



specifications and materials

the toroa

overview

- The Toroa is delivered with completed building work including cladding, lining, flooring, painting, installation of plumbing, wiring and certificates for gas fitting and electrics.
- Custom changes to the standard layout will be charged with a flat fee of **\$632.50 incl. GST** for administration, stock management, and labour

>>> Please note due to material supply, and availability, some materials may change due to market demand and impacts of COVID19. All change of material will be replaced with an equal or better, product, only.

the toroa	Specifications and Materials - All incl. of GST
platform/trailer drawbar	Steel
mezzanine	Steel
wheels	Basic trailer units
framing	75x50mm Douglas fir timber H1.2 treated
stairs/walkway	One set of stairs ("stadders") including handrails, one walkway
insulation	<ul style="list-style-type: none"> • EarthWool R2.4 in walls • 75mm Polyisocyanurate (PIR) R4. in roof • ExPol 60mm R1.8 polystyrene underfloor
cladding/lining	<ul style="list-style-type: none"> • Premium wall lining • Alpineclad Exterior cladding • Ironsand corner linings and Flashings
interior wall lining	<ul style="list-style-type: none"> • Different options for interior wall lining, please enquire • Negative Detailed walls +\$1,091

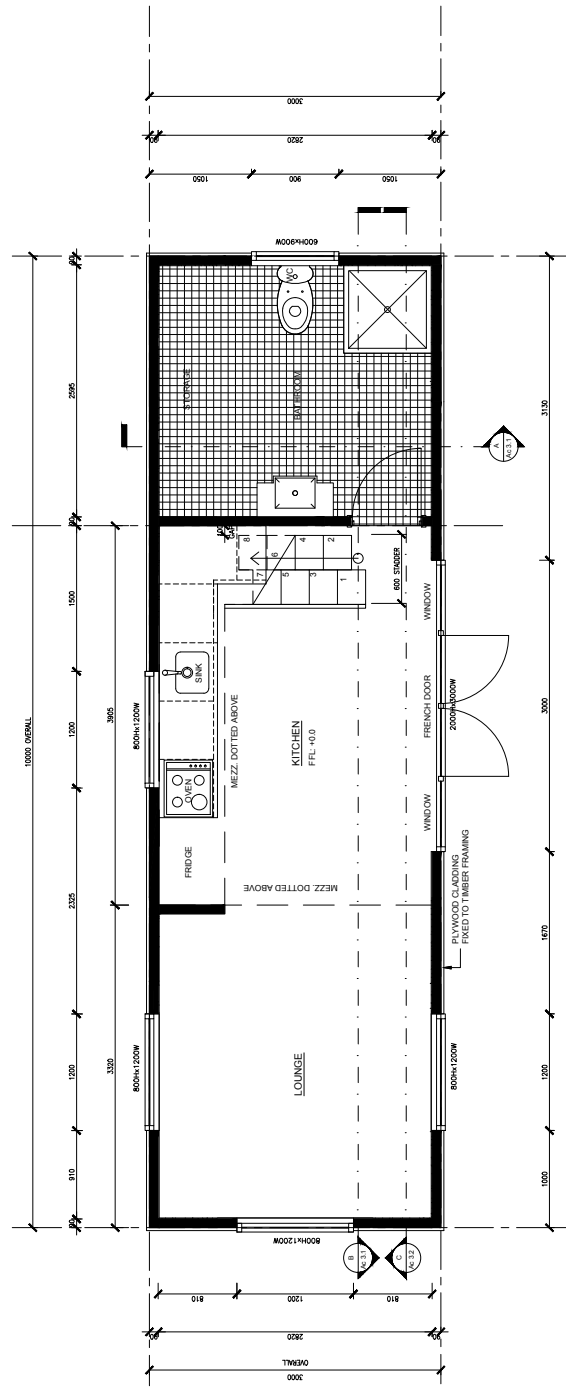
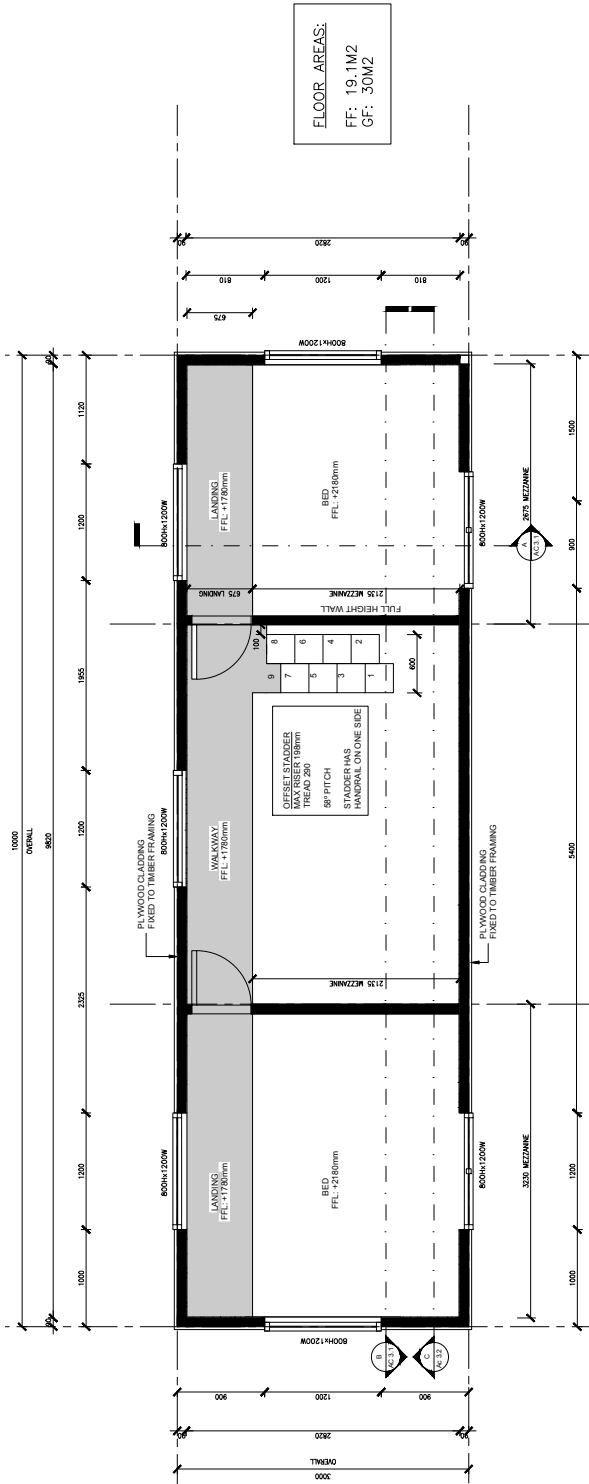
the toroa	Specifications and Materials - All incl. of GST
windows	Double glazed aluminium windows and doors, ironsand
roofing	<ul style="list-style-type: none"> • SIP structural roofing panels • Gutter and downpipe • Ironsand coloured downpipes
