

Glendower Heights

Body Corporate

SS236 / 1989

Aluminium Windows

Specification

Rev 1

Compiled By : Michael Klements

Date: 24/08/2017

Dear Owner

The Glendower Heights Body Corporate Board of Trustees would like to advise you accordingly. In order to ensure uniformity in the appearance of our buildings, any contractor installing aluminium windows at Glendower Heights must ensure that the windows comply with this specification, as stated in the Glendower Heights Conduct Rules – Section 19.

1 Owner Requirements

All owners wishing to replace their window frames will be required to complete a major renovations form. This form is available from the building manager's office or online.

2 Contractor Requirements

All contractors coming onto the premises of Glendower Heights to do renovations are required to provide proof of liability cover which states the policy number, effective dates and value of cover.

Windows which are to be installed at Glendower Heights are to be AAAMSA performance test certified. The contractor providing the windows is to supply a AAAMSA performance test certificate and glazing certificate before the installation of the windows commences.

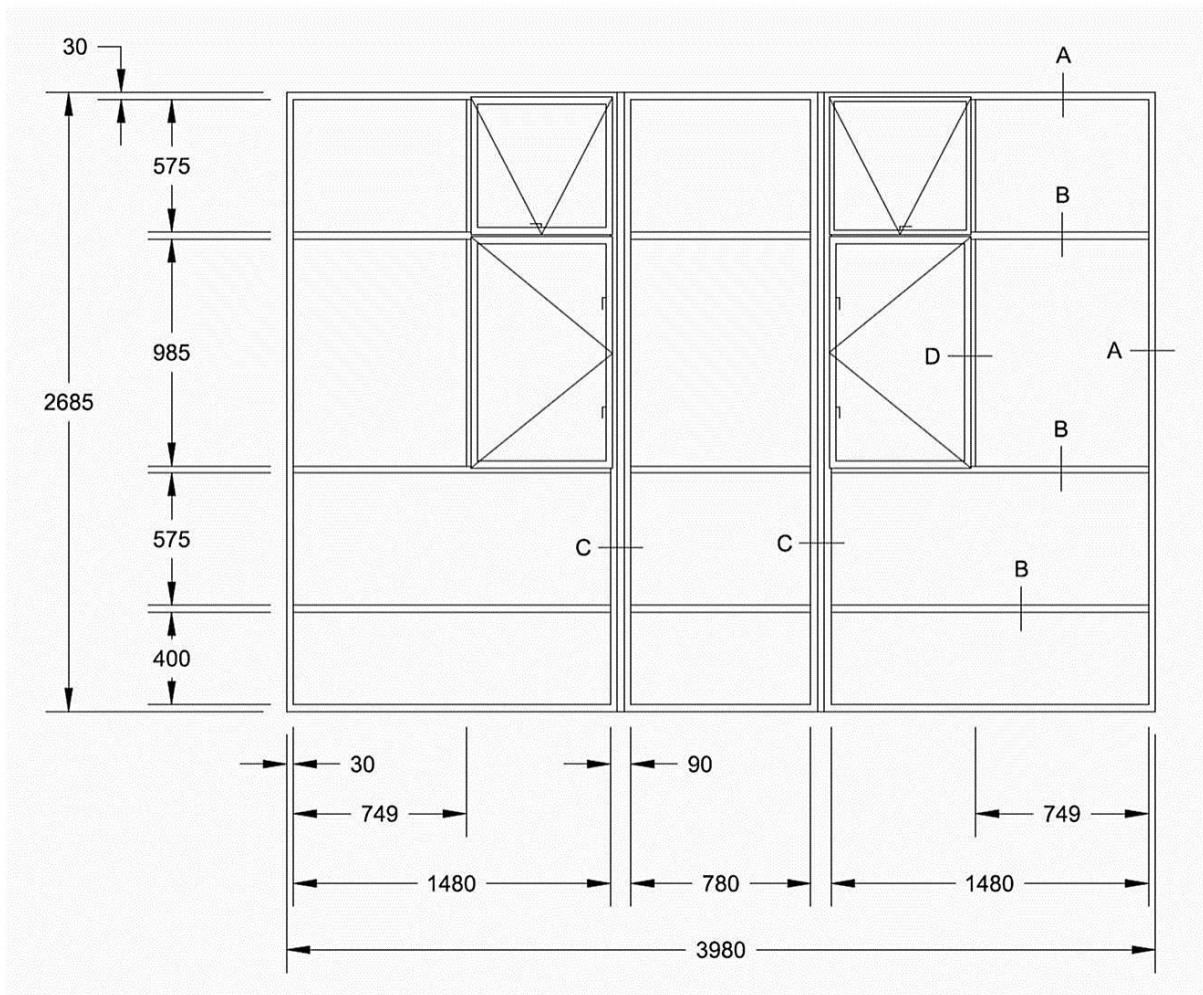
3 Window Specifications

| | |
|---------------------|---|
| Aluminium Finish: | White Powder Coated (Gloss) |
| Glass: | Exterior Windows – Bedroom & Lounge Main Windows & Balustrade 6.38mm PVB Clear Laminated Safety Glass (Marked On Glass) Passage Windows – Dining Room, Kitchen & Bathroom Windows 4mm Clear Float Glass (Optional Sandblast Obscure For Bathrooms) |
| Vertical Openers: | Side Hung, Open Out on Concealed Friction Stays 2 Handles Per Sash |
| Horizontal Openers: | Top Hung, Open Out on Concealed Friction Stays 1 Handle Per Sash |
| Gasket: | UPVC Pull-In External; Wedge Install |
| Mounting: | All windows to be installed flush with the outside face of the boundary walls. For passage installations into existing steel window frames, retained outer frames to be clad in aluminium. |

4 Window Dimensions

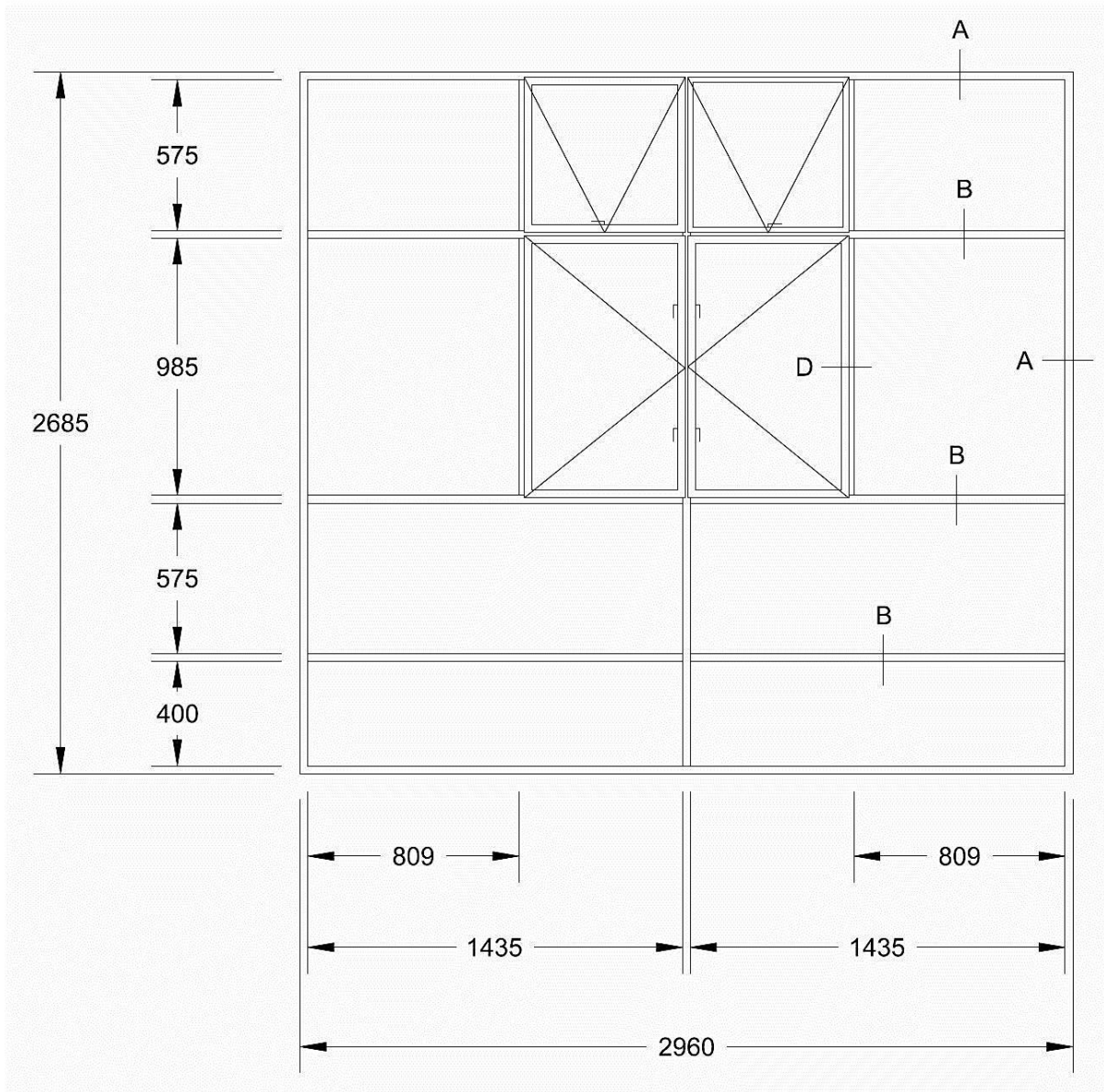
4.1 Lounge & Main Bedroom Window

Outside dimensions are typical; adjustments need to be made for actual measurements. External bead not shown for clarity. See item 5 for section details.



