

## An aerial photograph of a suburban neighborhood. A red rectangle highlights a property located in the center of the image. The property is a large, dark-roofed house with a prominent chimney, surrounded by mature trees and a well-manicured lawn. To the left of the highlighted property is a swimming pool. To the right is a large, open grassy area. The neighborhood features a mix of house styles, including some with swimming pools and others with large lawns. A road runs along the top of the image, and a railway track runs diagonally across the bottom right.



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Level 1  
Building 3  
20 Worth Street  
Chullora NSW  
2190 Australia

Drw	Chk	Description	Rev	Date
MA	AA	DA Documentation	A	15/03/2022

Client Details  
Abdul Sayed

**Project Details**

Unit 2, 22 Warwick Street, Punchbowl, NSW, 2196

Drawing Name  
Cover

Date	Scale	Sheet scale
15/03/2022		A1

Drawn By	Checked By
MA	AA

Job No.	Drawing No.	Revision
2022-0075	A000	A



# STANDARD SPECIFICATION

## 1. ELECTRICAL INSTALLATIONS

Provide all labour and materials necessary for the proper installation of electrical services in accordance with the appropriate AS Rules and requirements of the Local Supply Authority. Arrange with the supply Authority for connection from supply main to meter board. Provide for the proper installation and connect electricity stove/s and hot water units. Provide light and power points as indicated on drawings or as directed and in accordance with AS/NZS1680. Provide box to enclose meters in accordance with the requirements of the Authority concerned. Arrange for inbuilt wiring for telephone, television, computer and security installation as required. AS/NZS 3000 specifies the minimum requirements including safety provisions.

### 1.1 LIGHTING - BCA 3.8.4

Natural lighting must be provided to all habitable rooms of a class 1 building by windows or roof lights or a proportional combination of both, or by light "borrowed" from an adjoining room. Windows must have a clear aggregate light transmitting area of not less than 10% of the room floor area, and face a court or open veranda carport. If facing the boundary of an adjoining allotment, must be 900mm min. from that boundary. Roof lights must have a clear aggregate area of not less than 3% of the floor area of the room and face the sky. "Borrowed" light can be supplied by a clear glazed panel or opening that is not less than 1 0% of the floor area of a room supplying the light if that room complies with the natural light requirements. Artificial lighting of one light fitting per 16 sq. metres of floor area must be provided to sanitary compartments, bathrooms, airlocks, showers etc. if natural lighting cannot be supplied

### 1.2 SMOKE DETECTORS / ALARMS - BCA 3.7.2

Fire/smoke detectors selected by the owner and complying with the requirements of the Local Government Act and/or state or territory regulations must be fitted in the locations required and approved by the regulatory authority and shall be installed in accordance with AS3786.

### 1.3 LIGHTNING PROTECTION

Where lightning protection is specified by the proprietor or required under regulatory provisions it shall be installed in accordance with AS1768.

## 2. WALL CLADDING - BCA 3.5.3

### 2.1 WEATHERBOARDS OR PROFILE SHEETING

Weatherboard or profile sheeting as approved by the leading authority shall be fixed and flashed in accordance with manufacturer's instructions and to the satisfaction of the lending authority. Weatherboards with laps as specified by the relevant AS shall be hardwood; pressure treated radiated pine or slash pine, cypress pine, Baltic pine or western red cedar. The boards shall have a maximum moisture content of 15% be in long lengths with staggered end joints, securely nailed and fitted with angle stops. Western red cedar used externally shall be fixed with galvanised or cadmium plated fasteners. Boards exceeding 100mm in width shall be double fastened at all bearings. All boards shall be primed or sealed all around including rebates and ends before fixing. Where vertical boarding is used it shall be fixed to battens at not more than 600mm centres and sarking acceptable to the lending authority placed behind the battens to provide air space and fixed to the frame work with adequate provision for discharge of moisture. External boarding shall be in one length or have joints specially designed for external use.

### 2.2 FIBRE CEMENT

- a) Flat Sheeting: Fibre cement sheeting shall be not less than 4.5mm thick and close jointed to full height of walling or above sill level where weatherboard dadoes are specified. Horizontal joints shall be flashed with 0.42mm galvanised steel turned up 13mm against stud faces and down 12mm over sheet faces, lapped 25mm at joints. Internal angles of walls shall be flashed with 38mm x 38mm x 0.42mm minimum base thickness galvanised steel angles or bitumen coated metal flashing to full height of studs and lapped 50mm at joints. All vertical and horizontal joints and angles shall be covered with timber, fibre cement mouldings as approved by the lending authority. Trimmers of not less than 75mm x 38mm timber shall be provided between ends of floor bearers to support lower edge of sheeting.
- b) Profilled sheeting and Weatherboard: As approved by the lending authority shall be fixed and flashed in accordance with the manufacturer's instructions and to the satisfaction of the lending authority.

### 2.3 INTERNAL LININGS

Line all internal walls not specified as otherwise with Gypsum plaster board fixed horizontally in full length sheets, or with staggered end joints to ceiling height. Sheets to have recessed edges and of thickness as recommended by the manufacturer for the stud, batten or support spacing. Fixing is to be with galvanised clouts, manufacturer approved screws and/or approved adhesive and be strictly in accordance with manufacturers l instructions. Set all internal angles. Note: Where below 1200mm in laundry, bathroom and W.C. and at back of kitchen sink unit and below 1800mm in shower recess, only approved water repellent sheet shall be used. Note: Adhesives must not be used to fix sheets in tiled areas.

### 2.4 FIBREBOARD

Sheets shall not be less than 4.5mm thick except where tiled. Sheets to be tiled shall not be less than 6mm thick. Where flush jointing is required fibreboard sheets shall be used, fixed and jointed in accordance with manufacturer's instructions.

## 3. CEILING LININGS

Provide Gypsum plaster board to all internal ceilings unless otherwise specified. Sheets to have recessed edges and to be 10mm thick when fixed to ceiling battens/joists spaced at not more than 450mm and 13mm thick for 600mm spacing. Fixing is to be with galvanised clouts and/or approved adhesive and 1s to be in accordance with manufacturers recommendations as approved. Provide selected cornices, neatly mitred, properly fixed and set at all joints in full wall lengths where practicable. Gypsum plaster board for ceilings and walls shall be as per AS2589. Sheets of different thickness may be used at other spacing where their manufacture and installation complies with the Deemed to Satisfy Provisions.

## 4. JOINERY

Joinery timber is to be of species seasoned and free from those defects that might affect its appearance and/or durability. All to be DAR accurately cut and fitted, properly mitred and scribed as required and securely fixed. All surfaces to be left free of mill marks or other defects, filled where necessary and ready for painting or staining. Where wood plugging is required it shall be a suitable species properly seasoned.

