

## 1 GENERAL

### 3 STRUCTURE

- 31.01** 150mm PRECAST CONCRETE PANEL WITH 15mm CHAMFERS TO ALL EXPOSED EDGES. REFER ENGINEERS DRAWINGS FOR STEEL SIZE AND PLACEMENT. EXTERIOR FACE - PAINT FINISHED AND TREATED WITH GRAFFITI GUARD COATING FROM GROUND LEVEL TO 3.0m ABOVE FFL. INTERIOR FACE - GENERAL REFER ENCLOSURE NOTES BELOW. PAINT FINISH WITHIN EGRESS STAIR.
- 31.02** COMFLOR 60 SUSPENDED FLOOR SLAB. FLOOR TO ACHIEVE R1.3 OR GREATER AND HAVE A MINIMUM LOADING CAPACITY OF 3.0KPA. 165mm SLAB THICKNESS TO ALLOW FOR 15MM CHASING FOR WIRING. REFER ENGINEERING DRAWINGS.
- 31.03** 125mm RC SLAB WITH LOCALISED RC GROUND BEAMS. ON DPM, SANDBLINDING AND COMPACTED HARDFILL. REFER ENGINEERING DRAWINGS.
- 31.04** 300mm WIDE PRECAST CONCRETE WINDOW BOX, CAST WITH PANELS. REFER STRUCTURAL DRAWINGS. PAINT FINISHED TO MATCH BLACK TRESPA METEON CLADDING.
- 34.01** 250 UC 73 STRUCTURAL STEEL COLUMNS WITH INTUMESCENT FIRE PROTECTION COATING. REFER ENGINEERING DRAWINGS. TO BE PAINT FINISHED WHERE EXPOSED TO F5 FINISH.
- 34.02** GALVANISED STEEL 200mm DHS PURLINS AT CRS SPECIFIED BY STRUCTURAL ENGINEER CLEATED OF UB ROOF BEAMS (REFER ENGINEERS DRAWINGS).
- 34.03** 310 UB 40 STRUCTURAL STEEL COLUMNS WITH INTUMESCENT FIRE PROTECTION COATING. REFER ENGINEERING DRAWINGS. TO BE PAINT FINISHED WHERE EXPOSED TO F5 FINISH.
- 34.04** 200 SHS 10 STRUCTURAL STEEL COLUMNS WITH INTUMESCENT FIRE PROTECTION COATING. REFER ENGINEERING DRAWINGS. TO BE PAINT FINISHED WHERE EXPOSED TO F5 FINISH.
- 38.01** NAILPLATE DESIGN TIMBER CANOPY TRUSSES @ 1200CRS MAX SPANNING BETWEEN PFC STEEL BEAMS. REFER MANUFACTURERS TRUSS LAYOUT.
- 38.02** 90x45 H1.2 SG8 TIMBER STRAPPING FULL HEIGHT TO EXTERIOR WALLS. STUDS @ 600mm CRS SHOT FIXED OVER DPC INTO PRECAST PANEL. R2.2 PINK BATT INSULATION. 13mm GIB STANDARD UP TO CEILING LEVEL ONLY, STOPPED TO LEVEL 4 FINISH.
- 38.03** 140x45 H1.2 SG8 WALL FRAMING - FIRE RATED FULL HEIGHT TO U/S SLAB/ROOF. STUDS @ 600mm CRS. LINE BOTH SIDES WITH 13mm GIB FYRELINE, STOPPED TO LEVEL 4 FINISH. FIT R1.8 PINK BATTS SILENCER INSULATION BETWEEN FRAMING. GIBSPEC GBTL60
- 38.04** 90x45 H1.2 SG8 WALL FRAMING - SOUND RATED FULL HEIGHT TO U/S SLAB/ROOF BRACED BY CEILING JOISTS. STUDS @ 600mm CRS. LINE BOTH SIDES WITH 13mm GIB STD (9mm VILLABOARD TO DP SHOWER), STOPPED TO LEVEL 4 FINISH. FIT R1.8 PINK BATTS SILENCER INSULATION BETWEEN FRAMING.
- 38.05** 90x45 H1.2 SG8 WALL FRAMING TO CEILING LEVEL. STUDS @ 600mm CRS. LINE BOTH SIDES WITH 13mm GIB STD (AQUALINE TO WET AREAS), STOPPED TO LEVEL 4 FINISH.

