



## SPECIFICATION OF MATERIALS AND WORKS - **CONCEPT PLAN DRAFT**

**DATE: 24 NOVEMBER 2022**

**SITE ADDRESS: 119+121 FITZROY AVENUE**

**LOT NUMBER: LOT 1**

**DP NUMBER:**

**TOTAL FLOOR AREA (OVER FOOTPRINT): sqms**

**CLIENT:**

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Please carefully read and initial each page to confirm you agree with the inclusions

### **SITE WORKS AND FOUNDATIONS:**

- Consented plans
- Council building consent fees
- Reinforced concrete floor pad

### **GENERAL INFORMATION:**

- This document lists products included as standard by Pragma. Any other choices will include variation fees.
- All colours chosen from specific range.
- Building insurance supplied by Pragma for duration of build

## **EXTERIOR MATERIALS AND FINISHES**

### **1. FRAMING**

- Pre-manufactured framing and trusses supplied by approved manufacturer
- Treated H1.2 timber as per building code

### **2. ROOFING**

- **Monier Horizon Concrete tiles** fixed to 50 x 50 H1.2 tile battens. Colour matched concrete ridge, hip, and barge capping as required with colour matched Colorsteel valley trays. Unpainted lead flashings to all wall abutments. Proprietary bird-proofing to all valleys included **COLOUR: IRONSAND**

### **3. FASCIA AND SPOUTING:**

- Colorsteel Metaline Fascia **COLOUR: IRONSAND**
- Colorsteel Metaline Colonial Quad profile spouting **COLOUR: IRONSAND**

### **4. DOWNPIPES:**

- **BLACK PVC DOWNPIPES TO ALL AREAS**



5. **EXTERIOR CLADDING:**

- 70 series Midland Clay Bricks 'Classic' Range 230mm long x 76mm high x 70mm wide **COLOUR: HERITAGE RED**
- To be laid in standard brick bond and shall have pointed mortar joints
- Exterior Vertical Axon weatherboard feature cladding **COLOUR: DOUBLE IRONSAND**

6. **ALUMINIUM JOINERY:**

- All aluminium window joinery shall be a Residential Suite by an approved Manufacturer
- All windows and doors to be double glazed
- **Garage doors Aria snib cylinder** Lever-type handle, entrance set
- Powder-coated aluminium windows and doors from selected colour range, as per plan **COLOUR: MATT IRONSAND**
- **Stippolite** obscure glazing to bathroom only, with clear glazing to all other openings.
- Window hardware to be Aria colour-matched double tongue catches
- All windows include condensation channels.
- Window reveals to be 19mm thick **H1.2 treated** pine liners paint grade
- Architraves to be fitted to all window reveals
- Ranch Sliders to be fitted with colour-matched Endeavour non-key lock hardware
- Locks to be keyed alike, so one key fits all locks

7. **FEATURE ENTRANCE DOOR:**

- **"STRATA 24L"** powder coated Aluminium Entrance Door **COLOUR: MATT IRONSAND**
- **"MALTA"** Satin chrome Entrance set to entrance door

8. **GARAGE DOOR:**

- To be a sectional lift, **FLAT WOODGRAIN** colorsteel door complete with auto opener and two remotes **COLOUR: IRONSAND**
- Garage door reveals to be paint grade **COLOUR: DOUBLE IRONSAND**

## INTERIOR MATERIALS AND FINISHES

### 9. INTERIOR

- 2.4m stud height
- R2.2 Pink Batt Fibreglass Wall insulation
- R3.2 Pink Batt Fibreglass Ceiling insulation
- GIB board or similar wall and ceiling linings
- GIB Aqualine or similar in wet areas – bathroom and ensuite
- Walls and ceilings stopped for paint finish to Level 4
- 55mm GIB Cove where applicable
- Satin chrome door hardware and door stops
- Paint colours as per pre-selection with no accent colours

### 10. INTERIOR DOORS / DOOR HARDWARE:

- All the interior door handles shall be satin chrome finish
- Interior doors shall be MDF Flush hollow core pre-hung, paint finish doors
- Privacy locks will be fitted to the bathroom and ensuite only

