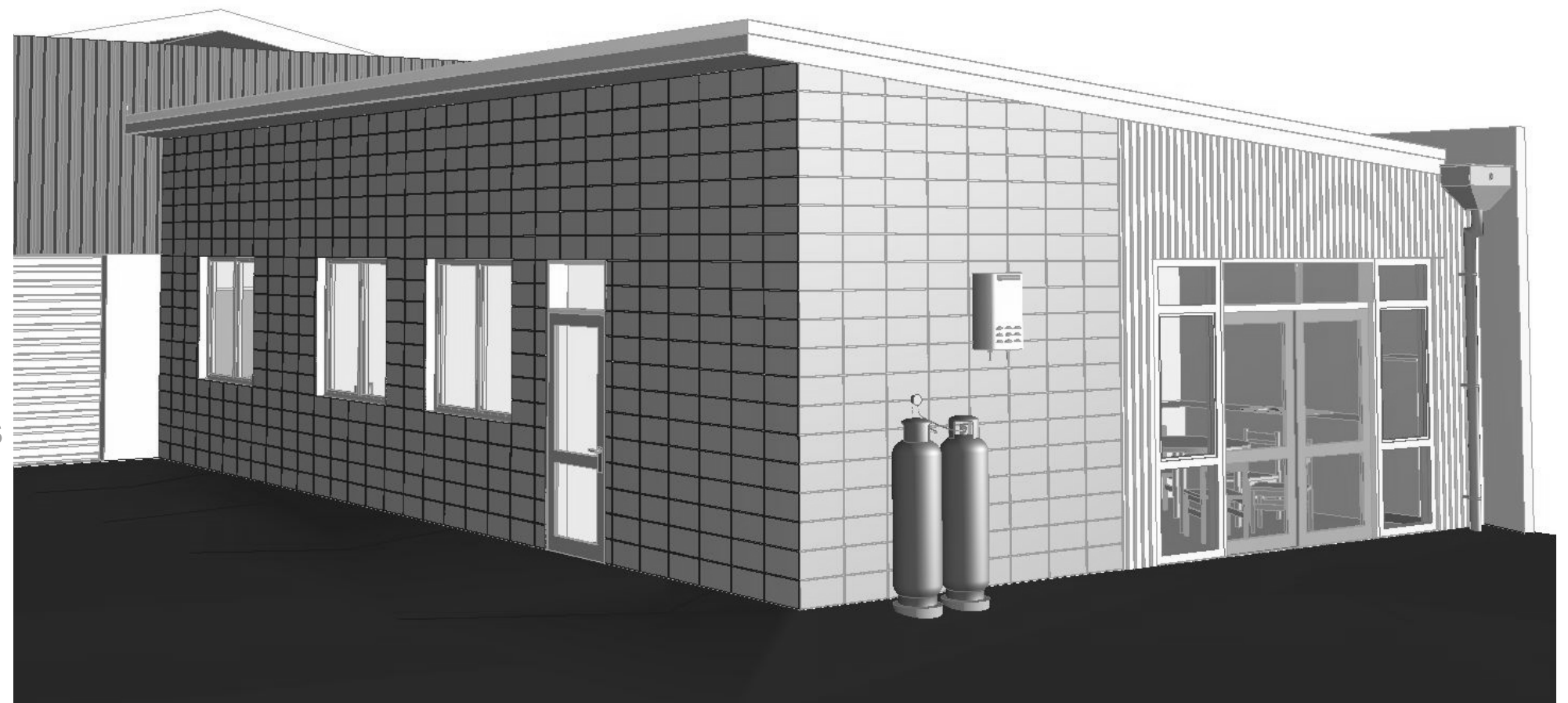


# Proposed Additions 80 Byron Street Christchurch For Clip & Climb

## Architectural Index

| Sheet | Issue | Drawing                     |
|-------|-------|-----------------------------|
| A1    | 1     | Site Plan Existing          |
| A2    | 3     | Site Plan Proposed          |
| A4    | 4     | Plumbing Plan               |
| A5    | 1     | Floor Plan Existing         |
| A6    | 3     | Floor Plan Proposed         |
| A7    | 1     | Framing Plan                |
| A8    | 4     | Elevations                  |
| A9    | 1     | Foundation Plan             |
| A10   | 1     | Accessible Toilet           |
| A11   | 2     | Architectural Sections      |
| A12   | 1     | Gridline Cross Sections     |
| A13   | 1     | Architectural Details       |
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| A22   | 3     | Architectural Details       |
| A23   | 1     | Architectural Details       |
| A24   | 1     | Hoardings & Safety Barriers |
| A25   | 1     | Emergency Lighting Plan     |

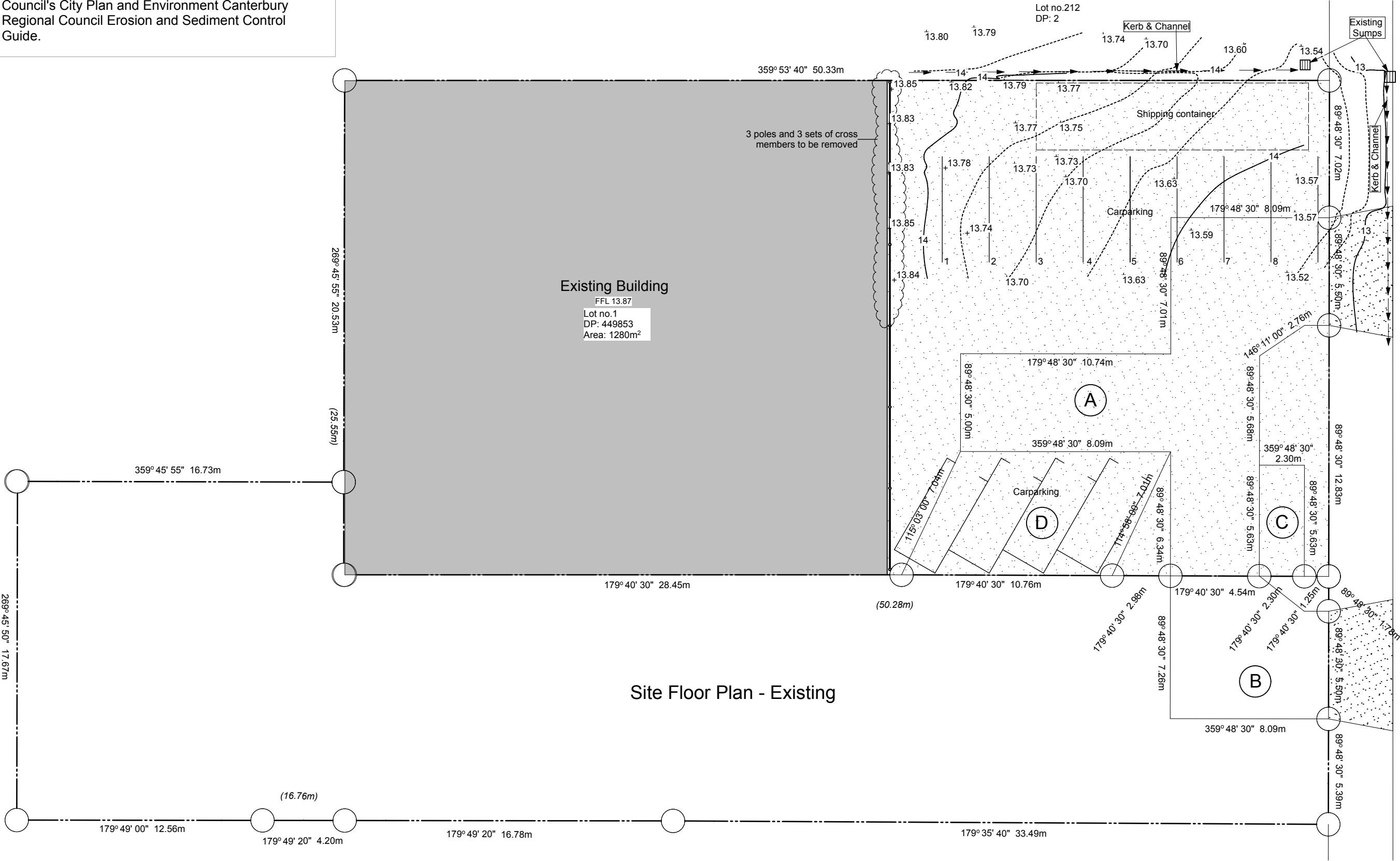


**Notes**  
Sediment and runoff control management plan shall be designed and installed by the licensed building practitioner prior to, or, during the siteworks for the project. The sediment controls shall be installed in accordance with the requirements of Christchurch City Council's City Plan and Environment Canterbury Regional Council Erosion and Sediment Control Guide.



**Notes**  
Wind Exposure Zone  
Earthquake Zone  
Snow Load

Low  
C  
2  
N4 -1kPa



BYRON STREET

Notes

Sediment and runoff control management plan shall be designed and installed by the licensed building practitioner prior to, or, during the siteworks for the project. The sediment controls shall be installed in accordance with the requirements of Christchurch City Council's City Plan and Environment Canterbury Regional Council Erosion and Sediment Control Guide.

Car parking calculations:

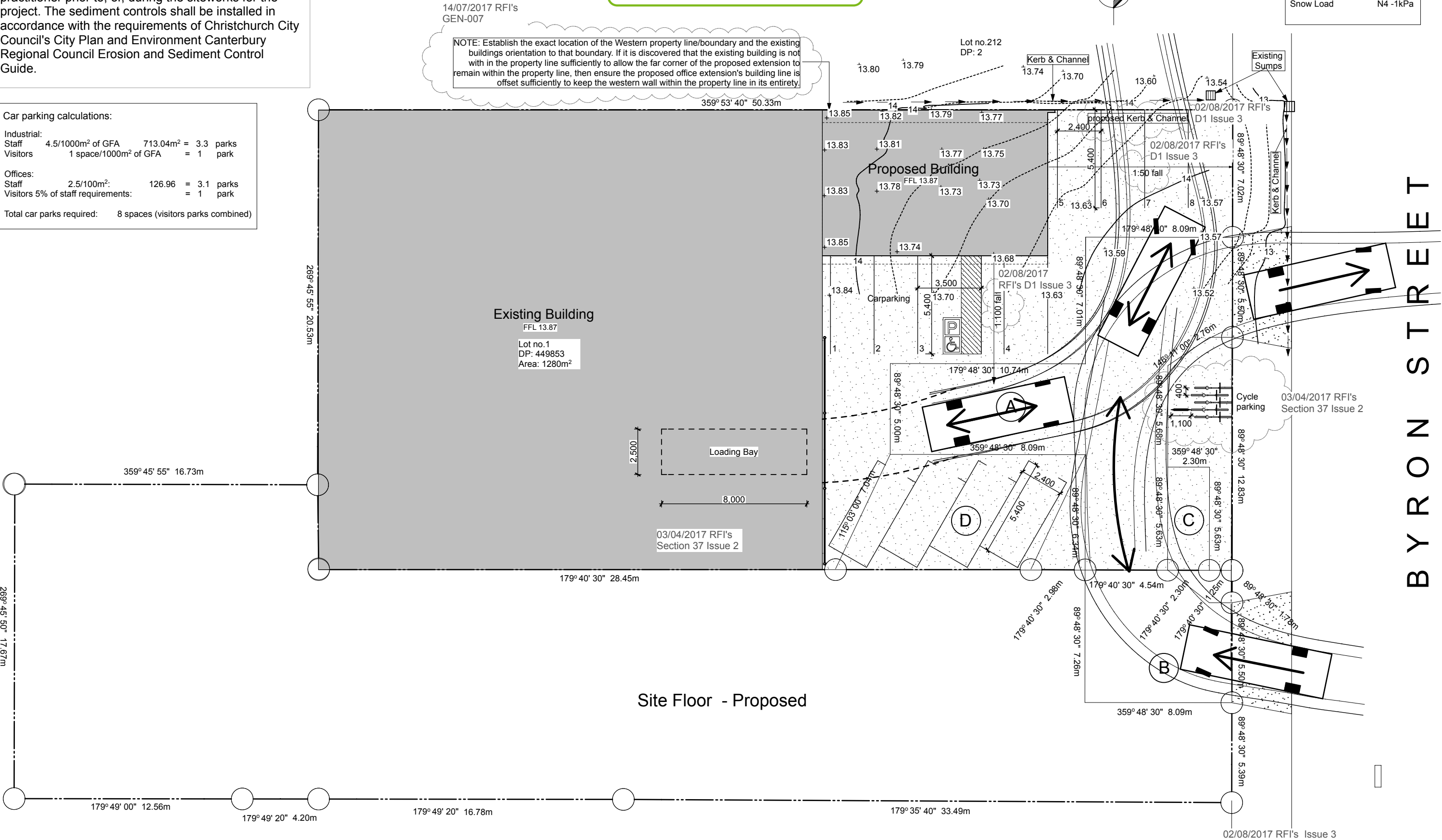
Industrial:  
Staff 4.5/1000m<sup>2</sup> of GFA 713.04m<sup>2</sup> = 3.3 parks  
Visitors 1 space/1000m<sup>2</sup> of GFA = 1 park

Offices:  
Staff 2.5/100m<sup>2</sup>: 126.96 = 3.1 parks  
Visitors 5% of staff requirements: = 1 park

Total car parks required: 8 spaces (visitors parks combined)

