



TE AWA RISE

Lot 8

5 Paa Road



Land Area: 504m²

Floor Area: 211m²

Part 1 Renders

Part 2 Plans & Elevations

Part 3 Construction Specification

Part 4 Materials & Finishes

Part 5 Fixtures & Fittings Selections

5 Paa Road

Set on a 504-square-metre, north-facing site, this 211-square-metre, 4-bedroom home has been designed to maximise the northerly aspect and make the best use of natural light.

The main living space and hub of your home features high-raked ceilings and includes the open-plan, island-style kitchen with a hidden walk-in pantry, the dining area, and the main lounge room. This area is bathed in morning sun through the floor-to-ceiling windows and sliding doors that open to the yard.

The kitchen is well-equipped with a Fisher & Paykel induction cooktop, oven, and appliances, composite stone benchtops, and Clouded Oak laminate flooring. A second living space, the media room, separate from the main living space, serves as a private retreat or movie room for the kids. The master bedroom features an en-suite bathroom, a walk-in wardrobe, and a private deck. While the other three bedrooms are all doubles with fully fitted, built-in wardrobes.

The home is temperature-controlled by a ducted heating and cooling system, providing year-round comfort, while the argon-filled double-glazing and thermal-broken joinery help make the home more energy-efficient.

There is a powder room for guests, whilst the family bathroom and ensuite are well-appointed with tiled frameless glass showers, and high-quality fixtures and fittings.

