





FIRST FLOOR

1:100

- The proposed works shall comply with the following:
- Cladding: AS1288-2008 and AS2541-1999
 - Timber Framing: AS1684-2010
 - Footings: AS2870-2011
 - Stormwater: AS3900-2003
 - Termite Management: AS3686-1-2000
 - Masonry Construction: AS3700-2011 & AS4773.2-2010
 - Waterproofing: AS3745-2010
 - Smoke Alarms: AS3786-2014
 - Concrete Construction: AS3680-2009
 - Floor Tiling: Part 3.5.1 of BCA Vol 2 and AS2049-2002
 - Sound Insulation: AS/NZS1276-1998
 - Balustrade: Part 3.9.2 of BCA Vol 2
 - Stair Construction: Part 3.9.1 of BCA Vol 2

REV: DATE: DRAWING:
A 10.09.19 WORKING DRAWINGS

INT: JCR BUILDQ GROUP

SHEET NO: LOT 63

SHEET NAME: FIRST FLOOR

COLOUR: BLACKTOWN

ORIGIN: [Symbol]

SHEET NO: R/14

REVISION: D

Quality Standard Inclusions

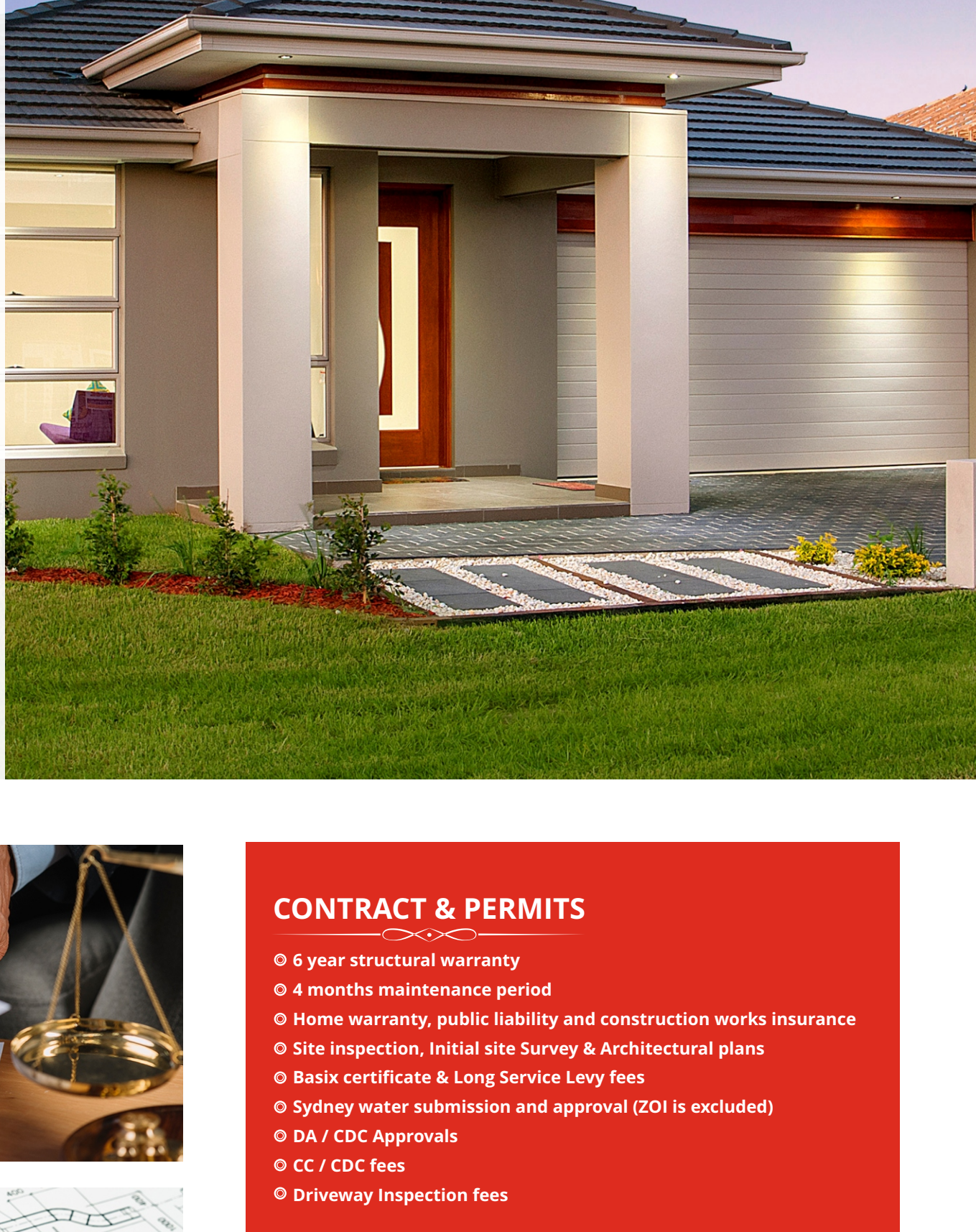
Make it a lifestyle,
not a duty

"BuildQ" is the group you can TRUST. Our "Assurance" is based on our successful past projects & our sacred commitment to our clients. For every single project, our aim always is "Highest Quality Standard" & "Client's Delight". The Testimony is our fast growing presence across Western, Southern & North-West parts of Sydney. "On-Time Project Delivery" is our "Mantra". We are happy to share that "BuildQ" now has the presence in "Real Estate Field" where too you would receive our best Care, Attention & Professionalism.

Our proven team of Architects, Draftsmen, Managers & Project Engineers work with the sole purpose of providing our valued clients their "Dream Home" incorporating all their "Needs & Ideas" – the home you would cherish for years to come.

As We Build Home, We Strive To "Invest Emotions".

492
Projects delivered &
counting...



CONTRACT & PERMITS

