

# TE R A P A G A T E W A Y

## 520 & 560 Arthur Porter Drive – Outline Specification

### Warehouse

- 9.0m under the portal knee.
- Warehouses will be divided by means of a 165mm thick Pre-cast walls, with fire rating of 240FRR. 165mm thick precast panels around lot 20 and the rear only of lot 19 to all full height Pre-cast panels. All other Pre-cast panels are 150mm thick.
- 2 No. drive through bays.
- Canopy slab 175mm thick, warehouse slab 175mm thick and the office slab 125mm thick (30MPa).

### Office

- Exterior walls shall be a combined timber and precast concrete, integrated with aluminium framed windows and selected cladding system.
- Steel partitions or timber framing to all internal office walls, with 10mm Gib board linings and paint finish.
- Fibreglass batts to all internal walls excluding ground floor walls separating office and W/C which will have Pink Batt Silencers batts.

### Roofing and Cladding

- 0.55mm coloursteel roofing fixed over building paper white sisalation and wire netting with flashings to match.
- Alsynite clearlite roof lights to approximately 10% of the Warehouse roof area.
- 0.40mm coloursteel vertical laid cladding fixed to girts to Warehouse external walls. Bottom of cladding fixed to galvanised folded plate fixed to concrete panel (through each trough).
- Calder Stewart Euro-tray wall cladding to front facade of offices over solid plywood.

### Aluminium Joinery

- Powder coated commercial aluminium joinery to front façade of offices.
- 1 No. aluminium double doors for office as per drawing.
- Clear Double glazing to all external glazed areas.

### Carpentry and Joinery

- Aluminium clad solid core external egress doors in matching frames with powder coat finish. (Egress front entrance doors 2650x2045 wide, rear entrance doors 2650x1100mm wide)
- Internal doors:
  - All interior doors 1980 x 810mm wide.
  - Hollow core interior doors with paint finish in timber reveals to Office to Warehouse prepared for electronic locking systems
  - All hardware commercial grade SCP finishes. Door closers to all exterior doors.

**Kitchen** - Proprietary kitchenette is provided. 2.4m long complete with stainless steel sink and bench top, cupboards, drawers and provision for dishwasher (whiteware by others).

### Wall Finishes

- Warehouse - Walls unlined and unpainted. Steelwork factory prime paint finish.
- Office / Amenities Area - Gib lined, to a level 4 paint finish.
- Internal Decoration
  - Concrete – Strapped and lined with Gib board.
  - Gib Board – Two coat Resene decorating easy sand acrylic paint with the finish coat Resene Zylone acrylic low sheen finish.
  - Timber Doors - One coat Resene decorating easy sand acrylic paint with two finish coats Resene Lustacryl enamel paint finish.
  - Timber Trim - One coat Resene decorating easy sand acrylic paint with two finish coats Resene Lustacryl enamel paint finish.
- External Decoration
  - Steelwork – One coat primer, one undercoat and one finish coat high glow enamel.
  - Warehouse – Natural (unpainted) precast concrete panel walls with selected Colourcote metal cladding
  - Office Cladding – Selected Colorcote Eurotray on timber frame precast panels
  - Office PC panels have two coats of Resene Simi gloss graffiti shield

### Ceilings

- Mineral fibre tile in 600 x 1200 exposed seismic grade suspended grid to open plan office.
- 13mm Gib board lining on suspended steel grid to toilets and stairs at 2.70m.

### Bollards

- Fixed concrete filled steel bollards to inside and outside of all Warehouse roller/sliding doors (4 No. per door), size 150mm dia. x 1200mm high.

### Electrical and Data

- Mains Supply - A 3 phase 100-amp underground supply from Power Authority main shall be provided to The Main Distribution Board (MOB) and Sub Distribution boards.
- Distribution Boards - Distribution Boards shall be provided to allow for sufficient capacity to supply to a normal office requirement. They shall have sheet metal cabinets complete with MCB's with metering facilities to local supply authority standards.
- Lighting - Office lighting shall be recessed Thorn flat panel LED 1200 x 600mm 5540 lumens. Warehouse to be fitted with Thorn HiPak LED high bay luminaire with Wide beam optic providing 19980 lumens. Recessed Thorn Cetus LED down lights will be provided to the toilets and common areas.
- Power - 2 No. Single phase double power points on a ratio of 1:10m<sup>2</sup> of rentable office area.
- Telephone/Data Reticulation – Cat 6 cabling throughout offices but not terminated.

### Fire Protection

- Fire design completed by way of alternative verification method VM2, to eliminate the requirement for sprinklers.
- Fire alarm to NZS requirements.
- Emergency lighting to NZBC requirements.

## **Mechanical**

- Split system with heat pumps fully ducted and zoned, incorporating outside air condensers with indoor handlers and evaporator.
- Indoor conditions at 22 degrees +/- 1.5 degrees. Humidity not exceed 60% RH in summer. These conditions subject to outside design conditions of 25 deg. DB and 21 deg. WB in summer and a 7 deg. DB for winter.
- 7 day, 24 hour time clock.
- Extracts to toilets and showers.

## **Sanitary and Plumbing**

- Toilets with wash hand basins (as shown on plans).
- Toilet suites will be provided with paraplegic toilets in compliance with relevant codes.
- Toilet suites – Caroma profile 4 toilet suite and Caroma Care 100.
- Wash hand basin – Caroma Compact vitreous china wall basin
- Accessible toilet hand basin – Faun 450
- W.C. Pans – White vitreous china floor mounted
- W.C. Cisterns – Wall mounted concealed cistern with dual flush
- Vanity Basins – White vitreous china
- Hot water Cylinder – Rheems 180 litre mains pressure cylinder at a temperature set at 55 °C
- Taps - Taps and control valves – Marketti products.

## **Drainage**

- Soak pits and storm water drains shall be installed and connected to mains
- External surface water drainage to both warehouses.

## **Water Mains**

- 25mm water main and meter connected to Council supply to reticulate the building. Reticulation to sinks and hand basins through to the hot water cylinder.

## **Roller Shutter Doors**

- 4 No 4.5m wide x 5.0m high powder coated motorised (3 Phase) roller shutter doors complete with wind lock guides.

## **Floor Coverings**

- Office - Direct stick commercial grade carpet tile.
- Amenities - Amenity areas shall be finished with selected commercial grade vinyl.
- Main Entry - Coral Tread Entrance Mat.
- Stairs - Direct stuck commercial grade carpet tiles. Non slip anodized Treadsafe stair nosing's or equal approved.

## **Yard**

- Lot 20 Car park - 35mm 10 AC Hotmix on 130 GAP 40 and 300 GAP 65 base course to carpark, manoeuvring and road areas. Carpark lines painted in NRB road paint.
- Yard and manoeuvring areas – 175mm thick 30mPa concrete