# Lot 2 Pinewood Grange

Stage 2, Pinewood Grange, Rolleston



#### House & Land Package:

Family sized home featuring four bedrooms, master with ensuite, 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.

## \$772,900

| <b>Home area:</b> 159m <sup>2</sup> |     |    |                   |
|-------------------------------------|-----|----|-------------------|
| Section area:                       |     |    | 468m <sup>2</sup> |
| <b>–</b> 4                          | 🖽 1 | 盈2 | ê 2               |

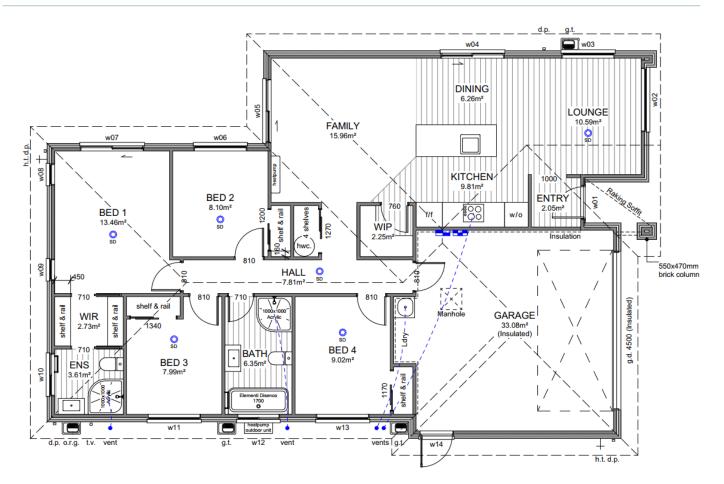
#### Features:

- Turnkey
- Master Build 10-Year Guarantee
- 1 year warranty period
- Healthy Homes compliant
- RibRaft foundation

- Modern bathroomware
- Custom kitchen cabinetry
- Tri-Stone benchtop
- Window coverings
- Fully landscaped

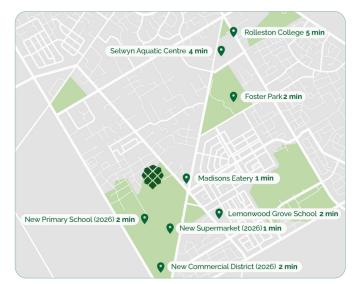


### **Floor Layout**



### Site Location







## Specification

| General                         |   |                                      |   |
|---------------------------------|---|--------------------------------------|---|
| Guarantee:                      | Master Build 10-Year  | Insurance:                           | Builders All Risk   |
| Warranty                        | 1 year from settlement  | Utilities:                           | Mains supply including fibre  |
| Dwelling Exterior               |   |                                      |   |
| Foundation:                     | TC1 RibRaft   | Framing / trusses:                   | 2.42m LVL   |
| Roofing:                        | 25° metal pressed tile— corona shake<br>– shake satin   | Fascia and gutter:                   | Dimond metal fascia and quad gutter   |
| Downpipes:                      | Colorsteel 75×55 rectangular  | Main cladding:                       | Monier 70 Series Brick  |
| Feature cladding:               | James Hardie Axon   | Entry door:                          | Thermally-Broken APL 860mm Latitude with urbo lever                           |
| Window joinery:                 | Low E Argon filled double glazed win-<br>dows in thermally-broken powder<br>coated aluminium frames | Garage door:                         | Insulated Coloursteel flat panel woodgrain 4.5m                               |
| Dwelling Interior               |   |                                      |   |
| Insulation:                     | As per Building Code. Including entire<br>garage envelope - internal &<br>external walls            | Plasterboard:                        | Plasterboard - 10mm to walls, wet area<br>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 (horizontal V groove)  | 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:                            | Fujitsu SET-ASTH22KNTA 6.0/6.5kw  |
| Extractor:                      | Inline extractor fan  | Hot water cylinder:                  | Rheem 250L  |
| Carpet:                         | Belgotex Urban Twist  | Vinyl plank:                         | Belgotex Luxury Plank – Province  |
| Splashback tiles:               | 100×300mm subway tile (Kitchen only)  | Window coverings:                    | Windoware Everyday Vinyl Collection –<br>Mystic. Excluding garage & bathrooms |
| Landscaping                     |   |                                      |   |
| Driveway and patio:             | Exposed aggregate – sealed  | Vehicle crossing:                    | Included  |
| Soft landscaping:               | As per plan   | Fencing:                             | As per plan   |
| Colour Scheme                   |   |                                      |   |
| EXTERIOR                        |   | INTERIOR                             |   |
| Roof:                           | Ebony   | Ceilings:                            | Half black white  |
| Fascia, gutter &<br>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/<br>negative detail: | Subtle grey velvet  |
| Exterior cladding<br>(Main):    | Crevole with white mortar   | Kitchen benchtop:                    | TriStone 12mm – Pure white  |
| Exterior cladding<br>(Feature): | All black   | Kitchen splashback:                  | White gloss with misty grey grout   |



