



INDICATIVE PERSPECTIVE ONLY

23 Hinau Street

Townhouse 4 and 5

SPECIFICATIONS

SCHEDULE OF FINISHES

➤ EXTERIOR

Foundation: Ribraft slab

Cladding: Jame Hardie Linea weatherboards and Stria panels on timber cavity system, paint finished to colour of choice

Soffits: 4.5mm hardiflex paint finished

Windows and Doors: Double-glazed windows with aluminium joinery powder coated from the Dulux class one range – SILVER PEARL

Roof: As per plan, corrugated long run – GREY FRIARS

Fascia: Painted timber fascia with Coloursteel gutters and white PVC down pipes

Drainage: Stormwater and sewer drains to WCC requirements

Exterior Paint: Resene. As per plan

➤ INTERIOR

Ceiling: 13mm standard Gib board fixed to treated timber battens with 13mm Gib Aqualine in bathrooms

Walls: 10mm standard Gib board on treated timber framing, stopped, sanded and paint finished.

Painting: Paint finish complete to client specification. Colour schemes with more than 3 colours will incur extra cost.

Insulation: R 2.6 insulation to ceilings. R 2.2 insulation to all exterior walls

Doors: Plain hollow Core doors hung on Ex 150 x 50mm Pine jambs

Door hardware: Lemaar range. Door stops included

Finishings: Skirting 85mm High Custom wood bevelled skirting to all rooms except garages which shall have 60mm bevelled FJ pine skirting architrave 60mm x 18mm.

All other rooms to have Square or Box stopping except for wardrobes, linen and entry cupboards and the garages which will have a 40mm MDF Scotia - all painted

Bathrooms: Walls: 300x 300 mm high around bath. PC sum of \$50 per m2 for tile supply
Floors: Luxury vinyl planks
Polished edge mirror above each vanity
Extractor fan

Kitchen Floor & Entry Floor: Luxury vinyl planks

Carpet: Devon point 48oz from Devon & Patterson Flooring

Wardrobe Shelving: Wardrobe system by others

➤ PLUMBING

Bathrooms:

- Valencia angled corner shower- 1000mm – white
 - Englefield Studio II rectangle bath
 - 1x Mia 900 wall hung vanity- single drawer - white
 - 1x Mia 400 wall hung vanity –single drawer- white
 - 2 x Cygnet Neu BTW toilet suite
 - Grohe Bauflow tapware
 - Grohe Tempesta Cosmo slide shower
-

Kitchen: Grohe sink mixer

Exterior: Two external hose taps

Laundry: Aquatica Axio 560 Laundry tub standard

Hot water: Rheem 180L hot water cylinder

➤ ELECTRICAL

- Full electrical wiring (as per electrical plan) including LED downlights
 - Power points as per plan including those for heated towel rails, bathroom heaters, shaver points and extract fans.
 - Power points for dishwasher, Wastemaster and rangehood in kitchen.
 - Wiring for phones and TV aerial sockets (aerial not included).
-

Kitchen Appliances:

- Panasonic 60cm 7 function wall oven HL-FN645SJPQ
 - Panasonic 60cm ceramic hob KY-R645RLJPQ
 - Panasonic dishwasher 12 settings NP-6R2MUQNZ
 - Westinghouse 90cm range hood CS901S
 - Scrap-eater SE390QA
-

