



PEDDLE THORP & MONTGOMERY LTD

ARCHITECTS ~ MASTERPLANNERS ~ PROJECT MANAGERS ~ INTERIOR DESIGNERS
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INCORPORATING DESIGN CLUB and DESIGN @ HOME

Edition 1

OUTLINE SPECIFICATION:

DATE: 24th April 2009
CLIENT: Montgomery Family Trust
SITE ADDRESS: Lot 13 Grandview Country Estate, Acacia Bay, Taupo
FLOOR AREA: 249 m²

1.0 PRELIMINARY AND GENERAL

The contract provides for the construction of a new dwelling in accordance with the following specifications, the annexed plans and building contracts.

Where there is a contradiction between any of the documents then this specification shall take first precedence and the plans second precedence.

Any additional clauses inserted, existing clauses altered or crossed out, or any changes that may be made to this specification by the client and/or the builder must be agreed in writing by both parties.

The contractor shall provide for the preparation of all contract documentation excluding the design documents, temporary all risk insurance cover, temporary power and water, (unless specified) all boxing and profile material, freight and deliveries, hire of equipment, site clearance on completion and general cleaning of the dwelling.

The contractors shall provide for obtaining territorial authority building consents and any inspection fees (unless specified).

2.0 EXCAVATION

The work shall include foundation excavation to solid bearing at 300mm below existing ground level.

All topsoil shall be stripped from the area to be covered by the building and stock piled on site. Removal from site of surplus soil or the spreading of top soil will be charged as an extra item.

Additional labour, concrete, sandfill and engineers costs necessary through the discovery of poor soil types during excavation will be charged as an extra.

3.0 FOUNDATIONS

A 'boxed' concrete footing dimension as per plan with compacted pumice as preparation for floorslab.

4.0 FLOORING

100mm float finished reinforced concrete floor slab laid over continuous vapour barrier. With under floor heating system.

5.0 TIMBER FRAMING

As per general specifications and requirements of NZ Building Code 1992 and NZS 3604.

All walls to have a minimum of two rows of noggings.

In general, framing shall be 90 x 45 kiln dried, H3.1 to external Walls and chemical free to internal walls, laser frame studs with trussed roof framing.

All exterior timber shall be H3 treated and unless specified, all timbers will be suitable for paint finish only.

6.0 EXTERIOR MATERIALS

Roof	Asphalt shingle over 19mm H3 CD Plywood
Cladding	Linea Weatherboard – 180mm with Zinc Soakers (refer to plan for Linea Detail)
Stone veneer	Selected Stone Veneer
Gutter	¼ Round External
Fascia	Pre-primed Pine – 150 x 40
Barge	Pre-primed Pine – 200 x 40
Downpipes	80mm PVC – Painted
Soak holes	All soak holes to be 3 meters deep.
Septic Tank	This shall be supplied by the owner. The contractor shall install the tank and provide for effluent drainage from the tank within the site.
Drainage	As per plans (allowance of \$4500.00).
Water tank	Provide new 'Pura' thousand litre tank and pressure pump system.
Soffits	4.5mm Hardiflex
Windows	Aluminium with tinted glass to all windows .Windows to comply with high wind exposure.
Window Hardware	Double glazing to all windows excluding garage (Standard NZ Colours)
Windows Liners	Obscure glazing to Bathroom, Toilet and Ensuite Black Pine H3 Paint Quality ex 25mm
Front Door	Cedar Front Entrance Door
Other Exterior Doors	Aluminium and Glass
Garage Door	Cedar Sectional Garage Door – Vertical TGC or Horizontal TGV – Auto opener with 2 remotes

6.0 INTERIOR MATERIALS

Walls	10mm gib board
Wet area walls	10mm Aqualine gib board
Ceilings	13mm Standard Gibboard, fixed to rondo metal ceilings battens gib board – 13mm Aqualine to wet areas.
Garage	10mm gib board
Gibstopping	All walls to level 4 finish
Skirting	85mm x 18mm MDF and pine to wet areas
Skirting Profile	Square
Scotia	Square stop
Doors	MDF paint quality – ‘U’ groove – hollow core prehung
Door Jambs	Paint Quality Pine – Flat for Architrave Rimu
Architraves	85mm x 18mm MDf and 60mm x 10m Pine for Wet Areas
Architrave Profile	Square
Wardrobes	Dimensions as per plan – single shelf and wardrobe rail
HWC / Linen Cupboard	Cupboard provides 4 shelves 180 litre HWC
Door Furniture	Windsor – Astron Range (Brushed Nickel / Satin Chrome)
Front Door Furniture	Schlage Entry Door Set
Door Stops	Guardzman – G33 – Doorstops

7.0 BATHROOM

Bath	Engelfield Sorrento Bath – 1665
Bath Accessories CP	Robertson Agencies – Zuchetti Flat Shower Mixer and Progetto 37 Series Spout – Wall Mounted
Vanity Basin Mixer	Clearlite Cashmere (Classis or Single) Vanity 1500mm Robertson Agencies – Zuchetti Flat Basin Mixer and Pop up Waste
Shower	Tiles 1000 x 1000 2mtr high – PC Sum \$50m ² for tiles with Glass door
Shower Accessories	Robertson Agencies – Zuchetti Flat Shower Mixer and Moonshadow 300 – 3 Function Slide Shower CP

