

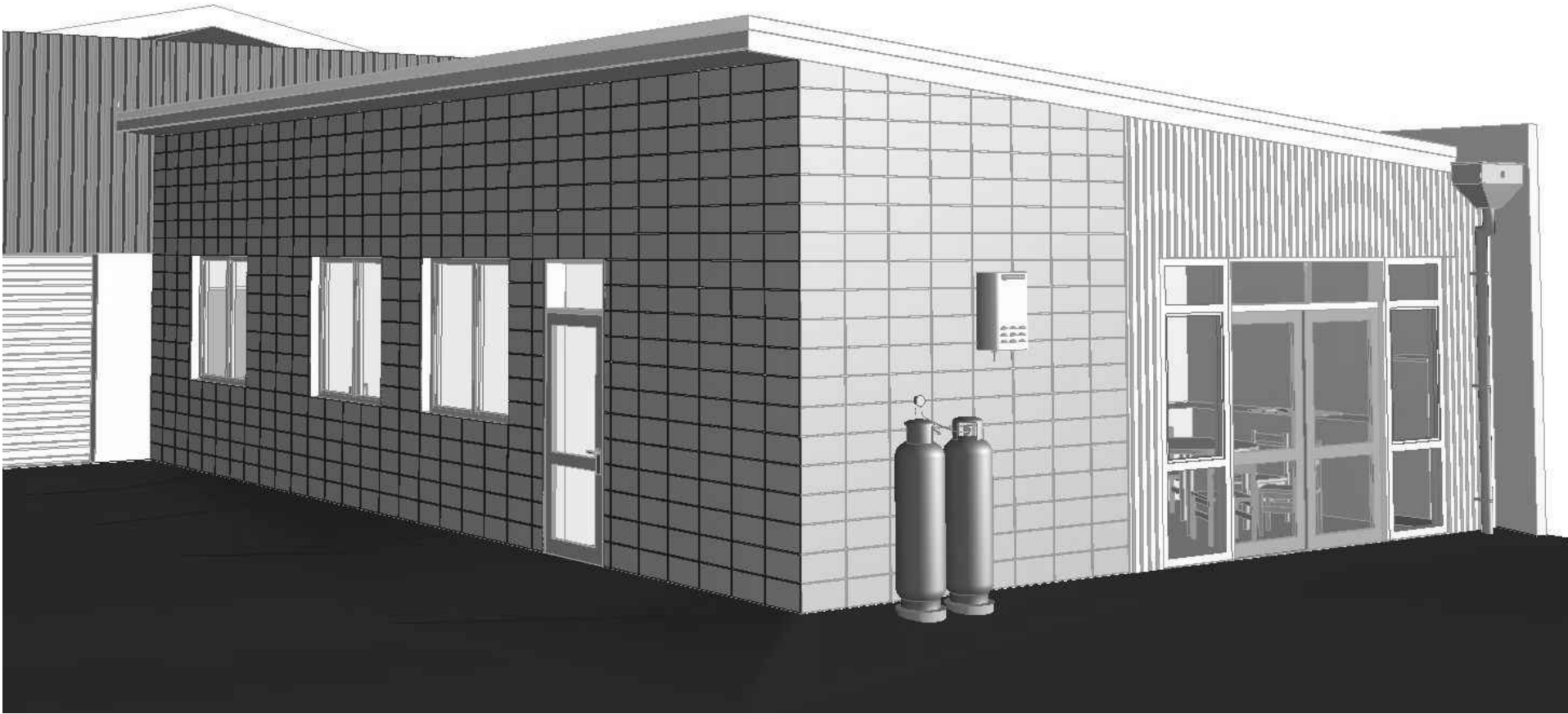
Proposed Additions

80 Byron StreetChristchurch

For Clip & Climb

Architectural Index

Sheet	Issue	Drawing
A1	1	Site Plan Existing
A2	3	Site Plan Proposed
A4	4	Plumbing Plan
A5	1	Floor Plan Existing
A6	3	Floor Plan Proposed
A7	1	Framing Plan
A8	4	Elevations
A9	1	Foundation Plan
A10	1	Accessible Toilet
A11	2	Architectural Sections
A12	1	Gridline Cross Sections
A13	1	Architectural Details
A14	1	Architectural Details
A15	1	Architectural Details
A16	4	Joinery Details
A17	1	Steel Work Plan
A18	1	Gridline 1 Steel details
A19	1	Roof Plan
A20	2	Skylight Details
A21	1	Exterior Joinery Schedule
A22	3	Architectural Details
A23	1	Architectural Details
A24	1	Hoardings & Safety Barriers
A25	1	Emergency Lighting Plan





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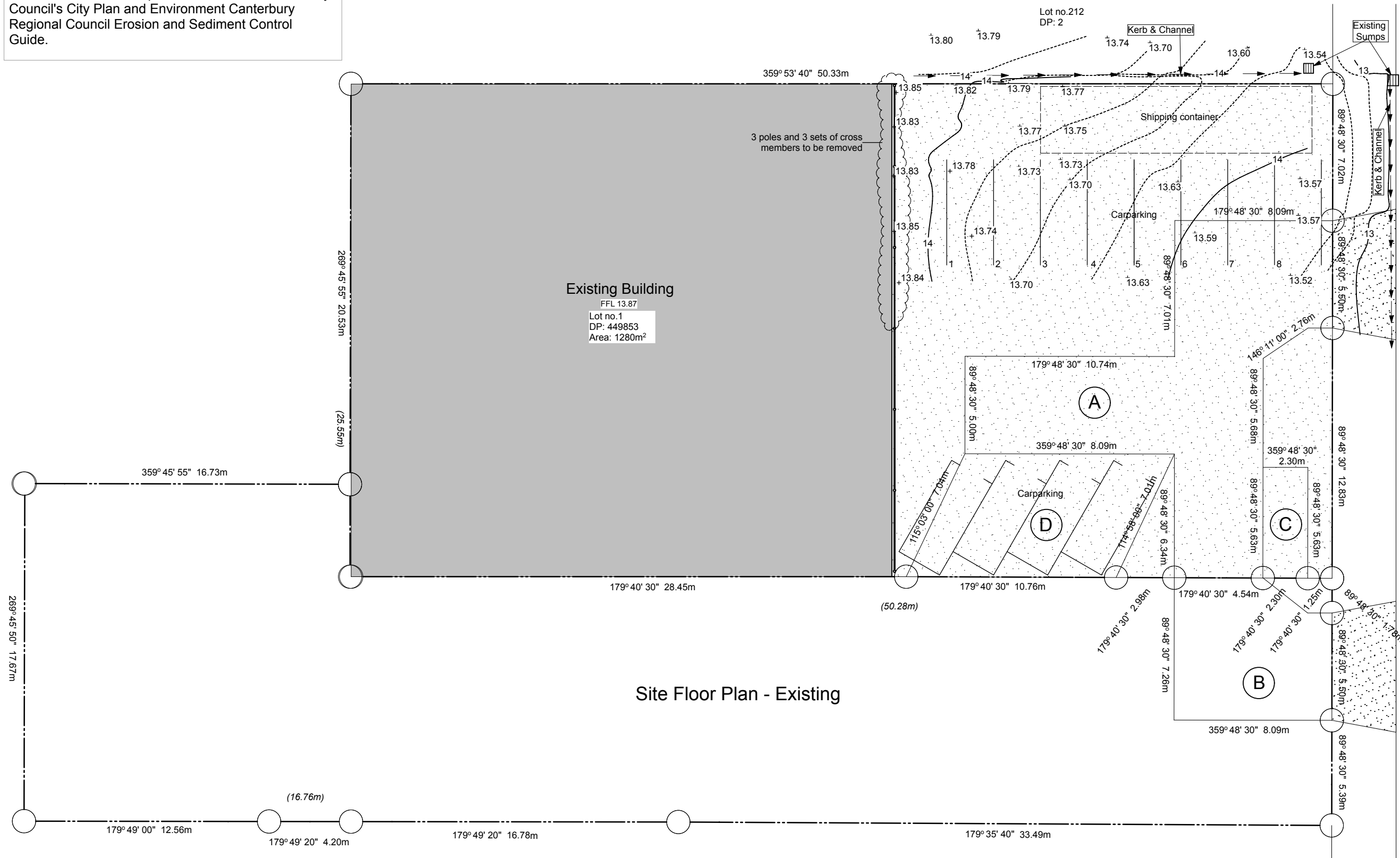
ADG

Notes

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

Notes

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



Site Floor Plan - Existing

BYRON STREET

Notes

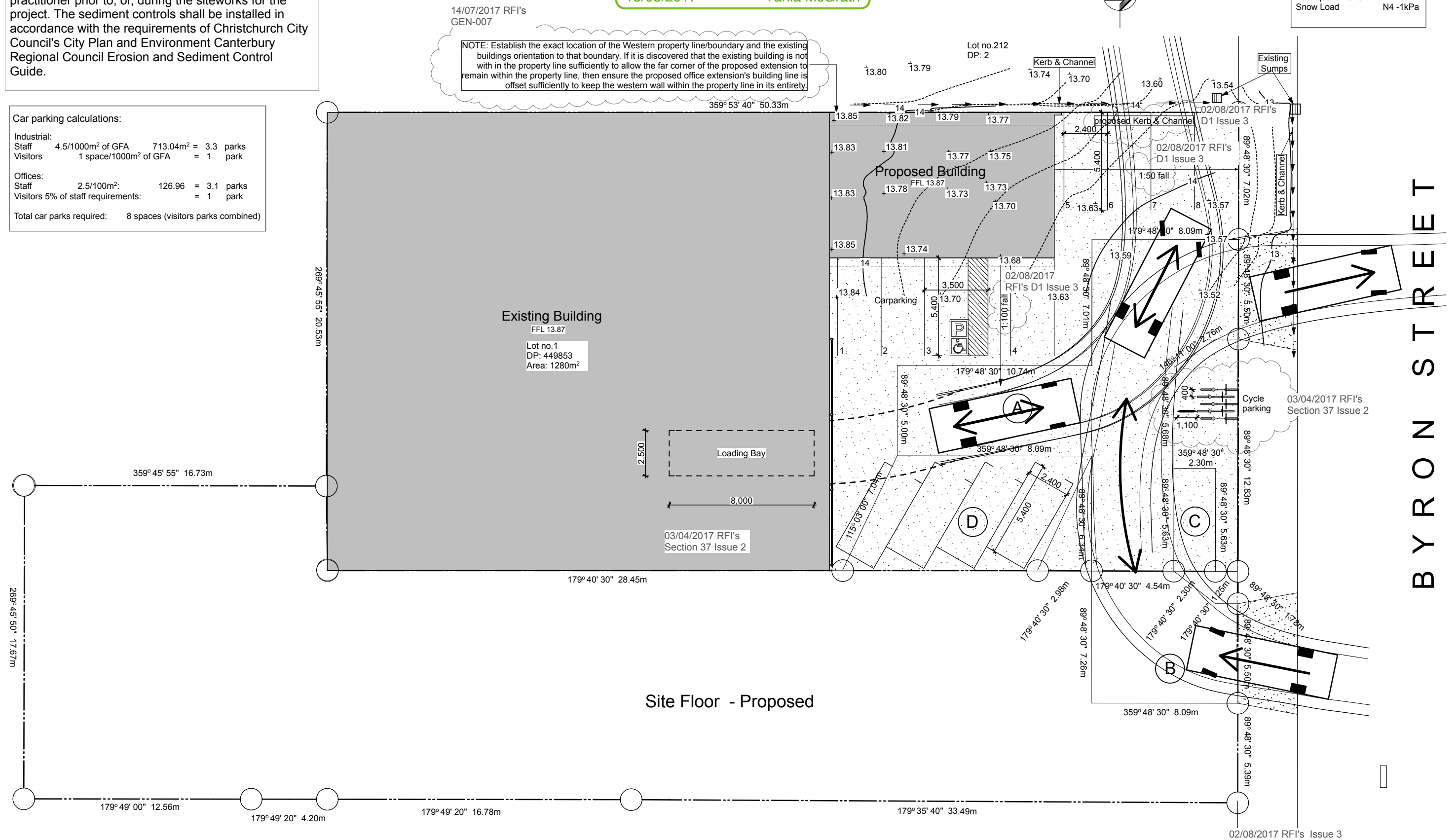
Sediment and runoff control management plan shall be designed and installed by the licensed building practitioner prior to, or, during the siteworks for the project. The sediment controls shall be installed in accordance with the requirements of Christchurch City Council's City Plan and Environment Canterbury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

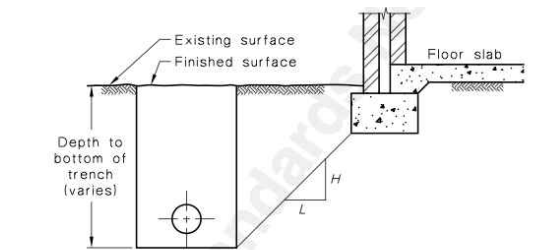
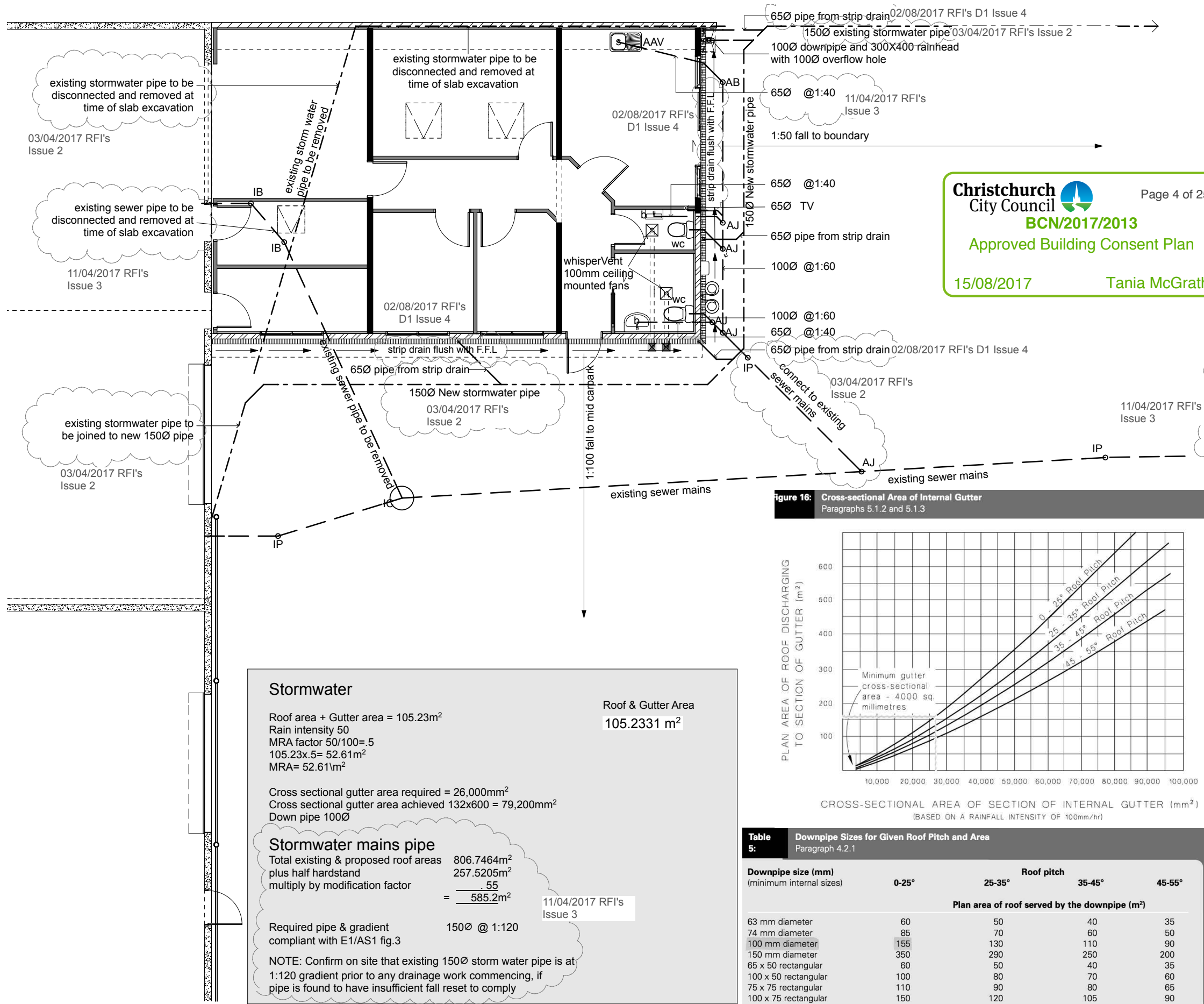
Car parking calculations:

Industrial:				
Staff	4.5/1000m ² of GFA	713.04m ²	= 3.3	parks
Visitors	1 space/1000m ² of GFA		= 1	park
Offices:				
Staff	2.5/100m ² :	126.96	= 3.1	parks
Visitors 5% of staff requirements:			= 1	park
Total car parks required:	8 spaces (visitors parks combined)			

Notes

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





Soil type	Slope H:L	
	Compacted fill	Undisturbed ground
Stable rock (*)	2:3	8:1
Sand (*)	1:2	1:2
Silt (†)	1:4	1:4
Firm clay	1:2	1:1
Soft clay	Not suitable	2:3
Soft soils (†)	Not suitable	Not suitable

* Most sand and rock sites with little or no ground movement from moisture changes.

† Sites include soft soils, such as soft clay or silt or loose sands; landslip; mine subsidence; collapsing soils; soils subject to erosion; reactive sites subject to abnormal moisture conditions or sites which cannot be classified otherwise.

NOTE:
Drains in close proximity to building must comply with Clause 7.2.9 of AS/NZS 3500:2003.

A Wilkins double check valve 950XLT Series 20-50mm or equivalent, medium risk Back Flow Device shall be fitted to potable water supply.