### 4.1 DOOR FRAMES

BRICK BUILDINGS - Shall be at least 100mm x 50mm solid rebated properly dowelled to thresholds. Mullions shall be 75mm thick and double rebated.

### 4.2 JAMB LININGS

INTERIOR DOORS ALL BUILDINGS, EXTERIOR DOORS TIMBER FRAMED AND BRICK VENEER-Linings shall be a minimum of 38mm thick solid rebated to all door openings. Where return plaster reveals occur linings shall be 75mm x 50mm rebated. Alternatively for internal doorways 25mm linings may be used with 12mm planted stops. In brick veneer and timber framed construction 12mm clearance shall be provided over jamb linings to external openings. Linings to openings not having doors or to have swing doors are to be 25mm thick timber securely fixed. Other proprietary linings may be approved by the owner.

## 4.3 DOORS

Fit accurately to door frame. Hang external doors with three 88mm steel butts and internal doors unless otherwise specified with two 88mm steel butts. External doors shall not be less than 2040mm x 820mm x 40mm thick. Where sheeted with plywood, waterproof plywood only shall be used. All framed glazed doors (external or internal) shall be minimum of 40mm thick. Internal doors shall be minimum of 35mm thick and free of warping.

## 5. ACCESS AND MOBILITY

Where access and mobility requirements are to be addressed in the construction of a new building, AS1428. General Requirements for Access New Building Work contain the minimum design requirements to enable access for people with disabilities. Revision of the BCA in order to address requirements of the Disability Discrimination Act (DDA) as applies to the construction of buildings with public areas will require that the latest revision of AS1428 should be used.

## 6. PLUMBING AND DRAINING - BCA 3.5.2

### 6.1 WATER SERVICES

Where a reticulated water supply is available all work shall be carried out by a licensed water plumber. All water supply installations shall be carried out in accordance with AS3500 National Plumbing and Drainage Code'.

### 6.2 RETICULATED RECYCLED WATER

Where a utility supplied reticulated recycled water supply is connected as a dual reticulation it is important that no cross connection between the potable and recycled water can occur. There must be at least one external tap for each system and the recycled water system must have lilac coloured components. Identification markings and signage shall be installed as per AS1319 and AS1345. Recycled water cannot be used for human consumption or contact, household cleaning, personal washing or irrigation where fruit and crops are eaten raw or unprocessed.

### 6.3 WET ROOM FLASHINGS - BCA 3.8.1

Waterproofing of wet areas shall be designed and installed in accordance with requirements and construction techniques as per AS3740 and appendix for wall/floor combinations. All waterproofing installations are to be inspected and approved prior to covering. Where waterproof membranes are used in the construction of wet area membranes shall comply with AS/NZS4858

### 6.4 HOT WATER SERVICE

All installations must comply with AS3500.4 Provide from H/water unit with selected tubing to points necessary. Terminate with taps selected. Provide inlet stop cock to hot water unit. Water heater selections and installations to comply with AS 1056.

## 6.5 SEWERED AREAS

Provide a drainage system from pedestal pan and from wastes of all fittings unless a grey water system is to be installed and connect to the sewer main, where shown on site plan all to be in accordance with the rules and requirements of the Authority for Water Supply and Sewerage. Provide at least one gully outside the building. The Authority Certificate to be produced at Completion of the Work.

## 6.6 UNSEWERED AREAS

Provide a drainage system from all fittings and from grease trap in accordance with the requirements of the Local Authority concerned. Excavate for drains to provide even falls throughout and a minimum cover of 300mm. Lay 100mm socketed vitrified clay, P V C or HDP A pipes to take discharge from wastes of washtubs, bath, shower, washbasin and grease trap. All pipes to be completely jointed with rubber rings or solvent cement as approved. All drain lines to be laid so that water is discharged into an absorption trench provided in position shown on plan. Provide an approved grease trap with lid in position shown to take the water from kitchen sink. Top of trap to be 75mm above finished ground level or nearby concrete paving level. All drainage work from fittings to the drainage line outside the building to be in accordance with the rules and requirements of the Water Supply and Sewerage Authority. That Authority 'Special Inspection' Certificate of the work to be produced by the builder. All plumbing and drainage shall be in accordance with the Code of Practice for state or territory and regulating local government area.

## 7. WALL AND FLOOR TILES

For guidance on installation of ceramic tiles see recommendations as set out in AS3958 parts 1 and 2.

### 7.1 WALLS

Cover the following wall faces with selected glazed tiles: To shower recess to a height of 1800mm. To bathroom generally to a height of 135mm. To enclosing of bath and hobs to bath recess: to a height of 1350mm. To WC to a height of one row of tiles or as directed. Above kitchen sink/s and cooking area/s allow for four rows tiles. Finish at top and salient angles with round edge tiles. Provide vent tiles and selected recess fittings. Tiles to be fixed to a backing of Fibre Cement with approved adhesive. Areas for tiles can be increased by proprietor's direction or as noted on plans. All four walls in Adaptable bath/toilet to be provided with 'Plywood Lining' for future fixing of grab rails etc.

### 7.2 FLOORS

Cover floors of bathroom, shower recess, WC and ES with selected ceramic tiles, set in cement mortar or approved adhesive and graded to give an even and adequate fall to floor waste.

## 8. PAINTING

All paints, stains, varnishes and water colours are to be of approved brands as selected. Materials used for priming and undercoating are to be the same brand as the finishing paints or as recommended by the manufacturers of the finishes used. All finishing colours are to be selected by the proprietor. Do all necessary stopping after the priming has been applied. Rub down all surfaces to a smooth finish prior the application of each successive coat of paint. External joinery or other exposed woodwork to have a clear plastic finish is to be treated with priming oil containing wood preservative and a water repellent.

### 8.1 EXTERNALLY

All external woodwork to be given one coat of primer, one coat of oil based undercoat and one coat of gloss finish enamel or to be given one coat of clear primer, one coat of flat clear plastic and one coat of clear plastic.

### 8.2 PRIMING WEATHERBOARDS

Any pine is to be primed all round as well as on the ends. Before fixing; hardwood, cypress pine, radiated pine and Oregon are to be primed on external faces including rebates. Pressure treated Canada pine is to be primed at ends before fixing.

### 8.3 IRONWORK

Eaves, gutters, downpipes, exposed service pipes and wrought iron etc. to be cleaned and primed and give one coat of gloss paint all round.

### 8.4 FIBRE CEMENT

Clean and prepare all external fibre cement surfaces and finish with two coats of water based paint.

### 8.5 INTERNALLY

All exposed woodwork in kitchen, bathroom, laundry WC EC to be prepared primed and then given one undercoat and finished with one coat of full gloss paint or to be stained and finished with two coats of clear liquid plastic as selected.

