

Approved Building Consent Documents

Please Note: A copy of the stamped approved documents must be available on site for all inspections.

INSPECTION BOOKING TIMEFRAMES		
Telephone 03 347 2839		
Call received	<i>Before 3pm inspection will be done</i>	<i>After 3pm inspection will be done</i>
Monday	Wednesday	Thursday
Tuesday	Thursday	Friday
Wednesday	Friday	Monday
Thursday	Monday	Tuesday
Friday	Tuesday	Wednesday



JONES ROAD DEVELOPMENT

COMMERCIAL DEVELOPMENT FOR
RUSSELL LUND

854 JONES ROAD
ROLLESTON



SPECIFICATION NOTES	SCHEDULE OF FIXINGS	LOCATION PLAN	SITE INFORMATION																																																																																							
STRUCTURE - REFER TO STRUCTURAL DRAWINGS FOR MAIN BUILDING STRUCTURE INFORMATION. - ALL FRAMING TIMBERS ARE TO BE H1.2 PINUS RADIATA SG8 UNLESS STATED OTHERWISE. - 45MM X STUD WIDTH TOP & BOTTOM PLATES - 45MM X STUD WIDTH DWANGS @800CRS - 90X45MM H1.2 EXTERNAL STUDS @600CRS UP TO 2.4M HEIGHT - 90X45MM H1.2 EXTERNAL STUDS @400CRS UP TO 2.7M HEIGHT - 2/90X45MM H1.2 EXTERNAL STUDS @600CRS UP TO 3.0M HEIGHT - 90X45MM H1.2 INTERNAL STUDS @600CRS UP TO 3.0M HEIGHT - 2/90X45MM H1.2 INTERNAL STUDS @600CRS UP TO 3.6M HEIGHT - FIX 45X45@600CRS H1.2 SG8 STRAPPING TO THE INTERNAL FACES OF THE OFFICE & TOILET EXTERIOR CONCRETE PANEL WALLS. - NO LOSP TREATMENT SHALL BE USED UNLESS SPECIFICALLY NOTED. - DIMENSIONS SHOWN ARE OVER FRAMING. - ALL FIXINGS TO BE AS FOLLOWS: - EXPOSED TO ATMOSPHERIC CONDITIONS - 316 GRADE STAINLESS STEEL - EXTERIOR CLADDING FIXINGS/NON-STRUCTURAL - GALV STEEL - ENCLOSED WITHIN WALL/ROOF CAVITIES - GALV STEEL - FIT 70X35@400CRS H1.2 CEILING BATTENS ON FLAT TO THE U/S CEILING JOIST FRAMING. - FIT 70X45@600CRS H1.2 CEILING BATTENS ON FLAT TO THE U/S MID-FLOOR FRAMING WHERE FIRE RATED CEILINGS ARE REQUIRED + SOLID BLOCKING TO U/S JOISTS. - FIT MALTHOID DPC BETWEEN ALL TIMBER / CONCRETE JUNCTIONS. - REFER TO CHH HYJOIST INSTALLATION MANUAL FOR MID-FLOOR JOIST DETAILS. - REFER TO THE GIB FIRE RATED SYSTEMS MANUAL FOR FRAMING REQUIREMENTS WHERE FIRE RATED SYSTEMS ARE SPECIFIED. BUILDING WRAP & ROOF UNDERLAY - THERMAKRAFT COVERTEK 407 ROOFING UNDERLAY TO BE LAID HORIZONTALY WITH 150MM MIN TAPED LAPS OVER SAFTEY MESH TO ALL ROOF AREAS RECEIVING METAL ROOFING. INSULATION - FIT ONE LAYER KNAUF EARTHWOOL R4.1 BATTS TO ALL CEILINGS OF THE OFFICE AREAS EXCLUDING MID-FLOOR CAVITIES. - FIT ONE LAYER KNAUF EARTHWOOL ACOUSTIC BATTS TO ALL MID-FLOOR JOIST CAVITIES. - FIT ONE LAYER KNAUF EARTHWOOL R2.8 WALL BATTS TO THE INTERNAL WALLS BETWEEN OFFICES & WAREHOUSE AREAS. - FIT ONE LAYER KNAUF 75MM SOUND BATTS TO ALL INTERNAL WALLS AROUND TOILET FACILITIES. - FIT ONE LAYER KNAUF CLIMAFOAM XPS 40MM R1.5 BOARD TO THE STRAPPING CAVITY ON EXTERIOR WALLS OF THE OFFICES & TOILETS. INTERNAL WALL & CEILING LININGS - UNLESS OTHERWISE INDICATED ON THE DRAWINGS, LINE ALL INTERIOR WALLS WITH 10MM GIB, STOPPED TO A LEVEL 4 FINISH WHERE EXPOSED AND SPECIFIED FINISHES APPLIED. - WALLS SUPPORTING MID-FLOOR STRUCTURE (INCLUDING STAIRS) SHALL BE LINED EACH SIDE WITH 16MM GIB FYRELINE, INSTALLED TO GIB GBUW 30A SPEC. - LININGS TO THE INTERNAL FACE OF TOILET ROOMS SHALL BE GIB AQUALINE. REFER TO GIB FYRELINE SUBSTITUTION REQUIREMENTS IN THE 'GIB FIRE RATED SYSTEMS' MANUAL. - CEILINGS OF OFFICES AND AMENITY AREAS SHALL BE LINED WITH 13MM GIB STANDARD UNLESS NOTED BELOW. - CEILING LININGS TO THE UNDERSIDE OF MID-FLOORS (INCLUDING U/S STAIRS) SHALL BE LINED WITH ONE LAYER 13MM GIB FYRELINE, INSTALLED TO GIB GBFC 45 SPEC. - FIRST FLOOR CEILINGS TO BE FIXED TO A SUSPENDED RONDO SYSTEM SUPPORTED BY THE STEEL ROOF STRUCTURE. 35MM RONDO CEILING BATTENS SHALL BE @600CRS. CEILING INSTALLER TO PROVIDE BRACING DESIGN AND PS3 ON COMPLETION. PLUMBING & DRAINAGE - BELOW FLOOR WASTES SHALL BE SUPPORTED WITH APPROVED SUPPORTS THAT ALLOW FOR THERMAL MOVEMENT. IN-SLAB WASTES SHALL BE SLEEVED WITH PLASTIC. - COPPER WASTES -SUPPORTED AT 2.5M MAX CRS - PVC WASTES >50DIA-SUPPORTED AT 1.0M VERTICALLY, 500MM GRADED - PVC WASTES <50DIA-SUPPORTED AT 1.2M VERTICALLY, 1.0M GRADED - ALL PLUMBING & DRAINAGE SHALL COMPLY WITH NZBC SECTION G12/AS1 FOR WATER SUPPLIES, AND NZS/AS3500 FOR DRAINAGE. Ø40MM UPVC SHOWER, BASIN & WASHING MACHINE WASTES AT 1:40 MIN GRAD, Ø100MM UPVC TOILET WASTE AT 1:60 MIN GRAD. MISC - ALL GLAZING SHALL COMPLY WITH NEW ZEALAND BUILDING CODE AND NZS 4223: PART 3:1999, GLAZING IN BUILDINGS - PAINTED SURFACES WILL BE TO A MINIMUM GLOSS LEVEL OF 'SEMI-GLOSS' TO BATHROOM AREAS. - PROVIDE SILICON SEALANT AROUND TAPWARE PENETRATIONS AND TO VANITY TOP TO WALL JUNCTIONS. - EACH TRADE IS RESPONSIBLE FOR ENSURING THEIR WORK IS COMPLETED TO BEST TRADE PRACTICE AND THE NZBC REQUIREMENTS. PRODUCER STATEMENTS OR JOB CERTIFICATES SHALL BE PROVIDED ON COMPLETION.	CONNECTION BOTTOM PLATE TO TIMBER FLOOR -EXTERNAL WALLS M12X150MM COACH SCREW @900CRS + 2/100X3.75MM NAILS @600CRS -INTERNAL WALLS 2/100X3.75MM@600CRS NAILS BOTTOM PLATE TO CONC. FLOOR -EXTERNAL WALLS RAMSET AS12150H ANCHORS WITH 50X50X3MM MS WASHERS @900CRS + WITHIN 150MM OF A TRIMMING STUD -INTERNAL WALLS RAMSET AS12150H ANCHORS WITH 50X50X3MM MS WASHERS @900CRS + WITHIN 150MM OF A TRIMMING STUD BOTTOM PLATE TO STUD -LOADBEARING WALLS PRYDA MPSN50 50X1MM STRAP NAIL + 2/100X3.75MM NAILS -NON-LOADBEARING WALLS 2/100X3.75MM NAILS -BRACING ELEMENTS REFER BRACING SPECIFICATION SHEETS TOP PLATE TO STUD -EXTERNAL WALLS PRYDA SN50 50X1MM STRAP NAIL + 2/100X3.75MM NAILS -INTERNAL WALLS 2/100X3.75MM NAILS -BRACING ELEMENTS REFER BRACING SPECIFICATION SHEETS LINTEL TO TRIMMING STUD 2/100X3.75MM NAILS + PRYDA SHEET BRACE STRAP WITH 6/30X3.15 PRYDA PRODUCT NAILS EACH END OF STRAP (6 INTO STUD & 6 INTO LINTEL) TRIMMING STUD TO BOTTOM PLATE 2/100X3.75MM NAILS + PRYDA SHEET BRACE STRAP TAKEN UNDER BOTTOM PLATE, WITH 6/30X3.15 PRYDA PRODUCT NAILS EACH END OF STRAP INTO STUD EACH SIDE. FIXINGS NOTES: - REFER ALSO TO PRODUCT MANUFACTURERS INFORMATION FOR SPECIFIC INSTALLATION INSTRUCTIONS. - NAIL FIXINGS ABOVE ARE FOR HAND DRIVEN NAILS ONLY, IF POWER DRIVEN NAILS ARE USED, REFER TO NZS3604 FOR FURTHER SPECIFICATION REQUIREMENTS. - REFER TO BRACING SPECIFICATION AND NOTES FOR ADDITIONAL FIXING REQUIREMENTS. NZBC H1 COMPLIANCE MEATHOD OF COMPLIANCE BASED ON THE REQUIREMENTS OF NZS 4243:PART 1:2007, THIS PROPOSAL COMPLIES WITH THE SCHEDULE MEATHOD, I.E. WINDOW TO WALL RATIO < 50%. NOTE: FOR THE PURPOSE OF CALCULATIONS, THE PROJECT HAS BEEN SPLIT INTO THE TWO SEPARATE 'TENANCY SPACES', IDENTIFIED ON THE SITE PLAN AS 'TENANCY A' & 'TENANCY B'. <table><tr><th>TENANCY A ELEVATION</th><th>AREA</th><th>GLAZING</th><th>WWR</th></tr><tr><td>NORTH</td><td>21.9 SQM</td><td>0.0 SQM</td><td>0.0%</td></tr><tr><td>EAST</td><td>41.8 SQM</td><td>0.0 SQM</td><td>0.0%</td></tr><tr><td>SOUTH</td><td>21.9 SQM</td><td>4.5 SQM</td><td>20.6%</td></tr><tr><td>WEST</td><td>41.8 SQM</td><td>14.0 SQM</td><td>33.5%</td></tr></table> TOTAL WALL AREA (INC. 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3

THREEFOLD
ARCHITECTURE

PO BOX 7208
SYDENHAM
CHRISTCHURCH 8240

E daniel@threefoldarchitecture.co.nz P (Daniel) 021 100 7185
E bryce@threefoldarchitecture.co.nz P (Bryce) 027 425 0644

JOB TITLE:

COMMERCIAL DEVELOPMENT
FOR
RUSSELL LUND

SITE ADDRESS:

854 JONES ROAD
ROLLESTON

STATUS / REVISION:		
ISSUED FOR	DATE	REV
BUILDING CONSENT	27/02/2017	
NOTES:		
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THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING ANY WORK.		

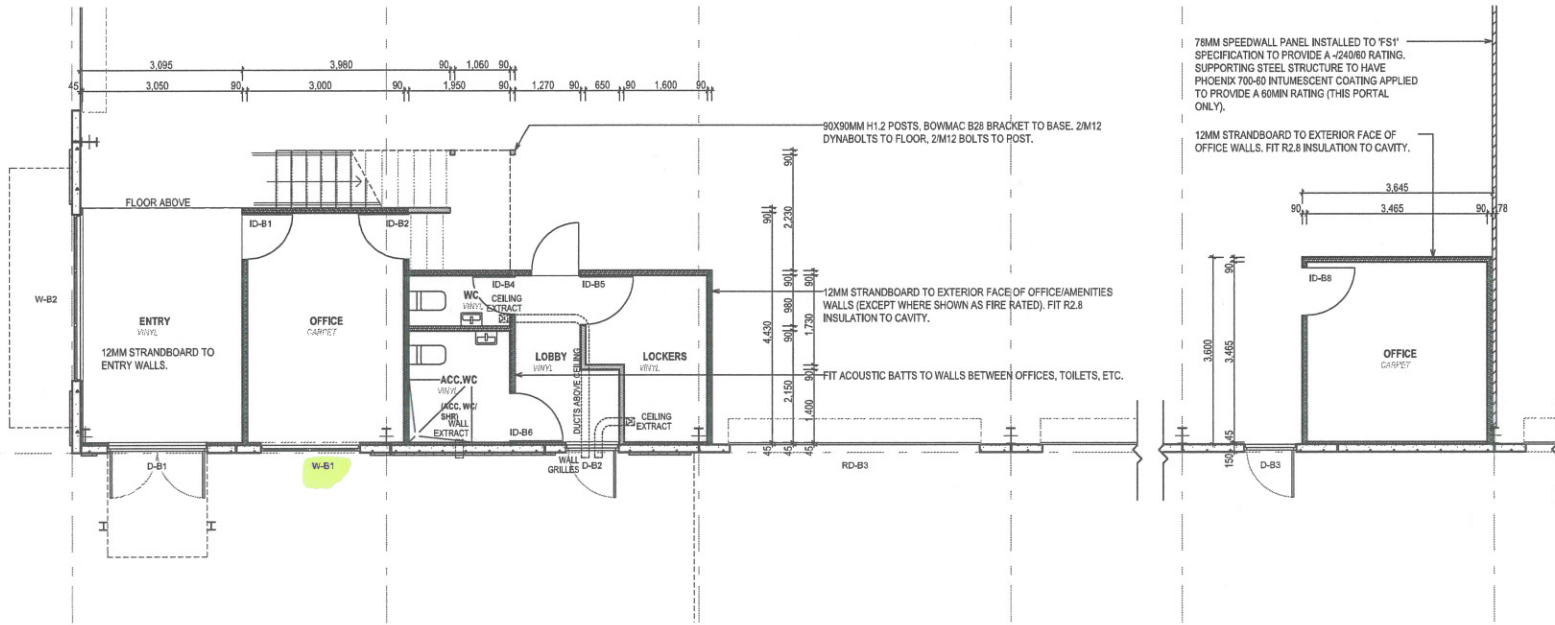
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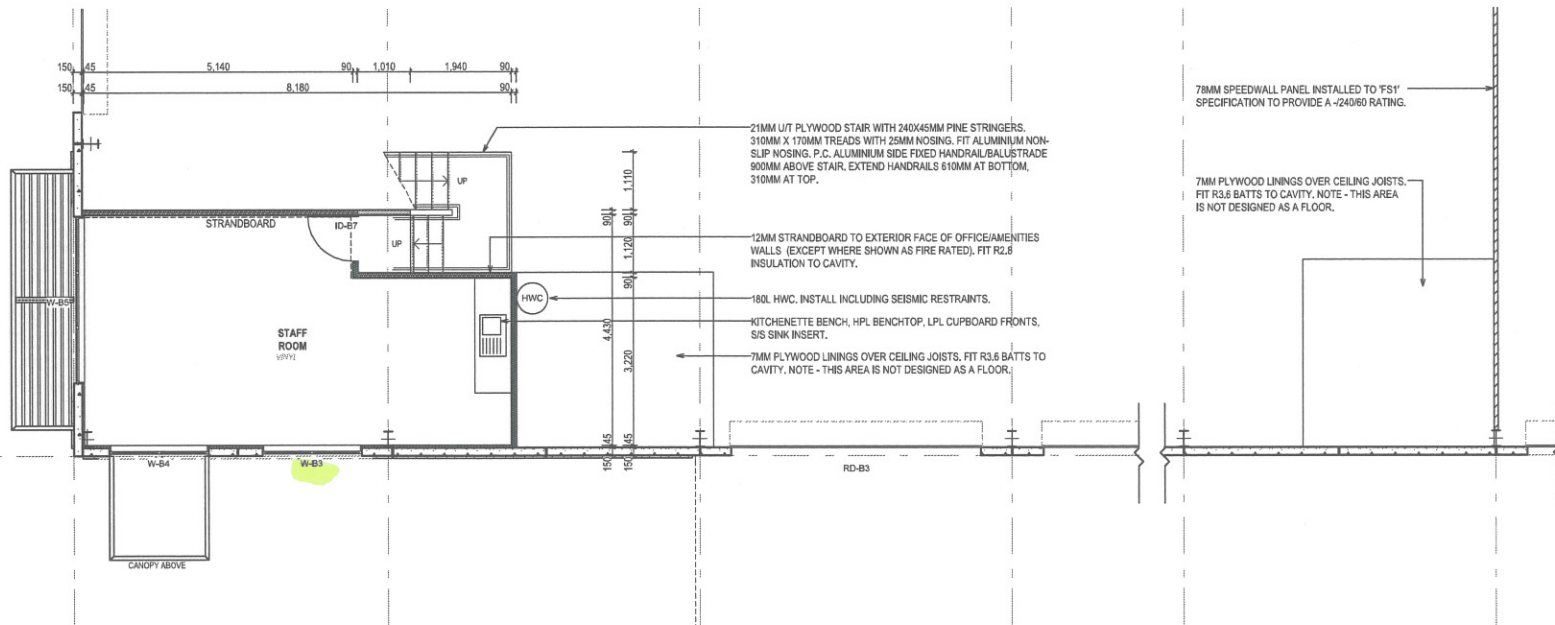
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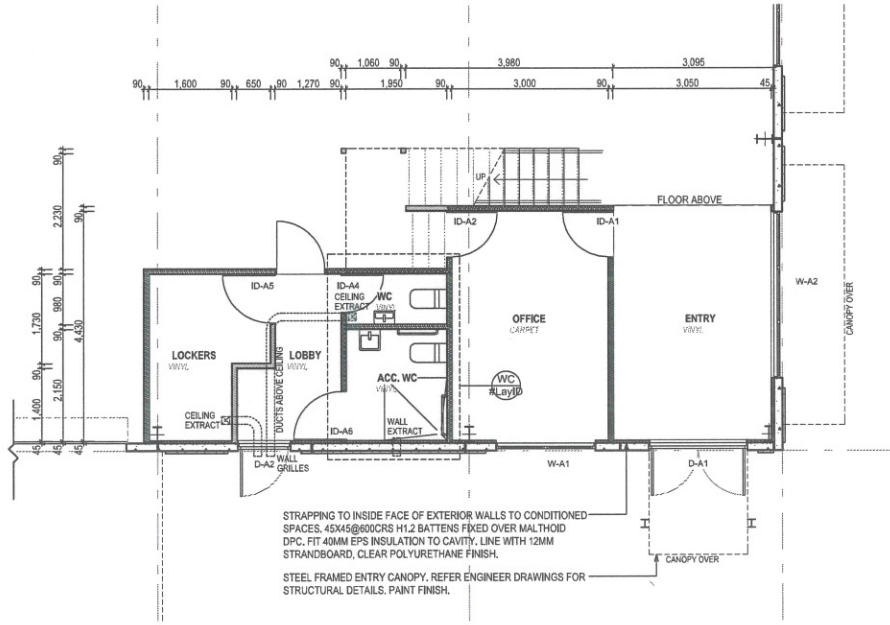
ORIGINAL SHEET SIZE:	A2
CHECKED BY:	BM
DRAWN BY:	BM
SCALE:	1:100
JOB #	1704



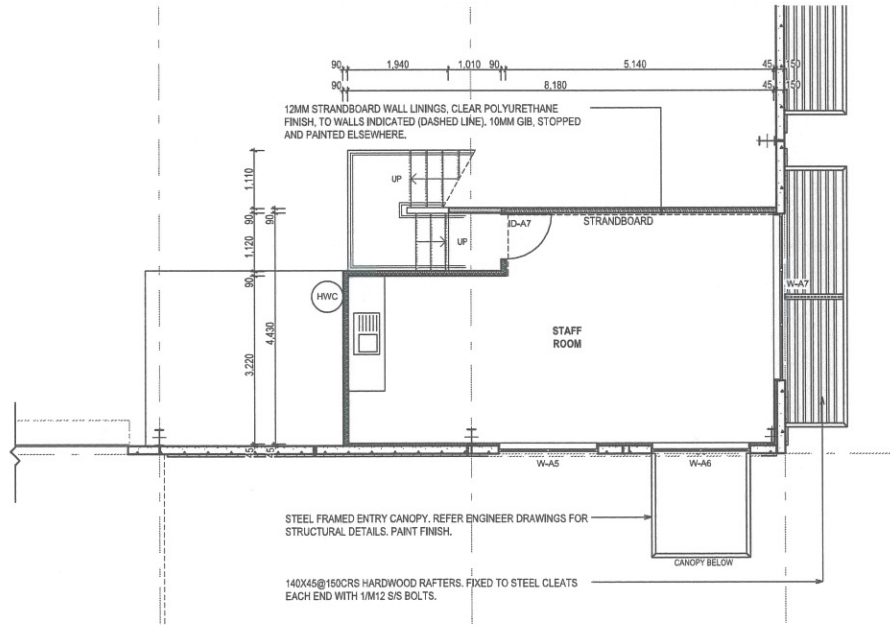
GROUND FLOOR OFFICE PLAN
TENANCY B



MEZZANINE FLOOR PLAN
TENANCY B



GROUND FLOOR OFFICE PLAN
TENANCY A



MEZZANINE FLOOR PLAN
TENANCY A



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ARCHITECTURE

PO BOX 7298
SYDENHAM
CHRISTCHURCH 8240
E daniel@threefoldarchitecture.co.nz P (Daniel) 021 100 7185
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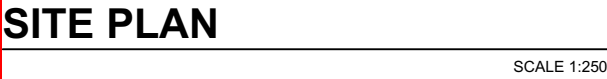
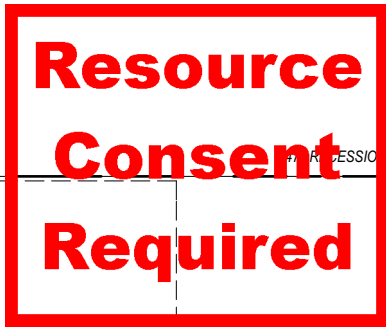
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DRAWING TITLE:
OFFICE FLOOR PLANS

SHEET:
A-2.02

ORIGINAL SHEET SIZE:	A2
CHECKED BY:	BM
DRAWN BY:	BM
SCALE:	1:100
JOB #	1704





SITeworks Plan

SCALE 1:200

STAGE 2 SITeworks
STORMWATER TREATMENT INCLUDED IN FUTURE CONSENT

STAGE 1 SITeworks
STORMWATER TREATMENT INCLUDED IN THIS CONSENT

LEGEND

EXISTING SURFACE LEVEL

PROPOSED SURFACE LEVEL

VC CONCRETE V-CHANNEL. REFER CCC SD601

KC CONCRETE KERB & CHANNEL. REFER CCC SD601

SURFACE/CHANNEL FALL DIRECTION

S - 2
LL 47.25
TYPE 2 SUMP
LL = LID LEVEL

ASPHALTIC CONCRETE DRIVEWAY/PARKING SURFACE.
40MM AC10 ASPHALTIC CONCRETE ON 100MM NZTA M4-AP40, ON 300MM AP60. EX200X50MM H5 EDGE BATTEN WITH 50X50MM H5 PEGS @600CRS.

AS ABOVE, TO FORM VEHICLE ENTRY (REMEDIAL WORK ON COMPLETION). EXISTING VEHICLE CROSSING TO REMAIN.

CONCRETE PATH/ENTRY SLAB. 100MM THICK 20MPA CONCRETE WITH SE62 MESH CENTRAL IN SLAB. LAID OVER 150MM AP40 COMPACTED BASECOURSE. EXPOSED AGGREGATE FINISH.

GARDEN BED. 50MM BARK MULCH PLACED OVER 100MM SCREENED TOPSOIL ON NATURAL GROUND. REFER LANDSCAPE PLAN FOR PLANTING REQUIREMENTS.

- NOTES:
- ALL DIMENSIONS AND LEVELS TO BE CONFIRMED ON SITE.
 - AS BUILT DRAWINGS TO BE SUBMITTED TO MAIN CONTRACTOR UPON COMPLETION OF WORK.
 - ALL CONSTRUCTION ASSOCIATED WITH STORMWATER RETICULATION SHALL COMPLY WITH THE REQUIREMENTS OF THE CCC CONSTRUCTION STANDARD SPECIFICATION - PART 3 - UTILITY DRAINAGE CSS: PART 3 2014.
 - ALL CONSTRUCTION ASSOCIATED WITH THE PAVED AREAS SHALL COMPLY WITH THE REQUIREMENTS OF THE CCC CONSTRUCTION STANDARD SPECIFICATION - PART 6 - ROADS CSS: APR 6 2014.
 - ALL STORMWATER INFRASTRUCTURE SHALL COMPLY WITH THE REQUIREMENTS OF NZBC CLAUSE E1 - SURFACE WATER.
 - ALL STORMWATER PIPES TO HAVE 500MM MINIMUM COVER, UNLESS OTHERWISE NOTED.
 - STORMWATER PIPE LAYING AND HAUNCHING TO COMPLY WITH CCC CSS SD344 SHEET 2.
 - INSPECTION CHAMBERS SHALL BE TYPE C TO COMPLY WITH CCC CSS SD375.
 - ALL SUMPS SHALL COMPLY WITH CCC SD329.
 - LIDS AND COVERS TO STRUCTURES TO COMPLY WITH CCC CSS SD301 AND SUITABLE FOR TRAFFICABLE AREAS.
 - LATERAL BENCHING AT INSPECTION CHAMBERS TO COMPLY WITH CCC CSS SD303 SHEET 4.
 - ALL GRADES SHOWN ARE MINIMUM.
 - MAXIMUM PAVEMENT GRADE IS TO BE 5%. MINIMUM IS TO BE 1.5%. MINIMUM KERB FALL TO BE 0.5%. MINIMUM V-CHANNEL FALL TO BE 0.5%.
 - SUBGRADE WITH A MINIMUM CBR = 2.0 TO BE CONFIRMED BY CONTRACTOR PRIOR TO PLACING ANY AP65 SUBGRADE.
 - THE VEHICLE CROSSING METAL COURSE IS REQUIRED TO PASS A CCC CLEGG HAMMER TEST. THE CONTRACTOR SHALL ARRANGE THE TESTING.
 - ANY PROPOSED KERB BASE IS REQUIRED TO PASS ND TEST PRIOR TO POURING. (2100KG/M² MIN. & 95% GREATER THAN 2150KG/M²).
 - THE FINISHED SURFACE TO HAVE A MAXIMUM BENKLEMAN BEAM DEFLECTION OF 2.0MM.
 - LIDS AND COVERS TO STRUCTURES TO COMPLY WITH CCC CSS SD301 AND SUITABLE FOR TRAFFICABLE AREAS.
 - THE LEVELS PROVIDED ON THESE DRAWINGS ARE NOT COMPREHENSIVE AND INTERPOLATION MAY BE REQUIRED BETWEEN THE LEVELS PROVIDED. THE CONTRACTOR SHALL ALLOW FOR TYING IN WITH EXISTING LEVELS ON THE BOUNDARIES AND AT THE THRESHOLDS TO BUILDINGS WITH LOCAL RAMPS WHERE REQUIRED.
 - ACCESS ROUTES TO WHICH THE PUBLIC HAVE ACCESS TO ON THE APPROACH TO THE MAIN ENTRANCE OF THE BUILDINGS, SHALL HAVE A MEAN COEFFICIENT OF FRICTION OF NOT LESS THAN 0.4 WHEN TESTED IN ACCORDANCE WITH AS/NZS 3661.1.