- 6 year structural warranty
- 4 months maintenance period
- Home warranty, public liability and construction works insurance
- Site Inspection, Initial site Survey & Architectural plans
- Basic certificate & Long Service Levy fees
- Sydney water submission and approval (201 is excluded)
- DA / CDC Approvals
- CC / CDC fees
- Driveway inspection fees

SITE PRELIMINARIES

- Power connection natural gas connection.
- NBN conduit & wiring
- Water connection to near side of road
- Site toilet for duration of build
- Safety fencing to site perimeter
- Roof safety rail
- Removal of all trade waste
- 2 loads of clear dirt removal

FOUNDATION & EXCAVATION

- Structural engineer design for slab
- H1 Class concrete waffle pod slab
- Concrete slab for rain water tank
- Soil excavation up to 500 mm cut & 500 mm fill
- Piering up to 60 LM



STRUCTURAL & EXTERIOR

- Timber frame and trusses to Australian standards AS 1684
- Eaves as per plans (up to 450 mm eaves)
- Face bricks from Austral - Everyday Life, Wilderness or PGH - Elements, Foundations, Townhouse and Highlands Range
- Concrete roof tiles from the wide range
- Aluminium powder coated windows with key locks in a variety of colour choices
- Colourbond metal fascia and gutters
- Painted PVC downpipes
- Sectional motorised garage door with 2 remotes in standard colourbond colour
- 2400 high quality front door from BuildQ Group's quality standard selection range
- Door seals to the bottom of all external doors
- 2 External garden taps
- 26 litre 6 - star instantaneous hot water system
- 600x300mm tiles to portico and alfresco choice from BuildQ Group's quality standard selection range
- Termite pest protection to Australian Standard AS3660.1



