

ALFORD BAY

DEVELOPED DESIGN REPORT | UNITS 1 - 9

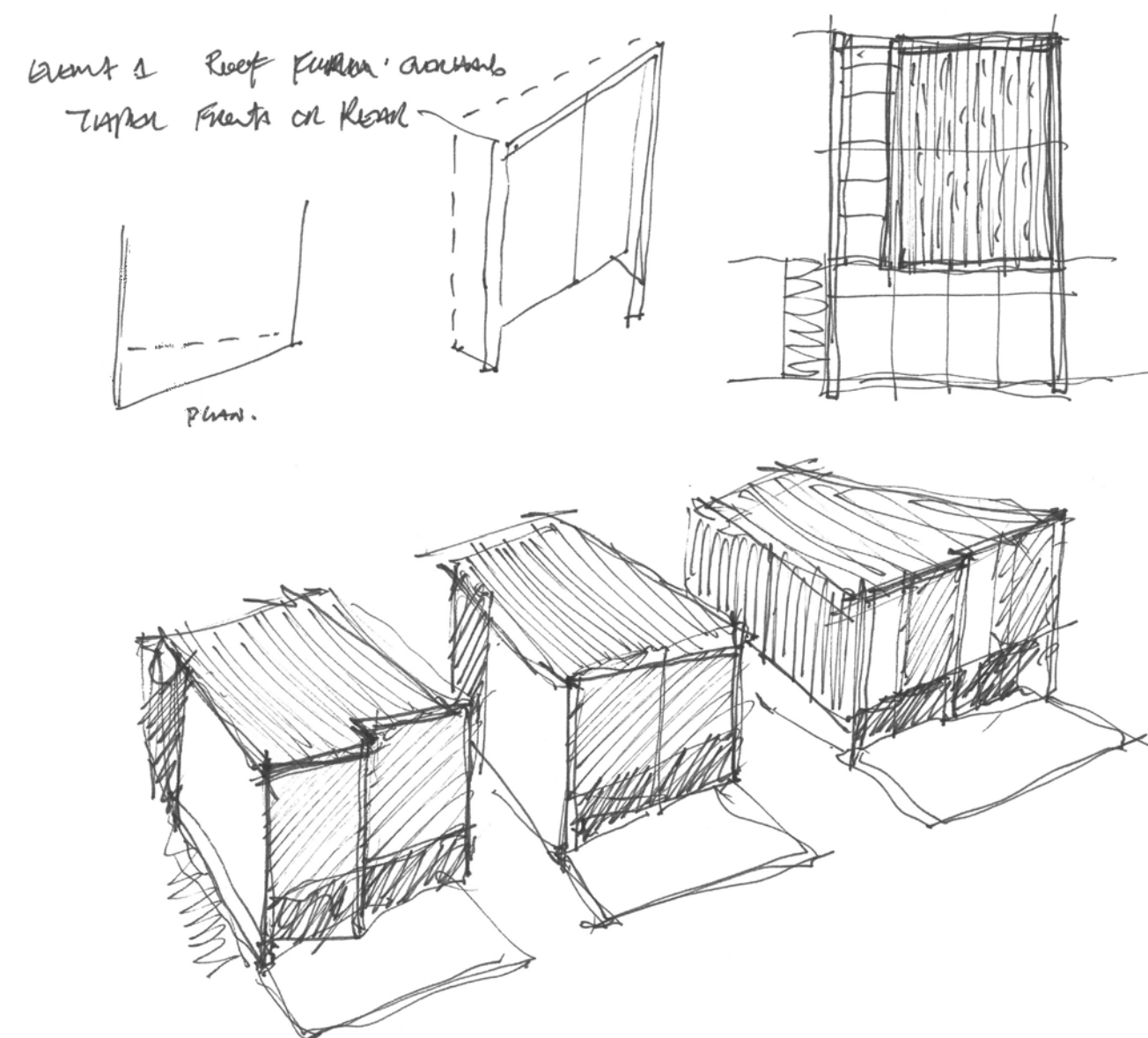
Welcome to Alford Bay - a boutique residential development located in the heart of Waterview, Auckland.
Distinctive modern interior and panoramic views of the Waitakere Ranges and Waitemata Harbour are complemented
by an unrivalled lifestyle in a private, gated community. Alford Bay will challenge every pre-conception of what quality
suburban accommodation should look and feel like.

ARCHITECTURAL STATEMENT

This elevated but secluded foreshore site in the heart of Waterview enjoys expansive views out to West & North East across the Whau estuary and which are bordered by the NW motorway to the East snaking its way out to the Waitakere's. There are 17 dwellings of various configurations - all arranged to provide secure on site garaging but also different conditions & aspects of view, privacy, outdoor living spaces and sun, so that each one is individual to its location. The typical planning is flexible with either entry / arrival on the middle or lower level with open plan living on the upper or lower levels. The bedrooms are all located on the top floors.

The forms are simple and orthogonal with a screened frontage to both front and back. The rear screen forms are designed to provide privacy to within but also with views out to the shared driveways. These then double as visual amenity for neighbours when viewed from that side.

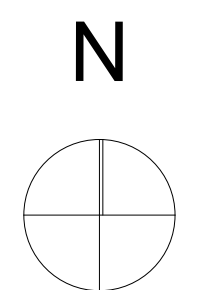
The screens to the front are designed with geometric perforations of solid and void to both filter light & afternoon summer sun but also to provide privacy with views and are faceted within modular form so that the privacy can be balanced with views depending on each location. Conceptually, across the site the front screens mimic the gentle lapping of the tide on the foreshore and will pick up the colours of the sun in evening or morning but at night will provide a sparkling silhouette across the frontage to the water.



LOCATION

Tucked between the marine reserve and Oakley Creek, Waterview blends the best of Auckland's Lifestyle with a distinctly local vibe while it ideally maintains a close proximity to the Auckland City essentials. At Alford Bay, you are in the prime position to take a dip further at the shore's edge and enjoy the forefront view towards the Waitakere Ranges and Western reaches of the Waitemata Harbour.

Alford Bay embodies the name that is Waterview.