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 1

Renders







Part 2

Plans & Elevations

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Lot 8 — Part 2

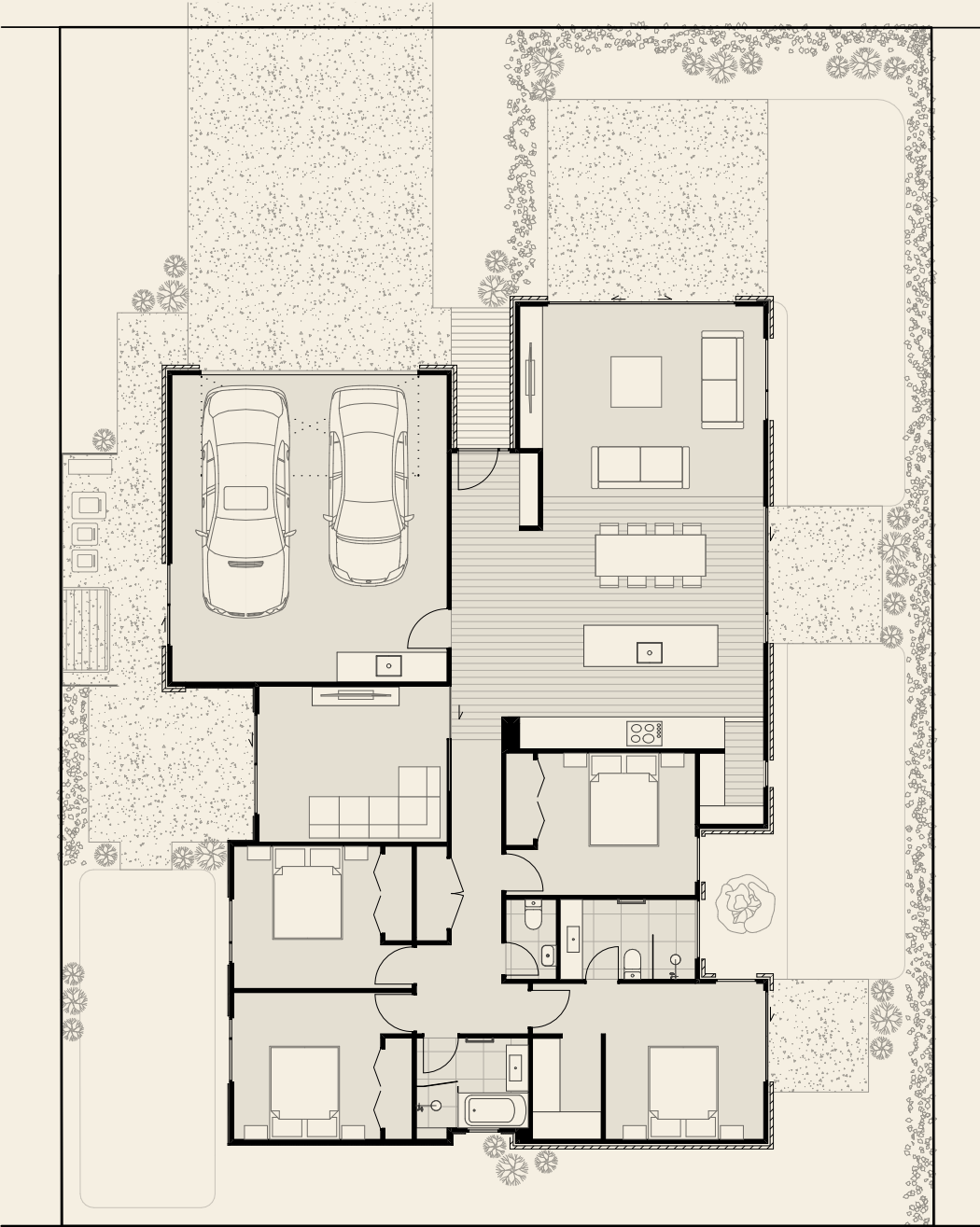
Floor Plan



Site Area: 504m²
Floor Area: 211m²
Roof Area: 217m²

Floor area noted is over cladding.
Areas are rounded.

Pre-consented specifications.
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.



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This architectural floor plan shows a house with a two-car garage on the left. The main living area is on the right, featuring a large open-plan space with a dining table, a kitchen with a stove and sink, and a living area with a sofa and armchair. There are three bedrooms, each with a bed, and two bathrooms, one of which includes a bathtub. The plan includes detailed dimensions for the overall footprint and individual rooms, as well as furniture layouts.

Overall Dimensions:

- Top: 13,080 (Total), 6,000 (Garage), 1,400 (Garage), 5,320 (Living Area)
- Right: 8,960 (Total), 3,100 (Living Area), 2,340 (Bedroom), 3,290 (Bathroom), 3,400 (Bedroom), 3,400 (Bedroom)
- Bottom: 13,080 (Total), 3,200 (Bedroom), 600 (Bathroom), 670 (Bedroom), 1,100 (Bathroom), 1,100 (Bedroom), 90 (Hallway), 2,940 (Living Area), 3,200 (Bedroom), 600 (Bathroom), 2,440 (Bedroom), 90 (Hallway), 1,500 (Bathroom), 3,450 (Living Area)
- Left: 18,350 (Total), 6,700 (Garage), 3,400 (Living Area), 3,100 (Bedroom), 3,200 (Bedroom)

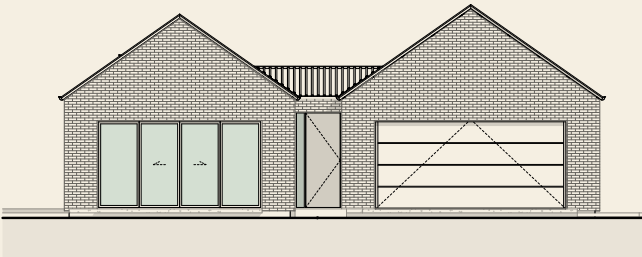
Lot 8 — Part 2

Elevations

Site Area: 504m²
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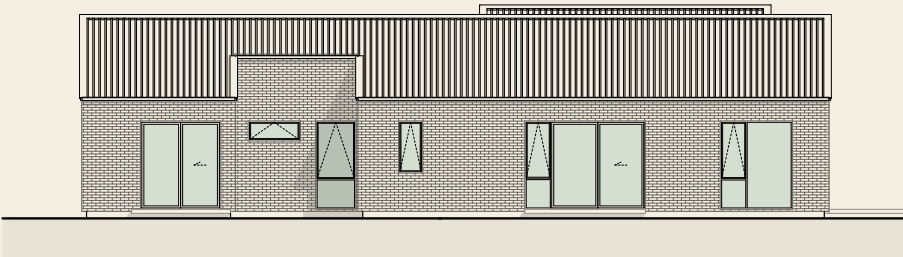
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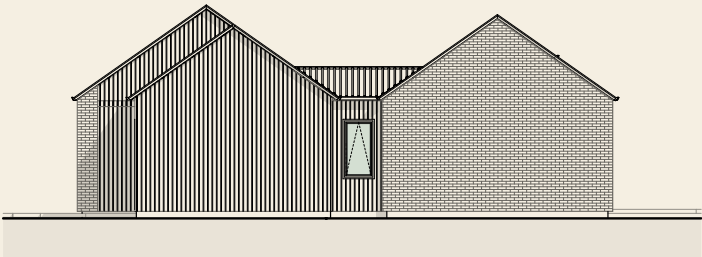
North Elevation
Scale 1:120



