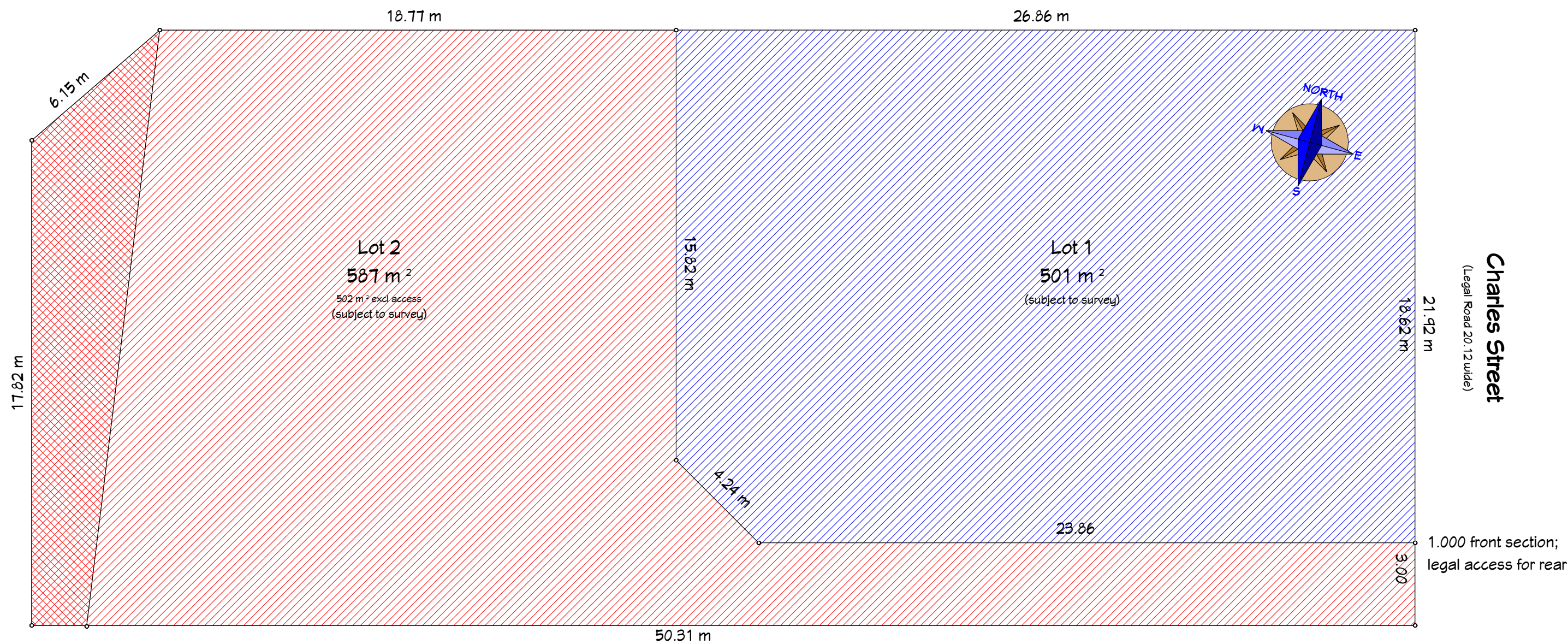
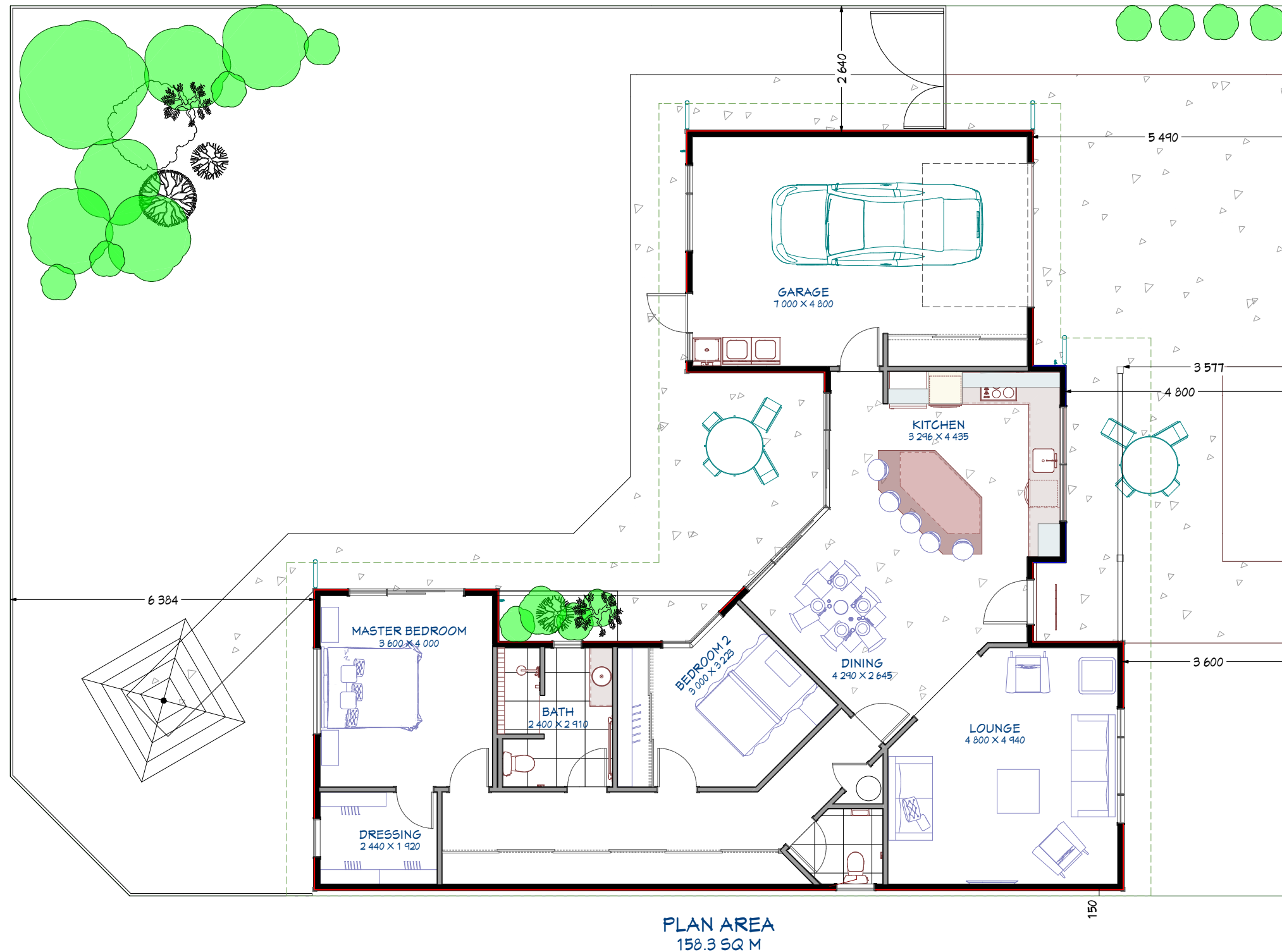


