

DETAILED CONSTRUCTION SPECIFICATIONS

**13 GLENBROOK STREET,
REMUERA (13a & 13c)**





JANUARY 2011

PROPOSED CONSTRUCTION SPECIFICATION

13 GLENBROOK STREET, REMUERA

DEVELOPED BY SCD LTD

GENERAL CONSTRUCTION

FOUNDATIONS:

Engineer designed and certified Concrete block and slab-on-ground foundation. Insulation where specified.

WALL CONSTRUCTION:

Pre-nailed H1.2 Treated 100x50 timber studs @ 600mm centres. 200 series concrete masonry to garage level

FLOOR CONSTRUCTION: (2nd)

Ribrafft concrete slab on ground with suspended concrete midfloor over lower garage level.

(3rd)

Timber structural floor joist system with 20mm particle board and Ply flooring to wet areas

EXTERIOR CLADDING:

Level 1/2: Ex 150x25 Preprimed "LINEA" or H3 treated timber weatherboards over building paper on ventilated cavity system of ex 50x25 H3.1 Vertical Battens– 2 coat Dulux Weathershield X10 paint system. Colour specified by Developer.

Feature Walls(around garage): Feature painted plaster render on 200mm concrete masonry block

INSULATION:

High Spec Bradford Gold Batts insulation as per "latest building code regulations"

ROOFING CONSTRUCTION:

Prenailed Timber trusses at 900mm centres with H3 treated timber purlins.

ROOFING:

Asphalt Shingle Premier Laminated. 30 year product Warranty. Colour: Ironsand

SPOUTING:

150mm '1/4 Round' style Coloursteel spouting where specified. Coloursteel downpipes as specified

FASCIA / SOFFIT:

200 x 25 timber fascia with Tongue and groove ply soffits

WINDOW & EXTERIOR DOOR: JOINERY:

Double Glazed Powder coated aluminium exterior joinery
Colour To be specified (Titania)

INTERIOR DOORS / FRONT DOOR:

Tongue & Groove Style Hollowcore doors – prehung on 30mm jambs
Front Door: Painted timber T & G style door. S/S Bar Pull type handle.
Cavity Slider doors: T&G style
Hardware: Gainsborough Architectural Series Door handles

INTERIOR LININGS:

Walls: 9.5mm Gib Board fixed and stopped flush for paint finish. (level 4 Finish)
Ceilings: 9.5mm Gib to ceilings stopped flush for paint finish. (Level 4 Finish)
Wet Areas: 9.5 mm Gib Aqualine to all walls and ceilings.
Shower walls: Villaboard to 2m high

STAIRCASE:

Prefabricated staircase as detailed with Triboard treads and risers and Pine stringers. Carpeted

BALUSTRADE:

Frameless Glass Balustrade

TRIM: 60mm single bevel door and window architraves

SKIRTINGS: 85mm Pine single bevel / 60mm on upper level

SCOTIA: Lower level: square stopped
Upper Level: square stopped

ELECTRICAL: PDL 6000 range products throughout.

HOT WATER: Infinity Instant Gas Hot Water Unit 26L / min

SECURITY SYSTEM: Solution multi zone Infrared Intruder detection system with monitoring capability and hardwired smoke detectors

TV: Satellite dish on roof. Wired for Sky distribution throughout the house –

SOUND WIRING: In wall wiring for **speaker** system in lounge **or** living room. – 4 speaker outlets (Speakers not included)

EXTRACTOR SYSTEM: 150MM Extractor fans in all bathrooms, laundry and kitchen Rangehood.

LAUNDRY: Custom made Melteca Laundry Cabinetry with Formica Top and sink

KITCHEN / LIVING:

FLOOR COVERINGS: Solid Timber Bamboo pre-finished flooring in Carbonised Compressed coffee colour

PAINT FINISHES: Selected Resene / Dulux Acrylic paint finish to all walls and ceilings.

CABINERY: (exterior)

Selected 2 Pot Lacquer door finish
Soft-close drawer systems
(Kitchen to be designed in consultation with purchaser / interior design consultant)

SPLASHBACK:

Coloured Glass Splashback to hob area and surrounding wall.

HANDLES:

Hardware 2000 range of Handles

BENCH TOP:

A selected Stone "Iquartz" or similar top – 20 - 50mm thick

APPLIANCES:

SINK UNIT:

Mercer Pheonix Twin Sink (1 large / 1 small) incorporating waste disposal unit

WASTE DISPOSAL:

Insinkerator .75 hp Waste Disposal with air switch

OVEN / HOB:

Smeg 900mm Freestanding oven / Hob – Model CS15-5

RANGE HOOD:

72cm P780.4 Incorporated in cupboards above – 750m³ / hr extract

DISHWASHER:

Fisher & Paykel Dishdrawer – S/S DD60DCX6

TAPWARE:

Ideal Standard Solo Kitchen Mixer with Pullout spray (or similar)

POWER:

5 Double outlets as shown on plan

LIGHTING:

Halogen downlighting as specified.