3

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DRAWING TITLE:
SITeworks Plan

SHEET:
A-1.02

ORIGINAL SHEET SIZE: A2

CHECKED BY: BM

DRAWN BY: BM

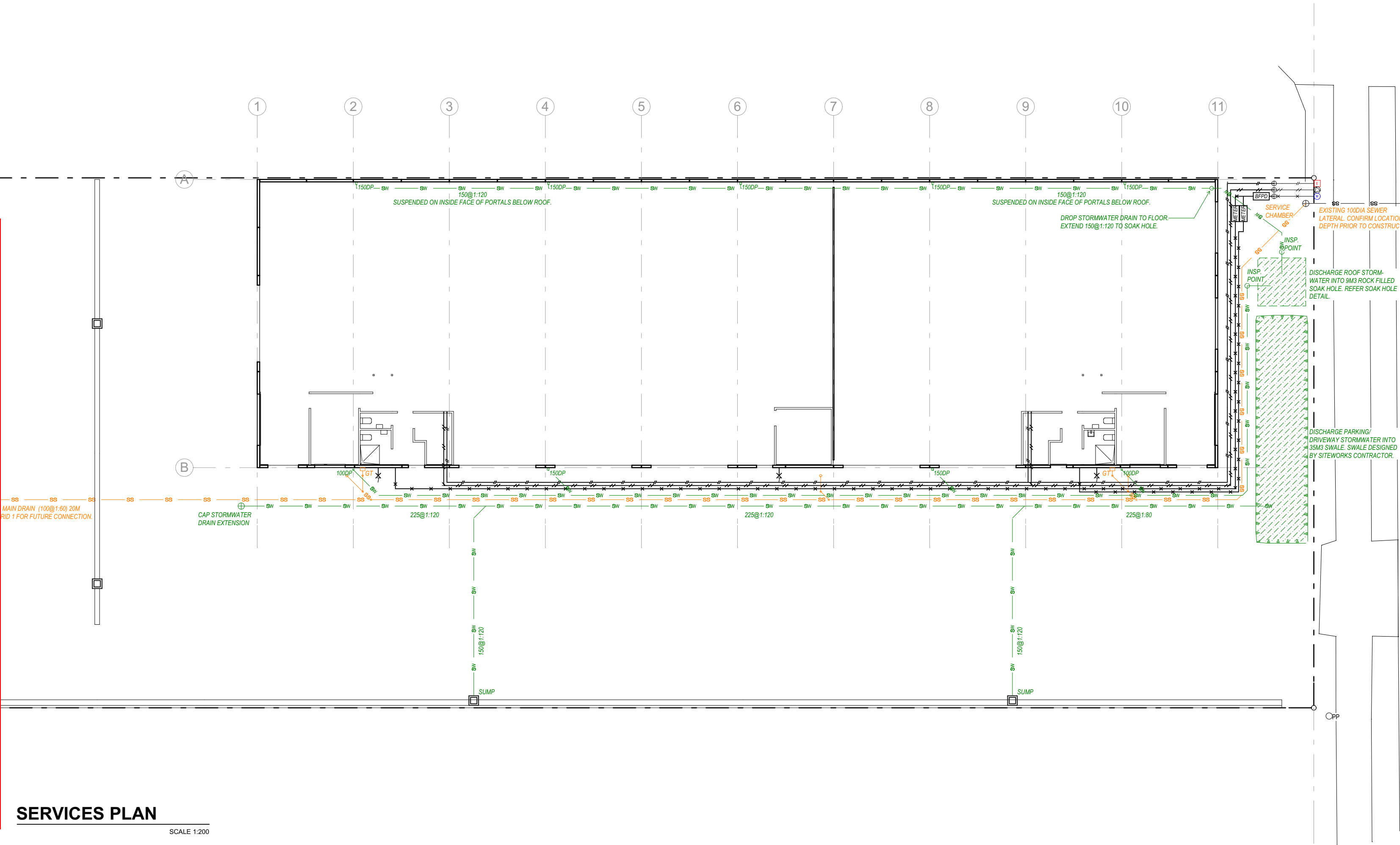
SCALE: 1:200

JOB # 1704

AD NZ⁺ Architectural
Designers
New Zealand
Professional
Member

SERVICES PLAN

SCALE 1:200



LEGEND

SW
150@1:150

SS

OP

X

X

BFPD

COMMUNICATIONS CABLE

POWER SUPPLY CABLE

UPVC STORMWATER DRAIN (SIZE & GRADIENT SHOWN). FIT INSPECTION OPENINGS TO EVERY BEND.

100DIA UPVC SEWER DRAIN (1:80 MIN GRADIENT). FIT INSPECTION OPENINGS TO EVERY BEND. FIT FLEXIBLE JUNCTIONS WHERE DRAINS TERMINATE BEYOND COMPACTED BASECOURSE.

INSLAB UPVC SEWER DRAIN (40@1:40, 65@1:40, 100@1:60 MIN GRADIENTS). SLEEVE IN PLASTIC.

RODDING POINT

BRASS THREADED HOSE TAP WITH REMOVABLE TAP.

NEW 20MM ALKATHENE WATER SUPPLY PIPE. CONNECT TO EXISTING LATERAL.

WILKINS TOP ACCESS DOUBLE CHECK VALVE ASSEMBLY 950XLT MEDIUM HAZARD BACKFLOW PREVENTOR TO THE DOMESTIC WATER CONNECTION INSIDE THE BOUNDARY PRIOR TO SPLITTING THE CONNECTIONS TO TENANCIES. BFPD SHALL BE INSTALLED > 305MM ABOVE GROUND LEVEL IN LINE AFTER THE TOBY, PROTECTED WITH A LOCKABLE ENCLOSED STEEL COVER.

COMMUNICATIONS CABLE IN 50MM PVC CONDUIT

POWER SUPPLY CABLE SUITABLY SIZED FOR REQUIRED LOAD

NOTES:

- DIMENSIONS SHOWN ARE OVER FOUNDATION WALLS.
- FIT MALTHOID DPC BETWEEN ALL TIMBER/CONCRETE CONNECTIONS.
- ENSURE ALL PROVISIONS ARE MADE FOR PLUMBING, DRAINAGE & ELECTRICAL SERVICES PRIOR TO POURING FOUNDATIONS & SLAB.
- ALL DRAINAGE SHALL COMPLY WITH NZSAS 9500
- DRAINLAYER SHALL PROVIDE AN AS-BUILT DRAINAGE PLAN ON COMPLETION OF THE WORK.
- CONFIRM ACTUAL POSITIONS & DEPTHS OF EXISTING SERVICE CONNECTIONS ON SITE PRIOR TO WORK COMMENCING.
- ABOVE FLOOR WASTES & BELOW SUSPENDED FLOOR WASTES SHALL BE SUPPORTED WITH APPROVED SUPPORTS THAT ALLOW FOR THERMAL MOVEMENT.
- IN-SLAB WASTES SHALL BE SLEEVED WITH PLASTIC.
- COPPER WASTES - SUPPORTED AT 2.5M MAX CRS
- PVC WASTES >50DIA GRADED - SUPPORTED AT 1.0M VERTICALLY, 1.0M
- PVC WASTES <50DIA GRADED
- CONNECT TWO WATER CONNECTIONS TO THE WATER SUPPLY AS SHOWN. RUN 20MM ALKATHENE SUPPLY LINES TO DEMARKATION POINTS WITHIN EACH TENANCY WHERE AN ISOLATION VALVE IS TO BE FITTED.
- RUN ALL WATER SUPPLIES THROUGHOUT TENANCIES COMPLYING TO NZBC G12/AS1.

3

THREEFOLD ARCHITECTURE

PO BOX 7208
SYDENHAM
CHRISTCHURCH 8240

E daniel@threefoldarchitecture.co.nz P (Daniel) 021 100 7185
E bryce@threefoldarchitecture.co.nz P (Bryce) 027 425 0844

JOB TITLE:

COMMERCIAL DEVELOPMENT
FOR
RUSSELL LUND

SITE ADDRESS:

854 JONES ROAD
ROLLESTON

STATUS / REVISION:

ISSUED FOR	DATE	REV
BUILDING CONSENT	27/02/2017	

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DRAWING TITLE:

SERVICES PLAN

SHEET:

A-1.03

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JOB #	1704

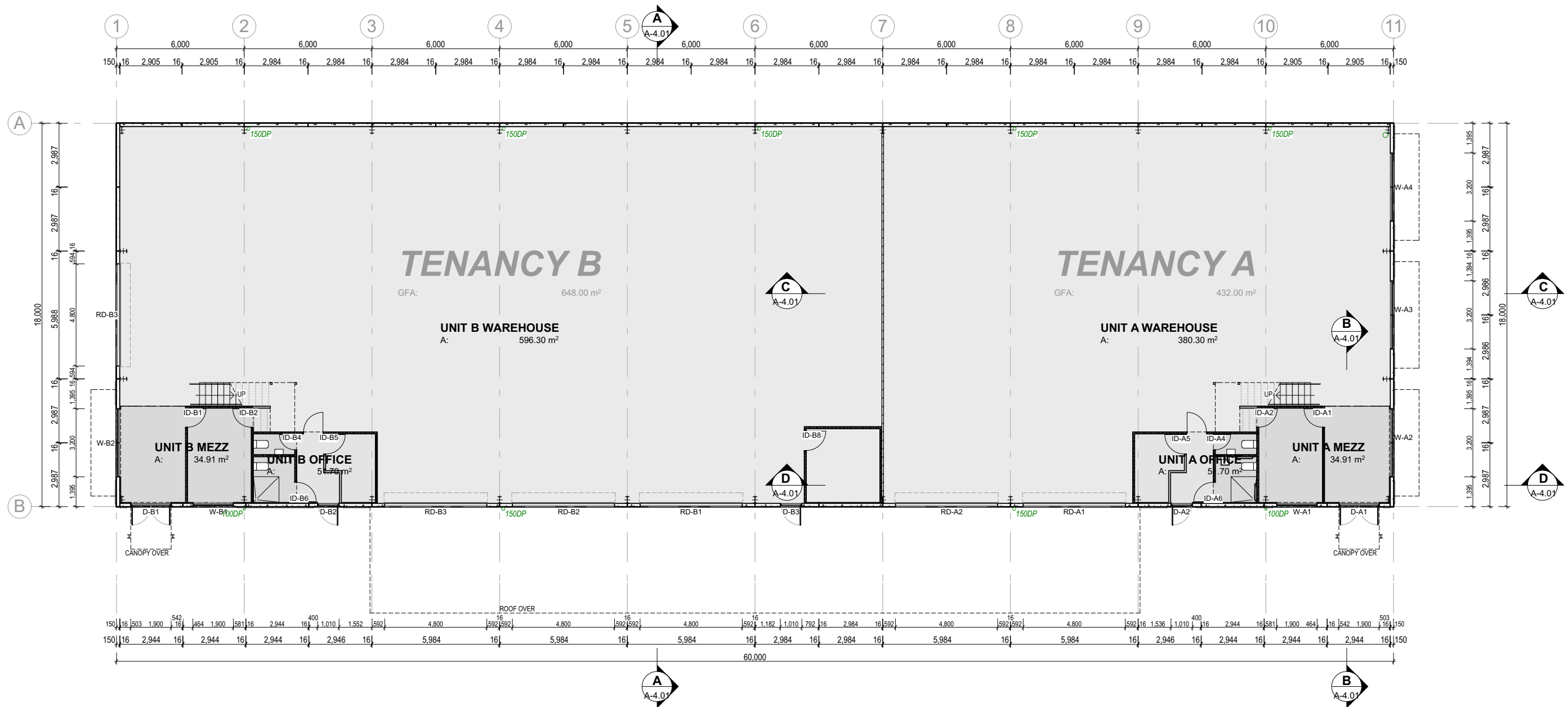
ADNZ

Architectural
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New Zealand

Professional
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KEY PLAN

SCALE 1:200



LEGEND

- 45X45@600CRS H1.2 SGB PINE STRAPPING BATTENS FIXED OVER MALTHOID TO CONCRETE BLOCK WALLS. FIT 40MM XPS POLYSTYRENE TO FRAMING CAVITY.
- 90X45MM H1.2 SGB PINE WALL FRAMING. 10MM GIB WALL LININGS UNLESS STATED OTHERWISE.
- 90X45MM H1.2 SGB PINE WALL FRAMING. FIT KNAUF R2.8 WALL BATTS TO EXTERIOR WALLS, AND WALLS BETWEEN OFFICES & WAREHOUSE SPACES. KNAUF ACOUSTIC BATTs TO ALL INTERNAL WALLS AROUND TOILET ROOMS. 10MM GIB WALL LININGS UNLESS STATED OTHERWISE.
- 90X45MM H1.2 SGB PINE WALL FRAMING. FIT KNAUF R2.8 WALL BATTs. 16MM GIB FYRELINE WALL LININGS INSTALLED TO GBW 30A SPEC.
- 150MM TILT-SLAB CONCRETE PANEL WALLS. NO COLOUR ADDITIVE. MATT CLEAR SEALER APPLIED TO EXTERIOR FACES.
- CARPET
- VINYL

NOTES:

- DIMENSIONS SHOWN ARE OVER STRUCTURAL ELEMENTS, I.E. CONC. PANELS, WALL FRAMING, ETC.

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SYDENHAM
CHRISTCHURCH 8240
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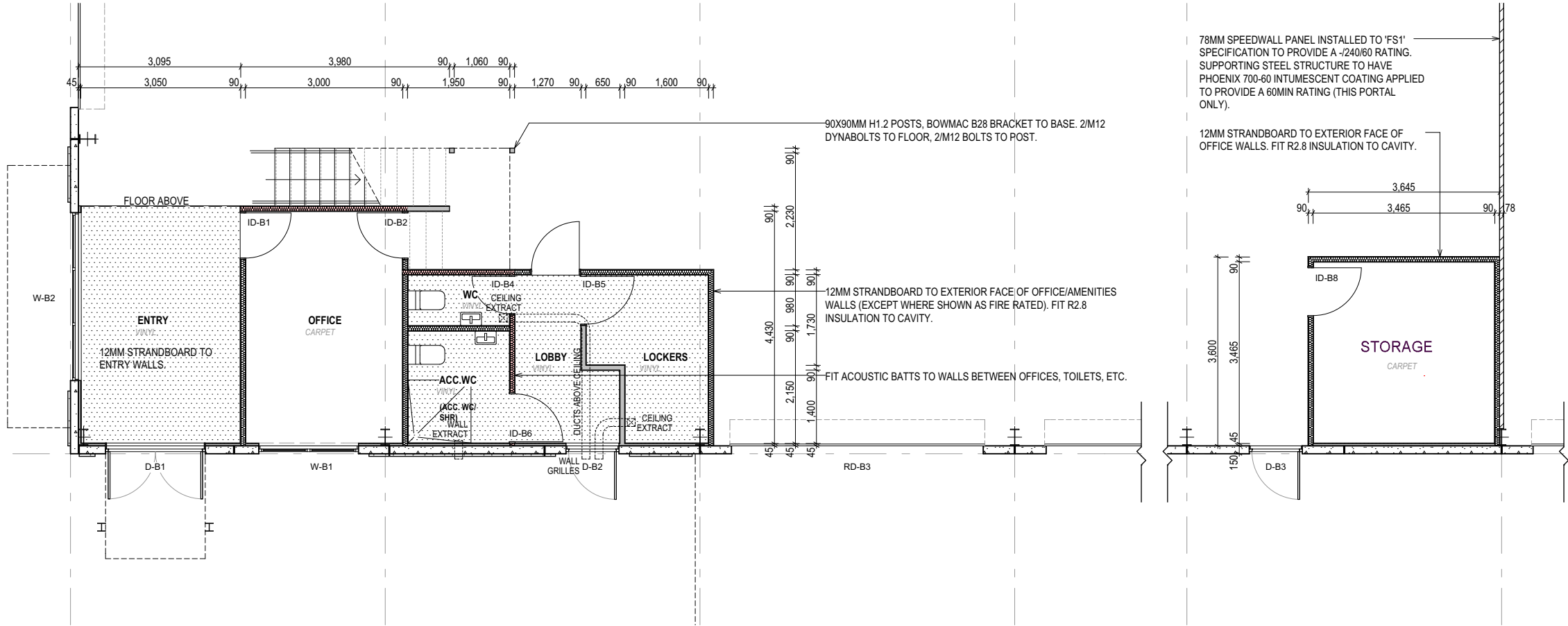
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DRAWING TITLE:
KEY PLAN

SHEET:
A-2.01

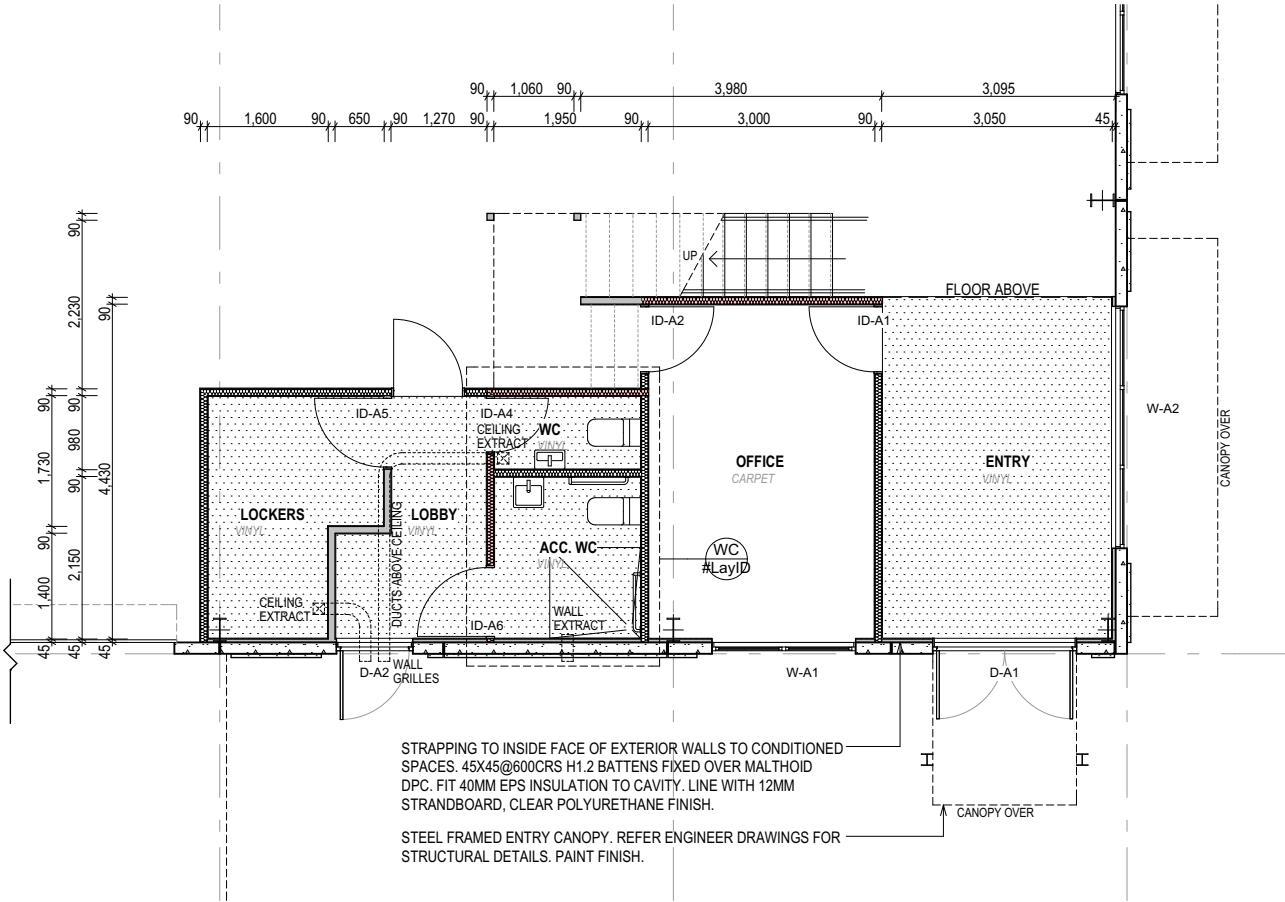
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SCALE:	1:200
JOB #	1704

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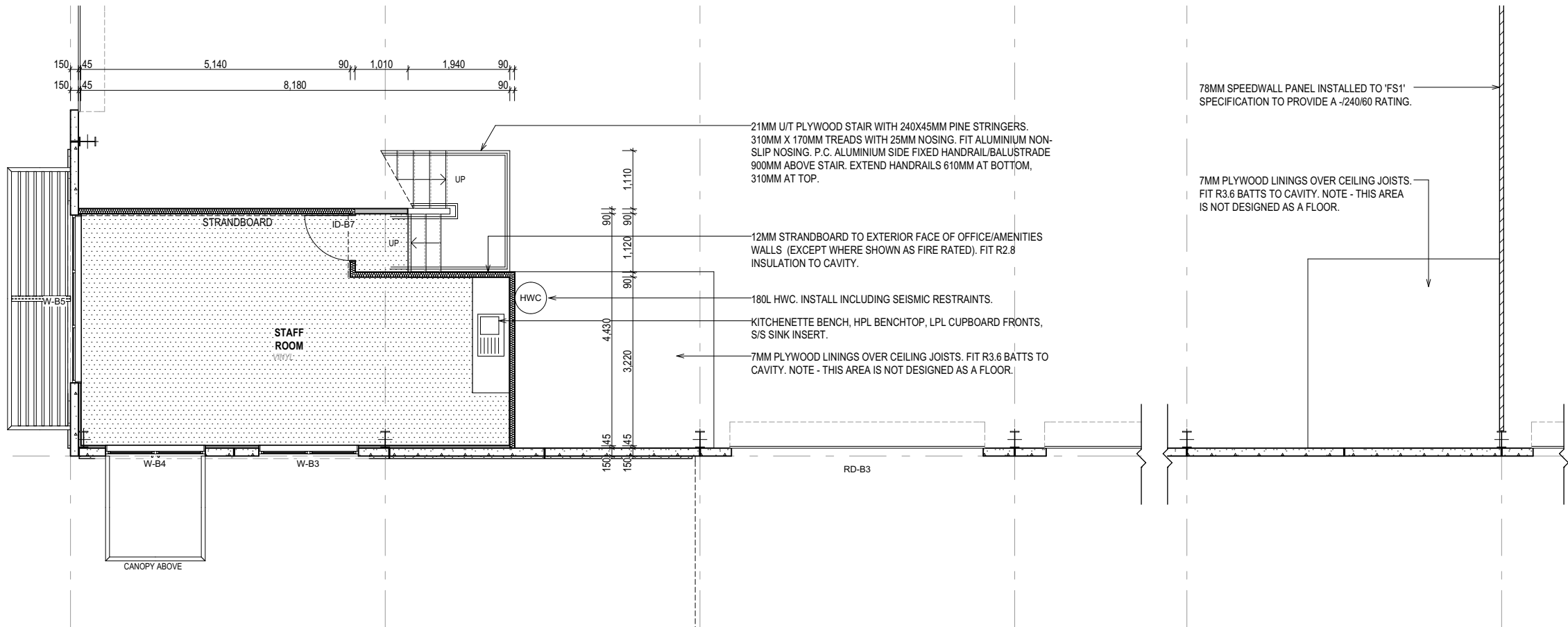
GROUND FLOOR OFFICE PLAN
TENANCY B

SCALE 1:100



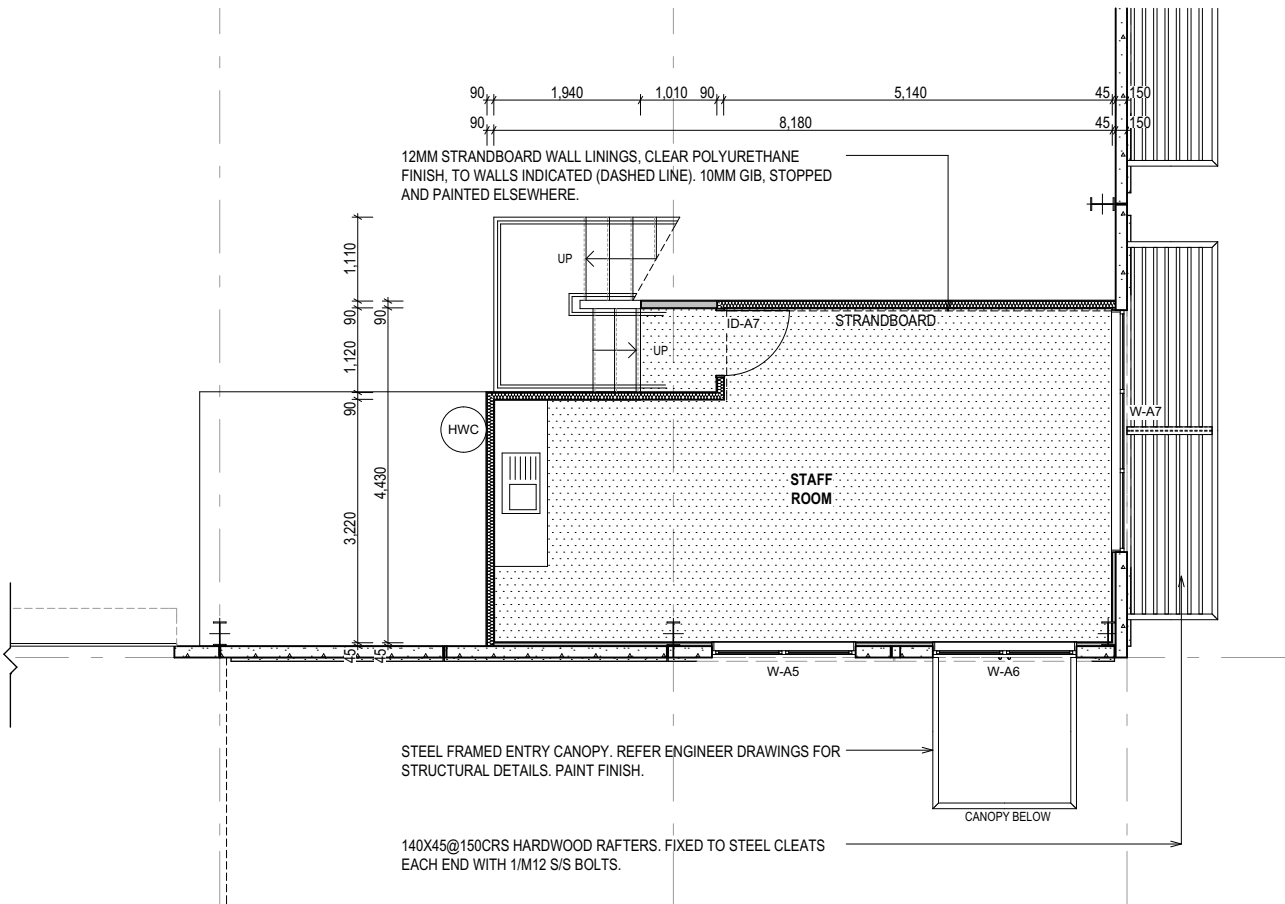
GROUND FLOOR OFFICE PLAN
TENANCY A

SCALE 1:100



MEZZANINE FLOOR PLAN
TENANCY B

SCALE 1:100



MEZZANINE FLOOR PLAN
TENANCY A

SCALE 1:100

3

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ARCHITECTURE

PO BOX 7208
SYDENHAM
CHRISTCHURCH 8240

E daniel@threefoldarchitecture.co.nz P (Daniel) 021 100 7185
E bryce@threefoldarchitecture.co.nz P (Bryce) 027 425 0844

