

TUVALU



## Communications Pre-wired

**◆ NORTH POINT WARNING ◆**

The north point shown relates to the subject survey plan.  
The user should ensure this is suitable for their purpose

## G Developments Turn Key Package

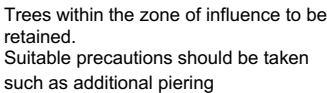
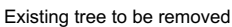
XX.Xm<sup>2</sup> - Exposed aggregate concrete to driveway, path, porch and exit pad.

As constructed drawings required to determine final location of services

(SWR HC)

Approx. Position of sewer 'house connection'. Plumber to confirm on site prior to commencement of excavation

Best practice procedures for erosion & sediment control as outlined by COUNCIL regulations to be adhered to

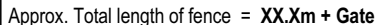


Note:

Approximate height and positions of retaining walls and fences shown. The heights and positions may vary from the plans due to site conditions at the builders discretion.

## Fence Legend

1800 high timber paling fence



Approx. Length of fence



Please discuss proposed retaining walls with your adjoining neighbour prior to construction to ensure that the height of the retaining wall is appropriate to suit the finish ground level on adjacent blocks

## RETAINING WALL LEGEND

Timber retaining wall

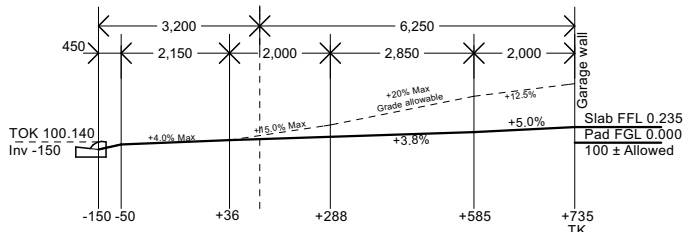
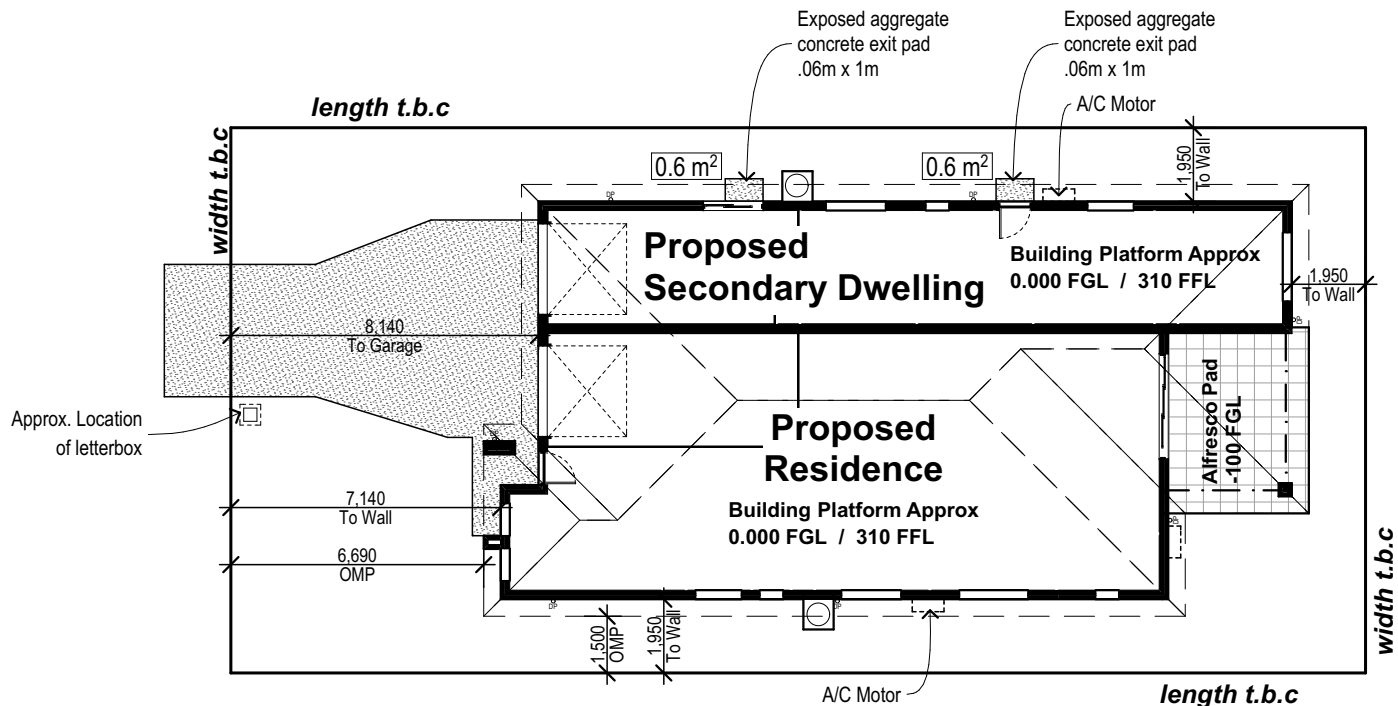