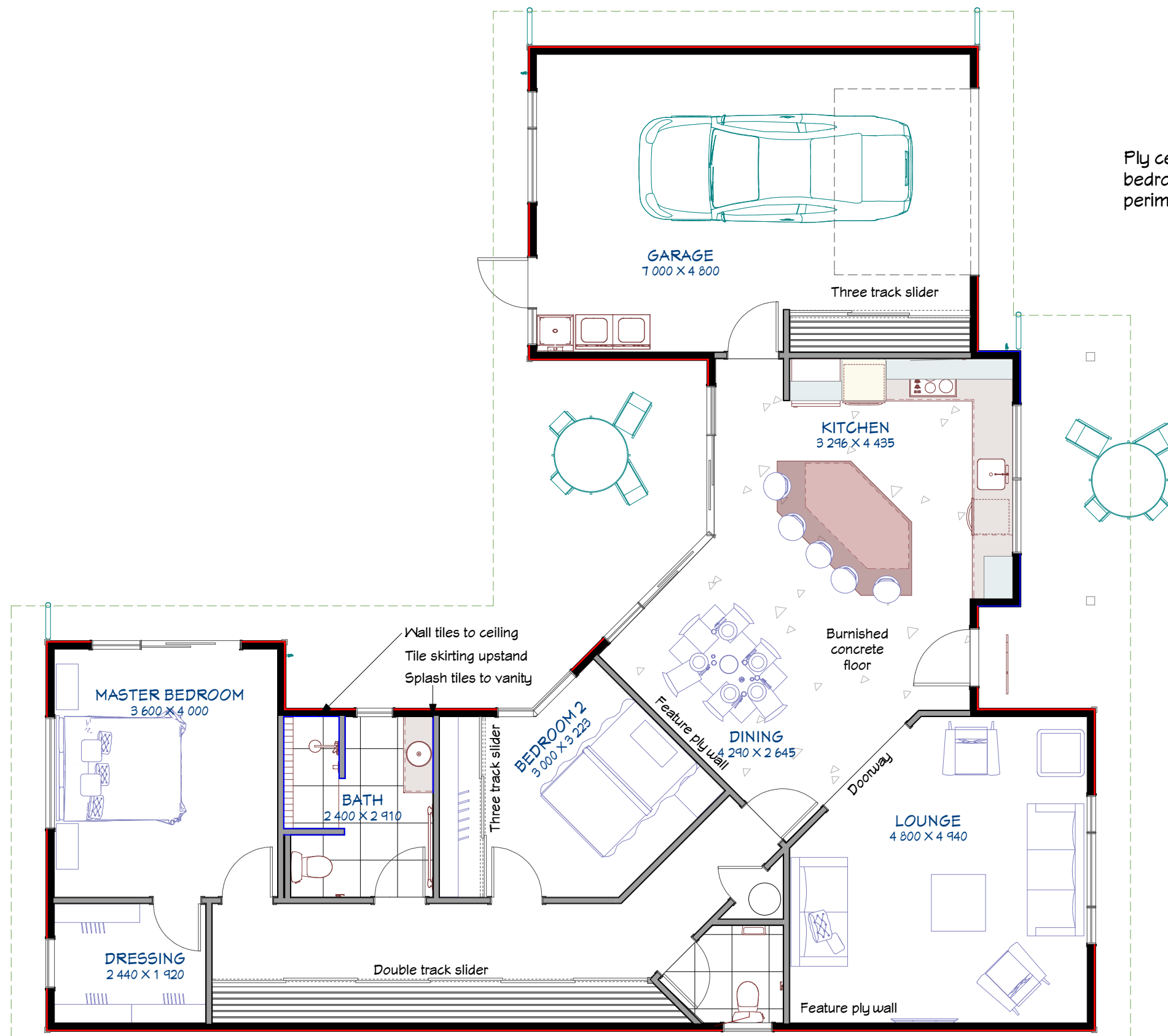
Irene Cahill and Gunnar Kaschka



New Westshore Home

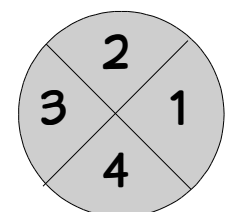




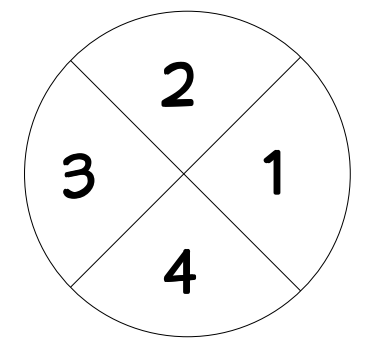


Ply ceilings to garage, livings areas and bedrooms. Negative detail around perimeter of each room.

