



APT 15 Nugent St

OUTLINE SPECIFICATION

STRUCTURE

15 Nugent is of a superior in-situ poured concrete structure throughout, including beams, columns, exterior walls, floors and roof. This is not common for Auckland apartment projects and is more expensive to construct. However, the developer chose this in-situ poured concrete structure because it is obvious that the benefits of solid, low maintenance, better insulation, noise-reducing structures outweigh the additional construction cost.

Perimeter retaining walls consist of 600mm reinforced concrete piles forming secant walls or palisade walls with reinforced shotcrete concrete between, depending on the location.

Foundation beams and the lowest basement floor are all reinforced concrete. The foundations sit on 900mm diameter reinforced concrete bored piles.

Shear walls bracing the structure consist of 200mm thick reinforced concrete including most corridor walls and the stairwells and lift shafts in addition to approximately 50 – 99 columns per floor supporting the floors above.

External façade walls vary from 120mm to 200mm thick reinforced concrete.

Beams and columns are all in-situ poured reinforced concrete.

Floors are a minimum of 150mm thick concrete, typically combining precast concrete slabs with a concrete topping, to achieve structural integrity and noise reduction. The basement B1 floor is 200mm thick and the Level 1 structural floor capping off the basement is 220mm thick. Level 1 apartment floors are raised above that structural concrete floor using a proprietary AAC (aerated autoclaved concrete) flooring system so that they are above the level of the courtyard membrane waterproofing (forming the exterior basement roof).

The apartment roof structure is also concrete, similar to the floor system, but a total concrete thickness of 200mm, on additional load-bearing concrete beams to support the garden planting and the gathering of people socialising on the rooftop garden and to minimise environmental noise reaching the apartments below.

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EXTERIOR

The exterior of 15 Nugent has been designed to maximise the views and sun by featuring extensive areas of floor-to-ceiling double glazing in APL Architectural Series aluminium joinery, known as APL's high-performance range manufactured to suit large formats and architecturally designed homes and apartments. All architectural details of the exterior have been analysed by Lautrec Façade Engineers to ensure the building performs well in all weather conditions. All decks of room proportions have been recessed into the building and enclosed on the outer-face by a further set of double glazing window sliders so that the deck itself can be used in all weather.

The building is capped off with an extensive rooftop garden area covering almost half of the roof, providing communal shared space with lush plants, outdoor seating, decking, children's playground rubber mound and artificial lawn. Residents and their guests will be able to enjoy the sun and views, cook on BBQs, play games and exercise. Safety barriers to the roof garden will be constructed of cantilevered glass to provide a windbreak and ensure uninterrupted views. The roof itself will be expressed by cantilevering out beyond the building walls to enhance the solidity of the building and cap the apartment levels off as viewed from the street.

Specifics are as follows:

- Street-level concrete walls and planters are overlaid with a basalt stone veneer.
- Concrete walls, beams and columns, are fair-faced reinforced concrete painted on the exterior in Resene X-300E high build elastomeric membrane. Those walls which form part of the internal deck enclosures will be first plastered with a proprietary rendering system before painting.
- Windows and doors are APL Architectural Series double glazed aluminium joinery with a finish of Duratec powder coated. Fire windows are similar but in certified fire rated steel joinery powder coating to match the aluminium windows.
- The roof utilises a proprietary "warm roof" system of Enertherm insulation panels, shaped to drain rainwater, overlaying the concrete roof slab and sheathed with a double layer of Nuralite Nuratherm torch-on waterproofing membrane.
- The north half of the roof has an Outdoor deck of a proprietary aluminium framing system to float the decking, tiling, playground rubber mounds and artificial grass above the waterproofing membrane roof. The garden area is sheltered by

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frameless glass balustrades (Viridian Euroglass Monaco) with 17.5mm cantilevered SentryGlas that has a unique interlayer with the ability to rebound and maintain barrier protection under impact.

- The Apartment decks and level 1 courtyards have tiling floating on jacks above TPO waterproofing membranes while the level 1 walkway utilises the Outdure aluminium framing system to support the tiling.
- Deck balustrades are proprietary aluminium post and rail systems in a powder-coated finish and deck soffits are tongue and groove cedar lined with a warm natural oil stain wood finish.
- All planters are concrete, lined in a double layer of Nuralite 3PG torch-on membrane.

