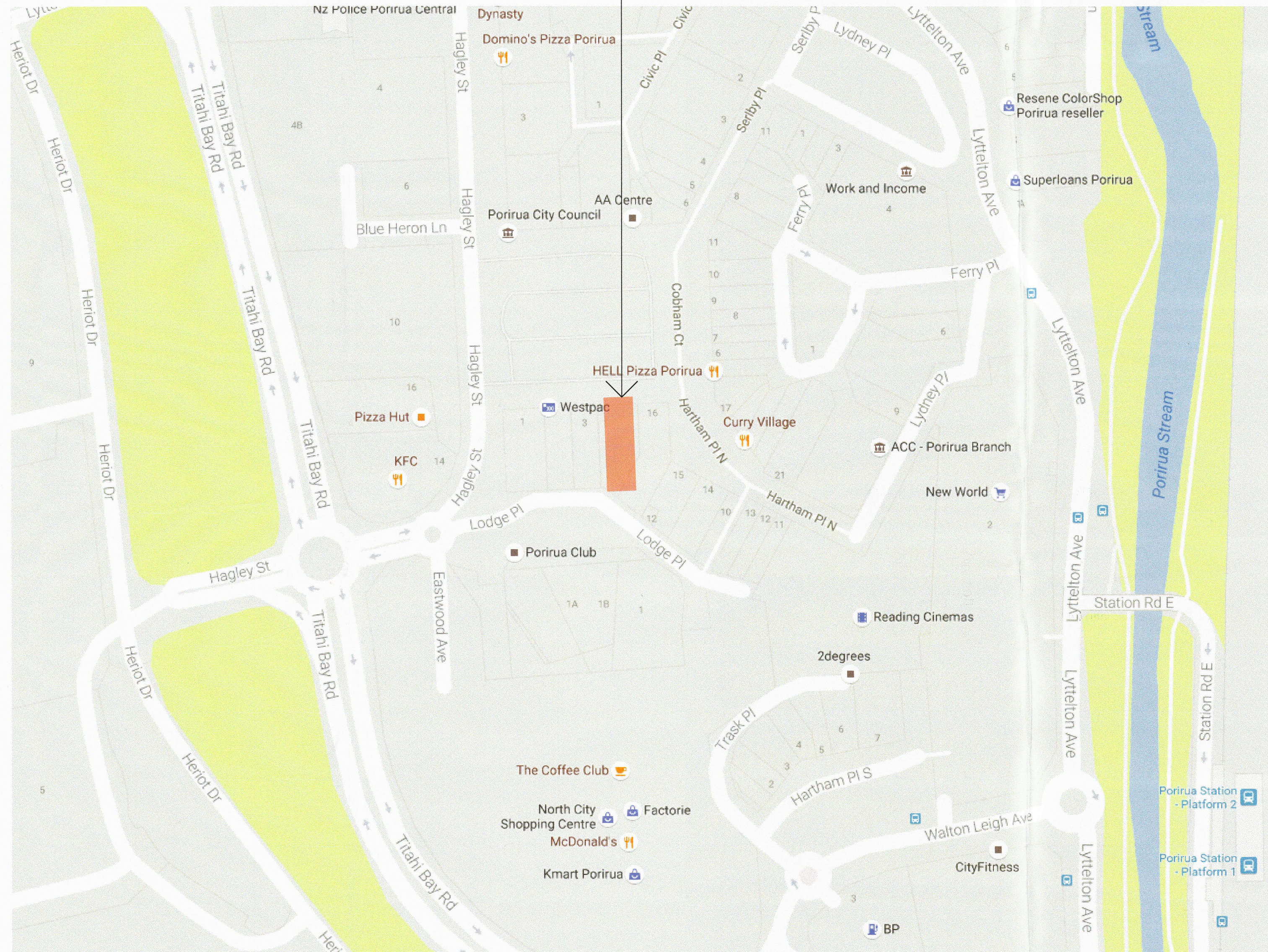




2 Cobham Court, Porirua, Wellington

Area: 274m²
Legal Description: PT LOT 6 DP 242

Note: Location and Site Plans scaled of existing drawings. Accuracy cannot be guaranteed. For information purposes only.



1 Location Plan
Scale 1:2000

SITE INFORMATION

Earthquake Zone: Zone 1
Exposure Zone: Zone C
Wind Zone: Zone A
Snow Loading Zone: Zone NO
District Plan Zone: X

Westpac Porirua VAB

Project number: 18060-PR
Westpac Properties & Procurement

2 Cobham Court, Porirua, Wellington

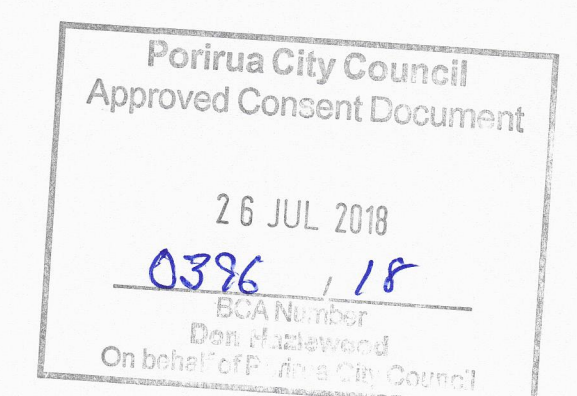
ID Sheet Name

A1001	Cover Sheet
A1002	General Notes
A1021	Existing & Demolition Floor & Reflected Ceiling Plans
A5101	Proposed Reference, Setout & Co-ordinated Ceiling Plans
A5112	Proposed Finishes and Power & Data Plans
A5601	Openings & Hardware Schedules
A5501	Partition Details
A5723	J23 Banquette Seating

Building Consent

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NZ BUILDING CODE COMPLIANCE

B1 - STRUCTURE
All building work to comply with B1/AS1 & NZS3604:2011.

Refer to Engineers drawings for all relevant structural matters regarding B1 & NZS3604:2011. Engineer to supply a PS1 - see supporting documents.

B2 - DURABILITY
All building work to comply with B2/AS1 & NZS3604:2011

Refer to Engineers drawings for all relevant structural matters regarding B2 & NZS3604:2011.

C1-6 - PROTECTION FROM FIRE
All building work to comply with C1-6 Acceptable Solutions.

D1 - ACCESS ROUTES
All building work to comply with D1/AS1

The building has an existing accessible entrance at the street. Slip resistance to accessible routes in wet areas to comply with D1/ AS1. Accessible reception counter to comply with NZS 4121.

E1 - SURFACE WATER
n/a

E2 - EXTERNAL MOISTURE
n/a

E3 - INTERNAL MOISTURE
All building work to comply with E3/AS1

Refer to Architectural drawings for all relevant matters regarding E3/AS1. All floor & wall coverings in wet areas to comply with E3/AS1 Figure 1, 3, 4 & 5. Also refer to Supporting Documents for information on GIB Aqualine.

F1 - HAZARDOUS AGENTS ON SITE
n/a

F2 - HAZARDOUS BUILDING MATERIALS
n/a

F4 - SAFETY FROM FALLING
n/a

F5 - CONSTRUCTION & DEMOLITION HAZARDS
Construction & Demolition site to comply with F5/AS1 at all times

All site fences that are accessible from the public are to 2m minimum in height from ground level & are to comply with F5/AS1 Paragraph 1.1.2 & 1.1.3. All barriers are to comply with F5/AS1 Table 1.

F6 - VISIBILITY IN ESCAPE ROUTES
All emergency lights to comply with F6/AS1 at all times.

Refer to Emergency Light Report for emergency light layout and compliance.

F7 - WARNING SYSTEMS
All smoke detectors to comply with F7/AS1

Refer to Architectural drawings for smoke detector locations. Ensure smoke detectors are located within 3m of all sleeping areas as per F7/AS1 paragraph 3.3.1 (a,b & c) & in all rooms along the escape path separated by a door. Smoke alarms shall be maintained in accordance with the maintenance requirements of NZS4514. Refer to Architectural floor plans for locations of smoke detectors.

F8 - SIGNS
All signs to comply with F8/AS1.

G1 - PERSONAL HYGIENE
n/a

G2 - LAUNDERING
n/a

G3 - FOOD PREPERATION & PREVENTION OF CONTAMINATION
n/a

G4 - VENTILATION
All building work to comply with G4/AS1

Refer to Architectural floor plans for all relevant matters regarding G4/AS1. All Kitchens, Bathrooms, Ensuites & Laundries to have ventilation (through roof space where possible) complying with G4/AS1 paragraph 13.2 & 13.3. All mechanical ventilation to comply with G4/AS1 Section 1.5 & NZS4303 or AS1666.2

G5 - INTERIOR ENVIRONMENT
n/a

G6 - AIRBORNE & IMPACT SOUND
n/a

G7 - NATURAL LIGHT
All windows to comply with G7/AS1

G8 - ARTIFICIAL LIGHT
All artificial lighting to comply with G8/AS1

G9 - ELECTRICITY
All electrical work to comply with G9/AS1

G11 - GAS
n/a

G12 - WATER SUPPLIES
All plumbing to comply with NZS3500 acceptable solutions.

Architectural drawings to be read in conjunction with Engineers drawings for all matters regarding drainage & plumbing.

G13 - FOUL WATER
All plumbing to comply with G13/AS1

Refer to Architectural drawings for all drainage & pipework sizes, locations & falls. All plumbing work to comply with G13/AS1 Figures 5, 6, 7, 9, 10, 11 & 12. Vents to comply with G13/AS1 Table 5 & 6. All drainage work to comply with G13/AS1 Figure 1, 2, 3, 5, 6, 7, 8, 9 & 11 & Tables 1, 2 & 3.

Refer to slab plan and drainage schematic for plumbing fixtures and locations.

G15 - SOLID WASTE
n/a

H1 - ENERGY EFFECIENCY
Energy Efficiency to comply with H1/AS1, NZS4218 & NZS3503

Refer to Architectural drawings & documentation for all relevant matters regarding H1/AS1.

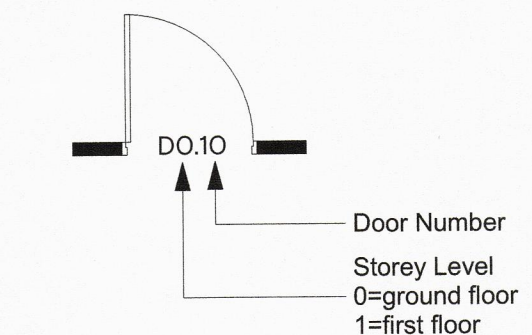
ABBREVIATIONS

AD	Above Datum
AFL	Above Floor Level
AP	Access Panel
Appr	Approved
BM	Benchmark
c/c	Centre to Centre
CL	Centreline
crs	Centres
Code	Building Code
Conc	Concrete
COS	Check on site
Corr	Corrugate
CB	Coach Bolt
CS	Coach Screw
Csk	Countersunk
CHS	Circular Hollow Section
cj	Construction Joint
CP	Cesspit
CV	Central Vacuum Unit
DWG	Drawing
Dia	Diameter
Dim	Dimension
DPC	Damp Proof Course
DPM	Damp Proof Membrane
DB	Distribution Board
dp	Down Pipe
ej	Expansion Joint
FFL	Finished Floor Level
FHR	Fire Hose Reel
fg	Fixed Glass
gb	Gas Bayonet
GT	Gully Trap
GM	Gas Boiler Manifold and Control Panel
HD	Holding Down Bolt
HDG	Hot Dipped Galvanised
Hor	Horizontal
ht	Hose (external) Tap
IB	Inspection Board
ID	Inside Diameter
IJ	Inspection Junction
IL	Invert Level
IP	Inspection Point
kW	Kilowatt
L	Litre
LL	Lid Level
MS	Mild Steel
Max	Maximum
Min	Minimum
mm	Millimeter
m	Metre
NTS	Not To Scale
NZS	New Zealand Standard
O/A	Overall
O/H	Overhead
od	Outside Diameter
O/F	Overflow
pc	Precast Concrete
PFC	Parallel Flange Channel
R	Radius
Rad	Radiata
RHS	Rectangular Hollow Section
re	Rodding Eye
ref	Reference
RC	Reinforced Concrete
ROW	Right of Way
RL	Reduced Level
RWP	Rain Water Pipe
SSL	Structural Slab Level
sc	Sawcut Joint
SSteel	Stainless Steel
SS	Sanitary Sewer
Spec	Specification
Sched	Schedule
SHS	Square Hollow Section
SW	Stormwater
TFC	Tapered Flange Channel
Typ	Typical
TGV	Tongue, groove and vee joint
u/s	Underside
UB	Universal Beam
UC	Universal Column
Ver	Vertical
VP	Vent Pipe
W	Watt
wd	Washer Dryer
wm	Washing Machine

