



BROOK STREET

**LOT 12**



**20 NEW HOMES SELLING NOW**

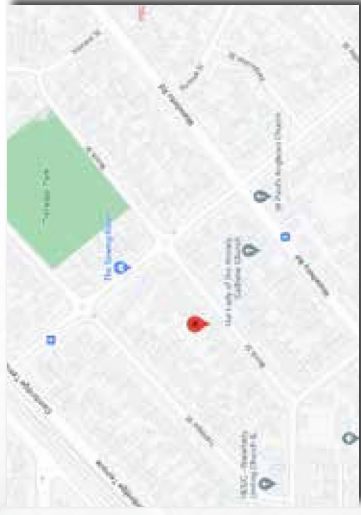
15 - 19 Brook Street | Waiwhehu | Lower Hutt



Artists impression only



## LOT 12 | Block E



Lot 12 is a 93m<sup>2</sup> two level townhouse built on a fee simple title in the popular location of Brook Street, Waiwhetu. Featuring three generous bedrooms, bathroom and additional toilet on the lower level. Included with this lot is a private car parking space.

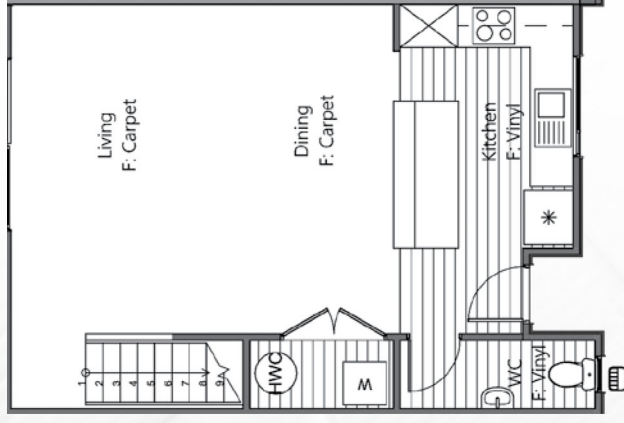
All homes will be built to the New Zealand Green Building Council's Home Star-6 rating, delivering many above-building code features to improve each home's comfort and energy performance while reducing it's environmental impact.



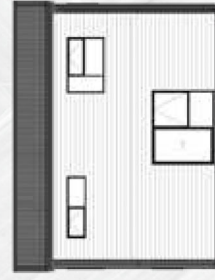
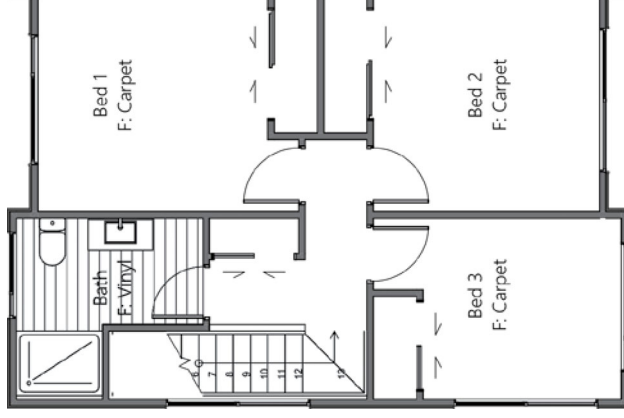
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LOT 12 | Ground Floor



