

House and Land Package

Lot 2 Maddisons Quarter, Stage 1,
Faringdon, Rolleston

| Dwelling Size | Section Size |
|-------------------|---|
| 160m ² | 372m ² + 127m ² ROW |

\$755,900

| | | | |
|---|---|---|---|
|  |  |  |  |
| 4 | 1 | 2 | 2 |

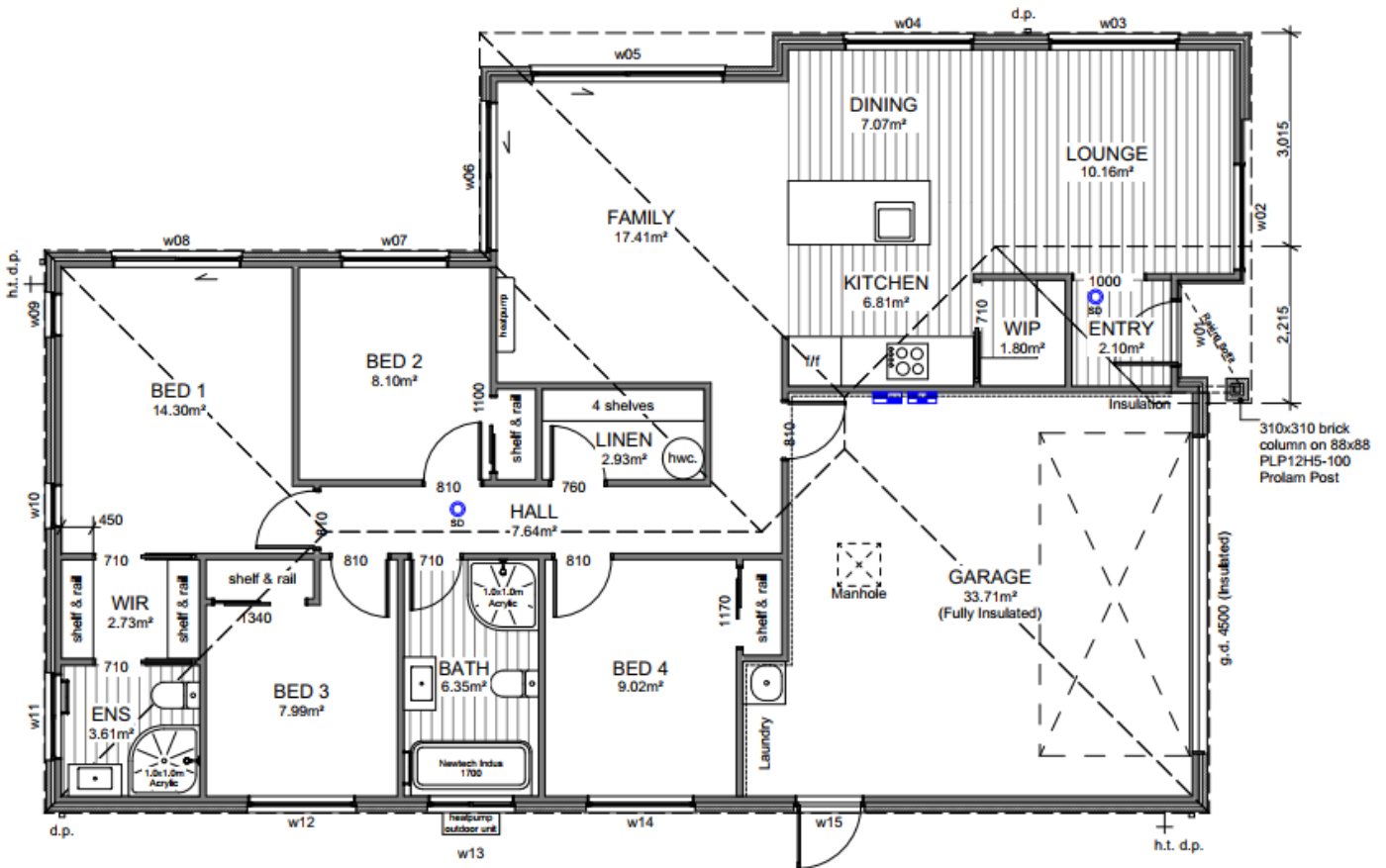


Family sized home featuring four bedrooms, master with ensuite and walk-in robe, open plan kitchen living and dining, family bathroom and internal access garaging. Well appointed for the sun on a fully landscaped section, offering quality fixtures and fittings throughout.

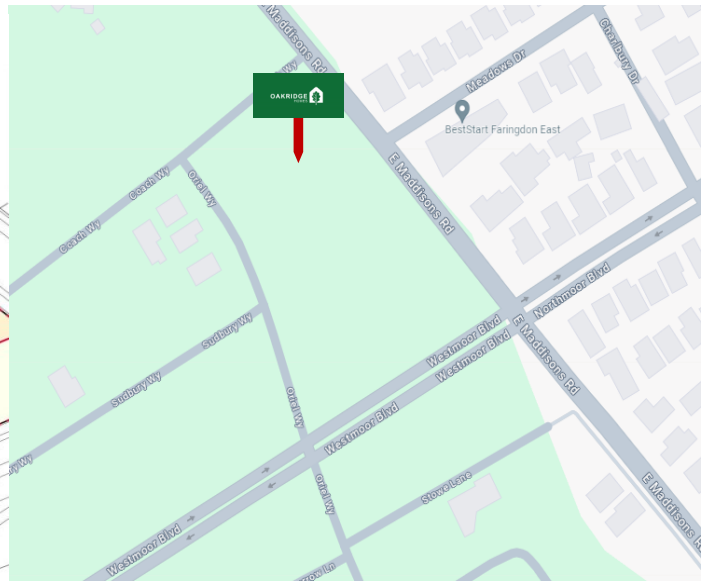
Just twenty minutes from Christchurch, Rolleston has so much to offer. You are spoilt for choice within New Zealand's fastest growing community. Offering retailers, eateries, parks and reserves along with a newly established primary school and Rolleston college in close proximity. Only a short drive to central Rolleston with a shopping complex to cater all requirements.



Floor Layout:



Site Location:



Disclaimer: For the use of illustrative purposes only. Oakridge Homes Limited accept no liability for any discrepancies which may become apparent once construction commences.





Specification










Lot 2 Maddisons Quarter, Stage 1, Faringdon, Rolleston

| General: | | | |
|---------------------------|---|---------------------|---|
| Guarantee: | 10 year Masterbuild | Insurance: | Builders All Risk |
| Warranty: | 365 day from settlement | Utilities: | Mains supply including fibre |
| Dwelling Exterior: | | | |
| Foundation: | TC1 RibRaft | Framing / trusses: | 2.42m NZ5S 3602:2003 with building wrap / kiln dried pine |
| Roofing: | 25° metal pressed tile— Corona shake | Fascia and gutter: | Dimond metal fascia and quad gutter |
| Downpipes: | Colorsteel 75x55 rectangular | Main cladding: | The Brickery—70 Series Brick |
| Feature cladding: | James Hardie Linea | Entry door: | Thermally-Broken APL 860mm Latitude with urbo lever |
| Window joinery: | Low E Argon filled double glazed windows in thermally-broken powder coated aluminium frames | Garage door: | Insulated Coloursteel flat panel wood-grain 4.5m |
| Dwelling Interior: | | | |
| Insulation: | As per Building Code. Including entire garage envelope - internal & external walls | Plasterboard: | Plasterboard - 10mm to walls, wet area to bathrooms and 13mm to ceilings |
| Gib stopping: | Grade 4 paint finish in accordance with AS/NZ 2311:2009 | External corners: | Square stop |
| Hinged doors: | 1980mm Straten (horizontal V groove polycore—2 line) | Wardrobe sliders: | 2200mm Horizontal V groove |
| Wardrobe shelving: | MDF shelf and rail | Cupboard shelving: | MDF shelves x4 |
| Door hardware: | Windsor Futura – Apex brushed nickel | Skirting board: | 60mm bevel |
| Electrical: | As per plan | Heatpump: | As per Healthy Home Standards |
| Extractor: | Inline extractor fan– bathrooms & laundry extractors through roof | Hot water cylinder: | Rheem 250L |
| Carpet | Belgotex Urban Twist | Vinyl plank: | Belgotex Luxury Plank—Province |
| Splashback tiles: | 100x300mm subway tile (Kitchen only) | Window coverings: | Windoware Austro roller blinds—Slate Excluding garage and bathrooms |
| Landscaping: | | | |
| Driveway and patio: | Exposed aggregate—sealed | Vehicle crossing: | Included |
| Soft landscaping: | As per plan | Fencing: | Boundary fencing as per developers requirements to all boundaries. Internal fencing including one gate. |



Specification











Lot 2 Maddisons Quarter, Stage 1, Faringdon, Rolleston

| Kitchen and Laundry: | | | |
|--|--|---|---|
| Kitchen, bench surface and splashback: | Custom made Melteca or Bestwood finished cabinetry. TriStone 12mm benchtop on negative detail. Tiled splashback full length of back bench/wall. *Refer to plans and colour scheme | Kitchen sink: | Lazio NZLSS-5545 single stainless steel sink  |
| Kitchen tapware: | Greens Astro II Gooseneck Slim  | Kitchen handles: | Stefano Orlati 4062— Titanium  |
| Oven: | Bosch HBF133BSOA  | Ceramic cooktop: | Bosch PKE611K17A  |
| Rangehood: | Bosch DWB97DM50A  | Dishwasher: | Bosch SMU05D05AU  |
| Laundry tub: | Aquatica Laundra Studio  | Feature pendant: *dependent on supply, similar fitting to be used if unavailable | Staverton 1L—black  |



