



# PARKWOOD STANDARD ITEMS 2019

## SITE INSTALLATION

- Architectural design for your council submission.
- Assume an accessible site within 50km of Parkwood's manufacturing facility
- Assumed the Bushfire Attack Level (BAL) for the site is Low.
- Engineered designed, insitu placed concrete pads up to 800mm depth, concrete block foundations up to 800mm height & cyclone anchors.
- All modules rolled in by our installation team over the foundation pads.
- Modules are jacked to finish levels, piers constructed, and the mating beams are bolted in, tying all sections together and anchored down to the foundations.
- 1st fine tune & adjustments, setting & quality assurance check.
- Flushing & setting all module joins, Internal painting.
- Floor & window coverings.
- An initial builder's clean, a 2nd fine tune including fitting the door hardware and final quality assurance check.
- After moving in, a 3-month maintenance check-up.

## STRUCTURE

- Epoxy painted steel sub-floor frames.
- H3 treated timber floor (50-year warranty), the floor soffit lined in 6mm fibre cement sheet with R1.3 insulation to the cavity.
- 19mm pine-board sheet flooring, 19mm fibre cement for the shower base.
- 90mm external H2 structural timber frame (25-year warranty), R2 wall insulation, with 100% sheet bracing & wall wrap.
- 70mm internal H2 timber frame.
- Timber trusses H2, R3 ceiling insulation.
- Cathedral ceilings to the living area & 2.4m flat ceilings to the hallways, bedrooms, bathrooms & cupboards.

## WINDOW COVERINGS

- Selected curtains, sheers & blinds, fitted to tracking & rods in timber pelmets.

## PAINT

- Parkwood engage teams of licenced painters to complete external painting at our manufacturing site and travel to site for the internal work.
- To achieve the "best finish" all internal painting is only commenced on site once wall joints have been flushed and sanded.
- Walls - one acrylic undercoat sealer followed by two coats of acrylic washable flat or low sheen.
- Ceilings - 2 coats of acrylic low sheen.
- Doors & woodwork – 2 coats of aquanamel.
- External cladding & timber doors – all boards are gap filled, 2 coats of acrylic paint.
- Verandah post & balustrades – 2 coats of an acrylic paint or timber stain.
- Timber decks – 2 coats of timber stain.

## FLOOR COVERINGS

- Vinyl planks to all living areas & hallways.
- Carpet to bedrooms.
- Ceramic tiles to all wet areas.

## LIGHTING, POWER & COMMUNICATIONS

- All electrical services are carried out by our licenced electrician who provides all follow-on site documentation.
- Lighting and power as per the approved working drawings.
- LED 9w downlights.
- External wall mounted LED light fittings.
- Safety switches to electrical cooking appliances.
- 2 x TV points (provision only with the connection to house by owner).
- 1 x Phone point (provision only with the connection to house by owner).
- External power board – wired to accept supply meters & below ground mains supply.

# PARKWOOD STANDARD ITEMS (continued...)

## EXTERNAL FACADE

- Painted fibre cement weatherboard cladding.
- Domestic aluminium sliding windows & doors, keyed locks & screens with painted external FC trim.
- Solid timber entry doors with painted external FC trim.
- Merbau 90mm timber decking over H3 pine floor joist and 90mm verandah treated pine posts.
- Aluminium powder coated picket balustrades to decks.

## CARPENTRY

- Solid 820mm x 40mm thick entrance door with roller catch & electronic smart lock.
- Solid 770 x 40mm thick service door with lever handle, latch & deadlock.
- Colonial patterned hollow core internal doors 35mm thick with stainless lever handles & latch.
- Architraves, skirting & window reveals - painted pine 66x18.
- Window pelmets – painted pine 140x18.
- Robes - 600mm deep, with melamine shelf, hanging rail and 1x5 pocket shelf unit, sliding internal doors.
- Linen cupboard – 600mm deep with 4 shelves, hinged internal door.