Sewer

SS	Sanitary sewer
DU	Discharge units
AB	Access bend
AJ	Access junction
FWG	Floor waste gully
ORG	Overflow relief gully
TV	Terminal vent
DS	Discharge stack
FF	First floor fitting
IP	Existing inspection point
IB	Existing inspection bend

Sanitary sewer waste pipe minimum falls unless shown otherwise	
1000	1:60
800	1:60
650	1:40
500	1:40
400	1:40

Sanitary sewer designed to AS/NZS3500.2.2003

Pipe gradients minimum, may be increased to suit site levels

Stormwater

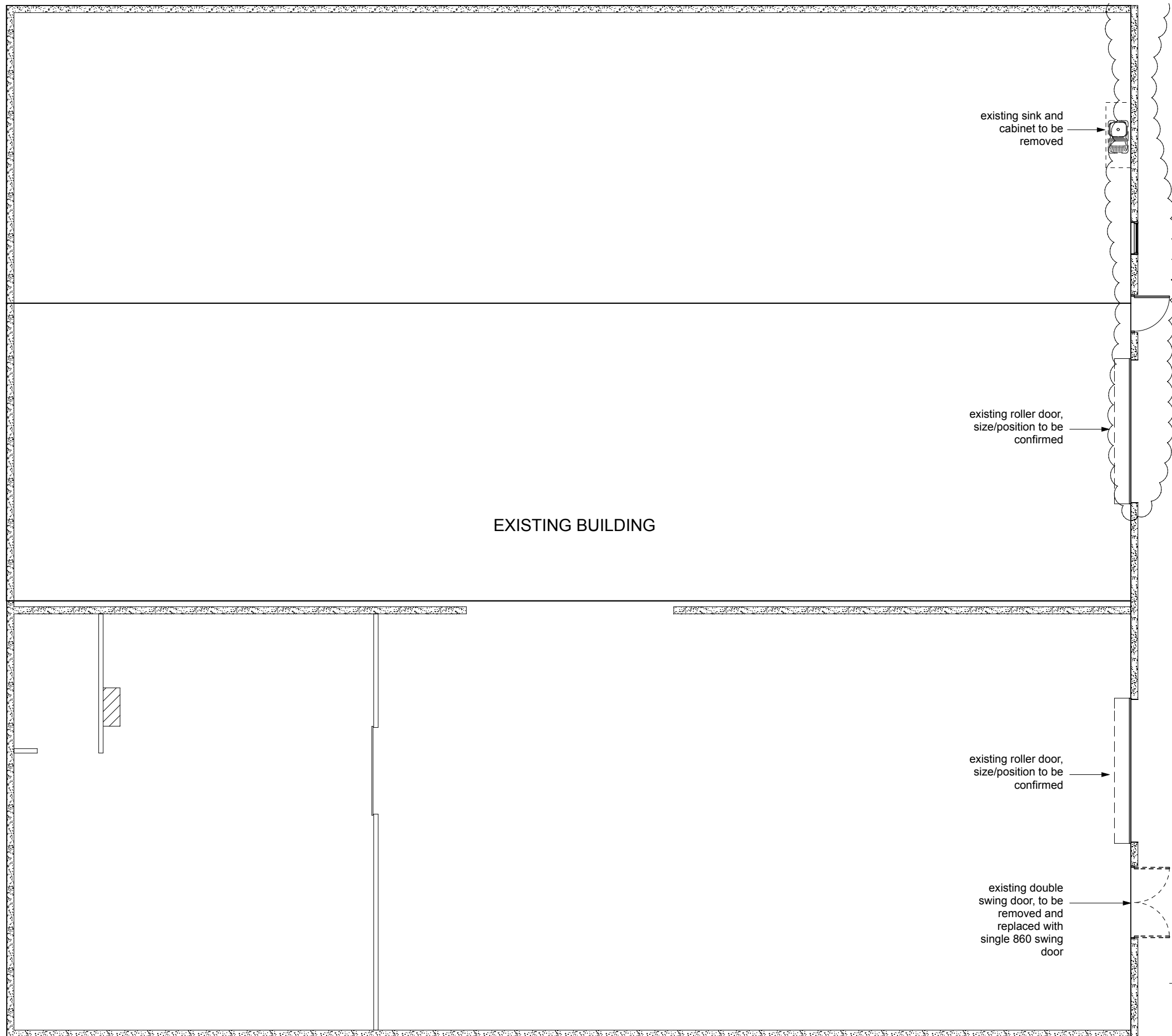
DP	Downpipe, uPVC
SW	Stormwater
MCA	Modified catchment area
MRA	Modified roof area
CP	Cesspit

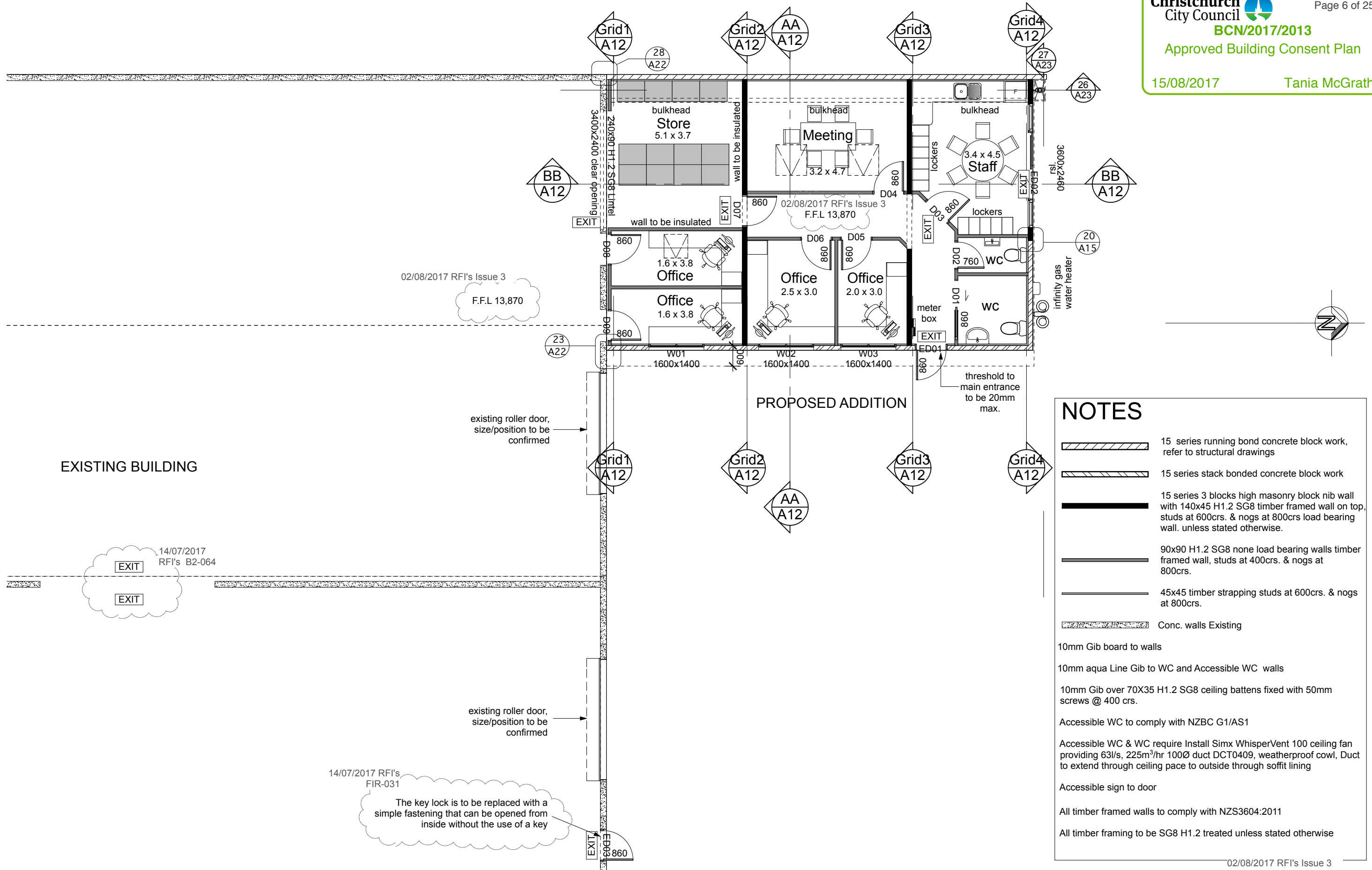
Roof areas modified for 126mm/hour rainfall intensity, 10 percent probability of occurring with a 10 minute duration

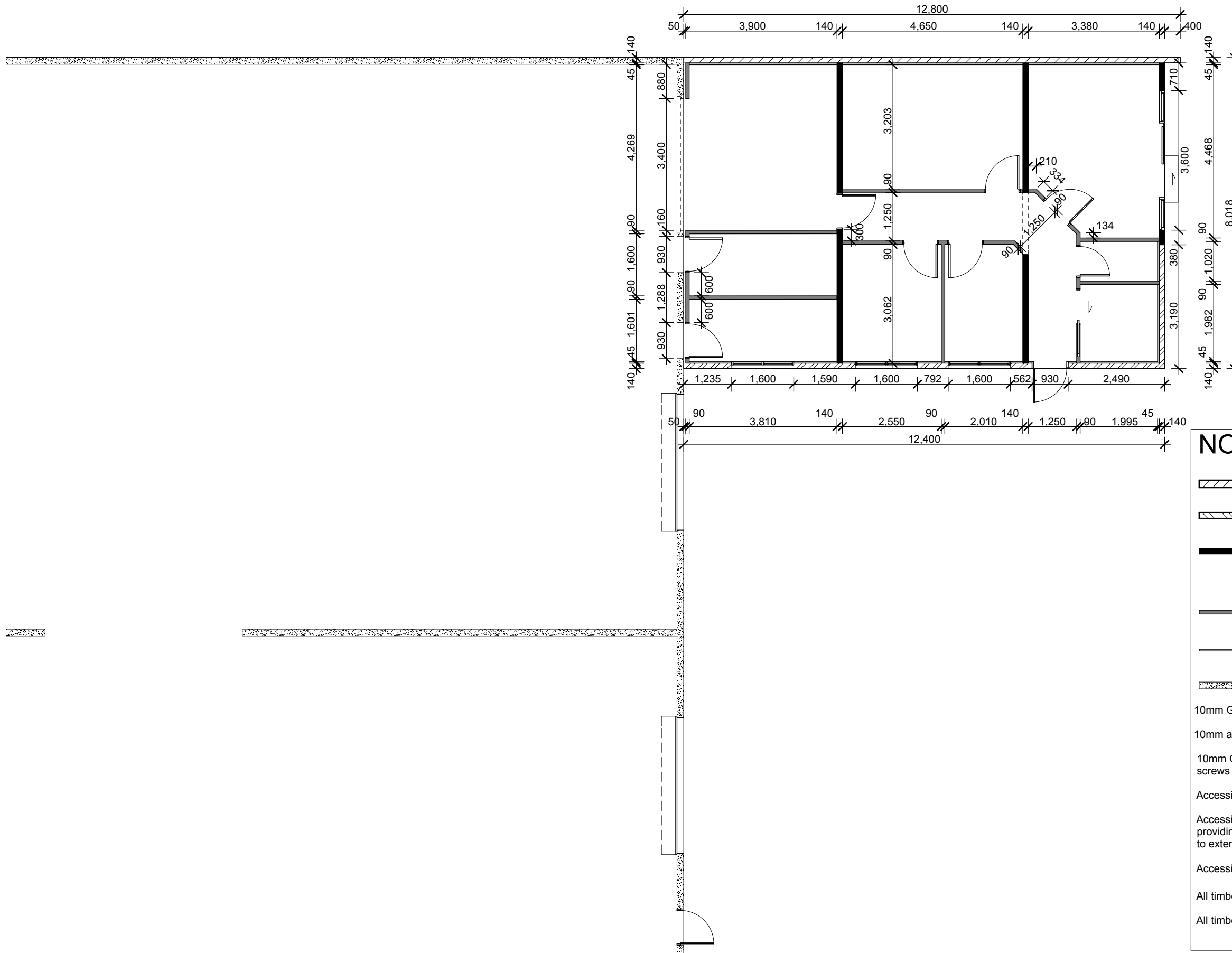
All pipework to be uPVC unless stated otherwise

Pipe gradients minimum, may be increased to suit site levels

02/08/2017 RFI's Issue 4







NOTES

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

10mm Gib board to walls

10mm aqua Line Gib to WC and Accessible WC walls

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

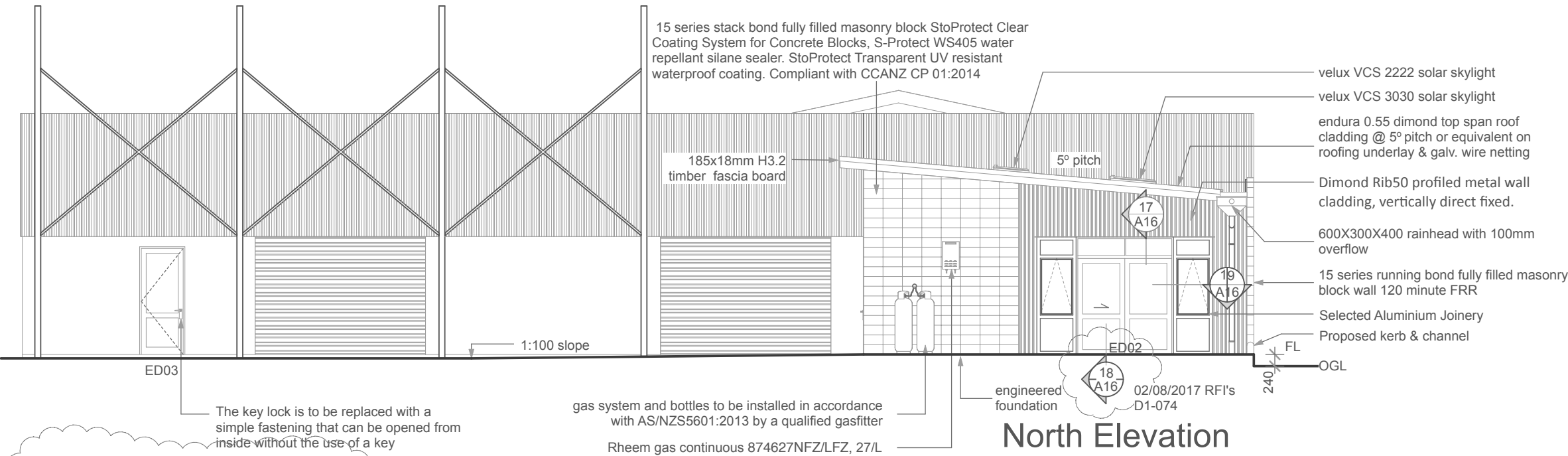
Accessible WC to comply with NZBC G1/AS1

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

Accessible sign to door

All timber framed walls to comply with NZS3604:2011

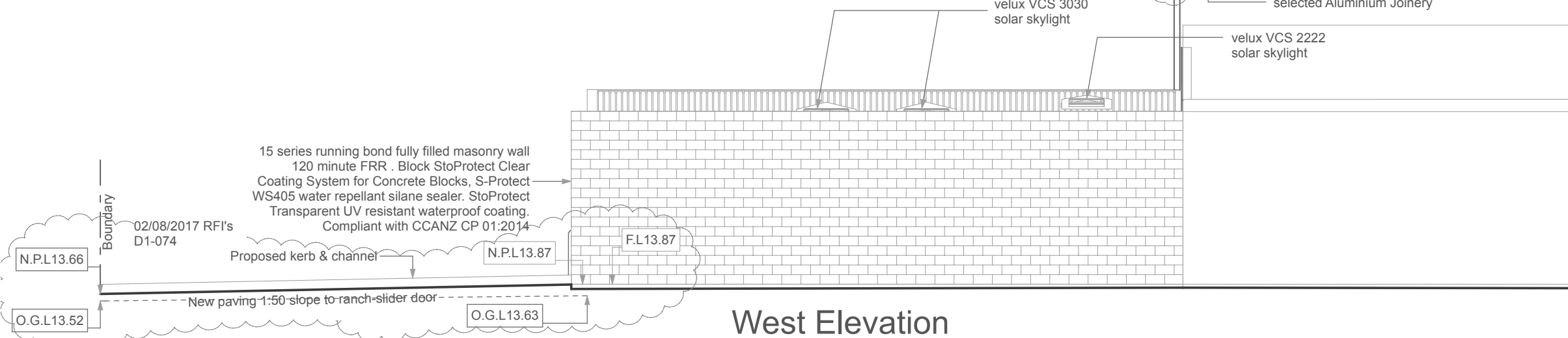
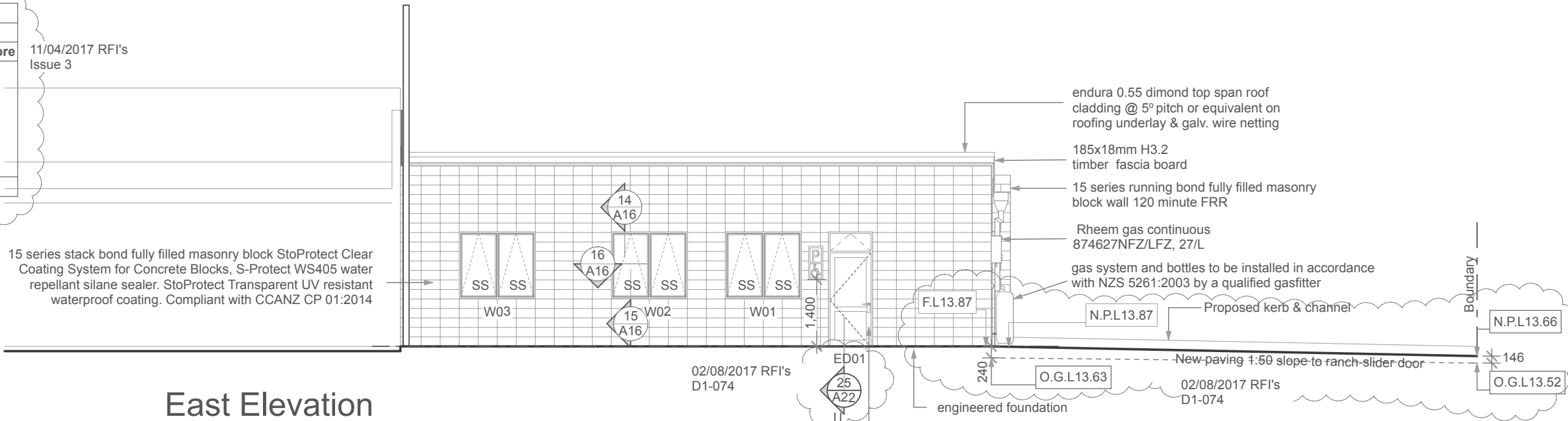
All timber framing to be SG8 H1.2 treated unless stated otherwise

