

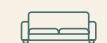


TE AWA RISE

Lot 15



3



2



2



2

Land Area: 387m²

Floor Area: 187m²

Part 1

Renders

Part 2

Plans & Elevations

Part 3

Construction Specification

Part 4

Materials & Finishes

Part 5

Fixtures & Fittings Selections

The included specifications may change due to availability, build circumstances and the like, from time to time at the operators sole discretion without notice.







Part 2

Plans & Elevations



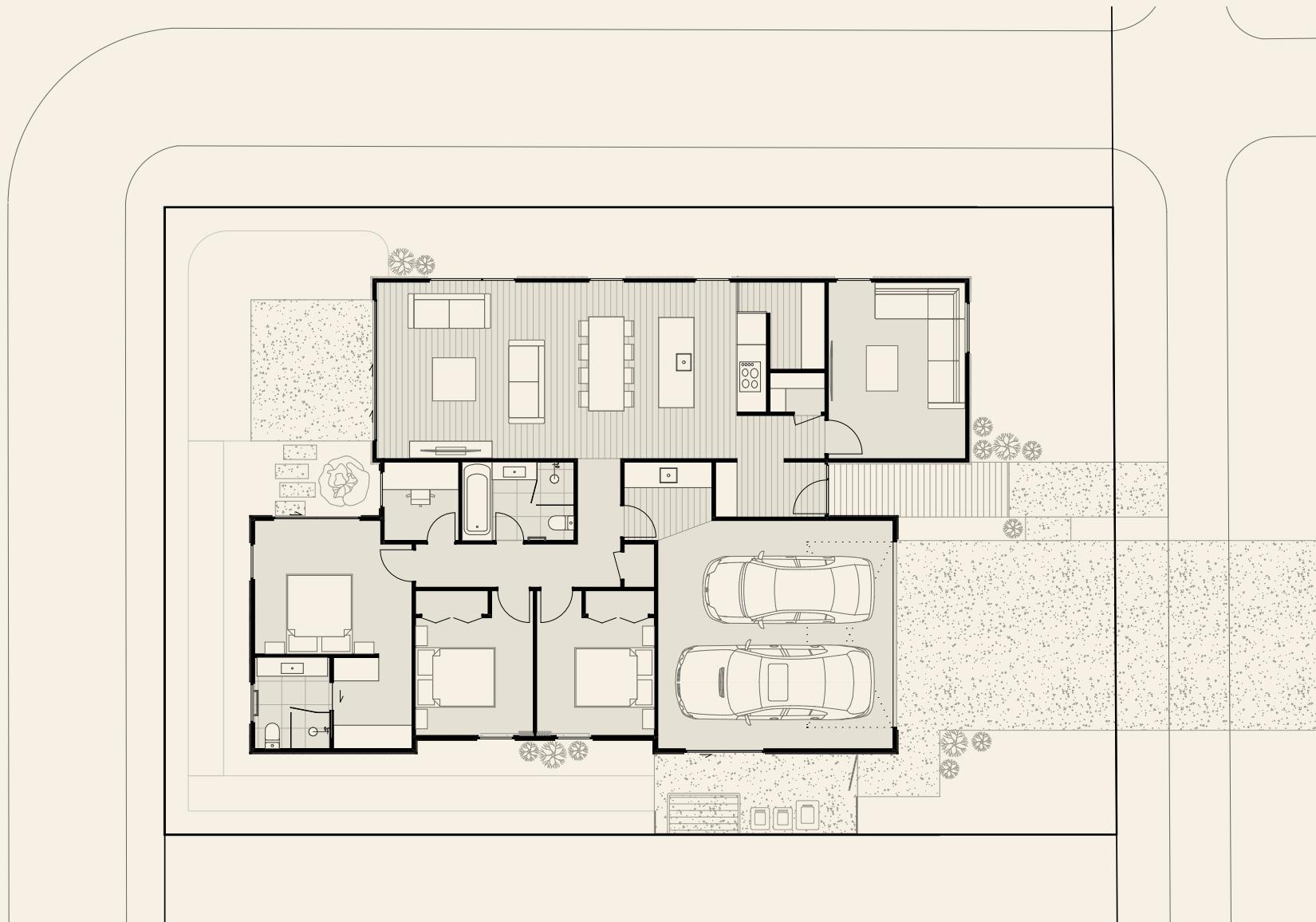
Site Area: 387m²

Floor Area: 187m²

Roof Area: 190m²

Floor area noted is over cladding.
Areas are rounded.

