

The Shannon

superiorsteel
FRAMES

cairns • tablelands • townsville

4 1 2 2 211.69m²



open plan living • perfect family home

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Flory's Homes t/a Superior Steel Frames • ABN 20 114 857 493 • QBCC 1097802

Standard Inclusions

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lock-up stage (slab on ground)

- Full set of Engineer Certified Construction plans with Energy Efficiency for C2 Cyclone Rating
- Assembled 90mm wide, TrueCore® steel, prebraced wall frames @ 2700mm high with studs and @ 450mm maximum centres
- Assembled TrueCore® steel trusses and @ 900mm maximum centres
- TS 40mm Cyclonic Metal roof battens
- TS 22mm Metal Ceiling battens
- 600mm eaves overhang to entire building
- Supagal steel posts and roof support beams
- Colorbond® roofing, fascia, gutters and accessories
- Anticon Tropical 60mm insulation to roof
- Powdercoated aluminum windows and sliding glass doors with clear glass and flyscreens
- External metal door frames with timber doors and locks
- Colorbond® Custom Orb wall cladding (other claddings optional)
- Foamcell® Multipurpose insulation to external walls
- James Hardie Hardiflex ceiling sheeting to patios, verandas and eaves
- All tie downs, brackets and necessary fixings
- Ex-Workshop in Tolga, at the Atherton Industrial Estate
- Detailed instruction Manual

Subfloor Inclusions

- Hot dipped galvanised stumps
- Supagal prefabricated bearers
- C-Purlin joists at max 450mm centres
- 19mm H3 treated Termifloor tongue and groove flooring
- 19mm Scyon Secure flooring to wet areas
- Bolted post to bearer connection

Ask us about any additional inclusions you'd like to add to our standard Lock Up Stage.

strong • versatile • efficient



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