

# proposed dwelling

fjm homes

lot 7 wrinklers drive scamander tasmania 7215

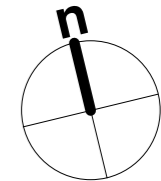
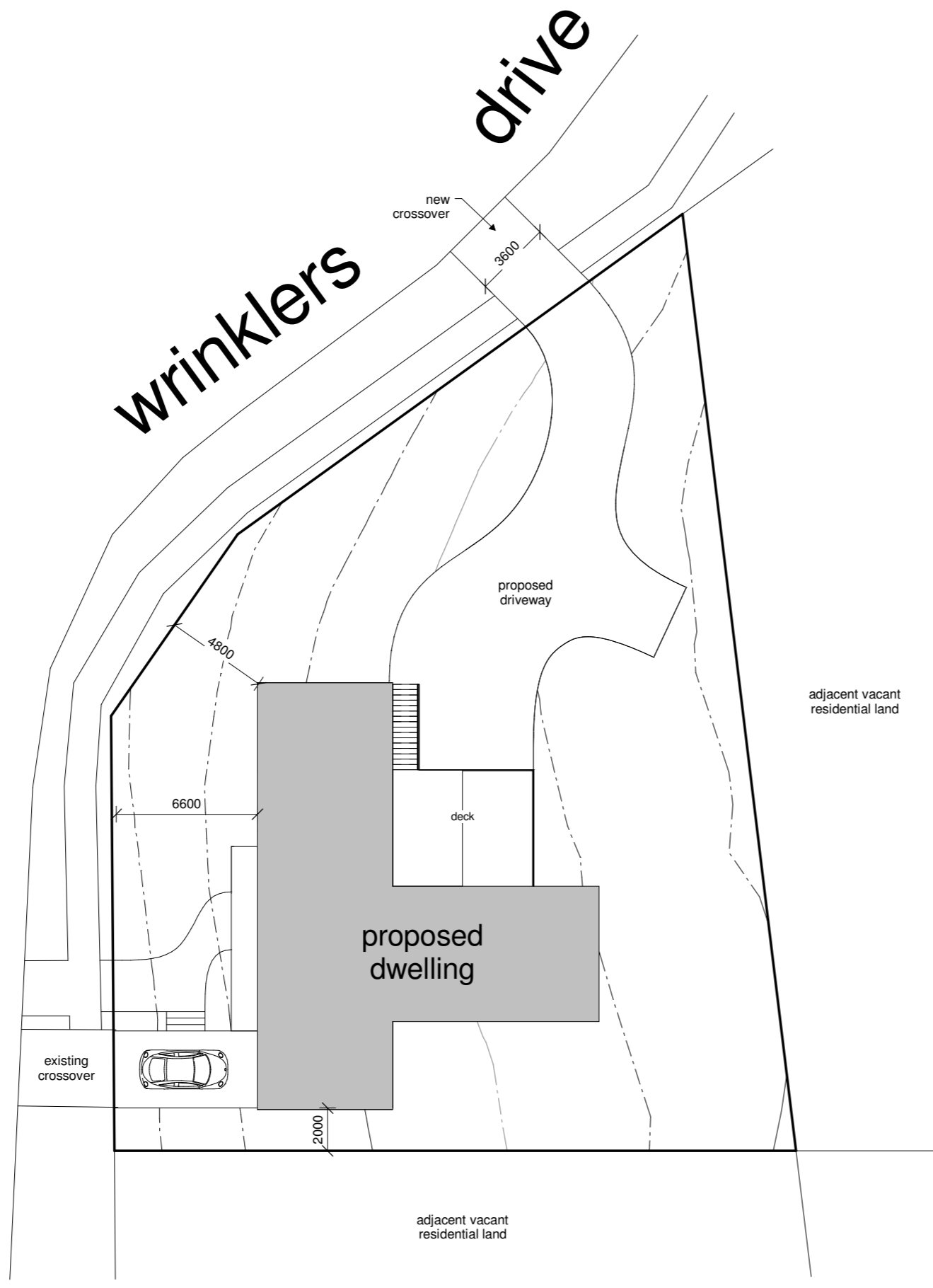


concept design

## Building Areas

first floor	183.44
garage	39.58
ground floor	37.56
deck	37.45
porch	8.95
	306.99

sunrise court



PROJECT:  
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 FOR:  
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DRAWING TITLE:  
**site plan**

