

HAWKEYE SPECIFICATIONS

28 SQ DOUBLE STORY



HAWKEYE
PROJECTS

Silver Upgrade Inclusions

SITE COSTS

- Based on house setback up to 4 metres.
- Based on land size up to 450sqm, with fall of land up to 300mm over building area.
- Included up to 12 metres of sewer and storm water connection.
- Included up to 12 metres for water connection (dry tapping).
- Included up to 12 metres of single phase underground power.
- Included Gas connection up to 9 metre setback (where Gas is available).
- Termite treatment included is "Part A" penetration capping.
- Included engineer designed M Class Waffle Pod reinforced slab (concrete pump included).
- Maximum 300mm fall and no existing fill. Slab costs will be adjusted if founding conditions differ.

6 STAR ENERGY SYSTEM

- Fibreglass Batts to residence ceiling below a roof (excludes garage).
- Fibreglass Batts and Enviroseal foil wrap to external walls.
- Weather seals to external doors and windows.
- Energy compliant exhaust fans to showers.

SOLAR HOT WATER

- Solar hot water, with continuous flow gas boosted service.

EXTERNAL CLADDING

Note: Facades and designs may use alternate materials as detailed on plan.

INTERNAL CLADDING

- Plaster board fixed internally to wall frames and ceilings.
- 16mm batons for whole house (Not Lasered).
- 75mm cove cornice throughout, living area square set.

Note: Cornice not included to porch and outdoor living areas.

ROOFING

- Choice of 2 profiles from concrete roof tile range.
- OR
- Choice of any Colorbond roof colours for flat roof sections of standard designs.

GARAGE

- Plaster lined to ceiling, sides and rear with 75mm cove cornice.

GARAGE DOOR

- Motorised sectional overhead panel lift door to front with 2 remote control handsets.

FASCIA & GUTTER

- Colorbond metal fascia, gutter and downpipes.

WINDOWS

- Aluminium powder coated windows to front facade.
- Aluminium powder coated sliding or fixed to sides and rear of house.
- Flywire screens to all openable windows.
- Window locks to all openable windows.

FRAMING

- 90mm pine wall frames, engineer designed roof trusses, bracing and floor joists complying to Australian Standards.

CEILINGS

- 2700mm ceiling height to single storey and ground floor of double storey (frame size).
Note: Ceiling heights may vary with options chosen or as part of the design, eg. where dropped ceilings, raked ceilings or bulk heads are part of the design.

HEATING

- Evaporative heating and cooling system (ducted through ceiling to all living rooms and bedrooms).
- Programmable thermostat.

ELECTRICAL

- Direct wired electric Smoke detectors as per electrical drawings.
- 2 x phone point.
- 2 x TV points.
- 25 x 10 watt LED downlights (white) throughout House (as indicated on plan).
- 1 x Double fluorescent light with a diffuser to the Garage.
- 2 x Paraflood lights located externally.
- 20 Double power points throughout house (as indicated on plan).
- 1 x External power point.

ALARM SYSTEM

- BRONZE ALARM PACKAGE
 - BOSCH 2000 Series – 8 Zone System.
 - 2 x PIR Detectors strategically mounted in high traffic zones.
 - 12 x ICON LCD Code Pad.
 - Internal screamer & external combination siren & blue strobe light.
 - Battery backup & power supply.
 - Includes all wiring & cabling & programming of system.

Silver Upgrade Inclusions

- Builder to provide power & telephone points at the alarm panel.
- This system is capable of accepting a maximum of 8 detectors.

EXTERNAL DOORS

- Corinthian Front Entry Door 2040mm high by 820mm wide.
- External Laundry Door – Solid Timber with half lite clear glazing, 2040mm high by 820mm wide.
- Rear Garage door – External grade flush panel, 2040mm high × 820mm wide.

INTERNAL DOORS & SKIRTING

- Internal 2040mm high Flush Panel doors throughout with painted finish.
- 67mm high × 18mm wide with painted finish.

STAIRS

- Victorian Ash Hardwood, timber post hand rails with stylish steel square bar balustrading.

DOOR FURNITURE

- Front Door –Gainsborough Tri-lock lever handle entrance set (choice of polished chrome or matt finish).
- Internal Passage Doors – Gainsborough lever style passage sets (choice of polished chrome or matt finish).
- Architectural stainless steel handles to all hinged robe doors and flush pull handles to cavity sliding doors.
- Architectural door stops to all hinged doors.

KITCHEN

- Nikpol Egger Board (range Perfect Sense fingerprint less), colour TBC, drawers throughout Dragon pro soft close, finger pulls no handles, carcasses 16mm white moisture resistant melamine (up to 15 drawers).
- 20mm stone benchtop (select colours from category 1 range).
- Tiled splash back to Kitchen wall between cooktop and rangehood for the length of the bench.
- CHELSEA Double stainless steel sink.
- VIBE Kitchen mixer to kitchen sink.
- Dishwasher provision and connections.