8.0 ENSUITE

Shower	Tiled 1000 x 1000 2mtr high – PC Sum \$50m ² for tiles with Glass door
Shower Accessories	Robertson Agencies – Zuchetti Flat Shower Mixer and Moonshadow 300 – 3 Function Slide Shower CP
Vanity Basin Mixer	Clearlite Cashmere (Semi Bowl VC) Vanity 1200mm Robertson Agencies – Zuchetti Flat Basin Mixer and Pop Up Waster
Toilet	Robertson Agencies – Cygnet BTW Vitreous China Toilet Suite

9.0 SEPARATE TOILET ROOM

Toilet	Robertson Agencies – Cygnet BTW Vitreous China Toilet Suite
Vanity	Robertson Agencies – Titan 500 Wall Mounted vanity (500 x 275mm)
Taps	Robertson Agencies – Zuchetthi Flat Basin Mixer and Pop Up Waste

10.0 KITCHEN

PC SUM **Allow \$12,000 P.C sum for the manufacturing of the kitchen by a PHL preferred manufacturer, - includes Sink, Fitting of Rangehood (includes ducting through Soffit or Wall) and Splashback Tiles.**

Sink Mixer	Robertson Agencies – Solo (Minis) Kitchen Mixer CP
Oven	Westinghouse – Wall Oven (Stainless) – PON667S
Cooktop	Westinghouse – Ceramic Hobb (Stainless) – PHN285S)
Dishwasher	Westinghouse SB908SK (Stainless)
Rangehood	Westinghouse – Canopyhood (Stainless) 900mm – CS 901S

11.0 PAINTING

Exterior	Soffits – Acrylic Fascia – (if applicable) Lumbersider Finish
Cladding	Linea – Painted
Front Door	Cedar entry door – Natural Finish
Interior	Jambs, architraves, skirtings, scotia and doors – Semigloss enamel Internal Doors – Spray Lacquered – Semigloss Ceiling – Flat acrylic
Interior Walls	Painted Walls –Washable low Sheen Acrylic

12.0 INSULATION

Exterior Walls – except Garage Area	R2.4 Wall Batts
Ceilings – excepts Garage Area	R3.6 Ceiling Batts

13.0 ELECTRICAL

Supply power from Lot Boundary to house Site **(20mtrs)**

Prewire house as per electrical plan

Prewire Telephone – **connection fee to be met by owner**

Reticulate for Sky TV – 1 point only (to advise positioning at Prewire)

Lights, power points, phones, TV points as shown on electrical plan

Heater towel rail – Bathroom and ensuite – White or Chrome

Manrose Halogen Fan Lights to Bathrooms

Note:

TV Aerial and Sky connection fees / Decoder and Sky Aerials to be supplied by owner

Note: Any Wall lights or Specialty Lights to be supplied by owner.

14.0 HOT WATER

Hot Water Cylinder – 180 litre – mains pressure

15.0 HEATING

OPTION 1

To supply and install to all ground floor area excluding garage, a hot water heated under floor system:

Rinnai Centrum – Freestanding Gas Fire (Manual) – FS35BN – Includes 1 standard Flue Kit Only.
(Please note: No Hearth has been included)

Rinnai Radius – Inbuilt Gas Fire (Manual) – IB35RBN – Includes Zero Clearance Kit and 1 Standard Flue Kit Only
(Please note: No Mantle / Hearth has been included)

Yunca – Gas Open Fire (Inbuilt) – 730 – (Standard Colours) – Includes Zero Clearance and 1 Standard Flue Kit Only.

16.0 HARD LANDSCAPING

Driveway Cobbles **PC Sum (supply and lay) – 120 m² cobbles Holland pavers (Based on Firth Holland Pavers – Standard Colour range**

Note: Drainage Grills to front of garage. Any Mowing Strips / Garden edging will be an additional cost and will be quoted separately to the driveway.

17.0 SOFT LANDSCAPING

The balance of the soft landscaping shall be outside of the buildings contract apart from the driveway formation and cobble paving from street to entry door and garage.

18.0 MISCELLANEOUS

3 x exterior Taps

Laundry Tub -Robinhood Supertub ST3100

Toilet Roll Holders – Heirloom Pastels Toilet Roll Holders

Mirror above vanity in bathroom and ensuite.

Tiles around bath splashback – 1 Row 200 x 200 White Tile (**PC Sum \$30.00 pm² tiles**) –

Splashback as per council regulations.

Clothesline – Hills Exendaline 5 MK11 or Hills Paraline Glide Lift Mono

Letter box- Metware Montreal Letterbox

Deck Covering – Supply and Fitting **TBC**

Pergola yes

External Handrails – Supply and Fitting – **PC Sum \$**

Allow for a commercial clean to the house before completion handover