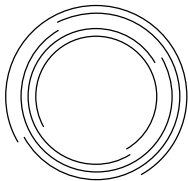


M695 6.31 MSD
SCF CONCEPT
7720 - HORNBY
DETAILED DESIGN
27.04.22

SHEET NO.	SHEET NAME	REV.
A001	INDEX SHEET	6
A100	LOCATION & SITE PLAN	6
A110	EXISTING FLOOR PLAN	6
A120	EXISTING MECHANICAL PLAN	6
A130	MECHANICAL COORDINATION PLAN	6
A200	DEMOLITION PLAN	6
A210	PROPOSED REFERENCE PLAN	6
A220	WALL TYPE & DIMENSION PLAN	6
A230	FINISHES PLAN	6
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A400	INTERNAL SECTION	6
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A500	WALL TYPE DETAILS	6
A501	WALL DETAILS	6
A502	DOOR DETAILS	6
A503	SLIDING DOOR DETAILS	6
A600	DOOR SCHEDULE	6
A610	INTERNAL GLAZING SCHEDULE	6



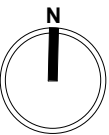
ARCHITECTURAL DRAWING LEGEND

The information contained on this page outlines Designgroup Stapleton Elliott standard annotations, abbreviations and symbols as used in this documentation set.

ABBREVIATIONS

AP	Access panel
BDL	Building datum level
BU	Water boiler unit
COS	Check on site
CS	Cleaners Sink
D	Data outlet
DP	Down pipe
ECP	Emergency Call Point
F	Fixed panel / fixed window
FHR	Fire hose reel
FR	Fridge
FRZ	Freezer
FW	Floor waste
GR	Grab rail
GT	Gully Trap
HR	Hand rail
LV	Landing valve
M	Mirror
MW	Microwave
PB	Pin Board
P/C	Powder coat finish
PTD	Paper towel dispenser
RWH	Rain water head
S	Shelving (Adj.)
SB	Splash back
SD	Service duct
SIM	Similar Detail
SJ	Seismic joint
SK	Skirting
SM	Shower Mixer
SPD	Soap dispenser
TBA	To be advised by Architect / Client
TBC	To be confirmed
TR	Towel rail
TPH	Toilet paper holder
UB	Under bench
VAN	Vanity
V	Vent
W	Window
WB	White board
WC	Toilet pan
WHB	Wash hand basin
(E)	Existing
(NIC)	Not in contract

GENERAL LEGEND



LEVEL NAME Floor Level indicator
4.000 m

X Sheet Revision annotation, X denotes revision number

XXX Material annotation, XXX denotes reference to legend on sheet

FLOOR PLAN - DRAWING LEGEND

Existing wall
Existing wall demolished

New wall, note wall hatches for new walls vary depending on framing / construction refer to legend on floor plan for specific types

Window demolished

Window in plan with reference
W 1.01

Door to be demolished

Door in plan with reference
D 1.01

REFLECTED CEILING PLAN DRAWING LEGEND

4000 Ceiling Level

SCALE CONVERSIONS

DGSE drawings are designed to be viewed at both A3 and A1. Scales annotated on drawings are at A3 and need to be halved when viewed at A1. Typical scale conversions:

A3 Scale	A1 Printed
1:2	1:1
1:5	1:2.5
1:10	1:5
1:20	1:10
1:50	1:25
1:100	1:50
1:200	1:100
1:500	1:250
1:1000	1:500

REFERENCE ANNOTATIONS

Window Number
Refer window schedule

W 1.01
Number
Level
Window

Door Number
Refer door schedule

D 1.01
Number
Level
Door

Joinery Number
Refer Joinery Drawings

J 1.01
Number
Level
Joinery

DRAWING SHEET NUMBERING

DGSE Drawing numbering is as follows:

A 1 0 0
Drawing number
Series number
Discipline

Discipline:

A	Architecture
C	Civil Infrastructure
E	Electrical
F	Fire
G	Geo-technical
L	Landscape
M	Mechanical
P	Plumbing
S	Structural
T	Topography / Survey

Drawing Series Numbering:

000 Series	Cover sheet
100 Series	Site
200 Series	Floor Plan
300 Series	Elevations
400 Series	Sections
500 Series	Details
600 Series	Schedule
700 Series	Joinery

TIMBER TREATMENT

Timber treatments to comply with NZS 3602:2003.

All framing timber including external wall framing, internal wall framing, enclosed subfloor framing, and roof framing incl. trusses and ceiling battens to be minimum H1.2.

Interior plywood to be H3 minimum. Interior flooring to be H1.2 minimum. Interior window reveals to aluminium windows to be H3.1 minimum.

GENERAL NOTES

The architectural drawing shall be read in conjunction with the associated specifications and conditions of contract. The drawings shall also be read in conjunction with the structural, services, civil and other project documents. Any discrepancies in the architectural documents or between consultant documents shall be referred to the architect for resolution.

Do not scale from drawings.

Verify all dimensions with structural, services, civil and other project documents prior to construction commencing. Refer all discrepancies to the Architect for resolution.

Substitution for or amendment of specified details or materials shall not be carried out without prior approval of the Architect.

All work shall be carried out in accordance with the drawings and specification provided.

All work shall comply with NZBC, all relevant local authority by laws, NZS 3604 and all relevant standards.

All work to be undertaken to be best trade practice for each respective trade. Any substandard work or building material defects shall be the contractors responsibility to remove, repair or replace no extra cost to the contract.

The contractor shall provide the appropriate temporary fencing, hoarding, guardrails and signage as necessary to protect the public and others during the contract works and to meet the requirements of the local and territorial authorities.

All proposed dimensions are to framing faces. All existing dimensions are to face of wall. Contractors shall verify all dimensions on site before commencing work.

All timber framing shall be in accordance with NZS:3604

All timber shall be H1.2 treated graded SG-8 unless stated otherwise.

Contractor to allow for all connection fixings of timber framing to concrete and steel where applicable.

All Gib and proprietary systems to be installed in accordance with manufacturers details and specifications

All new and existing wiring and conduits to be concealed where possible, all services to be confirmed with MSD Project manager. Areas effected to be patched and made good as required.

Patch and make good where existing walls have been removed.

Allow to temporarily carefully remove all affected artworks, pinboards, whiteboards, fixture and fittings. Contractor to store securely on site during construction and reinstate as directed by MSD.

ACCESSIBILITY LEGEND

Indicate accessible route
1200mm wide minimum

S1 Provide and install accessible entrance sign Deneefe DNM3 120x120mm or equal sign to be installed 1400-1700mm above the floor.

S2 Provide and install toilet sign Lockwood LW BRS0702 (160x160mm) or equal. Sign to be installed 1400-1700mm above the floor.

Signs to have lettering and symbols in clear contrast with the background. The size, type and legible (recommended fonts are Arial, times new roman or Helvetica medium).

ACCESSIBLE REQUIREMENTS

Light switches to align horizontally with the door handle

Socket outlets to be located 500-1200mm above the floor and minimum of 500mm from any corner

Electronic access units for swipe cards, key pads, door activating buttons etc. Shall have a level, stale firm, slip resistant floor surface of 1200x1200mm minimum adjacent to the access unit: be installed at 900-1200mm above the finished floor level (1000mm is optimal); be installed no less than 500mm form an internal corner; be installed adjacent to the door under control; and have sufficient time delay for the door to be opened before the locking system re-activates.

ROOM SCHEDULE		
ID	NAME	AREA
01	ENTRY	8 m²
02	ZONE 1	141 m²
03	ZONE 2	237 m²
04	KIDS	2 m²
05	RECEPTION	3 m²
06	INT.ROOM	12 m²
07	SEMINAR ROOM	44 m²
08	MEET ROOM	12 m²
09	STORE	20 m²
10	DATA	8 m²
11	ZONE 3	9 m²
12	MEETING ROOM	43 m²
13	LOBBY	6 m²
14	ACC. WC	4 m²
15	F WC	8 m²
17	M WC	6 m²
18	STAFF ROOM	54 m²
19	WAITING	12 m²
20	LOBBY	6 m²



MINISTRY OF SOCIAL DEVELOPMENT
TE MANATŪ WHAKAHIA TO ORA

6	DETAILED DESIGN	AP	27.04.22
5	DETAILED DESIGN	AP	21.04.22
4	DETAILED DESIGN	AP	20.04.22
3	DETAILED DESIGN	AP	30.03.22
2	DETAILED DESIGN	AP	01.03.22
1	DETAILED DESIGN	AP	27.01.22

NO. DESCRIPTION BY DATE

DETAILED DESIGN

Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask.

PROJECT TITLE

M695 6.31 MSD
SCF CONCEPT

UNIT 4, 25-33 SHANDS ROAD,
HORNBY, CHRISTCHURCH

DRAWING NAME

INDEX SHEET

SCALE @ A3: 1:1

ARCHITECTURAL

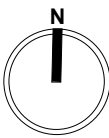
PROJECT No.	M695	SHEET No.
Designed	Designer	A001
Drawn	Author	
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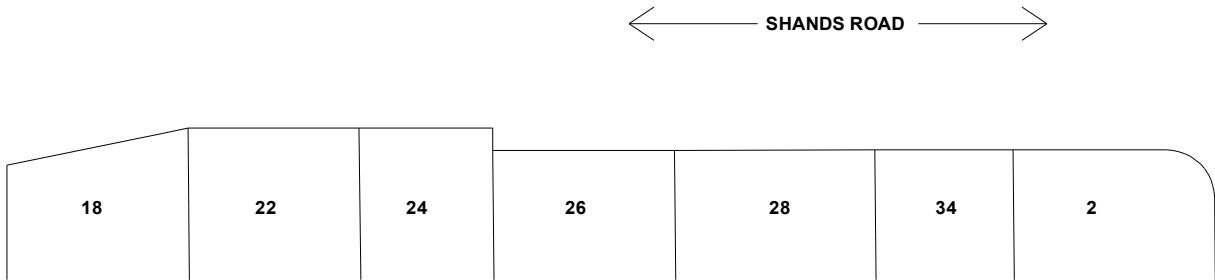
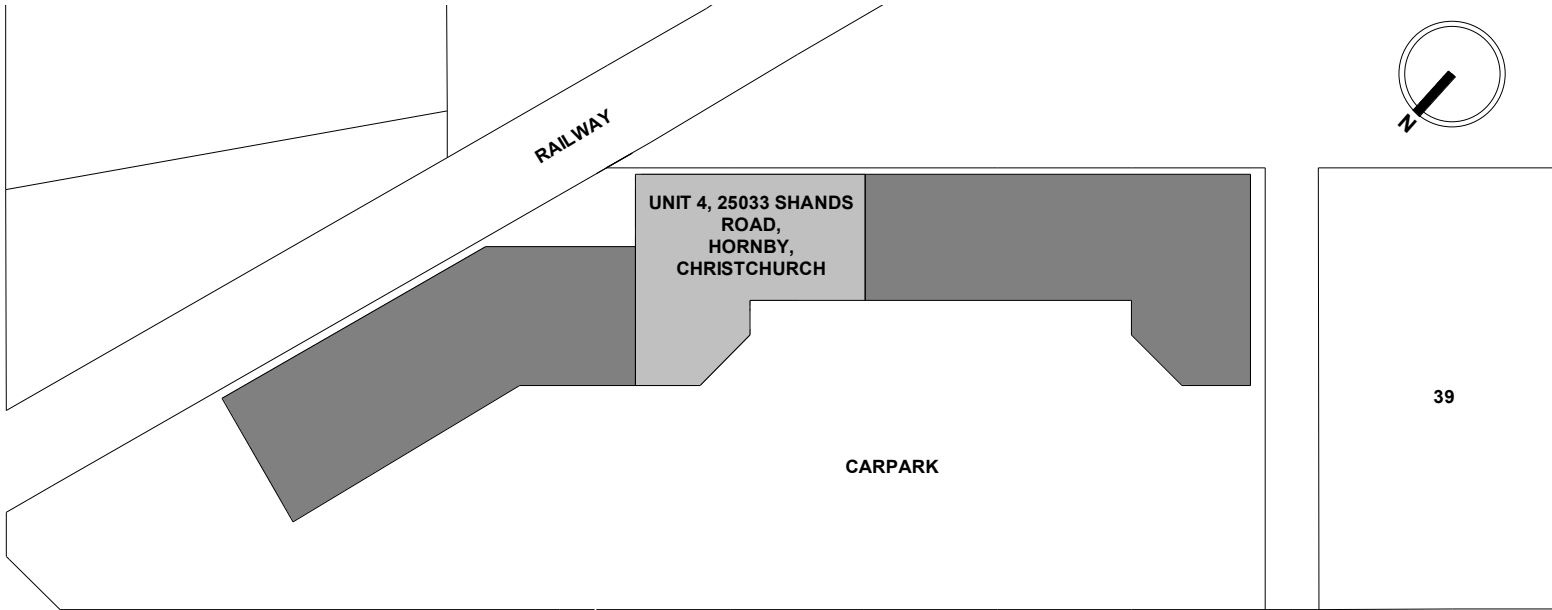
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UNIT 4, 25033 SHANDS ROAD,
HORNBY, CHRISTCHURCH

1 LOCATION PLAN
SCALE @ A3 - 1 : 1000| SCALE @ A1 - DOUBLE SCALE



LESLEY KEAST PL

2 SITE PLAN
SCALE @ A3 - 1 : 1000| SCALE @ A1 - DOUBLE SCALE

SITE INFORMATION

Site area(m²): 657

Address:
UNIT 4, 25-33 SHANDS ROAD, HORNBY,
CHRISTCHURCH

Legal Description:
LOT 1 DP 13175

Wind Zone: LOW

Corrosion Zone: C

Climate Zone: 3

Snow Loading Zone: 4

Rainfall Intensity (mm/h): 50



MINISTRY OF SOCIAL
DEVELOPMENT
TE MANATŪ WHAKAHIATO ORA

6	DETAILED DESIGN	AP	27.04.22
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4	DETAILED DESIGN	AP	20.04.22
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2	DETAILED DESIGN	AP	01.03.22
1	DETAILED DESIGN	AP	27.01.22
NO.	DESCRIPTION	BY	DATE

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PROJECT TITLE

M695 6.31 MSD
SCF CONCEPT

UNIT 4, 25-33 SHANDS ROAD,
HORNBY, CHRISTCHURCH

DRAWING NAME

LOCATION & SITE PLAN

SCALE @ A3: 1 : 1000

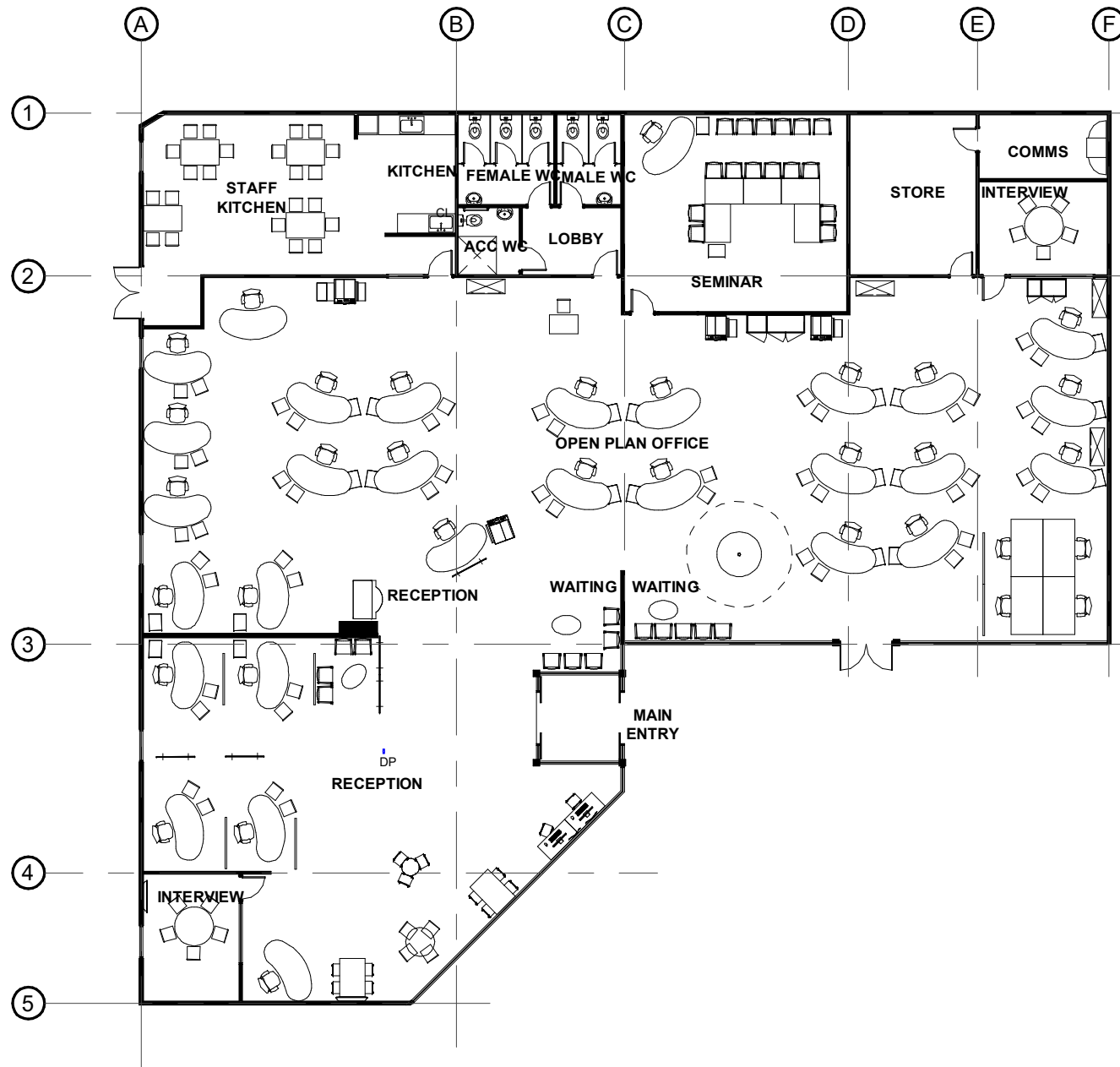
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1 **EXISTING FLOOR PLAN**
A400 SCALE @ A3 - 1 : 200 | SCALE @ A1 - DOUBLE SCALE

GENERAL FITOUT NOTES

All works shown or implied to be carried out in strict accordance with the NZ building code and local body requirements.

