



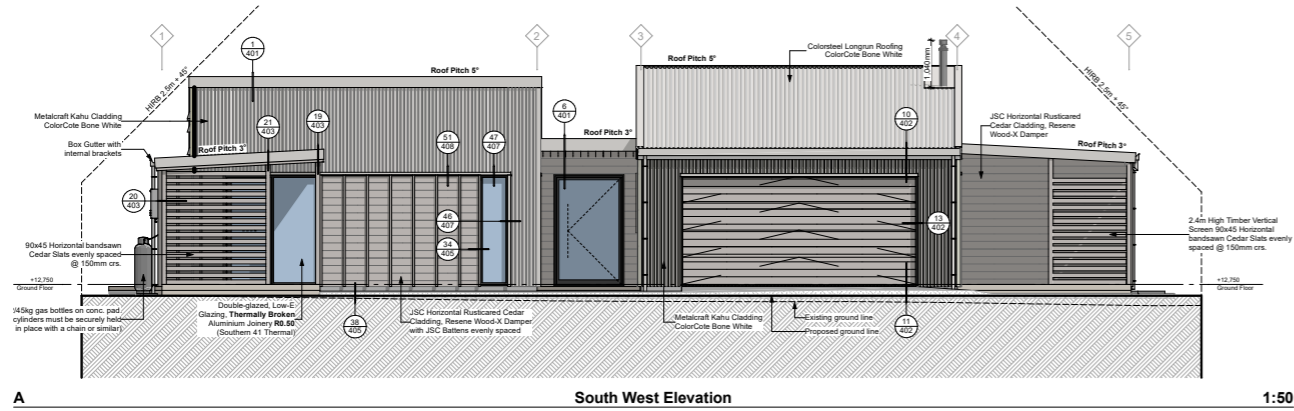
PRODUCT SPECIFICATIONS

JOE ALLEN
14 TIAKI LANE
MATAKANA
LOT 15 DP 565408

THE RODNEY GROUP

VERSION: FEBRUARY 13, 2025 8:12 AM





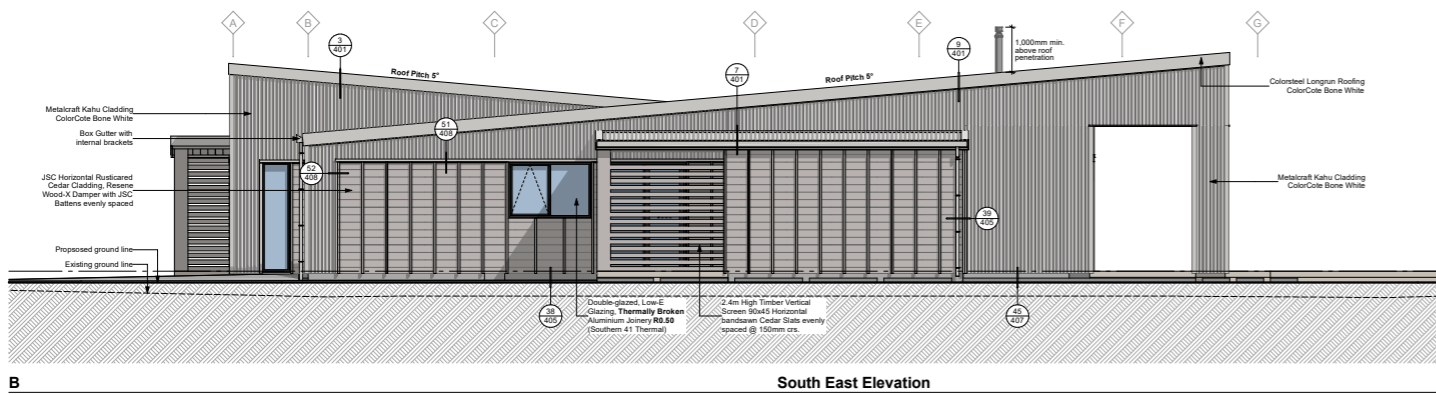
South West Elevation

1:50



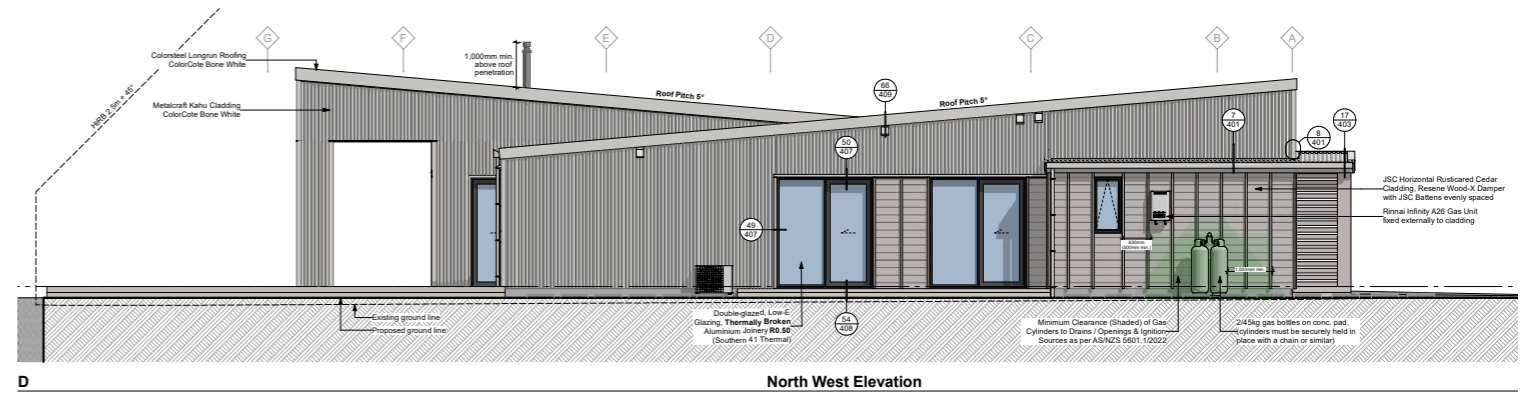
North East Elevation

1:50



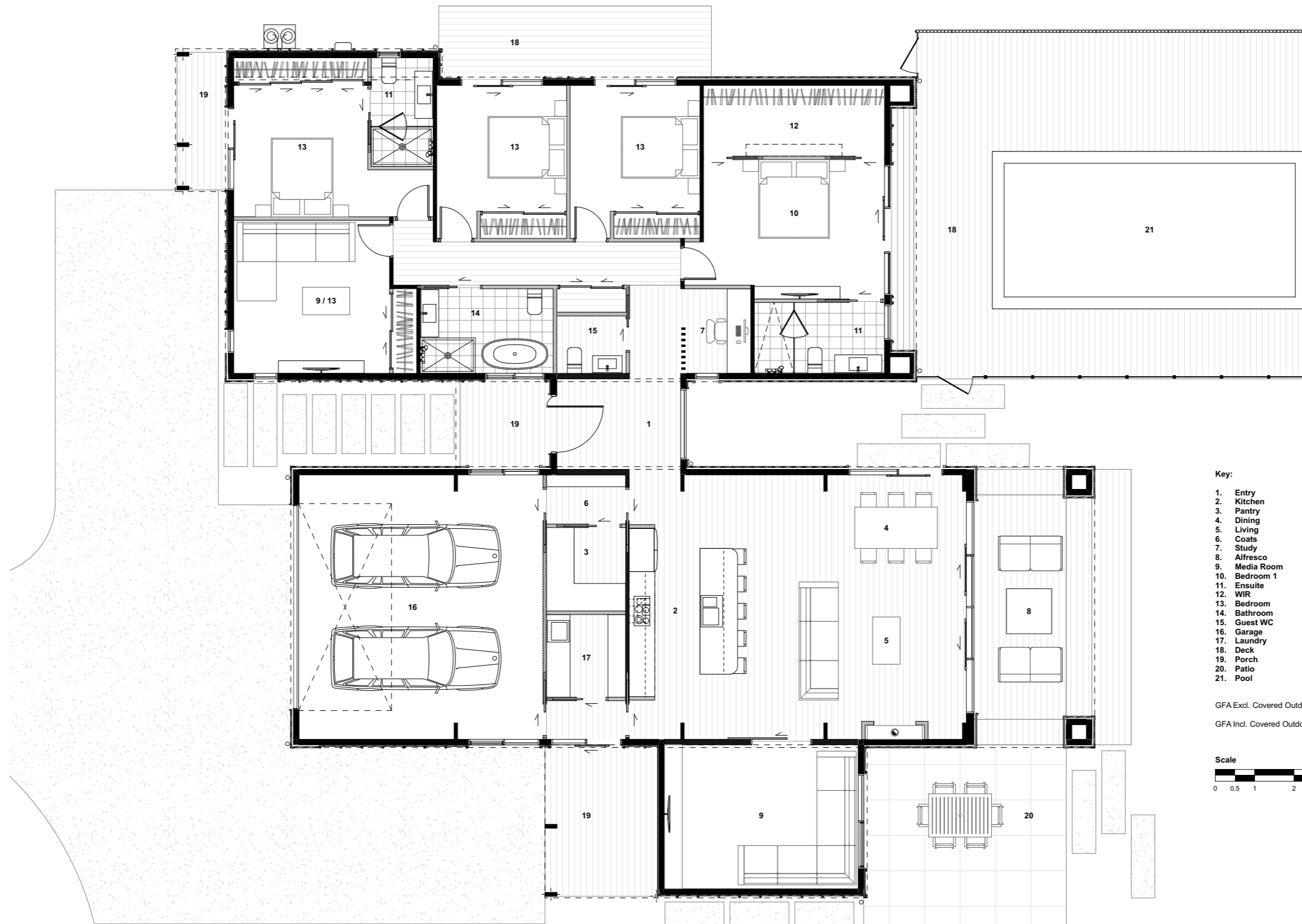
South East Elevation

B



North West Elevation

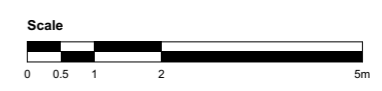
D



- Key:
- 1. Entry
 - 2. Kitchen
 - 3. Pantry
 - 4. Dining
 - 5. Living
 - 6. Coats
 - 7. Study
 - 8. Alfresco
 - 9. Media Room
 - 10. Bedroom 1
 - 11. Ensuite
 - 12. WIR
 - 13. Bedroom
 - 14. Bathroom
 - 15. Guest WC
 - 16. Garage
 - 17. Laundry
 - 18. Deck
 - 19. Porch
 - 20. Patio
 - 21. Pool

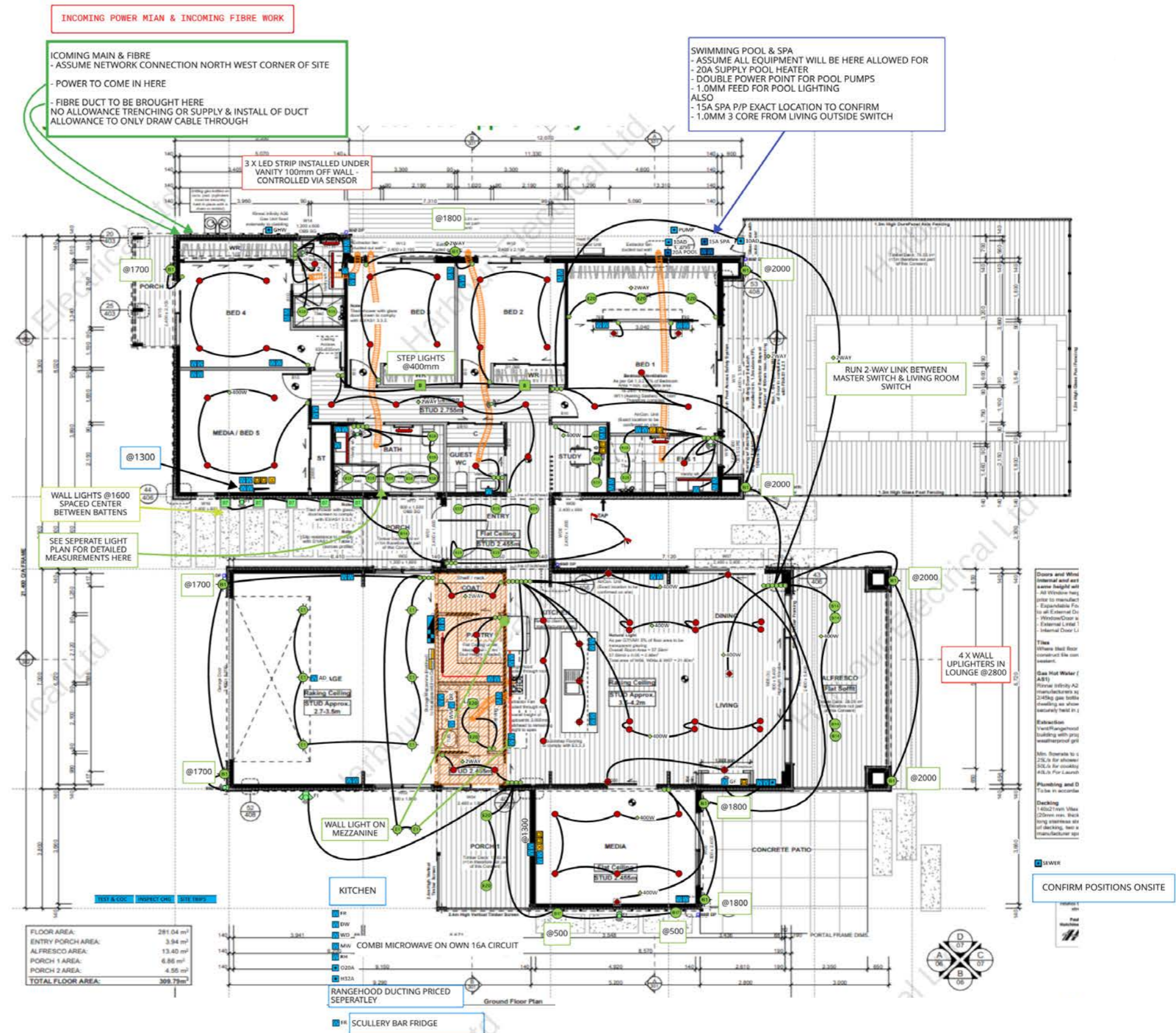


GFA Excl. Covered Outdoor Areas: 281.04 m²
 GFA Incl. Covered Outdoor Areas: 326.96 m²



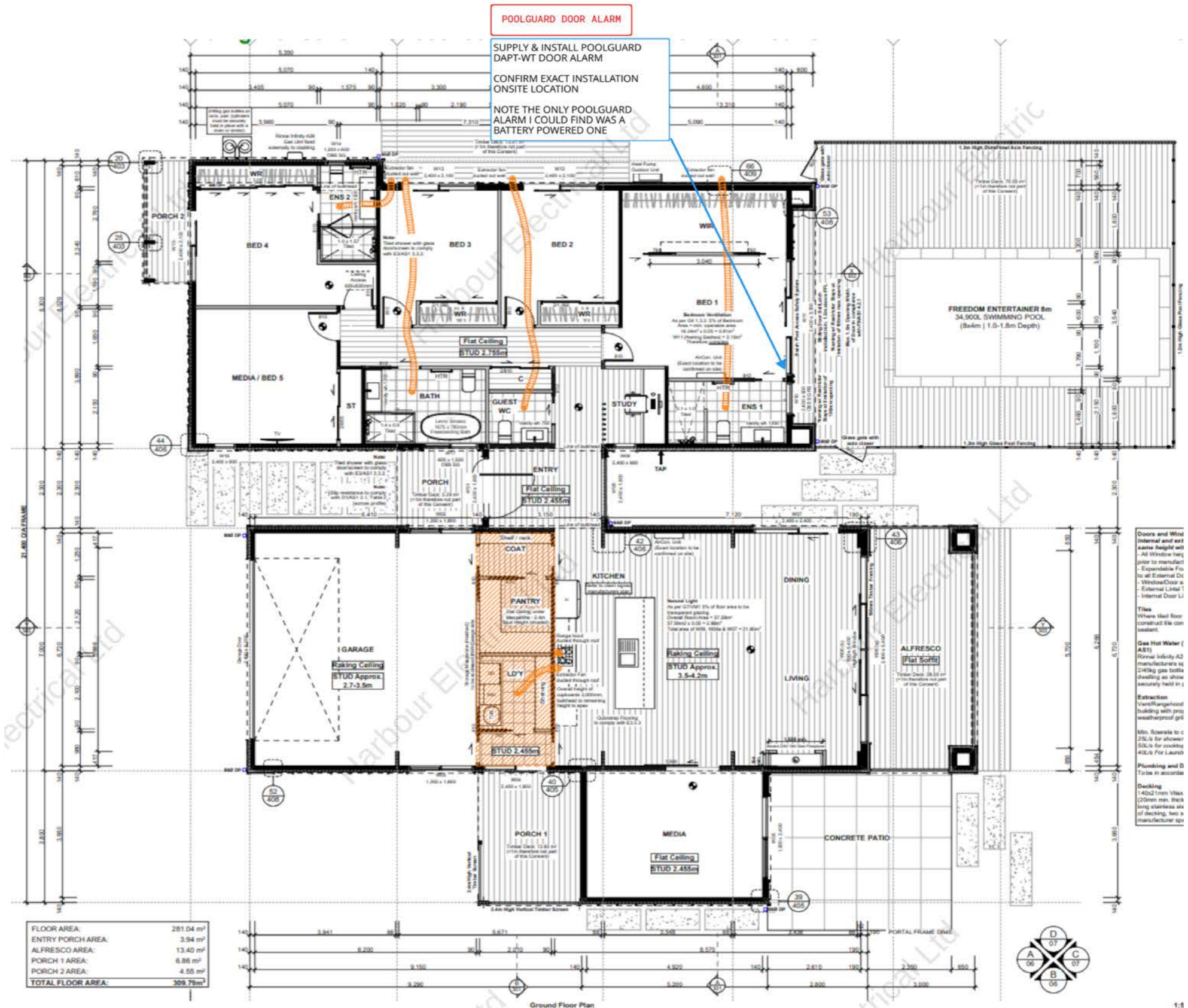
Legend

Symbol	Code	Name
○	1001	1 GANG SWITCH
○	1002	2 GANG SWITCH
○	1003	3 GANG SWITCH
○	1004	4 GANG SWITCH
○	1006	6 GANG SWITCH
◇	2WAY	TWO WAY SWITCHING
◇	400W	DIMMER ROTARY
●	1300	CIRCULAR CUT OUT LIGHT
●	1315	STANDARD PENDANT LIGHT
●	1316	FEATURE PENDANT LIGHT
●	1353	12V LANDSCAPE LIGHT
●	15942	SIMX MOTION SENSOR - BL
●	15950	HPM RECESSED 360 DEGREE MOTION SENSOR - WH
●	15974	SIMX ECOSPOT 8W TWIN LED SENSOR FLOOD LIGHT - BL
□	2002	DOUBLE POWER POINT
□	2007	DOUBLE OUTLET WITH EXTRA SWITCH
□	2008	AUTO DOOR OUTLET
□	2010	FRIDGE OUTLET
□	2012	DISHWASHER OUTLET
□	2014	WASTE DISPOSAL OUTLET
□	2018	RANGEHOOD OUTLET
□	2020	WASHING MACHINE OUTLET
□	2022	DRYER OUTLET
□	2024	GAS FIRE IGNITION OUTLET
□	2026	20A WALL OVEN CONNECTION
□	2032	32A HOB CONNECTION
□	2250	HEATED TOWEL RAIL SUPPLIED BY OTHERS
□	6525	TESTING & C.O.C
□	6531.2	INSPECTION & LIVENING CHARGES - SINGLE PHASE
□	5731	SINGLE DATA OUTLET CAT6
□	5732	DOUBLE DATA OUTLET CAT6
○	11018	MINI RECESSED LED DOWNLIGHT
○	11019	MINI RECESSED LED DOWNLIGHT - EYEBALL
○	1310	SURFACE MOUNT CYLINDER DOWNLIGHT OR MINI FEATURE WALL LIGHT
○	1316	FEATURE WALL LIGHT (LARGE SONG)
—	1318	LED STRIP LIGHT
◇	14000	SURFACE MOUNTED CEILING BUTTON
◇	14020	LARGE WIDE-ANGLE RECESSED LED DOWNLIGHT
◇	15547	WALL LIGHT
◇	15551	EXTERIOR PILLAR LIGHT
◇	1569	EXTERIOR RECESSED LED DOWNLIGHT
◇	1570	STEP LIGHT
◇	1575	EXTERIOR STEP LIGHT
□	2000	RECESSED SINGLE POWER POINT FOR BACKLIGHT MIRROR
□	2010	FRIDGE OUTLET - SCULLERY BAR FRIDGE
□	2016	MICROWAVE OUTLET - COMBI MICROWAVE ON OWN 16A CIRCUIT
□	2108	GAS HOT WATER WEATHERPROOF POWER POINT - PDL ICONIC OUTDOOR
□	2142	10A DEDICATED POWER SUPPLY - NO BRAND SUPPLY ONLY FOR LIGHTING
□	2142	SWITCHWIRE FROM LIVING OUTSIDE SWITCH - NO BRAND SWITCHING ONLY FOR LIGHTING
□	2150.1	WEATHERPROOF DOUBLE POWER POINT - PDL ICONIC OUTDOOR
□	2162	POOL WEATHERPROOF 20A DEDICATED ISOLATOR - PDL ICONIC OUTDOOR
□	2166	SPA POOL WEATHERPROOF 15A DEDICATED POWER POINT - PDL ICONIC OUTDOOR
□	2174	EXT. WATER PUMP POWER SUPPLY (EXCLUDING TRENCHING & CONDUIT) - ICONIC OUTDOOR
□	2176	SEWER SYSTEM OUTLET (EXCLUDING TRENCHING & CONDUIT) - ICONIC OUTDOOR
□	5710	TELEVISION OUTLET - PDL ICONIC - STANDARD NOT RECESSED
□	5711	TELEVISION / DATA OUTLET CAT6 - PDL ICONIC - STANDARD NOT RECESSED
□	5751.1	FIBRE READY COMMS BOARD Signet ST3010
□	6139T	51 WAY TUBEL SWBD / METER PANEL
□	6300.1	SITE TRIPS AS REQUIRED
—		INCOMING POWER MIAN & INCOMING FIBRE WORK