Notes

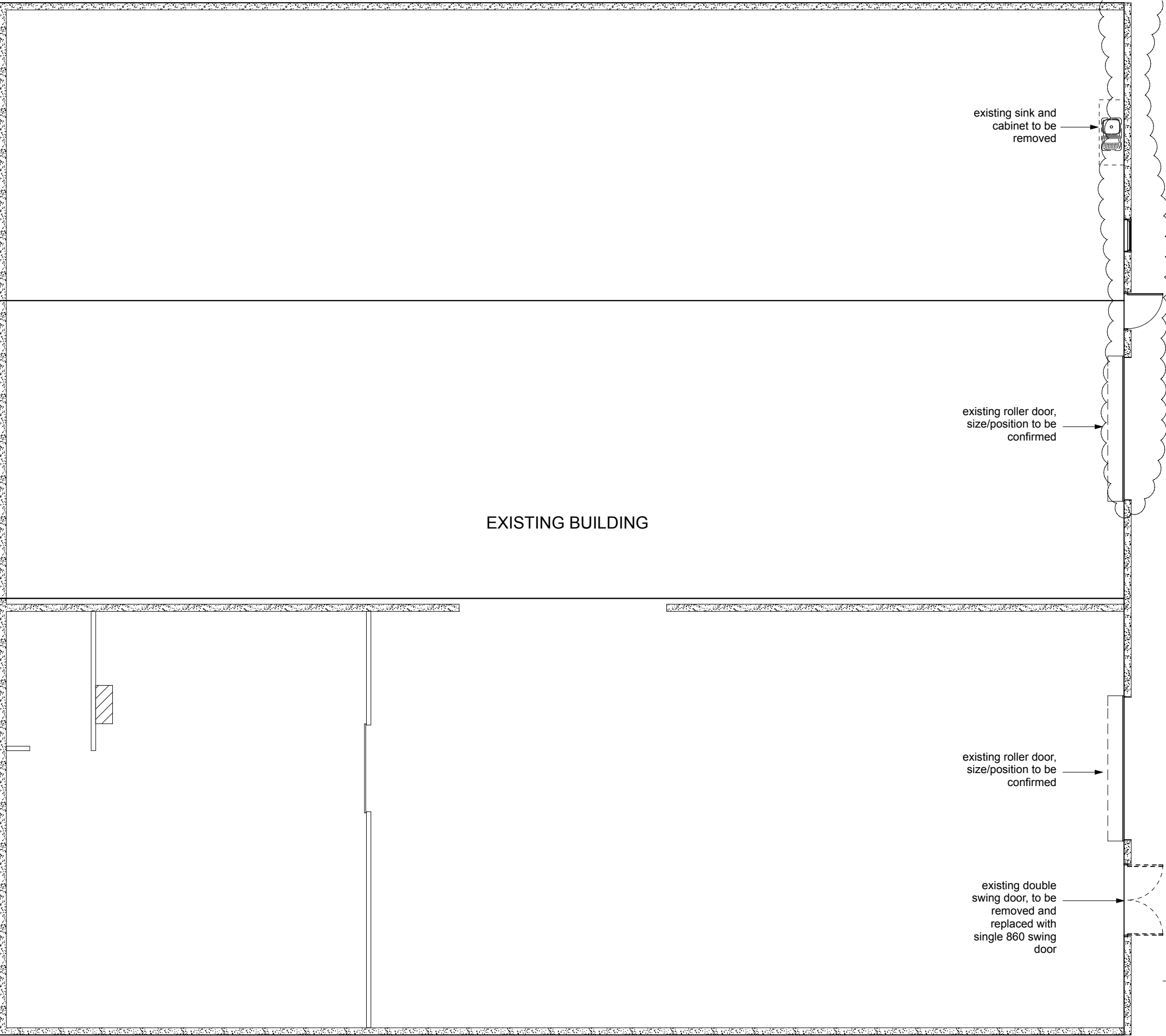
Wind Exposure Zone Low  
Earthquake Zone C  
Snow Load 2  
N4 -1kPa

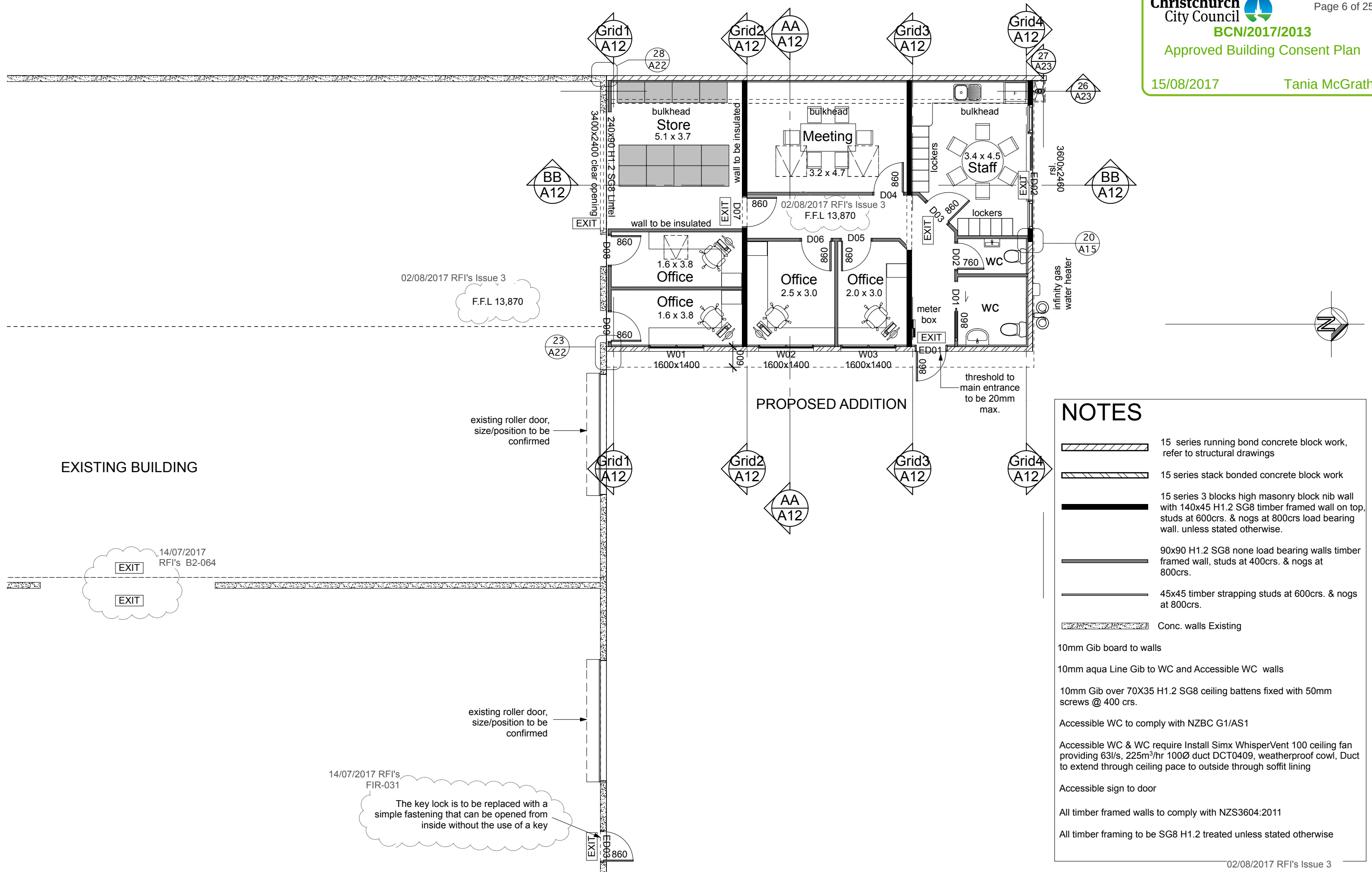


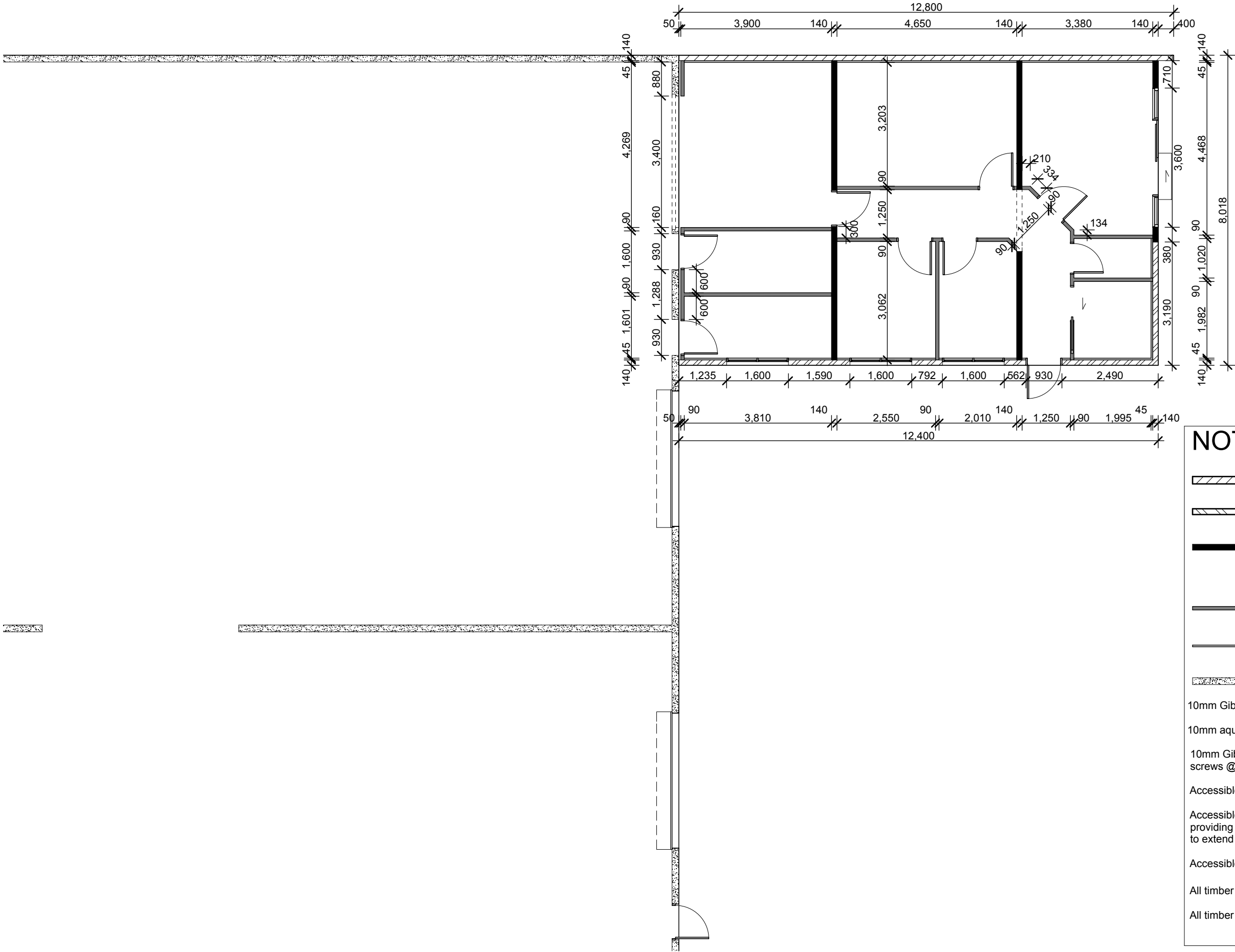




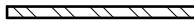
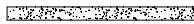








## NOTES

-  15 series running bond concrete block work, refer to structural drawings
-  15 series stack bonded concrete block work
-  15 series 3 blocks high masonry block nib wall with 140x45 H1.2 SG8 timber framed wall on top, studs at 600crs. & nogs at 800crs load bearing wall. unless stated otherwise.
-  90x90 H1.2 SG8 none load bearing walls timber framed wall, studs at 400crs. & nogs at 800crs.
-  45x45 timber strapping studs at 600crs. & nogs at 800crs.
-  Conc. walls Existing

10mm Gib board to walls

10mm aqua Line Gib to WC and Accessible WC walls

10mm Gib over 70X35 H1.2 SG8 ceiling battens fixed with 50mm screws @ 400 crs.

