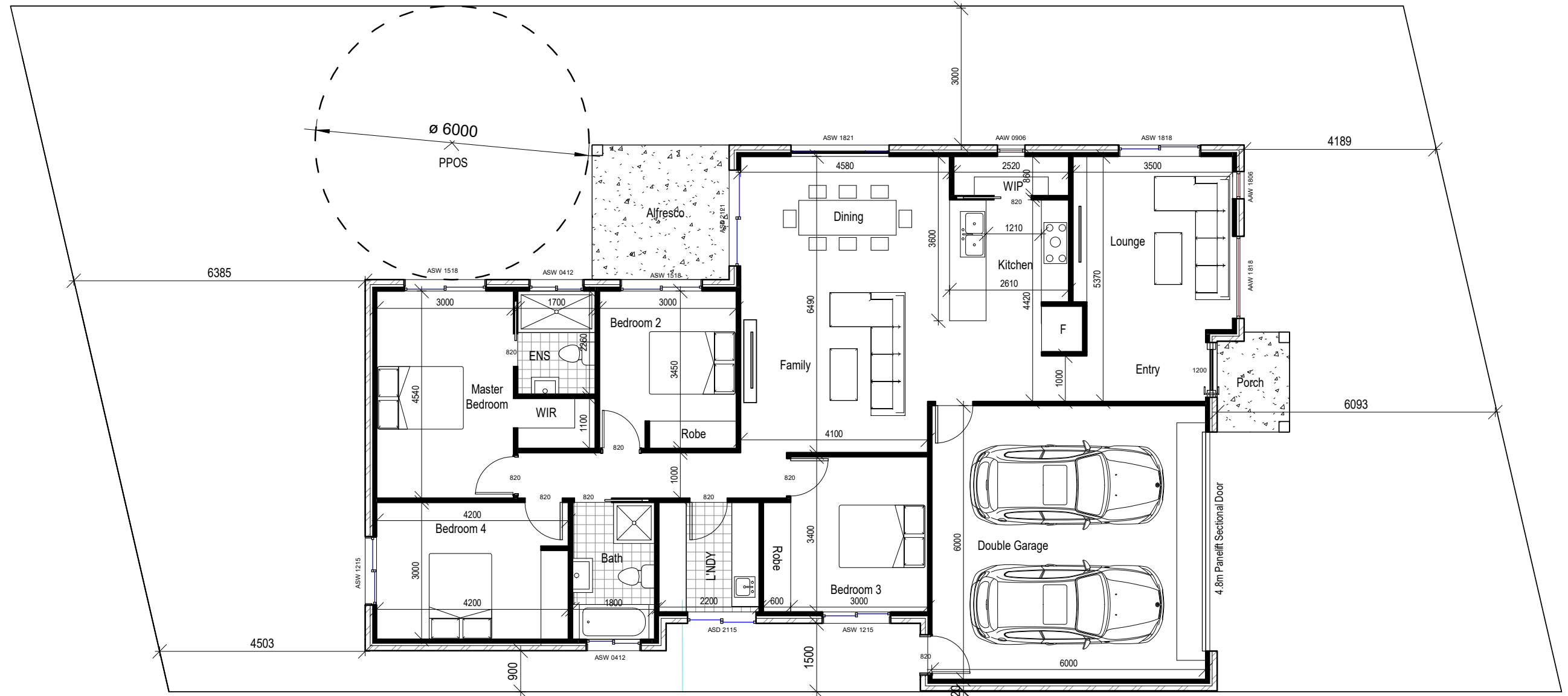


Area Schedule (Gross...)	
Name	Area
Living	147.77 m ²
Garage	40.35 m ²
Grand total	188.11 m ²

Area Schedule...	
Name	Area
Alfresco	8.85 m ²
Porch	3.45 m ²



1 Floor Plan
1 : 100

No	Amendments Description	Date

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 info@mzconstructions.com.au

Designed by
MZ Design Studio

Drawn by
MZ Design Studio

Project New Residence
C and D of AG South Jerrabomberra

Client

Drawing Title		
FLOOR PLAN		
Scale 1 : 100@ A3	Date 10/30/2019 2:41:37 PM	Revision A
Project Number	Dwg No. A102	



Flexible Constructions Pty Ltd

Inclusion List

Pre-Construction Services:

- Master Builders Association Building Insurance
- Structure certified by consulting engineer
- Electrical inspections
- Drainage inspections
- Plumbing inspections
- Surveyed & certified

