

# STANDARD BUILDING SPECIFICATIONS

## CADENCE RESIDENCES

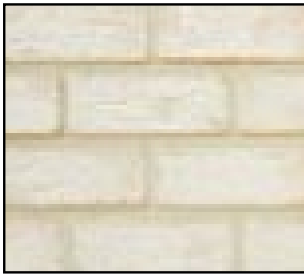
### CONCRETE WORKS (SLAB)

- (a) Reinforced concrete slab as per soil test report
- (b) Engineered designed slab and (footing if applicable)

### BRICKWORK

- (a) Rendered front and face brick or bagged sides or FC cladding as specified on plan

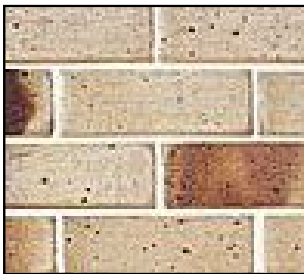
#### Brick Range



Girraween



Springbrook



Hendra



Ascot

### WINDOWS & SLIDING DOORS

- (a) Powder coated aluminum frames and doors as per colour selection & plan
- (b) Key locks to all windows and sliding doors
- (c) Security screens to all windows and sliding doors (excluding garage)

### ROOF

- (a) Colorbond roof as per plan
- (b) R2.5 Insulation to comply with local authority

### FRAMING

- (a) Structural timbers shall be seasonal pine as per Building Code of Australia
- (b) Wind loading to comply with local authority

### GUTTERS/FASCIA & EAVES

- (a) Powder coated fascia & gutter as per plan & colour selection
- (b) Eaves to be lined with 4.5mm fibre cement sheeting if applicable

#### ColourBond Colours



### INTERNAL WALLS & CEILINGS

- (a) Walls: 10mm gyprock fixed to manufactures specification
- (b) Ceilings: 10mm gyprock fixed to manufactures specification
- (c) Wet Areas: 6mm villa board fixed to manufactures specification
- (d) Cornices: 75mm cornices throughout
- (e) 2400mm ceiling height

## EXTERNAL ENTRY DOOR FRAMES:

- (a) To be primed Oregon

## DOORS

- (a) Solid front door from selected Corinthian builders range
- (b) Internal doors Corinthian flush panel
- (c) With door stops to all doors

### Entrance Door Range



PURB1



PURB2



PURB04



PURB4



PURB101



PURB104

## DOOR FURNITURE

- (a) Internal door furniture, from Builders Range
- (b) Privacy set to bathroom & WC Builders series
- (c) Exterior doors keyed alike
- (d) External garage door to have deadlock

### Front Entry Lock



### Internal Door Handles



## KITCHEN

- (a) 600mm wide kitchen bench & cupboards as indicated on drawings
- (b) Stone benches from Creative Stone (choice of 4 colours – White Diamond, Sea Spray, Artic White and Hailstone) and vanity cabinetry from Laminex standard range as per plan
- (c) Laminated cabinetry as per colour selection
- (d) White M.R. finish to interior & shelves
- (e) Pantry as per plan
- (f) 1 and 3/4 bowl Stainless steel sink Ultimate Sinkware
- (g) Projix chrome flick mixer
- (h) Dishwasher provision; power point & water connection
- (i) Handles; brushed stainless steel
- (j) Stainless steel under bench oven & hot plates as per plan
- (k) Stainless steel range hood
- (l) Stainless steel dishwasher

## Appliance Range



Freestanding Dishwasher



Electric Cooktop

## Kitchen Sink & Mixer



Electric Oven



Slideout Rangehood

## MOULDINGS

- (a) Architraves; 42mm x 12mm
- (b) Skirting; 68mm x 12mm

## LINEN CUPBOARD

- (a) 4 shelves with vinyl sliding doors or as per plan
- (b) Broom cupboard; one top shelf with hinged Corinthian flush panel doors

## WARDROBES

- (a) Vinyl sliding system with full length overhead shelf and hanging rail

## BATHROOM FITTINGS

- (a) Bambino 1510mm Rectangular Bath
- (b) Provide & install laminated semi framed shower screens in clear glass
- (c) Powder coated frames to shower & mirror as per colour selection
- (d) Pivot door to shower
- (e) Mirror above vanity
- (f) Stone benches from Creative Stone (choice of 4 colours – White Diamond, Sea Spray, Artic White and Hailstone) and vanity cabinetry from Laminex standard range as per plan
- (g) Laminated vanity from Laminex standard range as per plan
- (h) Chloe semi-recessed or Lawson recessed counter top basin to suit plan with 1 hole
- (i) Projix tapware throughout
- (j) Projix Series design - Double towel rail