➤ LANDSCAPING

Landscaping: As per landscape plan attached

➤ EXCLUSIONS

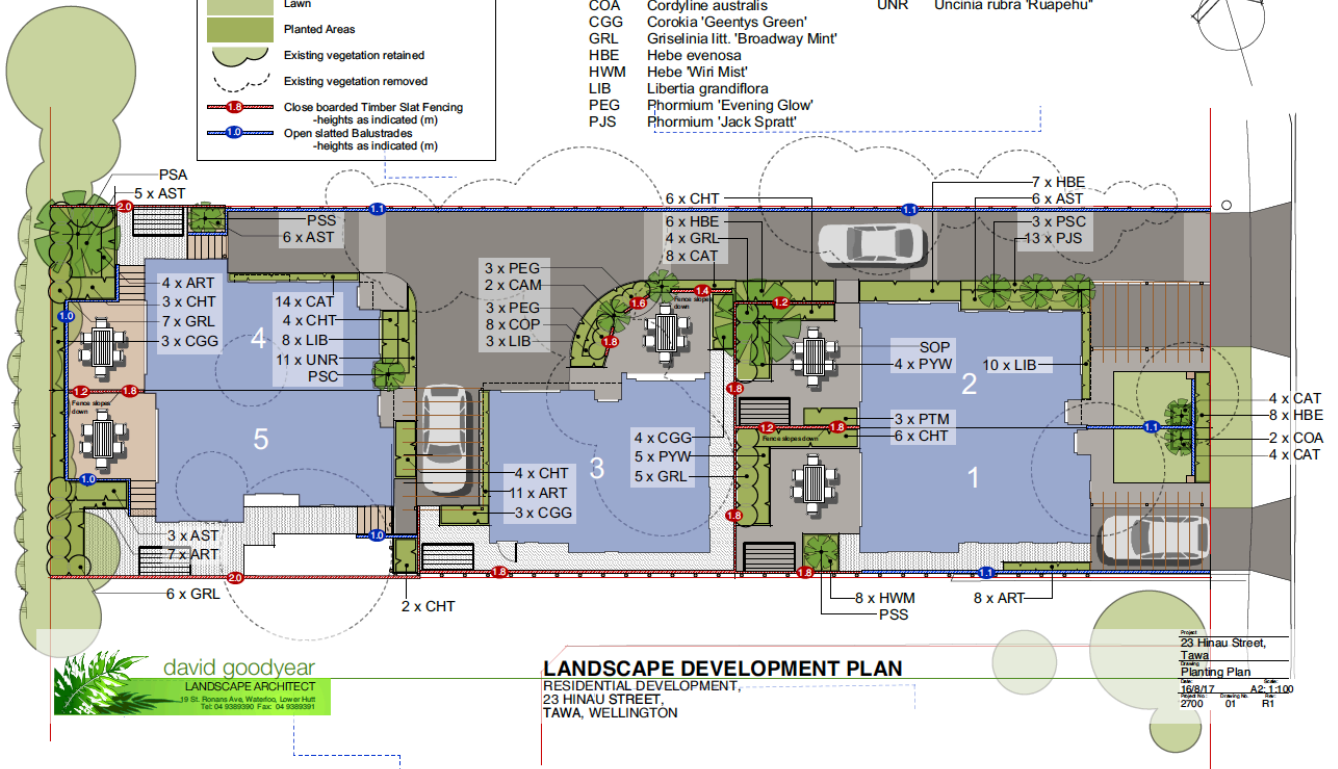
- Alarm
- Curtains and Drapes
- TV aerial
- Appliances other than those stated as included

KEY

	Driveway - Asphalt or Concrete
	Contrasting concrete bands and patio
	Decking
	Permeable Surface (Stabilised Gravel)
	Lawn
	Planted Areas
	Existing vegetation retained
	Existing vegetation removed
	Close boarded Timber Slat Fencing -heights as indicated (m)
	Open slatted Balustrades -heights as indicated (m)

PLANTING KEY

ART	Arthropodium 'Matapouri Bay'	PYW	Phormium 'Yellow Wave'
AST	Astelia chathamica	PTM	Pittosporum ten. 'Midget'
CAM	Camellia 'Setsugekka'	PSA	Pseudopanax arboreus
CAT	Carex testacea	PSC	Pseudopanax crassifolius
CHT	Choisya ternata	PSS	Pseudopanax 'Sabre'
COP	Coprosma 'Hawera'	SOP	Sophora microphylla
COA	Cordyline australis	UNR	Uncinia rubra 'Ruapehu'
CGG	Corokia 'Geentys Green'		
GRL	Griselinia litt. 'Broadway Mint'		
HBE	Hebe evenosa		
HWM	Hebe 'Wiri Mist'		
LIB	Libertia grandiflora		
PEG	Phormium 'Evening Glow'		
PJS	Phormium 'Jack Spratt'		



david goodyear
LANDSCAPE ARCHITECT
19 St. Remond Ave, Wairarapa, Lower Hutt
Tel: 04 5080991, Fax: 04 5080991