## KITCHEN

- Laminate benchtop & melamine base & top cupboards.
- 1½ bowl sink with drainer & mixer tap.
- Drawers – 1 x nest of 4.
- Pot drawers – 2 x nest of 3.
- In-cupboard tidy bin.
- Provision for a dishwasher (supplied by the client)
- Handles selected from the Parkwood range.
- Cooktop – gas, 600mm, stainless steel, Westinghouse.
- Oven – electric, 600mm, 3 function, stainless steel, Westinghouse.
- Rangehood – 600mm, slide-out, externally vented, stainless steel, Westinghouse.
- Tiled splashbacks – 600mm high

## BATHROOM & LAUNDRY

- All plumbing services are carried out by our licensed plumber who provides all follow-on site documentation.
- Waterproof membrane to floors & walls behind tiled areas.
- WC – ceramic, closed coupled pan & cistern with soft close seat.
- Shower - fully tiled, 1/4 turn taps, hand shower & grabrail, silver framed pivot shower screen or laminated glass panel. Central 90mm chrome floor waste.
- Bath - 1.5m built-in bath, 1/4 turn taps.
- Vanity - ceramic top, basin mixer, 900mm wall hung cupboard & a full width framed mirror.
- Laundry tub – 45lt compact SS, mixer tap, integrated drainer & floor cabinet.
- Washing machine taps.
- Water heater – gas, instantaneous 26lt/min @ 50deg.
- Ceiling exhaust fan vented externally to all bathrooms, WC & laundries.
- Accessories - double towel rail, toilet roll holder & soap dish.
- Ceramic wall tiles - 2m high in bathroom & ensuite, 1.5m adjacent the laundry tub & washing machine, 1.2m to the WC.
- Ceramic floor tiles.

## INTERNAL LININGS

- 10mm set plasterboard to walls & ceilings (painted once the building is installed on site).
- 55mm cove cornice.

## ROOF

- Colorbond custom orb roof over R1.3 foil faced building blanket insulation.
- Colorbond barge & ridge caps, 450mm FC eaves & 150mm gutters with downpipes.
- 2 roof anchor points per module. (designed as an aid during installation but not as a complying roof access system)

# Other design options that may be worth considering

## SITE INSTALLATION

- Crane installations for steeper or inaccessible sites.
- Remote & distant sites. We can transport homes across all NSW & the ACT, however additional transport & accommodation charges will apply.
- Engineer designed foundations, following Geotech advice, insitu placed concrete pads over screw piles,
- Galvanized steel foundations and platform construction.
- Doing some of the site work yourself can reduce the overall cost of the project.

## STRUCTURE

- Add extra length, width or an extra module, to a standard plan.
- Design for an increased bushfire attack levels from BAL=12.5 to BAL=40
- 2 pack epoxy or hot dipped galvanized surface protection for the steel elements.
- Upgrade the R1.3 floor insulation.
- Hardwood joist under decks required for BAL12.5 to BAL29 sites.
- 90mm steel wall frames.
- 140mm external wall timber frame, for better insulation
- Upgrade the R2 wall insulation.
- 90mm internal timber wall frames.
- Upgrade the R3 ceiling insulation.
- Cathedral and or higher flat ceilings to hallways, bedrooms, bathrooms & cupboards.
- Design for extreme climate conditions including the upgrading of structural elements to manage flood, wind & snow loads.
- Intertenancy designs

## PAINT

- Bespoke paint specification & application.
- Feature internal walls.
- Omit this work and use a local tradesman to complete the work onsite after the home is handed over.

## WINDOW COVERINGS

- Upgrade curtains, sheers & blinds.
- Flush to ceiling curtain tracking.
- Omit this work and use a local tradesman to complete the work onsite after the home is handed over.

## FLOOR COVERINGS

- Ceramic tiles, prefinished & polished timber floors.
- Omit this work and use a local tradesman to complete the work onsite after the home is handed over.

## EXTERNAL FACADE

- An extensive range of alternate lightweight wall claddings (mix and match timber, colorbond, renders, either painted or prefinished).
- Windows, higher & wider, double hung, awning, casement, louver & fixed glazing and mixed combination to suite your design.
- Commercial frames, smarter glass, double glazing with wire & security screens.
- Glazed aluminium hinged entry & service doors
- Verandah with treated pine, spotted gum or painted steel post with decking out of treated pine, spotted gum, FC planks or composite board.
- Deck posts and rails constructed out of timber, aluminium or steel with wire, pickets or glass infill panels.
- Window shade hoods & privacy screens.

## CARPENTRY

- 920mm to 1200mm entrance & service doors.
- Steel door frames, fire doors & roller shutters.
- The full range of hollow core and solid internal doors, lever handles & latches.
- 90mm pine architraves & skirting, aluminium commercial skirting, electrical & communication services ducts
- Robe, linen, pantry & broom cupboards – bespoke design, mirror sliding doors.

