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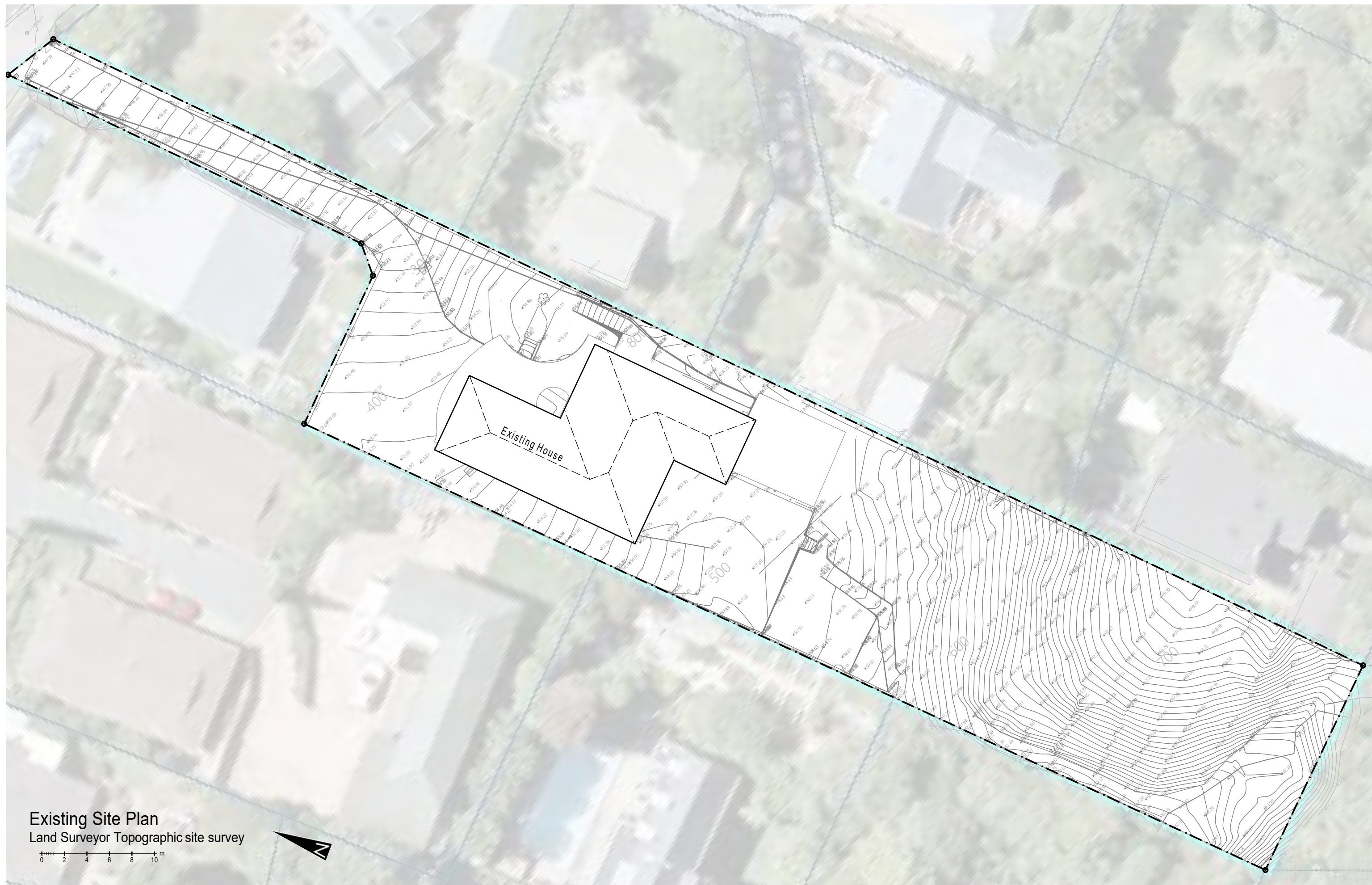
387 Karori Road
Development

NEW RESIDENCE.3

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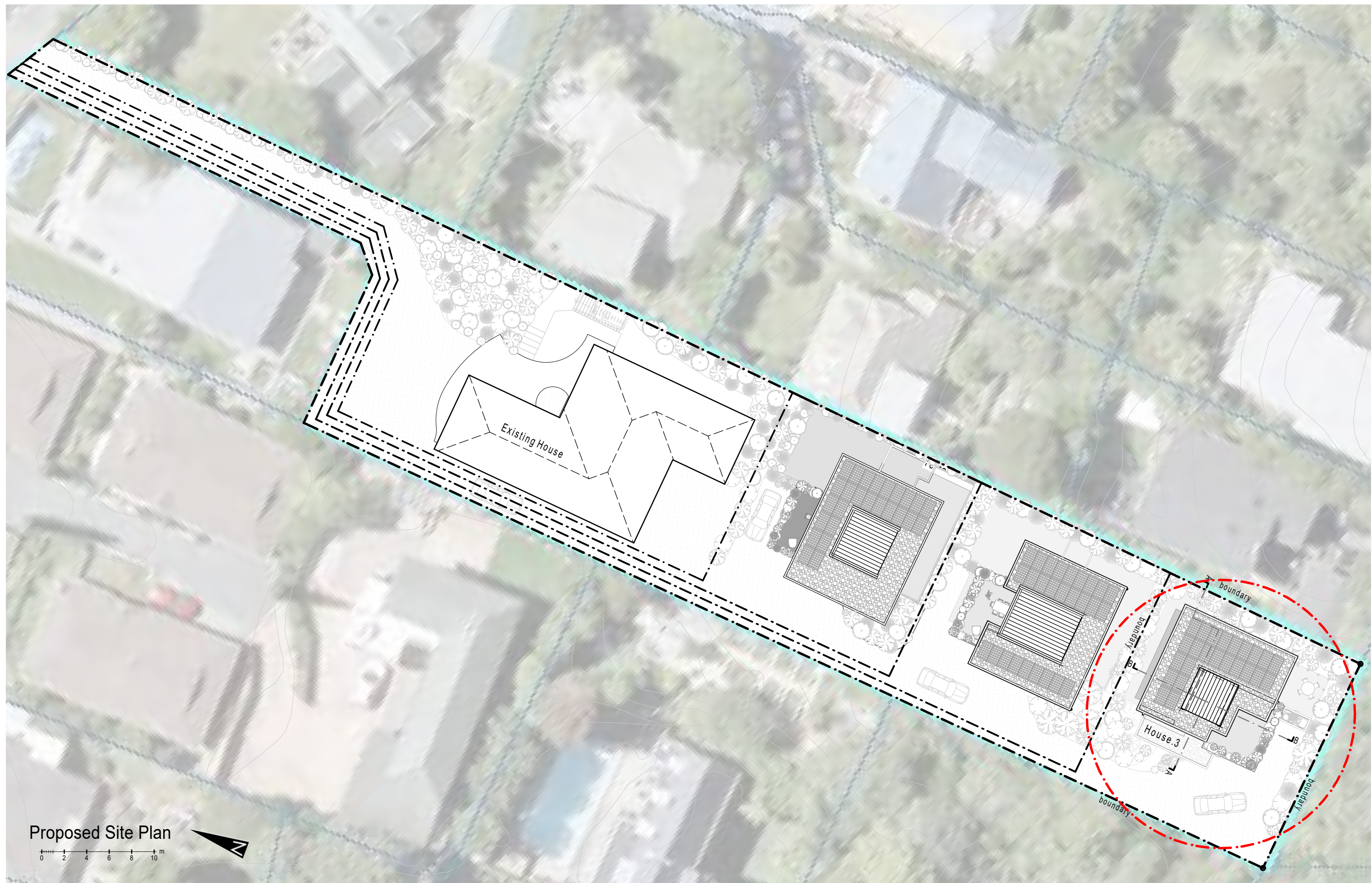




