

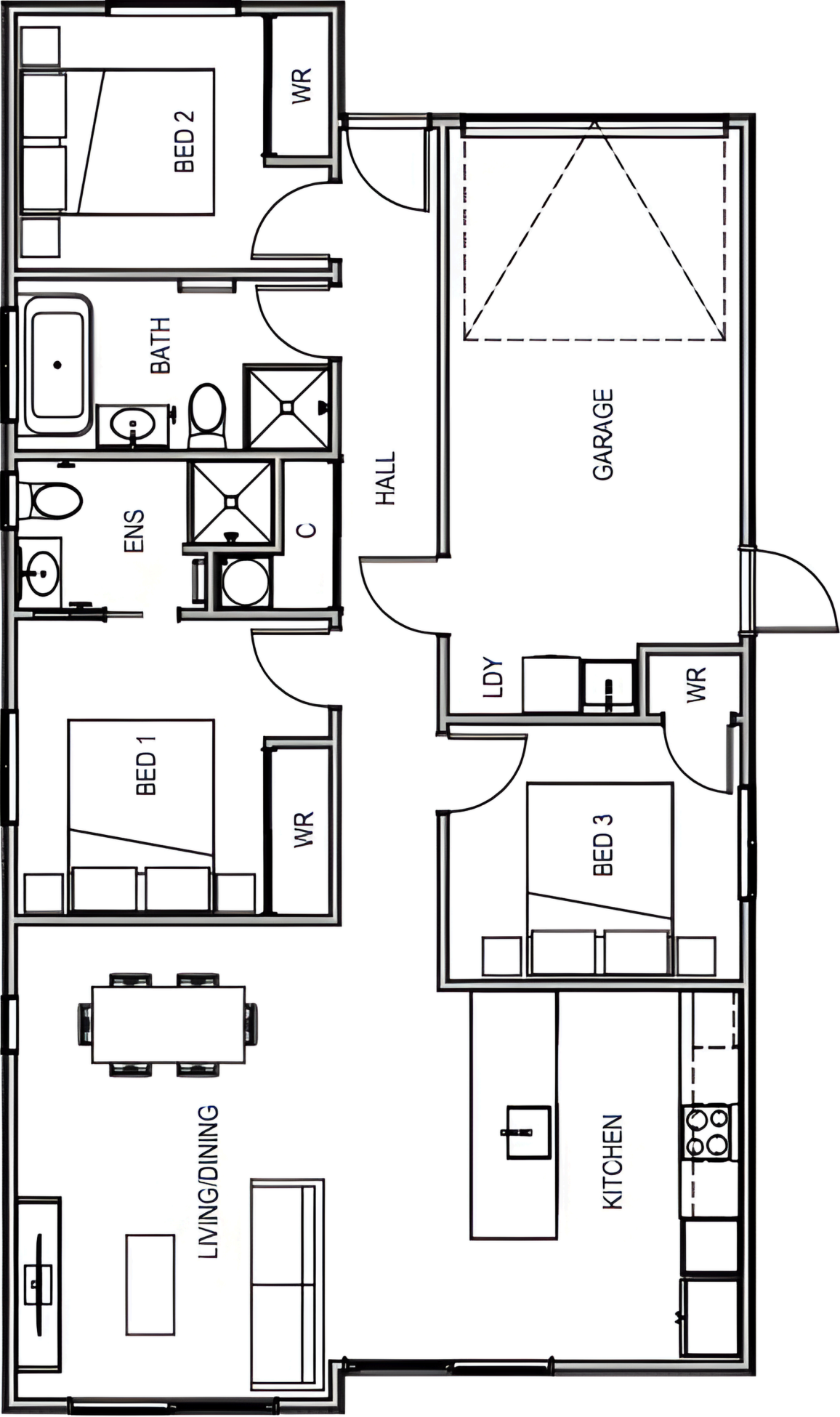


# SALES SPEC

Classic Typology  
LOT 215-218

FLOOR PLAN





INTERIORS





## INTERIOR PALETTE | A

LOT 216 & 218

1. Carpet - Victoria Herregan Forged Steel

2. Laminate Flooring

3. Bathroom Tile - Magic Stone White 600x600

4. Wall and Ceiling - Resene Black White

5. Kitchen Cabinetry - Carbon Embossed

6. Kitchen Bench Top - 20mm Engineered Stone

Diamond Grey

7. Kitchen Splashback - Village White Gloss Tiles



## INTERIOR PALETTE | B

LOT 215 & 217

- 1. Carpet - Victoria Herregan Sierra
- 2. Laminate Flooring
- 3. Bathroom Tile - Magic Stone White 600x600
- 4. Wall and Ceiling - Resene Black White
- 5. Kitchen Cabinetry - Moss Grey Velvet
- 6. Kitchen Bench Top - 20mm Engineered Stone  
White Ice
- 7. Kitchen Splashback - Village White Gloss Tiles