## KITCHEN

- Upgrade benchtops, stone & composite, thicker edging
- Painted doors & panels, extra cupboard height, pull-out cupboards.
- Underslung sinks & designer taps.
- More pot drawers and appliance cupboards.
- Designer lighting over benchtops or in-cupboard.
- Pop-up power boards for island benches.
- Handles - the full range and all brands.
- Appliances – electric and gas, all brands, freestanding and built-in, 300 to 900mm.
- Glass & stone splashbacks.

## INTERNAL LININGS

- 13mm plasterboard, impact, sound & fire wall lining systems.
- Timber & MDF feature wall linings.
- Internal sound insulation.
- Shadow-line, square set & 90mm cove cornice.
- Window & door reveals that are fully set or shadow-line.

## BATHROOM & LAUNDRY

- WC – concealed cistern, complying accessible design, easy height, all brands.
- Shower - trough drain, dual shower heads, recessed shower shelves.
- Bath – longer, deeper & free standing.
- Vanity – longer, twin bowl, semi recessed. Alternative finish to doors, draws & benchtop
- Laundry tub – built-in cupboards with flush sink.
- Water heater – gas, electric & solar, instantaneous & storage, all brands.
- Wall tiles laid to the ceiling, or a simple skirting tile.
- Accessories – complying disability access rails, commercial toilet & towel fittings, electric hand dryers.
- Commercial toilet partitions.
- Resilient floor & wall finishes.

## FLOOR COVERINGS

- Ceramic tiles, prefinished & polished timber floors.
- Omit this work and use a local tradesman to complete the work onsite after the home is handed over.

## LIGHTING, POWER & COMMUNICATIONS

- Lighting and power, upgrade fittings and vary the quantity, all brands & models.
- Commercial designs, including prewire for data, security & communications.
- Power & data boards & patch panels.
- Emergency & early warning lighting, interlinked smoke & fire alarms.
- Power & lighting provision for future adjoining structures.
- Power for air-conditioning, bathroom heaters & ceiling fans.

## ROOF

- Colorbond, Ultra or Matt.
- Roof profiles for flatter roof designs.
- Larger eaves for better protection, lined in standard FC sheet, timber or matrix expressed jointed panels.
- 300mm half round gutters and box gutters, rainwater heads.
- Leaf guards.
- Whaling plates with soaker flashings for future onsite extensions.
- A complying roof access system to service the roof with greater safety.

## ITEMS WE DO NOT USUALLY INCLUDE IN OUR PRICE

*Some items, if the client wishes, can be managed by Parkwood on a do & charge variation to contract basis.*

- All council fees, charges & levies.
- Establishing an accessible site - Pruning trees by contractor or council, lifting power lines, removing gates, hire of additional plant to tow & manoeuvre modules to site.
- Steep sites - A temporary scaffold or hire of access equipment may be required to provide a suitable working platform to enable the safe landing and connection of modules to the foundations and connect services.
- Site preliminaries (only if required) – Temporary WC service, security fencing, site waste bins & siltation barriers.
- Site excavation to reduced levels and the removal of spoil.
- Onsite continuation of services
  - **Sewer** pipe & stack-work (including gullies & vents) all points from 50mm below floor level.
  - **Water** supply connections to supply and all module crossover points.
  - **Water heater** the connection & commissioning of external water heaters.
  - **Stormwater** downpipes from the termination point at floor level.
  - **Gas** all services including pipework and controls from the supply to the appliance must be installed and certified on site,
  - **Electrical** services from the board, for underground, or the point of attachment, for aerial, to the mains supply and all module crossover points.
  - **Ceiling fans** the supply & installation of ceiling fans.
  - **Communication** all services are to be supplied & installed on site through to conduit access points provided by Parkwood.
- General construction that may include the enclosing of the subfloor areas, constructing steps, site-built decks that cannot be transported due to width or length, garages, carports, concrete slabs & driveways, paving, fencing & landscaping.
- Engagement of consultants for site specific advice such as Town planning, Geotechnical investigations, Site service scans, Surveys, Engineering relating to specific site matters.
- Crane hire (including travel and establishment cost). Parkwood will determine a suitable crane with adequate capacity for the lift and, along with the installation team, determine an appropriate traffic management plan (TMP).
- Traffic management - When required an approved, licensed contractor will plan and seek a permit from Council to control the site & environment during the installation.
- Police escorts – If directed as a condition of the transport permit, police may be required to escort a load in addition to our company escorts, on certain routes with restricted access conditions, due to either the overall width or length of the load.

*No margin will be added to fees from, site contractors, engaged consultants, crane hire, traffic management, or police escort accounts, if they are paid directly and promptly by the client to the contractor involved.*