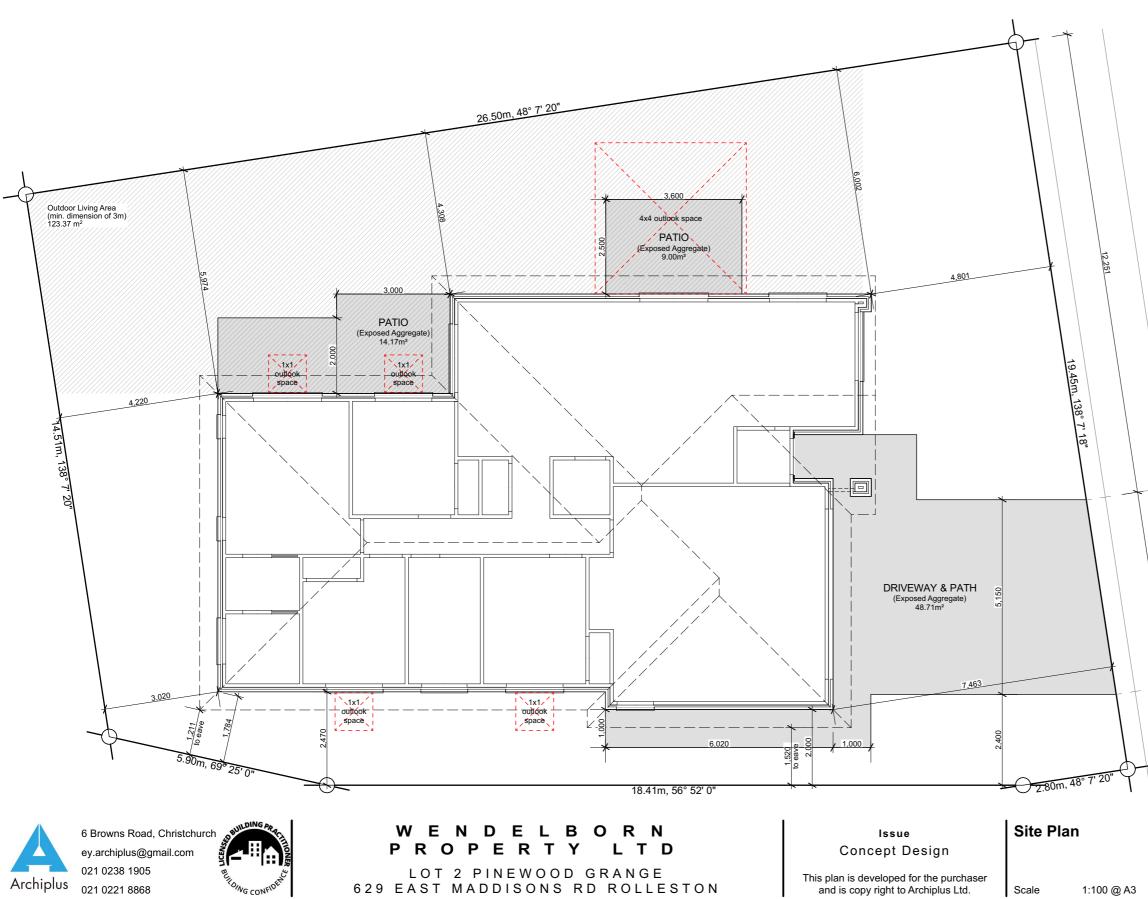
## Specification

| Kitchen, bench surface and splashback:       Kitchen sink:       Lazio NZLSS-55.45 single stainless steel sink       Image: Comparison on pagative detail. Tiled splashback full ison of the top dank of colour scheme         Kitchen tapware:       Elementi Uno Gooseneck       Image: Colour scheme       Kitchen handles:         Steef to plans and colour scheme       Image: Colour scheme       Image: Colour scheme       Image: Colour scheme         Kitchen tapware:       Elementi Uno Gooseneck       Image: Colour scheme       Image: Colour scheme       Image: Colour scheme         Oven:       Bosch HBET33BSOA       Image: Colour scheme       Image  | Kitchen and Laundry  |            |   |    |
|---|--|------------|---|----|
| 12mm benchtop on negative detail. Tiled splasbback full length of back bench/well.   *Refer to plans and colour scheme   Kitchen tapware:   Elementi Uno Gooseneck   Oven:   Bosch HBF133BSOA   Bosch HBF133BSOA   Bosch HBF133BSOA   Sted and Orlati 4062 Titanium   Rangehood:   Bosch DWB97DM50A   Laundry tub:   Aquatica Laundra Studio   *dependent on supply, similar fitting to be used if   avaitable   Besch DWB97DM50A   Steveron 1Lblack   Janter Studio   *dependent on supply, similar fitting to be used if   Dishwasher:   Besch DWB97DM50A   Besch DWB97DM50A   Besch DWB97DM50A   Staverton 1Lblack   Janter Studio   *dependent on supply, similar fitting to be used if   Dishwasher:   Besch DWB97DM50A   Besch DWB97DM50A   Besch DWB97DM50A   Besch DWB97DM50A   Staverton 1Lblack   Janter Studio   *dependent on supply, similar fitting to be used if   Dishwasher:   Polished edge direct fix1000×750mm   Data   Besch DWB97DM   Data   Besch DWB97DM   Showers:   Arena curved with moulded wall   Besch Dusck-to-wall 1700mm   Besch Dusck to wall   Besch Dusck   Besch Dusck-to-wall 1700mm   Besch Dusck / bash squareheated   Shower / bath mixers:   Elementi Cura <td>Kitchen, bench surface and splashback:</td> <td></td> <td>Kitchen sink:</td> <td></td>   | Kitchen, bench surface and splashback:   |            | Kitchen sink:   |    |
| Elementi Uno Gooseneck Stefano Orlati 4062-Titanium   Over: Bosch HBF133BSOA   Bosch HBF133BSOA Image Stefano Orlati 4062-Titanium   Rangehood: Bosch PKE611K17A   Bosch DWB97DM50A Image Stefano Orlati 4062-Titanium   Laundry tub: Image Stefano Orlati 4062-Titanium   Aquatica Laundra Studio Image Stefano Orlati 4062-Titanium   Stefano Orlati 4000 Image Stefano Orlati 4062-Titanium   Aquatica Laundra Studio Image Stefano Orlati 4062-Titanium   Aquatica Laundra Studio Image Stefano Orlati 4062-Titanium   Stefano Orlati 4000 Image Stefano Orlati 4062-Titanium   Bathrooms Image Stefano Orlati 4062-Titanium   Showers: Toilets:   Arena curved with moulded wall Image Stefano   Image Stefano Orlati 4000 Image Stefano Orlati 4000×750mm   Bath: Image Stefano Orlati 4000   Basin mixers: Image Stefano Orlati 4000×750mm   Elementi Cura Image Stefano Orlati 4000×750mm   Shower / bath mixers: Image Stefano Orlati 4000×750mm   Elementi Cura Image Stefano Orlati 4000×750mm   | 12mm benchtop on negative detail. Tiled splash back bench/wall.  |            | Lazio NZLSS-5545 single stainless steel sink  | Ø  |
| Oven: Bosch HBF133BSOA   Bosch HBF133BSOA Image Soch   Rangehood: Image Soch PKE611K17A   Bosch DWB97DM5OA Image Soch SMU2ITSO1A   Image Soch JWB97DM5OA Image Soch So  | Kitchen tapware:   | $\bigcirc$ | Kitchen handles:  |    |
| Bosch HBF133BSOA Easch PKE611K17A   Rangehood: Dishwasher:   Bosch DWB97DM50A Image Construction   Laundry tub: Bosch SMU2ITS01A   Aquatica Laundra Studio Feature pendant:   Staverton 1L—black Image Construction   Vanities: Feature pendant:   Elementi Novara, 2 drawer 750mm, French Image Construction   Showers: Toilets:   Arena curved with moulded wall Image Construction   Bath: Elementi Uno back to wall   Elementi Diseno back-to-wall 1700mm Image Construction   Shower sildes: Image Construction   Shower sildes: Image Construction  | Elementi Uno Gooseneck   |            | Stefano Orlati 4062— Titanium   |    |
| Rangehood:   Bosch DWB97DM50A   Laundry tub:   Aquatica Laundra Studio   Aquatica Laundra Studio   *dependent on supply, similar fitting to be used if   unavailable <b>Bathrooms</b> Vanities:   Elementi Novara, 2 drawer 750mm, French   Oak <b>Mirrors:</b> Polished edge direct fix—1000×750mm <b>Foliets:</b> Elementi Diseno back-to-wall 1700mm <b>Showers:</b> Arena curved with moulded wall <b>Towel rails:</b> Newtech 5 bar square—heated Newtech 5 bar square—heated <b>Shower / bath mixers:</b> Elementi Cura <b>Shower slides: Bath spout:</b>   | Oven:  |            | Ceramic cooktop:  |    |
| Bosch DWB97DM50A Bosch SMU2ITS01A   Laundry tub: Feature pendant:   Aquatica Laundra Studio Staverton 1L—black   dependent on supply, similar fitting to be used if Staverton 1L—black   Bathrooms Mirrors:   Polished edge direct fix—1000×750mm Image: Staverton 1D   Showers: Toilets:   Arena curved with moulded wall Image: Staverton 1D   Bath: Image: Staverton 1D   Elementi Diseno back-to-wall 1700mm Image: Staverton 1D   Basin mixers: Image: Staverton 1D   Elementi Cura Image: Staverton 1D   Shower slides: Staverton 1D  | Bosch HBF133BSOA   |            | Bosch PKE611K17A  |    |
| Laundry tub:   Aquatica Laundra Studio   *dependent on supply, similar fitting to be used if   unavailable   Bathrows   Arena curved with moulded wall   Dath:   Elementi Diseno back-to-wall 1700mm   Elementi Cura   Shower slides:   Shower slides:  | Rangehood:   |            | Dishwasher:   |    |
| Aquatica Laundra Studio   *dependent on supply, similar fitting to be used if   Bathrooms   Vanities:   Elementi Novara, 2 drawer 750mm, French   Oak     Folished edge direct fix—1000×750mm     Showers:   Arena curved with moulded wall     Toilets:   Elementi Diseno back-to-wall 1700mm     Towel rails:   Basin mixers:   Elementi Cura     Shower slides:     Shower slides:     Shower slides:  | Bosch DWB97DM50A   |            | Bosch SMU2ITS01A  |    |
| *dependent on supply, similar fitting to be used if   Bathrooms   Vanities:   Elementi Novara, 2 drawer 750mm, French   Oak     Showers:   Arena curved with moulded wall     Toilets:   Elementi Diseno back-to-wall 1700mm     Towel rails:   Newtech 5 bar square—heated     Basin mixers:   Elementi Cura     Shower slides:     Bath spout:     Tower slides:  | Laundry tub:   | A DAY      | Feature pendant:  | T  |
| unavailable   Bathrooms   Vanities:   Elementi Novara, 2 drawer 750mm, French   Oak     Showers:   Arena curved with moulded wall     Toilets:   Elementi Diseno back-to-wall 1700mm     Towel rails:   Elementi Cura     Shower slides:     Bath spout:     Shower slides:   |  |            | Staverton 1L—black  |    |
| Vanities:   Elementi Novara, 2 drawer 750mm, French   Oak     Showers:   Arena curved with moulded wall     Toilets:   Elementi Uno back to wall     Bath:   Elementi Diseno back-to-wall 1700mm     Towel rails:   Newtech 5 bar square—heated     Basin mixers:   Elementi Cura     Shower slides:     Bath spout:     Shower slides:   |  |            |   |    |
| Elementi Novara, 2 drawer 750mm, French   Oak   Polished edge direct fix—1000×750mm   Showers:   Arena curved with moulded wall     Image: |  |            |   |    |
| Oak   Showers:   Arena curved with moulded wall   Image: Disense back-to-wall 1700mm   Bath:   Elementi Disense back-to-wall 1700mm   Image: Disense back-to-wall 1700m   | Bathrooms  |            |   |    |
| Arena curved with moulded wall Elementi Uno back to wall   Bath:   Elementi Diseno back-to-wall 1700mm   Basin mixers:   Elementi Cura   Shower / bath mixers:   Elementi Cura     Shower slides:     Bath spout:   |  | ħ          | Mirrors:  | 10 |
| Bath:   Elementi Diseno back-to-wall 1700mm   Basin mixers:   Elementi Cura   Shower / bath mixers:   Elementi Cura     Shower slides:     Bath spout:  | <b>Vanities:</b><br>Elementi Novara, 2 drawer 750mm, French  |            |   |    |
| Elementi Diseno back-to-wall 1700mm   Basin mixers:<br>Elementi Cura   Shower / bath mixers:<br>Elementi Cura   Bath spout:<br>Elementi Cura  | <b>Vanities:</b><br>Elementi Novara, 2 drawer 750mm, French<br>Oak   |            | Polished edge direct fix—1000×750mm   |    |
| Basin mixers:       Shower / bath mixers:         Elementi Cura       Elementi Cura         Shower slides:       Bath spout:  | Vanities:<br>Elementi Novara, 2 drawer 750mm, French<br>Oak<br>Showers:  |            | Polished edge direct fix—1000×750mm Toilets:  |    |
| Elementi Cura Elementi Cura Shower slides:  | Vanities:<br>Elementi Novara, 2 drawer 750mm, French<br>Oak<br>Showers:<br>Arena curved with moulded wall  |            | Polished edge direct fix—1000×750mm Toilets: Elementi Uno back to wall  |    |
| Shower slides: Bath spout:  | Vanities:<br>Elementi Novara, 2 drawer 750mm, French<br>Oak<br>Showers:<br>Arena curved with moulded wall<br>Bath:   |            | Polished edge direct fix—1000×750mm Toilets: Elementi Uno back to wall Towel rails:   |    |
|   | Vanities:<br>Elementi Novara, 2 drawer 750mm, French<br>Oak<br>Showers:<br>Arena curved with moulded wall<br>Bath:<br>Elementi Diseno back-to-wall 1700mm  |            | Polished edge direct fix—1000×750mm Toilets: Elementi Uno back to wall Towel rails: Newtech 5 bar square—heated   |    |
| Elementi Rayne Elementi Uno   | Vanities:<br>Elementi Novara, 2 drawer 750mm, French<br>Oak<br>Showers:<br>Arena curved with moulded wall<br>Bath:<br>Elementi Diseno back-to-wall 1700mm<br>Basin mixers:   |            | Polished edge direct fix—1000×750mm Toilets: Elementi Uno back to wall Towel rails: Newtech 5 bar square—heated Shower / bath mixers:                           |    |
|   | Vanities:<br>Elementi Novara, 2 drawer 750mm, French<br>Oak<br>Showers:<br>Arena curved with moulded wall<br>Bath:<br>Elementi Diseno back-to-wall 1700mm<br>Basin mixers:<br>Elementi Cura  |            | Polished edge direct fix—1000×750mm Toilets: Elementi Uno back to wall Towel rails: Newtech 5 bar square—heated Shower / bath mixers: Elementi Cura             |    |
| N 1   | Vanities:         Elementi Novara, 2 drawer 750mm, French Oak         Showers:         Arena curved with moulded wall         Bath:         Elementi Diseno back-to-wall 1700mm         Basin mixers:         Elementi Cura         Shower slides: |            | Polished edge direct fix—1000×750mm Toilets: Elementi Uno back to wall Towel rails: Newtech 5 bar square—heated Shower / bath mixers: Elementi Cura Bath spout: |    |









