



Kaipara te Oranganui

**KAIPARA
DISTRICT**

Two Oceans Two Harbours

Approved Building Consent Documents

Please note: A copy of the stamped, approved documents must be available onsite for **all** inspections.

PROPOSED GYM 7 EAGLE RAY ROAD, MANGAWHAI

STRUCTURAL DRAWINGS

Job No. A24362

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SHEET LIST			
DWG NO	TITLE	REV	DATE
S0.00	SPECIFICATION	A	08/05/2025
S0.01	SPECIFICATION	A	08/05/2025
S1.01	PILE & FOOTING PLAN	A	08/05/2025
S1.02	FOUNDATION PLAN	B	20/05/2025
S1.03	ROOF FRAMING PLAN	A	08/05/2025
S1.04	STEEL COLUMN LOCATION PLAN	A	08/05/2025
S1.05	MEZZANINE FRAMING AND BRACING PLAN	A	08/05/2025
S2.01	PORTAL FRAME ELEVATIONS	A	08/05/2025
S2.02	ELEVATIONS	A	08/05/2025
S2.03	ELEVATIONS	A	08/05/2025
S3.01	FOUNDATION DETAILS	B	20/05/2025
S3.02	FOUNDATION DETAILS	B	20/05/2025
S3.03	FOUNDATION DETAILS	B	20/05/2025

SHEET LIST			
DWG NO	TITLE	REV	DATE
S3.04	FOUNDATION DETAILS	B	20/05/2025
S3.05	FOUNDATION DETAILS	B	20/05/2025
S3.06	FOUNDATION DETAILS	B	20/05/2025
S4.01	FRAMING DETAILS	A	08/05/2025
S4.02	FRAMING DETAILS	A	08/05/2025
S4.03	FRAMING DETAILS	A	08/05/2025
S4.04	FRAMING DETAILS	A	08/05/2025
S4.05	FRAMING DETAILS	A	08/05/2025
S4.06	FRAMING DETAILS	A	08/05/2025
S4.07	FRAMING DETAILS	A	08/05/2025
S5.01	FRAMING DETAILS	A	08/05/2025
S5.02	FRAMING DETAILS	A	08/05/2025

REV B
20/05/2025
BUILDING CONSENT

1.0 GENERAL

- 1.1 All drawings to be read in conjunction with all relevant Architect’s (design), services, and Specialist’s drawings and specifications.
- 1.2 All Work shall comply with the relevant clauses of the New Zealand Building Code, best practice and relevant New Zealand Standards and Codes of Practice.
- 1.3 The Contractor shall verify all dimensions on site and compare with Architectural drawings before commencing work or making shop drawings.
- 1.4 Do Not Scale from any drawings. Use figured dimensions only. If in doubt ask.
- 1.5 The Contractor shall be responsible for verifying all dimensions on site and ensuring that all dimensions and levels shown on the drawings are correct and consistent with other relevant drawings. Any discrepancies are to be reported immediately to the Engineer.
- 1.6 The Contractor shall notify the Engineer immediately if they become aware of any issues or discrepancies with what has been proposed in the Structural Drawing set, or discrepancies between the Structural Drawings and the Design Drawings (Architects, Mechanical, other specialists etc).
- 1.7 If at any time prior to Practical Completion, the Contractor should become aware of any signs of distress, excessive settlement or deflection, conflict of components or any other indications whatsoever of actual or potential damage to the Contract Works or any part thereof, they shall forthwith notify the Engineer, and confirm such notice in writing as soon as is practicable.
- 1.8 Materials and components to be appropriate for intended use.
- 1.9 For concrete nibs, chamfers, rebates and other Architectural features the Architectural drawings are to have preference over structural drawings.
- 1.10 Manufacturer’s drawings and calculations for reinforcement, steelwork, flooring systems and stairs shall be submitted for the Engineer’s approval/comment a minimum of 14 days prior to fabrication.
- 1.11 The Contractor shall design temporary propping works and be able to provide a Producer Statement (PS1-design) if requested.
- 1.12 The protection and durability requirements of steel, timber, concrete and masonry materials shall comply with Section 4 NZS 3604:2011. Please refer to Architectural plans and specifications for further details.

- 1.13 All weather tightness details are to be specified by others and are especially excluded from structural details.
- 1.14 The following abbreviations may be used throughout the following documentation:

Abbreviation	Definition
T&B	Top and bottom
EF	Each face
EW	Each way
N.T.S.	Not to scale
FWAR	Fillet weld all round
FPBW	Full penetration butt weld
SS	Stainless steel
BGL	Below ground level
R (<i>prefix</i>)	Grade 300E plain reinforcing bar
D (<i>prefix</i>)	Grade 300E deformed reinforcing bar
H (<i>prefix</i>)	Grade 500E deformed reinforcing bar

2.0 INSPECTIONS

- 2.1 To verify the works have been constructed as per the design the following inspections:

Structural Element	Construction monitoring method
Bridging pile pre-pour	Richards Consulting Auckland and Chartered Geotechnical Engineer
Foundation beam (including bridging) and pad pre-pour and excavations	Richards Consulting Auckland and Chartered Geotechnical Engineer
Superstructure framing and connections - Portal frames - Roof beams and posts - Mullions, lintels, girts - Cross bracing and struts - Purlins	Richards Consulting Auckland
Internal slab pre-pour	Richards Consulting Auckland
Mezzanine framing including internal timber-framed walls	Richards Consulting Auckland
Wall bracing pre-line/post-line	Kaipara Council Building Inspector

- 2.2 A minimum of 48 hours’ notice shall be provided to the Engineer before an inspection is required.

- 2.3 Failure to have the structural work inspected may result in Richards Consulting Engineers Limited not able to issue a PS4 or destructive testing to expose hidden structural elements.

3.0 EXCAVATIONS AND FOUNDATIONS

- 3.1 The Contractor is to familiarize themselves with the site geotechnical report requirements - Geotechnical investigation report prepared by
 - Wiley Geotechnical Ltd titled “Geotechnical Investigation Report, 7 Eagle Ray Road, Mangawhai Central, Mangawhai” referenced 24116
 - Richards Consulting Ltd titled “Geotechnical Assessment Report, 5 Eagle Ray Road, Mangawhai.”
- 3.2 For waterproofing, DPM, underfloor heating and insulation refer to Architectural drawings.
- 3.3 All organic material shall be stripped from under the foundations. All soft spots to be fully excavated and backfilled as per Engineers direction.
- 3.4 Assumed geotechnical ultimate bearing capacity (gubc) of 300kPa from a minimum depth of 400mm below ground level (BGL) unless noted otherwise. If the recommended founding stratum is not encountered at the foundation level, the Engineer is to be informed before work proceeds in that area.
- 3.5 Excavations under all footings and thickenings shall extend to gubc of 300kPa.
- 3.6 Backfill or subgrade material shall consist of well compacted AP40 in layers not greater than 200mm deep.
- 3.7 The Contractor shall manage the effects of ground water. Temporary dewatering may be required. The effects of dewatering on adjoining properties should be considered and managed.
- 3.8 Ground bearing floor slabs to be placed on DPM/Waterproof membrane on sand blinding on hardfill (DPM to be specified by the Architect).
- 3.9 The Contractor shall confirm construction methodology of foundations before commencing work. Alternative construction methodologies / detailing will be considered by the Engineer.
- 3.10 The Engineer shall inspect the excavations before any hardfill or boxing is formed.
- 3.11 The Contractor shall carry out all safety procedures as required by the WorkSafe publication ‘Excavation Safety Good Practice Guidelines’, and the Health and Safety at Work Act 2015, regarding notifiable work and

timbering. Prevent material rolling into trenches.

- 3.12 For deep excavations, the trench width is to be sufficient to provide safe access and to accommodate shoring to WorkSafe requirements.

4.0 CONCRETE WORK

- 4.1 Carry out work in accordance with NZS 3109:1997 – Concrete construction.
- 4.2 Refer Architectural specification for concrete finishes, chamfers, rebates and upstands.
- 4.3 No additives are to be included in the concrete without the Engineer’s approval.
- 4.4 Concrete compressive strengths at 28 days shall be:
 - Footings and slabs on grade – 30 MPa.
- 4.5 Concrete shall have a 100mm slump with a 19mm aggregate mix. The Contractor shall allow to carry out slump tests on each truck at site and maintain records on site for inspection.
- 4.6 The minimum aggregate size for all concrete shall be 19mm unless specified otherwise. If the Contractor wishes to use a smaller sized aggregate in the concrete mix than what is specified above, the Contractor shall seek approval from the Design Engineer prior to ordering concrete.
- 4.7 The Contractor is to keep the concrete delivery dockets and shall supply these to the Design Engineer. Email with the site address to rce@rcengineers.co.nz.
- 4.8 The following finishes are required, unless specified by the architect:
 - Slab internal U3.
 - Unexposed foundations F1.
 - Exposed foundations F3.
 - Exterior slabs U4.
- 4.9 The specified finishes are to be in accordance with the standards defined in NZS 3114:1987 – Concrete surface finishes.
- 4.10 All concrete to be mechanical vibrated and carefully worked around the reinforcement and into the corners of the formwork.
- 4.11 Freshly cast concrete surfaces shall be protected and cured in accordance with NZS 3109. Curing shall be commenced as soon as the exposed surface has hardened sufficiently but not later than two hours after finishing. Curing shall be continuous for seven days. Curing shall be carried out by one of the following methods:
 - Ponding with water or a continuous fine water spray.

- Covering with plastic sheeting fully lapped at joints and sealed at the edges.
- Application of a curing compound meeting the requirements of NZS3109.

- 4.12 The Contractor must install sawcuts within 24 hours of pouring the concrete, in accordance with the proposed layout specified on the drawings. The Contractor must contact the Engineer for approval of any changes to this layout, or to the approved timing.
- 4.13 Sawcuts must be filled in accordance with the below requirements:
 - General floors: Sikadur-51, Sikadur-61Alternative products may be used if approved by the Engineer.
- 4.14 The sizes and positions of holes required for services shall be confirmed by the Contractor. All holes shall be positioned to miss major structural elements. In floor slabs, holes of size 150x150 or less may be formed as necessary without additional reinforcement. In concrete beams and thickenings, a maximum 150mm diameter hole may be installed central on the beam depth (ensuring min 75mm cover to all adjacent steel), unless noted otherwise. All penetrations shall be noted in a drawing and submitted to the Engineer at least 7 days prior to the commencing of work.
- 4.15 The Contractor is responsible for all cast in fixings e.g. for cladding, lifts, staircases, balustrades, corner protection etc.
- 4.16 Floor to be poured continuously between expansion joints as shown. Induced contraction joints to be cut as shown.
- 4.17 All reinforcement shall be 500E MA unless specified.
- 4.18 Welding of reinforcing bars is not permissible except shop welding where means of demonstrating compliance as per AS/NZS 1554.3 – Structural steel welding – welding of reinforcing steel. Welding of 500E QT is not permitted under any circumstance.
- 4.19 Where rods are shown in long lengths, they may, in general be lapped anywhere providing that the laps are full length as outlined below. Laps in adjacent bars must be staggered at least 60 bar diameters. Where laps are detailed, these must not be varied or extra laps introduced without the permission of the Engineer. Minimum lap lengths for plain bars shall be 45d_b. Minimum lap length for deformed bars (in mm) based on 20MPa concrete and ‘top’ bar:

DEVELOPMENT LENGTH

Dia. (mm)	Gr 300E	Gr 500E
10	450	750
12	550	900
16	700	1200
20	900	1500
25	1100	1850

- 4.20 Lap the mesh in the slab by 250mm.
- 4.21 Hooked development length of bars in 20MPa concrete:

STANDARD HOOK DEVELOPMENT LENGTH		
Dia. (mm)	Gr 300E	Gr 500E
10	200	300
12	200	350
16	300	450
20	350	550
25	450	700

- 4.22 Bending of reinforcement shall comply with NZS 3101:

MAIN REBAR BENDS		
Steel Grade	Bar Dia. (mm)	Min. Bend Dia.
Grade 300E/500E	6-20	5d
Grade 300E/500E	25-32	6d

GALVANISED DEFORMED BARS		
Steel Grade	Bar Dia. (mm)	Min. Bend Dia.
Grade 300E/500E	<16mm	5d
Grade 300E/500E	>20mm	8d

STIRRUPS & TIE HOOK BENDS (min. bend 135°)			
Steel Grade	Bar Dia. (mm)	Min. Bend Dia.	
		Plain	Deform.
Grade 300E/500E	6-20	2d	4d
Grade 300E/500E	25-40	3d	6d

- 4.23 All spiral reinforcing shall be anchored at both free ends by one of the following means, unless specified otherwise:
- By anchoring the spiral stirrup with a 135° stirrup hook which is anchored around a longitudinal bar, the stirrup hook shall be located within a clear distance of 25mm or less from the previous spiral turn.
 - By anchoring the spiral stirrup with a welded single or double lap splice to the previous spiral turn. Only grade 300E bars are permitted for welded connections.
- 4.24 Individual spirals of spiral reinforcing shall be lap spliced by one of the following means, unless specified otherwise:
- By lapping the spiral stirrup with a contact lap splice utilising standard 135° stirrup

hooks with a minimum lap splice length as noted. The minimum lap splice length for spirals made up of plain bars shall be twice the anchorage length as noted in.

- By lapping the spiral stirrup with a welded single or double lap splice. Only grade 300E bars are permitted for welded connections.

- 4.25 All spiral cages and spiral hoops shall be anchored or spliced by terminating both ends of every section of spiral and every circular hoop with at least a 135° stirrup hook, engaging a longitudinal bar.
- 4.26 Where hooks are specified on reinforcing bars (where the diameter is equal or less than 20mm) they shall consist of either:
- A 180 degree turn plus an 80mm extension.
 - A 90 degree turn plus a 240mm extension.
- 4.27 Reinforcing shall have the following minimum covers:
- 50mm to exterior air and protected ground (i.e. DPM).
 - 75mm to unprotected ground.
 - 30mm to interior air (top of slab).
- 4.28 The Contractor must verify the manufacturer specified curing times for proprietary suspended floor systems prior to the removal of propping or adding design loadings.
- 4.29 All post installed anchor connections shall require the following minimum edge distances, unless specified otherwise:
- M12 bolt – 65mm.
 - M16 bolt – 90mm.

- 4.30 Unless stated otherwise, minimum polystyrene grade of XPS shall be specified below all load bearing and perimeter foundation thickenings. EPS polystyrene may be installed below slabs and non-load bearing ribs only.
- 4.31 Unless stated otherwise, XPS grade polystyrene must be installed on external vertical faces of foundations where below Heavy veneer cladding (i.e. schist or brick), or where installed along front of garage door entry.

5.0 CARPENTRY

- 5.1 All timber shall be SG8, H1.2 unless stated otherwise.
- 5.2 Timber shall be treated as set out in NZS 3602:2003 – Timber and Wood-based Products for use in Buildings.
- 5.3 Proprietary timber members (i.e. Carter Holt Harvey) shall be stored and installed as per the relevant manufacturer’s guideline.
- 5.4 Plasterboard bracing shall be installed as per the GIB Site Guide. The Contractor shall check

on the Architect’s drawings for the specified plasterboard type noting some bracing elements can be substituted for Fyreline or Aqualine. The Contractor shall verify any substitutions with the Engineer prior to placing an order.

- 5.5 Where fixing to timber, bolts shall have a 50x50x3mm washer at each end unless specified otherwise.
- 5.6 All bolts specified for structural timber connections shall be from grade 4.6 steel unless specified otherwise.
- 5.7 All timber bolted connections shall have the following minimum spacings, unless specified otherwise:

	Perpendicular to timber grain	Parallel to timber grain
Edge Distance	4d	8d
Spacing	5d	

- 5.8 All timber screw and nail connections (pre-bored to 0.8d) shall have the following minimum spacings, unless specified otherwise:

	Perpendicular to timber grain	Parallel to timber grain
Edge Distance	5d	10d
Spacing	5d	10d

- 5.9 All timber nail connections (no pre-boring) shall have the following minimum spacings, unless specified otherwise:

	Perpendicular to timber grain		Parallel to timber grain	
	SG8	Otherwise	SG8	Otherwise
Edge Distance	5d		12d	20d
Spacing	5d	10d	10d	20d

- 5.10 DPC shall be installed between H5 timber piles and H3.2 timber bearers or joists.
- 5.11 Ensure steel straps for boundary joist supporting top-fixed balustrading is pre-tensioned.
- 5.12 Where “epoxy” has been specified use RAMSET EPCON C8 XTREM epoxy or similar epoxy suitable for Seismic C2 loadings as assessed by EOTA TR 049, designed as per EN 1992-4:2018. Ensure the following minimum embedment depths (unless specifically specified otherwise):
- M12 bolt – 110mm embedment.
 - M16 bolt – 125mm embedment.

- 5.13 Post installed “epoxy” bolts must be installed as per the relevant supplier guidelines as applicable for specified anchor and epoxy systems. Contractor to determine, by review of supplier specifications, the minimum working and curing times for all systems prior to construction.
- 5.14 The moisture condition of dry timber shall be maintained during construction, such that the moisture content should not exceed 15% as per NZS/AS 1720: 2022 (ZZ4.8.2).
- 5.15 The Contractor is responsible for checking the moisture content of timber prior to installation.
- 5.16 If non-vertical timber members have moisture content exceeding 15% (i.e. green timber), they must be propped and not subject to design loadings until they become dry (<15% moisture content), as per NZS 3604: 2011 (2.3.4) and NZS/AS 1720: 2022 (ZZ4.8.2).
- 5.17 Contractor to ensure that the cut top face of SED pole retaining walls are protected, either by fixing a capping board, or by cutting at 45° angle and sealing all cut surfaces with a copernaphthenate brush-on timber preservative. Contractor may not cut end of pole which is to be placed in the ground.

6.0 STEEL WORK

- 6.1 All RHS, SHS and CHS members shall be from grade 350 steel. All other steelwork shall be fabricated from grade 300 steel (BHP 300-plus steel or equivalent). The exception to this is where grades are identified on the drawings. All moment and splice connections to have G350 steel unless otherwise specified.
- 6.2 All bolts specified for structural steel connections shall be from grade 8.8 steel unless specified otherwise.
- 6.3 All welds shall be 6mm FWAR, structural purpose (SP), unless specified otherwise.
- 6.4 All steelwork shall be set out correctly to angles and planes at the time of fabrication. If necessary, component parts are to be trial assembled to ensure proper alignment. Fabrication shall be in accordance with the recommendations and procedures given in “general specification for the fabrication and erection of structural steel (Hera 1990)”.
- 6.5 For bracing members, no eccentricity of the member centroidal axes meeting at a node shall be allowed, unless shown detailed on the drawing.
- 6.6 Holes shall be drilled in steel members at 600mm crs to accommodate M12 bolts where timber plates / packers are required.

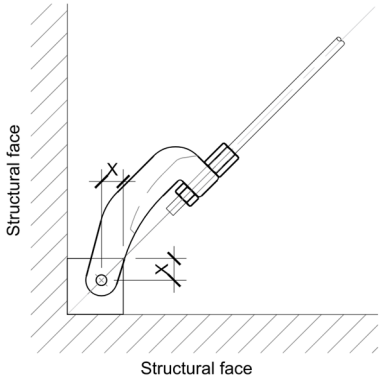
- Alternatively, may install Wurth Wing-Type Drilling Screw, Round Countersunk Head With Aw Drive Pias® (6.3mm) at 300mm crs.
- 6.7 All tubular members shall, unless noted otherwise, be sealed at each end with a 6mm cap plate connected by fillet weld. Where hollow members are to be galvanised, vent holes shall be provided in accordance with the specification.
- 6.8 All perimeter beam/ column and beam/ perimeter beam connections to have full depth end plates.
- 6.9 All steel fabrication drawings are to be submitted for approval at least 14 days before fabrication commences.
- 6.10 The Contractor shall provide temporary bracing and sharing against lateral forces and all construction loads throughout the work. The Contractor shall submit a method statement to the Engineer detailing the proposed means of the erecting the principal steelwork, including details of all temporary bracing and sharing required.
- 6.11 All fabrication and erection of structural steelwork must comply with AS/NZS 5131: 2016.
- 6.12 The Contractor shall apply the quality control and construction requirements set out in AS/NZS 5131: 2016 and AS/NZS 1554.1: 2014, for a Construction Category (CC#) of CC2 for all steelwork fabrication, erection, coatings and welding inspections. Note, the Construction Category is a risk-based fit for purpose categorisation of the structure or parts thereof.
- 6.13 No offshore fabrication of structural steel is permitted unless directly approved by the Engineer.
- 6.14 All interior steel work shall be primed with Carbozinc 11. Inorganic Zinc Silicate. Surface preparation shall be abrasive blast to SSPC SP10 to achieve a jagged blast profile of between 35 and 50 microns and application of the primer shall be as specified. Dry film thickness shall be a minimum of 75 microns.
- 6.15 All steel work located within the building envelope but not fully enclosed (e.g. behind linings) shall be hot dipped galvanised or arc sprayed to a minimum standard of HDG600.
- 6.16 The proposed duplex coating system has a minimum intended design life of 40 years to first maintenance. To ensure a 50-year design life is achieved we recommend routine inspection of the duplex protection system is undertaken. Repair by means of a brush on

application may be required in select areas if the coating system has become compromised. Re-coating shall be undertaken in accordance with the manufacturer’s specifications.

- 6.17 All paint shall be applied as per the paint manufacturer’s guidelines and specifications.
- 6.18 After erection all damaged paint and galvanizing shall be made good, and all bolted and welded connections shall be painted as specified for the members connected. Special care shall be taken to seal off around connections to prevent ingress of moisture to the joint.
- 6.19 All external steel work shall be continually inspected and maintained by the occupants of the building. Typical ongoing maintenance of the steel may consist of:
 - Regularly washing the steel surface with a water-blast.
 - Regular inspection of the steel elements (particularly in areas where moisture is likely to become trapped).
 - Removal of any rust spots and spot galvanizing and then repainting with a two-pot epoxy paint.
- 6.20 Post installed “epoxy” bolts must be installed as per the relevant supplier guidelines as applicable for specified anchor and epoxy systems. Contractor to note the minimum working and curing times for all systems prior to construction.
- 6.21 The following Steel Construction New Zealand (SCNZ) connection details may be required:

Abbreviation	Definition
BPP	Base Plate Pinned
MEP	Moment End Plate
MEPS-F	Moment End Plate Splice – Flush
MEP-G	Moment End Plate – Gusset
MEPS-G	Moment End Plate Splice – Gusset
BWBS	Bolted Welded Beam Splice
BBS	Bolted Beam Splice

- 6.22 ReidBraces shall be installed as per the ReidBrace Installation Guide. All ReidBrace cleats shall be Grade 300 unless noted otherwise.



ReidBrace Size	Min. Edge Distance (X)	Min. Cleat Plate Thickness
RB16	50 mm	12 mm

- 6.23 All cold formed steel members shall be hot dipped galvanised.
- 6.24 All cold formed steel members shall be fabricated from grade 450 steel. The exception to this is where grades are identified on the drawings.
- 6.25 Any damaged cold formed steel members shall be replaced.
- 6.26 All cold formed steel strap braces shall be fabricated from Grade 550 steel and have a minimum dimension of 50 x 0.95mm, unless noted otherwise.
- 6.27 Back-to-back cold formed steel members shall be bolted together at 1200mm crs with M12 bolts.

7.0 STRUCTURAL MAINTENANCE SCHEDULE

- 7.1 This schedule of ongoing inspection and maintenance of structural elements shall be included with the O&M manuals and provided to the Owner/Body Corporate and building managers.

Inspection/Maintenance timeframe and item
(a) Half-yearly
Wash down all exposed steelwork that is not in a fully interior environment including: N/A
(b) 5-yearly
Inspect and repair sealant that encloses structural mild-steel components and/or timber with mild-steel fixings.
(c) 10-yearly
Check exposed timber fixings for corrosion, repair as required.
Inspect/replace sealant that encloses structural mild-steel components and/or timber with mild-steel fixings. Note that 10 years is the expected useful life for many sealants.

Check exposed structural steel within plantrooms and plenums for corrosion. Repair protective coatings as required.

Check all exposed steelwork that is not in a fully interior environment for signs of corrosion. Repair protective coatings as required.

Audit of damage to exposed intumescent coatings. Repair as required.

(d) 25-yearly

Inspect samples of structural steel that is hidden from view but not enclosed within a vapour barrier, and repair protective coatings as necessary. A typical example is a veranda with built-in steelwork. (Such steelwork should typically have duplex protective coatings). Inspection may typically require removal of claddings and/or the drilling of holes for borescope access. Repair as required.

Inspect all exposed, external timber. Repair as required.

Inspect all exposed, external reinforced concrete for signs of spalling. Repair as required.

Audit of damage to enclosed intumescent coatings. Repair as required.

(e) Following fit-out or alterations

Audit of damage to intumescent coatings. Repair as required.

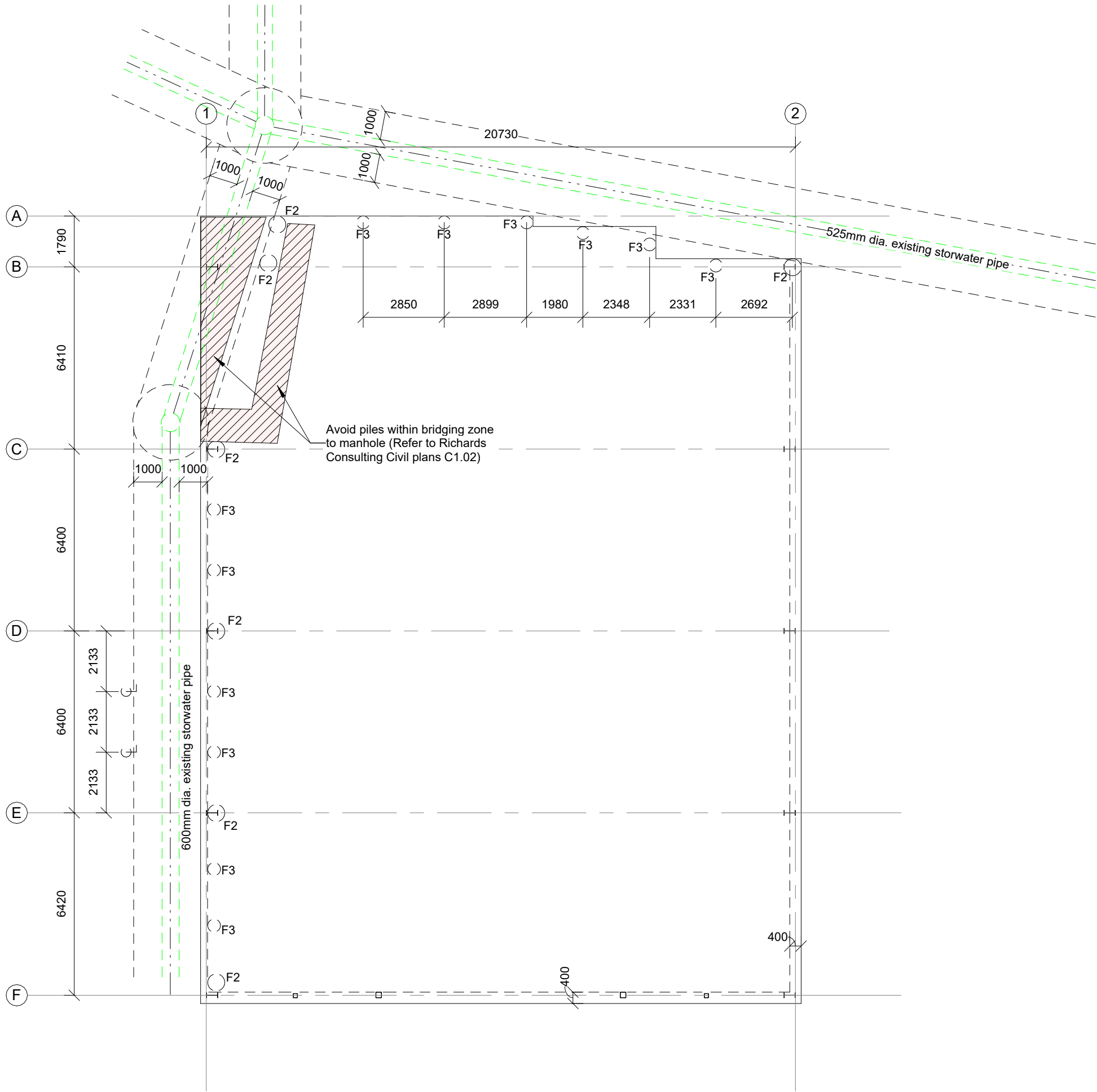
(f) Following seismic shaking > SLS1 event

Inspections and repair as per b), c) and d) above.

CONTRACTOR TO PRINT PLANS IN COLOUR

PILE / FOOTING KEY

- F1 - 1.5m sq. x 0.6m (d) RC footing
- F2 - Ø600mm x 2.0m (d) RC pile (GUBC 400kPa required) with 8H16 bars, R10 spiral at 200mm pitch
- F3 - Ø450mm x 2.0m (d) RC bridging piles (GUBC 400kPa) with 8H12 bars, R10 Spiral at 200mm pitch
- F4 - 500 x 500 x 500 reinforced pad
- F5 - 700(w) x 700 (d) reinforced pad

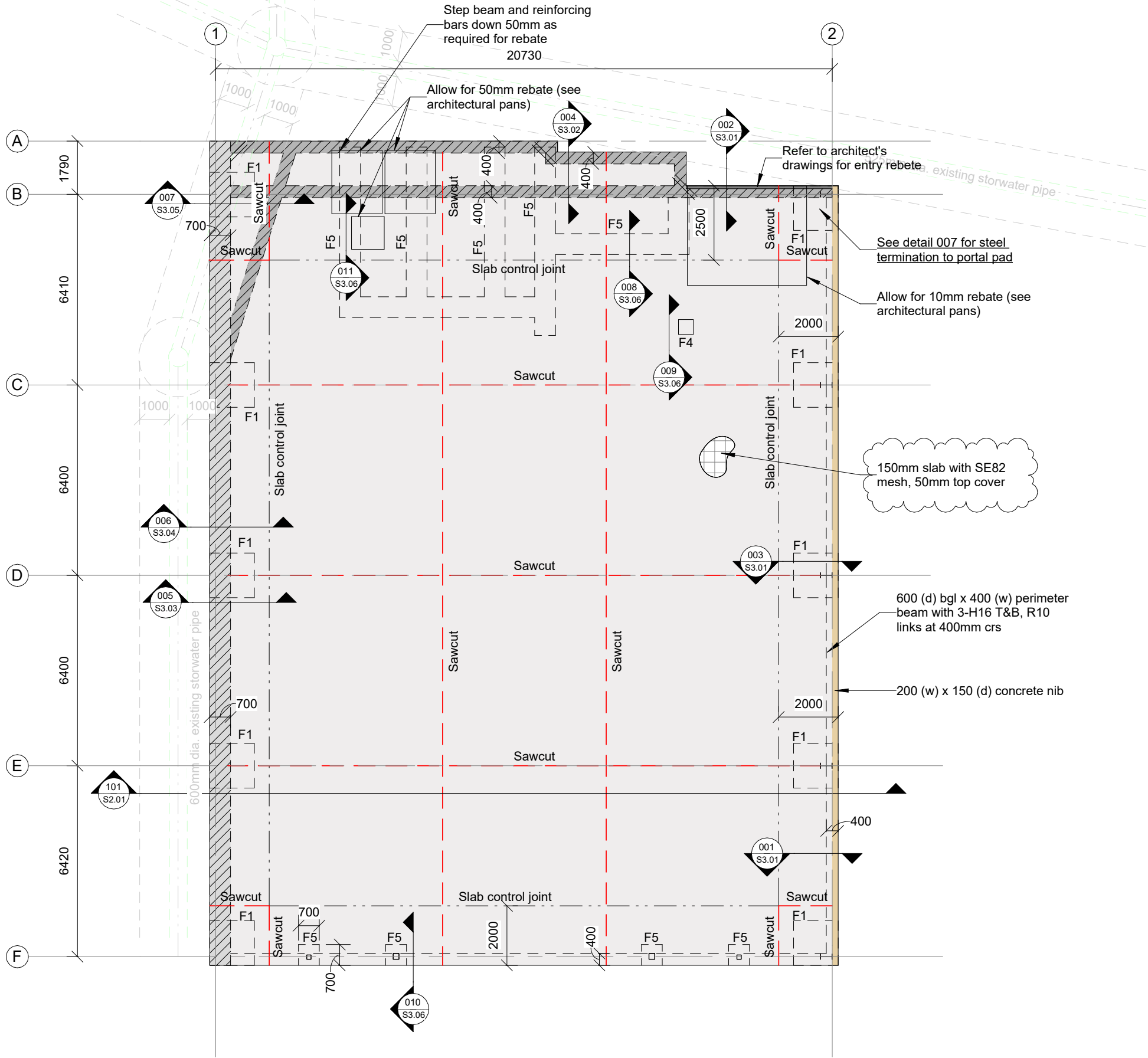


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CONTRACTOR TO PRINT PLANS IN COLOUR

FOUNDATION KEY

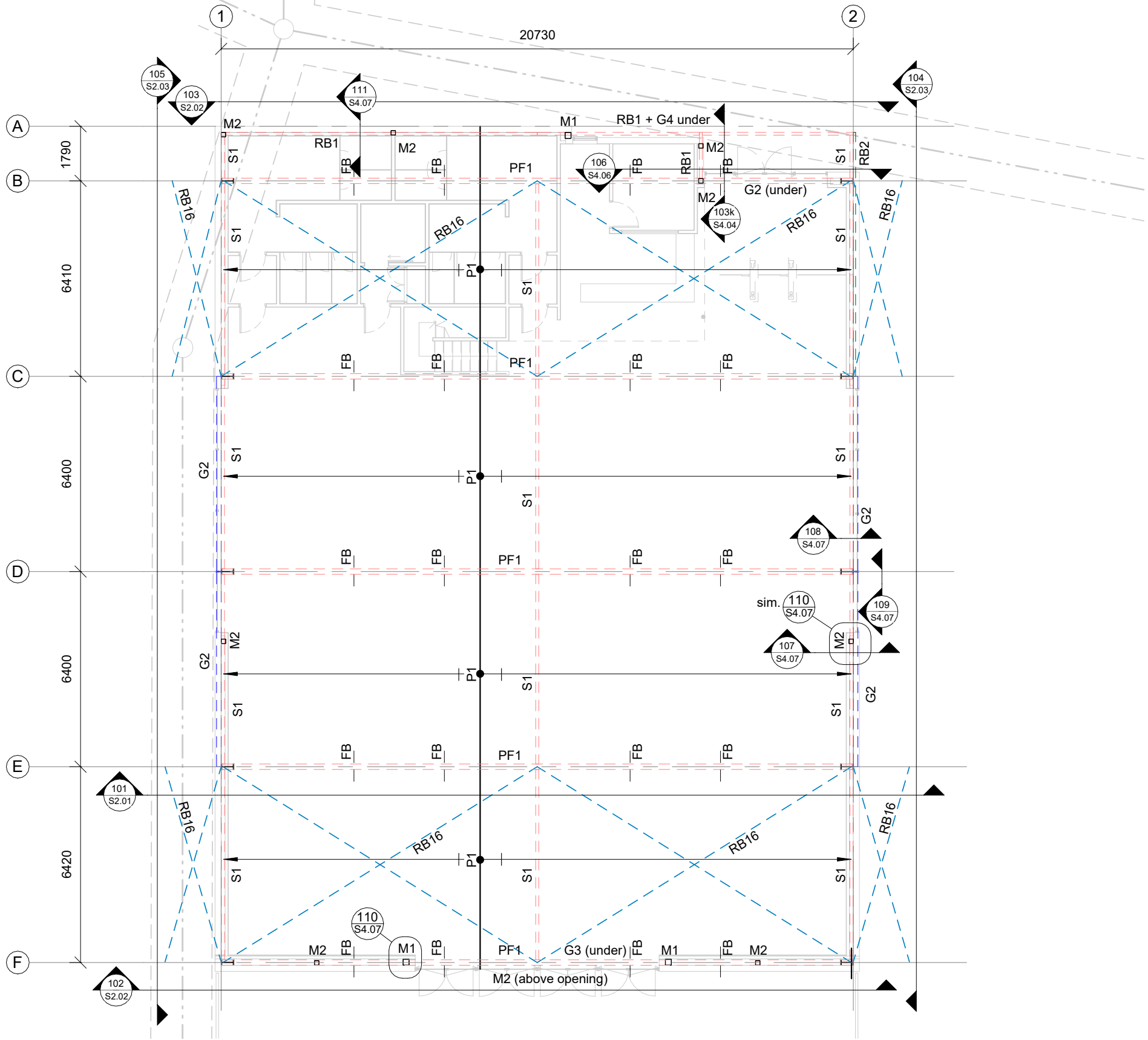
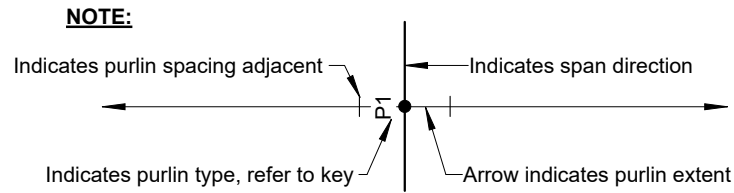
- 2-H12, 1600mm long, spaced 150mm apart
- Refer to architect's drawings for rebate position & size
- 25mm(d) x 10mm Sawcut
- F1 - 1.5m sq. x 0.6m (d) RC footing
- F2 - Ø600mm x 2.0m (d) RC pile (GUBC 400kPa required) with 8H16 bars, R10 spiral at 200mm pitch
- F3 - Ø450mm x 2.0m (d) RC bridging piles (GUBC 400kPa) with 8H12 bars, R10 Spiral at 200mm pitch
- F4 - 500 x 500 x 500 reinforced pad
- F5 - 700(w) x 700 (d) reinforced pad
- 750mm(d) x 400mm (w) bridging beam with 3-H16 T&B, R10 stirrups at 250mm crs
- 750mm(d) x 700mm (w) bridging beam, 5-H16 top and bottom, R10 stirrups at 250mm crs



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CONTRACTOR TO PRINT PLANS IN COLOUR

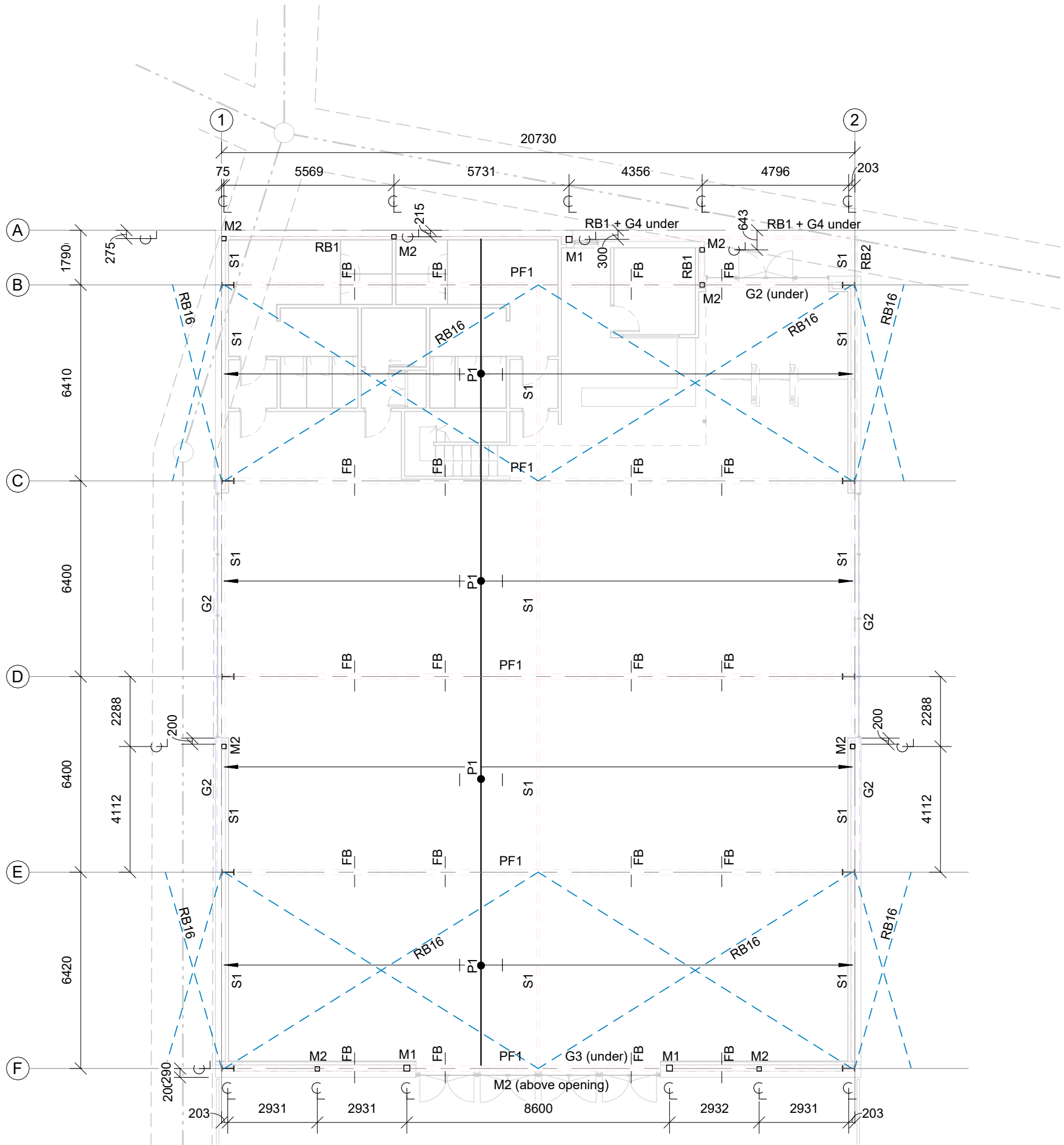
- KEY**
- P1** 200/18 DHS purlins at 1.0m crs max (with one braced bay minimum)
 - M1** 200x6 SHS
 - M2** 150x6 SHS
 - G2** 150x6 SHS
 - G3** 310UB32 on flat
 - G4** 150x6 SHS
 - S1** 100x6 SHS
 - PF1** 410UB60 portal frame
 - RB1** 180UB22
 - RB2** 230PFC
 - FB** 65x6 EA fly brace
 - RB16** Ø16 Reidbrace



REV NO.	REVISION	DATE	APPROVED	PROJECT NO.	DESIGNED
A	BUILDING CONSENT	08/05/2025	NB	A24362	EN
				SCALE @ A3 1 : 150	DRAWN IM
				REV NO. A	SHEET NO. S1.03

CONTRACTOR TO PRINT PLANS IN COLOUR

- KEY**
- P1** 200/18 DHS purlins at 1.0m crs max (with one braced bay minimum)
 - M1** 200x6 SHS
 - M2** 150x6 SHS
 - G1** 200/18 DHS girts at 1.0m crs max
 - G2** 150x6 SHS
 - G3** 310UB32 on flat
 - G4** 150x6 SHS
 - S1** 100x6 SHS
 - PF1** 410UB60 portal frame
 - RB1** 180UB22
 - RB2** 230PFC
 - FB** 65x6 EA fly brace
 - RB16** Ø16 Reidbrace



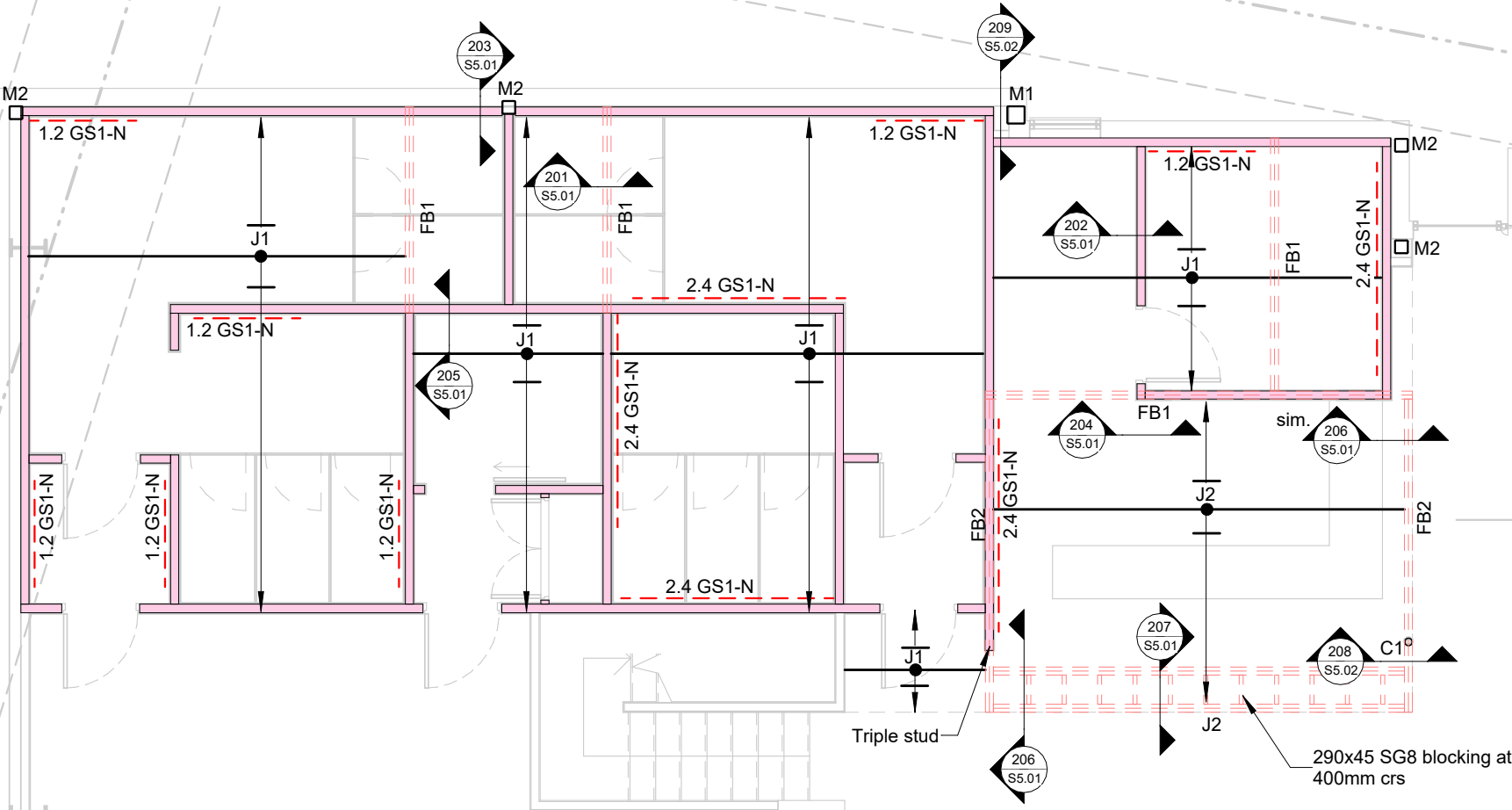
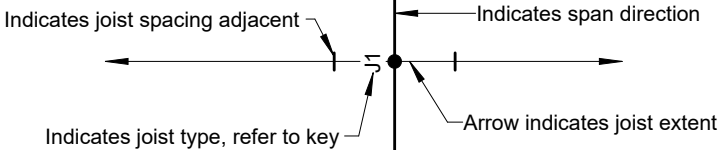
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CONTRACTOR TO PRINT PLANS IN COLOUR

KEY

- J1290x45 SG8 at 400mm crs and midspan nogs
- J22-290x45 SG8 at 400mm crs and midspan nogs
- FB12-290x45 SG8
- FB22-290x45 PL8
- C189x5 CHS post
- M1200x6 SHS
- M2150x6 SHS
- GS1-NGIB standard plasterboard one side
- 90x45 SG8 studs at 400mm crs and nogs at 800mm crs

NOTE:

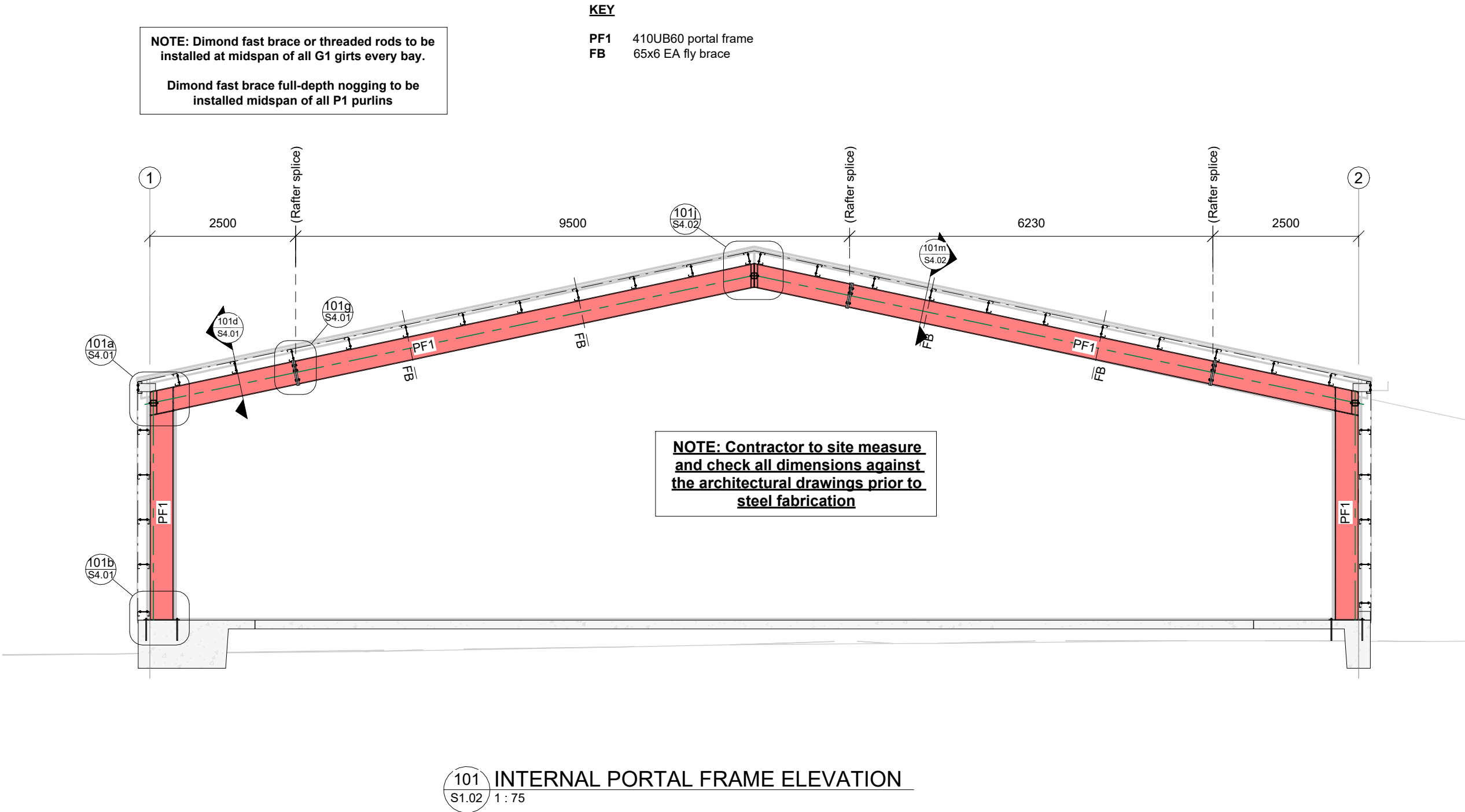


REV NO.	REVISION	DATE	APPROVED
A	BUILDING CONSENT	08/05/2025	NB

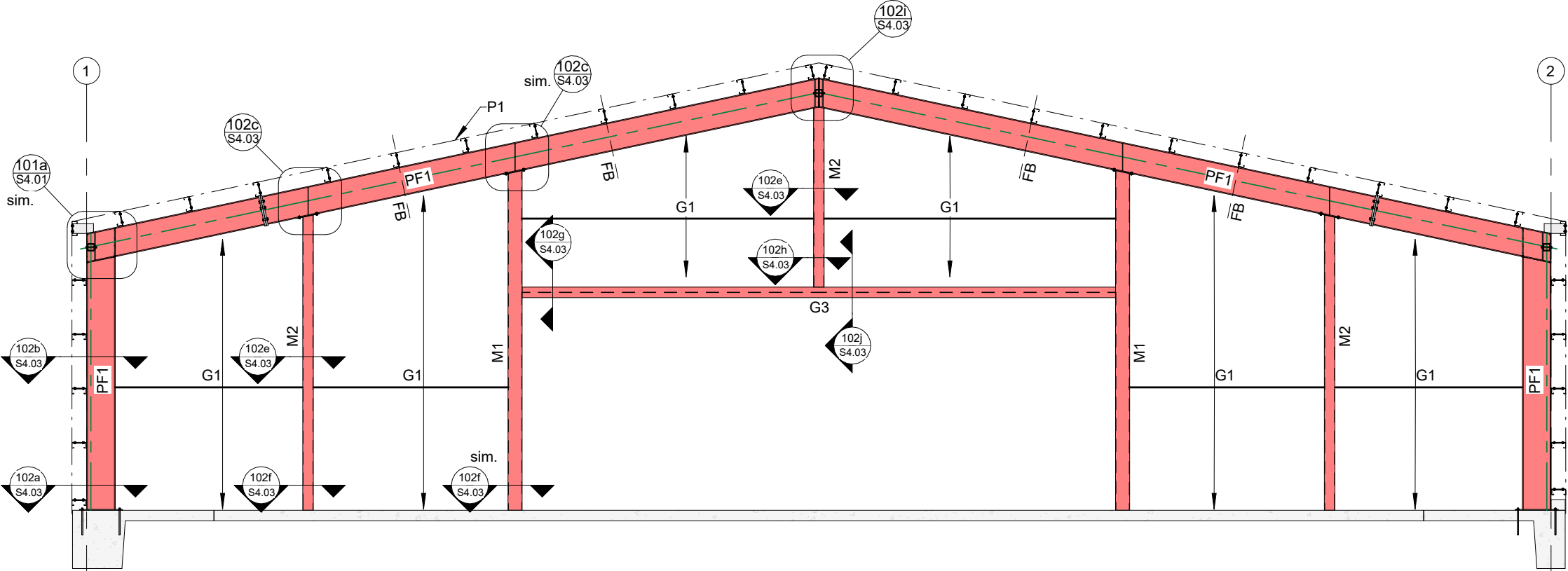
PROJECT NO.	A24362
SCALE @ A3	1 : 75
REV NO.	A

DESIGNED	EN
DRAWN	IM
SHEET NO.	S1.05

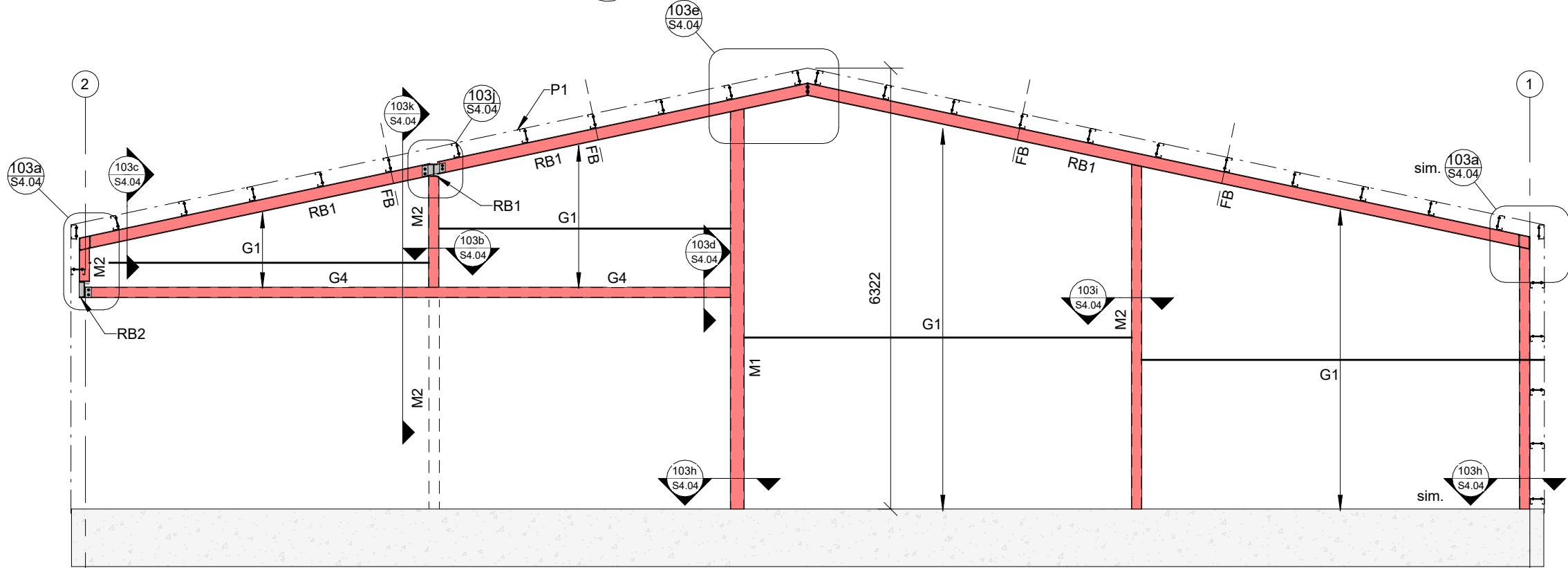
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102 SOUTH EXTERNAL ELEVATION
S1.03 1: 75



103 NORTH EXTERNAL ELEVATION
S1.03 1: 75

NOTE: Dimond fast brace or threaded rods to be installed at midspan of all G1 girts every bay.

Dimond fast brace full-depth nogging to be installed midspan of all P1 purlins

NOTE: Contractor to site measure and check all dimensions against the architectural drawings prior to steel fabrication

- KEY**
- P1 200/18 DHS purlins at 1.0m crs max
 - M1 200x6 SHS
 - M2 150x6 SHS
 - G1 200/18 DHS girts at 1.0m crs max (with one braced bay minimum, hung from the purlin above the girt line to reduce sag, or supported off slab below.)
 - G2 150x6 SHS
 - G3 310UB32 on flat
 - G4 150x6 SHS
 - S1 100x6 SHS
 - PF1 410UB60 portal frame
 - RB1 180UB22
 - RB2 230PFC
 - FB 65x6 EA fly brace
 - RB16 Ø16 Reidbrace

REV NO.	REVISION	DATE	APPROVED	PROJECT NO.	DESIGNED
A	BUILDING CONSENT	08/05/2025	NB	A24362	EN
				SCALE @ A3 1: 75	DRAWN IM
				REV NO. A	SHEET NO. S2.02

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ARCHITECT'S DRAWINGS

KEY

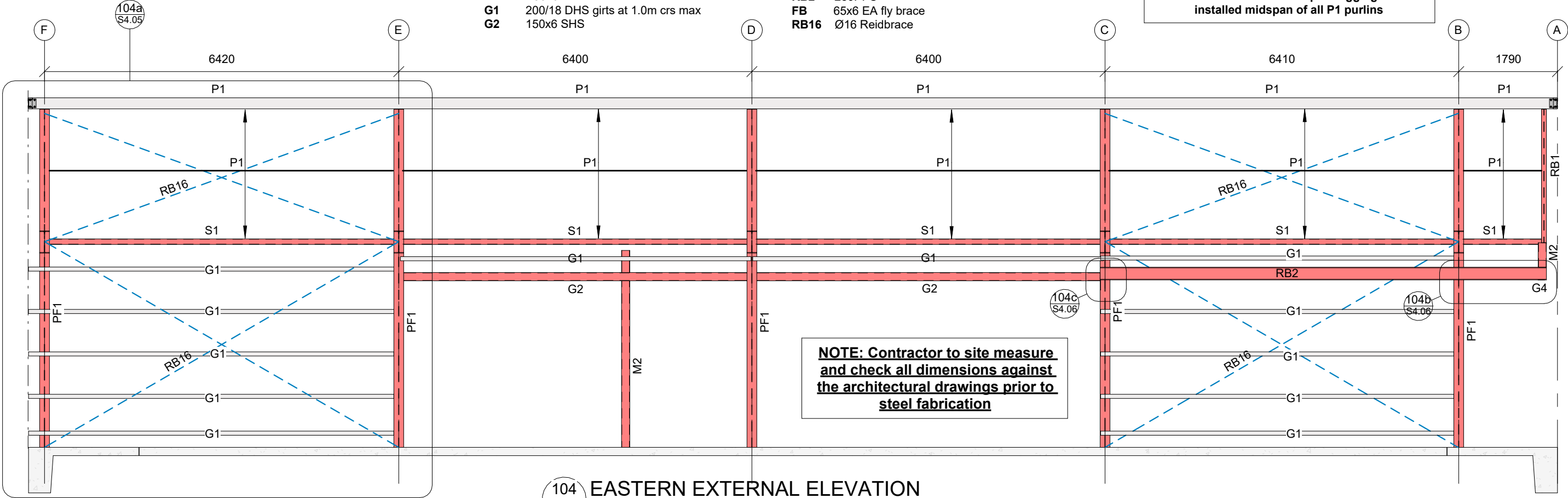
- P1** 200/18 DHS purlins at 1.0m crs max
M1 200x6 SHS
M2 150x6 SHS
G1 200/18 DHS girts at 1.0m crs max
G2 150x6 SHS

- G4** 150x6 SHS
S1 100x6 SHS
PF1 410UB60 portal frame
RB1 180UB22
RB2 230PFC
FB 65x6 EA fly brace
RB16 Ø16 Reidbrace

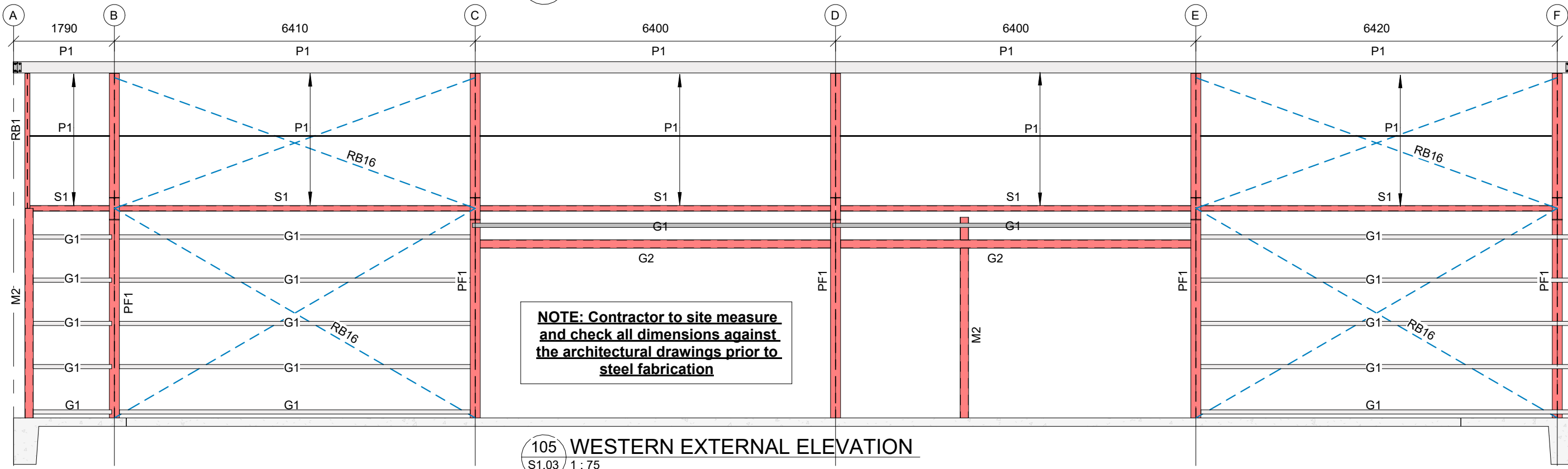
DO NOT SCALE - IF IN DOUBT CONFIRM DIMENSIONS ON SITE

NOTE: Dimond fast brace or threaded rods to be installed at midspan of all G1 girts every bay.

