

# STANDARD SPECIFICATIONS



**McDonald Jones**  
FIND YOURSELF AT HOME



GENERAL INCLUSIONS	KITCHEN
180 day fixed price tender	European designed gourmet laminated kitchen with attractive laminated bench tops with overhead cupboards and bulkhead
Timber frame/22.5° pitch roof trusses (based on wind rating N2 W33N)	Dishwasher opening with connections
Geotechnical soil classification report	Microwave shelf with power point
Electronic detailed contour survey	Large pantry with ventilated shelving
Fixed Price Piering (additional costs may apply to Knock Down Rebuild sites)	Posh Solus MkII 1 ¾ bowl overmount sink
<b>FACADE</b>	Fridge area for 1.0m wide fridge freezer unit
Classic facade as artist's impression in face bricks and concrete roof tiles	Full height ceramic tiling to Kitchen bench splash back
<b>WINDOWS</b>	<b>APPLIANCES</b>
Architectural styled aluminium windows as per facade selected	Choice of quality Omega cooking appliances:
Energy efficient weather seals and locks to all windows	Cooktop 600mm – Gas Omega OG60XA (stainless steel)/Electric Omega OC64KZ
<b>CONCRETE FLOOR</b>	Oven 600mm – OO651XR (stainless steel)
Engineer designed to M classification	Rangehood 900mm – Recirculating ORW9XA stainless steel canopy
Engineer designed structural steel beams (where applicable)	<b>BATHROOM/ENSUITE</b>
Cover Grade concrete finish to Patio's and Alfresco's (where applicable)	Large selection of ceramic tiles
<b>BRICKS AND ROOF TILES</b>	1800mm high semi framed shower screens with clear toughened glass and pivot door
Choose from an extensive range of bricks from our manufacturer Austral (Everyday Life and Old Colonial)	Bermuda 3 function shower rail
Concrete roof tiles from Bristle (Classic range)	Framed mirror above vanity
<b>INSULATION</b>	Mizu Drift towel rail or rings (where applicable)
R4.1 insulation to ceilings and R2.0 to external walls excluding Garage, Patio and Alfresco (excludes insulation between ground floor and first floor for Two Storey and Split Level)	Mizu Drift toilet roll holder
Insulated lagging to hot and cold water pipes in ceiling space	Quality Decina bath
One roof ventilator and two eave vents	Stylus Symphony Linked toilet suite
Anticon foil faced blanket (only applicable for Colorbond roof)	<b>BEDROOM AND ROBES</b>
<b>CEILINGS</b>	Double door robes with pull handle including fixed melamine shelf and hanging rail
2400mm nominal ceiling height	<b>GARAGE</b>
75mm cove cornice	4.8 wide sectional overhead garage door
<b>HOT WATER AND WATER TANK</b>	<b>STAIRS (Applicable to Two Storey and Split Level designs only)</b>
Rheem Stellar 160lt, 5 star storage gas hot water system	Painted timber stringers with medium density fibreboard (MDF) treads and risers, painted handrail and square wrought iron balusters (expansion joint in stairwell covered by painted timber trim)
Modline Rain Water Tank up to 4,990Lt, tank to external wall	<b>BALCONIES (Applicable to Two Storey and Split Level designs only)</b>
<b>ELECTRICAL</b>	External handrails (where applicable) are aluminium powder coated picket style handrail
As per standard electrical plan, including smoke detectors wired direct to mains power	Tiled Balcony floors with slip resistant tiles from the standard range of floor tiles (excludes Split Level balconies)
<b>PAINT</b>	<b>SPLIT LEVEL (Applicable to Split Level designs only)</b>
Taubmans 'Endure' to all internal walls -2 coat system	Deck (rear split) - Modwood Composite Deck in choice of colours
Flat acrylic to ceiling	Deck Handrail (rear split) - Aluminium Powdercoated Picket Style
Gloss enamel to interior timber and internal/external doors	Flooring - concrete slab to ground floor, yellow tongue to mid and first floor
<b>DOORS, ARCHITRAVES AND SKIRTING</b>	Piers - 90x90 steel
Front door: standard selection from Hume Doors (Vaucluse range)	<b>SITE COSTS &amp; SERVICES</b>
Laundry door: XF3 with half glazed panel or glass sliding door (design specific)	Supply, install and connect standard underground service connections (Sewer, Mains Water, Natural Gas, Electrical, NBN) up to a connection point of 10m within the lot boundary
Internal: Flush Panel doors	Level building platform, with even cut and fill, up to 1m of fall across build envelope
Cushioned door stops	<b>EXCLUDED ITEMS</b>
Glass sliding doors with key locks	Landscaping, driveways, fences, BBQ, Air Conditioning, blinds, curtains, window coverings, spa bath, door closes, deadlocks, alarms, dishwasher, microwave, glass splashback, Alfresco ceiling fans, special recess power points, down lights or light fittings, music system, furnishings, decorative items, mirrored decorative walls including second separate mirror over bath as seen in some displays, floor coverings. Some of the finishes used in our display homes may be from an upgraded specification. Full external site costs including connections to services, levelling etc and BASIX/EER requirements will be quoted following an inspection of your proposed building site Statutory and developer guideline costs to be determined. McDonald Jones reserves the right to alter designs and specifications without notice.
42mm half splayed architraves and mouldings	
<b>DOOR FURNITURE</b>	
Front entry: Gainsborough Governor	
Laundry: Gainsborough Governor	
Internal: Gainsborough 300 Contractor Series	
<b>LAUNDRY</b>	
Clarke Eureka Plus laundry tub	
<b>TAPWARE</b>	
Bathroom/Ensuite: Posh Bristol MkII Mixer Tapware	
Kitchen: Posh Bristol MkII Mixer Tap	
Laundry: Base MK2 Mixer Tap	
External: Front and rear	



