

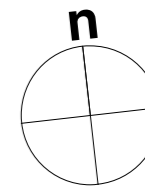
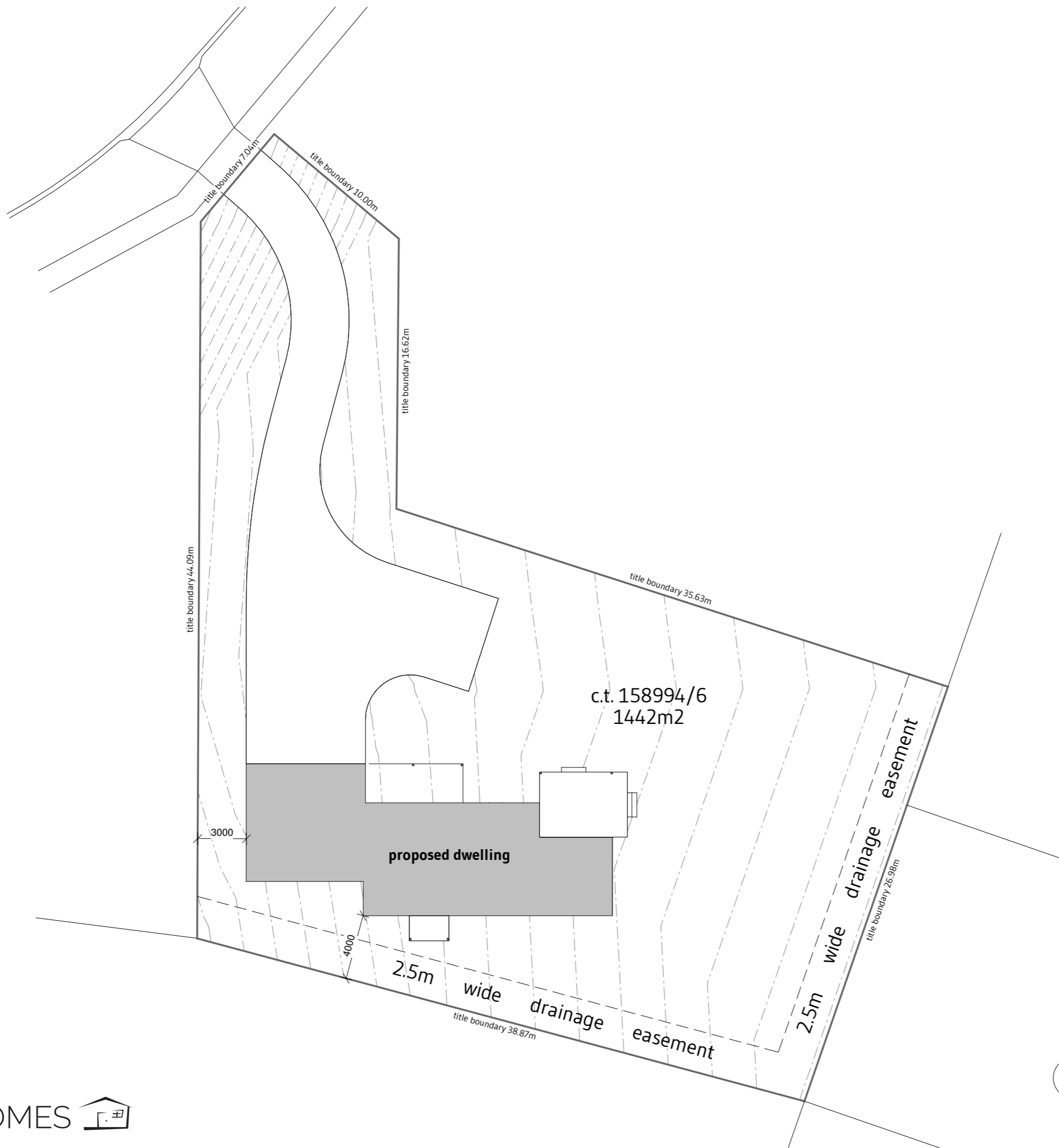
# proposed dwelling

fjm homes  
lot 6 wrinklers drive scamander tasmania 7215



revised drawings jan 28 2015

| Building Areas |        |
|----------------|--------|
| first floor    | 96.88  |
| ground floor   | 95.78  |
| garage         | 52.62  |
| deck 2         | 18.48  |
| deck 1         | 18.31  |
| verandah       | 14.91  |
| porch          | 3.92   |
|                | 300.89 |