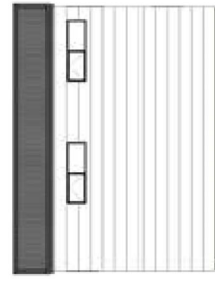
LOT 12 | Second Floor



BLOCK E | North East Elevation



BLOCK E | North West Elevation



BLOCK E | South West Elevation



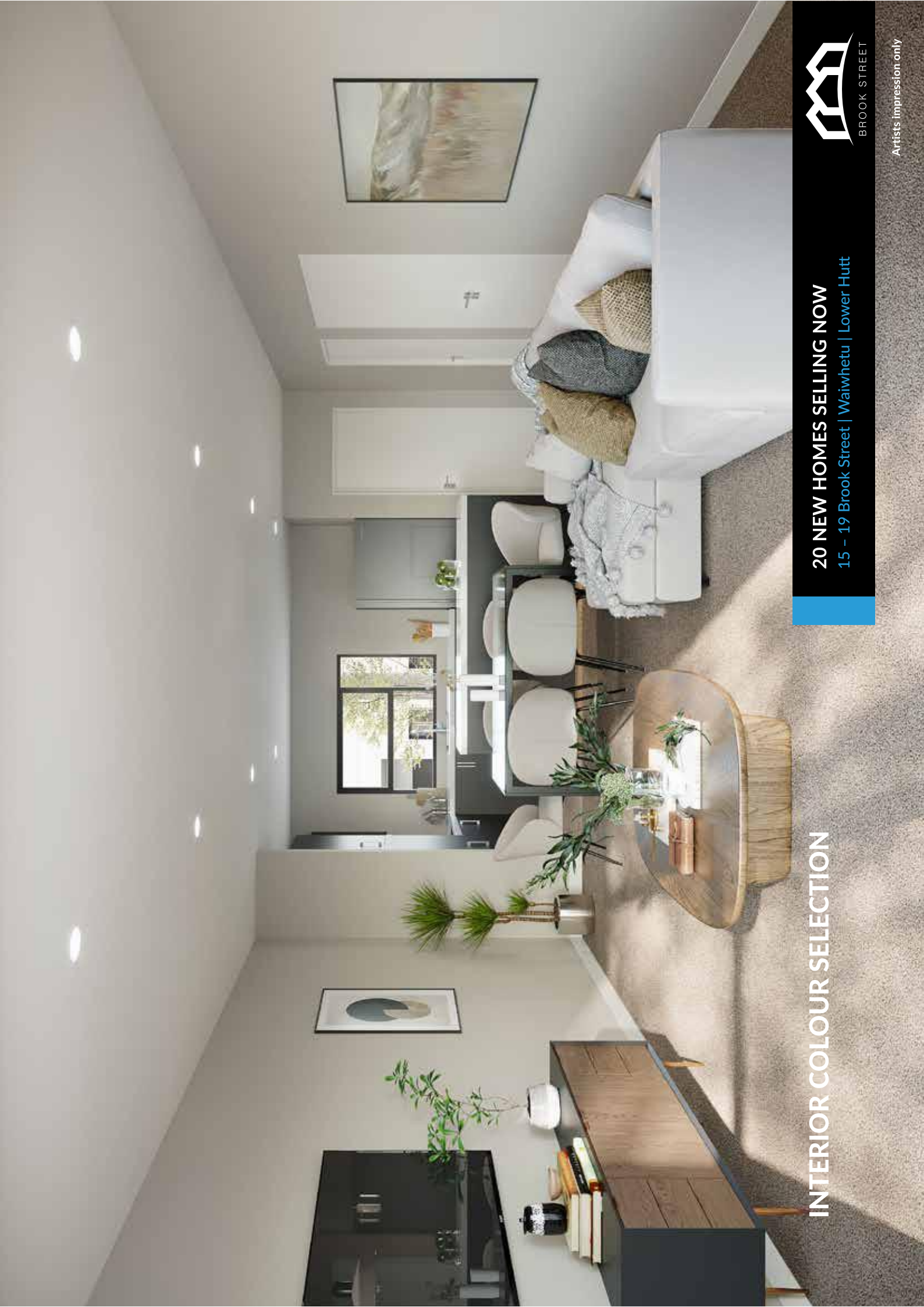
BLOCK E | South East Elevation



LOT 12 | Block E

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## INTERIOR COLOUR SELECTION

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# WHIO

**FIXTURE**      **PRODUCT**      **COLOUR**      **SWATCH**

Vinyl      Godfrey Hurst Regent 1200      Stamford      

Carpet      Feltex Cable Bay      Pelorus      

Cabinetry      Melteca      Warm White      

Benchmark (38mm)      Formica      Jordan Stone      

Paint: Ceillings Architraves, Window Reveals, Door Frames, Skirting, Interior Doors      Resene      Half Black White      

Paint: Interior Walls      Resene      Foggy Grey      

Paint: Bathroom, Ensuite, WC walls      Resene      Hermitage      

Kitchen and Vanity Splash Back      Resene      Foggy Grey      

## CABINERY HANDLES



Contemporary Handle in Brushed Nickel (code 7022)




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## EXTERIOR COLOUR SELECTION

AREA	COLOUR	FINISH	SWATCH
Roof, Spouting and Windows (all Lots)	Ebony (Matte Black)	Pre-finished	
<b>Stria Cladding</b> (Horizontal Boards) <b>LOTS</b> 1, 2, 3, 4, 5, 6, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 20	Resene Black Haze	Resene Sonyx 101	
<b>Vertical Axon Panel</b> (Blue Selection) <b>LOTS</b> 4, 12, 15	Resene Artemis	Resene Sonyx 101	



LOT-12



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# BUILD SPECIFICATIONS

## STRUCTURE

Engineered Foundation  
 Slab Edge Insulation  
 90 x 45mm and  
 140 x 45mm Timber framing  
 2.4m Stud height  
 Gib GBT(L)AB60b (IT)  
 Intertennacy Wall  
 Gib Rondo  
 Timber Trusses

## EXTERIOR FINISH

Colorsteel Endura Trapezoidal Roof  
 Colorsteel Fascia  
 Marley uPVC Spouting and Downpipes  
 with Leaf Diverter  
 Horizontal / Vertical Fibre  
 Cement Cladding  
 Fibre Cement Soffits

