

A stylized, abstract graphic of a green leaf or branch, composed of various shades of teal and green, positioned on the right side of the page. The graphic is composed of overlapping, semi-transparent shapes that create a sense of depth and movement, curving upwards and to the right.

# **FINISH SCHEDULE**

Tonaphubble Woods  
Housing Development

# Exterior Finish Schedule

## Foundation

Foundations to structural engineer's detail and specification.

## Floor

150mm Reinforced concrete slab with power floated finish to Structural Engineers details on insulation, on suitable radon barrier laid in accordance with manufacturer's instructions on 50mm quarry rock on hardcore in accordance with SR21.

## Main Structure

The building structure is proposed as block cavity construction, with 100mm outer block leaf, 150mm cavity filled with high performance bonded bead insulation and 100mm inner block leaf.

## Floor Structure

The floor structure is 9x2" timber joists, with 18mm flooring to the first floor of the houses.

## Roof Structure

Timber roof trusses with 2x1.5" battens & breathable felt.

350mm of high quality loft insulation.

Upgrade options available to certain units to complete additional structural roof works to leave attics ready for future attic conversions.

## Roof Finish

Black/Blue Cement Roof Tiles.

## Fascia, Soffit, Gutters & Downpipe

uPVC – Black.

## Windows

Futureproof Glazed Anthracite Grey Wood Grain PVC Foil Windows. U-Value 1.2 w/m<sup>2</sup>k. Standard locking system. Triple gasket seal. Handles silver/square type. Safety glass where required.

## Entrance Door

Heritage composite door, Lane type in range of Heritage grey colour. 70mm thick double rebate. Standard multipoint locking. Cylinder/Thumbturn.

## External Double Doors

uPVC Sliding Patio Door – Anthracite Grey.

## External Wall

Low maintenance high quality K-render Buttermilk coloured render system. Tatra Brickwork extent as shown on drawings.

## External Finishes

Footpaths to be concrete with brush finish. Driveways to be paved. Gardens to be levelled and ready for landscaping by new buyers.

# Interior Finish Schedule

## Floors

Floor Tiling to Kitchen Floor with options of tiles as per Appendix 5.

## Skirting

Beveled skirting 120mm x 12 mm - white.

## Windowboards

Painted window board bull nosed - White

## Walls

Smooth skimmed plaster finish Painted – White

## Ceilings

Smooth skimmed plaster finish Painted – White

## Storage

Storage in 3 and 4 Bedroom Houses consists of 1,500mm wide sliding wardrobes to both bedroom 1 and bedroom 2. See appendix 3. Storage in 2 Bedroom House consists of 1,500mm wide sliding wardrobes to bedroom 1. See appendix 3

## Electrical

See Appendix 1.

## Door

Model 100 Pre-hung Door Set including architrave, as per picture in Appendix 3.

# WC:

## Floor

Floor tiling with tiles as per Appendix 5 to all WC floors.

## Walls

Wall tiling to all wet areas floor to ceilings and to all walls up to 1.2m high throughout all WC's with tiles as per Appendix 5.

## Ware

Wash hand Basin, Toilet and Cistern photos see Appendix 2.

## Fitted Kitchen

Plain door in dust grey finish. Lorenzo wood laminate Work top.  
Stainless steel extractor hood, single bowls sink and drainer.  
¼ turn high spout mixer tap. See Appendix 4.

## Stairs

String painted White. Newel 90 x 90 mm square  
painted white. Handrail – stained Oak and varnished

## Warranty

10 Year Homebond Structural Warranty

## Note

The finishes/sizes on site may vary if certain material becomes unavailable or the planned finish is unsuitable in certain locations

# Appendix 1

## Schedule of Electrical Fittings

### 4 Bed Houses

<b>Kitchen</b>	Socket & isolator for extractor hood	
	Socket & isolator for fridge	
	Double socket & isolator DW & WM	
	Cooker Switch 45A	
	Double sockets over counter x 3	
	Double Socket 450mm above FF x 1	
	Centre pendent x 1	
	Heat detector x 1	
<b>Living Area</b>	Centre pendent x 1	
	Double sockets x 3	
	TV point x 1	
	Phone x 1	
<b>Utility</b>	Double socket & isolator x 1	
	Double socket x 1	
	Smoke detector x 1	
	Centre pendent x 1	
<b>GF WC</b>	Centre globe x 1	
	Shaver light x 1	
	Extractor fan x 1	
<b>Hall</b>	Centre pendent x 1	
	Double socket x1	
	Smoke detector x 1	
	Consumer board	
	Doorbell x 1	
<b>External</b>	Bulkhead x 2	
	Isolator for heat pump	

## 4 Bed Houses

<b>Bed 1</b>	Double sockets x 3	
	Centre pendent x 1	
	Smoke detector x 1	
<b>Bed 2</b>	Double sockets x 2	
	Centre pendent x 1	
	Smoke detector x 1	
<b>Bed 3</b>	Double sockets x 2	
	Centre pendent x 1	
	Smoke detector x 1	
<b>Bed 4</b>	Double sockets x 2	
	Centre pendent x 1	
	Smoke detector x 1	
<b>En Suite</b>	Centre globe x 1	
	Shaver light x 1	
	Extractor fan x 1	
<b>Bathroom</b>	Centre globe x 1	
	Shaver light x 1	
	Extractor fan x 1	
<b>Hall FF</b>	Centre pendent x 1	
	Smoke detector x 1	
	Double socket x 1	
<b>Hot Press</b>	Centre pendent x 1	
	Spur & isolator for heating system	
<b>Attic</b>	Centre pendent x 1	
	Double socket water storage pump x 1	