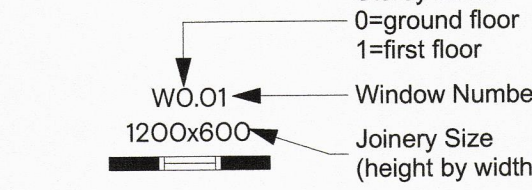
DOORS AND WINDOWS

Refer to the floor plans and the door and window schedules for the rough opening sizes, finishes, hardware and furniture

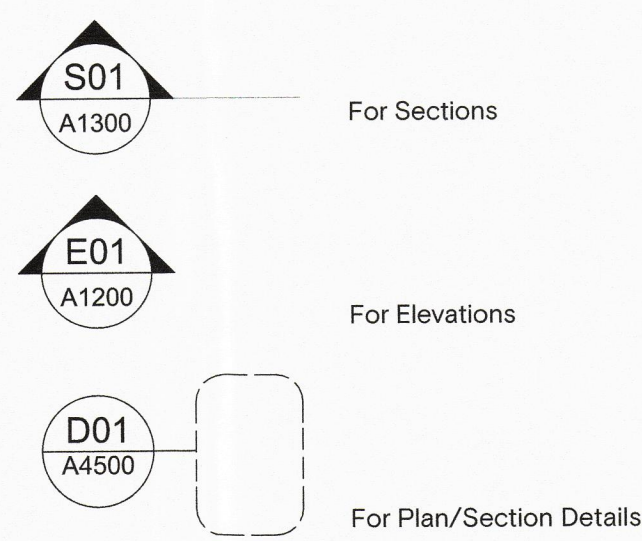
Door Numbers



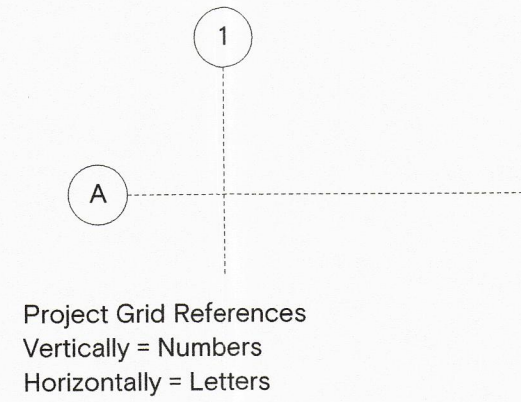
Window Numbers



SECTIONS, ELEVATIONS & DETAILS



GRID REFERENCES



EXPRESSION OF LEVELS

All levels measured in metres. All levels are shown in terms of Datum Mean Sea Level = 0.000m

	Spot Level Relative to sea level.
FFL 100.000	Finished Floor Level. Includes floor coverings. Relative to SSL.
SSL 100.000	Structural Slab Level. For concrete work including all topping and screeding. Relative to sea level.
AFFL 2.400	Above Finished Floor Level. Relative to finished floor level under.
TW 100.400	Top of Wall. Relative to sea level.
CLL 2.400	Ceiling Lining Level. Relative to finished floor level under.
RL 124.000	Real level. Relative to Sea Level.

GENERAL FIT OUT NOTES

All works shown or implied to be carried out in strict accordance with the NZ Building Code and Local Body requirements.

All fire protection work to be carried out in accordance with the NZ Building Code and Local Body requirements.

All electrical work to be carried out in accordance with the NZ Building Code and Local Body requirements.

All dimensions to be checked on site prior to any work commencing.

The surface finishes of walls and ceilings are required to comply with the requirements of the surface finishes group numbers as noted in the Fire Safety Report. Flooring finishes are required to comply with the requirements of the critical radiant flux as noted in the Fire Safety Report.

Ensure the decibel levels of the fire alarm system comply with the requirements of NZS4512. The decibels are to be no less than 65dBA and not more than 100dBA, measured at any normally accessible point in the room at a height of 1800mm.

STAGING NOTES

Main contractor to be responsible for the following:
Apply for and arrange for CPU inspection with council.

Ensure emergency lighting and fire protection system are in place and fit for temporary occupancy.

Ensure dust from construction zone is sealed off from temporary banking chamber.

NO Westpac staff to be allowed access to construction zone unless signed in as a visitor to site and adhering to main contractor's health and safety requirements.

NO contractors are allowed to work in banking area during business hours.

B	26/06/18	Building Consent
A	16/06/18	Preliminary Building Consent

Rev	Date	Notes
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Do not scale.
The contractor shall verify all dimensions before commencing work, and all discrepancies to be referred to Context Architects Limited for clarification. These plans are confidential and are not to be discussed or copied without the express permission of Context Architects Limited.

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DRAWING TITLES

Drawing Number for plan, section, elevation or detail	Drawing Name Brief view description	Drawing Scale for full size drawings	Back Reference to the drawing sheet that the detail is referenced from. "-" denotes that the plan, section, elevation or detail is on the same sheet
1	North Elevation	1:50	
A4001			

SHEET NUMBERING

Sheet Name Sheet description	Drawing Issue Drawing must not be used for purposes other than stamped	Sheet Drawing Scales for both full and reduced sizing's	Sheet Revision Number Letters = Design through to Building Consent Numbers = Tender onwards	Sheet Number A = Discipline (A = Architectural) 1 = Element (1 = General Drawings) 001 = Sheet Number
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General Notes

Project
Westpac Porirua VAB
2 Cobham Court, Porirua,

Client
Westpac Properties & Procurement

Consultants
Consultant - Assetcare Limited
Consultant - Kern Consultants Limited

Issued For
Building Consent

Scale
@ A1

Porirua City Council
Approved Consent Document
26 JUL 2018
326 / 18
BCA Number
Dan Hazlewood
On behalf of Porirua City Council

Project no.	Drawing no.	Rev.
18060-PR	A1002	B

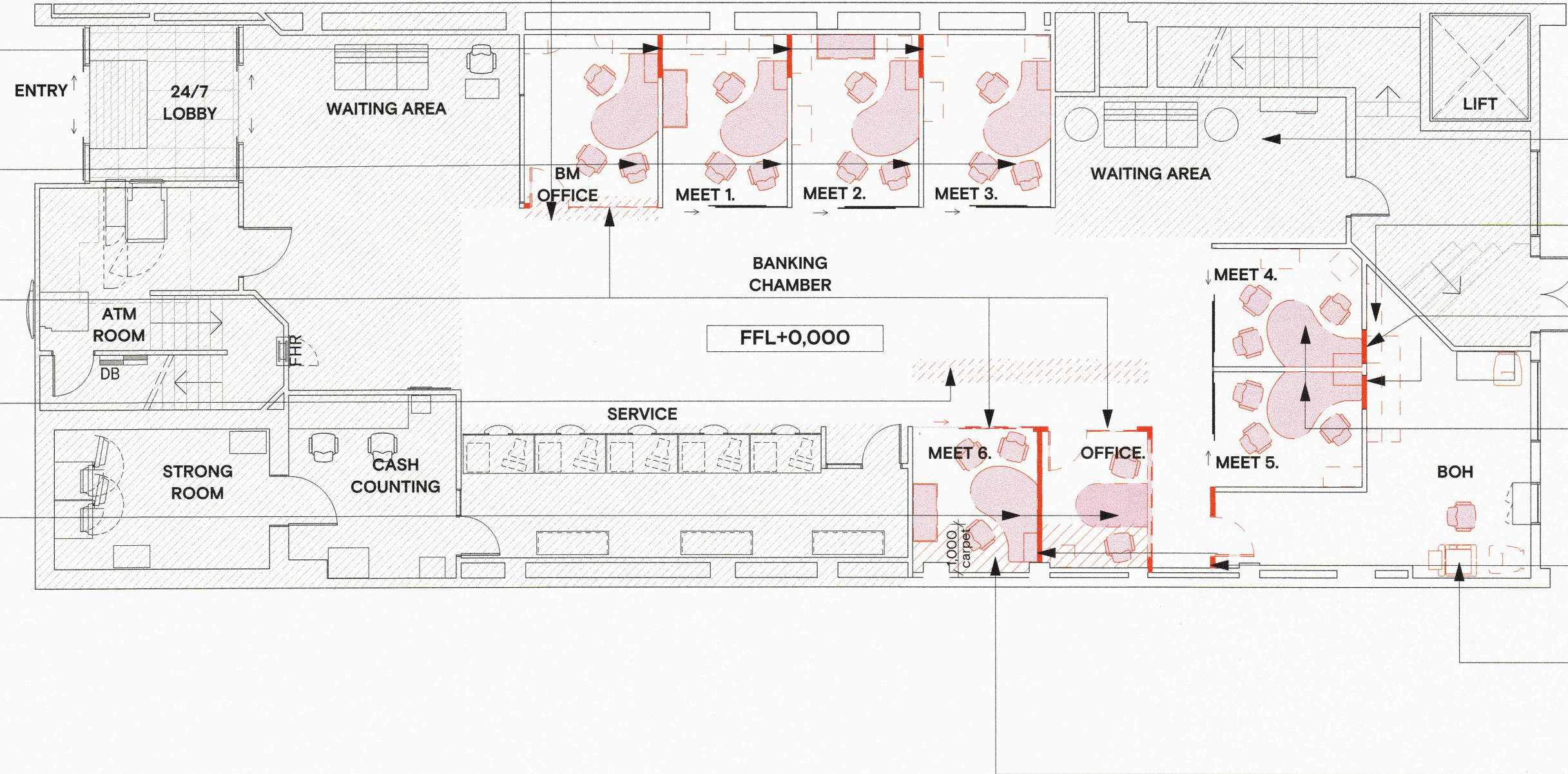
Demolish existing wall for new doorway, make good wall linings. Extent shown dashed.

Remove all existing workstations and task chairs from meeting rooms, shown dashed. Westpac to organise delivery to Westpac warehouse.

Demolish existing internal partition. Make good to any associated floor, ceiling and wall linings. Extent shown dashed.

Allow to grind concrete floor level and ensure level surface beneath proposed glazed sliding door system.

Remove all existing workstations and task chairs from meeting rooms, shown dashed. Westpac to organise delivery to Westpac warehouse.



Allow to grind concrete floor level and ensure level surface beneath proposed glazed sliding door system.

Hatched area denotes extent of branch excluded from proposed scope of works.

Existing utility bench to be modified to suit new layout.

Demolish existing wall for new doorway, make good wall linings. Extent shown dashed.

Remove all existing workstations and task chairs from meeting rooms, shown dashed. Westpac to organise delivery to Westpac warehouse.

Demolish existing internal partition. Make good to any associated floor, ceiling and wall linings. Extent shown dashed.

Existing photocopier to be relocated, refer to plan for new location.

Remove existing floor coverings and store for re-use extent shown hatched. Prepare floor ready to accept new floor finishes as per finishes plan.

CEILING SYSTEM NOTES

Main contractor to verify all ceiling fixtures and fittings prior to commencement on site.

Main contractor to provide As-Built documentation, including a co-ordinated ceiling plan as part of practical completion.

All air conditioning work and alterations will be carried out by nominated contractor in accordance with the NZ Building Code and Local Body requirements to Westpac standard design and build specification. As-built documentation and producer statements to be provided.

All light fittings to have seismic restraints installed. No damaged tiles will be acceptable.