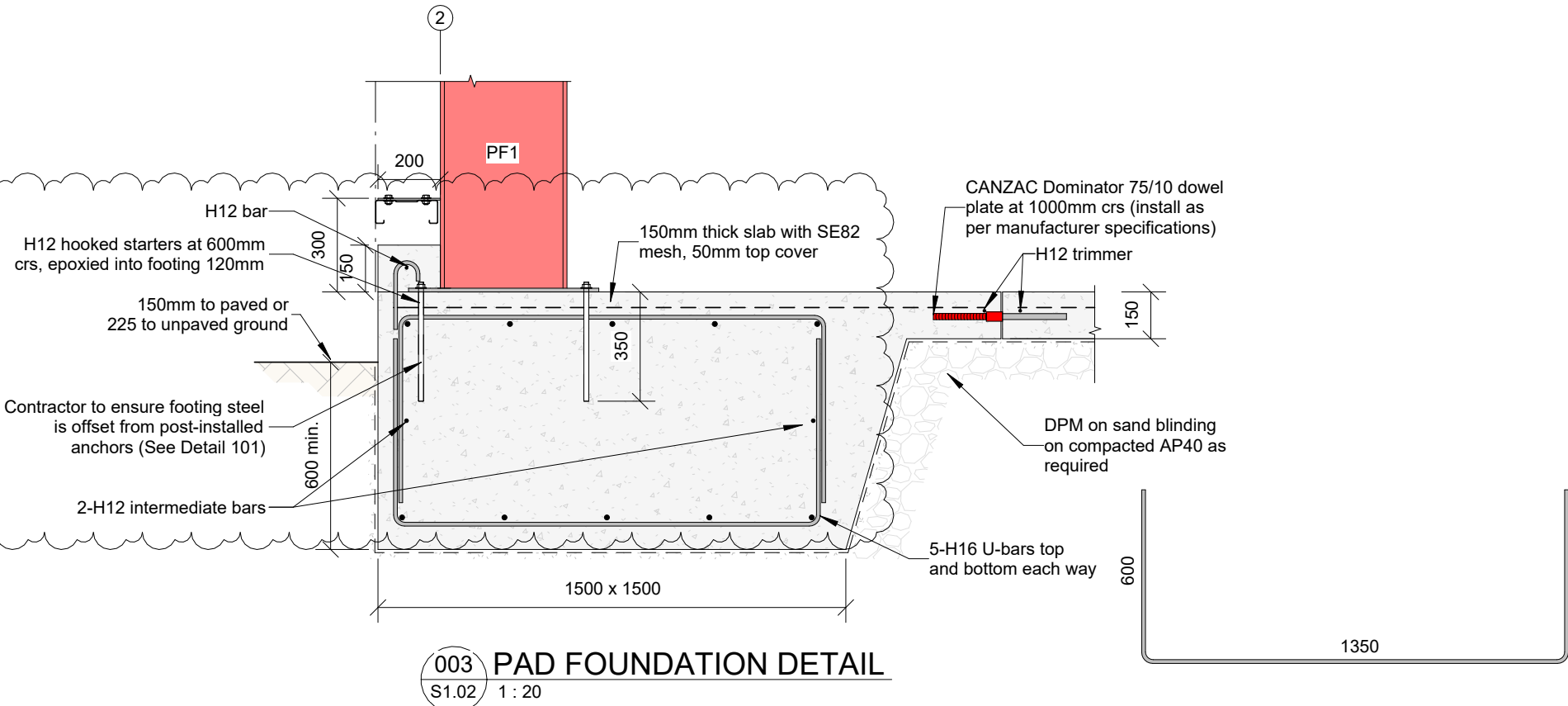
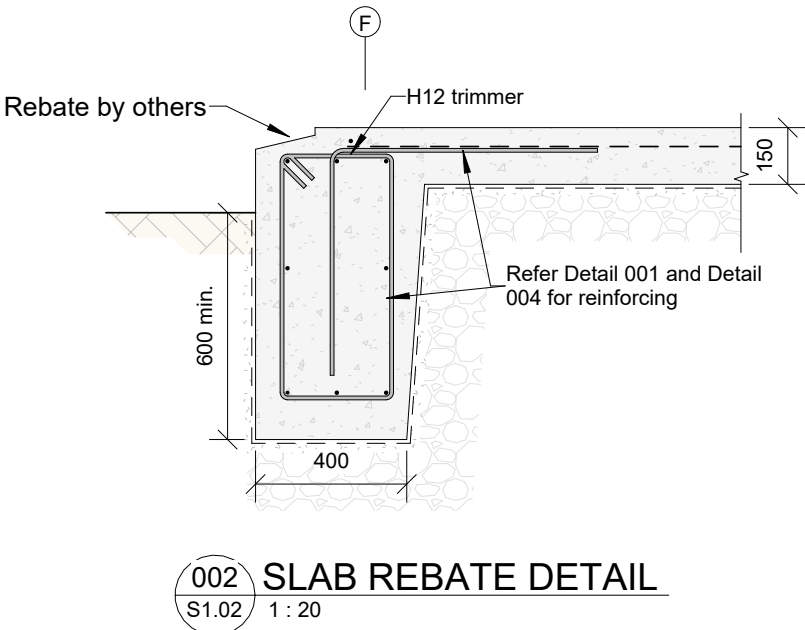
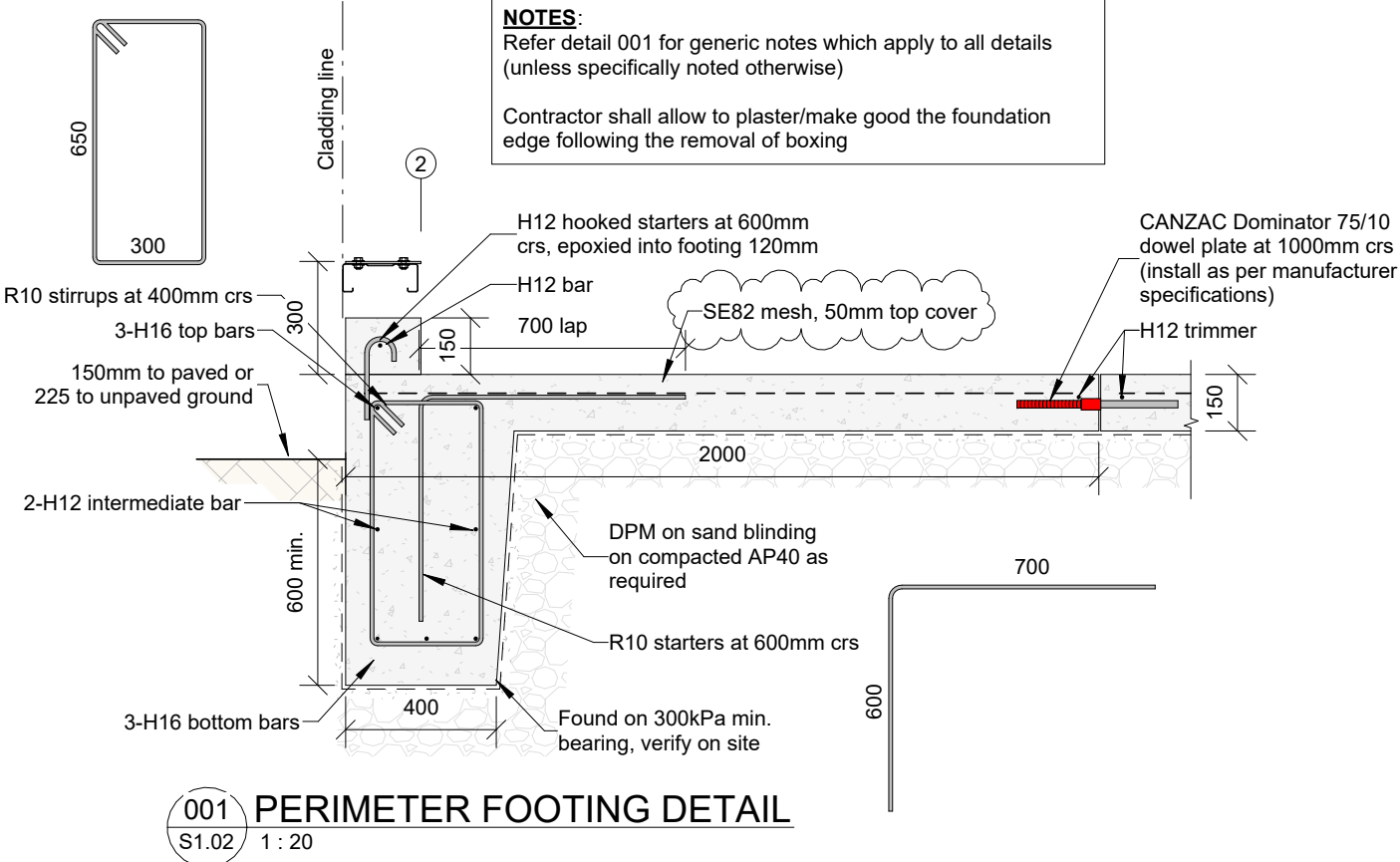
Dimond fast brace full-depth nogging to be installed midspan of all P1 purlins



104 EASTERN EXTERNAL ELEVATION
S1.03 1:75



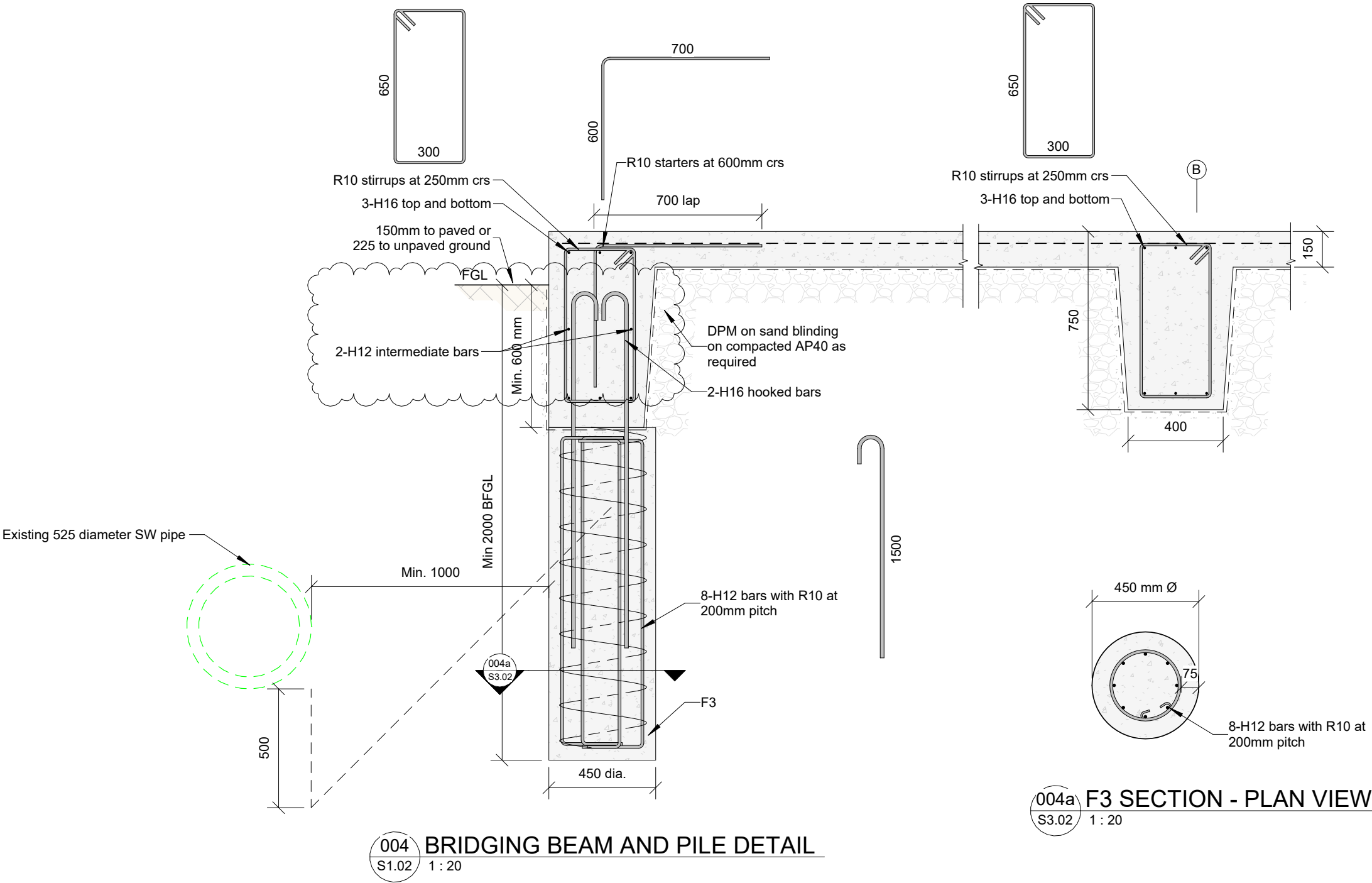
105 WESTERN EXTERNAL ELEVATION
S1.03 1:75



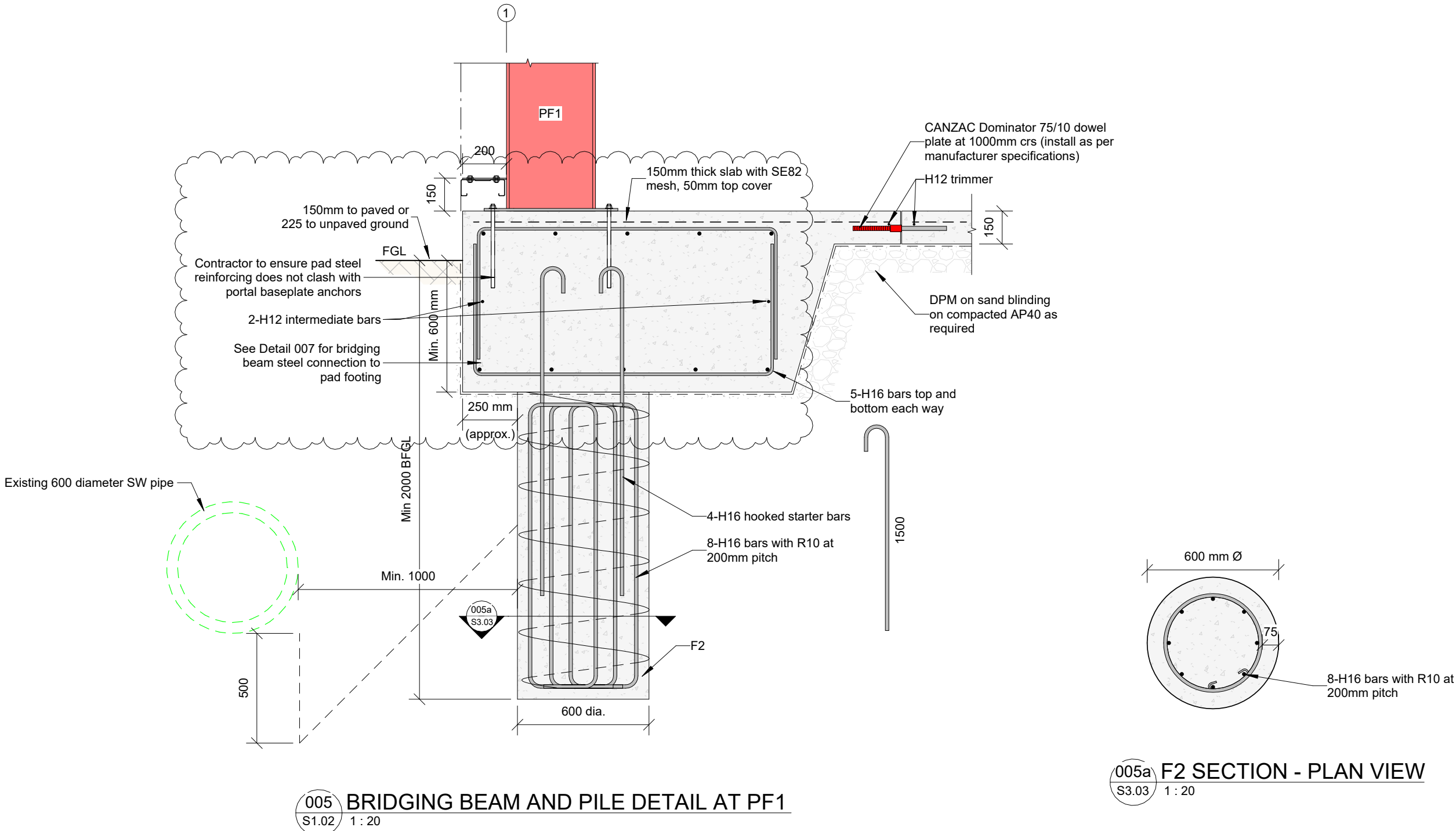
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RICHARDS CONSULTING ENGINEERS	Christchurch office: (03) 347 1624 Auckland office: (09) 391 1324 Wellington Office: (04) 974 9094 Queenstown office: (03) 347 1624 Website: rcengineers.co.nz	PROJECT TITLE PROPOSED GYM 7 EAGLE RAY ROAD, MANGAWHAI	DRAWING TITLE FOUNDATION DETAILS	REV NO.	REVISION	DATE	APPROVED	PROJECT NO. A24362	DESIGNED EN
				A	BUILDING CONSENT	08/05/2025	NB	SCALE @ A3 1 : 20	DRAWN IM
				B	BUILDING CONSENT	20/05/2025		REV NO.	SHEET NO.
								B	S3.01

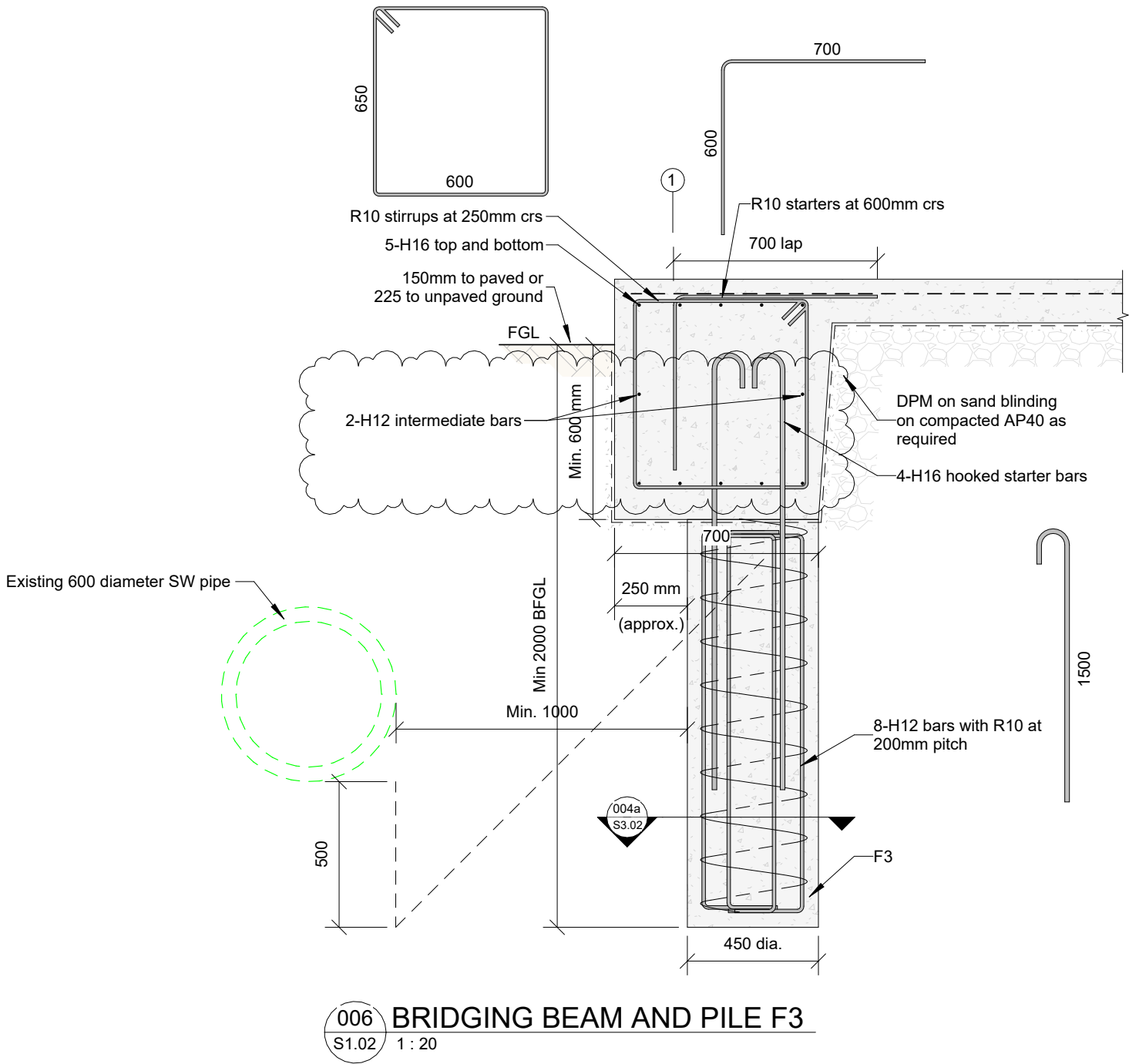
KDC - Approved Building Consent Document - BC250144_PL_ISSUED - Pg 15 of 82 - 11/07/2025 - vsingh



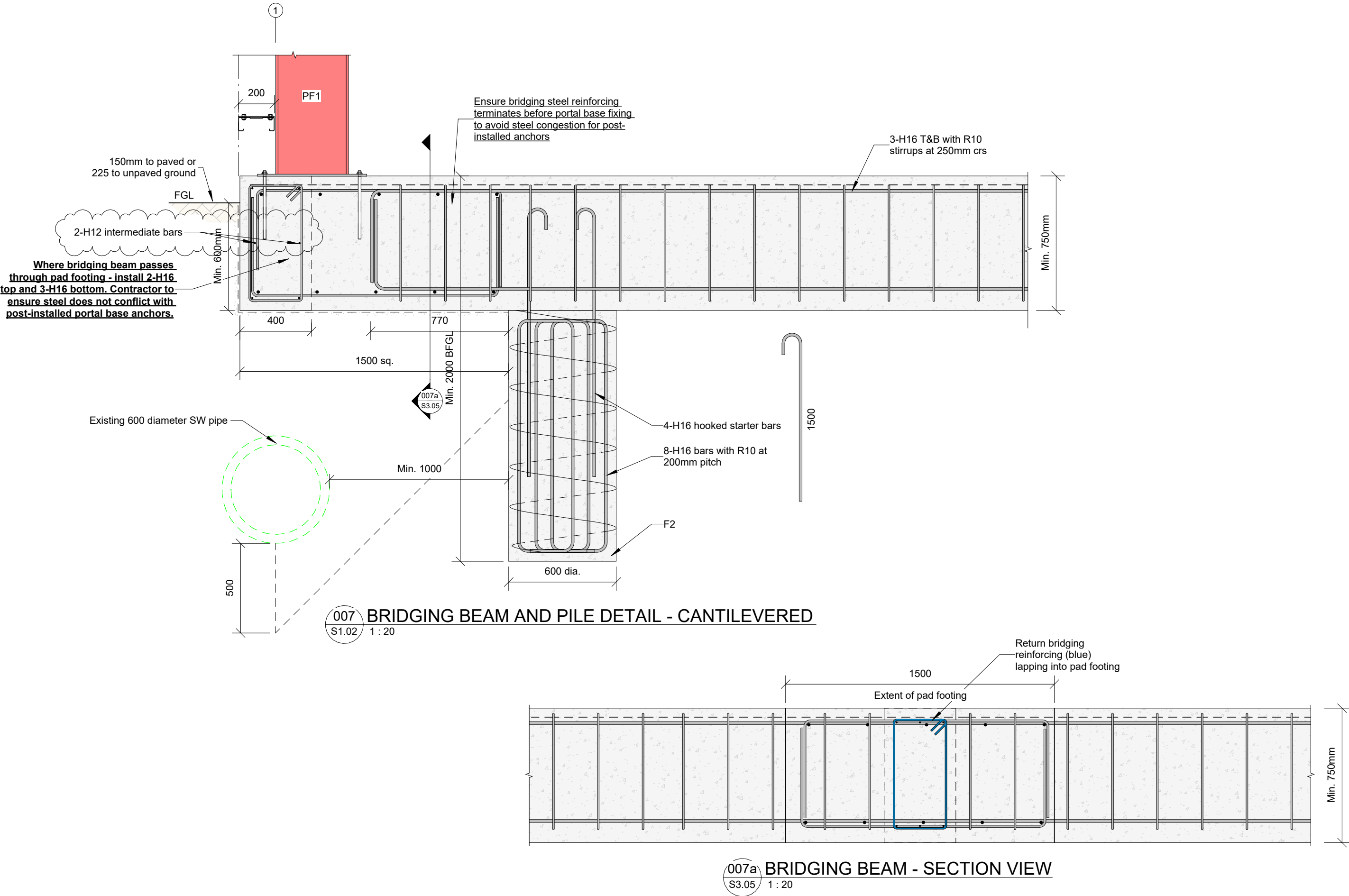
KDC - Approved Building Consent Document - BC250144_PL_ISSUED - Pg 16 of 82 - 11/07/2025 - vsingh



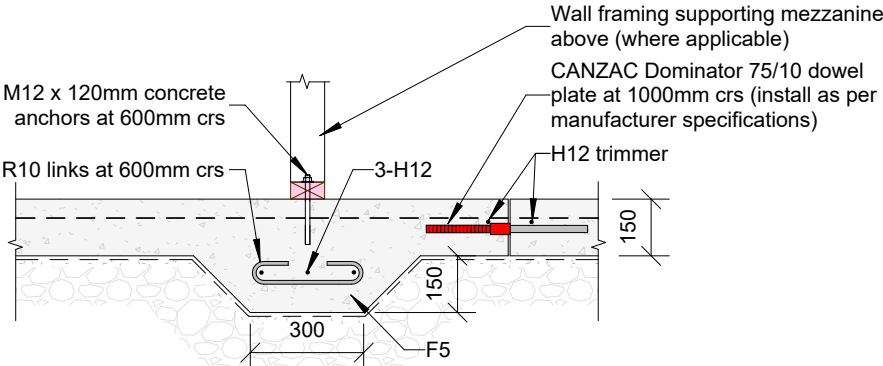
KDC - Approved Building Consent Document - BC250144_PL_ISSUED - Pg 17 of 82 - 11/07/2025 - vsingh



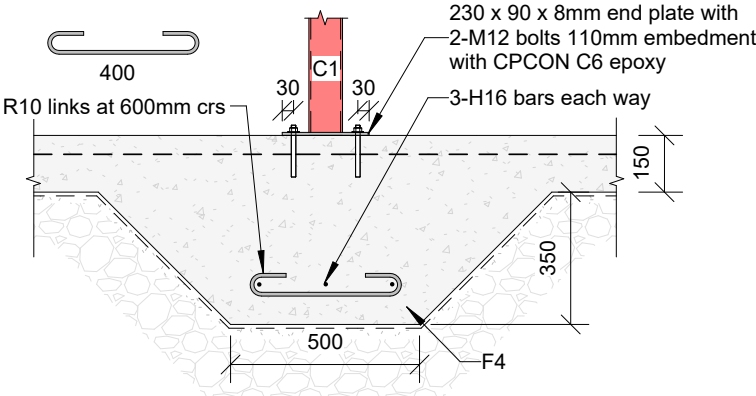
KDC - Approved Building Consent Document - BC250144_PL_ISSUED - Pg 18 of 82 - 11/07/2025 - vsingh



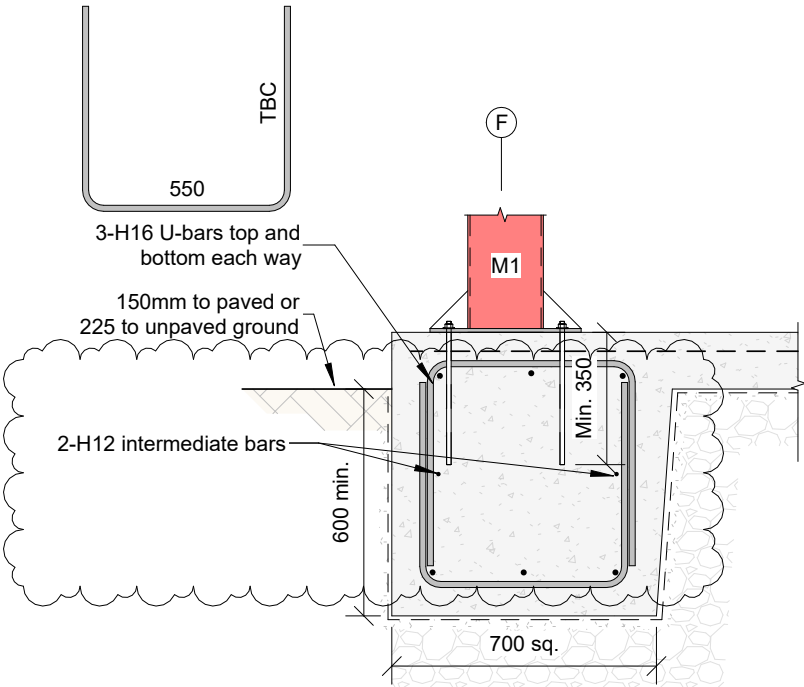
KDC - Approved Building Consent Document - BC250144_PL_ISSUED - Pg 19 of 82 - 11/07/2025 - vsingh



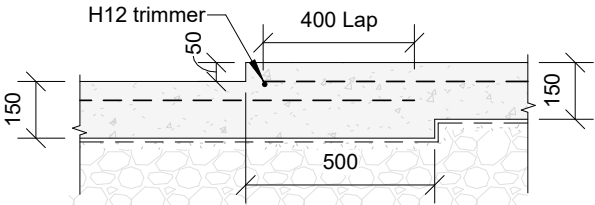
008 F5 FOOTING DETAIL
S1.02 1 : 20



009 F4 FOOTING DETAIL
S1.02 1 : 20



010 F5 FOOTING DETAIL AT SLAB PERIMETER
S1.02 1 : 20

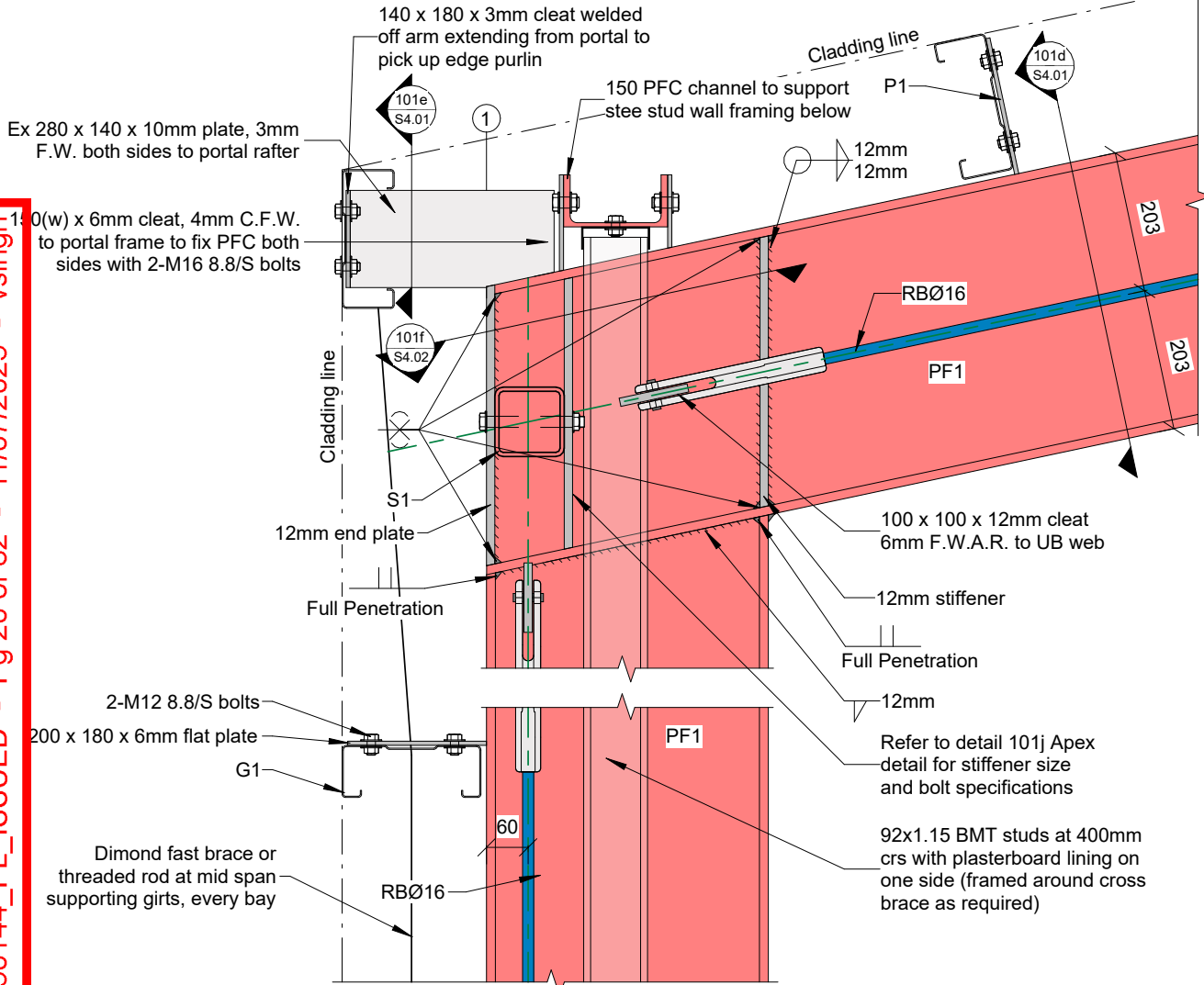


011 SHOWER REBATE DETAIL
S1.02 1 : 20

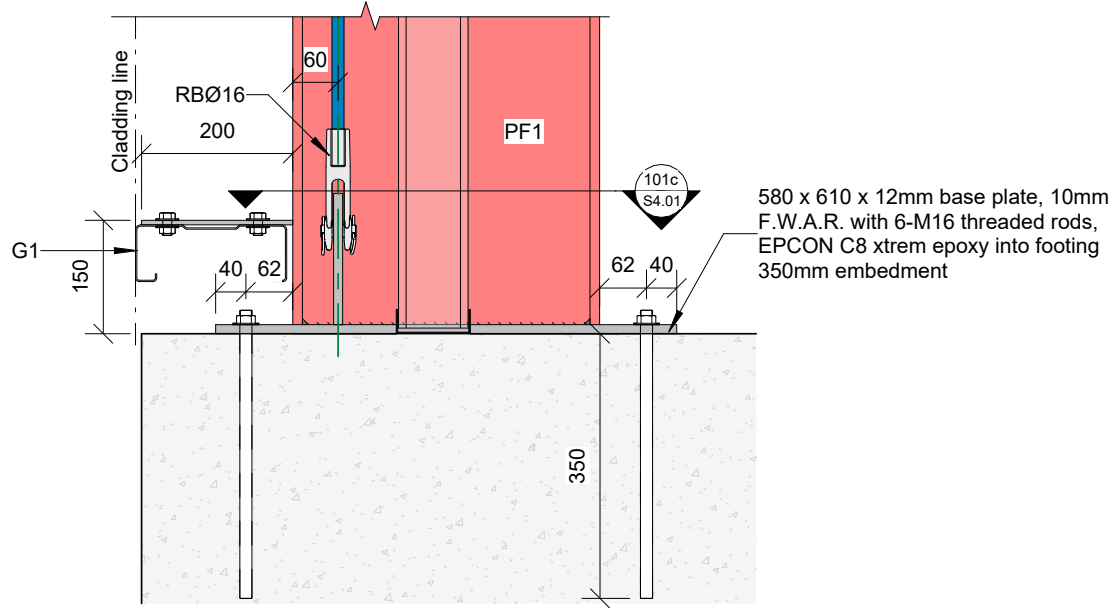
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THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ARCHITECT'S DRAWINGS

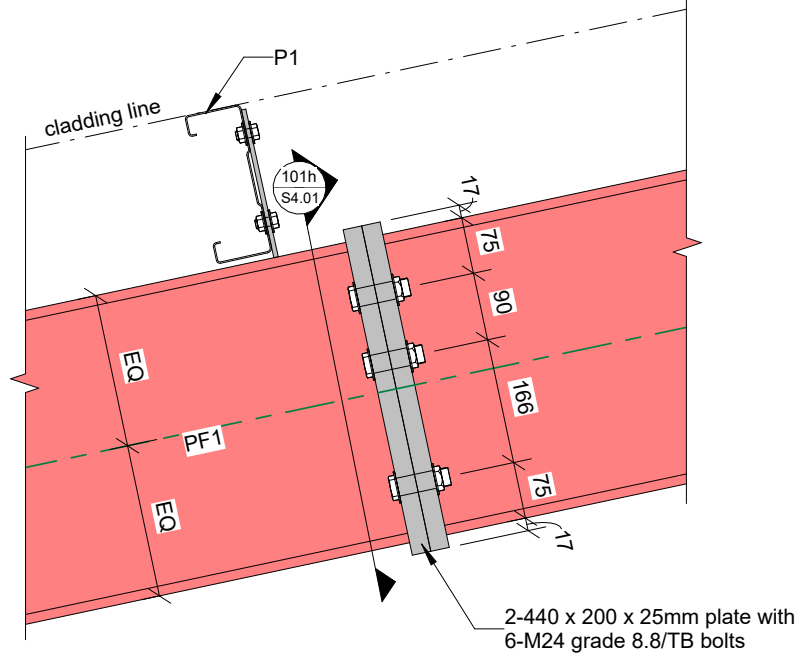
DO NOT SCALE - IF IN DOUBT CONFIRM DIMENSIONS ON SITE



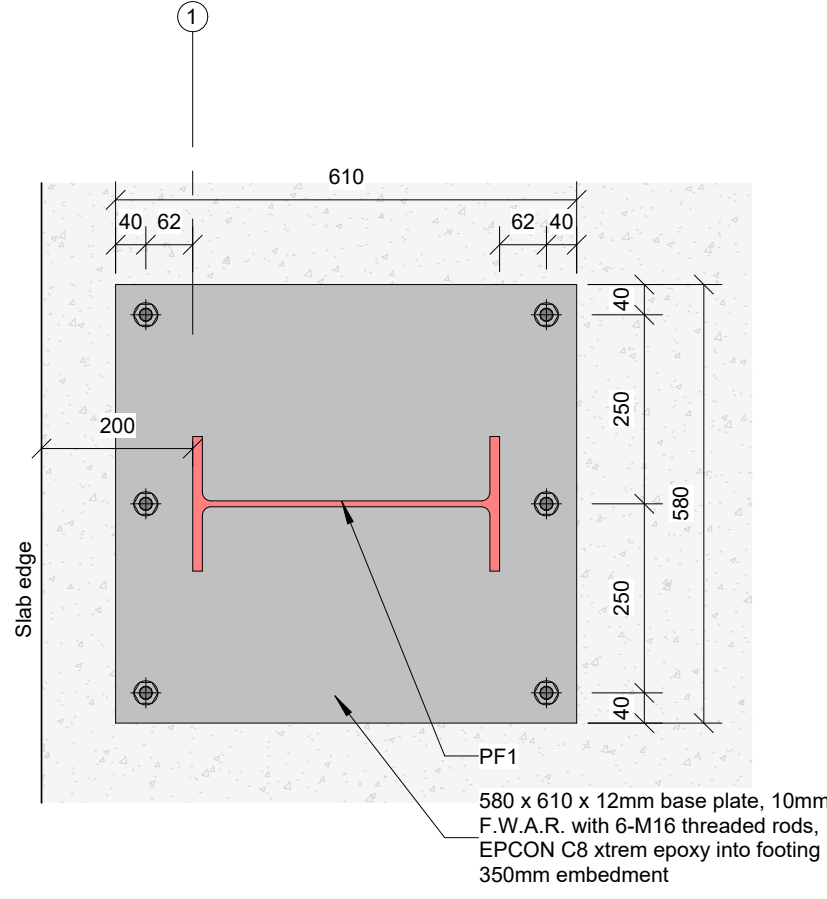
101a PORTAL KNEE DETAIL
S2.01 1 : 10



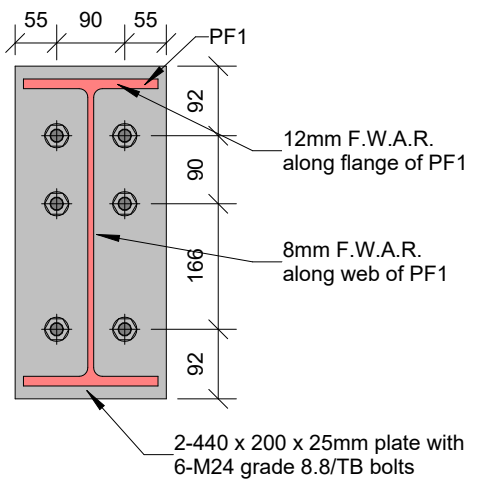
101b PORTAL FRAME TO SLAB DETAIL
S2.01 1 : 10



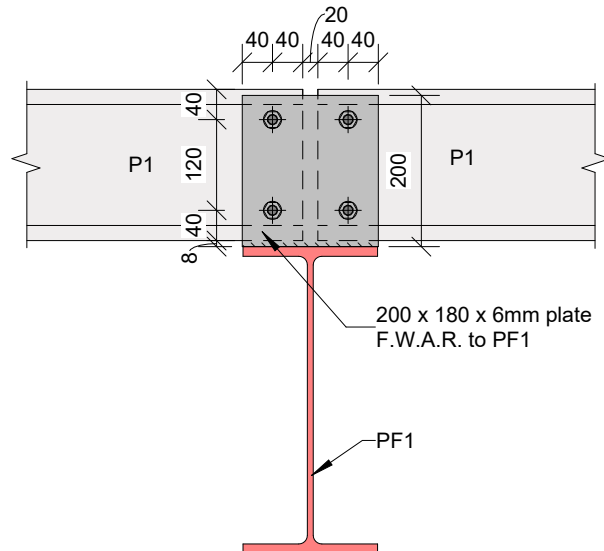
101g SPLICE DETAIL
S2.01 1 : 10



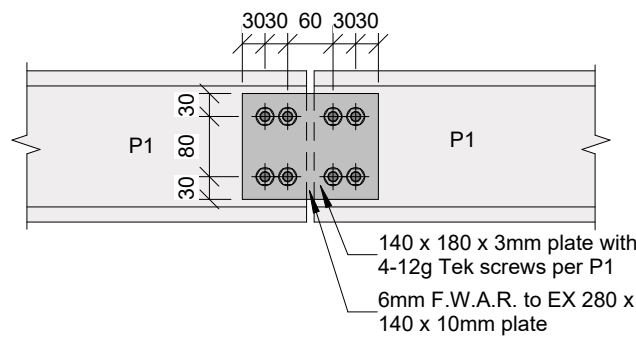
101c BASE PLATE DETAIL
S4.01 1 : 10



101h SPLICE DETAIL - FRONT VIEW
S4.01 1 : 10

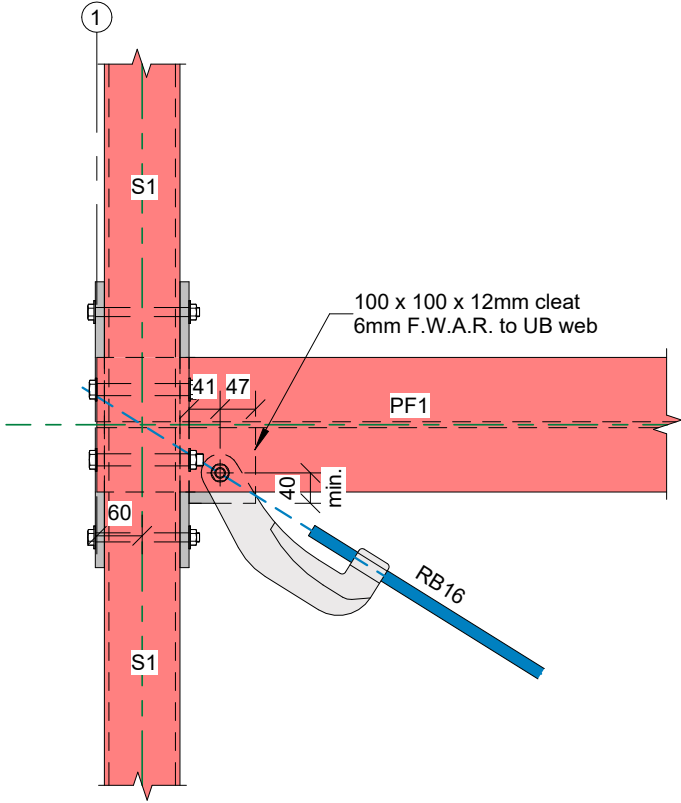


101d PF1 TO P1 CONNECTION
S2.01 1 : 10

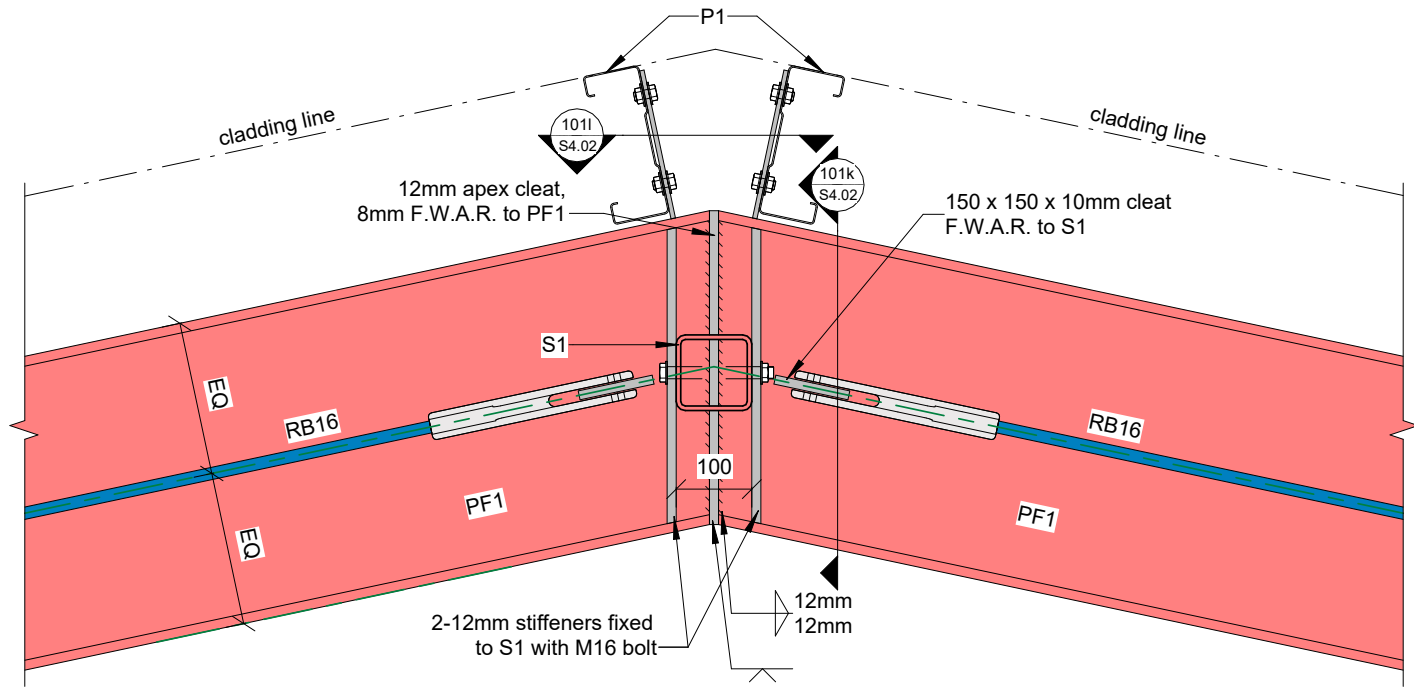


101e P1 CONNECTION
S4.01 1 : 10

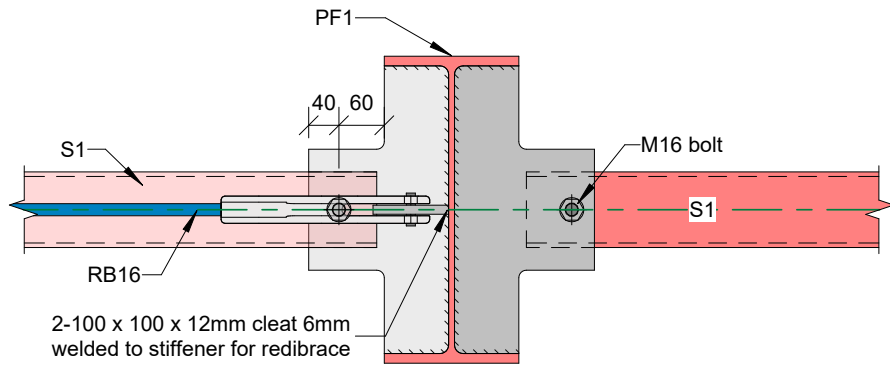
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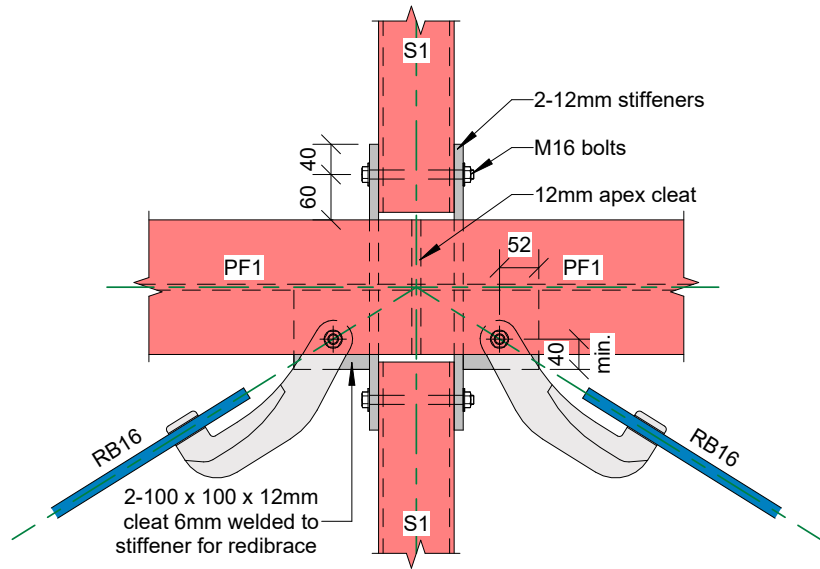
101f PF1 TO S1 CONNECTION
S4.01 1 : 10



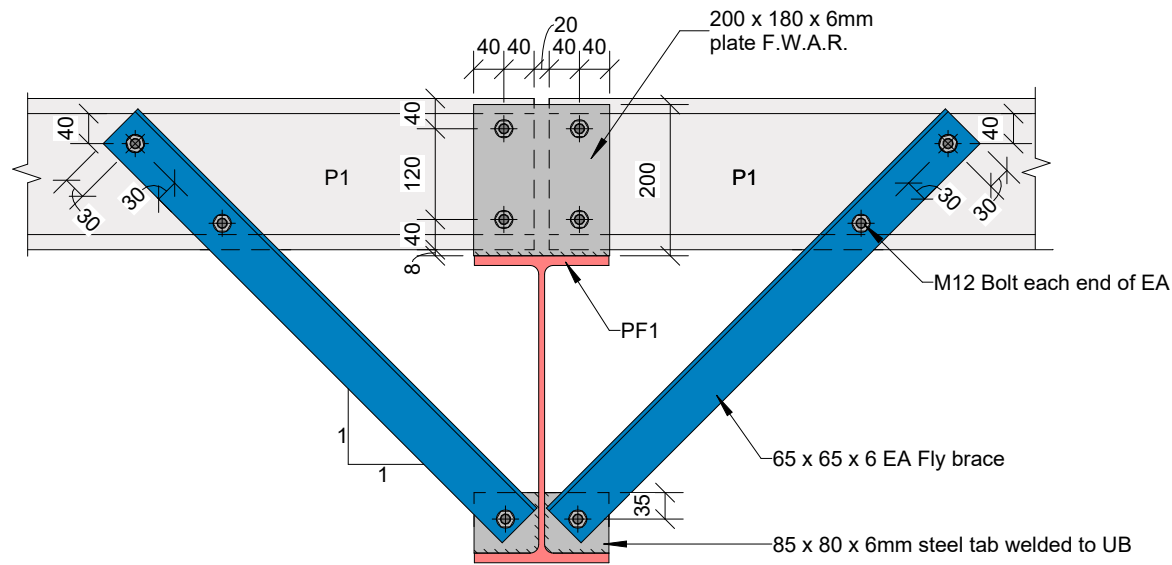
101j APEX DETAIL
S2.01 1 : 10



101k PF1 TO S1 AT APEX CONNECTION
S4.02 1 : 10



101l PF1 TO S1 AT APEX - PLAN VIEW
S4.02 1 : 10



101m TYPICAL FLY BRACE DETAIL
S2.01 1 : 10



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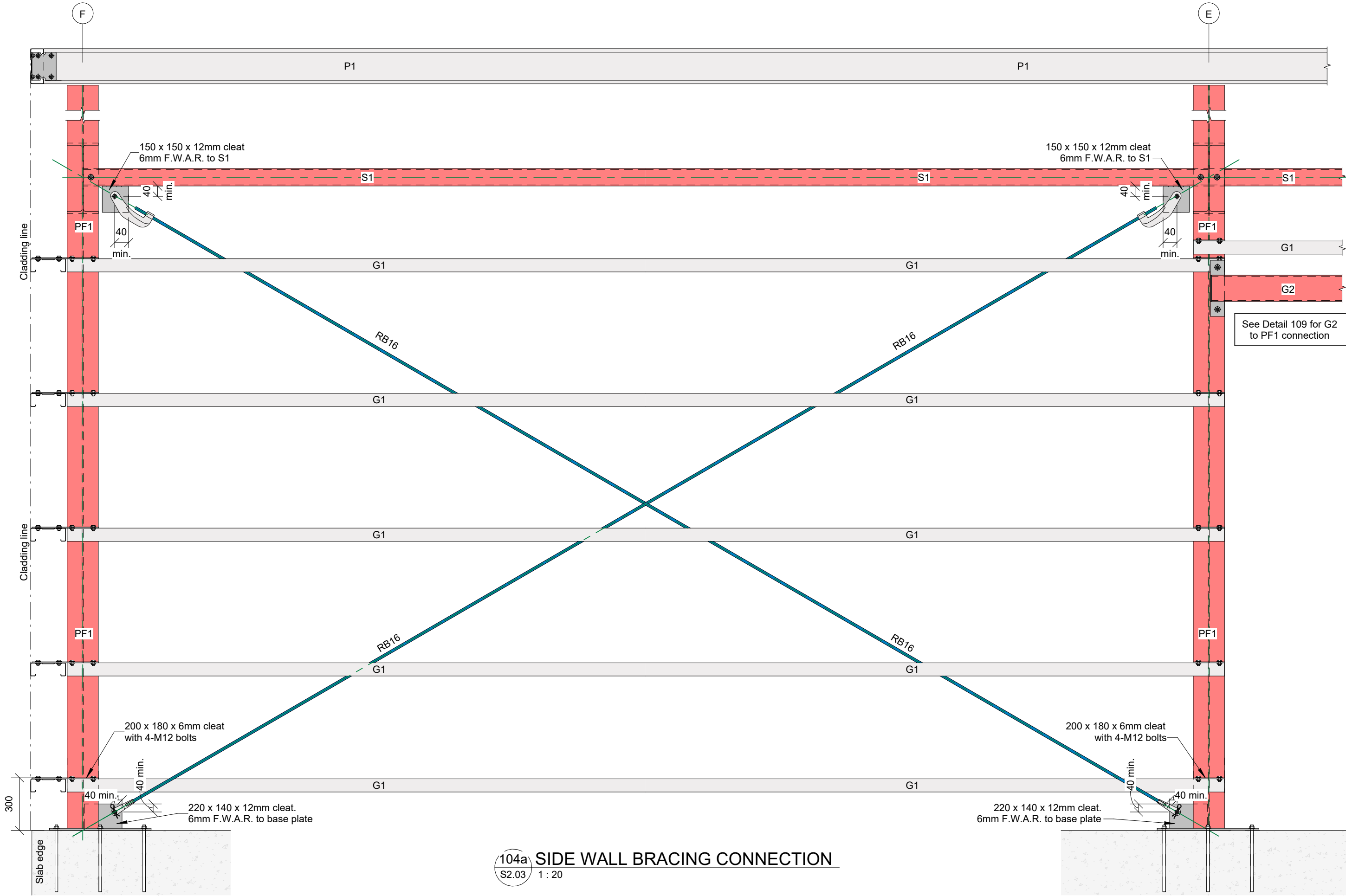
KDC - Approved Building Consent Document - BC250144_PL_ISSUED - Pg 22 of 82 - 11/07/2025 - vsingh



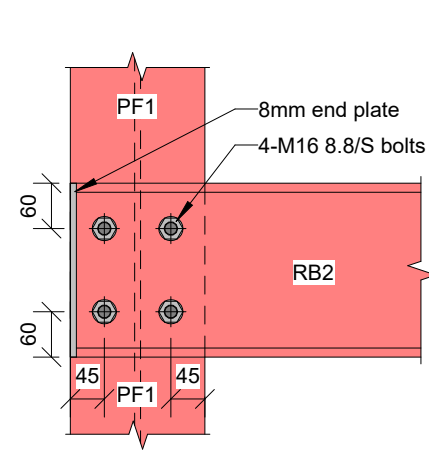
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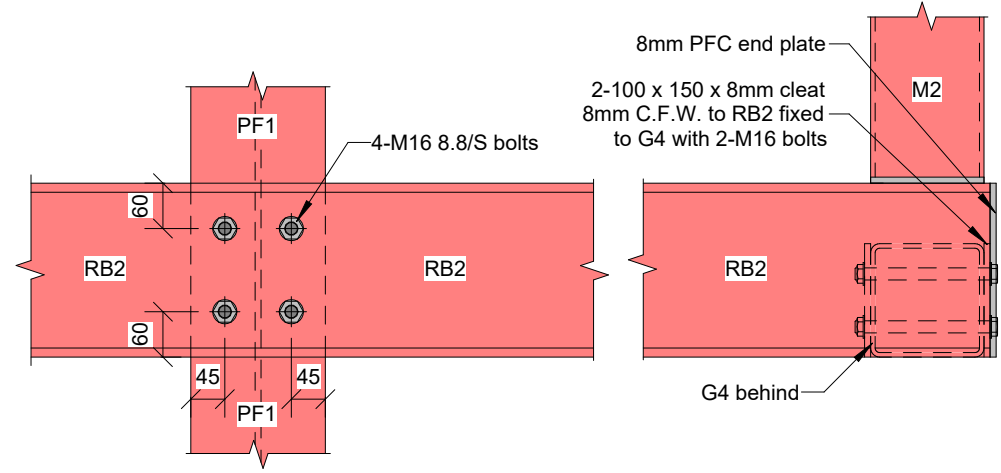
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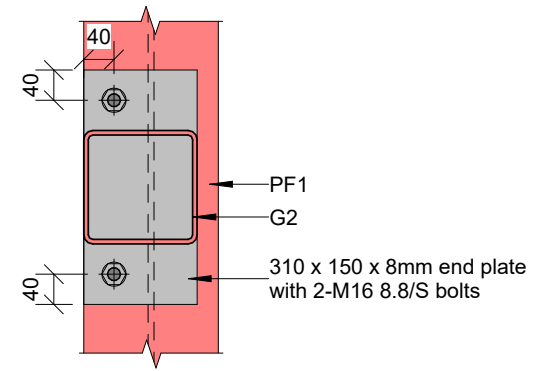
KDC - Approved Building Consent Document - BC250144_PL_ISSUED - Pg 25 of 82 - 11/07/2025 - vsingh



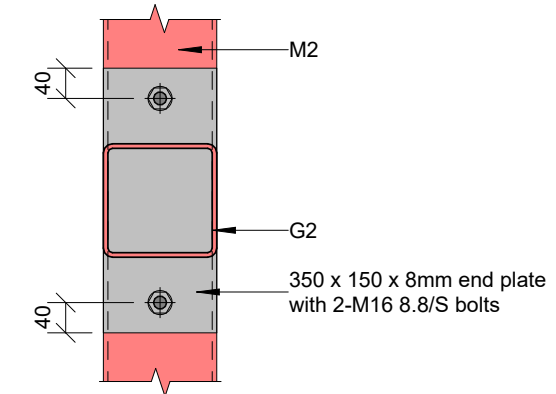
104c PF1 TO RB1 END CONNECTION DETAIL
S2.03 1 : 10



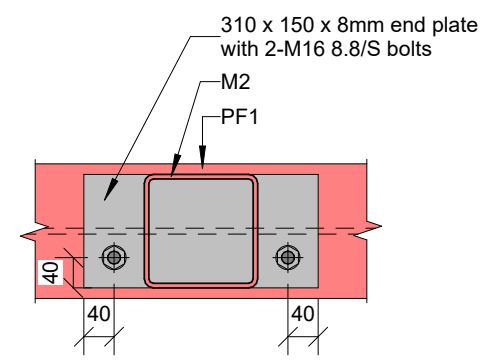
104b PF1 TO RB1 CONNECTION DETAIL
S2.03 1 : 10