flooring	<ul style="list-style-type: none"> • 19mm plywood underlining • Durable, high end vinyl flooring
paint	<ul style="list-style-type: none"> • All walls - low VOC paint • Paint jobs are carried out by a professional painters/decorators only • Different choice of colour starting at +\$980
kitchen	<ul style="list-style-type: none"> • Kitchen cabinets including drawers, doors and handles • Stainless steel kitchen sink • Chrome finished kitchen taps • Hardwood kitchen bench top (acacia or bamboo) • 4 burner gas stove • Electric inbuilt oven • 600mm dishwasher <p><i>Please note, fridge not included and enquire for changes of appliances, booking of extras or delivery without a kitchen.</i></p>
bathroom	<ul style="list-style-type: none"> • Bambooloo composting toilet +\$1,350 • Cinderella Incinerating Gas toilet install +\$9,620 • Flushing Toilet - Raymor Atlanta Install/Plumbing +\$1,450 • 900mm wide vanity unit, porcelain basin, chrome finished tapware • 900x900x2100mm shower with glass doors, chrome finished tapware • Upgrade to 1200x900x2100mm shower +\$1,290 • Extractor fan <p><i>Connection points for power and water for washing machine and dryer (appliances not included)</i></p>
water/gas	<ul style="list-style-type: none"> • Water heating for bathroom/kitchen - Rinnai Infinity 16L Califont • Mains water hookup or water pump hookup available • CEG Ecojet 500 Pressure Pump +\$1,672 • Connected and certified for LPG gas cooking
lighting	<ul style="list-style-type: none"> • Ample LED strips and power points in all rooms