Finishes, fixtures and cabinetry
are shown to provide context and
may not accurately represent
the final product. Landscaping
design, decking and patio areas
may be subject to change
dependent on site conditions.
Floor area noted is over cladding.
This plan is conceptual only to
provide an indicative layout to
prospective clients.



Lot 15 – Part 2

Dimension Plan

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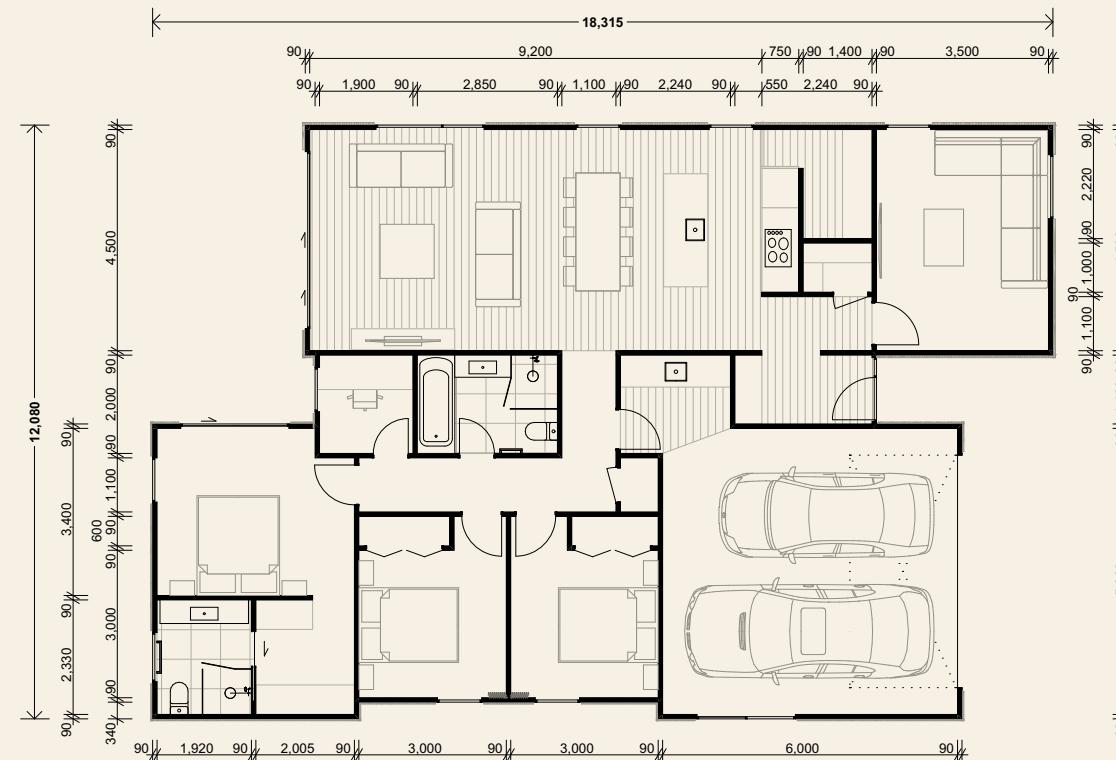
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Lot 15 – Part 2

Elevations

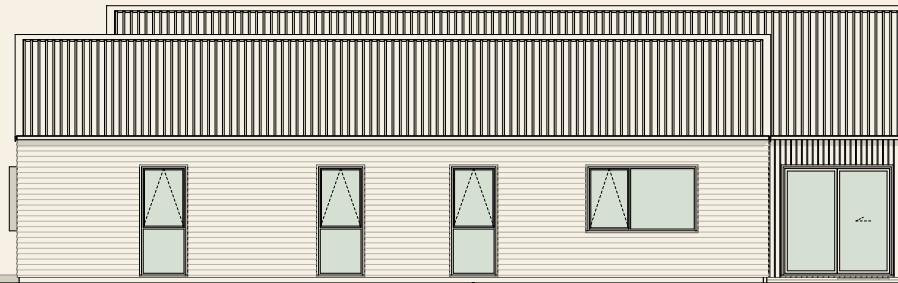
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Site Area: 387m²
Floor Area: 187m²
Roof Area: 190m²