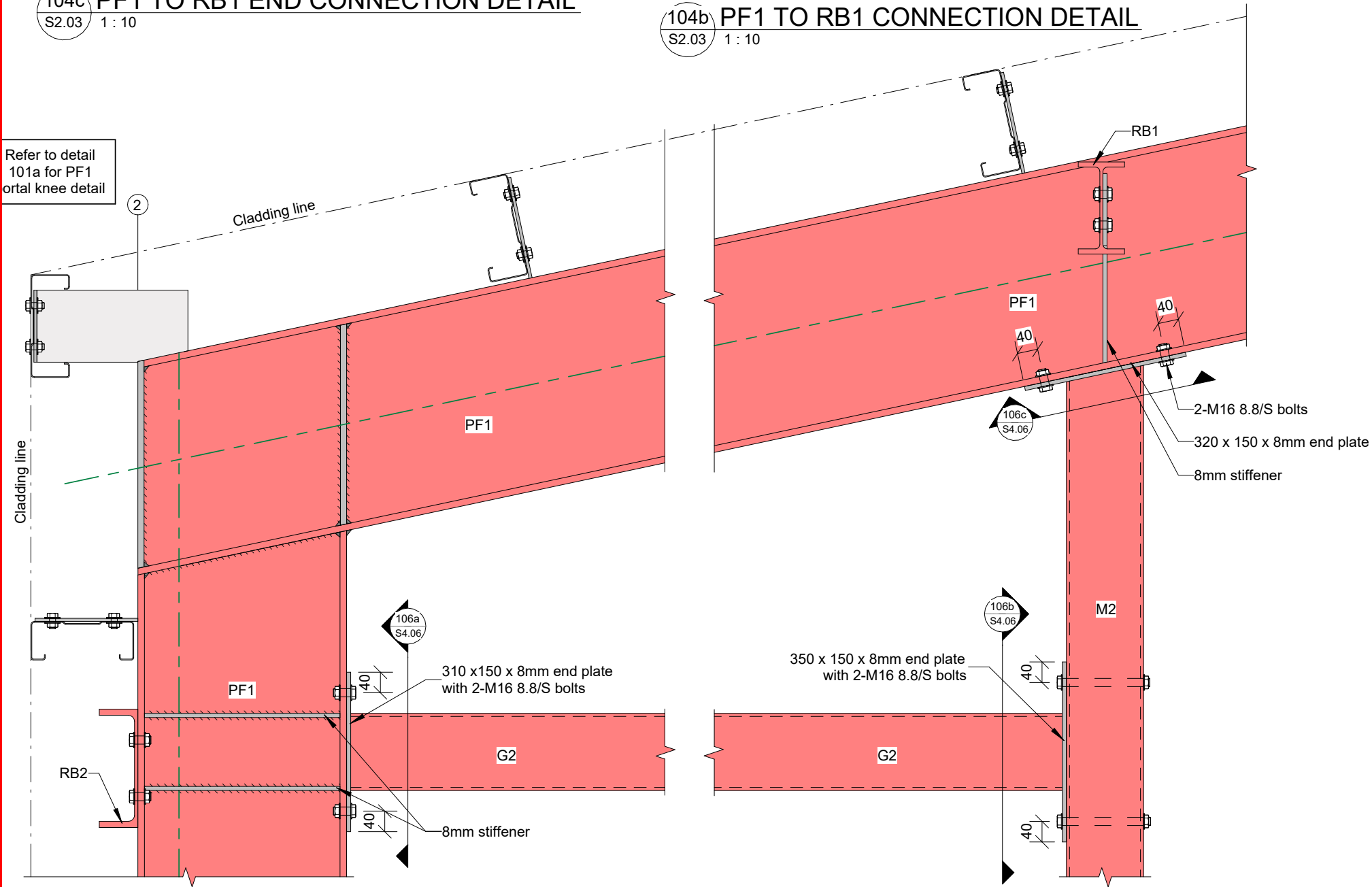
106a PF1 TO G2 CONNECTION - SIDE VIEW
S4.06 1 : 10



106b G2 TO M2 CONNECTION - SIDE VIEW
S4.06 1 : 10



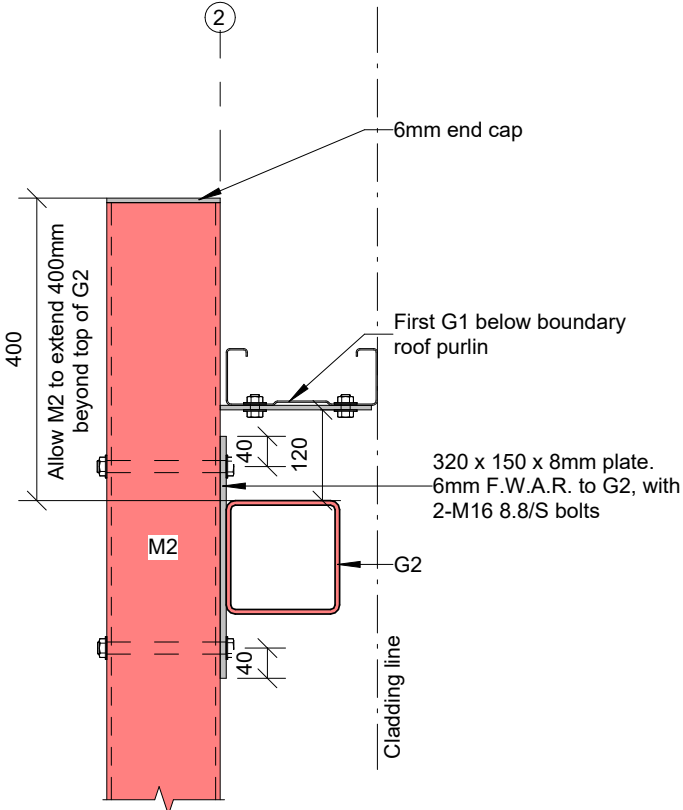
106c PF1 TO M2 - PLAN VIEW
S4.06 1 : 10



106 PF1 TO G2 CONNECTION DETAIL
S1.03 1 : 10

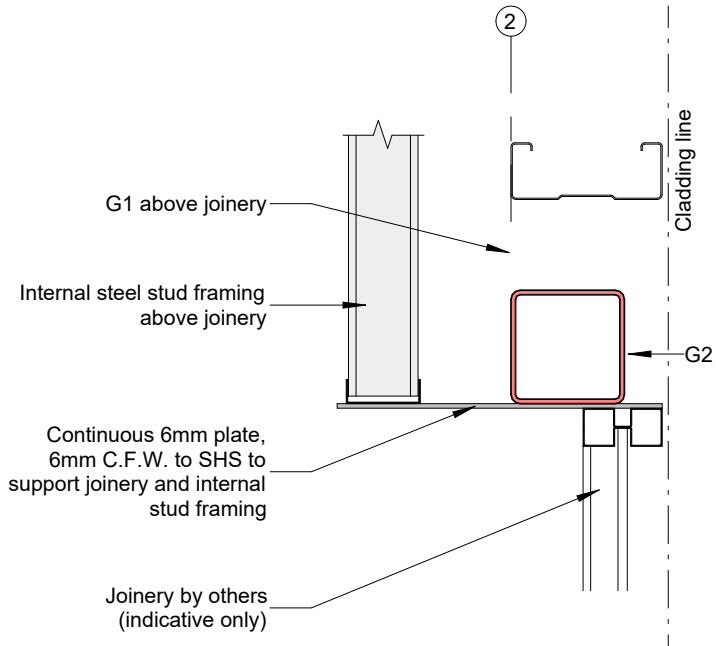
REV NO.	REVISION	DATE	APPROVED	PROJECT NO.	DESIGNED
A	BUILDING CONSENT	08/05/2025	NB	A24362	EN
				SCALE @ A3 1 : 10	DRAWN IM
				REV NO. A	SHEET NO. S4.06

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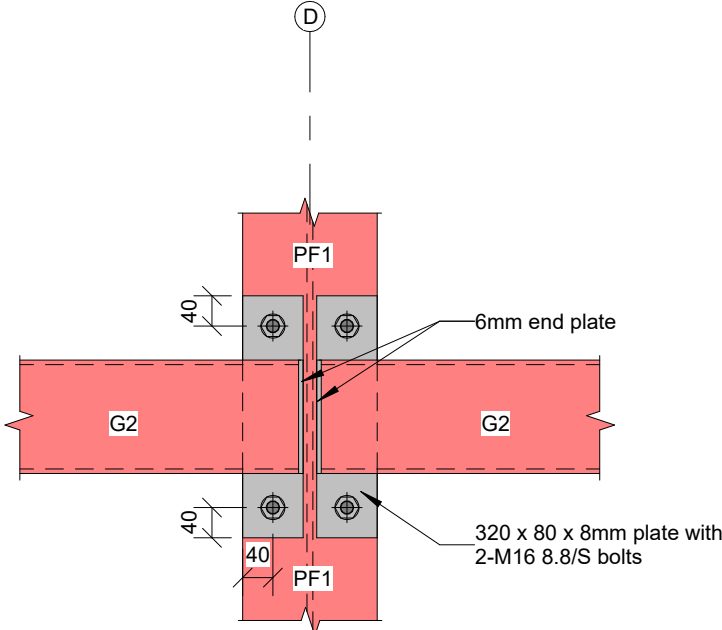
107
S1.03 1 : 10

G2 TO M2 CONNECTION AT OPENING



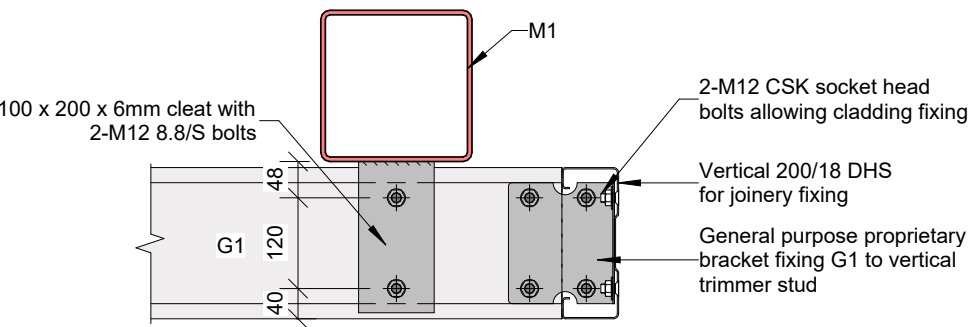
108
S1.03 1 : 10

G2 TO JOINERY CONNECTION



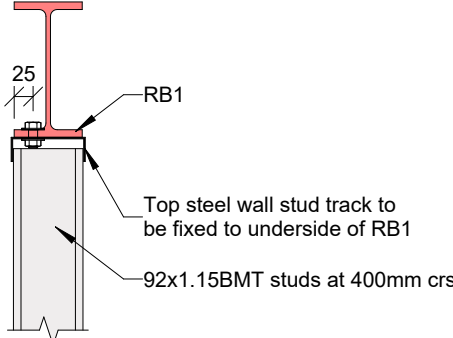
109
S1.03 1 : 10

G2 TO PF1 CONNECTION



110
S1.03 1 : 10

M1 / G1 AT OPENING

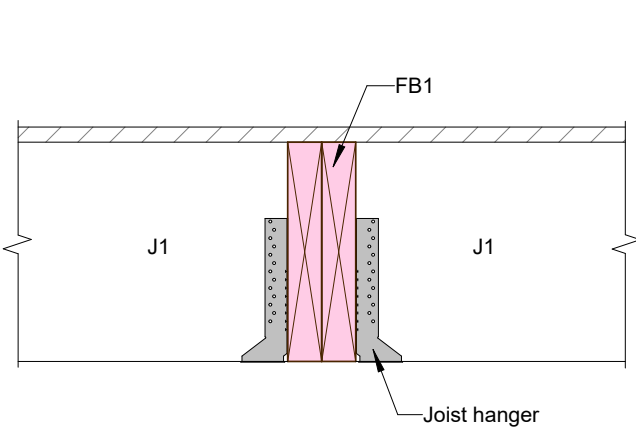


111
S1.03 1 : 10

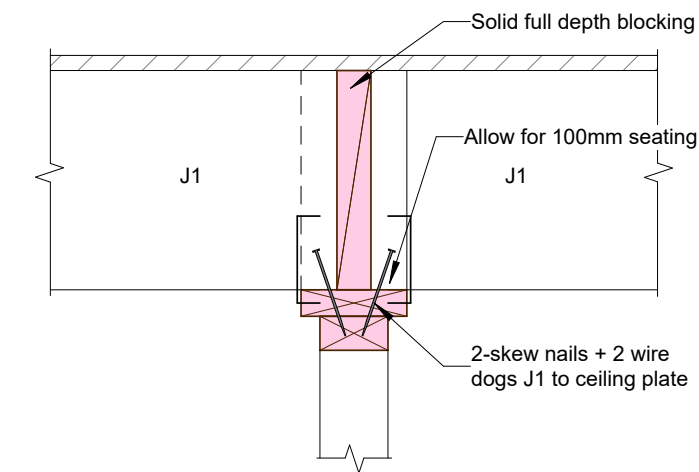
RB1 TO STEEL STUD CONNECTION

REV NO.	REVISION	DATE	APPROVED
A	BUILDING CONSENT	08/05/2025	NB

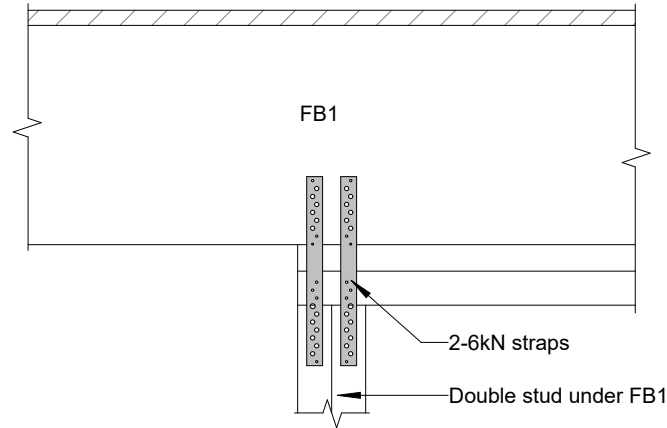
PROJECT NO.	A24362	DESIGNED	EN
SCALE @ A3	1 : 10	DRAWN	IM
REV NO.	A	SHEET NO.	S4.07



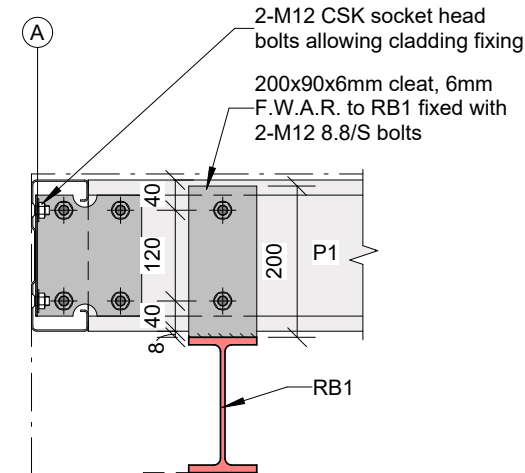
201 FB1 TO JOIST CONNECTION
S1.05 1 : 10



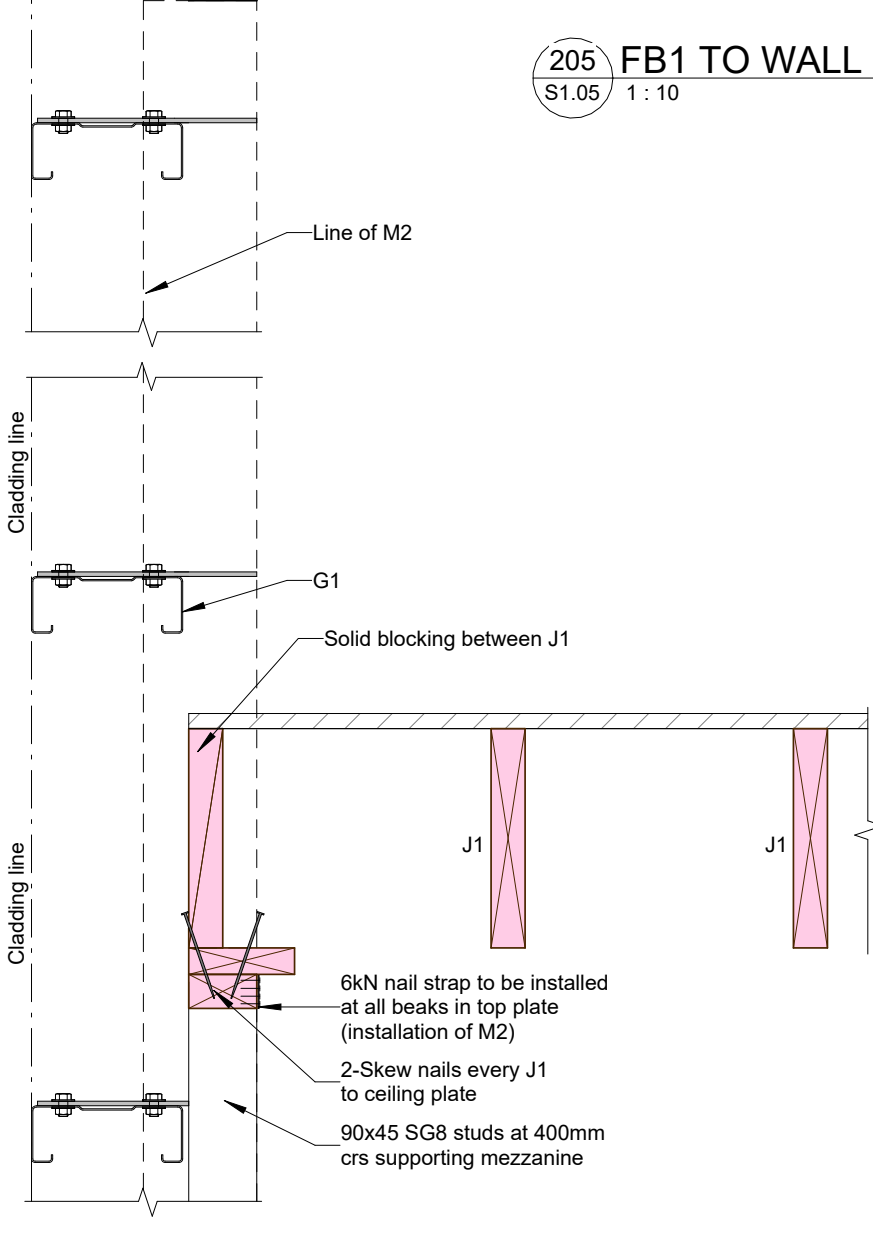
202 JOIST TO WALL CONNECTION
S1.05 1 : 10



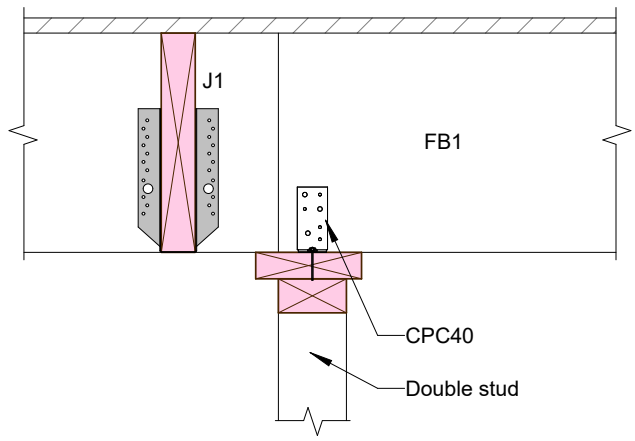
204 FB1 TO WALL CONNECTION - ELEVATION
S1.05 1 : 10



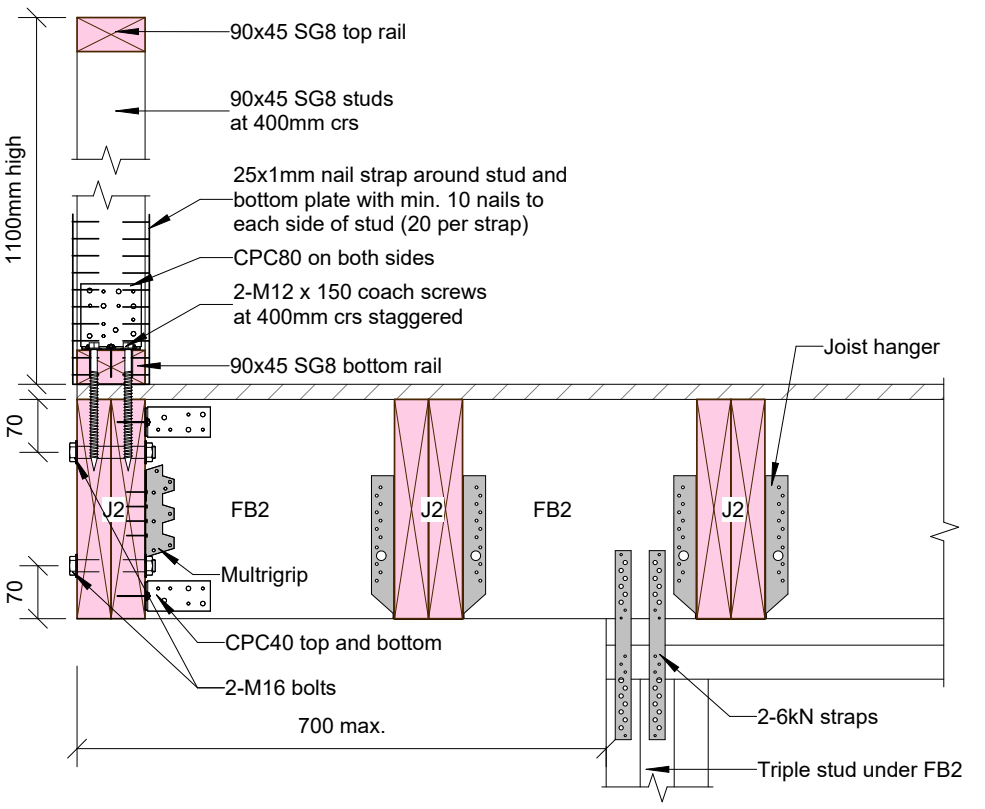
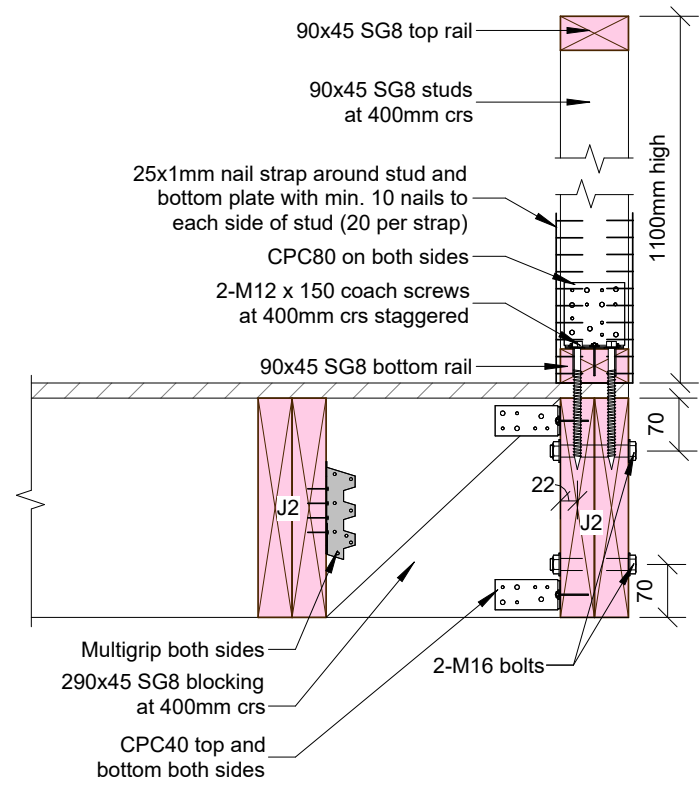
205 FB1 TO WALL CONNECTION - SECTION
S1.05 1 : 10



203 WALL TO TOP PLATE CONNECTION
S1.05 1 : 10

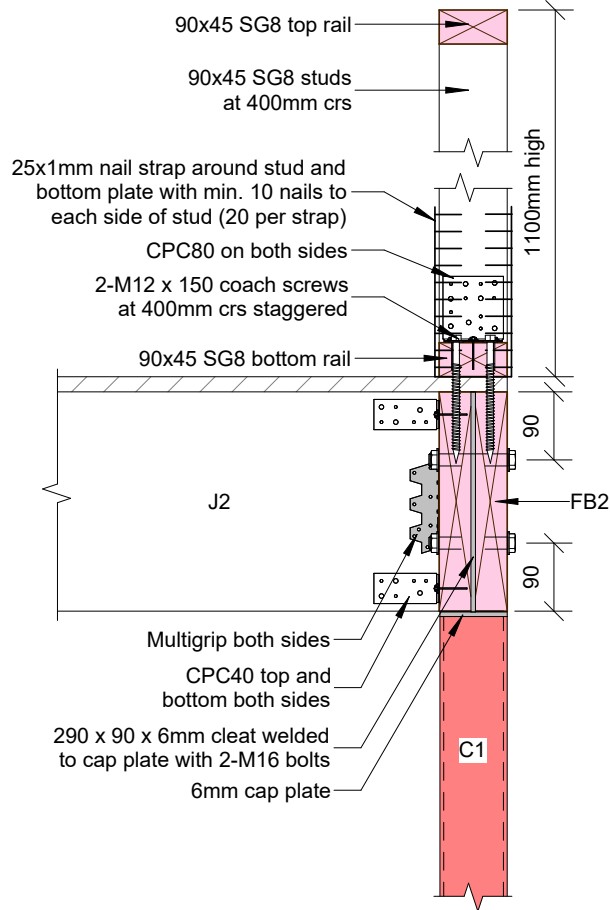


206 FB2 CANTILEVERED
S1.05 1 : 10

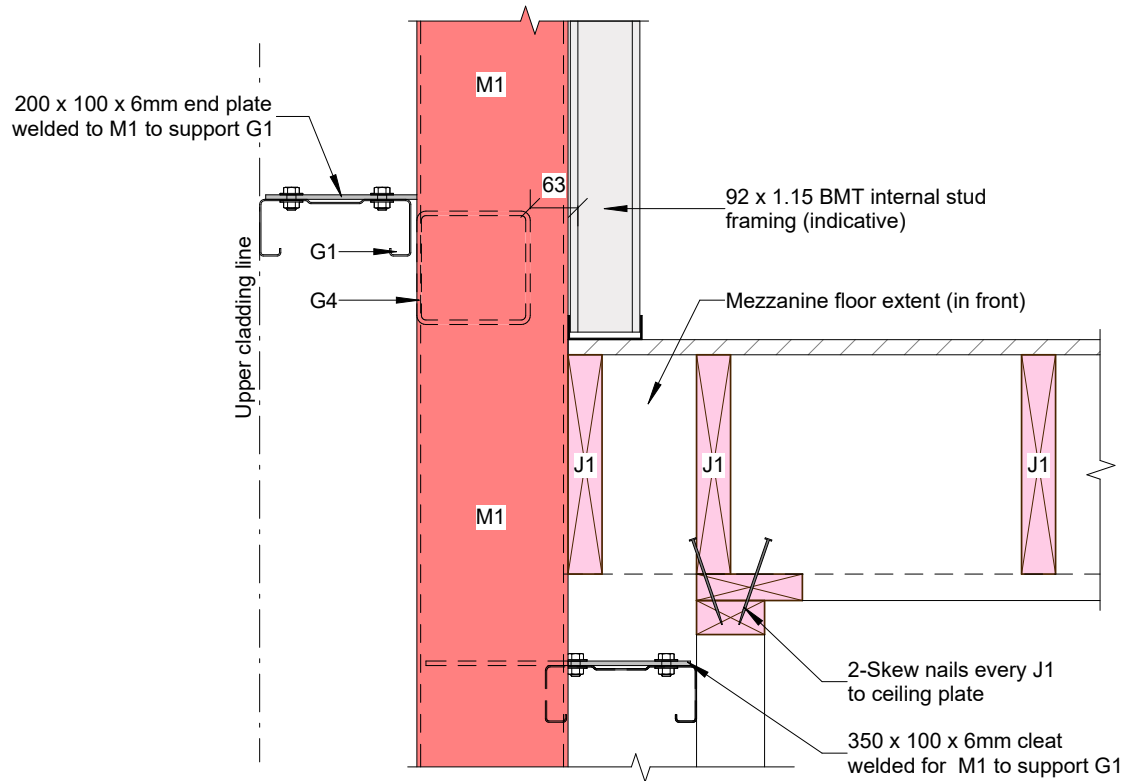


208 FB2 CANTILEVERED
S1.05 1 : 10

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208 BALUSTRADE PERPENDICULAR TO JOISTS
S1.05 1 : 10



209 M1 TO G1 AT BUILDING STEP
S1.05 1 : 10



DRAWING LIST - LOT 12

SHEET:	SHEET NAME:	REV:	DATE:	Current Revision Description
A7.000	COVER	S1	11/04/2025	BUILDING CONSENT
A7.001	DRAWING NOTES	S1	11/04/2025	BUILDING CONSENT
A7.100	PLAN - EXISTING	S1	11/04/2025	BUILDING CONSENT
A7.101	PLAN - SITE	S1	11/04/2025	BUILDING CONSENT
A7.102	SITE - COVERAGES	S1	11/04/2025	BUILDING CONSENT
A7.103	SITE - CUT AND FILL	S1	11/04/2025	BUILDING CONSENT
A7.107	PLAN - GROUND FLOOR	S6	11/04/2025	BUILDING CONSENT
A7.108	PLAN - MEZZANINE FLOOR	S6	11/04/2025	BUILDING CONSENT
A7.109	PLAN - ROOF	S6	11/04/2025	BUILDING CONSENT
A7.110	PLAN - SLAB & FOUNDATION	S6	11/04/2025	BUILDING CONSENT
A7.122	SERVICE PLAN	S1	11/04/2025	BUILDING CONSENT
A7.123	PLAN - ACCESSIBILITY	S1	11/04/2025	BUILDING CONSENT
A7.124	PLAN - FIRE DESIGN	S1	11/04/2025	BUILDING CONSENT
A7.130	REFLECTED CEILING PLAN - LOT 12	S6	11/04/2025	BUILDING CONSENT
A7.200	ELEVATIONS - PROPOSED	S6	11/04/2025	BUILDING CONSENT
A7.300	SECTIONS - A & C	S6	11/04/2025	BUILDING CONSENT
A7.301	SECTIONS - B & D	S6	11/04/2025	BUILDING CONSENT
A7.302	SECTIONS - E	S6	11/04/2025	BUILDING CONSENT
A7.402	INT. CALLOUT - CHANGING ROOM	S6	11/04/2025	BUILDING CONSENT
A7.403	INT. ELEVATION - CHANGING ROOM	S6	11/04/2025	BUILDING CONSENT
A7.404	INT. ELEVATION - CHANGING ROOM	S6	11/04/2025	BUILDING CONSENT
A7.405	INT. ELEVATION - ACCESSIBLE TOILET	S6	11/04/2025	BUILDING CONSENT
A7.406	INT. CALLOUT - RECEPTION + OFFICE	S6	11/04/2025	BUILDING CONSENT
A7.500	DETAILS - METAL CLADDING	S1	11/04/2025	BUILDING CONSENT
A7.501	SECTION DETAILS - 2	S1	11/04/2025	BUILDING CONSENT
A7.502	DETAILS - JOINERY	S1	11/04/2025	BUILDING CONSENT
A7.503	ROOF DETAILS - 3	S1	11/04/2025	BUILDING CONSENT
A7.504	SOUTH FIRE RATED ELEVATION	S1	11/04/2025	BUILDING CONSENT
A7.505	DETAILS - ENTRY	S1	11/04/2025	BUILDING CONSENT
A7.506	DETAILS - CLADDING PENETRATIONS	S1	11/04/2025	BUILDING CONSENT
A7.507	DETAILS - MEZZANINE	S1	11/04/2025	BUILDING CONSENT
A7.508	DETAILS - INTERNAL WATERPROOFING	S1	11/04/2025	BUILDING CONSENT
A7.600	SCHEDULE - WINDOW & DOOR	S6	11/04/2025	BUILDING CONSENT

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PROJECT	5 & 7 EAGLE RAY ROAD
PROJECT NO	PN2435
ADDRESS	5 & 7 EAGLE RAY ROAD, MANGAWHAI LOT 11 & 12 DP 579625
LEGAL	
CLIENT	MAROTERE & ST LAMBERT

ARCHITECT	Designer
SURVEYOR	ARCLAB
SERVICES	HSC
FIRE	ASSETCARE LIMITED
STRUCTURE	RICHARDS CONSULTING ENGINEERS
CIVIL	RICHARDS CONSULTING ENGINEERS
GEOTECH	RICHARDS CONSULTING ENGINEERS
PLANNER	CAMPBELL BROWN PLANNING
TRAFFIC	TRAFFIC PLANNING CONSULTANTS
LIGHTING	TARGETTI
LANDSCAPE	LANDSCAPE AND ECOLOGY

KEY PERSONS

PERSON:		ROLE:	TITLE:	CONTACT:
LACHLAN JONES		CLIENT	LJ	-
CHRIS WARREN		CLIENT	CW	-
JACK O'NEILL	STRATA	ARCHITECTS	JO	021263 2282
LIBBY HEDLEY	STRATA	ARCHITECTS	LH	021318 6253
PETER KIM	STRATA	ARCHITECTS	PK	021199 5316
NICK BAKER	RC ENGINEERS	STR. ENGINEER	NB	022 5311562
HANSEL ETSCHMAIER	RC ENGINEERS	STR. ENGINEER	HE	09 3911324
ZANE QUENSELL	RC ENGINEERS	CIVIL ENGINEER	ZQ	09 3911324
ALEX LUITEN	LANDSCAPE & ECOLOGY	LANDSCAPING	AL	021277 2347
PETER CLARK	ASSETCARE	FIRE ENGINEER	PC	-
PETER KELLY	TMP	TRAFFIC ENGINEER	PK	-
JONO PAYNE	CAMPBELL BROWN	TOWN PLANNER	JP	-

HEALTH & SAFETY

S1	11/04/2025	BUILDING CONSENT
----	------------	------------------

DATE	11/04/2025	DRAWN	Author
SHEET SIZE	A3	CHECKED	Checker

TITLE
COVER

SITE IDENTIFICATION - 7 EAGLE RAY ROAD		
ADDRESS	7 EAGLE RAY ROAD, MANGAWHAI	
LOT	LOT 12	
DP	DP 579625	
OT	-	
SITE AREA	1408m²	
TA	KAIAPARA DISTRICT COUNCIL	
SITE ZONE	SUBZONE 7 - SERVICE	
WINDZONE	HIGH	
WIND REGION	REGION A	
EARTHQUAKE ZONE	ZONE 1	
EXPOSURE ZONE	ZONE D	

LIMITING CONTROLS		COMPLIANCE
BOUNDARY OFFSET		NO
FRONTYARD	7.5 M	YES
REARYARD	0 M	YES
SIDEYARD	0 M	NO
MAXIMUM HEIGHT	8.0 M	YES
HEIGHT IN RELATION TO BOUNDARY	3M+45°	YES

SL7_FLOOR	
SL.7.01	CONCRETE SLAB: 150MM SLAB SE72 MESH, 50mm TOP COVER, SELECTED OXIDE PIGMENTATION, POWERFLOAT FINISH> DPM, THERMAKRAFT THERMATHENE ORANGE 300 > 25MM SAND BLINDING> COMPACTED BASE COURSE.
SL.7.02	SUSPENDED TIMBER FRAMED FLOOR : 290x45mm H1.2 SG8 JOIST @ 400crs > 20mm H1.2 T+G ECO PLY SUBSTRATE > SELECTED FLOOR COVER
WL7_WALLS	
WL.7.01	EXTERIOR WALL VERTICAL LONGRUN STEEL: 200/18 DHS GIRTS @1m crs MAX, SUPPORTED ON PRIMARY STRUCTURAL STEEL FRAME, REFER ENGINEERS DOCUMENTATION > FLEXIBLE UNDERLAY, THERMAKRAFT WATERGATE PLUS, LAP INTO ALL OPENINGS > DIMOND BROWNBUILT 900 G550 STEEL 0.55bmt COLOSTEEL MAXAM G. 20mm TEK-12-14x20 FASTENINGS, COLOUR TO BE SELECTED
WL.7.02	EXTERIOR STEEL FRAME WALL, PLASTER CLADDING SYSTEM: 200/18 DHS GIRTS @1m crs MAX, SUPPORTED ON PRIMARY STRUCTURAL STEEL FRAME, PER STRUCTURAL ENGINEERS DESIGN, VERTICAL NOGS @ 400crs SPACED TO SUIT VERTICAL CAVITY BATTEN SET OUT > FLEXIBLE UNDERLAY, THERMAKRAFT WATERGATE PLUS, LAP INTO ALL OPENINGS > 20MM DRAINED CAVITY, VERTICAL CAVITY BATTENS @ 400crs > 9mm JAMES HARDIE AXON PANEL SMOOTH SHEETS WITH RESENE CONSTRUCTION ROCKCOTE PLASTER RENDER, CERANO TEXTURED FINISHED TO BE SELECTED BY ARCHITECT.
WL.7.03	TWO WAY FIRE RATED INTERIOR TIMBER FRAMED WALL FRR (30/30/30) GIB FIRE RATED SYSTEMS GBT 30b: 90x45mm H1.2 SG8 STUDS @ 600crs > 13mm GIBS BOTH SIDES INSTALLED TO GIB FIRE RATES SYSTEMS MANUAL INCLUDING FASTENERS, JOINTING AND ANY PENETRATIONS > SELECTED FINISHES. SUBSTITUTE WITH 13mm GIB AQUALINE IN WET AREAS.
WL.7.04	INTERIOR STEEL FRAMED INSULATED PREMETER WALL : 92x34mm 0.75bmt STEEL FRAME: STUDS @ 800crs NOG @ 800crs > 90mm THERMAL INSULATION MIN R2.2 > SELECTED LININGS
WL.7.05	INTERIOR STEEL FRAMED WALL : 92x34mm 0.75bmt STEEL FRAME : STUDS @ 800crs NOG @ 800crs.> SELECTED LININGS BOTH SIDES
WL.7.06	ONE WAY FIRE RATED INTERIOR WALL FRR (120/120/120) GIB FIRE RATED SYSTEMS GBUW 120: 92x34mm 0.75bmt STEEL FRAME : STUDS @ 600crs NOG @ 800crs > 2 LAYERS OF 19mm GIB FYRELINE ONE SIDE. TO BE INSTALLED PER GIB FIRE REATED SYSTEMS MANUAL INCLUDING ALL FASTENERS AND JOINTING > SELECTED PAINT FINISH
RF.7 ROOFS	
RF.7.01	LONGRUN STEEL ROOF : 200/18 DHS PURLINS @1m crs MAX, SUPPORTED ON PRIMARY STRUCTURAL STEEL FRAME PER STRCUTURAL DESIGN, > ROOF UNDERLAY, THERMAKRAFT COVERTEK 301> ROOFING -DIMOND BROWNBUILT G550 STEEL 0.55bmt COLOSTEEL ENDURA LONGRUN ROOFING. 65mm TEK-12-14x68 FASTENERS, SELECTED COLOUR
RF.7.02	EXTERNAL GUTTER (300): BOX GUTTER 300 ON EXPOSED GUTTER BRACKETS. 'TITANIA' PAINT FINISH.
RF.7.03	METAL CANOPY: 8MM FOLDED ALUMINIUM CANOPY. POWDERCOAT 'TITANIA'. INSTALL AS PER DETAILS.

CL.7_CEILINGS/SOFFITS	
CL.7.01	CEILING LINING : 35mm 310 RONDO CEILING BATTENS @ 400crs > 13MM GIB LINED AND STOPPED SELECTED PAINT FINISH
CL.7.02	CEILING FRR 30/30/30 (GBFG 30) : 70x35mm CEILING BATTENS @ 600crs > 1 LAYER 13mm GIB FYRELINE, INSTALL TO GIB FIRE RATED SYSTEMS MANUAL LINED AND STOPPED TO F4 > SELECTED PAINT FINISH ALL PENETRATIONS THROUGH CEILING TO BE FIRE RATED TO SUIT. NOTE SUBSTITUTE WITH 13mm AQUALINE GIB IN WET AREAS
CL.7.03	SOFFIT LINING : 70x35mm BATTENS > 9mm VILLA BOARD > SELECTED PAINT OR RENDER FINISH

LC.7_COVERINGS/LININGS	
LC.7.01	CONCRETE FLOOR FINISH: POWER FLOAT FINISH TO ACHIEVE ACCEPTABLE DRY SLIP RESISTANCE PER D1/AS1 TABLE 2
LC.7.02	FLOOR TILES: ARDEX 002 WPM INSTALLED TO MANUFACTURES SPEC > 12mm SELECTED TILES ON SCREED, FULLY GROUTED W/ MAPEI EPOXY GROUT. COLOUR TO BE SELECTED. TILES TO BE WET-SLIP RESISTANT TO COMPLY WITH D1/AS1
LC.7.03	ENTRANCE MATTING : SHAW CONTRACT STEPPING OUT WELCOME 110mm CARPET TILES. INSTALL FLUSH. COLOUR TO BE SELECTED
LC.7.04	GYM MATTING - SELECTED RUBBER GYM MATTING. TO ACHIEVE WET SLIP RESISTANCE PER D1/AS1 TABLE 2.
LC.7.05	PLASTERBOARD WALL LINING - 13mm GIB PLASTERBOARD LINED AND STOPPED TO F4 FINISH> SELECTED PAINT FINISH

SL_EXTERNAL SURFACES	
SL.01	IMPERMEABLE DRIVEWAY SYSTEM: 150MM PERMOON PERMEABLE CONCRETE DRIVEWAY / 150MM PERMOON BASE COURSE/ SUB BASE AND SUB- GRADE AS PER MANUFACTURERS SPEC
SL.02	EXTERIOR CONCRETE SLAB: 100MM CONCRETE FLOOR SLAB / 25MM SANDBLIND / 150MM PREPARED HARDFILL
SL.03	PERMEABLE PAVING: 100MM PERMEABLE CONCRETE PAVER / PREPARED SUBSTRATE BY CIVIL ENGINEER

EXT_EXTERIOR WORKS	
EXT.01	BIN STORAGE: 75X75 STAINLESS STEEL FRAME / SELECTED TIMBER CLADDING / STAIN FINISH

PIPE TYPES AND SIZES	
EXISTING WASTER WATER LINE	TYPE 2 SUMP, REFER CIVIL DOCUMENTATION
NEW WASTE WATER LINE	
EXISTING STORM WATER LINE	uPVC SUMP, REFER CIVIL DOCUMENTATION
NEW STORM WATER LINE	
Ø160 NOVAFLO SUBSOIL DRAIN	

WASTE WATER PIPE SIZES AND FALLS	
PIPE Ø	MIN. FALL
2000	1:80
1500	1:80
1250	1:80
1000	1:60
800	1:60
650	1:40
500	1:40
400	1:40
STORM WATER PIPE SIZES AND FALLS	
PIPE Ø	MIN. FALL
2250	1:350
1500	1:200
1000	1:120
850	1:90

SERVICES NOTES	
01.	ALL PLUMBING AND DRAINAGE TO COMPLY WITH G13/AS1
02.	ALL PIPEWORK INCLUDING VENTS SHALL BE CONCEALED WITHIN THE FRAMING.
03.	ALL EXPOSED WASTE PIPES SHALL BE CHROME PLATED
04.	PLUMBING LAYOUT SHOWN IS DIAGRAMMATIC ONLY & SHALL BE CONFIRMED ON SITE.
05.	GULLY TRAPS MUST BE 175MM BELOW LOWEST FITTING BUT 50MM ABOVE FGL.
06.	ALL HOT WATER PIPEWORK SHALL BE INSULATED.
07.	ALL PIPEWORK SHALL BE CONCEALED WITHIN THE FRAMING.
08.	ALLOW THRU JOIST BRACKETS WHERE WASTE PIPES ARE REQ. TO PASS THROUGH JOISTS.
09.	FIT SAFE TRAY TO HWC TO COMPLY WITH NZBC G12/AS1

ACCESSIBILITY NOTES	
SIGNS SHALL BE INSTALLED THROUGHOUT THE BUILDING IN ACCORDANCE WITH NZBC F8/AS1 SIGNS	

PROVIDE THE FOLLOWING ACCESS AND FACILITY SIGNAGE FOR PEOPLE WITH DISABILITIES:

ACCESSIBLE ENTRANCES
ACCESSIBLE ROUTES THROUGH THE BUILDING
ACCESSIBLE SERVICES AVAILABLE WITHIN THE BUILDING

SIGNAGE TO COMPLY WITH F8/AS1 6.2 POSITION CONSISTENTLY THROUGHOUT THE BUILDING BETWEEN 1400mm & 1700mm ABOVE FFL. INTERNATIONAL SYMBOL FOR ACCESS MUST BE USED, INCLUDE DIRECTION OF TRAVEL WHEN APPROPRIATE, AND NAME OR SYMBOL OF FACILITY.

EXIT SIGNS	
READ IN CONJUNCTION WITH FIRE REPORT AND EGRESS PLANS	
EXIT SIGNS TO COMPLY WITH F8	
THE EXISTING EXIT SIGNAGE IN THE AREA OF ALTERATION IS TO BE ALTERED AS NECESSARY TO MAINTAIN COMPLIANCE WITH F8.	
SIGNAGE FOR THE FIRE RELATED SAFETY FEATURES OF THE BUILDING SHALL BE ALTERED AS NECESSARY THROUGHOUT THE AREA OF ALTERATION TO MAINTAIN COMPLIANCE WITH F8.	

LEGEND	
	SIGN DIRECTION
	SIGN - INTERNATIONAL SYMBOL OF ACCESS
	EXIT SIGN

DOOR & WINDOW NOTES	
ALL INTERNAL DOOR MEASUREMENTS TO THE ACTUAL DOOR LEAF SIZE UNLESS STATED OTHERWISE. ALL OTHER MEASUREMENTS ARE TO ROUGH OPENING SIZES	
JOINERY MANUFACTURER TO CHECK MEASUREMENTS ON SITE IN ALL CASES PRIOR TO MANUFACTURING CONFIRM ANY INCONSISTANCIES WITH THE ARCHITECT	
JOINERY MANUFACTURER TO ENSURE WATER TIGHT DETAILING OF ALL JOINERY. JOINERY MANUFACTURER TO SUPPLY SHOP DRAWINGS OF DETAILS & SAMPLE JOINERY SECTIONS. FOR ARCHITECT TO REVIEW PRIOR TO FABRICATION.	
ALL SILL TRAYS AND FLASHING TO COMPLY WITH E2 OF NZBC	
ALLOW CLEARANCE FOR FLOOR FINISHES	
ALL WORKS TO COMPLY WITH RELEVANT CLAUSES OF THE NZBC	
DOUBLE GLAZING TO BE MINIMUM R-VALUE 0.37 PER M²/AS1 5TH EDITION	
ALL JOINERY ELEMENTS TO COMPLY WITH NZS:4211	
ALUMINIUM JOINERY SECTIONS TO BE OF STANDARD PROFILES AS PER NZS 3610	
ALL JOINERY HARDWARE TO BE OF GOOD QUALITY FIT FOR PURPOSE AND EXPOSURE TO WEATHER AS REQUIRED.	
GLASS TYPES, GAUGE & FRAME SIZES TO BE CONFIRMED BY JOINERY MANUFACTURE TO COMPLY WITH ALL PARTS OF NZS : 4223	
ALL GLASS TO BE CLEAR UNLESS OTHERWISE STATED, CONFORM WITH ARCHITECT PRIOR TO FABRICATION.	
MANIFESTATION TO BE APPLIED AS REQUIRED TO NZS 4223.3.2.2	
WHERE THE POSSIBLE HEIGHT OF FALL IS 1.0m OR MORE, MEASURED FROM THE ADJACENT FLOOR LEVEL, WINDOWS THAT OPEN SHALL COMPLY WITH F4/AS1 NZBC CL 2.0	
RESTRICTOR STAYS TO COMPLY WITH F4/AS1 NZBC CL 2.0. ALLOW OPENING NO GREATER THAN 100mm	

LEGEND	
F	-FIXED
S	-SLIDING
A	-AWNING
H	-HINGED
B	-BI-FOLD

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PROJECT NO	PN2435
ADDRESS	5 & 7 EAGLE RAY ROAD, MANGAWHAI LOT 11 & 12 DP 579625
LEGAL	
CLIENT	MAROTERE & ST LAMBERT
ARCHITECT	Designer
SURVEYOR	ARCLAB
SERVICES	HSC
FIRE	ASSETCARE LIMITED
STRUCTURE	RICHARDS CONSULTING ENGINEERS
CIVIL	RICHARDS CONSULTING ENGINEERS
GEOTECH	RICHARDS CONSULTING ENGINEERS
PLANNER	CAMPBELL BROWN PLANNING
TRAFFIC	TRAFFIC PLANNING CONSULTANTS
LIGHTING	TARGET T1
LANDSCAPE	LANDSCAPE AND ECOLOGY

S1	11/04/2025	BUILDING CONSENT	
REVISIONS			
DATE	11/04/2025	DRAWN	Author
SHEET SIZE	A3	CHECKED	Checker

TITLE
DRAWING NOTES

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ADDRESS 5 & 7 EAGLE RAY ROAD,
MANGAWHAI
LEGAL LOT 11 & 12 DP 579625
CLIENT MAROTERE & ST LAMBERT

ARCHITECT Designer
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STRUCTURE RICHARDS CONSULTING ENGINEERS
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LANDSCAPE LANDSCAPE AND ECOLOGY

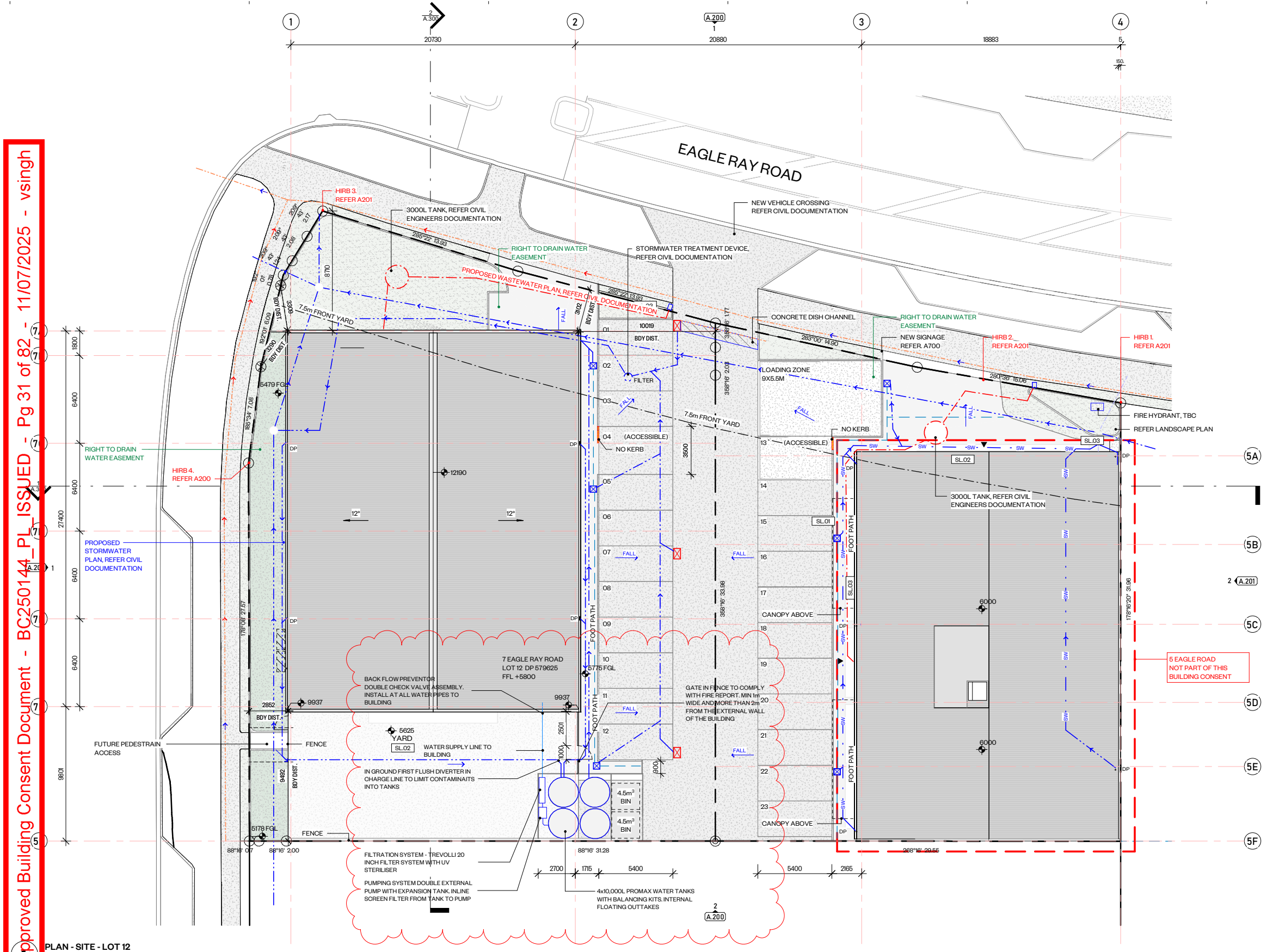
S4 04/07/2025 IFC - 2
S3 25/06/2025 BUILDING CONSENT - RFI 2
S2 14/05/2025 BUILDING CONSENT - RFI 1
S1 11/04/2025 BUILDING CONSENT

REVISIONS
DATE 04/07/2025 DRAWN Author
SHEET SIZE A3 CHECKED Checker

TITLE
PLAN - SITE

DRAWING A7.101 REVISION S4

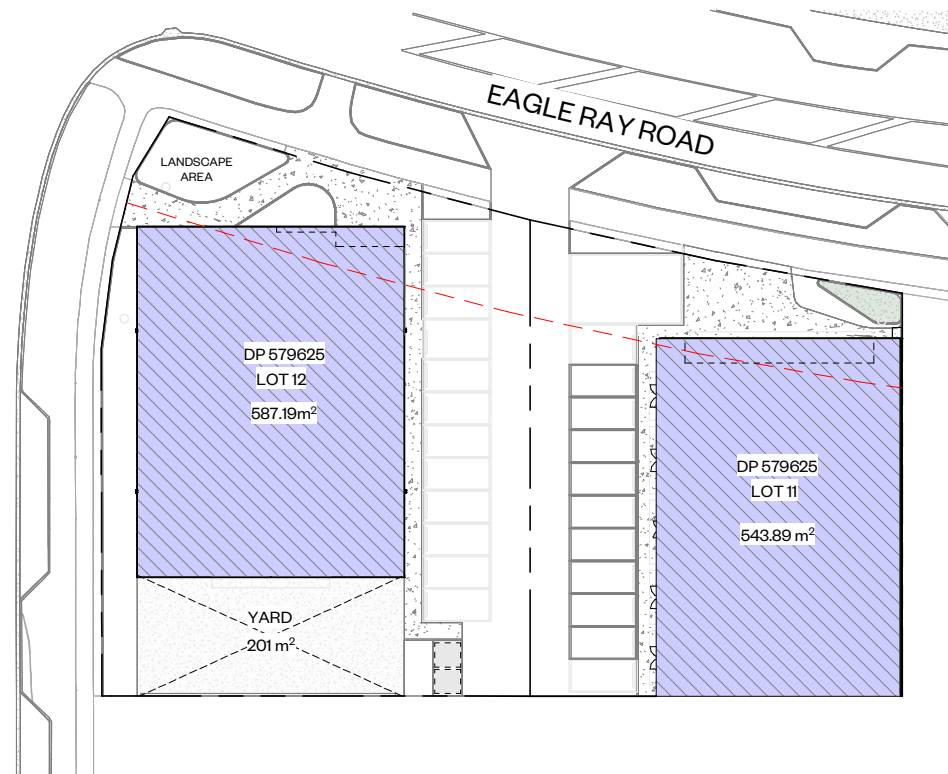
KD30 - Approved Building Consent Document - BC250144 PL ISSUED - Pg 31 of 82 - 11/07/2025 - vsingh



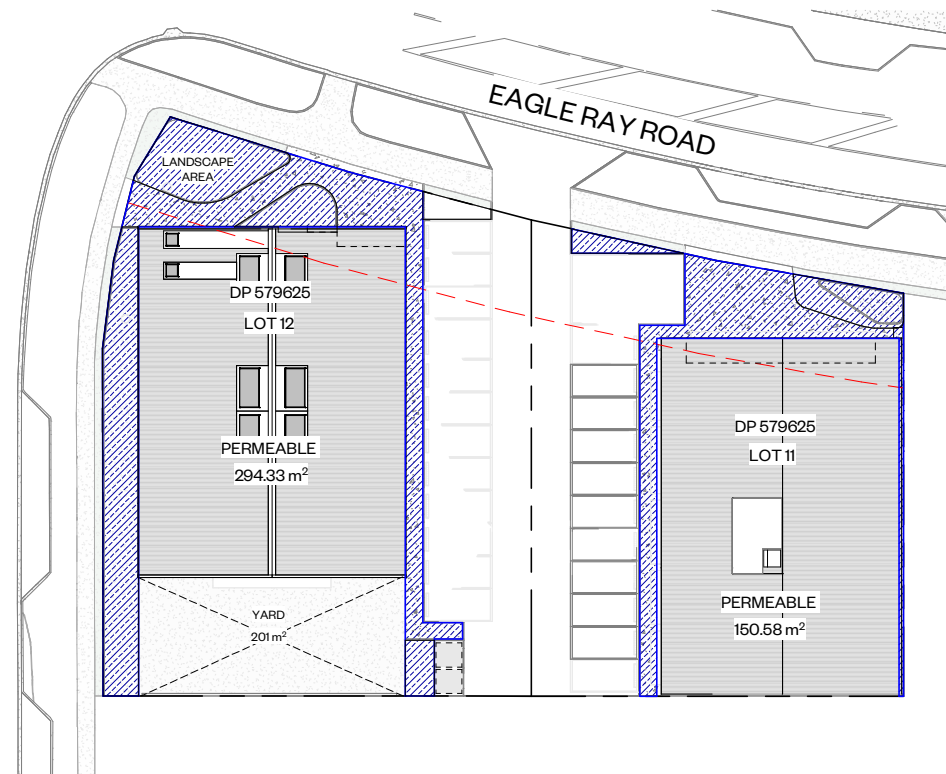
PLAN - SITE - LOT 12		
1:150		
SITE IDENTIFICATION - 7 EAGLE RAY ROAD		
ADDRESSES	7 EAGLE RAY ROAD, MANGAWHAI	
LOT	LOT 12	
DP	DP 579625	
CL	-	
Q	-	
SITE AREA	1408m²	
TA	KAIPARA DISTRICT COUNCIL	
SITE ZONE	SUBZONE 7 - SERVICE	
WINDZONE	HIGH	
WIND REGION	REGION A	
EARTHQUAKE ZONE	ZONE 1	
EXPOSURE ZONE	ZONE D	
SITE PLANNING CONTROLS		
BOUNDARY OFFSET	7.5 M	NO
FRONT YARD	0 M	YES
REAR YARD	0 M	YES
SIDE YARD	0 M	YES
MAXIMUM HEIGHT	8.0 M	NO
HEIGHT IN RELATION TO BOUNDARY	3M+45°	YES

FLOOR AREAS	
7 EAGLE RAY ROAD	AREA
GROUND FLOOR	576m ²
MEZZANINE FLOOR	49m ²
TOTAL	625m ²
SL_EXTERNAL SURFACES	
SL.01	CONCRETE DRIVEWAY: 150MM CONCRETE WITH BROOM FINISH ON COMPACT FILL. REFER TO CIVIL DRAWINGS FOR CONSTRUCTION DETAILS AND DRAINAGE FALLS
SL.02	EXTERIOR CONCRETE SLAB: 100MM CONCRETE FLOOR SLAB WITH BROOM FINISH / 25MM SANDBLIND / 150MM PREPARED HARD FILL
SL.03	PERMEABLE PAVING: FIRTH FLOWPAVE SET SYSTEM FOUNDED ON DRAINAGE AGGREGATE PER MANUFACTURERS SPECIFICATION.
EXT_EXTERIOR WORKS	

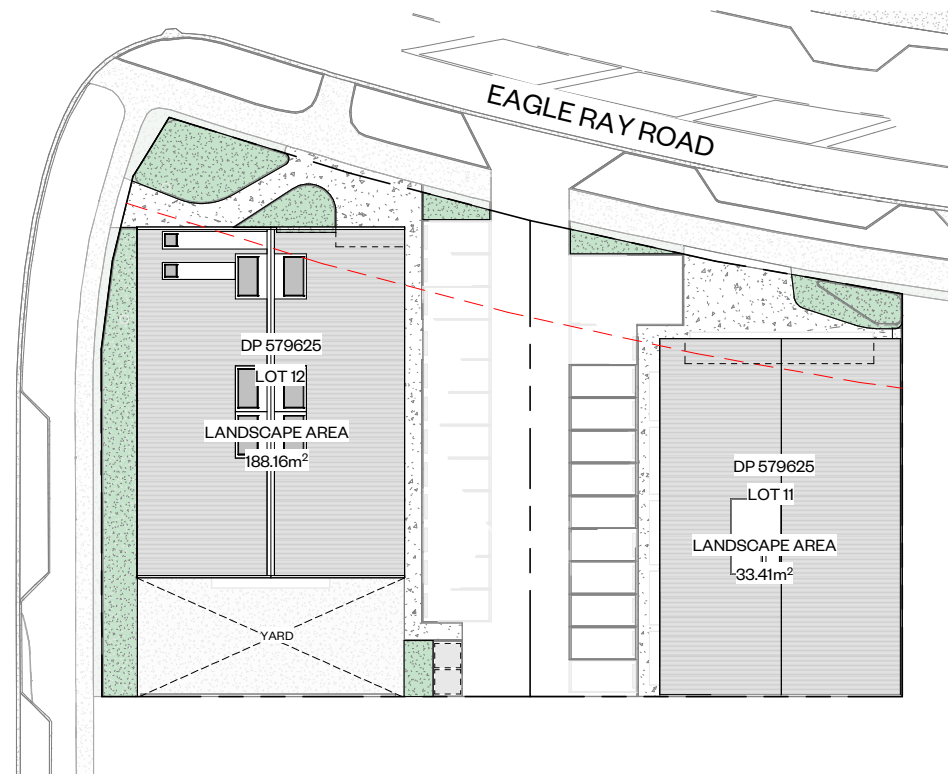
PIPE TYPES AND SIZES		
EXISTING WASTE WATER LINE		TYPE 2 SLUMP. REFER CIVIL DOCUMENTATION
NEW WASTE WATER LINE		
EXISTING STORM WATER LINE		UPVC SLUMP. REFER CIVIL DOCUMENTATION
NEW STORM WATER LINE		
Ø160 NOVAFLO SUBSOIL DRAIN		



