Parklands Library – Detailed Engineering Evaluation
BU 2334-001 EQ2
Qualitative Report

Prepared for Christchurch City Council (Client)

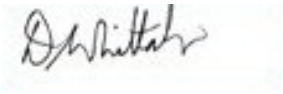
By Beca Carter Hollings & Ferner Ltd (Beca)

14 June 2012

Revision History

Revision Nº	Prepared By	Description	Date
A	Mike Bransfield	Draft DEE	7 June 2012
B	Mike Bransfield	Final	14 June 2013

Document Acceptance

Action	Name	Signed	Date
Prepared by	Mike Bransfield		14 June 2013
Reviewed by	Jonathan Barnett		14 June 2013
Approved by	David Whittaker		14 June 2013
on behalf of	Beca Carter Hollings & Ferner Ltd		

Parklands Library

BU 2334-001 EQ2

Detailed Engineering Evaluation
Qualitative Report – SUMMARY
Version 1

Address
46 Queenspark Drive, Parklands

Background

This is a summary of the Qualitative report for the building structure, and is based on the document 'Guidance on Detailed Engineering Evaluation of Earthquake Affected Non-residential Buildings in Canterbury – Part 2 Evaluation Procedure' (draft) issued by the Engineering Advisory Group (EAG) on 19 July 2011.

Parklands Library, located at 46 Queenspark Drive, is a single storey steel portal, timber truss and timber wall structure with a floor area of approximately 420m^2. A refurbishment and extension of the pre-existing North Brighton Baptist Church, designed in 1978, was carried out in 2004 using mostly existing structural elements to form the library structure on the site today.

Key Damage Observed

Visual inspections on 30 January 2012 and 17 May 2012 indicate the building has suffered minor structural damage. The key damage observed includes:

- Separation at construction joint between existing and new slabs.
- Separation between external concrete apron and building.
- Cracking / splitting of external slanted columns at the base on eastern side of building.
- Cracking of timber lintel beam on western side of building.
- Minor cracking of GIB board lining throughout.
- Minor damage to ceiling tiles and lining.
- Minor cracking to floor tiles potentially due to differential settlement.

Critical Structural Weaknesses

The only Critical Structural Weakness (CSW) identified is the Site Characteristics due to widespread liquefaction observed on site and in the immediate surroundings of the building. At the time of this report no geotechnical information was available.

Indicative Building Strength (from IEP and CSW assessment)

The building has been assessed to have a seismic capacity in the order of 55% of the New Building Standard (NBS) in its undamaged state and 44% NBS in its current, damaged state. This is estimated using the NZSEE Initial Evaluation Procedure (IEP) and classifies the building as Potentially Earthquake Risk and a Seismic Grade C. Note, the IEP is a qualitative assessment only and takes into account CSW's identified, the age of the building, assumptions around seismic parameters such as ductility and the damage observed on site.

Recommendations

It is recommended that:

- In accordance with CCC guidance/policy document 'Guidance for Engineers' dated 10 May 2012, no restrictions are required to the occupancy of the building.
- A verticality and level survey is carried out to determine the extent of settlement of the building for insurance purposes.
- A quantitative analysis in conjunction with intrusive investigations of the structural system is carried to better approximate the %NBS estimate.
- A geotechnical investigation of the site is may be useful to determine the likely site characteristics and may support the quantitative analysis.
- Temporary propping of damaged timber lintel beam and slanted posts is employed until at least a quantitative assessment is undertaken.

Table of Contents

Appendices

1 Background

Beca Carter Hollings & Ferner Ltd (Beca) has been engaged by the Christchurch City Council (CCC) to undertake a qualitative Detailed Engineering Evaluation (DEE) of the Parklands Library building located at 46 Queenspark Drive, Parklands.

This report is a Qualitative Assessment of the building structure, and is based on the document 'Guidance on Detailed Engineering Evaluation of Earthquake Affected Non-residential Buildings in Canterbury – Part 2 Evaluation Procedure' (draft) issued by the Engineering Advisory Group (EAG) on 19 July 2011 earthquake.

A qualitative assessment involves inspections of the building, a desktop review of existing structural and geotechnical information, including existing drawings and calculations, if available and an assessment of the level of seismic capacity against current code using the Initial Evaluation Procedure (IEP).

The purpose of the assessment is to determine the likely building performance and damage patterns, to identify any potential Critical Structural Weaknesses or collapse hazards, and to make an initial assessment of the likely building strength in terms of percentage of New Building Standard (%NBS).

At the time of this report, no intrusive site investigation, detailed analysis, or modelling of the building structure has been carried out. No structural drawings were available for this qualitative assessment however a full set of architectural drawings were available and these have been considered in our evaluation of the building. The building description below is based on a review of the drawings and our visual inspections.

The format and content of this report follows a template provided by CCC, which is based on the EAG document.

2 Compliance

This section contains a brief summary of the requirements of the various statutes and authorities that control activities in relation to buildings in Christchurch at present.

2.1 Canterbury Earthquake Recovery Authority (CERA)

CERA was established on 28 March 2011 to take control of the recovery of Christchurch using powers established by the Canterbury Earthquake Recovery Act enacted on 18 April 2011. This act gives the Chief Executive Officer of CERA wide powers in relation to building safety, demolition and repair. Two relevant sections are:

Section 38 – Works

This section outlines a process in which the chief executive can give notice that a building is to be demolished and if the owner does not carry out the demolition, the chief executive can commission the demolition and recover the costs from the owner or by placing a charge on the owners' land.

Section 51 – Requiring Structural Survey

This section enables the chief executive to require a building owner, insurer or mortgagee carry out a full structural survey before the building is re-occupied.

We understand that CERA will require a detailed engineering evaluation to be carried out for all buildings (other than those exempt from the Earthquake Prone Building definition in the Building Act). It is understood that CERA is adopting the Detailed Engineering Evaluation Procedure document (draft) issued by the Engineering Advisory Group on 19 July 2011, which sets out a methodology for both qualitative and quantitative assessments. We understand this report will be used in response to CERA Section 51.

The qualitative assessment includes a thorough visual inspection of the building coupled with a desktop review of available documentation such as drawings, specifications and IEP's. The quantitative assessment involves analytical calculation of the building's strength and may require non-destructive or destructive material testing, geotechnical testing and intrusive investigation.

It is anticipated that factors determining the extent of evaluation and strengthening level required will include:

- The importance level and occupancy of the building
- The placard status that was assigned during the state of emergency following the 22 February 2011 earthquake
- The age and structural type of the building
- Consideration of any Critical Structural Weaknesses
- The extent of any earthquake damage

2.2 Building Act

Several sections of the Building Act are relevant when considering structural requirements:

Section 112 – Alterations

This section requires that an existing building complies with the relevant sections of the Building Code to at least the extent that it did prior to any alteration. This effectively means that a building cannot be weakened as a result of an alteration (including partial demolition).

Section 115 – Change of Use

This section requires that the territorial authority (in this case Christchurch City Council (CCC)) be satisfied that the building with a new use complies with the relevant sections of the Building Code 'as near as is reasonably practicable'. Regarding seismic capacity 'as near as reasonably practicable' has previously been interpreted by CCC as achieving a minimum of 67%NBS however where practical achieving 100%NBS is desirable. The New Zealand Society for Earthquake Engineering (NZSEE) recommend a minimum of 67%NBS.

Section 121 – Dangerous Buildings

The definition of dangerous building in the Act was extended by the Canterbury Earthquake (Building Act) Order 2010, and it now defines a building as dangerous if:

- In the ordinary course of events (excluding the occurrence of an earthquake), the building is likely to cause injury or death or damage to other property; or
- In the event of fire, injury or death to any persons in the building or on other property is likely because of fire hazard or the occupancy of the building; or
- There is a risk that the building could collapse or otherwise cause injury or death as a result of earthquake shaking that is less than a 'moderate earthquake' (refer to Section 122 below); or
- There is a risk that that other property could collapse or otherwise cause injury or death; or

- A territorial authority has not been able to undertake an inspection to determine whether the building is dangerous.

Section 122 – Earthquake Prone Buildings

This section defines a building as earthquake prone if its ultimate capacity would be exceeded in a 'moderate earthquake' and it would be likely to collapse causing injury or death, or damage to other property. A moderate earthquake is defined by the building regulations as one that would generate ground shaking 33% of the shaking used to design an equivalent new building.

Section 124 – Powers of Territorial Authorities

This section gives the territorial authority the power to require strengthening work within specified timeframes or to close and prevent occupancy to any building defined as dangerous or earthquake prone.

Section 131 – Earthquake Prone Building Policy

This section requires the territorial authority to adopt a specific policy for earthquake prone, dangerous and insanitary buildings.

2.3 Christchurch City Council Policy

Christchurch City Council adopted their Earthquake Prone, Dangerous and Insanitary Building Policy in 2006. This policy was amended immediately following the Darfield Earthquake of the 4th September 2010.

The 2010 amendment includes the following:

- A process for identifying, categorising and prioritising Earthquake Prone Buildings, commencing on 1 July 2012;
- A strengthening target level of 67% of a new building for buildings that are Earthquake Prone;
- A timeframe of 15-30 years for Earthquake Prone Buildings to be strengthened; and,
- Repair works for buildings damaged by earthquakes will be required to comply with the above.

The council has stated their willingness to consider retrofit proposals on a case by case basis, considering the economic impact of such a retrofit.

It is understood that any building with a capacity of less than 33%NBS (including consideration of Critical Structural Weaknesses) will need to be strengthened to a target of 67%NBS of new building standard as recommended by the Policy.

If strengthening works are undertaken, a building consent will be required. A requirement of the consent will require upgrade of the building to comply 'as near as is reasonably practicable' with:

- The accessibility requirements of the Building Code.
- The fire requirements of the Building Code. This is likely to require a fire report to be submitted with the building consent application.

2.4 Building Code

The building code outlines performance standards for buildings and the Building Act requires that all new buildings comply with this code. Compliance Documents published by The Department of Building and Housing can be used to demonstrate compliance with the Building Code.

On 19 May 2011, Compliance Document B1: Structure was amended to include increased seismic design requirements for Canterbury as follows:

a. Hazard Factor increased from 0.22 to 0.3 (36% increase in the basic seismic design load)
b. Serviceability Return Period Factor increased from 0.25 to 0.33 (80% increase in the serviceability design loads when combined with the Hazard Factor increase)

The increase in the above factors has resulted in a reduction in the level of compliance of an existing building relative to a new building despite the capacity of the existing building not changing.

3 Earthquake Resistance Standards

For this assessment, the building's Ultimate Limit State earthquake resistance is compared with the current New Zealand Building Code requirements for a new building constructed on the site. This is expressed as a percentage of new building standard (%NBS). The new building standard load requirements have been determined in accordance with the current earthquake loading standard (NZS 1170.5:2004 Structural design actions - Earthquake actions - New Zealand).

No consideration has been given at this stage to checking the level of compliance against the increased Serviceability Limit State requirements.

The likely ultimate capacity of this building has been derived in accordance with the New Zealand Society for Earthquake Engineering (NZSEE) guidelines 'Assessment and Improvement of the Structural Performance of Buildings in Earthquakes' (AISPBE), 2006. These guidelines provide an Initial Evaluation Procedure that assesses a building's capacity based on a comparison of loading codes from when the building was designed and currently. It is a quick high-level procedure that can be used when undertaking a Qualitative analysis of a building. The guidelines also provide guidance on calculating a modified Ultimate Limit State capacity of the building which is much more accurate and can be used when undertaking a Quantitative analysis.

The New Zealand Society for Earthquake Engineering has proposed a way for classifying earthquake risk for existing buildings in terms of %NBS and this is shown in Figure 3.1 below.

Description	Grade	Risk	%NBS	Existing Building Structural Performance	Improvement of Structural Performance	
					Legal Requirement	NZSEE Recommendation
Low Risk Building	A or B	Low	Above 67	Acceptable (improvement may be desirable)	The Building Act sets no required level of structural improvement (unless change in use) This is for each TA to decide. Improvement is not limited to 34%NBS.	100%NBS desirable. Improvement should achieve at least 67%NBS
Moderate Risk Building	B or C	Moderate	34 to 66	Acceptable legally. Improvement recommended		Not recommended. Acceptable only in exceptional circumstances
High Risk Building	D or E	High	33 or lower	Unacceptable (Improvement	Unacceptable	Unacceptable

Figure 3.1: NZSEE Risk Classifications Extracted from table 2.2 of the NZSEE 2006 AISPBE Guidelines

Table 3.1 below compares the percentage NBS to the relative risk of the building failing in a seismic event with a 10% risk of exceedance in 50 years (i.e. on average 0.2% in any year). It is noted that the current seismic risk in Christchurch results in a 6% risk of exceedance in the next year.

Table 3.1: %NBS compared to relative risk of failure

Building Grade	Percentage of New Building Standard (*%NBS*)	Approx. Risk Relative to a New Building
A+	>100	<1
A	80-100	1-2 times
B	67-80	2-5 times
C	33-67	5-10 times
D	20-33	10-25 times
E	<20	>25 times

4 Building Description

4.1 General

Summary information about the building is given in the following table.

Table 4.1: Building Summary Information

Item	Details	Comment
Building name	Parklands Library	
Street Address	46 Queenspark Drive, Parklands	
Age	Original building ~ 34 years old Refurbishment ~ 8 years old	Original design dated 1978 Refurb. design dated 2004
Description	Single storey library facility	
Building Footprint / Floor Area	Approx. 420 m^2 internally	Excluding roof canopies
No. of storeys / basements	1 storey / no basement	
Occupancy / use	Library and café (currently occupied)	Importance Level 2 structure
Construction	Steel, timber, Gib braceline	
Gravity Load resisting system	Timber roof trusses spanning between lined, timber framed walls. Steel portal frames located in end bays spanning the transverse direction.	No structural drawings available. Architectural drawings only
Lateral load resisting system	Gib braceline primary system in both directions. Steel portal frame in transverse direction for refurbished section only. Roof bracing between trusses noted on drawings	No structural drawings available. Architectural drawings only. Open area where has roof bracing assumed to form a diaphragm between steel portals.
Foundation system	Combination of existing and new foundations. Reinforced concrete slab on grade with foundation beams beneath load bearing walls.	No structural drawings available. Architectural drawings only. Connections between existing and refurbished foundations unknown.

Item	Details	Comment
Stair system	N.A.	
Other notable features	External timber inclined canopy roof supports.	
External works	Asphalt pavement, carparking	
Construction information	Architectural drawings	'For Tender' drawings only
Likely design standard	Original: NZS 4203:1976 Refurb: NZS4203:1992 or NZS1170.5: 2004	NZS4203:1992 or NZS1170.5: 2004 for refurbishment (transition time between codes)
Heritage status	No heritage status	
Other	-	

4.2 Structural 'Hot-spots'

- Differential settlement / lateral separation between existing and new slab at construction joints.
- End connections of slanted timber columns near entrance.
- Connections between walls and roof diaphragm in ceiling.
- Timber lintel beam at rear entrance existing crack.

5 Site Investigations

5.1 Previous Assessments

A Level 2 rapid assessment was undertaken on 30 January 2012. The placard status of the building prior to and following this inspection was deemed to be Green G2. This is the only previous assessment available for this building and is included in Appendix D.

5.2 Level 4 Damage Inspection

Visual inspections as part of the level 4 damage assessments were undertaken on 30 January 2012 and 17 May 2012.

6 Damage Assessment

6.1 Damage Summary

The table below provides a summary of damage observed during our inspection, together with a qualitative indication of likely reparability (E = Easy, M = Moderate, D = Difficult). Refer to Appendix A for photographs of the observed damage and the recommended repair options.

Table 6.1: Damage Summary

Damage type	Unknown	Minor	Moderate	Major	Comment	Repariability
settlement of foundations	✓				Likely general settlement of area. Some differential settlement noted. Level of floors to be surveyed.	
tilt of building	✓				None seen but survey required to confirm.	
liquefaction				✓	Extensive liquefaction in surrounding neighbourhood. Potential damage to slab on grade construction	M
settlement of external ground			✓		Extensive settlement to street and adjacent car park. Likely ponding and drainage problems. Paving disruption.	D
lateral spread / ground cracks	✓				TBC by geotechnical investigation / survey	
frame	✓				No damage observed during limited inspection	
concrete walls					N.A.	
cracking to concrete floors	✓				None observed due to carpet/tiles. Intrusive investigation required to confirm. Raises in slab level and tile cracking suggest potential for slabs to be cracked.	
bracing	✓				Roof bracing concealed by ceiling. Wall frame bracing not noted on drawings but no significant Gib braceline cracks observed. Further investigation would be required to assess roof bracing condition.	
precast flooring seating					N.A.	
stairs					N.A.	
cladding /envelope		✓			Likely loss of weather-tightness in some areas. Some windows no longer operate.	E
internal fit out		✓			Cracked plasterboard partitions / ceilings Popping of floor tiles in café area Cracking of floor tiles in staff facilities Braceline system condition may need further investigation.	E
building services	✓				No inspection of services	
adjacent buildings					NA – no adjacent buildings	
other			✓		External inclined timber braces supporting roof canopies – bowed and connections damaged	M

6.2 Surrounding Buildings

6.3 Residual Displacements and General Observations

Some indication of settlement and displacements was observed during visual inspections however a survey will be required to confirm any displacement or settlement potentially described as damage related to recent Canterbury earthquake events under insurance entitlement.

6.4 Implication of Damage

The structure has suffered minor structural damage based on our limited visual inspections. This will have reduced the lateral load resisting capacity of the structure however we believe it has not been significantly diminished as a result of the Canterbury earthquake events.

7 Generic Issues

This section refers to Appendix A of the EAG document. The following items have been identified as possible generic issues present in the structure:

- Refurbishment – potential for difference in stiffness between lateral load resisting systems used in the original structure and the later refurbishment. This is due to different materials and construction methods used and potentially result in differential movement or unexpected concentrations of load.

8 Critical Structural Weaknesses

The Critical Structural Weakness identified for this building is the Site Characteristics due to widespread liquefaction observed on site and in the immediate surrounding area of the building. Note, at the time of this report no geotechnical information was made available.

9 Geotechnical Consideration

At the time of this report no geotechnical information was available. We believe there may be geotechnical investigation undertaken at the time of the refurbishment however any report it was not identified and hence not considered as part of this report.

10 Survey

No level or verticality surveys have been carried out to determine any differential settlement or displacement of the building. We recommend that a survey be undertaken to confirm any settlement or tilt of the building not able to be seen during our visual inspections as this may be a significant insurance entitlement.

11 Initial Capacity Assessment

11.1 %NBS Assessment

The building has had its seismic capacity assessed using the Initial Evaluation Procedure based on the information available. The building's seismic capacity is found to be in the order of 55% NBS in its undamaged state and 44% NBS in its damaged, post-earthquake state, as shown below in Table 11.1. This is based on a qualitative assessment only and takes into account the critical structural weakness identified, the damage observed and the information available at the time of the report. The building is therefore classified as Potentially Earthquake Risk and Seismic Grade C. These capacities are subject to confirmation by a quantitative analysis which is more detailed. The post-damage capacity is assessed based on a damage ratio of 20% due to the Canterbury earthquake events. Refer Appendix C – CERA DEE Summary Data for the damage ratio assessment and post damage % NBS estimate.

Table 11.1: Indicative Building Capacities

System	Direction	Seismic Performance in *%NBS*	Notes
Gib braceline	Longitudinal	Undamaged: 55% NBS Damaged: 44% NBS	NZSEE Initial Evaluation Procedure. IL 2, Z=0.3.
Gib braceline/portal frame	Transverse	Undamaged: 55% NBS Damaged: 44% NBS	NZSEE Initial Evaluation Procedure. IL 2, Z=0.3.

11.2 Seismic Parameters

The seismic design parameters based on current design requirements from NZS1170:2004 and the NZBC clause B1 for this building are:

- Site soil class: D – NZS 1170.5:2004, Clause 3.1.3, Soft Soil
- Site hazard factor, Z = 0.3 – NZBC, Clause B1 Structure, Amendment 11 effective from 19 May 2011
- Return period factor Ru = 1 – NZS 1170.5:2004, Table 3.5, Importance level 2 structure with a 50 year design life.
- Near fault factor N(T,D) = 1 – NZS 1170.5:2004, Clause 3.1.6, Distance more than 20 km from fault line.

11.3 Expected Structural Ductility Factor

An assumed, structural ductility factor of 3.0 has been used for this building. This is based on timber wall construction lined with modern Gib braceline. Note, due to the original building being post 1976 construction, ductility does not alter the IEP % NBS estimate.

11.4 Discussion of results

The Parklands Library Building has been assessed as having a seismic capacity in the order of 55% NBS in its undamaged state and 44% NBS in its damaged state based on the NZSEE IEP qualitative assessment. This classifies the building as Potentially Earthquake Risk and a Seismic Grade C. Some assumptions have been made such as the site characteristic CSW and the structure being designed to NZS 4203:1976 rather than NZS4203:1992 or NZS1170.5: 2004 due to no evidence showing strengthening to the latest code during the 2004 refurbishment.

12 Initial Conclusions

- The building has been assessed to have a seismic capacity in the order of 55% NBS (undamaged) and 44% NBS (damaged) and is therefore classified as Potentially Earthquake Risk.
- Critical Structural Weaknesses have been identified and considered in this assessment.

13 Recommendations

13.1 Occupancy

In accordance with CCC guidance/policy document 'Guidance for Engineers' dated 10 May 2012, no restrictions are required to the occupancy of the building.

13.2 Further Investigations, Survey or Geotechnical Work

It is recommended that:

- A verticality and level survey is carried out to determine the extent of settlement of the building for insurance purposes.
- A quantitative analysis in conjunction with intrusive investigations of the structural system is carried to better approximate the %NBS estimate.
- A geotechnical investigation of the site may be useful to determine the likely site characteristics and may support the quantitative analysis, if not already undertaken in previous site investigations.
- Geotechnical investigations may be carried to determine the ground conditions on the site

13.3 Suggested Repairs

- Remove and reinstate or repair using approved Gib solutions guidelines the timber lined walls where Gib braceline has been damaged or cracked.
- Temporary propping of damaged timber lintel beam and slanted posts is employed until at least a quantitative assessment is undertaken.
- Undertake recommended repairs to damaged areas as identified in Appendix A.

14 Design Features Report

The suggested repairs are intended to reinstate the existing structural system hence no additional load paths are expected as a result of the suggested remedial work.

15 Limitations

The following limitations apply to this engagement:

- Beca and its employees and agents are not able to give any warranty or guarantee that all defects, damage, conditions or qualities have been identified.
- Inspections are primarily limited to visible structural components. Appropriate locations for invasive inspection, if required, will be based on damage patterns observed in visible elements, and review of the construction drawings and structural system. As such, there will be concealed structural elements that will not be directly inspected.
- The inspections are limited to building structural components only.
- Inspection of building services, pipework, pavement, and fire safety systems is excluded from the scope of this report.
- Inspection of the glazing system, linings, carpets, claddings, finishes, suspended ceilings, partitions, tenant fit-out, or the general water tightness envelope is excluded from the scope of this report.
- The preliminary assessment of the lateral load capacity of the building is limited by the completeness and accuracy of the drawings provided. Assumptions have been made in respect of the geotechnical conditions at the site and any aspects or material properties not clear on the drawings. Where these assumptions are considered material to the outcome further investigations may be recommended. It is noted the assessment has not been exhaustive, our analysis and calculations have focused on representative areas only to determine the level of provision made. At this stage we have not undertaken any checks of the gravity system, wind load capacity, or foundations.
- The information in this report provides a snapshot of building damage at the time the detailed inspection was carried out. Additional inspections required as a result of significant aftershocks are outside the scope of this work.

This report is of defined scope and is for reliance by CCC only, and only for this commission. Beca should be consulted where any question regarding the interpretation or completeness of our inspection or reporting arises.

Appendix A

Photographs

Damage Location Plan

Note - this is not a comprehensive list of all damage observed but an overview of typical damage seen during visual inspections

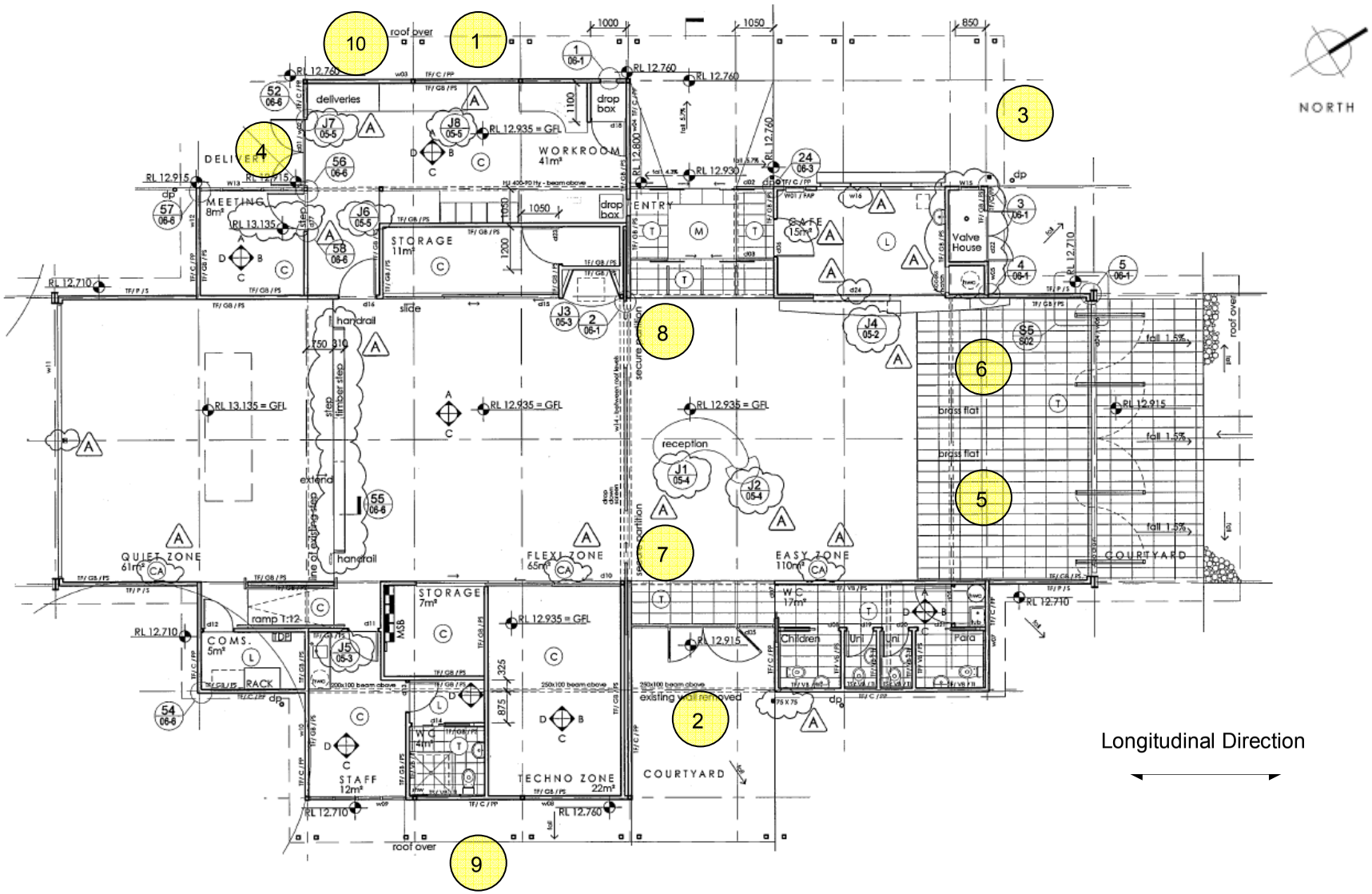


Photo 1

Observed Damage: Splitting at base of inclined timber columns

Recommended Repair: Remove and reinstate damaged member (typical)

Photo 2

Observed Damage: flexural crack in timber beam

Recommended Repair: remove and reinstate damaged member

Photo 3

Observed Damage: Liquefaction in adjacent parking area

Photo 4

Observed Damage: Minor cracking to base of foundation slab potentially due to lateral spread or other ground movement such as liquefaction

Recommended Repair: Grout injection concrete cracks on site.

Photo 5

Observed Damage: Cracked floor tiles in places, potentially due to differential settlement along slab construction joint due to earthquake events causing liquefaction.

Photo 6

Observed Damage: Cracked floor tiles in places, potentially due to differential settlement along slab construction joint due to earthquake events causing liquefaction.

Recommended Repair: Replace all cracked floor tiles.

Photo 7

Observed Damage: Crack in Gib braceline near orginal church timber portal connection with wall.

Recommended Repair: Remove and reinstate lining or plaster over cracks using approved Gib braceline repair plaster.

Photo 8

Observed Damage: Cosmetic cracking around steel beam supports

Recommended Repair: Remove and reinstate lining or plaster over cracks using approved Gib braceline repair plaster.

Photo 9

Observed Damage: Buckling of slanted columns

Recommended Repair: Remove and reinstate, typical or temporarily prop until at least a quantitative assessment has been carried

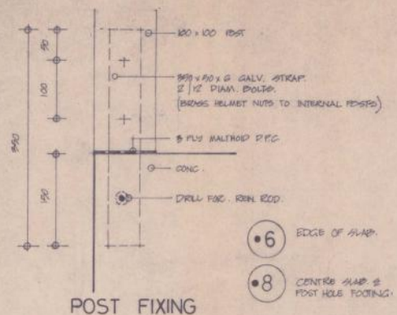
Photo 10

Observed Damage: Cracking of slanted timber columns

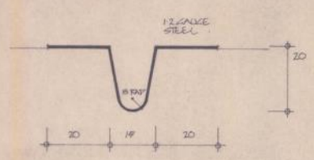
Recommended Repair: Remove and reinstate, typical or temporarily prop until at least a quantitative assessment has been carried out

Appendix B

Existing Drawings



POST FIXING



GROOVE FORMER PROFILE 1:1
(500 C/C) REFER SPEC.

SEES THE ... REQUIREMENTS

DRAINLAYER

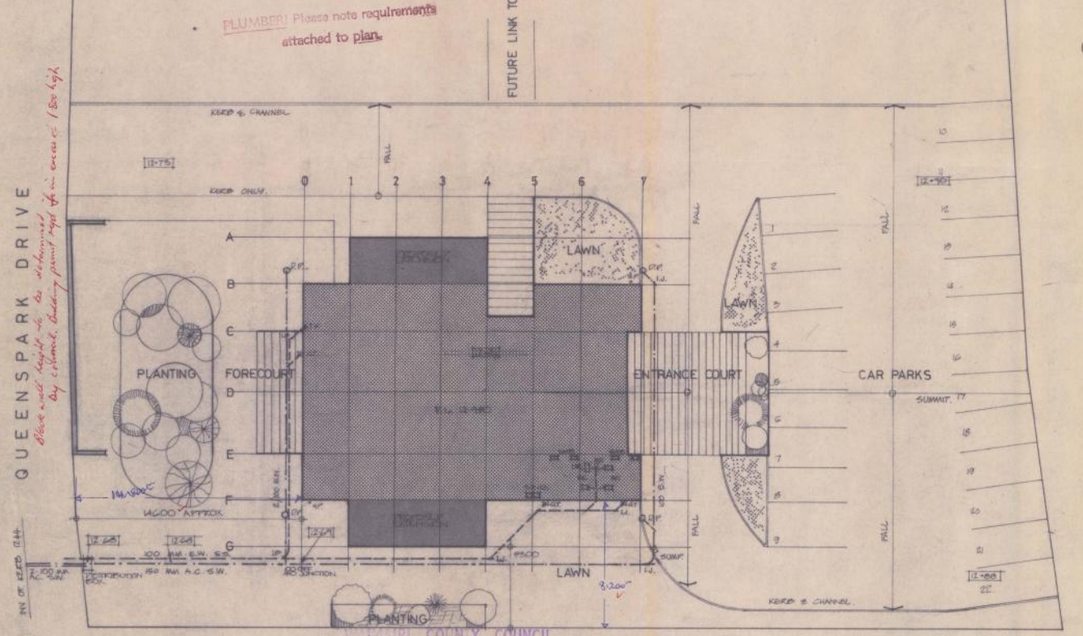
PLEASE NOTE STORM WA... DRAINAGE REQUIREMENTS ATTACHED TO PLANS.

PLUMBER! Please note requirements attached to plan.

PLUMBER! Please note requirements attached to plan.

FUTURE LINK TO CHURCH

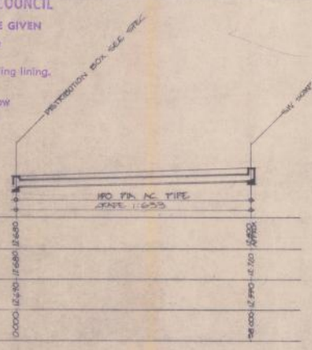
QUEENSPARK DRIVE



SITE PLAN & DRAINAGE 1:200

D.P 37980
LOT 5

HEIGHT ABOVE DATUM 12.000
EXISTING GROUND LEVEL
COVER LEVEL
INVERT LEVEL
DISTANCE

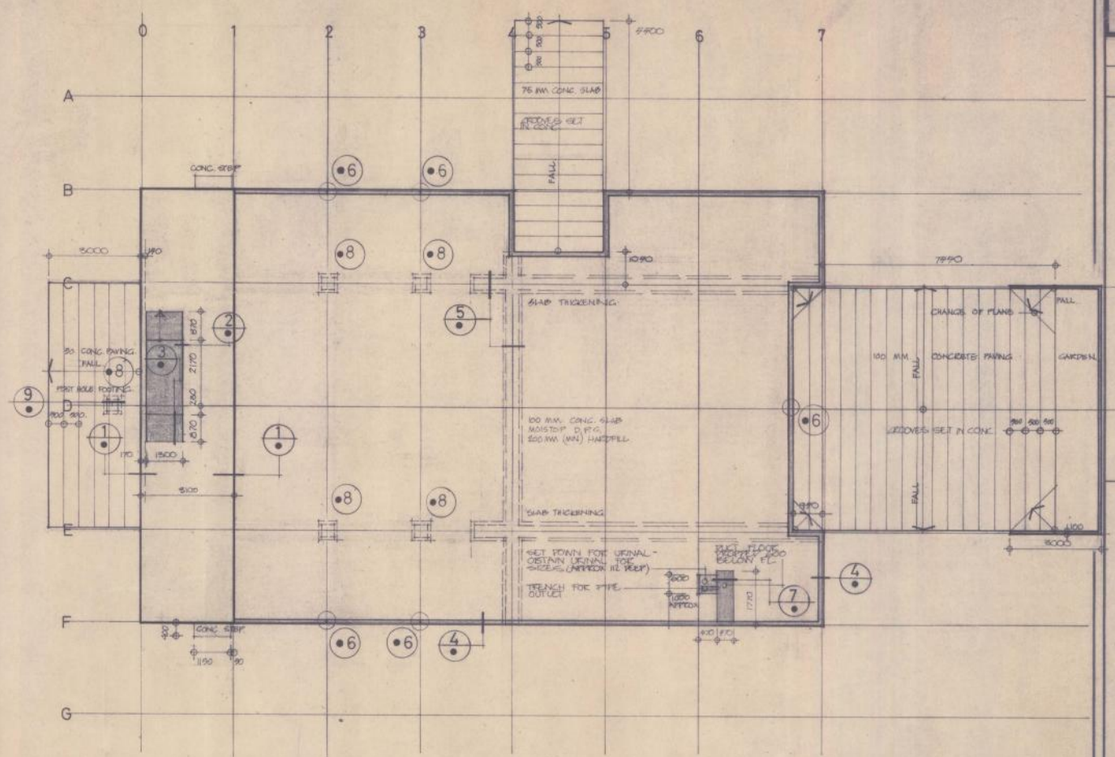


LONGITUDINAL SECTION 150 MM DIA S.W. HORIZONTAL SCALE 1:500 VERTICAL SCALE 1:50

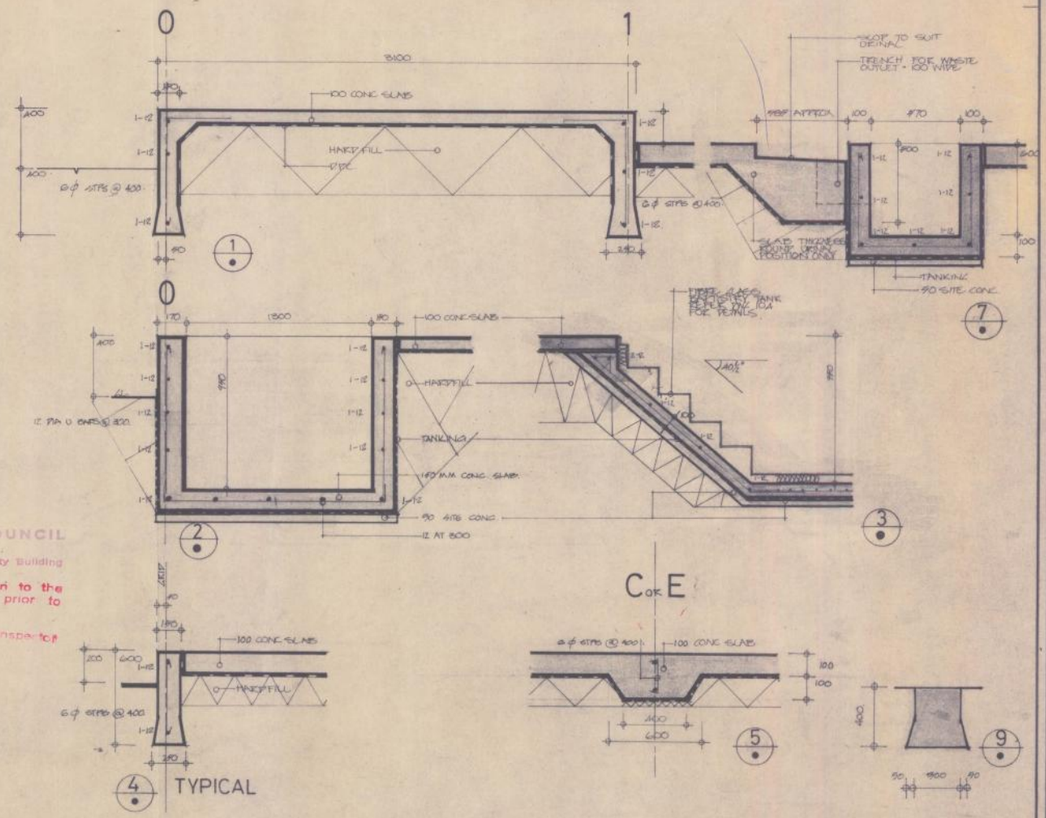
WAIMAIRI COUNTY COUNCIL
24 HOURS NOTICE MUST BE GIVEN
Prior to pouring ANY concrete
Prior to laying ANY Floor
Prior to fixing ANY wall or ceiling lining.
On completion of the Building
provision must be made to allow the Building Inspector access.

WAIMAIRI COUNTY COUNCIL
APPROVED Subject to
1. All work to comply with the County Building Bye-Laws
2. 24 hours' notice to be given to the County Building Inspector prior to pouring any concrete
Building Inspector
27-9-78

BCP 746



FOUNDATION PLAN 1:100



COWEY MILLS & CO. LTD.
REGISTERED ARCHITECTS
PO BOX 1687 CHRISTCHURCH.

DRAWN GS P.M. | TRACED GS P.M.
CHECKED [illegible] | DATE JULY '78

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REVISIONS & NOTES

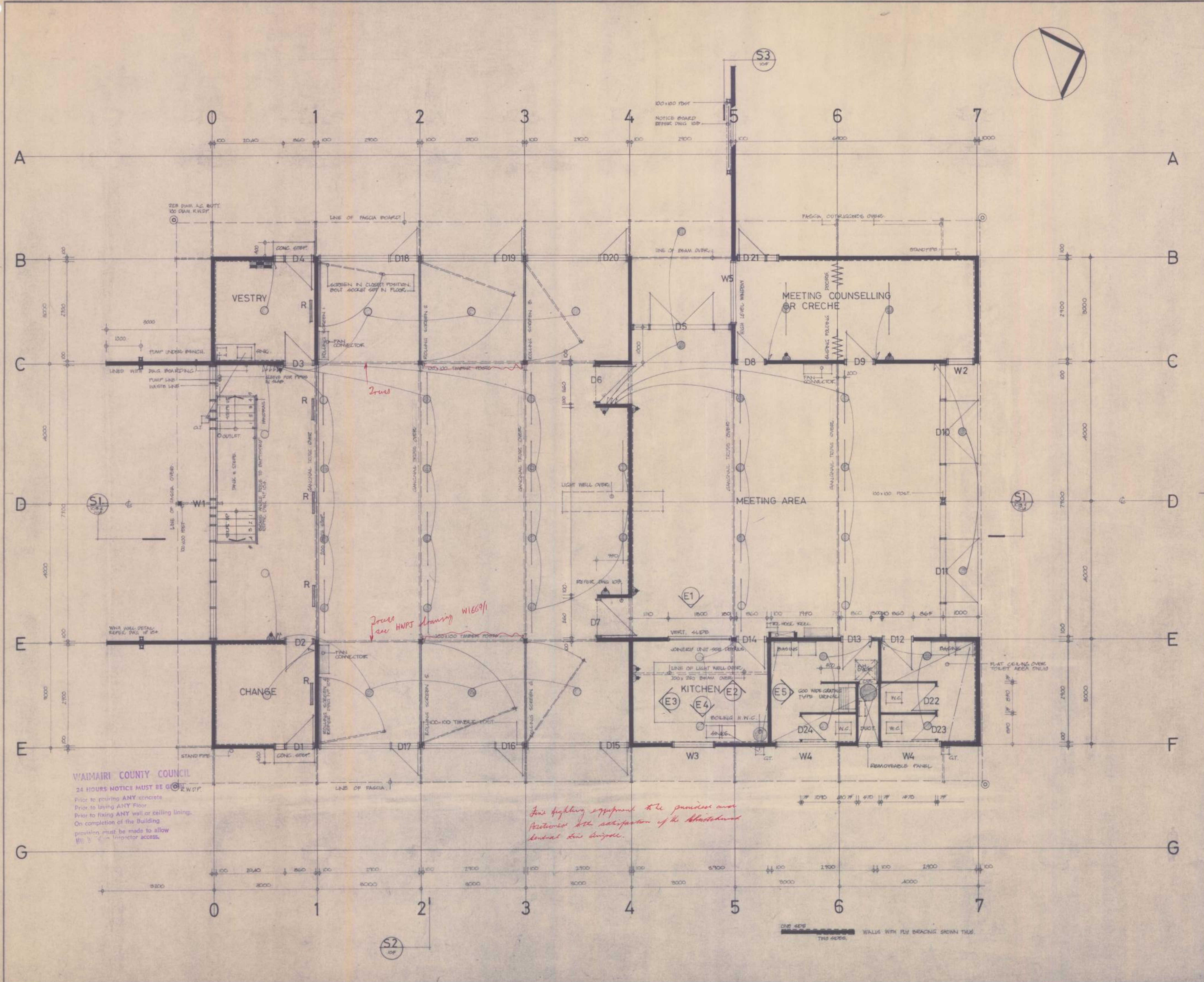
SET: 2.

SCALES 1:200 1:50 1:20
CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING WORK

CONTENTS
SITE PLAN
FOUNDATION PLAN & DETAILS
DRAINAGE

PROJECT
NORTH BRIGHTON BAPTIST CHURCH

DRAWING REFERENCE
JOB Nº 534 100



COWEY MILLS & CO. LTD.
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PO BOX 1687 CHRISTCHURCH.

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REVISIONS & NOTES

FIRE HOSE REEL CABINET BOXED OUT WITH 75 FRAMING – OPENING SIZE 600 WIDE x 800 HIGH x 250 DEEP SET INTO WALL

SCALES 1:50

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CONTENTS

MAIN PLAN
ELECTRICAL LAYOUT

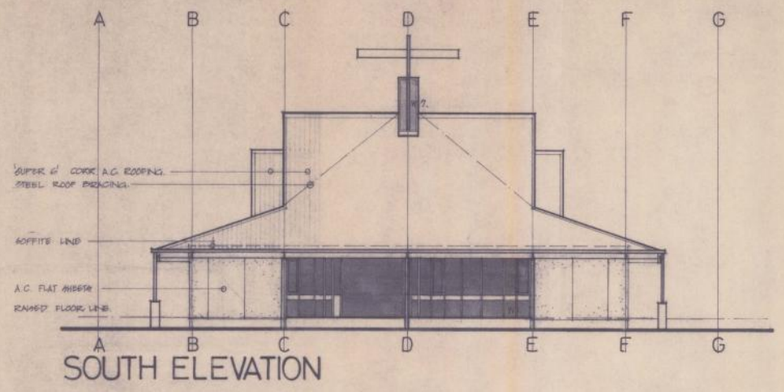
PROJECT

NORTH BRIGHTON BAPTIST CHURCH

DRAWING REFERENCE

JOB Nº. 534

101



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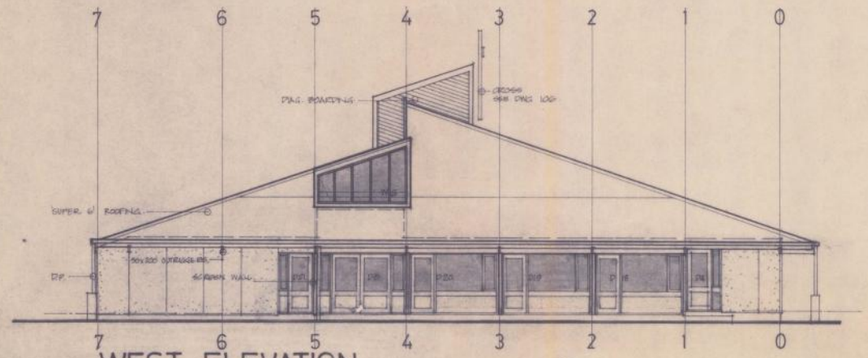

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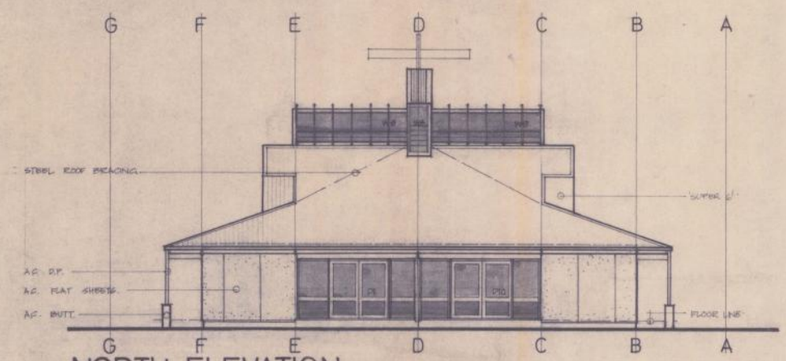

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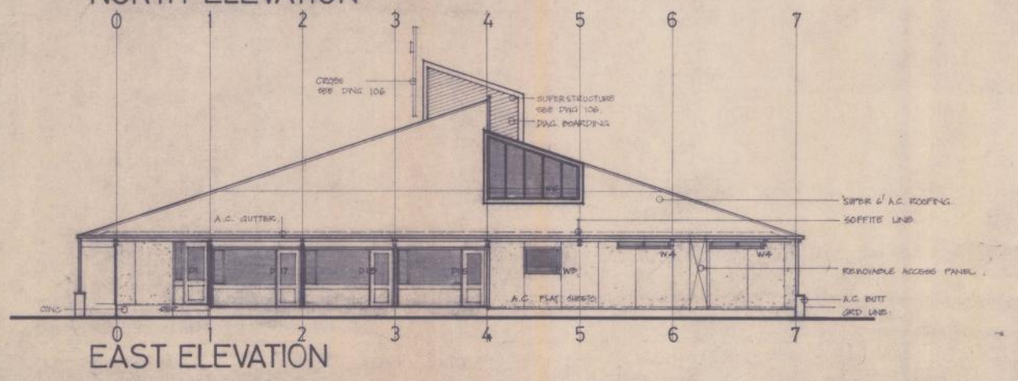

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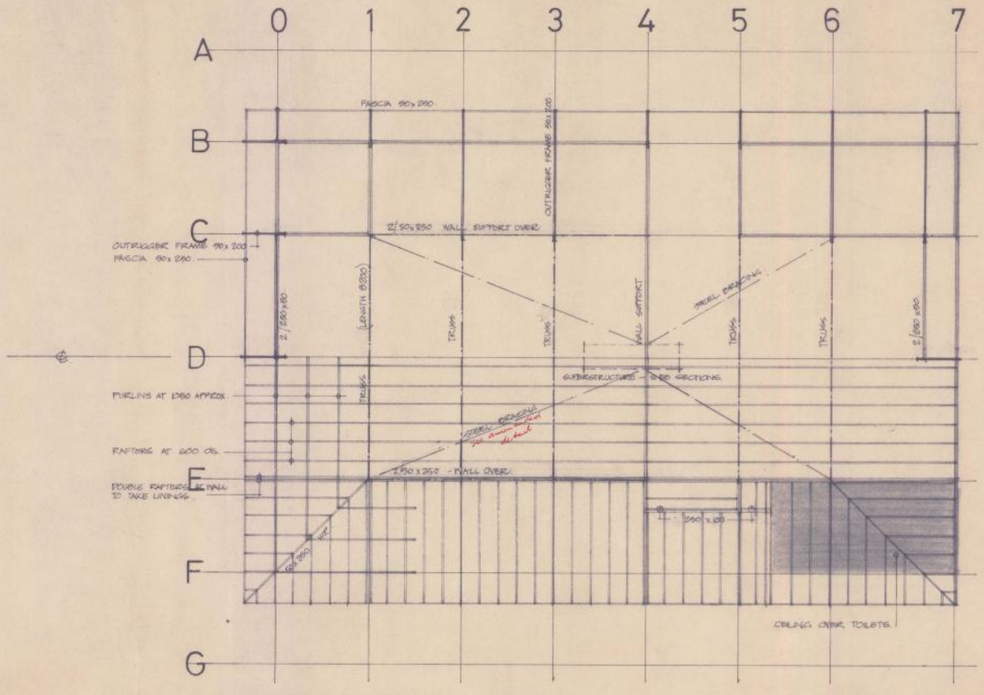
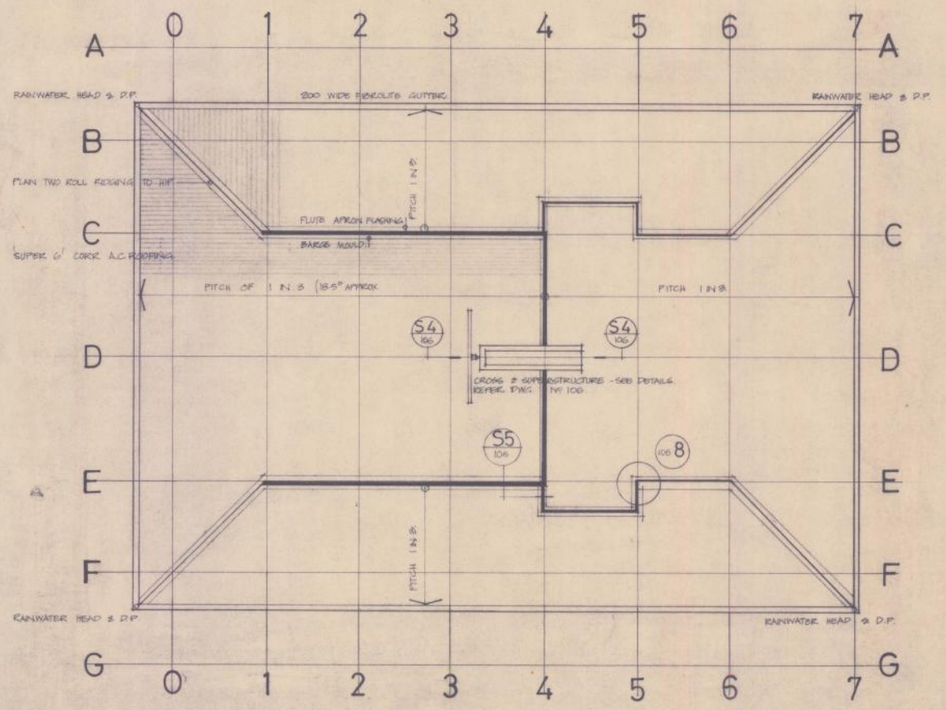


FRAMING PLAN 1:100



ROOF PLAN 1:100

COWEY MILLS & CO. LTD.
REGISTERED ARCHITECTS
P.O. BOX 1687 CHRISTCHURCH.

