

## Euskara Park Residences - Sales Specifications

### Building Structure & Exterior Finish

<b>Structure</b>	Foundations	Reinforced Concrete Piles
	Basement Car Park	Reinforced Concrete Floor & Columns, with Concrete Pile Retaining Walls & Sprayed Concrete Infill Walls A Combination of Precast Concrete Floor Panels with Concrete Topping Cast Insitu with Steel Beams Supports
	Ground Floor up to Top Level	Reinforced Concrete Floor & Columns, with Concrete Pile Retaining Walls A Combination of Precast Concrete Floor Panels with Concrete Topping Cast Insitu with Steel Beams Supports All to achieve the required Fire & Acoustic Levels as per NZ Building Code Requirements
	Roof	Plywood Roof Substrate on H3.1 Treated Timber Framing on Steel Supporting Structure
<b>External Walls</b>	Basement Car Park	Reinforced Concrete Pile Retaining Walls & Sprayed Concrete Infill Walls
	Ground Floor up to Top Level - Residential	Reinforced Precast Concrete Wall Panels (Lightweight Concrete where not required Structurally) Strapped, Lined & Insulated to Interior with High Build Acrylic Paint Finish Fibre Cement Cavity Based Cladding System Expressed Jointed with a Rigid Air Barrier System on Studs Gib Lined & Batt Insulated all with High Build Acrylic paint Finish
<b>Internal Walls</b>	Inter-Tenancy Walls	Reinforced Precast Concrete Wall Panels with Strapping & Insulation Gib Finished All to achieve the required Fire & Acoustic Levels as per NZ Building Code Requirements
<b>Vertical Service Shafts</b>		Speedwall System 1 Wall System Gib Finished All to achieve the required Fire & Acoustic Levels as per NZ Building Code Requirements
<b>Window &amp; Door Joinery</b>		Powder Coated Architectural Series Aluminium Exterior Joinery with Mico Hardware all to comply with NZS 4223 All Glazing to Comply with the Resource Consent Acoustic Controls

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		Paint Finished Timber Entry Doors with Security Viewer
		Obscure Glass is to be provided where required for privacy
<b>Roof</b>		Torch-on Double Layer Waterproofing Membrane System on Plywood Substrate
		Proprietary Roof Vents at 1per 20m2
		0.55mm Gauge Colorsteel G2Z Flashings where required on Continuous Packers
<b>Down pipes, Gutter &amp; Fascia</b>		0.55mm Gauge Colorsteel G2Z Gutters on Brackets to Suit to fall to Downpipes
		PVC Down pipes Paint Finished
		Fibre Cement Fascia Board Paint Finished to Gutters Only
		Proprietary Anodised Aluminium 2 Piece Eaves Trim Stainless Steel Screw Fixed into Substrate
<b>Soffits</b>	Ground Floor up to Top Level	Generally Soffits are to be Acrylic Paint Finish Concrete or:
		6mm Fibre Cement Sheet Linings with Expressed Joints on H3.1 Framing to Suit
<b>Plumbing &amp; Drainage</b>		All Plumbing & Drainage is to Comply with the NZ Building Code
<b>Exterior Balconies</b>	Ground Floor (Podium Level)	A Combination of Precast Concrete Floor Panels with Concrete Topping Cast Insitu & Epoxy Screed laid to Fall to Outlets
		Concrete Pavers on Proprietary Chair System on Waterproofing System on Substrate
		Timber Decking on H3.1 Framing on Chair System on Waterproofing System on Substrate
		Overflows to the Exterior are to be Provided
	Upper Floors	A Combination of Precast Concrete Floor Panels with Concrete Topping Cast Insitu with Steel Beams Supports
		Non Slip Exterior Grade Tiles Mortar Grouted on Adhesive Bedding on a Comprehensive Waterproofing & Acoustic Underlay System on Substrate
		Overflows to the Exterior are to be Provided
	Handrails	Powder Coated Aluminium Handrails fixed to Concrete Balcony Structure with either Safety Glass or Powder Coated Perforated Aluminium Infill Panelling

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### Common Areas & Facilities

<b>Security</b>		Keypad or Similar Access to Lobby & Car Parking
		Intercom to All Apartments
		Garage Door Access with Swipe or Remote Access
<b>Letter Boxes</b>		Located within the Main Entry Lobby
		Key Locked with Front Access
<b>Lift</b>		To be Accessed from All Levels
		No Lift Motor Room
<b>Entrance</b>	Door/gateway	Powder Coated Aluminium Perforated Aluminium Gates
	Floor	Tile Pavers
	Walls	Fibre Cement Cavity Based Cladding System Expressed Jointed with a Rigid Air Barrier System on Studs Gib Lined & Batt Insulated all with High Build Acrylic paint Finish
		Stonex Feature Panels
	Canopy	Powder Coated Cantilevered Steel Structure with Canopy Fixed with Stainless Steel Spiders to Structure & Stainless Steel Gutter & Downpipes
Exterior Louvres	Powder Coated Aluminium Horizontal Louvre's 200mm Wide on Powder Coated Support Structure	
<b>Refuse</b>		Basement Enclosure with Council Wheelie Bins
<b>Ventilation</b>		Mechanically Vented to Comply with the Resource Consent
		Mechanically Ventilation to Bathroom, Kitchen & Laundry
<b>Electrical</b>		Separately Metered
<b>Water (Hot &amp; Cold)</b>		Separately Metered
<b>Storage Areas</b>		As per sales schedule
<b>Landscape design</b>		Landscape design by Woodhouse Associates - Landscape Architects to comply with consents and in consultation with Ted Smyth Landscape Architect for Basque Park
<b>Stairs</b>	Structure	Precast Concrete Structure
	Finish	Selected Tiles Mortar Grouted on Adhesive Bedding on Substrate
	Handrail	Selected Tube Handrail on Proprietary Mounting Brackets