EXTERIORS

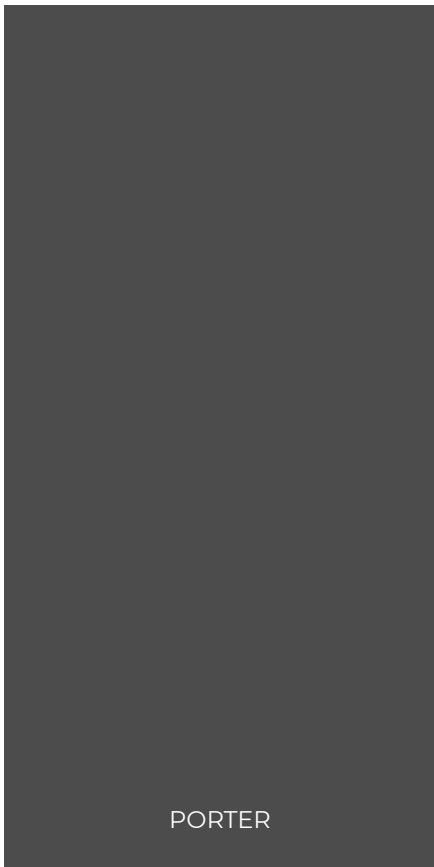




WINDSOR GREY MATT



SLATE



PORTER



DOUBLE HOUSE WHITE



Resene Double House White



Resene Slate

## EXTERIOR PALETTE | A

LOT 216 & 218

- ROOFING | CORRUGATE | COLORSTEEL
- DOWNPIPES | SPOUTING | FLASHINGS
- DOMINANT WALLS | VERICAL CEMENT SHEET
- FEATURE WALLS | PAINTED BRICK
- SOFFITS | FIBRE CEMENT
- FRONT DOOR | GARAGE DOORS
- WINDOW JOINERY | ALUMINIUM

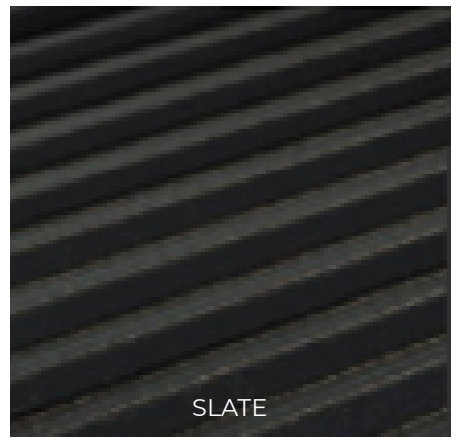
- Slate
- Slate
- Porter
- Double House White
- Porter
- Windsor Grey Matt
- Windsor Grey Matt