DRAWN C.M. F.M. | TRACED F.M. C.M.
CHECKED AMJ. | DATE JULY '78

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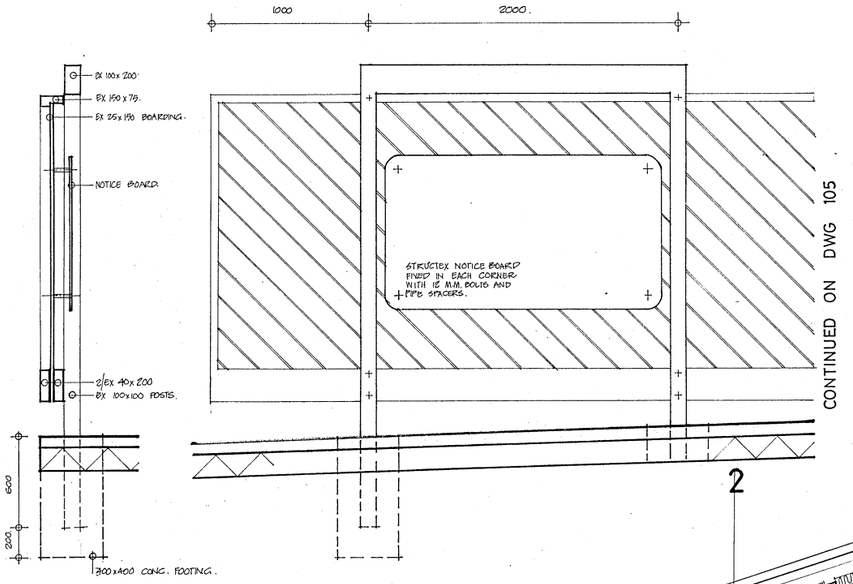
REVISIONS & NOTES

SCALES 1:100
CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING WORK

CONTENTS
ELEVATIONS
FRAMING PLAN
ROOF PLAN

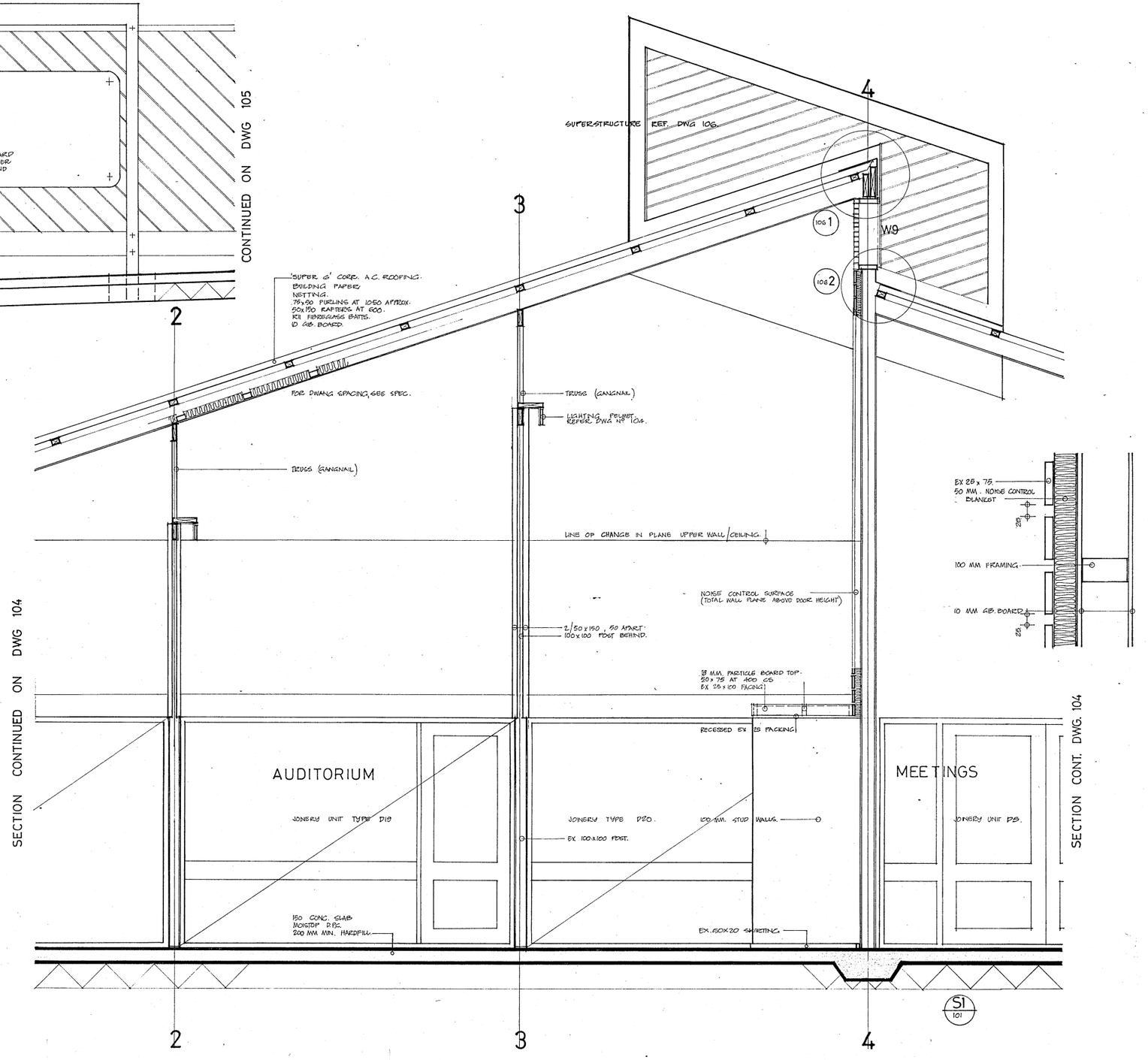
PROJECT
NORTH BRIGHTON BAPTIST CHURCH

DRAWING REFERENCE
JOB No. 534 102



SCREEN WALL
NOTICE BOARD

ENTRANCE DOORS
AUDITORIUM



SECTION AUDITORIUM

COWEY MILLS & CO. LTD.
REGISTERED ARCHITECTS
PO BOX 1687 CHRISTCHURCH.

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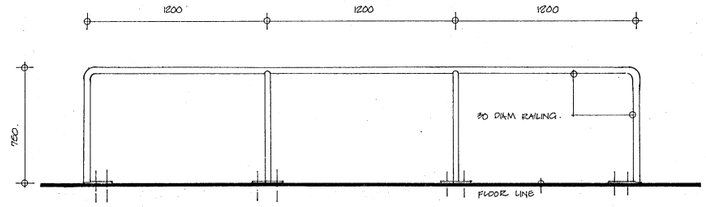
REVISIONS & NOTES

SCALES 1:20
CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING WORK

CONTENTS
PART MAIN SECTION
SCREEN/NOTICE BOARD DETAIL

PROJECT
NORTH BRIGHTON BAPTIST CHURCH.

DRAWING REFERENCE
JOB Nº 534 103



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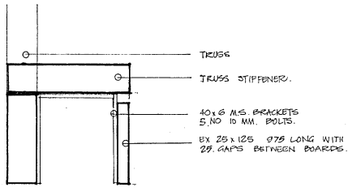

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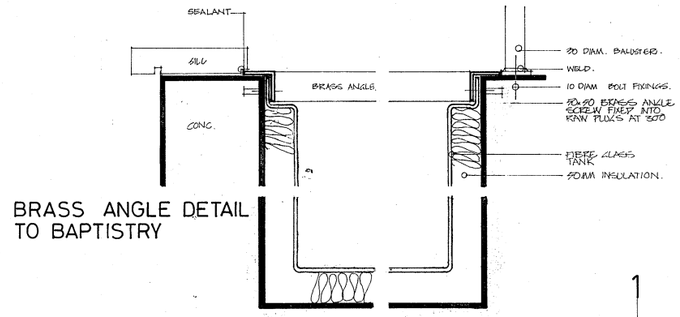
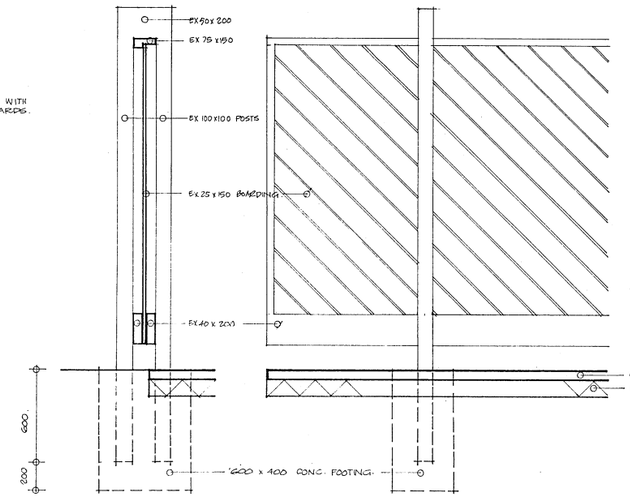
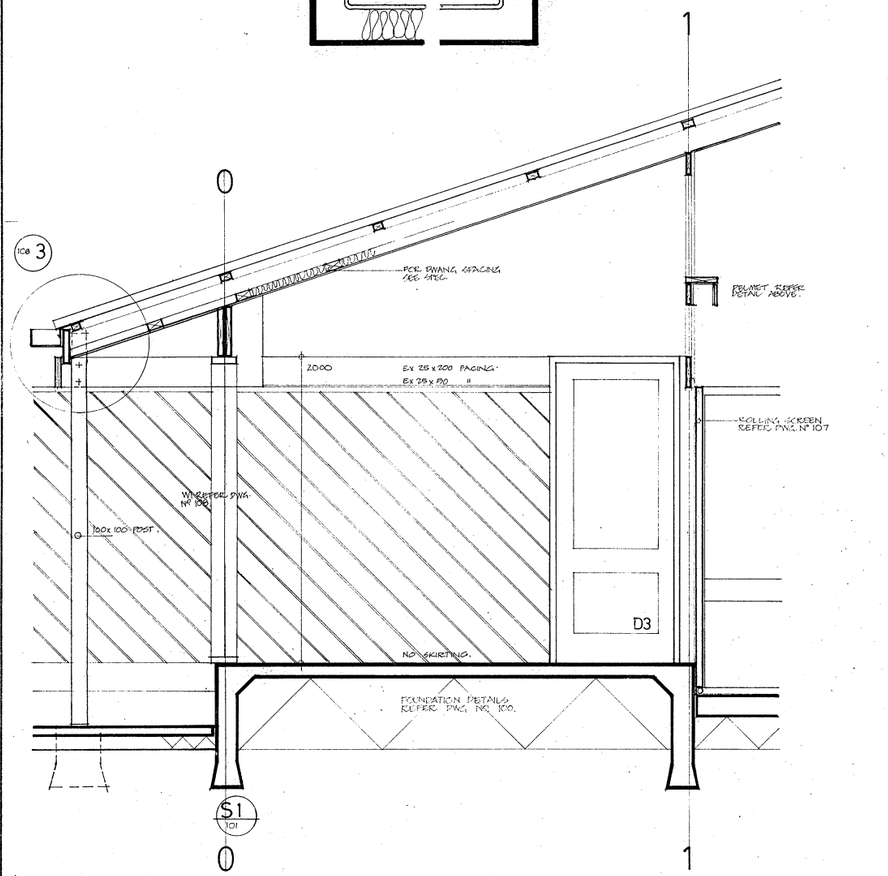


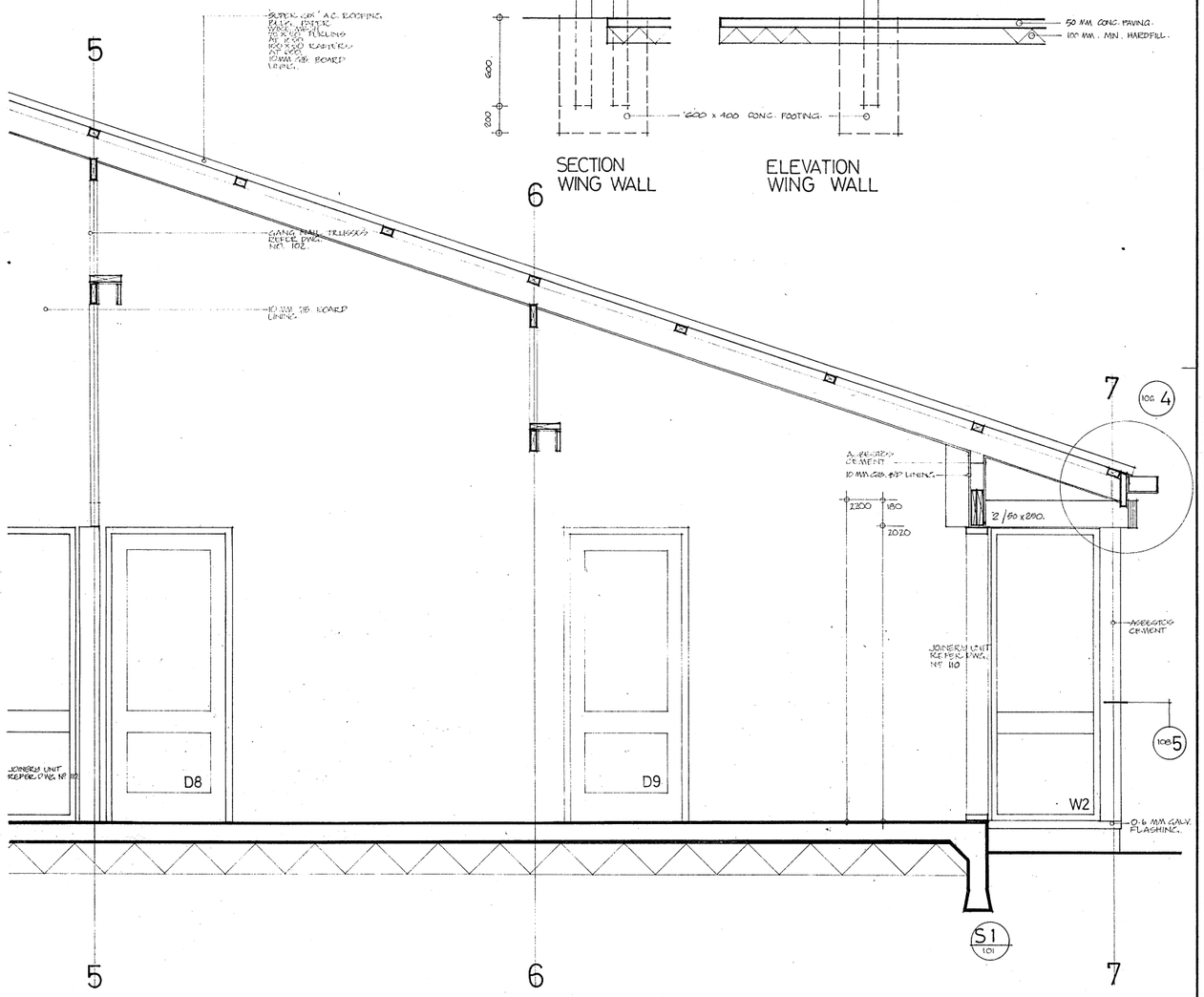
BRASS ANGLE DETAIL TO BAPTISTRY



SECTION WING WALL

ELEVATION WING WALL





COWEY MILLS & CO. LTD.
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PO BOX 1687 CHRISTCHURCH.

DRAWN P.M.	TRACED P.M. C.R.
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REVISIONS & NOTES

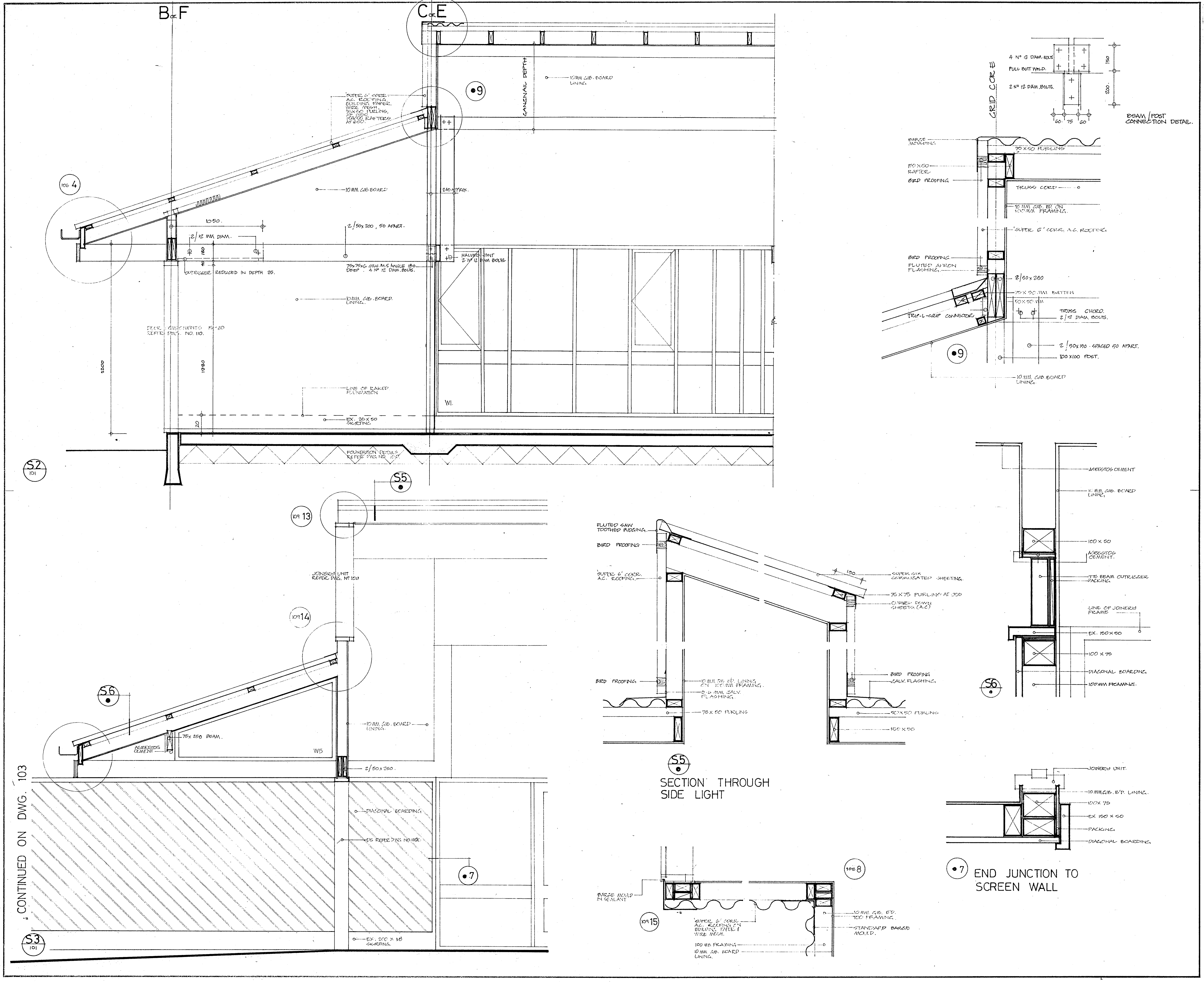
SCALES 1 : 20

CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING WORK

CONTENTS
PART MAIN SECTION

PROJECT
NORTH BRIGHTON BAPTIST CHURCH.

DRAWING REFERENCE
JOB Nº. 534 104



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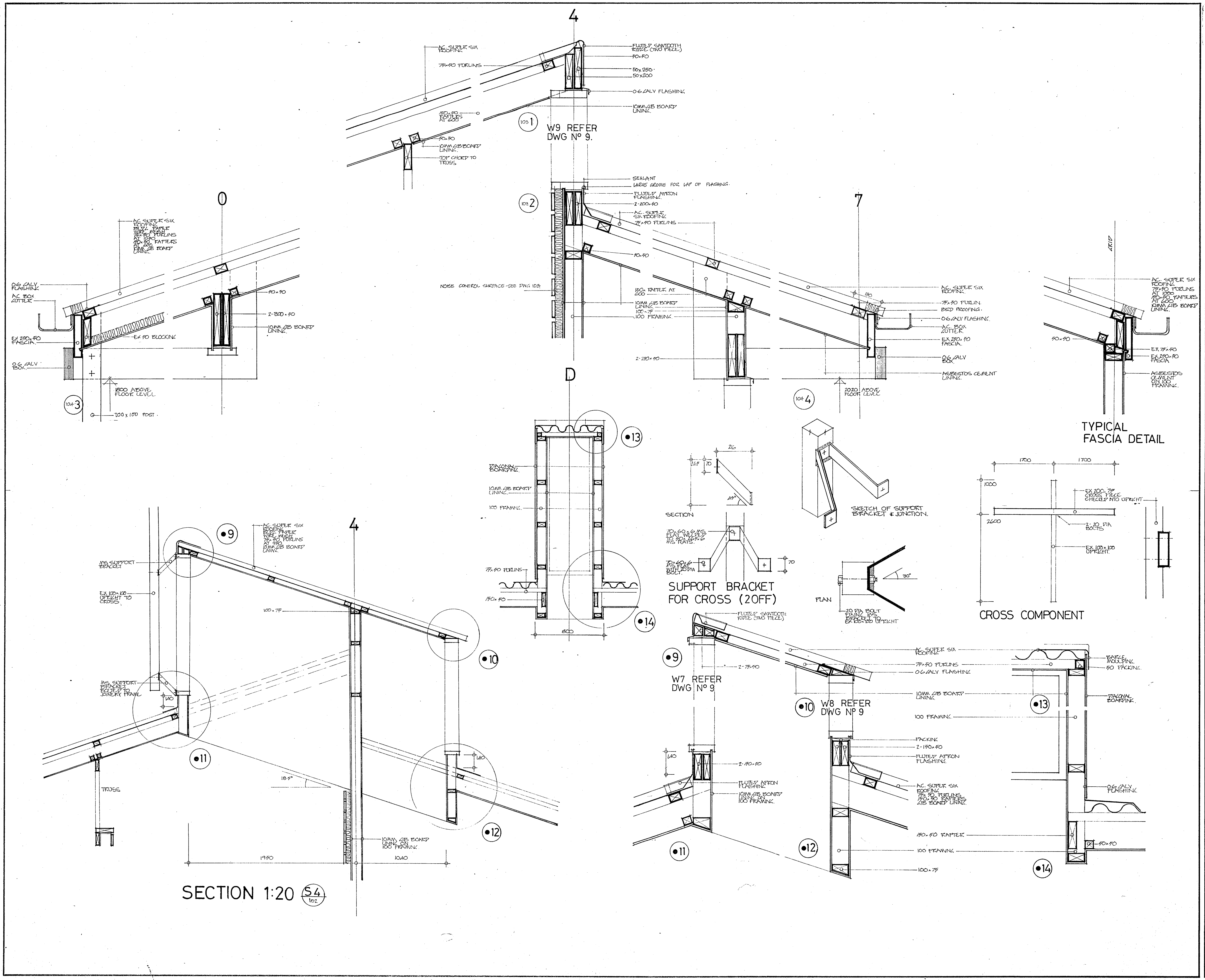
REVISIONS & NOTES

SCALES 1:20 1:10 1:5
CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING WORK

CONTENTS
CONSTRUCTION DETAILS

PROJECT
NORTH BRIGHTON BAPTIST CHURCH

DRAWING REFERENCE
JOB No. 534 105



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PO BOX 1687 CHRISTCHURCH.

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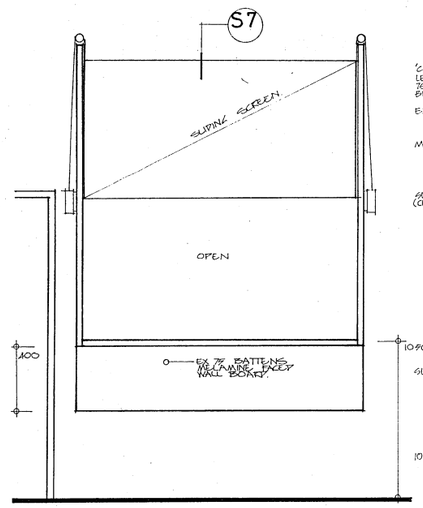
REVISIONS & NOTES

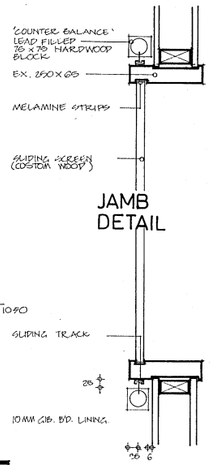
SCALES 1:20 1:10 1:50
CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING WORK

CONTENTS
CONSTRUCTION DETAILS CROSS ASSEMBLY.

PROJECT
NORTH BRIGHTON BAPTIST CHURCH

DRAWING REFERENCE
JOB Nº. 534 106

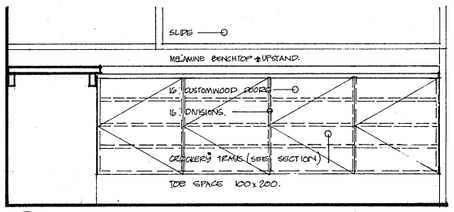




JAMB DETAIL

E1

WALL ELEVATIONS
REFER DWG N° 101



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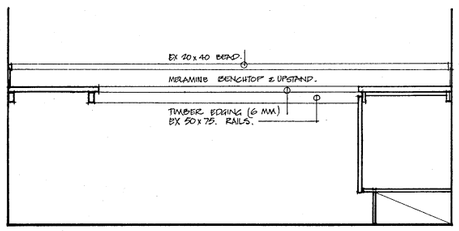

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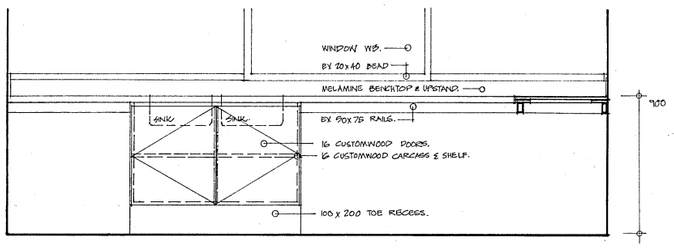

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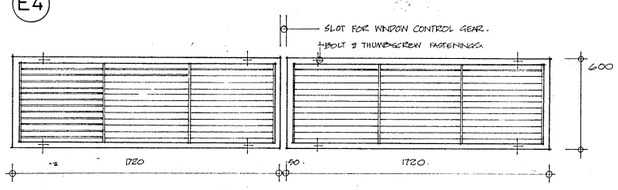
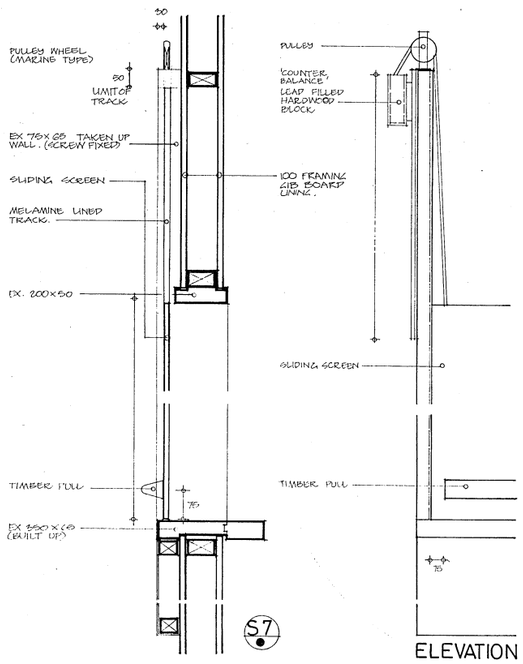
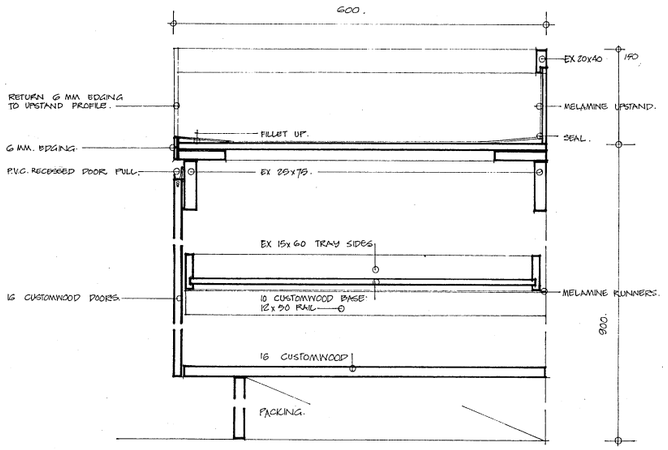


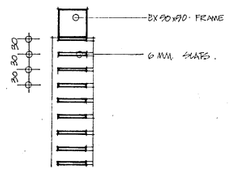
LOUVRE SCREENS — TO W9
4 OFF SCREENS AT 1720 x 600



ELEVATION



SECTION 1:5



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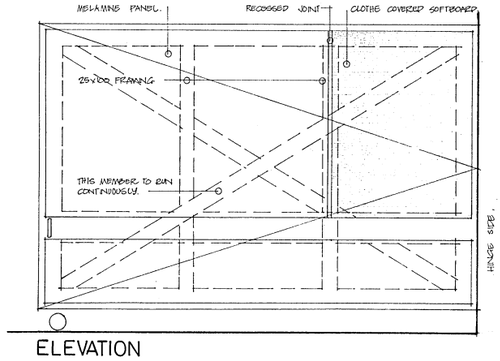

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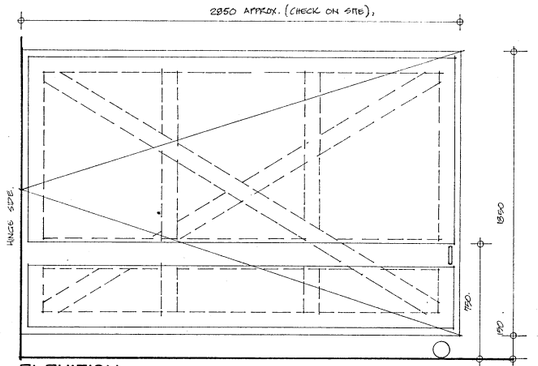
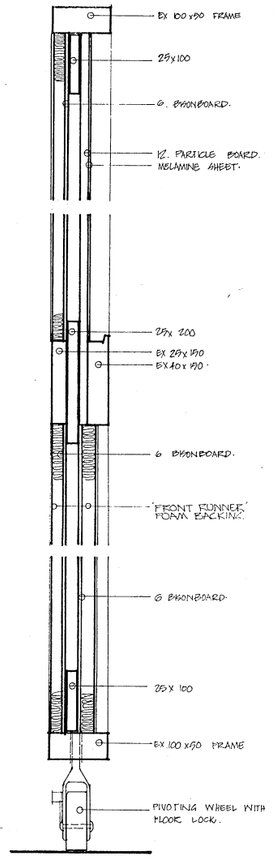


ELEVATION
ROLLING SCREEN
SCREENS 1 & 4 ONE BAY SHORTER REFER DWG N° 101



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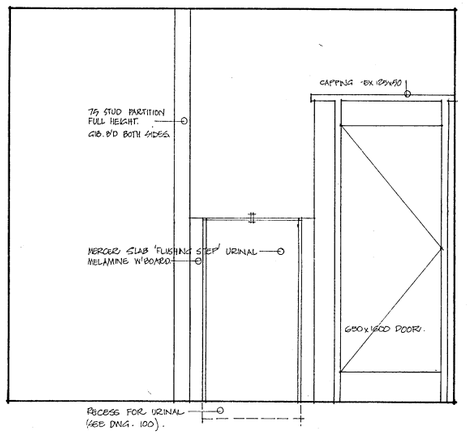

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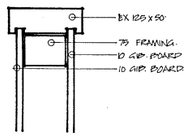

DETAIL TO FRAME OF TOILETS.

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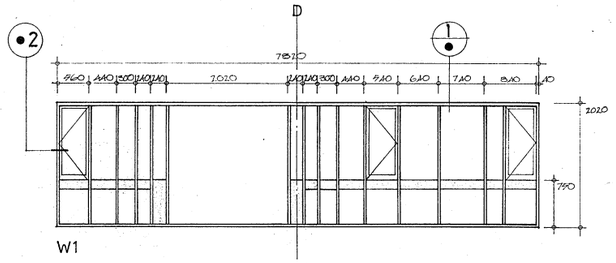
SCALES 1:50 1:20 1:5
CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING WORK

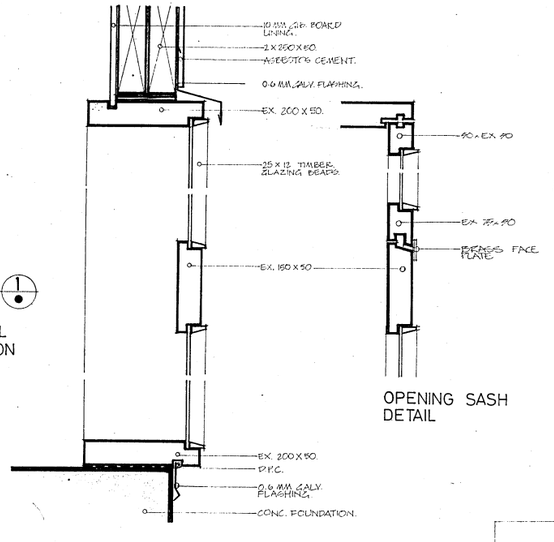
CONTENTS
WALL ELEVATION & DETAILS
LOUVRE SCREEN COMPONENTS
ROLLING SCREENS & DETAILS.

PROJECT
NORTH BRIGHTON BAPTIST CHURCH

DRAWING REFERENCE
JOB N°. 534 107

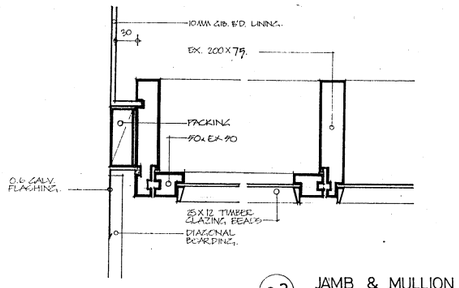


W1

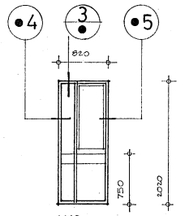


1 TYPICAL SECTION

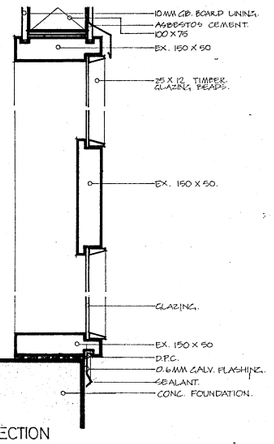
OPENING SASH DETAIL



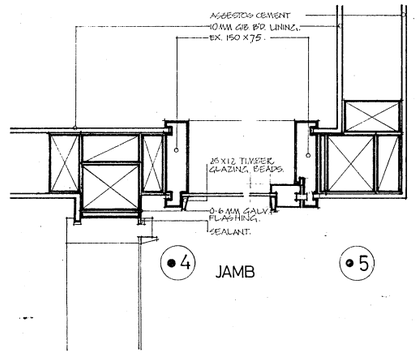
2 JAMB & MULLION DETAIL

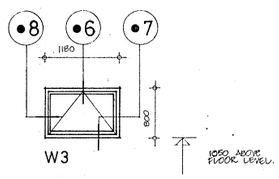


W2



3 SECTION





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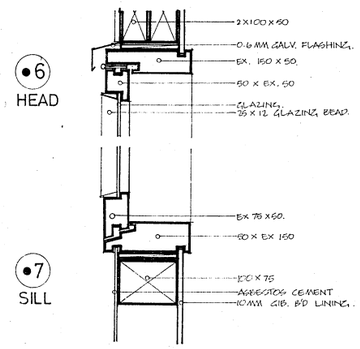

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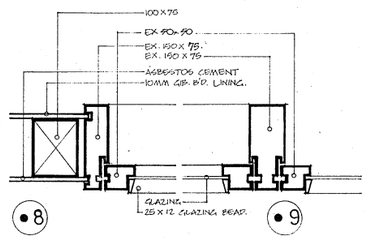

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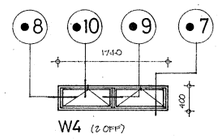

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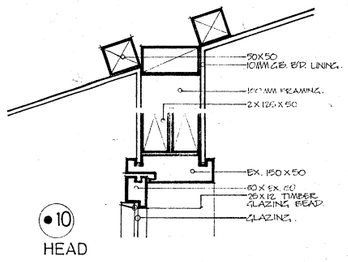

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DRAWN G.S. | TRACED C.M.K.R.
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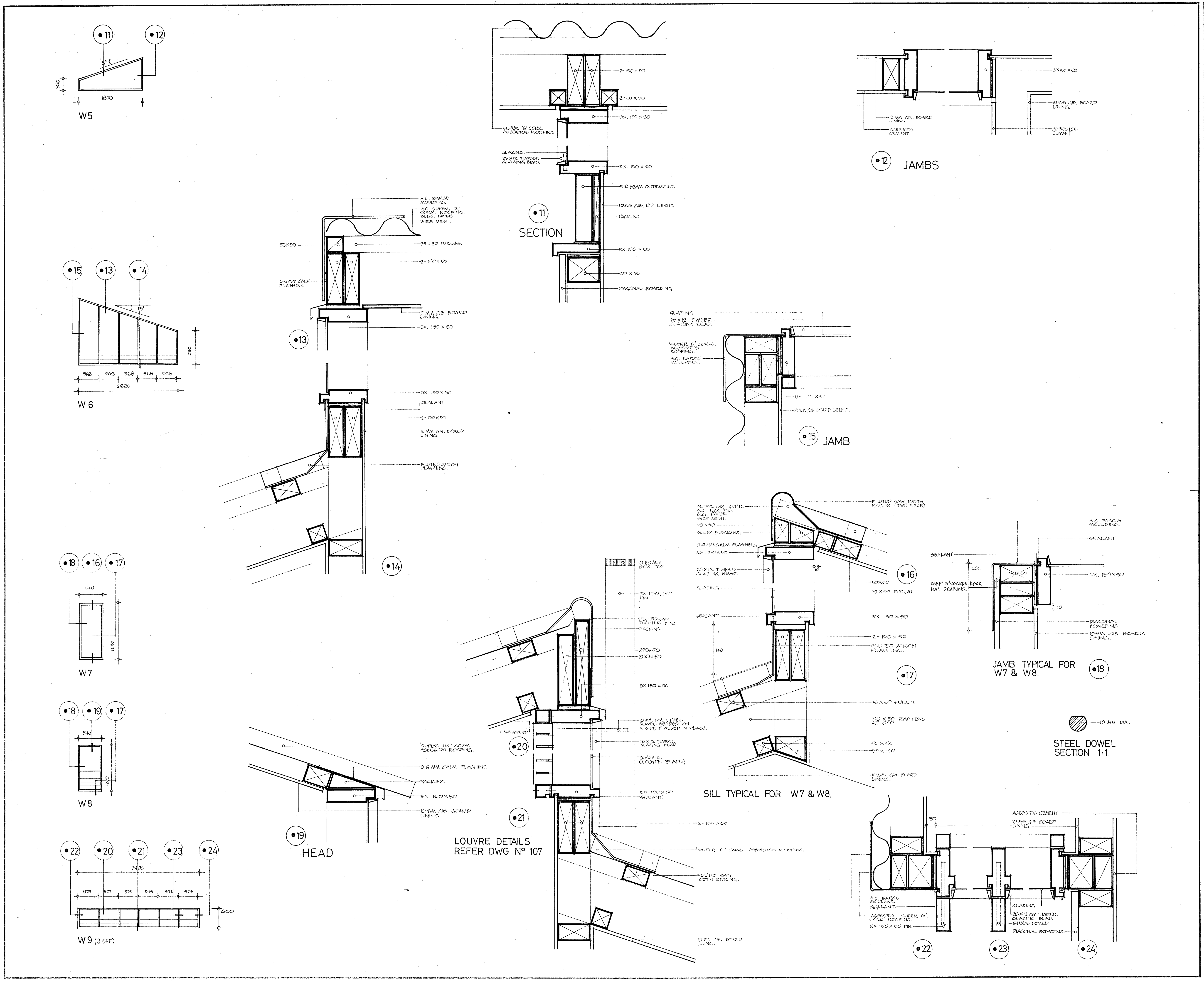
REVISIONS & NOTES

SCALES 1:50 1:5
CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING WORK

CONTENTS
WINDOW SCHEDULES & DETAILS.

PROJECT
NORTH BRIGHTON BAPTIST CHURCH

DRAWING REFERENCE
JOB No. 534 108



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PO BOX 1687 CHRISTCHURCH.

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REVISION | Client | QS(est) | QS(post) | Struct.C. | Mech.C. | Elect.C. | G.C. | C.o.W. | Office

ORIGINAL

REVISIONS & NOTES

SCALES 1:5 1:1

CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING WORK

CONTENTS
WINDOW SCHEDULE & DETAILS

PROJECT
NORTH BRIGHTON BAPTIST CHURCH.

DRAWING REFERENCE
JOB Nº. 534
109

ARCHITECTURAL

Roof / Ground Floor Demolition Plan	WD01-1
Ground floor Plan	WD01-2
Reflected Ceiling Plan	WD01-3
Roof Plan	WD01-4
Bracing Plan	WD01-5
Elevations - sheet one	WD02-1
Elevations - sheet two	WD02-2
Sections A	WD03-1
Section B / C	WD03-2
Section D	WD03-3
Internal Elevation	WD04-1
Internal Elevation	WD04-2
Door & Window Schedule	WD05-1
Joinery	WD05-2
Joinery	WD05-3
Joinery	WD05-4
Details	WD06-1
Details	WD06-2
Details	WD06-3
Details	WD06-4
Details	WD06-5
Plumbing and Drainage Plan	WD07-1
Water Supply Plan	WD07-2

STRUCTURAL

Structural Details	S01
Structural Details	S02
Structural Details	S03

LANDSCAPING

Planting Plan and details	L01
Details	L02

ELECTRICAL

Legends and Controls	E01
Power Layout	E02
Lighting Layout	E03

MECHANICAL

HVAC Layout	M01

CIVIL / ROADING

Plan and Cross Section	R01

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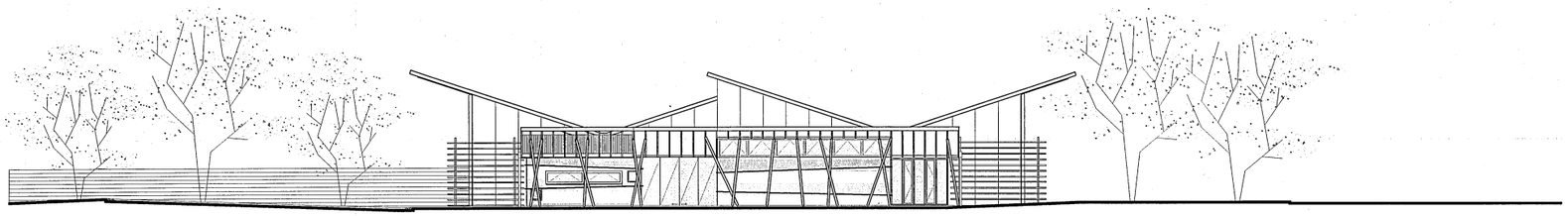
POWELL FENWICK

MECHANICAL ENGINEER:
POWELL FENWICK

FIRE ENGINEER:
POWELL FENWICK

PROJECT MANAGEMENT :
CITY SOLUTIONS

QUANTITY SURVEYOR:
SHIPSTON DAVIES



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PROPOSED BUILDING CONVERSION
CONTRACT 04/05-62

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- 1 FEB 2005
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P.I.M. APPLICATION
Rec'd 20 OCT 2004
Civic Offices
PROJECT No.....
10050063

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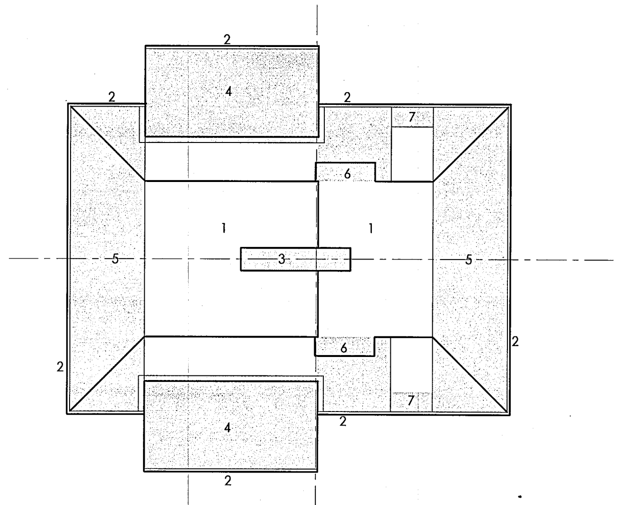
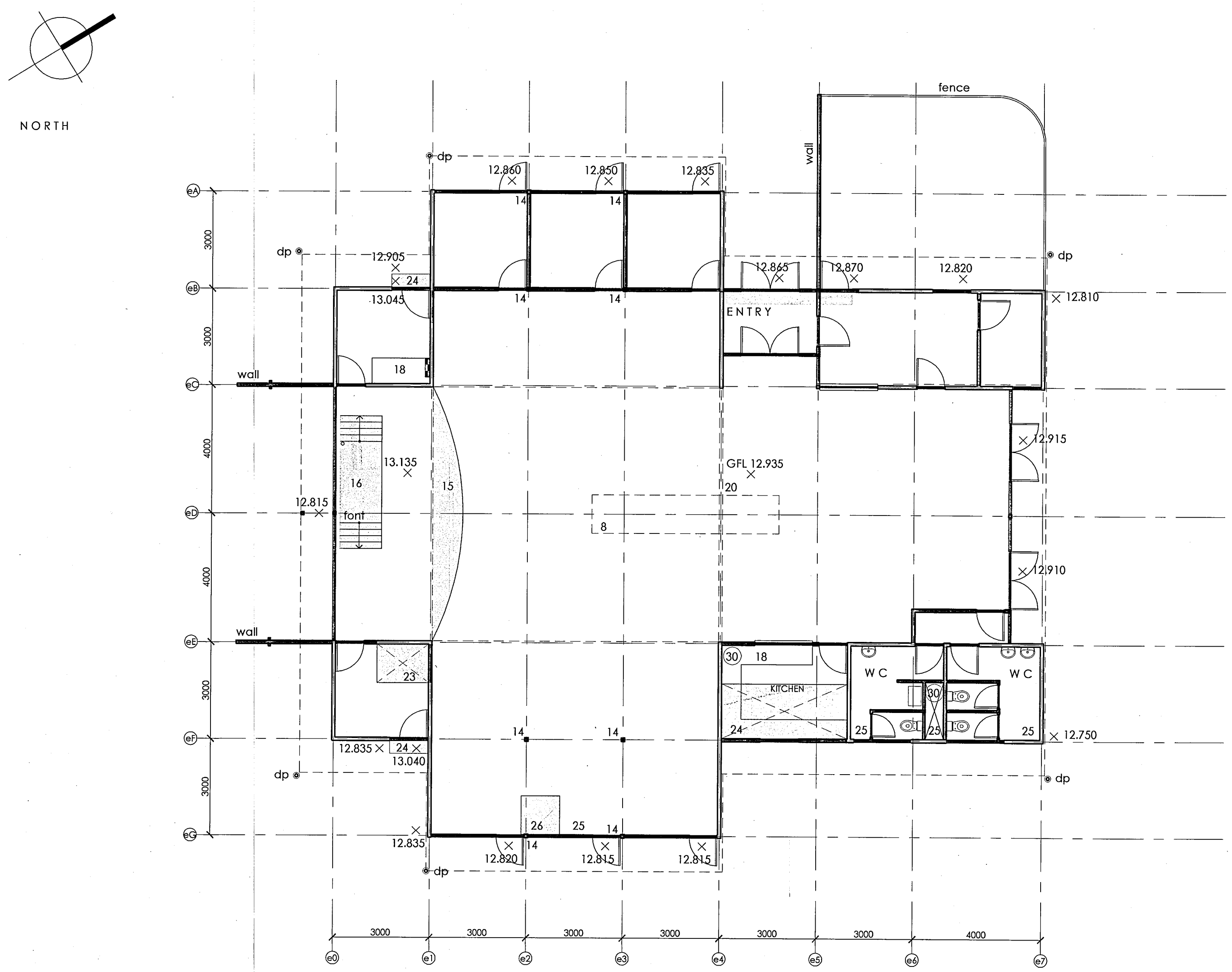


ROOF DEMOLITION PLAN

1:200



GROUND FLOOR DEMOLITION PLAN

1:100

KEY

Walls for demolition

Areas for demolition

12.835 × Existing levels (A)

DEMOLITION NOTES

Generally all materials noted below for demolition are to be on-sold for re-use or recycling wherever possible. Tenderers are to submit with their tender proposals for environmentally efficient material disposal for evaluation - refer demolition specification.

ROOFING DEMOLITION NOTES

1. Generally - remove all roofing, underlay and netting to entire building
2. Generally - remove all flashings, spouting and downpipes.
3. Remove all wall framing for lightwell upstand / downstand back to adjoining roof level.
4. Remove all roof framing and ceiling for additions between grids eA-eB and eF-eG. Remove internal gutter and framing, and allow to cut back adjacent wall framing on grids e1 and e4 to new roof slope.
5. Remove all roof framing and ceiling between grids e0-e1 and e6-e7
6. Remove all roof and wall framing linings and toplights between grids e4 and e5 over entry and kitchen
7. Remove roofing and framing from eaves overhang back to wall line - refer construction drawings for cut back detail.

EXTERIOR DEMOLITION NOTES - GENERAL

1. Remove all existing exterior Asbestos sheet wall cladding and building paper. All work to comply with OSH standards.
2. Remove downpipes and protective concrete casings.
3. Remove all existing asbestos sheet soffit linings
4. Remove all existing barge boards and flashings
5. Remove all existing windows and doors intact for resale.
6. Break up and remove all existing concrete patios / paths adjoining building. Refer civil drawings for extent.
7. Remove all internal fencing on site
8. Remove existing cross and central ridge lightwell including walls and roof framing
9. Remove all existing electrical fittings and wiring
10. Site works and bulk excavation - refer to Civil drawings

INTERIOR DEMOLITION NOTES

11. Generally - remove all floor coverings, and prepare appropriately for new carpet, linoleum and tiled areas.
12. Generally - remove all doors, windows, serveries and hatches.
13. Remove internal partition walls where indicated.
14. Remove internal structural columns once new structure in position.
15. Remove curved timber front to stage.
16. Remove lid to font and clean out, for filling and concreting in main contract works.
17. Generally - remove curtains / drapes and tracks (each window)
18. Remove existing fixed joinery units.
19. Generally - remove lighting pelmets to all truss bottom chords. Remove truss stiffeners grids e2 and e3.
20. Remove high wall on grid e4 back to truss at low roof apex. Remove diagonal braces from each face.
21. Generally - reuse existing gib ceiling lining wherever possible. Note - to be covered predominantly by new acoustic slot absorbers between grids eC and eE.
22. Generally - Gib wall linings at low levels to Coms, Meeting, Workroom and Grid e4 walls may be reused where not replaced for bracing / fire rating. Remaining walls have substantial modifications and require existing wall linings stripped off for relining. (A)
23. Allow to break out floor slab for new ramp. (Refer to drawings for making good)
24. Allow to break out floor slab for new exterior paving. (Refer to drawings for making good)
25. Allow to break out floor slab for new sewer connections beneath floor to new toilets.
26. Allow to break out floor slab for new recessed paraplegic shower. Note fall in surrounding toilet will be formed in floor levelling compound.

SERVICES DEMOLITION NOTES

27. Generally - remove all powerpoint, lights, heaters, switchboard, stove and miscellaneous electrical fittings..
28. Generally - remove all wiring from walls, ceiling and floors. Use floor wiring as draw wires for new circuits.
29. Generally - remove all plumbing fittings (3No WHB, 3No WC, 1No urinal, 2No sinks).
30. Remove hot water cylinders (2No). Note floor trench for future filling in this area.
31. Generally - remove all redundant pipework from building interior and cap at demarcation point.
32. Retain existing hose stand pipes.

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#	revision	by	date
A	Construction	CS	21/01/05
2	Tender	CS	06/10/04
1	Schedule	CS	20/09/04
0	Client review	CS	23/08/04

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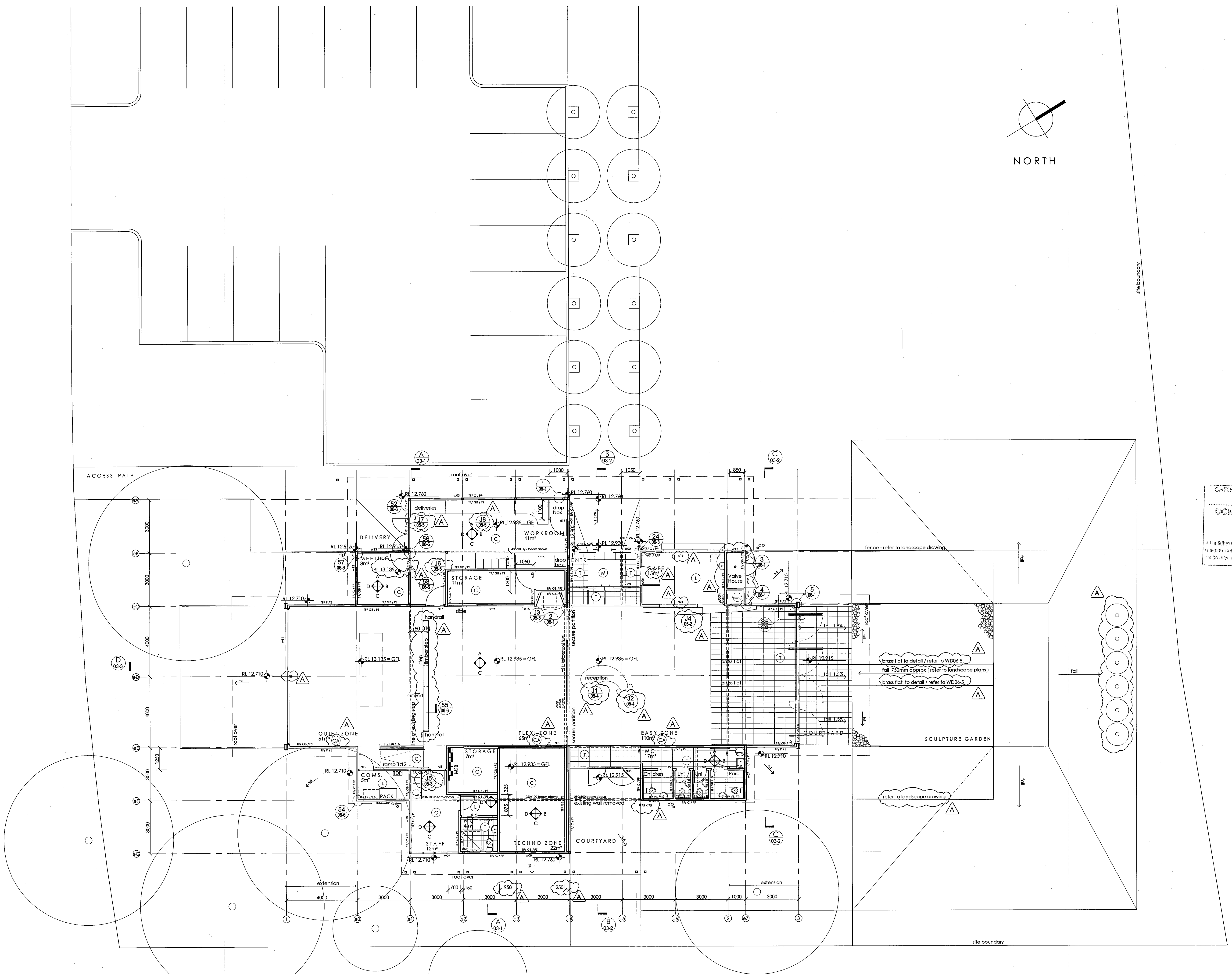
ROOF DEMOLITION PLAN
GROUND FLOOR DEMOLITION

scale	1:100	rev.
contract	04/05-62	
sheet	WD 01-1	A

25943 / 01



GROUND FLOOR PLAN
1:100

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KEY

Elia wall hung WC
Elia WC suite
Lyra wall hung WHB
d01 door 101 - refer schedule
w02 window 102 - refer schedule
A/10 refer section A sheet 10
(A) grid A

Wall - type / lining / finish

Wall type
TF Timber framed stud wall
TS Timber strapping

Wall lining
GB gibralter board
VB Villa board (9mm)
P 9mm plywood panels
C 0.40 ZRX corrugate wall cladding

Wall finish
U Unchanged
TI Wall tiles
S Stain
PS Paint system - refer. spec.
PP Pre - finished

Floor finish
(CA) Carpet Art
(C) Carpet
(L) Linoleum
(T) Tiles
(M) Advance Star tread matwell

Note:
All chases for M&E to be filled with Fosroc Conbextra GP after M&E fittings being installed.