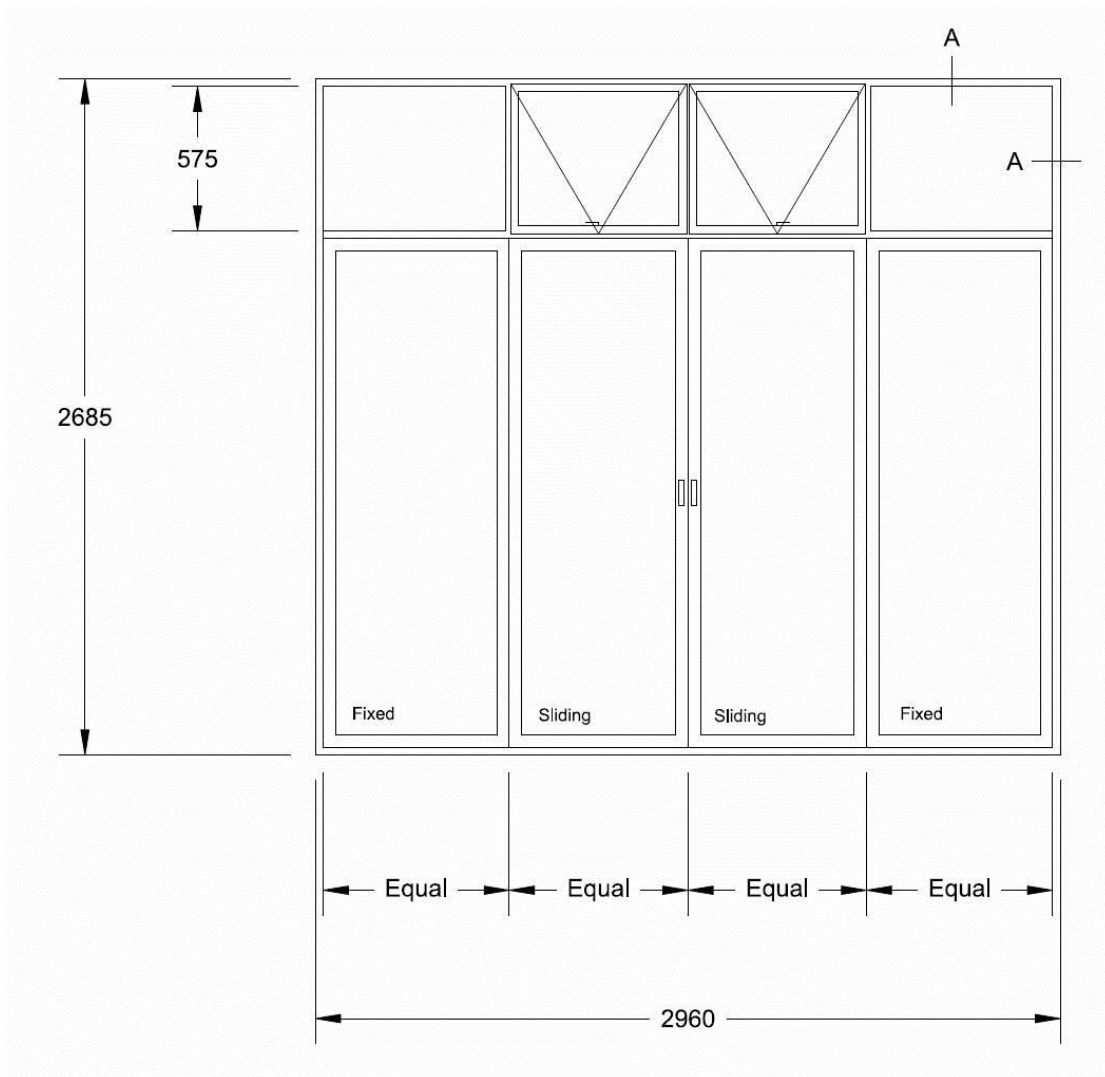
4.2 Second Bedroom Window – Option 1 (Windows)

