

# *Proposed new development*

**LOT 508**

**Cnr Baltimore &  
Illinois Drive**

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**Izone - Rolleston  
Outline specification**

SEPTEMBER 2015

**September 2015**

## **Outline Specification**

### **Introduction**

The Following Shall Be Read In Conjunction With;  
Noel Strez Architects Ltd Drawings A 1A,A2 & A3a Dated 31.3.15

### **Town Planning**

**Item**

Resource Consent Car Parking Numbers

**Responsibility**

Hughes Developments Ltd

### **Regulatory Authority**

**Item**

P.I.M.

Building Consent

Development Levy

**Responsibility**

Hughes Developments Ltd

Hughes Developments Ltd

Not Applicable

## **A) WAREHOUSE**

### **1.0 Foundations & Floor Slab**

- 1.1 Foundations reinforced concrete pads and strip footings as applicable.
- 1.2 Floor slab 175mm reinforced concrete on 300mm of pit run & 100mm of AP40 hard fill.
- 1.3 Construction joints shall be steel armoured in 12.0 \* 12.0 bays.
- 1.4 Floor finished off the float.

### **2.0 Structural Frame**

- 2.1 Steel portal frames constructed from UB sections with 2No SHS intermediate columns and a maximum knee height of 11.0.
- 2.2 Steel UB wind columns to end walls.
- 2.3 Roof bracing throughout length of building as required.
- 2.4 Steel half portal to canopy constructed from UB sections with a max knee height of 5.1m.
- 2.5 All internal steelwork to be wire brushed & left prime paint coat finished.
- 2.6 All exposed steelwork to cantilevered canopy to be galvanized.

### **3.0 Exterior Walls**

#### **South East & South West**

- 3.1 Generally 0.55 Trimdek colorcote on foil fixed to galv DHS girts.

#### **North East & North West**

- 3.2 Generally reinforced concrete tilt panel's full height.

#### **General**

- 3.3 All flashed where required in matching colorcote flashings as required by the Building Code and to ensure water tightness.
- 3.4 All Exterior PC walls painted externally and unpainted internally.

## **6.0 Roof**

### **6.1 Warehouse**

- 6.1.1 DHS steel purlins braced as required.
- 6.1.2 0.55 mm zincalume trimdek or similar roofing on reflective foil insulation & safety netting.
- 6.1.3 All flashed in matching colour metal as required by the building code and to ensure weather tightness.
- 6.1.4 Provide adequately sized colorsteel spouting and pvc down pipes to dispose of all rainwater from the roof.

### **6.2 Canopy**

- 6.2.1 DHS steel purlins braced as required.
  - 6.2.2 0.55mm zincalume trimdek or similar roofing on safety netting.
  - 6.2.3 Provide adequately sized colorsteel spouting and pvc down pipes to dispose of all rainwater from the roof.
- 7.0 Exterior Doors.
- 7.1 Provide 3 No galvanized electrically operated Roller Shutter doors sized and positioned as shown on drawings.
  - 7.2 Fire Egress doors to be single metal clad solid core doors in metal frames sized and located as required by the Fire Engineer.

## **8.0 Ventilation**

- 8.1 Provide natural ridge ventilation to the warehouse.

## **9.0 Drainage**

- 9.1 Provide a storm water system to dispose of all rainwater in accordance with the Local Authorities requirements.

## **10.0 Electrical**

## **10.1 Incoming Main**

10.1.1 Allow for 250amp 3phase mains cable from street connection to main switchboard.

## **10.2 Metering**

10.2.1 The site will have one Energy Retail meter located on the MSB.

## **10.3 Reticulation**

10.3.1 Electrical reticulation would be as follows:

- Incoming Service Main Cable to cater for full load current
- One complex MSB c/w metering. Switchboard shall be rated for maximum loads

## **10.4 Lighting**

10.4.1 Lighting to warehouse area will be installed to an open plan layout and shall comprise selected Hi -bay fluorescent light fittings to give an average luminance level of 250 lux 1.0m above floor level.

10.4.2 Luminaires shall be locally switched in groups according to the areas they serve.

10.4.3 Lighting to canopy shall be selected waterproof fittings.

10.4.4 Exterior Floodlighting and security lighting is to be provided.

10.4.5 Floodlights will be mounted on poles and on the building and flood designated areas associate with car parking or nighttime work. These lights will be daylight and time switch controlled with manual override.

## **10.5 Emergency Lighting**

10.5.1 Battery operated Emergency lighting will be provided as required by code. This shall employ integral battery fittings located at high level in the warehouse area.

