

First Floor Additions: **STANDARD INCLUSIONS**

We can customise any of our standard inclusions to meet your needs



A close-up photograph of a wooden structural frame, showing several parallel wooden beams and a diagonal support beam, all made of light-colored wood. The background is a dark blue gradient with green geometric shapes on the right side.

Structural Inclusions

- ▶ Structural floor framing to engineers' details
- ▶ 90 mm H2 treated pine wall and roof framing

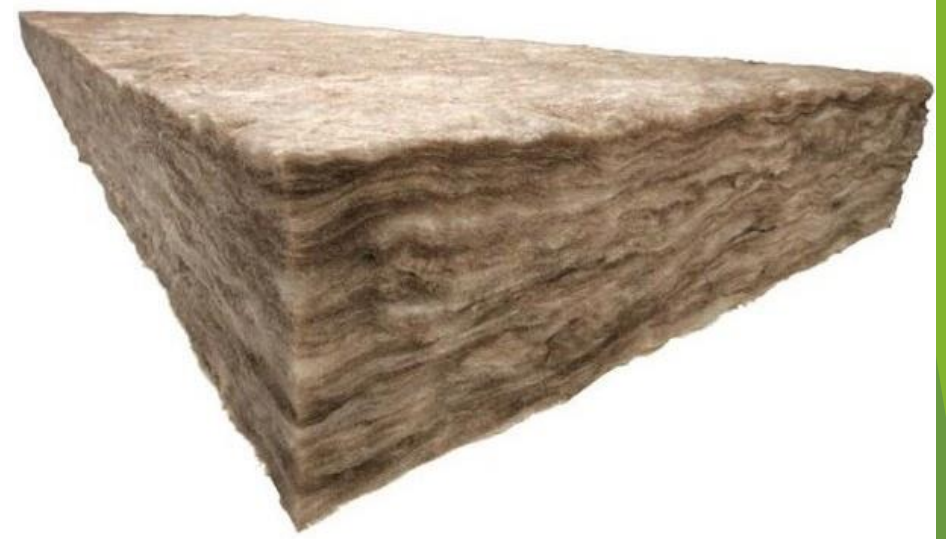
Roof Inclusions

- ▶ Concrete roof tile or Colourbond to suit existing lower roofs
- ▶ Upgrades available including re-roof existing



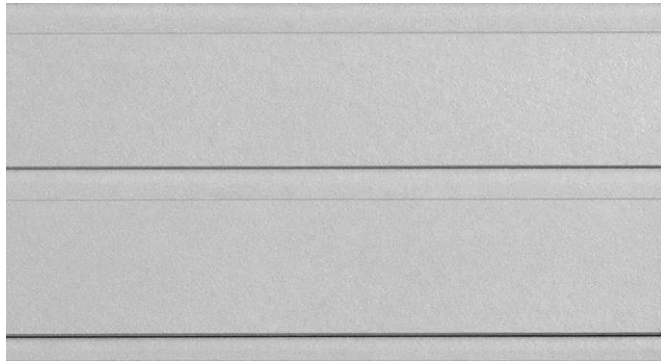
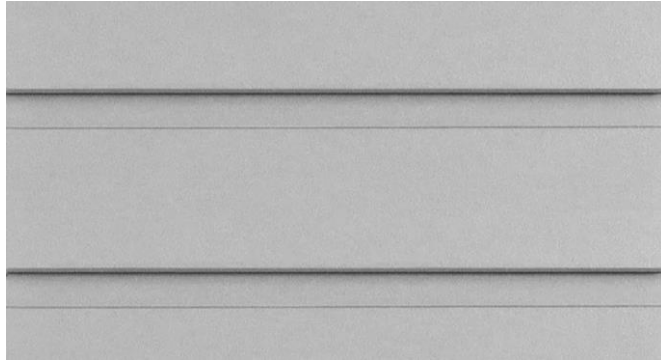
Insulation

- We will install high performance R 4.0 to the ceiling and R 2.5 to all external walls
- All other internal cavities including floor and internal walls will be insulated with R2.0



Cladding

- We will install James Hardie “Prime Line” cladding
- Upgrades are available to any cladding product on the market
- All architectural cladding systems including standing seam



Electrical

- We will install 90- mm led downlights throughout the addition
- Smoke alarms to all additions
- Vented extractor fan to wet areas



Windows



Residential aluminium framed windows included as standard with pine reveals



Upgrades available to commercial frames with plastered reveals





Doors & Locks

- ▶ We will install hollow core doors from Hume “Accent” range with Lockwood hardware
- ▶ 66 x 18 pine architrave and skirting throughout

Stairs

- Stair will be closed rise with pine treads and risers ready for carpet or flooring
- Upgrades available to open rise, hardwood, mono string etc
- All pine balustrading





Internal Finishes

- Addition will be sheeted with 10 mm plaster set and sanded ready for paint
- 90 mm cornice to all additions
- Dulux paint used inside and out
- Standard sliding wardrobes with melamine internals