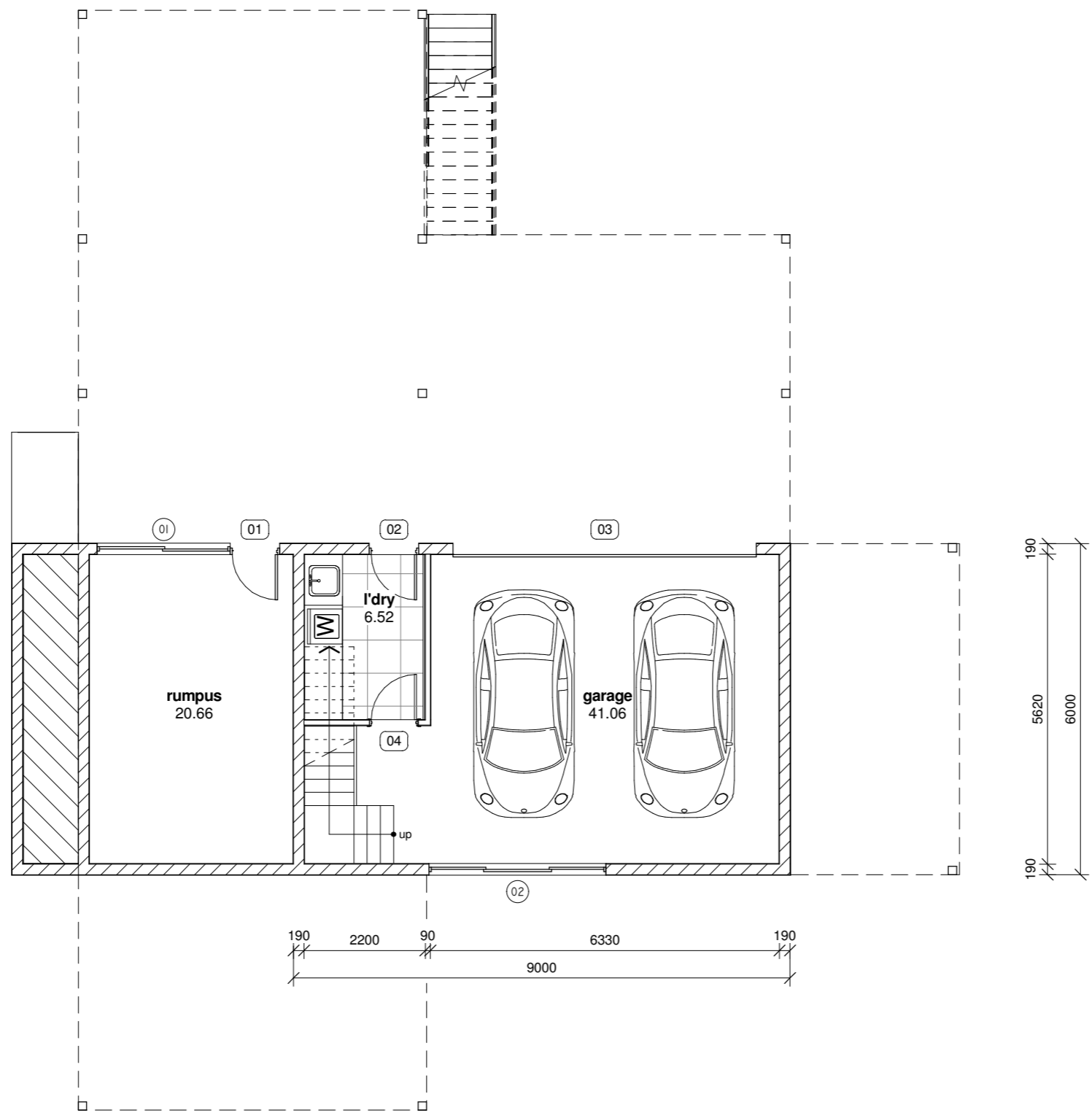
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DRAWING NO: <b>a02</b>	PROJECT NO: 0615FJM
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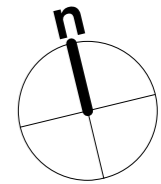
DRAWN BY:  
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 suite 8 level 1 avery house, 48 cecilia street, st helens 7216

