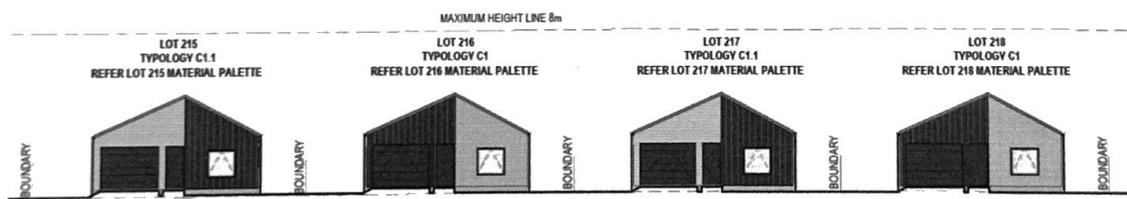




LOTS 215-218

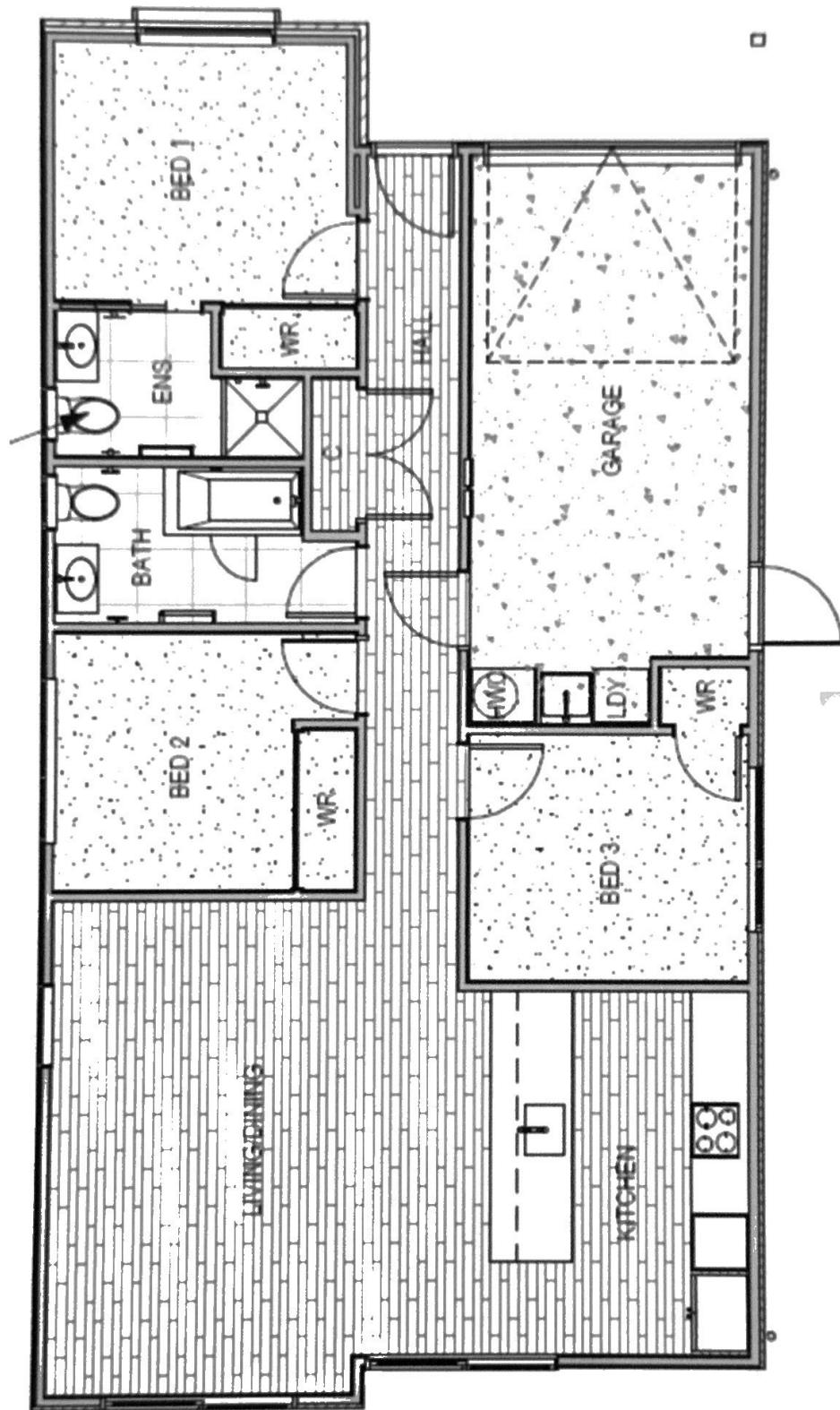


Layout Options