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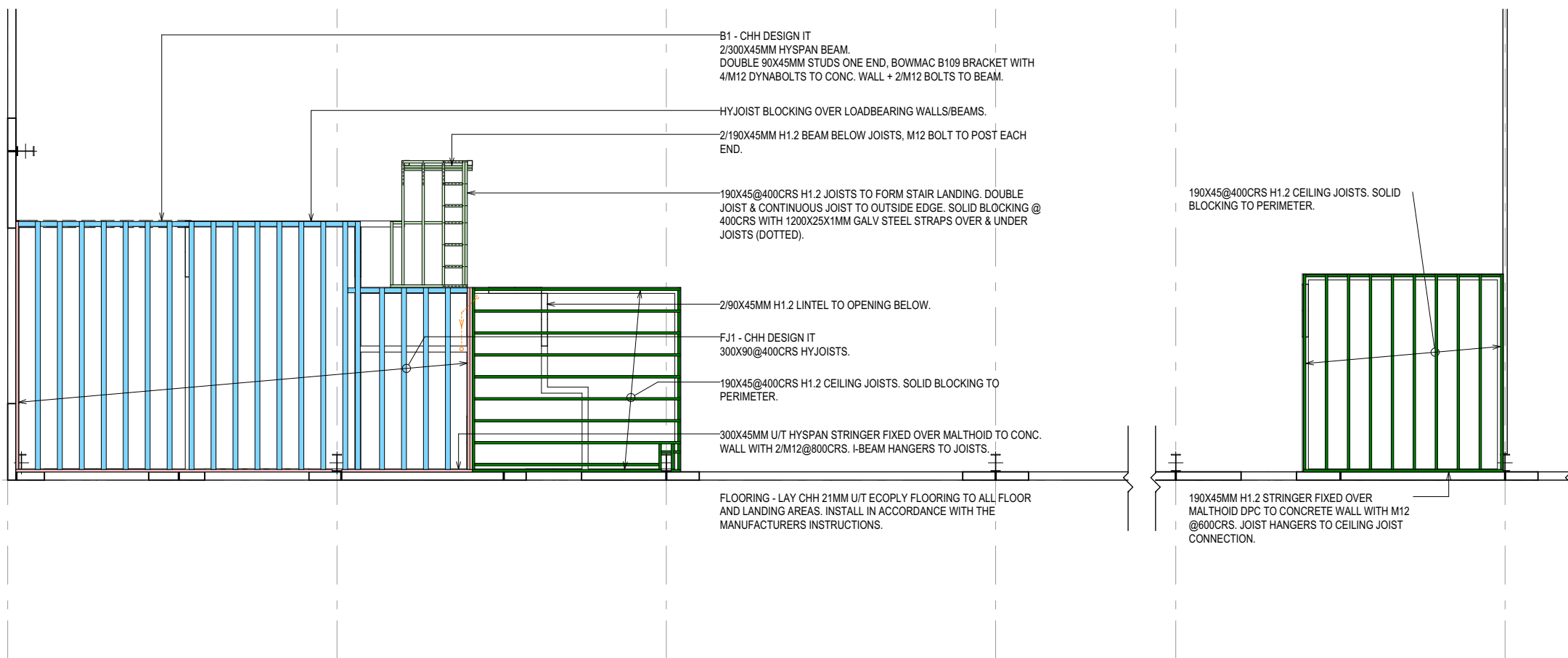
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DRAWING TITLE:
OFFICE FLOOR PLANS

SHEET:
A-2.02

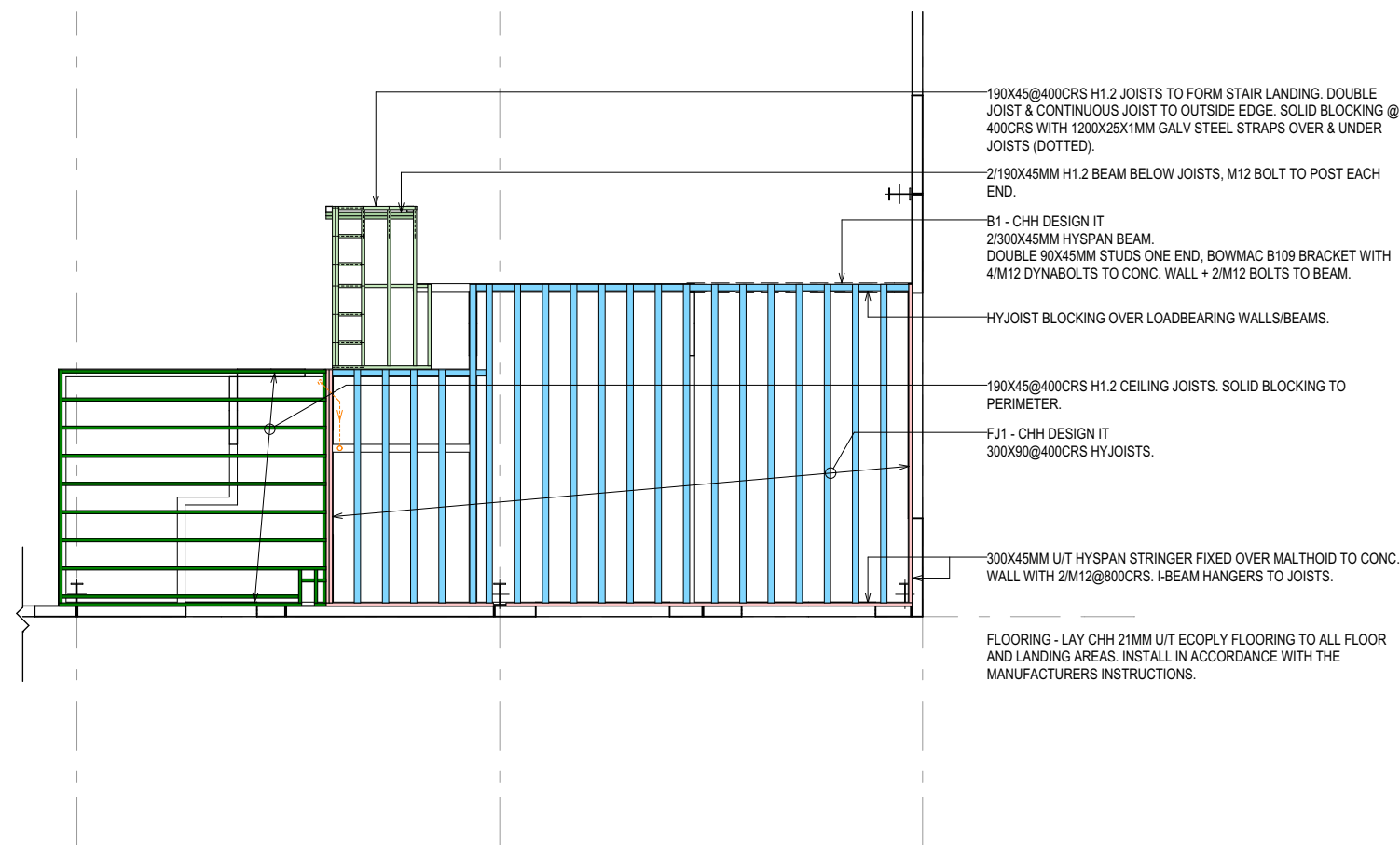
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JOB #	1704



FLOOR/CEILING FRAMING PLAN

TENANCY B

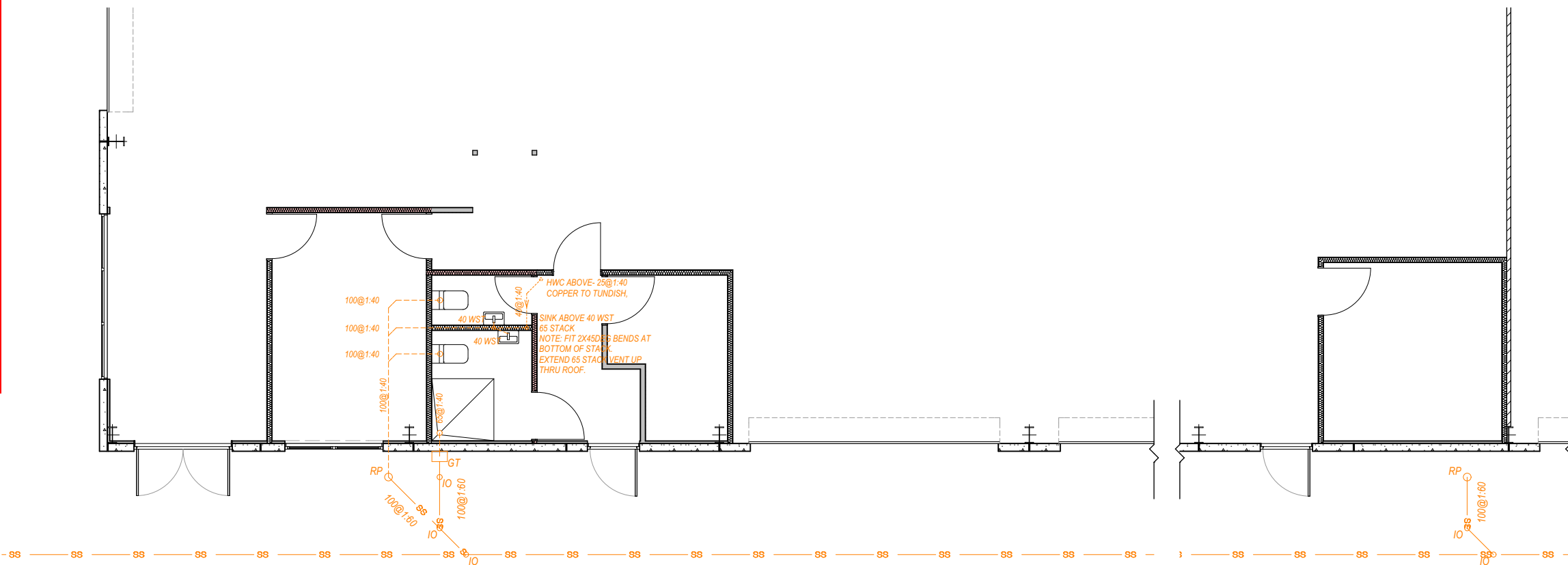
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FLOOR/CEILING FRAMING PLAN

TENANCY A

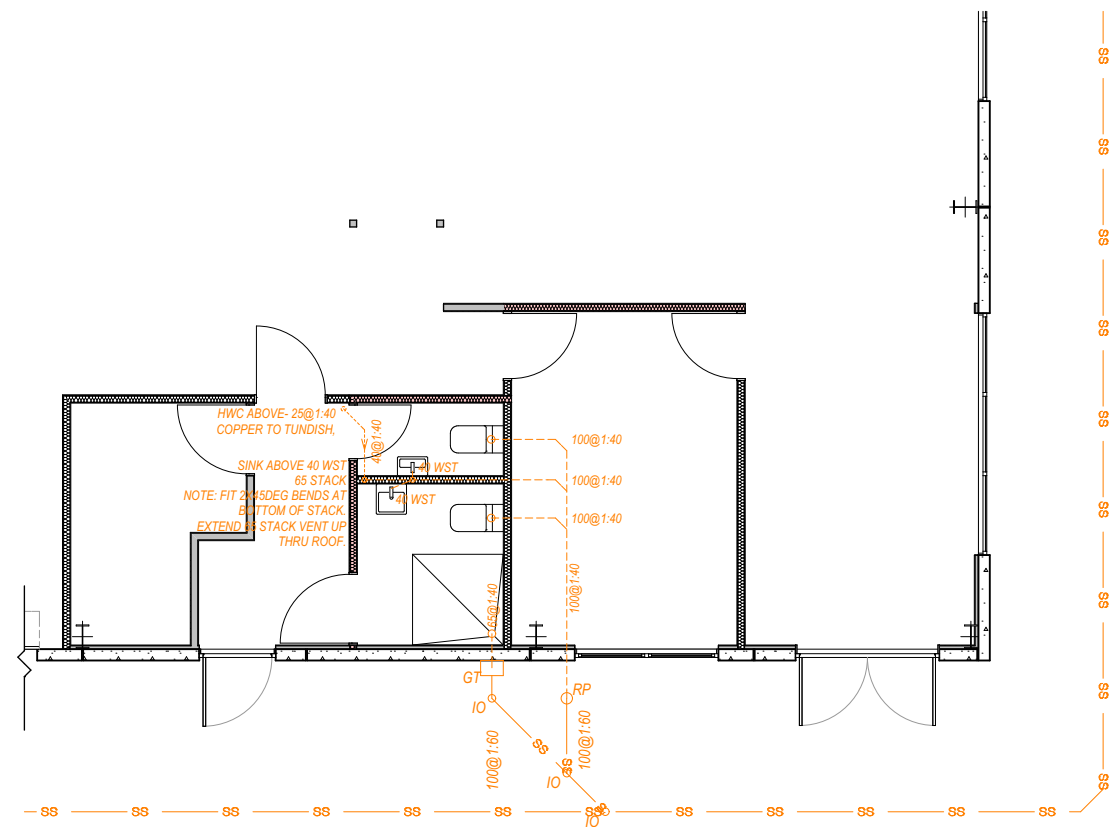
SCALE 1:100



PLUMBING & DRAINAGE PLAN

TENANCY B

SCALE 1:100



PLUMBING & DRAINAGE PLAN

TENANCY A

SCALE 1:100

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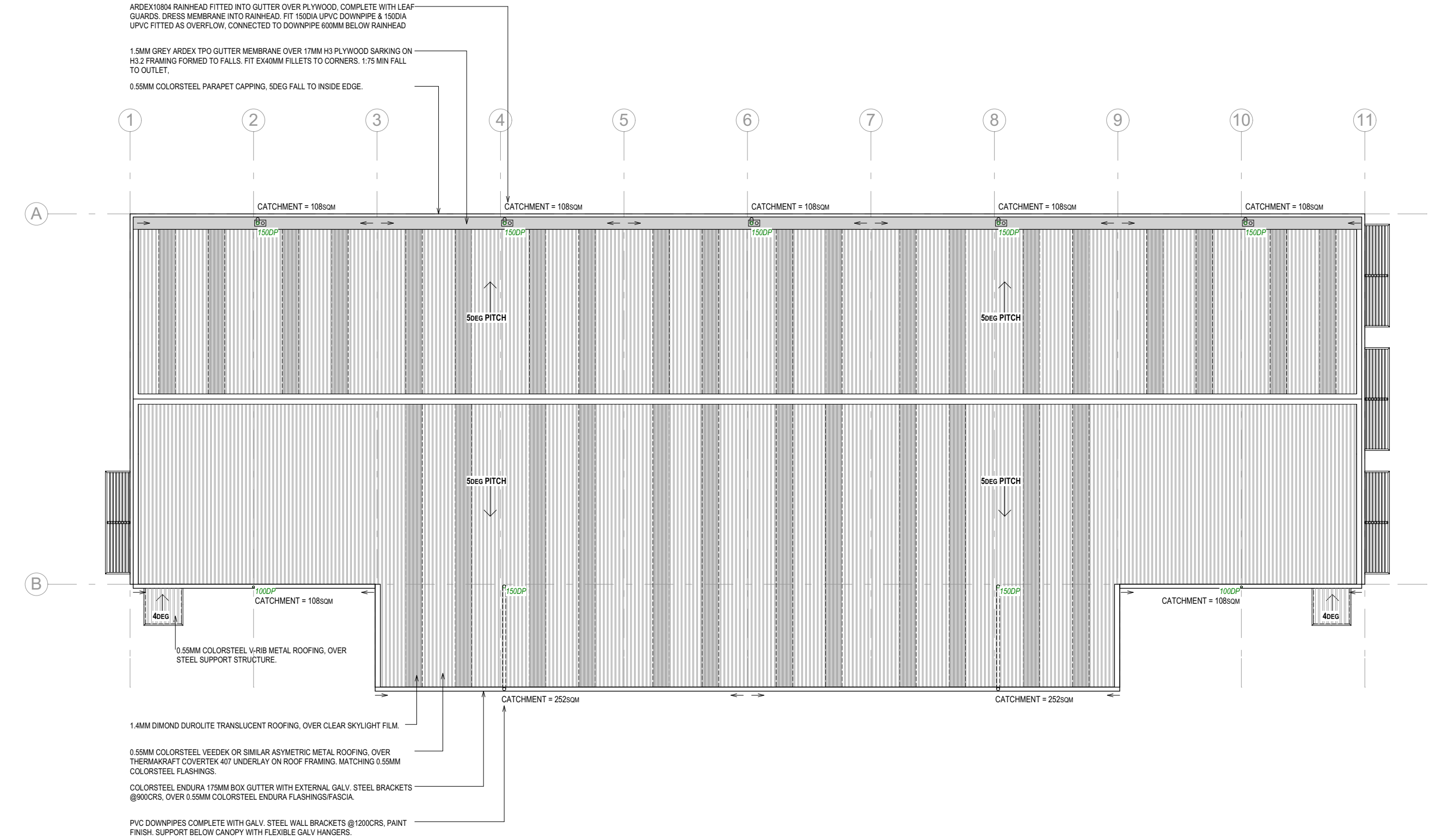
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ROOF PLAN

SHEET:

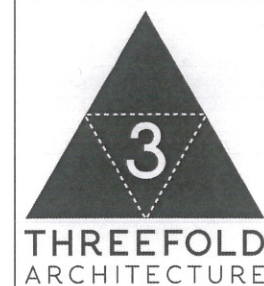
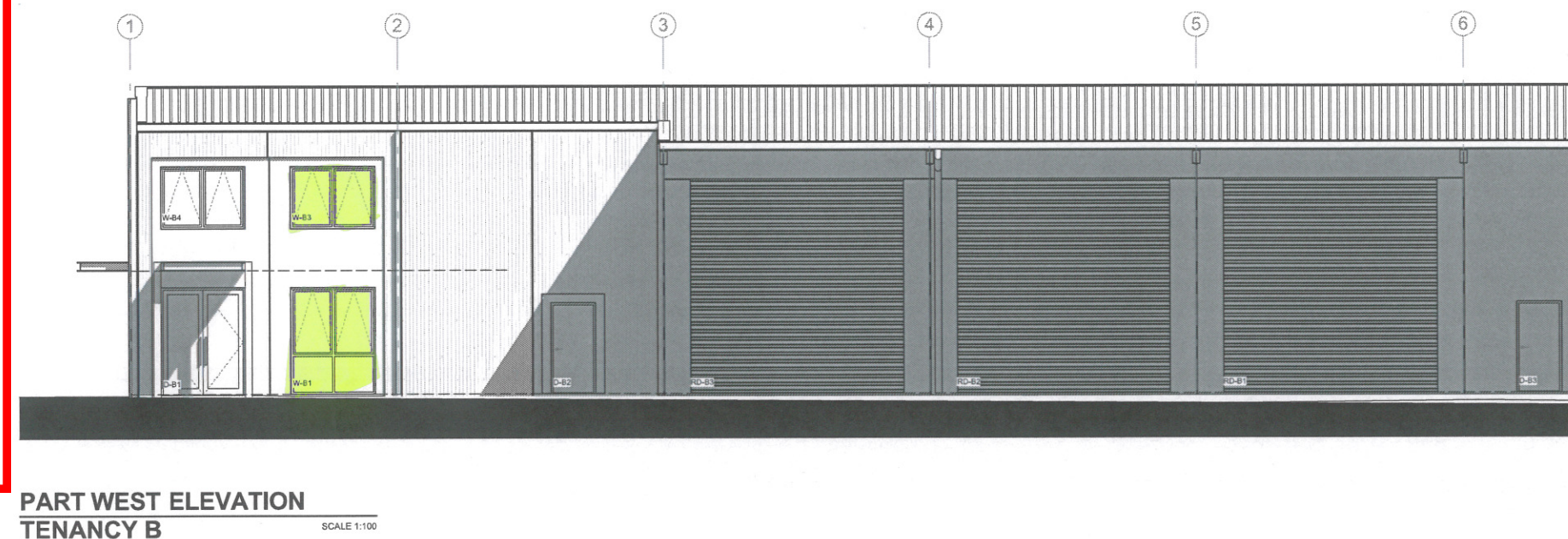
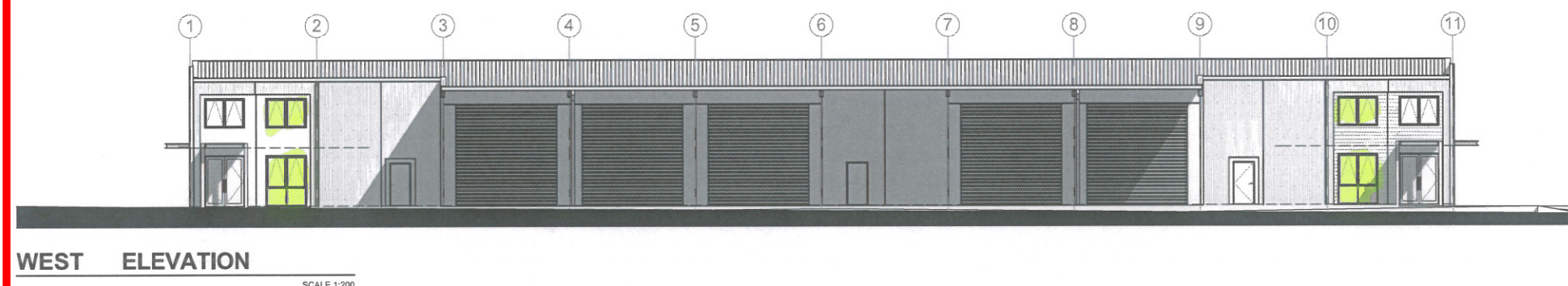
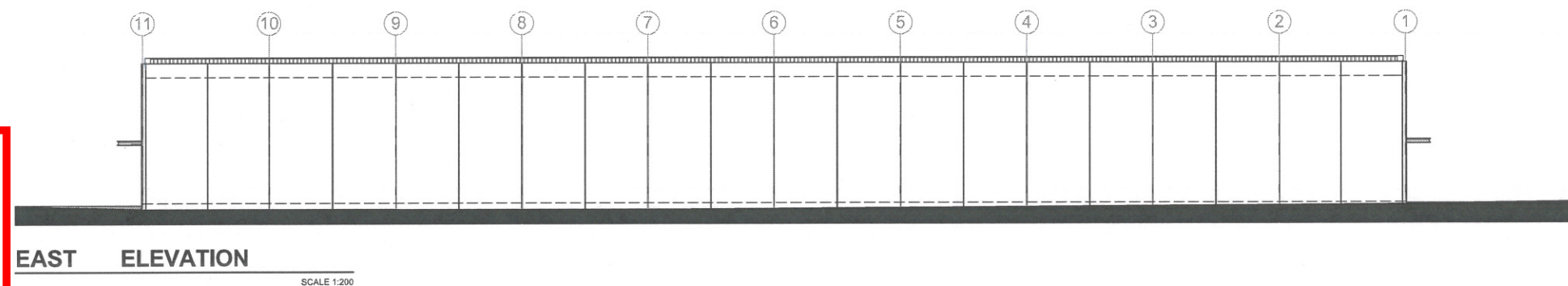
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SCALE:	1:200
JOB #	1704



ROOF PLAN

SCALE 1:200



PO BOX 7208
SYDENHAM
CHRISTCHURCH 8240
E daniel@threefoldarchitecture.co.nz P (Daniel) 021 100 7195
E bryce@threefoldarchitecture.co.nz P (Bryce) 027 425 9644

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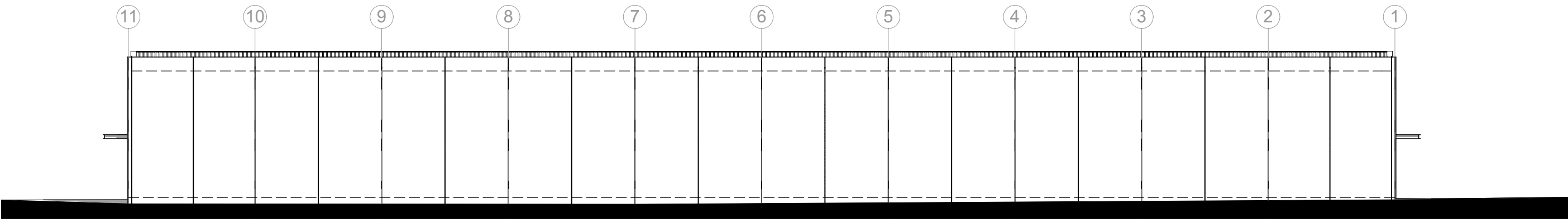
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ELEVATIONS

SHEET:
A-3.01

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JOB # 1704



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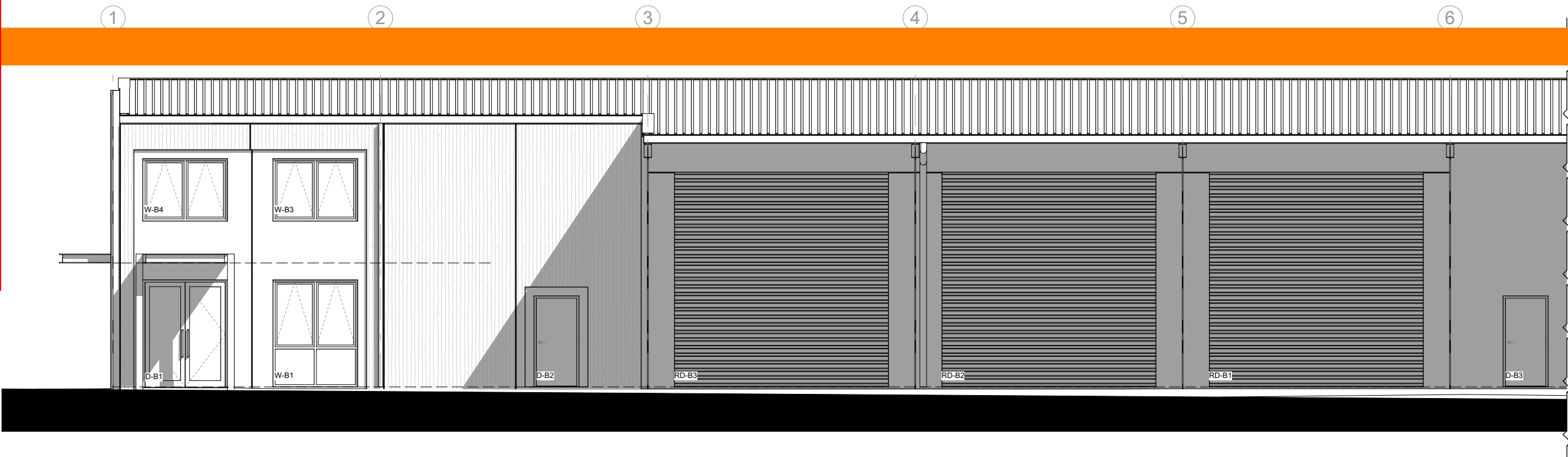