Existing Site Plan
Land Surveyor Topographic site survey

0 2 4 6 8 10 m

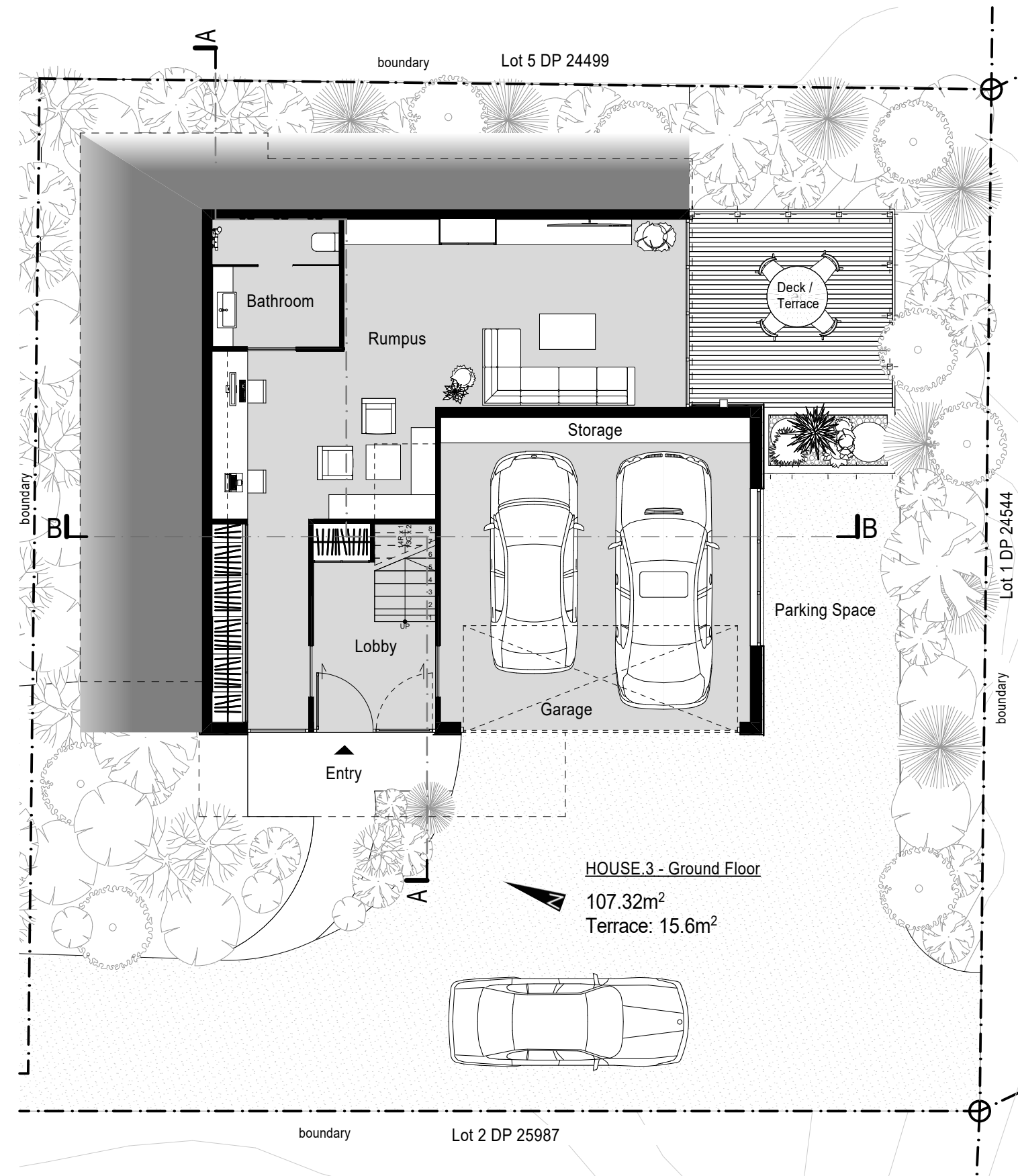
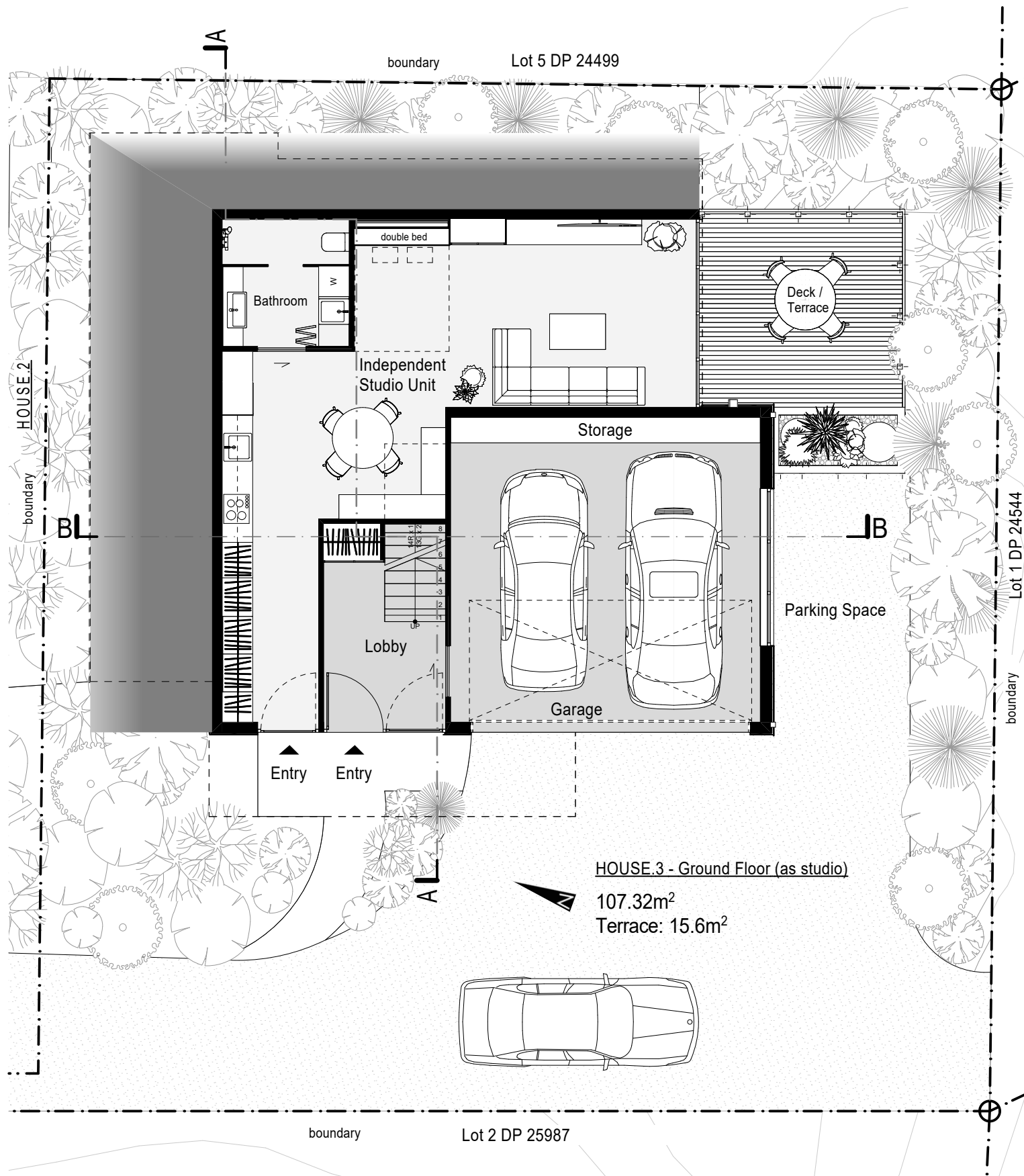