#### Site Info

Site Address

| Site Address      | 629 East Maddisons<br>Rd Pinewood Grange |
|-------------------|--|
| _egal Description | Lot 2 DP 611661                          |
| Site Area         | 468m²                                    |
| Building Area     | 159.71m²                                 |
| Roof Area*        | 197.75m²                                 |
| Site Coverage     | 42.25%                                   |
|                   |  |

#### **Design Basis**

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

#### **General Notes**

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ROAD

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.

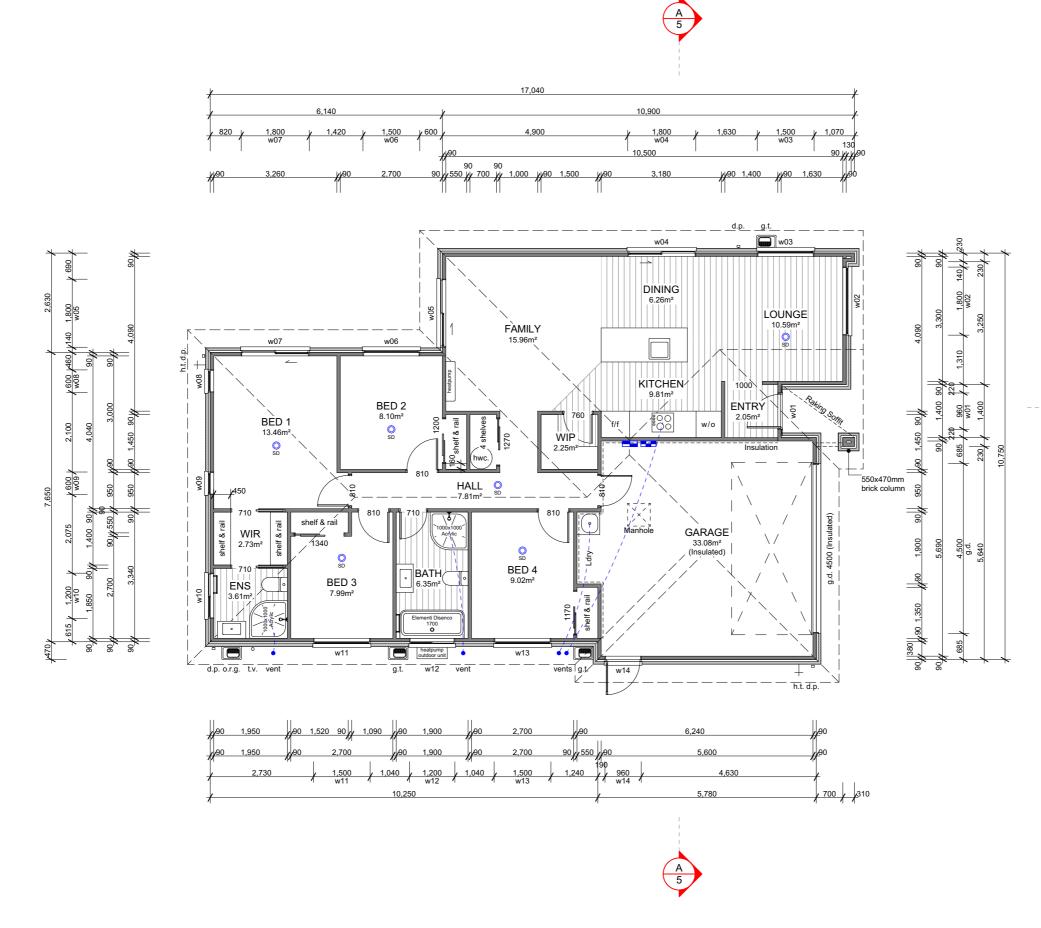
Driveway stormwater runoff to road when it does not flow over a footpath. Otherwise driveway stormwater runoff to be collected and disposed via soak pit located within property.

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

Revision Date File No.