## **10.6 Power**

10.6.1 Provide the following power outlets located in close proximity to the Main Switchboard:

3 No 3-phase outlets in the Warehouse for Fork Lift charging

6 No general-purpose single phase outlets in the warehouse

10.6.2 No allowance has been included for single or 3 phase power circuits to plant etc.

10.6.3 Power circuits and connections will be provided to motorized roller shutter door.

## **10.7 Exclusions**

10.7.1 The following facilities are excluded:

- Electronic security and access
- Voice and data cabling and associated equipment
- Telco connections & fees
- Standby generators
- Uninterruptible power supplies
- Building Management System
- Warehouse Heating and Cooling
- Manufacturing plant circuits and connections

## 11.0 Fire Protection

### Means of Escape

Firecell / Usage:

- The building is a single firecell
- Storage of general goods up to 11m high is allowed for. This excludes dangerous goods
- The apex height is 14.0m
- This equates to 65 terajoules of fire load, excluding the canopy
- The design occupancy of the building is 90 people and is based on 75 people in the warehouse and 15 people in the office

Fire Alarm System:

- A Type 3 heat detection system is required throughout.  
Connection to the NZFS is required

Sprinklers:

- No sprinklers

Emergency Lighting:

- Emergency lighting complying with F6/AS1 of the NZBC

Exit Signage:

- Illuminated exit signs above egress doors and along egress routes complying with F8/AS1

## 12.0 Signage

12.1 Tenant responsibility.

## **B) OFFICE BLOCK**

### **1.0 Foundations and Floor Slab**

- 1.1 Foundations reinforced concrete pads and strip footings as applicable.
- 1.2 100mm reinforced concrete floor slab on hard fill.
- 1.3 Floor finished as required for the appropriate floor coverings.
- 2.0 Structural Frame.
- 2.1 Steel UB support beam & SHS columns as required for roof support.
- 2.2 All steelwork to be left prime paint coat finished.

### **3.0 Exterior Walls and Parapets**

- 3.1 Exterior walls and parapets shall be timber framed.
- 3.2 Exterior wall and parapet finishes are to be the following as appropriate:
  - Aerated concrete panel with painted proprietary plaster finish
  - Selected pre finished metal
- 3.3 All exterior cladding will be flashed in matching coloured flashings as required by the building code and to ensure weather tightness.
- 3.4 Exterior walls will be insulated with fiberglass batts as applicable to meet code requirements.
- 3.5. Interior of timber framed walls where exposed will be lined with 10mm plasterboard stopped to level 4 finish and painted.

### **4.0 Roof**

- 4.1 DHS steel purlins braced as required.
- 4.2 0.55mm Zincolume trimdek or similar roofing on building paper & netting. All flashed in matching colour metal as required by the building code and to ensure weather tightness.
- 4.3 Insulate to underside of roof purlins with 40 \* 40 break battens and R 2.4 100mm Fiberglass supported on galv wire mesh.
- 4.4 Provide adequately sized Colorsteel spouting and PVC downpipes to dispose of all rainwater from the roof.



## **5.0 Entrance Canopies**

- 5.1 Precast Concrete column wing walls.
- 5.2 Steel and timber framed canopy lined on top with Butynol on plywood and on soffit with Hardiflex painted.
- 5.3 Provide adequately sized RWH and PVC downpipes to dispose of all rainwater from the roof.

## **6.0 Exterior Windows & Doors**

- 6.1 Exterior windows and doors will be selected powder coat aluminium with members sized to suit spans.
- 6.2 Windows will be double glazed with outer pane tinted, glass sized to meet code requirements.
- 7.0 Internal Partitions.
- 7.1 Internal partitions generally will be timber framed lined with 10mm plasterboard stopped to level 4 finish and painted.

## **8.0 Internal Doors**

- 8.1 Internal doors will be standard flush panel doors with custom wood jambs.

## **9.0 Ceilings.**

- 9.1 Proprietary exposed grid suspended ceiling system with selected mineral fibre tiles to office area.
- 9.2 Timber framed ceiling over toilet area lined with 13mm plasterboard stopped to level 4 finish and painted.

## **10.0 Joinery Fittings**

- 10.1 The following standard timber joinery fittings will be provided:
  - Sink bench with formica top & ss insert

## **11.0 Floor Coverings**

- 11.1 Provide selected 2mm vinyl to Toilets, and associated passage.
- 11.2 Provide selected carpet tiles to Office area.