DOUBLE HOUSE WHITE



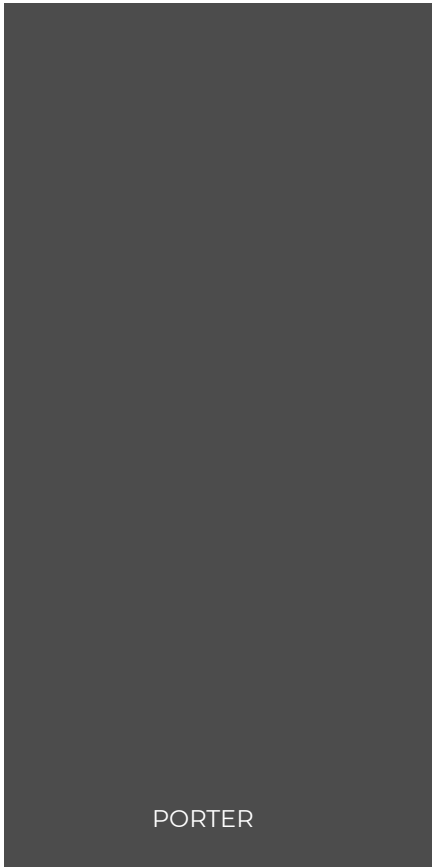
WINDSOR GREY MATT



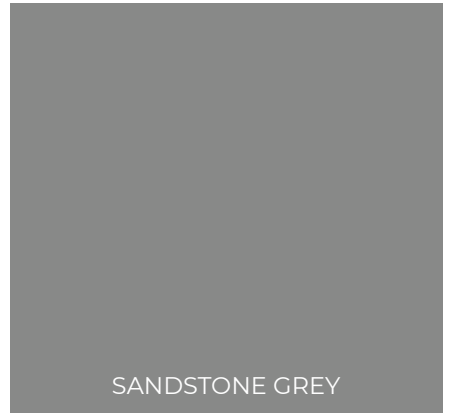
SLATE



Resene Double House White



PORTER



SANDSTONE GREY



Resene Slate

## EXTERIOR PALETTE | B

LOT 215 & 217

- ROOFING | CORRUGATE | COLORSTEEL
- DOWNPIPES | SPOUTING | FLASHINGS
- DOMINANT WALLS | VERICAL CEMENT SHEET
- FEATURE WALLS | PAINTED BRICK
- SOFFITS | FIBRE CEMENT
- FRONT DOOR | GARAGE DOORS
- WINDOW JOINERY | ALUMINIUM

Slate

Slate

Double House White

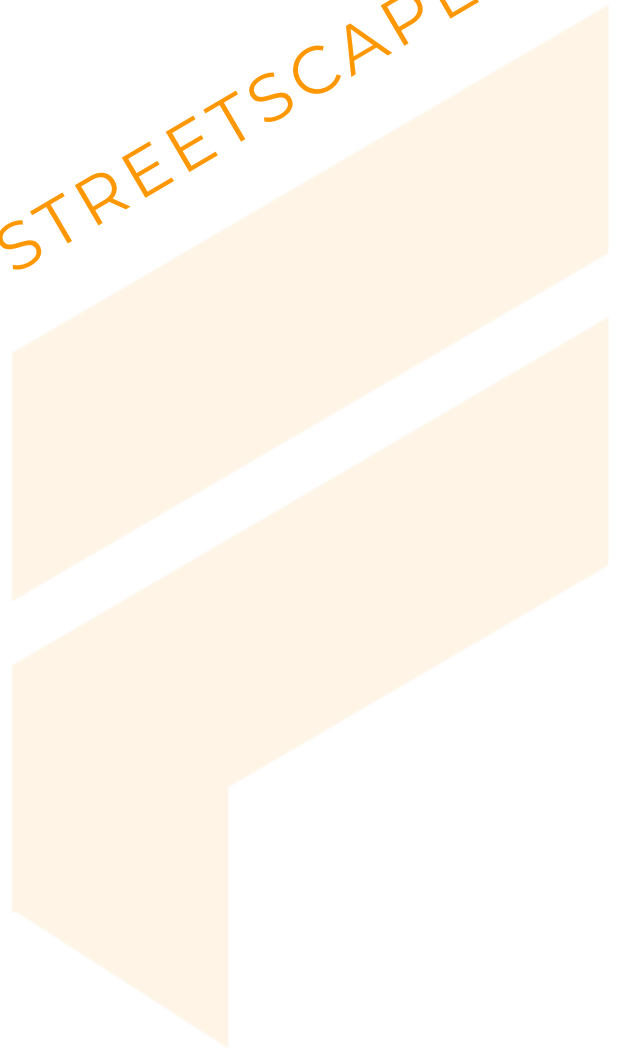
Porter

Double House White

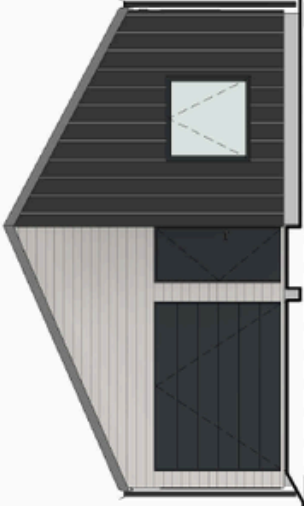
Sandstone Grey

Windsor Grey Matt

STREETSCAPE



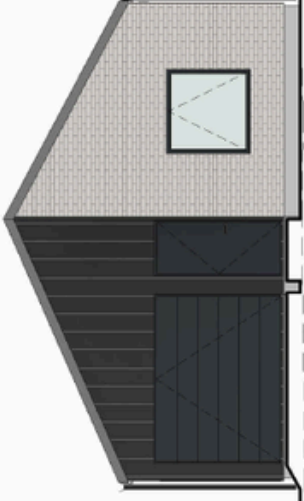
LOT 215  
TYPOLOGY C1.1  
REFER LOT 215 MATERIAL PALETTE