Specification

Lot 2 Maddisons Quarter, Stage 1, Faringdon, Rolleston

| Bathrooms: | | | |
|-------------------|--|-----------------------|--|
| Vanities: | Newtech Frank Plus 750mm  | Mirrors: | Polished edge direct fix—1000x750mm  |
| Showers: | Arena curved with moulded wall  | Toilets: | Elementi Uno with soft close seat  |
| Bath: | Newtech Indus back-to-wall 1700mm  | Towel rails: | Newtech 5 bar square—heated  |
| Basin mixers: | Greens Astro II  | Shower / bath mixers: | Greens Astro II Round  |
| Shower slides: | Greens Glide Rainboost Adjustable  | Bath spout: | Greens Legacy  |

Colour Scheme

Lot 2 Maddisons Quarter, Stage 1, Faringdon, Rolleston

| Exterior: | | Interior: | |
|-----------------------------|--------------------------------|-----------------------------------|-----------------------------------|
| Roof: | Obsidian | Ceilings: | Half black white |
| Fascia/ Gutter / Downpipes: | Ebony | Walls: | Black white |
| Window joinery: | Ebony | Interior doors: | Black white |
| Front door: | Ebony | Skirting: | Black white |
| Front door frame: | Ebony | Carpet: | Iron |
| Garage door: | Ebony | Vinyl plank: | Natural |
| Garage door frame: | Ebony | Kitchen cabinetry: | Simply white |
| Soffits: | Half black white | Feature kitchen/ negative detail: | Subtle grey velvet |
| Exterior cladding (Main): | Terracotta with natural mortar | Kitchen benchtop: | TriStone 12mm – Pure white |
| Exterior cladding (Axon): | All Black | Kitchen splashback: | White gloss with misty grey grout |

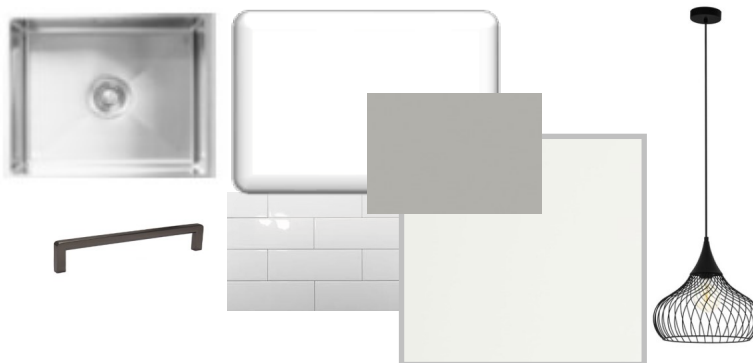
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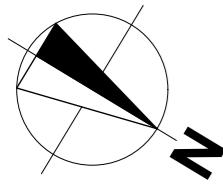


Interior:



Kitchen:





Site Info

| | |
|-------------------|---|
| Site Address | Oriel Way Maddisons Quarter |
| Legal Description | Lot 2 |
| Site Area | 372m ² + row 127m ² |
| Building Area | 160.15m ² |
| Roof Area* | 173.65m ² |
| Site Coverage | 46.68% |

Design Basis

| | |
|-----------------|-----------|
| Wind Zone | High |
| Earthquake Zone | 2 |
| Snow Zone | N4 < 100m |
| Exposure Zone | C |

General Notes

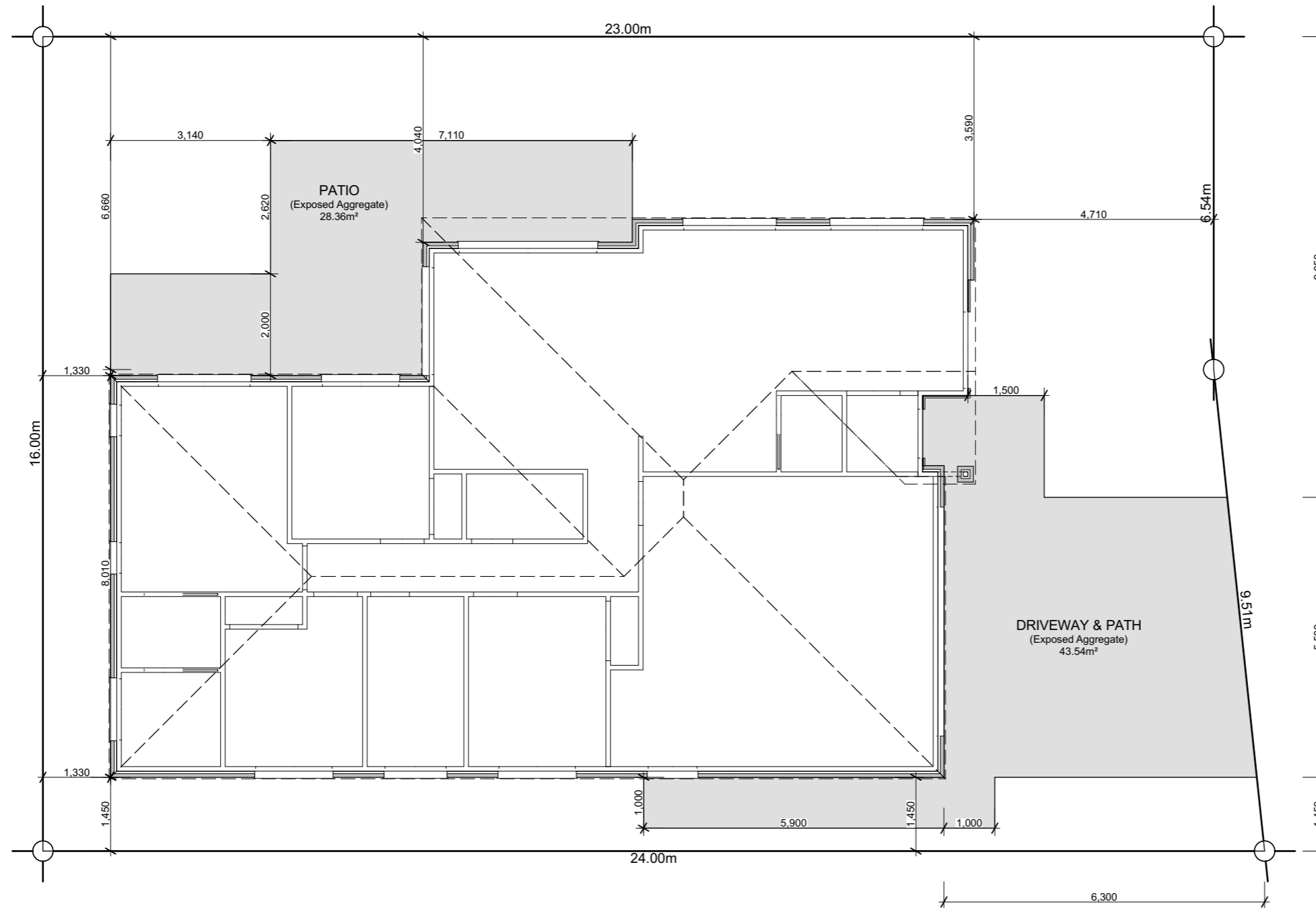
All dimensions shown are to face of foundation unless noted otherwise.

Refer to Foundation Plan for foundation setout.

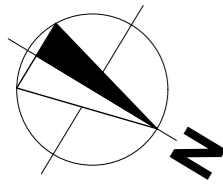
Refer to Drainage Plan for specific drainage info.

Refer to Sediment Control in Specification & implement where required.

All sealed driveway and patio areas to be min. 1:100 fall away from building.



RIGHT OF WAY



Building Area

| | |
|---------------|----------------------|
| Over Frame | 153.73m ² |
| Perimeter | 55.48m |
| Over Cladding | 160.12m ² |
| Perimeter | 56.59m |
| Roof Area* | 173.65m ² |
| Perimeter | 57.10m |




*Roof area includes fascia & gutter

General

| | |
|------------------|------------------------------------|
| Main Cladding | 70s Clay Brick |
| Feature Cladding | JH Linea Weatherboard |
| Roof Pitch | 25° |
| Roofing | Pressed Metal Tiles (Corona Shake) |
| Stud Height | 2.42m |
| Interior Door | 1.98m High |
| Wardrobe Door | 2.20m High |
| Cooktop | Ceramic Cooktop |

Note: Kitchen layout indicative only, refer to Kitchen Design for details.