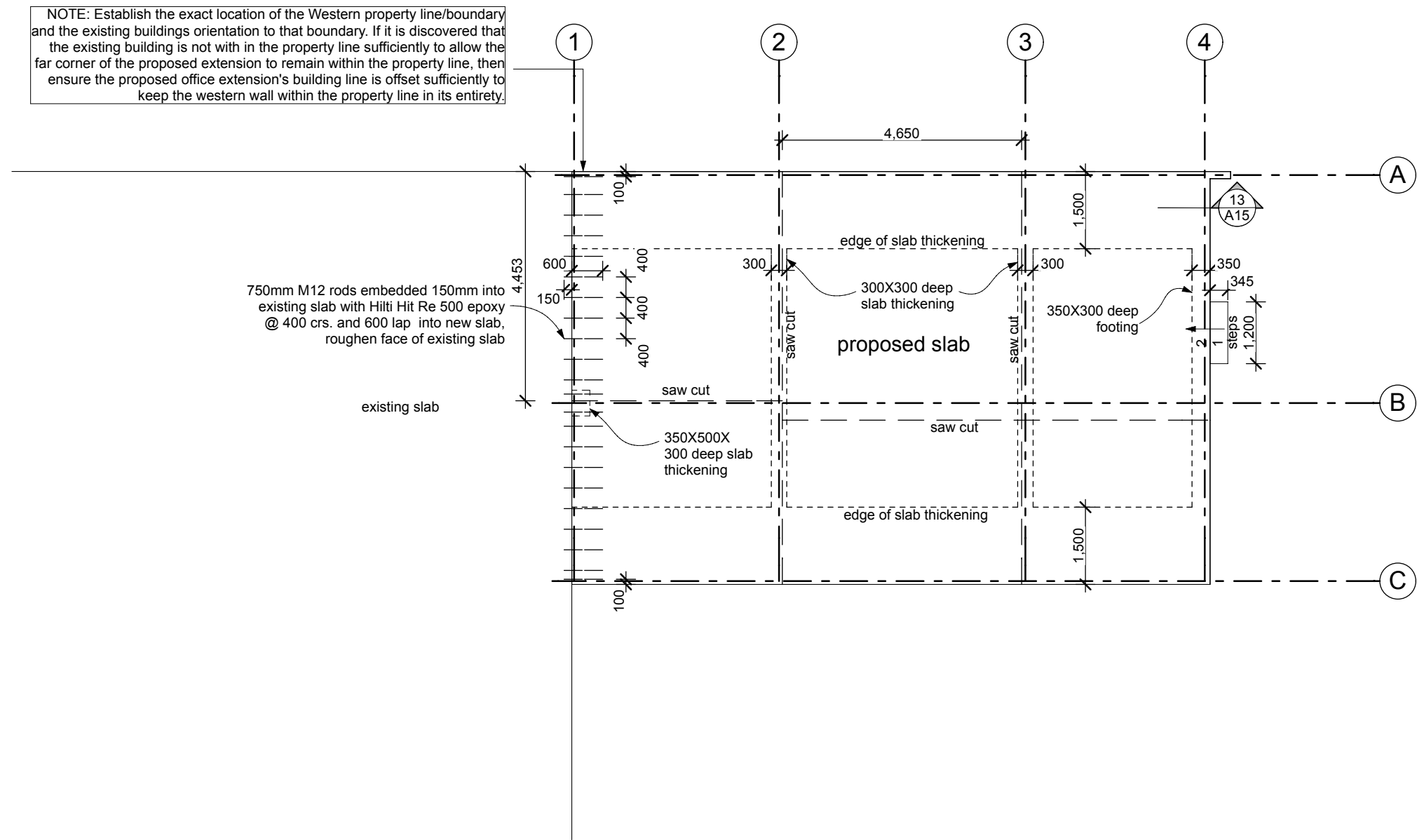


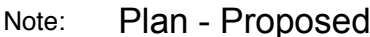
BUILDING ENVELOPE RISK MATRIX		
North Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Low risk	0
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Low risk	0
Deck design	Low	0
Total Risk Score:		6

11/04/2017 RFI's Issue 3

15 series stack bond fully filled masonry block StoProtect Clear Coating System for Concrete Blocks, S-Protect WS405 water repellent silane sealer. StoProtect Transparent UV resistant waterproof coating. Compliant with CCANZ CP 01:2014







Door handles and related hardware and accessories shall comply with the following requirements:

Handles shall be between 900 mm and 1200 mm (optimum 1000 mm) above the finished floor level

Handles operating locks and latches shall have a lever action and the end of the handle shall be returned towards the door

The door opening pressure shall be the minimum required to suit specific use and conditions

The force required to push or pull open a non-fire door shall not exceed the following:

Exterior hinged door: 38 N

Interior hinged door: 22 N

Sliding or folding doors: 22 N

Accessible signage to be provided to comply with F8/AS1

Display the symbol of access and as appropriate, include the direction travel and name of facility (see Figure 5)
1400mm to 1700mm above floor level

Use lettering and symbols in a colour which contrasts clearly with the background and

Use the proportional layout of the symbol of access, as show in figure 6

Similar sign for disabled bathroom.

Door closers to have minimum tension required to bring door to closed position

Light switches and power outlets to comply with 14.7.4.17 NZS 4121: 2001

Artificial lighting complying with NZBC G8 shall be provided along the access route.

All non - slip surfaces will comply with Table 2 D1/AS1

The colour of doors shall contrast to their surroundings



Lockwood 8002 Swing Door Operators

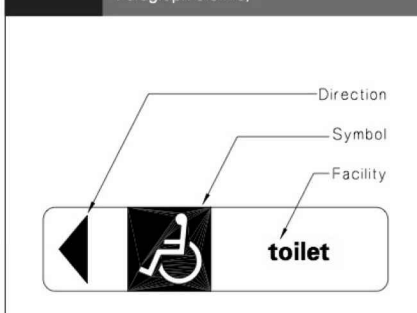


Accessible Doors
closer or equivalent

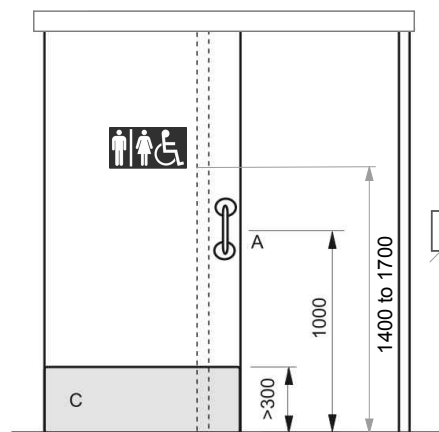


All doors Brava Metro EV6000
handle or equivalent

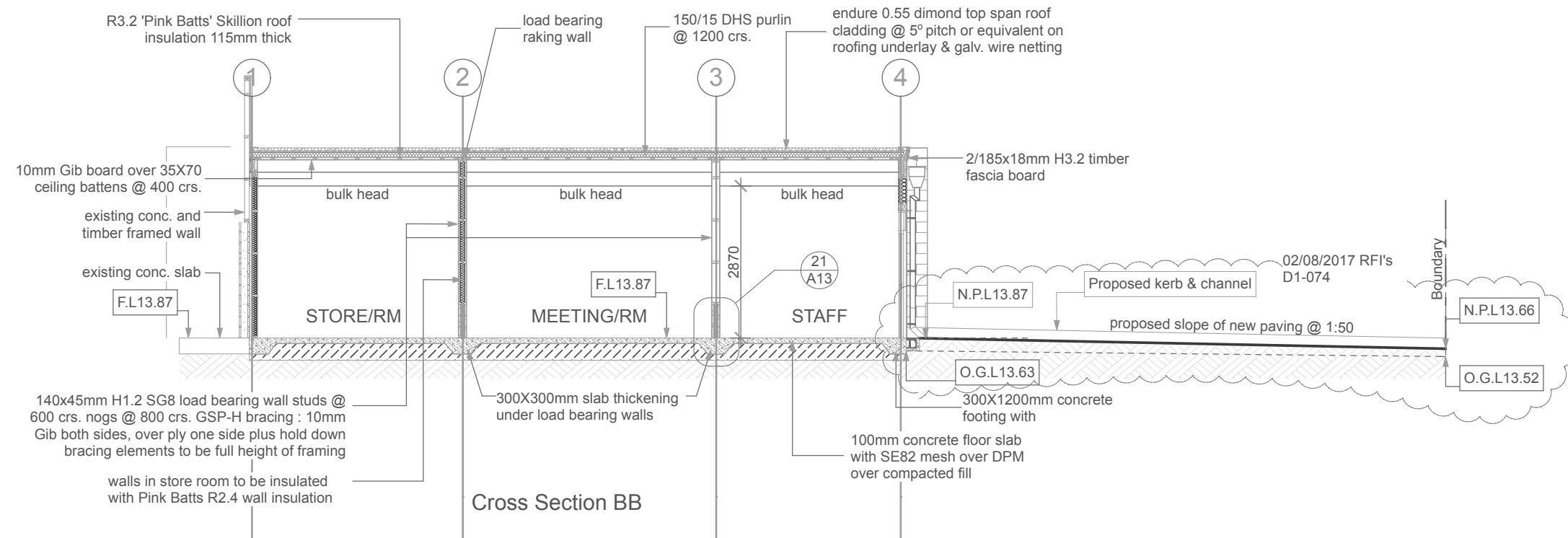
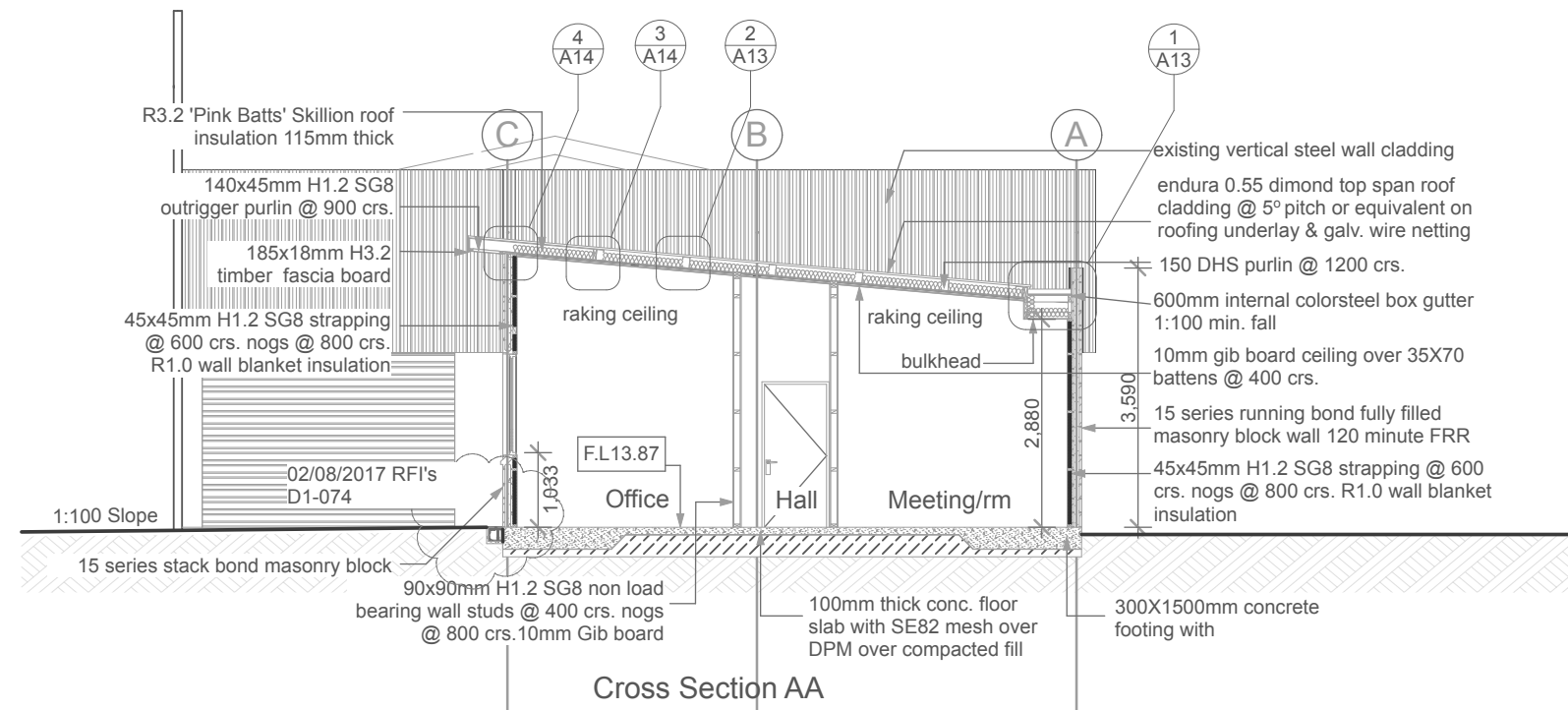
Figure 5: Example of Sign Indicating Facilities and its Direction
Paragraph 5.0.2 a)



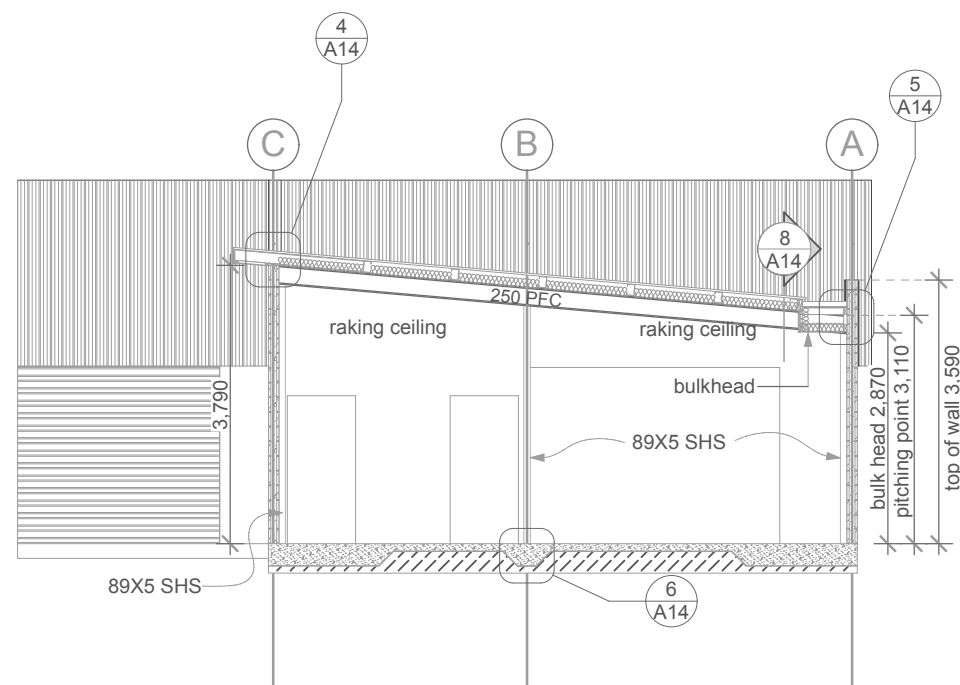
Accessible Signage



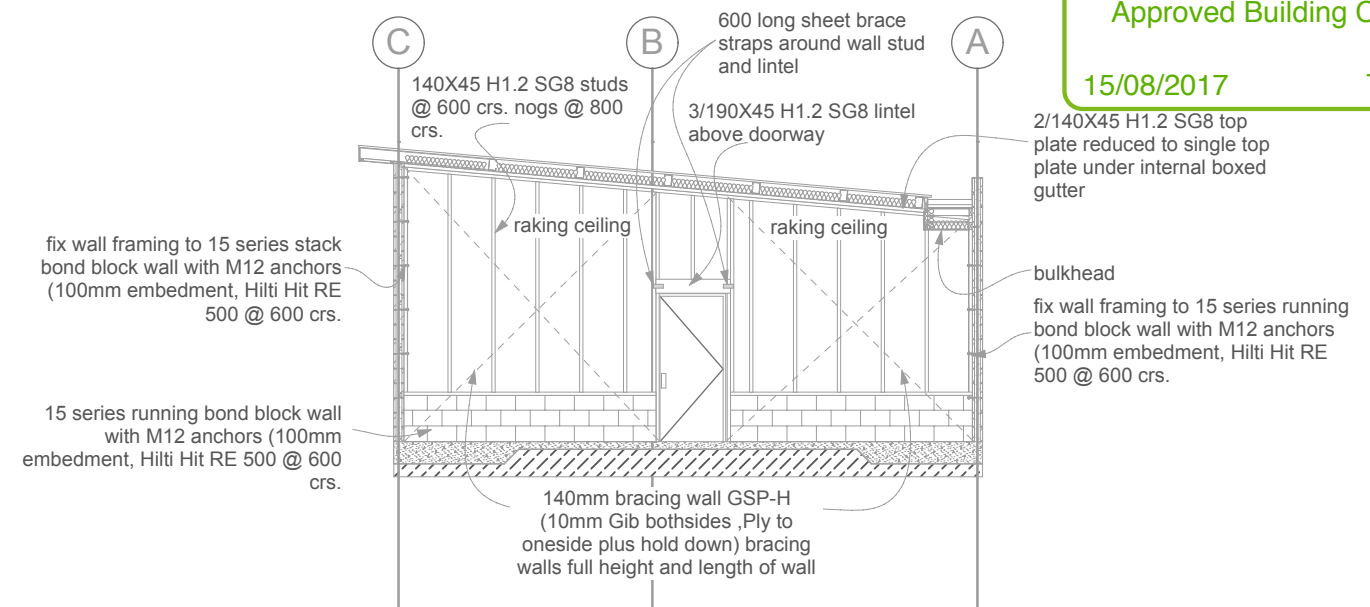
Light switch horizontally aligned to door handle 1000mm above floor level
Power outlets to be located 500mm to 1200mm above floor level