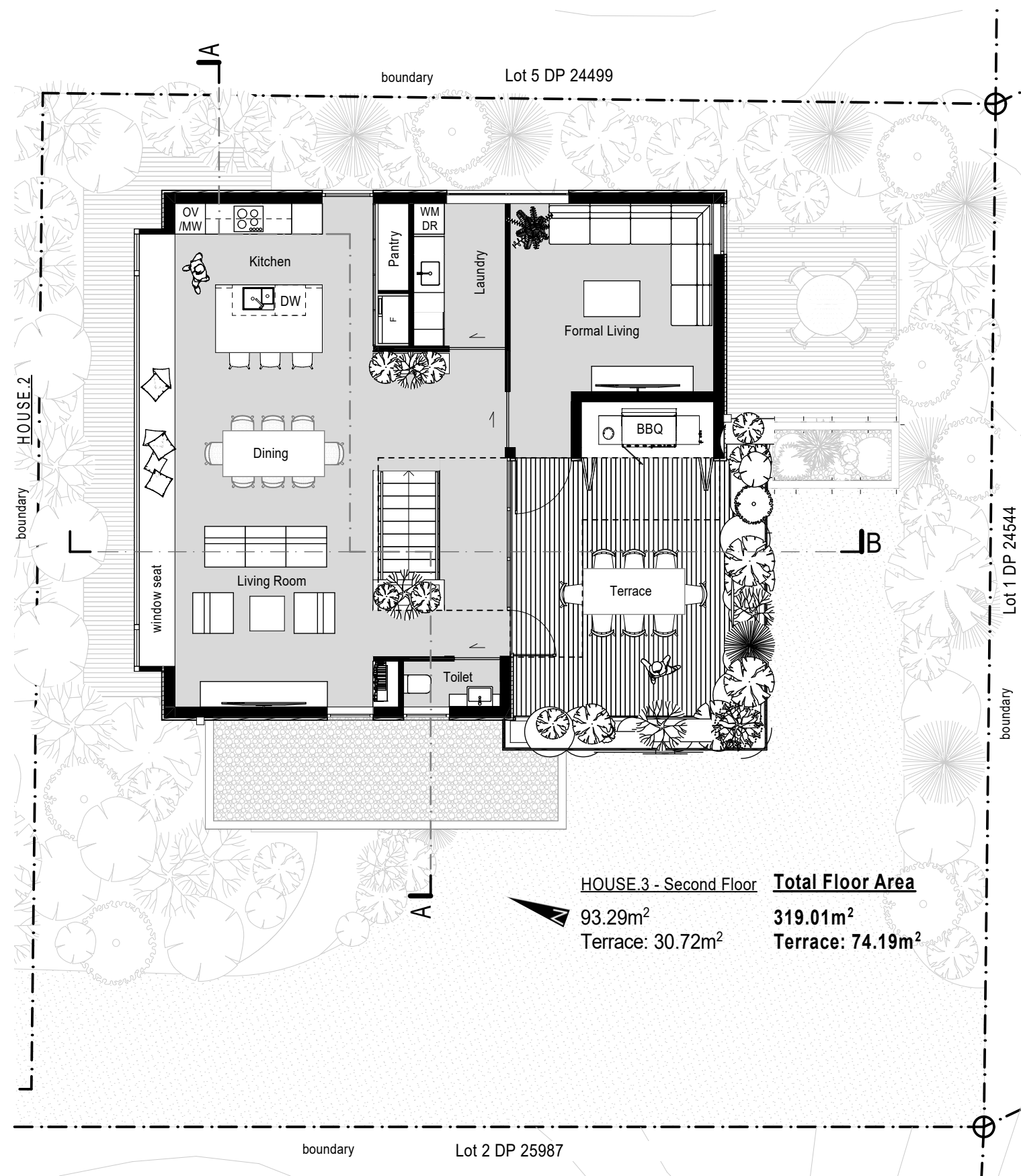
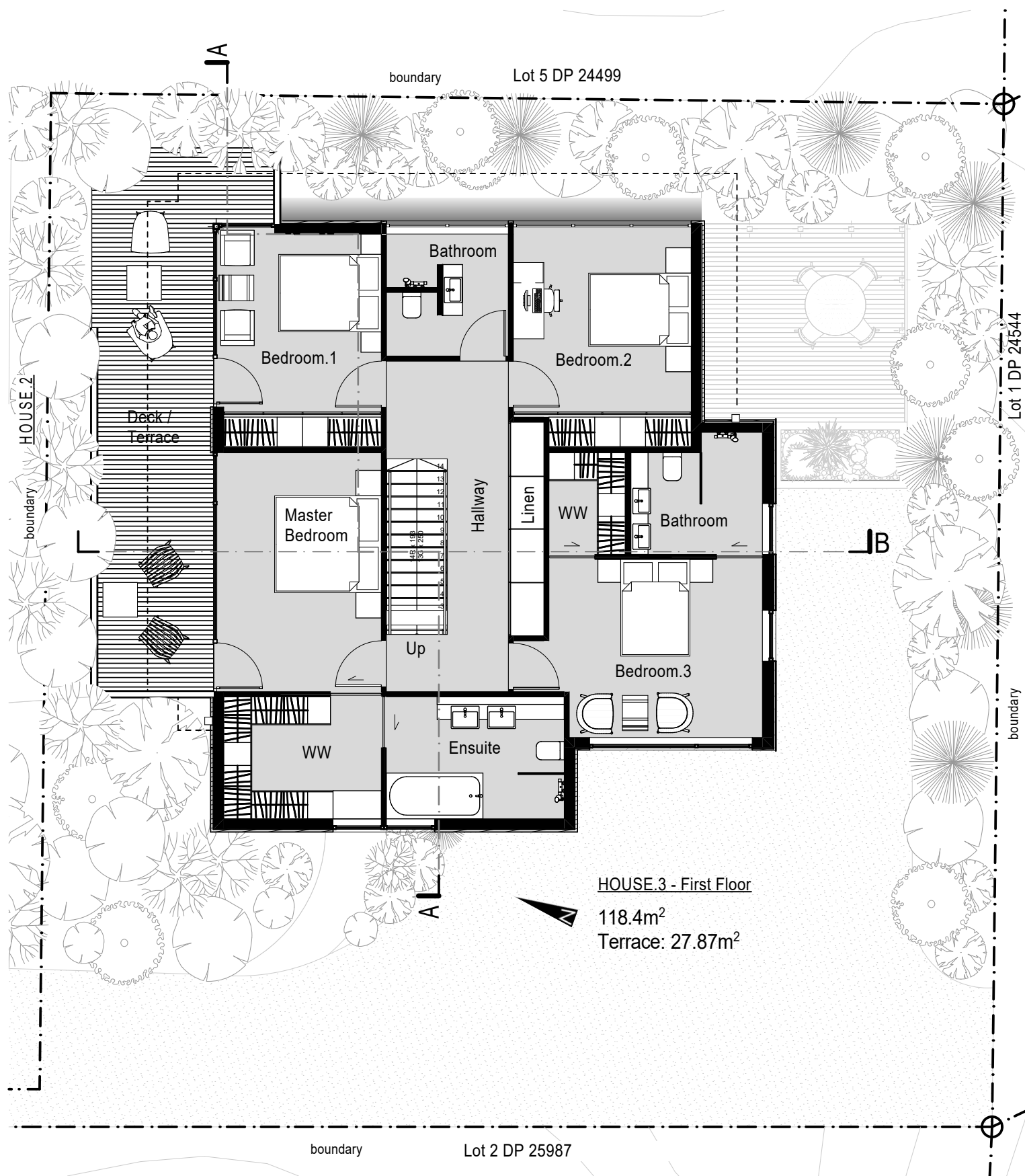