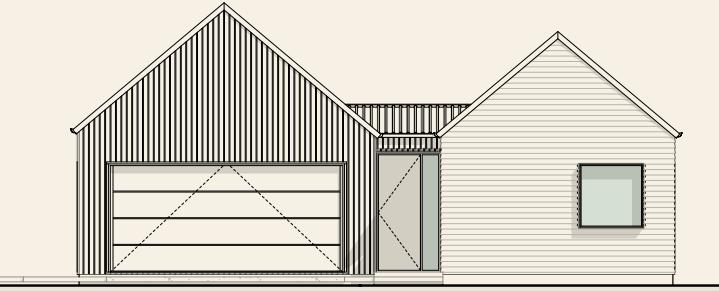
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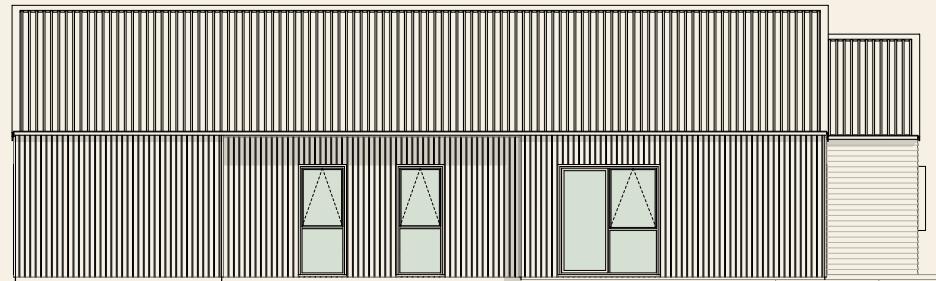
North Elevation

Scale 1:100



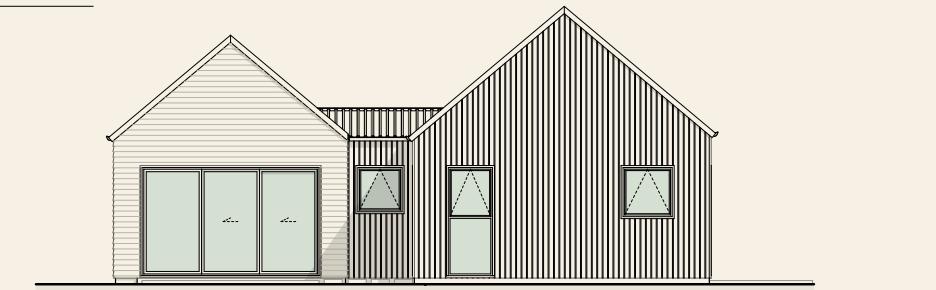
East Elevation

Scale 1:100



South Elevation

Scale 1:100



West Elevation

Scale 1:100

Part 3

Construction Specification

Lot 15 – Part 3

Construction Specification

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Item	Description	Brand	Colours Pre-determined by designer	Colour Options Client	Upgrade options Client cost
Floor structure	<i>Final Engineering to be confirmed with Building Consent</i> <i>Lot 15 Geotechnical bearing capacity (kPa) is 300</i> <i>AS2870 Expansive Class is S</i>	Standard Raft Slab	n/a	n/a	n/a
Internal heating and cooling	Ducted system to living and bedrooms with central temperature control	Mitsubishi or similar	n/a	n/a	n/a
External walls	90mm thick SG8 H1.2 timber framing 2550mm ceiling height	As sourced by builder	n/a	n/a	n/a
Exterior cladding – Weatherboard	Bevelback Weatherboard cladding	Builder to confirm	Mt Aspiring	n/a	n/a
Exterior cladding - Shiplap	JSC TMT55 Vertical Shiplap Weatherboard TMT Taiga	JSC	Scumble Swade	n/a	n/a
Soffits (incl. covered patio)	9mm fibre cement board, stopped	Villaboard	Ironsand	n/a	n/a
Roofing	Iron medium rib cladding - ST7 profile	Steel and Tube	Ironsand & Tui Tuff	n/a	n/a
Roofing - Spouting	½ round gutter	Colorsteel	Ironsand & Tui Tuff	n/a	n/a
Roofing - Downpipe	Colorsteel to match roofing and spouting	Colorsteel	Ironsand & Tui Tuff	n/a	n/a
Window joinery	APL Residential Thermal Heart aluminum	As sourced by Builder	Ironsand & Tui Tuff	n/a	n/a

