

Project Number	1773
Project Name	66 Reads Quay
Project Architect	Daniel King

1773
66 Reads Quay
Daniel King



DOCUMENT REGISTER

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L J Hooker

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Architects 44														
Client:	X													
Contractor	X													
Council	X													
Date Issued	2-10-18													

Dwg #	Drawing Name	Scale	Paper Size	BC													
100	EXISTING DRAWINGS																
101	E - SITE PLAN	1:200	A1	1													
102	E - ROOF PLAN	1:100	A1	1													
103	E - FLOOR PLAN	1:100	A1	1													
104	E - MEZZANINE PLAN	1:100	A1	1													
105	E - ELEVATIONS	1:100	A1	1													
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108	E - FLOOR PLAN - DEMOLITION	1:100	A1	1													
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300	PROPOSED SECTIONS																
301	P - SECTION AA	1:50	A1	1													
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400	PROPOSED ELEVATIONS																
401	P - ELEVATIONS	1:100	A1	1													
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403	P - ELEVATIONS - EXISTING AND PROPOSED	1:100	A1	1													
404	P - INTERNAL ELEVATIONS - AUCTION	1:50	A1	1													
405	P - INTERNAL ELEVATIONS - ADMIN	1:50	A1	1													
406	P - INTERNAL ELEVATIONS - OFFICE	1:50	A1	1													
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408	P - INTERNAL ELEVATIONS - MEETING/BOARD ROOMS	1:50	A1	1													
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412	P - INTERNAL ELEVATIONS - PHONE BOXES	1:20	A1	1													
500	DETAILS																
501	P - ENGINEERS DETAILS	1:10	A1	1													
502	P - ENGINEERS DETAILS	1:10	A1	1													
503	P - ROOF DETAILS	1:10	A1	1													
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508	P - ROOF DETAILS	Mixed	A1	1													
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510	P - ENTRY ROOF DETAILS	Mixed	A1	1													
511	P - ENTRY ROOF DETAILS	Mixed	A1	1													
512	P - FOUNDATION DETAILS	1:10	A1	1													
513	P - CONCRETE BLOCK DETAILS	1:5	A1	1													
514	P - VT SHIPLAP WEATHERBOARD DETAILS	1:2	A1	1													
515	P - VT SHIPLAP WEATHERBOARD DETAILS	1:2	A1	1													
516	P - CLADDING JUNCTION DETAILS	1:2	A1	1													
517	P - TITAN PANEL DETAILS	1:2	A1	1													
518	P - TITAN PANEL DETAILS	1:2	A1	1													
519	P - SKYLIGHT DETAILS	Mixed	A1	1													
520	P - INTERNAL JOINERY DETAILS	Mixed	A1	1													
521	P - EXTERNAL DOOR - WINDOW SCHEDULE	1:50	A1	1													
522	P - INTERNAL DOOR - WINDOW SCHEDULE	1:50	A1	1													
	Specification			1													
	Finishing Schedule			1													

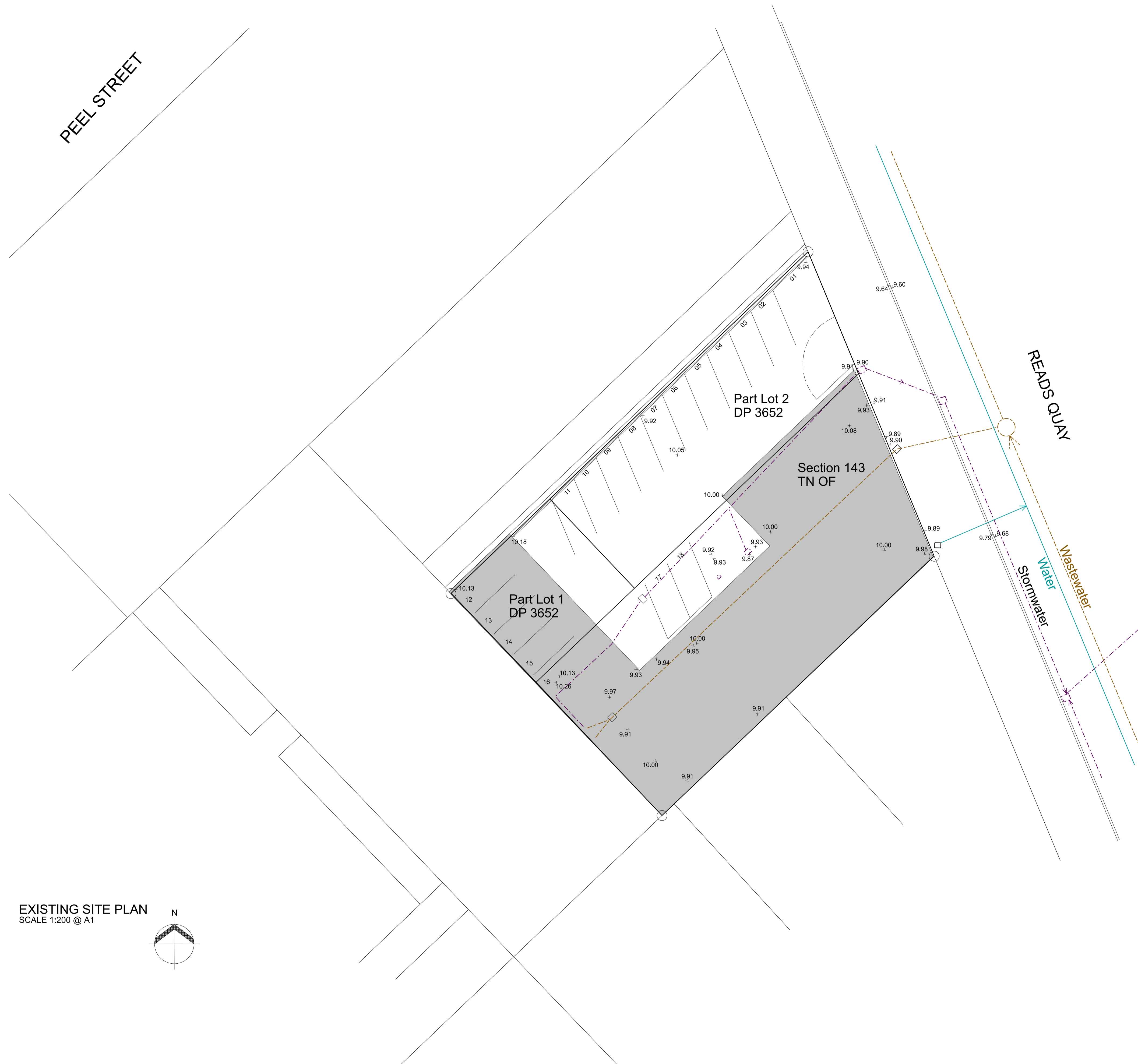
PROPOSED ALTERATIONS

FOR

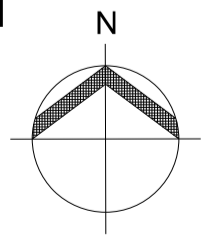
LJ HOOKER

66 READS QUAY
GISBORNE

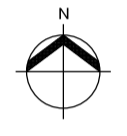
PEEL STREET



EXISTING SITE PLAN
SCALE 1:200 @ A1



LOCATION PLAN
NOT TO SCALE



READS QUAY

Part Lot 2
DP 3652

Section 143
TN OF

Part Lot 1
DP 3652

Stormwater

Stormwater

Water

Wastewater



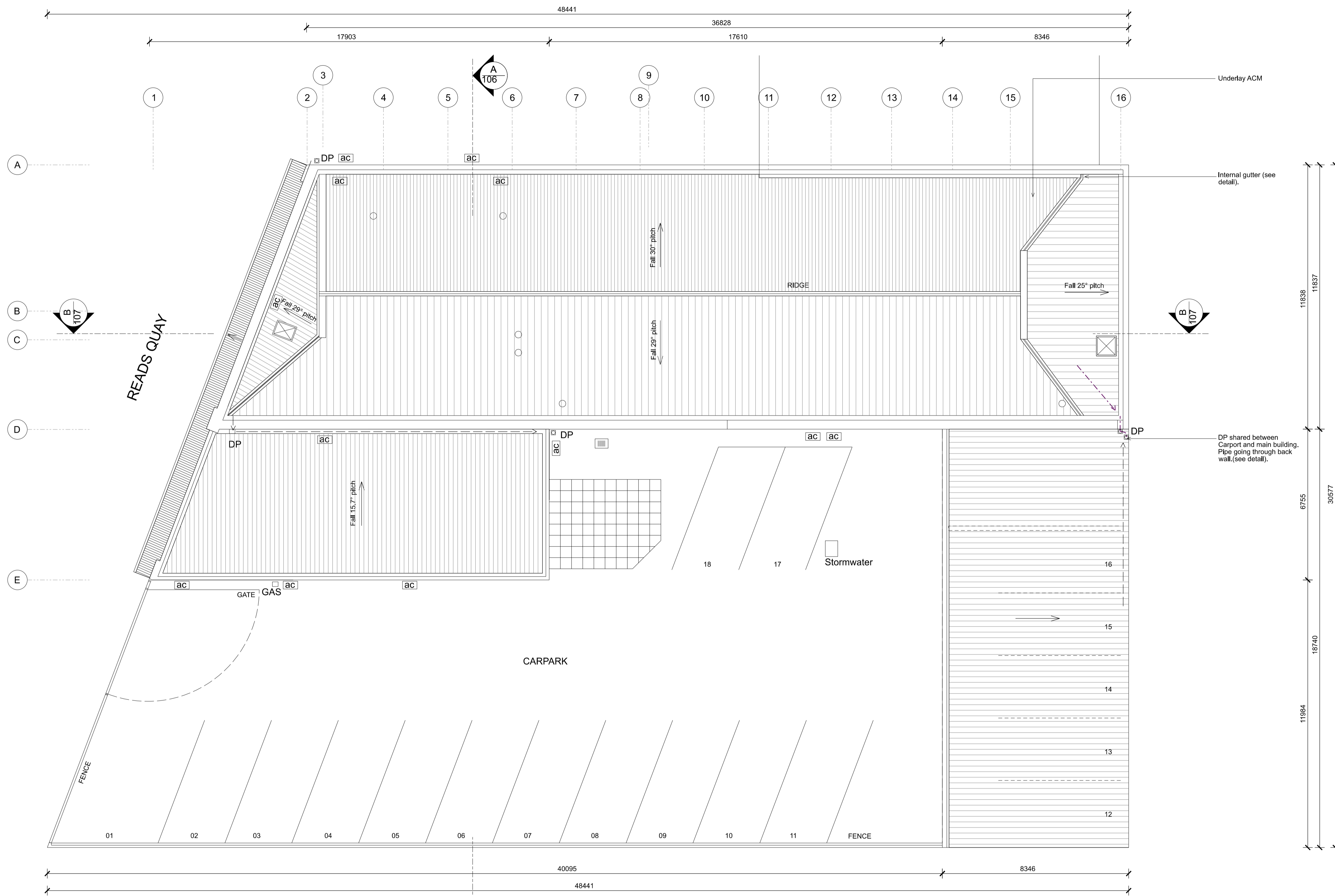
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ISSUE STATUS
BUILDING CONSENT

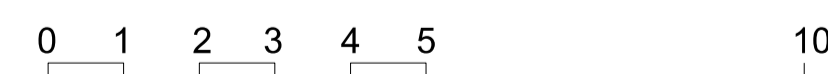
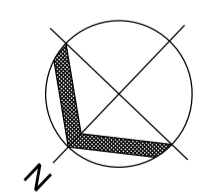
PARTIAL SERVICE CONTRACT
ARCHITECT NOT ENGAGED FOR CONSTRUCTION OBSERVATION AND ADMINISTRATION

CLIENT	LJ HOOKER - GISBORNE	
PROJECT	READS QUAY ALTERATION	
ADDRESS	66 READS QUAY, GISBORNE	
TITLE	E - SITE PLAN	
DATE	02 / 10 / 2018	JOB No 1773
ORIGINAL SHEET SIZE	A1	REVISION No 1



EXISTING ROOF PLAN
SCALE 1:100 @ A1

NOTE: CONFIRM ALL DIMENSIONS ON SITE
BOUNDARIES NOT SURVEYED.



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BUILDING CONSENT

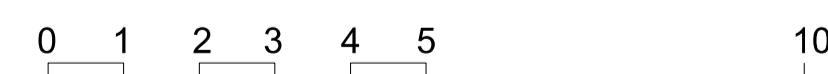
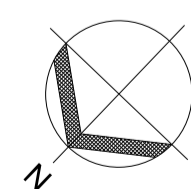
PARTIAL SERVICE CONTRACT
ARCHITECT NOT ENGAGED FOR CONSTRUCTION OBSERVATION AND ADMINISTRATION

CLIENT	LJ HOOKER - GISBORNE
PROJECT	READS QUAY ALTERATION
ADDRESS	66 READS QUAY, GISBORNE
TITLE	E - ROOF PLAN
DATE	02 / 10 / 2018
JOB No	1773
ORIGINAL SHEET SIZE	A1
REVISION No	1



EXISTING FLOOR PLAN
SCALE 1:100 @ A1

NOTE: CONFIRM ALL DIMENSIONS ON SITE



LEGEND

- Timber framed wall
- Concrete or brick wall
- Brick wall
- Linoleum
- Carpet tiles
- Existing waste water
- Existing stormwater drain
- Air extractor