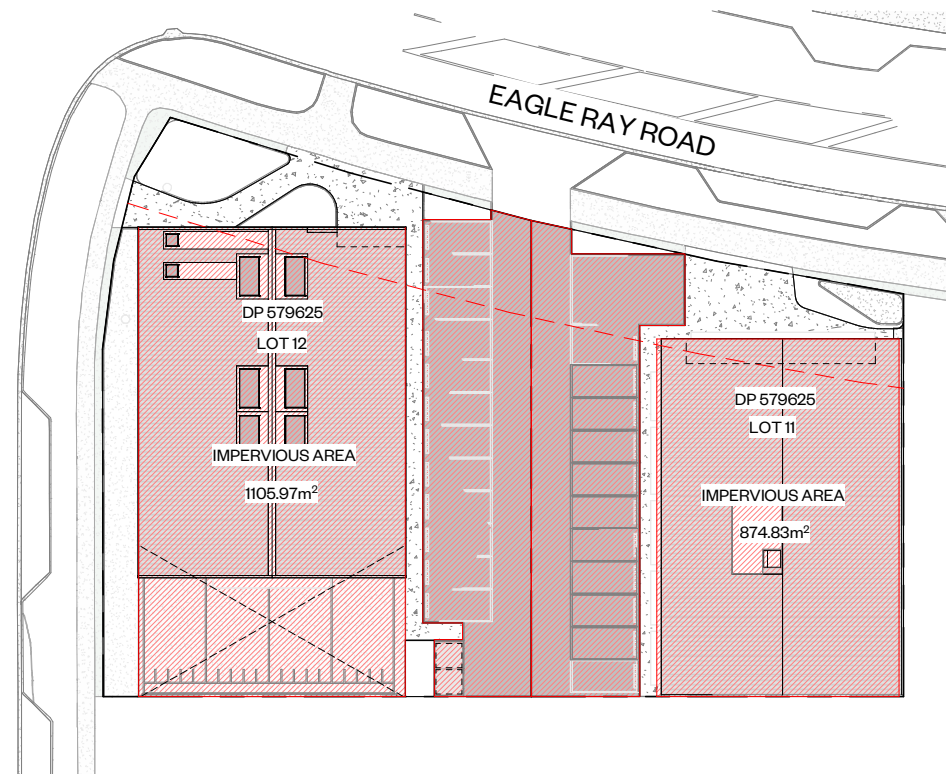
1 COVERAGE - BUILDING
1:300



3 COVERAGE - PERMEABLE
1:300



2 COVERAGE - LANDSCAPE
1:300



4 COVERAGE - IMPERVIOUS
1:300

SITE COVERAGES CALCULATIONS				COMPLIES
OVERALL COVERAGES				
SITE AREA	= 1025 + 1408 = 2433m²			
BUILDING COVERAGE	= 543.89 + 587.19 = 1131.08m²	46.49% / MAX 60%	YES	
IMPERVIOUS AREA	= 874.83 + 1105.97 = 1980.80m²	81.41% / MAX 80%	NO	
LANDSCAPE AREA	= 221.57m²	9.1%		
FRONT YARD LANDSCAPE	= LANDSCAPE STRIP	3.75M / 7.5M WIDE	NO	

SITE COVERAGES CALCULATIONS - LOT 11				COMPLIES
OVERALL COVERAGES				
SITE AREA	= 1025m²			
BUILDING COVERAGE	= 543.89m²	53.06% / MAX 60%	YES	
IMPERVIOUS AREA	= 874.83m²	85.34% / MAX 80%	NO	
LANDSCAPE AREA	= 33.41m²	3.26%		
FRONT YARD LANDSCAPE	= LANDSCAPE STRIP	3.75M / 7.5M WIDE	NO	

SITE COVERAGES CALCULATIONS - LOT 12				COMPLIES
OVERALL COVERAGES				
SITE AREA	= 1408m²			
BUILDING COVERAGE	= 583.19m²	41.42% / MAX 60%	YES	
IMPERVIOUS AREA	= 1105.97m²	78.55% / MAX 80%	YES	
LANDSCAPE AREA	= 188.16m²	13.36%		
FRONT YARD LANDSCAPE	= LANDSCAPE STRIP	3.75M / 7.5M WIDE	NO	

SITE COVERAGE KEY	
	BUILDING COVERAGE
	IMPERVIOUS COVERAGE
	PERMEABLE COVERAGE
	LANDSCAPE COVERAGE

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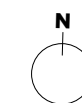
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CLIENT MAROTERE & ST LAMBERT

ARCHITECT Designer
SURVEYOR ARCLAB
SERVICES HSC
FIRE ASSETCARE LIMITED
STRUCTURE RICHARDS CONSULTING ENGINEERS
CIVIL RICHARDS CONSULTING ENGINEERS
GEOTECH RICHARDS CONSULTING ENGINEERS
PLANNER CAMPBELL BROWN PLANNING
TRAFFIC TRAFFIC PLANNING CONSULTANTS
LIGHTING TARGETTI
LANDSCAPE LANDSCAPE AND ECOLOGY



S1 11/04/2025 BUILDING CONSENT

REVISIONS

DATE 11/04/2025 DRAWN Author
SHEET SIZE A3 CHECKED Checker

TITLE

SITE - COVERAGES

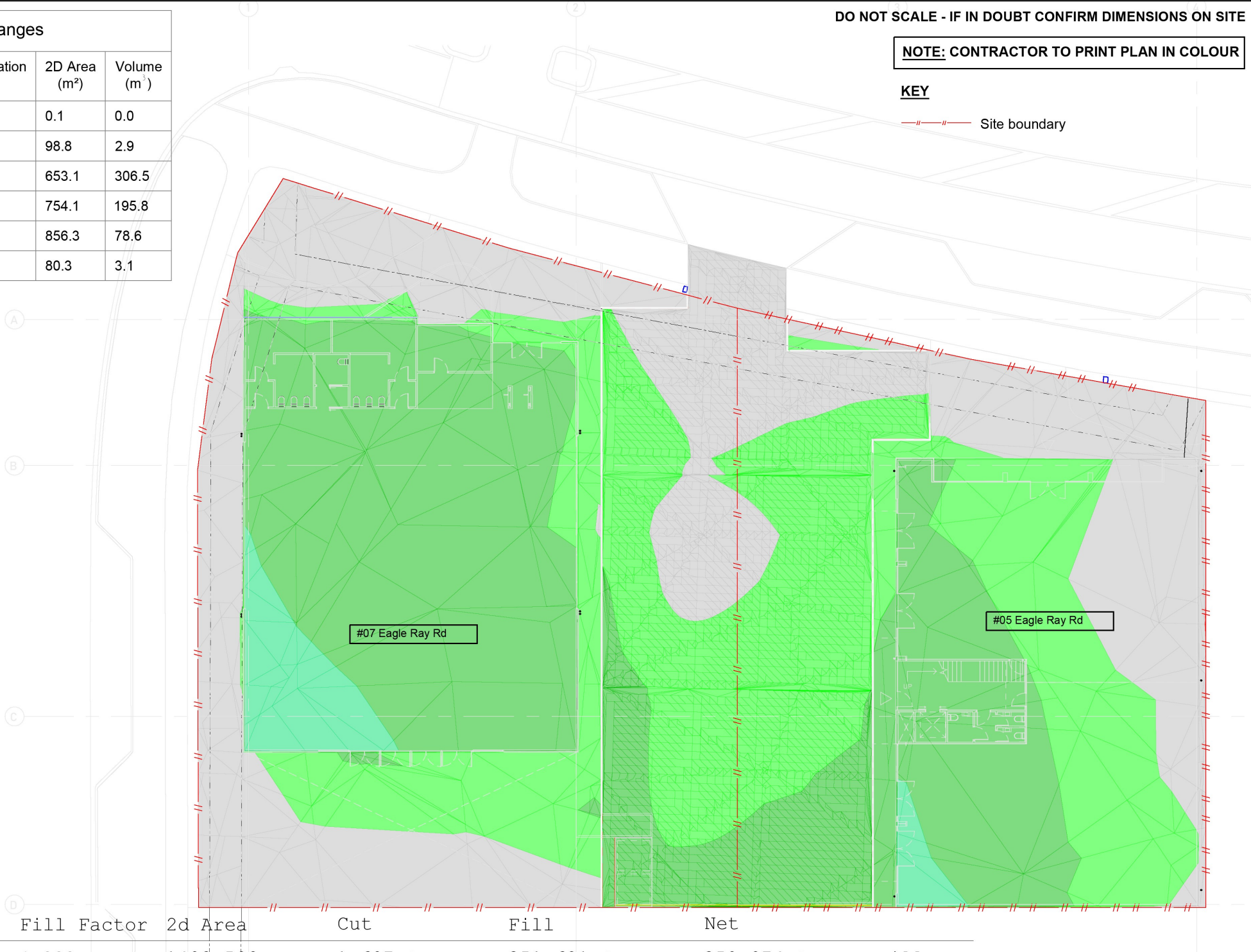
DRAWING

REVISION

A7.102 S1

KDC - Approved Building Consent Document - BC250144_PL_ISSUED - Pg 33 of 82 - 11/07/2025 - vsingh

Surface Analysis: Elevation Ranges					
Number	Color	Minimum Elevation (m)	Maximum Elevation (m)	2D Area (m²)	Volume (m³)
1		-0.211	-0.150	0.1	0.0
2		-0.150	0.000	98.8	2.9
3		0.000	0.150	653.1	306.5
4		0.150	0.300	754.1	195.8
5		0.300	0.500	856.3	78.6
6		0.500	0.600	80.3	3.1



Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
7 Eagle Ray Road	1.000	1.000	1402.598sq.m	1.607 Cu. M.	351.681 Cu. M.	350.074 Cu. M.<Fill>
5 Eagle Ray Road	1.000	1.000	1021.879sq.m	1.187 Cu. M.	235.497 Cu. M.	234.310 Cu. M.<Fill>
Totals			2424.477sq.m	2.795 Cu. M.	587.178 Cu. M.	584.383 Cu. M.<Fill>

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ARCHITECT'S DRAWINGS

RICHARDS CONSULTING ENGINEERS	Christchurch office: (03) 347 1624 Auckland office: (09) 3911324 Website: rcengineers.co.nz Email: roe@rcengineers.co.nz	CIVIL DESIGN - COMMERCIAL BUILDING 5 & 7 EAGLE RAY ROAD, MANGAWHAI	DRAWING TITLE CUT AND FILL PLAN	REV NO.	REVISION	DATE	APPROVED	PROJECT NOA24339.C	DESIGNED ZQ
				A.	RESOURCE CONSENT	FEB 2025	SR	SCALE @ A3 1:250	DRAWN JK
				B.	RESOURCE CONSENT	APR 2025	SR	REV NO. B	SHEET NO. C1.04

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PROJECT 5 & 7 EAGLE RAY ROAD
PROJECT NO PN2435
ADDRESS 5 & 7 EAGLE RAY ROAD,
MANGAWHAI
LEGAL LOT 11 & 12 DP 579625
CLIENT MAROTERE & ST LAMBERT

ARCHITECT Designer
SURVEYOR ARCLAB
SERVICES HSC
FIRE ASSETCARE LIMITED
STRUCTURE RICHARDS CONSULTING ENGINEERS
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GEOTECH RICHARDS CONSULTING ENGINEERS
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LANDSCAPE LANDSCAPE AND ECOLOGY

S1 11/04/2025 BUILDING CONSENT

REVISIONS

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SITE - CUT AND FILL

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A7.103 S1

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LEGAL LOT 11 & 12 DP 579625
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FIRE	ASSETCARE LIMITED
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TRAFFIC	TRAFFIC PLANNING CONSULTANTS
LIGHTING	TARGETTI
LANDSCAPE	LANDSCAPE AND ECOLOGY

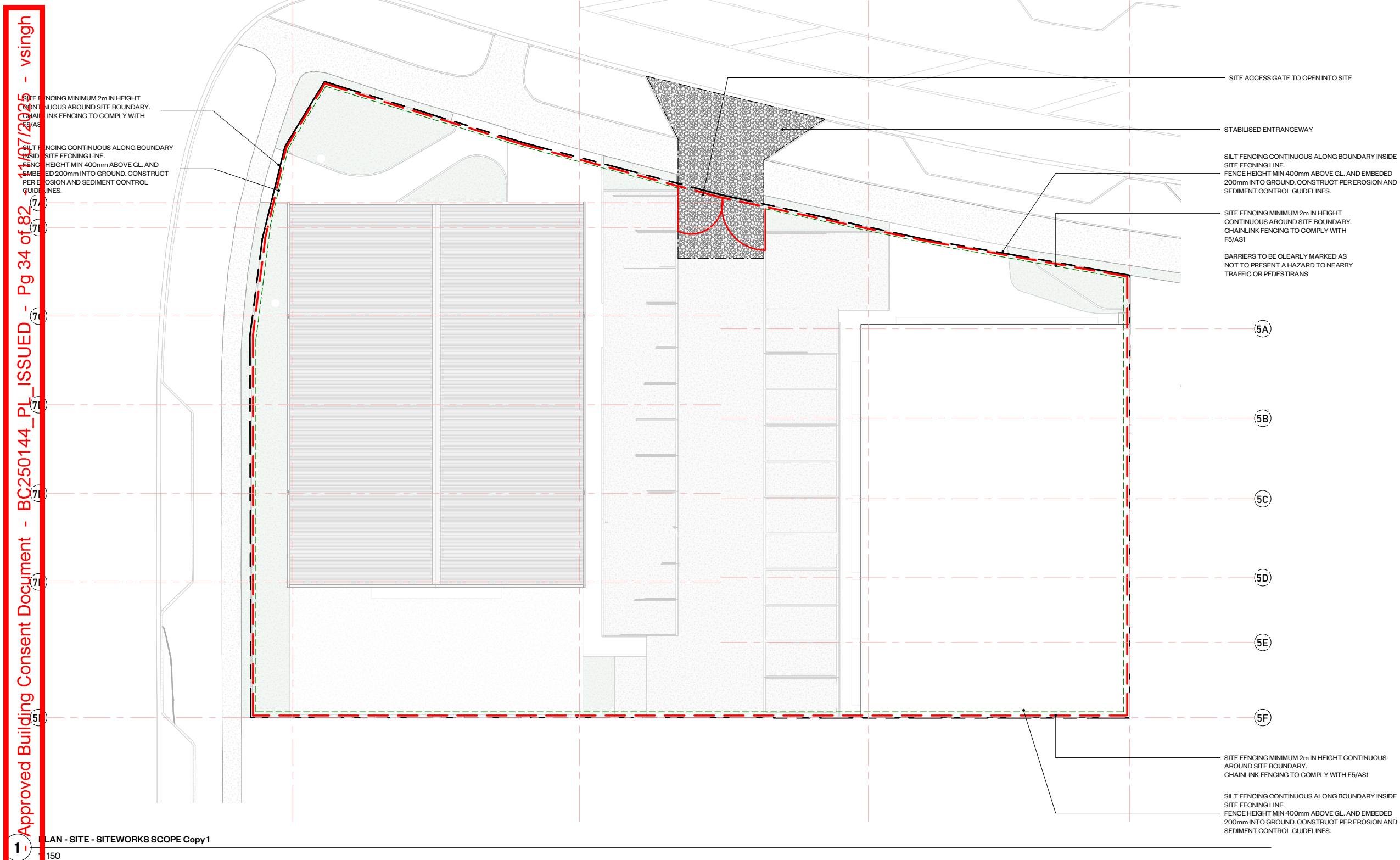
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DATE	11/04/2025	DRAWN	Author
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TITLE

DRAWING

A7.104 S1



1 - KDC - Approved Building Consent Document - BC250144_PL_ISSUED - Pg 34 of 82 - 11/07/2025 - vsingh

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S2 25/06/2025 BUILDING CONSENT - RFI 2
S1 11/04/2025 BUILDING CONSENT

REVISIONS

DATE 25/06/2025 DRAWN Author
SHEET SIZE A3 CHECKED Checker

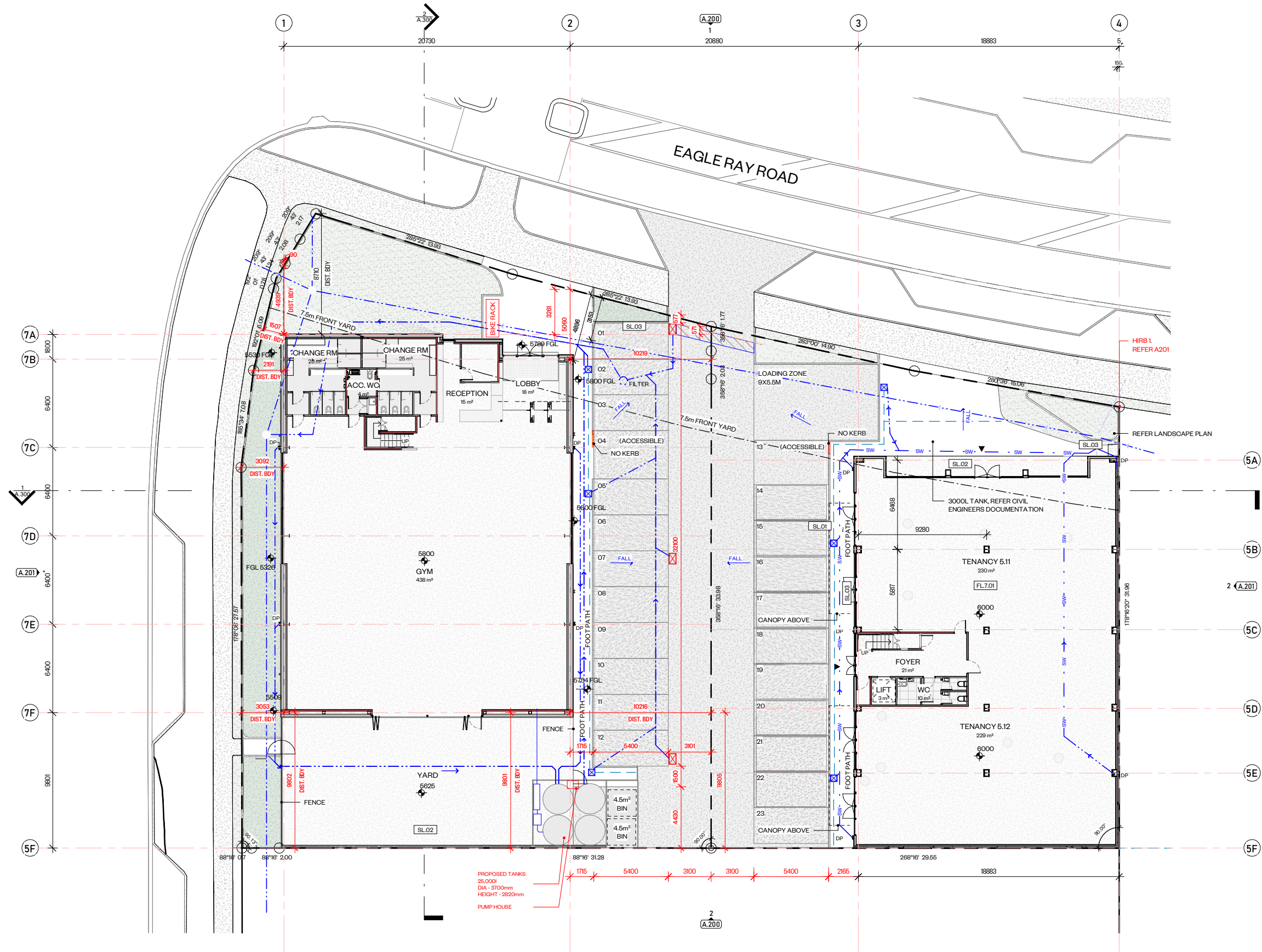
TITLE

PLAN - SETOUT

DRAWING REVISION

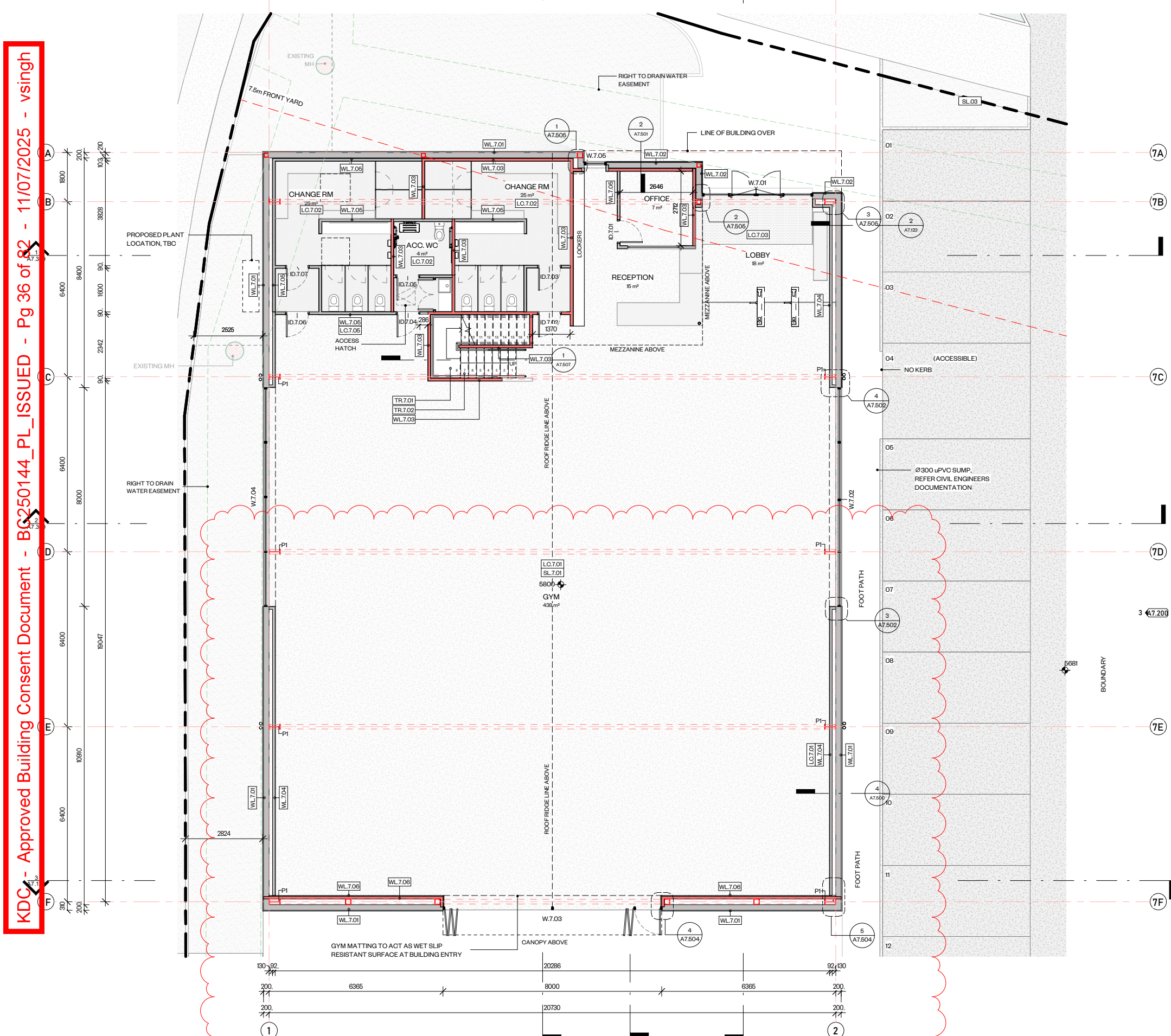
A7.105 S2

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PLAN - SETOUT - GROUND FLOOR

1:150



SL.7_FLOOR	
SL.7.01	CONCRETE SLAB: 150MM SLAB S82 MESH, 50mm TOP COVER, SELECTED OXIDE PIGMENTATION, POWERFLOAT FINISH > DPM, THERMAKRAFT THERMATHENE ORANGE 300 > 25MM SAND BLINDING > COMPACTED BASE COURSE.
SL.7.02	SUSPENDED TIMBER FRAMED FLOOR: 290x45mm H12 SGB JOIST @ 400cra > 20mm H12 T+G ECO PLY SUBSTRATE > SELECTED FLOOR COVER
WL.7_WALLS	
WL.7.01	EXTERIOR WALL VERTICAL LONGRUN STEEL: 200/18 DHS GIRTS @1m cra MAX, SUPPORTED ON PRIMARY STRUCTURAL STEEL FRAME. REFER ENGINEERS DOCUMENTATION > FLEXIBLE UNDERLAY, THERMAKRAFT WATERGATE PLUS, LAP INTO ALL OPENINGS > DIMOND BROWN BUILT 900 G550 STEEL 0.55bmt COLOR STEEL MAXAM G. 20mm TEK-12-14x20 FASTENINGS. COLOUR TO BE SELECTED
WL.7.02	EXTERIOR STEEL FRAME WALL PLASTER CLADDING SYSTEM: 200/18 DHS GIRTS @1m cra MAX, SUPPORTED ON PRIMARY STRUCTURAL STEEL FRAME PER STRUCTURAL ENGINEERS DESIGN, VERTICAL NOGS @ 400cra SPACED TO SUIT VERTICAL CAVITY BATTEN SET OUT > FLEXIBLE UNDERLAY, THERMAKRAFT WATERGATE PLUS, LAP INTO ALL OPENINGS > 20MM DRAINED CAVITY, VERTICAL CAVITY BATTENS @ 400cra > 9mm JAMES HARDIE AXON PANEL SMOOTH SHEETS WITH RESENE CONSTRUCTION ROCKOOTE PLASTER RENDER, CERANO TEXTURED FINISH TO BE SELECTED BY ARCHITECT.
WL.7.03	TWO WAY FIRE RATED INTERIOR TIMBER FRAMED WALL FRR (30/30/30) GIB FIRE RATED SYSTEMS GBLT 30b: 90x45mm H12 SGB STUDS @ 400cra > 13mm GIBS BOTH SIDES INSTALLED TO GIB FIRE RATES SYSTEMS MANUAL INCLUDING FASTENERS, JOINTING AND ANY PENETRATIONS > SELECTED FINISHES. SUBSTITUTE WITH 13mm GIB AQUALINE IN WET AREAS.
WL.7.04	INTERIOR STEEL FRAMED INSULATED PREMIER WALL : 92x34X1.5bmt STEEL FRAME: STUDS @ 800cra NOG @ 800cra. > 90mm THERMAL INSULATION MIN R2.2 > SELECTED LININGS
WL.7.05	INTERIOR TIMBER FRAMED WALL: 90x45mm SGB STUDS @ 400cra NOG @ 800cra. > SELECTED LININGS BOTH SIDES
WL.7.06	ONE WAY FIRE RATED INTERIOR WALL FRR (120/120/120) GIB FIRE RATED SYSTEMS GBLW 120: 92x34X1.5bmt STEEL FRAME: STUDS @ 400cra NOG @ 800cra > 2 LAYERS OF 19mm GIB FYRELINE ONE SIDE. TO BE INSTALLED PER GIB FIRE RATED SYSTEMS MANUAL INCLUDING ALL FASTENERS AND JOINTING > SELECTED PAINT FINISH
RF.7_ROOFS	
RF.7.01	LONGRUN STEEL ROOF: 200/18 DHS PURLINS @1m cra MAX, SUPPORTED ON PRIMARY STRUCTURAL STEEL FRAME PER STRUCTURAL DESIGN > 40MM THERMAX B STRIPS > ROOF UNDERLAY, THERMAKRAFT COVERTEK 403 > ROOFING - DIMOND BROWN BUILT G550 STEEL 0.55bmt COLOR STEEL MAXAM LONGRUN ROOFING. 65mm TEK-12-14x95 FASTENERS. SELECTED COLOUR
RF.7.02	EXTERNAL GUTTER (300): BOX GUTTER 300 ON EXPOSED GUTTER BRACKETS. TITANIA PAINT FINISH.
RF.7.03	METAL CANOPY: 8MM FOLDED ALUMINIUM CANOPY. POWDERCOAT TITANIA: INSTALL AS PER DETAILS.
TR.7_STAIRS/BALUSTRADES	
TR.7.01	ACCESSIBLE STAIRS FRR 120/120/120 ONE WAY GBUC 120: TIMBER FRAMED STRUCTURE, STRINGERS TO SUIT. SELECTED TIMBER CLOSED TREADS 290x20mm NOSING MAX 190mm RISER, ACCOLADE PLUS TIMBER LOOK VINYL FINISH TO COMPLY WITH D1/AS1. 2 LAYERS 19mm GIB FYRELINE TO UNDERSIDE OF STAIR STRUCTURE INSTALLED TO GIB FIRE RATED SYSTEMS MANUAL UNIVERSAL CEILING SYSTEMS
TR.7.02	STAIR HANDRAIL: Ø40mm HANDRAIL ON STANDOFF BRACKETS MOUNTED TO ADJACENT WALL BETWEEN 900&1000mm HIGH MEASURED FROM TREAD. HANDRAIL PROFILE AND CLEARANCE TO COMPLY WITH FIGURE 26 D1/AS1
TR.7.03	TIMBER FRAMES BALUSTADE: 90x45mm SGB TIMBER FRAMING @ 400cra > 13mm GIB STANDARD BOTH SIDES > SELECTED PAINT FINISH. REFER STRUCTURAL DETAILS
LC.7_COVERINGS/LININGS	
LC.7.01	CONCRETE FLOOR FINISH: MEGA FLOOR POLISHED CONCRETE. URBAN PREMIUM - ACCEPTABLE DRY SLIP RESISTANCE PER D1/AS1 TABLE 2
LC.7.02	VINYL FLOORING: ACCOLADE FOOHOLD FLOORING 2mm VINYL SHEET COLOUR TO BE SELECTED. WET-SLIP RESISTANT R-11 TO COMPLY WITH D1/AS1
LC.7.03	ENTRANCE MATTING: SHAW CONTRACT STEPPING OUT WELCOME 110mm CARPET TILES. INSTALL FLUSH. COLOUR TO BE SELECTED
LC.7.05	PLASTERBOARD WALL LINING: 13mm GIB PLASTERBOARD LINED AND STOPPED TO F4 FINISH > SELECTED PAINT FINISH
LC.7.07	VINYL FLOORING - ARMSTORNG / ACCOLADE FLOORING 2mm VINYL TIMBER PLUS. SELECTED LOOK. SLIP RESISTANCE R-10
SURFACE FINISH GROUP NUMBER	
NOTE: IT IS IMPORTANT TO NOTE THAT FIRE GROUP NUMBER RATINGS ARE DETERMINED BY THE SUBSTRATE'S OWN UNCOATED PERFORMANCE AND THAT DECORATIVE WATERBORNE OR SOLVENT BORNE PAINT AND CLEAR COATINGS ETC APPLIED AT LESS THAN 0.4MM THICK WILL NOT ALTER THE SUBSTRATE'S OWN FIRE GROUP NUMBER RATING. (A STANDARD 3 COAT PAINT SYSTEM, PRIMER/SEALER PLUS 2 TOP COATS WILL USUALLY NOT EXCEED 120 MICRONS (0.12 MM) DRY FILM THICKNESS).	
DULUX PAINT ON PAPER FACED PLASTER-BOARD (GIB) CEILING. GROUP-1S DULUX PAINT ON PAPER FACED PLASTER-BOARD (GIB) WALLS. GROUP-1S REFER FIRE RATING FOR DULUX SPEC SEPTEMBER 2022	
CRITICAL RADIANT FLUX	
PORCELAIN FLOOR TILES : (PER Q/VM2 - APPENDIX B)	4.5kW/m²
CONCRETE SLAB FLOOR : (PER Q/VM2 - APPENDIX B)	4.5kW/m²
SHAW CONTRACT ENTRANCE MATTING :	4.9kW/m
VINYL FLOORING ACCOLADE PLUS / FOOHOLD	4.5kW/m²

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PROJECT NO	PN2435
ADDRESS	5 & 7 EAGLE RAY ROAD, MANGAWHAI
LEGAL	LOT 11 & 12 DP 579625
CLIENT	MAROTERE & ST LAMBERT

ARCHITECT	Designer
SURVEYOR	ARCLAB
SERVICES	HSC
FIRE	ASSET CARE LIMITED
STRUCTURE	RICHARDS CONSULTING ENGINEERS
CIVIL	RICHARDS CONSULTING ENGINEERS
GEOTECH	RICHARDS CONSULTING ENGINEERS
PLANNER	CAMPBELL BROWN PLANNING
TRAFFIC	TRAFFIC PLANNING CONSULTANTS
LIGHTING	TARGET T1
LANDSCAPE	LANDSCAPE AND ECOLOGY

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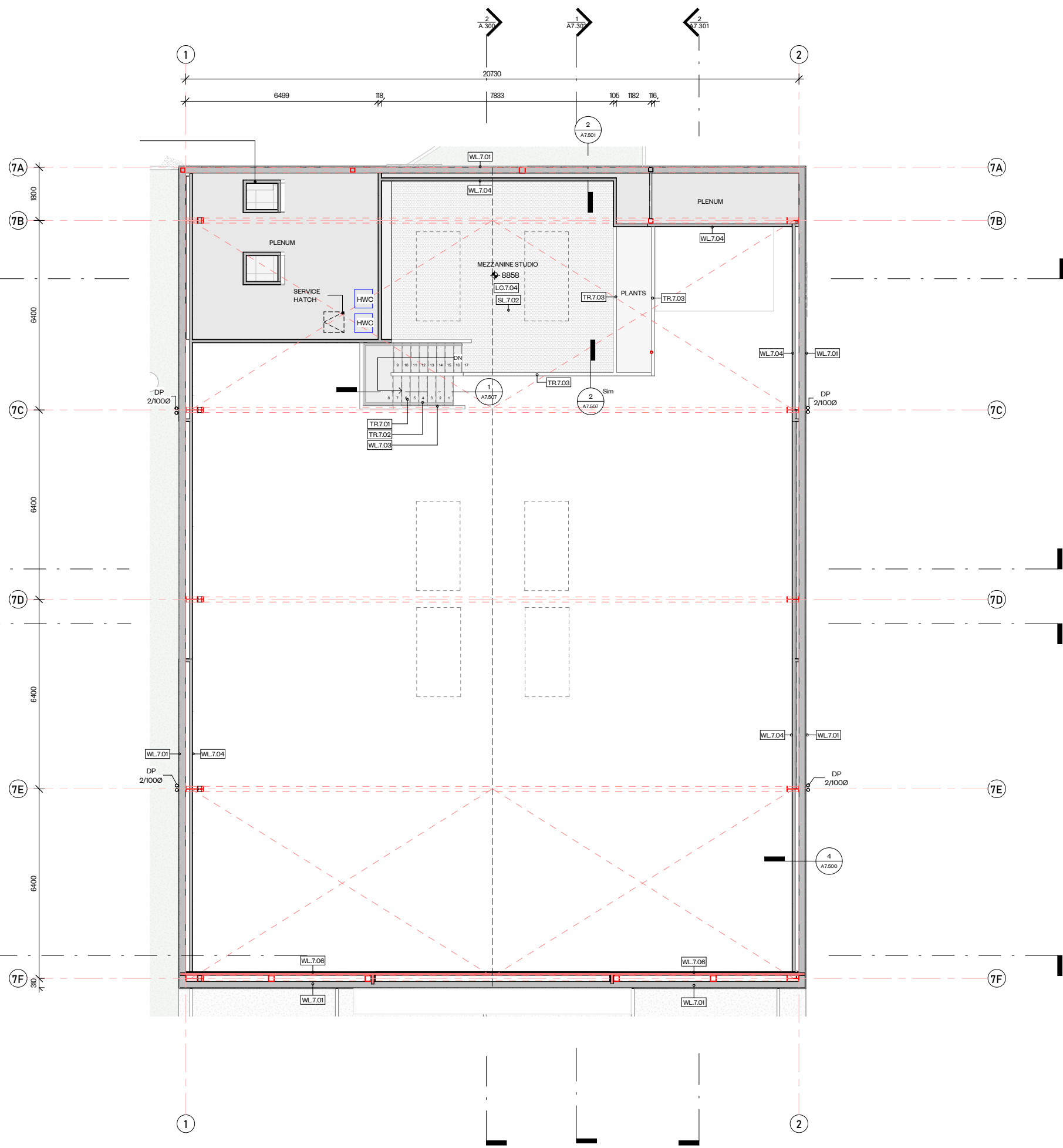
S1	25/06/2025	BUILDING CONSENT - RFI 2
O		
S9	14/05/2025	BUILDING CONSENT - RFI 1
S8	09/05/2025	BUILDING CONSENT - REV 1
S7	28/04/2025	TENDER ISSUE - REVISION 1
S6	11/04/2025	BUILDING CONSENT
S5	17/03/2025	TENDER ISSUE
S4	28/01/2024	RESOURCE CONSENT
S3	20/12/2024	UPDATE FRONTAGE
S2	16/12/2024	CONSULTANT ISSUE
S1	05/12/2024	CLIENT ISSUE

REVISIONS

DATE	25/06/2025	DRAWN	PK
SHEET SIZE	A3	CHECKED	JO

TITLE

PLAN - GROUND FLOOR



SL7_FLOOR_

SL7.01 CONCRETE SLAB: 150MM SLAB SET72 MESH, 50mm TOP COVER.
SELECTED OXIDE PIGMENTATION, POWERFLOAT FINISH> DPM,
THERMAKRAFT THERMATHENE ORANGE 300 > 25MM SAND
BLINDING > COMPACTED BASE COURSE.

SL7.02 SUSPENDED TIMBER FRAMED FLOOR: 290x45mm H1.2 SG8 JOIST
@ 400ors > 20mm H1.2 T+G ECO FLY SUBSTRATE > SELECTED
FLOOR COVER

WL7. WALLS

WL7.01 EXTERIOR WALL VERTICAL LONGRUN STEEL: 200/8 DHS GIRTS @1m c/s MAX, SUPPORTED ON PRIMARY STRUCTURAL STEEL FRAME. REFER ENGINEERS DOCUMENTATION → FLEXIBLE UNDERLAY. THERMAKRAFT WATERGATE PLUS, LAP INTO ALL OPENINGS: 2 DIMOND BROWNBLU T900 G560 STEEL. 0.656mm COLOUR STEEL. MAXIM G. 20mm TEK 12-14x20 FASTENINGS. COLOUR TO BE SELECTED

WL7.02 EXTERIOR STEEL FRAME WALL PLASTER CLADDING SYSTEM: 200/8 DHS GIRTS @1m c/s MAX, SUPPORTED ON PRIMARY STRUCTURAL STEEL FRAME PER STRUCTURAL ENGINEERS DESIGN. VERTICAL NOGS @ 400c/s SPACED TO SUIT VERTICAL CAVITY BATTEN SET OUT → FLEXIBLE UNDERLAY, THERMAKRAFT WATERGATE PLUS, LAP INTO ALL OPENINGS → 20MM DRAINED CAVITY. VERTICAL CAVITY BATTENS @ 400c/s → 9mm JAMES HARDIE AXON PANEL SMOOTH SHEETS WITH RESENE CONSTRUCTION ROCKOOTE PLASTER RENDER. CERANO TEXTURED FINISHED TO BE SELECTED BY ARCHITECT.

WL7.03 TWO WAY FIRE RATED INTERIOR TIMBER FRAME WALL. FR (30/30/30) GIB FIRE RATED SYSTEMS GBTL 30c. 90x45mm H12 SGR STUDS @ 600c/s → 13mm GIBS BOTH SIDES INSTALLED TO GIB FIRE RATES SYSTEMS MANUAL, INCLUDING FASTENERS, JOINTING AND ANY PENETRATIONS → SELECTED FINISHES. SUBSTITUTE WITH 13mm GIB AQUALINE IN WET AREAS.

WL7.04 INTERIOR STEEL FRAMED INSULATED PREMIER WALL : 92x34mm 0.756mm STEEL FRAME : STUDS @ 600c/s NOG @ 800c/s → 90mm THERMAL INSULATION MIN R2 → SELECTED LININGS

WL7.05 INTERIOR STEEL FRAMED WALL : 92x34mm 0.756mm STEEL FRAME : STUDS @ 600c/s NOG @ 800c/s → SELECTED LININGS BOTH SIDES

WL7.06 ONE WAY FIRE RATED INTERIOR WALL. FR (120/120/120) GIB FIRE FIRE RATED SYSTEMS GBUW 120 : 92x34mm 0.756mm STEEL FRAME : STUDS @ 600c/s NOG @ 800c/s → 2 LAYERS OF 19mm GIB FYRELINE ONE SIDE. TO BE INSTALLED PER GIB FIRE RATED SYSTEMS MANUAL INCLUDING ALL FASTENERS AND JOINTING → SELECTED PAINT FINISH

TR.7_STAIRS/BALUSTRADES	
TR.7.01	ACCESSIBLE STAIRS FR120/120/120 ONE WAY GBUIC 120: TIMBER FRAMED STRUCTURE, STRINGERS TO SUIT, SELECTED TIMBER CLOSED TREADS 290x20mm NOSING MAX 190mm RISER, TO COMPLY WITH D1AS1, 2 LAYERS 18mm GIB FACING TO UNDERSIDE OF STAIR STRUCTURE INSTALLED TO GIB FIRE RATED SYSTEMS MANUAL UNIVERSAL CEILING SYSTEMS
TR.7.02	STAIR HANDRAIL, Ø40mm HANDRAIL ON STANDOFF BRACKETS MOUNTED TO ADJACENT WALL. BETWEEN 900&1000mm HIGH MEASURED FROM TREAD, HANDRAIL PROFILE AND CLEARANCE TO POMPLY WITH FIGURE 26 D1AS1
TR.7.03	TIMBER FRAMES BALUSTADE: 90x45mm SGB TIMBER FRAMING @ 400c/sr > 13mm GIB STANDARD BOTH SIDES > SELECTED PAINT FINISH. REFER STRUCTURAL DETAILS

L.C.7_COVERINGS/LININGS	
L.C.7.01	CONCRETE FLOOR FINISH: POWER FLOAT FINISH TO ACHIEVE ACCEPTABLE DRY SLIP RESISTANCE PER DI/ASI TABLE 2
L.C.7.02	FLOOR TILES: ARDEX 402 WPM INSTALLED TO MANUFACTURERS SPEC> 12mm SPOKED TILES ON SCREED. FULLY GROUTED W/ MAPEI EPOXY GROUT. COLOUR TO BE SELECTED. TILES TO BE WET-SLIP RESISTANT TO COMPLY WITH DI/ASI
L.C.7.03	ENTRANCE MATTING : SHAW CONTRACT STEPPING OUT WELCOME II 10mm CARPET TILES. INSTALL FLUSH. COLOUR TO BE SELECTED
L.C.7.04	GYM MATTING - SELECTED RUBBER GYM MATTING. TO ACHIEVE WET SLIP RESISTANCE PER DI/ASI TABLE 2.
L.C.7.05	PLASTERBOARD WALL LINING - 15mm GIB PLASTERBOARD LINED AND STOPPED TO F4 FINISH> SELECTED PAINT FINISH

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S6	11/04/2025	BUILDING CONSENT
S6	17/03/2025	TENDER ISSUE
S4	28/01/2024	RESOURCE CONSENT
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S1	05/12/2024	CLIENT ISSUE

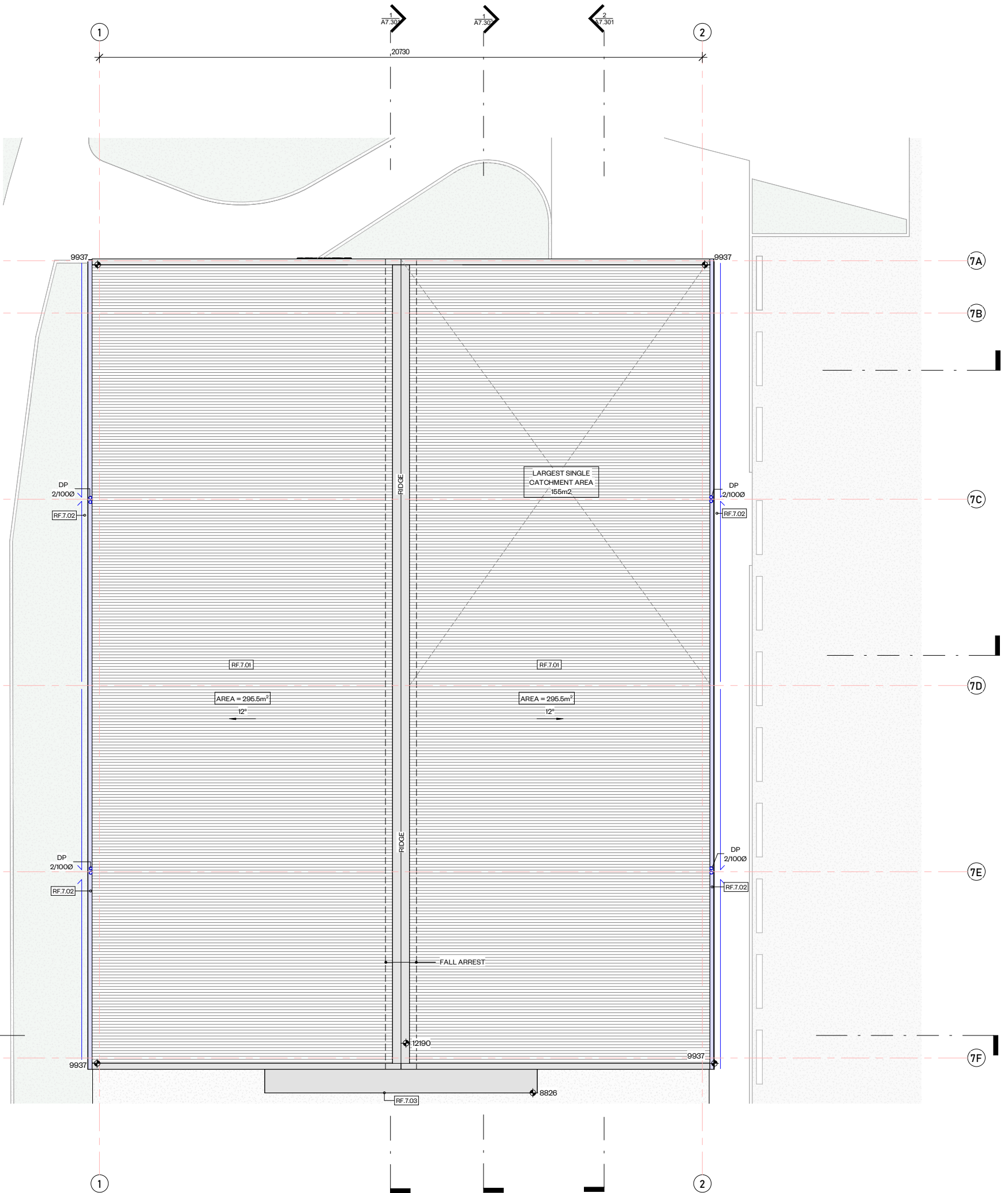
REVISIONS

DATE	11/04/2025	DRAWN	PK
SHEET SIZE	A3	CHECKED	JO

TITLE

**PLAN - MEZZANINE
FLOOR**

DRAWING **A7.108** REVISION **S6**



RF. ROOF

RF.7.01 LONGRUN STEEL ROOF: 200/18 DHS PURLINS @1m cns MAX, SUPPORTED ON PRIMARY STRUCTURAL STEEL FRAME PER STRUCTURAL DESIGN > 40MM THERMAX B STRIPS > ROOF UNDERLAY, THERMAKRAFT COVERTEK 403 > ROOFING - DIMOND BROWN BUILT G560 STEEL 0.55bmt COLORSTEEL MAXAM LONGRUN ROOFING 85mm TEK-12 14x95 FASTENERS SELECTED COLOUR

RF.7.02 EXTERNAL GUTTER (300): BOX GUTTER 300 ON EXPOSED GUTTER BRACKETS. 'TITANIA' PAINT FINISH.

RF.7.03 METAL CANOPY: 8MM FOLDED ALUMINIUM CANOPY. POWDERCOAT 'TITANIA'. INSTALL AS PER DETAILS.

ROOF CATCHMENTS

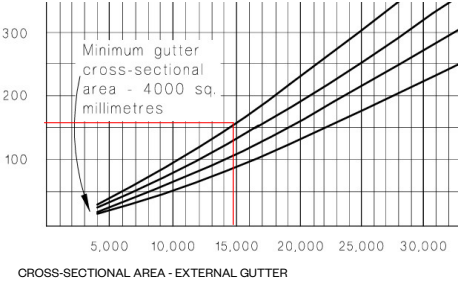
LARGEST CATCHMENT AREA 155m²

CROSS SECTIONAL AREA REQUIRED: 15,000mm²

EFFECTIVE GUTTER CROSS SECTION: 19,250mm²

EXTERNAL GUTTER: METALCRAFT BOX GUTTER 175

DOWN PIPE: 2/100mm Ø



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PROJECT NO PN2435
ADDRESS 5 & 7 EAGLE RAY ROAD, MANGAWHAI
LEGAL LOT 11 & 12 DP 579625
CLIENT MAROTERE & ST LAMBERT

ARCHITECT Designer
SURVEYOR ARCLAB
SERVICES HSC
FIRE ASSETCARE LIMITED
STRUCTURE RICHARDS CONSULTING ENGINEERS
CIVIL RICHARDS CONSULTING ENGINEERS
GEOTECH RICHARDS CONSULTING ENGINEERS
PLANNER CAMPBELL BROWN PLANNING
TRAFFIC TRAFFIC PLANNING CONSULTANTS
LIGHTING TARGETTI
LANDSCAPE LANDSCAPE AND ECOLOGY

S8 14/05/2025 BUILDING CONSENT - RFI 1
S7 28/04/2025 TENDER ISSUE - REVISION 1
S6 11/04/2025 BUILDING CONSENT
S5 17/03/2025 TENDER ISSUE
S4 28/01/2024 RESOURCE CONSENT
S3 20/12/2024 UPDATE FRONTAGE
S2 16/12/2024 CONSULTANT ISSUE
S1 05/12/2024 CLIENT ISSUE

REVISIONS

DATE	14/05/2025	DRAWN	PK
SHEET SIZE	A3	CHECKED	JO

TITLE
PLAN - ROOF

DRAWING
A7.109

REVISION
S8

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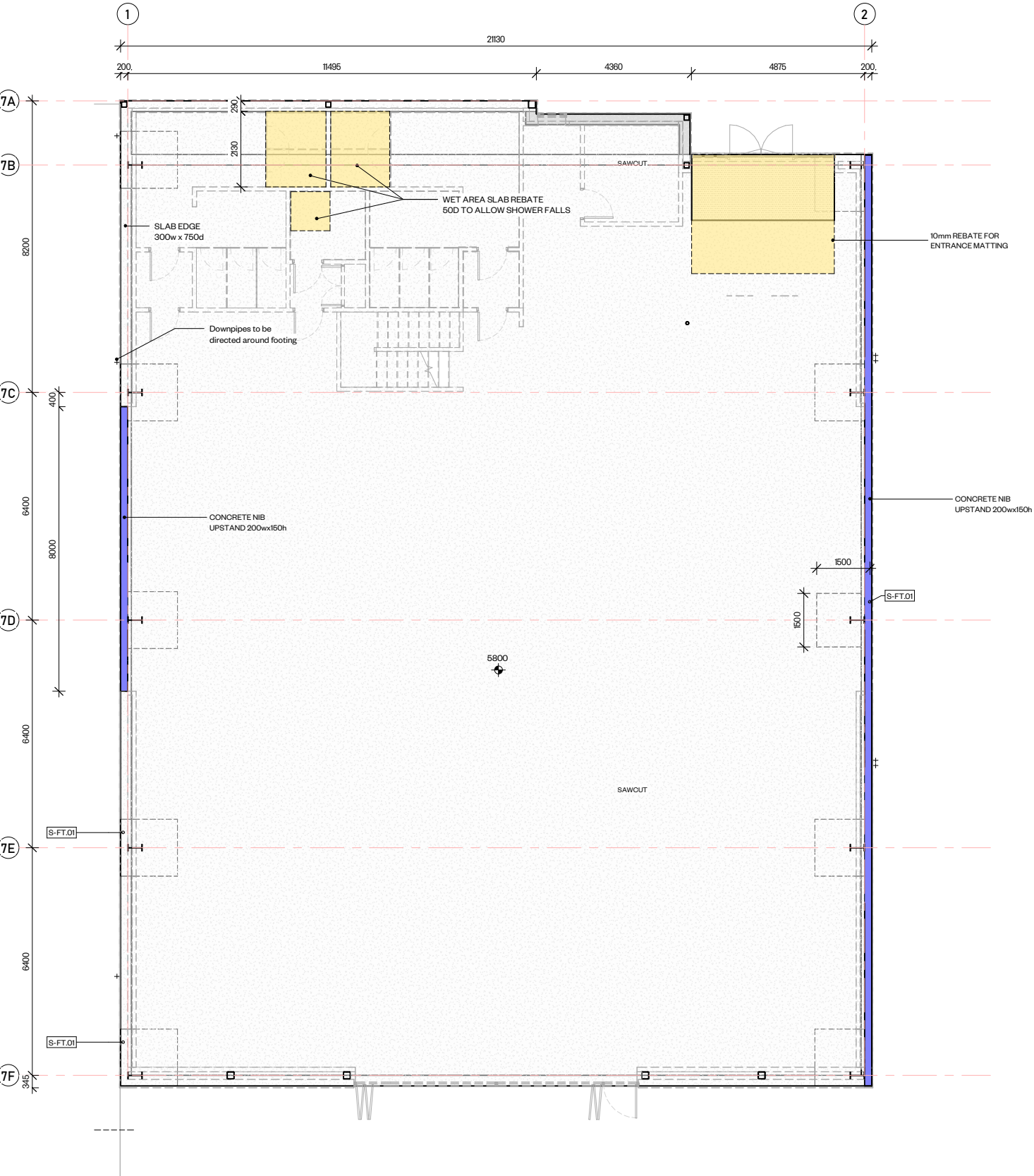
S6	11/04/2025	BUILDING CONSENT
S5	17/03/2025	TENDER ISSUE
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S1	05/12/2024	CLIENT ISSUE

REVISIONS			
DATE	11/04/2025	DRAWN	PK
SHEET SIZE	A3	CHECKED	JO

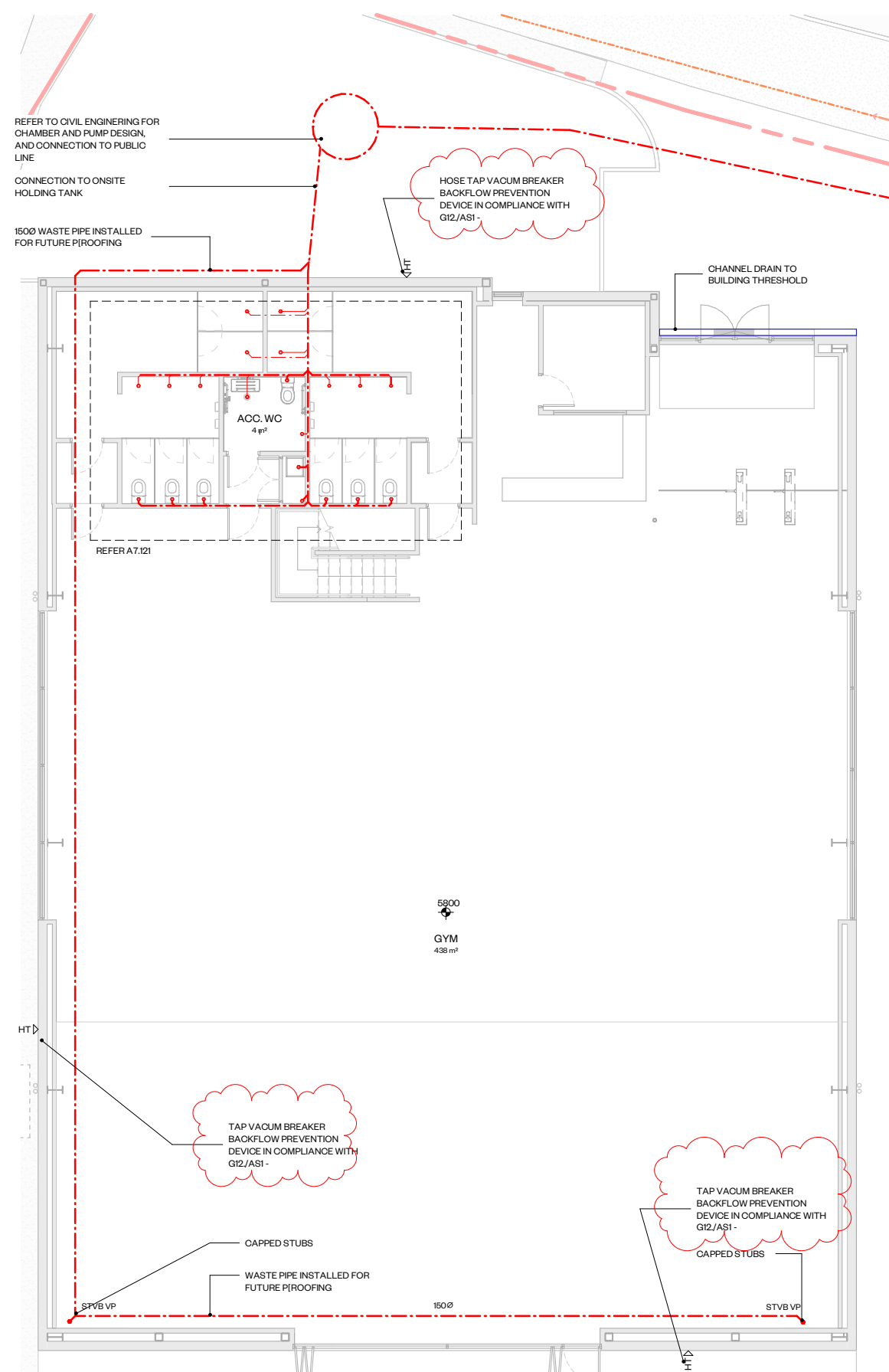
TITLE
**PLAN - SLAB &
FOUNDATION**

DRAWING
A7.110

REVISION
S6



1 FOUNDATION - LOT 12
1:75



1 HYDRAULIC - GROUND FLOOR - LOT 12
1:75

1:75

11

PIPE TYPES AND SIZES

EXISTING WASTER WATER LINE			TYPE 2 SUMP. REFER CIVIL DOCUMENTATION
NEW WASTE WATER LINE			
EXISTING STORM WATER LINE			uPVC SUMP, REFER CIVIL DOCUMENTATION
NEW STORM WATER LINE			

Ø160 NOVAFLO SUBSOIL DRAIN



PLUMBING AND DRAINAGE LEGEND

WC,	80MM WATER CLOSET CLOSE COUPLE SUITE
SK	WASTE SINK
SH	SHOWER
TB	LAUNDRY TUB
WH	WASH HAND BASIN
W/M	WASHING MACHINE
FR	FRIDGE
HWIC	HOT WATER CYLINDER
DP	DOWN PIPE
TV	TERMINAL VENT
VP	DISCHARGE STACK VENT
DS	DISCHARGE STACK
GT	GULLY TRAP
IP	INSPECTION POINT
AAV	AIR ADMITTANCE VALVE
WT	WATER TANK
WP	WATER PUMP

SERVICES NOTES

- 01. ALL PLUMBING AND DRAINAGE TO COMPLY WITH G13/AS1**
- 02. ALL PIPEWORK INCLUDING VENTS SHALL BE CONCEALED WITHIN THE FRAMING.**
- 03. ALL EXPOSED WASTE PIPES SHALL BE CHROME PLATED**
- 04. PLUMBING LAYOUT SHOWN IS DIAGRAMMATIC ONLY & SHALL BE CONFIRMED ON SITE.**
- 05. GULLY TRAPS MUST BE 175MM BELOW LOWEST FITTING BUT 50MM ABOVE FGL.**
- 06. ALL HOT WATER PIPEWORK SHALL BE INSULATED.**
- 07. ALL PIPEWORK SHALL BE CONCEALED WITHIN THE FRAMING.**
- 08. ALLOW THRU JOIST BRACKETS WHERE WASTE PIPES ARE REQ. TO PASS THROUGH JOISTS.**
- 09. FIT SAFE TRAY TO HWC TO COMPLY WITH NZBC G12/AS1**

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SURVEYOR	ARCLAB
SERVICES	HSC
FIRE	ASSETCARE LIMITED
STRUCTURE	RICHARDS CONSULTING ENGINEERS
CIVIL	RICHARDS CONSULTING ENGINEERS
GEOTECH	RICHARDS CONSULTING ENGINEERS
PLANNER	CAMPBELL BROWN PLANNING
TRAFFIC	TRAFFIC PLANNING CONSULTANTS
LIGHTING	TARGETTI
LANDSCAPE	LANDSCAPE AND ECOLOGY

S8	25/06/2025	BUILDING CONSENT - RFI 2
S7	14/05/2025	BUILDING CONSENT - RFI
S6	11/04/2025	BUILDING CONSENT
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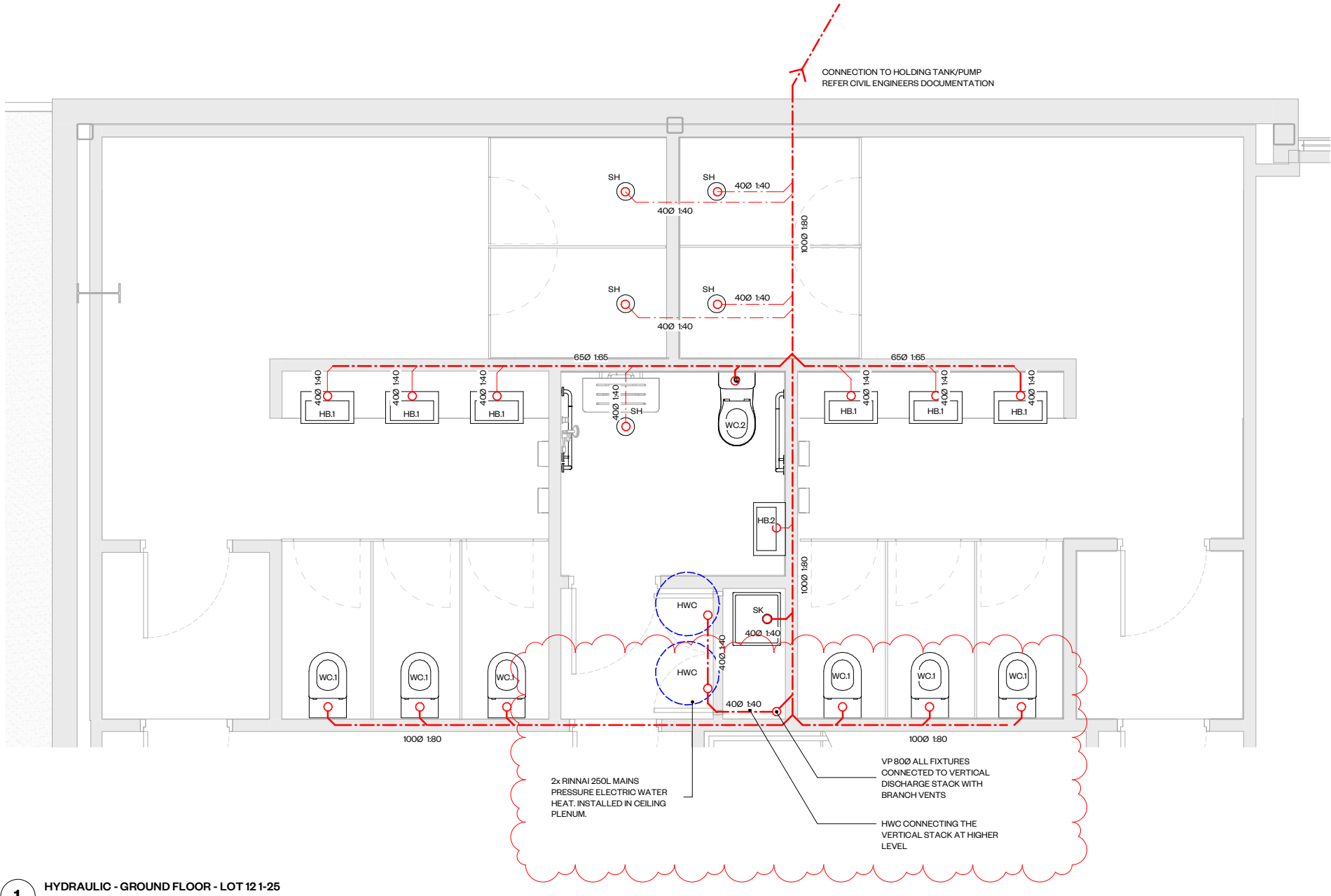
REVISIONS			
DATE	25/06/2025	DRAWN	Author
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TITLE