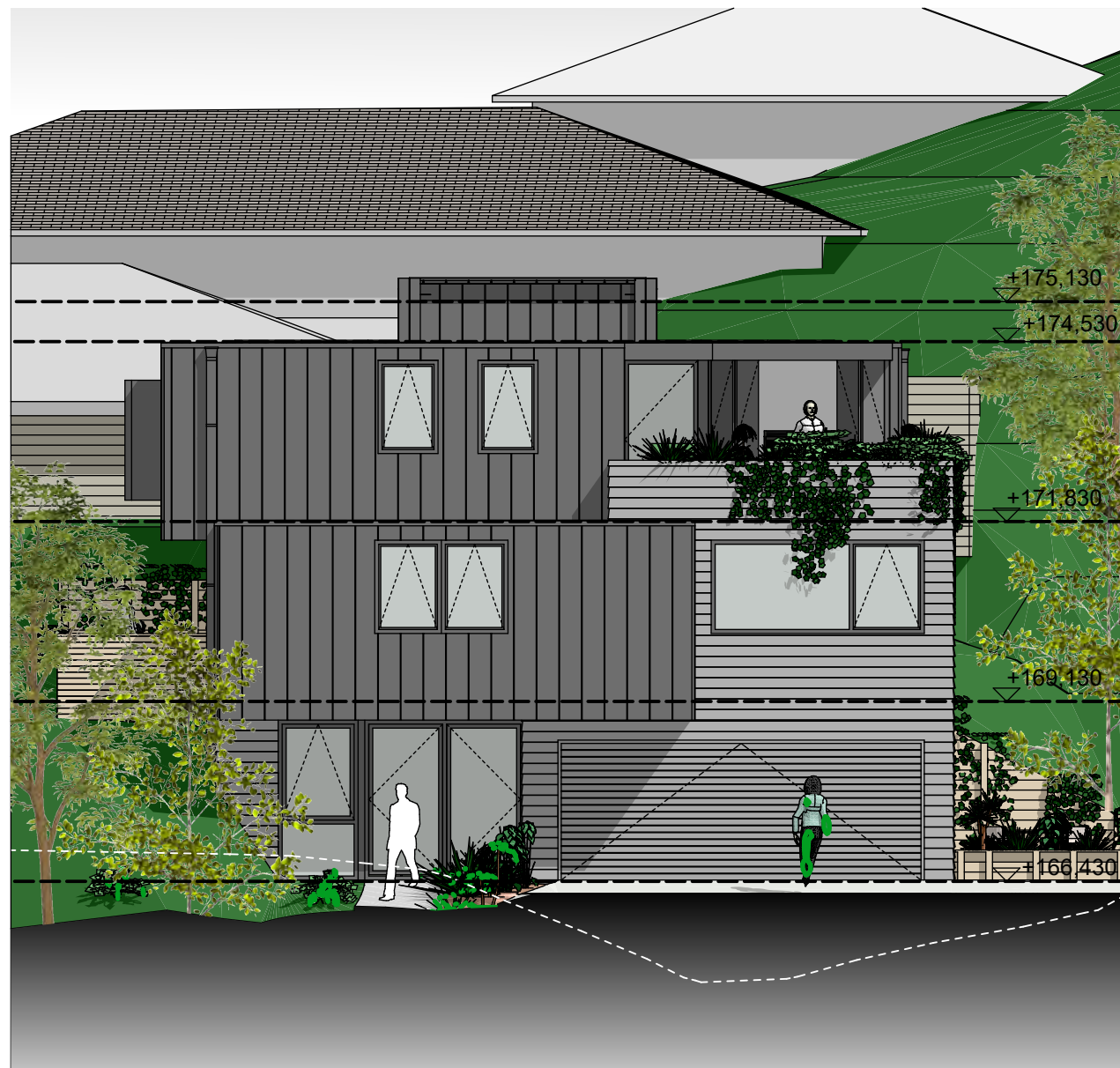
Proposed Site Plan

0 2 4 6 8 10 m

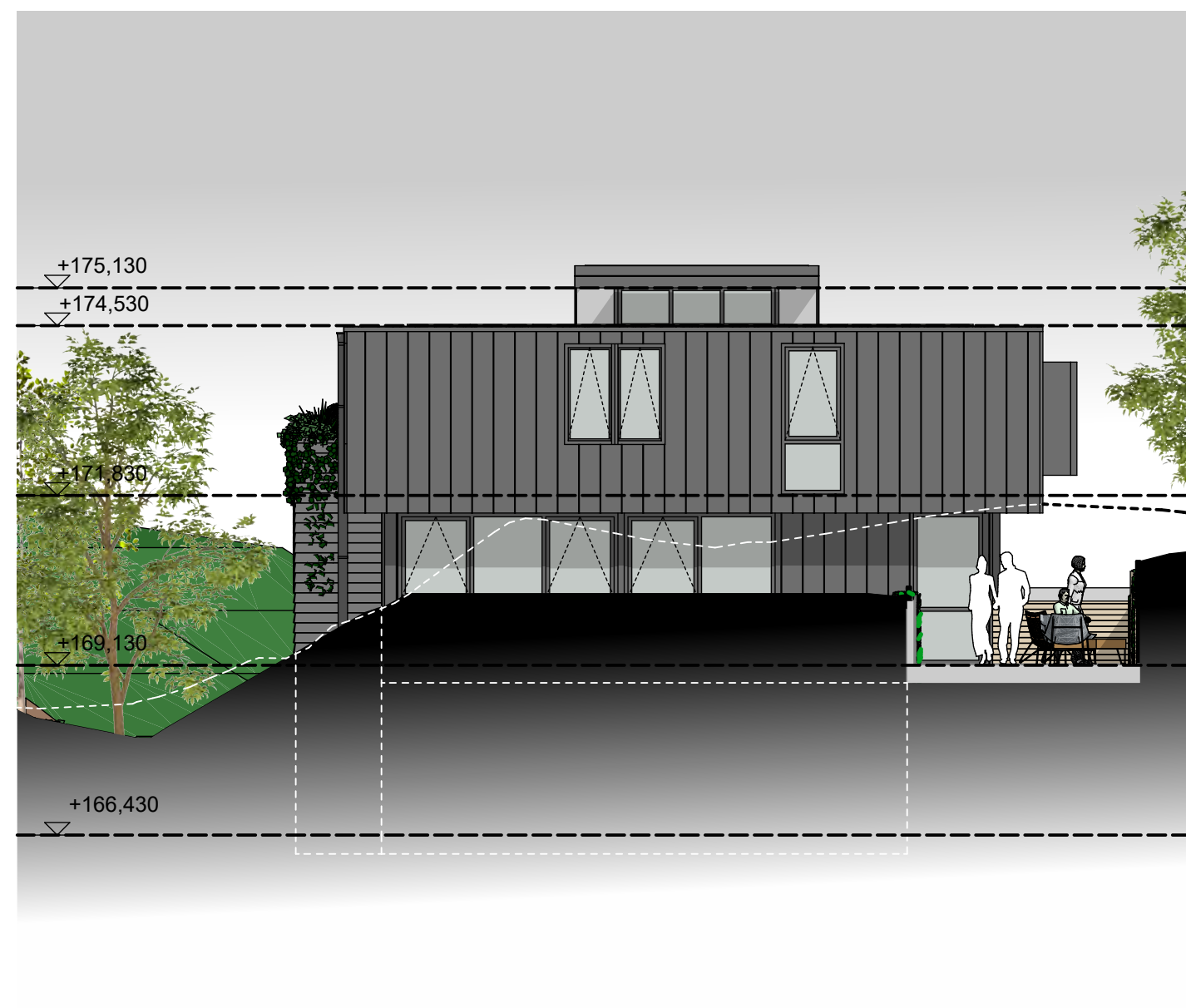




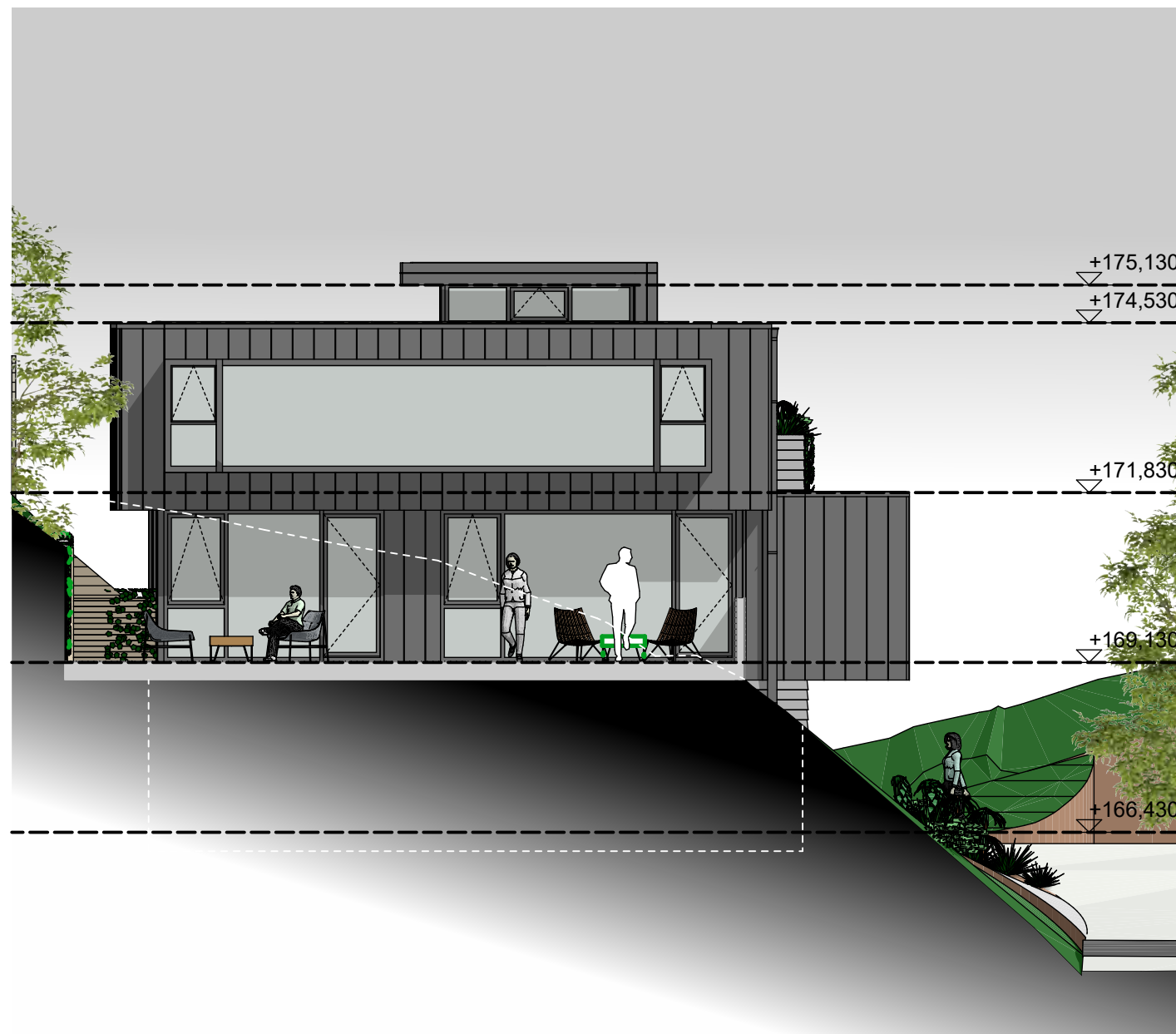




West Elevation 1:100



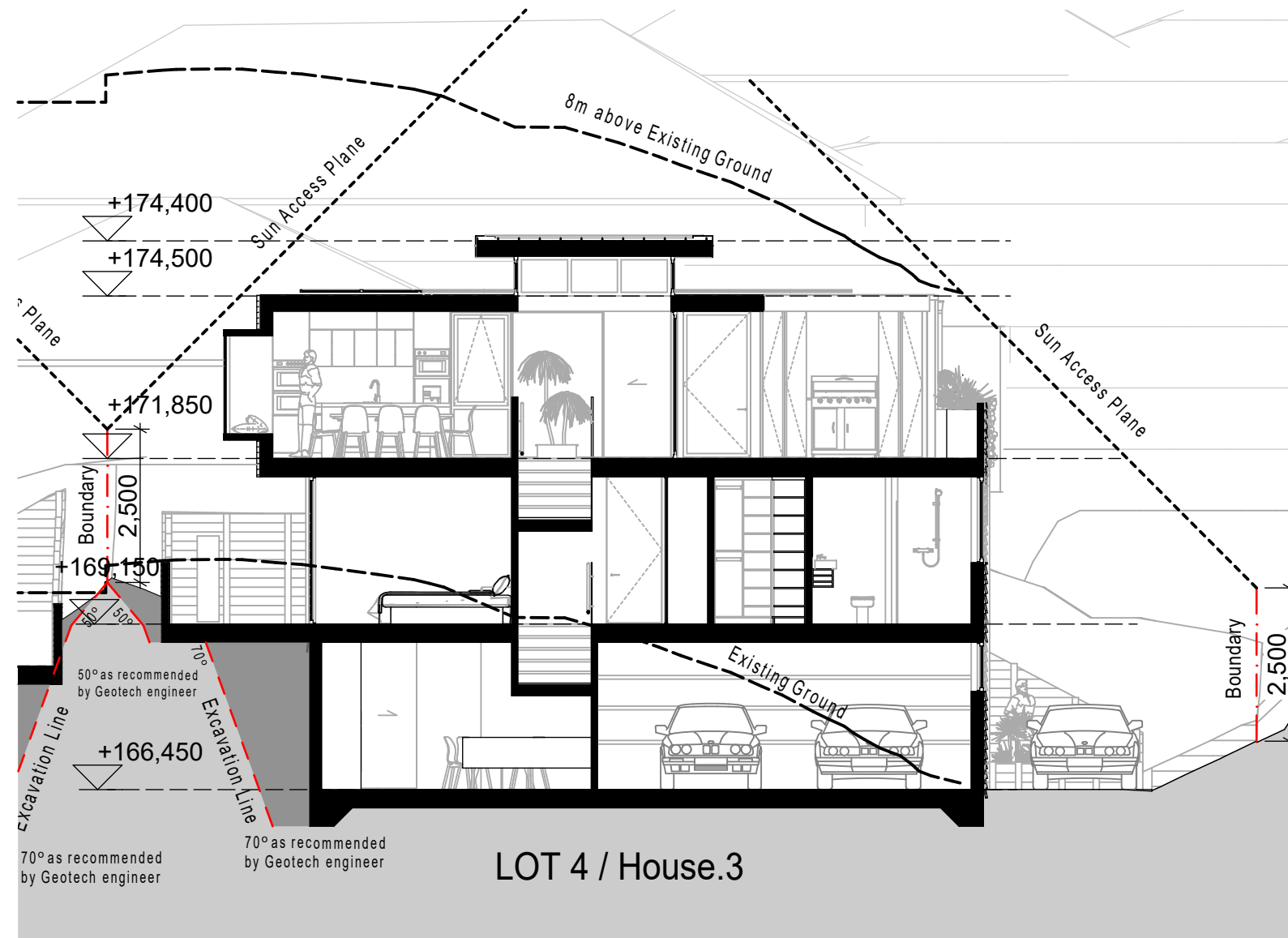
East Elevation 1:100



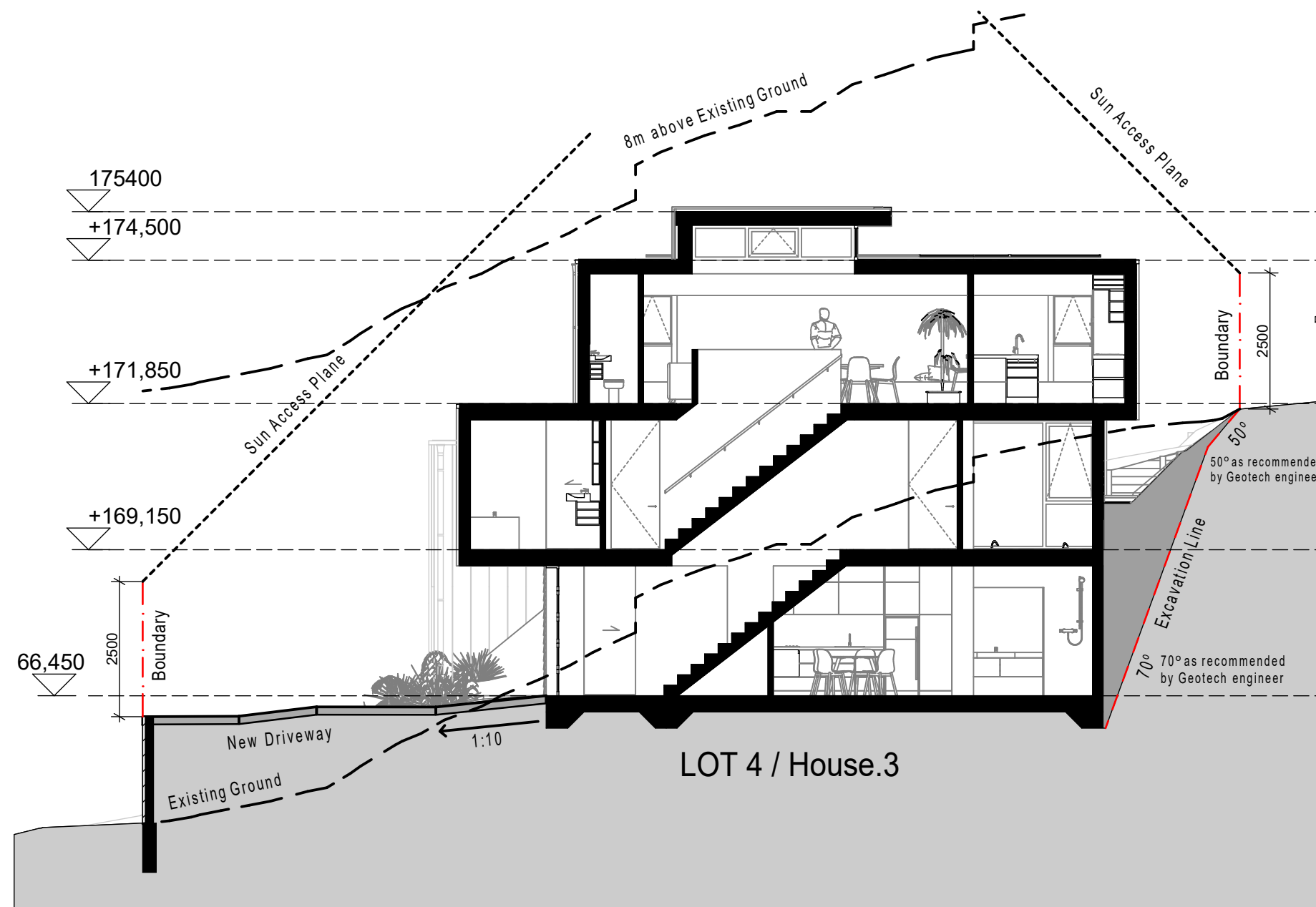
North Elevation 1:100



South Elevation 1:100

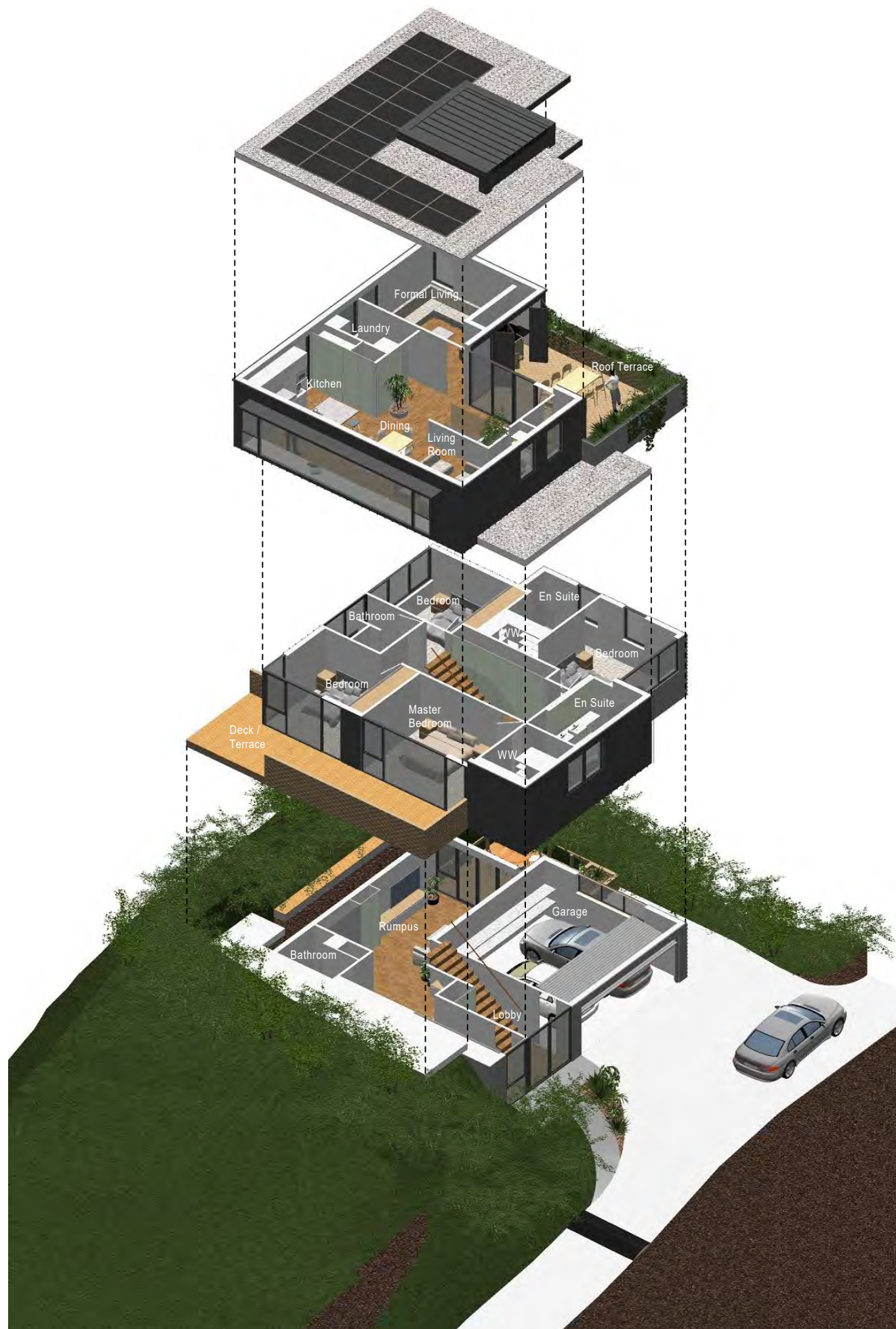


Section BB - North to South 1:100



Section AA - East to West 1:100

Exploded Axonometric

















OUTLINE SPECIFICATION

Prepared by: studio MWA Ltd.

387 Karori Road Development – NEW RESIDENCE No. 3

The new dwelling is to be built on a sloping site as integral part of proposed new subdivision at 387 Karori Road – Karori in Wellington, New Zealand.

Future New Residence No. 3, will be located on site of **473.25 m²** on new created **LOT 4**.

As per Wellington City Council Web site information, **this site is in a HIGH wind zone**.

As one of proposed 3 new LOT, (like all 3 new sites), New Residence No.3 will have as part of new subdivision, the required services connected, including: *power, phone/data, water, sewer, gas and storm water will be addressed by water tank retentions*).

Each of the new sites will be accessed by concrete/porous concrete/exposed aggregate or asphalt driveway servicing pedestrians and cars.

New Residence No. 3 will be located at the end of new created driveway (on top) of subdivision with North aspect.

New Residence will consist of three (3) levels with a total internal floor area (excl. decks) of 319.01m²:

Ground Level – 107.32m² First Level – 118.40 m², Second Level – 93.29 m²

New Residence will combine on 3 levels deck/terraces area in total of 74.19 m²