GENERAL BUILDING NOTES

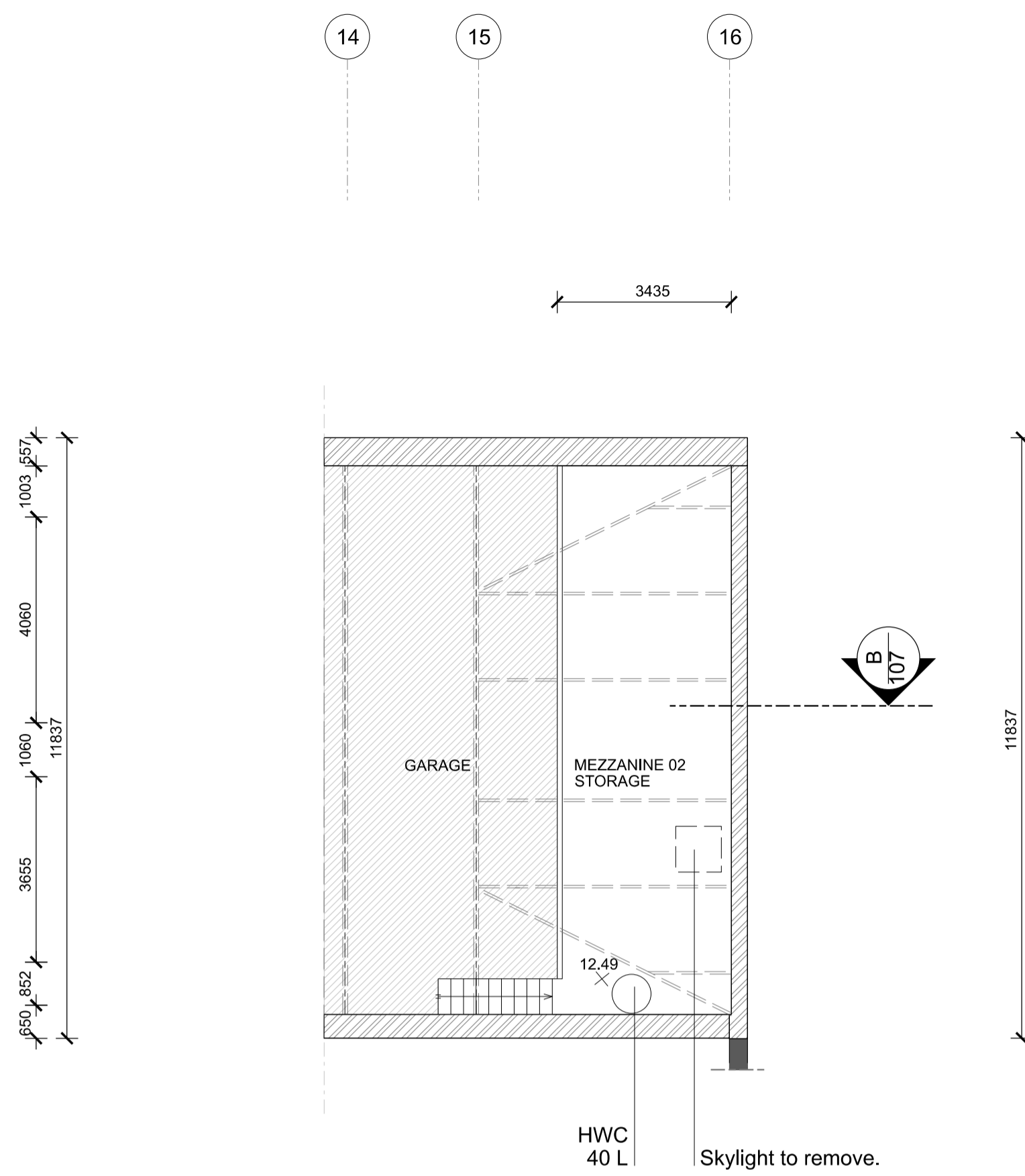
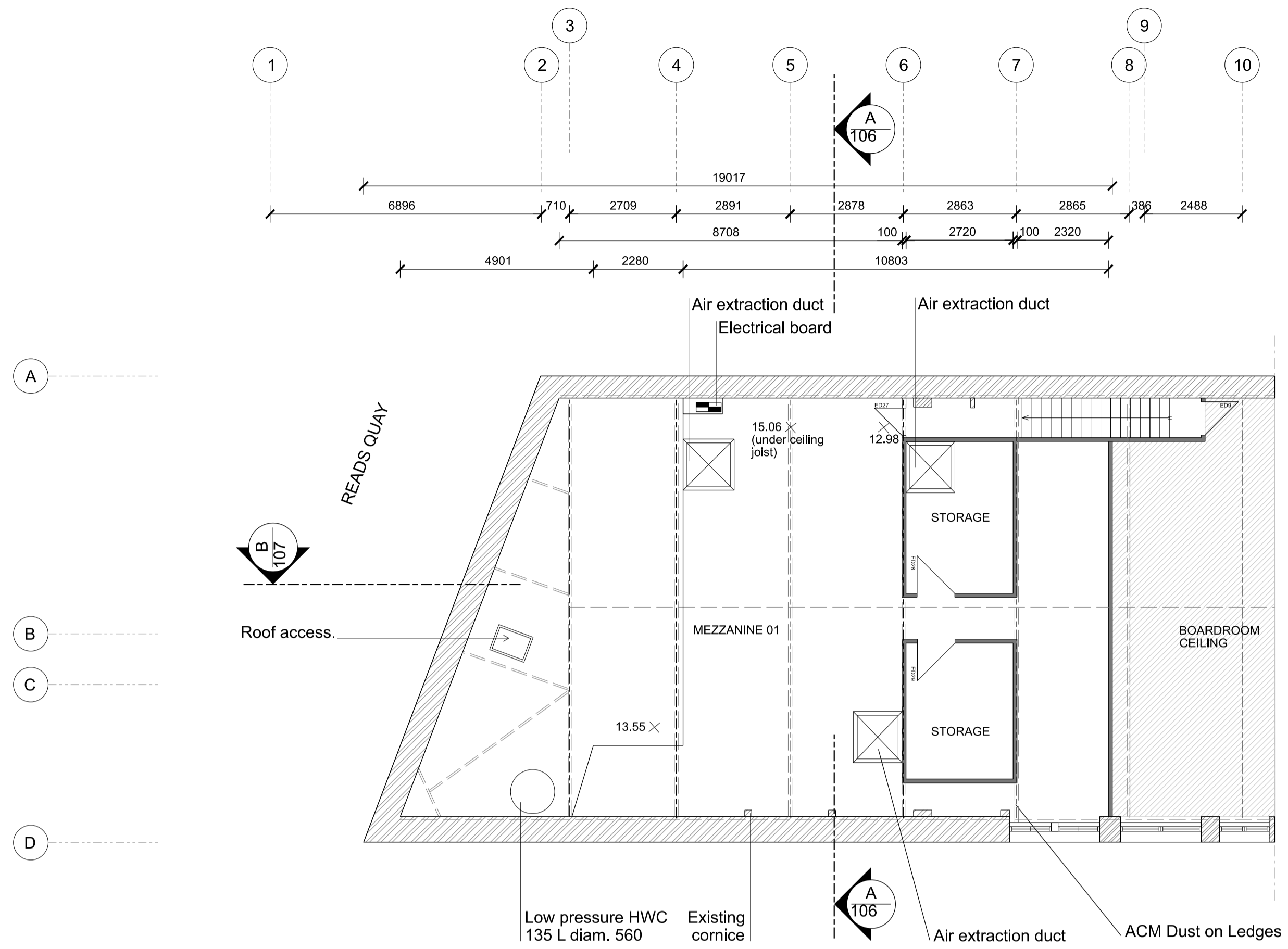
- FLOOR:**
- Carpet flooring for offices, reception and meeting rooms
 - Linoleum in WC's and staff room
 - Cement floor in the garage
 - Chipseal carpark + concrete floor carport
 - Outside terrace : cement pavement
- WALLS:**
- Main building : exterior walls brick
 - Extension : timber walls + plastered cementitious sheet (assumed ACM)
 - Interior walls combination of timber frame, brick walls and solid concrete
- ROOF:**
- Corrugated profile metal roofing
 - Timber roof framing
 - Metal guttering and downpipes



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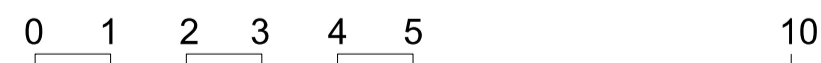
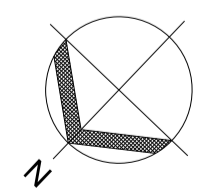
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PROJECT	READS QUAY ALTERATION
ADDRESS	66 READS QUAY, GISBORNE
TITLE	E - FLOOR PLAN
DATE	02 / 10 / 2018
JOB No	1773
ORIGINAL SHEET SIZE	A1
REVISION No	1

BUILDING CONSENT
PARTIAL SERVICE CONTRACT
ARCHITECT NOT ENGAGED FOR CONSTRUCTION OBSERVATION AND ADMINISTRATION



EXISTING MEZZANINE PLAN
SCALE 1:100 @ A1

NOTE: CONFIRM ALL DIMENSIONS ON SITE



GENERAL BUILDING NOTES

- FLOOR:
- Timber floor
- WALLS:
- Exterior walls brick + concrete
- Interior walls combination of timber frame
- ROOF:
- Corrugated profile metal roofing
- Timber roof framing
- Metal guttering and downpipes

CLIENT
LJ HOOKER - GISBORNE

PROJECT
READS QUAY ALTERATION

ADDRESS
66 READS QUAY, GISBORNE

TITLE
E - MEZZANINE PLAN



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ISSUE STATUS
BUILDING CONSENT

DATE
02 / 10 / 2018

JOB No
1773

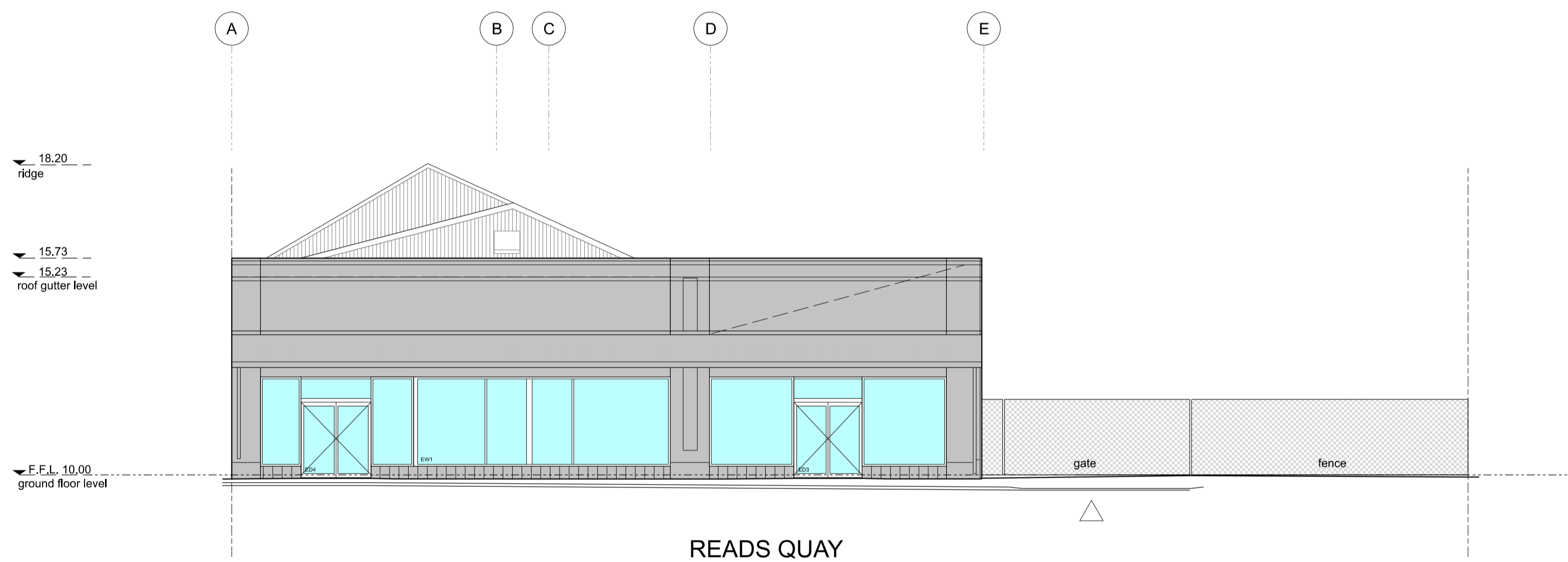
ORIGINAL SHEET SIZE
A1

REVISION No
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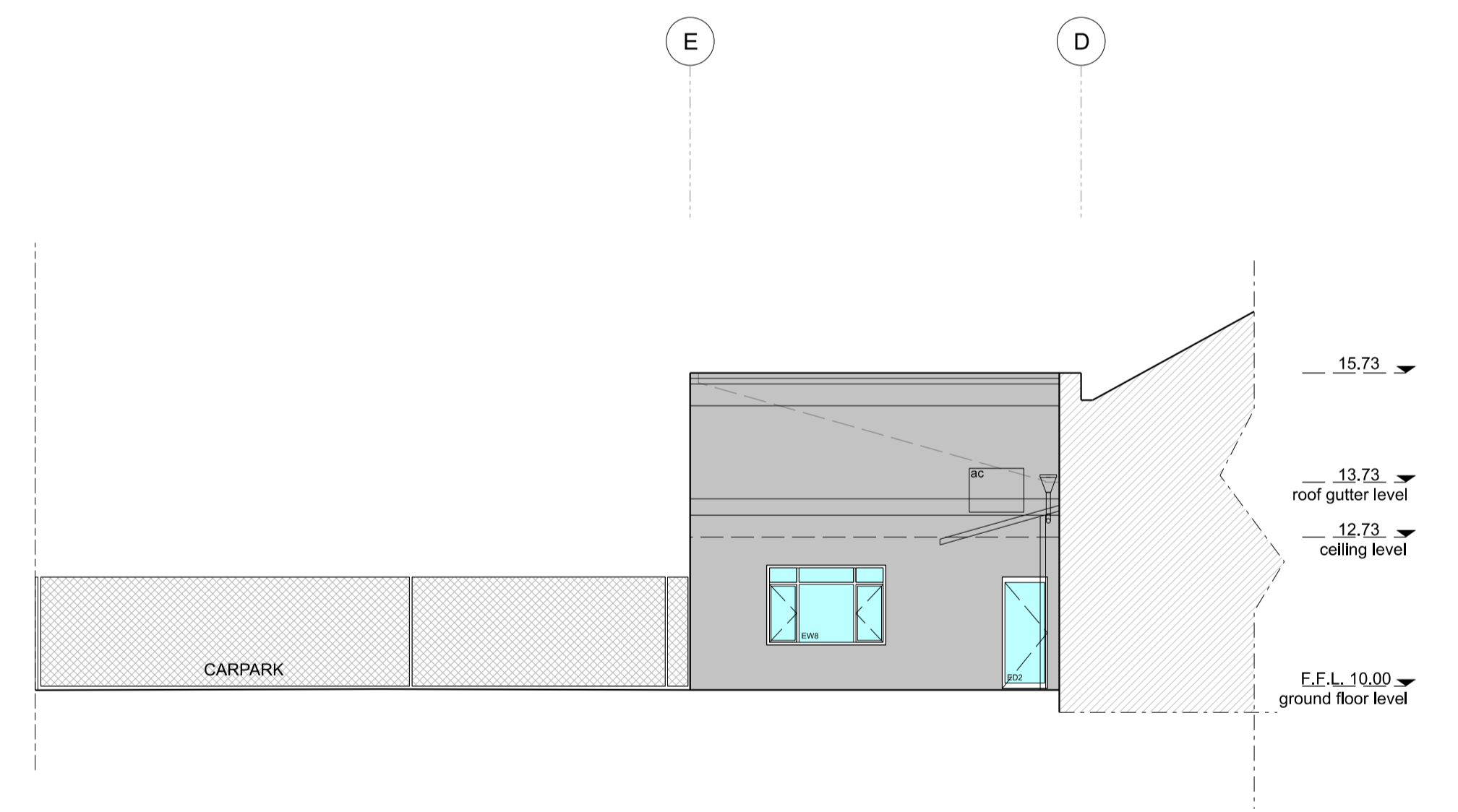
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SOUTH EAST ELEVATION
SCALE 1:100 @ A1



NORTH EAST ELEVATION (FLATTEN)
SCALE 1:100 @ A1



SOUTH WEST ELEVATION
SCALE 1:100 @ A1

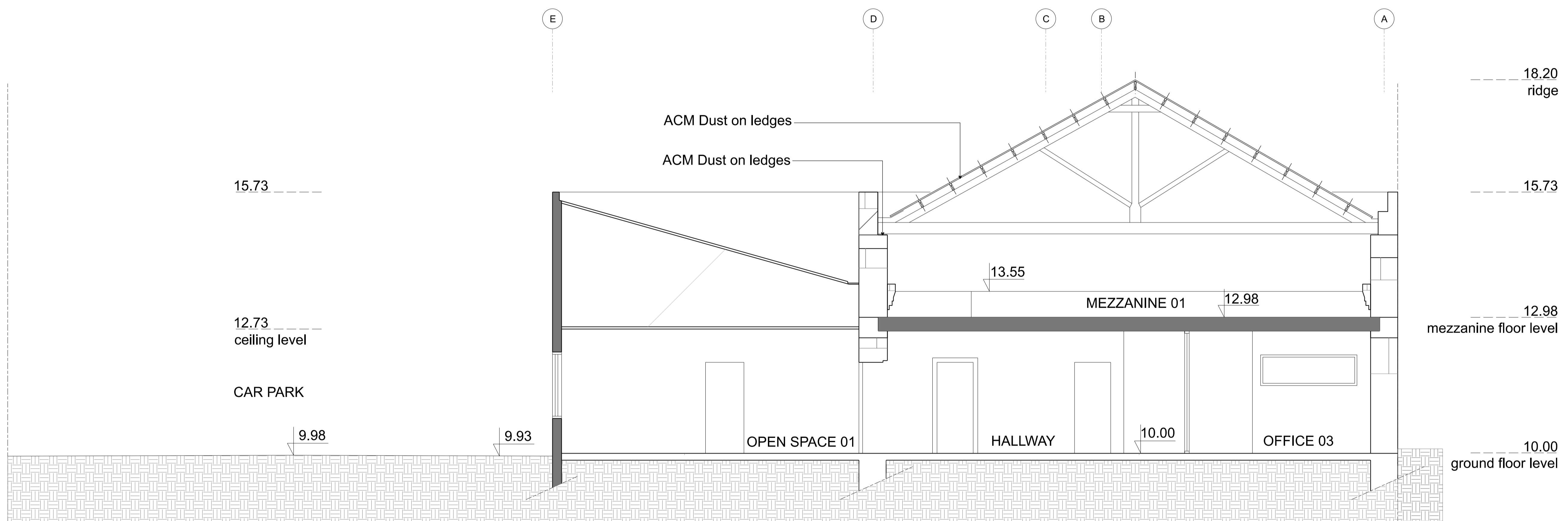
EXISTING ELEVATIONS
SCALE 1:100 @ A1

NOTE: CONFIRM ALL DIMENSIONS ON SITE

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PROJECT	READS QUAY ALTERATION
ADDRESS	66 READS QUAY, GISBORNE
TITLE	E - ELEVATIONS
DATE	02 / 10 / 2018
JOB No	1773
ISSUE STATUS	BUILDING CONSENT
ORIGINAL SHEET SIZE	A1
REVISION No	1

