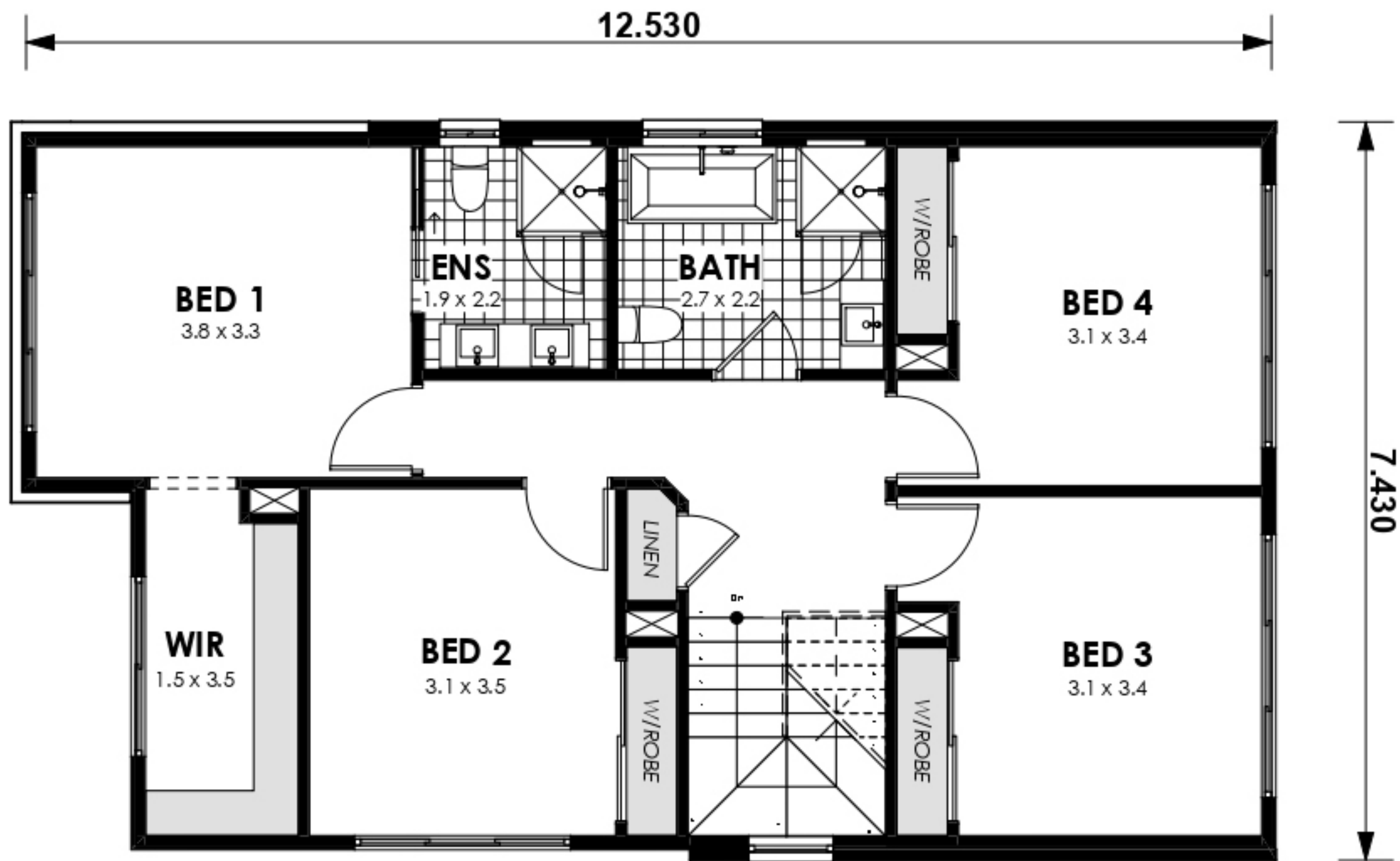