PROJECT:  
**proposed dwelling**  
 FOR:  
**fjm homes**  
 lot 6 wrinklers drive  
 scamander tasmania 7215

DRAWING TITLE:  
**site plan**

|                   |                      |
|-------------------|----------------------|
| SCALE:<br>1 : 250 | DATE:<br>jan 28 2015 |
|-------------------|----------------------|

|                           |                        |
|---------------------------|------------------------|
| DRAWING NO:<br><b>a01</b> | PROJECT NO:<br>0714FJM |
|---------------------------|------------------------|

DRAWN BY:  
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 suite 8 level 1 avery house, 48 cecilia street, st helens 7216

 BUILDING DESIGNERS AUSTRALIA  
 accreditation no: CC 1269L

1 site plan  
 1 : 250



**1** ground floor plan  
1 : 100

PROJECT:  
**proposed dwelling**

FOR:  
**fjm homes**

lot 6 wrinklers drive  
scamander tasmania 7215

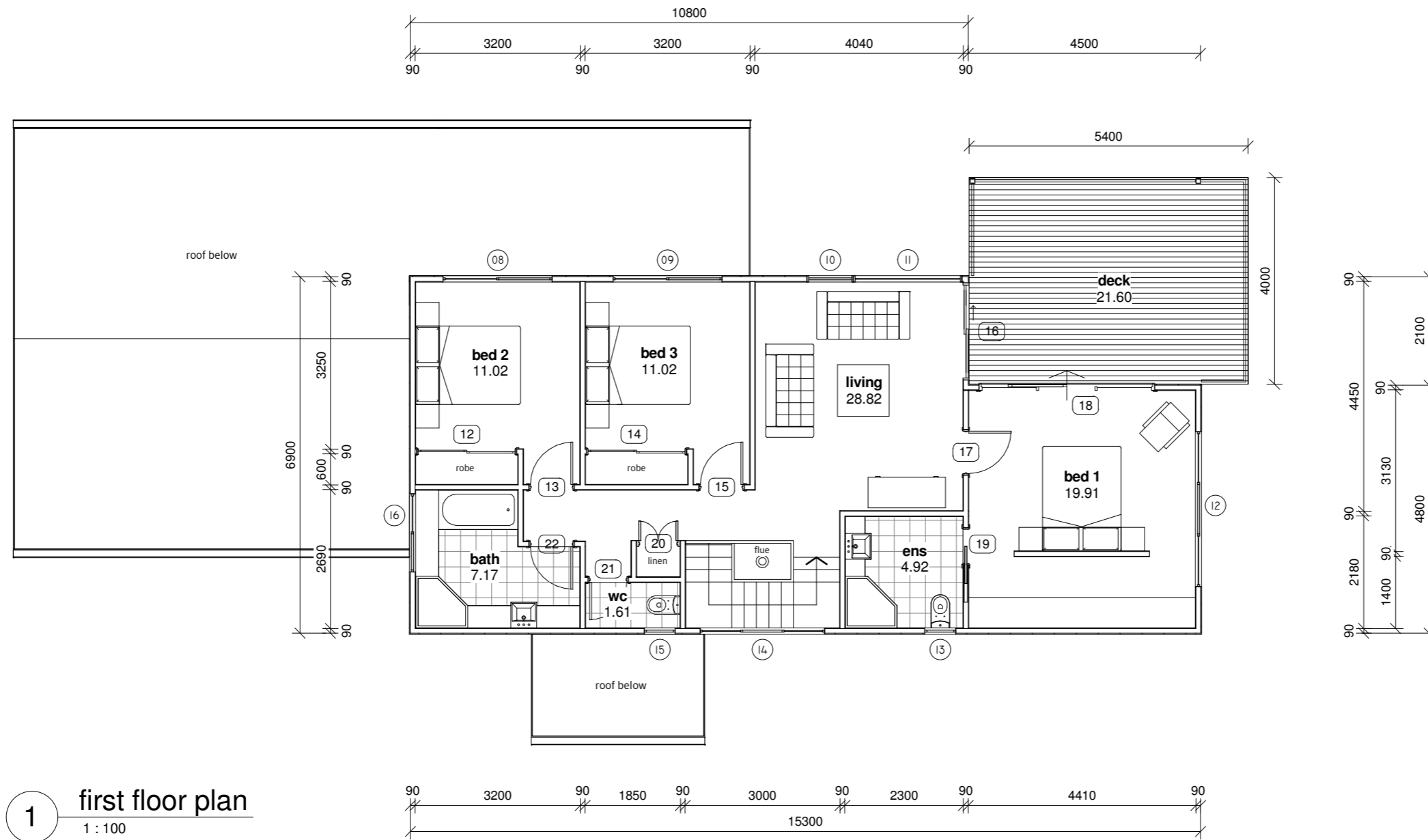
DRAWING TITLE:  
**ground floor plan**

|                           |                        |
|---------------------------|------------------------|
| SCALE:<br><b>1 : 100</b>  | DATE:<br>jan 28 2015   |
| DRAWING NO:<br><b>a03</b> | PROJECT NO:<br>0714FJM |

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1 first floor plan  
1 : 100

PROJECT:  
**proposed dwelling**  
FOR:  
**fjm homes**  
lot 6 wrinklers drive  
scamander tasmania 7215

DRAWING TITLE:  
**first floor plan**

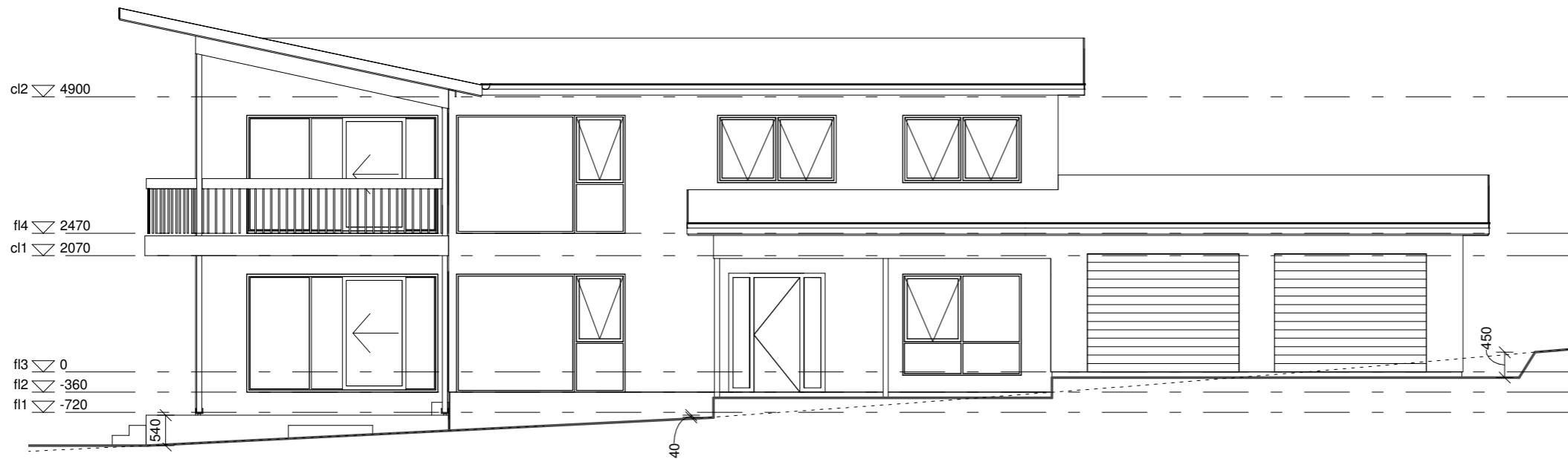
SCALE:  
**1 : 100**      DATE:  
jan 28 2015

DRAWING NO:  
**a04**      PROJECT NO:  
0714FJM

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1 north elevation  
1 : 100



2 east elevation  
1 : 100

PROJECT:  
**proposed dwelling**  
FOR:  
**fjm homes**  
lot 6 wrinklers drive  
scamander tasmania 7215

