



New Lynn Stage One 88 Units Terraced Houses Proposed Specification

1. Floors

Ground floor – Concrete

Upper floor – Radiata pine timber joists with 20mm particle board flooring

Garage – Concrete to be left natural

2. Decks

100*25mm H3.2 grip tread Radiata pine

3. Framing

H1.2 treated timber

H3.1 treated timber battens to vented cavities

4. Roof

Longrun corrugated prepainted steel roof

5. Spouting

Prepainted steel fascia and half round external gutter

80mm diameter pvc downpipe

6. Insulation

Fibreglass wool insulation to roof

Fibreglass wool insulation to external walls only

7. Exterior Joinery

Powder coated aluminium entry door

Aluminium with clear double glazing with paint grade radiata pine lining

Aluminium with clear glass single glazing in garage

Obscure glass to toilet and bathroom

8. Cladding & Soffit

Combination of 70mm series bricks, H3.1 timber weatherboard and timber batten features

4.5mm thick fibre-cement soffit sheet with pvc jointer

9. Interior Linings & Trims

Ceilings – Standard Gib board on timber battens stopped to level 4 finish

Walls – Standard 10mm thick Gib board stopped to level 4 finish

Scotia – 55mm Classic Gib cove or square stop finish

Skirting – 60mm single bevelled radiata pine

Architrave – 60mm single bevelled radiata pine

10. Internal Doors & Door Hardware

Prehung MUF hollowcore painted quality plain doors

Schlage Leonardo series or other equivalent locksets

11. Stair

Radiata pine and particle board staircase
50mm round painted pine handrail on steel brackets

12. Wall & Floor Finishes

Ceramic wall tiles 1.2m high in bathrooms
Quality paint finish to all ceilings and internal walls
Enamel paint to internal doors, skirting and architrave
Quality paint to weatherboards, timber batten and soffit
Block base unpainted
Ceramic floor tiles in bathroom, toilet, laundry, entry and kitchen
Carpet in rooms, living areas and staircase

13. Interior Joinery

Kitchen – Composite stone bench top, colour Melteca and Melamine doors and panels and drawers
Wardrobe – Melteca or Melamine wardrobe organiser in walk-in wardrobe, single shelf with hanger, wire type in other wardrobes
Store shelves – Four shelves, wire type

14. Plumbing

Pipework – Hot and cold water pipework
External – 2 * garden taps
Kitchen – Stainless steel sink
Laundry – Aquatica Studio laundry tub 560*560mm or other equivalent
Shower – Sierra shower or other equivalent including tray, lining, glass door and easy clean waste
W.C. – Englefield Milano toilet back to wall 4 star or other equivalent
Vanity – Clearlite Statesman 750*445mm floor standing or wall mounted with two doors or other equivalent and Clearlite Madrid 382*203mm floor standing or wall mounted vanity or other equivalent
Long bath – Clearlite Pacific Shower Over Bath or other equivalent long bath 1525mm long white colour with 2 sided lining and standard swing panel
Heated towel rail – Newtech towel ladder SL115 530*600mm or other equivalent
Toilet roll holder – Englefield Sorrento or other equivalent
Mixer – Methven Project range or other equivalent basin mixer, shower mixer and sink mixer
Slide shower – Methven Project range or other equivalent flexispray slide shower
Mirror – Polished edge mirror 900mm high above vanity
Hot water cylinder – Rheem or other equivalent hot water cylinder

15. Electrical

Ceiling light – Recessed downlight LED or other approved lights
Exterior – Bulkheads to exterior walls
Sensor – Exterior sensor at entrance
Wall outlets – PDL or other equivalent
Smoke alarm – Battery operated
Security alarm – 1 keypad, 3 sensors
Wall oven – F & P Performance range or other equivalent

Gas Cooktop – F & P Performance range or other equivalent
Dishwasher – F & P Performance range or other equivalent
Rangehood – F & P Performance range or other equivalent
Waste disposal – ½ hp Performance range waste disposal or equivalent
Heating – Allowed for one heat pump located in living area

16. External

Clothline – As per plan
Letter box – As per landscape plan
Landscape – As per landscape plan
Driveway – Concrete driveway