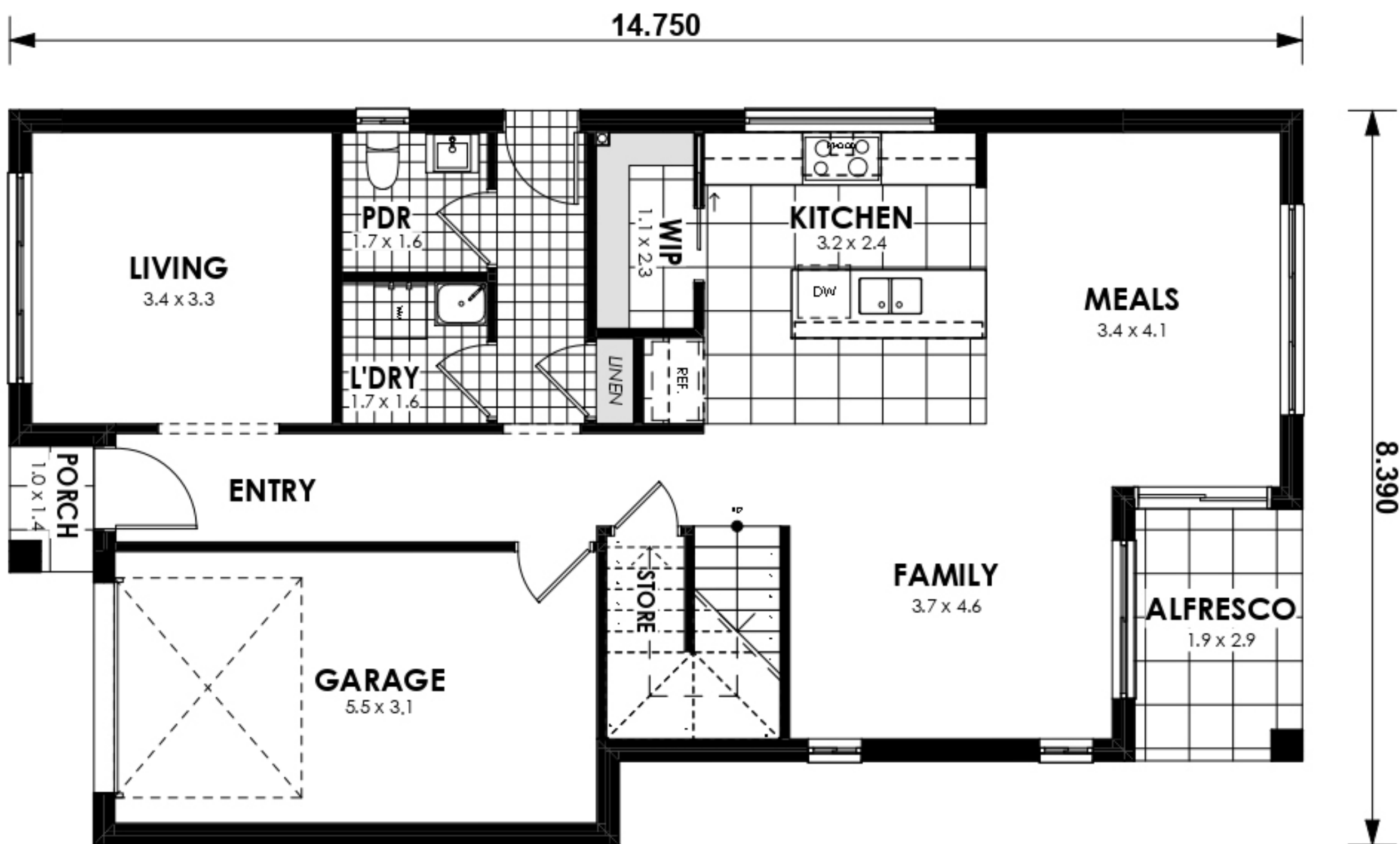