Main contractor ensure all ceiling cut tile edges are rebated and painted white to match.

Allow to attend on Separate Audio Systems installer for Audio system.

SEISMIC BRACING NOTES

Refer to URS's seismic restraint manual. All service tiles to have seismic restraints installed. Such tiles to be clip fixed to ceiling grid.

All fittings within such tiles to be seismically restrained. Main contractor to provide chain restraint from floor above (or in heights above 1.5m, fittings to be clipped to grid). All timber pattresses/backing to be seismically restrained also.

Main contractor to provide suitable framework and restraint for security contractor to install ceiling mounted security monitors, braced to nearby structure.

CEILING SYSTEM LEGEND

- Autex Insulation Quietstuf ASB5 sound blanket laid over ceiling tiles cut around light fittings.
- Additional layer of Autex QuietStuf sound blanket in ceiling void above partitions. Install as per manufacturers' instructions.
- Tracklok seismic partition bracing system. Refer to manufacturers literature for technical information.

FIRE SYSTEMS LEGEND

- EXIT Clevertronics Ultrablade Maintained - S/Sided Self testing.
 - EXIT Clevertronics Ultrablade Maintained - D/Sided Self testing.
 - EM Maintained Clevertronic Starlite DSL10 emergency light fitting. Emergency lighting design in accordance with AS/NZS 2293.1998.
 - SD Smoke Detector
 - HD Heat Detector
 - SP Fire Sprinkler
- #### LIGHTING LEGEND
- ALL FITTINGS TO BE SUPPLIED AND INSTALLED BY MAIN CONTRACTOR**
- X Denotes existing light fitting to remain
 - D Denotes existing light fitting to be demolished
 - R Denotes existing light fitting to be removed and relocated. Refer to Proposed Plan for new location.
 - N Denotes new light fitting, to match existing.
 - EXIT Clevertronics Ultrablade Maintained - S/Sided Self testing.
 - EM Maintained Clevertronic Starlite DSL10 emergency light fitting. Emergency lighting design in accordance with AS/NZS 2293.1998.

NOTES

All electrical work to comply with electrical services specifications, Westpac electrical services specification, New Zealand Building Code and relevant New Zealand Standards.

Install new luminaries, switching, PIR sensors and wiring as indicated on the drawings.

All cabling to suspended fittings to be finished tight and vertical against suspension wire. All excess cabling to be removed.

Lights are to be connected to security system. If security alarm is activated lights are to turn on. Security contractor to provide relay on distribution board. Electrical contractor to ensure master switch overrides this switching in case of relay failure.

All light switches to be PDL series 600, colour white mounted vertically 1100 AFFL to centreline of faceplate.

All wiring above ceiling to be supported on catenary wires. All light fittings to have seismic restraints installed. No damaged tiles will be acceptable (refer to Reflected Ceiling Plan and URS Seismic Restraint Manual for in-ceiling M & E services & drawing 42779630-SK01 rev.2).

All new flex for suspended light fittings to be clear sheathed copper, with small satin chrome terminals.

DEMOLITION NOTES

GENERAL:
Refer to Proposed Reference Plan.

Demolish existing internal solid and glazed partitions shown in dashed line.

Make good and replace where necessary, all finishes and trim affected by the demolition including ceiling tiles and grid, walls, spandrels, columns and windows.

Refinish the entire surface affected by demolition, visible patching will not be accepted. Allow for plaster skim to affected areas of plasterboard linings.

Entire fittings, fixtures, walls, finishes, shelving, etc shown dashed to be demolished and removed from site. Allow to make good to all remaining surfaces ready to accept new item, finish, etc.

All public safety orientated fixtures and fittings, including fire detection and suppression devices, signage, lighting and egress ways to remain fully operational throughout the duration of the fitout. Provide all practicable means to protect the public from construction hazards.

Allow to cover and protect all computers, fittings and fixtures if applicable prior to demolition taking place.

Typically remove all redundant power and data fittings throughout tenancy unless noted otherwise. Make good to existing walls ready to accept new paint finish. Refer to power and data plan for location of new electrical fittings.

FLOOR GRINDING:

Grind concrete to level and prepare for new floor finish.

DISPOSAL OF DEMOLISHED MATERIALS:

Remove all demolished materials from site unless noted to be set aside for re-use or to be reclaimed by owner. Allow to remove and transport existing carpet to local charity within a 50km radius.

EXISTING SERVICES:

Remove and dispose of all redundant ceiling services and associated fittings unless noted otherwise. Existing sprinkler pipework to be retained. Relocate sprinkler heads to suit new layout.

MECHANICAL LEGEND

Refer mechanical performance specification for information on the proposed system. Main contractor to allow to complete the design of the system to meet the performance requirements outlined in the specification.

A/C High wall Mech A/C unit

Swirl supply diffuser - 600x600mm

Supply 3-way diffuser - 600x600mm

Return air grille - 600x600mm

Return air grille - 400x400mm

Transfer air grille

Extract fan

AUDIO VISUAL LEGEND

WIFI Wireless modem

Audio speakers

Wall volume

Amplifier

GENERAL FIT OUT NOTES

All works shown or implied to be carried out in strict accordance with the NZ Building Code and Local Body requirements.

All fire protection work to be carried out in accordance with the NZ Building Code and Local Body requirements.

All electrical work to be carried out in accordance with the NZ Building Code and Local Body requirements.

All dimensions to be checked on site prior to any work commencing.

The surface finishes of walls and ceilings are required to comply with the requirements of the surface finishes group numbers as noted in the Fire Safety Report. Flooring finishes are required to comply with the requirements of the critical radiant flux as noted in the Fire Safety Report.

Ensure the decibel levels of the fire alarm system comply with the requirements of NZS4512. The decibels are to be no less than 65dBA and not more than 100dBA, measured at any normally accessible point in the room at a height of 1800mm.

STAGING NOTES

Main contractor to be responsible for the following:
Apply for and arrange for CPU inspection with council.

Ensure emergency lighting and fire protection system are in place and fit for temporary occupancy.

Ensure dust from construction zone is sealed off from temporary banking chamber.

NO Westpac staff to be allowed access to construction zone unless signed in as a visitor to site and adhering to main contractor's health and safety requirements.

NO contractors are allowed to work in banking area during business hours.

B 26/06/18 Building Consent
A 16/06/18 Preliminary Building Consent

Rev	Date	Notes
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Do not scale.
The contractor shall verify all dimensions before commencing work, and all discrepancies to be referred to Context Architects Limited for clarification. These plans are confidential and are not to be discussed or copied without the express permission of Context Architects Limited.

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Project
Westpac Porirua VAB
2 Cobham Court, Porirua,

Client
Westpac Properties & Procurement

Consultants
Consultant - Asstecare Limited
Consultant - Kern Consultants Limited

Title
Existing & Demolition Floor & Reflected Ceiling Plans

Issued For
Building Consent

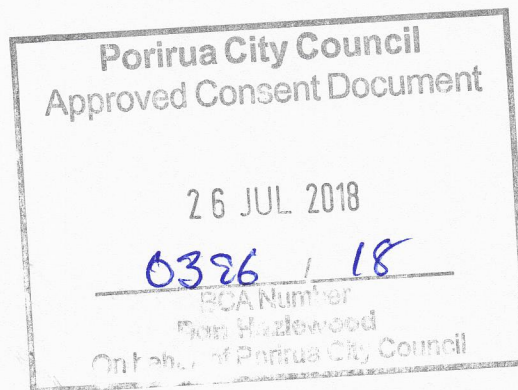
Scale
1:100 @ A1

Project no. 18060-PR
Drawing no. A1021
Rev. B

1 Existing & Demolition Floor Plan
Scale 1:100

2 Existing & Demolition Reflected Ceiling Plan
Scale 1:100

0m 1m 2m 5m 10m 20m
Scale for 1:100 drawing



New banquette seating supplied by Retail Dimension. Main contractor to allow to attend and coordinate on site.

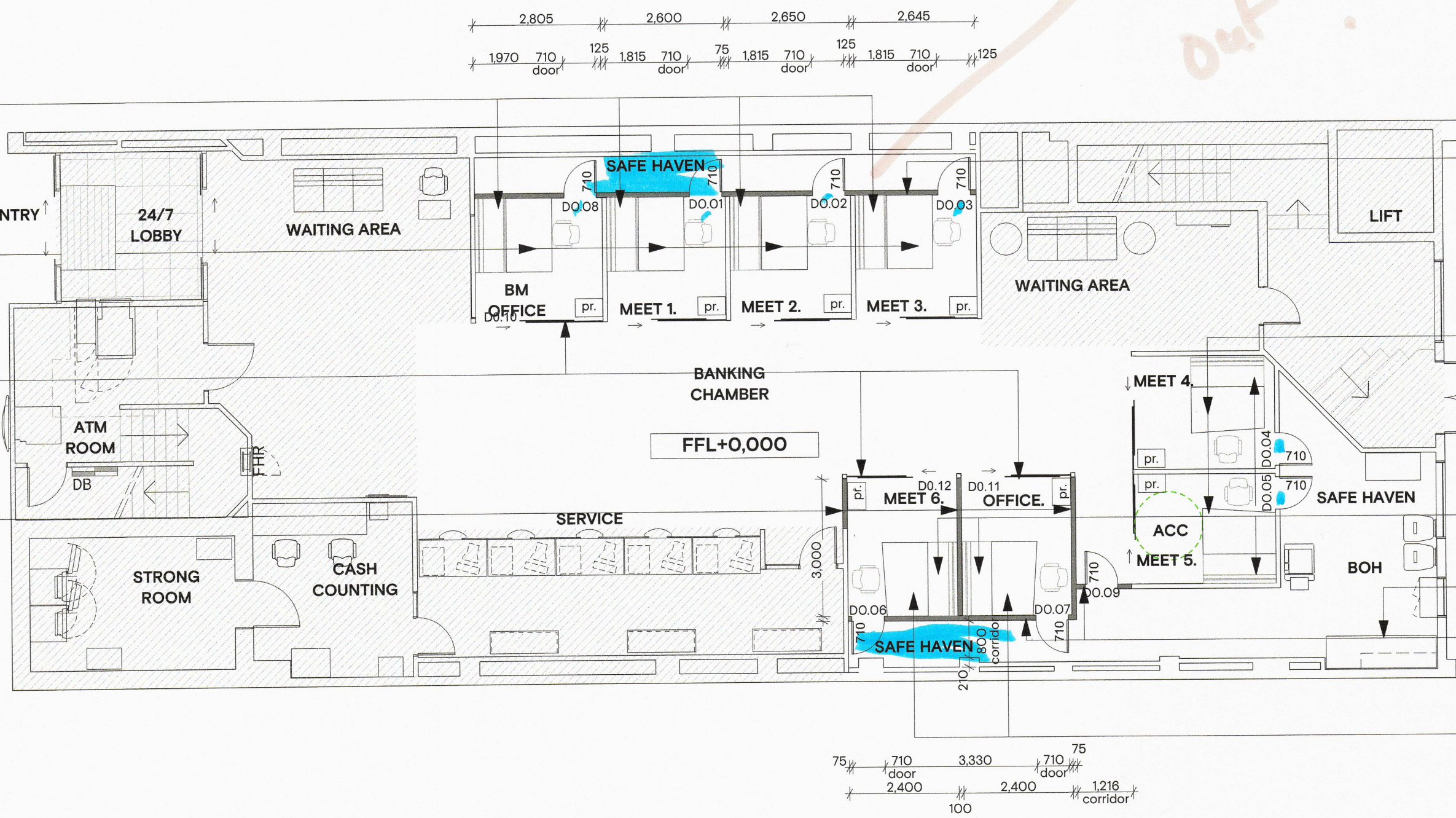
New 1600 (L) x 1000 (D) workstation, supplied by Westpac. Workstation to be secured to floor with 4 x M12 bolts, by main contractor.

New selected glazed office partition system. Manifestation to glazing to comply with NZS 4223 by Retail Dimension.

New steel stud partition wall. Finish as per finishes plan.

