
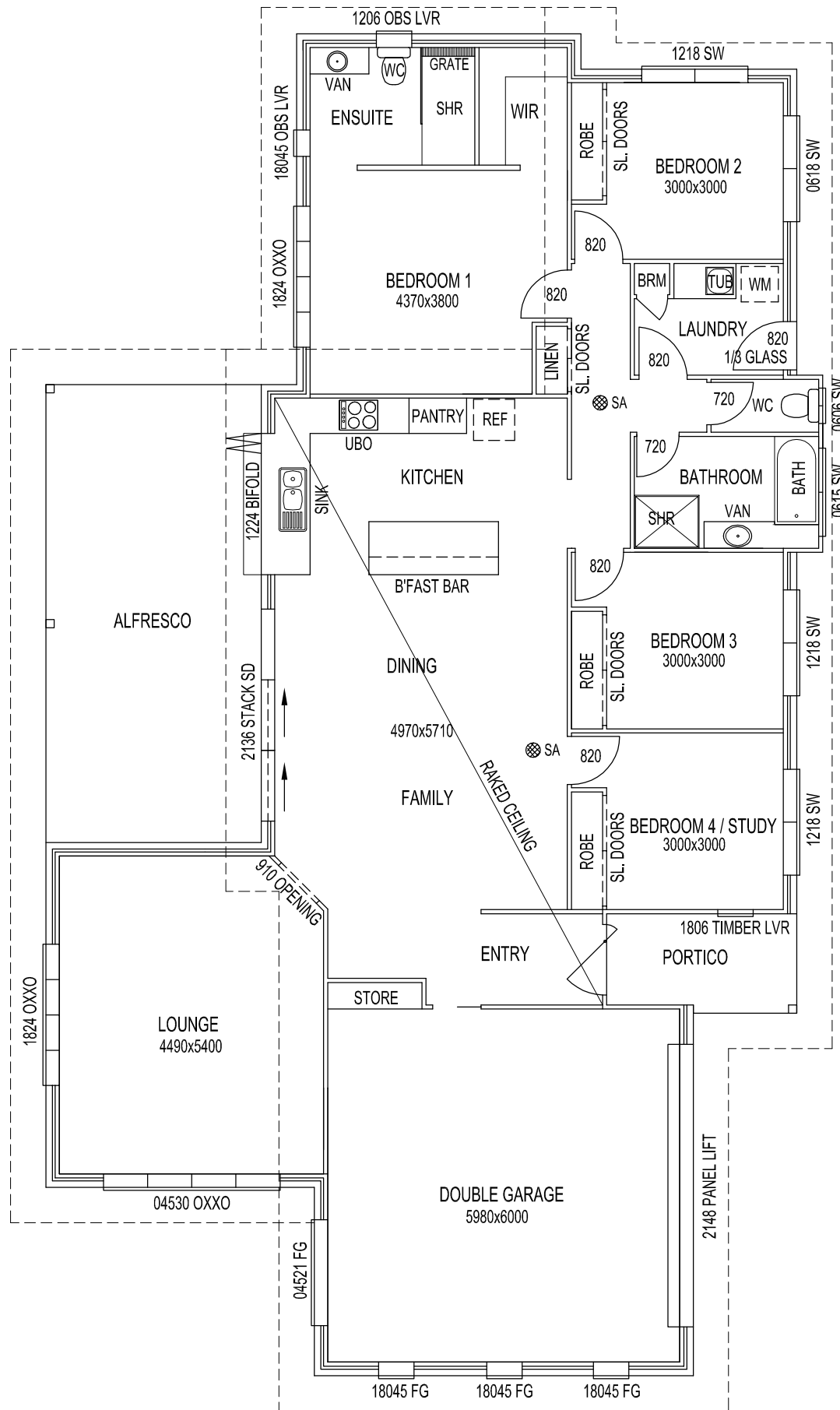
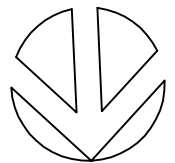


