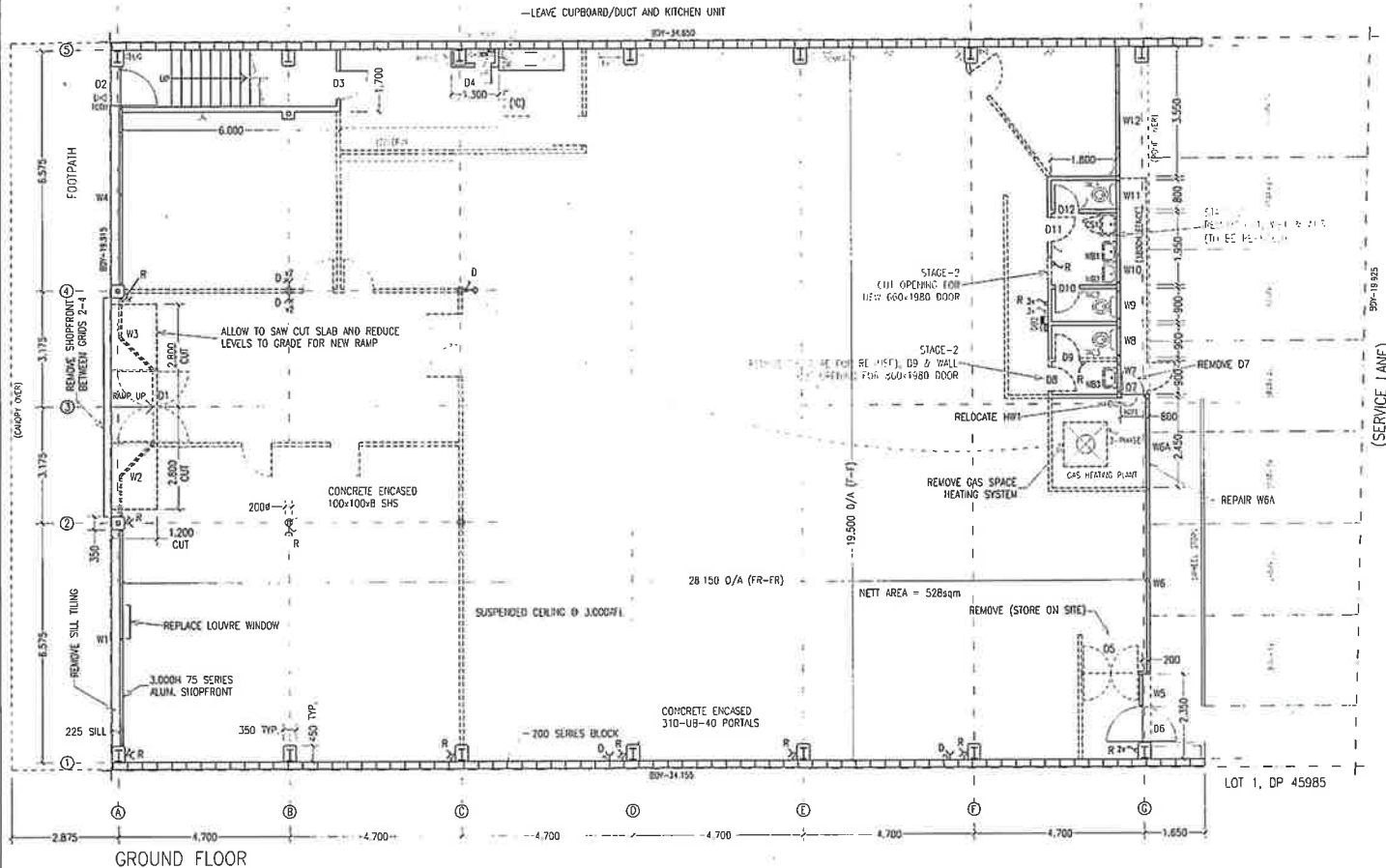


KING STREET



GROUND FLOOR

STAGE-1

(WORK AREA IS THE ENTIRE GROUND FLOOR EXCLUDING THE STAIRWELL.
ALLOW TO REMOVE THE FOLLOWING, CLEAN AND DISPOSE WASTE.
ALLOW FOR TEMPORARY HOARDINGS IF REQUIRED.

===== = WALLS FOR DEMOLITION (NON-LOADBEARING GIB ON TIMBER). REMOVE ANY MISC. FITTINGS, JOINERY, ETC.

ADDITIONALLY REMOVE THE FOLLOWING :

- ALL FLOORING.
- ALL POWER POINTS INDICATED "D" (N.B. ALL POWER INSIDE GRIDS "1"- "3" AREA WILL RUN FROM NEW D.B.)
- THE GAS HEATING PLANT WITH ALL ASSOCIATED POWER SUPPLIES, GAS SUPPLY (REMOVE BACK TO GAS METER OUTLET ISOLATOR VALVE AND CAP OFF), AIR DUCTING, FLUE, INTAKE LOUVER TO WINDOW W6A UPPER LIGHT - REPLACE WITH NEW 6mm CLEAR ANNEAL FLOAT GLAZING (CLEAN PAINT OFF LOWER LIGHT).
- ALUMINIUM DOOR PAIR D5 (STORE ON SITE COMPLETE WITH D/ACTING FLOOR PIVOTS).
- ALUMINIUM SHOPFRONT ON GRIDLINE "A" BETWEEN GRIDS "2"- "4" (W2, D1, W3, STORE DOOR D1 ON SITE COMPLETE WITH D/ACTING FLOOR PIVOTS). ALLOW TO CUT CONCRETE SLAB AND REDUCE LEVELS FOR NEW ENTRY RAMPS.
- ALL SHOPFRONT SILL MOSAIC TILING.
- ALL COMM'S OUTLETS EXCEPT THE MAIN TELECOM DEMARCATION FRAME.
- LOUVER WINDOW TO UPPER LIGHT OF W1 AND REPLACE WITH SILICONE JOINT BUDD 6mm CLEAR ANNEAL FLOAT GLAZING.
- RE-LOCATE HW1 (90L HOT WATER CYLINDER IN CEILING SPACE) FROM OVER D7 TO OVER W7/W8 WALL.
- REMOVE DOOR D7 (TO BE INFILLED). ALLOW TO CUT SLAB FOR NEW DRAIN.
- REMOVE WHEELSTOP TO CARPPARKS (AND FOOTINGS).
- CEILINGSS = REFER PLAN "CYP5-UH-X3 EXISTING CEILING".

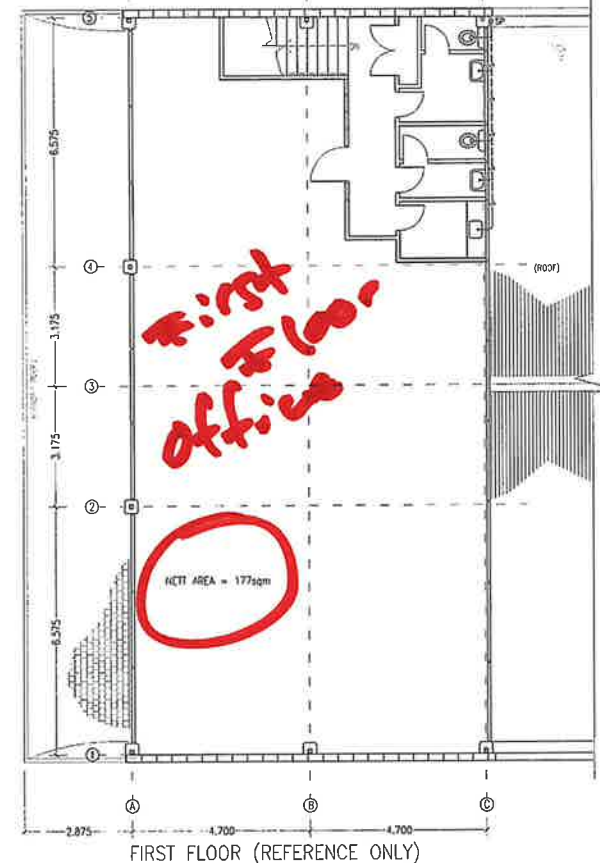
STAGE-2

- CARRY OUT PARTIAL DEMOLITION AS INDICATED TO EXT. ABUTMENT FOR NEW DISABLED WC.
- REMOVE CST, W81 & W83 FOR RELOCATION, PERMANENTLY SEAL OFF/REMOVE W81 & W83 DRAINS/SUPPLY.

