



PT RS 9 - CB29B/221 - 9 BERNARD STREET, CHRISTCHURCH

# 9 BERNARD ST

**PRELIMINARY PACKAGE**

21 | 05 | 2021

## DRAWING LIST

SHEET	REV #	DRAWING
A-00		GENERAL NOTES & SITE MANAGEMENT
A-01		EXISTING SITE PLAN
A-02		EXISTING FLOOR PLANS
A-03		EXISTING ELEVATIONS
A-04		EXISTING ROOF PLAN
A-11		PROPOSED SITE PLAN
A-12		PROPOSED FLOOR PLANS
A-13		PROPOSED ELEVATIONS
A-14		PROPOSED ROOF PLAN
A-15		PROPOSED DRAINAGE PLANS
A-21		PROPOSED SECTIONS
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A-23		PROPOSED DETAILS
A-31		PROPOSED BATHROOMS



- These notes are provided for the benefit of the contractor and sub-contractors and it should be observed that not all of these notes are relevant to this project.
- The following notes and drawings only apply to the work that is part of this residential new build project.
- No claims shall be admitted from sub-contractors or contractors for work not specifically mentioned in the drawings or specification, but which is provided for, expressed or implied within these notes.
- The architectural drawings are to be read in conjunction with the architectural specification and the other consultants documentation relevant to this project.
- Refer to the architectural drawings for all setting out, setdowns, rebates etc. Any discrepancies between the architectural documentation and other consultants documentation is to be brought to the attention of the architect before the commencement of any work on site.
- All materials and workmanship shall be in accordance with the New Zealand Building Code and amendments, and the current edition of the relevant New Zealand standards.
- Any discrepancies between the NZBC, the relevant NZ standard and the drawings or specification shall be brought to the attention of the architect.
- These drawings must be read in full colour and read as a complete set to ensure accuracy.

### E1 surface water

- Surface water drains including those connected to drainage channels at the line of the building shall have an internal diameter of no less than 85mm.
- All drainage channels at the line of the building shall be fitted with trapped outlets.
- Drainage channels at the line of the building on the first floor or above shall have downpipes with an internal diameter of no less than 63mm.
- Surface water drains shall be sized in accordance with table 3 acceptable solution E1 of the NZBC and shall have the following minimum gradients:
 

Internal drain dia.	min. gradient
85mm	1:90
100mm	1:120
150mm	1:200
225mm	1:350
- Drains shall be laid on a uniform line and gradient between points of access. The change in direction of a drain shall not exceed 90° at any point and where practical should be kept to less than 45°. Where two drains intersect, the directions of flow shall be at an angle of 60° or less.
- Bubble up chambers shall be provided in accordance with figure 6 acceptable solution E1 of the NZBC where the surface water sewer, road channel or other outfall is at too high a level to achieve the minimum drain gradients.
- All surface water except that collected directly from a roof, shall enter the drain via a sump which has a hinged or removable grating, capacity at the bottom for settlement of silt and debris, and a submerged or trapped outlet which prevents floatable solids entering the drain.
- Type 1 sumps are suitable for an area of up to 4,500/m<sup>2</sup> and type 2 sumps on area up to 40,000/m<sup>2</sup>, where I is the rainfall intensity for a storm with a 10% probability of occurring annually. Type 1 and 2 sumps where required shall comply with figures 8 and 9 acceptable solution E1 of the NZBC. Confirm with Civil Engineers drawings / Specification where one is being used.
- Access for maintenance shall be provided on all drains. Access is to be achieved via an inspection point, rodding point, inspection chamber or access chamber, complying with figures 10, 11 or 12 acceptable solution E1 of the NZBC.
- Points of access shall be spaced at no further than 50m where rodding points are used or 100m where inspection points, inspection chambers or access chambers are used.
- Points of access are required at changes in direction of greater than 45°, changes in gradient of greater than 450 or junctions of drains.
- Any drain laid under a building shall be run in a straight line from one side to the other and access to the drain shall be provided immediately outside the building within 2m of an exterior wall.
- All drains shall be constructed to withstand the combination and frequency of loads likely to be placed upon them without collapse, undue damage, undue deflection or undue vibration.
- Bedding and backfilling of drainage pipes shall comply with figure 13 acceptable solution E1 of the NZBC.
- Downpipes shall be sized using table 5 acceptable solution E1 of the NZBC.
- Internal and external gutters shall have a minimum cross sectional area of no less than that determined from figure 15 and 16 of acceptable solution E1 of the NZBC.
- Expansion joints shall be provided for in downpipes and gutters to allow for thermal movement.
- Internal gutters shall be fitted with overflow outlets which drain to the exterior of the building. The top of the outlet shall be at least 50mm below the top of the gutter.

### D1 access routes

- Where the surface of an access route is subject to wetting, the surface shall have a cross fall of no less than 1:100. The surface of any access route shall not have a cross fall of more than 1:50.
- Threshold weather stops projecting no more than 20mm above the threshold finished surface are acceptable.
- For a level access route which is intended to remain dry under normal usage, any of the commonly used walking surfaces listed in table 2 acceptable solution D1 of the NZBC will provide adequate slip resistance (>0.4)

### E2 external moisture

- Flashings shall comply with the requirements of NZBC B2 durability, shall be selected according to the relevant exposure conditions as defined in NZS3604 clause 4.2 and shall be selected to comply with table 20 acceptable solution E2 of the NZBC.
- Flashings which are in contact with other materials and which are subject to run off from other materials shall be selected to comply with tables 21 and 22 acceptable solution E2 of the NZBC.
- uPVC flashings shall be a minimum of 0.75mm thick and shall comply with the following clauses of AS/NZS 4256 part 2: Clause 9.2 impact resistance, clause 9.3 tensile strength, clause 9.4 colourfastness and impact resistance following ultraviolet light exposure, and section 8 where exposed to the weather. uPVC flashings shall have a finish colour with a reflectance of 40% or more.
- Aluminium flashings shall be a minimum thickness of 0.7mm and formed from 5000 series in accordance with AS/NZS 1734. Pre painted aluminium flashings shall have a factory applied finish complying with AS/NZS 2728.
- Galvanised steel flashings (not recommended) shall have a BMT of 0.55mm min. for flashings generally, and a BMT of 0.4mm min. for roll formed roll top ridge flashings with galvanising of hot dipped zinc coated Z450 to AS 1397 or hot dipped zinc coated Z275 for pre painted roofing with a factory applied finish complying with AS/NZS 2728 type 4 or better.
- Aluminium-zinc coated steel flashings shall have a BMT of 0.55mm min. for flashings generally and a BMT of 0.4mm for roll formed roll top ridge flashings with aluminium-zinc coating of AZ150 to AS1397, with a factory applied finish complying with AS/NZS 2728 type 4 or better.
- Stainless steel flashings shall be a min. thickness of 0.45mm and 304 or 316 grade in accordance with table 1 of ISO/TS 15510.
- Copper flashings shall be a min. thickness of 0.5mm, comply with AS1566 and alloy designation C11000 or C12200.
- Fixings of metal flashings shall comply with tables 20, 21 and 22 acceptable solution E2 of the NZBC.
- Where metal flashings are required to be joined or have expansion joints the method shall be as shown in figure 6 acceptable solution E2 of the NZBC.
- Rivets used for joining and sealing laps shall be spaced at a max. of 50mm crs. and be: compatible with the flashing material, and sealed against moisture or of a sealing type.
- Expansion joints shall be provided for joined flashings with a combined length exceeding: 12m for light coloured steel and stainless steel, 8m for dark coloured steel, 8m for copper, and 8m for aluminium.
- Where both ends of a flashing are constrained allowance shall be made for expansion.
- General dimensions for metal flashings shall comply with table 7 acceptable solution E2 of the NZBC.
- Parapet/balustrade flashings shall comply with figures 9 and 10 acceptable solution E2 of the NZBC.
- Junctions of parapets/balustrades to walls shall be flashed to direct water clear of the outside face of the cladding system using a saddle flashing as shown in figures 11, 12 and 13 acceptable solution E2 of the NZBC.

### B2 durability

- All building elements, including materials, components and systems are required to satisfy acceptable solution B2 of the NZBC.
- Building elements where access or replacement involves significant removal or alteration to other building elements are required to have a 50 year durability.
- Building elements where access or replacement involves the removal or alteration of other building elements are required to have a 15 year durability.
- Building elements where access or replacement involves little alteration or removal of other building elements are required to have a 5 year durability.
- Building elements that are hidden from view with no provision for inspection access, and failure would not be apparent until significant damage had occurred to other building elements are required to have a 50 year durability.
- Building elements which during normal maintenance will identify faults unlikely to be observed by building occupants until significant damage has occurred are required to have a 15 year durability.
- The durability requirements of nominated building elements are required to comply with table 1 acceptable solution B2 of the NZBC.
- I believe on reasonable grounds the building if constructed in accordance with the drawings, specifications, and other documents provided or listed in the attached schedule, will comply with the relevant provisions of the New Zealand Building Code

### F2 hazardous building materials

- Glazing likely to be subject to human impact shall comply with NZS 4223: Part 3, Clause 308.1 (b) shall be amended to read 1,500mm not 2,000mm.

### E3 internal moisture

- All shower spaces shall have impervious floor and wall finishes. Ceramic or stone tiles shall be laid on a continuous impervious substrate or membrane.
- When enclosures such as walls, screens, doors or curtains are used they shall be continuous from floor level or top of upstand to 1,800mm min. above floor level and not less than 300mm above the shower rose.
- Where the shower floor has no upstand or where a wall, screen, door or curtain is omitted, the floor shall have a fall of no less than 1:50 towards the floor waste. The fall shall apply to the floor area within a radius of 1,500mm taken from a point vertically below the shower rose, or from any wall within that radius.
- Where baths, basins, tubs or sinks abut impervious linings, the joint between the fixture and lining shall be sealed to prevent water penetration to concealed spaces or behind linings as per figure 3 acceptable solution E3 of the NZBC.
- Where shower trays are used, including tiled showers, the junction between tray and wall linings shall be constructed in accordance with figure 4 acceptable solution E3 of the NZBC.

### G9 Electricity

- In buildings intended for use by persons with disabilities, all light switches shall be horizontally aligned with door handles, socket outlets shall be fixed between 500mm and 1,200mm above the floor and at least 500mm from corners, and at least one room light shall have a bedside switch.

### G12 water supply

- Backflow protection shall be provided where it is possible for water contaminants to backflow into the potable water supply system. Backflow prevention devices shall comply with acceptable solution G12 of the NZBC.
- The water supply system shall be provided with an isolating valve where a supply pipe enters the building or at each dwelling unit within a multi unit dwelling.
- Storage water heaters shall be supplied with cold water at a pressure not exceeding their working pressure by means of a pressure reducing valve, pressure limiting valve, or mains pressure supply.
- Storage water heaters shall include a non return valve.
- Electric and gas storage water heaters shall have their temp. controlled by a thermostat on each heating unit.
- Valve vented systems shall have an expansion control valve and a temperature/pressure relief valve complying with acceptable solution G12 of the NZBC.
- Storage water heaters shall be restrained with 3 x galv. steel straps fixed back to the wall framing in accordance with NZBC G12/AS1 fig. 14.
- The delivered hot water temp. at any sanitary fixture used for personal hygiene shall not exceed 45°C for early childhood centres, schools, old peoples homes, institutions for people with psychiatric or physical disabilities, hospitals, and 55°C for all other buildings.
- The storage water heater control thermostat shall be set at a temp. of no less than 60°C.

### G13 foul water

- Min. fixture discharge pipe sizes underground 650 otherwise discharge sizes/units are as follows:
 

sanitary fixture discharge	units	min. pipe Ø
both	1	32
bidet	4	40
cleaners sink	1	40
wm (domestic)	5	40
dishwasher (domestic)	3	40
drinking fountain	1	25
kitchen sink (commercial)	3	50
kitchen sink (domestic)	3	40
laundry tub	5	40
shower	2	40
urinal (1 or 2 stall)	1 per 600mm	50
urinal (bowl type)	1	32
urinal (3 or more stalls)	1 per 600mm	80
wc	4	100

- Access points shall be provided at the following points: at the junction of a soil discharge pipe with a discharge stack, where a number of changes of direction occur, in a discharge pipe where access to junctions or changes of direction are restricted, and at the base of any soil stack at the point of connection to the drain.

Discharge pipes shall be vented where required by the following:

- All stacks discharging to another stack or to a drain require an open vent.
- All stacks that receive discharges from 3 floor levels shall be vented with an open vented relief vent.
- All connections to a stack, except the highest connection, require venting by an open vent or a.o.v.
- The highest connection to a stack requires venting if the developed length of the discharge pipe is longer than 6m for 100mm pipe, 1.5m for 80mm pipe, or 3.5m for 65 to 32mm pipes.
- All soil fixtures connected to an unvented branch drain require venting by an open vent or a.o.v.
- All soil fixtures connected to a vented drain where the branch and the vented drain are at a gradient of less than 1:60 require venting by an open vent or a.o.v.
- Individual soil fixtures connected to a vented drain where the branch and the vented drain are at a gradient of 1:60 or steeper require venting by an open vent or a.o.v. if the discharge pipe is longer than 6m for 100mm pipe, or includes a vertical drop greater than 2m, and 1.5m for 80mm pipes.
- Fixtures connected to a combined waste pipe and discharging to a gully trap require venting by an open vent or a.o.v.
- Individual fixture discharge pipes over 3.5m in length and discharging to a gully trap require venting by an open vent or a.o.v.
- Where a 32mm discharge pipe has a vertical drop of greater than 1.5m and is discharging to a gully trap it requires venting by an open vent or a.o.v.
- Main drains discharging to the sewer are required to be vented with a min. 80mm open vent.
- Branch drains connected to a vented drain that exceed 10m in length require venting with an open vent.