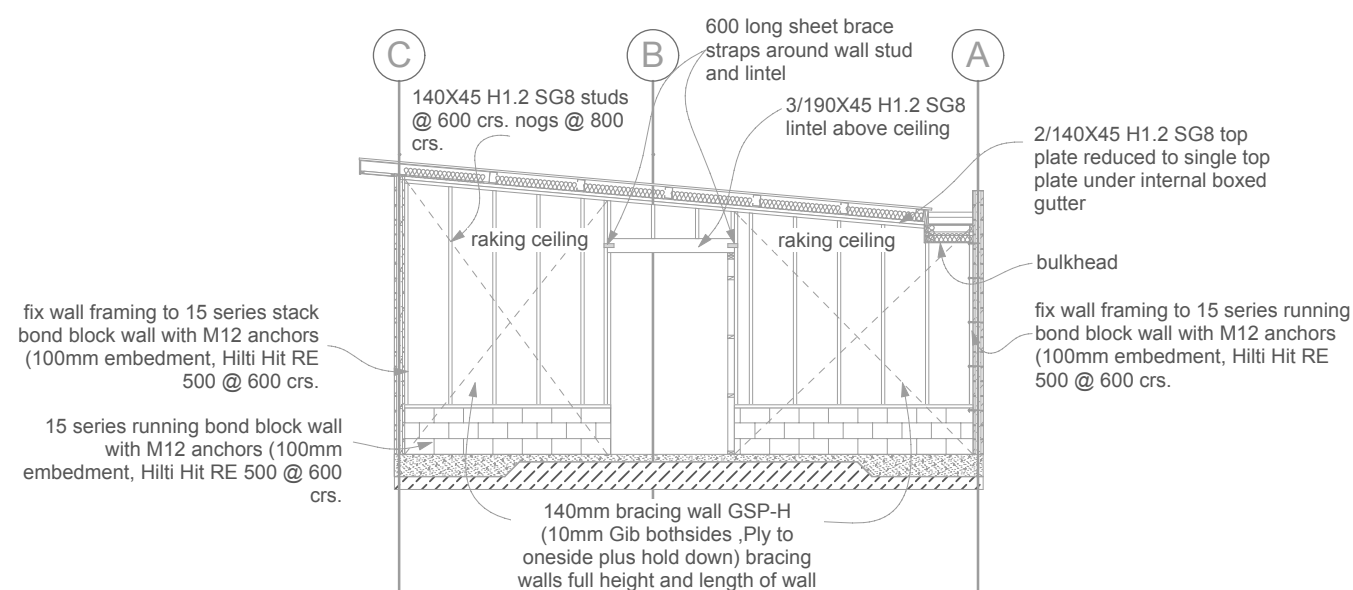
02/08/2017 RFI's Issue 2



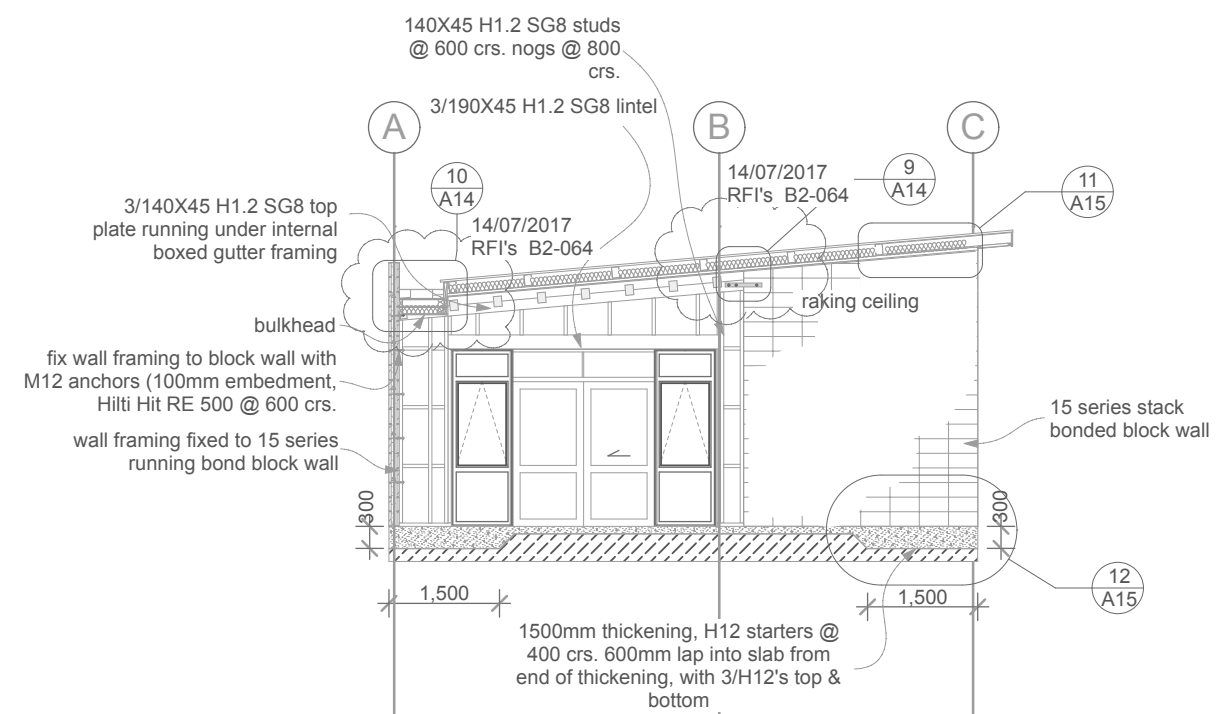
Gridline 1 Cross Section



Gridline 2 Cross Section



Gridline 3 Cross Section



Gridline 4 Cross Section

NOTE:
 15 series block walls on grids A & C
 - H12's @ 400 crs. verticals
 - D16's @ 200 crs. horizontal in 3 courses by roof connection.
 - H12's @ 400 crs. horizontal rest of wall.
 wall framing to NZS 3604:2011

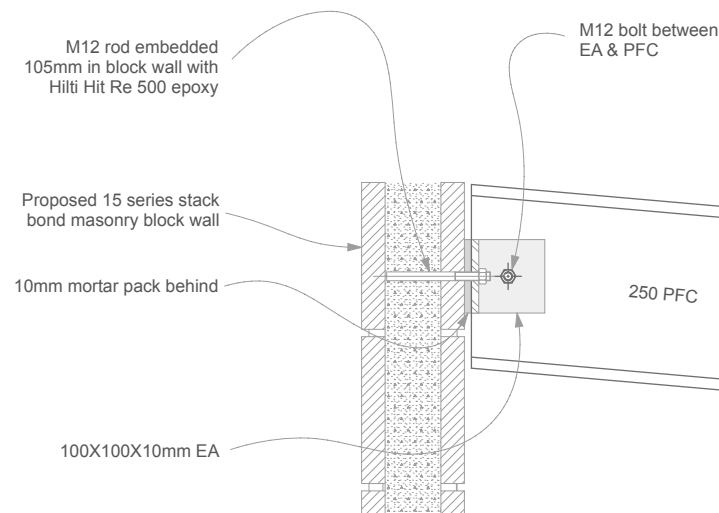


21
A11

21
A11

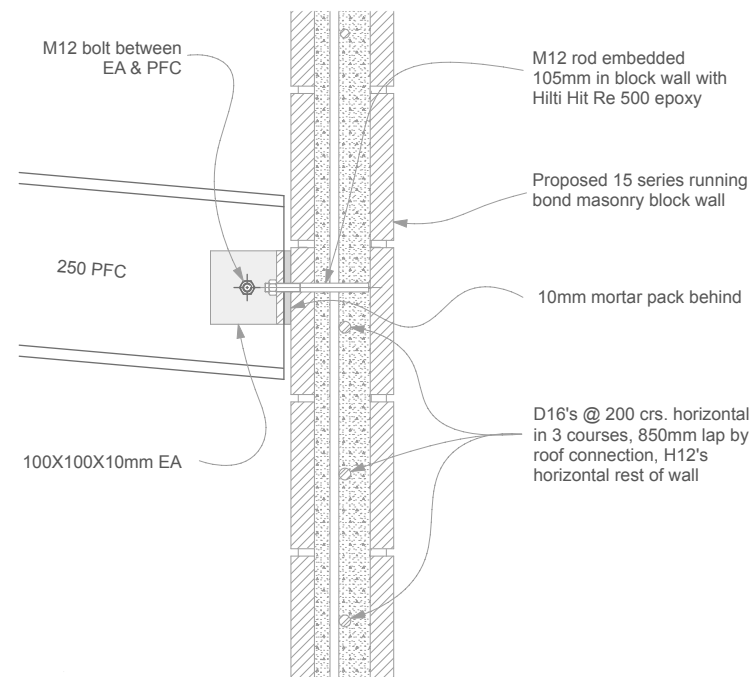


2
A11



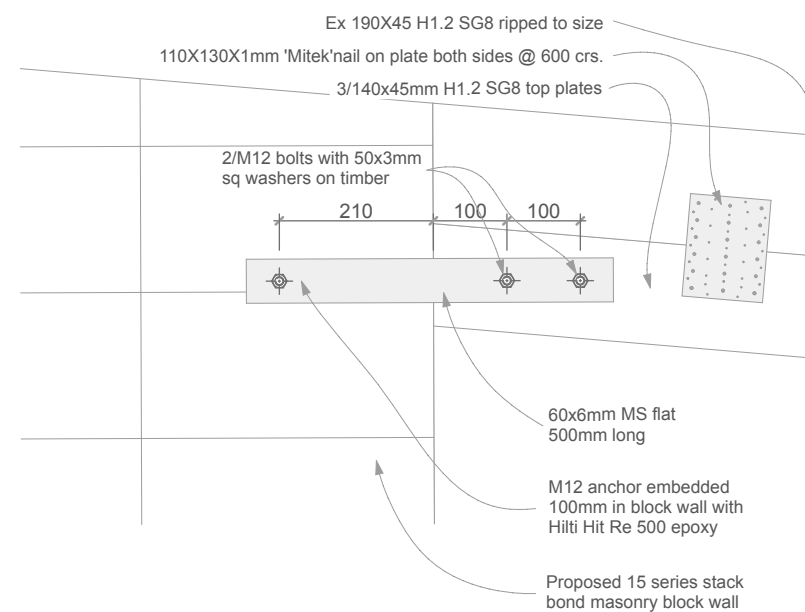
Grids 1 & C PFC To Block Connection
Cross Sectional Detail

4
A12



Grids 1 & A PFC To Block Connection
Cross Sectional Detail

5
A12

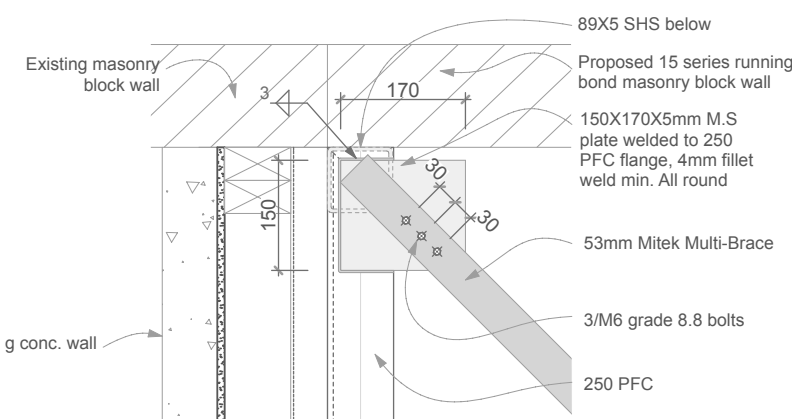


Grids 4 Wall Tie Connection
Section Detail

9
A12

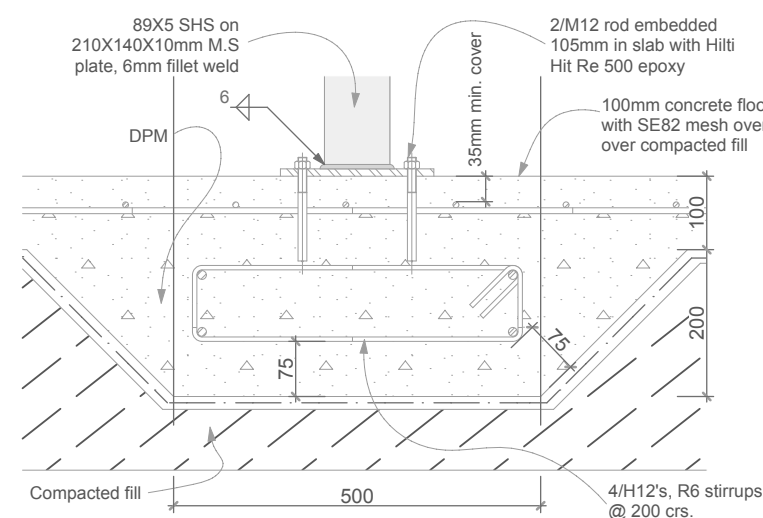
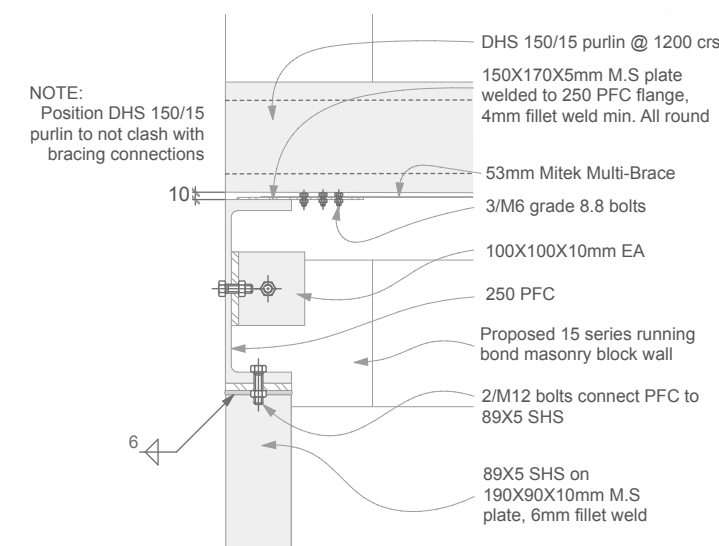
Grids 1 Roof Brace To PFC Connection
Section Detail

8
A12



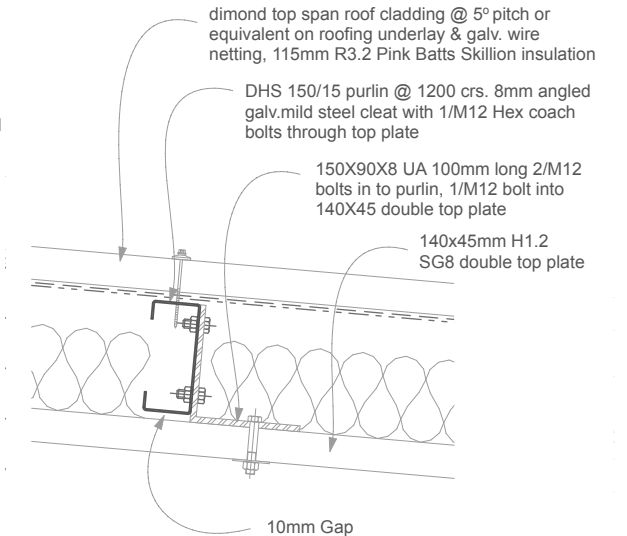
Grids 1 Roof Brace To PFC Connection
Plan Detail

7
A17



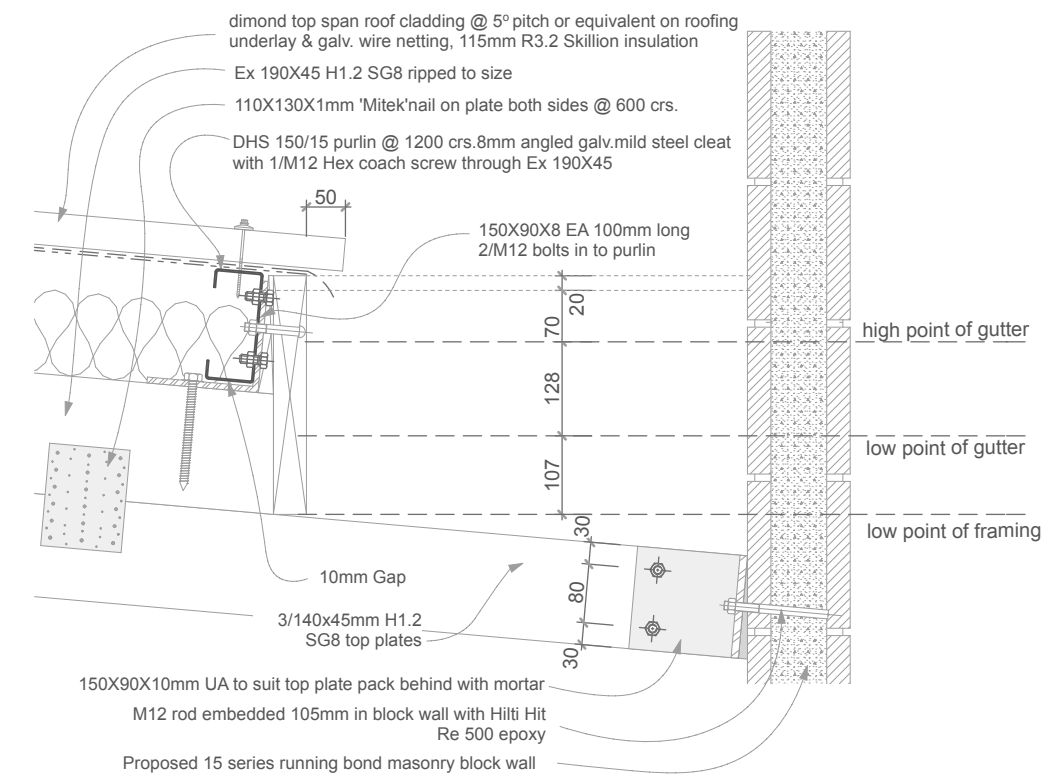
Grids 1 & B Slab Thickening
Cross Sectional Detail