Ground Level - 15.60 m² deck area First Level – 27.87 m² deck area Second Level – 30.72 m² roof terrace

On 3 levels new Residence will combine 4 double bedrooms, (two with ensuite and walking wardrobes) double garage, rumpus/hobby room, two bathrooms, separate toilet, laundry, open plan kitchen, dining, family living area and formal living/TV room. All levels will have extensive outdoor living provided with decks and roof terraces.

Total site coverage area will be 29.82 %.

We provided through design full car access and turning on site, so on site is located with double garage additional visitor's car parking at south side.

- The foundation for the dwelling will be reinforced concrete footings with concrete slab on ground. Reinforced Concrete block retaining walls will “enclosed” northern and western ground level towards new

cut with required water proofing membranes. Timber deck will be completed over timber piles with bearers and joists as per NZ3604:2011.

- All exterior walls will be framed with 140x45mm KD timber framing as required by NZ3604:2011 as shown on the drawings. Main exterior (first and second floor) cladding finishes/sheeting will have hidden clip fixing. (including high top roof) will be 0.55 mm *Colorsteel Endura by Metalcraft – Espan 340 vertically installed in standard Colorsteel Grey Friars*. All required flashing will be completed in the same materials and colour – *0.55 Colorsteel Endura by Metalcraft in Grey Friars colour*. Ground floor wall cladding will be *James Hardie 16 mm (thick) x 135 mm (width) over cavity “Lineaboard” (with corner soakers) in grey paint finish*