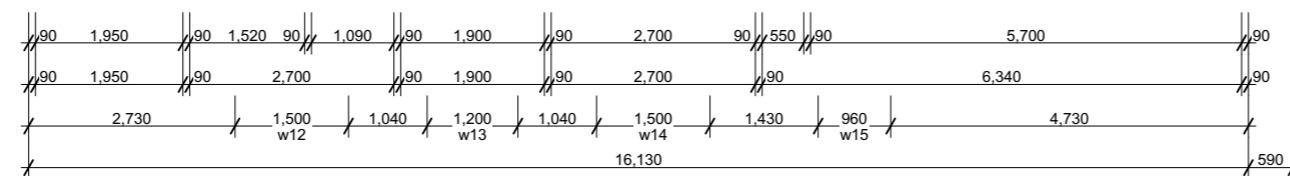
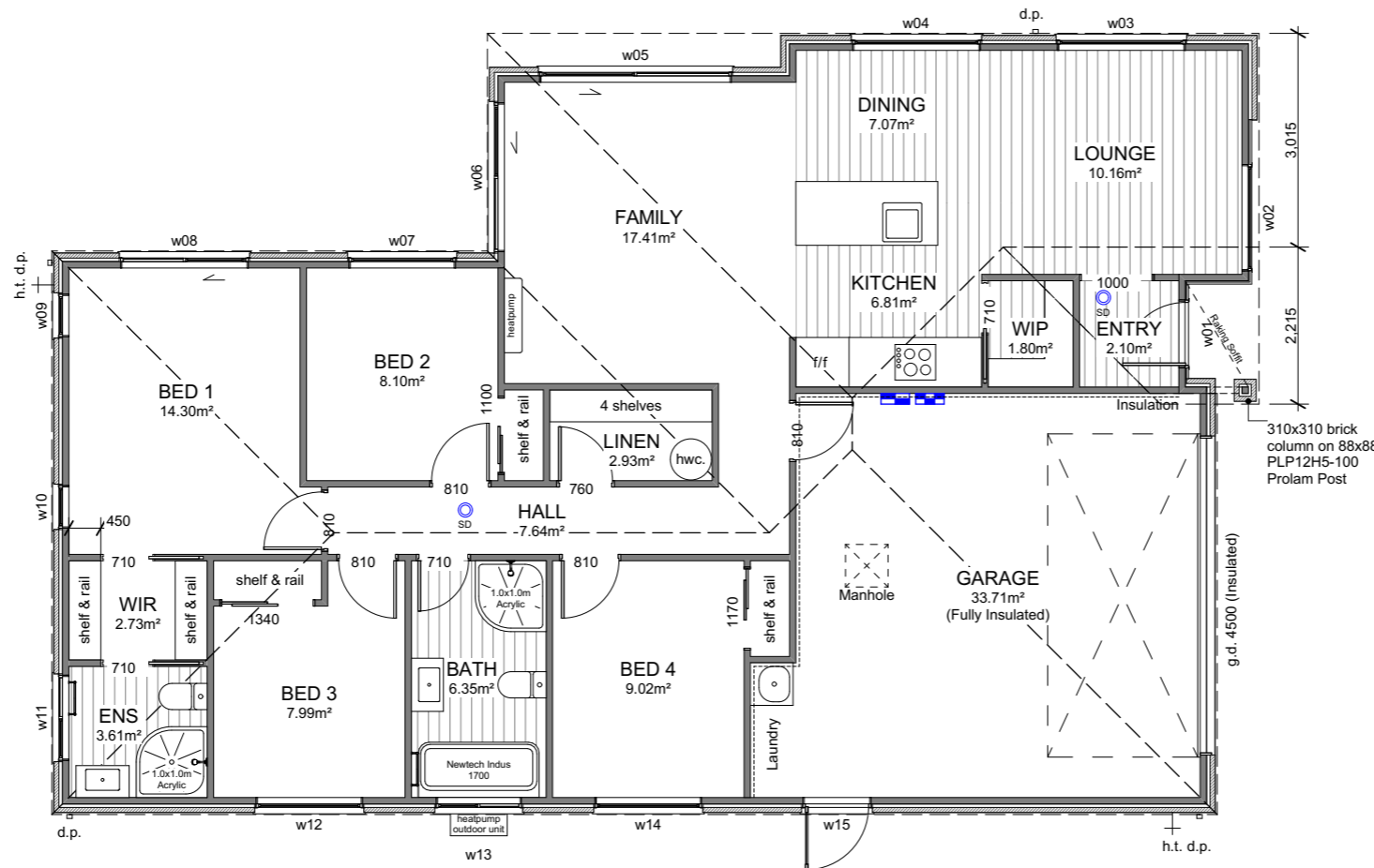
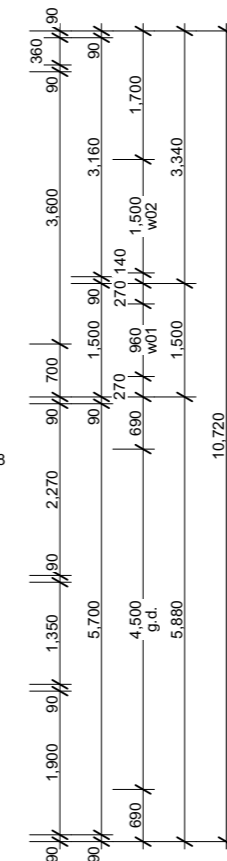
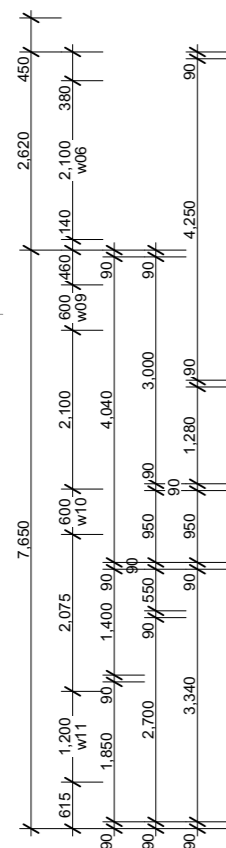
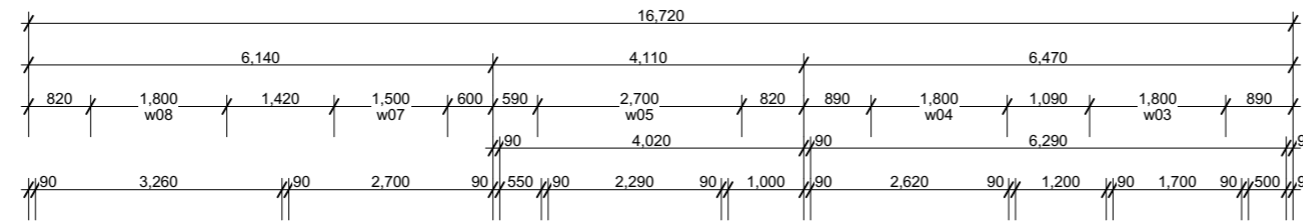
Legend

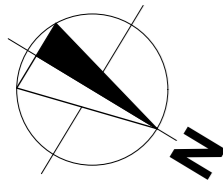
-  Distribution Board & Smart Meter Box
-  Data Box
-  Smoke Detector with test and hush buttons to comply with NZBC F7/AS1

Floor Covering

-  Carpet (excl. Garage)
-  Vinyl Planks

| WINDOW SCHEDULE | | |
|-----------------|-------|-------|
| ID | H | W |
| w01 | 2,130 | 960 |
| w02 | 1,800 | 1,500 |
| w03 | 1,400 | 1,800 |
| w04 | 1,400 | 1,800 |
| w05 | 2,130 | 2,700 |
| w06 | 2,130 | 2,100 |
| w07 | 1,400 | 1,500 |
| w08 | 2,130 | 1,800 |
| w09 | 1,400 | 600 |
| w10 | 1,400 | 600 |
| w11 | 1,100 | 1,200 |
| w12 | 1,400 | 1,500 |
| w13 | 1,100 | 1,200 |
| w14 | 1,400 | 1,500 |
| w15 | 2,130 | 960 |





Roof Cladding

25° Pressed metal tiles roofing over Thermakraft 215 roof underlay.

Fascia & Gutter

Colorsteel Quad gutter supported on 185mm Colorsteel fascia.

Downpipes

75x55mm Colorsteel downpipes with wall brackets.

