

# Specifications

STAGE 1C

# Exterior



## Floor Structure

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- Concrete floor slab to garages and ground floor
- Suspended upper floor joists with particle board or ply flooring

## Walls

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- Timber framed walls and trusses
- Gib intertenancy wall or equivalent

## Cladding

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- James Hardie linea oblique weatherboard and James Hardie scyon stria cladding on a cavity system

## Roof

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- Prefinished profiled metal or long-run roofing with associated flashings on roof underlay

## Soffits

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- Fibre cement sheet soffit with PVC soffit jointers with paint finish

## Fascia

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- Powder-coated steel fascia with steel gutters and PVC downpipes

## Entry Door

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- Feature front door in powder-coated aluminium joinery

## Windows/Doors

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- Selected powder-coated aluminium heavy residential sections

## Garage

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- Automatic opening sectional door with two remotes and wall mounted hard wired switch

## Front Yard

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- Concrete entry footpath and/or selected paving
- Low maintenance ground cover, hedging and feature planting to gardens
- Letter box at front boundary

## Private Rear Courtyards

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- Carpark space to rear yard in exposed aggregate concrete
- Mains pressure hose tap
- Low maintenance ground cover, hedging and feature planting to gardens

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# Interior

## Flooring

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### Lounge:

- Residential heavy-duty carpet on 90kg underlay, with smooth-edging, to areas as defined on plans

### Kitchen & dining:

- Laminate flooring to areas as defined on plans

### Laundry & WC:

- Full bodied ceramic floor tiles, with 100mm timber skirting

### Bedrooms & stairs:

- Residential heavy-duty carpet on 90kg underlay, with smooth-edging, to areas as defined on plans

### Bathroom & ensuite:

- Full bodied ceramic floor tiles, with 150mm tile skirting, full height tiles to shower area

## Interior Linings

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- Plasterboard walls and ceilings stopped and painted to level 4 finish
- Water resistant plasterboard to all bathrooms and wet areas
- Insulated to exceed current NZ Standards for thermal insulation (R2.2 to roof and 2.2 to external walls)
- Pine skirting's - Paint finish
- 55mm classic gib cove throughout paint finish

## Doors

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- Hollow core doors, paint finished
- Door Hardware – Satin chrome lever action

## Internal Hand Rails

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- Timber or powder-coated aluminium handrails

## Electrical

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### Lounge Area:

- Minimum 2x double power points and 1x TV

### Dining area:

- Minimum 1x double power points

### All Double Beds:

- Minimum 1x double power points

### Kitchen:

- Minimum 1x double power points

### Laundry:

- Minimum 1x double power points

### Bathroom:

- Minimum 1x double power points with RCD, 1x heater towel rail direct connection

### TV:

- Minimum wall outlets are provided in living area, 1x bedroom and level one living rooms

## Lighting (generally)

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### Lounge:

- 4x recessed LED downlights

### Kitchen:

- 2x recessed LED downlights

### Dining:

- 2x recessed LED downlights

### Bedrooms:

- 2x recessed LED downlights

### Front Door:

- 1x exterior soffit downlight or wall light on motion sensor

### Rear Courtyard:

- 1x exterior wall light

## Mechanical Ventilation

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- 1x ducted extract from each bathroom, laundry to external vent

## Fire protection

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- Battery smoke alarm to meet code requirements

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# Kitchens, bathrooms, & laundry

## Kitchen Fittings

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### Features:

- Pantry cupboard, storage cupboards and/or drawers, hob, oven, microwave shelf and cupboards, pull out drawer with proprietary bin inserts or under sink door mounted bin

### Mechanisms:

- Metal cabinetry hinges, selected chrome finish pull handles

### Cabinetry:

- Laminate finish

### Bench Top:

- Engineered Stone, 20mm thickness

### Sink:

- Stainless steel sink

### Splash backs:

- Tiled

### Kitchen Tap:

- Englefield studio kitchen mixer

## Kitchen Appliances

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### Oven:

- Haier built-in 60cm stainless steel wall oven

### Hobs:

- Haier 60cm, 4 hob electric cooktop

### Range Hood:

- Haier built-in stainless steel ducted extraction power pack

### Dishwasher:

- Haier 60cm stainless steel

## Plumbing Fixtures

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### Hot Water Cylinder:

- 180 Litre Hot Water Cylinder

## Bathroom fittings

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### Vanity:

- 900mm Englefield single drawer wall hung vanity, Englefield studio basin mixer

### WC:

- 400mm sapphire wall hung white vanity

### Shower:

- Frameless shower panel and door
- Englefield studio shower slider with Englefield studio shower mixer

### Misc Fittings:

- Toilet roll holder in polished chrome

### Heated towel rail:

- 400W Chrome finish heated towel rail to each bathroom

### Mirror:

- Fixed mirror mounted above vanities in all bathrooms

## Laundry & Storage:

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### Laundry:

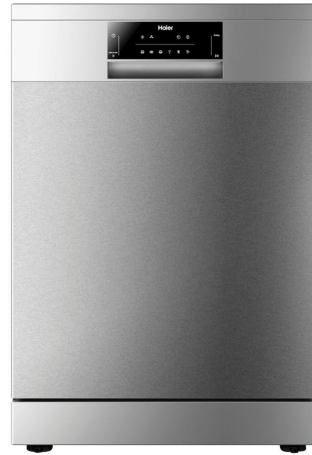
- Laundry areas incorporate services connections for washing machine

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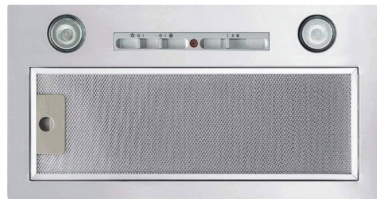
1



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3



4



### 1. Electric Cooktop

Haier 60cm 4 hob, Electric Cooktop (HCE604TB2)

**Key Features:**

- Touch controls
- 9 Heat settings
- Child lock
- Spillage auto off

### 2. Dishwasher

Haier 60cm stainless steel (HDW13G1X)

**Key Features:**

- Stainless steel
- 13 place setting
- Water rating (WELS) – 4.5
- 2 year parts and labour warranty

### 3. Rangehood

Fisher & Paykel 60cm Built-in Integrated (HP60ICSX2)

These integrated rangehoods are hidden from view. They are easy to install and efficiently remove steam, smoke, and lingering odours.

- Brushed Stainless Steel

### 4. Built-in Oven

Haier 60cm Single Built-in Oven (HWO60S4MX1)

**Key Features:**

- Stainless steel
- 4 cooking functions
- Triple glazed door
- 120min mechanical timer
- Vented cavity

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