





159.50 sqm gross

HOUSE SPECIFICATIONS

|             |         |
|-------------|---------|
| HOUSE WIDTH | 8.00 m  |
| HOUSE DEPTH | 20.21 m |

ROOM DIMENSIONS

|                |             |
|----------------|-------------|
| LIVING         | 3.8 x 3.4 m |
| BEDROOM 1      | 3.2 x 3.3 m |
| BEDROOM 2      | 3.2 x 3.3 m |
| BATHROOM       | 2.8 x 2.3 m |
| MASTER BEDROOM | 4.2 x 3.3 m |
| ENSUITE        | 2.0 x 1.8 m |
| WALK IN ROBE   | 2.0 x 1.4 m |
| FAMILY         | 3.6 x 4.1 m |
| DINING         | 2.4 x 3.2 m |
| KITCHEN        | 2.7 x 3.2 m |
| PANTRY         | 1.1 x 0.9 m |
| LAUNDRY        | 1.5 x 3.0 m |

HOME DIMENSIONS

|              |            |
|--------------|------------|
| GROUND FLOOR | 127.25 sqm |
| GARAGE       | 18.00 sqm  |
| ALFRESCO     | 10.75 sqm  |
| PORCH        | 2.27 sqm   |
| TOTAL        | 159.50 sqm |

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VALOR 17

1 : 100

GENERAL NOTES

- . All dimensions are to be confirmed on site by the builder/subcontractor, any incongruencies must be reported to the Designer before commencement of any work.
- . No Survey has been made on the boundaries, all bearings, distances and areas have been taken from the contour survey plan. A Survey must be carried out to confirm the exact boundary locations.
- . No construction work shall commence until a site survey confirming the site boundaries has been completed. The contractor is to ensure that the boundary setbacks are confirmed and used, the boundary setbacks take precedence over all other dimensions. The Survey work must be performed by a registered Surveyor.
- . In the event of encountering any discrepancies on these drawings, specification or subsequent instructions issued, the Builder/Subcontractor shall contact the designer before proceeding further with any work.
- . All construction, control joints and expansion joints in the wall, floors, other locations shall be in strict accordance with the Structural Engineering details. No joints or breaks other than specified, are allowed without written permission from the Engineer.
- . Measurements for the fabrication of secondary components such as, windows, doors, internal frames, structural steel components and the like, are not to be taken from these documents. Measurements must be taken on site to suit the work as constructed.
- . All structural components shall be in strict accordance to details and specifications as prepared by a structural engineer.
- . All existing structures need to be examined for structural adequacy, and it is the Contractor's responsibility to ensure that a certificate of structural adequacy is available prior to the start of any work.

| drawn | date     | issue | amendment     |
|-------|----------|-------|---------------|
| RK    | 00/00/00 | A     | ISSUE FOR ... |

project

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client

VALOR HOMES

true north

drawing

VALOR 17

| project no | date       | sheet no. | scale @ A3 | issue | drawn |
|------------|------------|-----------|------------|-------|-------|
| .          | 07.03.2019 | 1         | 1 : 100    | A     | RK    |



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DESIGNS





**5 STAR  
INCLUSIONS**

# Standard Price Inclusions

## Tender Period

180 day tender period.

## Warranties

3 months maintenance warranty period.  
Standard Compulsory structural warranty.

## Insurances

Home warranties insurance and other relevant insurances.

## Approvals

Standard house approval.  
Standard Sydney Water approval.

## Fees

Application fees, long service, inspections. Spend time with our experienced consultants and suppliers.

## Surveyor

Contour plan, set out pegs and final survey.



## Site Costs

- Standard site costs of up to 1m equal cut and fill over building platform
- Piering up to 60 lineal metres including spoil removal
- Standard 'H' class waffle pod construction concrete slab (excludes splits, garage step down and drop edge beam)
- Standard three phase underground electrical connection up to 15m from dwelling to metre box
- Standard stormwater connection up to 9m from dwelling to either street or easement
- Standard sewer connection up to 9m from dwelling to existing connection point within property boundary
- Standard natural gas connection up to 10m from dwelling including standard connection fee
- Standard water connection from existing water main up to 9m from dwelling within property boundary
- Geotechnical bore hole report and wind test
- Temporary site safety fencing to WorkCover requirements
- Scaffold to WorkCover requirements (double story designs only)





## BASIX

- Up to 5000 litre polyurethane above ground slimline rainwater tank
- CSR Bradford R2.5 wall insulation
- CSR Bradford R4.1 ceiling insulation (excluding patio, garage, balcony and alfresco)
- Rheem Instantaneous hot water system