D = DEMOLISH PERMANENTLY
R = REMOVE (TO BE REPLACED/REWIRED)
- = SINGLE SWITCHED POWER OUTLET
= = DOUBLE SWITCHED POWER OUTLET
= = LIGHTSWITCH

9 King St, UH

see amendments sheet



FIRST FLOOR (REFERENCE ONLY)



N.B. DIMENSIONS NOMINAL - CHECK ON SITE



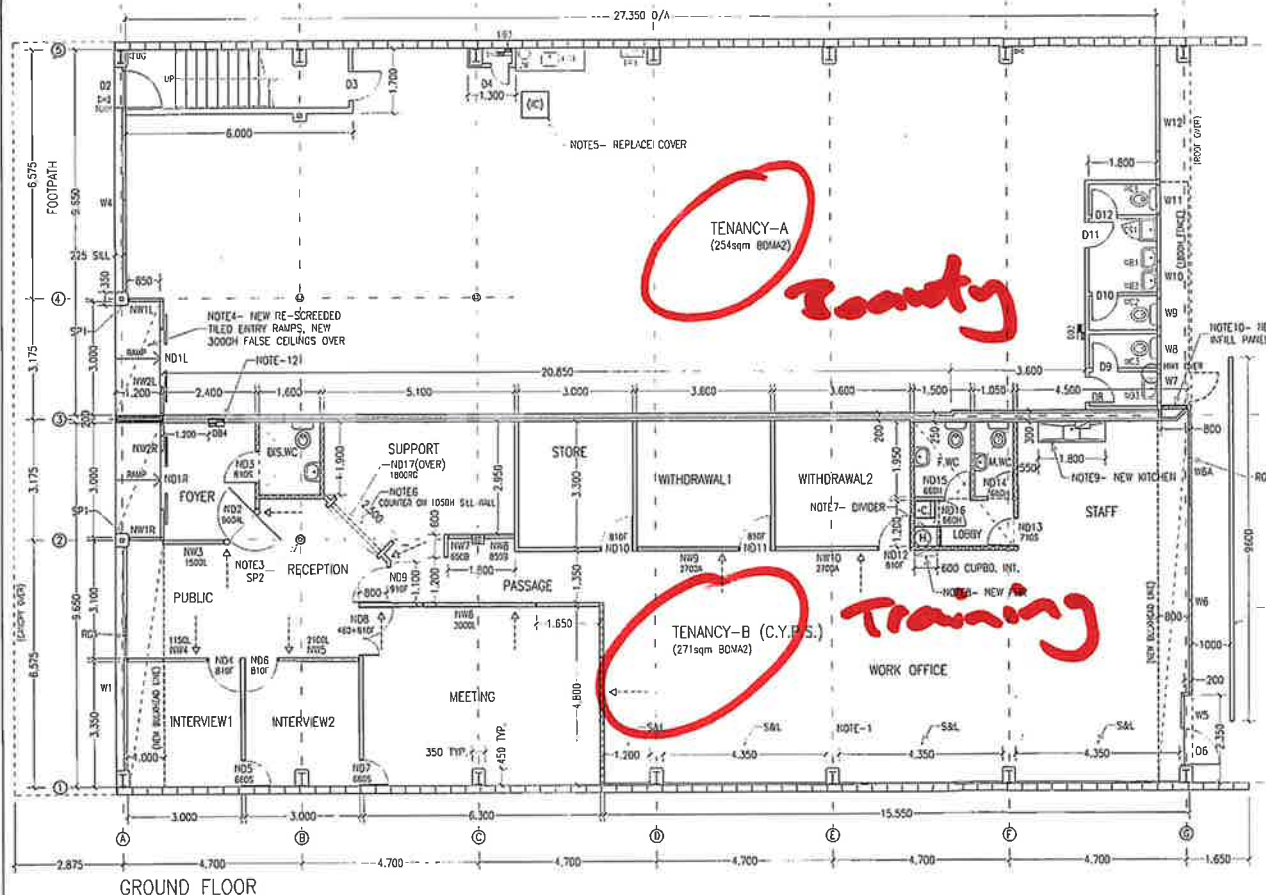
OPTIM
GROUP LTD

PO BOX 38 056
WELLINGTON
TEL 04 568 7009

USE FIGURED DIMENSIONS NOT SCALED
CONTRACTOR TO CHECK DIMENSIONS ON SITE
COPYRIGHT IN THESE DRAWINGS VESTED IN

scale: 1:100 @A2 date: 24/5/99
project: OG 1510

CLIENT : Children & Young Persons & their Families Service
SITE : 9 King Street, Upper Hutt



GROUND FLOOR

NEW ENTRIES REFER DWG.S "CYPS-UH-N6", "CYPS-UH-N4"
 NEW DIS.WC REFER DWG. "CYPS-UH-N6"
 NEW REAR WC'S & KITCHEN REFER DWG. "CYPS-UH-N5"
 NEW RECEPTION REFER DWG. "CYPS-UH-N5"
 GENERAL DETAILS REFER DWG.S "CYPS-UH-D1", -D2", -D3".

FINISHES REFER DWG. "CYPS-UH-N7"
 CEILING REFER DWG. "CYPS-UH-N2", -N4".
 SERVICES REFER DWG. "CYPS-UH-N3"

NEW FLUSH CEILING OVER IN 12.5mm GIB ON STEEL FURRING OVER, SQUARE STOPPED

WINDOWS

ALL GLAZING SHALL COMPLY WITH NZS4223 PARTS 1 & 3, SAFETY GLAZING TO BE TO GRADE A TO AS2208:1978, EXTERNAL WINDOWS SHALL COMPLY WITH NZS4211:1985 - U.V.P. = HIGH, AIR LEAKAGE = B.

NW1L, 1R, 2L, 2R = NEW ENTRY WINDOWS TO MATCH EXISTING - 75mm SHOPFRONT SUITE, 20mm MEDIUM BRONZE BURACOLOUR ANODISED, 3000 HIGH O/A, HORIZONTAL MULLION @ 2150H, LOWER LIGHTS GLAZED WITH 6.4mm CLEAR LAMINATED SAFETY GLASS (NW1R WITH 10.4mm SAFETY LAMINATE), UPPER LIGHTS IN 6mm CLEAR ANNEAL FLOAT. ALL OTHER WINDOWS FULL HEIGHT (2650) BORROWED LIGHTS FRAMED IN ALUMINIUM STEEL STUD PARTITION SUITE (GIB TRACK REVEALS WITH GLAZING BAR JAMBS), ALL GLAZING TO BE CLEAR FLOAT, SHUCCO BUTT JOINTED AS REQ'D.
 L = 10.4mm LAMINATE SAFETY GLAZED.
 A = 10mm ANNEAL GLAZED, B = 8mm ANNEAL GLAZED.
 RG1 = REPLACE OLD VENT LOUVER GRILLE UPPER LIGHT WITH 6mm CLEAR FLOAT ANNEAL GLAZING (NOM. 900x2100).
 RG2 = REPLACE OLD GLASS LOUVER UPPER LIGHT WITH 6mm CLEAR FLOAT ANNEAL GLAZING (NOM. 900x1200).