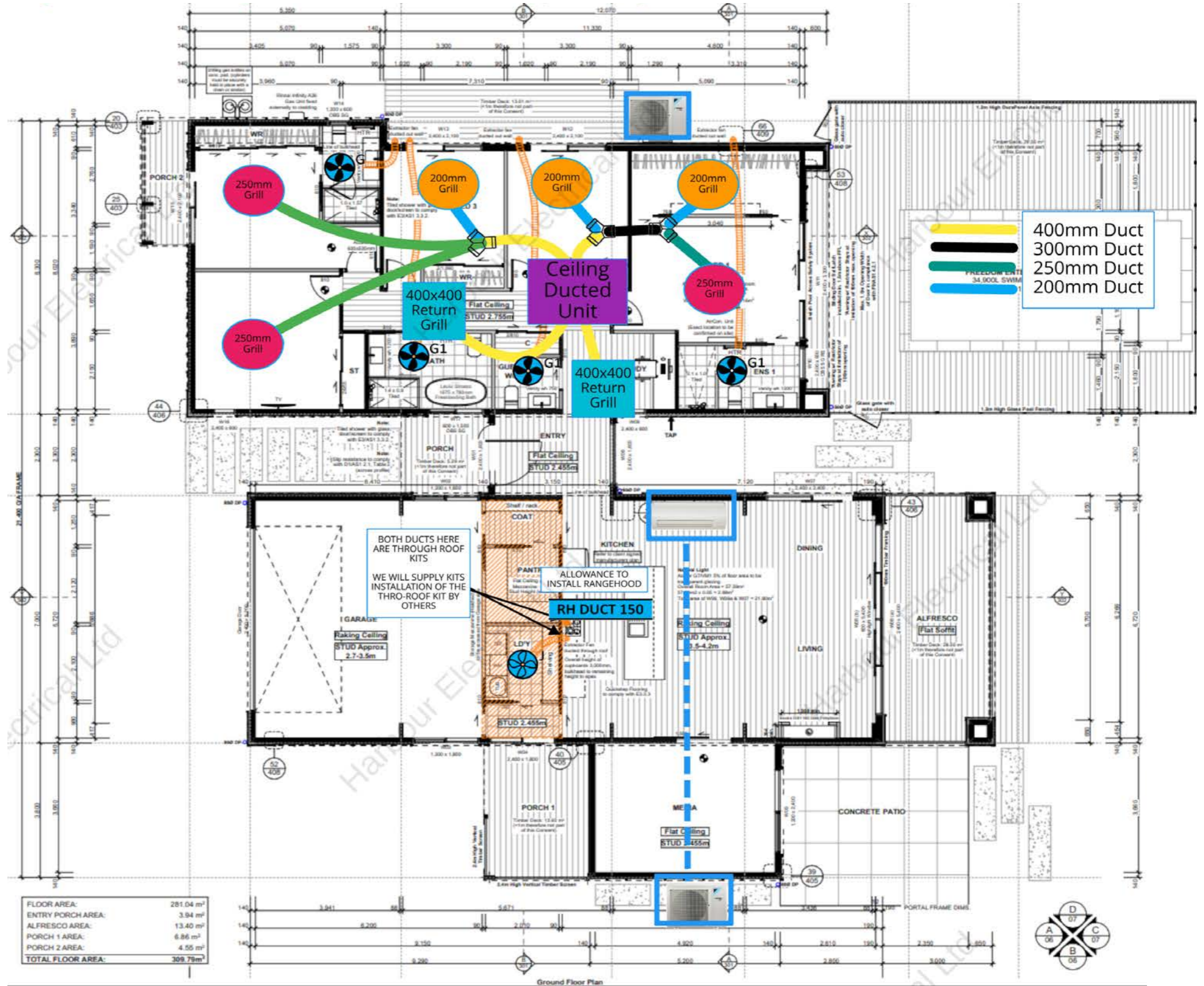
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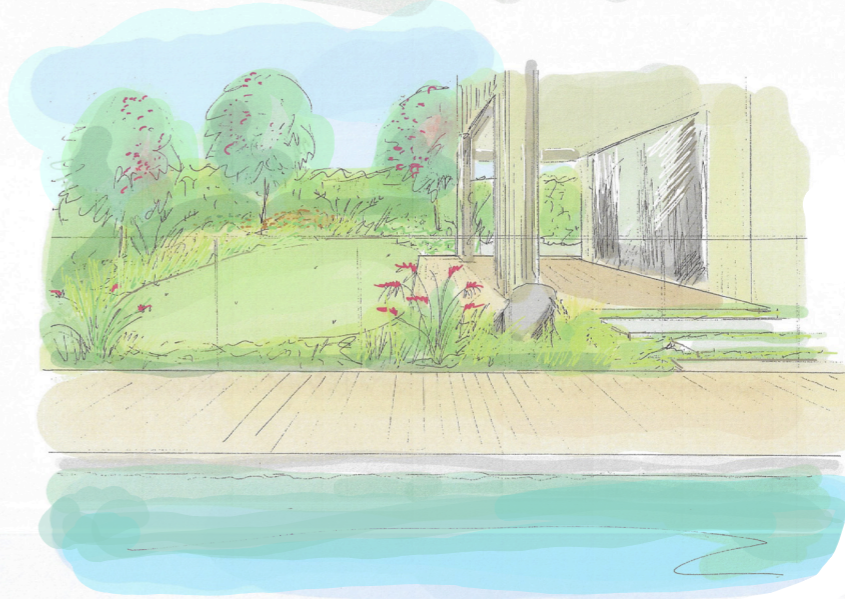
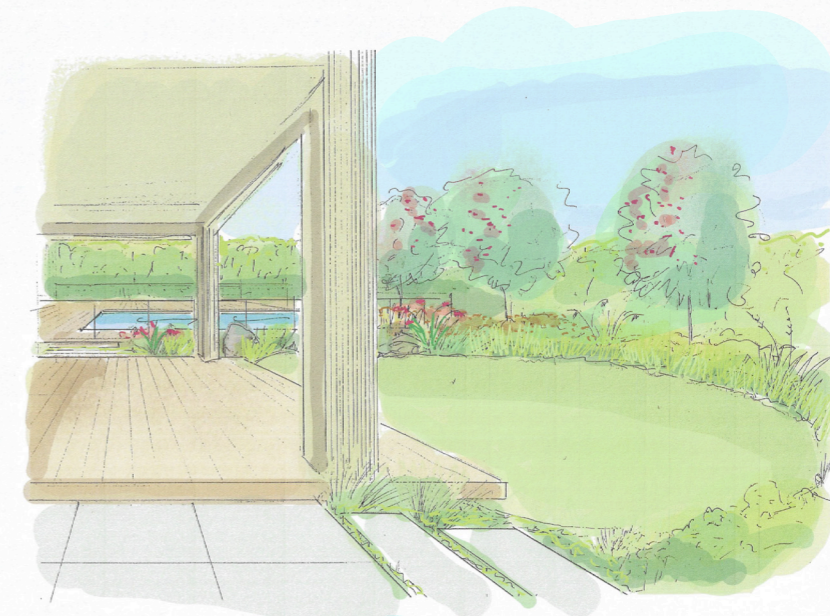
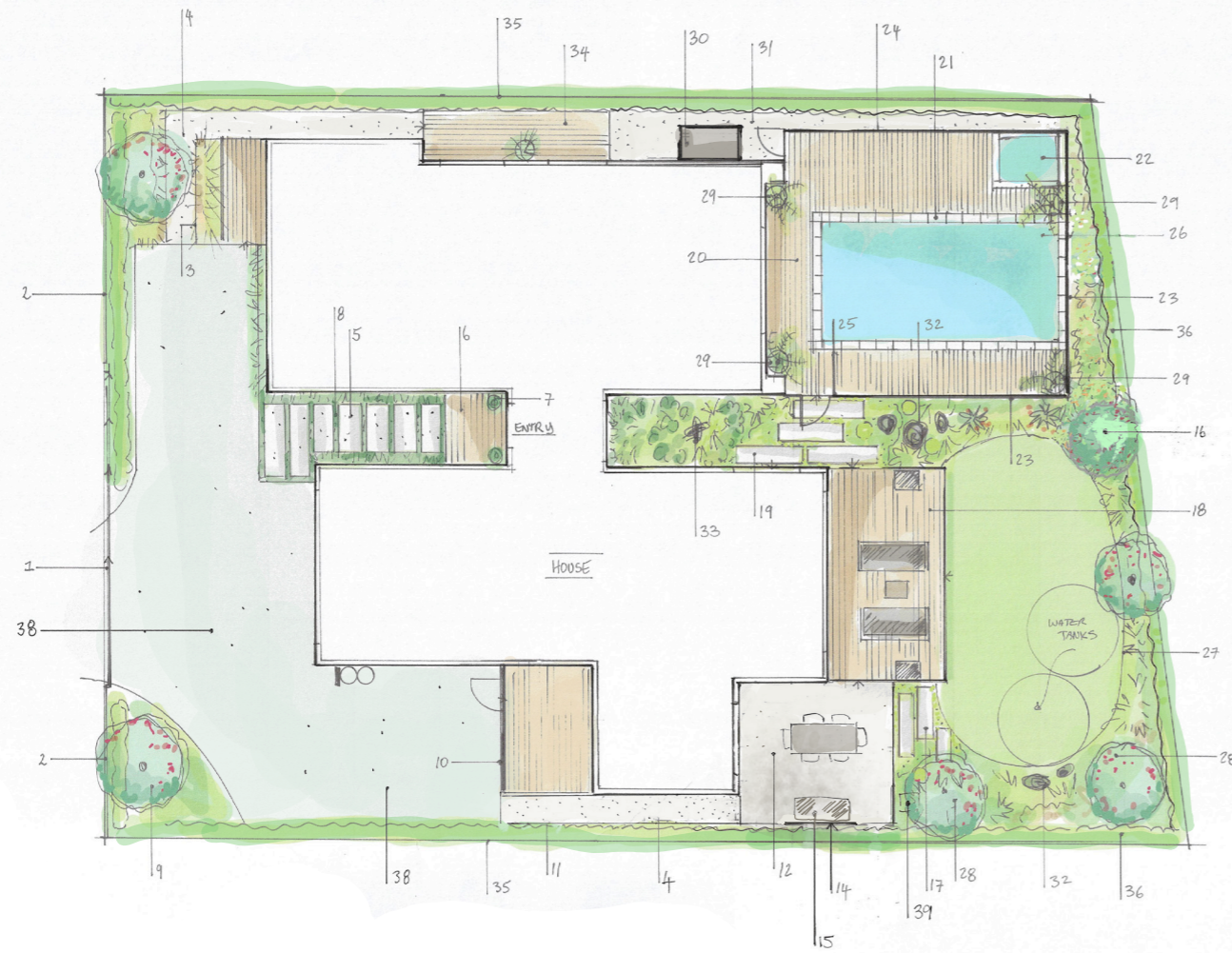
Symbol	Code	Name
	2170	AUTO GATE FEED (UP TO 20M FROM HOUSE)
	2190A	INTERCONNECTED ARROWHEAD SMOKE DETECTOR PHOTOELECT
	7300	INTERCOM PREWIRE - ONE HANDSET
	7304	INTERCOM ARROWHEAD KIT A8-WHITE
	7102	ALARM PREWIRE LARGE HOUSE
	7110W	ARROWHEAD WIRELESS MOTION PIR SENSOR
	7150	EXTERNAL SIREN LOCATION
	7152	ARROWHEAD INTERNAL SIREN LOCATION
	7168	ALARM KEYPAD LOCATION
	7170	ARROWHEAD LCD KEYPAD
	7103ASH.1	ARROWHEAD EC-KIT LCD ALARM SYSTEM
		POOLGUARD DOOR ALARM



Legend

Symbol	Code	Name
	2221	VYNCO 150MM INLINE FAN KIT 3M
	2222	VYNCO 150MM INLINE FAN KIT 6M
	2082	150MM RANGEHOOD DUCTING - THRO ROOF KIT & INSTALLATION OF RANGEHOOD
	2224	MANROSE 150MM LOW PROFILE FAN KIT - THRO ROOF KIT
	7500HEATP.1	HEAT PUMP INSTALL
	7503	DAIKIN DUCTED UNIT 7.1kW/8.0kW (FDMA71A-VCV)
	7503	DAIKIN CORA 7KW COOLING 8KW HEATING OUTDOOR UNIT
	7504	DAIKIN CORA 7KW COOLING 8KW HEATING INDOOR UNIT
	7533	SUPPLY DUCTING
	DUCTEDMAIN.1	INSTALLATION OF DUCTED SYSTEM





NOTES

1. SLIDING GATE, IN BLACK ALUMINIUM, BOUNDARYLINE DURAPANEL AXIS, 1200MM HEIGHT
2. BLACK STEEL FENCING, BOUNDARYLINE DURAPANEL AXIS, 1200MM HEIGHT
3. STEEL OR TIMBER EDGED PATH AT PATH AND GARDEN LEVEL
4. PATH IN WAIKATO FLECK SMALL GRADE ON COMPACTED BASE
5. CONCRETE INSTU STEPPING STONES, BOXED AND POURED, ATLAS CONCRETE/ LONGBURN IN EXPOSED AGGREGATE CONCRETE
6. DECKING PLATFORM AT FFL AT FRONT DOOR
7. 2 X 500MM WHITE POTS, 700MM HEIGHT ON EACH SIDE OF FRONT DOOR
8. ALLOW FOR 100MM GAPS FOR SOIL AND PLANTS, PLANTING THE MINIATURE MONDO 30MM DOWN FROM TOP OF PAVER
9. MOUND THIS AREA TO 500MM OR CLIP THE MUEHLLENBECKIA WHICH WILL GROW NATURALLY MOUNDED
10. VERTICAL TIMBER SCREEN AND GATED TO A COVERED SERVICE AREA, SLATS TO TIE IN WITH HOUSE CLADDING
11. DECKING AT FINISHED FLOOR LEVEL, VITEX 140MM DECKING BOARDS
12. POURED CONCRETE PATIO 150MM DOWN FROM FFL, COLOURED CONCRETE IN PETER FELL 155 OR PERMACOLOUR IN THE LITHIUM COLOUR RANGE SMOOTH TROWEL FINISH, PENETRATING SEALER ONLY
13. CONCRETE STRIPS, POURED CONCRETE TO MATCH PATIO CONCRETE, SET IN WAIKATO FLECK SMALL GRADE PEBBLE
14. 1.8MTR HEIGHT FREESTANDING SCREEN FROM BELAIRE, HORIZONTAL SLAT PANEL 15, SLATS 85MM X 25MM, 15MM GAPS IN SLATE GREY OR TITANIA, LENGTH 2410MM
15. BBQ FREESTANDING IN FRONT OF SCREEN
16. TREE TO BE PLANTED 2MTRS FROM POOL FENCE
17. CONCRETE INSTU STEPPING STONES SET IN GROUND/COVER PLANTS LINKING AREAS, MATCH TO CONCRETE PATIO COLOUR, PETER FELL 155, SMOOTH TROWEL FINISH
18. DECKING AT FFL OUT 4 MTRS
19. CONCRETE PLINTH STYLE STEPS THROUGH PLANTING, 150MM DOWN FROM DECK LEVEL, CONCRETE TO MATCH POURED PATIO, SMOOTH TROWEL FINISHED
20. DECKING AT FFL LINKING OVER AND AROUND POOL
21. COPING TILES/ STONES AROUND POOL EDGE, TERRAZZO IN PEARL-WHITE
22. OPTIONAL SPA ON DECK 2 X 2.2M, FREE STANDING
23. GLASS POOL FENCING 1200MM HEIGHT ATTACHED TO SIDE OF RAISED DECK, THIS SIDE
24. BLACK BOUNDARYLINE FENCING ALONG THIS DECK EDGE, DURAPANEL AXIS, 1200MM HEIGHT, 1200MM AWAY FROM BOUNDARY TO COMPLY
25. GLASS POOL GATE OPENS OUTWARDS WITH SELF LOCK
26. 8 X 3.6M POOL, FREEDOM POOLS PLATINUM 8, COLOUR IN ALABASTER
27. STEEL EVEREDGE.CO.NZ TO DEFINE GARDEN AT LAWN LEVEL FOR A CLEAN CURVED LINE
28. MOUNDED AREAS FOR A SAND DUNE EFFECT
29. LARGE 700MM DIAMETER WHITE OR GREY PALM POTS, BIANCA RANGE, CAN PURCHASE FEET TO KEEP OFF DECK AND FOR DRAINAGE
30. POOL PUMP HOUSING ALONG SIDE OF HOUSE /BELAIRE UGLEE 'THE MONSTER' 1960 X 1200 X 1250MM, COLOUR IN TITANIA
31. WAIKATO FLECK PEBBLE ON COMPACTED BASE SIDE ACCESS PATH
32. FEATURED ROCKS, SELECT FROM LOCAL QUARRY IN DIFFERENT SIZES
33. SCULPTURE POSITION APPROX.
34. DECKING OUT FROM BEDROOMS OUT TO HEDGE
35. EXISTING BLACK ALUMINIUM 1.2M HT BOUNDARY FENCING WITH EXISTING HEDGES
36. GROW THESE HEDGES TO 2.8MTRS TO SCREEN OUT NEIGHBOURS
37. POOL COVER SET IN DECK, 8MH POOL AND SPA COVERS, BOSTON BELOW DECK REEL
38. DRIVEWAY CONCRETE IN ATLAS LONGBURN EXPOSED AGGREGATE CONCRETE
39. WATER PUMP LOCATION



decking to coping detail COVER

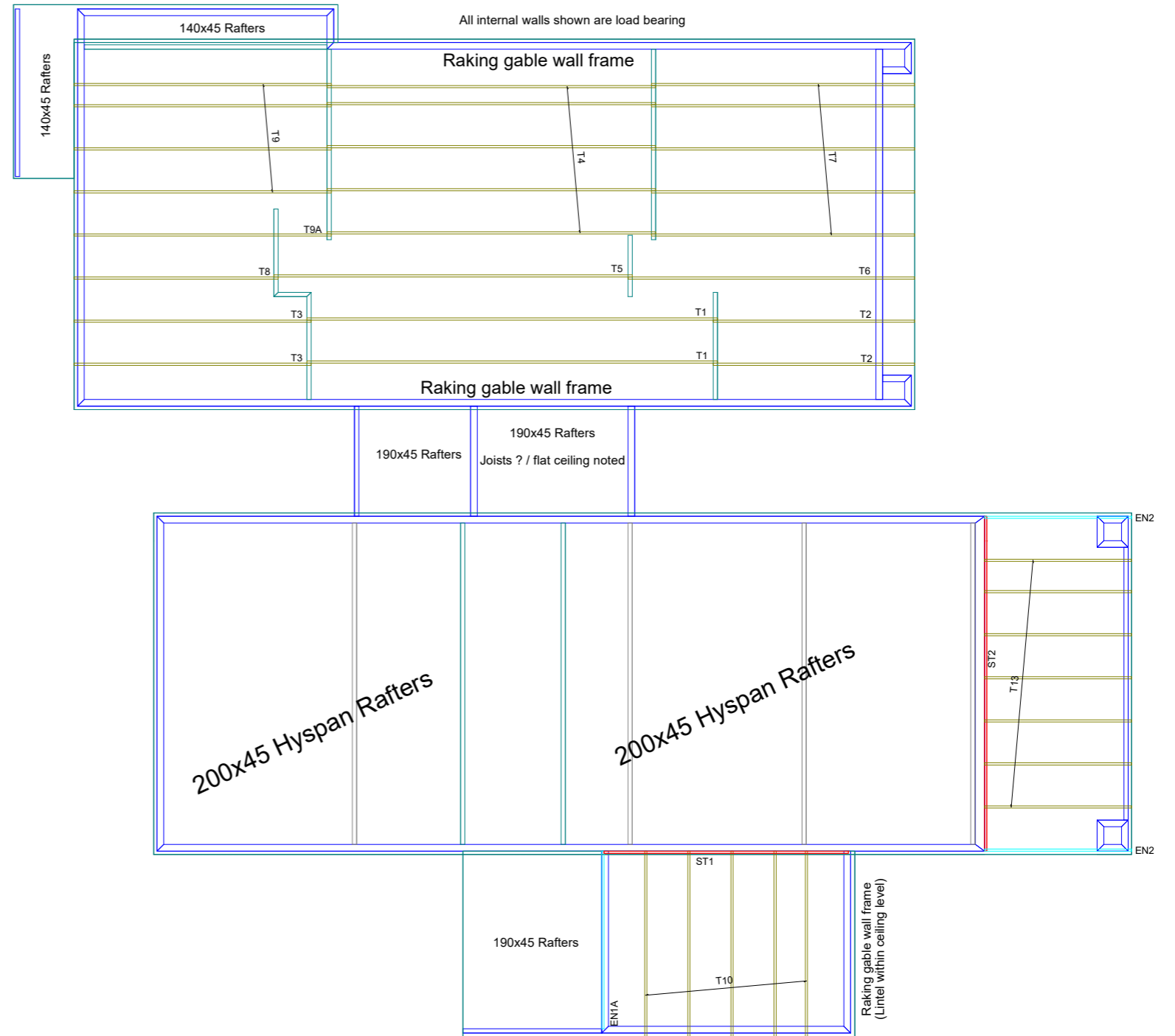


STEPPING STONES IN MONDO SCREEN IDEA



BOUNDARYLINE & GLASS POOL FENCE Screenshot 2023-05-31 at 6:56:24 AM CUT AND GROUTED CONCRETE Everedge concrete in situ pavers

STRUCTURE	COMPONENT	PRODUCT	SPEC
PORTAL STRUCTURE	Portal Legs and Rafters	Prolam Visula Grade	PL8 H1.2
	Brackets	Brushed Stainless	SS
	Bolts	Stainless	SS
FRAME & TRUSS	Prenail Framing	Radiata Pine SG8	H1.2
	Trusses	Radiata Pine SG8	H1.2
	Flitch Beams	Mitek FB	H1.2 w Steel Plate
	Rafters	Radiata Pine SG8	H1.2
	Joists	Radiata Pine SG8	H3.2
	Mezzanine Floor Sheets	Radiata Pine SG8	H3.2
	Sheet Bracing	Radiata Pine SG8	H3.2
	Random Timber Required to Install Frame & Truss	Radiata Pine SG8	H3.2
	Hardware	As Required	Galv or SS
	EXTERNAL POSTS	Cedar Posts	Prolam Visula Grade
Brackets and Bolts		Stainless Steel	SS



SITE WORKS

IN-GROUND SERVICES

CLEAN WATER	WATER TANKS	Concrete Fully Buried	Absolute Concrete	22,000 litre Concrete Fortress Tank with Hard Lid	Fully Buried	ea	2
WASTE WATER	SEPTIC SYSTEMS	Pump Station	Fastflow	1500 Series	Vortex	ea	1

IN-GROUND SERVICES

CLEAN WATER

WATER TANKS

Absolute Concrete 22,000 Lt Fully Buried



WASTE WATER

SEPTIC SYSTEMS

Fastflo 1500 Series Vortex



BUILDING ENVELOPE

CLOTHING

ROOF	COLORSTEEL	Main Roof(s)	MetalCraft	Corrogate MAXAM 0.55 BMT	Titania	m2	325						
		Breezeway Roof											
		Veranda 1											
		Veranda 2											
CLADDING	COLORSTEEL	Primary Cladding	MetalCraft	Kahu MAXAM 0.55 BMT	Titania	m2	285						
		TIMBER						Feature Cladding	Hermpac	Western Red Cedar - Horizontal	CP841 - 111mm Cover	m2	122
								Feature Cladding Battens					
SOFFIT	TIMBER	Al Fresco	Hermpac	Western Red Cedar	HP808	m2	55						
		Breezeway											
		Veranda 1											
		Veranda 2											
POSTS & SCREENS	POSTS	Veranda 1	Hermpac	Western Red Cedar	100 x 300mm	m	5						
		Veranda 2											
	SCREENS	Veranda 1	Hermpac	Western Red Cedar - Bandsawn Finish	90 x 45mm	m2	20						
Veranda 2													
FACIA	COLORSTEEL	Main Roof (s)	MetalCraft	Colorsteel	Titania	m	73.6						
		Breezeway Roof											
		TIMBER						Veranda 1	Hermpac	Western Red Cedar	Custom Profiles	m	19.7
Veranda 2													

OPENINGS

WINDOWS & DOORS	JOINERY	As Per Joinery Schedule	Nulook (Altus)	Thermally Broken, Powdercoated, Double Glazed, Low E Glass	Flaxpod Matt	ea	1												
		HANDLE						Entry Door	Windsor	900mm Nitro Offset Square Pull	BLACK	ea	1						
								LOCK						Entry Door	Windsor	Bluetooth Electronic D.bolt Lock-Oval	BLACK	ea	1
														Entry Door					
		Bedroom 1 Ranch Slider	Swish	Sliding Door self close and latching mechanism	Powder Coated Flaxpod Matt	ea	1												
SECTIONAL DOORS	DOORS	Sectional Door 1	Garador	Cedar Type 1 - 4 Panel - Graphite Infused EPS Insulation	Extra Width 5100w - 6000w	ea	1												
		MOTORS						Sectional Door 1	Merlin	Wall Mounted Motor	Commander Ultimate	ea	1						