## Location Plan

n.t.s. image credit - Google Maps 24-02-2020

Table 6.19 – Nailing schedule for hand-driven and power-driven nails (see 8.8.6)

Joint	Hand-driven nails		Power-driven nails	
	Length (mm) x diameter (mm) and type	Number/ Location	Length (mm) x diameter (mm) and type	Number/ Location
Bottom plate to floor framing at: (a) External walls and internal wall bracing elements (b) Internal walls (may be nailed to floor decking) (c) Trimmer not exceeding 2.4 m long	100 x 3.75	2 at 600 mm centres	90 x 3.15	3 at 600 mm centres
Dwag to stud	75 x 3.15 or 100 x 3.75	2 (skewed)	75 x 3.06 or 90 x 3.15	2 (skewed)
Fishplate to straightened stud	60 x 2.8	4 each side of cut	60 x 2.8	4 each side of cut
Half joint in top plate	75 x 3.15	3	75 x 3.06	4
Lintel to trimming stud	75 x 3.15 or 100 x 3.75	4 (skewed)	90 x 3.15	3 (end nailed)
Ribson board to stud	100 x 3.75	2	90 x 3.15	3
Sill or header trimmer to trimming stud for: (a) Trimmer not exceeding 2.4 m long (b) Trimmer not exceeding 3.6 m long (c) Trimmer not exceeding 3.6 m long	100 x 3.75	2 (end nailed)	90 x 3.15	3 (end nailed)
Stud to plate	75 x 3.15 or 100 x 3.75	2 (end nailed)	90 x 3.15	3 (end nailed)
Top plate 140 mm x 35 mm to 90 mm x 45 mm and top plate to lintel	100 x 3.75	2 at 600 mm centres	90 x 3.15	3 at 600 mm centres
Trimming studs at openings, blocking and studs at wall intersections	100 x 3.75	600 mm centres	90 x 3.15	600 mm centres
Trimming stud to doubled stud immediately under lintel	100 x 3.75	2	90 x 3.15	2
Walking to stud	60 x 2.8	2	60 x 2.8	2

### NZS 3604 Nailing Table - walls

Joint	Hand-driven nails	Power-driven nails
Length (mm) x diameter (mm) and type	Number/ Location	Length (mm) x diameter (mm) and type
Roof framing		
Rafter or jack rafter to ridge board or top plate (except eave/soffit boards)	See table 10.1	See table 10.1
Truss to top plate of external wall	See tables 10.14 and 10.15	See tables 10.14 and 10.15
Truss to top plate of internal wall	100 x 3.75	2
Collar tie or cleat to rafter	75 x 3.15	4
Flitches to ridge board and roof members for each side on both joints	60 x 2.8	3
Hip rafter to top plate	See table 10.1	See table 10.1
Underpinning stud to underpinning or top plate or existing beam	100 x 3.75 together with fixing types as set out in table 10.5	90 x 3.15 together with fixing types as set out in table 10.5
Structing beam to top plate	See table 10.7	See table 10.7
Roof braces at each connection to a framing member: (a) 90 mm x 19 mm brace (b) 70 mm x 45 mm brace (c) 90 mm x 45 mm brace	75 x 3.15 100 x 3.75 100 x 3.75	75 x 3.15 90 x 3.15 90 x 3.15
Underpinning stud to underpinning or top plate or existing beam	100 x 3.75 together with fixing types as set out in table 10.5	90 x 3.15 together with fixing types as set out in table 10.5
Roof framing (continued)		
Blocking between rafters, posts or truss chords, 90 mm x 45 mm	100 x 3.75	2 (end nailed)
Outrigger to gable top plate (as for equivalent purlin)	See table 10.10 and table 10.11	See table 10.10 and table 10.11
Outrigger to rafter	100 x 3.75 or 75 x 3.15	2 (end nailed)
Flying rafter to outrigger	100 x 3.75	2
Outrigger blocking to top plate	100 x 3.75	4 (skewed)
Purlin or batten directly to rafter or top chord	See table 10.10 and table 10.11	See table 10.10 and table 10.11
Roof sarking		
Board sarking to rafters or top chords: (a) Boards not exceeding 75 mm wide (b) Boards exceeding 75 mm wide	2½ x finished thickness	1
Sheet material for sheet sarking to: (a) Rafters or top chords at sheet edges (b) Intermediate supports	30 x 2.5 FH or 300 mm centres	150 mm centres
Purlins or battens through sarking to rafter or top chord	See table 10.15	See table 10.15

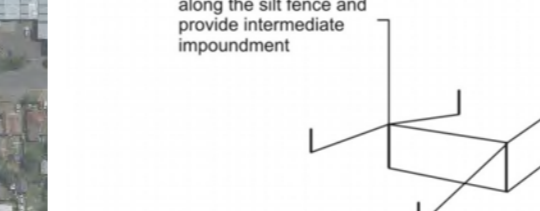
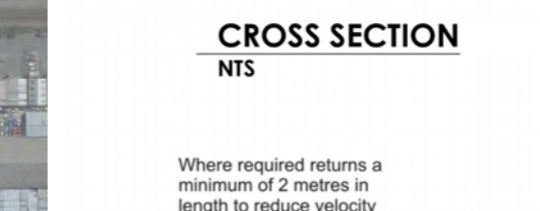
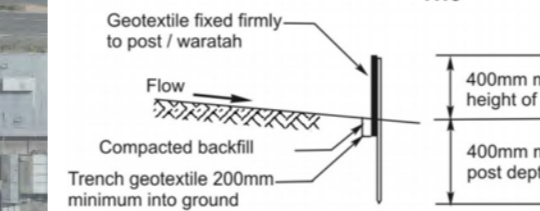
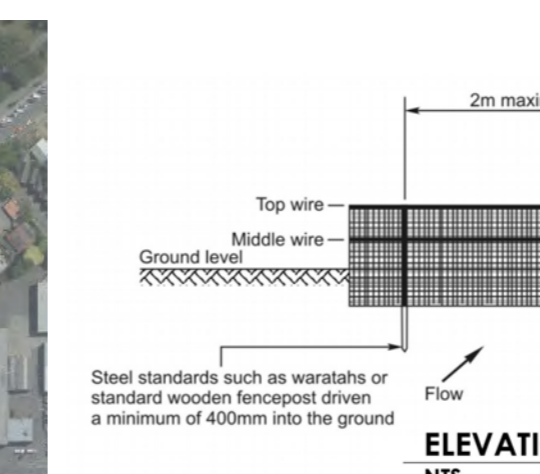
- Nail lengths and diameters are the minimum required.
- Refer to 8.6 for required protective coatings for metal fasteners.
- For studs up to 2.7 m length, 2 x 90 x 3.15 power-driven nails (end nailed) are sufficient.

Table 10.18 – Nailing schedule for hand-driven and power-driven nails (see 10.5.5)

Joint	Hand-driven nails		Power-driven nails	
	Length (mm) x diameter (mm) and type	Number/ Location	Length (mm) x diameter (mm) and type	Number/ Location
Roof framing				
Rafter or jack rafter to ridge board or top plate (except eave/soffit boards)	See table 10.1	See table 10.1	See table 10.1	See table 10.1
Truss to top plate of external wall	See tables 10.14 and 10.15	See tables 10.14 and 10.15	See tables 10.14 and 10.15	See tables 10.14 and 10.15
Truss to top plate of internal wall	100 x 3.75	2	90 x 3.15	2
Collar tie or cleat to rafter	75 x 3.15	4	75 x 3.06	4
Flitches to ridge board and roof members for each side on both joints	60 x 2.8	3	60 x 2.8	3
Hip rafter to top plate	See table 10.1	See table 10.1	See table 10.1	See table 10.1
Underpinning stud to underpinning or top plate or existing beam	100 x 3.75 together with fixing types as set out in table 10.5	90 x 3.15 together with fixing types as set out in table 10.5	90 x 3.15 together with fixing types as set out in table 10.5	3
Structing beam to top plate	See table 10.7	See table 10.7	See table 10.7	See table 10.7
Roof braces at each connection to a framing member: (a) 90 mm x 19 mm brace (b) 70 mm x 45 mm brace (c) 90 mm x 45 mm brace	75 x 3.15 100 x 3.75 100 x 3.75	3 3 3	75 x 3.15 90 x 3.15 90 x 3.15	3 3 5
Underpinning stud to underpinning or top plate or existing beam	100 x 3.75 together with fixing types as set out in table 10.5	90 x 3.15 together with fixing types as set out in table 10.5	90 x 3.15 together with fixing types as set out in table 10.5	3
Roof framing (continued)				
Blocking between rafters, posts or truss chords, 90 mm x 45 mm	100 x 3.75	2 (end nailed)	90 x 3.15	2 (end nailed)
Outrigger to gable top plate (as for equivalent purlin)	See table 10.10 and table 10.11	See table 10.10 and table 10.11	See table 10.10 and table 10.11	See table 10.10 and table 10.11
Outrigger to rafter	100 x 3.75 or 75 x 3.15	2 (end nailed)	90 x 3.15	3 (end nailed)
Flying rafter to outrigger	100 x 3.75	2	90 x 3.15	3
Outrigger blocking to top plate	100 x 3.75	4 (skewed)	90 x 3.15	4 (skewed)
Purlin or batten directly to rafter or top chord	See table 10.10 and table 10.11	See table 10.10 and table 10.11	See table 10.10 and table 10.11	See table 10.10 and table 10.11
Roof sarking				
Board sarking to rafters or top chords: (a) Boards not exceeding 75 mm wide (b) Boards exceeding 75 mm wide	2½ x finished thickness	1	–	–
Sheet material for sheet sarking to: (a) Rafters or top chords at sheet edges (b) Intermediate supports	30 x 2.5 FH or 300 mm centres	150 mm centres	–	–
Purlins or battens through sarking to rafter or top chord	See table 10.15	See table 10.15	See table 10.15	See table 10.15

- Nail lengths and diameters are the minimum required.
- Refer to 8.6 for required protective coatings for metal fasteners.
- Proportion of fixing with the required fixing capacity indicated in the tables may be used.

### NZS 3604 Nailing Table - roof framing



### PERSPECTIVE VIEW NTS

Table 7.5 – Nailing schedule for hand-driven and power-driven nails (see 7.6)

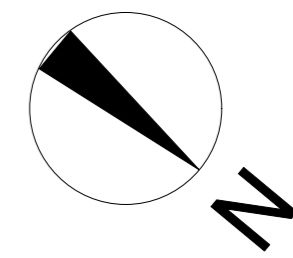
Joint	Hand-driven nails		Power-driven nails	
	Length (mm) x diameter (mm) and type	Number/ Location	Length (mm) x diameter (mm) and type	Number/ Location
Roof framing				
Boundary joint to end of each joint	100 x 3.75	2 (end nailed)	90 x 3.15	2 (end nailed)
Curtailed joint not exceeding 3 m long to trimmer	100 x 3.75	3 (end nailed)	90 x 3.15	5 (end nailed)
Curtailed joint to trimmer when half housed	100 x 3.75	2 (end nailed)	90 x 3.15	3 (end nailed)
Fitted joint in joint	100 x 3.75	4 (each end)	90 x 3.15	6 (each end)
Herringbone strutting to joint	60 x 2.8	2 (skewed)	60 x 2.8	2 (skewed)
Joint to plate on foundation walls	100 x 3.75	12 (skewed) per 1.5 m length	90 x 3.15	18 (skewed) per 1.5 m length
Joint to plate or bearer	100 x 3.75	2 (skewed)	90 x 3.15	3 (skewed)
Lapped joint in joint	100 x 3.75	2 (each side)	90 x 3.15	3 (each side)
Solid blocking between joints to plate bearer or strapping	100 x 3.75	4 (skewed)	90 x 3.15	6 (skewed)
Solid blocking to joint	100 x 3.75 or 75 x 3.15	2 (end nailed)	90 x 3.15	2 (end nailed)
Flooring				
Sheet decking (not exceeding 21 m thick): (a) Supports at sheet edges (b) Intermediate supports	60 x 3.06 ring shank nail or 60 x 2.8	150 mm centres	60 x 2.8 ring shank nail or 300 mm centres	150 mm centres
Strip flooring not exceeding 75 mm wide to floor joist	2½ x finished thickness	1	–	1
Strip flooring not exceeding 150 mm wide to floor joist	2½ x finished thickness	2	–	2

- Nail lengths and diameters are the minimum required.
- Refer to 8.6 for required protective coatings for metal fasteners.
- Steel fixings in timber treated with copper-based timber preservatives shall be as per 8.6.6.
- "Sheltered" shall be that above a 40° line drawn from the lower edge of a projecting weatheright structure such as a floor, roof or deck. "Exposed" shall be below that 40° line. See 8.6.6.2 (b).
- Type 304 stainless steel is sufficient to comply with 8.6.6.2 requirements, but may have surface rust. Type 316 may be used where appearance is a consideration but exceeds the requirements of the NZBC.
- "Fabricated brackets" shall be made from 3 mm minimum thickness mild steel and shall be hot-dipped galvanized.

### NZS 3604 Nailing Table - floor framing

Joint	Hand-driven nails		Power-driven nails	
	Length (mm) x diameter (mm) and type	Number/ Location	Length (mm) x diameter (mm) and type	Number/ Location





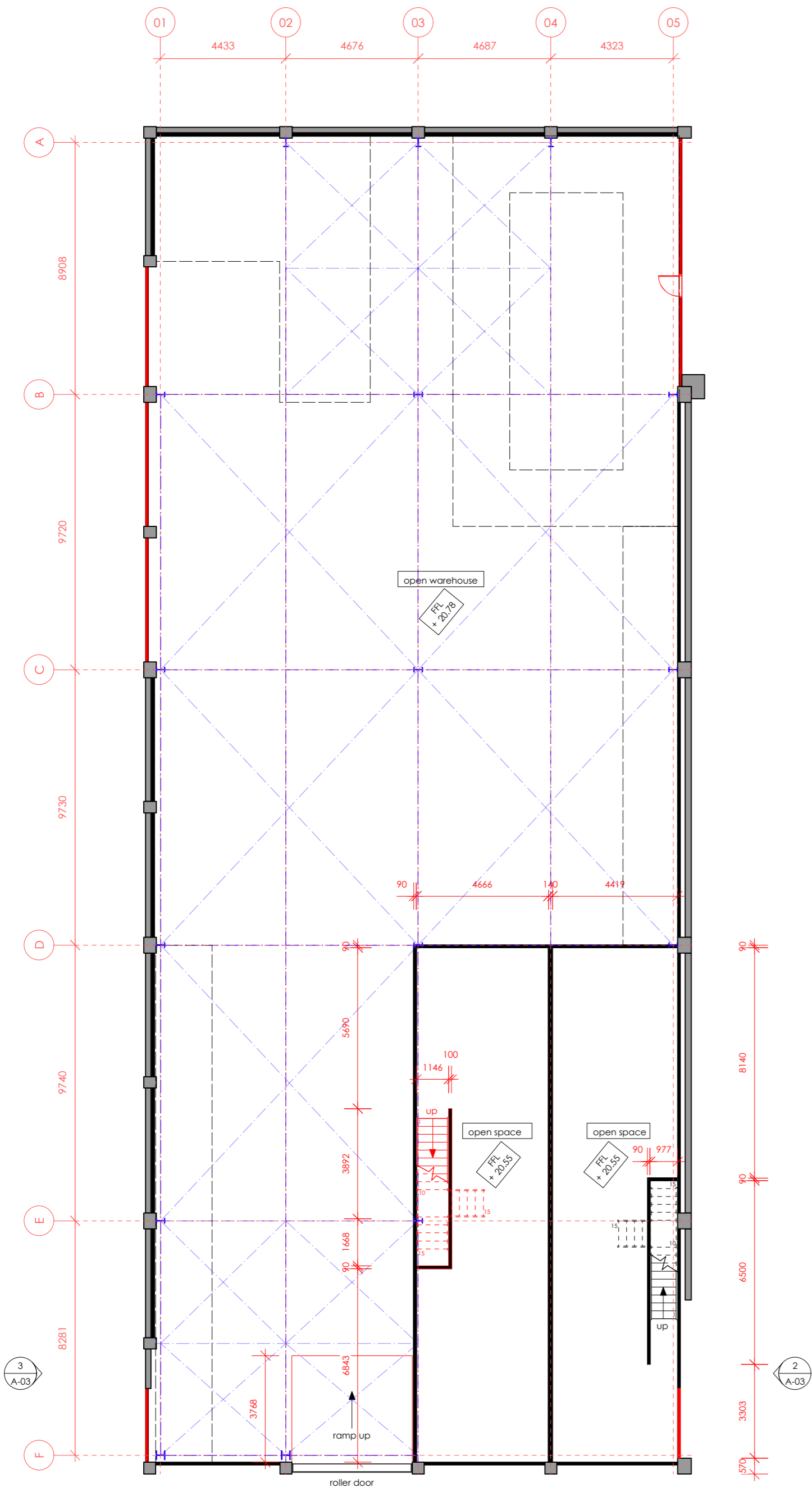
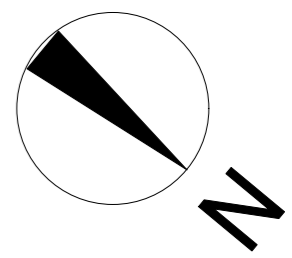
1 existing site plan  
scale 1:200