Lot 15 – Part 3

Construction Specification

TE-AWA RISE

Item	Description	Brand	Colours Pre-determined by designer	Colour Options Client	Upgrade options Client cost
Windows glass	<i>Double glazed, low E with argon filled Glass</i>	<i>As sourced by Builder</i>	<i>Clear</i>	<i>n/a</i>	<i>n/a</i>
Window handles	<i>APL Urbo range</i>	<i>APL</i>	<i>Ironsand & Tui Tuff</i>	<i>n/a</i>	<i>n/a</i>
Window jambs	<i>Grooved Pine</i>	<i>As sourced by builder</i>	<i>Mt Aspiring Quarter</i>	<i>n/a</i>	<i>n/a</i>
Internal wall lining	<i>10mm stopped to level 4 finish & painted (wash & wear low sheen)</i>	<i>GIB</i>	<i>Mt Aspiring Quarter</i>	<i>n/a</i>	<i>n/a</i>
Bathroom walls	<i>10mm Aqualine plaster board stopped to level 5 finish & painted (aqua enamel low sheen) and 6mm fibre cement board to tiled area</i>	<i>GIB and James Hardie</i>	<i>Mt Aspiring Quarter</i>	<i>n/a</i>	<i>n/a</i>
Skirting architrave	<i>Square 90 x 10mm MDF painted</i> <i>Square 90 x 10mm MDF painted</i>	<i>Southern Pine Products</i>	<i>Mt Aspiring Quarter (fast dry flat)</i>	<i>n/a</i>	<i>n/a</i>
Raking Ceiling in Living/Dining/Kitchen	<i>Scissor truss raking ceiling in living only- gib finish</i>	<i>Gib</i>	<i>Mt Aspiring Quarter (fast dry flat)</i>	<i>n/a</i>	<i>n/a</i>
Ceiling lining	<i>13mm GIB level 4 finish in living areas & bedrooms, level 5 finish in bathrooms. Square stopped. Paint ceiling flat.</i>	<i>Gib</i>	<i>Mt Aspiring Quarter (fast dry flat)</i>	<i>n/a</i>	<i>n/a</i>
Insulation	<i>Walls R2.8 90mm</i> <i>Ceiling R7.0 260mm</i>	<i>As sourced by builder</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>
Internal doors	<i>2.2m high, hollow core pre-primed & painted.</i>	<i>As sourced by builder</i>	<i>Mt Aspiring Quarter (fast semi gloss)</i>	<i>n/a</i>	<i>n/a</i>
Internal door jambs	<i>25mm MDF (Pine in bathrooms)</i>	<i>As sourced by builder</i>	<i>Mt Aspiring Quarter (fast semi gloss)</i>	<i>n/a</i>	<i>n/a</i>
Internal door handles	<i>Windsor Futura Range</i>	<i>Windsor</i>	<i>Brushed Nickel</i>	<i>n/a</i>	<i>n/a</i>
Door hinges	<i>To match hardware</i>	<i>As sourced by builder</i>	<i>Stainless steel</i>	<i>n/a</i>	<i>n/a</i>
External front door	<i>Plasma -solid panel aluminum powder coated door</i>	<i>Altherm</i>	<i>Ironsand</i>	<i>n/a</i>	<i>n/a</i>
External front door frame	<i>APL Residential Series</i>	<i>n/a</i>	<i>Ironsand</i>	<i>n/a</i>	<i>n/a</i>
Front door handle - inside	<i>Verge plain</i>	<i>Windsor</i>	<i>Brushed Nickel</i>	<i>n/a</i>	<i>n/a</i>
Front door handle - outside	<i>Verge plain</i>	<i>Windsor</i>	<i>Brushed Nickel</i>	<i>n/a</i>	<i>n/a</i>