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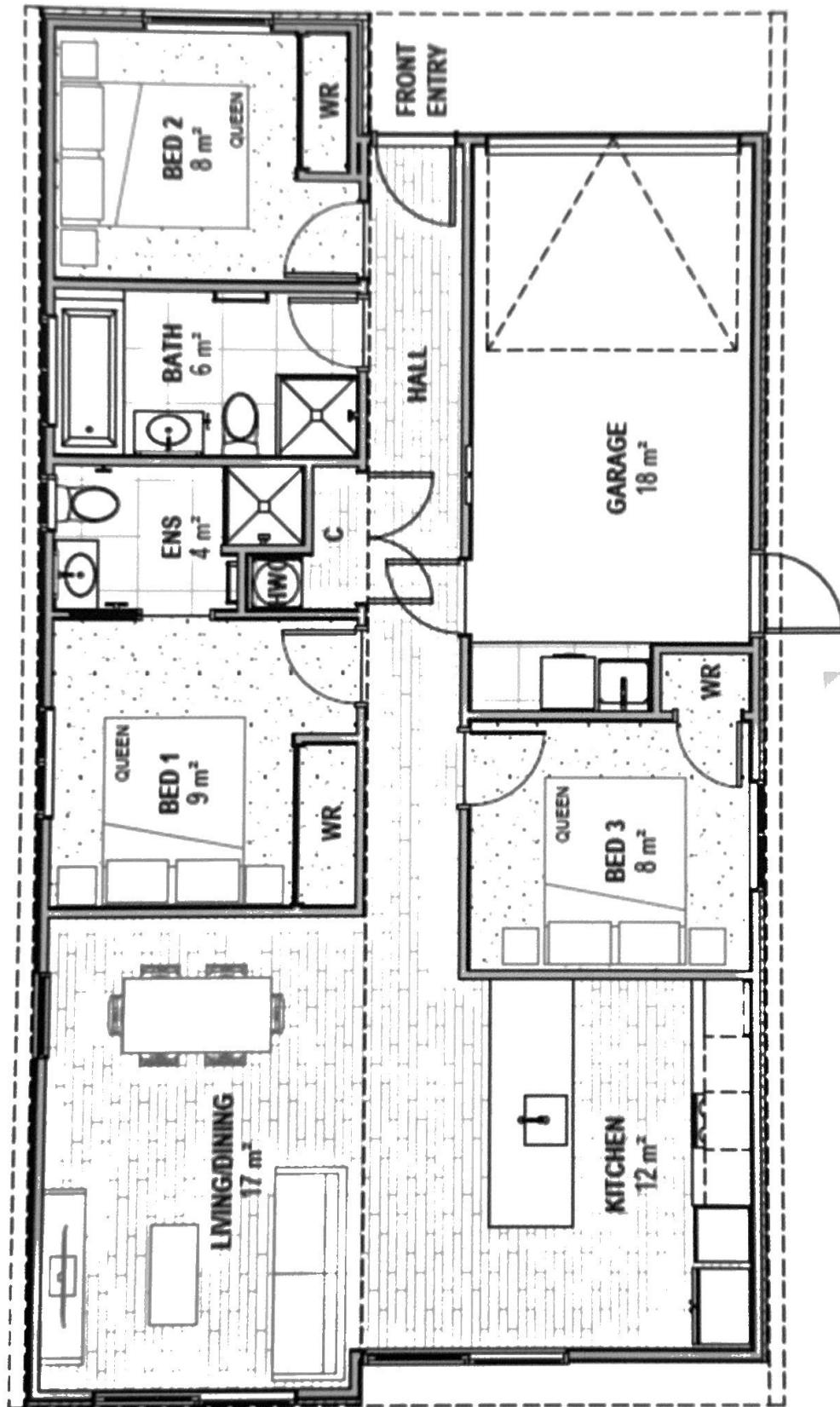
FOR^TIS
HOMES