6
A12



Typical Purlin Cleat
Cross Sectional Detail

3
A11



Grids 4 Wall Tie Connection
Section Detail

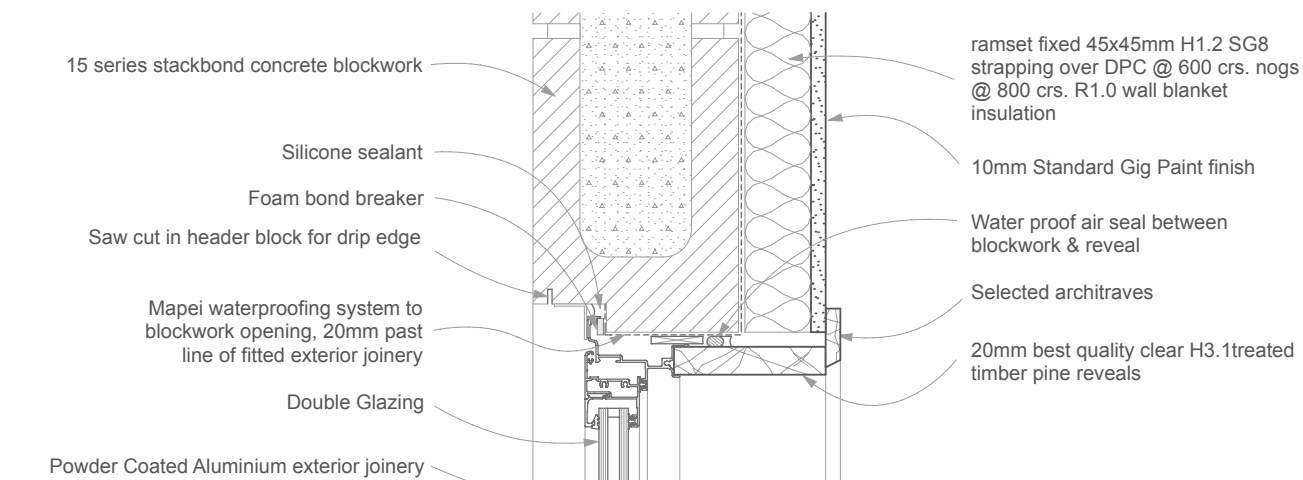
10
A12

Christchurch City Council
BCN/2017/2013
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15/08/2017
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Page 14 of 25



20
A6

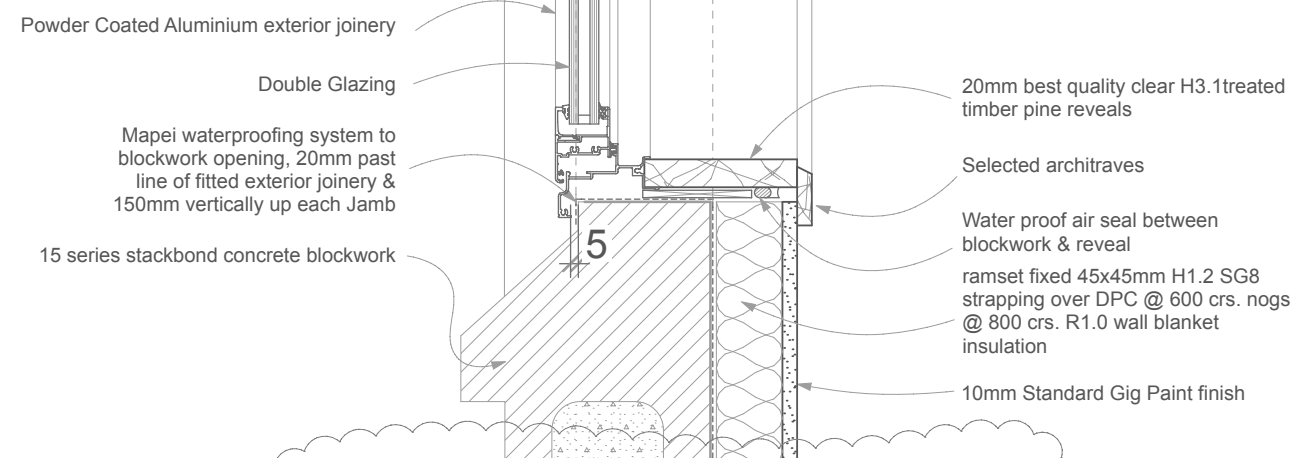
12
A12



15 Series Block
Head Detail

14
A8

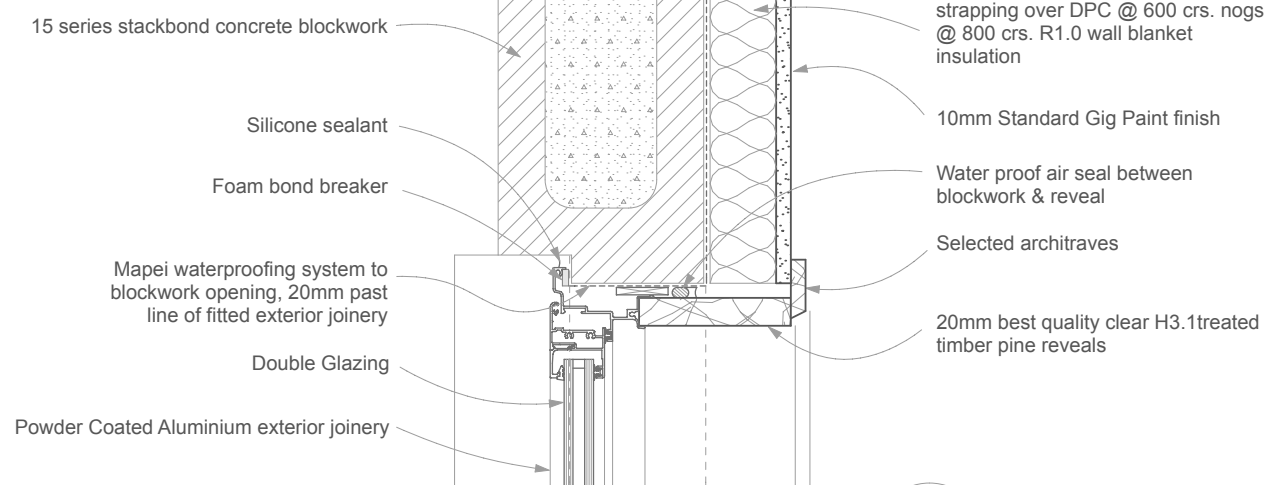
11/04/2017 RFI's
Issue 3



15 Series Block
Sill Detail

15
A8

11/04/2017 RFI's
Issue 3

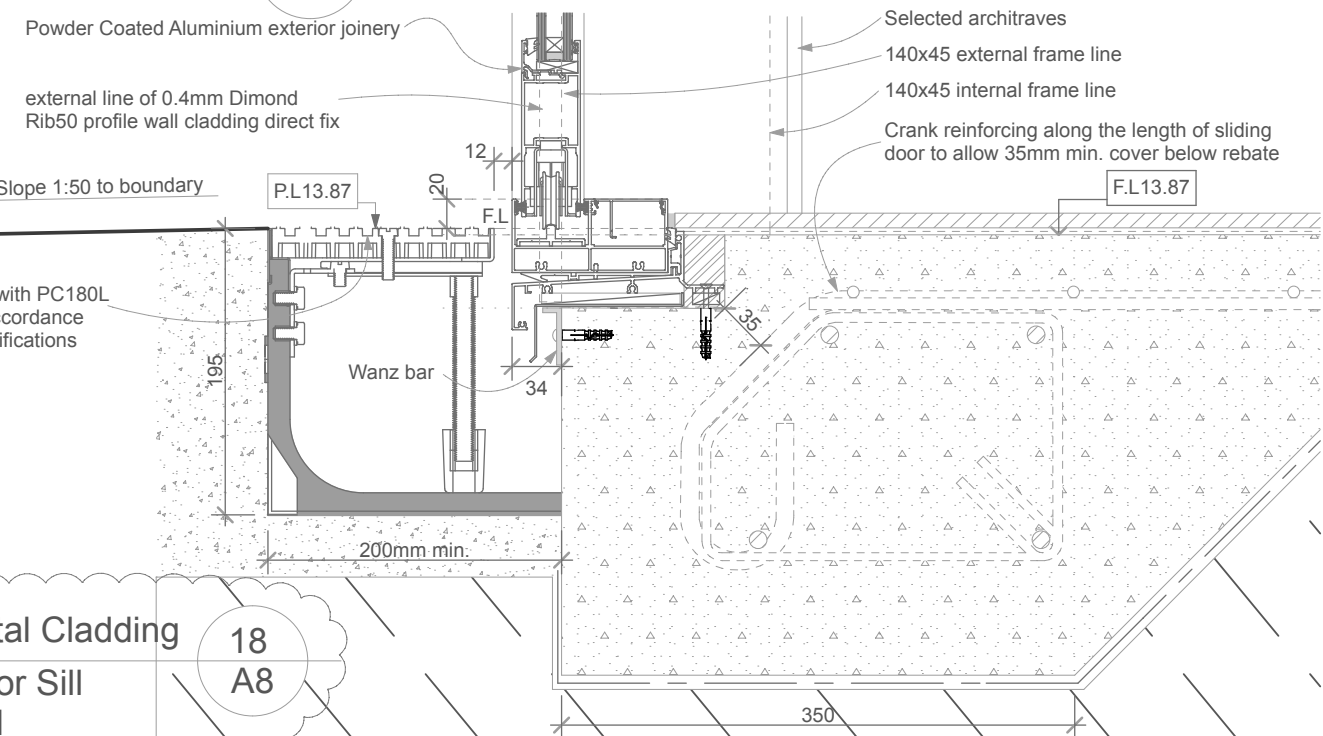
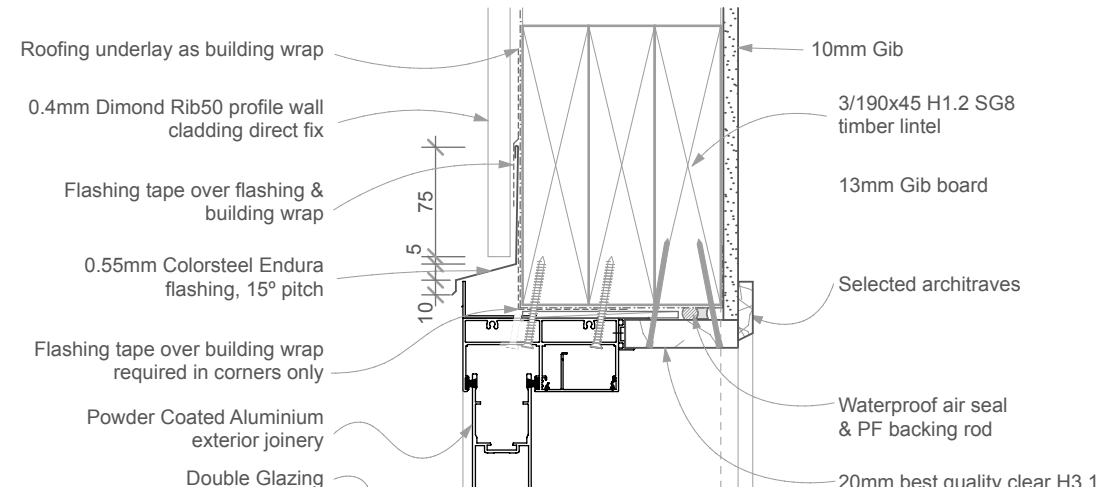


15 Series Block
Jamb Detail

16
A8

Dimond Rib50 Metal Cladding
Head Detail

17
A8



02/08/2017 RFI's
Issue 4 D1-074

Dimond Rib50 Metal Cladding
Sliding Door Sill Detail

18
A8

Christchurch
City Council

Page 16 of 25

BCN/2017/2013

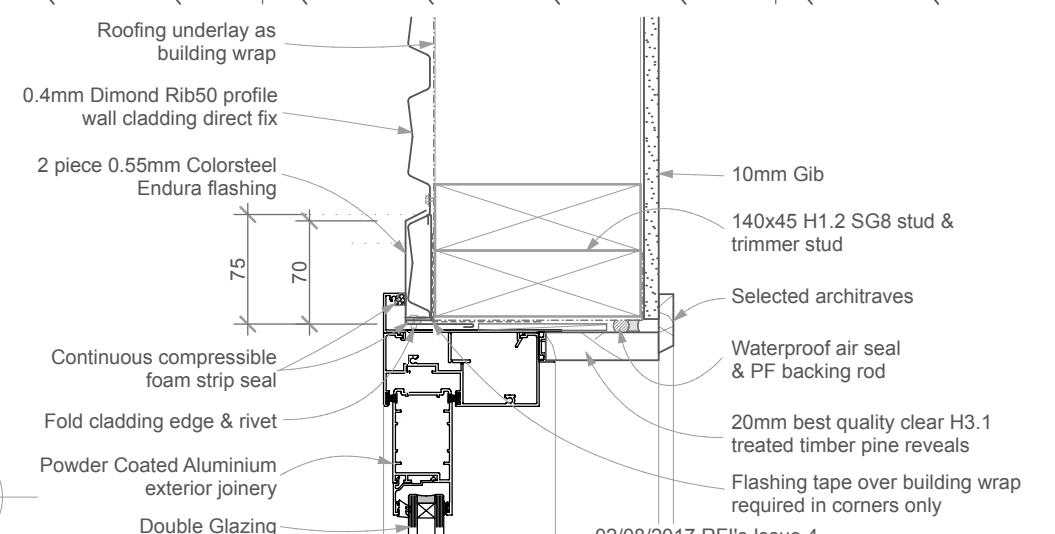
Approved Building Consent Plan

15/08/2017

Tania McGrath

Dimond Rib50 Metal Cladding
Jamb Detail

19
A8



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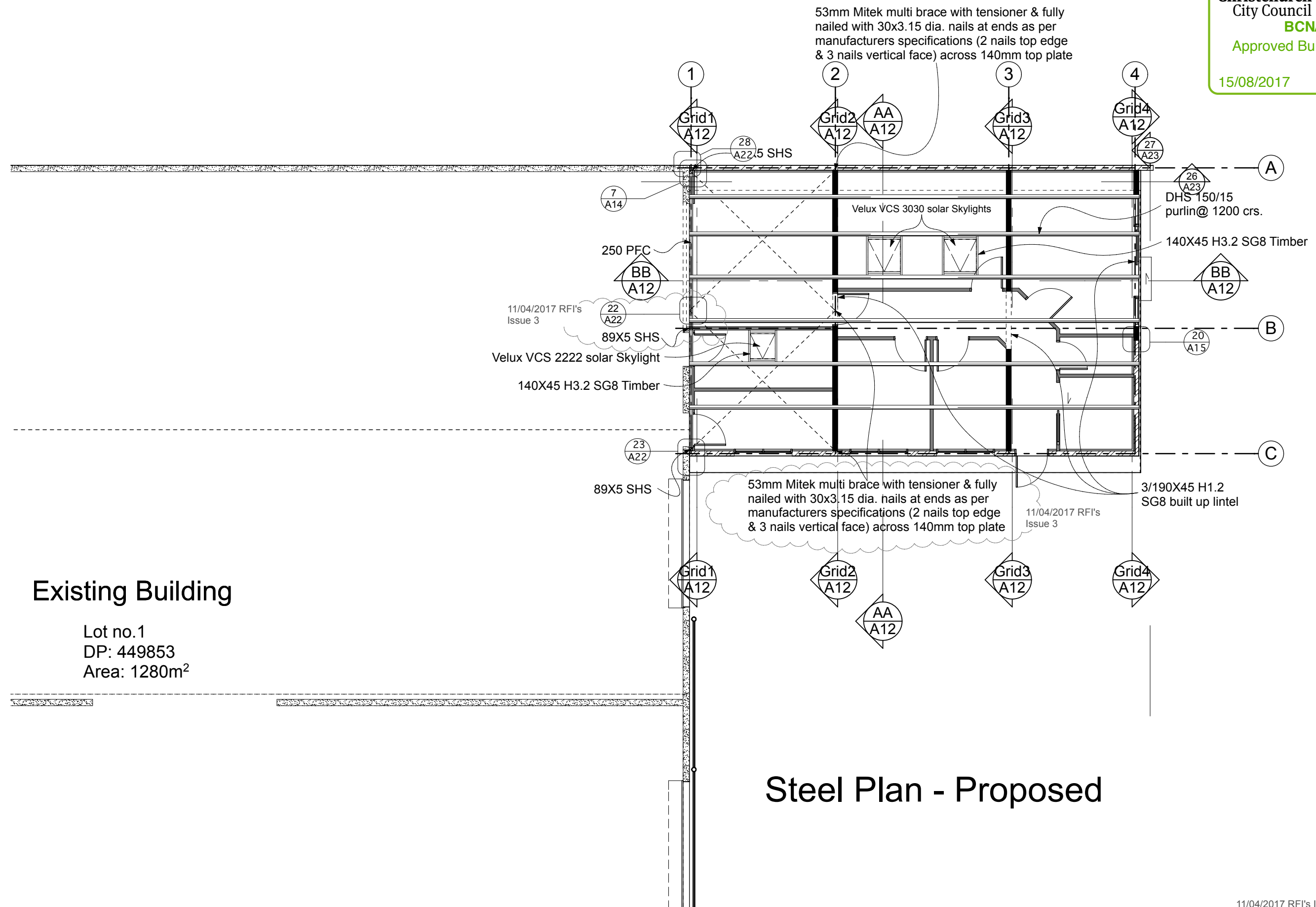
Drawing: Joinery Details
Scale at A3: 1:5
Date: August 2017
Job no: 5996