All fire protection works to be carried out in accordance with the NZ building code and local body requirements.

All electrical works to be carried out in accordance with the NZ building code and local body requirements.

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

The surface finishes of walls and ceilings are required to comply with the requirements of the surface finishes group numbers noted in the fire and safety report.

Flooring finishes are required to comply with the requirements of the critical radiant flux as noted in the fire and safety report.



MINISTRY OF SOCIAL DEVELOPMENT

TE MANATŪ WHAKAHIATO ORA

6	DETAILED DESIGN	AP	27.04.22
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3	DETAILED DESIGN	AP	30.03.22
2	DETAILED DESIGN	AP	01.03.22
1	DETAILED DESIGN	AP	27.01.22

NO.	DESCRIPTION	BY	DATE
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DETAILED DESIGN

Contractors shall verify all dimensions on site before commencing work.
Do not scale from the drawings. If in doubt ask.

PROJECT TITLE

M695 6.31 MSD
SCF CONCEPT

UNIT 4, 25-33 SHANDS ROAD,
HORNBY, CHRISTCHURCH

DRAWING NAME

EXISTING FLOOR PLAN

SCALE @ A3: As indicated

ARCHITECTURAL

PROJECT No.	M695	SHEET No.
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GENERAL FITOUT NOTES

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All fire protection works to be carried out in accordance with the NZ building code and local body requirements.

All electrical works to be carried out in accordance with the NZ building code and local body requirements.

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

The surface finishes of walls and ceilings are required to comply with the requirements of the surface finishes group numbers noted in the fire and safety report.

Flooring finishes are required to comply with the requirements of the critical radiant flux as noted in the fire and safety report.

BUILDING SERVICES NOTES

Mechanical duct runs above ceiling are unknown and to be confirmed on site.
All locations shown for mechanical equipment has been located by photographs or site visit.
The location and configuration of all building services are to be confirmed on site.

The existing emergency lighting system in the area of alterations is to be altered as necessary to maintain compliance with F6.

Confirm all ceiling heights on site.

6	DETAILED DESIGN	AP	27.04.22
5	DETAILED DESIGN	AP	21.04.22
4	DETAILED DESIGN	AP	20.04.22
3	DETAILED DESIGN	AP	30.03.22
2	DETAILED DESIGN	AP	01.03.22
1	DETAILED DESIGN	AP	27.01.22
NO.	DESCRIPTION	BY	DATE

DETAILED DESIGN

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PROJECT TITLE

M695 6.31 MSD
SCF CONCEPT

UNIT 4, 25-33 SHANDS ROAD,
HORNBY, CHRISTCHURCH

DRAWING NAME

EXISTING MECHANICAL PLAN

SCALE @ A3: As indicated

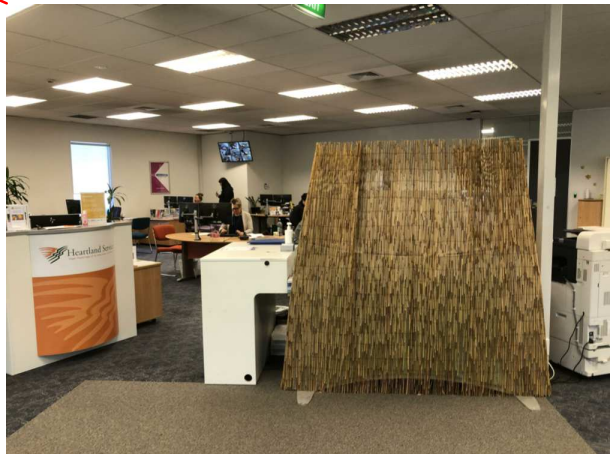
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1
A400 **EXISTING MECHANICAL RCP**
SCALE @ A3 - 1 : 200 | SCALE @ A1 - DOUBLE SCALE





1 **MECHANICAL COORDINATION PLAN**
A400 SCALE @ A3 - 1 : 200 | SCALE @ A1 - DOUBLE SCALE

BUILDING SERVICES NOTES

Mechanical duct runs above ceiling are unknown and to be confirmed on site.
All locations shown for mechanical equipment has been located by photographs or site visit.
The location and configuration of all building services are to be confirmed on site.

The existing emergency lighting system in the area of alterations is to be altered as necessary to maintain compliance with F6.

Confirm all ceiling heights on site.



MINISTRY OF SOCIAL DEVELOPMENT
TE MANATŪ WHAKAHIATO ORA

6	DETAILED DESIGN	AP	27.04.22
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3	DETAILED DESIGN	AP	30.03.22
2	DETAILED DESIGN	AP	01.03.22
1	DETAILED DESIGN	AP	27.01.22
NO.	DESCRIPTION	BY	DATE

DETAILED DESIGN

Contractors shall verify all dimensions on site before commencing work.
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PROJECT TITLE

M695 6.31 MSD
SCF CONCEPT

UNIT 4, 25-33 SHANDS ROAD,
HORNBY, CHRISTCHURCH

DRAWING NAME

MECHANICAL COORDINATION
PLAN

SCALE @ A3: As indicated

ARCHITECTURAL

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DEMOLITION LEGEND

- Not part of scope of works
- Extent of demolition
- Existing walls and structure to remain

Contractor to attend site to confirm extent of demolition works in conjunction with the proposed plans.

All demolition materials are to be removed from site unless otherwise noted.

Allow to terminate and seal off existing penetrations and services where applicable.

Allow to protect existing ceiling during construction. Contractor to make good any damage.

Remove all existing floor finishes as indicated and prepare for new finishes. Allow to protect existing carpet during construction. Contractor to make good any damage.

Make good to existing surfaces for new finishes.

All adjacent tenancies and common areas are to be carefully protected from damage during construction, contractor to make good any damage.

Allow to temporarily carefully remove all affected artworks, pinboards, whiteboards, fixture and fittings. Contractor to store securely on site during construction and reinstate as directed by MSD.

6	DETAILED DESIGN	AP	27.04.22
5	DETAILED DESIGN	AP	21.04.22
4	DETAILED DESIGN	AP	20.04.22
3	DETAILED DESIGN	AP	30.03.22
2	DETAILED DESIGN	AP	01.03.22
1	DETAILED DESIGN	AP	27.01.22

NO.	DESCRIPTION	BY	DATE
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DETAILED DESIGN

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Do not scale from the drawings. If in doubt ask.

PROJECT TITLE

M695 6.31 MSD
SCF CONCEPT

UNIT 4, 25-33 SHANDS ROAD,
HORNBY, CHRISTCHURCH

DRAWING NAME

DEMOLITION PLAN

SCALE @ A3: As indicated

ARCHITECTURAL

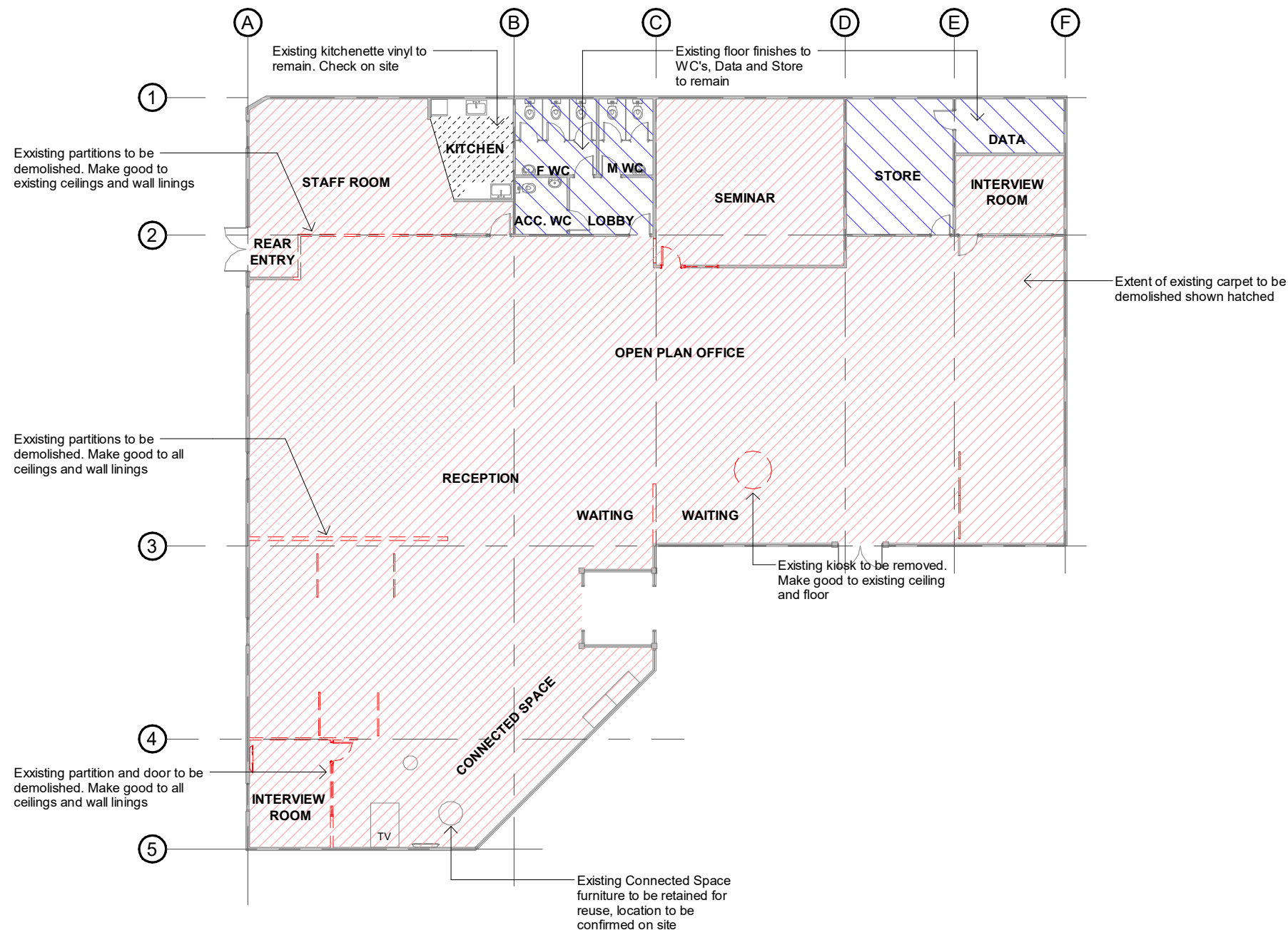
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1 DEMOLITION FLOOR PLAN
A400 SCALE @ A3 - 1 : 200 | SCALE @ A1 - DOUBLE SCALE



SECURITY ZONES

Zone 1

Zone 2

Zone 3

Access controlled door

Zone 2/3 entry/ exit

Zone 3 wall

ROOM SCHEDULE

ID	NAME	AREA
01	ENTRY	8 m ²
02	ZONE 1	141 m ²
03	ZONE 2	237 m ²
04	KIDS	2 m ²
05	RECEPTION	3 m ²
06	INT.ROOM	12 m ²
07	SEMINAR ROOM	44 m ²
08	MEET ROOM	12 m ²
09	STORE	20 m ²
10	DATA	8 m ²
11	ZONE 3	9 m ²
12	MEETING ROOM	43 m ²
13	LOBBY	6 m ²
14	ACC. WC	4 m ²
15	F WC	8 m ²
17	MWC	6 m ²
18	STAFF ROOM	54 m ²
19	WAITING	12 m ²
20	LOBBY	6 m ²

6	DETAILED DESIGN	AP	27.04.22
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3	DETAILED DESIGN	AP	30.03.22
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1	DETAILED DESIGN	AP	27.01.22

NO.	DESCRIPTION	BY	DATE
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DETAILED DESIGN