CONSTRUCTION

- NOMINAL WALL THICKNESS = 100mm, UNSPECIFIED RETURN = 25mm, UNSPECIFIED ANGLE = 45deg.
 ALL WORK IN ACCORDANCE WITH USG INTERIORS/WINSTONES STEEL STUD RECOMMENDATIONS AND WINSTONES GIB SOUND CONTROL GUIDE SPECS 1992,1998. ALL WORK SHALL GENERALLY COMPLY WITH NZS4203:1992, TIMBER FRAMED WORK TO COMPLY WITH NZS3604:1992, SOLID PLASTERING, SCREDS TO NZS4251:1974.
 FRAMING = 64mm 0.55mm B.M.T. GALVANISED STEEL STUDS @ 600 C/C MAX., LININGS = 12.5mm STD. SCREW FIXED VERTICAL GIB.
 ALLOW SELECTED ALUMINIUM STEEL STUD SUITE FRAMING, FINISH = 12mm NATURAL CLEAR SATIN ANODISED. ALLOW CONTINUOUS HEAD TRACK (OVER DOORS AND WINDOWS), ALLOW GIB TRACK REVEAL TO FREE WALL ENDS/WALL STARTS, ALLOW STEEL CHANNEL, BASE TRACK WITH 10mm WYH. STRIP SKIRTING.
 FIT DIAGONAL BRACKS DOWN TO NEW WALL, TOP TRACK FROM MAIN STRUCTURAL FRAMING.
 ALLOW TO STOP ALL WORK VIN. FINISH LEVEL 4.
 ALLOW FOR 2400H 4.5mm VET WALL LININGS (NOTONE) IN ALUMINIUM JOINTERS TO DIS.WC, F.W.C, M.WC, CLNR, STAFFROOM KITCHEN.
- ===== = 2700 HIGH STANDARD STEEL STUD WALL.
 - ===== = LOW RATED ACOUSTIC WALL = AS PER STD.(SEALED) + 75mm FIBREGLASS INSULATION.
 - ===== = HIGH RATED ACOUSTIC WALL - 2 LAYERS 12.5 GIB E.S. + 75 FIBREGLASS INSULATION + N.Z.F.G. AFBG BARRIER OVER IN CEILING CAVITY.
 - ===== = 2750 HIGH STEEL STUD WALLS, STUDS @ 400 C/C, 2 LAYERS 12.5 GIB E.S. + 75 FIBREGLASS INSULATION, ALLOW FOR 12.5 GIB FLUSH CEILING INSIDE ON STEEL FRAMING/FURRING OVERLAP WITH 150 FIBREGLASS INSULATION.
 - ===== = 2400 HIGH STD. STEEL STUD WALL (INSIDE WC BLOCK).
 - ===== = INTERTENANCY WALL - AS PER GIB SPEC GB54-30c, 200 WIDE, SLAB TO ROOF (3050H GRIDS A-C, 3750H GRIDS C-D), DOUBLE FRAMED WITH STUDS @ 400 C/C, 2 LAYERS 12.5 GIB E.S. + 1 LAYER 75 FIBREGLASS INSULATION, N.B. REAR WALL WIDTH INCREASES.
 - ===== = (EXTERNAL INTERTEN. WALL) 200 WIDE, DOUBLE FRAMED IN ex75x50 H1 F5 THUBER, 9mm COMPRESSED FIBROUS CEMENT CLADDING (FLUSH STOPPED) ON BLOG, PAPER, SOLID PLASTER FALSE COLUMN TO END.
 - = (TENANCY-B) BUILD NEW CEILING BULKHEADS @ 3000 A.F.L. TO LINES IN FLUSH 12.5mm GIB ON STEEL FRAMING/FURRING, ALLOW 300-DROP (TO 2700 A.F.L.) LINE BULKHEADS IN P.O. 18mm MDF ON STEEL FRAMING.

- ALLOW TO MAKE GOOD ANY DAMAGE EX DEMOLITION (CONCRETE WALLS, FLOORS SHALL BE REPAIRED WITH EPOXY TYPE MORTAR), ALLOW FOR THE FOLLOWING MISCELLANEOUS WORK:
- 1) S&L = STRAP (ex50x25 VERTICALS @ 600 C/C) AND LINE (12.5 GIB) WALL TO 2750 HIGH (REAR OFFICE).
 - 2) SP1 = MAKE GOOD ROUGH-CAST TEXTURE SOLID PLASTER TO COLUMNS EX DEMO.
 - 3) SP2 = HACK BACK TEXTURED SOLID PLASTER TO EXIST. 200H COLUMN AND RE-SOLID PLASTER (2 COAT) TO SMOOTH SPONGE FINISH.
 - 4) ENTRIES - RE-SCREED EXCAVATED SLABS WITH 1:3 CEMENT-SAND MORTAR TO FORM NEW GRADED RAMP, MAX. 1:12 SLOPE AND MAX 20mm THICKNESS TO PATH (O.B. ALLOW FOR CROSSFALL @ 1:150. RAMP SLOPE VARIES FROM 1:20 TO 1:12) ALLOW FOR 5mm S.S. THRESHOLD BARS AND SELECTED 200x200 NON-SUP QUARRY TILING, NEW REPLACEMENT TILING ALSO TO BE FITTED TO SHOPFRONT SILLS.
 - BUILD NEW FALSE CEILINGS OVER EXTERIOR ENTRIES IN 7.5mm FIBROUS CEMENT ON ex100x50 FRAMING/STRAPPING, SET C.L. @ 3000 (TO SUIT SHOPFRONT).
 - 5) REMOVE EXIST. INSPECTION CHAMBER COVER AND FIT NEW TIGHT FITTING 20mm H.D. PARTICLE BD. COVER (ON D.P.M.), SET FLUSH WITH F.F.L. (ON H3 PACKERS).
 - 6) ALLOW FOR NEW SELECTED FINISH MELAMINE MDF COUNTER TO DETAIL, SET ON SILL WALL TO 1050 A.F.L.
 - 7) ALLOW FOR 600x400 WHITE MELAMINE 25mm F25 MDF (M2 CLASS) H.W.C. DIVIDER PANEL - ALLOW REMOVABLE SCREW FINING FOR ACCESS, ALLOW 450 WIDE SCREW FIXED P.O. 130mm MDF FRONT ACCESS PANEL.
 - 8) ALLOW FOR NEW 20m x 13mm FIRE HOSE REEL IN STEEL CABINET, SET AT 1000 A.F.L. (TO BASE) AND SEMI-RECESSED INTO WALL.
 - 9) ALLOW FOR NEW SELECTED FINISH MELAMINE MDF KITCHEN BENCH UNIT TO DETAIL, NOM. 1800W x 500D x 900H WITH 1-PIECE CENTRE BOWL S.S. BENCHTOP WITH UPSTAND, 900x250 MELAMINE CUPBOARD UNIT OVER.
 - 10) REMOVE EXIST. DOOR D7, DOOR WITH NEW 9mm FIBROUS CEMENT CLADDING (SEAL AND FLUSH STOPPED) ON ex75x50 H1 F5 FRAMING - ALLOW 600x600 SCREW FIXED AND SEALED LOWER ACCESS PANEL (TO NEW DRAIN), LINE WIDE WALL CAVITY WITH 6mm FIBROUS CEMENT ON BLOG, PAPER.
 - 11) INSTALL NEW WHEELSTOP - RS H4 H.D. 100x100 SLEEPER (SET 75 ABOVE G.L.) ON BOWHAC B134 BRACKETS IN 200x200x200 CONCRETE FOOTINGS @ 1800 C/C. ALLOW FOR MISC. CONCRETE/ASPHALT SEALING REPAIRS TO REAR.
 - 12) NEW ELECTRIC DISTRIBUTION BOARD @ 1350H, LINE CAVITY WITH 2x12.5 GIB AND FORM DUCT INSIDE WALL UP TO C.L. WITH SCREW FIXED P.O. 12mm MDF COVER PANEL.

DOORS

SKA = SECURITY KEYED ALIKE, KD = DIFFER KEYED.