FINISHING

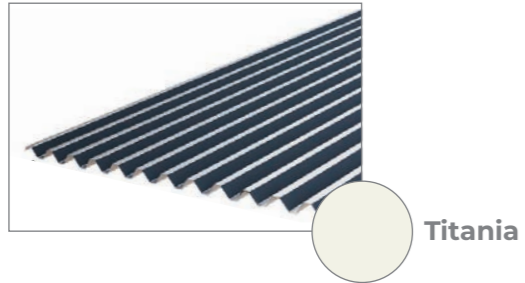
RAINWATER	GUTTERS	Main Roof(s)	MetalCraft	Box Gutter - 175mm	Titania	m	15.4
		Breezeway Roof					

		Lean-To 1 Veranda 1 Veranda 2					
	DOWNPIPES	Main Roof(s) Breezeway Roof Lean-To 1 Veranda 1 Veranda 2	MetalCraft	Round - 80mm	Titania	m	15.4
FLASHINGS & TRIM	FLASHINGS (Colorsteel Cladding Zones)	Barge Apron Sectional Door(s) Corner Anti Pond (Behind Gutter) Pan (Roof Penetrations) Joinery Vermin Strip	Metalcraft	Colorsteel MAXAM	Titania	m	464
	TRIM (Timber Cladding Zones)	Corner Joinery	Hempac	Western Red Cedar	Custom Sizes	m	96
	BIRD PROOFING	Sectional Door Lintels	No More Birds	Bird Brush	100mm	m	5
EXTERIOR PAINT	STAIN	Cedar Cladding Cedar Soffits Garage Door	Resene	Wood-X	Damper	m2	96

CLOTHING

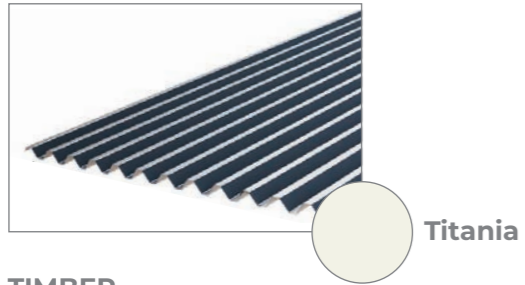
ROOF

COLORSTEEL
Kahu MAXAM 0.55BMT



CLADDING

COLORSTEEL
Kahu MAXAM 0.55BMT



TIMBER
Feature Cladding
Western Red Cedar Horizontal CP841 111mm Cover



TIMBER
Feature Cladding Battens
Western Red Cedar HP110 40x40mm @ 300c



SOFFIT

TIMBER
Hermpac Western Red Cedar HP808

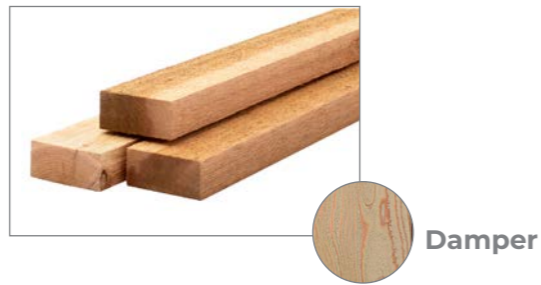


POSTS & SCREENS

POSTS
Hermpac Western Red Cedar
100 x 300mm



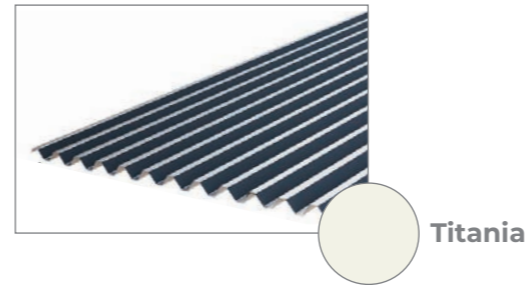
SCREENS
Hermpac Western Red Cedar
90 x 45mm Bandsawn Finish



HARDWARE
Exposed Connections - Custom
Stainless Steel

FASCIA

COLORSTEEL
Kahu MAXAM 0.55BMT



TIMBER
Hermpac Western Red Cedar
Custom Profiles



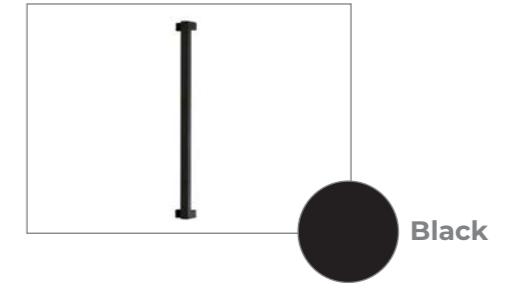
OPENINGS

WINDOWS & DOORS

JOINERY
Nulook Atlas
Thermally Broken, Powdercoated, Double Glazed,
Low E Glass



HANDLE
Entry Door
Windsor 900mm Nitro Offset Square Pull



LOCKS
Entry Door
Windsor Bluetooth Electronic Dead Bolt Lock Oval



Windsor Mini Lever Latch Set 60mm



Bedroom 1 Ranch Slider
Swish Sliding Door Self Close and Latching
Mechanism



SECTIONAL DOORS

GARAGE DOOR

Garador 2400 x 5200mm Sectional Door
Cedar Type 1-4 Panel
Graphite Infused EPS Insulation



Damper

MOTORS

Merlin Wall Mounted Garage Door Motor
Commander Ultimate



FINISHING

RAINWATER

GUTTERS

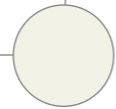
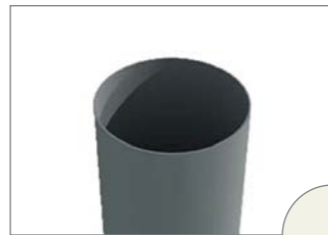
Colorsteel Box Gutter 125mm, 175mm



Titania

DOWNPIPES

Colorsteel Round 80mm

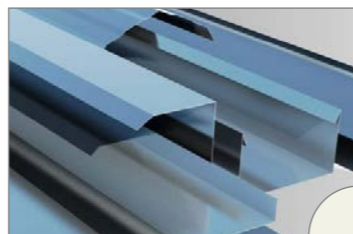


Titania

FLASHINGS & TRIM

FLASHINGS

Colorsteel Maxam 0.55 BMT



Titania

TIMBER

Hempac Western Red Cedar
Custom Profiles



Damper

BIRD PROOFING

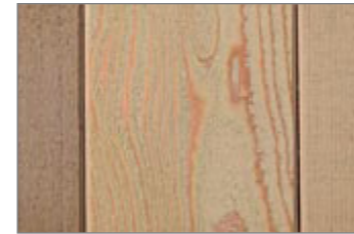
No More Birds
Bird Brush



EXTERIOR PAINT

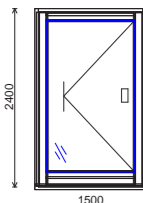
STAIN

Resene Wood X Damper



Entry Door

1



COMMERCIAL PIVOT ENTRY UNIT **1**

SUITE: Flushglaze 106mm Double Gl
FLASHING: NO Flashing
FRAME: Standard Frame
TRIM SIZE: 2415mm x 1515mm
FRAME COLOUR: To be advised Group 1
 Total Vert Clearance: 15mm
 Total Horz Clearance: 15mm

WIND ZONE: High
LINER: No Liner 19mm Thick Architraved Mitre Cut
GLASS: 05LBLET12BK05CLFLT

UNIT WEIGHT: 99.11 kg

WANZ COMPONENTS: None
HEIGHT FROM FLOOR: 0
WALL THICKNESS: 140
SillTray: 228032
SILL LINER: TRUE

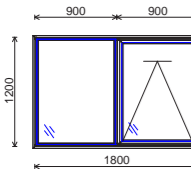
COMMENTS: LOW-E XCEL GLASS DOUBLE GLAZED

1 x Silver Component 90 deg B/stop hold open @ 90 deg 87103
 1 x Brushed Nickel Apex Opt 50/4p S CTSQ 143/450 BN MPLS51002/143/

1.1 HANDLE = APEX PULL HANDLE SET ALLOWED FOR **1**

Joinery

1



W02 - GARAGE **1**

SUITE: Southern41™
FLASHING: 70mm Head Flashing - 999070/71
FRAME: Standard Frame
TRIM SIZE: 1215mm x 1815mm
FRAME COLOUR: To be advised Group 1
 Total Vert Clearance: 15mm
 Total Horz Clearance: 15mm

WIND ZONE: High
LINER: H3 Paint Quality Pine 19mm Thick Architraved Mitre Cut
GLASS: 04LBLE14BK04CLFL

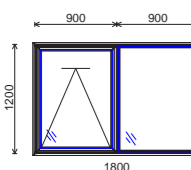
UNIT WEIGHT: 49.62 kg

WANZ COMPONENTS: 40mm Support Bar
WALL THICKNESS: 160
SILL LINER: TRUE
HEIGHT FROM FLOOR: 1200

COMMENTS: LOW-E XCEL GLASS DOUBLE GLAZED

1 x Comp to be advised (COMP30_TBA) Malta Helix Seal Fast.DT LH COLOURS
 1 x Comp to be advised (COMP30_TBA) Malta Helix Seal Fast.DT RH COLOURS

2



W03 - GARAGE **1**

SUITE: Southern41™
FLASHING: 70mm Head Flashing - 999070/71
FRAME: Standard Frame
TRIM SIZE: 1215mm x 1815mm
FRAME COLOUR: To be advised Group 1
 Total Vert Clearance: 15mm
 Total Horz Clearance: 15mm

WIND ZONE: High
LINER: H3 Paint Quality Pine 19mm Thick Architraved Mitre Cut
GLASS: 04LBLE14BK04CLFL

UNIT WEIGHT: 49.62 kg

WANZ COMPONENTS: 40mm Support Bar
WALL THICKNESS: 160
SILL LINER: TRUE
HEIGHT FROM FLOOR: 1200

COMMENTS: LOW-E XCEL GLASS DOUBLE GLAZED

1 x Comp to be advised (COMP30_TBA) Malta Helix Seal Fast.DT LH COLOURS
 1 x Comp to be advised (COMP30_TBA) Malta Helix Seal Fast.DT RH COLOURS

3



W04 - LAUNDRY **1**

SUITE: Southern41™
FLASHING: 70mm Head Flashing - 999070/71
FRAME: Standard Frame
TRIM SIZE: 2415mm x 1815mm
FRAME COLOUR: To be advised Group 1
 Total Vert Clearance: 15mm
 Total Horz Clearance: 15mm

WIND ZONE: High
LINER: H3 Paint Quality Pine 19mm Thick Architraved Mitre Cut
GLASS: 04LBLET14BK04CLFLT

UNIT WEIGHT: 111.03 kg

WANZ COMPONENTS: 40mm Support Bar
WALL THICKNESS: 160
SILL LINER: TRUE
SL FRAME: FLAT
BEADED PANEL: TRUE
COVER_TRIM: SQUARE
TRACK FINISH: BLACK
HEIGHT FROM FLOOR: 0

COMMENTS: LOW-E XCEL GLASS DOUBLE GLAZED

1 x Comp to be advised (COMP30_TBA) Malta Pin SD 35 LG D 34/34 CT COLOURS M82441P

4



W05 - MEDIA **1**

SUITE: Southern41™
FLASHING: 70mm Head Flashing - 999070/71
FRAME: Standard Frame
TRIM SIZE: 1215mm x 2415mm
FRAME COLOUR: To be advised Group 1
 Total Vert Clearance: 15mm
 Total Horz Clearance: 15mm

WIND ZONE: High
LINER: H3 Paint Quality Pine 19mm Thick Architraved Mitre Cut
GLASS: 04LBLE14BK04CLFL

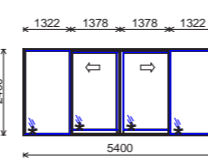
UNIT WEIGHT: 65.32 kg

WANZ COMPONENTS: 40mm Support Bar
WALL THICKNESS: 160
SILL LINER: TRUE
HEIGHT FROM FLOOR: 1200

COMMENTS: LOW-E XCEL GLASS DOUBLE GLAZED

1 x Comp to be advised (COMP30_TBA) Malta Helix Seal Fast.DT LH COLOURS
 1 x Comp to be advised (COMP30_TBA) Malta Helix Seal Fast.DT RH COLOURS

5



W06-A - LIVING **1**

SUITE: Southern41™
FLASHING: 70mm Head Flashing - 999070/71
FRAME: Standard Frame
TRIM SIZE: 2415mm x 5415mm
FRAME COLOUR: To be advised Group 1
 Total Vert Clearance: 15mm
 Total Horz Clearance: 15mm

WIND ZONE: High
LINER: H3 Paint Quality Pine 19mm Thick Architraved Mitre Cut
GLASS: 04LBLET14BK04CLFLT

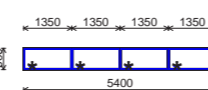
UNIT WEIGHT: 88.97 kg

WANZ COMPONENTS: 40mm Support Bar
WALL THICKNESS: 160
SILL LINER: TRUE
SL FRAME: FLAT
BEADED PANEL: TRUE
COVER_TRIM: SQUARE
TRACK FINISH: BLACK
HEIGHT FROM FLOOR: 0

COMMENTS: LOW-E XCEL GLASS DOUBLE GLAZED

1 x Comp to be advised (COMP30_TBA) Malta Pin SD 35 LG D 34/34 CT COLOURS M82441P

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W06-B - LIVING HIGHLIGHT **1**

SUITE: Southern41™
FLASHING: 70mm Head Flashing - 999070/71
FRAME: Standard Frame
TRIM SIZE: 615mm x 5415mm
FRAME COLOUR: To be advised Group 1
 Total Vert Clearance: 15mm
 Total Horz Clearance: 15mm

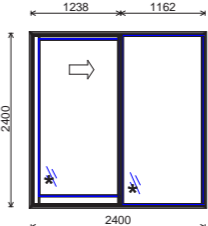
WIND ZONE: High
LINER: H3 Paint Quality Pine 19mm Thick Architraved Mitre Cut
GLASS: 04LBLE14BK04CLFL

UNIT WEIGHT: 18.82 kg

WANZ COMPONENTS: 40mm Support Bar
WALL THICKNESS: 160
SILL LINER: TRUE
HEIGHT FROM FLOOR: 2600

COMMENTS: LOW-E XCEL GLASS DOUBLE GLAZED

7



W07 - DINING **1**

SUITE: Southern41™
FLASHING: 70mm Head Flashing - 999070/71
FRAME: Standard Frame
TRIM SIZE: 2415mm x 2415mm
FRAME COLOUR: To be advised Group 1
 Total Vert Clearance: 15mm
 Total Horz Clearance: 15mm

WIND ZONE: High
LINER: H3 Paint Quality Pine 19mm Thick Architraved Mitre Cut
GLASS: 04LBLET14BK04CLFLT

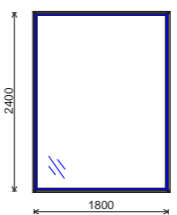
UNIT WEIGHT: 43.23 kg

WANZ COMPONENTS: 40mm Support Bar
WALL THICKNESS: 160
SILL LINER: TRUE
SL FRAME: FLAT
BEADED PANEL: TRUE
COVER_TRIM: SQUARE
TRACK FINISH: BLACK
HEIGHT FROM FLOOR: 0

COMMENTS: LOW-E XCEL GLASS DOUBLE GLAZED

1 x Comp to be advised (COMP30_TBA) Malta Pin SD 35 LG D 34/34 CT COLOURS M82441P

8



W08 - BACK OF ENTRY **1**

SUITE: Southern41™
FLASHING: 70mm Head Flashing - 999070/71
FRAME: Standard Frame
TRIM SIZE: 2415mm x 1815mm
FRAME COLOUR: To be advised Group 1
 Total Vert Clearance: 15mm
 Total Horz Clearance: 15mm


WIND ZONE: High
LINER: H3 Paint Quality Pine 19mm Thick Architraved Mitre Cut
GLASS: 05LBLET12BK05CLFLT

UNIT WEIGHT: 113.23 kg

WANZ COMPONENTS: 40mm Support Bar
WALL THICKNESS: 160
SILL LINER: TRUE
HEIGHT FROM FLOOR: 0

COMMENTS: LOW-E XCEL GLASS DOUBLE GLAZED

9



W09 - STUDY **1**

SUITE: Southern41™
FLASHING: 70mm Head Flashing - 999070/71
FRAME: Standard Frame
TRIM SIZE: 2415mm x 615mm
FRAME COLOUR: To be advised Group 1
 Total Vert Clearance: 15mm
 Total Horz Clearance: 15mm

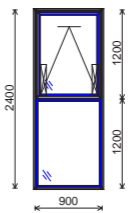
WIND ZONE: High
LINER: H3 Paint Quality Pine 19mm Thick Architraved Mitre Cut
GLASS: 04LBLET14BK04CLFLT

UNIT WEIGHT: 32.52 kg

WANZ COMPONENTS: 40mm Support Bar
WALL THICKNESS: 160
SILL LINER: TRUE
HEIGHT FROM FLOOR: 0

COMMENTS: LOW-E XCEL GLASS DOUBLE GLAZED

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W10 - ENSUITE 1 **1**

SUITE: Southern41™
FLASHING: 70mm Head Flashing - 999070/71
FRAME: Standard Frame
TRIM SIZE: 2415mm x 915mm
FRAME COLOUR: To be advised Group 1
 Total Vert Clearance: 15mm
 Total Horz Clearance: 15mm

WIND ZONE: High
LINER: H3 Paint Quality Pine 19mm Thick Architraved Mitre Cut
GLASS: 04LBLET12BK06CLTOL

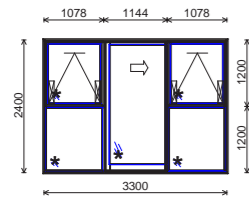
UNIT WEIGHT: 57.85 kg

WANZ COMPONENTS: 40mm Support Bar
WALL THICKNESS: 160
SILL LINER: TRUE
HEIGHT FROM FLOOR: 0

COMMENTS: OPALUCENT / LOW-E XCEL GLASS DOUBLE GLAZED
 RESTRICTOR STAYS

1 x Comp to be advised (COMP30_TBA) Malta Helix Seal Fast.DT LH COLOURS
 1 x Comp to be advised (COMP30_TBA) Malta Helix Seal Fast.DT RH COLOURS
 1 x Mill Finish Component Slays Restrictor 130 S/Steel MSTP013

11



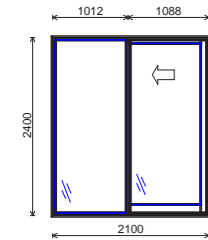
W11 - BED 1 1
 SUITE : Southern41™
 FRAME : Standard Frame
 FRAME COLOUR : To be advised Group 1
 FLASHING : 70mm Head Flashing - 999070/71
 TRIM SIZE : 2415mm x 3315mm
 Total Vert Clearance: 15mm
 Total Horz Clearance: 15mm
 WIND ZONE : High
 LINER : H3 Paint Quality Pine 19mm Thick Architraved Mitre Cut
 GLASS : 04LBLE114BK04CLFLT
 UNIT WEIGHT : 63.94 kg
 WAZZ COMPONENTS : 40mm Support Bar
 WALL THICKNESS : 160
 SILL LINER : TRUE
 SL FRAME : FLAT
 BEADED PANEL : FALSE
 COVER TRIM : SQUARE
 TRACK FINISH : BLACK
 HEIGHT FROM FLOOR : 0

COMMENTS: LOW-E XCEL GLASS DOUBLE GLAZED
 RESTRICTOR STAYS

INCLUDES SWISH SELF CLOSE
 AND LATCHING MECHANISM

- 1 x Comp to be advised (COMP30_TBA) Malta Pin SD 35 LG D 34/34 CT COLOURS M82441P
- 2 x Comp to be advised (COMP30_TBA) Malta Helix Seal Fast.LP LH COLOURS
- 2 x Comp to be advised (COMP30_TBA) Malta Helix Seal Fast.LP RH COLOURS
- 2 x Mill Finish Component Stays Restrictor 130 S/Steel MSTP013

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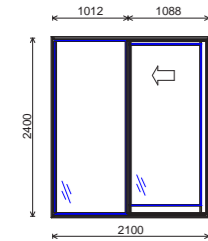


W12 - BED 2 1
 SUITE : Southern41™
 FRAME : Standard Frame
 FRAME COLOUR : To be advised Group 1
 FLASHING : 70mm Head Flashing - 999070/71
 TRIM SIZE : 2415mm x 2115mm
 Total Vert Clearance: 15mm
 Total Horz Clearance: 15mm
 WIND ZONE : High
 LINER : H3 Paint Quality Pine 19mm Thick Architraved Mitre Cut
 GLASS : 04LBLE114BK04CLFLT
 UNIT WEIGHT : 127.05 kg
 WAZZ COMPONENTS : 40mm Support Bar
 WALL THICKNESS : 160
 SILL LINER : TRUE
 SL FRAME : FLAT
 BEADED PANEL : TRUE
 COVER TRIM : SQUARE
 TRACK FINISH : BLACK
 HEIGHT FROM FLOOR : 0

COMMENTS: LOW-E XCEL GLASS DOUBLE GLAZED

- 1 x Comp to be advised (COMP30_TBA) Malta Pin SD 35 LG D 34/34 CT COLOURS M82441P

13

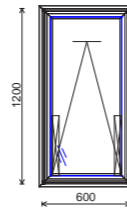


W13 - BED 3 1
 SUITE : Southern41™
 FRAME : Standard Frame
 FRAME COLOUR : To be advised Group 1
 FLASHING : 70mm Head Flashing - 999070/71
 TRIM SIZE : 2415mm x 2115mm
 Total Vert Clearance: 15mm
 Total Horz Clearance: 15mm
 WIND ZONE : High
 LINER : H3 Paint Quality Pine 19mm Thick Architraved Mitre Cut
 GLASS : 04LBLE114BK04CLFLT
 UNIT WEIGHT : 127.05 kg
 WAZZ COMPONENTS : 40mm Support Bar
 WALL THICKNESS : 160
 SILL LINER : TRUE
 SL FRAME : FLAT
 BEADED PANEL : TRUE
 COVER TRIM : SQUARE
 TRACK FINISH : BLACK
 HEIGHT FROM FLOOR : 0

COMMENTS: LOW-E XCEL GLASS DOUBLE GLAZED

- 1 x Comp to be advised (COMP30_TBA) Malta Pin SD 35 LG D 34/34 CT COLOURS M82441P

14

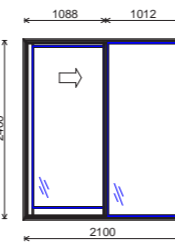


W14 - ENSUITE 2 1
 SUITE : Southern41™
 FRAME : Standard Frame
 FRAME COLOUR : To be advised Group 1
 FLASHING : 70mm Head Flashing - 999070/71
 TRIM SIZE : 1215mm x 615mm
 Total Vert Clearance: 15mm
 Total Horz Clearance: 15mm
 WIND ZONE : High
 LINER : H3 Paint Quality Pine 19mm Thick Architraved Mitre Cut
 GLASS : 04LBLE12BK06CLTOL
 UNIT WEIGHT : 20.25 kg
 WAZZ COMPONENTS : 40mm Support Bar
 WALL THICKNESS : 160
 SILL LINER : TRUE
 HEIGHT FROM FLOOR : 1200

COMMENTS: OPALUCENT / LOW-E XCEL GLASS DOUBLE GLAZED
 RESTRICTOR STAYS

- 1 x Comp to be advised (COMP30_TBA) Malta Helix Seal Fast.DT RH COLOURS
- 1 x Mill Finish Component Stays Restrictor 130 S/Steel MSTP013