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GROUND FLOOR PLAN

scale	1:100	rev.
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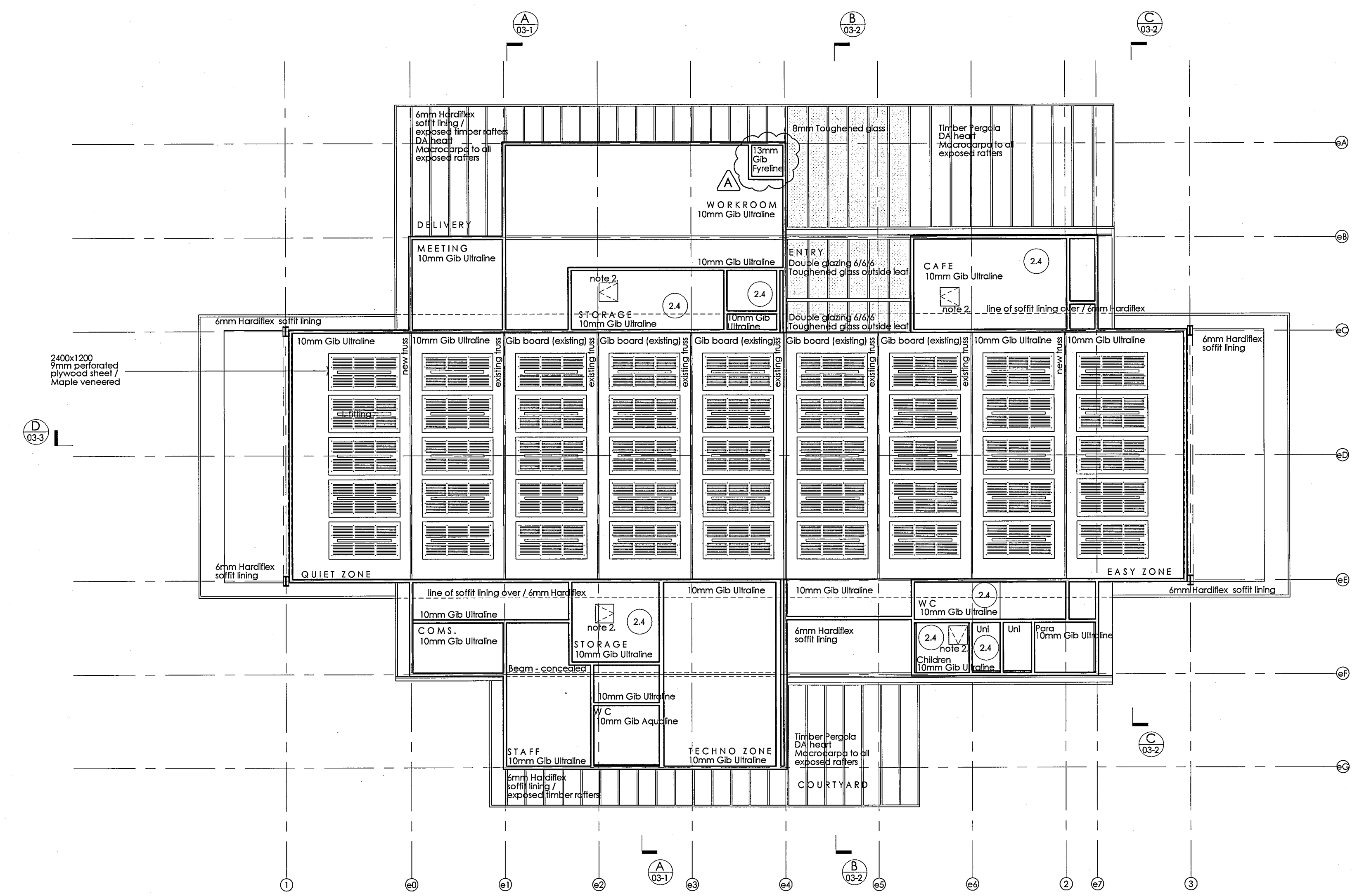

REFLECTED CEILING PLAN

1:100

Note 1:
Acoustic perforation - 0.40 m2 per ceiling plywood panel

Note 2:
Rondo Panther access panels to ceiling.
Sound Rated Access Panel; STC30; 600 x 600; Cam lock; Set Bead Surround.

Note 3:
All ceiling linings to be installed in accordance to Gib fixing requirements for ceiling diaphragms.

#	revision	by	date
A	Construction	CS	21/01/05
2	Tender	CS	06/10/04
1	Schedule	CS	20/09/04
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REFLECTED CEILING PLAN

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sheet	WD 01-3

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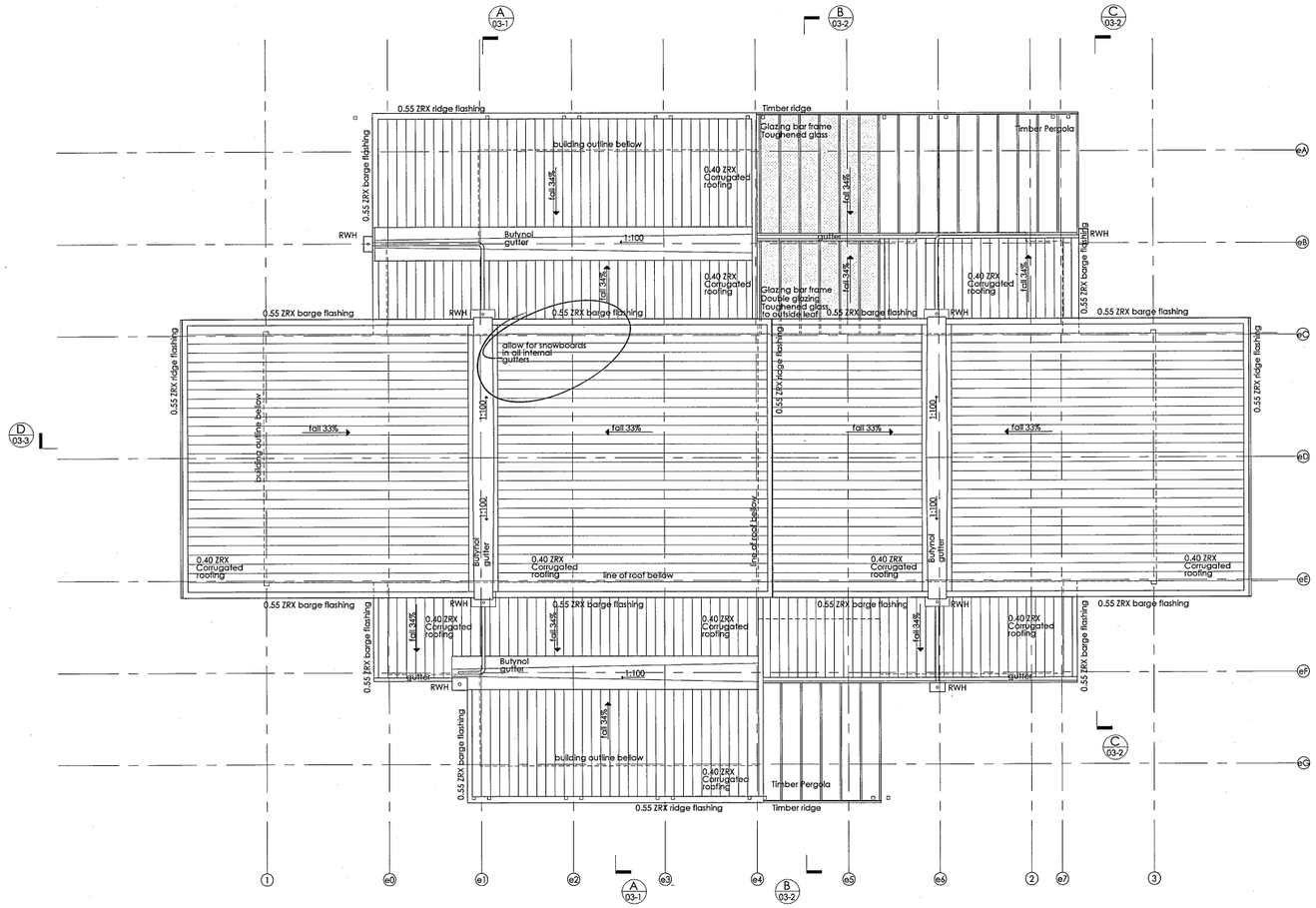

ROOF PLAN
1:100

NORTH

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ROOF PLAN

scale	1:100
contract	04/05-62
sheet	WD 01-4

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WALL BRACING PLAN
1:100

note 1. Standard 13 mm Gib plasterboard to one side (internal).

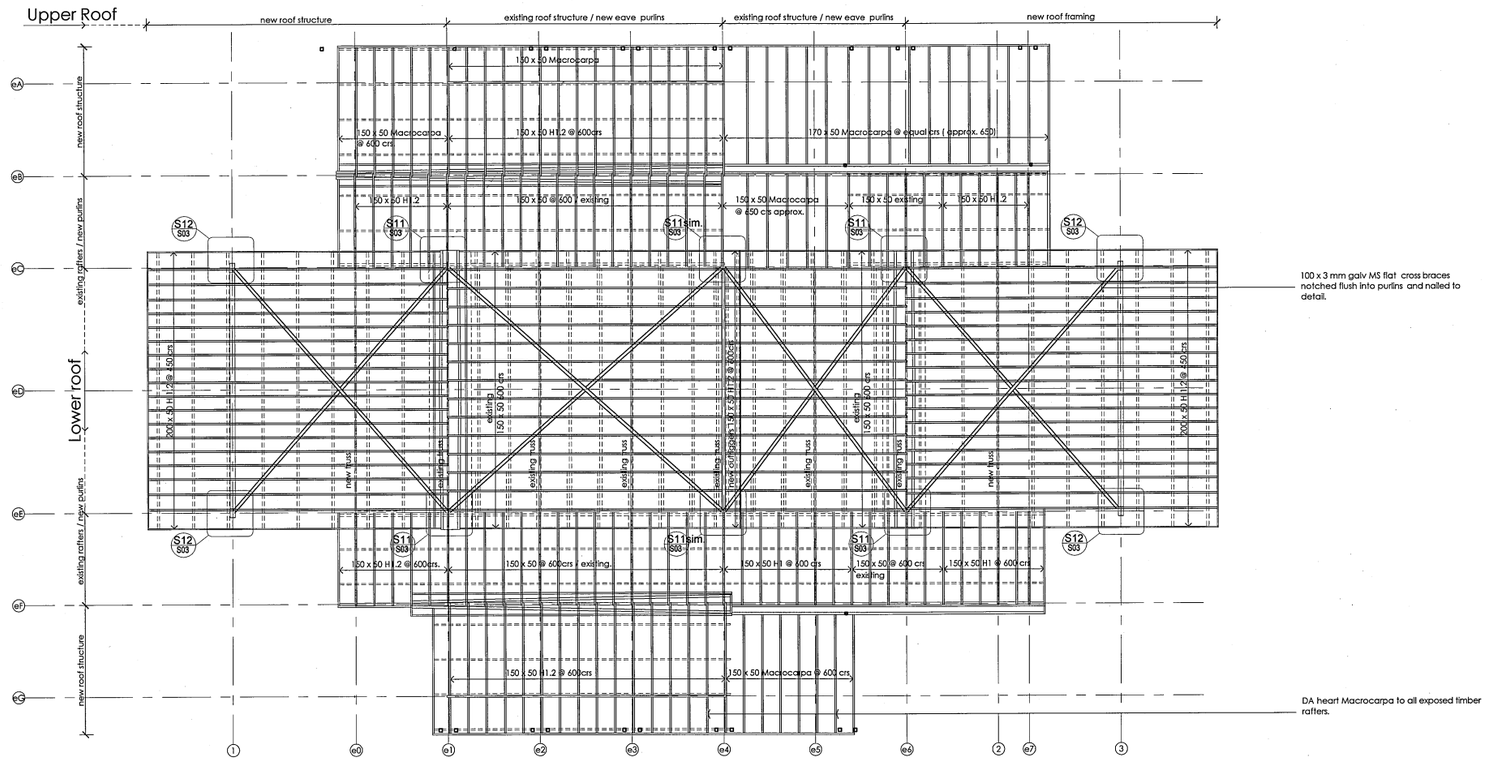
note 2. 10mm Gib Braceline with 6KN floor plate connections to one side only (internal).

note 3. Standard 10mm Villaboard both faces.

note 4. 10mm Gib Braceline with 6 KN floor plate connection one side (internal) / 9mm plywood to the other (external).

note 5. Standard 10mm Gib Aqualine to one side with diagonal brace (internal).

note 6. Standard 9mm Villaboard to one side with diagonal brace (internal).



ROOF FRAMING PLAN
1:100

Rafters annotated. A

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Note:

Length of braces changed in revision 2.

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BRACING PLAN

scale	1:100	rev.
contract	04/05-62	A
sheet	WD 01-5	

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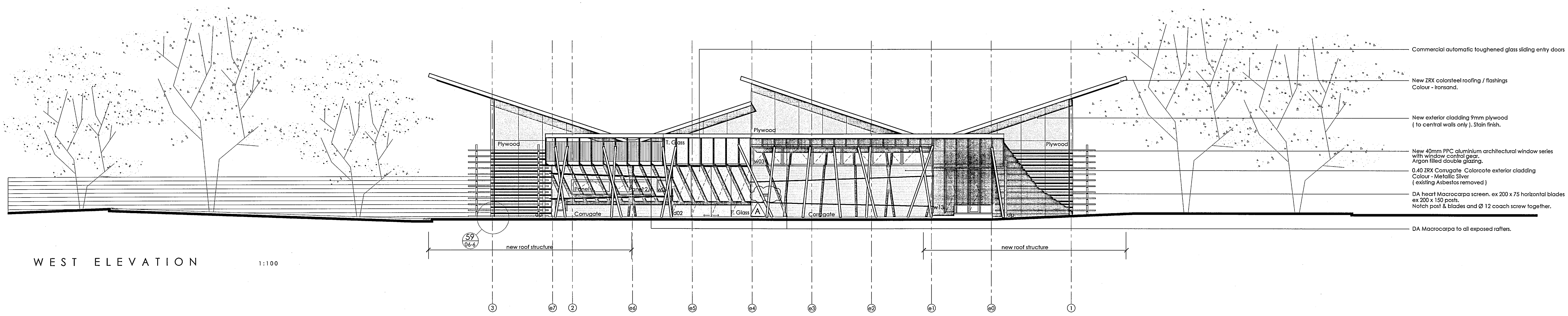
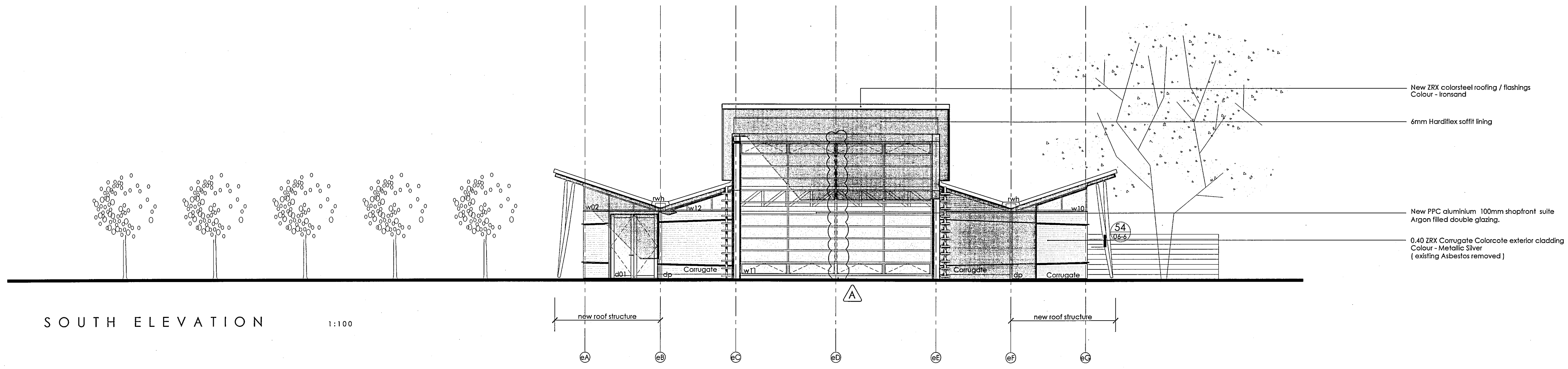


WEST ELEVATION 1:100



SOUTH ELEVATION 1:100

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A	Construction	CS	21/01/05
3	Tender	CS	11/10/04
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ELEVATIONS

scale 1:100
contract 04/05-62
sheet WD 02-1
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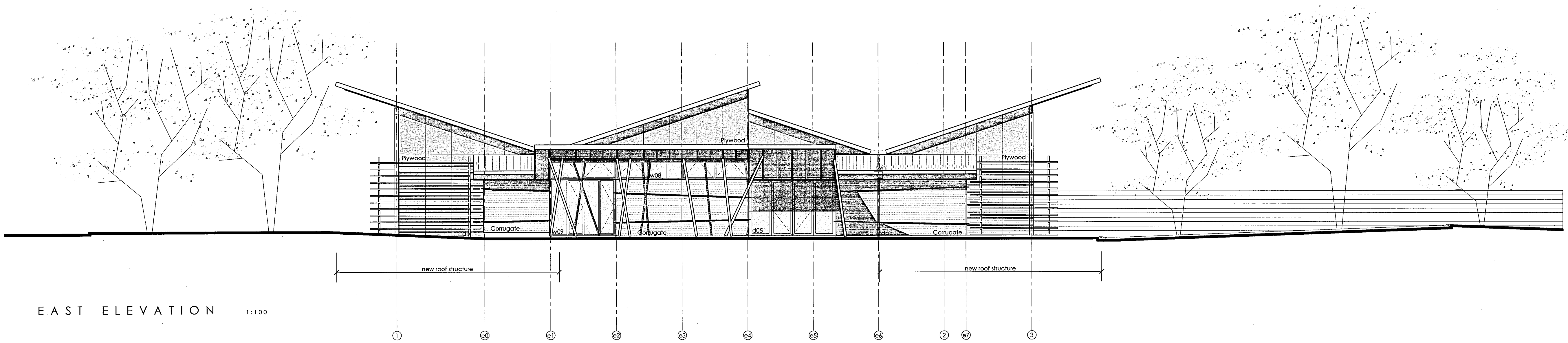
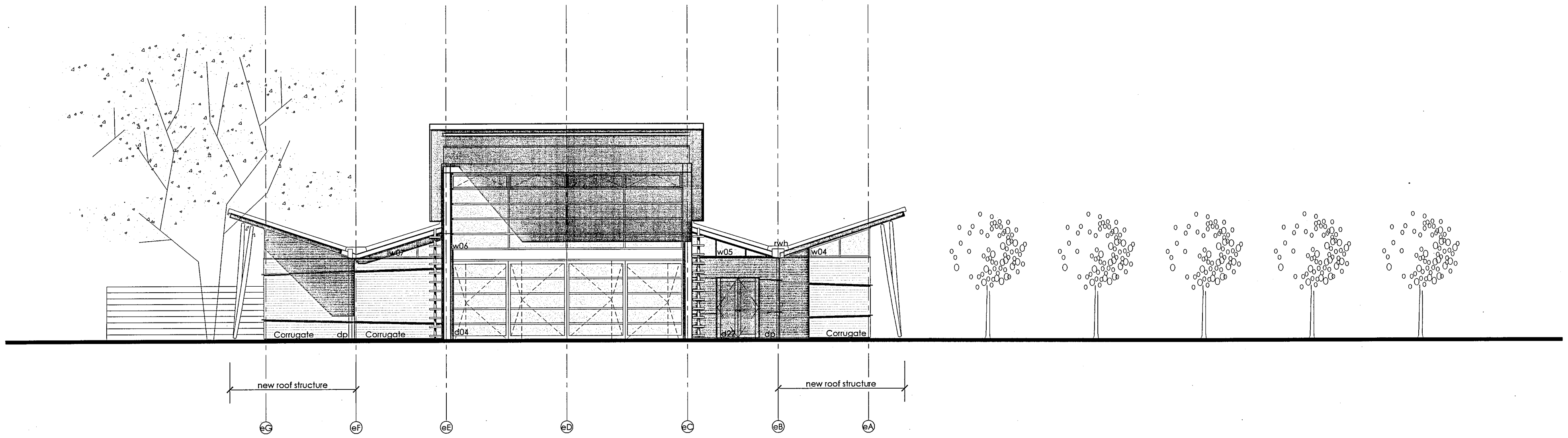
AutoCAD 2000



EAST ELEVATION 1:100



NORTH ELEVATION 1:100

Original size mm

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ELEVATIONS

scale	1:100
contract	04/05-62
sheet	WD 02-2

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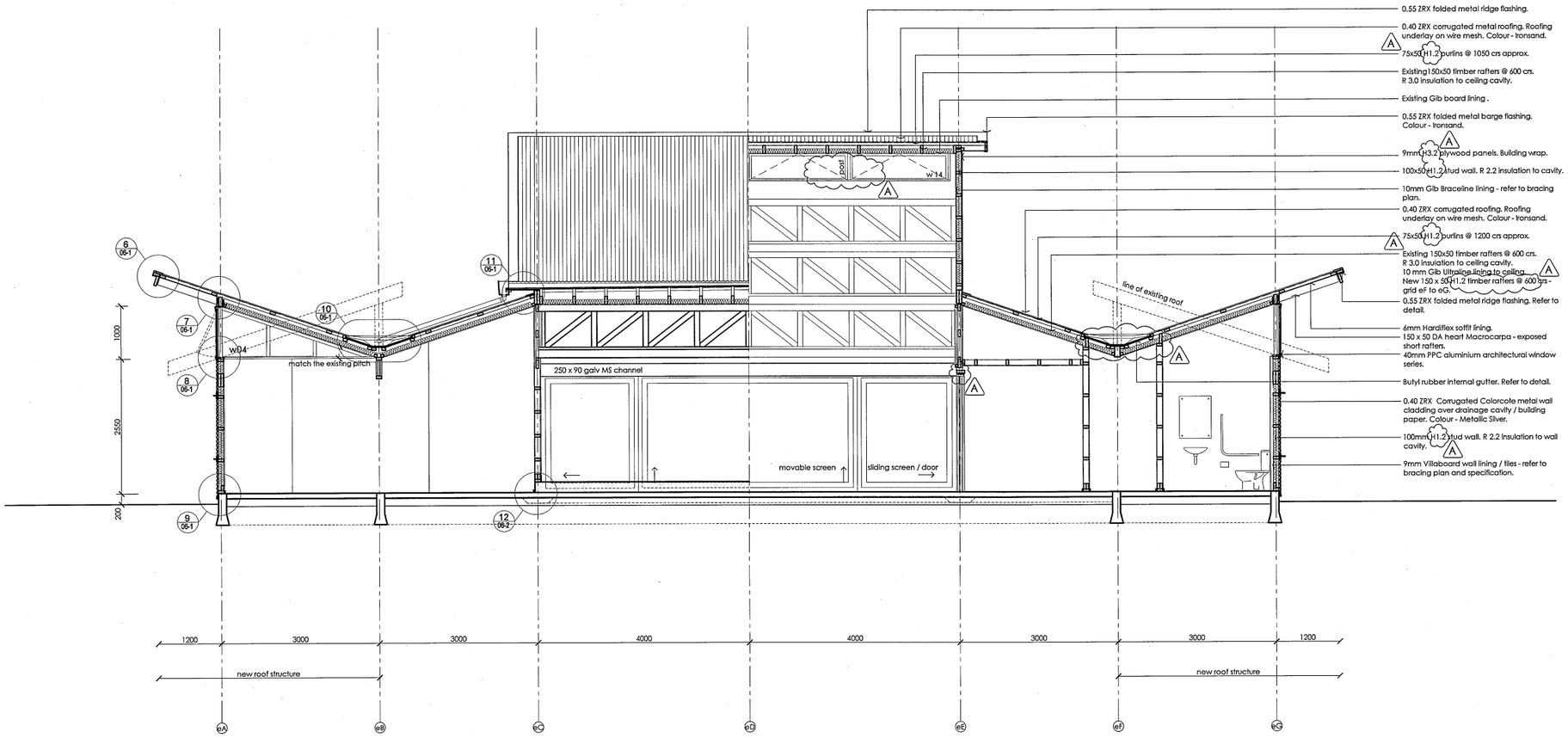
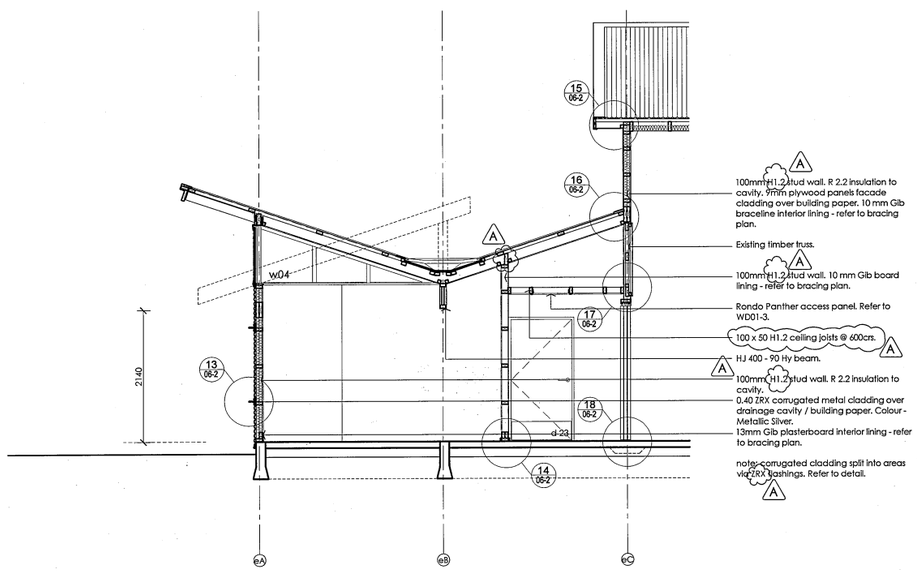


SECTION A 1:50

Note: section line staggered.



CROSS SECTION BETWEEN e2 - e3 1:50

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SECTION A

scale	1:50
contract	04/05-62
sheet	WD 03-1

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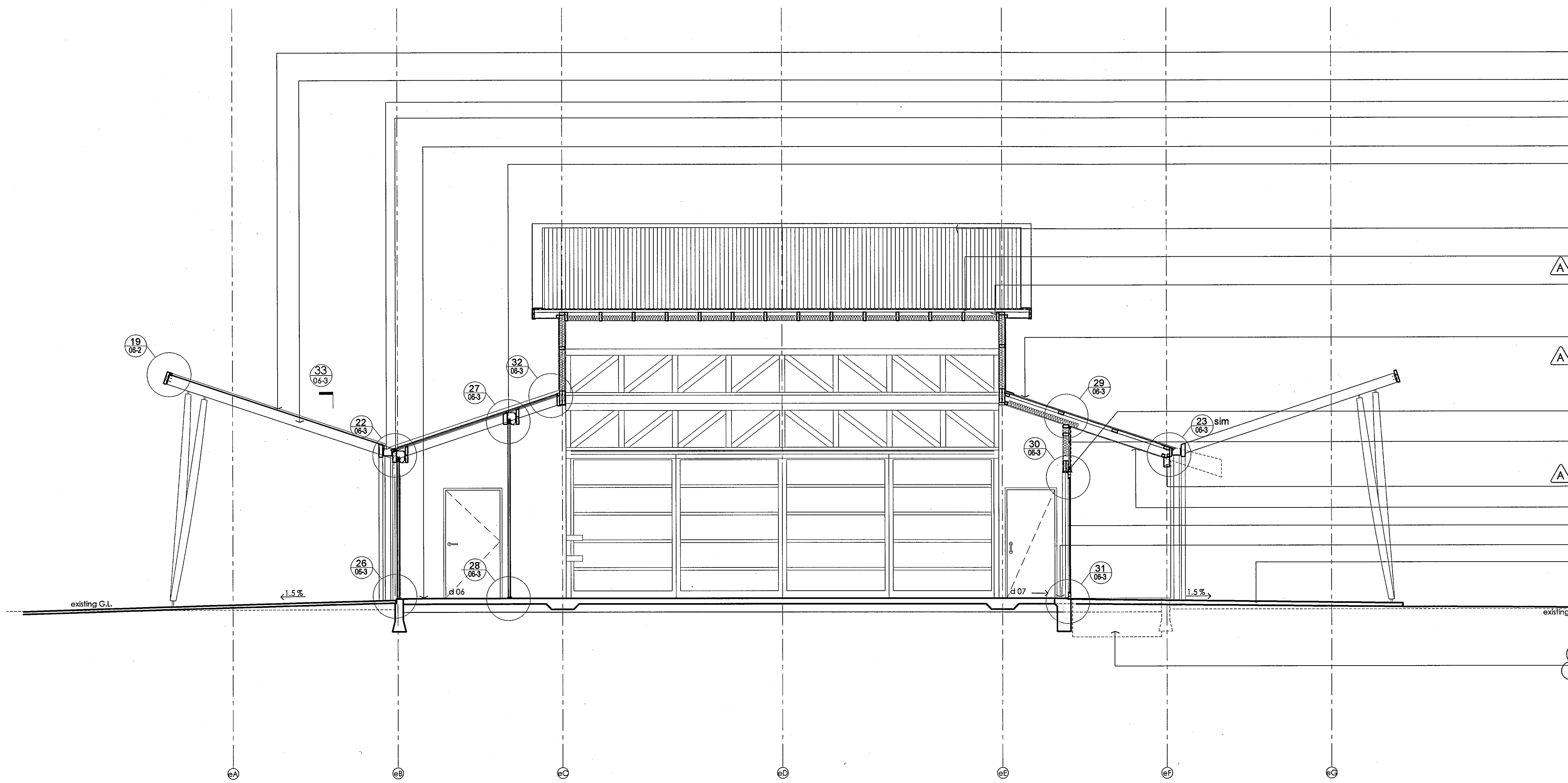
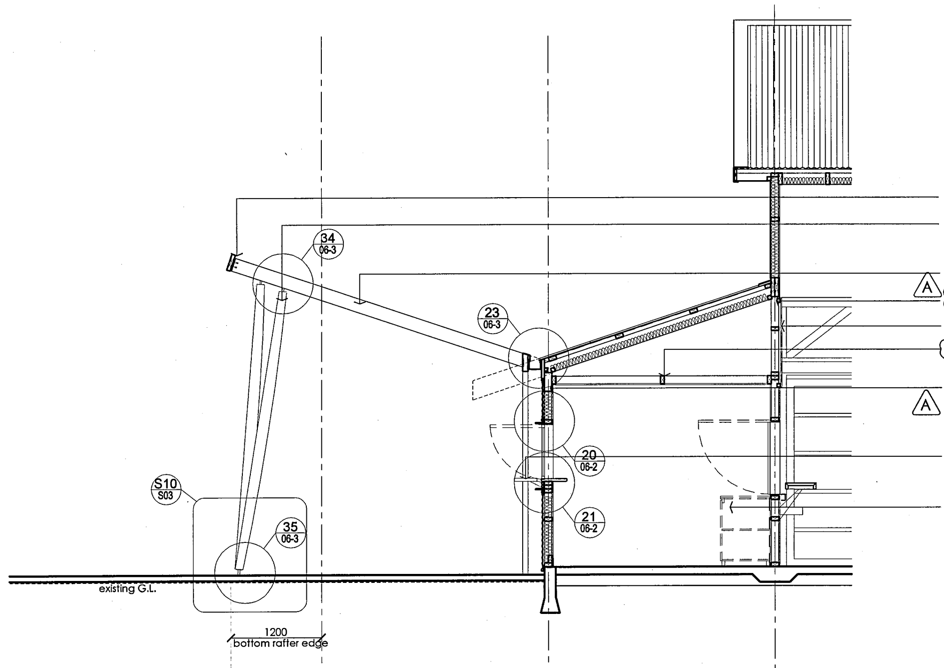
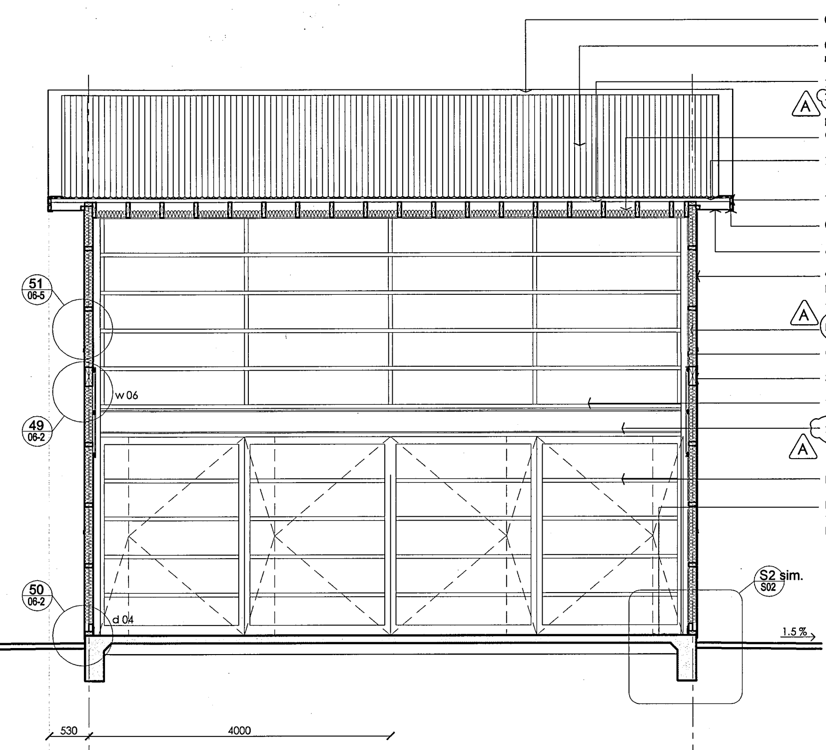


SECTION B 1:50



CROSS SECTION BETWEEN e6 - e7 1:50



SECTION C 1:50

#	revision	by	date
A	Construction	CS	21/01/05
2	Tender	CS	06/10/04
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SECTION B & C

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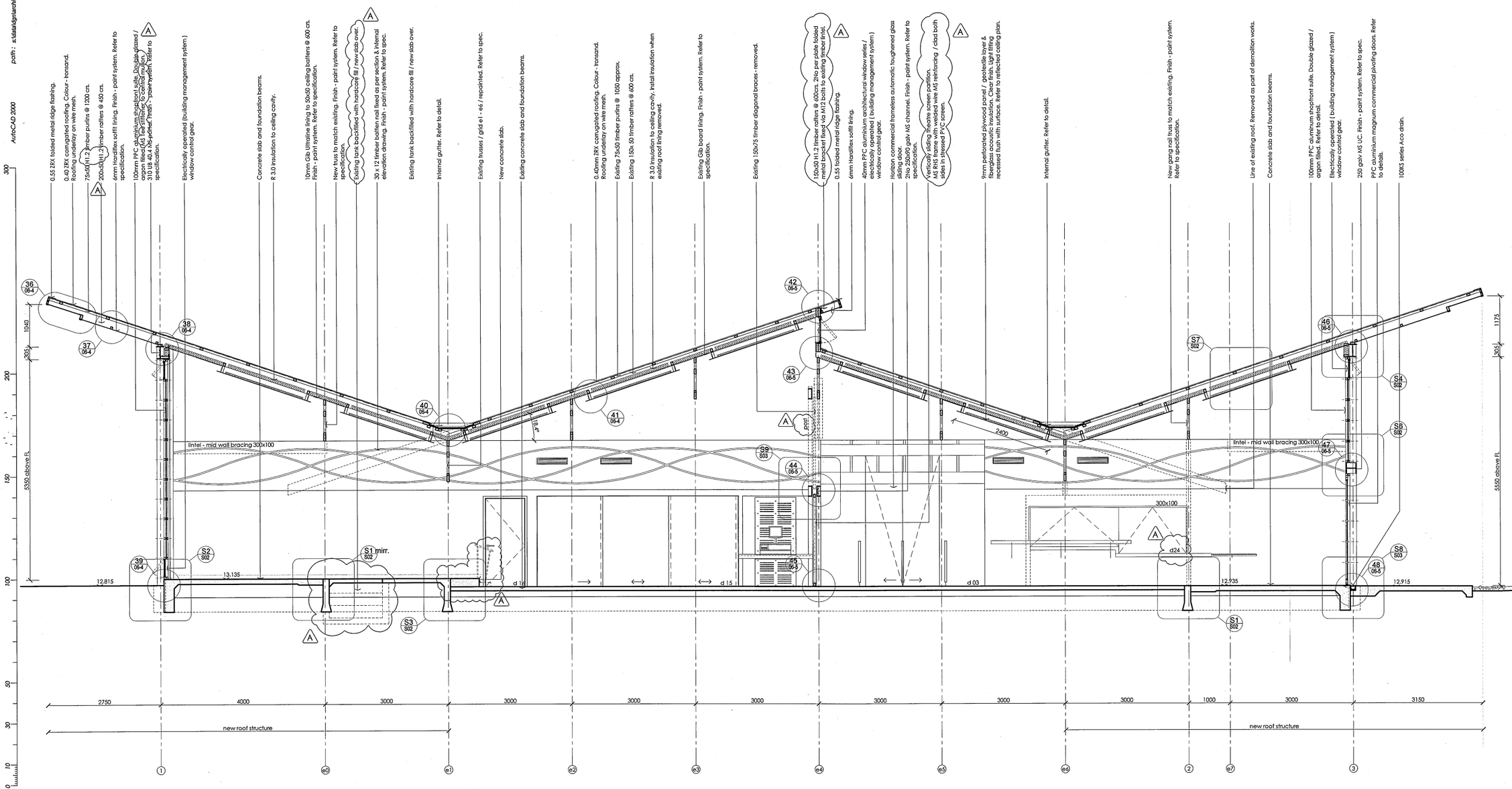
contract		
sheet	WD 03-2	A

2 5 9 4 3 / 0 1



SECTION D 1:50

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KEY

new concrete

#	revision	by	date
A	Construction	CS	21/01/05
3	Tender	CS	11/10/04
2	Tender	CS	06/10/04
1	Schedule	CS	20/09/04
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SECTION D

scale	1:50
contract	04/05-62
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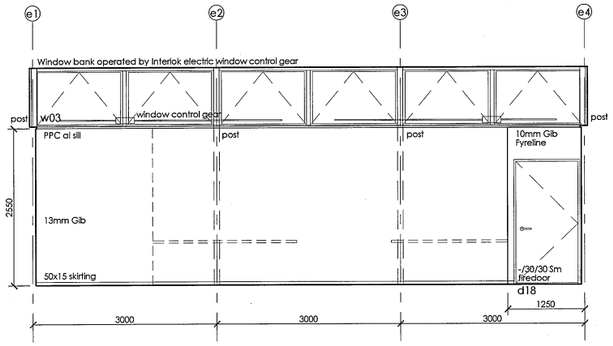
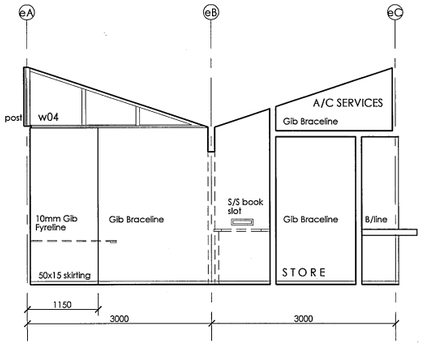
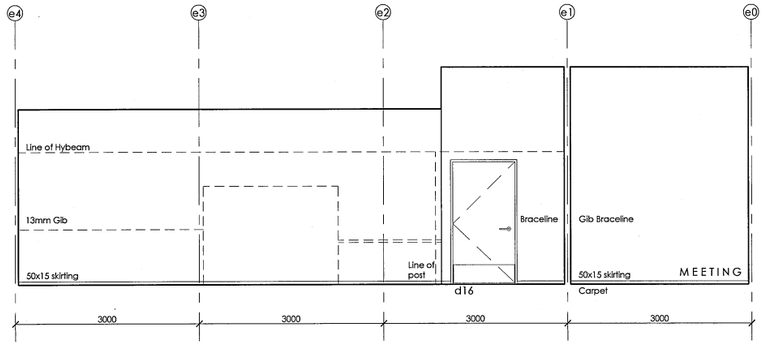


ELEVATION A

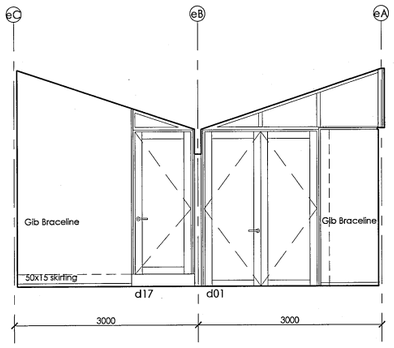
WORKROOM 1:50



ELEVATION B

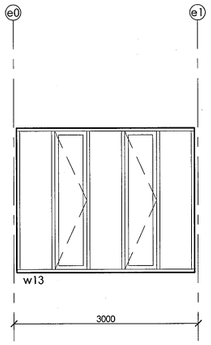


ELEVATION C



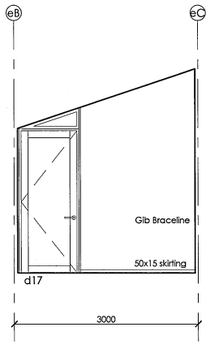
ELEVATION D

WORKROOM 1:50



ELEVATION A

MEETING 1:50



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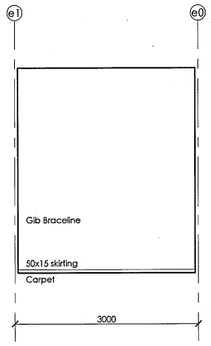

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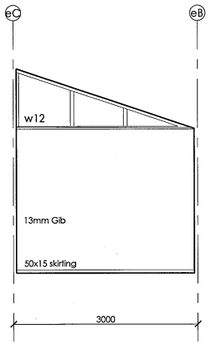

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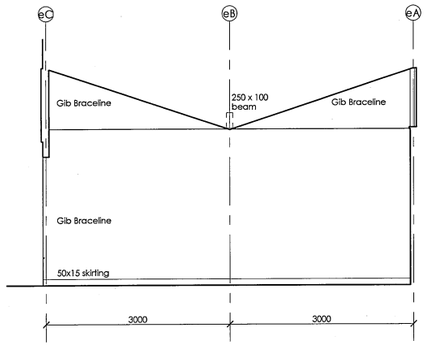
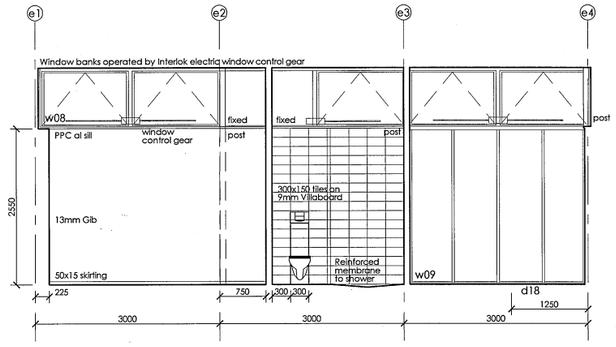
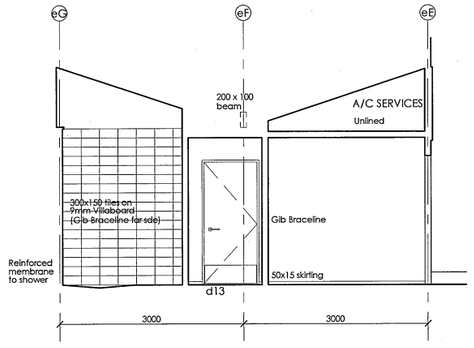


ELEVATION B (D handed, sim)

TECHNOZONE 1:50

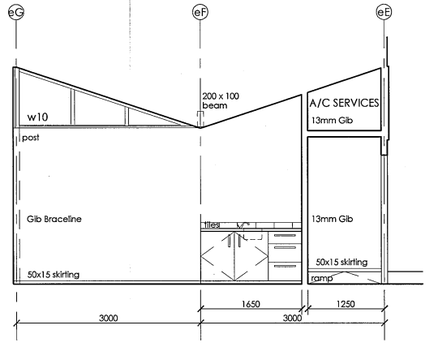


ELEVATION C WC/SHOWER STAFF



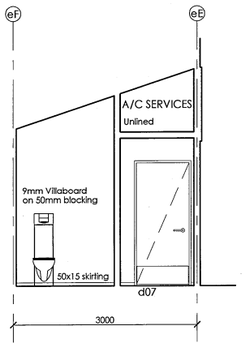
ELEVATION D STORE

WC/SHOWER 1:50



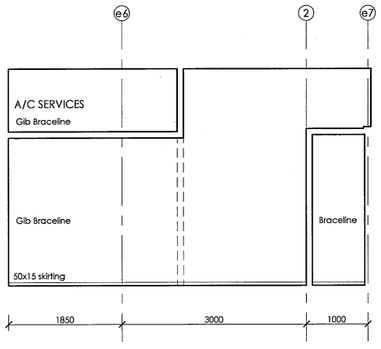
ELEVATION D

STAFF ROOM 1:50



ELEVATION D

PUBLIC WC 1:50



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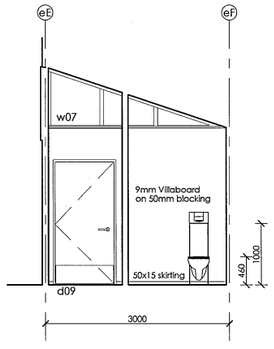

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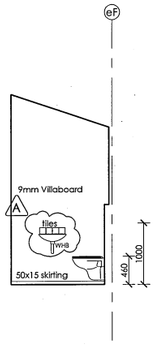

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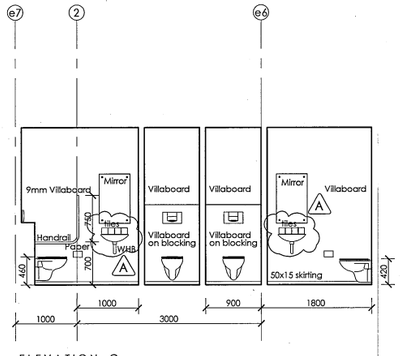

ELEVATION C

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A	Construction	CS	21/01/05
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1	Schedule	CS	20/09/04
0	Client review	CS	23/08/04
#	revision	by	date

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CONSENT DOCUMENT
- 1 FEB 2005
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designed	Crispin Schurr	Aug 2004
drawn	Crispin Schurr	Aug 2004
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dwg check	CS	Jan 05
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INTERNAL ELEVATIONS

scale	1:50
contract	04/05-62
sheet	WD 04-1

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300 200 150 100 50 30 10 0 mm Original size

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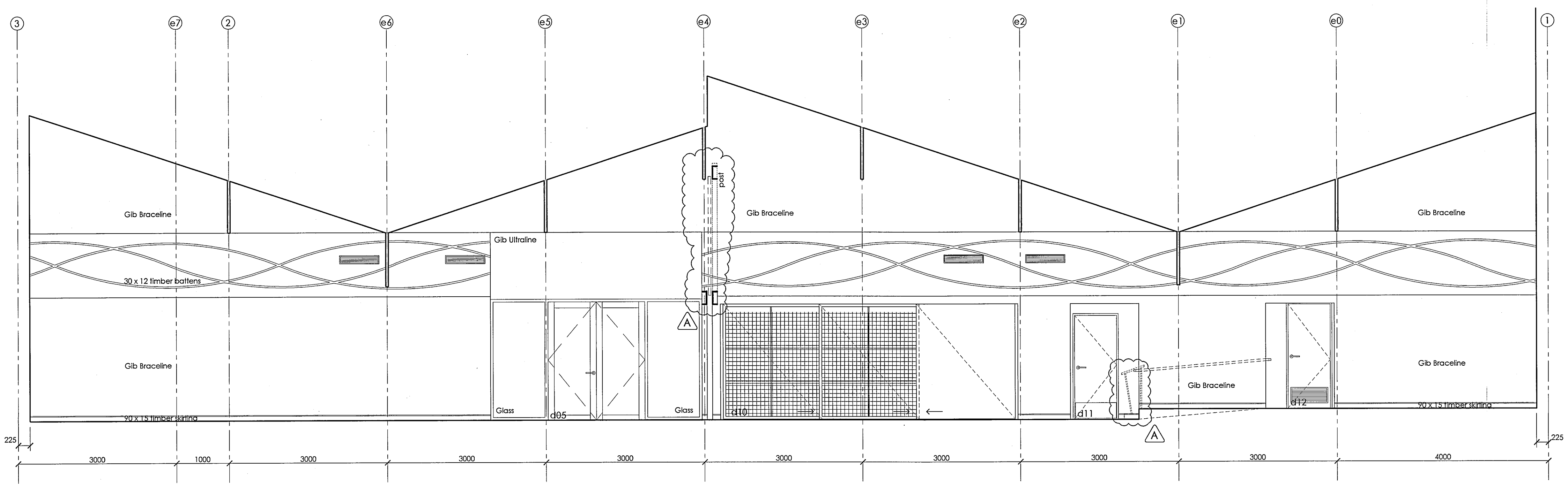

ELEVATION C

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INTERNAL ELEVATIONS

scale	1:50
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sheet	WD 04-2

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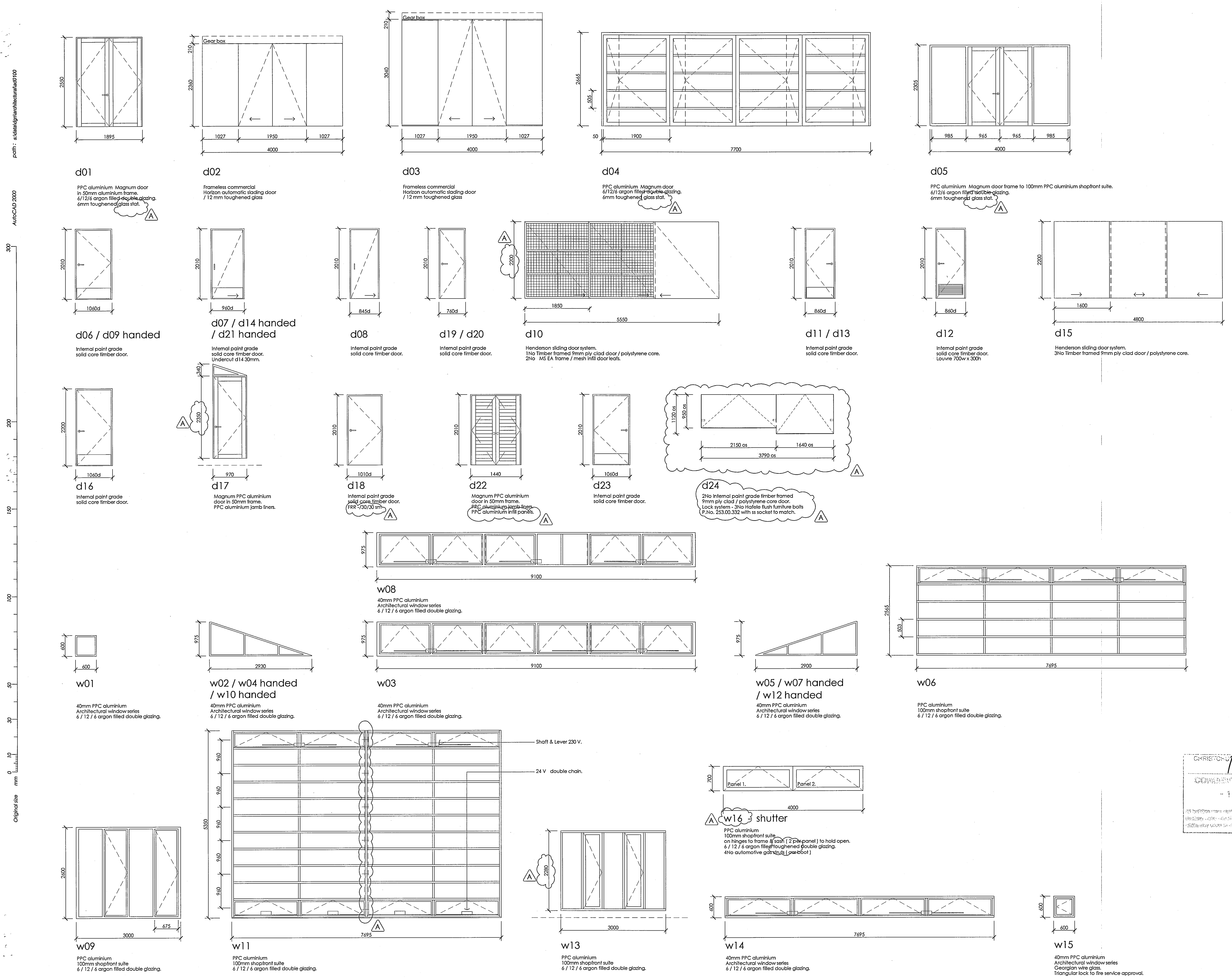
Original size mm 0 10 30 50 100 150 200 300



