

11 Parlane Street – Outline Specification
Apartments (units 1-5)
3.05.2018



Exterior/building façade

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- Innovative 135mm thick external LVL timber framing (two layers) with R3.6 insulation
- Ceiling insulation minimum R3.6
- Building envelope fully wrapped and sealed in James Hardie RAB board
- High performing uPVC windows and doors colour matched to cladding
- Insulated concrete slab with thermal bridging preventing edge insulation
- Siga internal building wrap – for airtightness
- Wall cladding
 - James Hardie Titan Board on cavity – painted finish
 - Long run Color steel sheets on cavity with factory painted finish
- Roofing
 - Long run Color steel sheets with factory painted finish
 - Membrane roofing over common stairwell and balcony decks
- Doors – Extra wide external entrance doors (960mm) with 60 minute fire rated
- Balconies – hardwood timber decking with waterproof soffits

Common stairwell

- Secure doors at each end with access via key and or pin pad
- Common stairwell lighting and emergency lighting as per building code
- Wall hanging lockable bike storage
- Concrete steps and landings
- Painted steel balustrades
- Roof hatch to access roof with roof anchors for future maintenance access

General interior specifications

- Floor to ceiling 2400mm with square stopped corners
- All walls finished to level 4 and painted with 60mm high timber skirting
- Heating/cooling – high wall heat pump to each unit
- Electric hot water cylinder
- Flooring to living areas and bedrooms – solution dyed nylon carpets on heavy duty underlay
- Flooring to kitchen and other wet areas – Karndean LooseLay or similar vinyl planking with specialised acoustic properties
- High performing Ata touch ceiling mounted down lighting (no recess to prevent heat loss and acoustic issues) and other feature lights
- Acoustic insulation to meet building code
- Sliding wardrobe/storage cupboard doors painted to match wall colour
- Wardrobe organisers with hanging rail and shelving

Technology

- Data points wired into each living room and back to central control board – fibre enabled
- Co-axial cabling and room terminations (living and bedrooms) provided for UHF TV aerial and sky satellite dish

Kitchen

- Bench top – 30mm thick engineered stone
- Undermount single sink
- Joinery/cabinetry – Melteca MDF with matching PVC edge (Chrome handles)
- Tiled splashback
- Methven tapware
- Appliances (Bosch dishwasher, Bosch induction cooktop, Bosch oven and powerpack rangehood)
- Recessed LED strip lighting under high level cabinets
- Karndean LooseLay or similar vinyl planking with specialised acoustic properties

Bathrooms

- High quality Englefield showers
- Easy clean shower wastes
- Karndean LooseLay or similar vinyl planking with specialised acoustic properties
- H3 timber skirting
- Primo wall hung vanity
- Tiled vanity splashback
- Large wall mirrors with demister
- Extraction fan
- Wall heater and heated towel rail
- Methven tapware
- Soft-close back-to-wall dual-flush toilet

Laundry

- Plumbed in cold and hot water supply and waste
- Provision for laundry tub in two bedroom units

Garaging

- Gib lined finish with level 4 painted finish
- Fully lined plywood rear wall for storage fixings
- Automatic garage sectional door with 2x remotes

Private and communal external areas

- Planting and hardstand areas as per landscape plans
- Concrete and asphalt driveway
- 1x letterbox per unit
- Timber fencing as indicated
- Communal clothesline area
- Timber screened bin areas for each unit
- New boundary fencing to northwest boundary

Notes:

- This outline specification is based on the developer's intent, the specification may be amended or refined as the design process is finalised.
- This outline specification is to be read in conjunction with the drawings provided.