2 29/05/2025 25059 (ORH. 3043)





6 Browns Road, Christchurch ey.archiplus@gmail.com 021 0238 1905 021 0221 8868

W E N D E L B O R N P R O P E R T Y L T D

LOT 2 PINEWOOD GRANGE 629 EAST MADDISONS RD ROLLESTON Issue Concept Design Floor Plan

Scale

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1:100 @ A3

#### Building Area

| Over Frame             | 152.85m²       |
|------------------------|----------------|
| Perimeter              | 57.44m         |
| Over Cladding          | 159.71m²       |
| Perimeter              | 58.56m         |
| Roof Area*             | 197.75m²       |
| Perimeter              | 60.66m         |
| *Roof area includes fa | scia & gutter. |

#### <u>General</u>

| Main Cladding    | 70s Clay Bricks     |
|------------------|---------------------|
| Feature Cladding | JH Axon Panel       |
| Roof Pitch       | 25°                 |
| Roofing          | Pressed Metal Tiles |
| 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.

#### <u>Legend</u>

| -       | Distribution Board &<br>Smart Meterbox                                   |
|---------|--|
|         | Data Box   |
| O<br>SD | Smoke Detector 10 year<br>long-life battery-operated<br>& interconnected |

#### Floor Covering

| <br>_ |
|-------|
| <br>- |
|       |

Carpet (excl. Garage)

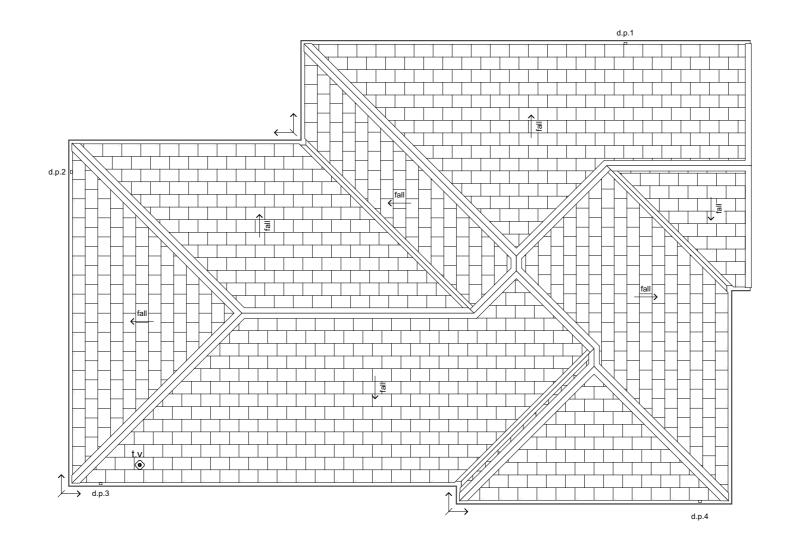
Vinyl Planks

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

Revision Date File No. 2 29/05/2025 **25059 (ORH. 3043)** 











## W E N D E L B O R N P R O P E R T Y L T D

LOT 2 PINEWOOD GRANGE 629 EAST MADDISONS RD ROLLESTON

lssue Concept Design

#### **Roof Plan**

Scale

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#### 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.

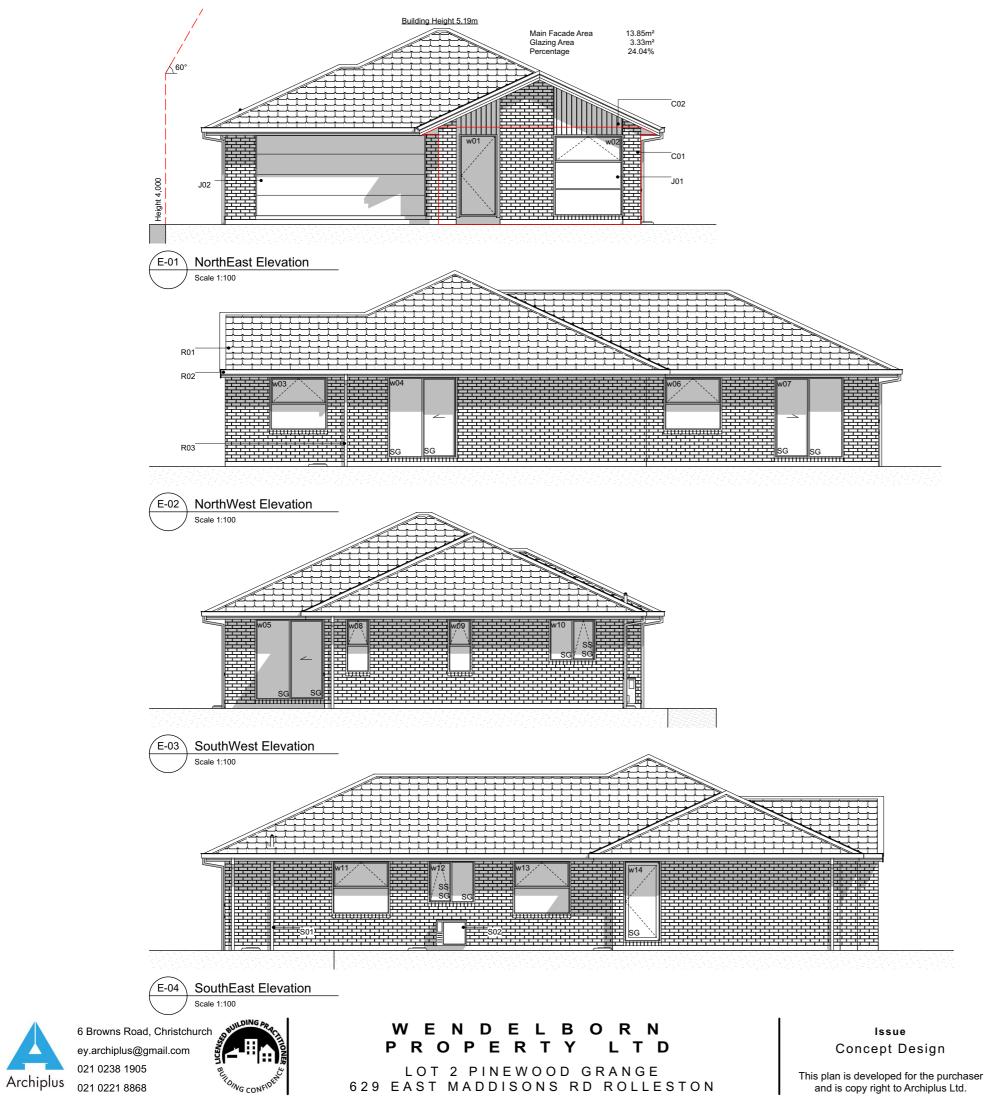
#### Downpipe Catchment (Plan Area)

| d.p.1 | 51m² |
|-------|------|
| d.p.2 | 47m² |
| d.p.3 | 47m² |
| d.p.4 | 44m² |

#### Roof Bracings

Refer to truss design.

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Elevations

Scale

#### Elevation Keys

| C01 | 70 series brick veneer over 50mm cavity.   |
|-----|--|
| C02 | James Hardie Axon panel 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<br>windows in thermally-broken<br>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.   |