### 8.6 CEILINGS

To be given one coat of sealer and two coats of paint. The finishing coat of bathroom, laundry and kitchen ceilings to be semi-gloss (unless directed otherwise).

### 8.7 WALLS

All rooms except bathroom, laundry and kitchen to be given one coat of sealer and two coats of water based paint. To bathroom, kitchen, WC EC and laundry where no tiled or pre surfaced material is required, walls are to be given one coat of sealer, one coat of undercoat and one coat of gloss oil paint system.

## 9. GLAZING - BCA 3.6

All sashes, doors, fixed lights and other glass in building shall be selected and installed by procedures as set out in AS1288 and/or AS204 7 for type, thickness and area of glass according to wind loading, human impact and other considerations for glazing in frames of timber, steel, stainless steel, aluminium and bronze according to type of frame, height of building and glazing compound and for design and glazing of unframed toughened glass assemblies. Specific attention should be made to the selection of frame materials, glazing, location in walls and orientation to the path of the sun for various climate zones. Where windows are not shaded by roof, eaves or other building projections, advice by an approved specialist or manufacturer should be sought to ensure that all installations comply with the Energy Efficiency requirements of the BCA.

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Drw	Chk	Description	Rev	Date
MA	AA	DA Documentation	A	15/03/2022

Client Details	
Abdul Sayed	

Project Details	
Unit 2, 22 Warwick Street, Punchbowl, NSW, 2196	

Drawing Name	
Standard Specification	

Date	Scale	Sheet scale
15/03/2022		A1

Drawn By	Checked By
MA	AA

Job No.	Drawing No.	Revision
2022-0075	A001	A



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MA	AA	DA Documentation	A	15/03/202

Client Details  
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Project Details

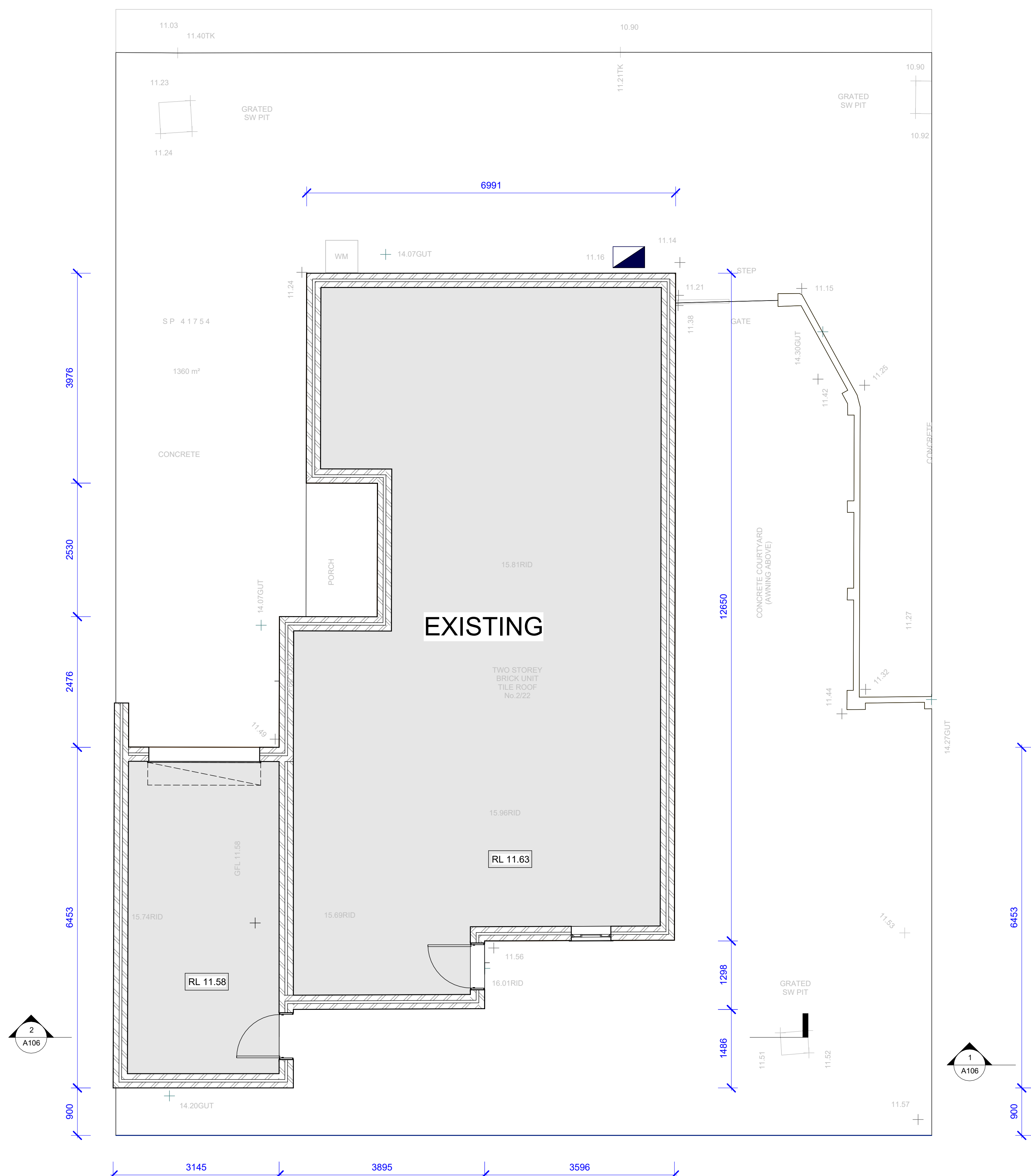
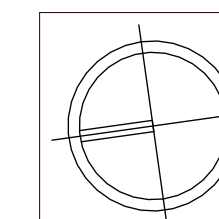
Unit 2, 22 Warwick Street, Punchbowl, NSW, 2196

