



TIROMOANA RESIDENCES

DECEMBER 2008

OUTLINE SPECIFICATION

*Tūpoupou & Pakakē*

1. CONSTRUCTION

Floor & Foundations

- Basement level floor concrete slab on DPM on hardfill.
- Basement walls precast concrete or reinforced concrete filled concrete blockwork.
- Ground floor and terrace proprietary suspended concrete flooring system with insitu concrete topping spanning between structural beams.
- Outdoor terraces tiles on concrete topping.

Walls

- Generally treated 100mm timber framed exterior walls.
- Walls to east face of townhouses plastered reinforced concrete blockwork.
- Common walls between townhouses precast concrete or concrete blockwork.

Roof

- Timber purlins on prefabricated coved gang-nail trusses. Purlins on Hyjoists to low pitch roof areas.

Upper Level Suspended Floors

- Particle board flooring screw fixed to Hyjoists spanning between steel beams.

2. CLADDING

- Generally Linea weatherboard with expressed corner stops and window facings.
- Textured acrylic plaster to east facing blockwork walls.

3. INSULATION

- Exterior timber framed walls - R2.6 batts.
- All roof areas – R3.6 batts.
- Insulation panels to underside of suspended concrete floor under each townhouse (basement ceiling).
- 60mm polystyrene insulation to 70mm strapping to inside face of exterior masonry walls.

4. SOFFITS/FASCIAS

- Painted Hardigroove soffits including small verandahs and underside of balconies.
- Fascias and barges to be painted kiln dried treated pinus radiata in bandsawn finish.

5. ROOFING

- Standard corrugated profile Colorsteel roofing on flameproof underlay on netting.
- Grey butyl on treated ply sarking to low pitch roof areas.
- Downpipes to be seamless colorsteel with prefinished metal support brackets.
- Spoutings 'D' profile Colorsteel in continuous lengths.

6. WINDOWS/EXTERIOR DOORS

- Powdercoated 35mm series aluminium windows.
- Exterior doors glazed aluminium 40mm suite.
- Entry door painted timber in aluminium frame.
- Timber 25mm thick reveals grooved for lining for clear finish.
- Double glazed throughout.

7. INTERIOR LININGS

- 10mm gib to level 4 finish generally to all walls.
- 10mm gib to ceilings generally.
- Basement garage walls and ceiling exposed concrete, except where ceiling insulated.

8. STAIRS/HANDRAILS/BALUSTRADES

- Internal staircase MDF (all concealed by carpet).
- Varnished beech timber handrail to one side of internal stairs.
- Basement stairs timber stringers and plywood treads with aluminium nosings.

- Steel tube handrail to basement stairs.
- Terrace balustrades prefabricated steel with sprayed enamel paint finish over hot zinc spray protective coating. Balustrades fixed between masonry posts.
- Balcony balustrades Temperclad translucent glass in prefabricated prefinished steel frames.

## 9. DRAINAGE

### Sewer

- 100mm PVC to site collection system.

### Stormwater

- 100mm drains to site collection system.
- Terraces drain to channel to discharge into garden beds.
- Novaflo drains around perimeter of basement garage below floor level.

## 10. PLUMBING

- Hot and cold supply in polybutylene pipework to all sanitary fittings.
- WC's Close coupled ceramic Ideal Standard, Caroma or equal
- Shub Acrylic base and wall linings with glass shower screen and door
- Shower Acrylic base and wall linings with glass screen and door
- Kitchen sink Franke, or equal, twin stainless steel with drainer
- Vanities Monolithic ceramic tops with tiled upstands
- Hot water system - electric hot water cylinder in roof or laundry
- Tapware, shower slides and mixer – Ideal Standard, Methven, HMC or equal
- 2 exterior garden taps per townhouse.
- Laundry taps and Supertub.

## 11. FLOORING

- Bathrooms, laundry and WC floors domestic floor vinyl.
- Kitchen floor timber look-alike floor vinyl.
- Tiled surface 600 wide inside entrances off terraces.

## 12. JOINERY

### Doors

- 2.2M high doors generally vee grooved with paint finish.
- Timber door with small vision panel to kitchen exterior door.
- Door frames 25mm timber rebated for linings in clear finish.

### Kitchen

- Laminate faced over-bench cupboard doors, Melteca colour range.
- Laminate faced drawers and cupboards, Formica benchtop or similar, quality pulls and handles.
- Timber clashed Formica raised counter.
- Carcasses generally Melamine board.

### Vanities

- Laminate faced doors and exposed handles.

### Wardrobes

- Laminate finish on 9mm MDF in silver anodised aluminium frame and track fitted within clear finished timber frame.
- Melamine board divisions and shelves with three sliding wire baskets in each wardrobe.
- Each wardrobe door to have one full length mirror panel.