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PROJECT TITLE

M695 6.31 MSD
SCF CONCEPT

UNIT 4, 25-33 SHANDS ROAD,
HORNBY, CHRISTCHURCH

DRAWING NAME

PROPOSED REFERENCE PLAN

SCALE @ A3: As indicated

ARCHITECTURAL

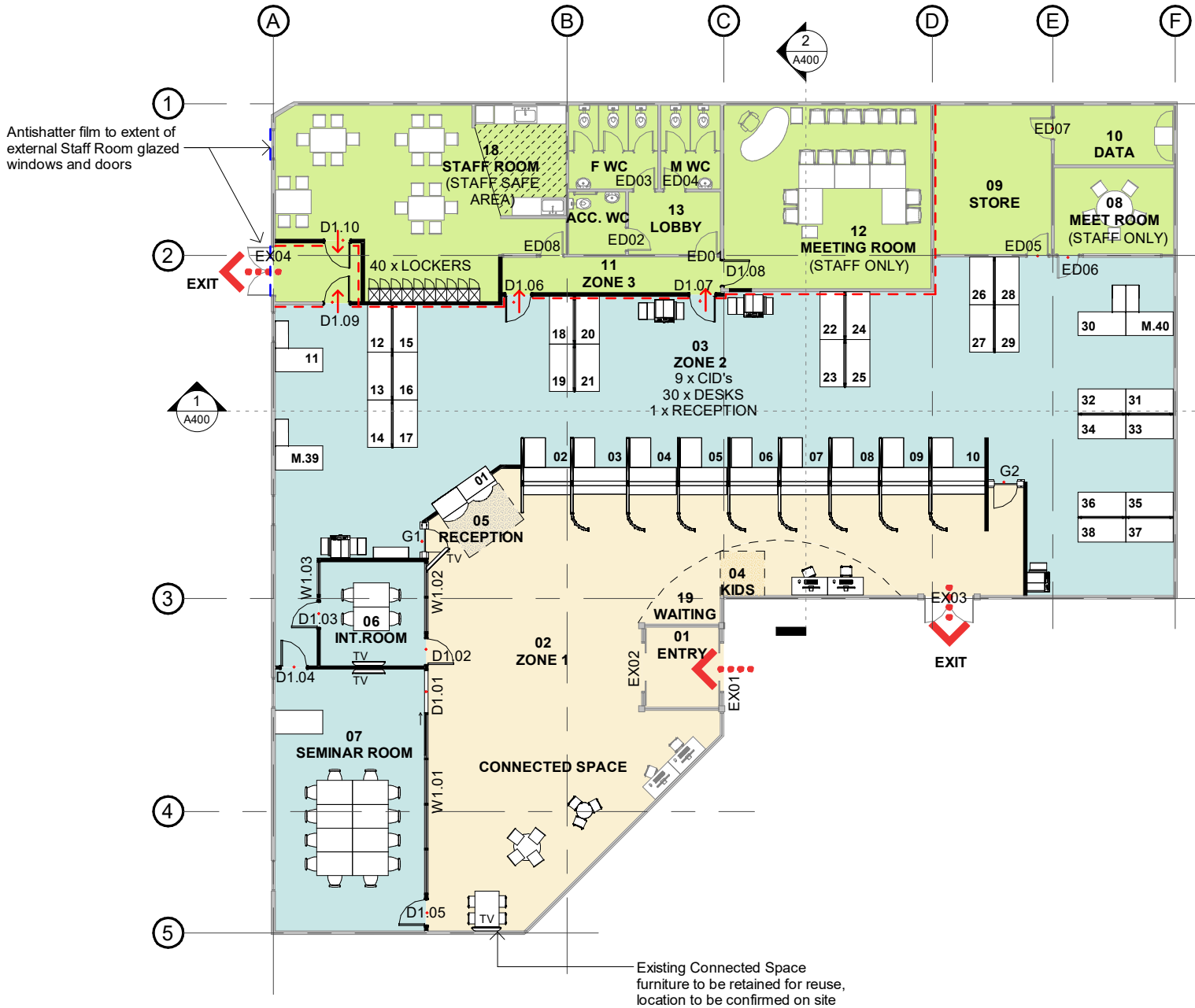
PROJECT No.	M695	SHEET No.
Designed	Author	A210
Drawn	Checker	
Checked	Date	Rev.
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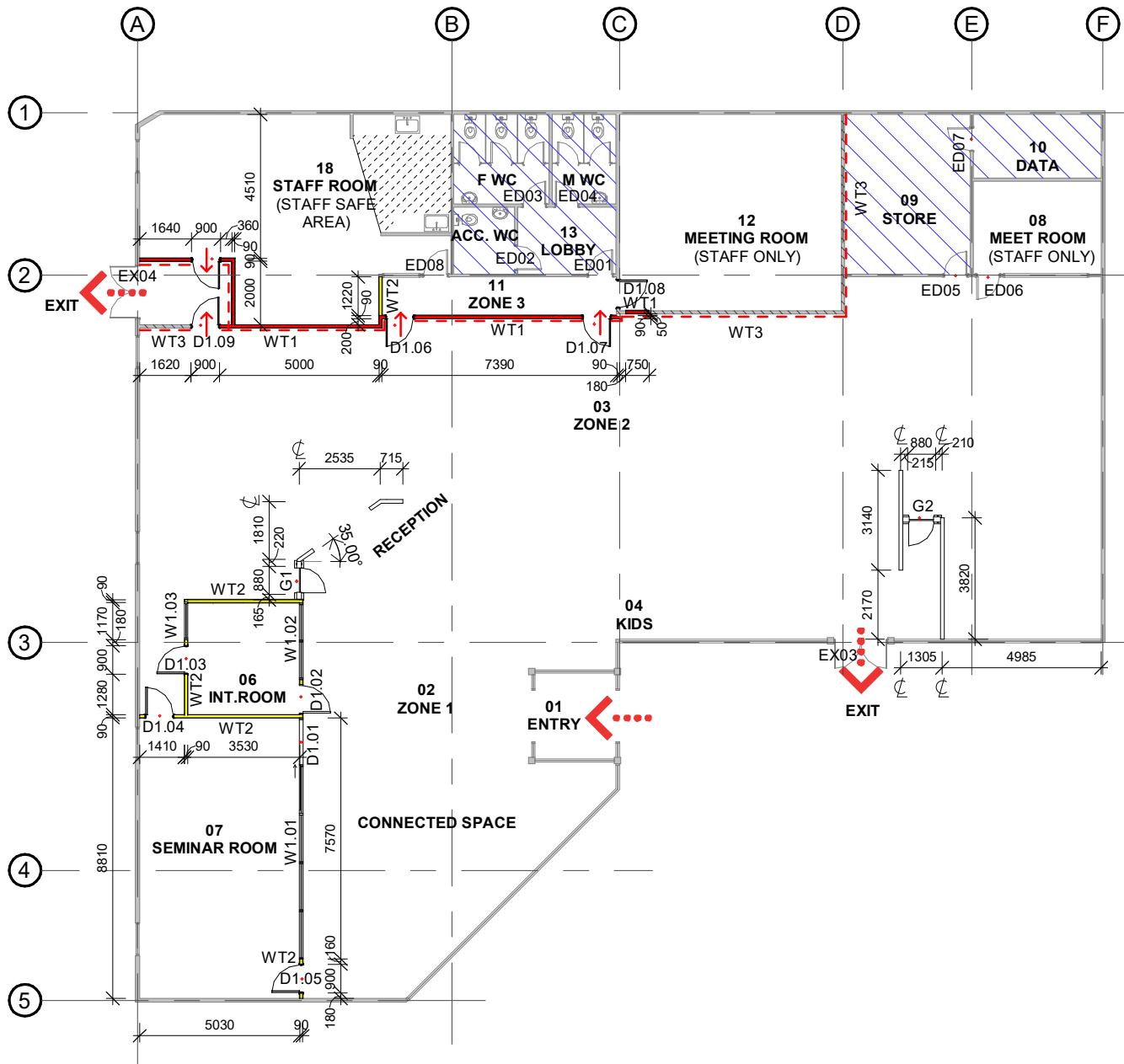


PROPOSED REFERENCE PLAN

SCALE @ A3 - 1 : 200 | SCALE @ A1 - DOUBLE SCALE

0 2 4 6 8 10M

SCALE @ A3 - 1:200 SCALE @ A1 - DOUBLE SCALE



1 WALL TYPE & DIMENSION PLAN
A400 SCALE @ A3 - 1 : 200 | SCALE @ A1 - DOUBLE SCALE

WALL TYPES LEGEND

- WT1 - Zone 3 perimeter security wall** full height wall to underside of structure above.
90x45 H1.2 SG8 timber studs at 400mm centres. Dwangs at 600mm centres. 12mm structural grade plywood to Zone 2 side. 13mm Gib Standard to both sides.
- WT2 - Full height wall** floor to underside of ceiling.
90x45 H1.2 SG8 timber studs at 600mm centres. 13mm Gib Standard to both sides
- WT3 - Existing wall** to be upgraded
Existing linings to remain. Install 12mm structural grade plywood with 13mm Gib Standard over
- WT4 - Full height wall** floor to underside of ceiling.
140x45 H1.2 SG8 timber studs at 600mm centres. 13mm Gib Standard to both sides
- Existing walls to remain

WALL FRAMING NOTES

Contractor to verify all dimensions on site before commencing work.

Do not scale from drawings.

All timber shall be in accordance with NZS 3604. Lintel sizes as per details A503.

All proposed dimensions are to framing faces. All existing dimensions are to face of wall.

Confirm location of all services, signage and artwork with MSD and allow for nogging to suit.

Provide DPC between timber and concrete and/ or steel.

Contractor to allow for all connection fixings of timber to concrete and steel where applicable.
All gib and proprietary systems are to be installed in accordance with manufactures detailed and specifications.

Patch and make good existing walls where walls have been removed.

Where new walls are to align with existing walls confirm existing wall lining thickness and new linings match.

Where practical new and existing wiring and ducting to be concealed. Existing conduits and ducting to be confirmed on site with MSD/project manager.
Areas to be patched and make good as required.

Contractor to provide photographic survey of completed WT1 security wall framing to MSD site project manager, prior to installation of plywood lining.

Contractor to provide photographic survey of completed WT1 & WT3 security walls plywood lining to MSD site project manager, prior to installation of Gib plasterboard lining.

6	DETAILED DESIGN	AP	27.04.22
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2	DETAILED DESIGN	AP	01.03.22
1	DETAILED DESIGN	AP	27.01.22

NO. DESCRIPTION BY DATE

DETAILED DESIGN

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Do not scale from the drawings. If in doubt ask.

PROJECT TITLE

M695 6.31 MSD
SCF CONCEPT

UNIT 4, 25-33 SHANDS ROAD,
HORNBY, CHRISTCHURCH

DRAWING NAME

WALL TYPE & DIMENSION PLAN

SCALE @ A3: As indicated

ARCHITECTURAL

PROJECT No.	M695	SHEET No.	
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WALL FINISHES LEGEND

- P1** Resene Black Haze
To all interior walls trims and columns unless noted
- P2** Resene Half Mischka
- P3** Resene Scrub
- P4** Resene feature colour
Butterscotch: Resene Sand Y84-040-007 or;
Blue: Resene Chi B80-024-211 or;
Green: Resene Caper G79-056-115
Only one colour to be confirmed
- W1** 12mm Autex Composition -
colour: Autex Simba
Refer to elevations
- W2** 12mm Autex Composition -
colours: Mist, Silver, and tbc
Refer to elevations
- New Wall mural by others

WALL FINISHES NOTES

Paint finish to all existing and new interior walls, trims and columns unless noted otherwise.
Paint all existing window jambs/liners colour: Resene Black Haze

Paint all existing and new plasterboard ceilings colour as noted on reflected ceiling plan.

Paint all existing and new doors and timber architraves. Oil based paint critical. Refer to Door Schedule for selected colour.
Refer to the Reflected Ceiling Plan for ceiling finishes.

Skirting to new partition walls generally to be 40x10mm single bevel timber. Confirm with MSD on alternative skirting types and finishes where matching to existing is required.

All walls to be prepped and painted prior to install of Autex panels. Contractor to ensure neat and tidy installation quality including but not limited to cuts, joins and edges.

Contractor to install client artworks, carvings, pinboards, whiteboards, fixtures, and fittings after completion of wall decoration.

All existing manifestations to glazing to be removed and replaced with new, by separate contractor.

FLOOR FINISHES LEGEND

- Not part of scope of works
- FF01** General carpet tile
Feltex Carpets, Aria 93
Colour: Gunmetal
Total sqm: 588m²
- FF02** Public queue carpet tile
Godfrey Hirst, Long Grain
Colour: 750 Pebble
Total sqm: 3.36m²
- FF03** Play area carpet tile
Godfrey Hirst, Rainbow
Colour: 3900 Sunflower
Total sqm: 2.25m²

Main contractor to provide carpet to vinyl transitions as required – Tredsafe DT036 or similar approved.

Ensure level transitions between different floor finishes,

Allow for levelling compound to area affected where new floor covering will be laid. Extent to be confirmed on site.

6	DETAILED DESIGN	AP	27.04.22
5	DETAILED DESIGN	AP	21.04.22
4	DETAILED DESIGN	AP	20.04.22
3	DETAILED DESIGN	AP	30.03.22
2	DETAILED DESIGN	AP	01.03.22
1	DETAILED DESIGN	AP	27.01.22

NO. DESCRIPTION BY DATE

DETAILED DESIGN

Contractors shall verify all dimensions on site before commencing work.
Do not scale from the drawings. If in doubt ask.

PROJECT TITLE

M695 6.31 MSD
SCF CONCEPT

UNIT 4, 25-33 SHANDS ROAD,
HORNBY, CHRISTCHURCH

DRAWING NAME

FINISHES PLAN

SCALE @ A3: As indicated

ARCHITECTURAL

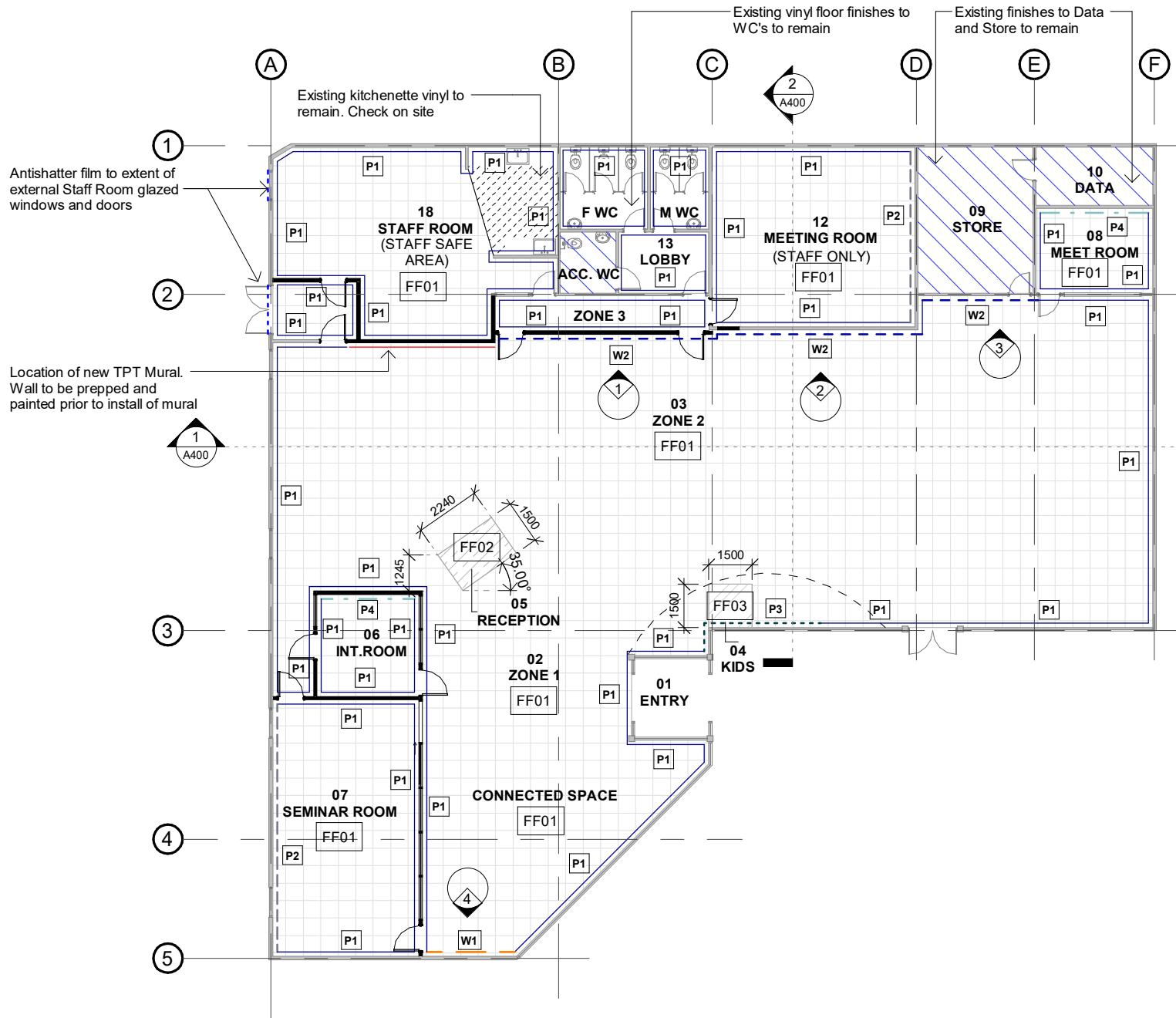
PROJECT No.	M695	SHEET No.	
Designed	Designer		
Drawn	Author		
Checked	Checker		
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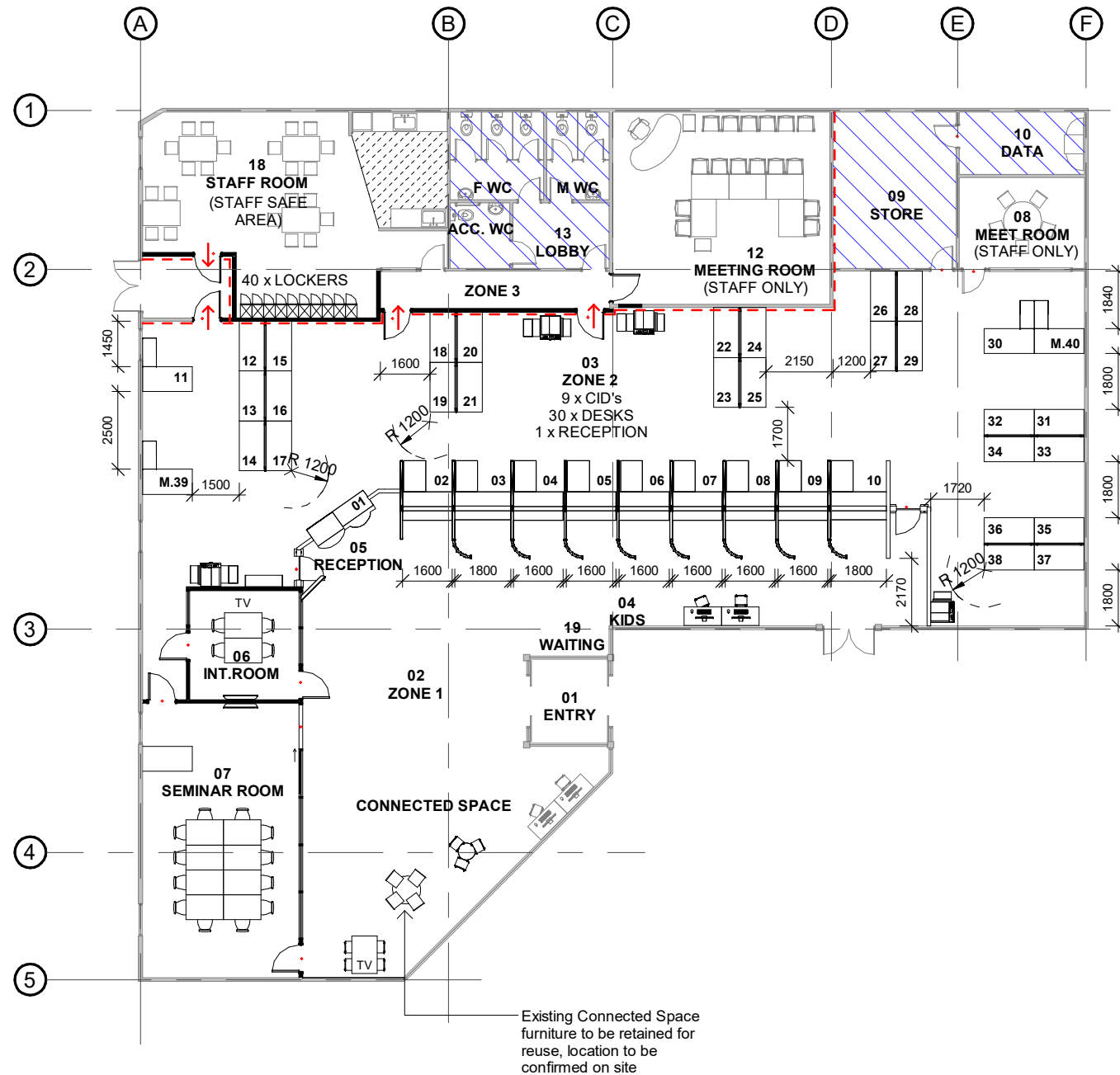
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FINISHES PLAN