15

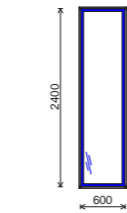


W15 - BED 4 1
 SUITE : Southern41™
 FRAME : Standard Frame
 FRAME COLOUR : To be advised Group 1
 FLASHING : 70mm Head Flashing - 999070/71
 TRIM SIZE : 2415mm x 2115mm
 Total Vert Clearance: 15mm
 Total Horz Clearance: 15mm
 WIND ZONE : High
 LINER : H3 Paint Quality Pine 19mm Thick Architraved Mitre Cut
 GLASS : 04LBLE114BK04CLFLT
 UNIT WEIGHT : 127.05 kg
 WAZZ COMPONENTS : 40mm Support Bar
 WALL THICKNESS : 160
 SILL LINER : TRUE
 SL FRAME : FLAT
 BEADED PANEL : TRUE
 COVER TRIM : SQUARE
 TRACK FINISH : BLACK
 HEIGHT FROM FLOOR : 0

COMMENTS: LOW-E XCEL GLASS DOUBLE GLAZED

- 1 x Comp to be advised (COMP30_TBA) Malta Pin SD 35 LG D 34/34 CT COLOURS M82441P

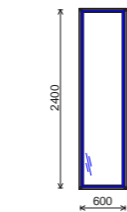
16



W16 - MEDIA/BED 5 1
 SUITE : Southern41™
 FRAME : Standard Frame
 FRAME COLOUR : To be advised Group 1
 FLASHING : 70mm Head Flashing - 999070/71
 TRIM SIZE : 2415mm x 615mm
 Total Vert Clearance: 15mm
 Total Horz Clearance: 15mm
 WIND ZONE : High
 LINER : H3 Paint Quality Pine 19mm Thick Architraved Mitre Cut
 GLASS : 04LBLE114BK04CLFLT
 UNIT WEIGHT : 32.52 kg
 WAZZ COMPONENTS : 40mm Support Bar
 WALL THICKNESS : 160
 SILL LINER : TRUE
 HEIGHT FROM FLOOR : 0

COMMENTS: LOW-E XCEL GLASS DOUBLE GLAZED

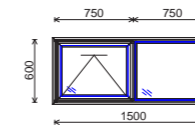
17



W16a - MEDIA/BED 5 1
 SUITE : Southern41™
 FRAME : Standard Frame
 FRAME COLOUR : To be advised Group 1
 FLASHING : 70mm Head Flashing - 999070/71
 TRIM SIZE : 2415mm x 615mm
 Total Vert Clearance: 15mm
 Total Horz Clearance: 15mm
 WIND ZONE : High
 LINER : H3 Paint Quality Pine 19mm Thick Architraved Mitre Cut
 GLASS : 04LBLE114BK04CLFLT
 UNIT WEIGHT : 32.52 kg
 WAZZ COMPONENTS : 40mm Support Bar
 WALL THICKNESS : 160
 SILL LINER : TRUE
 HEIGHT FROM FLOOR : 0

COMMENTS: LOW-E XCEL GLASS DOUBLE GLAZED

18



W17 - BATHROOM 1
 SUITE : Southern41™
 FRAME : Standard Frame
 FRAME COLOUR : To be advised Group 1
 FLASHING : 70mm Head Flashing - 999070/71
 TRIM SIZE : 615mm x 1515mm
 Total Vert Clearance: 15mm
 Total Horz Clearance: 15mm
 WIND ZONE : High
 LINER : H3 Paint Quality Pine 19mm Thick Architraved Mitre Cut
 GLASS : 04LBLE12BK06CLTOL
 UNIT WEIGHT : 26.08 kg
 WAZZ COMPONENTS : 40mm Support Bar
 WALL THICKNESS : 160
 SILL LINER : TRUE
 HEIGHT FROM FLOOR : 1800

COMMENTS: OPALUCENT / LOW-E XCEL GLASS DOUBLE GLAZED

- 1 x Comp to be advised (COMP30_TBA) Malta Helix Seal Fast.DT LH COLOURS
- 1 x Comp to be advised (COMP30_TBA) Malta Helix Seal Fast.DT RH COLOURS

BUILDING FITOUT

LININGS

INSULATION	CEILING	Pavillion 1	Pink Batts	Superbatts	R7.0	m2	118	
		Pavillion 2	Pink Batts	Superbatts	R5.0	m2	138	
		Breezeway	Pink Batts	Superbatts	R4.5	m2	26	
		Lean to 1						
		Lean to 2	Pink Batts	Skillion	R4.0	m2	4	
	FLOOR	Mezzanine	Pink Batts	Snuafloor	R3.2	m2	14	
	WALL	External 190mm framing	Pink Batts	Ultra 140mm	R3.6	m2	28	
		External 140mm framing	Pink Batts	Ultra 140mm	R3.6	m2	315	
		Internal 90mm Framing	Pink Batts	Silencer 75mm	R1.9	m2	207	
		Internal 140mm framing	Pink Batts	Silencer 100mm	R2.4	m2	15	
CEILING LININGS	PLASTERBOARD (Stopped to level)	Primary Ceiling Lining	GIB	Standard	13mm	m2	264	
		Wet Areas	GIB	Aqualine	13mm	m2	18	
WALL LININGS	PLASTERBOARD (Stopped to level)	Primary Wall Lining	GIB	Standard	10mm	m2	975	
		Wet Areas	GIB	Aqualine	10mm	m2	90	
LININGS OTHER	EXPOSED STRUCTURE	Glulam Portals	Prolam	Glulam Portals	Stainless Steel Connections	ea	1	
		Study Screen	Hempac	Western Red Cedar	70 x 70 battens @ 140mm	m2	4	
TRIM	SKIRTING	Painted Finish	Radiata Pine	Pre-Primed - Finger Jointed	Bevelled Edge - 60 x 10mm	m	260	
	ARCITRAVE	Painted Finish	Radiata Pine	Pre-Primed - Finger Jointed	Bevelled Edge - 40 x 10mm	m	360	
DECORATING	PAINT	Ceiling (Kitchen & Bathrooms)	Resene	Spacecote Flat	Half Wan White	m2	1	
		Ceiling (Main)	Resene	Deadflat	Half Wan White	m2	1	
		Walls (Main)	Resene	Zylone Low Sheen	Wan White	m2	1	
		Doors	Resene	Lustacryl Semi Gloss	Half Tana	ea	1	
		Trim	Resene	Lustacryl Semi Gloss	Wan White	m	1	
		Media 2	Resene	Zylone Low Sheen	Bud	m2	1	
		Fire Surround	Aalto	Premium Low Sheen Impasto Paint Finish	Narrate Half	m2	1	
		Media 1	Aalto	Premium Low Sheen Impasto Paint Finish	Vantage	m2	1	
		Glulam Beams	Resene	Colorwood	Whitewash	ea	1	
		STAIN	Study Screen	Resene	Wood-X	Damper	m2	1
	WALLPAPER	Feature Wall- Powder Room	James Dunlop	La Parma	Palm Leaf	ea	1	

DOORS

INTERNAL DOORS	PANELS	Kitchen 1	Standard PCM	Cavity Slider	810w x 2200h	ea	7					
		Kitchen 2										
		Garage 1										
		Garage 2										
		Bathroom 1										
		Powder Room										
		Ensuite 1										
		Robe 1						Standard PCM	Cavity Slider	760w x 2200h	ea	2
		Bedroom 1						Standard PCM	Poly Core	810w x 2200h	ea	5

JOE ALLEN

14 TIAKI LANE

MATAKANA

LOT 15 DP 565408

VERSION: DECEMBER 17, 2024 12:58 PM



THE RODNEY GROUP

1 SHAMROCK DRIVE, KUMEU

0800 RODNEY

WWW.THERODNEYGROUP.CO.NZ

		Bedroom 2					
		Bedroom 3					
		Bedroom 4					
		Media 2					
		Laundry					
		Scullery					
		Storage 1	Standard PCM	Double Robemaker	810w x 2200h	ea	1
		Robe 5	Standard PCM	Double Robemaker	960w x 2200h	ea	3
		Robe 2					
		Robe 3					
		Robe 4	Standard PCM	Tripple Robemaker	860w x 2200h	ea	1
		Media 1	Barn Door	Pine Panel Paint Finish - Standard PCM	900 x 2270h	ea	1
		Hinges	Novus	89x59mm Radius Hinge	Graphite Nickel	ea	15
HARDWARE	HANDLES	Bedroom 2	Windsor	NIDO - Modella Passage Set	Graphite Nickel	ea	4
		Bedroom 3					
		Bedroom 4					
		Media 2					
		Ensuite 2	Windsor	Cavity-Suite Ultra Privacy Set	Graphite Nickel	ea	4
		Ensuite 1					
		Powder Room					
		Bathroom 1					
		Kitchen 1	Windsor	Cavity-Suite Ultra Passage Set	Graphite Nickel	ea	8
		Kitchen 2					
		Garage 1					
		Garage 2					
		Scullery					
		Laundry					
		Robe 1					
Robe 2	Windsor	158x42mm Flushpull 128mm crs	GRAPHITE NICKEL	ea	12		
Robe 3							
Robe 4							
Robe 5							
Storage 1							
Storage 2							
Bedroom 1	Windsor	NIDO - Modella Privacy Set	Graphite Nickel	ea	1		
Media 1	Visual Hardware	Urban Round Handle with Recess	Satin Black	ea	1		
	STOPS	Wall Mounted	Windsor	85mm Doorstop Concealed Skirting Fix	Graphite Nickel	ea	5
	TRACKS	Barn Door Track	Visual Hardware	Aero Top Mounted Barn Door Hardware 1.5m Track	Black	ea	1
		Barn Door Soft Close	Visual Hardware	Softclose System for Flat Track set	Black	ea	1

CABINetry

KITCHEN & CUSTOM CABINetry	CARCASS	Kitchen - Under Bench	Laminex	Trade Essentials Whiteboard	16mm MDFMR with 1mm PVC edging	ea	1
		Kitchen - Overhead					
		Kitchen - Tower					
		Scullery - Under Bench					
		Laundry - Under Bench					
		Laundry - Tower					
		Master Robe					
		Study - Under Bench					
		Scullery - Tower					
		Scullery - Overhead	Laminex	Melteca Woodgrain Finish	18mm MDFMR with 1mm PVC edging	ea	1
		Laundry - Overhead					
		Media	Laminex	Melteca Satin Finish	18mm MDFMR with 1mm PVC edging	ea	1
		Study - Overhead					
		Mudroom - Under Bench	Laminex	Melteca Satin Finish	25mm MDFMR with 1mm PVC edging	ea	1
Mudroom - Overhead							

PANEL FRONTS	Kitchen - Under Bench	Laminex	Melteca Satin Finish	18mm MDFMR with 1mm PVC edging	ea	1
	Kitchen - Overhead					
	Kitchen - Tower Door					
	Laundry - Under Bench					
	Media					
	Master Robe					
	Laundry - Overhead	Laminex	Melteca Woodarain Finish	18mm MDFMR with 1mm PVC edging	ea	1
	Study - Under Bench	Prime Panels	Melamine Velvet Finsh	18mm MDFMR with 1mm PVC edging	ea	1
	Study - Overhead					
	Laundry - Under Bench					
	Laundry - Tower Door					
	END PANELS	Kitchen Island Curved	Saqe Doors	Beaded Flexi Timber Panels	5mm thick w 20mm battens	ea
FLOATING SHELF	Study	Prime Panels	Melamine Velvet Finsh	36mm MDFMR with 1mm PVC edging	ea	1
	Mudroom	Laminex	Melteca Satin Finish	36mm MDFMR with 1mm PVC edging	ea	1
	Powder Room	Made of Tomorrow	Fold Round Shelf	White	ea	1
BENCH TOP	Kitchen -Main	Laminex	Laminam Naturali Porcelain Stone	12mm with Pencil Aris Edging	ea	1
	Kitchen - Island					
	Scullery					
	Laundry					
SPLASH BACK	Mudroom	Laminex	Melteca Satin Finish	36mm MDFMR with 1mm PVC edging	ea	1
	Media					
	Study	Prime Panels	Melamine Velvet Finish	36mm MDFMR with 1mm PVC edging	ea	1
HANDLES	Kitchen	Laminex	Laminam Supernova Porcelain Stone	12mm with Pencil Aris Edging	ea	2
	Scullery					
HANDLES	Laundry	Tile Space	Kayoborder Olive Gloss	Finger Mosaic 19x144mm Lay Vertical	m2	4
	Kitchen - Under Bench	Windsor	Vertex Cabinet Handle - 260mm	GRAPHITE NICKEL	ea	26
	Scullery - Under Bench					
	Master Robe - Drawers					
	Kitchen - Integrated Fridqe	Windsor	Vertex Cabinet Handle - 360mm	GRAPHITE NICKEL	ea	8
	Kitchen - Tower Door					
	Laundry - Tower Door					
	Kitchen - Under Bench	Custom	Fabricated into Cabinetry	Shadowrail with Shark Nose	ea	10
	Kitchen - Under Bench					
	Laundry - Under Bench					
HARDWARE	Kitchen - Overhead	Custom	Fabricated into Cabinetry	Finger Pull Opening	ea	26
	Laundry - Overhead					
	Kitchen - Over Fridqe	Custom	Fabricated into Cabinetry	Push to Open	ea	1
ACCESSORIES	Panel Hinges	Blum	Clip	Blumotion	ea	1
	Push To Open	Blum	Tip-On	Blumotion	ea	1
	Drawer Runners	Blum	Box Systems	Merivobox	ea	1
ACCESSORIES	Kitchen - Cutlery Insert	Hafele	Cusio	To Suit Drawer Width	ea	1
	Kitchen - Pull Out Pantry	Hafele	Dispensa 300mm	Arena Classic	ea	1
	Kitchen - Waste Bin	Hafele	Concelo	2 x 20 litre bins	ea	1
	Mud Room - Coat Hooks	Citta	Bow Hook	Oak	ea	4
	Laundry - Hanqing Rail	SD Aluminium	Aluminium Rail	Silver	ea	1
MODULAR SYSTEMS	CABINERY					
	Robe 2	Wardrobes Direct	Clubhouse Range - Seashell	Melamine with Soft-Close Drawers	ea	4
	Robe 3					
Robe 4						
Robe 5						
Storage 1	Wardrobes Direct	Giordeno Range	Ventilated Wire System -	ea	1	
ACOUSTIC PANELS	Media 1 - Above Cabinetry	AcuPanel	Premium 2.4h Acoustic Slat Wood Panel	Natural Oak - Grey Felt -	m2	8.3

ELECTRICAL & SECURITY

LIGHTS		RECESSED DOWN LIGHTS		SURFACE MOUNTED CEILING LIGHTS		LED STRIP LIGHTS		WALL LIGHTS		TREAD LIGHTS		FEATURE LIGHTS		FLOOD LIGHTS		GARDEN LIGHTS		SWITCHES & SWITCHES	
	Breezeway	Halcyon	Mini Eyeball LED Downlight, White	28w Warm White LED (3000k / 320 Lumens / 3.67m / 33° Beam)	ea	9													
	Study	Halcyon	Mini Quick low-glare LED Downlight, IP44 , White Aluminium	14w Warm White LED (3000k / 140 Lumens / 1.855m x 1.8m (approx.) .)	ea	11													
	Bathroom 1																		
	Ensuite 1																		
	Ensuite 2																		
	Kitchen	Switch Lighting	ZELA Tilt LED Downlight, White, IP65 face, Prismatic A	9.4w Warm White LED (3000k / 810 Lumens / 40° beam) 87% CRI	ea	16													
	Dining																		
	Living																		
	Scullery	Switch Lighting	ZELA Deep Tilt LED Downlight, White, IP65 face, Prismatic A	7.4w Extra Warm White LED (3000k / 690 Lumens / 40° beam) 87% CRI	ea	9													
	Ensuite 1																		
	Ensuite 2																		
	Hallway																		
	Passage (Laundry)	Switch Lighting	ZELA Deep Tilt LED Downlight, White, IP65 face, LOW GLARE	9.4w Warm White LED (3000k / 810 Lumens / 40° beam) 87% CRI	ea	5													
	Passage (Mud Room)																		
	Powder Room																		
	Bedroom 1	Switch Lighting	ZELA Deep Tilt LED Downlight, White, IP65 face, Prismatic A	7.4w Warm White LED (3000k / 690 Lumens / 40° beam) 87% CRI	ea	15													
	Bedroom 2																		
	Bedroom 3																		
	Bedroom 4																		
	Media 1	Switch Lighting	ZELA Deep Tilt LED Downlight, White, IP65 face, Prismatic	9.4w Warm White LED (3000k / 810 Lumens / 40° beam) 87% CRI	ea	10													
	Media 2																		
	Veranda 1	Switch Lighting	SLED Downlight by Switch, WHITE, IP44 face	12.8w Warm White LED (3000k / 1250 Lumens / 110° beam)	ea	7													
	Laundry																		
	Robe 1																		
	Alfresco	Halcyon	X-Low Glare EXTERIOR Recessed D/L, IP65, BLACK Stainless Steel	9.5w Warm White LED	ea	5													
	Breezeway Porch																		
	Garage	Eurotech	Geo LED Ceiling Button, IP54, White trim with polycarbonate Diffuser	28w Warm White LED (3000k / 2180 Lumens / CRI >90)	ea	6													
	Mezzanine	Eurotech	Geo LED SMALL Ceiling Button, IP54, WHITE trim with polycarbonate Diffuser	100mm wide x 100mm deep	ea	2													
	Kitchen	Hugo	Large Split tilt LED spotlight (Surface Mount), WHITE	170mm high x 70mm wide x 80mm deep, 2 x 3w Warm White LED (3000k / 540 Lumens / 60° beam)	ea	3													
	Kitchen	Brightlight	Lowline #02 MINI Recessed LED channel 27mm wide x 10mm deep, White Aluminium with Rolled Opal diffuser with COB LED Ribbon Strip	9 watts / metre, 10mm wide x 2mm high, Warm White.	meter	6.7													
	Pantry																		
	Bathroom 1	Brightlight	Baseline #01 MINI LED Channel V2, WHITE with Rolled Opal diffuser, 20mm wide x 10mm deep with LED Ribbon Strip #1000	4 watts / metre, 10mm wide x 2.4mm high, Warm White, (449 lumens per metre)	meter	3													
	Ensuite 1																		
	Ensuite 2																		
	Dining	Halcyon	Asymmetric Uplighter, WHITE, IP65 , 296mm wide x 120mm deep x 45mm high	28w Warm white LED (3000k / 2180 Lumens / CRI >90)	ea	4													
	Living																		
	Entry Approach	Halcyon	Code Cube SMALL Wall Washer, IP65, Black Aluminium	100mm wide x 100mm deep	ea	5													
	Alfresco Columns	Eurotech	Shell Up/Down wall light - BLACK, IP54	170mm high x 70mm wide x 80mm deep, 2 x 3w Warm White LED (3000k / 540 Lumens / 60° beam)	ea	10													
	Patio 1																		
	Garage Columns																		
	Patio 2																		
	Veranda 2																		
	Pool Columns																		
	Hallway	Halcyon	Deep Low Glare LED step light Round, WHITE, IP65	80mm x 36mm Deep, LED	ea	2													
	Garage Path	Halcyon	Puck Medium Step Light, Black Aluminium, IP65	Ø = 100mm x 40mm, 1.6w	ea	2													
	Bedroom 1	Lightco	Organic Hanging Light MEDIUM by Lighting Republic, Old brass fitting with	Ø = 170mm x 250mm high,	ea	2													
	Media 1	Flua Lighting	Sona 'C' Wall Light by Flua. Black aluminium with LED backlight	1.855m x 1.8m (approx.) .	ea	1													
	Living	Lightmakers	Oropa LED Hanging Light, Black Steel & Acrylic	1030mm long x 380mm	ea	1													
	Boat Park	SIMX	Ecospot 8w Twin LED Sensor Flood Light	Black	ea	1													
	Breezeway Garden	Halcyon	Spike spot, IP67, Black finish Stainless Steel (316)	80mm long x 97mmhigh 4w Warm White LED (2700k / 216 Lumens / 25° Beam)	ea	2													
	Hallway	PDL	Iconic Series	1 Gang Switch - White	ea	16													

SENSORS							
		Mud Room					
		Laundry Passage					
		Study					
		Bedroom 1 Headboard					
		Bedroom 1 Robe					
		Bedroom 2					
		Bedroom 3					
		Bedroom 4					
		Bedroom 2 Porch					
		Bedroom 2 Porch					
		Bedroom 3 Porch					
		Bedroom 4 Porch					
		Hallway Step Lights	PDL	Iconic Series	2 Gang Switch - White	ea	4
		Scullery					
		Laundry					
		Media 1					
		Entry	PDL	Iconic Series	3 Gang Switch - White	ea	3
		Powder Room					
		Bedroom 1					
		Laundry Passage	PDL	Iconic Series	4 Gang Switch - White	ea	5
		Ensuite 1					
		Ensuite 2					
		Bathroom 1					
		Garage					
		Kitchen	PDL	Iconic Series	6 Gang Switch - White	ea	2
		Dining					
		Media 2 / Bedroom 5	PDL	Iconic Series	Rotary Dimmer (Fitted to existing switches)	ea	7
		Living (Downlights)					
		Living (Wall Lights)					
		Al Fresco					
		Media 1 (Downlights)					
		Media 2 (Feature Light)					
	MOTION SENSORS	Hallway Step Lights	HPM	360 Degree Motion Sensor	Recessed - White	ea	4
		Bathroom 1 LED strip					
		Ensuite 1 LED Strip					
		Ensuite 2 LED Strip					
		Entry Wall Lights	SIMX	Motion Sensor	Black	ea	3
		Porch 1 Step Lights					
		Garage Wall Lights					
POWER	POWER POINTS	Bedroom 1 (x3)	PDL	Iconic Series	Double Power - White	ea	34
		Bedroom 2 (x2)					
		Bedroom 3 (x2)					
		Bedroom 4 (x3)					
		Media 1 (x3)					
		Media 2 (x3)					
		Hallway (x1)					
		Bathroom 1 (x1)					
		Ensuite 1 (x1)					
		Ensuite 2 (x1)					
		Study (x2)					
		Scullery (x2)					
		Laundry (x2)					
		Kitchen Island (x2)					
		Kitchen Bench (x2)					
		Living (x2)					
		Garage (x2)					
	AUXILLARY POWER	Bathroom Mirrors (Recessed x4)	PDL	Iconic Series	Single Power - White	ea	19
		Auto Door (x1)					
		Laundry (Washing Machine)					
		Laundry (Drver)					
		Kitchen (Rangehood)					
		Kitchen (Fridge)					

