





GROUND FLOOR PLAN

scale 1:100 @ A3



Brolen Homes

THE MODERN INCLUSIONS

EXTERNAL

Foundation	M class waffle pod concrete slab, designed and certified by structural engineer (includes concrete pump for slab only).
Foundation	Integrated concrete slab to porch (subject to design).
Structural	90mm thick stabilised pine timber frame, roof trusses and 300mm high engineered floor joists in accordance with AS 1684.
Structural	22.5 degree roof pitch (subject to design). 450mm wide perimeter eaves (subject to design).
Garden Taps	2 x garden taps (one to front and one to rear of home).
Bricks	Face bricks from builder's Modern Range with off white mortar.
Lightweight Cladding	Modern weatherboard cladding partial façade, façade, side and rear elevation (subject to design).
Termite Protection	Termite barrier system to perimeter of slab and penetration points in accordance with AS 3660.1.
Main Roof	Concrete roof tiles from builder's Modern Range (subject to design).
Secondary Roof	Colorbond® metal sheet roofing (subject to design).
Fascia & Gutter	Colorbond® fascia, gutter and barge.
Downpipes	90mm PVC painted round downpipes (to accommodate charged systems).
Hot Water System	Gas continuous flow 26L hot water system (subject to gas availability).
Windows	Aluminium awning windows to front façade and aluminium sliding windows to remainder with standard powdercoat finish colours (subject to design).

INTERNAL

Gas	1 x Internal gas bayonet heating point (subject to gas availability).
Insulation	R3.0 glasswool batts to ceilings and 2.0 glasswool batts to external walls (including internal dividing wall between house and garage). Excludes garage external walls and garage ceiling.
Cornice	75mm cove cornice throughout home.
Ceiling Height	2440mm ceiling height to ground and first floor.
Built-in Robes / Walk-in Robes	1 x white ventilated wire shelf and single hanging rail (as per standard plan).
Linen	4 x white ventilated wire shelves (as per standard plan).
Broom Cupboard	1 x white melamine shelf (subject to design).
Under Stairs Storage	Flush panel 2040mm high hinged door (selected double storey designs only). Excludes plasterboard lining and floor coverings.
Architraves/ Skirting	42mm high MDF half splayed architrave and 66mm high MDF half splayed skirting mouldings.
Staircase	Decorative stainless steel square balustrades with pine oval handrails and square posts in paint finish. MDF closed treads and risers (double storey designs).

KITCHEN

Cabinetry	Laminated doors and end panels white melamine lined interior (subject to design).
Benchtop	Laminated squareform benchtop and white melamine lined interior (subject to design).
Sink	1 and a half bowl stainless steel sink with basket waste.
Tap	Chrome finish single lever mixer tap.
Handles	Stainless steel handles from builder's Modern Range.
Dishwasher	Provision including connection points.
Cooktop	600mm stainless steel gas cooktop (subject to gas availability).
Oven	600mm stainless steel underbench oven.
Rangehood	600mm stainless steel reticulated undermount/ slide-out rangehood.



BATHROOM / ENSUITE / POWDER ROOM

Waterproofing	Sealed waterproofing membrane to standard wet areas as required.
Bath	1500mm or 1650mm long designer acrylic with bath hob (subject to design).
Shower	Fully-framed clear glazed showerscreen and pivot door (subject to design).
Vanity Units	Half floating fully laminated units with white acrylic moulded vanity top (vanity sizes subject to design).
Handles	Stainless steel handles from builder's Modern Range.
Mirror	Polished edge mirror(s) over vanity.
Toilets	Vitreous china close-coupled toilet suite.
Bathroom Accessories	Chrome finish bathroom accessories from builder's Modern Range (single towel rail to shower(s) and toilet roll holder to toilet suites).
Exhaust Fans	Exhaust fans to main bathroom and ensuite.
Tapware	Chrome finish tapware throughout.
Floorwastes	Chrome floor wastes throughout.

LAUNDRY

Laundry Tub	45L Stainless Steel Laundry Tub with White Powder coated steel cabinet.
Taps	Chrome finish single lever mixer tap, with hot and cold washing machine taps including screw hose fittings.

TILES

Kitchen Splashback	Tiled splashback to underside of rangehood and overhead cupboards. Selection from builder's Modern Range.
Floor Tiles	Floor tiling to wet areas as per standard house design. Selection from builder's Modern Range.
Laundry Splashback	Tiled splashback to tub. Selection from builder's modern range.
Wall/Skirting Tiles	2100mm high wall tiling to shower recess, tiled bath hob including 600mm high over bath and 200mm high skirting tiles to remainder. Selection from builder's Modern Range.
Additional Labour Charges	Selected tiles within the builder's Modern Range may incur additional labour/ cleaning charges depending on size of tile.

PAINT

Internal	2 x coats of low sheen acrylic to walls (one colour only).
Ceilings	Flat acrylic to all ceilings (one colour only).
Timber/Doors	Gloss enamel to interior woodwork and doors (one colour only).
Exterior	Acrylic finish to exterior timber and metal work, downpipes, meter box and infills to blend with brickwork.

DOOR & DOOR FURNITURE

Entry Door	2040mm high x 820mm wide external grade clear glazed door in paint finish.
Laundry External	2040mm high x 820mm wide external grade clear glazed door in paint finish.
Sliding Doors	Aluminium sliding doors with standard powdercoat finish colours where specified (subject to design).
Internal Room Doors	Flush panel 2040mm high doors in paint finish (as per standard plan).
Robe / Storage Doors	Flush panel 2040mm high doors in paint finish (as per standard plan).
Garage	Colorbond® sectional overhead garage door with standard manual lock and brickwork over (subject to design).
External	Lever type entrance set and deadbolt to front entry door and Entrance Knobset and deadbolt and to laundry external door (subject to design).
Internal	Lever handles from builder's Modern Range.
Internal Garage Access	Lever type passage set.

ELECTRICIAL

Lighting	Standard bayonet fitting to each room throughout.
External Lighting	Standard bayonet fitting to porch, alfresco, external laundry and balcony (subject to design).
Power Points	1 x double power point to each room throughout / 2 x double power points to kitchen / Single power points to appliances, fridge space, microwave and dishwasher provisions only (subject to design).
NBN (provision only)	NBN conduit (provision only) location at the discretion of electrician, including 1 x double power point.
Television	2 x TV points.
Data Communications	1 x telephone point and 1 x Datapoint.

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