#### <u>Legend</u>

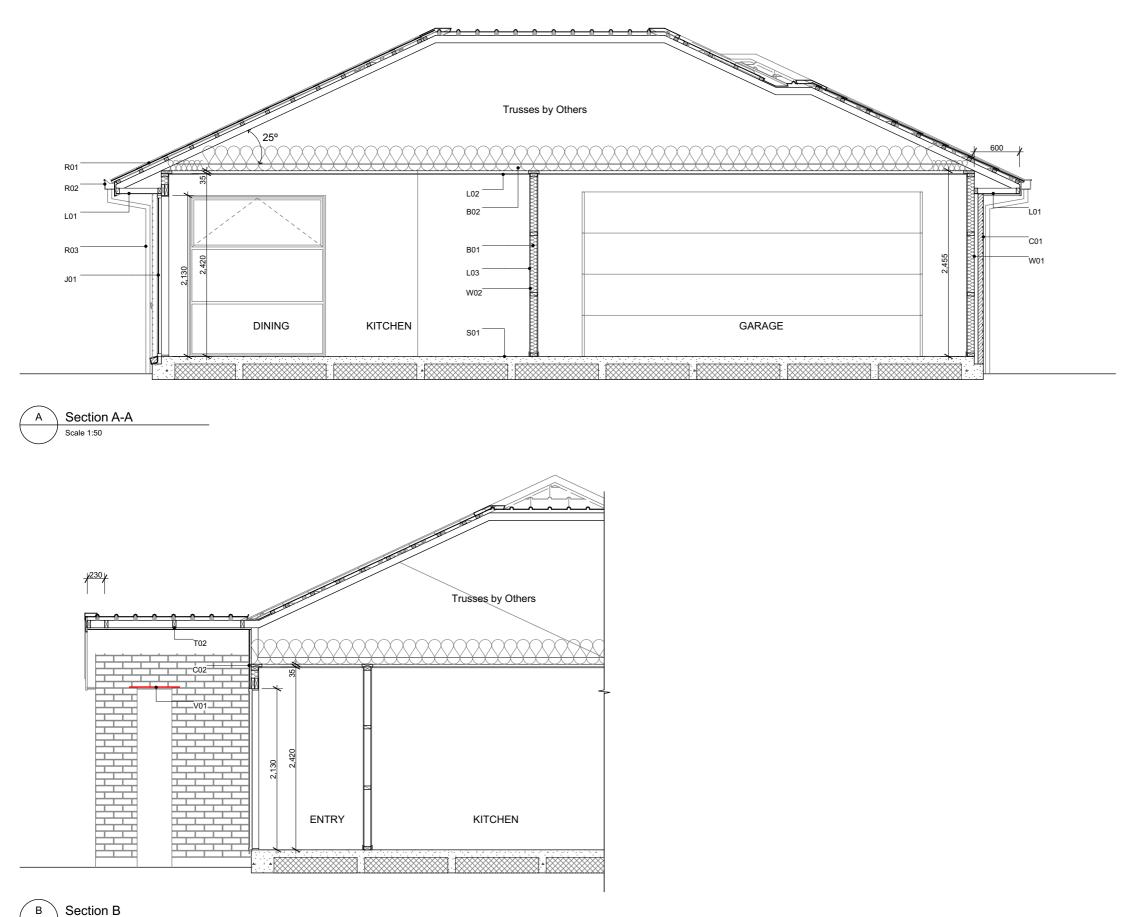
| w01 | Window ID     |
|-----|---------------|
| SS  | Security Stay |
| SG  | Safety Glass  |

#### **General Notes**

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

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2 29/05/2025 25059 (ORH. 3043)





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LOT 2 PINEWOOD GRANGE 629 EAST MADDISONS RD ROLLESTON Issue Concept Design **Cross Sections** 

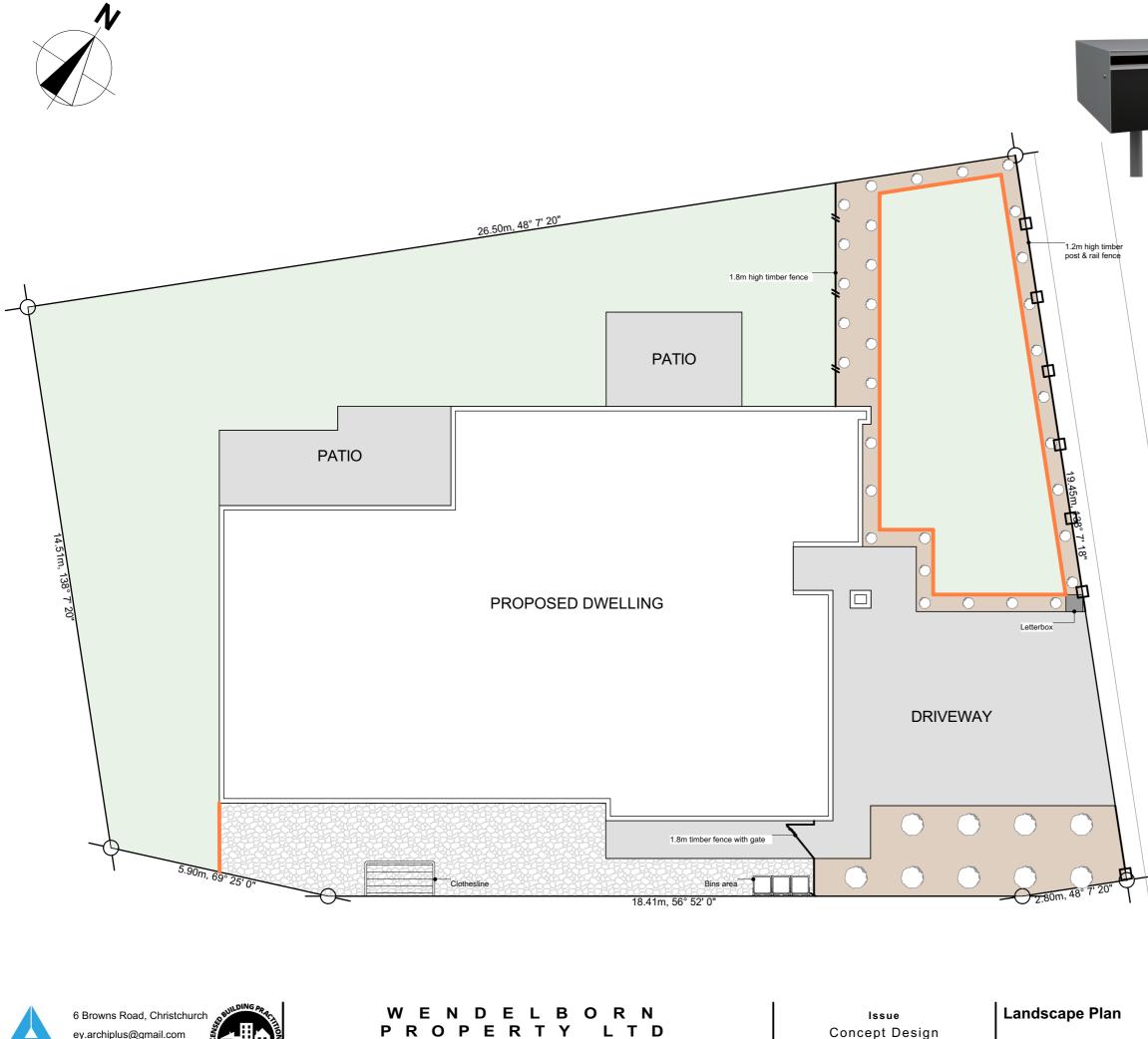
#### Section Keys

- C01 70 series bricks over 50mm cavity over building wrap on timber framing.
- C02 James Hardie Axon panel 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 Extended truss top chords / outriggers to form raking soffit. Refer to Truss Design.
- R01 Pressed metal tiles roofing on 50x40mm timber battens over self-supported roof underlay 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)

 Revision
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 Date
 29/05/2025

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LOT 2 PINEWOOD GRANGE 629 EAST MADDISONS RD ROLLESTON

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Scale



#### Plants List for Garden Bed

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 'Cinnmon Cindy'

\*Planting species for garden bed are indicative-not to be limited to.

