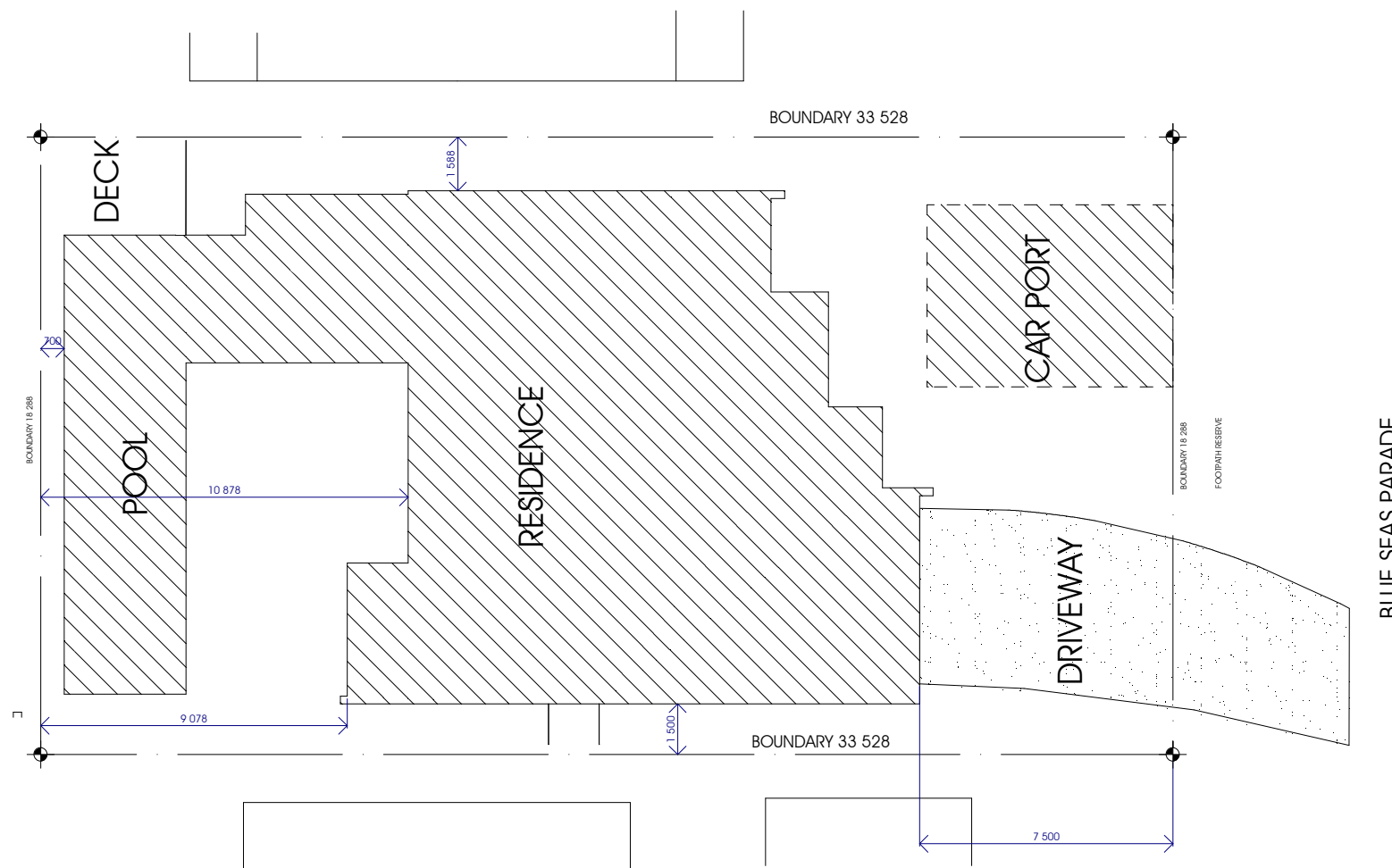


BRIEF MATERIALS SPEC.

ROOF:
 CUSTOM-ORB COLORBOND ROOF SHEETING 'SURF-MIST' SCREW-FIXED TO METAL BATTENS FIXED TO MANUFACTURERS SPECIFICATIONS . PROVIDE 50mm INSULATION AND ALUMINIUM DOUBLE SIDED FOIL. ACRYLIC SOLATUBES WHERE NOTED.
 ROOF FRAMING :
 GANGNAIL ROOF TRUSSES 900 CRS TO MANUF'S DESIGN.
 RAKING CEILINGS KIT,LIV,DIN,BED.1. . REFER TO ENG.DRWGS FOR HOLDING DOWN DETAILS.
 AWNINGS:12mm COMPR.FC ON GALV. HANGERS
 WALLS :
 250 BRICK VENEER EXTERNALLY UP TO UPPER FLOOR SILL LEVEL FINISH:
 RENDER+ROCKCOTE TOSCANI 90 STUD FRAME TO UPPER FLOOR BRACED & TIED DOWN TO ENG.DETAILED.EPS. NRG.CLADDING, FLASHED & WATERPROOFED TO MANUF'S SPEC. + GUARANTEE. 190 CORE-FILLED BLOCK WHERE RETAINING , REFER ENG.DETAILED. 110 QUICKBRICK 60/60/60 TO PARTY WALLS.
 FIRE SEPARATION REQUIRED BETWEEN TENANCIES.TO BCA REQUIREMENTS
 WALL FRAMING:
 90MM LOSP STUD FRAMING REFER ENGINEERS DETAILS.FOR BRACING & TIE DOWNS.
 CLADDING:
 NRG.EPS. 80mm PEST CONTROL IMPREGNATED STYRENE & FC. SHEETING TO UPPER FLOORS RENDER+PAINT FINISH WITH 30 X 20 PC ALUMIN. COVER BATTENS.
 INTERNAL LININGS:
 10MM PLASTERBOARD TO CEILINGS WALLS AND BULKHEADS. HARDIES "VILLABOARD" TO WET AREAS & SOFFITS:
 EXPRESSED JOINTS .
 FLOORS:
 GROUND FLOOR: REINFORCED CONCRETE SLAB TO ENGINEERS DESIGN. UPPER FLOORS: 19mm PLY SHEETING.TO FLOOR TRUSSES WHERE CARPETED & TILED (PROVIDE WET SEAL TO WET AREAS), 88 X 19 HW SHOTE-EDGE TO DECKS .
 WINDOWS:
 POWDER COATED ALUMINIUM AWNING AND SLIDING WINDOWS AND DOORS. FINISH: SILVER POWDER COATED 2100 HIGH JOINERY HT. THRUOUT HANDRAILS:
 1M HIGH TO BCA D2.16. MAX. 125 OPENINGS.
 GLASS BALUSTRADE WHERE NOTED PC. ALUMIN.ELSEWHERE
 GUTTERS: STRATCO SMOOTHLINE SURF-MIST FINISH
 DPS: 90 DIA.PVC.
 TERMITE TREATMENT:
 EXPOSED SLAB EDGE +KORDON SYSTEM TO AS 3660 .



