

Brook

Contemporary



Haven

Rose



Maine

Coastal



Summit

Traditional



GENERAL NOTES

- This document is based on information provided by the builder.
- These drawings shall be read in conjunction with all other Consultants drawings and Specifications.
- All information contained is subject to change in line with local authority requirements and further detailed planning. Whilst all care and consideration has been taken in the preparation of the information contained in this document, no responsibility is accepted for any inadvertent errors or omissions.
- Before proceeding with the works any discrepancies in the drawings shall be referred for decision to the author.
- Setting out dimensions and sizes of structural members or elements shall not be obtained by scaling the structural drawings. Figure dimensions take precedence to scaled dimensions.
- Internal dimensions between wall framing do not include the allowance for lining thicknesses; External wall dimensions do not include allowance for cladding thickness.
- Any setting out dimensions shown on the drawings shall be checked by the contractor before construction work commences.
- During construction, the structure shall be maintained in a stable condition. Construction loads must not exceed the capacity of the structure at the time of loading. If in doubt ask.
- Untils under all girder trusses shall be checked by truss supplier.
- Angled walls shall be @ 45° unless noted otherwise.
- WIND classification :- W.33 (N2)

BUILDING AREAS (m²)

UNIT A

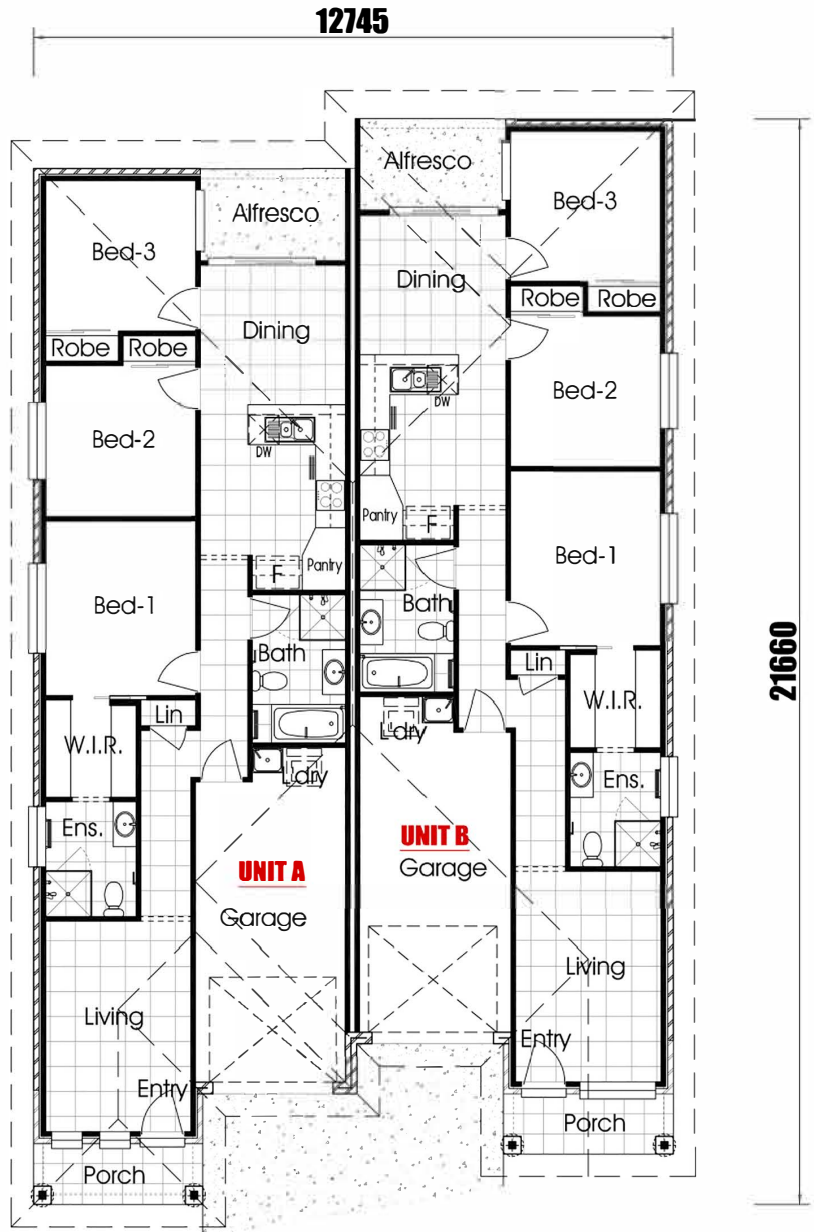
Living Area =	94.78 m ²
Garage Area =	20.96 m ²
Alfresco Area =	5.28 m ²
Porch Area =	4.06 m ²
House Area =	125.08 m ²

