

The Wharf Terraces Residence Renovation Core Specifications

Core Specifications

Tiles or Timber Flooring – Installation Specification – **Ground Floor Apartment (Internal)**

- Being a ground floor apartment this eliminates many acoustic problems & no acoustic underlay required
- Tiles/ Timber is not to be butted hard against common walls in order to prevent noise transfer/vibration into walls & adjoining apartments.

Tiles or Timber Flooring – Installation Specification – **Level 1 Apartment (Internal)**

- Being a level 1 apartment acoustic underlay is required to control noise transfer to ground floor apartments.
- Acoustic underlay to be used **for timber floors** must comply with the following floor system to achieve a AAAC rating of at least 5 stars;

- 5mm thick oak wood; adhered to
- 15mm thick plywood; over
- 8/4mm thick dimple profile E48 impact isolation underlay; over
- 150mm thick concrete substratum; over
- Ceiling below comprising air gap; above
- 13mm thick plasterboard

- **Tiled floors – Installation specification – Level 1 Apartment (internal)**

Being a level 1 apartment acoustic underlay is required to control noise transfer to ground floor apartments.

Acoustic underlay to be used **for tiled floors** must comply with the following floor system

Situation 1 – for dry areas

Selected tile mounted with Morgan Architectural Superior Flex grout – over;

Morgan Resinflex or Powerflex tile adhesive – on top of
Regupol 4515 acoustic insulation (9mm thickness) - on top of
Regupol one part acrylic adhesive for **dry areas** - on top of;
Concrete substrate prepared to AS 1894: 1985

Situation 2 – for wet areas As above but with Regupol one part acrylic adhesive for **wet areas** and extra approved waterproof membrane installed in accordance with AS 3740: 2004. Note membrane can be applied to Regupol or to substrate.

- Tiles/ Timber are **not** to be butted hard against common walls in order to prevent noise transfer/vibration into walls & adjoining apartments.

THE WHARF TERRACES

10 LINCOLN CRESCENT - WOOLLOOMOOLOO

10 Lincoln Crescent, Woolloomooloo, 2011
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Aluminum Sliding Doors/Windows – Specification - to conform to the Architectural Standards (External).

- Safety Glass to match existing colour
- Frame profile to match existing
- Powder Coating to be Duratec (salt resistant) charcoal metallic to match existing
- Balcony Sliding Door hardware “D” handle to match others apartments
- Sliding doors to balcony can be altered to be fully opening as long as when open they aesthetically do not change the appearance from outside (Sliding, stacking etc however not bi-fold or hinged)

Timber Deck – Specification - to conform to the Architectural Standards (External)

- Use H3 treated pine sub-frame, on waterproof packers, to level the new sub-frame and allow for rain water run off to the drain.
- Sikaflex all packers to the existing tiles so the timber has no direct contact and to ensure no movement to the deck once it is complete.
- Make no penetrations to the floor or exterior walls.
- Lay new hardwood timber deck boards to the new sub-frame.
- Timber decking boards to be laid with for 5mm gaps between to ensure sufficient ventilation.
- Use marine grade stainless steel screws to secure the new decking boards to ensure no rust marks to balcony tiles.
- Manhole access over drain to allow cleaning/clearing

Tile Deck – Specification - to conform to the Architectural Standards (External)

- Use H3 treated pine sub-frame, on waterproof packers, to level the new sub-frame and allow for rain water run off to the drain.
- Sikaflex all packers to the existing tiles so the timber has no direct contact and to ensure no movement to the deck once it is complete.
- Make no penetrations to the floor or exterior walls.
- Lay compressed board then sand bed and exterior tiles in compliance with Australian Standards
- Use marine grade stainless steel screws to secure the new decking sub-frame to ensure no rust marks to balcony tiles.
- Manhole access over drain to allow cleaning/clearing
- Ensure finished height from the new deck level to the balcony balustrade height complies with the Australian Standards

Glass & Timber Panel Entry Door – Installation specification - to conform to the Architectural Standards (External)

- Entry doors may be upgraded to glass panels/ timber joinery door (not solid core door)
- Entry door timber is to be pacific maple with moulding. Moulding profile is to match original that of the door being replaced.
- Glass panels are to be 6.38mm laminated safety glass to the top door panel (1135mm X 550mm) and bottom panel (500mm X 550mm)
- Entry doors paint colour and door hardware are required to match other apartment doors.
- Entry doors are to be consistent with those previously upgraded in the complex.
- Entry doors are to comply with Australian Standards

Entry Security Screen Door – Installation specification - to conform to the Architectural Standards (External)

- An Entry Security Screen Door may be added to the door external frame.
- Entry Security Screen Door powder coating paint colour, mesh and door hardware are required to match that of other apartments that have Entry Security Screen Doors
- Entry Security Screen Doors are required to be consistent with those previously upgraded in the complex.
- Entry Security Screen Doors are required to comply with the Australian Standard.

Balcony Mirror – Installation specification - to conform to the Architectural Standards - Ground Floor Apartment (External)

- Mirrors are to be installed as per attached drawing
- Mirrors are to be 6mm toughened Mirastar © (frameless)
- Mirrors outside edges are to be polished other than where it meets another glass panel (refer item 5 & 6 on drawing)
- Back of mirror is to be painted in aviation 2 pac quality paint to match building so that adhesive material can not be seen thru the mirror panels
- Mirrors are to be rectangular in shape to fit inside the detail/shadow lines
- Mirrors may be installed to within 5mm of apartment windows by way of 2 mirror panels (as per attached drawing)
- Top and side edges of the mirror are to be sealed (watertight)
- Mirror is to be installed using a neutral cure silicon as the adhesive
- The buildings preferred supplier/installer is Palmers Glass Ph 9808 1344

Balcony Mirror – Installation specification - to conform to the Architectural Standards – Level 1 Apartment (External)

- Mirrors are to be installed as per attached drawing
- Mirrors are to be 6mm toughened Mirastar © (frameless)
- Mirrors outside edges are to be polished other than where it meets another glass panel (refer item 5 & 6 on drawing)
- Back of mirror is to be painted in aviation 2 pack quality paint to match building so that adhesive material can not be seen thru the mirror panels
- Mirrors are to be rectangular in shape to fit inside the detail/shadow lines
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Balcony Retractable Sun Awning – Installation specification - to conform to the Architectural Standards – Level 1 Apartment (External)

- Manufacturer: Issey Sun Shade System
- Model: Premier Motorised Folding Arm Awning
- Width: 3700mm
- Drop/Span: 3000mm
- Fabric: 7548 Dickson Cream
- Frame: Rivergum Beige Dulux 36991
- Installation is to be carried out by the manufactures authorised installer.
- Awnings to apartments are to match those previously added in the complex.