		Scullery (Bar Fridge)					
		Kitchen (Waste Disposal)					
		Kitchen (Dishwasher)					
		Kitchen (Oven - 20A)					
		Kitchen (Cobi Oven - 16A)					
		Kitchen (Cooktop - 32A)					
		Living (Gas Fire)					
		Bathroom (Towel Rails x 3)					
		Media 1 (TV outlet)					
		Media 2 (TV outlet)					
		Water Pump & Purification	PDL	Iconic Series Weatherproof	Double Power - White	ea	3
		Swimming pool Pump & Filter					
		Hot Water Callfont					
		Sewer Pump Station	PDL	Iconic Series Weatherproof	Single Power - White	ea	4
		Swimming pool (20A)					
		Pool Lights (10A)					
		Spa (15A)					
	SUPPLY	Mains Switchboard	Teubel	Switchboard & Meter Panel	51 way	ea	1
DATA	DATA POINTS	Living Fireplace	PDL	Iconic Series	CAT 6 Single Outlet - White	ea	2
		Bedroom 1					
		Study	PDL	Iconic Series	CAT 6 Double Outlet - White	ea	3
		Media 1					
		Media 2					
	SUPPLY	Data Comms Board	Signet	ST3010	Fibre Ready Comms Board	ea	1
SECURITY	ALARM SYSTEM	Alarm	Arrowhead	EC-KIT LCD Alarm System	White with Touch Screen	ea	1
		Media 1	Arrowhead	Wireless Motion PIR Sensor	White	ea	7
		Living					
		Entry					
		Bedroom 1					
		Bedroom 4					
		Bedroom 5 / Media 2					
		Garage					
		Intercom	Arrowhead	E-CON Intercom Kit	White with Digital Display	ea	1
APPLIANCES	COOKING	Oven	Fisher & Paykel	60cm Series 7 Premium Pyrolic Self Clean Oven	Black Glass	ea	1
		Microwave Oven	Fisher & Paykel	60cm Series 9 Minimal Compact Combi Microwave Oven	Black Glass	ea	1
		Cooktop	Fisher & Paykel	76cm Series 7 4 Zone Induction Cooktop	Black Glass	ea	1
	COOLING	Fridge Freezer	Fisher & Paykel	569L Series 7 French Door Fridge Freezer	Black Stainless Steel	ea	1
		Drinks Fridge	Robinhood	171 Can Beverage Centre Built	Black	ea	1
	CLEANING	Dishwasher	Fisher & Paykel	Series 7 Contemporary Built-Under Dishwasher	Black Stainless Steel	ea	1
		Kitchen Waste Disposal	Robinhood	Scrapeater 0.5hp	With Air Switch	ea	1
	EXTRACTION	Rangehood	Robinhood	RPG 900 DC Motor Powerpack	Black Glass	ea	1

PLUMBING

BASINS & SINKS	VANITIES	Ensuite 1	Progetto	Forma Spio 1200 2 Drw Wall Vanity Centre Basin Tusk	VARIOUS COLOURS	ea	1
		Bathroom 1	Progetto	Prava Spio 1200 4 Drw Wall Vanity Centre Basin	Various Colours	ea	1
		Ensuite 2	Progetto	Prava Spio 1200 2 Drw Wall Vanity Centre Basin	Various Colours	ea	1
	BASINS	Powder Room	Progetto	Niaqara Round Freestanding Basin	WHITE	ea	1
	SINKS	Kitchen	Mercer	Aurora Bowl & 1/2 RH Sink Insert	GUNMETAL	ea	1
		Laundry	Mercer	Aurora Single Bowl	GUNMETAL	ea	1

BATHS & SHOWERS	BATHS	Bathroom 1	Progetto	Kurv 1700 Freestanding Bath (matching waste)	Matt White	ea	1
	GLASS SHOWERS	Bathroom 1	Sharpeye	Framelss 10mm Toughened Glass	1980mm high	ea	3
		Ensuite 1					
		Ensuite 2					
		Handles					
Channel	Sharpeye	Round Shower Handle	Gunmetal	ea	3		
Hinges	Sharpeye	Aluminium	Gunmetal	ea	3		
			Sharpeye	180 Adjustable	Gunmetal	ea	6
TAPS & MIXERS	TAPS	Ensuite 1 - Basin	Progetto	Buddy Zero Wall Mount Mixer Brushed Nickel	BRUSHED NICKLE	ea	5
		Bathroom 1 - Basin					
		Ensuite 2 - Basin					
		Ensuite 1 - Bath					
		Powder Room - Basin					
	Laundry	Progetto	Tube Kitchen Mixer With Pull Out Spray	BRUSHED NICKEL	ea	1	
	Kitchen	Progetto	Buddy Zero Round 2 Hole High Mixer	BRUSHED NICKEL	ea	1	
	External Taps	SPK	Hose Tap	15mm Brass	ea	2	
	SHOWER HEADS	Bathroom 1	Progetto	Tube Slide Shower Brushed Nickel	BRUSHED NICKLE	ea	2
		Ensuite 2	Progetto	Tube Shower Column Brushed Nickel	BRUSHED NICKLE	ea	1
Ensuite 1							
MIXERS	Ensuite 1 - Shower	Progetto	Buddy Zero Shower Mixer Brushed Nickel	BRUSHED NICKLE	ea	3	
	Ensuite 2 - Shower						
	Bathroom 1 - Shower						
WASTE & TRAPS	WASTES	Powder Room - Basin	Progetto	Solid Surface Pop Up Basin Waste 32mm No Overflow	WHITE	ea	5
		Ensuite 1 - Basin					
		Ensuite 2 - Basin					
		Bathroom 1 - Basin					
		Bathroom 1 - Bath					
		Bathroom 1 - Shower					
	Ensuite 1 - Shower						
Ensuite 2 - Shower							
TOILETS	Powder Room	Progetto	Zen II Rimless Floor Mount Toilet Package Matt White Slim Seat/Brushed Nickel Panel	WHITE	ea	4	
ACCESSORIES	MIRRORS	Bathroom 1	Progetto	Galaxy 600 Pill LED Backlit Mirror	STAINLESS STEEL	ea	3
		Ensuite 1					
		Ensuite 2					
		Powder Room					
	Bathroom 1	Progetto	Universal Mirror Demister Pad 350x500mm	Accessory	ea	3	
	Ensuite 1	Progetto	Tube 12 Bar Heated Towel Ladder 120 X 65cm	BRUSHED STAINLESS	ea	1	
	Ensuite 2						
HEATED TOWEL	Bathroom 1	Progetto	Tube 12 Bar Heated Towel Ladder 120 X 50cm	BRUSHED STAINLESS	ea	2	
MISC	Towel Rail - Powder Room	Progetto	Buddy Robe Hook Brushed Nickel	BRUSHED NICKLE	ea	1	
MAINS WATER	SUPPLY	Purification	CEG	Ecopure Filtration System	120 J10	ea	1
		Water Pump	CEG	Multi Stage Water Pump	Eco-MXA 404	ea	1
	HEAT	Hot Water	Rinnai	Infinity A 26	Ext LPG	ea	1

HVAC

HEATING,	FIREPLACE	Main Living	Escea	Gas Fire with Fuel Bed	DS1150	ea	1
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FINAL TOUCHES

WINDOW TREATMENTS	CURTAINS							
		Room	Supplier	Material	Finish	Unit	Qty	
	CURTAINS	Bedroom 1	James Dunlop	Element Mineral with Synergy White Lining, Box Pleat	Hand Drawn, Superfit & Sheer Track, Poclain	ea	4	
		Bedroom 2						
		Bedroom 3						
		Bedroom 4						
		Media 1						
			Media 1	James Dunlop	Element Cement with Synergy White Lining, Box Pleat	Hand Drawn, Superfit &	ea	1
	SHEERS	Dining	James Dunlop	Scandinave Oyster	Hand Drawn, Superfit Single Track, Porcelain	ea	2	
		Living						
		Bedroom 2	James Dunlop	Santino Oyster	Hand Drawn, Superfit & Sheer Track, Poclain	ea	3	
		Bedroom 3						
		Bedroom 4						
		Bedroom 1	James Dunlop	Santino Fog	Hand Drawn, Superfit &	ea	1	
Media 1	James Dunlop	Santino Stone	Hand Drawn, Superfit &	ea	1			
SHUTTERS	Media 2 (x2)	Uno	Ecosmart Hinged Shutter	White	ea	3		
	Study							

LININGS

INSULATION

CEILING

Pink Batts Superbatts
Pink Batts Skillion

FLOOR

Mezzanine - Pink Batts Snugfloor

WALL

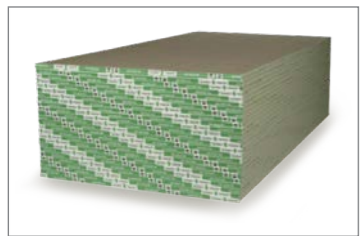
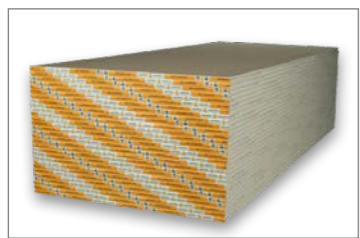
Pink Batts Ultra 140mm
Pink Batts Silencer 75mm
Pink Batts Silencer 100mm



CEILING LININGS

PLASTERBOARD

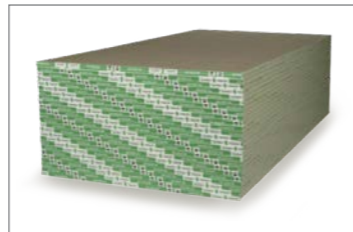
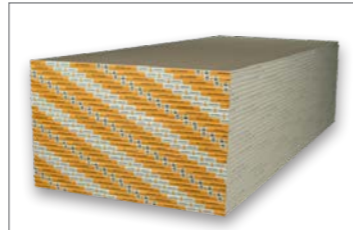
GIB Standard
GIB Aqualine



WALL LININGS

PLASTERBOARD

GIB Standard
GIB Aqualine



LININGS OTHER

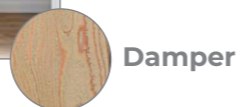
EXPOSED STRUCTURE

Prolam Visual Grade Glulam Portals



Whitewash

Study Screen
Western Red Cedar 70x70mm battens



Damper

TRIM

SKIRTING

Finger Jointed Bevelled Edge Pine



Wan White

ARCHITRAVE

Finger Jointed Bevelled Edge Pine



Wan White

DECORATING

PAINT

Resene Spacecote Flat
Half Wan White



Resene deadflat
Half Wan White



Resene Zylone Low Sheen
Wan White



Resene Lustacryl Semi Gloss
Half Tana



Wan White



Resene Zylone Low Sheen
Bud



Aalto Premium Low Sheen Impasto



Vantage



Narrate Half

Resene Colorwood
Whitewash



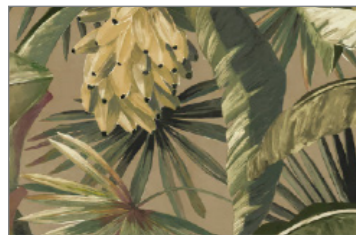
STAIN

Resene Wood X
Damper



WALLPAPER

James Dunlop
La Parma Palm Leaf

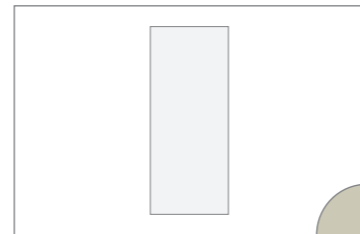


DOORS

INTERNAL DOORS

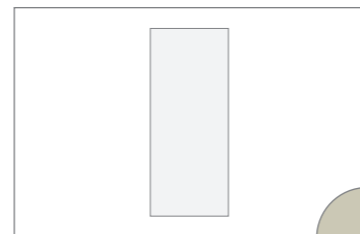
PANELS

Standard PCM
Cavity Slider
Poly Core
Double Robemaker
Triple Robemaker



Half Tana

Barn Door
Pine Panel Paint Finish



Half Tana

Hinges
Novas 89x59mm Radius Hinge



Graphite Nickel

HARDWARE

HANDLES

Passage
Windsor Nido Modella



Graphite Nickel

Cavity Suite Ultra Privacy Set
Windsor



Graphite Nickel

Cavity Suite Ultra Passage Set
Windsor



Graphite Nickel

Flush Pull
Windsor 158x42mm 128mm Crs



Graphite Nickel

Privacy
Windsor Nido Modella



Graphite Nickel

Urban Round with Recess
Visual Hardware



Black

STOPS

WALL MOUNTED

Windsor 85mm Concealed Skirting Fix



Graphite Nickel

TRACKS

BARN DOOR TRACK

Visual Hardware Aero Top Mounted



Black

BARN SOFT CLOSE

Visual Hardware Softclose system for flat track set



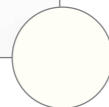
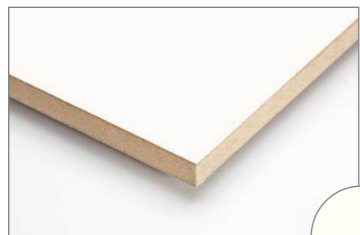
Black

CABINETRY

KITCHEN & CUSTOM CABINETRY

CARCASS

16mm MDFMR 1mm PVC Edging
Laminex Trade Essentials Standard Finish



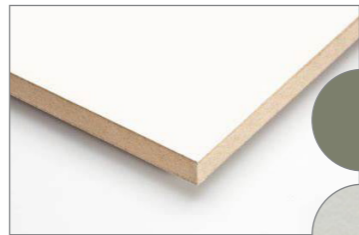
Whiteboard

18mm MDFMR 1mm PVC Edging
Laminex Melteca Woodgrain Finish



Flaxen

18mm MDFMR 1mm PVC Edging
Laminex Melteca Satin Finish



Atmoss



Seal Grey

25mm MDFMR 1mm PVC Edging
Laminex Melteca Satin Finish



Seal Grey

PANEL FRONTS

18mm MDFMR 1mm PVC Edging
Laminex Melteca Satin Finish



Atmoss



Seal Grey

18mm MDFMR 1mm PVC Edging
Laminex Melteca Woodgrain Finish

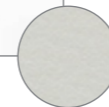


Flaxen

18mm MDFMR 1mm PVC Edging
Prime Panel Melamine Velvet Finish



Atmoss



Seal Grey*

END PANELS

Sage Doors
Beaded Flexi Timber Panels



FLOATING SHELF

36mm MDFMR 1mm PVC Edging
Prime Panel Melamine Velvet Finish



Atmoss

36mm MDFMR 1mm PVC Edging
Laminex Melteca Satin Finish



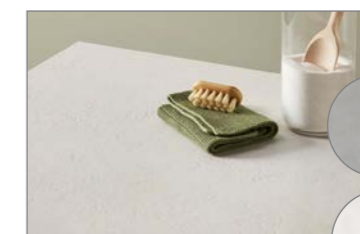
Seal Grey

Fold Round Shelf
Made of Tomorrow
White



BENTCHTOP

Laminam Porcelain 12mm
Pencil Aris Edging

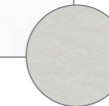
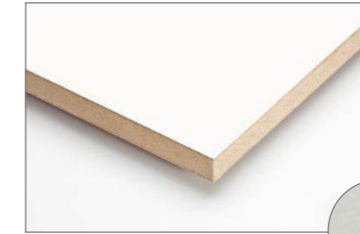