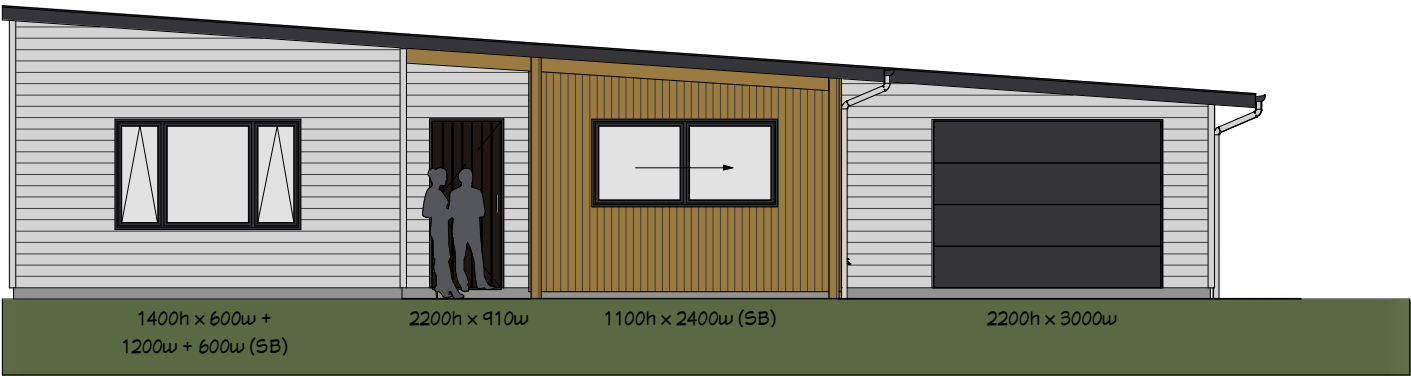
PLAN AREA
158.3 SQ M



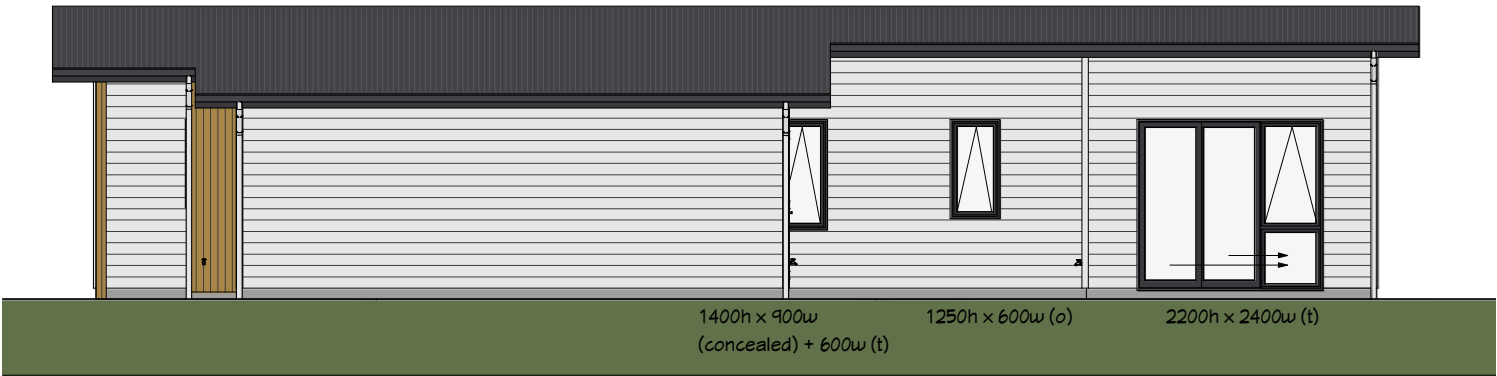
ELEVATION REFERENCE



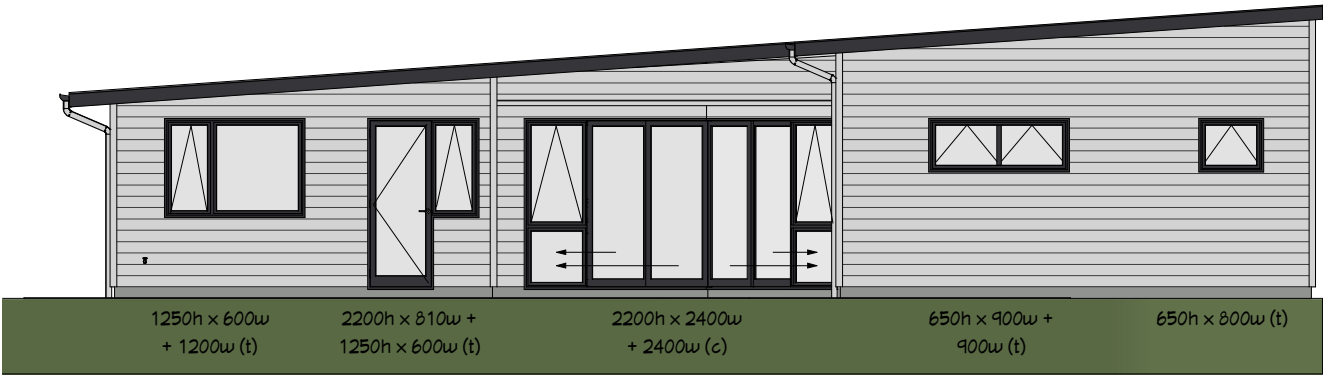
ELEVATION 1



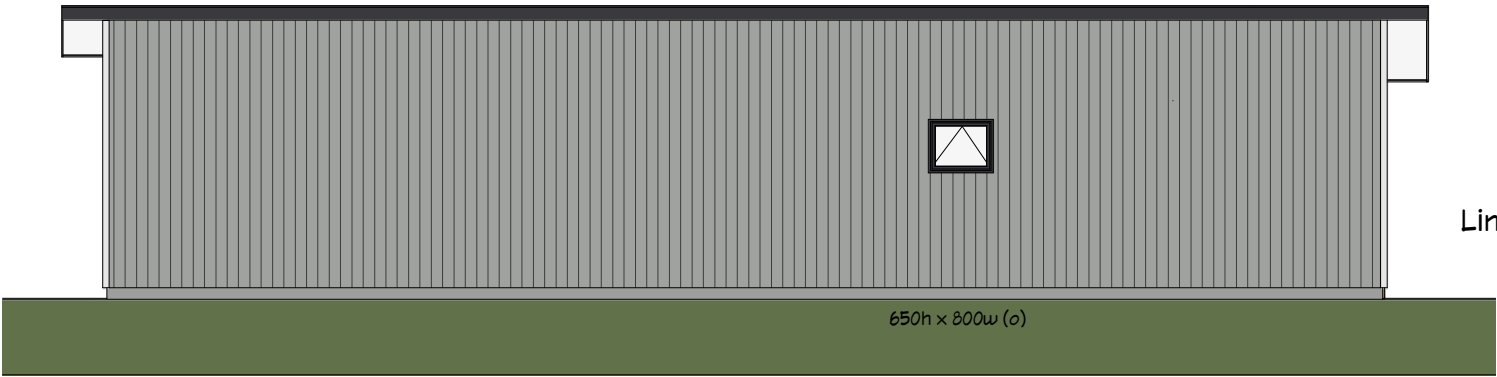
ELEVATION 2



ELEVATION 3

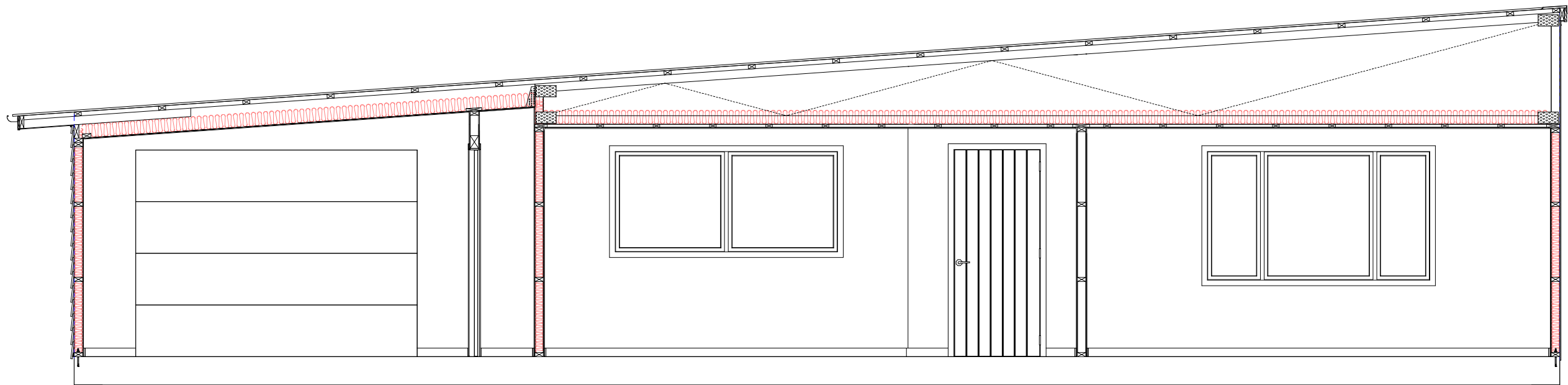


ELEVATION 4



- Colorcote Superdeck 5 rib roof
- Marley Stormcloud Spouting on 30mm timber fascia to PVC downpipes
- James Hardie 180mm Smooth weatherboard cladding and & Feature Shiplap Pine Cladding
- Double glazed aluminium window joinery
- Reinforced and Insulated Concrete Floor

Linea Oblique 300 vertical cladding



ROOF: Superdeck 5 rib Colorcote roof on self supporting building paper on 70 x 45 H1.2 purlins on 240 x 45 H1.2 rafters @ 600 crs and trusses @ 900 crs per truss design and layout.

EAVES: Marley Storcloud gutter on 30mm timber fascia to paint finish PVC down pipes. Hardiflex 4.5mm soffit lining. (Note: Install insulation in soffit over outdoor living areas)

LIVING AREA CEILINGS: 10mm blonded poplar ply glued and brad fixed to timber ceiling battens fixed to truss bottom chord. Negative detail to perimeter. 1mm expansion joint between ply sheets. R3.6 batt ceiling insulation.

BATHROOM CEILINGS: 10mm gib Aqualine ceilings on 35mm Rondo battens @ max 450 crs fixed to truss bottom chord nogging with Rondo clips. R3.6 batt ceiling insulation.

WINDOWS: Powder coated aluminium joinery, double glazed. 18mm pine reveals with 40mm bevel edge architraves.

WALLS: 90 x 45 H1.2. Studs at 600 crs max external, 600 crs internal non-load bearing. Dwangs 800 crs. 10mm gib interior linings stopped to level 4 and paint finish. 65mm bevel edge skirting. R2.6 Ultra wall batts.