PARTIAL SERVICE CONTRACT
ARCHITECT NOT ENGAGED FOR CONSTRUCTION OBSERVATION AND ADMINISTRATION



SECTION AA
SCALE 1:50 @ A1

NOTE: CONFIRM ALL DIMENSIONS ON SITE



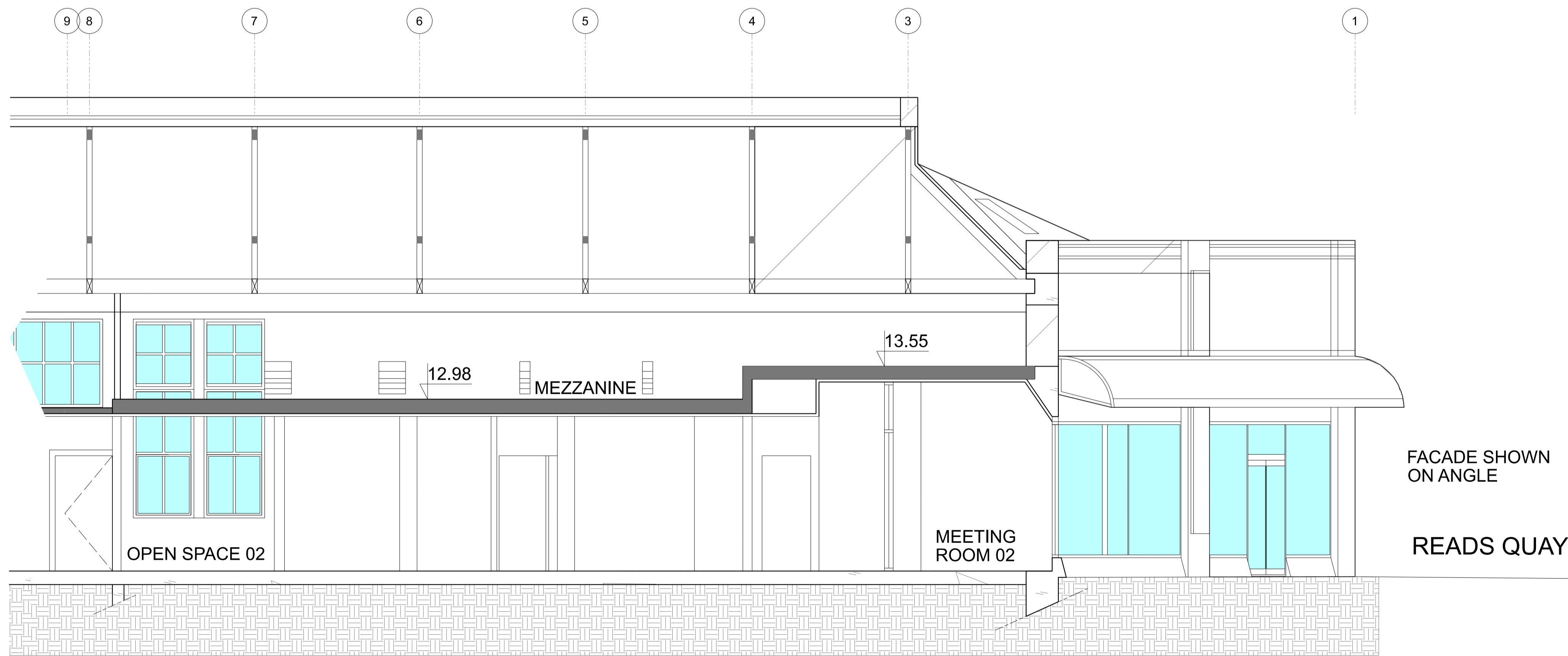
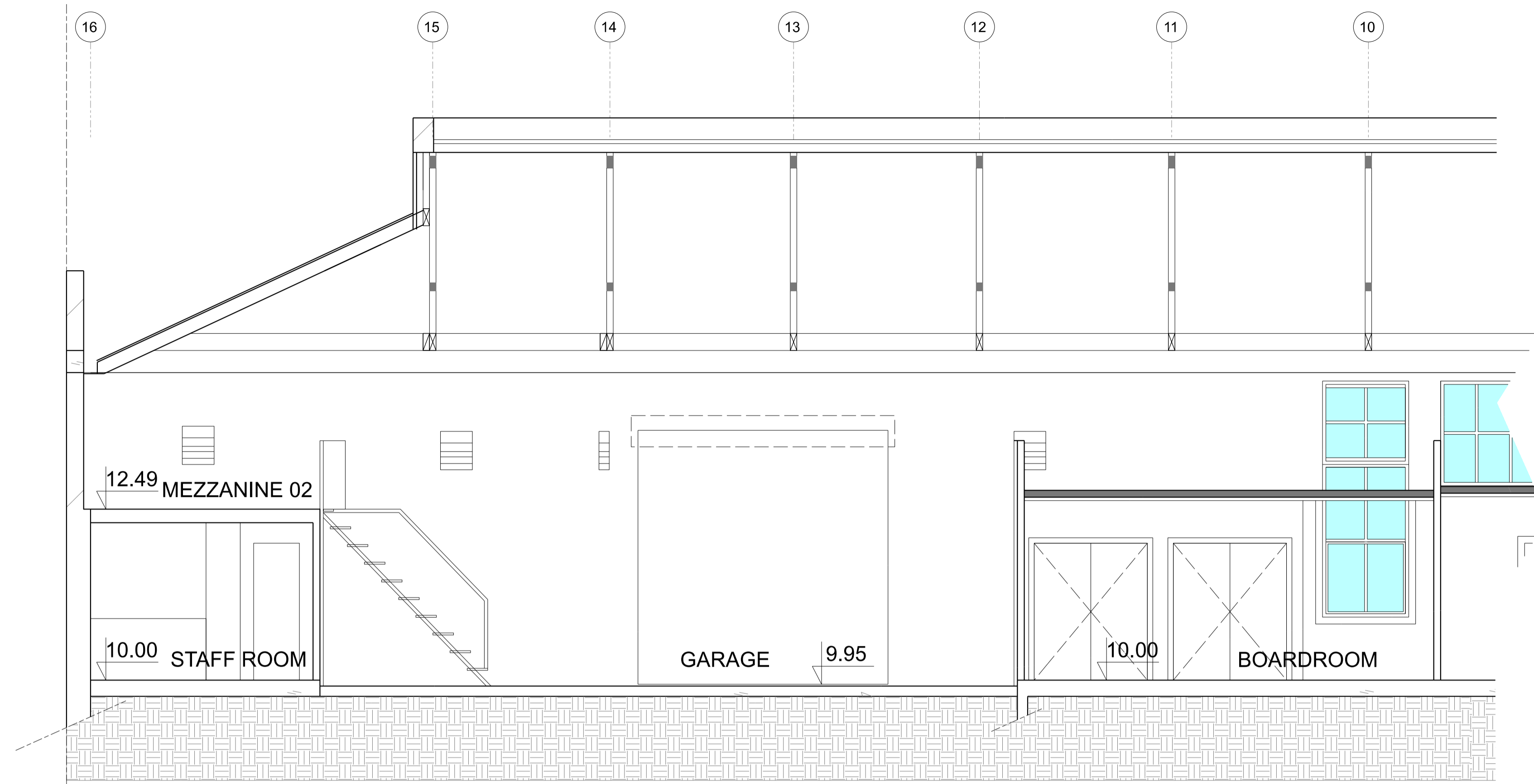
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BUILDING CONSENT

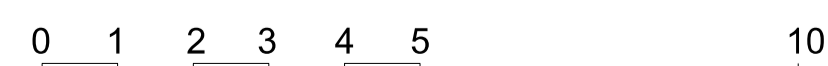
PARTIAL SERVICE CONTRACT
ARCHITECT NOT ENGAGED FOR CONSTRUCTION OBSERVATION AND ADMINISTRATION

CLIENT	LJ HOOKER - GISBORNE
PROJECT	READS QUAY ALTERATION
ADDRESS	66 READS QUAY, GISBORNE
TITLE	E - SECTION AA
DATE	02 / 10 / 2018
JOB No	1773
ORIGINAL SHEET SIZE	A1
REVISION No	1



SECTION BB
SCALE 1:50 @ A1

NOTE: CONFIRM ALL DIMENSIONS ON SITE



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ISSUE STATUS
BUILDING CONSENT

PARTIAL SERVICE CONTRACT
ARCHITECT NOT ENGAGED FOR CONSTRUCTION OBSERVATION AND ADMINISTRATION

CLIENT
LJ HOOKER - GISBORNE

PROJECT
READS QUAY ALTERATION

ADDRESS
66 READS QUAY, GISBORNE

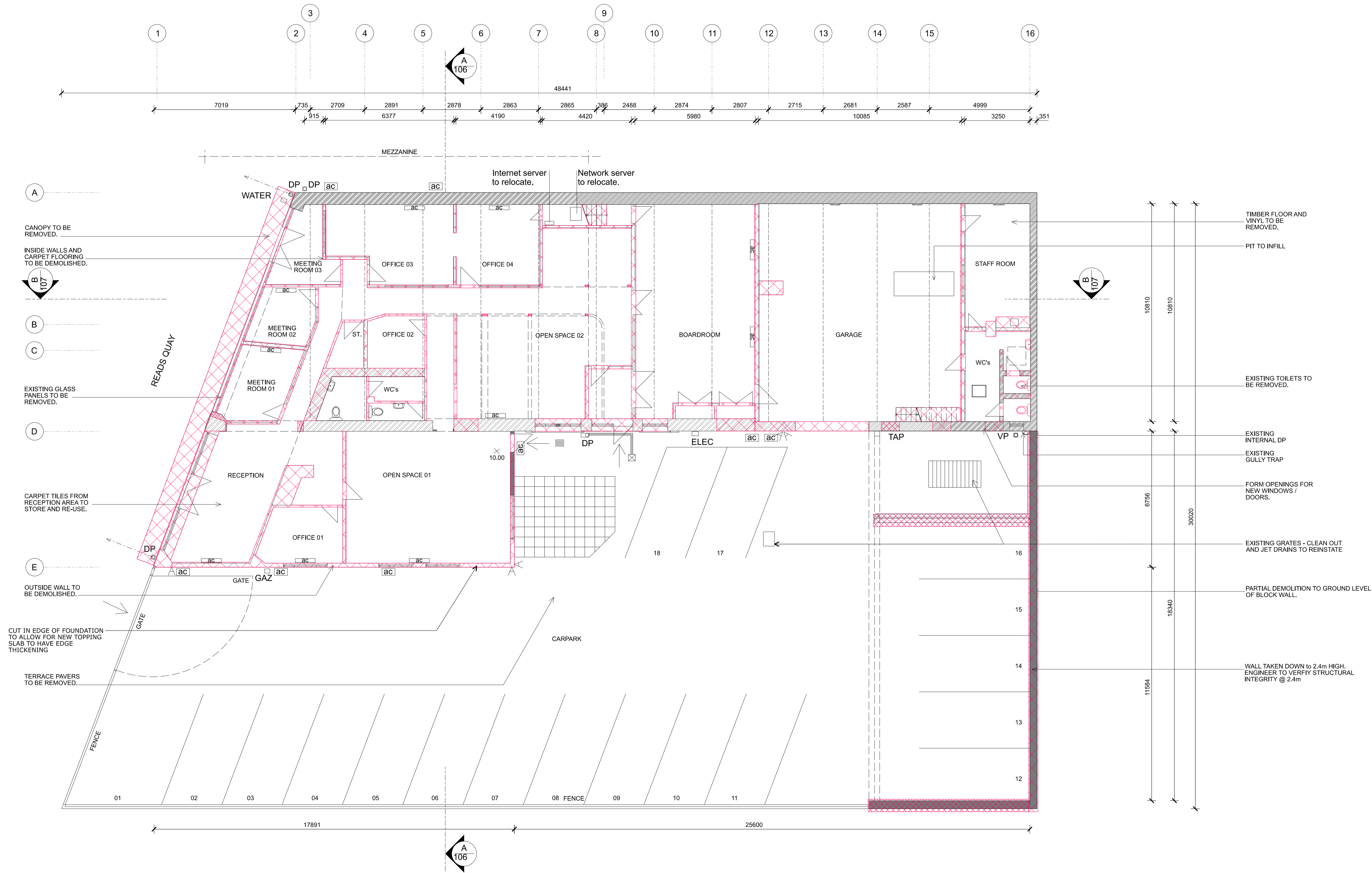
TITLE
E - SECTION BB

DATE
02 / 10 / 2018

JOB No
1773

ORIGINAL SHEET SIZE
A1

REVISION No
1



REFER ASBESTOS REPORT AND MAKE ALL ALLOWANCES FOR COMPLIANT REMOVAL OF ALL ASBESTOS.

ALL FLOORING FINISHES, CEILINGS, PARTITIONS, TOILET BLOCKS, OPENINGS TO BE REMOVED.

