

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/doors with fly screens
- 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
- Ramp and landing components separate parts to main module
- Handrails all HDG with top rail and kick AS1428 compliant

INTERNAL:

- Flush set gyprock ceilings
- Wet rooms walls in 6mm villaboard
- 10mm gyprock flush set to other walls
- Bathroom full tiled floor and walls as "AS1428 complaint Wet Room" Toilet rooms tiled floors with 100mm skirting tiles. Laundry room tiled floor with 100mm skirting tiles and 300mm splashback
- Laminate bench top with cabinet and 2 doors under sink by RJK
- 45L stainless drop in laundry tub with gooseneck mixer tap
- Disabled spec fixtures for bathroom from Reece inc back to wall type compliant toilet suite AS1428 compliant
- Back to wall standard spec toiles for M&F toilets
- White LED downlights, exhaust fans in bathroom, GPO's throughout, internal sub board in laundry area wall
- Interior walls in Dulux Wash & Wear premium paint
- Interior doors & frames in Dulux Aquanamel gloss of wall colour
- Luminance contract to door frames/arcs as required
- Accessible spec signage and tactiles

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