HYDRAULICS PLAN - GF

DRAWING REVISION

A7.120 S8



1 HYDRAULIC - GROUND FLOOR - LOT 12 1-25
1:25

PIPE TYPES AND SIZES		
EXISTING WASTE WATER LINE		 TYPE 2 SUMP. REFER CIVIL DOCUMENTATION
NEW WASTE WATER LINE		
EXISTING STORM WATER LINE		 uPVC SUMP. REFER CIVIL DOCUMENTATION
NEW STORM WATER LINE		
Ø160 NOVAFLO SUBSOIL DRAIN		
		
PLUMBING AND DRAINAGE LEGEND		
WC.	80MM WATER CLOSET CLOSE COUPLE SUITE	
SK	WASTE SINK	
SH	SHOWER	
TB	LAUNDRY TUB	
WH	WASH HAND BASIN	
W/M	WASHING MACHINE	
FR	FRIDGE	
HWC	HOT WATER CYLINDER	
DP	DOWN PIPE	
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VP	DISCHARGE STACK VENT	
DS	DISCHARGE STACK	
GT	GULLY TRAP	
IP	INSPECTION POINT	
AAV	AIR ADMITTANCE VALVE	
WT	WATER TANK	
WP	WATER PUMP	
SERVICES NOTES		

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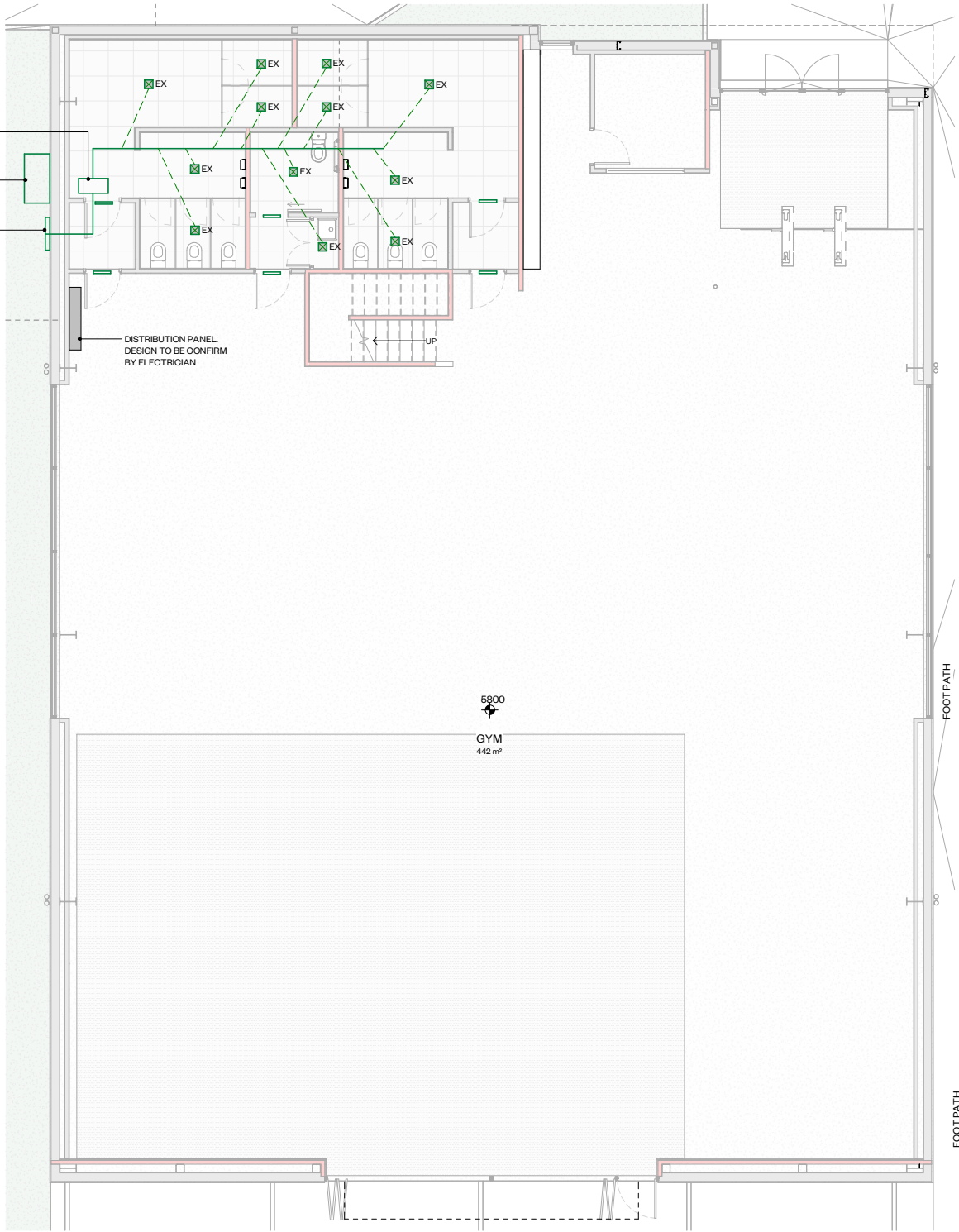
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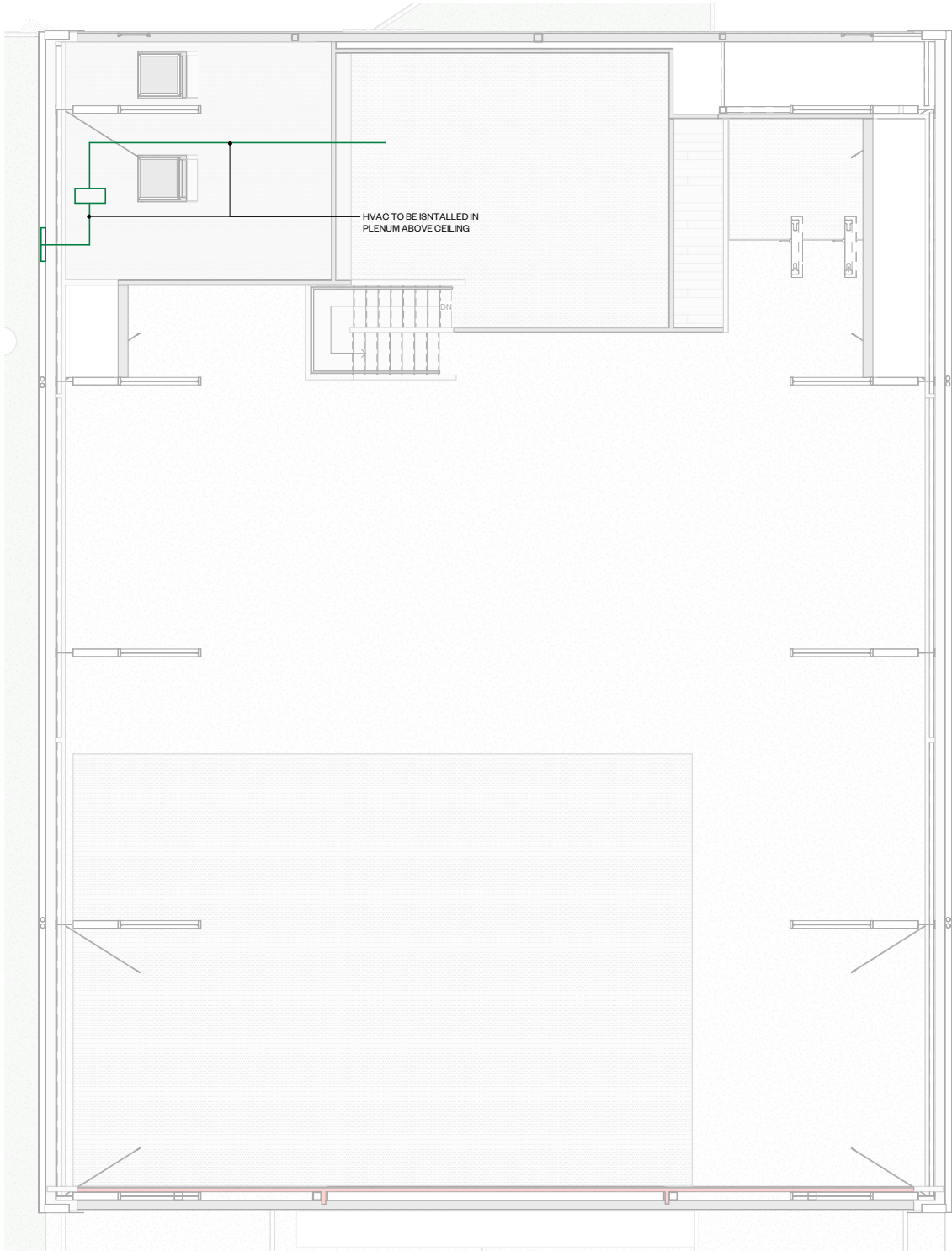
S8	04/07/2025	IFC - 2
S7	14/05/2025	BUILDING CONSENT - RF1
S6	11/04/2025	BUILDING CONSENT
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S1	05/12/2024	CLIENT ISSUE

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DATE	04/07/2025	DRAWN	Author
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TITLE
HYDRAULICS PLAN - GF
Copy1



SERVICE PLAN - GROUND FLOOR
1:75



2 SERVICE PLAN - MEZZANINE
1:75

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LIGHTING TARGETTI
LANDSCAPE LANDSCAPE AND ECOLOGY

S1 11/04/2025 BUILDING CONSENT

REVISIONS

DATE 11/04/2025 DRAWN Author
SHEET SIZE A3 CHECKED Checker

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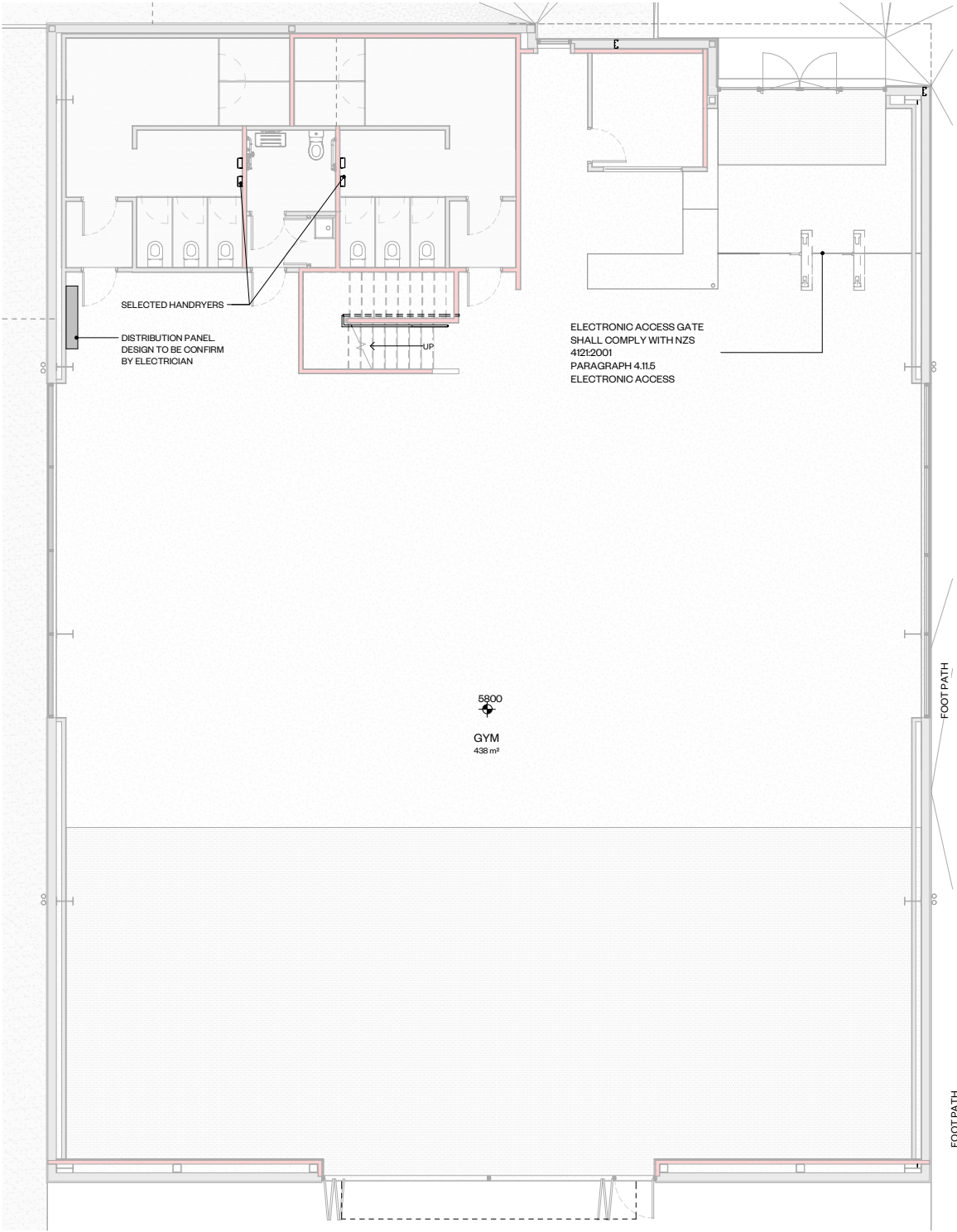
SERVICE PLAN

DRAWING

A7.122

REVISION

S1



1 ELECTRICAL / LIGHTING PLAN - GROUND FLOOR

1:75

ARTIFICIAL LIGHTING G8

SOURCES WITHIN THE BUILDING WITH COMPLY WITH G8 AND SHALL BE PROVIDED WITH ADEQUATE ARTIFICIAL LIGHTING WHICH, ILLUMINATED IN THE ABSENCE OF SUFFICIENT NATURAL LIGHT, WILL ENABLE SAFE MOVEMENT

REFER TO LUMWORK LUX STUDY FOR GYM AND MEZZANINE FOR REQUIRED LUX LEVELS TO CPL WITH G8

EMERGENCY LIGHTING F6

PLEASE REFER TO EMERGENCY LIGHTING PLANS

G4 VENTILATION

FOR ELECTRICAL WORKS ASSOCIATED WITH VENTILATION REFER TO FUTURE ENERGY MECHICAL VENTILATION PLANS AND PS1

ELECTRICAL SWITCHES AND SOCKETS

ELECTRICAL SWITCHES AND SOCKETS ON ACCESSIBLE ROUTES SHALL COMPLY WITH NZS 4121:2001

A. ALL LIGHT SWITCHED SHALL BE HORIZONTALLY ALIGNED WITH DOOR HANDLES AT 900-1200mm above finished floor

B. THE TOGGLE, ROCKER PUSH PAD OR PUSHP BUTTON CONTROL OF LIGHT SWITCHED SHALL PROJECT CLEAR OF THE SWITCH PLATE:

C. SOCKET OUTLETS SHALL BE FIXED 500mm AND 1200mm ABOVE FINISHED FLOOR LEVEL AND AT LEAST 500mm FROM CORNERS AND WITHIN A 500mm HORIZONTAL DIMENSION FROM THE FRONT OF ANY BENCH OR FIXED UNIT

LIGHTING CONTROLS

LIGHTING CONTROLS SHALL COMPLY WITH NZ 4243:22007 ENERGY EFFICIENCY - LARGE BUILDINGS 3.2 LIGHTING CONTROLS PARAGRAPHS 1 AND 2

ELECTRICAL SUPPLY TO ESSENTIAL SERVICES

EMERGENCY LIGHTING SYSTEMS WILL OPERATE FOR TWO HOURS IN THE EVENT OF A POWER OUTAGE.

ALARM SYSTEMS WILL HAVE A BATTERY BACK UP, TO ALLOW SYSTEMS TO OPERATE IN THE EVENT OF A POWER OUTAGE.

MECHANICAL VENTILATION SERVICES WILL HAVE AN UNINTERRUPTIBLE POWER SUPPLY TO ENSURE OPERATION DURING AN OUTAGE.

ELECTRICIAN TO ENSURE THESE STANDARDS ARE ACHIEVED WITHIN THERE CERTIFICATE OF COMPLIANT WORKS.

LIGHTING CONTROLS

LIGHTING CONTROLS SHALL COMPLY WITH NZ 4243:22007 ENERGY EFFICIENCY - LARGE BUILDINGS 3.2 LIGHTING CONTROLS PARAGRAPHS 1 AND 2

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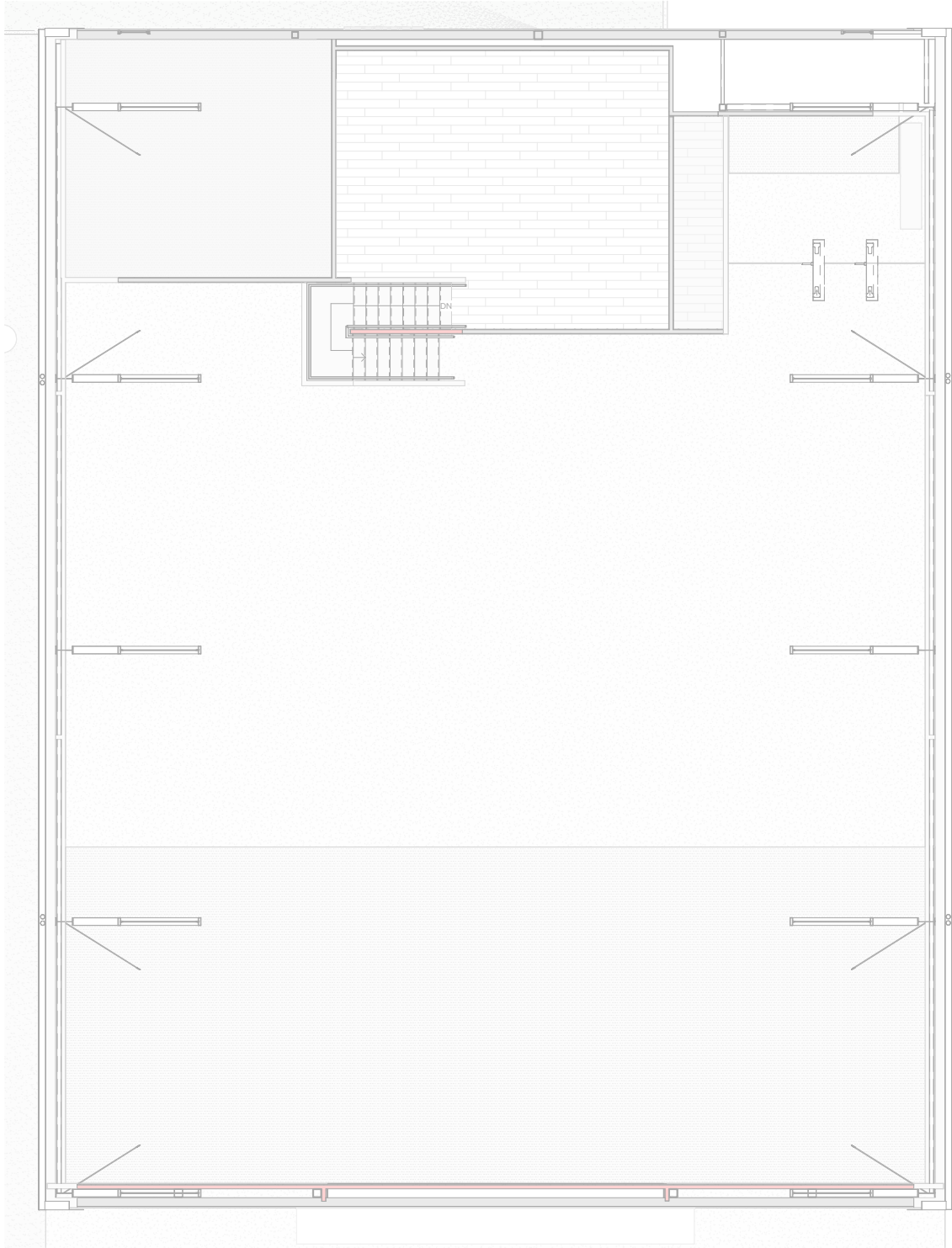
LIGHTS IN THE MAIN GYM AREA WILL OPERATE ON OCCUPANCY SENSORS TO ENSURE USAGE IS CONTROLLED ONLY WHEN THE GYM IS OCCUPIED.

BATHROOM LIGHTS WILL BE CONTROLLED BY OCCUPANCY SENSORS TO ENSURE LIGHTS ARE ONLY IN OPERATION DURING USAGE OF EACH INDIVIDUAL BATHROOM.

OFFICE AND RECEPTION AREA WILL BE CONTROLLED BY LOCAL LIGHT SWITCHES.

2 ELECTRICAL/LIGHTING PLAN - MEZZANINE

1:75



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LANDSCAPE LANDSCAPE AND ECOLOGY

S3 25/06/2025 BUILDING CONSENT - RFI 2
S2 14/05/2025 BUILDING CONSENT - RFI 1
S1 11/04/2025 BUILDING CONSENT

REVISIONS

DATE 25/06/2025 DRAWN Author
SHEET SIZE A3 CHECKED Checker

TITLE

SERVICE PLAN

DRAWING

A7.122

REVISION

S3

ACCESSIBILITY NOTES

SIGNS SHALL BE INSTALLED THROUGHOUT THE BUILDING IN
ACCORDANCE WITH NZBC F8/AS1 SIGNS

PROVIDE THE FOLLOWING ACCESS AND FACILITY SIGNAGE FOR
PEOPLE WITH DISABILITIES:

ACCESSIBLE ENTRANCES
ACCESSIBLE ROUTES THROUGH THE BUILDING
ACCESSIBLE SERVICES AVAILABLE WITHIN THE BUILDING

SIGNAGE TO COMPLY WITH F8/AS1 6.2 POSITION CONSISTENTLY
THROUGHOUT THE BUILDING BETWEEN 1400mm & 1700mm ABOVE FFL.
INTERNATIONAL SYMBOL FOR ACCESS MUST BE USED, INCLUDE
DIRECTION OF TRAVEL WHEN APPROPRIATE, AND NAME OR SYMBOL
OF FACILITY.

EXIT SIGNS

READ IN CONJUNCTION WITH FIRE REPORT AND EGRESS PLANS

EXIT SIGNS TO COMPLY WITH F8

THE EXISTING EXIT SIGNAGE IN THE AREA OF ALTERATION IS TO BE
ALTERED AS NECESSARY TO MAINTAIN COMPLIANCE WITH F8.

SIGNAGE FOR THE FIRE RELATED SAFETY FEATURES OF THE BUILDING
SHALL BE ALTERED AS NECESSARY THROUGHOUT THE AREA OF
ALTERATION TO MAINTAIN COMPLIANCE WITH F8.

LEGEND

→ SIGN DIRECTION

ISA - INTERNATIONAL
SYMBOL OF ACCESS

ES - EXIT SIGN

EN - ENTRY SIGN

BA - BATHROOM SIGN

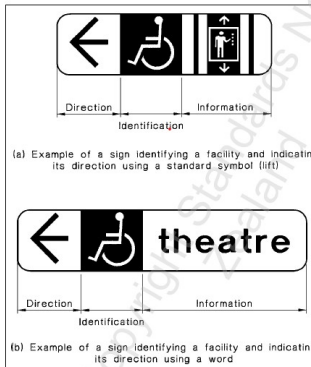


Figure 3 - Examples of signs indicating a facility and its direction



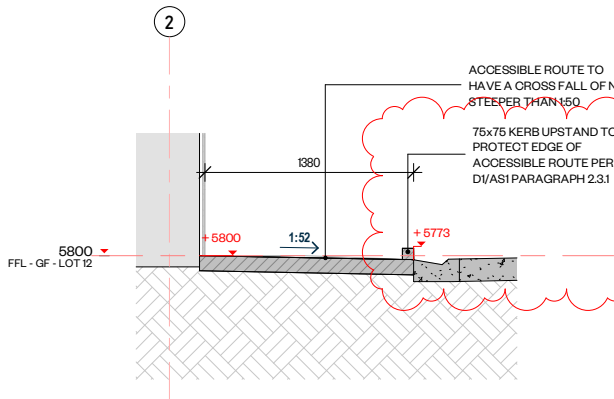
Figure 4 - Public parking sign

ELECTRICAL SWITCHES AND SOCKETS ON ACCESSIBLE ROUTES SHALL
COMPLY WITH NZS 4121:2001

A. ALL LIGHT SWITCHED SHALL BE HORIZONTALY ALIGNED WITH DOOR
HANDLES AT 900-1200mm above finished floor

B. THE TOGGLE, ROCKER PUSH PAD OR PUSH BUTTON CONTROL OF
LIGHT SWITCHED SHALL PROJECT CLEAR OF THE SWITCH PLATE:

C. SOCKET OUTLETS SHALL BE FIXED 500mm AND 1200mm ABOVE
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WITHIN A 500mm HORIZONTAL DIMENSION FROM THE FRONT OF ANY
BENCH OR FIXED UNIT

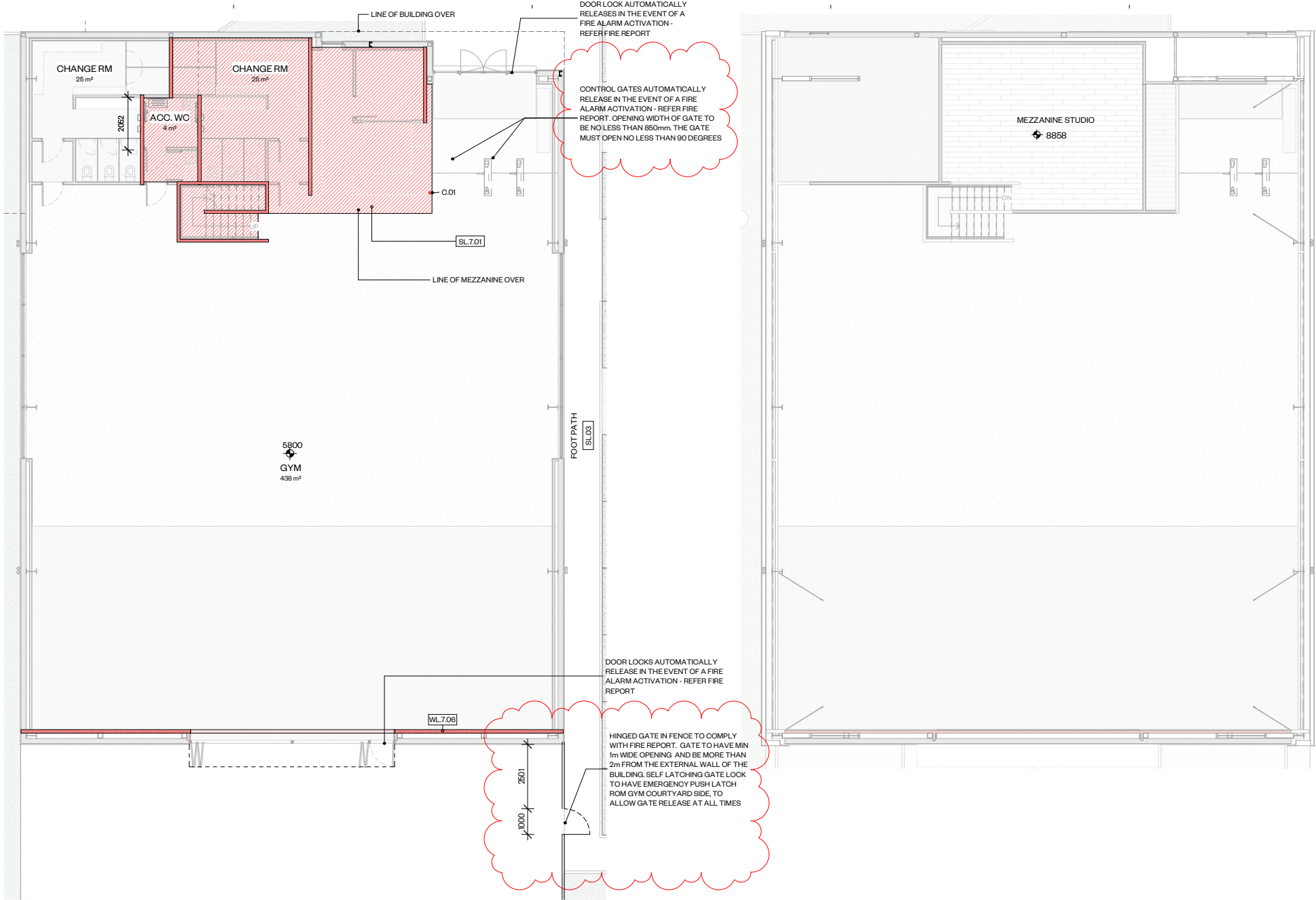


2 ACCESSIBLE FOOT PATH CROSS FALL
1:25

S3	25/06/2025	BUILDING CONSENT - RFI 2
S2	14/05/2025	BUILDING CONSENT - RFI 1
S1	11/04/2025	BUILDING CONSENT

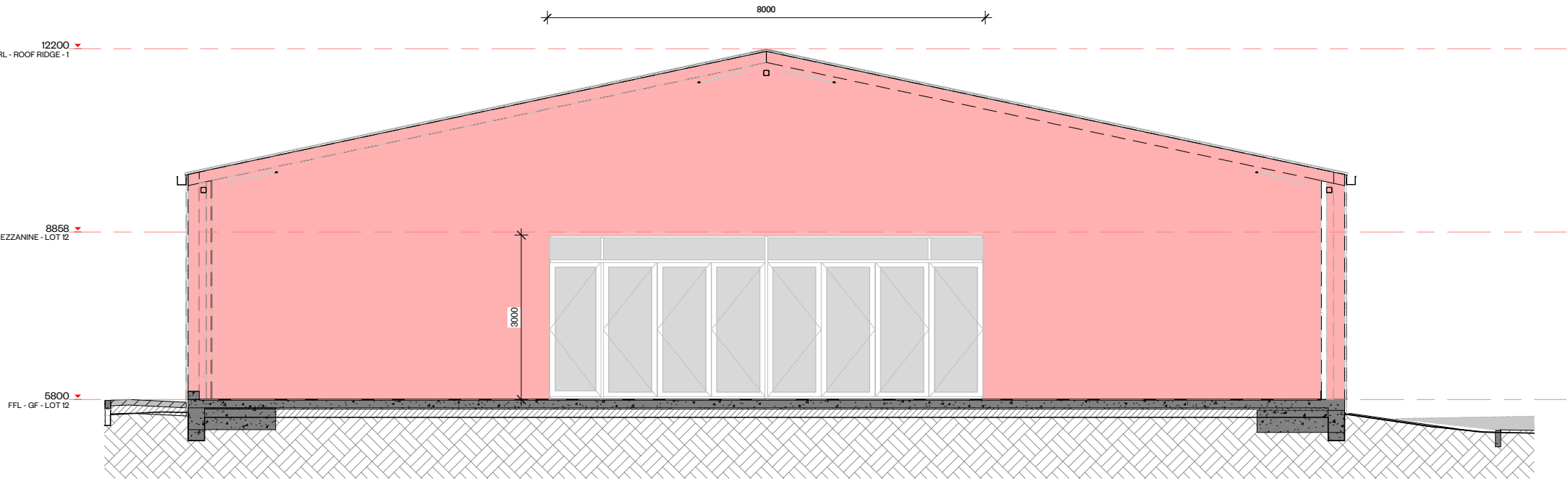
REVISIONS				
DATE	25/06/2025	DRAWN	Author	
SHEET SIZE	A3	CHECKED	Checker	

TITLE
PLAN - ACCESSIBILITY



1 FIRE DESIGN PLAN - GROUND FLOOR
1:100

2 FIRE DESIGN PLAN - MEZZANINE
1:100



3 FIRE SEPARATION ELEVATION
1:50

FIRE DESIGN NOTES

TO BE READ IN CONJUNCTION WITH FIRE DESIGN REPORT 13/3/25 PREPARED BY ASSETCARE LTD. INFORMATION IN FIRE REPORT TAKES PRECEDENT OVER INFORMATION IN ARCHITECTURAL PLANS. PLEASE CONTACT ARCHITECT IF INCONSISTANCIES ARE IDENTIFIED.

- WL.7.06 GBFW 120** - ONE WAY FIRE RATED INTERIOR WALL.
FRR 120/120/120
2 LAYERS OF 19mm GIB FYRELINE TO INTERIOR SIDE.
INSTALL PER GIB FR MANUAL INC. ALL FASTENERS AND JOINTING SELECTED PAINT FINISH
- CL.7.02 GBFC 30** - FIRE RATED CEILING SYSTEM
FRR 30/30/30
13mm GIB FYRELINE TO CEILING (AQUALINE IN WET AREAS)
INSTALL PER GIB FR MANUAL INC. ALL FASTENERS AND JOINTING SELECTED PAINT FINISH
- 290x45mm H12 SG8 JOIST @ 400c/s
20mm PLYWOOD FLOORING WITH POLYPROPYLENE T&G JOINTERS
- N.B.** WALLS SUPPORTING CL.7.02 TO BE 2 WAY FIRE RATED TO 30/30/30. REFER GIB FRR SYSTEM GBTL-30b (1 LAYER STANDARD GIB EACH SIDE)
- C.01 EXPOSED STEEL COLUMN** - INTUMESCENT PAINT SYSTEM
FRR 30/30
JOTUN WATER-BASED INTUMESCENT PAINT - STEELMASTER 600WF

SURFACE FINISH GROUP NUMBER

NOTE: IT IS IMPORTANT TO NOTE THAT FIRE GROUP NUMBER RATINGS ARE DETERMINED BY THE SUBSTRATE'S OWN UNCOATED PERFORMANCE AND THAT DECORATIVE WATERBORNE OR SOLVENT BORNE PAINT AND CLEAR COATINGS ETO APPLIED AT LESS THAN 0.4MM THICK WILL NOT ALTER THE SUBSTRATE'S OWN FIRE GROUP NUMBER RATING. (A STANDARD 3 COAT PAINT SYSTEM, PRIMER/SEALER PLUS 2 TOP COATS WILL USUALLY NOT EXCEED 120 MICRONS (0.12 MM) DRY FILM THICKNESS).

CEILINGS AND WALL IN OCCUPIED SPACES TO BE **GROUP NUMBER 3**

DULUX PAINT ON GIB PLASTERBOARD : **GROUP-1S**
WALL TILES: **GROUP-1S**
KERMAC K-PROFORM PARTITION SYSTEM OR SIMILAR: **GROUP 3**
MELTECA SHEETS: **GROUP 3**

DUCTS FOR HVAC SYSTEMS : INTERNAL SURFACES TO BE **GROUP 1-S**
DUCTS FOR HVAC SYSTEMS : EXTERNAL SURFACES TO BE **GROUP 3**

FLOORING CRITICAL RADIANT FLUX
OCCUPIED SPACE TO BE MINIMUM : **2.2 kW/m²**

CONCRETE SLAB: **4.5kW/m²**
FLOOR TILES: **4.5kW/m²**
RUBBER GYM MATTING: **3.2kW/m²**
TIMBER COVERING (STAIR): **2.2kW/m²**

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PROJECT NO PN2435
ADDRESS 5 & 7 EAGLE RAY ROAD,
MANGAWHAI
LEGAL LOT 11 & 12 DP 579625
CLIENT MAROTERE & ST LAMBERT

ARCHITECT Designer
SURVEYOR ARCLAB
SERVICES HSC
FIRE ASSETCARE LIMITED
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CIVIL RICHARDS CONSULTING ENGINEERS
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LIGHTING TARGETTI
LANDSCAPE LANDSCAPE AND ECOLOGY

S2 14/05/2025 BUILDING CONSENT - RFI 1
S1 11/04/2025 BUILDING CONSENT

REVISIONS

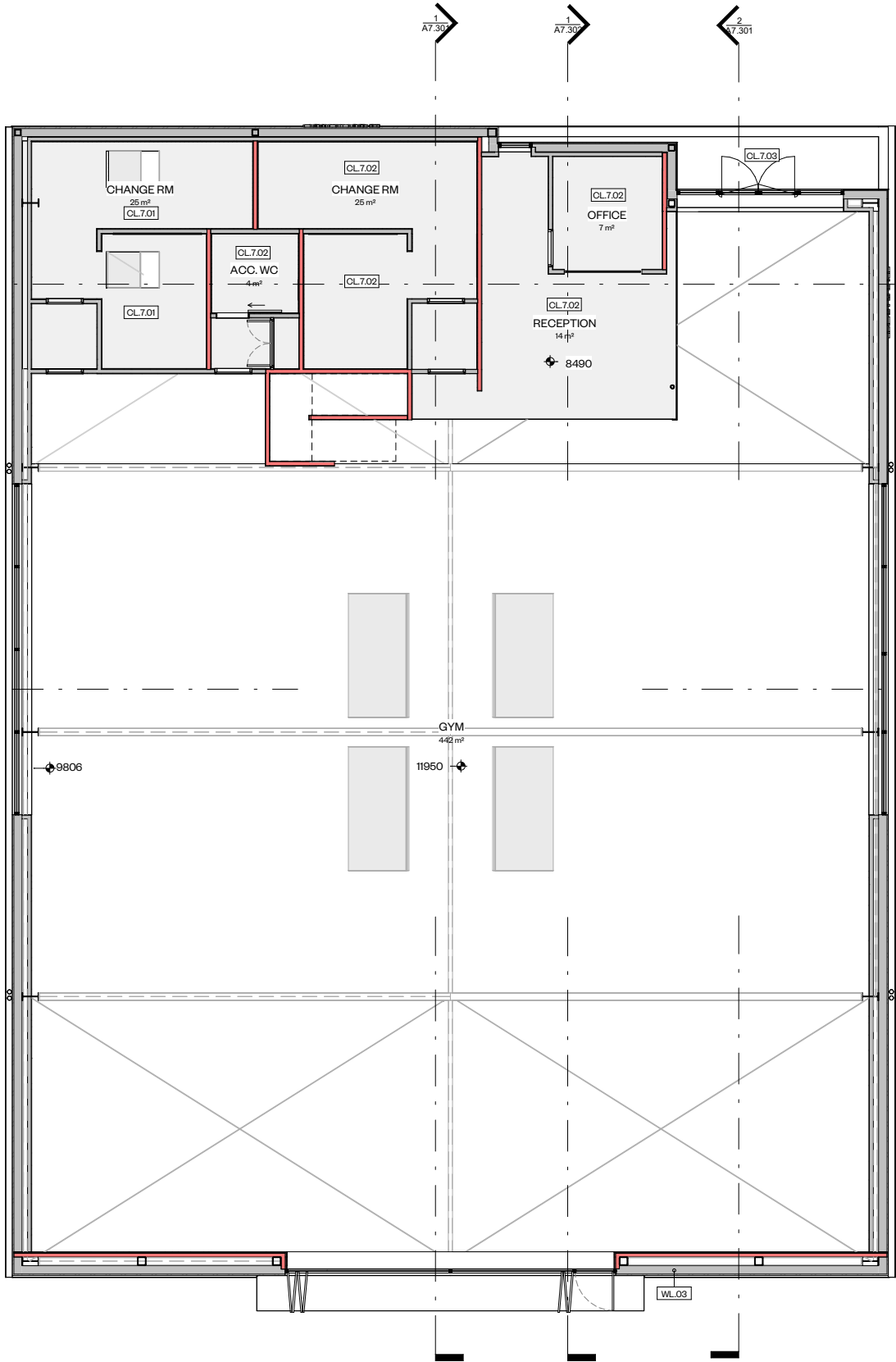
DATE 14/05/2025 DRAWN Author
SHEET SIZE A3 CHECKED Checker

TITLE

PLAN - FIRE DESIGN

DRAWING REVISION

A7.124 S2

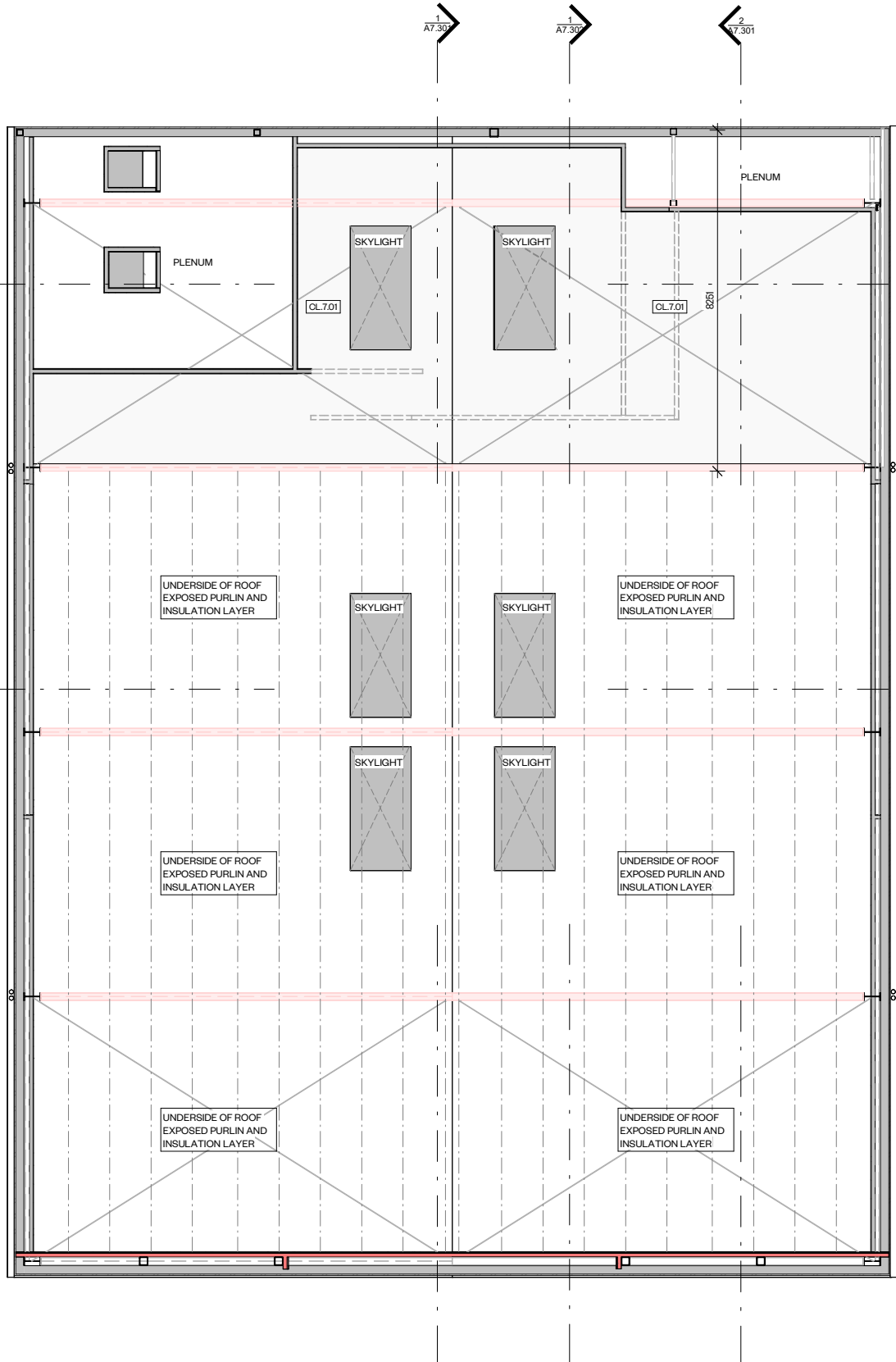


REFLECTED CEILING PLAN - LOT 12

1:75

CEILING/SOFFITS

- CL.7.01 CEILING LINING: 35mm 310 RONDO CEILING BATTENS @ 400cns > 13MM GIB. LINED AND STOPPED SELECTED PAINT FINISH
- CL.7.02 CEILING FRR 30/30/30 (GBFC 30): 70x35mm CEILING BATTENS @ 600cns > 1 LAYER 13mm GIB FYRELINE. INSTALL TO GIB FIRE RATED SYSTEMS MANUAL LINED AND STOPPED TO F4 > SELECTED PAINT FINISH. ALL PENETRATIONS THROUGH CEILING TO BE FIRE RATED TO SUIT. NOTE SUBSTITUTE WITH 13mm AQUALINE GIB IN WET AREAS
- CL.7.03 SOFFIT LINING: 70x35mm BATTENS > 9mm VILLA BOARD > SELECTED PAINT OR RENDER FINISH



PLAN MEZZANINE - LOT 12

1:75

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S6 11/04/2025 BUILDING CONSENT
S5 17/03/2025 TENDER ISSUE
S4 28/01/2024 RESOURCE CONSENT
S3 20/12/2024 UPDATE FRONTAGE
S2 16/12/2024 CONSULTANT ISSUE
S1 05/12/2024 CLIENT ISSUE

REVISIONS

DATE 11/04/2025 DRAWN PK
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TITLE

REFLECTED CEILING
PLAN - LOT 12

DRAWING

REVISION

A7.130 S6

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S7 14/05/2025 BUILDING CONSENT - RF1
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REVISIONS

DATE 14/05/2025 DRAWN PK
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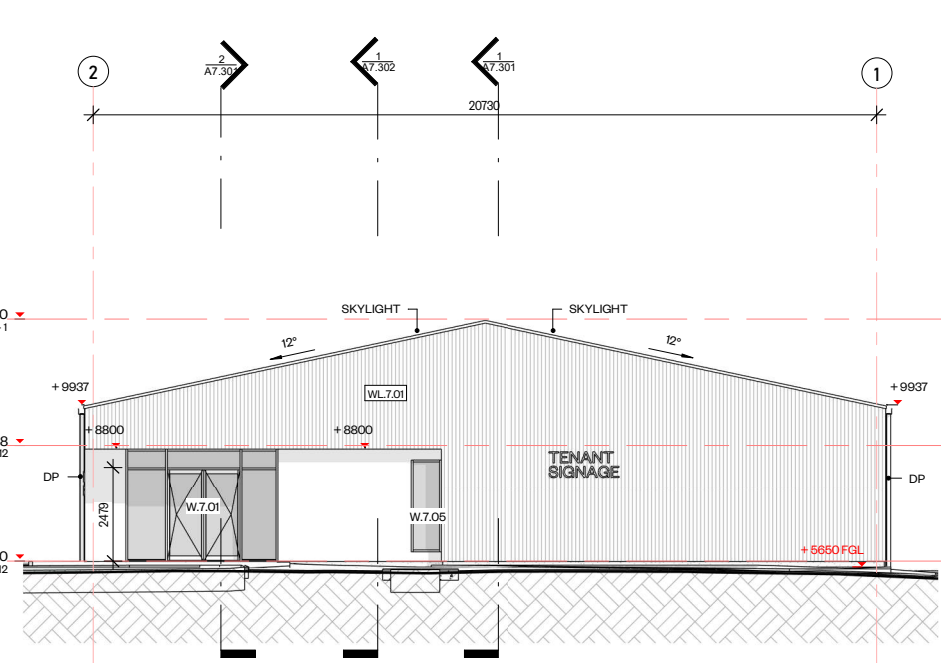
TITLE

ELEVATIONS - PROPOSED

DRAWING

REVISION

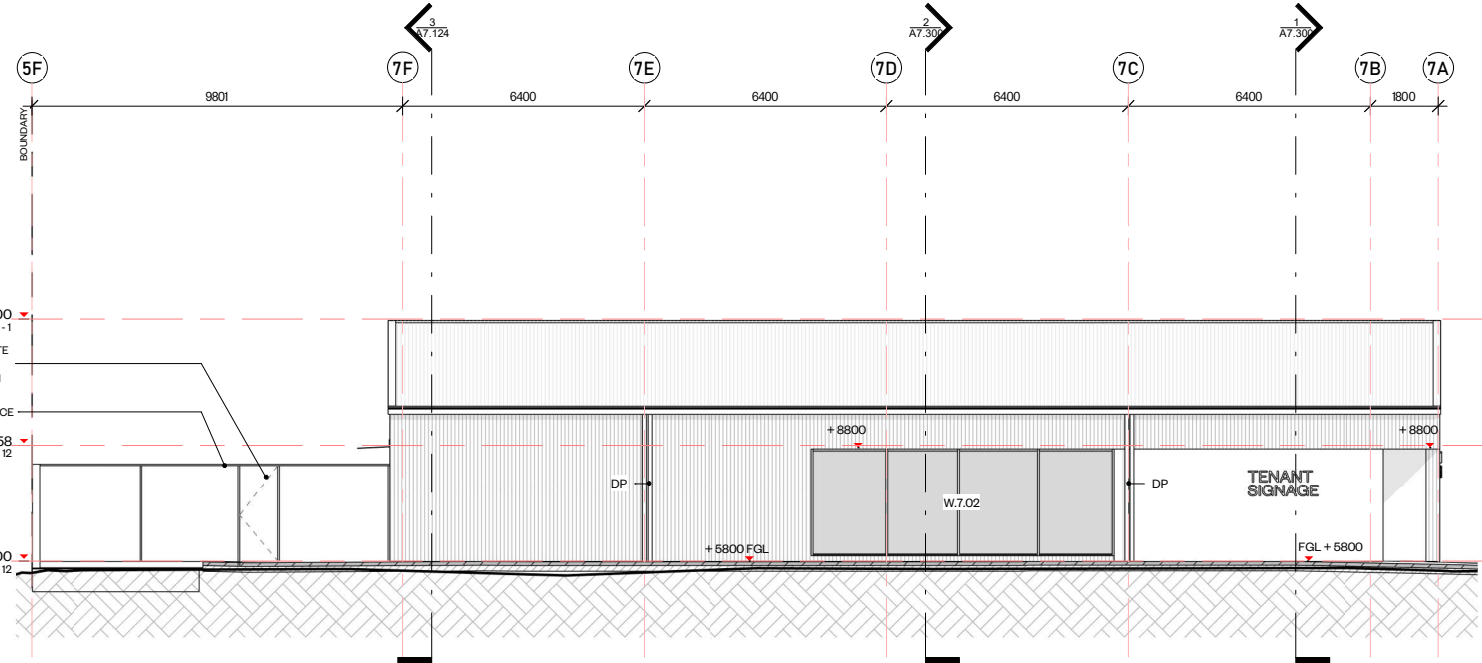
A7.200 S7



1 ELEVATION - NORTH - LOT 12
1:100

NORTH ELEVATION					
RISK FACTOR	L	M	H	VH	SUB TOTAL
WIND ZONE (NZS3604)	0	0	1	2	1
NO. OF STORIES	0	1	2	4	0
ROOF/WALL INTERSECTION	0	1	3	5	1
EAVES WIDTH	0	1	2	5	5
ENVELOPE COMPLEXITY	0	1	3	6	0
DECK DESIGN	0	2	4	6	0
TOTAL RISK SCORE:					7

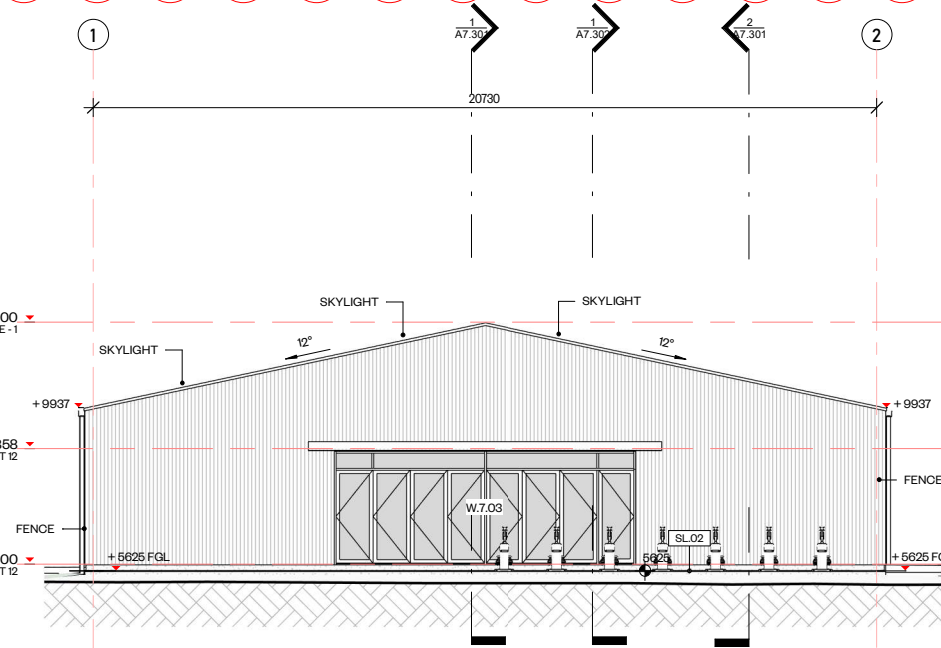
SOUTH ELEVATION					
RISK FACTOR	L	M	H	VH	SUB TOTAL
WIND ZONE (NZS3604)	0	0	1	2	1
NO. OF STORIES	0	1	2	4	0
ROOF/WALL INTERSECTION	0	1	3	5	1
EAVES WIDTH	0	1	2	5	5
ENVELOPE COMPLEXITY	0	1	3	6	0
DECK DESIGN	0	2	4	6	0
TOTAL RISK SCORE:					7



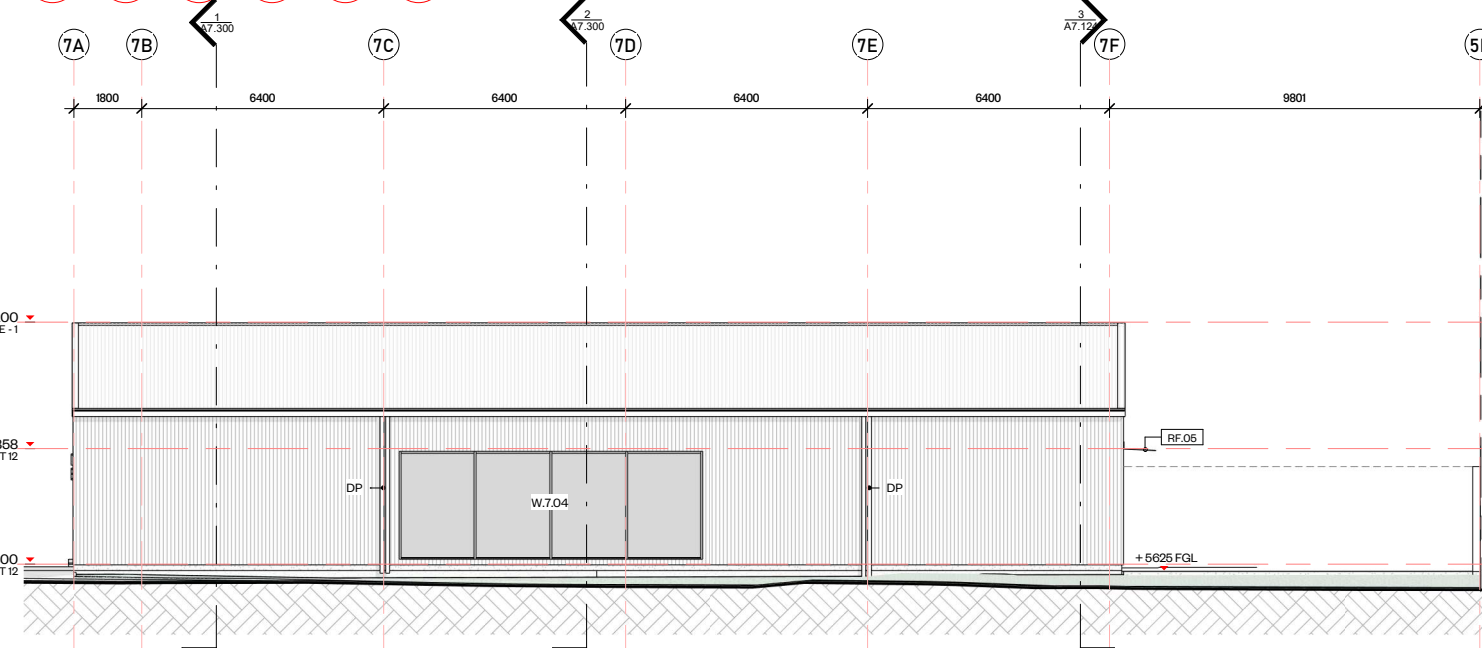
3 ELEVATION - EAST - LOT 12
1:100

EAST ELEVATION					
RISK FACTOR	L	M	H	VH	SUB TOTAL
WIND ZONE (NZS3604)	0	0	1	2	1
NO. OF STORIES	0	1	2	4	0
ROOF/WALL INTERSECTION	0	1	3	5	1
EAVES WIDTH	0	1	2	5	5
ENVELOPE COMPLEXITY	0	1	3	6	0
DECK DESIGN	0	2	4	6	0
TOTAL RISK SCORE:					7

WEST ELEVATION					
RISK FACTOR	L	M	H	VH	SUB TOTAL
WIND ZONE (NZS3604)	0	0	1	2	1
NO. OF STORIES	0	1	2	4	0
ROOF/WALL INTERSECTION	0	1	3	5	1
EAVES WIDTH	0	1	2	5	5
ENVELOPE COMPLEXITY	0	1	3	6	0
DECK DESIGN	0	2	4	6	0
TOTAL RISK SCORE:					7



2 ELEVATION - SOUTH - LOT 12
1:100



4 ELEVATION - WEST - LOT 12
1:100

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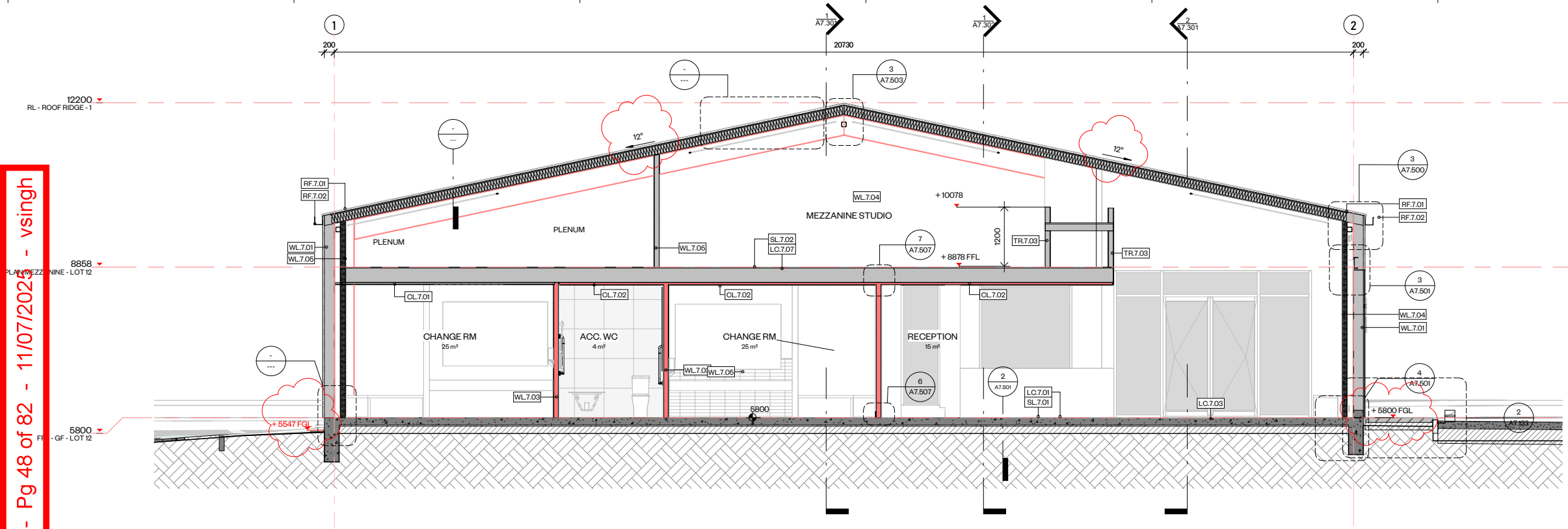
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DATE 14/05/2025 DRAWN PK
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SECTIONS - A & C

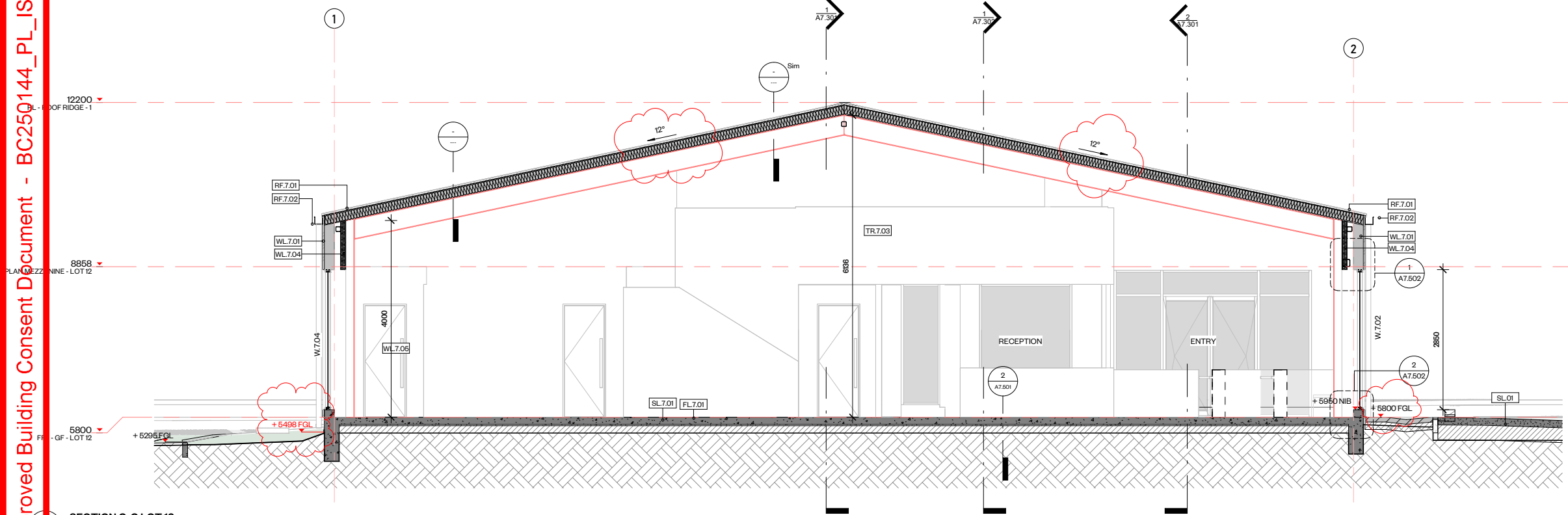
DRAWING REVISION

A7.300 S7



SECTION A-A LOT 12

1:50



SECTION C-C LOT 12

1:50

SL.7 FLOOR	WL.7 WALLS	WL.7 WALLS	CL.7 CEILINGS/SOFFITS	LC.7 COVERINGS/LININGS
SL.7.01 CONCRETE SLAB: 150MM SLAB S62 MESH, 50mm TOP COVER, SELECTED OXIDE PIGMENTATION, POWERFLOAT FINISH > DPM, THERMAKRAFT THERMATHENE ORANGE 300 > 25MM SAND BLINDING > COMPACTED BASE COURSE. SL.7.02 SUSPENDED TIMBER FRAMED FLOOR: 290x45mm H12 SG8 JOIST @ 400crs > 20mm H12 T+G ECO PLY SUBSTRATE > SELECTED FLOOR COVER	WL.7.01 EXTERIOR WALL VERTICAL LONGRUN STEEL: 200/18 DHS GIRTS @ 1m crs MAX, SUPPORTED ON PRIMARY STRUCTURAL STEEL FRAME. REFER ENGINEERS DOCUMENTATION > FLEXIBLE UNDERLAY, THERMAKRAFT WATERGATE PLUS, LAP INTO ALL OPENINGS > DIMOND BROWN BUILT 900 G550 STEEL 0.55bmt COLORSTEEL MAXAM G. 20mm TEK-12-14x20 FASTENINGS. COLOUR TO BE SELECTED WL.7.02 EXTERIOR STEEL FRAME WALL PLASTER CLADDING SYSTEM: 200/18 DHS GIRTS @ 1m crs MAX, SUPPORTED ON PRIMARY STRUCTURAL STEEL FRAME PER STRUCTURAL ENGINEERS DESIGN, VERTICAL NOGS @ 400crs SPACED TO SUIT VERTICAL CAVITY BATTEN SET OUT > FLEXIBLE UNDERLAY, THERMAKRAFT WATERGATE PLUS, LAP INTO ALL OPENINGS > 20MM DRAINED CAVITY, VERTICAL CAVITY BATTENS @ 400crs > 9mm JAMES HARDIE AXON PANEL SMOOTH SHEETS WITH RESENE CONSTRUCTION ROCKCOTE PLASTER RENDER, CERANO TEXTURED FINISH TO BE SELECTED BY ARCHITECT.	WL.7.03 TWO WAY FIRE RATED INTERIOR TIMBER FRAMED WALL FRR (30/30/30) GIB FIRE RATED SYSTEMS GBTL 30b: 90x45mm H12 SG8 STUDS @ 400crs > 13mm GIBS BOTH SIDES INSTALLED TO GIB FIRE RATES SYSTEMS MANUAL, INCLUDING FASTENERS, JOINTING AND ANY PENETRATIONS > SELECTED FINISHES. SUBSTITUTE WITH 13mm GIB AQUALINE IN WET AREAS. WL.7.04 INTERIOR STEEL FRAMED INSULATED PREMIER WALL: 92x34X1.5bmt STEEL FRAME: STUDS @ 600crs NOG @ 800crs > 90mm THERMAL INSULATION MIN R2.2 > SELECTED LININGS WL.7.05 INTERIOR TIMBER FRAMED WALL: 90x45mm SG8 STUDS @ 400crs NOG @ 800crs > SELECTED LININGS BOTH SIDES WL.7.06 ONE WAY FIRE RATED INTERIOR WALL FRR (120/120/120) GIB FIRE RATED SYSTEMS GBUW 120: 92x34X1.5bmt STEEL FRAME: STUDS @ 400crs NOG @ 800crs > 2 LAYERS OF 19mm GIB FYRELIN ONE SIDE, TO BE INSTALLED PER GIB FIRE RATED SYSTEMS MANUAL INCLUDING ALL FASTENERS AND JOINTING > SELECTED PAINT FINISH	CL.7.01 CEILING LINING: 35mm 310 RONDO CEILING BATTENS @ 400crs > 13MM GIB LINED AND STOPPED SELECTED PAINT FINISH CL.7.02 CEILING FRR 30/30/30 (GBFO 30): 70x35mm CEILING BATTENS @ 600crs > 1 LAYER 13mm GIB FYRELIN, INSTALL TO GIB FIRE RATED SYSTEMS MANUAL LINED AND STOPPED TO F4 > SELECTED PAINT FINISH, ALL PENETRATIONS THROUGH CEILING TO BE FIRE RATED TO SUIT, NOTE SUBSTITUTE WITH 13mm AQUALINE GIB IN WET AREAS CL.7.03 SOFFIT LINING: 70x35mm BATTENS > 9mm VILLA BOARD > SELECTED PAINT OR RENDER FINISH	LC.7.01 CONCRETE FLOOR FINISH: MEGAFLOOR POLISHED CONCRETE, URBAN PREMIUM - ACCEPTABLE DRY SLIP RESISTANCE PER D/ASI TABLE 2 LC.7.02 VINYL FLOORING: ACCOLADE FOOTHOLD FLOORING 2mm VINYL SHEET COLOUR TO BE SELECTED, WET-SLIP RESISTANT R-11 TO COMPLY WITH D/ASI LC.7.03 ENTRANCE MATTING: SHAW CONTRACT STEPPING OUT WELCOME II 10mm CARPET TILES, INSTALL FLUSH, COLOUR TO BE SELECTED LC.7.04 GYM MATTING - SELECTED RUBBER GYM MATTING, TO ACHIEVE WET SLIP RESISTANCE PER D/ASI TABLE 2 LC.7.05 PLASTERBOARD WALL LINING - 13mm GIB PLASTERBOARD LINED AND STOPPED TO F4 FINISH > SELECTED PAINT FINISH LC.7.07 VINYL FLOORING - ARMSTORNG / ACCOLADE FLOORING 2mm VINYL TIMBER PLUS, SELECTED LOOK, SLIP RESISTANCE R-10
RF.7.01 LONGRUN STEEL ROOF: 200/18 DHS PURLINS @ 1m crs MAX, SUPPORTED ON PRIMARY STRUCTURAL STEEL FRAME PER STRUCTURAL DESIGN > 40MM THERMAX B STRIPS > ROOF UNDERLAY, THERMAKRAFT COVERTEK 403 > ROOFING - DIMOND BROWN BUILT G550 STEEL 0.55bmt COLORSTEEL MAXAM LONGRUN ROOFING, 65mm TEK-12-14x95 FASTENERS, SELECTED COLOUR RF.7.02 EXTERNAL GUTTER (300): BOX GUTTER 300 ON EXPOSED GUTTER BRACKETS, 'TITANIA' PAINT FINISH. RF.7.03 METAL CANOPY: 8MM FOLDED ALUMINIUM CANOPY, POWDERCOAT 'TITANIA', INSTALL AS PER DETAILS.				