West Elevation
Scale 1:120



East Elevation
Scale 1:120



South Elevation
Scale 1:120

Lot 8 — Part 2

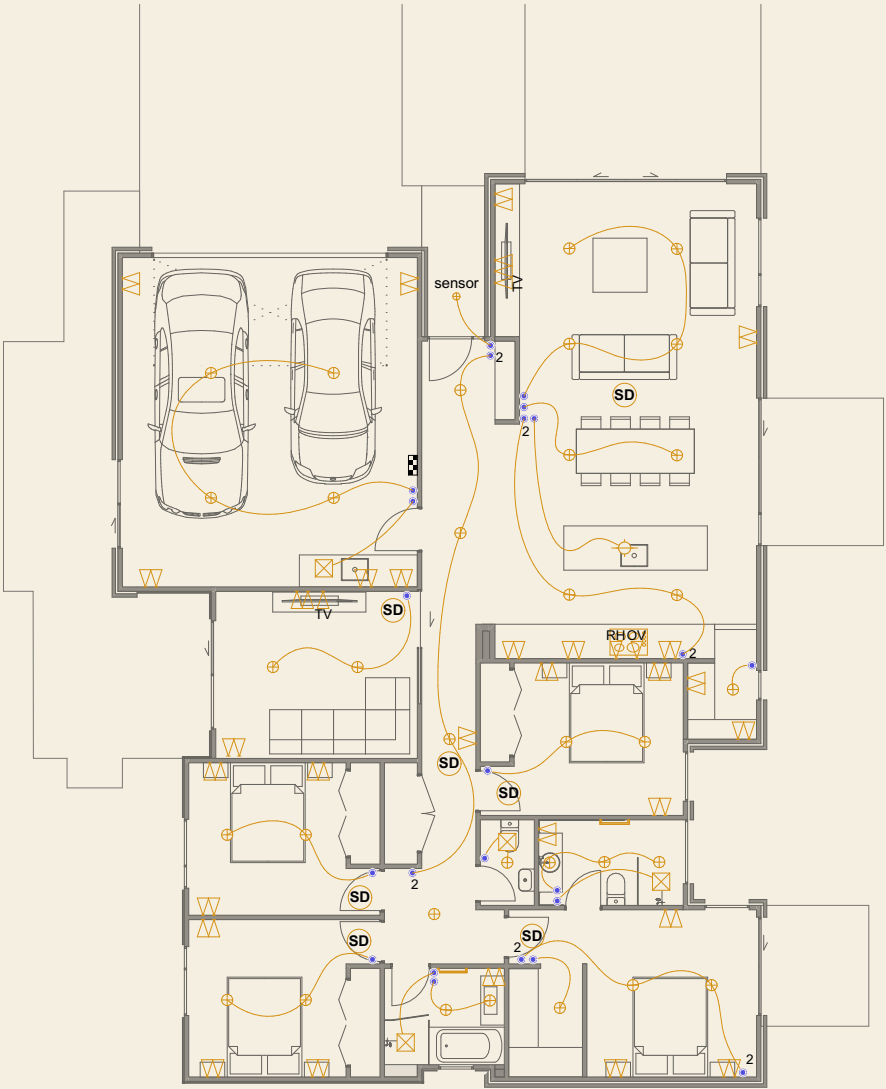
Electrical Plan



Site Area: 504m²
Floor Area: 211m²
Roof Area: 217m²

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Part 3

Construction Specification

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Lot 8 — Part 3

Construction Specification

Item	Description	Brand
Floor structure	Standard Raft Slab	n/a
Internal heating and cooling	Ducted system to living and bedrooms with central temperature control	As sourced by builder
External walls	90mm thick SG8 H1.2 timber framing	As sourced by builder
Exterior cladding – Brick	Origin Shoreline 230x76x70 clay bricks. Mortar colour Antique White. Weathered finish	Brickworks
Exterior cladding - weatherboards	James Hardie Oblique Weatherboard Cladding 200mm	James Hardie
Soffits	Hardie Flex	James Hardie
Roofing	Brownbuilt 900	Dimond Roofing
Roofing - Spouting	150 half round gutter	Dimond Roofing
Roofing - Downpipe	Colorsteel to match roofing and spouting	Colorsteel
Fascia	Timber Fascia, colour to match roof	
Window joinery	APL Residential Aluminium Joinery	As sourced by builder
Windows glass	Double glazed, low E with argon filled Glass	As sourced by Builder
Window handles	APL Urbo range	APL
Window jambs	Grooved Pine	As sourced by builder
Internal wall lining	10mm GIB Standard. level 4 finish	GIB
Bathroom wall lining	10mm GIB Aqualine	GIB
Ceiling Lining	13mm GIB Standard. level 4 finish in living areas & bedrooms, level 5 finish in bathrooms. Square stopped. Paint ceiling flat.	GIB
Skirtings	90 x 10mm Square Pine	As sourced by builder
Architraves	90 x 10mm Single Bevel Pine	As sourced by builder