DRAWING TITLE:  
**elevations**

SCALE:  
**1 : 100**

DATE:  
**jan 28 2015**

DRAWING NO:  
**a05**

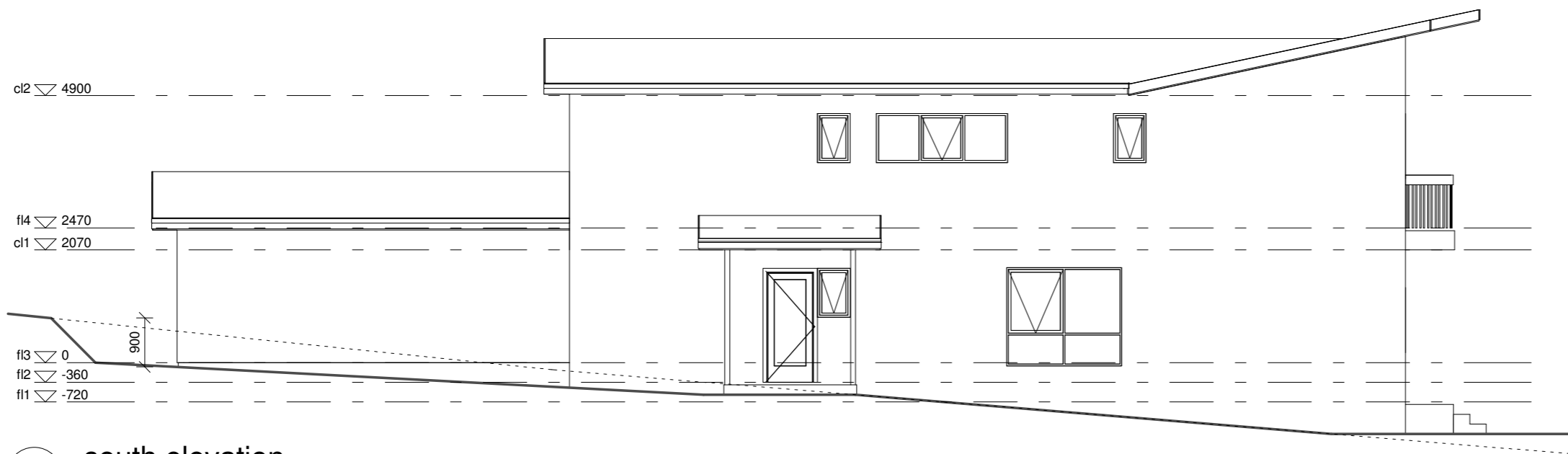
PROJECT NO:  
**0714FJM**

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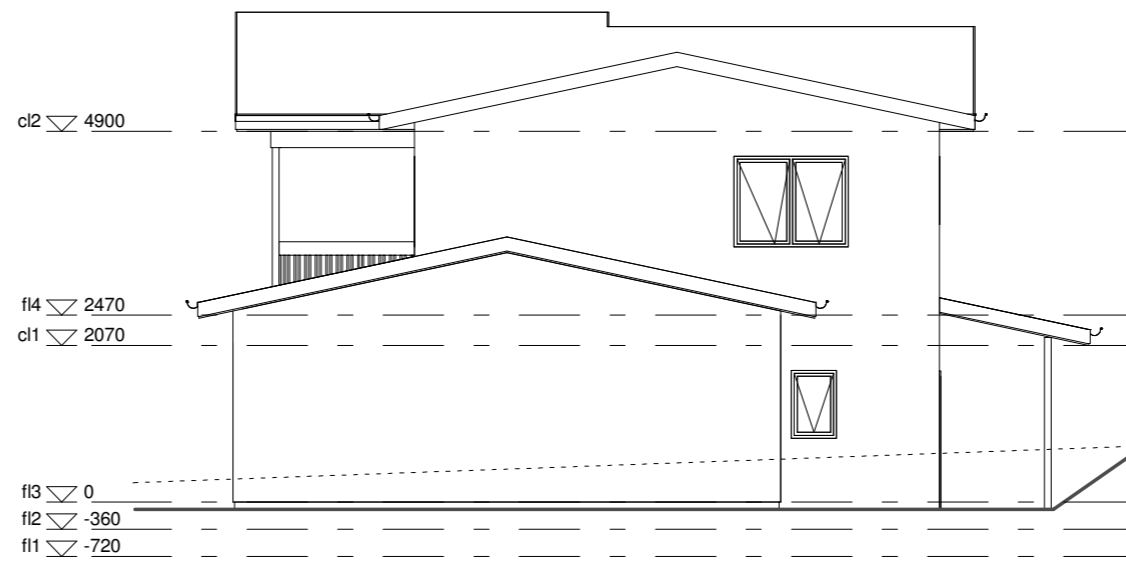
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**1** south elevation  
1 : 100