EAST ELEVATION
SCALE 1:200

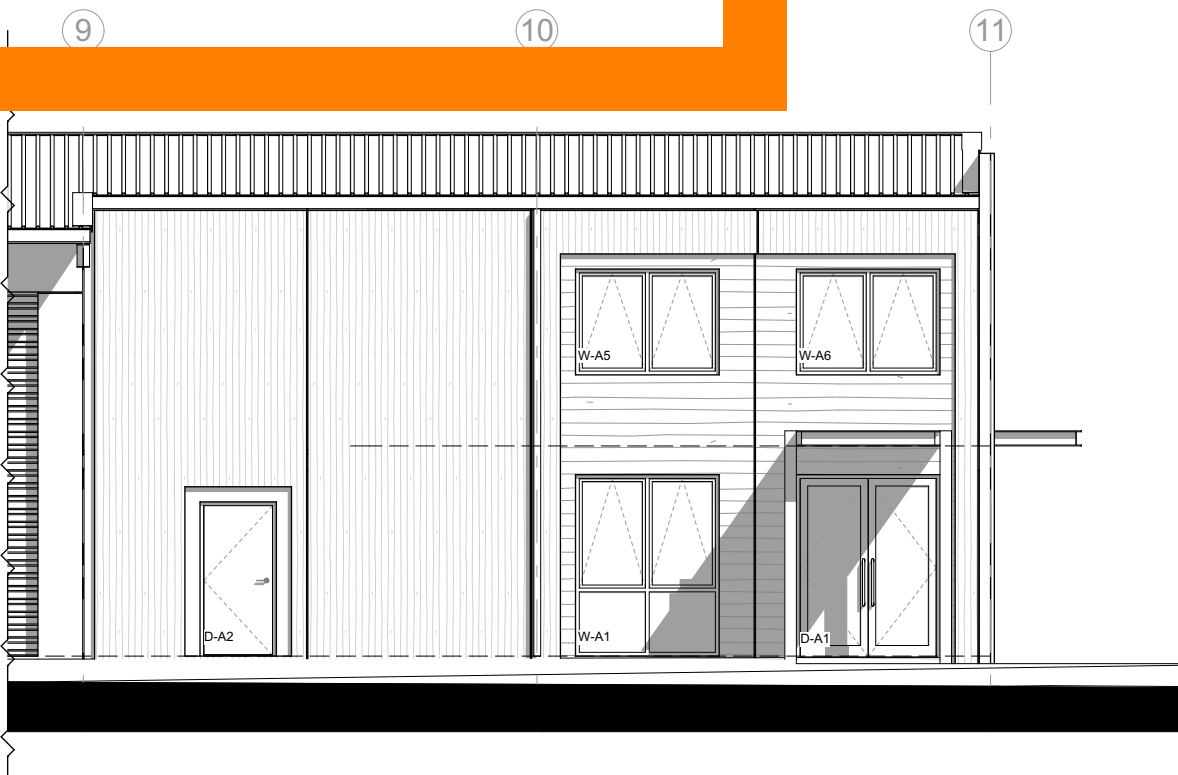


WEST ELEVATION
SCALE 1:200

SUPERSEDED



PART WEST ELEVATION
TENANCY B
SCALE 1:100



PART WEST ELEVATION
TENANCY A
SCALE 1:100

3

THREEFOLD
ARCHITECTURE

PO BOX 7208
SYDENHAM
CHRISTCHURCH 8240

E daniel@threefoldarchitecture.co.nz P (Daniel) 021 100 7185
E bryce@threefoldarchitecture.co.nz P (Bryce) 027 425 0844

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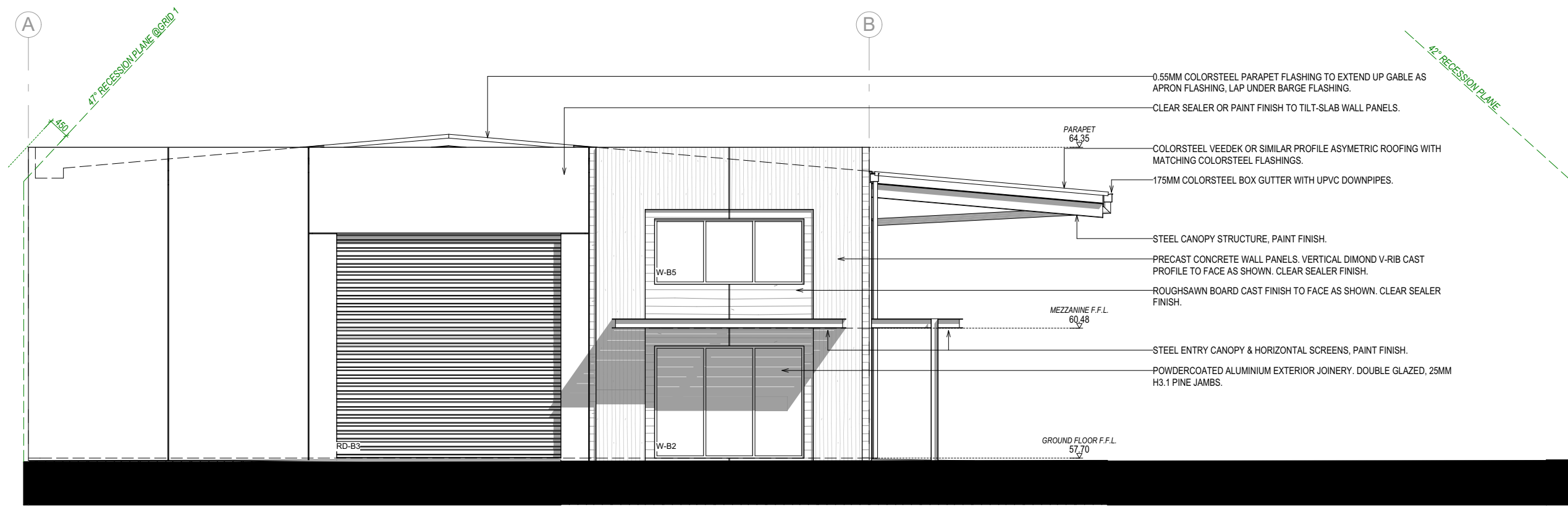
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DRAWING TITLE:
ELEVATIONS

SHEET:
A-3.01

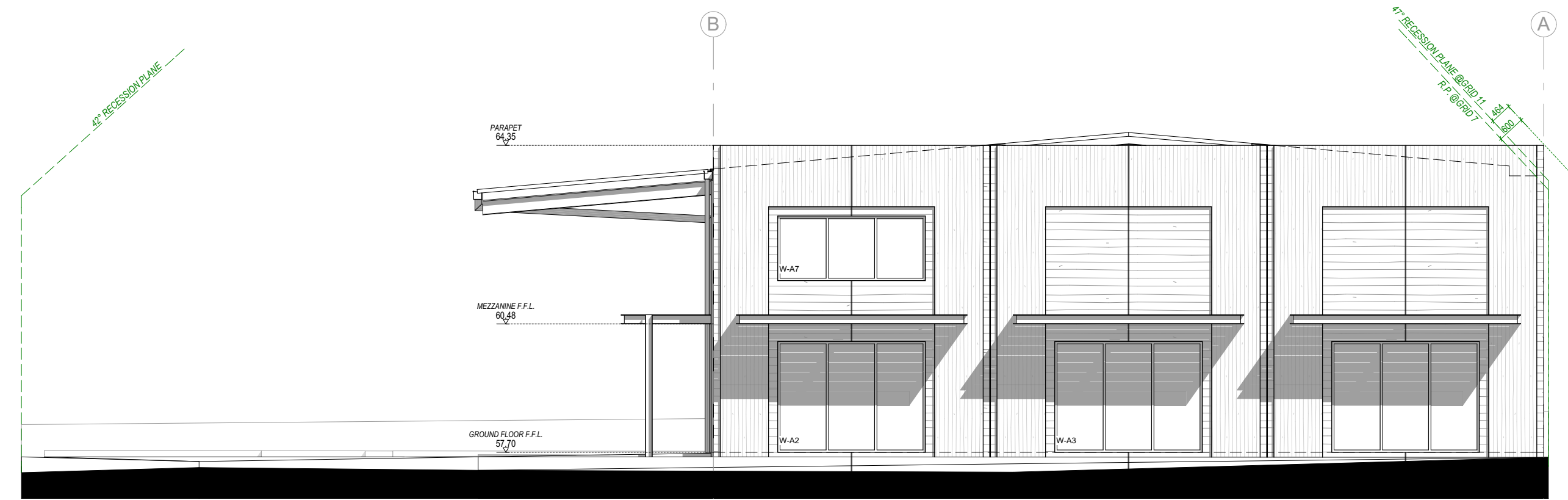
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NORTH ELEVATION

SCALE 1:100



SOUTH ELEVATION

SCALE 1:100

JOB TITLE:
**COMMERCIAL DEVELOPMENT
FOR
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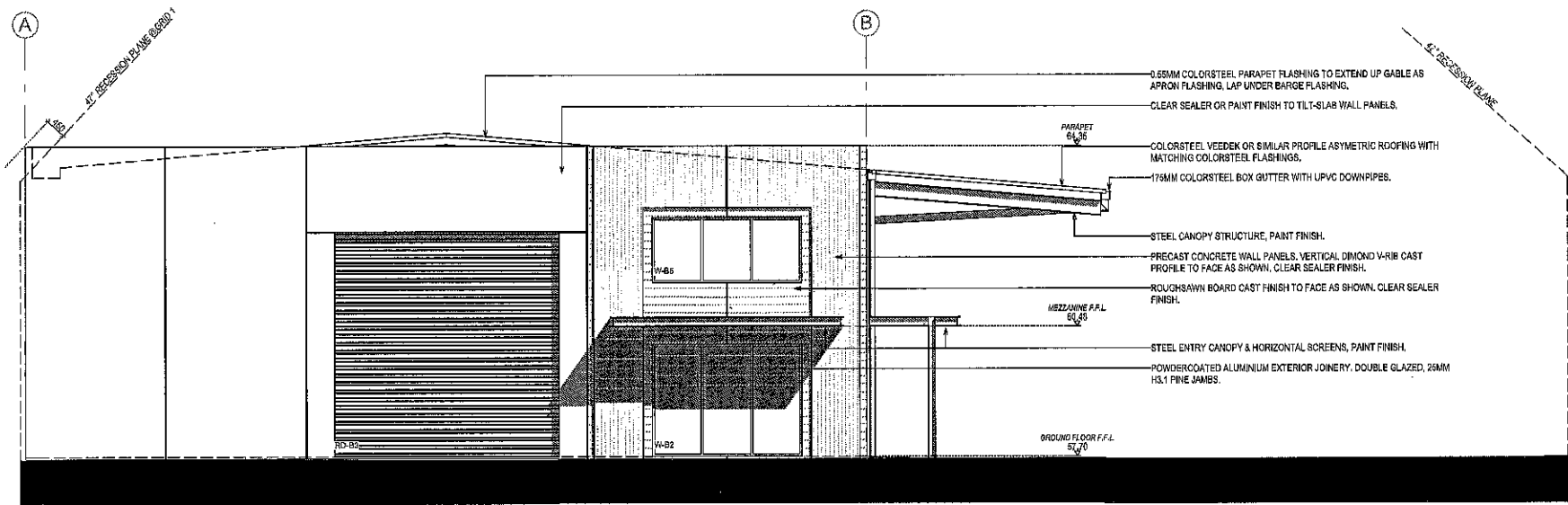
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ELEVATIONS

SHEET:
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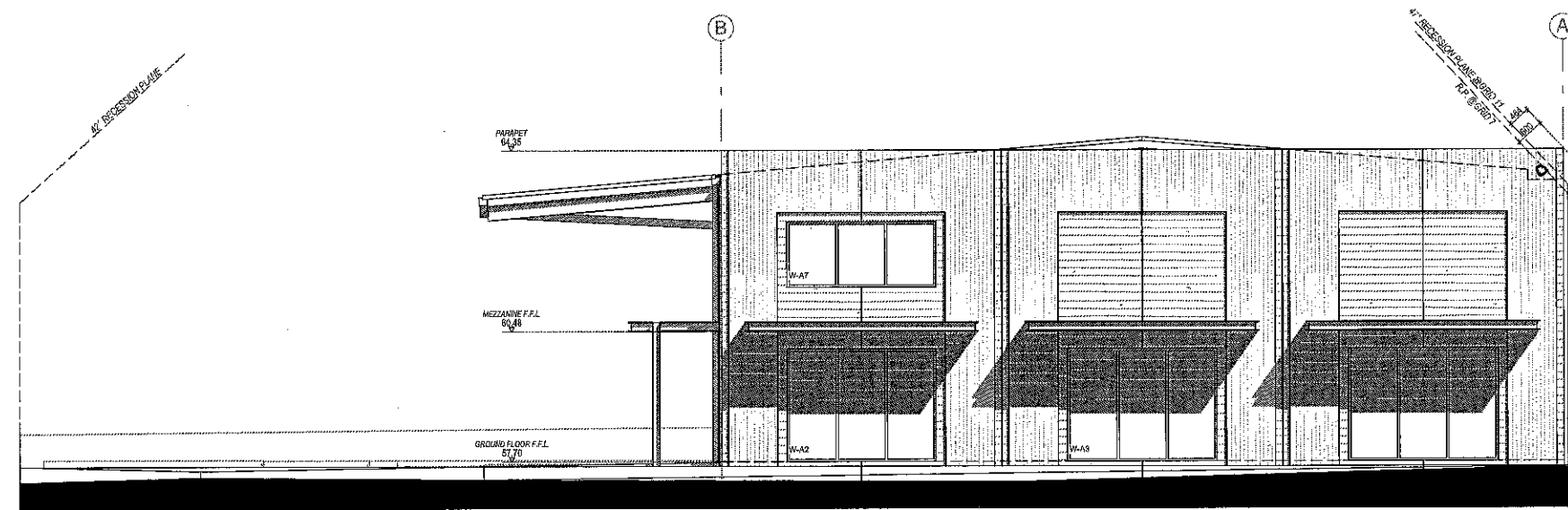
E1. 1. Visible blockage location.

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NORTH ELEVATION

SCALE 1:100



SOUTH ELEVATION

SCALE 1:100

SOLUTION
80mm PVC pipe extending (core drill through panel)
40 from face of panel.
* VISIBLE LOCATION FOR SW BLOCKAGE

THREEFOLD ARCHITECTURE
PO BOX 1208
SYDENHAM
CHRISTCHURCH 8340
E daniel@threefoldarchitecture.co.nz P (Daniel) 021 190 7485
E bryce@threefoldarchitecture.co.nz P (Bryce) 027 426 0844

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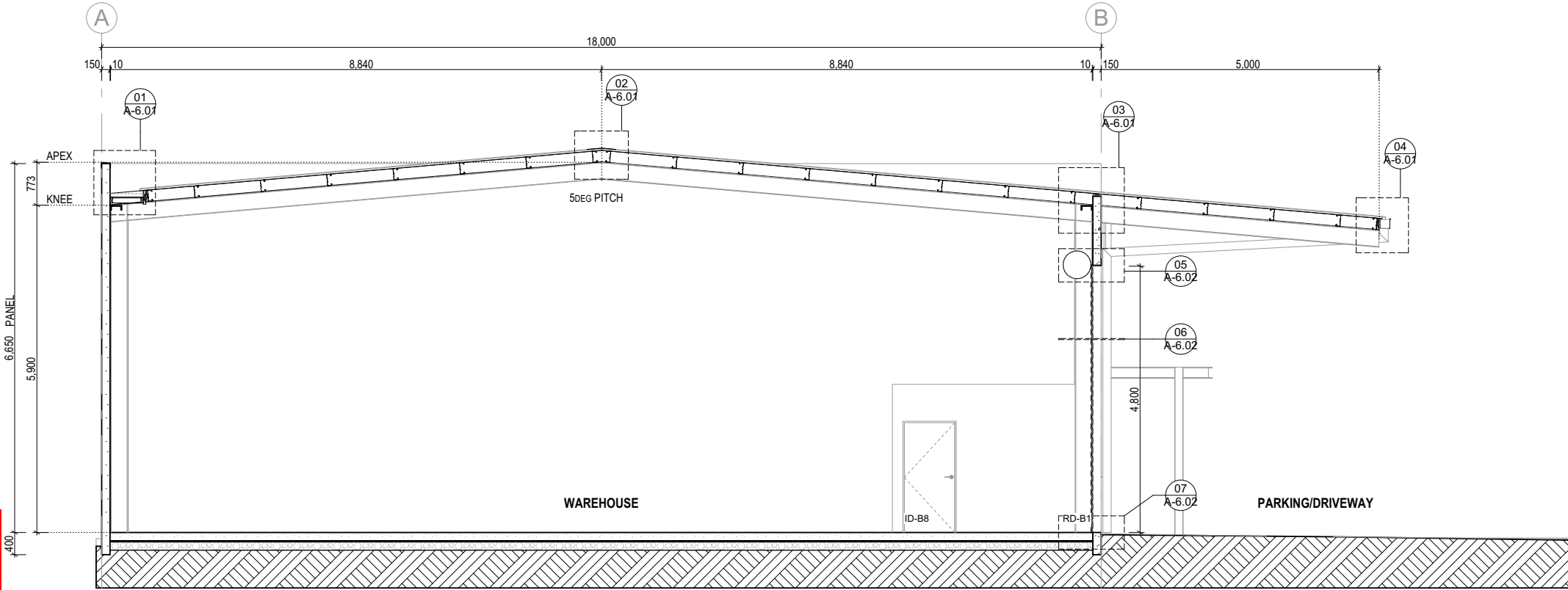
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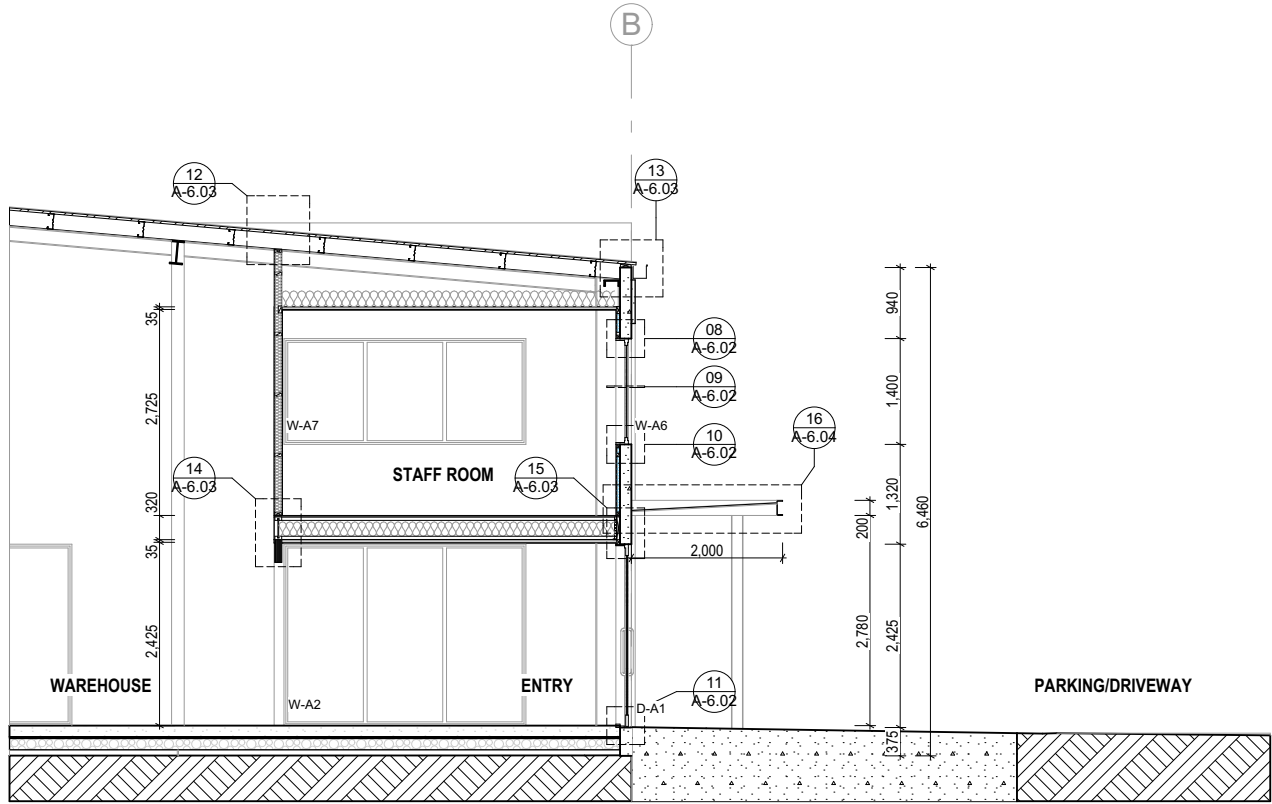
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JOB #	1704

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New Zealand
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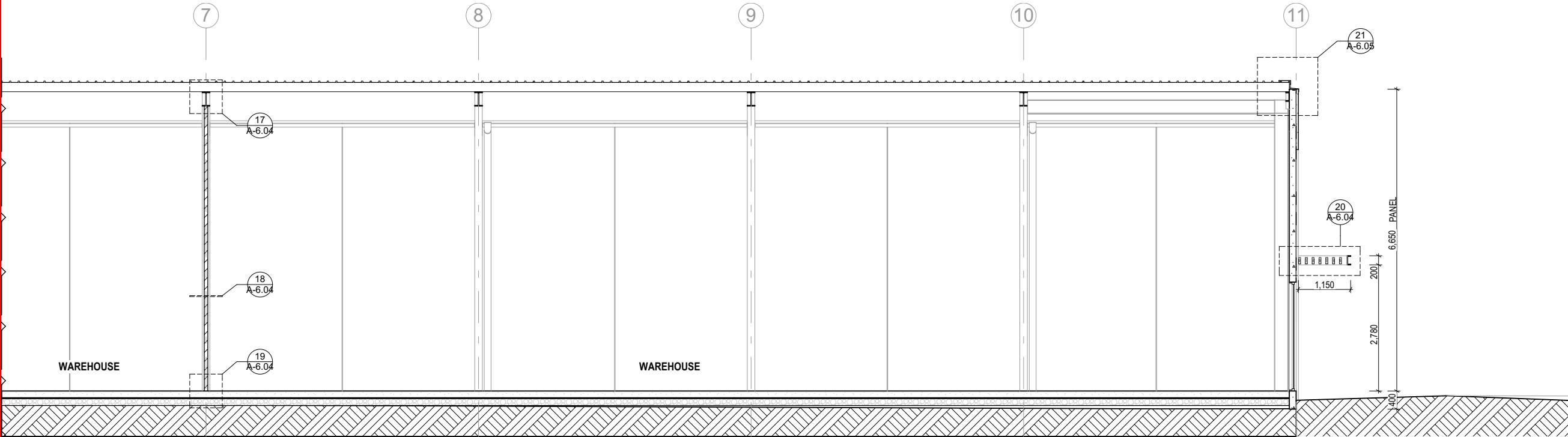
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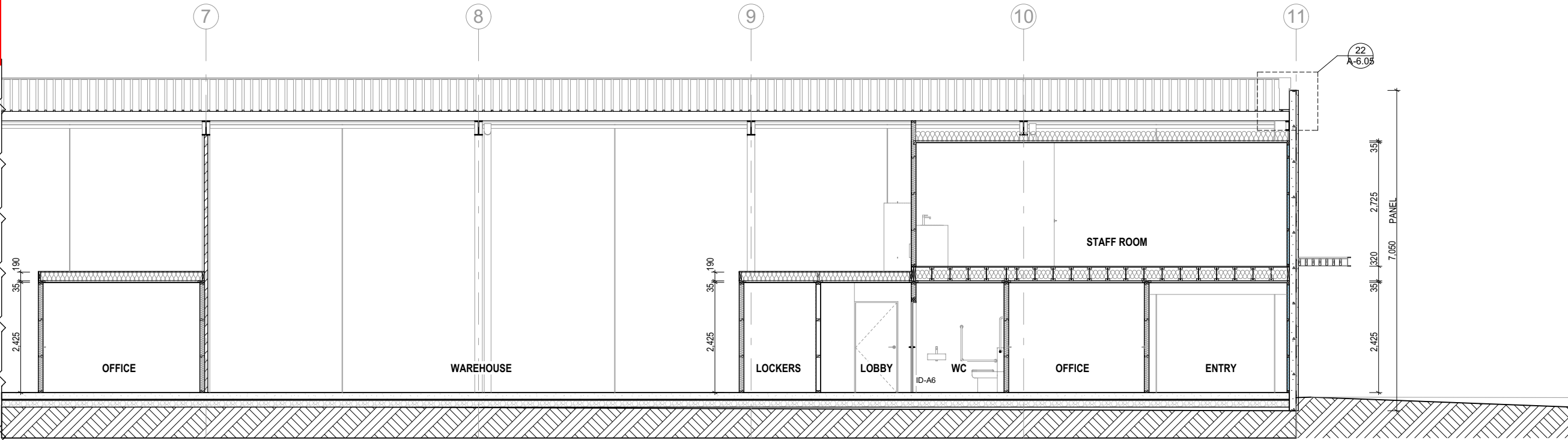
A CROSS SECTION
A-2.01 SCALE 1:100



B CROSS SECTION
A-2.01 SCALE 1:100



C CROSS SECTION
A-2.01 SCALE 1:100



D CROSS SECTION
A-2.01 SCALE 1:100

**COMMERCIAL DEVELOPMENT
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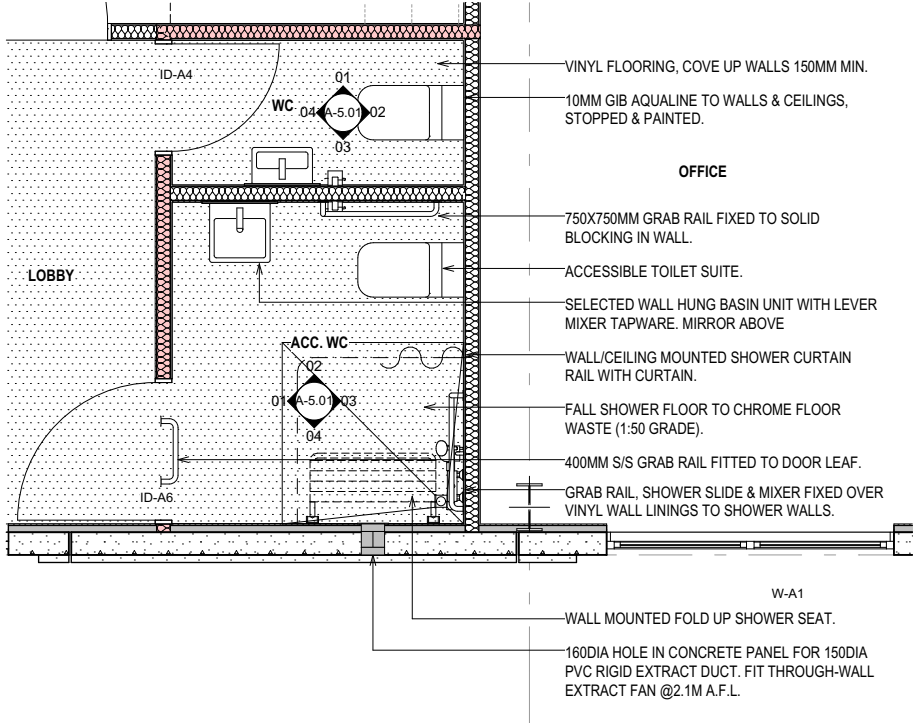
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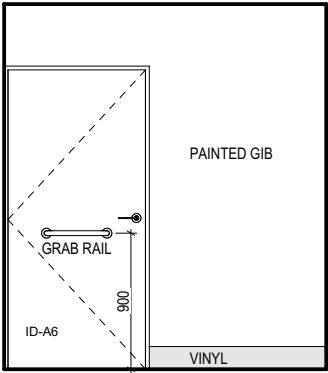
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JOB #	1704



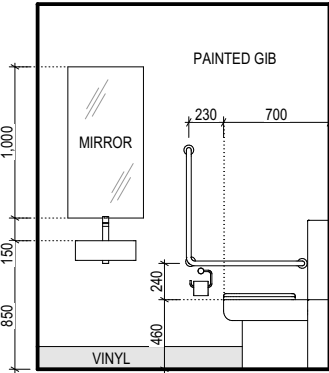
WC PLAN (TYP.)