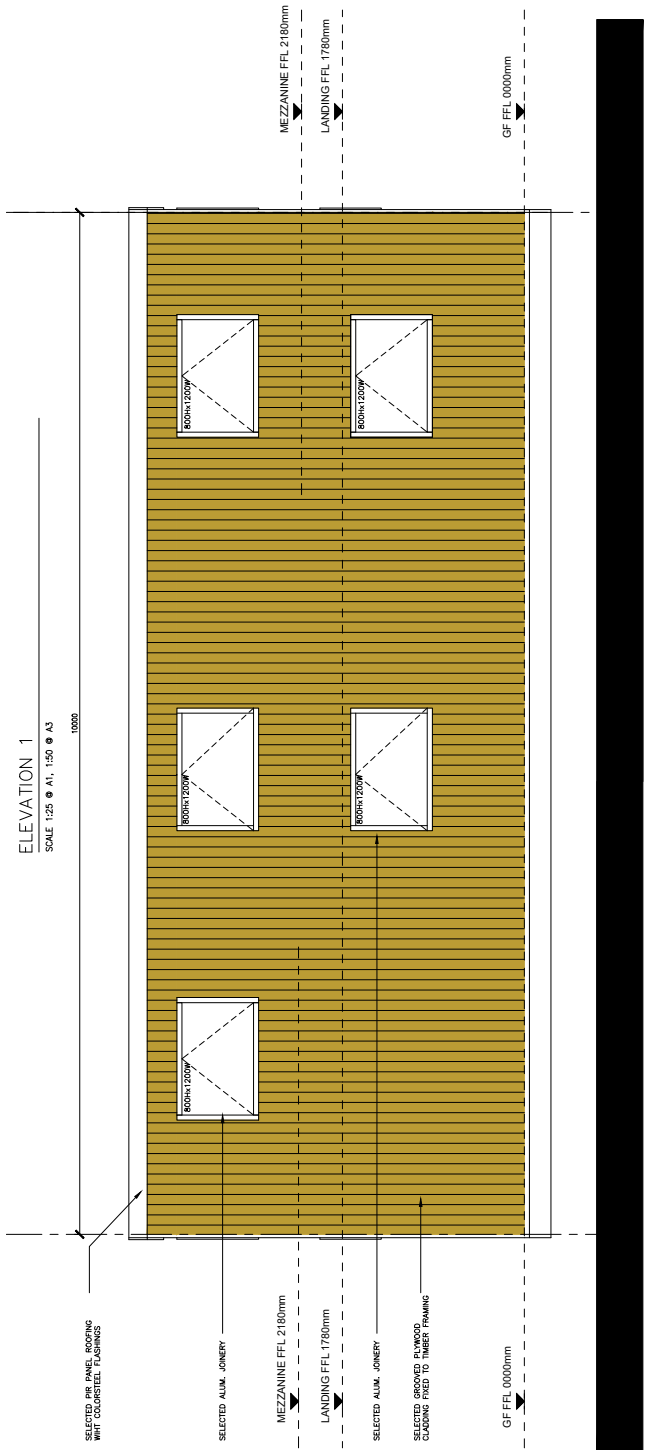
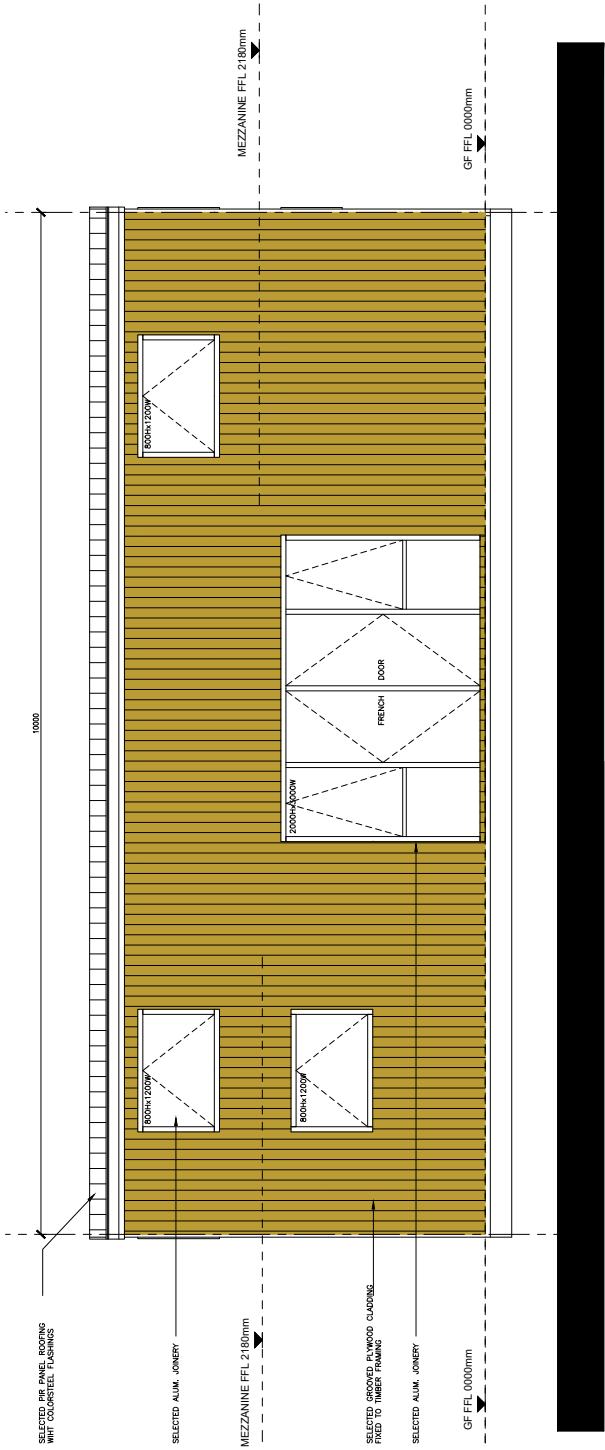
the toroa	Specifications and Materials - All incl. of GST
heating	<p>Option 1:</p> <ul style="list-style-type: none"> • Daikin Highwall heat pump • Cooling capacity: 0.9-4.2kw • Heating capacity: 0.9- 5.5kw <p><i>Price includes complete installation and isolator.</i></p> <p>Option 2:</p> <ul style="list-style-type: none"> • Woodburner on tiles with heat shield (baby iron), complete with flue kit fully installed and certified • Wagener Sparky Clean Air <p>Option 1+2:</p> <ul style="list-style-type: none"> • Take both: +\$4,140
certification	<ul style="list-style-type: none"> • Certified installation of electrics and gas • Electrical warrant of fitness and gas certification will be provided • Carbon Monoxide Detector installed and certified • LPG Detector and Smoke alarm installed and certified <p><i>All electrical and gas-fitting work will be carried out by qualified professionals</i></p>