SCALE @ A3 - 1 : 200 | SCALE @ A1 - DOUBLE SCALE



1 FURNITURE PLAN
A400 SCALE @ A3 - 1 : 200 | SCALE @ A1 - DOUBLE SCALE

FURNITURE & JOINERY NOTES

Contractor to verify all dimensions on site prior to commencing works.

All existing furniture to meeting rooms and staff room to remain - extent shown in grey. Contractor to confirm with site manager.

New workstations, locker units and loose furniture to be set out as detailed in plan.

All furniture to be seismically restrained in accordance with NZS 4104:1999.

Any furniture item more than 1.2m high, or any item weighing more than 40kg and is situated closer than 2m to a door jamb must be restrained.

Ensure suitable blocking in existing and new walls for fixing joinery, wall mounted furniture, door closers and security.

Ensure partitions are capable of supporting the load prior to restraining items. Where necessary reinforce framing with MDF, refer to proposed floor plan for extent.

It is the contractor's responsibility to ensure light colours are treated with care before, during and after installation to ensure they are kept clean. Any finishes that appear damaged/stained shall not be accepted as complete.

SECURITY NOTES

Security design by separate contractor. Access control system to be integrated into building provision. Refer to door hardware schedule for location of access control card readers.



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6	DETAILED DESIGN	AP	27.04.22
5	DETAILED DESIGN	AP	21.04.22
4	DETAILED DESIGN	AP	20.04.22
3	DETAILED DESIGN	AP	30.03.22
2	DETAILED DESIGN	AP	01.03.22
1	DETAILED DESIGN	AP	27.01.22
NO.	DESCRIPTION	BY	DATE

DETAILED DESIGN

Contractors shall verify all dimensions on site before commencing work.
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PROJECT TITLE

M695 6.31 MSD
SCF CONCEPT

UNIT 4, 25-33 SHANDS ROAD,
HORNBY, CHRISTCHURCH

DRAWING NAME

FURNITURE PLAN

SCALE @ A3: As indicated

ARCHITECTURAL

PROJECT No.	M695	SHEET No.	
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BUILDING SERVICES NOTES

Mechanical duct runs above ceiling are unknown and to be confirmed on site.
All locations shown for mechanical equipment has been located by photographs or site visit.
The location and configuration of all building services are to be confirmed on site.

The existing emergency lighting system in the area of alterations is to be altered as necessary to maintain compliance with F6.

Confirm all ceiling heights on site.

CEILING TYPE LEGEND

CL E1 Existing ceiling tiles

Existing ceiling tiles to remain. Make good any damage and paint (colour to match existing).

CL E2 Existing ceiling

Existing plasterboard ceiling to remain. Make good any damage and paint (colour to match existing).

Ceiling, upstands/ bulkheads: Paint colour to match existing

WINDOW TREATMENT SELECTIONS

Exterior glazing - Staff Room only

Window Treatments, Techo screen
3000W 3%
Colour: Graphite

NOTES

Blinds to be:
Window Treatments Roller Blinds or similar
Manual roller blinds top or side fixed with single roller bracket (colour: White).
Free hanging tidy cord
Rectangular bottom rail with end caps and soft touch. colour to match fabric.
Nickel plated steel contrail chain.

Confirm all blind details with MSD project manager.

6	DETAILED DESIGN	AP	27.04.22
5	DETAILED DESIGN	AP	21.04.22
4	DETAILED DESIGN	AP	20.04.22
3	DETAILED DESIGN	AP	30.03.22
2	DETAILED DESIGN	AP	01.03.22
1	DETAILED DESIGN	AP	27.01.22

NO.	DESCRIPTION	BY	DATE
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DETAILED DESIGN

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PROJECT TITLE

M695 6.31 MSD
SCF CONCEPT

UNIT 4, 25-33 SHANDS ROAD,
HORNBY, CHRISTCHURCH

DRAWING NAME

REFLECTED CEILING PLAN

SCALE @ A3: As indicated

ARCHITECTURAL

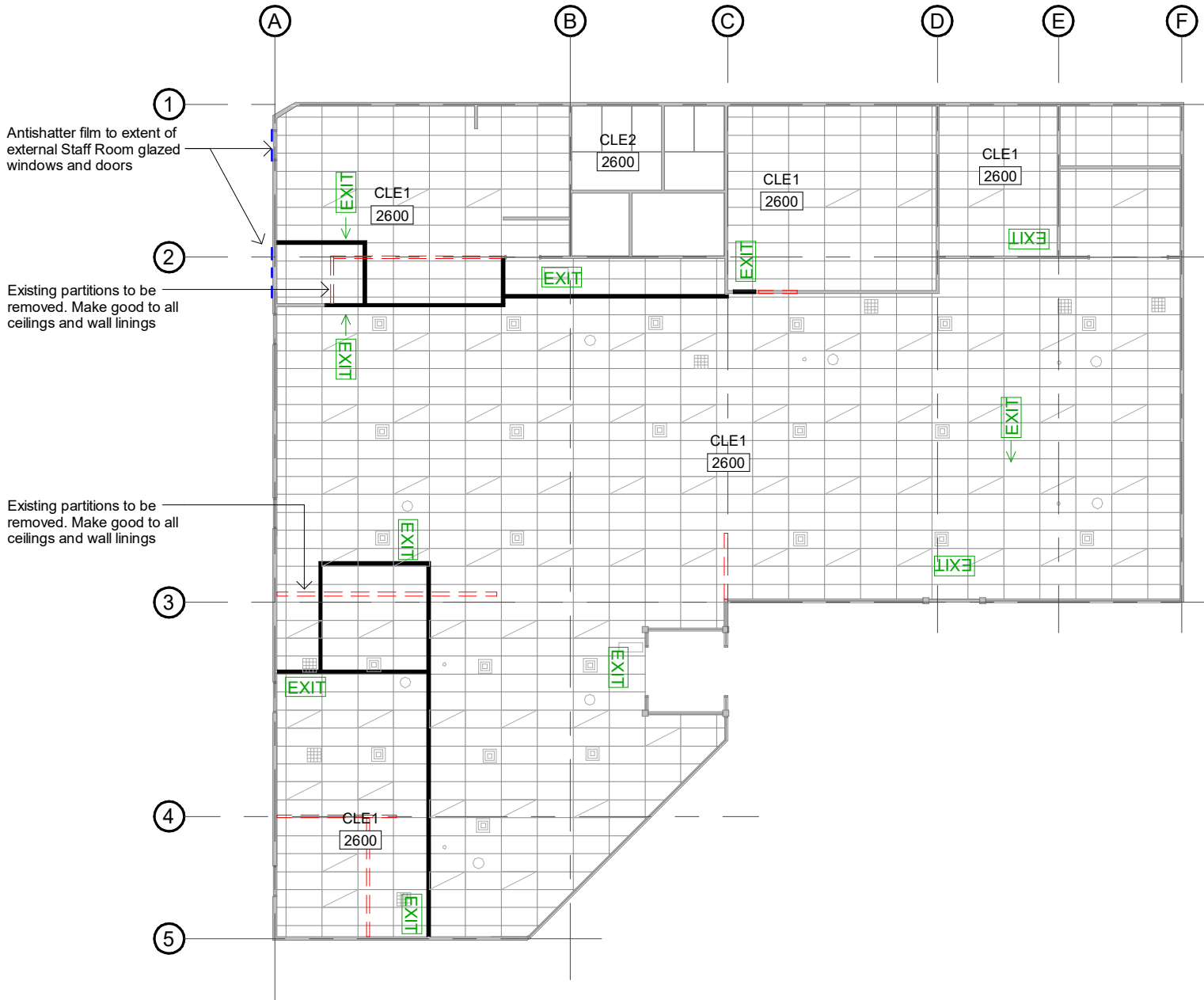
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Designed		Author	
Drawn		Checker	
Checked		Date	27/04/2022 11:25:26 AM
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1 REFLECTED CEILING PLAN
A400 SCALE @ A3 - 1 : 200 | SCALE @ A1 - DOUBLE SCALE



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GENERAL FITOUT NOTES

All works shown or implied to be carried out in strict accordance with the NZ building code and local body requirements.

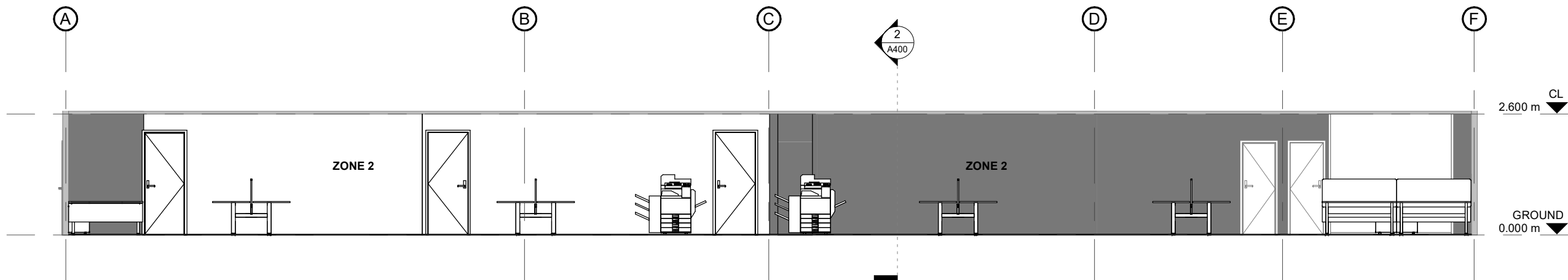
All fire protection works to be carried out in accordance with the NZ building code and local body requirements.

All electrical works to be carried out in accordance with the NZ building code and local body requirements.

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

The surface finishes of walls and ceilings are required to comply with the requirements of the surface finishes group numbers noted in the fire and safety report.

Flooring finishes are required to comply with the requirements of the critical radiant flux as noted in the fire and safety report.



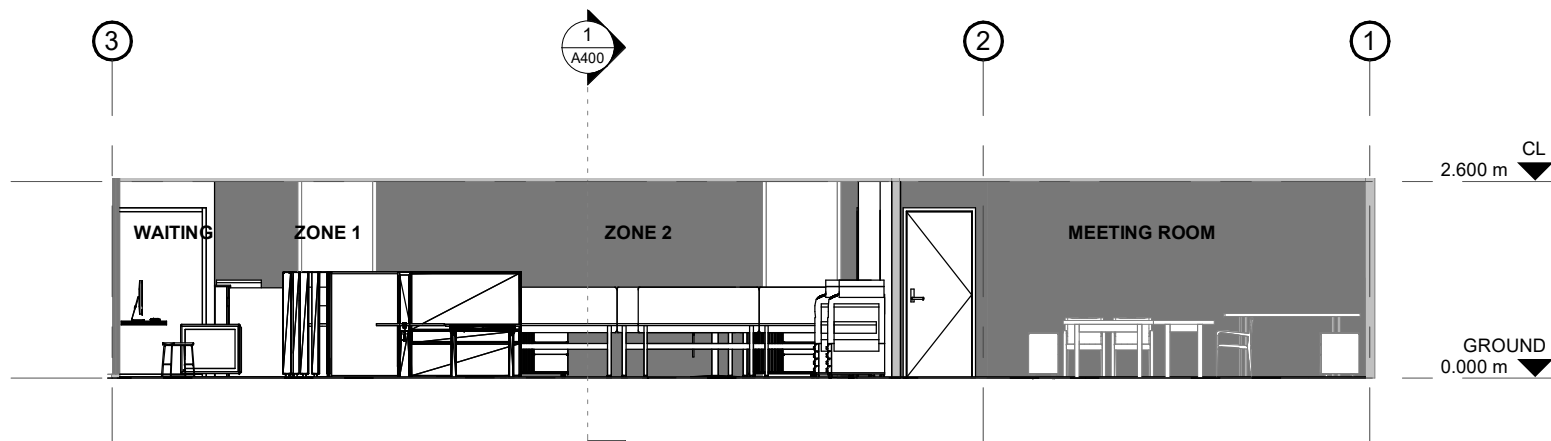
1 **INTERNAL SECTION 01**
A210 SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE

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5	DETAILED DESIGN	AP	21.04.22
4	DETAILED DESIGN	AP	20.04.22
3	DETAILED DESIGN	AP	30.03.22
2	DETAILED DESIGN	AP	01.03.22
1	DETAILED DESIGN	AP	27.01.22

NO. DESCRIPTION BY DATE

DETAILED DESIGN

Contractors shall verify all dimensions on site before commencing work.
Do not scale from the drawings. If in doubt ask.



2 **INTERNAL SECTION 02**
A210 SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE

PROJECT TITLE

M695 6.31 MSD
SCF CONCEPT

UNIT 4, 25-33 SHANDS ROAD,
HORNBY, CHRISTCHURCH

DRAWING NAME

INTERNAL SECTION

SCALE @ A3: As indicated

ARCHITECTURAL

PROJECT No.	M695	SHEET No.
Designed	Designer	A400
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**MINISTRY OF SOCIAL
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GENERAL FITOUT NOTES

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All electrical works to be carried out in accordance with the NZ building code and local body requirements.

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

The surface finishes of walls and ceilings are required to comply with the requirements of the surface finishes group numbers noted in the fire and safety report.

Flooring finishes are required to comply with the requirements of the critical radiant flux as noted in the fire and safety report.

AUTEX ACOUSTIC FABRIC KEY

A
Autex Composition
Colour: tbc

M
Autex Composition
Colour: Myst

S
Autex Composition
Colour: Silver

Si
Autex Composition
Colour: Simba

All walls to be prepped and painted prior to install of Autex panels.

Contractor to ensure neat and tidy installation quality including but not limited to cuts, joins and edges.

Note:
Ceiling heights to be confirmed on site prior to installation.

6	DETAILED DESIGN	AP	27.04.22
5	DETAILED DESIGN	AP	21.04.22
4	DETAILED DESIGN	AP	20.04.22
3	DETAILED DESIGN	AP	30.03.22
2	DETAILED DESIGN	AP	01.03.22
1	DETAILED DESIGN	AP	27.01.22

NO.	DESCRIPTION	BY	DATE
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DETAILED DESIGN

Contractor's shall verify all dimensions on site before commencing work.
Do not scale from the drawings. If in doubt ask.

