



LODGE CONSTRUCTION & BUILDING P/L

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BuilderLic.No GL144211

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SITE ADDRESS:

92-94 Fendon Rd Salisbury

BUILDING INCLUSIONS

1. Preliminaries

Lodge Construction shall provide the following items:

- Planning & Development Approval
- CITB Levy
- Building Indemnity Insurance
- Public Liability Insurances
- Footing Inspections (Engineer)
- 3 month maintenance warranty
- Working drawings
- Timber take off and Truss Calcs
- Boundary Identification Plan (survey Plan)
- Engineer footing/construction report
- 6 Star Energy efficient rating
- SA Water/ sewer connection fees
- Natural Gas connection Fees
- ETSA Supply application and fees

Lodge Construction to check site for existing service's provided / connected

- Builder to provide underground power to dwelling
- Builder to provide all other service connections to dwelling
- Termite treatment to all penetrations as per BCA specifications.
- Perimeter termite protection to paving.
- Provide certificate of completion.

Lodge Construction shall comply with the requirements of any agreement relating to the property:

- (a) Encumbrances
- (b) Land Management Agreement
- (c) Building Guidelines

3. Construction Details

Brick veneer construction Timber wall and roof frame

Ceiling Height 2700 mm Gound Floor, 2400 1st Floor

All materials to be installed to manufacture specification / recommendations

Concrete and Footings

- As per Engineer's footing report.
- All spoil removal by Lodge Construction & Building

Footpaths/Driveway

- All external Paving 200x200 concrete block paving or natural finish concrete(driveway + perimeter paths)
- Main Driveway : as per engineers details (concrete/concrete block paving)

Lodge Construction to ensure any retained existing inverts & cross overs complies with council requirements

Lodge Construction to contact & consult with COUNCIL prior to commencing any crossovers / inverts works.

Lodge Construction to confirm compliance with council's requirements prior to commence of works

Timber Frame

- Wall and roof framing to be in accordance with AS 1684.

Masonry

- Traditional face clay brick. 230 x 110 x 76 mm colour TBA
- Front elevation render and texture as per plans colour TBA

Roofing

- **Iron Roofing** Colorbond
- **Gutters** Colorbond D or OG type
- **Fascia** Colorbond
- **Valley gutters** Colorbond

Linings

- Internal wall linings to be 10mm plasterboard.
- Internal ceiling linings to be 10mm supa ceil plasterboard.
- Ensure moisture resistant lining's to wet areas as per manufacturers recommendations. (Fully tank shower walls & floors)
- Manhole minimum 600 x 600mm

Cornices

- 90 mm plain coved throughout.

Insulation

- Insulation shall be installed in accordance with Australian Standards & manufacturer's recommendations. Insulation to external walls and ceilings

Tiling

- Tiling to be min 1200mm high around bathroom walls, 2000mm high in shower cove, 300mm high above vanity (Silver Builders Range)
- Skirt tiles to separate W/C
- Skirt Tiles to laundry and splashback 600mm above bench top
- Kitchen splashback 600mm high

Wet Areas Tap ware / Sanitary ware

- As Lodge Construction & Building 'Silver' Builders Range
- Caroma Stylus Tapware
- Stylus Venecia Basins
- Stylus Venecia Toilet Suites
- Cadet Bathroom accessories
- *All products can be viewed in Lodge Construction Showroom*

Joinery

- Post form on HMR Particle Board with impact laminate Bench tops
- White HMR board internal cupboards
- HMR or MDF Laminate colour doors
- 2mm ABS Edge strip
- Colours chosen from Lodge Construction silver Range

Electrical

- Main Switchboard to be located in nominated area
- Power points to be all double outlets
- All external GPO's to be weatherproof
- Light batten holders are " Safety wire " type
- Provide light globes to light points
- Hard wired smoke detectors interconnected with rechargeable battery backup
- Telstra pre-wired & phone points to be provided.
- Down lights to Kitchen, Meals, Passage and Living Areas
- Heat/Fan/Light Combo to Bathrooms
- Batten Holder Light points to bedrooms, WIR, Laundry
- Electrical plans to be approved prior to construction

Doors & Windows

- Internal hollow core doors
- Painted internal MDF door frames through out
- External laundry door to be Solid Core
- Painted 70mm MDF skirtings and architraves throughout
- Provide Sylon internal & external door stops to all doors.
- Aluminium Window frames key lockable
- External doors Solid Core
- Doors & Windows are to be in accordance with door & window schedule.
Sizes are shown indicatively & shall be modified to suit builders window manufacturer's standard frame sizes where required.
- Window reveals to be MDF
- Aluminium Fly-wire screens are to be provided to all windows.
- R3 Raven Door Seals to all external hinged doors.
- Provide brass/aluminium strip to all tiled door sills.
- Trilock to front Doors
- Single cylinder dead bolt with handle to other external doors
- Internal door furniture to be selected from Lodge Construction & Building 'Silver' Builders range

Appliances

- Stainless Steel Gas Hot plate & Under bench electric oven Euro 600
- Stainless Steel Slide out Range hood Euro 600
- Gas instantaneous Hot Water System installed to manufacturer recommendations (if gas service available to site)
- Reverse cycle ducted air-conditioning designed to suit house design and layout

Roller doors

- Colorbond automatic door as per working drawings

Plumbing

- All plumbing shall comply with the requirements of SA Water & Australian Standards.
- Gas Points to Hot Plate and Instantaneous HWS

Shower Screens, Mirrors

- Framed Chrome shower screens with clear glass
- Mirrors width of vanity cupboard approx 900mm high

Stormwater

- Comply with councils requirements
- Comply with engineer's requirements & site works / drainage plan
- Provide stormwater system from down pipes to street watertable / approved disposal point
- Down pipes PVC - Painted

Painting

- Internal paint to be washable 2 coat system.
- 1 colour to cornice and ceiling
- 1 colour to internal walls
- All wood work to be finished in Satin Enamel
- External where required

Floor Coverings

- Wet Areas to be tiled as specified
- 1st Floor, Bed rooms, WIR and Stairs are Carpet from Builders 'Silver' Range
- Remainder of residence Laminate Flooring from 'Silver' Builders range

Fencing & Retaining walls

- Provide 1800mm high modular colorbond fencing as per plans.
- Provide wing fencing/gates where required
- No retaining walls included in this price

Landscaping

- Front landscaping to include irrigation, mulch and plants.
- Garden Taps to front & rear of residence

Sundry items

- Gas and meter box as required
- Letter Box located at front of property.

Please feel free to contact our office to discuss any items