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1 proposed ground floor  
1 : 100



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DRAWING TITLE:  
**proposed ground floor**

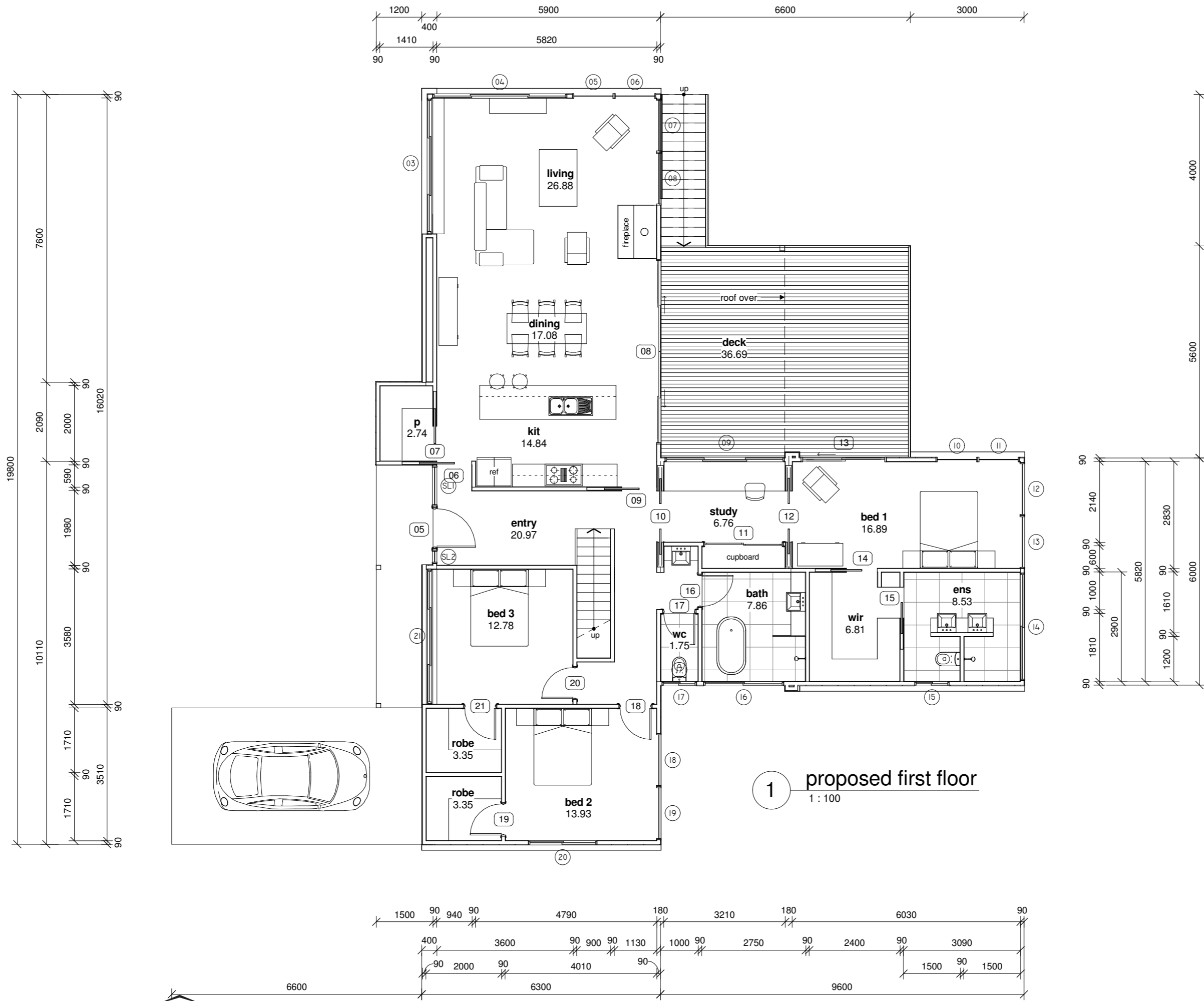
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DRAWING NO: <b>a03</b>	PROJECT NO: <b>0615FJM</b>
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DRAWING TITLE:  
**proposed first floor**