Legend		Site Information
	Waste Water	9 Bernard Street Addington, 8024 Christchurch  Legal: P1 RS9 CB29B/221  Site Area: 904m <sup>2</sup> Existing GF Area: 890m <sup>2</sup> Existing Mezzanine Area: 173m <sup>2</sup> Existing Site Coverage: 98%  Car Parking Existing: 0  District Zone: Commercial Mixed Use Earthquake Zone: 2 Exposure Zone: C Climate Zone: 3 Wind Region: A Rainfall Intensity (range): 40-50 Wind Zone: Low Snow Zone: Region N4
	Storm Water	
	Water Supply	
	Fire Hydrant	
	Meter Box	
	Water Toby	
		all dimensions to be verified on site

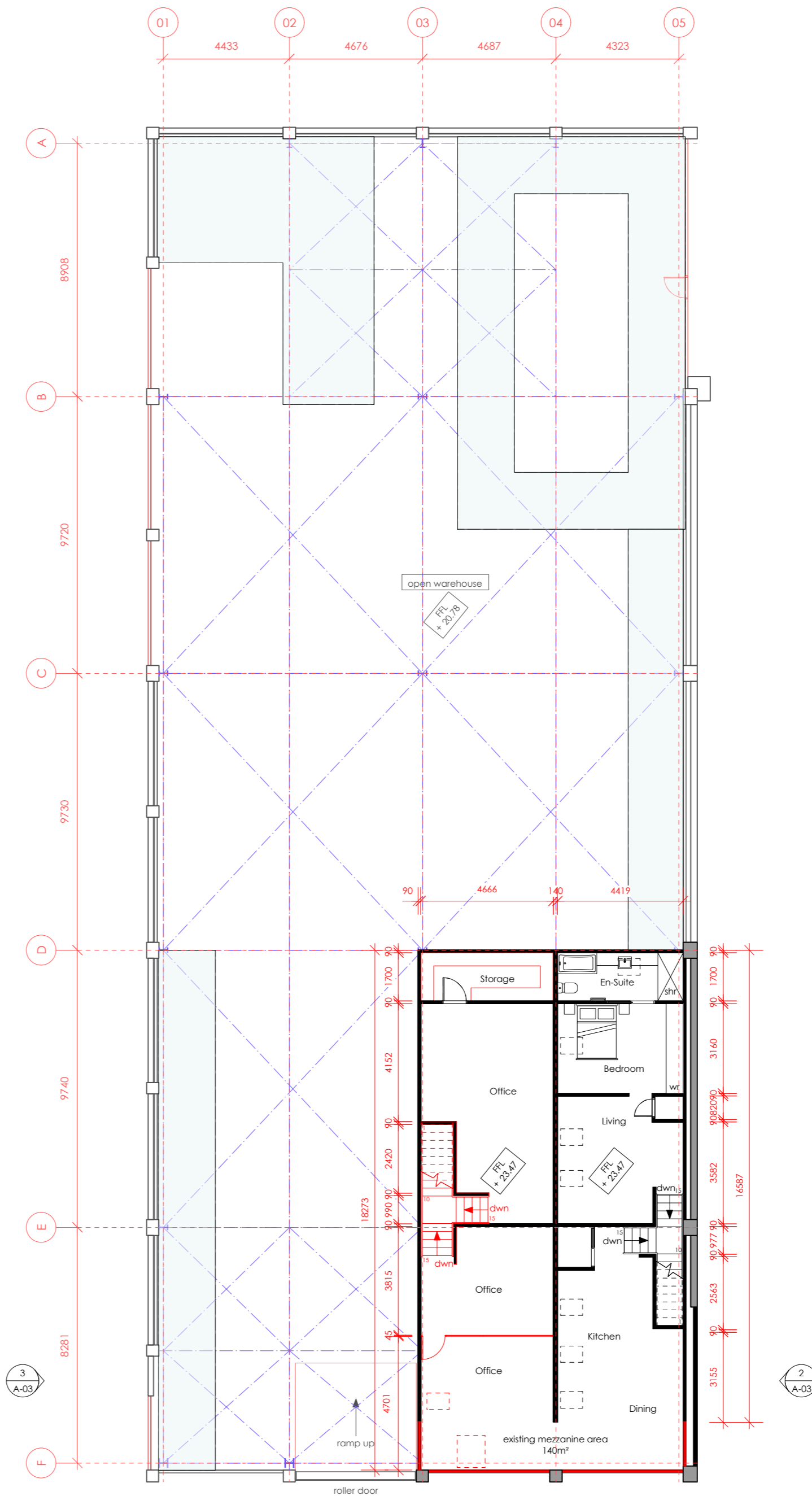
**PRELIMINARY - NOT FOR CONSTRUCTION**



ISSUE	DATE	REVISION
PROJECT	KI Commercial	DATE 21-04-2021 PROJECT # BER-01
CLIENT	Paul K	SCALE # A3 1:100 DWG # A-01
DWG	Exist Site Plan	DRAWN: CM CHECKED: NJ



1 existing ground floor plan  
scale 1:150



2 existing mezzanine floor plan  
scale 1:150

Mezzanine Key

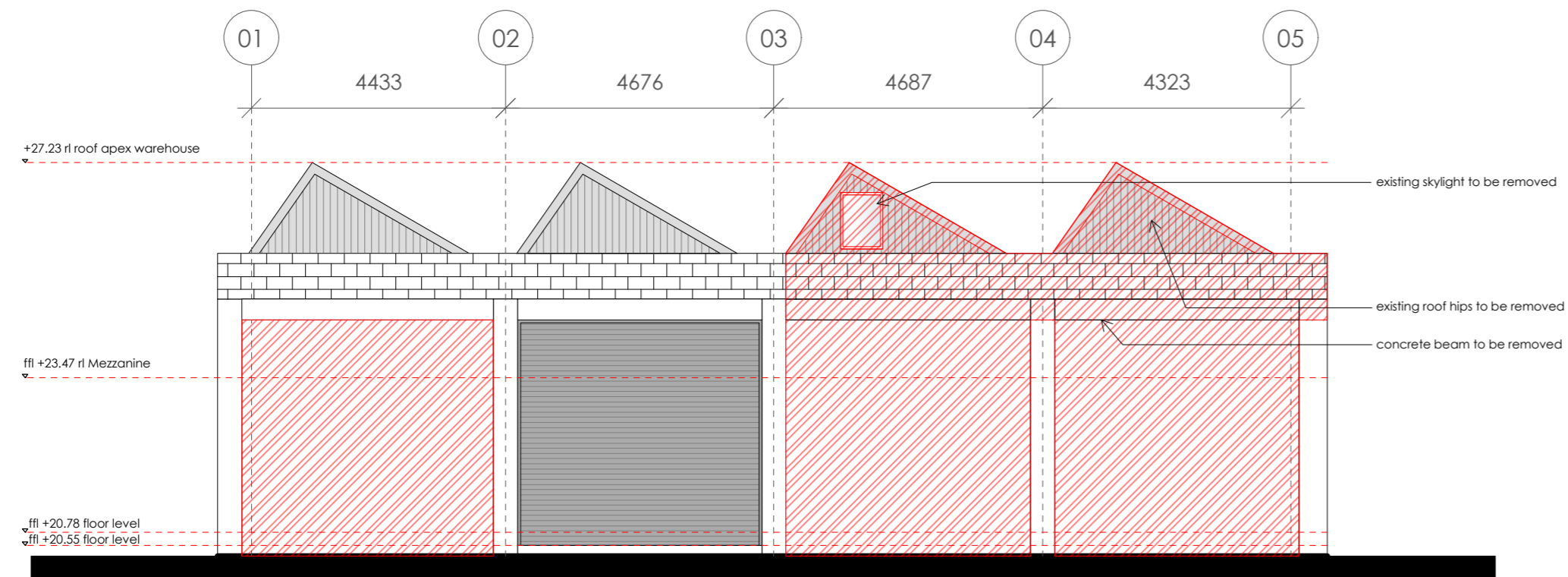
= historic mezzanine levels

**PRELIMINARY - NOT FOR CONSTRUCTION**

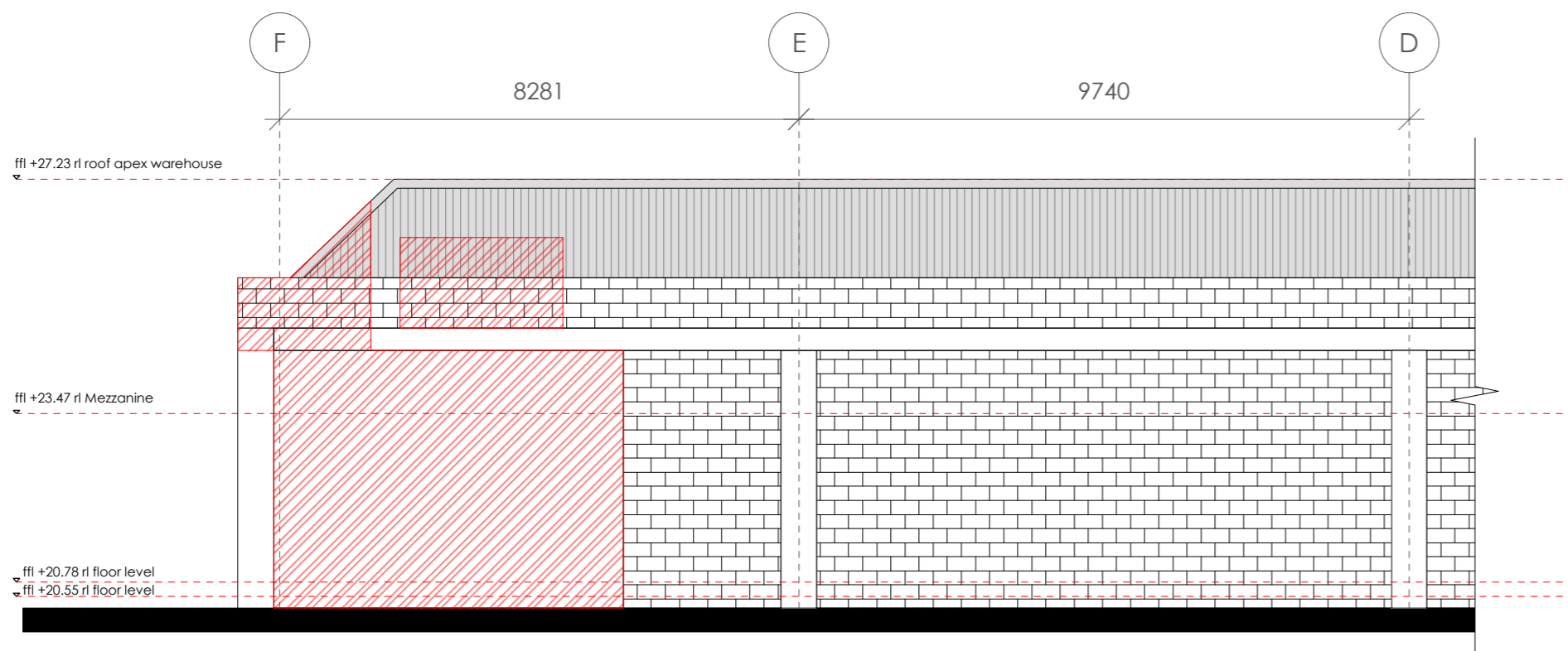


ISSUE	DATE	REVISION	DATE	PROJECT #
PROJECT	KI Commercial		21-04-2021	BER-01
CLIENT	Paul K		SCALE @ A3	1:100
DWG	Exist Floor Plans		SCALE @ A1	
			DRAWN	CM
			CHKD	NJ

