

SPECIFICATIONS - MARINPORT Laurie Southwick Parade



Hornsby Development Group

SCOPE OF WORKS

Eight quality architecturally designed Freehold two level homes with an elevator between levels. Each home comes with its own 12m Marina Berth allocation.

GENERAL SPECIFICATIONS

1.0 - ROOFING

1.1 - Pitched roofs with a 8 degree Mono Slope, constructed in folded Aluminium by MDS using their Standing Seam Tray.

1.2 - Flat roofs with a 1.5 degree Mono Slope constructed using Enviroclad Membrane over 19mm CD Grade H3.2 plywood with Aluminium flashings.

2.0 - SPOUTING and DOWNPIPES

Metal to match roofing product where applicable with Painted PVC downpipes.

3.0 - SOFFITS

Soffits over bedroom deck areas to be constructed to match the Innowood wall cladding; all other soffits to be 9mm Villaboard.

4.0 - EXTERIOR CLADDINGS

4.1 - All significant exterior finishes will be constructed using the Resene Plaster system over Integra AAC Panel on cavity system.

4.2 - MDS will fold the roof system seamlessly down wrapping the house in a sealed envelope creating a low maintenance and aesthetically pleasing finish using their Standing Seam Tray.

4.3 - The third cladding will be the low maintenance Innowood chosen product.

5.0 - EXTERIOR JOINERY

5.1 - Doubled glazed aluminium windows and doors as per the plans and elevations, with selected 20mm jamb liners with 60x18mm Trim.

5.2 - customized Entry door with electronic locking.

5.3 - Pressed metal insulated sectional garage door will come with 2 remotes.

6.0 - FOUNDATIONS AND FLOORING

6.1 - As per the Geotechnical & Structural engineers consented design and specifications with driven steel piling to a maximum of 9.0m. A 120mm thick concrete slab constructed on 60mm high grade polystyrene insulation and compacted 300mm rock fill.

6.2 - Midfloor consists of 19mm T&G plywood, H3.1 to all wet areas.

7.0 - FRAMING

7.1 - Wall framing to be treated to H1.2 with cavity system as per NZ3604 building code.

7.2 - Roof framing to be treated to H3.1 to all timbers below 5 degrees as per NZ3604 building code.

8.0 - FRAMING

Internal linings 10mm to walls and 13mm to ceilings.



9.0 - INTERNAL DOORS

Full height 2.7mm internal wooden doors, paint quality facings, unclashed on 30mm jambs to lower level and 2.2mm to upper level.

10.0 - KITCHEN

10.1 - Selected Engineered Stone bench top on custom made cabinetry to suit the owners' requirements (PC Sum)

10.2 - Fisher & Paykel 900mm hob and rangehood, 600mm wide oven, 600mm dishwasher, Wastemaster (PC SUM)

10.5 - LAUNDRY

Selected Engineered Stone bench top on custom made cabinetry to suit the owners' requirements (PC Sum)

11.0 - INSULATION & HEATING

11.1 - Fully insulated with "Premier Grade" insulation - R3.2 to all ceilings and R2.2 to external walls.

11.2 - Underfloor piped water system to all lower level living areas. (excluding garage) (EXTRA) 15Kw Vallient Electric boiler with reticulated hot water with 300 Litre Cylinder

11.3 - 3 x Heat Pump units

11.4 - Underfloor electric heading to all bathroom areas.

12.0 - BATHROOMS

Customized fully tiled to ceiling, in wall glass mirror cabinet, bar style heated towel rail, Solar Tube lighting and ventilation.

Custom made Granite tops hand carved basins, Walk-in showers, selected tapware.