LEGEND

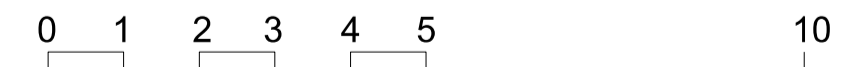
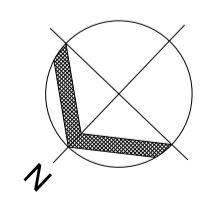
	To be demolished / removed.
	Timber framed wall
	Concrete or brick wall
	Brick wall

- GENERAL BUILDING NOTES**
- FLOOR:**
- Carpet flooring in offices, reception and meeting rooms.
 - CARPET TILES FROM RECEPTION TO STORE AND RE-USE.
 - Linoleum in WC's and staff room
 - Cement floor in the garage
 - Chipseal carpark + concrete floor carport
 - Outside terrace : cement pavement
- WALLS:**
- Main building : exterior walls brick
 - Extension : timber walls + plastered cementitious sheet
 - Interior walls combination of timber frame, brick walls and solid concrete
- ROOF:**
- Corrugated profile metal roofing
 - Timber roof framing
 - Metal guttering and downpipes

EXISTING FLOOR PLAN - DEMOLITION

SCALE 1:100 @ A1

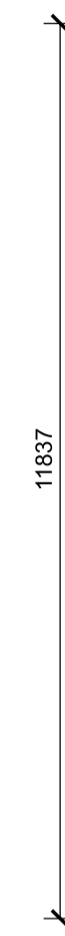
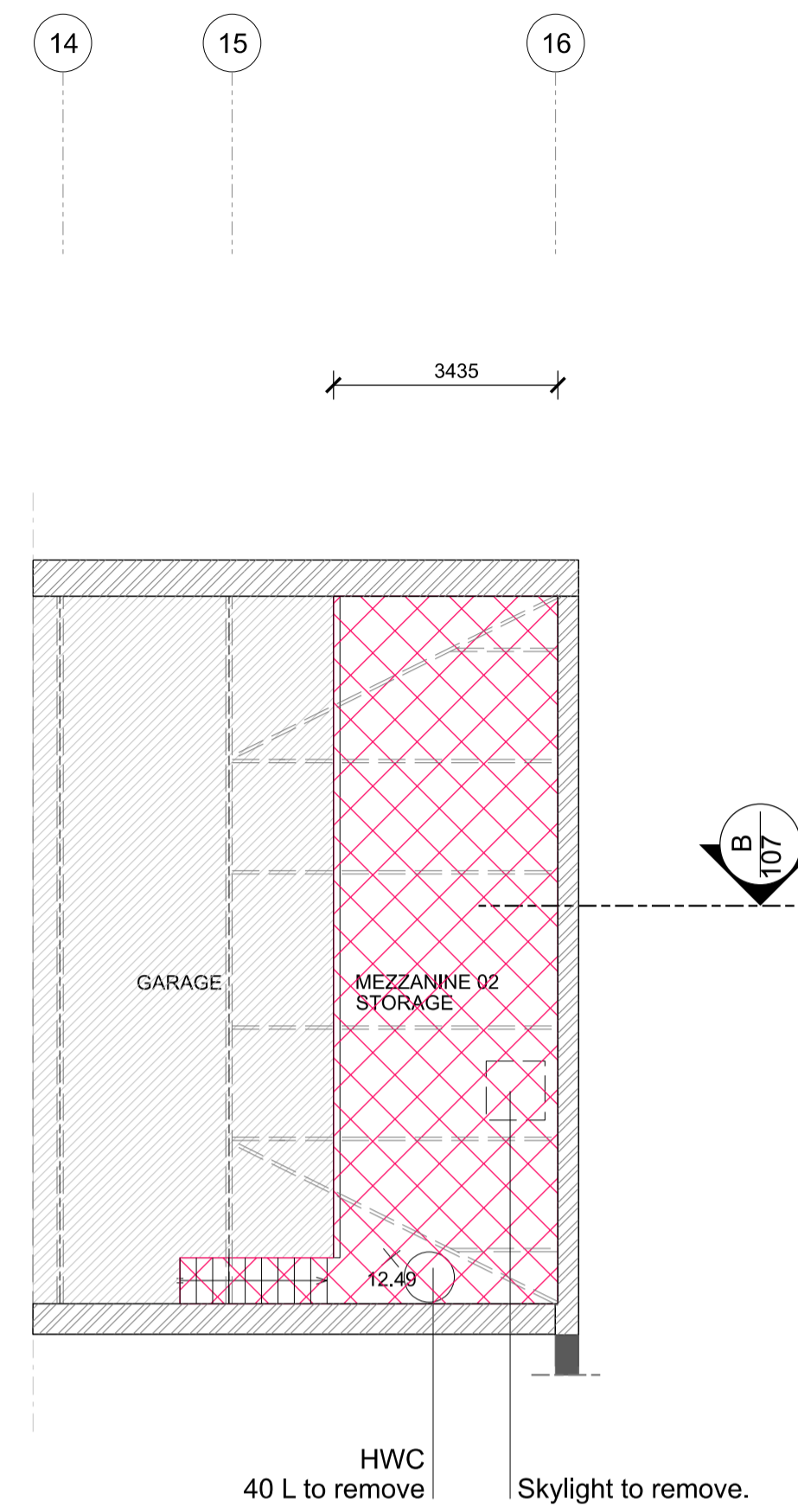
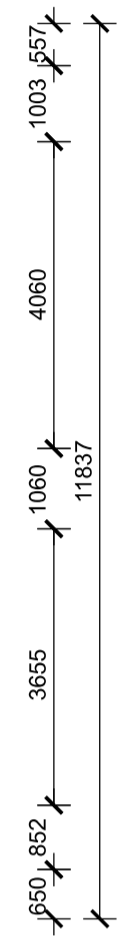
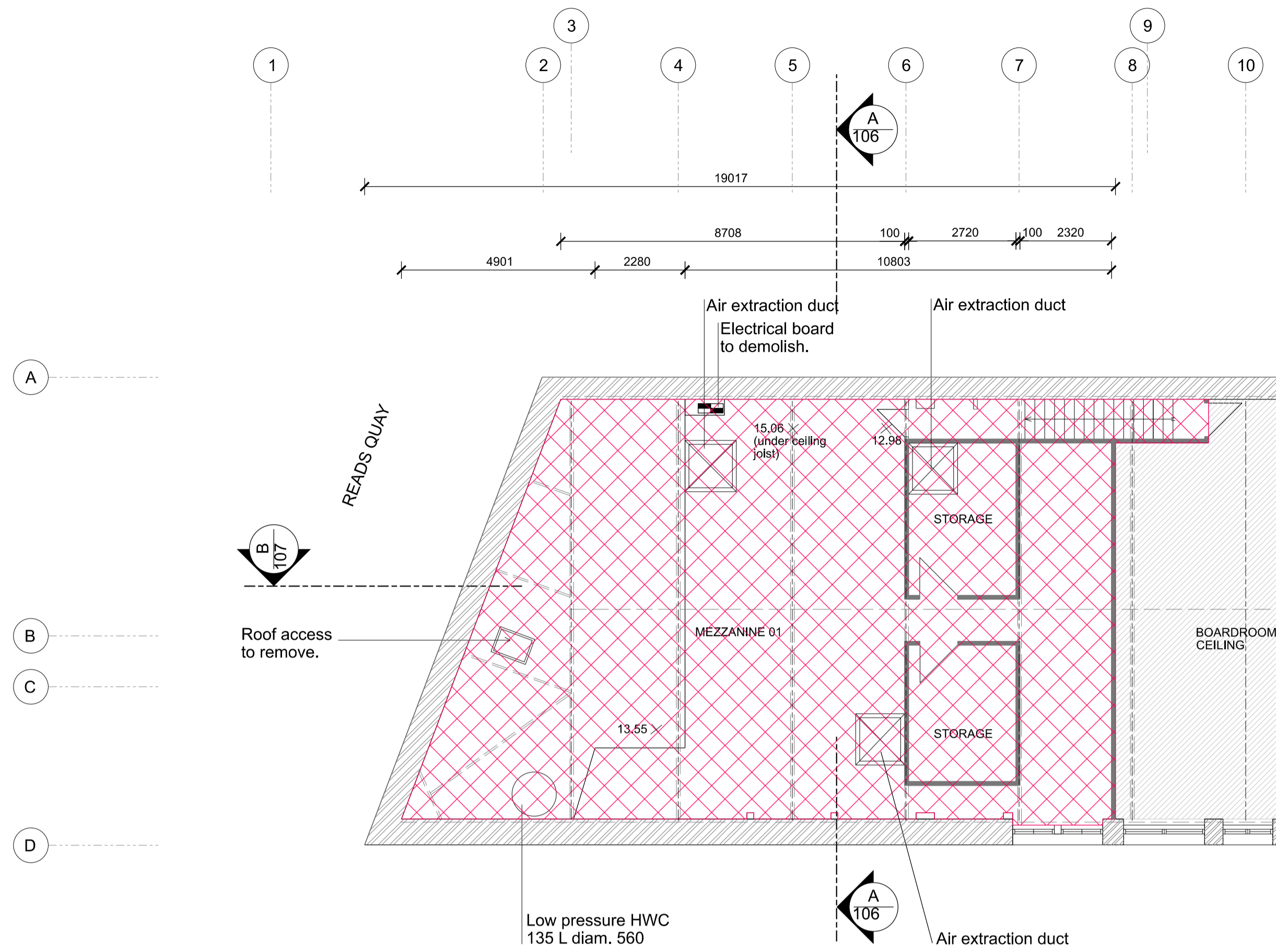
NOTE: CONFIRM ALL DIMENSIONS ON SITE



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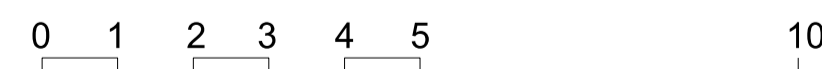
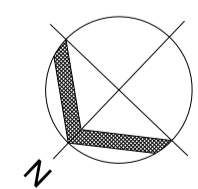
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CLIENT LJ HOOKER - GISBORNE	DATE 02 / 10 / 2018	JOB No 1773
PROJECT READS QUAY ALTERATION	ISSUE STATUS BUILDING CONSENT	REVISION No 1
ADDRESS 66 READS QUAY, GISBORNE	TITLE E - FLOOR PLAN - DEMOLITION	
PARTIAL SERVICE CONTRACT ARCHITECT NOT ENGAGED FOR CONSTRUCTION OBSERVATION AND ADMINISTRATION		



EXISTING MEZZANINE PLAN - DEMOLITION
SCALE 1:100 @ A1

NOTE: CONFIRM ALL DIMENSIONS ON SITE



REFER ASBESTOS REPORT AND MAKE ALL ALLOWANCES FOR COMPLIANT REMOVAL OF ALL ASBESTOS.

ALL FLOORING FINISHES, CEILINGS, PARTITIONS, TOILET BLOCKS, OPENINGS TO BE REMOVED.

LEGEND

To be demolished / removed.

GENERAL BUILDING NOTES

- FLOOR:
- Timber floor
- WALLS:
- Exterior walls brick + concrete
- Interior walls combination of timber frame
- ROOF:
- Corrugated profile metal roofing
- Timber roof framing
- Metal guttering and downpipes

CLIENT
LJ HOOKER - GISBORNE

PROJECT
READS QUAY ALTERATION

ADDRESS
66 READS QUAY, GISBORNE

TITLE
E - MEZZANINE PLAN - DEMOLITION

DATE
02 / 10 / 2018

JOB No
1773

ORIGINAL SHEET SIZE
A1

REVISION No
1

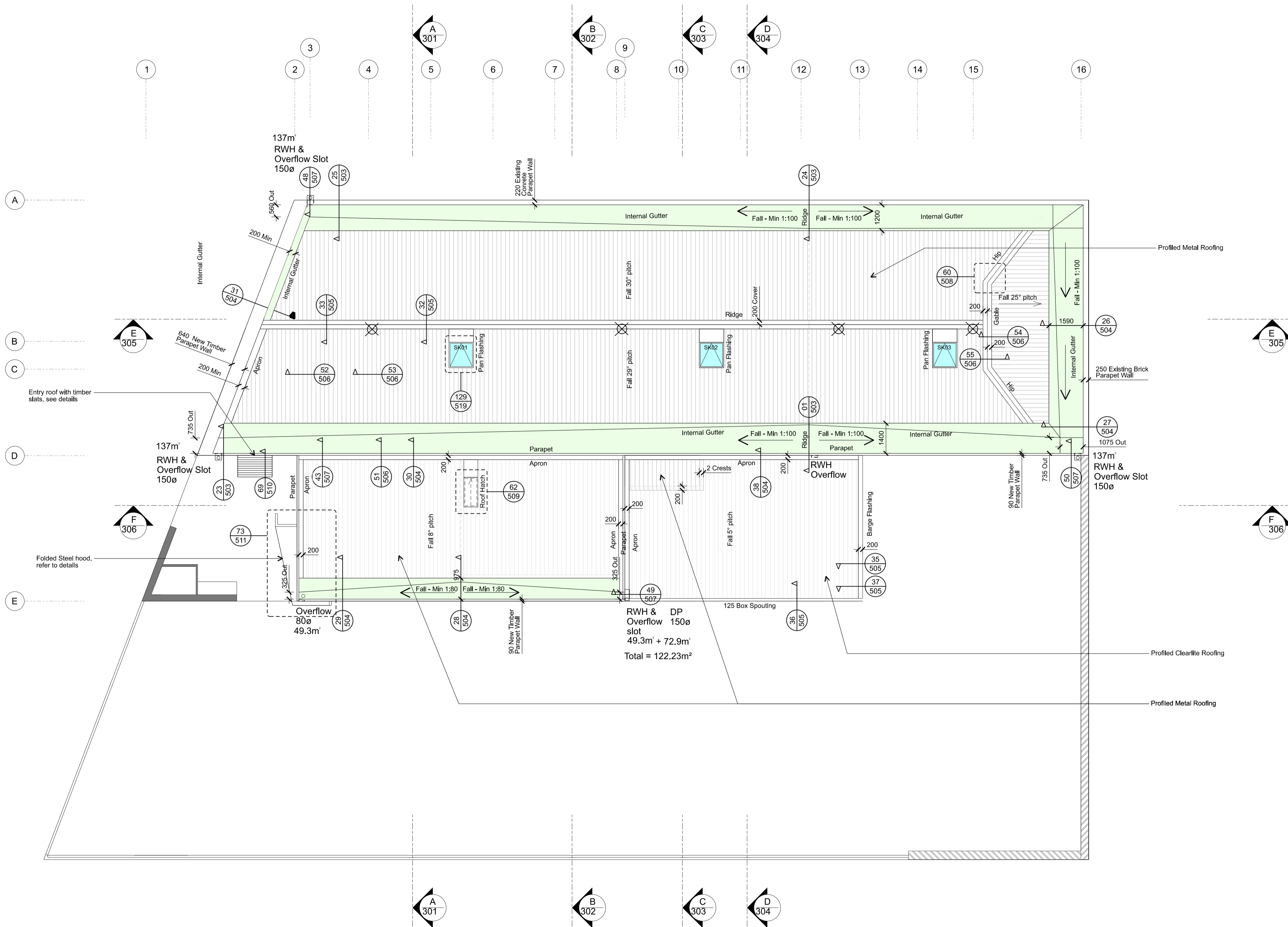


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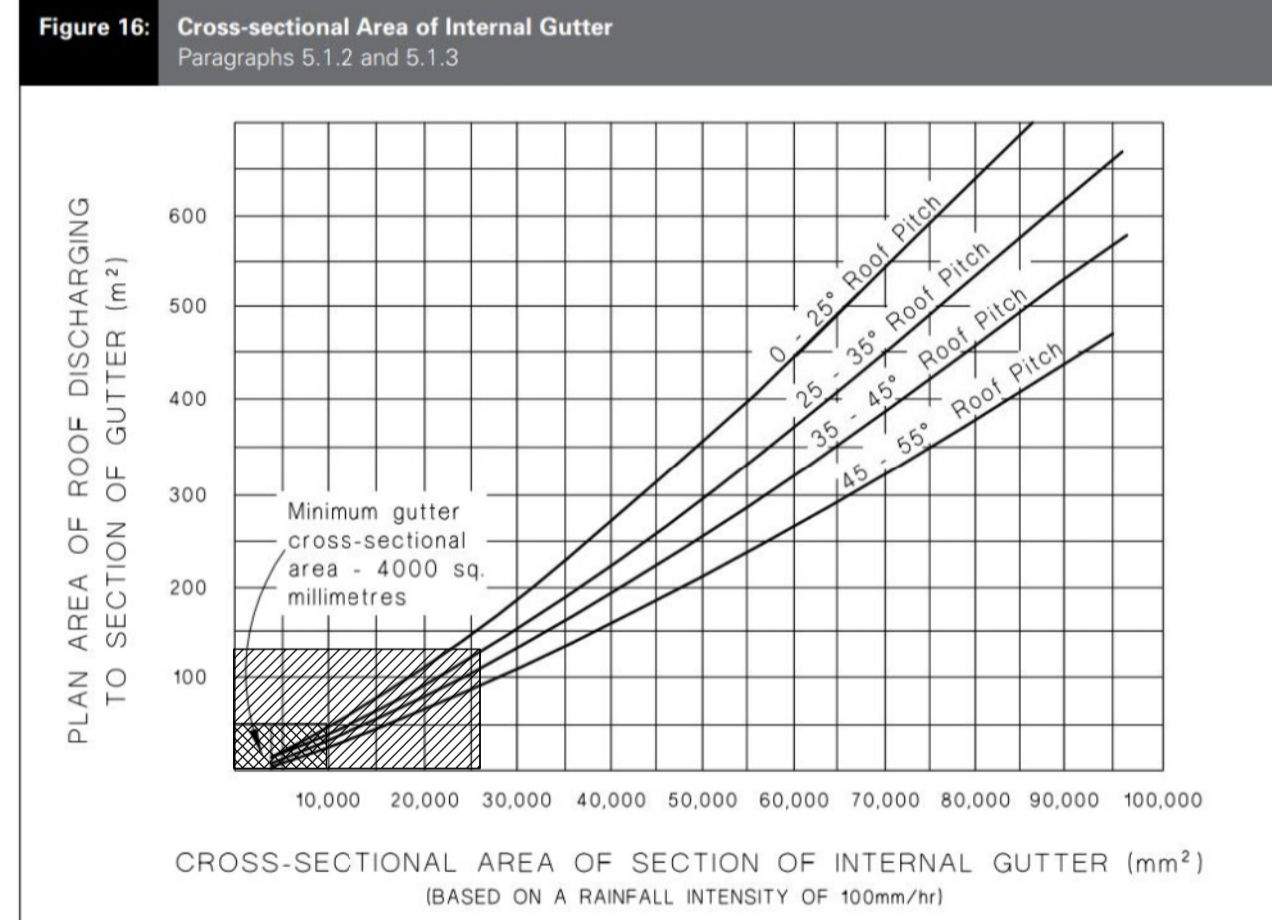
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ISSUE STATUS
BUILDING CONSENT