Masonry Block  
Retaining walls




Approx. Height of retaining walls (mm)

Site Coverage: 48.68%  
(as per Building Act 1975)



**COUNCIL**  
**Proposed driveway profile**  
Scale 1:150

Note:  
Refer to "New Access Driveway Approval"

Siteworks / Notes	- Subject to full covenant approval by client prior to council lodgement.	<b>SITEWORKS - MAIN</b> Cut:- 000mm Fill:- 000mm Pad R.L:- 0.000m Main Slab R.L:- 310m Garage Slab R.L:- 0.235m  <b>Critical AHD Pad Level</b> <b>NO</b> <input checked="" type="checkbox"/> <b>YES</b> <input type="checkbox"/> Building platform height shown is approx. Only & may vary on site due to site conditions.	<b>SITEWORKS - ALFRESCO</b> Cut:- 000mm Fill:- 000mm Alfresco Pad R.L:- -100m Alfresco Slab R.L:- 210m  <b>Critical AHD Pad Level</b> <b>NO</b> <input checked="" type="checkbox"/> <b>YES</b> <input type="checkbox"/> Building platform height shown is approx. Only & may vary on site due to site conditions.
Cut Batter: 1:3 / Fill Batter: 1:3	- Subject to local government authority energy efficiency requirements.		
NO HEAVY COMPACTION OVER SERVICES	- G Developments takes no responsibility for damage to existing access way, retaining walls or fences.		
Engineers Wind Classification: ??	 Location of yard gullies are indicative only and may be moved at the discretion of the builder on site to suit site conditions		

	<div>All Content Copyrighted:-</div> <div>C This design and/or print is the property of G Developments P/L and is protected by the Commonwealth Copyright Act 1968. It must not be used or reproduced in whole or in part without written permission. Any attempt to copy, use or reproduce the same, in whole or in part, will result in legal proceedings.</div>				Client:	Mr & Mrs #Client Family Name			Site Address:	Lot ???			<div>Site Plan</div> <table><tr><td>Plot Date:</td><td colspan="2">31/05/2024</td><td>Drawn:</td><td colspan="2">????</td><td>Rev:</td><td rowspan="3">A</td></tr><tr><td>Scale:</td><td colspan="2">1:200</td><td>Checked:</td><td>-</td><td>Checked Date:</td><td>--/--</td></tr><tr><td>Sheet:</td><td colspan="2">02</td><td colspan="4">Job No:</td><td>?40####</td></tr></table>			Plot Date:	31/05/2024		Drawn:	????		Rev:	A	Scale:	1:200		Checked:	-	Checked Date:	--/--	Sheet:	02		Job No:				?40####
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					Product:	Tuvalu Traditional Facade Garage to LH			- Street Name Estate Name SUBURB State   ???? DP: Unregistered LGA: COUNCIL																													
A	XX.XX.2021	Pre Construction Copy	??																																			
Rev	Date	Amendments	By																																			

# Specification

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## PRE-CONSTRUCTION

- HIA fixed site works.
- Plans - Specifications.
- Engineers soil report & slab design.
- Council building application fees.

## SITE WORKS FOUNDATIONS & CONNECTIONS

- Site scrape and/or balanced cut & fill excavation for up to 1500mm site fall over the building platform.
- Engineer designed concrete slab to suit up to "H2" slab with bulk concrete piling (up to and including a depth of 600mm).
- Termite treatment to slab penetrations and physical perimeter barrier.
- Sewer & storm water connections to existing serviceable connection points for sites up to 600m<sup>2</sup> in size with a standard 6 meter set back from front boundary (battle-axe, other odd shaped blocks and blocks where service connection exceeds standard allowances may incur extra service costs).
- Eight (8) meters plan length of electrical mains.
- Water connection from pre-tapped water main up to and including six (6) meter setback to house.
- House constructed for "N2" wind rating conditions (W33).
- No allowance is made for retaining walls.

## ENERGY EFFICIENCY

- Bulk ceiling insulation, rating R2.5, to ceiling area.
- Double sided foil wall-wrap to external stud walls.
- Energy efficient aluminium improved windows and sliding door units
- Weather stripping to hinged external doors.
- Electric hot water system.
- 500 KPA water pressure limiting device.
- LED down-lights.
- Approximately 1.8kw solar power system.

## BRICKS, WINDOWS, ROOFING AND GARAGE

- Colorbond roof.
- Colorbond fascia & gutter from the standard builders' range of colours.
- Select range of clay bricks from the builder's standard range.
- Natural mortar.
- Powder coated aluminium windows from the standard builders' range of colours, with obscure glass to wet areas.
- Keyed window locks to all opening sashes and sliding doors.
- Auto Sectional garage door to garage from the standard builders' range of colours and two (2) handsets.

