

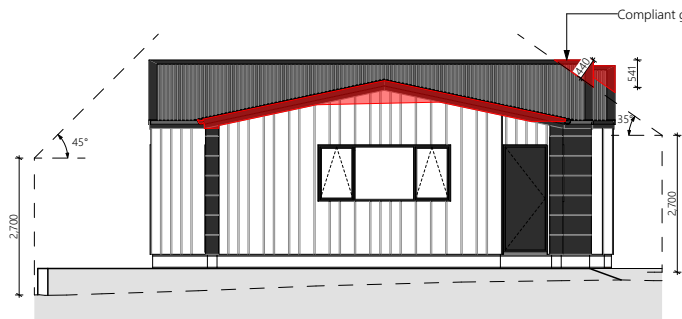


Planning & Zoning		Construction		Cladding	
Lot / DP Number	Lot 127 DP 2476	Foundation Type	SED Rib-Raft Foundation	Wall Cladding Type 1	Linea oblique 200/300 at random
Address	6 Exchange street, Upper Hutt	DPM	Thermakraft Black DPM	Wall Cladding Type 2	Horizontal Stria
Easements	TBC	Underslab Insulation	N/A	Wall Cladding Type 3	N/A
District Plan Zone	Residential, Centres Overlay	Stud Height	2.4m	Roof Cladding	Corrugate Metal
Wind, Corrosion & Earthquake Zone	M as per NZS 3604:2011, B & 3	Joinery Type	Aluminium	Fascia Type	Timber
Relevant Consent Notices	TBC	Typical Joinery Height	2m	Fitout	
Total Site Area	506m ²	Typical Internal Door Height	2m	Flooring Type 1	Carpet
Total Site Coverage	297.4m ² / 58.8%	Rebated Joinery	N/A	Flooring Type 2	Vinyl plank
Consultants		Wall Underlay	To Be Confirmed	Flooring Type 3	N/A
Topographical Survey	The Surveying Company	Wall Insulation	To Be Confirmed	Shower Type	Acrylic
Structural Engineer	TBC	Roof Underlay	To Be Confirmed	Heating	TBC
Truss Manufacturer	TBC	Ceiling Insulation	To Be Confirmed	Water Heating	Gas
Revisions		Wet Area Membrane	To Be Confirmed	Note: Items "To be confirmed" will be selected by technician at working drawings stage	
ID	Sheet	Description			