PARTIAL SERVICE CONTRACT
ARCHITECT NOT ENGAGED FOR CONSTRUCTION OBSERVATION AND ADMINISTRATION



NOTE:
 ⓧ = Anchor points: design & build by roofer. PS1 and PS4 required.
 Styline Roofing to all Roofs, Clear Roofing to outdoor Terrace Roof
 All flashing Dimensions are cover not total width

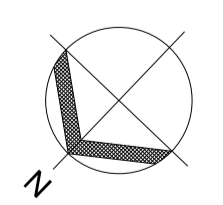


Downpipe Sizes for Given Roof Pitch and Area
 Paragraph 4.2.1

Downpipe size (mm) (minimum internal sizes)	Roof pitch			
	0-25°	25-35°	35-45°	45-55°
	Plan area of roof served by the downpipe (m ²)			
63 mm diameter	60	50	40	35
74 mm diameter	85	70	60	50
100 mm diameter	155	130	110	90
150 mm diameter	350	290	250	200
65 x 50 rectangular	60	50	40	35
100 x 50 rectangular	100	80	70	60
75 x 75 rectangular	110	90	80	65
100 x 75 rectangular	150	120	105	90

PROPOSED ROOF PLAN
 SCALE 1:100 @ A1

NOTE: CONFIRM ALL DIMENSIONS ON SITE



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CLIENT
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PROJECT
READS QUAY ALTERATION

ADDRESS
66 READS QUAY, GISBORNE

TITLE
P - ROOF PLAN

DATE
02 / 10 / 2018

JOB No
1773

ISSUE STATUS
BUILDING CONSENT

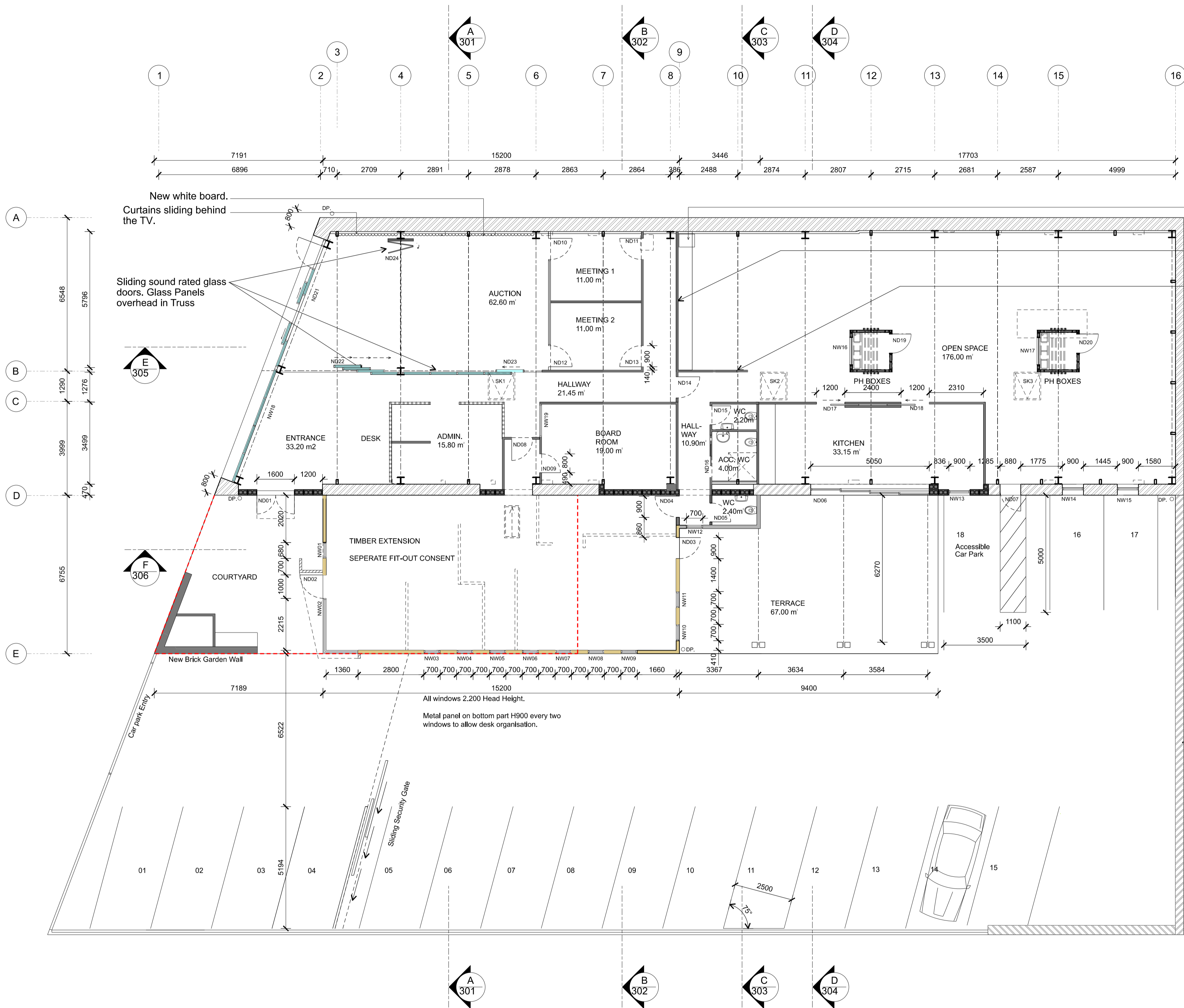
ORIGINAL SHEET SIZE
A1

REVISION No
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New white board.
Curtains sliding behind the TV.

Sliding sound rated glass doors. Glass Panels overhead in Truss

Server relocated into new Unit 01 (see detail).

Full height timber wall to grid 9. Pinned to truss and portal. Build to right side of portal so that Truss is visible from Auction room
Full height timber post to underside of truss to stiffen half height wall. 90 x 90 lam.

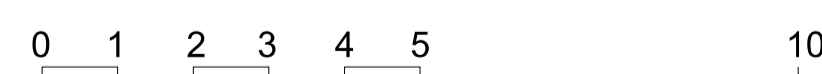
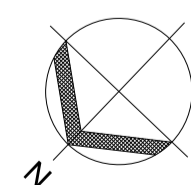
Lowered block wall with capping

LEGEND :

- Existing extended building
- Existing wall - demolished
- Existing wall - preserved
- Existing beams
- New Internal Walls
- New 20 Series Concrete Block Walls
- New JH Titan Panel Walls
- New HP VT Shiplap Cedar Walls

PROPOSED FLOOR PLAN
SCALE 1:100 @ A1

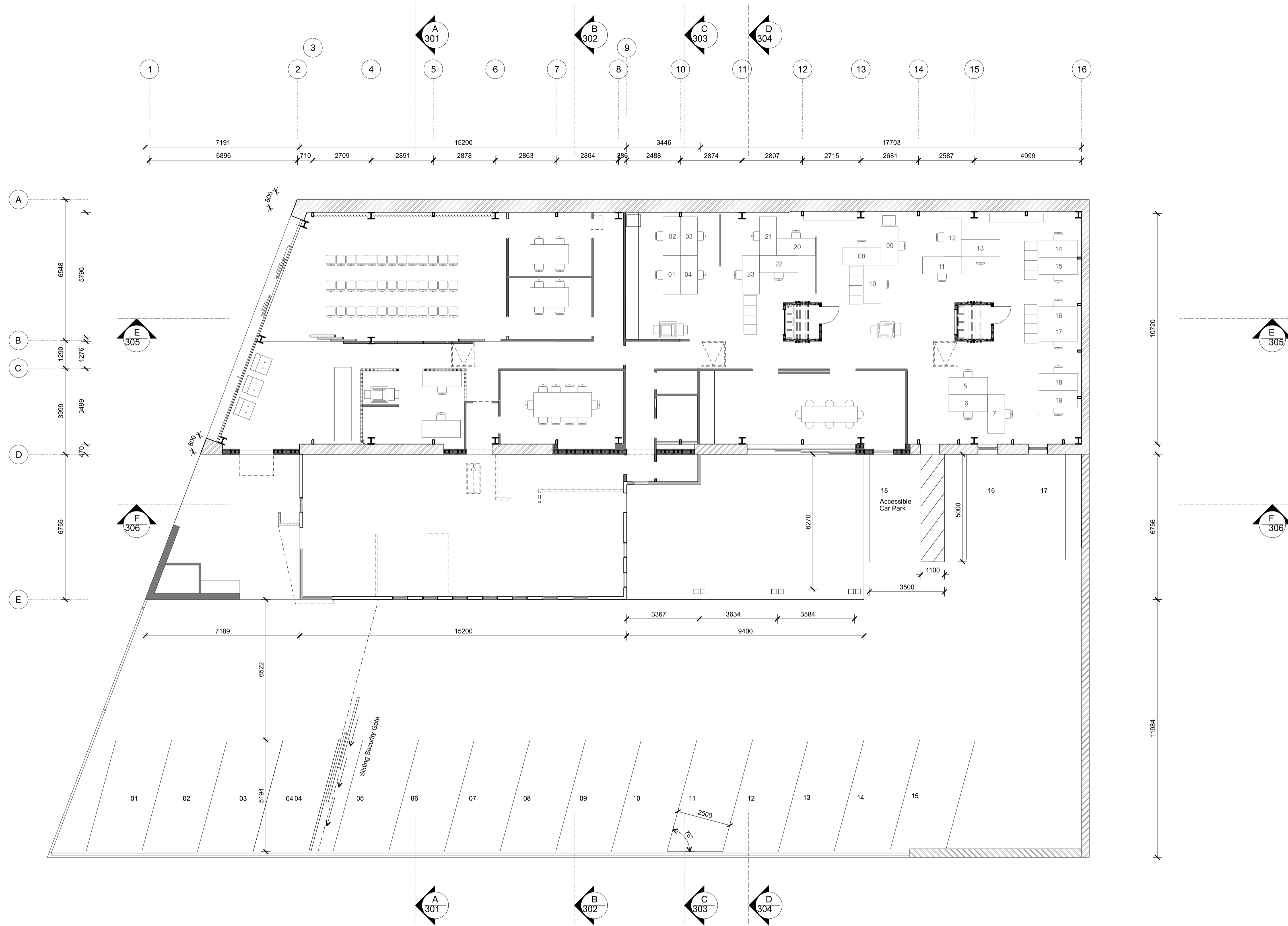
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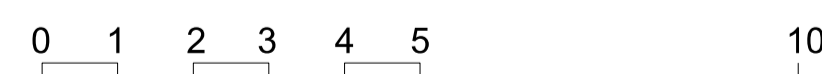
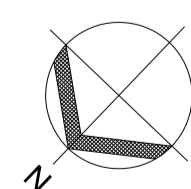
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PROJECT
READS QUAY ALTERATION
ADDRESS
66 READS QUAY, GISBORNE
TITLE
P - FLOOR PLAN
DATE
02 / 10 / 2018
JOB No
1773
ISSUE STATUS
BUILDING CONSENT
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PROPOSED FURNITURE PLAN
SCALE 1:100 @ A1

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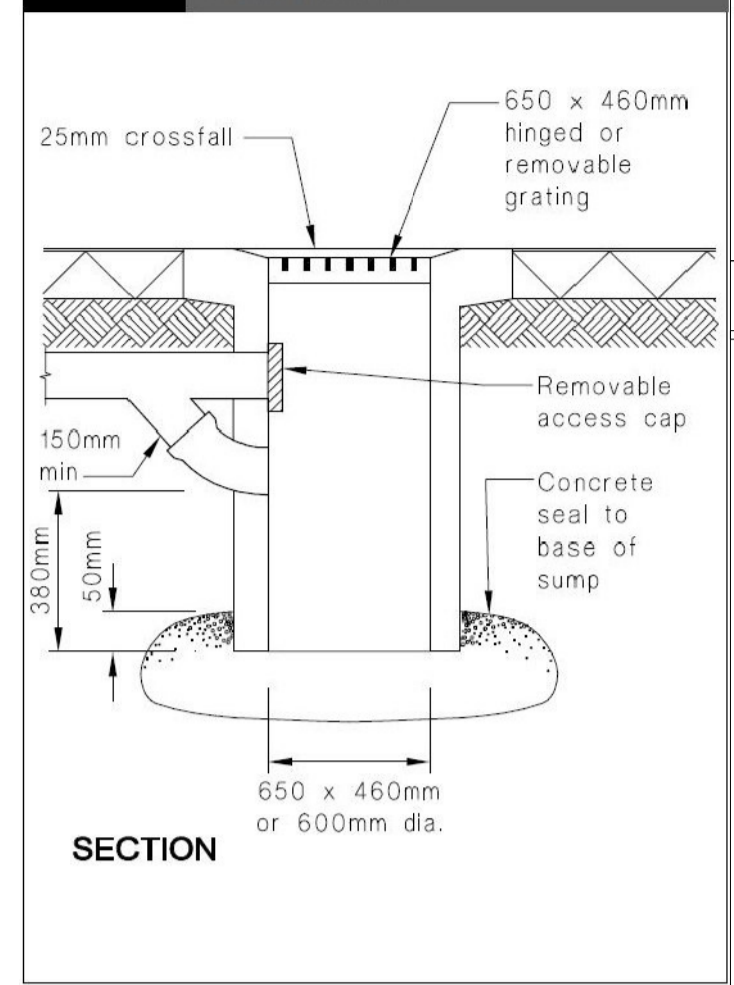
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Figure 9: Type-two Surface Water Sump
Paragraph 3.6.2



LEGEND	
---	Existing waste water
---	Existing stormwater drain
---	New waste water drain
---	New stormwater drain

LEGEND :

- 01** Remove existing 100mm (assumed) concrete floor slab and 100mm (assumed) sand fill. Plate compact existing ground. Install 100mm concrete slab exposed aggregate on 200mm compacted fill. No NES ground disturbance.
- 02** New 100mm concrete slab over existing concrete slab. Lay new slab on DPM and thin sand blinding. Cut back existing slab edge for 100mm edge thickening. Remove 100mm ex. fill and plate compact existing ground. Install 200mm compacted hardfill. = 0.5m3 disturbed.
- 03** New 100mm concrete floor slab laid on 200mm compacted fill laid where pavers and sand bedding removed (100mm total). 100mm ground removed = 3.5m3 disturbed.
- 04a** New 100mm concrete slab over DPM on thin sand blinding over existing concrete floor slab. No NES ground disturbance.
- 04b** a) Polish finish.
b) Concrete floor slab to receive carpet tiles.
- 05** New 600 x 600 x 300 pad footings for structural portal frames. Laid on DPM. Cut through existing 100mm (assumed) floor slab. Remove 100mm sand fill (assumed), and 100mm existing ground, plate compact and fill with 300mm compact fill = 1.8m3 disturbed.
- 06** New exposed aggregate concrete slab 100mm on 100mm compacted fill. Remove existing chipseal and pavers assumed 100mm thick. Plate compact existing ground 100mm. No NES ground disturbance.
- 07** Infill existing pit with compacted fill and new 100mm concrete floor slab. No NES ground disturbance.
- 08** Remove existing concrete slab to carport 100mm (assumed) and sand bedding 100mm (assumed), plate compact, install compacted hardfill and new chipseal to match rest of repaired carpark. No NES disturbance
- 09** Allowance for new drains, 40m 1m deep 0.3m wide = 12m3 ground disturbance
- 10** New Post footings to outside, 0.2m3 each, 0.6m3 total NES disturbance

TOTAL GROUND DISTURBANCE FOR NES PURPOSES = 18.4m3

Permitted removal from site - 12.95 m3 = 5.45 m3 remaining. Backfill to drainage trench say 6m3 = 0m3 remaining.