Current Layout

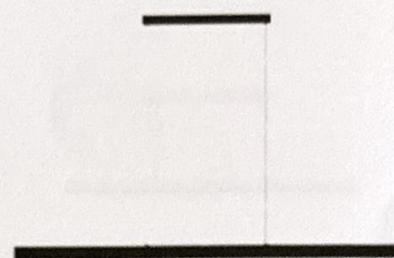
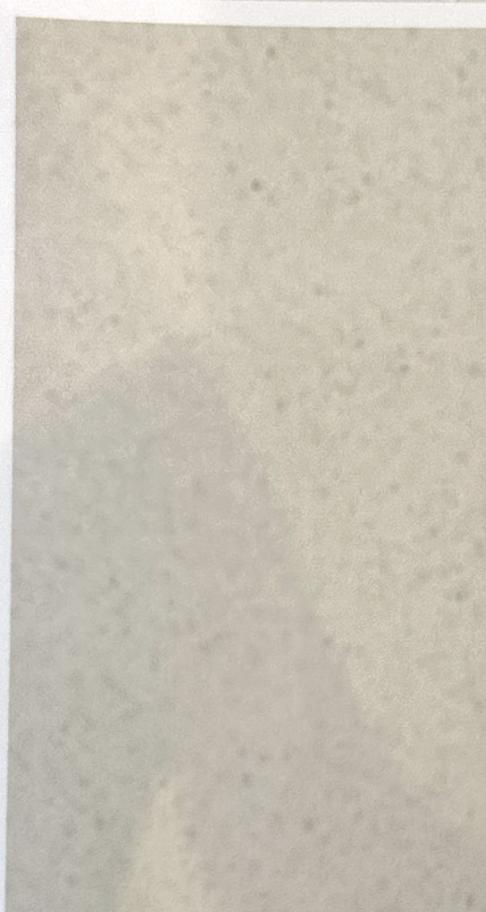
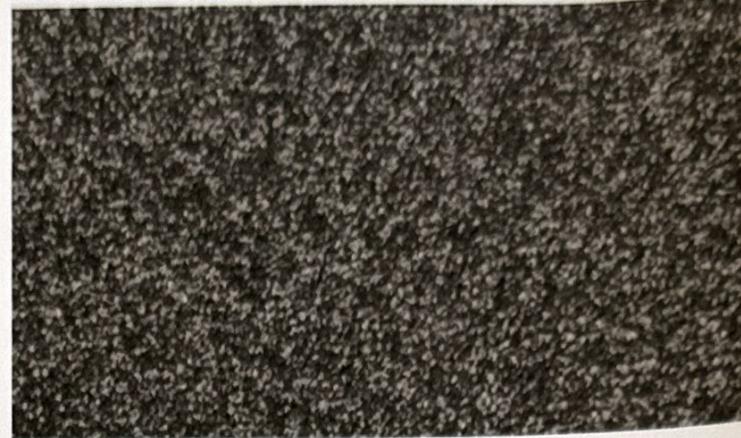
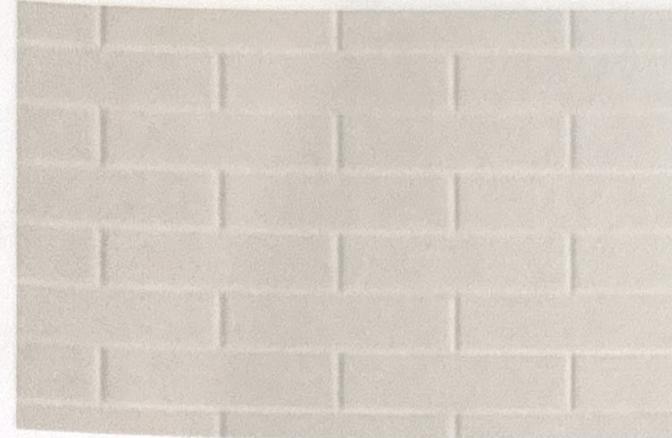


