

Construction Materials	
<p><b>Foundations:</b> Designed for 125 x 125 H5 timber pile foundations. 4 rows with piles at 1.650 max centers. Sub floor bracing to be designed to suit siting when consented with relevant Building Consent Authority.</p> <p><b>Bearers:</b> 4 rows of bearers of 2/ Ex 150 x 50 H3.2 treated, machine gauged.</p> <p><b>Floor Joists:</b> 140 x 45 MSG8 H1.2 treated Kiln dried</p> <p><b>Perimeter Joists:</b> 140 x 45 MSG8 H3.1 treated. K.D.</p> <p><b>Flooring:</b> Kopine u/lock flooring 3.600 x 1.200 x .20mm. Glued and screwed</p> <p><b>Framing:</b> 90 x 45 MSG8 Kiln dried H1.2 treated</p> <p><b>Extra Top Plate:</b> 140 x 35 H1.2 KD</p> <p><b>Lintels:</b> Sizes as per plan. MSG8 H1.2 KD framing</p> <p><b>Trusses:</b> Chem Free Trusses. H1.2 treated to gables</p> <p><b>Purlins:</b> 75 x 50 H1.2 R.S.</p> <p><b>Fascia:</b> Pre primed 180 x 19 H3.1 KD. F.J. Pine</p> <p><b>Roof:</b> Coloursteel Endura in either a corrugate or six rib profile</p> <p><b>Spouting:</b> Coloursteel Maxx ¼ round</p> <p><b>Downpipes:</b> Marley PVC.</p> <p><b>Windows:</b> Aluminium powder coated. Double glazed. Tint available.</p> <p><b>Cladding:</b> Hardie plank 240mm exterior cladding</p> <p><b>Soffit : Hardies soffit lining. 2400 x 600 x .45mm</b></p> <p><b>Interior linings:</b> Ceilings. 13mm standard gib fixed to 70x35 Timber Battens .600 centres</p>	<p><b>Walls:</b> 10mm standard gib fixed horizontally.</p> <p><b>Interior doors:</b> MDF. Paint quality.</p> <p><b>Door hardware:</b> Ezy set Plymouth</p> <p><b>Window and door jambs:</b> FJ pine for architraves</p> <p><b>Gib cove:</b> 55mm</p> <p><b>Architraves:</b> 40mm FJ pine. Bevel or bullnose</p> <p><b>Skirting:</b> 60mm FJ pine. Bevel or bullnose</p> <p><b>Wardrobe shelving:</b> MDF with J type rail.</p> <p><b>Linens shelving:</b> 90 x 18 DD pine slats.</p> <p><b>Kitchen:</b> Meltecca cabinets and doors. Laminate bench top with stainless steel sink insert.</p> <p><b>Plumbing:</b> Pipework Rehau</p> <p><b>Waste pipes:</b> PVC</p> <p><b>Bath:</b> Englefield Duo forr shower over bath. Sorrento is shower only. Laundry tub: Aquatica Laundra Tubbie</p> <p><b>HWC:</b> Rheem 180L mains pressure</p> <p><b>Pan and Cistern:</b> Raymor Andorra couple/closed S pan. Ceramic Cistern.</p> <p><b>Vanity:</b> St Michel Stella 750 wall mount. White. (Floor Mount Optional.)</p> <p><b>Tapware:</b> American Standard kitchen mixer, basin mixer, shower mixer/diverter Methven bath spout and slide shower rose. Shower screen: Shower systems Roma. If Seperate - Acrylic with Glass Door.</p>
Electrical	
<p><b>Meter box:</b> To exterior (position to be determined when siting)</p> <p>Switch board in laundry.</p>	<p><b>Electrical Fittings</b> Down lights: 14 Two Ways: 1 Double Power Points: 10 Single Power Points: 2 Fridge Point: 1 TV Point: 1 HWC connection: 1 Stove Outlet: 1 Phone Jack: 1</p>
Schedule of Finishes	
<p><b>Exterior</b></p> <p><b>Hardie Plank:</b> Three coat paint system</p> <p><b>Soffit:</b> Three coat paint system</p> <p><b>Windows:</b> Powder coat colour</p> <p><b>Fascia</b> Three coat paint system</p> <p><b>Spouting:</b> Pre finished coloursteel</p> <p><b>Roof:</b> Pre finished coloursteel</p>	<p><b>Interior</b></p> <p><b>Ceilings / Gib cove:</b> Three coat paint system (flat paint)</p> <p><b>Walls:</b> Three coat paint system . ( wipeable)</p> <p><b>Interior doors:</b> Semi Gloss Enamel paint finish</p> <p><b>Window and door jambs:</b> Semi Gloss Enamel paint finish</p> <p><b>Architraves and skirtings:</b> Semi Gloss Enamel paint finish</p>