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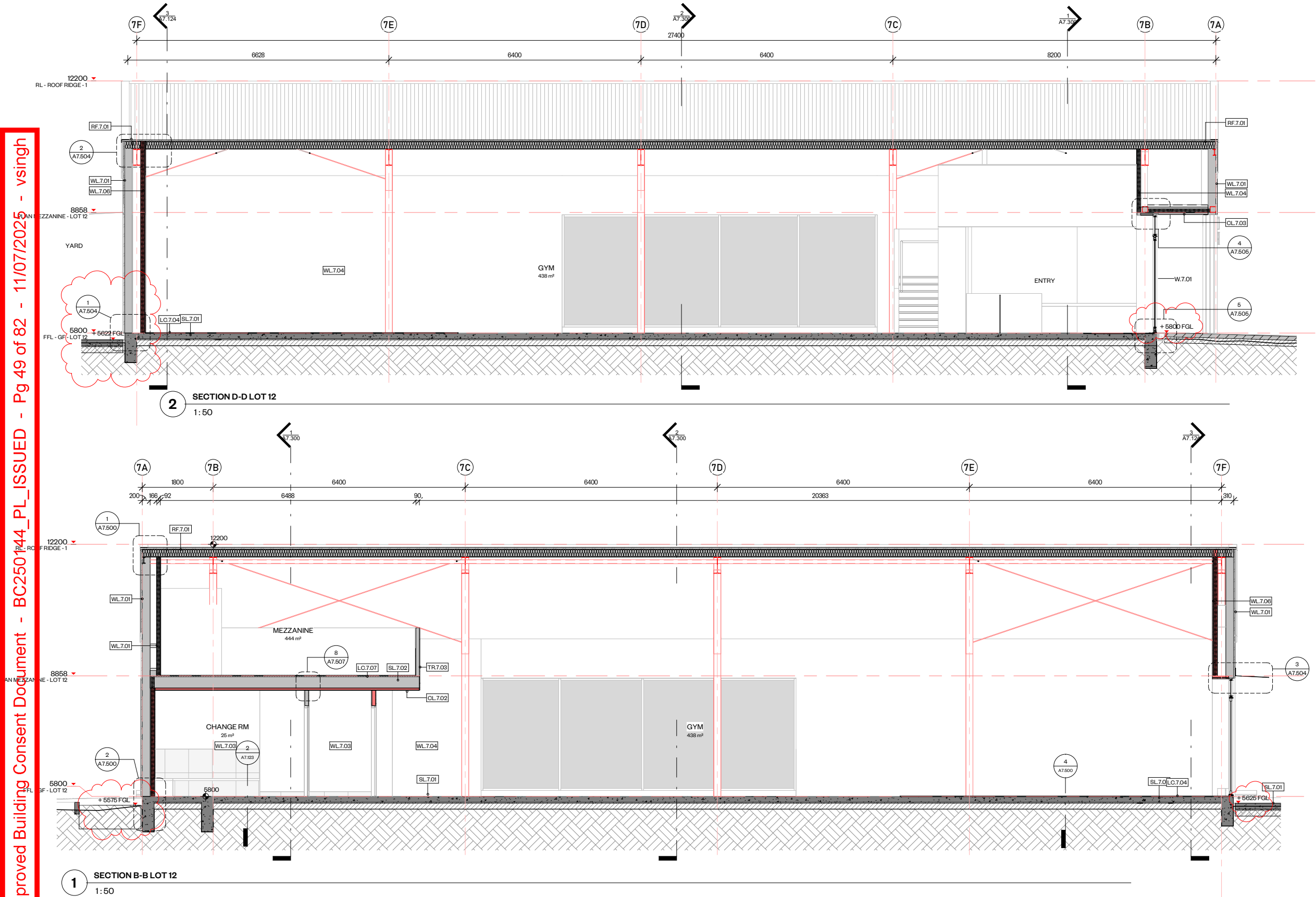
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TITLE

SECTIONS - B & D

DRAWING REVISION

A7.301 S7



SLAB FLOOR	WL.7 WALLS	WL.7 WALLS	CL.7 CEILINGS/SOFFITS	LC.7 COVERINGS/LININGS
SL.7.01 CONCRETE SLAB: 150MM SLAB SEB2 MESH, 60mm TOP COVER, SELECTED OXIDE PIGMENTATION, POWERFLOAT FINISH > DPM, THERMAKRAFT THERMATHENE ORANGE 300 > 25MM SAND BLINDING > COMPACTED BASE COURSE. SL.7.02 SUSPENDED TIMBER FRAMED FLOOR: 290x45mm H1.2 SG8 JOIST @ 400crs > 20mm H1.2 T+G ECO PLY SUBSTRATE > SELECTED FLOOR COVER	WL.7.01 EXTERIOR WALL VERTICAL LONGRUN STEEL: 200/18 DHS GIRTS @1m crs MAX, SUPPORTED ON PRIMARY STRUCTURAL STEEL FRAME. REFER ENGINEERS DOCUMENTATION > FLEXIBLE UNDERLAY. THERMAKRAFT WATERGATE PLUS, LAP INTO ALL OPENINGS > DIMOND BROWN BUILT 900 G550 STEEL 0.55bmt COLOR STEEL MAXAM G. 20mm TEK-12-14x20 FASTENINGS. COLOUR TO BE SELECTED WL.7.02 EXTERIOR STEEL FRAME WALL PLASTER CLADDING SYSTEM: 200/18 DHS GIRTS @1m crs MAX, SUPPORTED ON PRIMARY STRUCTURAL STEEL FRAME PER STRUCTURAL ENGINEERS DESIGN. VERTICAL NOGS @ 400crs SPACED TO SUIT VERTICAL CAVITY BATTEN SET OUT > FLEXIBLE UNDERLAY, THERMAKRAFT WATERGATE PLUS, LAP INTO ALL OPENINGS > 20MM DRAINED CAVITY, VERTICAL CAVITY BATTENS @ 400crs > 9mm JAMES HARDIE AXON PANEL SMOOTH SHEETS WITH RESENE CONSTRUCTION ROCKOOTE PLASTER RENDER. CERANO TEXTURED FINISHED TO BE SELECTED BY ARCHITECT.	WL.7.03 TWO WAY FIRE RATED INTERIOR TIMBER FRAMED WALL, FRR (30/30/30) GIB FIRE RATED SYSTEMS GBTL 30b: 90x45mm H1.2 SG8 STUDS @ 400crs > 13mm GIBS BOTH SIDES INSTALLED TO GIB FIRE RATES SYSTEMS MANUAL, INCLUDING FASTENERS, JOINTING AND ANY PENETRATIONS > SELECTED FINISHES. SUBSTITUTE WITH 13mm GIB AQUALINE IN WET AREAS. WL.7.04 INTERIOR STEEL FRAMED INSULATED PREMITER WALL: 92x34X1.5bmt STEEL FRAME: STUDS @ 600crs NOG @ 800crs > 90mm THERMAL INSULATION MIN R2.2 > SELECTED LININGS WL.7.05 INTERIOR TIMBER FRAMED WALL: 90x45mm SG8 STUDS @ 400crs NOG @ 800crs > SELECTED LININGS BOTH SIDES WL.7.06 ONE WAY FIRE RATED INTERIOR WALL, FRR (120/120/120) GIB FIRE RATED SYSTEMS GBUW 120: 92x34X1.5bmt STEEL FRAME: STUDS @ 400crs NOG @ 800crs > 2 LAYERS OF 13mm GIB FYRELINE ONE SIDE. TO BE INSTALLED PER GIB FIRE RATED SYSTEMS MANUAL INCLUDING ALL FASTENERS AND JOINTING > SELECTED PAINT FINISH	CL.7.01 CEILING LINING: 35mm 310 RONDO CEILING BATTENS @ 400crs > 13MM GIB, LINED AND STOPPED SELECTED PAINT FINISH CL.7.02 CEILING FRR 30/30/30 (GBFC 30): 70x35mm CEILING BATTENS @ 600crs > 1 LAYER 13mm GIB FYRELINE, INSTALL TO GIB FIRE RATED SYSTEMS MANUAL LINED AND STOPPED TO F4 > SELECTED PAINT FINISH. ALL PENETRATIONS THROUGH CEILING TO BE FIRE RATED TO SUIT. NOTE SUBSTITUTE WITH 13mm AQUALINE GIB IN WET AREAS CL.7.03 SOFFIT LINING: 70x35mm BATTENS > 9mm VILLA BOARD > SELECTED PAINT OR RENDER FINISH	LC.7.01 CONCRETE FLOOR FINISH: MEGAFLOOR POLISHED CONCRETE, URBAN PREMIUM - ACCEPTABLE DRY SLIP RESISTANCE PER D/ASI TABLE 2 LC.7.02 VINYL FLOORING: ACOOLADE FOOHOLD FLOORING 2mm VINYL SHEET COLOUR TO BE SELECTED, WET-SLIP RESISTANT R-11 TO COMPLY WITH D/ASI LC.7.03 ENTRANCE MATTING: SHAW CONTRACT STEPPING OUT WELCOME II 10mm CARPET TILES, INSTALL FLUSH, COLOUR TO BE SELECTED LC.7.04 GYM MATTING - SELECTED RUBBER GYM MATTING, TO ACHIEVE WET SLIP RESISTANCE PER D/ASI TABLE 2 LC.7.05 PLASTERBOARD WALL LINING - 13mm GIB PLASTERBOARD LINED AND STOPPED TO F4 FINISH > SELECTED PAINT FINISH LC.7.07 VINYL FLOORING - ARMSTORNG / ACOOLADE FLOORING 2mm VINYL TIMBER PLUS, SELECTED LOOK, SLIP RESISTANCE R-10
RF.7.01 LONGRUN STEEL ROOF: 200/18 DHS PURLINS @1m crs MAX, SUPPORTED ON PRIMARY STRUCTURAL STEEL FRAME PER STRUCTURAL DESIGN > 40MM THERMAX B STRIPS > ROOF UNDERLAY, THERMAKRAFT COVERTEK 403 > ROOFING - DIMOND BROWN BUILT G550 STEEL 0.55bmt COLOR STEEL MAXAM LONGRUN ROOFING, 65mm TEK-12-14x95 FASTENERS, SELECTED COLOUR RF.7.02 EXTERNAL GUTTER (300): BOX GUTTER 300 ON EXPOSED GUTTER BRACKETS, 'TITANIA' PAINT FINISH. RF.7.03 METAL CANOPY: 8MM FOLDED ALUMINIUM CANOPY, POWDERCOAT 'TITANIA'. INSTALL AS PER DETAILS.				

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S7 14/05/2025 BUILDING CONSENT - RF1
S6 11/04/2025 BUILDING CONSENT
S5 17/03/2025 TENDER ISSUE
S4 28/01/2024 RESOURCE CONSENT
S3 20/12/2024 UPDATE FRONTAGE
S2 16/12/2024 CONSULTANT ISSUE
S1 05/12/2024 CLIENT ISSUE

REVISIONS

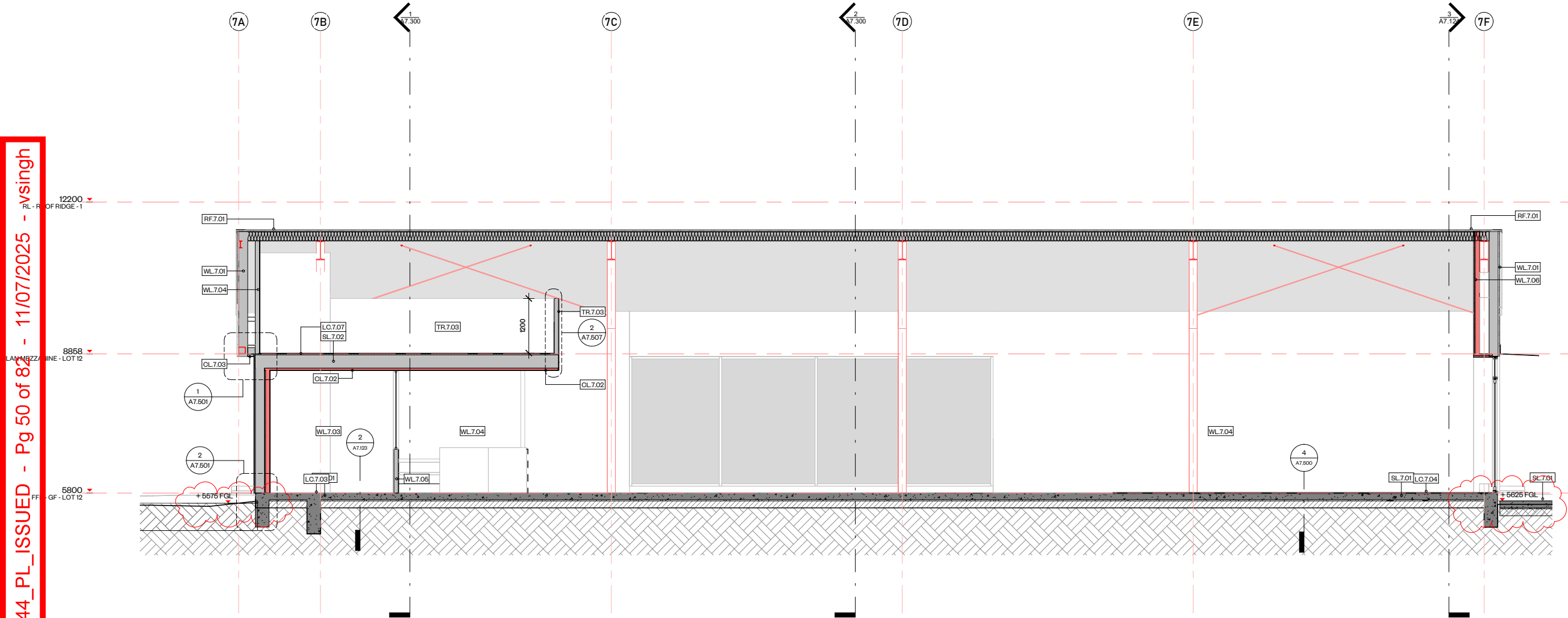
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TITLE

SECTIONS - E

DRAWING REVISION

A7.302 S7



SECTION B-B LOT 1

1:50

SL.7.FLOOR	WL.7.WALLS	WL.7.WALLS	CL.7.CEILINGS/SOFFITS	LC.7.COVERINGS/LININGS
SL.7.01 CONCRETE SLAB: 150MM SLAB SEB2 MESH, 60mm TOP COVER, SELECTED OXIDE PIGMENTATION, POWERFLOAT FINISH > DPM, THERMAKRAFT THERMATHENE ORANGE 300 > 25MM SAND BLINDING > COMPACTED BASE COURSE. SL.7.02 SUSPENDED TIMBER FRAMED FLOOR: 290x45mm H1.2 SG8 JOIST @ 400crs > 20mm H1.2 T+G ECO PLY SUBSTRATE > SELECTED FLOOR COVER RF.7.ROOFS RF.7.01 LONGRUN STEEL ROOF: 200/18 DHS PURLINS @ 1m crs MAX, SUPPORTED ON PRIMARY STRUCTURAL STEEL FRAME PER STRUCTURAL DESIGN > 40MM THERMAX B STRIPS > ROOF UNDERLAY, THERMAKRAFT COVERTEK 403 > ROOFING - DIMOND BROWN BUILT G550 STEEL 0.55bmt COLORSTEEL MAXAM LONGRUN ROOFING, 65mm TEK-12-14x95 FASTENERS, SELECTED COLOUR RF.7.02 EXTERNAL GUTTER (300); BOX GUTTER 300 ON EXPOSED GUTTER BRACKETS, 'TITANIA' PAINT FINISH. RF.7.03 METAL CANOPY: 8MM FOLDED ALUMINIUM CANOPY, POWDERCOAT 'TITANIA', INSTALL AS PER DETAILS.	WL.7.01 EXTERIOR WALL, VERTICAL LONGRUN STEEL: 200/18 DHS GIRTS @ 1m crs MAX, SUPPORTED ON PRIMARY STRUCTURAL STEEL FRAME. REFER ENGINEERS DOCUMENTATION > FLEXIBLE UNDERLAY, THERMAKRAFT WATERGATE PLUS, LAP INTO ALL OPENINGS > DIMOND BROWN BUILT 900 G550 STEEL 0.55bmt COLORSTEEL MAXAM G. 20mm TEK-12-14x20 FASTENINGS, COLOUR TO BE SELECTED WL.7.02 EXTERIOR STEEL FRAME WALL, PLASTER CLADDING SYSTEM: 200/18 DHS GIRTS @ 1m crs MAX, SUPPORTED ON PRIMARY STRUCTURAL STEEL FRAME PER STRUCTURAL ENGINEERS DESIGN, VERTICAL NOGS @ 400crs SPACED TO SUIT VERTICAL CAVITY BATTEN SET OUT > FLEXIBLE UNDERLAY, THERMAKRAFT WATERGATE PLUS, LAP INTO ALL OPENINGS > 20MM DRAINED CAVITY, VERTICAL CAVITY BATTENS @ 400crs > 9mm JAMES HARDIE AXON PANEL SMOOTH SHEETS WITH RESENE CONSTRUCTION ROCKOOTE PLASTER RENDER, CERANO TEXTURED FINISHED TO BE SELECTED BY ARCHITECT.	WL.7.03 TWO WAY FIRE RATED INTERIOR TIMBER FRAMED WALL, FRR (30/30/30) GIB FIRE RATED SYSTEMS GBTL 30b; 90x45mm H1.2 SG8 STUDS @ 400crs > 13mm GIBS BOTH SIDES INSTALLED TO GIB FIRE RATES SYSTEMS MANUAL, INCLUDING FASTENERS, JOINTING AND ANY PENETRATIONS > SELECTED FINISHES, SUBSTITUTE WITH 13mm GIB AQUALINE IN WET AREAS. WL.7.04 INTERIOR STEEL FRAMED INSULATED PERIMETER WALL: 92x34X1.5bmt STEEL FRAME: STUDS @ 600crs NOG @ 800crs > 90mm THERMAL INSULATION MIN R2.2 > SELECTED LININGS WL.7.05 INTERIOR TIMBER FRAMED WALL: 90x45mm SG8 STUDS @ 400crs NOG @ 800crs > SELECTED LININGS BOTH SIDES WL.7.06 ONE WAY FIRE RATED INTERIOR WALL, FRR (120/120/120) GIB FIRE RATED SYSTEMS GIBUW 120; 92x34X1.5bmt STEEL FRAME: STUDS @ 400crs NOG @ 800crs > 2 LAYERS OF 19mm GIB FYRELINE ONE SIDE, TO BE INSTALLED PER GIB FIRE RATED SYSTEMS MANUAL INCLUDING ALL FASTENERS AND JOINTING > SELECTED PAINT FINISH	CL.7.01 CEILING LINING: 35mm 310 RONDO CEILING BATTENS @ 400crs > 13MM GIB, LINED AND STOPPED SELECTED PAINT FINISH CL.7.02 CEILING FRR 30/30/30 (GBFC 30); 70x35mm CEILING BATTENS @ 600crs > 1 LAYER 13mm GIB FYRELINE, INSTALL TO GIB FIRE RATED SYSTEMS MANUAL LINED AND STOPPED TO F4 > SELECTED PAINT FINISH, ALL PENETRATIONS THROUGH CEILING TO BE FIRE RATED TO SUIT, NOTE SUBSTITUTE WITH 13mm AQUALINE GIB IN WET AREAS CL.7.03 SOFFIT LINING: 70x35mm BATTENS > 9mm VILLA BOARD > SELECTED PAINT OR RENDER FINISH	LC.7.01 CONCRETE FLOOR FINISH: MEGA FLOOR POLISHED CONCRETE, URBAN PREMIUM - ACCEPTABLE DRY SLIP RESISTANCE PER D1/AS1 TABLE 2 LC.7.02 VINYL FLOORING: ACCOLADE FOOHOLD FLOORING 2mm VINYL SHEET COLOUR TO BE SELECTED, WET-SLIP RESISTANT R-11 TO COMPLY WITH D1/AS1 LC.7.03 ENTRANCE MATTING: SHAW CONTRACT STEPPING OUT WELCOME II 10mm CARPET TILES, INSTALL FLUSH, COLOUR TO BE SELECTED LC.7.04 GYM MATTING - SELECTED RUBBER GYM MATTING, TO ACHIEVE WET SLIP RESISTANCE PER D1/AS1 TABLE 2 LC.7.05 PLASTERBOARD WALL LINING - 13mm GIB PLASTERBOARD LINED AND STOPPED TO F4 FINISH > SELECTED PAINT FINISH LC.7.07 VINYL FLOORING - ARMSTRONG / ACCOLADE FLOORING 2mm VINYL TIMBER PLUS, SELECTED LOOK, SLIP RESISTANCE R-10

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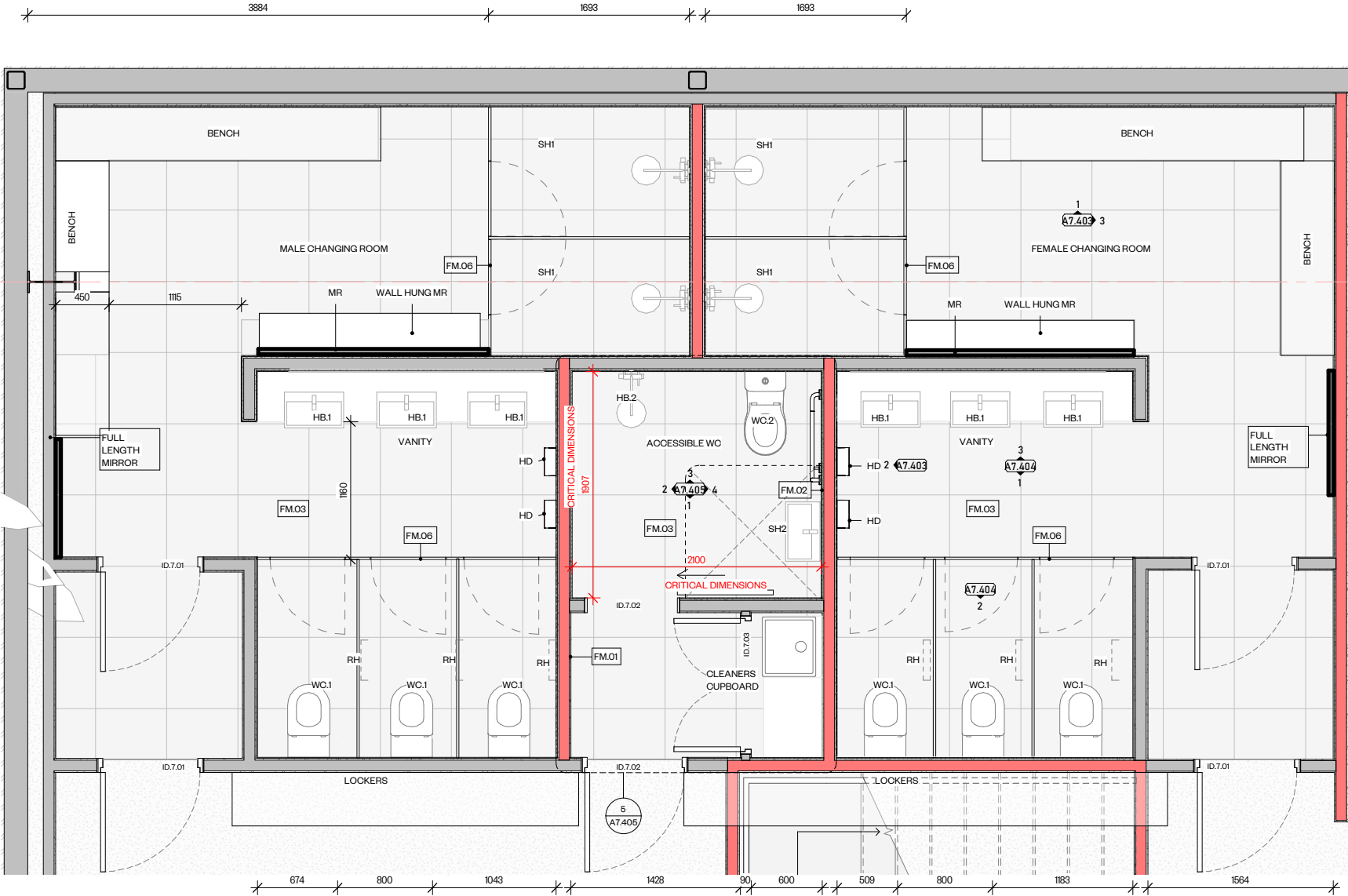
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PLAN - CALLOUT - A2.CHANGING ROOMS

1:25

FINISHES

KEY	DESCRIPTION	PRODUCT
FM.01	GIB PAINT	RESENE COLOUR
FM.02	WALL	TILE SPACE VENUS STONE MEDIUM GREY MATT
FM.03	9mm FLOOR TILES TO MATCH	TILE SPACE VENUS STONE MEDIUM GREY MATT
FM.04	16mm MDF WALL LINING	MELTECOA AGED ASH JUMBO SHEETS WITH PVC 2MM EDGE TAPE
FM.05	WALL TILES	TILE SPACE MAKU LIGHT 250 X 750MM
FM.06	WALL PARTITION	KERMACK-K-PROFORM PARTITION SYSTEM OR SIMILAR

BATHROOM FITTINGS AND FIXTURES

KEY	ITEM	NAM	MODEL	SUPPLY
WC1	PA	LUX CLOSE COUPLED BACK TO WALL RIMLESS OVERHEIGHT BACK INLET T TOILET SUITE WITH SOFT CLOSE QUICK RELEASE SEAT WHITE	1805492	KADO
	CISTERN PUSH BUTTON	LUX FLUSH BUTTON GLOSS WHITE	1814523	KADO
HB1	HAND WASH BASIN	ROCA INSPIRA ROUND SEMI INSET BASIN 370 X 370MM	878400W	CAROMA
	HAND WASH MIXER	MIZU DRIFT MK2 BASIN MIXER TAP CHROME	9509135	MIZU
	BOTTLE TRAP	MARLI BOTTLE TRAP ROUND- CHROME	SKU11888	ABI INTERIORS
SH1	SHOWER RAIL	OVERHEAD TWIN SHOWER RAIL SHOWER WITH HANDSHOWER WITH BOTTOM RAIL WATER INLET STAINLESS STEEL	2252102	MILLI KNOX
WC2	ACCESSIBLE TOILET PAN INSTALLED TO NZ4121.1	800 CLOSE COUPLED BACK TO WALL RIMLESS TOILET SUITE WITH DOUBLE FLAP SEAT WHITE	1806668	WOLFEN
HB2	ACCESSIBLE HAND WASH BASIN INSTALLED TO NZ4121.1	WALL BASIN RIGHT HAND SHELF 565 X 395 X 145MM & FIXINGS 1 TAPHOLE WHITE		WOLFEN
	ACCESSIBLE HAND WASH BASIN MIXER - INSTALLED TO NZ4121.1	DRIFT MK2 BASIN MIXER WITH EXTENDED LEVEL CHROME	2216379	MIZU
	BOTTLE TRAP	MARLI BOTTLE TRAP ROUND- CHROME	SKU11888	ABI INTERIORS
SH2	SHOWER RAIL	GRAB SINGLE RAIL SHOWER 1 FUNCTION 900MM WITH WALL WATER INLET CHROME	2252102	MILLI KNOX
GR	GRAB RAIL	32MM DIAMETER UTILITY L GRAB RAIL	GRKL750	HEIRLOOM
MR	MIRROR			
RH	TOILET ROLL HOLDER			
SP	SOAP DISPENSER	WALL MOUNTED SENSOR SOAP DISPENSER STAINLESS STEEL 0.65L	9510049	WOLFEN
TW	TOWEL DISPENSER	PAPER TOWEL DISPENSER STAINLESS STEEL	2263886	WOLFEN
HD	HAND DRYER	DYSON AIRBLADE V		DYSON

S6 11/04/2025 BUILDING CONSENT
S5 17/03/2025 TENDER ISSUE
S4 28/01/2024 RESOURCE CONSENT
S3 20/12/2024 UPDATE FRONTAGE
S2 16/12/2024 CONSULTANT ISSUE
S1 05/12/2024 CLIENT ISSUE

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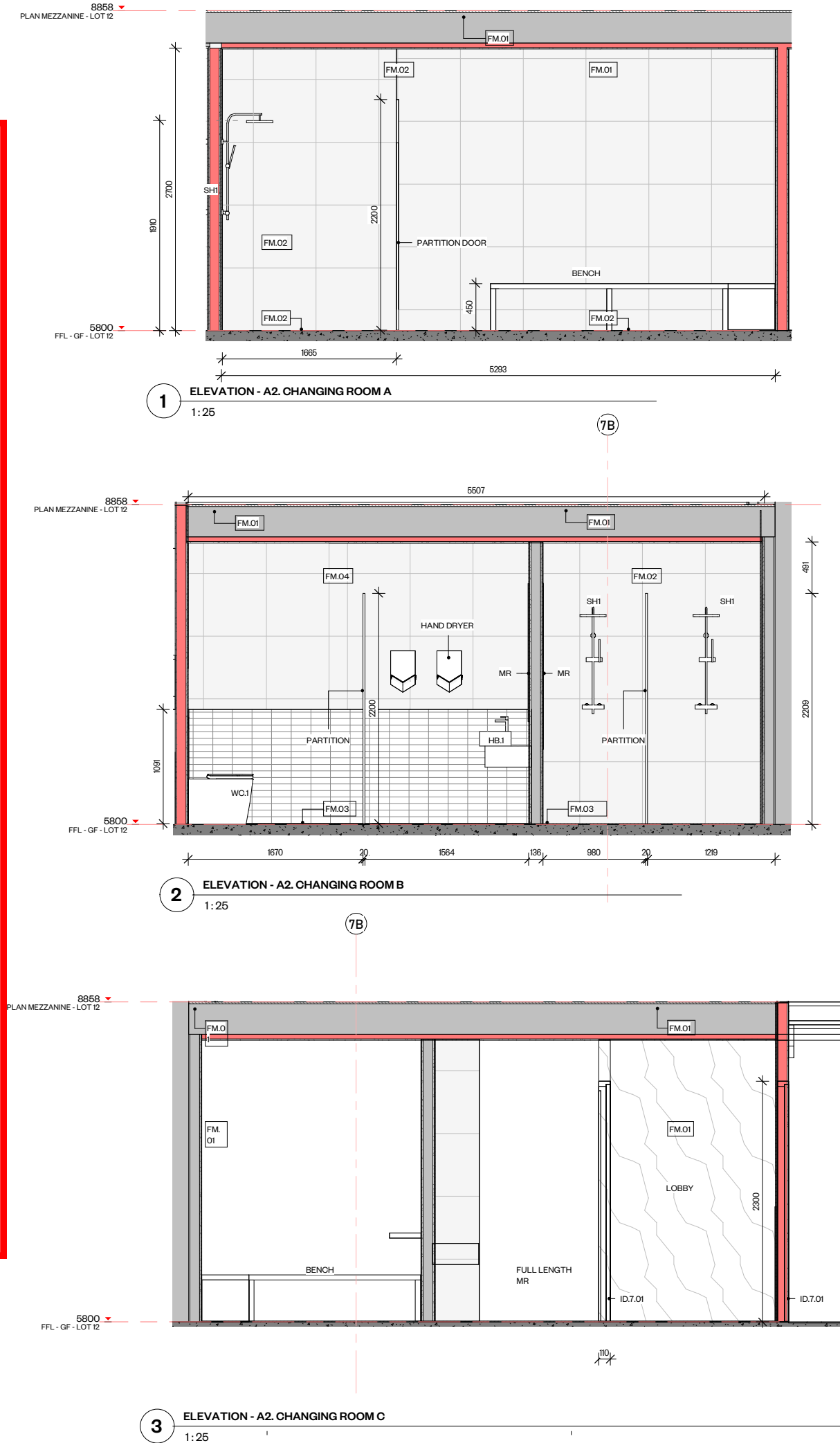
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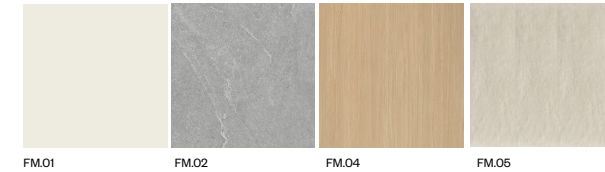
INT. CALLOUT -
CHANGING ROOM

DRAWING REVISION

A7.402 S6



FINISHES				
KE	DESCRIPTI	PRODU		
FM.01	GIB PAINT	RESENE COLOUR		
FM.02	WALL	TILE SPACE VENUS STONE MEDIUM GREY MATT		
FM.03	9mm FLOOR TILES TO MATCH	TILE SPACE VENUS STONE MEDIUM GREY MATT		
FM.04	18mm MDF WALL LINING	MELTECCA AGED ASH JUMBO SHEETS WITH PVC 2MM EDGE TAPE		
FM.05	WALL TILES	TILE SPACE MAKU LIGHT 250 X 750MM		
FM.06	WALL PARTITION	KERMAK K-PROFORM PARTITION SYSTEM OR SIMILAR		
BATHROOM FITTINGS AND FIXTURES				
KE	ITE	NAM	MODEL	SUPPLY
WC1	PA	LUX CLOSE COUPLED BACK TO WALL RIMLESS OVERHEIGHT BACK INLET TOILET SUITE WITH SOFT CLOSE QUICK RELEASE SEAT WHITE	1805492	KADO
		CISTERN PUSH BUTTON	1814523	KADO
HBI	HAND WASH BASIN	ROCA INSPIRA ROUND SEMI INSET BASIN 370 X 370MM	878400W	CAROMA
	HAND WASH MIXER	MIZU DRIFT MK2 BASIN MIXER TAP CHROME	9609135	MIZU
	BOTTLE TRAP	MARLI BOTTLE TRAP ROUND- CHROME	SKU11888	ABI INTERIORS
SH1	SHOWER RAIL	OVERHEAD TWIN SHOWER RAIL SHOWER WITH HANDSHOWER WITH BOTTOM RAIL WATER INLET STAINLESS STEEL	2252102	MILLI KNOX
WC2	ACCESSIBLE TOILET PAN INSTALLED TO NZ4121	800 CLOSE COUPLED BACK TO WALL RIMLESS TOILET SUITE WITH DOUBLE FLAP SEAT WHITE	1806668	WOLFEN
HB2	ACCESSIBLE HAND WASH BASIN INSTALLED TO NZ4121	WALL BASIN RIGHT HAND SHELF 665 X 395 X 145MM & FIXINGS 1 TAPHOLE WHITE		WOLFEN
	ACCESSIBLE HAND WASH BASIN MIXER - INSTALLED TO NZ4121	DRIFT MK2 BASIN MIXER WITH EXTENDED LEVEL CHROME	2216379	MIZU
	BOTTLE TRAP	MARLI BOTTLE TRAP ROUND- CHROME	SKU11888	ABI INTERIORS
SH2	SHOWER RAIL	GRAB SINGLE RAIL SHOWER 1 FUNCTION 900MM WITH WALL WATER INLET CHROME	2252102	MILLI KNOX
GR	GRAB RAIL	32MM DIAMETER UTILITY L GRAB RAIL	GRKL760	HEIRLOOM
MR	MIRROR			
RH	TOILET ROLL HOLDER			
SP	SOAP DISPENSER	WALL MOUNTED SENSOR SOAP DISPENSER STAINLESS STEEL 0.65L	9510049	WOLFEN
TW	TOWEL DISPENSER	PAPER TOWEL DISPENSER STAINLESS STEEL	2263886	WOLFEN
HD	HAND DRYER	DYSON AIRBLADE V		DYSON



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S6 11/04/2025 BUILDING CONSENT
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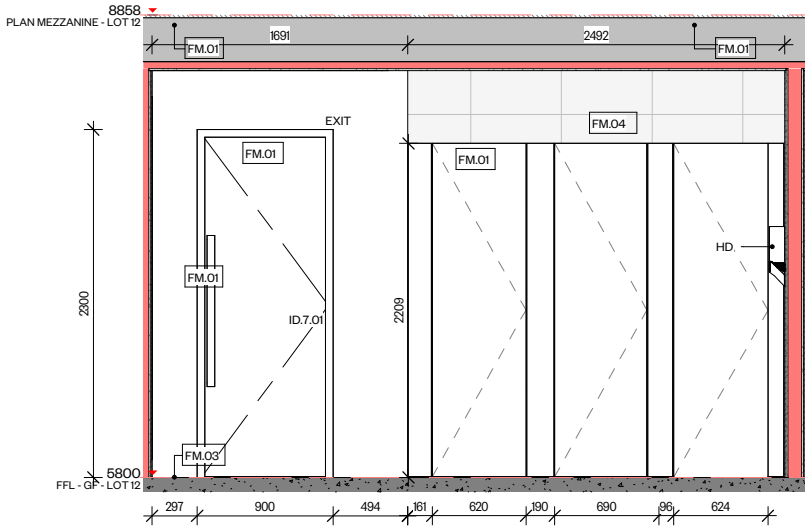
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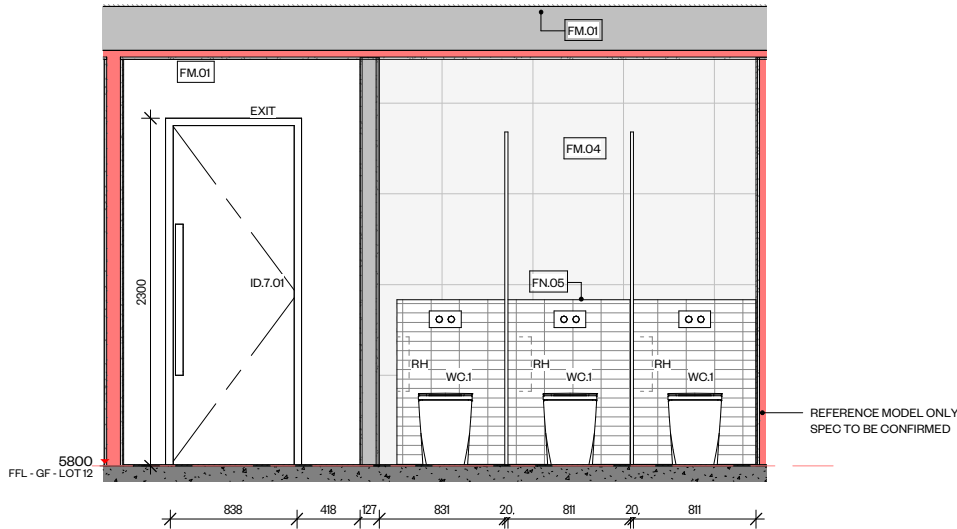
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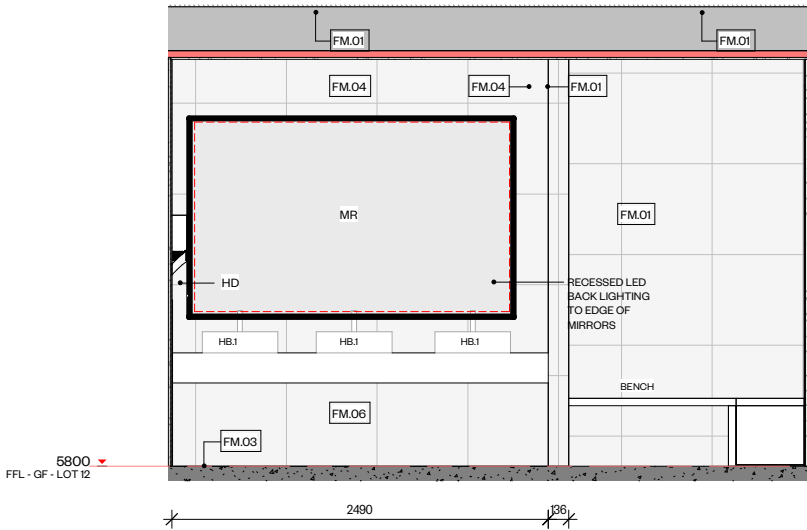
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1 ELEVATION - A2. CHANGING ROOM D
1:25



2 ELEVATION - A2. CHANGING ROOM E
1:25



3 ELEVATION - A2. CHANGING ROOM F
1:25

FINISHES

KE	DESCRIPTI	PRODU
FM.01	GIB PAINT	RESENE COLOUR
FM.02	WALL	TILE SPACE VENUS STONE MEDIUM GREY MATT
FM.03	9mm FLOOR TILES TO MATCH	TILE SPACE VENUS STONE MEDIUM GREY MATT
FM.04	16mm MDF WALL LINING	MELTECCA AGED ASH JUMBO SHEETS WITH PVC 2MM EDGE TAPE
FM.05	WALL TILES	TILE SPACE MAKU LIGHT 250 X 750MM
FM.06	WALL PARTITION	KERMAC K-PROFORM PARTITION SYSTEM OR SIMILAR

BATHROOM FITTINGS AND FIXTURES

KE	ITE	NAM	MODEL	SUPPLY
WC1	PA	LUX CLOSE COUPLED BACK TO WALL RIMLESS OVERHEIGHT BACK INLET TOILET SUITE WITH SOFT CLOSE QUICK RELEASE SEAT WHITE	1805492	KADO
	CISTERN PUSH BUTTON	LUX FLUSH BUTTON GLOSS WHITE	1814523	KADO
HB1	HAND WASH BASIN	ROCA INSPIRA ROUND SEMI INSET BASIN 370 X 370MM	878400W	CAROMA
	HAND WASH MIXER	MIZU DRIFT MK2 BASIN MIXER TAP CHROME	9509135	MIZU
	BOTTLE TRAP	MARLI BOTTLE TRAP ROUND- CHROME	SKU11888	ABI INTERIORS
SH1	SHOWER RAIL	OVERHEAD TWIN SHOWER RAIL SHOWER WITH HANDSHOWER WITH BOTTOM RAIL WATER INLET STAINLESS STEEL	2252102	MILLI KNOX
WC2	ACCESSIBLE TOILET PAN INSTALLED TO NZ41211	800 CLOSE COUPLED BACK TO WALL RIMLESS TOILET SUITE WITH DOUBLE FLAP SEAT WHITE	1806668	WOLFEN
HB2	ACCESSIBLE HAND WASH BASIN INSTALLED TO NZ41211	WALL BASIN RIGHT HAND SHELF 565 X 395 X 145MM & FIXINGS 1 TAPHOLE WHITE		WOLFEN
	ACCESSIBLE HAND WASH BASIN MIXER - INSTALLED TO NZ41211	DRIFT MK2 BASIN MIXER WITH EXTENDED LEVEL CHROME	2216379	MIZU
	BOTTLE TRAP	MARLI BOTTLE TRAP ROUND- CHROME	SKU11888	ABI INTERIORS
SH2	SHOWER RAIL	GRAB SINGLE RAIL SHOWER 1 FUNCTION 900MM WITH WALL WATER INLET CHROME	2252102	MILLI KNOX
GR	GRAB RAIL	32MM DIAMETER UTILITY L GRAB RAIL	GRKL750	HEIRLOOM
MR	MIRROR			
RH	TOILET ROLL HOLDER			
SP	SOAP DISPENSER	WALL MOUNTED SENSOR SOAP DISPENSER STAINLESS STEEL 0.65L	9510049	WOLFEN
TW	TOWEL DISPENSER	PAPER TOWEL DISPENSER STAINLESS STEEL	2263886	WOLFEN
HD	HAND DRYER	DYSON AIRBLADE V		DYSON

FM. FM.0 FM.0 FM.0

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S6 11/04/2025 BUILDING CONSENT
S5 17/03/2025 TENDER ISSUE
S4 28/01/2024 RESOURCE CONSENT
S3 20/12/2024 UPDATE FRONTAGE
S2 16/12/2024 CONSULTANT ISSUE
S1 05/12/2024 CLIENT ISSUE

REVISIONS

DATE 11/04/2025 DRAWN Author
SHEET SIZE A3 CHECKED Checker

TITLE

INT. ELEVATION - CHANGING ROOM

DRAWING REVISION

A7.404 S6

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LIGHTING TARGETTT
LANDSCAPE LANDSCAPE AND ECOLOGY

S9 14/05/2025 BUILDING CONSENT - RFI 1
S8 09/05/2025 BUILDING CONSENT - REV 1
S7 28/04/2025 TENDER ISSUE - REVISION 1
S6 11/04/2025 BUILDING CONSENT
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REVISIONS
DATE 14/05/2025 DRAWN Author
SHEET SIZE A3 CHECKED Checker

TITLE
**INT. ELEVATION -
ACCESSIBLE TOILET**

DRAWING REVISION

A7.405 S9

FINISHES		
KEY	DESCRIPTION	PRODUCT
FM.01	GIB PAINT FINISH	13mm GIB AQUALINE STOPPED AND LINE F4. RESENE COLOUR TBO
FM.02	9mm WALL TILES	TILE SPACE VENUS STONE MEDIUM GREY MATT
FM.03	9mm FLOOR TILES	TILE SPACE VENUS STONE MEDIUM GREY MATT
FM.04	9mm TILE SKIRTING	TILE SPACE VENUS STONE MEDIUM GREY MATT 60x60mm
FM.05	WALL TILES	TILE SPACE MAKU LIGHT 250 X 750MM
FM.06	WALL PARTITION	KERMAC K-PROFORM PARTITION SYSTEM OR SIMILAR

BATHROOM FITTINGS AND FIXTURES				
KEY	ITE	NAM	MODEL	SUPPLY
WC1	PAN	LUX CLOSE COUPLED BACK TO WALL RIMLESS OVERHEIGHT BACK INLET TOILET SUITE WITH SOFT CLOSE QUICK RELEASE SEAT WHITE	1805492	KADO
	CISTERN PUSH BUTTON	LUX FLUSH BUTTON GLOSS WHITE	1814523	KADO
HB1	HAND WASH BASIN	ROCA INSPIRA ROUND SEMI INSET BASIN 370 X 370MM	878400W	CAROMA
	HAND WASH MIXER	MIZU DRIFT MK2 BASIN MIXER TAP CHROME	9509135	MIZU
	BOTTLE TRAP	MARLI BOTTLE TRAP ROUND- CHROME	SKU11888	ABI INTERIORS
SH1	SHOWER RAIL	OVERHEAD TWIN SHOWER RAIL SHOWER WITH HANDSHOWER WITH BOTTOM RAIL WATER INLET STAINLESS STEEL	2252102	MILLI KNOX
WC2	ACCESSIBLE TOILET PAN	ASSIST II OVERHEIGHT BTW CO TOILET SUITE - GLOSS WHITE	2409210	ELEMENTI
HB2	ACCESSIBLE HAND WASH BASIN	LINFA WALL BASIN 400X380X120 ITH OF - GLOSS WHITE	PMP7701S	PARISI
	ACCESSIBLE HAND WASH BASIN MIXER - INSTALLED TO NZ4121.1	LEVER ACTION BASIN MIXER - CHROME	4382102	NOBILI
	BOTTLE TRAP	MARLI BOTTLE TRAP ROUND- CHROME	SKU11888	ABI INTERIORS
SH2	SHOWER RAIL	GRAB SINGLE RAIL SHOWER 1 FUNCTION 900MM WITH WALL WATER INLET CHROME	2252102	MILLI KNOX
GR	GRAB RAIL	32MM DIAMETER UTILITY L GRAB RAIL	GRKL750	HEIRLOOM
MR	MIRROR			
RH	TOILET ROLL HOLDER			
SP	SOAP DISPENSER	WALL MOUNTED SENSOR SOAP DISPENSER STAINLESS STEEL 0.65L	9510049	WOLFEN
TW	TOWEL DISPENSER	PAPER TOWEL DISPENSER STAINLESS STEEL	2263886	WOLFEN
HD	HAND DRYER	DYSON AIRBLADE V		DYSON

ACCESSIBLE DOORS				
ID.7.04	ACCESSIBLE HANDLE	STRAIGHT GRAB RAIL 600mm BOTH SIDES	JAGRM	JAECO
	KICKPLATE	STAINLESS STEEL KICK PLATES 300mm HIGH	MN50KP300M	MILES NELSON
ID.7.04	ACCESSIBLE HANDLE	MILES NELSON COMMERCIAL - ROUND ROSE PRIVACY DISABLED ACCESSIBLE KIT	MNCKITWR90-PRD	MILES NELSON
	KICKPLATE	MILES NELSON STAINLESS STEEL KICK PLATES - 300mm HIGH	MN50KP300M	MILES NELSON

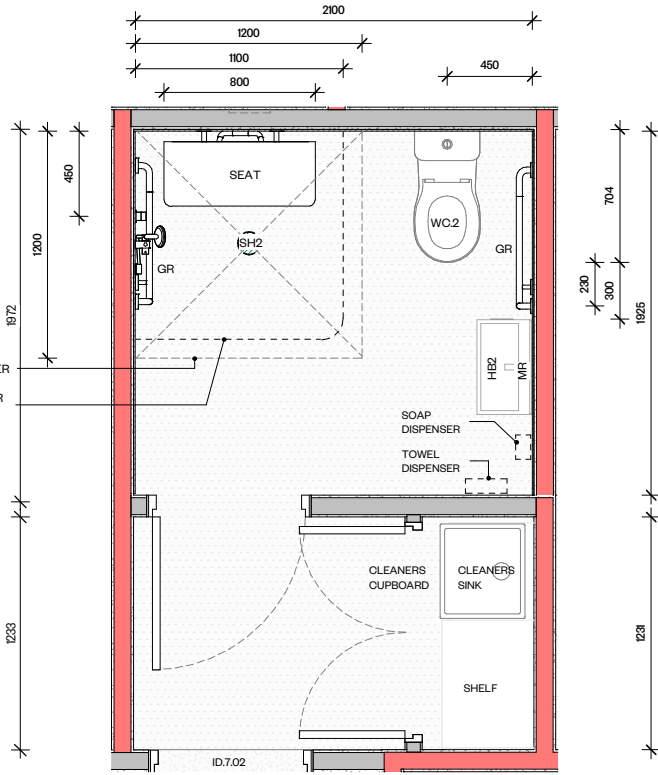
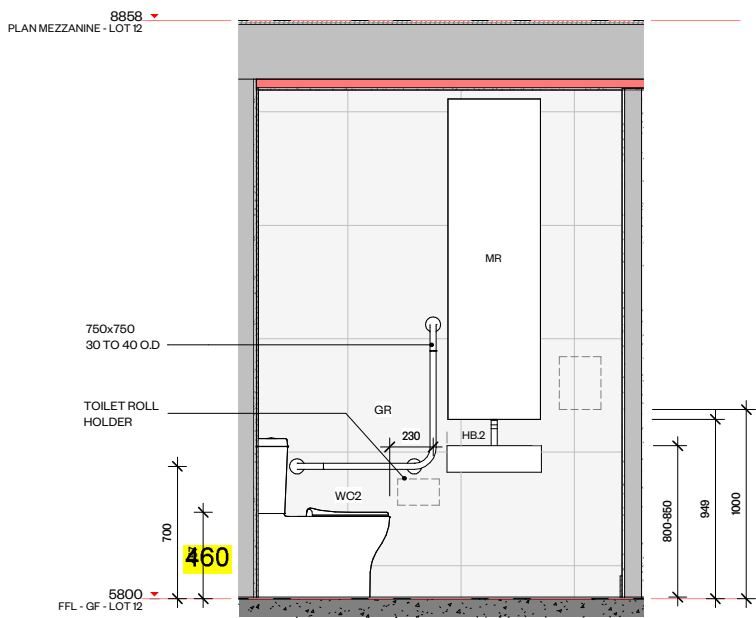
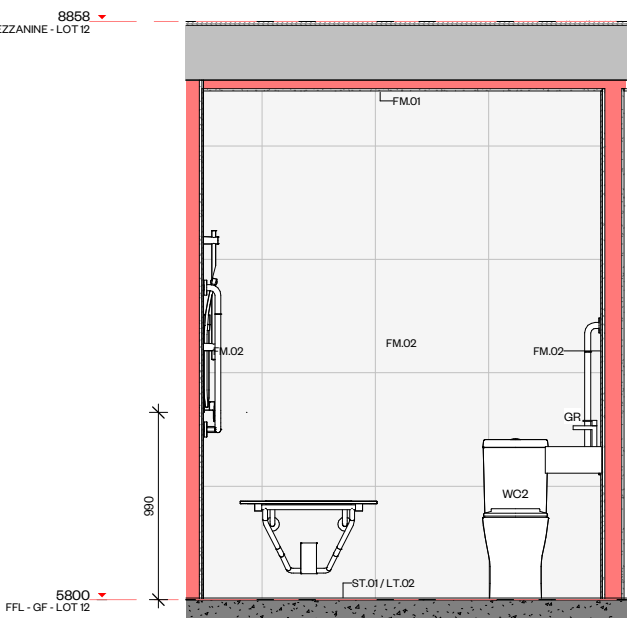
1 ELEVATION - A2. ACC BATHROOM A
1:20