External Finish:

- Double glazed Aluminium sliding doors and windows as per plans
- Fly screens on windows and sliding doors
- Front door as per plans Colorbond or Rooftile as per plans
- Front and back door batten light
- Front and rear water taps
- 1 x 26 L continuous flow hot water system
- 2000L water tank connected to downpipe
- Plain Concrete drive way
- Rendered polystyrene for external walls 2 x coats of paint: walls (one colour throughout)
- Site cut (excavation)

NOTE this price does not include:

- Blinds and windows fixtures
- Letter box
- Retaining walls
- Landscape



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Internal Finish:

- Primed pine skirting and architrave, style TBA by Owner
- Brass chrome bathroom accessories
- Floor Tile allowance of \$35.00 m²
- Wall tile allowance \$25.00 m² Carpet allowance \$35.00 m²
- Hume accent range hollow doors to all internal areas
- Lever handles to all internal doors
- 3 x coats of paint: ceiling Square set (white), walls (one colour throughout)
- Ducted reverse cycle air-conditioning installed
- Sliding mirrored door to all wardrobes

Electrical:

- 1 x television aerial
- 2 x smoke detectors
- 1 x Sensor light
- Security alarm system (Hills or Clipsal) 3 sensor and 1 control unit

Porch:

- 1 x LED down light
- Floor area concreted

Entry:

- 2 x LED down lights
- Floor area tiled



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Lounge:

- 2 x standard white double power point
- 4 x LED down light
- 1 x Data point
- Floor area tiled

Bedrooms 4:

- 1 x standard white double power point
- 2 x LED down light
- Sliding mirrored doors on wardrobes
- Laminex shelving, drawers and hanging rail in wardrobe
- Floor area carpeted

Family & Dining:

- 3 x standard white double power point
- 8 x LED down light
- Floor area tiled



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Kitchen:

- 2 x standard white double power point
- 4 x LED down light
- Kitchen designed as per approved plan
- Laminex cabinet doors
- Standard knob cabinet handles
- 600mm stainless steel electric wall oven
- 900mm stainless steel five burner gas cooktop
- Tiled splash back
- Bench top (20mm Caesar stone)
- Semi-island bench top (20mm Caesar stone)
- 900mm stainless steel range hood
- 600mm stainless steel dishwasher
- Stainless steel double sink with drainer
- Chrome mixer as per inclusions list
- Laminex shelving on walk-in pantry
- 1 x down light on walk-in pantry
- Sliding door on walk-in pantry
- Floor area tiled

Ensuite:

- 1 x 2 in 1 tastic with exhaust fan
- 1 x standard white double power point
- Double bowl vanity unit as per plan
- 1 x mirror as per inclusions list
- Semi framed Shower screen as per inclusions list
- Chrome tap ware for shower and hand basin
- White dual flush toilet
- 1 x chrome towel rail
- 1 x shower rail 1 x LED down light
- Floor area tiled



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Master Bedroom:

- 2 x standard white double power point
- 4 x LED down light
- Laminex shelving, drawers and hanging rail in WIR
- Sliding door on WIR
- 2 x LED down light
- Floor area carpeted

Bedroom 2:

- 1 x standard white double power point
- 2 x LED down light
- Sliding mirrored doors on wardrobes
- Laminex shelving, drawers and hanging rail in wardrobe
- Floor area carpeted

Laundry:

- 2 x LED down light
- 35L drop in laundry tub as per inclusions list
- Customized Laminex bench top TBA by Owner
- Taps for tub and washing machine stops
- 1 x standard white double power point
- Laminex shelving in linen
- Floor area tiled
- Tiled splash back



Flexible Constructions Pty Ltd

Bathroom:

- 1 x 2 in 1 tastic with exhaust fan
- 1 x standard white double power point
- Single bowl vanity unit as per inclusions list
- Semi framed Shower screen as per inclusions list
- 1 x white bath tub as per inclusions list
- 1 x mirror as per inclusions list
- Chrome tap ware
- 1 x shower rail
- 1 x chrome towel rail
- Floor area tiled
- Walls tiled to ceiling

Bedroom 3:

- 1 x standard white double power point
- 2 x LED down light
- Sliding mirrored doors on wardrobes
- Laminex shelving, drawers and hanging rail in wardrobe
- Floor area carpeted



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Garage:

