

# EDUCATION & LEARNING CENTRES GENERAL SPECIFICATIONS



These specifications are a general guide only. We produce buildings to a high standard of quality finish. You should consider visiting our production facilities so we can show you how our buildings are manufactured and the range of optional finishes that are available both internally and externally.

**All of our multipurpose buildings are manufactured to comply with the national construction code including energy efficiency requirements. Also a member of our team will explain why this is important when you're investing in a new building.**

## NON-CYCLONIC (REGION A) BUILDINGS

**Region A (non-cyclonic) buildings are typically for Perth metropolitan areas or Eastern inland areas. For wind region locations please refer to our website.**

- Steel transportable floor base structure, engineer designed.
- Tilt tray winching points (4 of) built in
- Hiab/Crane lifting points (4 of) built in
- Structural steel coated in two coats of red-oxide
- Systemfloor CBM 19mm structural flooring, non-combustible, asbestos free and non-hazardous
- Insulfloor under floor insulation included
- Steel stud framed wall construction
- Steel roof trusses, roof battens and ceiling structure
- Skillion roofs pitched at 3 degrees
- Gable roofs pitched at 5 degrees
- Thermal break wall insulation
- R2.2 batt wall insulation
- R4.0 insulation to ceilings throughout
- Colorbond external corner pressings
- Colorbond Mini-rib wall cladding
- Tek screw construction, no rivets to structural wall fastenings
- Pre-finished ceilings internally
- Nominal 2700mm ceiling height
- Duralux Plus 9mm internal wall linings, painted
- Duralux Plus 4.5mm internal ceiling linings, painted
- MDF skirting boards, painted
- MDF reveals and architraves, painted
- Aluminium cornices to ceilings

## GENERAL

- Kaba keyed entry set to all external doors
- Gate hooks to all external doors
- Redicote hollow core internal doors, painted to match Surfmeister with Kaba passage sets installed
- Coat hooks, supplied and installed where indicated on floor plans
- IPG toilet partitioning system to areas as indicated on floor plans. Toilet cubicles feature a toilet roll dispenser, coat hook and privacy indicator set.
- Vanity mirrors installed above all hand basins, 600x450mm framed, silver.
- Paper towel dispensers included as shown on the floor plan drawings.
- Chrome towel rails included as shown on the floor plan drawings.
- 1200mm kitchen sink/cabinet unit with stainless steel sink & drainers. White cabinets with 2 doors and draws below.
- Laminated cabinets with square edged tops to the size and location shown on floor plans. Single set of 4 draws to 1800mm long cabinets. Bow handles to all doors/draws. Standard colour range applies.
- Armstrong Quantum Commercial grade 2.0mm vinyl floor covering or to all areas marked as vinyl on the floor plan. Colour: Blue.
- Armstrong Accolade safe Commercial grade 2.0mm slip resistant vinyl to wet areas covered 100mm up wet area walls.

**OPTIONAL – Commercial grade carpets internally. Additional costs may apply.**

## AIRCONDITIONING

Included to all buildings as standard where indicated on the floor plan.

- Teco reverse cycle wall mounted A/C units as shown on the floor plan. Sizes nominated based on building/room sizes.

**OPTIONAL – upgrade to split system A/C units including Teco, Fujitsu or Daikin brands.**

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## PLUMBING

- Plumber's registration board permit & certification of works included.
- Water service – cold and/or hot water service to buildings when required.
- Water service connection to a single point as nominated on the floor plan.
- Drains to terminate below floor level at each fixture location unless specified otherwise.
- Floor wastes - to be installed in the location as shown on the floor plan drawings.
- Kitchen sinks-s/steel, single bowl with drainer.
- Seima Flick mixer tapware to kitchen sinks.
- Electric Storage, Electric Instant or Gas Instant HWS units as specified when shown as included.
- Toilet suites-Caroma Concorde Uniset, acrylic cistern with vitreous china pans.
- Disabled toilet suites-- care suite with vitreous china cistern and pan. Compliant backrest included.
- Disabled WC Fit out to AS1428.1-2009 compliant including grab rails, coat hook, shelf, door closer and signage.
- Stainless Steel urinals as indicated on the floor plan drawings.
- Stainless Steel wall mounted hand basins
- Seima tapware to basins, showers, WM taps.
- 900x900 fibreglass shower enclosures with plastic shower curtains.
- 45L troughs with cabinet under to the location as shown on the floor plan drawings.

## ELECTRICAL

- Electrical installation to comply with AS3000
- Single phase internal distribution board
- Internal electrical wired to the switchboard inside the building.
- Single connection point externally.
- RCD's installed to all circuits as required.
- LED Downlights
- Ceiling bayonet points internally where indicated on the floor plan drawings.
- Single/Double GPO's throughout as indicated on the floor plan drawings.
- Wall mounted exhaust fans as indicated on the floor plan drawings.
- 240v Smoke detectors as indicated on the floor plan drawings.
- Illuminated emergency exit lighting included as indicated on the floor plan drawings

## ENERGY EFFICIENCY COMPLIANCE

Compliance with the Energy Efficiency Standards in the National Construction Code 2016 requires an individual assessment to be undertaken for each building. Costs for this assessment are not included in our quotation unless specifically noted and itemised accordingly.

A site plan clearly showing the buildings proposal location and a north point must be provided before an assessment can be carried out.

## OPTIONAL ITEMS (NOT INCLUDED UNLESS SPECIFIED OTHERWISE)

- Vandal resistant externally security lighting
- Telephone/Data points
- Split system reverse cycle A/C units
- Commercial grade carpet
- Alarm systems
- Fire Extinguishers
- Furniture & Appliances

## OPTIONAL SERVICES (NOT INCLUDED UNLESS SPECIFIED OTHERWISE)

- Development Application/Approvals
- Building Permit Application/Approvals
- Energy Efficiency Certifications
- Structural Engineers Certifications
- Transport
- Onsite Setup of buildings
- Service Connections – Power/Water/Sewer/Telstra

We provide the following documentation with the purchase of all new buildings.

- Floor Plan
- Electrical Layout Plan (no line or wiring diagrams unless quoted otherwise)
- Elevations
- Steel Transportable Floor chassis Plan

Additional drawings as may be required for Structural Engineers approval, Energy Assessments and Building Permits will be produced as required at the costs as outlined in our Building Permit Application form.