



TIROMOANA RESIDENCES

DECEMBER 2008

OUTLINE SPECIFICATION

Wheke

1. CONSTRUCTION

Floor & Foundations

- Reinforced concrete floor slabs DPM on compacted hardfill.
- Perimeter reinforced concrete footings.

Walls

- Generally treated 100mm timber framed exterior walls.
- Common wall between townhouses precast concrete or concrete blockwork.

Roof

- Timber purlins on prefabricated covered 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

- Linea weatherboards on cavity battens.

3. INSULATION

- Exterior timber framed walls - R2.6 batts.
- All roof areas – R3.6 batts.

4. SOFFITS/FASCIAS

- Painted Hardigroove soffits.
- 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.

8. STAIRS/HANDRAILS/BALUSTRADES

- Internal staircase MDF (all concealed by carpet).
- Varnished beech timber handrail to one side of internal stairs.

9. DRAINAGE

Sewer

- 100mm PVC to site collection system.

Stormwater

- 100mm drains to site collection system.

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

- Medicine cabinet to each bathroom and ensuite with mirror on door.

13. ELECTRICAL

Heating

- Heat pump to living room.
- 2 no. chrome bathroom heaters and chrome 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.
- General lighting elsewhere.
- Fluorescent lighting to basement.
- Sealed surface mounted 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 drawers
- 600mm Rangehood
- 600mm Oven
- 600mm Ceramic Electric hob
- Refrigerator
- Separate kitchen extract
- Ducted bathroom and toilet extracts

Security

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

14. PAINTING/FINISHING

- Exterior colour: White
- Window joinery 'Silver Pearl'.
- Generally all interior walls and ceilings off-white paint finished.
- Painted MDF skirtings generally, timber skirtings in wet areas.
- Timber handrails, door frames, window reveals to be clear finished.

15. SUNDRY

- Garador automatic sectional garage door to each garage.
- Openable roof windows to ensuites.

16. CARPET

- Cavalier Bremworth Tramore Sisalon II on underlay.

17. WINDOW COVERINGS

- Drapes and blinds by Purchaser.

18. PARKING

- Attached garage with internal access.
- Second dedicated covered parking space for each residence in Boat Park.
- Roof over Boat Parks Colorsteel on purlins on steel frame. Asphalt or concrete floor.

19. 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.

20. 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.

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