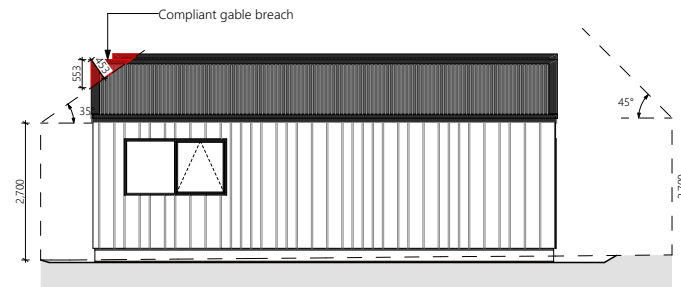




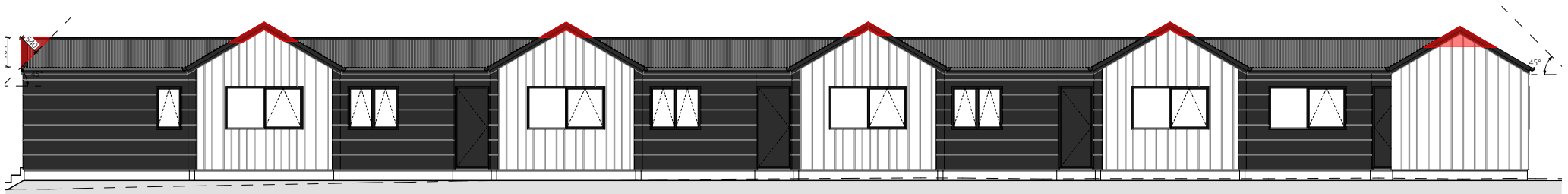
1 North Elevation 1:100



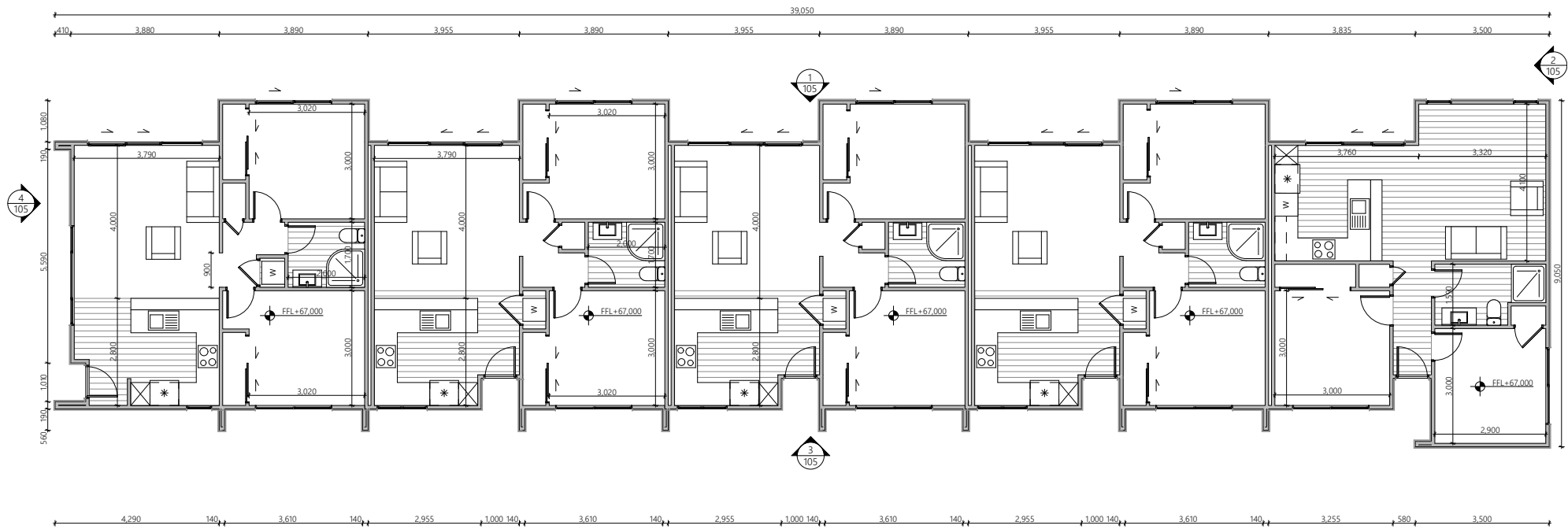
2 West Elevation 1:100



3 East Elevation 1:100



4 South Elevation 1:100



Lot 1 Floor Area = 57.9m²

Lot 2 Floor Area = 57.6m²

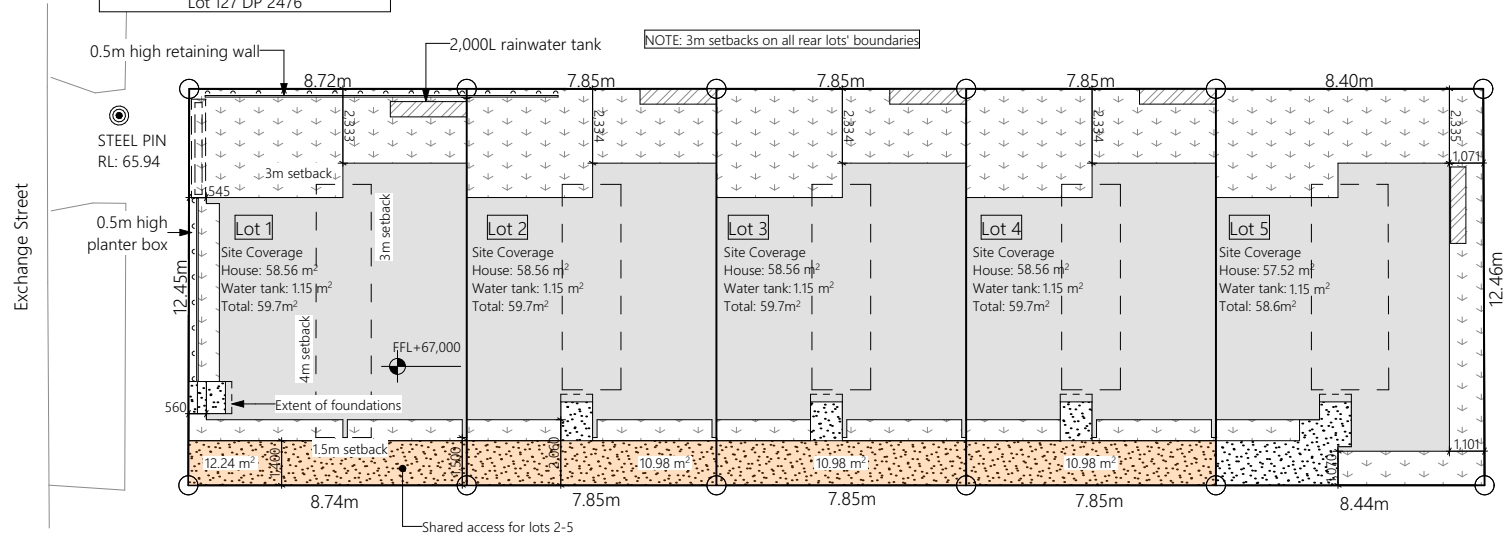
Lot 3 Floor Area = 57.6m²

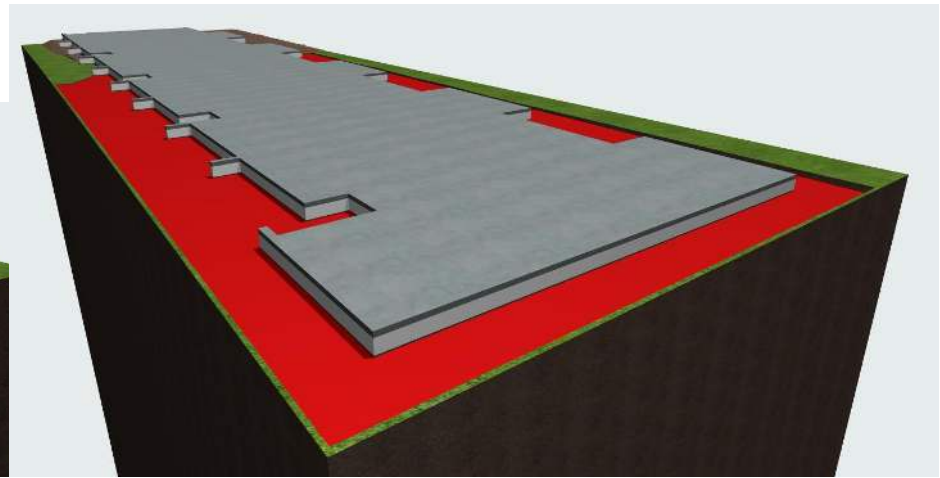