### Sundry

- Doors to laundry and basement storage painted hollow core on Henderson tracks with locks.
- Medicine cabinet to each bathroom and ensuite with mirror on door.

## 13. ELECTRICAL

### Heating

- Heat pump to living room.
- Bathroom fan heaters and heated towel rails.

### Lighting

- Recessed halogen lights to all living areas, bathrooms and hallways.
- Suspended light fittings over kitchen breakfast bar dining table.
- Recessed incandescent lighting to bedrooms.
- Exterior garden, terrace and driveway lighting.
- Fluorescent lighting to basement.
- Ceiling mounted compact fluorescent lighting to bathrooms.

#### Power/Data/TV/Phone

- TV outlets to living and main bedroom.
- Cat 5e cabling for phones and data throughout.

#### Appliances

- Generally high quality, Fisher & Paykel or similar
- Dish Drawer dishwasher
- 600mm Rangehood
- 600mm Oven
- 600mm Ceramic Electric hob
- Refrigerator
- Separate kitchen extract
- Ducted bathroom and toilet extracts
- 2 no. Garage door openers/townhouse

#### Security

- Keypad and two infra-red movement sensors to ground floor and a hard-wired smoke detector on each level.

### 14. BEDROOM DECK

- Butyl membrane on plywood on timber framing.

### 15. PAINTING/FINISHING

- Exterior colour of residences A, C and E Resene 'Black Haze'
- Exterior colour of residences B, D and F Resene 'Half Tea'
- Generally all interior walls and ceilings off-white paint finished.
- Window joinery 'Silver Pearl'.
- Painted MDF skirtings generally, timber skirtings in wet areas.
- Timber handrails, door frames, window reveals to be clear finished.
- Painted basement garage floor.

### 16. SUNDRY

- Garador automatic commercial sectional garage door to basement garage.
- Sliding cedar shutter to window in gable end of B & E.
- Openable roof windows to bathrooms.

### 17. CARPET

- Cavalier Bremworth Tramore Sisalon II on underlay.

### 18. WINDOW COVERINGS

- Drapes and blinds by Purchaser.

### 19. PARKING

- Two basement carparks with internal access to each residence.

### 20. LANDSCAPING TO COMMON AREAS (Body Corporate Responsibility)

#### Driveways and Footpaths

- Asphalt

#### Lighting

- Low level bollard lamps

#### Planting

- Generally selected from native species able to thrive without irrigation.
- In the area south of G, H and I the existing oak tree will be retained with the balance being planted in native species to match Stanley Park. This will include kanuka, mahoe, coprosmas, titoki, hebe, cabbage tree, five finger, broadleaf, kohuhu and kowhai.
- In the area west of A, B and C (Tupoupou) and D, E and F (Pakake) planting will include raised gardens alongside berms comprising of hebes, Marlborough rock daisy, coprosmas, libertia, mable island lily and tussock grasses. NZ jasmine and clematis will be trained onto screens between the outdoor terraces above the raised gardens.
- Flanking the roadway between C and D and south of the boat park there will be Nikau palm, puka, kowhai, astelia, hebes, mabel island lily, kawa kawa, broadleaf, cabbage trees and grasses.

### 21. PRIVATE RESIDENCE GARDENS

#### Paving

- Courtyards G to Q (Takaroa, Rimurapa and Wheke) paved in 500 x 500 precast concrete pavers in sandstone tones.
- Service courts / rear paths in insitu concrete.

#### Walls

- A combination of plastered concrete block for privacy between courtyards and 1.0m high steel railing fences and gates for views into the common area and beyond.
- G to M (Takaroa) will have pole retaining walls along the rear boundary where required, with 1.0m high post and rail boundary fences above.

### Planting

- Within courtyard gardens of G to Q (Takaroa, Rimurapa and Wheke) a combination of native and exotic species will be used in an informal, relaxed style. Trees will be located to limit shading in winter and will include silk tree, koelreuteria, loquat and nikau palm. The existing lemonwood south of Unit Q is to remain. Lower shrub plantings will include citrus fruits, michelia, astelia, daphne, mexican orange blossom, lavender, hebe, mabel island lily along with climbers: star jasmine, stauntonia, burmese honeysuckle and NZ jasmine trained on railing fences.
- Courtyards of A to F (Tupoupou and Pakake) are tiled with no plant beds as they are located over the basement garaging.

Wilkie + Bruce Registered Architects  
December 2008

This document has been prepared by Wilkie + Bruce Architects and is an outline specification only and may change with detailed engineering design and/or to meet Consent requirements.