Accessible WC to comply with NZBC G1/AS1

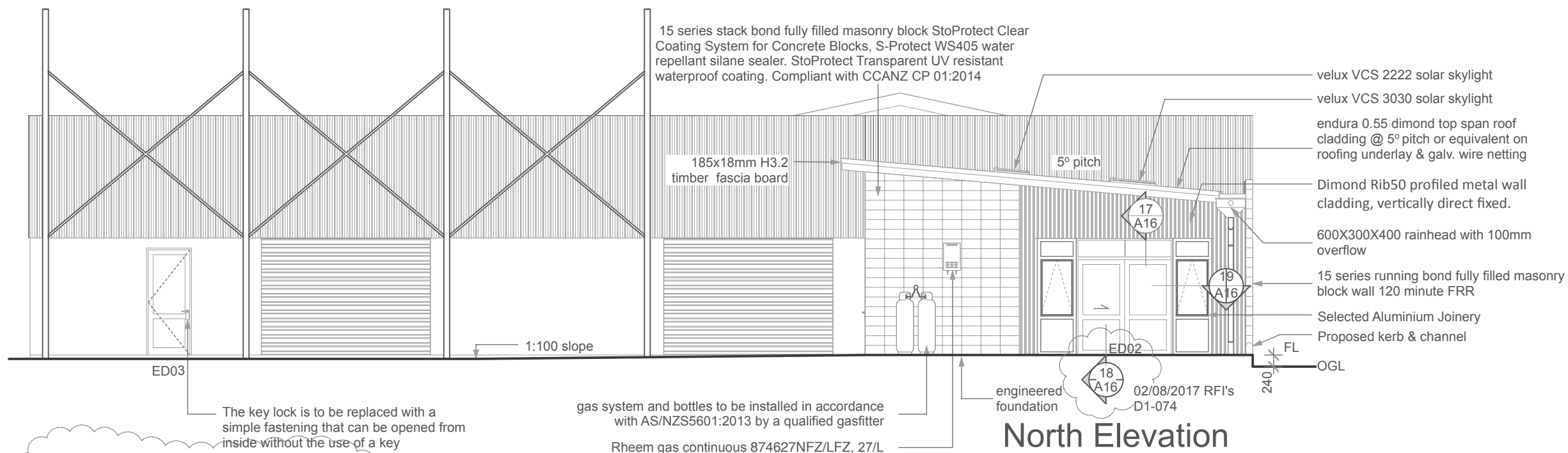
Accessible WC & WC require Install Simx WhisperVent 100 ceiling fan providing 63l/s, 225m³/hr 100Ø duct DCT0409, weatherproof cowl, Duct to extend through ceiling pace to outside through soffit lining

Accessible sign to door

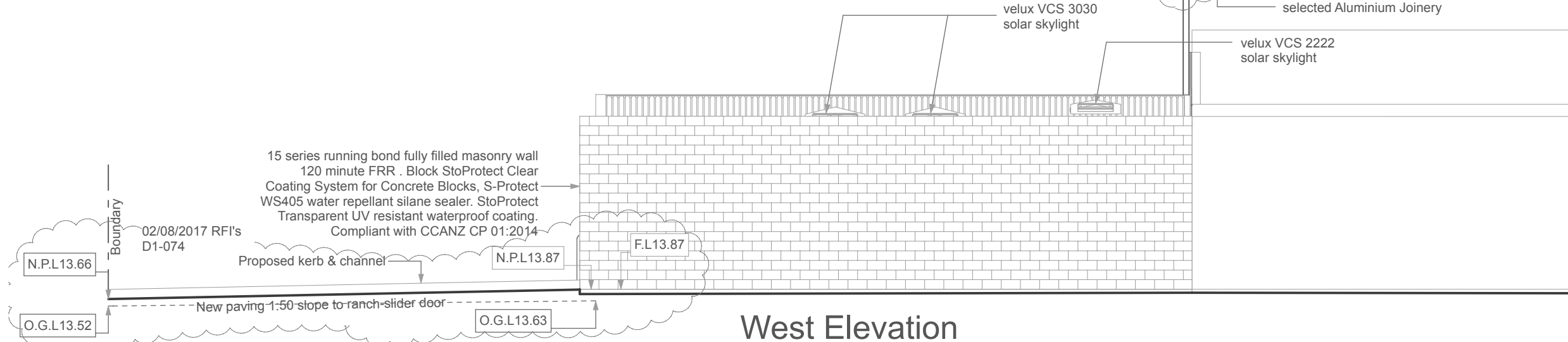
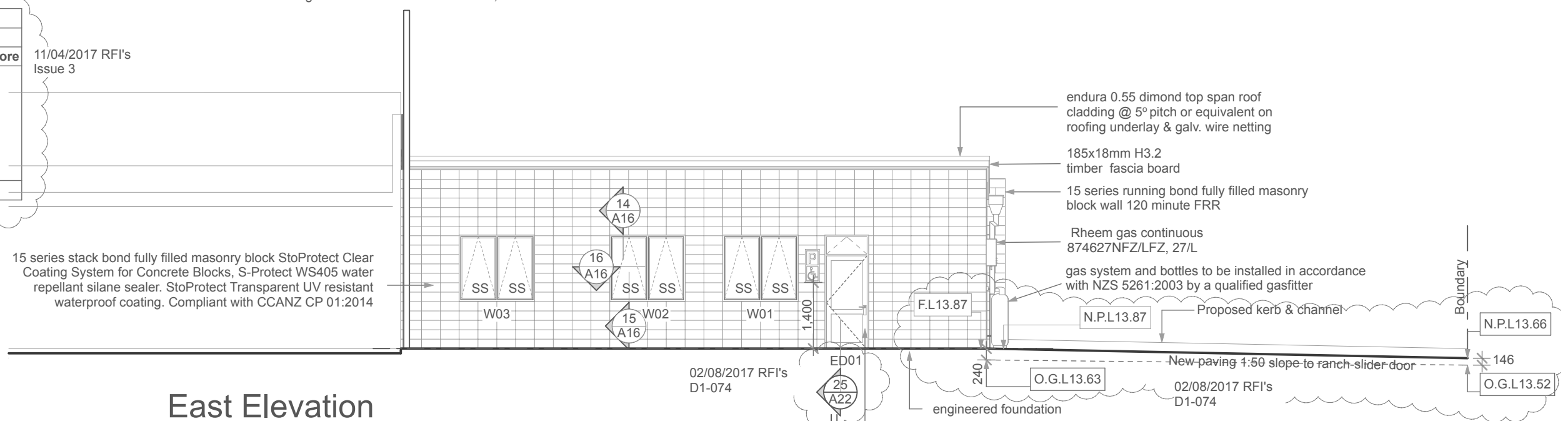
All timber framed walls to comply with NZS3604:2011

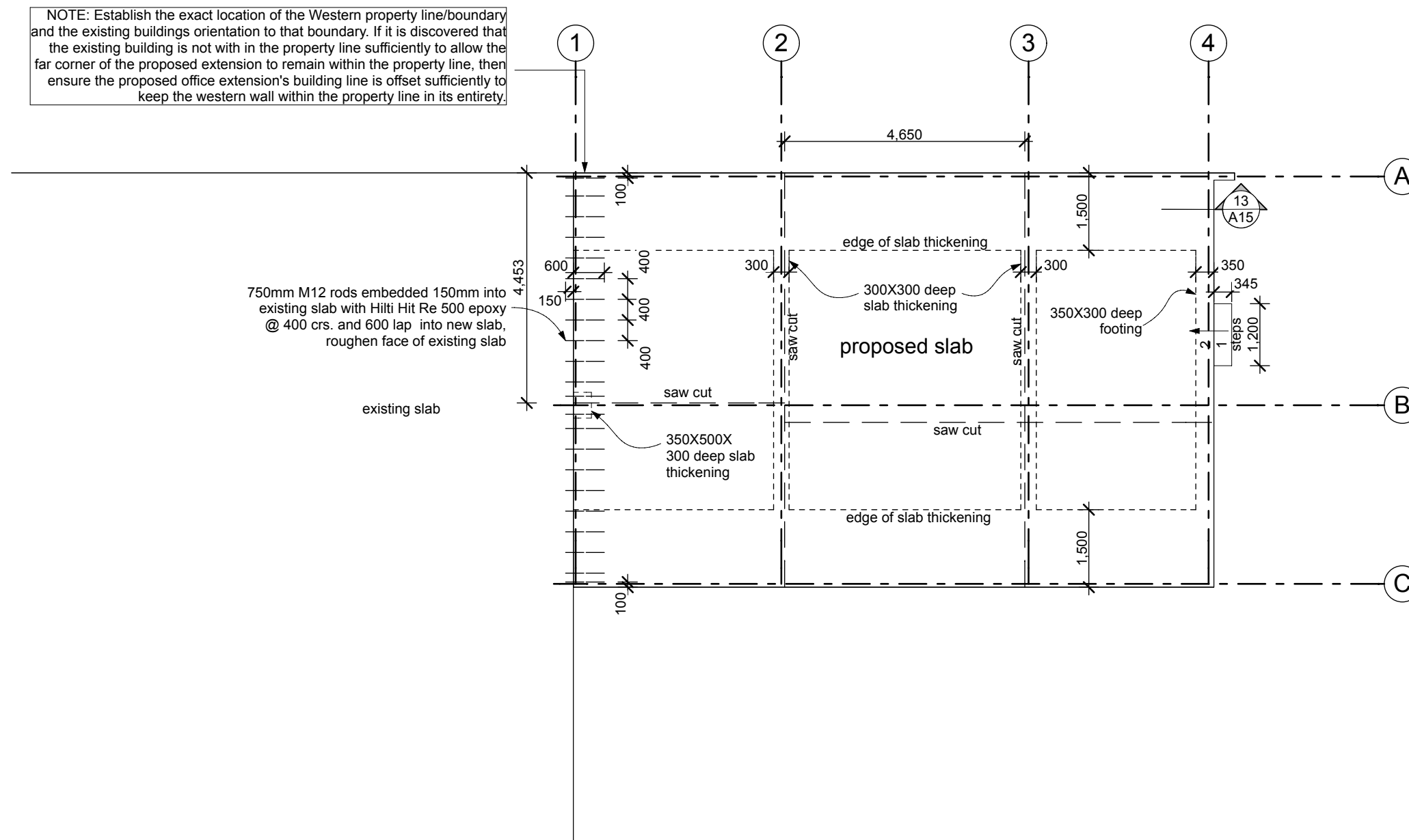
All timber framing to be SG8 H1.2 treated unless stated otherwise





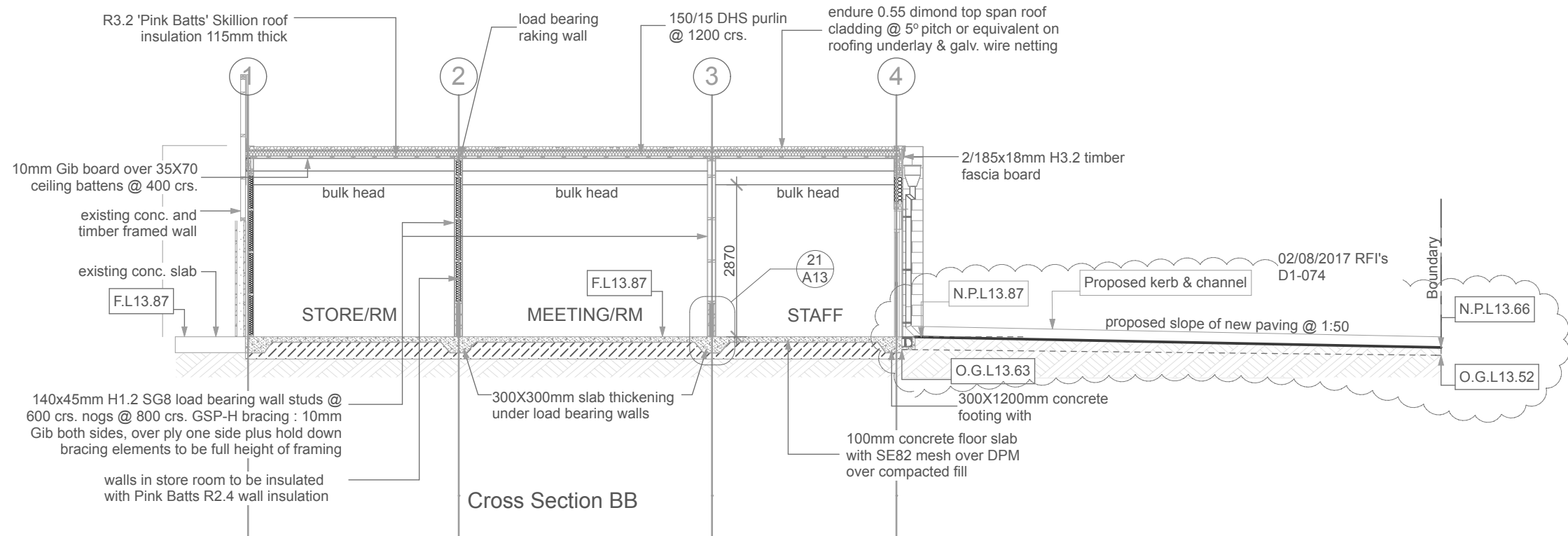
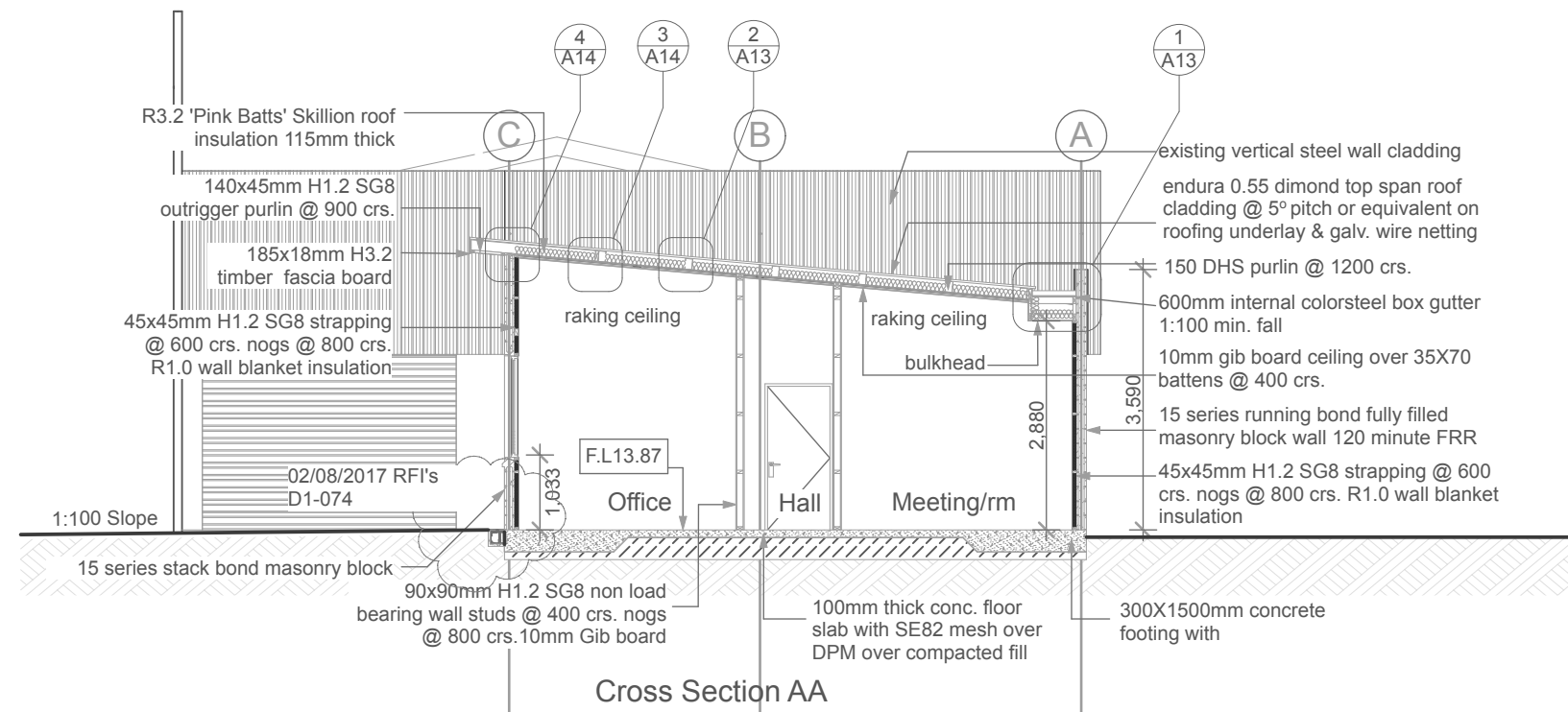
| BUILDING ENVELOPE RISK MATRIX |                |            |
|-------------------------------|----------------|------------|
| North Elevation               |                |            |
| Risk Factor                   | Risk Severity  | Risk Score |
| Wind zone (per NZS 3604)      | Low risk       | 0          |
| Number of storeys             | Low risk       | 0          |
| Roof/wall intersection design | Medium risk    | 1          |
| Eaves width                   | Very high risk | 5          |
| Envelope complexity           | Low risk       | 0          |
| Deck design                   | Low            | 0          |
| <b>Total Risk Score:</b>      |                | <b>6</b>   |