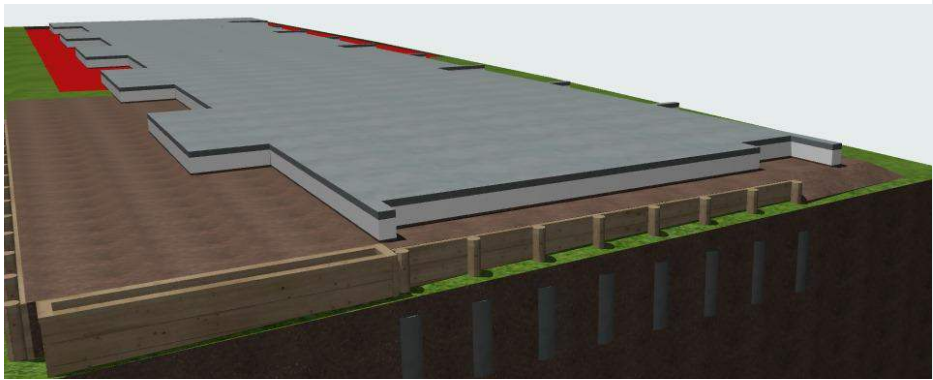
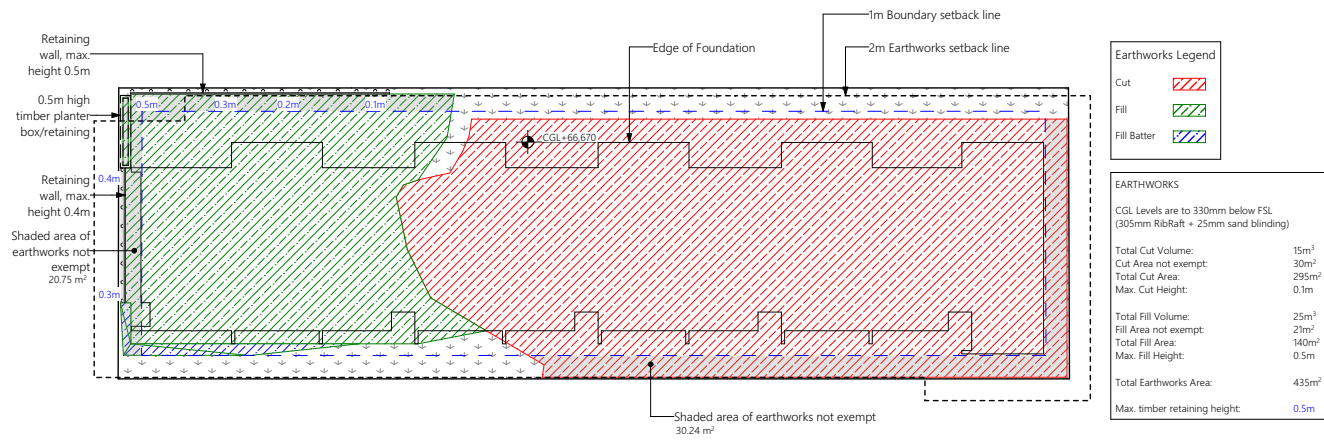
Lot 4 Floor Area = 57.6m²

Lot 5 Floor Area = 56.7m²



Proposed Multi-Unit Dwellings
6 Exchange street, Upper Hutt
Lot 127 DP 2476







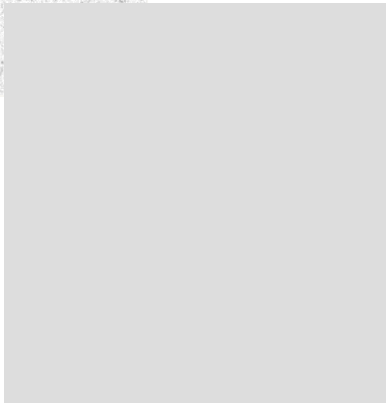
Flooring: Karndean Knight – Coastal Sawn Oak



Carpet: Pleasant Point - Anchovy



Kitchen Benchtop: Silestone Blanco Maple



