

CURIOSITY | DISCOVERY | CONNECTION



70–74 Anzac Avenue

Outline Specifications

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STRUCTURE	Combination of structural steel, precast and reinforced concrete as per engineer's details to meet the current New Zealand Building Code (NZBC) requirements.
FLOORS	Concrete floors
EXTERNAL WALLS	Precast coloured/textured concrete, aluminium composite and fibre cement cladding on cavity.
INTERNAL WALLS	INTERTENANCY WALLS: Staggered 64mm steel stud wall, inside a continuous 92 mm steel stud top and bottom track. 1 layer of 13mm GIB – standard over 1 layer of 13mm GIB – Fyreline to both sides. Stopped level 4 finish.
WINDOWS AND EXTERNAL DOORS	Powdercoat aluminium doors and windows.
BALCONIES	FLOORING: Tiles on adjustable tile pedestals, over waterproof membrane. BALUSTRADES: Semi frameless glass balustrade
FIRE PROTECTION	Automatic sprinkler protection system. Smoke detectors and alarms. Emergency lighting.
STORAGE	Secure storage lockers (optional).
SECURITY	BUILDING ENTRY AND LIFT ACCESS: Via proximity card. VISITOR ACCESS: Entry lobby and lift accessed via audio intercom system from each apartment.

APARTMENTS

MECHANICAL VENTILATION

Externally vented extracts for laundry, bathrooms and kitchen range hood.

Mechanical fresh air supply to all apartments

FLOORING

GENERAL: Carpet on underlay.

KITCHEN: Tiles on acoustic underlay.

LAUNDRY: Tiles on acoustic underlay and waterproofing membrane.

BATHROOMS: Tiles on acoustic underlay and waterproofing membrane.

INTERIOR WALLS

GENERAL: 13mm Gib board with level four paint finish. 150mm skirting and 90mm architrave.

LAUNDRY: 13mm Gib Aqualine with level four paint finish. Square stopped to ceiling.

BATHROOMS: Full height tiles to shower and 13mm Gib Aqualine with level four paint finish. Square stopped to ceiling.

DOORS

ENTRANCE: Fire rated, solid core 810mm with enamel paint finish.

BATHROOMS: Hollow core, with enamel paint finish.

LAUNDRY: Hollow core, with enamel paint finish.

ELECTRICAL

LIVING/DINING: Double powerpoints
Telephone & Data/phone outlet
TV outlet

KITCHEN: Double powerpoints

LAUNDRY: Double powerpoints

BEDROOM: Double powerpoints
Teledata/phone outlet

BATHROOM: Double powerpoint

KITCHEN APPLIANCES

Bosch 60cm built-in oven, HBA23B151A
Bosch 60cm ceramic cooktop, PKE645C17A
Bosch dishwasher, SMU50E05AU
Classique 52 cm stainless steel range hood, CLPP52L

UPGRADE

Bosch 60cm induction hob, PIE651F17E

OPTIONS

Bosch washer, WAE22466AU
Bosch dryer, WTA74200AU
Bosch washer/dryer, WVH28441AU
Bosch fridge, KGN53XI25A

KITCHEN JOINERY & FITTINGS

DRAWERS AND DOORS: Low pressure laminate fronts and panels, soft close drawers & hinges
INTERIOR CABINETRY: White gloss low pressure laminate on water resistant MDF.
BENCHTOPS: Engineered stone or high pressure formica laminate
SPLASHBACK: Glass
SINK: Under mounted stainless steel sink.
TAPWARE: Single mixer tap by Kohler

LIGHTING

LIVING/DINING: Recessed/Surface mounted LED downlights.
KITCHEN: Recessed/Surface mounted LED downlights. LED strip light under overhead units.
LAUNDRY: Fluorescent light fitting
SLEEPING AREA: Recessed/Surface mounted LED downlights.
BATHROOM: Recessed/ Surface mounted LED downlights.
BALCONIES: Surface mounted LED bulkhead fitting.

**BATHROOM AND ENSUITE
FIXTURES AND FITTINGS**

VANITY & TAPWARE: Single mixer tap by Kohler. Porcelain basin
MIRROR: 800 mirror cabinet
SHOWER & TAPWARE: Framed toughened clear glass screen and door.
TOILET: Kohler close coupled
HEATED TOWEL RAIL: Chrome finished heated towel rail.
FITTINGS: Towel rail, toilet roll holder and coat hook.



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