SCALE 1:50



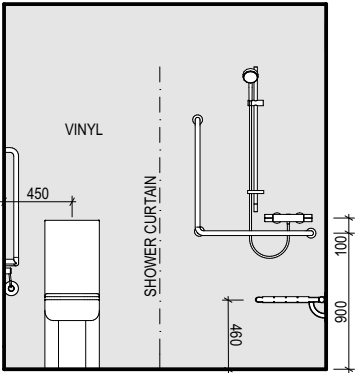
01 ACC. WC ELEVATION

A-5.01 SCALE 1:50



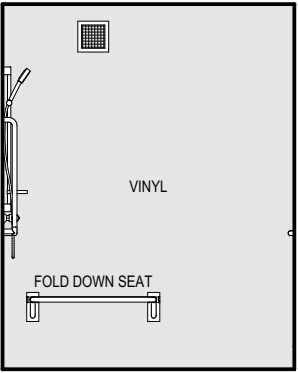
02 ACC. WC ELEVATION

A-5.01 SCALE 1:50



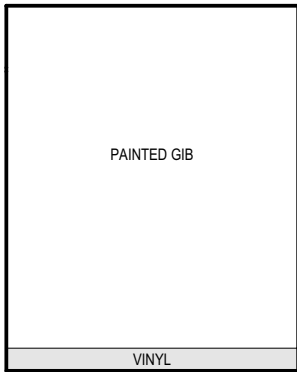
03 ACC. WC ELEVATION

A-5.01 SCALE 1:50



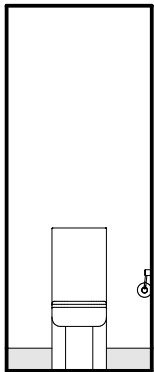
04 ACC. WC ELEVATION

A-5.01 SCALE 1:50



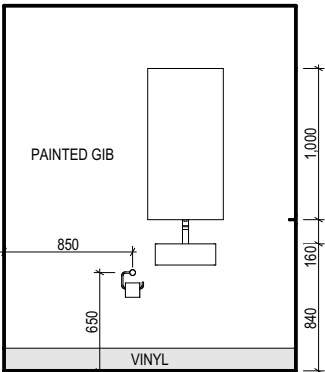
01 WC ELEVATION

A-5.01 SCALE 1:50



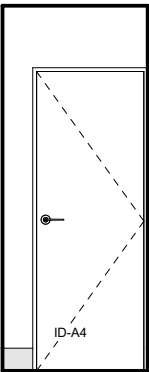
02 WC ELEVATION

A-5.01 SCALE 1:50



03 WC ELEVATION

A-5.01 SCALE 1:50



04 WC ELEVATION

A-5.01 SCALE 1:50



THREEFOLD
ARCHITECTURE

PO BOX 7208
SYDENHAM
CHRISTCHURCH 8240

E daniel@threefoldarchitecture.co.nz P (Daniel) 021 100 7185
E bryce@threefoldarchitecture.co.nz P (Bryce) 027 425 0844

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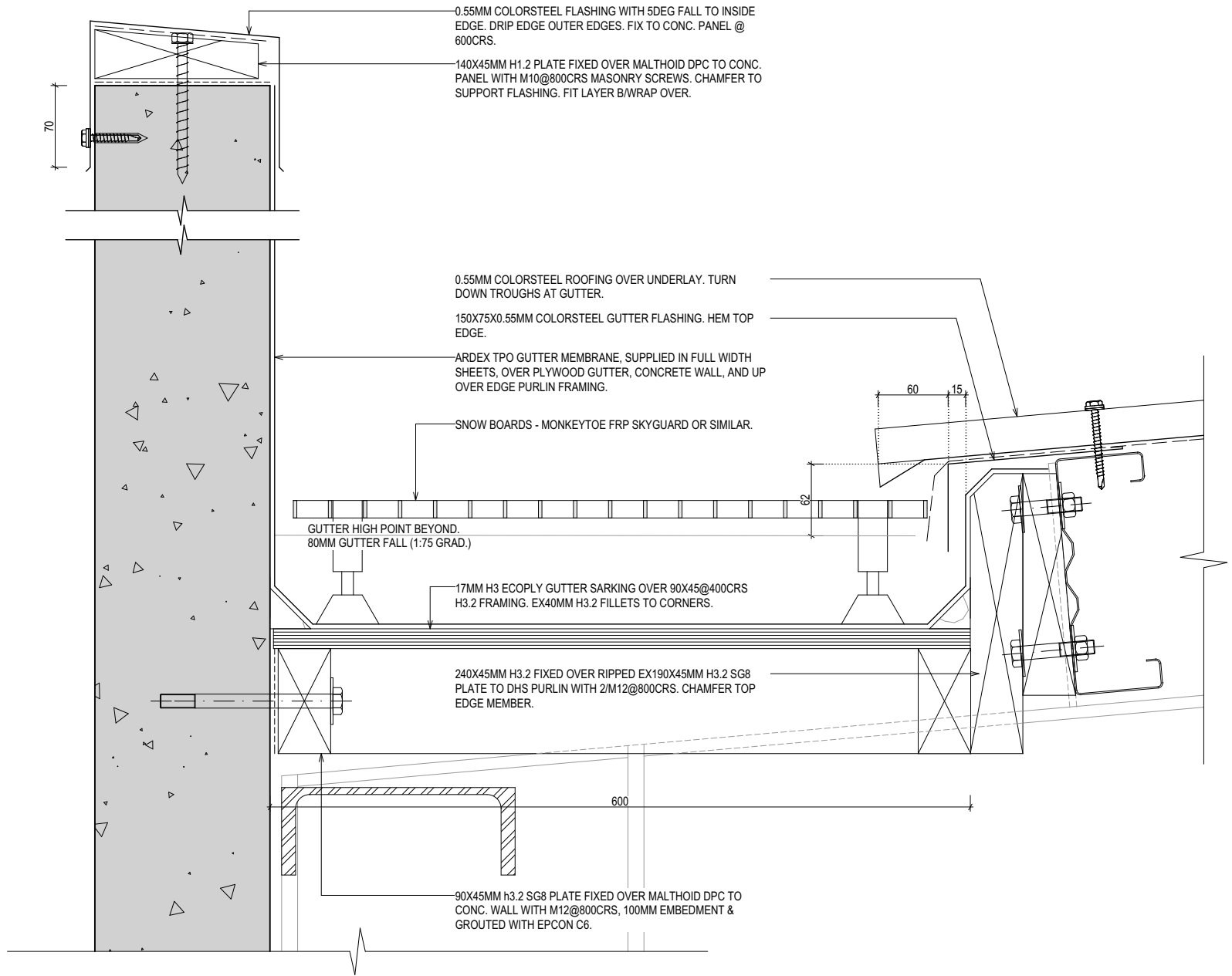
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ELEVATIONS**

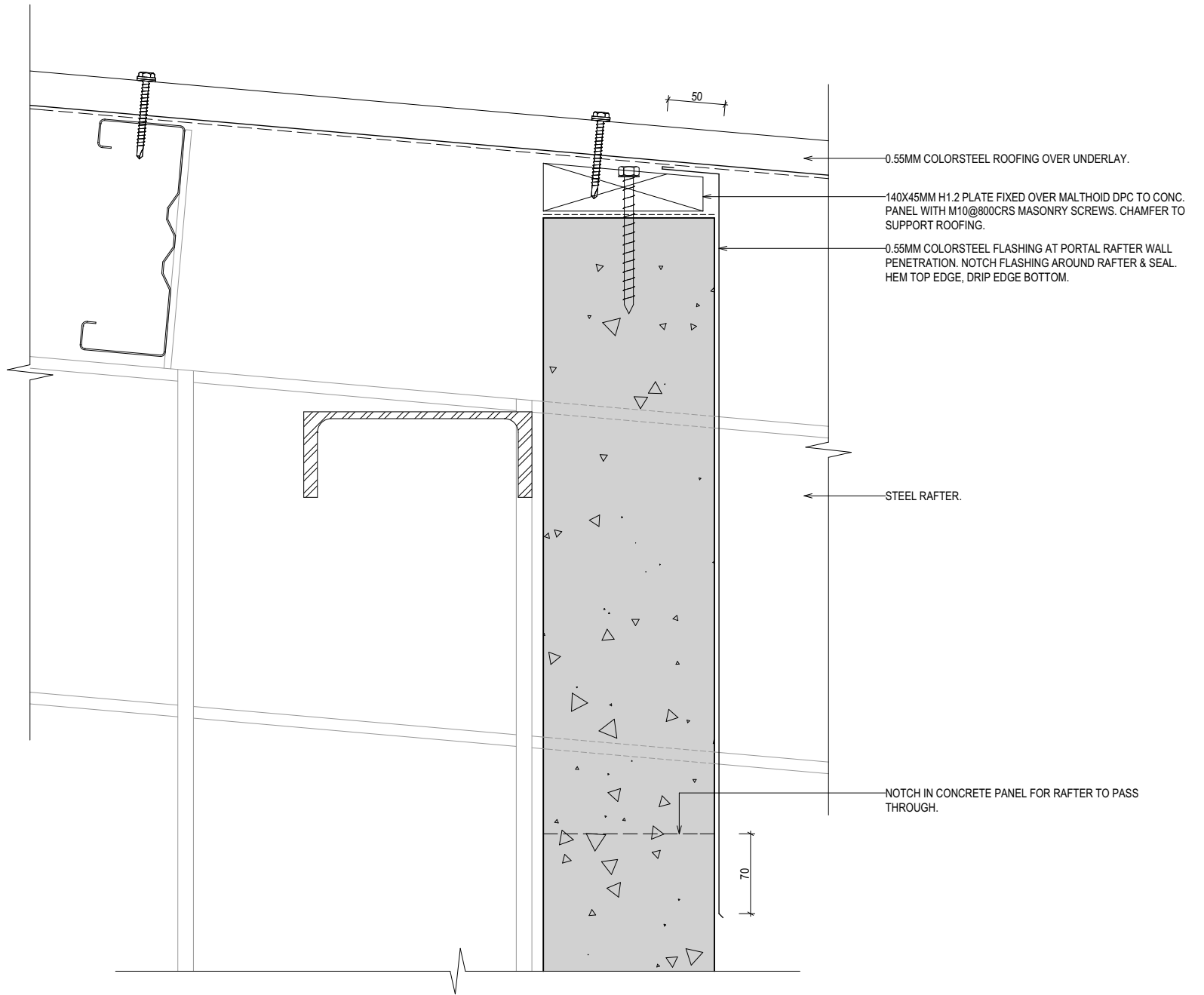
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JOB #	1704

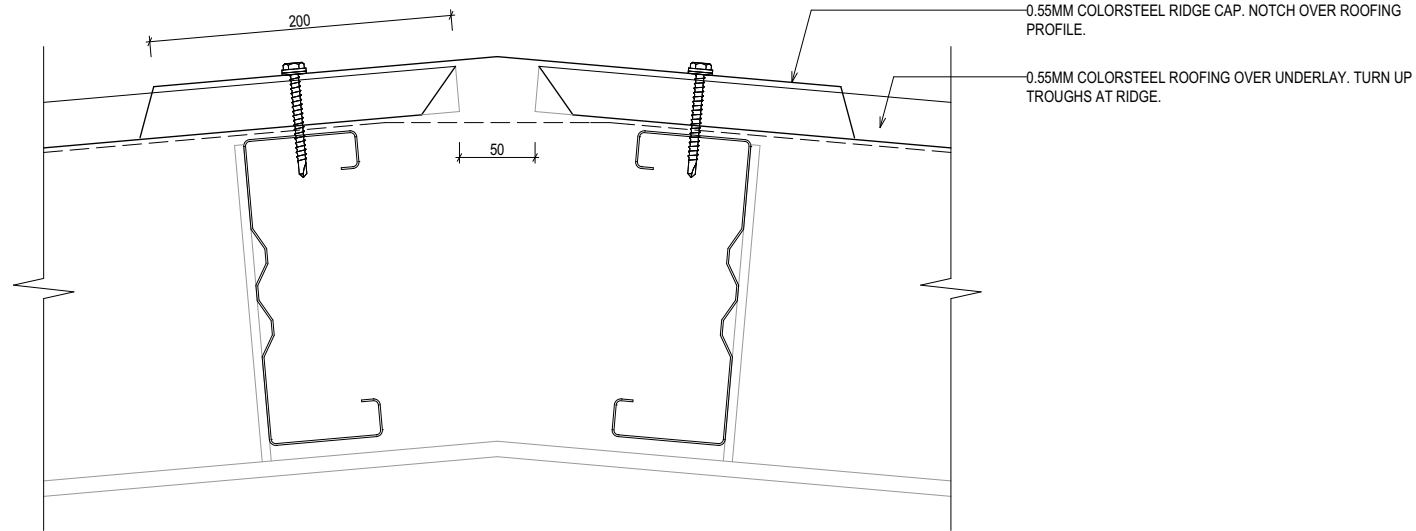




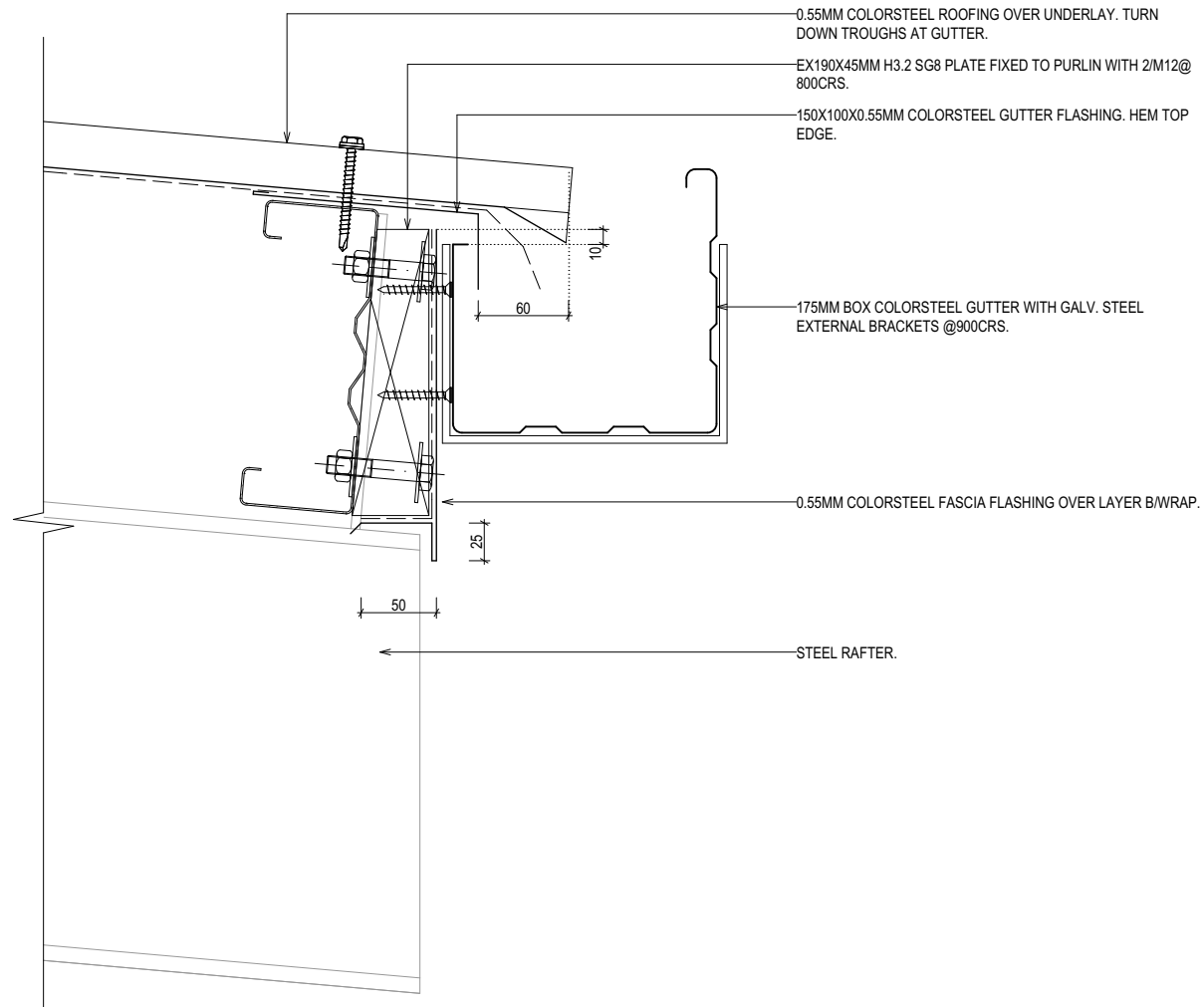
01 DETAIL -INT. GUTTER
A-4.01 SCALE 1:5



03 DETAIL -WALL/ROOF
A-4.01 SCALE 1:5



02 DETAIL -APEX
A-4.01 SCALE 1:5



04 DETAIL -EXT. GUTTER
A-4.01 SCALE 1:5



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**COMMERCIAL DEVELOPMENT
FOR
RUSSELL LUND**

SITE ADDRESS:
**854 JONES ROAD
ROLLESTON**

STATUS / REVISION:		
ISSUED FOR	DATE	REV
BUILDING CONSENT	27/02/2017	

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DRAWING TITLE:
CONSTRUCTION DETAILS

SHEET:
A-6.01

ORIGINAL SHEET SIZE:	A2
CHECKED BY:	BM
DRAWN BY:	BM
SCALE:	1:5
JOB #	1704



JOB TITLE:

**854 JONES ROAD
ROLLESTON**

ISSUED FOR	DATE	REV
BUILDING CONSENT	27/02/2017	

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING ANY WORK.

CONSTRUCTION DETAILS

A-6.02

A2

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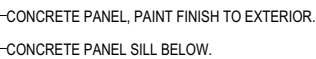
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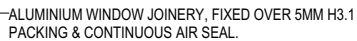
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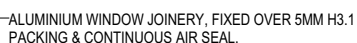
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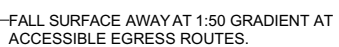
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(A-4.01) SCALE 1:5



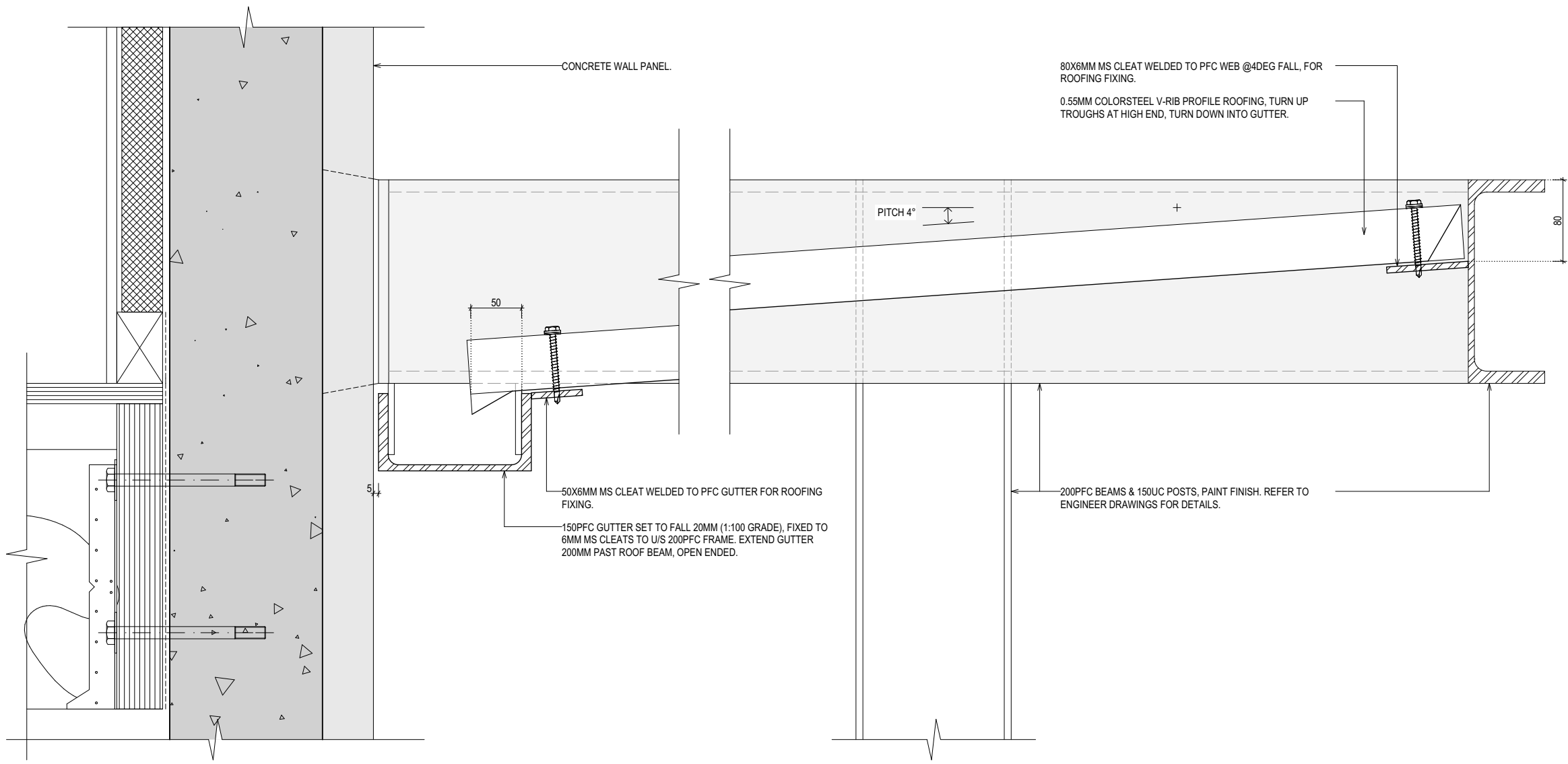
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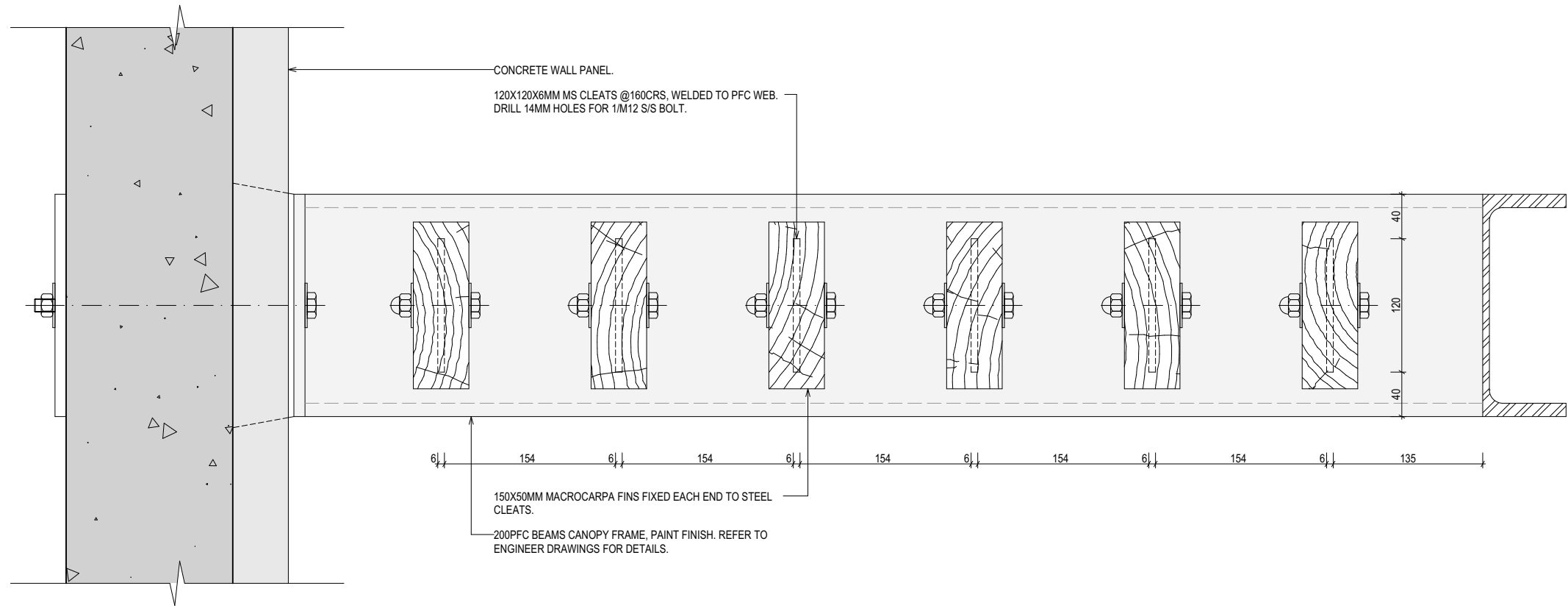
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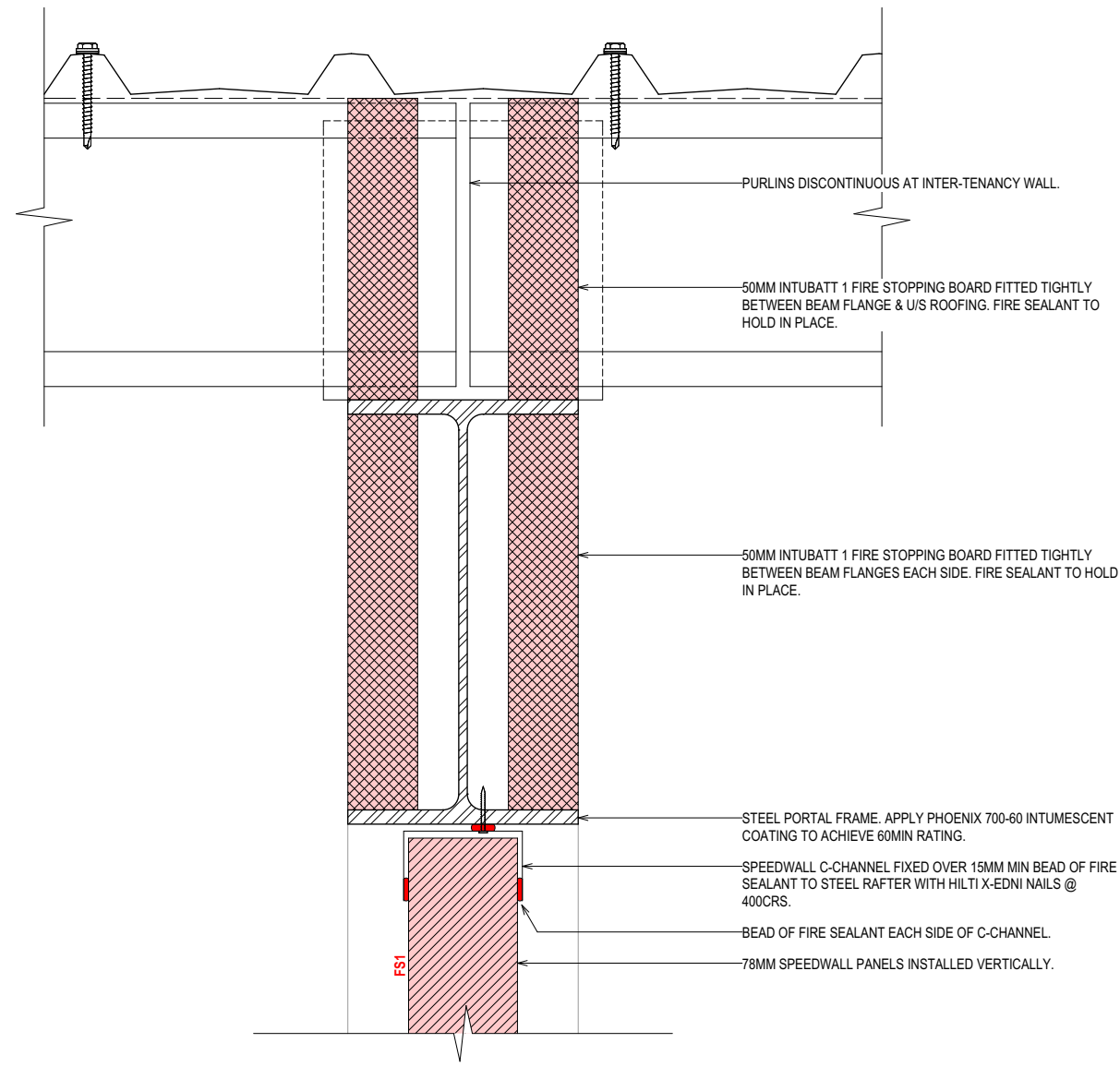