COMMON AREAS

- **Secure entry** – electronic access to the apartments is controlled at the common area entry doors, the gate to the side walkway and at the security roller grille on the basement car park garage with intercom for guests to contact each apartment and for access. Security cameras monitor all entry points.
- **Lifts** – two lifts service all parking and apartment levels. One staircase adjacent to the lifts serves every level and a second staircase serves all levels above the basement.
- **Floors** – the Level 1 entry stairs are tiled and the entry foyer and spacious lift lobby feature luxurious stone tiling with brass inlay and contrasting borders. Apartment corridors and stairs have carpet tile finishes for a more hushed tone.
- **Walls** – Level 1 lift lobby has the stone flooring continued up the face of the lift door walls and features quality wallpaper on the opposite walls. The remaining walls throughout the common areas are either painted, rendered, concrete walls or painted plasterboard (level 4 finish) depending on the substrate.
- **Ceilings** to the entry foyer and lift lobby feature a coffered ceiling with recessed LED lighting strips and elegant pendant light fittings. All ceilings throughout the project are plasterboard lined and painted to Level 4 Finish.
- **Stairs** have stainless steel handrails and powder-coated aluminium balustrading, with aluminium step nosings for slip resistance and improved visibility.
- **Mailboxes** – secure, individual, powder-coated aluminium letterboxes suitable for A4 size mail are located in a fully glazed anteroom to the side of the level 1 main

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entry doors for everyday convenience, the room doubling as a sheltered waiting room for transport or guests to arrive.

- **Waste disposal** – a mechanically ventilated rubbish room is located adjacent to the lifts in the basement (B1 level) for convenient sorting and disposal of waste, complete with a bin wash-down area.

CAR PARK

- Two levels of basement provide parking for 100 cars with separately secured areas for the storage of a similar number of bicycles on the upper basement level (B 1). Both levels have direct access between apartments and cars by means of stairs and lifts.
- The upper basement (B 1) level entry ramp and service area has a 2.5m headroom clearance to allow for smaller waste removal vehicles to service the rubbish room with manoeuvring space for waste vehicles to exit forwards and space for other vehicles to pass when loading up. Similar sized commercial vehicles will be able to deliver furniture and appliances through to the basement lift lobby.
- The construction throughout is solid concrete with a secure roller grille access door, good lighting and mechanical extraction of vehicle fumes.
- Electrical vehicle charging points will be dispersed throughout both levels.

APARTMENT INTERIORS

- **Floors** – Living rooms, flexi-rooms and bedroom areas will all be finished in a woven broadloom carpet on underlay with painted timber skirtings. Kitchens will have laminated timber or a timber veneer plank flooring on acoustic underlay. Bathrooms, ensuites and laundries will have ceramic tile floors on acoustic underlay and waterproofing membrane.
- **Walls** – Intertency and corridor walls vary in construction between:
 - a) 200mm thick concrete structural walls with standard plasterboard lining over 45mm strapping and R1.0 insulation on one or both sides, and
 - b) double timber stud walls with plasterboard linings and R2.2 insulation (Gib Spec GBTLA 30a – 58 STC).
- **Room partitions** within each apartment will generally be 90mm timber framing with 10mm standard gib board or 10mm Aqualine in wet areas.

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All plasterboard linings will be finished to Level 4 standard and painted.

- **Bathroom and ensuite walls** will have 9mm Hardies villaboard lining over the inter tenancy linings and as a substitute for Gib board on the remaining internal partitions, to allow for full wall tiling.
- **Ceilings** – paint finished plasterboard suspended below concrete floors with acoustic insulation between. Ceiling heights are typically 2.55m over the central living area with 2.4m over bedrooms, bathrooms, and kitchens.
- **Doors** – All apartment entry doors are dramatic 2.2m tall, fire and acoustic rated, 55mm thick, solid core doors (paint finished) with secure locking hardware, and selected door furniture, including door levers, door closers and door viewers. Internal apartment doors are 2m high, paint finished hollow core doors with selected lever door furniture. Flexi-room cavity sliders are floor-to-ceiling height and retract fully into the wall cavities to provide unobstructed extensions of the living area if desired. Wardrobe doors are proprietary aluminium framed mirror doors (Juralco 350 series Architectural System or similar).
- **Kitchens** – Benchtops are either 20mm engineered stone or 12mm thick porcelain with a timber veneer base and edge and waterfall feature to one side of all island benches (with additional cost). Cabinetry doors and drawer fronts are lacquer finished MDF with Melamine veneer carcass interiors whilst full height pantry doors feature selected timber veneer or vinyl film coated finishes. Splashbacks are ceramic feature tiles. Sinks are under-mounted stainless steel with selected chrome kitchen mixers. On completion, apartments will be fitted out with the latest model of electrical appliances including integrated 60cm under-bench ovens with cooking hob, dishwasher, refrigerator, and extractor range hood. All home appliances will be manufactured by worldwide well-known manufacturers.
- **Bathrooms** – wall hung toilet with soft-close seat and concealed in-wall cistern, built-in bath, tiled shower walls, frameless glass shower enclosures, 120cm wide proprietary wall hung vanity unit with integrated basin and countertop, timber veneer or melamine drawer fronts, wall mounted mirror cabinet, electrically heated towel rail and under-tile floor heating. Chrome tapware and accessories (slide shower, bath and basin mixer, toilet roll holder, robe hook).
Family bathrooms (apartments area more than 81 m²) – built-in bath with shower over, fully tiled walls and built in glass shower screens.