SCALE:  
**1 : 100**

DATE:  
**sep 25 2015**

DRAWING NO:  
**a04**

PROJECT NO:  
**0615FJM**

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1 east elevation  
1 : 100



2 north elevation  
1 : 100

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DRAWING TITLE:  
**elevations**

SCALE:  
1 : 100

DATE:  
sep 25 2015

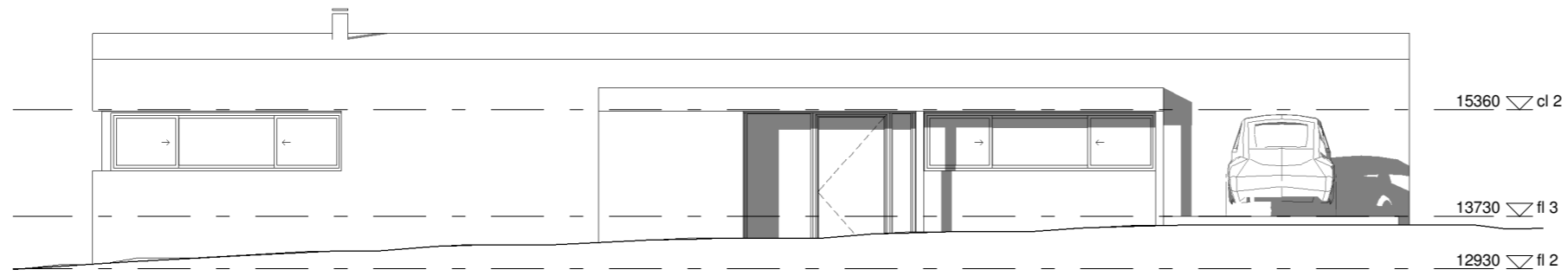
DRAWING NO:  
**a05**

PROJECT NO:  
**0615FJM**

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**1** west elevation  
1 : 100



**2** south elevation  
1 : 100

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DRAWING TITLE:  
**elevations**

SCALE: <b>1 : 100</b>	DATE: <b>sep 25 2015</b>
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DRAWING NO: <b>a06</b>	PROJECT NO: <b>0615FJM</b>
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Window Schedule						
Mark	Location	Height	Width	Description	Frame	Glazing
01	rumpus	1000	2410	sliding	aluminium	double clear
02	garage	900	3210	sliding	aluminium	double clear
03	living	900	3540	sliding	aluminium	double clear
04	living	900	3540	sliding	aluminium	double clear
05	living	2400	1100	fixed	aluminium	double grade A safety
06	living	2400	1100	fixed	aluminium	double grade A safety
07	living	2400	1400	fixed	aluminium	double grade A safety
08	living	2400	1400	fixed	aluminium	double grade A safety
09	study	1200	3150	sliding	aluminium	double clear
10	bed 1	2400	1100	fixed	aluminium	double grade A safety
11	bed 1	2400	1100	fixed	aluminium	double grade A safety
12	bed 1	2400	1400	fixed	aluminium	double grade A safety
13	bed 1	2400	1400	fixed	aluminium	double grade A safety
14	ensuite	1000	2840	sliding	aluminium	double clear
15	ensuite	1000	910	sliding	aluminium	double clear
16	bathroom	1000	2110	sliding	aluminium	double clear
17	wc	1000	910	sliding	aluminium	double clear
18	bed 2	2400	1400	fixed	aluminium	double grade A safety
19	bed 2	2400	1400	fixed	aluminium	double grade A safety
20	bed 2	1000	1810	sliding	aluminium	double clear
21	bed 3	900	3520	sliding	aluminium	double clear
SL1	entry	2400	1050	fixed	aluminium	double grade A safety
SL2	entry	2400	350	fixed	aluminium	double grade A safety