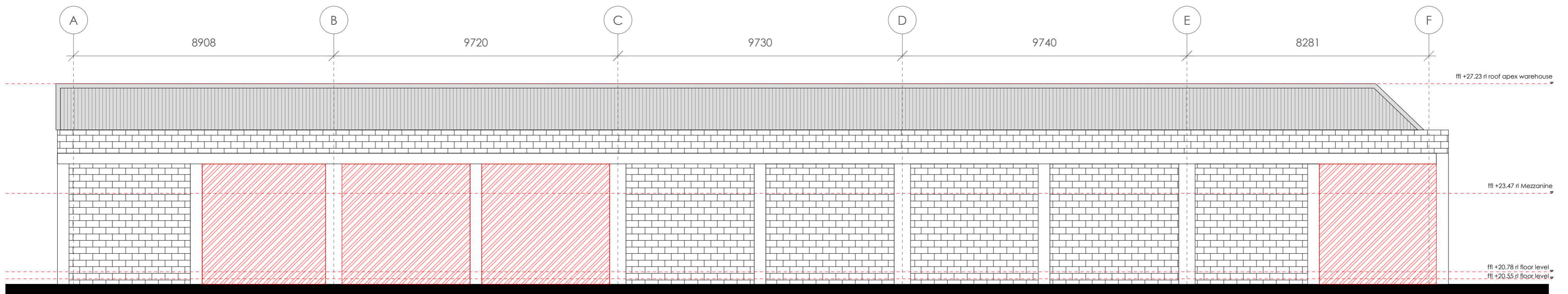
A-02



1 existing east elevation  
scale 1:100



2 existing north elevation  
scale 1:100



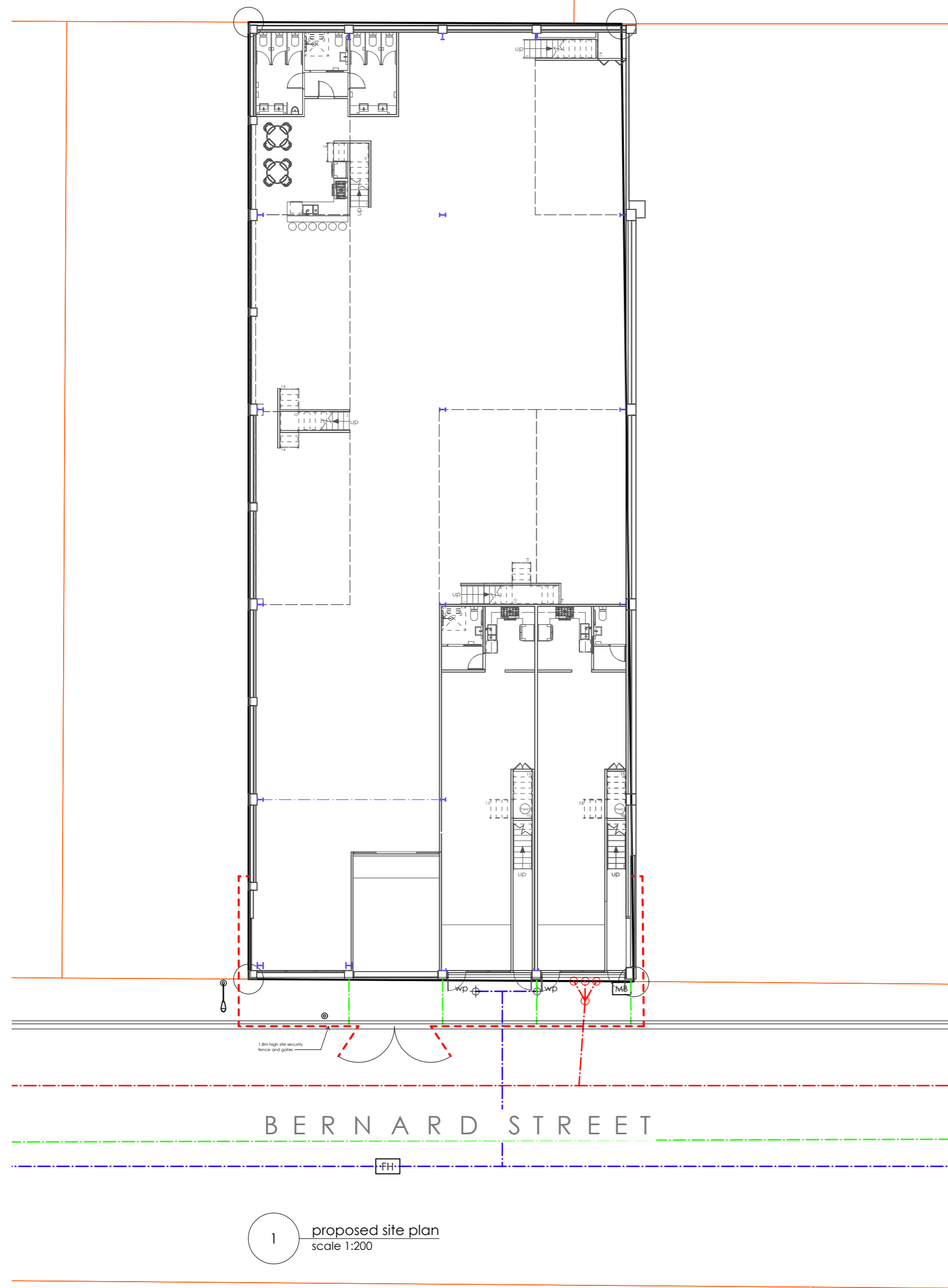
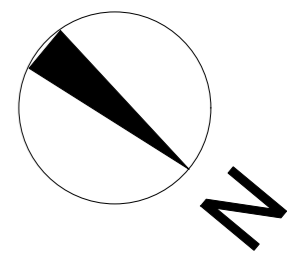
3 existing south elevation  
scale 1:100

**PRELIMINARY - NOT FOR CONSTRUCTION**



ISSUE	DATE	REVISION
PROJECT	KI Commercial	DATE 21-04-2021 PROJECT # BER-01
CLIENT	Paul K	SCALE # A3 1:100 DWG # A-03
DWG	Existing Elevations	DRAWN CM CHECKED NJ





1 proposed site plan  
scale 1:200

Legend		Site Information
	Waste Water	<b>9 Bernard Street</b> Addington, 8024 Christchurch  Legal: Pt RS9 CB29B/221  Site Area: 904m <sup>2</sup> Existing GF Area: 890m <sup>2</sup> Existing Mezzanine Area: 173m <sup>2</sup> Existing Site Coverage: 98%  Proposed Ground Floor Area: 0m <sup>2</sup> Proposed Mezzanine Area: 125m <sup>2</sup>  Car Parking Existing: 0 Proposed: 0  District Zone: Commercial Mixed Use Earthquake Zone: 2 Exposure Zone: C Climate Zone: 3 Wind Region: A Rainfall Intensity (range): 40-50 Wind Zone: Low Snow Zone: Region N4  all dimensions to be verified on site
	Storm Water	
	Water Supply	
	Fire Hydrant	
	Meter Box	
	Water Toby	

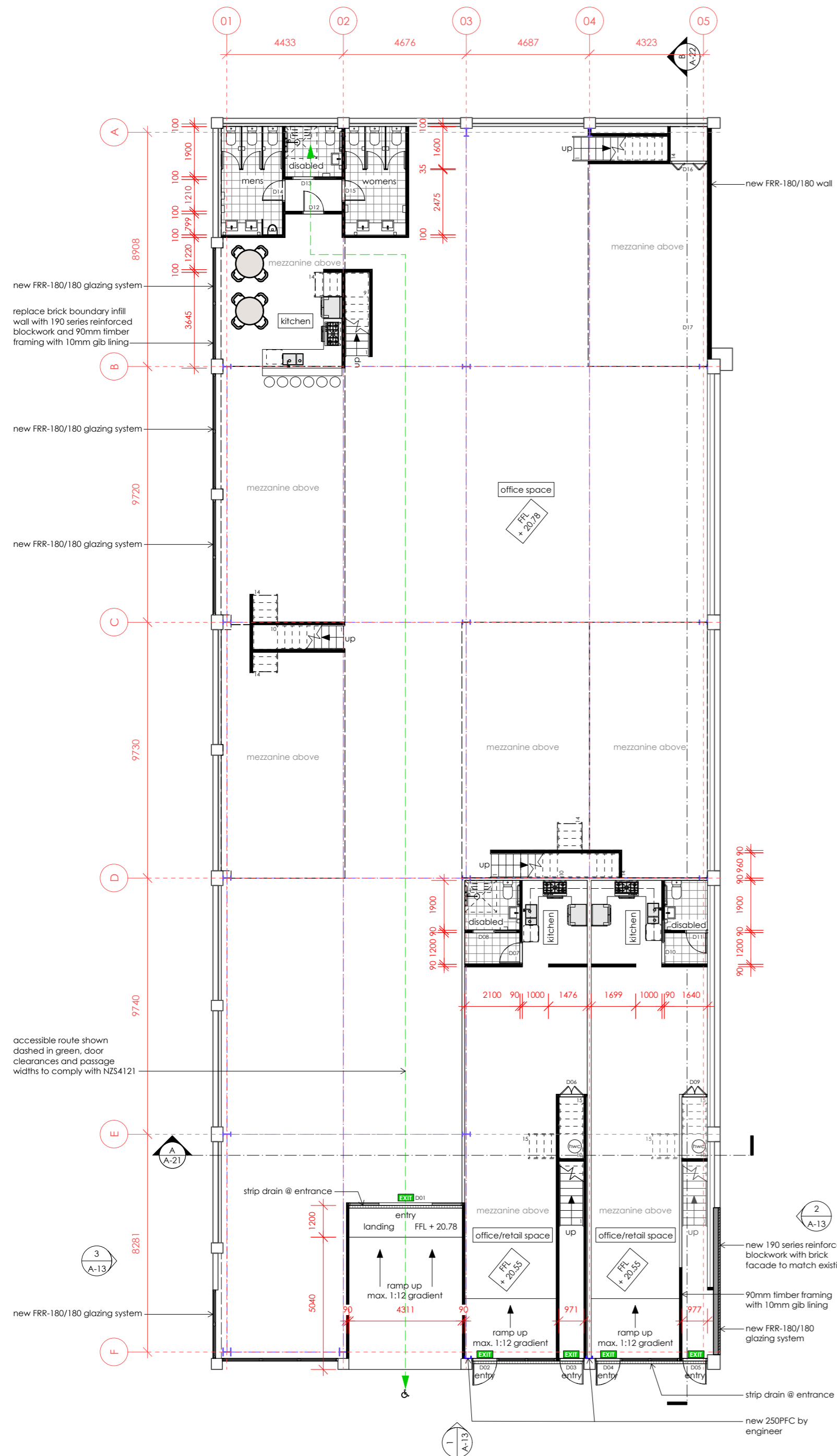
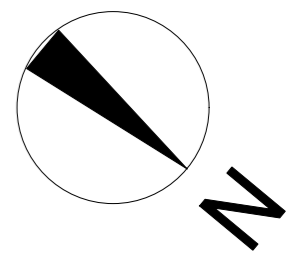
**PRELIMINARY - NOT FOR CONSTRUCTION**



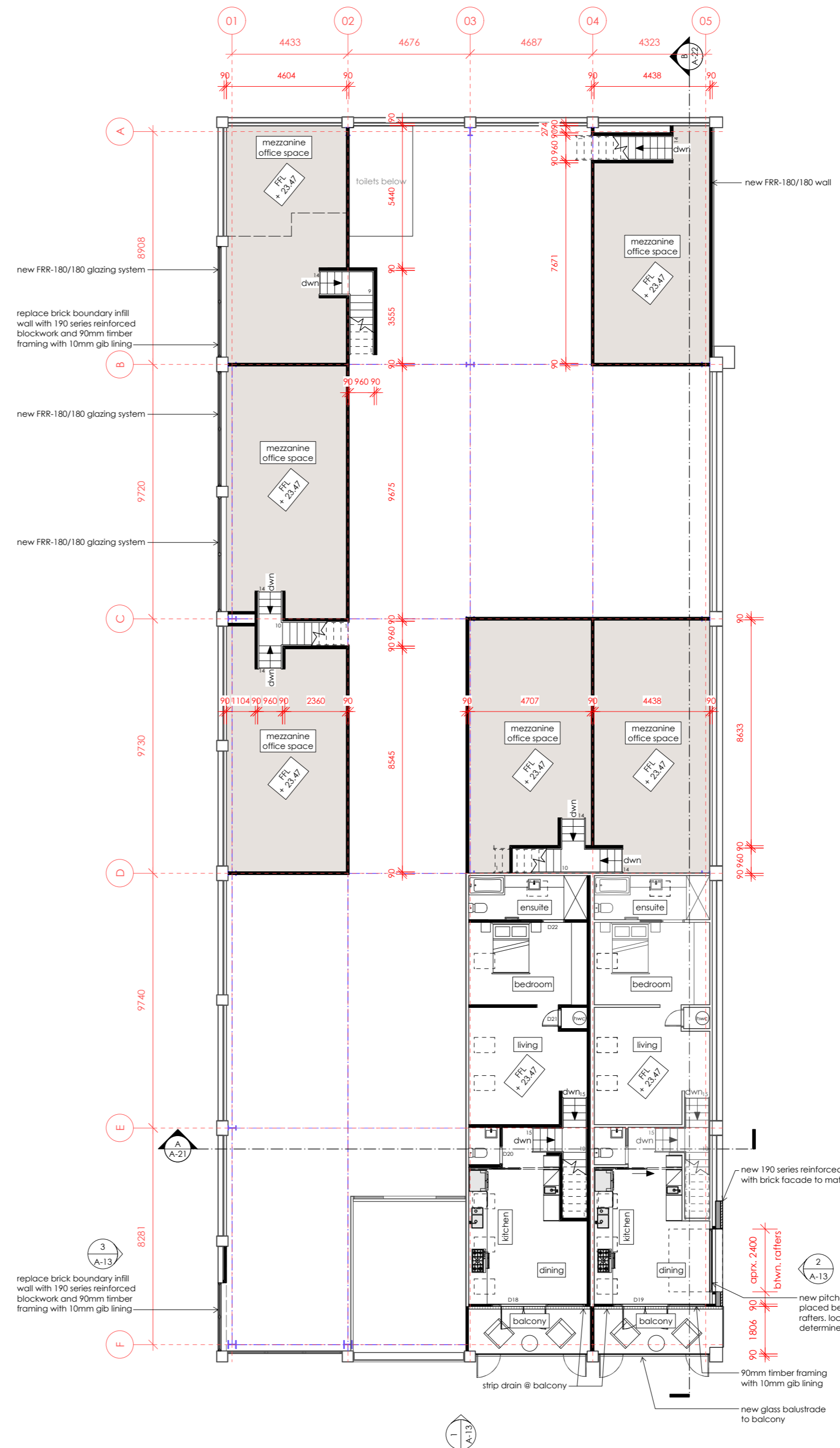
ISSUE	DATE	REVISION	PROJECT #
PROJECT	KI Commercial	DATE: 21-04-2021	PROJECT # BER-01
CLIENT	Paul K	SCALE @ A3: 1:100	DWG # A-11
DWG	Proposed Site Plan	DRAWN: CM	REVISION
		CHEK: NJ	

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1 proposed ground floor plan  
scale 1:150