Roof Penetrations

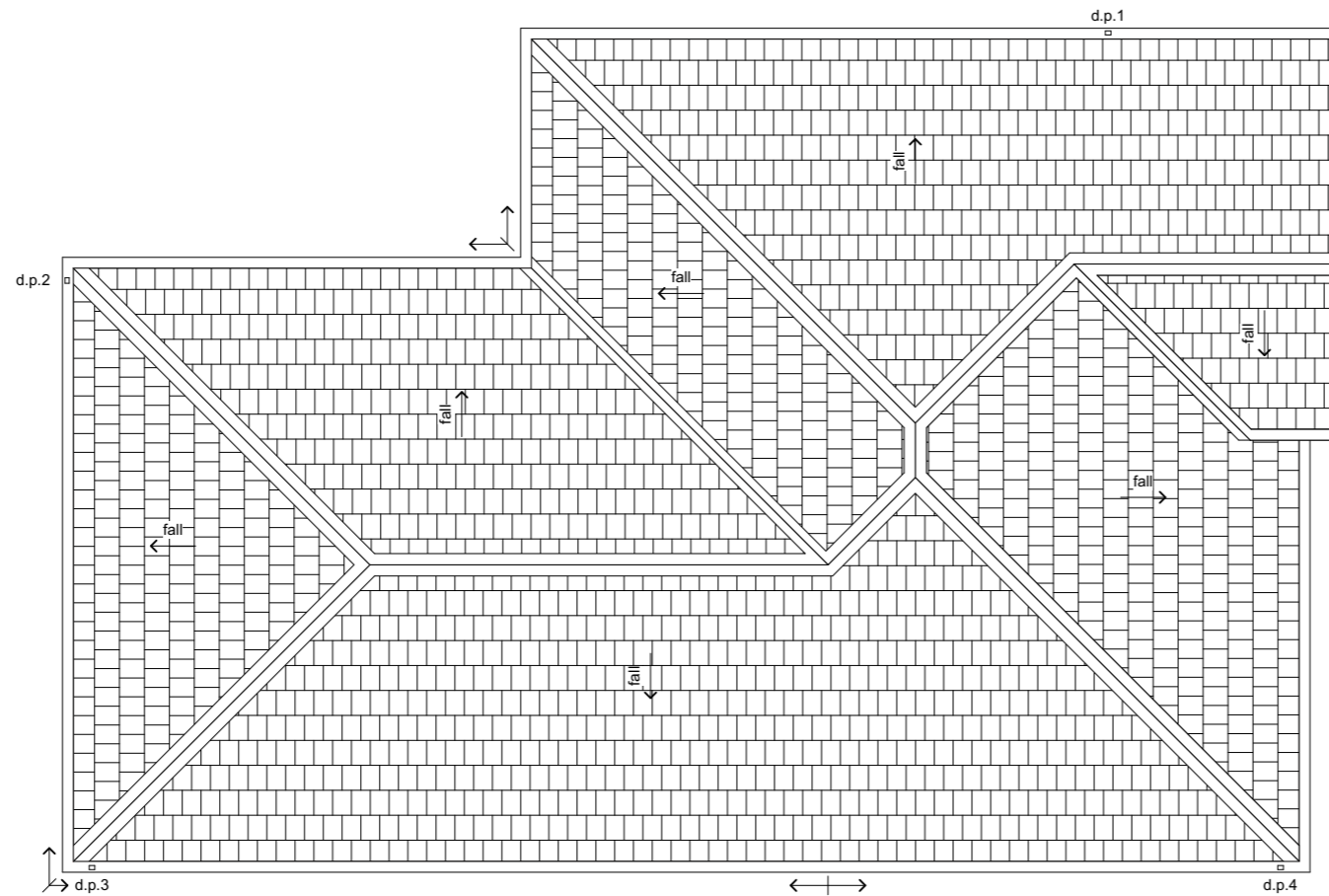
Seal all pipe penetrations with Dektite flashing kit as per specification.

Downpipe Catchment (Plan Area)

| | |
|-------|------------------|
| d.p.1 | 47m ² |
| d.p.2 | 40m ² |
| d.p.3 | 32m ² |
| d.p.4 | 46m ² |

Roof Bracings

Refer to truss design.



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W E N D E L B O R N
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 LOT 2 MADDISONS QUARTER
 ORIEL WAY ROLLESTON

Issue
 Concept Design

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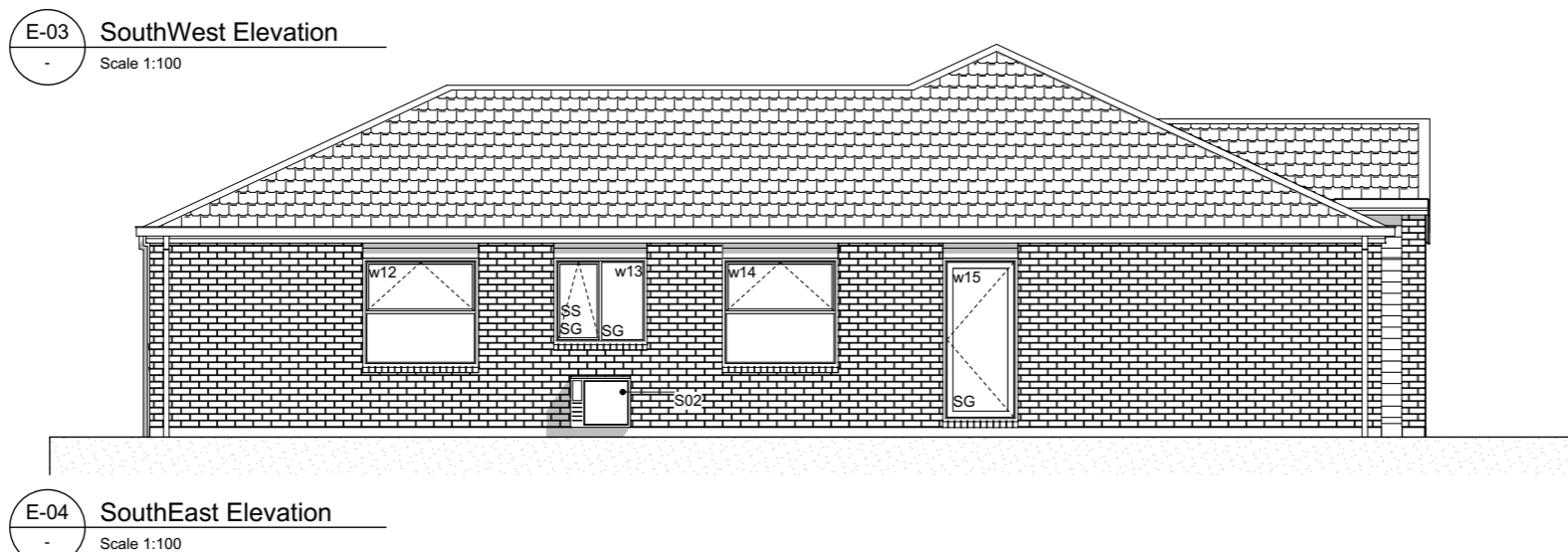
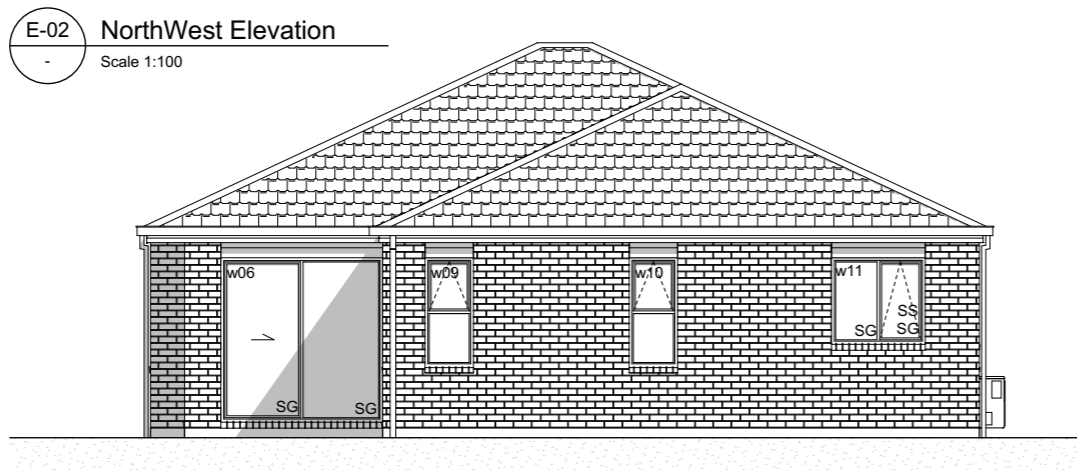
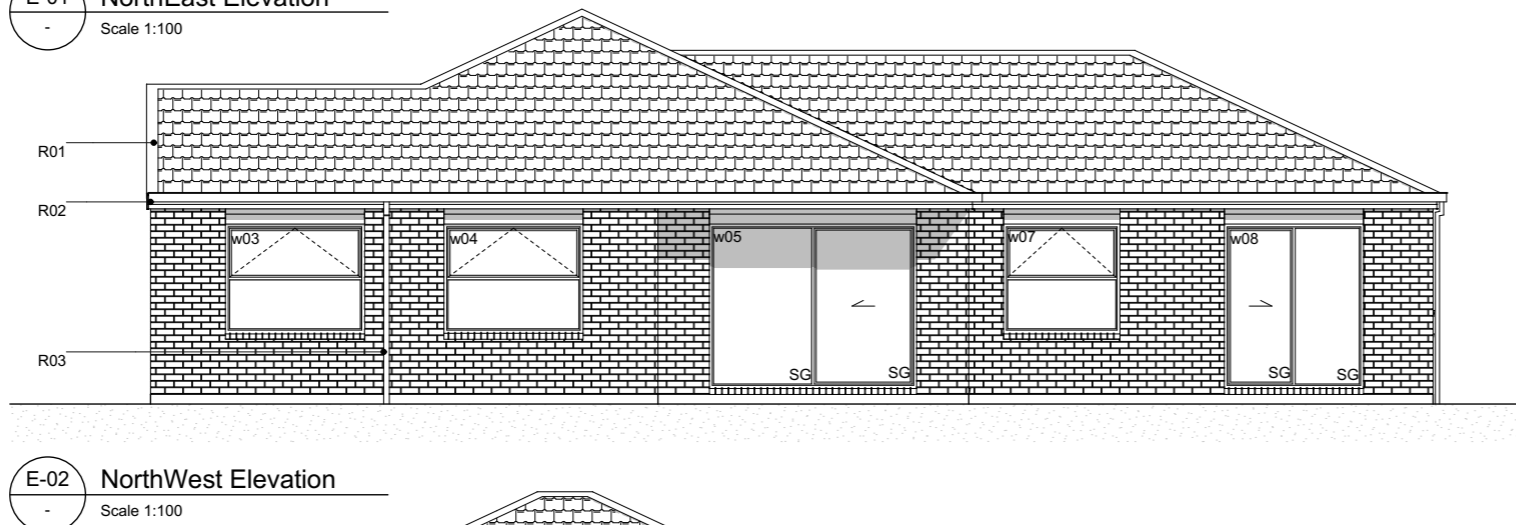
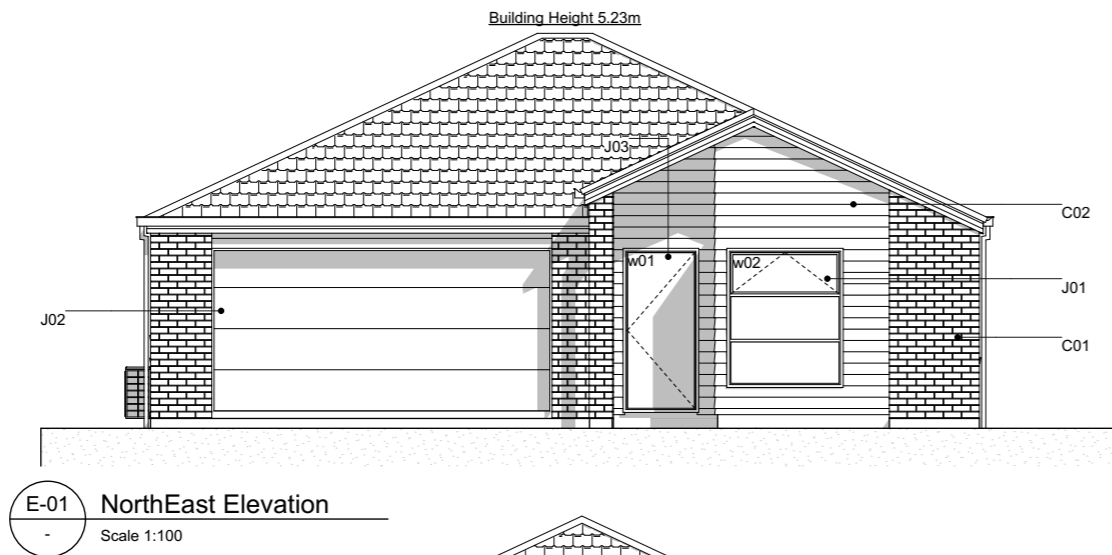
Roof Plan