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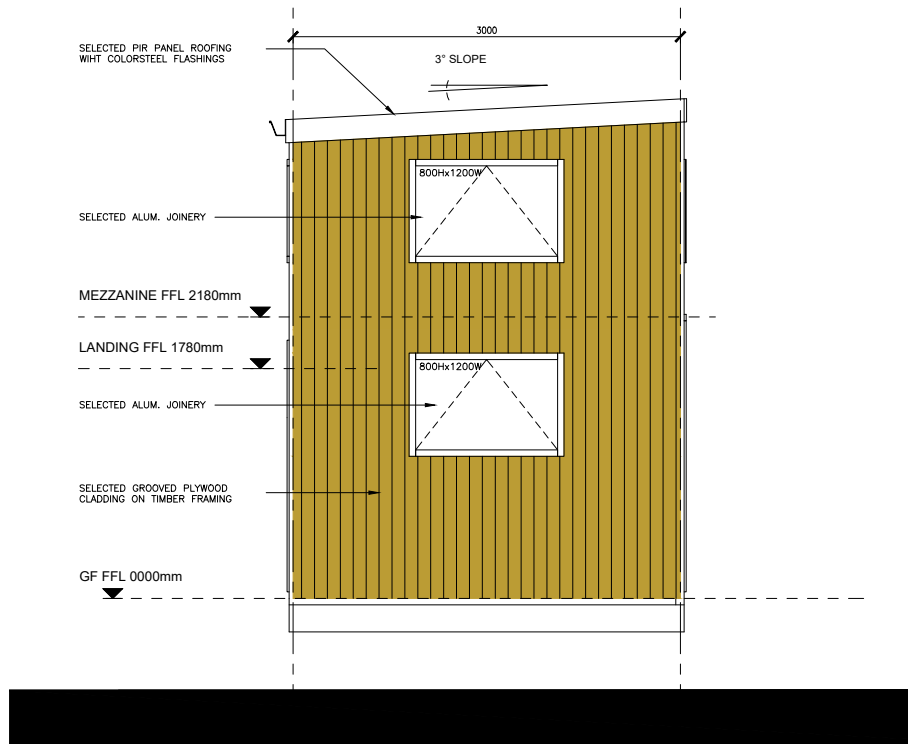
Floor plans and Elevation plans