Lot 8 — Part 3

Construction Specification

Item	Description	Brand
Insulation	Walls R2.8 90mm Ceiling R7.0 260mm	As sourced by builder
Internal doors	Hollow Core	As sourced by builder
Internal door jambs	Pine	As sourced by builder
Internal door handles	Windsor Futura Range	Windsor
Door hinges	To match hardware	As sourced by builder
External front door	Plasma – solid panel aluminum powder coated to match joinery	As sourced by builder
Front door handle – inside	Verge plain	Windsor
Front door handle – outside	Verge plain	Windsor
Hot water heating	Rinnai Infinity A26 Continuous Flow Gas Water Heater – External	Rinnai
Garage door	Colorsteel powdercoated sectional. Automatic with 2 remotes. Colour to match joinery	As sourced by builder
Cabinetry	Cabinetry to be provided as per cabinetry drawings. Master wardrobe to include white melamine carcass with shelving and hanging rail. Bedroom wardrobes to include shelf and hanging rail.	
Driveway	Concrete – Full Oxide	n/a
Patios	Concrete – Full Oxide	n/a
Decking	Kwila	
Mailbox	Catelina mailbox Flaxpod colour attached to macrocapa post as per Design Guidelines	n/a
Clothesline	Extending or folding system	Hills Extendaline or Paraline
Fencing	1.8m high Type B fencing to all side boundaries in accordance with the design guidelines. The same fencing type shall be used to enclose the service court area, including provision of a gate to the road frontage.	
Landscaping	Assorted native plants and bark (as per Design Guidelines) in any house side gardens. Lawns surrounding the house beyond side gardens, driveway, footpaths, decks, and patio areas.	n/a

Part 4

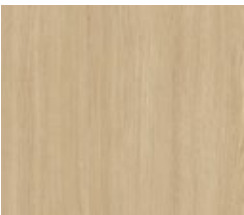
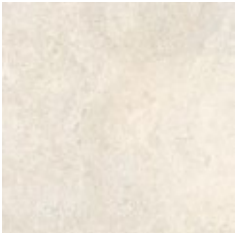
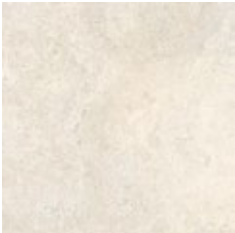
Materials & Finishes

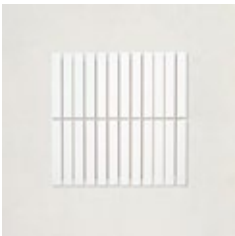
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	Description	Notes	Supplier	Finish	
Cladding	Origin Shoreline		Brickworks	Weathered Mortar in Antique White	
Roofing	Iron Sand				
Gutters & Downpipes	Iron Sand				
Fascia Boards	Iron Sand				
Joinery	Iron Sand				
Soffit	Iron Sand				
Garage Door	Iron Sand				

	Description	Size	Supplier	Finish	
Wall Finishes					
Walls	Wash n Wear – Mt Aspiring Quater		Dulux	Low Sheen	
Walls – WC/ENS	Aquaenamel - Mt Aspiring Quater		Dulux	Low Sheen	
Ceiling	Fast Dry – Mt Aspiring Quater		Dulux	Flat	
Skirting/ Trims	Fast Dry – Mt Aspiring Quater		Dulux	Low Sheen	
Doors	Fast Dry – Mt Aspiring Quater		Dulux	Acrylic Enamel Semi-Gloss	

	Description	Size	Supplier	Finish	
Flooring					
Garage Flooring	Polypropylene Garage Carpet			Crazy	
Carpet	Feltex Okiwi Bay – Red Cedar		Flooring Xtra	Solution dyed nylon	
Laminate Flooring	Odense – Clouded Oak	240mm width	Flooring Xtra	Clouded Oak	
Kitchen					
Benchtops & Backsplash	Alto		Primestone	Polished	

	Description	Size	Supplier	Finish	
Joinery Island	Northern Oak		PrimePanels	Timberland	
Joinery Back	Melteca Mist		Laminex	Organic	
Kitchen Hardware	Blum Soft Closing				
Kitchen Pulls Tall Units	Toledo 4041	320mm		Brushed Nickle	
Master Bedroom					
Joinery	Standard White – Joinery Supply				
Bathrooms					
Bathroom Floor Tiles	Heritage Nude	600x600mm	European Ceramics	R11	
Bathroom Wall Tiles	Heritage Nude	600x600mm	European Ceramics	R10	
Grout Colour	Ancient White - 123		Mipei		