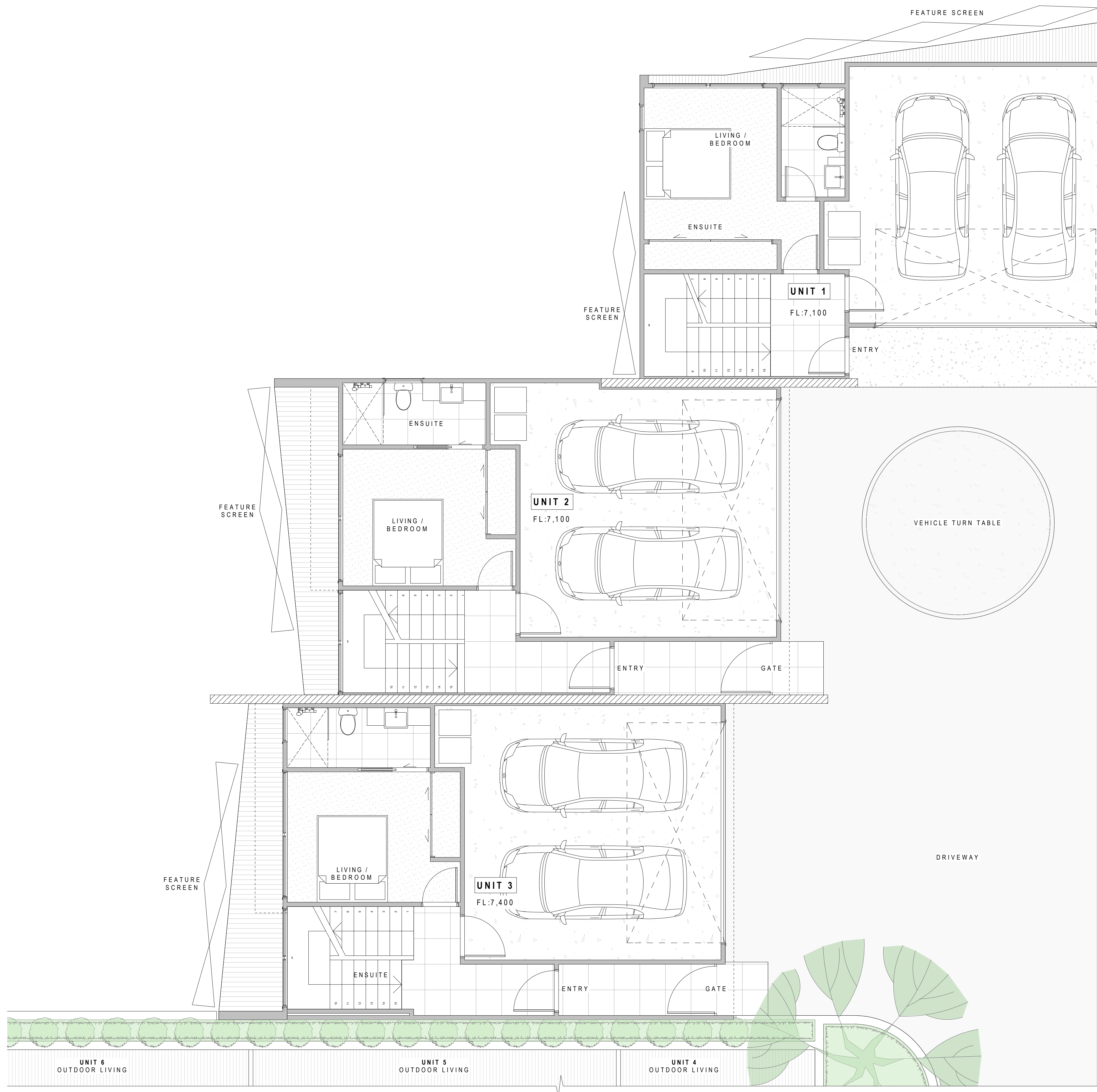






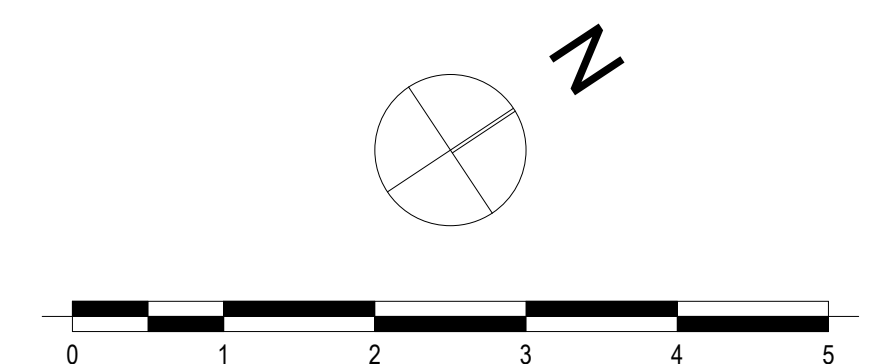
UNIT 1
LOWER LEVEL: 73 m²
MID LEVEL: 65 m²
UPPER LEVEL: 71 m²
TOTAL FLOOR AREA: 209 m²

UNITS 2 & 3
LOWER LEVEL: 71 m²
MID LEVEL: 64 m²
UPPER LEVEL: 73 m²
TOTAL FLOOR AREA: 208 m²



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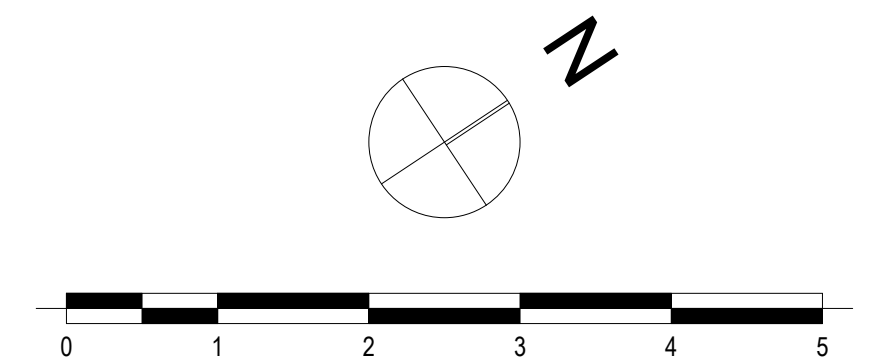
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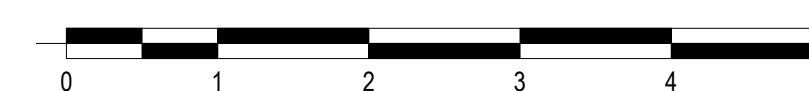
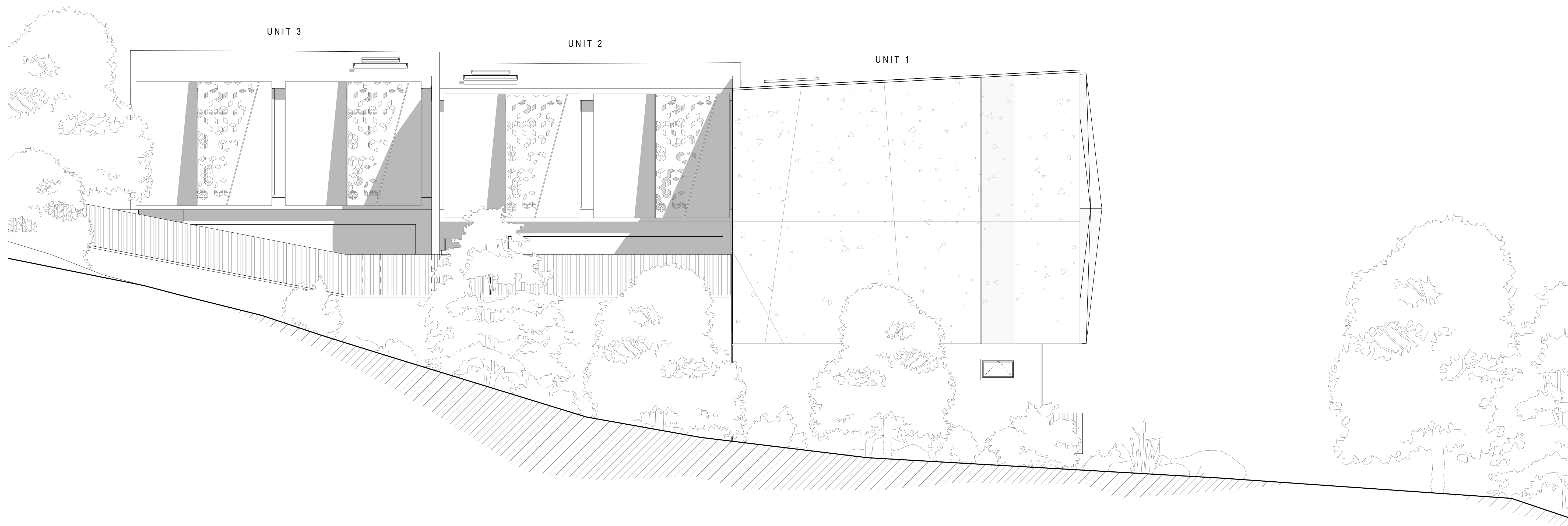


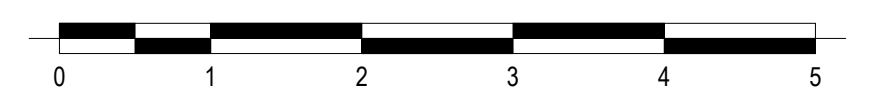
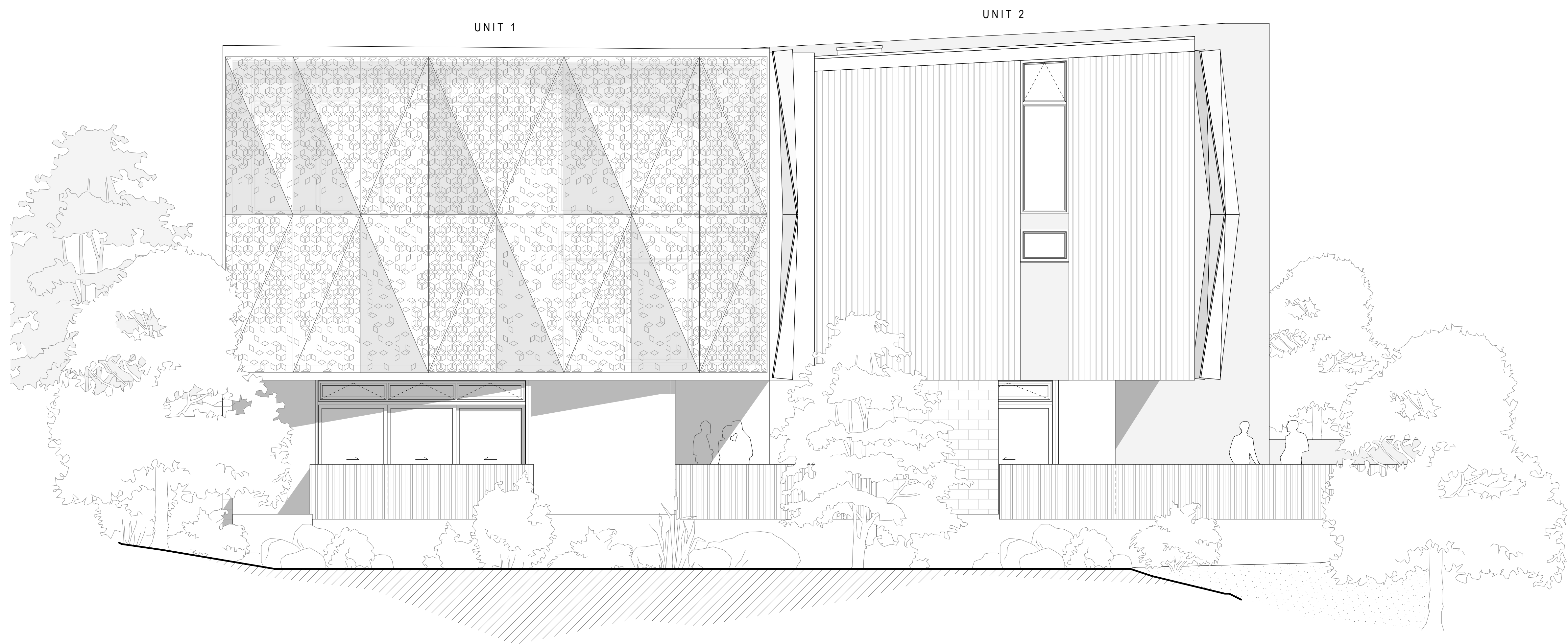


