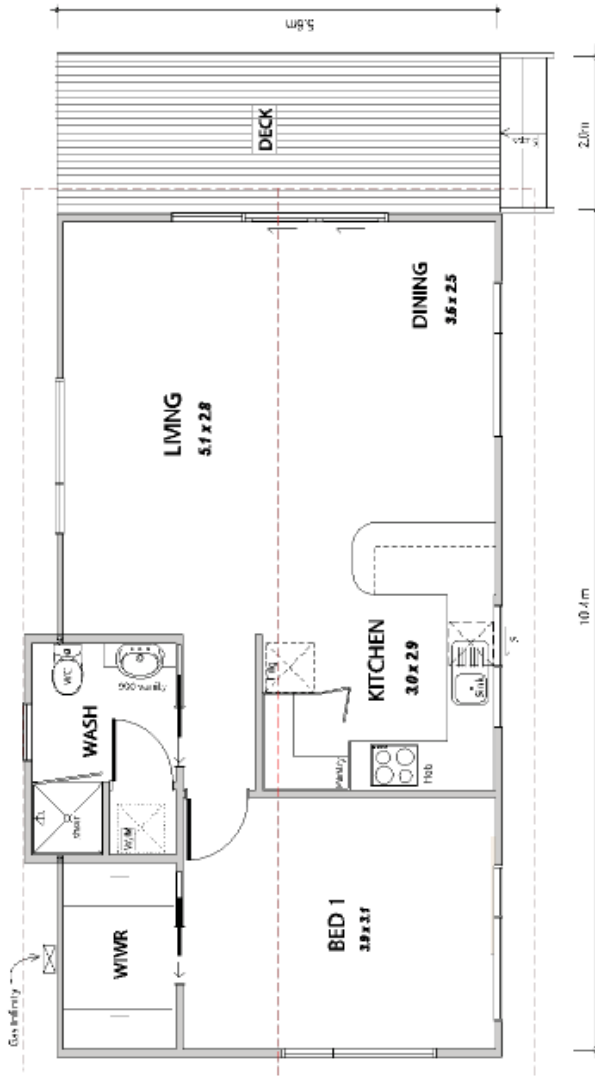


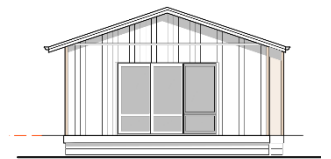
PAKOWHAI #36 – Gable Roof

59m2, 1 bedroom, 1 bathroom – MK1



Our 59m2 is an ideal 1 bedroom home for a second dwelling on your property or bach at the beach and even a starter home.

Overall length	10.4	m
Overall width	6.0	m
Deck size	5.6 x 2.0	m
Area	59.4	m ²
Decking	11.2	m ²



\$128,000.00 inc GST*

*Price includes GST as per specification over page

COTTAGES NZ SALES & MANUFACTURING FACILITY

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www.cottagesnz.co.nz

Specification Guide

SUB-FLOOR & FLOORING

20mm Kopine flooring over 145x45 floor joist at 450crs and four 145x90 bearers. Foundations standard NZ3604 or by structural design.

WALL & CEILING SYSTEM

90x45mm H1.2 timber frames lined with Gib board inside and exterior direct fixed.

SPOUTING & DOWNPIPES

Gutter and round PVC downpipes supplied only

ROOF STRUCTURE

Timber trusses at 900 ctrs as per design, 75x45 purlins long run 0.4 Colorsteel roofing over self-supporting roof underlay. Colour of roof Grey Friars.

SOFFITS

4.5mm smooth Hardiflex with PVC jointers 300mm overhang.

EXTERIOR CLADDING

12mm Shadowclad Ultra Groove. Painted exterior.

INSULATION

Underfloor	R 1.8	100mm
Wall	R 2.4	90mm
Ceiling	R 3.6	180mm

ALUMINIUM JOINERY

Double glazed clear glass power coated aluminium windows and doors as per plans. Obscure glazing to bathroom. Colour – Silver Pearl

ENTRANCE DOOR

Sliding door with locking hardware

KITCHEN UNITS

Bench tops are high pressure laminate and finished 38mm thick with square edges. The sink insert is a stainless steel, cabinets are made of 16mm white gloss HMR Board. Shelves are adjustable and units have 16mm solid backs. All units are clashed with a 1mm thick white PVC edge tape. Drawers are Blum soft close drawers with full extension concealed runners. Blum Hinges are all metal nickel plated.

LAUNDRY

Wall mounted fittings for top or front loader.

KITCHEN APPLIANCES

Not supplied.

PLUMBING

All water pipe polybutylene pipe
All waste pipes PVC as per specified.

SHOWER

1 x 900 x 900 3-sided easy seal shower tray with one-piece flat acrylic liner and easy clean waste.

VANITY

1 x 900mm, (white).

ELECTRICAL

Internal distribution board located as per design. We allow:

LIVING-	4 x lights, 4 x dbl points
BED 1-	3 x lights, 4 x dbl points
WASH-	1 x light, 2 x dbl points
KITCHEN-	4 x lights, 4 x dbl points
DECK-	2 x bulkhead lights

Owner to organise external service provider for account and power connection.

HEAT PUMP

Pre-piped for wall mounted heat pump. Optional heat pump hardware available ask for a price.

SMOKE ALARM

Smoke detectors that complies with the requirements of NZBC F7.

TV CONNECTION

2 x TV points., Owner to organise external service provider for aerial and connection

TELEPHONE

1 x telephone point. Owner to organise external service provider for account and connection

INTERIOR DOORS

MDF flush face hollow core doors with timber jambs.
Door hardware satin chrome lever.

PAINTING

Resene paint systems as specified

HARDWARE

1 x chrome toilet roll holder
1 x 750 x 900 polished edge mirror.

WARDROBES

Optional wire wardrobe ventilated shelving available.

INTERNAL FINISHING

Skirting	60 x 10 single bevelled pine
Architraves	40 x 10 single bevelled pine
Scotia	40 x 20 bevelled pine.

FLOOR COVERINGS

Vinyl planking, kitchen, living and wash. Carpet in bedroom and walk in wardrobe.

TRANSPORTATION

Not included in base pricing this can be priced after Geotech and site inspection.

PLANS

All standard plans and specification can be provided. Site specific plans are an extra cost.

BUILDING PERMIT

Included bearers up.

NOT INCLUDED

On site consents (bearer down),
Curtains or blinds,
Appliances,
Site work, connections to services.

These costs vary across different sites but can be included and priced separately.

This building was constructed to a pre decoration stage by the EIT Trade school under the Hastings District Council consent ABA20170060 bearers up. This building is now decorated, fitted with kitchen and plumbing fittings by Cottages NZ.