SITE PLAN

AMMENDMENT	DATE :	DETAILS :	CONTRACTOR TO CONFIRM ALL DIMENSIONS & LEVELS ON SITE PRIOR TO COMMENCEMENT OF ANY WORK	
			DATE	12.12.16
<p>PROPOSED RESIDENCE AT LOT 58 HORIZON WAY HORIZONS NORTH ESTATE WOOMBYE FOR ACCESS RESIDENTIAL P.L.</p>			SCALE	1:200 (A3)
			DESIGNED :	
			DRAWN :	PNC
			DWG No.	16558
			PAGE No.	
			 <p>3/93 Bulcock St Caloundra 4551 Lic. No. 640598 Ph/Fax : 07 54912393 Email : cdd79@bigpond.net.au</p>	

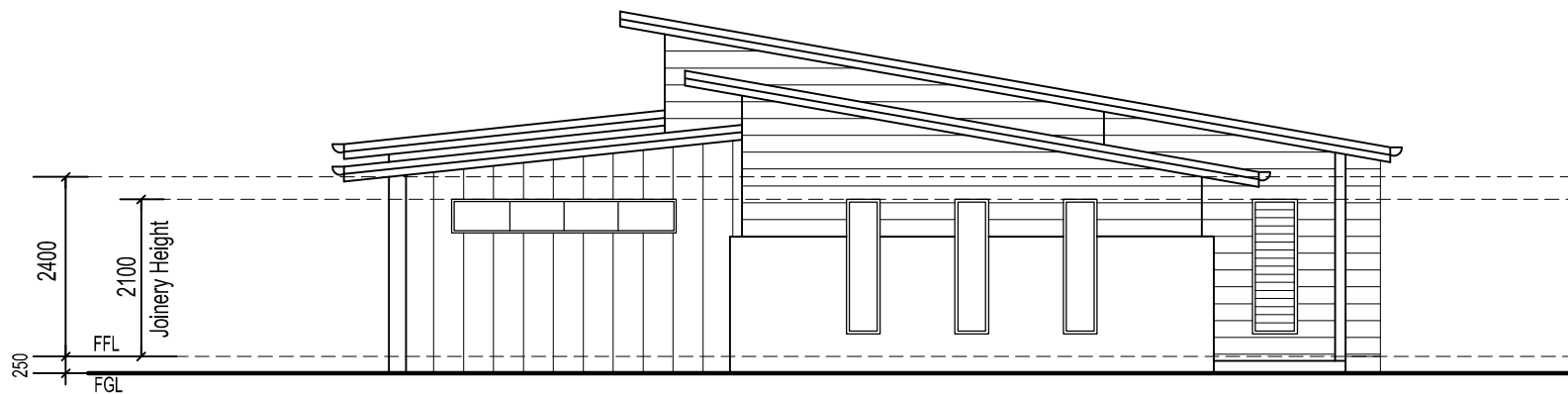


AREA OF LIVING INCL. GARAGE: 205.5 SQ M.
 ALFRESCO : 28.47 SQ M.
 PORTCIO : 5.25 SQ M.
 TOTAL AREA : 239.22 SQ M.