AMENDMENTS	DATE	ISSUE
ADDITIONAL NOTES	1.3.08	H
POOL	21.2.08	G
EXT WALL BRK.VNR/POOL/	14.2.08	D
SET-BACK 7.5m FOR SEWER LINE	30.8.06	C
PRELIM WDS	30.4.06	B

GENERAL NOTES:
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PROJECT:
RESIDENCE DUAL OCCUPANCY
 20 BLUE SEAS PDE., LENNOX NSW
 LOT 25 DP 242183

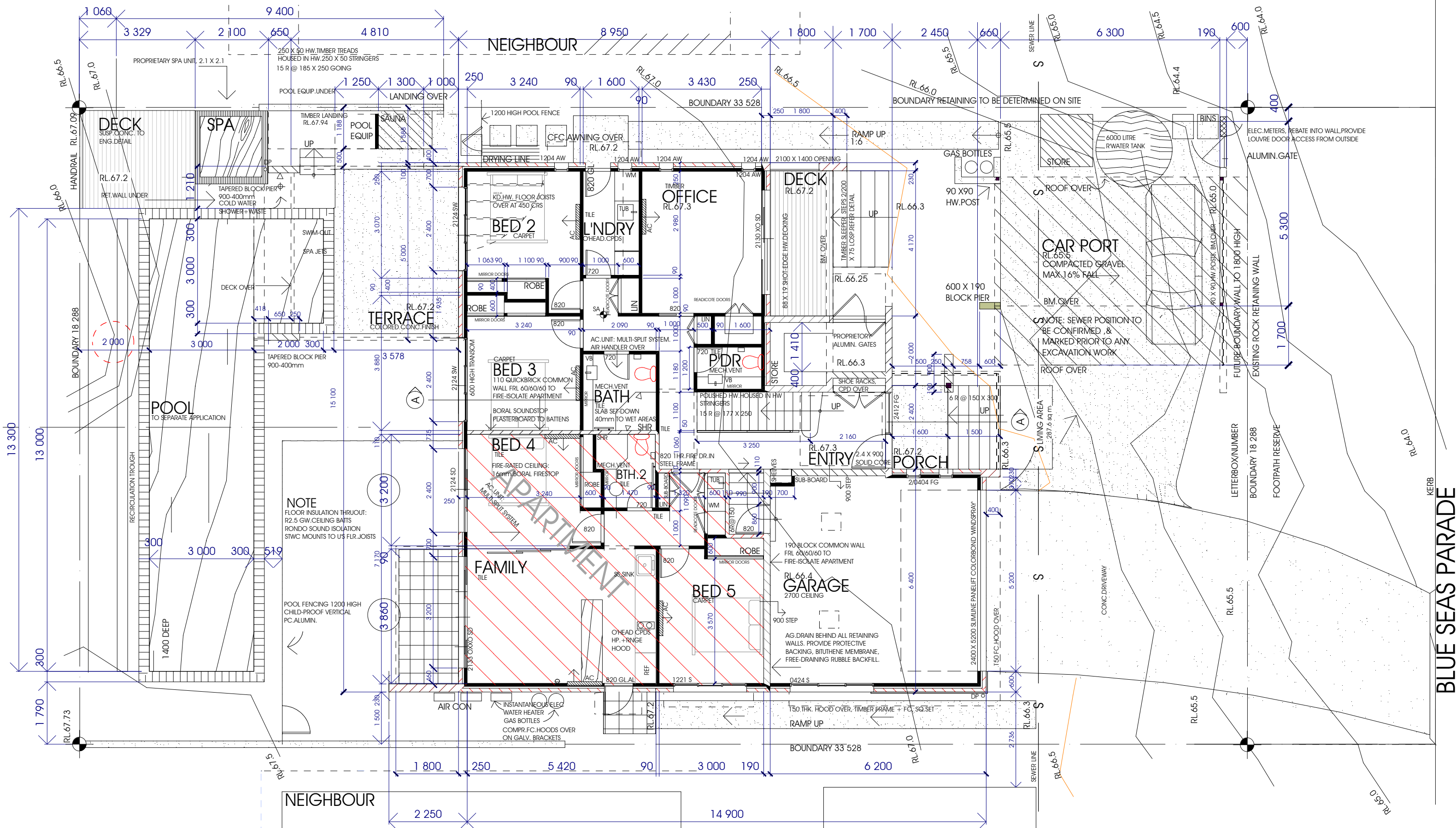
CLIENT:
MR.P.BUTTON
 CLIENT AUTHORIZATION

TITLE:
SITE PLAN
 FLOOR AREA:

5/33 CENTRAL DVE.BURLEIGH
 GOLD COAST 4220
 PH:55 934503.FX:55 221577

SCALE: 1m	DATE: 28.2.06	DRAWN: RB
DRWG.NO: 04 083	1	K

ROBIN BUTT DESIGN
 BUILDING DESIGN



NOTE
 FLOOR INSULATION THROUGHOUT:
 R2.5 GW, CEILING BATTIS
 RONDO SOUND ISOLATION
 STWC MOUNTS TO US FLR. JOISTS

POOL FENCING 1200 HIGH
 CHILD-PROOF VERTICAL
 PC-ALUMIN.

ADDITIONAL NOTES	DATE	ISSUE
1,3,08	H	
POOL	21.2.08	D
EXT WALL BRK.VNR/POOL/	14.2.08	C
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 RESIDENCE DUAL OCCUPANCY
 20 BLUE SEAS PDE., LENNOX NSW
 LOT 25 DP 242183