Drawing Name  
Existing and Before Floor Plan

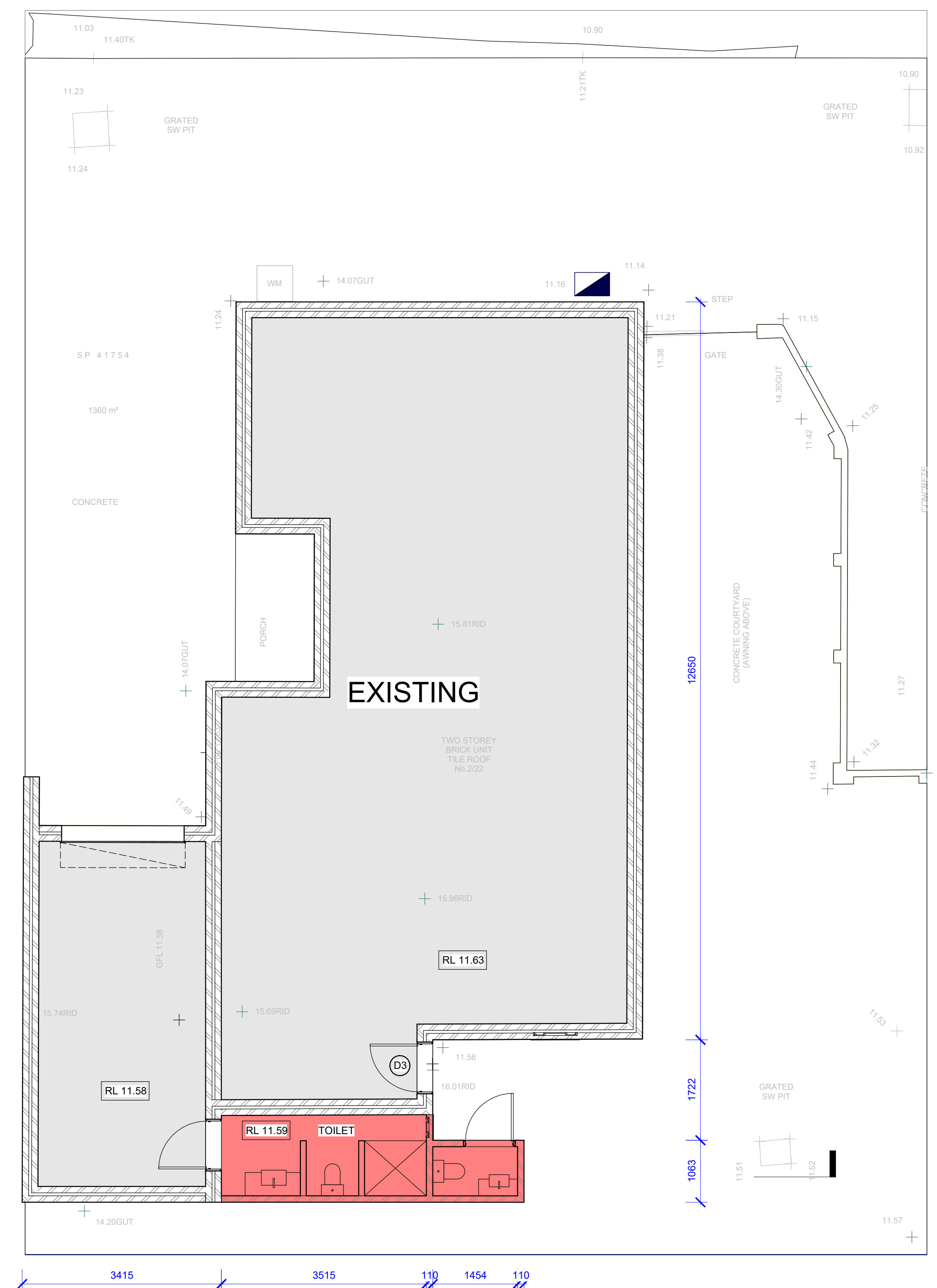
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2022-0075	A101	A



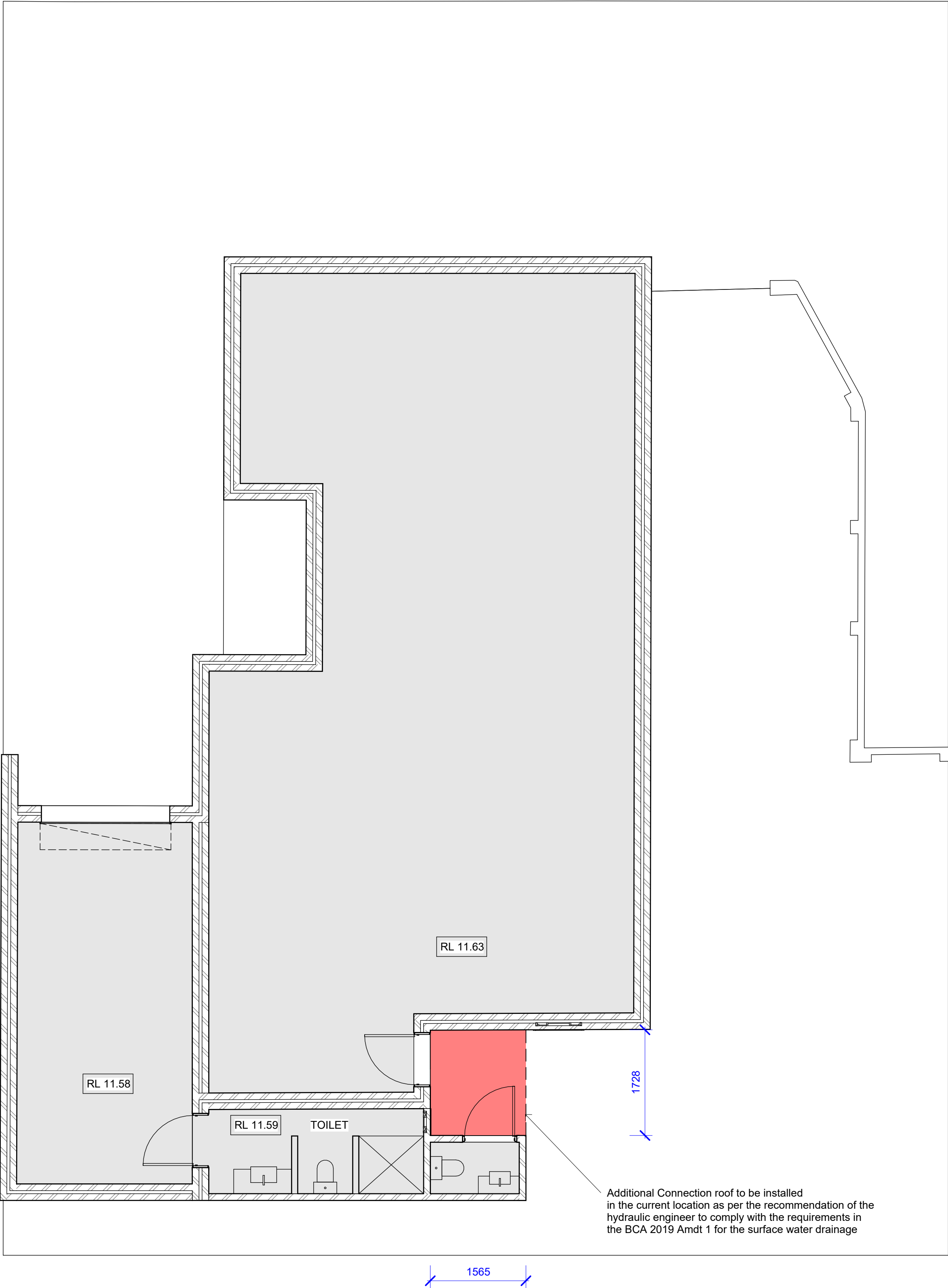
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**2 As Built GF**  
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Area To Be Proposed