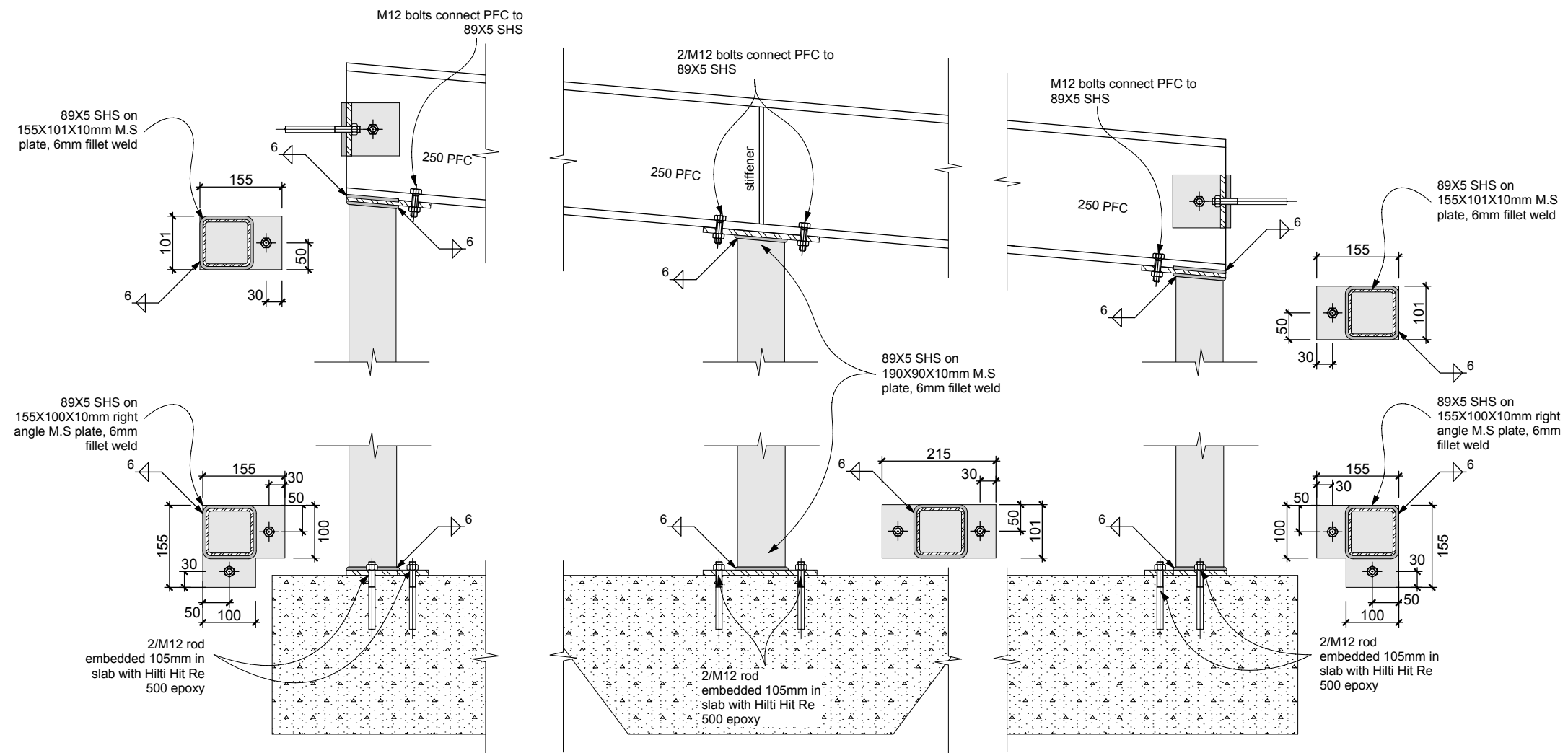
Copyright:
The copyright of these drawings & ideas contained
therein remain the property of the author (Architectural
Design Group) unless otherwise agreed in writing.

Issue: 4
Sheet no.

A16

of sheets





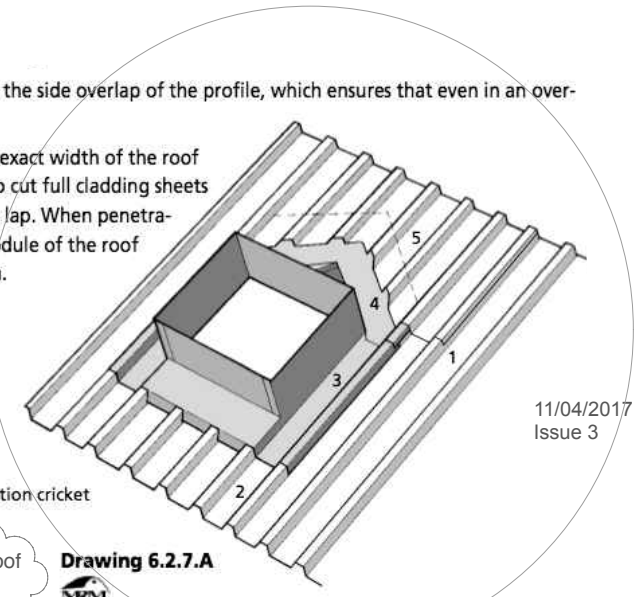
Gridline 1 Steel Details

All soaker flashings have an overlap to mate with the side overlap of the profile, which ensures that even in an over-flow situation, water ingress is avoided.

It is highly unlikely that a penetration will be the exact width of the roof sheet so the preferred method of weathering is to cut full cladding sheets above the penetration and flash at the transverse lap. When penetrations line up with the ribs of the sheeting, the module of the roof cladding determines the width of the penetration.

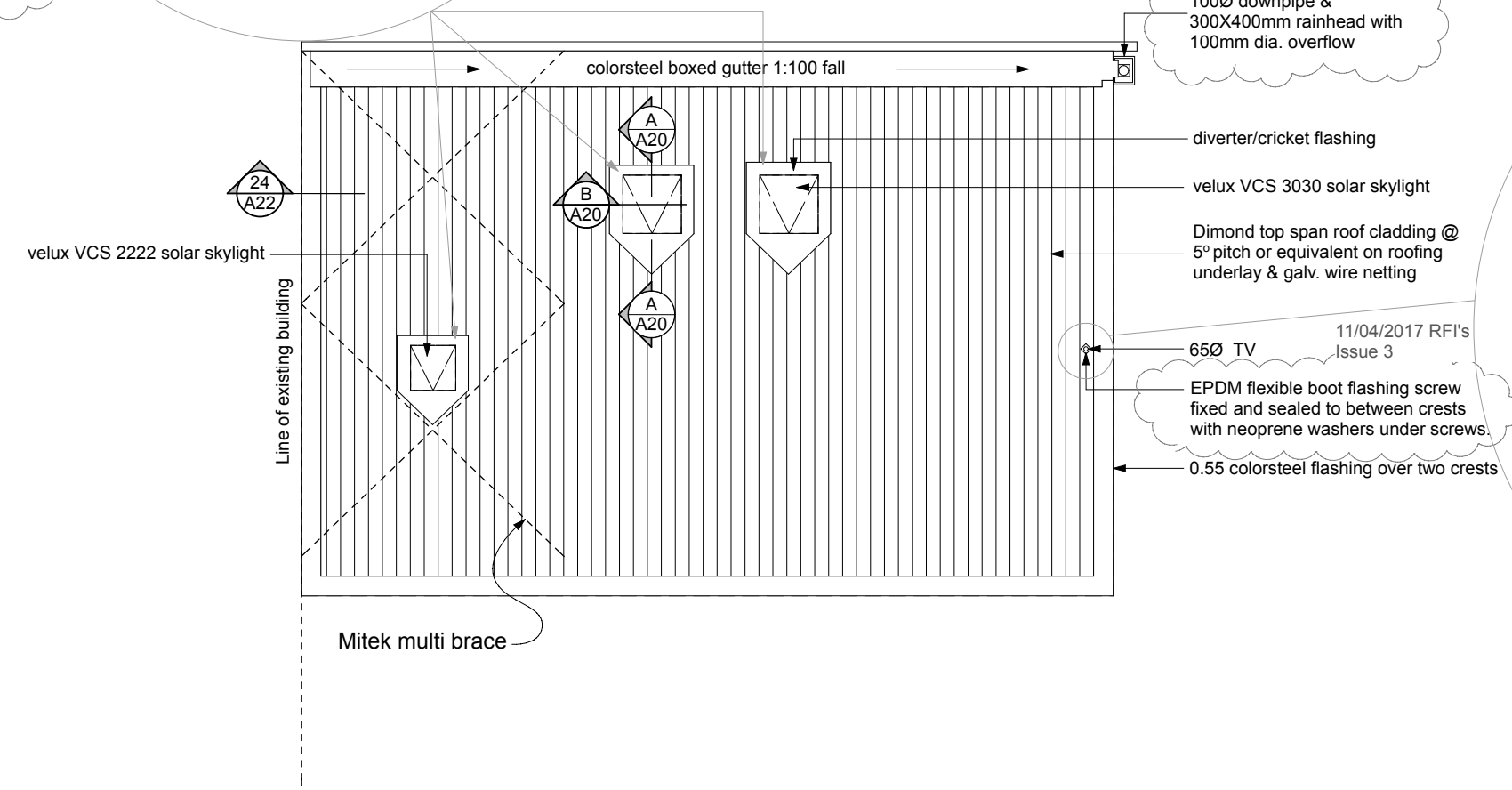
- Sheet 1 is full length
- Sheet 2 is cut to the bottom of the penetration dimension
- Flashing 3 is the side curb
- Flashing 4 is the back curb
- Sheet 5 is cut to the top of the penetration cricket + 75mm

Section 6 drawing 6.2.7.A of NZ Metal Roof and Wall Cladding Code of Practice.
11/04/2017 RFI's Issue 3



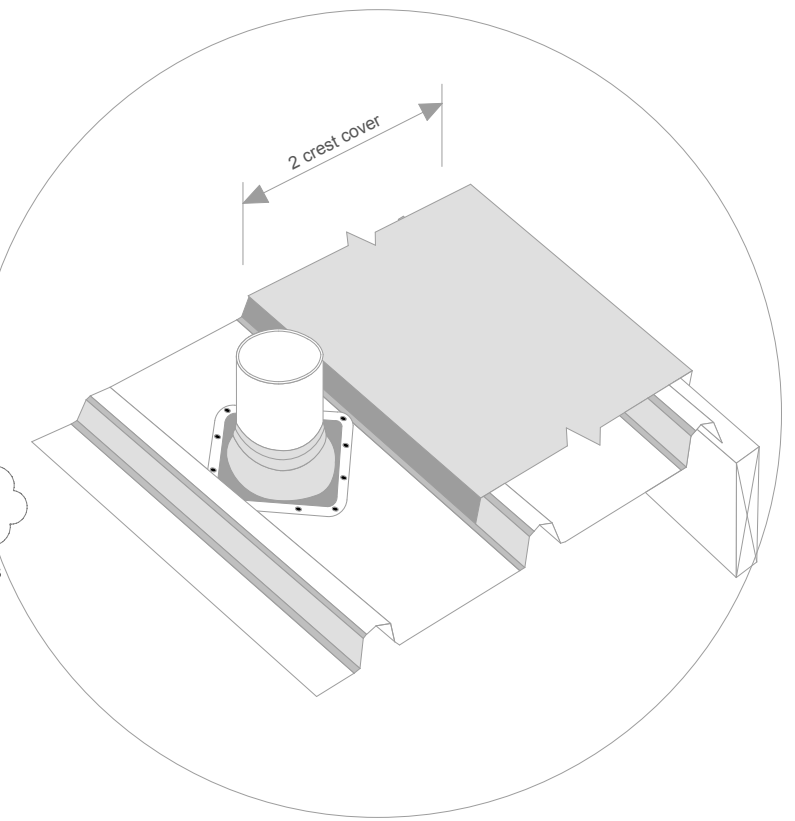
11/04/2017 RFI's
Issue 3

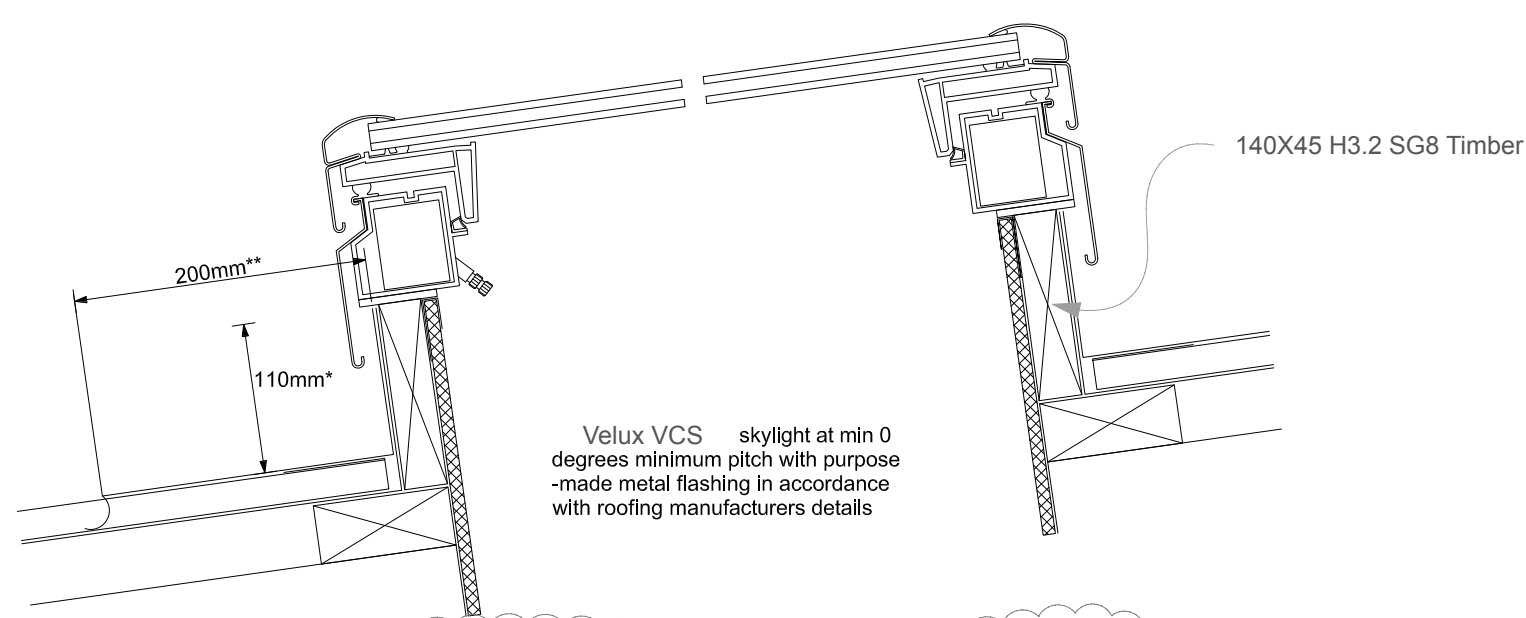
Drawing 6.2.7.A

11/04/2017 RFI's
Issue 3
100Ø downpipe &
300X400mm rainhead with
100mm dia. overflow

11/04/2017 RFI's
Issue 3
650 TV
EPDM flexible boot flashing screw
fixed and sealed to between crests
with neoprene washers under screws.
0.55 colorsteel flashing over two crests