<p><b>GOURMET KITCHEN</b></p> <p>20mm reconstituted stone finish to all Kitchen bench tops from McDonald Jones standard range including Butler's Pantry if applicable</p> <p>AFA Flow double undermount sink or Posh Solus MKII 1 3/4 bowl overmount sink</p> <p>Mizu Soothe pulldown mixer or Mizu Drift mixer with square outlet</p> <p>Water Filters Australia's Platinum inline water filter system</p> <p>Hettich Sensys soft close system to cupboards</p> <p>Handle free overhead cupboards with bulkhead</p> <p>Melamine shelving to pantry</p>	<p><b>INTERIOR ELEGANCE</b></p> <p>10 downlights</p> <p>Taubmans Endure 3 coat paint system to internal walls</p> <p>2550mm nominal ceiling including Alfresco and Façade</p> <p>67mm skirting and architraves and 90mm classic cove cornice</p> <p>Clipsal Iconic power points and switches including two-way light switch on stairwell (for Two Storey and Split Level designs only)</p> <p>TV point to Home Theatre and Children's Activity/Living (2 in total)</p> <p>Gainsborough Amelia internal lever handles in bright or satin chrome</p> <p>Internal or external gas bayonet point (when gas is available)</p> <p>Built in laminated computer desks (where shown on plans)</p>
<p><b>PREMIUM APPLIANCES</b></p> <p>Choice of quality Fisher &amp; Paykel appliances: 900mm electric freestanding cooker with 5 burner gas hob OR90SDBGFX2; or 900mm electric underbench oven with 9 cooking functions OB90S9MEX3</p> <p>900mm 5 burner gas cooktop including centre wok and cast iron trivets CG905DWNGFCX3; or 900mm 5 burner ceramic cooktop with high speed ribbon elements CE905CBX2</p> <p>900mm stainless steel wall chimney rangehood externally ducted HC90PHTX1</p> <p>525L Integrated French double door fridge RS90AI or 614L Premium French double door fridge including water connection point RF610ADX5</p> <p>Integrated Dishwasher DW60U2I1 or Stainless steel Dishwasher DW60FC1X1</p> <p>Stainless steel microwave with trim OM25BLCXI</p> <p>*Note: if gas is not available LPG can be provided a small additional cost. Should you choose the integrated appliances, these will replace the premium fridge, dishwasher, washing machine and dryer.</p>	<p><b>IMPRESSIVE INSIDE AND OUT</b></p> <p>Colorbond steel roofing in many colours with 100% Truecore steel engineered frames and trusses; or Flat profile roof tiles from Bristile (Prestige range) with treated pine termite resistant "blue" frames/trusses</p>
<p><b>BATHROOM AND ENSUITE INDULGENCE</b></p> <p>20mm reconstituted stone finish to bathroom and ensuite vanities from McDonald Jones standard range</p> <p>Clark round freestanding bath or Newbury designer hobbled bath with chrome plug</p> <p>Floating wall hung vanities with large frameless square mirror</p> <p>Hettich Sensys soft close system to cupboards</p> <p>Clark semi-inset square or round basins with push plugs</p> <p>Mizu Drift chrome tapware</p> <p>2000mm high chrome semi frameless shower screen</p> <p>Mizu Drift chrome single water rail to shower</p> <p>Small shampoo recess to bathroom or ensuite</p> <p>Posh Domaine close coupled rimless toilet suite</p>	<p><b>AIR OF COMFORT</b></p> <p>ActronAir Classic fully ducted reverse cycle air conditioning</p>
<p><b>LAUNDRY LOVES</b></p> <p>Up to 1200mm base cabinets with laminated benchtop and 42L drop in stainless steel sink (design specific)</p> <p>Posh Bristol MkII mixer tap</p> <p>Hettich Sensys soft close system to cupboards</p> <p>8.5kg top load washing machine WA8560G1 or 8.5kg front load washing machine WH8560J3</p> <p>7kg vented clothes dryer</p> <p>*Note: Should you choose the integrated kitchen appliances, these will replace the premium fridge, dishwasher, washing machine and dryer</p>	<p><b>STREET APPEAL</b></p> <p>Choice of upgraded brick selection from Austral Bricks (Whitsunday and Wilderness) to your entire home plus optional bag and paint to façade (as per plans)</p> <p>Superior Kordon termite barrier protection including installation to all door openings and garage</p> <p>Hume Newington entry door with Gainsborough Trilock contemporary lever</p> <p>Ground glass house plaque with mounted embossed silver lettering with your choice of name</p> <p>Rheem 26L continuous flow hot water unit including recess box (gas must be available)</p> <p>Sectional overhead garage door with automatic opener including two remotes</p> <p>Plasterboard lined internal Garage</p> <p>Increased roof pitch from 22.5° to 26°</p> <p><b>TAKING LIFE TO THE NEXT LEVEL</b></p> <p>Painted timber stringers with medium density fibreboard treads and risers, stainless steel posts with clear glass panels and painted timber handrail; or Stained timber treads and risers from the builders range (excludes French polish, subject to home design)</p> <p>Slimline stairwell expansion joint</p> <p>External façade balcony handrails (where applicable) are aluminium powder coated handrail with clear glass panels as displayed on façade in brochure. Other external handrails (where applicable) are aluminium powder coated picket style</p>