1 Proposed GF  
1 : 50

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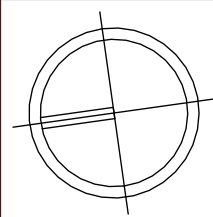
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Unit 2, 22 Warwick Street, Punchbowl, NSW, 2196

Drawing Name  
Proposed Floor Plan

Date	Scale	Sheet scale
15/03/2022	1:50	A1

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2022-0075	A102	A



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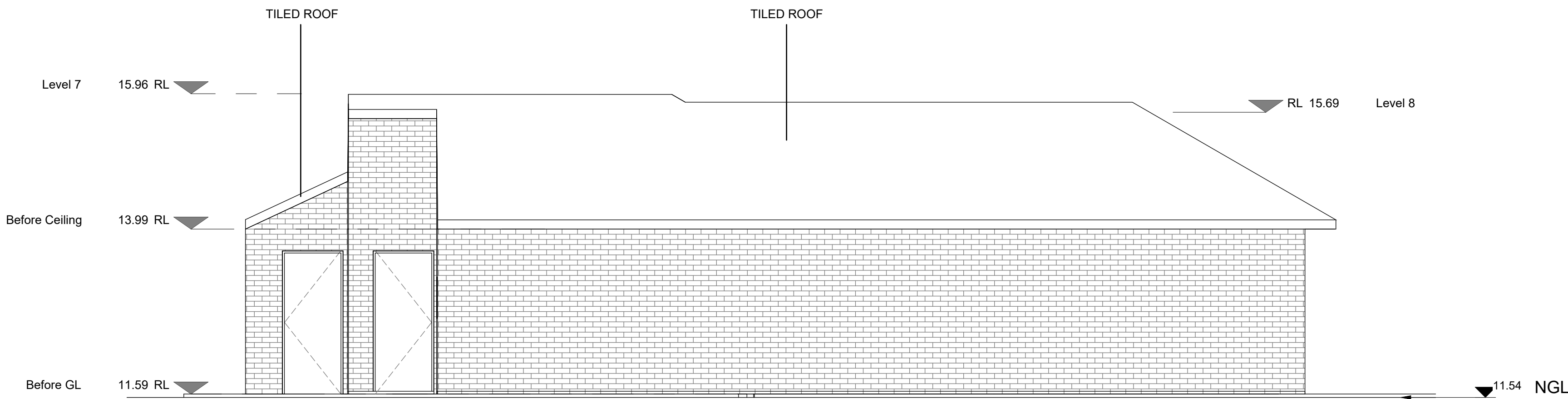
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Unit 2, 22 Warwick Street, Punchbowl, NSW, 2196

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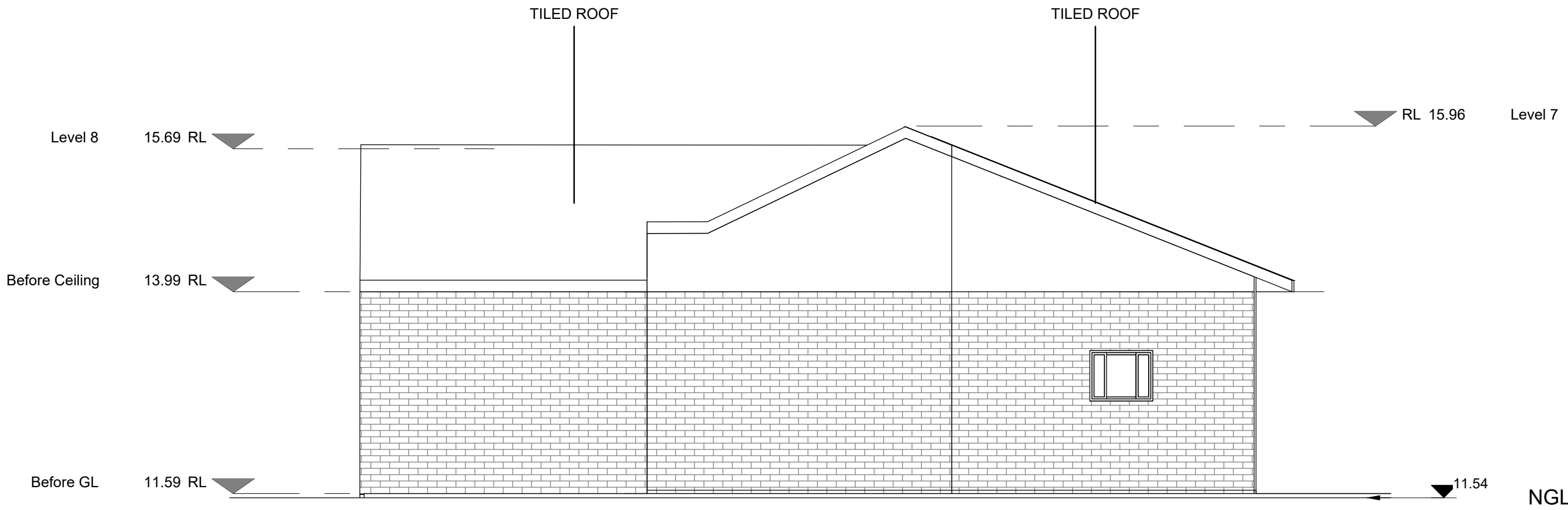
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15/03/2022	1:50	A1

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2022-0075	A103	A



1 Before East  
1 : 50



2 Before South  
1 : 50

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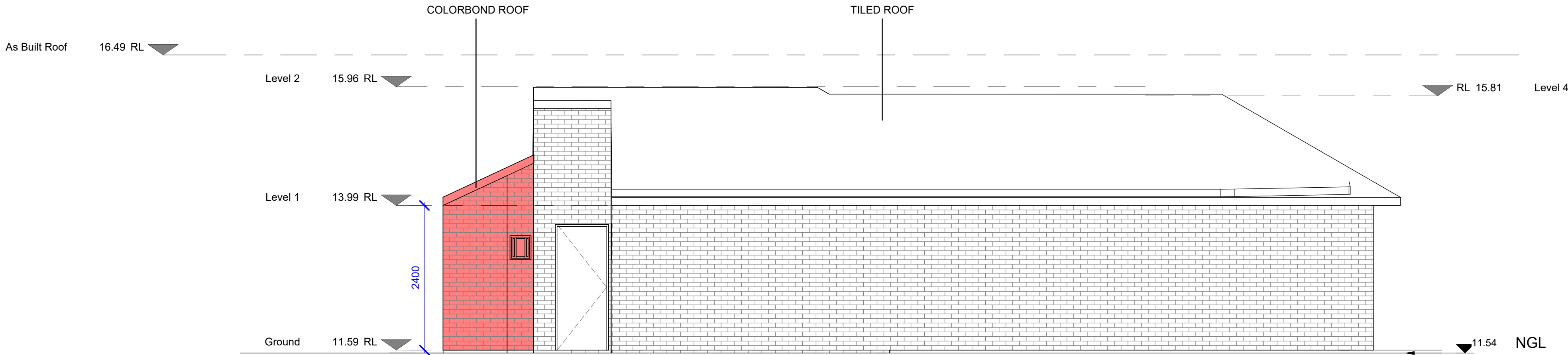
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Unit 2, 22 Warwick Street, Punchbowl, NSW, 2196