Scale 1:100 @ A3

Revision 1
 Date 8/03/2024
 File No. 24029

Sheet No.

3



Elevation Keys

- C01 70 series bricks over 50mm cavity.
- C02 James Hardie Linea WB on 20mm cavity battens.
- R01 Pressed metal tiles roofing.
- R02 Colorsteel Quad gutter supported by Colorsteel 185mm fascia.
- R03 Colorsteel 75x55mm downpipes.
- J01 Low E Argon filled double glazed windows in thermally-broken powder coated aluminium frames.
- J02 Sectional garage door.
- J03 APL entry door in thermally-broken powder coated aluminium frames.
- S01 Drainage vent pipe.
- S02 Heatpump outdoor unit on wall bracket.

Legend

- w01 Window ID
- SS Security Stay
- SG Safety Glass

General Notes

Driveway to fall from 20mm max. below garage rebate.



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Elevations

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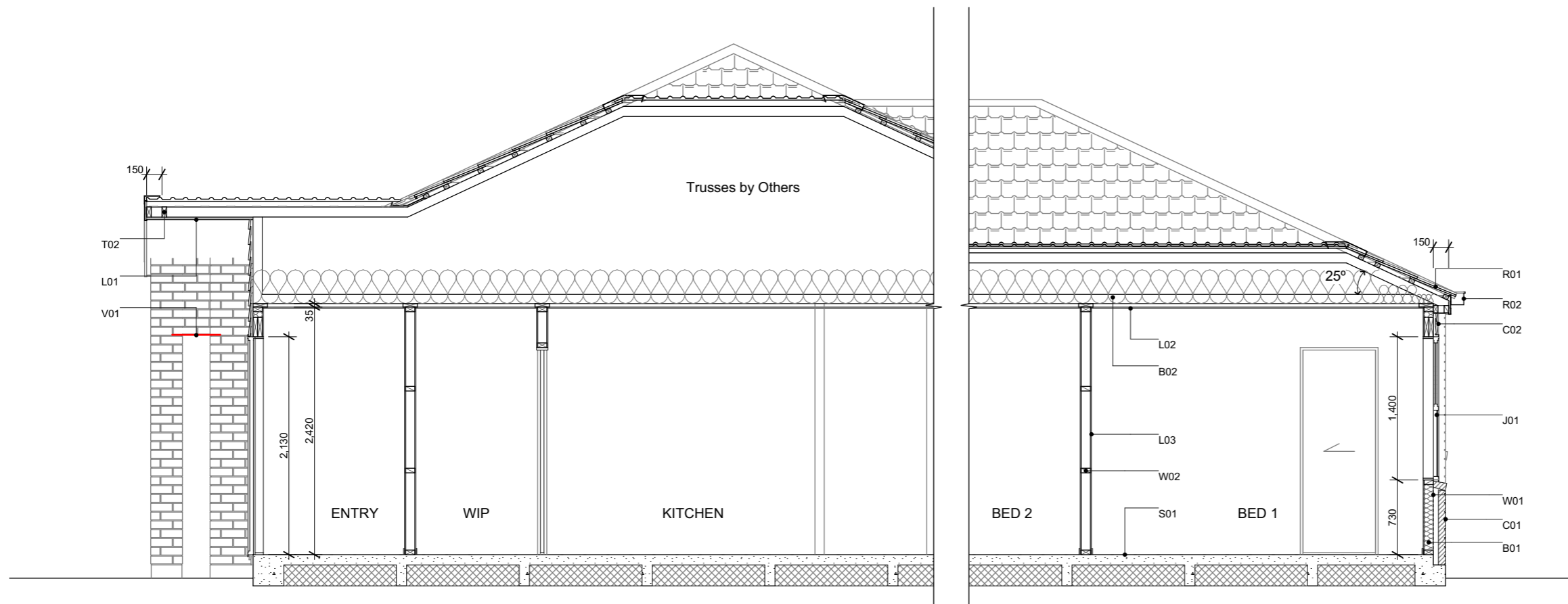
Revision 1
 Date 8/03/2024
 File No. 24029

Sheet No.

4

Section Keys

- C01 70 series brick on 50mm cavity over building wrap on timber framing.
- C02 James Hardie Linea weatherboard on 20mm cavity battens over building wrap on timber framing.
- V01 100x100x6L veneer lintel with 100mm min. seating each side.
- W01 External walls 90x45mm studs @ 600mm crs, dwangs @ 800mm crs. Top plates 90x45 + 140x35mm.
- W02 Internal walls 90x45mm studs @ 600mm crs, dwangs @ 800mm crs.
- S01 Ribraft foundation.
- T01 Roof trusses as per Truss Design.
- T02 Extend truss top chord to form raking soffit. Refer to truss design.
- R01 Pressed metal tiles on 50x40mm battens over self-supported roof underly on trusses.
- R02 Colorsteel Quad gutter on 185mm Colorsteel fascia.
- R03 75x55mm Colorsteel downpipes with wall brackets.
- J01 Low E Argon filled double glazed windows in thermally-broken powder coated aluminium frames. H3.1 timber reveals for painted finish.
- J02 Sectional garage door. H3.1 timber reveals for painted finish.
- B01 R2.8 wall insulation batts.
- B02 R7.0 ceiling insulation batts. Compressed insulation to fit at the first 500mm from the top plate as per manufacturer's instruction. Insulation baffle required to allow for the 25mm ventilation clearance.
- L01 4.5mm Hardie soffit linings for painted finish.
- L02 13mm Gib ceiling linings supported by 35mm Rondo ceiling battens @ 600mm crs. Stopped smooth for painted finish. (Wet area ceiling 13mm Gib Aqualine)
- L03 10mm Gib wall linings stopped smooth for painted finish. (Wet area wall 10mm Gib Aqualine)