TELEPHONE OUTLET:

One in kitchen / living

TV OUTLET:

One

LOUNGE:

FLOOR COVERINGS:

Selected style 100% wool carpet. (see attached spec sheet)

PAINT FINISHES:

Acrylic paint finishes with colour to be specified

FIREPLACE:

900mm Broady's Gas Fireplace with Fan

LIGHTING: Halogen downlighting
POWER: 3 / 4 Double outlets
TV OUTLET: One.
TELEPHONE OUTLET: One
SPEAKERS: In wall speaker wiring (3-4 No speakers – wires through Flush plates)

ENTRY:

FLOORING: Bamboo pre-finished flooring in Carbonised Compressed Coffee colour (cupboards in Carpet)
LIGHTING: Halogen Downlighting and feature hanging pendant light fitting. (see attached spec)

MASTER BEDROOM:

FLOORING: Selected Colour & style 100% wool carpet or similar.
PAINT FINISHES: Acrylic paint finishes with colour to be specified.
LIGHTING: Recessed Halogens with 2 way switching
POWER: 3 Double outlets
TV OUTLET: One
TELEPHONE OUTLET: One
DRESSING: Closet shelving and rack system – including 1 tower shelf system – both long and short hanging (Tawa Woodgrain Melteca)

ENSUITE: (Master)

WALL LININGS: Tiled to Ceiling – Gib Aqualine linings with Villa Board shower linings under tiles
FLOOR FINISH: Specified 600x600 Saxon Cotton smooth tile (tile range see spec)
LIGHTING: Halogen lighting and wall light above mirror (see attached spec)

POWER:

1 x double Safety power outlet for shaver / toothbrush

UNDERFLOOR HEATING:

Yes – fully programmable

SHOWER:

600 x 300 Saxon Cotton tile with Frameless glass door. Selected NZ made Ideal Standard Onyx shower mixer and Grohe Tempesta Multifunction slide set. (see spec for range)

W.C. PAN SET:

Elementi Envy II Back to wall

VANITY UNIT/ S:

Double drawer vanity unit with VC top & selected Ideal Standard Onyx basin tapware

OTHER:

8 Bar Chrome Heated towel ladder.

Selected Mirror above vanity unit

TOILET: (Ground floor)

WALL LININGS:

9.5mm Gib paint finished with enamel.

FLOOR LININGS:

Timber prefinished flooring system

LIGHTING:

Recessed Halogens

W.C PAN SET:

Elementi Envy II Back to wall

HAND BASIN:

Ceramic wall mounted Athena

Mini Hox basin with Ideal

Standard Onyx basin Mixer.

Chrome bottle trap.

Selected Mirror above basin unit

BATHROOM: (includes lower ensuite)

WALL LININGS:

9.5mm Gib Aqualine paint finished with enamel. Tiling to 2000mm in shower and 1000mm around bath

FLOOR LININGS:

Selected 600x600mm tile finish.

LIGHTING:

Halogen downlighting with wall fitting above mirror

POWER:

1 x double Safety power outlet for shaver / toothbrush

UNDERFLOOR HEATING:

Yes – fully programmable

W.C PAN SET: (bathroom)

Elementi Envy II Back to wall

SHOWER:

Tiled shower enclosure with frameless glass shower door and Ideal Standard Onyx shower mixer and Grohe Tempesta Multifunction slide set. (see attached spec)

Bath: 1800mm Stylus Newbury Island Bath

900mm vanity unit with double drawer, ceramic top & basin and Ideal Standard Onyx basin mixer. Chrome Ladder style heated towel rail – 8 bar
Selected Mirror above vanity unit

VANITY UNIT:

OTHER:

BEDROOMS / STUDY ROOM:

FLOORING:

Selected Colour 100% wool style carpet (see attached Spec)

PAINT FINISHES:

Acrylic paint finishes with colour to be specified

LIGHTING:

Halogen lighting

POWER:

3-4 Double outlets

TV OUTLET:

One

TELEPHONE OUTLET:

One

CLOSET:

Shelving tower and closet rails at 1800mm high (white melteca)

GARAGE:

Standard concrete floor finish
Gib Board linings.

60mm single bevel skirting

2 x 3 ft fluorescent tube lights and

1 x push button for garage door

PATIO / DECK:

FINISH:

Coloured concrete cut into tiles, acid washed and sealed. Tile size to be 1- 1.5m square or as

specified. (Readymix Concrete Ltd Range of colours)

EXTERIOR:

LIGHTING:

Outdoor lights on house arranged as specified by designer. Exterior power points supplied for outdoor garden lighting (*not included*)

FAÇADE SCREENS:

Painted Cedar Timber Screens hung from Stainless steel rodding or steel frame as specified on plan.

HOSE TAPS:

1 at front near garage and 2 at rear.

GARAGE DOOR:

Coloursteel Smoothline sectional Garage door with 2 x remote openers

CLOTHESLINE:

Hills Foldaway wall mounted – 3.38m x 1.2m – 22 metres metres of line

DRIVEWAY:

FINISH:

Exposed aggregate concrete with grey oxide

LETTERBOXES:

To be specified

LANDSCAPING:

PLANTING:

Selected planting as specified by designer in conjunction with purchaser (PC sum for plants)

FENCING:

Smooth Pale fencing with 100x75 posts. Fencing to be capped and

trimmed to "Formal style" where specified. Or Oriental Trellis Fencing (painted black) where specified

NB. Some existing hedging and fencing to be retained

LAWN:

Lawn to be Hydroseeded as shown on landscape plan.

PEBBLES:

Standard white Lime chip or similar to all areas specified on landscaping plan –