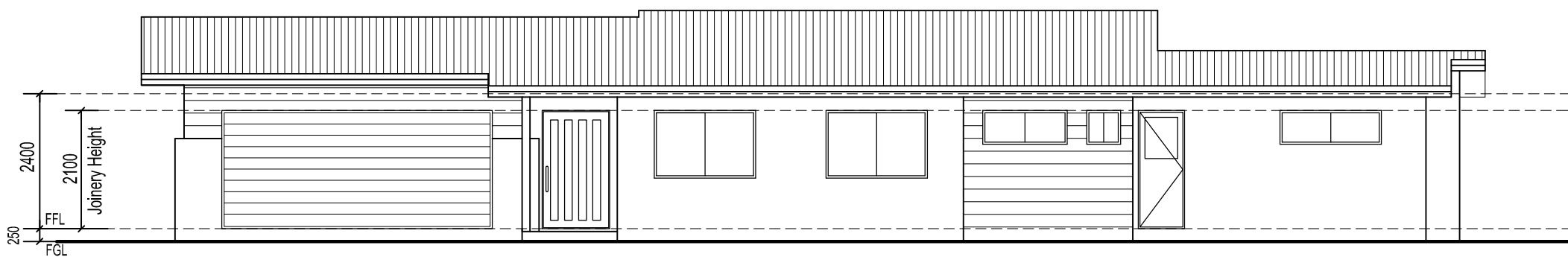


FLOOR PLAN

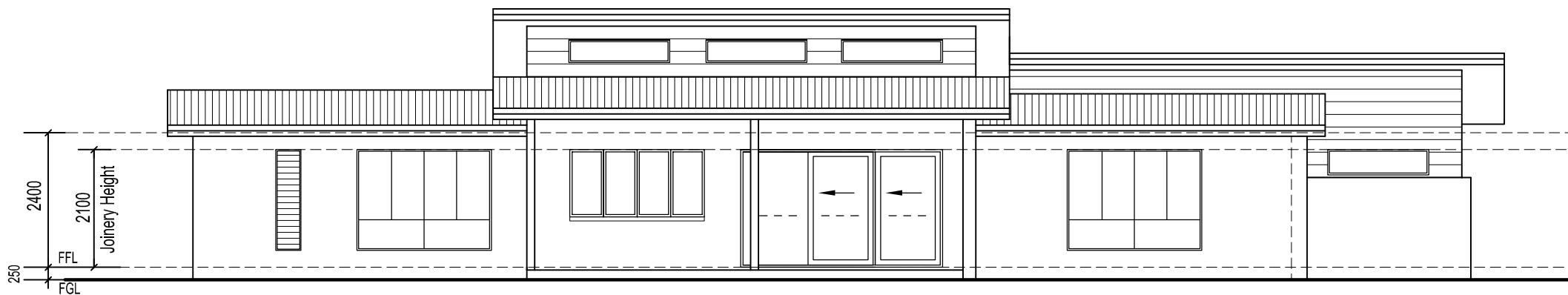
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PROPOSED RESIDENCE AT LOT 58 HORIZON WAY HORIZONS NORTH ESTATE WOOMBYE FOR ACCESS RESIDENTIAL P.L.			 Caloundra Design AND DRAFTING 3/93 Bulcock St Caloundra 4551 Lic. No. 640598 Ph/Fax : 07 54912393 Email : cdd79@bigpond.net.au	




NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

AMMENDMENT	DATE :	DETAILS :	CONTRACTOR TO CONFIRM ALL DIMENSIONS & LEVELS ON SITE PRIOR TO COMMENCEMENT OF ANY WORK	
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Platinum Inclusions

Lot 58 Horizon Way, Horizon North Estate, Woombye

GENERAL INCLUSIONS

- Full turnkey package
- Architectural design
- Engineering plans
- Construction and Liability Insurance
- Building applications
- Site surveying and soil tests
- Council inspections
- Building certification
- Termite protection to pipe penetrations and perimeter of building as per Australian Building Standards

CONSTRUCTION MATERIALS EXTERNALS

FRAMES

- Walls: 70mm stabilised timber frame
- Roof: Stabilised timber roof trusses
- Treatment: Termite resistant to Australian Standards

WINDOWS & SLIDING DOORS

- Aluminium with powder coat finish
- Diamond grill security screens with fly screens to all windows and privacy locks
- Front Doors: Paint finished flush panel with glass panels – Hume Savoy XS24 - 1200 single Entry door
- Laundry and Garage: Hume solid core door, paint grade finish

ROOFING

- Metal: Colourbond corrugated sheet roof, metal fascia and barge
- Gutter: Colourbond quad with 100 x 50mm downpipes
- Insulation: 55mm Anticon blanket to roof

EXTERNAL WALLS

- Rendered brick and/or feature claddings as per the architectural plans

WATER SYSTEM

- 25l LPG instantaneous gas Hot Water System
- Two external taps for garden

GARAGE

- Panel lift garage door with remote controls (2)
- Plasterboard wall and ceiling, with standard 'plain' concrete floor

CONSTRUCTION MATERIALS INTERNALS

- Internal lining plasterboard, wet area plasterboard to wet areas
- Internal doors flush panel 2040mm high with brushed aluminium magnetic doorstops
- Contemporary room door furniture from Builder's Range Selection
- Privacy set mechanism for bathroom, toilet and ensuite
- Skirtings: 68 x 12mm high PMDF
- Architraves: 42 x 11mm wide PMDF
- Square Set Ceilings to Kitchen, Dining, Living
- 55mm Tru Scotia cornice to rest of home
- Ceiling height 2400mm with Raked Ceiling to Family/Kitchen

