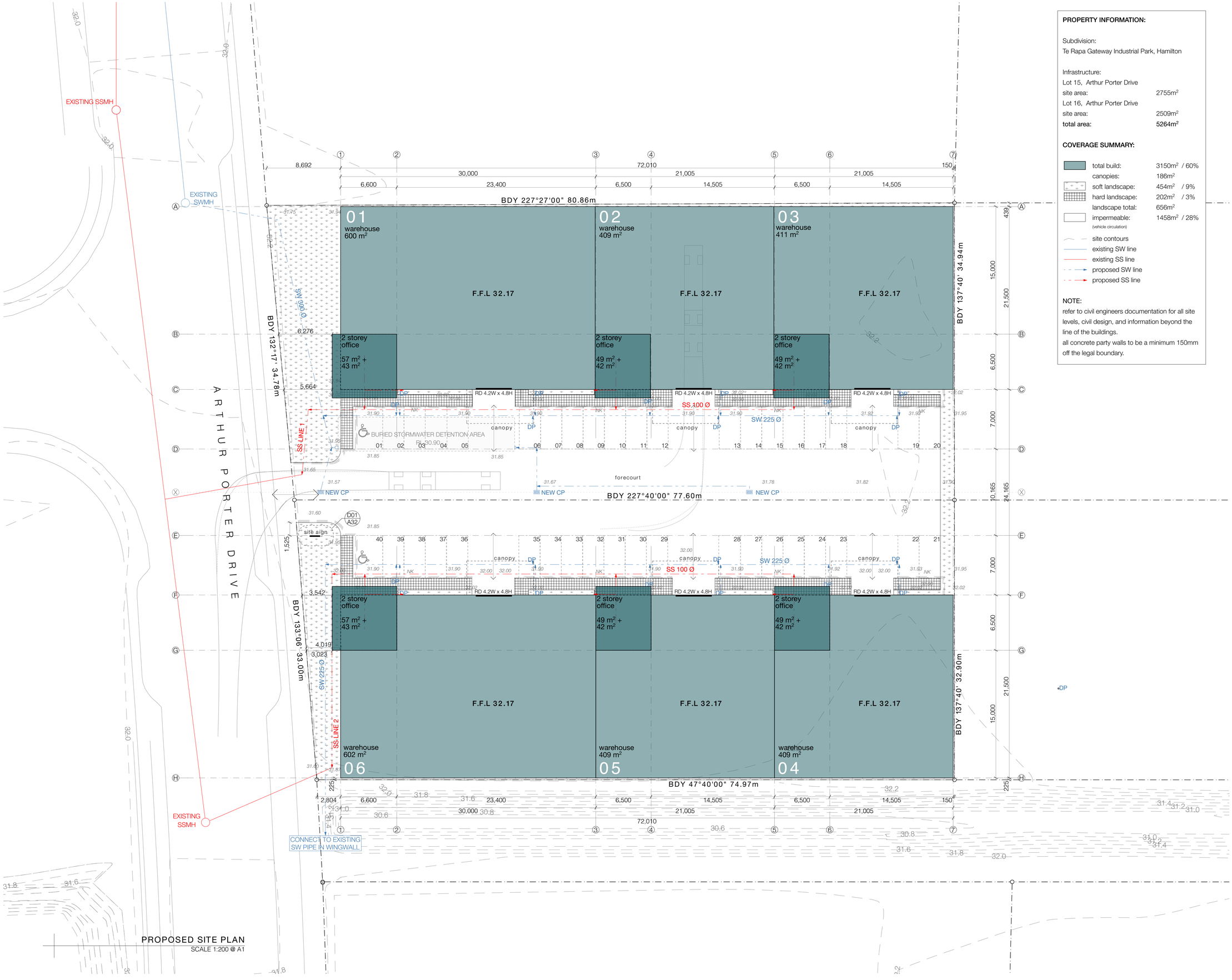

PROPOSED SITE PLAN
SCALE 1:200 @ A1

PROPERTY INFORMATION:

Subdivision:
Te Rapa Gateway Industrial Park, Hamilton

Infrastructure:

Lot 15, Arthur Porter Drive	
site area:	2755m²
Lot 16, Arthur Porter Drive	
site area:	2509m²
total area:	**5264m²**

COVERAGE SUMMARY:

total build:	3150m²	/ 60%
canopies:	186m²	
soft landscape:	454m²	/ 9%
hard landscape:	202m²	/ 3%
landscape total:	656m²	
impermeable: (vehicle circulation)	1458m²	/ 28%

site contours
existing SW line
existing SS line
proposed SW line
proposed SS line

NOTE:
refer to civil engineers documentation for all site levels, civil design, and information beyond the line of the buildings.
all concrete party walls to be a minimum 150mm off the legal boundary.

Revision:	Date:
BC issue	18/11/16

NOTES:

GENERAL:

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CONSTRUCTION:

ENSURE APPROVED DPC IS USED BETWEEN ALL TIMBER FRAMING AND CONCRETE WORK.