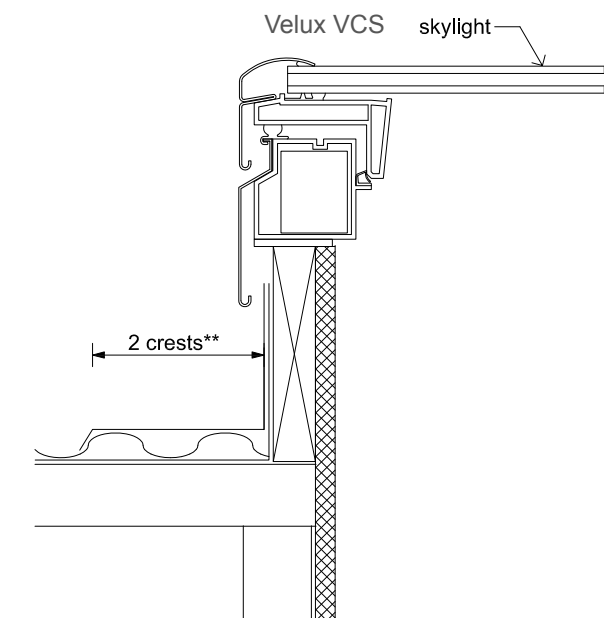
11/04/2017 RFI's Issue 3

Velux VCS Solar Skylight

Cross Sectional Detail

A

A19



Velux VCS Solar Skylight

Cross Sectional Detail

B

A19

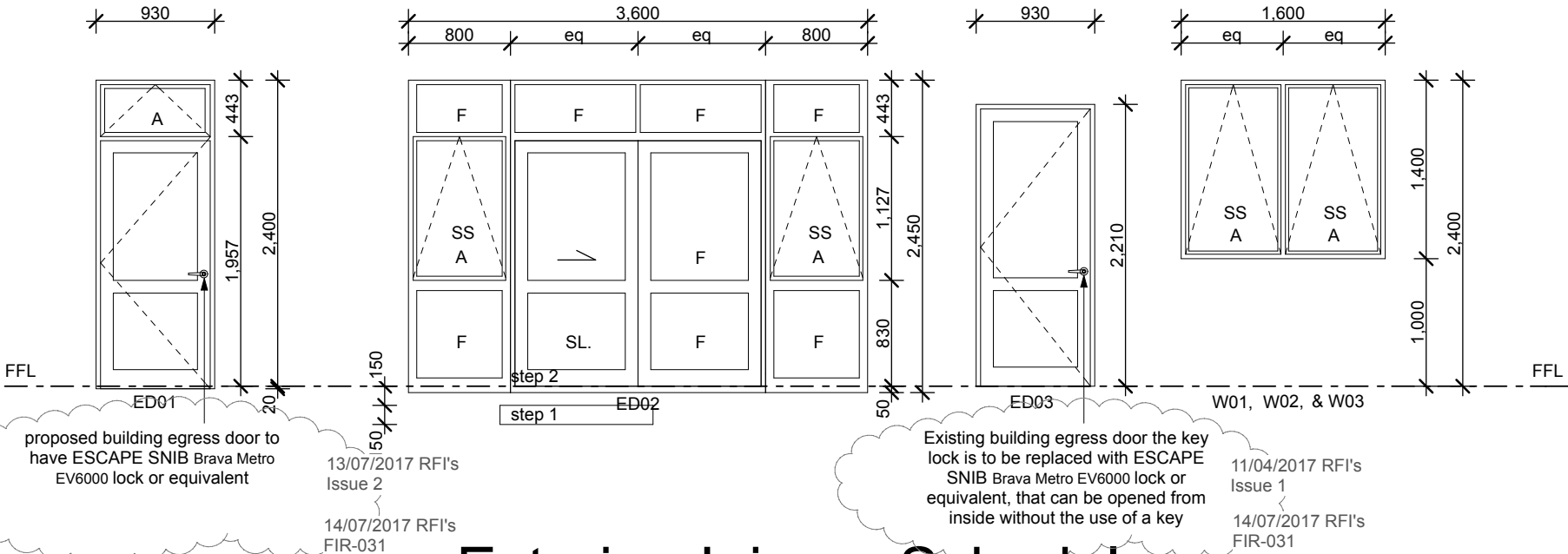
PRODUCT DIMENSIONS					
METRIC UNITS (MILLIMETERS)					
SIZE	OUTSIDE CURB WIDTH	SKYLIGHT WIDTH	OUTSIDE CURB HEIGHT	SKYLIGHT HEIGHT	DAYLIGHT AREA (SQ. M)
2222	648	688	648	688	0.24
2240	646	686	1257	1297.5	0.55
3030	851	891.1	851	891.1	0.49
4040	1257	1297.5	1257	1297.5	1.22

Notes

- APL powder coated aluminium exterior joinery, double glazed unless stated otherwise
- Overall sizes shown to trimmed opening, check on site opening sizes before making up exterior joinery units
- Fit 2 restrictor stays to awning opening window sashes where the sill is less than a metre above floor
- Fit double tongue fasteners to all awning opening sashes
- All glazing to be grey tinted (unless stated otherwise) to comply with NZS4223 parts 1-3
- Selected obscure single glazing to Ablutions to comply with NZS4223 parts 1-3

Key:

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

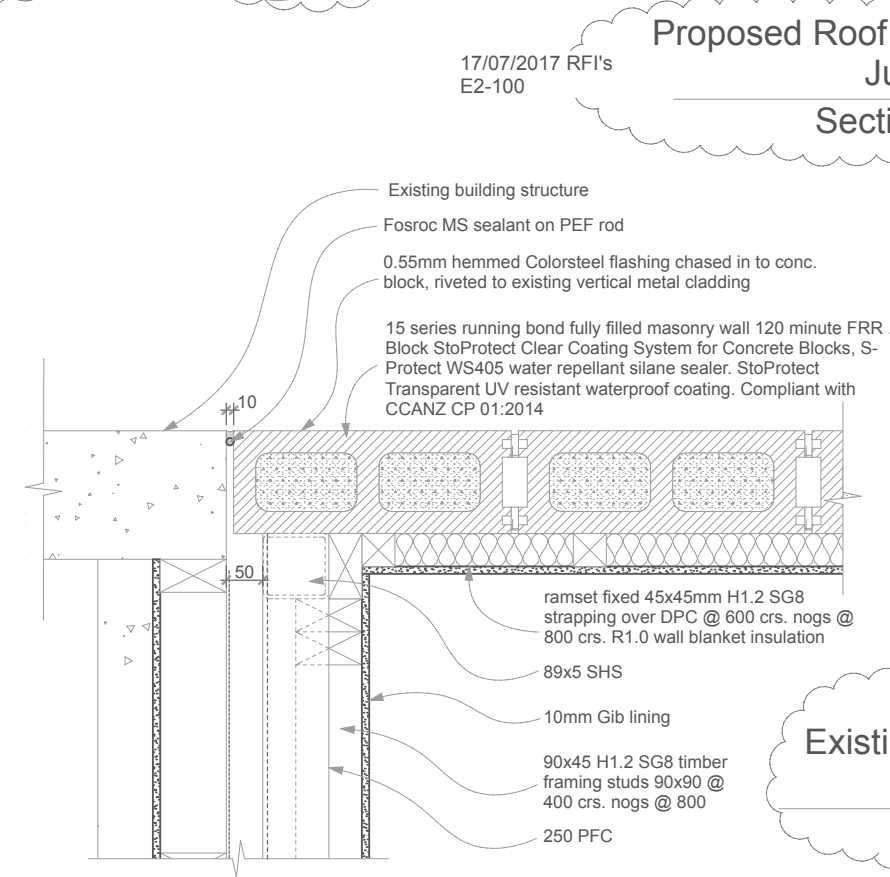
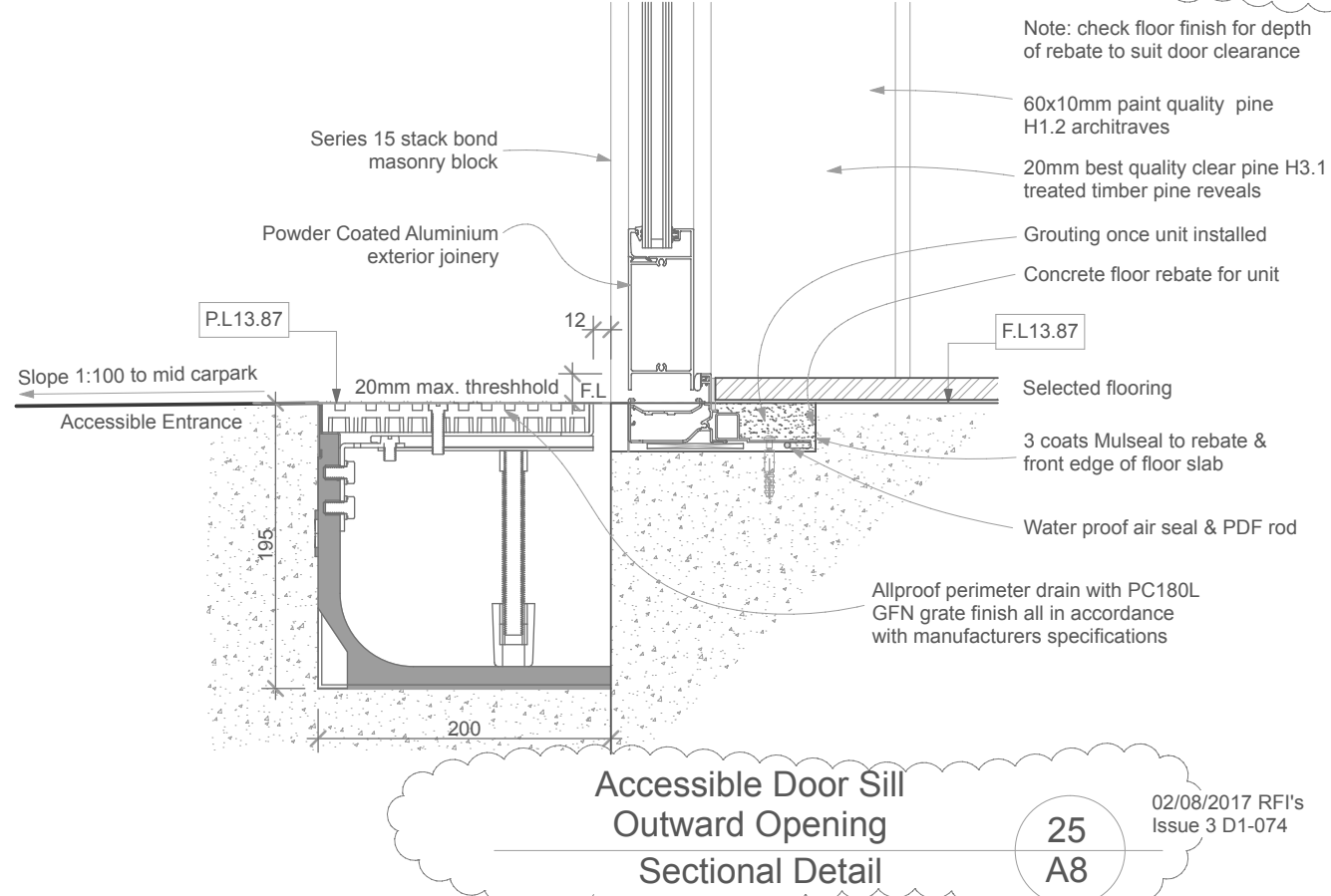
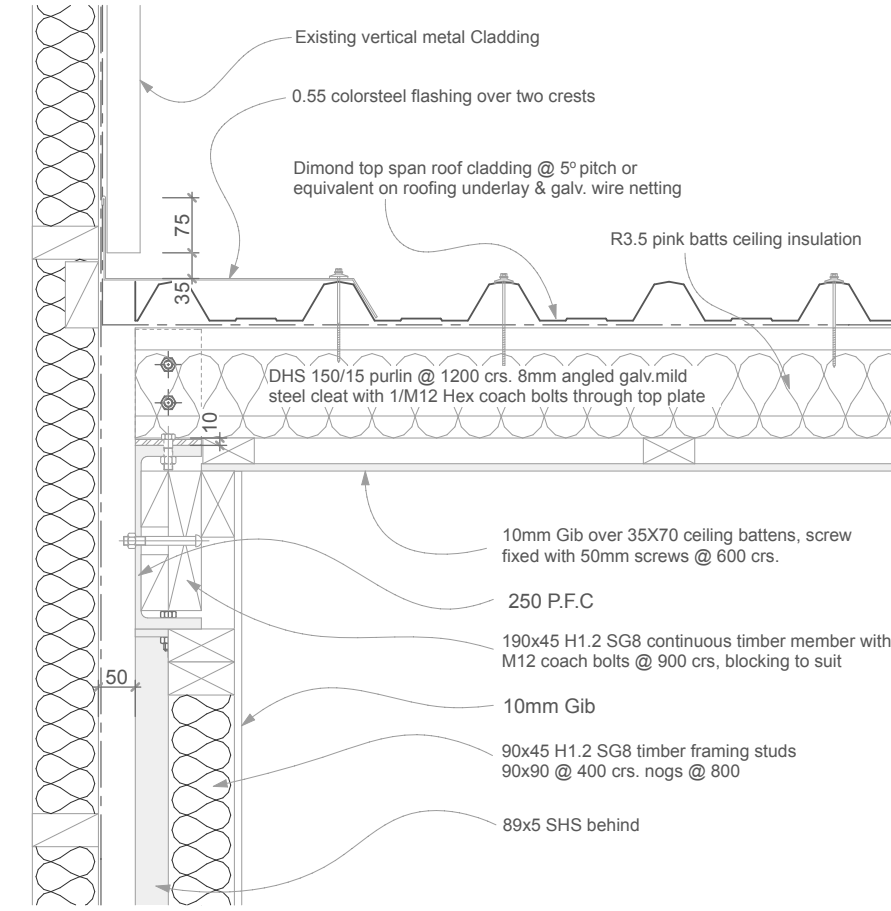
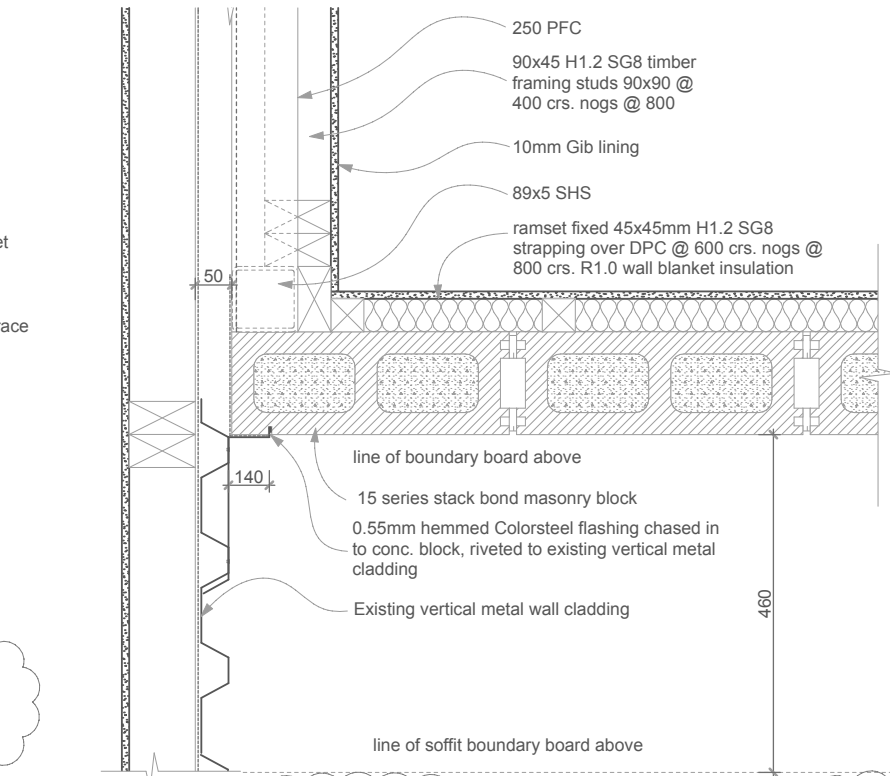
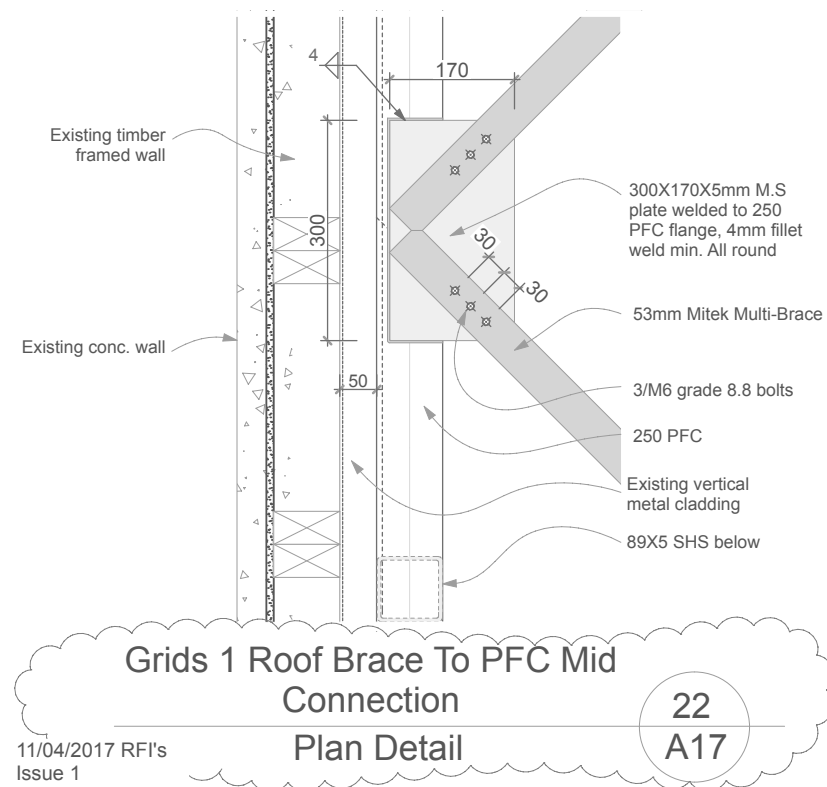


Exterior Joinery Schedule

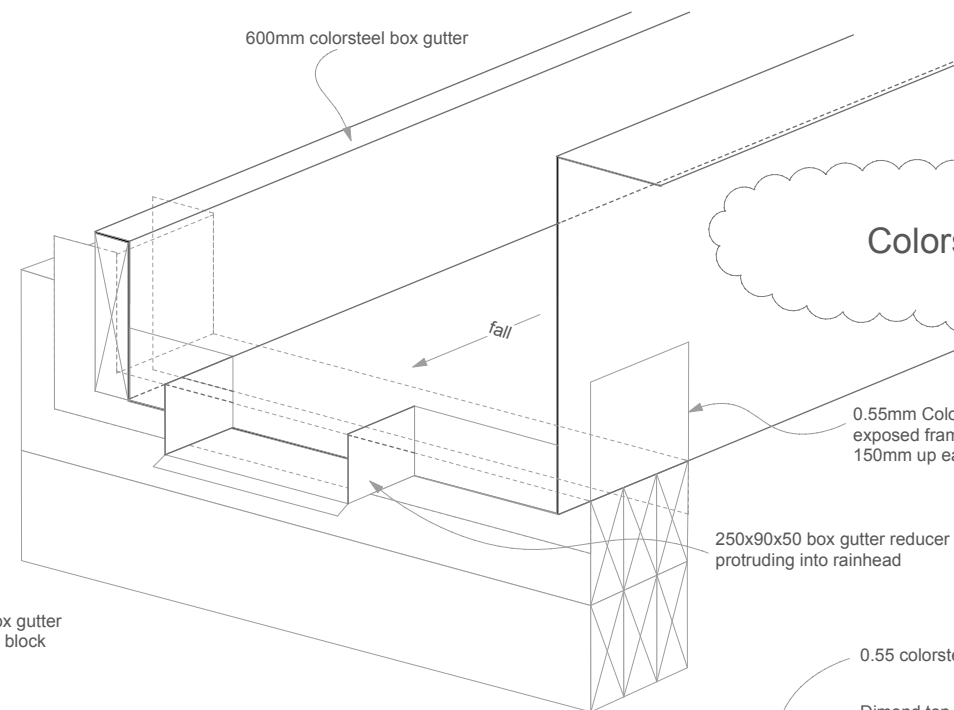
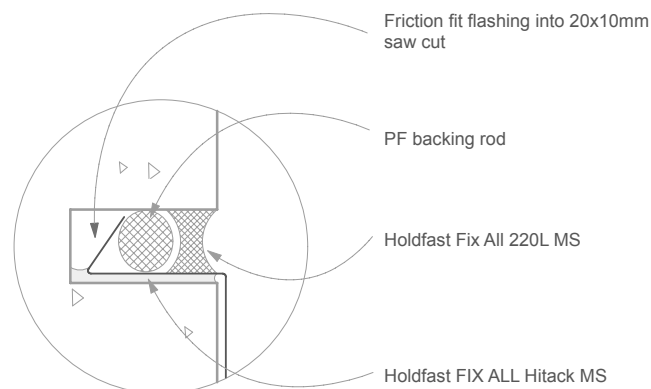
Interior / Exterior Joinery List								
Item No.	Type	Hinged	Open	Leaf Size	Location	Material	Dimension	Hardware
D01	Cavity Slider	Roller		860x1980	Interior	Wooden Jambs / Hollow Core		CL100 LAV/lock
D02	Single Swing	Right Hand	In	760x1980	Interior	Wooden Jambs / Hollow Core		Brava MetroEV6000
D03,D04,D05,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