PROJECT TITLE

M695 6.31 MSD
SCF CONCEPT

UNIT 4, 25-33 SHANDS ROAD,
HORNBY, CHRISTCHURCH

DRAWING NAME

INTERNAL ELEVATIONS

SCALE @ A3: As indicated

ARCHITECTURAL

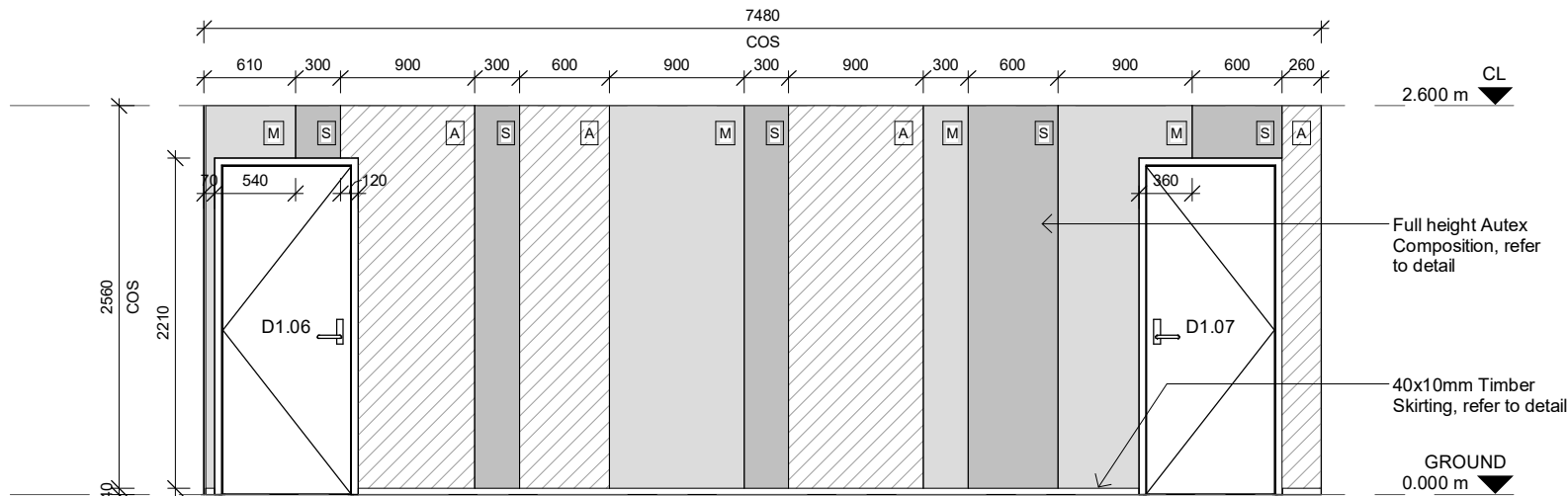
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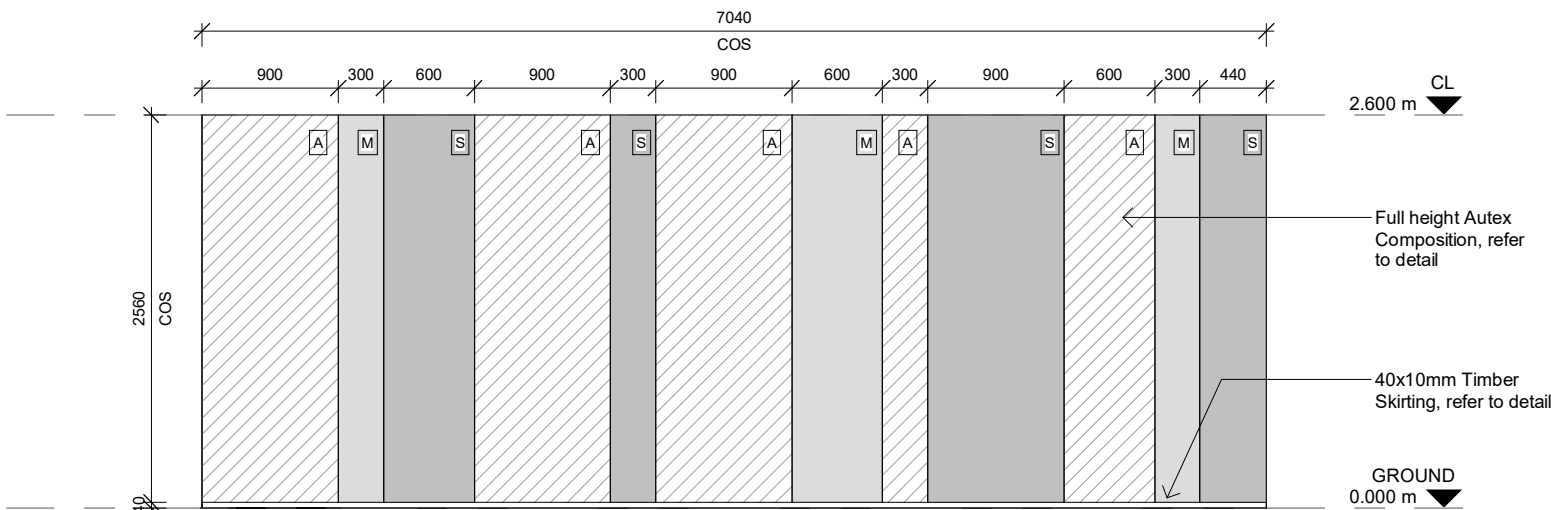


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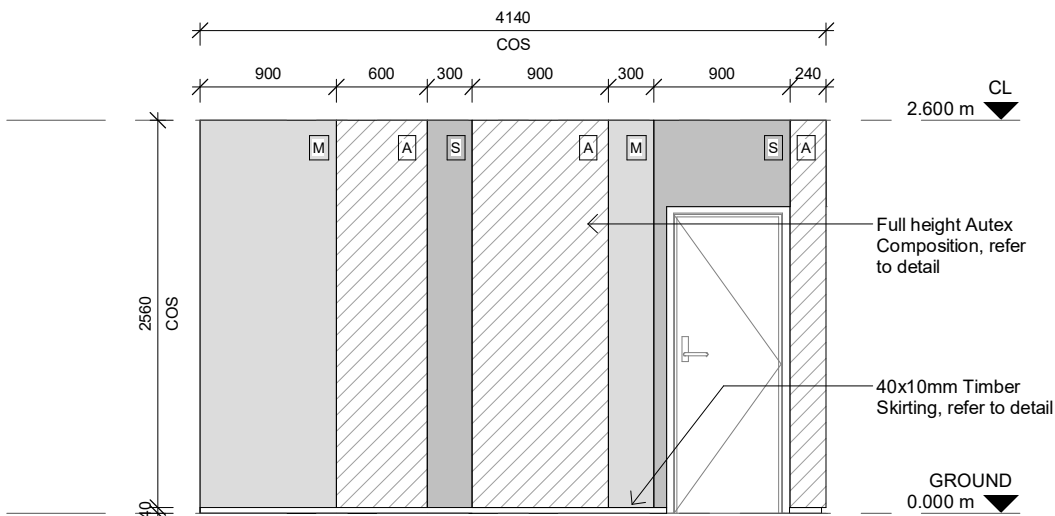
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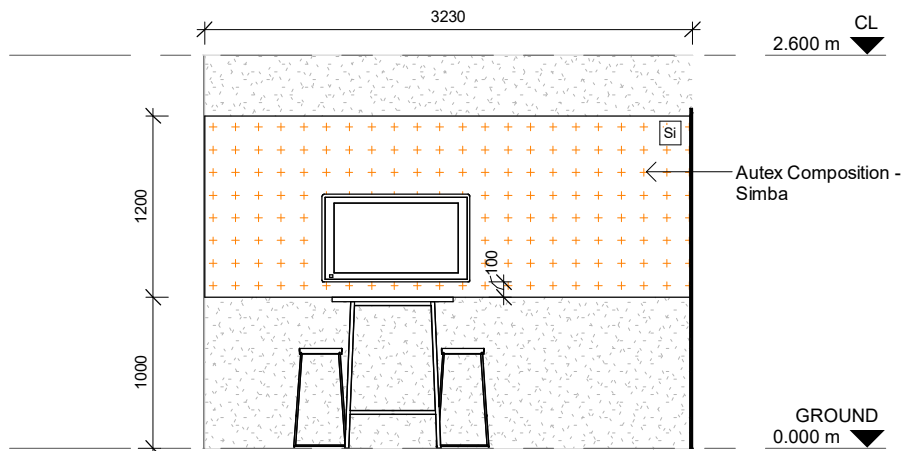
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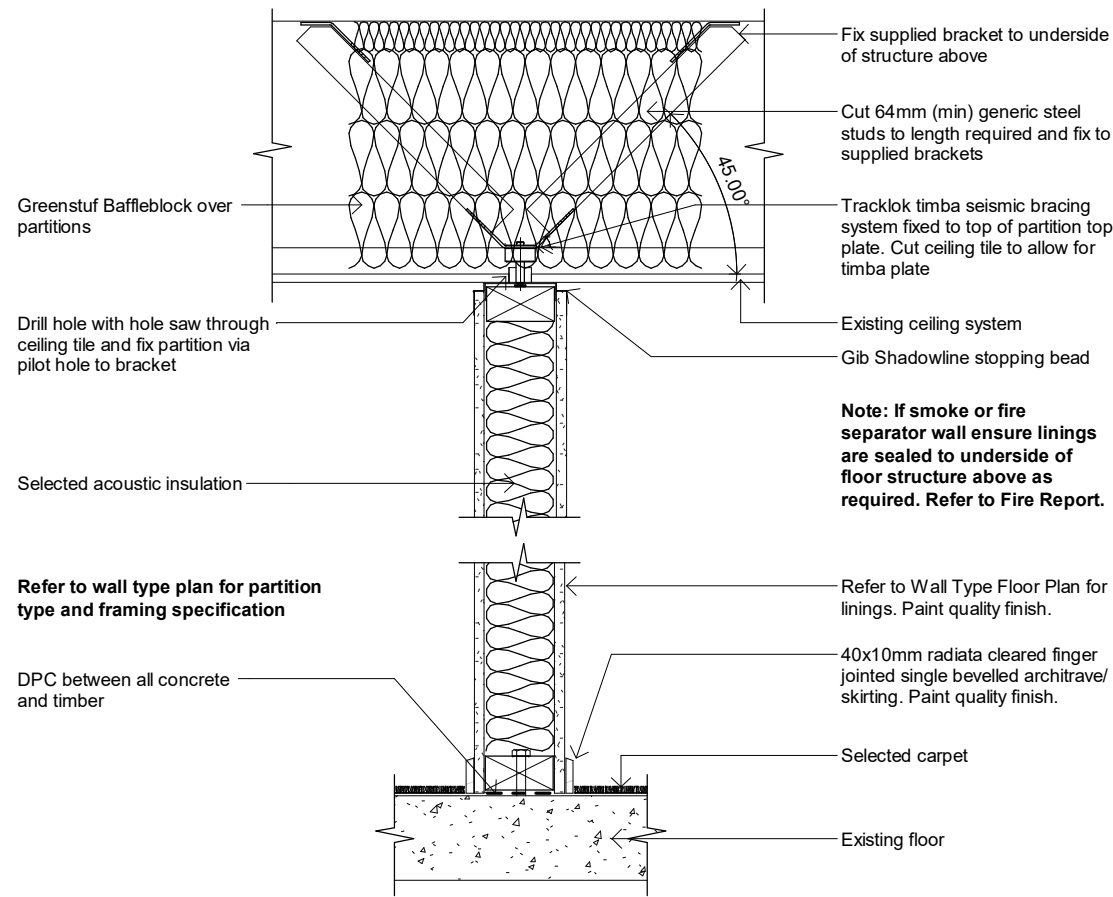
2 INTERNAL ELEVATION 02
SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE



3 INTERNAL ELEVATION 03
SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE

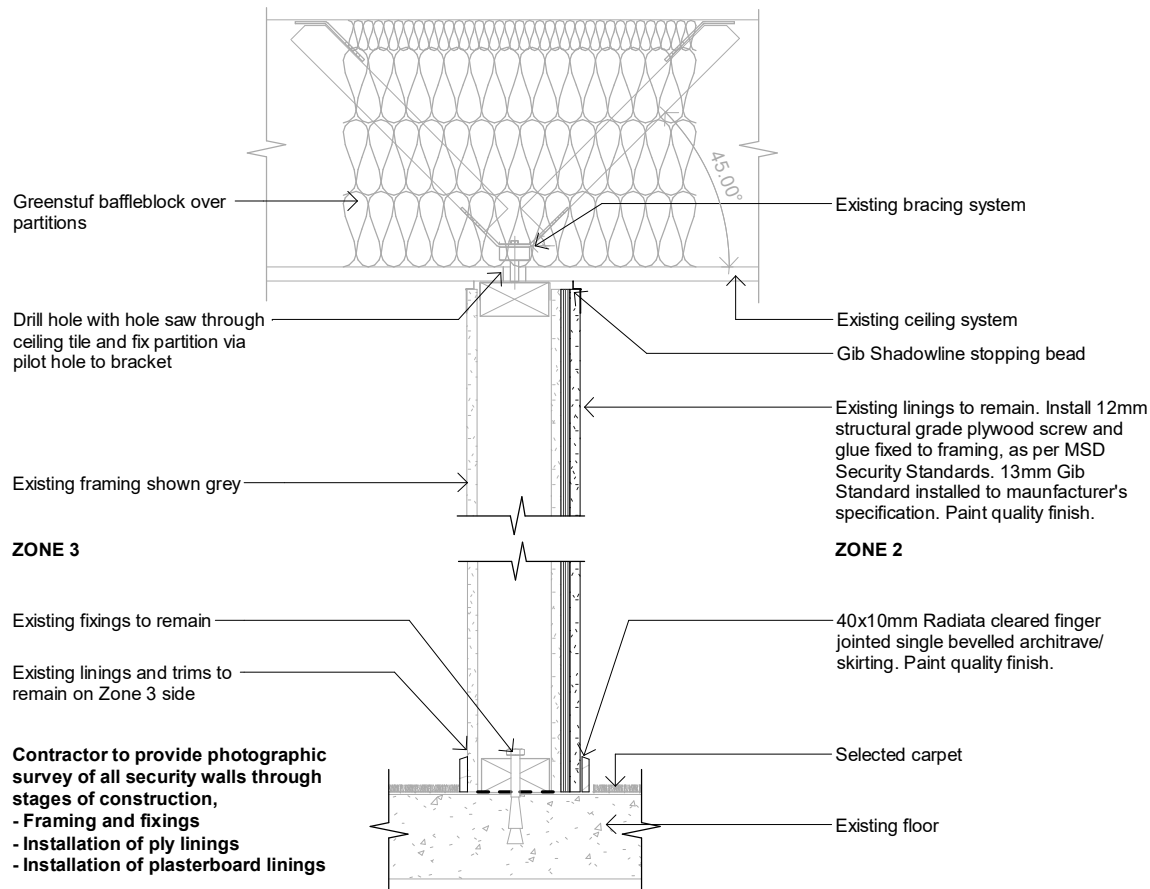


4 INTERNAL ELEVATION 04
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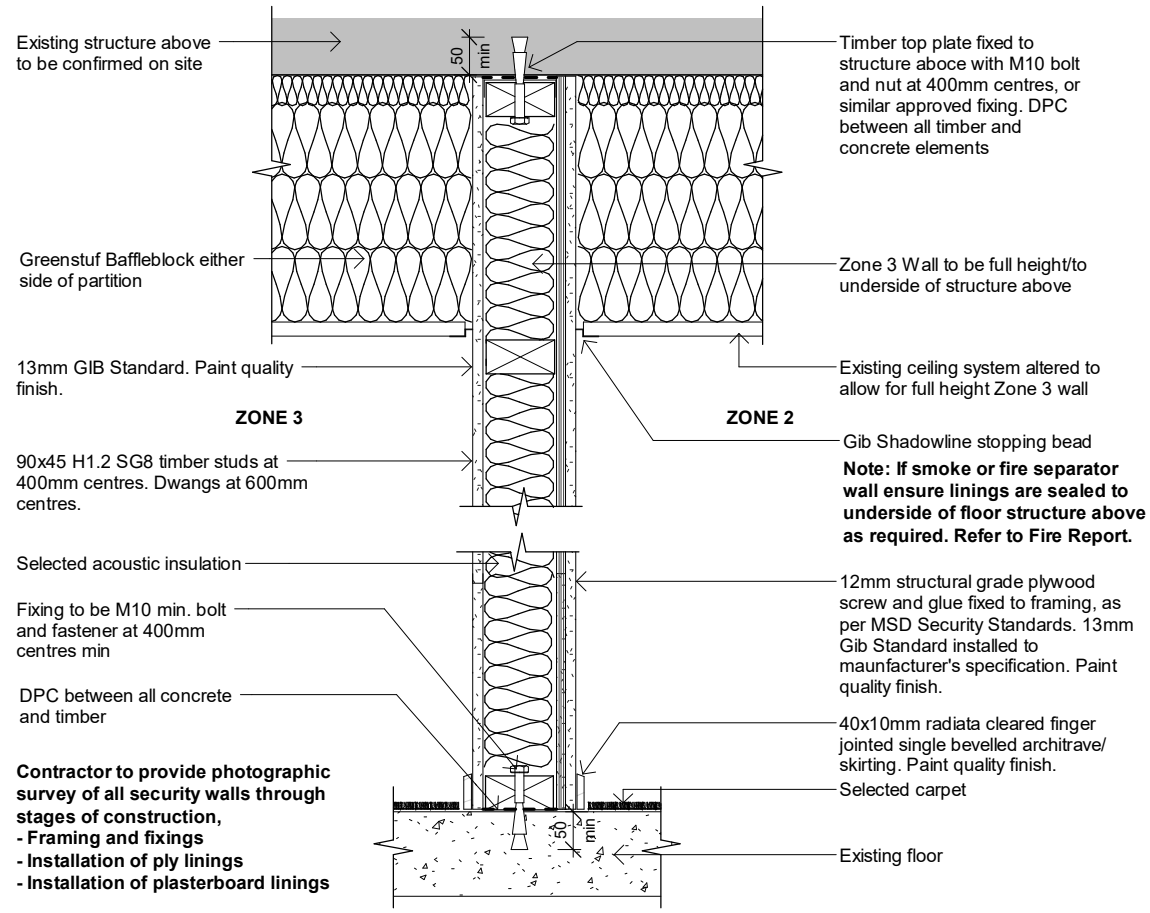
1 TIMBER WALL BASE & HEAD DETAIL