**2** west elevation  
1 : 100

PROJECT:  
**proposed dwelling**

FOR:  
**fjm homes**

lot 6 wrinklers drive  
scamander tasmania 7215

DRAWING TITLE:  
**elevations**

|                           |                               |
|---------------------------|-------------------------------|
| SCALE:<br><b>1 : 100</b>  | DATE:<br><b>jan 28 2015</b>   |
| DRAWING NO:<br><b>a06</b> | PROJECT NO:<br><b>0714FJM</b> |

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| Window Schedule |           |        |       |             |                        |           |                    |
|-----------------|-----------|--------|-------|-------------|------------------------|-----------|--------------------|
| Mark            | Location  | Height | Width | Description | Glazing                | Frame     | Notes              |
| 01              | bed 4     | 1800   | 2110  | awning      | double clear           | aluminium |                    |
| 02              | living    | 2100   | 900   | awning      | double clear           | aluminium |                    |
| 03              | living    | 2100   | 2100  | fixed       | double grade A safety  | aluminium |                    |
| 04              | kitchen   | 1200   | 3000  | awning      | double clear           | aluminium |                    |
| 05              | dining    | 1800   | 2110  | awning      | double clear           | aluminium |                    |
| 06              | laundry   | 900    | 600   | awning      | double clear           | aluminium |                    |
| 07              | bath      | 900    | 600   | awning      | double clear           | aluminium |                    |
| 08              | bed 2     | 1200   | 2110  | awning      | double clear           | aluminium | restricted opening |
| 09              | bed 3     | 1200   | 2110  | awning      | double clear           | aluminium | restricted opening |
| 10              | living    | 2100   | 900   | awning      | double clear           | aluminium | restricted openng  |
| 11              | living    | 2100   | 2100  | fixed       | double graade A safety | aluminium |                    |
| 12              | bed 1     | 1200   | 3000  | awning      | double clear           | aluminium | restricted opening |
| 13              | ensuite   | 900    | 600   | awning      | double clear           | aluminium |                    |
| 14              | stairwell | 900    | 2410  | awning      | double clear           | aluminium |                    |
| 15              | wc        | 900    | 600   | awning      | double clear           | aluminium |                    |
| 16              | bath      | 1200   | 1510  | awning      | double clear           | aluminium |                    |

| Door Schedule |          |        |       |                            |                       |           |       |
|---------------|----------|--------|-------|----------------------------|-----------------------|-----------|-------|
| Mark          | Location | Height | Width | Description                | Glazing               | Frame     | Notes |
| 01            | garage   | 2100   | 2700  | steel roller door          |                       |           |       |
| 02            | garage   | 2100   | 2700  | steel roller door          |                       |           |       |
| 03            | living   | 2040   | 820   | entry door with sidelights | double grade A safety | aluminium |       |
| 04            | living   | 2100   | 1800  | 2 panel glazed sliding     | double grade A safety | aluminium |       |
| 05            | kitchen  | 2100   | 3400  | 3 panel glazed sliding     | double grade A safety | aluminium |       |
| 06            | laundry  | 2040   | 820   | internal flush panel       |                       |           |       |
| 07            | laundry  | 2040   | 820   | glazed external            | double grade A safety | aluminium |       |
| 08            | bath     | 2040   | 820   | internal flush panel       |                       |           |       |
| 09            | garage   | 2040   | 820   | internal flush panel       |                       |           |       |
| 10            | bed 4    | 2040   | 820   | internal flush panel       |                       |           |       |
| 11            | bed 4    | 2400   | 1940  | 2 panel robe               |                       |           |       |
| 12            | bed 2    | 2400   | 1940  | 2 panel robe               |                       |           |       |
| 13            | bed 2    | 2040   | 820   | internal flush panel       |                       |           |       |
| 14            | bed 3    | 2400   | 1940  | 2 panel robe               |                       |           |       |
| 15            | bed 3    | 2040   | 820   | internal flush panel       |                       |           |       |
| 16            | living   | 2100   | 1800  | 2 panel glazed sliding     | double grade A safety | aluminium |       |
| 17            | bed 1    | 2040   | 820   | internal flush panel       |                       |           |       |
| 18            | bed 1    | 2100   | 3400  | 3 panel glazed sliding     | double grade A safety | aluminium |       |
| 19            | bed 1    | 2040   | 720   | internal cavity slider     |                       |           |       |
| 20            | linen    | 2040   | 380   | 2 panel linen              |                       |           |       |
| 21            | wc       | 2040   | 720   | internal flush panel       |                       |           |       |
| 22            | bath     | 2040   | 820   | internal flush panel       |                       |           |       |

**window and door schedule notes:**

all openings and dimensions to be verified on site prior to commencing manufacture of windows and doors.

glazing to be in accordance with AS 1288 glass in buildings and AS 2047 windows in buildings.

external doors and windows to be fitted with seals to restrict air movement.

windows, doors, hardware and finishes as selected by client.