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4.2 Second Bedroom Window – Option 2 (Sliding Doors)

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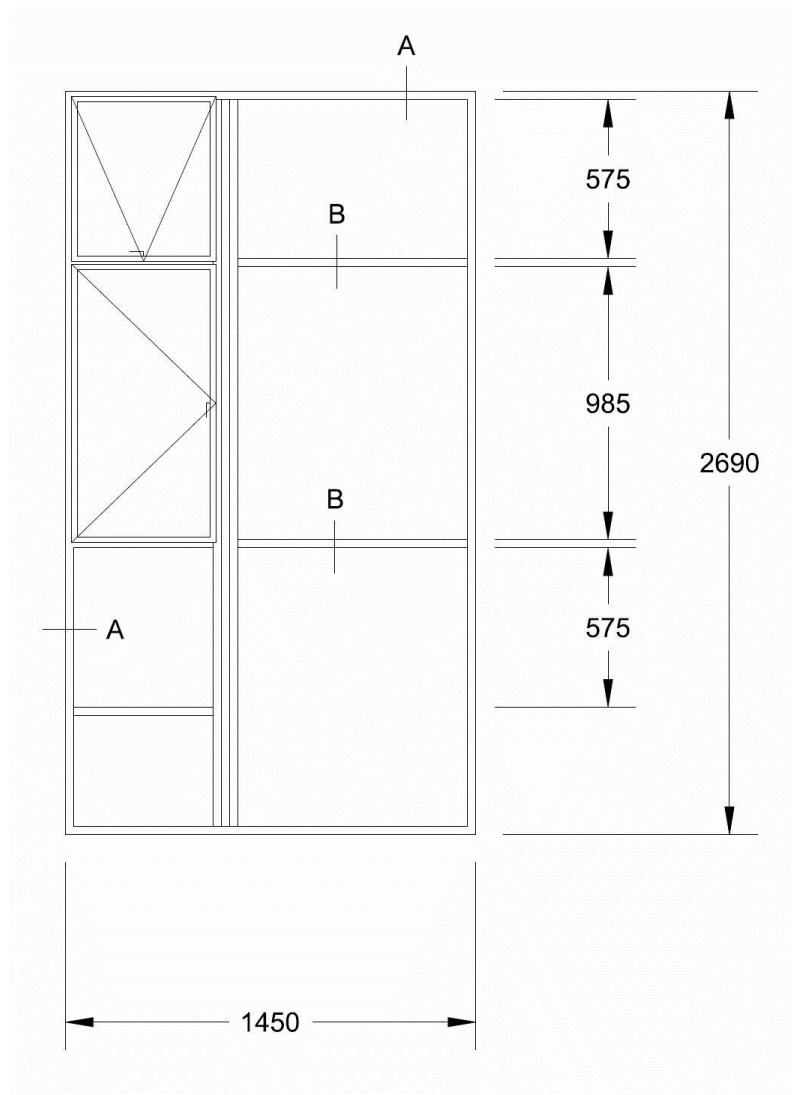
4.4 Third Bedroom Windows

Two configurations are provided for the third bedroom windows. The opening window is always on the corner of the building. When viewing each block from the street side, the left 3 bedroom units have the opening windows on the left side and conversely the right 3 bedroom units have the opening windows on the right side.