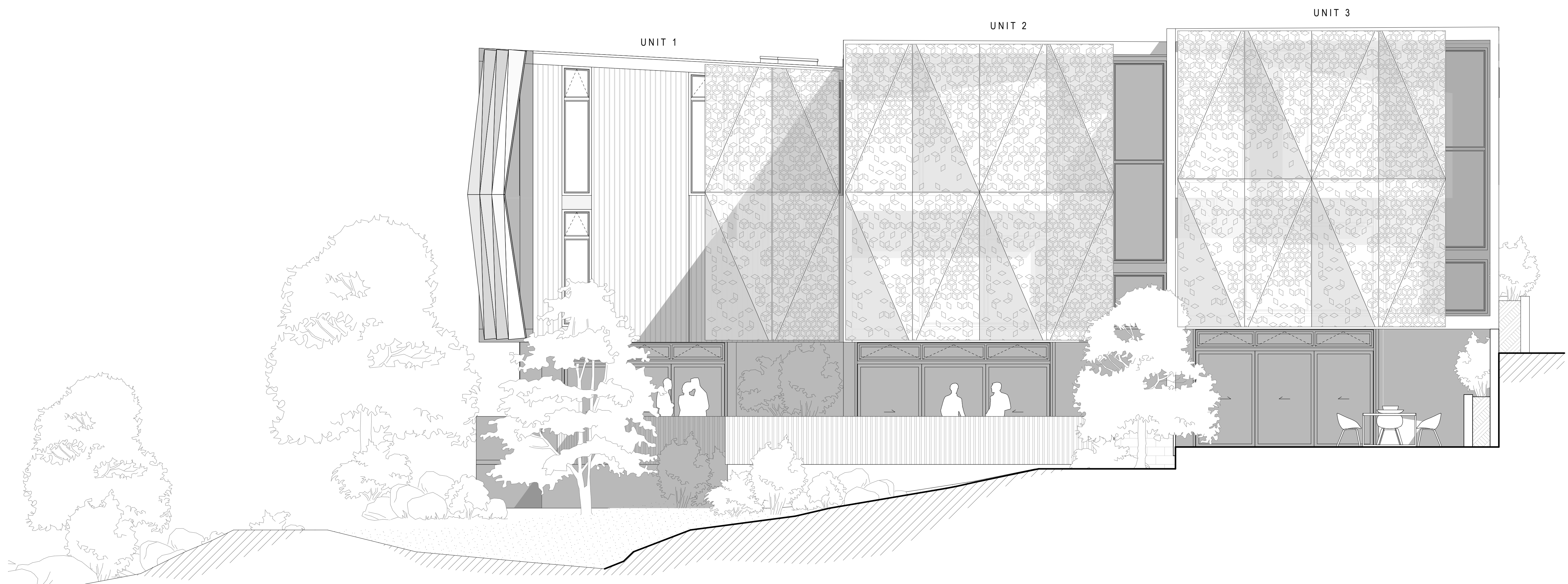
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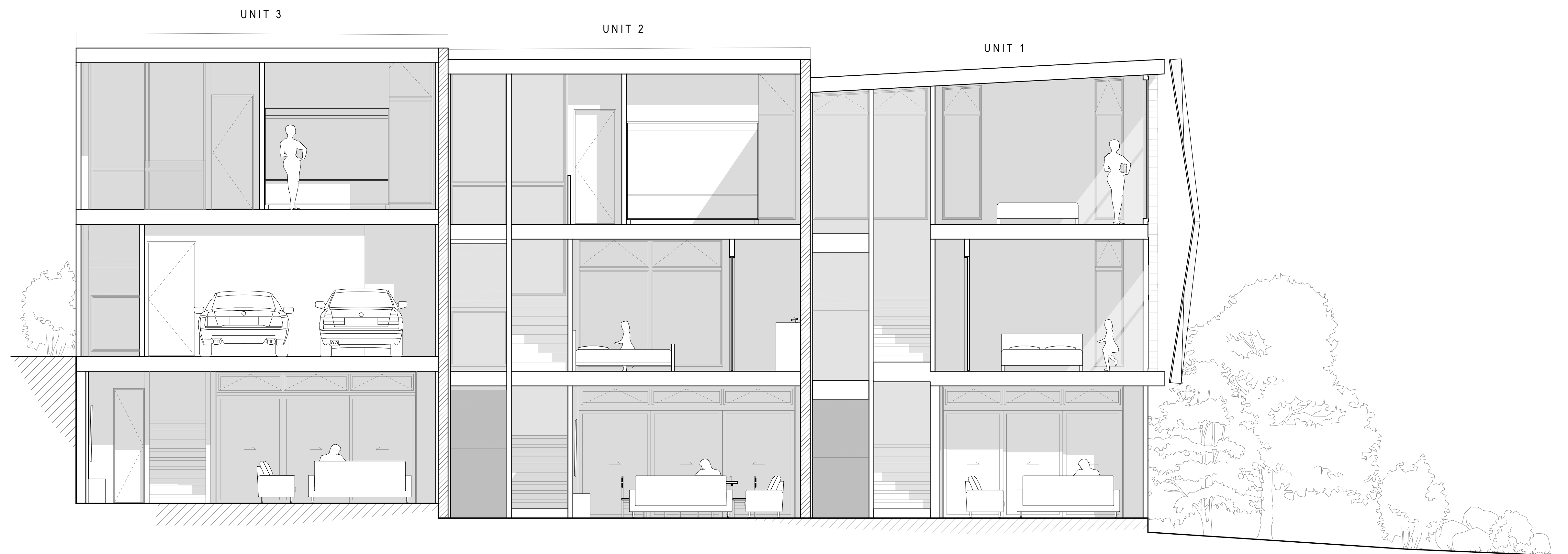
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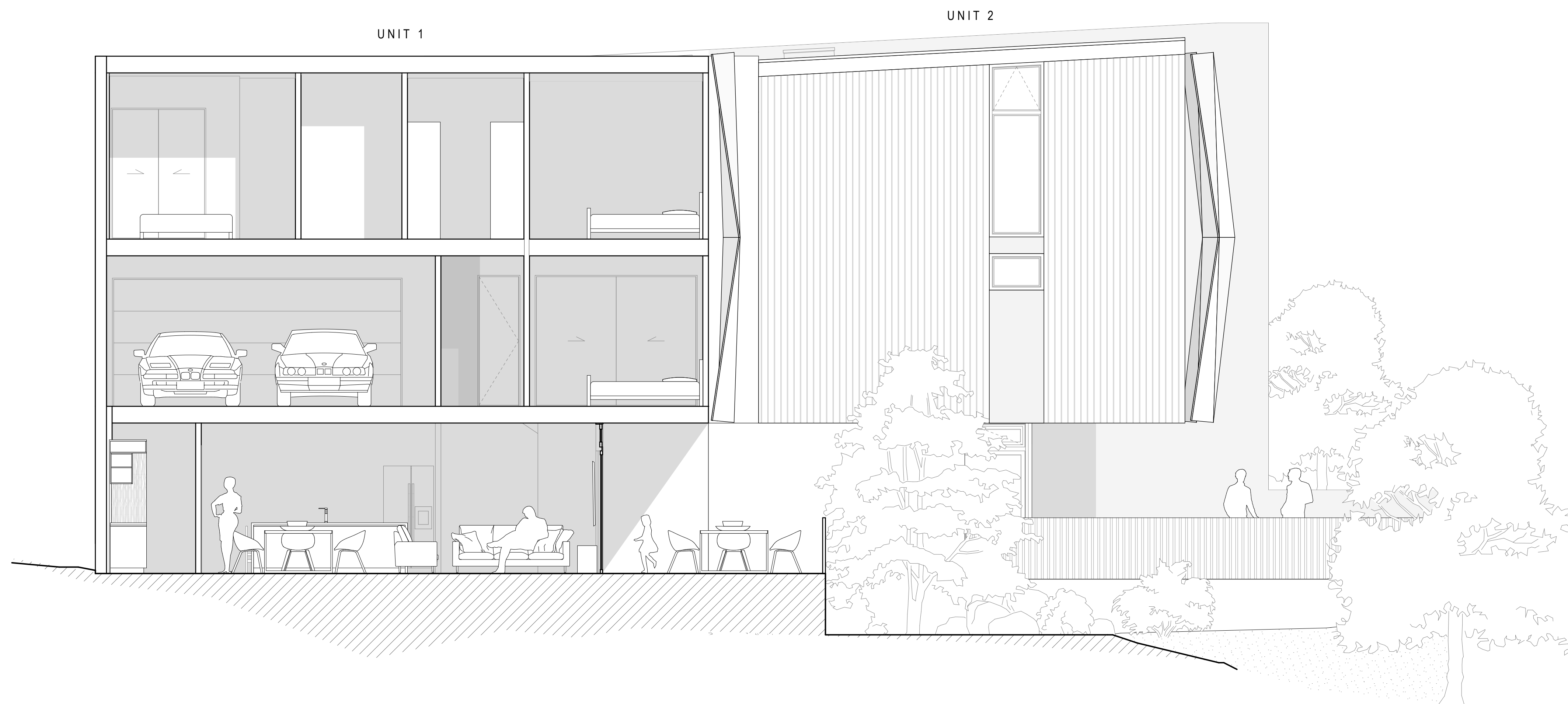