CLIENT:
 MR. P. BUTTON

CLIENT AUTHORIZATION _____

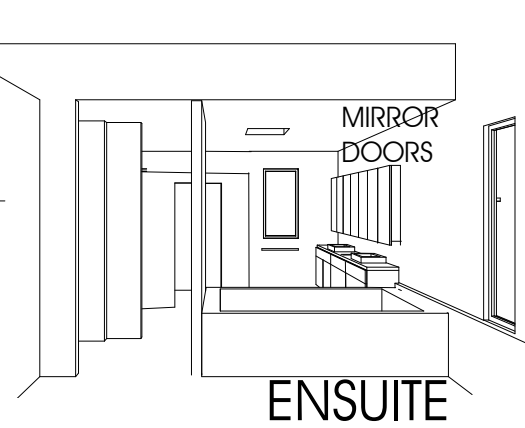
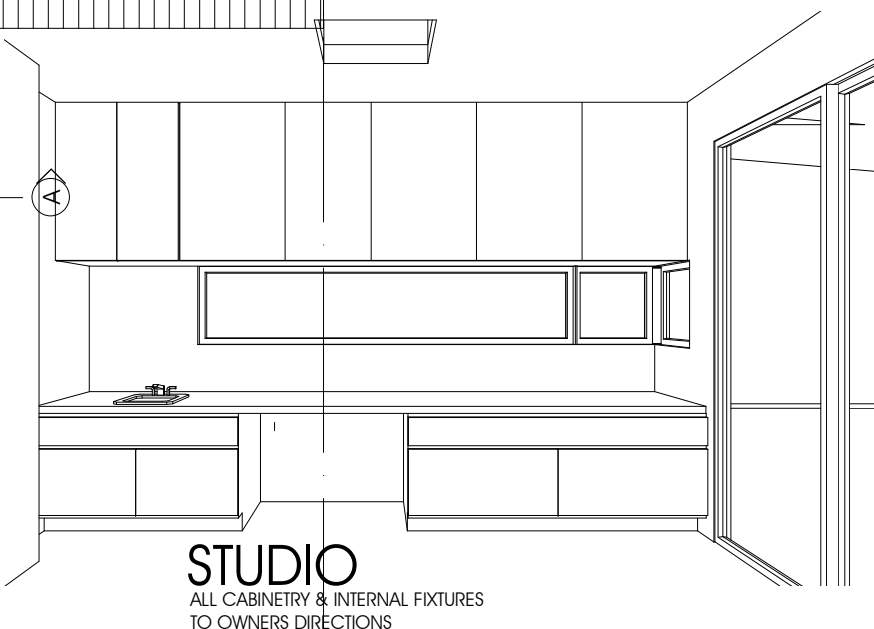
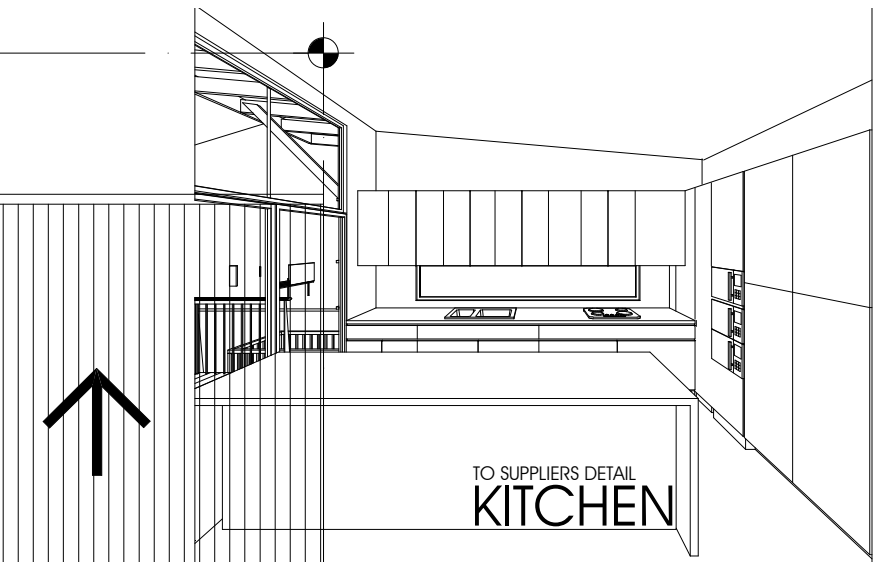
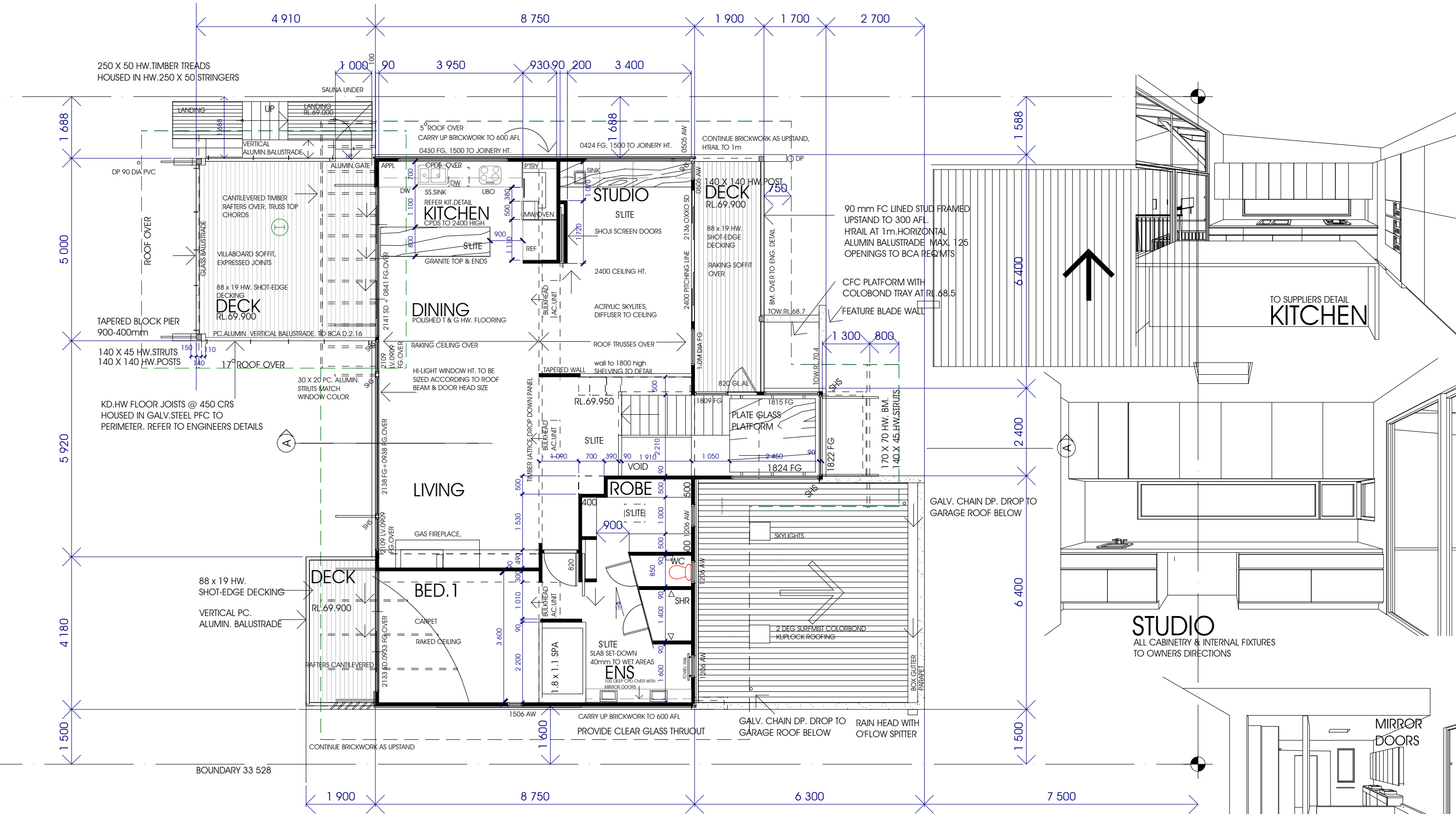
TITLE:
 GROUND FLOOR

FLOOR AREA: _____

5/33 CENTRAL DVE. BURLEIGH
 GOLD COAST 4220
 PH:55 934503. FX:55 221577

ROBIN BUTT DESIGN
 BUILDING DESIGN

SCALE: 1m	DATE: 28.2.06	DRAWN: RB
DRWG. NO: 04 083	2 K	



AMENDMENTS	DATE	ISSUE
ADDITIONAL NOTES	1.3.08	H
POOL	21.2.08	G
EXT WALL BRK VNR/POOL	14.2.08	D
SET-BACK 7.5m FOR SEWER LINE	30.8.06	C
PRELIM WDS	30.4.06	B

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PROJECT: **RESIDENCE DUAL OCCUPANCY**
 20 BLUE SEAS PDE., LENNOX NSW
 LOT 25 DP 242183

CLIENT: **MR. P. BUTTON**

CLIENT AUTHORIZATION

TITLE: **UPPER FLOOR**
 FLOOR AREA:

5/33 CENTRAL DVE. BURLEIGH
 GOLD COAST 4220
 PH: 55 934503 FX: 55 221577

SCALE: 1m

DATE: 28.2.06 DRAWN: RB

DRWG. NO: **04 083** 3 K

ROBIN BUTT DESIGN
 BUILDING DESIGN



ROOF SPEC

SCOPE OF WORK: Perform work described here and shown on drawings including but not limited to:
Metal roofing and sarking, downpipes, gutters, skylights, translucent roofing.