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Cross Section A-A

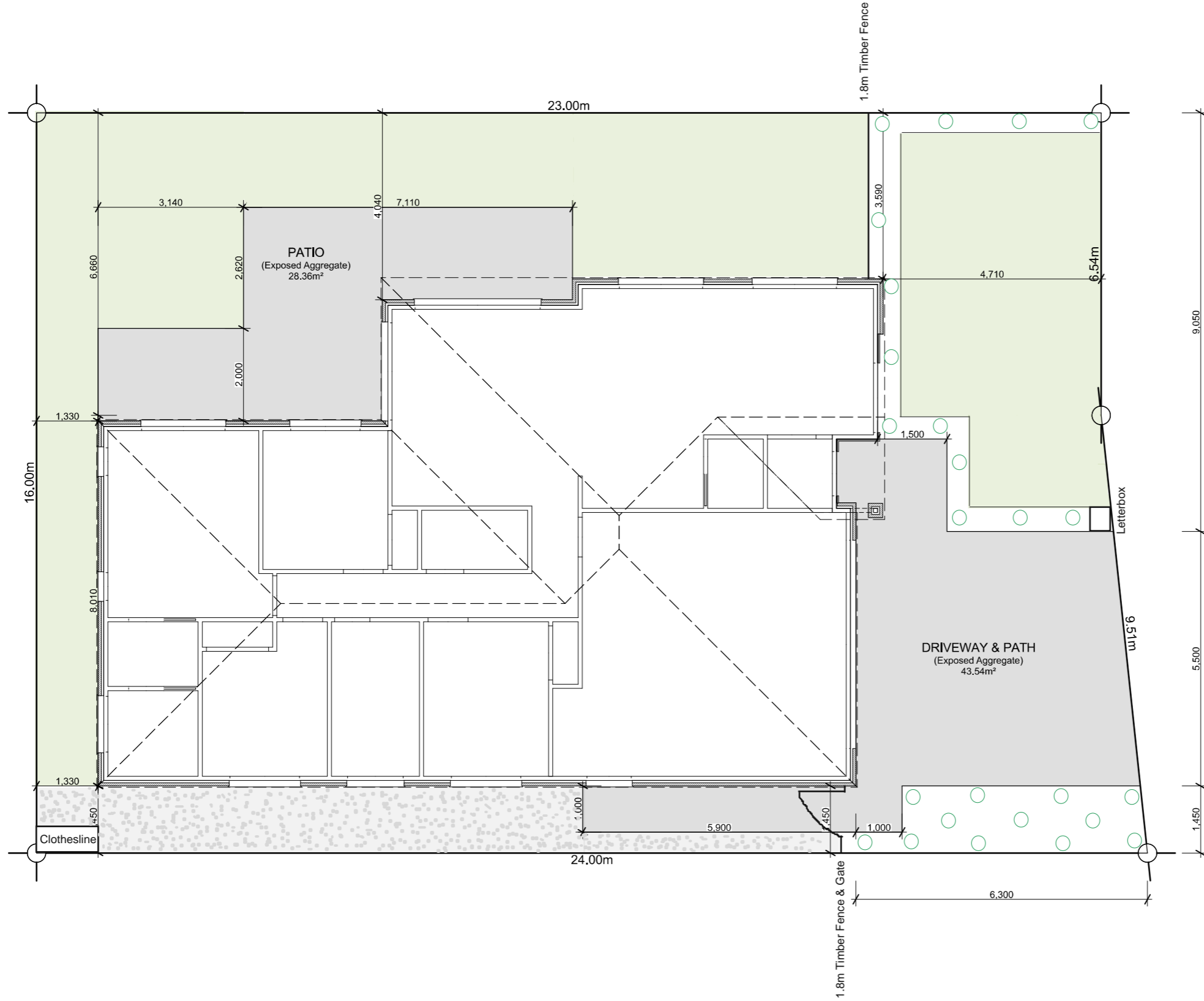
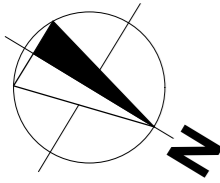
Scale 1:50 @ A3

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 Date 8/03/2024
 File No. 24029

Sheet No.

5

Note: Stain ROW facing fences



The landscaper will use an assortment of plants from the list below:

- Agapanthus Peter Pan - Dwarf blue Nile lily
- Acacia Limelight - Dwarf wattle
- Choisya Ternata - Mexican orange blossom
- Carex Secta - Makura sedge
- Lavandula angustifolia 'Hidcote' - English Lavender
- Pittosporum little gem
- Thuja occidentalis Smaragd - Emerald Cedar
- Viburnum tinus Eve Price
- Azalea
- Corokia geentys green
- Pseudowintera colorata 'Red Leopard' - Horopito/Pepper tree
- Camellia 'Cinnamon Cindy'

Legend

- Grass
- Stonechip
- Garden bed with bark

RIGHT OF WAY



Letterbox



**WENDEL BORN
PROPERTY LTD**
LOT 2 MADDISONS QUARTER
ORIEL WAY ROLLESTON

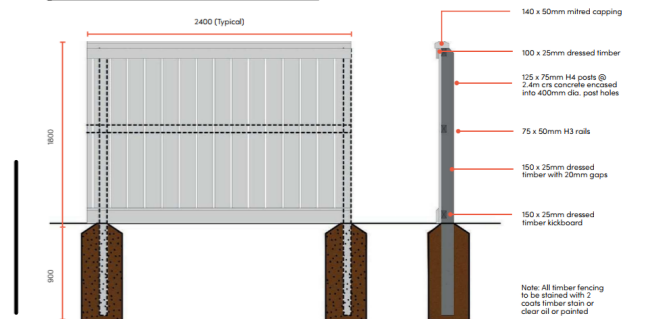
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Concept Design

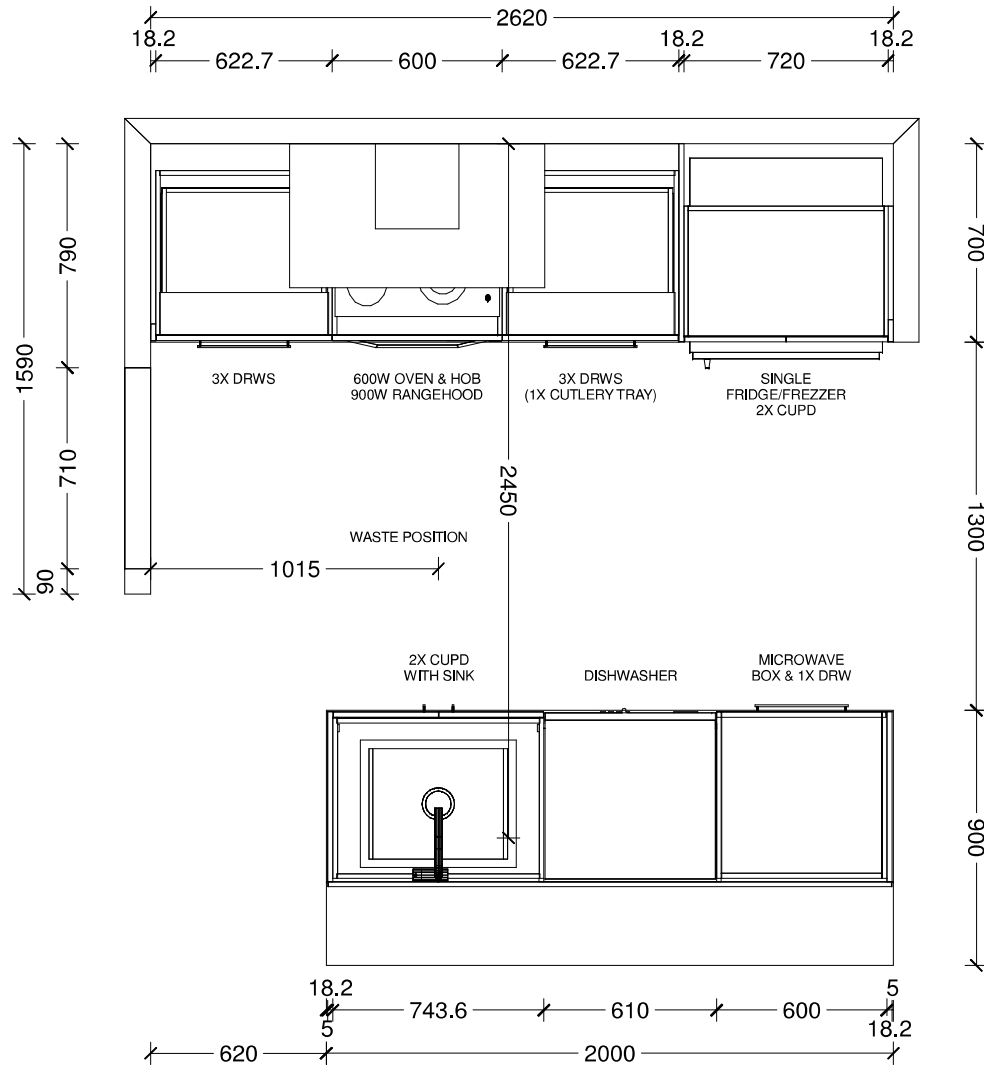
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Landscape Plan

Scale 1:100 @ A3

OPTION B - Permeable Vertical Paling Fence





Benchtop Colour:

12mm square edge Tristone in Pure White

Back Wall Joinery Colour:

Bestwood Simply White Embossed

Island Joinery Colour:

Bestwood Subtle Grey Velvet

Negative Detail Joinery Colour:

Bestwood Subtle Grey Velvet

Handles:

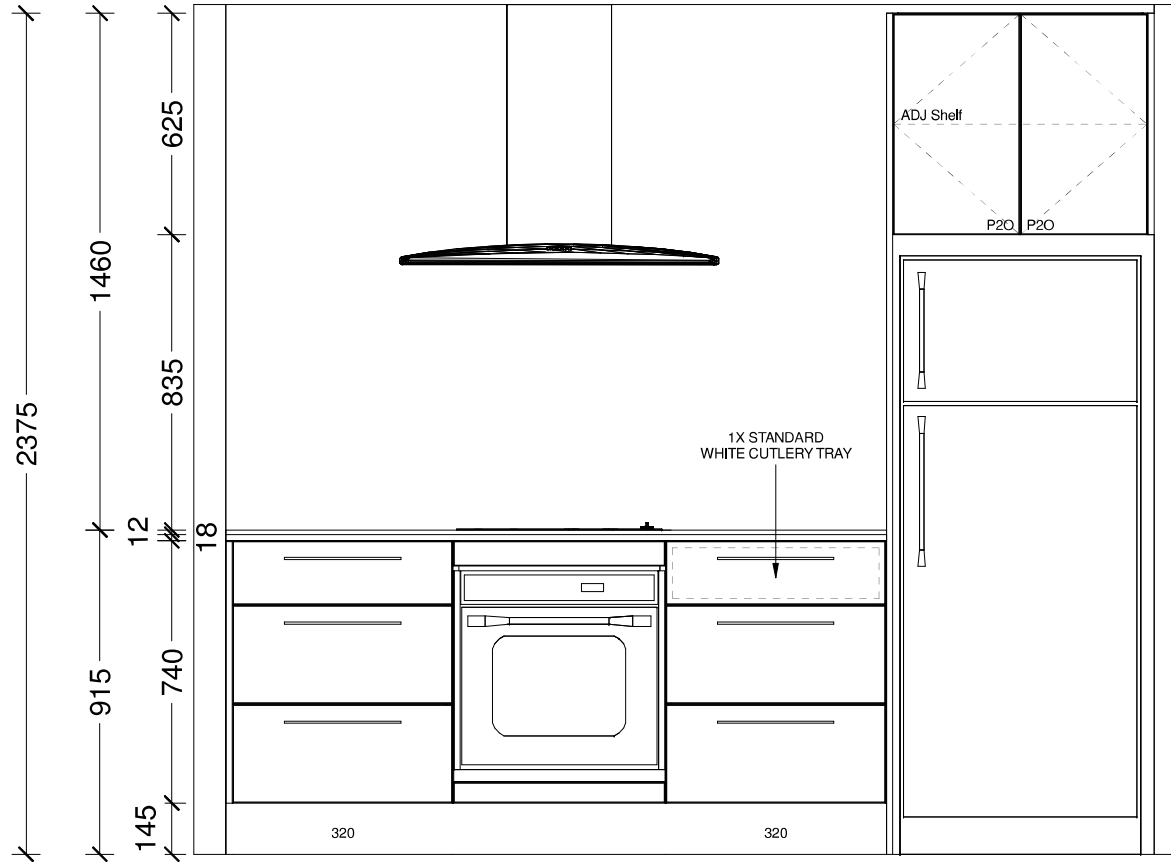
4062-192/320-Titanium Grey

Sink:

Lazio NZLSS-5545 Stainless Single Bowl

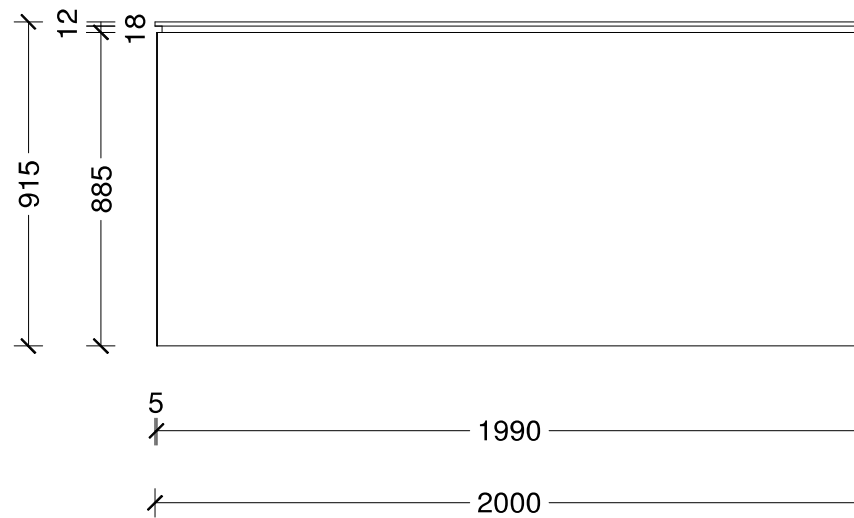
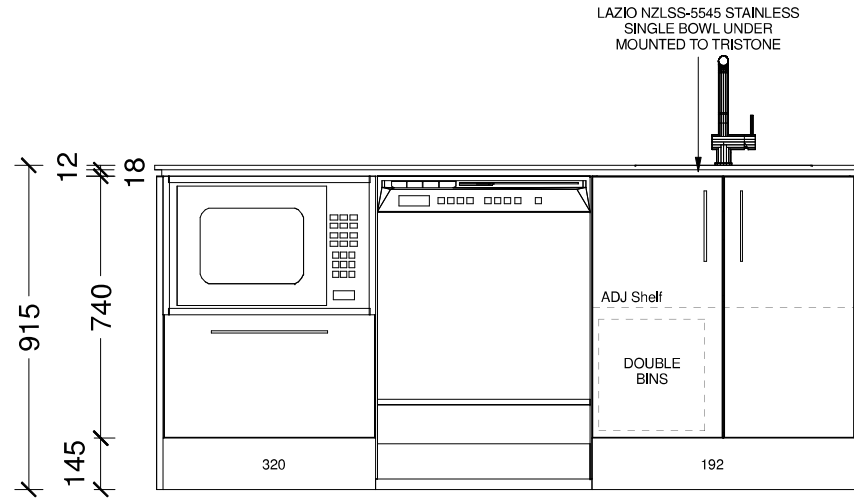
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|-----------------------------|--------------------|---------------------------------|----------------|---------------|---------------|--|
| Designer: Sarah Molyneux | Date: 20 Feb 24 | Client: Oakridge Homes | BC Ref: Job | Site Address: | Job#: Default | |
| Dwg: Kitchen Plan | Scale: 1 : 25 | Customer: The Maple Modified | | | | |

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| | | | | | | |
|-----------------------------|--------------------|---------------------------------|----------------|---------------|---------------|--|
| Designer: Sarah Molyneux | Date: 20 Feb 24 | Client: Oakridge Homes | BC Ref: Job | Site Address: | Job#: Default | |
| Dwg: Kitchen Elevation | Scale: 1 : 20 | Customer: The Maple Modified | | | | |

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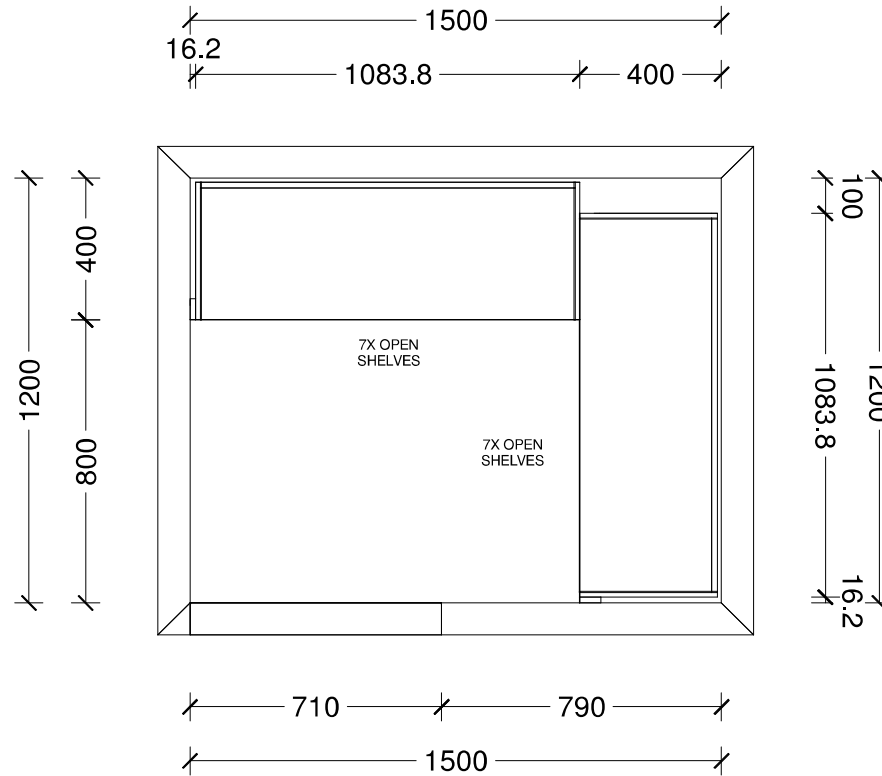
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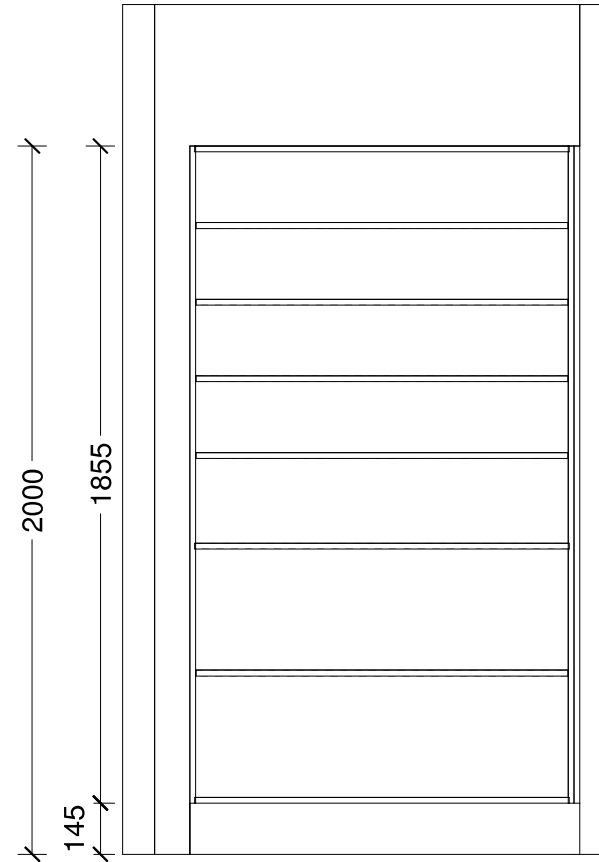
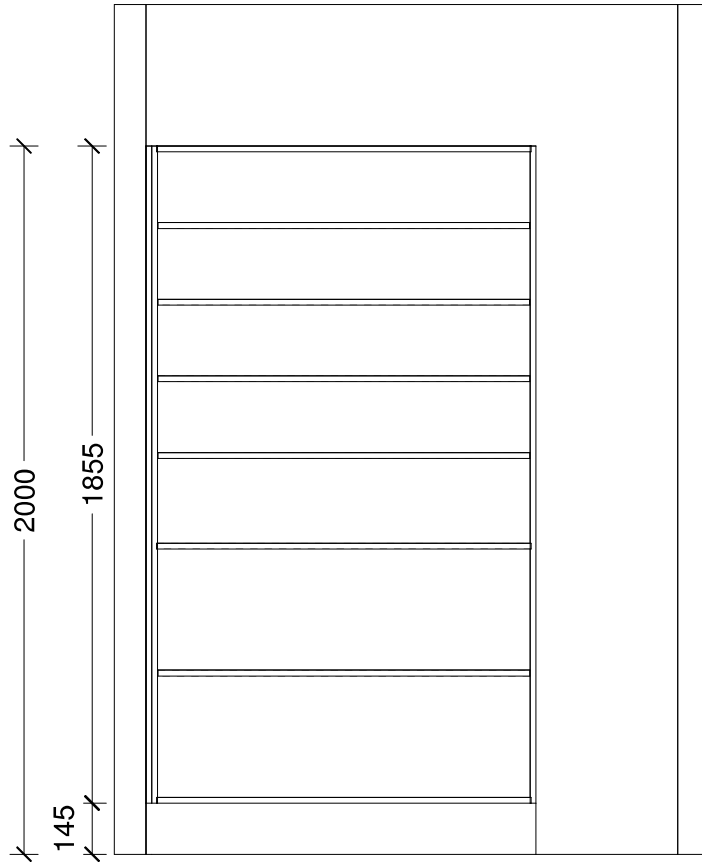
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| Designer: Sarah Molyneux | Date: 20 Feb 24 | Client: Oakridge Homes | BC Ref: Job | Site Address: | Job#: Default |  |
| Dwg: Kitchen 3D Perspective | Scale: | Customer: The Maple Modified | | | | |