INTERNAL

- 2750 mm ceiling height ground floor, 2600 mm ceiling height first floor
- 10mm plasterboard lining to walls and 13mm to ceilings
- 90mm cove cornice
- Up to 800x800mm floor tiles choice from BuildQ Group's quality standard selection range to main floor areas
- Timber flooring from BuildQ Group's quality standard selection range of AC4 laminate system & underlay
- Modern 'Splay' finger joined pine timber skirting and architraves in 67mm
- Gloss paint finish to all internal woodwork using high quality paint
- High quality coat system to all internal walls and choice of 2 feature walls
- Plain hollow internal doors 2040 height
- One melamine top shelf, 3 shelves, 3 drawers & hanging rod fitted to all wardrobes with sliding doors
- Four 16mm melamine shelves fitted to linen cupboards
- Standard quality cabinet handle from choice of BuildQ Group's quality standard selection range
- R 4.0 ceiling and R2.0 wall insulation – excluding garage ceiling and external walls

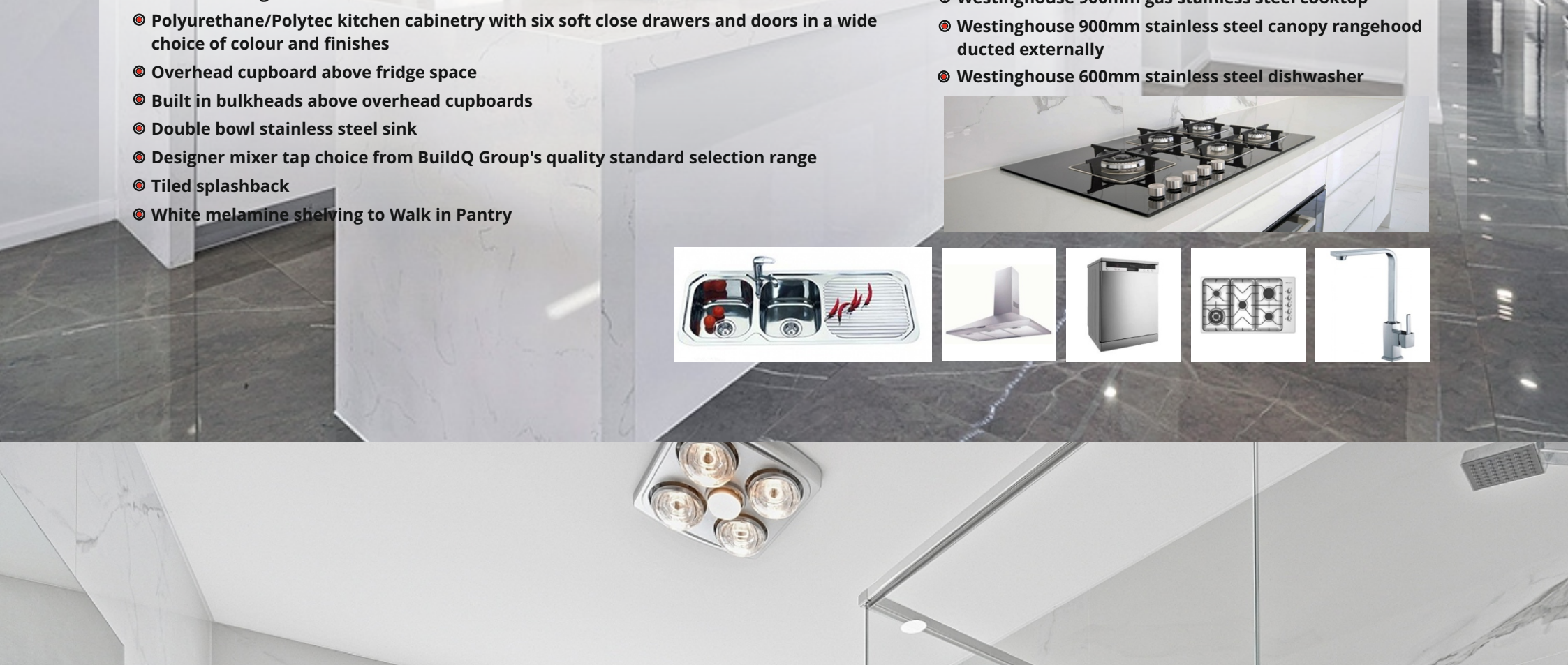


KITCHEN FEATURES

- Supply & install 20mm quality stone to kitchen from BuildQ Group's quality standard selection range
- Polyurethane/Polytec kitchen cabinetry with six soft close drawers and doors in a wide choice of colour and finishes
- Overhead cupboard above fridge space
- Built in bulkheads above overhead cupboards