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Smaller bathrooms and ensuites – shower stalls fully tiled with frameless glass doors and screens.

- **Laundry** – condensing dryer in a stacking front load washer/dryer combination of appliances.
- **Wardrobe fit-outs** – Juralco ClosetPro (or similar) proprietary melamine wardrobe systems for dressing rooms and built-in wardrobes.

SERVICES

- **Mechanical** – mechanical ventilation system to allow for fresh air supply when all glass doors and windows are closed to minimise environmental noise within the apartments. Air extract from bathroom and laundry areas. Separate mechanical extraction of cooking fumes.
- Extract ventilation of bathrooms and laundries within each apartment will be combined in one horizontal ceiling duct to façade mounted stainless steel cowls. Condensing dryers will be installed in all laundries rather than venting each drier. Kitchen extractor range hoods will be separately ducted horizontally to façade mounted cowls. Similarly, the air supply will use a faced mounted cowl to feed ceiling mounted grilles via a ducted in-line fan.
- Hi-Wall air conditioning will be provided to the living area within each apartment. Outdoor units will be located individually in each courtyard of Level 1 or grouped within the basement car park and on the building roof. Where pipe runs exceed recommendations the outdoor units will be located on individual apartment decks.
- Car Park ventilation will employ high-level Jet Fans to mix and circulate air around the space with a vertical ducted extract system to discharge at roof level.
- Service rooms will have air supply and/or extract as necessary and fresh air will also be supplied to corridors and common areas.
- **Security and Access** – security cameras are on exterior entrances and individual apartments a prewired for security cameras in each. Electronic access to exterior common area doors and gates. Intercom between each apartment and the common area doors for guest access.
- **TV and Data** – Each apartment will have a Star Wire Box to house all telecommunications fibre optic home services equipment with Cat 6 data cables to phone and data outlets. An MATV system will reticulate Sky and free-to-air

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television services to living rooms, bedrooms and flexi-rooms. Security access and CCTV monitoring will be provided for all common areas with the provision of cabling for optional CCTV systems within apartment living spaces. An audio and video intercom system will provide communication between the main entrance doors and each apartment.

- **Electrical** – Electrical loading for this building requires a dedicated Vector transformer within the basement (level B1). The main switchboard will also be located at B1 with sub-main boards distributed over other floors of the building to feed individual distribution boards within each apartment. Provision will be made for electric vehicle charging points distributed throughout the basement and optional car-stackers (to add extra car parks) in the lower Basement (Level B2). Common area lighting will be controlled by motion sensors, apartment lighting controlled by room switches and exterior lighting by timers and photocell sensors. Emergency and exit lighting will use self-contained luminaires. All power outlets will be RCD protected. Cooking and water heating will be electric.
- **LED lighting** throughout all apartments and common areas. Downlights recessed in apartment ceilings with feature pendant lighting over kitchen island benches. Electrical distribution boards recessed within apartment walls. Heated floor tiles in bathrooms, motorised roof louvres over decks of level 6 apartments where indicated for direct sunlight to each of those apartments. Electrical hot water storage cylinders in each apartment.
- **Fire protection** – a complete sprinkler system throughout the building with smoke detection and alarms in all apartments and emergency lighting of common egress routes.

ACCESS FOR ROOF BUILDING MAINTENANCE

Two staircases serve the rooftop garden. A gate in the glass barrier system provides service access to the remainder of the roof. The concrete roof construction allows for the connection of safety harnesses and abseiling lines for building maintenance using steel anchor points and Sayfa Travel 8 static line systems over the roof.

On the north, east and south edges where the roof gutters extend out beyond the exterior walls Sayfa Raptor Rails will be incorporated in the exterior soffits to accommodate the abseiling maintenance crew.

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