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## DESIGNER SERIES SPECIFICATIONS

**Date:** 28th Novemeber 2017  
**Plan:** Custom Designed - 238.56 sqm  
**Name:** N & JB Properties Ltd  
**Site Details:** 28 Koppens Rd, Tamahere

Item	Description
<b>Design and Plans</b>	Architectural design with a full set of detailed plans to suit up to high wind areas and durability. Zone 1 as per NZ standards.
<b>Site works</b>	Site prep based on a clear, flat and level platform. Excavation based on 300mm below existing ground level. Any additional excavation will be charged separately.
<b>EXTERIOR</b>	
<b>Cladding</b>	Bowers 90mm "Cardrona" Concrete Brick with vertical James Hardie "Stria" Cladding
<b>Floor</b>	Ribraft
<b>Frames</b>	Exterior walls 90 x 45 H1.2 Interior walls 90 x 45 H1.2
<b>Roof</b>	Long Run COLOURSTEEL - 20 colours from the "Endura" range to choose from Coloursteel fascia/spouting
<b>Downpipes</b>	80mm PVC Downpipes (white)
<b>Drainage</b>	Town supply connections included
<b>Exterior Joinery</b>	APL - Altherm "Residential" Collection with "Urbo" colour matched hardware Powder coated finish with 19mm jamb (colour choice from the Altherm popular colour range) Double Glazing on all windows except in the garage Obscure glass fitted in the Bathroom/s and WC All window & door hardware is the "URBO" profile to match the aluminium colour
<b>Soffit</b>	4.5mm Hardie Soffit board (painted)
<b>Garage Door</b>	1 x Windsor Double Sectional Garage Door, electric opening with 2 remotes Coloursteel panels - 4 styles/15 colours to choose from. Available styles; Ribline, Fineline, Pressed Panel or Flat Woodgrain
<b>Front Door</b>	Altherm Slimline Standard Plasma front door panel with "Urbo" lever handle
<b>Other</b>	3 x external taps

## INTERIOR

<b>Internal Doors</b>	Standard height 2000mm. Smooth MDF Hollow Core. <i>*Cavity sliders as per plan</i> Optional upgrade to Grooved Doors available. Priced on request
<b>Ceiling Linings</b>	2.55m ceiling height (13mm thickness) Painted Gib-board "Smooth" (low sheen), stopped to Level 4 <i>"Vaulted" ceiling in formal lounge, Scissor Trusses in Dining &amp; Family room (as per plan)</i>
<b>Ceiling Battens</b>	Timber or Steel battens 70 x 35mm
<b>Cornices</b>	75mm Gib Cove
<b>Walls</b>	Painted 10mm Gib-board (matt finish), stopped to Level 4
<b>Skirting</b>	60mm x 10mm Single Bevel Pine
<b>Architraves</b>	60mm x 10mm Single Bevel Pine
<b>Door Hardware</b>	Lockwood Velocity Door Furniture
<b>Electrical Fittings</b>	Refer to detailed plan by iSparx Electrical when available. LED lights included. <i>Pendants and feature lights not included.</i> Final wiring layout, specs (and variations if any) confirmed at walk through stage
<b>Paint</b>	Dulux (3 interior paint colours included)
<b>Wardrobes</b>	Master Wardrobe to have custom designed 18mm White Melteca 'Kiwi' system Powder coated wire, shelf and rail in bedrooms and storage
<b>Window Coverings</b>	Not included

## KITCHEN

<b>Kitchen</b>	<b>Designer Kitchen from NT Joinery. Sum allowed \$15,000</b> <b>Kitchen Benchtop</b> : 20mm Primestone <b>Island Benchtop</b> : 20mm Primestone <b>Scullery Benchtop</b> : 37mm Formica Benchtop with Acrylic Edge, <b>Cupboards and Drawers</b> : 18mm Melteca fronts, Blum soft closing hinges and draw runners <b>Sink</b> : Undermounted Stainless Steel sink insert 1&1/4 bowl with drainer <b>Mixer</b> : Greens Astro Gooseneck 2542430 All Pressure <b>Handles</b> : Choice available from supplier 160mm range <b>Rangehood splashback</b> : 750mm x 900mm express range glass <b>10 year warranty on all kitchen cabinetry</b>
<b>Kitchen Appliances</b>	Bosch 60cm 5 Function Wall Oven HBA23B151A Bosch 60cm Gas Hobb or Electric Ceramic Hobb Bosch 600mm Built Under Dishwasher SS SMU50E05AU Bosch 900mm Stainless Rangehood DWW09W651A <b>Waste Disposal Unit</b> : Not included Appliances are Stainless Steel, unless otherwise specified