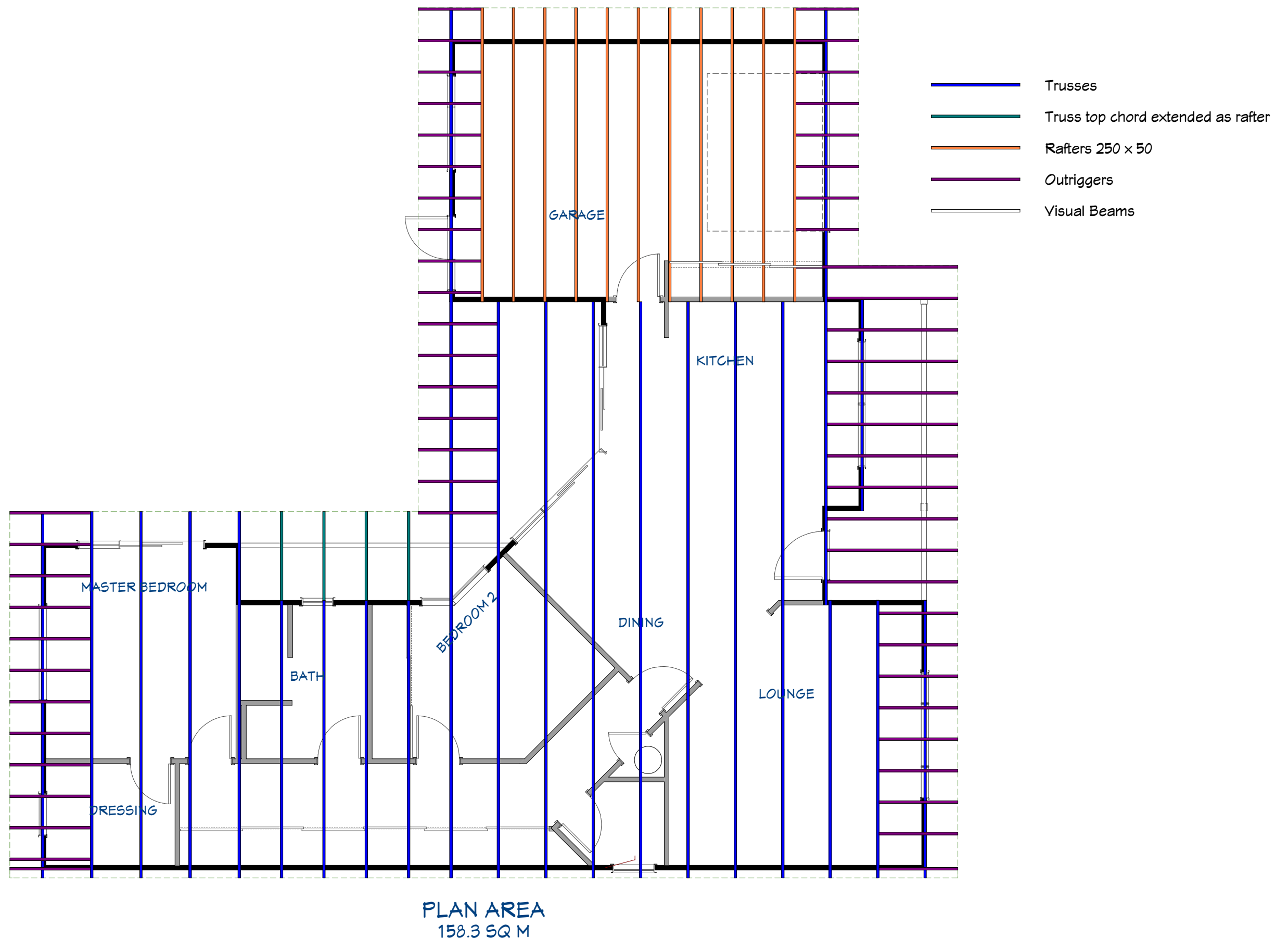
FEATURE WALLS: 90 x 45 H1.2. Studs at 600 crs max external, 600 crs internal non-load bearing. Dwangs 800 crs. 10mm Okume ply stain or urethane finished as selected. 65mm bevel edge skirting. R2.6 Ultra wall batts.

