

## STANDARD SPECIFICATION:

(Custom COMMERCIAL)

### EXTERNAL:

- Engineered design
- C2 cyclone rating as standard
- 2600 high walls (2550 ceiling height)
- 550mm nominal FFL
- Insulated walls and under roof
- HDG steel stumps
- Glass and aluminium windows with fly screens (x3)
- Solid core flush entry doors (Hume Doors)
- James Hardies Fine Texture Cladding
- Colourbond fascia, gutters and roofing
- James Hardies "Hardie Deck" Painted with non slip
- Aluminium Step treads
- Dulux weather shield or equiv external paint
- HWS on welded chassis brackets 125L Everhot with TMV

### INTERNAL:

- Flush set gyprock ceilings
- Wet rooms walls in 6mm villaboard
- Bathroom floor fully tiled, shower walls tiled to 2000+ and 100 skirting to remainder of room (ENCLOSED SHOWER) for open "walk in shower" full wet room required in full tiled walls at additional cost.
- Toilet floor fully tiled with 100mm skirting and splash over basin
- Wall hung 900 vanity, 900 shaving cabinet, back to wall toilet suite, rain head type shower rose, mixer tapware
- Micro wall mount basin to toilet with mixer tap
- Shower screen by Bradnams Glass and Aluminum
- White LED downlights, exhaust fan, GPO's and internal sub board to wall behind door
- Interior walls in Dulux Wash & Wear premium paint
- Interior doors & frames in Dulux Aquanamel gloss of wall colour
- Upgrade to AS1428 accessible spec if required at additional cost

\* Please note at contract stage a detailed item and colour selections booklet will be completed which goes through fixtures and finishes in more detail.