## BATHROOMS

### **Bathroom**

1 x 1200 x 1000mm Showerman "Urban" shower with moulded shelves  
1 x Greens Curb Shower Mixer  
1 x Greens Curb Slide Shower All pressure  
1 x Newtech "Indus" BTW bath L1700 x W750 x D600  
with Greens Curb 180mm combined mixer and spout  
1 x 1200mm Newtech Citi wall hung vanity (7 colour options available)  
1 x Greens Curb Basin Mixer  
1 x 1200mm x 900mm Polished Edge Mirror  
1 x Alexander Elan Heated Towel 8 bar ladder ELA- 8A08

### **WC**

1 x Gala Lava BTW Soft Close Toilet suite  
1 x 240 series Toilet Roll Holder  
1 x Venice Junior Vanity with Greens Curb mini mixer

### **Ensuite**

1 x Tiled Shower (as per plan)  
1 x Greens Curb Shower Mixer  
1 x Greens Curb Slide Shower All pressure  
1 x 1500mm Newtech Citi wall hung double bowl vanity (7 colour options available)  
2 x Greens Curb Basin Mixer  
1 x 1500mm x 900mm Polished Edge Mirror  
1 x Alexander Elan Heated Towel 8 bar ladder ELA- 8A08  
1 x Gala Lava BTW Soft Close Toilet suite  
1 x 240 series Toilet Roll Holder

## FLOORING

### **Carpet**

Irvine Carpet "Whiskey" or "Empire" 100% Solution Dyed Nylon with premium 10mm underlay  
in selected bedroom and living areas, including hallways and linen cupboards

### **Tiles**

In ensuite shower, and on ensuite floors. Selection from ZB Silver range

### **Vinyl Planking**

"Moduleo Select" Vinyl planking in *entry, kitchen, family, dining, bathrooms and WC*

## OTHER

### **Laundry**

Aquatica Laundratubbie

### **Hot Water**

1 x Ceiling mounted 26l Gas Infinity unit

### **Insulation**

R3.2 Insulation in ceilings  
R2.2 Insulation in external walls. *Garage <sup>IA</sup> excluded*

### **Heating**

1 x Ducted Air Con unit. *Sum allowed \$13,000*

### **Connections**

Up to 25lm of ducting, data cabling, mains cabling & water line included  
Extra cabling will be charged separately

### **Soft Landscaping**

No allowance has been made

### **Hard landscaping**

100m<sup>2</sup> of standard grey concrete for driveway, patios and paths included

**EXCLUSIONS**

1. Resource Consent Fees or the cost of any reports/requests made by Council.
2. Any professional reports required e.g. Engineering or Surveying
3. The cost of establishing a 100kPa Building platform if unforeseen conditions are discovered during excavations; or the cost of extra engineering, materials and/or labour for a floor or a Building Platform with less than 100kPA

**INCLUSIONS**

- \* **Council Building Consent Fees**
- \* **Builders Risk Insurance, \* Public Liability Insurance**
- \* **Full internal house clean including all windows**
- \* **CBANZ - HALO 10 Year Residential Building Guarantee Insurance**

**Approved Suppliers**

All materials are supplied by ZB Homes approved suppliers.  
Clients may use alternative suppliers, however this must first be approved in writing by ZB Homes on a case by case basis.

An admin fee will be charged for the use of approved, non-standard suppliers.

**Signing off Concept Plans...**

The time to make any changes to the plan is during the concept plan stage.  
You are welcome to make changes on up to two occasions free of charge.

Any further plan changes will incur a \$500 fee each time we send the plans back to the Architect for revision.

**If you Change Your Mind...**

Once the Working Drawings have been signed off, any changes to the plans or specifications must be applied for and if approved will incur a variation fee of \$250.00  
*\* An admin fee of \$250 will also be charged for all requested variations that do not proceed*

**Please check your Quote and Specs...**

Please check your Quote & Specs carefully.

If you have discussed something with us during the planning stage but it is not recorded in the quote or specs, then it has not been allowed for in your pricing and is not included.

We make every effort to record all your requirements, but as a final check please take the time to check all details carefully as this is what will go into your home.  
Anything not detailed on the quote and/or specs will be a variation to the contract if requested at a later date.

