

# STANDARD INCLUSIONS



Photograph depicts items not included in the Designer specification, namely pendant light, downlights, window furnishings, waterfall edge benchtop, undermount sink & flooring. Metricon does not supply timber decking, landscaping & fencing.

DESIGNER

**m**  
metricon

## KITCHEN

### SINK **A**

Stainless steel 1230mm with 1¼ bowl

### TAP **B**

Chrome single lever mixer tap with rectangular spout

### MICROWAVE PROVISION

600mm x 450mm incorporated in kitchen base cupboards, including single power point (microwave not included)

### DISHWASHER PROVISION

Opening for future dishwasher including single power point and capped cold water point (refer to working drawings, dishwasher not included)

### TAP

**B**



Alder Mixer Tap

## CABINETS

### CUPBOARDS **C**

Fully lined interior and laminate\* exterior underbench cupboards with doors/drawers

### OVERHEAD CUPBOARDS **D**

Fully lined interior and laminate\* exterior overhead cupboards, 720mm high, with painted infill panel over

### BENCH TOPS **E**

Caesarstone® composite stone tops\*, 20mm thick with square edge

### HANDLES **F**

Choice of handles\*

## APPLIANCES

### OVEN **G**

Smeg electric stainless steel, 600mm wide, fan-forced

### HOT PLATE **H**

Smeg gas stainless steel cooktop, 600mm wide, with electronic ignition

### RANGEHOOD **I**

Smeg stainless steel canopy rangehood, 600mm wide, with 3 speed fan ducted into roof space



## SMEG STAINLESS STEEL APPLIANCES

**G**



Smeg Electric Oven

**H**



Smeg Gas Cooktop

**I**



Smeg Rangehood

## LAUNDRY

### TROUGH **J**

Stainless steel 45 litre bowl trough with concealed suds by-pass, standard basket waste

### TAP TO TROUGH **K**

Mixer with swivel spout, chrome

### CUPBOARD **L**

Fully lined interior and laminate\* exterior underbench cupboards 800mm wide.

### BENCH TOP **M**

Laminate\* benchtops with 10mm radius edge



\*Select from Designer range

## BATHROOM AND ENSUITE

### MIRRORS **A**

Polished edge mirror, width as nominated on master plan

### VANITY **B**

Designer vanity unit with fully lined interior and laminate exterior with choice of handles and laminate finish benchtop\*

### BASINS **C**

Square white vitreous china basin with chrome plug and waste with chrome trim overflow

### BATH **D**

Caroma white acrylic with white waste (refer to working drawings for length)

### SHOWER SCREENS **E**

Semi-frameless shower screen with overlapping pivot door, clear glass

### TAP AND OUTLETS **F**

Bath: Mixer lever and spout set

Basin: Mixer lever integrated tap

Shower: Mixer lever set with an adjustable shower rail

### BATHROOM ACCESSORIES **G**

Soap holder to shower recess

Towel rail, 750mm long, double to bathroom and ensuite

Towel ring to powder room

Toilet roll holder to W.C.

### TOILET SUITE **H**

White vitreous china close coupled toilet suite with soft close seat, concealed waste, dual flush cistern and chrome mini cistern stop tap



## CONTEMPORARY BATHROOM ACCESSORIES

**F**



Basin Mixer



Bath Outlet



Shower Head



Bath and Shower Wall Mixer

**G**



Soap Holder



Toilet Roll Holder



Towel Rail



Laundry Mixer



## CERAMIC TILING

### FLOOR TILES **I**

Ceramic floor tiles\* to laundry, bathroom, ensuite, powder room(s) and W.C. as per standard working drawings

Aluminium metal trim to doorways/openings abutting alternative floor covering

### SHOWER BASES

Ceramic floor tiles\* with square chrome waste

### WALL TILES AND BATH HOB **J**

Ceramic wall tiles\* to areas as per standard working drawings

Plain aluminium L-shape angle trim to bath hob/riser junction

### SKIRTING TILES

Ceramic floor or wall tiles\* to laundry, bathroom, ensuite, powder room(s) and W.C. as per standard working drawings

\*Select from Designer range

## INTERNAL FEATURES

### CEILING HEIGHT **A**

2550mm to single storey and ground floor of double storey

2400mm to first floor of double storey

### MOULDINGS **B**

Skirtings: 67mm high

Architraves: 67mm wide

Cornice: 75mm cove

### ROOM DOORS

Corinthian flush panel 2040mm high with door stops

### ROOM DOOR FURNITURE **C**

Choice of Gainsborough lever handles\*

Privacy locks to bathroom, ensuite, powder room(s) and W.C.