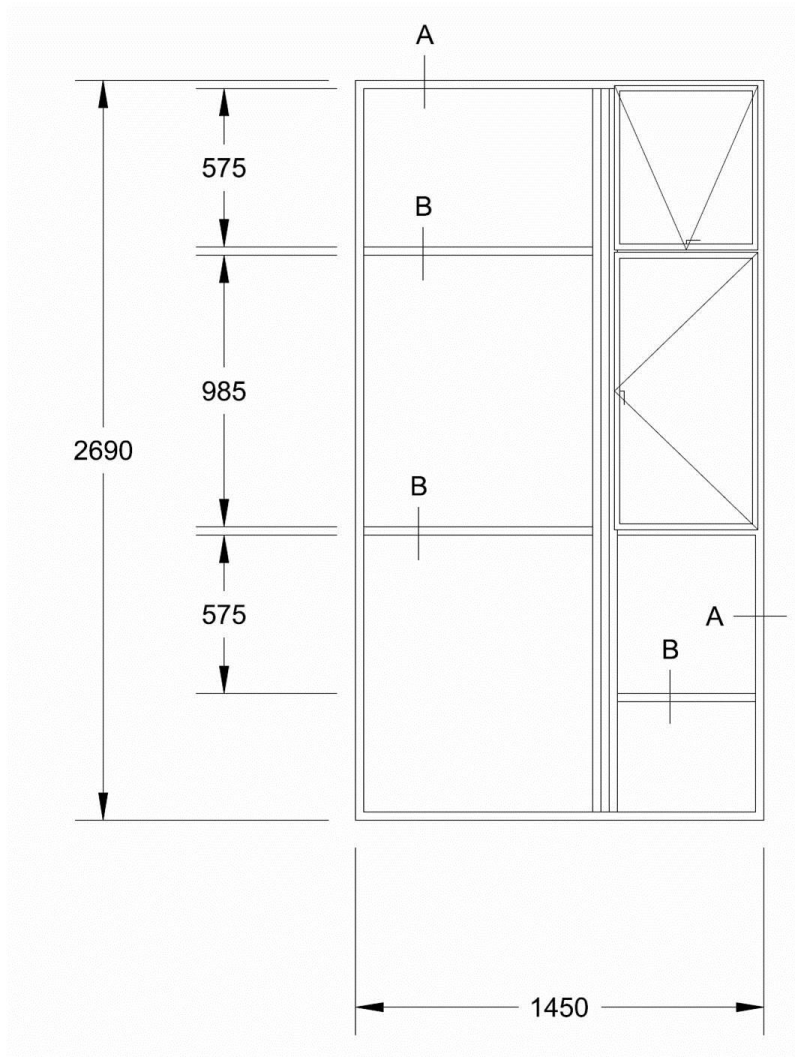
A vertical support is placed between the opening windows and the fixed window panes as shown below.