Drawing Name  
As Built Elevation

Date	Scale	Sheet scale
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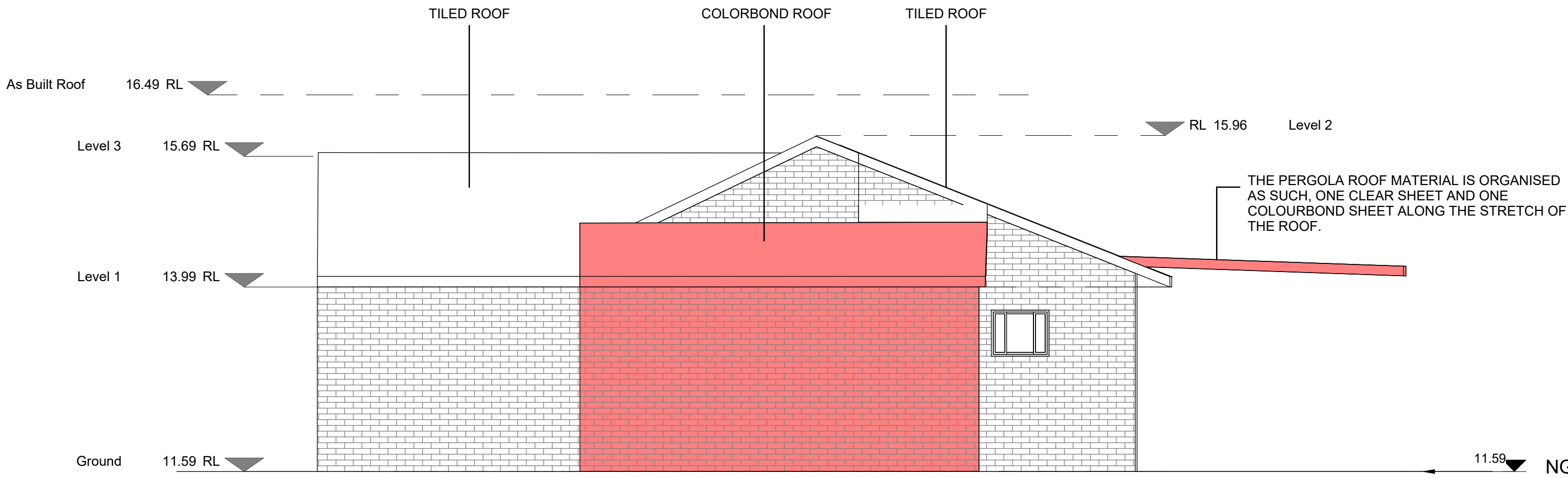
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2022-0075	A104	A



## 1 As Built East

1 : 50



## 2 As Built South

1 : 50

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Unit 2, 22 Warwick Street, Punchbowl, NSW, 2196

Proposed Elevation

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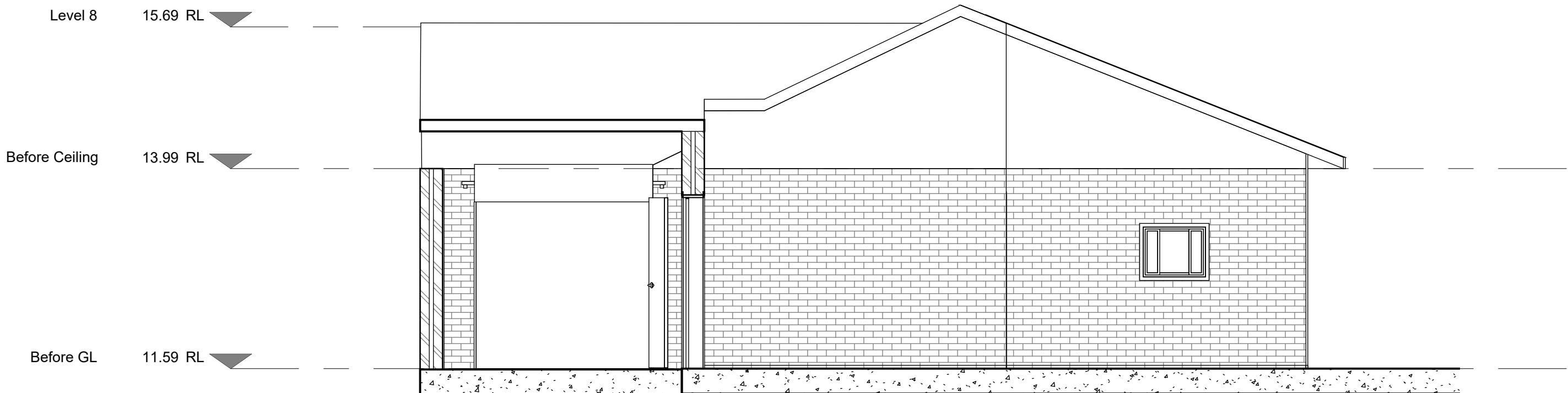
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Unit 2, 22 Warwick Street, Punchbowl, NSW, 2196