13.0 - WARDROBES

Pre-fitted and customized wardrobe organisers to all bedrooms (PC Sum)

14.0 - FLOOR COVERINGS

Full height tiling to all bathrooms; All floor areas to be finished in a combination of Tiles or Selected Plank Timber & Carpet flooring. (PC SUM)

15.0 - EXTERNAL DECKS, PATIOS, PATHS AND DRIVEWAY

15.1 - Decks to be constructed on H3.2 timber joists with 19mm Hardwood decking

15.2 - Patios & Paths to be finished exposed pebble concrete TBC

15.3 - Driveways will be finished in exposed pebble concrete.

16.0 - ELECTRICAL

Fully wired through with Cat 6 data cables to Chorus recommend future proof 'Star Configuration' wiring standards. Distribution box in Garage cupboard.

17.0 - HOME AUTOMATION & SECURITY

Fully integrated, with remote control features for intercom, Access, security and lighting. (PC SUM / EXTRA)

18.0 - SERVICES

Local services include, Chorus Fibre, Vector Power & Gas. Curb side Recycling fortnightly & weekly Rubbish removal.

19.0 - LANDSCAPING

Generally as per resource consented plans and mutual agreement, low maintenance, rock and pebble gardens. Kentia Palms, Bromeliads, Mondo grasses.

20.0 - LIFT

350kg Lift provision has been made, 1200mm x 1600mm. Type to be confirmed (PC SUM)

21.0 - CENTRAL VACUUM

Located in garage cupboard and reticulated throughout both levels if required (EXTRA)

22.0 - ACOUSTIC INSULATION

To all internal walls around bathrooms and to midfloor and intertenancy wall.



23.0 - PAINTING

23.1 - A three coat system using a Premium Quality low sheen paint to all **Internal** walls and Matte/Flat paint to ceilings. Colour of walls and ceiling to be Black White unless preselected by owner.

23.2 - A three coat system using a Premium Quality low sheen paint to all **External** walls. Colour of walls and ceiling to be as per options provided in Resource Consent documents.

23.3 - Deck hardwood timbers to be left unsealed to naturally weather.

24.0 - WATER TREATMENT

Although the home is connected to the Auckland WaterCare Services network, enjoy safer pure clean water filtration with the removal of solid particles, Fluoride & Chlorine. 10BWH-TWIN [KDF] (EXTRA)

25.0 - OTHER FEATURES

25.1 - Future proofing the home we have added a Car Charging port into the garage.

25.2 - Dual share electric gates to secure the property.

25.3 - External rubbish bin store behind the front roadside fence.

25.4 - Tackle room store in the garage and private access to you own private Marina Berth located in front of the house.

25.5 - Remote meters located in the front fence - Power & Gas

26.0 - MARINA BERTH

Each house comes standard with a 12m Marina Berth in front of the house. An upgrade to a 14m Berth option is available pending stock allocations.

26.0 - OPTIONAL EXTRAS

26.1 - Allowance has been made to cover-in the internal courtyard with a 'Vergola' or similar type system. (EXTRA)

26.2 - Spa pool external plug as required.

26.3 - Solar is increasingly popular, and simple to install during the building process. (EXTRA)



NOTES:

This Specification is generated to give you a broad understanding of inclusions, Final quotes and purchasers requirements detail project specifics.

Floor plans and details will be provided to the Purchaser for sign-off prior to construction under Certified Builders RBC1 -2016 Contract.

Variations and substitutions or upgrades not agreed to prior to construction will be at the Purchasers expense.

The developer reserves the right to alter the plans and specifications to meet with changing local body organisations or council regulations only.

PC SUM means the item can be negotiated or changed at purchasers cost.

EXTRA means items can be added at purchasers cost.

27.0 - FEES

MARINPORT development is within the Gulf Harbour Marine Village Residence Association (GHMVRA) and it is therefore a condition as being an owner of a residential dwelling in the Gulf Harbour Marine Village, Whangaparaoa, that the owner is a Member of the Gulf Harbour Marine Village Residents' Association Inc ("the Association").

A copy of these rules can be found on their website:

www.ghmvra.co.nz

Annual fees are to be paid based on the Berth size purchased - Approx \$2500pa