SCALE @ A3 - 1 : 10 | SCALE @ A1 - DOUBLE SCALE



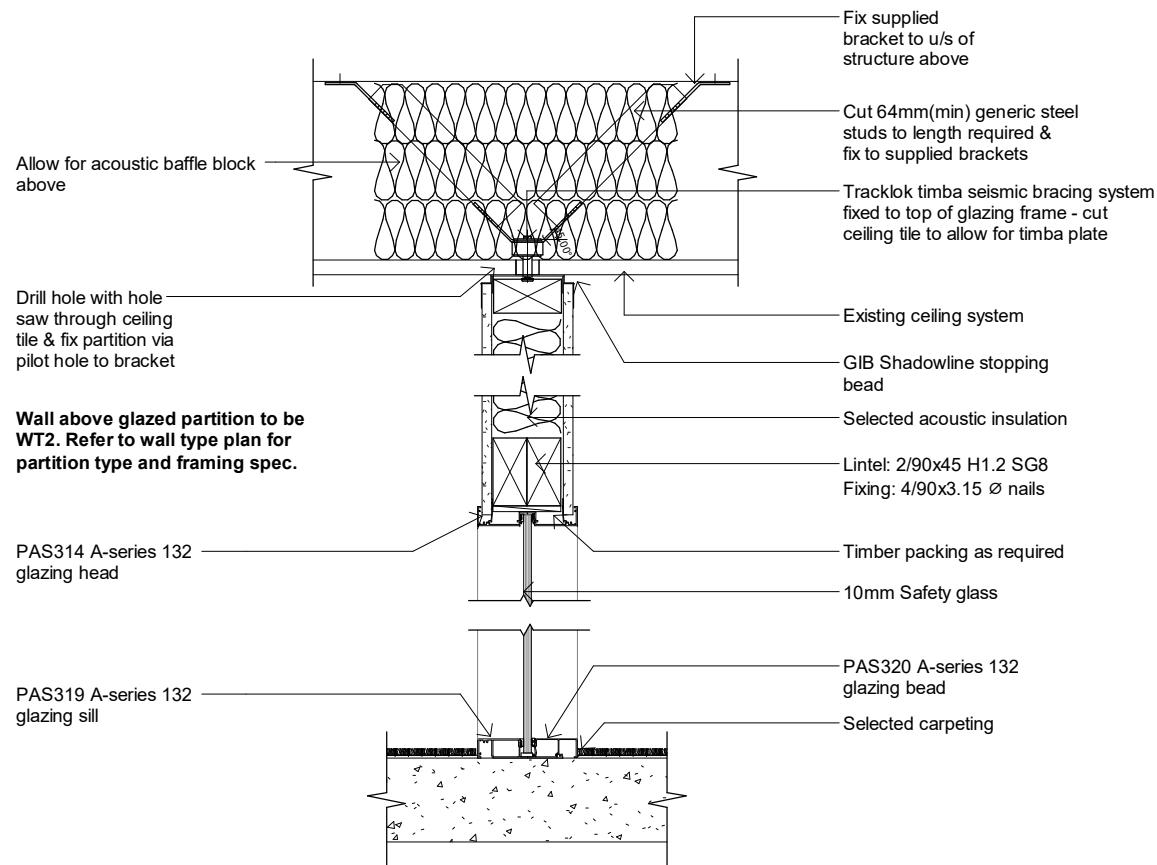
3 EXISTING FRAMING SECURITY WALL DETAIL

SCALE @ A3 - 1 : 10 | SCALE @ A1 - DOUBLE SCALE



2 SECURITY TIMBER WALL BASE & HEAD DETAIL

SCALE @ A3 - 1 : 10 | SCALE @ A1 - DOUBLE SCALE



4 GLAZED PARTITION BASE & HEAD DETAIL

SCALE @ A3 - 1 : 10 | SCALE @ A1 - DOUBLE SCALE

6	DETAILED DESIGN	AP	27.04.22
5	DETAILED DESIGN	AP	21.04.22
4	DETAILED DESIGN	AP	20.04.22
3	DETAILED DESIGN	AP	30.03.22
2	DETAILED DESIGN	AP	01.03.22
1	DETAILED DESIGN	AP	27.01.22

NO. DESCRIPTION BY DATE

DETAILED DESIGN

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PROJECT TITLE

M695 6.31 MSD
SCF CONCEPT

UNIT 4, 25-33 SHANDS ROAD,
HORNBY, CHRISTCHURCH

DRAWING NAME

WALL TYPE DETAILS

SCALE @ A3: 1:10

ARCHITECTURAL

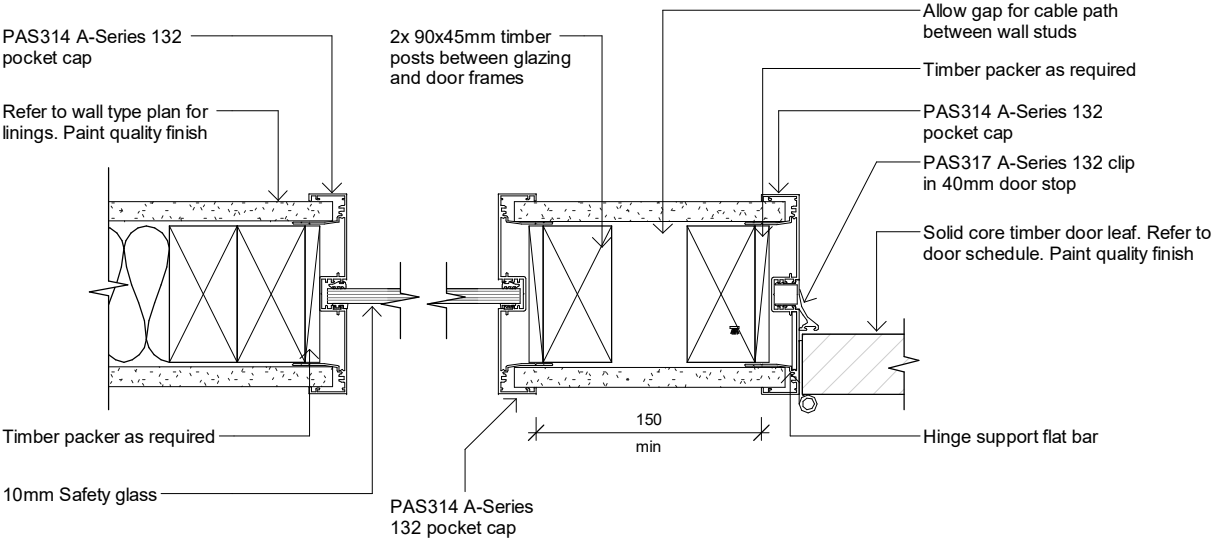
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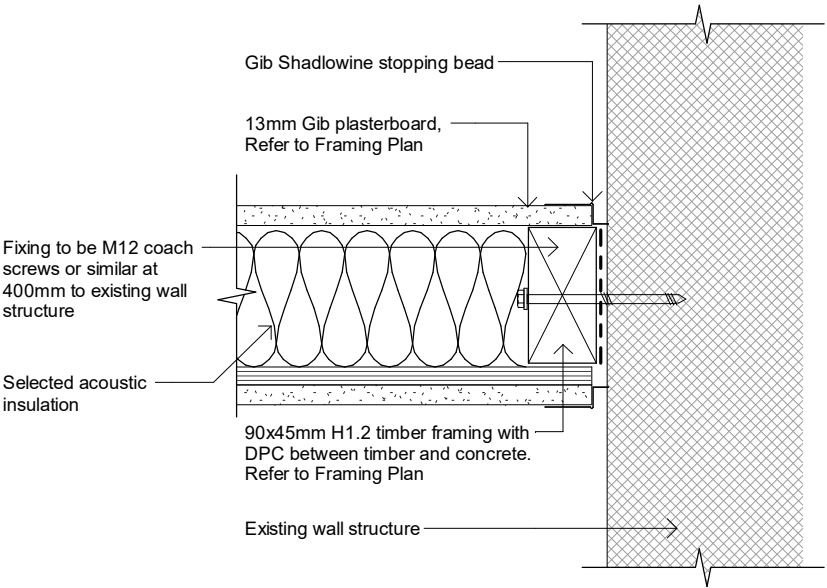


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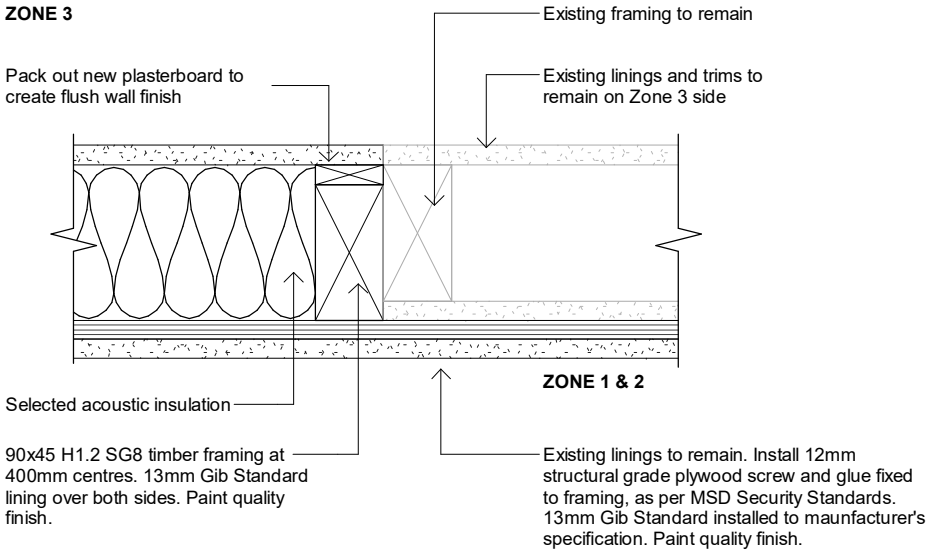
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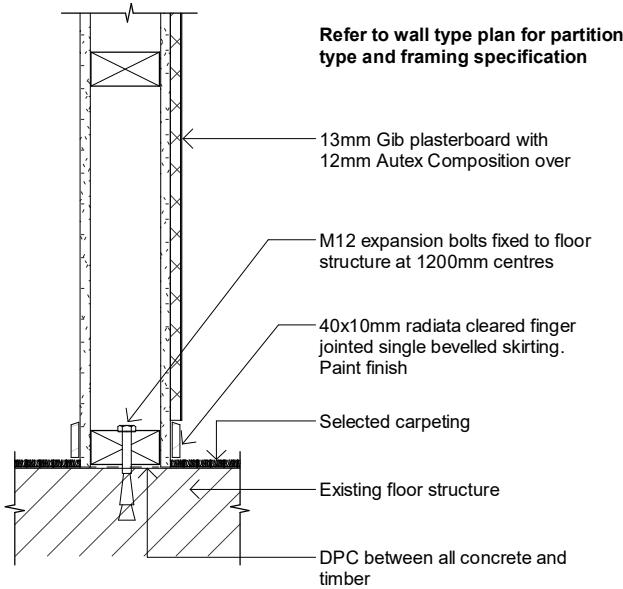
1 **ALU FRAMED CURTAIN WALL DOOR JAMB**
SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE



2 **SECURITY WALL & COLUMN JUNCTION**
SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE



3 **EXISTING & NEW SECURITY WALL JUNCTION**
SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE



4 **AUTEX ACOUSTIC FABRIC WALL DETAIL**
SCALE @ A3 - 1 : 10 | SCALE @ A1 - DOUBLE SCALE

6	DETAILED DESIGN	AP	27.04.22
5	DETAILED DESIGN	AP	21.04.22
4	DETAILED DESIGN	AP	20.04.22
3	DETAILED DESIGN	AP	30.03.22
2	DETAILED DESIGN	AP	01.03.22
1	DETAILED DESIGN	AP	27.01.22

DETAILED DESIGN

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PROJECT TITLE
M695 6.31 MSD
SCF CONCEPT

UNIT 4, 25-33 SHANDS ROAD,
HORNBY, CHRISTCHURCH

DRAWING NAME
WALL DETAILS

SCALE @ A3: As indicated
ARCHITECTURAL

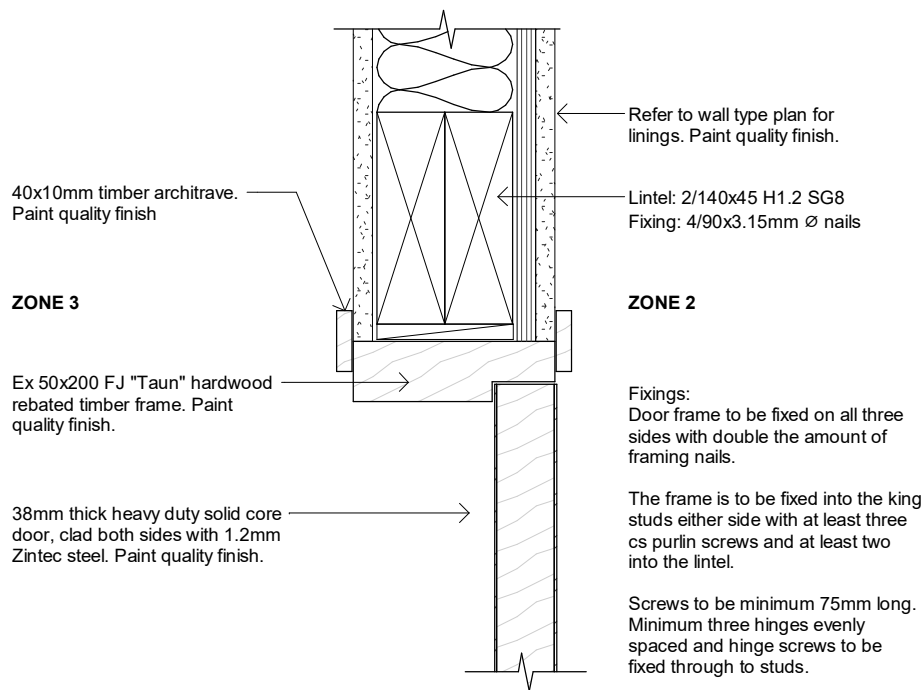
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Checked	Checker	
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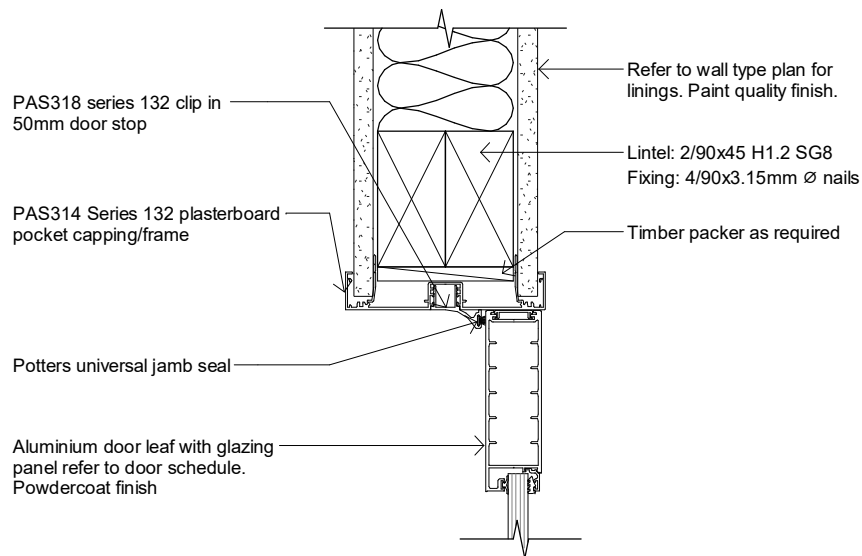