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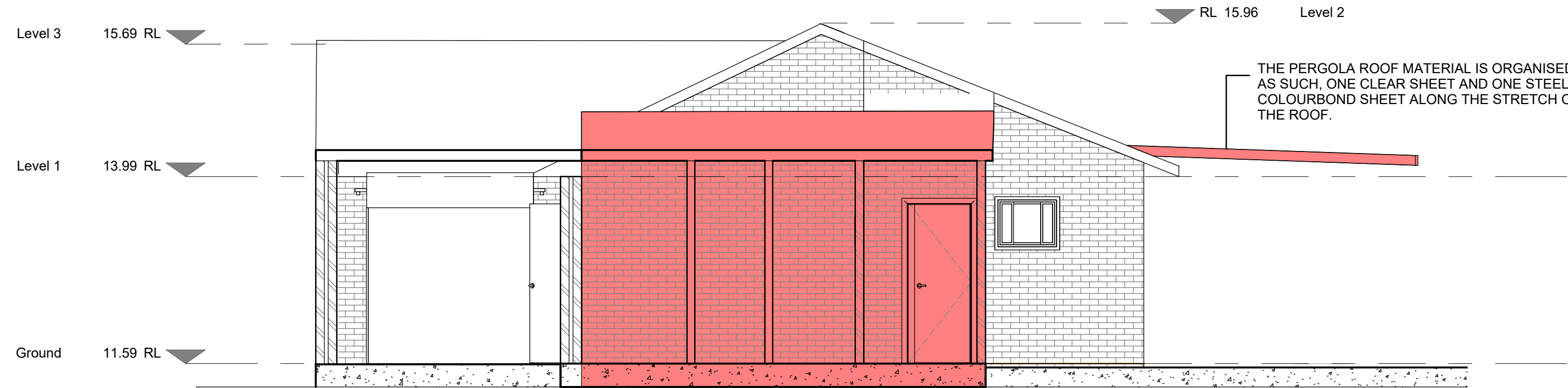
Date 15/03/2022 Scale 1:50 Sheet scale A1

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Job No. 2022-0075 Drawing No. A106 Revision A



2 Before Section  
1 : 50



1 As Built Section  
1 : 50



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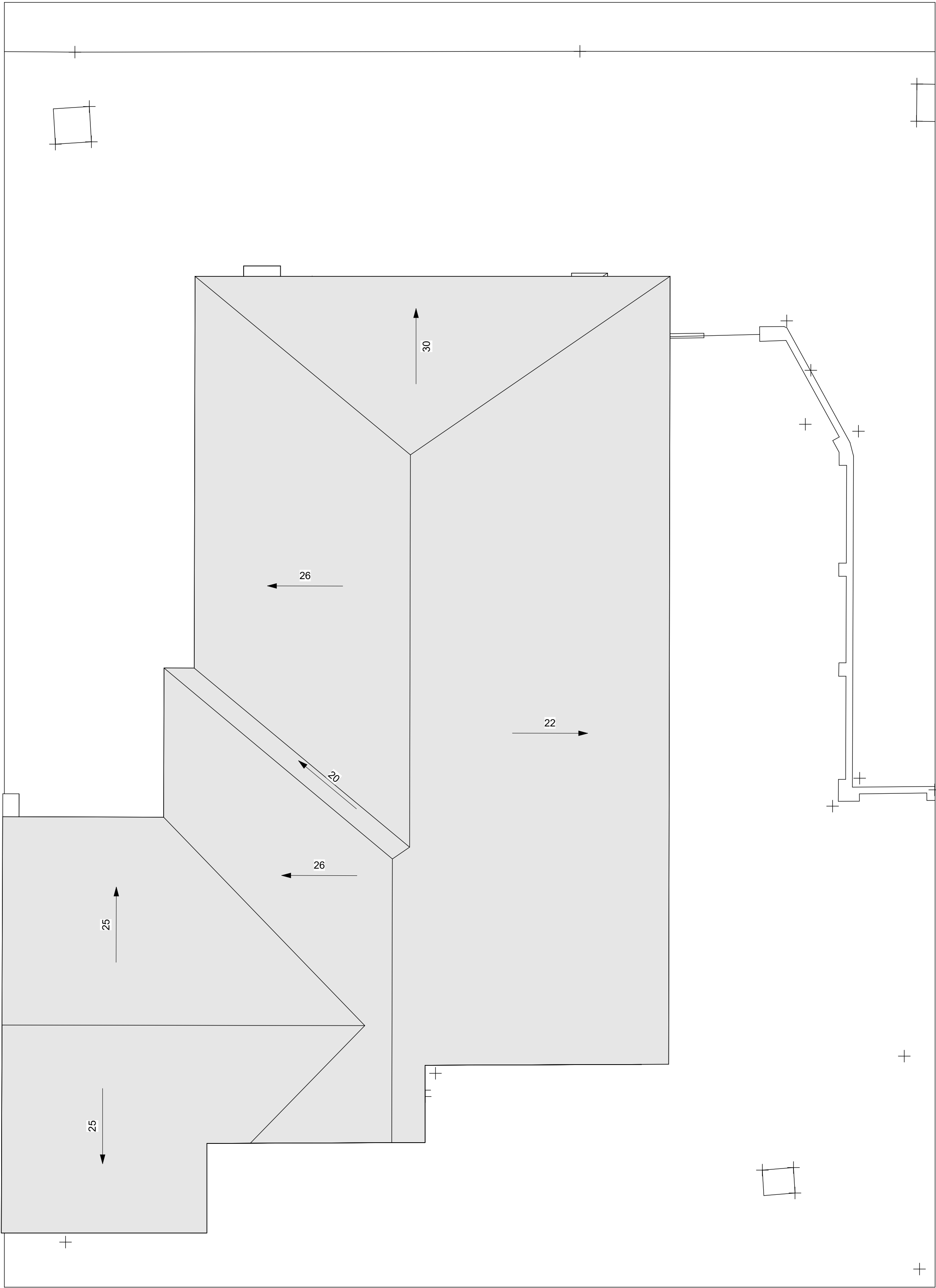
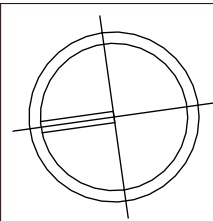
Project Details  
Unit 2, 22 Warwick Street, Punchbowl, NSW, 2196