LEVELS	
0.00	= Existing Level
0.00	= Finished Level

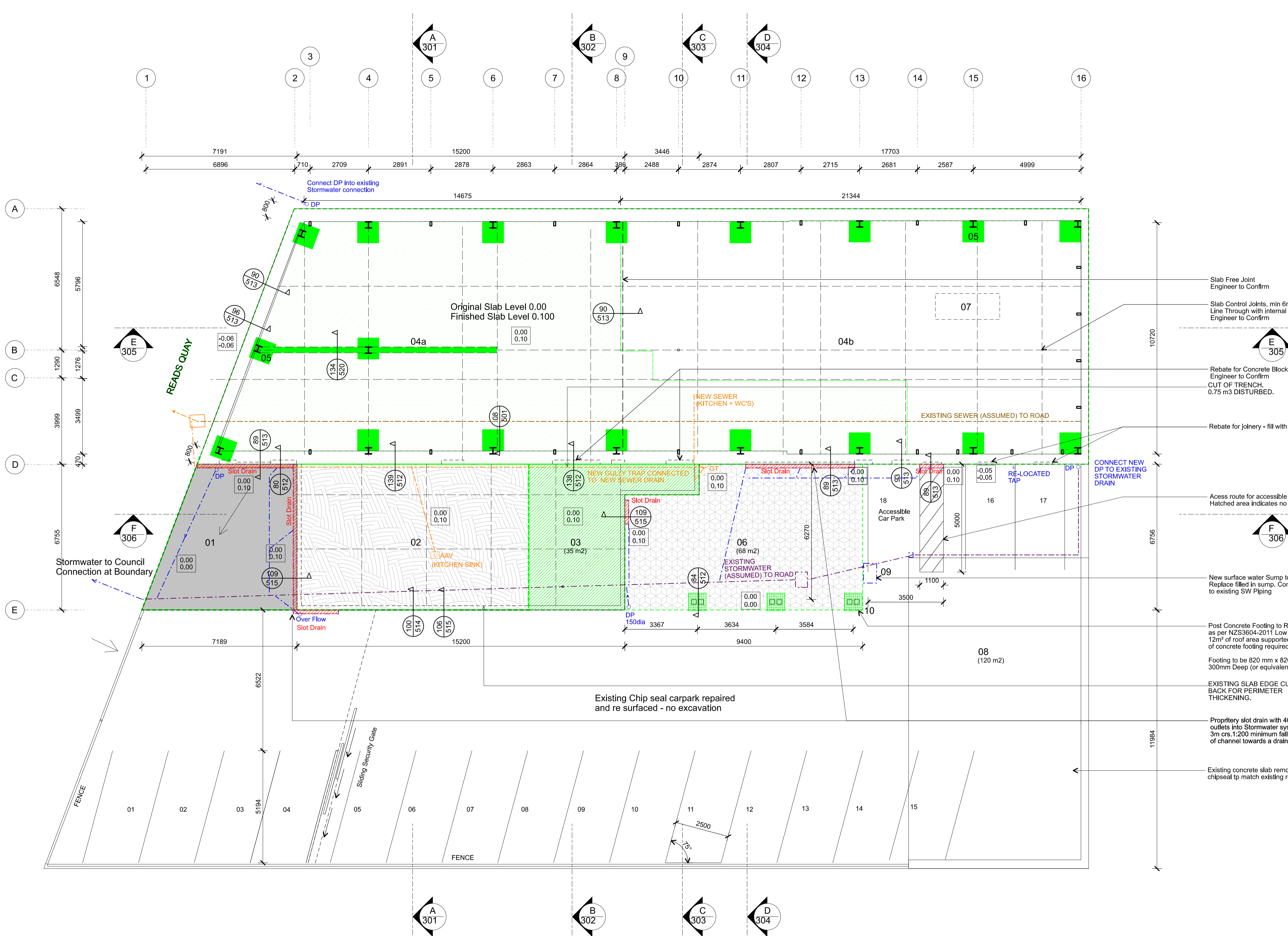
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PROJECT	READS QUAY ALTERATION
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ARCHITECTS 44 LIMITED	44 CHILDERS ROAD P O BOX 1241 GISBORNE P 06 867 9622 F 06 867 9422 architects@A44.co.nz www.architects44.co.nz
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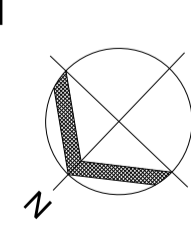
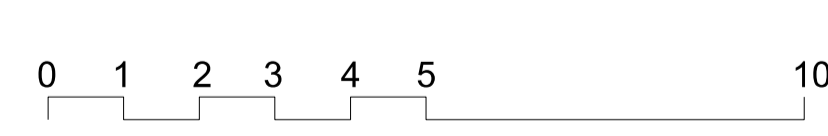
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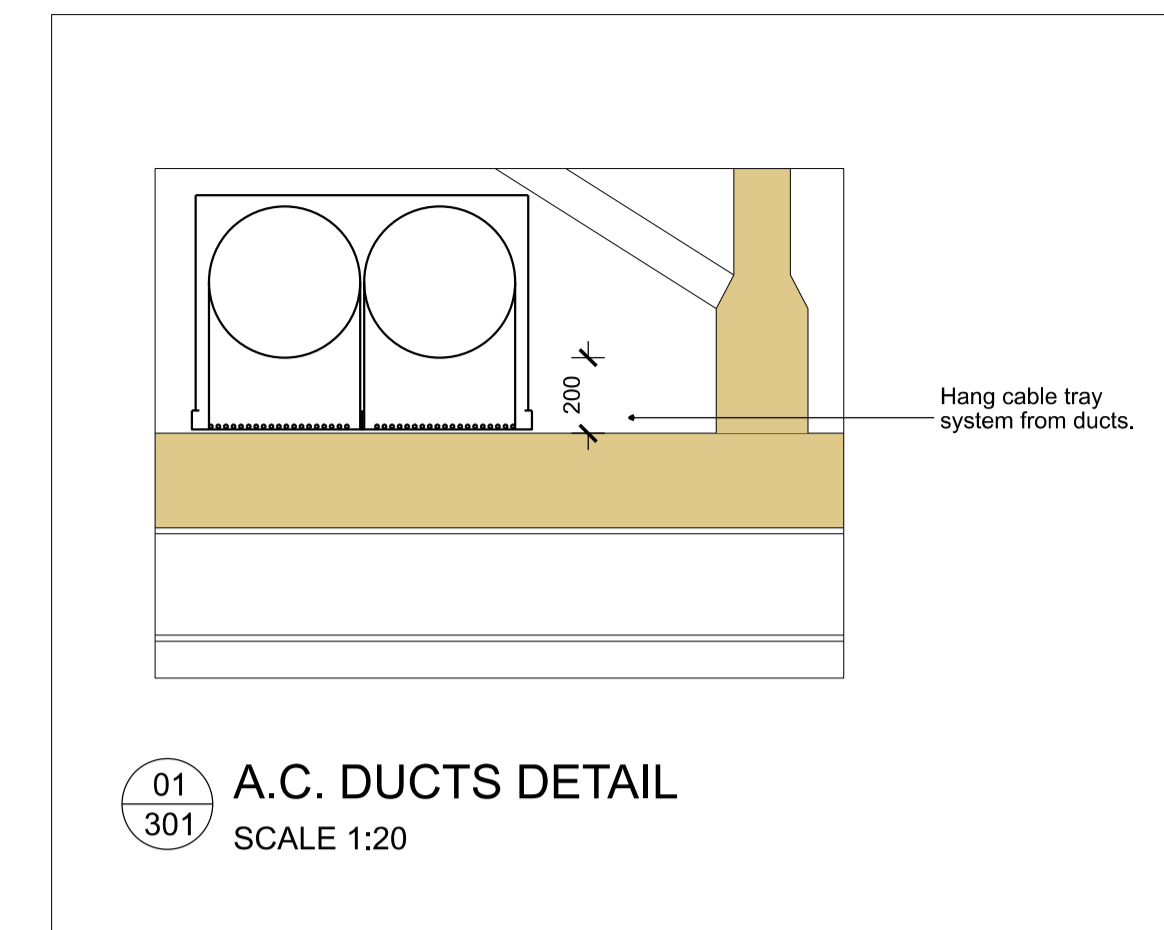
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PROPOSED FOUNDATION PLAN
SCALE 1:100 @ A1

NOTE: CONFIRM ALL DIMENSIONS ON SITE





LEGEND STRUCTURE :	
SP	Steel portal frame type 310 UC 118 as specified by Structural Engineer (see details) on new concrete pad footings.
SB	Steel Beam 310 UB 40.4
PFC	Steel PFC Beam 250 x 90
RHS	Steel RHS Post 200 x 100 x 8.0
RHS2	Steel RHS Beam 200 x 100 x 8.0
SHS	Steel SHS Blocking 100 x 6.0 between portals
CS	New 100mm concrete floor slab over existing concrete floor + DPM on sand blinding.
BX	"Boxes" - Wall :90 x 45 framing, Ceiling: 140 x 45 rafters @ 600crs.
W1	New Timber External Walls 140 x 90 Studs at 600 crs. Insulation as per specification
P1	New Posts 2/ 90 x 140

LEGEND JOINERY :	
J1	Exterior windows / doors.
J2	Clear glass fixed panels.
J3	Glass sliding doors.
J4	Glass sliding doors and fixed windows type "Architectural" from APL.
J5	Tinted glass windows / doors.
J6	New glazed sliding pivoting doors suspended from portal, top hang floor guide touch only. Rebated into new slab.

LEGEND ROOF	
RT	Existing Trusses to be Painted (finish to be specified)
MTH	Friction fit Airlay Insulation type Mammoth - 115 mm th. - 960 x 1200 mm - Black finish - To be fixed with black "lead head" type nails.
R1	New Styline Corrugate Roofing on Cavibat cavity system. Existing steel roof to be removed.
R2	Profiled clearite roofing on timber framed roof.
RPP	New Timber Framed parapet wall
RT1	New Trusses as per Manufacturer's Specifications at 1200 crs
RT	A/C conduit
PFC	PFC
SK	New Skylights
RGT	New Internal Gutter
RP	Existing Purlin Rafters 160 x 50 @ 700crs
RP1	New Roof Purlins H1.2 2/170 x 45 SG8 Purlin Rafters at 700 crs (to match existing purlins)
RP2	New Purlin Rafters H3.2 190 x 45 SG8 @ 450crs to Outdoor Terrace
RP3	New Roof Purlins H1.2 140 x 45 @ 450 crs
C1	600 x 600 Suspended Ceiling

LEGEND CLADDINGS :	
CL1	Vertical Shiplap weatherboards over cavibats on RAB. (finish to be specified)
CL2	James Hardie Titan Facade 9mm Panel over cavity battens on RAB (finish to be specified)
CL3	Existing Brick Cladding - New Plaster membrane
CL4	200 Series Concrete Block - New Plaster membrane

LEGEND WALL FINISHES :	
WF1	Wall Finish 1 Gib wall + Acoustic fabric (Autex)
WF2	GIB on Timber Frame
WF3	

LEGEND EXISTING WALLS :	
	Existing Concrete Walls & Foundations
	Existing Brick Wall

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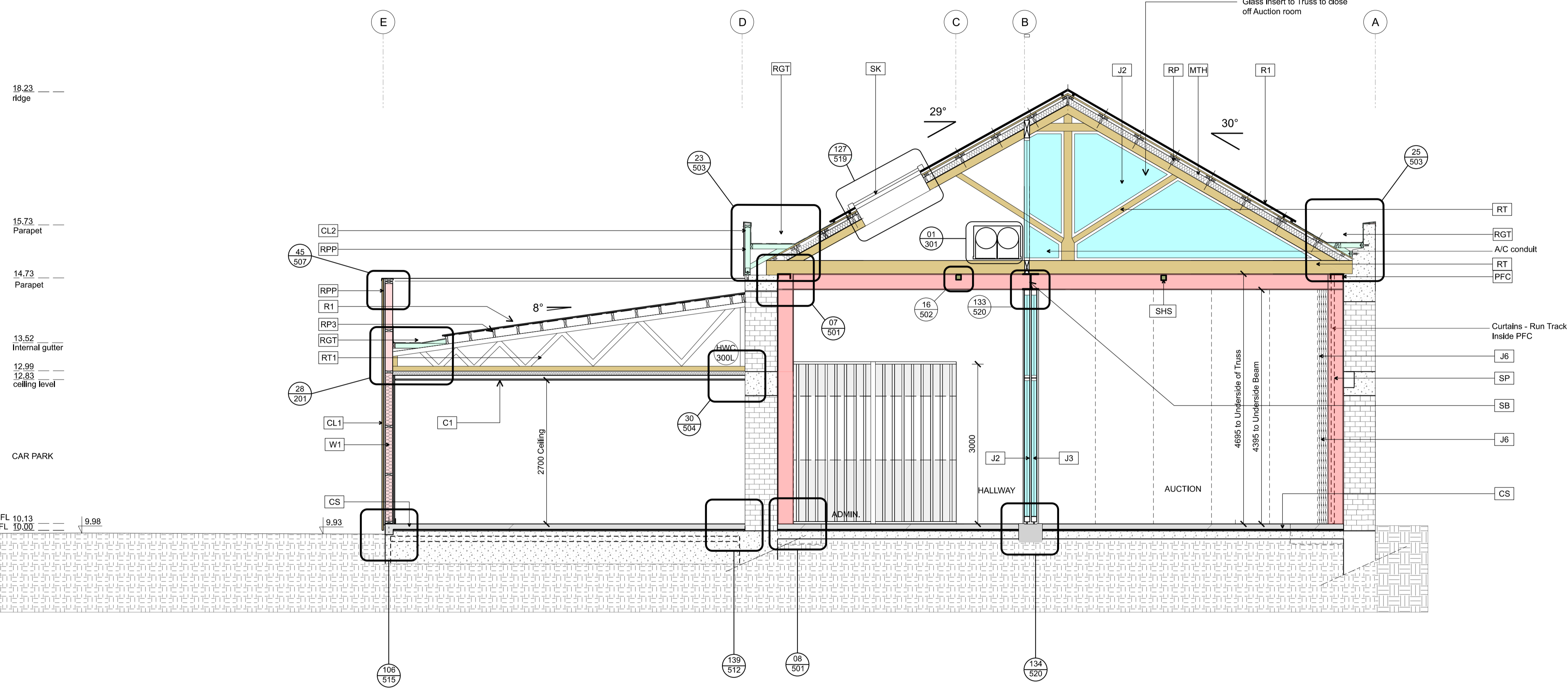
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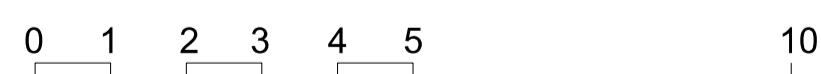
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SECTION AA
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LEGEND STRUCTURE :

SP	Steel portal frame type 310 UC 118 as specified by Structural Engineer (see details) on new concrete pad footings.
SB	Steel Beam 310 UB 40.4
PFC	Steel PFC Beam 250 x 90
RHS	Steel RHS Post 200 x 100 x 8.0
RHS2	Steel RHS Beam 200 x 100 x 8.0
SHS	Steel SHS Blocking 100 x 6.0 between portals
CS	New 100mm concrete floor slab over existing concrete floor + DPM on sand blinding.
BX	"Boxes" - Wall :90 x 45 framing, Ceiling: 140 x 45 rafters @ 600crs.
W1	New Timber External Walls 140 x 90 Studs at 600 crs. Insulation as per specification
P1	New Posts 2/ 90 x 140

LEGEND JOINERY :

J1	Exterior windows / doors.
J2	Clear glass fixed panels.
J3	Glass sliding doors.
J4	Glass sliding doors and fixed windows type "Architectural" from APL.
J5	Tinted glass windows / doors.
J6	New glazed sliding pivoting doors suspended from portal, top hang floor guide touch only. Rebated into new slab.