### 4 ENCLOSURE

- 41.01** 250 MICRON POLYTHENE DAMP-PROOF MEMBRANE (DPM) UNDER SLAB / FOOTINGS.
- 41.02** SIKAPROOF BENTONITE WATERPROOF TANKING TO LIFT PIT. REFER ENGINEERING DRAWINGS.
- 42.01** 9mm TITAN FACADE PANEL OVER 70x19mm CLD CAVITY BATTENS OVER THERMAKRAFT WATERGATE PLUS BUILDING UNDERLAY OR RESIDUAL THERMACRAFT 405 UNDERLAY.
- 42.02** 6mm VILLABOARD SOFFIT LINING WITH EXPRESSED JOINTS OVER 70x35 SOFFIT BATTENS @ 600CRS. VILLABOARD INSTALLATION TO MANUFACTURERS DETAIL / SPECIFICATION. PAINT COLOUR TBC.
- 42.03** 10mm TRESPA METEON PANEL CLADDING INSTALLED WITH PROFIX TS35 CONCEALED FIXING OVER 6mm RAB BOARD. BLACK COLOUR.
- 42.04** 10mm TRESPA METEON PANEL CLADDING INSTALLED WITH PROFIX TS35 CONCEALED FIXING OVER 6mm RAB BOARD. CHARCOAL COLOUR EXACT COLOUR TBC.
- 43.01** 0.55mm BMT ZINCALUME DIAMOND DP955 ROOF CLADDING. FIX OVER THERMACRAFT 405 SELF SUPPORTING ROOF UNDERLAY OVER 18mm CAVIBAT BATTENS POSITIONED ABOVE PURLINS OVER H3.1 17mm ECOPLY DD GRADE T&G ROOFING PLY.
- 43.02** 0.55mm BMT ZINCALUME CRICKET FLASHING DIVERTING SINGLE DIRECTION AWAY FROM PARAPET AND CONTINUED UP TO RIDGE FLASHING. INSTALL IN ACCORDANCE WITH NZROOFING CODE OF PRACTICE.
- 43.03** 0.55mm BMT ZINCALUME FLASHING PURPOSE MADE TO CLOSE OFF AGAINST EXISTING BUILDING.
- 43.04** 0.55mm BMT ZINCALUME CAP FLASHING OVER PLYWOOD TO 5DEG FALL. PAINT FINISHED TO MATCH PRECAST
- 44.01** ARDEX BUTYNOL 1.5mm THICK GREY COLOUR WATERPROOF MEMBRANE OVER 17mm CD GRADE H3.2 TREATED PLYWOOD(CCA) OVER 70x45mm ON FLAT H1.2 TREATED PURLINS @ 400CRS.
- 44.02** ARDEX BUTYNOL 1.5mm THICK GREY COLOUR WATERPROOF MEMBRANE OVER 17mm CD GRADE H3.2 TREATED PLYWOOD(CCA) LAID TO 1:100 FALL OVER 70x45 H1.2 TIMBER GUTTER FRAMING @ 400mm CRS.
- 45.01** INSOL SOLARIS 180 VERTICAL LOUVRE BLADES FIXED WITH CLASP BRACKETS HOUSED WITHIN 30x25mm CHANNEL FIXED INTO TIMBER FRAMING WITH 14 GAUGE STAINLESS STEEL TEK SCREWS. BLADES AND CLASP BRACKETS TO BE POWDER COATED BLACK WITH FIXING CHANNEL AND FIXINGS POWDER COATED TO MATCH CHARCOAL TRESPA CLADDING.
- 45.02** APL 100mm FLUSHGLAZE SUITE WITHIN SEISMIC FRAME. MATCHING ALUMINIUM FLASHINGS BY WINDOW MANUFACTURER. COLOUR SILVER ANODIZED. DOUBLE GLAZING - 6mm CLEAR, 12mm AIR, 6mm LOW E.
- 45.03** APL 100mm FLUSHGLAZE SUITE WITHIN SEISMIC FRAME. MATCHING ALUMINIUM FLASHINGS BY WINDOW

MANUFACTURER.

COLOUR SILVER ANODIZED. DOUBLE GLAZING - 6mm GREY TINT, 12mm AIR, 6mm LOW E.

