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SIMPLY
LIVING
BY DAVIS SANDERS

Inclusions



67 x 12mm Pencil
round architraves
and skirting boards

Carpets by
Choices flooring

SIMPLY
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Your bedrooms



Built in pantry

900mm freestanding Artusi cooker & rangehood

Base sink mixer with pull out spray

Base MKII double bowl sink

20mm engineered stone benchtop

Joinery built laminate cabinetry

Beautiful floor tiles from Beaumont Tiles

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Your Kitchen



Polished edge mirrors to vanity

Softline semi framed shower screens

Ivy tapware & bath spout

Beaumont tiles to bathrooms and splashbacks

Custom built laminate benchtop and joinery

1650mm acrylic bath



Quality aluminium sliding doors

Beaumont tiles to splashback

Base sink mixer

Base metal cabinet

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*Your bathroom
& laundry*

R6 ceiling insulation
& R2 to walls

Ceiling at 2550mm
with 75mm cove
cornice

Optional upgrade
to downlights

Ducted gas heating

Aluminium sliding
windows & doors
With flyscreens &
key locks



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Your home

SIMPLY LIVING Inclusions

SITWORKS

- Allowance for 'H1' -type slab on flat natural ground

EXCAVATION

- Site scrape by builder

FLOOR CONSTRUCTION

- 300 high concrete slab on ground to 'H1' type classification
- Griffith - 410mm high concrete slab on ground to 'H1' type classification

TERMITE TREATMENT

- Termite management in accordance AS3360
- Physical barrier and collars to slab penetrations

WALL & ROOF FRAME

- F.5 Kiln dried pine wall frames
- Treated pine wall frames, trusses un-treated
- Engineer designed roof truss system (900ctrs)

EXTERNAL LININGS

- Brick veneer selected from Simply Living Colour Palettes
- Natural mortar

ROOFING

- Colorbond custom orb roof with sisalation
- 20.0° roof pitch & trusses with 900mm centres to engineers design

INTERNAL LININGS

- Smooth finish plasterboard with 75mm Scotia cornice

EAVES

- 450mm wide eaves horizontally lined with 4.5mm fibre cement to portico, nil to remainder

PORTICO

- Lined with hardiflex, supported on steel posts.
- Trowel finish concrete slab under
- face brick piers with exposed timber beam (paint finish)

ALFRESCO (if applicable)

- Horizontally lined with plasterboard, supported on steel posts with Hardiflex bulkheads.
- Face brick piers as indicated
- Trowel finish concrete slab under

GUTTERING & FASCIA

- Colorbond quad slotted gutter and fascia

CEILING HEIGHT

- Ceiling height to be 2550mm

INSULATION

- R6.0 insulation to residence ceiling
- R2.0 Insulation to all external and residence walls adjoining garage

SISILATION

- Enviroseal vapour permeable fabric to all external and garage/residence walls

WINDOWS

- Aluminium powder coated awning operation to front elevation (plan specific) with horizontal sliding windows to remainder.
- Windows include flyscreens and keylocks
- Bathroom, ensuite & W.C. windows to be glazed obscure, remaining windows to be glazed clear

GARAGE

- Brick veneer construction under main roofline with concrete floor
- Timber framed Hardiflex clad infill panel (painted) above garage door
- B&D "Seville" sectional overhead door 2100mm x 4800mm with automatic opener

DOORS

- Corinthian PURB2, entry door entrance door and clear glazed sidelight (plan specific)
- External garage hinged door and rear entry Laundry door to be flush panel weatherproof, solid core.
- Front Entry, laundry and garage/residence doors weather sealed
- All other internal doors to be Redi-cote Flush Panel including pantry (2040H)

DOOR FURNITURE

- Front entry door & door adjoining garage - Lockwood Symmetry Manor entrance set 7010
- All other internal doors - Lockwood Velocity passage set 22210
- Hinge robe / linen door furniture Lincoln Sentry chrome cylinder knob #1-565-562
- Door stops where required to be rubber type
- Flush pulls where required Lockwood 611

ARCHITRAVES

- 67 X 12 Prime coated, pencil round profile

SKIRTINGS

- 67 X 12 Prime coated pencil round profile

WARDROBES

- Walk in robe to master bedroom
- Built in robes to bedrooms (plan specific)
- Hinged flush panel doors (2040mm high) to wardrobes and linen
- Single melamine shelf & hanging rail to robes