NW1L, NW1R = NEW AUTOMATIC DI-SLIDING ALUMINIUM FRAMED DOORS (WED. BRONZE ANODISE AS PER SHOPFRONT SUITE), HORIZONTAL MULLION RAILS @ 900H, 6.4mm CLEAR LAMINATE SAFETY GLAZED, PARTS @ NOM. 800x2150, 1400 WIDE CLEAR OPENING, ALLOW MEDIUM DUTY 3000 LONG DRIVE UNITS COMPLETE WITH BRONZE ANODISED ALUMINIUM FELTS, INTERNAL DOOR RELEASE AND CONTROL SWITCHES (ON/OFF, PARTIAL/FULL OPEN), DOORS TO BE "FALS SAFE" EGRESS COMPLETE WITH BATTERY BACKUP, ALL WORK TO COMPLY WITH NZS4239:1993, SINGLE CYLINDER S.C.P. NARROW MORTICE HOOKING DEADBOLT LOCKSETS (TENANCY-B SKA KEYED), EXTERIOR S.S. FLUSH PULLS.

NW2 = NEW 960x2650 (FULL HEIGHT) ALUMINIUM FRAMED DOOR (SATIN NATURAL CLEAR ANODISED FINISH), HORIZONTAL MULLION RAIL @ 900H, RADIOS PILE STILES, GLAZED WITH 6.4mm LAMINATE SAFETY GLASS, DOUBLE ACTING HYDRAULIC CLOSER PHOTOS - FLOOR SPRING WITH HOLD-OPEN AND STOPS, S.S. SPEC. 600mm BOW HANDLES.

ALL OTHER NEW DOORS IN ALUMINIUM STEEL STUD SUITE FRAMED (GIB TRACK REVEALS WITH DOUBLE SEAL JAMBS - PVC SEAL ON "STOP" LEG), 100mm ALUMINIUM FLUSH HINGES (4 PER TO F DOORS), COMMON DOOR/WINDOW JAMBS SHALL HAVE GIB TRACK "PILLAR".
 FURNITURE = S.C.P. LEVER HANDLES @ 900 HIGH, 60 BACKSET, LATCHSET = TUBE LATCH, LOCKSET = MORTICE CLASSROOM ESCAPE DEADLATCH OVER STOPS (ALL) = S.C.P. "BARRIL" TYPE, CLOSERS = SURFACE MOUNT PARALLEL ARM "PULL" TYPE (SIZE 2), SOLID KICKPLATES = 300 HIGH SATIN S.S., PRIVACY BOLTS = LOCKWOOD S.C.P. TYPE B11.

II = NEW 1900H HOLLOW CORE PAINT QUALITY

S = NEW 1900H SOLID CORE PAINT QUALITY

F = NEW FULL HEIGHT (EX 2700), PAINT QUALITY, 6mm MDF SKIN FOAM CORE, 42mm WIDE.

NW3 = 810S, LATCHSET, PRIVACY BOLT, KICKPLATES, CLOSER.

NW4 = 810F, LATCHSET.

NW5 = 860S, LATCHSET.

NW6 = 810F, LATCHSET.

NW7 = 860S, LOCKSET (SKA).

NW8 = 810x460F REDATED PAIR, REDATED LOCKSET (SKA) + S.C.P. FLUSHBOLTS (200 BTA, 600 EXTENDED TOP).

NW9 = 910F SOLID CORE, 6mm MIRROR PLASTIC VISION PANEL TO SPEC, CLOSER, MECHANICAL DIGITAL LOCKSET @

1200H (LEVER HANDLE INT/300mm S.S. O-PULL EXT), KICKPLATES.

NW10 = 810F, LOCKSET (SKA).

NW11 = 810F, LOCKSET (KD).

NW12 = 810F, LOCKSET (KD).

NW13 = 710S, LATCHSET, CLOSER, KICKPLATES.

NW14 = 660H, PRIVACY BOLT.

NW15 = 660H, PRIVACY BOLT.

NW16 = 660H, LATCHSET.

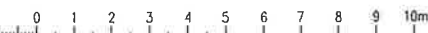
NW17 = 1800W x 1650-DROP POLYCARBONATE & ALUMINIUM SLAT ROLLER GRILLE WITH LOCK (SKA) AND ELECTRIC WINDER

(ROLL INSIDE CEILING, ALLOW SUPPORT FRAMING).

O3 = CHANGE TO LATCHING ONLY.

O6 = REPAIR D/ACTING CLOSER, CHANGE LOCK TO SKA, FIT BRONZE RAVEN RP59 JAWO SEALS (CHANGE TO SINGLE ACTING), FIT RAVEN RPS BOTTOM SEAL, FIT NEW THRESHOLD (PLANE DOOR BTM RAIL).

N.B. DIMENSIONS NOMINAL - CHECK ON SITE



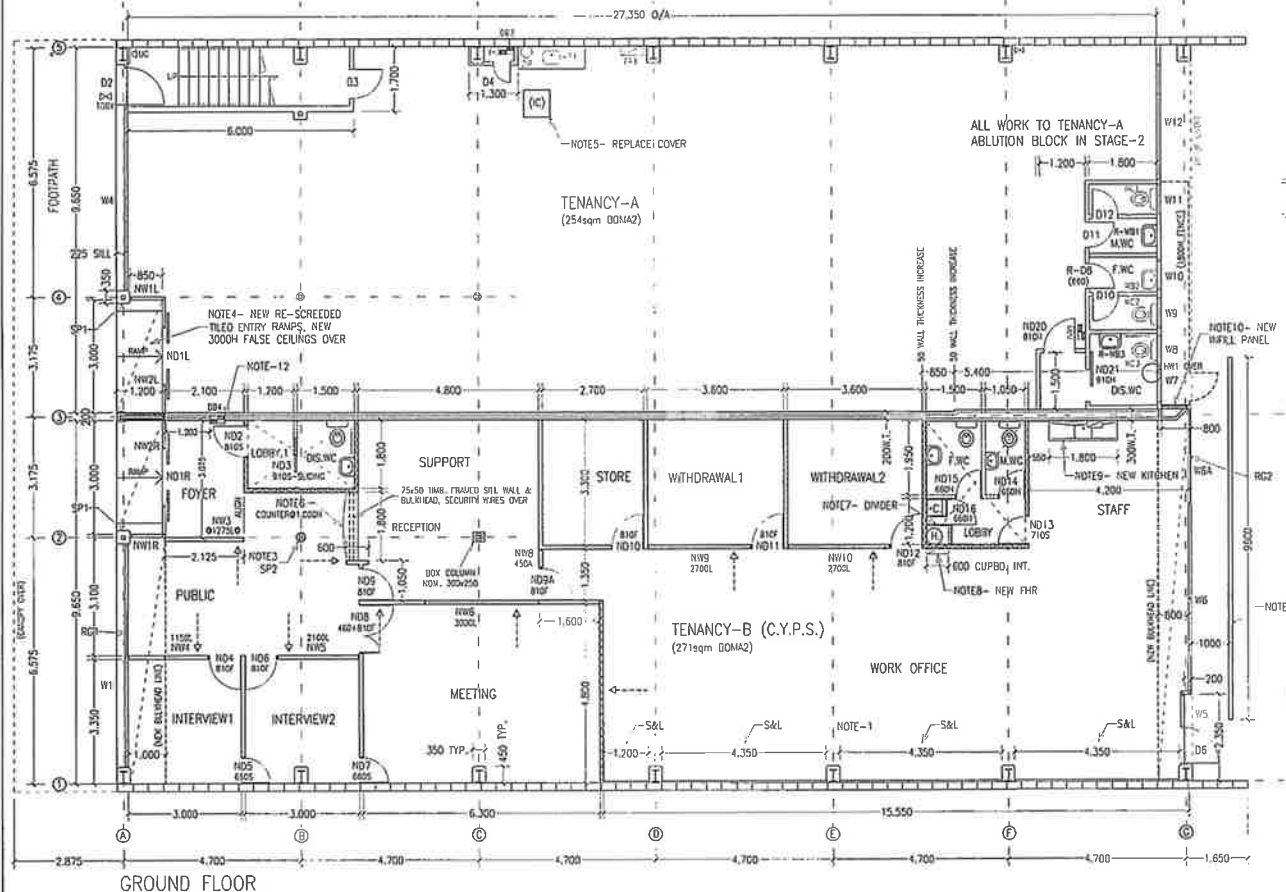
OPTIM GROUP LTD

PO BOX 38 056
 WELLINGTON
 TEL 04 568 7009

USE FIGURED DIMENSIONS NOT SCALED
 CONTRACTOR TO CHECK DIMENSIONS ON SITE
 COPYRIGHT IN THESE DRAWINGS VESTED IN

scale: 1:100 @A2 date: 1/4/99
 project: 06 1510

CLIENT : Children & Young Persons & their Families Service
 SITE : 9 King Street, Upper Hutt



GROUND FLOOR

(XXXr1 = REVISION-1 PLAN)

NEW ENTRIES REFER DWG.S "CYPS-UH-N6r1", "CYPS-UH-D4r1"

NEW DIS.WC REFER DWG. "CYPS-UH-N6r1"

NEW REAR WC'S & KITCHEN REFER DWG. "CYPS-UH-N5r1"

NEW RECEPTION REFER DWG. "CYPS-UH-D5r1"

GENERAL DETAILS REFER DWG.S "CYPS-UH-D1", -D2r1", -D3".