ELECTRICAL FITTINGS

- Down light fittings
- 3 x kitchen pendant lights
- 2 x split system air conditioning units to main living area and main bedroom
- 2 x TV points, 1 master bedroom & 1 living area
- Ceiling fans to all bedroom and living areas, as per plan
- Smoke detector with battery pack
- 2 x phone points, 1 master bedroom & 1 living area

FINISHING MATERIALS INTERNAL

KITCHEN

- Kitchen bench fully manufactured 20mm composite stone
- Laminated fully lined kitchen cabinetry
- Kitchen Appliances (Imported Euro Builder's Range)
- Oven: stainless steel 900mm fan-forced multifunction electric under bench oven
- Cooktop: 900mm gas Cooktop
- Canopy: 900mm stainless steel
- Dishwasher: stainless steel, 600mm with five automated program functions
- Premium tile kitchen splash back
- Handles: brushed aluminium / chrome (Builder's Range) selection

Platinum Inclusions

Lot 58 Horizon Way, Horizon North Estate, Woombye

- Kitchen Sink: stainless steel, 1175mm – 1.75 bowl
- Taps: single lever mixer, chrome finish (Builder's Range)

BATHROOM & LAUNDRY

- Mirrors: bathroom and ensuite - full vanity length – polished edge – no frame
- Vanity and laundry bench fully manufactured 20mm composite stone
- Basins: white vitreous china with chrome waste, single tap hole
- Bath: white acrylic with chrome waste
- Shower Bases: tiled shower base with grate waste to ensuite and standard square chrome waste to bathroom (per plan)
- Shower Screens: Frameless laminated glass to ensuite and framed silver with pivot door and clear laminated glass in bathroom
- Taps and Outlets: single lever mixer, chrome
- Shower Rail: 600mm double rail, chrome
- Bathroom Accessories: toilet roll holder (Builder's Range)
- Toilet Suite: white vitreous china toilet suite with dual flush cistern stop tap
- Laundry Sink/Cabinet: 35 litre inset single bowl stainless steel, with single lever mixer, chrome finish and mini washing machine stop taps

WINDOWS & DOORS

- Roller blinds to windows
- Block out fabric, all bedroom windows and glass doors
- Sliding robe doors, with melamine shelf inserts on one side with hanging rail
- Front Door: Entry set with deadbolt keyed alike with doorstop
- External Hinged Door: Entry set with deadbolt

STORAGE / SHELVING

- Robes: shelves (4) with hanging rail
- Walk in robe: shelves (4) with hanging rails
- Pantry / Linen: shelves (4)
- Broom: shelf (1) – only on applicable floorplans
- Hinged Doors: flush panel, 2040mm high door(s) (refer to drawings / plans)
- Pantry / Linen / Broom: flush panel, 2040mm high hinged door(s)
- Linen: vinyl sliding doors
- Robes: mirrored sliding doors

FLOORING

- Premium ceramic or porcelain tiles to all tile areas on the plan
- Carpet to bedrooms

PAINTWORK

- Internal and External paint colours selected from Builder's Standard Dulux or Resene Range
- Front Door: sealer undercoat with gloss top coats
- Woodwork and Doors: (including internal face of exterior doors) sealer undercoat with full gloss top coats (doors, skirting and architraves to be one colour only)
- Ceilings: white
- Walls: sealer undercoat and two top coats washable (one colour throughout)

LANDSCAPING

- Pine timber paling fence to all sides, with gates to both sides as per plan
- Fully turfed
- Stones to dead side of the house as per the plan
- Garden to front yard with concrete garden edging, with plants and mulch
- Letterbox
- Clothesline fixed to fence or external wall
- Driveway, Porch & Terrace: Exposed aggregate, acid washed (refer to drawings / plans for coverage)

SERVICES

- All related trades and labour for above areas and completion of the home
- Plumbing and drainage to home and internals
- Electrical, to home and internals, including circuit breakers and earth leakage devices, smoke detectors, downlights, ceiling fans
- Carpentry and Roofing
- Plasterboard fixing & setting
- Waterproofing to all wet areas
- Tiling, Flooring, Carpentry, laminate system
- Painting
- TV antenna including booster
- Provision for future NBN

BUILDER: Devcon Building Company

Builder's Licence Number: 54758

Disclaimer: All inclusions, finishes and colours are indicative only. Please refer to your Contract.