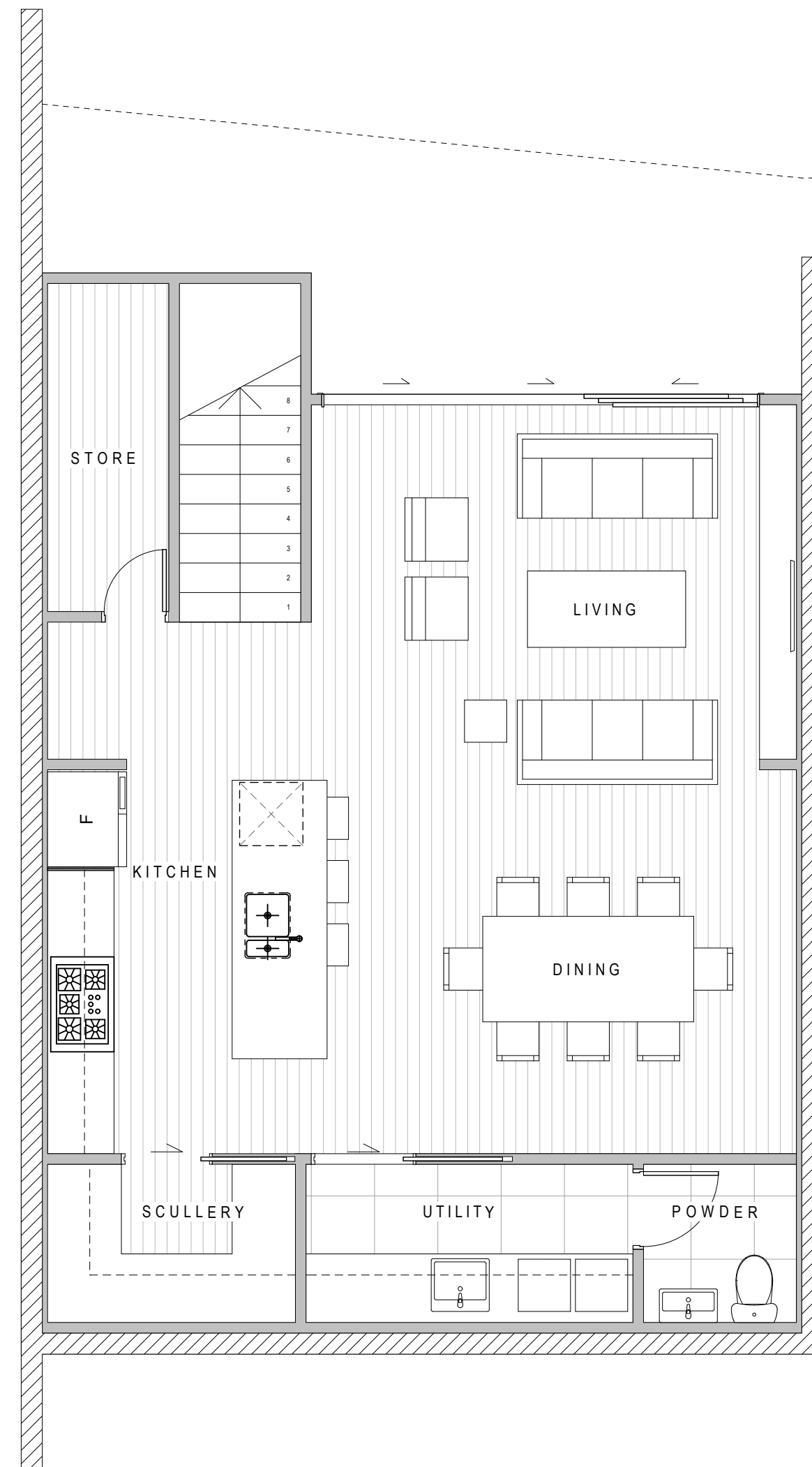




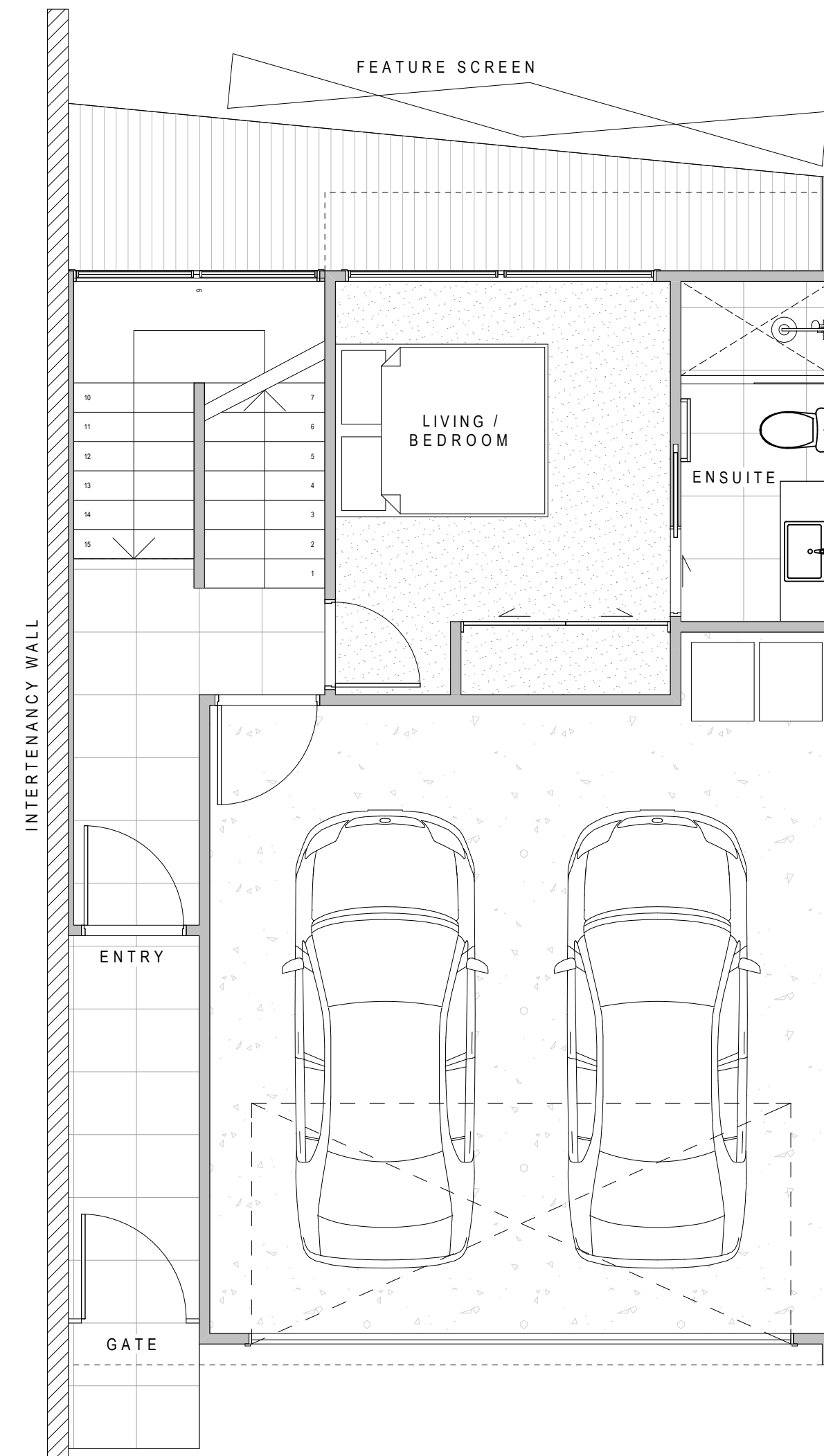




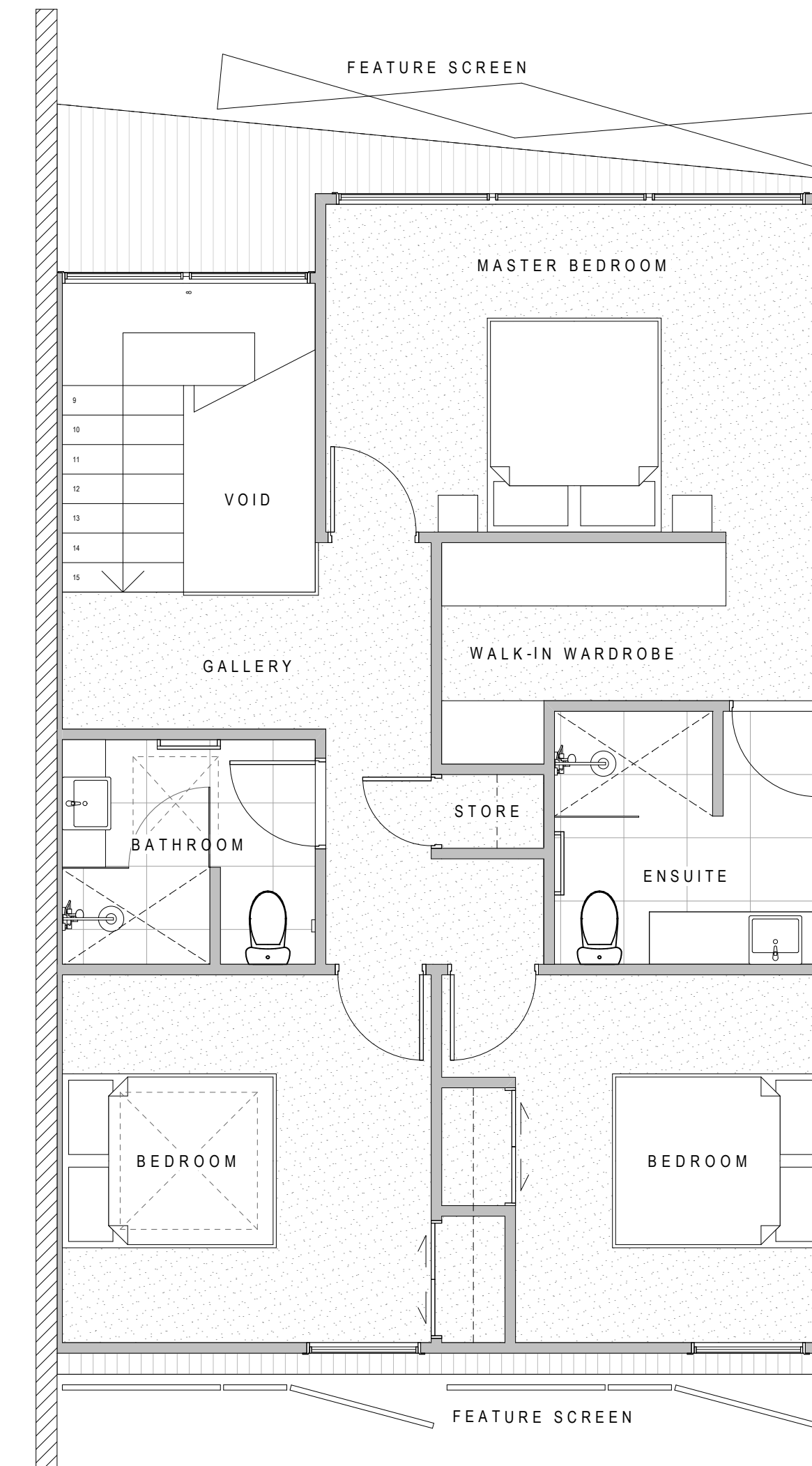




LOWER LEVEL
71 m²



MID LEVEL
64 m²



