

# Long Bay Apartments: Outline Specification for Sale & Purchase

Prepared by Architectus.

## 1.0 EXTERIOR AND COMMON AREAS

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### BUILDING STRUCTURE

Foundations: Concrete perimeter retaining walls with vertical in situ stitched joints to concrete perimeter frame on concrete pad & beam foundations.  
Structure: Concrete shear walls and steel post and beam structure.  
Floor: Concrete flooring units and topping slab to all floors.

### BASEMENT CARPARK

Sealed reinforced concrete. Precast concrete panels to walls. Exposed precast concrete floor system to ceiling.

### RESIDENTIAL BASEMENT CARPARK ENTRANCE

Carpark accessed via Glenvar Ridge Road. Outside of Village Centre commercial hours access is controlled by motorized roller door. Dedicated resident car parking access is via motorized roller door controlled by remote control with in slab exit loops and swipe backup.

### PEDESTRIAN ENTRY / STREET & COURTYARD CANOPIES

Steel framed canopies with expressed steel fascia. Canopies are roofed with 2 layer torch-on membrane on ply. Painted fibre cement soffit incorporate recessed lighting.

### SECURITY ACCESS: BUILDING

All external doors and gates into the apartment lobbies are to be fitted with a security system including access control via card reader and video intercom from each apartment.

### LOBBY ENTRY DOORS

Glazed powder coated aluminum suite with colour matching head sill and jamb flashings.

### INTERNAL CIRCULATION AREAS

Concrete floor and stairs with rubber flooring finish. Combination of painted plasterboard and precast concrete panels. Painted plasterboard finish to ceilings.

### EXTERNAL CIRCULATION AREAS TO BREEZEWAY

Porcelain pavers on deck supports over waterproofing membrane system to concrete slab. Brick cavity cladding and precast concrete wall panels. Painted fibre cement soffit incorporating recessed lighting.

### EXTERNAL WALLS

Both buildings have a common brick cavity clad base at street level with the upper floors to Building A being clad in metal standing seam with ColorCote or COLORSTEEL finish and Building B using a complimentary second brick type. Push out bay windows to Building B are clad with powder coated aluminium panels.

### BALCONIES

Building A is glass balustrading fixed to posts with timber handrail. Composite decking on jacks over membrane to concrete and steel structure. Reveals and soffits painted grooved fibre cement panels or similar. Apartments with skillion roof also include powder coated aluminium louvres for solar shading.

Building B is brick balustrading with integrated bi-folding powder coated aluminium shutters. Reveals are a combination of brick cavity cladding and painted fibre cement panels. Soffits are painted fibre cement.

### ROOF

Building A is prefinished metal standing seam roofing to main roof with 2 layer torch-on membrane to valleys on steel structural framing. Building B is long run metal roofing to main roof with 2 layer torch-on membrane to valleys on timber trusses.

### EXPOSED DOWNPIPES / GUTTERS

Metal Downpipes and gutters with COLORSTEEL finish.

## WINDOWS / EXTERNAL DOORS

Powder coated aluminium suite with colour matching head sill and jamb flashings. Double glazing to apartments with laminated glazing to common areas.

## LIFTS

13-person machine room less lift 1 per building.

## STORAGE LOCKERS

Lockers to basement car park with full width lockable doors.

Approximate measurements of locker are 2400mm wide X 810mm deep X 2010mm high.

## 2.0 APARTMENT AREAS

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### FLOORING

Living / dining area:	Engineered timber flooring on acoustic underlay.
Kitchen and entrance:	Engineered timber flooring on acoustic underlay.
Bedrooms and study:	100% solution dyed nylon carpet on underlay.
Bathroom:	600mm x 600mm tiles on acoustic underlay.
Laundry:	Vinyl Flooring.
Balcony:	Composite decking on supports over membrane waterproofing system.

### INTERIOR LININGS

Plasterboard (Level 4 finish) to walls and ceilings.

Gib Aqualine (Level 4 finish) to all bathroom and laundry areas.

Ceilings: plasterboard ceiling with water based flat paint finish, recessed light fittings and recessed sprinkler heads. Bathrooms to have 300mm x 600mm tiles on 13mm Gib Aqualine and waterproofing membrane (where required) to selected walls, paint finished plasterboard to remaining. Ceiling heights generally 2.7 metres nominal with bulkhead, bathrooms at 2.4 metres min.

### INTERIOR FURNISHING

All units have sun filter roller blinds to bedrooms and study

Unit numbers A01, A03, A05, A07, A10, B01, B04, B05, B06, B09, B10, B11, B14 and B15 have sun filter roller blinds to living room window/s except for the main sliding doors from living room to balcony.

### DOORS

Apartment entrance door:	Solid core timber door.
Bathroom doors:	Hollow core timber door.
Bedroom doors:	Hollow core timber door.
Laundry doors:	Hollow core timber door.
Wardrobe doors:	Pre-finished MDF.

Paint finish to be water based enamel semi-gloss to leaf and frame.

### HEATING AND COOLING

Reverse cycle split high wall air conditioning unit provided to living area.

### MECHANICAL VENTILATION

Ducted extract fans for internal bathrooms and laundry. Condenser type driers are mandatory. Automated low velocity fresh air supply system to all apartments.

### SECURITY SYSTEM WITHIN APARTMENTS

Pre-wire only for security panel power (concealed behind linings).

### FIRE PROTECTION

Concealed Fire sprinklers throughout, with smoke detectors and alarms to meet code requirements.

## APARTMENT SHOWERS

Approximate shower sizes. (mm)

	One bedroom	Two bedroom
Main shower size	1200 x 900	1200 x 900
Second shower size		1200 x 900

## KITCHEN FITTINGS

Features:	Quality kitchen with kitchen island, tall pantry cupboard, pull out deep storage drawers, wide cutlery drawers, hob, oven, microwave shelf, over bench integrated rangehood and crockery cupboards. Low pressured laminate finish to cupboards and cabinetry carcass.
Mechanisms:	Soft close drawer glides and door hinges. Aluminium pull handles.
Kitchen Bench top:	20mm reconstituted stone.
Sink:	Undermount stainless steel.
Splash backs:	Painted toughened glass.

## KITCHEN APPLIANCES

Oven:	Fisher & Paykel – 600mm Single 5 function - built in oven.
Hob:	Fisher & Paykel - 600mm four zone, ceramic cooktop.
Dishwasher:	Fisher & Paykel – 600mm free-standing dishwasher.
Waste disposal:	Insinkerator waste disposal
Rangehood:	Fisher & Paykel – 600mm integrated rangehood.

## PLUMBING FIXTURES

Kitchen:	Paini kitchen mixer.
Bathroom fittings:	
Vanity:	Duravit single basin with single pull out drawer under and Paini deck mounted basin mixer.
Misc. fittings:	Toilet Roll Holder, Towel rail, & Robe Hook.
Heated towel rail:	Ladder Type (With slimline version to second bathrooms).
Toilet:	Duravit CC Suite with soft close seat.
Shower:	Slide rail and mixer
Mirror cabinet:	Mirrored glass fronted cabinet with low pressured laminate carcass and shelves combined with open shelf unit
Laundry Tub	Robinhood – 360mm wide Supertub. Excerpt Unit A03 which has a undermount stainless steel sink & tap.
Hot Water Cylinder	1 Bedroom – 180L HWC on MDPE Safe Tray 2 Bedroom – 250L HWC on MDPE Safe Tray