- 45.04** APL 125mm FLUSHGLAZE SUITE WITHIN SEISMIC FRAME. MATCHING ALUMINIUM FLASHINGS BY WINDOW MANUFACTURER. COLOUR SILVER ANODIZED. DOUBLE GLAZING - 6mm CLEAR, 12mm AIR, 6mm LOW E.
- 45.05** SERAPHIC BACK SCREEN PRINTED GLASS SPANDRAL PANEL WITHIN TYPICAL APL 125mm FLUSHGLAZE SUITE.
- 45.06** 1.0mm BMT POWDERCOATED STEEL CLAD 47mm THICK SOLID CORE DOOR WITHIN APL 100mm FLUSHGLAZE FRAME. DOOR COLOUR TO MATCH ALUMINIUM JOINERY.
- 45.07** FRAMELESS GLASS SLIDING DOORS WITHIN APL 125mm FLUSHGLAZE SUITE.
- 46.01** SOLARTUBE 750DS-CC DAYLIGHTING SYSTEM WITH 600X600 SQUARE CEILING DIFFUSER.
- 47.01** 140mm R3.6 BIB SUPPORTED ON POLYPROYLENE TAPE STRIPS @ 300mm CRS, FIXED TO UNDERSIDE OF PURLINS.
- 48.05** 0.55mm BMT ZINCALUME RIDGE FLASHING PURPOSE MADE TO MATCH ROOFING PITCH. FLASHING EDGE NOTCHED TO FIT OVER ROOFING PROFILE.
- 49.01** MONKEYTOE WALKWAY SYSTEM WITH APPROX. 700m WIDE ALUMINIUM NON-SLIP MESH FORMING SERVICE WALKWAY CLIP FIXED TO ROOF PROFILE RIB.
- 49.02** MONKEYTOE PLATFORM SYSTEM WITH ALUMINIUM NON-SLIP MESH FORMING PLATFORM CLIP FIXED TO ROOF PROFILE RIB.
- 49.03** GORTER ROOF ACCESS HATCH. MODEL RHT1020 (1000 x 2000). HATCH HINGE TO BE LOCATED ON GRID A SIDE. REFER SPECIFICATION.
- 49.04** INSOL AZIMUTH PERFORATED STEEL SPLAYED SHUTTERS POWDERCOATED WHITE. SUPPORTED BY STAINLESS STEEL TENSIONED CABLE SYSTEM. REFER INSOL DRAWINGS.
- 49.05** INSOL AZIMUTH PERFORATED STEEL FACADE SCREENS POWDERCOATED WHITE. SUPPORTED BY STAINLESS STEEL TENSIONED CABLE SYSTEM. REFER INSOL DRAWINGS.
- 49.06** MONKEYTOE ROOF PLANT PROPRIETARY ALUMINIUM LOUVRE SCREENS

### 5 INTERIOR

- 51.01** INDICATIVE LOCATION OF INTERNAL FITOUT WALLS AS PART OF TENANT FITOUT BY OTHERS. NOT INCLUDED IN BASE BUILD.
- 51.02** 13mm STANDARD GIB CEILING LININGS INSTALLED ON GIB RONDO 310 CEILING BATTENS @ 600CRS FIXED CEILING JOISTS AS SPECIFIED. STOPPED TO LEVEL 4 FINISH AND PAINTED.
- 51.03** 9mm VILLABOARD CEILING LININGS INSTALLED ON GIB RONDO 310 CEILING BATTENS @ 600CRS FIXED CEILING JOISTS AS SPECIFIED. STOPPED TO LEVEL 4 FINISH AND PAINTED.
- 51.04** 13mm STANDARD GIB CEILING LININGS INSTALLED ON RONDO SUSPENSION SYSTEM. STOPPED TO LEVEL 4 FINISH AND PAINTED.
- 51.05** 13mm STANDARD GIB CEILING LININGS INSTALLED ON RONDO SUSPENSION SYSTEM AS PART OF TENANT FITOUT BY OTHERS. NOT INCLUDED IN BASE BUILD.
- 51.06** 13mm STANDARD GIB RAKING CEILING INSTALLED ON 70x35mm H1.2 TIMBER CEILING BATTENS FIXED TO U/S OF DHS PURLINGS. STOPPED TO LEVEL 4 FINISH AND PAINTED.
- 52.01** PAINT QUALITY SOLID CORE DOOR GENERALLY 2100 HIGH, 40mm THICK IN 30mm PAINT QUALITY RADIATAFRAME GROOVED FOR LININGS WITH 40x12mm RADIATA PLANTED STOP. SELECTED DOORS TO HAVE VISION PANELS TO ASB DETAILS. REFER DOOR SCHEDULE
- 53.01** TWO WAY SUSPENDED CEILING AS PART OF TENANT FITOUT BY OTHERS. NOT INCLUDED IN BASE BUILD. USG DONN DX SUSPENDED GRID. (WHITE) WITH SELECTED MARS CP 1200X600 SLT (REBATED) MINERAL FIBRE CEILING TILE.
- 53.02** 90x45 H1.2 SG8 CEILING JOISTS @ 600mm CRS.
- 53.03** 90x45 H1.2 SG8 CEILING JOISTS @ 900mm CRS.
- 53.05** RONDO 'PANTHER' STANDARD 600x600mm CEILING ACCESS PANELS WITH CONCEALED TOUCH-LOCK INSTALLED TO LOCATIONS ON PLAN. PAINT FINISHED PANEL & FRAME TO MATCH CEILING. ALLOW TO PROVIDE SOLID NOGGING FOR SUPPORT AS PER MANUFACTURERES SPECIFICATIONS.
- 55.01** 50mm DIA POLISHED STAINLESS STEEL TUBE HANDRAIL EACH SIDE OF STAIR WITH CUSTOM FABRICATED STAINLESS STEEL BRACKETS. REFER STAIR DETAILS.
- 55.02** 60x10mm PINE SKIRTING - PAINT FINISED
- 55.03** 50mm DIA POLISHED STAINLESS STEEL TUBE HANDRAIL WITH PROPRIETARY STAINLESS STEEL HANDRAIL BRACKETS. FIXED INTO GIB WALL SIDE OF STAIRWELL.
- 55.04** ACCESSIBLE PRECAST CONCRETE STAIR. REFER ENGINEERING DRAWINGS. CERAMIC TILES, STILE ANTHRACITE (CHARCOAL) SEMI POLISHED, 300x600mm (ex QUANTUM CERAMICS) WITH NONSLIP CONTRASTING CERAMIC NOSING. MATCHING CUT TILE SKIRTING.
- 55.05** PRECAST CONCRETE EGRESS STAIR. REFER ENGINEERING DRAWINGS. TRESSAFE AA122 NOSING TO TREADS AND LANDINGS. REMAINDER OF TREADS AND RISERS REMAIN AS EXPOSED CONCRETE. INSTALL 60x10mm PINE SKIRTING TO BOTH SIDES OF STAIRWELL - PAINT FINISED.
- 56.01** MONKEYTOE FABRICATED 65 DEG ALUMINIUM NON-SLIP STEP STAIR AS DETAILED.