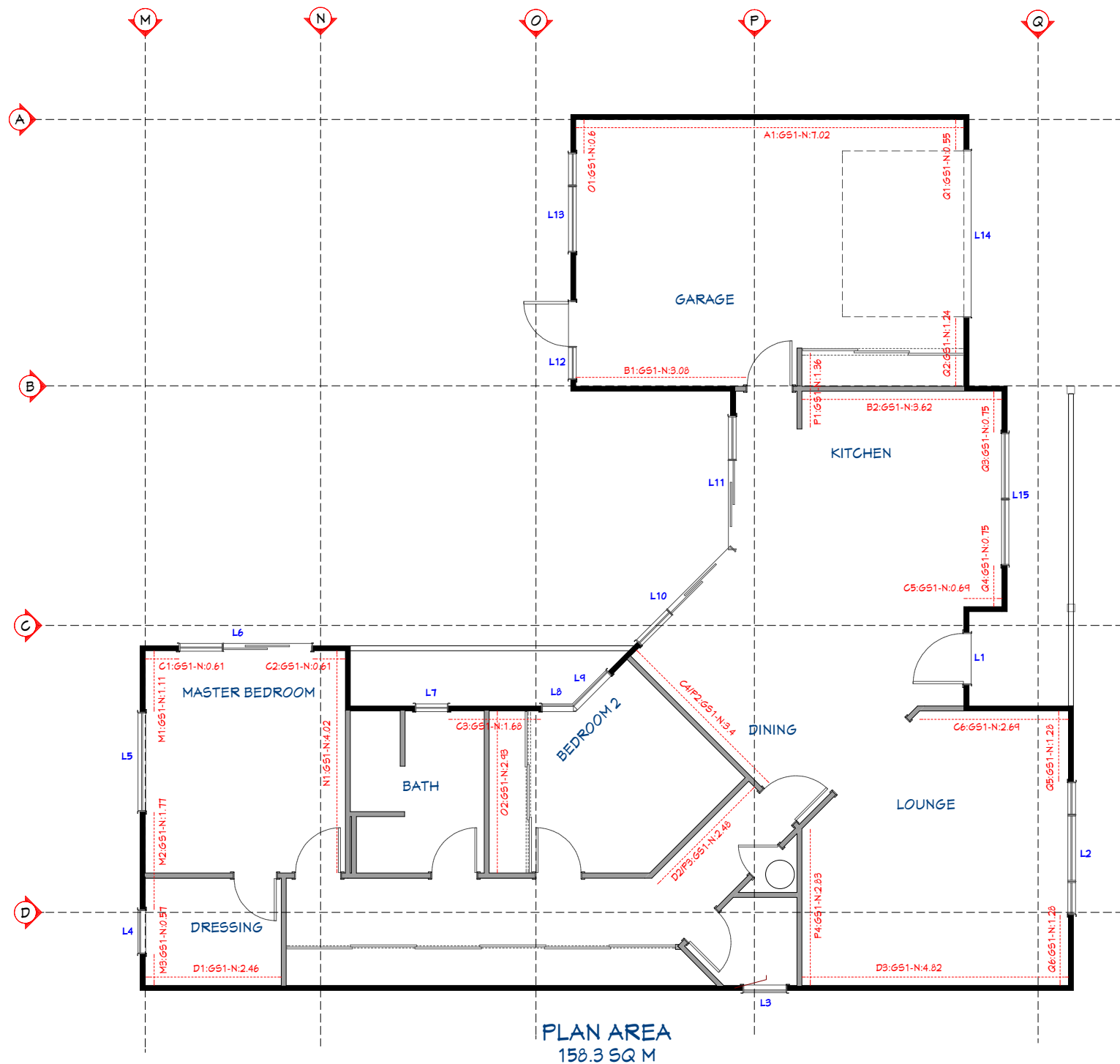
CLADDING: Linea 180mm weatherboard direct fixed over building wrap on timber framing. Feature shiplap pine, direct fixed. Vertical Linea Oblique 300mm weatherboard to driveway wall.

DOORS: V Groove paint quality hollow core with 4mm skins interior doors with 18mm paint quality pine reveals and 60mm MDF bevel edge architraves.

SLIDING DOORS: blonded poplar plywood doors

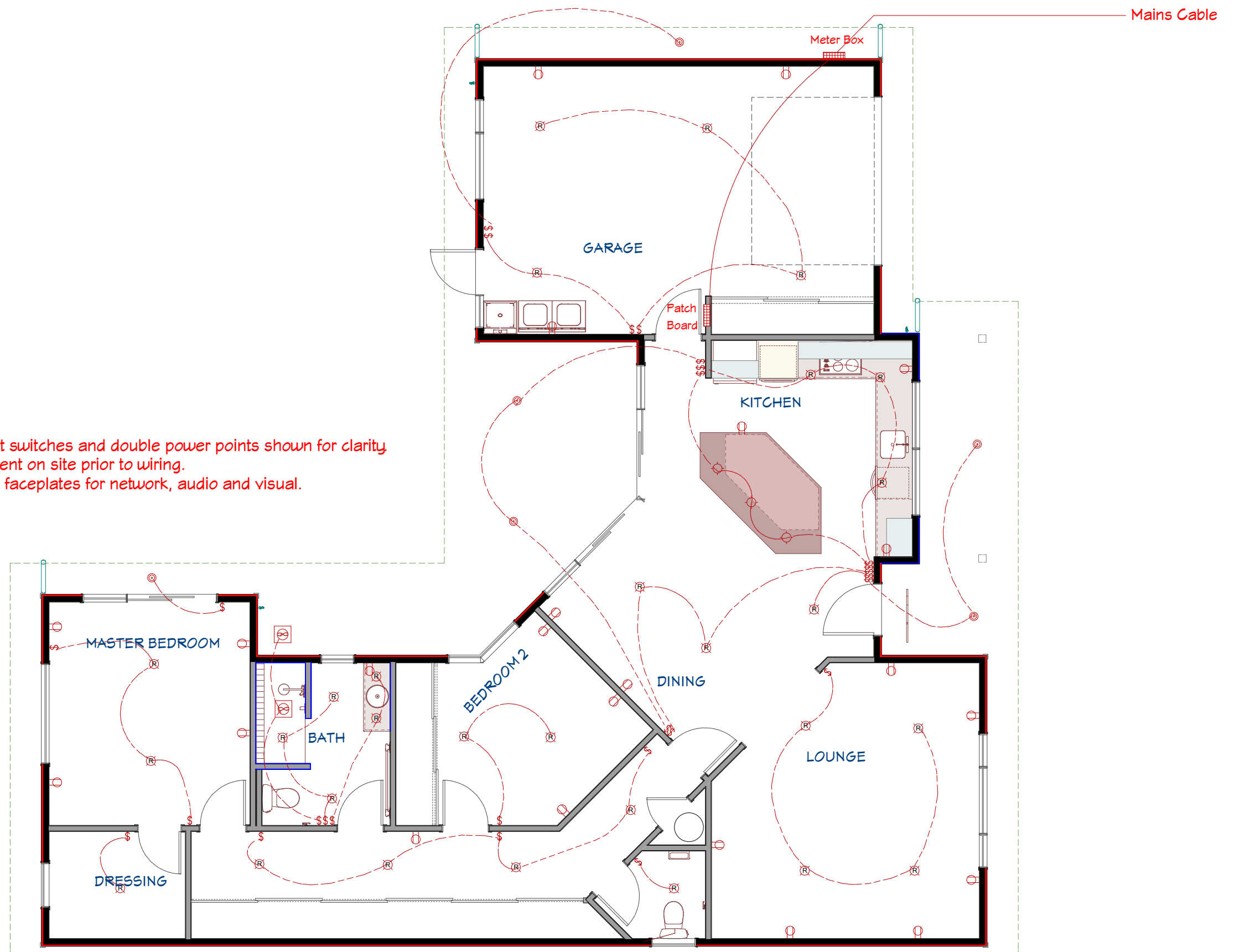
FLOOR: Ribraft insulated engineered floor slab. Burnished floor finish to selected areas. Skim coat to base with paint finish.