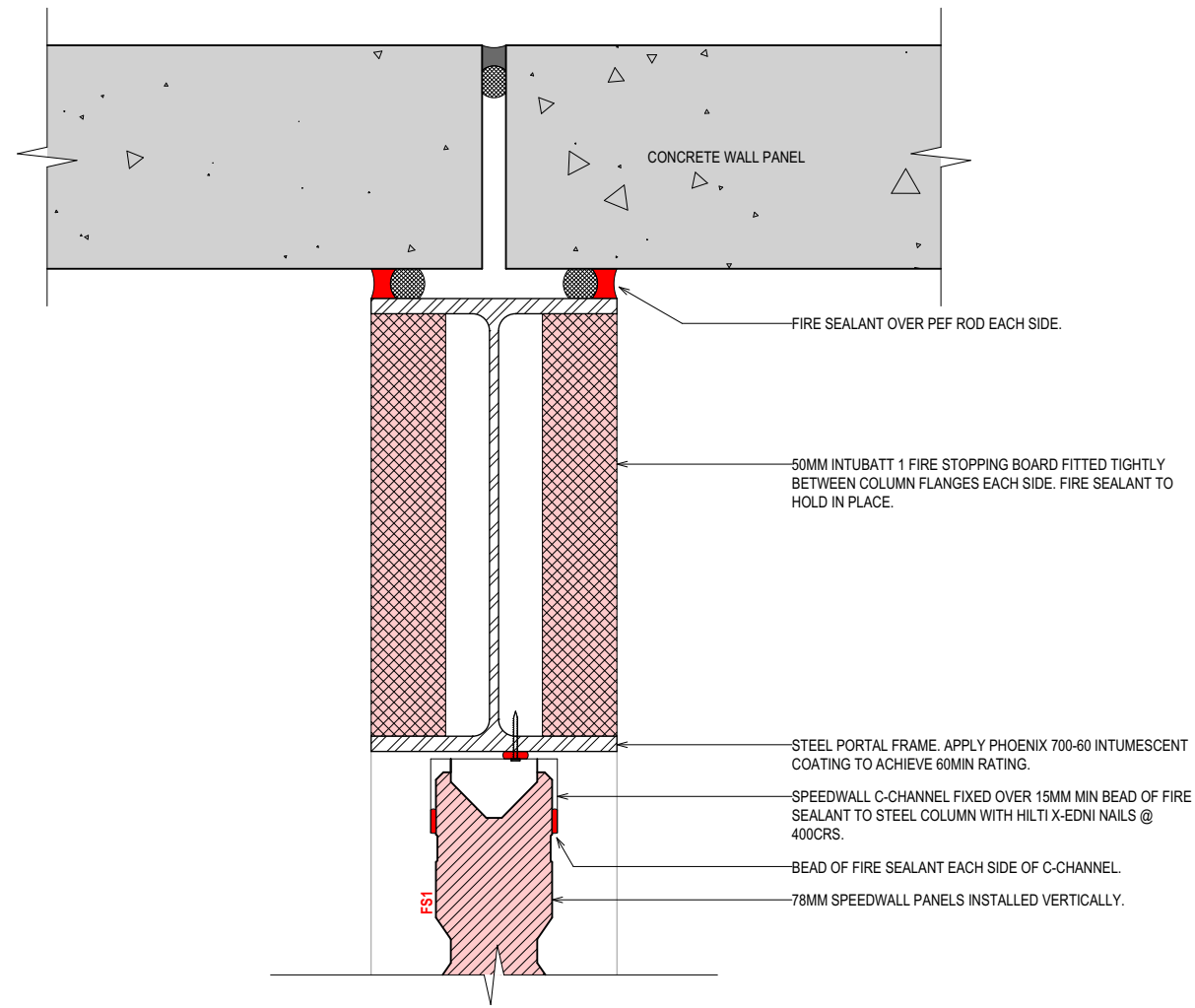
16 DETAIL -CANOPY
A-4.01 SCALE 1:5



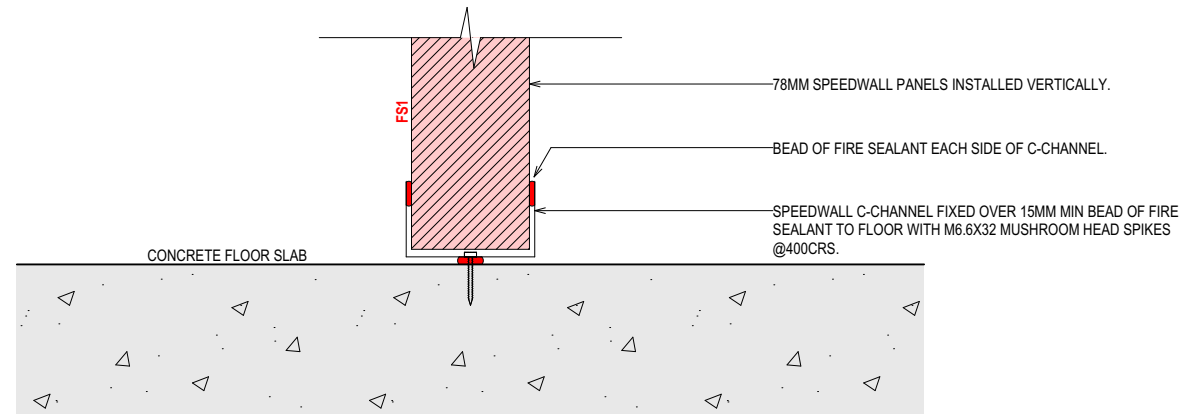
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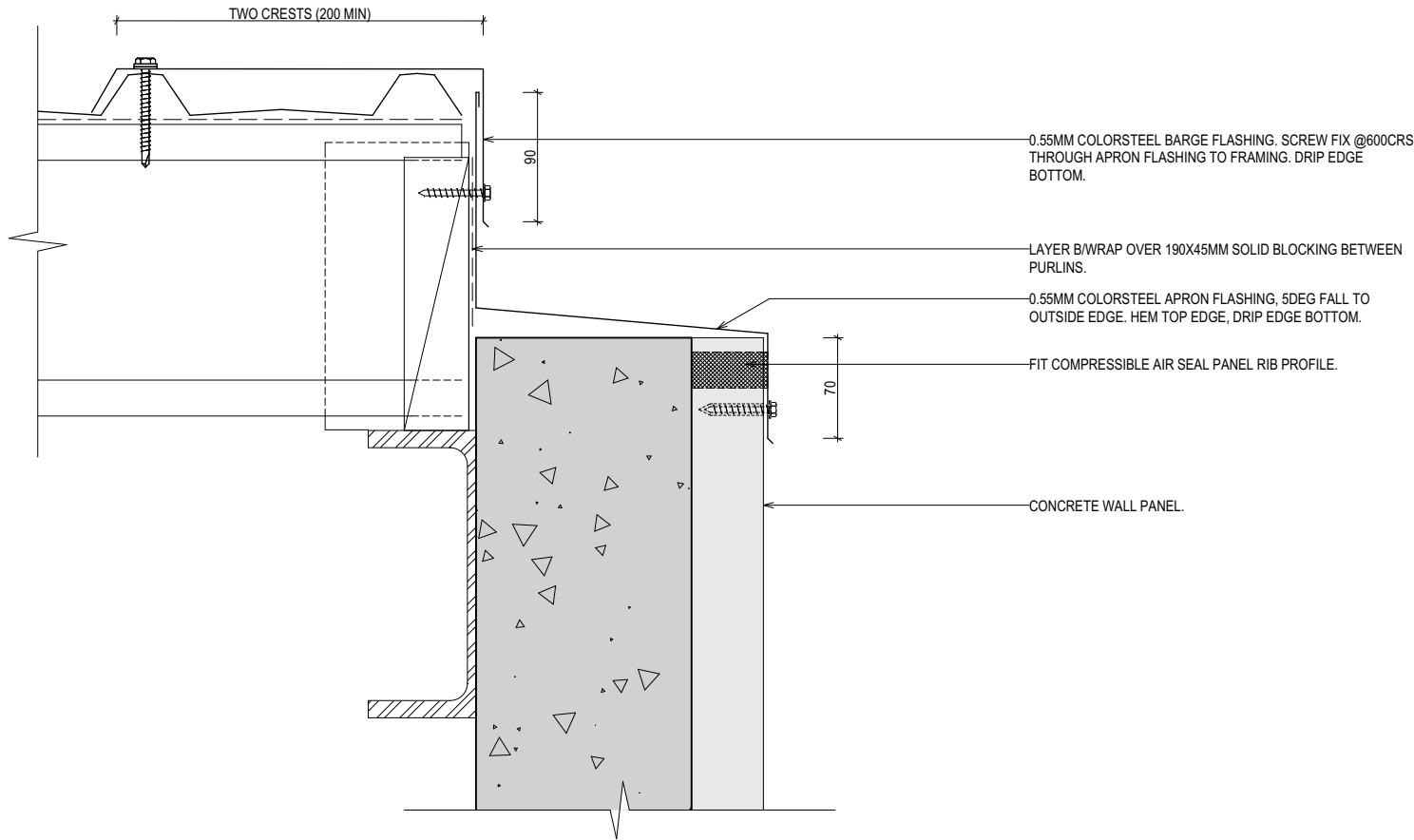
17 DETAIL -INTERTENANCY WALL
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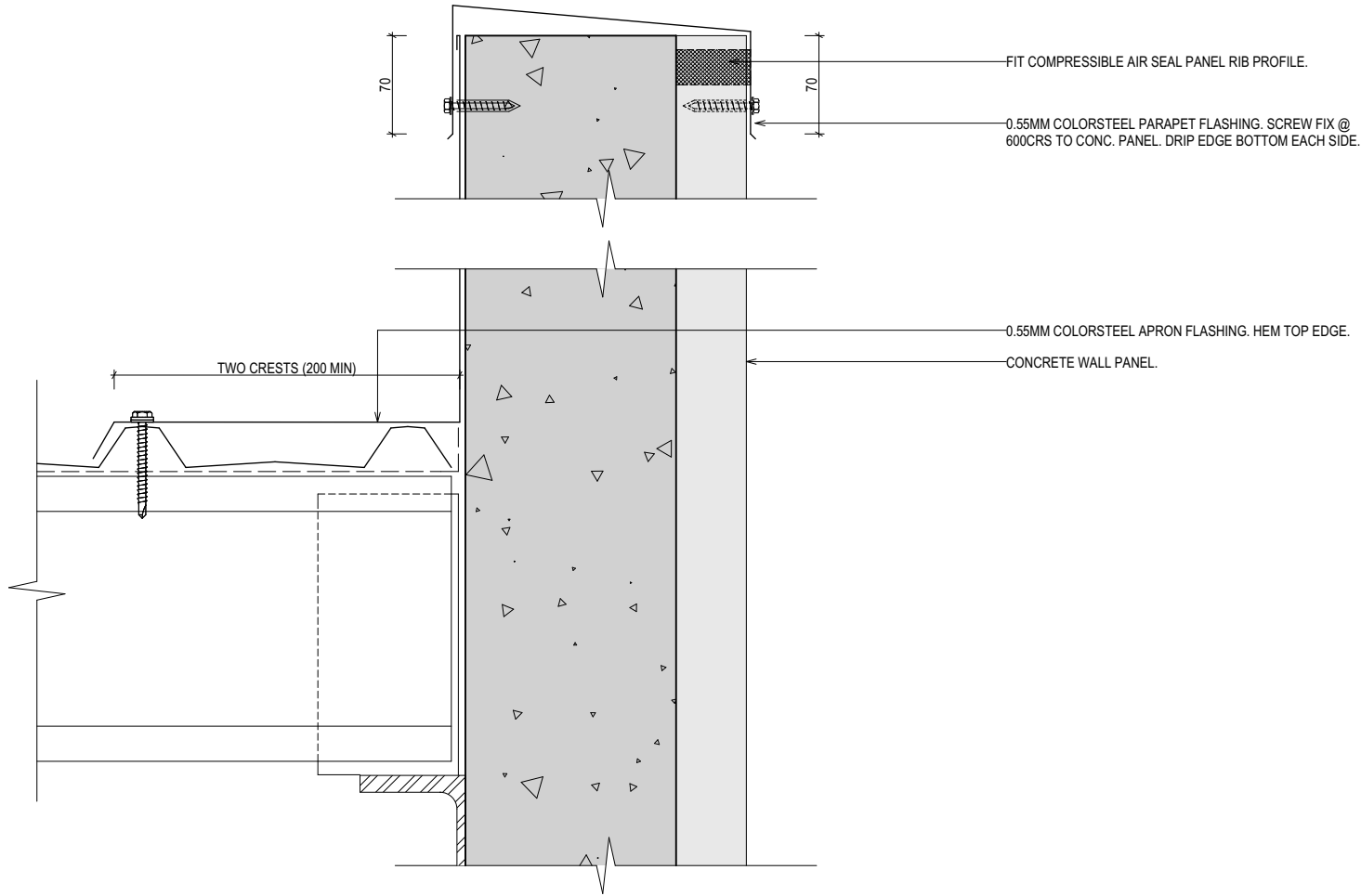
18 DETAIL -INTERTENANCY WALL
A-4.01 SCALE 1:5



19 DETAIL -INTERTENANCY WALL
A-4.01 SCALE 1:5



21 **DETAIL -ROOF/WALL**
A-4.01 SCALE 1:5



22 **DETAIL -ROOF/WALL**
A-4.01 SCALE 1:5

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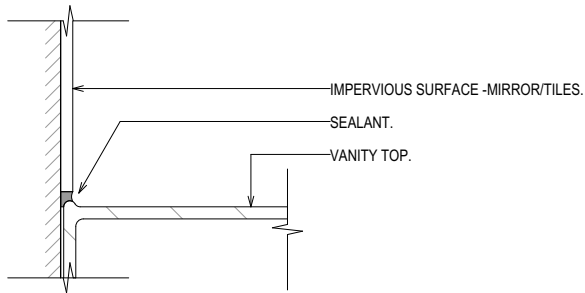
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CONSTRUCTION DETAILS

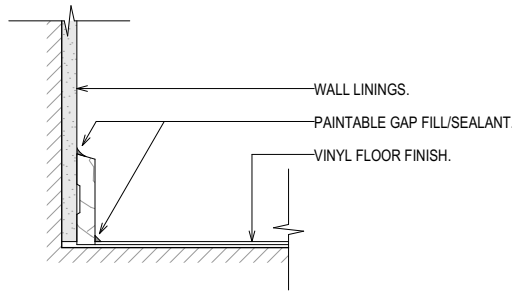
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DRAWN BY:	BM
SCALE:	1:5
JOB #	1704



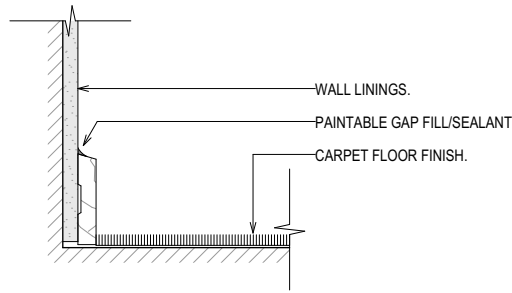
101 DETAIL -VANITY/WALL

SCALE: 1:5



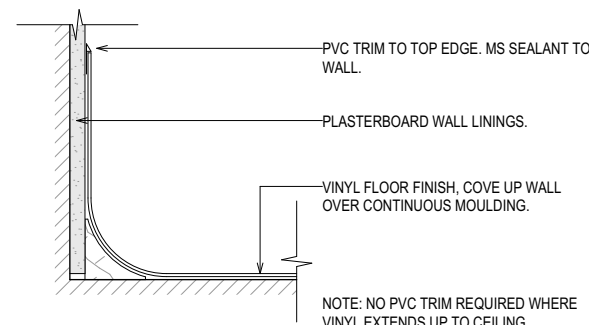
102 DETAIL -WALL/FLOOR VINYL

SCALE: 1:5



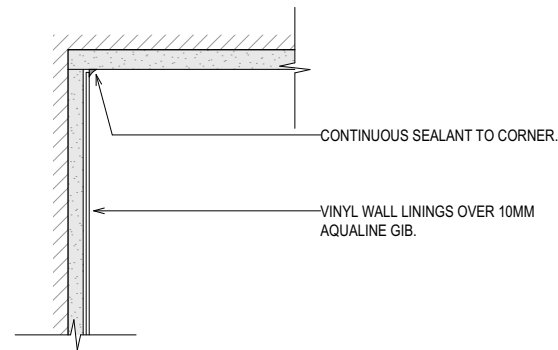
103 DETAIL -WALL/FLOOR CARPET

SCALE: 1:5



104 DETAIL -WALL/FLOOR VINYL

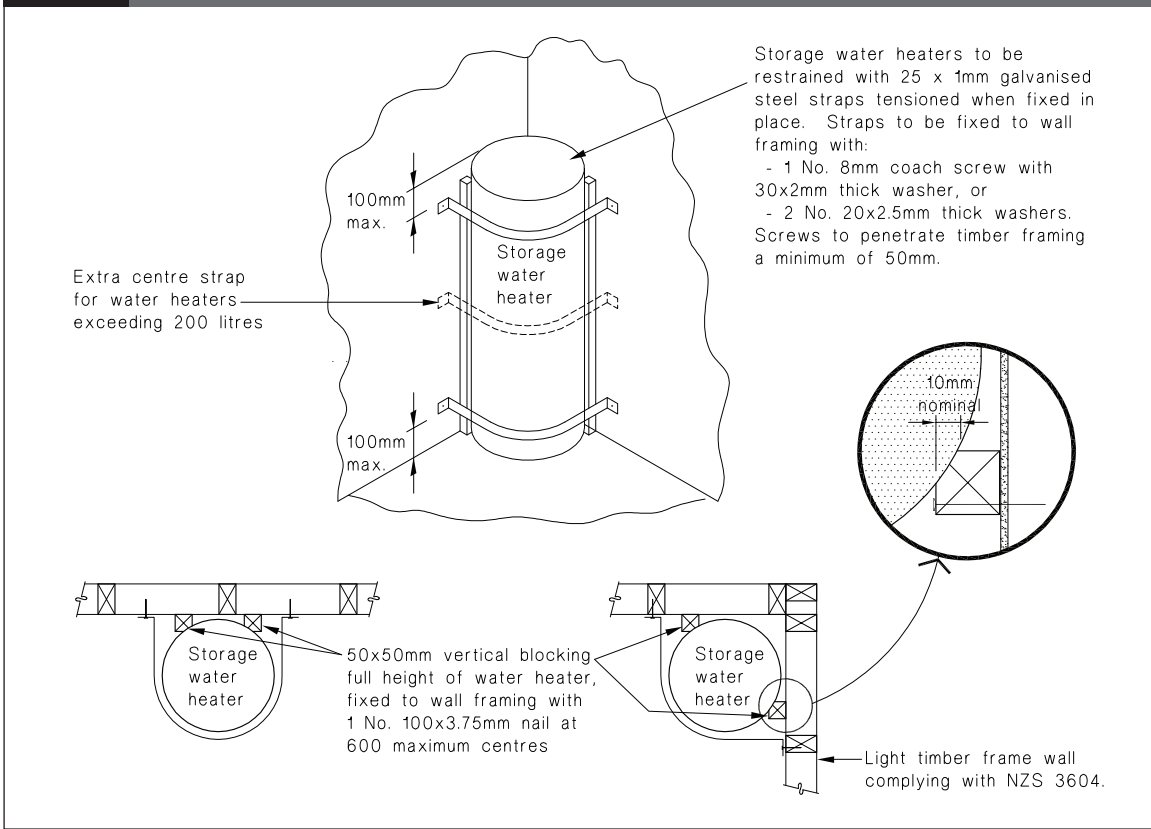
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105 DETAIL -WALL/CEILING VINYL

SCALE: 1:5

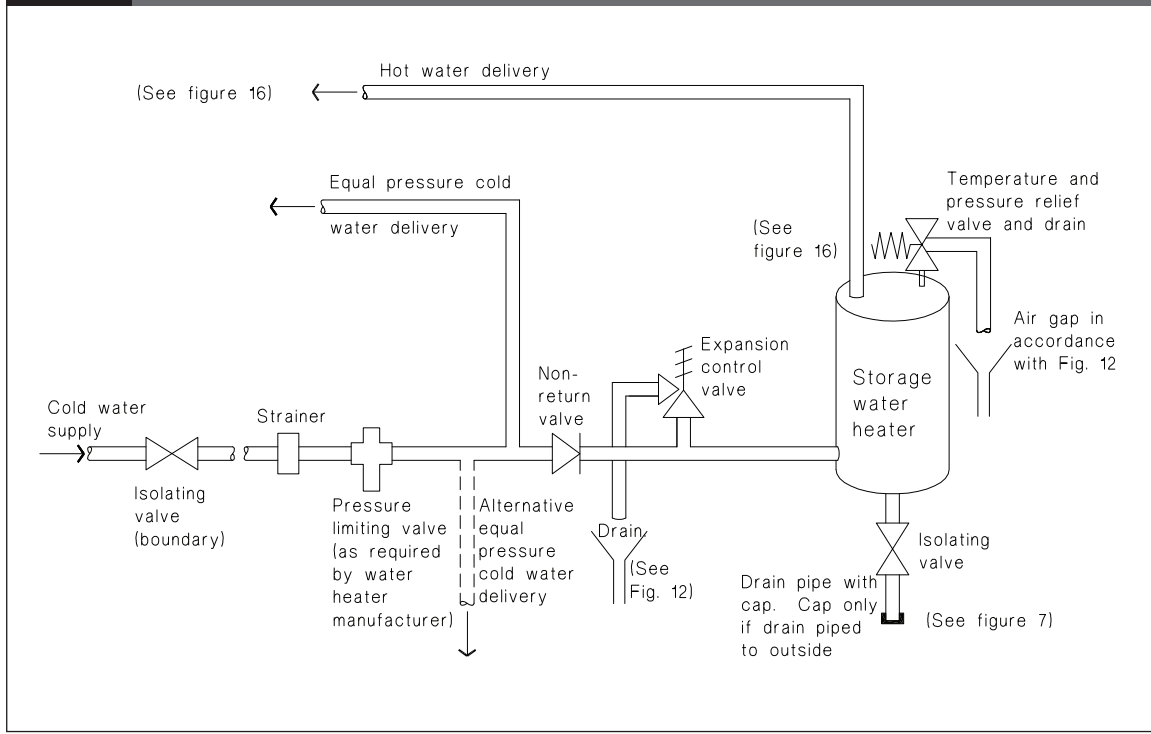
Figure 14: Seismic Restraint of Storage Water Heaters 90 – 360 litres
Paragraph 6.11.4



151 DETAIL -HWC RESTRAINT

SCALE: NTS

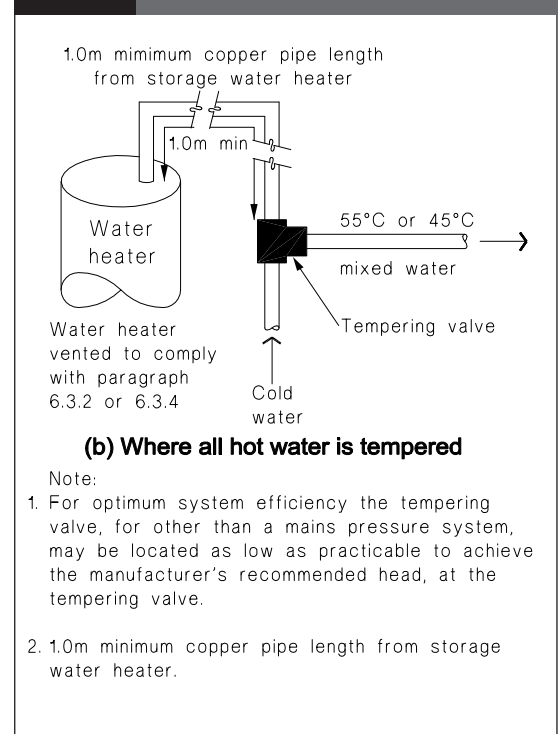
Figure 8: Mains Pressure Storage Water Heater System (unvented)
Paragraphs 6.1.2 and 6.2.1 b)



152 DETAIL -HW VALVE SCHEMATIC

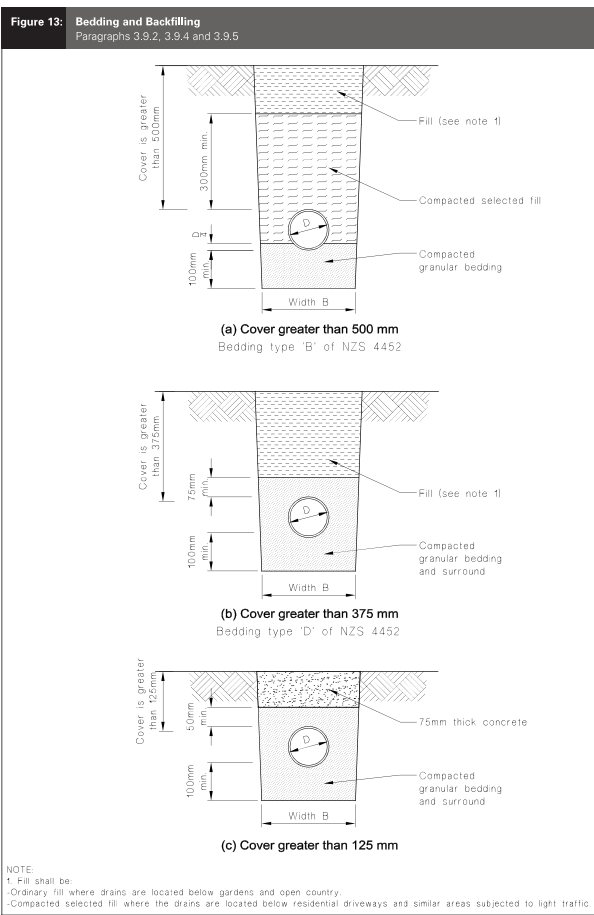
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Figure 16: Tempering Valve Installation
Paragraph 6.14.2 a)



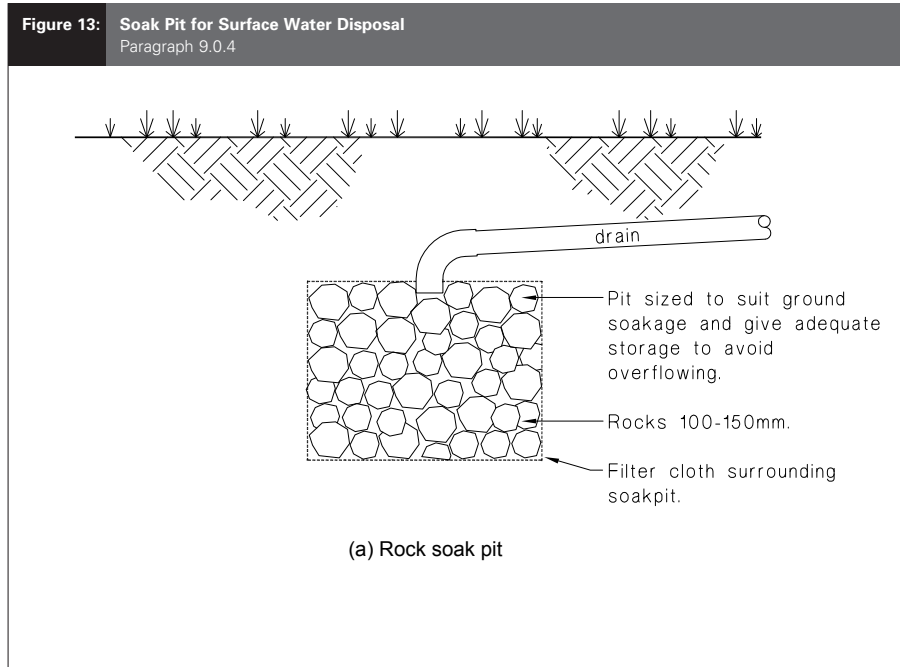
153 DETAIL -TEMPERING VALVE DIAGRAM

SCALE: NTS



161 DETAIL -DRAIN BEDDING

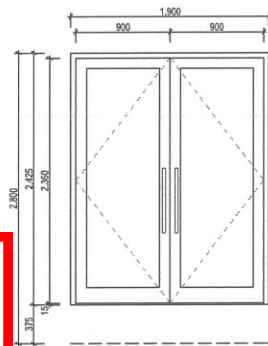
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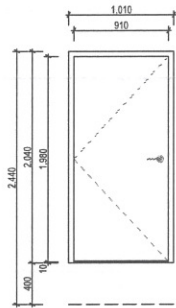
162 DETAIL -SOAK HOLE

SCALE: NTS

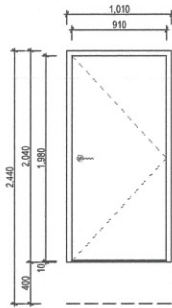
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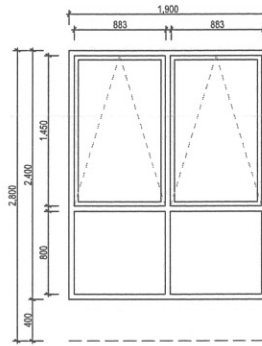
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FRAME 40MM COMMERCIAL SUITE, HALF THRESHOLD
FINISH P.C. ALUMINUM (LEAF + FRAME)
HANDLE S/S PULL HANDLE (TBC)
LOCK LOCKWOOD CYLINDER LOCK (KEY + SNIB)
GLASS DOUBLE GLAZED CEAR, A-GRADE
OTHER CLOSER
ACCESSIBLE ACCESS SIGN 1.5M A.F.L.
MANIFESTATION AT 1.0M A.F.L.



