



## Standard Specification

### PRELIMINARIES

Design & Drafting fees:	Included
Engineering fees:	Included
5 star energy assessment:	Included
Interior design consultation:	Included
Council fees:	Included
Construction insurance:	Included

### SITE

Site works:	Up to 300mm fall on site included as standard
Soil Class:	M
Wind Speed:	C1
Setback from front boundary:	As per Developer's As Constructed plans

### FOOTINGS - SLAB / FLOOR DESIGN

Footing type:	Included with slab
Slab / floor design:	100mm concrete slab on consolidated fill
Front patio slab / floor design:	As above
Rear patio slab / floor design:	As above
Termite treatment method:	Part A Collars to penetrations, Part B perimeter physical barrier

### WALLS

Wall height:	2500mm nominal ceiling height
External wall type:	200 series masonry block
Internal wall type:	Timber frame

### WALL FINISH

External finish:	Rendered 2 coat system
Internal finish:	10mm Plasterboard excluding garage
Internal finish wet areas:	Villaboard

### COLUMNS / POSTS / BEAMS

Front patio:	As per plan
Rear patio:	As per plan

### ROOF

Roof type:	Metal roof from standard colorbond range
Main roof pitch:	Refer to elevations for pitch
Trusses:	Pine @ 900mm centres
Battens:	Metal battens