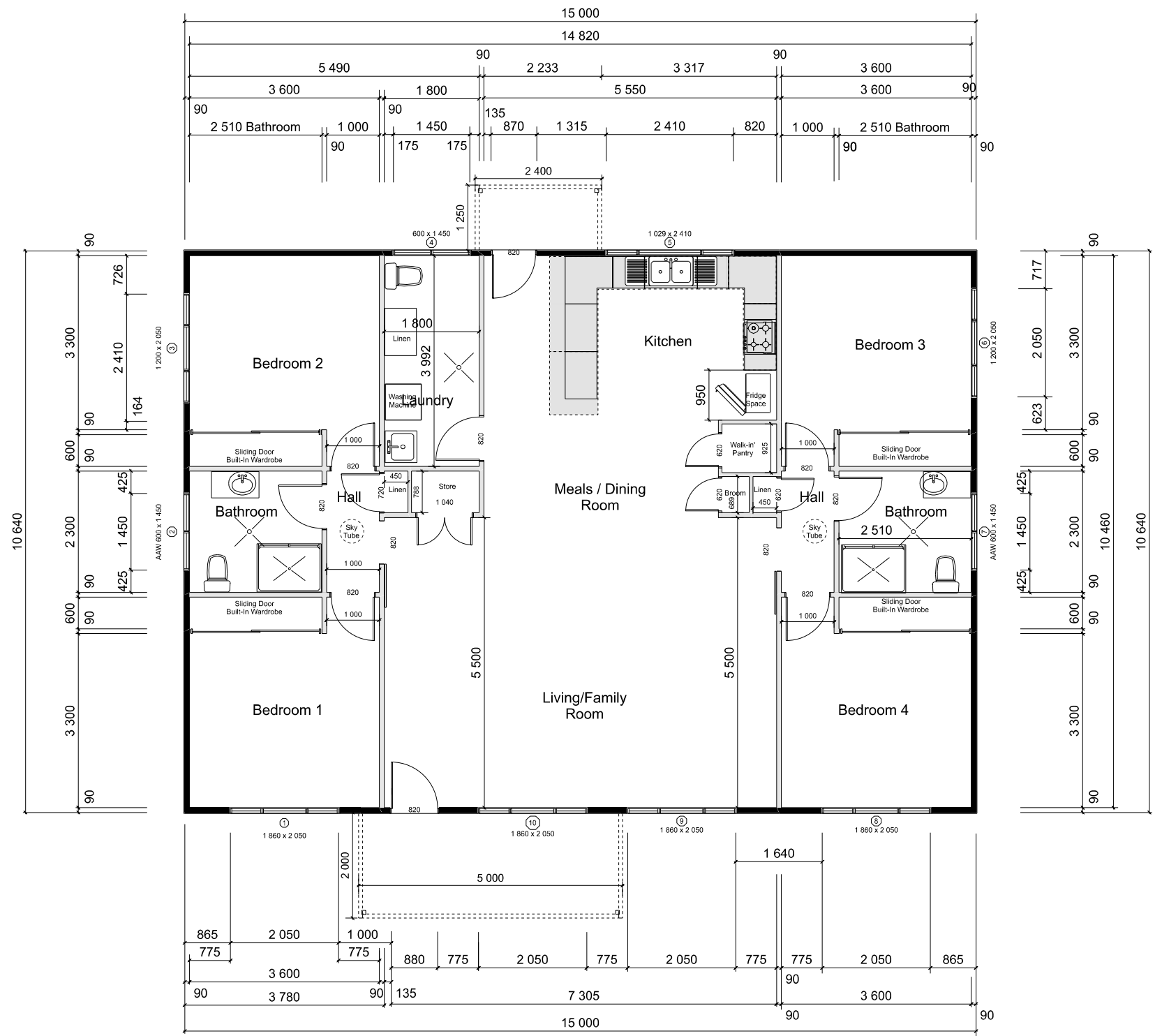


Basic Building Specification

- External Cladding: Fibre Cement Weatherboard, Colorbond Cladding or Selected Builders Range Face Brick Veneer.
- Includes Construction to BAL Rating BAL 29
- Concrete Slab on Ground to Structural Eng. Details - Smooth Steel Trowel Finish.
- Allowance for 125mm Thick Slab with 1 Layer SL82 Mesh
- Complete Termite Perimeter Wall frame barrier & Pipe Slab penetrations
- AS 1684 Designed - N3 Wind Classification - 90 x 45mm H2 MGP 10 Wall Frames @ 450cts.
- AS 1684 Designed - N3 Wind Classification - H2 MGP Roof Trusses @ 600cts
- Standard Colorbond Metal Fascia with 4.5mm Fibre Cement Eaves Soffit
- Standard Colorbond CustomOrb 0.48bmt Roof Sheeting - Selected Colour by Owner.
- 125mm Quad Gutter with Leaf / Ember Guard
- Insulation Walls R2.5, Roof R1.5, Ceiling R3.5.
- Plasterboard 10mm to Walls & Ceilings
- Cornice 90mm Cove to all areas
- Villaboard 6mm to Bathroom & Laundry
- Skirting & Architraves 67 x 18mm FJ Primed Pine
- Internal Door Jambs 110mm Single Rebate FJ Primed Pine
- External Entry Door Frames - BAL 29 Rated with Aluminium Sill & Weather Seals
- External Entry Doors - BAL 29 Rated 2040 x 820 x 40mm Hinged doors
- Internal Doors - Hollow core Woodgrain Skin paint grade panelled doors 2040 x 820 x 35mm
- Windows - Dowell or Stegbar Aluminium windows to BAL 29 Rating with Aluminium mesh fly Screens
- Standard Aluminium Security screen doors to Front & Rear
- Built in wardrobes to bedrooms with 1 Row adjustable Shelves, 1 x 6 high Drawer unit, 1 x Full width shelf with hanging rail under at 1.95m high, Mirror sliding doors to Bedroom 1 and plain colour Sliding panel doors to other bedrooms.
- Wet area waterproofing to bathroom to Australian Standards
- Floor Tiling to Bathroom / Laundry
- Wall tiling to 2.1m for Shower and 150mm skirting tile to remainder
- 450mm High splashback to Vanity & Laundry Tub, Kitchen Splashback tiles to 600mm high
- (Wall & Floor Tile Supply Allowance \$33.00/m2)
- Budget 900mm wide Vanity with Ceramic top
- 45Ltr Laundry Tub with Cabinet, Sink mixer tap and washing machine combo mini stop cocks inside cabinet
- Standard Budget Laminate Kitchen with 32mm Rolled edge Laminate benchtop - Soft close Drawers & Hinges
- 600wide GAS or Electric Cooktop with Fixed ducted 600mm wide range hood
- 600 wide underbench Electric oven
- Semi frameless Shower Screen
- Budget Double Bowl - Double drainer Kitchen sink and mixer tap
- Painting Internal & External - Dulux or Taubmans 3 Coat Low VOC paint system (Undercoat/Sealer & 2 Finish Coats)
- Floor Coverings - Budget Grade Carpet, Vinyl sheet or Vinyl Planks. (Vinyl to Kitchen area)
- Lighting & Power points as per electrical layout plan
- Stratco Skillion Patio roof over front & rear patio slabs
- Patio slabs Off form concrete with surface finished with coving trowel or light broom and tooled edging



MODULAR BUILDING PLAN - 4 BED 155m2

SCALE: 1:100



Project: NSW Government - Disaster Welfare Services
 Client: Resilience NSW
 Site Address: Work Zone 1 - South Coast



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