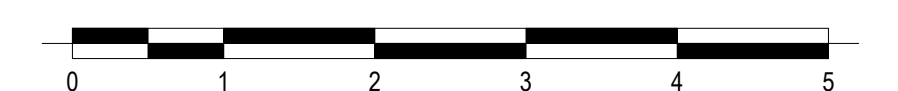
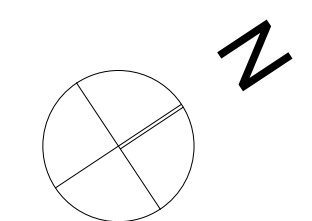
UPPER LEVEL
73 m²

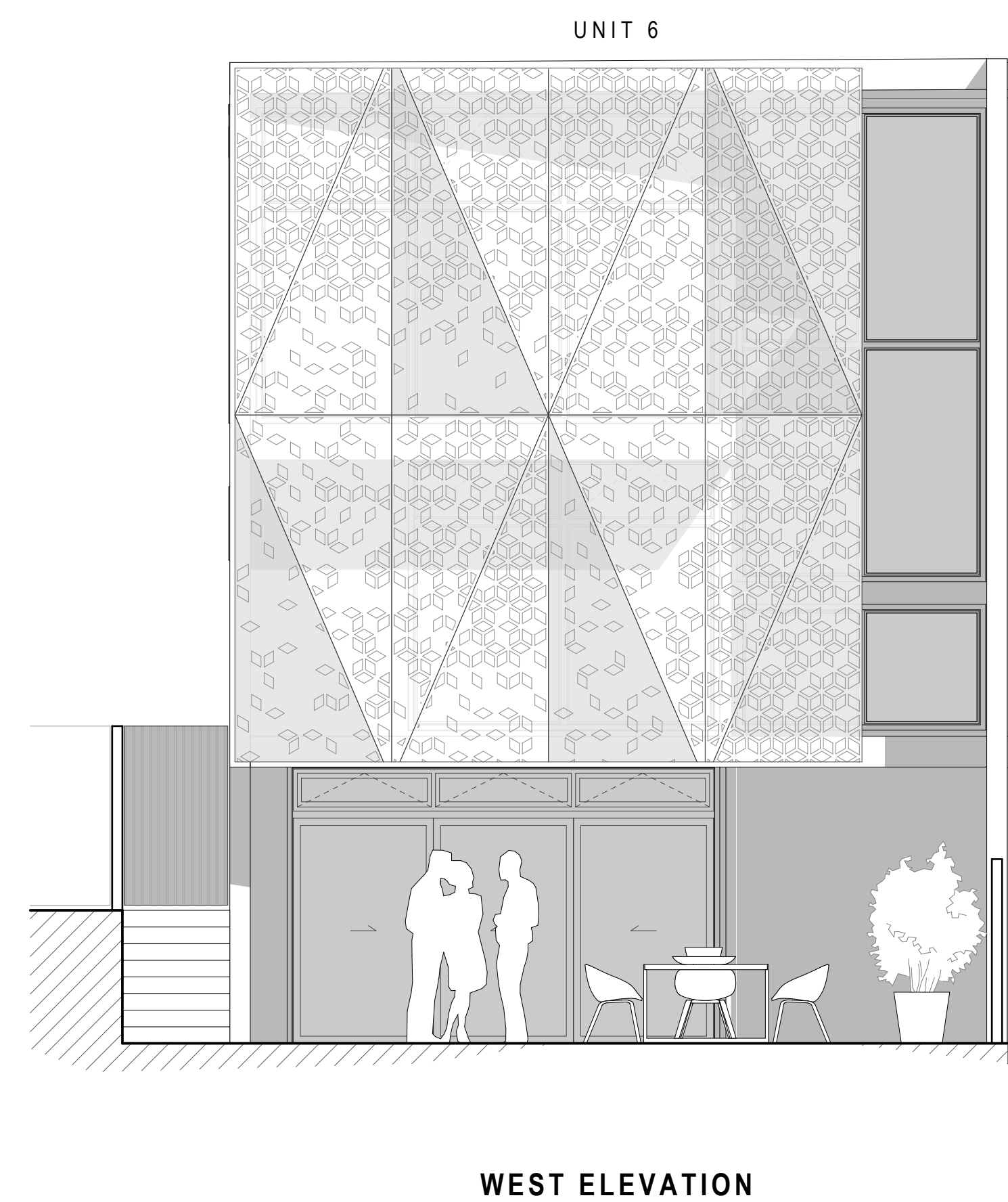
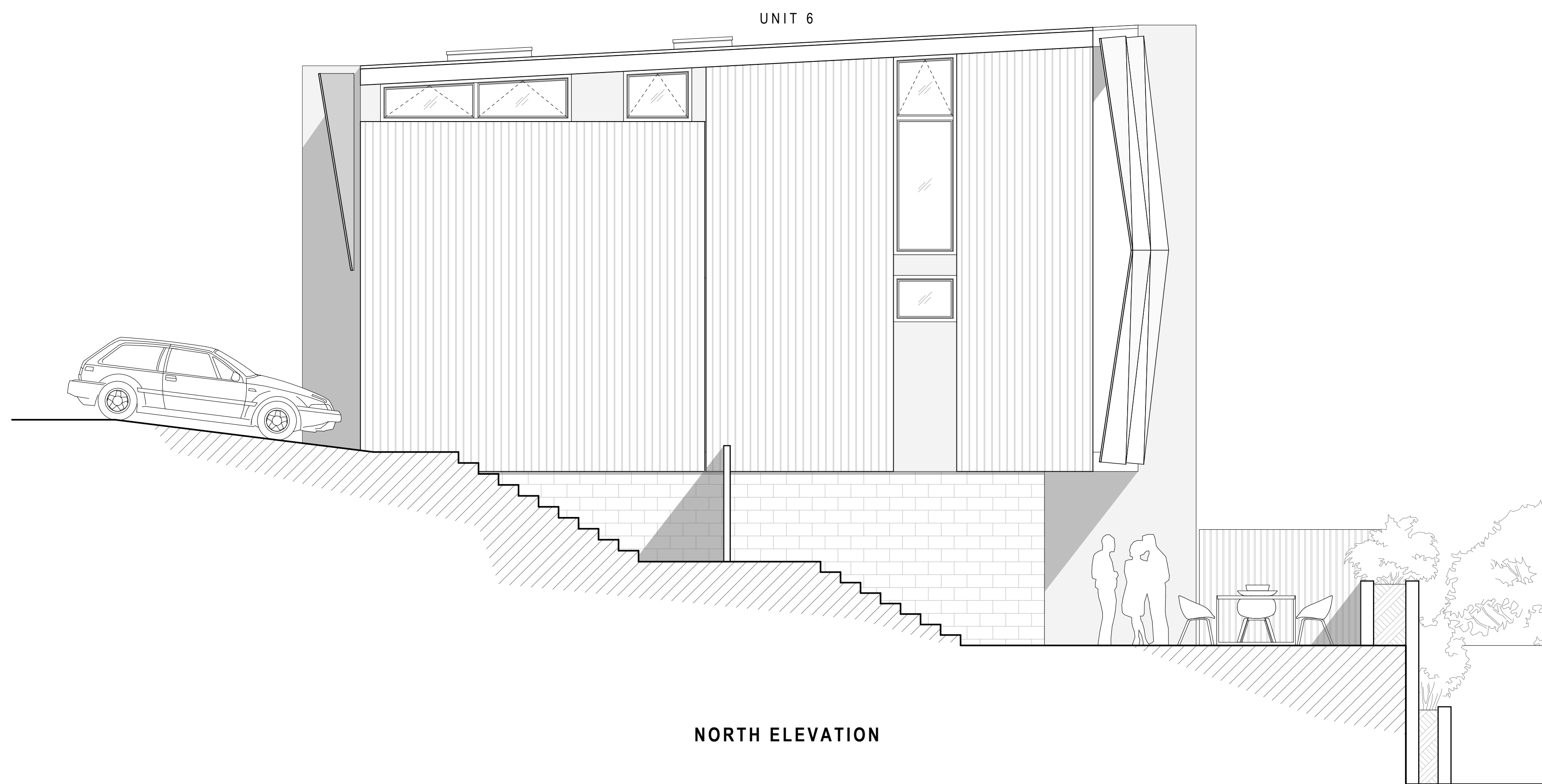
TOTAL FLOOR AREA: 208 m²