Kitchen Joinery: Melteca Seal Grey Naturale

Kitchen Pendant light



Interior wall colour: Dulux Half Haast



Interior door colour: Dulux Lyttelton





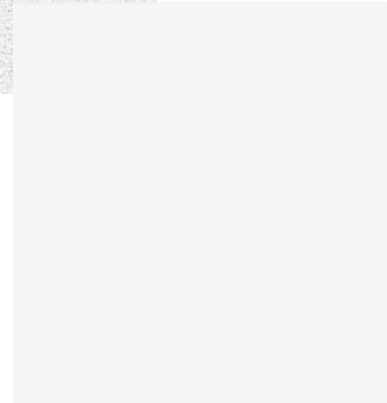
Flooring: Karndean Knight - Pear



Carpet: Pleasant Point Caviar



Kitchen Benchtop: Silestone White Storm



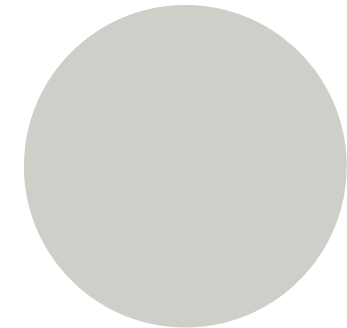
Kitchen Joinery: Melteca Malibu Naturale