02/08/2017 RFI's Issue 2



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**ADG**

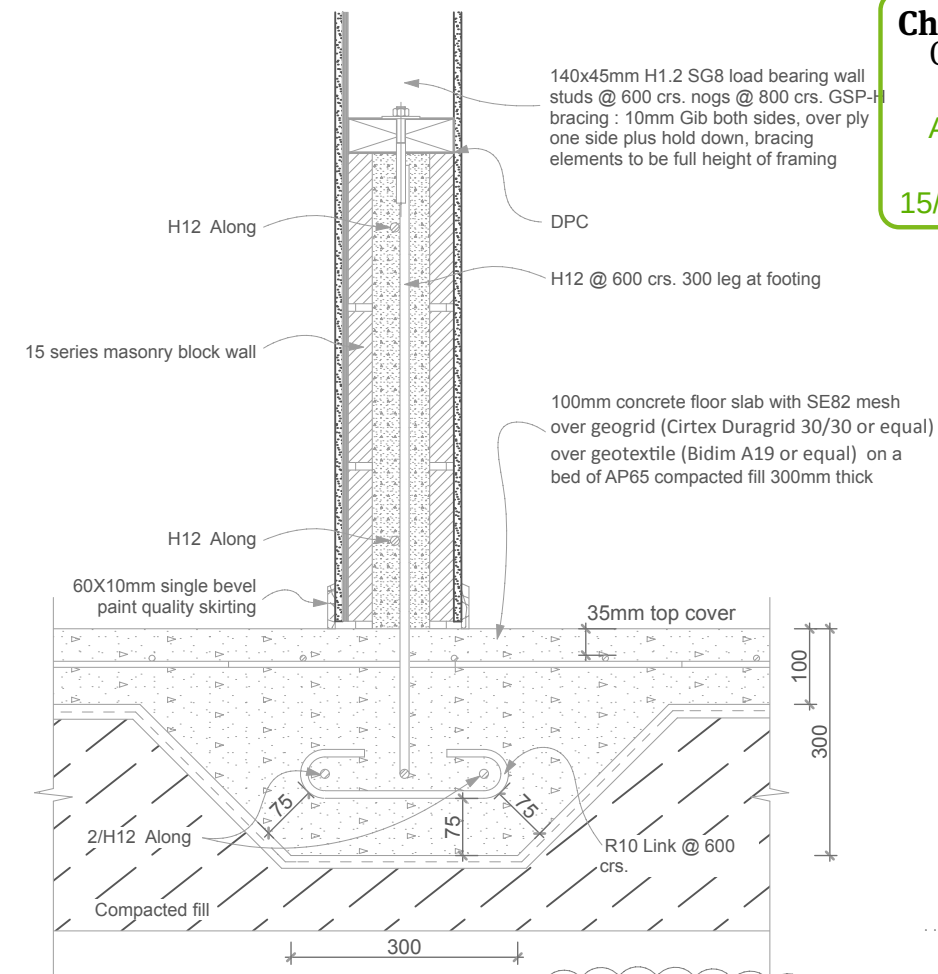
t/f 07 578 2899  
 e adg\_architecture@xtra.co.nz  
 p PO Box 70131 Fraser Cove  
 Tauranga 3155  
 office 31 Fifteen Ave, Tauranga

**Proposed Additions**  
 80 Byron Street  
 Christchurch  
 For Clip & Climb

Drawing: Architectural Sections  
 Scale at A3: 1:100  
 Date: August 2017  
 Job no: 5996  
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Issue: 2  
 Sheet no.  
**A11**  
 of sheets





1  
A11

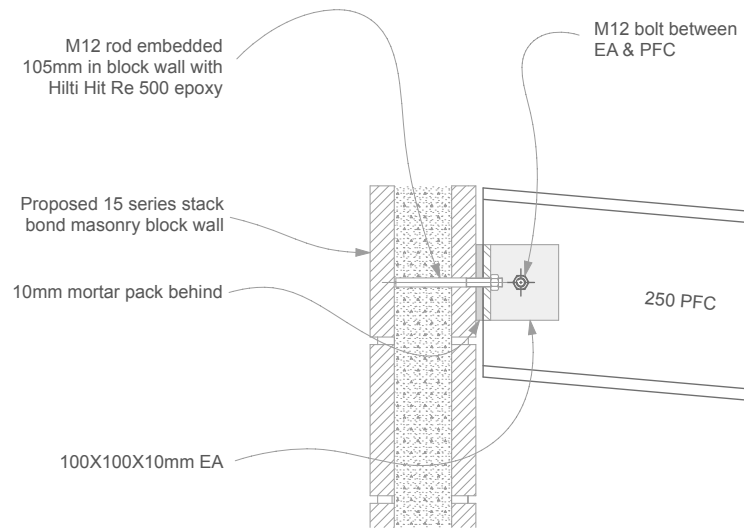
21  
A11

The diagram illustrates a roof assembly cross-section with the following details:

- DHS 150/15 purlin @ 1200 crs.**: Dimensioned at 1200mm center-to-center.
- 8mm angled galv. mild steel cleat**: Attached to the purlin with **1/M12 Hex coach bolts through double top plate**.
- diamond top span roof cladding @ 5° pitch or equivalent on roofing underlay & galv. wire netting**: The uppermost layer.
- 165mm R3.5 ceiling insulation**: Located below the diamond cladding.
- 140x45mm H1.2 SG8 raking load bearing wall, studs @ 600 crs.**: Refer to NZS 3604:2011 Section 8 Table 8.2.
- 150X90X8 UA 100mm long 2/M12 bolts in to purlin, 1/M12 bolt into 140X45 double top plate**: Fasteners connecting the wall to the purlin and top plate.
- 140x45mm H1.2 SG8 double top plate**: A secondary structural member.
- 10mm Gap**: Indicated between the diamond cladding and the double top plate.
- Dimensions**: Horizontal spacing of 600mm between vertical supports/studs.

2  
A11

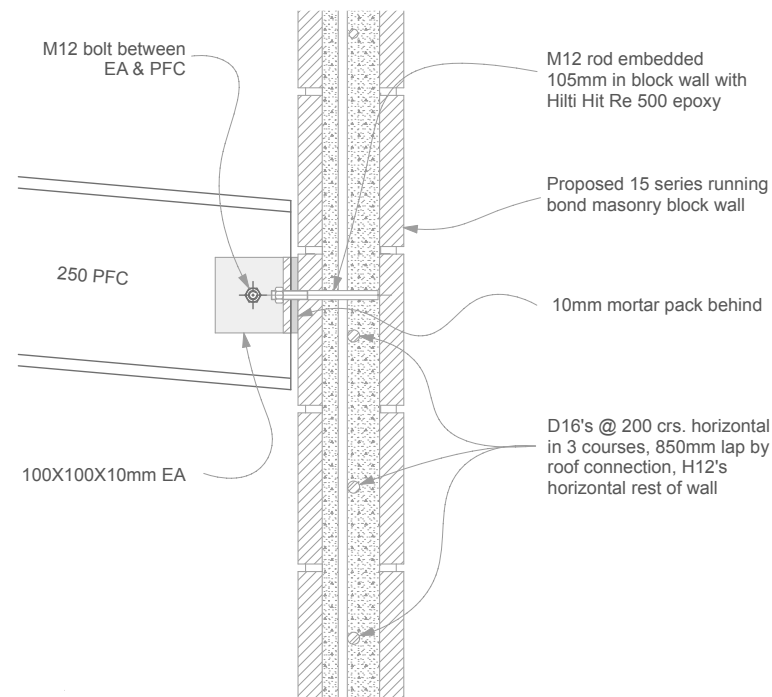




Grids 1 & C PFC To Block Connection

Cross Sectional Detail

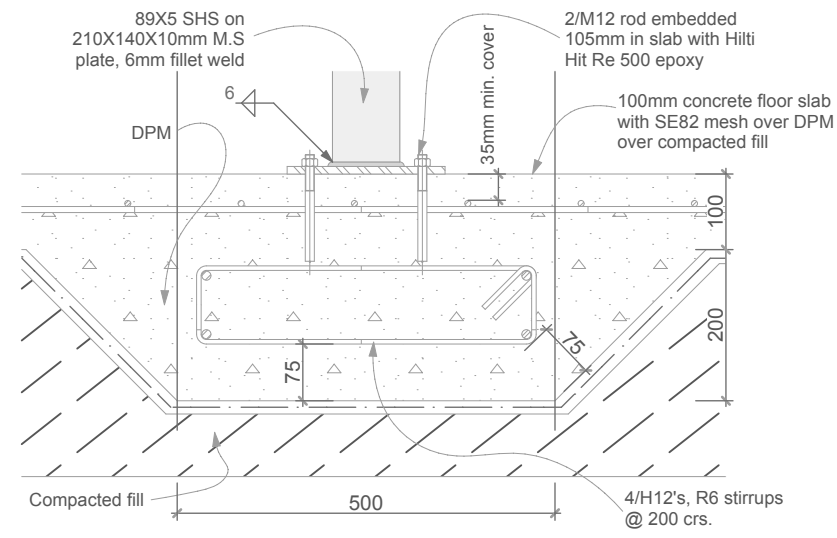
4  
A12



Grids 1 & A PFC To Block Connection

Cross Sectional Detail

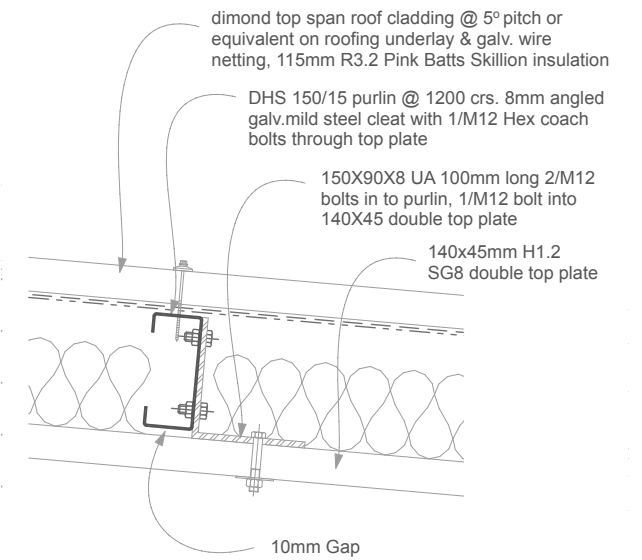
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A12



