

# STANDARD MATERIAL SPECIFICATION

## STAGE 1 - LOCKABLE SHELL MATERIALS PACKAGE

The lockable shell material package does not include items such as plumbing, wiring, wall or ceiling linings, or any items included in the STAGE 2 complete internal material package

### Preliminary and General Inclusions

- Working drawings including Producer Statements for Design (PS1) for OFF SITE build (yard only)
- Steel Frame Engineering Producer Statements for Design (PS1) designed to suit VHWZ (very High Wind Zone)
- Insulation to comply with your Climate Zone

### Flat Pack Materials

- Steel Subfloor panel including R 2.6 underfloor insulation (subject to change for South Island requirements), H3.2 treated timber bearers, Plyfloor/Strandfloor flooring and ply liner to under subfloor to retain insulation
- Steel Wall and Roof Framing with 450mm soffit to the front wall
- Thermal break to roof and exterior walls
- 4.5mm Innova Durasheet fibre cement soffit linings
- Prefinished KiwiColour VITOR +/Coloursteel Endura roofing and flashings
- Marley Typhoon PVC gutters and downpipes
- Double Glazed OMEGA aluminum joinery with LOW E glass (subject to change for South Island requirements)
- 9mm Innova DuraGroove narrow or wide cladding to 3 walls
- 9mm Innova DuraPlank cladding to the feature wall
- 450mm pine timber landing as detailed on plan

## STAGE 2 - COMPLETE INTERNAL MATERIAL PACKAGE

Inclusive of lockable shell material package as noted above, plus the following items

### Interior

- R2.8 Wall and R6.0 ceiling insulation (subject to change for South Island requirements)
- 12mm UT Plywood wall and ceiling linings with flush v jointed detail throughout
- Pre hung Flush Core internal doors
- Satin Chrome privacy and passage door hardware
- Timber skirting, scotia and architraves
- 26ltr LPG Gas califont

### Kitchen (below items included as per selected floor plan, refer to plan for layout and inclusions)

- Kaboodle flatpack kitchen designed and based on our standard specifications and colour selections
- 600 x 750mm kitchen splashback
- Robinhood Kitchen appliances
  - 30/60cm 2/4 element black ceramic electric/gas cooktop
  - 60cm 75 ltr underbench oven
  - 34 ltr microwave (Matai S21 and Nikau 233 only)
  - 60cm stainless steel canopy rangehood and 150mm dia duct
- **NB: No underbench oven for the Matai S21 or Nikau 233**
- Stainless steel sink and drainer tray and chrome sink mixer

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## **Bathroom (below items included as per selected floor plan, refer to plan for layout)**

- NZ Made plumbing fittings as per the plan including 1000 x 1000 2/3 sided curved acrylic shower tray and liner with bi-parting Satin Chrome framed sliding door 1200 x 900 2/3 sided acrylic shower tray and liner, with sliding Satin Chrome framed sliding door frame and side screen
- 750mm floor standing vanity with white top
- Satin Chrome FORENO shower mixer with slide shower and rose
- Satin Chrome FORENO European vanity tapware and mixers
- Satin Chrome FORENO European sink mixer

## **Finish**

- Vinyl and Carpet to areas as marked on plan
- Window coverings knockout roller/venetians

## **Exclusions**

- Any council consent fees
- Additional Engineering
- Site specific requirements

## **Material Delivery**

All materials will be delivered to our nearest construction yard or the nominated site address in accordance with the agreed material Delivery Schedule provided by our Construction Partner. Additional costs may apply depending on the site location and access.

## **IMPORTANT NOTES:**

**Material Supply** - With current material supply issues, some materials may need to be substituted. All such substitutions will be communicated to our clients prior to commencement of construction or as advised by the supplier during construction.

**Working Drawings** - for any ON-SITE build regardless of 'material supply only package' or 'material supply and construction package' full ON-SITE working drawings are required as they are inclusive of site-specific engineering and construction requirements. Refer to our JBA offer of service for this cost.