DESIGN WIND SPEED: N3

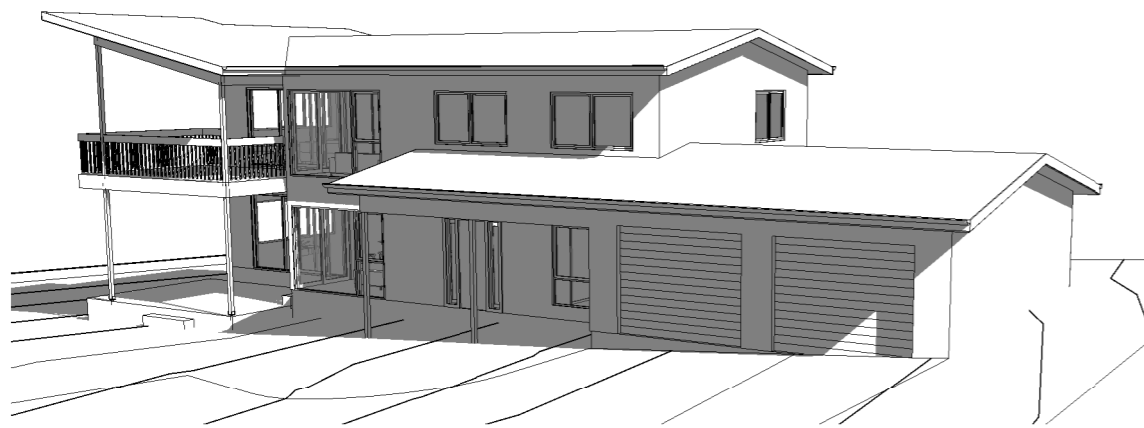
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**proposed dwelling**  
 FOR:  
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 lot 6 wrinklars drive  
 scamander tasmania 7215

DRAWING TITLE:  
**schedules**

SCALE: DATE:  
 jan 28 2015

DRAWING NO: PROJECT NO:  
**a13** 0714FJM

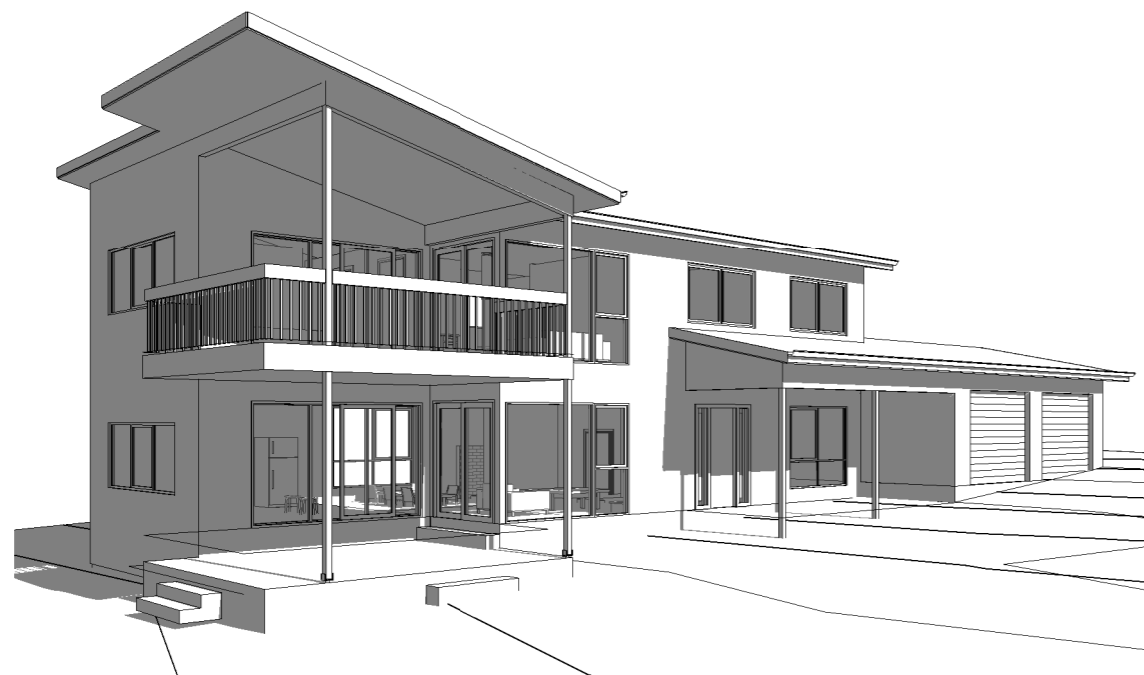
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1 north west visual