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Left Side Window

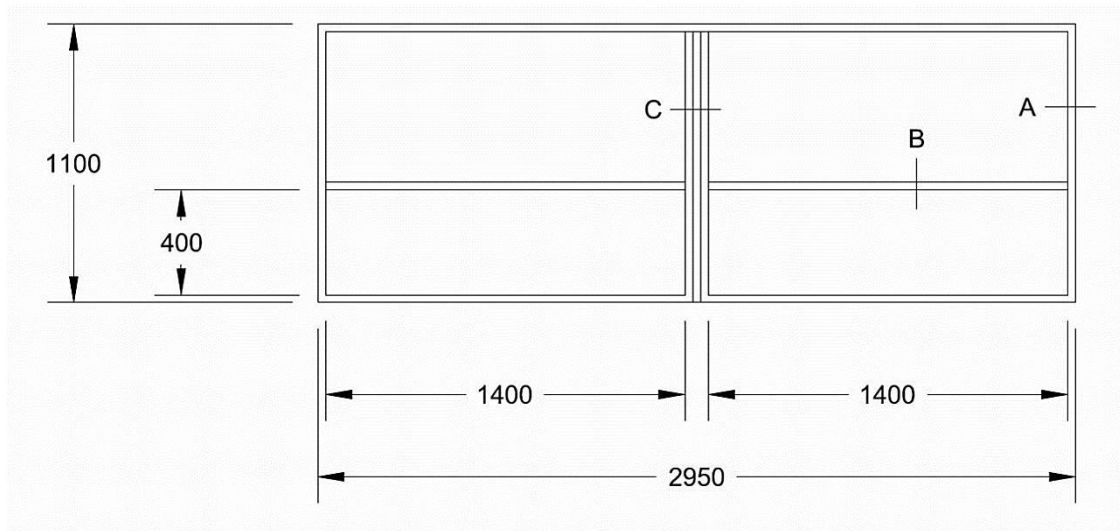


Right Side Window



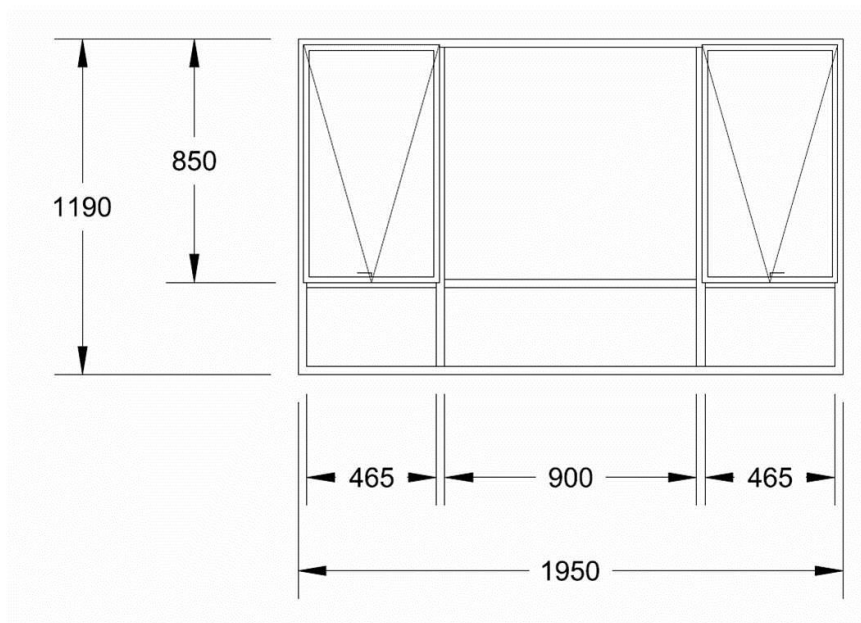
4.5 Balustrade

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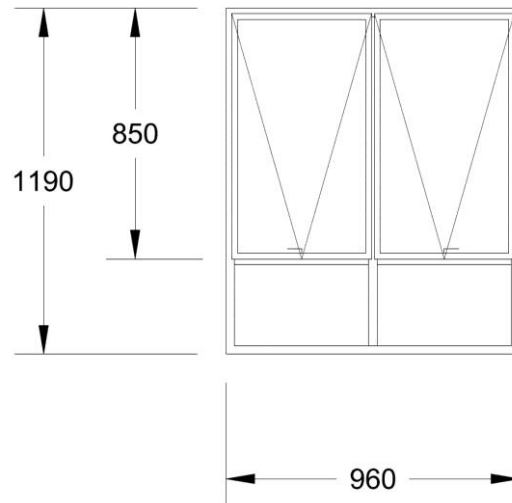
4.6 Lounge Corridor Window

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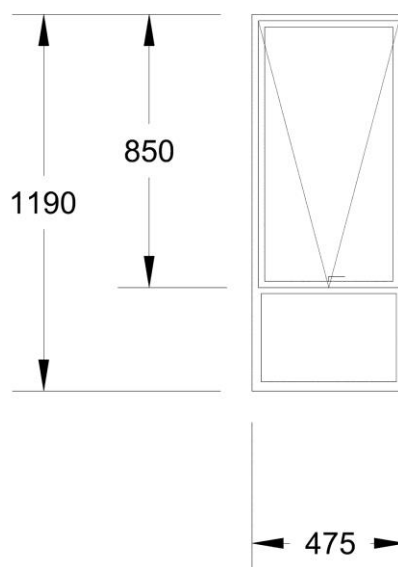
4.7 Kitchen Corridor Window

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4.8 Bathroom Window

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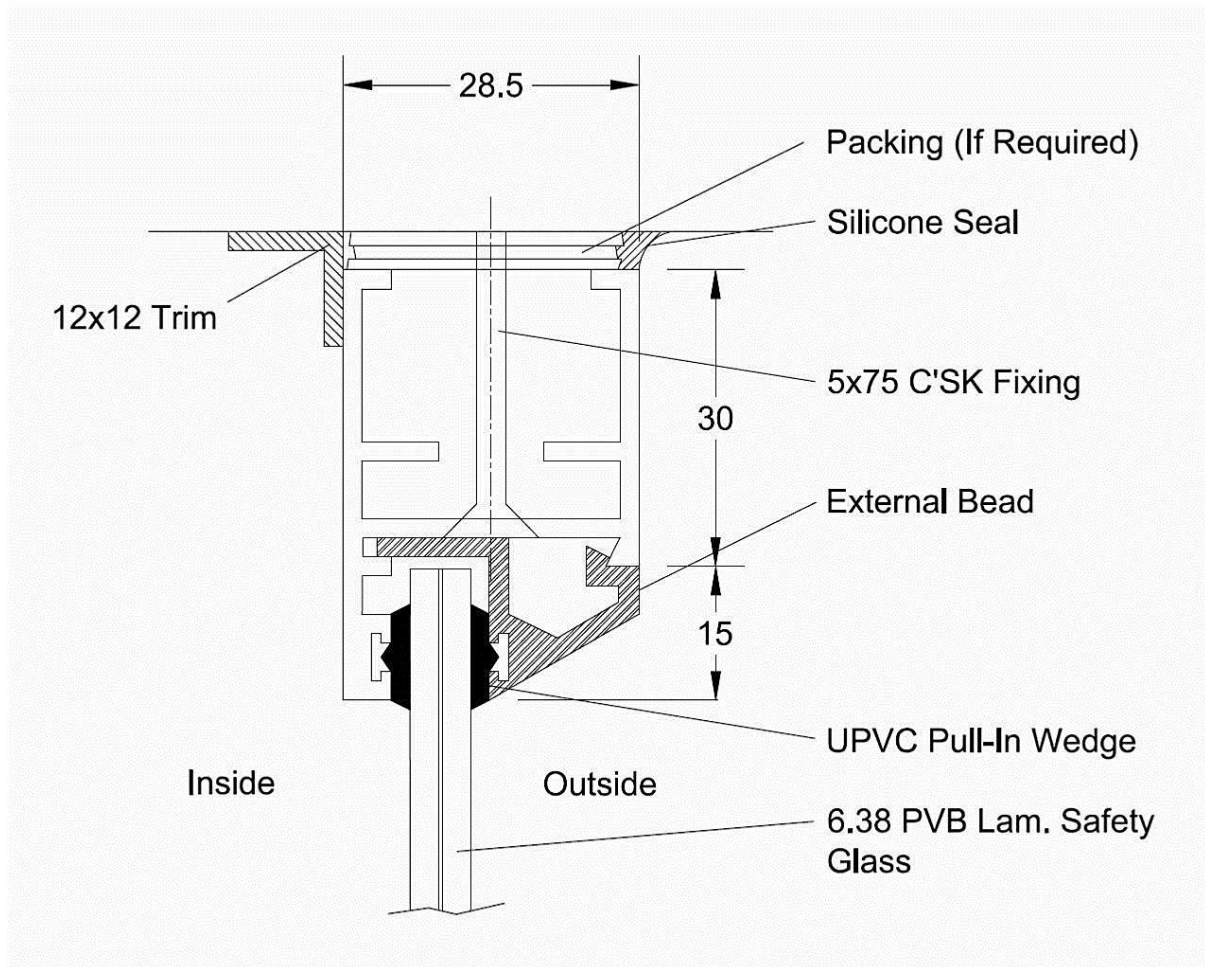