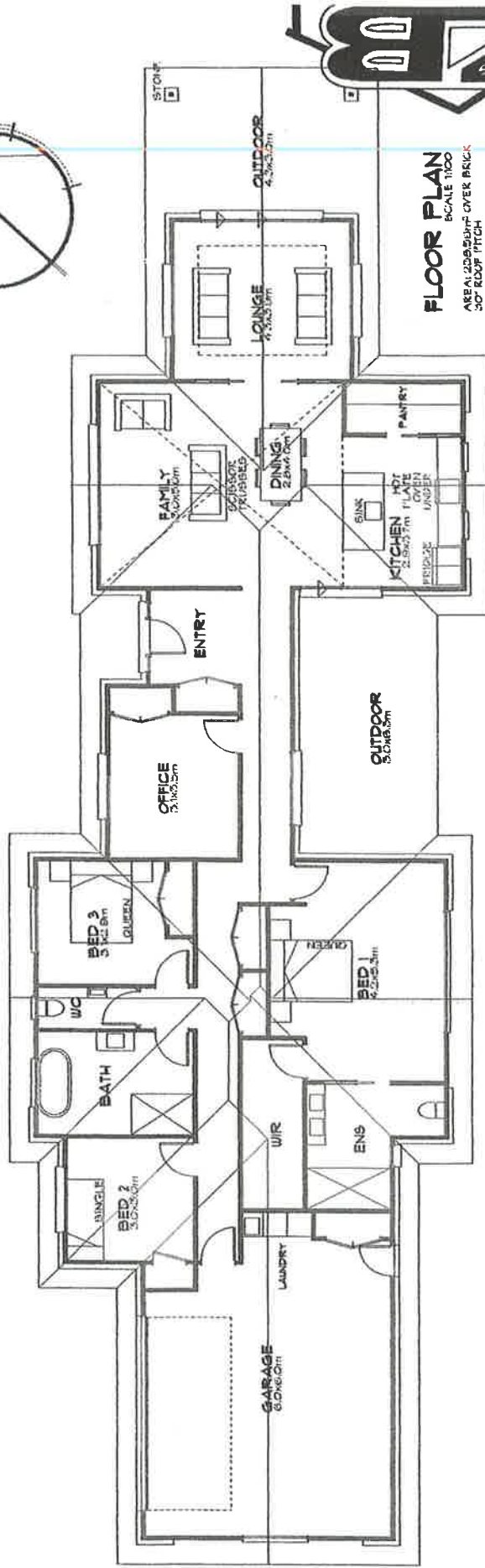
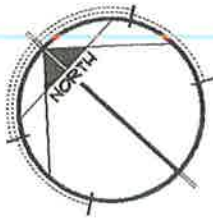
**Health and Safety / On Site Visits**

Due to the new Health and Safety Regulations which came into effect in April 2016, on-site visits are now strictly limited. You will have the opportunity to visit your house under construction at the following times: as arranged with ZB Homes

*We look forward to working with you on this project ...*

Client: \_\_\_\_\_

238 m



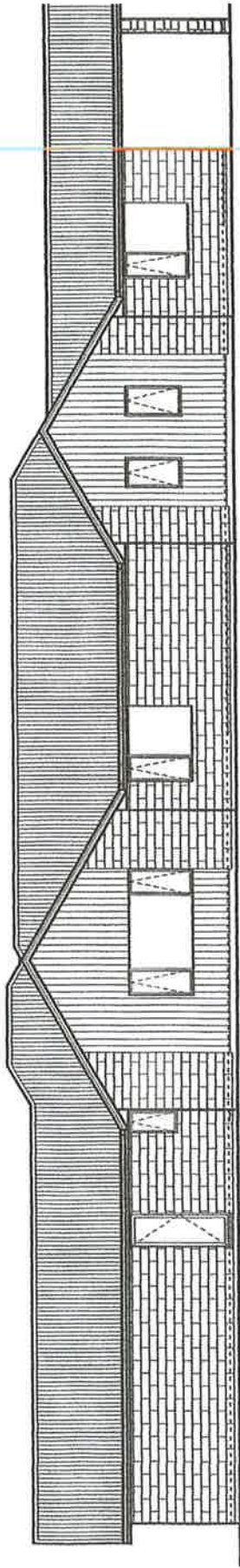
**FLOOR PLAN**  
SCALE 1:100  
AREA: 225.50M<sup>2</sup> OVER BRICK  
30° ROOF PITCH