FORTIS
HOMES

Alternate Layout



Interior selections



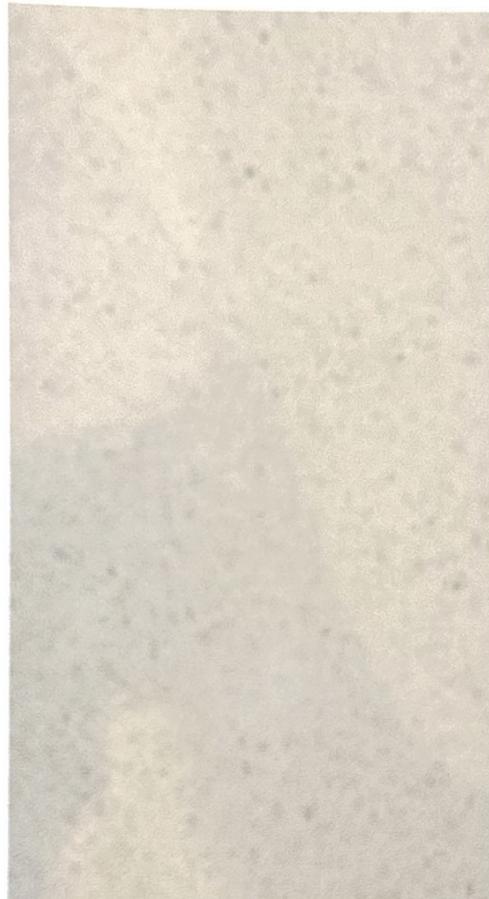
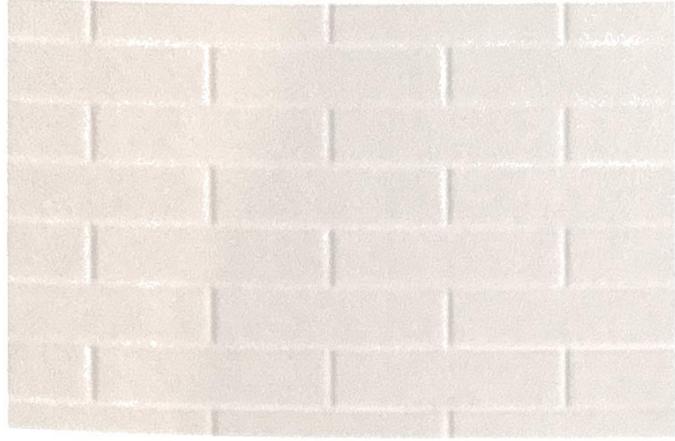
INTERIOR PALLET ONE

Carpet- Victoria Herrigan Augustus
Laminate Flooring- Solar Oak
Wall and Ceiling- Resene Black White
Kitchen Cabinetry- Carbon
Kitchen Bench Top- 20mm Engineered Stone
Kitchen Splashback- Subway Tiles



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Resene Black White



INTERIOR PALLET TWO

Carpet- Victoria Herrigan Tundra
Laminate Flooring- Daisy
Wall and Ceiling- Resene Black White
Kitchen Cabinetry- Fog
Kitchen Bench Top- 20mm Engineered Stone
Kitchen Splashback- Subway Tiles