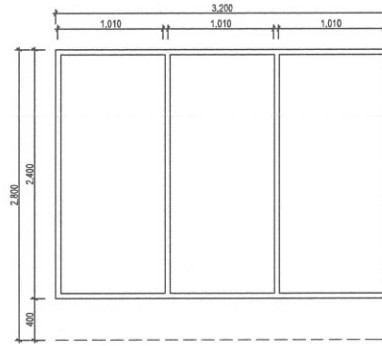
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FINISH PAINT FINISH (FRAME + LEAF)
HANDLE LEVER TYPE (TBC)
LOCK LOCKWOOD CYLINDER LOCK (KEY + SNIB)
OTHER CLOSER



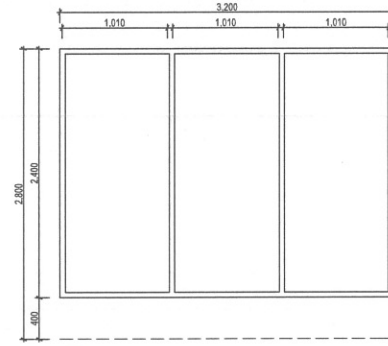
D-B2, D-B3
LEAF SOLID CORE FLUSH PANEL
FRAME EX45MM H3.2 PINE CLEARS
FINISH PAINT FINISH (FRAME + LEAF)
HANDLE LEVER TYPE (TBC)
LOCK LOCKWOOD CYLINDER LOCK (KEY + SNIB)
OTHER CLOSER



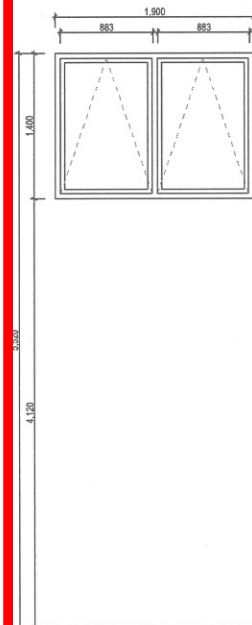
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HARDWARE APL STANDARD
FINISH P.C. ALUMINUM (FRAME)
GLASS DOUBLE GLAZED CEAR
OTHER RESTRICTOR STAYS



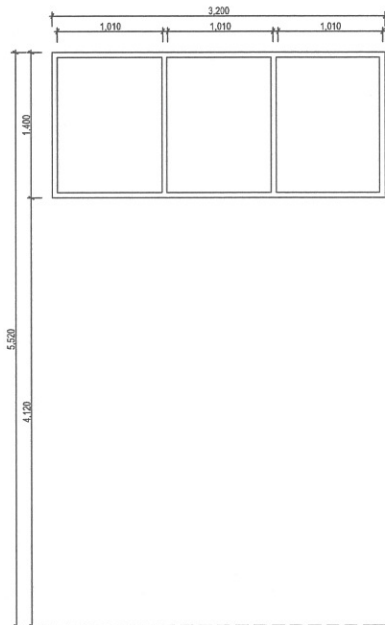
W-A2, W-A3, W-B2
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HARDWARE APL STANDARD
FINISH P.C. ALUMINUM (FRAME)
GLASS DOUBLE GLAZED CEAR, A-GRADE



W-A4
FRAME 40MM COMMERCIAL SUITE
HARDWARE APL STANDARD
FINISH P.C. ALUMINUM (FRAME)
GLASS DOUBLE GLAZED CEAR, A-GRADE



W-A5, W-A6, W-B3, W-B4
FRAME 40MM COMMERCIAL SUITE
HARDWARE APL STANDARD
FINISH P.C. ALUMINUM (FRAME)
GLASS DOUBLE GLAZED CEAR
OTHER RESTRICTOR STAYS



W-A7, W-B5
FRAME 40MM COMMERCIAL SUITE
HARDWARE APL STANDARD
FINISH P.C. ALUMINUM (FRAME)
GLASS DOUBLE GLAZED CEAR

ALUMINIUM DOORS & WINDOWS
- ALUMINIUM DOOR & WINDOW FINISH SHALL BE POWDERCOAT
- COLOUR SHALL BE CONFIRMED WITH CLIENT PRIOR TO FABRICATION.
- USE **APL 40MM COMMERCIAL SUITE** ALUMINIUM UNLESS LARGER SECTIONS ARE REQUIRED OR AS SPECIFIED.
- FIT SELECTED HARDWARE TO ALL DOOR & WINDOW UNITS.
- CONFIRM ALL OPENING SIZES ON SITE PRIOR TO FABRICATION.
- ALL GLAZING TO BE ALLOWED IN **GLAZED DOUBLE GLAZED, ARGON FILLED**, UNLESS STATED OTHERWISE.
- ALL ALUMINIUM JOINERY SHALL COMPLY WITH NZS 4211:1985.
- REFER ALSO TO THE FLOOR PLAN FOR OPENING DIRECTIONS.
- ALL JAMBS SHALL BE 25MM H3.1 TREATED PINUS RADIATA, WITH 40X12MM U/T PINE CLEARS BEVELLED ARCHITRAVES.
- ALL OPENING SASHES SHALL BE FITTED WITH **DOUBLE SNIB** HANDLES.
- WHERE OPENING SASHES ARE SHOWN AT FIRST FLOOR LEVEL, THESE SHALL HAVE RESTRICTOR STAYS TO ALLOW 100MM MAX OPENING.

SAFETY GLASS
- ALL GLAZING SHALL COMPLY WITH NZS 4223:1999 PART 3.
- PANES SHOWN WITH 'S' SHALL BE ALLOWED AS GRADE A SAFETY GLASS.

FLASHINGS
- THE WINDOW SUPPLIER SHALL SUPPLY ALL ALUMINIUM HEAD & SILL FLASHINGS AS REQUIRED FOR INSTALLATION. ALLOW TO SITE MEASURE FOR FLASHINGS.
- THE MAIN CONTRACTOR SHALL SUPPLY ALL COLORSTEEL WINDOW FLASHINGS WHERE THESE ARE DETAILED.

SUPPORT BRACKETS
- WHERE SUPPORT BRACKETS ARE REQUIRED THE WINDOW SUPPLIER SHALL ALLOW FOR THESE AND SUPPLY READY FOR INSTALLATION.
- SUPPORT BRACKETS SHALL GENERALLY BE REQUIRED FULL LENGTH OF FULL HEIGHT DOORS & WINDOWS, AND IN 300MM LENGTHS BELOW WINDOW MULLIONS OTHERWISE.

MANIFESTATION AS PER NZS 4223: PART 3 : 2016
CLAUSE 303.1

EXTERIOR JOINERY SCHEDULE

SCALE 1:50



THREEFOLD
ARCHITECTURE
PO BOX 7208
STYDENHAM
CHRISTCHURCH 8240
E daniel@threefoldarchitecture.co.nz P (Daniel) 021 100 7185
E bryce@threefoldarchitecture.co.nz P (Bryce) 027 425 8644

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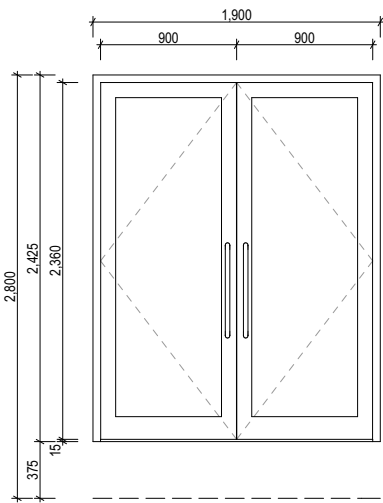
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DRAWING TITLE:
EXTERIOR DOOR SCHEDULE

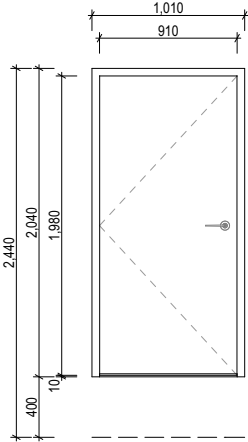
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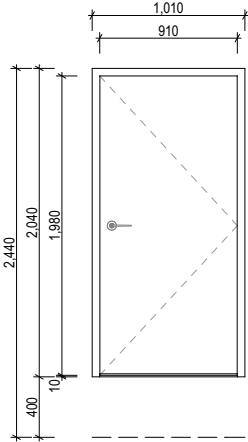




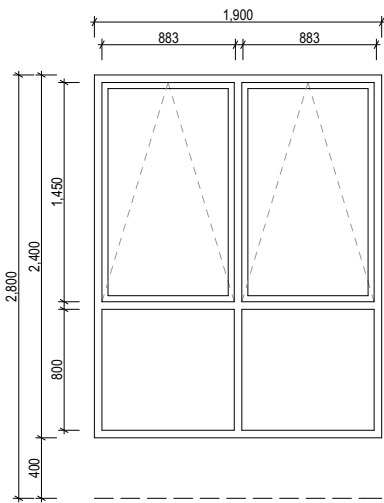
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FINISH P.C. ALUMINIM (LEAF)
HANDLE SIS PULL HANDLE (KEY + SNIB)
LOCK LOCKWOOD CYLINDER LOCK (KEY + SNIB)
GLASS DOUBLE GLAZED CLEAR
OTHER CLOSER
ACCESSIBLE ACCESS 15MM A.F.L.
MANIFESTATION APL STANDARD



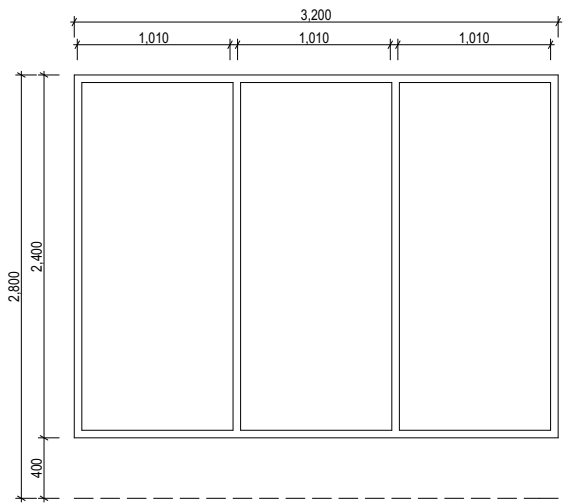
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OTHER CLOSER



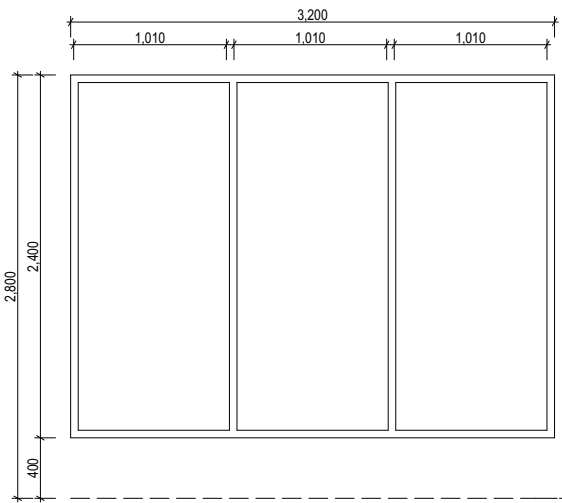
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LOCK LOCKWOOD CYLINDER LOCK (KEY + SNIB)
OTHER CLOSER



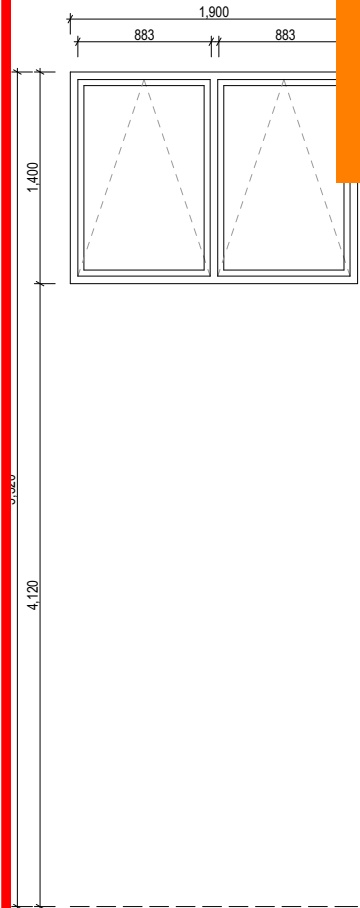
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FRAME 40MM COMMERCIAL SUITE
HARDWARE APL STANDARD
OTHER RESTRICTOR STAYS



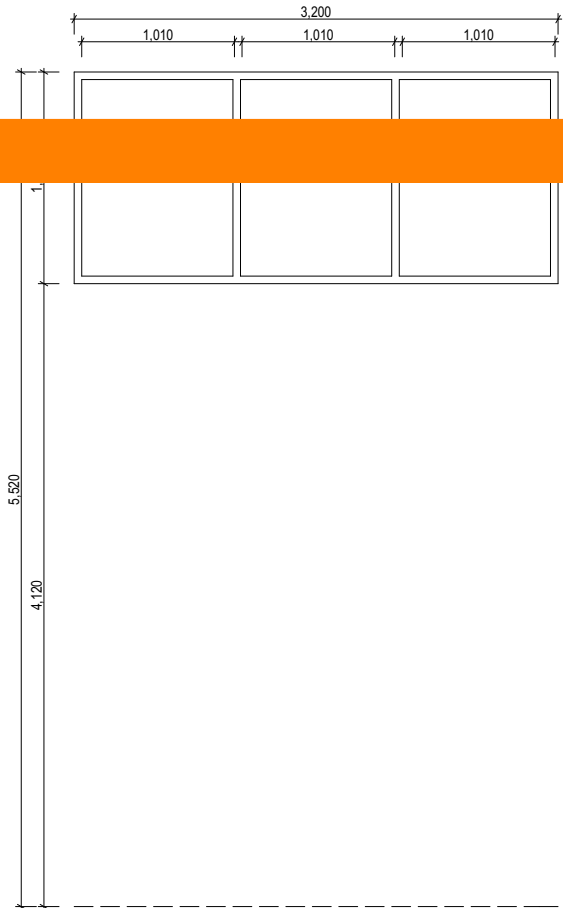
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FRAME 40MM COMMERCIAL SUITE
HARDWARE APL STANDARD



W-A4
FRAME 40MM COMMERCIAL SUITE
HARDWARE APL STANDARD



W-A5, W-A6, W-B3, W-B4
FRAME 40MM COMMERCIAL SUITE
HARDWARE APL STANDARD
FINISH P.C. ALUMINIM (FRAME)
GLASS DOUBLE GLAZED CLEAR
OTHER RESTRICTOR STAYS



W-A7, W-B5
FRAME 40MM COMMERCIAL SUITE
HARDWARE APL STANDARD
FINISH P.C. ALUMINIM (FRAME)
GLASS DOUBLE GLAZED CLEAR

SUPERSEDED

- ALUMINIUM DOORS & WINDOWS**
- ALUMINIUM DOOR & WINDOW FINISH SHALL BE **POWDERCOAT**
 - COLOUR SHALL BE CONFIRMED WITH CLIENT PRIOR TO FABRICATION.
 - USE **APL 40MM COMMERCIAL SUITE** ALUMINIUM UNLESS LARGER SECTIONS ARE REQUIRED OR AS SPECIFIED.
 - FIT SELECTED HARDWARE TO ALL DOOR & WINDOW UNITS.
 - CONFIRM ALL OPENING SIZES ON SITE PRIOR TO FABRICATION.
 - ALL GLAZING TO BE ALLOWED IN **CLEAR DOUBLE GLAZED, ARGON FILLED**, UNLESS STATED OTHERWISE.
 - ALL ALUMINIUM JOINERY SHALL COMPLY WITH NZS 4211:1995. REFER ALSO TO THE FLOOR PLAN FOR OPENING DIRECTIONS.
 - ALL JAMBS SHALL BE 25MM H3.1 TREATED PINUS RADIATA, WITH 40X12MM UT PINE CLEARS BEVELLED ARCHITRAVES.
 - ALL OPENING SASHES SHALL BE FITTED WITH **DOUBLE SNIB** HANDLES.
 - WHERE OPENING SASHES ARE SHOWN AT FIRST FLOOR LEVEL, THESE SHALL HAVE RESTRICTOR STAYS TO ALLOW 100MM MAX OPENING.

- SAFETY GLASS**
- ALL GLAZING SHALL COMPLY WITH NZS 4223:1999 PART 3.
 - PANES SHOWN WITH 'S' SHALL BE ALLOWED AS GRADE A SAFETY GLASS.

- FLASHINGS**
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EXTERIOR JOINERY SCHEDULE

SCALE 1:50

THREEFOLD ARCHITECTURE
PO BOX 7208
SYDENHAM
CHRISTCHURCH 8240
E daniel@threefoldarchitecture.co.nz P (Daniel) 021 100 7185
E bryce@threefoldarchitecture.co.nz P (Bryce) 027 425 0844

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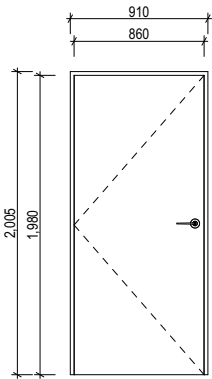
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EXTERIOR DOOR SCHEDULE

SHEET:
A-7.01

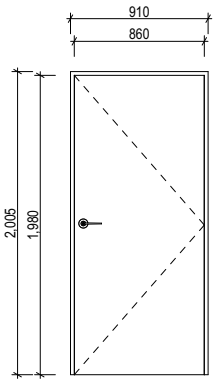
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JOB #	1704

AD NZ +
Architectural
Designers
New Zealand
**Professional
Member**



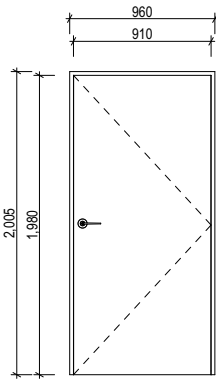
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FRAME EX45MM H3.2 PINE CLEARS
FINISH PAINT FINISH (FRAME + LEAF)
TRIM 65X12MM BEVELLED PINE CLEARS ARCHITRAVES
HANDLE LEVER TYPE (TBC)
LOCK -
FIRE -
OTHER S/S KICK PLATES BOTH SIDES



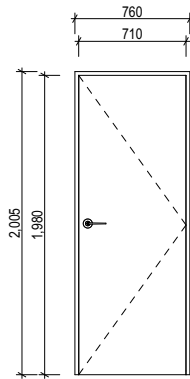
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FINISH PAINT FINISH (FRAME + LEAF)
TRIM 65X12MM BEVELLED PINE CLEARS ARCHITRAVES
HANDLE LEVER TYPE (TBC)
LOCK -
FIRE -
OTHER S/S KICK PLATES BOTH SIDES



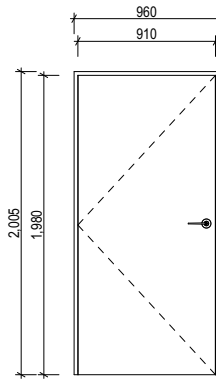
ID-A3

LEAF SOLID CORE FLUSH PANEL
FRAME EX45MM H3.2 PINE CLEARS
FINISH PAINT FINISH (FRAME + LEAF)
TRIM 65X12MM BEVELLED PINE CLEARS ARCHITRAVES
HANDLE LEVER TYPE (TBC)
LOCK -
FIRE -
OTHER ACCESSIBLE ACCESS SIGN 1.5M A.F.L.
UNISEX TOILET SIGN 1.5M A.F.L.
S/S KICK PLATES BOTH SIDES



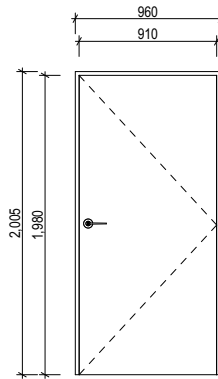
ID-A4

LEAF SOLID CORE FLUSH PANEL
FRAME EX45MM H3.2 PINE CLEARS
FINISH PAINT FINISH (FRAME + LEAF)
TRIM 65X12MM BEVELLED PINE CLEARS ARCHITRAVES
HANDLE LEVER TYPE (TBC)
LOCK PRIVACY INDICATOR
FIRE -
OTHER UNISEX TOILET SIGN 1.5M A.F.L.
S/S KICK PLATES BOTH SIDES



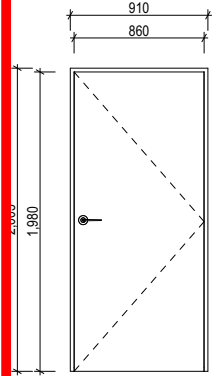
ID-A5

LEAF SOLID CORE FLUSH PANEL
FRAME EX45MM H3.2 PINE CLEARS
FINISH PAINT FINISH (FRAME + LEAF)
TRIM 65X12MM BEVELLED PINE CLEARS ARCHITRAVES
HANDLE LEVER TYPE (TBC)
LOCK PRIVACY INDICATOR
FIRE -
OTHER S/S KICK PLATES BOTH SIDES
DOOR GRILLE



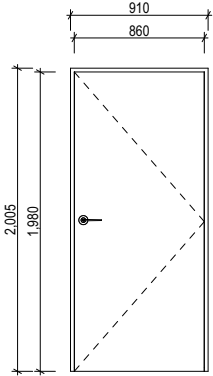
ID-A6

LEAF SOLID CORE FLUSH PANEL
FRAME EX45MM H3.2 PINE CLEARS
FINISH PAINT FINISH (FRAME + LEAF)
TRIM 65X12MM BEVELLED PINE CLEARS ARCHITRAVES
HANDLE ACC. LEVER ASSEMBLY FITTED 1.0M A.F.L.
LOCK PRIVACY INDICATOR
FIRE -
OTHER ACCESSIBLE ACCESS SIGN 1.5M A.F.L.
UNISEX TOILET SIGN 1.5M A.F.L.
S/S KICK PLATES BOTH SIDES



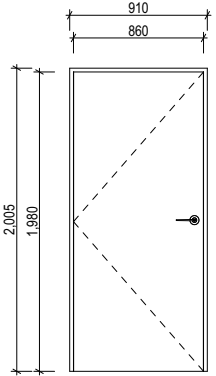
ID-A7

LEAF SOLID CORE FLUSH PANEL
FRAME EX45MM H3.2 PINE CLEARS
FINISH PAINT FINISH (FRAME + LEAF)
TRIM 65X12MM BEVELLED PINE CLEARS ARCHITRAVES
HANDLE LEVER TYPE (TBC)
LOCK -
FIRE -
OTHER S/S KICK PLATES BOTH SIDES



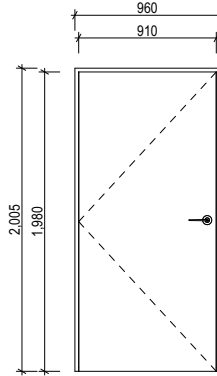
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LEAF SOLID CORE FLUSH PANEL
FRAME EX45MM H3.2 PINE CLEARS
FINISH PAINT FINISH (FRAME + LEAF)
TRIM 65X12MM BEVELLED PINE CLEARS ARCHITRAVES
HANDLE LEVER TYPE (TBC)
LOCK -
FIRE -
OTHER S/S KICK PLATES BOTH SIDES



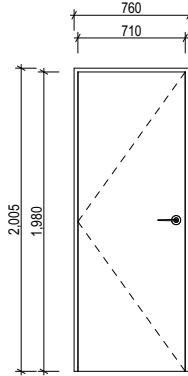
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LEAF SOLID CORE FLUSH PANEL
FRAME EX45MM H3.2 PINE CLEARS
FINISH PAINT FINISH (FRAME + LEAF)
TRIM 65X12MM BEVELLED PINE CLEARS ARCHITRAVES
HANDLE LEVER TYPE (TBC)
LOCK -
FIRE -
OTHER S/S KICK PLATES BOTH SIDES



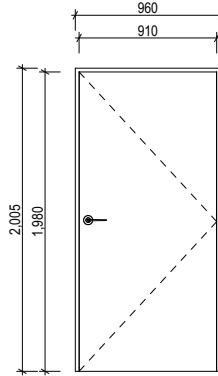
ID-B3

LEAF SOLID CORE FLUSH PANEL
FRAME EX45MM H3.2 PINE CLEARS
FINISH PAINT FINISH (FRAME + LEAF)
TRIM 65X12MM BEVELLED PINE CLEARS ARCHITRAVES
HANDLE LEVER TYPE (TBC)
LOCK -
FIRE -
OTHER ACCESSIBLE ACCESS SIGN 1.5M A.F.L.
UNISEX TOILET SIGN 1.5M A.F.L.
S/S KICK PLATES BOTH SIDES



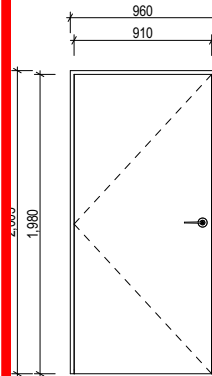
ID-B4

LEAF SOLID CORE FLUSH PANEL
FRAME EX45MM H3.2 PINE CLEARS
FINISH PAINT FINISH (FRAME + LEAF)
TRIM 65X12MM BEVELLED PINE CLEARS ARCHITRAVES
HANDLE LEVER TYPE (TBC)
LOCK PRIVACY INDICATOR
FIRE -
OTHER UNISEX TOILET SIGN 1.5M A.F.L.
S/S KICK PLATES BOTH SIDES



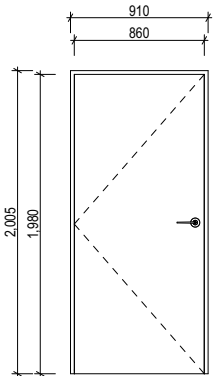
ID-B5

LEAF SOLID CORE FLUSH PANEL
FRAME EX45MM H3.2 PINE CLEARS
FINISH PAINT FINISH (FRAME + LEAF)
TRIM 65X12MM BEVELLED PINE CLEARS ARCHITRAVES
HANDLE LEVER TYPE (TBC)
LOCK PRIVACY INDICATOR
FIRE -
OTHER S/S KICK PLATES BOTH SIDES
DOOR GRILLE



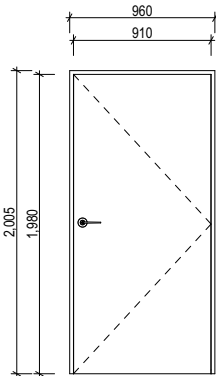
ID-B6

LEAF SOLID CORE FLUSH PANEL
FRAME EX45MM H3.2 PINE CLEARS
FINISH PAINT FINISH (FRAME + LEAF)
TRIM 65X12MM BEVELLED PINE CLEARS ARCHITRAVES
HANDLE ACC. LEVER ASSEMBLY FITTED 1.0M A.F.L.
LOCK PRIVACY INDICATOR
FIRE -
OTHER ACCESSIBLE ACCESS SIGN 1.5M A.F.L.
UNISEX TOILET SIGN 1.5M A.F.L.
S/S KICK PLATES BOTH SIDES



ID-B7

LEAF SOLID CORE FLUSH PANEL
FRAME EX45MM H3.2 PINE CLEARS
FINISH PAINT FINISH (FRAME + LEAF)
TRIM 65X12MM BEVELLED PINE CLEARS ARCHITRAVES
HANDLE LEVER TYPE (TBC)
LOCK -
FIRE -
OTHER S/S KICK PLATES BOTH SIDES



ID-B8

LEAF SOLID CORE FLUSH PANEL
FRAME EX45MM H3.2 PINE CLEARS
FINISH PAINT FINISH (FRAME + LEAF)
TRIM 65X12MM BEVELLED PINE CLEARS ARCHITRAVES
HANDLE LEVER TYPE (TBC)
LOCK LOCKWOOD CYLINDER LOCK (KEY + SNIB)
FIRE -
OTHER S/S KICK PLATES BOTH SIDES

INTERIOR DOORS

- GENERALLY ALL INTERIOR DOORS SHALL BE MADE READY FOR A PAINT FINISH INCLUDING JAMBS & PLANTED STOPS.
- REFER ALSO TO THE FLOOR PLAN FOR OPENING DIRECTIONS OF DOORS.
- HARDWARE SHALL BE FITTED NEATLY AND EASED WHERE REQUIRED ONCE PAINTED.
- HARDWARE SHALL BE OF A TYPE SUITABLE FOR USE WITH THE DOOR IN WHICH IT IS TO BE INSTALLED INTO. CONFIRM HARDWARE ON FIRE DOORS WITH THE DOOR SUPPLIER.
- WHERE LOCKS WITH KEY + SNIBS ARE SPECIFIED, THE TURN SNIB SHALL BE FITTED TO THE SIDE OF THE DOOR IN THE DIRECTION OF EGRESS.
- DOOR LEAVES SHALL BE UNDERCUT JUST ENOUGH TO ALLOW A FREE AND EASY SWING OVER THE FINISHED SURFACES, BUT NOT UNDERCUT ENOUGH TO ALLOW EXCESSIVE LIGHT AND DRAFT THROUGH.
- DOORS SHALL BE SUPPLIED PREHUNG IN THEIR JAMBS WITH FOUR BRUSHED STAINLESS STEEL HINGES PER DOOR.
- JAMBS SHALL BE EX45MM REBATED PINE CLEARS, FINISHED FLUSH WITH WALL LININGS.
- WHERE FIRE RATED DOORS ARE SPECIFIED, THESE SHALL BE RATED TO MATCH THAT OF THE WALLS THEY ARE TO BE INSTALLED INTO.
- FIRE RATED DOORS SHALL TO BE SUPPLIED WITH IDENTIFICATION TAGS FITTED.