Kitchen Pendant light



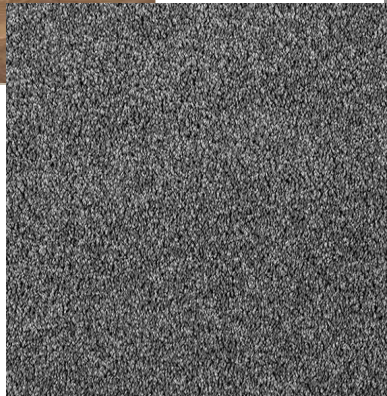
Interior wall colour: Dulux Half Haast



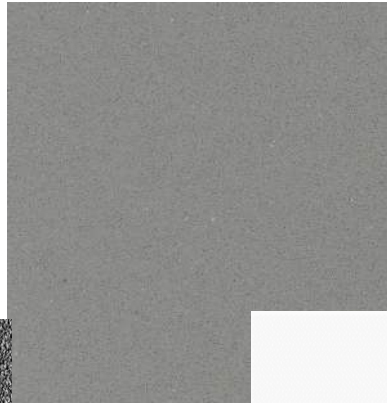
Interior door colour: Dulux Lyttelton



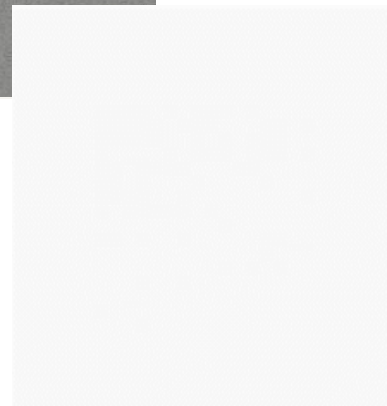
Flooring: Kardean Knight – Mid limed Oak



Carpet: Pleasant Point Prawn



Kitchen Benchtop: Silestone Gris Expo

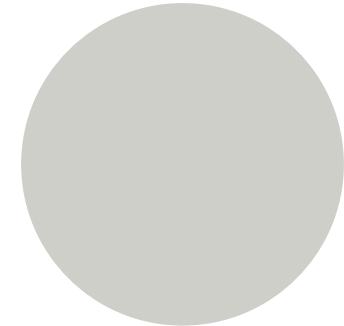


Kitchen Joinery: Melteca Snowdrift Naturale

Kitchen Pendant light



Interior wall colour: Dulux Half Haast



Interior door colour: Dulux Lyttelton



- Key:
- (i) Closeboard fencing (1.8m)
 - (ii) Semi-permeable fencing (1.2m)
 - (iii) Horizontal timber screening (1.8m)
 - (iv) Retaining wall (0.5m)
 - (G1) Semi-permeable timber horizontal gate (1.8m)
 - (A) Surface type A - Brush finish Concrete
 - (B) Surface type B - Exposed Aggregate Concrete
 - (C) Surface type C - River stone
 - (D) Surface type D - Patio Paving

- Letterbox
- Indicative security lighting
- Services - screened rubbish/recycling area
- Clothes line
- Stormwater tank

- ① Type 1 - Low Shrub Planting Mix
- ② Type 2 - Patio Garden Mix
- ③ Type 3 - Climbers
- ④ Type 4 - Pathway Planting Mix
- ⑤ Type 5 - Specimen Trees
- * Type 6 - Narrow Trees



