

BUILDING SPECIFICATIONS

BUILDING EXTERIOR AND STRUCTURE

- Reinforced concrete slab ground floor level and foundation.
- First level floor pre-cast reinforced concrete.
- Second Level floor timber structure.
- Ground floor level Inter-apartment walls are solid filled 200mm thick reinforced concrete block walls with added framing, insulation and with painted plasterboard lining.
- First and second floor level inter-apartment walls are double stud timber framed with insulation and painted plasterboard lining.
- Inter-apartment walls designed acoustically to meet NZ Building Code of STC 50
- To the ground floor-level the external walls are predominantly solid filled 200mm thick reinforced concrete block, the upper levels 140mm timber frame timber frame.
- Exterior wall finishes and cladding are predominantly 70mm brick to the ground level, and a combination of Nu Wall aluminium and Euro style metal cladding system to upper levels.
- External windows and doors are double glazed powder coated aluminium with fixed pane, sliding and opening windows as required, with proprietary hardware.
- All sash windows have security stays.
- Balconies to the first-floor level are reinforced concrete slabs, with suspended tile pavers. The second-floor level balconies are a timber structure, with waterproof membrane and suspended tile pavers.
- The ground level courtyard will have concrete paving to an exposed aggregate finish.
- Balustrades are powder coated aluminium.
- Roofs are timber framed, Colorsteel Trim rib profile metal roof, with metal gutters and downpipes.

EXTERIOR FEATURES

- Rain gardens throughout the site provide treatment of stormwater, with slow release into wider network, superior treatment of stormwater delivering cleaner water into the wider environment, and pleasantly landscaped.
- Walk through 'undercroft' providing covered entry to stair foyer.
- Asphalt driveway and carparks, with landscape garden plots.
- Exposed aggregate concrete footpaths.
- Powder coated aluminium letterboxes are located in under croft for each upper-level apartment. Each ground floor work live apartment will have its own letter box to the road frontage.
- Shared rubbish and recycling facility serviced by an external contractor.
- External grade LED wayfinding lighting.

INTERIOR FEATURES

- Ceiling heights range from 2.4m to 2.7m throughout apartments, predominantly living room ceiling heights are around 2.6m.
- Painted plasterboard ceiling and wall finishes to all apartment interiors to an F4 finish.
- Individual hot water cylinders in each apartment.
- 100% nylon carpet on underlay to bedrooms.
- Wood look Tarkett Traffic 250 vinyl sheet flooring to living areas and wet areas.
- LED lighting for energy efficiency and aesthetics.
- SkyTV and Freeview connection to each apartment living room (Personal decoder and connection are required).
- Wardrobe with top shelf and rail to each bedroom.
- Smoke alarms and heat detectors to comply with the NZ Building Code and connected to the NZ Fire Service.
- High efficiency electric heat pump providing heating and cooling to main living areas. The outdoor unit will be mounted in balcony area of each upper-level unit, and in the patio area for ground floor units.
- Heat recovery system, to reduce air moisture content, for a dryer healthier home environment.
- All paint finishes are with low volatile organic compounds.
- Fibre internet connection point to each apartment.

KITCHEN & LAUNDRY

- Artusi Oven, stainless steel with glass door.
- Artusi 4 hob induction cooktop, high quality Schott glass.
- Artusi Dishwasher stainless steel.
- Artusi Rangehood, stainless Steel
- Adesso Form kitchen mixer tap.
- High pressure Formica benchtops with ABS edging.
- Pressato single stainless-steel bowl.
- Toughened safety glass splashbacks.
- New Zealand manufactured kitchen cabinetry, low pressure laminate with soft close drawers.
- Robinhood stainless steel tub.
- Wood look Tarkett Traffic 250 vinyl sheet flooring.

BATHROOMS

- Shower, acrylic shower tray with three-sided alcove square corner shower enclosure.
- Floor standing vanity units, soft close doors, and wall hung vanity units with soft close doors, with ceramic basins.
- Adesso Form pressure basin mixer.
- Raymore Alpha slide shower set.
- Adesso all pressure adjustable shower mixer.
- Adesso vitreous china toilet suite.
- Raymore mirror cabinets, with LED light over.
- Raymore R-Series Round 7 slim heated towel rail.
- Aqualine Gib walls to L4 finish and painted.
- Wood look Tarkett Traffic 250 vinyl sheet flooring.
- Extractor ventilation fan.
- Low pressure laminate shelving.
- All plumbing fittings are low flow to help reduce water wastage.

BUILDING ACCESS & COMMON SPACE FEATURES

- Storage lockers ideal for bike and ski storage at ground level off main entrance lobby.
- Dedicated internal weatherproof stairwell to connect ground floor lobby to internal corridors accessing upper-level apartment entrance doors.
- Solid core apartment entrance door with owner specific key lock. Hollow core doors within apartments.
- Engineered timber stairs with edge nosing.
- Entry lobby and corridor walls have painted plasterboard linings Carpet tiles to corridor floors.
- Three level high floor to roof curtain glass wall to stairwell.
- Powder coated or galvanised metal balustrades to stair lobby and stainless-steel handrail.
- Swipe or electronic access control system providing access to lobby.
- Access for visitors is provided via an audio intercom system.
- Corridor lighting will be controlled via a time clock during normal operating hours and by occupancy sensors at other times.

Note: This Outline Building Specification has been prepared in March 2021. Whilst every effort has been made to be as definitive as possible should a product be unavailable or be unsuited to the final design solution the developer reserves the right to make changes at their discretion, however it will be with another product of similar quality.