## KITCHEN

- 20mm manufactured stone benchtops.
- Laminate finish cupboards from the standard builder's range of laminates.
- Soft close cabinetry to cupboards
- Door handles from the standard builder's range.
- 600mm under-bench oven.
- Laminate finish microwave oven provision to cabinetry.
- Electric ceramic 600mm cooktop.
- Freestanding stainless-steel dishwasher.
- Stainless steel 600mm slide-out rangehood.
- 1¾ bowl stainless steel kitchen sink.
- Chrome gooseneck sink mixer.
- Cold water-point to fridge space for an ice maker.
- Bulkhead above kitchen overhead cupboards.

## CERAMIC TILING

- Bathroom & ensuite floors, and - 2000mm high to showers,
- 600mm above bath (nominal),
- 200mm skirting tile.
- Kitchen tiled splashback:
- 600mm high off bench.
- Toilet & Laundry floors and, - 400mm splash back over tub - 200mm skirting tiles

*No allowance has been made for frieze, decorator tiles, or laying of border tiles, 45-degree patterns or floor feature tile layouts.*

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# Specification

## BATHROOM, ENSUITE & TOILETS

- Wall-hung vanities with 20mm stone bench tops from the standard builder's range
- Door handles from the standard builder's range.
- Clear laminated glass shower screens with powder coated aluminium frames from the standard builder's range of colours.
- 1500mm white acrylic back to wall freestanding bath
- 900mm high polished edge mirrors fitted to the same width as the vanity unit.
- Chrome mixer tapware, double towel rails and toilet roll holders.
- Vitreous China close coupled toilet suites.
- Semi-inset basins (or semi recessed as required).
- Shower on rail to bathroom and ensuite showers.

## ELECTRICAL

- Earth leakage safety switch & circuit breakers.
- Single phase underground power connection from existing supply point.
- Meter box will be installed on the side nearest to the mains connection point.
- One (1) double power point to each room and as per electrical plan.
- One (1) 240-volt downlight point to each room as per electrical plan.
- Two (2) external para flood light points.
- Two (2) television points complete with 5 lineal meters of cable and no antenna.
- Smoke detectors hard wired with battery backup.
- Pre-wiring for two (2) Telstra phone points.
- Exhaust fan to bathroom and ensuite.
- Single GPO to microwave oven provision in kitchen.
- USB/double power point to the end of kitchen cabinetry.

## STANDARD INTERNAL AND EXTERNAL FEATURES

- 90mm Bluescope Truecore steel frame.
- 2550mm ceiling heights throughout (ground level only in 2 storey homes).
- Round aluminium powder-coated handrail and vertical balustrade to external balcony as selected from builders' standard range where applicable.
- Paint grade front door with clear glazing.
- Paint grade hinged doors to other external doors if applicable.
- Paint grade flush panel internal passage doors.
- Magnetic door stops from builders' standard range to passage doors.
- Vinyl sliders from builders' standard range to wardrobe doors.
- Builders range exterior leverset to front door
- Interior leverset to internal doors.
- 90mm paint grade coved cornice.
- 41mm paint grade splayed architraves.
- 67mm paint grade splayed skirting.
- Paint: - Three (3) coat internal paint system - 2 colours allowed i.e. 1 colour to wall and 1 colour to timber work, - Two (2) coats to ceiling to Paint Manufacturers standard specifications, - Two (2) coat external paint system to external trim and doors to paint manufacturers standard specifications.
- 45 ltr laundry trough and cabinet.
- Two (2) external garden hose taps.
- AAA rated water saving shower heads and tap-ware.
- Internal & external builders house clean and site clean after construction.
- Carpet grade staircase with painted timber balustrade for staircases as selected from builders' standard range.

## WARRANTIES

- Statutory maintenance period.
- Statutory structural guarantee period.

# Specification

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## TURN KEY PACKAGE

### PRE-CONSTRUCTION

- Provide additional council cross over and building application fees according to local city council.

### SITE WORKS

- Provide additional driveway cut and excavation including kerb cut-out and removal when non-mountable kerb exists.

### WINDOWS

- Powder coated aluminium diamond grill security screens.
- Powder coated frames to glass sliding doors.
- Powder coated frames to opening windows.

### LANDSCAPING

- Provide up to 70 lineal meters of 1800mm high treated pine timber fencing.
- Provide (1) steel frame gate with treated pine palings.
- Provide up to 60 m2 of exposed aggregate driveway, front path and porch.
- Provide up to 300 m2 of A-Grade turf.
- Provide one (1) 15m2 garden bed including clay paver edge, builders' range plants and mulch.

### INTERNAL AND EXTERNAL FEATURES

- Provide carpet to all bedrooms and living rooms as selected from the builders' standard range.
- Provide main floor tiles to all other internal areas (excluding garage).
- Provide suitable external grade tile finish to alfresco slab as selected from the builders' standard range.
- Provide a fold down wall mounted clothes line as selected from the builders' standard range.
- Provide a TV antenna and booster (as required) to roof as selected from the builders' standard range.
- Provide a letter box as selected from builders' standard range.
- Provide Roller blinds throughout. (Excluding Wet Rooms)
- Provide (1) white fan/light to all bedrooms.
- Provide (1) split system A/C from builders' standard range to living room and (1) to master bedroom.
- Provide internal & external builders house clean