- All exterior timber framed walls and roof structure above rooms will have top quality Thermal insulation to provide maximum protection (Autex polyester thermal and acoustic insulation). Main bathroom internal walls towards each bedroom will be fully insulated to perform as Acoustic barrier; the same will be done in the internal wall between the Master bedroom and ensuite.
- The eaves/soffit including high roof and cantilevering stories bottom parts will be clad with 6 mm Villaboard from James Hardie™. All joints shall be flush stopped to give smooth seamless finish – painted off white.
- Generally pitched high/top roof will have slope of 3 degrees and the roof construction will be a combination of timber rafters supported on corner steel posts “integrated with al. joinery”. The rafters will at the same time perform as purlins.
- Generally flat roof structure will be simple combination of steel beams and rafters spanning between beams or load bearing walls under. Required flat roof slope (1.5 degree) will be created by timber furring over rafters with 18 mm H3 structural plywood sheeting as substrate for final 1.5 mm rubber membrane.
- The flat roofing will be generally NURALITE 1.5 mm rubber membrane (glued/welded) or similar (Butynol – NZ rubber membrane roofing produced in Christchurch), over 18 mm H3 exterior grade plywood. Roofing rubber membrane (grey finish) will be covered in thickness of app 30 - 50 mm with river pebbles (diameter average 20-30 mm) in light grey colour.
- On residence main rain vertical distribution will be by square 150x150 mm section coloursteel downpipes (to match metal wall cladding (0.55 mm *Colorsteel Endura - Colorsteel Grey Friars* colour) with in total 2 downpipes. At ground level black PVC greater/soak-pit with inspection cover will be installed in surface with concrete surroundings to collect stormwater and by underground @100 mm PVC pipe connect to water tank(s) – as storm water retention.