Luna Grey



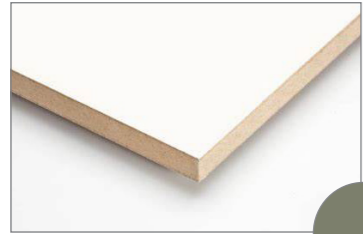
Luna White

36mm MDFMR 1mm PVC Edging
Laminex Melteca Satin Finish



Seal Grey

36mm MDFMR 1mm PVC Edging
Prime Panel Melamine Velvet Finish



Atmoss

SPLASH BACK

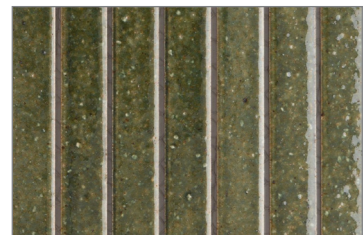
Laminam Porcelain 12mm
Luna Grey



Luna Grey

Luna White

Tile Space
Kayoborder Olive Gloss 19x144mm Lay Vertical



HANDLES

Windsor Vertex Cabinet Handle
Graphite Nickel
260mm
360mm



Graphite Nickel

HARDWARE

Panel Hinges
Blum Clip Blumotion



Push To Open
Blum Tip-on Blumotion



Runners
Blum Merivobox



ACCESSORIES

Cutlery Insert
Hafele Cusio



Pull out Pantry
Hafele Dispensa 300mm
Arena Classic



Waste Bin
Hafele Concelo



Coat Hooks
Citta Bow Hook Oak



Hanging Rail
SD Aluminium Rail



Silver

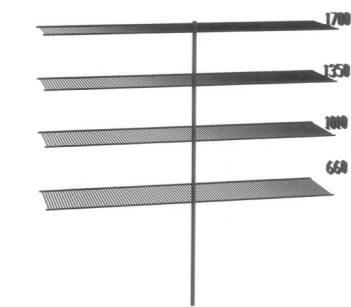
MODULAR SYSTEMS

CABINETS

Wardrobes Direct
Clubhouse Range
Melamine with Soft Close Doors
Seashell

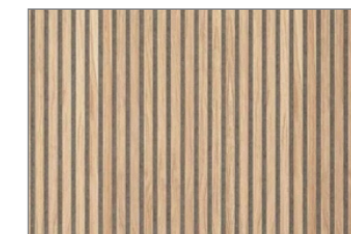


Wardrobes Direct Geordeno Range
Ventilated Wire System
Silver Finish



ACOUSTIC PANELS

AcuPanel Premium 2.4h Acoustic Slat Wood Panel
Natural Oak Grey Felt Oil Finish



ELECTRICAL & SECURITY

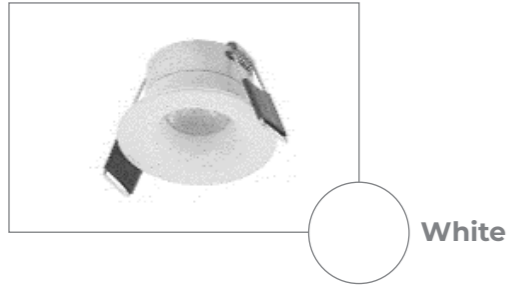
LIGHTS

RECESSED DOWN LIGHTS

Halcyon
Mini Eyeball LED



Halcyon
Mini Quick Low Glare LED IP44



Switch Lighting
ZELA Tilt LED Downlight IP65



Switch Lighting
ZELA Deep Tilt LED Downlight IP65



Switch Lighting
ZELA Deep Tilt LED Downlight IP65 Low Glare



Switch Lighting
SLED Downlight IP44

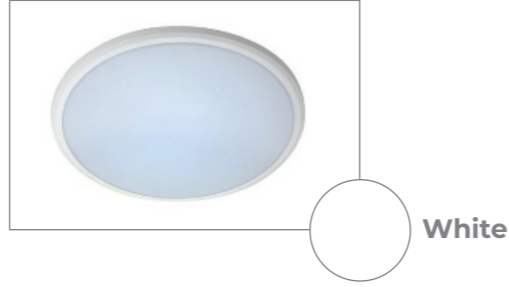


Halcyon
X-Low Glare Exterior Recessed IP65

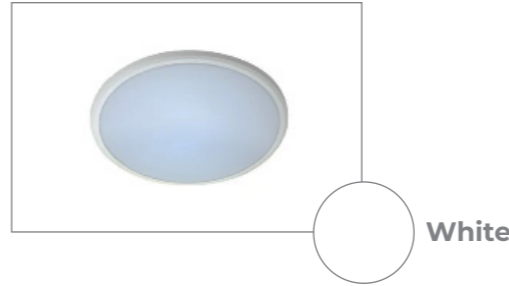


SURFACE MOUNTED CEILING LIGHTS

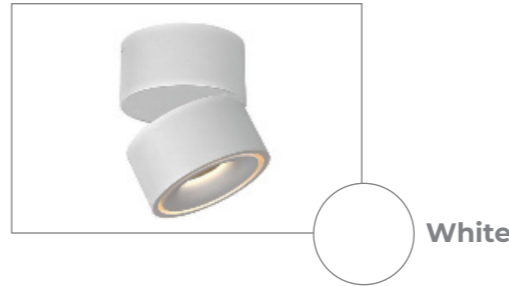
Eurotech
Geo LED Ceiling Button IP54



Eurotech
Geo LED Small Ceiling Button IP54

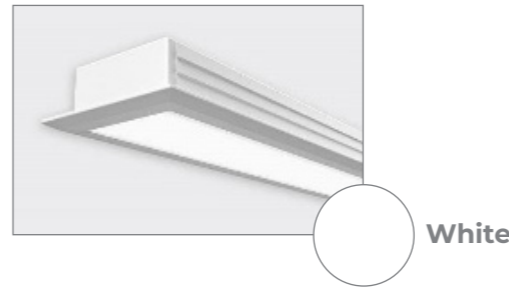


Hugo
Large Split Tilt LED Spotlight

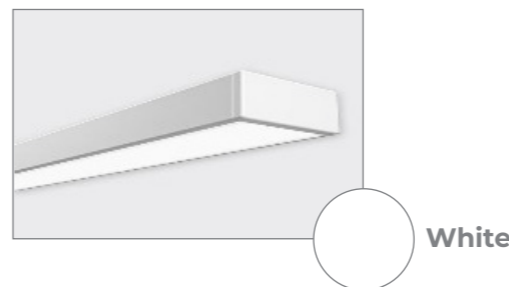


LED STRIP LIGHTS

Brightlight
Lowline Mini Recessed LED Channel

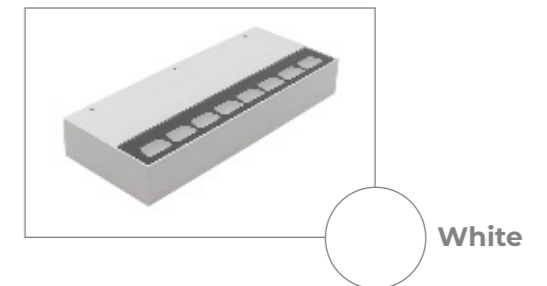


Brightlight
Baseline Mini Recessed LED Channel

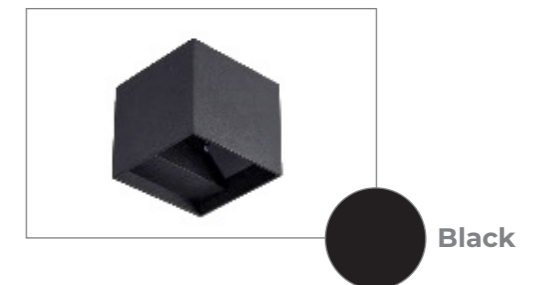


WALL LIGHTS

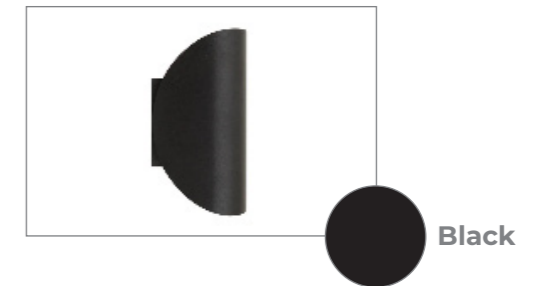
Halcyon
Asymmetric Uplighter IP65



Halcyon
Code Cube Small Wall Washer IP65

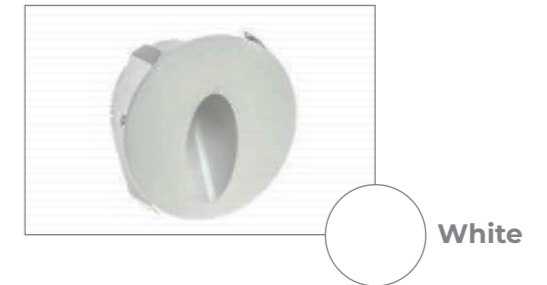


Eurotech
Taco Shell Up/Down Wall Light

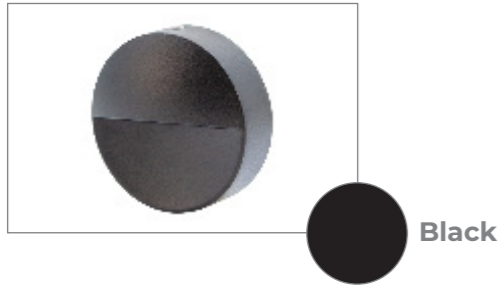


TREAD LIGHTS

Halcyon
Deep Low Glare LED Step Light Round



Halcyon
Puck Medium Step Light

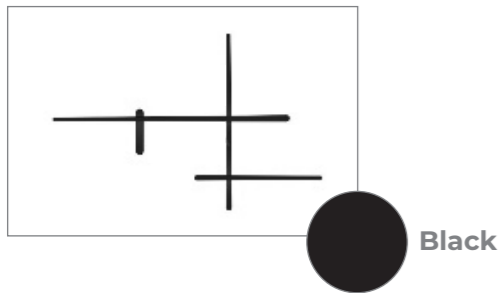


FEATURE LIGHTS

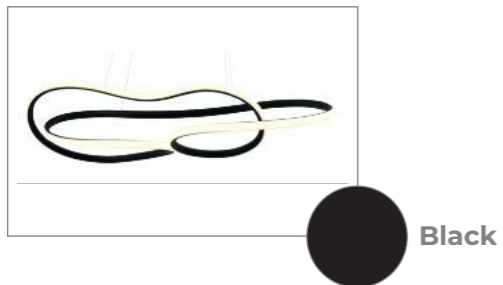
LightCo
Organic Hanging Light



Flua Lighting
Song C Wall Light
Black Aluminium



Lightmakers
Oropa LED Hanging Light
Black Steel & Acrylic



FLOOD LIGHTS

SIMX
Ecospot 8w Twin LED Sensor



GARDEN LIGHTS

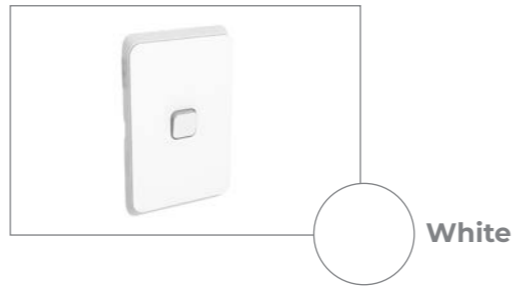
Halcyon
Spike Spot IP67



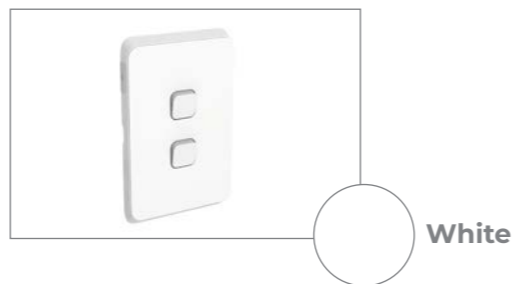
SWITCHES & SENSORS

SWITCHES

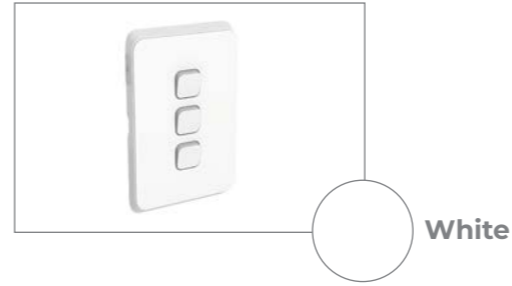
PDL
Iconic Series 1 Gang Switch



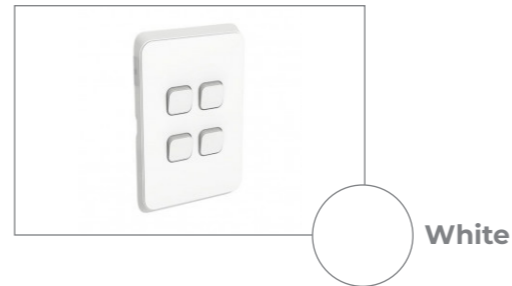
PDL
Iconic Series 2 Gang Switch



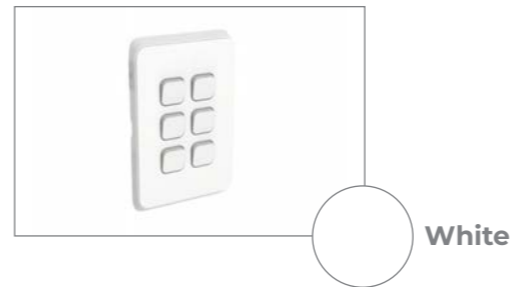
PDL
Iconic Series 3 Gang Switch



PDL
Iconic Series 4 Gang Switch



PDL
Iconic Series 6 Gang Switch

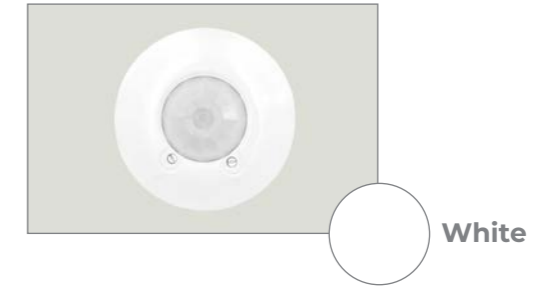


PDL
Iconic Rotary Dimmer



MOTION SENSORS

HPM
360 Degree Motion Sensor



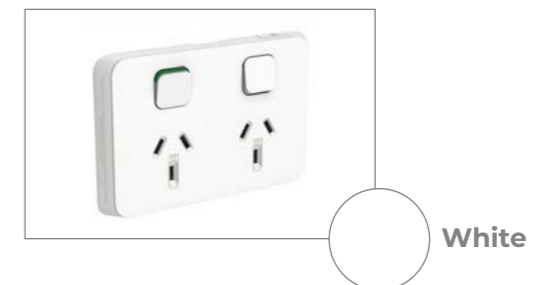
SIMX
Motion Sensor



POWER

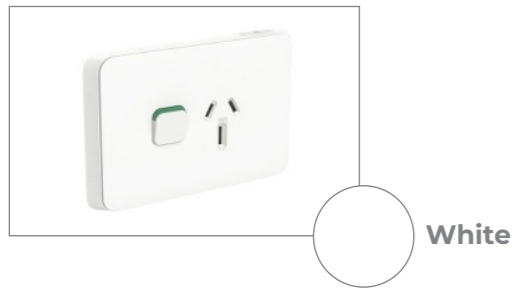
POWER POINTS

PDL
Iconic Series Double Power



AUXILLARY POWER

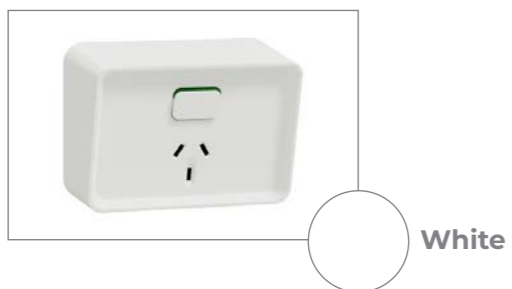
PDL
Iconic Series Single Power



PDL
Iconic Series Weatherproof Double Power



PDL
Iconic Series Weatherproof Single Power



SUPPLY

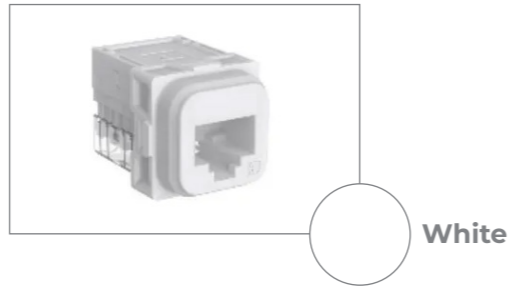
Mains Switchboard
Teubel Switchboard and Meter Panel



DATA

DATA POINTS

PDL
Iconic Series Cat 6
Single Outlet
Double Outlet



Data Comms Board
Signet ST3010



SECURITY

ALARM SYSTEM

Arrowhead
EC-KIT TOUCH W



Arrowhead
Wireless Motion PIR Sensor



Arrowhead
E-CON KIT-W-KP



APPLIANCES

COOKING

Oven
Fisher & Paykel
60cm Series 7 Premium Pyrolic Self Clean



Microwave Oven
Fisher & Paykel
60cm Series 9 Minimal Compact Combi

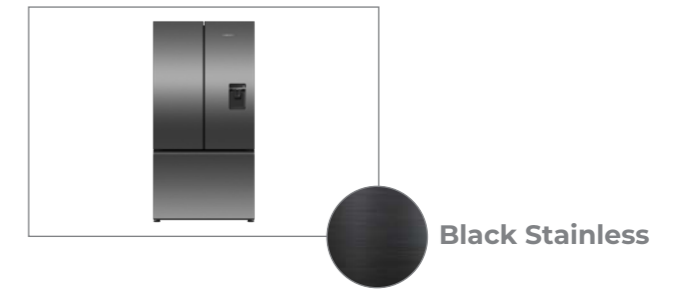


Cooktop
Fisher & Paykel
76cm Series 7 4 Zone Induction



COOLING

Fridge Freezer
Fisher & Paykel
569L Series 7 French Door Black SS

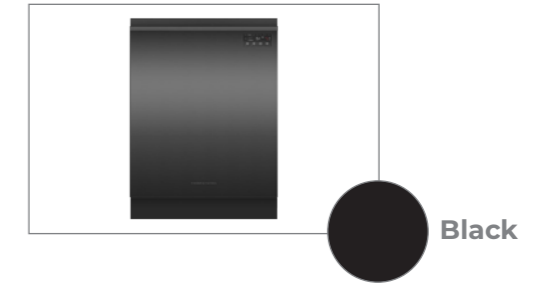


Drinks Fridge
Robinhood
171 Can Beverage Centre Built

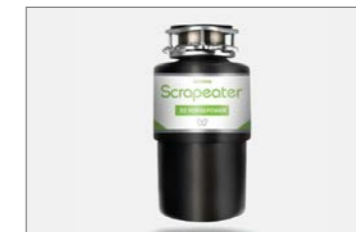


CLEANING

Dishwasher
Fisher & Paykel
Series 7 Contemporary Built-Under

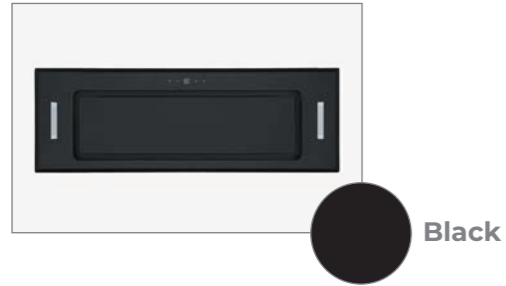


Kitchen Waste Disposal
Robinhood
Scrapeater 0.5hp



EXTRACTION

Rangehood
Robinhood
RPG 900 DC Powerpack



PLUMBING

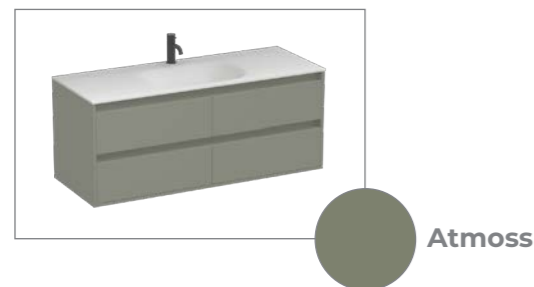
BASINS & SINKS

VANITIES

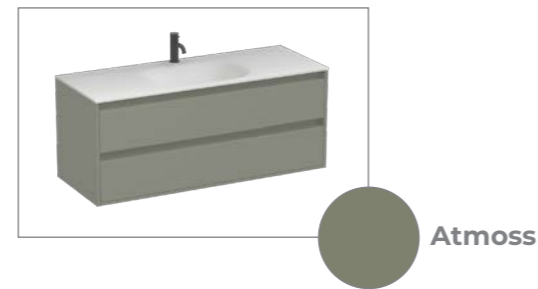
Progetto Forma Spio 1200 2 Drawer
Tusk



Progetto Prava Spio 1200 4 Drawer

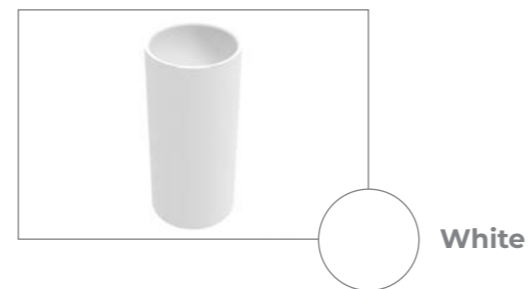


Progetto Prava Spio 1200 2 Drawer



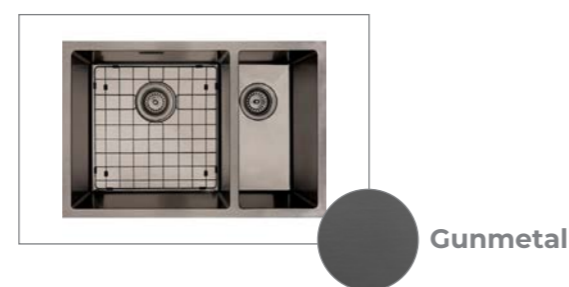
BASINS

Progetto Niagara Round Freestanding



SINKS

Mercer Aurara Bowl & 1/2 Sink Insert



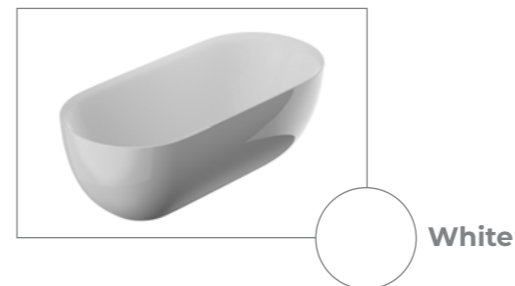
Mercer Aurara Single Bowl



BATHS & SHOWERS

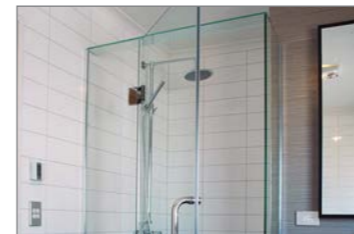
BATHS

Progetto Kurv 1700 Freestanding

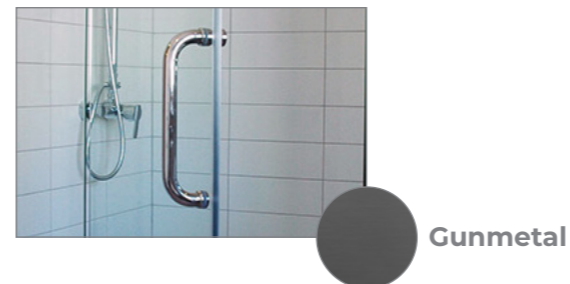


GLASS SHOWERS

Sharpeye
Frameless 10mm Toughened Glass 1980mm



Handles
Sharpeye Round Shower Handle



Channel
Sharpeye Aluminium



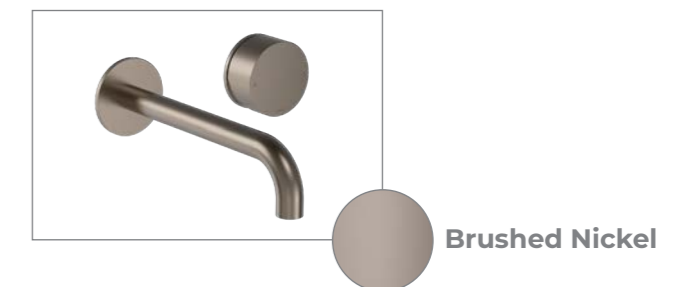
Hinges
Sharpeye 180 Adjustable



TAPS & MIXERS

TAPS

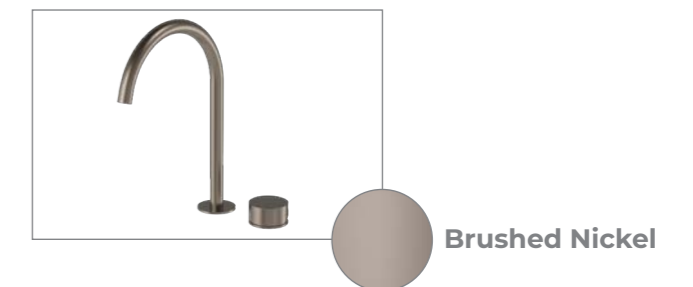
Progetto Buddy Zero Wall Mount Mixer



Progetto Tube Kitchen Mixer Pull Out Spray



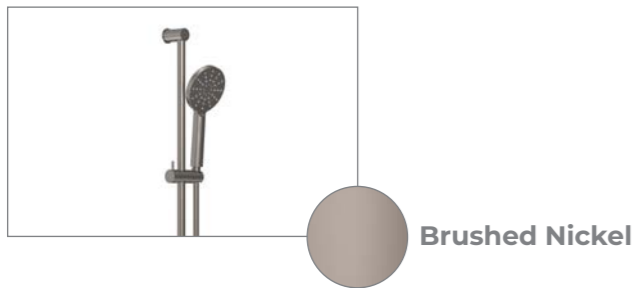
Progetto Buddy Zero Round 2 Hole High Mixer



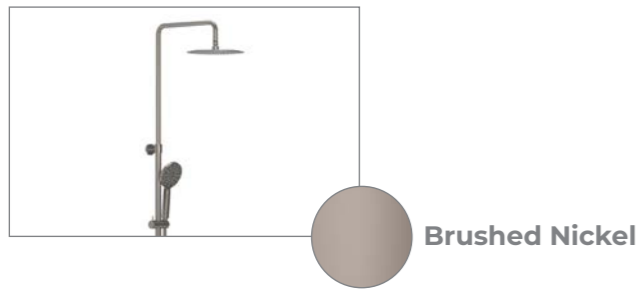
External Taps
SPK Hose Tap 15mm



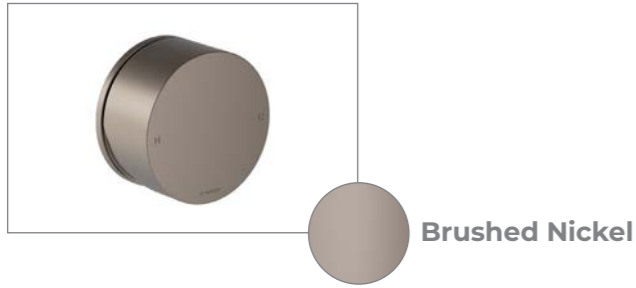
SHOWER HEADS
Progetto Tube Slide Shower



Tube Shower Column



MIXERS
Progetto Buddy Zero Shower Mixer



WASTES & TRAPS

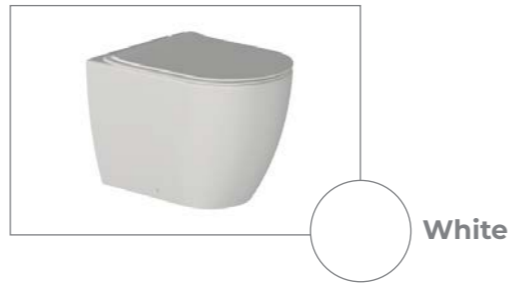
WASTES
Progetto Solid Surface Pop Up Base Waste 32mm
No Overflow



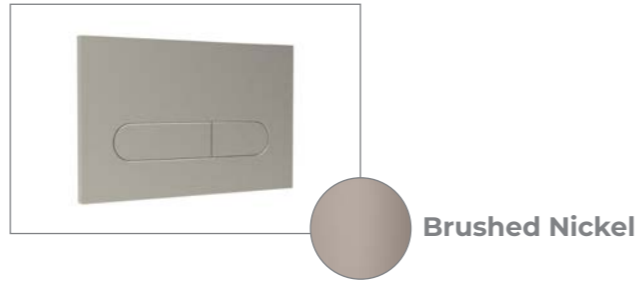
Allproof 800mm Tile Insert Shower Kit
Polished Stainless



TOILETS
Progetto Zen II Rimless Floor Mount



Flush Panel
Progetto Como



ACCESSORIES

MIRRORS
Progetto Galaxy 600 Pill LED Backlit
Stainless Steel



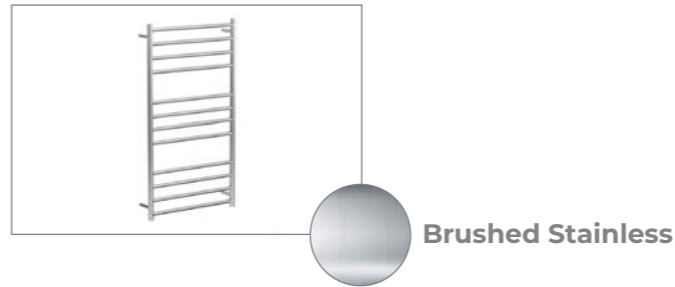
Progetto Galaxy 800 Shaped LED Backlit



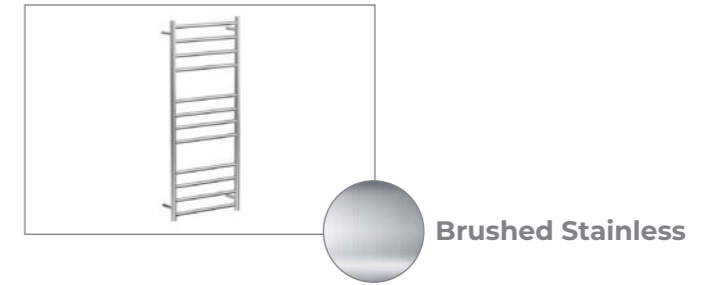
Progetto Universal Mirror Desmister Pad
350x500mm



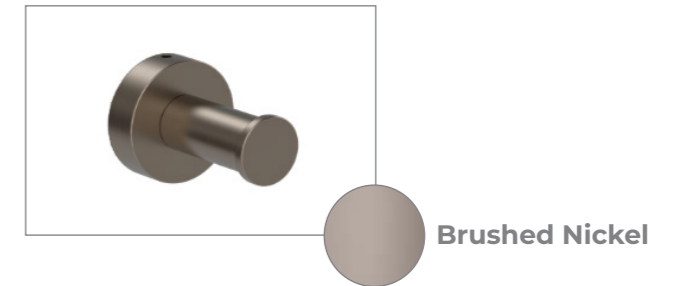
HEATED TOWEL
Tube 12 Bar Heated Tower Ladder
120x65cm