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selections

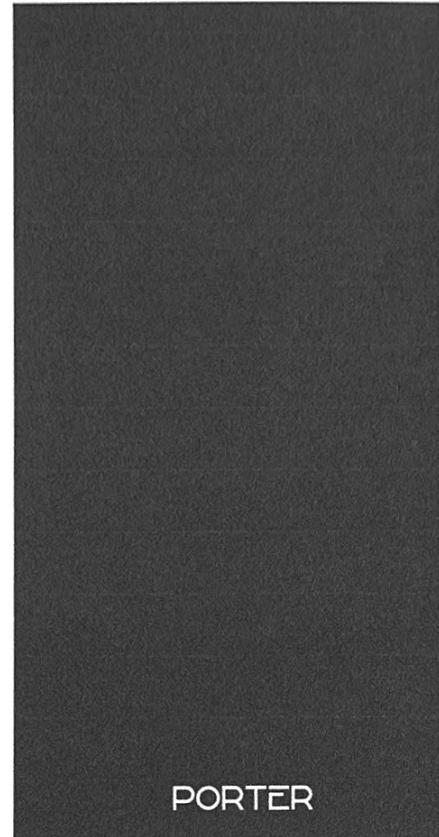
Exterior

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EXTERIOR PALLET ONE



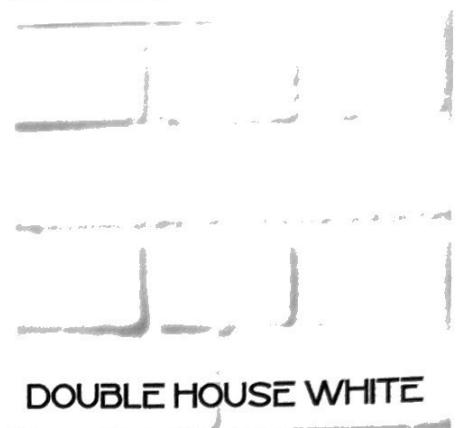
Resene Double House White



PORTER



SLATE



DOUBLE HOUSE WHITE



Resene Slate

Roofing- Corrugate, Colorsteel
Downpipes, Spouting and Flashings-
Dominant Walls- Vertical Cement Sheet
Feature Walls- Painted Brick
Soffits- Fibre Cement
Front Door & Garage Doors-
Window Joinery- Aluminium

SLATE
SLATE
PORTER
DOUBLE HOUSE WHITE
PORTER
PORTER
SLATE

11 & 15 Pa Ariki Road

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FORTIS
HOMES

EXTERIOR PALLET TWO



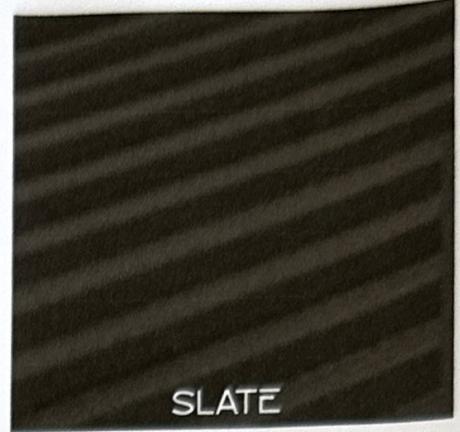
Resene Slate



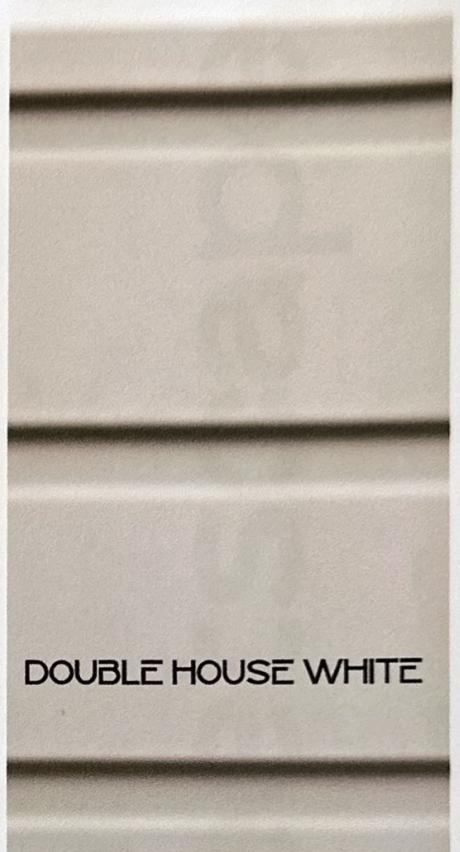
Resene Double House White



PORTER



SLATE



DOUBLE HOUSE WHITE

Roofing- Corrugate, Colorsteel
Downpipes, Spouting and Flashings-
Dominant Walls- Horizontal Timber WB
Feature Walls- Vertical Cladding
Soffits- Fibre Cement
Front Door & Garage Doors-
Window Joinery- Aluminium