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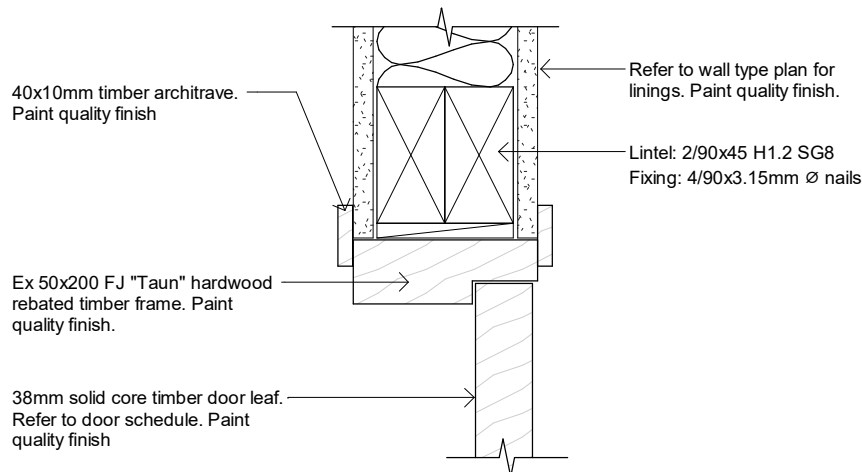
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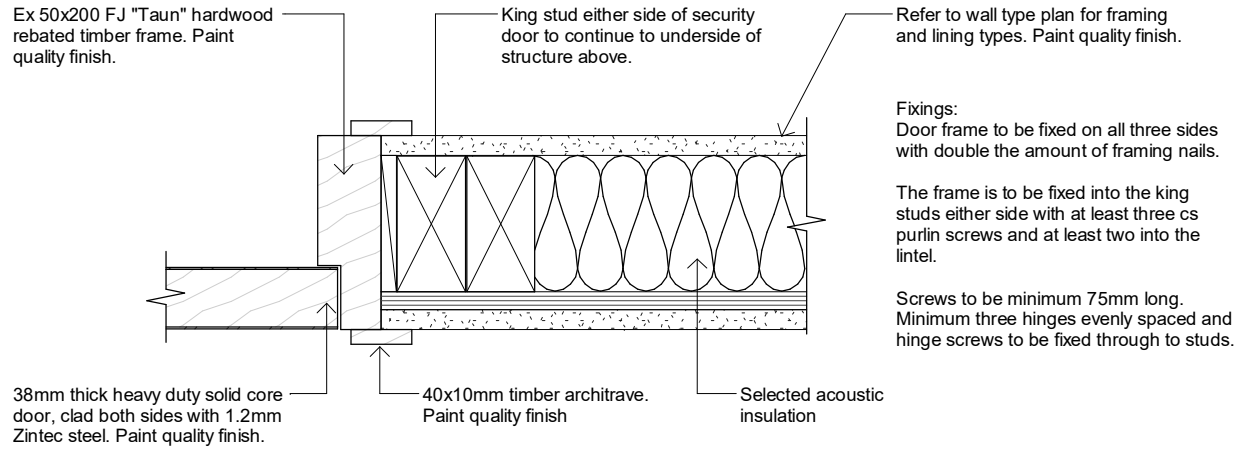
1 SECURITY TIMBER FRAMED DOOR HEAD
SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE



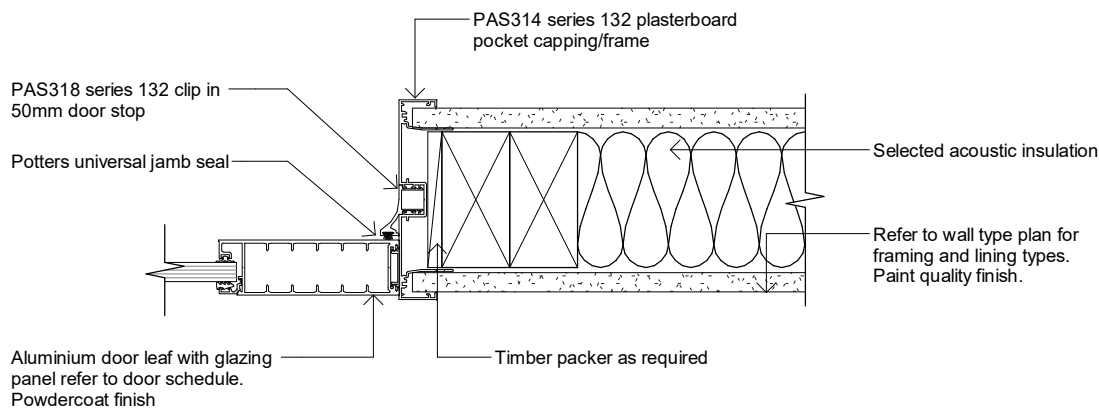
3 ALU FRAMED DOOR HEAD
SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE



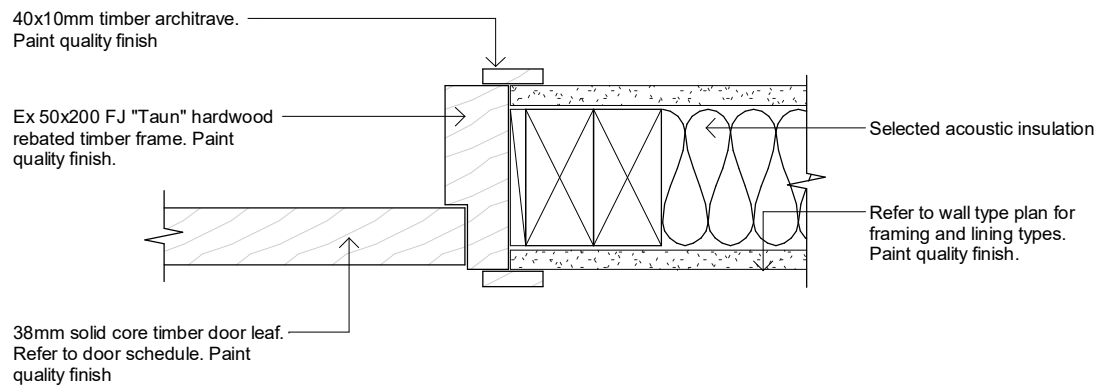
5 TIMBER FRAMED DOOR HEAD DETAIL
SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE



2 SECURITY TIMBER FRAMED DOOR JAMB
SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE



4 ALU FRAMED DOOR JAMB
SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE



6 TIMBER FRAMED JAMB DETAIL
SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE

6	DETAILED DESIGN	AP	27.04.22
5	DETAILED DESIGN	AP	21.04.22
4	DETAILED DESIGN	AP	20.04.22
3	DETAILED DESIGN	AP	30.03.22
2	DETAILED DESIGN	AP	01.03.22
1	DETAILED DESIGN	AP	27.01.22

NO.	DESCRIPTION	BY	DATE
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DETAILED DESIGN

Contractors shall verify all dimensions on site before commencing work.
Do not scale from the drawings. If in doubt ask.

PROJECT TITLE

M695 6.31 MSD
SCF CONCEPT

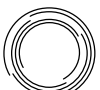
UNIT 4, 25-33 SHANDS ROAD,
HORNBY, CHRISTCHURCH

DRAWING NAME

DOOR DETAILS

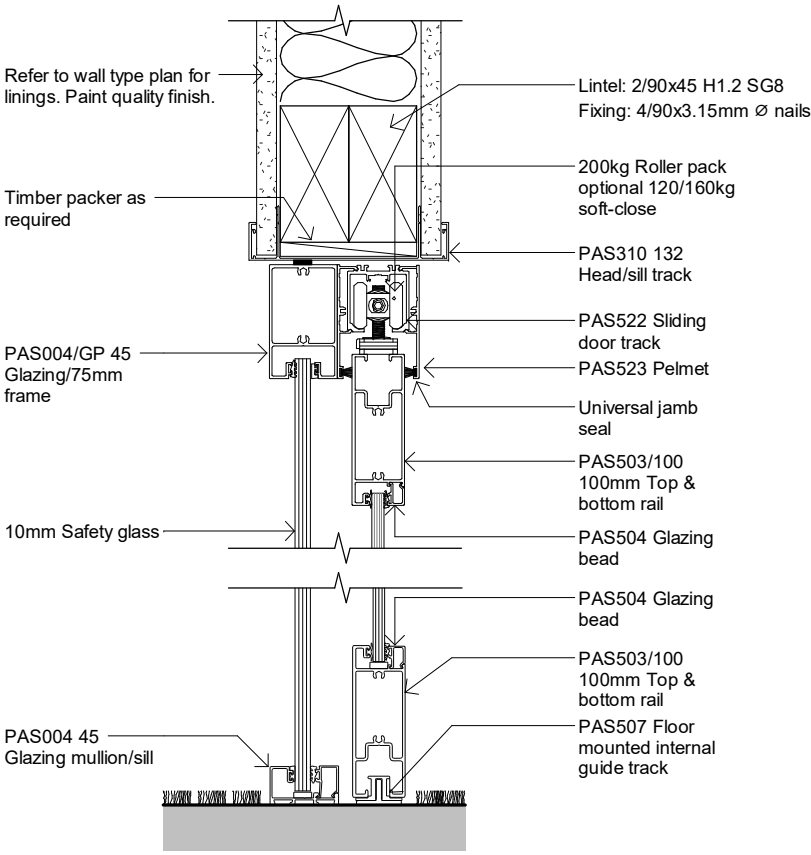
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ARCHITECTURAL			
PROJECT No.	M695	SHEET No.	A502
Designed	Designer		
Drawn	Author		
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Date	27/04/2022 11:25:32 AM	Rev.	
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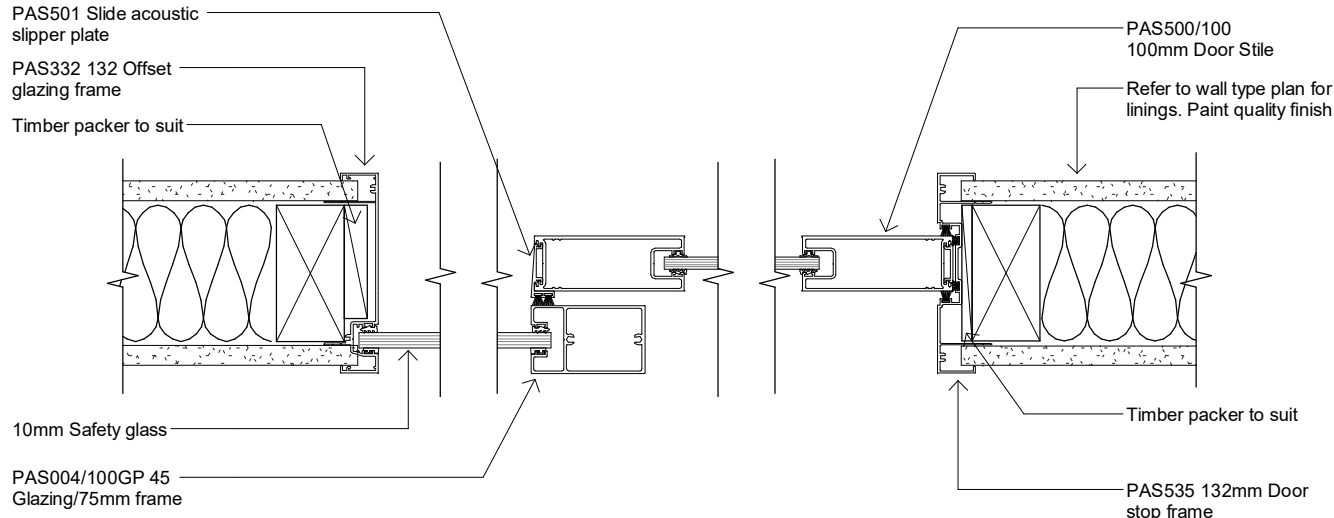


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1 **ALU SINGLE SLIDING DOOR HEAD DETAIL**
SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE



2 **ALU SINGLE SLIDING DOOR JAMB DETAIL**
SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE

6	DETAILED DESIGN	AP	27.04.22
5	DETAILED DESIGN	AP	21.04.22
4	DETAILED DESIGN	AP	20.04.22
3	DETAILED DESIGN	AP	30.03.22
2	DETAILED DESIGN	AP	01.03.22
1	DETAILED DESIGN	AP	27.01.22
NO.	DESCRIPTION	BY	DATE

DETAILED DESIGN

Contractors shall verify all dimensions on site before commencing work.
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PROJECT TITLE

M695 6.31 MSD
SCF CONCEPT

UNIT 4, 25-33 SHANDS ROAD,
HORNBY, CHRISTCHURCH

DRAWING NAME

SLIDING DOOR DETAILS

SCALE @ A3: 1:5

ARCHITECTURAL

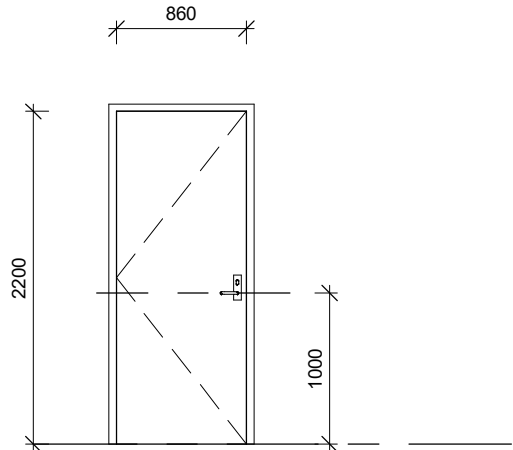
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Date	27/04/2022 11:25:32 AM	Rev.	6

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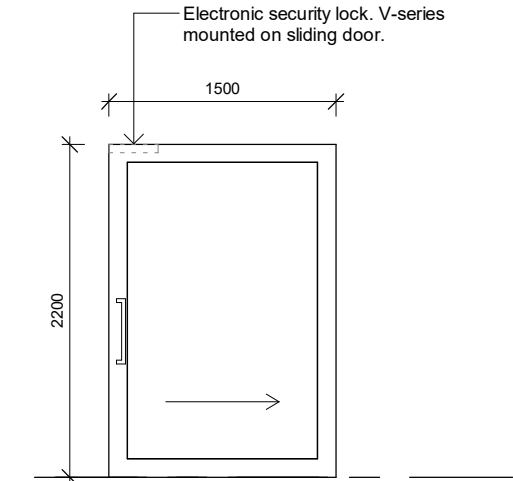
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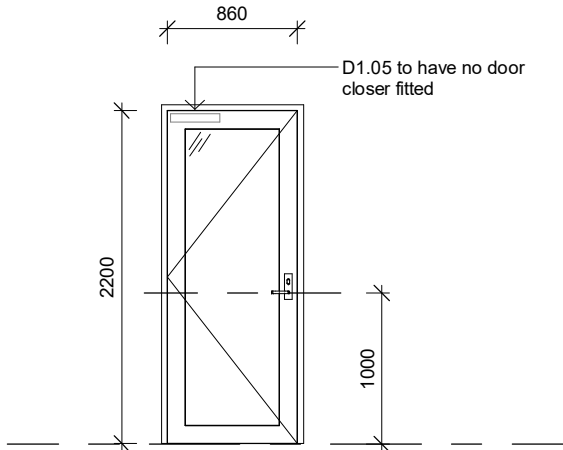
ACCESS CONTROLLED	
Door number	D1.03, D1.04, D1.08
Door type	TYPE A
Description	38mm solid core timber internal door
Frame type	Timber frame, paint finish
Door finish	painted - Resene Grey Chateau
Height	2200mm
Width	860mm
Handle type	Dormakaba 600 series plate (both sides)
Lockset type	Electric mortice locks
Closer type	-
Door stop type	Floor mounted