#### <u>Legends</u>



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ROAD

Lawn

Exposed Aggregate

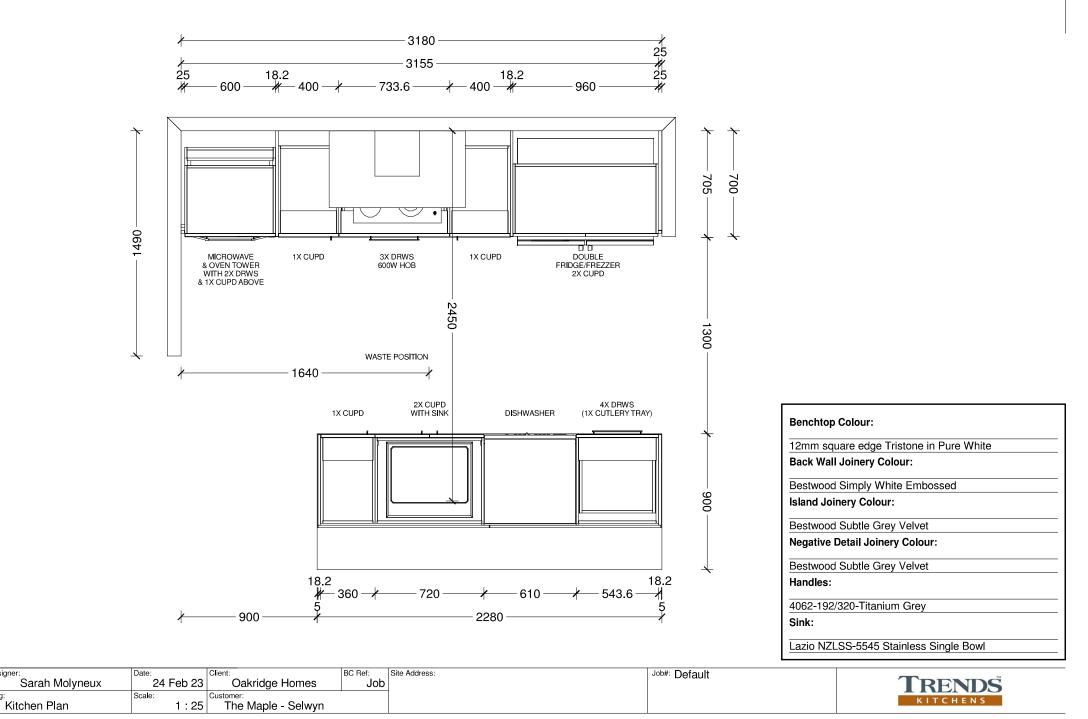
Stonechip

Garden Bed with Bark

Timber Batten Edging between garden bed & lawn/ stonechip

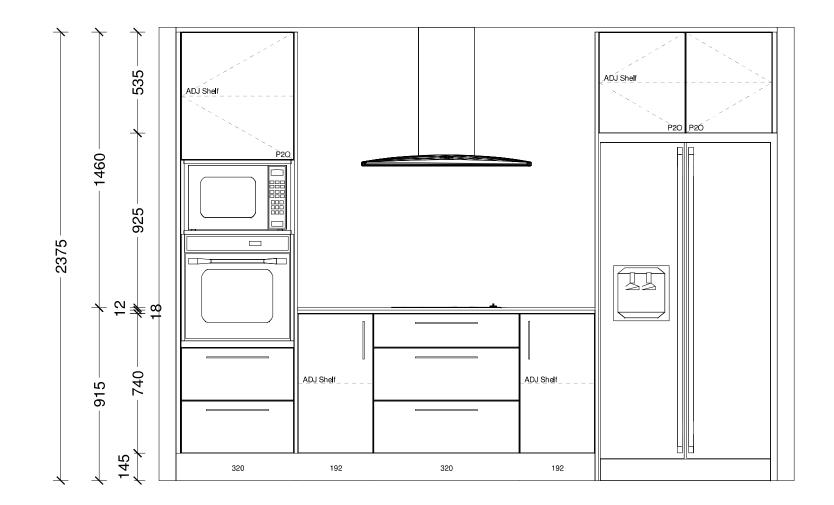
Revision Date File No.

2 28/05/2025 25059 (ORH. 3043)

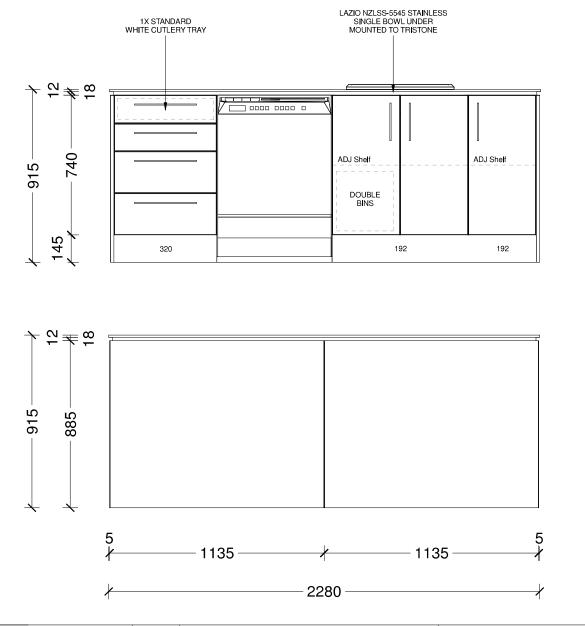


Designer:

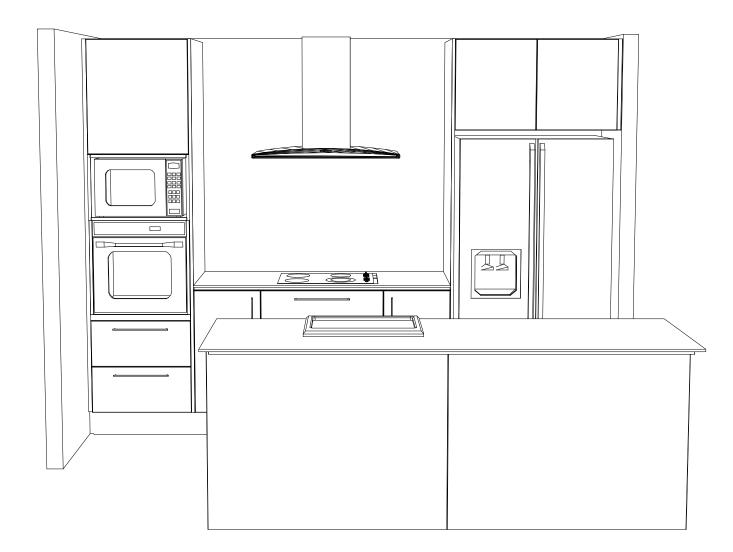
Dwg:



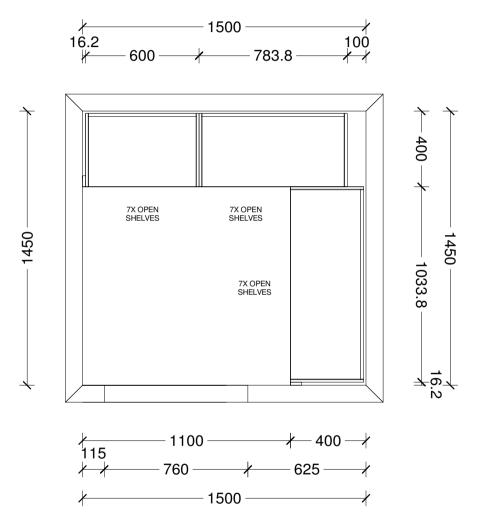
| Designer:<br>Sarah Molyneux | Date:<br>24 Feb 23 | Client:<br>Oakridge Homes       | BC Ref:<br>Job | Site Address: | Job#: Default | TRENDS   |
|-----------------------------|--------------------|---------------------------------|----------------|---------------|---------------|----------|
| Dwg:<br>Kitchen Elevation   | Scale:<br>1:20     | Customer:<br>The Maple - Selwyn |                |               |               | KITCHENS |



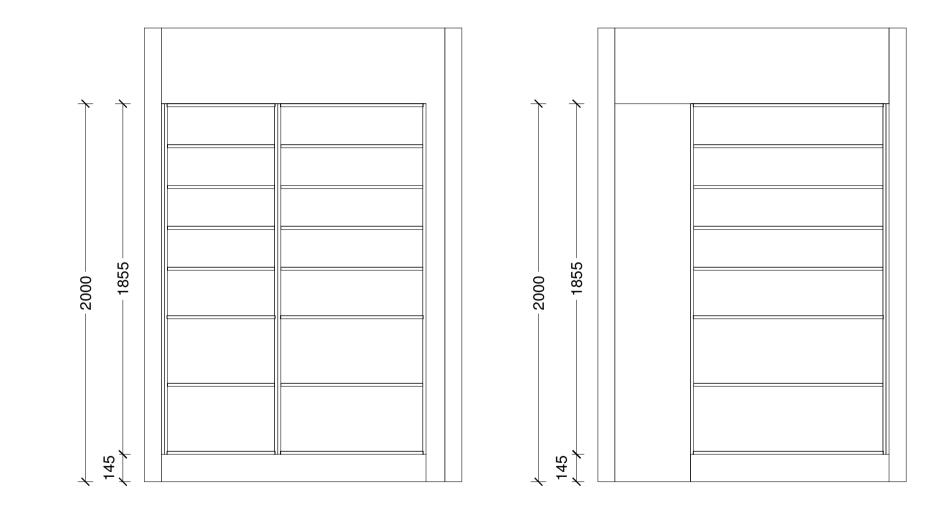
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| Sarah Molyneux    | 24 Feb 23 | Oakridge Homes     | Job     |               | Doradit       | TRENDS   |
| Dwg:              | Scale:    | Customer:          |         | 1             |               |          |
| Kitchen Elevation | 1:20      | The Maple - Selwyn |         |               |               | KITCHENS |



