

### **FRAME KIT INCLUSIONS:-**

- Structural engineer certification of your house plans
- 6 x sets architectural plans for submission to your local council
- Design wind speed N3 (W41)
- Custom engineered, galvanised steel structural components
- Columns, beams, floor bearers, floor joists, balcony joists, roof structure and purlins
- Cross-bracing and fixings
- All bolts, screws, floor adhesive & tensioners to erect the frame kit
- 0.42mm zincalume custom orb roof sheeting and flashings
- Zincalume gutters, stop ends, brackets & PVC 90mm dia. drops
- Insulation to roof (reflective building membrane)
- Structural particleboard flooring for all internal floors
- Supporting columns for a site slope of 2.0m over building area (larger slopes can be accommodated)

### **ITEMS NOT INCLUDED IN FRAME KIT (Indicative Only):-**

- Construction labour, construction insurance, transport & delivery charges, soil test & footing design, site surveying, earthworks, concrete for footings, decking timber, balcony handrails, electrical, plumbing/drainage, plumbing fixtures & PC items, tiling, kitchen, painting, council fees & lodgement of plans, any enclosure of the sub-floor, windows, wall framing, ply bracing & internal or external stairs

### **FULL KIT INCLUSIONS:-**

- Structural engineer certification of your house plans
- 6 x sets architectural plans for submission to your local council
- Design wind speed N3 (W41)
- Custom engineered, galvanised steel structural components
- Columns, beams, floor bearers, floor joists, balcony joists, roof structure and purlins
- Cross-bracing and fixings
- All bolts, screws, floor adhesive & tensioners to erect the frame kit
- Structural particleboard flooring for all internal floors
- Hardwood shot-edge decking for balconies
- All internal & external wall framing including ply bracing & tie-down items
- Colorbond custom orb roof sheeting, ridge capping (if required), barge cappings and all fixings
- Insulation to external walls & roof (reflective building membrane)
- Colorbond gutters, stop ends, brackets & PVC 90mm dia. drops
- Aluminium sliding windows & sliding doors including F/J pine reveals



- Hardiplank, Blue Board or Hardiflex cladding included for exterior of building
- All fixings & flashings for external cladding
- Hardiflex shts to eaves & balcony ceilings including all fixings & PVC joiners
- Entrance door - Humes XV Series in pre-hung timber frame with weather seal
- Rear door - Humes Duracoat tempered hardboard in pre-hung timber frame
- Internal doors - Humes Redicote hollow core doors, including door jambs
- Locks - External doors pre-drilled for "Lanes" s/s entry/deadlock set
- Locks - Internal doors pre-drilled for "Lemaar Vigo" lever handle sets
- Chrome hanging rails & supports in all robes
- 10mm Gyprock internal linings to ceilings & walls, including all fixings, Paper joining tape, setting compounds & external metal corners
- 6mm Villaboard internal linings to all wet area rooms
- 90mm Gyprock cornice & adhesive
- Architraves - Colonial 42 x 12 mm dressed pine skirtings
- Skirting - Colonial 68 x 12 mm dressed pine skirtings
- Eaves Moulding - 19 x 19 mm dressed pine
- Robe & Linen cupboard supports - 42 x 19 mm dressed pine
- Robe & Linen cupboard shelving - 16 mm white Melamine
- Supporting columns for a site slope of 2.0m over building area

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- Construction labour, construction insurance, transport & delivery charges, soil test & footing design, site surveying, earthworks, concrete for footings, balcony handrails, electrical, plumbing/drainage, plumbing fixtures & PC items, tiling, kitchen, painting, council fees & lodgement of plans, any enclosure of the sub-floor, internal & external stairs.