Lot 15 – Part 3

Construction Specification

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Item	Description	Brand	Colours Pre-determined by designer	Colour Options Client	Upgrade options Client cost
Hot water heating	<i>Rinnai Infinity HDi200</i>	<i>Rinnai</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>
Garage door	<i>Colorsteel powdercoated sectional</i>	<i>GDCO</i>	<i>Ironsand</i>	<i>n/a</i>	<i>n/a</i>
Garage door opener	<i>Automatic with 2 remotes</i>	<i>As sourced by builder</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>

Bathrooms

Item	Description	Brand	Colours Pre-determined by designer	Colour Options Client	Upgrade options Client cost
Bathroom wall and floor	<i>Heritage Nude 600x600 R11 Floor, R10 Wall</i> <i>Tiling to bathrooms, laundry floors and shower boxes only. Wall tiles 2.0m high.</i>	<i>European Ceramics \$54.90 per sqm + gst</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>
Toilets	<i>Enya BTW Toilet Suite</i>	<i>Harrison Bloy</i>	<i>White</i>	<i>n/a</i>	<i>n/a</i>
Toilet roll holders	<i>Heirloom Centro Toilet Roll Holder</i>	<i>Heirloom</i>	<i>Chrome</i>	<i>n/a</i>	<i>n/a</i>
Shower	<i>Watersino Pin Slide Rail</i>	<i>Harrison Bloy</i>	<i>Chrome</i>	<i>n/a</i>	<i>n/a</i>
Shower screen	<i>Frameless safety glass screen, 2m high</i>		<i>Clear</i>	<i>n/a</i>	<i>n/a</i>
Shower mixer	<i>Pin Shower Mixer (small faceplate)</i>	<i>Harrison Bloy</i>	<i>Chrome</i>	<i>n/a</i>	<i>n/a</i>
Shower niche	<i>Tiled area for small shower items</i>		<i>n/a</i>	<i>n/a</i>	<i>n/a</i>
Shower drain	<i>Channel drain with tile insert</i>	<i>As sourced by builder</i>	<i>Chrome</i>	<i>n/a</i>	<i>n/a</i>
Baths	<i>Caroma Luna Bath Four Tile Flange 1675mm</i>	<i>As sourced by builder</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>
Vanity	<i>Levivi Cibolo Prima 1 Drawer Wall hung Ensuite – 1800mm Bathroom – 900mm</i>	<i>Plumbing world</i>	<i>Driftwood</i>	<i>n/a</i>	<i>n/a</i>
Vanity top	<i>n/a</i>	<i>n/a</i>	<i>/na</i>	<i>n/a</i>	<i>n/a</i>
Vanity bowl	<i>Moon Kordura Counter Top Basin</i>	<i>Harrison Bloy</i>	<i>White</i>	<i>n/a</i>	<i>n/a</i>
Vanity mixer	<i>Pin Wall Mixer & Spout</i>	<i>Harrison Bloy</i>	<i>Chrome</i>	<i>n/a</i>	<i>n/a</i>
Vanity mirror	<i>Galaxy backlit mirror Ensuite – 1200mm Bathroom – 900mm</i>	<i>Plumblime</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>
Mirror demister	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>

Lot 15 – Part 3

Construction Specification

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Item	Description	Brand	Colours Pre-determined by designer	Colour Options Client	Upgrade options Client cost
Towel rail – ensuite and bathroom	Genesis esp Towel Warmer Ensuite – 1025mm Bathroom – 450mm	Heirloom	Chrome	n/a	n/a
Bathroom exhaust fan – both bathrooms	Fan	As sourced by builder	n/a	n/a	n/a