UNITS 5, 7 & 9 SHARE THE SAME FLOOR PLANS BUT THEY ARE REFLECTED ALONG THE INTERTENANCY WALL.

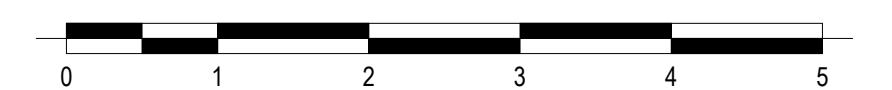
THE ANGLES OF WESTERN FEATURE SCREEN AND OVERHANGING STRUCTURE ARE SHOWN AS TYPICAL. SEE SITE PLAN FOR PROPOSED ANGLES FOR EACH INDIVIDUAL UNIT.

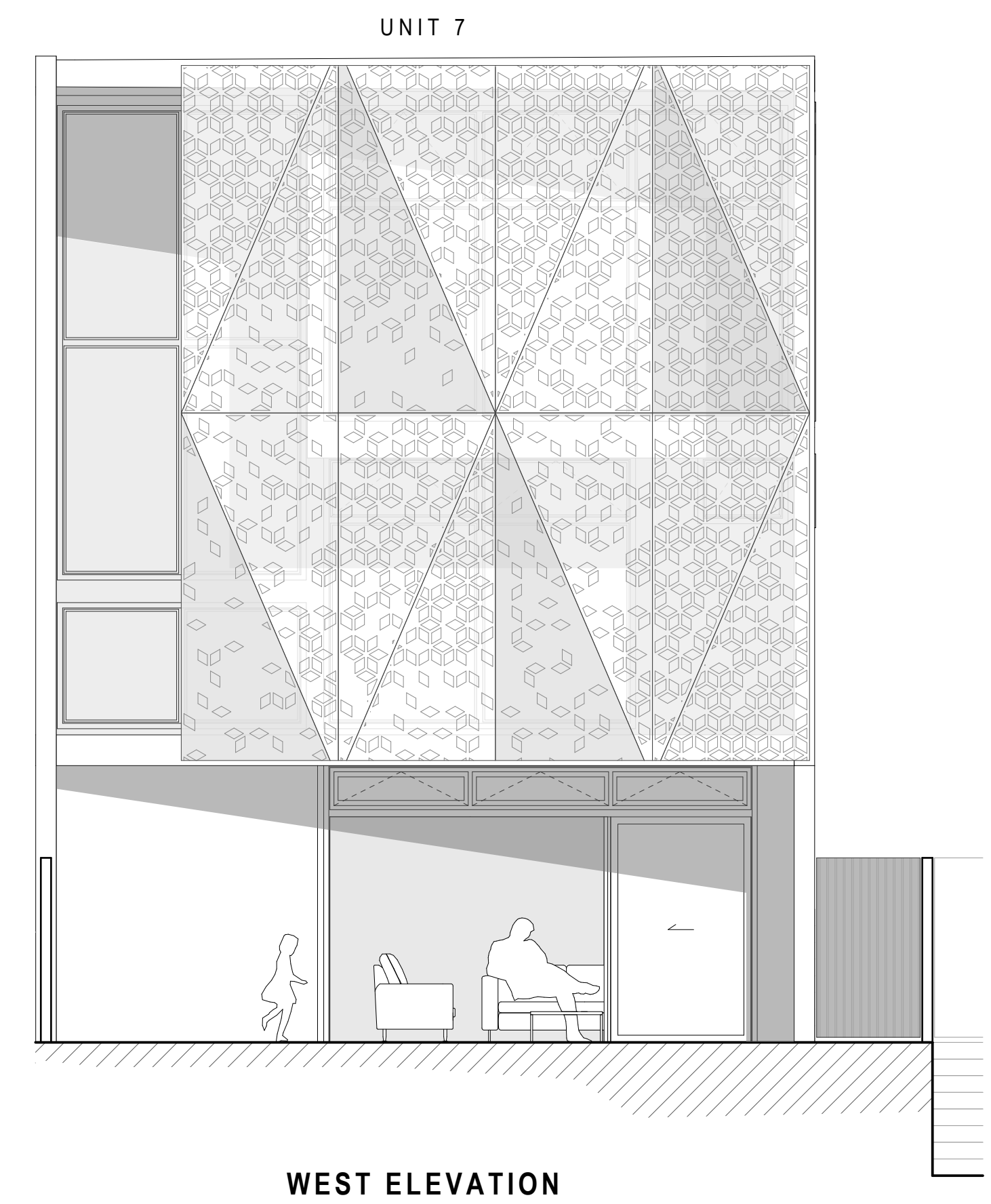
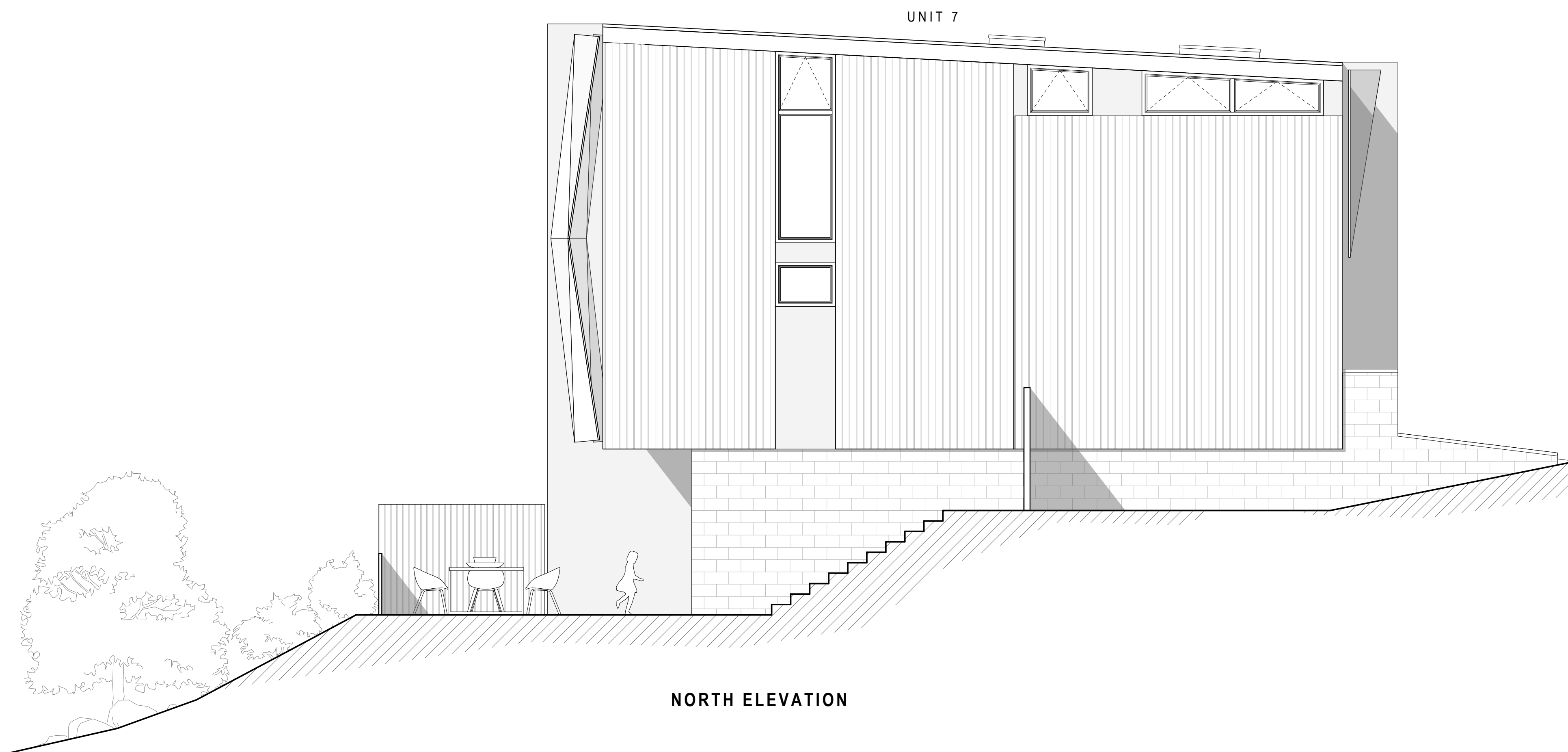
FLOOR LEVELS VARY - SEE SITE PLAN.