- Double bowl stainless steel sink
- Designer mixer tap choice from BuildQ Group's quality standard selection range
- Tiled splashback
- White melamine shelving to Walk in Pantry

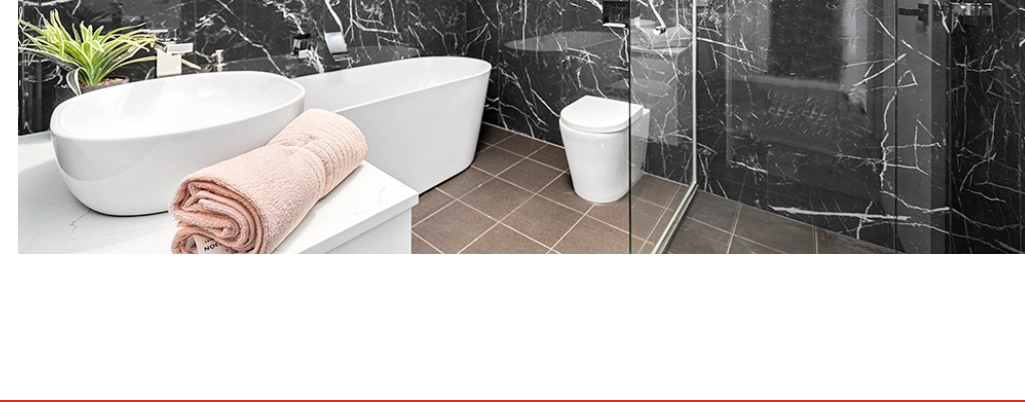
APPLIANCES

- Westinghouse 900mm or 600mm electric oven
- Westinghouse 900mm gas stainless steel cooktop
- Westinghouse 900mm stainless steel canopy rangehood ducted externally
- Westinghouse 600mm stainless steel dishwasher

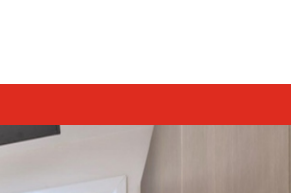


BATHROOM and ENSUITE

- 600x300mm wall tiles choice from BuildQ Group's quality standard selection range
- 300x300mm floor tiles choice from BuildQ Group's quality standard selection range
- Wall Tiles up to ceiling in all the bathrooms
- Feature shower niche in each shower and bathtub shower niche
- Semi frameless shower screens with pivot door and clear safety glass
- Hand Held Showers from BuildQ Group's quality standard selection range
- Designer freestanding bath tub with luxury bath spout
- Single bowl vanity with 20mm stone
- Designer mixer taps from BuildQ Group's quality standard selection range
- Chrome plug n waste to vanity basins and bath
- Bathroom accessories from BuildQ Group's quality standard selection range
- Frameless glass mirrors
- Smart floor wastes
- Waterproofing to all wet areas to BCA requirements