Drawing Name  
Roof Plan

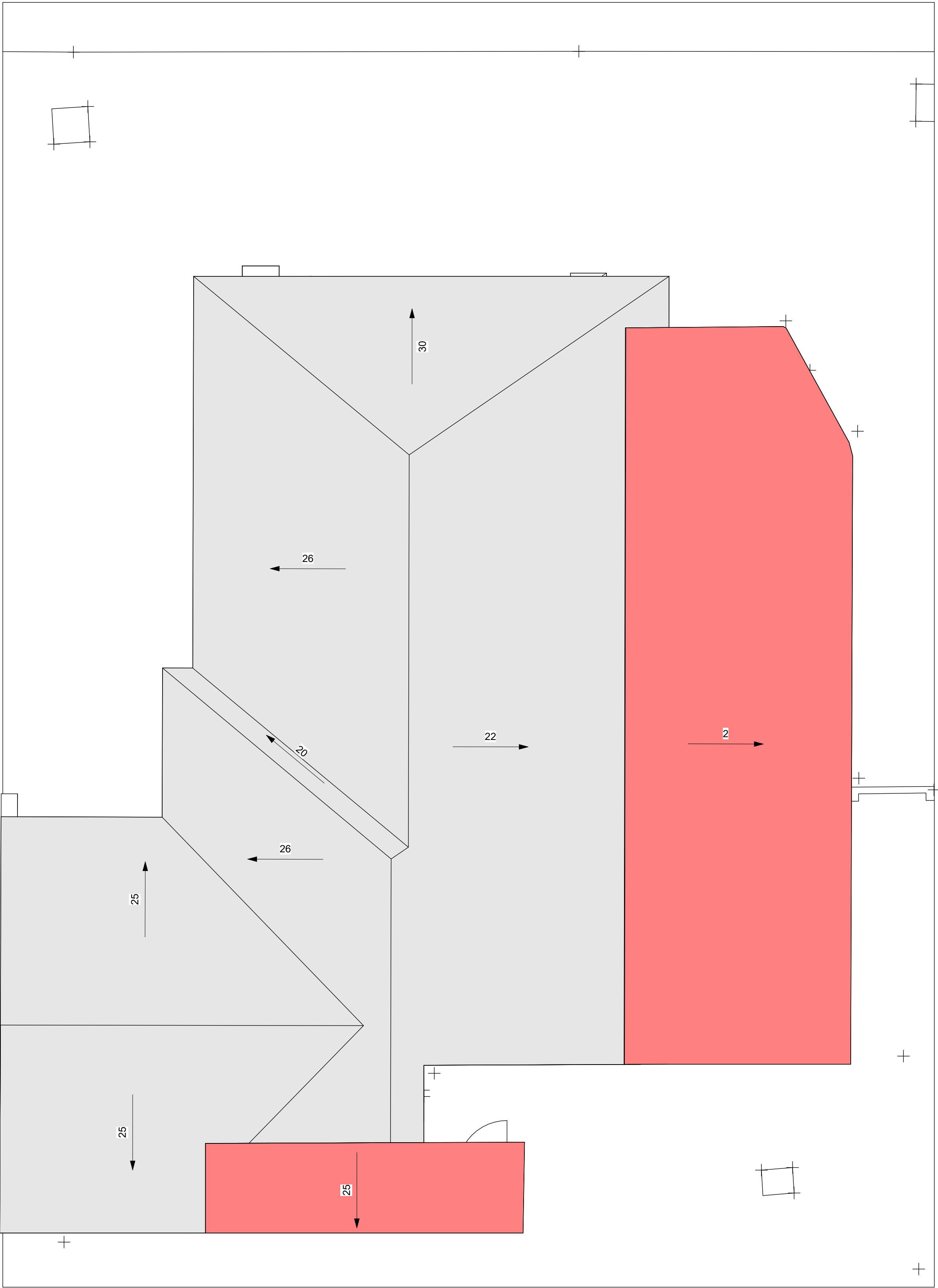
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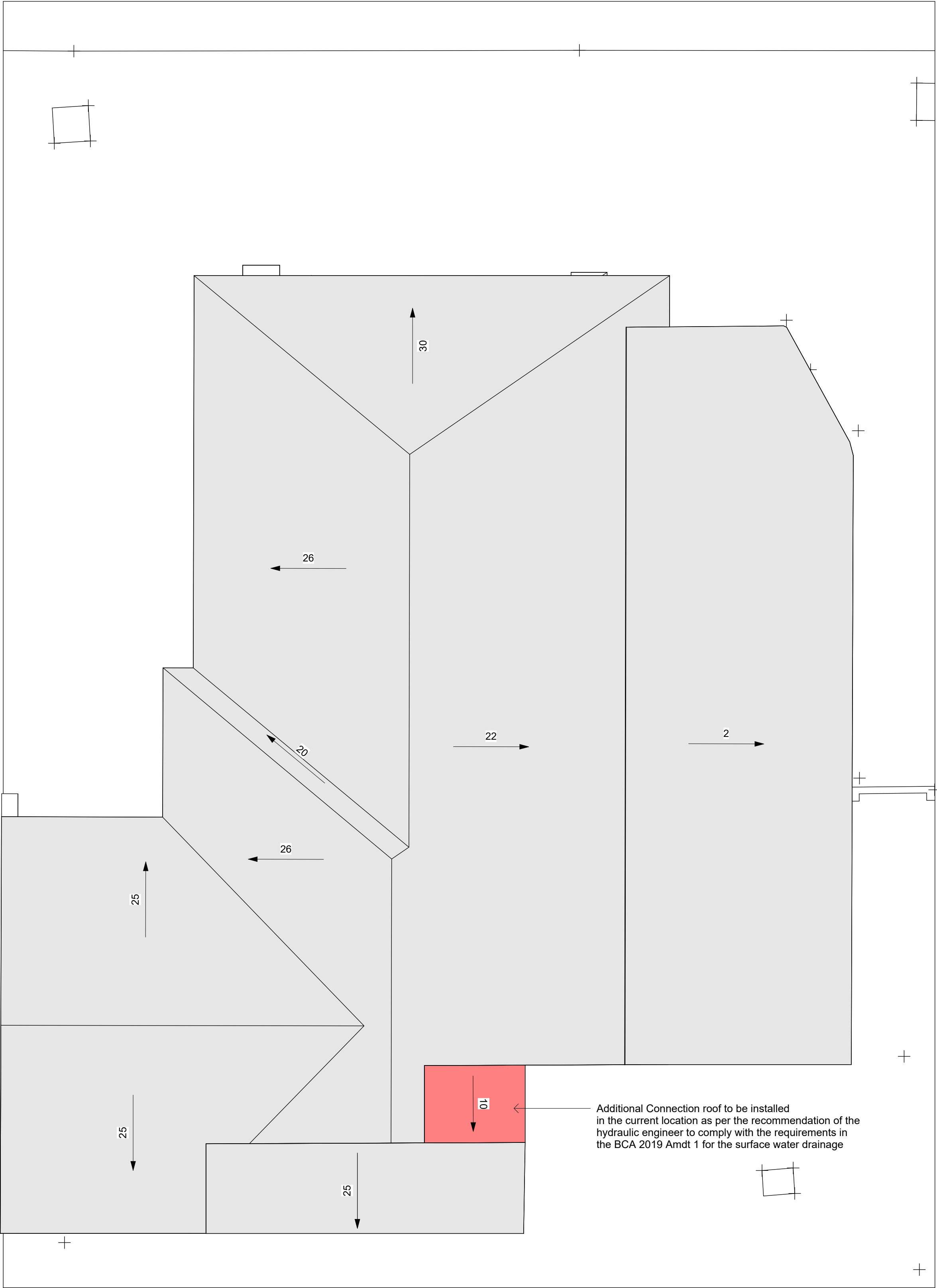
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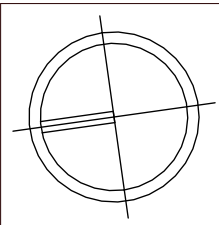
**2 As Built Roof**  
1 : 50



Area To Be Proposed



**1** Proposed Roof Plan  
1 : 50



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