### 6 FINISH

- 64.01** 2mm TARKETT IQ GRANIT COLOUR 3040435 COMMERCIAL GRADE VINYL COVERED 150mm UP WALLS AND FINISHED WITH TREADSAFE DT061 PVC TRIM IN LIGHT GREG COLOUR.
- 64.02** 2mm TARKETT PRIMO PREMIUM COLOUR 21010651 COMMERCIAL GRADE VINYL TO WALLS WITHIN DP SHOWER SPACE. LAP 50mm OVER COVERED FLOOR VINYL.
- 64.03** 2mm TARKETT GRANIT MULTISAFE COLOUR 3476740 COMMERCIAL GRADE VINYL TO DP SHOWER SPACE FLOOR ONLY. COVERED 200mm UP WALLS WITH WALL VINYL TO LAP OVER BY 50mm.
- 64.04** 2mm TARKETT IQ GRANIT COLOUR 3040435 COMMERCIAL GRADE VINYL COVERED 150mm UP WALLS AND FINISHED WITH TREADSAFE DT061 PVC TRIM IN LIGHT GREG COLOUR. DUE TO TENNANT

SUPPLIED JOINERY VINYL TO BE SUPPLIED AS PART OF BASE BUILD BUT TO BE INSTALLED AS PART OF TENANT FITOUT.

- 64.05** VINYL OR SIMILAR IMPERVIOUS FLOOR COVERING 900mm MIN DEPTH INFRONT OF JOINERY TO COMPLY WITH NZBC G3. AS PART OF TENANT FITOUT BY OTHERS. NOT INCLUDED IN BASE BUILD.
- 65.01** CARPET TILE MAIN FLOOR COVERINGS AS PART OF TENANT FITOUT BY OTHERS. NOT INCLUDED IN BASE BUILD.
- 65.02** POSSIBLE ENTRY MAT AS PART OF TENANT FITOUT BY OTHERS. ACCESSIBLE FALLED ENTRY RECESS BY MAIN CONTRACTOR.