INTERNAL DOOR SCHEDULE

SCALE 1:50



PO BOX 7208
SYDENHAM
CHRISTCHURCH 8240
E daniel@threefoldarchitecture.co.nz P (Daniel) 021 100 7185
E bryce@threefoldarchitecture.co.nz P (Bryce) 027 425 0844

JOB TITLE:
COMMERCIAL DEVELOPMENT
FOR
RUSSELL LUND

SITE ADDRESS:
854 JONES ROAD
ROLLESTON

STATUS / REVISION:		
ISSUED FOR	DATE	REV
BUILDING CONSENT	27/02/2017	

NOTES:
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THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING ANY WORK.

DRAWING TITLE:

INTERIOR DOOR SCHEDULE

SHEET:	A-7.02
ORIGINAL SHEET SIZE:	A2
CHECKED BY:	BM
DRAWN BY:	BM
SCALE:	1:50
JOB #	1704



DI ① + Fire Resistant Rating (para 2.3) ①

STAIR CONSTRUCTION

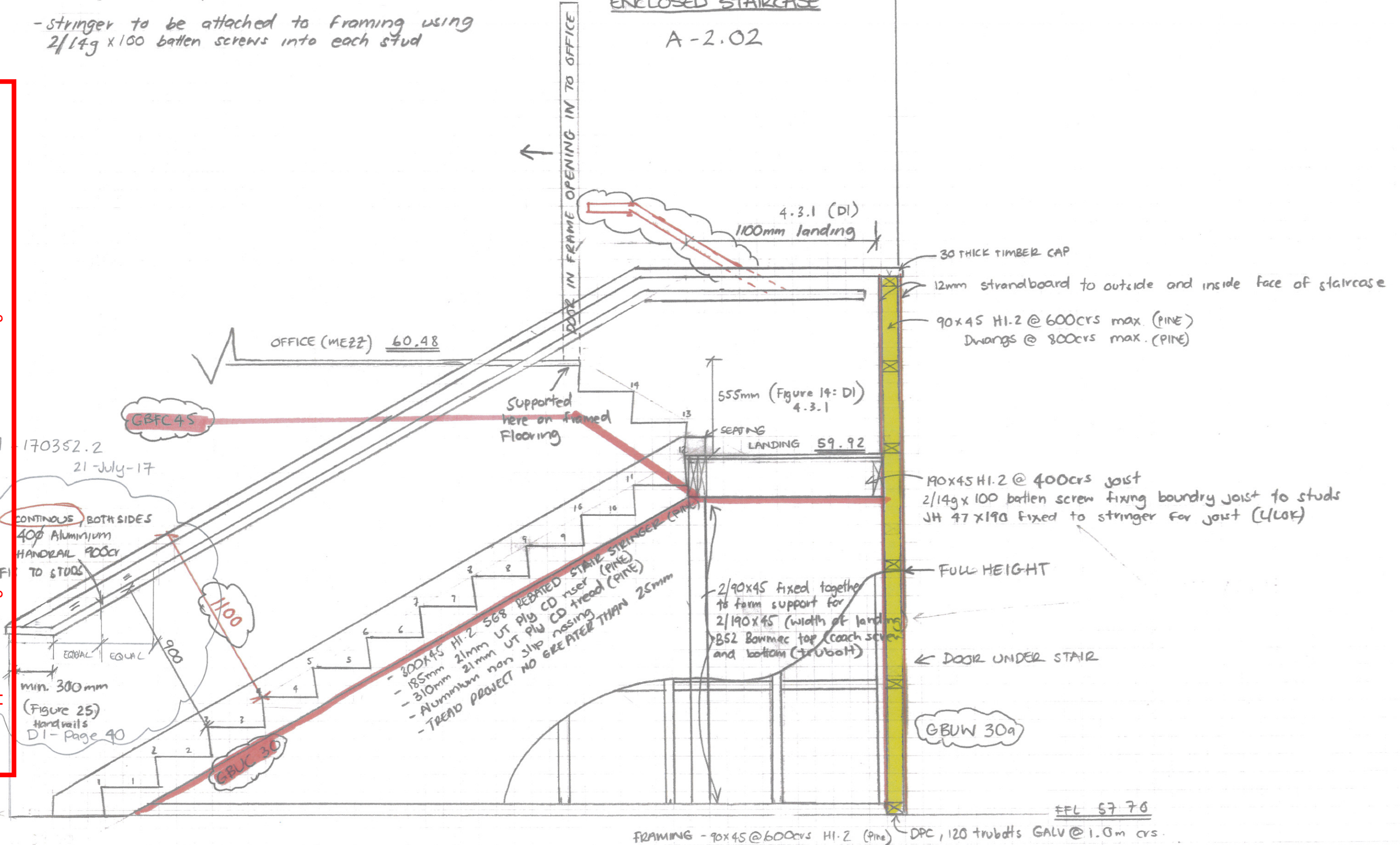
- CROSS SECTION A-A

ENCLOSED STAIRCASE

A-2.02

- Comply with DI/ASI

- Stringer to be attached to framing using
2/14g x 100 batten screws into each stud



SCALE 1:20

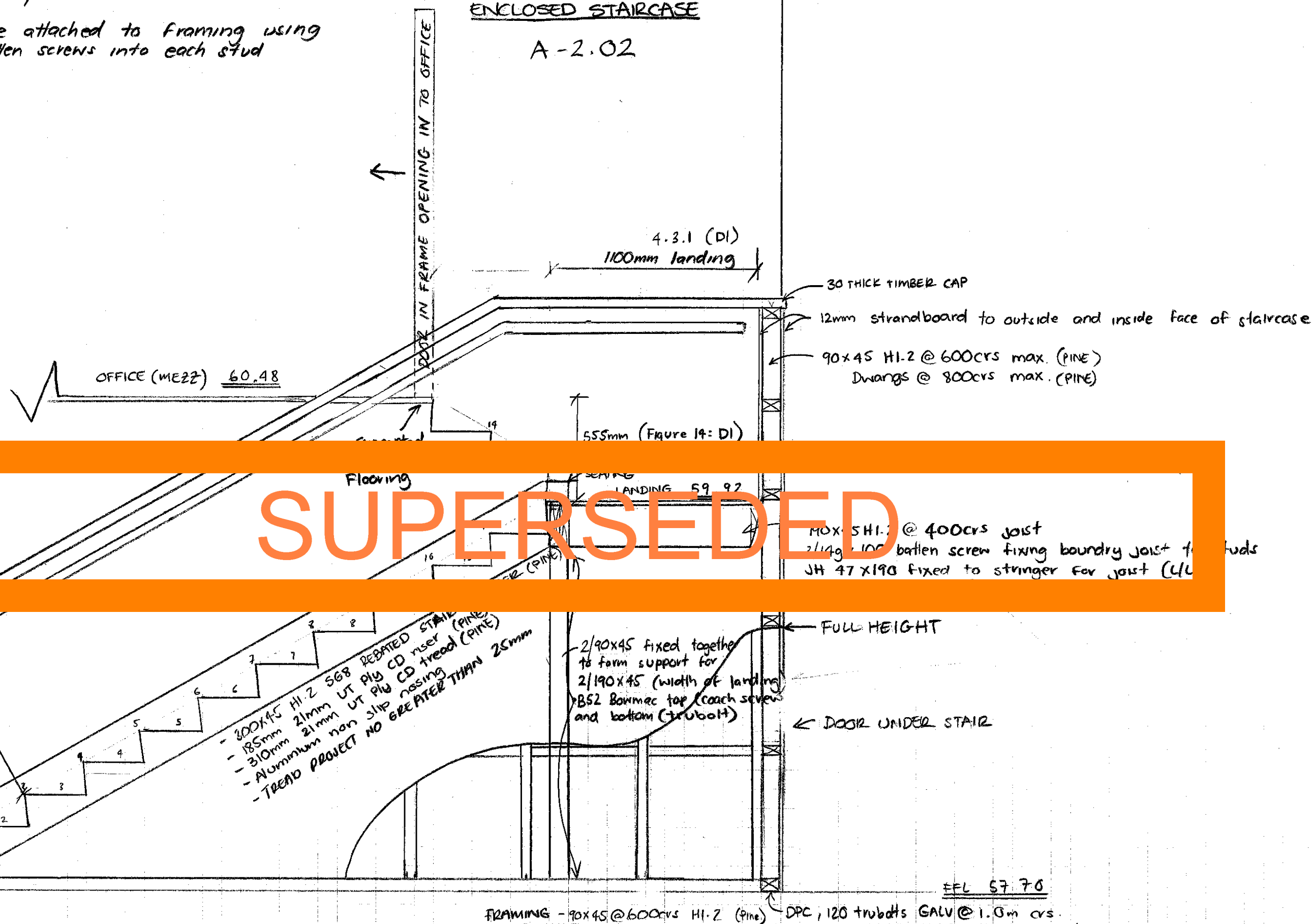
- Comply with DI/ASI

- stringer to be attached to framing using
2/14g x 100 batten screws into each stud

STAIR CONSTRUCTION - CROSS SECTION A-A

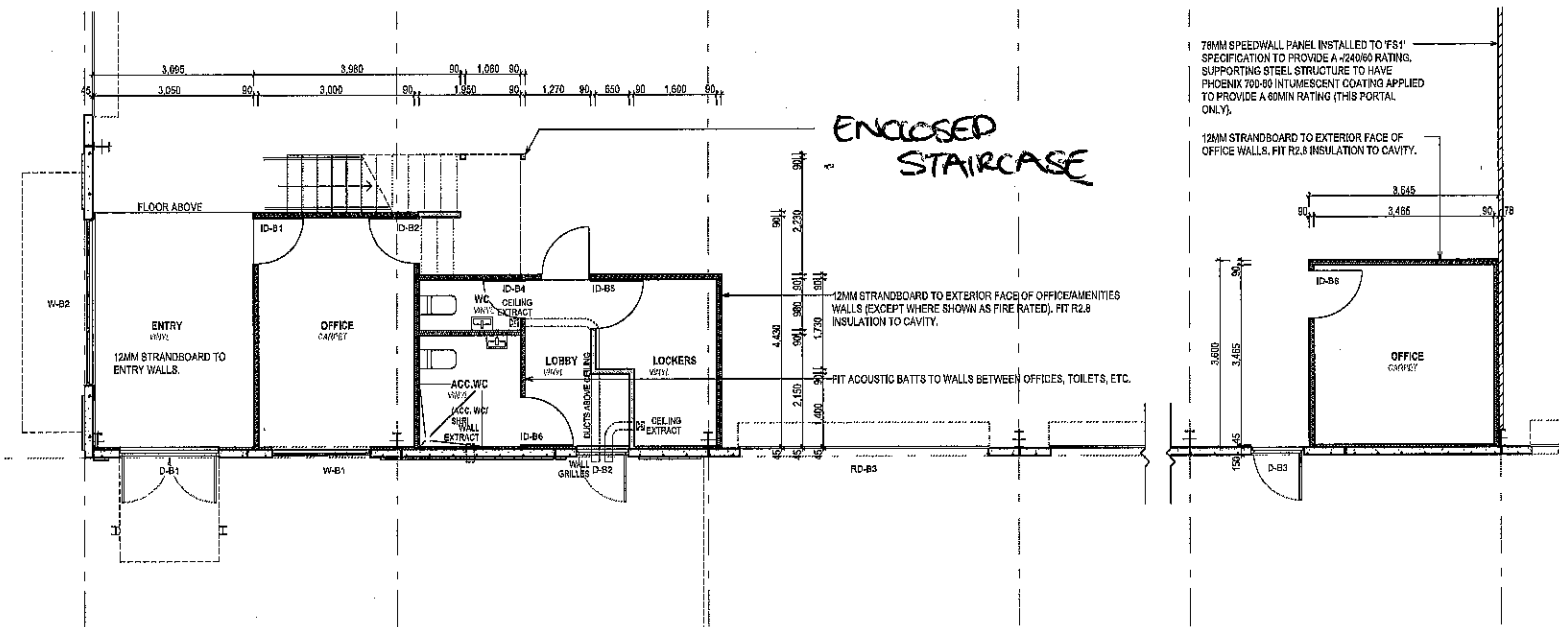
ENCLOSED STAIRCASE

A-2.02

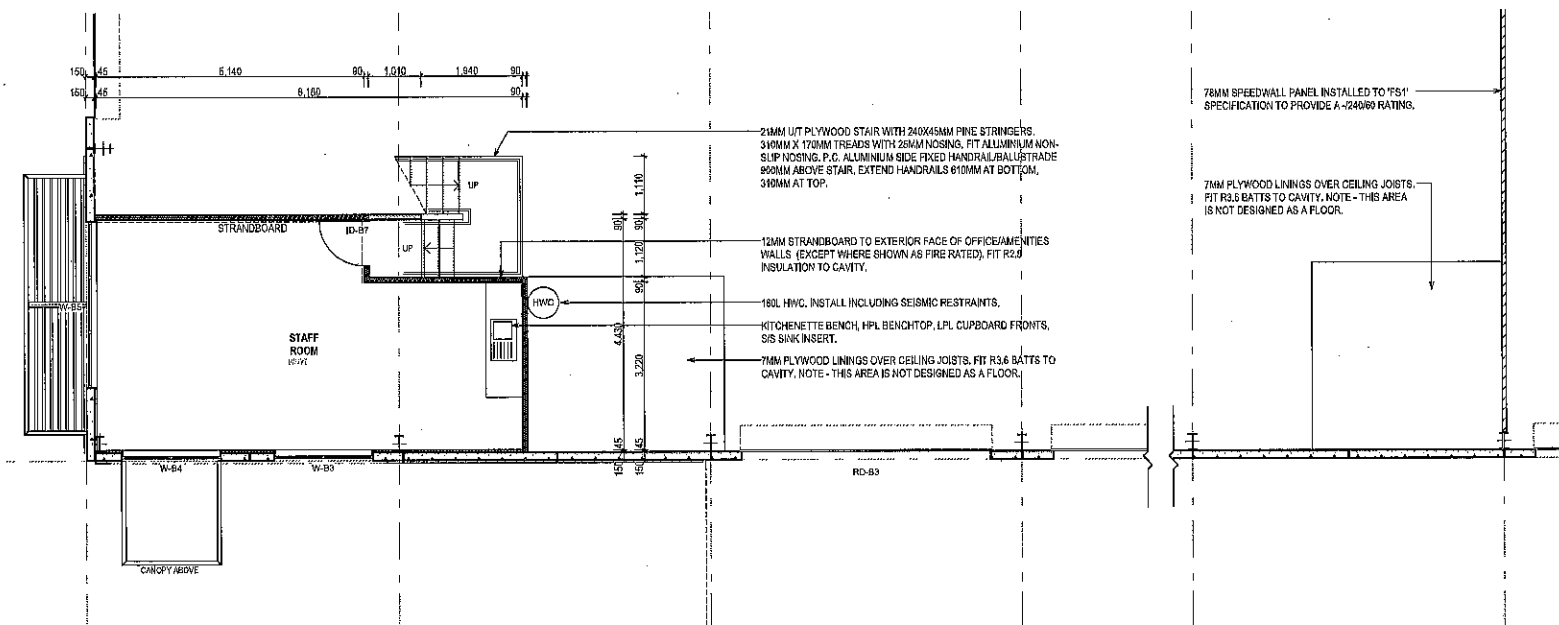


SUPERSEDED

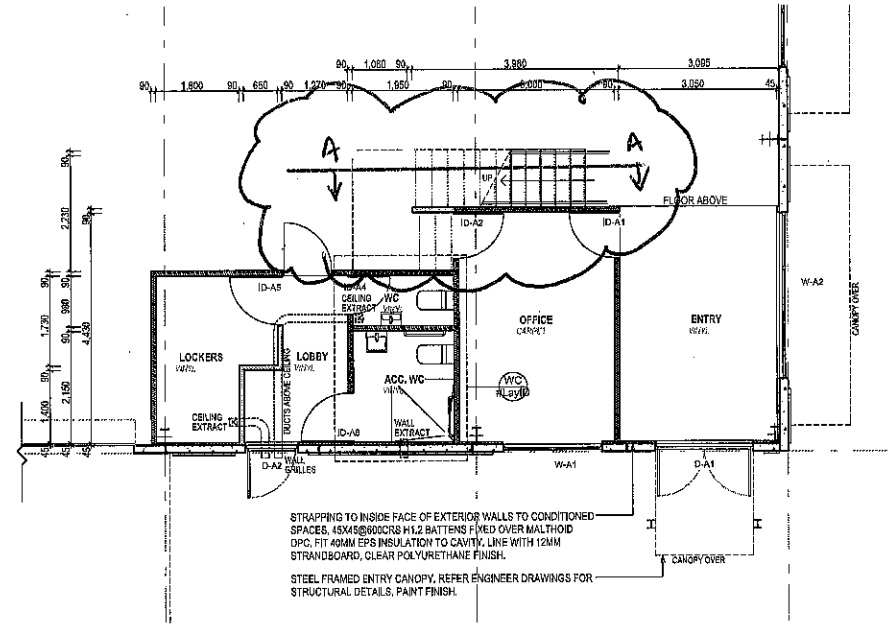
SCALE 1:20



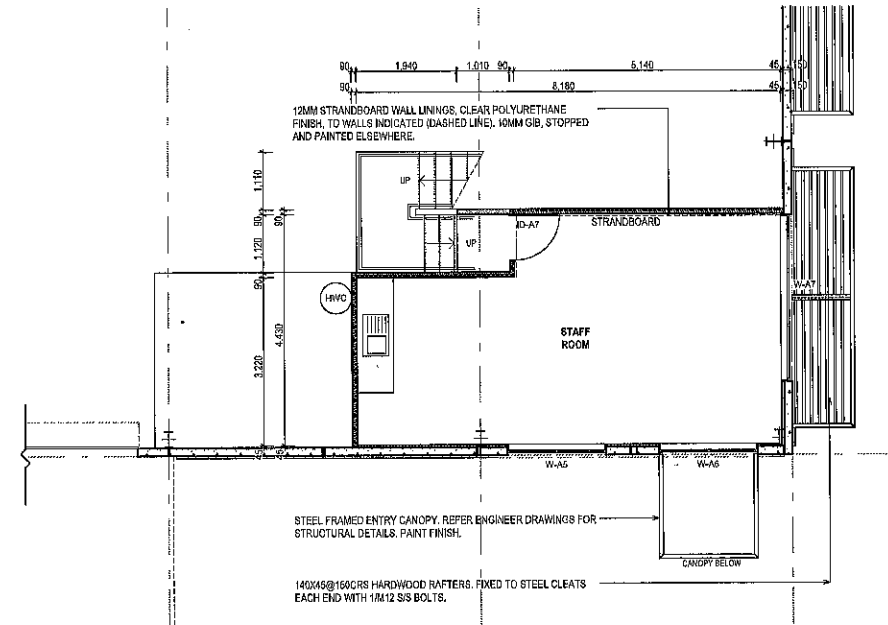
GROUND FLOOR OFFICE PLAN
TENANCY B SCALE 1:100



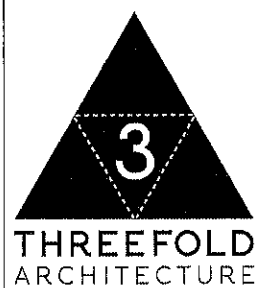
MEZZANINE FLOOR PLAN
TENANCY B SCALE 1:100



GROUND FLOOR OFFICE PLAN
TENANCY A SCALE 1:100



MEZZANINE FLOOR PLAN
TENANCY A SCALE 1:100



THREEFOLD
ARCHITECTURE
PO BOX 1208
SYDENHAM
CHRISTCHURCH 8246
E: daniel@threefoldarchitecture.co.nz P: (03) 421 100 7188
E: helen@threefoldarchitecture.co.nz P: (03) 421 100 7188

JOB TITLE:
**COMMERCIAL DEVELOPMENT
FOR
RUSSELL LUND**

SITE ADDRESS:
**854 JONES ROAD
ROLLESTON**

STATUS / REVISION:		
ISSUED FOR	DATE	REV
BUILDING CONSENT	27/02/2017	

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TO STARTING ANY WORK.

DRAWING TITLE:
OFFICE FLOOR PLANS

SHEET:
A-2.02

ORIGINAL SHEET SIZE:	A2
CHECKED BY:	BM
DRAWN BY:	BM
SCALE:	1:100
JOB #	1704



E daniel@threefoldarchitecture.co.nz P (Daniel) 021 109 718
E bryce@threefoldarchitecture.co.nz P (Bryce) 027 425 064

**JOB TITLE: COMMERCIAL DEVELOPMENT
FOR
RUSSELL LUND**

JOB #	170
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**AD
NZ** + Architecture
Designers
New Zealand
**Professional
Member**



LUMINAIRE SCHEDULE

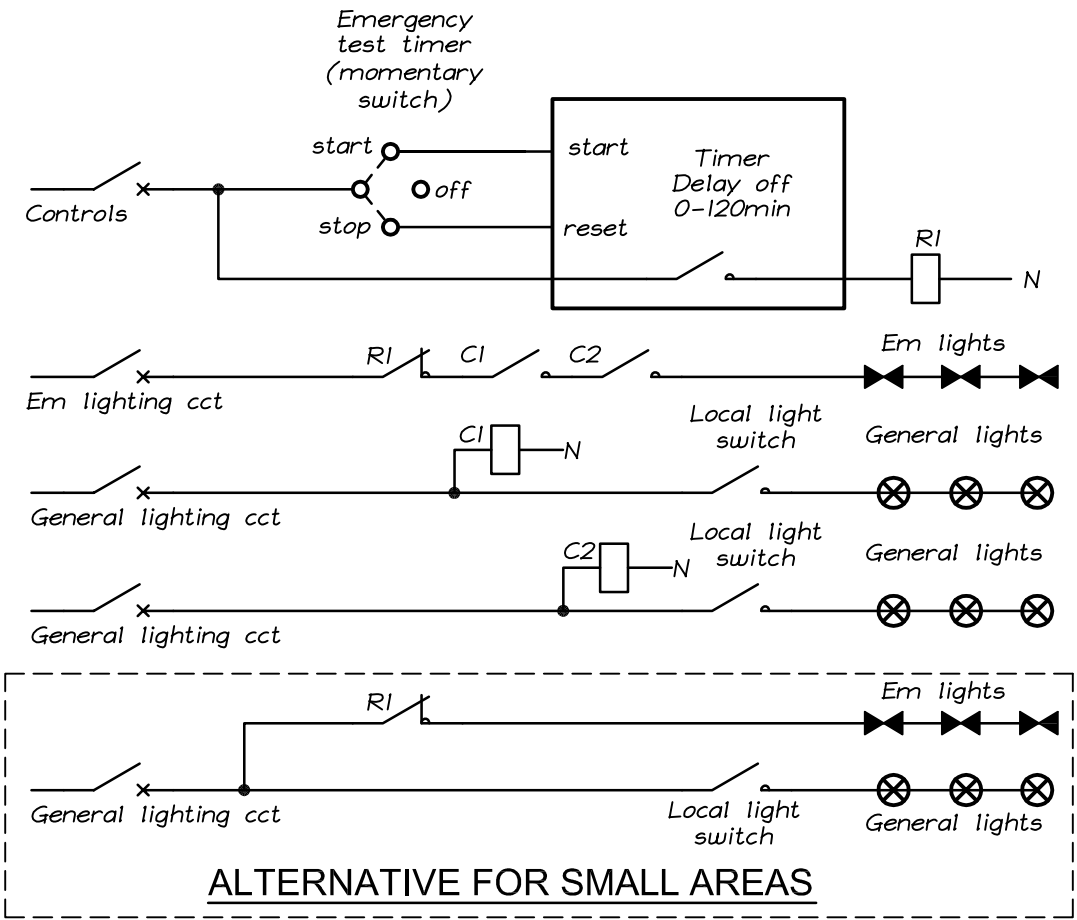
CODE	TYPE	LAMP	SUPPLIER	MODEL	REMARKS	ALTERNATIVE ALLOWED
Em1	Recessed emergency luminaire	1x2W LED	Clevertronics	LLIFE	Non-maintained. Recessed into ceiling. C/w emergency battery pack. C0=D40. C90=D40.	No
Em2	Surface emergency luminaire	1x2W LED	Clevertronics	LLIFE Pro -SMS	Non-maintained. Surface mounted on underside of roof.	No
Ex1	Illuminated emergency exit, single sided, EXIT straight	LED	Clevertronics	CCFLED LP	Ceiling or wall mounted. Directional arrows configurable on site as indicated.	No

NOTES:

1. Provide the required test switch/timer system within switchboard control cabinet for testing.
2. Test switch shall be capable of being manually reset. Set timer to 30 minutes.
3. Test switch shall be located within the DB enclosure. If located outside DB due to lack of space, the test switch shall be key operated to prevent accidental discharge of emergency lighting.
4. Test switch to be clearly labelled 'Emergency escape lighting and exit sign test switch'.
5. Provide label 'Emergency escape lighting and exit sign test switch inside' on DB cover to facilitate easy identification.
6. Provide label 'WARNING: INTERRUPTING SUPPLY WILL DISCHARGE EMERGENCY LIGHTING BATTERIES' adjacent to circuit breaker, switch or fuse supplying emergency lighting.
7. Labels shall be black on white lettering, waterproof Dymo label, engraved Traffolyte label or similar.
8. Provide voltage sensing on sufficient circuits to cover areas requiring emergency lights.

LIGHTING LEGEND:

- EX Illuminated emergency EXIT luminaire (straight EXIT).
- Emergency luminaire.



EMERGENCY LIGHTING TEST CIRCUIT (TYPICAL)

- Notes:
1. Provide voltage sensing on sufficient circuits to cover areas requiring emergency lights.