UNIT B

Living Area =	94.85 m ²
Garage Area =	20.83 m ²
Alfresco Area =	5.28 m ²
Porch Area =	4.06 m ²
Unit Area =	125.02 m ²
TOTAL AREA =	250.10 m ²

WALL PERIMETER (lm)

EXTERNAL WALL PERIMETER =	75.69 lm
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LOT 4029

DESIGN: AVOCA	CLIENT:	LOCATION: Proposed Dwelling at Lot		© COPYRIGHT JOB NO. - 2024019 Page 1
FACADE: ENZO / HAVEN				
GENERAL NOTES: These drawings are to be read in accordance with the relevant client tender contract. The contractor is to take precedence over these drawings in all matters including, but not limited to, inclusions, exclusions, upgrades, excluding conditions and work by the owner/submitter, however, no liability is accepted for any information in these drawings that can be used to claim any condition or otherwise from or against a third party. The contractor is to be held responsible for any errors and omissions and the documentation is to be held.		Issued: A Date: 22-01-2024 Amendments: Original	Real Property Description: Lot - Patch - Drawn - PDV Plan No. - County - Date - 22-04-2024 Area - Authority - Scale - 1:100	

PRELIMINARY ONLY



Kitchen & Dining

All of our kitchens come equipped with a variety of features, including ceramic feature wall tiling to the kitchen splashback, polyurethane soft-close cabinetry and reconstituted stone benchtops. The kitchen also features quality stainless appliances including rangehood, cooktop, fan-forced under-bench oven and dishwasher. The 1200mm, 1 & 1/2 bowl stainless steel sink features high-quality flickmixer tapware. Additionally, there are extensive overhead cupboards and shelving (with no bulkheads), and fully lined adjustable melamine cupboard shelving with 600mm drawers with metal draw runners.





Bathrooms & Ensuites

Our super practical bathrooms are classically-styled with large white ceramic wall tiles and generously sized, framed mirrors over stylish gloss white vanity units with moulded top and basin, perfect for easy cleaning. Relax in a truly luxurious 1500mm white acrylic bath. The Clear laminated framed glass shower screen with pivot or sliding doors gives the bathroom an open feel while creating a defined showering area in your bathroom.

Multi-directional shower rose, water conserving tapware, quality towel rails, soap holders, towel rings, and toilet roll holders are durable as well as stylish additions to our bathrooms. Additionally, dual flush toilets, exhaust fans and privacy locks are fitted to the main bathrooms, ensuites and separate toilet if applicable. Waterproofing is applied to all wet areas of the home.





Connectivity

Every home has connectivity covered. Completely NBN ready, the homes connection points are planned with aesthetics and functionality take precedence, catering for contemporary family living with connection conveniently located throughout the home.

The home is also equipped with a generous number of double power points that ensure all your electrical needs are met and overloading is avoided.

Additionally the home features a pre-wired telephone connection point and two TV points connected to an installed aerial with booster, ensuring that you can always enjoy great reception.





Bedrooms

Wall-to-wall quality Compass Broadloom twist pile carpeting to bedrooms. Boasting a modern colour palette and luxurious feel Compass is attractive, hard-wearing and stain resistant.

Mirrored sliding doors to built-in wardrobes in bedrooms excluding master bedrooms with walk-in robes.

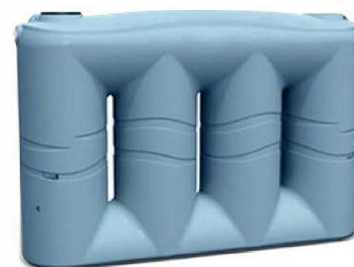
Ceiling fans to all bedrooms to compliment the fully ducted air throughout the home.





Yard & Home Exterior

All homes come complete and packed with exterior features including a decorative spray finished concrete driveway with paths and an automatic electric panel lift door with remotes for easy access. The single entry front feature door with an obscured glass side lite panel and frame comes with quality entry door knobs and deadlocks keyed alike to front and rear doors. In addition, there is a security door to the external glass sliding door and draught excluders to external doors. Our homes also features a single phase meter box with automatic circuit breakers and earth leakage safety switch, a TV aerial with booster, and a fully fenced yard with a side gate. Retaining walls will be included if required, as well as turfing, trees and native shrubs. Also included is a letterbox, clothesline, two garden taps and covered alfresco.