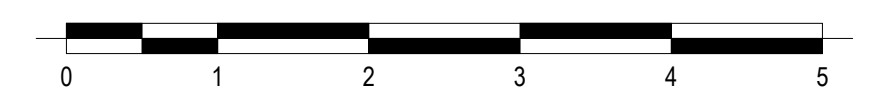


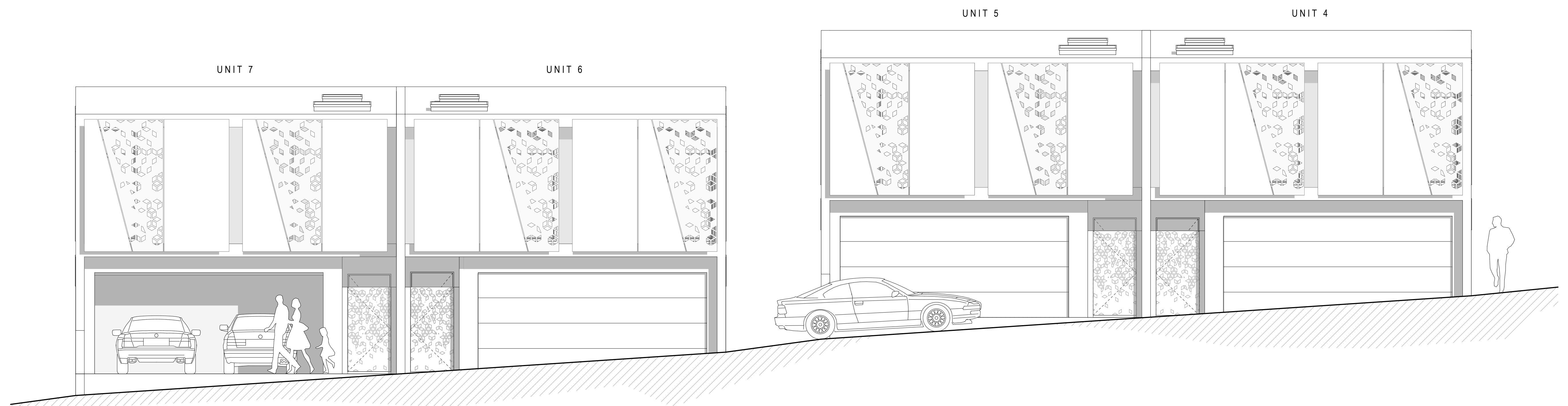
UNIT 6 NORTH & WEST ELEVATIONS SHOWN
AS TYPICAL FOR UNITS 4 & 8