## **12.0 Plumbing**

- 12.1 Provide an adequately sized water connection complete with backflow prevention in accordance with the Local Authority requirements.
- 12.2 Provide an adequately sized water main from the street connection to the building.
- 12.3 Provide an adequately sized hot and cold water supply pipe system.
- 12.4 Provide 4 No Exterior hose taps around the perimeter of the Warehouse & office.
- 12.5 Supply and install complete 90 litre quick recovery mains pressure hot water cylinder complete with all necessary valves etc.
- 12.6 Supply and install complete a tea making boiler unit above the sink unit.
- 12.7 Provide standard plumbing fittings to toilets and sink unit.
- 12.8 Provide a waste water system in accordance with the Local Authority's requirements.
- 12.9 Provide a storm water system to dispose of all rainwater in accordance with the Local Authority requirements.
- 12.9 Connect to street sewerage system in accordance with the Local Authorities requirements.

## **13.0 Electrical**

### **13.1 Reticulation**

- 13.1.1 Allow for a dedicated sub board integrated into the main switchboard  
Switchboard shall be rated for maximum loads.

## **13.2 Lighting**

- 13.2.1 Linear and recessed fluorescent pan fittings shall be provided to the open plan office areas Surface mounted LED fittings shall be provided to the amenities area.
- 13.2.2 Light levels shall be as follows:
- Office Areas – 300 lux at desk level
  - Amenity areas – 140 lux level at floor level
- 13.2.3 Luminaires shall be locally switched in groups according to the areas they serve.

## **13.3 Emergency Lighting**

- 13.3.1 Battery operated Emergency lighting will be provided as required by code. Ceiling mounted “Spit Fire “ luminaries will be employed in the office and amenity area.

## **13.4 Power**

- 13.4.1 Provide the following number of single phase general power outlets installed to the open plan office and amenity areas:
- 16 No General purpose
  - 4 No Fixed connections

## **13.5 Heating/ Air Conditioning**

- 13.5.1 Adequate power supply will be provided for mechanical heating/ air conditioning.

## **13.6 Exclusions**

- 13.6.1 The following facilities are excluded:
- Stanby generators
  - Electronic security and access
  - Telco connections & fees
  - Uninterruptible power supplies
  - Building Management System
  - Background music and paging system
  - Reticulated master television aerial system

## **14.0 Data & Telephones**

- 14.1 Provide 3 No (1dedicated for each major supplier) suitable communications ducts from street termination point to nominated point in office block.
- 14.2 Tenant to arrange and pay all cost associated with the supply & installation of Telecommunication mains from street boundary to demark point.
- 14.3 The cabling typography shall be dedicated Cat 6, 4 pair UTP cables to 7 No outlets in the open plan office space.
- 14.4 The contract shall include, data cabinet , cabling and outlets but will exclude all hardware and software components (e.g. Servers,Switches, PABX etc).

## **15.0 Heating & Ventilation**

- 15.1 Mechanical ventilation to the following areas;
  - Open plan office areas.
  - Toilets without opening windows
- 15.2 Heat pump air conditioning system to the open plan office area.
- 15.3 The system is to include both concealed ceiling units and surface mounted wall unit as appropriate.
- 15.4 All HVAC systems shall be designed to meet NZ Building code requirement.

## **16.0 Fire Protection**

- 16.1 Refer to Warehouse Section 11 for outline fire summary.

## **C) SITEWORKS**

### **1.0 Car parking & Roadways**

- 1.1 Provide concrete slab & sealed areas as shown on the drawings.
- 1.2 Concrete areas under canopy are to have a compacted hard fill base with a 175mm thick reinforced concrete slab.
- 1.3 Sealed areas are to have a compacted hard fill base with 50mm thick asphalt to main drive & 30mm asphalt to carpark.
- 1.4 Car park markings will be provided.
- 1.5 Provide adequate kerbs, channels, sumps and a storm water disposal system to dispose of all surface water in compliance with the District Scheme and the Local Authorities requirements.
- 1.6 Provide entranceways and crossings as shown on the drawings in accordance with the Local Authority requirements.

### **2.0 Landscaping**

- 2.1 Provide and plant landscaped areas to comply with the District Scheme and covenants.

### **3.0 Irrigation**

- 3.1 Provide an automatic irrigation system to the planted areas.

### **4.0 Security Fencing**

- 4.1 Provide security fence gates where shown on the drawings.
- 4.2 Fencing is to be 2.4 high proprietary security fences with galvanized posts and mesh complete with 3 rows of barbed wire to top.
- 4.3 Provide matching hinged gates to Illinois Dr & Baltimore Dr entrances.

