

# Altitude Inclusions



## PRE-CONSTRUCTION ITEMS

- Soil test and feature survey
- Property service information
- Preparation of working drawings, engineering design and computations
- 6 star (minimum) thermal energy assessment and report
- Building permit

## SERVICE CONNECTIONS

Service connection to sites up to 525m<sup>2</sup> to legal points within or immediately adjacent site and when up to 5m setback.

Includes the following:

- Power connection (single phase)
- Dry water tapping (mains water) to same side of street
- Storm water
- Sewer drains
- Gas service
- Telephone conduit and draw-wire (connection by Owner)
- All account opening and provider fees by Owner

## SITE CONDITIONS

- Site excavation and vegetation scrape over the building platform, with up to 300mm fall. Excess soil will be stockpiled on site (if site has sufficient space)
- Class 'M1' engineered waffle pod concrete slab based on no existing filling
- 1 No. Concrete pumping
- Design and materials to suit wind zones up to 'N2'
- Design and materials to suit Bushfire Attack Level [BAL] 'low'

## STRUCTURE

- Stabilized pine trussed roof to engineer's specification
- 7 year structural guarantee
- Site built, 90mm wall frames with 600mm stud centres

## WINDOWS AND EXTERNAL DOORS

- Single glazed windows with aluminium powder coated frames in awning style to front elevation and sliding style to balance of elevations
- Locks to windows and external sliding doors (keyed alike)
- Altitude range entry door to house
- Painted flush panel external grade door to garage external personal access door Silver range entry set door furniture to house entry door and garage external personal access door
- Altitude range dead lock to house entry door
- Weather seal to front entry door
- Colorbond roller door (manual operation)

## INSULATION

- Batt insulation to house external walls and house/garage adjoining walls as per thermal energy report (minimum R2.0)
- Batt insulation to ceiling as per thermal energy report excluding Garage (minimum R4.1)
- Batt insulation to garage ceiling adjoining first floor area, if applicable, as per thermal energy report (minimum R4.1)

## EXTERNAL FEATURES

- Powder coat fascia, gutters and downpipes
- Altitude range brick selection with natural colour mortar and rolled joint profile
- 22.5 degree roof pitch with Altitude range roof tile selection
- Designer façade as per individual base house design with rendered feature portico
- Painted infill panel over front garage door
- Painted infill panels over windows and doors

## INTERNAL FEATURES

- 86mm step down from house to garage
- Painted and plastered finish to internal walls and ceiling with Altitude range 90mm cove cornice
- 2040mm high, painted, flush panel room, cupboard doors and garage internal personal access door (plan specific)
- Gainsborough Carla lever door furniture to room doors
- Gainsborough Carla lever door furniture to robe doors
- Linen/Broom cupboard with 4 no. white melamine shelves (plan specific)
- Robes with 1 no. white melamine shelf and hanging rail
- Gainsborough Carla lever external door furniture and weather seal to House/Garage internal access door
- 2590mm ceiling height to ground floor and single storey homes, and 2440mm to first floors of double storey homes
- 67x12mm architraves and skirting boards, painted MDF (for wet area skirting see wall tiling section)

## KITCHEN

- Altitude range tiled splashback
- Altitude range kitchen sink (double bowls with single drainer)
- Altitude range mixer tap
- European 900mm freestanding oven/cooker in stainless steel
- European 900mm canopy range hood
- European 600mm dishwasher
- External venting to range hood
- 1 no. bank of cutlery drawers
- Site built pantry with 4 no. white melamine shelves
- Overhead textured cabinetry

## CABINETRY

- Altitude range 20mm reconstituted stone benchtop with 16mm shadowline to Kitchen, Bathroom and Ensuite
- Altitude range Gloss board selection to base and textured overhead cabinetry, kick boards, end panels and rear panels
- Fully lined white melamine interior
- Altitude range cabinet handles

Client Initial: .....

Builders Initial: .....

Date: ..... / ..... / .....



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## BATHROOM, ENSUITE, WC AND POWDER

- Altitude range toilet suite, close coupled, vitreous china with soft close seat
- Wall mirror with polished edge above vanity cabinet and wall mounted vanity basins
- Tiled shower bases (plan specific)
- Altitude range 1525mm acrylic bath
- Altitude range water saving handheld shower outlet with adjustable rail
- Altitude range tapware and outlets
- 2 Altitude range, inset vanity basin to Ensuite vanity cabinet (plan specific)
- 1 Altitude range, inset vanity basin to Bathroom vanity cabinet (plan specific)
- 1 Altitude range, inset vanity to Powder Room with vanity cabinet or wall mounted Piccolo (plan specific)

## LAUNDRY

- Altitude range mixer tap to laundry
- Washing machine stop taps in trough cabinet
- Altitude range 42 litre stainless steel tub in white metal cabinet to Laundry

## STAIRCASE (DOUBLE STOREY HOMES)

- Natural MDF bullnose carpeted treads and risers
- Painted MDF stringer
- Painted continuous handrail to one side
- Plaster/stud dwarf wall balustrade with painted MDF capping
- Enclosed void under stair with door (plan specific)
- Two way light switching between floors

## HEATING

- Gas ducted heating through out living and bedrooms of pitched roof houses. Includes ceiling outlets, R1.0 duct insulation, manual thermostat (for flat roof homes heating type to be determined pending design)

## PAINTWORK

- Quality two coat paint system externally
- Quality two coat paint system internally, based on one wall colour throughout and one ceiling colour throughout

## PLUMBING

- 2 no. external garden taps (including 1 at meter location determined by water authority)
- Solar hot water service with continuous gas booster and 2 no. solar panel
- Concealed plumbing (excludes spa bath pumps, if applicable)

## FLOOR COVERINGS

- Altitude range ceramic floor tiling to wet areas including Bathroom, Ensuite, Laundry, WC and Powder Room
- Altitude range timber laminate to living areas and corridors (plan specific)
- Altitude range carpet to bedrooms, robes, stairs (plan specific)

## ELECTRICAL

- Double power points throughout
- Batten holder light points throughout house and garage
- Batten holder external light point adjacent main entry
- Single Para flood light adjacent external doors
- Ceiling mounted, self-sealing, exhaust fans to Bathroom & Ensuite (to WC/Powder when no openable window)
- White cover plates to switches
- Smoke detectors, hardwired with battery backup
- RCD Safety switch and circuit breakers to meter box
- 2 no. telephone points to Kitchen & Main Living Room (not applicable if Fibre Pack is required)
- 2 no. television points to Main Living Room and Bedroom 1 with coaxial cable terminated in roof space for future antenna connection by Owner
- 3 no. USB charge point/double power point combination (plan specific)

## WALL TILING

- Altitude range wall tiling to wet areas
- 2000mm above shower base to bath hob and 400mm above bath wall (plan specific)
- 400mm above Laundry trough
- 100mm high skirting tiles to Bathroom, Ensuite, Laundry and WC (Powder Room)
- Altitude range wall tiles to Kitchen



**Disclaimer:** Long Island Homes reserves the right to substitute any product/item with an equivalent or better product item if the original product/item has become discontinued or is not available within reasonable time period during construction. Prior to deposit, this standard specification may be altered by Long Island Homes without notice. This specification list applies only to Long Island Homes Altitude range of homes and supercedes any previous versions. Photos are for illustrative purposes only. Effective 01/06/2019

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