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DOOR & WINDOW SCHEDULE

scale	1 : 50
contract	04/05-62
sheet	WD 05-1

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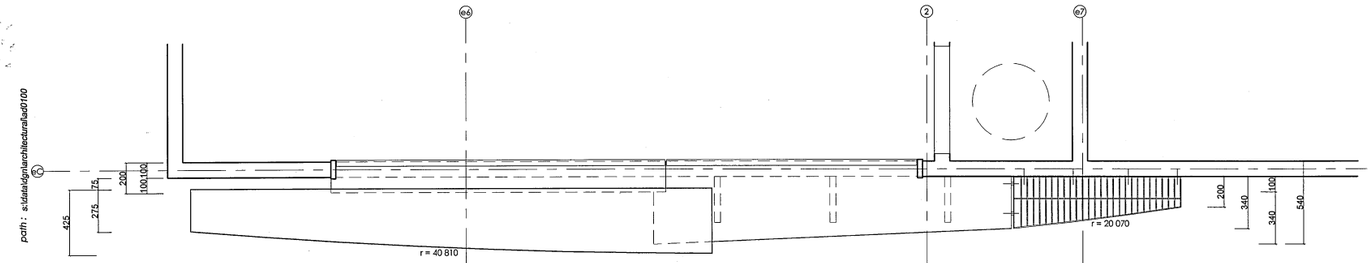
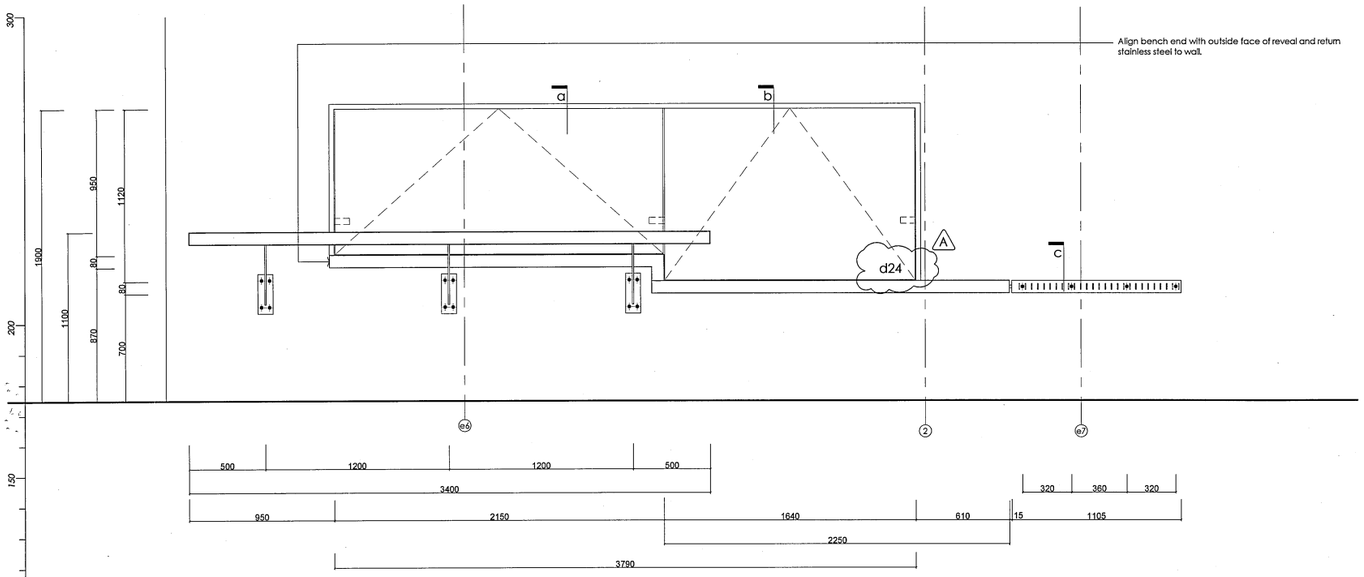


PLAN 1:20



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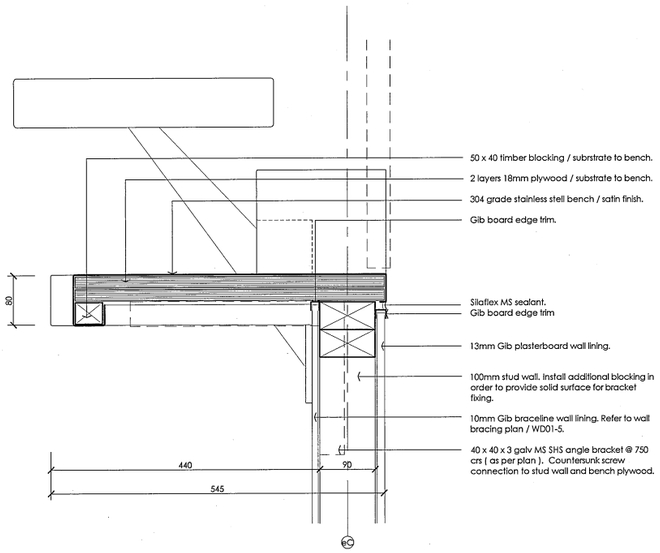

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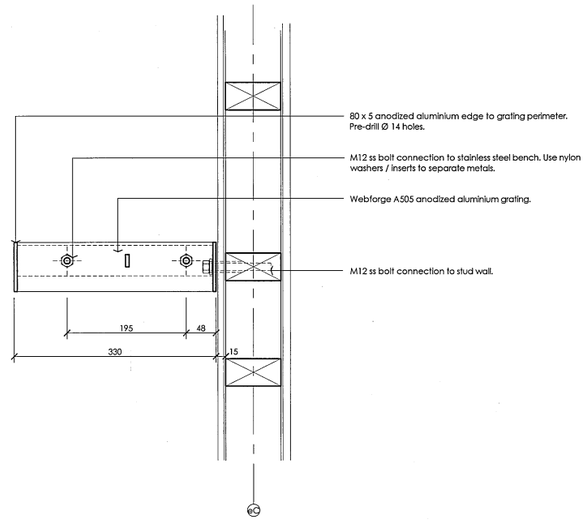

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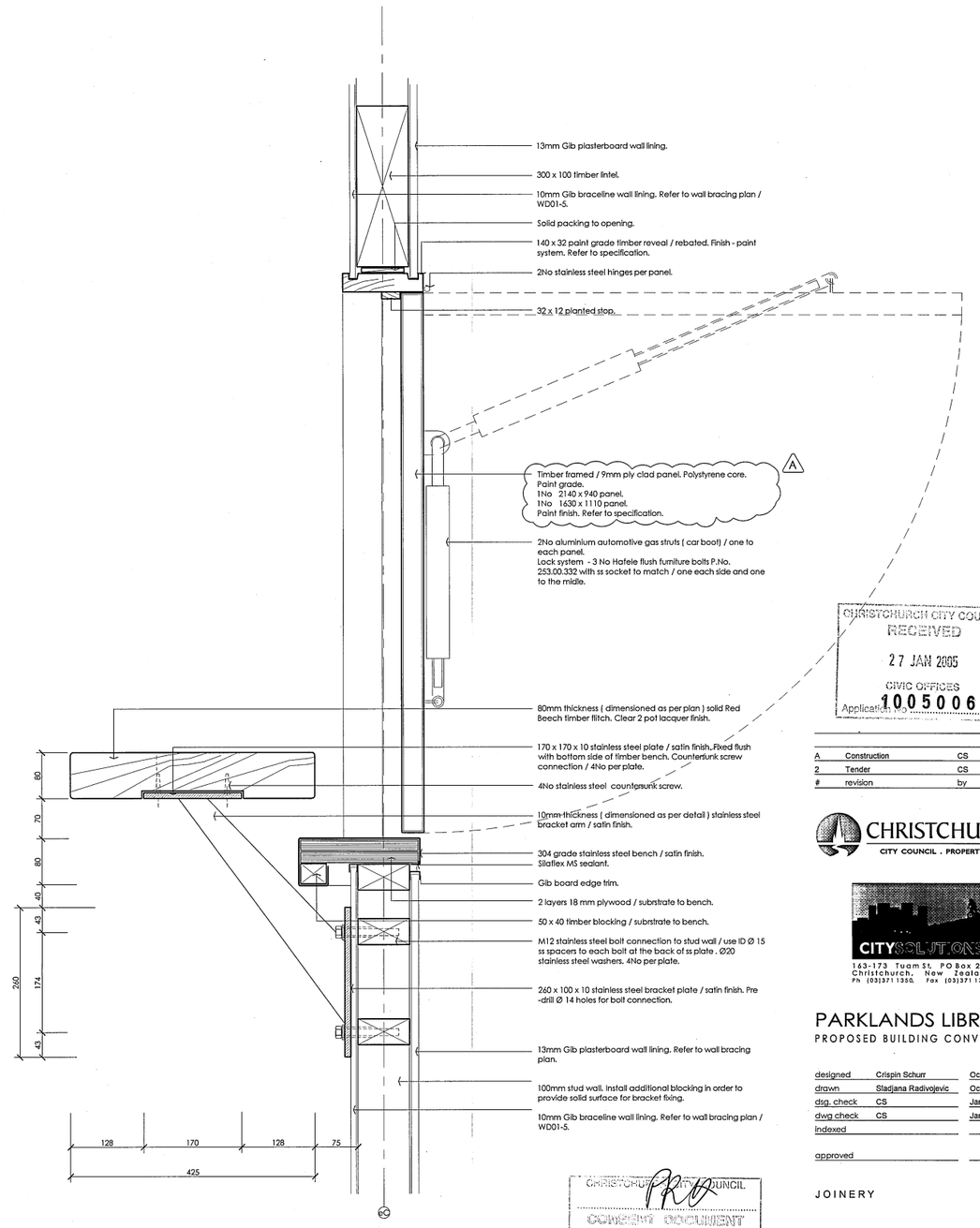

SECTION a 1:5

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scale	1:20 / 1:5
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J4 01-2 CAFE SERVERY BENCH / LEANER A

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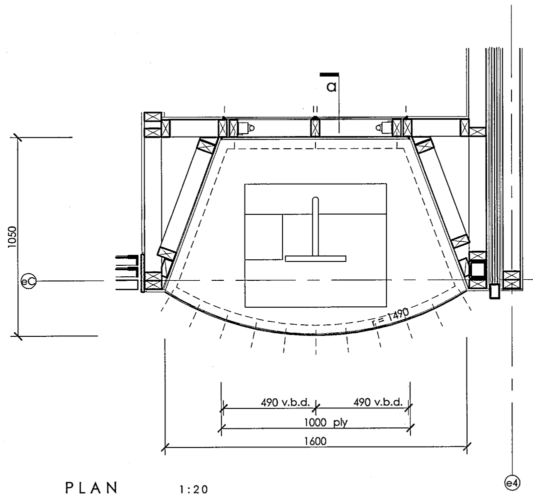
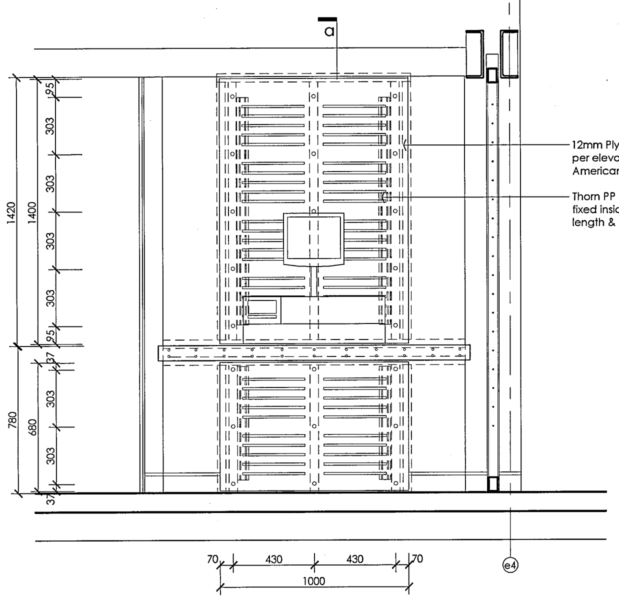


PLAN 1:20

ply - Perforated plywood panel dimension
v.b.d. - Villa board Removable Panel Dimension



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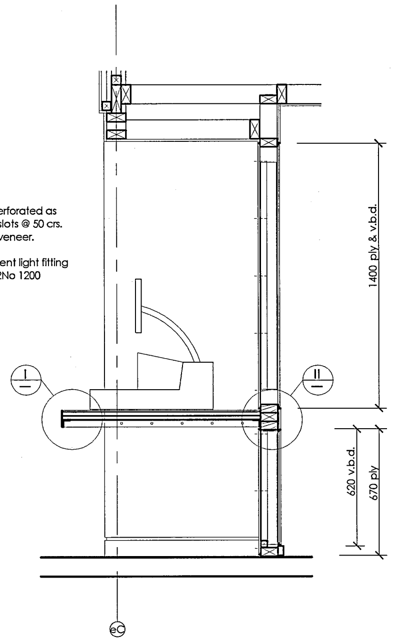
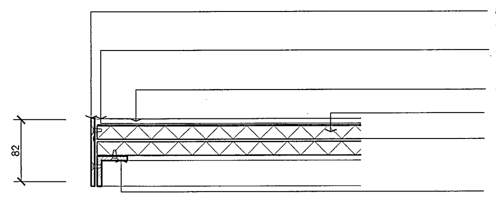


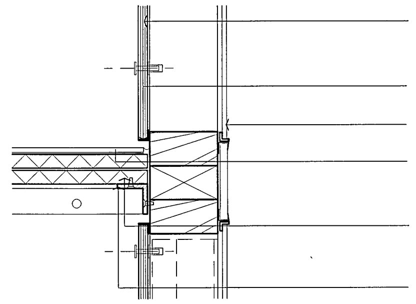
SECTION 1:20

ply - Perforated plywood panel dimension
v.b.d. - Villa board Removable Panel Dimension

J3 / 01-2 SELF ISSUES DESK (A)



DETAIL I 1:5



Note:
Paint system finish as per specification to all stud wall visible framework and backside of removable Villa board panels.

DETAIL II 1:5

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JOINERY

scale	1:20/1:5
contract	04/05-62
sheet	WD 05-3

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path: s:\data\dgn\architectural\a0100
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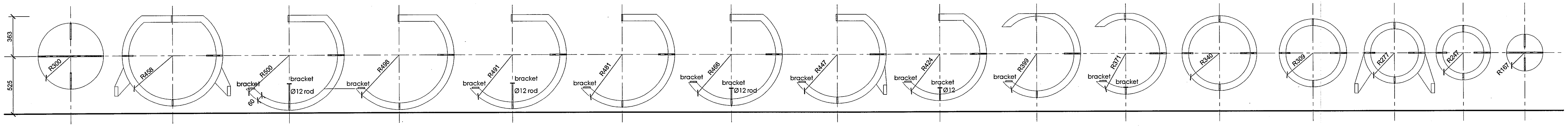
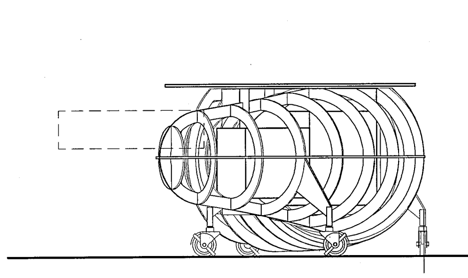
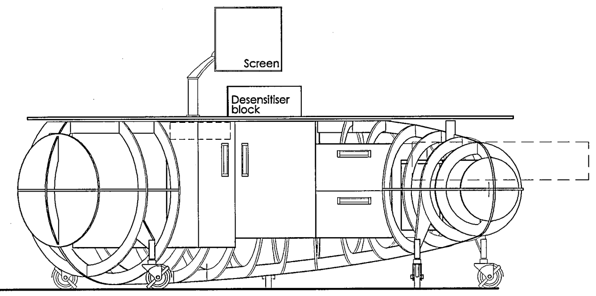


CSP RIB PROFILES 1:20

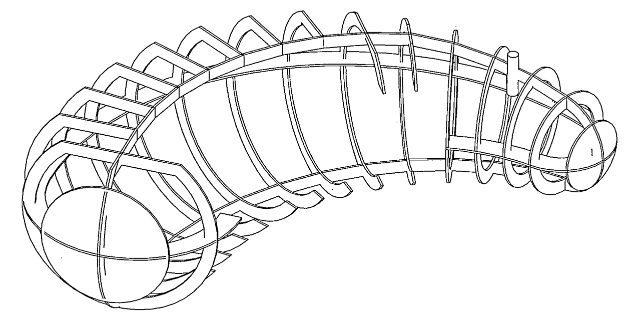
Architect to suply 1:1 templates for cutting
All profiles formed in 6mm mild steel flat
Profiles can be weld jointed at base and top to reduce sheet wastage
Setout profiles on sheet as series within one another to minimise wastage
75x50mm bracket attachment to u/side of cupboard rebated flush - fix via 4No c/sunk screws each



CSP SIDE ELEVATION 1:20

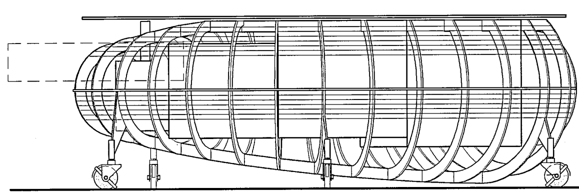


CSP REAR ELEVATION 1:20



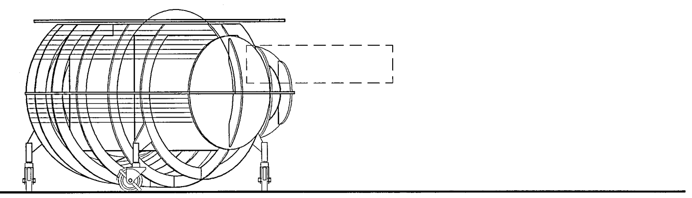
CSP FRAME AXONOMETRIC (n.t.s.)

Structure only - refer to details for bracket connections
All joints neat fillet weld all round
Finish - polyester powder coat metallic grey - gunmetal



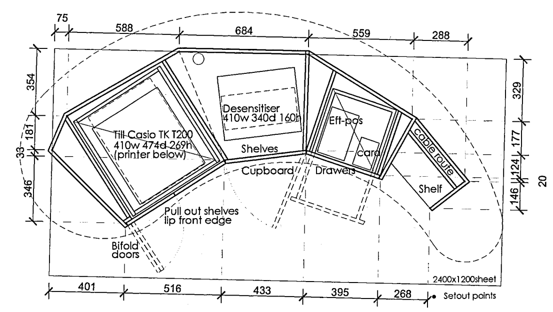
CSP FRONT ELEVATION 1:20

16No Ronstan Ø3 tensioned stainless steel wire @ 25 crs vertically
Run longitudinally throughØ4mm holes full length of front face
Individually tension each with Ronstan swage terminal and tensioner



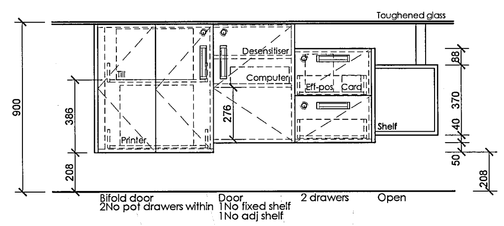
CSP SIDE ELEVATION 1:20

5No Rex CHS 125 rubber stem castor superwheel - dual brake.
Cylindrical insert to SHS for wheel fixing.

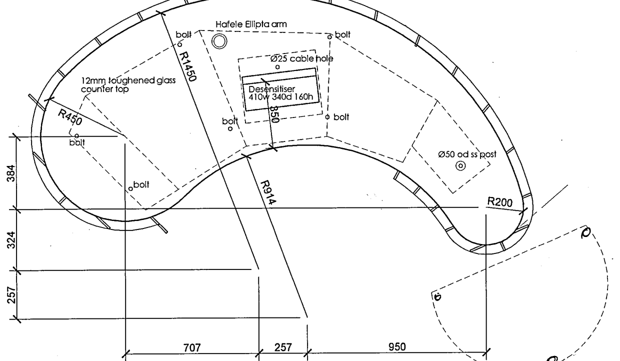


CUPBOARD SETOUT 1:20

Carcase / doors / drawer fronts 17mm maple ply - clash edges 2mm solid maple
Drawers / shelves 12mm maple ply - clash edges 2mm solid maple
Handles Hettich 9995412 silver anodised aluminium recessed pulls 143x334
Drawer runners Hafele 45KTS soft roller to suit
Doors fixed on flush overlay hinges
Locks to each Hafele Rondell Inlaid Flap locks with pin cylinder / master keyed
Allow for misc ventilation holes to be advised



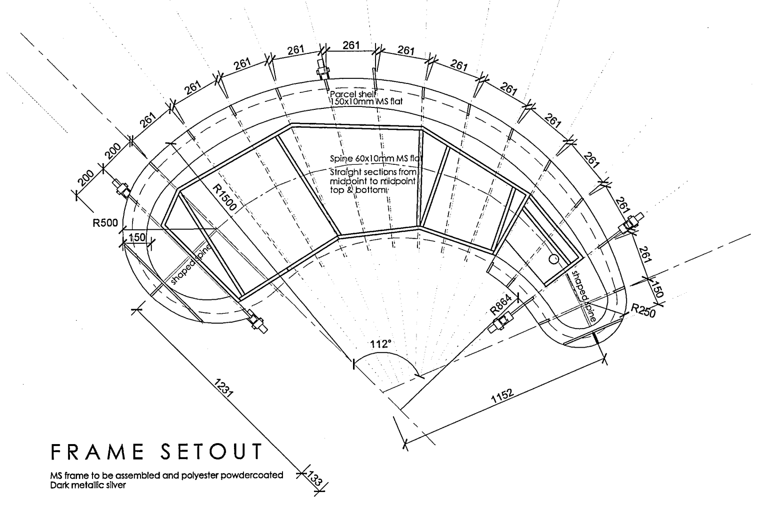
CUPBOARD TRUE ELEVATION 1:20



WORK SURFACE 1:20

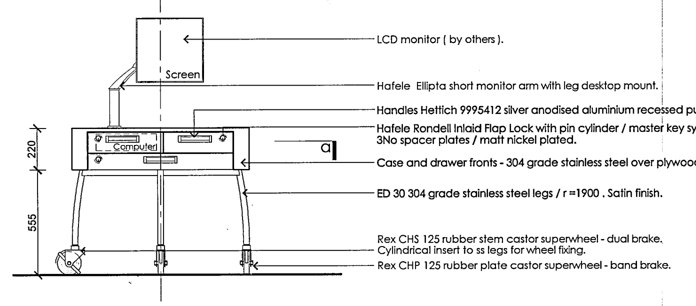
(J1 01-2) CUSTOMER SERVICE POD

12mm toughened Asahi Green counter top
Back face baked white enamel finish
Ø 12mm countersunk stainless steel bolt fixing setout to be provided by specialist subcontractor in agreement with Architect - snake eye heads
Provide neoprene washers / ss spacers to all connections

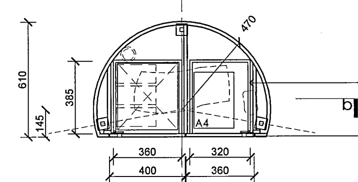


FRAME SETOUT

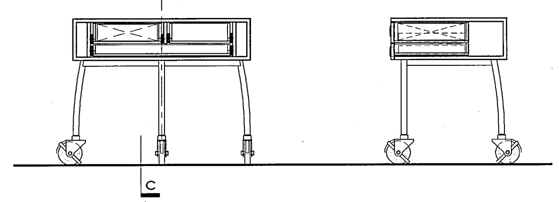
MS frame to be assembled and polyester powdercoated
Dark metallic silver



ELEVATION



SECTION a



SECTION b

SECTION c

(J2 01-2) MEMBERSHIP POD 1:20

Hafele Ellipta short monitor arm with leg desktop mount
SF 318W x 89H x 353D (Dell OptiplexSX270D)
To be installed with SF PC with trackball keyboard and LCD monitor (by others)

#	revision	by	date
A	Construction	CS	21/01/05
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scale	1 : 20	rev. A
contract	04/05-62	
sheet	WD 05-4	

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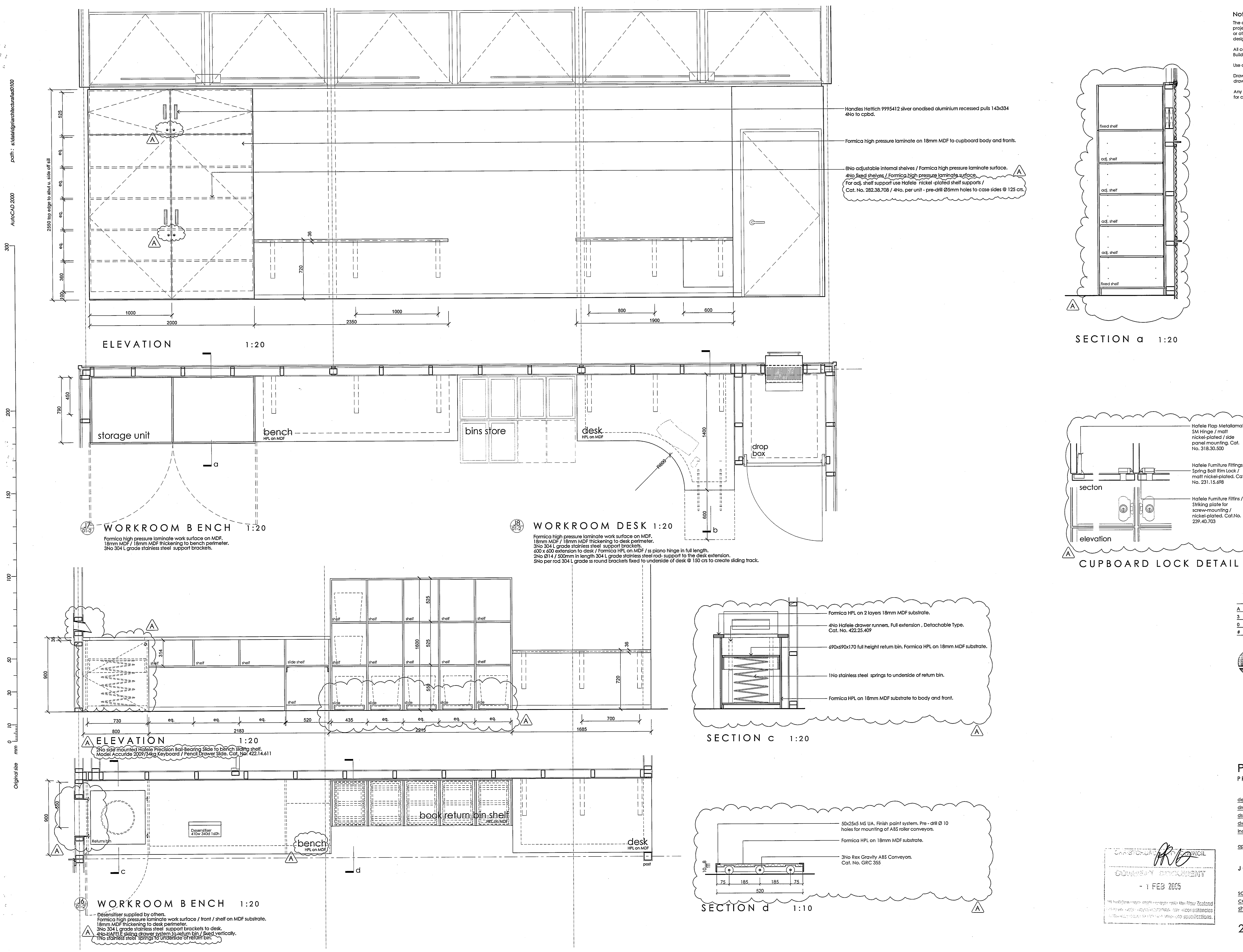

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AutoCAD 2000
Original size mm
2550 top edge to abut u. side of sill
Handles Hettich 9995412 silver anodised aluminium recessed pulls 143x334
4No to cpbd.
Formica high pressure laminate on 18mm MDF to cupboard body and fronts.
8No adjustable internal shelves / Formica high pressure laminate surface.
4No fixed shelves / Formica high pressure laminate surface.
For adj. shelf support use Hafele nickel -plated shelf supports /
Cat. No. 282.38.708 / 4No. per unit - pre-drill Ø5mm holes to case sides @ 125 crs.
ELEVATION 1:20
storage unit
bench
HPL on MDF
bins store
desk
HPL on MDF
drop box
R600
WORKROOM BENCH 1:20
Formica high pressure laminate work surface on MDF.
18mm MDF / 18mm MDF thickening to bench perimeter.
3No 304 L grade stainless steel support brackets.
WORKROOM DESK 1:20
Formica high pressure laminate work surface on MDF.
18mm MDF / 18mm MDF thickening to desk perimeter.
3No 304 L grade stainless steel support brackets.
600 x 600 extension to desk / Formica HPL on MDF / ss piano hinge in full length.
2No Ø14 / 500mm in length 304 L grade stainless steel rod- support to the desk extension.
5No per rod 304 L grade ss round brackets fixed to underside of desk @ 150 crs to create sliding track.
SECTION a 1:20
fixed shelf
adj. shelf
Hafele Flap Metallamat SM Hinge / matt nickel-plated / side panel mounting. Cat. No. 318.30.500
Hafele Furniture Fittings / Spring Bolt Rim Lock / matt nickel-plated. Cat. No. 231.15.698
Hafele Furniture Fittins / Striking plate for screw-mounting / nickel-plated. Cat.No. 239.40.703
secton
elevation
CUPBOARD LOCK DETAIL 1:5
ELEVATION 1:20
2No side mounted Hafele Precision Ball-Bearing Slide to bench sliding shelf.
Model Accuride 2009/34kg Keyboard / Pencil Drawer Slide. Cat. No. 422.14.611
shelf
slide shelf
slide
Formica HPL on 2 layers 18mm MDF substrate.
4No Hafele drawer runners. Full extension , Detachable Type. Cat. No. 422.25.409
690x690x170 full height return bin. Formica HPL on 18mm MDF substrate.
1No stainless steel springs to underside of return bin.
Formica HPL on 18mm MDF substrate to body and front.
SECTION c 1:20
Desensitiser 410w 340d 160h
Returns bin
bench
HPL on MDF
book return bin shelf
HPL on MDF
desk
HPL on MDF
post
50x25x5 MS UA. Finish paint system. Pre - drill Ø 10 holes for mounting of ABS roller conveyors.
Formica HPL on 18mm MDF substrate.
3No Rex Gravity ABS Conveyors. Cat. No. GRC 355
SECTION d 1:10
WORKROOM BENCH 1:20
Desensitiser supplied by others.
Formica high pressure laminate work surface / front / shelf on MDF substrate.
18mm MDF thickening to desk perimeter.
3No 304 L grade stainless steel support brackets to desk.
4No HAFELE sliding drawer system to return bin / fixed vertically.
1No stainless steel springs to underside of return bin.

Notes:

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Use dimensions only - do not scale ...

Drawings are to be read in conjunc... drawings and specifications pertain...

Any discrepancies are to be referre... for clarification.

A	Construction	
3	Tender	
0	Client review	
#	revision	

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163-173 Tuam St. Christchurch, Ne... Ph (03)371 1350 Fax ...

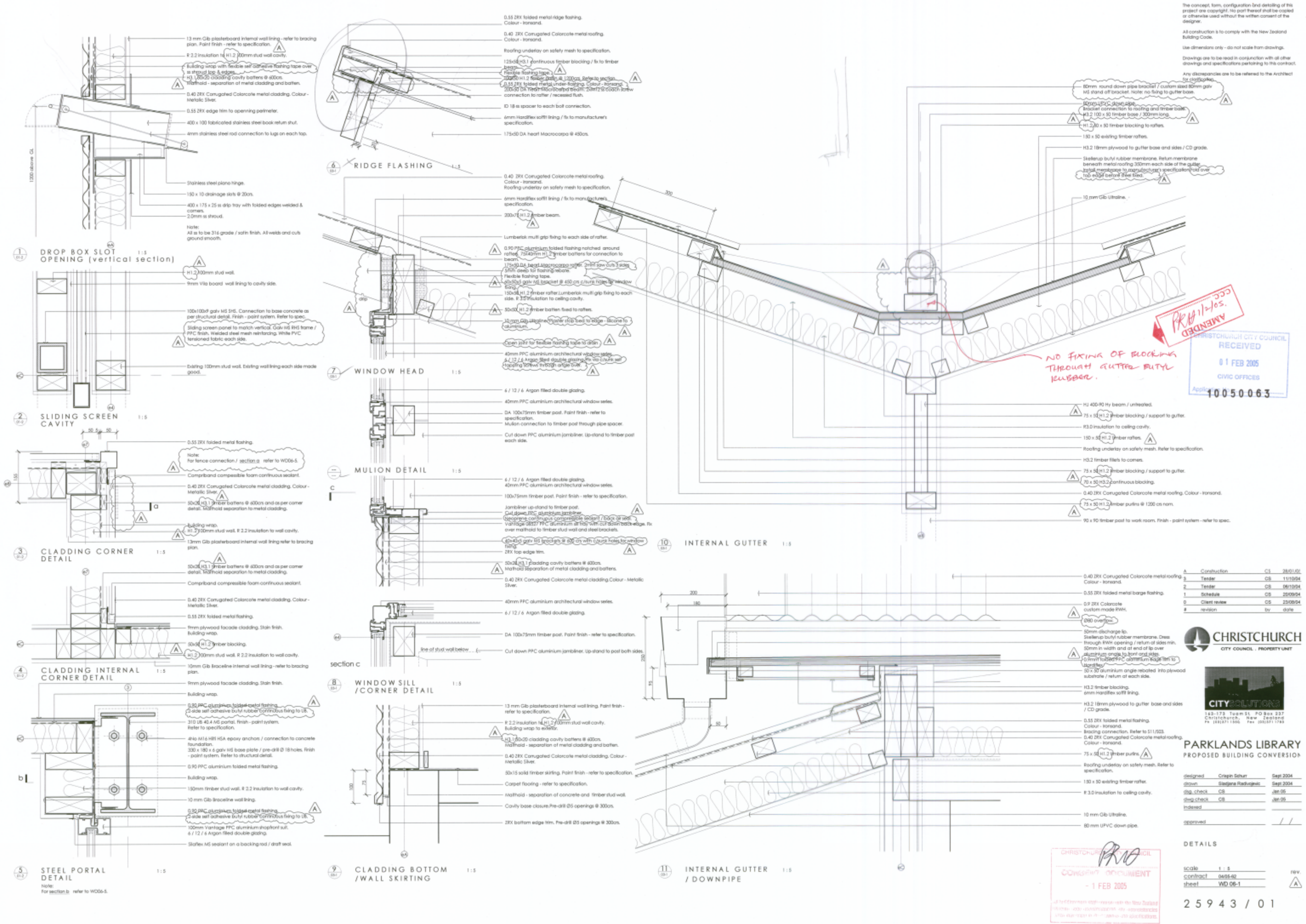
PARKLANDS ...
PROPOSED BUILDING ...

designed	Crispin Schurr
drawn	Sladjana Radivoj...
dsg. check	CS
dwg check	CS
indexed	
approved	

JOINERY

scale	1:20
contract	04/05-62
sheet	WD 05-5

25943 / ...



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#	revision	by	date
A	Construction	CS	28/01/05
3	Tender	CS	11/10/04
2	Tender	CS	06/10/04
1	Schedule	CS	20/09/04
0	Client review	CS	23/08/04

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designed	Crispin Schurr	Sept 2004
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dwg check	CS	Jan 05
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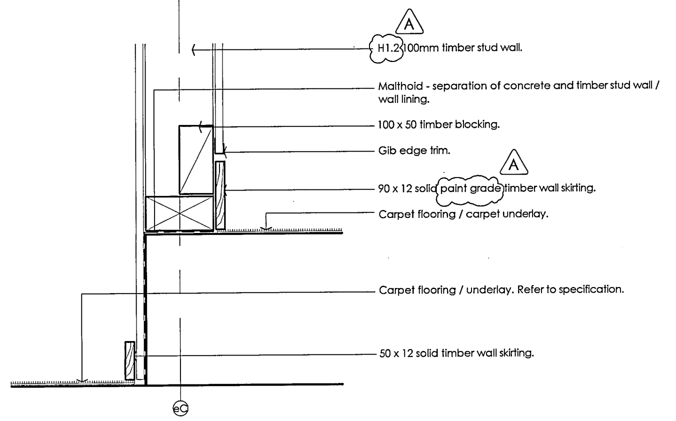
approved		/ /

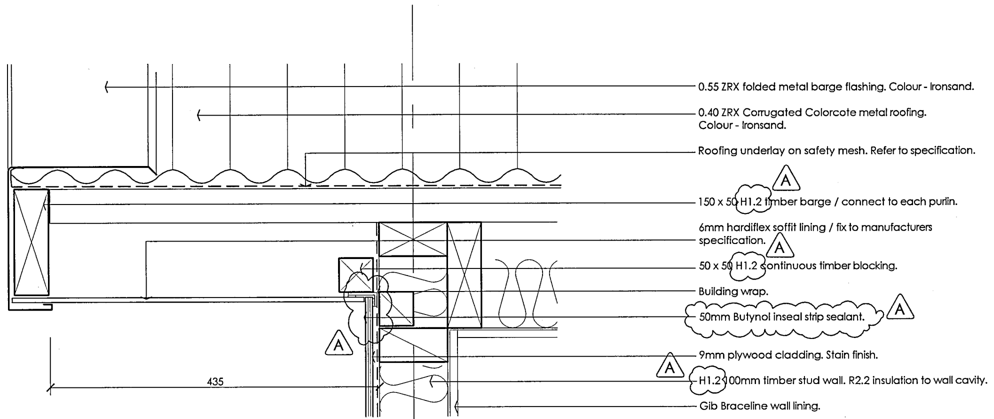
DETAILS

scale	1 : 5	rev.
contract	04/05-62	
sheet	WD 06-1	A

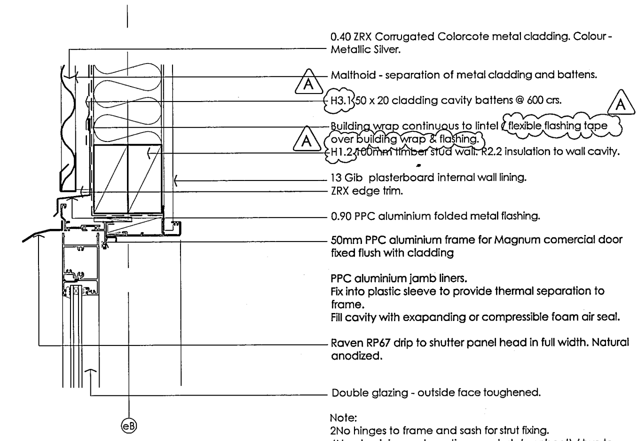
25943 / 01



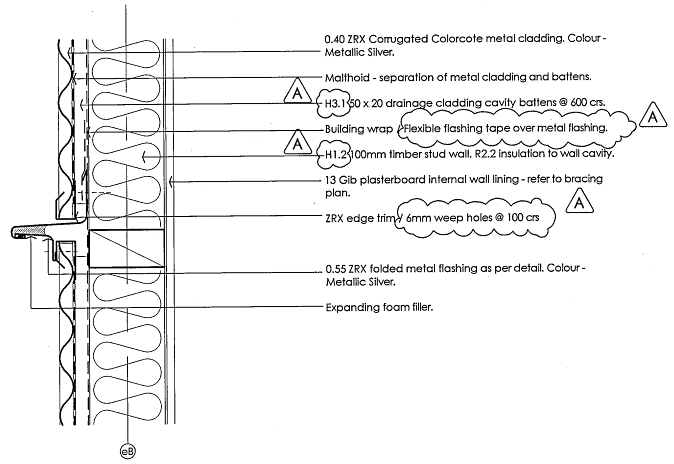
12 (03-1) WALL SKIRTING 1:5



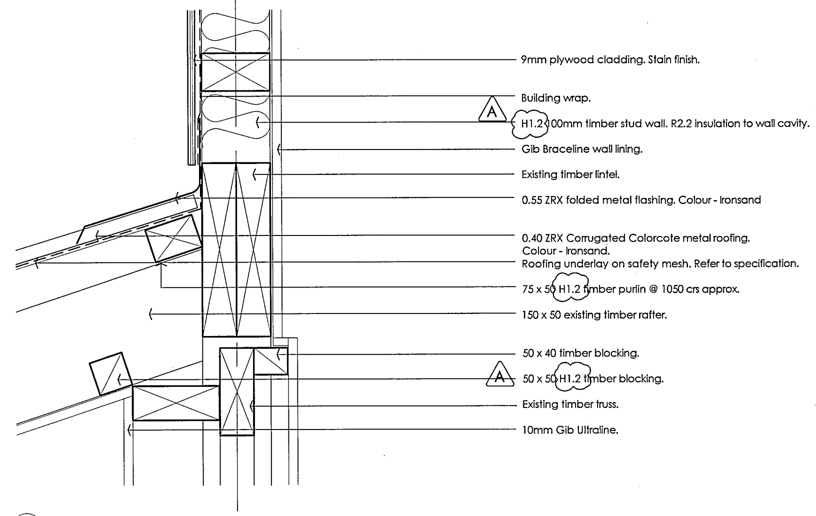
15 (03-1) BARGE FLASHING /SOFFIT LINING 1:5



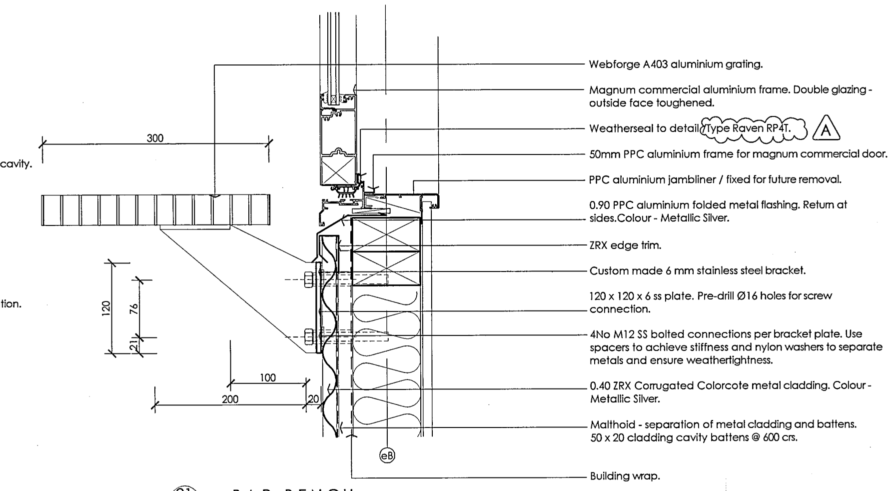
20 (03-2) BAR OPENING 1:5



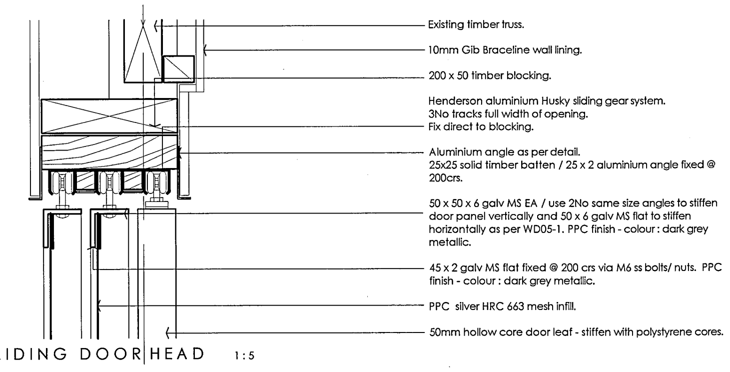
13 (03-1) FACADE WALL FLASHING 1:5



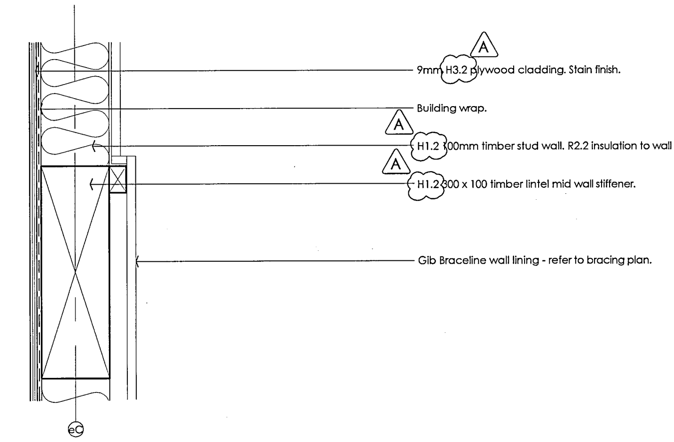
16 (03-1) ROOF FLASHING 1:5



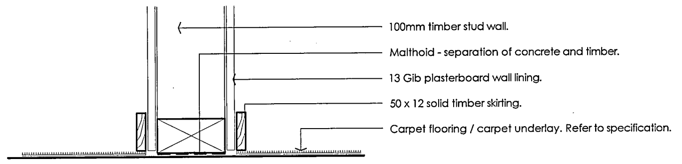
21 (03-2) BAR BENCH 1:5



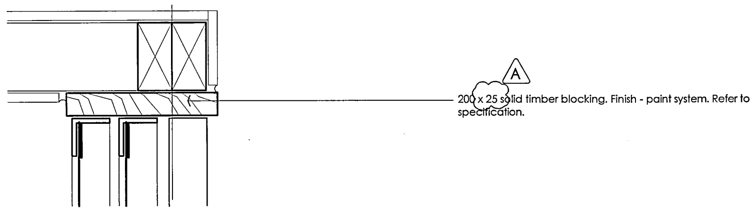
17 (03-1) SLIDING DOOR HEAD 1:5



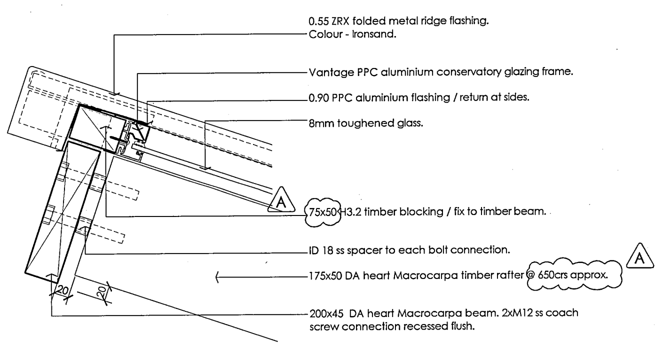
49 (03-2) WALL LINTEL 1:5



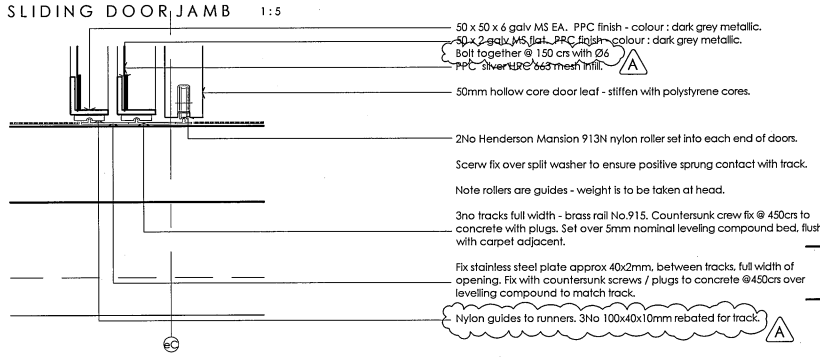
14 (03-1) INTERNAL WALL SKIRTING 1:5



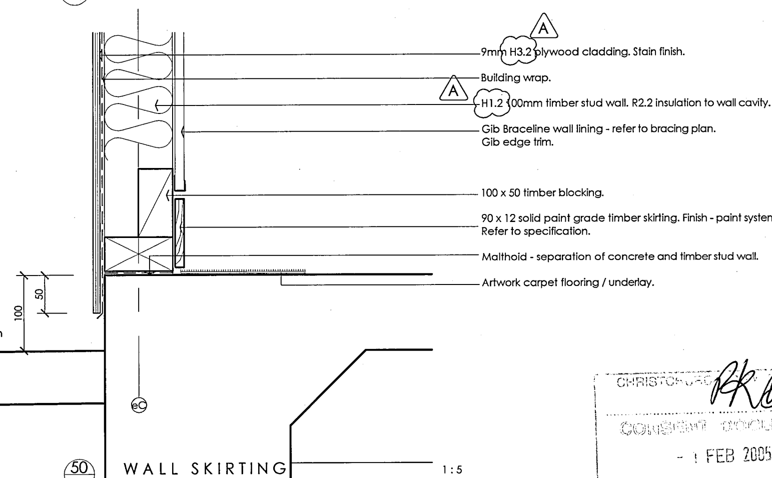
SLIDING DOOR JAMB 1:5



19 (03-2) TIMBER RIDGE 1:5



18 (03-1) SLIDING DOOR HEAD 1:5



50 (03-2) WALL SKIRTING 1:5

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A	Construction	CS	24/01/05
2	Tender	CS	08/10/04
1	Schedule	CS	20/09/04
0	Client review	CS	23/08/04
#	revision	by	date

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PROPOSED BUILDING CONVERSION

designed	Crispin Schurr	Sept 2004
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dsg. check	CS	Jan 05
dwg check	CS	Jan 05
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approved		/ /

DETAILS

scale	1 : 5
contract	04/05-62
sheet	WD 06-2

rev. A

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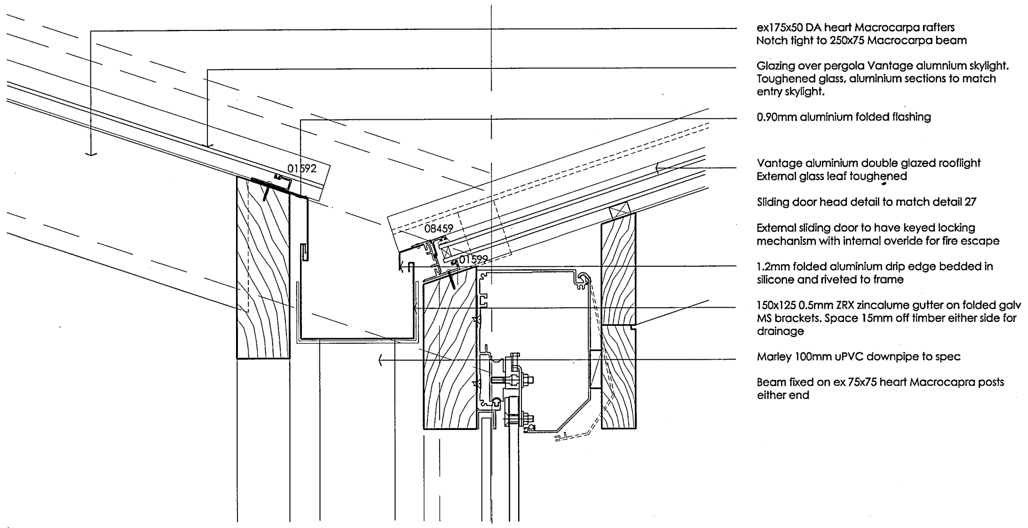
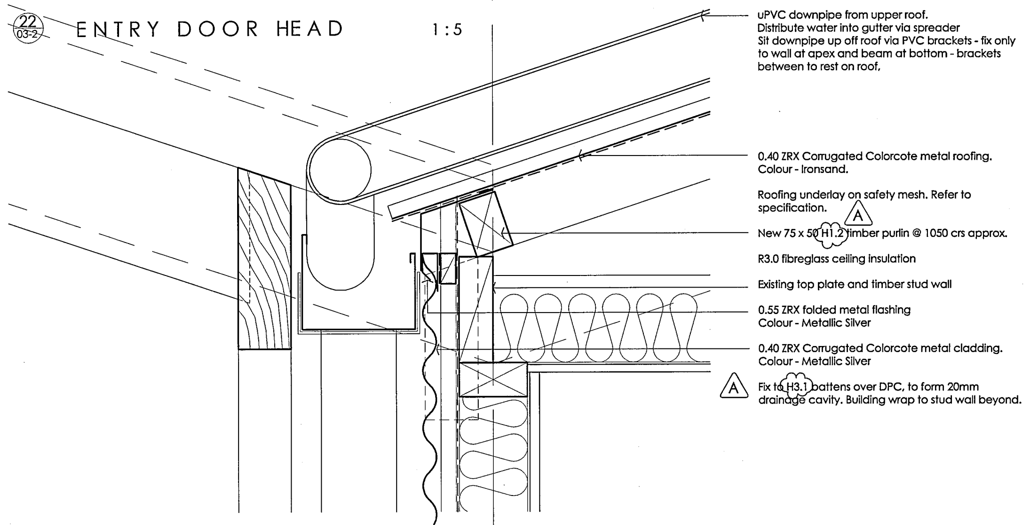
AutoCAD 2000



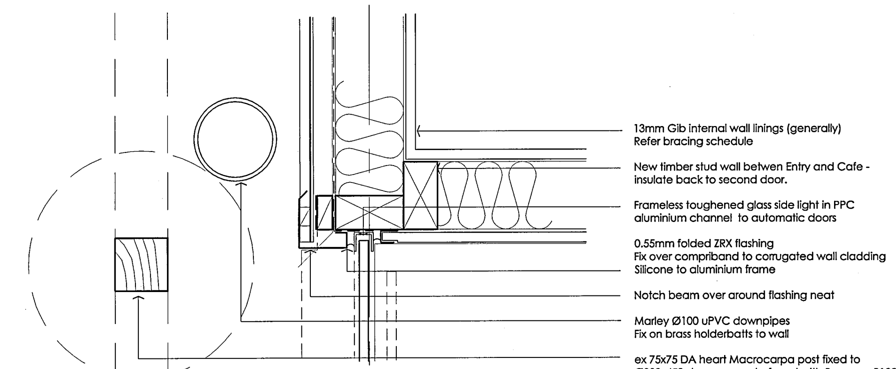
01592
08459
01599
ex175x50 DA heart Macrocarpa rafters
Notch tight to 250x75 Macrocarpa beam
Glazing over pergola Vantage aluminium skylight. Toughened glass, aluminium sections to match entry skylight.
0.90mm aluminium folded flashing
Vantage aluminium double glazed rooflight
External glass leaf toughened
Sliding door head detail to match detail 27
External sliding door to have keyed locking mechanism with internal overide for fire escape
1.2mm folded aluminium drip edge bedded in silicone and riveted to frame
150x125 0.5mm ZRX zincalume gutter on folded galv MS brackets. Space 15mm off timber either side for drainage
Marley 100mm uPVC downpipe to spec
Beam fixed on ex 75x75 heart Macrocapra posts either end

22 (03-2) ENTRY DOOR HEAD 1:5



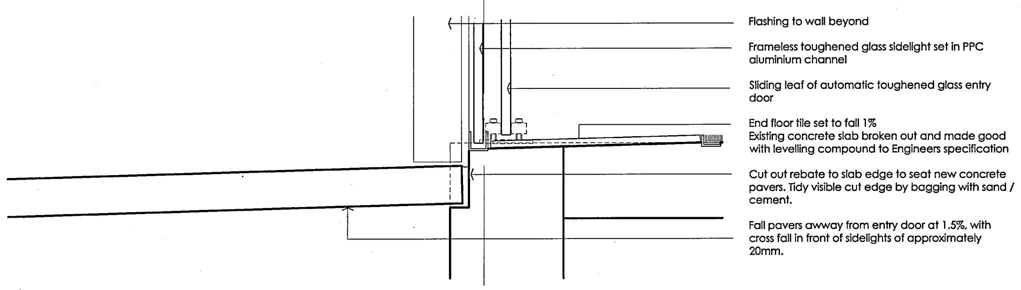
uPVC downpipe from upper roof.
Distribute water into gutter via spreader
Sit downpipe up off roof via PVC brackets - fix only to wall at apex and beam at bottom - brackets between to rest on roof.
0.40 ZRX Corrugated Colorcote metal roofing. Colour - Ironsand.
Roofing underlay on safety mesh. Refer to specification.
A
New 75 x 50 H1.2 timber purlin @ 1050 crs approx.
R3.0 fibreglass ceiling insulation
Existing top plate and timber stud wall
0.55 ZRX folded metal flashing
Colour - Metallic Silver
0.40 ZRX Corrugated Colorcote metal cladding.
Colour - Metallic Silver
A
Fix to H3.1 battens over DPC, to form 20mm drainage cavity. Building wrap to stud wall beyond.