## PAINTWORK

### EXTERNAL

Front Door: Sealer undercoat with two top coats of enamel gloss

Other Hinged Doors and Sliding Doors: Sealer undercoat with two top coats of low sheen acrylic

PVC Downpipes: Two coats of low sheen acrylic (one colour)

Woodwork: Two coats of low sheen acrylic (one colour)

### INTERNAL

Walls: Dulux, three coat professional paint system including sealer undercoat and two coats of tinted matt acrylic (one colour throughout)

Ceilings: Dulux, two coats of interior ceiling white flat acrylic

Woodwork and Doors, including Internal Face of External Sliding or Bi-Fold Doors: Sealer undercoat with two top coats of enamel gloss (doors, skirting and architraves to be one colour)

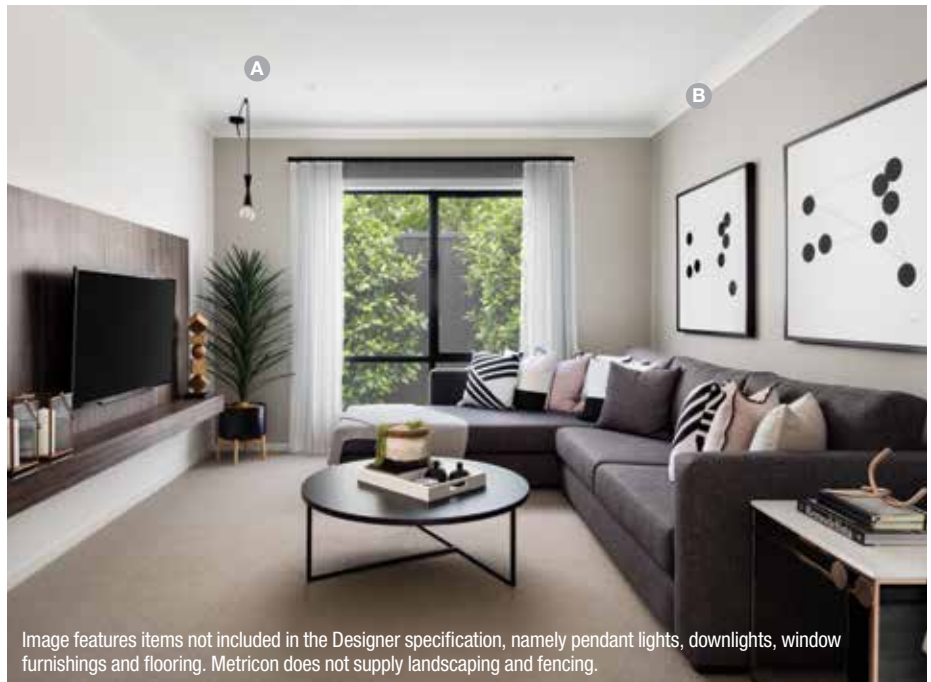


Image features items not included in the Designer specification, namely pendant lights, downlights, window furnishings and flooring. Metricon does not supply landscaping and fencing.

## STORAGE

Refer to working drawings for standard inclusions

### SHELVING

Robes: One white melamine shelf and hanging rail

Walk-in-Robe: One white melamine shelf and hanging rail

Pantry/linen: Four white melamine shelves

Broom: One white melamine shelf

### DOORS

Robes: Vinyl finish sliding doors in a choice of colours\*, aluminium frame

Walk in Robe: Open shelving only where no doors are indicated on working drawings (refer working drawings for standard inclusion). Where doors are indicated, as per internal room doors.

Pantry, Linen, Broom: Flush panel, 2040mm high hinged door(s) with choice of designer lever handles\*

## STAIRS

### STAIRS **D**

Handrail: Victorian ash, Kiln dried hardwood, clear finish

Balusters: 14mm matt black etch paint metal

Stringer: MDF cut, gloss paint finish

Treads & Risers: MDF 'cover grade'

## DESIGNER LEVER HANDLES

**C**



Amelia



Bailey



Carla



Lianna

\*Select from Designer range

## EXTERNAL FEATURES



### BRICKWORK **A**

Choice of PGH & Austral clay bricks\*, with natural grey mortar joints

### LIGHT WEIGHT CLADDING **B**

Fibre cement products to areas as per standard working drawings

### ROOF TILES **C**

Boral concrete roof tiles, in a choice of colours and profiles\*

### INFILLS OVER OPENINGS **D**

Brickwork infills over windows on front elevation of single and double storey homes

Brickwork infills over windows to two storey sections of double storey homes

Fibre cement sheet infills on side and rear elevations of single storey homes and side and rear elevations of single storey sections of double storey homes

### FRONT DOOR ENTRY SET



### DOORS **E**

Corinthian front hinged door, paint finished with four clear glass panels, 2040mm high (refer working drawings for door width)

