

## STANDARD SPECIFICATION:

(Custom COMMERCIAL)

### EXTERNAL:

- Engineered design
- C2 cyclone rating as standard
- Module 1 raked ceiling for 2 x high windows to office space
- 2600 high walls (2550 ceiling height flat ceiling)
- 550mm nominal FFL
- Insulated walls and under roof
- HDG steel stumps
- Glass and aluminium windows 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 AS1428 compliant
- Handrails all HDG with top rail and kick AS1428 compliant
- Split system AC units on welded chassis brackets x 3

### INTERNAL:

- Flush set gyprock ceilings
- Module 1 raked ceiling
- Wet rooms walls in 6mm villaboard
- 10mm flush set gyprock walls
- Bathroom full tiled floor and walls as "AS1428 complaint Wet Room"
- Disabled spec fixtures for bathroom from Reece inc back to wall type compliant toilet suite AS1428 compliant
- Builders range laminate kitchen inc 2 x doors under sink, dishwasher space and 1 bank of 3 draws. Single bowl single drain sink with gooseneck mixer tap
- 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.