FINISHES REFER DWG. "CYPS-UH-N7r1"

CEILING REFER DWG. "CYPS-UH-N2r1", -N4r1".

SERVICES REFER DWG. "CYPS-UH-N3r1"

= NEW FLUSH CEILING OVER IN 12.5mm GIB ON STEEL FURRING OVER, SQUARE STOPPED

WINDOWS

ALL GLAZING SHALL COMPLY WITH NZS4223 PARTS 1 & 3, SAFETY GLAZING TO BE TO GRADE A TO AS2208:1978, EXTERNAL WINDOWS SHALL COMPLY WITH NZS4211:1985 - U.W.P. = HIGH, AIR LEAKAGE = B.

NW1L 1R, 2L, 2R = NEW ENTRY WINDOWS TO MATCH EXISTING - 75mm SHOPFRONT SUITE, 20pm MEDIUM BRONZE OPAQUE COLOURED ANODISED, 3000 HIGH Q/A, HORIZONTAL MULLION @ 2150H, LOWER LIGHTS GLAZED WITH 6.4mm CLEAR LAMINATED SAFETY GLASS (WITH WITH 10.4mm SAFETY LAMINATE), UPPER LIGHTS IN 6mm CLEAR ANNEAL FLOAM, ALL OTHER WINDOWS FULL HEIGHT (2050) BORROWED LIGHTS FRAMED IN ALUMINIUM STEEL STUD PARTITION SUITE (GIB TRACK REVEALS WITH GLAZING BAR JAMBS), ALL GLAZING TO BE CLEAR FLOAT, SILICONE BUTT JOINTED AS REQ'D.

L = 10.4mm LAMINATE SAFETY GLAZED, A = 10mm ANNEAL GLAZED.

Ø = CURVED CUT TO GLAZING, ADJUSTING WALL SPEC. 12mm MDF LINED (REFER DETAIL "CYPS-UH-D2r1" ELEVATION-2)

RG1 = REPLACE OLD VENT LOUVER GRILLE UPPER LIGHT WITH 6mm CLEAR FLOAT ANNEAL GLAZING (NOM. 900x2400).

RG2 = REPLACE OLD GLASS LOUVER UPPER LIGHT WITH 6mm CLEAR FLOAT ANNEAL GLAZING (NOM. 900x1200).

CONSTRUCTION

- NOMINAL WALL THICKNESS = 100mm, UNSPECIFIED RETURN = 25mm, UNSPECIFIED ANGLE = 45deg.
- ALL WORK IN ACCORDANCE WITH USC INTERIORS/WINSTONES STEEL STUD RECOMMENDATIONS AND WINSTONES GIB SOUND CONTROL GUIDE SPECS 1992,1998. ALL WORK SHALL GENERALLY COMPLY WITH NZS4203:1992, TIMBER FRAMED WORK TO COMPLY WITH NZS3604:1990, SOLID PLASTERING, SCREEDS TO NZS4251:1974.
- FRAMING = 64mm 0.5mm B.M.T. GALVANISED STEEL STUDS @ 600 C/C MAX., LININGS = 12.5mm STD. SCREW FIXED VERTICAL GIB.
- ALLOW SELECTED ALUMINIUM STEEL STUD SUITE FRAMING, FINISH = 12pm NATURAL CLEAR SATIN ANODISED, ALLOW CONTINUOUS HEAD TRACK (OVER DOORS AND WINDOWS), ALLOW GIB TRACK REVEAL TO FREE WALL ENDS/WALL STARTS, ALLOW STEEL CHANNEL BASE TRACK WITH 100mm VINYL STRIP SKIRTING.
- FIT DIAGONAL BRACING DOWN TO NEW WALL TOP TRACK FROM MAIN STRUCTURAL FRAMING.
- ALLOW TO STOP ALL WORK AND FINISH LEVEL.
- ALLOW FOR 2400H 4.5mm WET WALL LININGS (ROTONE) IN ALUMINIUM JOINTERS TO DIS.WC, F.W.C, M.WC, CLNR, STAFFROOM KITCHEN.
- ===== = 2700 HIGH STANDARD STEEL STUD WALL.
- ===== = LOW RATED ACOUSTIC WALL = AS PER STD.(SEALED) + 75mm FIBREGLASS INSULATION.
- ===== = HIGH RATED ACOUSTIC WALL - 2 LAYERS 12.5 GIB E.S. + 75 FIBREGLASS INSULATION + N.Z.F.G. AFB8 BARRIER OVER IN CEILING CAVITY.
- ===== = 2750 HIGH STEEL STUD WALLS, STUDS @ 400 C/C, 2 LAYERS 12.5 GIB E.S. + 75 FIBREGLASS INSULATION, ALLOW FOR 12.5 GIB FLUSH CEILING INSIDE ON STEEL FRAMING/FURRING OVERLAP WITH 150 FIBREGLASS INSULATION.
- ===== = 2400 HIGH STD. STEEL STUD WALL (INSIDE WC BLOCK).
- ===== = INTERTENANCY WALL - AS PER GIB SPEC GBSA-30c, 200 WID, SLAB TO ROOF (3050H GRIDS A-C, 3750H GRIDS C-G), DOUBLE FRAMED WITH STUDS @ 400 C/C, 2 LAYERS 12.5 GIB E.S. + 1 LAYER 75 FIBREGLASS INSULATION. N.B. REAR WALL WIDTH INCREASES.
- ===== = (EXTERNAL INTERIOR WALL) 200 WIDE, DOUBLE FRAMED IN ex75x50 H1 F5 TIMBER, 9mm COMPRESSED FIBROUS CEMENT CLADDING (FLUSH STOPPED) ON BLDG. PAPER, SOLID PLASTER FALSE CROWN TO END.
- (TENANCY-B) BUILD NEW CEILING BULKHEADS @ 3000 A.F.L. TO LINES IN FLUSH 12.5mm GIB ON STEEL FRAMING/FURRING, ALLOW 300-DROP (TO 2700 A.F.L.) LINE BULKHEADS IN P.O. 18mm MDF ON STEEL FRAMING.

