

## 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 (x4)
- 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
- HDG handrail with top and mid rail
- Dulux weather shield or equiv external paint
- 125L Everhot HWS on welded chassis bracket

### INTERNAL:

- Flush set gyprock ceilings
- Wet rooms walls in 6mm villaboard
- Shower floors fully tiled and walls tiled to 2000+ high with 100mm skirting to remainder.
- Toilet floors fully tiled with 100mm skirting and splash over basins
- Rain head shower rose and mixer taps
- Stainless bench seat, 2 x robe hooks, towel rail and soap shelf
- Mixer tap to basins
- White LED downlights, switches and ext sub board to wall near basin
- Interior walls in Dulux Wash & Wear premium paint
- Interior doors & frames in Dulux Aquanamel gloss of wall colour
- Upgrade to AS1428 accessible or ambulant 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.