2 ELEVATION - A2. ACC BATHROOM B
1:20

4 ELEVATION - A2. ACC BATHROOM D
1:20

3 ELEVATION - A2. ACC BATHROOM C
1:20

5 PLAN - CALLOUT - A2. ACC BATHROOM
1:20



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REVISIONS

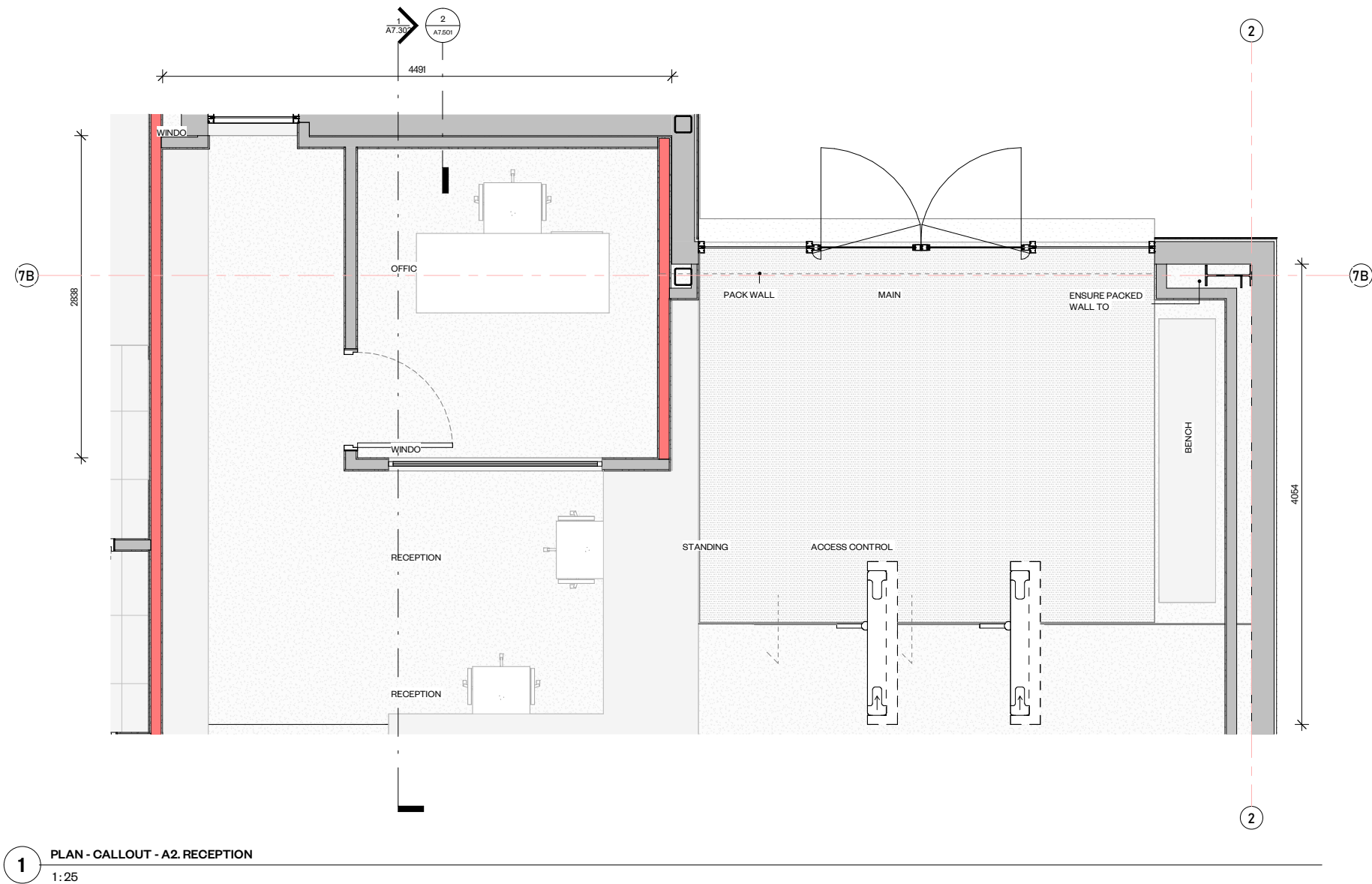
DATE 11/04/2025 DRAWN Author
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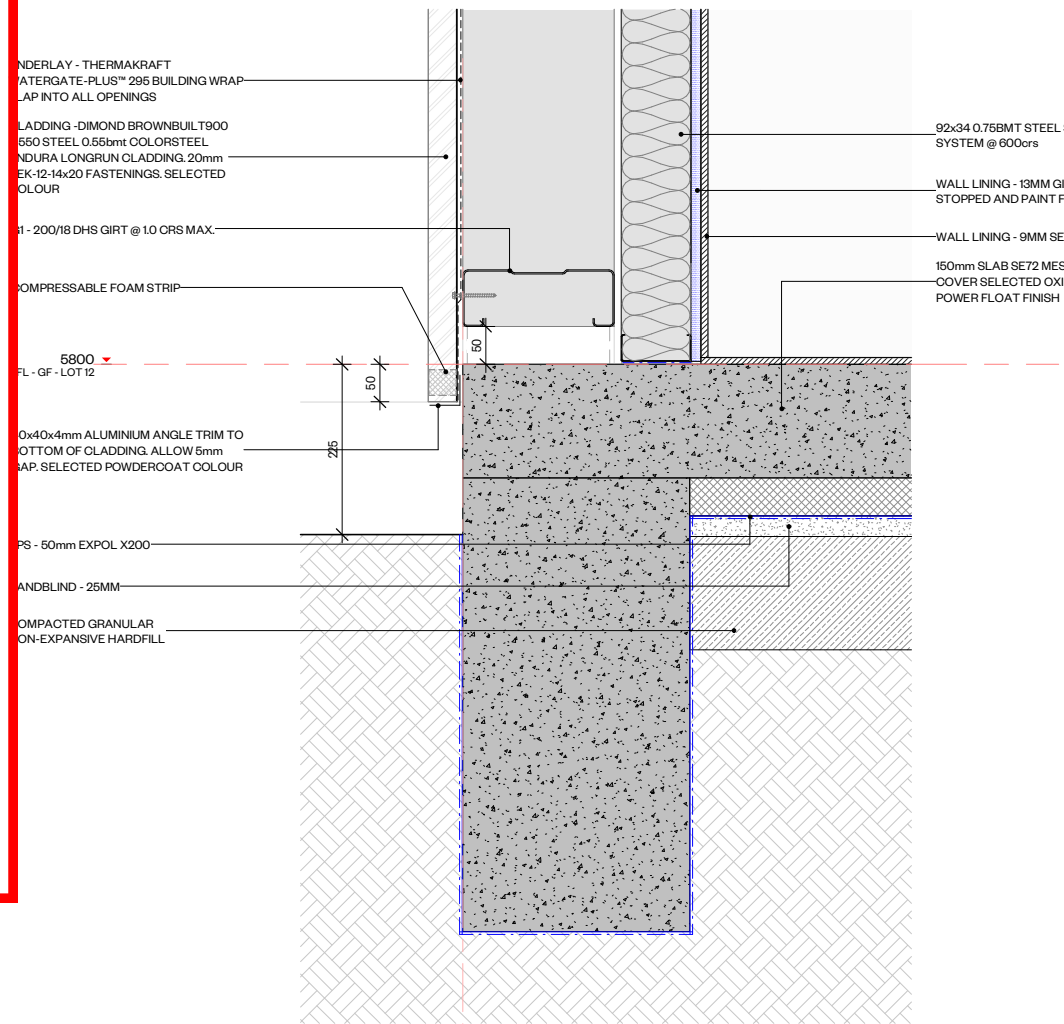
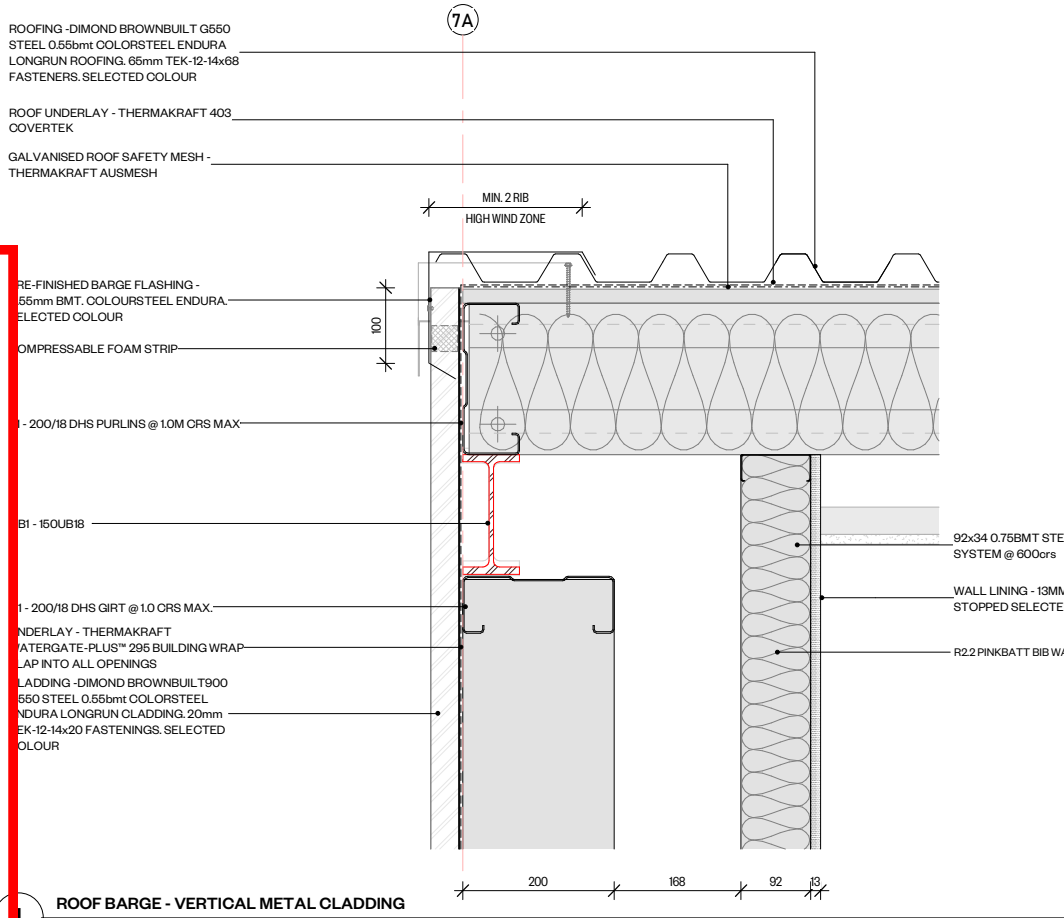
TITLE

INT. CALLOUT -
RECEPTION + OFFICE

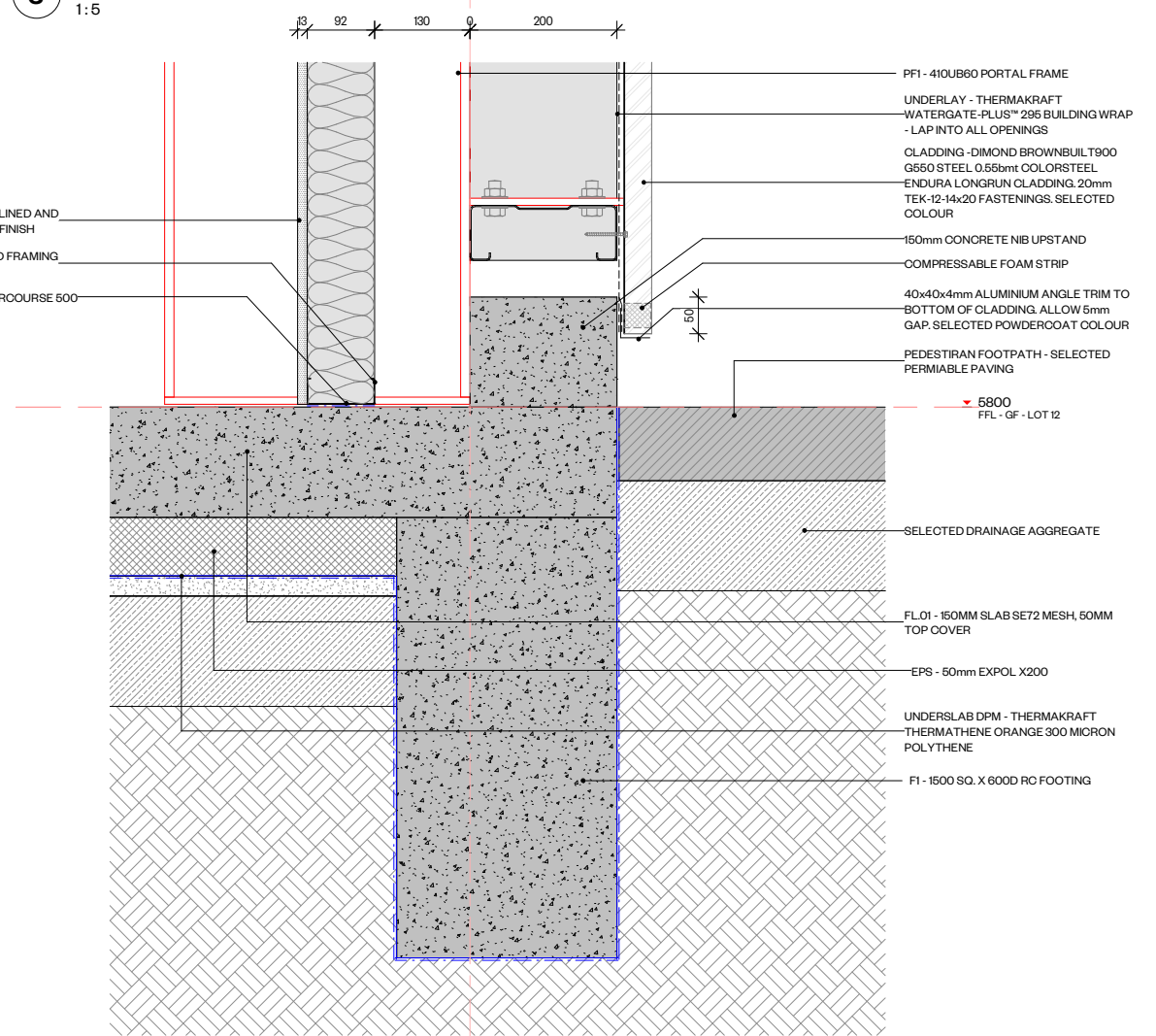
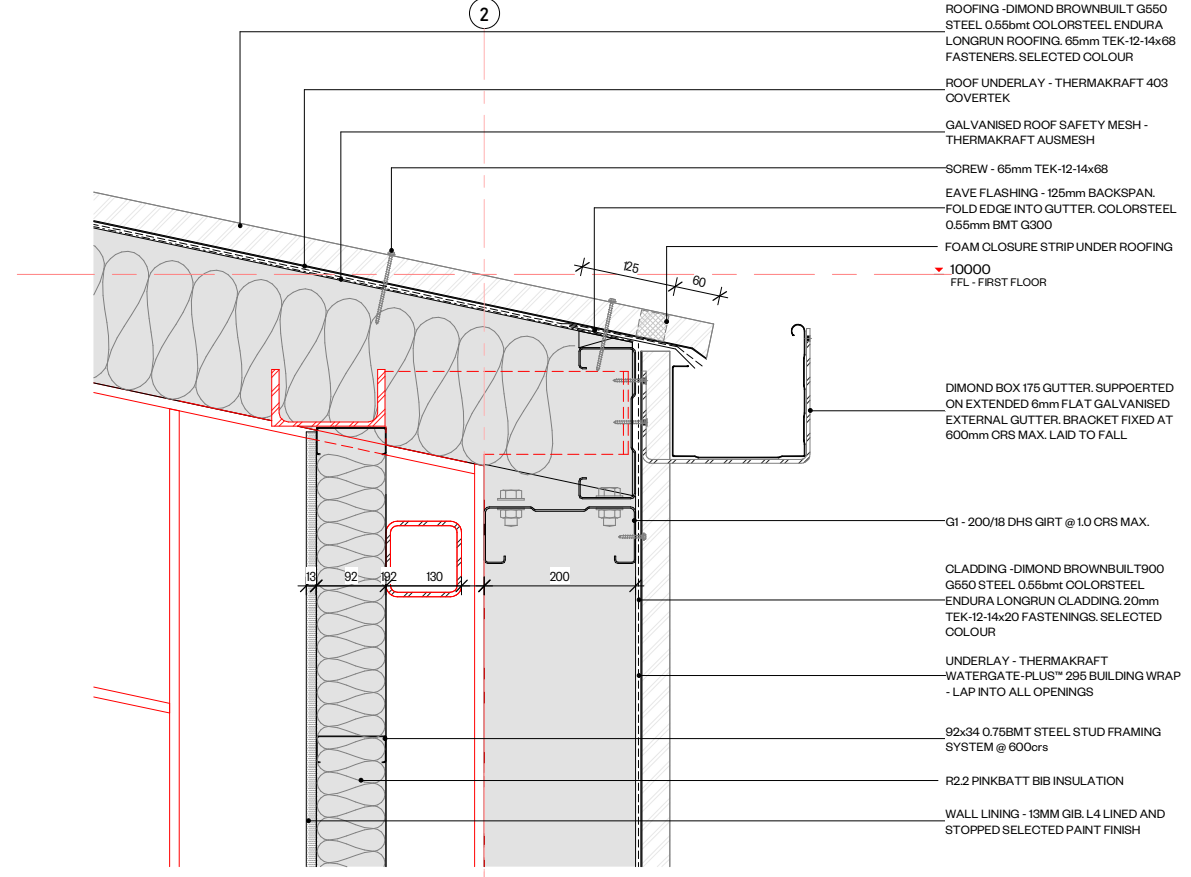
DRAWING REVISION

A7.406 S6





2 WALL TO SLAB - VERTICAL METAL CLADDING 1:5



4 WALL TO SLAB/NIB - VERTICAL METAL CLADDING 1:5

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REVISIONS

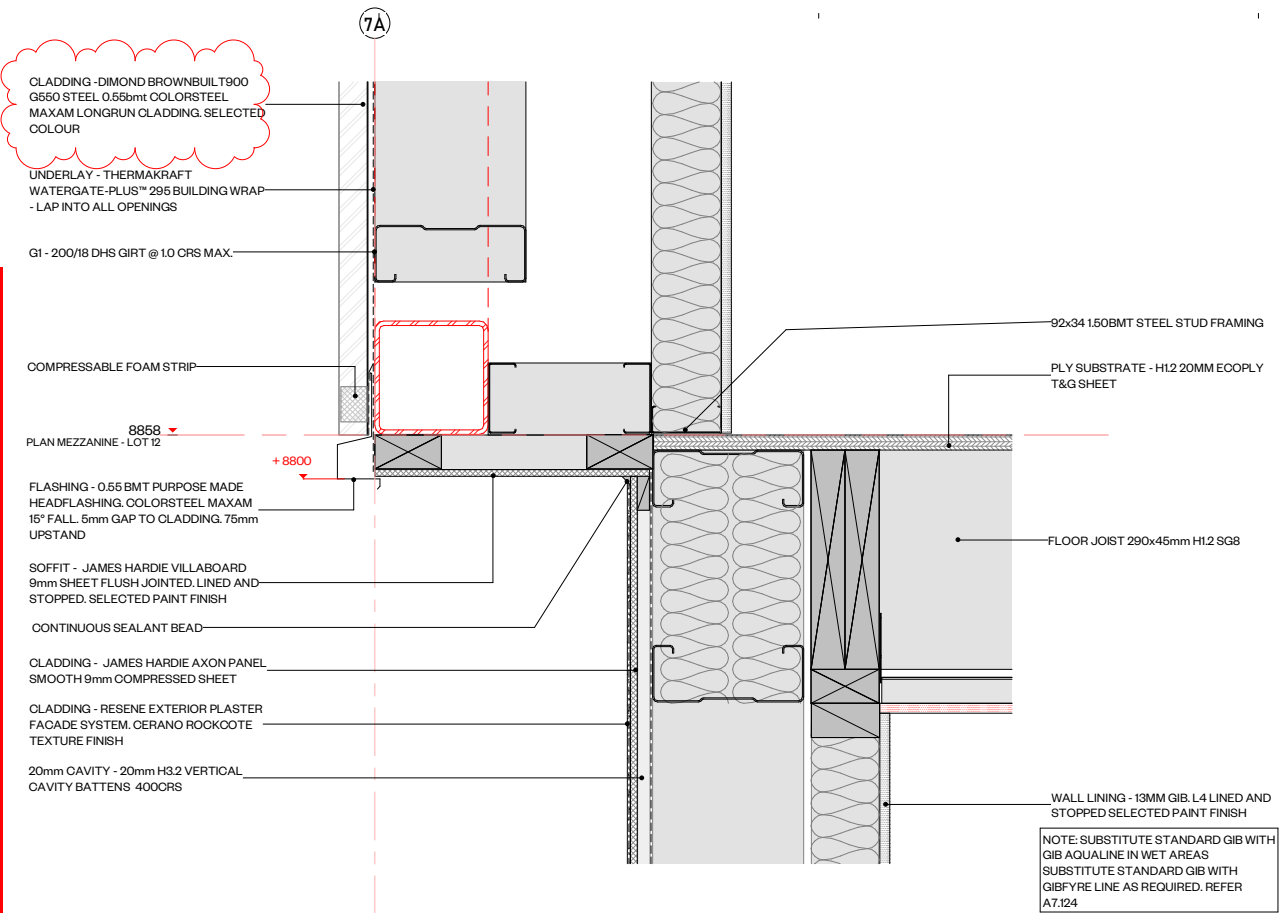
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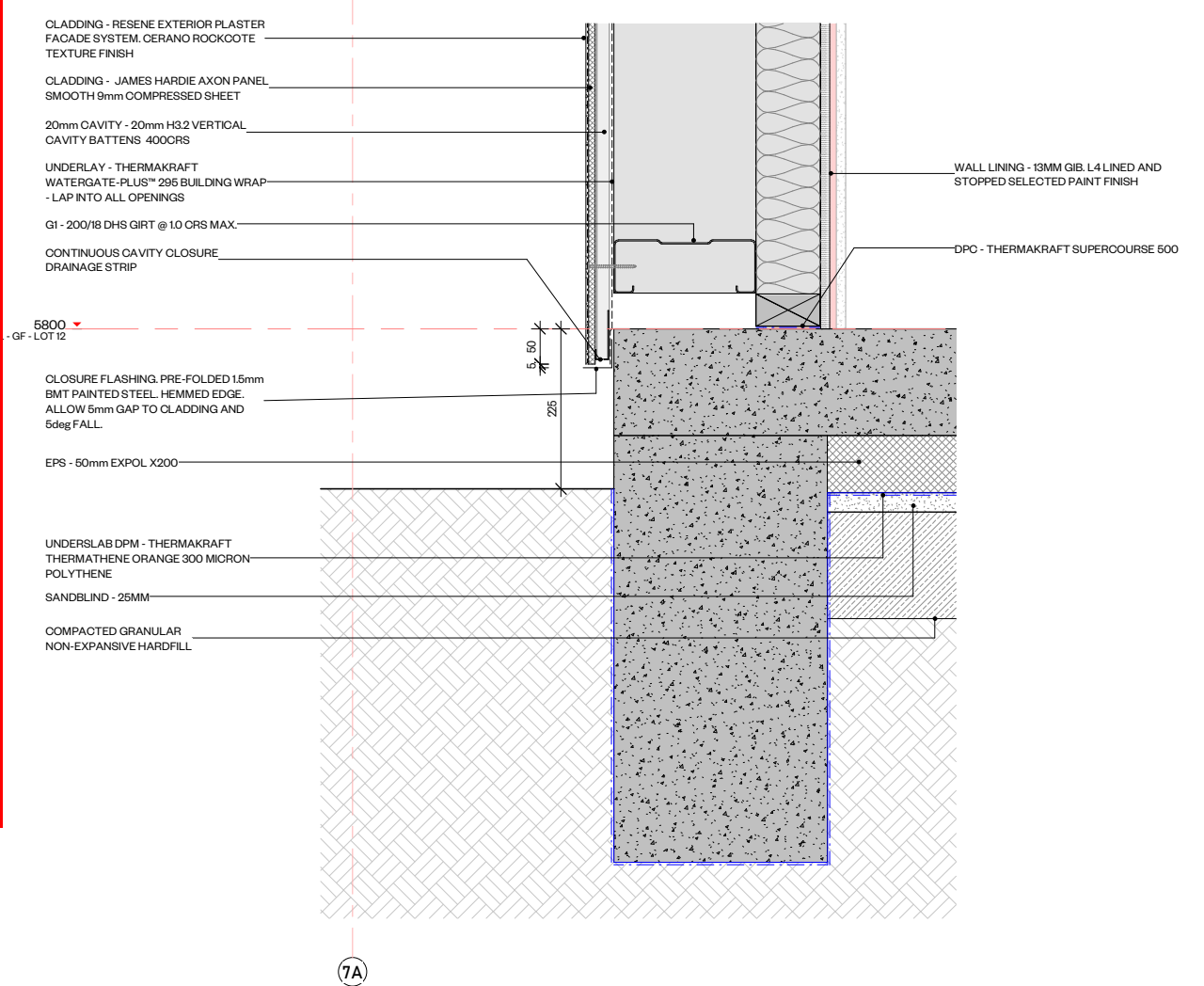
DETAILS - METAL CLADDING

DRAWING REVISION

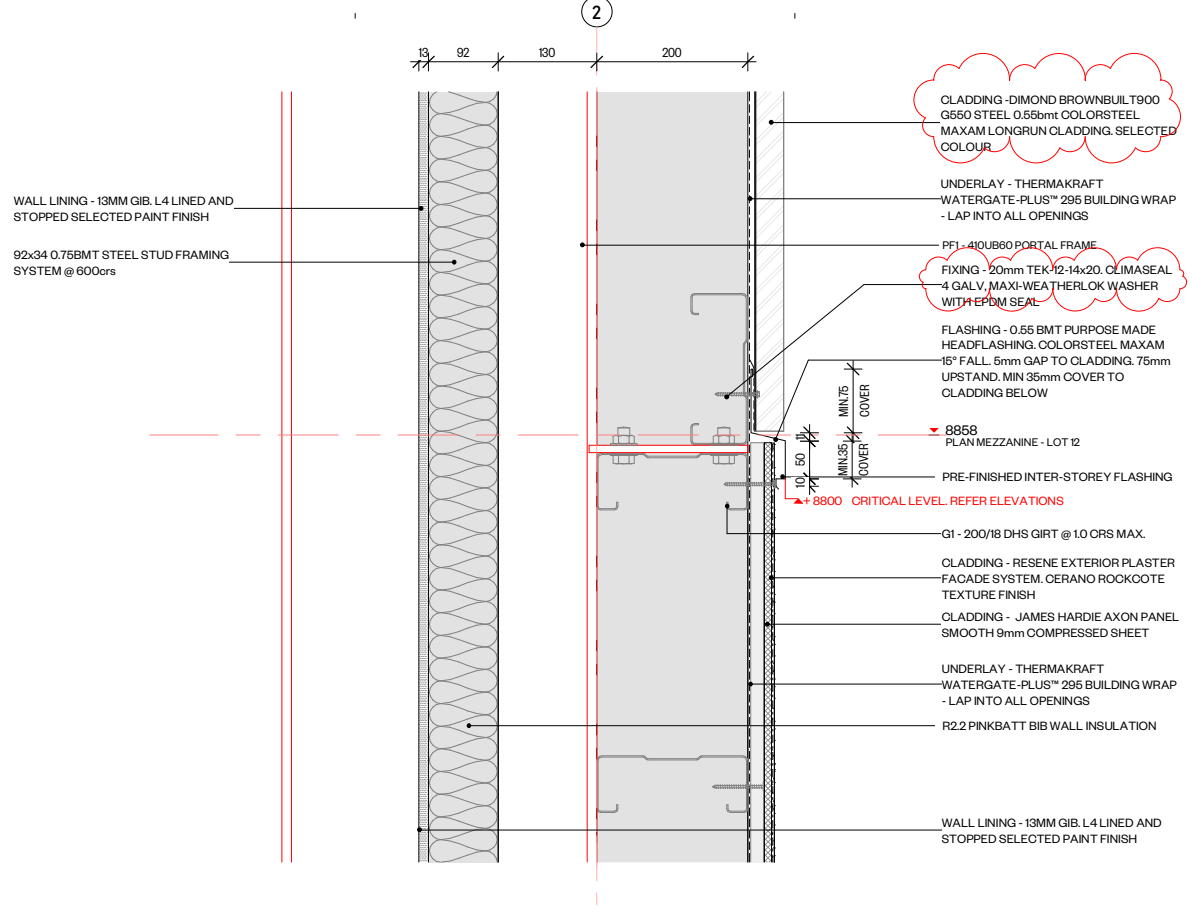
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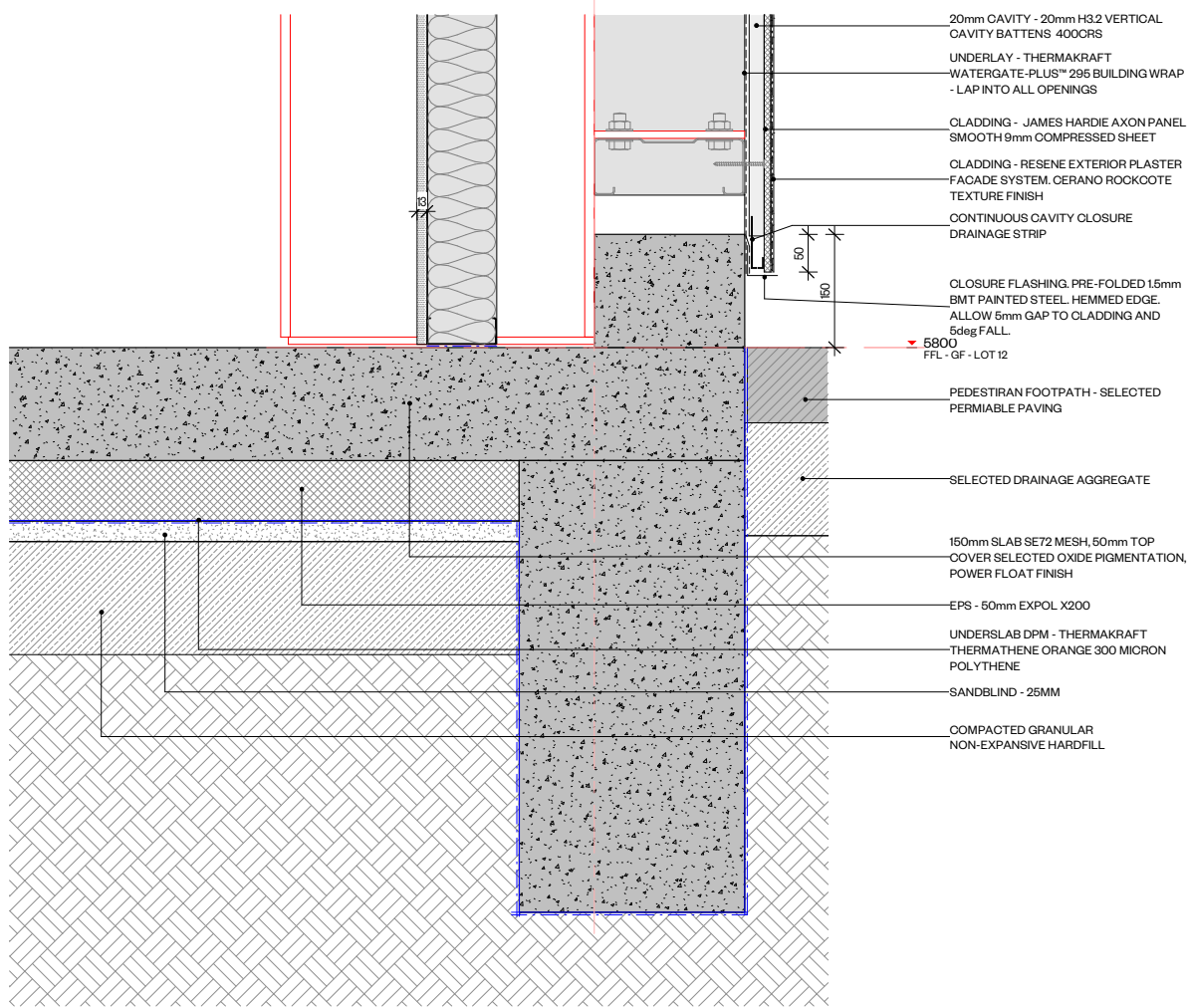
1 WALL TO SOFFIT - PLASTER CLADDING
1:5



2 SLAB TO WALL - PLASTER CLADDING
1:5



3 SECTION DETAIL - HORIZONTAL JUNCTION
1:5



4 WALL TO SLAB - PLASTER ON COMPRESSED SHEET
1:5

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S2 14/05/2025 BUILDING CONSENT - RF1
S1 11/04/2025 BUILDING CONSENT

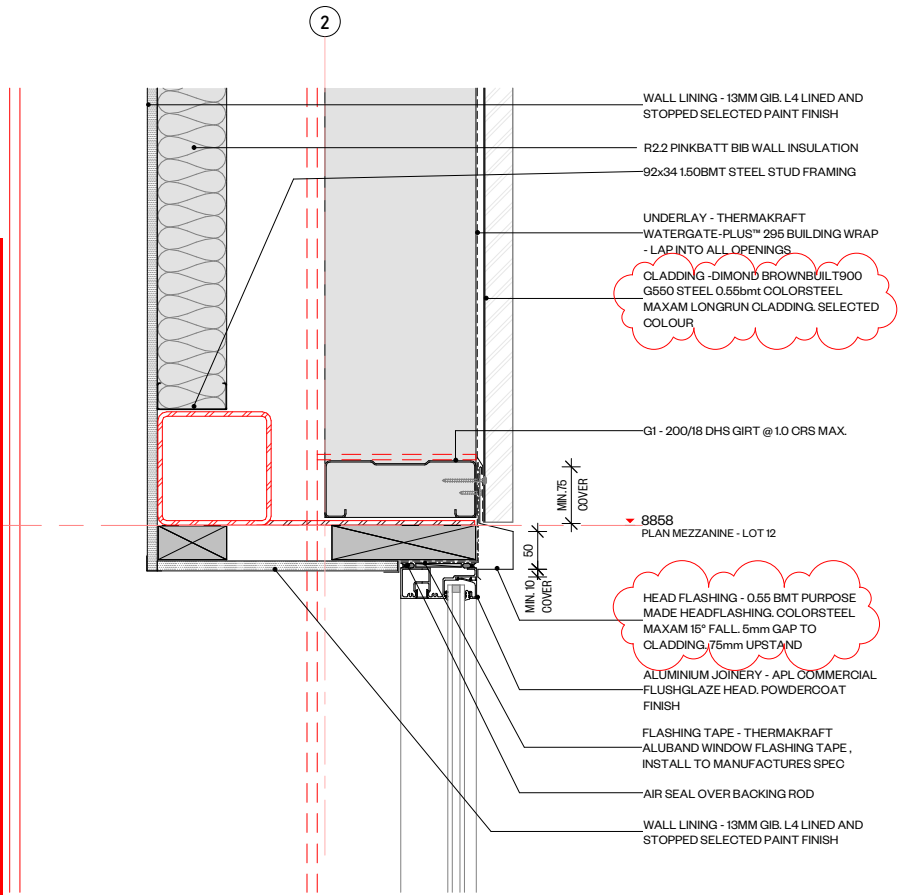
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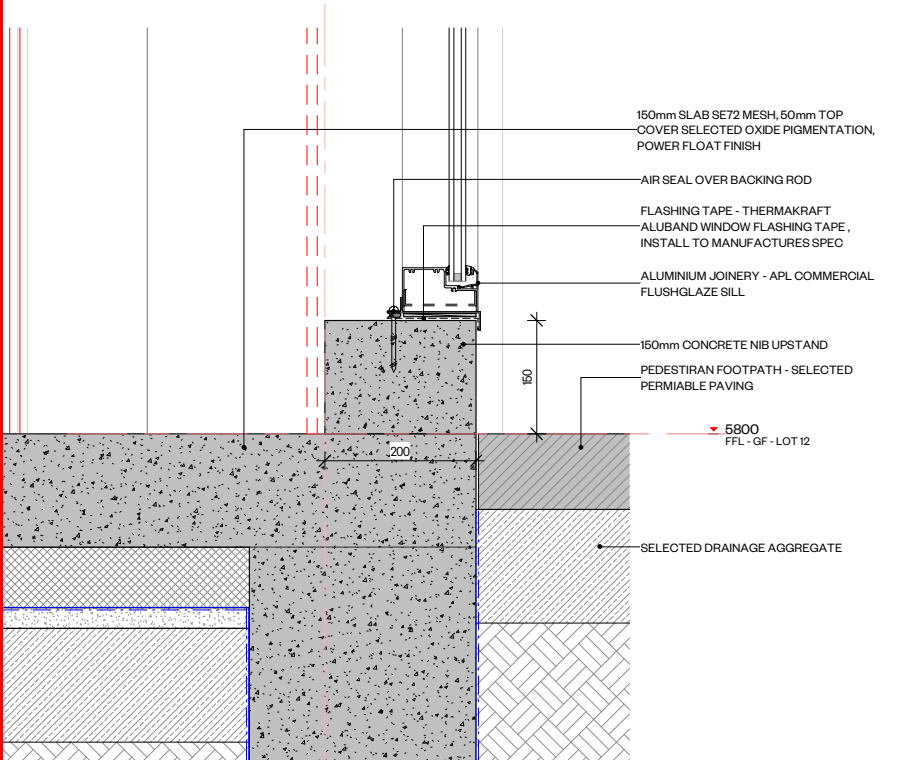
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SECTION DETAILS - 2

DRAWING
A7.501

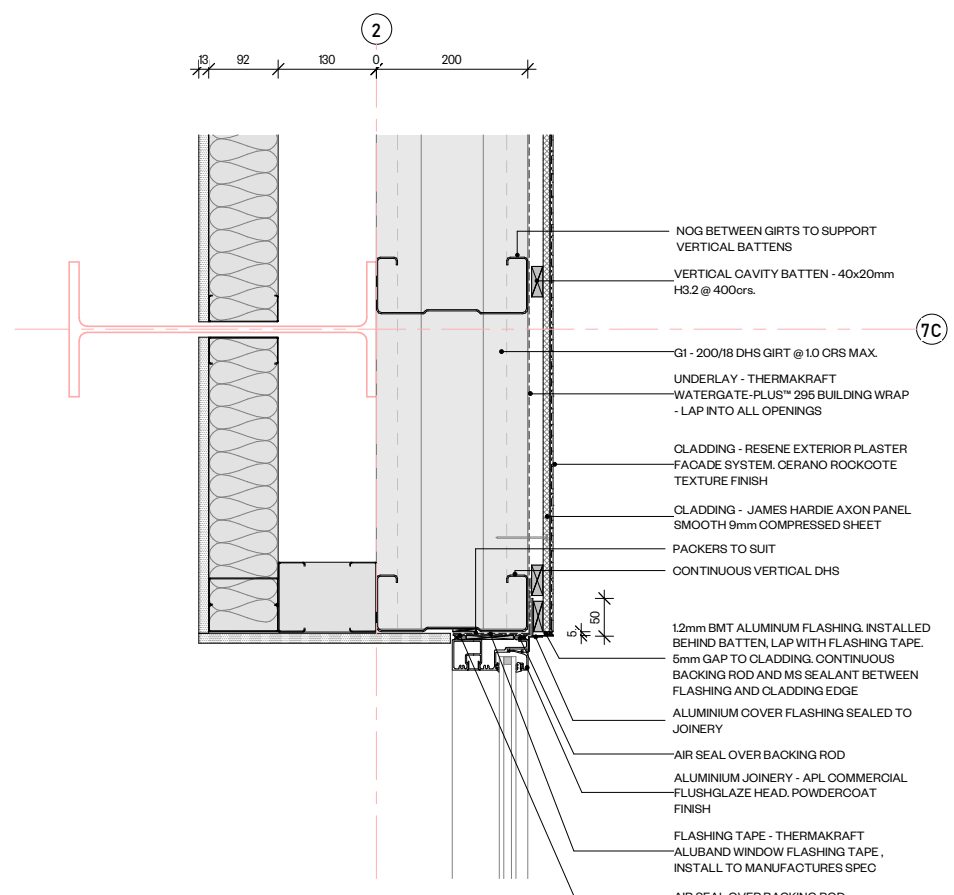
REVISION
S2



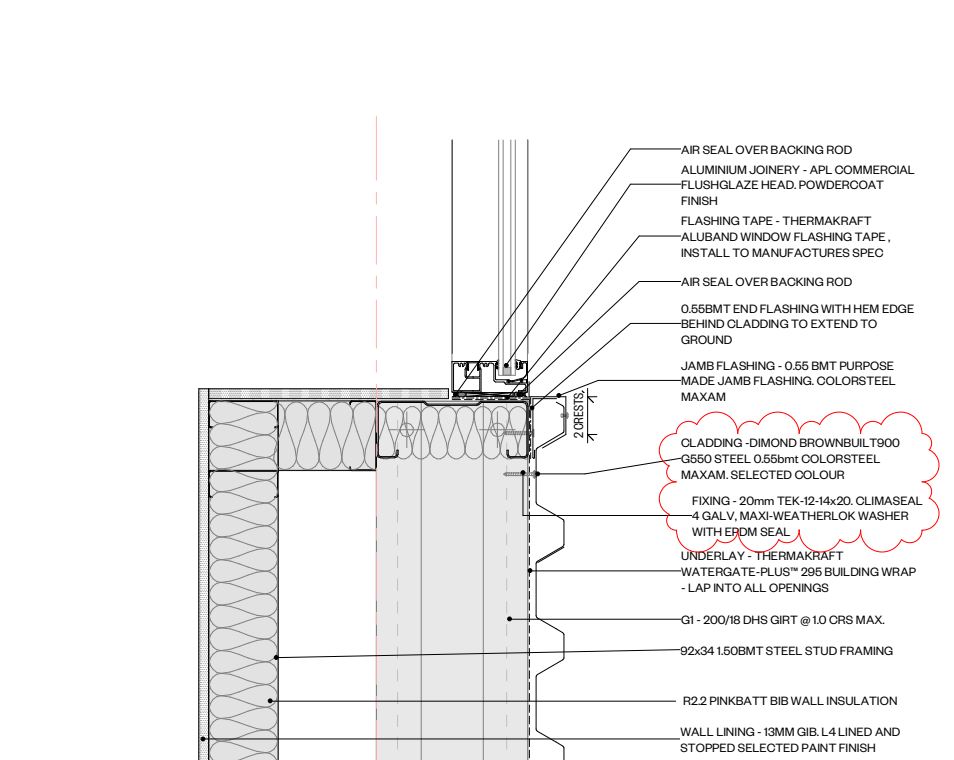
SECTION DETAIL - WINDOW HEAD
1:5



SECTION DETAIL - WINDOW SILL
1:5



PLAN DETAIL - TYPICAL JAMB - TRAPEZOIDAL
1:5



PLAN DETAIL - TYPICAL JAMB
1:5

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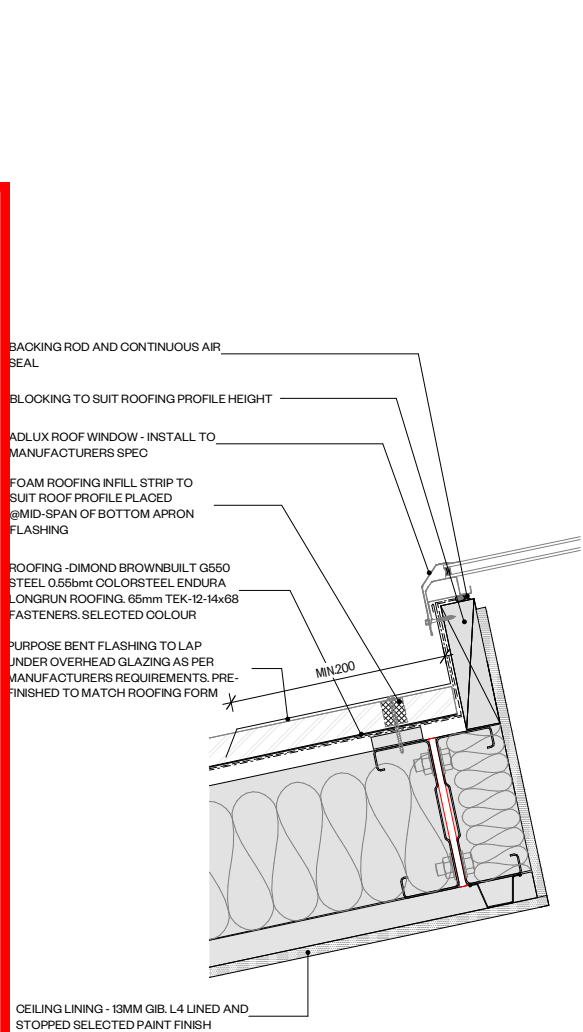
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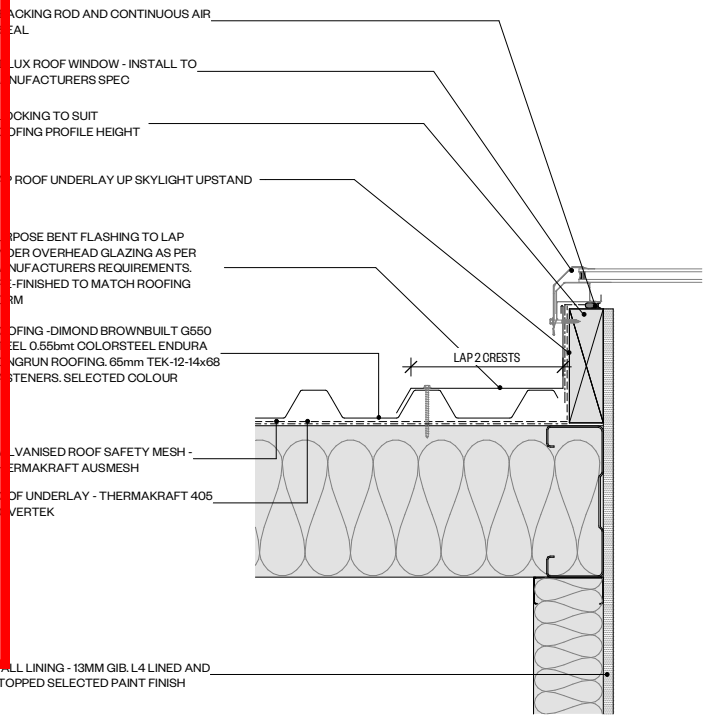
DETAILS - JOINERY

DRAWING REVISION

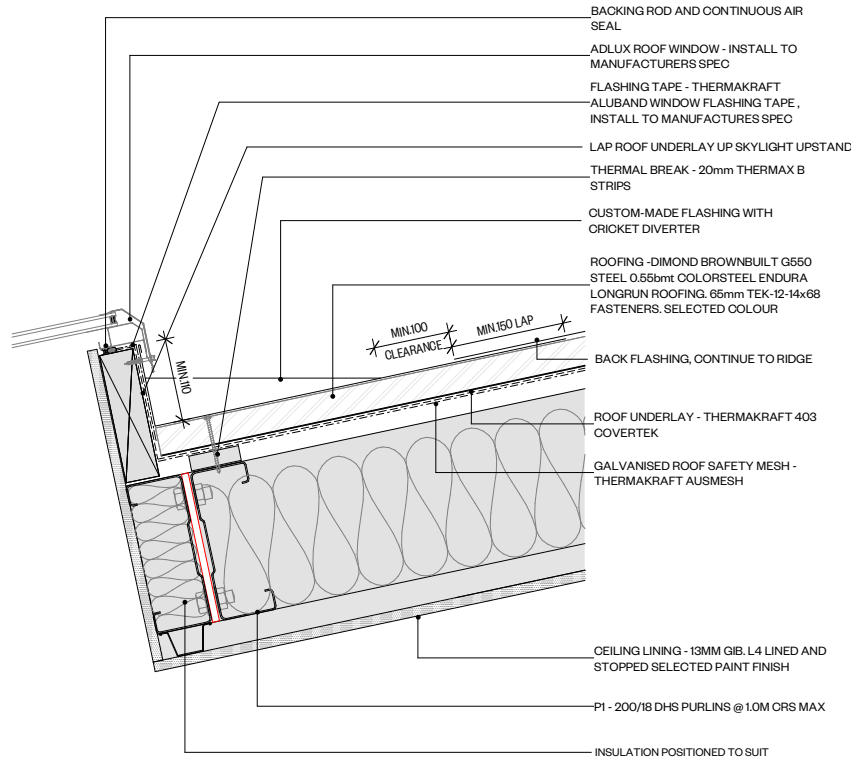
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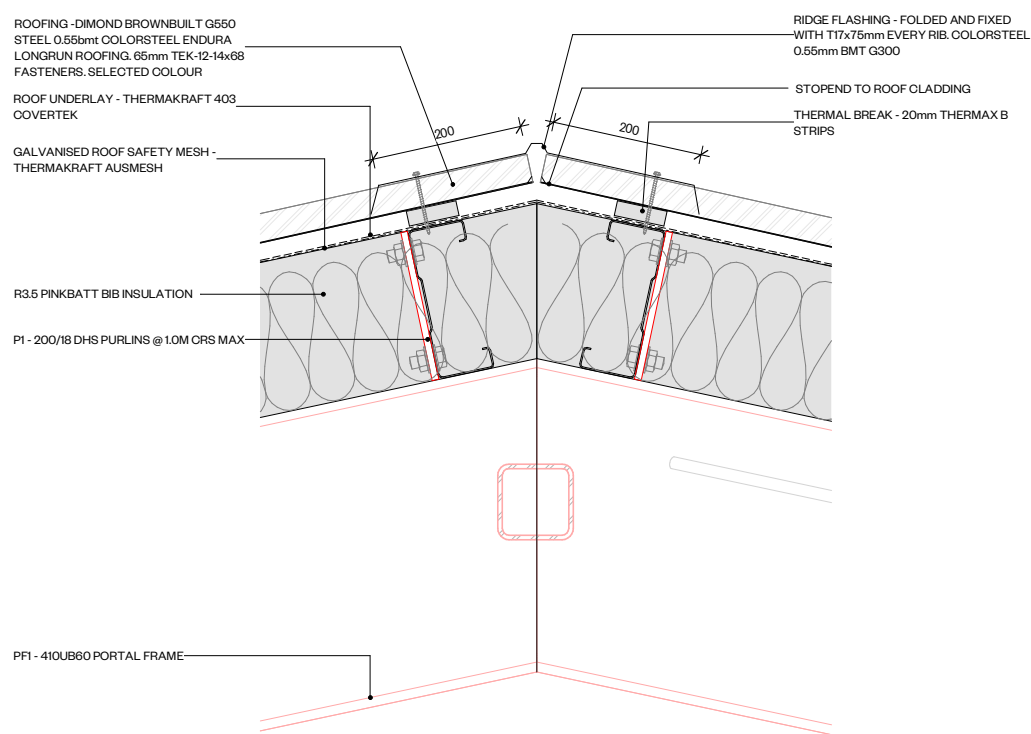
1 ROOF DETAIL - TYPICAL SKYLIGHT SECTION A-A
1:5



2 ROOF DETAIL - TYPICAL SKYLIGHT SECTION B-B
1:5



3 ROOF DETAIL - ROOF RIDGE
1:5



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S1 11/04/2025 BUILDING CONSENT

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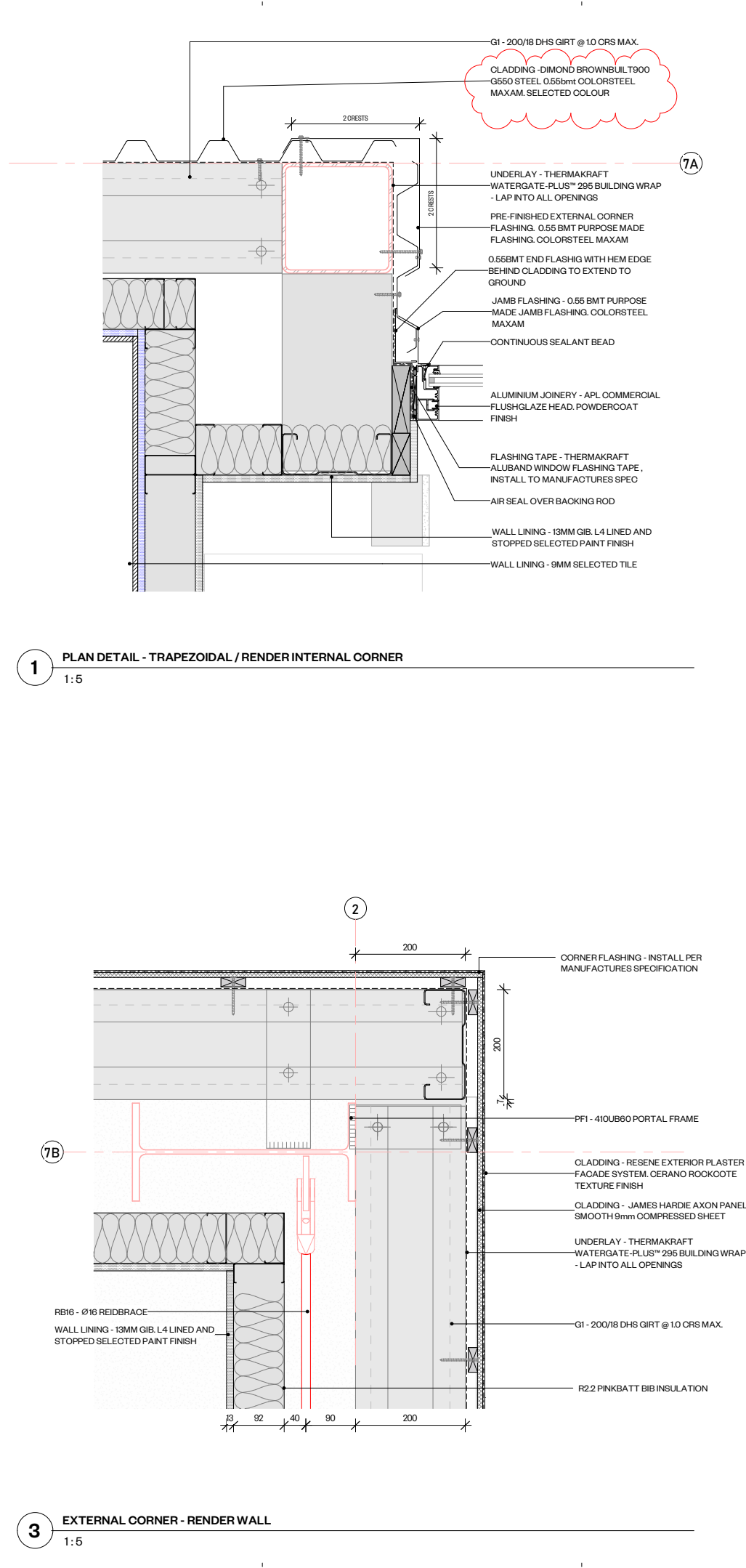
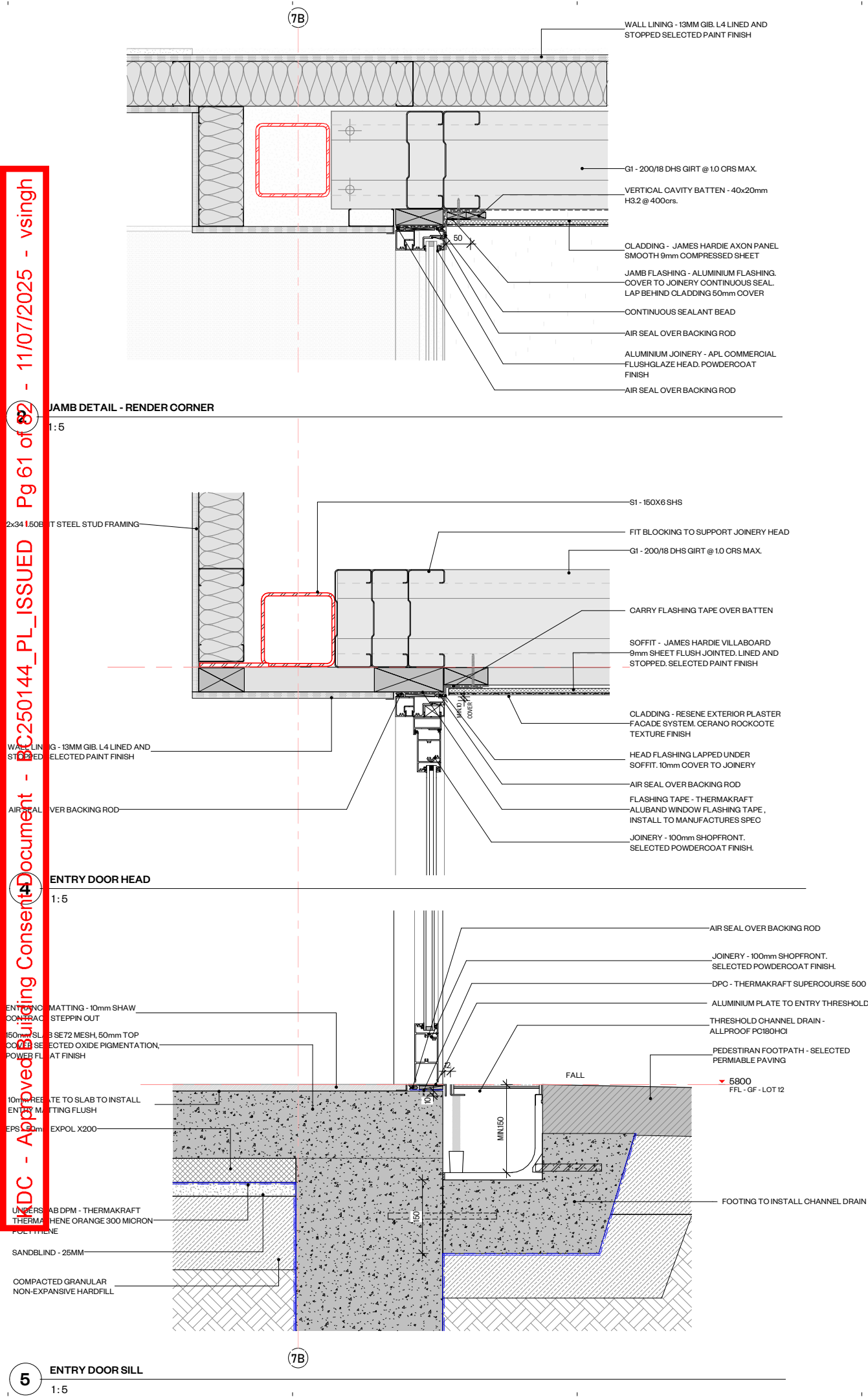
ROOF DETAILS - 3

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S1 11/04/2025 BUILDING CONSENT

REVISIONS

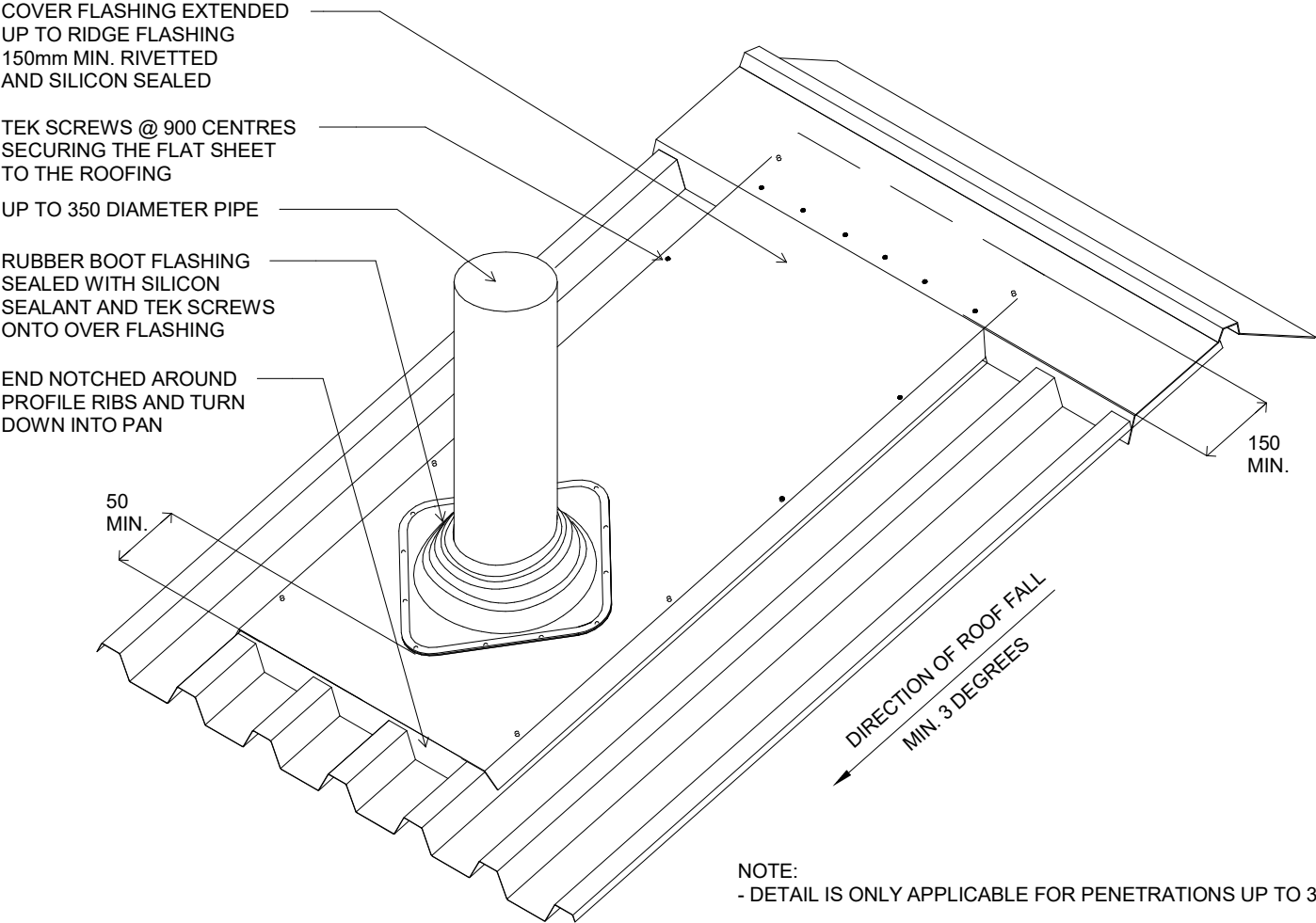
DATE	14/05/2025	DRAWN	Author
SHEET SIZE	A3	CHECKED	Checker

TITLE

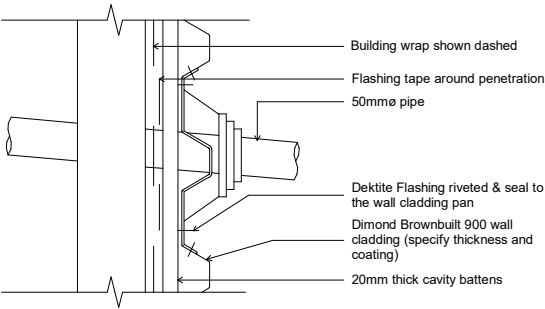
DETAILS - ENTRY

DRAWING REVISION

A7.505 S2

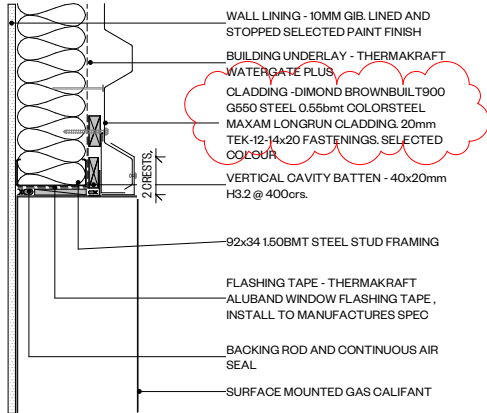


1 DETAIL - ROOF PENETRATION
1:5

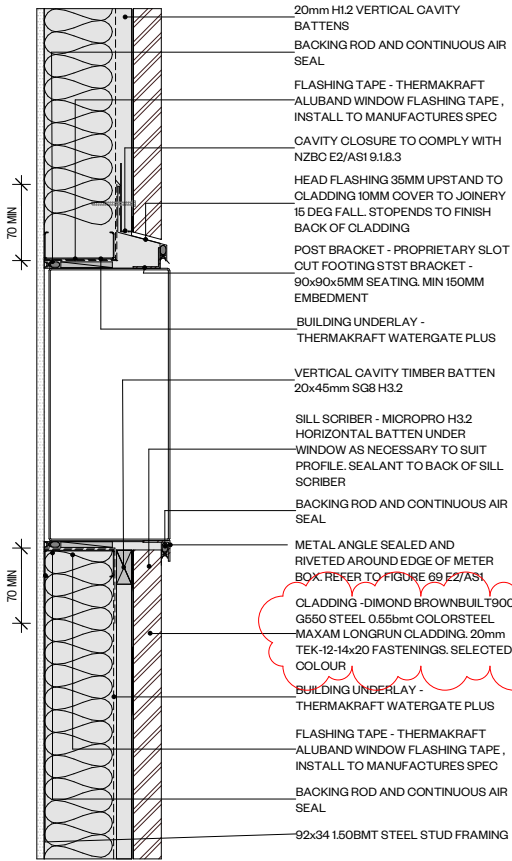


Notes:
- These details are suitably fixed to allow for a theoretical thermal movement of up to 10mm. For thermal movement greater than this a clipping system should be considered.