TYPE 1 - LOW SHRUBS PLANTING MIX



Anemanthele lessoniana



Carex comans 'frosted curls'



Coprosma acerosa 'red rocks'



Hebe elliptica



Hebe 'Emerald Gem'



Libertia peregrinans



Pimelea prostrata

TYPE 2 - PATIO GARDEN MIX



Anemanthele lessoniana



Arthropodium cirratum



Coprosma kirkii



Hebe 'Wiri Mist'



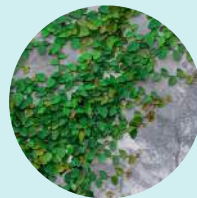
Libertia ixioides



Pittosporum 'Hedgehog'



Clematis paniculata



Ficus pumila

TYPE 3 - CLIMBERS

TYPE 4 - PATH EDGE PLANTING



Arthropodium cirratum



Asplenium bulbiferum



Carex testacea



Lobelia angulata

TYPE 5 - SPECIMEN TREES



Meryta sinclairii



Pseudopanax arboreus



Sophora tetraptera

TYPE 6 - NARROW



Cordyline australis



① Vertical slat close-board timber fence - 1.8m - 150mm wide paling with concrete nib at base to prevent water runoff where necessary.



② Vertical slat open-board timber fence - 1.6m - Materials to match with closeboard fence. 150mm wide paling with 20mm spacing.



③ Horizontal slat timber screen - 1.8m - semi-permeable screen to hide service areas.



④ Timber gate - 1.6m timber semi-permeable vertical paling hinged gate. Detailed to match fence type ii



Surface type A - Brushed Concrete - U5/U6 Deep textured wire broom finish - 5% black oxide - decorative saw cuts to be included and specified in detailed design.



Surface type B - Exposed aggregate concrete - 16mm awatoto with awarua pebble 5% black oxide - decorative saw cuts tbc in detailed design.




Surface type C - Gravel. 8-13mm grade river pebble




Surface type D - Patio pavers. Firth Chancery® 500Lx500Wx50D mm pavers or similar approved. Colour light grey 'Volcanic Ash' Permeable options available




 Fence mounted, drop-down, foldable washing line. 1200mm wide x 600mm deep - 7m hanging space. 'Hills Supa Fold Mini Line' or similar approved.




 Indicative lighting - security lighting outside each unit. Detailed lighting design to be supplied at detail design stage.




 Lockable free-standing letterboxes for Unit 1. Colour black / silver with large numbers.




 Lockable fence mounted letterbox for Unit 2-5. Colour black / silver with large numbers. Large numbers to be located on each respective dwelling to help with wayfinding.



 Screened rubbish areas with hinged doors and roof sections which open for easy access. Detailed to blend into adjacent facade.



 Stormwater tank - 2000L - Slimline - specified by architect

Exterior	
PRELIMINARY & GENERAL	Plans, specifications and engineering Cleaning of house on completion Rubbish removal during and on completion
INSURANCE	All Builds come with the following insurance Contract Works insurance up to \$500,000.00 excluding GST Public Liability insurance \$2,000,000.00 Built-In NZ Deposit & Progress Payment Protection including a 10 Year Workmanship Guarantee on completion
PERMIT DRAWINGS	Plans and Specifications are to be supplied by the client
EXCAVATION	Remove upto 100mm topsoil and replace with a 100mm layer of engineered compacted fill 1m past foundation edge excludes any engineering to find good ground.
ENGINEERING / GOOD GROUND	TO BE CONFIRMED pending Engineers Penetrometer Test
BUILDING MATERIALS	All materials required to build as per Estimate from ITM Parapine
FOUNDATIONS CONCRETE	Rib-raft concrete slab – 25 mpa concrete slab on ground throughout, as per engineer design pending penetrometer test *based on a 100mm layer of engineered compacted fill being provided to base of slab as per earthworks, additional engineering TBC
TIMBER FRAMING	Exterior frames and trusses 90x45 H1.2 treated pre-cut *based on a 2.4m Stud height
ROOF SECTION	Timber pre-nailed truss section roof
ROOF CLADDING	Long run Corrugated iron, 0.4g thick http://www.metalcraftgroup.co.nz
FASCIA	Colorsteel 155mm Fascia system by Capital Continuous
SOFFIT LININGS	James Hardy 4.5mm hardiflex with PVC jointers
SPOUTING/ DOWNPIPES	Colorsteel Quarter round spouting and matching down pipes to ground level http://www.colorsteel.co.nz/colours/ PVC Spouting and Downpipes
WALL UNDERLAY	Based on a M - VH windzone only requiring Thermakraft Watergate Plus or similar
EXTERIOR CLADDING	James Hardie Linea Oblique Board - 200/300 random pattern, https://www.jameshardie.co.nz/products/cladding/linea-oblique James Hardie Stria https://www.jameshardie.co.nz/products/cladding/stria-cladding