BOUNDARY

BOUNDARY

LOT 216  
TYPOLOGY C1  
REFER LOT 216 MATERIAL PALETTE



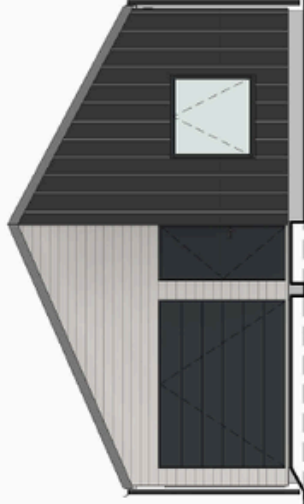
BOUNDARY

1 LOTS 215-216 PA ARIKI ROAD STREET ELEVATION

SCALE: 1:100

MAXIMUM HEIGHT LINE 8m

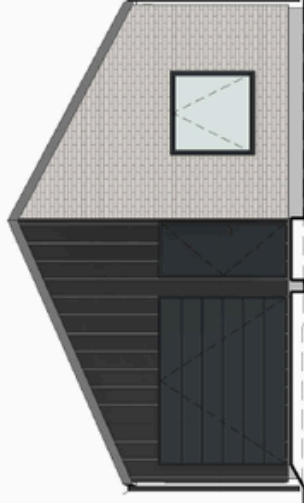
LOT 217  
TYPOLOGY C1.1  
REFER LOT 217 MATERIAL PALETTE



BOUNDARY

BOUNDARY

LOT 218  
TYPOLOGY C1  
REFER LOT 218 MATERIAL PALETTE



BOUNDARY

2 LOTS 217-218 PA ARIKI ROAD STREET ELEVATION

SCALE: 1:100

LANDSCAPING



# LANDSCAPING - SITE LAYOUT



SPECIFICATIONS



## EXTERIOR CONSTRUCTION

<b>DRAINAGE / UTILITIES</b>	As per BC plan
<b>FOUNDATION TYPE</b>	Standard Rib-Raft foundation
<b>FRAMING</b>	H1.2 treated frames and trusses
<b>ROOFING</b>	Trapezoidal roofing
<b>FASCIA</b>	Colorsteel
<b>SPOUTING</b>	Colorsteel spouting
<b>DOWNPIPES</b>	80mm downpipes
<b>SOFFITS</b>	Hardiflex with PVC jointers
<b>CLADDING 1 HORIZONTAL</b>	BCG Nuline, or similar
<b>CLADDING 2 VERTICAL</b>	BGC stratum trio 300, or similar
<b>CLADDING 3</b>	Brick   bagged or raked
<b>JOINERY</b>	Powder coated aluminium windows and doors Double glazed
<b>GARAGE DOOR</b>	Automated Colorsteel door to suit exterior colour scheme
<b>FRONT DOOR</b>	Door to suit exterior colour scheme
<b>FRONT DOOR HANDLE</b>	Schlage Resolute to suit exterior colour scheme Electronic smart lock
<b>EXTERIOR LIGHTING</b>	Sensor light located at some exterior doors

## INTERIOR CONSTRUCTION

<b>INSULATION</b>	Ceilings and exterior walls for inhabitable areas
<b>PLUMBING</b>	Buteline pipes, or similar To include two outside taps
<b>WATER HEATING</b>	Electric hot water cylinder   Size to suit location
<b>HEATING</b>	Heat pump unit in one location
<b>ELECTRICAL</b>	As per electrical plan
<b>LIGHT FITTINGS</b>	LED downlights   round white
<b>INTERIOR DOORS</b>	Hollow core   35mm MDF   Flat jambs & architraves
<b>DOOR HANDLES</b>	Schlage handles, or similar
<b>DOOR STOPS</b>	To match door hardware
<b>GIB STOPPING</b>	Level 4 paint finish
<b>CORNICE</b>	Gib square stop
<b>SKIRTING</b>	60 x 10 pine
<b>ARCHITRAVES</b>	40 x 10