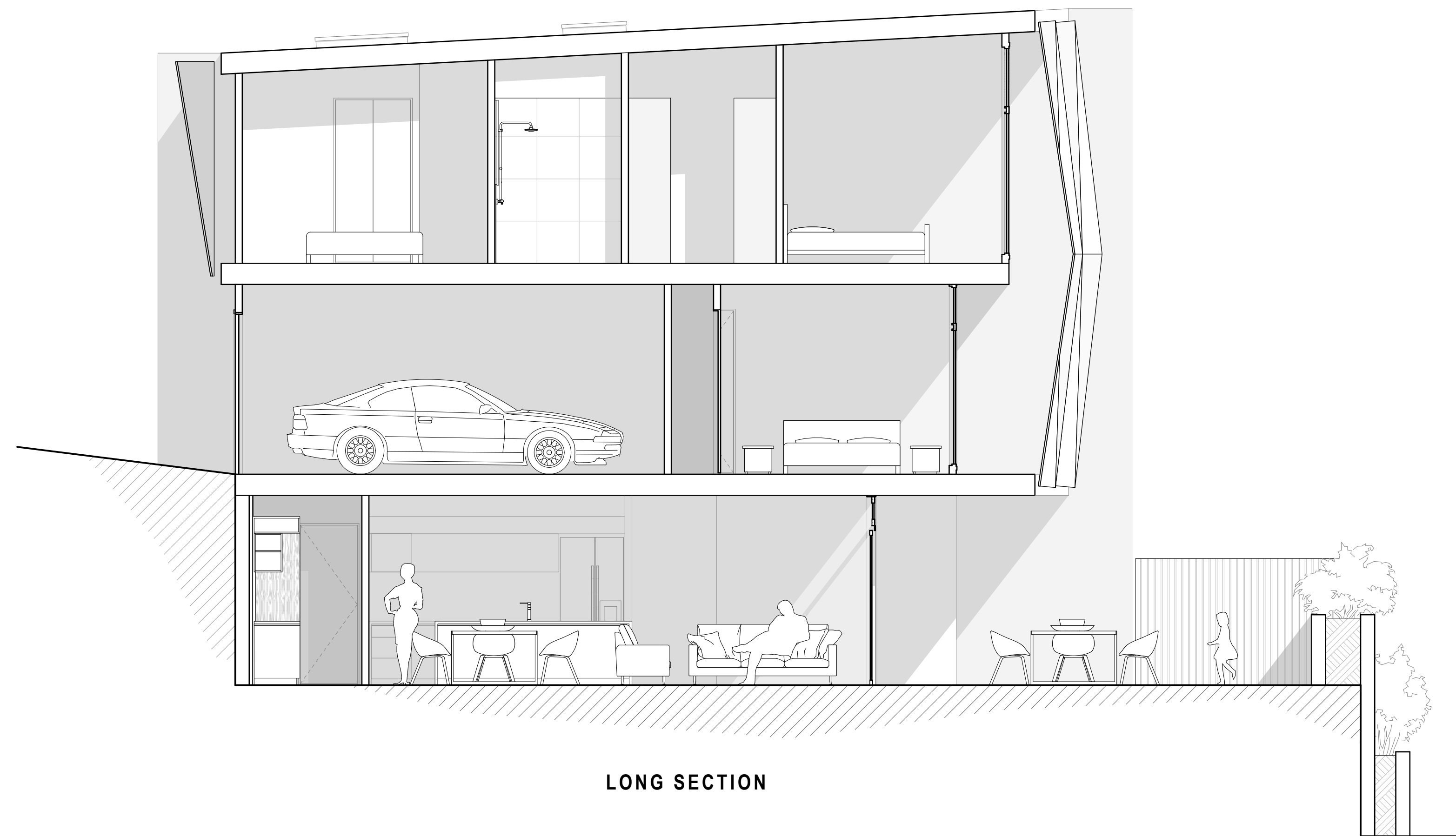


UNIT 7 SOUTH & WEST ELEVATIONS SHOWN
AS TYPICAL FOR UNITS 5 & 9

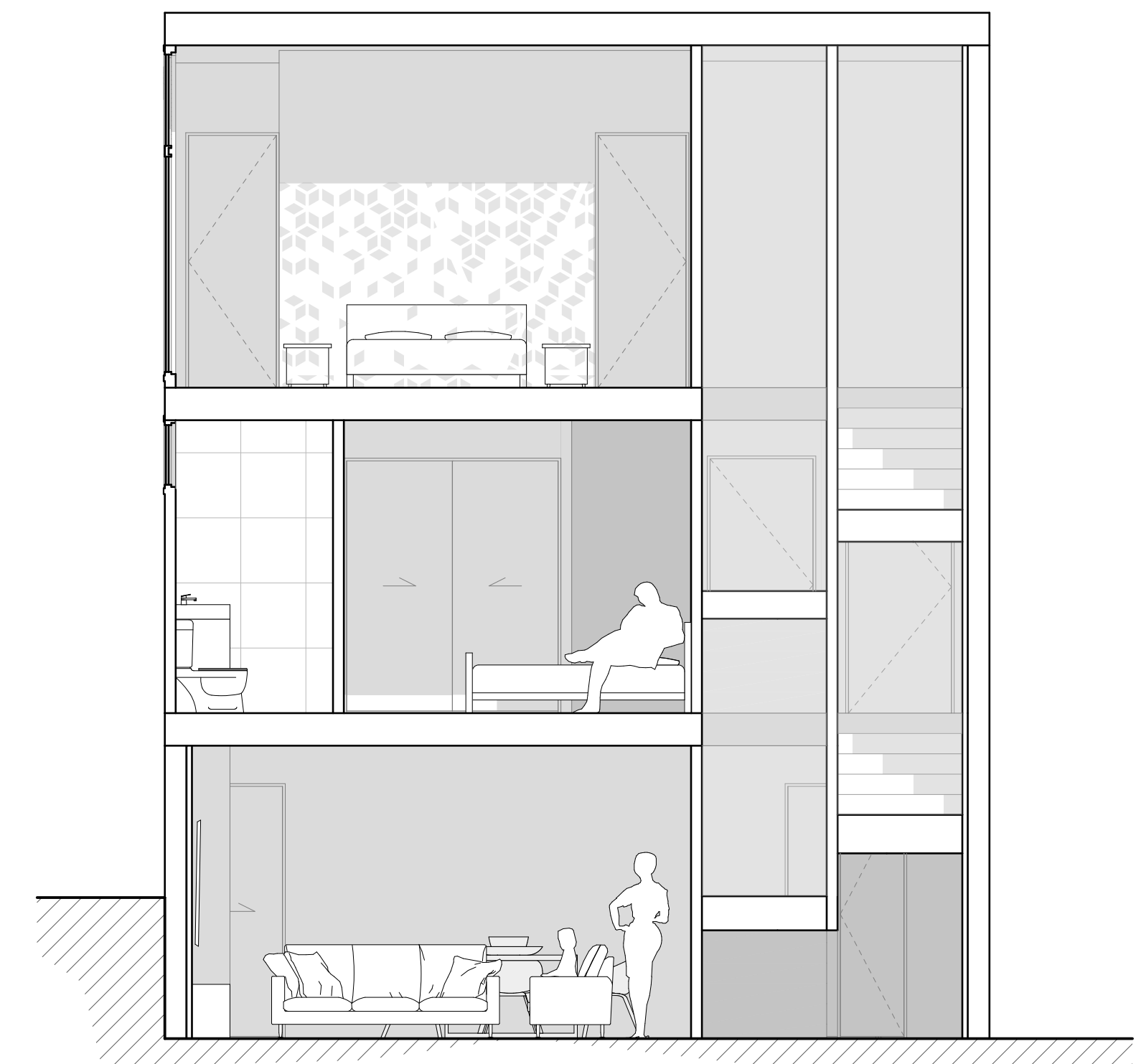




UNITS 8 & 9 EAST ELEVATION NOT SHOWN FOR CLARITY



LONG SECTION



SHORT SECTION

SECTION SHOWN AS TYPICAL FOR UNITS 4 - 9



OUTLINE SPECIFICATION

STRUCTURE

Foundation: Perimeter footing & foundations as determined by the structural engineer.

Lower Floor & Garage Slab: 100mm in-situ concrete floor slab over 40mm polystyrene insulation over sand blinding and compacted fill as per structural engineers details. Subsoil drainage as required. Allow set-downs to suit joinery profile for recessed sills & door thresholds shower base. Allow falls to FWGs, sumps, showers, channels & weathering steps.

Ground Floor: Tray dec composite floor system. (Steel tray and concrete). Flooring over.

Structural system: Steel support frames with reinforced concrete block masonry walls and timber framing.

External Wall Framing: Generally SG8 90x45 H1.2 no.1 grade pine wall framing, studs at max 600mm ctrs, nogs @ max 1100mm vert ctrs.

Internal Wall Framing: Generally, ex90x45 MSG8 tan. H1.2 timber framing to interior walls Studs @ 600ctrs / nogs @ 800ctrs / intermediate support framing as required for FF&E items. SHS steel posts to support intermediate spans as required to engineer's design & details.

Roof Framing: Generally MSG8. H1.2 to all roof structure.

Bracing: Bracing elements & structure to engineer's design & details.

EXTERIOR

Roofing: Profiled metal roofing Coloursteel Max LT7 profile (or similar), low pitch. Torch on double layer roofing membrane onto ply substrate and framing.

Downpipes: External downpipes generally constructed as prefinished Colorsteel, sized for roof area & rainfalls. Prefinished steel brackets & sleeves, colour finished to match gutter.

Gutters / Sumps: Formed internal membrane gutters. Gutter pitch 2 deg. minimum. Laid to falls to storm water system. Proprietary sumps with overflows.

Wall Cladding / Finish: Vertical Shiplap Timber Weatherboards.
Selected profile horizontal 19mm thick cedar weatherboards fixed over cavity batten system. Paint finish.

Wall Cladding / Finish: Concrete Block Walls.
200 series block, all cores filled. Bag and Paint finish. Flush vertical joints square raked horizontal joints to stretcher bond block. Line internal face with 13mm GIB Plasterboard on 50 x 50 strapping on DPC.

External Decorative Screen 1 (Generally west facing, esplanade-side): 3mm thick 5005 grade aluminium sheet laser cut to pattern, folded triangular panels. Steel Frame. Powder coat finish.

External Decorative Screen 2 (Generally east facing, driveway-side): Trespa 'Meteon' exterior cladding panels laser cut to pattern. Colour: White.

External Doors & Windows: Rylock 48mm 'Atlantic Suite' Aluminium Joinery. Double glazed low E grey tint glass to suit location & wind zone; comply with NZS 4223 for location & safety requirements. Specific wind pressures to be provided by structural engineer Pine jamb liners. 40 micron powdercoat finish to aluminium. Cedar scribes on sealant to window jambs.

Garage Door: Sectional Automatic Garage Door. Solid 3mm Aluminium Flat Panel fixed over plywood substrate on hot dipped galvanised steel frame. Colour: white.

Gate: A new aluminium sliding / swing automatic vehicle gate and hinged pedestrian gate with keypad entry.

Fences: Generally Spectrum's aluminium fin balustrade, either face-hung or bolted down. Colour: white.

Entry Tiles: Basalt stone tiles & coping blocks.

Decking: Wide timber decking boards. Vitex or similar. Natural finish.

Driveway: New 100mm thick exposed aggregate concrete driveway on compacted base course. Paving treatments as per landscape architect's design.

INTERIOR

Wall Lining / Finish: Generally (Timber Framed Walls):
Plasterboard lining to walls, stopped & sealed to Level 4 for paint finish. 10mm Gib standard plasterboard to non-wet areas.

Wall Lining / Finish: Bathrooms: Villaboard or similar fibre cement sheet wall linings. Waterproofing and tiles to walls.

Ceiling Lining / Finish: General Ceiling: 13mm Plasterboard lining to ceiling, stopped & sealed to level 4 for selected colour paint finish.

Insulation: 40mm polystyrene under slab insulation. 90mm Polyester Classic R 2.2 insulation to external walls.
190mm Polyester Classic R 3.4 insulation to ceilings.

Internal Trims: Selected square edge FJ pine skirting & architraves & square stop ceiling.

Floor finishes / Ground Floor: Garage: Concrete with Paint finish. Entry & Hall: Overlay Timber Flooring. Bathrooms: Ceramic tile over ardex superflex or similar waterproofing membrane. All bedrooms: Plush cut 100% solution dyed nylon carpet on underlay.

Floor finishes / Lower Floor: Throughout: Overlay Timber Flooring onto concrete slab.

Interior doors: Generally: 2.2m high solid core door with paint finish with solid timber door frames and FJ pine architraves.

Internal Hardware:
Novas 72 lever on B Rose or approved similar door & window hardware.

Sanitary & Tapware Fittings: Mid-range white vitreous china fittings.
Mid-range single mixer tapware.

Internal Joinery: Joinery to Kitchen, laundry, bathrooms wardrobes, study family room etc to be generally mdf carcass with meltica veneer or similar finish. Bench tops to be large format porcelain tile. All joinery hardware to be Hann soft closing or Blum.

Bedroom wardrobes to be mdf carcass with a melteca timber veneer.

SERVICES

Lighting: Combination of ceiling mounted recessed LED light fittings, concealed LED and pendants.
Electrical system on MCB with remote monitoring. External in ground feature lighting.

Hotwater Supply: 2x continuous gas hot water externally mounted units, supply confirmed to suit pressure relief valves.
All pipework to be run in pex- rehau.

Coldwater Supply: All cold water supply pipes shall be run in pex - rehau or similar.