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

13/07/2017 RFI's Issue 2
14/07/2017 RFI's



Christchurch City Council
BCN2017/2013
Approved Building Consent Plan
 15/08/2017 Tania McGrath

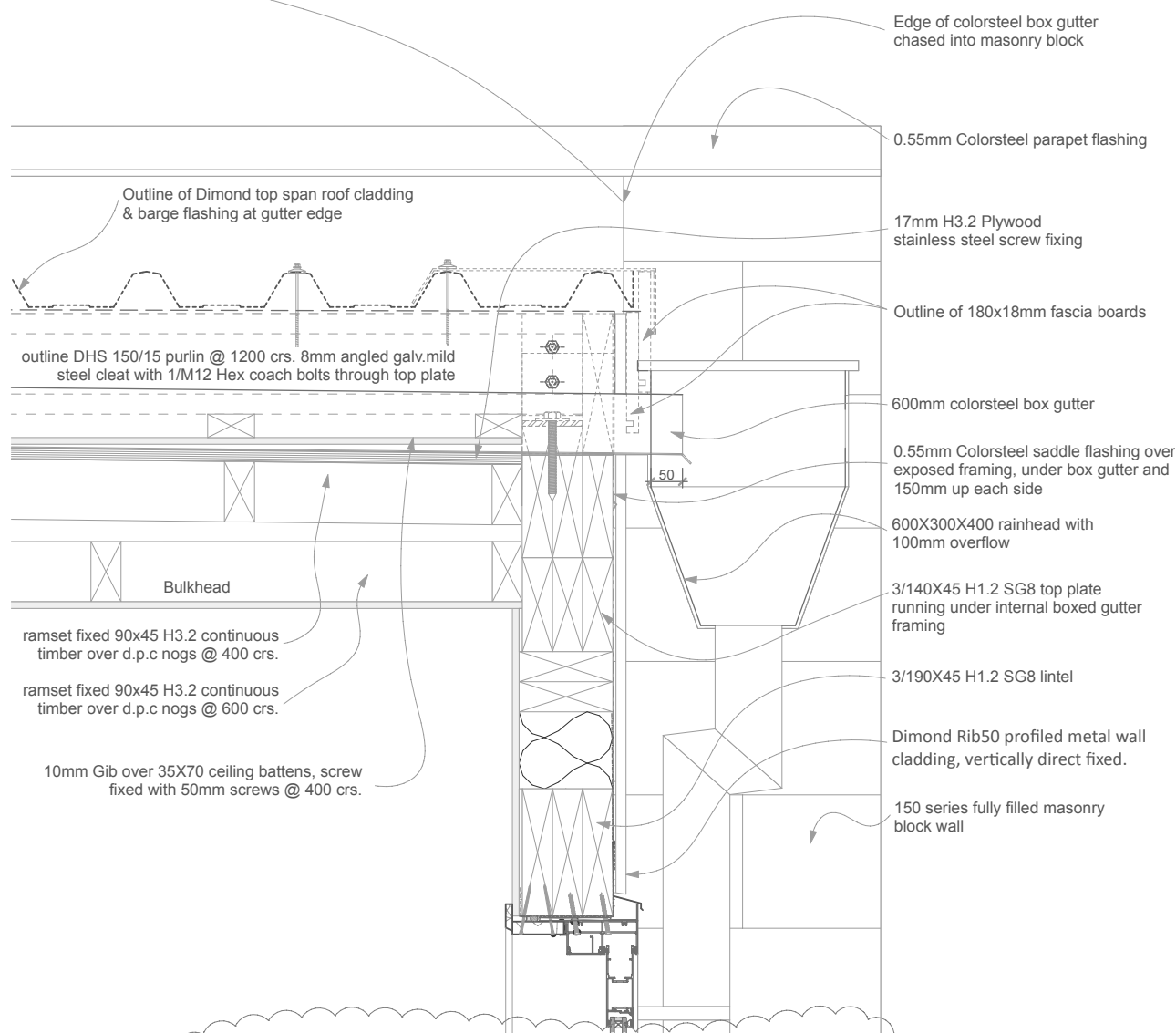


Colorsteel Box Gutter & Saddle Flashing 3D

11/04/2017 RFI's
Issue 1

Christchurch City Council
BCN/2017/2013
Approved Building Consent Plan
15/08/2017 Tania McGrath

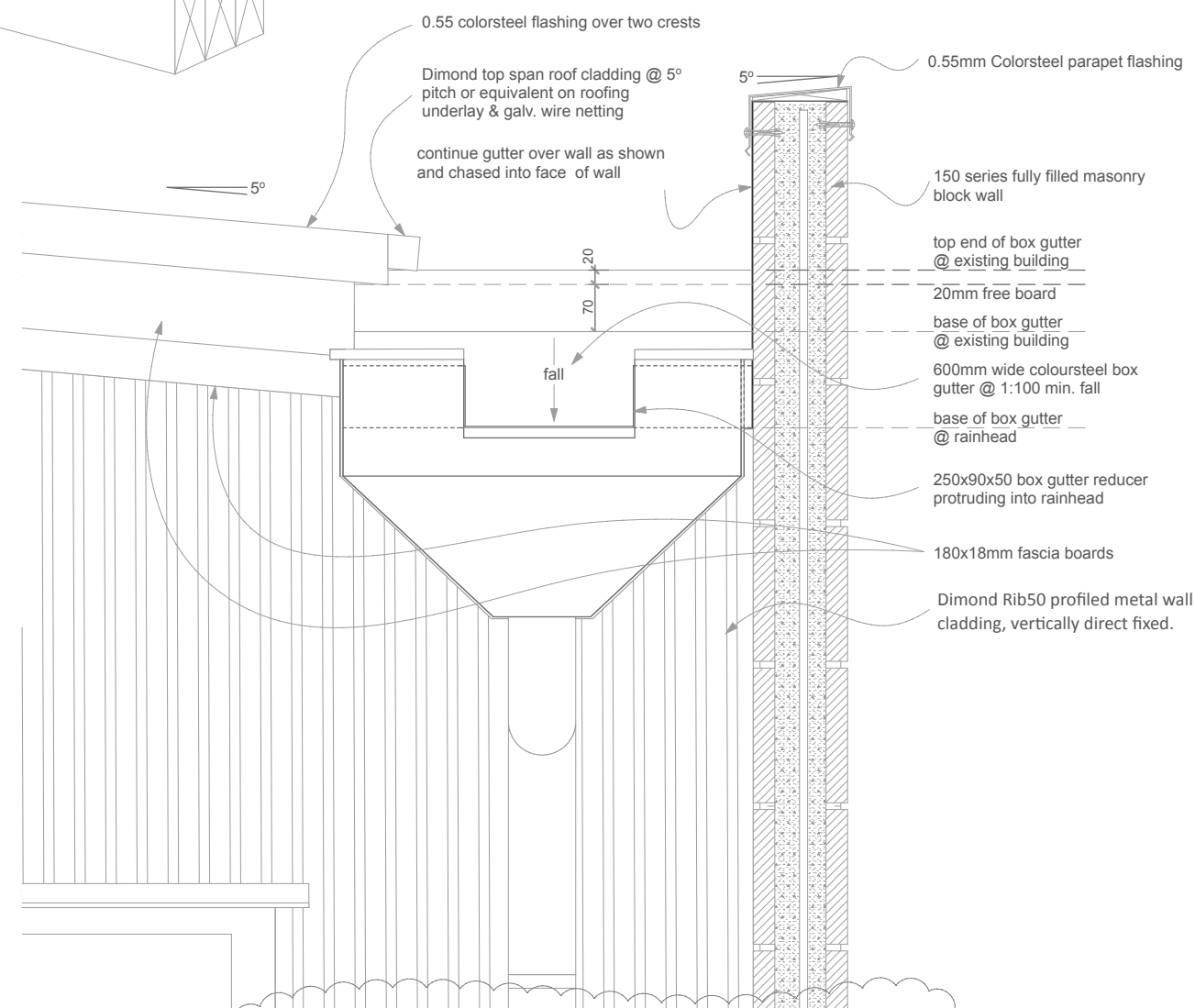
Page 23 of 25



Colorsteel Box Gutter to Rainhead Side Sectional Detail

26
A6

11/04/2017 RFI's
Issue 1



Colorsteel Box Gutter to Rainhead Front Sectional Detail

27
A6

11/04/2017 RFI's
Issue 1

11/04/2017 RFI's Issue 1

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Proposed Additions
80 Byron Street
Christchurch
For Clip & Climb

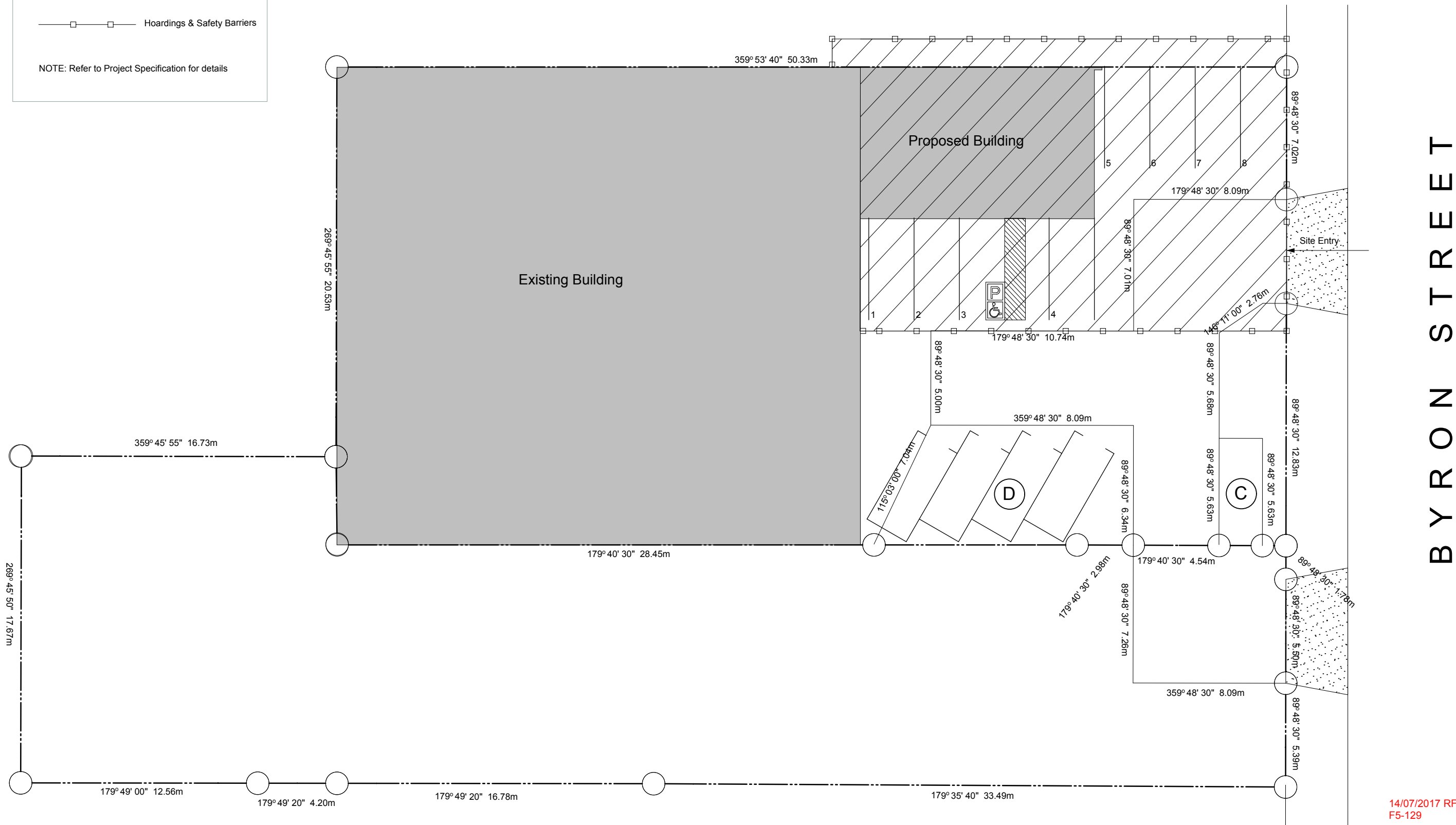
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Date:	July 2017		
Job no:	5996		
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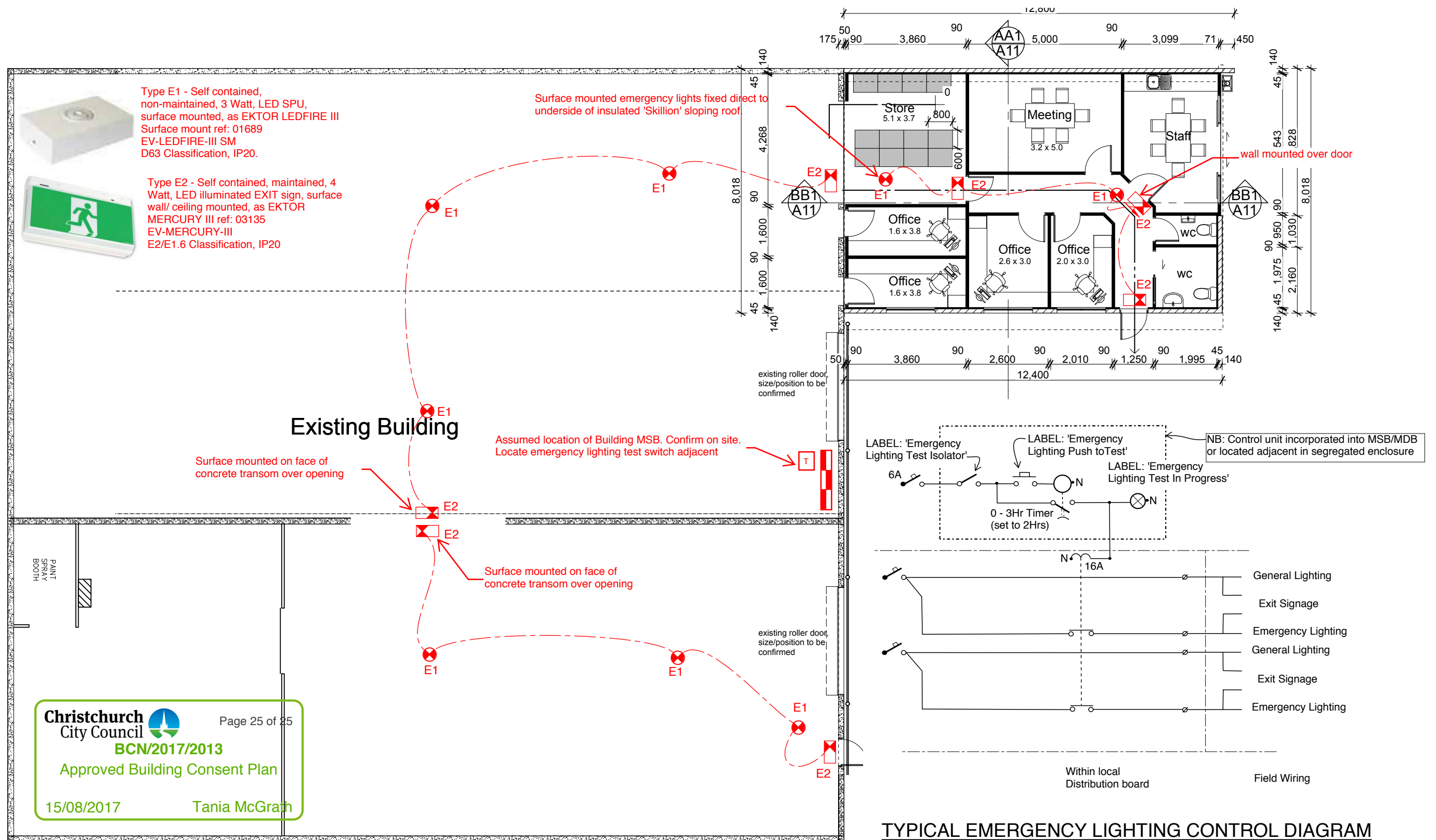
Key

Area of Works

Hoardings & Safety Barriers

NOTE: Refer to Project Specification for details





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

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

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



PROJECT

EQ STRENGTHENING & PROPOSED OFFICE,
80 BYRON STREET,
CHRISTCHURCH

SHEET TITLE:

EMERGENCY LIGHTING LAYOUT

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

14/07/2017 RFI's
FIR-044