SLATE
SLATE
DOUBLE HOUSE WHITE
PORTER
PORTER
PORTER
SLATE

9 & 13 Pa Ariki Road

Streetscape

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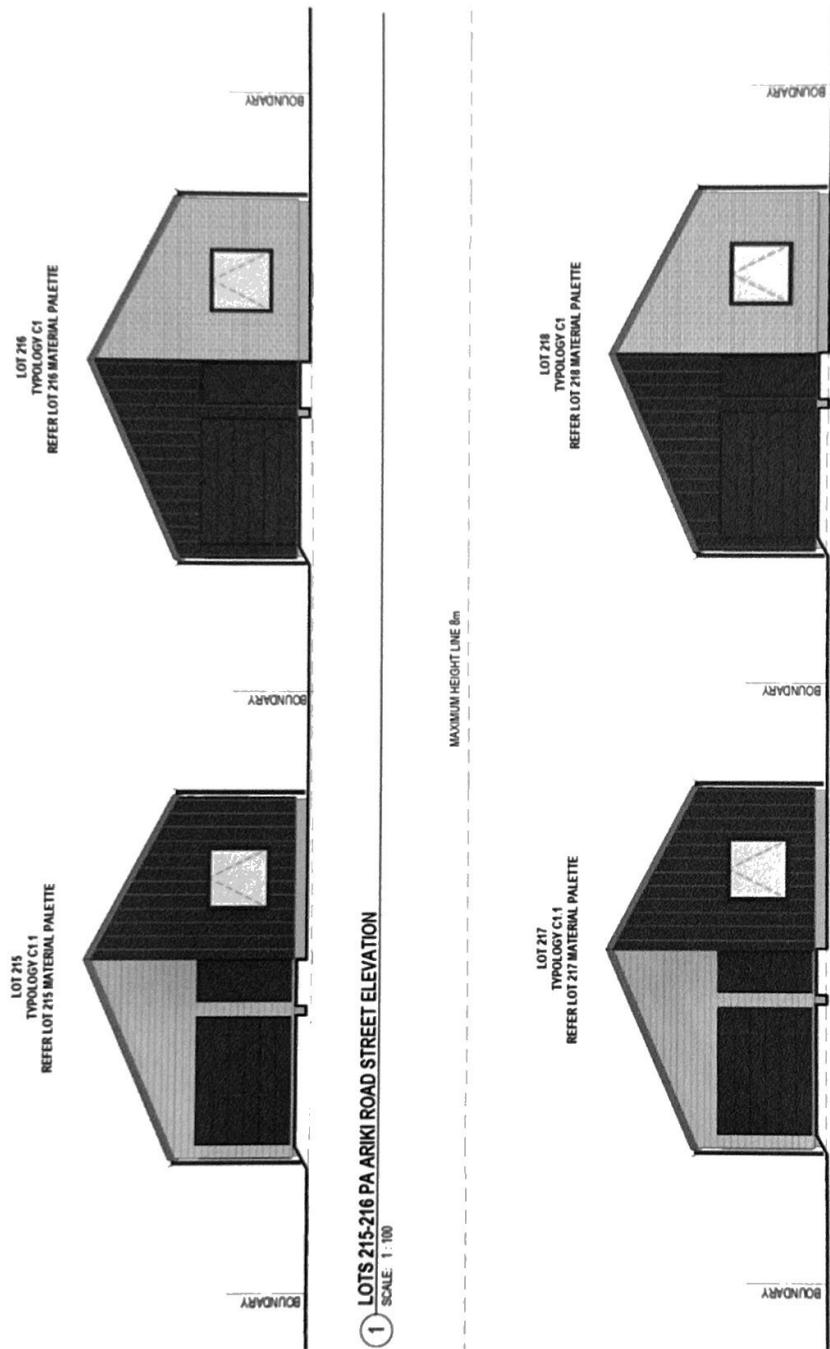


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② LOTS 217-218 PA ARIKI ROAD STREET ELEVATION
SCALE 1:100



① LOTS 215-216 PA ARIKI ROAD STREET ELEVATION
SCALE 1:100



specification

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LAKESIDE Sales Specification

Exterior Construction

Drainage / Utilities- As per BC plan.

Foundation Type- Standard Rib-Raft foundation.

Framing- H1.2 treated frames and trusses.

Roofing- Colorsteel roofing.