## ALUMINIUM JOINERY

Thermally Broken Windows and Doors  
 Front Door with Peep Hole

## INTERNAL LININGS

R7.0 Ceiling Batts  
 R2.8 Wall Batts  
 13mm Gib to Ceilings  
 10mm Gib to Walls  
 Gib Aqualine to Wet Areas  
 Level 4 Stopping, Square Stop  
 90mm Skirtings  
 40mm Architraves  
 Flush Panel Doors Paint Finish  
 Shelf and Rail to Wardrobes  
 Windsor Brass Futura Hardware Set

## ELECTRICAL

5 Bar Ladder Towel Rail – Heated  
 LED Lighting  
 Double Sockets Throughout  
 Fibre Ready  
 Phone and TV Jack  
 Heat Pump  
 Extractor Fan to Bathroom and Laundry  
 Exterior Sensor Light to Front Door  
 Alarm System  
 Smoke Alarm

## PLUMBING

Englefield Alcove Shower  
 Englefield Vanity 900mm – (white)  
 Englefield Mini Vanity to WC – (white)  
 3 Bedroom Only and Lot 19  
 Englefield Tapware  
 Mirror Cabinet over Bathroom Vanity  
 Englefield Back to Wall Toilet  
 Water Cylinder  
 Toilet Roll Holder  
 Glass Splashback to Vanity  
 – Wall Colour

## FLOOR COVERINGS

Godfrey Hurst Vinyl  
 Feltex Carpet  
 11mm Underlay

## KITCHEN

Melteca Cabinetry  
 Formica Benchtop Square Edge  
 Glass Splash Back – Wall Colour  
 Soft Close Drawers and Hinges

## APPLIANCES

Bosch Built in Oven  
 Bosch Ceramic Cooktop  
 Bosch Dishwasher  
 Rangehood

## LANDSCAPING

Car Park – 3 Bedroom Lots Only  
 2x Exterior Taps  
 Minor Planting  
 Boundary Fencing as per Plans  
 Clothesline  
 Letter Box

Artificial Lawn – Lots 1, 7, 13 and 20  
 Concrete Paths and Patios as per Plans



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# BOUNDARY TREATMENT PLAN



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# SITE PLAN



**LEGEND:**

- PROPOSED LOT BOUNDARY (dashed line)
- EXISTING LOT BOUNDARY (solid line)
- ROAD BOUNDARY (thick solid line)
- PROPOSED FARMY WALL FASBENT (blue line)
- PROPOSED RESIDENTIAL LOT (green fill)
- PROPOSED ACCESS LOT (yellow fill)
- PROPOSED CARPARK LOT (purple fill)
- PROPOSED BUILDING OUTLINE (red outline)

- NOTES:**
- THE PLAN HAS BEEN PREPARED FOR RESOURCE CONSENT PURPOSES ONLY. NO OTHER INFORMATION SHOULD BE RELIED UPON WITHOUT THE DATA OF A FULL LEGAL SURVEY AND APPROVAL BY LAND INFORMATION NZ.
  - THE PLAN IS BASED ON THE PROJECT AND MAY NOT BE REALISED WITHOUT THE NECESSARY CONSENTS FROM THE RELEVANT AUTHORITIES.
  - SERVICES POSITIONS AND ALIGNMENTS MAY HAVE BEEN OBTAINED FROM THE RELEVANT AUTHORITIES AND SHOULD BE VERIFIED TO THE PROPERTY TO BE SERVED. ANYWAY GUARANTEE THE ACCURACY OF ANY UNDERGROUND SERVICES SHOWN ON THE PLAN.
  - THE PLAN SHOWS THE SHOWN ON THE PLAN, AND A BOUNDARY OF THE ROADWAY SHOULD BE CARRIED OUT TO ESTABLISH EXACT BOUNDARY POSITIONS ON THE GROUND.
  - PROPOSED BUILDING OUTLINE IS SHOWN HEREON ARE BASED ON THE LOCAL COUNCIL'S SUPPLIED PRELIMINARY SPECIFICATIONS.
  - LEGAL DESCRIPTION: LOT 20 IN BLOCK XXI HUTT VALLEY SETTLEMENT, SECTION 30, HUTT VALLEY SETTLEMENT, RT W 935212803, COMBINED AT AREA 27/1.
  - THESE NOTES ARE AN INTEGRAL PART OF THE PLAN. SET OUT 6/10/2012.
  - FOR FURTHER DETAILS AND A FULL LEGAL DESCRIPTION AND ADDITIONAL NOTES SEE PLAN 937-0-202.

The design and drawings shall only be used for the purposes for which they are prepared and shall not be altered, reproduced, or used for any other purpose without the prior written consent of the author. No liability shall be accepted for unauthorised use of this design and drawing.

NO.	DATE	BY	CHKD
1	05/10/12	...	...
2	05/10/12	...	...
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9	05/10/12	...	...

PROJECT:  
URBAN PLUS LIMITED  
15 TO 19 BROOK STREET  
WAIWHEHU, LOWER HUTT

TITLE:  
SCHEME PLAN OF PROPOSED SUBDIVISION

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# CK & CO

REALTY



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