1 Proposed Reference & Setout Plan

Scale 1:100

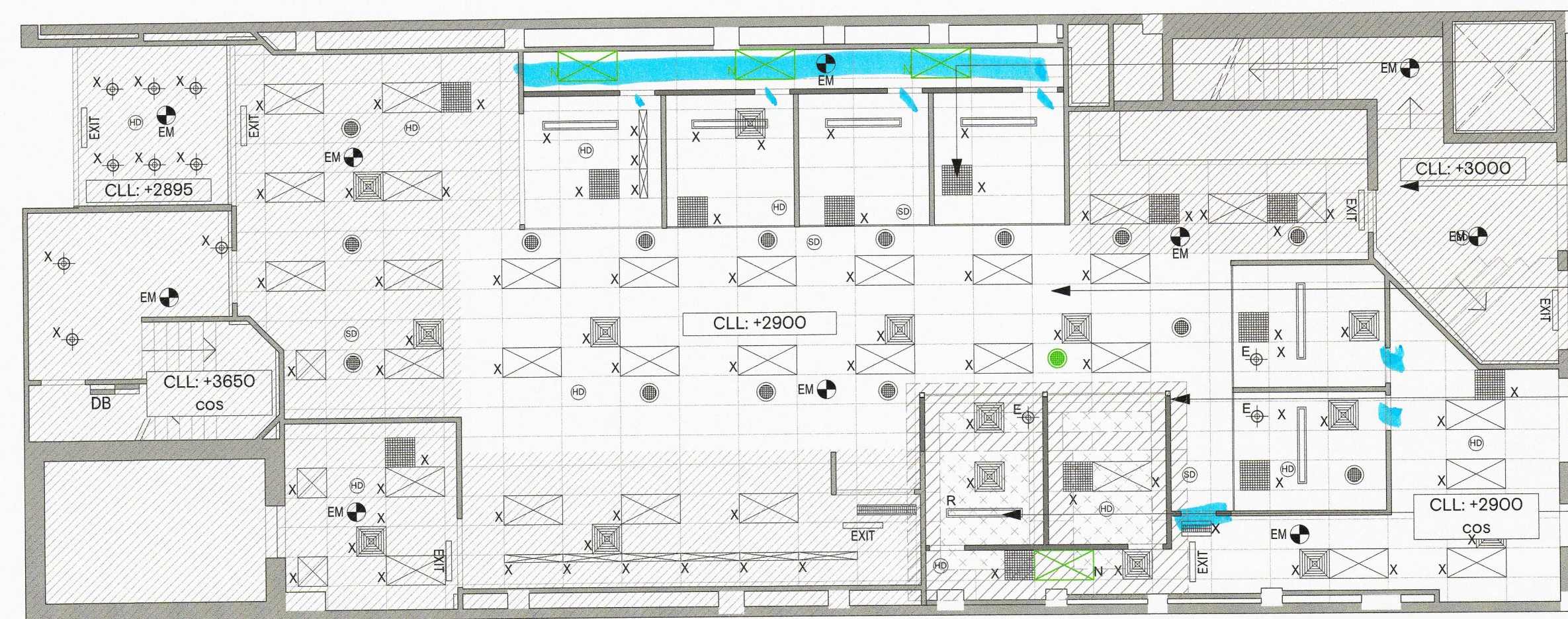


New steel stud partition wall. Finish as per finishes plan.

New 1600 (L) x 1000 (D) workstation, supplied by Westpac. Workstation to be secured to floor with 4 x M12 bolts, by main contractor.

New banquette seating supplied by Retail Dimension. Main contractor to allow to attend and coordinate on site.

Relocated utility unit
New steel stud partition wall. Finish as per finishes plan.
New 1600 (L) x 1000 (D) workstation, supplied by Westpac. Workstation to be secured to floor with 4 x M12 bolts, by main contractor.



Rein existing HVAC system. Adjust to suit new layout.

Hatched area denotes extent of branch excluded from proposed scope of works.

Rein existing suspended ceiling grid and tiles ceiling. Min contractor to allow for new ceiling tiles as required.

Min contractor to supply and install an additional layer of sound blanket over partitions between offices in ceiling space.

Existing light fittings relocated to suit new layout.

CEILING SYSTEM NOTES

Main contractor to verify all ceiling fixtures and fittings prior to commencement on site.

Main contractor to provide As-Built documentation, including a co-ordinated ceiling plan as part of practical completion.

All air conditioning work and alterations will be carried out by nominated contractor in accordance with the NZ Building Code and Local Body requirements to Westpac standard design and build specification. As-built documentation and producer statements to be provided.

All light fittings to have seismic restraints installed. No damaged tiles will be acceptable.

Main contractor ensure all ceiling cut tile edges are rebated and painted white to match.

Allow to attend on Separate Audio Systems installer for Audio system.

SEISMIC BRACING NOTES

Refer to URS's seismic restraint manual. All service tiles to have seismic restraints installed. Such tiles to be clip fixed to ceiling grid.

All fittings within such tiles to be seismically restrained. Main contractor to provide chain restraint from floor above (or in heights above 1.5m, fittings to be clipped to grid). All timber pattresses/backing to be seismically restrained also.

Main contractor to provide suitable framework and restraint for security contractor to install ceiling mounted security monitors, braced to nearby structure.

CEILING SYSTEM LEGEND

Autex Insulation Quietstuf ASB5 sound blanket laid over ceiling tiles cut around light fittings.

Additional layer of Autex QuietStuf sound blanket in ceiling void above partitions. Install as per manufacturers' instructions.

Tracklok seismic partition bracing system. Refer to manufacturers literature for technical information.

FIRE SYSTEMS LEGEND

EXIT Clevertronics Ultrablade Maintained - S/Sided Self testing.

EXIT Clevertronics Ultrablade Maintained - D/Sided Self testing.

EM Maintained Clevertronics Starlite DSL10 emergency light fitting. Emergency lighting design in accordance with AS/NZS 2293.1998.

SD Smoke Detector

HD Heat Detector

SP Fire Sprinkler

LIGHTING LEGEND

ALL FITTINGS TO BE SUPPLIED AND INSTALLED BY MAIN CONTRACTOR

X Denotes existing light fitting to remain

D Denotes existing light fitting to be demolished

R Denotes existing light fitting to be removed and relocated. Refer to Proposed Plan for new location.

N Denotes new light fitting, to match existing.

EXIT Clevertronics Ultrablade Maintained - S/Sided Self testing.

EM Maintained Clevertronics Starlite DSL10 emergency light fitting. Emergency lighting design in accordance with AS/NZS 2293.1998.

NOTES

All electrical work to comply with electrical services specifications, Westpac electrical services specification, New Zealand Building Code and relevant New Zealand Standards.

Install new luminaries, switching, PIR sensors and wiring as indicated on the drawings.

All cabling to suspended fittings to be finished tight and vertical against suspension wire. All excess cabling to be removed.

Lights are to be connected to security system. If security alarm is activated lights are to turn on. Security contractor to provide relay on distribution board. Electrical contractor to ensure master switch overrides this switching in case of relay failure.

All light switches to be PDL series 600, colour white mounted vertically 1100 AFFL to centreline of faceplate.

All wiring above ceiling to be supported on catenary wires. All light fittings to have seismic restraints installed. No damaged tiles will be acceptable (refer to Reflected Ceiling Plan and URS Seismic Restraint Manual for in-ceiling M & E services & drawing 42779630-SK01 rev.2).

All new flex for suspended light fittings to be clear sheathed copper, with small satin chrome terminals.

GENERAL WALL NOTES

Main contractor to allow to remove existing timber skirting and fit new flat bar skirtings and architraves to all areas unless noted otherwise.

Allow to provide acoustic seals to perimeter of to all new proprietary steel stud partitions, between head track and ceiling tiles. Allow to seismically brace back to solid support as per manufacturers recommendations.

Boxed studs required to all walls where wall fixed joinery shown. Allow to nog for fixing all joinery. Refer to framing, lining and finishes legend for wall type and finish. Brace all walls back to ceiling at 2400mm CC or at 2000mm centres where glass runs full height. Ceiling to be seismically braced back to slab above and perimeter walls as per URS's Seismic Design Guide.

FIXED FURNITURE LEGEND

Main contractor to allow to install the following Westpac supplied furniture:

- Artwork pieces to various spaces (number to be confirmed).
- Relocate existing loose furniture items such as chairs and tables. Refer to Proposed Plan for new location.
- Relocate existing fixed furniture items such as Knowledge Desk and iPad Pods. Refer to Proposed Plan for new location.

The following items are supplied by others. Main contractor to allow to fully coordinate specialist items with regards to deliveries, power and data requirements, installation sequencing etc:

- J21 Service Counter (TCR)
- J22 Teller wall
- J23 Banquette Seat
- J24 Workstations

Main contractor to allow to attend on separate contractor whom will be installing the following Westpac supplied furniture and signage items:

- IBM/Geni for computer installations.
- Retail Dimension Ltd for merchandising items.
- Film to glazing by Retail Dimension Ltd.
- Spark for phone installations.

TV Brackets:

- All screens and brackets by others.

LOOSE FURNITURE LEGEND

All new loose furniture that is supplied by Westpac is to be installed by others. Main contractor to allow to attend on site.

Main contractor to allow to co-ordinate the installation of existing Customer Service equipment (including printers) onto the new CS desks and ensure everything is fully operational.

Co-ordinate the installation of equipment onto the accessible counter units and ensure all operational.

MECHANICAL LEGEND

Refer mechanical performance specification for information on the proposed system. Main contractor to allow to complete the design of the system to meet the performance requirements outlined in the specification.

A/C High wall Mech A/C unit

Swirl supply diffuser - 600x600mm

Supply 3-way diffuser - 600x600mm

Return air grille - 600x600mm

Return air grille - 400x400mm

Transfer air grille

Extract fan

AUDIO VISUAL LEGEND

WiFi Wireless modem

Audio speakers

Wall volume

Amplifier

GENERAL FIT OUT NOTES

All works shown or implied to be carried out in strict accordance with the NZ Building Code and Local Body requirements.

All fire protection work to be carried out in accordance with the NZ Building Code and Local Body requirements.

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Building Consent
Preliminary Building Consent

