

# PREMIUM OFFICES 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 Premium Offices are manufactured to comply with the National Construction Code including Energy Efficiency requirements. A member of our team can explain why this is important when you're investing in a new building.**

## NON-CYCLONIC BUILDINGS REGION A2

**Region A (non-cyclonic) buildings are typically for areas other than in the northern parts of Australia. Most metropolitan areas or eastern inland areas. For wind region locations please refer to our website.**

- Steel transportable floor base structure, engineer designed and certified
- Tilt tray winching points (4 of) built in
- Crane lifting points (4 of) built in
- Structural steel coated in two coats of red-oxide
- Laminex Trade Essentials 19mm termite treated flooring
- Insulfloor 45 under-floor insulation included
- 90mm Bluescope Enduroframe structural steel wall frames
- Bluescope Endurotruss Engineer designed steel roof structure
- External wall cladding finishes to be chosen from our standard range of Weathertex or Colorbond products. Other claddings available at additional costs
- Colorbond roof sheeting, gutters, downpipes, and flashings
- Insulbreak with R2.5 fibre batt insulation to all external walls
- Flushed plasterboard linings to internal walls & ceilings
- Shadow-line cornices to all main areas throughout
- R4.0 fibre batt insulation to ceiling areas (excluding verandahs)
- R1.5 Anitcon to the roof area
- Verandahs included as indicated on the floor plans.
- Commercial section Aluminium Windows and Entry Doors as per the floor plan layout. Flyscreen & Fly doors to all windows & sliding doors. Windows key locked as standard.
- Flush panel internal doors. Painted.
- Trio lever set door furniture internally.
- Square edged kitchen cabinet tops with laminated cabinets under. Single set of drawers included. Fridge recess under. Satin handles to cupboard doors/drawers. Cabinet internals are white.
- Base MK3 single bowl stainless steel sink with drainer.
- Disabled Accessible WC (if included) designed in compliance with AS1428.1-2009. Including coat hook, shelf, grab rails, door closer, mirror, compliant basin, compliant WC & back rest.
- Base MK2 Tapware throughout. Standard colour is chrome.
- Electric Water Service.

- Internal hot & cold-water service pipe work terminating at a single point of attachment.
- Building painted internally & externally.
- Commercial grade vinyl planked tiles to the main office
- Commercial grade anti-slip vinyl to accessible WC areas only, covered 100mm up all walls internally.
- TECO Split system reverse cycle air-conditioning included.
- Security System included. External strobe light & siren. Monitoring available, additional costs apply.

## 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.
- RCDs installed to all circuits as required.
- LED Downlights
- GPOs throughout as indicated on the floor plan.
- Wall mounted exhaust fan included (WC's only)
- 240v Smoke detectors included
- Illuminated LED Emergency Exit lighting included

## OPTIONAL ITEMS NOT INCLUDED WITH THE BUILDING UNLESS QUOTED OTHERWISE

- Modular Decking Systems for verandahs
- Disabled accessible ramps, handrails, and landings to comply with AS1428.1-2009
- Communications/Data points

## OPTIONAL SERVICES (NOT INCLUDED UNLESS SPECIFIED OTHERWISE)

- Building Permit Application/Approvals
- Energy Efficiency Certifications
- Structural Engineering Certifications
- Transport
- Onsite Setup of Buildings
- Service Connections – Power/Water/Sewer