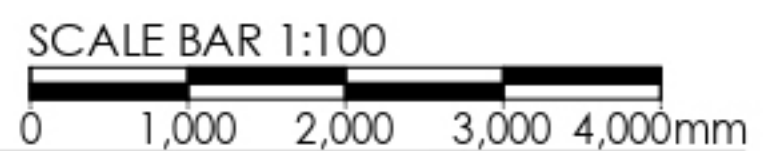
Artist Impression  
Facade and Floor Plan (illustration purposes only)



○ **First Floor Plan**  
Scale 1:100



○ **Ground Floor Plan**  
Scale 1:100



## Alpine 21 - SG

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**Dwelling Type:**  
Double Storey Dwelling

**Design:**

**Facade:**  
Classic Facade

### HOUSE AREAS

Area Name	Area m <sup>2</sup>
ALFRESCO	5.53
FIRST FLOOR	87.62
GARAGE	19.55
GROUND FLOOR	86.81
PORCH	1.38
	<b>200.89 m<sup>2</sup></b>

# Macasa Inclusions

## External

Foundation	Concrete slab to engineer specifications (As per Engineering Plan)
Alfresco (Optional)	Under main roof,alfresco slab tiled and lined ceiling (Floor plan dependent)
Roof	Cement roof tiles from nominated builder's range with 38 x 38 battens and sarking ( Design dependent)
Bricks	Bricks from nominated builder's range
Fascia & Gutters	Colorbond fascia and gutters supplied & installed
Downpipes	90mm PVC down pipes from charged lines
Water Heater	Rinnai 26L/min External HWS (50Deg) B26N50
Recess Box	Recess box for hot water heater
Electrical Box	Recessed electrical meter box
Garage Door	Sectional overhead garage doors inclusive of two remote control handsets and one wall mounted handset. Size of garage door will depend on house design
Eaves	Eaves to house approximately 300mm to 450mm, excludes sections where walls extend out to fascia or zero boundary

## Framing

Wall Height	Double Storey 2590mm (ground floor) and 2440mm (first floor) Single Storey 2590mm
Frame Sizes Stud	Wall Frame studs 90mm ground floor and first floor
Spacing Truss	600mm stud spacing to external walls
Spacing Garage	600mm roof truss spacing
Step	85mm step down in garage (may change, determined by engineer)

\_\_\_\_\_ Client 1: \_\_\_\_\_ Client 2: \_\_\_\_\_

Builder:

Macasa Homes – Building Tender



## Kitchen

Bench Tops	20mm engineering stone benchtop from nominated builder's range
Cupboards	Laminated cupboard doors from builder's range with soft close hinges and shelves
Drawers	Laminated drawers with soft close (sizes will be determined once there are construction drawings)
Sink	Franke Isis 795mm Double Bowl Universal Sink SSX22036
Handles	Handles from nominated builders range
Sink Mixer	Phoenix Arlo Gooseneck 151731000

## Appliance

Oven	Baumatic 900mm Dual Fuel Upright Cooker BAF90EG
Rangehood	Baumatic 900mm Canopy Rangehood GEH9023
Dishwasher	Baumatic 600mm Freestanding Dishwasher BMD14S

## Bathrooms

Vanities	Polyurethane wall hung with polymarble top (floor plan dependent)
Shower Screen	900 × 900 × 1950mm semi frameless shower screen (dependent on bathroom layout)
Bath Spout	Phoenix Arlo 200mm wall bath spout
Shower Spout	Phoenix Vivid single shower on rail V685CHR
Shower/Bath Mixer	Phoenix Arlo shower/bath mixer
Basin Mixer	Phoenix Arlo basin mixer
Toilets	Evok back to wall suite with soft close seat EV100
Bath	Freestanding bath (floor plan dependent)
Towel Rail Holder	800mm Phoenix Rarii double towel rail RA812CHR
Toilet Roll Holder	Phoenix Rarii toilet roll holder (1 per toilet) RA892CHR
Towel Holder	Phoenix Rarii towel holder (1 per vanity) RA893CHR

Builder: \_\_\_\_\_ Client 1: \_\_\_\_\_ Client 2: \_\_\_\_\_

Mirrors Polished edge mirrors (mirrors to suit vanities)

## Laundry

Laundry Tub 40L Stainless steel laundry tub  
Splash Back Tile splash back to the laundry tub from nominated builder's range  
Tap Ware Concealed washing machine connection within the laundry tub, vanity unit which is located under the laundry tub  
Floor Waste Chrome floor waste metal square design  
Sink Mixer Ivy sink mixer YS740CHR

## Plumbing

Plumbing Plumbing system with separate line to service bathroom, en-suite & powder room  
Gas Points 4 Gas points (1 cook top, 1 in living area, 1 to alfresco, 1 water heater)  
Garden Taps 3 Garden taps (1 front and rear, 1 connected to water tank)

## Wall & Floor Tiling

Tiles Tiles from nominated builder's range  
Floor Floor tiling to bathroom, en-suite, bathroom, separate WC, laundry (design dependent)  
Walls 2.0m tiling to shower area and 1.2m to the perimeter of the bathroom/en-suite  
Floor Waste Chrome floor waste metal square design  
Splash Back Splash back tiling in kitchen from nominated builder's range to go along where the bench is connected to the wall  
Skirting Skirting tile to WC, powder room and laundry