Grids 1 & B Slab Thickening

Cross Sectional Detail

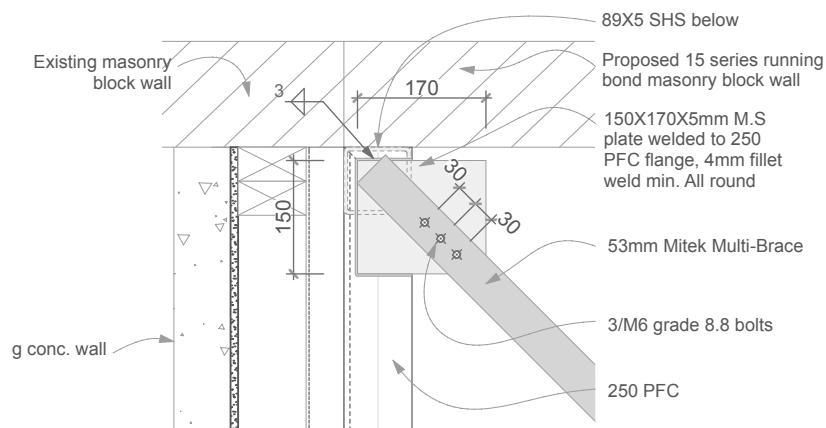
6  
A12



Typical Purlin Cleat

Cross Sectional Detail

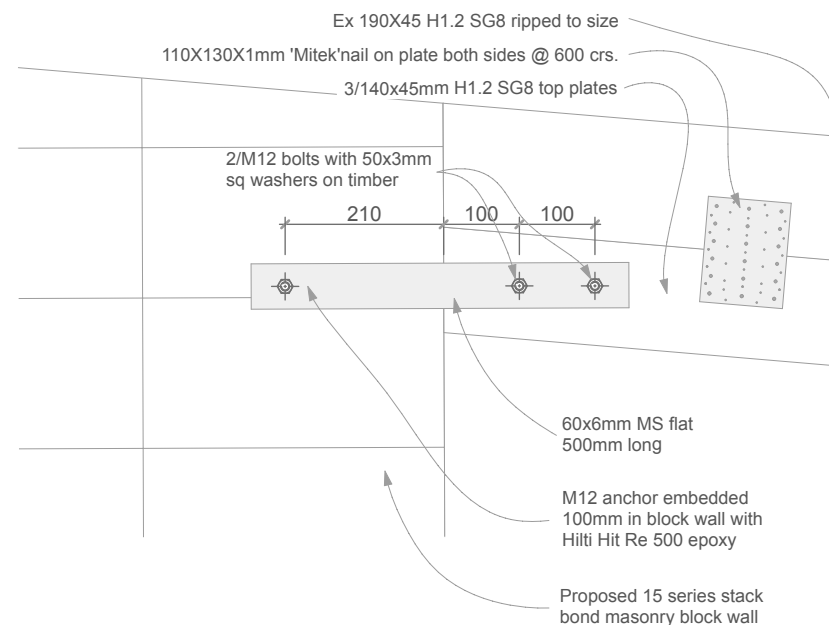
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A11



Grids 1 Roof Brace To PFC Connection

Plan Detail

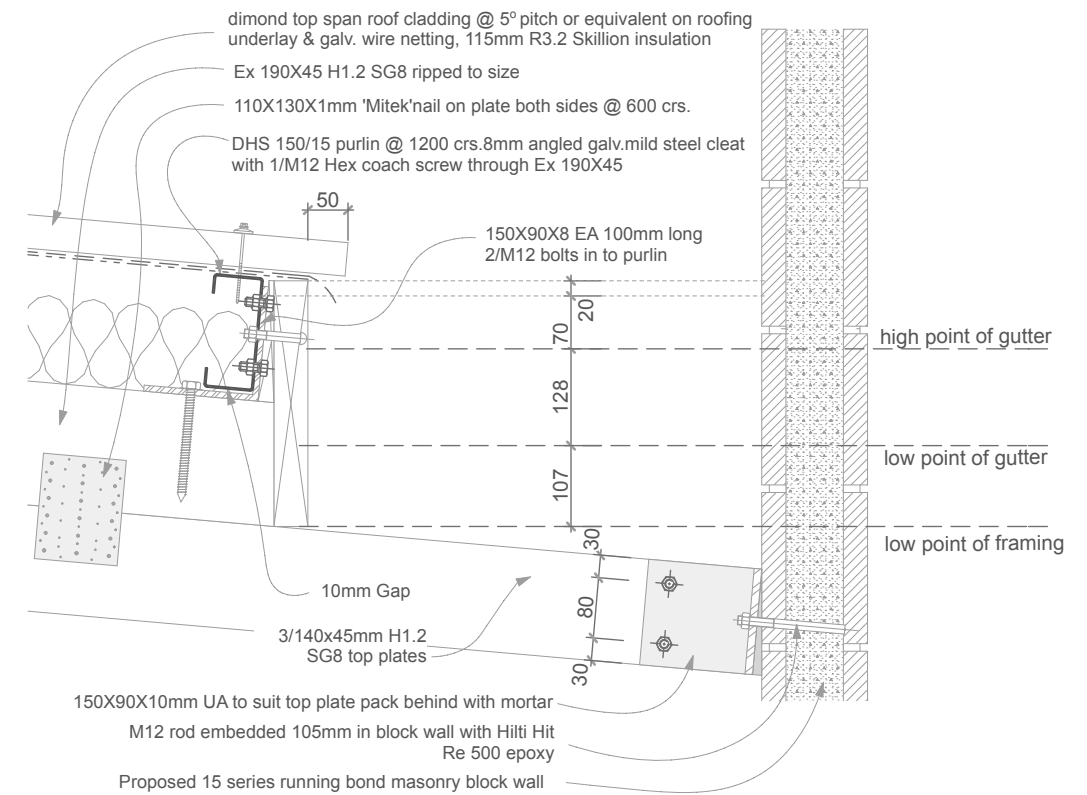
7  
A17



Grids 4 Wall Tie Connection

Section Detail

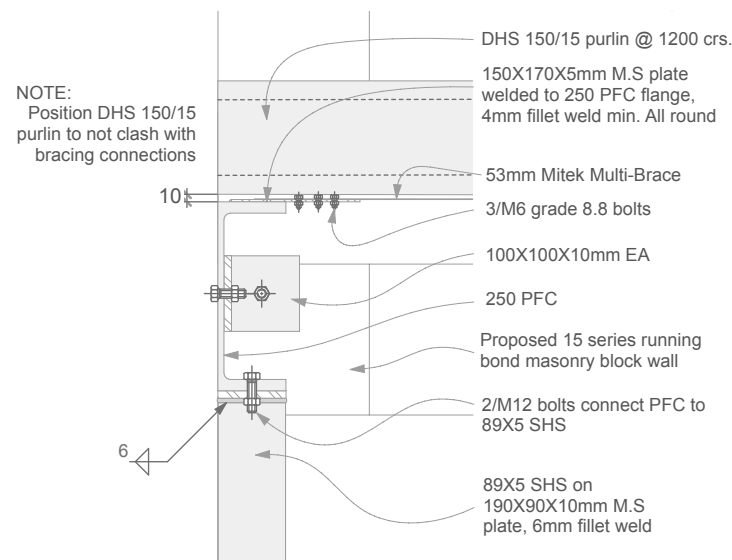
9  
A12



Grids 4 Wall Tie Connection

Section Detail

10  
A12



Grids 1 Roof Brace To PFC Connection

Section Detail

8  
A12

Christchurch City Council



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BCN/2017/2013

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15/08/2017

Tania McGrath



Architectural Design Group

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Proposed Additions

80 Byron Street

Christchurch

For Clip & Climb

Drawing: Architectural Details

Scale at A3: 1:10

Date: July 2017

Job no: 5996

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A14

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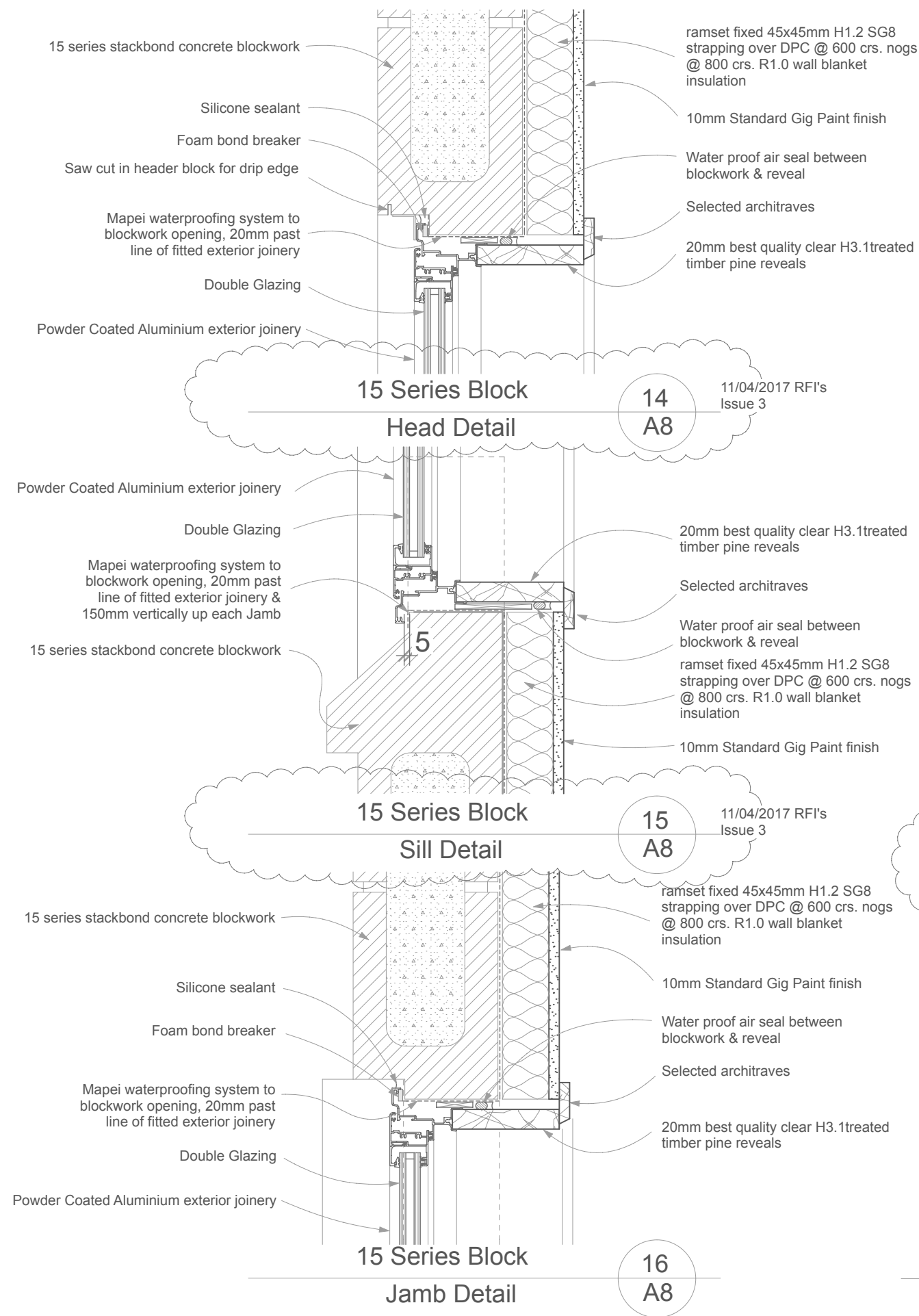




