

# STANDARD MATERIAL SPECIFICATION



## IMPORTANT NOTES:

**Material Supply** - With current material supply issues, some materials may need to be substituted. All such substitutions will be communicated to our clients prior to commencement of construction or as advised by the supplier during construction.

## Material Delivery

All materials will be delivered to our nearest construction yard or the nominated site address in accordance with the agreed material Delivery Schedule provided by our Construction Partner. Additional costs may apply depending on the site location and access.

**Working Drawings** - for any ON-SITE build regardless of 'material supply only package' or 'material supply and construction package' full ON-SITE working drawings are required as they are inclusive of site-specific engineering and construction requirements. Refer to our JBA offer of service for this cost.

## LOCKABLE SHELL MATERIALS PACKAGE

The lockable shell material package does not include items such as plumbing, wiring, wall or ceiling linings, or any items included in the STAGE 2 complete internal material package

## Preliminary and General Inclusions

- Code Compliant Working Drawings (ex yard bearers up)
- Underfloor/Wall/Roof Insulation to comply with your Climate Zone

## Flat Pack Materials

- Roof, subfloor & assembled wall framing
- Plyfloor/Strandfloor flooring
- KiwiColour VITOR +/-Coloursteel Endura roofing and flashings
- Marley Typhoon PVC gutters and downpipes
- Double Glazed OMEGA aluminum joinery with LOW E glass (subject to change for South Island requirements)
- 9.5mm Innova cladding (several profiles available)
- 450mm pine timber landing as detailed on plan

## INTERNAL MATERIAL PACKAGE

Inclusive of lockable shell material package as noted above, plus the following items

## Interior

- 12mm Plywood linings with flush v jointed detail throughout
- Flush Core internal doors
- Satin Chrome privacy and passage door hardware
- Timber skirting, scotia and architraves
- 26ltr LPG Gas califont

## Kitchen (below items included as per selected floor plan, refer to plan for layout and inclusions)

- Kaboodle flatpack kitchen
- 600 x 750mm kitchen splash back
- Kitchen appliances

**NB: No underbench oven for the Matai S21 or Nikau 233**

- Stainless steel sink and drainer tray and chrome sink mixer

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## Bathroom

- Acrylic shower tray and liner (model depends on floor plan)
- Floor standing vanity
- Satin Chrome bathroom tapware

## Finish

- Vinyl and Carpet to areas as marked on plan
- Window coverings knockout roller/venetians

## Exclusions

- Any council consent fees
- Additional Engineering
- Site specific requirements

**OPTIONAL MATERIAL UPGRADES** are available – please discuss this with your Project Consultant.