23 (03-2) PERGOLA GUTTER 1:5



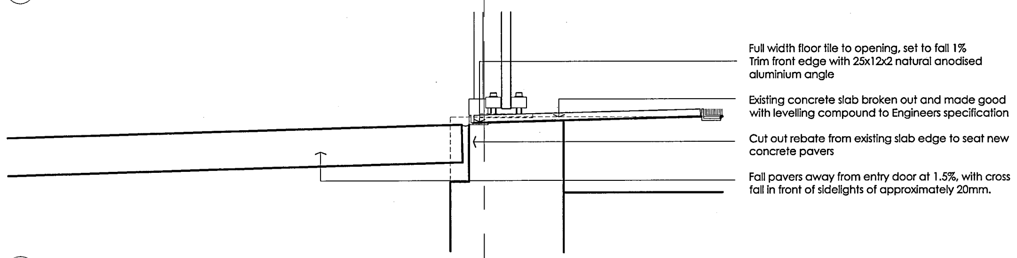
13mm Gib internal wall linings (generally)
Refer bracing schedule
New timber stud wall betwen Entry and Cafe - insulate back to second door.
Frameless toughened glass side light in PPC aluminium channel to automatic doors
0.55mm folded ZRX flashing
Fix over compriband to corrugated wall cladding
Silicone to aluminium frame
Notch beam over around flashing neat
Marley Ø100 uPVC downpipes
Fix on brass holderbatts to wall
ex 75x75 DA heart Macrocarpa post fixed to Ø300x450 deep concrete found with Bowmac B198 bracket (similar to detail 35)

24 (03-2) ENTRY DOOR JAMB 1:5



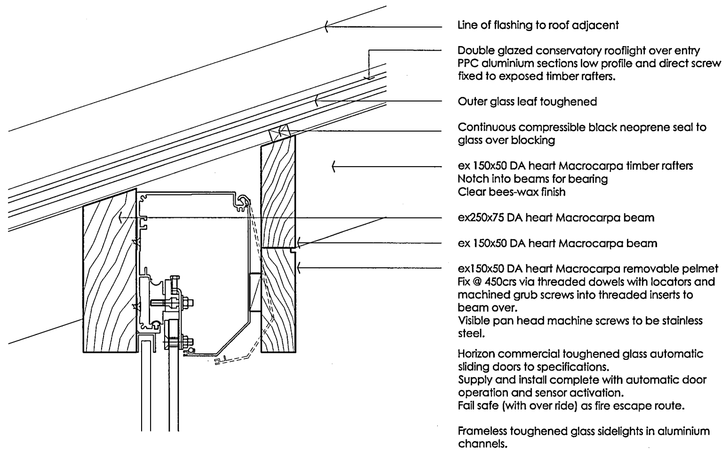
Flashing to wall beyond
Frameless toughened glass sidelight set in PPC aluminium channel
Sliding leaf of automatic toughened glass entry door
End floor tile set to fall 1%
Existing concrete slab broken out and made good with levelling compound to Engineers specification
Cut out rebate to slab edge to seat new concrete pavers. Tidy visible cut edge by bagging with sand / cement.
Fall pavers awway from entry door at 1.5%, with cross fall in front of sidelights of approximately 20mm.

25 (03-2) ENTRY SIDELIGHT SILL 1:5



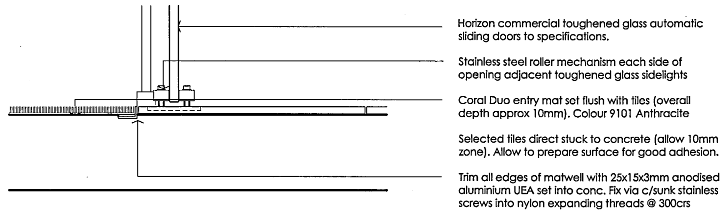
Full width floor tile to opening, set to fall 1%
Trim front edge with 25x12x2 natural anodised aluminium angle
Existing concrete slab broken out and made good with levelling compound to Engineers specification
Cut out rebate from existing slab edge to seat new concrete pavers
Fall pavers away from entry door at 1.5%, with cross fall in front of sidelights of approximately 20mm.

26 (03-2) ENTRY DOOR SILL 1:5



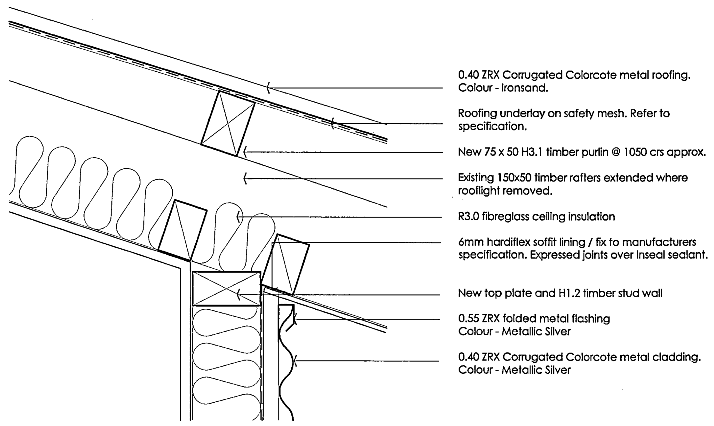
Line of flashing to roof adjacent
Double glazed conservatory rooflight over entry PPC aluminium sections low profile and direct screw fixed to exposed timber rafters.
Outer glass leaf toughened
Continuous compressible black neoprene seal to glass over blocking
ex 150x50 DA heart Macrocarpa timber rafters
Notch into beams for bearing
Clear bees-wax finish
ex250x75 DA heart Macrocarpa beam
ex 150x50 DA heart Macrocarpa beam
ex150x50 DA heart Macrocarpa removable pelmet
Fix @ 450crs via threaded dowels with locators and machined grub screws into threaded inserts to beam over.
Visible pan head machine screws to be stainless steel.
Horizon commercial toughened glass automatic sliding doors to specifications.
Supply and install complete with automatic door operation and sensor activation.
Fail safe (with over ride) as fire escape route.
Frameless toughened glass sidelights in aluminium channels.

27 (03-2) ROOF GLAZING AUTOMATIC DOOR HEAD 1:5



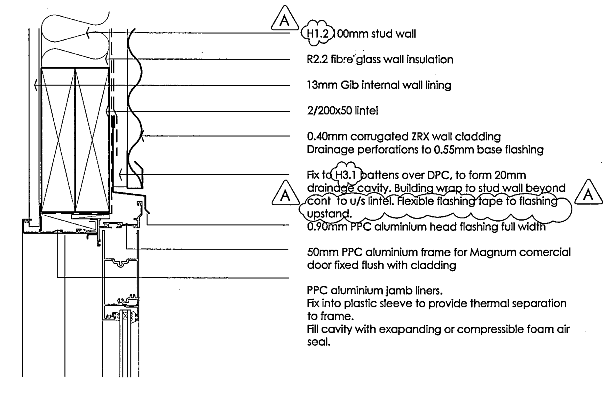
Horizon commercial toughened glass automatic sliding doors to specifications.
Stainless steel roller mechanism each side of opening adjacent toughened glass sidelights
Coral Duo entry mat set flush with tiles (overall depth approx 10mm). Colour 9101 Anthracite
Selected tiles direct stuck to concrete (allow 10mm zone). Allow to prepare surface for good adhesion.
Trim all edges of matwell with 25x15x3mm anodised aluminium UEA set into conc. Fix via c/sunk stainless screws into nylon expanding threads @ 300crs

28 (03-2) AUTOMATIC DOOR SILL 1:5



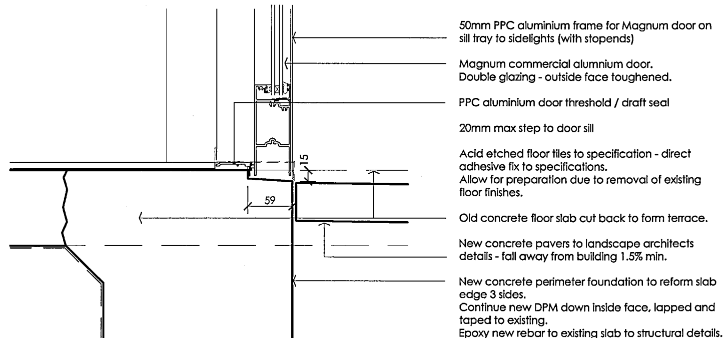
0.40 ZRX Corrugated Colorcote metal roofing.
Colour - Ironsand.
Roofing underlay on safety mesh. Refer to specification.
New 75 x 50 H3.1 timber purlin @ 1050 crs approx.
Existing 150x50 timber rafters extended where rooflight removed.
R3.0 fibreglass ceiling insulation
6mm hardiflex soffit lining / fix to manufacturers specification. Expressed joints over inseal sealant.
New top plate and H1.2 timber stud wall
0.55 ZRX folded metal flashing
Colour - Metallic Silver
0.40 ZRX Corrugated Colorcote metal cladding.
Colour - Metallic Silver

29 (03-2) WALL CONNECTION 1:5



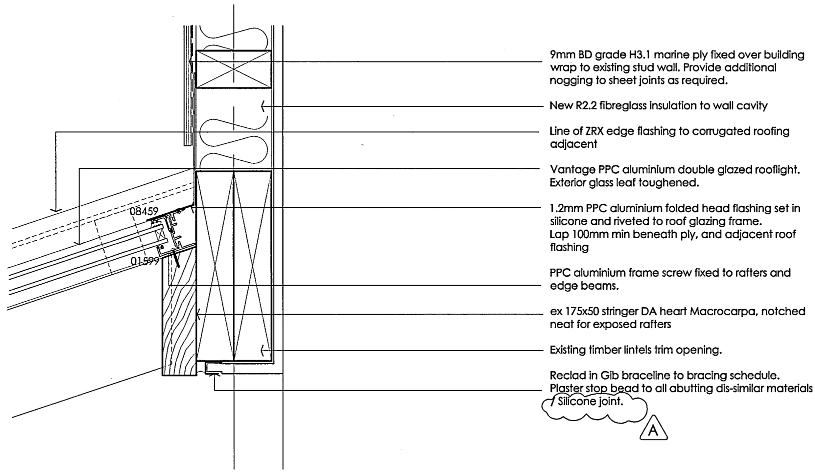
A
H1.2 100mm stud wall
R2.2 fibre'glass wall insulation
13mm Gib internal wall lining
2/200x50 lintel
0.40mm corrugated ZRX wall cladding
Drainage perforations to 0.55mm base flashing
A
Fix to H3.1 battens over DPC, to form 20mm drainage cavity. Building wrap to stud wall beyond on upstand. Flexible flashing tape to flashing upstand.
A
0.90mm PPC aluminium head flashing full width
50mm PPC aluminium frame for Magnum comercial door fixed flush with cladding
PPC aluminium jamb liners.
Fix into plastic sleeve to provide thermal separation to frame.
Fill cavity with expanding or compressible foam air seal.

30 (03-2) MAGNUM DOOR HEAD 1:5



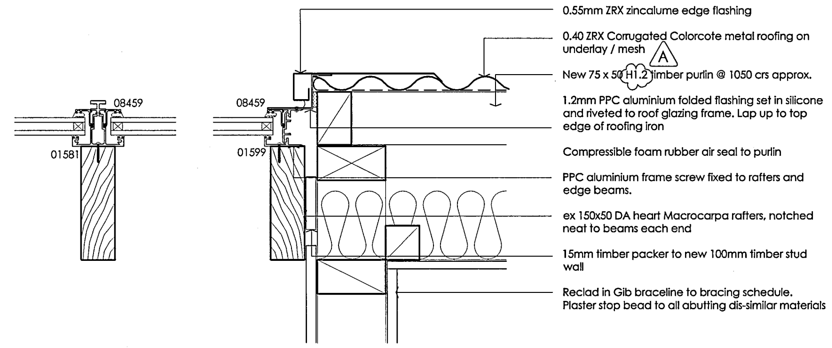
15
59
50mm PPC aluminium frame for Magnum door on sill tray to sidelights (with stopends)
Magnum commercial aluminium door.
Double glazing - outside face toughened.
PPC aluminium door threshold / draft seal
20mm max step to door sill
Acid etched floor tiles to specification - direct adhesive fix to specifications.
Allow for preparation due to removal of existing floor finishes.
Old concrete floor slab cut back to form terrace.
New concrete pavers to landscape architects details - fall away from building 1.5% min.
New concrete perimeter foundation to reform slab edge 3 sides.
Continue new DPM down inside face, lapped and taped to existing.
Epoxy new rebar to existing slab to structural details.

31 (03-2) MAGNUM DOOR SILL 1:5



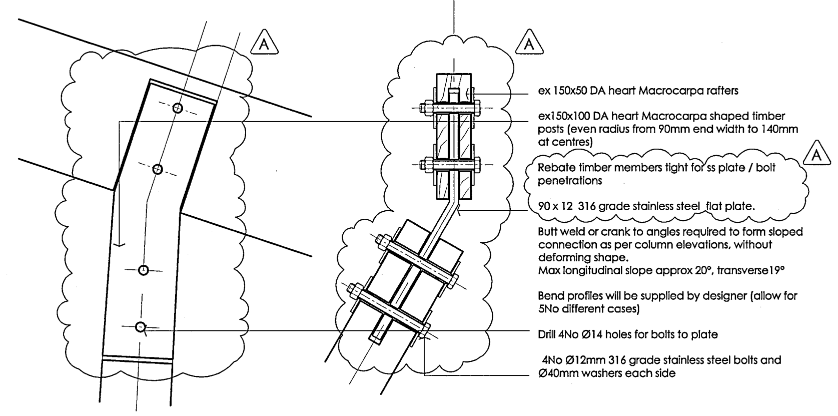
08459
01599
9mm BD grade H3.1 marine ply fixed over building wrap to existing stud wall. Provide additional nogging to sheet joints as required.
New R2.2 fibreglass insulation to wall cavity
Line of ZRX edge flashing to corrugated roofing adjacent
Vantage PPC aluminium double glazed rooflight.
Exterior glass leaf toughened.
1.2mm PPC aluminium folded head flashing set in silicone and riveted to roof glazing frame.
Lap 100mm beneath ply, and adjacent roof flashing
PPC aluminium frame screw fixed to rafters and edge beams.
ex 175x50 stringer DA heart Macrocarpa, notched neat for exposed rafters
Existing timber lintels trim opening.
Reclad in Gib braceline to bracing schedule.
Plaster stop bead to all abutting dis-similar materials / Silicone joint.
A

32 (03-2) ROOF GLAZING HEAD 1:5



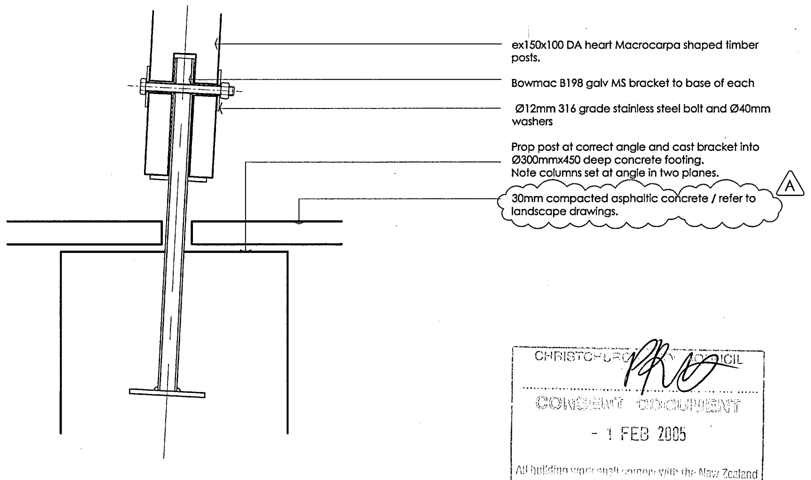
08459
01581
08459
01599
0.55mm ZRX zincalume edge flashing
0.40 ZRX Corrugated Colorcote metal roofing on underlay / mesh
A
New 75 x 50 H1.2 timber purlin @ 1050 crs approx.
1.2mm PPC aluminium folded flashing set in silicone and riveted to roof glazing frame. Lap up to top edge of roofing iron
Compressible foam rubber air seal to purlin
PPC aluminium frame screw fixed to rafters and edge beams.
ex 150x50 DA heart Macrocarpa rafters, notched neat to beams each end
15mm timber packer to new 100mm timber stud wall
Reclad in Gib braceline to bracing schedule.
Plaster stop bead to all abutting dis-similar materials

33 (03-2) ROOF GLAZING RAFTER / EDGE THRESHOLD 1:5



A
A
A
ex 150x50 DA heart Macrocarpa rafters
ex150x100 DA heart Macrocarpa shaped timber posts (even radius from 90mm end width to 140mm at centres)
Rebate timber members tight for ss plate / bolt penetrations
90 x 12 316 grade stainless steel flat plate.
Butt weld or crank to angles required to form sloped connection as per column elevations, without deforming shape.
Max longitudinal slope approx 20°, transverse19°
Bend profiles will be supplied by designer (allow for 5No different cases)
Drill 4No Ø14 holes for bolts to plate
4No Ø12mm 316 grade stainless steel bolts and Ø40mm washers each side

34 (03-2) COLUMN / RAFTER CONNECTION 1:5



ex150x100 DA heart Macrocarpa shaped timber posts.
Bowmac B198 galv MS bracket to base of each
Ø12mm 316 grade stainless steel bolt and Ø40mm washers
Prop post at correct angle and cast bracket into Ø300mmx450 deep concrete footing.
Note columns set at angle in two planes.
30mm compacted asphaltic concrete / refer to landscape drawings.
A

35 (03-2) COLUMN / FOOTING CONNECTION 1:5

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#	revision	by	date
A	Construction	CS	24/01/05
2	Tender	CS	06/10/04
1	Schedule	CS	20/09/04

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PROPOSED BUILDING CONVERSION

designed	Crispin Schurr	Sept 2004
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dsg. check	CS	Jan 05
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indexed		
approved		/ /

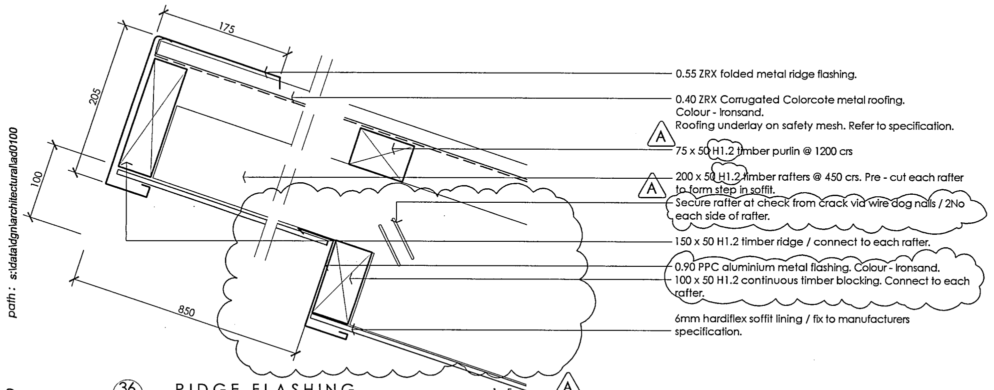
DETAILS
SHEET 3

scale	1 : 5
contract	04/05-62
sheet	WD 06-3

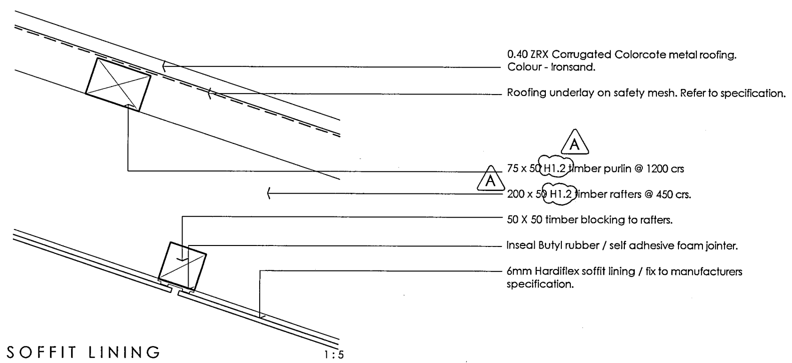
rev. A

25943 / 01

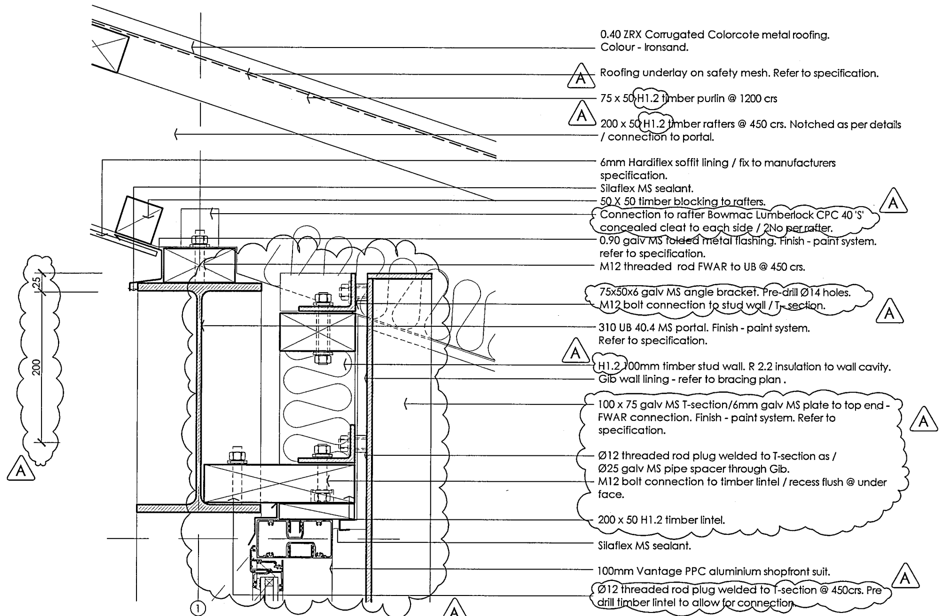
300 200 150 100 50 30 10 0 mm
Original size



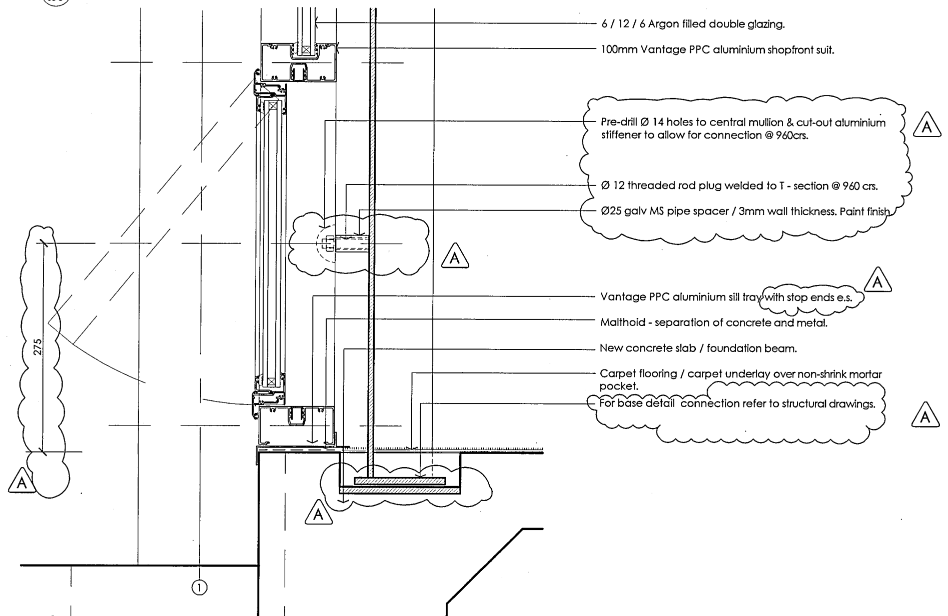
36 RIDGE FLASHING 1:5



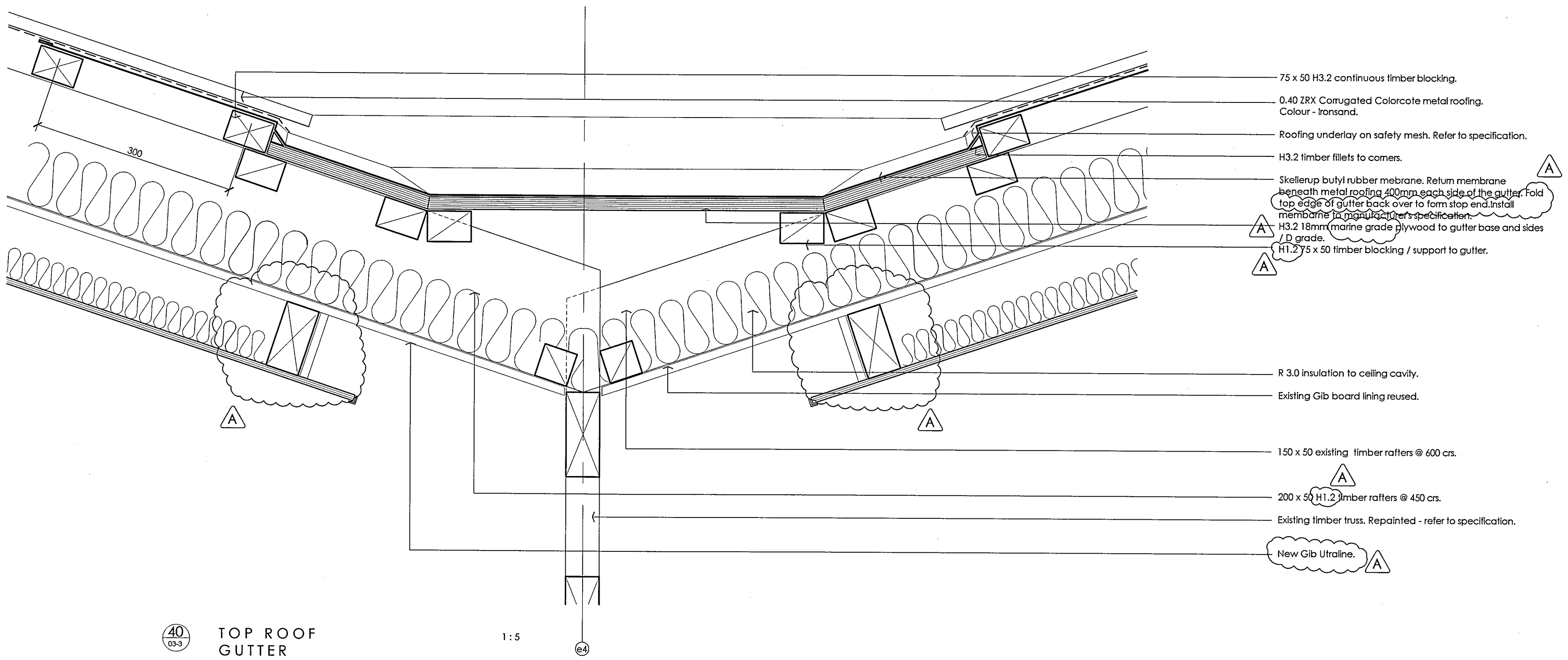
37 SOFFIT LINING JOINT DETAIL 1:5



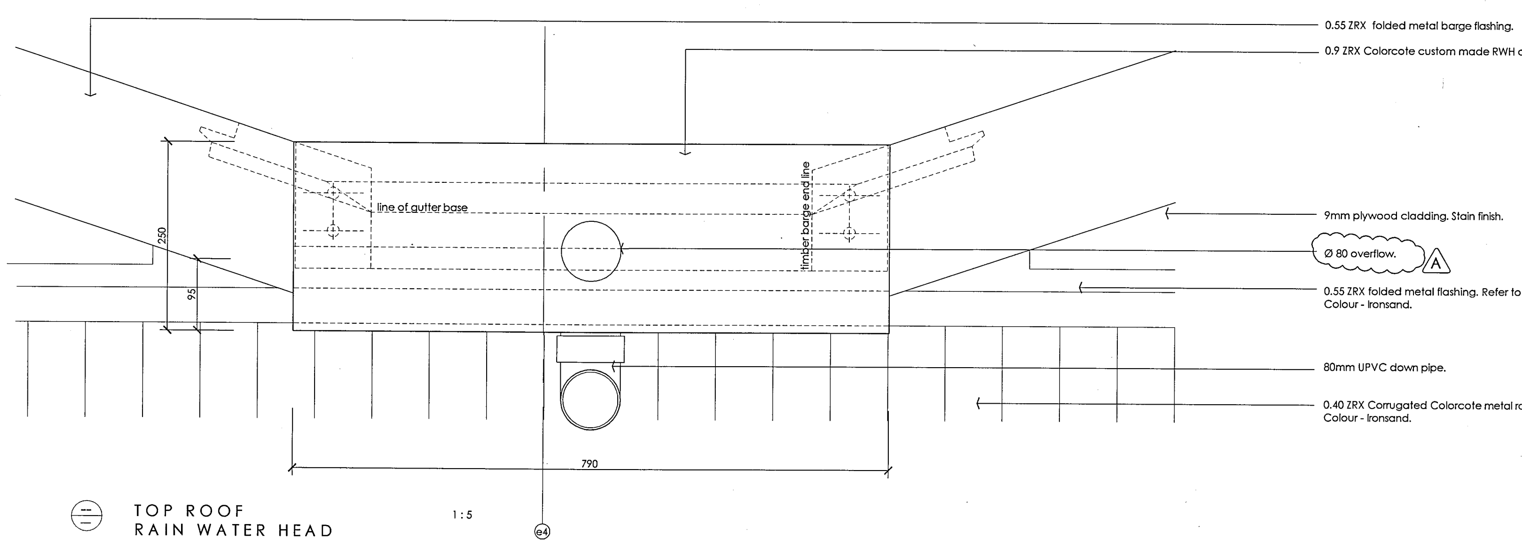
38 GLAZING HEAD 1:5



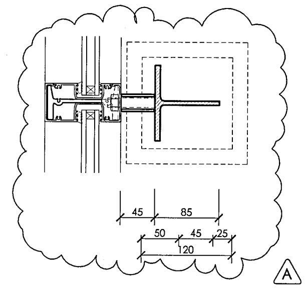
39 GLAZING SILL / BOTTOM WINDOW 1:5



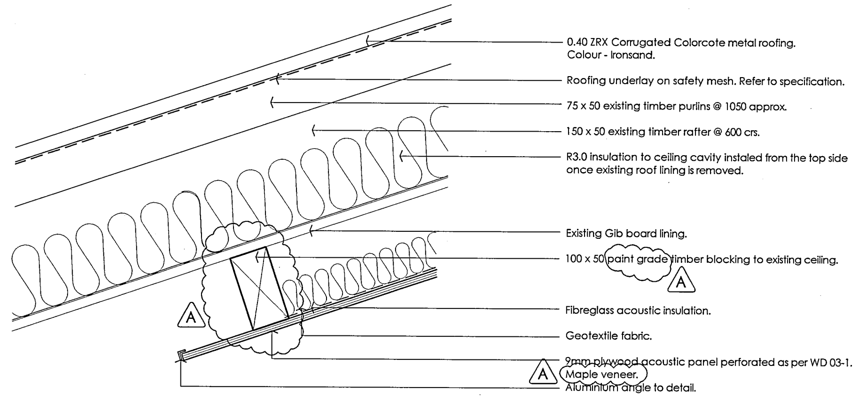
40 TOP ROOF GUTTER 1:5



TOP ROOF RAIN WATER HEAD 1:5



HORIZONTAL SECTION 1:5
Refer to detail 38 & 39 / WD 06-4



41 ACOUSTIC PANEL 1:5

Notes:

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#	revision	by	date
A	Construction	CS	28/01/05
2	Tender	CS	06/10/04
1	Schedule	CS	20/09/04
0	Clent review	CS	23/08/04

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PROPOSED BUILDING CONVERSION

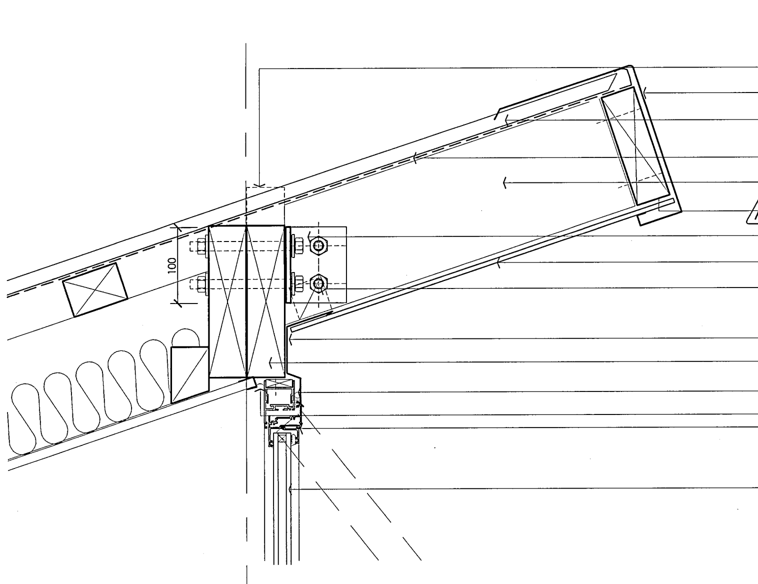
designed	Crispin Schurr	Sept 2004
drawn	Sladjana Radivojevic	Sept 2004
dsg. check	CS	Jan 05
dwg check	CS	Jan 05
indexed		
approved		/ /

DETAILS

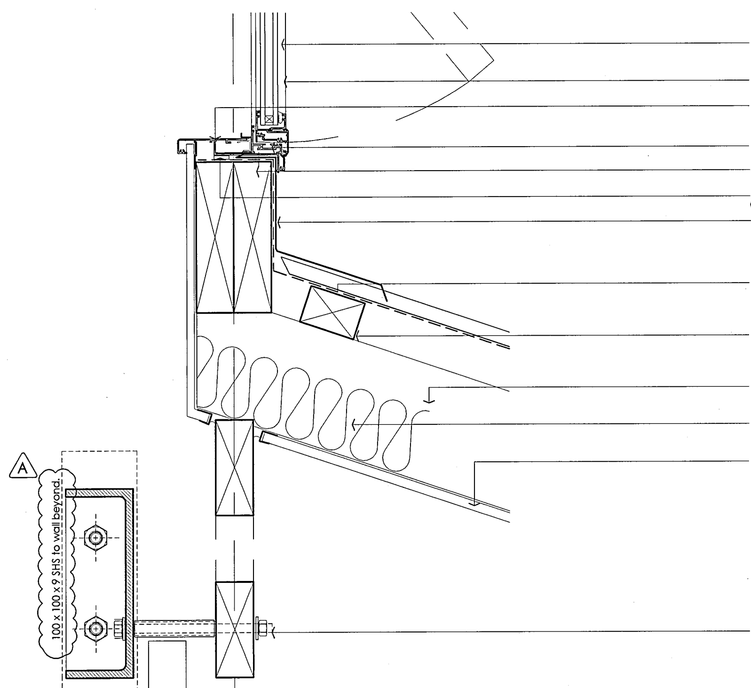
scale	1 : 5
contract	04/05-62
sheet	WD 06-4

rev. A

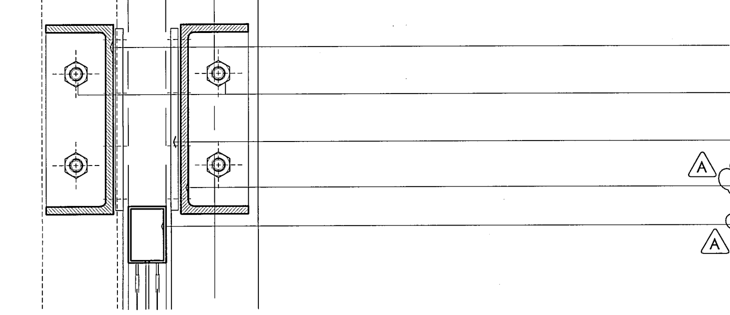
25943 / 01



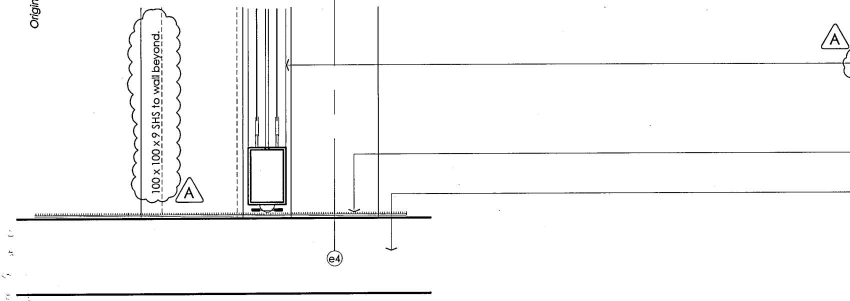
42 (03-3) RIDGE / SOFFIT WINDOW HEAD DETAIL 1:5



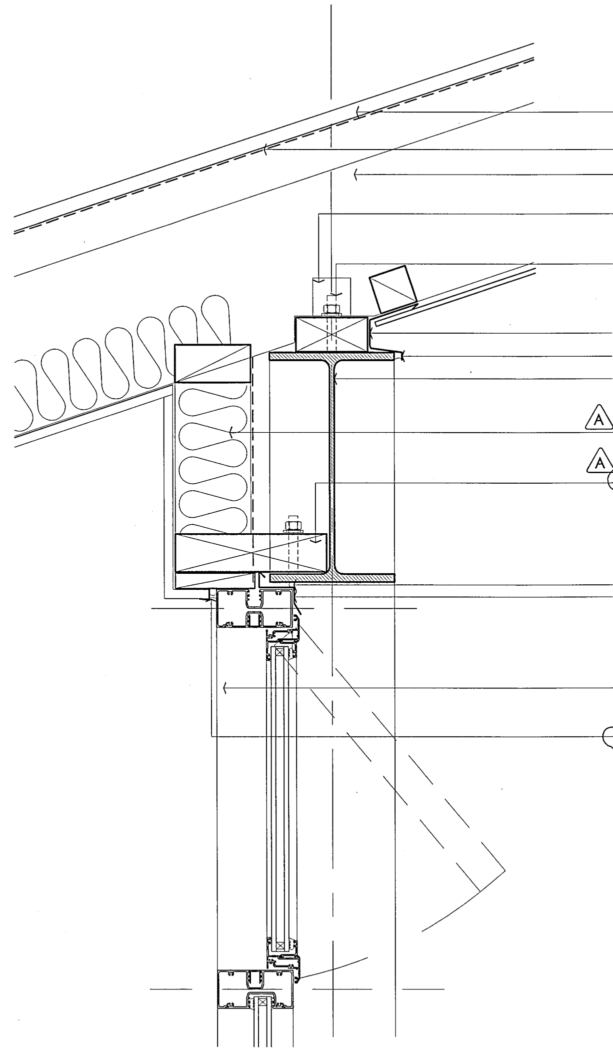
43 (03-3) ROOF FLASHING WINDOW SILL DETAIL 1:5



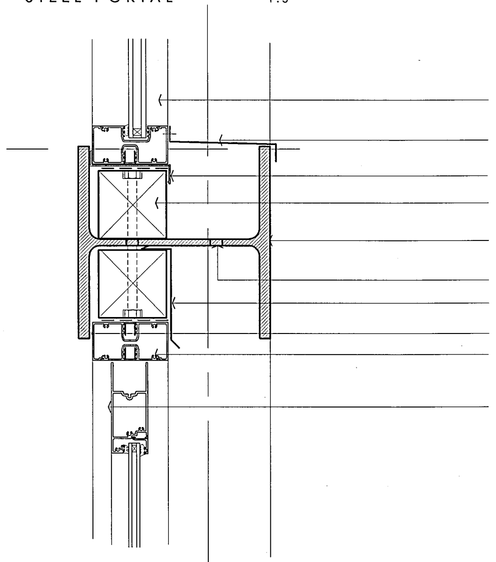
44 (03-3) MOVABLE PANEL SUPPORT GUIDE 1:5



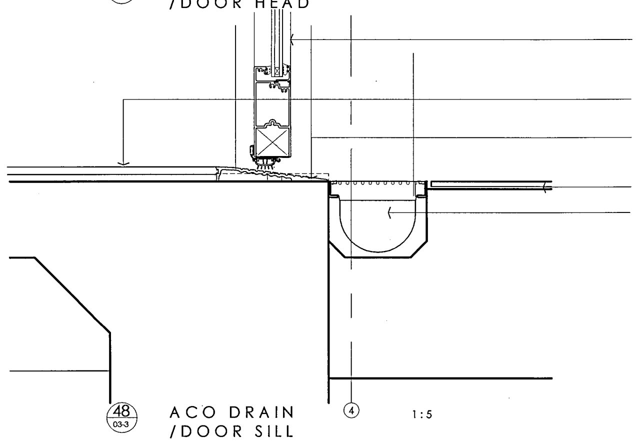
45 (03-3) MOVABLE PANEL BASE DETAIL 1:5



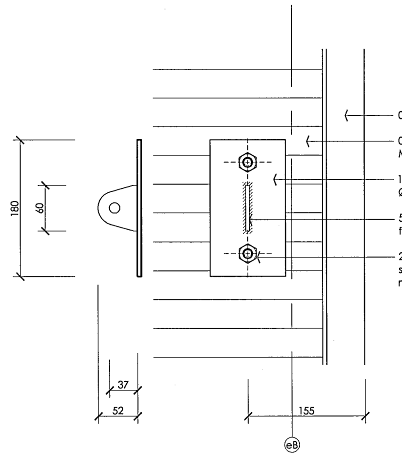
46 (03-3) STEEL PORTAL 1:5



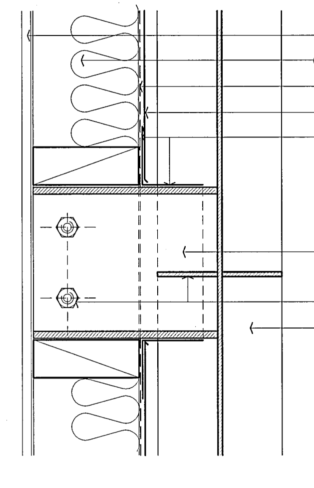
47 (03-3) STEEL BRACING /DOOR HEAD 1:5



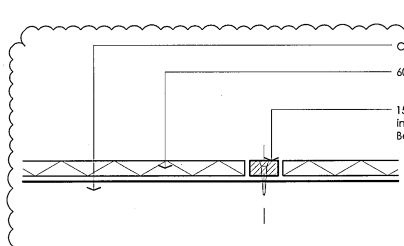
48 (03-3) ACO DRAIN /DOOR SILL 1:5



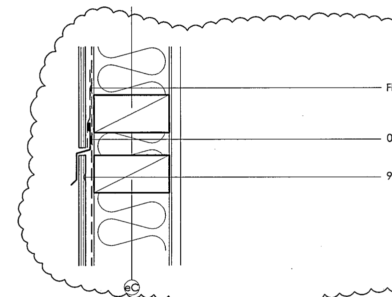
SECTION a 1:5
Refer to detail 3 / WD06-1



SECTION b 1:5
Refer to detail 5 / WD06-1



FLOOR TRIM DETAIL 1:2
Refer to WD01-2



51 (03-2) PLYWOOD CLADDING HORIZONTAL JOINT 1:5

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#	revision	by	date
A	Construction	CS	26/01/05
3	Tender	CS	11/10/04
2	Tender	CS	08/10/04
1	Schedule	CS	20/09/04
0	Client review	CS	23/08/04

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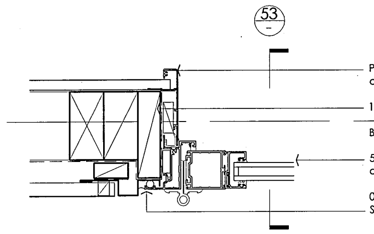
designed	Crispin Schurr	Sept 2004
drawn	Sladjana Radivojevic	Sept 2004
dsg. check	CS	Jan 05
dwg check	CS	Jan 05
indexed		
approved		/ /

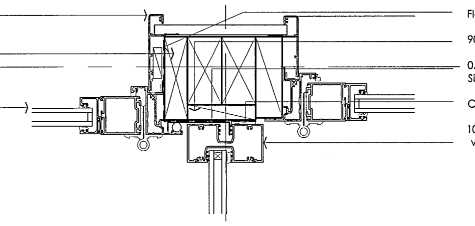
DETAILS

scale 1 : 5
contract 04/05-62
sheet WD 06-5
rev. A

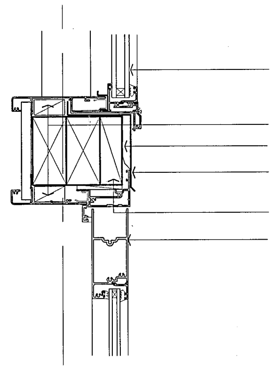
25943 / 01



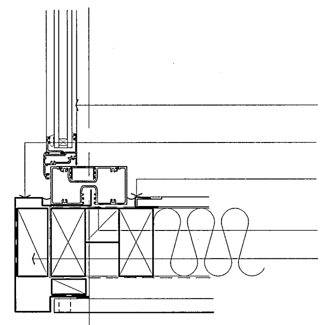
52 (01-2) MAGNUM DOOR JAMB 1:5
TYPICAL



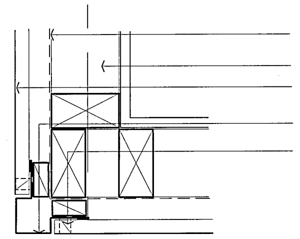
56 (01-2) MAGNUM DOORS / SHOPFRONT 1:5
JUNCTION



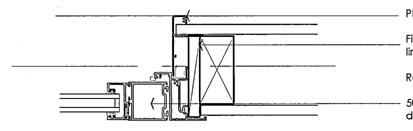
53 (–) MAGNUM DOOR HEAD 1:5
WINDOW SILL



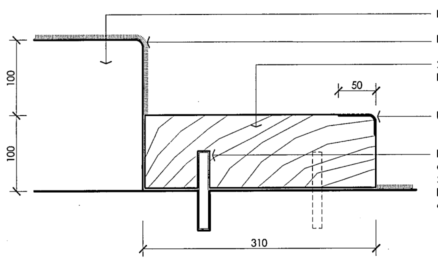
57 (01-2) SHOPFRONT SUITE / WING WALL 1:5
FLASHING



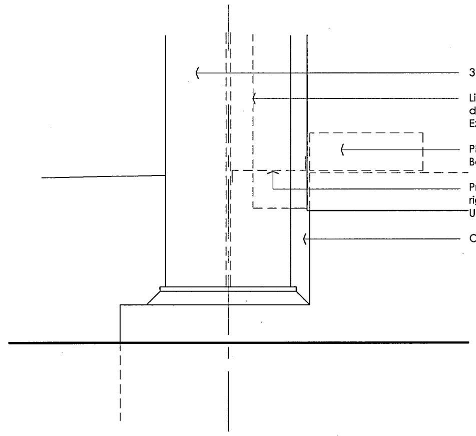
54 (01-2) CORRUGATED CLADDING 1:5
TYPICAL EXTERNAL CORNER



58 (01-2) MAGNUM DOOR 1:5
INTERNAL JAMB



55 (01-2) TIMBER STEP 1:5



59 (02-1) PORTAL ELEVATION 1:5
FLASHING DETAIL

A

Notes:

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#	revision	by	date
			11/10/04
A	Construction issue	CS	21/01/05

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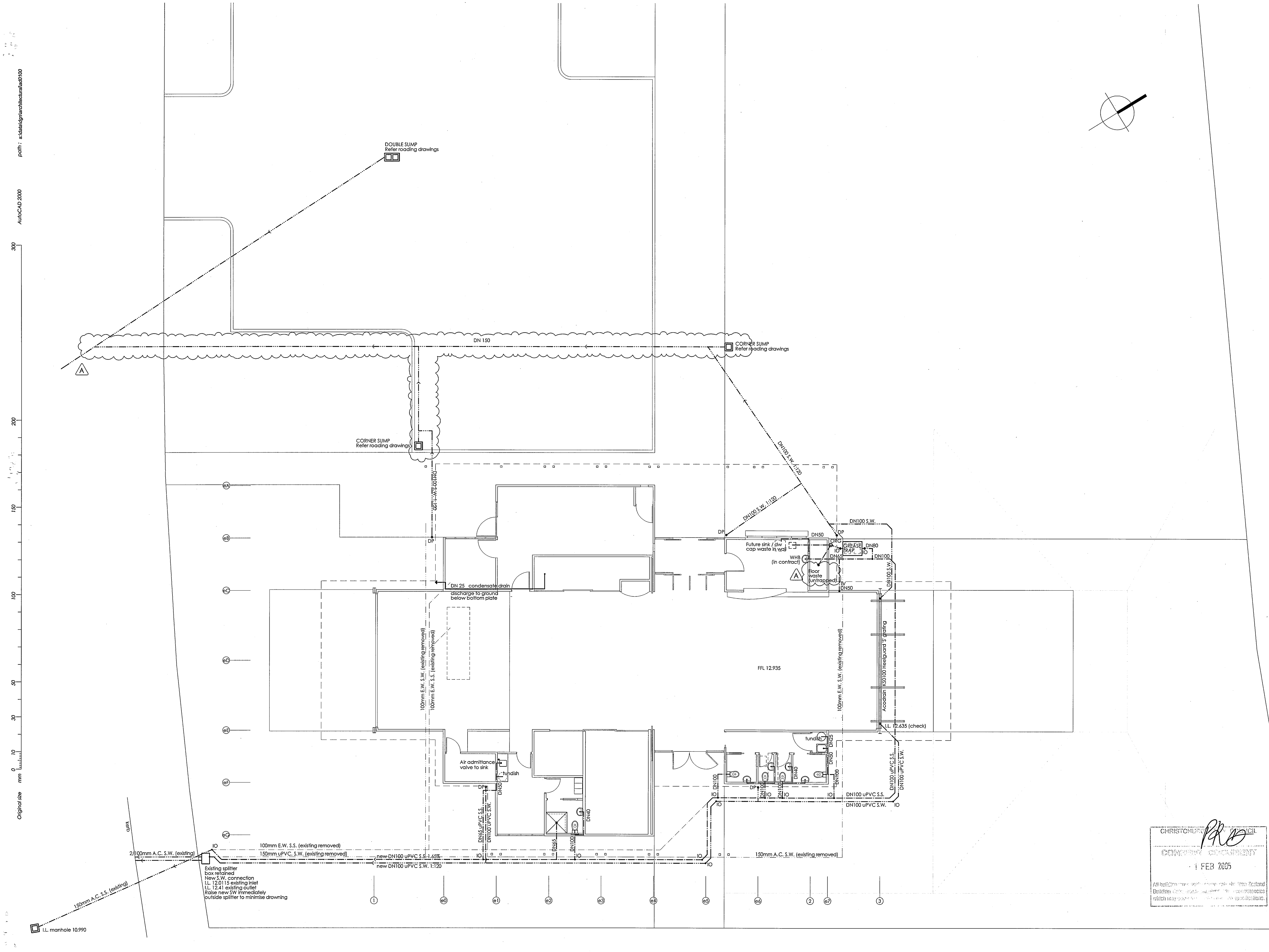
PROPOSED BUILDING CONVERSION

designed	Crispin Schurr	Sept 2004
drawn	Crispin Schurr	Jan 05
dsg. check	CS	Jan 05
dwg check	CS	Jan 05
indexed		
approved		/ /

DETAILS

scale 1 : 5
contract 04/05-62
sheet WD 06-6
rev. A

25943 / 01



PLUMBING & DRAINAGE

1:100

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KEY

Ella wall hung WC
Ella WC suite
Lyra wall hung WHB
refer section A sheet 10
grid A

SEWER
WATER (cold mains)
STORMWATER
ORION
TELECOM
GAS (TELECOM)
WATER (HOT)
CONDENSATE

FINAL CONNECTION SIZES

- Ø15 Shower
- Ø15 WC
- Ø15 WHB (HW & CW)
- Ø15 Espresso Machine
- Ø15 Hose pipe
- Ø20 Dishwasher
- Ø20 Sink
- Ø20 Cleaners Tub
- Ø20 Urinal (no cistern)
- Ø20 HWC
- Ø20 Hose pipe

Note:

Condensate drains to discharge to plant boxes at GF level / in copper.