### 7 SERVICES

- 73.01** LOCATION OF FIRE INDICATOR PANEL TO BE CONFIRMED BY FIRE SERVICE.
- 74.01** 1.5mm BMT 316 GRADE STAINLESS STEEL FABRICATED RAINWATER HEAD TO SHAPE AND DIMENSIONS AS DETAILED.
- 74.02** ALLPROOF SUREFLOW80 OFLOW MEMBRANE CLAMP OVERFLOW. CONNECT 80mm DIA 1.5mm BMT 316 GRADE STAINLESS STEEL OVERFLOW PIPE TERMINATING 10mm BELOW CANOPY SOFFIT LINING.
- 74.03** 150mm DIA 1.5mm BMT 316 GRADE STAINLESS STEEL DOWNPIPE WITH STAINLESS STEEL STRAP BRACKETS.
- 74.04** ALLPROOF SUREFLOW80 MEMBRANE CLAMP ROOF DRAIN WITH DOME INSTALLED INTO 400mm FLAT AREA OF SUBSTRATE.
- 74.05** 100x50mm RECTANGULAR 1.5mm BMT 316 GRADE STAINLESS STEEL DOWNPIPE WITH STAINLESS STEEL STRAP BRACKETS. FIT 100x50mm TO 80mm DIA PVC ADAPTOR WITHIN SOFFIT TO CONNECT WITH GUTTER OUTLET.
- 74.06** ARDEX SCUPPER OUTLET THROUGH PRECAST PANEL. MODEL NO. 10276. ENSURE RAINWATER HEAD IS INSTALLED BELOW BOTTOM EDGE OF SCUPPER TO ACT AS OVERFLOW.
- 76.01** A/C SYSTEM - VRF MULTI SPLIT AIR CONDITIONING SYSTEM. OUTDOOR UNITS LOCATED ON ROOF COMPOUND - SCOPE TO BE CONFIRMED WITH MECHANICAL ENGINEER
- 77.01** SIGNAGE SUPPLIED AND INSTALLED BY OTHERS. ALLOW TO CO-ORDINATE WITH MAIN CONTRACTOR FOR FIXING REQUIREMENTS & WITH ELECTRICAL CONTRACTOR FOR POWERSUPPLIES.
- 77.02** ATM SUPPLIED AND INSTALLED BY OTHERS. ALLOW TO CO-ORDINATE INSTALLATION WITH MAIN CONTRACTOR.
- 77.04** 150mm HIGH INTERSERV CAT 6 150/2 POWDERCOATED SKIRTING TRUNKING. WHERE STRUCTURAL COLUMNS PENETRATE EXTERIOR WALL LININGS RETURN VERTICAL ON EITHER SIDE OF COLUMN.
- 78.01** ACCESS CONTROL SYSTEM WITH ELECTROMECHANICAL LOCKING. ACTIVATION BY DIRECTIONAL MICROWAVE SENSORS.
- 78.02** DORMA ES 200 AUTOMATIC SLIDING DOOR OPERATOR WITH SILVER ANODISED ALUMINIUM PELMET. ELECTROMECHANICAL LOCKING. ACTIVATION BY DIRECTIONAL MICROWAVE SENSORS AND PRESENCE DETECTION PHOTOCELLS.
- 79.01** SCHINDLER MODEL 3300AP SINGLE PASSENGER LIFT TO SCHINDLER'S PRIOR SUPPLIED TENDER SPECICATIONS. STRUCTURAL STEEL SUPPORT FRAME AND PIT CONSTRUCTION REFER ENGINEERING DRAWINGS.

### 8 EXTERIOR

- 82.01** NEW 25mm ASPHALTIC SEAL OVER 100mm MIN AP40 TOPCOURSE AND 150mm MIN AP65 BASECOURSE. CARPARKS TO BE MARKED IN WHITE, WITH DISABLED PARKS AND SYMBOLS IN YELLOW. EXCAVATE TO REMOVE ALL EXISTING ASPHALT AND HARDFILL AS REQUIRED TO ALLOW FORMATION TO NEW LEVELS.
- 82.03** PAVERS SHALL BE HORIZONS INTERNATIONAL 'PORFIDO' 600x400x50 IN HONED FINISH IN 'CHARCOAL' COLOUR. LAY ALL PAVERS ON 25mm MORTAR BEDDING AND 150mm MIN COMPACTED FILL, ALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. PROVIDE 5mm GAP BETWEEN ALL PAVERS, TO BE FILLED WITH TUFFSTUFF POLYMER SAND. ALL PAVERS SHALL BE SEALED.
- 82.04** 100mm CONCRETE SLAB SE82 MESH FALL AWAY FROM NEIGHBOURING BUILDING.
- 82.05** NEW 600mm WIDE CONCRETE DISH CHANNEL AS PER DETAILS. ALLOW TO CUT AWAY 300mm WIDE STRIP OF EXISTING R.O.W ASPHALT TO ENABLE FORMING OF CONCRETE AND REPAIR AS REQUIRED.
- 82.06** EXISTING FOOTPATH PAVING TO BE RELAID AS REQUIRED
- 86.01** STREET FURNITURE 6 BERTH KERB SIDE CYCLE RACK IN GALVANISED FINISH

**PRELIMINARY**  
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