Builder: \_\_\_\_\_ Client 1: \_\_\_\_\_ Client 2: \_\_\_\_\_

## Door

Entrance	920/820 × 2040 × 40 Entrance doors from nominated builder's range
Internal	620/720/820 x 2040 Flush panel doors throughout
Laundry	820 × 2040 × 40 Laundry door from nominated builder's range
Sliding Door	Aluminum sliding door from standard builders range

## Door Furniture

Entrance Lock	'Lane Touch Plus' Westminster satin chrome double cylinder deadlock
Internal handles	'Lane' 65mm from nominated builder's range
Laundry Lock	'Lane' 60-70mm Avalon satin chrome plated entry lock to laundry door
Bathroom	'Lane' Privacy to bathrooms from nominated builder's range

## Window

Windows	Windows, and sliding doors powder coated aluminum frame with clear glass, colors from builder's standard range
Frosted	Frosted glass to bathroom, en-suite & W/C windows
Keyed	Windows and sliding door locks to all openable windows

## Paint

Exterior	"Taubmans Endure" exterior acrylic (2 coat system)
Internal	"Taubmans Endure" interior acrylic (3 coat system, includes sealer)
Ceiling	Ceiling and cornice (3 coat system, includes sealer)

Builder: \_\_\_\_\_ Client 1: \_\_\_\_\_ Client 2: \_\_\_\_\_

## Electrical

Kitchen	4 LED down lights to kitchen area 2 double power points on splash back 1 single power point for oven 1 single power point for fridge 1 single power point for range hood 1 single power point for dishwasher
Bedroom/s	1 double power point 1 oyster light with shade
Master	2 double power points 2 oyster lights with shade (1 main room and 1 walk in robe) 1 phone point (next to DGPO)
Living Area/s	2 double power points 2 TV points & 1 Phone point (second tv point is design dependent) 1 oyster light per functional room (family, meals, study, multi)
Alfresco	1 oyster light with shade 1 single weatherproof power point
Porch	1 oyster light with shade
Balcony	1 oyster light with shade (design dependent)
Smoke Alarms	2 hard-wired smoke detectors with battery back up
Bathroom/Ensuite	1 double power point 2 heat bulbs IXL's with light and exhaust fan
WC/Powder	1 combination light/exhaust fan
Room Garage	1 single power point for garage door motor 2 double power points (1 for NBN. Location determined by Electrician) 1 NBN point (location determined by Electrician)
Air-conditioning	1 ducted air-conditioning unit (2 zones)
External	1 double weatherproof power point for rainwater tank 1 single power point for hot water heater

Builder: \_\_\_\_\_ Client 1: \_\_\_\_\_ Client 2: \_\_\_\_\_

## Internal

Architraves	66mm × 18mm pine architraves and skirting (square profile)
Shelves	Melamine shelving and hanging rail to robes, 3 shelves to linen and pantry
Insulation	Supply and install R3.0 rated insulation batts to exposed roof ceilings (excludes any garage, patio, balcony and alfresco ceiling). R2.0 rated insulation batts to external walls of house area (excludes external garage walls, includes garage/living common internal wall)

## Internal Linings

Living Area	10mm plaster board to ceiling and walls
Garage	Plaster board lined brick veneer finish to garage (design dependent)
Cornice	90mm cove cornice, except robes, cupboards and pantries which is 55mm

## Flooring

Carpet	Carpet and underlay to ground floor and first floor areas, including stairs (excluding wet areas and garage) from nominated builder's range
Tiles	Tiles to kitchen area, entrance, alfresco, porch and wet areas from nominated builders range

## Landscaping

Drive Way	Concrete driveway and concrete pathway as per architectural drawings
Landscape	Light landscaping to front, with turf front and back
Fencing	Colorbond fencing which includes 2 gates or 1 gate if zero boundary
Letter Box	Colorbond letter box and numbers from nominated builders range
Clothesline	Clothesline from nominated builder range
Water Tank	3000L slim line water tank

Builder: \_\_\_\_\_ Client 1: \_\_\_\_\_ Client 2: \_\_\_\_\_