CHRISTCHURCH CITY COUNCIL RECEIVED 27 JAN 2005 CIVIC OFFICES Application 10050063

#	revision	by	date
A	Construction	CS	24/01/05
2	Tender	CS	06/10/04
2	Schedule	CS	20/09/04
0	Client review	CS	23/08/04

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PROPOSED BUILDING CONVERSION

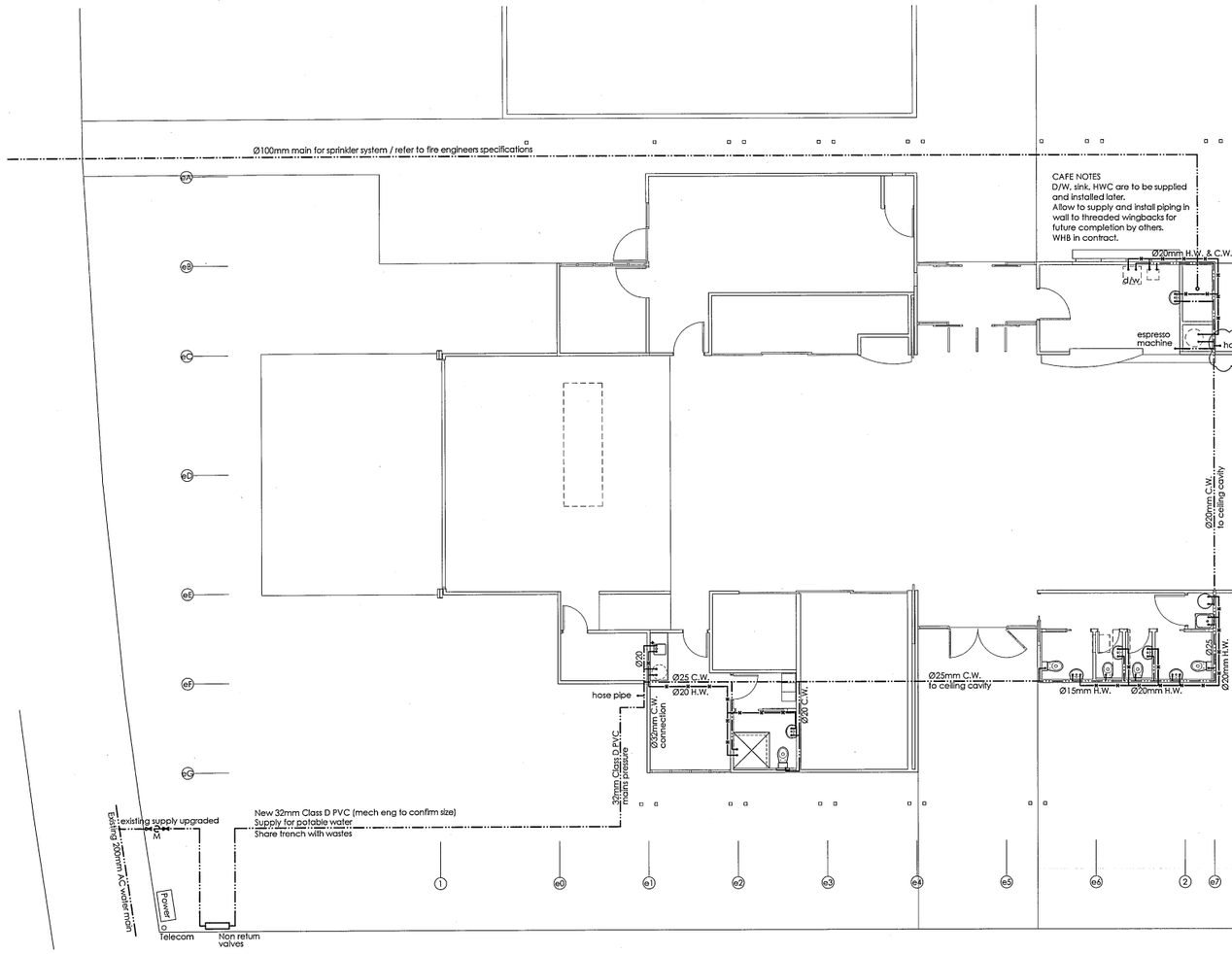
designed	Crispin Schurr	Aug 2004
drawn	Crispin Schurr	Aug 2004
dsg. check	CS	Jan 05
dwg check	CS	Jan 05
indexed		
approved		/ /

CHRISTCHURCH CITY COUNCIL CONSENT DOCUMENT 1 FEB 2005

PLUMBING & DRAINAGE PLAN

scale	1:100	rev.
contract	04/05-62	
sheet	WD 07-1	A

25943 / 01



WATER SUPPLY
1:100

Notes:

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KEY

- Elia wall hung WC
- Elia WC suite
- Lyra wall hung WHB
- refer section A sheet 10
- grid A

SEWER	
WATER (cold mains)	
STORMWATER	
ORION	
TELECOM	
GAS (TELECOM)	
WATER (HOT)	
CONDENSATE	

FINAL CONNECTION SIZES

Ø15 Shower
Ø15 WC
Ø15 WHB (HW & CW)
Ø15 Espresso Machine
Ø15 Hose pipe
Ø20 Dishwasher
Ø20 Sink
Ø20 Cleaners Tub
Ø20 Urinal (no cistern)
Ø20 HWC
Ø20 Hose pipe

Note:

Condensate drains to discharge to plant boxes at GF level / in copper.

A	Construction	CS	21/01/05
3	Tender	CS	11/10/04
2	Tender	CS	06/10/04
1	Schedule	CS	20/09/04
0	Client review	CS	23/08/04
#	revision	by	date

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PROPOSED BUILDING CONVERSION

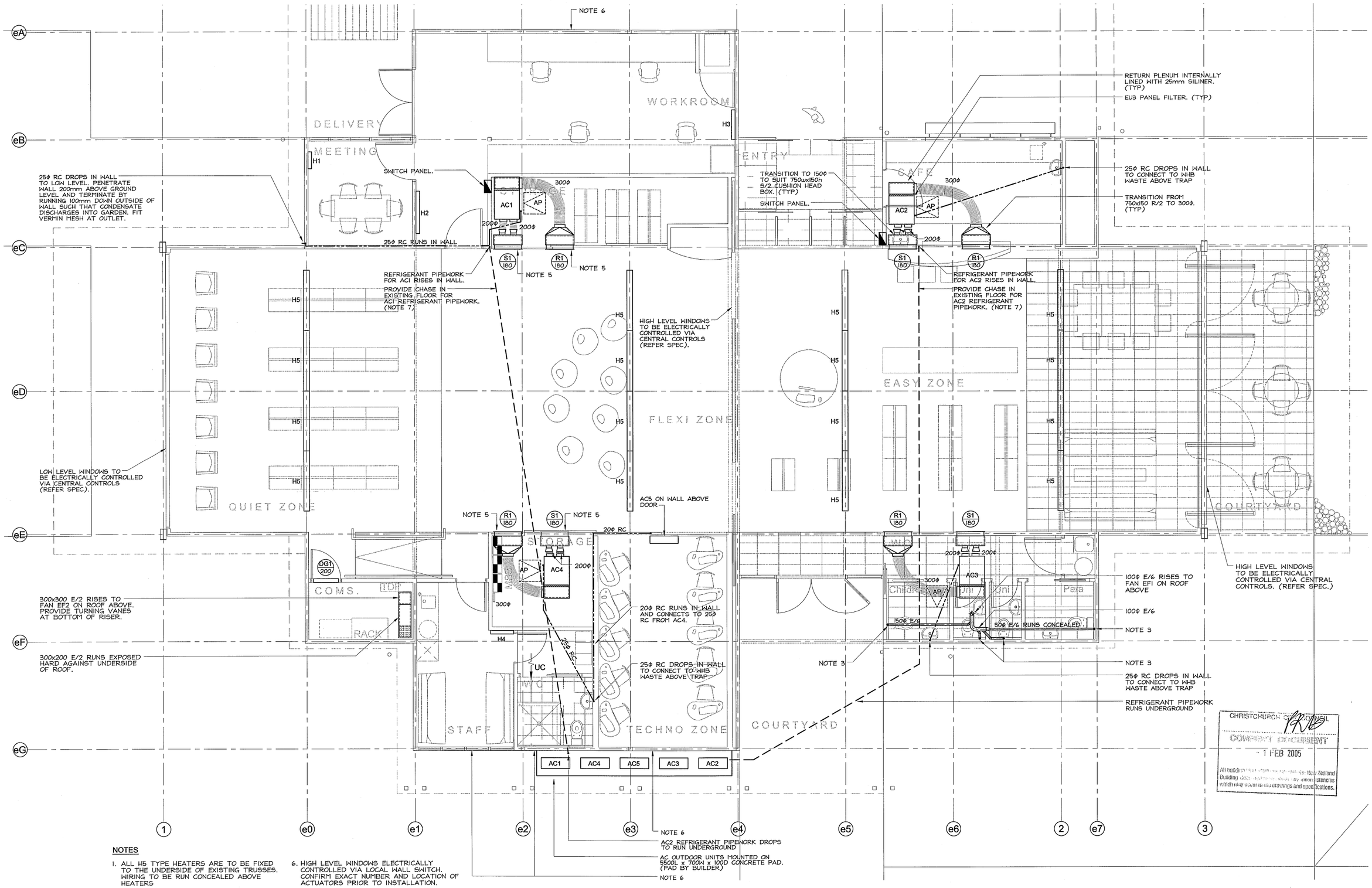
designed	Crispin Schurr	Aug 2004
drawn	Crispin Schurr	Aug 2004
dsg. check	CS	Jan 05
dwg check	CS	Jan 05
indexed		
approved		/ /

WATER SUPPLY
PLAN

scale	1:100
contract	04/05-62
sheet	WD 07-2

rev. A

25943 / 01



CHRISTCHURCH CITY COUNCIL
CONSENT ENDORSEMENT
1 FEB 2005
All building work shall comply with the New Zealand Building Code. Any non-conformances which may occur to the drawings and specifications.

NOTES

1. ALL H5 TYPE HEATERS ARE TO BE FIXED TO THE UNDERSIDE OF EXISTING TRUSSES. WIRING TO BE RUN CONCEALED ABOVE HEATERS
2. ACCESS PANELS ARE TO BE 600x600 HINGED PANELS.
3. 40ø PVC RISES IN WALL FROM TOILET FLUSH PIPE. TRANSITION TO 50ø IN CEILING.
4. TOILET EXTRACT SYSTEM IS A PROPRIETARY ODOUR-VAC SYSTEM. REFER TO SPEC.
5. CO-ORDINATE DIFFUSER MOUNTING HEIGHT TO AVOID EXISTING STRUCTURAL MEMBERS.
6. HIGH LEVEL WINDOWS ELECTRICALLY CONTROLLED VIA LOCAL WALL SWITCH. CONFIRM EXACT NUMBER AND LOCATION OF ACTUATORS PRIOR TO INSTALLATION.
7. PIPEWORK IS TO RUN ABOVE REINFORCING MESH IN SLAB, ADVISE STRUCTURAL ENGINEER IMMEDIATELY IF THIS REQUIREMENT CANNOT BE MET.

ISSUE	DATE	AMENDMENT	CHECKED
A	07/10/04	TENDER ISSUE	

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consulting engineers
heating + ventilation
mechanical
structural
electrical
acoustic
civil
fire
Unit 3, Amuri Park
Cnr Bealey Ave & Churchill St
P.O. Box 25-108, Christchurch
New Zealand
(03) 366-1777: phone
(03) 379-1626: fax
engineering@pfc.co.nz: email
www.pfc.co.nz: website

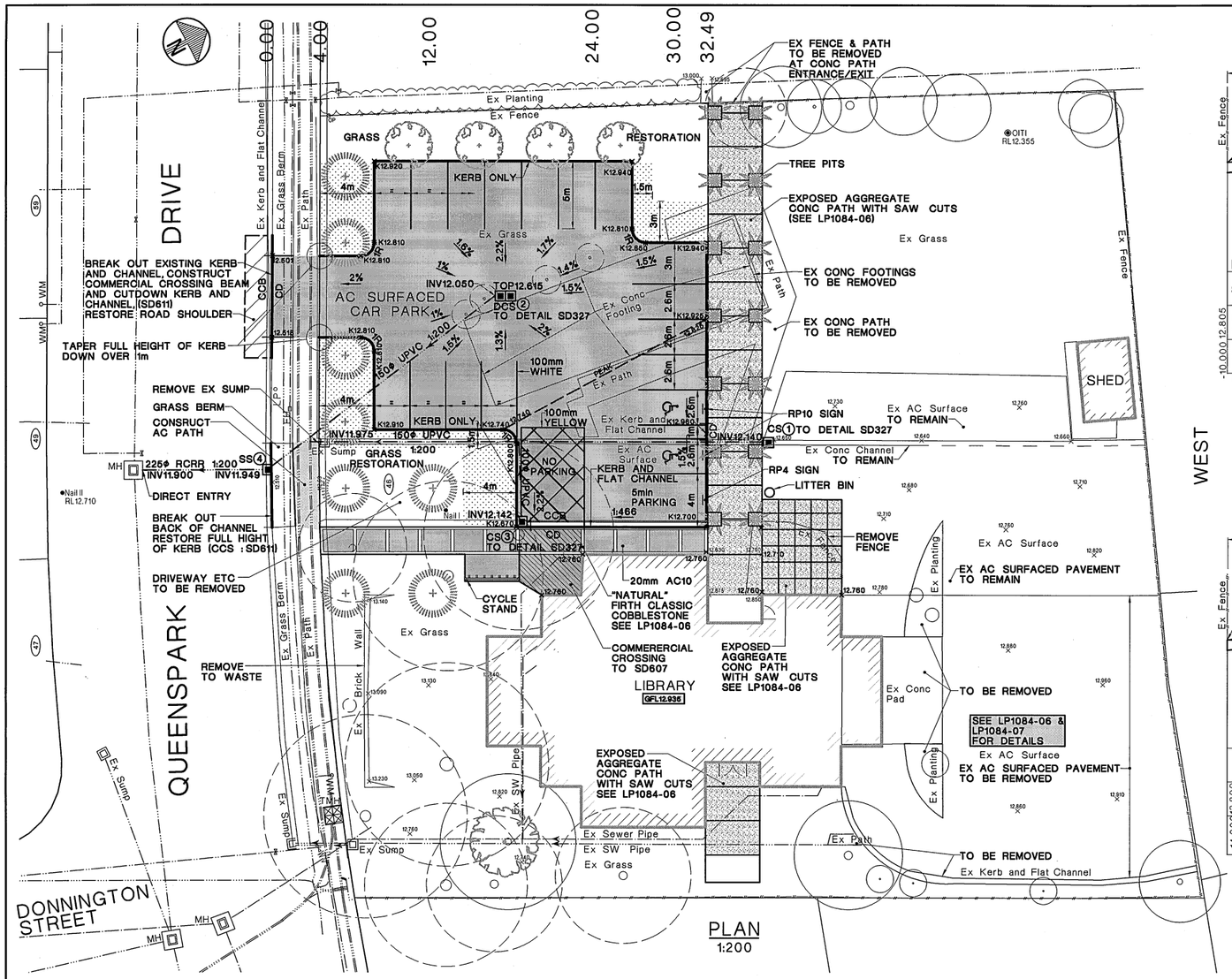
PARKLANDS LIBRARY

MECHANICAL SERVICES
HVAC LAYOUT

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE

SCALES:		DESIGNED	WEW	09/04
1:50		DRAWN	MAL	09/04
		CHECKED		
SET	JOB NO.	SHEET NO.		ISSUE
	040071	M1 OF SHEETS		A

DATE PRINTED: 9 FEB 2004



PLAN
1:200

30.000m

TYPICAL CROSS SECTION - 24.000m

CHRISTCHURCH CITY COUNCIL
RECEIVED
28 JAN 2005
CIVIC OFFICES
Application No 10050063

12.000m
Horizontal 1:100
Vertical 1:20

NOTES

1. REFER TO CSS FOR STANDARD DETAILS AND SPECIFICATIONS.
2. THE CONTRACTOR IS TO CHECK ALL SERVICES AND CROSS-LINES WITH THE APPROPRIATE AUTHORITIES. SEE THE SPECIFICATION.
3. ALL VEHICLE CROSSINGS ARE TO BE 4.1m MINIMUM WIDTH.
4. CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE.
5. ▨ LANDSCAPE PLANTING. SEE LP1084-06 & LP1084-07
6. SUMPS DRAINING ASHPHALT SURFACE AREAS TO HAVE SUBMERGED OUTLETS AS PER BUILDING CODE DETAIL E1/AS1 3.6.2 TYPE2.

TREE KEY

EXISTING TREE TO BE REMOVED
EXISTING TREE TO REMAIN
PROPOSED TREES SEE LP1084-06

SURVEY CONTROL			
	NORTHING	EASTING	RL
NAIL I	711891.396	298349.642	12.705
NAIL II	711866.983	298335.273	12.708
OIT I	711941.060	298344.250	12.366

SERVICES LEGEND

SEWER
WATER
STORMWATER
ORION
TELECOM
GAS (TELECOM) — G — G —

ISSUE	AMENDMENTS	SIGNED	DATE
B	CONSTRUCTION ISSUE	CN	01/05
A	TENDER ISSUE	MD	11/10/04

CITYSOLUTIONS

DATUM	C.D.B.
BENCH MK.	BM1571 RL12.966
SURVEY FB	
SURVEY LB	
CONSTN. EB	
CONSTN. LB	
DESIGN FILE	

	NAME	SIGNED	DATE
DESIGNED	M.Dowdall	M.D	09/04
DES. REVIEW	C.Nordstrom	C.RN	09/04
DRAWN	A.Ganev	ABG	09/04
DRW. CHECK	M.Duggan		30/09/04

APPROVED
DATE 30/09/04

CLIENT
CHRISTCHURCH
CITY COUNCIL · YOUR PEOPLE · YOUR CITY

PROJECT TITLE
PARKLANDS LIBRARY

DRAWING TITLE
PLAN
AND
CROSS SECTIONS

CONTRACT NUMBER 04/05-62
ORIGINAL SHEET SIZE A1
SCALES 1:200 1:100 1:20
FILE REFERENCE 254/25829
DRAWING NUMBER RD1814
SHEET R01 OF 1

46 Queenspark Drive
Change of Use

2005 10050063

NORTH

site boundary

ACCESS PATH

roof over

DELIVERY

deliveries

drop box

WORKROOM 41m²

MEETING 8m²

STORAGE 11m²

ENTRY

CAFE 15m²

Valve House

handrail

step

timber step

extend

QUIET ZONE 61m²

FLEXI ZONE 65m²

EASY ZONE 110m²

STORAGE 7m²

COMS. 5m²

RACK

ramp 1:12

STAFF 12m²

TECHNO ZONE 22m²

COURTYARD

existing wall removed

reception

W.C. 17m²

Children

Uni

Uni

Para

brass flat

brass flat

COURTYARD concrete

SCULPTURE GARDEN

fall 1.5%

fall 750mm approx (refer to landscape plans)

refer to landscape drawing

fence - refer to landscape drawing

extension

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KEY

- Ella wall hung WC
- Ella WC suite
- Lyra wall hung WHB
- door 101 - refer schedule
- window 102 - refer schedule
- refer section A sheet 10
- grid A

Wall - type / lining / finish

Wall type
TF Timber framed stud wall
TS Timber strapping

Wall lining
GB gibraltar board
VB Villa board (9mm)
P 9mm plywood panels
C 0.40 ZRX corrugate wall cladding
AQ Glb Aqualine

Wall finish
U Unchanged
TI Wall tiles
S Stain
PS Paint system - refer. spec.
PP Pre - finished

Floor finish
- CA Carpet Art
- C Carpet
- L Linoleum
- T Tiles
- M Advance Star tread matwell

Note:
All chases for M&E to be filled with Fosroc Conbextra GP after M&E fittings being installed.

CHRISTCHURCH CITY COUNCIL
CONSENT DOCUMENT
- 8 JUN 2005
All building work shall comply with the consented documents.

FILE COPY

CHRISTCHURCH CITY COUNCIL
RECEIVED
- 7 JUN 2005
Application No. 10050063

			06/10/04
B	Cafe fitout	CS	24/05/05
A	Construction	CS	21/01/05
#	revision	by	date

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Ph (03)371 1350, Fax (03)371 1783

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PROPOSED BUILDING CONVERSION

designed	Crispin Schurr	Sept 2004
drawn	Sladjana Radivojevic	Sept 2004
dsg. check	CS	Jan 05
dwg check	CS	Jan 05
indexed		
approved		/ /

GROUND FLOOR PLAN

scale	1:100
contract	04/05-62
sheet	WD 01-2

rev. B

25943 / 01

GROUND FLOOR PLAN
1:100

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AutoCAD 2000
Original size
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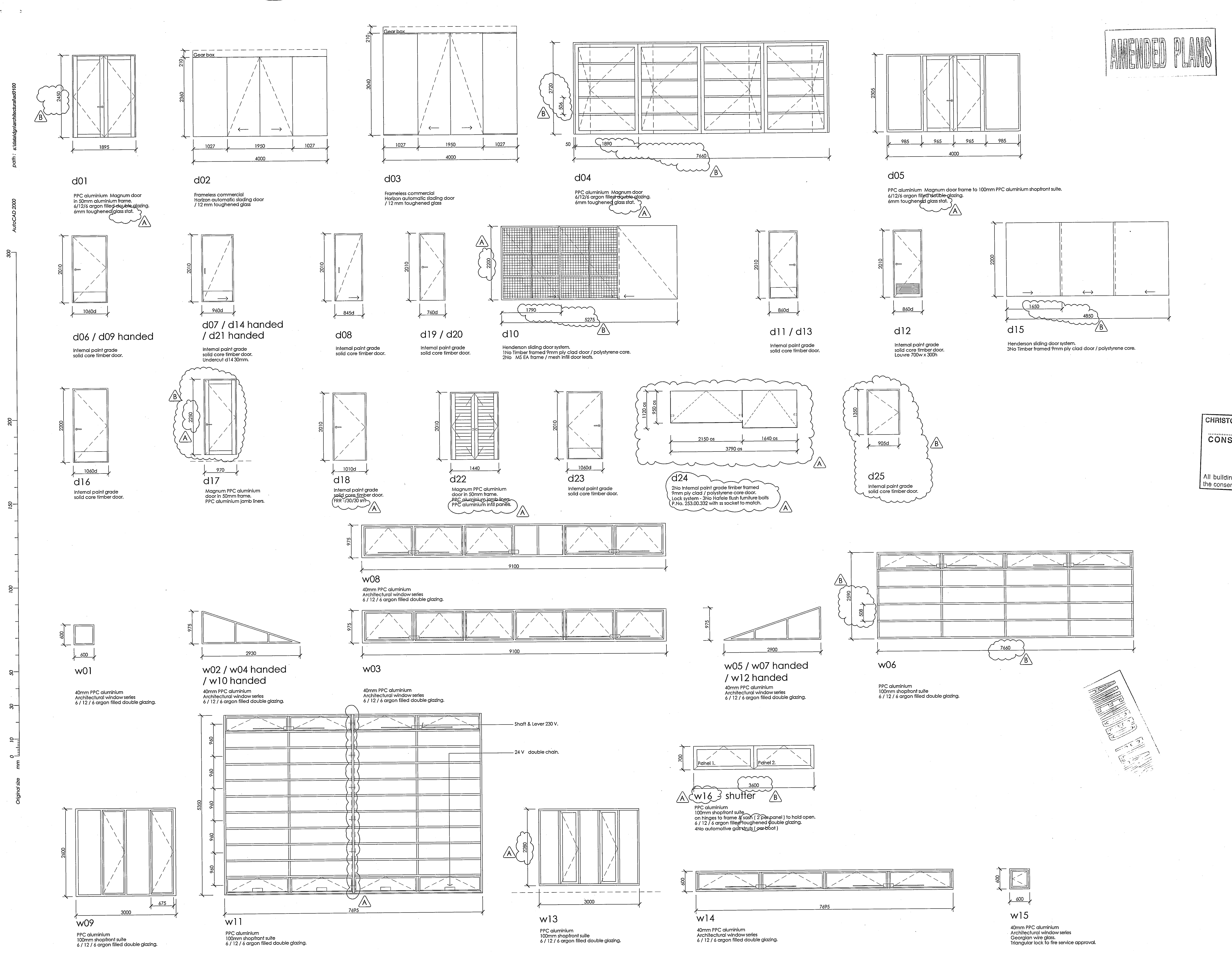

Notes:

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CHRISTCHURCH CITY COUNCIL
CONSENT DOCUMENT
- 8 JUN 2005
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CHRISTCHURCH CITY COUNCIL
RECEIVED
- 7 JUN 2005
CIVIC OFFICES
Application No 10050063

#	revision	by	date
B	Construction	SR	09/03/05
A	Construction	CS	21/01/05
2	Tender	CS	06/10/04
1	Schedule	CS	20/09/04
0	Client review	CS	23/08/04

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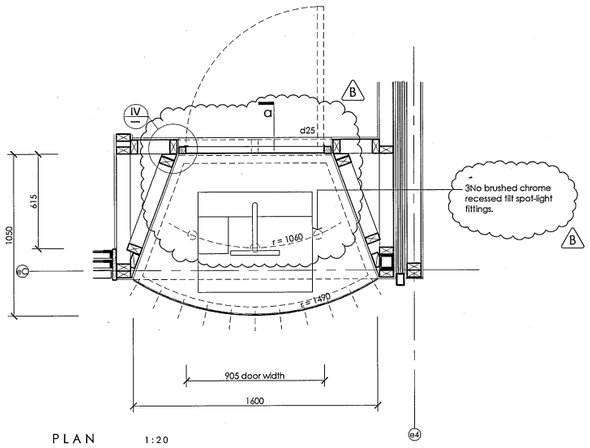
approved		/ /

DOOR & WINDOW SCHEDULE

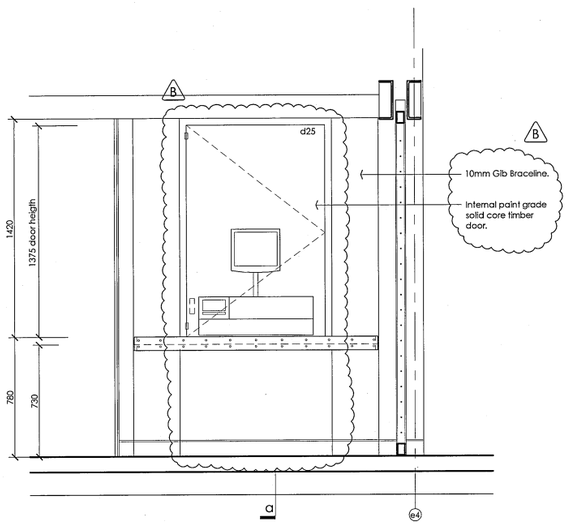
scale	1:50
contract	04/05-62
sheet	WD 05-1

rev. B

25943 / 01



PLAN 1:20



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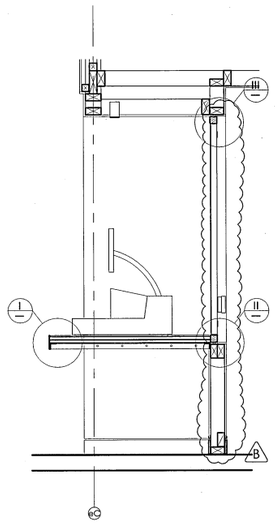
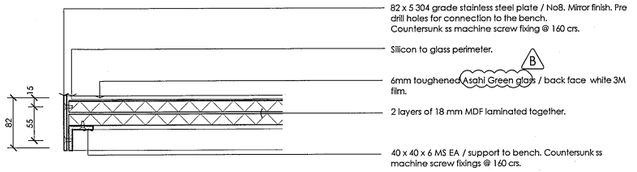
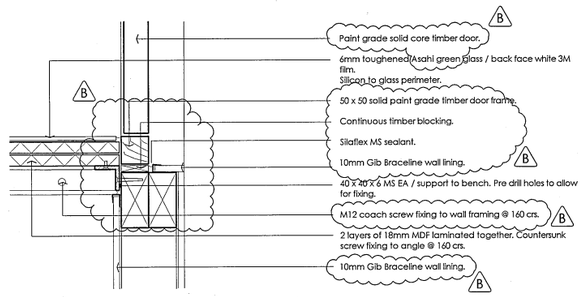


SECTION a 1:20

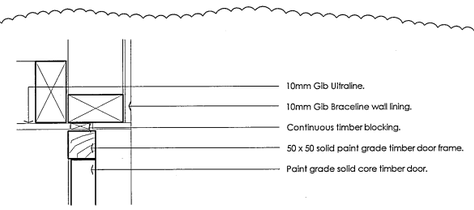
J3 01-2 SELF ISSUES DESK A



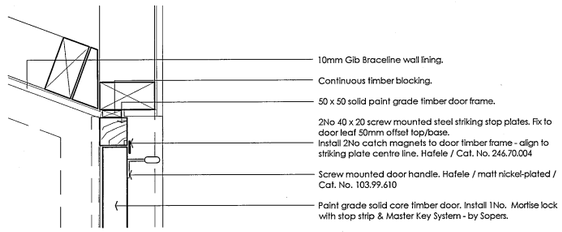
DETAIL I 1:5



DETAIL II
DOOR SILL 1:5



DETAIL III
DOOR HEAD 1:5



DETAIL IV
DOOR JAMB 1:5

B

AMENDED PLANS

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approved		/ /

JOINERY

scale	1:20/1:5
contract	04/05-62
sheet	WD 05-3

rev. B

25943 / 01

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Original size

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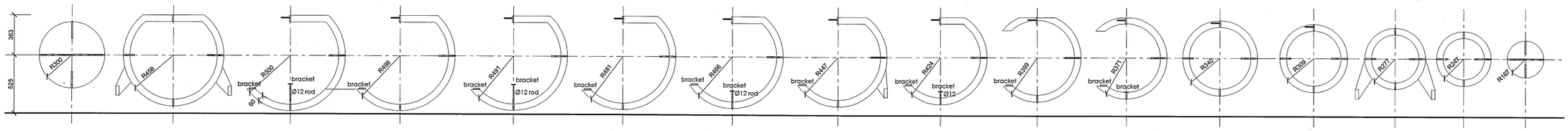
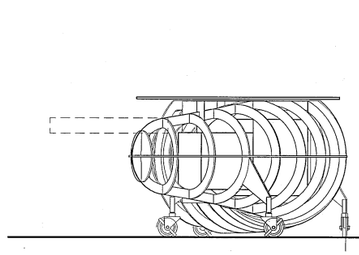
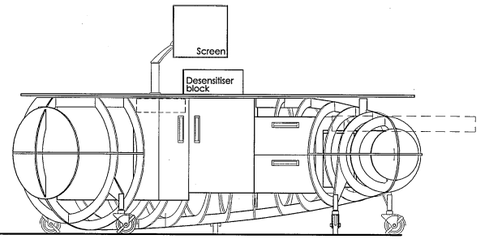


CSP RIB PROFILES 1:20

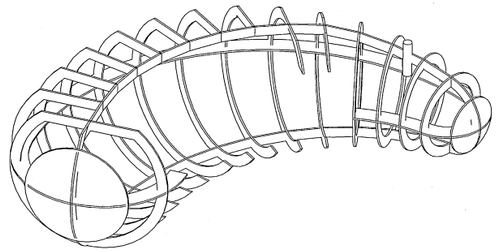
B Architect to suply 1:1 templates for cutting
All profiles formed in 5mm mild steel flat
Profiles can be weld jointed at base and top to reduce sheet wastage
Setout profiles on sheet as series within one another to minimise wastage
75x50mm bracket attachment to u/side of cupboard rebated flush - fix via 4No c/sunk screws each



CSP SIDE ELEVATION 1:20

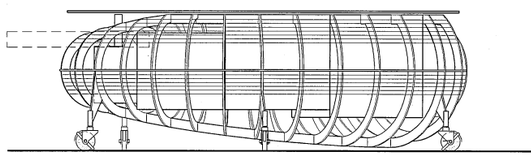


CSP REAR ELEVATION 1:20



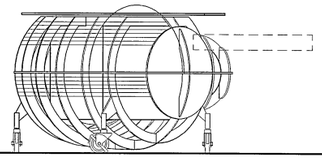
CSP FRAME AXONOMETRIC (n.t.s.)

Structure only - refer to details for bracket connections
All joints neat fillet weld all round
Finish - polyester powder coat metallic grey - gunmetal



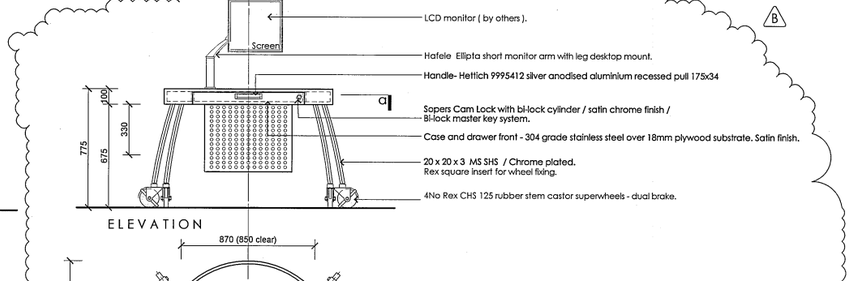
CSP FRONT ELEVATION 1:20

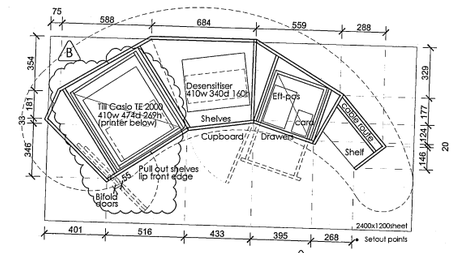
16No Ronstan Ø3 tensioned stainless steel wire @ 25 crs vertically
Run longitudinally through Ø4mm holes full length of front face
Individually tension each with Ronstan swage terminal and tensioner



CSP SIDE ELEVATION 1:20

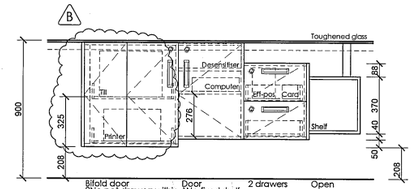
5No Rex CHS 125 rubber stem castor superwheel - dual brake.
Cylindrical insert to SHS for wheel fixing.



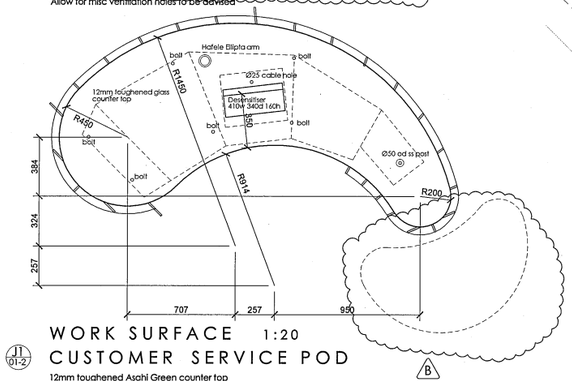


CUPBOARD SETOUT 1:20

Carcase / doors / drawer fronts 17mm maple ply - clash edges 3mm solid maple
Drawers / shelves 12mm maple ply - clash edges 3mm solid maple
Handles Hettich 9995412 silver anodised aluminium recessed pulls 143x334
Drawer runners Hafele 45KTS soft roller to suit
Doors fixed on flush overlay hinges
Hafele XL Slide Pocket Door System mechanism to bi-fold slide-in doors Cat.No. 408.24.315
4 No Sapers Cam lock / satin chrome finish / bi-lock cylinder with master key system.
Allow for misc ventilation holes to be advised



CUPBOARD TRUE ELEVATION 1:20

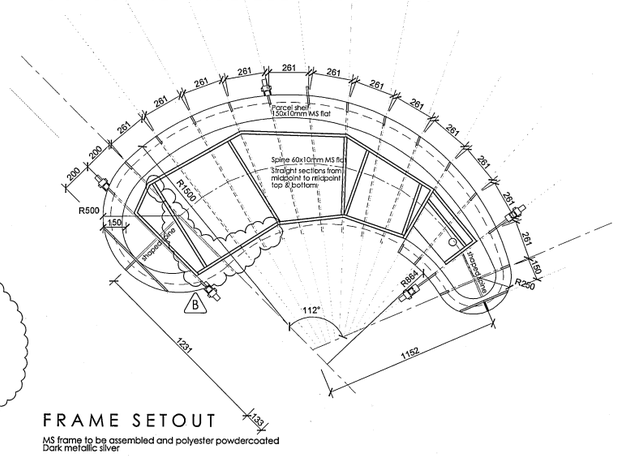


WORK SURFACE 1:20

J1 01-2

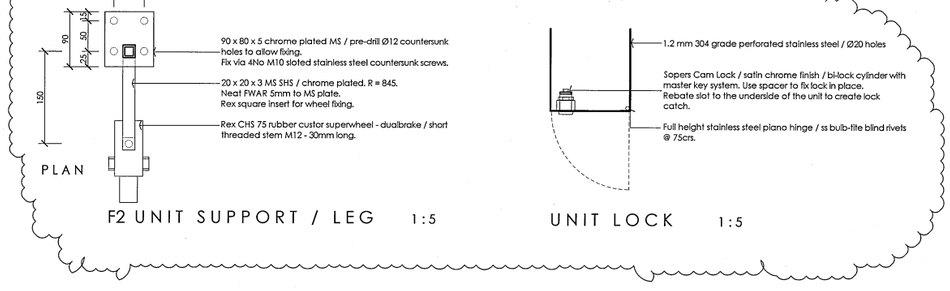
CUSTOMER SERVICE POD

12mm toughened Asahi Green counter top
Back face baked white enamel finish
Ø 12mm countersunk stainless steel bolt fixing setout to be provided by specialist subcontractor in agreement with Architect - snake eye heads
Provide neoprene washers / ss spacers to all connections



FRAME SETOUT

MS frame to be assembled and polyester powdercoated
Dark metallic silver



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10050063
Application No

B	Construction	SR	16/05/05
A	Construction	CS	21/01/05
3	Tender	CS	11/10/04
1	Schedule	CS	20/09/04
#	revision	by	date

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dsg. check	CS	Jan 05
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indexed		
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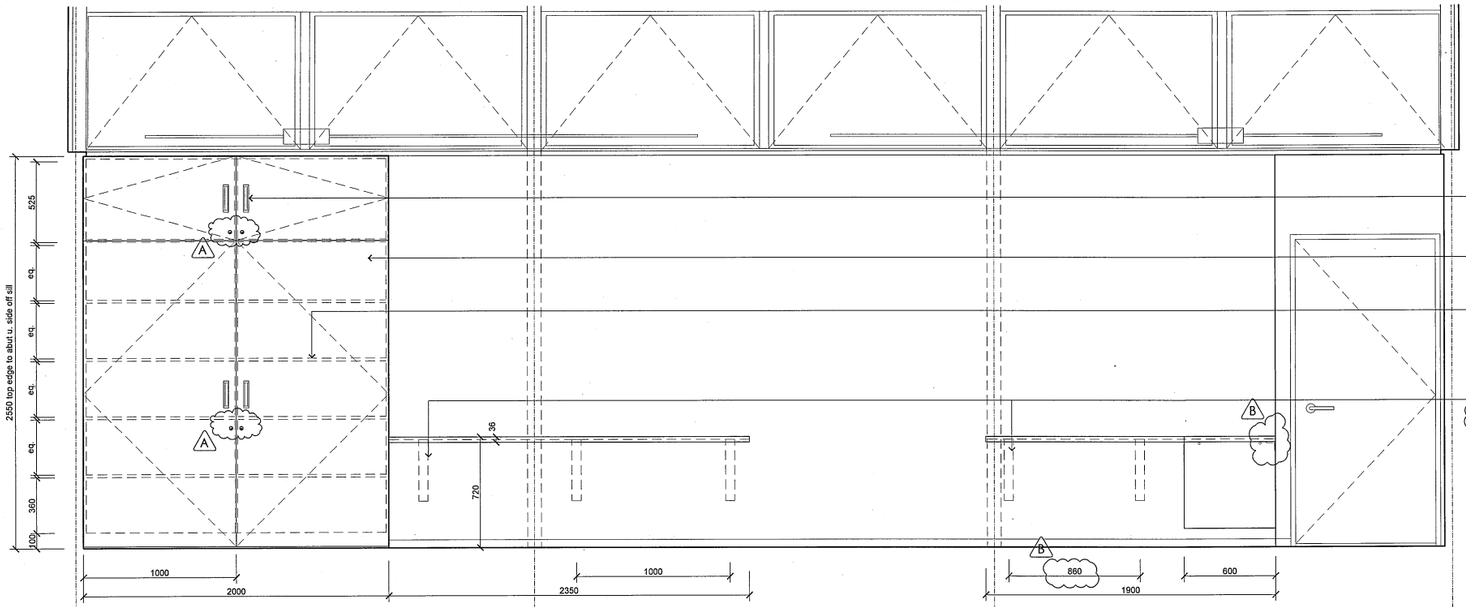
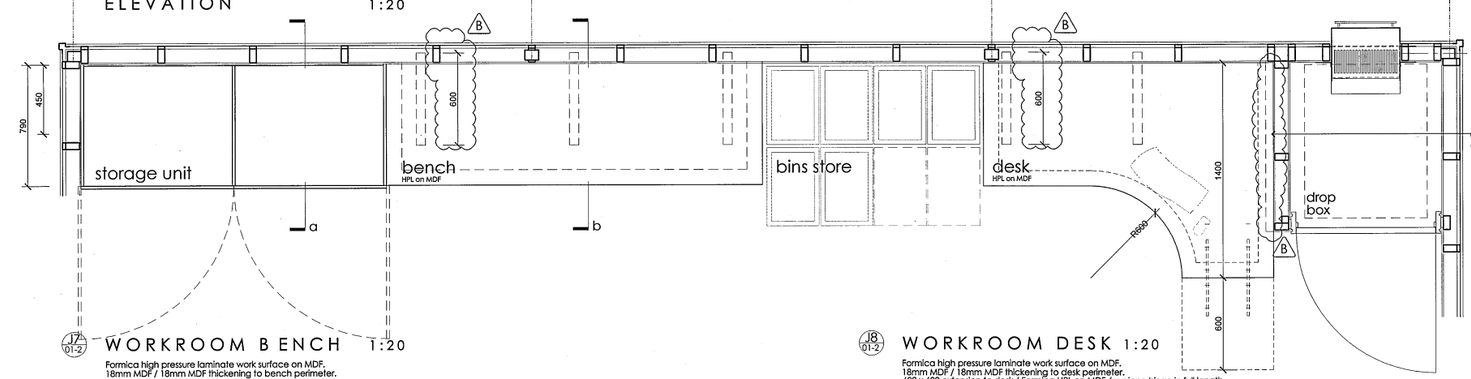
JOINERY

scale	1 : 20	rev.
contract	04/05-62	B
sheet	WD 05-4	

25943 / 01



ELEVATION 1:20

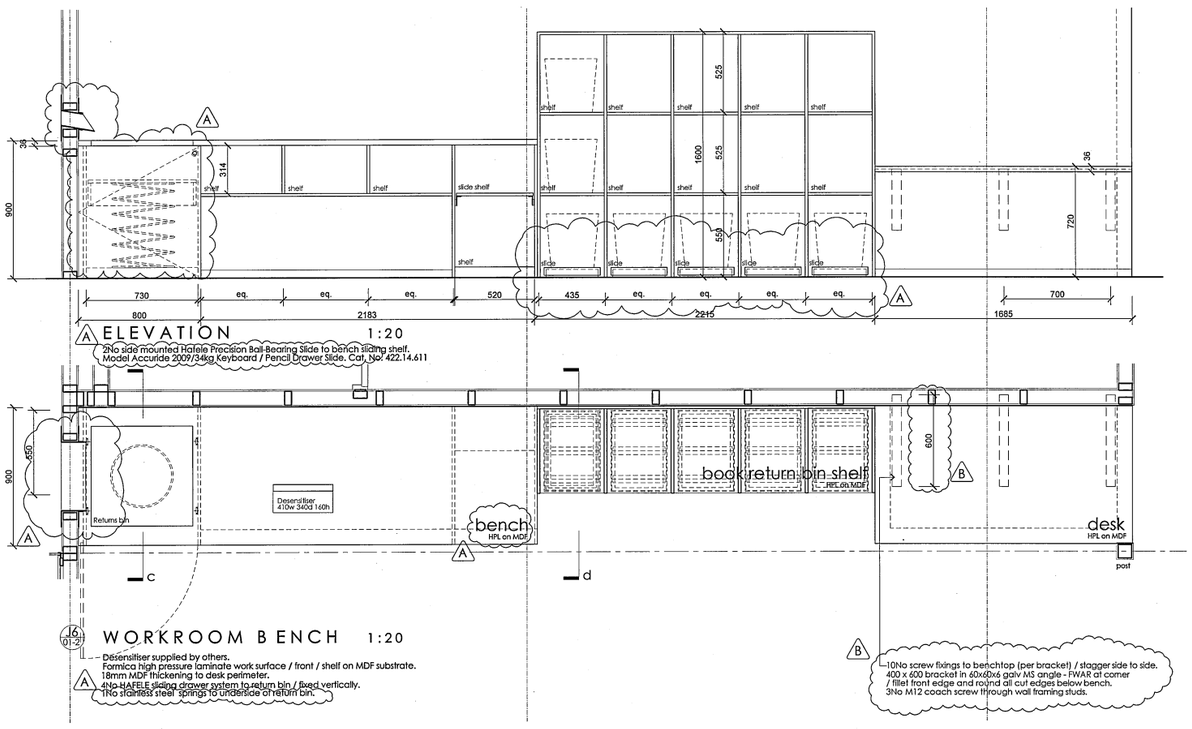


J7 01-2 WORKROOM B BENCH 1:20

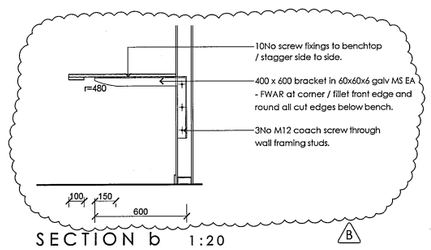
Formica high pressure laminate work surface on MDF.
18mm MDF / 18mm MDF thickening to bench perimeter.

J8 01-2 WORKROOM DESK 1:20

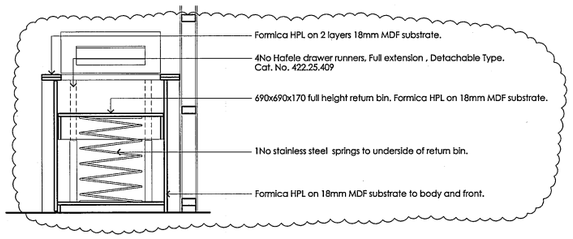
Formica high pressure laminate work surface on MDF.
18mm MDF / 18mm MDF thickening to desk perimeter.
600 x 600 extension to desk / Formica HPL on MDF / ss piano hinge in full length.
2No Ø14 / 500mm in length 304 L grade stainless steel rod- support to the desk extension.
5No per rod 304 L grade ss round brackets fixed to underside of desk @ 150 crs to create sliding track.