## 3 Bed Houses

<b>Kitchen Diner</b>	Socket & isolator for extractor hood	
	Socket & isolator for fridge	
	Double socket & isolator DW & WM	
	Cooker Switch 45A	
	Double sockets over counter x 3	
	Double Socket 450mm above FF x 1	
	Centre pendent x 1	
	Heat detector x 1	
<b>Living Area</b>	Centre pendent x 1	
	Double sockets x 3	
	TV point x 1	
	Phone x 1	
<b>Utility</b>	Double socket & isolator x 1	
	Double socket x 1	
	Smoke detector x 1	
	Centre pendent x 1	
<b>GF WC</b>	Centre globe x 1	
	Shaver light x 1	
	Extractor fan x 1	
<b>Entrance Hall</b>	Centre pendent x 1	
	Double socket x1	
	Smoke detector x 1	
	Consumer board	
	Doorbell x 1	
<b>External</b>	Bulkhead x 2	
	Isolator for heat pump	
	Earth rod	



## 3 Bed Houses

<b>Bed 1</b>	Double sockets x 3	
	Centre pendent x 1	
	Smoke detector x 1	
<b>Bed 2</b>	Double sockets x 2	
	Centre pendent x 1	
	Smoke detector x 1	
<b>Bed 3</b>	Double sockets x 2	
	Centre pendent x 1	
	Smoke detector x 1	
<b>En Suite</b>	Centre globe x 1	
	Shaver light x 1	
	Extractor fan x 1	
<b>Bathroom</b>	Centre globe x 1	
	Shaver light x 1	
	Extractor fan x 1	
<b>Hall FF</b>	Centre pendent x 1	
	Smoke detector x 1	
	Double socket x 1	
<b>Hot press</b>	Centre pendent x 1	
	Spur & isolator for heating system	
<b>Attic</b>	Centre pendent x 1	
	Double socket for water storage pump x 1	

## 2 Bed Houses

<b>Kitchen Diner</b>	Socket & isolator for extractor hood	
	Socket & isolator for fridge	
	Double socket & isolator DW & WM	
	Cooker Switch 45A	
	Double sockets over counter x 3	
	Double Socket 450mm above FF x 1	
	Centre pendent x 1	
	Heat detector x 1	
<b>Living Area</b>	Centre pendent x 1	
	Double sockets x 3	
	TV point x 1	
	Phone x 1	
<b>Utility</b>	Double socket & isolator x 1	
	Double socket x 1	
	Smoke detector x 1	
	Centre pendent x 1	
<b>GF WC</b>	Centre globe x 1	
	Shaver light x 1	
	Extractor fan x 1	
<b>Entrance Hall</b>	Centre pendent x 1	
	Double socket x1	
	Smoke detector x 1	
	Consumer board	
	Doorbell x 1	

## 2 Bed Houses

<b>External</b>	Bulkhead x 2	
	Isolator for heat pump	
	Earth rod	
<b>Bed 1</b>	Double sockets x 3	
	Centre pendent x 1	
	Smoke detector x 1	
<b>Bed 2</b>	Double sockets x 2	
	Centre pendent x 1	
	Smoke detector x 1	
<b>Bathroom</b>	Centre globe x 1	
	Shaver light x 1	
	Extractor fan x 1	
<b>Hot Press</b>	Centre pendent x 1	
	Spur & isolator for heating system	
<b>Attic</b>	Centre pendent x 1	
	Double socket for water storage pump x 1	

# Appendix 2

## Sanitary Ware



*Shower Door Satin  
900 x 900mm*



*Dolomite Cast Shower Tray  
800x800mm*



*Washbasin Mixer  
Tap & Waste*



*Thermostatic  
Showering Kit*

# Appendix 2

## Sanitary Ware



*Washbasin & Pedestal  
with Chrome Mixer Tap*



*Combi WC  
Toilet and Cistern*

# Appendix 3

## Internal Joinery



White Shaker Doors



*1,500mm wide white sliding wardrobes with built in Mirror Door and shelving.*

# Appendix 4

## Kitchen Fittings



*RTL62K – Cooker Hood*

*Extractor Stainless 600mm*



*High Spout ¼ Turn Mixer Tap*



*Handle Fat D*



*Single Bowl Sink & Drainer*

*Dust grey kitchen with shaker doors, wood worktop (handles and hood as above).*



# Appendix 5

## Floor and Wall Tiling



*Kitchen Floor Tiles 600x600mm option 1 Grey and option 2 beige*



*Bathroom Floor & Wall Tiles Colour/Style, floor tiles 450x450mm*



*Kitchen Splash Back Tile Options 200x100mm*



# Appendix 6

## - External Windows & Doors



Lane Type External  
Composite Door



Triple- Glazed  
Anthracite  
Windows

# Appendix 7 Heating System

*The heating source for each unit will be an externally mounted high efficiency air-to-water split heat pump with integrated hot water storage.*

*Cold Water Storage by means of 300ltr Aquabox with integrated booster pump.*

*Space heating provided by means of high efficiency aluminum radiators to all rooms.*



**RTL31HS** – Aquabox  
300ltr with Booster  
Pump



**RTL29HS** – High  
Efficiency  
Aluminum  
Radiator

**RTL28HS** – Split  
Air-to-Water Heat  
Pump c/w Hot  
Water Storage.