2 proposed mezzanine floor plan  
scale 1:150

**Mezzanine Key**

■ = proposed mezzanine additions

new 190 series reinforced blockwork with brick facade to match existing

new pitched roof and window, placed between existing rafters. location and size to be determined on site

aprx. 2400 b/wm. rafters

new glass balustrade to balcony

90mm timber framing with 10mm gib lining

strip drain @ balcony

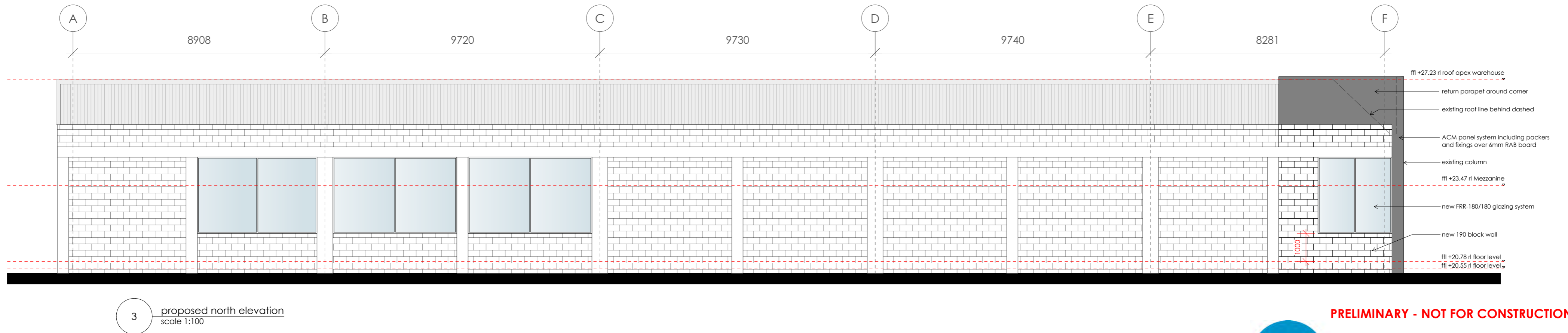
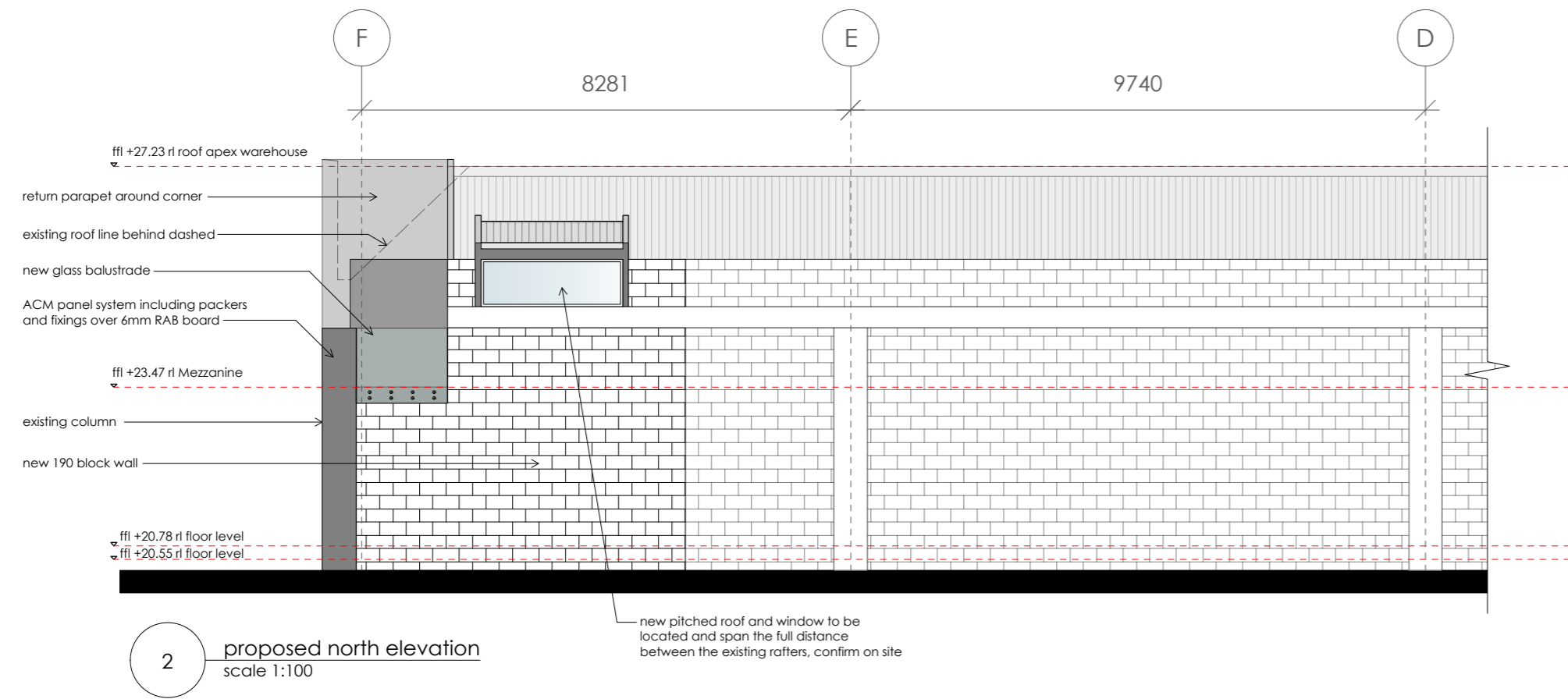
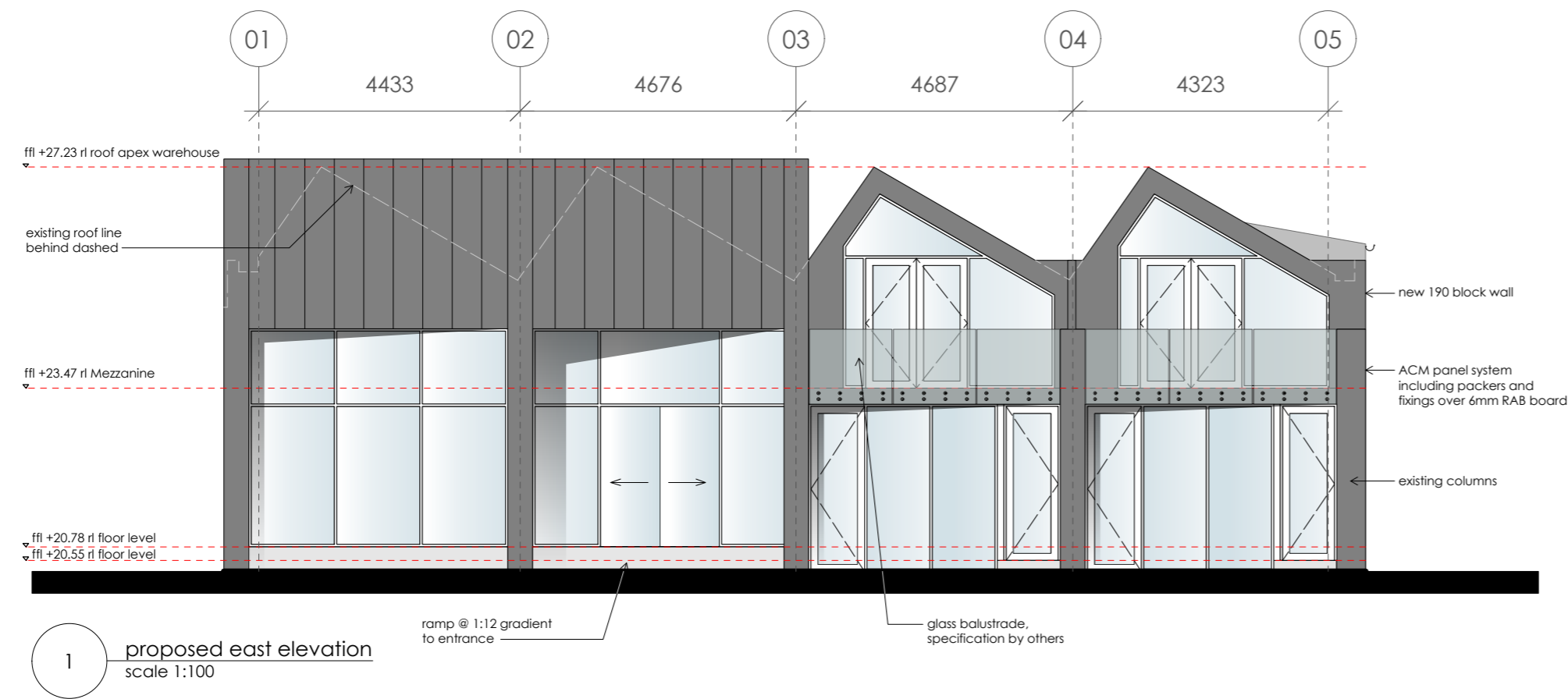
**PRELIMINARY - NOT FOR CONSTRUCTION**



ISSUE	DATE	REVISION	DATE	PROJECT #
PROJECT	Ki Commercial		21-04-2021	BER-01
CLIENT	Paul K		SCALE @ A3	1:100
DWG	Proposed Floor Plans		SCALE @ A1	
			DRAWN	CM
			CHECKED	NJ

A-12

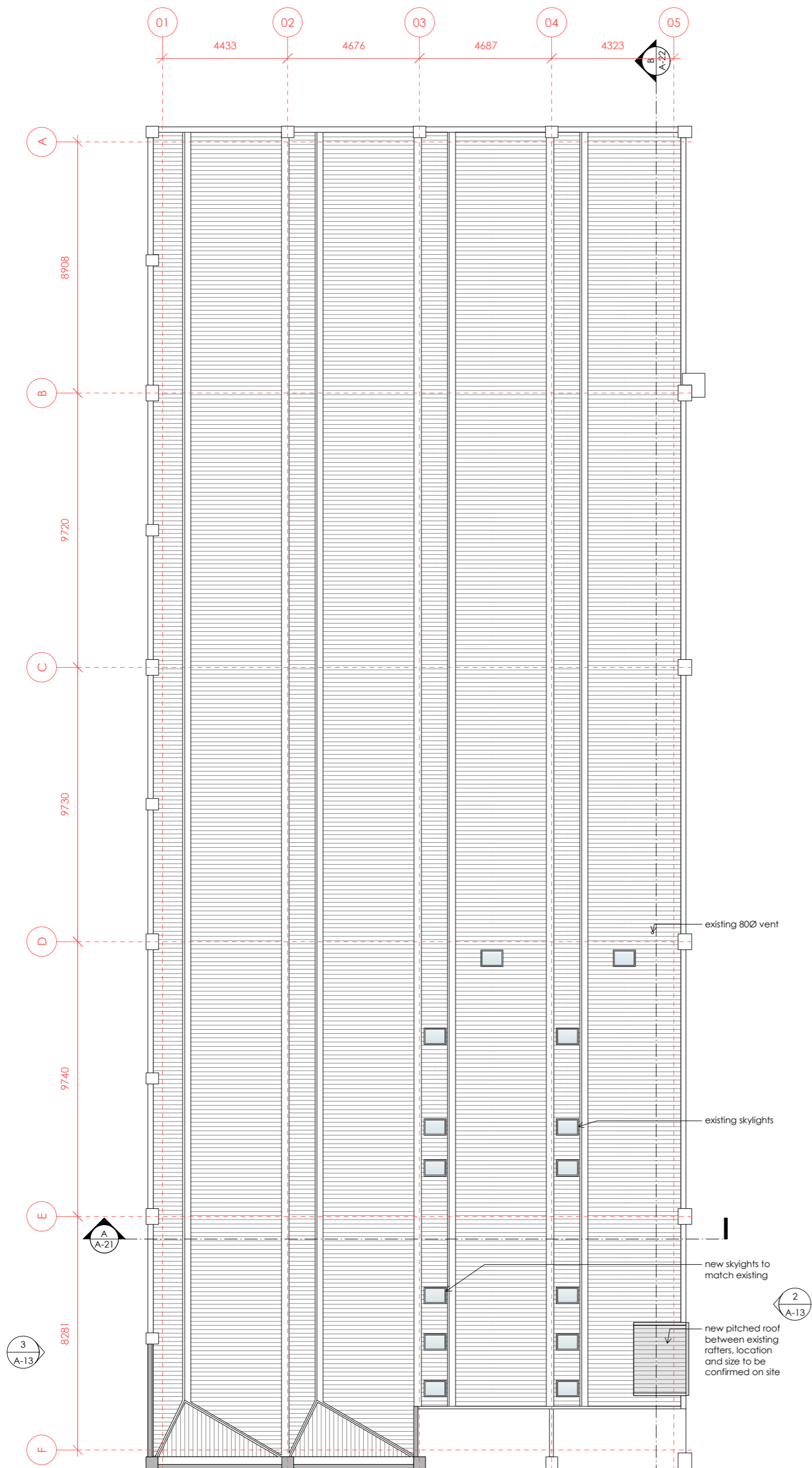
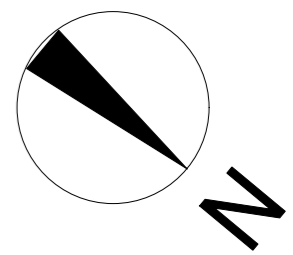




**PRELIMINARY - NOT FOR CONSTRUCTION**



ISSUE	DATE	REVISION	DATE	PROJECT #
PROJECT	KI Commercial		21-04-2021	BER-01
CLIENT	Paul K		SCALE @ A3 1:100	DWG # A-13
DWG	Proposed Elevations		SCALE @ A1	
			DRAWN: CM	
			CHEK: NJ	



existing 800 vent

existing skylights

new skylights to match existing

new pitched roof between existing rafters, location and size to be confirmed on site

1 proposed roof plan  
scale 1:150

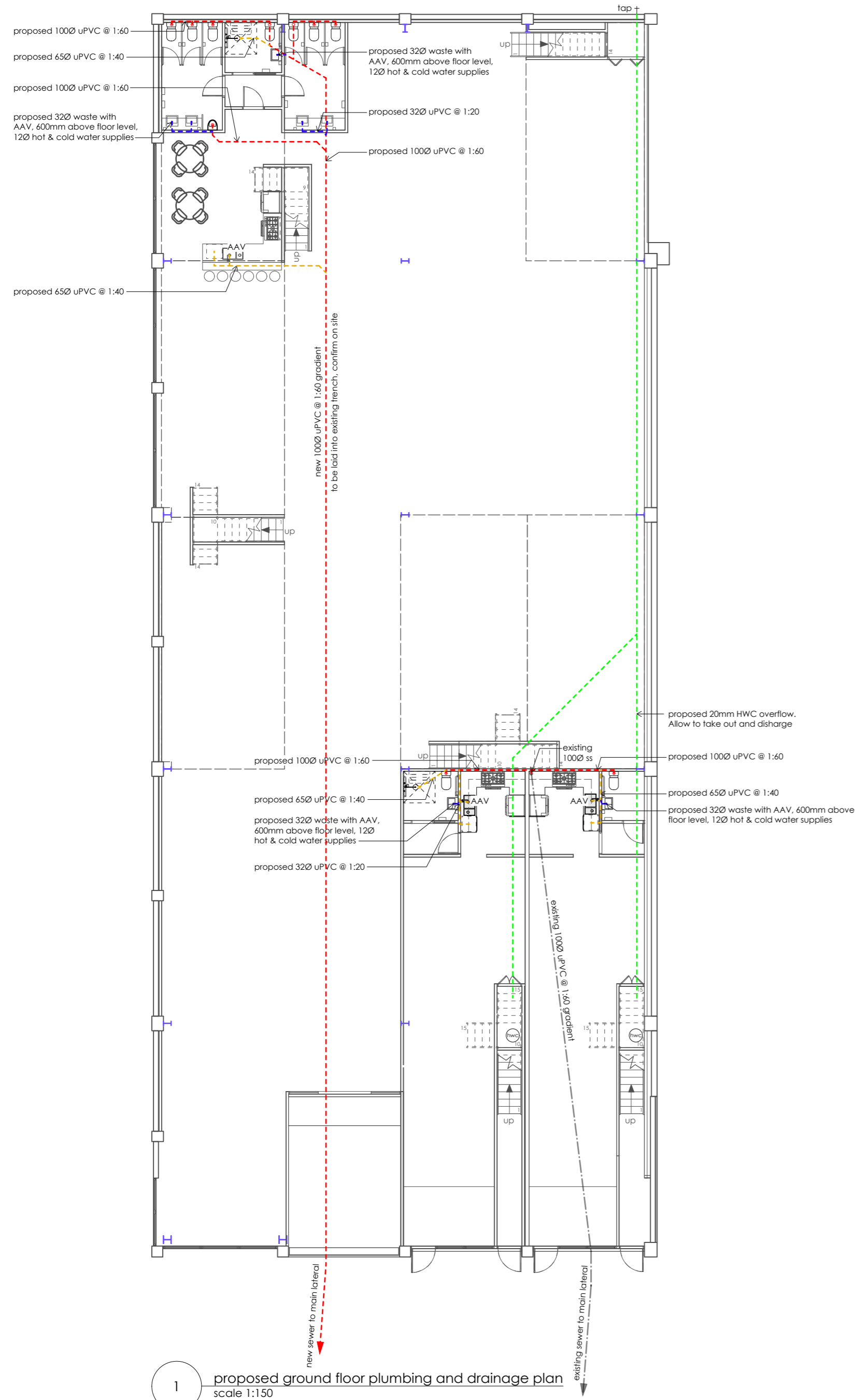
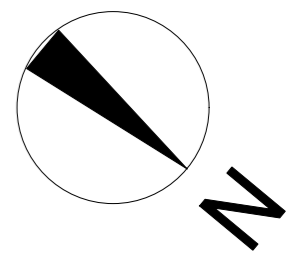
**PRELIMINARY - NOT FOR CONSTRUCTION**