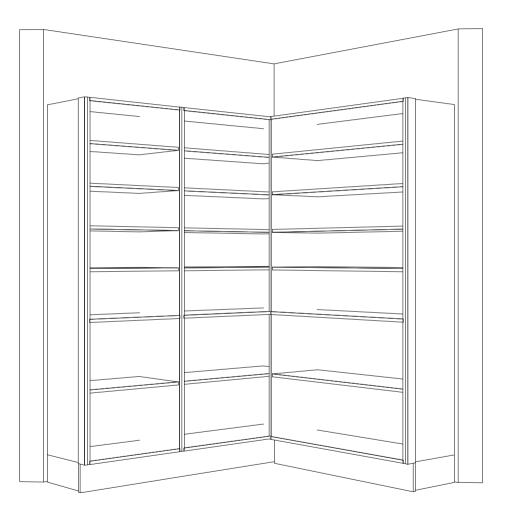
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|---|--------------------|---------------------------------|----------------|---------------|---------------|----------|
| <sup>Dwg:</sup><br>Kitchen 3D Perspective | Scale:             | Customer:<br>The Maple - Selwyn |                |               |               | KITCHENS |



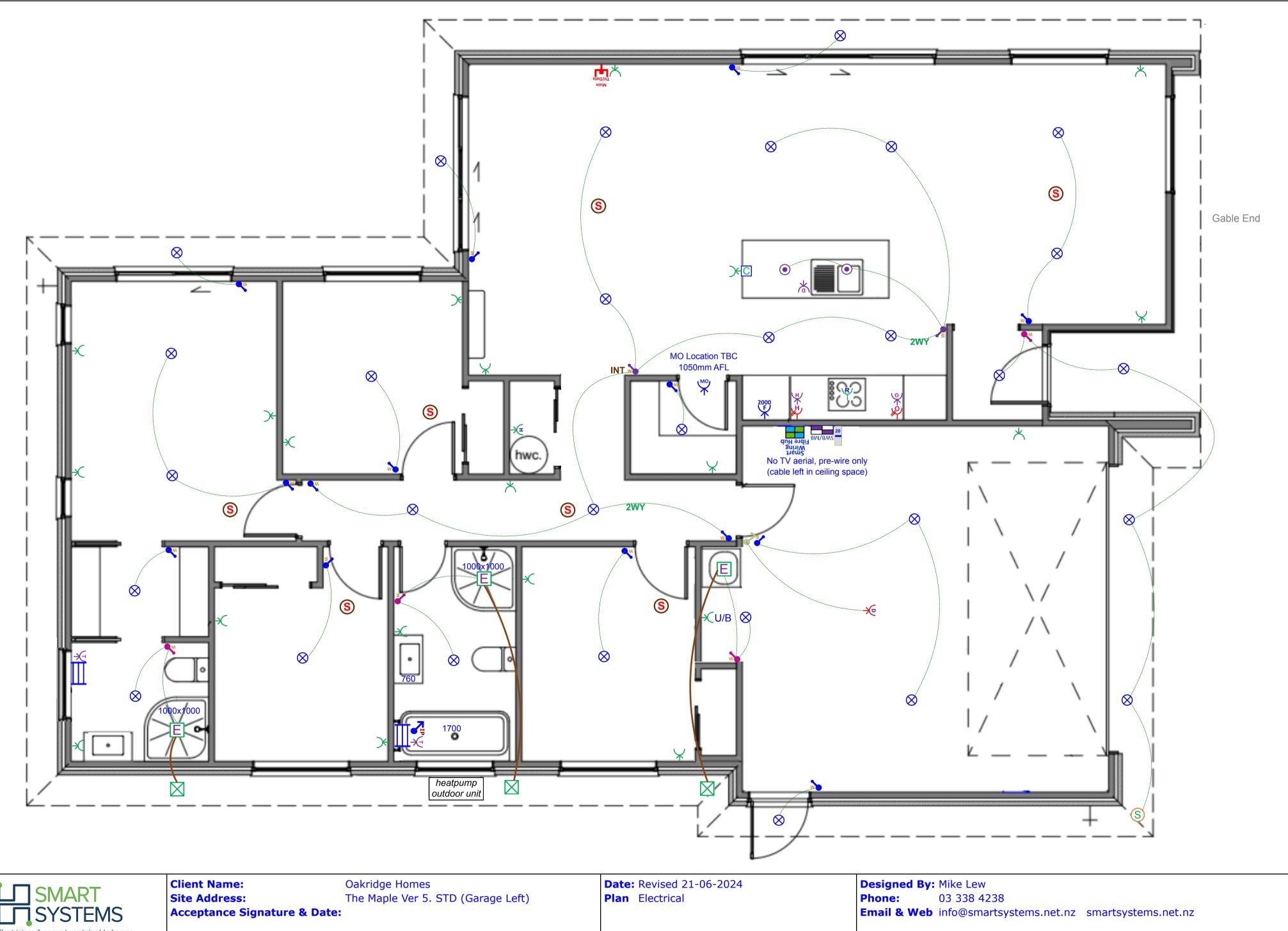
| Designer:<br>Sarah Molyneux | Date:<br>24 Feb 23 |                                    | BC Ref:<br>Job | Site Address: | Job#: Default | TRENDS   |
|-----------------------------|--------------------|------------------------------------|----------------|---------------|---------------|----------|
| Dwg:<br>Pantry Plan         | Scale: 1:20        | Customer:<br>The Maple - Pantry V2 |                |               |               | KITCHENS |



| Designer:<br>Sarah Molyneux | Date:<br>24 Feb 23 | Client:<br>Oakridge Homes          | BC Ref:<br>Job | Site Address: | Job#: Default | TRENDS   |
|-----------------------------|--------------------|------------------------------------|----------------|---------------|---------------|----------|
| Dwg:<br>Pantry Elevation    | Scale: 1:20        | Customer:<br>The Maple - Pantry V2 |                |               |               | KITCHENS |



| Designer:<br>Sarah Molyneux   | Date:<br>24 Feb 23 | Client:<br>Oakridge Homes          | BC Ref:<br>Job | Site Address: | Job#: Default | TRENDS   |
|-------------------------------|--------------------|------------------------------------|----------------|---------------|---------------|----------|
| Dwg:<br>Pantry 3D Perspective | Scale:             | Customer:<br>The Maple - Pantry V2 | 2              |               |               | KITCHENS |