# INTERIOR FINISHING

<b>PAINTING</b>	Resene, or similar Level 4 finish to suit interior scheme
<b>FLOORING LAMINATE</b>	Entrance   Kitchen   Dining   Living
<b>FLOORING CARPET</b>	Bedrooms
<b>TILES</b>	Bathrooms
<b>KITCHEN CABINETRY</b>	18mm laminex melteca
<b>KITCHEN BENCHTOP</b>	20mm engineered stone benchtop
<b>KITCHEN SPLASHBACK</b>	Tiled to match interior scheme
<b>KITCHEN SINK</b>	Stainless steel single bowl undermount
<b>KITCHEN MIXER</b>	Gooseneck sink mixer or similar
<b>KITCHEN LIGHT</b>	LED strip under overhead kitchen cabinetry
<b>KITCHEN FEATURE LIGHT</b>	Cannister lights over kitchen island
<b>OVEN</b>	Haier stainless steel wall oven
<b>HOB</b>	Haier Electric ceramic cooktop, or similar
<b>RANGE HOOD</b>	Intergrated rangehood to suit kitchen layout
<b>DISHWASHER</b>	Haier Stainless steel dishwasher
<b>VANITY</b>	Wall hung vanity   Sized to suit room
<b>VANITY SPLASH BACK</b>	Tile
<b>BATH</b>	Back to wall 1500 freestanding, to fit room size
<b>SHOWER</b>	Enclosed unit   tiled with acrylic base, or similar Sized to suit
<b>SHOWER HEAD</b>	3 function shower and rain head
<b>LED MIRROR</b>	To suit vanity and room size
<b>HEATED TOWEL RAIL</b>	Heated towel rail
<b>TOILET</b>	Back to wall toilet suite, or similar
<b>VENTILATION</b>	Extractor Fan
<b>MISC. FITTINGS</b>	Toilet paper holder   Vanity tap mixer
<b>LAUNDRY TUB</b>	Slim laundry tub and mixer
<b>WARDROBE SYSTEMS</b>	Solid shelving
<b>SMOKE ALARM</b>	Photoelectric smoke alarm

## LANDSCAPING

<b>DRIVEWAY</b>	Concrete driveway   Natural broomed finish
<b>FENCING</b>	As per Lakeside landscape plan & design guidelines
<b>PLANTING</b>	As per Lakeside landscape plan & design guidelines
<b>LETTERBOX</b>	Macrocarpa wooden post mounted as per Lakeside design guidelines
<b>CLOTHESLINE</b>	Fence mounted as per landscape plan
<b>DECKING</b>	140mm plank pine decking
<b>RETAINING</b>	As required to meet development guidelines

## GARAGE FEATURES

<b>DOWNLIGHTS</b>	To allow for multi-use as garage or additional living
<b>SUPPLEMENTARY POWER POINTS</b>	Additional power points on garage wall  Additional power points in laundry to support garage fridge
<b>EV CHARGING</b>	Wired to support future EV charging
<b>CARPET</b>	Carpeted to support multi-use

## POWER

<b>CHARGING</b>	USB/USBC power points above kitchen island
<b>EXTERIOR ACCESS</b>	Additional power points available on exterior deck/outdoor area

## EXCLUSIONS

### NO ALLOWANCE FOR

Alarm System  
Telephone connection and installation  
Internet connection and installation

## IMPORTANT

### SPECIFICATIONS SUBJECT TO

Final design plans, product availability, building consent, and resource consent requirements

### PLASTERBOARD STOPPING

In some light conditions, in some locations, can be apparent, particularly if very light or dark colours are used

### SOUND

Minor "peaking or popping" may occur, mainly due to timber curing over time

### PRODUCT CHANGES

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, new products, or the brand evolving

### THE BUILDER RESERVES THE RIGHT

To change product/brand selections of all above stated items for similar or of equal quality

This right remains for the duration of the Project

### MBIE GUIDE

To Tolerances, Materials and Workmanship in New Residential Construction 2015, applies to this Property

### 10 YEAR GUARANTEE

Included with every Fortis Homes House & Land Package