Tube 12 Bar Heated Tower Ladder
120x50cm
Brushed Stainless



MISC
Towel Rail
Progetto Buddy Rope hook



MAINS WATER

SUPPLY
Purification
CEG Ecopure Filtration System
UV-120-J10



Water Pump
CEG Multi Stage Water Pump
Eco-MXA 404



HEAT

Hot Water
Rinnai Infinity A26



HVAC

HEATING, VENTILATION & AIR CONDITIONING

FIREPLACE

Escea Gas Fire with Fuel Bed
DS1150



AIR CONDITIONING

Daikin Cora
Daikin Ducted



VENTILATION

Bathroom Extraction
Vynco Inline Fan



Laundry Extraction
Manrose Low Profile Fan Kit



FIRE

FIRE & EMERGENCY SMOKE ALARMS

Arrowhead
Interconnected Photoelectrical

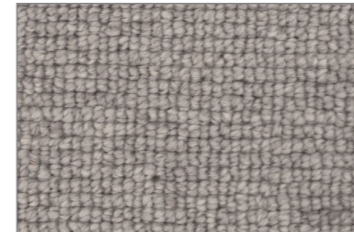


FLOOR COVERINGS

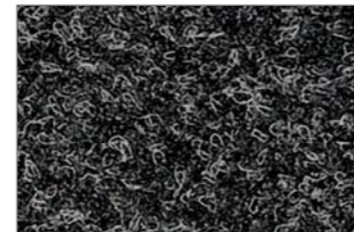
CARPET, LAMINATE & TILES

CARPET

Bremworth Kensho Heathered
Insight



FXG Garage Carpet
Anthracite



LAMINATE

Quick-Step Perspective Nature
Brushed Oak Beige



Finishing Strips / Edges
Aluminium Silver

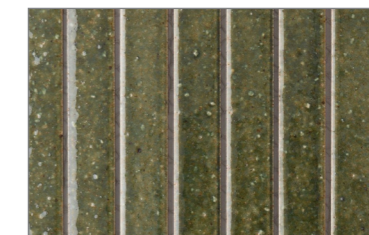


TILES

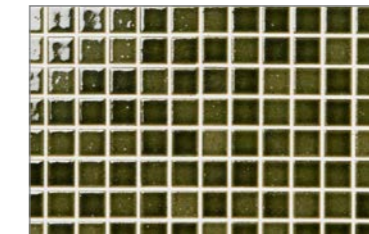
Tile Space
Rockin Ice Matt 60x120cm



Tile Space
Kayoborder Olive Gloss 19x144mm Lay Vertical



Tile Space
Kayoborder Olive Gloss 22.5x22.5mm



Tile Edge Trim
QEP Aluminium Silver Anodised



FINAL TOUCHES

WINDOW TREATMENTS

CURTAINS

James Dunlop
Element Mineral

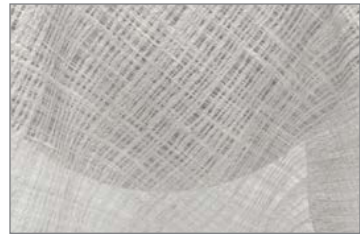


James Dunlop
Element Cement

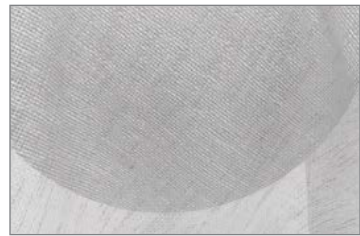


SHEERS

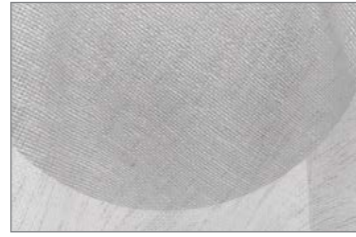
James Dunlop
Scandinave Oyster



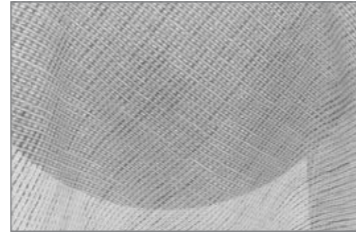
James Dunlop
Seaview Oyster



James Dunlop
Seaview Fog



James Dunlop
Seaview Stone

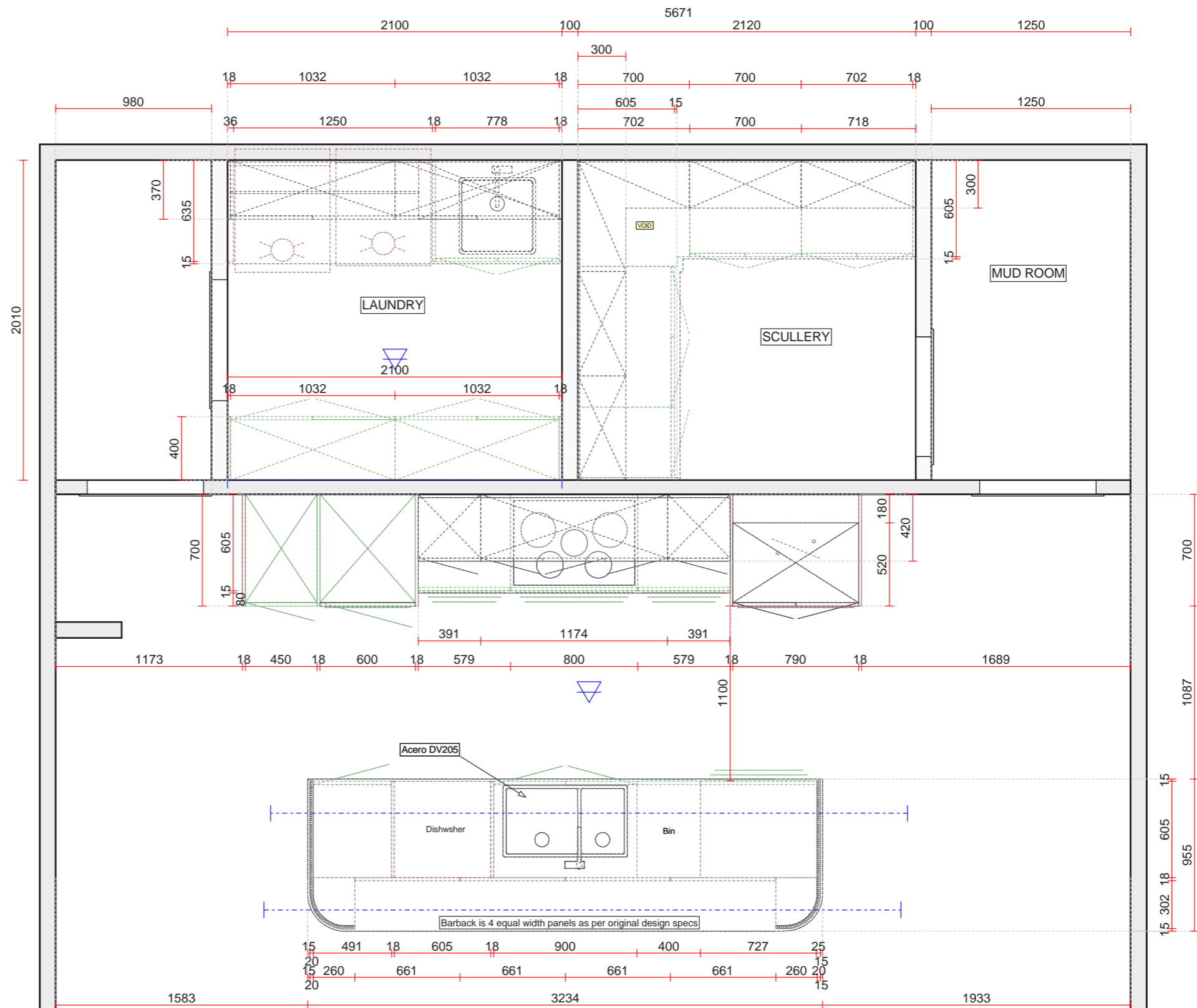


SHUTTERS

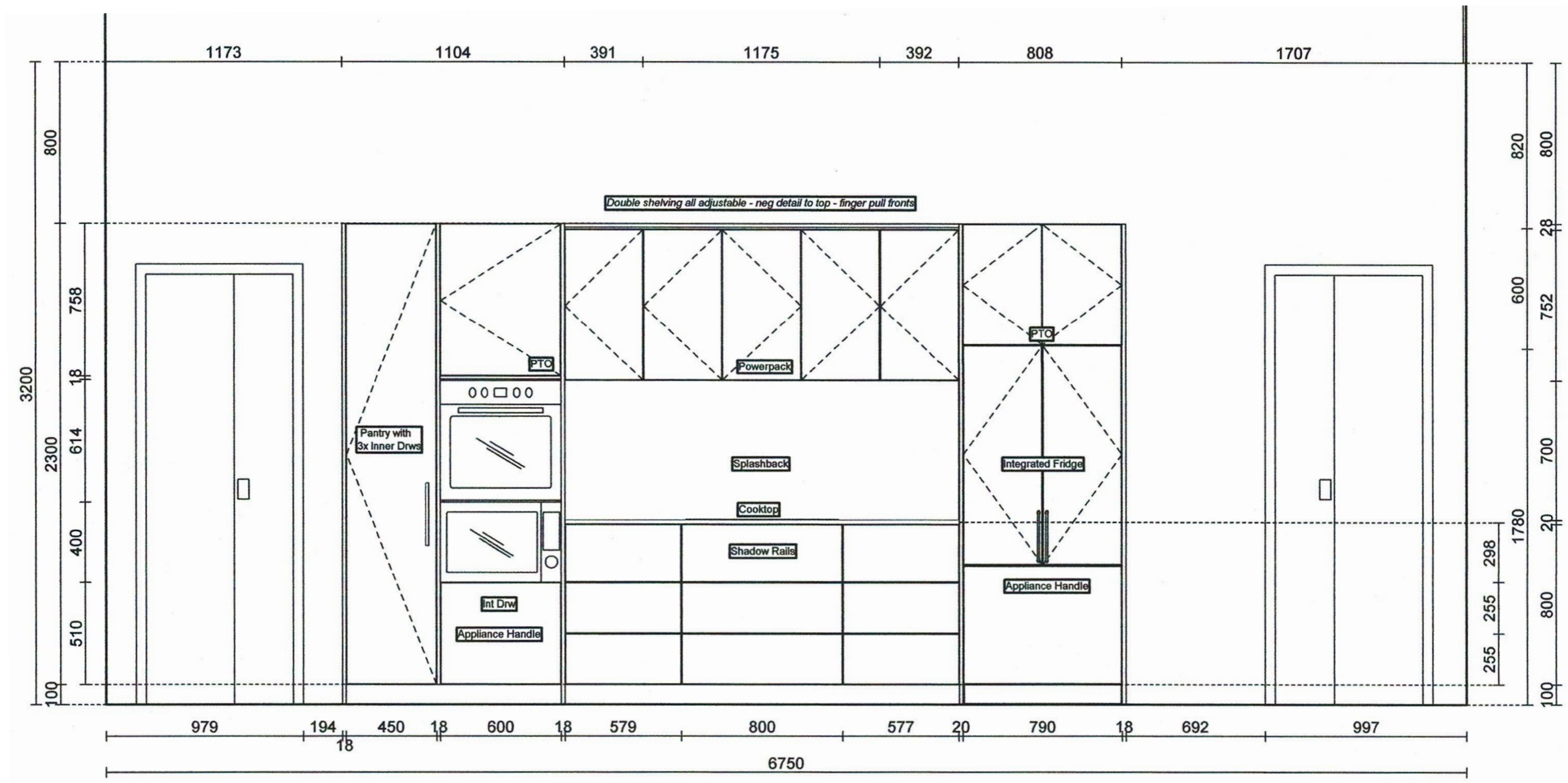
Uno Ecosmart Hinged Shutter

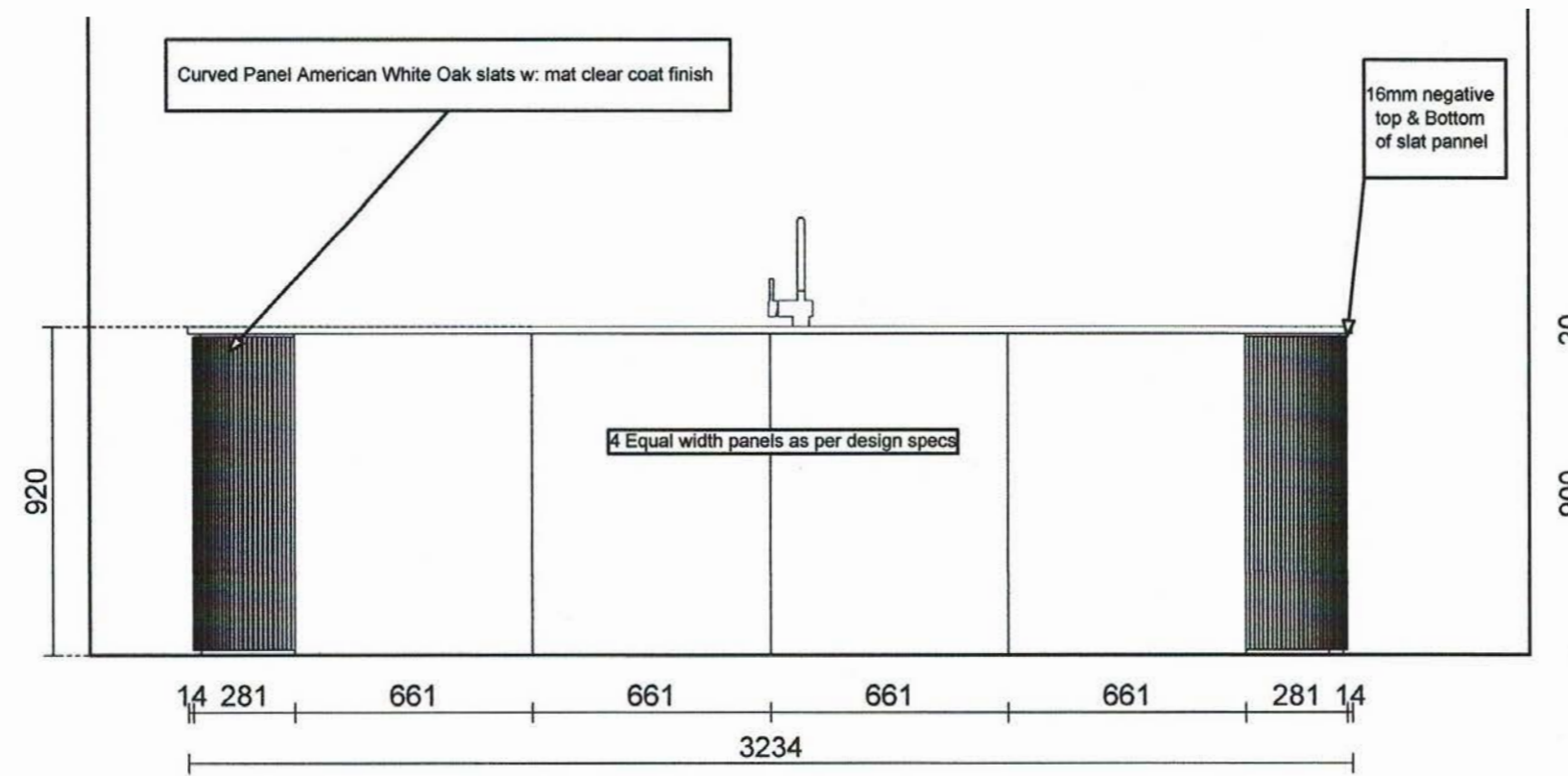
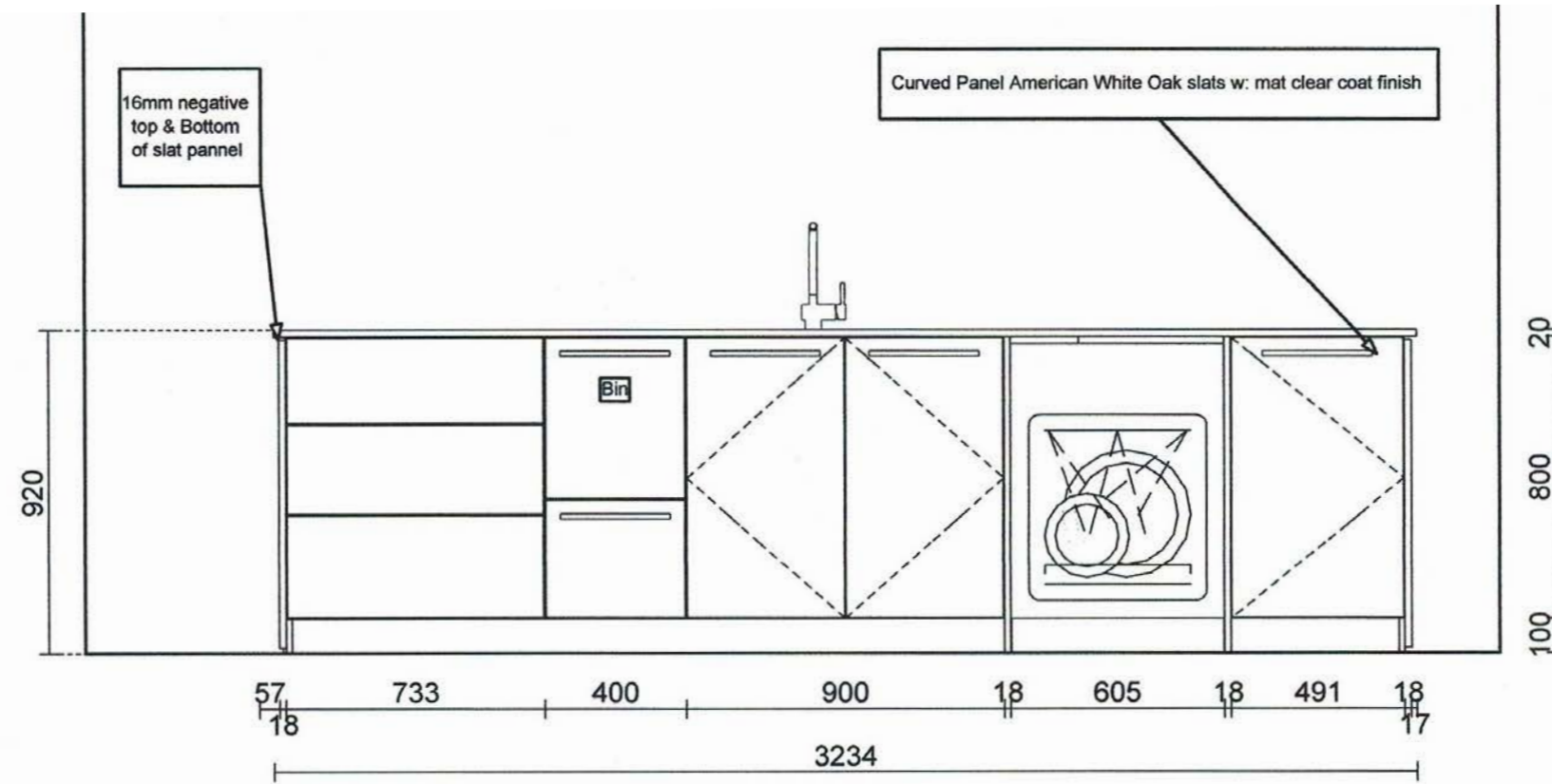


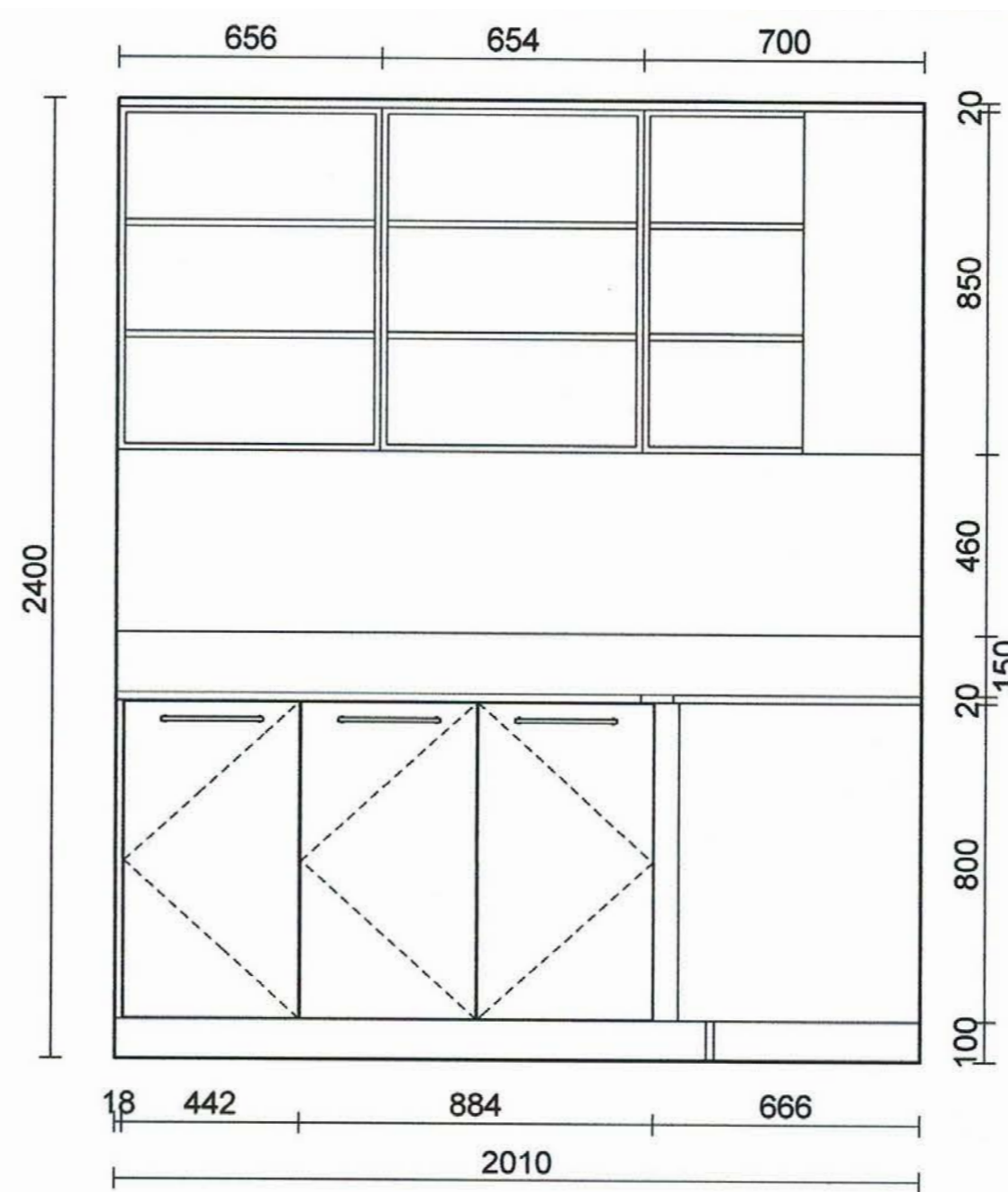
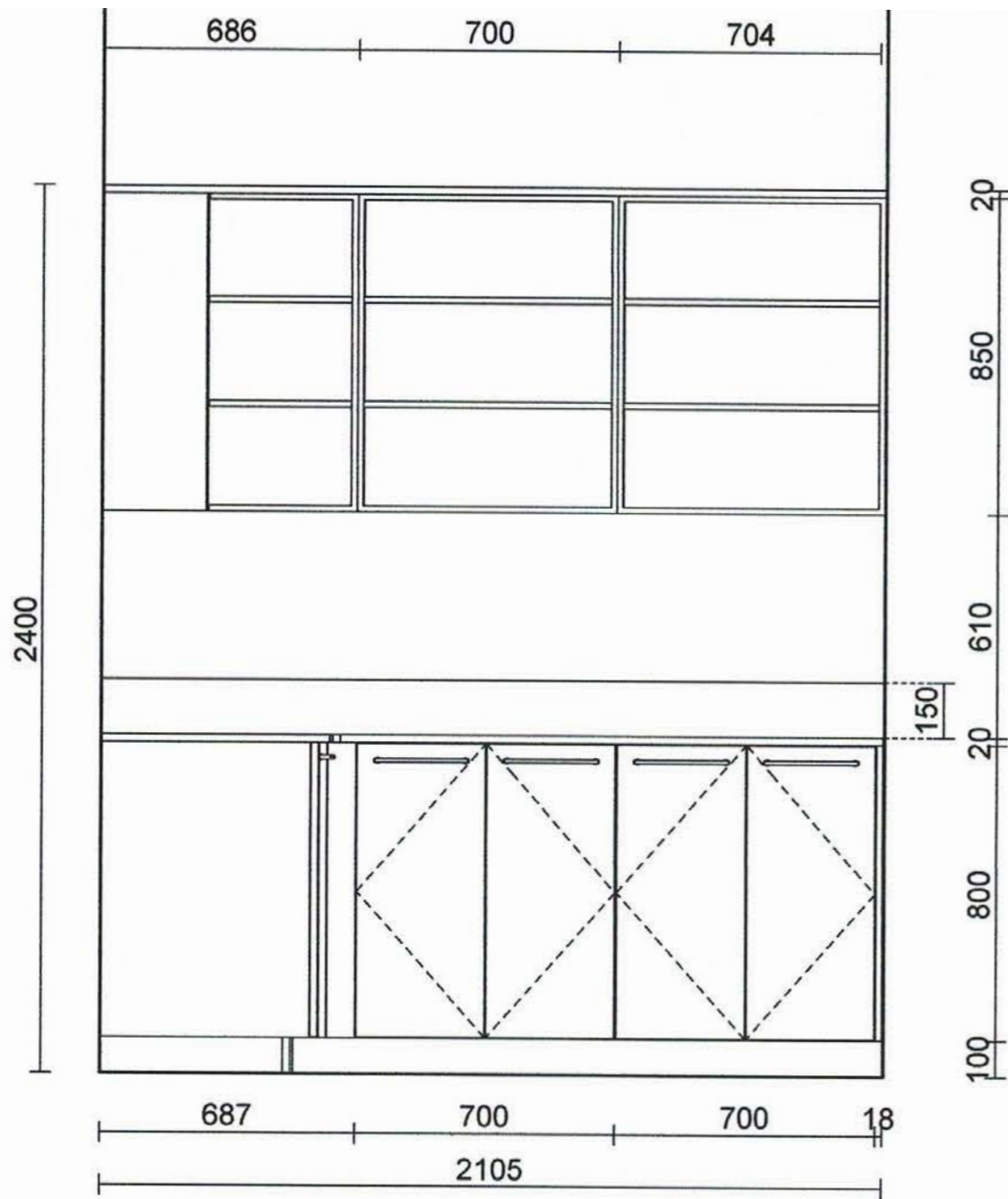