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		Powder Coated Aluminium Handrails fixed to Concrete Balcony Structure with either Safety Glass or Powder Coated Perforated Aluminium Infill Panelling
<b>Car Park</b>		As per sales schedule
		Motorized Garage Door with Swipe or Remote Access

### Apartment Interiors

<b>Doors</b>	Front	Solid Core Paint Finished Door with Security Viewer
	Internal	Hollow Core Paint Finished
	Balcony Doors	Powder Coated Architectural Series Aluminium Exterior Joinery with Mico Hardware all to comply with NZS 4223 or similar All Glazing to Comply with the Resource Consent Acoustic Controls
	Hardware	Stainless Steel Lever Type
<b>Internal Walls</b>		Ceiling Height shall be generally 2.5m High to Habitable Rooms & Lower as required within Bathrooms & Cupboards
		10mm Gib Board Walls fixed to nominated wall framing system
		13mm Gib Board Ceiling Lining on metal Suspended Grid System
		Gib Aqualine or similar approved to be Substituted in Wet Areas
		Tiled Areas to be on Fibre Cement Substrate Skirtings to be Paint Finished
<b>Internal Floors</b>		As per Colour Board
	Carpet	As nominated but generally - Heavy Duty Carpet & Underlay
	Tiles	Entry, Bathroom, Laundry & Ensuite to be Tiles with Mortar Grout on Adhesive Bedding on Acoustic Underlay where required on Substrate
<b>Internal Finishes</b>	Walls	Gib Walls Stopped to F4 Quality
		3 Coats of Low sheen Acrylic Paint
	Ceiling	3 Coats of Ceiling flat Acrylic Paint
<b>Laundry</b>		Separate Tub
		Generally Integrated Clothes Washer & Dryer
<b>Kitchens</b>	Tops	As per Yellowfox specification and schedule of finishes
	Cabinetry	As per Yellowfox specification and schedule of finishes

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	Toe kick	As per Yellowfox specification and schedule of finishes	
	Interior	As per Yellowfox specification and schedule of finishes	
	Sink Insert	As per Yellowfox specification and schedule of finishes	
	Mixer	As per Yellowfox specification and schedule of finishes	
	Splash back	As per Yellowfox specification and schedule of finishes	
<b>Bathroom &amp; Ensuite</b>	Vanity	As per Yellowfox specification and schedule of finishes	
	Cabinet	As per Yellowfox specification and schedule of finishes	
	Mirror	As per Yellowfox specification and schedule of finishes	
	Towel Rail	As per Yellowfox specification and schedule of finishes	
	Flooring	As per Yellowfox specification and schedule of finishes	
	Toilet	As per Yellowfox specification and schedule of finishes	
	Shower	As per Yellowfox specification and schedule of finishes	
	Toilet Roll	As per Yellowfox specification and schedule of finishes	
	Towel Ring	As per Yellowfox specification and schedule of finishes	
	<b>Electrical</b>	Ventilation	All Rooms are to be Mechanically Ventilated
Sky TV		A Common Sky TV Connection will be provided	
Master Bedroom		Single Halogens	
		2 Lights over Bed	
		3 Double Power Sockets	
		1 Phone Socket	
Bedroom 2		1 TV Socket	
		Single Halogens	
		2 Double Power Sockets	
		1 Phone Socket	
Bathroom		1 TV Socket	
		Lighting as specified	
		1 Shaver Socket	
	1 Heated Towel Rail		
	1 Heated Mirror		
Laundry (where	1 Extract Fan		
	1 Down light		

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	separate enclosure)	1 Double Power Socket
	Kitchen	Selected Feature lighting over Island Units (Where Applicable)
		2 Double Power Sockets (Splash back)
		1 Single Power Socket (Range hood)
		1 Single Power Socket & Isolator (Fridge)
		1 Single Power Socket & Isolator (Oven)
		1 Single Power Socket & Isolator (Dishwasher)
		1 Single Power Socket & Isolator (Microwave)
		1 Single Power Socket & Isolator (Waste Disposal)
	Living & Dining	Halogens with Dimmer Control
		3 Double Power Sockets
		1 Phone Socket
		1 TV Socket
<b>Hot Water</b>		Reticulated Continuous Hot Water System with Boiler within the Basement with Mains Pressure
<b>Wardrobe Shelving</b>		Proprietary Wardrobe Shelf System by Storage Designer
		Hanging Rail
<b>Appliance Package</b>	Oven	To be advised
	Cook top	To be advised
	Dishwasher	To be advised
	Fridge	To be advised
	Combined Clothes Dryer & washing machine	To be advised
	Microwave	To be advised
	Waste Disposal	To be advised
	Range hood	To be advised
<b>Plumbing</b>		As per Yellowfox specification and schedule of finishes

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DISCLAIMER: Please note that this is a preliminary architectural specification prepared prior to the commencement of construction. Changes may be made during construction and all details should be rechecked carefully as the construction work proceeds and up to date information becomes available. While every effort was made to ensure the information was true and correct at the time of printing no responsibility will be taken for any errors or omissions. This specification is for guideline only and does not constitute an offer or contract.