Fascia- Colorsteel.

Spouting- Colorsteel spouting.

Downpipes- 80mm downpipes.

Soffits- Hardiflex with PVC jointers.

Cladding

Cladding 1- Horizontal - BCG Nuline, or similar.

Cladding 2- Vertical - BGC Duragroove Woodgrain, or similar.

Cladding 3- Brick - bagged or raked

Joinery- Powder coated aluminium windows and doors - double glazed.

Garage Door- Automated Colorsteel door to suit exterior colour scheme.

Front Door- Aluminium door to suit exterior colour scheme.

Front Door Handle- Hardware to suit exterior colour scheme, electronic security lock

Exterior Lighting- Sensor light located at some exterior doors.

Interior Construction

Insulation- Ceilings and exterior walls for inhabitable areas.

Plumbing- Buteline pipes (or similar) To include two outside taps.

Water Heating- Electric hot water cylinder. Size to suit location.

Heating- Heat pump unit in one location.

Electrical- As per electrical plan.

Light Fittings- LED downlights, round white.

Interior Doors- Hollow core, 35mm MDF, flat jambs and architraves.

Door Handles- Handle set to suit interior scheme.

Door Stops- To match door hardware.

GIB Stopping- Level 4 paint finish.

Cornice- Gib square stop

Skirting- 60 x 10 pine.

Architraves- 40 x 10 pine.

LAKESIDE Sales Specification

Interior Finishing

Painting- Dulux or similar. Level 4 finish. To suit interior scheme.

Flooring-

Laminate- Entrance, kitchen, dining and living.

Carpet- Bedrooms, to suit interior scheme.

Tiles - bathrooms. To suit interior scheme.

Kitchen-

Cabinetry- Laminate drawers and cupboards.

Benchtop- 20mm engineered stone benchtop.

Splashback- Tiled. Subway tile to match interior scheme.

Sink- Stainless steel sink.

Mixer- Gooseneck sink mixer or similar. Colour to match Feature Light

Feature Light- Pendant lights over island/peninsula bench.

Kitchen Appliances

Oven- Stainless steel wall oven.

Hob- Electric ceramic cooktop, or similar.

Range Hood-Canopy or powerpack rangehood to suit kitchen layout.

Dishwasher- Stainless steel dishwasher.

Bathroom & Ensuite Fittings

Vanity- Sized to suit room size.

Vanity Splash Back- Tile.

Bath- Bath in bathroom to fit room size.

Shower- Enclosed shower unit or similar, sized to suit the room..

Mirror- to suit vanity and room size.

Heated towel rail.

Toilet- Back to wall toilet suite or similar.

Ventilation- Extractor fan

Misc. Fittings

Toilet paper holder.

Hand towel ring.

Vanity tap mixer.

Laundry tub- Slim laundry tub and mixer to suit space.

Ventilation- Ventilation for dryer located according to truss layout.

Wardrobe Systems- Wire shelving system to suit space.

Smoke Alarm- Photoelectric smoke alarm.

LAKESIDE Sales Specification

Landscaping

Driveway- Concrete driveway, natural broomed finish

Fencing- As per landscaping plan and design guidelines for Lakeside

Planting- As per landscaping plan and design guidelines for Lakeside

Letterbox- Wooden post mounted, as per design guideline for Lakeside

Clothesline-Fence mounted.

Decking / Patio-As per landscaping plan.

Exclusions

No allowance for:

Alarm system

Telephone/internet connection/installation.

Important-

- Specifications are subject to: final design plans, product availability, building consent and resource consent requirements.
- In some light conditions in some locations, plasterboard stopping can be apparent, particularly if very light or dark colours are used.
- Minor "peaking or popping" may occur, mainly due to timber curing over time.
- Due to duration of the project some product changes may be required for a variety of reasons, including but not limited to, supply chain delays, pandemics, supplier product changes, end of line materials and new products / brands evolving. The builder reserves the right to change product/brand selections of all above stated items for similar or of equal quality. This right will remain for the duration of the project.
- The MBIE Guide to Tolerances, materials and workmanship in new residential construction 2015 applies to this property.
- A 10 year Guarantee is included with every Fortis Homes House & Land Package.