## External

- Hyne T2 termite resistant engineered frames and trusses in combination with Termite Barrier compliant with AS3660.1
- Face brickwork from PGH Bricks from Designer Living Homes inclusions range
- Monier Atura/Traditional concrete roof tiles and caulked butt ridge finish
- Aluminium windows and sliding doors with keyed locks (subject to design)
- Colorbond fascia with quad profile gutter
- 90mm diameter PVC downpipes suitable for painting sectional overhead garage door (with motor) from standard Colorbond colour range
- 2700mm high ceilings to ground floor (2450mm first floor)
- Integrated porch and alfresco slab with sand/cement bedding and builder range tile finish

## Internal

- Boral SHEETROCK® Cove 75 Cornice throughout (square set ceilings to wet areas excluding laundry)
- Taubmans Endure 3 coat paint system
- Front entry door: G4 Series Oblong 450mm Pull Handle Entrance Set, Corinthian Infinity 6 or 8 g (pending height) stain finish with Translucent Glass 2340 x 1200 x 40mm (subject to design)
- Laundry door includes: Gainsborough G4 Series Terrace Combination Set, Corinthian 2040 x 820 x 40 'Backdoor no. 7' with clear glass (subject to design)
- Internal doors include: Gainsborough Liana leversets (privacy sets to bedroom 1, bathroom and powder room (if applicable), 2340mm high flush panel doors through out (2040mm to first floor of 2 story homes)
- Built in Robes Custom Made Aluminum Mirrored robes up to 2100 high (includes architrave around)
- Selection of Builder Range tiles to main living areas and halls
- Selection of builder Range Carpet to remaining areas
- Half splayed 67 x 18 Architrave to all window and door surrounds
- Half splayed 67 x 18 skirtings to all wall floor junctions (installed on top of hard flooring with silicone seal to tiles)
- Provide White Timber Melamine shelving with hanging rod to each robe area
- 4no. White Timber Melamine evenly spaced shelves to linen and pantry area

## Bathrooms / Laundry

- Selection of Builder Range tiles to wet area floors
- Gloss ceramic white 600 x 300mm floor to ceiling tiles with feature tile to shower niche to bathroom, ensuite, wc or powder (if applicable)
- Laundry 150-200mm skirting tile to perimeter
- Fienze Dolce Vanity wall hang vanity with ceramic moulded top and Phoenix Arlo basin mounted mixer tap
- Semi frameless shower screens
- Pheonix Arlo Wall shower mixer with matching Pina hand held shower head on rail
- Harmony Grezzana 1500mm freestanding bath with Pheonix Arlo Wall mixer and 200mm spout
- Clark Round wall faced close coupled toilet suite with rear entry
- 6mm polished edge mirrors to vanity approx. 700mm wide
- Tile insert floor wastes
- Everhard laundry tub and cabinet with harmony meno sink mixer with tiled splashback

## Kitchen & Appliances

- 1 x Clark PUI207 'PUNCH' 1.75 Bowl sink with Methven Culinary Gaston Gooseneck Pull Down Kitchen Mixer
- Pre-selected colour to match tile selection including 40mm stone benchtops, laminate doors and end panels with white melamine lined cabinetry, overhead cupboards with bulkhead and flyover to fixed rangehood, soft close doors and drawers
- Matching colour glass splashback
- FRANKE URBAN 90 CM UNDER CUPBOARD RANGEHOOD FCUH90XSAU
- FRANKE URBAN 90 CM OVEN FCE90M10B
- FRANKE URBAN 90 CM GAS COOKTOP FCG905S1 SS
- FRANKE URBAN FREESTANDING DISHWASHER FCDW60FS

## Electrical Inclusions

- LED downlights through out (20 for singles and 28 for doubles)
- 2 TV points
- 2 Phone points
- 2 Data points
- 1 Double power point per bedroom
- 2 double power points per nominated living
- IXL heat/fan/2 light combo to wet areas with showers
- If applicable 1 LED Downlight and fan to powder room
- Standard Alarm System
- LED Downlights external Porch, Alfresco ceiling and Garage eave (up to 8) (allowance subject to design) 1 sensor light positioned as per client's request
- All points needed for services
- \$200.00 Beacon lighting voucher to supply pendants to kitchen with complimentary install

## Additional Features

- Full ducted ACTRON Air conditioning system to suit dwelling 2 zones
- Colour on concrete driveway with cove finish to suit plan and 1000mm wide foot path
- Vertical blinds to aluminium windows and sliding doors