COOPERATE WITH THESE OTHER TRADES to resolve possible problems before starting work
Roof Framing, Wall Cladding, Storm Drainage.

COMPLY WITH APPLICABLE CLAUSES OF THESE BUILDING STANDARDS Current Edition.
SAA HB39 Code of common practice for steel roofing.
AS 1562 Design & Installation of sheet roof & wall cladding.
AS 2180 1986 Metal rainwater goods, selection and installation.
Comply throughout with the current edition of the Building Code

MATERIALS TO BE USED

Roofing	Lysaght Custom -Orb @ 5&17 deg pitch
Fixing:	In accordance with Lysaght specification / installation manual
Finish:	Surfmist Colorbond
Battens:	80 x 20 metal @ 900 c/s
Gutters:	Stratco Smoothline gutters. Colorbond Surfmist
Downpipes	90mm PVC
Sarking:	Antecon sarking
Insulation:	50mm mineral wool
Pointing:	
Skylights:	Solatube as per plan
Flashings:	Colorbond, silicone sealed.....

All penetrations to be waterproof sealed

PREPARATION Inspect conditions at site before starting work
Ensure roof framing, fascias, barge etc are complete.

ON-SITE ACTIONS Start of work means total acceptance of conditions
Install sarking, battens and tiles in accordance with manufacturer's instruction.
Install seals to penetrations, skylights etc to manufacturer's instructions.
Point up at barge and ridge tiles with cement mortar.
Test roof on completion. Remove debris from gutters and downpipes.

SURFMIST COLORBOND kliplock
ROOFING @ 2° ON FOIL BACKED
R 1.5 BLANKET INSULATION ON HW.
BATTENS FIXED TO MANUFACTS
SPECIFICATION

ADDITIONAL NOTES	DATE	ISSUE
POOL	1.3.08	H
EXT WALL BRK.VNR/POOL/	21.2.08	G
SET-BACK 7.5m FOR SEWER LINE	14.2.08	D
PRELIM WDS	30.8.06	C
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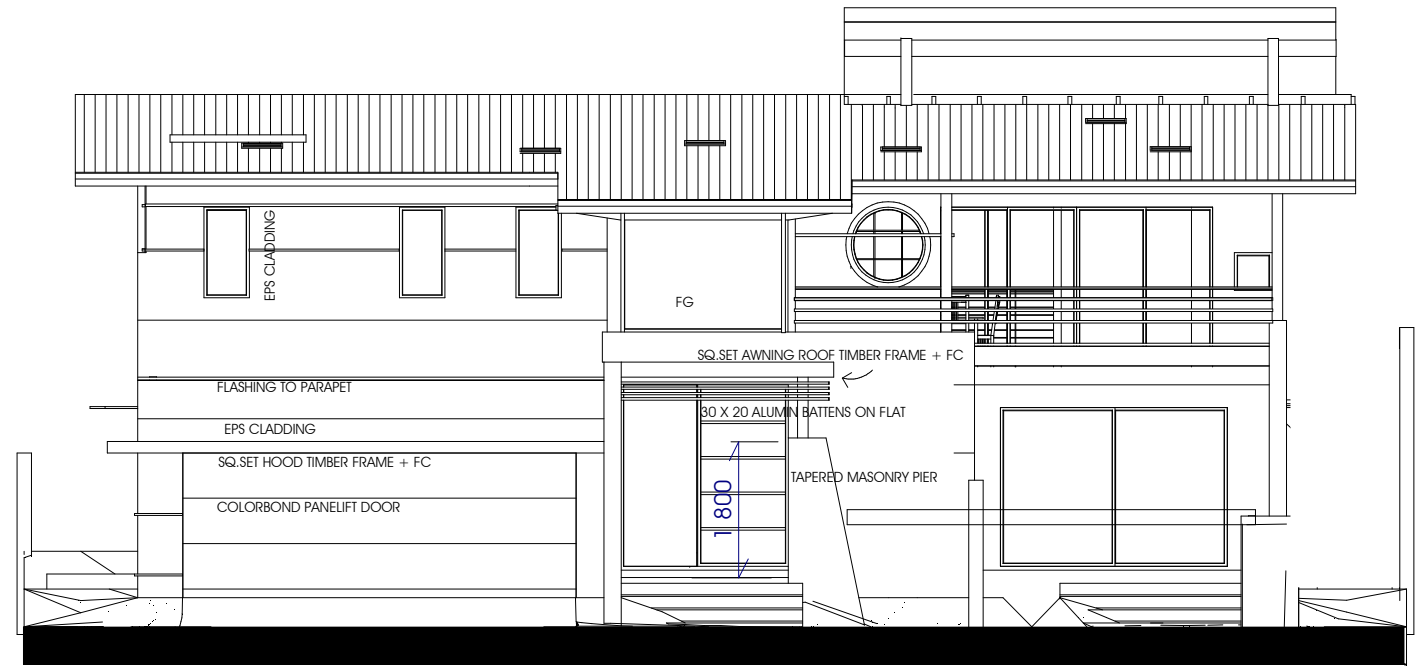
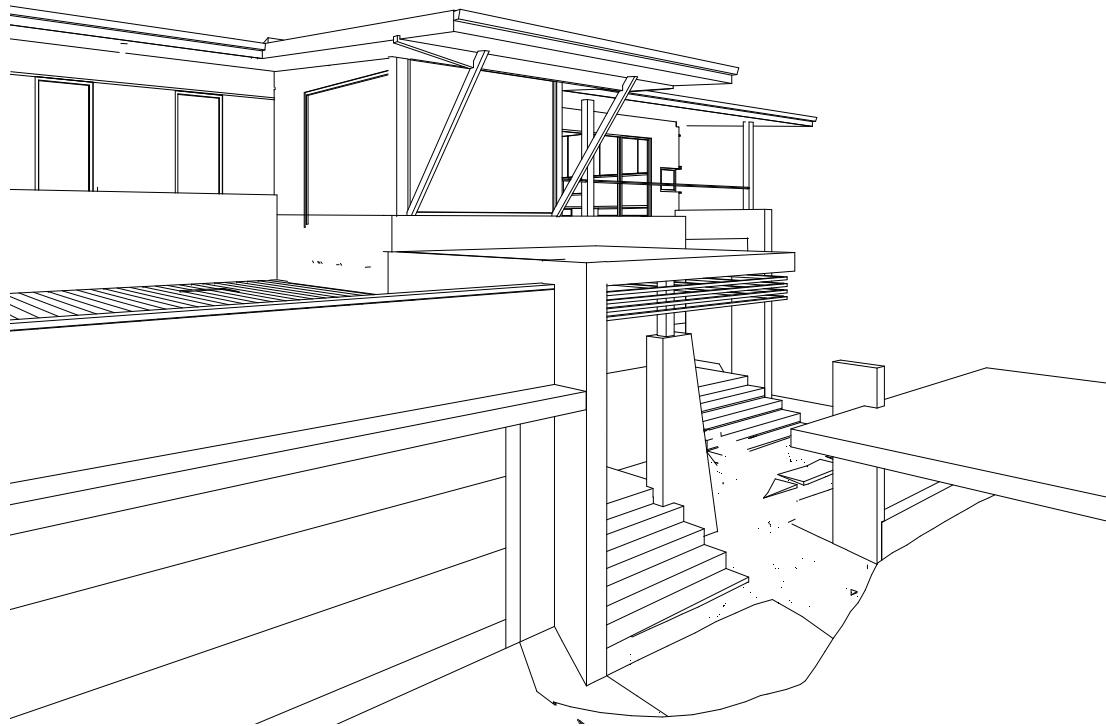
PROJECT:
RESIDENCE DUAL OCCUPANCY
20 BLUE SEAS PDE., LENNOX NSW
LOT 25 DP 242183