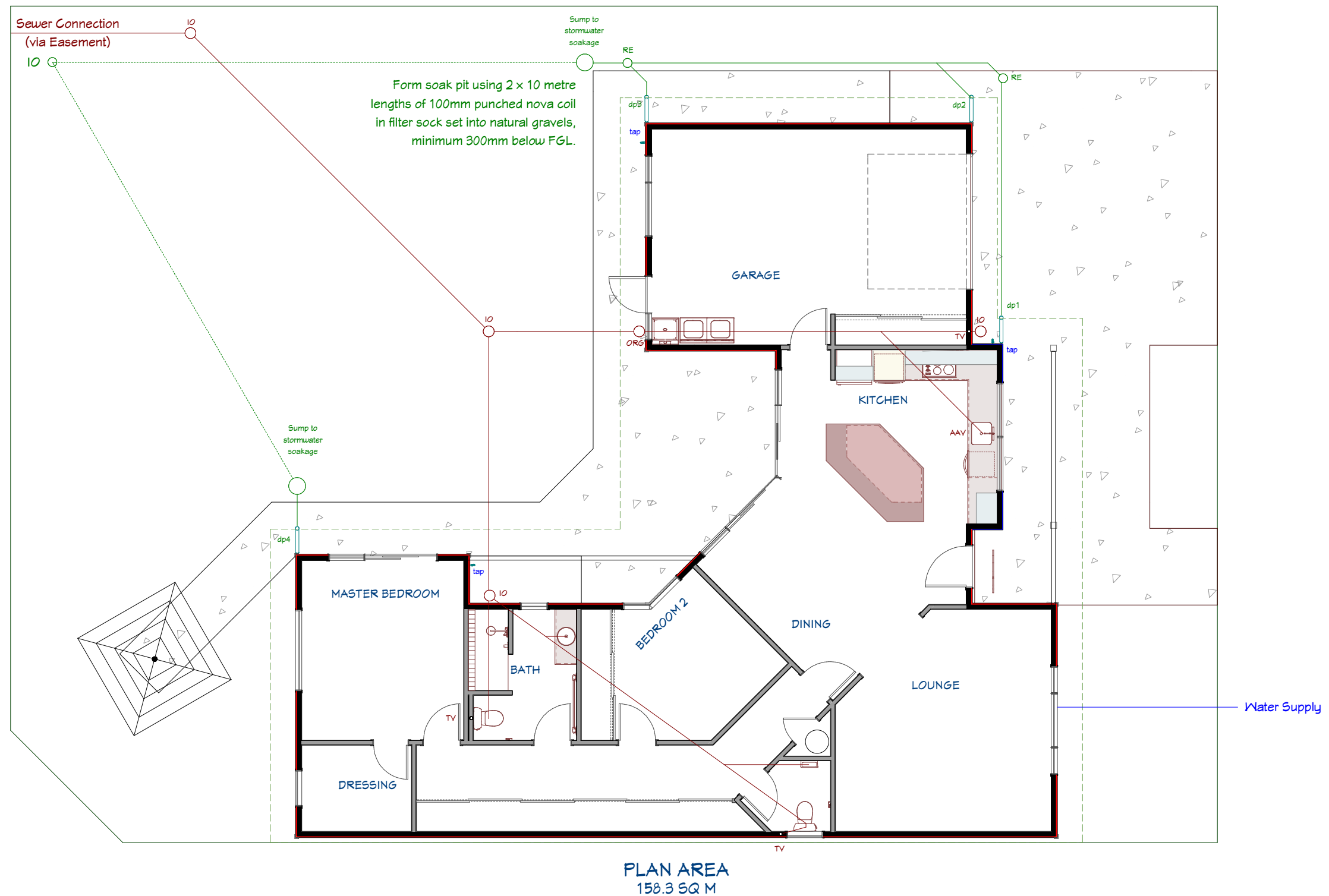


LINTEL TABLE			
Refer to PROLAM calculations in technical specifications			
Lintel	Lintel span	RLW/S	Type
L1	0.95	0.9	PL8H1-150100
L2	2.4	0.7	PL8H1-150100
L3	0.8	10.9	90 x 90
L4	0.8	0.9	90 x 90
L5	1.8	0.9	PL8H1-150100
L6	2.45	6.1	PL8H1-200100
L7	0.6	4.96	90 x 90
L8	0.6	4.96	PL8H1-150100
L9	1.0	1.0	PL8H1-150100
L10	2.4	1.0	PL8H1-150100
L11	2.4	1.0	PL8H1-150100
L12	1.95	7.02	PL8H1-150100
L13	1.81	7.02	PL8H1-150100
L14	3.05	7.02	PL8H1-200100
L15	2.4	0.7	PL8H1-150100

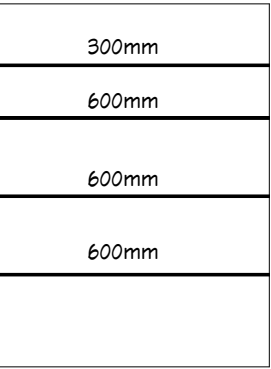
Only light placement, light switches and double power points shown for clarity.
 Owner to confirm placement on site prior to wiring.
 Owner to run cabling and faceplates for network, audio and visual.