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| Dwg: Pantry Plan | Scale: 1 : 20 | Customer: The Maple Modified | | | | |

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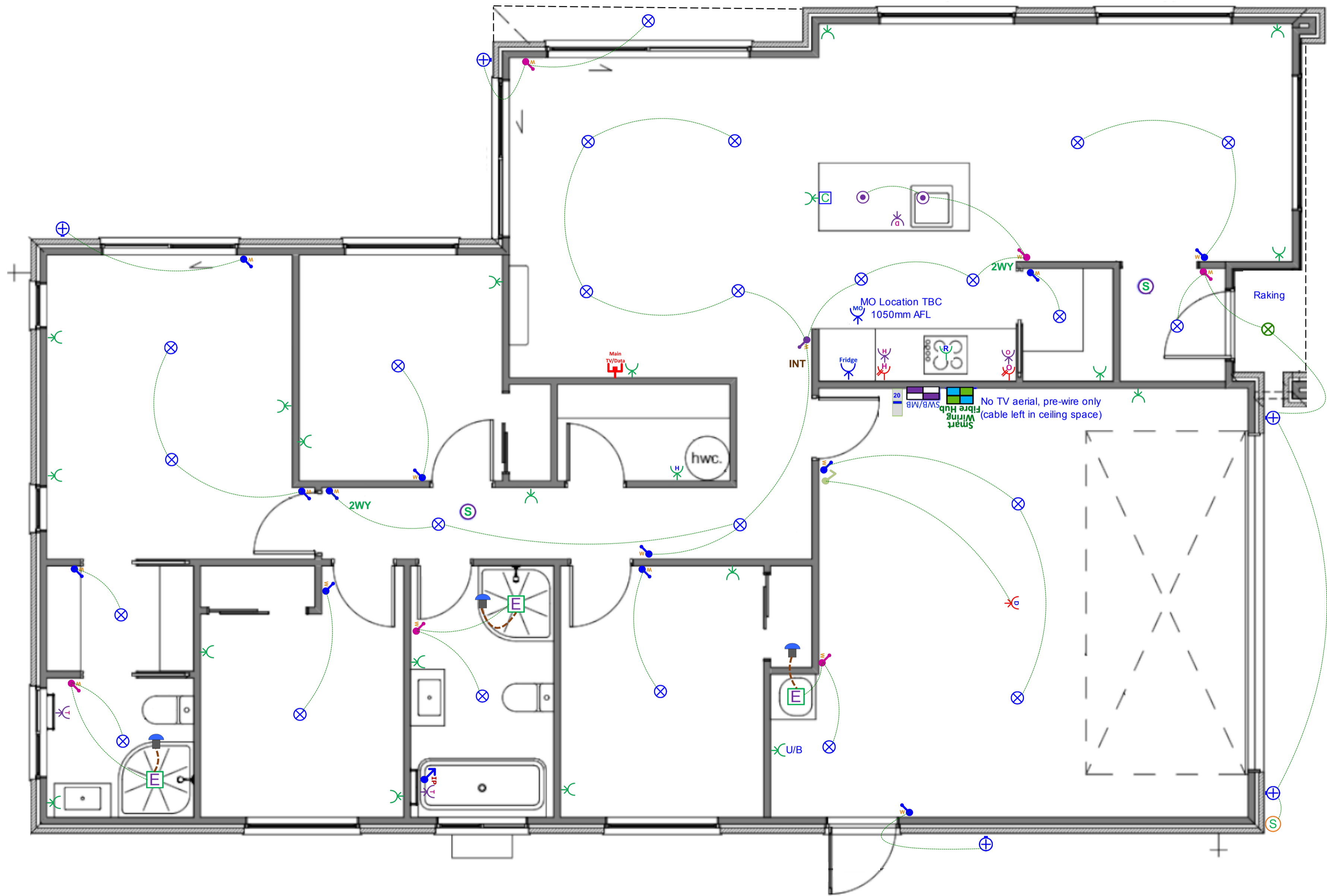
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| Dwg: Pantry Elevation | Scale: 1 : 20 | Customer: The Maple Modified | | | | |

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| | | | | | | |
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Plan: Lot 2 Oriel Way, Maddisons Quarter - Electrical Design

| Electrical | | |
|--|--|-------|
| Item | | Total |
|  Electrical Base with 34-Way Deep Combined Meter Switchboard (Single Phase) | | 1 EA |
|  Tradesave Rangehood Power Socket | | 1 EA |
|  Tradesave Slim Single Power Socket (White) 10A - Fridge | | 1 EA |
|  Tradesave Slim Single Power Socket (White) 10A - Microwave | | 1 EA |
|  Tradesave Double Power Socket Horizontal (White) 10A | | 20 EA |
|  Protective Capping for Socket Electrical in Joinery | | 1 EA |
|  Tradesave Slim Double Power Socket with Oven Isolator Switch (White) 10A | | 1 EA |
|  Tradesave Slim Double Power Socket with Hob Isolator Switch (White) 10A | | 1 EA |
|  Tradesave Built-In Oven Hard-Wired Power Connection up to 20 Amp max | | 1 EA |
|  Tradesave Slim Electric Hob Hard-Wired Power Connection up to 32 Amp max | | 1 EA |
|  Tradesave Slim Dishwasher Power Socket | | 1 EA |
|  Tradesave Garage Door Opener Press Button (White) | | 1 EA |
|  Tradesave Slim Garage Door Power Socket | | 1 EA |
|  Tradesave Slim Hot Water Cylinder Hard-Wired Power Connection | | 1 EA |
|  Air Conditioning Circuit 20A MCB Installation For Heat Pump Circuit | | 1 EA |
|  Smoke Detector Alarm - 230v Mains powered with 9V battery backup | | 2 EA |
|  Tradesave Slim Heated Towel Rail Circuit & Installation (Excludes supply of Towel Rail) | | 2 EA |
|  Extractor Fan Inline 150mm & up to 6m of duct | | 3 EA |
|  Through Roof Cowl & Tube Supply 150mm (Installation excluded) | | 3 EA |
|  External 180-Degree Lighting Movement Sensor (White) | | 1 EA |
|  Recessed LED Downlight Prolux DL54 with White Fascia & Circuit | | 24 EA |
|  Recessed LED Downlight Prolux DL30 Tilttable 3K (White) and Circuit | | 1 EA |
|  Staverton Black 1L 365mm Pendant Light, LED Lamp & Circuit | | 2 EA |

Electrical

| Item | Total |
|--|-------|
|  External LED Up/Down Round Wall Light Ambius AWLSR316LED 3K (Stainless Steel) & Circuit | 5 EA |
|  Tradesave Slim White Light Switch 1 Gang | 12 EA |
|  Tradesave Slim White Light Switch 2 Gang | 6 EA |
|  Tradesave Slim White Light Switch 3 Gang | 1 EA |
|  Excel Life White IP Rated Light Switch 1 Gang | 1 EA |
|  2-Way Light Circuit | 2 EA |
|  Tradesave Slim 3-way Intermediate Switching Light Circuit | 1 EA |
|  Smart Wiring 20" Hub & Fibre Optic Pathway incl Power Circuit | 1 EA |
|  Tradesave Slim Main UHF TV/Data Network Socket (Cat6) - White | 1 EA |