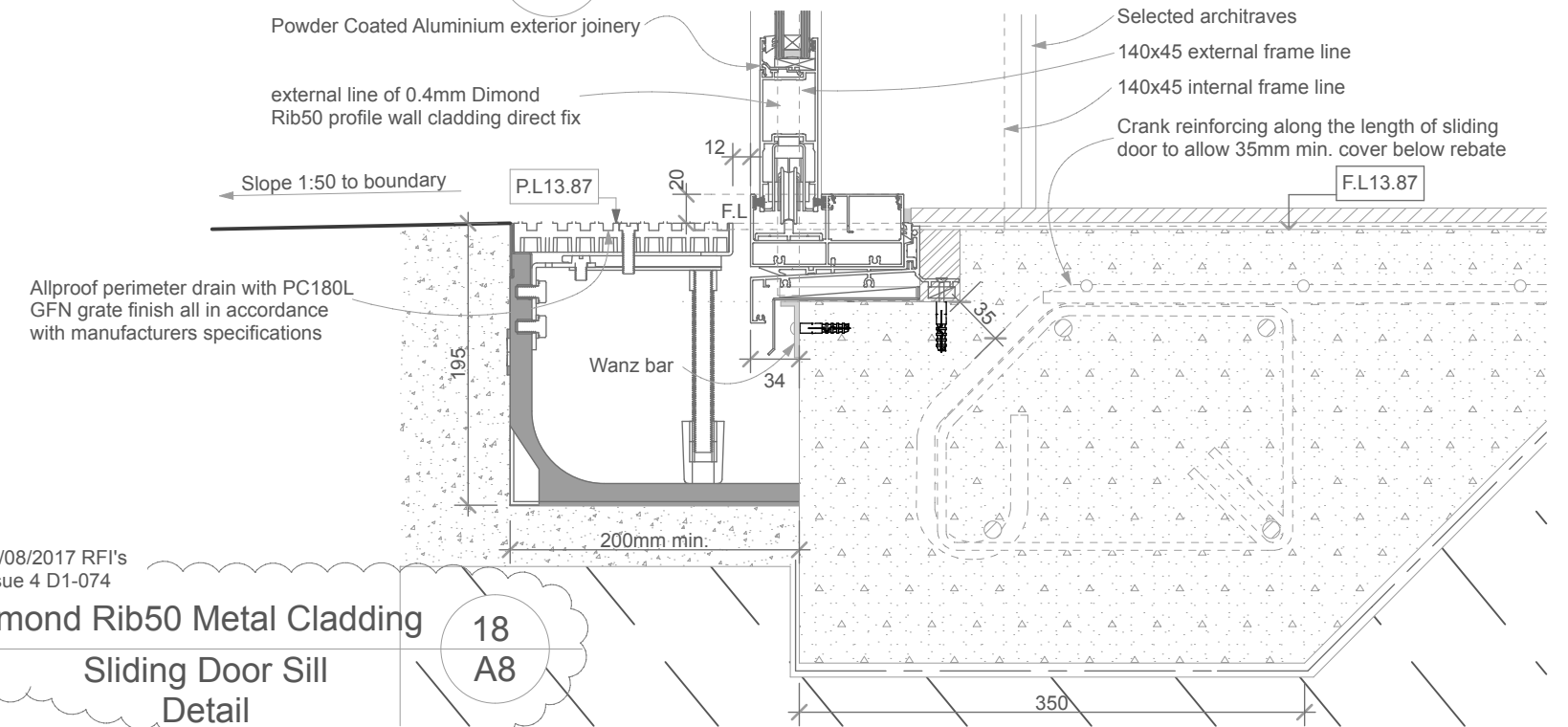
11/04/2017 RFI's  
Issue 3



of sheets



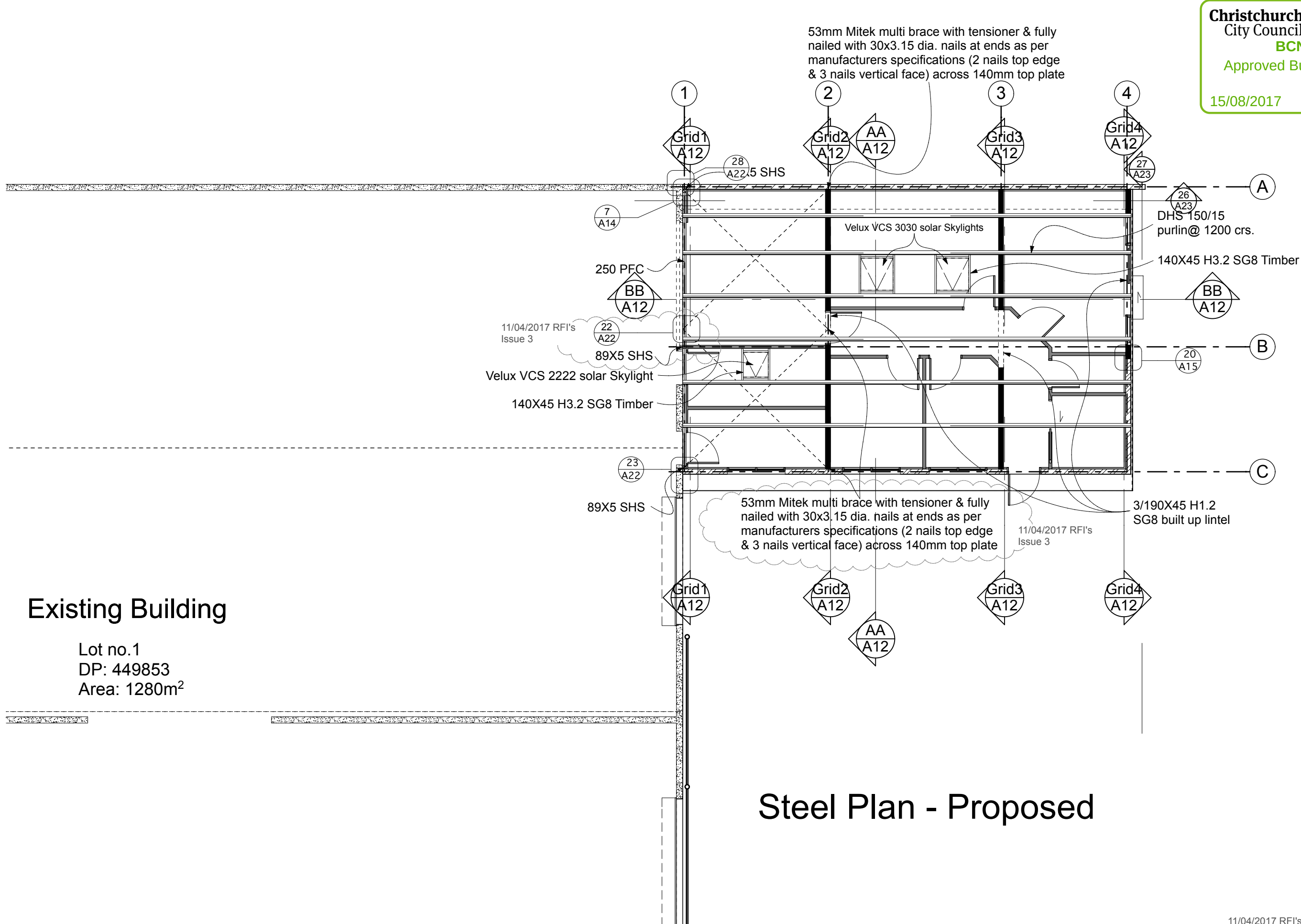
**Dimond Rib50 Metal Cladding Head Detail**



**Dimond Rib50 Metal Cladding Jamb Detail**



**Christchurch City Council** Page 16 of 25  
**BCN/2017/2013**  
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## Notes

APL powder coated aluminium exterior joinery, double glazed unless stated otherwise

Overall sizes shown to trimmed opening, check on site opening sizes before making up exterior joinery units

Fit 2 restrictor stays to awning opening window sashes where the sill is less than a metre above floor

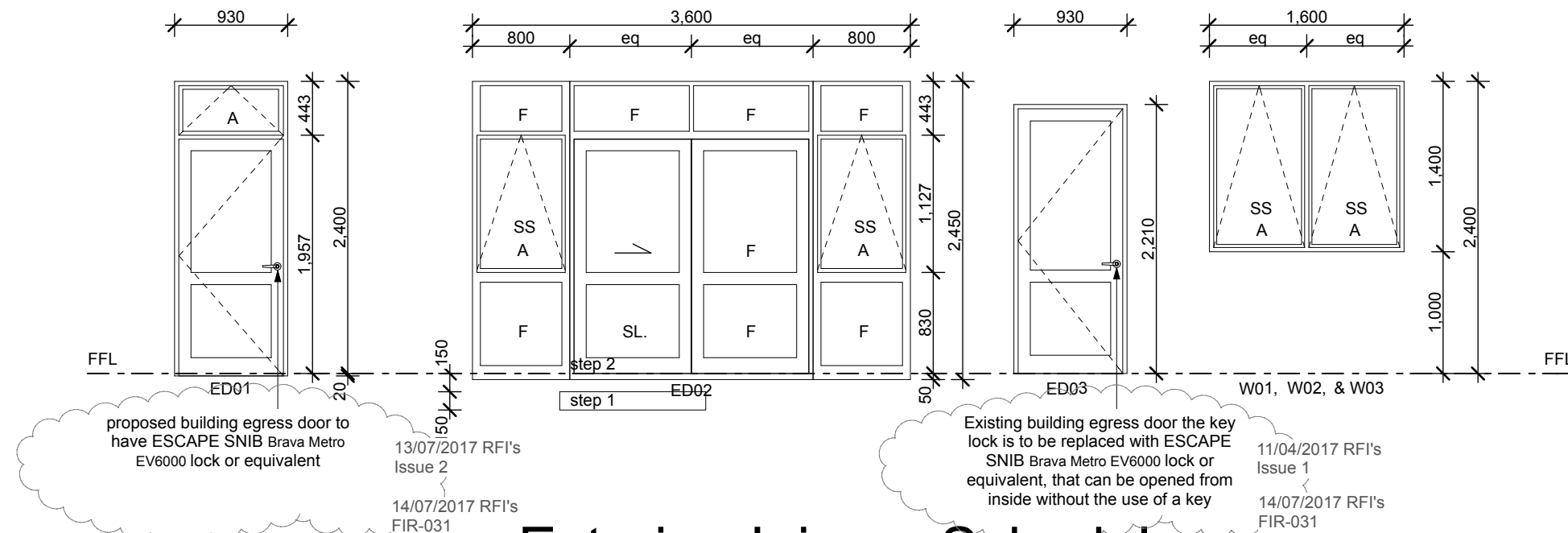
Fit double tongue fasteners to all awning opening sashes

All glazing to be grey tinted (unless stated otherwise) to comply with NZS4223 parts 1-3

Selected obscure single glazing to Ablutions to comply with NZS4223 parts 1-3

## Key:

- F. Fixed glazed panel
- A. Awning opening window
- SL. Sliding Door
- SS Safety Stays
- SG Safety Glass