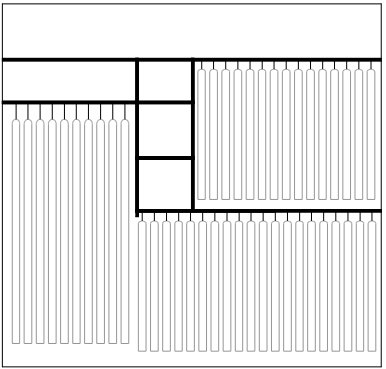
PLAN AREA
158.3 SQ M



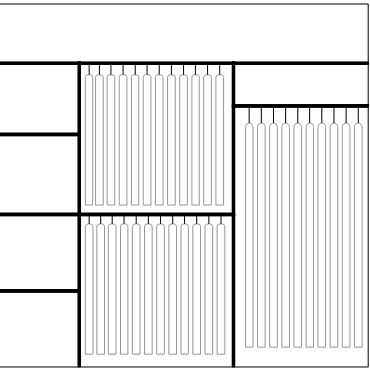
SHELVING PLAN



Shelves 1 & 3



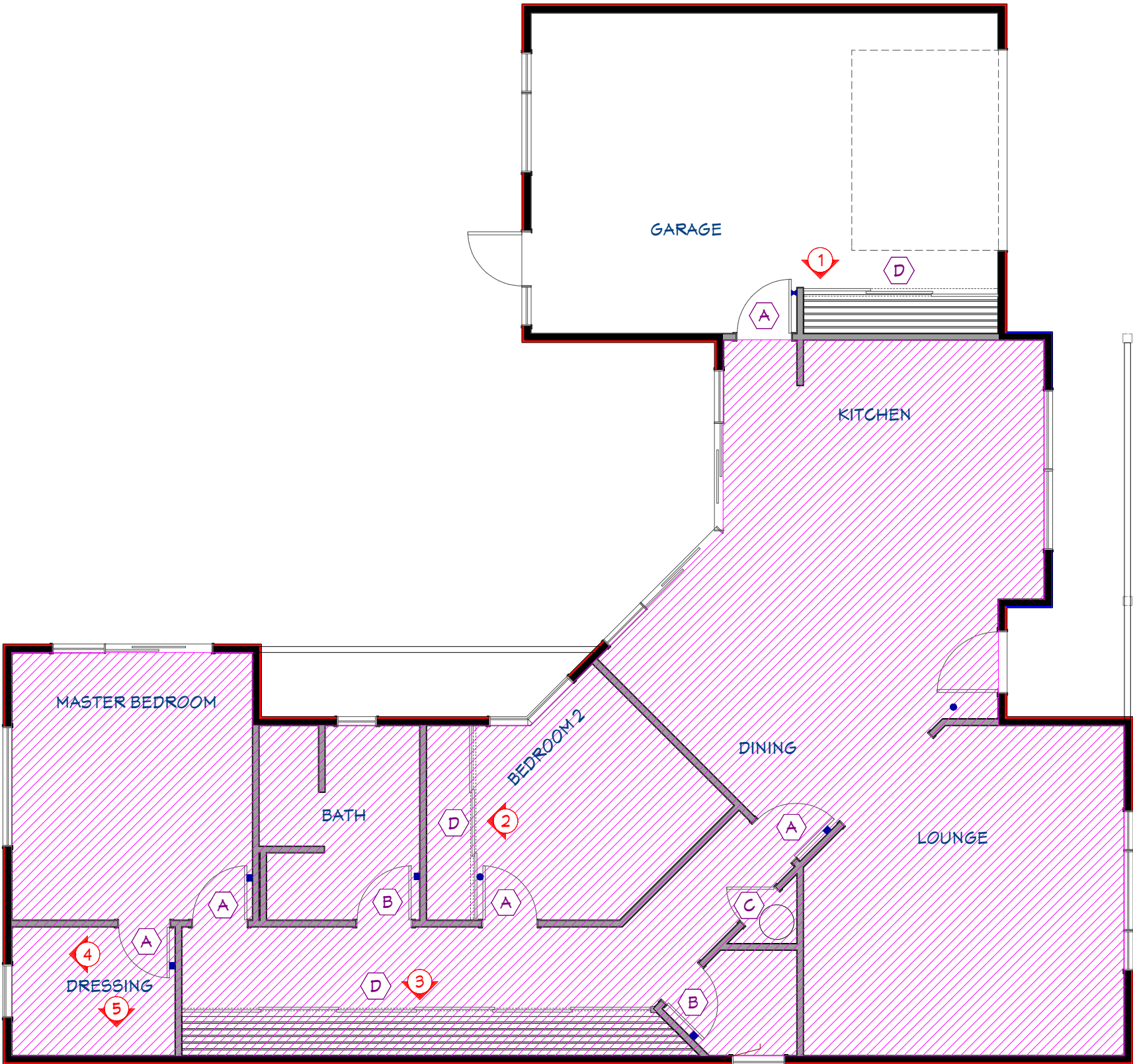
Shelf 2



Shelves 4 & 5

DOOR HARDWARE

- A Passage Door Hardware
- B Privacy Door Hardware
- C Dummy Door Hardware (Free turning)
- D Slider Door Hardware
- Wall Mounted Doorstop
- Floor Mounted Doorstop
- Wall Mounted Magnetic Doorstop



PLAN AREA
158.3 SQ M





