

Da Vinci Standard Specification Guide

Akoranga

by KEITH HAY HOMES

EXTERIOR

- Mono pitch roof
- Colorsteel Maxam, 5 rib trapezoidal roofing profile
- Exterior Sheathing Wall 1 James Hardie Linea 180mm Weatherboard, 7mm Ecoply
- Climate Zone 2, Durablility Zone B, Wind Zone High, Earthquake Zone 1
- Exterior building wraps walls with Thermakraft™ Watergate Plus, roof Thermakraft™ Covertex 407®
- Exterior windows and doors Aluminium Powder Coated as per plan, double glazing, Low E, Grade A Safety Glass (Clear)
- Rain water gutter PVC Typhoon spouting on timber fascia with external bracket, downpipes white PVC

INTERIOR

- Flooring 20mm Strandfloor Untreated (plywood H3.2 in splash area)
- Insulation walls and ceiling Fibreglass batts R2.8 walls and R4.0 Ceilings (standard), internal walls Fibreglass silencer batts if required, floor Polyester underfloor insulation R3.4
- Interior mouldings 60x10 single level pine skirting
- Interior doors and windows type Sliding door 3x slides glass sliders, Internal window 1 2400mm x 1200mm, Internal window 2 1010mm x 1210mm
- Windows and doors grooved jambs
- Heat pump High wall heat pump x2, ventilation optional tbc

DECORATING

- Exterior roof colour to be selected from Colorsteel range
- Exterior windows & doors to be selected from NuLook Tasman 35 (note some colours have surcharge)
- Exterior painting by contractor, exterior colour(s) to be selected
- Ceiling linings High Performance Ceiling Acoustic Tiles and Grid system (Std)
- Wall linings Autex 12mm Composition over 10mm GIB (Std). Wall linings colour(s) to be selected from Autex Composition range, wet areas Invibe Panel over 10mm GIB Aqualine
- Interior painting by contractor, All interior plus trim white (interior colour(s) to be selected if not white)
- Cabinetry whiteboard cabinet 3.0 m x 1.2 m with 3x doors, Smartboard not supplied (can be added), Sink bench Burns & Ferrall Classic Sink Bench 1825mm(w) x 505mm(d), Splashback James Hardie Invibe, Coatrail (optional) 90x30 Pine painted white with 25 hooks—2x2.0m and 2x1.0m
- Floor covering by contractor, vinyl laid as per plan, colour to be from the contractors Tarkett Premium Classic NZ 2.0mm, Vinyl colour(s) to be selected, carpet laid as per plan, colour to be selected from Inzide Commercial Harmonize Gravel tiles, Carpet colour(s) to be selected

ELECTRICAL

- HWC 10L under bench instant Electric HW heater
- Building electrical by contractor, all electrical to be single phase
- Lights supply by contractor, interior LED Panels 36w Low glare (18), exterior LED Downlights (4)
- Power and data, double power points (21), data point double (8), cabinet 300x600 Data cabinet supply and install by contractor
- Speaker pre-wire only
- Bell pre-wire only
- Alarm pre-wire only
- Fire alarm pre-wire only

GENERAL

- Building consent—yard by contractor
- Managing Director's Personal Guarantee of Completion

KEITH HAY
EDUCATION