- All roof plumbing penetrations like terminal vents, ventilations (PVC or metal) will be painted to match surrounding roof/pebbles grey colour.
- The exterior windows/doors will be *Powder Coated Aluminium Joinery* in Grey Friars to match exterior vertical metal wall cladding and upper/top pitched roofing (*Colorsteel Endura - by Metalcraft – Espan 340*) as shown on drawings. Aluminium joinery will be Double glazed with exterior Grey tinted glass. Preferable aluminium joinery will be with low E argon gas and broken thermal bridge construction. Internally, windows and doors will not have jambs and will be finished with square finish gib lining, plastered and painted to match all interior walls/ceilings.
- Exterior sliding doors and windows hardware will be of good quality from joinery manufacturer/installer (sugarish finish). Colour to match powder coating of aluminium joinery.
- Throughout the new Residence some of the walls (particularly ones with bracing units) will be lined with 10mm Gib standard, except for bracing panels. Wet areas will be lined with 10mm Gib Aqualine. Ceilings will generally to be lined with 10mm Gib Ultraline with square stopped finish with walls.
- The walls and ceilings shall be plastered to level five for a quality spray/paint finish. One basic off-white colour will be used throughout the house for all walls and ceilings.
- The new Residence will have a Brivis gas furnace for centrally ducted under floor/ceiling heating with app. 10-12 outlets. Bathrooms, ensuite, laundry, kitchen and toilet will have hot water supply through 2 independent Rinnai 20, or similar gas instant hot water units strategically located for efficiency. One unit will