WINDOW JOINERY	Double glazed windows from Westview Aluminium 2m Joinery Height
ENTRY DOOR	AXIS 00 Residential Hinged Aluminium Front Door from Westview Aluminium
SERVICES	Power Connection to existing bollard provided by Power Company, allows for 20m single phase mains cable Water connected to mains provided at the edge of the boundary, 20m allowance Sewerage and Stormwater to laterals provided at edge of property by the owner *up to 20m allowance Telecommunications connection to be arranged by owner directly with their chosen provider Free Gas connection to be supplied by Gas Hub (if available) otherwise clients can arrange Gas bottles on site. *excludes any work to do with Subdivision Services, no allowance for services outside the edge of the property

Exterior Colour Scheme:

Wall cladding 1: Linea oblique 200/300 at random RESENE BLACK WHITE

Wall cladding 2: Horizontal Stria RESENE FOGGY GREY

Cedar Vertical Weatherboards: WOOD X BOULDER GREY

Aluminum windows & doors: COLOURSTEEL FLAXPOD

Front door: COLOURSTEEL FLAXPOD

Colour steel roofing: COLOURSTEEL FLAXPOD

Kitchen Handle:

Archant handle - edge straight Inox look

[Buy Edge Straight, 200mm, Inox Look | Quality Kitchen Handles NZ | Archant](#)

Interior	
INSULATION	R 2.6 Fibreglass batts to walls of house (excludes garage) R 3.6 Fibreglass batts to ceilings
CEILING BATTENS	Steel ceiling battens
ATTIC HATCH	500mm X 600mm Easy Hatch
INTERNAL LININGS	Walls and ceilings to be lined in Gib Board fixed in accordance with the manufacturer's instructions. Walls to be 10.0mm gib, ceilings to be 13.0mm gib and fixed to trusses or ceiling joists at 600mm centres. GIB Aqualine® to bathroom walls and ceilings.
PAINTING & PLASTERING	All walls will be plastered and painted to Level 4 finish unless specified otherwise. https://www.gib.co.nz/homeowners/achieving-a-quality-finish/ 1) In critical lighting conditions, surface imperfections may still be apparent in a Level 4 surface finish 2) Where gloss, semi-gloss or deep tone paints are used, surface imperfections will be more evident.
SCOTIA	Square stopped ceilings including master wardrobe
SKIRTINGS/ ARCHITRAVES	60 x 12 MDF single bevel Architraves on all internal joinery 60 x 12 MDF single bevel skirting Rad Pine 60 x 10 to laundry, bathrooms and garage (Unless tiled floor then 100mm tiling)
INTERNAL DOORS	PLAIN SMOOTH MDF hollow core doors with pine jambs finished with architraves *Based on 2m internal joinery height
DOOR HARDWARE	Windsor FUTURA
BEDROOM WARDROBE	J&K to purchase & install Wire Shelving Starter Kit, FlexiStorage or Similar https://www.bunnings.co.nz/flexi-storage-2-4m-white-wardrobe-starter-kit_p2660944
KITCHEN	Kitchens to be as per attached concept plans Door and Panel Material 18mm Melteca® moisture resistant particle board with 2mm PVC edges in the standard colour range Internal Carcass made from 16mm moisture resistant white particle board with 1mm PVC edges Scullery Shelving (if applicable)16mm moisture resistant white particle board with 1mm PVC edges