APPLIANCES

- EUROMAID 900mm wide stainless steel upright cooker, including 5 burner hotplate with triple glazed cool touch door.
- BAUMETIC 900mm stainless steel canopy rangehood.
- BAUMETIC 600mm stainless Steel Dishwasher.

WALK IN PANTRY (WIP)

- All tall shelving in 16mm moisture resistant melamine, all shelves to be adjustable.

LAUNDRY

- LAURA Laundry trough 35L.
- BASE Swivel Sink mixer to laundry trough.
- Tiled splash back as indicated on plan.
- Nikpol Egger Board (range Perfect Sense fingerprint less), colour TBC, drawers throughout Dragon pro soft close, finger pulls no handles, carcasses 16mm white moisture resistant melamine.

VANITIES

- Nikpol Egger Board (range Perfect Sense fingerprint less), colour TBC, drawers throughout Dragon pro soft close, finger pulls no handles, carcasses 16mm white moisture resistant melamine.

MASTER ENSUITE & BATHROOM

- Nikpol Egger Board (range Perfect Sense fingerprint less), colour TBC, drawers throughout Dragon pro soft close, finger pulls no handles, carcasses 16mm white moisture resistant melamine.
- CLASSIC Ceramic Semi Inset hand basins, as per plan.
- VIBE Slim basin mixer.
- Polished edge mirror above vanity bench to door height.
- RINA toilet.
- 900mm x900mm fully tiled seamless shower base.
- VIBE ABS 1 function hand held shower head on rail to shower.
- Semi frameless glass shower screen with door.
- BASE Insert bathtub 1700mm.
- VIBE Slim shower mixer to bath (if applicable).

POWDER ROOM

- RINA toilet.
- Nikpol Egger Board (range Perfect Sense fingerprint less), colour TBC, drawers throughout Dragon pro soft close, finger pulls no handles, carcasses 16mm white moisture resistant melamine.

EXTERNAL PAINT

- Front Entry Door – 1 coat of Prep, 2 coats of paint.
- Timber Work – 2 coats of satin gloss.
- Portico, outdoor living and eaves – 1 coat of Prep, 2 coats of Dulux Weathershield matt.
- Steel lintel – 1 coat of Prep, 2 coats of Dulux Weathershield Low Sheen.

INTERNAL PAINT

- Internal walls – 3 coat paint system, includes 1 coat of acrylic undercoat and 2 coats of Dulux's Wash and Wear.
- Ceiling – 1 coat of Prep, 2 coats of ceiling flat.

- Internal doors – 3 coat paint system, includes 1 coat prep and 2 coats of full gloss or matt finish.
- Timber work – 2 coats of satin gloss.
- One colour.

ACCEPTANCE

LINEN

- 4 White melamine shelves to linen cupboard.

CLIENT SIGNATURE:

ROBES

- 1 White melamine shelf with hanging rail. Located approximately 1800mm high from floor.

DATE: _____

MASTER WALK IN ROBE

- Combination of single melamine shelf with hanging rail (set at 2000mm) and double hanging rail (set at 1000mm).

FLOOR COVERINGS

- Category 1 ceramic floor tiles (450mm x 450mm) to all wet areas, with tiled skirt to Laundry, Ensuite, Bathroom and WC only.
- 14mm Engineered Timber floor to Entry, Living Zones, Kitchen, Meals, Open Areas & Hallways.

WALL TILES

- Category 1 ceramic floor tiles (450mm x 450mm) to Kitchen, Laundry, Ensuite, Bathroom, Walk In Pantry and WC.
- Tile areas as follows:
 - Showers fully tiled to top of shower screen (2 meters high)
 - Kitchen splashback tiled to 600mm above bench.
 - Bath hob and splashback tiled to 600mm above bath hob.
 - Laundry splashback tiled 600mm above trough.

ADDITIONAL INCLUSIONS

- Colour consulting with Interior Designer.
- Driveway.
- Holland Window Furnishings as per approved plan.
- TV Antenna.
- Carpet.
- Landscaping Front & Rear.
- Fencing.



ANY BRAND, QUANTITY, MAKE, MODEL AND SIZE MAY VARY FROM TIME TO TIME SUBJECT TO CHANGES IN SUPPLIER RANGES. HAWKEYE PROJECT MANAGEMENT RESERVES THE RIGHT TO ALTER SPECIFICATION, PRICING AND PRODUCT INFORMATION AT ANY TIME WITHOUT NOTICE.

**EFFECTIVE
1.5.2020**