Rev Date Notes

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context Architects

Project
Westpac Porirua VAB
2 Cobham Court, Porirua,

Client
Westpac Properties & Procurement

Consultants
Consultant - Assetcare Limited
Consultant - Kern Consultants Limited

Title
Proposed Reference, Setout & Co-ordinated Ceiling Plans

Issued For
Building Consent

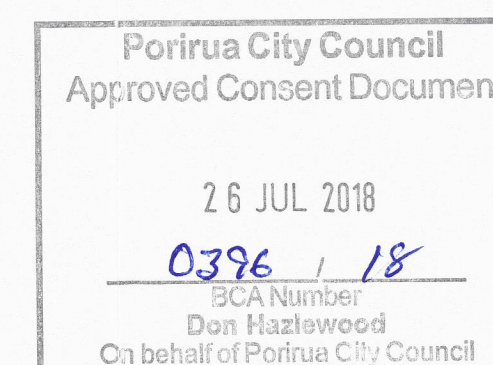
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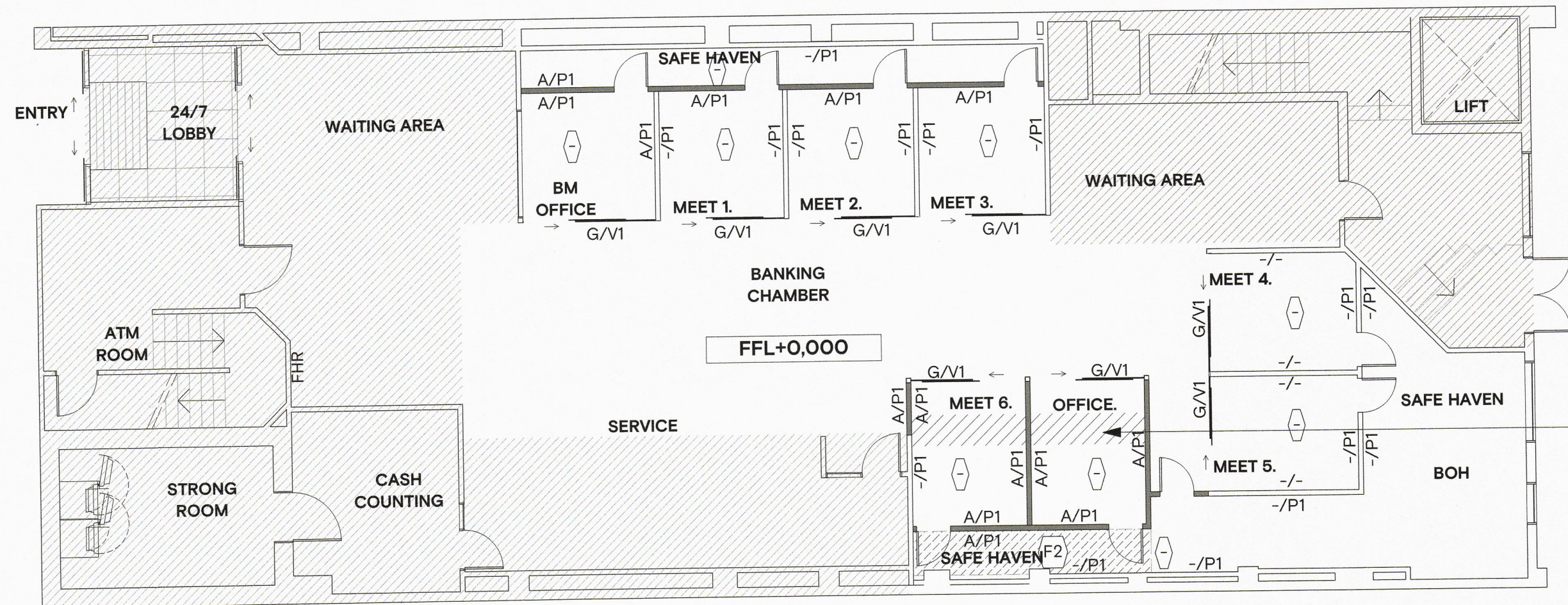
Project no. Drawing no. Rev.
18060-PR A5101 B

2 Proposed Co-ordinated Ceiling Plan

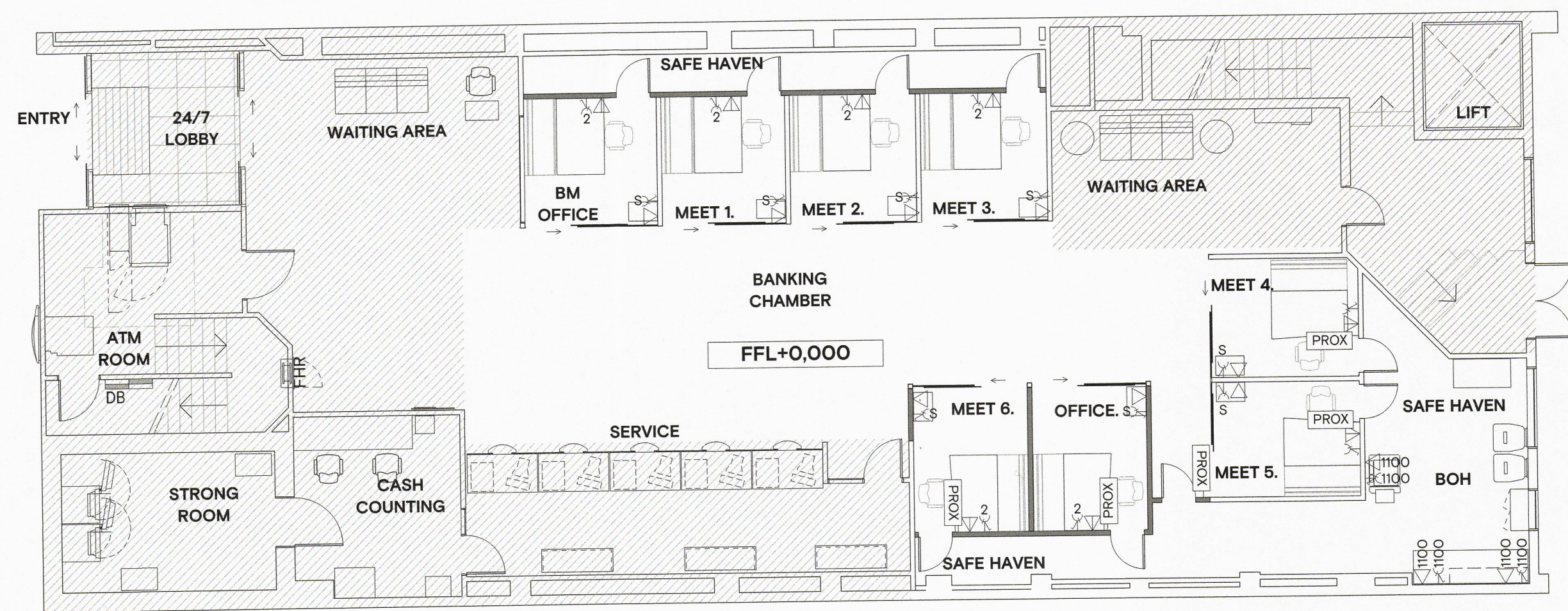
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0m 1m 2m 5m 10m 20m Scale for 1:100 drawing

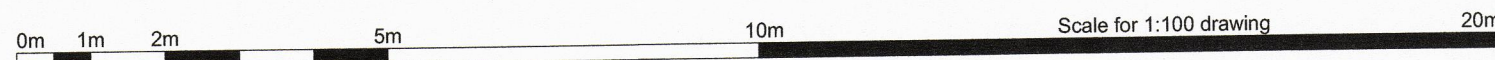




1 Proposed Finishes Plan
Scale 1:100

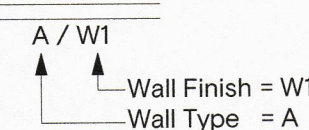


2 Proposed Power & Data Plan
Scale 1:100



FRAMING, LININGS & FINISHES:

WALLS: FRAMING/ LINING/ FINISHES



WALL TYPES

- Existing wall

A New steel partition
64mm steel stud partitioning system.
13mm Gib Standard lining each side.
Acoustic insulation to cavity.
Height - to underside of ceiling.
Finish: refer to finishes plan

B New steel partition
64mm steel stud partitioning system.
13mm Gib Standard lining each side.
Acoustic insulation to cavity.
Height - 2400mm (Allow to seismically brace back to solid structure).
Finish: refer to finishes plan

G New glazed partition
Proprietary glazed office partitioning system supplied and installed by separate contractor - Focus Interiors.
Height - to underside of ceiling.

WALL FINISHES:

- Existing wall finish

P1 Resene paint system, 151 14SC.
Paint colour to match existing- SPEC R6721.

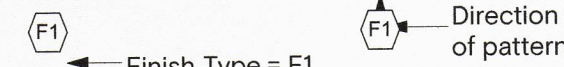
P2 Resene paint system, 151 14SC.
Resene Whiteout - SPEC R6721.

V1 New vinyl graphic to be applied to all glazed partitions, by Retail Dimension.

Ceiling - Ceiling flat white.

Ceiling upstands - at change of height - white (unless noted on plan).

FLOOR FINISHES:



- Existing floor covering

F1 Carpet tile: Existing floor coverings removed to patch and repair as required.

F2 Carpet tile: Interface by Inzide Commercial Ltd
Style: Phonic, Colour: Onyx
To be laid directional (linear)
Westpac supplied item

DATA LEGEND

- ▷ Indicates location of single data outlet.
- ▷ Indicates location of double data outlet.

ELECTRICAL LEGEND

- All furniture shown for information only.
- Indicates location for new double power outlet.
- Dimension indicates height of outlet to centre line.
- S - single power outlet

----- Interserve CAT 6 115/2 dual channel skirting. Finish: Duretec Appliance White - 90058853

SECURITY LEGEND

—PROX Prox access controlled door

All existing security cameras to remain. Security contractor to confirm.
Removal or relocation of existing cameras, monitors and fittings to be carried out by security contractor. Main contractor to make good to ceiling and affected areas.

ELECTRICAL NOTES

All work shown or implied to be carried out in strict accordance with the Building Act, NZ Building Code and Local Body requirements, and Westpac Electrical Services Standard Specification.

All cables are to be concealed in wall cavities where practical, as no surface ducting is permitted, unless otherwise stated and approved. Cabling to floor boxes and fixed furniture items to be run through conduits within floor chases. (Refer to demolition plan for dimensions)

Allow to liaise with and attend on security contractor regarding power to security cameras.

All power and data outlets to be horizontally mounted at 300mm AFFL UNO. Any outlets below 900mm AFFL - mounted horizontally. Any outlets above 900mm AFFL - mounted vertically. All outlets to line with each other. Coordinate all wall plate fittings so they line either vertically or horizontally on the wall, including FACP, security fittings, light switches and data points, etc.

All outlets to be PDL 600 series.

Ensure 300mm minimum clearance between all adjacent power and data outlets not within any perimeter skirting duct.

All light switches mounted vertically at 1000mm AFFL.

Outlet positions on drawings are diagrammatic only. All wiring to is to be concealed within walls. Confirm all positions of existing and new points on site.

All electrical cables within ceiling cavity shall be suspended on catenary wires or other support system as outlined in the Westpac Electrical Services - Standard Specification. An audit of the ceiling void will take place on completion. Any contractors cables that are not on catenary wires will be called back to fix at no cost to Westpac.

There is to be a maximum of 6 no. open plan workstations on each circuit.

Refer to separate circuit legend for items to be on separate circuits.

ELECTRICAL SWITCHING LEGEND

Separate rooms (ATM Room, BOH, Toilets etc), other than offices to be switched separately. All light fittings are to be connected to the security system via relay installed within the security cabinet.

Allow to supply and install master override switch for these lights in case of relay failure.

Allow to provide circuits for 24 hour lighting where shown.

MS Override master switches to be located on new switchboard

PIR HPM 'XL632' automatic light switch with integral PIR

PDL light switch. Refer specification for circuits

WALL PLATE SETOUT

Main contractor to allow to coordinate ALL wall plate fittings and ensure that they are grouped together lining up vertically, horizontally or both.
Rogue fittings, i.e. not lining up will be requested to be repositioned at no extra cost to the principal. If in doubt or there are conflicts, please ask the architect for direction.

SEPARATE CIRCUIT NOTES

- All ATMs to be on their own circuit.
- Service counters to be on their own circuit.
- Both power supplies to security cabinet to be on their own circuit.
- Power supply to data cabinet to be on its own circuit.
- All external signage items to be on their own circuits.

Allow to install the following monitors/TVs on a separate circuit:

- Staffroom monitor
- Cash room monitor
- Teller wall TV
- Staffroom TV

This circuit to be connected to the security panel to automatically turn off when the branch alarm is activated.

This circuit to be fitted with a 5 second delay-on-timer to avoid any power surges when the alarm is de-activated and everything turns back on.

Power outlets to be labelled as 'monitor circuit'.