	Description	Size	Supplier	Finish	
Laundry					
Joinery Fronts	Standard White – Joinery Supply				
Bench Top	Blanco Marquina	Square Edge	Prime Laminate	Matt	
Cabinet Pulls	Lorette Overlay Handle	51mm	Elite hardware	Brushed Nickle	
Splashback	Stick Mosaics		European Ceramics	Matt	

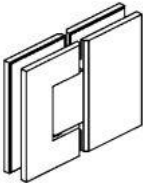
Part 5

Fixtures & Fittings Selections

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	Description	Notes	Supplier	Finish	
Sink	Mercer DV107 Derby Kitchen Sink		Mercer	SS	
Mixer	Greens, Mika Pull Down Sink Mixer		Harrison Bloy	Chrome	
Fridge	Not supplied				
Oven	Oven, 60cm, 5 function, self- cleaning	OB60SD9PB1	Fisher and Paykel		
Cook Top	Induction Cooktop, 60cm, 4 Zones	CI604CTB2	Fisher and Paykel		
Rangehood		HP60IDCHX4	Fisher and Paykel		
Dishwasher	Series 7 Contemporary Dishwasher	DW60UN4X2	Fisher and Paykel		

	Description	Size	Supplier	Finish	
Basin	Moon Kordura Counter Top Basin		Harrison Bloy	White	
Vanity	Bath Co/ Solid Surface 1 drawer	1200mm	Harrison Bloy	White	
Mixer	Pin Wall Mixer & Spout		Harrison Bloy	Chrome	
Mirror	Ambience Backlit Mirror SKU: 9418	1200x700m m	Newtech		
Towel Rail	Genesis Towel Warmer		Heirloom	Chrome	
Toilet	Enya BTW Toilet Suite		Harrison Bloy	White	
Toilet Roll Holder	Heirloom Centro Toilet Roll Holder		Harison Bloy	Chrome	

	Description	Size	Supplier	Finish	
Shower Head	Watersino Pin Shower Rail		Harrison Bloy	Chrome	
Shower Mixer	Pin Shower Mixer (small faceplate)		Harrison Bloy	Chrome	
Shower Drain	Tiled Insert Channel Shower Drain TBC by builder		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	Bath Co/ Solid Surface	900mm	Harrison Bloy	White	
Mixer	Pin Wall Mixer & Spout		Harrison Bloy	Chrome	
Mirror	Ambience Backlit Mirror SKU: 9416	900x700mm	Newtech		
Towel Rail	Genesis Towel Warmer		Heirloom	Chrome	
Shower Head	Watersino Pin Slide Rail		Harrison Bloy	Chrome	
Shower Mixer	Pin Shower Mixer (small faceplate)		Harrison Bloy	Chrome	

	Description	Size	Supplier	Finish	
Shower Drain	Tiled Insert Channel Shower Drain 1000		As supplied by builder	Chrome	
Bath	Newark Corner Bath	1500	Newtech		
Spout	Pin Bath Spout		Harrison Bloy	Chrome	
BathMixer	Pin Shower Mixer (small faceplate)		Harrison Bloy	Chrome	
Bathroom Fan			As supplied by builder		

Powder Room

Toilet Roll Holder	Heirloom Centro Toilet Roll Holder		Harrison Bloy	Chrome	
	Enya BTW Toilet Suite		Harrison Bloy	White	
Vanity	Catalano Verso 40 Slim Basin	400x230x120	Harrison Bloy	White	
Mixer	Watersino Pin Basin Mixer		Harrison Bloy	Chrome	
Mirror	Westfield Mirror	400x900mm	Newtech		
Hand towel	Centro Towel Rail 220	220mm	Harrison Bloy	Chrome	

	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	 NZ HARDWARE, IMAGE COPYRIGHT
Door Stop	Doorstop Skirting Concealed Fix		Windsor	Brushed Nickel	

	Description	Size	Supplier	Finish	
Light Switches and Power Sockets	Legrand Excel Life white		Legrand		
Recessed Downlights	R771 - 92mm R773 - Raking Celings		Halcyon		
Exterior Recessed Downlights	Front door downlight		Halcyon		
Exterior Wall Lights	Q504056		Ambius		
Kitchen Island Pendant	Teka 36W 197CM led pendant PLU: 74683		Lighting Plus	Black	

Thank you

TE AWA RISE

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Keri Rua Road, Cambridge, Waikato



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