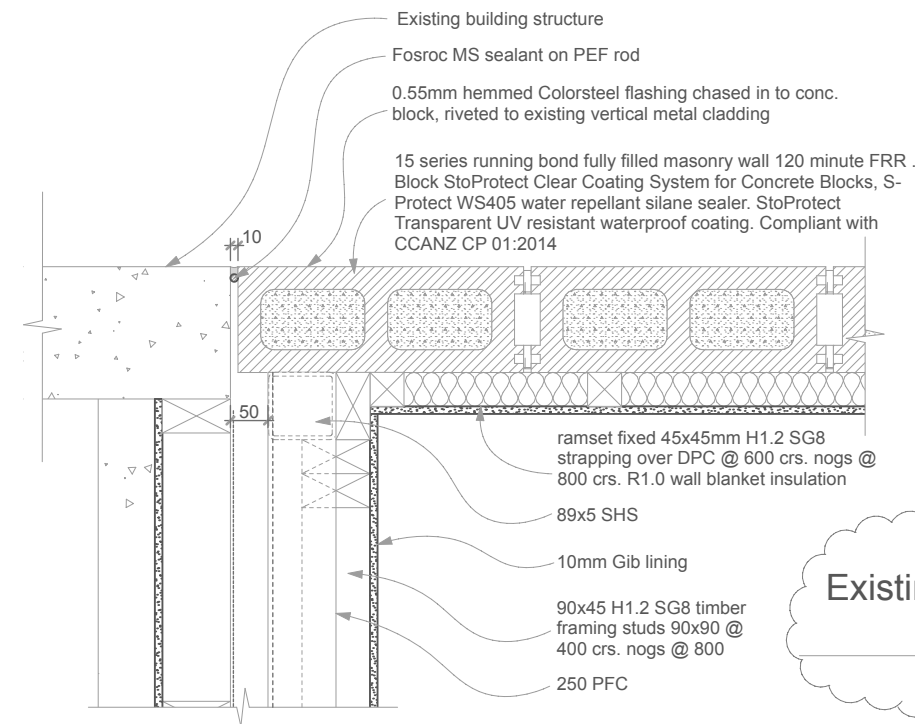
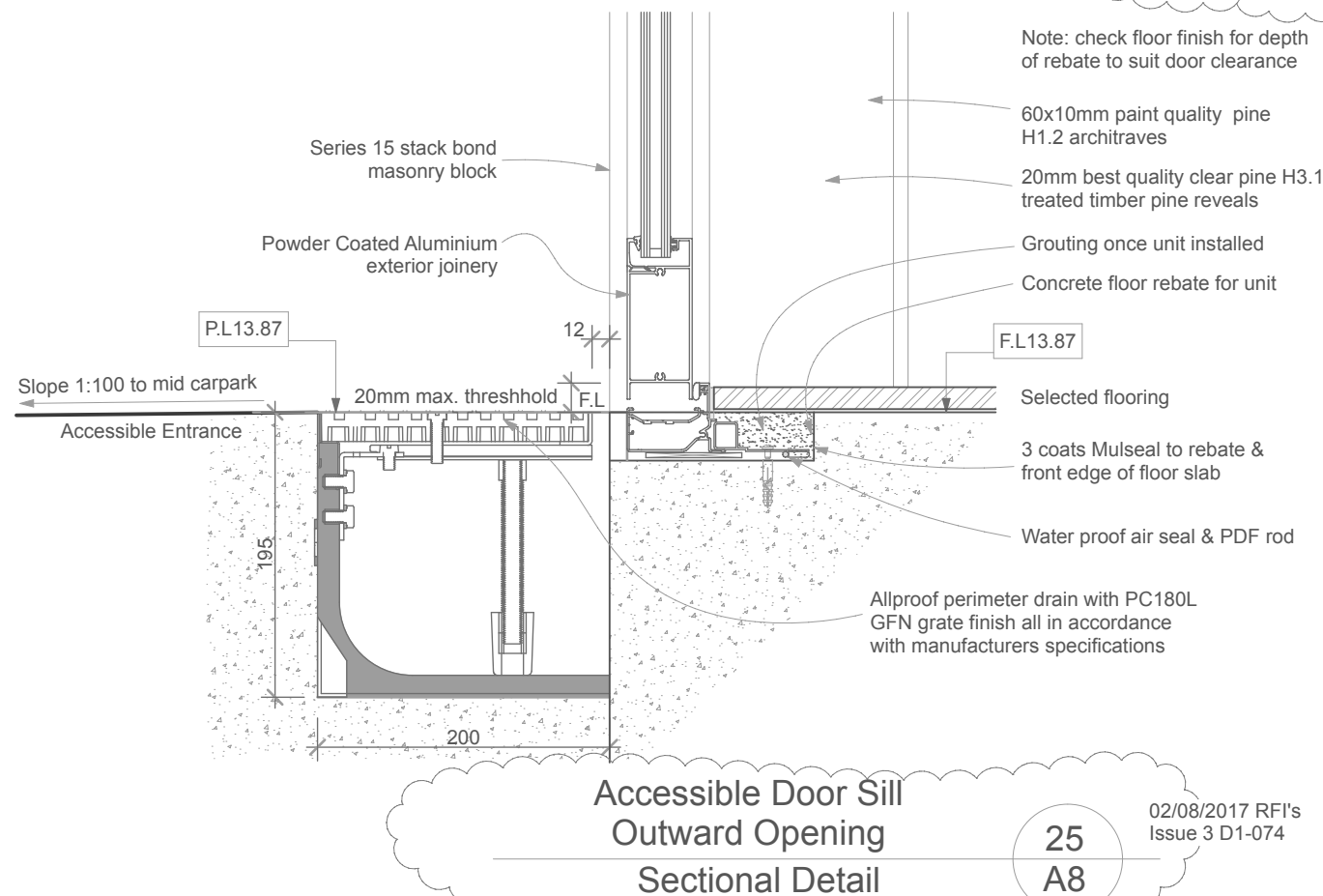
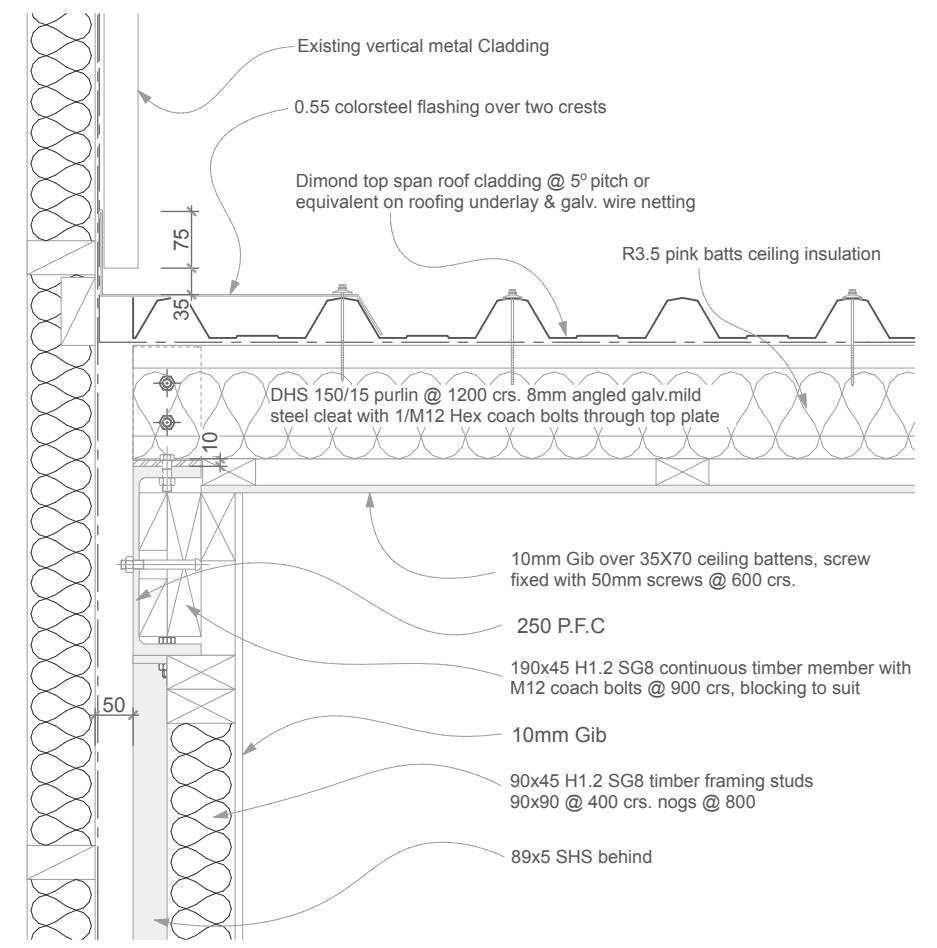
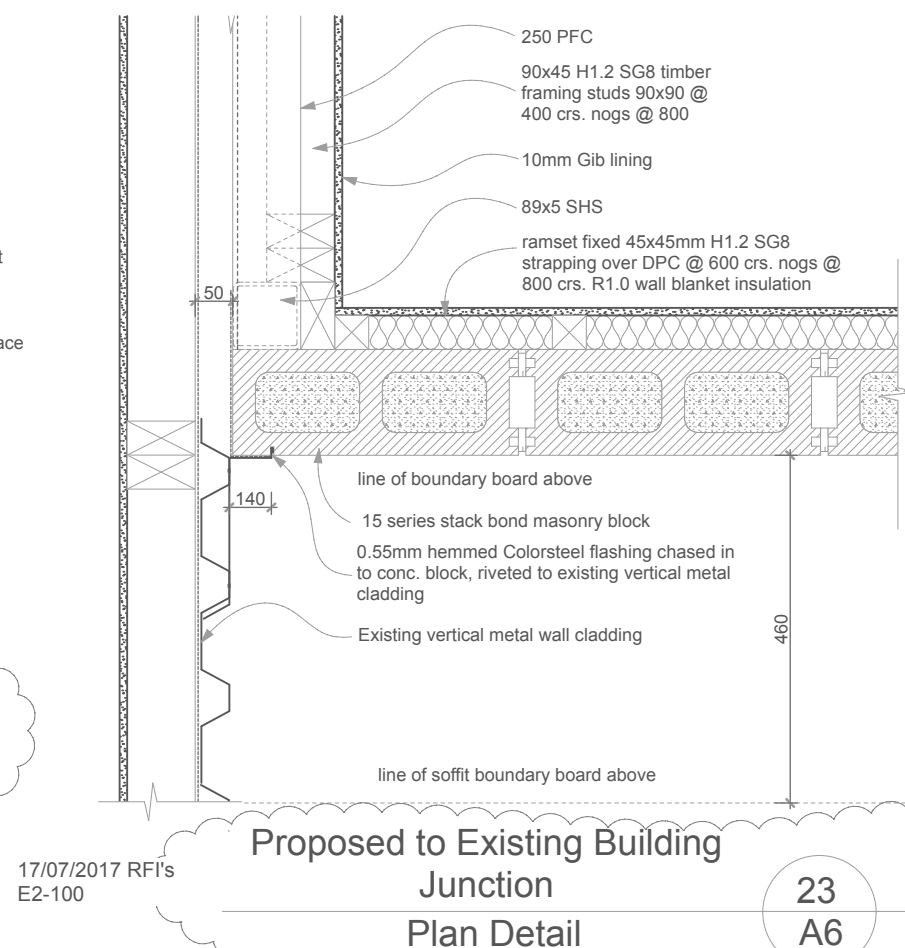
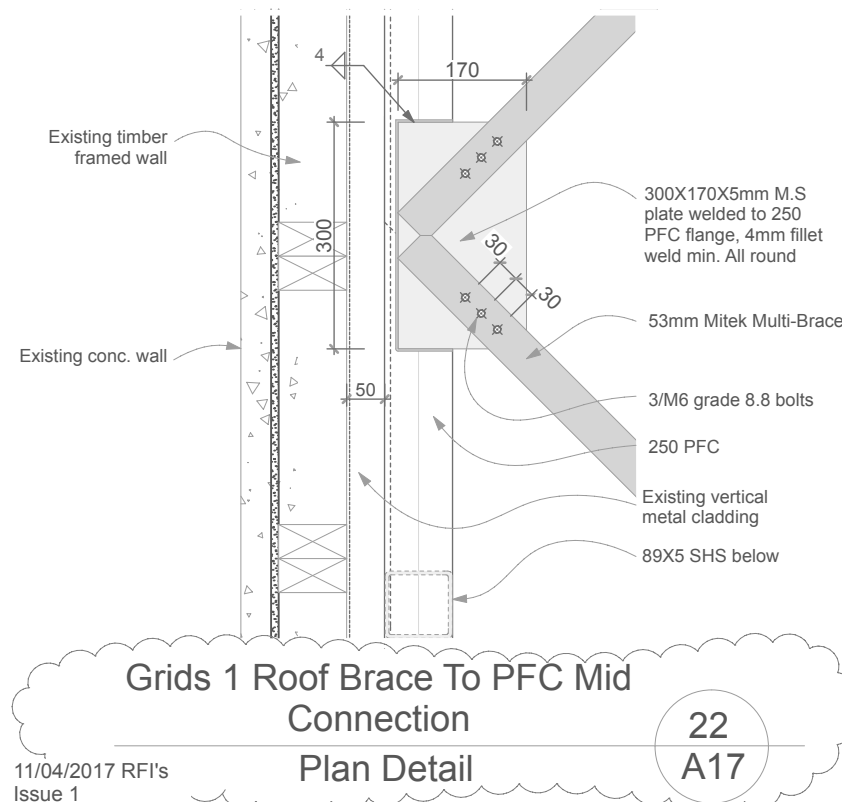
## Exterior Joinery Schedule

| Interior / Exterior Joinery List |                                                     |               |               |           |          |                              |           |                                                                    |
|----------------------------------|-----------------------------------------------------|---------------|---------------|-----------|----------|------------------------------|-----------|--------------------------------------------------------------------|
| Item No.                         | Type                                                | Hinged        | Open          | Leaf Size | Location | Material                     | Dimension | Hardware                                                           |
| D01                              | Cavity Slider                                       | Roller        |               | 860x1980  | Interior | Wooden Jambs / Hollow Core   |           | CL100 LAVlock                                                      |
| D02                              | Single Swing                                        | Right Hand    | In            | 760x1980  | Interior | Wooden Jambs / Hollow Core   |           | Brava MetroEV6000                                                  |
| D03,D04,D05,D09                  | Single Swing                                        | Right Hand    | In            | 860x1980  | Interior | Wooden Jambs / Hollow Core   |           | Brava MetroEV6000                                                  |
| D06,D08                          | Single Swing                                        | Left Hand     | In            | 860x1980  | Interior | Wooden Jambs / Hollow Core   |           | Brava MetroEV6000                                                  |
| D07                              | Single Swing                                        | Right Hand    | Out           | 860x1980  | Interior | Wooden Jambs / Hollow Core   |           | Brava MetroEV6000                                                  |
| ED01                             | Single Swing with Awning above Head                 | Left Hand     | Out           | 860x1980  | Exterior | Aluminium / Glass            |           | Brava MetroEV6000 or equivalent                                    |
| ED02                             | Ranch Slider sidelights with awnings & safety stays | Roller<br>Top | Slider<br>Out |           | Exterior | Aluminium / Glass Dbl Glazed | 3600x2450 | Austral Yarra View-Curve or equivalent<br>Miro Fastener by Vantage |
| ED03                             | Single Swing                                        | Left Hand     | Out           | 860x1980  | Exterior | Aluminium / Glass            |           | Brava MetroEV6000 or equivalent                                    |
| W01, W02, W03                    | Dbl Awning with safety stays                        | Top           | Out           |           | Exterior | Aluminium / Glass Dbl Glazed | 1600x1400 | Miro Fastener by Vantage                                           |

13/07/2017 RFI's  
Issue 2  
14/07/2017 RFI's  
FIR-031

13/07/2017 RFI's Issue 2

14/07/2017 RFI's

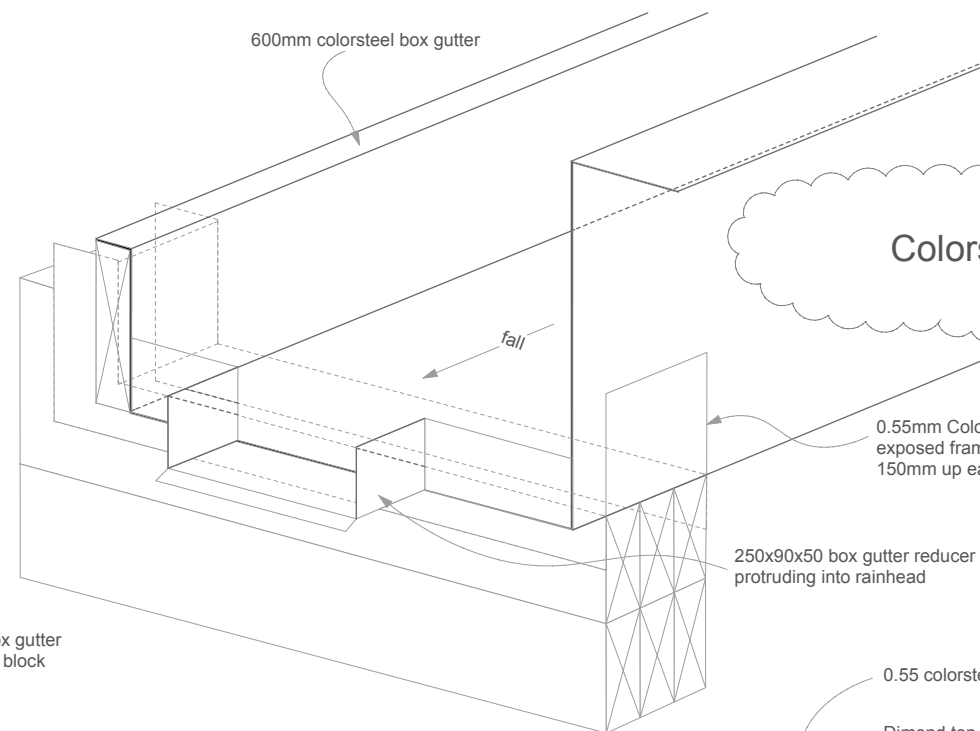
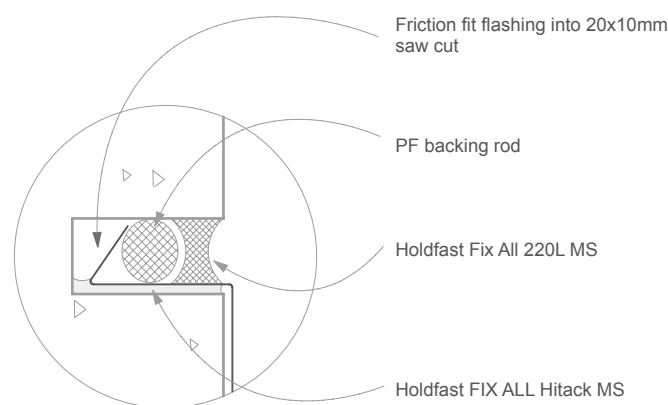