### Bathroom Range



Bath Tub



Semi Recessed Basin OR Recessed Basin



Basin Mixer



Shower / Bath Mixer



Shower Head

## ENSUITE FITTINGS

- (a) Provide & install semi framed laminated shower screens in clear glass
- (b) Powder coated frames to shower & mirror as per colour selection
- (c) Pivot door to shower
- (d) Mirror above vanity
- (e) Stone benches from Creative Stone (choice of 4 colours – White Diamond, Sea Spray, Artic White and Hailstone) and vanity cabinetry from Laminex standard range as per plan
- (f) Laminated vanity from Laminex standard range as per plan
- (g) Coral Semi-recessed or recessed counter top basin to suit plan with 1 hole
- (h) Projix tapware throughout
- (i) Projix Series design - Towel rail
- (j) Projix toilet roll holder

## TOILET/S

- (a) Virtue closed coupled toilet suite
- (b) Projix toilet roll holder

## LAUNDRY

- (a) Glo-tub unless otherwise specified on plan
- (b) Projix Vero sink mixer hot and cold tapware
- (c) Hot and cold washing machine taps

### Toilet and Laundry Range



Laundry Tub



Toilet Roll Holder



Toilet Suite

## TILING

- Tiles from Builders Visions Range
- Tiles to be layed in a square direction. An allowance of one (1) strip of decorative frieze tiles to the shower recesses including installation. An allowance of one(1) delivery fee per home.

### **Bathroom**

- (a) Tiled floor with tiled skirting
- (b) Front of bath tiled
- (c) Shower recess tiled 1.800mm high
- (d) Feature tiles to shower recess
- (e) Shower floor to be tiled & bedded
- (f) Tiled splash back to full length of vanity
- (g) Tiled splash back to full length of bath
- (h) Tiles as per colour selection

### **Toilet**

- (a) Tiled floor with tiled skirting

### **Ensuite**

- (a) Tiled floor with tiled skirting
- (b) Shower recess tiled 1.800mm high
- (c) Feature tiles to shower recess
- (d) Shower floor to be tiled & bedded
- (e) 200mm tiled splash back to full length of vanity
- (f) Tiles as per colour selection

### **Kitchen**

- (a) Tiled splash back above benches;
- (b) Tiled splash back behind hot plates up to overhead cupboards
- (c) Tiles as per colour selection

### **Living**

- (a) Tiled interior as per plan
- (b) Tiles as per colour selection
- All wall tiling to have white coloured grout, floor tiling to have natural or off white coloured grout.

## ELECTRICAL

### Lights

- (a) White down lights throughout living
- (b) 1200mm White Seabreeze ceiling fan to bedrooms, living room and alfresco
- (c) 1 x fluorescent tube light to garage
- (d) 3 x white external downlights, 1 in entry and 2 in garage eaves
- (e) 2 x white downlights & 1 x fan to pergola area
- (f) External laundry light Single halogen
- (g) External spotlight for rear of house single halogen

### Power Points

- (a) Double power points to all single bedrooms/ meals/ bathroom/ ensuite/ garage/ laundry/ family
- (b) Three double power points to main bedroom
- (c) Two Double power points to kitchen as discussed with owner
- (d) Single power point for dishwasher connection (kitchen)
- (e) Single power point for remote control garage door (garage)
- (f) Single power point for range hood connection (kitchen)
- (g) Double power point pergola area

### Phone Points

- (a) One phone point to kitchen

### TV Points

- (a) One to all living areas
- (b) One to Master Bedrooms

### Exhaust Fans

- (a) Exhaust fans to bathroom, ensuite

## Electrical Range



White Down Lights



Single Halogen Lamp



Ceiling Fan



Exhaust Fan



Single Power Point



Double Power Point



Single Flush Switch



Three Gang Flush Switch

## SMOKE ALARMS

- (a) Smoke alarms hard wired to metre box as per plan

## GARAGE

- (a) Panel deck garage door with 2 remotes
- (b) Fully lined garage with man hole builders choice

## HOT WATER

- (a) Rinnai V1500 gas hot water system

## CARPET

- To all bedrooms and living room as per plan
- Carpet from Builders Visions Range

## EXTERNAL PAINTING

- (a) Timber entry frames & doors
- (b) Soffit linings/PVA
- (c) Colours as per colour selection
- (d) Painting to Australian Standards

## INTERNAL PAINTING

- (a) Ceilings & cornices all white
- (b) Walls as per colour selection
- (c) Architraves as per colour selection
- (d) Skirting as per colour selection
- (e) Internal doors as per colour selection
- (f) Painting to Australian Standards
- Note: \*\*Please note: Two coats of paint is standard, however, if a lighter colour is chosen, extra coats of paint may be recommend. This would incur an additional cost unless otherwise documented in your specification.

### Smoke Alarm

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