Door Schedule						
Mark	Location	Height	Width	Description	Frame	Glazing
01	rumpus	2040	820	glazed external	aluminium	double grade A safety
02	laundry	2040	820	glazed external	aluminium	double grade A safety
03	garage	2100	5500	panel lift door		
04	laundry	2040	820	internal flush panel		
05	entry	2340	1020	solid core external		
06	entry	2040	920	internal cavity slider		
07	kitchen	2040	920	internal cavity slider		
08	livingg	2400	4800	4 panel glazed sliding		
09	entry	2040	920	internal cavity slider		
10	study	2040	670	double internal cavity slider		
11	study	2400	2100	2 panel sliding cupboard		
12	bed 1	2040	670	double internal cavity slider		
13	bed 1	2400	2170	2 panel glazed sliding	aluminium	double grade A safety
14	bed 1	2040	820	internal cavity slider		
15	ensuite	2040	820	internal cavity slider		
16	bathroom	2040	820	internal flush panel		
17	wc	2040	820	internal flush panel		
18	bed 2	2040	820	internal flush panel		
19	bed 2	2040	820	internal flush panel		
20	bed 3	2040	820	internal flush panel		
21	bed 3	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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DRAWING TITLE:  
**schedules**

SCALE: DATE:  
sep 25 2015

DRAWING NO: PROJECT NO:  
**a13** **0615FJM**

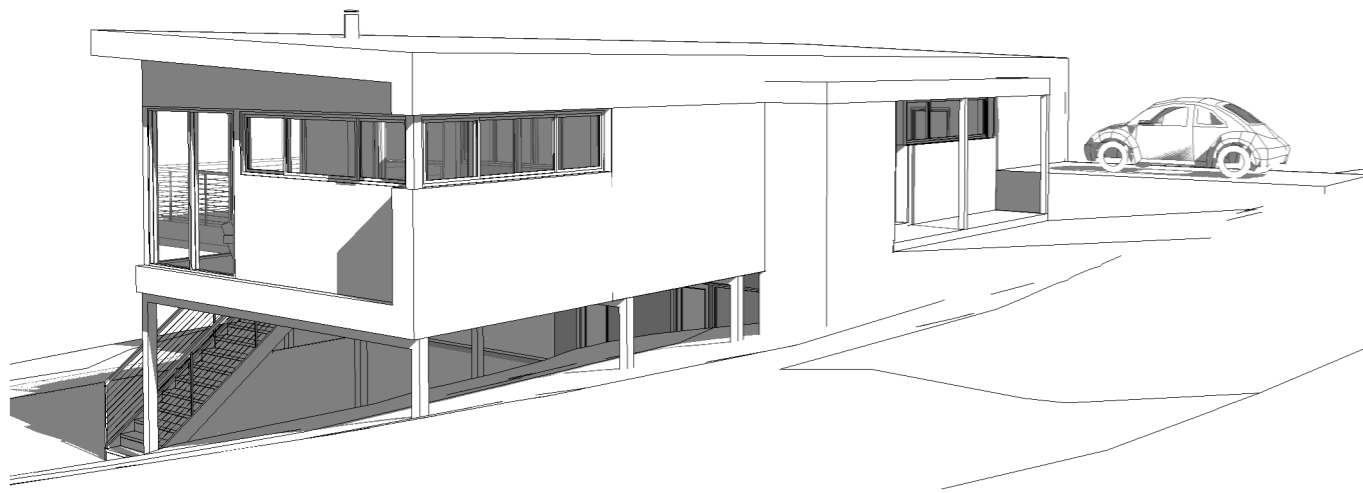
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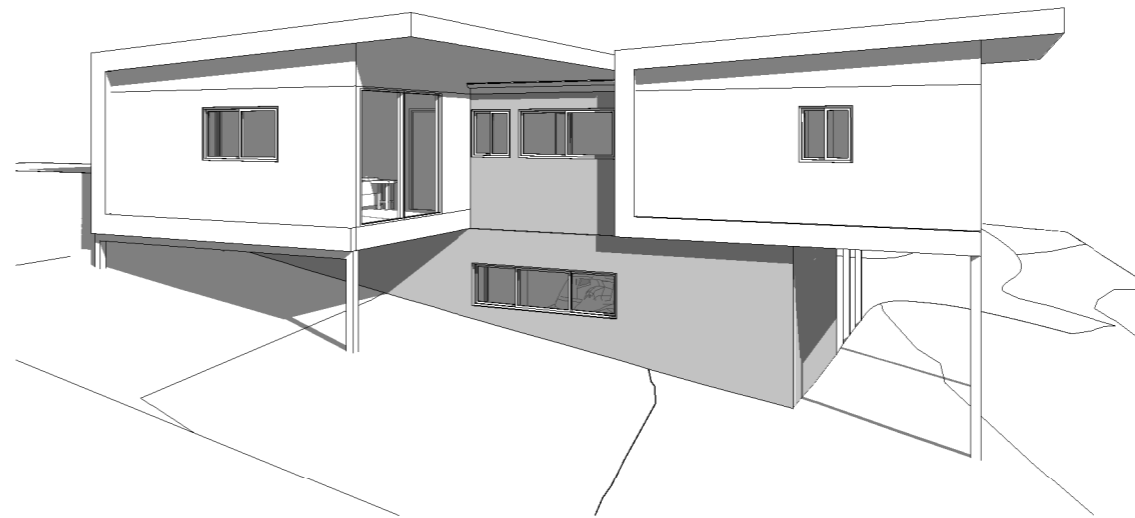
1 east visual