- ALLOW TO MAKE GOOD ANY DAMAGE EX DEMOLITION (CONCRETE WALLS, FLOORS SHALL BE REPAIRED WITH EPOXY TYPE MORTAR), ALLOW FOR THE FOLLOWING MISCELLANEOUS WORK:
- 1) S&L = STRAP (ex50x25 VERTICALS @ 600 C/C) AND LINE (12.5 GIB) WALL TO 2750 HIGH (REAR OFFICE).
 - 2) SP1 = MAKE GOOD ROUGH-CAST TEXTURE SOLID PLASTER TO COLUMNS EX DEMO.
 - 3) SP2 = HACK BACK TEXTURED SOLID PLASTER TO EXTG. 200x400 COLUMN AND RE-SOLID PLASTER (2 COAT) TO SMOOTH SPONGE FINISH.
 - 4) ENTRIES - RE-SCREED EXCAVATED SLABS WITH 1:3 CEMENT:SAND MORTAR TO FORM NEW GRADED RAMP, MAX. 1:12 SLOPE AND MAX 20mm THRESHOLD TO PATH (N.B. ALLOW FOR CROSSFALL @ 1:150 - RAMP SLOPE VARIES FROM 1:20 TO 1:12), ALLOW FOR 5mm S.S. THRESHOLD DMS AND SELECTED 200x250 NON-SUP. QUARRY TILING, NEW REPLACEMENT TILING ALSO TO BE FITTED TO SHOPFRONT SILLS.
 - BUILD NEW FALSE CEILINGS OVER EXTERIOR ENTRIES IN 7.5mm FIBROUS CEMENT ON ex100x50 FRAMING/STRAPPING, SET C.L. @ 3000 (TO SUIT SHOPFRONT).
 - 5) REMOVE EXTG. INSPECTION CHAMBER COVER AND FIT NEW TIGHT FITTING 20mm H.D. PARTICLE BD. COVER (ON D.P.M.), SET FLUSH WITH F.F.L. (ON H3 PACKERS).
 - 6) ALLOW FOR NEW SELECTED FINISH MELAMINE MDF COUNTER TO DETAIL, SET ON SILL WALL TO 1000 A.F.L. SILL WALL AND BULKHEAD OVER ex75x50 TIMBER FRAMED WITH 12.5 GIB LININGS & MELAMINE PANELS TO DETAIL, ALLOW FOR SECURITY BARRIER WIRES TO OPENING AS DETAIL.
 - 7) ALLOW FOR 600x2400 WHITE MELAMINE 25mm F25 MDF (PVC CLASHED) H.W.C. DANGER PANEL - ALLOW REMOVABLE SCREW FIXING FOR ACCESS, ALLOW 450 WIDE SCREW FIXED P.O. 12mm MDF FRONT ACCESS PANEL.
 - 1) ALLOW FOR NEW 20m x 13mm FIRE HOSE REEL IN STEEL CABINET, SET AT 1000 A.F.L. (TO BASE) AND SEMI-RECESSED INTO WALL.
 - ALLOW FOR NEW SELECTED FINISH MELAMINE MDF KITCHEN BENCH UNIT TO DETAIL, NOM. 1800W x 500D x 900H WITH 1-Piece CEMENT BOWL, S.S. BENCHTOP WITH UPSTAND, 900x250 MELAMINE CUPBOARD UNIT OVER.
 - 10) REMOVE EXTG. DOOR D7 AND FRAME, INFILL WITH NEW 9mm FIBROUS CEMENT CLADDING (SEALED AND FLUSH STOPPED) ON ex75x50 H3 F5 FRAMING - ALLOW 600x600 SCREW FIXED AND SEALED LOWER ACCESS PANEL (TO NEW DRAW), LINE INSIDE WALL CAVITY WITH 6mm FIBROUS CEMENT ON BLDG. PAPER.
 - 11) INSTALL NEW WHEELSTOP - RS H4 N.O. 100x100 SLEEPER (SET 75 ABOVE G.L.) ON BOWMAK B134 BRACKETS IN 200x200x200 CONCRETE FOOTINGS @ 1800 C/C, ALLOW FOR MISC. CONCRETE/ASPHALT SEALING REPAIRS TO REAR.
 - 12) NEW ELECTRIC DISTRIBUTION BOARD @ 1350H, LINE CAVITY WITH 2x12.5 GIB AND FORM DUCT INSIDE WALL UP TO C.L. WITH SCREW FIXED P.O. 12mm MDF COVER PANEL.

DOORS

SKA = SECURITY KEYS ALKED, KD = DIFFER KEYS.

ND1L, ND1R = NEW AUTOMATIC BI-SIDING ALUMINIUM FRAMED DOORS (WED. BRONZE ANODISE AS PER SHOPFRONT SUITE), HORIZONTAL MULLION RIAS @ 800H, 6.4mm CLEAR LAMINATE SAFETY GLAZED, PAPER Ø NOM. 800x2150, 1400 WIDE CLEAR OPENING, ALLOW MEDIUM DUTY 3000 LONG DRIVE UNITS COMPLETE WITH BRONZE ANODISED ALUMINIUM PELMETS, INTERNAL DOOR RELEASE AND CONTROL SWITCHES (ON/OFF, PARTIAL/FULL OPEN), DOORS TO BE "FALLSAFE" EGRESS COMPLETE WITH BATTERY BACKUP, ALL WORK TO COMPLY WITH NZS4239:1993, SINGLE CYLINDER S.C.P. NARROW MORTICE HOOKING DEADLOCK LOCKSETS (TENANCY-B SKA KEYS), EXTERIOR S.S. FLUSH PANELS.

OTHER NEW DOORS INTERIOR FLUSH PANEL TYPE IN ALUMINIUM STEEL STUD SUITE FRAMES (GIB TRACK REVEALS WITH DOUBLE SEAL JAMBS - PVC SEAL ON "STOP" LEAD, 100mm ALUMINIUM FLUSH HNGES (4 PER TO F DOORS), COMMON DOOR/HANDROW JAMBS SHALL HAVE GIB TRACK "FILLER".

FURNITURE = S.C.P. LEVER HANDLES @ 900 HIGH, 60 BACKSET, LATCHSET = TUBE LATCH, LOCKSET = MORTICE "CLASSROOM ESCAPE" DEADLATCH, DOOR STOPS (ALL) = S.C.P. "BARREL" TYPE, LOCKERS = SURFACE MOUNT PARALLEL ARM "PULL" TYPE (SIZE 2, SILVER), KICKPLATES = 300 HIGH SATIN S.S., PRIVACY BOLTS = LOCKWOOD S.C.P. TYPE B11.

H = NEW 1980H HOLLOW CORE PAINT QUALITY

S = NEW 1980H SOLID CORE PAINT QUALITY

F = NEW FULL HEIGHT (NOM. 2050H - C.O.S./EX 2700), PAINT QUALITY, 6mm MDF SKIN, 30mm FOAM CORE, 42mm WIDE.

ND2 = 810S, LATCHSET, KICKPLATES, CLOSER (25mm GIB TRACK REVEALS).

ND3 = CS CAVITY SLIDERS "EASY-OPEN" SLIDING SET WITH ALUMINIUM "POWDER-SEAL" JAMBS, 910S DOOR (860 OPENING BETWEEN REVEALS), CL-100 "CAV-LOCK" S.C.P. INDICATOR PRIVACY LOCKSET @ 900H.

ND4 = 810F, LATCHSET.

ND5 = 860S, LATCHSET.

ND6 = 810F, LATCHSET.

ND7 = 860S, LOCKSET (SKA).

ND8 = 810+400F REBATED PAIR, REBATED LOCKSET (KSA) + S.C.P. FLUSHBOLTS (200 BTH, 600 EXTENDED TOP).

ND9 = 810F SOLID CORE, 6mm POLYCARBONATE VISION PANEL TO SPEC, CLOSER, MECHANICAL DIGITAL LOCKSET @ 1200H (LEVER HANDLE 810/300mm S.C.P. "D" PULL EXT), KICKPLATES.

ND9A = 810F SOLID CORE, 6mm POLYCARBONATE VISION PANEL TO SPEC, CLOSER, 450mm S.S. SPEC. BOW PULL HANDLES, KICKPLATES.

ND10 = 810F, LOCKSET (SKA).

ND11 = 810F, LOCKSET (KD).

ND12 = 810F, LOCKSET (KD).

ND13 = 710S, LATCHSET, CLOSER, KICKPLATES (25mm GIB TRACK REVEALS).

ND14 = 660H, PRIVACY BOLT.

ND15 = 660H, PRIVACY BOLT.

ND16 = 660H, LATCHSET.

D3 = CHANGE TO LATCHING ONLY.

D6 = REPAIR D/ACTING CLOSER, CHANGE LOCK TO SKA, FIT BRONZE RAVEN RPS9 JAMB SEALS (CHANGE TO SINGLE ACTING), FIT RAVEN RPS BOTTOM THRESHOLD SEAL (PLANE DOOR BTH RAIL TO SUIT).