Roofing, Guttering & Fascias



All homes are constructed with pre-built truss roof framing (timber or metal depending on design & availability). Our homes come standard with Metroll Corodek® is high tensile steel, corrugated roofing, manufactured from COLORBOND® steel and ZINCALUME® steel. Metal roofing is increasing in popularity throughout Australia owing to its proven durability in harsh weather conditions particularly high winds and require significantly less maintenance than conventional fired-tile roofs. Metal roofing is lightweight and gives the home a clean and contemporary appearance. The Colorbond fascia, gutter and downpipes, connect to a UPVC Slimline® rainwater tank and stormwater drainage system.

The Anticon blanket under roof sheeting provides benefits against condensation while also providing some acoustic and thermal qualities.

Additionally, our homes come complete with R3.0 Thermal Ceiling insulation to keep your home at a consistent and comfortable temperature all year round.



Bricks and Bagging



Homes are built with predominantly naked and bagged PGH Brick veneer combined with flourishes of premium fire resistant fibre cement cladding, providing stylish and practical design relief.

Bricks don't need painting, sealing or protection from termites. They won't rot, fade, peel or disintegrate over time. Their inherent beauty is permanent, which is why property investors prefer them.

Brick homes have exceptional "thermal mass" properties - storing heat and then slowly releasing it. During summer, brick homes stay cooler during the hottest part of the day, while in the cooler months, the walls store your home's heat and radiate it back to those inside. Ideally suited to Australia's sunny climate, they provide the best heat-efficient building solution.





General

Home comes equipped with fully-ducted air conditioning throughout, ensuring that every room is comfortable and well-ventilated. The home's lighting system incorporates internal and external LED downlights that offer ample energy-efficient illumination, enhancing the ambience of the home.

Safety is a priority, and to that end, the home is fitted with hard-wired smoke detectors with battery backup. The hot water system complies with basix certificate requirements. Additionally, the home features coloured aluminium window framed glazed windows and sliding doors with keyed locks fitted with quality roller blinds (Holland), which provide privacy and shade when needed. Insect screens are fitted to all openable windows to keep the creepy crawlies out.



Site Preparation

- > Site clearance and preparation
- > Bulk earth works over affected area of site to achieve necessary levels, up to and including 1 metre of fall on the original site.
- > Remove existing trees & rubbish

Building Works

- > Engineered designed concrete waffle pod slab
- > Dropped Edge beams where applicable
- > Under slab piling where applicable
- > Under slab plumbing
- > Under slab drainage
- > Termite protection

Columns

- > Brick Columns - from nominated supplier
- > Brick Piers - from nominated supplier

Staircases

- > Internal step/steps to garage (if applicable) where drawn

Roof

- > Timber truss roof framing
- > Preselected Concrete roof tiles, from nominated supplier including angles and intersections bedding and pointing
- > FC soffits including paint finish
- > Insulation for thermal protection - R1.5 medium external walls R3 ceilings
- > Fascia / barge board
- > Colorbond fascia & gutter, downpipes to painted UPVC connected to rainwater tank and stormwater drainage system

External Walls

- > Preselected Brick Veneer Wall from nominated supplier
- > Preassembled wall frames & trusses
- > Preselected coloured mortar and joint finishes
- > Single skin brick wall
- > Preselected lightweight feature walls where shown on plan

Windows

- > Preselected coloured aluminium window framed glazed windows and sliding doors from nominated supplier
- > Insect screens to all openable windows
- > Keyed window locks
- > Quality roller blinds to all clear glazed windows & family sliding door

External Doors

- > Single door with side panel included frame, hardware and painted
- > Single door including frame, hardware (where drawn) and painted
- > Security door to external glass slider from nominated supplier
- > Automatic electric panel lift door with remotes (Where Drawn)
- > Obscured glass to entry frame sidelights if applicable
- > Preselected front feature door. Timber entry frames (front & back) suitable for painting to compliment our facades - hardware (Gainsborough - Terrace)
- > Provide & Install draught excluders to front & rear laundry doors
- > External garage access door (steel frame suitable for painting - if drawn)
- > Quality entry door knobs - locks keyed alike to front & rear doors (Gainsborough - Terrace)
- > Quality entry door deadlocks keyed alike to front and rear laundry doors

Internal Doors

- > Single door including frame, hardware and painting
- > Single sliding door including frame, hardware and painting (where drawn)

Internal

- > Stud framed walls
- > Wall insulation for thermal protection R1.5 Batts
- > Plasterboard / Villabond walls & ceilings with 90mm cornice

- > Hinged swing flush panel internal doors (suitable for painting) with door stops (cavity sliding door only if drawn)
- > Skirtings & architraves are pencil round pine suitable for painting
- > Two coats of premium grade washable wall paint
- > Mirrored sliding doors to built-in wardrobes in bedrooms (excludes walk-in-robos)
- > Hinged swing flush panel doors and white melamine (low maintenance) shelving to linen closet

