

SPECIFICATIONS

Date: 21 September 2017

Model: Standard Wanaka with timber floor with Shadowclad cladding, excluding verandah

Site: Kokohinau Marae Papakainga

Based on a minimum of 5 units

OUTLINE SPECIFICATION	
Plans	Customised set of plans including site specific setout, site information and preparation of consent documents. All plans are based on very high wind zone, and cover earthquake zones 1 to 3 (soil classes A to E). Non seaspray zone allowed for.
Working drawings	Prepare full set of working drawings & full specifications for Building Consent based upon the Wanaka Multiproof approval consent. If the local authority imposes conditions beyond the Multiproof consent approval then these will be additions to the Contract Sum.
Surveying	The client is to provide a topographical survey and DP's for the proposed lots including service connection points and invert levels for the individual lots. Survey set out points will be required from the client in order to position the houses correctly onsite.
Engineering	Engineering design fees, producer statements and site inspections are not included and are to be arranged by the owner, if required for ground conditions. Standard foundations have been allowed for, at a height of FFL 770mm above ground – see Foundations specification below.
Hardware	All required hardware for construction of components within the EasyBuild House Pack.
Earthworks	Earthworks are not included – it is assumed sites will be left prepared, level and all site infrastructure will be in place to allow construction to commence.
Foundations	Supply, install and certification of Zinc Coated steel screw piles, based on the quote from Katana Foundations New Zealand (Quote 1130). Floor level to be 770mm above ground. If decking and carports require piles then our recommendation would be that these are also done, which may incur additional costs. In the event that insufficient ground bearing capacity is encountered, or there are inconclusive geotechnical results, extensions may be required in order for the minimum SWL to be achieved. This will incur additional costs. PC Sum \$8,285.34 ex GST per unit.
Delivery	Delivery of House Pack and other products to site is included.
Floor Pack	All joists, beams and dwangs cut to length and treated.
	Brackets and related hardware.
	Strandfloor flooring sheets and glue.
Framing	Pre-cut structural and internal framing. All timber is treated to the required standards for each purpose.
Insulation	Expol underfloor insulation 60mm R1.4.
	Wall insulation 90mm R2.8, pre-installed in exterior panels.
	Knauf skillion ceiling insulation 105mm R3.2.
Exterior Panels	Pre-built exterior panels, fully lined and insulated with pre-installed windows and external doors. Interior finished with triboard, exterior panels are fitted