5 Section Details

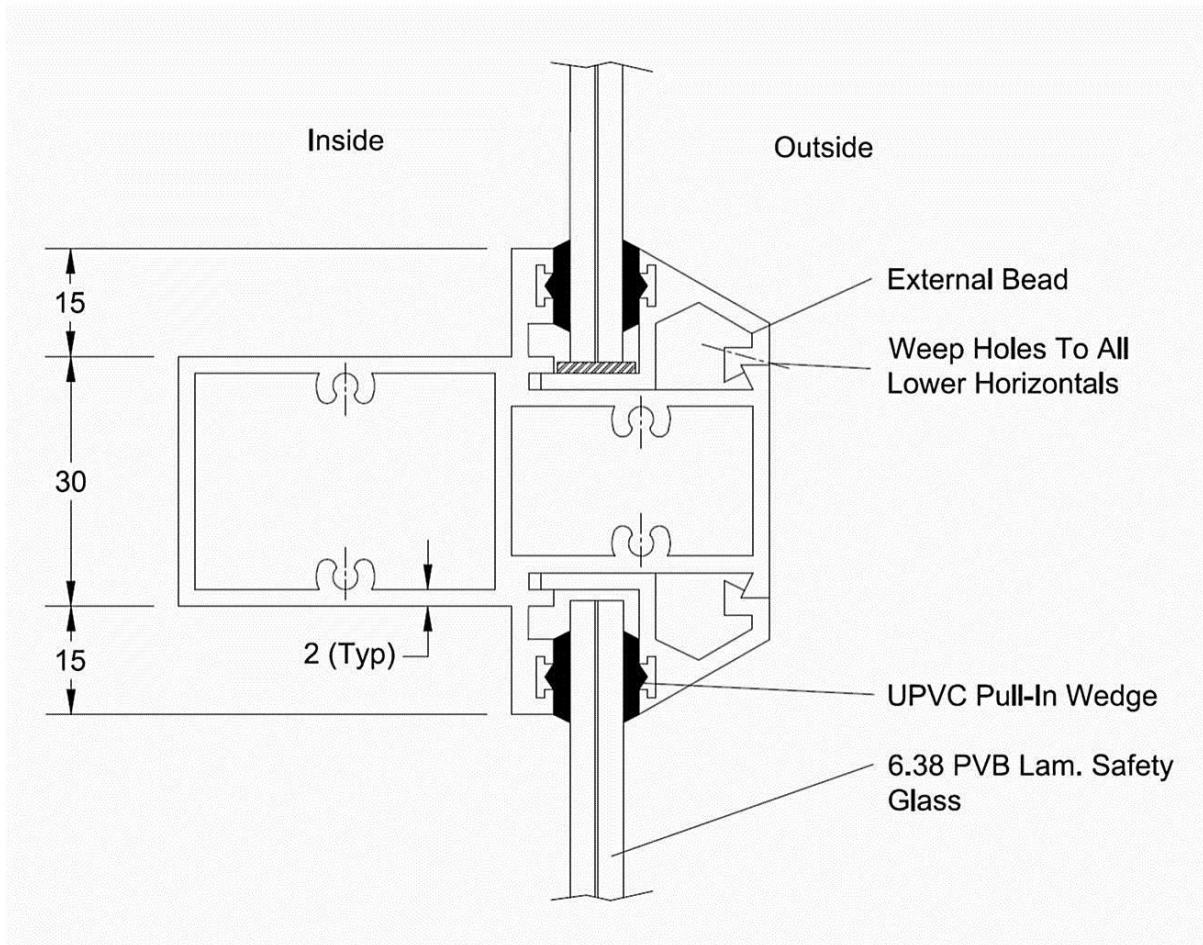
Typical section details shown below.