Kitchen

Item	Description	Brand	Colours Pre-determined by designer	Colour Options Client	Upgrade options Client cost
Kitchen benchtops	20 mm Engineered Stone	Primestone	TBC		
Splashback	Tiled	TBC	TBC	n/a	Natural Stone
Kitchen sink	Ronda 1.5 delta range HH4540/2040L		Stainless Steel	n/a	n/a
Kitchen doors	Melteca or Prime Pannel		TBC		
Cabinetry		As sourced by joinery supplier	TBC	n/a	n/a
Kitchen mixer	Greens Mika Pull down sink mixer	Harrison Bloy	Crome	n/a	n/a
Cutlery insert	Two	As sourced by joinery supplier	n/a	n/a	n/a
Waste bin	Two bottom mounted bins	As sourced by joinery supplier	n/a	n/a	n/a
Fridge Freezer	Not supplied	n/a	n/a	n/a	n/a
Microwave	Not supplied	n/a	n/a	n/a	n/a
Oven – under bench	600mm F&P series 7 contemporary Pyrolytic Oven OB60SD9PB1	Fisher & Paykel	Black	n/a	
Rangehood	Built-in 60cm integrated rangehood F&P	Fisher & Paykel	n/a	n/a	n/a
Cook top	600mm induction cooktop F&P CI604CTB1	Fisher & Paykel	Black	n/a	
Dishwasher	Build under Dishwasher F&P DW60UC2X2	Fisher & Paykel	Sliver	n/a	n/a
Waste disposal	Not supplied	n/a	n/a	n/a	n/a

Interior Joinery & Storage

Item	Description	Brand	Colours Pre-determined by designer	Colour Options Client	Upgrade options Client cost
Wardrobes – master bedroom	Wire frame	n/a	White	n/a	n/a
Wardrobes – other bedrooms	Wire frame	n/a	White	n/a	n/a
Linen cupboard	Wire frame	n/a	White	n/a	n/a
Broom cupboard (where incorporated as part of garage storage)	n/a	n/a	n/a	n/a	n/a
Garage storage (as and if included within home design / drawings)	n/a	n/a	n/a	n/a	n/a
Laundry unit (as and if included within home design / drawings)	Melteca or Prime Panel Blanco Marquina Bench top Mercer DV108 Loxley Watersino Pin Gooseneck Kitchen Mixer	Mercer Harrison Bloy	White S/Steel Chrome	n/a	n/a
Laundry cupboard and bench (as and if included in home design / drawings)		n/a	n/a	n/a	n/a

Finishes & Flooring Treatments

Item	Description	Brand	Colours Pre-determined by designer	Colour Options Client	Upgrade options Client cost
Curtains (as specified in drawings)	Not supplied	n/a	n/a		
Blinds	Not supplied	n/a	n/a	n/a	n/a
Wall paper	n/a	n/a	n/a	n/a	n/a

Lot 15 – Part 3

Construction Specification

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Item	Description	Brand	Colours Pre-determined by designer	Colour Options Client	Upgrade options Client cost
Curtain tracks	<i>Not supplied</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>
Lining	<i>Not supplied</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>
Blinds – kitchen	<i>Not supplied</i>	<i>n/a</i>	<i>n/a</i>		
Carpet	<i>Feltex Okiwi Bay – Solution dyed nylon</i>	<i>As sourced by builder</i>	<i>Manx</i>	<i>n/a</i>	<i>n/a</i>
Entry and kitchen flooring	<i>Odense – Clouded Oak, 240mm width Refer to floor plan for coverage</i>	<i>Flooring Xtra \$76per sqm +gst</i>	<i>Clouded Oak</i>	<i>n/a</i>	<i>n/a</i>
Garage carpet	<i>Polypropylene Garage Carpet</i>	<i>Belgotex</i>	<i>Crazy</i>	<i>n/a</i>	<i>n/a</i>

Electrical / Lighting

Item	Description	Brand	Colours Pre-determined by designer	Colour Options Client	Upgrade options Client cost
Lighting & Electrical Outlets (power points)	<i>Refer to Electrical layout plan</i>	<i>As sourced by builder</i>	<i>Colour to match façade, soffit, ceilings and walls</i>		
Fiber Connection / Wifi		<i>Builder to arrange fiber connection into home</i>			

External Areas & Landscaping

Item	Description	Brand	Colours Pre-determined by designer	Colour Options Client	Upgrade options Client cost
Driveway	<i>12mm river pebble, exposed aggregate concrete laid to falls with sump and strip drains as required</i>	<i>As sourced by builder</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>