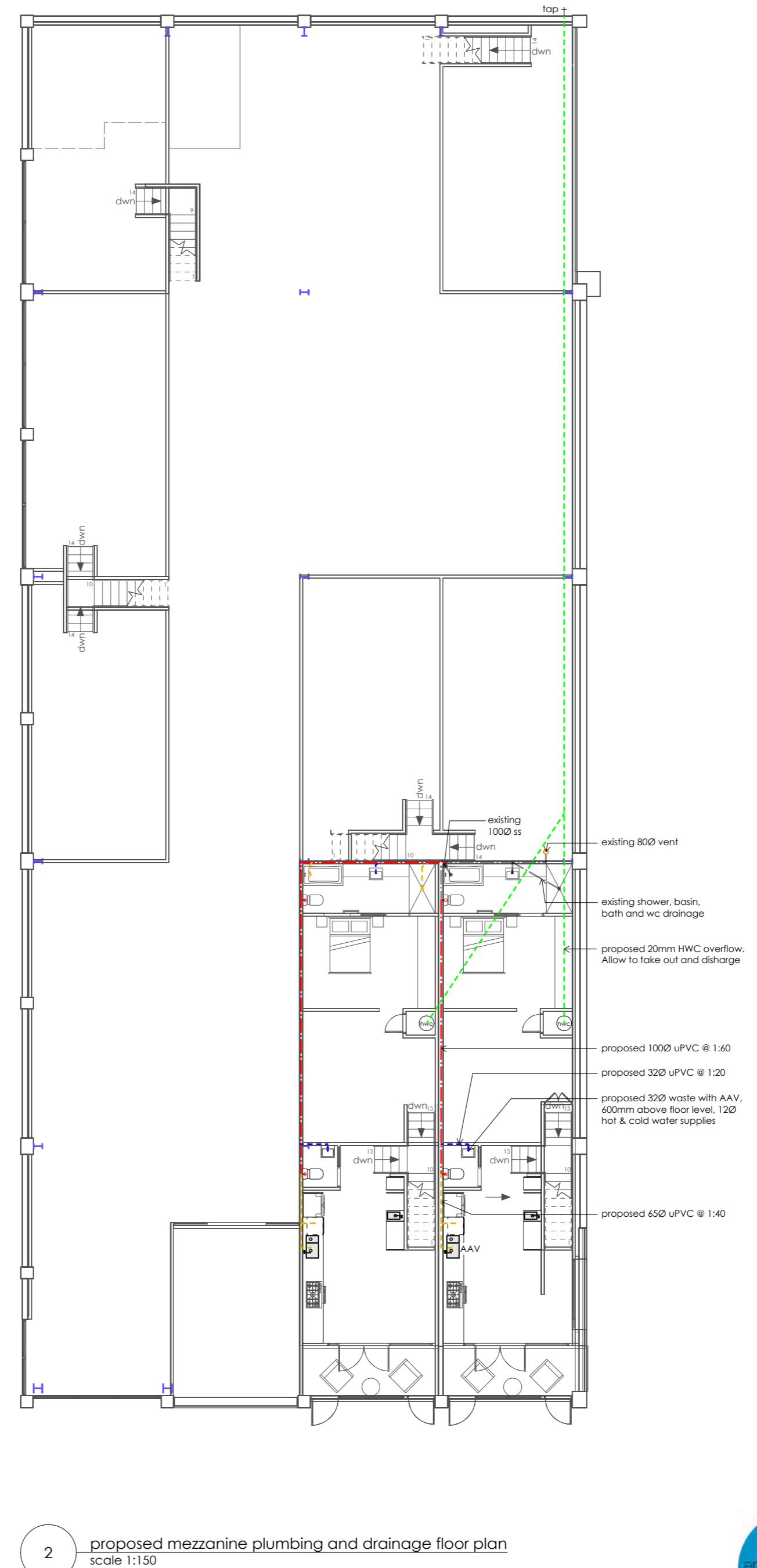
ISSUE	DATE	REVISION
PROJECT	KI Commercial	DATE 21-04-2021 PROJECT # BER-01
CLIENT	Paul K	SCALE # A3 1:100 DWG # A-14
DWG	Proposed Roof Plan	DRAWN CM CHECKED NJ

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1 proposed ground floor plumbing and drainage plan  
scale 1:150



2 proposed mezzanine plumbing and drainage floor plan  
scale 1:150

Plumbing Legend	
	existing sewer line
	new 1000 uPVC waste line @ 1:60
	new 650 uPVC waste line @ 1:40
	new 320 uPVC waste line @ 1:20
	existing 800 vent
	20mm HWC overflow

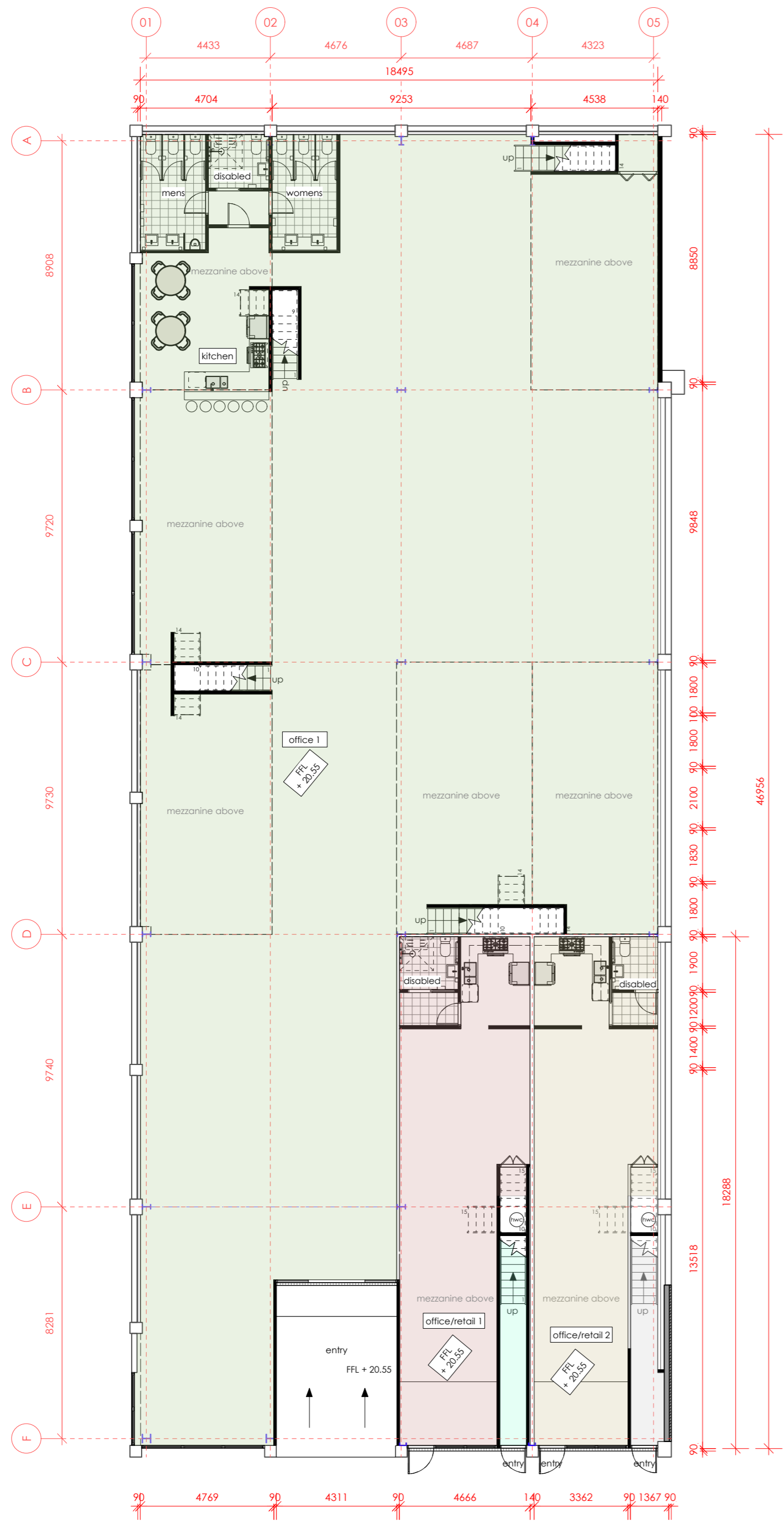
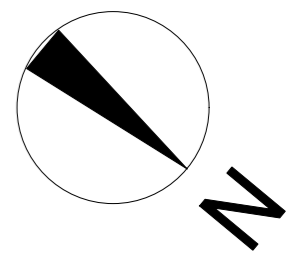
**PRELIMINARY - NOT FOR CONSTRUCTION**



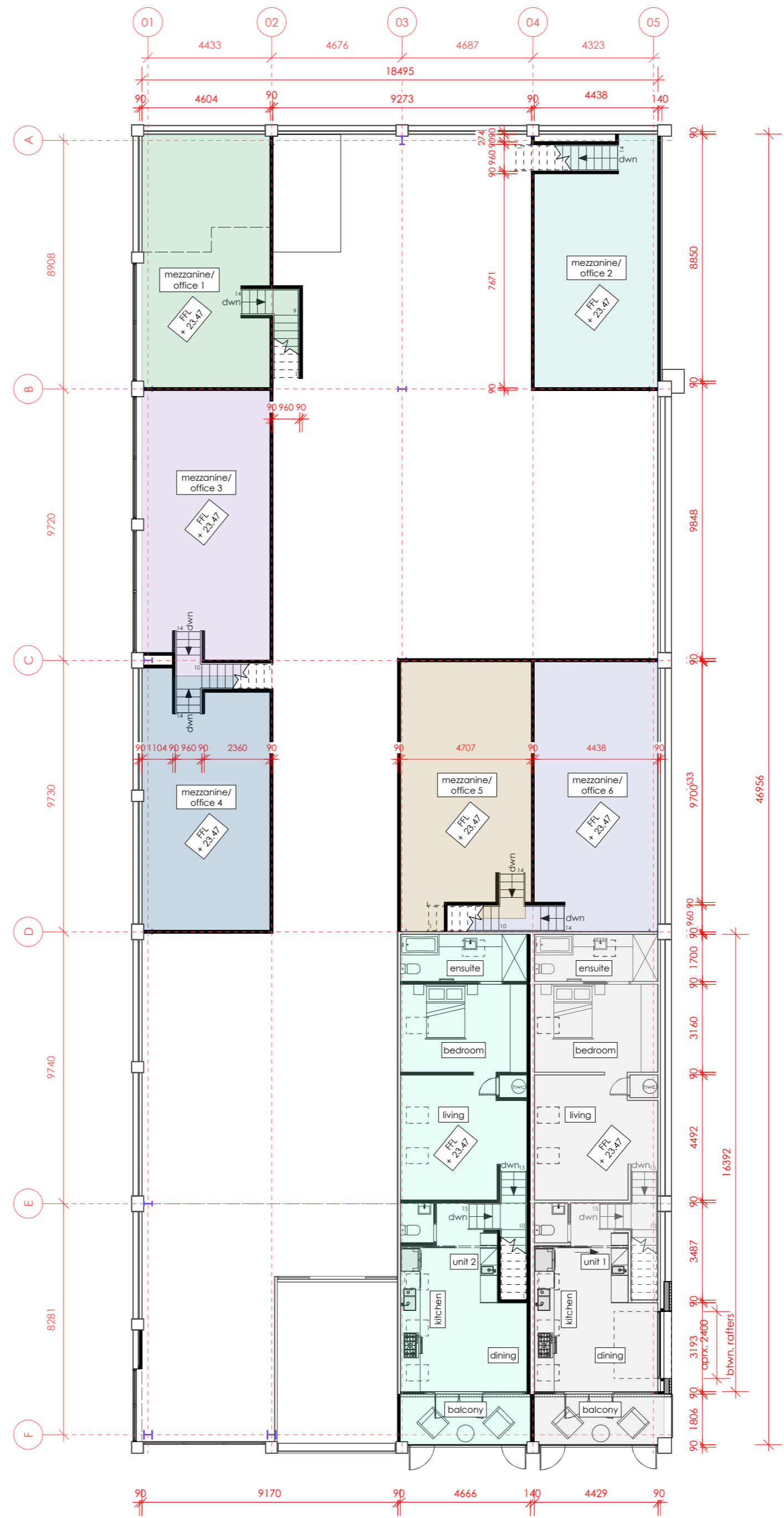
ISSUE	DATE	REVISION	DATE	PROJECT #
PROJECT	KI Commercial		21-04-2021	BER-01
CLIENT	Paul K		SCALE @ A3	1:100
DWG	Proposed Drainage Plans		SCALE @ A1	
			DRAWN	CM
			CHEK	NJ
			REVISION	

A-15

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1 proposed ground floor plan  
scale 1:150



2 proposed mezzanine floor plan  
scale 1:150

Ground Floor Leasable Areas		
	Office/Retail 1	74m <sup>2</sup>
	Office/Retail 2	71m <sup>2</sup>
	Office 1	660m <sup>2</sup>
Mezzanine Level Leasable Areas		
	Mezzanine/Office 1	44m <sup>2</sup>
	Mezzanine/Office 2	38m <sup>2</sup>
	Mezzanine/Office 3	45m <sup>2</sup>
	Mezzanine/Office 4	41m <sup>2</sup>
	Mezzanine/Office 5	43m <sup>2</sup>
	Mezzanine/Office 6	44m <sup>2</sup>
	Unit 1	86m <sup>2</sup>
	Unit 2	88m <sup>2</sup>