HILLS



ELECTRICAL AND SAFETY

- 50 Downlights to hallway, living, kitchen, bedrooms, bathroom, ensuite, alfresco and portico
- 10 Light points
- Supply, Wire & Install 33 power points (slimline power points & switches)
- Supply, Wire & Install 2 x water proof double power points
- Supply, Wire & Install 2 x TV points
- Supply, Wire & Install 2 x Data points
- Wire 2 x Ceiling fan point
- Wire & Install power connection for electric oven & fridge
- External ducting for kitchen range hood
- Supply, Wire & Install 2 smoke detectors
- Wire & Install 2 way light points
- Supply, Wire & Install 1xL's in all bathrooms
- Metering & connection fees
- Supply, Wire & Install Alarm System with four PIR Sensors

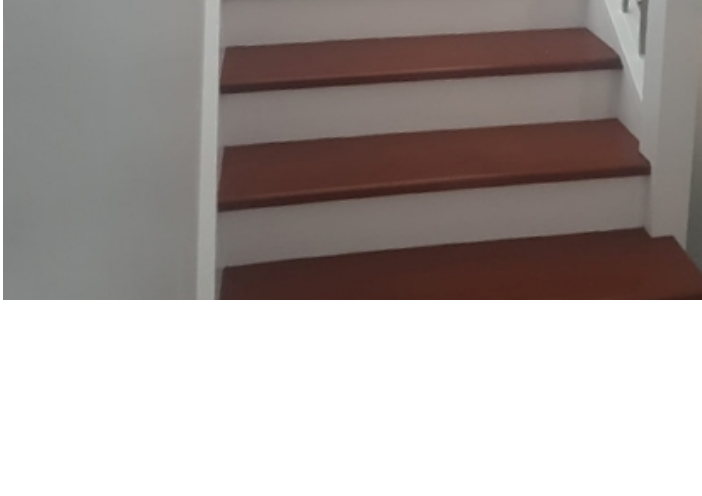
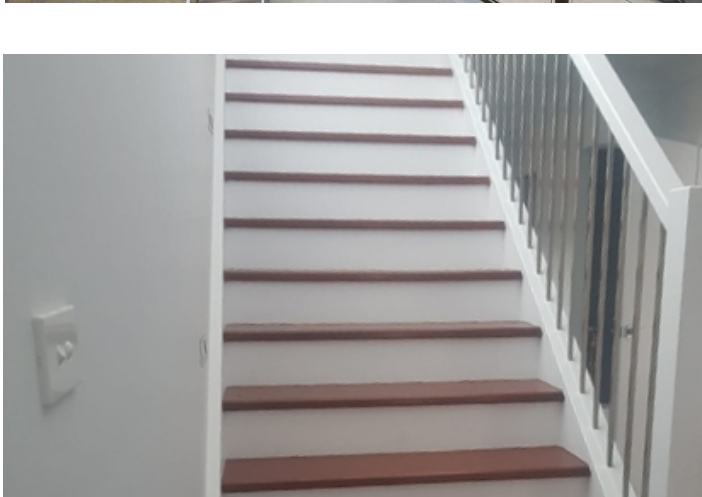
LAUNDRY

- Polyurethane/Polytec cabinetry in a wide choice of colour and finishes
- 20mm stone to laundry bench top
- Tiled splashback above sink area 600mm height
- Single bowl drop in sink from BuildQ Group's quality standard selection range
- Designer mixer tap choice from BuildQ Group's quality standard selection range
- Floor tiles 600 x 300mm from BuildQ Group's quality standard selection range



ADDITIONAL INCLUSIONS FOR A DOUBLE - STOREY HOUSE IN ADDITION TO ABOVE

- Scaffolding to the upper roof and lower roof as required
- Pine Staircase in AC4 commercial laminate finish, timber handrail and metal balustrades
- 600x300mm tiles for balcony from BuildQ Group's quality standard selection range
- Balcony as per design, finished with glass balustrades and steel rail



OTHER INCLUSIONS

- Coloured concrete drive - way
- Up to 2000 Litre rainwater tank & pump
- Outdoor Kitchen with mixer and sink
- Ducted Inverter 2 zone air conditioning system
- Rendered front brick columns
- Modern elevated designer facade

Contact

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