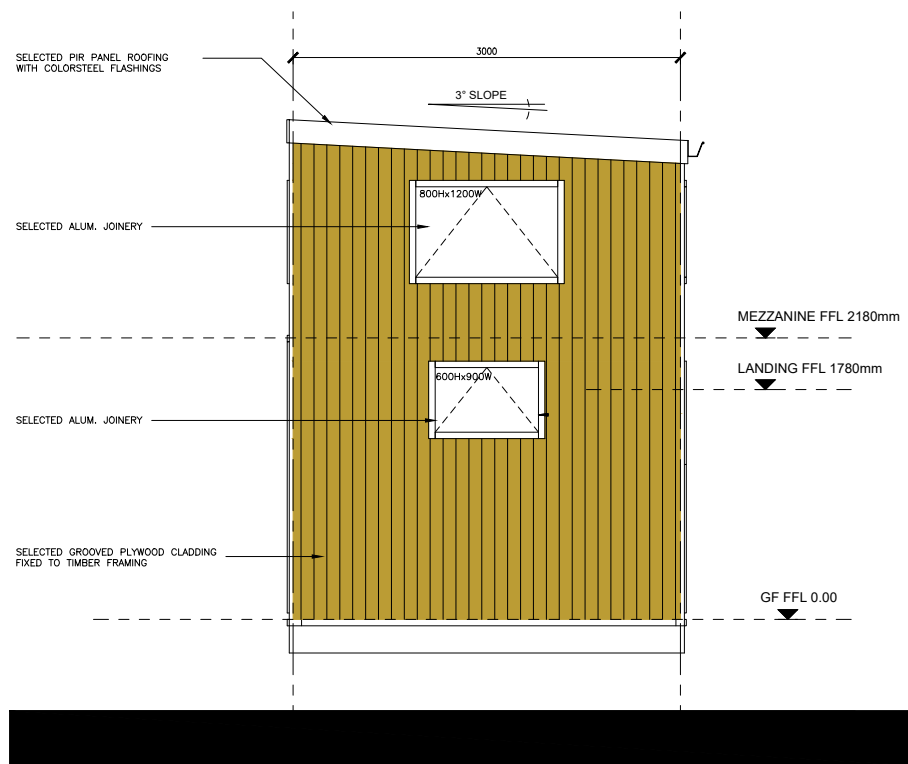
ELEVATION 1
SCALE 1:25 @ A1, 1:50 @ A3

ELEVATION 2
SCALE 1:25 @ A1, 1:50 @ A3



ELEVATION 3

SCALE 1:25 @ A1, 1:50 @ A3



ELEVATION 4