



The
Steel
Framing
Company

your home
1300 63 2266

ABN 37 124 102 370

STANDARD LOCK-UP KIT INCLUSIONS:

WHAT IS INCLUDED? (UNLESS STATED IN QUOTE)

- ⇒ N3 — non-cyclonic (TSFC minimum wind rating—50m/s, 180kph)
- ⇒ Minimum 0.75mm thick Australian Bluescope 'Truecore' steel
- ⇒ BAL 29 compliant standard kit (bushfire attack level)
- ⇒ 2400mm standard kit ceiling height
- ⇒ Internal and external 90mm lipped 'C' section steel frames (as per plan/s)
- ⇒ Steel trusses 90mm lipped 'C' section (as per plan/s)
- ⇒ Roof batten at 450mm max spacing and ceiling battens at 450mm max spacing
- ⇒ Colorbond or Zinc corrugated custom orb roof (customer's choice—std range)
- ⇒ Colorbond gutters, fascia and barge (standard range)
- ⇒ Thermal break insulation for walls (vapour permeable)
- ⇒ Reveals for all external windows and sliding glass doors
- ⇒ Maximum of 600mm eaves surrounding your home (as per your design)
- ⇒ Ridge capping for hip and gable roofs
- ⇒ 90mm downpipes (to floor level) with support straps and 90 degree elbows
- ⇒ Powder coated, single glazed aluminium sliding windows and doors (standard colour range). Metal screens, 5mm toughened standard BAL 29. N3 rated wind stress and water penetration.
- ⇒ Hoop iron strap bracing 1mm thick for roof
- ⇒ Truss brackets
- ⇒ Dampcourse for kits on concrete slabs
- ⇒ Screwbolts (M12 external wall frames, M10 internal wall frames) to fix wall frames to slab
- ⇒ Artisan Bricks cladding www.artisanbricks.com.au - customer to select
- ⇒ All fixings to assemble & erect wall frames and roof trusses
- ⇒ Plumbing and electrical grommets
- ⇒ Footing design (derived from customer's soil test), certified engineering drawings, design certificate
- ⇒ Plans can be mirrored

NB: No front swing door or door frame supplied in kit (customer to choose from local hardware/door supplier to their own tastes). Glass aluminium swing door optional at additional cost.

OPTIONAL EXTRAS:

(WILL INCUR ADDITIONAL COSTS)

- ⇒ N4 (non-cyclonic)
- ⇒ Steel Floor System (600mm standard for quoting purposes):
 - ◆ Posts, bearers and joists to suit
- ⇒ Double Glazing
- ⇒ Increased wall height
- ⇒ Custom Design
- ⇒ Remove Cladding
- ⇒ Raked or cathedral ceiling additional
- ⇒ Glass swing door (entrance or rear)
- ⇒ BAL 40 glazing
- ⇒ BASIX NSW energy efficiency

THINGS TO CONSIDER:

- ⇒ Bushfire Attack Level (BAL) is required for bushfire areas—price will increase with BAL 40. Flame Zone quoted as BAL 40 kit excluding shutters or FZ glazing.
- ⇒ Flooring, eave lining, verandah lining, staircase, treads, handrails, decking and balustrades are not supplied.
- ⇒ Engineering M class soil as standard. Additional charges will apply for additional post material and sub-floor bracing as required as per engineering requirement/s (i.e. soil more reactive than M class).
- ⇒ Additional costs will be incurred due to specific Energy Efficiency requirements (i.e. glazing upgrades).

www.tsfc.com.au | sales@tsfc.com.au

In the Bega valley, NSW