CLIENT:
MR.P.BUTTON
CLIENT AUTHORIZATION

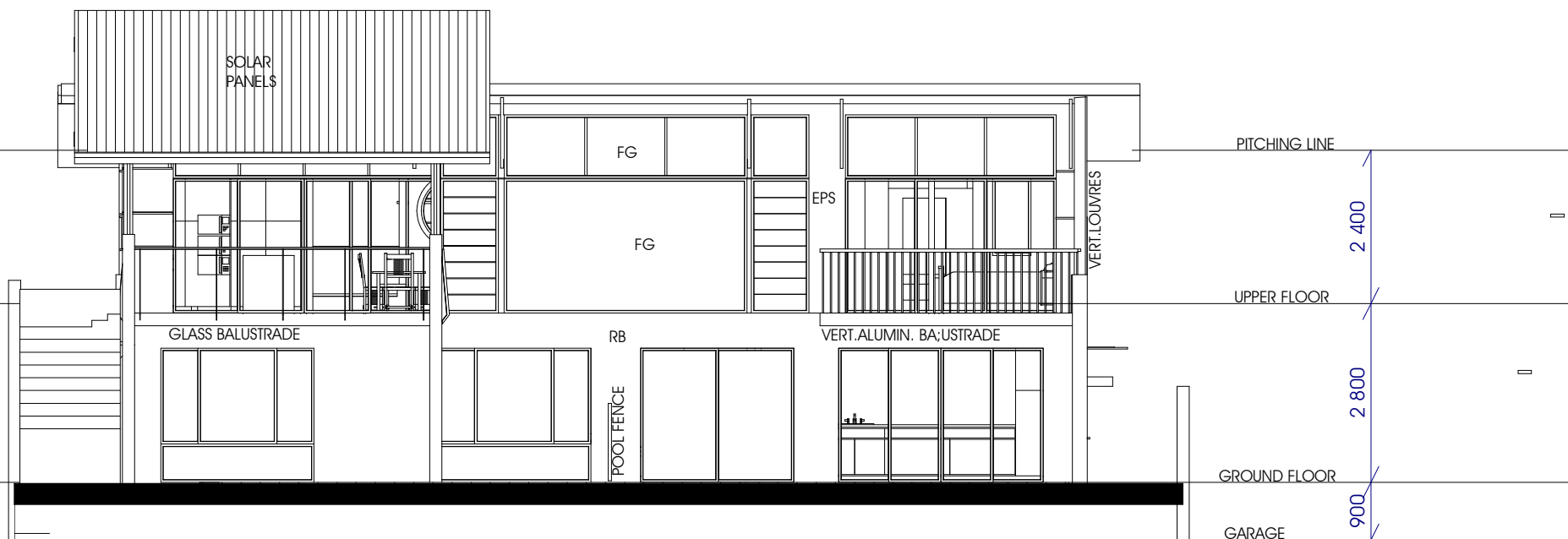
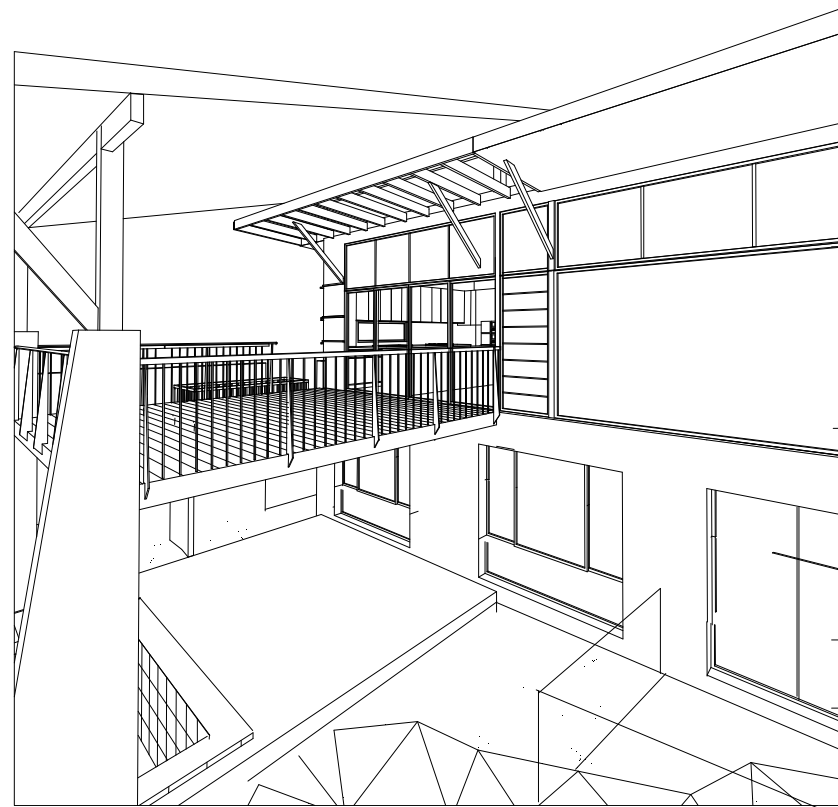
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ROOF PLAN
FLOOR AREA:

5/33 CENTRAL DVE.BURLEIGH
GOLD COAST 4220
PH:55 934503.FX:55 221577
ROBIN BUTT DESIGN
BUILDING DESIGN

SCALE:	1m
DATE: 28.2.06	DRAWN: RB
DRWG.NO:	04 083
	4 K



SOUTH ELEVATION



NORTH ELEVATION

ADDITIONAL NOTES	DATE	ISSUE
POOL	1.3.08	H
EXT WALL BRK.VNR/POOL/	21.2.08	D
SET-BACK 7.5m FOR SEWER LINE	14.2.08	C
PRELIM WDS	30.8.06	B
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AMENDMENTS	DATE	ISSUE