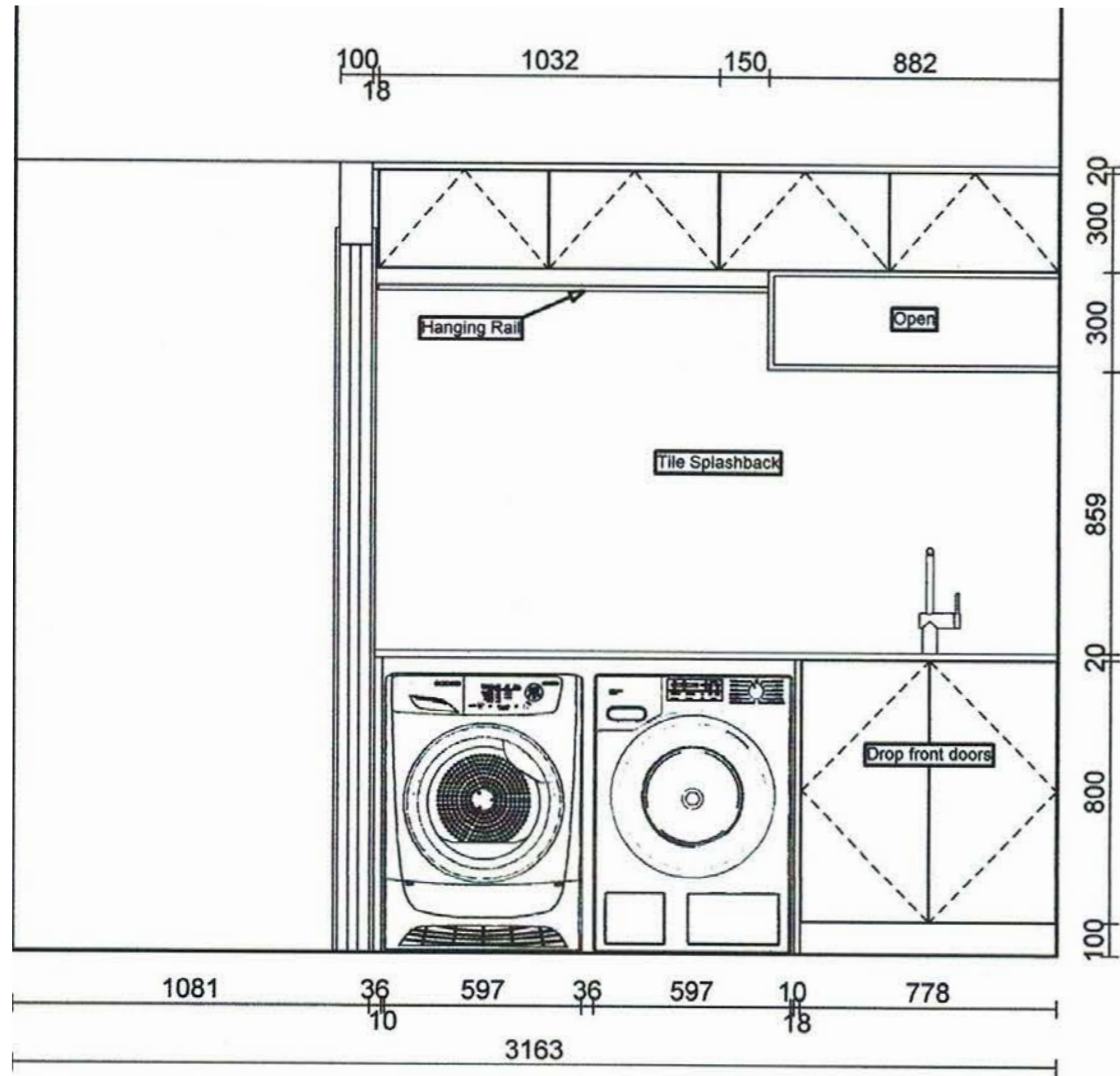
KITCHEN SPECIFICATIONS
 CABINETS: 18mm Melteca Seal Grey, Satin
 ISLAND PANELS: Sage American White Oak Curved Slat Panel
 BENCHTOPS: 20mm Trendstone Engineered Stone
 Stellar Range TBC
 BOWL: Acero DV206 S/S Double Bowl, undermounted. Overall size 760mm
 TAPWARE: Owner Supply TBC
 HANDLES: Shadowrail Drawers. Finger Pull Opening Wall.
 SPLASHBACK: 20mm Trendstone Engineered Stone
 Stellar Range TBC



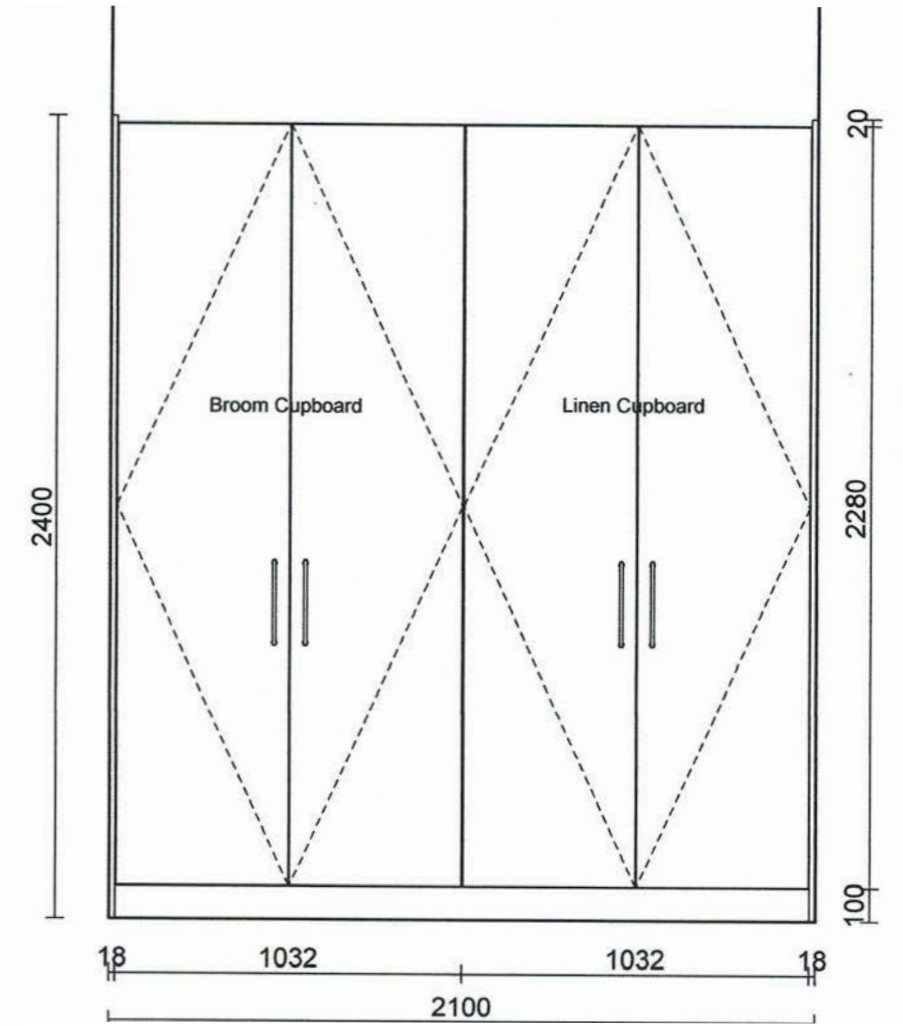




SCULLERY SPECIFICATIONS
 CABINETRY: 18mm Melteca Seal Grey - Colour/Finish TBC
 BENCHTOPS: 20mm Trendstone Engineered Stone
 Stellar Range TBC
 TAPWARE: Owner Supply TBC
 HANDLES: Appliance Pull Handles to base units
 SPLASHBACK: 20mm Trendstone Engineered Stone
 Stellar Range TBC



LAUNDRY SPECIFICATIONS
 CABINERY: 18mm Prime Melamine Atmos Velvet TBC
 BENCHTOPS: 20mm Trendstone Engineered Stone
 Stellar Range TBC
 BOWL: Acero Loxley DV108, Undermounted
 TAPWARE: TBC
 HANDLES: Appliance Pull to tall, w/ drop front drawers, finger pull uppers
 SPLASHBACK: Owner Supplied



SITE FINISHING

PAVING

DRIVEWAYS & PATHS	CONCRETE	Driveway	Atlas	Longburn Pebble 20mm	Exposed	m2	162
		BBQ Area					
		Stepping Stones					
	PEBBLE	Air Conditioning Pad	Atlas	Standard Concrete	Light Broom Finish	ea	2
		Gas Bottle Pad					
		Shed Foundation					

LANDSCAPING

SWIMMINGPOOL	POOL	Pool	Freedom	Entertainer 8m	Alabaster	each	1	
		Copinas	Stone Direct	Terrazzo Bullnose	White Pearl	meter	24	
	FILTRATION	Pump	Waterco	Supastream	100	ea	1	
		Filtration	Waterco	Exotuf E500	Filter c/w sand media	ea	1	
		Skimmer	Waterco	S5000	Skimmer	ea	1	
	ACCESSORIES	Cover Storage	BMH	Boston Below Deck Reel	Non Slip Aluminium Lid	ea	1	
		Cover	BMH	Tripple Cell	610 Series	m2	32	
		Pump House	BelaAire	Uglee Pump Shed	2x0.85x1160 - Titania	ea	1	
		Pool Lights	PAL Lighting	EverGlow	Cool White	ea	2	
		Cleaning Equipment	Waterco	Handover Kit	With 11m Vacuum Hose	ea	1	
DECKS	TIMBER	Entry	Hermpac	Vitex	140x19mm	m2	123	
		Veranda 1						
		Veranda 2						
		Bedrooms 2 & 3						
		Swimming pool						
FENCING	ALUMINIUM	Front Boundary	Boundaryline	Durapanel Axis	1200mm Black	meter	26	
		Swimming pool (2 sides)						
		Driveway Gate						
		Pool gate (Northern End)						
		Pool Gate Hinges	Maqnalatch	Tru-Close	Black	ea	1	
		Sliding Gate Hardware	Boundaryline	Sliding Gate kit	Residential Use	ea	1	
	GLASS	BBQ Screen	Uglee	Horizontal Slat Screen	Tall - Titania	ea	1	
		Swimming pool (2 sides)	BelAire	Glass Panels with Tekapo Spiqots	1200mm w Polished Stainless	meter	18	
		Gate Hinges	Scenik	Polaris Soft Close	Polished Stainless Steel	ea	2	
	AUTOMATION	Safety Beams	Photon	Smart Wireless Safety Beams	Black	ea	1	
		Keypad	Centurion	Smart Guard Air	Keypad	ea	1	
		Gate Motor	Centurion	Sliding Gate Motor	D5 Smart	ea	1	
	ACCESSORIES	Letterbox	Box Design	Wall Mounted Letterbox	Black	ea	1	
	GARDENS	LAWN	Edaina	EverEdge	Classic Edaina	Black	m	55
			Turf	Finelawn	Ready Lawn	Common Kikuyu	m2	55
PLANTING		Plants	Custom	As per Planting Schedule	Varies	ea	1	
		Mulch	Central Landscape	Reharvest Decorative	Black	m3	8	
ROCKS		Feature	Central Landscape	Volcanic	400mm	ea	10	

PAVING

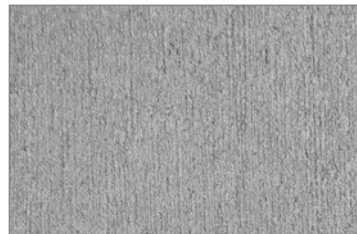
DRIVEWAYS & PATHS

CONCRETE

Atlas Longburn Pebble 20mm
Exposed



Atlas Standard Concrete
Light Broom Finish



PEBBLE

Path Stones
Waitako Fleck 16-25mm



Path Edging
Hermpac Vitex 90x19



LANDSCAPING

SWIMMING POOL

POOL

Freedom Entertainer 8m



Alabaster

Copings
Stone Direct Terrazzo Bullnose



White Pearl

FILTRATION

Pump
Waterco Supastream



Filtration
Waterco Exotuff E500



Skimmer
Waterco S5000



ACCESSORIES

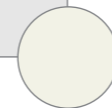
Cover Storage
BMH Boston Below Deck Reel



Cover
BMH Triple Cell Solar Blanket



Pump House
Uglee Pump Shed



Titania

Pool Lights
PAL Lighting EvenGlow



Cleaning Equipment
Waterco Handover Kit



DECKS

TIMBER

Hermpac Vitex 190x19mm



FENCING

ALUMINIUM

Boundaryline Durapanel Axis
1200mm



Black

Pool Gate Hinges
Magnalatch Tru-Close



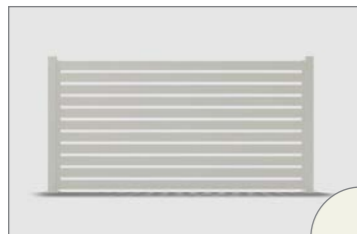
Black

Sliding Gate Hardware
Boundaryline Sliding Gate Kit



Black

BBQ Screen
Uglee Horizontal Slat Screen



Titania

GLASS

Swimming Pool
Bel Aire Glass Panels w Tekapo Spigots
1200mm Polished SS



Gate Hinges
Scenik Polaris Soft Close



AUTOMATION

Safety Beams
Centurion Photon Smart Wireless Safety Beams



Keypad
Centurion Smart Guard Air



Gate Motor
Centurion D5 Smart Sliding Gate Motor



ACCESSORIES

Letter Box
Box Design Wall Mounted



Black

GARDENS

LAWN

Edging
EverEdge Classic Edging



Black

Turf
Finelawn Common Kikuyu



PLANTING

Refer planting schedule

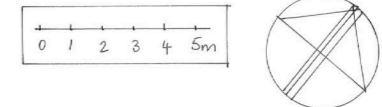
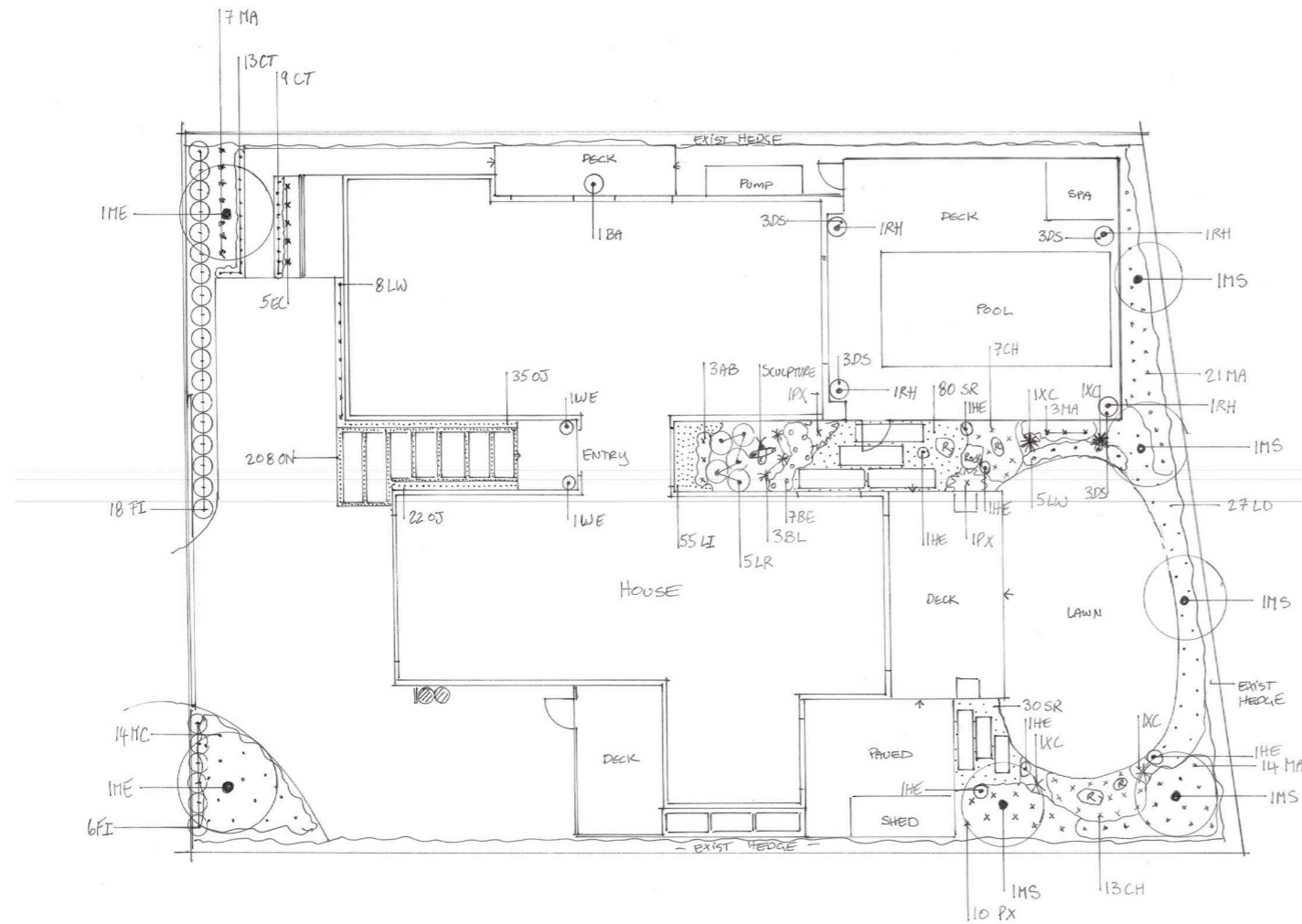
Mulch
Central Landscapes Reharvest Decorative



ROCKS

Feature
Volcanic 400mm





CODE	BOTANICAL NAME	COMMON NAME	GRADE	QTY	SPACINGS	NOTES
AB	ASPLENIUM BULBIFERUM.	HEN AND CHICKEN FERNS	PB3	3	500MM	ATTRACTIVE NATIVE FERN, LIME GREEN & GOOD IN SHADED SPOTS
BA	BALOSKIAN TETRAPHYLLUM	RESTIO	POT	1	-	TOUGH AND BEACHY REED FOR POTS AND FULL SUN
BE	BERGENIA BRESS WHITE	ELEPHANTS EARS	2LTR	7	250MM	LOW GROWING FOR SHADE, LUSH ROUND LEAVES TO 200MM HT
BL	BLECHNIUM SILVER LADY	DWARF FERN	PB5	3	700MM	STRIKING FERN FOR SEMI SHADE, LIME GREEN AND TIDY
CH	CHIONOCHLOA FLAVICANS	MINIATURE TOI TOI	2LTR	20	600MM	TOI TOI, BEACHY COASTAL LOOK LOVELY PLUMES, 600MM HEIGHT
CT	CAREX TESTACEA	COASTAL TUSSOCK	2LTR	9	400MM	DEEP REDDISH TUSSOCK, TOUGH
DS	DICHONDRA SILVER FALLS	SILVER FALLS	1LTR	12	POTS	PLANT 3 IN EACH POT, SILVERY BEACHY GROUNDCOVER THAT DRIPS OVER POTS
EC	ELEGIA CAPENSIS OR COROKIA HEDGING	RESTIO	10LTR	5	-	TALL TO 1.2 MTRS, TALL ATTRACTIVE STEMS, COASTAL VIBE
FI	FICUS TUFFI HEDGING	FICUS	12LTR	22	700MM	CLIP AS A HEDGE TO REQUIRED HEIGHT
HE	HEBE EMERALD GEM OR KUNZEA LITTLE FOX	HEBE	3LTR	6	300MM	MOUNDED BALLS TO 300MM, TOUGH NATIVE AND LIME GREEN
LI	LIRIOPE MONROES WHITE	LILYTURF	TUBES	55	150MM	DARK GREEN GRASSLIKE PLANT FOR SHADE, WHITE FLOWERS
LO	LOMANDRA LIME TUFF	TUSSOCK	PB3	27	700MM	GRASSES, TOUGH AND LIME GREEN, GREAT MASS PLANTED
LR	LIGULARIA RENIFORMIS	TRACTOR SEAT	2LTR	5	900MM	PLANT FOR SEMI SHADE, DAMP TO WET AREAS
LW	LOMANDRA WHITE SANDS	LOMANDRA	13	700MM	-	STRIKING BLEACHED BEACHY LOOKING TUSSOCK
MA	MUEHLENBECKIA ASTONII	SHRUBBY TOROTORO	2LTR	45	700MM	FAB NATIVE WITH RUSTY RED BRANCHES, CLIPS WELL INTO MOUNDS, TOUGH AND COASTAL
MC	MUEHLENBECKIA COMPLEXA	POHUEHUE	2LTR	14	1000MM	NATIVE COASTAL GROUNDCOVER THAT GROWS ANYWHERE, CLIP AS A BEACHY MOUNDED SAND DUNE
ME	METROSIDEROS MAORI PRINCESS OR TITOKI	POHUTUKAWA	PB95	2	-	STRIKING COASTAL TREE TO 5 MTRS, CAN BE CLIPPED TO SHAPE
MS	METROSIDEROS SCARLET PIMPINEL OR SWAP FOR TITOKI OR KARAKA (CLIPPED)	DWARF POHUTUKAWA	PB95	5	-	SMALL TREE TO 3 MTRS WITH RED FLOWERS IN SPRING, KEEP CLIPPED TO SHAPE AND AWAY FROM POOL
OJ	OPHIPOGON JAPONICUS	MONDO GRASS	TUBES	57	150MM	DARK GREEN GRASSLIKE PLANT FOR TOUGH SPOTS, GROWS TO 250MM
ON	OPHIPOGON NANA	MINIATURE MONDO GRASS	TUBES	208	100MM	PLANT BETWEEN PAVERS, TINY AND ONLY GROWS 50-80MM HEIGHT
PX	PHILODENDRON XANADU	-	5LTR	12	800MM	LARGE LUSH LEAVES, LIME GREEN AND GREAT IN TOUGH SPOTS
RH	RHOPELOSTYLIS KERMADEC	NIKAU/ KERMADEC	PB40	4	POTS	PLANT INTO LARGE FEATURED POTS FOR VERTICAL STRUCTURE IN POOL AREA
SR	SELLIERA RADICANS	-	2LTR	110	300MM	NATIVE COASTAL GROUNDCOVER, LIME GREEN AND BEACHY
WE	WESTRINGIA GREY BOX	GREY BOX BALLS	5LTR	2	POTS	CLIP AS BALLS IN POTS ON EACH SIDE OF FRONT DOOR
XC	XERONEMA CALLISTEMUM OR PHORMIUM GREEN DWARF	POOR KNIGHTS LILY	PB12	4	-	STRIKING COASTAL FLAX LIKE PLANT WITH RED FLOWERS AFTER MANY YEARS



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