	Adjustable Shelving provision is made for adjustable shelving unless otherwise requested Hinges Hettich® hinges with a lifetime guarantee Drawer Mechanism Hettich® Innotech Soft closing drawers with lifetime guarantee Sink Insert Handles Elite® styles 3075, 3050, 3058 or 7022 Toe kick colour to match selected doors and panels Benchtop 20mm Silestone Builders Range from Wellington Granite
SPLASH BACK	90cmx70cm Glass splashback
KITCHEN APPLIANCES	Stainless Steel BOSCH Appliances from Harvey Norman Five function Under Bench Oven 60cm Bosch 60CM induction cooktop Chimney Range hood 90cm Under Bench Dishwasher
FLOORING	Karndean Knight-Plank - installed as per plan Cutpile Carpet with 11mm Heavy Duty Underlay - installed as per plan Supplied by Flair Flooring Upper Hutt
BATHROOM/ ENSUITE	Supply each unit with the following provided by Zips Upper Hutt x1 Vanity x1 Toilet x1 1000 x 1000 Shower (center waste) x1 Basin mixer x1 Slide shower set x1 Toilet roll holder x1 Mirror or mirror cabinets (surface mounted) x1 Heated towel rail x1 Kitchen tap
ELECTRICAL	Completely prewired and fitted off as per electrical plan, including internal fuse board and external meter box, internal recessed data board with power outlet. Includes 3 pendant lights over Kitchen island, light over bathroom mirrors
HOTWATER	Gas Rinnai System 26L https://rinnai.co.nz/Product/102/103/water-heating-gas-hot-water-systems-rinnai-infinity-vt-rinnai-infinity-vt26-external
HEATING/COOLING	1 x R32 GL50 High Wall Heat Pump per unit

Other	
PATHWAY	Plain concrete to driveway patio and path to house as per attached concept plan *additional concrete to be charged at a \$126.50 per m rate. Concrete cracking see 1.66 Materials Disclosure Acknowledgement as per build contract
PLUMBING	2 exterior taps, location to be confirmed
LANDSCAPING & FENCING	To be completed as per landscaping site plan
EXCLUSIONS	Any works related to the subdivision, Demolition, excavation, preparation of building platform, Drapes, Blinds, Clothesline, letterbox, additional landscaping such as fencing or planting

Terms and Conditions:

- Acceptance of this quote is acceptance of our terms of trade as follows:

- Variation Rates, Additional carpenter labour supplied above contracted price: \$65 + GST per hour, additional materials or sub-trades required above the contracted amounts or allowances, will incur a 15% margin (on plus-gst amount) on supplier claims and will be charged on top their quote/invoice to cover admin, project management and warrantee of this additional items.

- If (no allowance in this contract price) is noted this means there is no allowance to supply this product or service to this project.

- All payment claims will be made under the CCA Act 2002. Payment is due within 7 days of invoice

-On completion all product warranties will be supplied to the client, all sub trades are licensed trades-people; building workmanship under the building act is covered for 10 years.

- Pricing is based on obtaining and providing a building consent with Upper Hutt City Council., and the building consent plans being consistent with the attached draft concept plans.

- Based on a NZS 3604 VH wind zone. No Allowance for additional bracing or engineering

- Pricing excludes any further works which relate to the subdivision, this also includes demolition of the existing buildings, paths and pads on site. Any additional earthworks required to prepare the building platform to acceptable height will be classed as a variation.

- Excludes any unforeseen ground and foundation work. Price also excludes any engineering and structural work (other than work outlined in the foundation report) outside of the New Zealand building standard NZS3604. Engineers penetrometers testing will determine the condition of the site to be built on, this will be up to the client to obtain if required, information regarding site conditions can also be found upon title search.

These prices are based on the quotes received prior to the job but are subject to change once final bills come in.

Any variation to this specification will either be credited or billed accordingly to the client