- Automatic double garage door panel lift with two remote controls as per plans
- 2 x standard white double power point
- 2 x Fluro light
- Floor area concreted

Alfresco:

- 2 x LED down light
- 1 x standard white double power point
- Floor area concreted



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Bosch 900mm Series 6 5 Burner Gas Cooktop



Bosch Series 4 71L Multifunction Built-in Electric Oven.
Offering 7 heating functions and an electronic clock with
end time programming



Bosch Series 2 90cm Stainless Steel Wall Mounted
Canopy Rangehood



Flexible Constructions Pty Ltd



Bosch 60cm Series 4 Anti-Fingerprint
Freestanding Dishwasher



Shower rail
Hand Shower Rail
5 Functions, solid brass rail with elbow



Toilet paper holder
Made of Brass, Chrome finish

ACN: 612 152 066
ABN: 23 612 152 066
BUILDER LIC: 20 127 12



Flexible Constructions Pty Ltd



Mirror

Pencil Edge Mirror No Brackets

Available in:

Pencil Edge: 600*750*5

Pencil Edge: 450*800*5

Pencil Edge: 750*750*5

Pencil Edge: 750*900*5

Pencil Edge: 800*1200*5



Flexible Constructions Pty Ltd



Vanity mixer
Fully Square Basin Mixer



ACN: 612 152 066
ABN: 23 612 152 066
BUILDER LIC: 20 127 12



Flexible Constructions Pty Ltd



Cartia Lauren 900mm
Waterproof Right Hand Drawer
Vanity
WPCV-L900RHD1TH



Cartia Amelia 1500mm
Waterproof Double Vanity
WPCV-A1500DB1TH 9341813002968

The Cartia Amelia 1500mm
Double Vanity features two basins,
a spacious bench top.

ACN: 612 152 066
ABN: 23 612 152 066
BUILDER LIC: 20 127 12



Flexible Constructions Pty Ltd



Semi frameless shower screen



Freestanding Bathtub

ACN: 612 152 066
ABN: 23 612 152 066
BUILDER LIC: 20 127 12



Flexible Constructions Pty Ltd



shower mixers

Mondella



Towel rail

Double Towel Rail

Available In: 600mm 700mm

Made of Brass, Chrome Finish



Flexible Constructions Pty Ltd



Laundry tub



Kitchen sink
Square Edge Double Bowl Sink



Drain
Square Floor Gate 100mm
Round Floor Gate 100mm
Made of Brass, Chrome Finish

ACN: 612 152 066
ABN: 23 612 152 066
BUILDER LIC: 20 127 12



Flexible Constructions Pty Ltd



Sink mixer
Kitchen Mixer





Flexible Constructions Pty Ltd



LED Down Lights



Double Power Point



Single Switch with Wall Plate



TV and Data socket



Flexible Constructions Pty Ltd



Bathroom Light with
Fan options



Flexible Constructions Pty Ltd



Sliding mirrored door



LEMAAR



LEMAAR

ACN: 612 152 066
ABN: 23 612 152 066
BUILDER LIC: 20 127 12



Flexible Constructions Pty Ltd



Front door Lever Digital
keyless Lock

ACN: 612 152 066
ABN: 23 612 152 066
BUILDER LIC: 20 127 12



Flexible Constructions Pty Ltd



House watch twin halogen Sensor



House watch twin halogen Sensor

ACN: 612 152 066
ABN: 23 612 152 066
BUILDER LIC: 20 127 12



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**Aluminium Alfresco
Sliding Door**



Aluminium Sliding window



Flexible Constructions Pty Ltd

Selection	Supplier	Address	Phone
Bricks	Austral Bricks	7 Lithgow St, Fyshwick	62391286
Roof Tiles	Moraschi Roofing	1 Paterson Parade Queanbeyan	62971919
Gutters, downpipe	CRT Product	64-78 Vicars St, Mitchell	62422211
Windows & Sliding doors	Soho's Windows	14 Essington St, Mitchell	62556133
Paint – Internal	Dulux	92-94 Maryborough St, Fyshwick	62806298
Carpet	Carpet Factory	67 Wollongong St, Fyshwick ACT	6280 5339
Floor tiles	Rivoland Tiles	55-57 Darling Street Mitchell	6162 3747
Stone bench top	Quantum Quartz	129 Fairford Rd, Padstow	97729888
Kitchen laminate	Polytec	64 Dacre St, Mitchell	62539577