LEGEND ROOF :

RT	Existing Trusses to be Painted (finish to be specified)
MTH	Friction fit Airlay Insulation type Mammoth - 115 mm th. - 860 x 1200 mm - Black finish - To be fixed with black "lead head" type nails.
R1	New Styline Corrugate Roofing on Cavibat cavity system. Existing steel roof to be removed.
R2	Profiled clearite roofing on timber framed roof.
RPP	New Timber Framed parapet wall
RT1	New Trusses as per Manufacturer's Specifications at 1200 crs
SK	New Skylights
RG1	New Internal Gutter
RP	Existing Purlin Rafters 160 x 50 @ 700crs
RP1	New Roof Purlins H1.2 2/170 x 45 SG8 Purlin Rafters at 700 crs (to match existing purlins)
RP2	New Purlin Rafters H3.2 190 x 45 SG8 @ 450crs to Outdoor Terrace
RP3	New Roof Purlins H1.2 140 x 45 @ 450 crs
C1	600 x 600 Suspended Ceiling

LEGEND CLADDINGS :

CL1	Vertical Shiplap weatherboards over cavibats on RAB. (finish to be specified)
CL2	James Hardie Titan Facade 9mm Panel over cavity battens on RAB (finish to be specified)
CL3	Existing Brick Cladding - New Plaster membrane
CL4	200 Series Concrete Block - New Plaster membrane

LEGEND WALL FINISHES :

WF1	Wall Finish 1 Glb wall + Acoustic fabric (Autex)
WF2	GIB on Timber Frame
WF3	

LEGEND EXISTING WALLS :

	Existing Concrete Walls & Foundations
	Existing Brick Wall

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LJ HOOKER - GISBORNE

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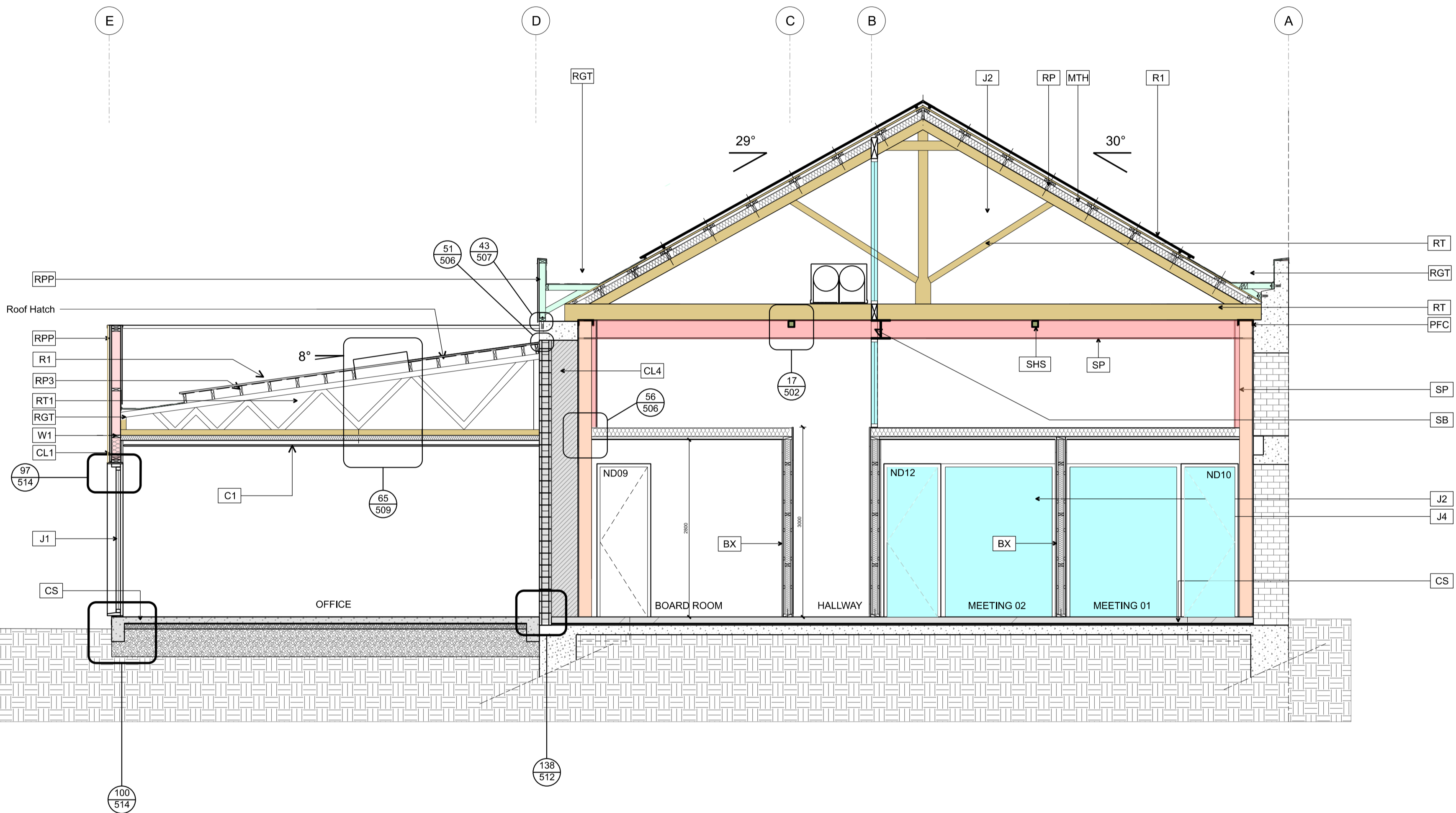
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ORIGINAL SHEET SIZE
A1

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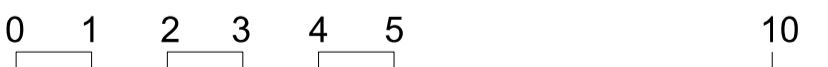


18.23 ---
ridge
15.73 ---
Parapet
14.73 ---
Parapet
13.39 ---
Internal gutter
12.99 ---
12.83 ---
ceiling level
CAR PARK

Proposed FFL 10.13
Existing FFL 10.00
9.98

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SCALE 1:50 @ A1

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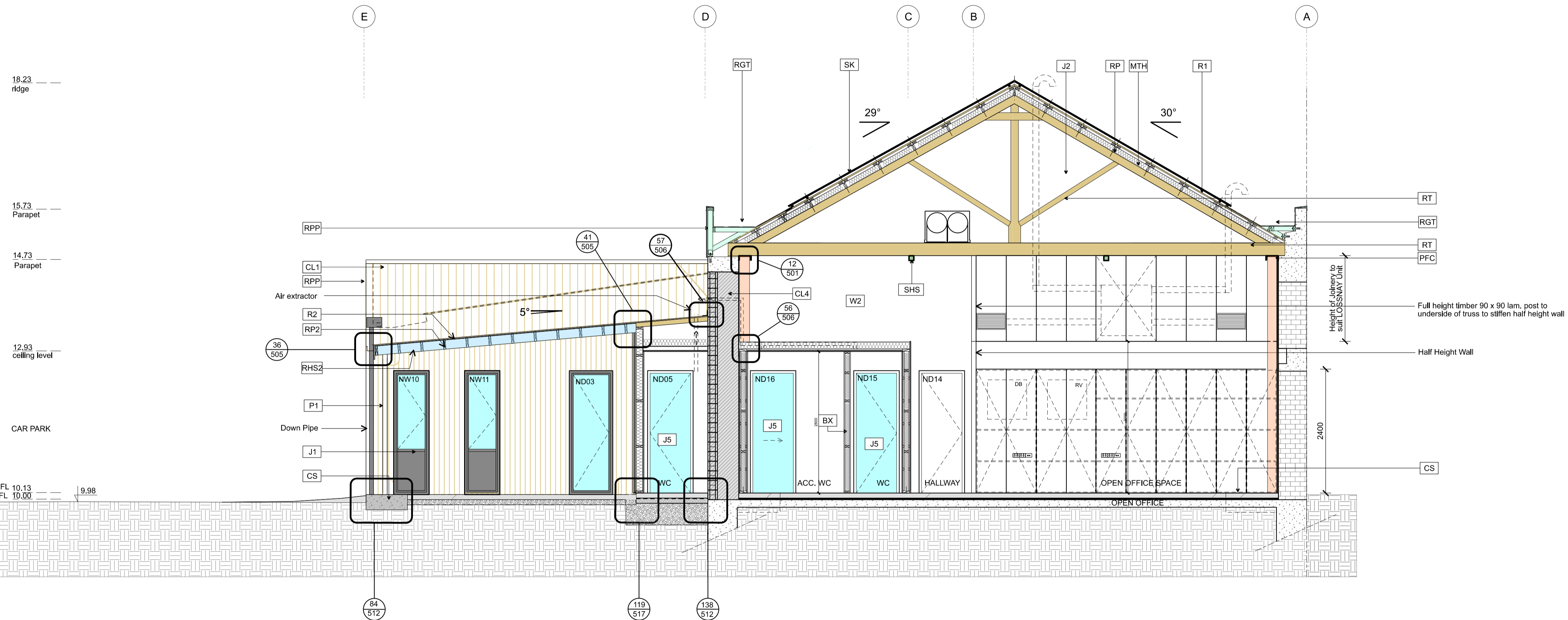
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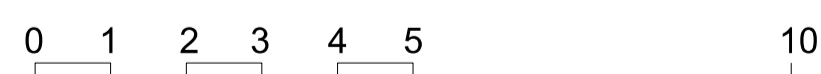
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SCALE 1:50 @ A1

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LEGEND STRUCTURE :	
SP	Steel portal frame type 310 UC 118 as specified by Structural Engineer (see details) on new concrete pad footings.
SB	Steel Beam 310 UB 40.4
PFC	Steel PFC Beam 250 x 90
RHS	Steel RHS Post 200 x 100 x 8.0
RHS2	Steel RHS Beam 200 x 100 x 8.0
SHS	Steel SHS Blocking 100 x 6.0 between portals
CS	New 100mm concrete floor slab over existing concrete floor + DPM on sand blinding.
BX	"Boxes" - Wall :90 x 45 framing, Ceiling: 140 x 45 rafters @ 600crs.
W1	New Timber External Walls 140 x 90 Studs at 600 crs. Insulation as per specification
P1	New Posts 2/ 90 x 140

LEGEND JOINERY :	
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J3	Glass sliding doors.
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LEGEND ROOF	
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RGT	New Internal Gutter
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RP3	New Roof Purlins H1.2 140 x 45 @ 450 crs
C1	600 x 600 Suspended Ceiling

LEGEND CLADDINGS :	
CL1	Vertical Shiplap weatherboards over cavibats on RAB. (finish to be specified)
CL2	James Hardie Titan Facade 9mm Panel over cavity battens on RAB. (finish to be specified)
CL3	Existing Brick Cladding - New Plaster membrane
CL4	200 Series Concrete Block - New Plaster membrane

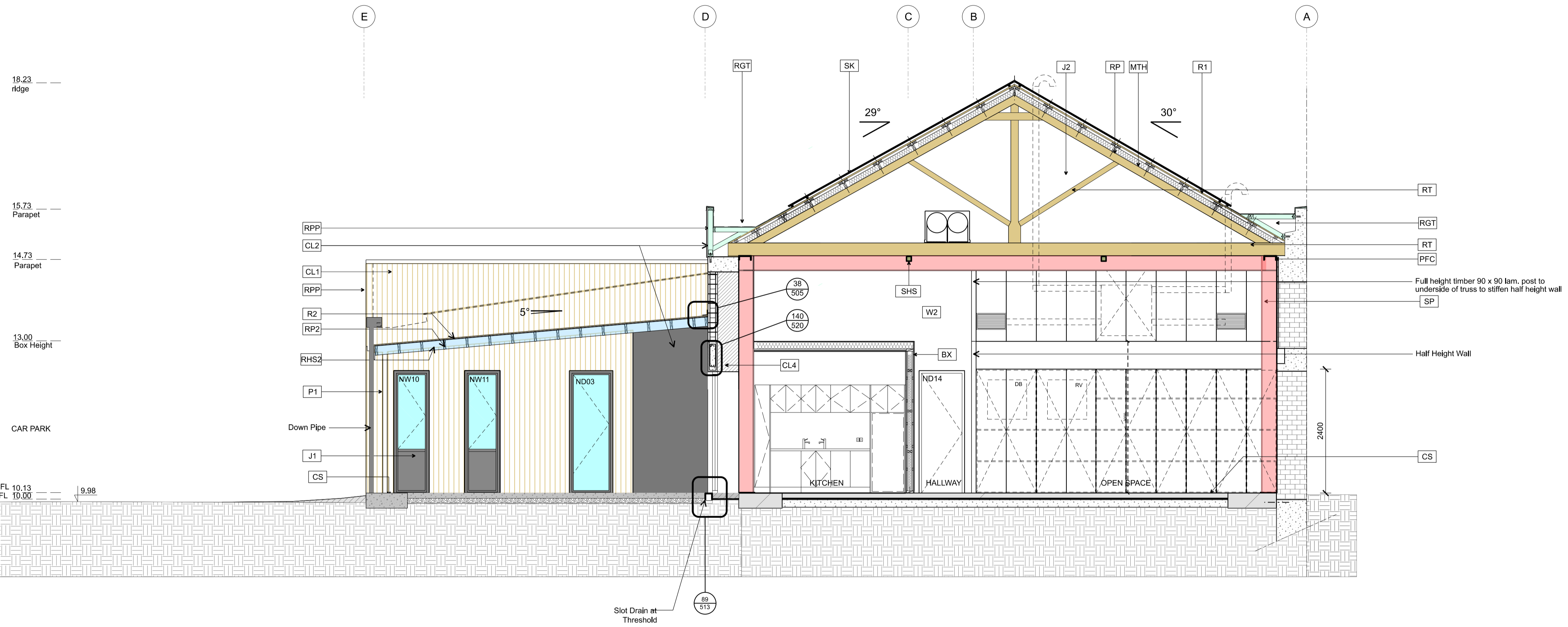
LEGEND WALL FINISHES :	
WF1	Wall Finish 1 Gb wall + Acoustic fabric (Autex)
WF2	GIB on Timber Frame
WF3	

LEGEND EXISTING WALLS :	
	Existing Concrete Walls & Foundations
	Existing Brick Wall

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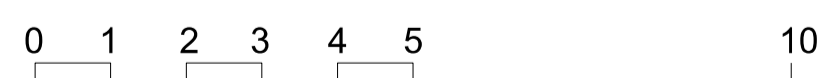
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JOB No	1773
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SCALE 1:50 @ A1

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LEGEND STRUCTURE :	
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RHS2	Steel RHS Beam 200 x 100 x 8.0
SHS	Steel SHS Blocking 100 x 6.0 between portals
CS	New 100mm concrete floor slab over existing concrete floor + DPM on sand blinding.
BX	"Boxes" - Wall :90 x 45 framing, Ceiling: 140 x 45 rafters @ 600crs.
W1	New Timber External Walls 140 x 90 Studs at 600 crs. Insulation as per specification
P1	New Posts 2/ 90 x 140

LEGEND JOINERY :	
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LEGEND CLADDINGS :	
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CL3	Existing Brick Cladding - New Plaster membrane
CL4	200 Series Concrete Block - New Plaster membrane

LEGEND WALL FINISHES :	
WF1	Wall Finish 1 Gib wall + Acoustic fabric (Autex)
WF2	GIB on Timber Frame
WF3	

