

MODSPACE ABLUTION BLOCK

Typical Specification

Included

Council Compliance Certificate (Factory)

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Floor: 19mm H3.2 Treated Plywood on H3.2 Treated Timber Subfloor with Stainless Steel Fixings

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Compliant for Site Building Consents in all Corrosion Zones

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Structural Framing: H1.2 Treated Timber Framing wrapped with premium air and water barrier

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Roofing / Gutter: Colorsteel® Maxam Roofing with Colorsteel® Guttering and Flashings – Trimrib Profile

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Colorsteel® Colour - Ebony

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Windows / Doors: Architectural Aluminium Joinery with Low-E energy efficient Double Glazing

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Window/Door Dulux® Powder Coat Colour - Matt Black

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Wall Cladding: Colorsteel® Maxam Cladding with Colorsteel® Flashings. Installed on weathertight vented cavity system - Corrugate Profile

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Colorsteel® Colour - Ebony

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Wall Cladding: James Hardie® Axon® Grooved feature installed on weathertight vented cavity system

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James Hardie® Axon® Colour - Resene® Black White

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Interior Wall Linings: 12mm BD H3.2 Treated Plywood

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Wet Wall Overlay: DuraLam Compact Laminate

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Vinyl: Polyflor Polysafe Quattro PUR Slip Resistant vinyl

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Polysafe Quattro Colour - TBC

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Electrical:

Interior Lighting: Recessed LED Downlights

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Exterior Lighting: Black LED 10W 3000k Bulkhead

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Extract Fan: 150mm XL Mantrose bathroom extract

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Power Supply: 32A Caravan Plug Connection

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Switchboard: Included

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Bathroom:

Shower: Coved Vinyl with Mactrac Shower Curtain

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Tapware: Plumblin® Buddy - 15 Year Warranty, Mixers Made in Italy

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Basin: Plumblin® Evo 46 Round

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Toilet: Plumblin® Evo 70 Toilet

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Toilet Roll Holder & Towel Rail: Chrome

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Shower Seat: Plumblin® Progetto Folding Seat

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Plumbing:

Water Mains Connection: Provision for 25mm Connection

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Gas Califont Water Heating: Rinnai A16 Infinity Unit

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Exterior Hose Tap

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Optional Upgrades

Water Heating: Upgrade to Hot Water Cylinders	
Cladding: Change Materials and add Architectural Features	
Exterior Doors:	
Add Electronic and Automatic Locks	
Upgrade from Aluminium to Stainless Steel	
Upgrade from Hinge to Sliding Doors	
Interior Wall Linings: Upgrade to Ceramic Tiled Interior	
Fixtures and Fittings:	
Upgrade from Surface Mounted to Recessed	
Upgrade to Stainless Steel	
Touch-free Sensor Basin and Paper Dispensers	
Web-base Monitoring System for usage and service control	