J6 01-2 WORKROOM B BENCH 1:20



SECTION b 1:20



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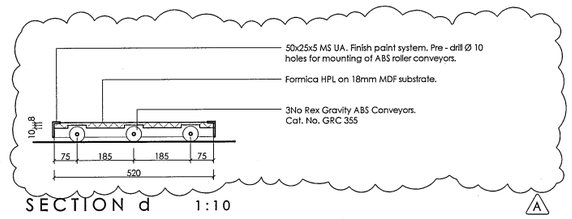

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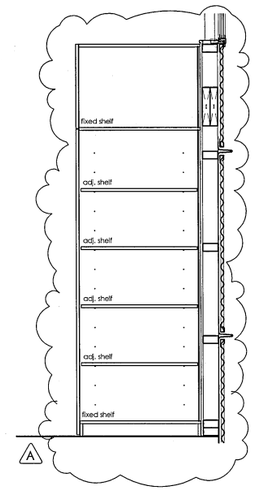
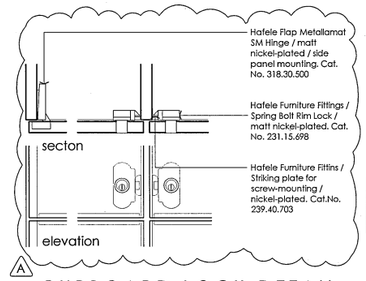


SECTION a 1:20



CUPBOARD LOCK DETAIL 1:5

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sheet	WD 05-5	

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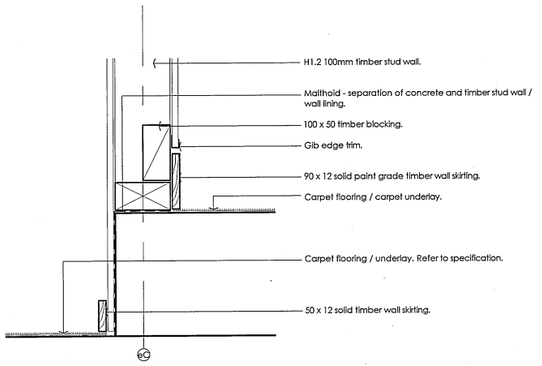
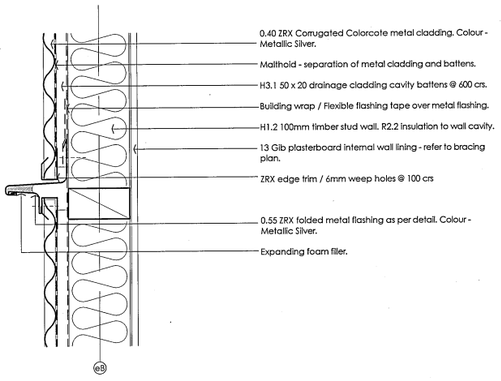
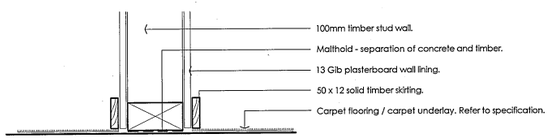


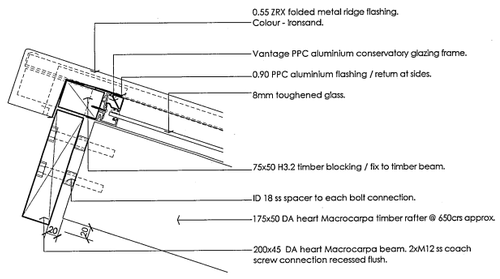
12 03-1 WALL SKIRTING 1:5



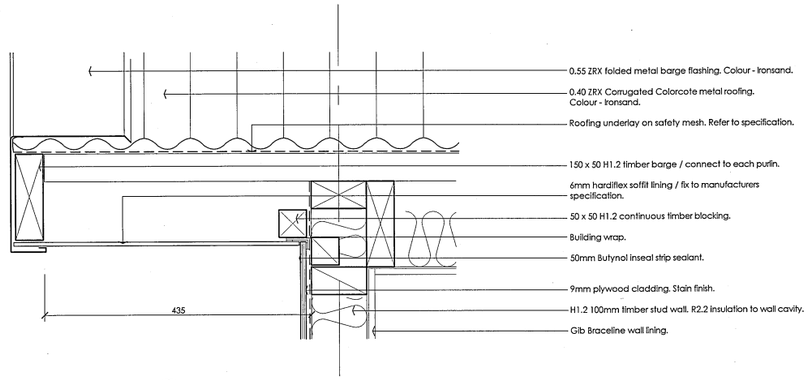
13 03-1 FACADE WALL FLASHING 1:5



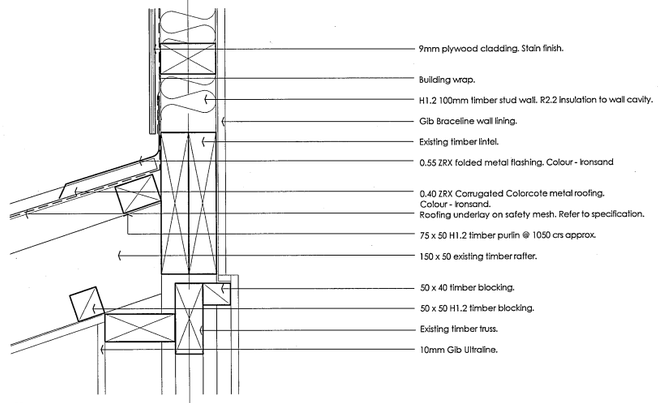
14 03-1 INTERNAL WALL SKIRTING 1:5



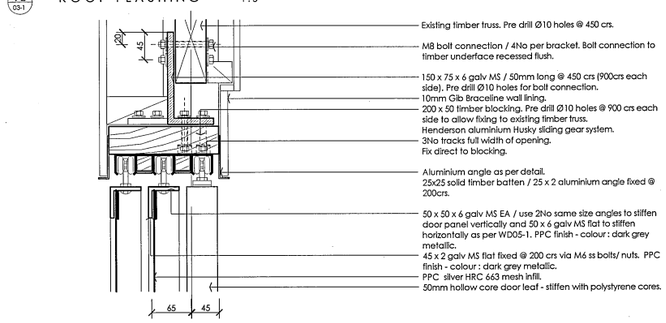
19 03-2 TIMBER RIDGE 1:5



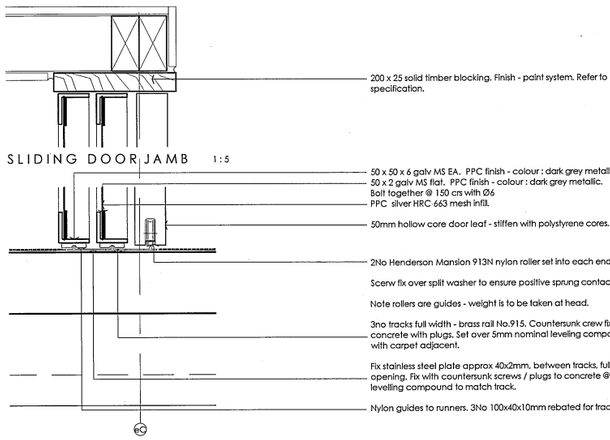
15 03-1 BARGE FLASHING /SOFFIT LINING 1:5



16 03-1 ROOF FLASHING 1:5

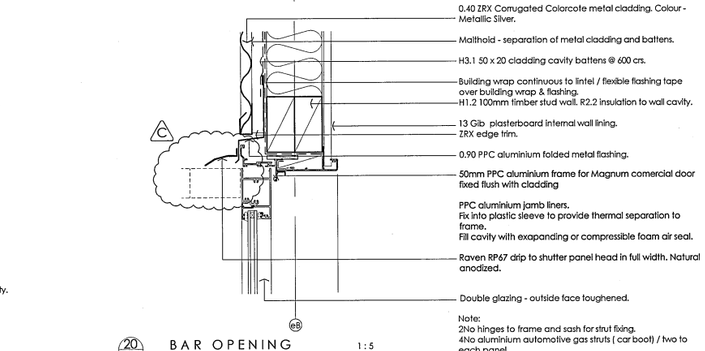


17 03-1 SLIDING DOOR HEAD 1:5

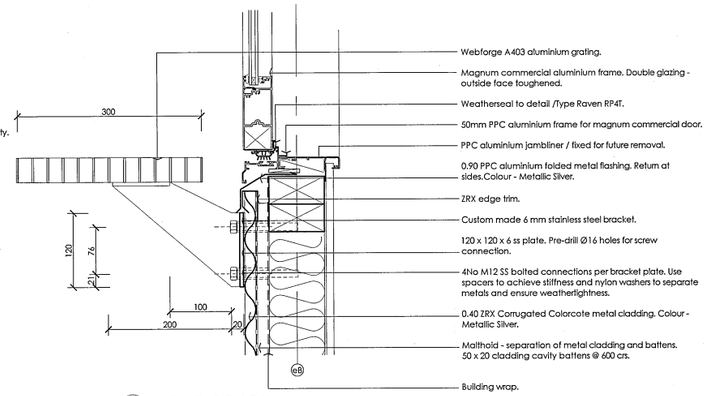


SLIDING DOOR JAMB 1:5

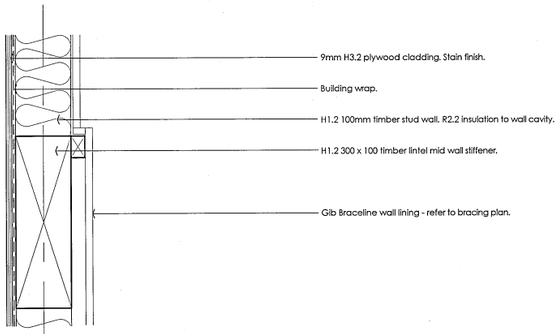
18 03-1 SLIDING DOOR HEAD 1:5



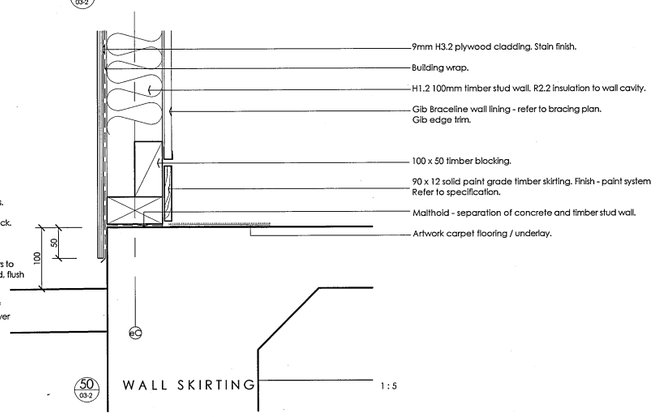
20 03-2 BAR OPENING 1:5



21 03-2 BAR BENCH 1:5



49 03-2 WALL LINTEL 1:5



50 03-2 WALL SKIRTING 1:5

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CHRISTCHURCH CITY COUNCIL
CONSENT DOCUMENT
- 8 JUN 2005
All building work shall comply with the consented documents.

CHRISTCHURCH CITY COUNCIL
RECEIVED
- 7 JUN 2005
10050063
Application No .....

C	Construction	CS	23/02/05
B	Construction	CS	07/02/05
A	Construction	CS	24/01/05
2	Tender	CS	08/10/04
1	Schedule	CS	20/09/04
0	Client review	CS	23/08/04
#	revision	by	date

CHRISTCHURCH
CITY COUNCIL . PROPERTY UNIT

CITYSOLUTIONS
163-173 Tuam St. PO Box 237
Christchurch, New Zealand
Ph (03)371 1350. Fax (03)371 1783

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PROPOSED BUILDING CONVERSION

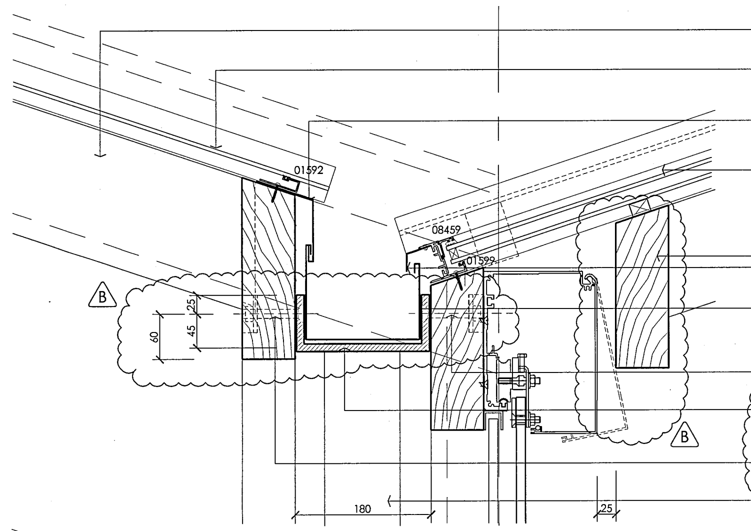
designed	Crispin Schurr	Sept 2004
drawn	Sladjana Radivojevic	Sept 2004
dsg. check	CS	Jan 05
dwg check	CS	Jan 05
indexed		
approved		/ /

DETAILS

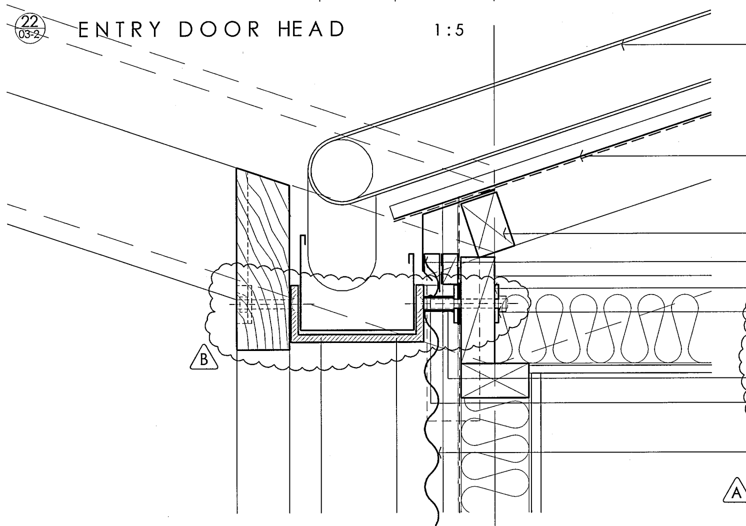
scale	1 : 5
contract	04/05-62
sheet	WD 06-2

rev. C

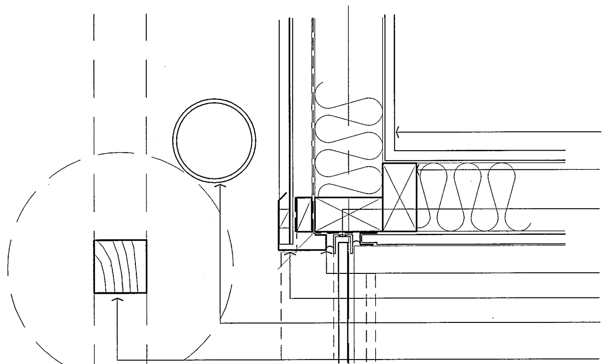
25943 / 01



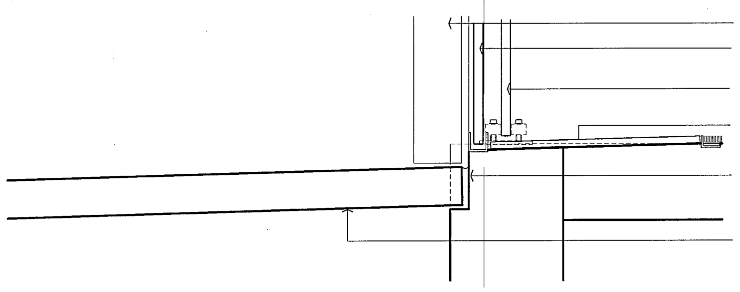
22 03-2 ENTRY DOOR HEAD 1:5



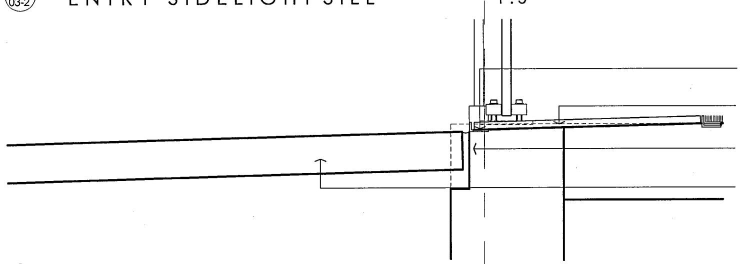
23 03-2 PERGOLA GUTTER 1:5



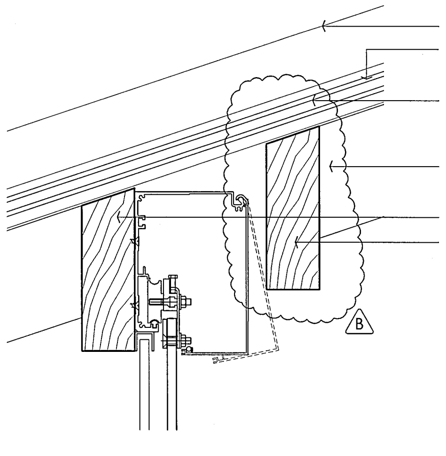
24 03-2 ENTRY DOOR JAMB 1:5



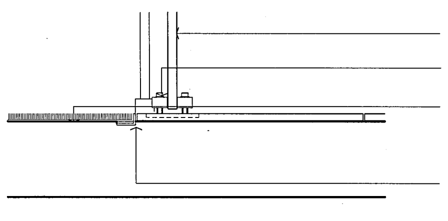
25 03-2 ENTRY SIDELIGHT SILL 1:5



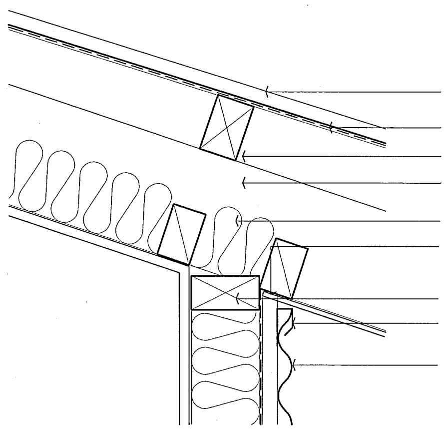
26 03-2 ENTRY DOOR SILL 1:5



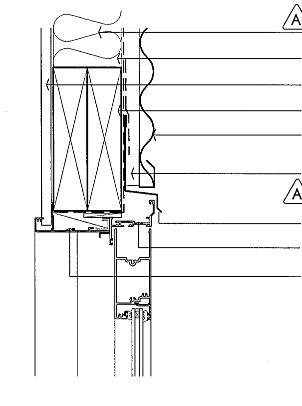
27 03-2 ROOF GLAZING AUTOMATIC DOOR HEAD 1:5



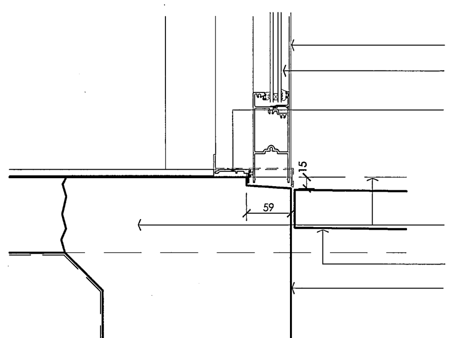
28 03-2 AUTOMATIC DOOR SILL 1:5



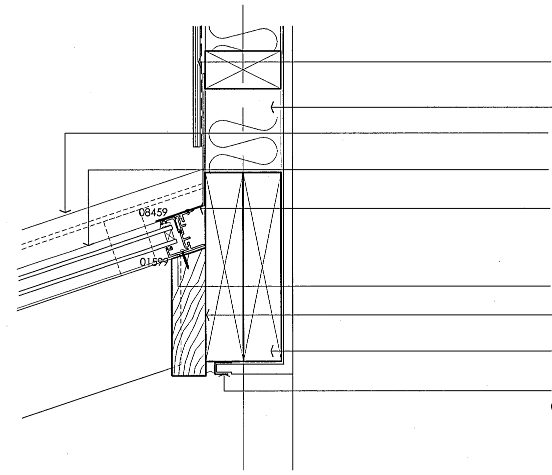
29 03-2 WALL CONNECTION 1:5



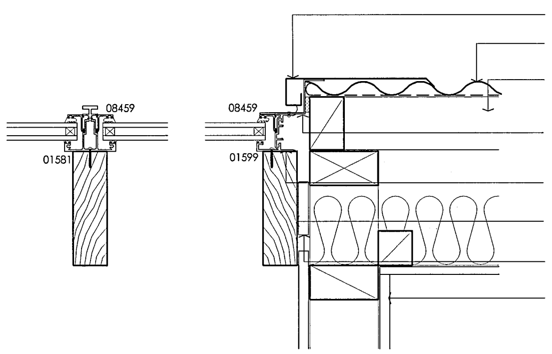
30 03-2 MAGNUM DOOR HEAD 1:5



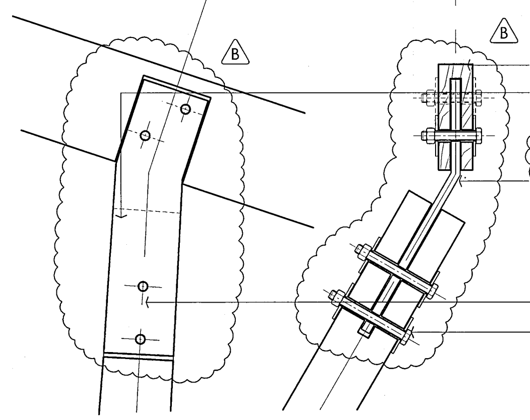
31 03-2 MAGNUM DOOR SILL 1:5



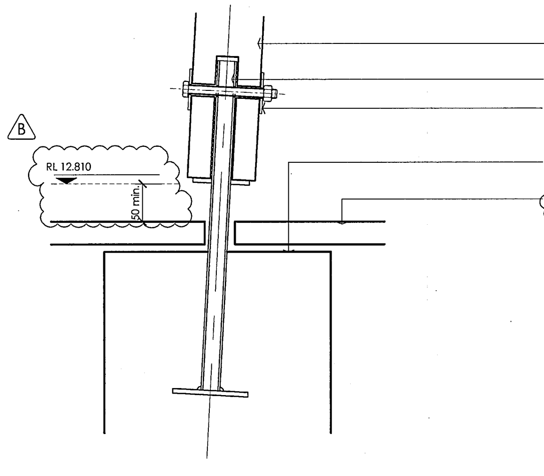
32 03-2 ROOF GLAZING HEAD 1:5



33 03-2 ROOF GLAZING RAFTER / EDGE THRESHOLD 1:5



34 03-2 COLUMN / RAFTER CONNECTION 1:5



35 03-2 COLUMN / FOOTING CONNECTION 1:5

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CIVIC OFFICES
10050063

B	Construction	SR	12/04/05
A	Construction	CS	24/01/05
2	Tender	CS	06/10/04
1	Schedule	CS	20/09/04
#	revision	by	date

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PROPOSED BUILDING CONVERSION

designed	Crispin Schurr	Sept 2004
drawn	Crispin Schurr	Sept 2004
dsg. check	CS	Jan 05
dwg check	CS	Jan 05
indexed		
approved		/ /

DETAILS
SHEET 3

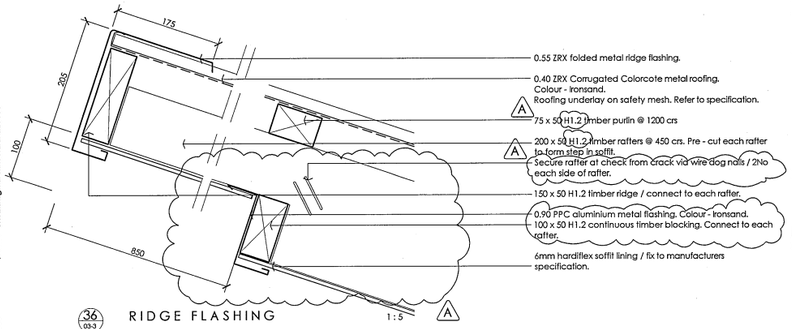
scale	1 : 5
contract	04/05-62
sheet	WD 06-3

rev. B

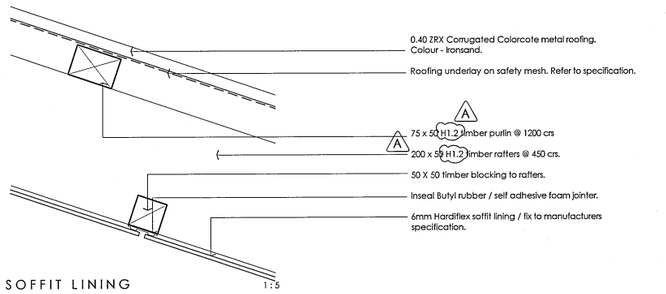
25943 / 01

path : s:\data\dgn\architectural\ad0100

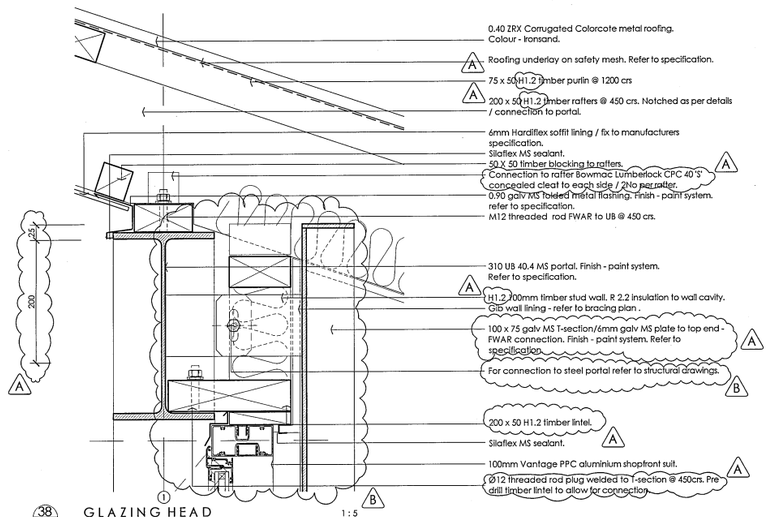
AutoCAD 2000



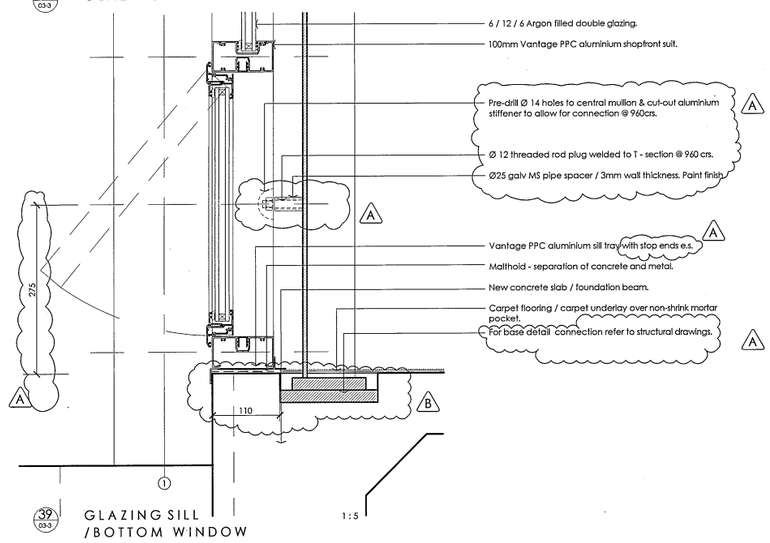
36 03-3 RIDGE FLASHING 1:5



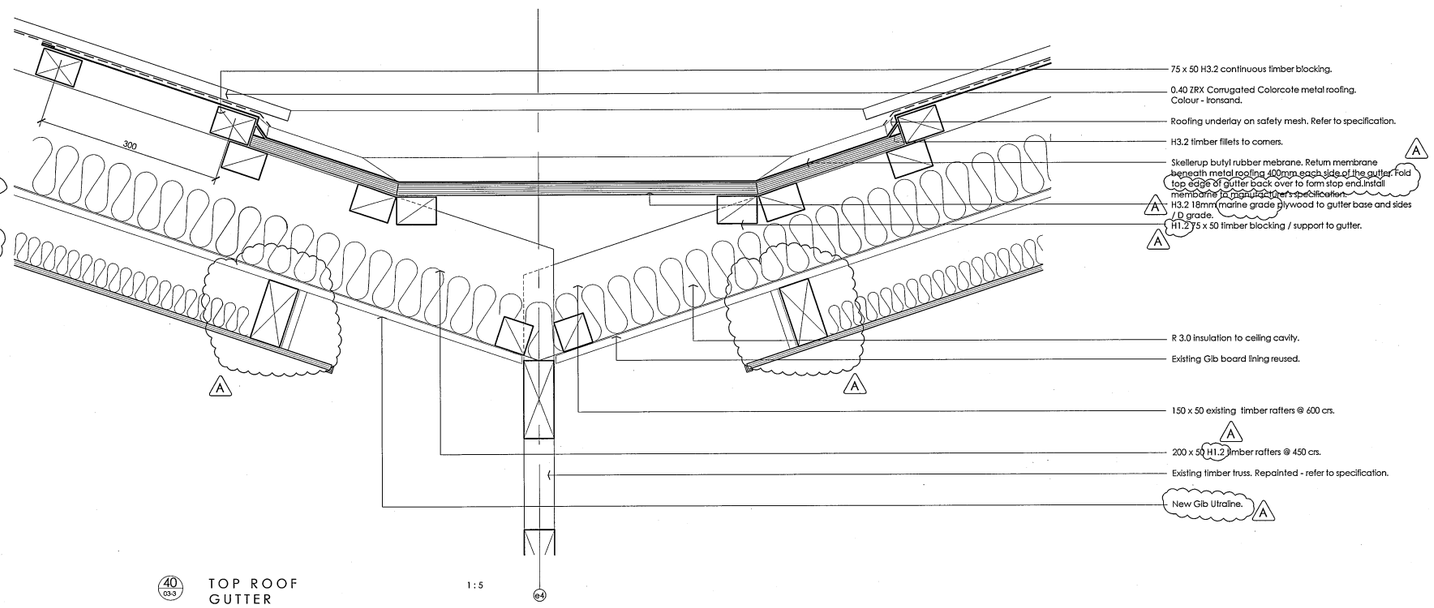
37 03-3 SOFFIT LINING JOINT DETAIL 1:5



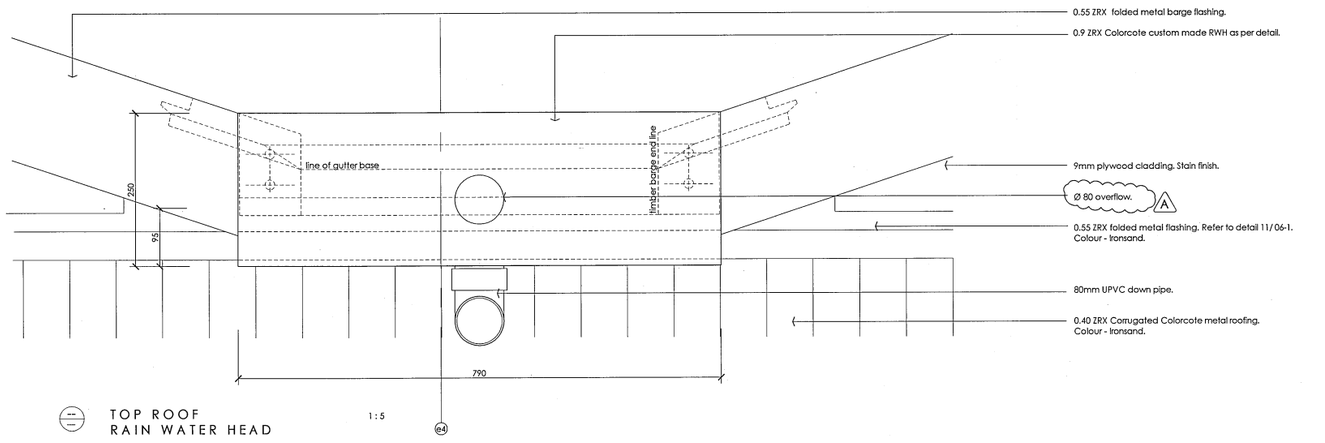
38 03-3 GLAZING HEAD 1:5



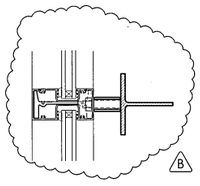
39 03-3 GLAZING SILL /BOTTOM WINDOW 1:5



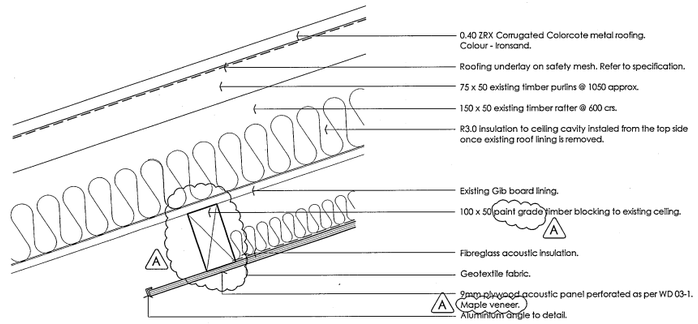
40 03-3 TOP ROOF GUTTER 1:5



TOP ROOF RAIN WATER HEAD 1:5



HORIZONTAL SECTION 1:5
Refer to detail 38 & 39 / WD 06-4



41 03-3 ACOUSTIC PANEL 1:5

Original size mm 300 200 150 100 50 30 10 0

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drawn	Sladjana Radivojevic	Sept 2004
dsg. check	CS	Jan 05
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indexed		
approved		/ /

DETAILS

scale	1 : 5	rev.
contract	04/05-62	
sheet	WD 06-4	B

25943 / 01

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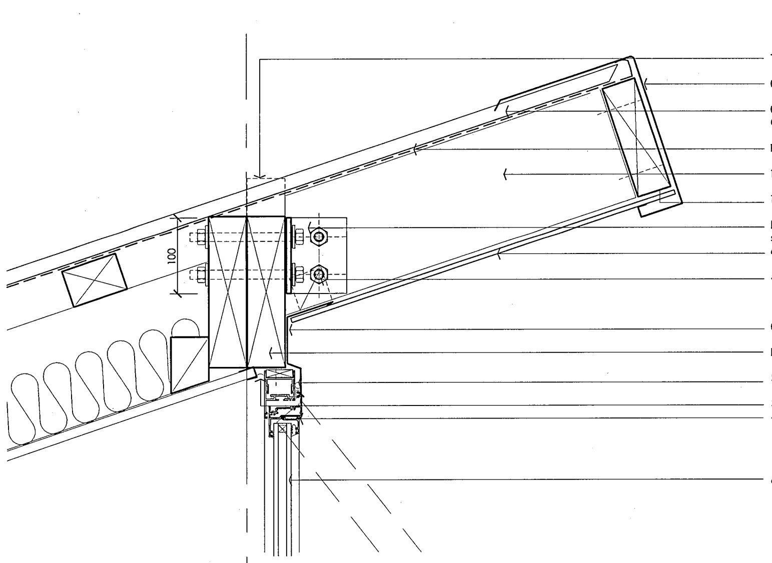
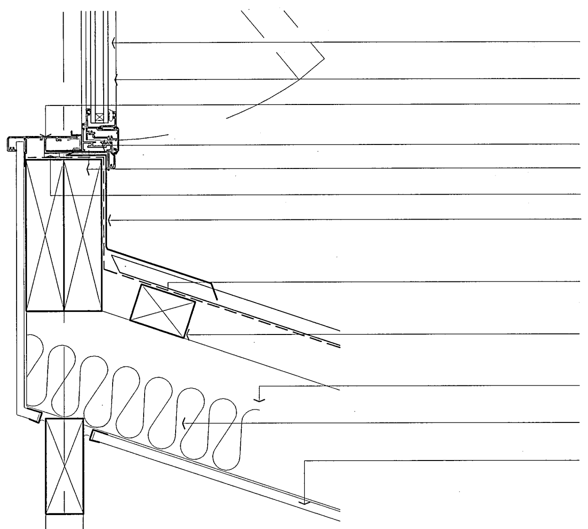
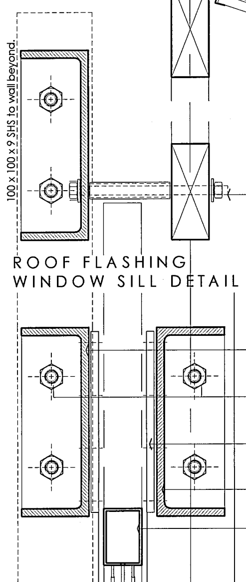


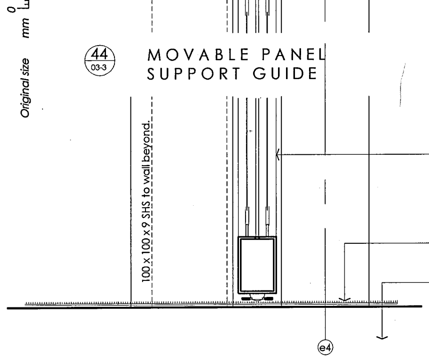
42 RIDGE / SOFFIT WINDOW HEAD DETAIL 1:5



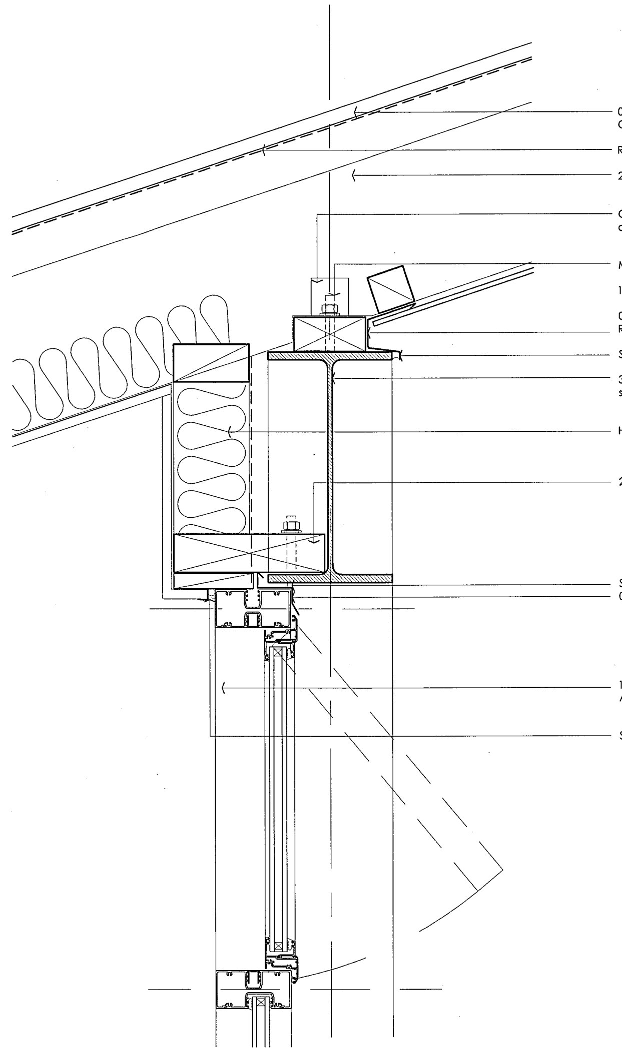
43 ROOF FLASHING WINDOW SILL DETAIL 1:5



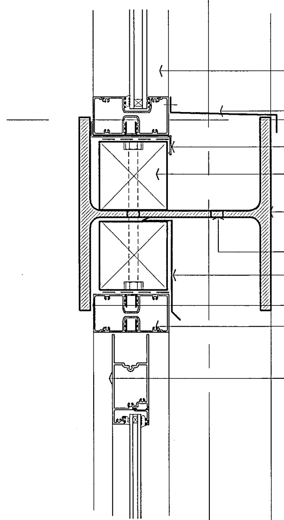
44 MOVABLE PANEL SUPPORT GUIDE 1:5



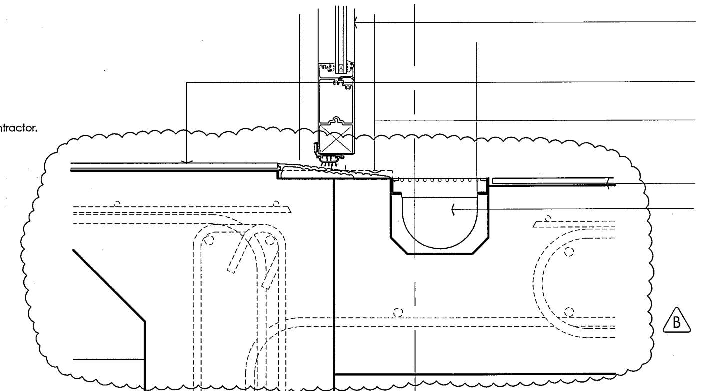
45 MOVABLE PANEL BASE DETAIL 1:5



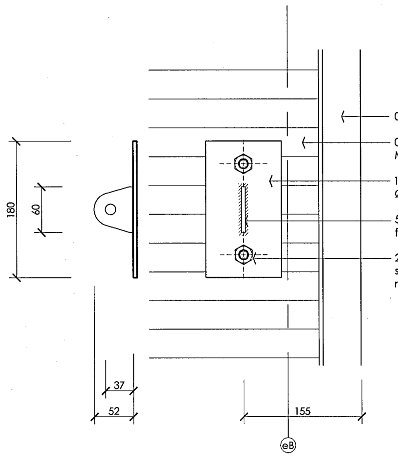
46 STEEL PORTAL 1:5



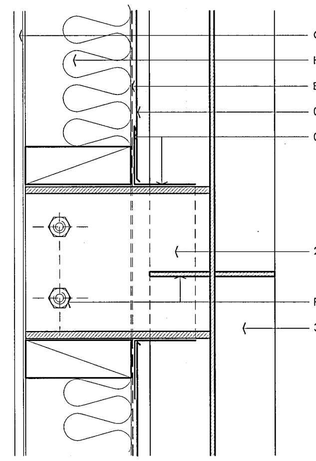
47 STEEL BRACING /DOOR HEAD 1:5



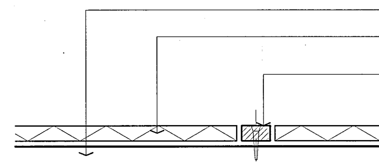
48 ACO DRAIN /DOOR SILL 1:5



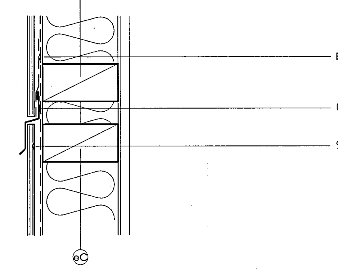
SECTION a 1:5
Refer to detail 3 / WD06-1



SECTION b 1:5
Refer to detail 5 / WD06-1



FLOOR TRIM DETAIL 1:2
Refer to WD01-2



51 PLYWOOD CLADDING HORIZONTAL JOINT 1:5

B	Construction	CS	23/02/05
A	Construction	CS	26/01/05
3	Tender	CS	11/10/04
2	Tender	CS	08/10/04
1	Schedule	CS	20/09/04
0	Client review	CS	23/08/04
#	revision	by	date

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designed	Crispin Schurr	Sept 2004
drawn	Sladjana Radivojevic	Sept 2004
dsg. check	CS	Jan 05
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indexed		
approved		/ /

DETAILS

scale	1 : 5	rev.
contract	04/05-62	
sheet	WD 08-5	B

25943 / 01

path : s:\data\dgn\architectural\ad0100
AutoCAD 2000
Original size mm

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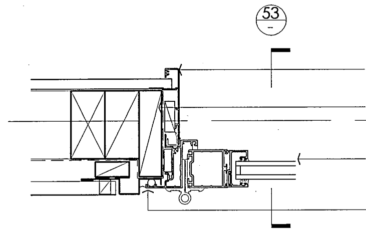
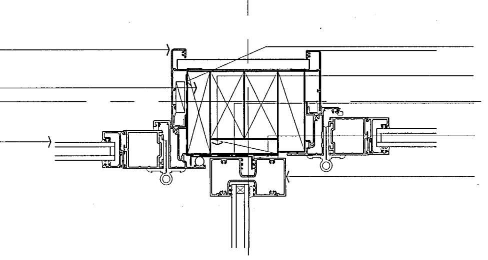
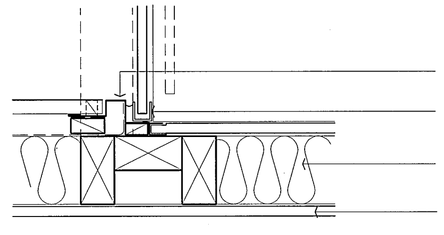
AMENDED PLANS



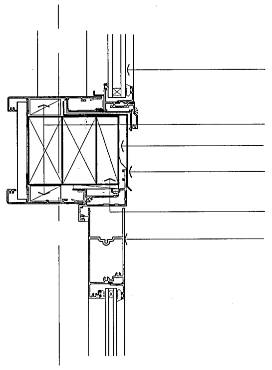
52 (01-2) MAGNUM DOOR JAMB TYPICAL 1:5



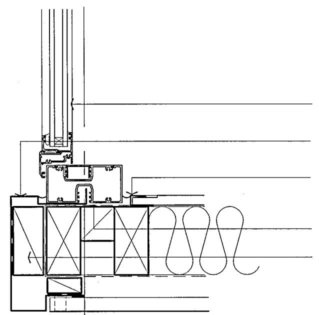
56 (01-2) MAGNUM DOORS / SHOPFRONT JUNCTION 1:5



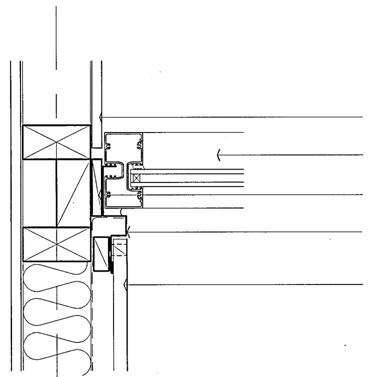
60 (01-2) FRAMELESS GLAZING ABUTMENT TO CORRUGATED CLADDING 1:5



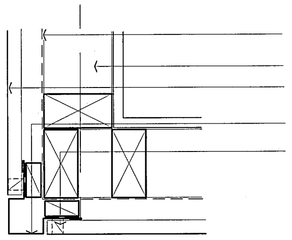
53 MAGNUM DOOR HEAD WINDOW SILL 1:5



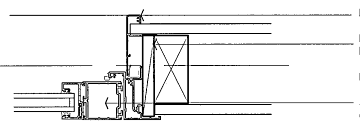
57 (01-2) SHOPFRONT SUITE / WING WALL FLASHING 1:5



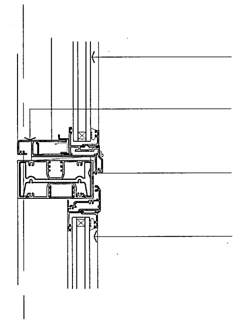
61 (01-2) SHOPFRONT ABUTMENT TO CORRUGATED CLADDING 1:5



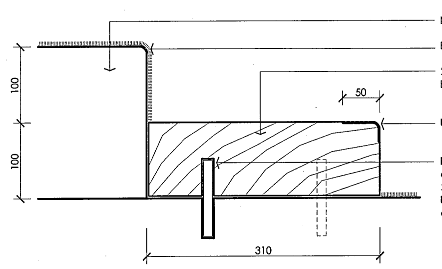
54 (01-2) CORRUGATED CLADDING TYPICAL EXTERNAL CORNER 1:5



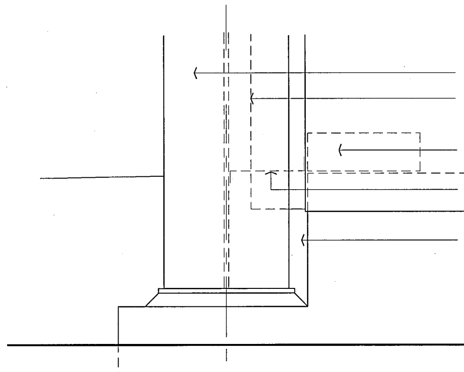
58 (01-2) MAGNUM DOOR INTERNAL JAMB 1:5



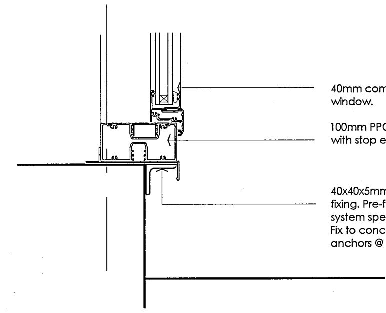
62 SHOPFRONT SUITE WINDOW SILL/WINDOW HEAD 1:5



55 (01-2) TIMBER STEP 1:5



59 (02-1) PORTAL ELEVATION FLASHING DETAIL 1:5



63 SHOPFRONT SUITE WINDOW SILL 1:5

#	revision	by	date
B	Door abutments	CS	April 05
A	Construction issue	CS	21/01/05

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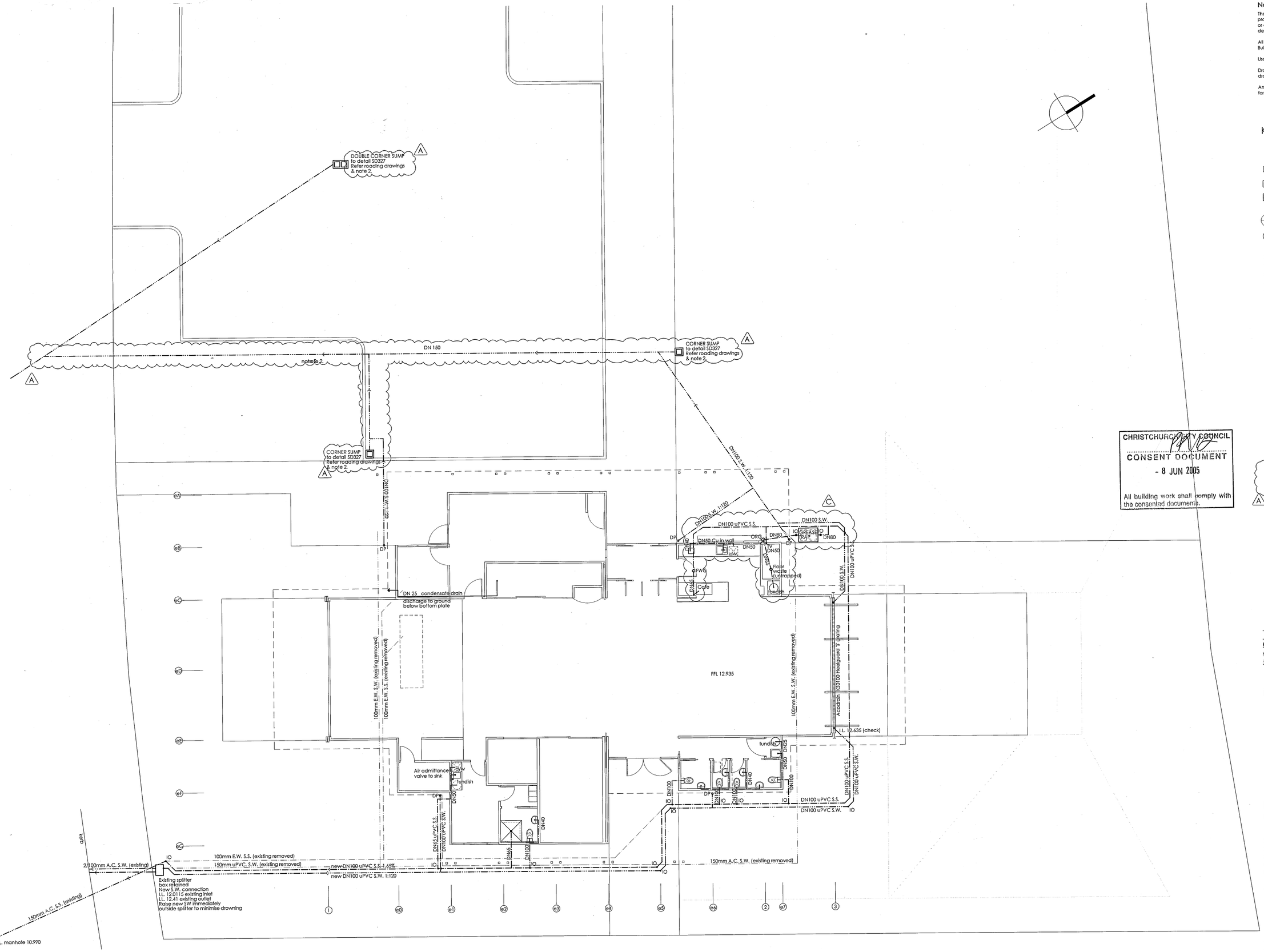
DETAILS

scale	1 : 5
contract	04/05-62
sheet	WD 06-6

rev. A

25943 / 01

path : s:\data\dgn\architectural\s0100
AutoCAD 2000
Original size mm



PLUMBING & DRAINAGE
1:100

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AMENDED PLANS

KEY

▭◎	Elia wall hung WC
▭◎	Elia WC suite
▭	Lyra wall hung WHB
A/10	refer section A sheet 10
Ⓐ	grid A
SEWER	—·—·—·—
WATER (cold mains)	—··—··—··—
STORMWATER	—···—···—···
ORION	—····—····—····
TELECOM	—·····—·····—
GAS (TELECOM)	—G—G—G—
WATER (HOT)	—H—H—H—
CONDENSATE	———

FINAL CONNECTION SIZES

Ø15 Shower
Ø15 WC
Ø15 WHB (HW & CW)
Ø15 Espresso Machine
Ø15 Hose pipe
Ø20 Dishwasher
Ø20 Sink
Ø20 Cleaners Tub
Ø20 Urinal (no cistern)
Ø20 HWC
Ø20 Hose pipe

Note:

1.Condensate drains to discharge to plant boxes at GF level / in copper.

2. Sumps drainage in asphalt areas to have submurged outlets as per building code detail E1 / AS1 3.6.2 type 2.

A

CHRISTCHURCH CITY COUNCIL
CONSENT DOCUMENT
- 8 JUN 2005
All building work shall comply with the consented documents.

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RECEIVED
- 7 JUN 2005
C. .C OFFICES
10050063

#	revision	by	date
B	Cafe fitout	CS	24/05/05
A	Construction	CS	28/01/05

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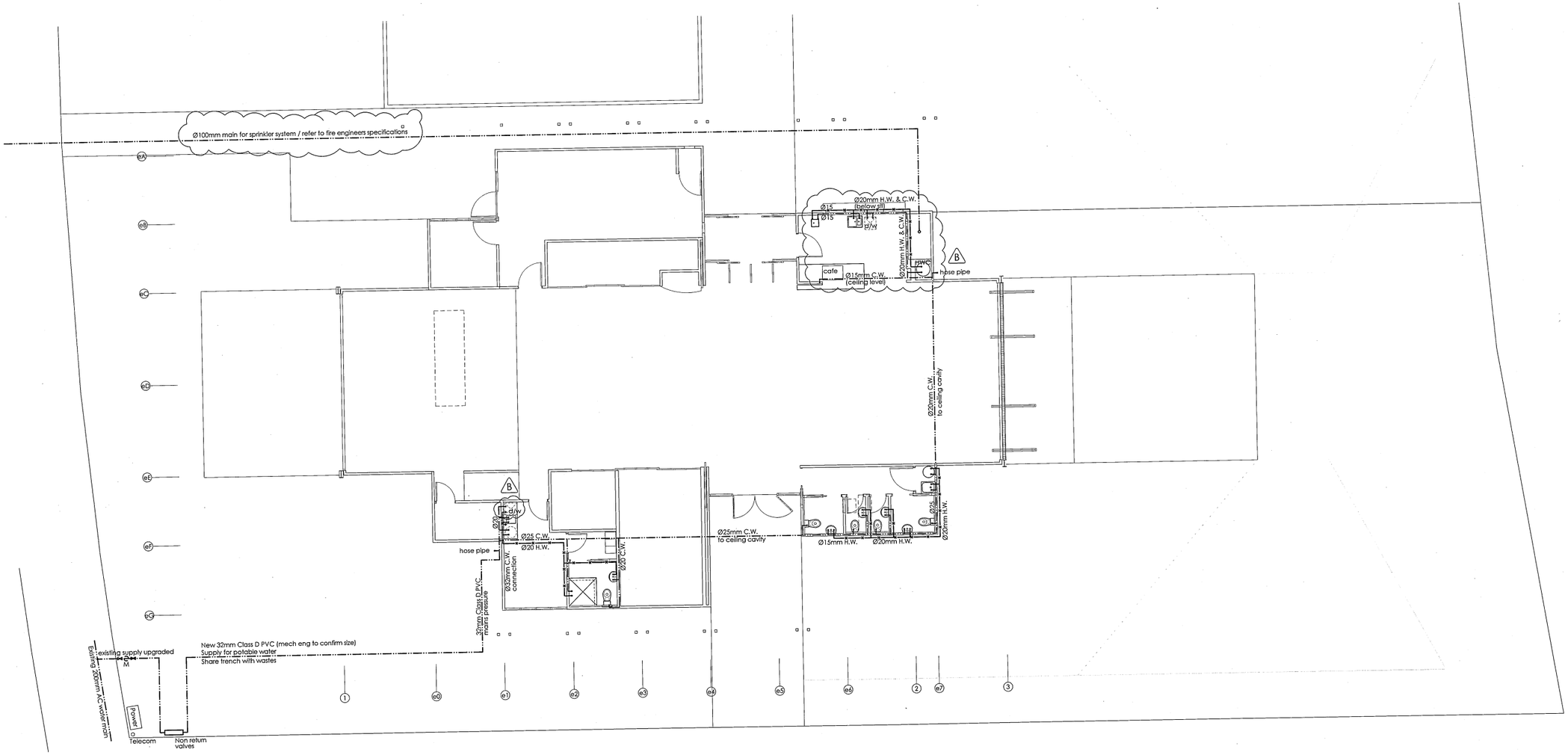
PROPOSED BUILDING CONVERSION

designed	Crispin Schurr	Aug 2004
drawn	Crispin Schurr	Aug 2004
dsg. check	CS	Jan 05
dwg check	CS	Jan 05
indexed		
approved		/ /

PLUMBING & DRAINAGE
PLAN

scale	1:100	rev.
contract	04/05-62	B
sheet	WD 07-1	

25943 / 01



WATER SUPPLY
1:100

Notes:

The concept, form, configuration and detailing of this project are copyright. No part thereof shall be copied or otherwise used without the written consent of the designer.