2 north visual



3 north east visual



4 south east visual

PROJECT:  
**proposed dwelling**


FOR:  
**fjm homes**

lot 6 wrinklers drive  
scamander tasmania 7215


---

DRAWING TITLE:  
**visuals**

|                           |                        |
|---------------------------|------------------------|
| SCALE:                    | DATE:<br>jan 28 2015   |
| DRAWING NO:<br><b>a14</b> | PROJECT NO:<br>0714FJM |

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# Lot 6 Wrinklers Estate Priced at \$414,000

Specifications

Jun 2017

## Internal

- 67x12 bevelled MDF arcs and skirting –painted
- Flush doors – painted
- Painting –single coloured walls throughout – Flat white ceilings
- Door furniture – Hafele - Lena Lever sets
- 16mm Melamine wardrobe shelving – 8 x adjustable shelves and hanging space per bedroom
- 50mm cove cornice
- R4 Insulation to ceilings
- R2.0 to all External walls
- Sliding Aluminium Wardrobe doors with paintable inserts
- Frameless mirrors over vanities
- Cascade 1000mm shower system to bathrooms and Ensuite
- Hot water service – Rinnai Electric 250Ltr 3.6kW
- Ram Tapware
- Calco Vanity Units
- Prima Close Coupled Toilet Suites
- Heating - Jarrahdale Pioneer wood heater plus 6m flue kit
- Polished concrete floors throughout on Ground level, carpet to bedrooms, Polished Tas Oak overlay flooring to first floor living area (26m2)
- Polished Tas Oak Stairs
- Floor tiles and skirting to wet areas, tiles to bath hob, vanities, laundry and kitchen splashbacks (31.5m2)
- Kitchen – Laminex Contour Doors, soft close drawers and doors, laminate bench top
- Kitchen Appliances - Westinghouse Oven, Hotplate and Rangehood - Stainless Steel finish
- Stainless Steel Dish Washer – 12 place setting

## Exterior

- Gravelled driveway (245m2)
- Water tank - 5,000 ltr poly water tank
- 3 outside taps
- Treated Pine Fencing

## Dwelling Exterior

- Rendered Blockwork base
- Colourbond roof - flashing and gutters
- Fibre cement sheet eaves generally and to upper deck
- 90mm PVC painted downpipes
- Primeline Newport painted Weatherboards
- Treated Pine decking, deck framing and balustrade with natural oil or stain finish
- Entry and Laundry Door – Full Clear Double Glazed Aluminium Doors
- Double glazed standard powdercoated windows, no tint, obscure glass to bathrooms and toilet, flyscreens, meets BAL 12.5

## Exclusions

- No landscaping
- Window furnishings

## Lot 6 Wrinklers Estate Prime Cost Items

| ITEM               | DESCRIPTION   | AMOUNT |
|--------------------|---|--------|
| Plumbing fixtures  | Various-refer to Becks quote                            | 8,804  |
| Kitchen appliances | Westinghouse oven, hot plate and rangehood + dishwasher | 2,613  |
| Carpet             | Allowance by Gazzmans, includes laying                  | 2,600  |
| Door furniture     | Hafele  | 519    |
| Shelving           | 16mm melamine adjustable shelving + hanging space       | 797    |
| Wood heater        | Gazzmans, Jarrahdale pioneer + 6m flue kit              | 2,310  |
| Tiles              | ACM Tiling-refer to quote                               | 1,036  |
| Overlay flooring   | Polished Tas oak- 26m2 to 1st floor                     | 3,223  |
| Tank               | Tankworld-5000ltr                                       | 1,116  |
| Mirrors            | 1@1.2#.8, 1@1.5#.8, 1@.9#.8 polished edge               | 317    |