N.B. DIMENSIONS NOMINAL - CHECK ON SITE

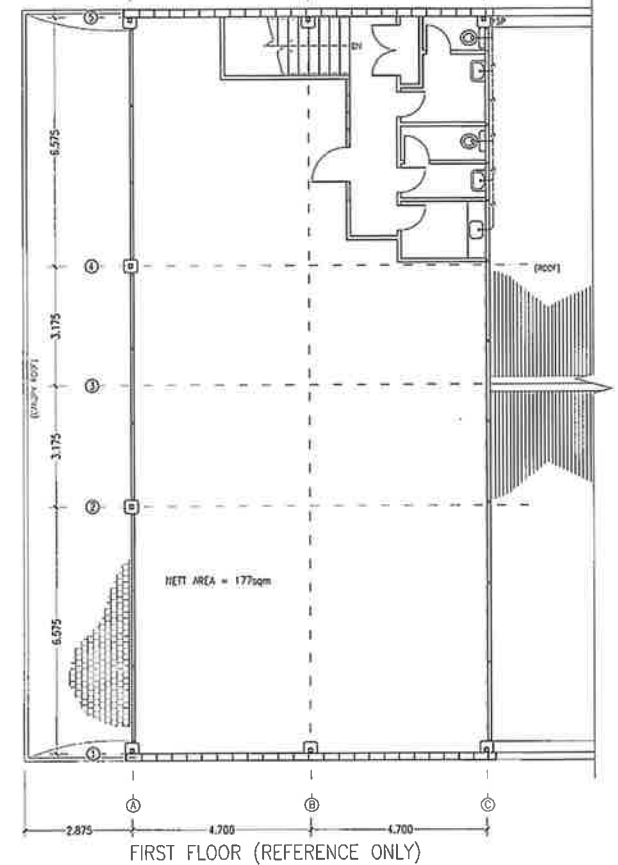
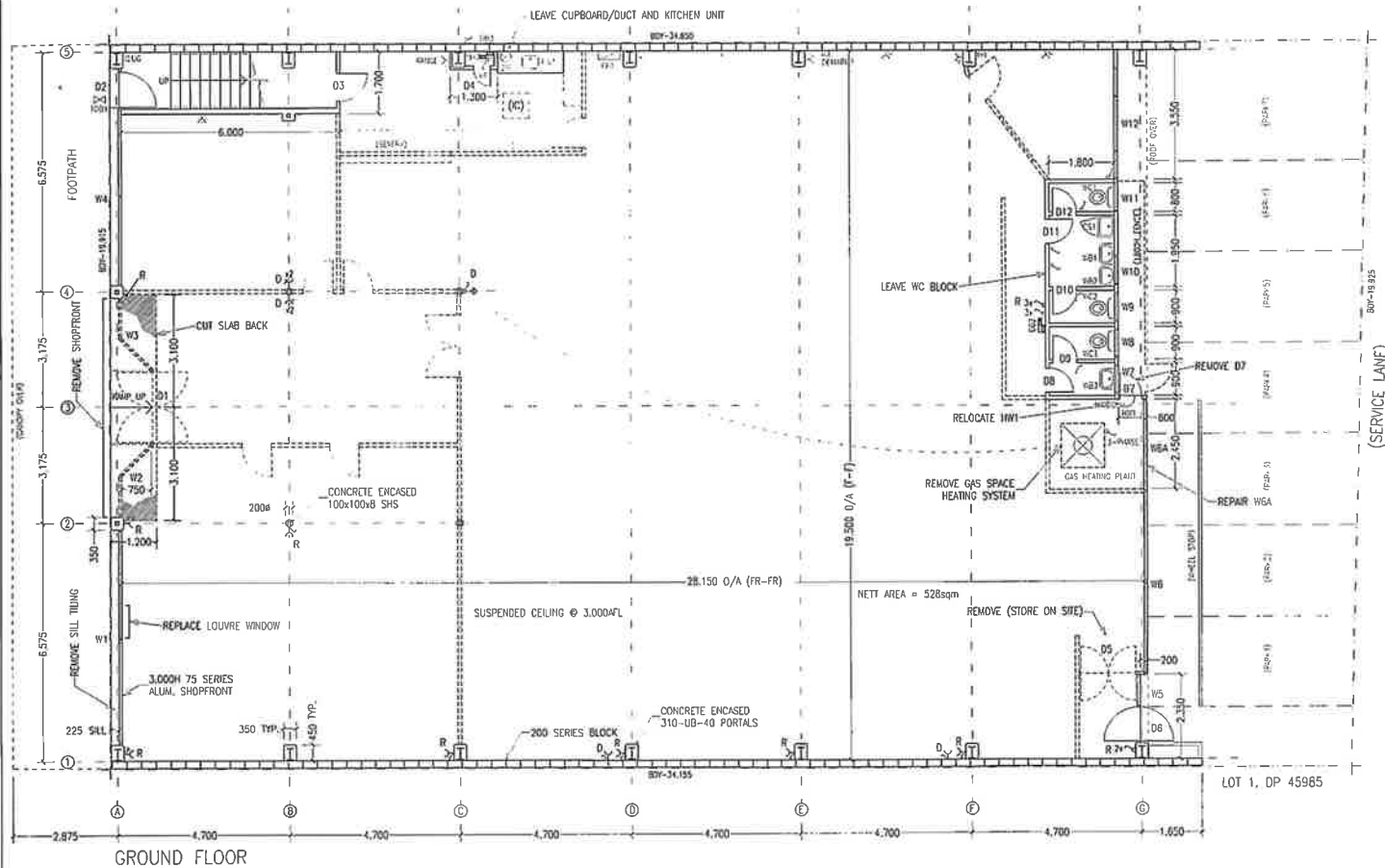
OPTIM
GROUP LTD

PO BOX 38 056
WELLINGTON
TEL 04 568 7009
FAX 04 568 0000

USE FIGURED DIMENSIONS NOT SCALED
CONTRACTOR TO CHECK DIMENSIONS ON SITE
COPYRIGHT IN THESE DRAWINGS VESTED IN

scale: 1:100 @A2 date: 24/5/99
project: OG 1510

CLIENT : Children & Young Persons & their Families Service
SITE : 9 King Street, Upper Hutt



(WORK AREA IS THE ENTIRE GROUND FLOOR EXCLUDING THE STAIRWELL.
ALLOW TO REMOVE THE FOLLOWING, CLEAN AND DISPOSE WASTE.
ALLOW FOR TEMPORARY HOARDINGS IF REQUIRED.

===== = WALLS FOR DEMOLITION (NON-LOADBEARING GIB ON TIMBER). REMOVE ANY MISC. FITTINGS,
JOINERY, ETC.

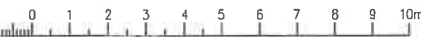
ADDITIONALLY REMOVE THE FOLLOWING :

- ALL FLOORING.
- ALL POWER POINTS INDICATED "D" (N.B. ALL POWER INSIDE GRIDS "1"- "3" AREA WILL RUN FROM NEW D.B.)
- THE GAS HEATING PLANT WITH ALL ASSOCIATED POWER SUPPLIES, GAS SUPPLY (REMOVE BACK TO GAS METER OUTLET ISOLATOR VALVE AND CAP OFF), AIR DUCTING, FLUE, INTAKE LOUVRE TO WINDOW WGA UPPER LIGHT - REPLACE WITH NEW 6mm CLEAR ANNEAL FLOAT GLAZING (CLEAN PAINT OFF LOWER LIGHT).
- ALUMINUM DOOR PAIR D5 (STORE ON SITE COMPLETE WITH D/HCTING FLOOR PHOTO).
- ALUMINUM SHOPFRONT ON GROUNDLINE "A" BETWEEN GRIDS "2"- "4" (W2, D1, W3, STORE DOOR D1 ON SITE COMPLETE WITH D/HCTING FLOOR PHOTO). ALLOW TO CUT CONCRETE SLAB AND REDUCE LEVELS FOR NEW ENTRY RAMP.
- ALL SHOPFRONT SILL MOSAIC TILING.
- ALL COMM'S OUTLETS EXCEPT THE MAIN TELECOM DEMARCATION FRAME.
- LOUVRE WINDOW TO UPPER LIGHT OF W1 AND REPLACE WITH SILICONE BUTT JOINTED 6mm CLEAR ANNEAL FLOAT GLAZING.
- RE-LOCATE HW1 (90L HOT WATER CYLINDER IN CEILING SPACE) FROM OVER D7 TO OVER W7/WB WALL.
- REMOVE DOOR D7 (TO BE INFILLED). ALLOW TO CUT SLAB FOR NEW DRAIN.
- REMOVE WHEELSTOP TO CARPARKS (AND FOOTINGS).
- CEILINGS = REFER PLAN "CYP5-UH-X3 EXISTING CEILING".

