

Outline Specification

The Australis House & A.H. Nathan Buildings at Britomart
- Temporary Adidas exhibition / function space

April 2011

Client:

Cooper and Co.

Project number:

201013

Project address:

36 & 42 Customs Street East
Auckland CBD

Issue:

Original - 08 April 2011
Revision A – 30 May 2011



Intention of outline specification.

This outline specification has been prepared at the concept design stage to provide direction as to the expected finishes for the temporary Adidas exhibition / function space at the Australis and Nathan Buildings in the Britomart precinct. All information will be subject to review during the developed design phase of the project and is subject to additional consultant advice.

All items not specified here are subject to architect's approval.

Finishes to Primary Surfaces

External walls

No new work to existing brick masonry, solid plaster rendered walls.

Exterior doors and windows

- Existing first floor joinery:
Generally no new work to existing joinery. Inspect and provide general clean to joinery and glazing. Repair damaged windows (including perimeter fixings, seals, and hardware), make good and finished to match existing. Re-glaze broken panes with glazing to meet safety codes and standards. Glass to be suitable for fixing into heritage window frames.
- Existing ground floor shop-front entrance door & joinery:
Generally no new work to existing shop front entry doors and joineries. Inspect and provide general clean to joinery and glazing. Repair damaged joinery (including perimeter fixings, seals, and hardware), make good and finished to match existing. Re-glaze broken panes with glazing to meet safety codes and standards. Glass to be suitable for fixing into heritage window frames.

Ceiling

- Existing ceilings:
Generally no new work to existing ceiling. Existing ceiling will be the exposed underside of the floor structure above. Structural engineer and architect to inspect existing joists and herringbone strutting structure for damages. All damaged structure to be repaired and made good to match existing.

Overhead floor structure to be clear sealed with fire retardant sealer to comply with fire engineer's requirements. Sample area to be sealed for inspection by architect prior to timber sealing work commencing.

- Proposed bathroom areas:
Install suspended plasterboard ceiling to conceal services routes above. Allow for 10mm thick Gib standard plasterboard ceiling on Rondo ceiling battens, L4 stopped and paint finished black or to client approved colour scheme.

Floors

- Existing ground level retail:
Generally no new work to existing timber floor. Structural engineer to inspect sub floor structure prior to work commencing and report on condition of existing structure. Repair structure as instructed by engineer and architect, existing solid native timber floor boards repaired and made good to match existing flooring.

Internal walls & columns

- Existing fair faced brick wall:
Generally no new work to existing walls. Make good damaged areas to walls and window sills, heads and jambs to match existing. Repair and clean timber window frames.
- Existing and new interior walls:
Remove redundant existing wall partitions as required.
Allow for new partition walls framed from cold-rolled galvanised steel studs. Generally lined with either plasterboard (for L4 paint finish) or cement board (for tiled finish) depending on location. Prepare and paint finished black or to architect-approved colour scheme.
- Existing timber and steel columns
Cleaned and repaired and sealed under architect's supervision to maintain and protect heritage character.

Columns prepared and paint finished for internal, exposed, non-fire rated conditions to architect's selected colour. Sample area to be painted for inspection by architect prior to painting commencing.

Internal doors

- Solid core timber doors or fire rated door sets where required by fire engineer to provide required smoke/fire protection. Paint finished black to match walls or to architect-approved colour scheme.
- Architect-approved commercial door hardware to meet privacy, security and fire safety requirements.

Secondary finishes

Stairs

- Existing Australis Building accessible stair:
No changes to existing mdf timber staircase. Inspect and provide general clean to timber treads and risers. Repair damages and upgrade nosing and handrails for code compliance as required, to architect's approval.
- Existing stair up to ground level retail tenancies:
No changes to existing solid timber entrance stairs. Inspect and provide general clean to timber treads and risers. Repair damages and upgrade nosing and handrails for code compliance as required, to architect's approval.
- New Nathan Building secondary/fire escape:
New 'Layher's 200' temporary aluminium staircase or similar. Allow for proprietary stair nosing with non-slip insert, continuous handrail for code compliance.

Bathrooms

- Floor:
New 'Tarkett eminent vinyl – safe T, black' on compressed cement sheets or other vinyl-manufacturer and architect-approved substrate, over existing floor substrate. Pencil-cove at walls, carry up 150mm to meet wall vinyl.

- Walls:
New 'Tarkett' Micra Premium vinyl colour black 605 on compressed cement sheets or other vinyl-manufacturer and architect-approved substrate, over new wall framing. Heat-weld to floor vinyl upstand in neat tidy line. Wall corners to be coved, or capped with either black-anodised trimming angle, or black-painted timber moulding.
- Ceiling:
New 10mm thick Gib aqualine plasterboard ceiling on Rondo ceiling battens. L4 stopped and paint finished black to match walls and floors.
- WC Cubicles:
New black cubical partitioning system to architect's approval.
- Counter:
Timber bench with concealed supports. FSC-certified sapele clear-sealed to suit heavy commercial bathroom use. Commercial countertop basins
- Miscellaneous:
Commercial fixtures and fittings – neither sharp-edged nor loose and domestic – refer BCC precedent
Commercial mixer taps – simple and elegant, or unusual. Not another Vola/Paini Cox/derivative
Counter to ceiling, wall-to-wall mirror
Coat-hooks
Commercial-grade electric hand driers and other fittings, finished black wherever possible
Simple light fixtures finished black and carefully laid-out
All to architect's approval.

Services

- Mechanical: Refer NDY drawings
- Electrical and lighting: Existing tenancy distribution board, electrical cupboard, phone and data lines to remain. New tenant to reconnect services to suit new layout as required. Allow for new architectural lighting to new tenant exhibition and service areas. Refer also emergency lighting drawings.
- Hydraulics: Refer NDY and Cheshire drawings
No changes to externally mounted stormwater downpipe system.
- Fire services: Refer fire report