2 north visual



3 west visual



4 south visual

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DRAWING TITLE:  
**visuals**

SCALE:	DATE: sep 25 2015
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DRAWING NO: <b>a14</b>	PROJECT NO: <b>0615FJM</b>
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 **BD&A** BUILDING DESIGNERS AUSTRALIA  
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# Lot 7 Wrinklers Estate Option A - \$675,000

Specifications

Oct 2020

## Exterior

- Gravelled driveway (250m<sup>2</sup>)
- Water tank - 5,000 ltr poly water tank
- 3 outside taps
- Treated Pine fencing
- Treated Pine retaining wall to upper carpark

## Dwelling Exterior

- Coloured Blockwork base
- Colorbond roof – flashing and gutters
- Fibre cement sheet eaves generally and to dwelling overhangs
- 90mm PVC painted downpipes
- James Hardie Easylap cladding with textured finish
- Spotted Gum decking, with Treated Pine deck framing
- 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
- Stainless Steel Balustrade and tensioned 3.2mm stainless steel wire

## Internal

- Square set plaster to all windows, doors and wall/ceiling junctions
- 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
- R4 Insulation to ceilings
- R2.5 to all External walls and floors
- Sliding Aluminium Wardrobe doors with decowood inserts
- Frameless mirrors over vanities
- 2100x 1200mm frameless shower screen to bathroom
- Hot water service – Bosch gas 26 ltr per minute
- Dolce freestanding Bath
- Close Coupled Toilet Suites
- Heating –Jarrahdale Pioneer wood heater plus 6m flue kit
- Concrete floors to garage, carpet to bedrooms, timber laminate flooring to living areas
- Tas Oak Stairs
- Floor tiles and skirting to wet areas, vanities, laundry and kitchen splashbacks
- Kitchen – Laminex Contour Doors, soft close draws and doors, stone benchtops
- Study cabinets – 6 soft close drawers, contour panels and Laminex top
- Kitchen Appliances – Oven, Hotplate and Rangehood in stainless steel
- Stainless Steel Dish Washer

## Exclusions

- No landscaping
- Window furnishings
- Laundry appliances

## Lot 7 Wrinklers Estate Option A Prime Cost Items

ITEM	DESCRIPTION	AMOUNT
Plumbing fixtures	Various-refer to Becks quote	6051
Kitchen appliances	Oven, hot plate and rangehood + dishwasher	2613
Flooring	Allowance by Gazzmans, includes laying	7040
Door furniture	Hafele	743
Shelving	16mm melamine adjustable shelving + hanging space	1160
Wood heater	Gazzmans, Jarrahdale pioneer + 6m flue kit	2310
Tank	Tankworld-5000ltr	1116
Shower Screen/Mirrors	Polished edge - 3 mirrors to vanities	1673
Stone Benchtop	Mid range Granite	4037
Light Fittings		2000

## Provisional Sub Items

ITEM	DESCRIPTION	AMOUNT
Kitchen and Laundry	Cabinetry	16248
Office	Cabinetry	2145
Tiling and Tiles		13635