D = DEMOLISH PERMANENTLY
R = REMOVE (TO BE REPLACED/REWired)
~ = SINGLE SWITCHED POWER OUTLET
~ = DOUBLE SWITCHED POWER OUTLET
~ = LIGHTSWITCH



N.B. DIMENSIONS NOMINAL - CHECK ON SITE



OPTIM
GROUP LTD

PO BOX 38 056
WELLINGTON
TEL 04 568 7009

USE FIGURED DIMENSIONS NOT SCALED
CONTRACTOR TO CHECK DIMENSIONS ON SITE
COPYRIGHT IN THESE DRAWINGS VESTED IN

scale: 1:100 @A2 date: 1/4/99
project: OG 1510

CLIENT : Children & Young Persons & their Families Service
SITE : 9 King Street, Upper Hutt

NOTES:

1. All dimensions to be verified on site
2. Windows: all glazing shall comply with NZS 4223, safety glazing to be grade A to AS 2208, in aluminium stud partition
3. Nominal wall thickness 100mm
4. Furniture layout Indicative only
5. All work to comply with NZS 3604, and relevant clauses of Building Code

CONSTRUCTION:

Nominal wall thickness = 100mm, unspecified return = 25mm, unspecified angle = 45deg.
All work shall generally comply with NZS 4203:1992. Timber framed work to comply with NZS 3604:1990. Solid plastering to NZS: 4251:1974

Framing = 84mm 0.55mm BMT studs @ 600 c/c max. Linnings = 12.5mm std. screw fixed vertical GIB. Allow selected aluminium stud suite framing. Finish = Natural clear satin anpdised. Allow continuous head track (over doors and windows). Allow GIB track reveal to free wall ends/starts. Diagonal bracing down to new wall top track from main structural framing. Allow for 2400h 4.5mm wet wall linnings in aluminium jointers to discharge wc, toilet, kitchen.

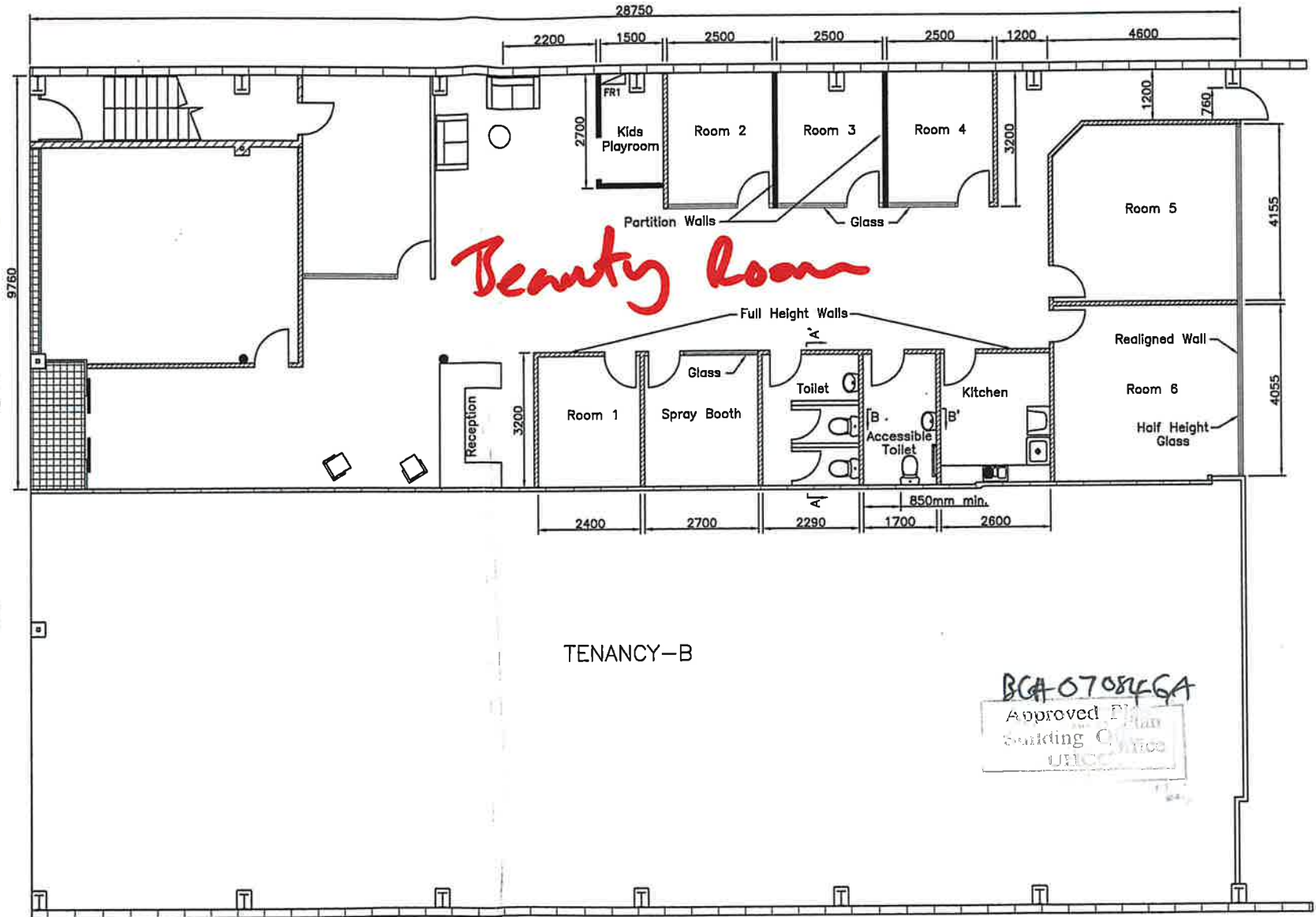
Intertanancy wall - as per GIB spec, 200mm wide, slab 10 roof, double framed with studs @ 400 C/C, 2 layers 12.5mm GIB + 1 layer 75mm fibreglass insulation.

Low rated acoustic wall - as per std. + 75mm fibreglass insulation.

High rated acoustic wall (kitchen and toilets) - 2 layers 12.5mm GIB + 75mm fibreglass insulation + NZFC AFBF barrier over in ceiling cavity

Entries - Re-screed excavated slabs with 1:3 cement: sand mortar to form new graded ramps, max.1:12 slope and max. 20mm treshold to path. Allow for 5mm SS treshold bars and selected 200x200 non-slip quarry tiling.

Allow for 20x13mm fire hose reel in steel cabinet, set at 1000 AFL and semi recessed into wall.



FLOOR PLAN

AMENDED 18.09.07

LENDRUMS LTD

CIVIL & STRUCTURAL ENGINEERS - SURVEYORS - LAND PLANNERS
RESOURCE MANAGERS - PROJECT MANAGERS
CNR KING STREET AND MAIN STREET UPPER HUTT
P.O. BOX 40083 Telephone (04) 527-9028 Fax (04) 527-7778
email : admin@lendrums.co.nz

INTERNAL ALTERATIONS
9 King Street, Upper Hutt
Prepared for John Fox

SCALE

1:100@A3

CHECKED BY: /...../20.....

FIELDWORK BY:

DRAWN BY: AR/EO September 2007

JOB/DRAWING NUMBER

25800

Sheet 2 Of 4



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.