**PRELIMINARY - NOT FOR CONSTRUCTION**



ISSUE	DATE	REVISION	DATE	PROJECT #
PROJECT	KI Commercial		21-04-2021	BER-01
CLIENT	Paul K		SCALE @ A3 1:100	DWG #
DWG	Proposed Schematic Floor Plans		SCALE @ A1	A-16
			DRAWN: CM	REVISION
			CHEK: NJ	

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1 proposed street elevation  
scale 1:50

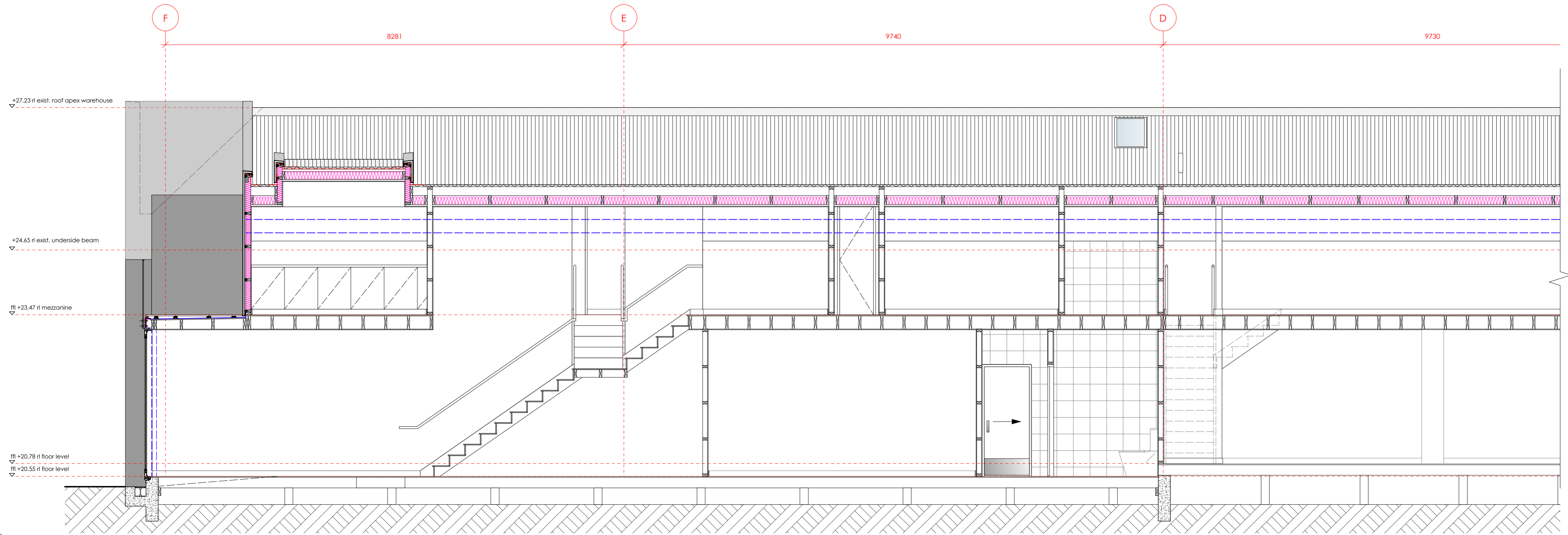
**PRELIMINARY - NOT FOR CONSTRUCTION**



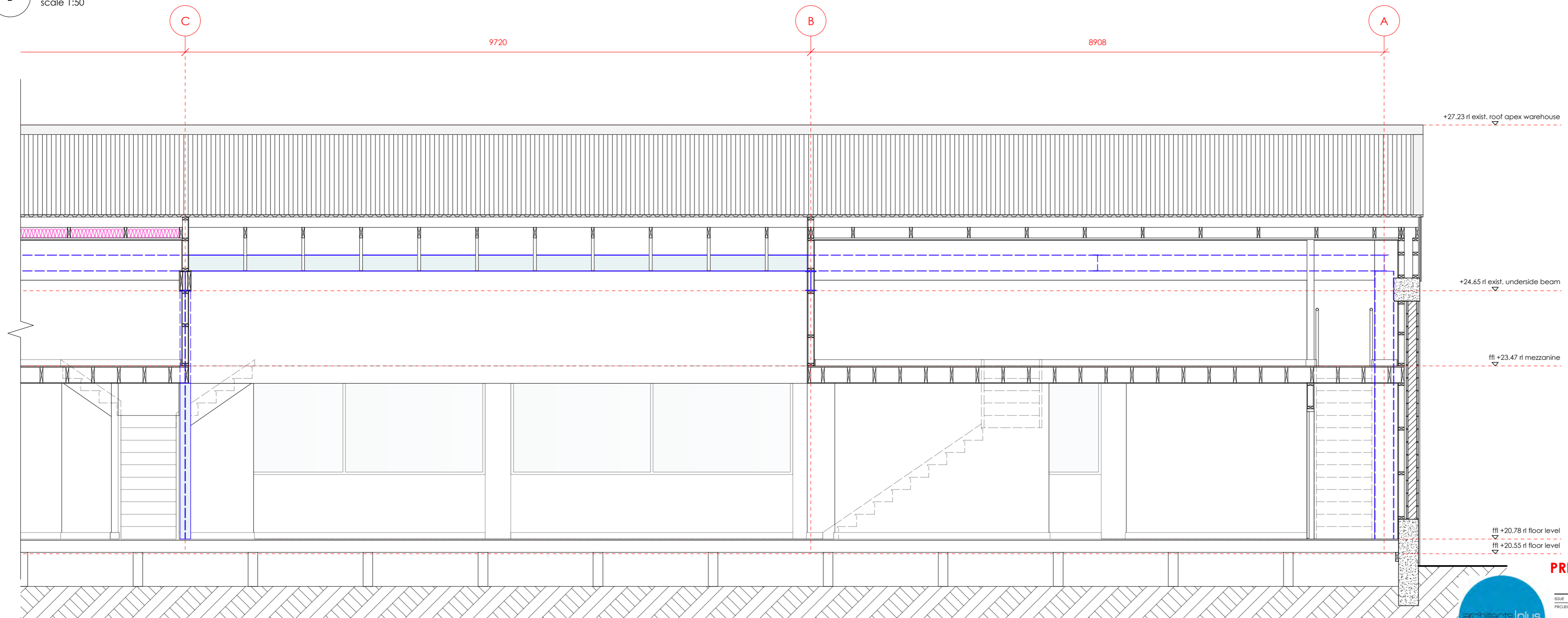
ISSUE	DATE	REVISION	PROJECT #
PROJECT	21-04-2021		BER-01
CLIENT	Paul K	SCALE @ A3 1:100	DWG # A-17
DWG	Proposed Elevation	DRAWN: CM	CHKD: NJ







B proposed section B  
scale 1:50



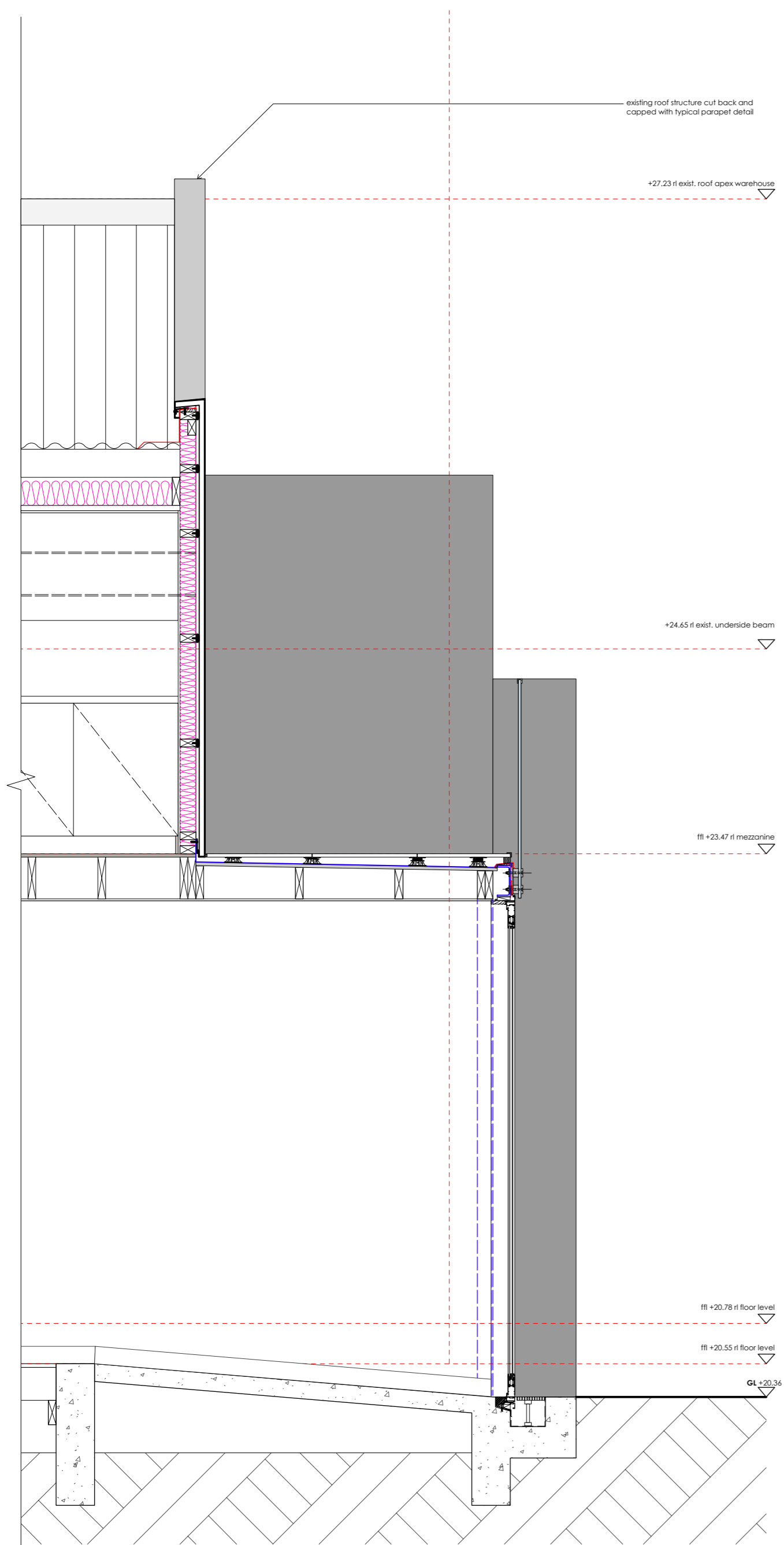
B proposed section B  
scale 1:50

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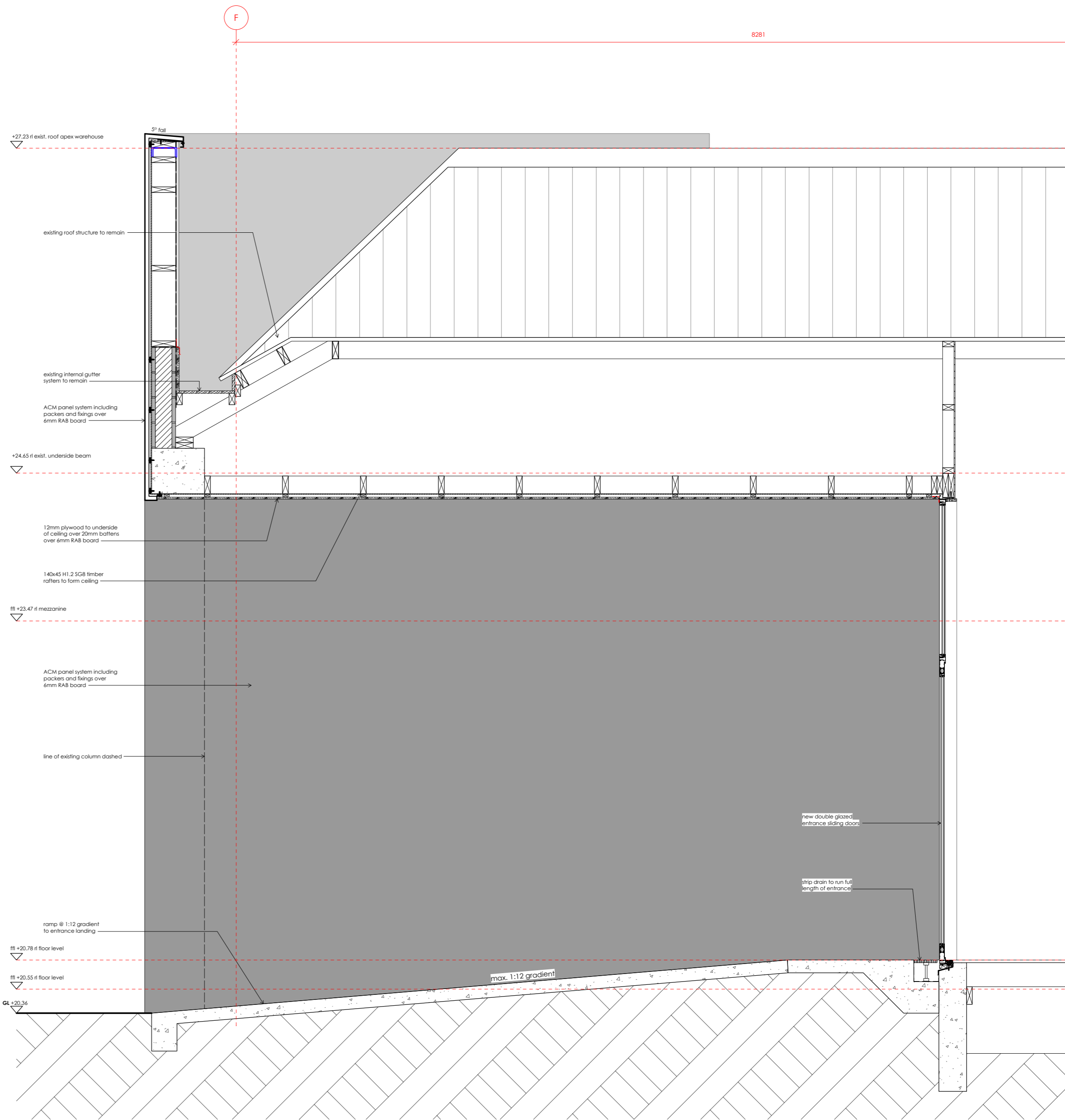


ISSUE	DATE	REVISION	DATE	PROJECT #
PROJECT	Ki Commercial		21-04-2021	BER-01
CLIENT	Paul K		SCALE # A3 1:100	DWG #
DWG	Proposed Cross Sections 2		SCALE # A1	A-22
			DRAWN: CM	REVISION
			CHKD: NJ	

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1 Balcony Wall Section  
Scale 1:100