Acoustic seals
Main contractor to allow for power supply and to coordinate final location of card reader with security contractor.
Refer to A210 reference plan for door handing and location of access-controlled doors



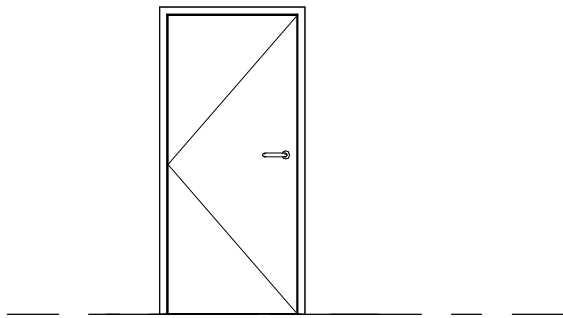
ACCESS CONTROLLED	
Door number	D1.01
Door type	TYPE I
Description	DS series slider, 100mm door, 132 wall system with 10mm Safety glass internal sliding door with bottom roller track
Frame type	Potters A-series 132 aluminium frame
Door finish	Anodised silver - powdercoated aluminium
Height	2200mm
Width	1500mm
Handle type	Legge Dalco, 1231 450, Satin stainless steel 450 x 32mm, concealed fix (both sides)
Lockset type	Electric mortice locks
Closer type	-
Door stop type	Floor mounted

Brush seals
Electronic security lock located at door head. Main contractor to allow for power supply and to coordinate final location of card readers with security contractor.
Refer to A210 Reference Plan for door handing

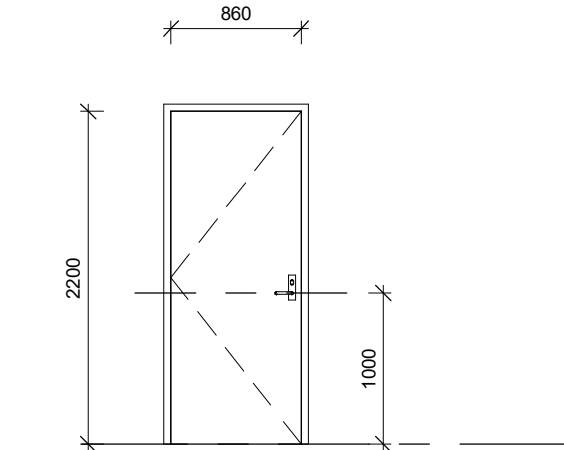


ACCESS CONTROLLED	
Door number	D1.02, D1.05
Door type	TYPE H
Description	DS series 100mm door with 10mm Safety glass internal door
Frame type	Potters A series 132 aluminium frame
Door finish	Anodised silver - powdercoated aluminium
Height	2200mm
Width	860mm
Handle type	Dormakaba 600 series plate (both sides)
Lockset type	Electric mortice locks
Closer type	Pushside closer (D1.05 to have no closer fitted)
Door stop type	Floor mounted

Acoustic seals
Main contractor to allow for power supply and to coordinate final location of card reader with security contractor.
Refer to A210 reference plan for door handing and location of access-controlled doors

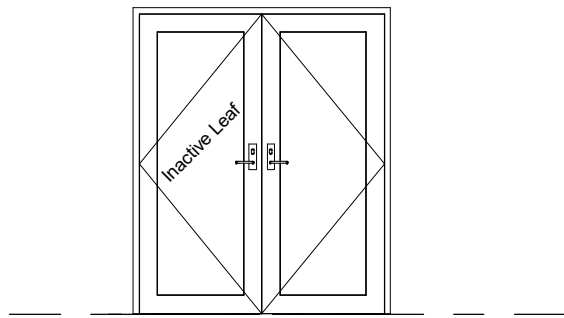


Door number	ED01 - ED08
Description	Existing door
Existing doors to have access control added where noted on reference plan.	
Refer to reference plan A210 for handing and direction of opening if changing	
ED05 and ED07 to be prepped for electric mortice lock, cable path, and transfer hinge installation.	
Dromakaba 600 series full plate handles with key cylinder on external side to be installed (External side: 601C, Internal side: 602C).	
Existing hardware (including push button combo locks) to be removed. Make good as required.	



SECURITY DOOR, ACCESS CONTROLLED	
Door number	D1.06, D1.07, D1.09, D1.10
Door type	TYPE E2
Description	NZCA Zone 2/3 security door by MCL joinery 38mm thick heavy duty solid core leaf Clad both faces with 1.2mm zintec steel Ex 200x50 FJ "Tuan" hardwood Paint quality - Resene Grey Chateau 2200mm 860mm
Frame type	
Door finish	
Height	
Width	
Handle type	Dormakaba 600 series plate (fixed from secure side - Zone 3)
Lockset type	Electric mortice lock
Closer type	-
Door stop type	Floor mounted magnetic
Hinges	5 No. per leaf. SC finish. Fixed pin. All type E2 Zone 3 doors will be supplied ex-factory with 3 No. yale mc 10 security bolts. (transfer kit to be Lockwood LC8810 & LC8811)

Electric mortice lock, cable way and rear transfer kit
Routed out in the joinery factory (key override cylinder required tbc).
Main contractor to allow for power supply and to coordinate final location of card reader with security contractor.
Refer to A210 reference plan for door handing



Door number	EX04
Description	Existing door
Existing doors to have access control added where noted on reference plan.	
Refer to reference plan A210 for handing and direction of opening if changing	
EX04 to be prepped for electric mortice lock, cable path, and transfer hinge installation.	
Dromakaba 600 series full plate handles with key cylinder on external side to be installed (External side: 601C, Internal side: 602C).	
Existing hardware (including push button combo locks) to be removed. Make good as required.	
Inactive leaf to have tower bolts (top and bottom) or panic/crash bars installed - to be confirmed on site.	

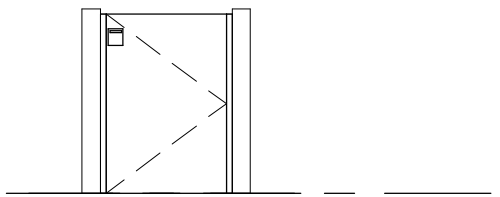
- DOOR SCHEDULE NOTES**
1. Refer to floor plan for door handing and locations.
 2. Dimensions given for overall size are clear openings unless otherwise stated.
 3. All dimensions must be checked on site prior to fabrication.
 4. To be read in conjunction with fire report. Door hardware to be coordinated with fire report.
 5. All fire rated and smoke stopped door to comply with AS/NZS 4520:2010.
 6. Contractor to supply full hardware schedule by hardware supplier at submission of tender.
 7. Refer to reference plan for all doors requiring access control including existing doors.

Door hardware supplier to survey existing doors and liaise with MSD site project manager. This includes maintenance required to existing door hardware.

Manifestations not part of contract/ completed by client, shown on drawings for building consent compliance contractor to liaise with client to have required manifestation completed prior to CCC application.

- All doors on accessible routes shall have:**
1. 760mm minimum clear opening width for single hinged doors or sliding doors.
 2. 760mm minimum clear opening for at least one leaf of double hinged doors or double sliding doors.
 3. Lever type door handle with return toward doors.
 4. Door handle at 1000mm above the floor.
 5. 20mm maximum threshold colour contrast with their surroundings.
 6. Forces required to open non-fire doors shall be 38n for exterior hinged and sliding doors and 22n for interior hinged and sliding doors.

All windows on accessible routes shall have:
Locking and opening controls to be located 900-1200mm above the floor.



ACCESS CONTROLLED	
Door number	G1, G2
Door type	TYPE G
Description	Custom designed interior gate - by others
Frame type	Custom - refer to supplier
Door finish	-
Height	1184mm
Width	793mm
Handle type	Handles not required on half height gates
Lockset type	Electric strike lock
Closer type	-
Door stop type	Floor mounted

Gate and frame by furniture supplier
Refer to furniture supplier for further information. Hardware to be co-coordinated.
Main contractor to allow for power supply and to coordinate final location of card reader with security contractor.
Refer to A210 reference plan for door handing



MINISTRY OF SOCIAL DEVELOPMENT
TE MANATŪ WHAKAHIATO ORA

6	DETAILED DESIGN	AP	27.04.22
5	DETAILED DESIGN	AP	21.04.22
4	DETAILED DESIGN	AP	20.04.22
3	DETAILED DESIGN	AP	30.03.22
2	DETAILED DESIGN	AP	01.03.22
1	DETAILED DESIGN	AP	27.01.22
NO.	DESCRIPTION	BY	DATE

DETAILED DESIGN
Contractors shall verify all dimensions on site before commencing work.
Do not scale from the drawings. If in doubt ask.

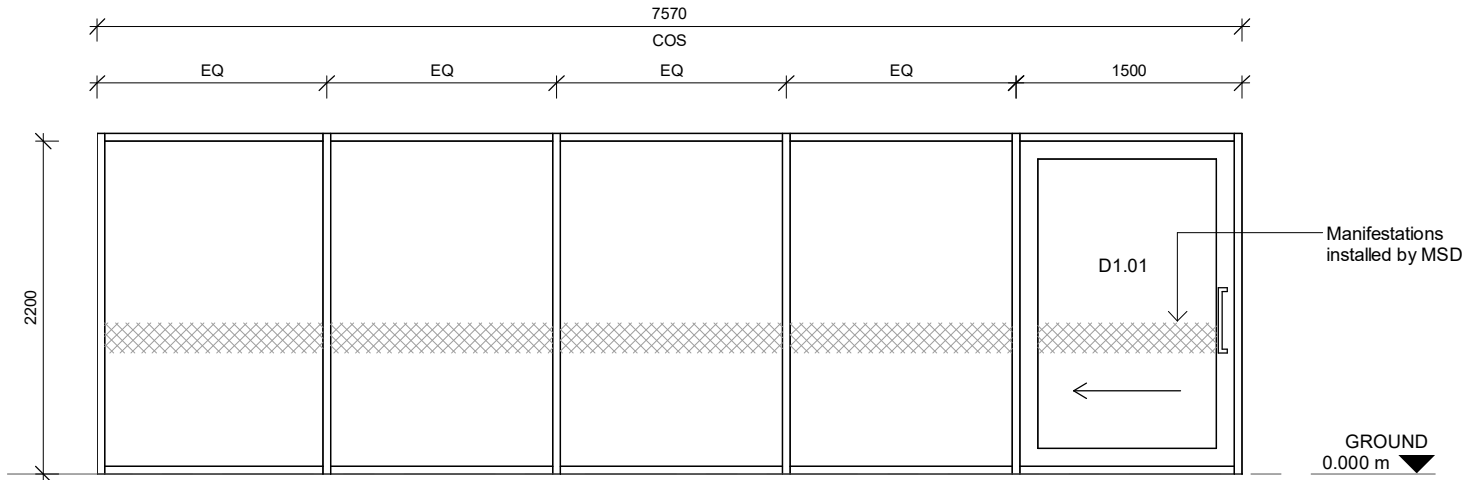
PROJECT TITLE
M695 6.31 MSD
SCF CONCEPT

UNIT 4, 25-33 SHANDS ROAD,
HORNBY, CHRISTCHURCH

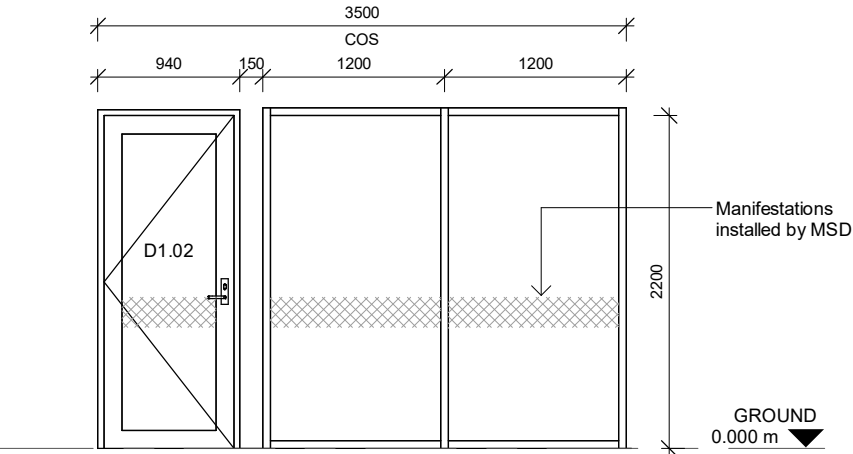
DRAWING NAME	
DOOR SCHEDULE	
SCALE @ A3: As indicated	
ARCHITECTURAL	
PROJECT No. M695	SHEET No.
Designed Designer	Author
Drawn Author	Checker
Checked Checker	Rev.
Date 27/04/2022 11:25:35 AM	6

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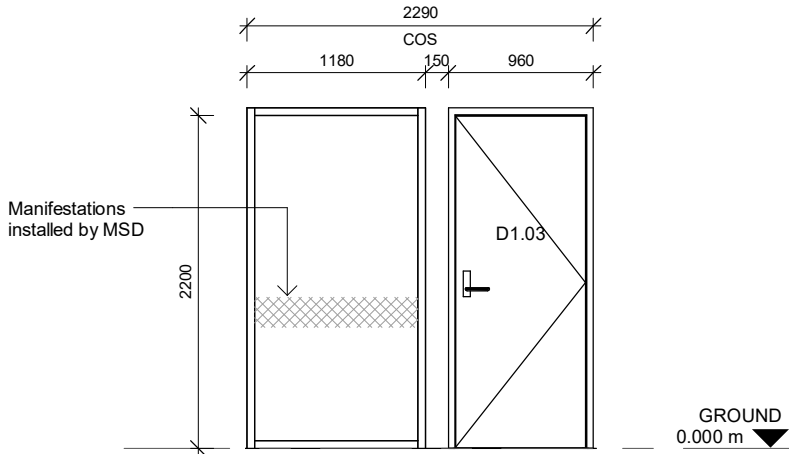
designgroup
new zealand
170 Broadway Ave, Palmerston North
Phone (06) 357 4534
Fax (06) 358 9635
www.designgroup.co.nz



Window Number W1.01
Frame Type Interior Aluminium Partition
Description Potters Interior Systems - A Series 132
10mm safety glass in Potters Aluminium A 132mm Series Frame, Silver Anodised



Window Number W1.02
Frame Type Interior Aluminium Partition
Description Potters Interior Systems - A Series 132
10mm safety glass in Potters Aluminium A 132mm Series Frame, Silver Anodised



Window Number W1.03
Frame Type Interior Aluminium Partition
Description Potters Interior Systems - A Series 132
10mm safety glass in Potters Aluminium A 132mm Series Frame, Silver Anodised

INTERNAL GLAZING NOTES

Refer to reference plan for glazing locations.

All elevations viewed from the exterior.
All dimensions to be checked on site prior to manufacture.

Aluminium frame to match steel stud partitioning system.

All glazing to be minimum 10mm safety glass. Contractor to confirm all glazing thickness at tender.
Equal width panels to suit. All joints to be filled with clear silicon. Maximum gap between glazing to be no more than 2mm.
All glass to comply with NZS:4223 and AS/NZS 4666:2012

Manifestations by separate contractor and shown indicatively only for building consent compliance.



MINISTRY OF SOCIAL DEVELOPMENT
TE MANATŪ WHAKAHIATO ORA

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NO.	DESCRIPTION	BY	DATE

DETAILED DESIGN

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PROJECT TITLE

M695 6.31 MSD
SCF CONCEPT

UNIT 4, 25-33 SHANDS ROAD,
HORNBY, CHRISTCHURCH

DRAWING NAME

INTERNAL GLAZING SCHEDULE

SCALE @ A3: As indicated

ARCHITECTURAL

PROJECT No.	M695	SHEET No.
Designed	Author	A610
Drawn	Checker	
Date	27/04/2022 11:25:35 AM	
Rev.		6

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