be located on Eastern elevation (wall Bedroom 1) to supply hot water to ground level bathroom and kitchen, for second level main bathroom and on second level kitchen and laundry. Second unit will be located on South elevation and will supply hot water to first floor main ensuite and Bedroom 3 bathroom/ensuite and on second/top level to toilet. If required controllers will be installed to bathrooms and ensuite.

- Predominantly flooring will be sustainable hardwood timber overlay (*Tasmanian Oak 12 mm or Blackbutt*) laid over 20mm Cp-D plywood (alternatively 20 mm MDF flooring panels). The bathroom walls (partially – only where required) will be lined with tiles or alternatively coloured glass or 9-12 mm Cesar stone panels. The showers will be at floor level finished with “insert” (greater strips) in stainless steel recessed into floor to achieve flush finish.
- The garage will have a floating concrete floor.
- All bedrooms (at first level) including walking wardrobes, and formal lounge/TV room at second level will have quality synthetic carpet with underlay.
- The toilet on the second level will have polished timber floor as extension of timber hardwood flooring in open plane kitchen living dining area, laundry area.
- Ground level including entry lobby and rumpus room and all steps with associated hallways will have timber flooring/overlay (*Tasmanian Oak 12 mm or Blackbutt*) laid over 20mm Cp-D plywood (alternatively 20 mm MDF flooring panels).
- Ensuites and bathrooms floors will be tiled.
- Internal steps will be timber structure with treads/risers finished with same hardwood timber as all floors – clear, satin polyurethane finish. Handrail will be from the same hardwood timber egg shaped and same finish with aluminium brushed finish brackets.
- Plumbing fixtures and fittings throughout the toilet/laundry, bathroom, kitchen and ensuite will be good quality (*such as Methven, Caroma, Catalano...*).
- The kitchen joinery will be 16-18 mm white Meltica interior finish with fronts (doors and drawers) in high gloss of white polyurethane finish. Kitchen and Laundry appliances will be good quality (recommended NZ manufacturers e.g. Fisher and Paykel) for drawer dishwasher, gas/ceramic cook top, range hood, fridge freezer, oven, microwave, washing machine and dryer.).
- Kitchen bench and kitchen island bench (with waterfall side walls) will be *Cesar stone or similar Engineering stone* (off white finish) in form of 60 mm thick front square profile. All kitchen cabinetry interiors will be standard 16-18 mm (pantry and laundry too) *white Meltica* interior. Laundry will have identical bench like kitchen. Kitchen sink and laundry sink/tub will be stainless steel flush mounted.
- Main entry double door with surrounding power coated aluminium joinery frame will be grey tinted colour glass with “sandblasted treatments (alternatively include stained glass or different finish and brushed aluminium vertical handrail/handle with locking mechanism.
- All internal doors will be hollow core 36 - 40 mm thick, with slim line door jambs, finished in off white satin lacquer finish to match off white walls and ceilings.
- All internal doors hardware will be standard quality with aluminium brush finish (Bathroom, main toilet and ensuite will have privacy set). In collaboration with client will be determined through Develop Design stage of Project.
- The garage door will be sectional complete with automatic opener and two (2) remotes. As indicated on the west elevation -The door will be power coated aluminium panels with negative detail in grey colour to match Lineaboard wall cladding.
- Skirting will be classical mounted to overlay gib lining in dimensions to match internal doors slim line door jambs.

- The quality of the electrical fittings throughout the dwelling will be good. The predominant lighting will be *recessed LED strip* down lights (module of 1200 mm in single or multiplied gangs) and wall mounted up lighting. In the main rooms of the dwelling there will be an average of three (3) double switched power outlets. The main meter board – flush mounted will be installed in wall cavity – position to be determined. A switchboard will be located nearby – positions to be determined.
- New Residence and property will be protected by a good quality *Security System/monitoring and security light*. Generally outdoor lighting will be predominantly LED.
- *Internal glass frameless balustrades* will be produced from 12 mm toughened clear glass within floor recessed brackets.
- Clear toughened glass 12 mm balustrade will partially enclosed internal steps too as indicated on drawings.
- New Residence will have BEAM or similar central vacuum system with strategically positioned 3-4 outlets and 10 m long flexible vacuum pipe. Main cylinder will be located in garage with easy access. Locations to be determined.
- All exterior decking will be quality sustainable *Hardwood 19x90 mm fixed with stainless steel nails* as required and same finish will be for top roof terrace panels.
- Required retaining walls will be completed with H4/5 treated timber/pine or alternative, with 150x50 mm horizontally laid retaining panels, treated to match decking (alternatively oil stain).
- If budget will allow at flat roof top level will be installed solar panels for power supply – capacity app. 5-6 KW. (app. 22-24 panels) and Converter will be same as Main Meter board flush mounted next or as closed as possible to Main Meter board. (optionally transformer and additional batteries will be included, and location will be later through Develop design stage determined).
- Access driveway, same as pedestrian entrance pathway will be light reinforced concrete, with finish as exposed aggregate or simple broom finish – to be determined through Develop and Detail Design documentation. Possible colouring will be explored during later stages of design, with goal to blend with the surrounding nature and with proposed new Residence materialization.
- Extensive soft Landscaping will include soil re-shaping around new residence (see site plan with contours) to simply, visually provide privacy and protection. All these areas will be by client extensively planted with native plants (trees and scrubs) predominantly Cabbage Trees and flaxes. Integral part of landscaping will be implementation of smashed rocks and stone boulders to create as much as possible natural environment.

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