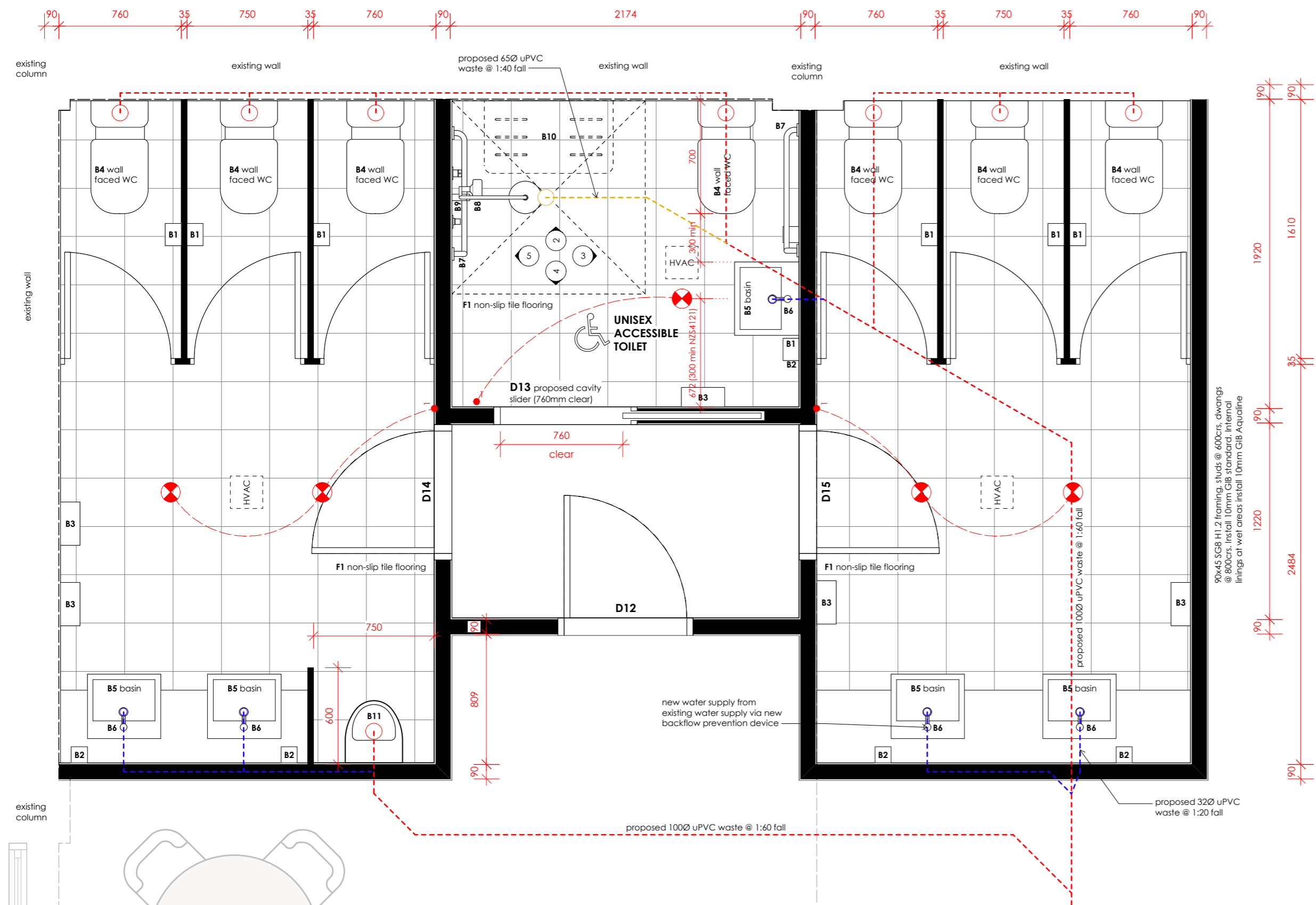


2 Entrance Ramp Wall Section  
Scale 1:100

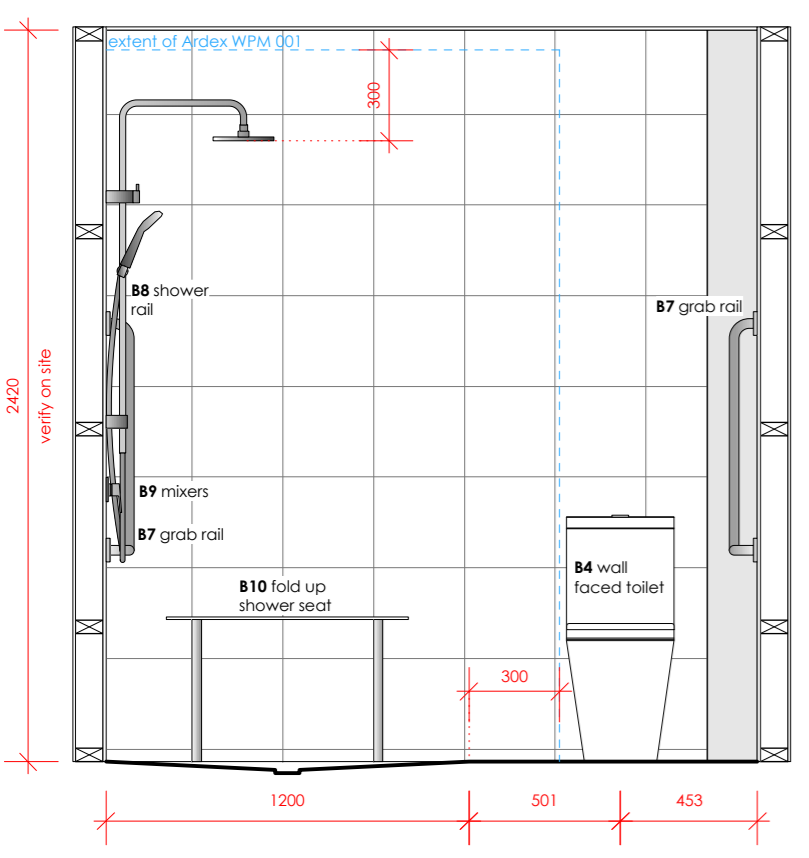
**PRELIMINARY - NOT FOR CONSTRUCTION**



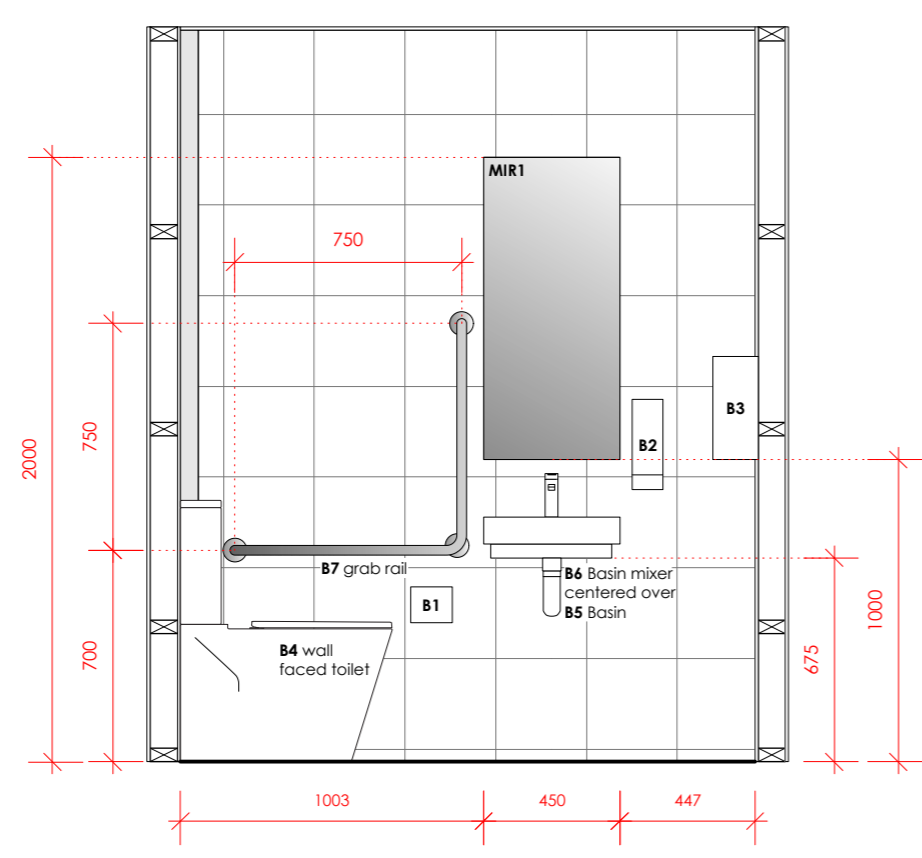
ISSUE	DATE	REVISION	DATE	PROJECT #
PROJECT	KI Commercial		21-04-2021	BER-01
CLIENT	Paul K		SCALE @ A3	1:100
DWG	Proposed Details		SCALE @ A1	
			DRAWN	CM
			CHECKED	NJ



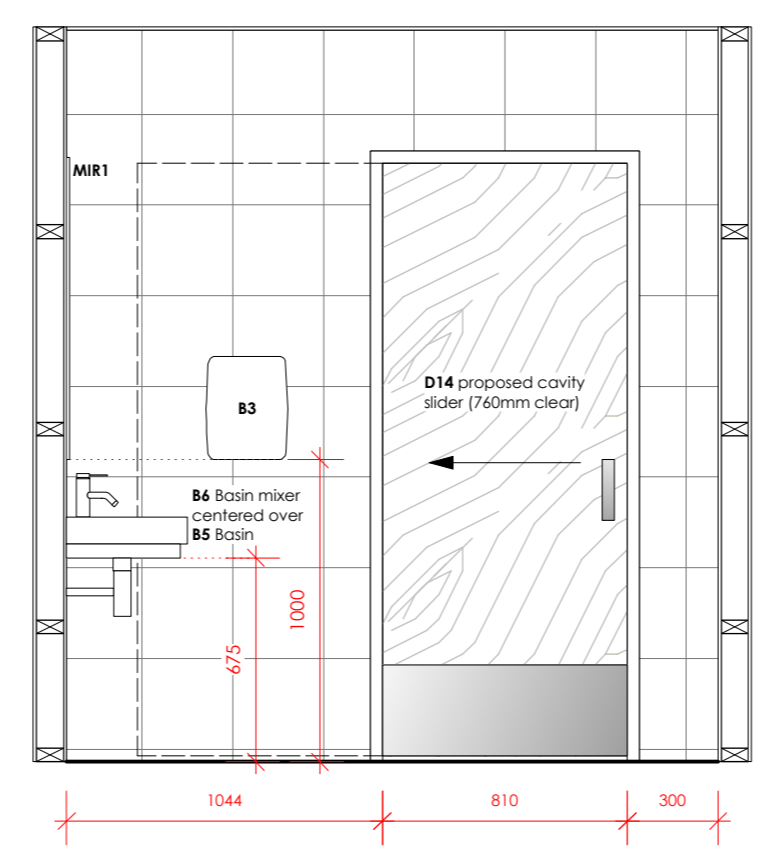
1 proposed amenity plan  
scale 1:20



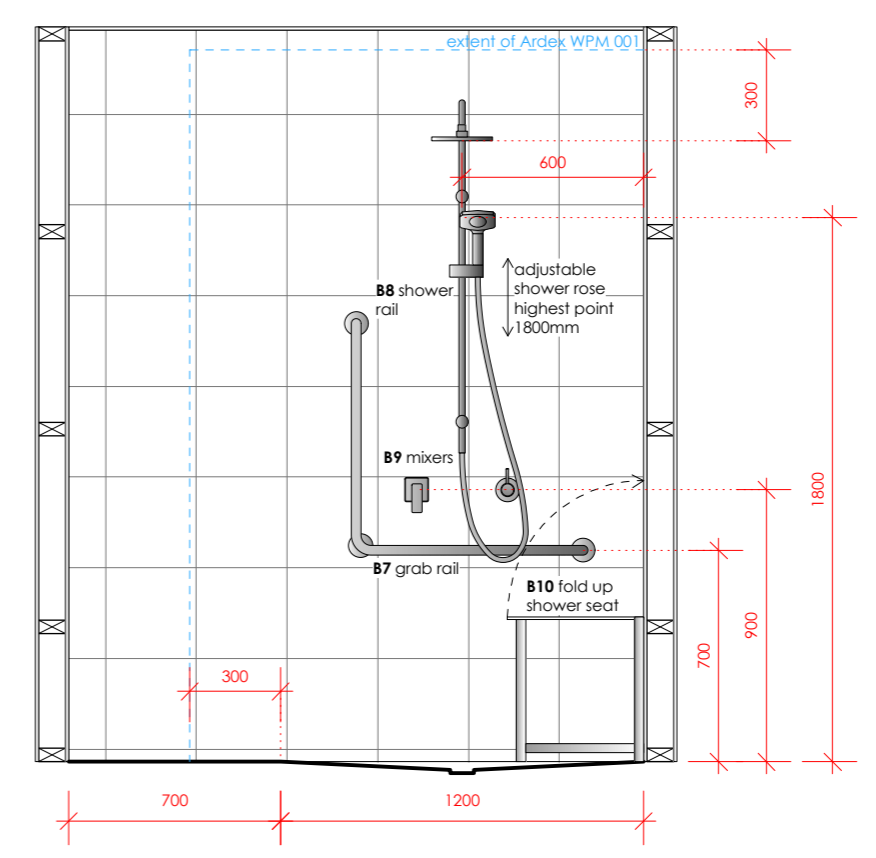
2 proposed bathroom elevation  
scale 1:20



3 proposed bathroom elevation  
scale 1:20



4 proposed bathroom elevation  
scale 1:20



5 proposed bathroom elevation  
scale 1:20

Amenity Fittings & Fixtures	
<b>B1</b>	toilet roll holder
<b>B2</b>	soap dispenser
<b>B3</b>	hand towel dispenser
<b>B4</b>	accessible toilet suite
<b>B5</b>	wall basin
<b>B6</b>	basin mixer
<b>B7</b>	accessible grab rail
<b>B8</b>	sat in stainless steel or similar
<b>B9</b>	accessible shower mixers
<b>B10</b>	fold down seat
<b>B11</b>	urinal
<b>MIR1</b>	mirror, 450x1000mm 4mm matt black aluminium surround trim
<b>F1</b>	tile flooring
<b>T1</b>	Aluminium trim, 25mm flat bar, PSL 130

Electrical Legend	
	one way switch
	LED recessed downlight

Plumbing Legend	
	existing sewer line
	new 1000 uPVC waste line
	new 650 uPVC waste line
	new 320 uPVC waste line
	existing 800 vent

**PRELIMINARY - NOT FOR CONSTRUCTION**



ISSUE	DATE	REVISION	DATE	PROJECT #
PROJECT	KI Commercial		21-04-2021	BER-01
CLIENT	Paul K		SCALE @ A3 1:100	DWG #
DWG	Proposed Bathrooms		SCALE @ A1	A-31
			DRAWN: CM	REVISION
			CHEK: NJ	