### 11. WARDROBES AND CUPBOARDS: **ELITE KITCHENS**

- All wardrobes fitted with **WARDROBE SYSTEM BY ELITE KITCHENS**
- Linen cupboard to **BE FITTED BY ELITE KITCHENS**
- Master bed WALK-IN Robe to **BE FITTED BY ELITE KITCHENS**
- 16mm White Gloss PB7MR Board white 1mm PVC Edge
- Drawers soft close

### 12. ELECTRICAL FITTINGS

- LED recessed downlights
- Extractor fan unit installed in bathrooms
- Double plug power points in bedrooms/living areas.
- 1 x Fridge power point
- 1 x Microwave power point
- 1 x Rangehood power point (Power Pack)
- 1 x Dishwasher power point
- 1 x Waste disposal power point
- 1 x Auto garage door power point
- **1 x power point for Ultra-Fast Fibre modem.**
- **Ultra-Fast Fibre Connection to be installed at fit-off**
- 1 x External gas Infinity system
- 2 x TV outlet
- 2 x Phone Outlets
- 1 x Combo Board - Combination switch board/meter board - single phase 24 way
- Smoke detectors (non-removable battery, 10-year type)



- TELEVISION INPUT PLUGS - TOP AND BOTTOM PLUGS FOR TV AS PER ELECTRICAL PLAN TO LIVING AND MASTER BEDROOM
- GREENLUX PENDANT LIGHTS HY801-3 OVER KITCHEN ISLAND (SUPPLIED BY PRAGMA)
- GARAGE DOOR REMOTE (to be fixed and hardwired to garage wall by interior door)
- 1X LED TWIN SECURITY LIGHT FIXED TO GARAGE SOFFIT - TO FRONT RIGHT AS PER ELECTRICAL PLAN

### KITCHEN FITTINGS

#### 13. KITCHEN:

- 30mm Granite bench top with square edges **COLOUR: WHITE DIAMOND GRANITE - UNI QUARTZ**
- UNDERMOUNTED 1 ½ SINK STAINLESS STEEL
- Selected Melamine panels and fronts with 2mm PVC edge-trim (Thermoform)
- All tall units to ceiling height **COLOUR: COMBINATION OF BESTWOOD MELAMINE COASTAL ELM WILDERNESS AND WHITE DEZIGNTEK THERMO FORM AS PER ELITE DESIGN**
- WALL HUNG CUPBOARDS
- Melamine toe-kicks to match fronts and panels
- Island units if applicable
- Cabinet Interiors:
  - Melamine, 16mm High Moisture Resistant
  - White 1mm PVC edging
  - 16mm adjustable shelving, 16mm solid backs
  - Cabinet Fronts and panels PVC edging
  - Hettich Sensys Soft-Close Hinges
  - Multitech Steel Sided Runners
- BLACK BAR chrome handles
- BOSCH appliances (stainless Steel)
- Scrap Eater with air switch

#### 14. APPLIANCES:

- **Robinhood Appliance Package (or similar)** – Stainless Steel finish
  - Gas hob – **HGA604FKSS**
  - Under-bench oven – **OBD605K65SS**
  - Dishwasher – **DWM12P6FSS**
  - Rangehood – **RWC3CL9SS**
  - Waste Disposal – Robinhood Scrapeater - **SEN500QA**

#### 15. GAS:

- Infinity hot water system located as per plan
- Supply and install gas hob
- Gas meters to be located on side wall of garage

**16. HEAT PUMP**

- Pre-piped Back-to-back model, in living area. Unit size to suit the dimensions of the space and comply with the Healthy Homes requirements.