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KEY

AMENDED PLANS

Ella wall hung WC

Ella WC suite

Lyra wall hung WHB

A/10 — refer section A sheet 10

A — grid A

SEWER	
WATER (cold mains)	
STORMWATER	
ORION	
TELECOM	
GAS (TELECOM)	
WATER (HOT)	
CONDENSATE	

FINAL CONNECTION SIZES

Ø15 Shower
Ø15 WC
Ø15 WHB (HW & CW)
Ø15 Espresso Machine
Ø15 Hose pipe
Ø20 Dishwasher
Ø20 Sink
Ø20 Cleaners Tub
Ø20 Urinal (no cistern)
Ø20 HWC
Ø20 Hose pipe

Note:

Condensate drains to discharge to plant boxes at GF level / in copper.

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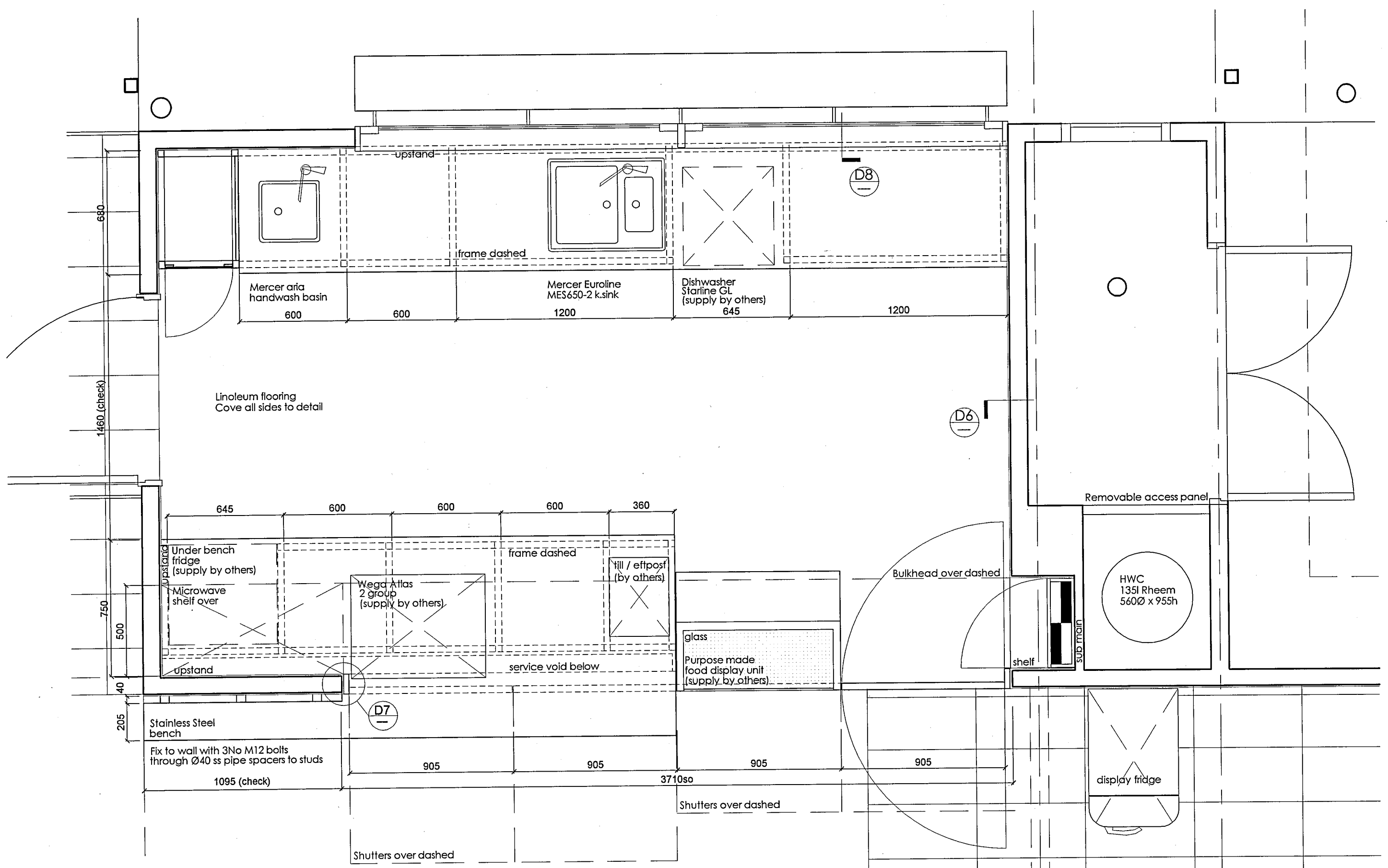
WATER SUPPLY
PLAN

scale	1:100
contract	04/05-62
sheet	WD 07-2

rev. 3

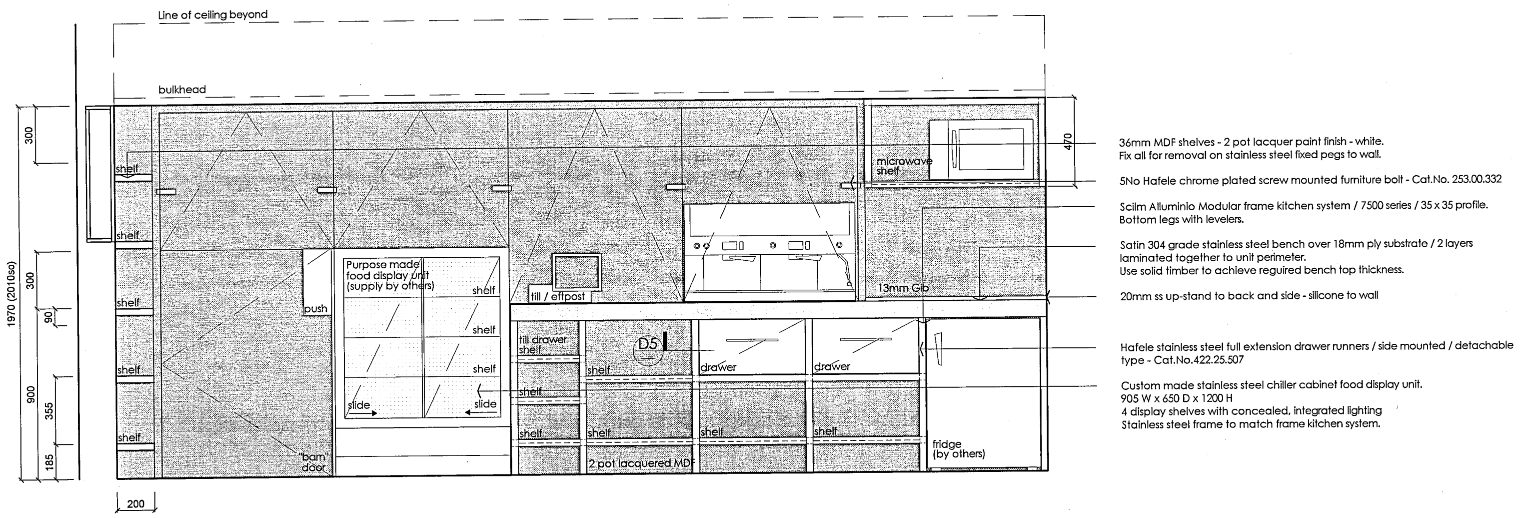
25943 / 01



Mercer aria handwash basin
Mercer Euroline MES650-2 k.sink
Dishwasher Starline GL (supply by others)
frame dashed
upstand
Linoleum flooring
Cove all sides to detail
Removable access panel
HWC
135l Rheem
560Ø x 955h
Bulkhead over dashed
Under bench fridge (supply by others)
Microwave shelf over
Wega Atlas 2 group (supply by others)
till / eftpost (by others)
glass
Purpose made food display unit (supply by others)
service void below
shelf
Stainless Steel bench
Fix to wall with 3No M12 bolts through Ø40 ss pipe spacers to studs
1095 (check)
3710so
Shutters over dashed
display fridge
Shutters over dashed

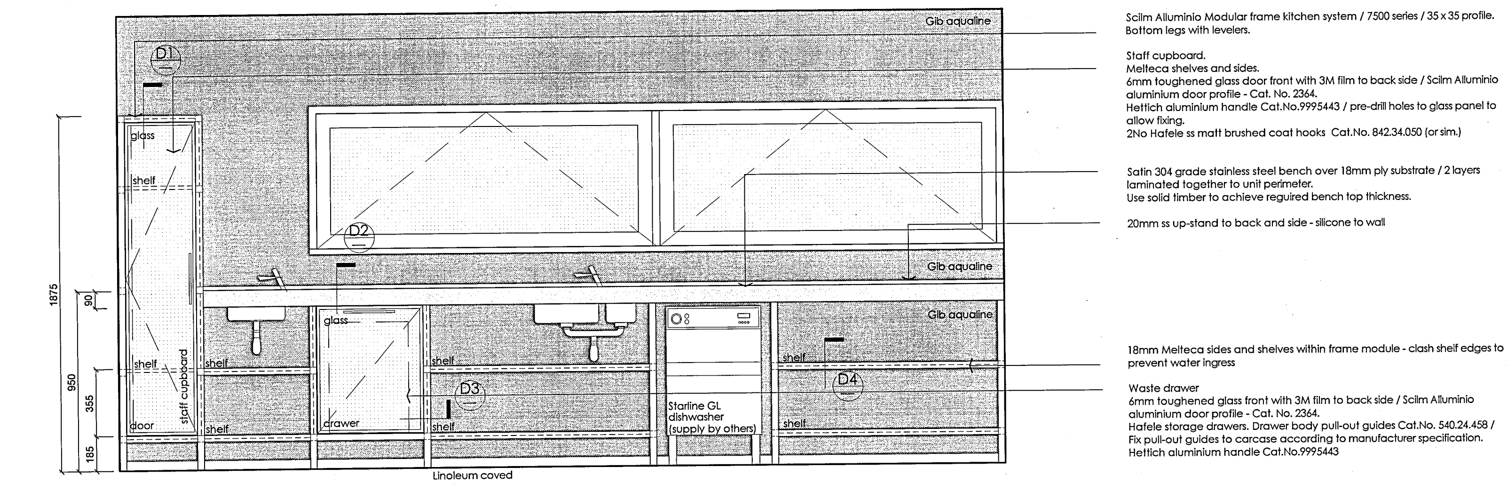
CAFE PLAN 1:20

All MDF substrates to be water-resistant



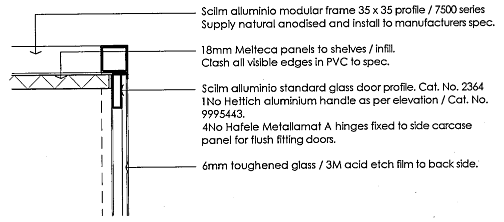
Line of ceiling beyond
bulkhead
microwave shelf
Purpose made food display unit (supply by others)
till / eftpost
13mm Gib
push
slide
barn door
drawer
2 pot lacquered MDF
fridge (by others)
36mm MDF shelves - 2 pot lacquer paint finish - white. Fix all for removal on stainless steel fixed pegs to wall.
5No Hafele chrome plated screw mounted furniture bolt - Cat.No. 253.00.332
Scilm Alluminio Modular frame kitchen system / 7500 series / 35 x 35 profile. Bottom legs with levelers.
Satin 304 grade stainless steel bench over 18mm ply substrate / 2 layers laminated together to unit perimeter. Use solid timber to achieve required bench top thickness.
20mm ss up-stand to back and side - silicone to wall
Hafele stainless steel full extension drawer runners / side mounted / detachable type - Cat.No.422.25.507
Custom made stainless steel chiller cabinet food display unit. 905 W x 650 D x 1200 H
4 display shelves with concealed, integrated lighting
Stainless steel frame to match frame kitchen system.

SERVERY BENCH ELEVATION 1:20



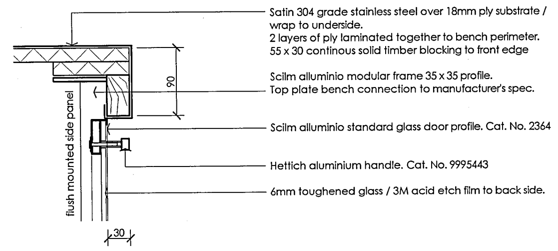
Gib aqualine
glass
shelf
staff cupboard
door
drawer
Starline GL dishwasher (supply by others)
Linoleum coved
Scilm Alluminio Modular frame kitchen system / 7500 series / 35 x 35 profile. Bottom legs with levelers.
Staff cupboard.
Melteca shelves and sides.
6mm toughened glass door front with 3M film to back side / Scilm Alluminio aluminium door profile - Cat. No. 2364.
Hettich aluminium handle Cat.No.9995443 / pre-drill holes to glass panel to allow fixing.
2No Hafele ss matt brushed coat hooks Cat.No. 842.34.050 (or sim.)
Satin 304 grade stainless steel bench over 18mm ply substrate / 2 layers laminated together to unit perimeter. Use solid timber to achieve required bench top thickness.
20mm ss up-stand to back and side - silicone to wall
18mm Melteca sides and shelves within frame module - clash shelf edges to prevent water ingress
Waste drawer
6mm toughened glass front with 3M film to back side / Scilm Alluminio aluminium door profile - Cat. No. 2364.
Hafele storage drawers. Drawer body pull-out guides Cat.No. 540.24.458 / Fix pull-out guides to carcase according to manufacturer specification.
Hettich aluminium handle Cat.No.9995443

SINK BENCH ELEVATION 1:20



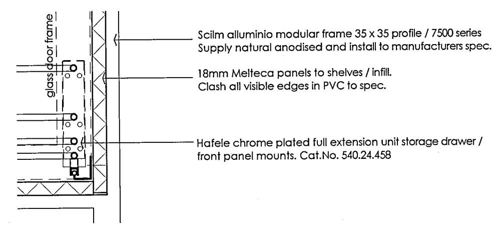
Scilm alluminio modular frame 35 x 35 profile / 7500 series
Supply natural anodised and install to manufacturers spec.
18mm Melteca panels to shelves / infill.
Clash all visible edges in PVC to spec.
Scilm alluminio standard glass door profile. Cat. No. 2364
1No Hettich aluminium handle as per elevation / Cat. No. 9995443.
4No Hafele Metallamat A hinges fixed to side carcase panel for flush fitting doors.
6mm toughened glass / 3M acid etch film to back side.

DETAIL D1 1:5



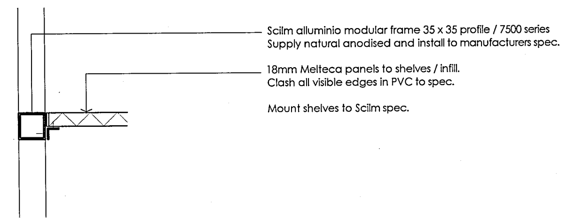
Satin 304 grade stainless steel over 18mm ply substrate / wrap to underside.
2 layers of ply laminated together to bench perimeter.
55 x 30 continous solid timber blocking to front edge
Scilm alluminio modular frame 35 x 35 profile.
Top plate bench connection to manufacturer's spec.
Scilm alluminio standard glass door profile. Cat. No. 2364
Hettich aluminium handle. Cat. No. 9995443
6mm toughened glass / 3M acid etch film to back side.
flush mounted side panel

DETAIL D2 1:5

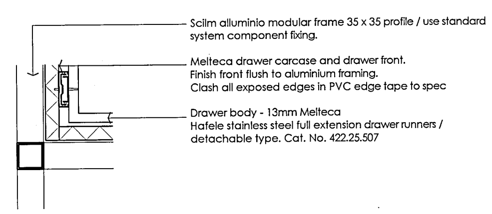


Scilm alluminio modular frame 35 x 35 profile / 7500 series
Supply natural anodised and install to manufacturers spec.
18mm Melteca panels to shelves / infill.
Clash all visible edges in PVC to spec.
Hafele chrome plated full extension unit storage drawer / front panel mounts. Cat.No. 540.24.458

DETAIL D3 1:5

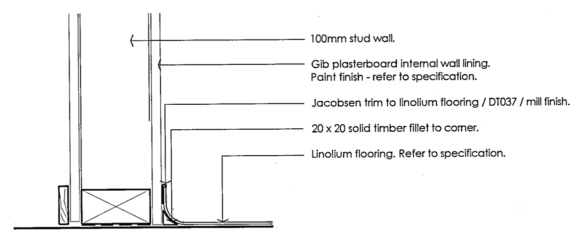


DETAIL D4 1:5

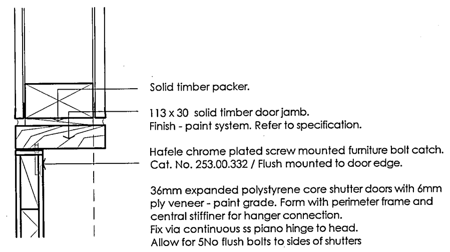


Scilm alluminio modular frame 35 x 35 profile / use standard system component fixing.
Melteca drawer carcase and drawer front.
Finish front flush to aluminium framing.
Clash all exposed edges in PVC edge tape to spec
Drawer body - 13mm Melteca
Hafele stainless steel full extension drawer runners / detachable type. Cat. No. 422.25.507

DETAIL D5 1:5

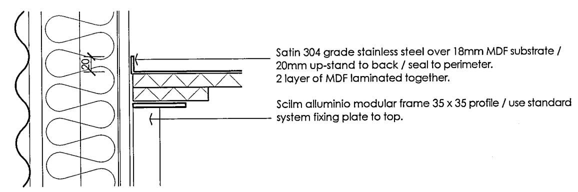


DETAIL D6 1:5

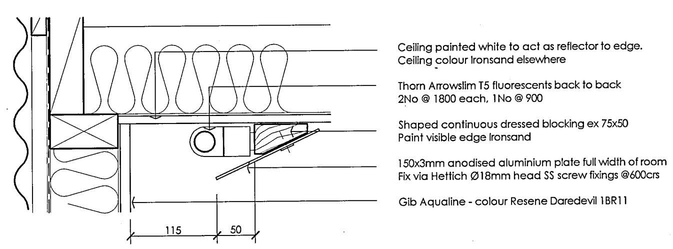


Solid timber packer.
113 x 30 solid timber door jamb.
Finish - paint system. Refer to specification.
Hafele chrome plated screw mounted furniture bolt catch. Cat. No. 253.00.332 / Flush mounted to door edge.
36mm expanded polystyrene core shutter doors with 6mm ply veneer - paint grade. Form with perimeter frame and central stiffiner for hanger connection.
Fix via continuous ss piano hinge to head.
Allow for 5No flush bolts to sides of shutters

DETAIL D7 1:5
jamb - head sim.



DETAIL D8 1:5



Ceiling painted white to act as reflector to edge.
Ceiling colour Ironsand elsewhere
Thorn Arrowslim T5 fluorescents back to back
2No @ 1800 each. 1No @ 900
Shaped continuous dressed blocking ex 75x50
Paint visible edge Ironsand
150x3mm anodised aluminium plate full width of room
Fix via Hettich Ø18mm head SS screw fixings @600crs
Gib Aqualine - colour Resene Daredevil 18R11

DETAIL D9 1:5

Notes:

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AMENDED PLANS

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CONSENT DOCUMENT
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CHRISTCHURCH CITY COUNCIL
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- 7 JUN 2005
CIVIC OFFICES
Application No. 10050063

#	revision	by	date
A	Pricing	CS	23/05/05

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PARKLANDS LIBRARY
PROPOSED CAFE FITOUT

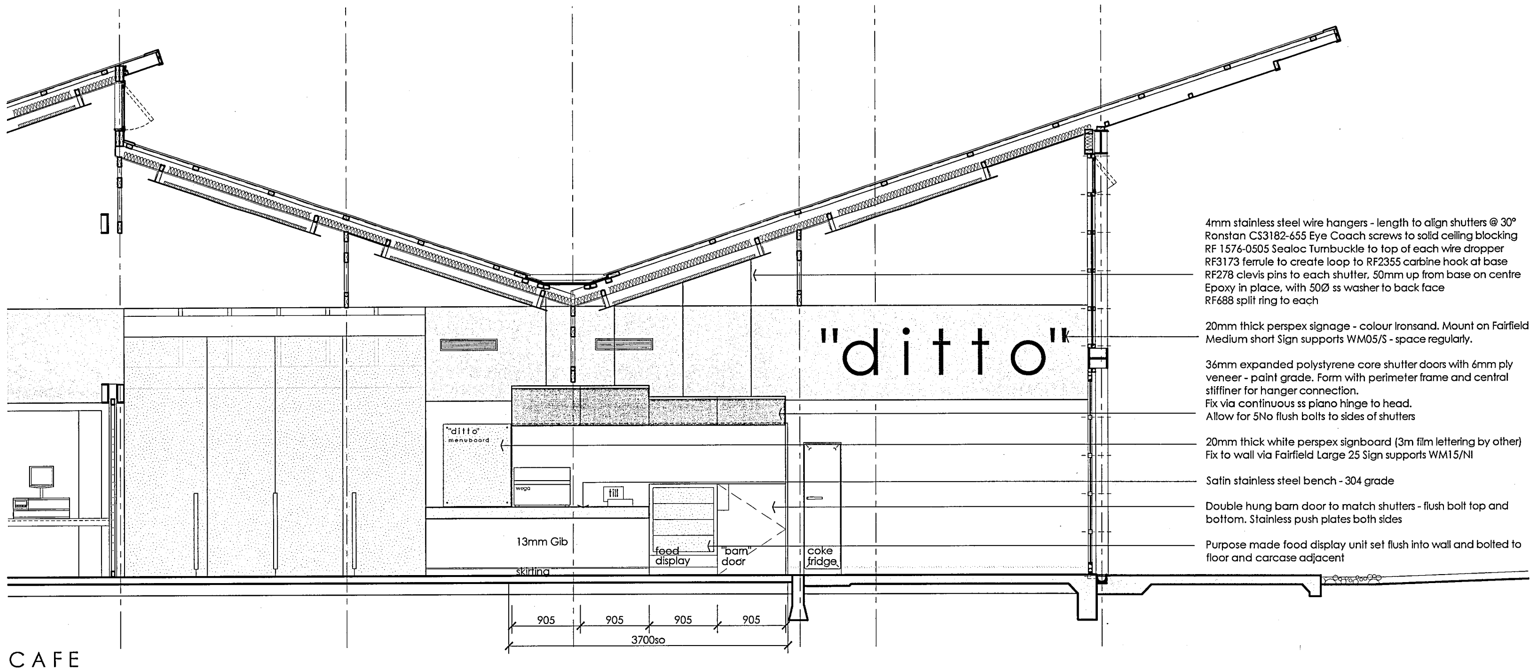
designed	Crispin Schurr	May 05
drawn	Crispin Schurr	May 05
dsg. check		
dwg check		
indexed		
approved		/ /

PLANS ELEVATIONS DETAILS

scale 1:20 1:5
contract
sheet wd01
rev. A

26441 / 01

path : s:\data\dgn\architecture\wd0100
AutoCAD 2000
Original size mm



4mm stainless steel wire hangers - length to align shutters @ 30°
Ronstan CS3182-655 Eye Coach screws to solid ceiling blocking
RF 1576-0505 Sealoc Turnbuckle to top of each wire dropper
RF3173 ferrule to create loop to RF2355 carbine hook at base
RF278 clevis pins to each shutter, 50mm up from base on centre
Epoxy in place, with 50Ø ss washer to back face
RF688 split ring to each

20mm thick perspex signage - colour Ironsand. Mount on Fairfield Medium short Sign supports WM05/S - space regularly.

36mm expanded polystyrene core shutter doors with 6mm ply veneer - paint grade. Form with perimeter frame and central stiffiner for hanger connection.
Fix via continuous ss piano hinge to head.
Allow for 5No flush bolts to sides of shutters

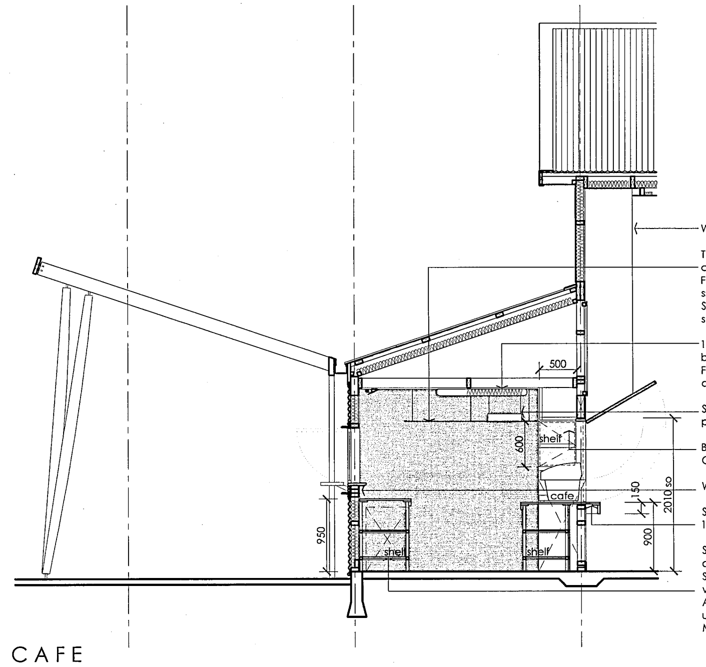
20mm thick white perspex signboard (3m film lettering by other)
Fix to wall via Fairfield Large 25 Sign supports WM15/NI

Satin stainless steel bench - 304 grade

Double hung barn door to match shutters - flush bolt top and bottom. Stainless push plates both sides

Purpose made food display unit set flush into wall and bolted to floor and carcase adjacent

CAFE
LIBRARY ELEVATION 1:50



Wire droppers to shutter support

Tilleys 1750x880 (finished dim) 1.6mmBMT perforated suspended ceiling panel Perf #862 Code E, PPC silver.
Fold edges 25mm to stiffen and support via 6No 4mm 304 grade ss wire hangers concealed to each panel, 100mm from edges
Space panels 25mm from bulkhead and each other to align with shutters

1200mm wide band of 90mm wool insulation wrapped all sides in black Amoco 4545 Geotextile fabric.
Fix to ceiling via 150mm ss flat head nails through 40Ø ss washers, all spaced neatly.

Suspend light fittings from ceiling on ss wire - do not fix to steel panel, as panels are fixed for removal.

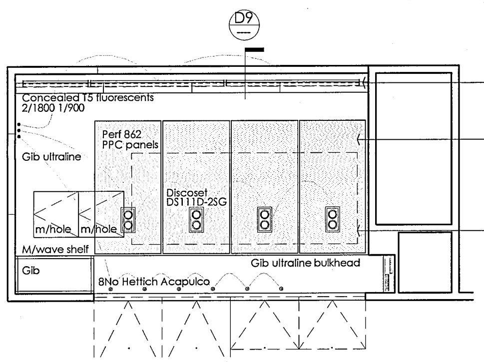
Bulkhead formed in Rondo lightweight steel framing, full width.
Clad in 10mm Gib Ultraline

Wall linings Gib Aqualine to wet area face, 13mm Gib elsewhere

Stainless steel bench with 20mm folded upstand to back edge on 18mm plywood substrate

Scott Scilm Alumino modular frame system in 35mm SHS natural andoised aluminium
Shelf inserts 18mm Melteca or similar with edges taped to prevent water penetration
All units have open rear faces and sides, except for rear of joinery unit supporting espresso machine, which has 2 pot lacquered MDF

CAFE
CROSS SECTION 1:50



Thorn Arrowslim T5 fluorescent battens - 2No 1800, 1No 900
Conceal behind purpose natural anodised aluminium shade to detail - 4No approx 1170 each

Tilleys 1750x880 (finished dim) 1.6mmBMT perforated suspended ceiling panel Perf #862 Code E, PPC silver.
Fold edges 25mm to stiffen and support via 6No 4mm 304 grade ss wire hangers concealed to each panel, 100mm from edges
Space panels 25mm from bulkhead and each other to align with shutters.
Fix for easy removal to access manhole over.

Acoustic dampener shown dashed over

REFLECTED CEILING PLAN 1:50

Luminaire schedule
2No 1800mm 1No 900mm Thorn Arrowslim T5 fluorescents
4No Concept Lighting Discoset DS111D-25G
8No 12V Hettich Acapulco Stainless 20W + transformers

Allow to supply and install lamps for each.

path: s:\data\dgn\architectural\d100
AutoCAD 2000
Original size mm 0 10 30 50 100 150 200 300

Notes:

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PARKLANDS LIBRARY
PROPOSED CAFE FITOUT

designed	Crispin Schurr	May 05
drawn	Crispin Schurr	May 05
dsg. check		
dwg check		
indexed		
approved		/ /

SECTIONS
REFLECTED CEILING

scale	1:50
contract	
sheet	wd02

rev. A

26441 / 01

Tube-370

AMENDED
ROLL PLANS

46 Queenspark Drive
Change of Use:
Community Library
10050063

Tube-370

Appendix C

CERA DEE Summary Data

Detailed Engineering Evaluation Summary Data V1.11

Location

Building Name:	Parklands Library			Reviewer:	Samir Govind
	Unit	No:	Street	CPEng No:	167736
Building Address:		46	Queenspark Drive	Company:	Beca
Legal Description:				Company project number:	5323355
				Company phone number:	03 3663521
	Degrees	Min	Sec		
GPS south:				Date of submission:	14/06/2013
GPS east:				Inspection Date:	17/04/2012
				Revision:	A
Building Unique Identifier (CCC):	BU 2334-001 EQ2			Is there a full report with this summary?	yes

Site

Site slope:	flat	Max retaining height (m):	
Soil type:	silty sand	Soil Profile (if available):	
Site Class (to NZS1170.5):	D		
Proximity to waterway (m, if <100m):		If Ground improvement on site, describe:	
Proximity to clifftop (m, if < 100m):			
Proximity to cliff base (m,if <100m)		Approx site elevation (m)	

Building

No. of storeys above ground:	1	single storey = 1		Ground floor elevation (Absolute) (m):	0.00
Ground floor split?	no			Ground floor elevation above ground (m):	0.00
Storeys below ground	0				
Foundation type:	mat slab			if Foundation type is other, describe:	
Building height (m):	6.50			height from ground to level of uppermost seismic mass (for IEP only) (m):	6.5
Floor footprint area (approx):	420				
Age of Building (years):	34			Date of design:	1976-1992
Strengthening present?	no			If so, when (year)?	
				And what load level (%g)?	
Use (ground floor):	other (specify)			Brief strengthening description:	
Use (upper floors):					
Use notes (if required):	Public library				
Importance level (to NZS1170.5):	IL2				

Gravity Structure

Gravity System:	frame system		
Roof:	timber truss	truss depth, purlin type and cladding	800mm timber truss, timber rafters, metal clad roof
Floors:	concrete flat slab	slab thickness (mm)	100
Beams:	timber	type	timber truss typical
Columns:	load bearing walls	typical dimensions (mm x mm	100 framing typical
Walls:			

Lateral load resisting structure

Lateral system along:	lightweight timber framed walls	**Note: Define along and across in detailed report!**		note typical wall length (m)	3
Ductility assumed, μ:	3.00				3m grids typical each way typical
Period along:	0.40	0.00		estimate or calculation?	estimated
Total deflection (ULS) (mm)				estimate or calculation?	
maximum interstorey deflection (ULS) (mm)				estimate or calculation?	
Lateral system across:	lightweight timber framed walls			note typical wall length (m)	3
Ductility assumed, μ:	3.00				End bay frames are structural steel
Period across:	0.40	0.00		estimate or calculation?	estimated
Total deflection (ULS) (mm)				estimate or calculation?	
maximum interstorey deflection (ULS) (mm)				estimate or calculation?	

Separations:

north (mm):		leave blank if not relevant
east (mm):		
south (mm):		
west (mm):		

Non-structural elements

Stairs:			None
Wall cladding:	other light	describe	Gib board lining typical
Roof Cladding:	Metal	describe	
Glazing:	aluminium frames		
Ceilings:	plaster, fixed		
Services(list):			

Available documentation

Architectural	full	original designer name/date	Cowey Mills & Co. (1978), City Solutions (2004)
Structural	none	original designer name/date	
Mechanical	partial	original designer name/date	Powell Fenwick (2004)
Electrical	partial	original designer name/date	Powell Fenwick (2004)
Geotech report		original designer name/date	Tonkin & Taylor (draft) / March 2012

Damage

Site:	Site performance:	Liquefaction, cosmetic cracks, opening at slab joints	Describe damage:	Liquefaction observed adjacent to building and elsewhere nearby. Spread of ground and slab joints opened
(refer DEE Table 4-2)				
	Settlement:	none observed	notes (if applicable):	
	Differential settlement:	0-1:350	notes (if applicable):	
	Liquefaction:	0-2 m³/100m²	notes (if applicable):	Observed in areas adjacent to buildings
	Lateral Spread:	0-50mm	notes (if applicable):	Slab joints opened.
	Differential lateral spread:	none apparent	notes (if applicable):	
	Ground cracks:	none apparent	notes (if applicable):	
	Damage to area:	slight	notes (if applicable):	

Building:

	Current Placard Status:	green		
Along	Damage ratio:	20%	Describe how damage ratio arrived at:	
	Describe (summary):			
Across	Damage ratio:	20%	$Damage\_Ratio = \frac{(\%NBS(before) - \%NBS(after))}{\%NBS(before)}$	
	Describe (summary):			
Diaphragms	Damage?	no	Describe:	Slab settlement noted however no cracks observed
CSWs:	Damage?	no	Describe:	Site characteristics - liquifaction observed
Pounding:	Damage?	no	Describe:	N/A
Non-structural:	Damage?	yes	Describe:	To wall cladding, non-structural beams, glazing, floor tiles

Recommendations

	Level of repair/strengthening required:	minor structural		Describe:	Cosmetic repair. Settlement may be significant insurance
	Building Consent required:	no		Describe:	
	Interim occupancy recommendations:	do not occupy		Describe:	
Along	Assessed %NBS before:	55%	55% %NBS from IEP below	If IEP not used, please detail assessmen	
	Assessed %NBS after:	44%		methodology:	
Across	Assessed %NBS before:	55%	55% %NBS from IEP below		
	Assessed %NBS after:	44%			

IEP **Use of this method is not mandatory - more detailed analysis may give a different answer, which would take precedence. Do not fill in fields if not using IEP.**

Period of design of building (from above):	1976-1992	h_n from above:	6.5m
Seismic Zone, if designed between 1965 and 1992:		not required for this age of building	

		along	across
	not required for this age of building		
Period (from above):		0.4	0.4
(%NBS)nom from Fig 3.3:		16.5%	16.5%
Note:1 for specifically design public buildings, to the code of the day: pre-1965 = 1.25; 1965-1976, Zone A =1.33; 1965-1976, Zone B = 1.2; all else 1.0		1.00	1.00
Note 2: for RC buildings designed between 1976-1984, use 1.2		1.0	1.0
Note 3: for buildngs designed prior to 1935 use 0.8, except in Wellington (1.0)		1.0	1.0
Final $(\%NBS)_{nom}$:		**17%**	**17%**

2.2 Near Fault Scaling Factor

	along	across
Near Fault scaling factor, from NZS1170.5, cl 3.1.6		1.00
Near Fault scaling factor (1/N(T,D), **Factor A**:	1	1

2.3 Hazard Scaling Factor

Hazard factor Z for site from AS1170.5, Table 3.3	0.30
Z_{1992}, from NZS4203:1992	1.0
Hazard scaling factor, **Factor B:**	3.333333333

2.4 Return Period Scaling Factor

Building Importance level (from above):	2
Return Period Scaling factor from Table 3.1, **Factor C**:	1.00

2.5 Ductility Scaling Factor

	along	across
Assessed ductility (less than max in Table 3.2)	3.00	3.00
Ductility scaling factor: =1 from 1976 onwards; or =k_μ, if pre-1976, fromTable 3.3	1.57	1.57
Ductiity Scaling Factor, **Factor D**:	1.00	1.00

2.6 Structural Performance Scaling Factor:

Sp:	0.700	0.700
Structural Performance Scaling Factor **Factor E**:	1.428571429	1.428571429

2.7 Baseline %NBS, $(NBS\%_b = (\%NBS)_{nom}$ x A x B x C x D x E

$\%NBS_b$:	**79%**	**79%**

Global Critical Structural Weaknesses:(refer to NZSEE IEP Table 3.4)

3.1. Plan Irregularity, factor A:	insignificant	1
3.2. Vertical irregularity, Factor B:	insignificant	1
3.3. Short columns, Factor C:	insignificant	1
3.4. Pounding potential Pounding effect D1, from Table to right		1.0
Height Difference effect D2, from Table to right		1.0
Therefore, Factor D:		1
3.5. Site Characteristics	significant	0.7

Table for selection of D1	Severe	Significant	Insignificant/none
Separation	0<sep<.005H	.005<sep<.01H	Sep>.01H
Alignment of floors within 20% of H	**0.7**	**0.8**	**1**
Alignment of floors not within 20% of H	**0.4**	**0.7**	**0.8**

Table for Selection of D2	Severe	Significant	Insignificant/none
Separation	0<sep<.005H	.005<sep<.01H	Sep>.01H
Height difference > 4 storeys	0.4	0.7	1
Height difference 2 to 4 storeys	0.7	0.9	1
Height difference < 2 storeys	1	1	1

		Along	Across
3.6. Other factors, Factor F	For ≤ 3 storeys, max value =2.5, otherwise max valule =1.5, no minimum	1.0	1.0
	Rationale for choice of F factor, if not 1		

Detail Critical Structural Weaknesses:(refer to DEE Procedure section 6)
List any: Refer also section 6.3.1 of DEE for discussion of F factor modification for other critical structural weaknesses

3.7. Overall Performance Achievement ratio (PAR)	**0.70**	**0.70**
4.3 PAR x (%NBS)b: PAR x Baselline %NBS	**55%**	**55%**
4.4 Percentage New Building Standard (%NBS), (before)		**55%**

Appendix D

Previous Reports and Assessments

Christchurch Eq RAPID Assessment Form - LEVEL 2

Inspector Initials: NC
Territorial Authority: Christchurch City
Date: 30.01.2012
Time: 11:30
Final Posting (e.g. UNSAFE): INSPECTED

Building Name: PARKLANDS LIBRARY
Short Name:
Address: 46 QUEENSPARK DR, PARKLANDS
GPS Co-ordinates: S° E°
Contact Name: MIKE SHEFFIELD (CCC)
Contact Phone: 941 6207

Storeys at and above ground level: 1
Below ground level: 0
Total gross floor area (m^2): ~300m^2 excl. canopies
Year built: ~2005
No of residential Units:

Photo Taken: (Yes) No

Type of Construction
- [x] Timber frame — timber roof trusses
- [x] Steel frame
- [ ] Tilt-up concrete
- [ ] Concrete frame
- [ ] RC frame with masonry infill
- [ ] Concrete shear wall
- [ ] Unreinforced masonry
- [ ] Reinforced masonry
- [ ] Confined masonry
- [ ] Other:

Primary Occupancy
- [ ] Dwelling
- [ ] Other residential
- [x] Public assembly — library + café
- [ ] School
- [ ] Religious
- [ ] Commercial/ Offices
- [ ] Industrial
- [ ] Government
- [ ] Heritage Listed
- [ ] Other

Investigate the building for the conditions listed on page 1 and 2, and check the appropriate column. A sketch may be added on page 3

Overall Hazards / Damage	Minor/None	Moderate	Severe	Comments
Collapse, partial collapse, off foundation	[x]	[ ]	[ ]	
Building or storey leaning	[x]	[ ]	[ ]	
Wall or other structural damage	[x]	[ ]	[ ]	roof canopy support columns warped/bowed
Overhead falling hazard	[x]	[ ]	[ ]	
Ground movement, settlement, slips	[ ]	[x]	[ ]	~5-10mm diff. settlement internally noted
Neighbouring building hazard	[x]	[ ]	[ ]	
Electrical, gas, sewerage, water, hazmats	[ ]	[ ]	[ ]	NOT INSPECTED BUT OPERATING

Record any existing placard on this building:

Existing Placard Type (e.g. UNSAFE): GREEN 11/06/2011.

Choose a new posting based on the new evaluation and team judgement. Severe conditions affecting the whole building are grounds for an UNSAFE posting. Localised Severe and overall Moderate conditions may require a RESTRICTED USE. Place INSPECTED placard at main entrance. Post all other placards at every significant entrance. Transfer the chosen posting to the top of this page.

INSPECTED — *GREEN*: [G1] [G2]
RESTRICTED USE — *YELLOW*: [Y1] [Y2]
UNSAFE — *RED*: [R1] [R2] [R3]

Record any restriction on use or entry:

Further Action Recommended:

Tick the boxes below only if further actions are recommended

- [ ] Barricades are needed (state location):
- [x] Detailed engineering evaluation recommended
  - [x] Structural
  - [x] Geotechnical
  - [ ] Other:
- [ ] Other recommendations:

timated Overall Building Damage (Exclude Contents)

None	[ ]		
0-1 %	[ ]	31-60 %	[ ]
2-10 %	[x]	61-99 %	[ ]
11-30 %	[ ]	100 %	[ ]

Sign here on completion: [signature]
Date & Time: 30.01.2012 12:00.
ID:

spection ID: _____ (Office Use Only)

Structural Hazards/ Damage	Minor/None	Moderate	Severe	Comments
Foundations	☑	☐	☐	
Roofs, floors (vertical load)	☑	☐	☐	
Columns, pilasters, corbels	☑	☐	☐	See below
Diaphragms, horizontal bracing	☑	☐	☐	
Pre-cast connections	☐	☐	☐	
Beam	☑	☐	☐	N/A.
Non-structural Hazards / Damage				
Parapets, ornamentation	☑	☐	☐	
Cladding, glazing	☑	☐	☐	
Ceilings, light fixtures	☑	☐	☐	
Interior walls, partitions	☑	☐	☐	cracking in gib panels
Elevators	☐	☐	☐	minor gib cracking, door frames
Stairs/ Exits	☑	☐	☐	N/A
Utilities (eg. gas, electricity, water)	☑	☐	☐	
Other roof canopy supports	☐	☑	☐	NOT INSPECTED BUT OPERATING
Geotechnical Hazards / Damage				
Slope failure, debris	☑	☐	☐	some damage to timber braces & fixings extend to bldg. See comments below
Ground movement, fissures	☐	☑	☐	
Soil bulging, liquefaction	☐	☐	☑	up to ~10mm differential settlement intensity located in an area that has had severe liquefaction

General Comment

East and west elevations have added timber braces connected between the roof cantilevers and ground – some have warped/bowed and base connections (bolts) have split at bolt location. Not supporting significant load (generally) and may be more architectural than structural. Likely differential settlement across building footprint,

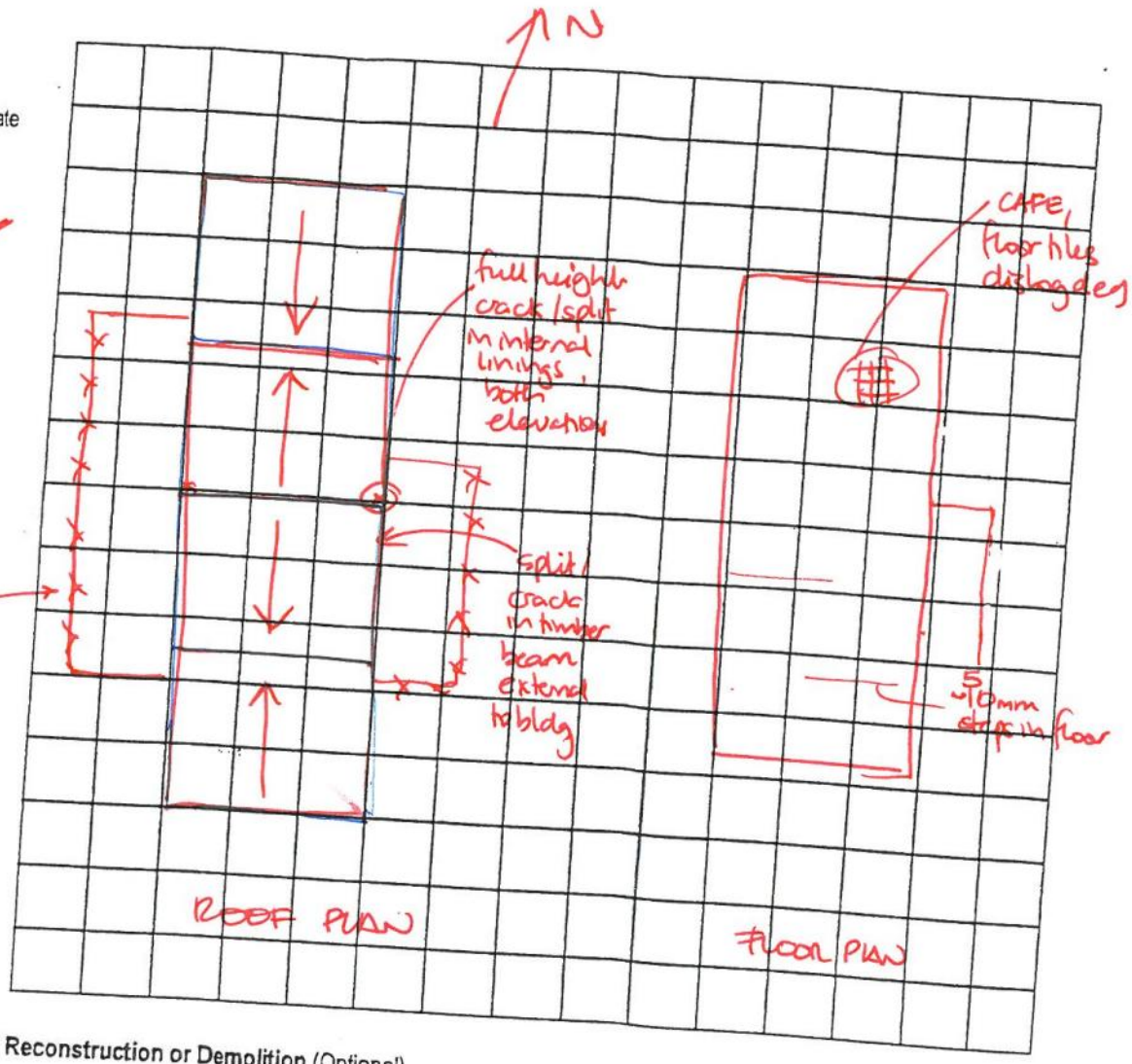
Usability Category

Damage Intensity	Posting	Usability Category	Remarks
Light damage *Low risk*	Inspected (Green)	G1. Occupiable, no immediate further investigation required	
		G2. Occupiable, repairs required	
Medium damage *Medium risk*	Restricted Use (Yellow)	Y1. Short term entry	
		Y2. No entry to parts until repaired or demolished	
Heavy damage *High risk*	Unsafe (Red)	R1. Significant damage: repairs, strengthening possible	
		R2. Severe damage: demolition likely	
		R3. At risk from adjacent premises or from ground failure	

up to 10mm step noted at floor joint locations (crippling of carpet). Tiles have dislodged in café seating area but overall movement does not appear significant. Possibly some movement of one half of the building North–South dir^n as vert. crack full height of bldg internally noted

Inspection ID: _____ *(Office Use Only)*

Sketch (optional)
Provide a sketch of the entire building or damage points. Indicate damage points.



Recommendations for Repair and Reconstruction or Demolition (Optional)

× undertake detailed engineering evaluation
× assess reliance of roof on timber braces to provide support → confirm if non-structural

Addtnl gen. comments ex pg 2

× Some windows no longer operable following 23/12/11 earthquake
× leaking at windows to North elevation
× cracks in staff toilet floor tiles

Important Note: Structural Inspection

1.1 Background

Beca has carried out an inspection of the following building following the 15 January 2012 earthquakes

Building Name	PARKLANDS LIBRARY
Building Address	46 QUEENSPARK DR, PARKLANDS
Date:	30 JAN 2012

1.2 Basis of inspection

This Level 2 rapid assessment has been prepared based upon limited visual inspection, and is intended to record the damage caused by the aftershocks of 15 January 2012. In all other respects, it is not intended to supersede previous more detailed inspections and reports. It's scope is confined to assessing the likely effect of observed damage upon the building lateral capacity, to establish the degree to which this has been diminished (relative to the building in its undamaged state). It does not serve as a substitute for an IEP (or more detailed seismic assessment) which provides an assessment of the building against current code requirements and hence quantifies the risk presented by the building relative a building designed in accordance with modern codes.

1.3 Earthquake Prone Buildings

We will attempt to review work Beca has completed on the above building including highlighting again if this is an earthquake prone building. If Beca has no history with the property the onus is on the Manager or Owner to highlight any inspection history and make known who and when inspections have been undertaken.

1.4 No State of Emergency, therefore no placard system operational

No state of emergency has been declared and as such, the emergency placard system has not been activated. Beca will not apply placards as part of this inspection.

1.5 No observed reduced capacity

If our inspection indicates **no apparent reduced capacity** this **does not** mean that the building is declared safe to occupy by Beca. This means that the building appears to be in no worse state than before 15 January 2012. The **ultimate decision on whether to occupy the building remains with the building owner and the tenants**.

1.6 Diminished Capacity

If our inspection indicates diminished capacity, then our recommendation will be to carry out a full IEP assessment. This will need to be prioritised and scheduled once the initial response is over.

1.7 Badly damaged buildings

If we have any concern in relation to the level of damage, we will of course highlight this to you. Beca will refer your building for further inspection to the Christchurch City Council who have the authority to declare a building unsafe under the Building Act or to CERA who may require further detailed work or demolition under the Canterbury Earthquake Recovery Act 2011.

1.8 Further clarification

If you require further clarification on the important points above, please contact one of the following:

Samir Govind, Technical Director Beca Structural Engineering; 027 276 7308

Mark Spencer; General Manager Beca Structural Engineering; 021 370 756

Craig Price; South Island Regional Manager; 027 488 4123

2 Scope of Services

a. Our building inspections will be initially limited to structural inspections in accordance with the Level 2 Rapid Structural Safety Assessments guidelines identified above. While these guidelines assume that the inspections will be carried out for a territorial authority during a state of emergency, our work will be carried out for you (instead of for a territorial authority), and will continue to be carried out, in line with the guideline, after the state of emergency has been lifted. Our inspections will be for the sole purpose of providing an urgent assessment of the damage to key structural elements of a building that may pose a risk for life safety and access purposes, and are based on an internal and an external visual inspection of key elements of the structure readily accessible at the time of the inspection. The assessment may include recommendations for work to be done under urgency where there is a need to demolish or secure the structure to ensure the safety of the public or protect adjacent property.

   We will be passing the Level 2 Assessment forms to the Christchurch City Council and/or CERA. We believe from discussions with the Council that these reports will fulfil their requirements for Level 2 assessments for these buildings and the Council will not separately inspect these buildings.

b. Beca and its employees and agents are not able to give any warranty or guarantee that all defects, damage, conditions or qualities have been identified and further post disaster engineering advice should be sought regarding a detailed inspection of the building and the detailed repair and remedial work required on the building to restore functionality and Building Code compliance. Beca liability for any loss, damage, costs, or claim arising due to, or in connection with the assessment for any particular building and any related advice is limited to direct property damage and shall not exceed the fees rendered by Beca for that particular building assignment.

c. The inspections will not cover building services systems however such inspections and any advice on detailed repair or remedial work for these systems can be undertaken in association with other post disaster engineering advice at your request.

d. The terms of this letter and the conditions of engagement described below will continue to apply to all services performed by Beca in respect of the buildings for which this commission applies unless and until new written conditions of engagement are entered into.

3 Conditions of Engagement

The conditions that will apply to our Services are the ACENZ/IPENZ Short Form Model Conditions of Engagement (Commercial), dated April 2007 (the "Conditions"), with the following two modifications:

- Point 2.b. above under our scope of services prevails over the Conditions, including the amount of our liability; and
- Although we will apply the standard of care in accordance with clause 2 of the Conditions, such standard will be applied in the context of the scope of services above, including the urgency we will need to work, the limited nature of the inspections, and the limited information available to us.

4 Acknowledgement

I confirm I have read the above and will liaise with and advise the building owner/tenants accordingly.

Building Owner/Manager	Name: Signature:
Beca Engineer	Name: NICHOLAS CHARMAN Signature: NC
Date	30 JAN 2012

Beca Staff Present:

Name	Signature
NICHOLAS CHARMAN	NC