

FRASER | AVENUE



BUILDING SPECIFICATIONS

38 Fraser Avenue | Northcote



LIVING

www.FraserAvenue.co.nz

BUILDING SPECIFICATIONS

BUILDING EXTERIOR AND STRUCTURE

- Foundations are reinforced concrete strip footings.
- Ground floor slabs are 125 mm thick reinforced concrete slabs.
- Inter-apartment floors and roof are reinforced concrete (overall depth of 150mm.)
- Inter-apartment walls are solid filled 190mm thick reinforced concrete block walls with added framing, insulation and with painted plasterboard lining.
- Inter-apartment walls designed acoustically to meet NZ Building Code of STC 50 tested. Our projects achieve STC 62 giving superior performance.
- All external walls are solid filled 190mm thick reinforced concrete block.
- Exterior wall finishes and cladding are predominantly a combination of 70mm bricks over 40mm cavity and extruded powdercoated aluminium sections.
- External windows and doors are double glazed powder coated aluminium with fixed pane, sliding and opening windows as required.
- Balconies and terraces are reinforced concrete slabs with a honed and sealed concrete finish.
- Balustrades are powder coated aluminium.
- Roofs are timber framed with powder coated long run metal cladding and external gutters built on the reinforced concrete roof slab.

EXTERIOR FEATURES

- Large green garden space with fruit trees, native plants, and privacy screens.
- Feature artwork sculptures by Anton Forde.
- Bitumen driveway finish with accent cobble pavers and exposed aggregate.
- Exposed aggregate concrete footpaths.
- Powder coated aluminium letterbox for each apartment.
- Shared rubbish and recycling facility serviced by an external contractor.
- External grade LED wayfinding and security lighting as required.
- External fencing and hedging to external boundaries for security and privacy.

INTERIOR FEATURES

- Venetian blinds in the bedrooms and roller blinds in the living room.
- 2.6m ceiling heights in all living rooms and bedrooms. 2.4m ceiling heights elsewhere.
- 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.
- LED lighting for energy efficiency and aesthetics.
- Sky TV and Freeview connection to each apartment living room. Personal decoder and connection is 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.
- Electric wall mounted heater to each living room.

KITCHEN & LAUNDRY

- Oven: Fisher & Paykel Wall Oven (OB60SL7DEX1) 7 functions, black/stainless steel
- Cooktop: Fisher & Paykel Ceramic Cooktop (CE604CBX1), black
- Dishwasher: Fisher & Paykel DW60CHX1, stainless steel
- Rangehood: externally vented Parmco integrated turbo pack.
- Washing Machine/Condensing Dryer: Fisher & Paykel Front Loader Washer Dryer Combo (WD8560FI)
- Hansa Ronda kitchen mixer tap.
- 4.5mm Decotile Luxury Vinyl Planks on 3mm Regupol acoustic underlay.
- New Zealand manufactured kitchen cabinetry with soft close drawers.
- 20mm engineered stone benchtops.
- Tile or coloured glass splashbacks to kitchen benchtop

BATHROOMS

- Shower base is bathroom flooring or VCBC acrylic shower tray with frameless glass shower screens.
- VCBC Zara Vanity unit white with one pull out drawer.
- Hansa Polo basin faucet, Hansa Duo Slide Shower set.
- VCBC Onda toilet suite.
- VCBC Mirror Cabinets over vanity with LED light over.
- Alexandra Elan Round ladder heated towel rail.
- Porcelain wall tiles to 1200mm.
- Porcelain floor tiles on 6mm cork acoustic underlay.
- Venetian blind in bathroom where required for privacy.

BUILDING ACCESS & COMMON SPACE FEATURES

- Dedicated internal weather proofed stair wells to connect ground floor lobbies to apartment entrance doors.
- Solid core apartment entrance door with owner specific key lock. Hollow core doors within apartments.
- Precast concrete stairs with edge nosing.
- Internal lobby walls to be sealed precast or block for durability.
- Powder coated or galvanised metal balustrades to stair lobbies. Stainless steel handrail.
- Swipe or electronic access control system providing access to lobbies and bike store security gates.
- Access for visitors is provided via an audio intercom system.

Note: This Outline Building Specification has been prepared in September 2018. 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.