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Rev	Date	Notes
B	26/06/18	Building Consent
A	15/06/18	Preliminary Building Consent

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context Architects

Project
Westpac Porirua VAB
2 Cobham Court, Porirua,

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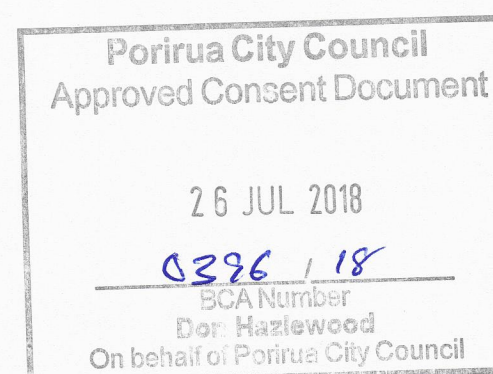
Consultants
Consultant - Assetcare Limited
Consultant - Kern Consultants Limited

Title
Proposed Finishes and Power & Data Plans

Issued For
Building Consent

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Project no. Drawing no. Rev.
18060-PR A5112 B



1 Openings Schedule

2 Door Hardware Schedule

Context / Architects

Text / Architects

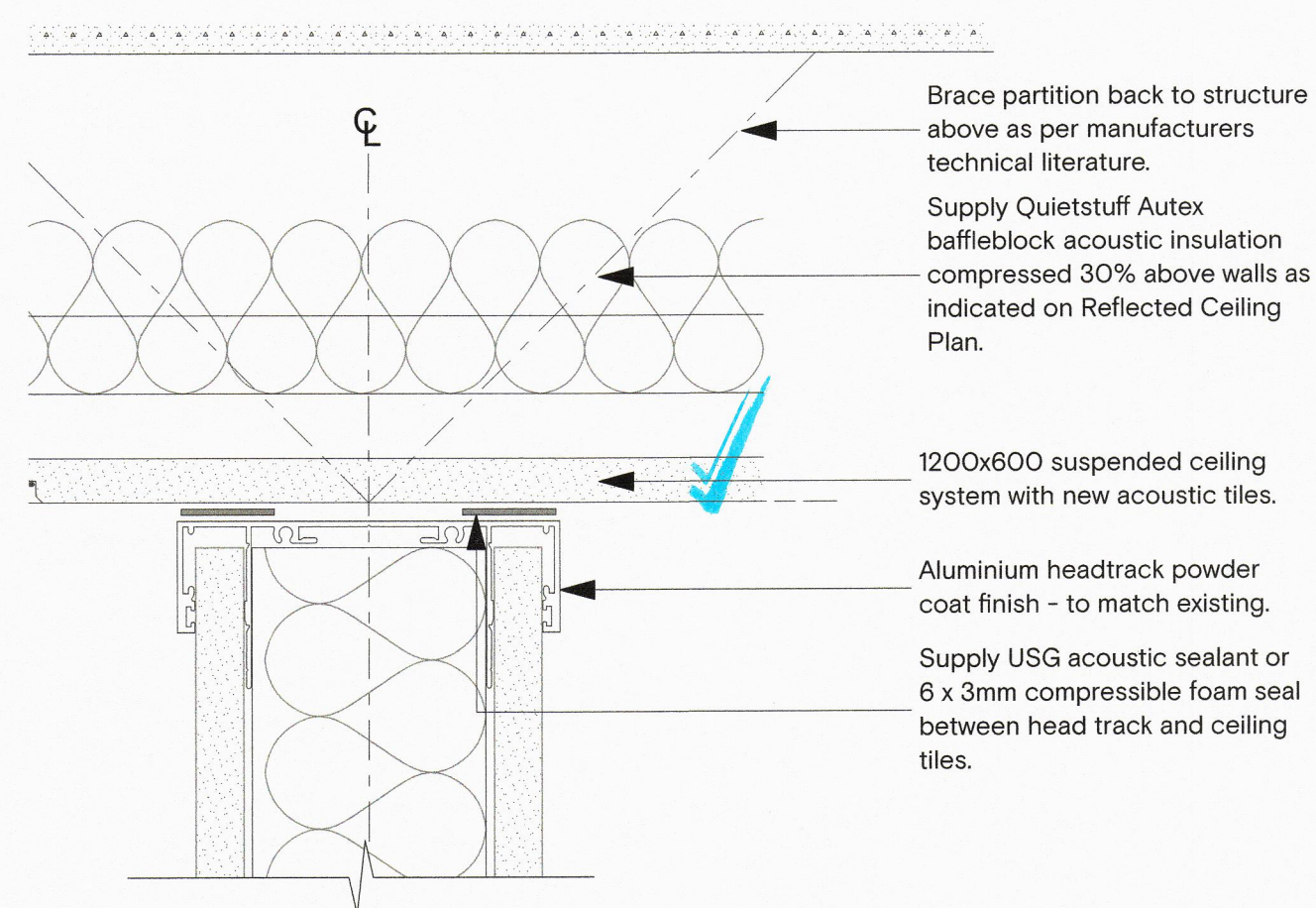
Project
Westpac Porirua VAB
— 2 Cobham Court, Porirua,

Client
Westpac Properties & Procurement

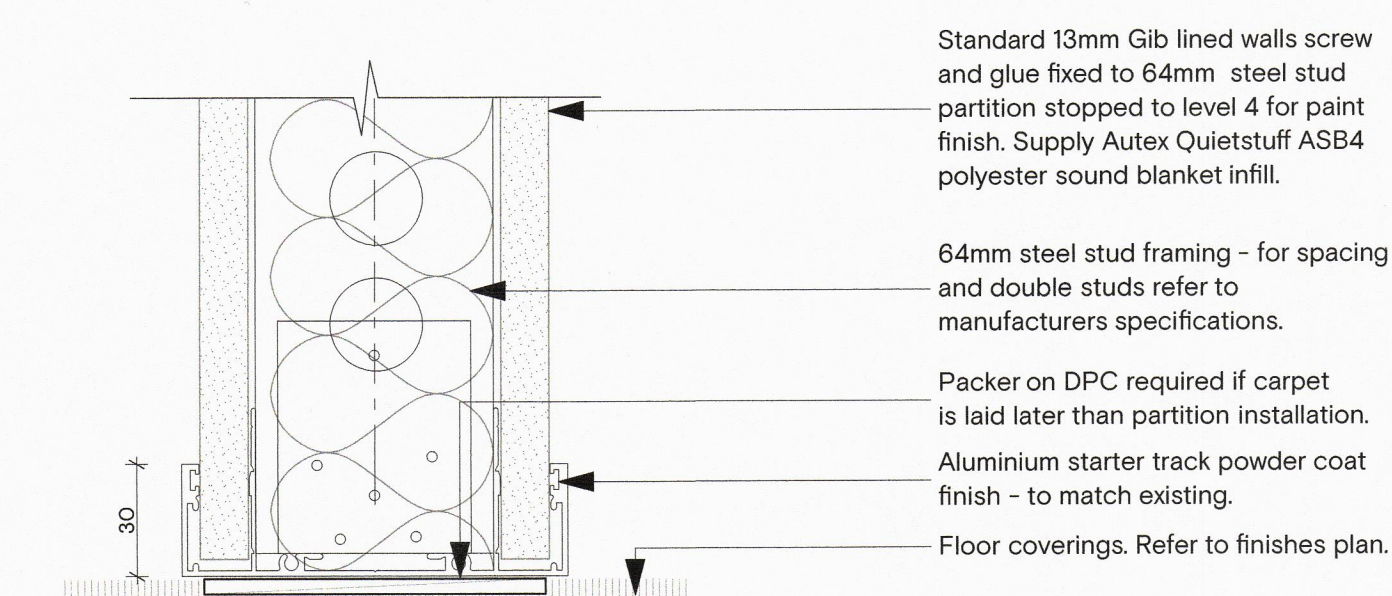


Consultants
Consultant - Assetcare Limited
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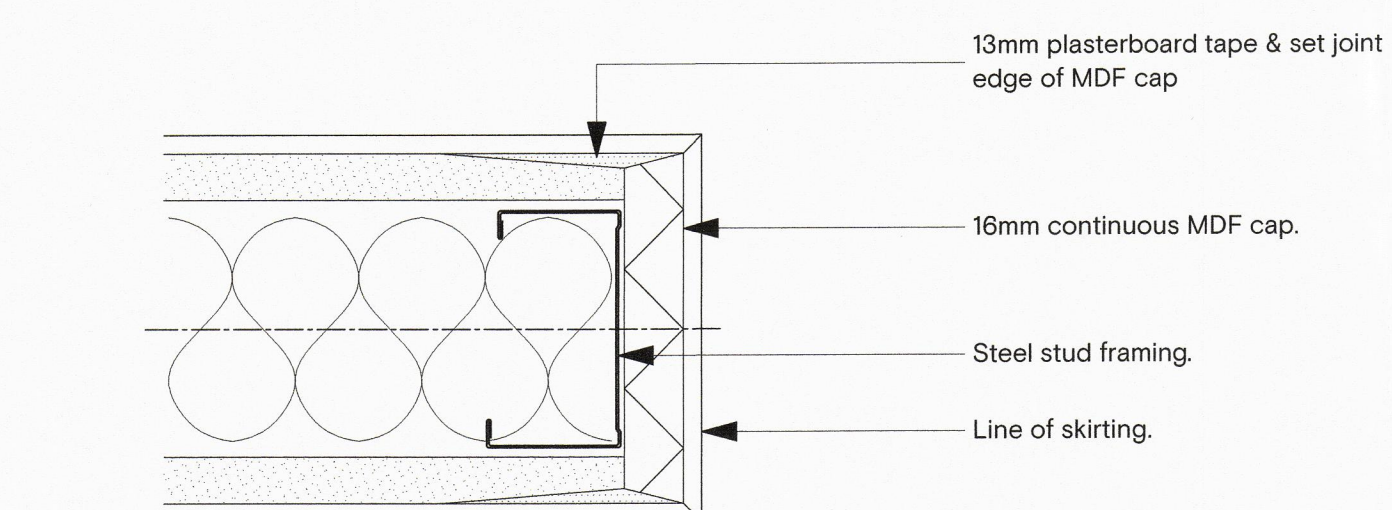
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Openings & Hardware Schedules		
Issued For		
Building Consent		
Scale		
1:100 @ A1		
Project no.	Drawing no.	Rev.
18060-PR	A5601	B



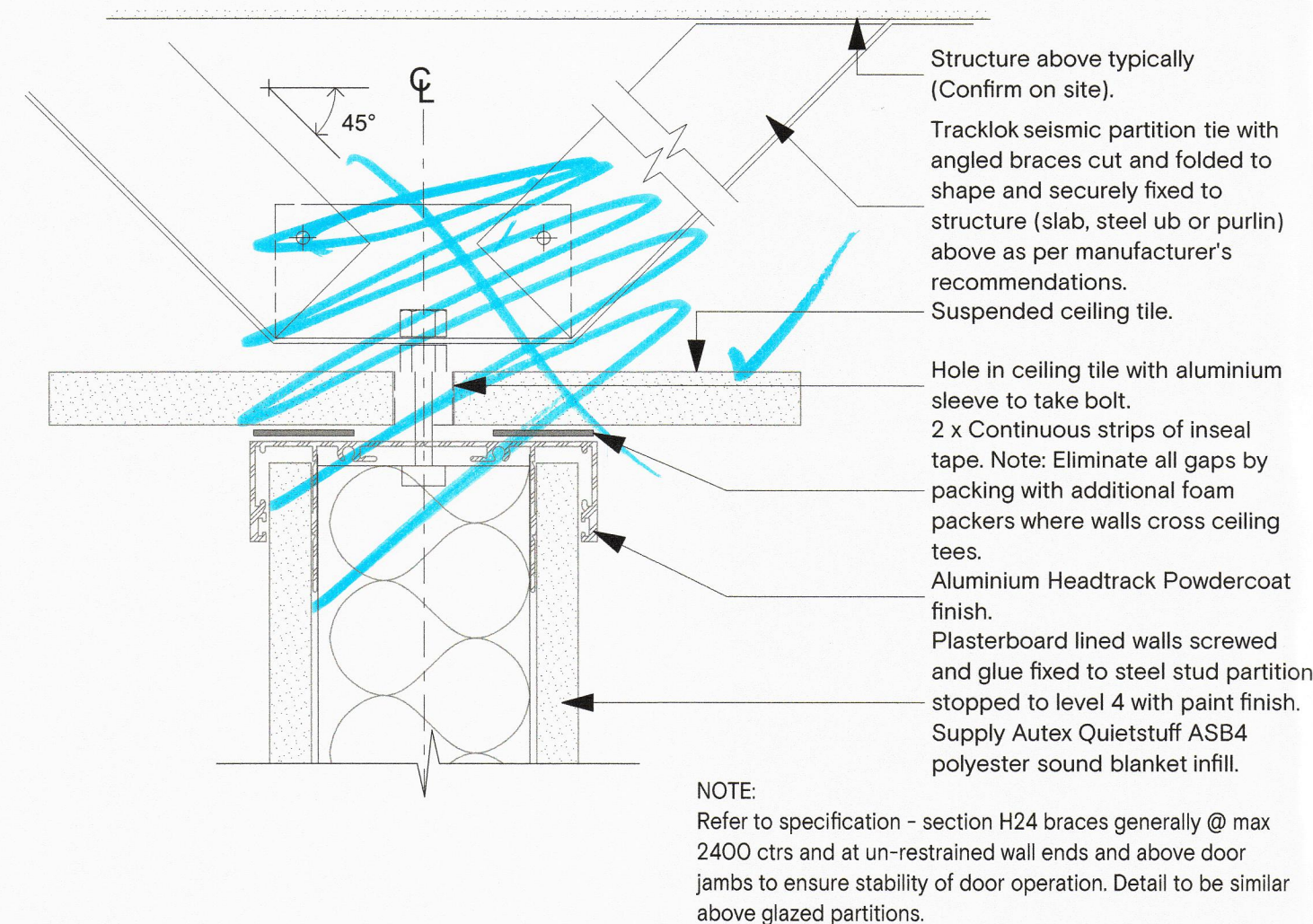
1 Steel Stud Partition Detail at Ceiling
Scale 1:2