Sliding doors, aluminium, powdercoat finish (home specific, refer working drawings)

Laundry hinged door, flush, 2040mm high x 820mm wide, full clear gloss, paint finish

### DOOR FURNITURE **F**

Front door: Gainsborough Trilock Contemporary entry set with deadbolt and doorstop

### WINDOWS **G**

Feature windows to front facade with locks (facade specific, refer working drawings)

Powder coated aluminium windows with locks to openable windows

Aluminium, powder coated sliding doors with timber, gloss acrylic paint finish for external woodwork (home specific, refer working drawings)

### ENTRY DOOR



Corinthian Madison, PMAD104

### INSECT SCREENS

Aluminium framed, powdercoat finish to match windows with mesh fitted to all openable windows and aluminium sliding doors (excludes hinged, stacker and bi-fold doors)

### PLUMBING

Colorbond® metal fascia, barge and gutters  
PVC downpipes

Two external taps, one wall mounted and one freestanding next to flood gully

### GARAGE **H**

Colorbond® sectional overhead auto operation vehicle door with two remote handsets and one wall mounted operator

Brick veneer walls



## ELECTRICAL

### POWER POINTS (HOME SPECIFIC)

Single power outlets to dishwasher, microwave, clothes dryer and washing machine locations (refer to working drawings)  
Double power outlets throughout (refer to working drawings)

### INTERNAL LIGHT POINTS

Fixed batten holder to all light points

### EXTERNAL LIGHT POINTS

Fixed batten holder to entry and weather proof adaptor light to rear as per drawings

### SMOKE DETECTOR

Hardwired with battery backup

### SWITCH PLATES

Clipsal Iconic white switch plates

### EXHAUST FANS

Above all showers and to W.C. without direct ventilation to outside air

### TV POINT

Two TV points including 5m of coaxial cable to roof space

### TELEPHONE POINT

One telephone point with wall plate and one category 6 data point, terminated in garage

### SAFETY SWITCH

Two RCD safety switches and circuit breakers to meter box

## SUSTAINABLE ENERGY

### HOT WATER UNIT

Rheem 26L gas continuous hot water unit with manual thermostat, mounted on external wall  
Two 26L units to homes with three or more showers on standard plan

### EXHAUST FANS

Clipsal 'Draft-Stoppa' installed over all ceiling exhaust fans

### DRAFT EXCLUSIONS

Entry Frames: Enviro seal timber with aluminium sill to entry door frames

### RAINWATER PROVISION

Provision only of mains water loop connected to one toilet suite and single weatherproof power point positioned on external wall of home for future supply and connection of rainwater tank (after handover but prior to occupation) by owner in accordance with council requirements

## PRE-CONSTRUCTION

### CONTRACT

Housing Industry Association (HIA) fixed price contract  
Plans and specifications

### REPORTS

Engineers soil report, footings and construction report

### FEES

Council building application fees

## SITE WORKS

### SITE SCRAPE

Balanced cut and fill up to 300mm site fall over the building platform

### SLAB

Grillage raft slab with 200mm wide x 450mm deep beams reinforced with 1/N20 reinforcement rod top and bottom  
Outdoor rooms: Strip footing beams only, set down for future paving by owner  
100mm thick slab reinforced with one layer SL72 reinforcement mesh

### TERMITE TREATMENT

Termite management system to all slab penetrations and to full perimeter of home

## CONNECTIONS

### POWER SUPPLY

Single phase underground power connection from Supply Authority power pit to meter box on home (includes up to 12 lineal metres of service line, suitable for 8m plan length from service pit to meterbox)

### TELEPHONE & FIBRE SERVICE

National broadband network provisions. Conduit and draw wire from supply authority pit to meter box on home (includes up to 12 lineal metres of service line, suitable for 8m plan length from service pit to meter box)

### SEWER DRAINS

Up to 50 lineal metres of drains including connection to legal point of discharge

### GAS RETICULATION

Gas service pipe from supply authority reticulation to gas metre position by gas supply authority, subject to supply authority conditions

### COLD WATER SUPPLY

Up to 10 lineal metres of cold water service pipe from Supply Authority water meter to external wall of home

## INSULATION

### CEILING

R4.0 glasswool batts to living area and garage excluding subfloor. R2.0 to all other plasterboard lined ceilings excluding subfloor

### EXTERNAL WALLS

R2.0 glasswool batts to all external living area walls (includes garage/house dividing wall, excludes garage external walls)

### SISALATION

Weather wrap to all external walls

## FRAME

### WALLS

90mm thick stabilised timber frame throughout

### JOISTS

Engineered first floor joists to engineers' specification

### ROOF

Stabilised timber roof trusses

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