



Specification Notes

Alterations to 10 Angle St Balgowlah

1.0 Preliminaries

Work only to be undertaken during the hours permitted by the local authority.

Contractor is to take out Public Liability and Works Insurance for the project.

Comply with OH/S policies and Workcover standards.

All Materials, fixtures and fittings to be new.

2.0 Demolition

Provide dust screens to isolate works from remaining house.

Provide receipts to confirm all waste materials have been taken to the appropriate waste and recycling centres.

3.0 Standards

All work is to comply with the relevant Australian Standards and to Council Conditions of approval

4.0 Timber Framing

Framing: To AS 1684 Parts 2, 3 or 4, as appropriate.

Design: To AS 1720.1.

Bearers and joists to be KD F17 hardwood

Stud framing to be MGP10 pinus

5.0 Plumbing

Connect sewer to existing system. Waste lines to be located in the wall. Vent pipes to be concealed in walls.

Connect fixtures to existing hot and cold water system.

6.0 Membranes

Ensuite walls and floor to be lined with waterproof membrane.

Provide certificate of Compliance.

7.0 Flooring

Provide new battens and T&G Kauri pine flooring to sunroom to match existing Bedroom 1 flooring. Provide brass mesh vents.

8.0 Lining

Wall lining to ensuite to be waterproof fibre cement sheet lining.

Walls and ceilings generally to be sheet plasterboard.

9.0 Windows and Doors

New external window to be powdercoated Aluminium frame. All glazing to be frosted glass.

New door to be 40mm joinery door.

10.0 Insulation

Ensuite walls: Non permeable sisalation to ensuite side of stud walls and ceiling. R 1.5 FG insulation to walls generally
R2.0 FG insulation to ceiling.

11.0 Tiling

Tile floor and walls to plan. Fall to wastes. Provide flexible joints between floor and walls.

12.0 Electrical

Wiring generally to comply with AS 3008

All electrical cabling to be concealed. Provide RCB devices to all circuits. Cover plates to be flush mounted polished stainless steel. Provide new hard wired smoke alarm to hall to kitchen side of bedroom doors.

Fan: provide Fantech in line extractor fan over shower.

Relocate security system

Provide certificate of Compliance.

13.0 Completion

Remove all plant and clean site and works generally.

Provide originals of all certificates and warranties.