



**All Safe
Habitats**
Protecting Community

Lockup Stage Standard Inclusions

Design

- Set detailed floorplans, elevations, base plan and 3D renders
- Engineer's Inspection Certificate for Frame and Base stage inspection
- Engineer's Design for footings (piers) and tie-down requirements (Available for 3 soil types – additional fees apply for any other soil or site conditions)
- Form 15 Compliance of Construction Certificate to lockup stage
- Form 15 Compliance of Insulation Installation to lockup stage
- Form 15 and 43 for Compliance of Glazing (Glass) in external Doors and external Windows
- Form 15 for Compliance of Wall and Base Frame from Structural Engineer

Framing

- 90mm Truecore steel frame
- Base frame:-

2 x 9m 150UB 18-75mm Flange Gr300+ (18kg/m) skids

21 x 3.3m C15019 Purlins Galv Gr 450+ (4.51kg/m) floor joists

3 x 3.3m x89x89x5.0mm Galv RHS(12.5kg/m) connecting beams

4 x 1.5m x 75x75x4.0mm Galv RHS(8.49kg/m) lifting pins

Note the 3.3x3.3m multipurpose room has 3.3m skids

8 x floor joists and 2 connecting beams of same material sizes

Flooring

- H2 Treated particle board sheet (termite and moisture defence treated)

Windows and External Doors

- Aluminium sliding windows and sliding doors as per plan with flywire screens (All key locked, WC ensuite windows frosted)
- PA doors Hume 2040x820x35mm External door Duracote Flush X1 with iconic entrance set (Door jambs fitted)

Insulation

- 50mm Anticon roof blanket to roof area
- Silversark HD Reflective roof and wall insulation

External

- Cladding H3 LOSP 12mm thick treated Shadowclad natural groove panels (Fixings, flashings and battens supplied, fitted, gap sealed and painted to match roofing)

Internal

- Hume 2040x820x90mm Evolution Cavity slider as per plans
- 90mm Truecore frame for internal wall sections as per plans

Roofing

- Colorbond Trimdek 0.42mm BMT
- Colorbond flashings, barge capping and fascia

NOTE: NO Allowance has been made for:

- Full set architectural drawings to submit to council (To include site plans, general notes etc)
- Site specific footings design to your soil test class (3 soil types supplied)
- Site specific frame design and windows to your wind classification (Supplied to N3 as std)
- Higher BAL rated materials (No BAL rating as std)
- Energy efficiency report
- Guttering and downpipes
- Delivery
- Plumbing and electrical
- Internal insulation or cladding
- Stairs or decking

All the above and other personal choice items can be sought at additional cost and need to be discussed prior to construction. Ordering of materials and is subject to suitability and availability.