Lot 15 – Part 3

Construction Specification

TE-AWA RISE

Footpath and entry	<i>12mm river pebble – exposed aggregate concrete laid to falls with sump and strip drains as required</i>	As sourced by builder	n/a	n/a	n/a
Exterior courtyard and patio areas	<i>12mm river pebble – exposed aggregate concrete</i>	As sourced by builder	n/a	n/a	n/a
	<i>Exterior power point x2</i>	As sourced by builder	n/a	n/a	n/a
Exterior decking	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>
Outdoor taps	<i>2 – located in accordance with plans</i>	As sourced by builder	n/a	n/a	n/a
Mailbox	<i>Catelina mailbox Flaxpod colour attached to macrocapa post as per Design Guidelines</i>	As sourced by builder	n/a	n/a	n/a
Clothesline	<i>Extending or folding system</i>	<i>Hills Extendaline or Paraline</i>	n/a	n/a	n/a
Landscaping (as per design / drawing)	<p><i>Where applicable if detailed in any drawings:</i></p> <p><i>Assorted native plants and bark (as per Design Guidelines) in any house side gardens.</i></p> <p><i>Hedging on side boundary lines (between lots only).</i></p> <p><i>Lawns surrounding the house beyond side gardens, driveway, footpaths, decks, and patio areas.</i></p>	As sourced by builder	n/a	n/a	n/a

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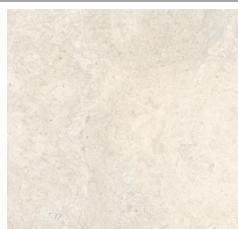
Part 4

Materials & Finishes

	Description	Notes	Supplier	Finish
Cladding				
Cladding				
Roofing				
Gutters & Downpipes				
Fascia Boards				
Joinery				
Glass				
Soffit				
Garage Door				
Patio Tiles				

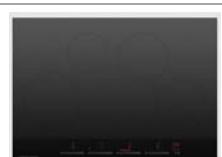
	Description	Size	Supplier	Finish
Wall Finishes				
Walls	Wash n Wear – Dannevirke	Dulux		Low Sheen
				
Walls – WC/ENS	Aquaenamel - Dannevirke	Dulux		Low Sheen
				
Ceiling	Fast Dry – Southern Alps	Dulux		Flat
				
Skirting/ Trims	Fast Dry – Dannevirke	Dulux		Low Sheen
				
Doors	Fast Dry – Dannevirke Double	Dulux		Acrylic Enamel Semi-Gloss
				
Flooring				
Garage Flooring	Polypropylene Garage Carpet	Crazy		

	Description	Size	Supplier	Finish	
Carpet	Feltex Okiwi Bay - Manx		Flooring Xtra	Solution dyed nylon	
Laminate Flooring	Odense – Clouded Oak	240mm width	Flooring Xtra	Clouded Oak	
Curtains					
Sheer	Zepel - Focus	Double Invert pleated sheer front	Quality Curtains	Pearl Skim floor	
Blackout behind (bedrooms + Media only)		Skim floor	Quality Curtains	Shell	
Kitchen					
Benchtops	Primestone			TBD	
Joinery Island	Melteca			TBD	
Joinery Back	Melteca			TBD	
Backsplash	Primestone			TBD	
Kitchen Hardware	Blum Soft Closing				
Benchtops	Primestone			TBD	

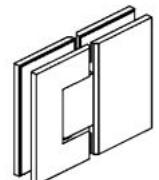
	Description	Size	Supplier	Finish	
Kitchen Pulls Tall Units	Toledo 4041	320mm		TBD	
Feature Wall					
Living/Entry	Surround by Laminex Scallop 135		Laminex	Pre-Primed	
Bedrooms					
Joinery	Whitewashed Oak		Melteca	Organic	
Bathrooms					
Bathroom Floor Tiles	Heritage Nude	600x600mm	European Ceramics	R11	
Bathroom Wall Tiles	Heritage Nude	600x600mm	European Ceramics	R10	
Bathroom Wall Feature	Heritage Nude	600x600mm	European Ceramics	Grooved	