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PROJECT:
RESIDENCE DUAL OCCUPANCY
 20 BLUE SEAS PDE., LENNOX NSW
 LOT 25 DP 242183

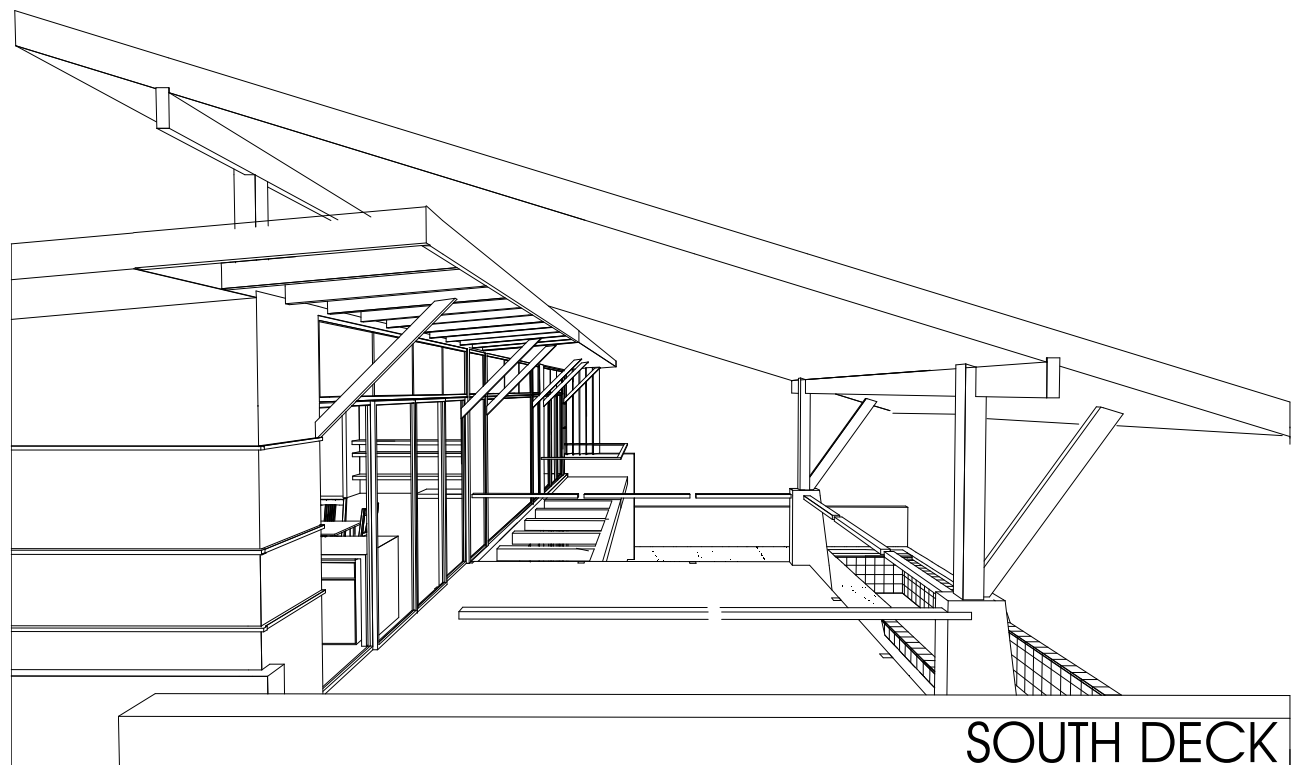
CLIENT:
MR.P.BUTTON
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TITLE:
ELEVATIONS 1
 FLOOR AREA:

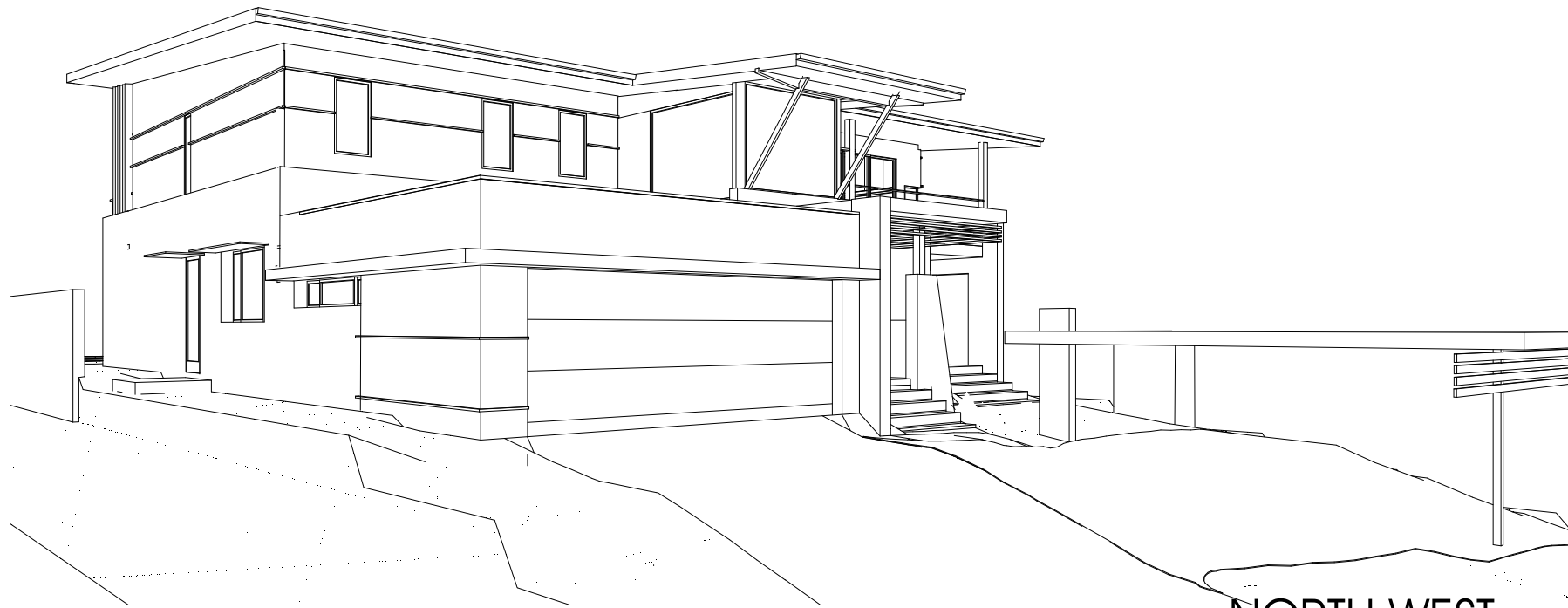
5/33 CENTRAL DVE.BURLEIGH
 GOLD COAST 4220
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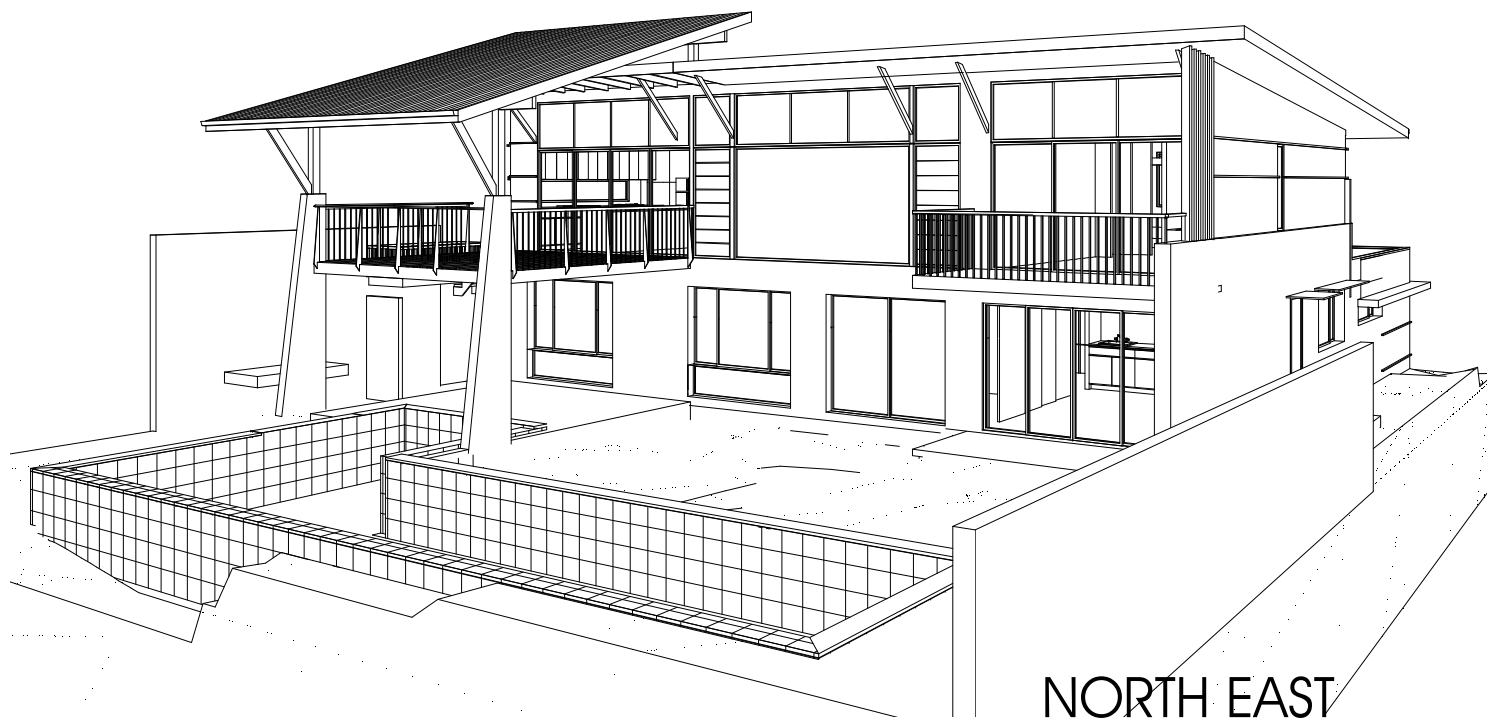
SCALE: 1m
 DATE: 28.2.06
 DRAWN: RB
 DRWG.NO:
04 083
 5 K



SOUTH DECK



NORTH WEST



NORTH EAST



SOUTH WEST

ADDITIONAL NOTES	DATE	ISSUE
POOL	1.3.08	H
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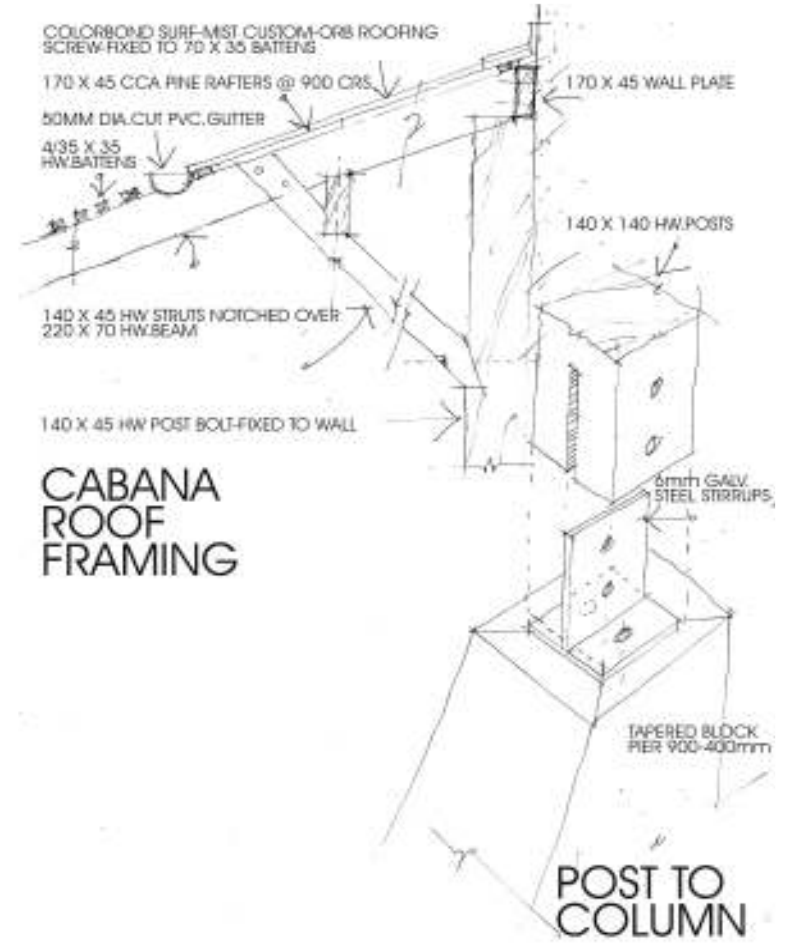
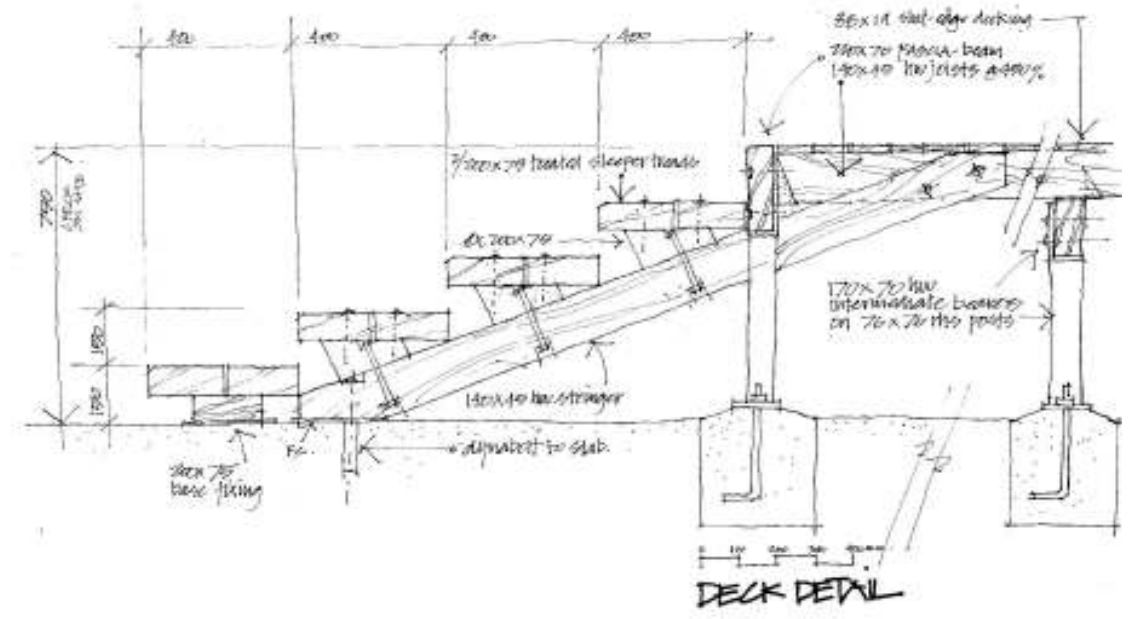
PROJECT:
RESIDENCE DUAL OCCUPANCY
 20 BLUE SEAS PDE., LENNOX NSW
 LOT 25 DP 242183