2 DETAIL - CLADDING PIPE PENETRATION
1:5



3 DETAIL - VENT GRILL PENETRATION JAMB
1:5



4 DETAIL - VENT GRILL PENETRATION HEAD AND SILL
1:5

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S2 14/05/2025 BUILDING CONSENT - RFI 1
S1 11/04/2025 BUILDING CONSENT

REVISIONS

DATE	14/05/2025	DRAWN	Author
SHEET SIZE	A3	CHECKED	Checker

TITLE

DETAILS - CLADDING PENETRATIONS

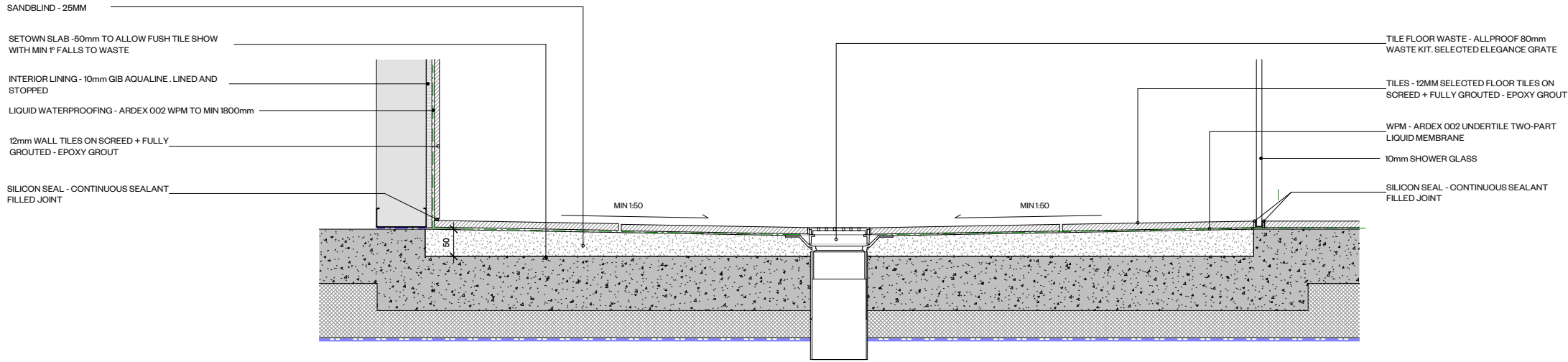
DRAWING REVISION

A7.506 S2

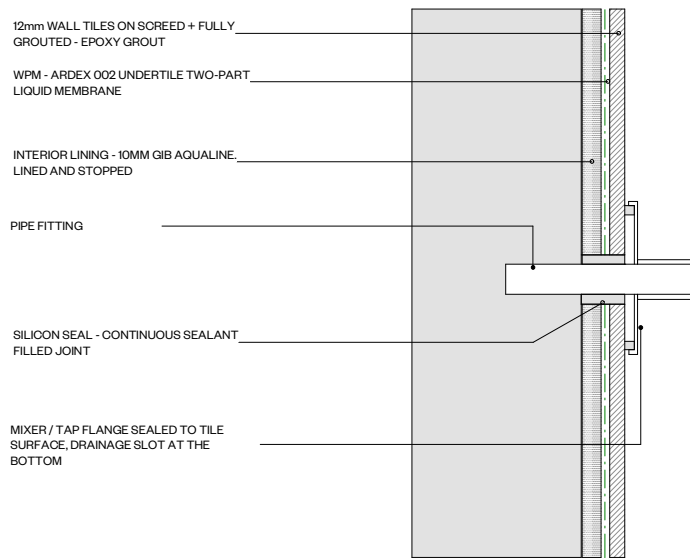
KDC - Approved Building Consent Document - BC250144 PL ISSUED - P000082 - 11/07/2025 - vsingh

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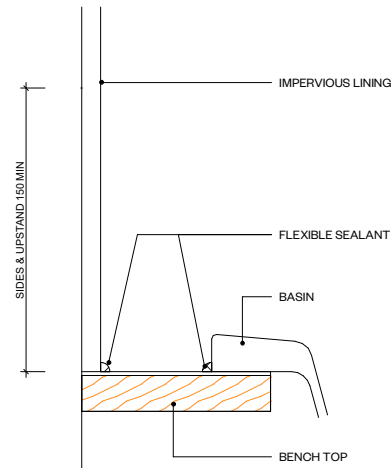
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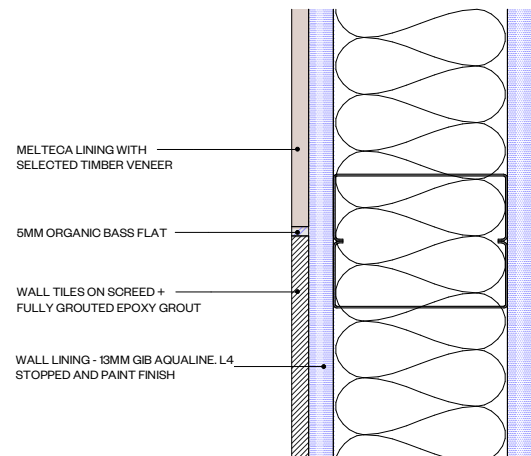
7 DETAIL - TILE SHOWER ON SLAB
1:5



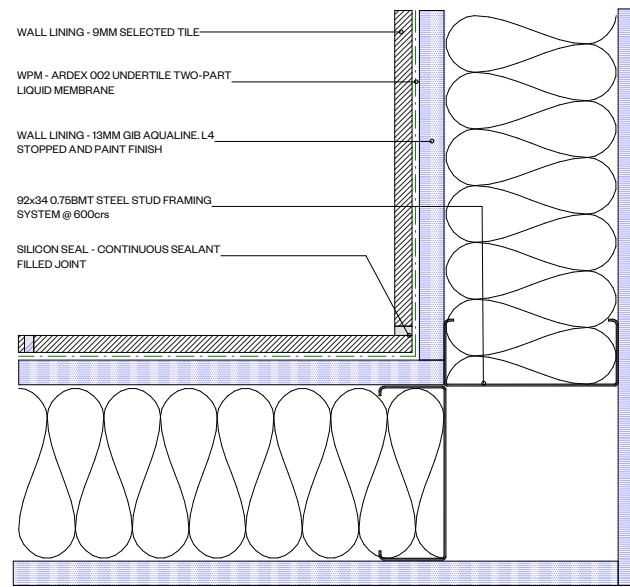
8 TILE PENETRATION
1:2



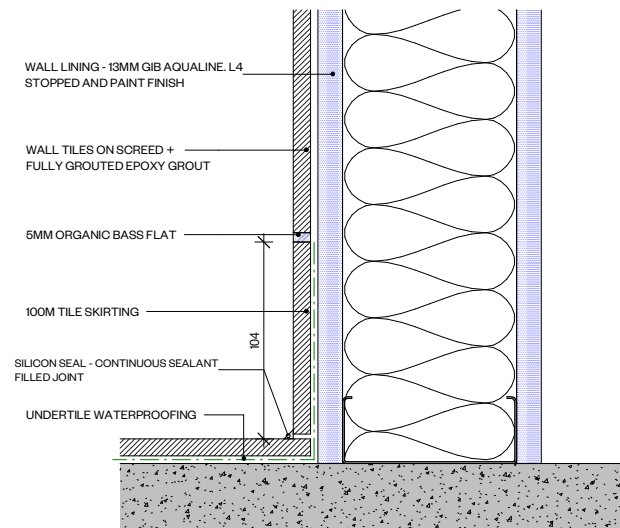
4 BASIN/TUB LINING DETAIL
1:2



5 TILE TO TIMBER VEER TRIM
1:2



9 DETAIL - CORNER SHOWER TILE
1:2



6 TILE SKIRTING
1:2

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SUPPORTING CONSULTANT DOCUMENTATION,
CONDITIONS OF CONTRACT, RESOURCE & BUILDING
CONSENT DOCUMENTATION INCLUDING ANY SPECIFIC
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LEGAL LOT 11 & 12 DP 579625
CLIENT MAROTERE & ST LAMBERT

ARCHITECT Designer
SURVEYOR ARCLAB
SERVICES HSC
FIRE ASSETCARE LIMITED
STRUCTURE RICHARDS CONSULTING ENGINEERS
CIVIL RICHARDS CONSULTING ENGINEERS
GEOTECH RICHARDS CONSULTING ENGINEERS
PLANNER CAMPBELL BROWN PLANNING
TRAFFIC TRAFFIC PLANNING CONSULTANTS
LIGHTING TARGETTI
LANDSCAPE LANDSCAPE AND ECOLOGY

S1 11/04/2025 BUILDING CONSENT

REVISIONS

DATE 11/04/2025 DRAWN Author
SHEET SIZE A3 CHECKED Checker

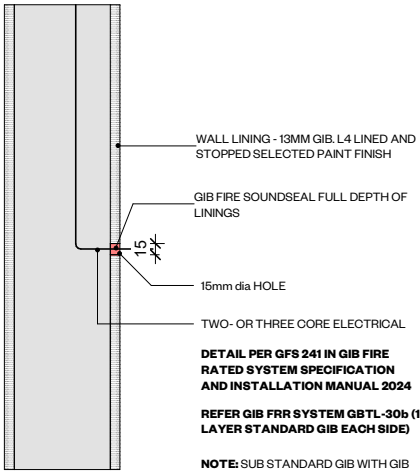
TITLE

**DETAILS - INTERNAL
WATERPROOFING**

DRAWING

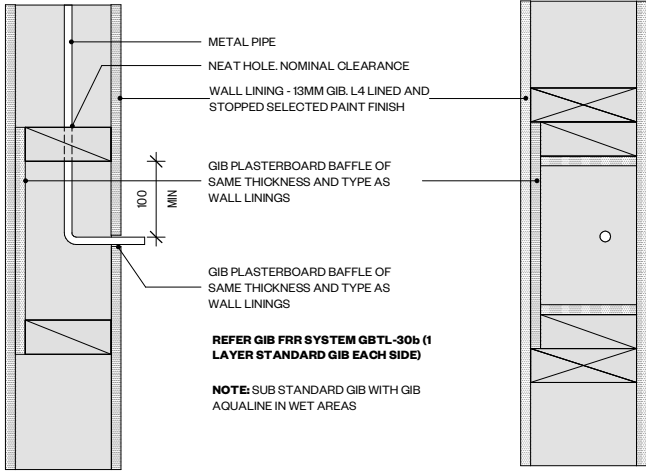
REVISION

A7.508 S1



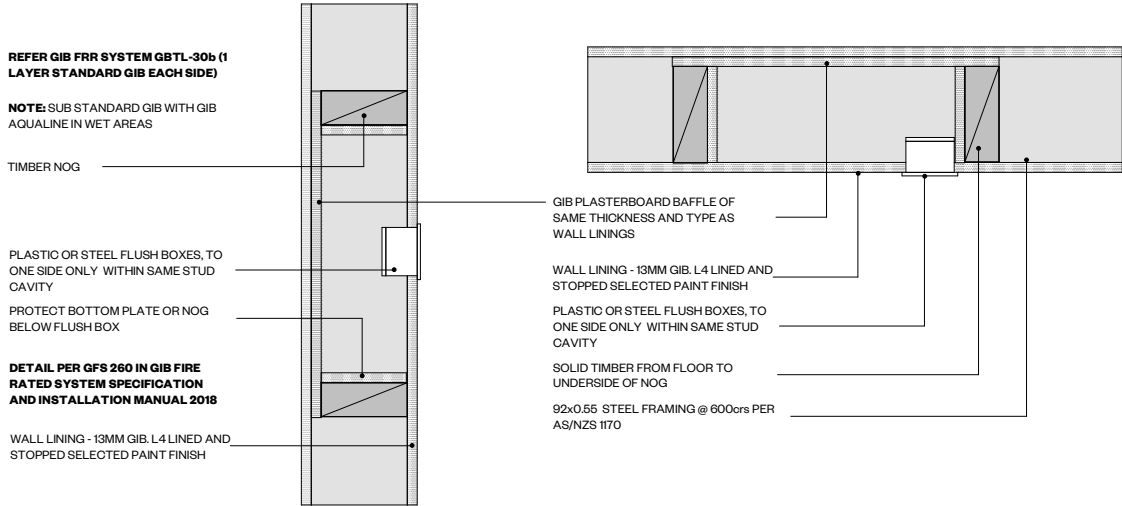
1 CABLE PENETRATION

1:5



4 SMALL PIPE PENETRATION

1:5



5 OUTLET PENETRATION

1:5

REFER GIB FRR SYSTEM GBTL-30b (1 LAYER STANDARD GIB EACH SIDE)

NOTE: SUB STANDARD GIB WITH GIB AQUALINE IN WET AREAS

WALL LINING - 13MM GIB, L4 LINED AND STOPPED SELECTED PAINT FINISH

50x10mm ARCHITRAVE

TYPICAL DOOR JAMB, SELECTED PAINT FINISH

13mm STANDARD GIB, CONTINUOUS AROUND DOOR FRAMING

DOOR LEAF

2 DOOR HEAD

1:5

REFER GIB FRR SYSTEM GBTL-30b (1 LAYER STANDARD GIB EACH SIDE)

NOTE: SUB STANDARD GIB WITH GIB AQUALINE IN WET AREAS

CEILING LINING - 13MM GIB, L4 LINED AND STOPPED SELECTED PAINT FINISH

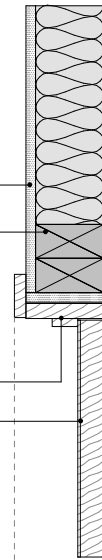
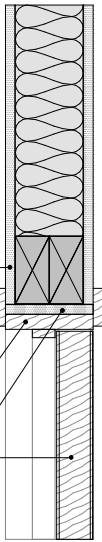
90x45mm SG8 H1.2 TIMBER FRAMED WALL

TYPICAL DOOR JAMB, SELECTED PAINT FINISH

DOOR LEAF

3 DOOR JAMB

1:5



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S2 09/05/2025 BUILDING CONSENT - REV 1
S1 11/04/2025 BUILDING CONSENT

REVISIONS

DATE 09/05/2025 DRAWN Author
SHEET SIZE A3 CHECKED Checker

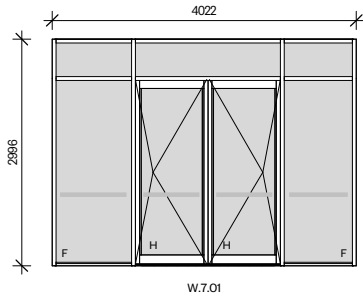
TITLE

DETAILS - INTERNAL
PASSIVE FIRE

DRAWING

REVISION

A7.509 S2



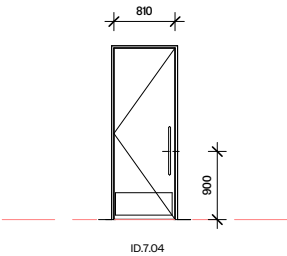
STYLE: APL COMMERCIAL 100MM SHOPFRONT + MAGNUM DOOR
FRAME: 100MM SUITE WITH STIFFENED MULLIONS
GLAZING: DOUBLE GLAZED LOW E 4-12-4 TOUGHED SAFETY GLASS
FINISH: POWDERCOAT
HARDWARE: SELECTED ACCESSIBLE PULL HANDLES MINIMUM 600 LONG BOTH SIDES.

ENSURE SAFETY GLAZING AS PER NZBC F2.3.3. ENSURE MANIFESTATION INSTALLED BETWEEN 800-1200MM OFF FFL TO MEET NZS 4223.3 REQUIREMENTS.

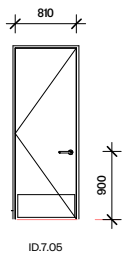


STYLE: APL COMMERCIAL 100MM SHOPFRONT
FRAME: 100MM SUITE WITH STIFFENED MULLIONS
GLAZING: DOUBLE GLAZED LOW E 4-12-4 TOUGHED SAFETY GLASS
FINISH: POWDERCOAT
HARDWARE: -

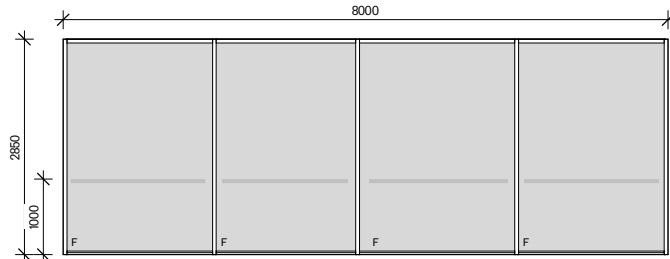
ENSURE SAFETY GLAZING AS PER NZBC F2.3.3. ENSURE MANIFESTATION INSTALLED BETWEEN 800-1200MM OFF FFL TO MEET NZS 4223.3 REQUIREMENTS.



STYLE: HINGED DOOR
FRAME: ex20mm TIMBER
LEAF: SOLIDCORE PANEL
FINISH: SELECTED PAINT FINISH
HARDWARE: JACO NZ MADE - STRAIGHT GRAB RAIL 600mm BOTH SIDES
MILES NELSON STAINLESS STEEL KICK PLATES - 300mm HIGH

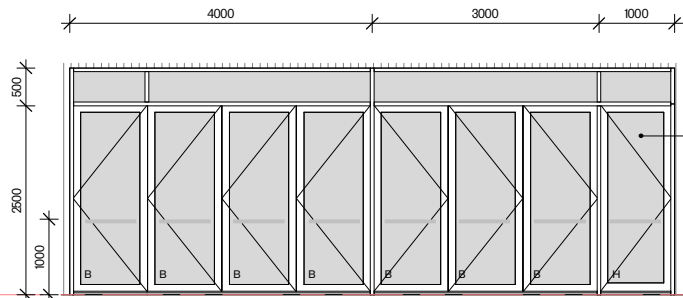


STYLE: ACCESSIBLE HINGED DOOR
FRAME: ex20mm TIMBER
LEAF: SOLIDCORE PANEL
FINISH: SELECTED PAINT FINISH
HARDWARE: MILES NELSON COMMERCIAL - ROUND ROSE PRIVACY DISABLED ACCESSIBLE KIT
MILES NELSON STAINLESS STEEL KICK PLATES - 300mm HIGH



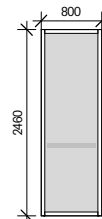
STYLE: APL COMMERCIAL 100MM SHOPFRONT
FRAME: 100MM SUITE WITH STIFFENED MULLIONS
GLAZING: DOUBLE GLAZED LOW E 4-12-4 TOUGHED SAFETY GLASS
FINISH: POWDERCOAT
HARDWARE: -

ENSURE SAFETY GLAZING AS PER NZBC F2.3.3. ENSURE MANIFESTATION INSTALLED BETWEEN 800-1200MM OFF FFL TO MEET NZS 4223.3 REQUIREMENTS.



STYLE: APL COMMERCIAL 100MM SHOPFRONT + MAGNUM DOOR
FRAME: 100MM SUITE WITH STIFFENED MULLIONS
GLAZING: DOUBLE GLAZED LOW E 4-12-4 TOUGHED SAFETY GLASS
FINISH: POWDERCOAT
HARDWARE: -

ENSURE SAFETY GLAZING AS PER NZBC F2.3.3. ENSURE MANIFESTATION INSTALLED BETWEEN 800-1200MM OFF FFL TO MEET NZS 4223.3 REQUIREMENTS.



STYLE: APL COMMERCIAL 100MM SHOPFRONT
FRAME: 100MM SUITE WITH STIFFENED MULLIONS
GLAZING: DOUBLE GLAZED LOW E 4-12-4 TOUGHED SAFETY GLASS
FINISH: POWDERCOAT
HARDWARE: -

DOOR & WINDOW NOTES

ALL INTERNAL DOOR MEASUREMENTS TO THE ACTUAL DOOR LEAF SIZE UNLESS STATED OTHERWISE. ALL OTHER MEASUREMENTS ARE TO ROUGH OPENING SIZES

JOINERY MANUFACTURER TO CHECK MEASUREMENTS ON SITE IN ALL CASES PRIOR TO MANUFACTURING CONFIRM ANY INCONSISTANCIES WITH THE ARCHITECT

JOINERY MANUFACTURER TO ENSURE WATER TIGHT DETAILING OF ALL JOINERY. JOINERY MANUFACTURER TO SUPPLY SHOP DRAWINGS OF DETAILS & SAMPLE JOINERY SECTIONS. FOR ARCHITECT TO REVIEW PRIOR TO FABRICATION.

ALL SILL TRAYS AND FLASHING TO COMPLY WITH E2 OF NZBC

ALLOW CLEARANCE FOR FLOOR FINISHES

ALL WORKS TO COMPLY WITH RELEVANT CLAUSES OF THE NZBC

DOUBLE GLAZING TO BE MINIMUM R-VALUE 0.37 PER H/ASI 5TH EDITION

ALL JOINERY ELEMENTS TO COMPLY WITH NZS:4211

ALUMINIUM JOINERY SECTIONS TO BE OF STANDARD PROFILES AS PER NZS 3610

ALL JOINERY HARDWARE TO BE OF GOOD QUALITY FIT FOR PURPOSE AND EXPOSURE TO WEATHER AS REQUIRED.

GLASS TYPES, GAUGE & FRAME SIZES TO BE CONFIRMED BY JOINERY MANUFACTURE TO COMPLY WITH ALL PARTS OF NZS : 4223

ALL GLASS TO BE CLEAR UNLESS OTHERWISE STATED, CONFORM WITH ARCHITECT PRIOR TO FABRICATION.

MANIFESTATION TO BE APPLIED AS REQUIRED TO NZS 4223.3.2.2

WHERE THE POSSIBLE HEIGHT OF FALL IS 10m OR MORE, MEASURED FROM THE ADJACENT FLOOR LEVEL, WINDOWS THAT OPEN SHALL COMPLY WITH F4/ASI NZBC CL 2.0

RESTRICTOR STAYS TO COMPLY WITH F4/ASI NZBC CL 2.0. ALLOW OPENING NO GREATER THAN 100mm

LEGEND

F -FIXED
S -SLIDING
A -AWNING
H -HINGED
B -BI-FOLD

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LIGHTING TARGET T1
LANDSCAPE LANDSCAPE AND ECOLOGY

S7 14/05/2025 BUILDING CONSENT - RF1
S6 11/04/2025 BUILDING CONSENT
S5 17/03/2025 TENDER ISSUE
S4 28/01/2024 RESOURCE CONSENT
S3 20/12/2024 UPDATE FRONTAGE
S2 16/12/2024 CONSULTANT ISSUE
S1 05/12/2024 CLIENT ISSUE

REVISIONS

DATE 14/05/2025 DRAWN PK
SHEET SIZE A3 CHECKED JO

TITLE

SCHEDULE - WINDOW & DOOR

DRAWING REVISION

A7.600 S7

Producer statement design (PS1)

TO BE COMPLETED BY THE DESIGN PROFESSIONAL WHO HAS BEEN ENGAGED TO PROVIDE A PS1

Author name: Joshua Yong Author number: 2711

Author company: Absolute Cool Ltd

Building consent N^o: BC250144

Site address: 7 Eagle Ray Road, Mangawhai

Legal description: Lot12 DP579625

Engaged by: Chris Warren (Owner)

To provide design services in respect of: ☒ part ☐ all Mechanical Ventilation

NZBC clauses: (circle as applicable)

B1	B2	C1	C2	C3	C4	C5	C6	D1	D2	E1	E2	E3
F1	F2	F3	F4	F5	F6	F7	F8	G1	G2	G3	G4	G5
G6	G7	G8	G9	G10	G11	G12	G13	G14	G15	H1		

NB: all statements must include B2

The design has been prepared in accordance with:

☐ Documents issued by the Ministry of Business Innovation & Employment

AS1668.2-2012 NZ4303.1990

(verification method / acceptable solution)

☐ Alternative solution (attach schedule if required)

N/A

The proposed building work covered by this producer statement design is described on the drawings referenced below, together with the specifications and other documents set out in the schedule attached to this statement:

Drawing title: Drawing No 105 Drawing numbers: 105

The producer statement is subject to:

(i) Site verification of the following design assumptions: N/A

(ii) All proprietary products meeting their performance specification requirements

I believe on reasonable grounds that the proposed building work, will comply with the relevant provisions of the Building Code if constructed in accordance with the drawings, specifications and other documents provided or listed with this statement.

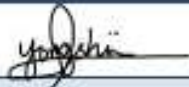
I understand that Auckland Council is reliant on this producer statement for the purposes of establishing compliance with the relevant provisions of the Building Act 2004, Building Regulations and Building Code. I confirm that I hold a current policy of professional indemnity insurance to the value required by Auckland Council.

Construction monitoring is:

☒ Not required☐ Required (if required please list below)

(Agreement must be attached)

Signed by:



Date:

30/06/2025

Address:

35G Maurice Road, Penrose, Auckland

Postcode:

Phone:

Fax:

Mobile:

0211845161

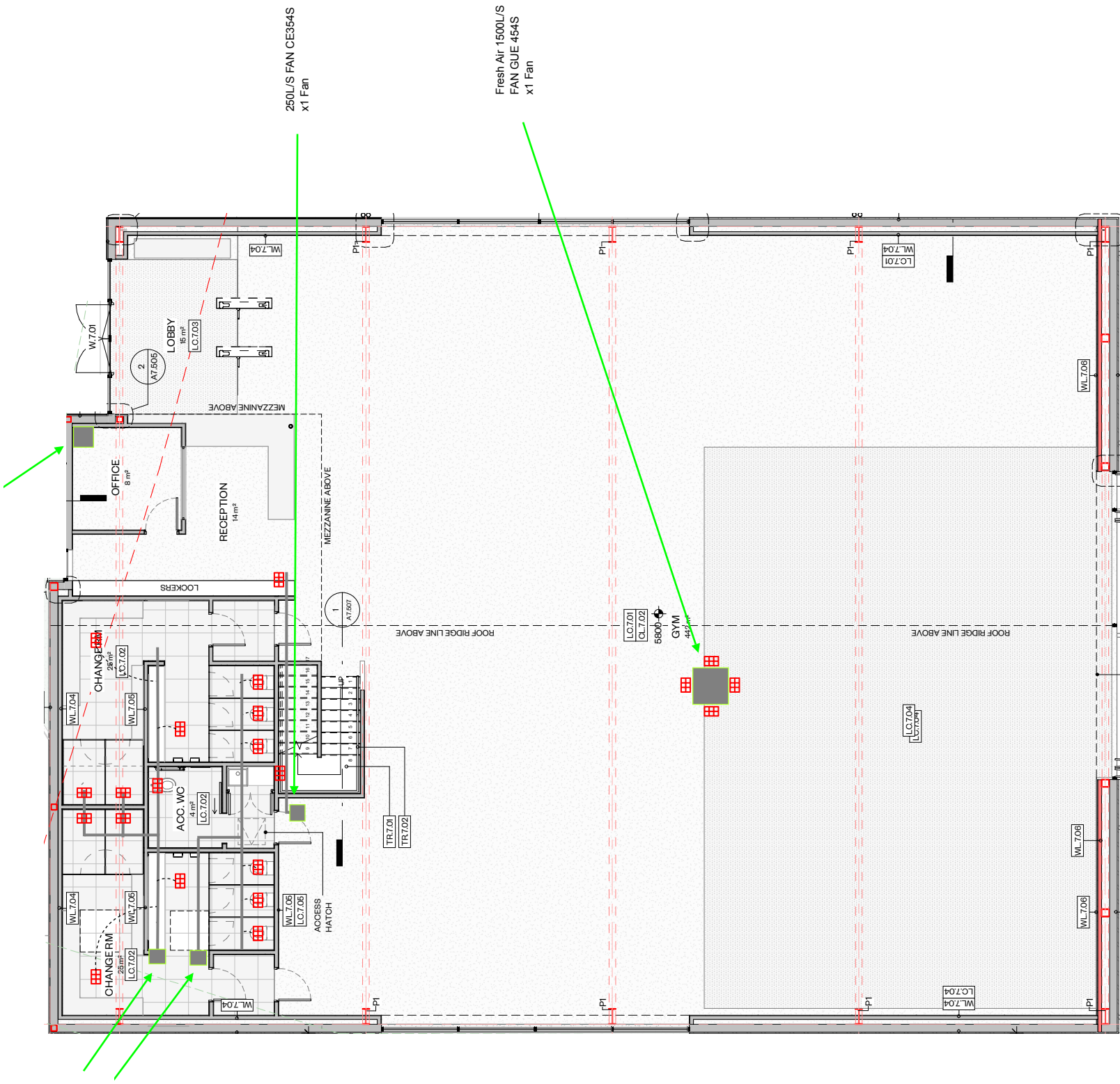
Email

absolutecool.sales@gmail.com

COMMENTS

Important notes:

- Producer statements are accepted solely at Auckland Council's discretion; please refer to the Producer Statement Policy which can be found on Councils website for further details <http://www.aucklandcouncil.govt.nz/EN/ratesbuildingproperty/consents/Consent%20documents/ac2301producerstatementpolicy.pdf>



To Whom So Ever it may Concern

7 Egale Ray Road

G4 Ventilation Calculation

Drawing no 105

Office 8 sqrm and 2 people occupancy so roof mounted fan supplying 80 L/S fresh air

Restroom wc/ urinals 6 each @25 L/S we have allowed for fan extracting 250 L/S

Rest room and changing room 9 ea @25 L/S we have allowed for fan extracting 250 L/S

Mezzanine floor we have allowed for fan Supplying 250 L/S

Gym area is 442 sqrm as per NZS4303 requirement is 30 person /100 sqm so 442 sqrm allowed for 133 people and @10 l/s we have allowed for fan supplying 1500 l/s of fresh air.

All bathroom extract and fresh air supply fans to be installed with motion sensor lights.

Doors need to be undercut by 20mm to allow air movement where required.

G4 Ventilation System takes fresh air from outdoor and deliver it to different area through Ducting and diffusers

The fresh air intake should bge fitted with minimum G4 filter box

Installation must comply to installation details of AS/NZS standards

Provide code of compliance for electrical installation

Fan in operation must not exceed noise level of 40db in principal living room.

Limiting internal air pressure to be no more than 30pa and above the ambient air pressure.



Te Kāhui
Whaihangā
New Zealand
Institute of
Architects



Emergency Lighting Design

Building Code Clause(s) **F6 & F8**

PRODUCER STATEMENT – PS1 – DESIGN

ISSUED BY: Emergency & Lighting Design Ltd- 103 Mount Albert Road- Mt Albert - Auckland 1025
(Design Firm) Tel: 0220121964 Email: pdsouza@slingshot.co.nz

TO Marotere & S T Lambert
(Owner/Developer)

TO BE SUPPLIED TO: Kaipara District Council
(Building Consent Authority)

IN RESPECT OF: Emergency Lighting for New Gym Fitout
(Description of Building Work)

AT: 7 Eagle Ray Road - Mangawhai
(Address)

Town/City. **Mangawhai** and Legal Description: **LOT 12 DP 579625**

We have been engaged by the owner/developer referred to above to provide:

Emergency Lighting Design Services for F6 and F8 of NZBC for Gym Fitout ,complying to AS/NZS2293: Part 1 & 3 for System Design and Installation and AS/NZS 2293: part 2 for Inspection and Maintenance
(Extent of Engagement)

services in respect of the requirements of Clause(s)... **F6 and F8**.....of the Building Code for:

☐ All or ☒ Part only (as specified in the attachment to this statement), of the proposed building work.

The design carried out by us has been prepared in accordance with:

☒ Compliance Documents issued by the Ministry of Business, Innovation & Employment **F6/AS1 & F8/AS1**
(verification method/acceptable solution)

☒ Alternative solution as per the attached schedule **- NOT APPLICABLE**

The proposed building work covered by this producer statement is described on the drawings titled:

Emergency Lighting Plan & Calculations- Drawing Numbers: 7951-01 Site Plan 7951-02 Ground FI Plan, 7951-03 Mezz Floor 7951-04 Schedules Dt:16 April 2024

together with the specification, and other documents set out in the schedule attached to this statement.

On behalf of the Design Firm, and subject to:

- (i) Site verification of the following design assumptions
- (ii) All proprietary products meeting their performance specification requirements;(iii)

I believe on reasonable grounds that a) the building, if constructed in accordance with the drawings, specifications, and other documents provided or listed in the attached schedule, will comply with the relevant provisions of the Building Code and that b), the persons who have undertaken the design have the necessary competency to do so. I also recommend the following level of construction monitoring/observation:

☐ CM1 ☐ CM2 ☐ CM3 ☐ CM4 ☐ CM5 (Engineering Categories) or ☒ **Construction monitoring is Not Required** as per agreement with owner/developer (Architectural)

I, **Prakash G Dsouza- BE (Electrical & Electronics)** am: ☐ Eng # ☐ Reg Arch #
(Name of Design Professional)

I am a member of: ☐ Engineering New Zealand ☒ **IA** and hold the following qualifications: **BE (Elec & Electronics) Cert (Illumination Engg)**

☒ The Design Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than \$250,000

The Design Firm is a member of ACENZ: ☐

SIGNED BY **Prakash G Dsouza ; BE (Elect & Electronics) Certificate (Illumination Engg(AUT)**
(Name of Design Professional)

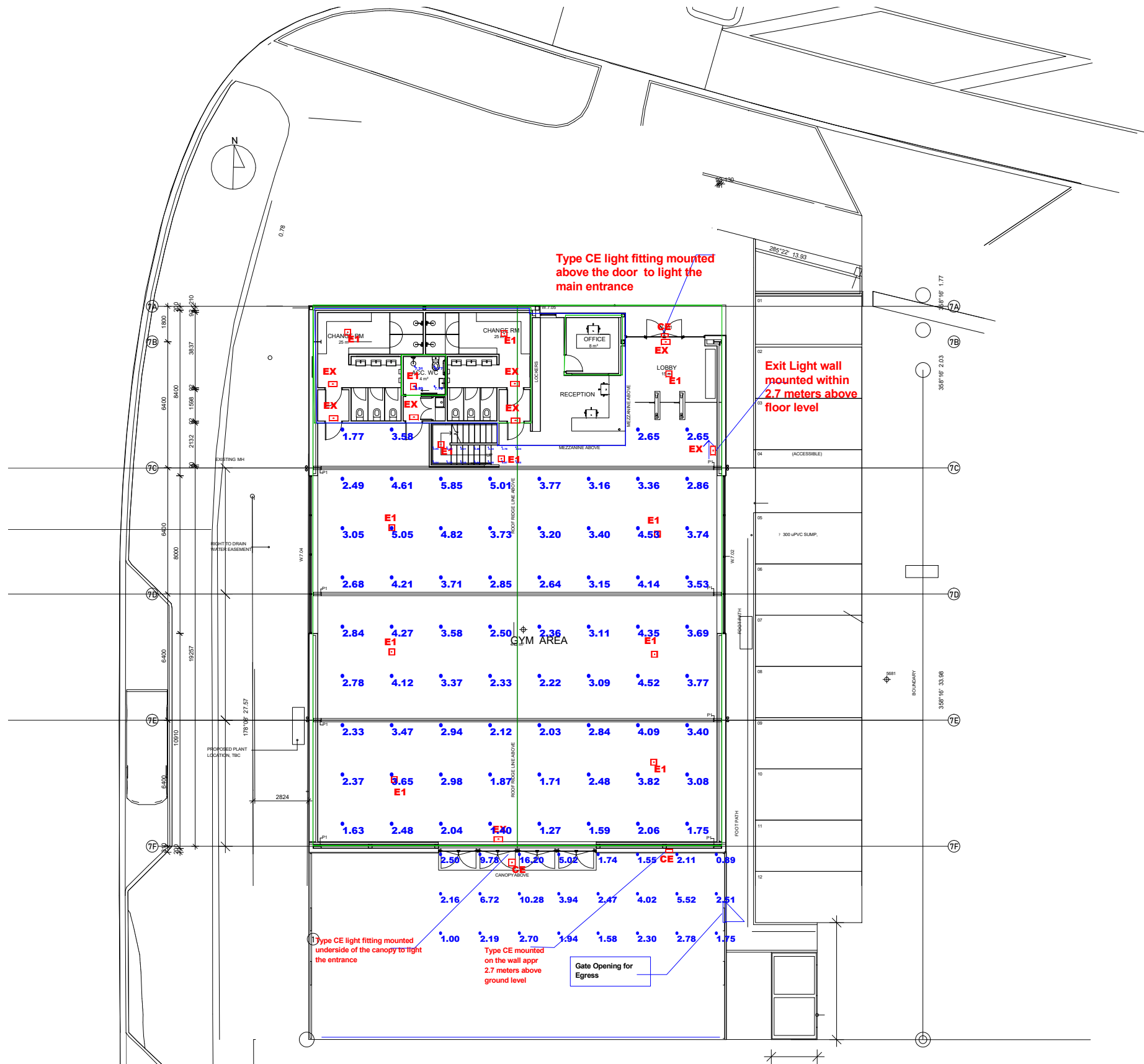
Prakash Dsouza
Signature

ON BEHALF OF Emergency & Lighting Design Ltd, 103 Mount Albert Rd - Mount Albert Auckland-1025
(Design Firm) Tel: 022 0121964 E mail: pdsouza@slingshot.co.nz

16 April 2025

I am a Producer Statement Author for Auckland Council Author No:2138 & For Waikato Group of Councils and Southland Group of councils for Emergency Lighting & General Lighting for PS1, PS2 and PS4 for F6, F8 and G8, H1 Southland Building Control Group License No: PSA/2012/21 Valid Till March 2027

Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of \$200,000.*



EMERGENCY LIGHTING PLAN AND CALCULATIONS

Proposed Mangawhai Central Fitness at 7 Eagle Ray Road - Mangawhai

Drwg No: 7951-01 Rev: 0

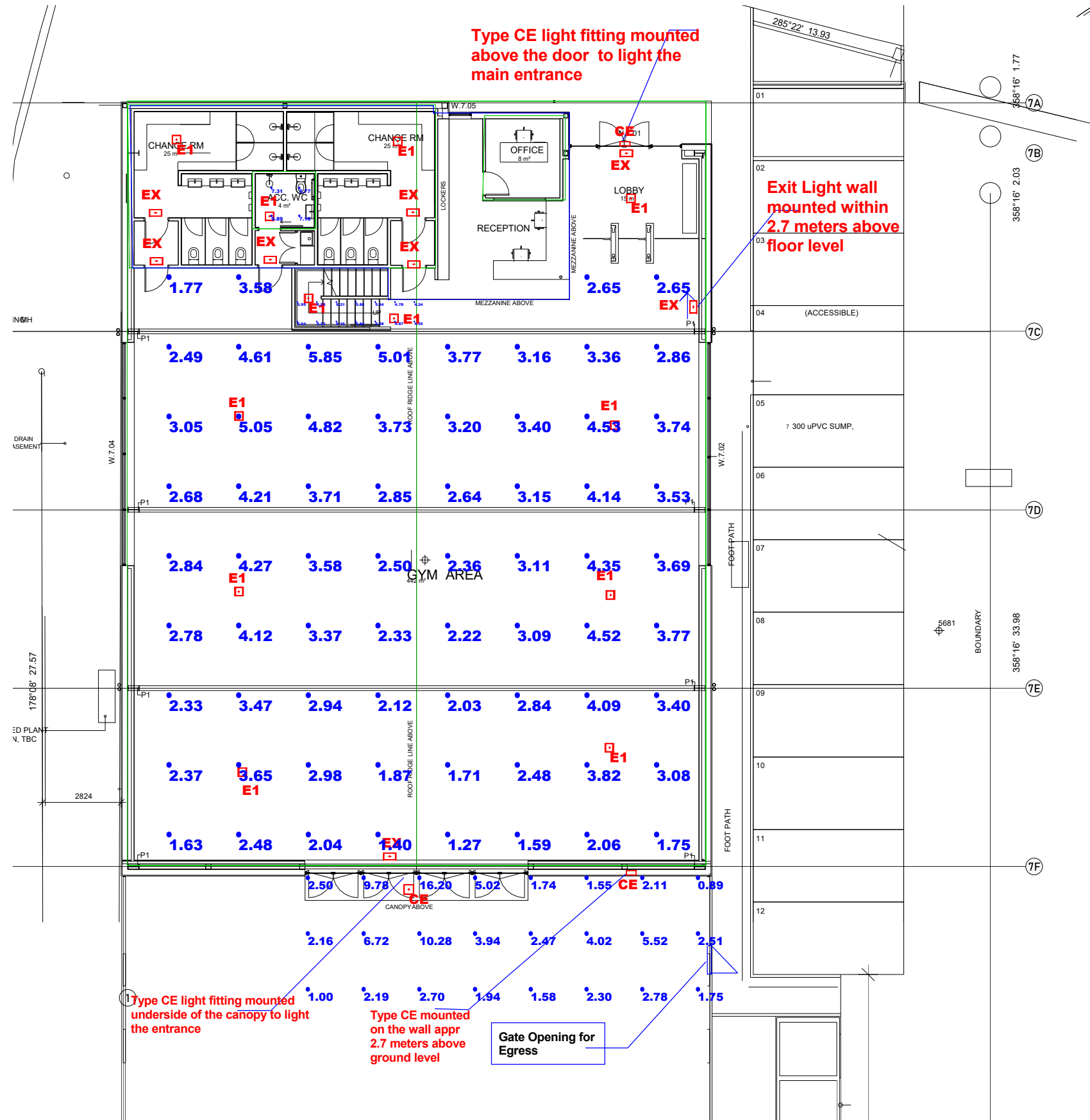
Date: 16/04/2025

DESIGNER: Prakash Dsouza

Scale: 1:50 @ A3 Landscape

Site Plan
Gym Fitness layout
7 Eagle Ray Road
Mangawhai

PRAKASH G DSOUZA ; BE(Electrical & Electronics)
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EMERGENCY LIGHTING PLAN AND CALCULATIONS

Proposed Mangawhai Central Fitness at 7 Eagle Ray Road - Mangawhai

Drwg No: 7951-02 Rev: 0

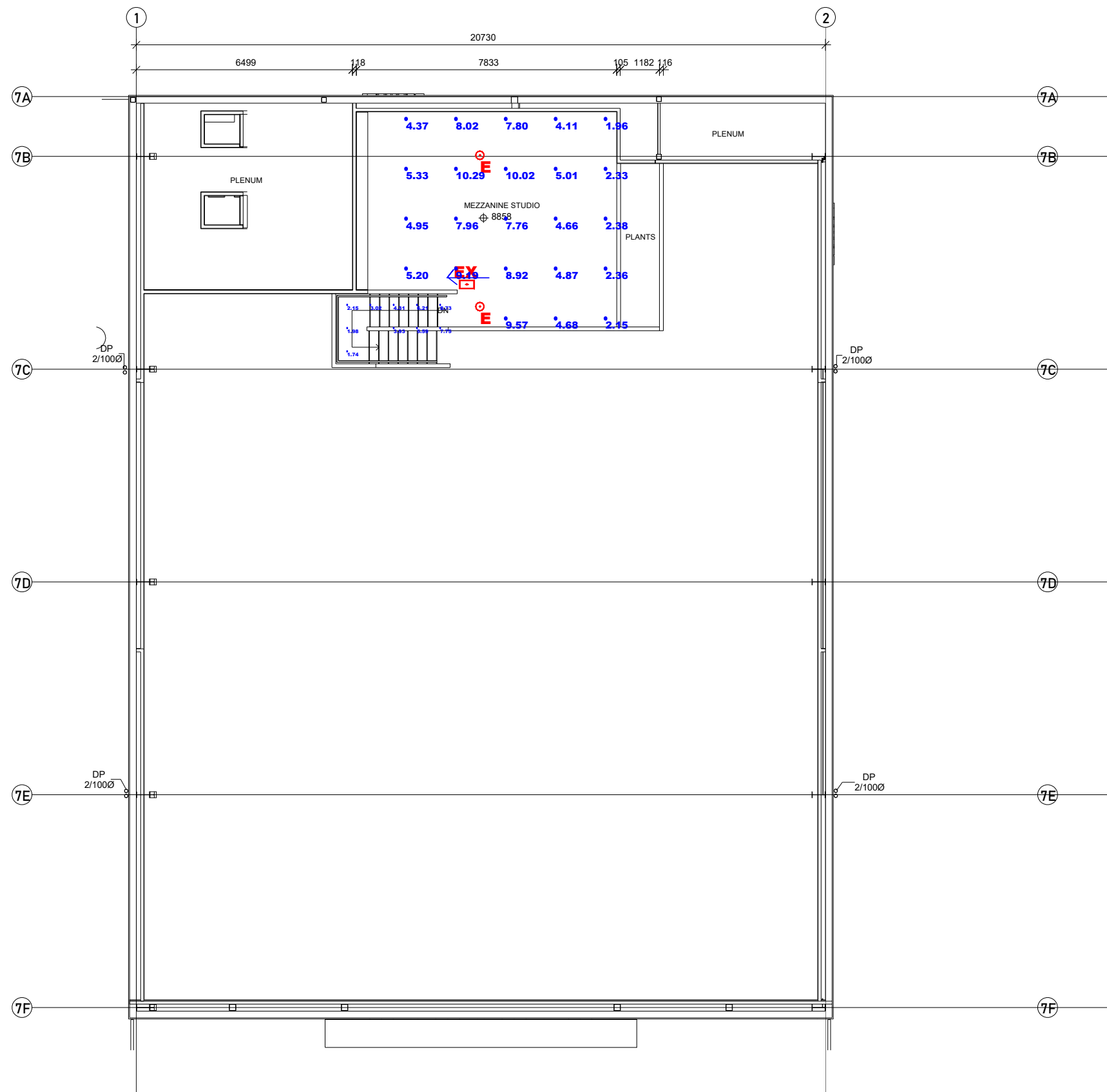
Date: 16/04/2025

DESIGNER: Prakash Dsouza

Scale: 1:50 @ A3 Landscape

Ground Floor Plan
Gym Fitness layout
7 Eagle Ray Road
Mangawhai

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EMERGENCY LIGHTING PLAN AND CALCULATIONS

Proposed Mangawhai Central Fitness at 7 Eagle Ray Road - Mangawhai

Drwg No: 7951-03 Rev: 0

Date: 16/04/2025

DESIGNER: Prakash Dsouza

Scale: 1:50 @ A3 Landscape

Upper Floor Plan
Gym Fitness layout
7 Eagle Ray Road
Mangawhai

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SCHEDULE OF LIGHT FITTINGS AND CALCULATIONS SUMMARY

Luminaire Schedule				
Symbol	Label	Qty	LLF	Description
⊕	E	2	1.000	BARDIC - SATLIG2 - 2W (OPEN AREA LENS) 330 EMERGENCY LUMENS RECESS EMER LIGHT WITH BATTERY INVERTER PACK
⊕	E1	12	1.000	EKTOR 11546 SQUARE SURFACE MOUNTED 2W 250 LUMENS EMERGENCY LIGHT WITH BATTERY INVERTER PACK
⊕	EX	9	1.000	EKTOR EV 12123 BLADE EXIT LIGHT EMERGENCY WITH BATTERY INVERTER PACK
⊕	CE	3	1.000	EKTOR 14523 QUADDRO EMERGENCY MAINTAINED WITH SENSOR BATTERY INVERTER PACK

Calculation Summary					
Label	CalcType	Units	Min	Avg	Min/Avg
ACC WC	Illuminance	Lux	5.77	7.53	0.77
GROUND FL GYM AREA	Illuminance	Lux	1.27	3.12	0.41
GROUND FL STAIRS	Illuminance	Lux	4.24	5.54	0.77
MEZZANINE FLOOR	Illuminance	Lux	1.96	5.82	0.34
REAR EXTERIOR PATHWAY	Illuminance	Lux	0.89	3.90	0.23
UPPER FLOOR STAIRS	Illuminance	Lux	1.74	4.54	0.38

NOTE:

All Exit Lights to run maintained and remain internally Illuminated at all times and mounted within 600mm above the door and within 2700mm above floor level in open paths

Refer to the attached data sheets of Light fittings for technical information

Duration test to be conducted for a min duration time of 60 minutes which is in excess of initial duration testing of 1.33 times 30 minutes for compliance procedures

Note:

Emergency lighting calculations done for a min of 0.2 lux for all escape routes exceeding the initial 20 meters of escape paths and 1 lux to change in levels, Stairs, ramps and Exit ways,

All Exit lighting to meet F8 of NZBC and Egress lighting to comply with F6 of NZBC. Emergency Lighting system designed & installed as per AS 2293: Part 1 - 2005 standards

All Emergency light fittings to be wired with a test switch/ timer along with a contactor at the distribution board and tested and commissioned as per AS 2293 part 1 2005 along with phase/ circuit sensing relays.

Inspection, Maintenance and reporting procedures shall be performed With AS/NZS 2293 part 2- 1995

On Failure of normal supply to any final sub circuit supplying general lighting to designated areas shall cause each emergency luminaire and Exit light to be turned ON automatically with the help of circuit/phase sensing relay . Please refer to the wiring diagram in AS 2293 part 1: 2005

Emergency Lighting to be wired from the same DB feeding the general lighting circuits to incorporate the test switch timer and relays sensing the general lighting circuits

RECESSED EMERGENCY LUMINAIRE



SATLIG2

Technical Specification

System Performance	
Operating Voltage/ Frequency	230V / 50Hz
Power (Normal)	1.6W
Light Source	LED

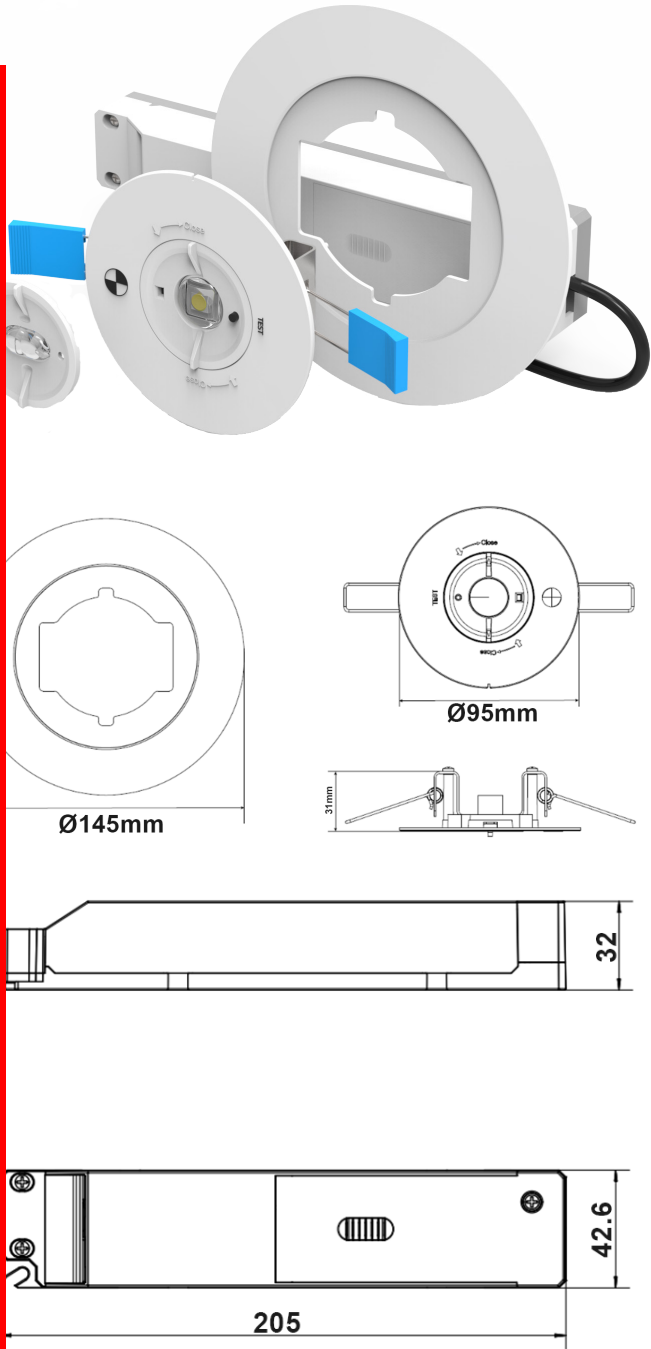
Luminaire Construction	
Lamp (Head)	White polycarbonate
Dimensions	Without Adaptor ring - 95mm With Adaptor ring - 145mm
Weight	1.0kg
IP Rating	IP20
Temperature	0°C to +40°C

Emergency Mode - Non-Maintained	
Power (EM)	2.3W
Battery Type	LiFePO4
Battery Specification	3.2V 3.3Ah
Battery Part No.	SATLIG2-BAT
Classification (Open Area Optic)	C0: D63 / C90: D63
Classification (Corridor Area Optic)	C0: D63 / C90: D6.3

Installation	
Mounting	Ceiling (Recessed)

Warranty	
Luminaire	3 Years
Battery	2 Years

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Features:

- Superior photometric classification (D63).
- Supplied with two optical lens options to suit Open Areas (330 Lm) and Corridors (276 Lm).
- LiFePO4 (Lithium Iron Phosphate) battery including integrated battery management system (BMS) to maximise battery life.
- Complete with flex and plug for easy installation
- Versatile two-piece disc with both large (145mm) and small disc (95mm)
- Designed and manufactured in accordance to AS/NZS 2293





QUADRO ADVANCED

Quadro Advanced Bunker IP65, Tri-colour, Dual Power

FEATURES

- IP65 weatherproof rating and vandal-proof IK08 rating
- 3 years design life at max. ambient
- Tri-colour selectable 3000K / 4000K / 6000K
- Emergency and non-emergency models
- Selectable power consumption: 20W or 12W
- Single Point Unit (SPU)
- High quality lithium battery (LiFePO4)
- Inbuilt mains rated microwave sensor
- Corridor mode

ORDERING INFORMATION

Order code	14523
Description	Ektor Quadro LED Emergency bunker IP65 w/corridor function sensor
Driver Type	Fixed output
Item Code	EV-QUADRO-ADV-EM-S

MECHANICAL

Body Material	Polycarbonate
Diffuser Material	Polycarbonate
IK Rating	IK08
Installation Type	Surface mount
IP Rating	IP65

ELECTRICAL

Electrical Rating	Class I
Input Frequency	50 Hz
Input voltage	230Vac
In Australia the Input voltage is defined as 230Vac -6%/+10%. This effectively means that the voltage range of these products are 216Vac - 253Vac or 240V ±6%	
System Max Wattage	23 W
Working Temp Range	0 to 40 °C



LAMP

Macadam Steps (SDCM)	5-step MacAdam Ellipse
CCT Configuration	TRI-CCT
CRI	>80
Lamp/LED Current	460 mA
Lamp/LED voltage	36 V
System Efficiency	130 lm/W

LED LIFETIME

Ambient Temp (°C)	25 °C	40 °C
L90B10	43000 hrs	38000 hrs
L80B10	>60000 hrs	>60000 hrs
L70B10	>60000 hrs	>60000 hrs
This rating defines the performance of the led within its lifetime. L relates to lumen depreciation, where the proceeding number gives the resultant lumen output at the end of it reported lifetime. L70, would mean 30% lumen depreciation which means 70% of its initial output and is tested accordingly to TM-21. The B part refers to failures, which can be define as the percentage of LEDs which fall below the L value in the projected lifetime. A value of B10 refers to 10% failure and a value of B50 refers to 50% failure. After the defined lifetime, the system will reach the defined lumen depreciation and the average led failures is defined by the B rating. The B rating is defined in and tested to IEC62717.		
TM-21 Test Hours	9000 hrs	

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COLOUR TEMPERATURE

CCT	3000 K
LED Wattage	18 W
Luminaire Lumens	2200 lm
All photometric data has a tolerance of $\pm 10\%$. Luminaire lumens refers to the expected lumens or delivered lumens from the luminaire.	

DRIVER

Dimmable	No
Driver Included	Yes
Integrated Driver	No
Driver Type	Fixed output
PSTLM	0.09
SVM	0.01
Wiring Type	Re-wireable terminal block (4 pin)

SENSOR (S SUFFIX)

Adjustable Detection Area / Sensitivity	Yes
Adjustable Hold Time	Yes
Adjustable Standby Level	Yes
Adjustable Standby Period	Yes
Corridor Function	Yes
Detection Range	10 m
Dusk Mode	Yes
Lux Adjustment	Yes
Sensor Type	Microwave
Switched Output	No
Time Delay	5s-14mins

EMERGENCY (EM SUFFIX)

Replacement Battery Code	1302
Emergency Classification	C0:D50, C90:D50
Emergency Duration	90 mins
Emergency Mode	Maintained

COMPLIANCE

Product Design Life	8 years
The product design life relates to the total product life which includes LEDs, drivers and the enclosure. This is different to the LED lifetime which only refers to the economical lifetime of the LEDs at which time the lumen output has dropped below the L Value. The product design life is calculated at the maximum ambient or working temperature of the product and takes into account the Daily Use.	

Standards	AS/NZS 60598.1 AS 60598.2.22 AS/NZS 61347.1 AS/NZS 61347.2.13 AS/NZS 61058.1 AS/NZS CISPR 15 AS/NZS 2293.3 AS/NZS 4268
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WARRANTY

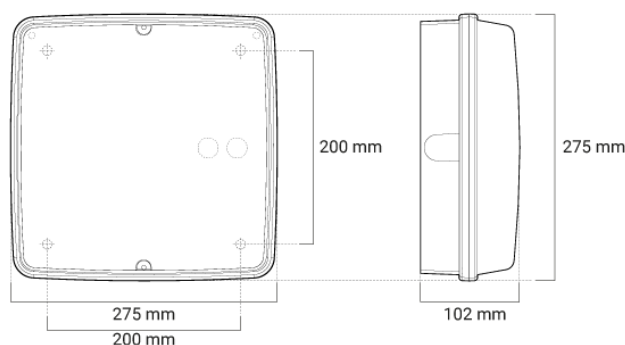
Commercial Use Warranty	5Y return to base on General lighting components 6Y return to base on Emergency lighting components
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DIMENSIONS

Product Height	102 mm
Product Length	275 mm
Product Width	275 mm

LINE DRAWINGS

EV/QUADRO/ADV





LED FIRE SM CORE IP65

Core Surface Mounted IP65 Emergency Luminaire

FEATURES

- Non-maintained operation
- Fully compliant (AS/NZS 2293)
- Weatherproof IP65 rating
- Low energy consumption (avg. 0.4W)
- Wall, ceiling and rod mounting (with rod mount kit)
- High quality LiFePO4 battery
- Available in black or white

ORDERING INFORMATION

Order code	11546
Description	Ledfire Core Surface Mount IP65 - D50
Driver Type	Fixed output
Item Code	EV-LED FIRE-SM-CORE-IP65

MECHANICAL

Body Material	Polycarbonate
Finishing Colour	White
Installation Type	Surface mount
IP Rating	IP65

ELECTRICAL

Electrical Rating	Class II
Input Frequency	50 Hz
Input voltage	230Vac
In Australia the Input voltage is defined as 230Vac -6%/+10%. This effectively means that the voltage range of these products are 216Vac - 253Vac or 240V +6%	
Maximum Wattage	2 W
Standby Power	0.4 W

* Standby power for non-maintained/switched maintained emergency devices is measured when the light is off and the charger is in standby mode. For maintained emergency devices, standby power is measured when the light is on and the charger is in standby mode. Typically, charging occurs for the first 16 hours after the device is powered or after a battery discharge.

Working Temp Range	0 to 40 °C
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DRIVER

Driver Included	Yes
Integrated Driver	Yes
Driver Type	Fixed output
Wiring Type	Re-wireable terminal block (3 pin)

EMERGENCY (EM SUFFIX)

Replacement Battery Code	13845
Emergency Classification	C0:D50, C90:D50
Emergency Duration	90 mins
Emergency Lumen Output	250 lm
Emergency Mode	Non-Maintained
Emergency Output Power	1650 mW

COMPLIANCE

Product Design Life	6 years
The product design life relates to the total product life which includes LEDs, drivers and the enclosure. This is different to the LED lifetime which only refers to the economical lifetime of the LEDs at which time the lumen output has dropped below the L Value. The product design life is calculated at the maximum ambient or working temperature of the product and takes into account the Daily Use.	
Standards	AS/NZS 60598.1 AS 60598.2.22 AS/NZS 61347.1 AS/NZS 61347.2.13 AS CISPR 15 AS/NZS 2293.3



WARRANTY

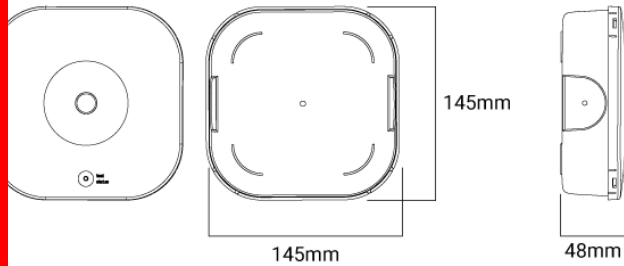
Commercial Use Warranty 5 RTB (Total 5 Years)

DIMENSIONS

Product Height	48 mm
Product Length	145 mm
Product Width	145 mm

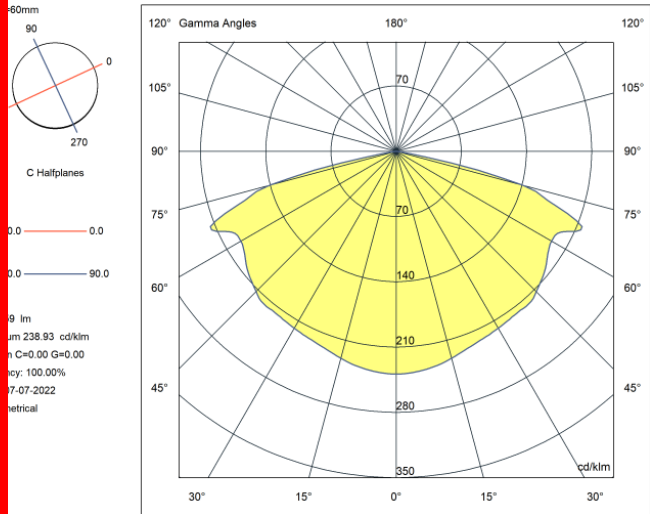
LINE DRAWINGS

EV LEDFIRE/SM/CORE/IP65



PHOTOMETRICS

EV LEDFIRE/SM/CORE/IP65



RAZOR SM



CORE



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FEATURES

- **24M** - 300 x 150 mm decal size
- Fully compliant (**AS/NZS 2293**)
- Large terminal block for easy installation
- Slimblade design with interchangeable decals
- High Quality Lithium batteries (**LiFePO₄**) and smart charger



CO:E6.3 C90:E20

Emergency classification



SLIM DESIGN

Surface mount, easy install



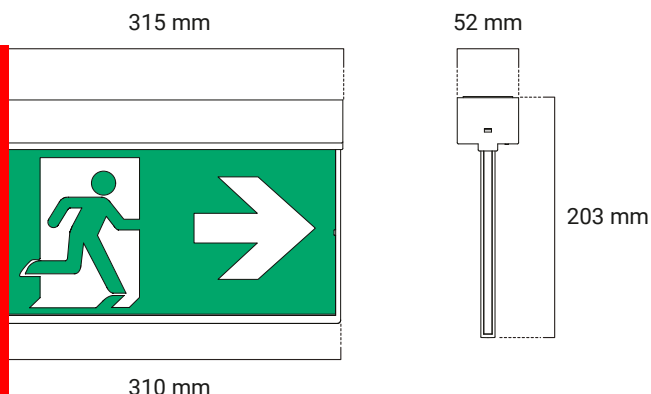
SINGLE POINT UNIT

Ektor products work as SPUs out of the box



ECO FRIENDLY

Using a High Quality Lithium battery (LiFePO₄)



PRODUCT RANGE

ORDER CODE	PRODUCT NUMBER	SKU	QTY
EV-RAZOR-SM-CORE-24M Slimblade Core Surface-mount Exit light 24M	9336462121238	12123	4
EV-RAZOR-SM-CORE-24M-B Slimblade Core Surface-mount Exit light 24M - Black	9336462121245	12124	4

GENERAL FEATURES

- Fully compliant (AS/NZS 2293)
- Single and double sided decals
- Available in low illumination area black model
- Replaceable easy fit, quick release decals

BUILT TO LAST

- LED light source
- Long life electronics
- 5 Years Design Life – 44,000 hours at max. ambient
- High Quality Lithium battery (LiFePO₄) and smart charger

SUITABLE INSTALLATION TYPES (OUT OF THE BOX)

- Standalone (SPU)

ACCESSORY RANGE

ORDER CODE	DESCRIPTION
EV-RAZOR-150-RM-DECAL	Razor Decal Pack 1xright, 1xleft and 1xstraight
EV-RAZOR-150-UPDN	Razor Decal Pack 1xUp and 1xDown
EV-1500MAH-3.2V-LIFEPO4	1500mAh 3.2V 2 Cell LiFePO ₄ Battery

OPERATIONAL INFORMATION

GENERAL

Voltage	230V~ 50Hz
Ambient temp.	0 to 55°C
Class	2
IP rating	IP20
Wiring	Terminal block
Mounting type	Ceiling / Wall mount
Lamp power	1 W

EMERGENCY

Emergency lamp power	1 W
Rated duration	90 / 120 min
Classification	C0:E6.3, C90:E20

BATTERY

Type	LiFePO ₄	Type	Smart charge
Voltage	3.2 V	Time	16 Hours
Codes	13972	Operation	Variable

CONSTRUCTION

Viewing distance	24M	Decal size	300 x 150 mm
Cut-out	N/A	Diffuser	PMMA
Body	PC (UV Stabilised)	Gear tray	PC

COMPLIANCE

Standards	AS/NZS 60598.2.22 AS/NZS 2293.3 IEC 60598-2-22 IEC 55015 CISPR 15
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NOTE: For more information on the chemical resistance of our polycarbonate or our compliance documentation, please see our website.

TOTAL POWER CONSUMPTION (TPC)

MAINTAINED MODE	
MAX.	AVG.
2.5 W	2.3 W

NOTE: Average power consumption calculated with the assumption of four emergency events per year and that the battery charger is in standby at all other times (above typical usage).