**Christchurch City Council** Page 22 of 25

**BCN/2017/2013**

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11/04/2017 RFI's Issue 1

Page 23 of 25

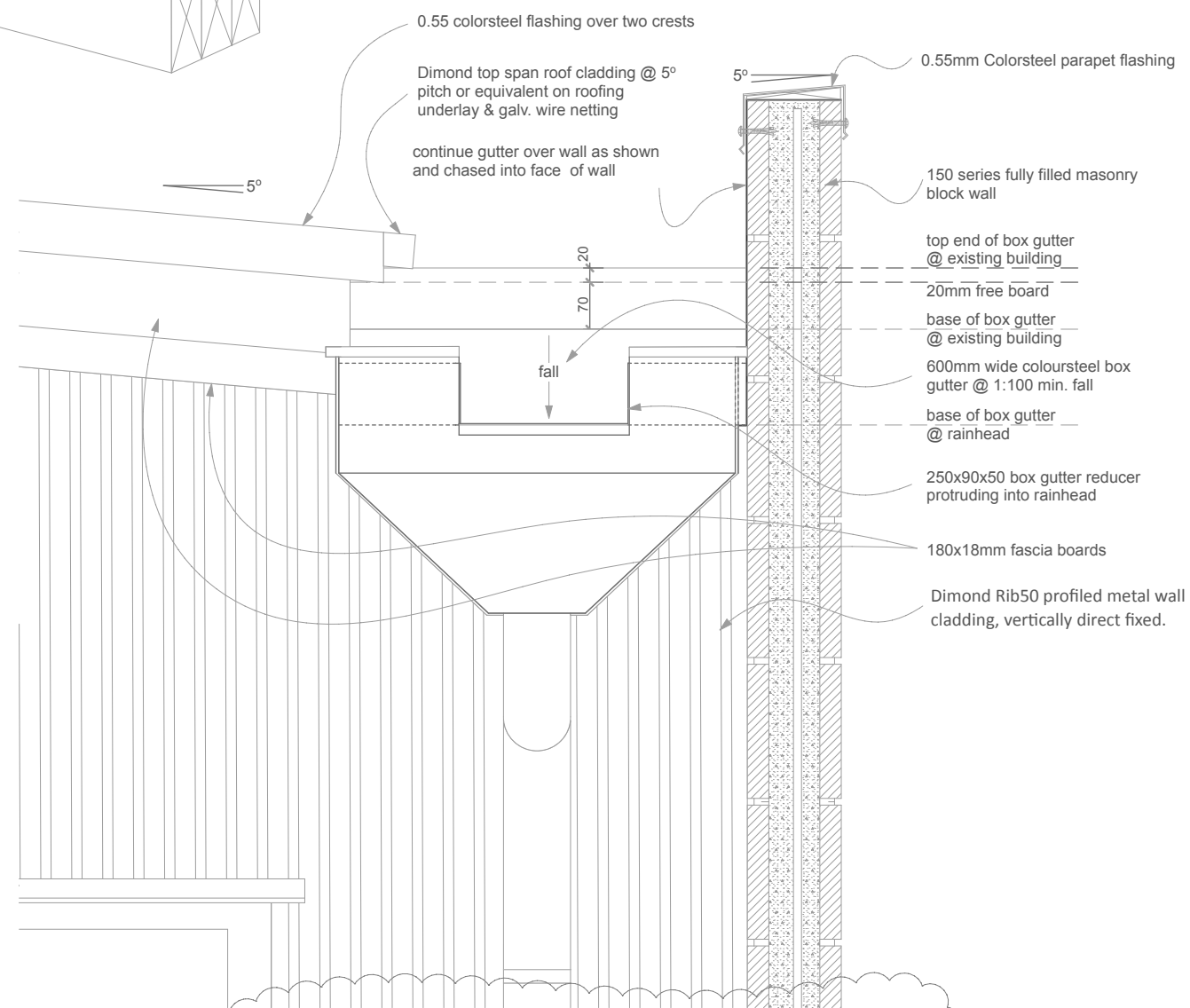
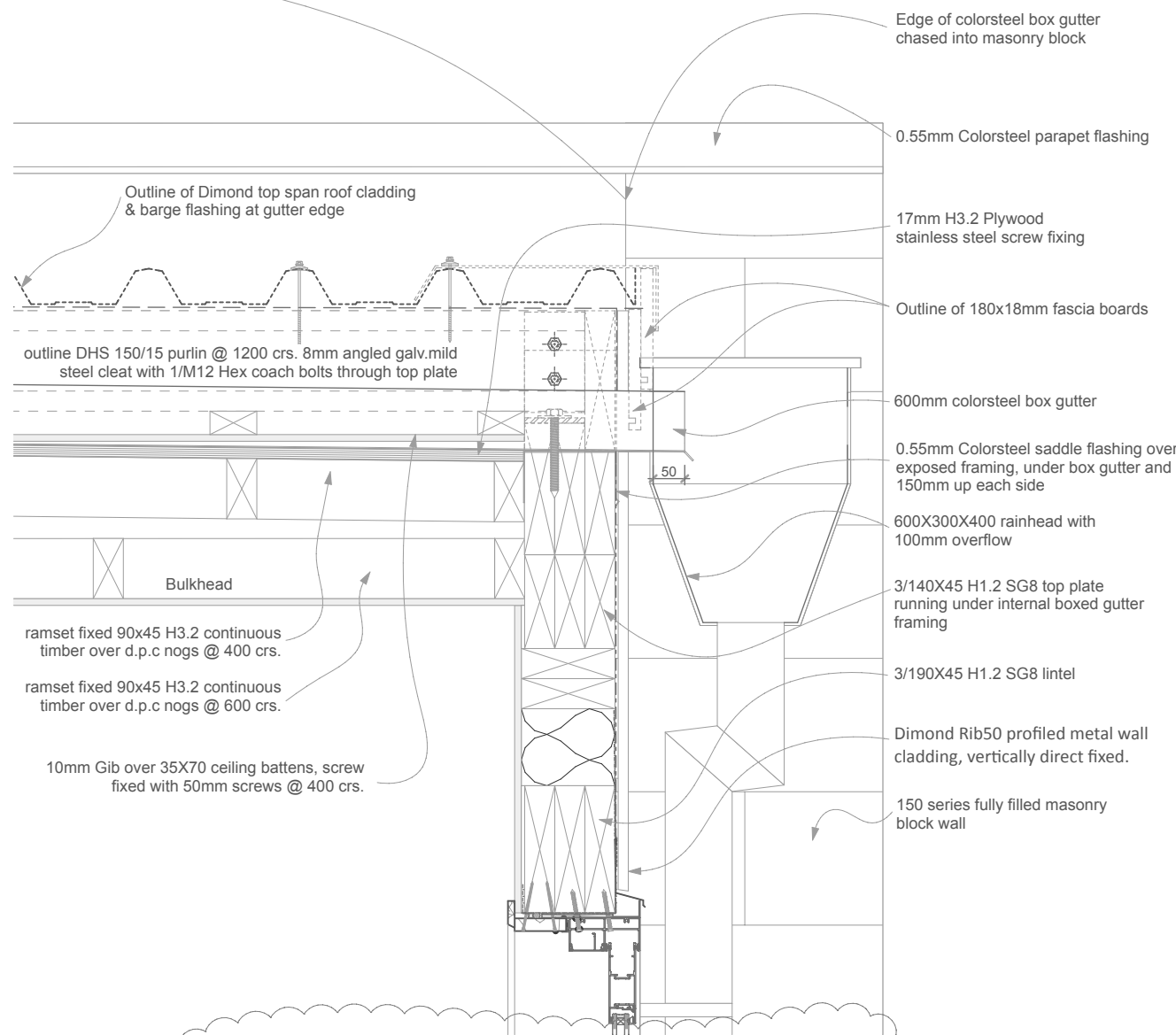
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**BCN/2017/2013**

**Approved Building Consent Plan**

**15/08/2017**

**Tania McGrath**



**Colorsteel Box Gutter to Rainhead**

**Side Sectional Detail**

**26**

**A6**

11/04/2017 RFI's Issue 1

**Colorsteel Box Gutter to Rainhead**

**Front Sectional Detail**

**27**

**A6**

11/04/2017 RFI's Issue 1

11/04/2017 RFI's Issue 1



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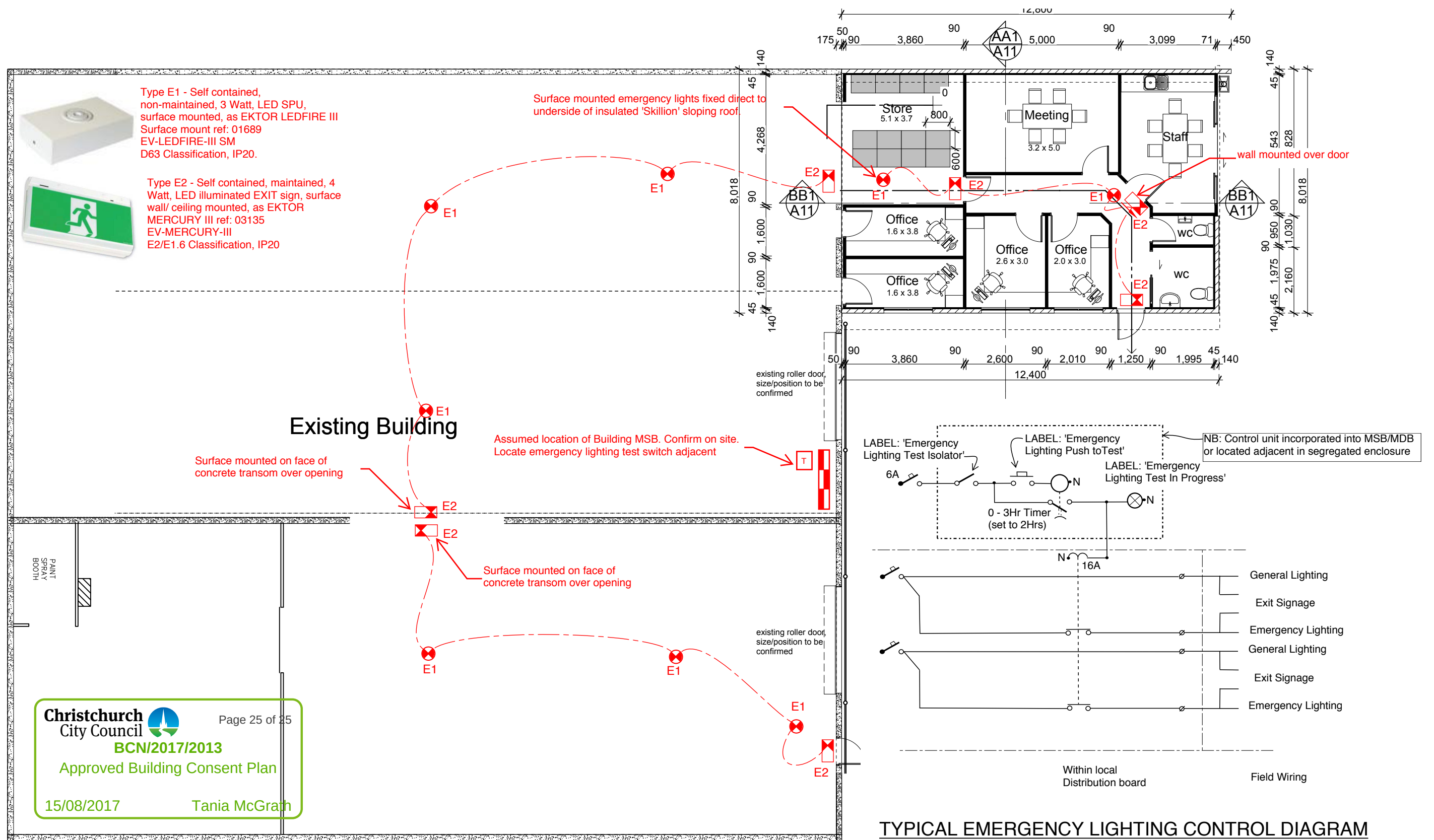
**Proposed Additions**  
**80 Byron Street**  
**Christchurch**  
**For Clip & Climb**

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Scale at A3: 1:10  
Date: July 2017  
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Issue: 1  
Sheet no.  
**A23**  
of sheets







| Symbol | Description                                         |
|--------|-----------------------------------------------------|
|        | New emergency luminaire (surface/recessed)          |
|        | New illuminated EXIT sign (Directional as required) |
|        | Main switchboard -MSB                               |
|        | Emergency lighting test point at MSB                |
|        | emergency circuiting line                           |

**NOTES:**  
This drawing to be read in conjunction with the separately attached 'Notes' & 'Specifications' sheets

| CHECK ALL INFORMATION ON SITE PRIOR TO COMMENCING WORK. READ IN CONJUNCTION WITH THE SPECIFICATION AND OTHER RELEVANT DRAWINGS AND DOCUMENTS |               |          |
|----------------------------------------------------------------------------------------------------------------------------------------------|---------------|----------|
|                                                                                                                                              |               |          |
|                                                                                                                                              |               |          |
|                                                                                                                                              |               |          |
|                                                                                                                                              |               |          |
| A                                                                                                                                            | CONSENT ISSUE | 18.07.17 |
| ISSUE                                                                                                                                        | AMENDMENT     | DATE     |



PROJECT  
EQ STRENGTHENING & PROPOSED OFFICE,  
80 BYRON STREET,  
CHRISTCHURCH

SHEET TITLE:  
EMERGENCY LIGHTING LAYOUT

| CONSENT                 |                |          |  |
|-------------------------|----------------|----------|--|
| DESIGNED: RLW           | DATE: 18.07.17 | ISSUE: A |  |
| DRAWN: RLW              | SCALE: NTS     |          |  |
| SHEET No: CC16175-EL.01 |                |          |  |

14/07/2017 RFI's  
FIR-044