All extrusions are standard Hulett Building Systems.

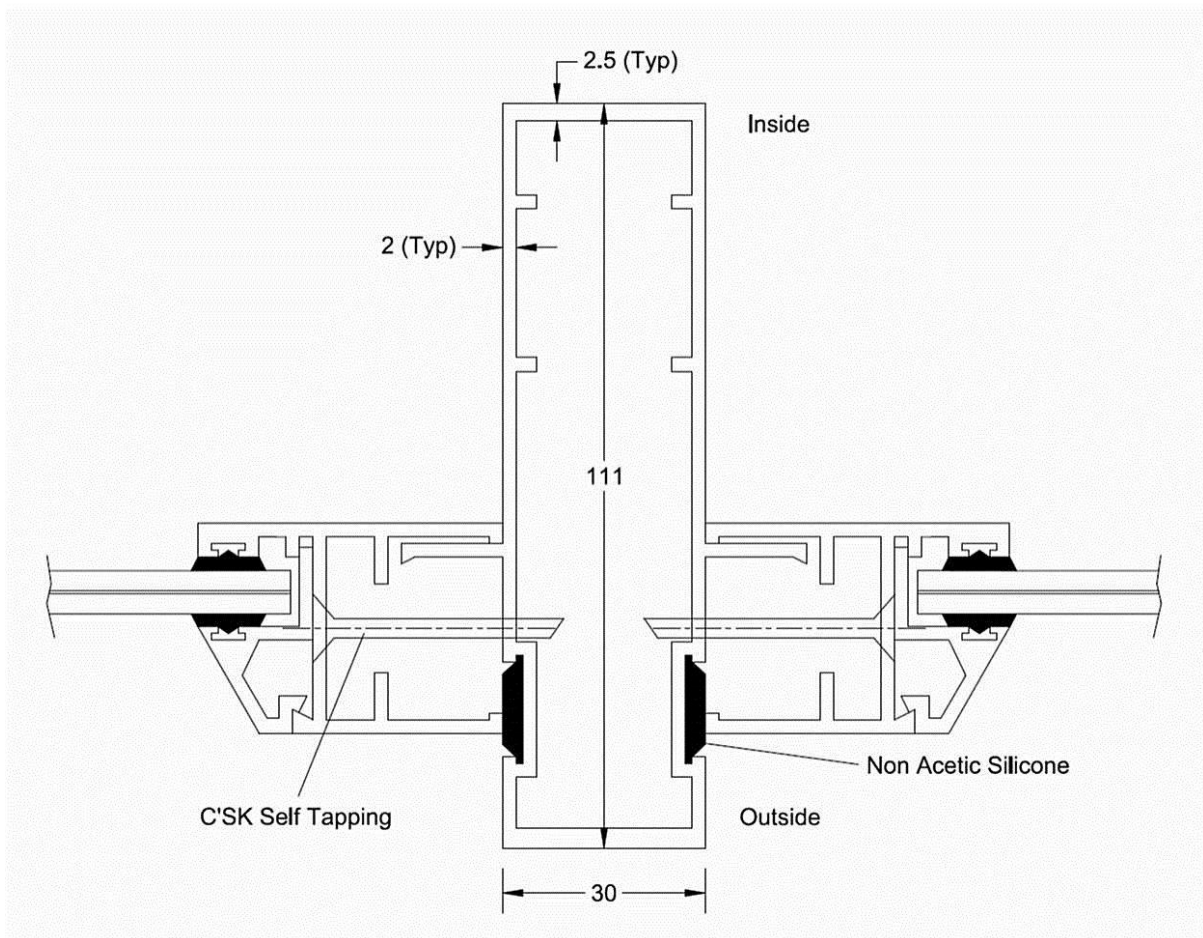
5.1 Section A – Window To Wall



5.2 Section B – Horizontal



5.3 Section C – Vertical Support



5.4 Section D – Window Opener

