

# Outline Specification

62 Ormiston Road, Flatbush, Auckland

## GENERAL

This is a light industrial / commercial park. There will be 29 individual units available with 56 car parks on site. The unit sizes range from 25sqm to 110sqm. Access to site is off Progressive Way. Pedestrian access is available from Ormiston Road.

## SITWORKS AND EARTHWORKS

### EXCAVATION

The site shall have a gradient sloping South to North. The building design is to follow the natural contour of the site, therefore earthworks for the site is minimal.

### RETAINING WALLS

Retaining walls where required shall be of timber or concrete construction, or similar approved engineered retaining system fully drained where necessary.

### DRAINAGE

All necessary drainage falls to footpaths, carparks and access roadways shall be formed and drained to sumps, cesspits, and inspection points to ensure surface water is collected and drained from the property. Private pump stations and/or soakage pits will be located as required and maintained by the Body Corporate.

### CARPARKING AREAS

Carparks and driveways will be asphalt laid to falls with painted car park marking and directional arrows. Each unit includes one car park inclusive, with additional car parks available for purchase.

## STRUCTURE

### GENERAL STRUCTURE

All structural engineering design will comply with the relevant requirements of the New Zealand Building Code, Codes of Practice, and Territorial Authority regulations. The design and calculations will be peer reviewed by an independent engineer either as part of the Building Consent process or as a separate process.

### STRUCTURAL DESIGN

The building structure shall generally comprise the following:

### FOUNDATIONS AND SLABS ON GRADE

Concrete floors to be 125mm thick concrete slabs on grade.

## STRUCTURAL WALLS

External walls to be built in 150mm thick pre-cast concrete panels or concrete block or similar, and steel stud framing. Inter-tenancy wall to be 150mm thick pre-cast concrete panels.

## MEZZANINE FLOORS

Suspended timber joists with plywood flooring to Engineers design. Height of mezzanine 2.4m underside. This includes timber stair and either timber or aluminium balustrade to comply with NZBC.

## ROOF CONSTRUCTION

Long run metal roofing complete with translucent roofing strip, associated matching flashings and soakers to produce a fully water-tight finish. Fascia guttering will be finished to match the roofing.

# ARCHITECTURAL

## BUILDING EXTERIOR

External cladding systems shall be constructed so as to be fully weather-proofed and achieve compliance with the New Zealand Building Code and relevant New Zealand Standards. External walls consist of a mixture of the following cladding systems as depicted on the drawings:

## CLADDING

This comprises of concrete pre-cast concrete walls, colorsteel profiled metal cladding and fiber cement board cladding fixed to light weight steel and/or timber frame with selected paint finish to Building Code requirements.

## ALUMINIUM JOINERY

To be powder-coated in selected finish with selected clear glazing in compliance with NZS:3504.

## SIGNAGE BOARD

Base signage board provided above unit entry as per architect's design for purchaser to install their specific signage at their own cost. Note sign board illuminated by external spotlights.

# INTERIOR FINISHES

## BATHROOMS

Plasterboard walls, tiled floors and gib ceiling. Bathroom features include mirror, basin, shower, towel rail, toilet roll holder and door stop.

## SHOWERS

Shower mixer, slide rail and shower head all to meet NZBC accessible bathroom requirement. Shower to selected units only, refer to individual unit plans.

## SANITARY FITTINGS TO TOILETS

WC pans to be floor mounted and basins to be wall hung with all necessary wastes and faucets.

## GROUND FLOOR FINISHES

Floor finishes will comprise the following:

### GROUND FLOORS

To be ground dust sealed U3 finish.

### STAIRS

Timber treads and risers with nosing to meet Building Code requirements.

### BALUSTRADE (If applicable)

Timber or Aluminium to meet NZBC.

### CEILING FINISHES

Underside of Mezzanine & Roof to be unlined.

### DOORS

Doors to be solid core doors with selected paint finish.

### HARDWARE

Selected hardware to be in satin chrome finish.

### ROLLER DOORS

All electric roller doors to be roll-formed galvanized steel interlocking slats with selected powder coated finish. 3m wide x 4m high to each unit.

### KITCHENETTES

All kitchenette cabinet comes with a sink and mixers and HWC located under. Appliances excluded.

## **OTHER FEATURES**

### EXTERIOR TAPS

Selected hose taps to the front of each tenancy.

### FIRE PROTECTION

The building will be compliant with the New Zealand Building Code, regarding the requirement of Fire Protection as designed by the Fire Engineer.

### EXTERIOR PEDESTRIAN ACCESSWAY

Selected asphalt pavement to designated pedestrian accessways.

## **HYDRAULIC SERVICES**

### **WATER SUPPLY**

A check meter will be provided to each unit. Common area usage costs will be shared on a pro-rata basis between the Owners and managed by the Body Corporate.

### **HOT WATER SUPPLY**

25L selected Rheem hot water cylinder or equivalent located in kitchenette.

### **WASTEWATER & STORMWATER**

Wastewater & Stormwater (downpipes from roof) to be connected and discharged into the Territorial Authority Public main.

### **ELECTRICAL, TELEPHONE AND DATA/INTERNET**

Telephone / Fibre cable shall be supplied to demarcation point in the tenancy. The Purchaser shall be responsible for the supply of all telecommunications, structured cabling and hardware within their tenancy from the demarcation point.

Multiple double power points located as per electrical consultants plans.

Option to upgrade to 3 phase (63Amp) power if selected.

### **SWITCHBOARD**

Switch boards to be provided for each unit with minimum 6 spare circuits for tenant fit-out capacity.

### **LIGHTING**

Each unit shall be provided with an exterior light mounted near the unit entry.

High level LED light fittings installed in open plan area.

Emergency lighting to service all egress routes necessary to meeting Building Code requirements.

### **POWER POINTS**

Each unit shall have their own power meter (or check meter) located as detailed by the Project Electrical Engineer.

Common services metered shall be shared at pro-rate basis.

### **DISCLAIMER – Please Read**

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