LINEN

- To have 4 melamine shelves

PANTRY

- To have 4 melamine shelves

CABINETMAKING

- Laminate finish postform benchtop & laminated melamine doors with ABS edge to vanities (bathroom & ensuite)
- Engineered stone benchtops with 20mm pencil edge with ABS edge melamine doors to kitchen
- Overhead cupboards to kitchen to be 2300mm
- Dishwasher provision
- 1 bank of 4 cutlery drawers to kitchen
- Pantry to be built on site

SIMPLY LIVING Inclusions continued

CERAMIC TILING

- Wet area floor tiling to bathroom, ensuite, laundry & W.C.
- Dry area floor tiling to entry, kitchen, meals, family & passage
- Wall tiling to bathroom and ensuite to be skirting and nominal above vanity & bath & 2.0m high in shower recess.
- Tile selection from Simply Living Colour palettes
- Splashback tiling to laundry wall above tub and washing machine & skirting tiling to walls
- Splashback tiling above kitchen benchtops to underside of overhead cupboards
- Skirting tiling to W.C.

CARPET

- Carpet and underlay from Simply Living Colour palettes to living & bedrooms and associated robes

HEATING

- 3 star ducted gas heating, includes manual wall mounted controller (no outlets to bathroom, laundry or W.C.)

ELECTRICAL

- Canopy rangehood with damper, ducted to atmosphere
- Shutter exhaust fans to ensuite and bathroom
- Batten holders to all areas
- Smoke detectors as required
- 1 x T.V points
- Generous amount of light and power points

WATER TANK

- VIC – Not applicable
- NSW - 4500 litre water tank collecting water from a minimum 150m² roof area with rainwater to be used to flush toilets

PLUMBING

- One external taps
- 80mm DWV round downpipes

PAINTING

- Wattle Three coat finish
- All Internal and external painting
- Walls - washable low sheen - acrylic
- Ceilings - vinyl Flat - acrylic
- Doors, skirtings and architraves - semi gloss
- Fibre cement - vinyl flat - acrylic
- External Timber - low sheen – acrylic

HOT WATER SERVICE

- Continuous flow gas Rinnai B26 HWS 26 litres/minute (6 stars) NSW
- Rinnai 30 evacuated tube solar HWS with Sunmaster 215 litre storage tank & Rinnai S20 solar booster (70deg) natural gas. vic

BATHROOM FITTINGS

- 1650mm. Base acrylic bath
- Semi-frameless pivot shower screen with clear toughened glazing
- Vanity to have single Posh Domaine inset basin
- Mirror to be size as indicated on plan
- Tiled shower base
- Base mixer taps to basin, bath, shower
- Base mixer bath spout
- Base mixer wall shower outlet

ENSUITE FITTINGS

- Semi-frameless pivot shower screen with clear toughened glazing
- Vanity to have single Posh Domaine inset basin(s)
- Mirror to be size as indicated on plan
- Tiled shower base
- Base mixer taps to basin and shower
- Base mixer rail shower outlet

W.C

- All Toilet suites to be American Standard Heron CC with soft close, quick release seats

LAUNDRY

- Base metal cabinet with SS 45 litre trough (rinse bypass)
- Base mixer tap and Dura Arco washing machine stops

KITCHEN

- Base MK11 double bowl stainless steel with basket waste
- Base sink mixer with pull out spray

APPLIANCES

- Artusi Canopy Rangehood ACH900X –SS 900mm
- Freestanding Cooker - Artusi AFG913X 900mm (electric oven / gas cooktop) stainless steel

DRIVEWAY/PATH

- Natural concrete with trowel finish driveway

SERVICE CONNECTIONS

- 100mm UPVC stormwater picking up downpipes (feeding tank where required) overflow from tank and remainder of downpipes to point of discharge via 100mm UPVC
- 100mm UPVC sewer to junction
- 20mm water main from water metre to residence
- single phase electrical mains from street pit to residence

STRUCTURAL

- 6 year structural guarantee



The SIMPLY LIVING inclusions in this document refer to SIMPLY LIVING standard fittings and fixtures. Client project specific plans and specifications shall supersede this document. Davis Sanders Homes / Simply Living, reserves the right to substitute the above products due to availability & to maintain quality. Updated 1/6/23



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Your new home

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