Internal Screen

- > Shower screens (including doors) to main bathroom
- > Shower screens (including doors) to ensuite (if applicable)

Wall Finishes

- > Plasterboard wall lining
- > Paint finish to wall linings
- > Ceramic wall tiling to kitchen splash back
- > Ceramic wall tiling 2000 mm in shower recess to bathroom Ceramic wall tiling 2000 mm in shower recess to ensuite (if applicable)
- > Waterproofing to wet areas
- > Tile splashbacks above bath & vanities
- > Dado height wall to bathroom where applicable
- > Skirting tiling to bathroom, ensuite & laundry (if applicable)

Floor Finishes

- > Carpet floor coverings to bedrooms, lounge, dining, family room & hallways (if applicable)
- > Ceramic Floor tiling to bathrooms, ensuites, laundry, kitchen & entry (if applicable)
- > Waterproofing to all wet areas
- > Decorative spray finished concrete driveway & paths
- > Plain concrete floor to garage

Ceiling Finishes

- > Plasterboard ceiling
- > Paint finish to ceiling

Fitments - Kitchen

- > Preselected laminated pvc edge cupboard door fronts with pantry, fridge space.
- > Dishwasher space and reconstituted stone benchtop
- > Preselected Stainless steel recirculating rangehood
- > Preselected Stainless steel cooktop
- > Preselected Stainless steel fan forced underbench oven
- > Preselected Stainless steel dishwasher
- > Extensive overhead cupboards and shelving with corniced plasterboard bulkheads
- > Melamine fully lined kitchen adjustable cupboard shelving
- > 1 & 1/2 bowl Stainless steel sink (1200mm long)
- > Quality water conserving chrome flickmixer to sink
- > Corner cupboards with folding doors if applicable
- > 600 mm drawers (if possible) with cutlery tray to top drawer
- > Metal draw runners

Fitments:- Bathroom/Ensuites

- > Stylish gloss white Vanity Units with moulded top & basin
- > Preselected shower frame with pivot or sliding doors with clear laminated glass
- > Quality white 1500mm acrylic bath
- > Quality water conserving tapware with handles & flanges
- > Quality towel rails, towel rings & toilet roll holders to bathroom & ensuite (if applicable)
- > Multi-directional shower rose heads rating of 3 Star
- > Soap holders (where applicable)
- > Water conserving dual flush white cistern & pan
- > Framed mirror over vanities
- > Quality Preselected internal door knobs & privacy locks to bathroom & ensuite (if applicable)

Fitments:- Bedroom 1

- > Quality preselected door knobs with privacy locks

Fitments - Laundry

- > 35 (Min) Litre white trough with suds by-pass and cabinet under
- > Preselected water conserving tapware - handles & flanges minimum 3 star rating

Electrical - Safety

- > Single phase meter box with automatic circuit breakers and earth leakage safety switch including connection fee
- > White light switches adjacent to doors
- > Generous number of double power point throughout the house
- > Quality builders package internal & external LED downlights light fittings
- > Hard wired smoke detectors with battery backup
- > Exhaust fans to ensuites & bathroom & separate toilet if drawn (if applicable)
- > Two prewired TV points
- > TV aerial with booster (if required)
- > One telephone point
- > Hot water system to comply with basix certificate

General

- > 25 Year structural guarantee to protect your investment
- > Builders all risk insurance
- > Free 3 month maintenance warranty
- > Pest control treatment to comply with AS codes
- > Plan drawings Fees
- > Engineers Drainages Fees
- > Council lodgement Fees
- > Geotechnical Fees
- > Goods & Services Tax (GST)

Other External Works & Services

- > Site investigation and test bores for geotechnical reports
- > Rock excavation (if applicable)
- > Treated Pine retaining wall and other necessary structures (only if drawn)
- > Statutory Authorities charges contributions
- > Rural Bushfire Assessment and build costs in BAL fire zone

Landscaping

- > Covenants pending fencing to the building alignment only with block off and side gate (The builder reserves the right to recover any neighbour contributions under the dividing fencing act)
- > Turfing, trees and native shrubs
- > Letterbox & clothesline pending land covenant
- > Front & rear garden taps
- > Above ground polyethylene slimline water tank to comply with basix certificate requirements

Certifications

- > Termite Treatments
 - ✓ BCA Requirements
- > Smoke Alarms
 - ✓ BCA Requirements
- > Electrical
 - ✓ BCA Requirements
- > Insulation
 - ✓ BCA Requirements
- > Glazing Windows/Doors
 - ✓ BCA Requirements
- > Waterproofing
 - ✓ BCA Requirements
- > Flammability
 - ✓ BCA Requirements

Revised: 19-01-2024