**BATHROOM AND PLUMBING FITTINGS**

**17. BATHROOM, ENSUITE, & LAUNDRY:**

**Bathroom**

- Supply and install **900mm x 900mm two-sided acrylic round** shower tray with flat acrylic walls
- Aluminium framed safety glass sliding doors and fixed panel to shower – chrome
- **750mm wide Wood Finish** soft close wall hung vanity with white acrylic top, single bowl, and chrome pop-up waste
- Extractor fan unit to ceiling, vented to exterior
- Ladder style towel rail - heated
- WC – Centro C/C toilet suite, S pan, and standard seat
- Chrome toilet roll holder
- Mirror to fit vanity width as per plan

**Ensuite**

- Supply and install **900mm x 900mm two-sided acrylic round** shower tray with flat acrylic walls
- Aluminium framed safety glass sliding doors and fixed panel to shower – chrome
- **750mm wide Wood Finish** soft close wall hung vanity with white acrylic top, single bowl, and chrome pop-up waste
- Extractor fan unit to ceiling, vented to exterior
- Ladder style towel rail - heated
- WC – Centro C/C toilet suite, S pan, and standard seat
- Chrome toilet roll holder
- Mirror to fit vanity width as per plan

**Laundry**

- Robinhood Classic Super tub **ST3703**

**18. TAPWARE: - SQUARE SHAPE**

- Tapware to be single lever style from the Pragma standard range
- Basin Mixer - single lever
- Shower Mixer - to both showers
- Slide Shower set with No 5, single function head
- Standard “Gooseneck” tap to kitchen sink
- **ALL SHOWER HEADS AND TAPWARE TO BE SQUARE SHAPE**

**DECORATING**

**19. PAINTING:**

- Ceilings and Scotia **COLOUR: RESENE DOUBLE ALABASTER**
- Walls and skirtings **COLOUR: RESENE MERINO**
- Internal doors and architraves **COLOUR: RESENE DOUBLE ALABASTER**
- Exterior weatherboard feature cladding **COLOUR: DOUBLE IRONSAND**
- Soffits **COLOUR: BLACK WHITE**

**20. CARPET:**

- 100% Solution Dyed Nylon Cut Pile **4KG** carpet from the 'Valenciana' range of carpet **COLOUR: CHESTNUT**
- **12mm** foam underlay allowed

**21. TILING: Layout as per tile plan**

**Floors**

- 450mm x 450mm ceramic tiles to floors of kitchen, bathroom, ensuite, laundry, and entrance foyer  
**COLOUR: WHITE MATT**

**Skirting**

- 100mm high tiled skirting to floors of bathroom, ensuite, and laundry to match tiled floor  
**COLOUR: WHITE MATT**

**Splashes**

- 450mm x 450mm ceramic tile (cut in half) to vanities under mirrors  
**COLOUR: WHITE MATT**

**Kitchen**

- 100mm x 300mm tiles to width of bench behind cooktop, and up to underside of rangehood  
**COLOUR: WHITE GLOSS – BEVELLED EDGE BRICK LAID SPLASH BACK**



**EXTERIOR WORK**

**22. DRIVEWAYS, PATHS, PATIOS, FENCING**

- Plain concrete driveway and footpath to entry door
- Plain concrete patio as per plan
- Neighbour friendly timber paling fences to all internal boundaries where applicable (half share value allowed)
- Fence mounted clothesline
- Ready lawn
- Vehicle crossing to council specification
- **Metal letterbox – pole or fence mounted TBC**

**23. SERVICES**

- Power, wastewater, storm water, fibre duct
- Interior of house and exterior windows cleaned upon completion

**24. WARRANTIES:**

- To ensure that all guarantees and warranties for the product included in this project remain valid, please keep up with the recommended maintenance program.

**HAND-WRITTEN AGREED VARIATIONS to the above Schedule of Materials & Works:**

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**CLIENT APPROVAL OF SPECIFICATION OF MATERIALS AND WORKS:**

I/we have read through the Specification of Materials and Works document line by line and understand that all the products, goods and services outlined and written in this document form the Construction Contract between myself/ourselves and Pragma Designer Homes Ltd.

Any former discussions or correspondence on other products, or goods and services that may or may not have been included do not apply, as this Specification of Materials and Works takes precedence over those conversations/correspondence.

I/we understand that this is the final acceptance on products, goods and services incorporated in the construction of my/our home other than any variations undertaken after this document has been signed off by both Parties.

Signed by Client: \_\_\_\_\_ Date: \_\_\_\_\_

Signed by Pragma Designer Homes: \_\_\_\_\_