REVISION:	N/A
WIND ZONE:	1
EARTHQUAKE ZONE:	2D
ENTRUSURE ZONE:	1
CLIMATE ZONE:	1
DRAWN:	LINDSEY
DATE:	22ND NOV
JOB REFERENCE:	211124
	CI 1/3 A

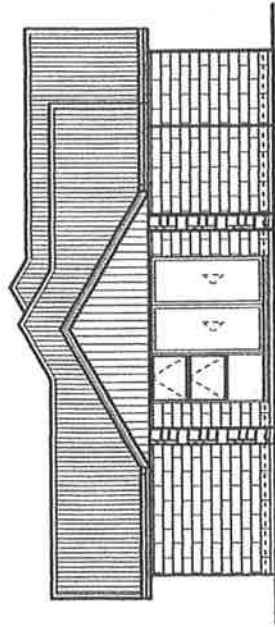
**PRELIM**  
**KOPPENS RD RESIDE**

ALL DIMENSIONS ARE TO BE CHECKED BEFORE COMMENCEMENT OF WORK & ALL WORK IS TO COMPLY WITH NZS 3604 : 2011 & NZS 3604 : 2011 & NZS 3604 : 2011

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**SOUTH EAST ELEVATION**  
SCALE 1:100



**NORTH EAST ELEVATION**  
SCALE 1:100



REVISION	N/A
WIND ZONE:	WIND ZONE 2
EXPOSURE ZONE:	EXPOSURE ZONE 1
CLIMATE ZONE:	CLIMATE ZONE 1
DRAWN:	LINDSEY
DATE:	23/02/24
JOB REFERENCE:	211124
	02/03/24

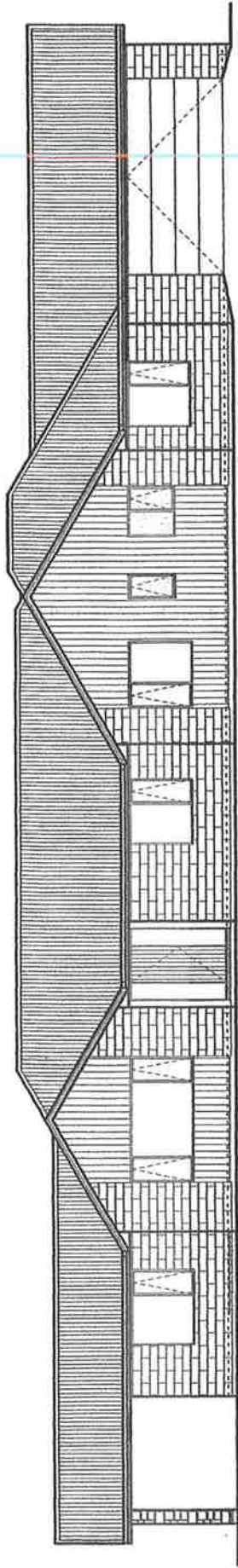
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**KOPPENS RD RESIDI**

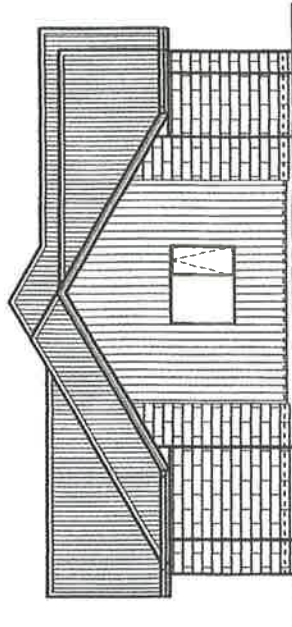
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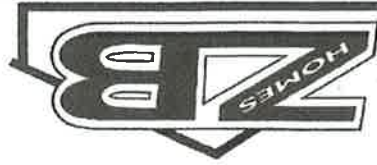




**NORTH WEST ELEVATION**  
SCALE 1:1250



**SOUTH WEST ELEVATION**  
SCALE 1:1000



**REVISION:**

N/A  
 WIND ZONE: N/A  
 EXPOSURE ZONE: N/A  
 CLIMATE ZONE: N/A  
 DRAWN: LINDSEY CAPEW  
 DATE: 22ND NOV 2017  
 JOB REFERENCE: 211124  
 CS/CS AS SHEETS

**PRELIMINARY**

**KOPPENS RD RESIDENCE**

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