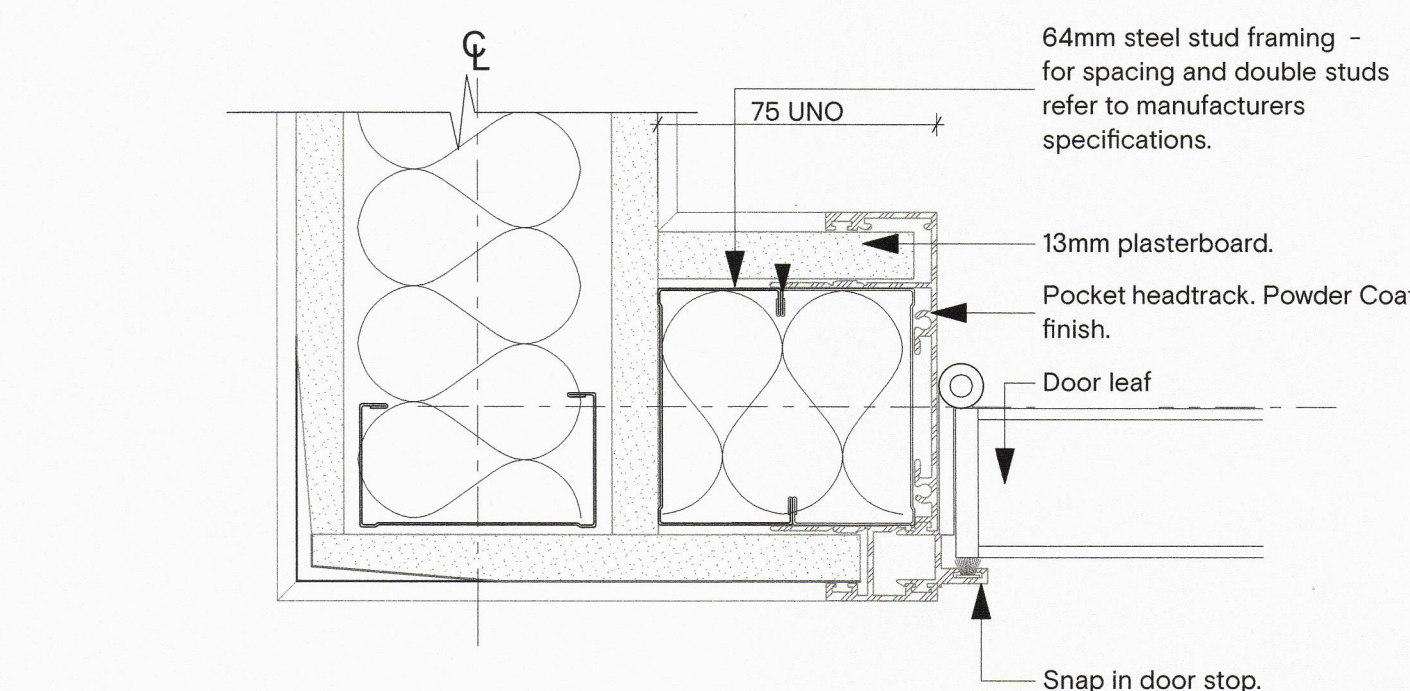
2 Steel Stud Partition Detail at Floor
Scale 1:2



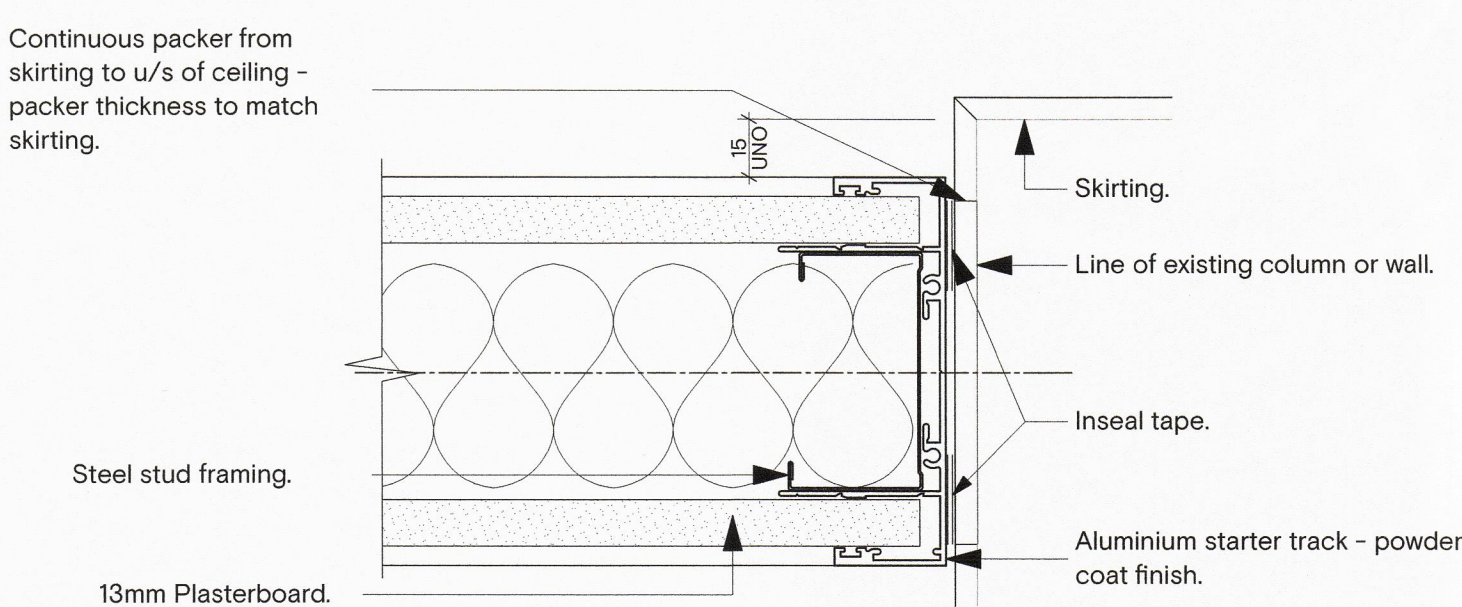
3 Steel Stud Partition Stop End
Scale 1:2



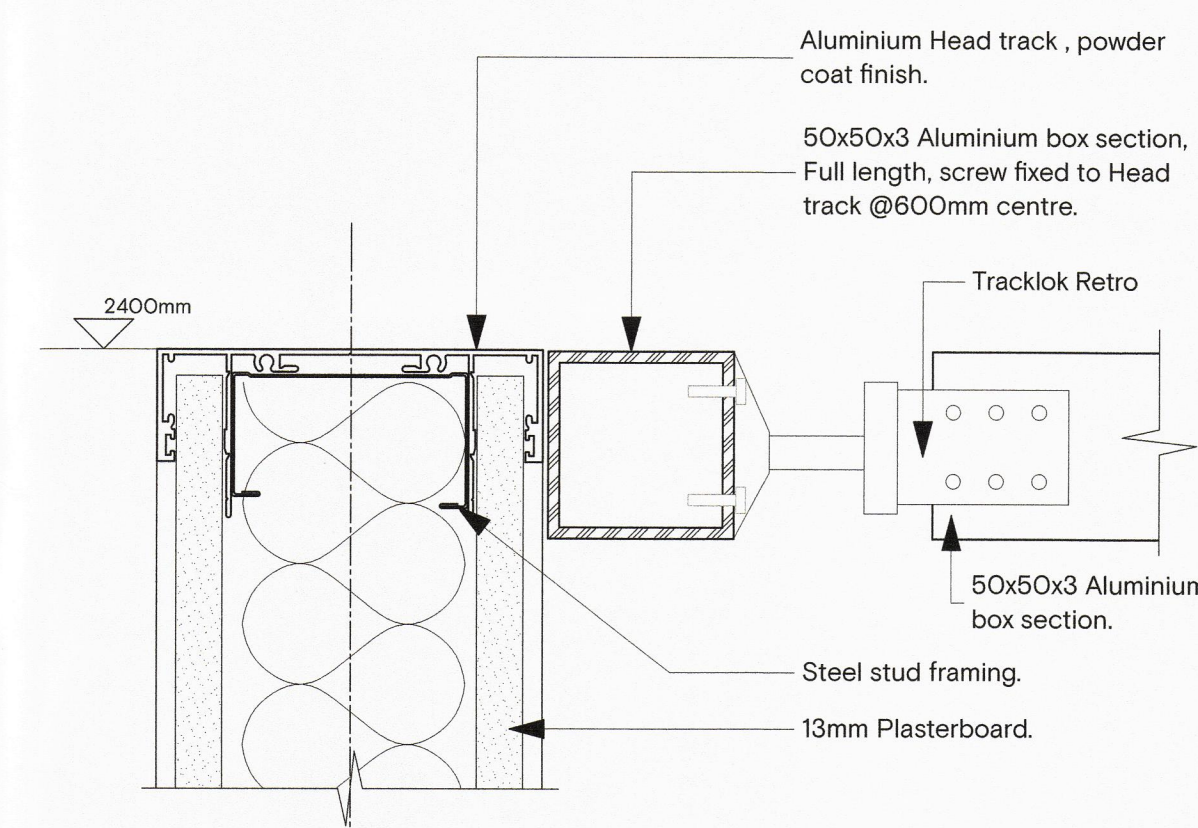
4 Typical Steel Stud Bracing Detail
Scale 1:2