Part 5

Fixtures & Fittings Selections

	Description	Notes	Supplier	Finish	
Sink	Mercer DV107 Derby Kitchen Sink		Mercer	SS	
Insinkerator	Insinkerator 66 : ID66			n/a	
Mixer	Tube Kitchen Mixer w/ Pull out spray		Plumbline	Brushed Nickel	
Fridge	Not supplied				
Oven	Oven, 60cm, 5 function, self-cleaning		Fisher and Paykel		
Cook Top	Induction Cooktop, 60cm, 4 Zones	CI604CTB1	Fisher and Paykel		
Rangehood	Built in integrated powerpack extractor		Robinhood	Black	
Dishwasher	Series 7 Contemporary Dishwasher	DW60UN4B2	Fisher and Paykel		

	Description	Size	Supplier	Finish	
Basin	Moon Kordura Counter Top Basin		Harrison Bloy	White	
Vanity	Custom made wall hung vanity unit with Blum soft close drawers				
Mixer	Pin Wall Mixer & Spout		Harrison Bloy	Chrome	
Mirror	Custom sized in-set mirror with Nuklear, 50watt mirror demister				
Towel Rail	Genesis Towel Warmer		Heirloom	Chrome	
Toilet	Evo Back to Wall Toilet Suite Slim Seat		Plumbline	White	
Toilet Roll Holder	Heirloom Centro Toilet Roll Holder		Plumbline	Chrome	
Shower Head	Watersino Pin Shower Column Set		Harrison Bloy	Chrome	

	Description	Size	Supplier	Finish
Shower Mixer	Pin Shower Mixer (small faceplate)		Harrison Bloy	Chrome
				
Shower Drain	Tiled Insert Channel Shower Drain		As supplied by builder	Chrome
Shower Glass Hardware			Opus Glass Hardware	Chrome
				
Bathroom Fan			As supplied by builder	

	Description	Size	Supplier	Finish	
Basin	Moon Kordura Counter Top Basin		Harrison Bloy	White	
Vanity	Custom made wall hung vanity				
Mixer	Pin Wall Mixer & Spout		Harrison Bloy	Chrome	
Mirror	Custom sized in-set mirror				
Towel Rail	Genesis Towel Warmer		Heirloom	Chrome	
Toilet	Enya BTW Toilet Suite		Harrison Bloy	White	
Toilet Roll Holder	Heirloom Centro Toilet Roll Holder		Plumbline	Chrome	

	Description	Size	Supplier	Finish
Shower Head	Watersino Pin Slide Rail		Harrison Bloy	Chrome
				
Shower Mixer	Pin Shower Mixer (small faceplate)		Harrison Bloy	Chrome
				
Shower Drain	Tiled Insert Channel Shower Drain		As supplied by builder	Chrome
Bathroom Fan			As supplied by builder	

	Description	Size	Supplier	Finish	
Tub	Mercer DV108 Loxley		Mercer	S/Steel	
Mixer	Watersino Pin Gooseneck Kitchen Mixer		Harrison Bloy	Chrome	

	Description	Size	Supplier	Finish
Entry Door Handle	Nido – Verge Longplate Entrance Set – Diamond Knurl		Windsor	Brushed Nickel
Interior Door Handles	Futura Apex Lever Set		Windsor	Brushed Nickel
Door Hinges	Hinge SS Loosepin Radius 89x60x2mm		Windsor	Brushed Nickel
Door Stop	Doorstop Skirting Concealed Fix		Windsor	Brushed Nickel
Curtain Tracks Wall Mounted in living	TBC			
Curtain Tracks Ceiling Mounted	TBC			
Blinds	TBC			
Shutters	TBC			



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	Description	Size	Supplier	Finish
Light Switches and Power Sockets	Legrand Excel Life white		Legrand	
Recessed Downlights	Dlek 3220		Hugo	
Exterior Recessed Downlights	TBC			
Exterior Wall Lights	TBC			
Kitchen Island Pendant	TBC			
Dining Pendant	TBC			

Thank you

TE-AWA RISE



Te Awa Rise

Keri Rua Road, Cambridge, Waikato



Disclaimer: Whilst every care has been taken to establish the accuracy of the material presented here, the material is not warranted by the operator and does not form part of any contract. The material is subject to change without notice. Prospective purchasers are advised to make their own enquiries to satisfy themselves on all aspects.

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