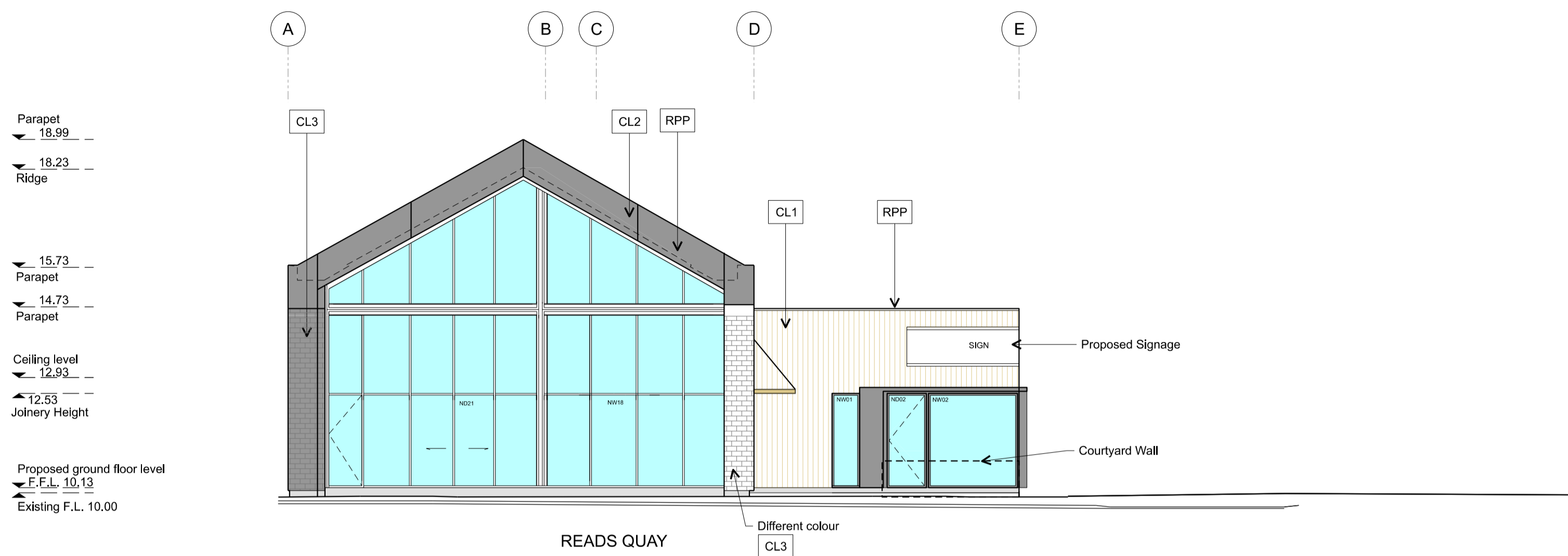
LEGEND EXISTING WALLS :	
	Existing Concrete Walls & Foundations
	Existing Brick Wall

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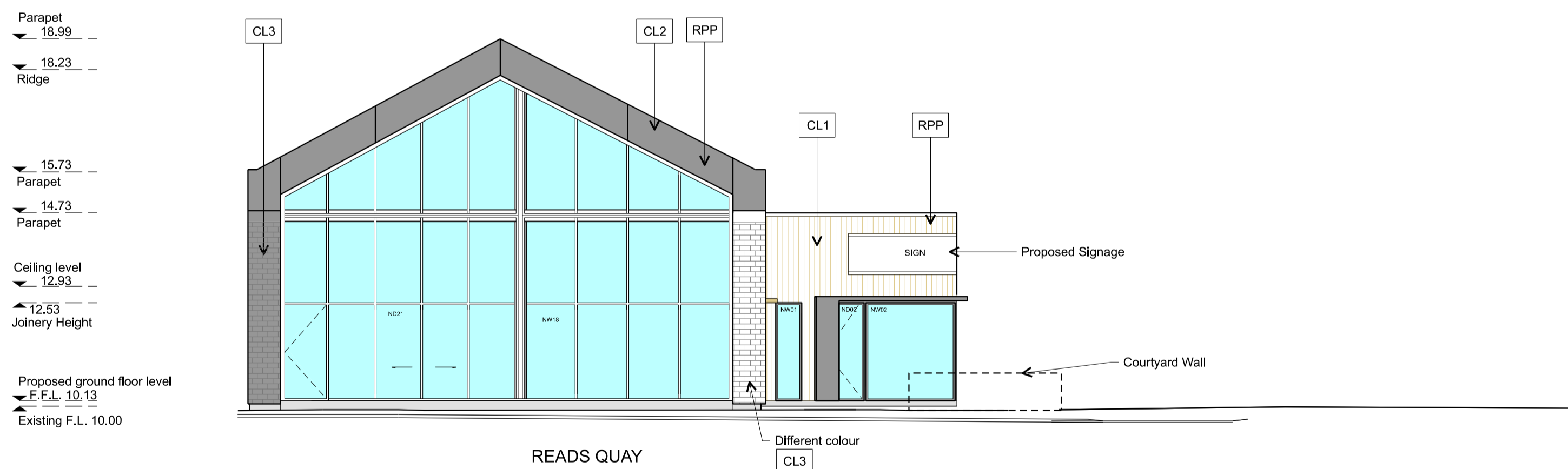
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REVISION No	1

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PROPOSED NORTH EAST ELEVATION
SCALE 1:100 @ A1



PROPOSED NORTH EAST ELEVATION - FLAT ON
SCALE 1:100 @ A1

LEGEND STRUCTURE :	
SP	Steel portal frame type 310 UC 118 as specified by Structural Engineer (see details) on new concrete pad footings.
SB	Steel Beam 310 UB 40.4
PFC	Steel PFC Beam 250 x 90
RHS	Steel RHS Post 200 x 100 x 8.0
RHS2	Steel RHS Beam 200 x 100 x 8.0
SHS	Steel SHS Blocking 100 x 6.0 between portals
CS	New 100mm concrete floor slab over existing concrete floor + DPM on sand blinding.
BX	"Boxes" - Wall :90 x 45 framing, Ceiling: 140 x 45 rafters @ 600crs.
W1	New Timber External Walls 140 x 90 Studs at 600 crs. Insulation as per specification
P1	New Posts 2/ 90 x 140

LEGEND JOINERY :	
J1	Exterior windows / doors.
J2	Clear glass fixed panels.
J3	Glass sliding doors.
J4	Glass sliding doors and fixed windows type "Architectural" from APL.
J5	Tinted glass windows / doors.
J6	New glazed sliding pivoting doors suspended from portal, top hang floor guide touch only. Rebated into new slab.

LEGEND ROOF	
RT	Existing Trusses to be Painted (finish to be specified)
MTH	Friction fit Airlay Insulation type Mammoth - 115 mm th. - 860 x 1200 mm - Black finish - To be fixed with black "lead head" type nails.
R1	New Skyline Corrugate Roofing on Cavibat cavity system. Existing steel roof to be removed.
R2	Profiled clearite roofing on timber framed roof.
RPP	New Timber Framed parapet wall
RT1	New Trusses as per Manufacturer's Specifications at 1200 crs
SK	New Skylights
RG1	New Internal Gutter
RP	Existing Purlin Rafters 160 x 50 @ 700crs
RP1	New Roof Purlins H1.2 2/170 x 45 SG8 Purlin Rafters at 700 crs (to match existing purlins)
RP2	New Purlin Rafters H3.2 190 x 45 SG8 @ 450crs to Outdoor Terrace
RP3	New Roof Purlins H1.2 140 x 45 @ 450 crs
C1	600 x 600 Suspended Ceiling

LEGEND CLADDINGS :	
CL1	Vertical Shiplap weatherboards over cavibats on RAB. (finish to be specified)
CL2	James Hardie Titan Facade 9mm Panel over cavity battens on RAB (finish to be specified)
CL3	Existing Brick Cladding - New Plaster membrane
CL4	200 Series Concrete Block - New Plaster membrane

LEGEND WALL FINISHES :	
WF1	Wall Finish 1 GIB wall + Acoustic fabric (Autex)
WF2	GIB on Timber Frame
WF3	

LEGEND EXISTING WALLS :	
	Existing Concrete Walls & Foundations
	Existing Brick Wall



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CLIENT
LJ HOOKER - GISBORNE

PROJECT
READS QUAY ALTERATION

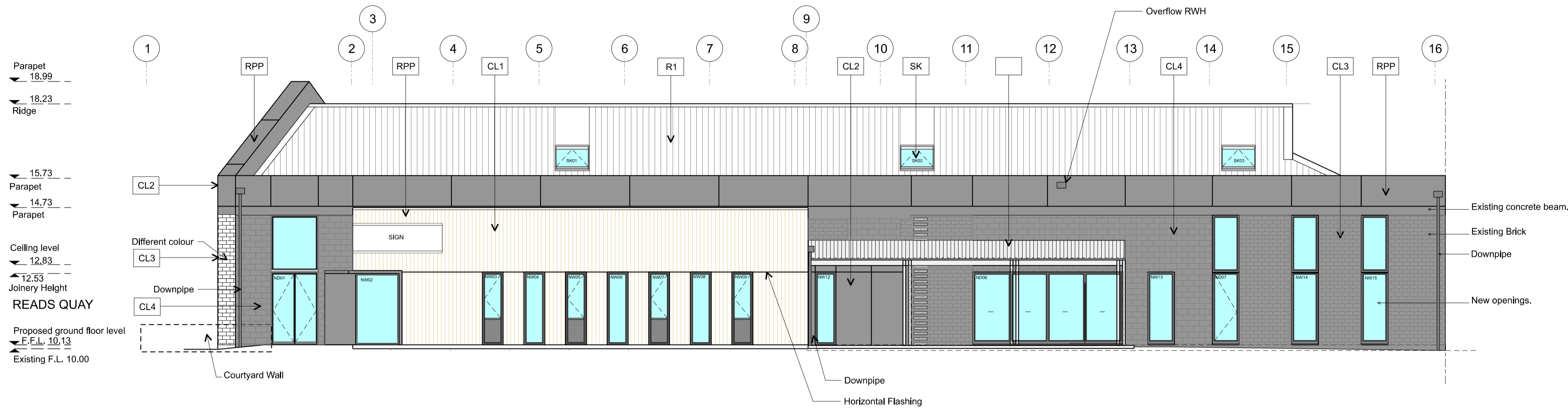
ADDRESS
66 READS QUAY, GISBORNE

TITLE
P - ELEVATIONS

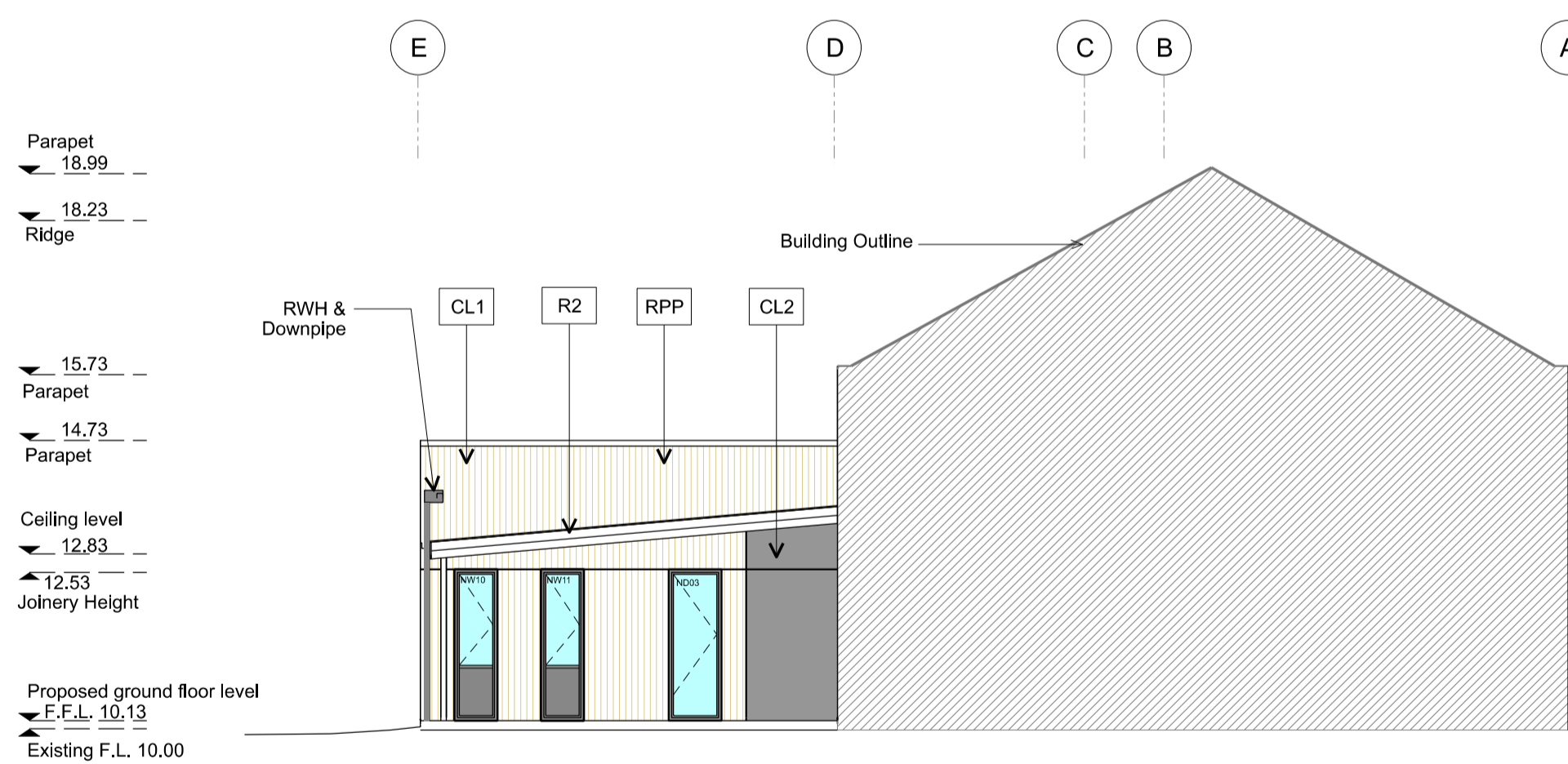
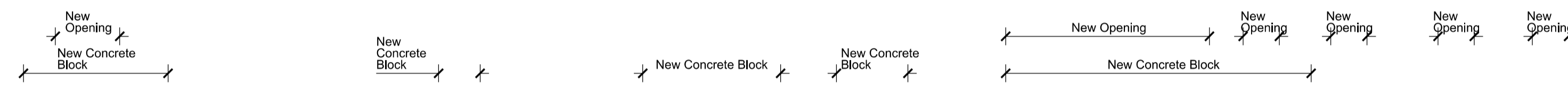
DATE	JOB No
02 / 10 / 2018	1773
ORIGINAL SHEET SIZE	REVISION No
A1	1

ISSUE STATUS
BUILDING CONSENT

PARTIAL SERVICE CONTRACT
ARCHITECT NOT ENGAGED FOR CONSTRUCTION OBSERVATION AND ADMINISTRATION



PROPOSED NORTH WEST ELEVATION
SCALE 1:100 @ A1



PROPOSED NORTH WEST ELEVATION
SCALE 1:100 @ A1

LEGEND STRUCTURE :	
SP	Steel portal frame type 310 UC 118 as specified by Structural Engineer (see details) on new concrete pad footings.
SB	Steel Beam 310 UB 40.4
PFC	Steel PFC Beam 250 x 90
RHS	Steel RHS Post 200 x 100 x 8.0
RHS2	Steel RHS Beam 200 x 100 x 8.0
SHS	Steel SHS Blocking 100 x 6.0 between portals
CS	New 100mm concrete floor slab over existing concrete floor + DPM on sand blinding.
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PROJECT
READS QUAY ALTERATION

ADDRESS
66 READS QUAY, GISBORNE

TITLE
P - ELEVATIONS

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ISSUE STATUS
BUILDING CONSENT

DATE
02 / 10 / 2018

JOB No
1773

ORIGINAL SHEET SIZE
A1

REVISION No
1

402

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