CLIENT:
MR.P.BUTTON
 CLIENT AUTHORIZATION

TITLE:
PERSPECTIVES
 FLOOR AREA:

5/33 CENTRAL DVE.BURLEIGH
 GOLD COAST 4220
 PH:55 934503.FX:55 221577
ROBIN BUTT DESIGN
 BUILDING DESIGN

SCALE: 1m	
DATE: 28.2.06	DRAWN: RB
DRWG.NO: 04 083	K



AMENDMENTS	DATE	ISSUE
ADDITIONAL NOTES	1.3.08	H
POOL	21.2.08	G
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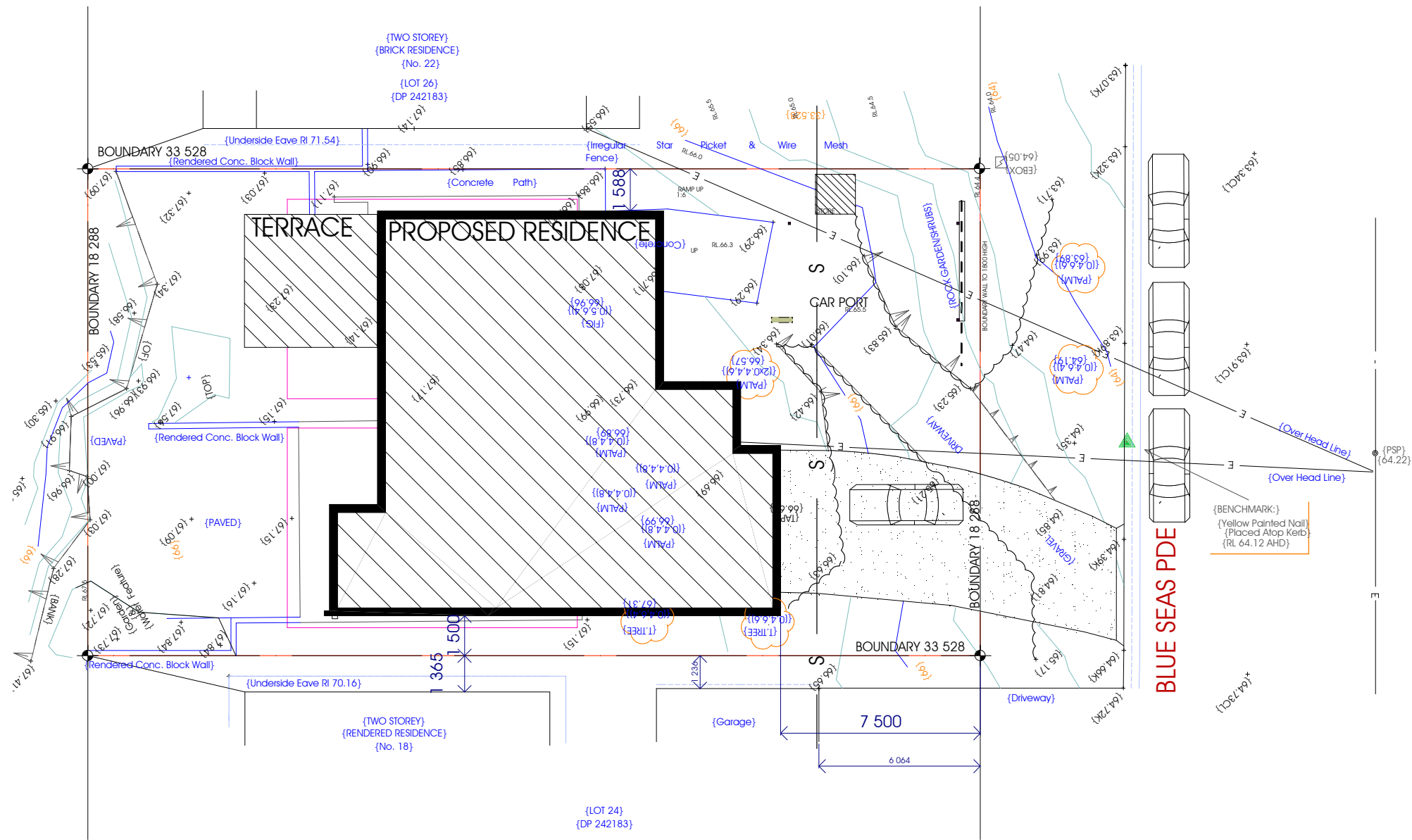
PROJECT:
RESIDENCE DUAL OCCUPANCY
 20 BLUE SEAS PDE., LENNOX NSW
 LOT 25 DP 242183

CLIENT:
MR. P. BUTTON
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TITLE:
DETAILS
 FLOOR AREA:

5/33 CENTRAL DVE. BURLEIGH
 GOLD COAST 4220
 PH: 55 934503. FX: 55 221577
ROBIN BUTT DESIGN
 BUILDING DESIGN

SCALE: 1m
 DATE: 28.2.06
 DRAWN: RB
 DRWG. NO.: **04 083**
 8K



ADDITIONAL NOTES	1.3.08	H
POOL	21.2.08	G
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PROJECT:
RESIDENCE DUAL OCCUPANCY
 20 BLUE SEAS PDE., LENNOX NSW
 LOT 25 DP 242183

CLIENT:
MR.P.BUTTON
 CLIENT AUTHORIZATION

TITLE:
SURVEY
 FLOOR AREA:

5/33 CENTRAL DVE.BURLEIGH
 GOLD COAST 4220
 PH:55 934503.FX:55 221577
ROBIN BUTT DESIGN
 BUILDING DESIGN

SCALE:	1m
DATE: 28.2.06	DRAWN: RB
DRWG.NO:	04 083
	9 K