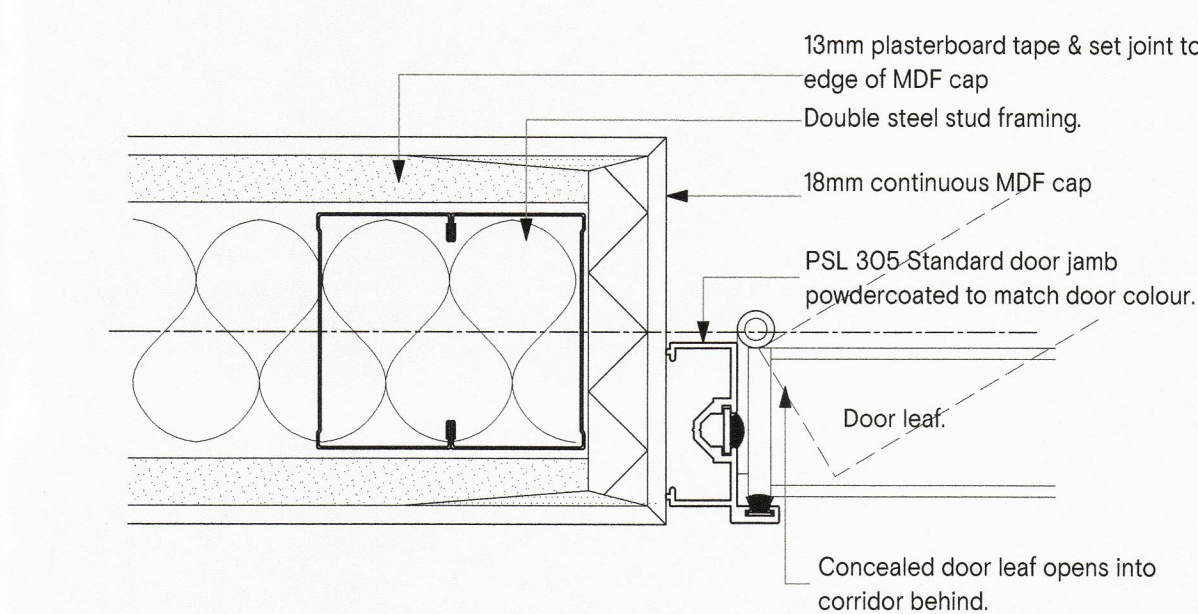
5 Steel Stud Door Jamb Detail
Scale 1:2



6 Steel Stud Partition Wall/ Column Junction
Scale 1:2



7 Steel Stud Partition - 2400mm AFFL
Scale 1:2



8 Concealed Alum. Door Jamb (head similar)
Scale 1:2

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A	25/06/18	Building Consent
Rev	Date	Notes

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context Architects

Project:
Westpac VAB sites
various nationwide sites

Client:
Westpac Properties & Procurement

Consultants
Consultant - Assetcare Limited
Consultant - Kern Consultants Limited

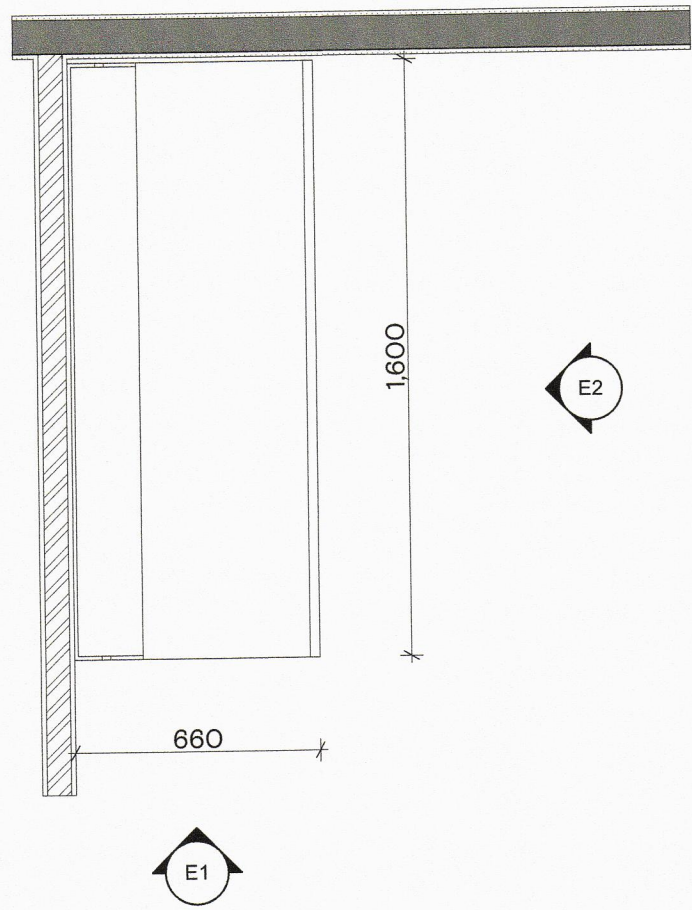
Title
Partition Details

Issued For
Building Consent

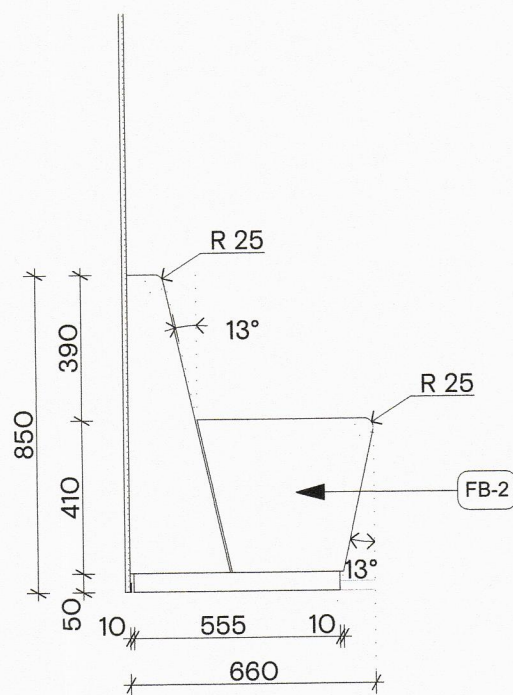
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Project no. Drawing no. Rev.
18060 A5501 A

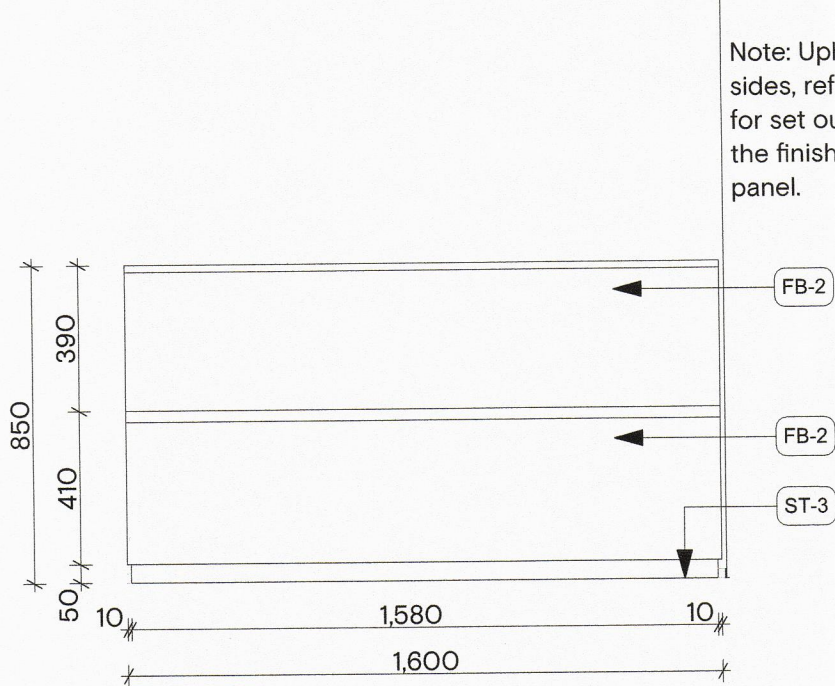
DRAFT DOCUMENTATION
(for information only)



1 Banquette Seating - Plan
Scale 1:20

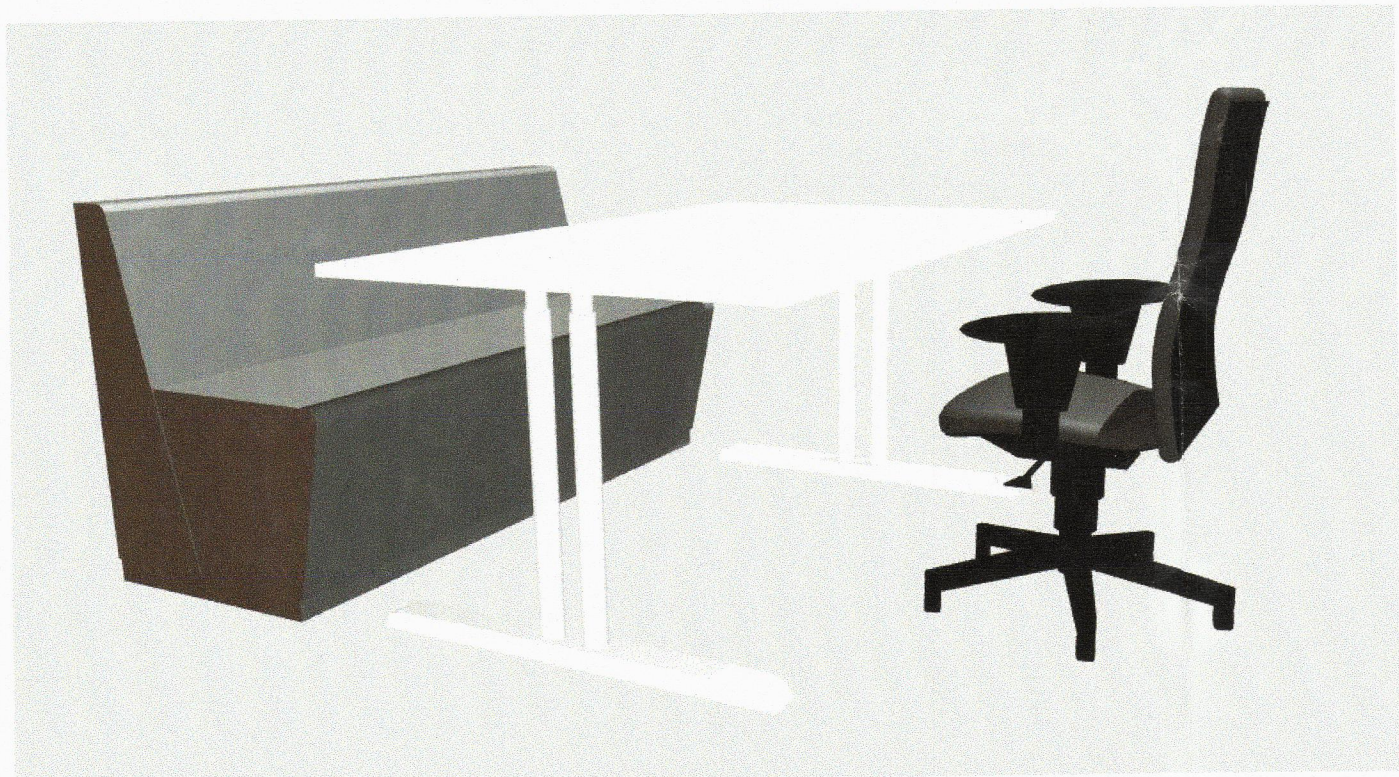


E1 Banquette Seating - Side Elevation
Scale 1:20



E2 Banquette Seating - Front Elevation
Scale 1:20

Note: Upholstery to all sides, refer to floor plan for set out to determine the finishes of the back panel.



2 Banquette Seating - Typical 3D View
Scale

BANQUETTE SEATING FINISHES (by Retail Dimension)

FB-2 Fabric - grey
Supplier: Textilia
Brand: Camira, Design: Blazer,
Colour: Windchester

ST-3 Steel toe kick
50x2mm stainless steel
Finish: Powder-coat Dulux,
Colour: Ironsand

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A 25/06/18 Building Consent

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context Architects

Project
Westpac VAB sites
various nationwide sites

Client
Westpac Properties & Procurement



Consultants
Consultant - Assetcare Limited
Consultant - Kern Consultants Limited

Title
J23 Banquette Seating

Issued For
Building Consent

Scale
1:20 @ A1

FOR INFORMATION ONLY
(Item supplied by Westpac)

Project no. 18060
Drawing no. A5723
Rev. A



DISCLOSURE STATEMENT

1. The following information has been supplied to Capital Commercial (2013) Limited ("Bayleys") to be made available for distribution on the vendor's behalf to potential purchasers to assist purchasers with their due diligence and to use at the purchaser's discretion.
2. Bayleys and the Vendor do not warrant the accuracy or completeness of the information and recommends that all recipients undertake their own due diligence, obtain their own reports to their satisfaction and seek independent advice prior to committing to purchaser.