## Plan: The Maple Ver 5. STD (Garage Left) -Electrical Design

#### **Electrical**

|                   | Item   | Total |
|-------------------|--|-------|
| SWB/MB            | Electrical Base with 34-Way Deep Combined Meter Switchboard  | 1 EA  |
| R                 | Tradesave Rangehood Plug   | 1 EA  |
| 2000<br>F         | Tradesave Slim Single Power Socket - Fridge  | 1 EA  |
| ×<br><sup>™</sup> | Tradesave Slim Single Power Socket - Microwave   | 1 EA  |
| $\mathbf{a}$      | Tradesave Double Power Socket Horizontal (White) 10A   | 20 EA |
| С                 | Capping for sockets and/or switches in joinery   | 1 EA  |
| ሦ                 | Tradesave Slim Double Power Socket With Oven Isolator Slot   | 1 EA  |
| ж                 | Tradesave Slim Double Power Socket With Hob Isolator Slot  | 1 EA  |
| ألأ               | Tradesave Slim Built In Oven Connection 20A  | 1 EA  |
| ₩                 | Tradesave Slim Electric Hob 32A  | 1 EA  |
| 꽞                 | Tradesave Slim Dishwasher Plug   | 1 EA  |
| $\mathbf{h}$      | Garage Door Opener Switch (White)  | 1 EA  |
| 꽞                 | Tradesave Slim Garage Door Socket & Switch   | 1 EA  |
| #                 | Tradesave Slim Hot Water Cylinder  | 1 EA  |
| 20                | Air Conditioning Circuit 20A MCB Installation For Heat Pump Circuit                                | 1 EA  |
| S                 | Cavius Wireless Interconnected Smoke Detector - Photoelectric 10-year battery life                 | 7 EA  |
| $\mathbb{Y}$      | Tradesave Slim Heated Towel Rail Circuit & Installation (Excludes supply of Towel Rail)            | 2 EA  |
| Ħ                 | Newtech ST65 Towel Rail 5-Bar Square Ladder 530 x 600mm (Chrome) - Excludes Circuit & Installation | 2 EA  |
| Ε                 | Extractor Fan 150mm  | 3 EA  |
| $\square$         | Extractor Fan External Grill   | 3 EA  |
| S                 | External 180 Degree Movement Sensor (White)  | 1 EA  |
| $\otimes$         | Recessed Downlight DL54 (White) and Circuit  | 30 EA |
| ۲                 | Staverton Black 1L 365mm Pendant Light, LED Lamp & Circuit   | 2 EA  |
|                   |  |       |

The Maple Ver 5. STD (Garage Left) - ElectricaLDesign

#### Electrical

|                              | Item  | Total |
|------------------------------|---|-------|
| ŵ                            | Tradesave Slim White Light Switch 1 Gang                      | 14 EA |
| •                            | Tradesave Slim White Light Switch 2 Gang                      | 4 EA  |
| w                            | Tradesave Slim White Light Switch 3 Gang                      | 2 EA  |
|                              | Excel Life White IP Rated Light Switch 1 Gang                 | 1 EA  |
| 2WY                          | 2-Way Light Circuit   | 2 EA  |
| INT                          | Tradesave Slim 3-way Switching White                          | 1 EA  |
| Smart<br>Wiring<br>Fibre Hub | Smart Wiring 20" Hub & Fibre Optic Pathway incl Power Circuit | 1 EA  |
| Main<br>TV/Data              | Tradesave Slim Main TV/Data Socket (Cat6)                     | 1 EA  |

### In the Area

#### **About Pinewood Grange**

Pinewood Grange is a new subdivision located in the heart of Rolleston, Canterbury. This vibrant community offers a unique blend of modern living and natural beauty, providing residents with the perfect balance between convenience and tranquility.

With its close proximity to schools, parks, and shopping centres, Pinewood Grange is the ideal place to call home. Our vision for this community is to create a welcoming and inclusive environment where families can thrive and create lasting memories.





#### **Rolleston and Surrounding Areas**

Living in Pinewood Grange provides you with an open gateway to everything the Selwyn region has to offer.

Rolleston is Canterbury's second largest urban centre. Home to growing businesses, purposebuilt facilities, high quality schools and a bevy of shops and eateries, life here is vibrant, easy and fun.

You'll be close to all those urban conveniences that make life easy. There are plenty of work and education opportunities nearby and Christchurch is just 20 minutes down the road. Head a little further afield and Canterbury's mountains, lakes and beaches are yours to discover.





# Why Choose an Oakridge Home?

Oakridge Homes is a locally owned Canterbury company with decades of experience. We are Canterbury's second largest residential builder delivering 200 homes per year with a proven track record of completing over 400 homes for happy homeowners in the region. Oakridge is a small team of fifteen, each of us working diligently to achieve the company goal of delivering quality homes as efficiently and stress free as possible.

All Oakridge house and land packages are competitively priced offering true value for money including turnkey funding, meaning you pay a 10% deposit and the balance the day you get your keys. In our experience this is the preferred contract method when securing finance and a service we offer as a standard inclusion. We work closely with our contractors and suppliers to get the best product for the best cost which is reflected in our all-inclusive package pricing.

At Oakridge we are extremely proud of the relationships we have built with local tradesmen and suppliers, ensuring quality is delivered every time. We deal with one longstanding company per element of the build which has helped us achieve our average build time of 17 weeks. We are very thankful to everyone who makes an Oakridge home come to life, many of us working alongside one another for over ten years.

Our team has put immense effort in to streamlining the consenting process by working alongside the local councils and have formed great relationships with the team leaders guaranteeing our consents are handled as efficiently as possible. Oakridge has a reputation for providing quality documentation for our consent applications which helps ensure we receive your building consent in a timely manner.

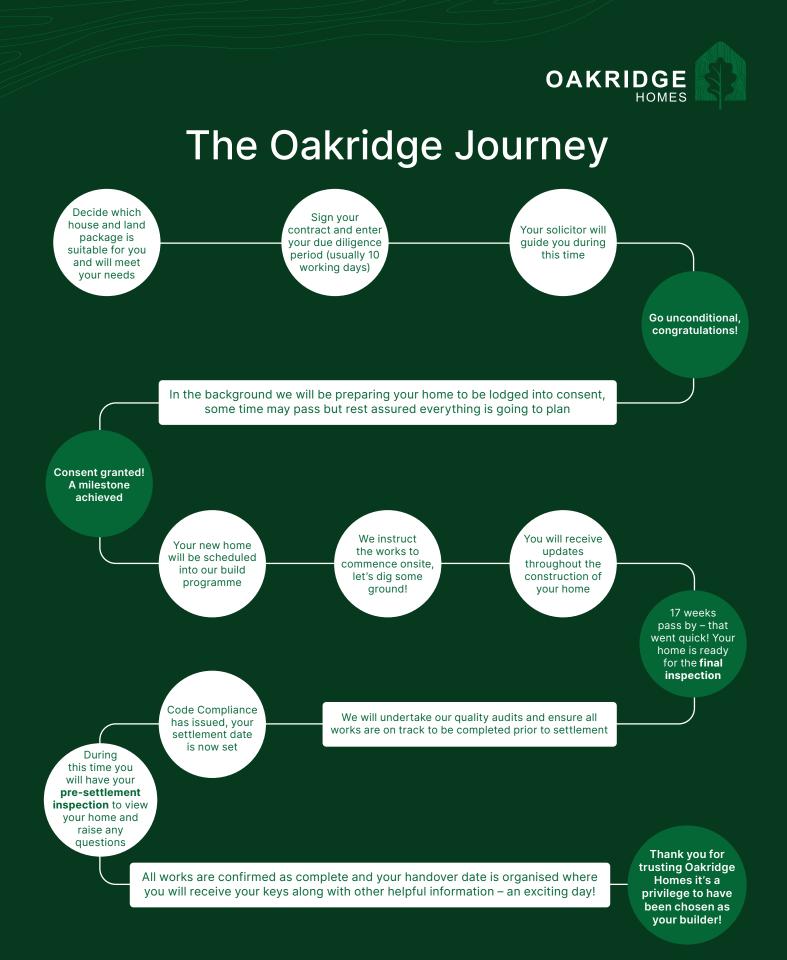
We understand that customers value quality and transparency which has been a major focus for Oakridge Homes, we offer a range of fixed price turnkey house and land packages that suit the majority of homebuyers. From the letterbox numbers to the window coverings – an Oakridge home truly is fully inclusive and move in ready when handover day comes. There are no hidden surprises and nothing for you to do but sit back and trust us to build your home.

# Oakridge Homes has taken steps to ensure your home is here to stand the test of time by including:

- Ø Master Build 10-Year Guarantee
- ✓ 1 year warranty period
- Standards
- LVL framing (laminated veneer lumber) more durable and less likely to warp
- RibRaft foundation system
- Quality cladding options
- Thermally broken window joinery

- Increased carpet underlay thickness
- Tri-Stone benchtops for easy maintenance
- Full height kitchen joinery to avoid dust collection
- Sull length tiled splashback to kitchen
- Ø Bosch appliances
- Subscription Exposed aggregate driveways and patios
- Insulated garage and garage door





If you'd like more information on one of our listings or want to learn more about the process of buying an Oakridge home, get in touch.

**P:** (03) 977 2832 **E:** info@oakridgehomes.co.nz

oakridgehomes.co.nz