ENSURE ALL FLASHINGS ARE FITTED FIRMLY OVER ROOF CLADDING AND ALUMINIUM JOINERY IN ACCORDANCE WITH NZBC: E2/AS1 - SITUATION 1

BUILDING CONSENT ISSUE

NORTH

Issue:	Date:
BC ISSUE	18/11/16

TAYLORED
architecture & environments Ltd
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private bag 93010 new lynn auckland 0600

Consultant Team:

Job Title:

Te Rapa Development

client: Chalmers Property Group

site: Te Rapa Industrial Park, Hamilton

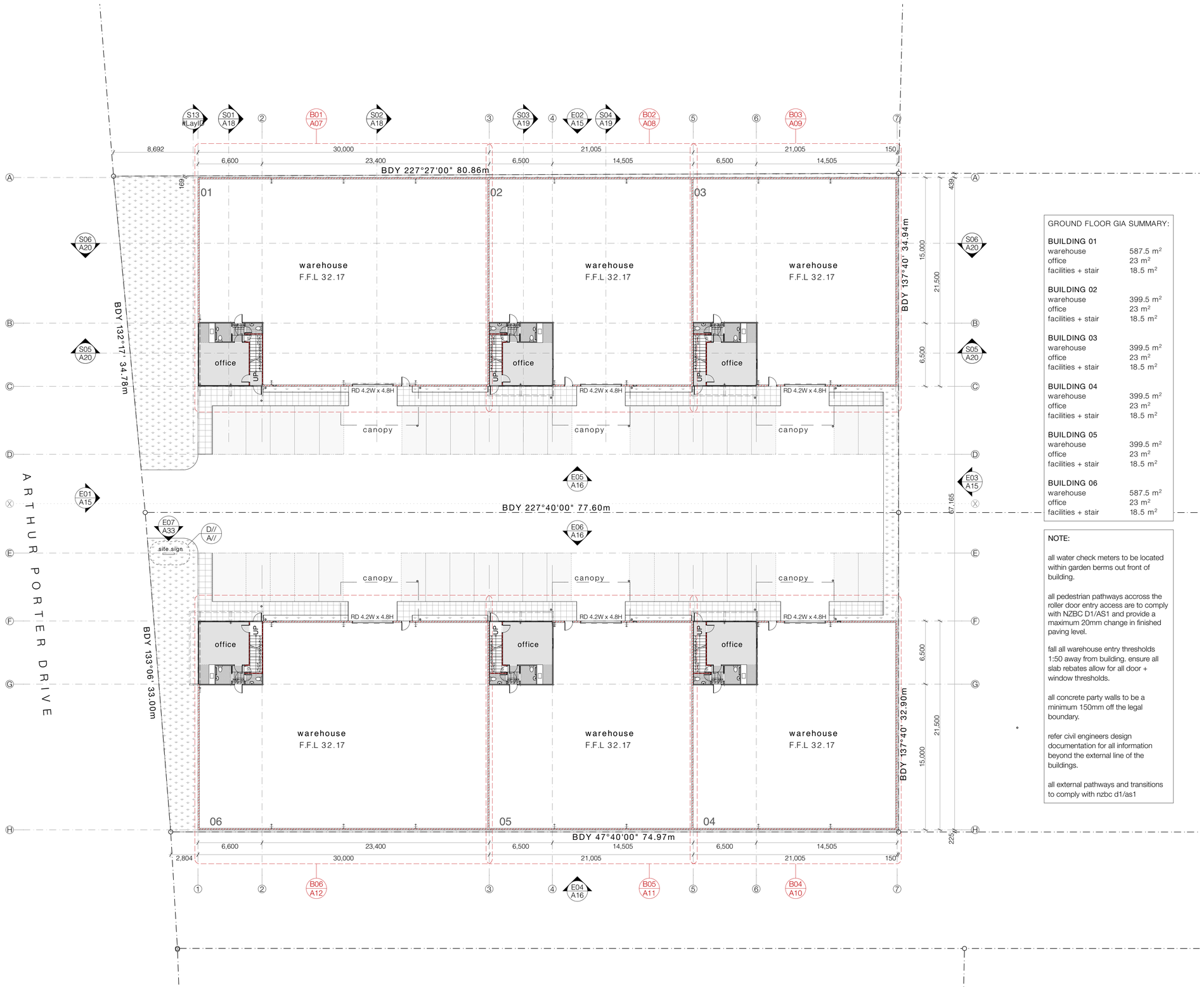
Drawing Name:

PROPOSED SITE PLAN

Drawn by:	WT/ZT	Date:	18/11/16
Revision:	A	Scale:	1:200 @ A1

Drawing No.

A02



PROPOSED OVERALL GROUND FLOOR PLAN
SCALE 1:200 @ A1

GROUND FLOOR GIA SUMMARY:

BUILDING 01		
warehouse	587.5	m^2
office	23	m^2
facilities + stair	18.5	m^2
BUILDING 02		
warehouse	399.5	m^2
office	23	m^2
facilities + stair	18.5	m^2
BUILDING 03		
warehouse	399.5	m^2
office	23	m^2
facilities + stair	18.5	m^2
BUILDING 04		
warehouse	399.5	m^2
office	23	m^2
facilities + stair	18.5	m^2
BUILDING 05		
warehouse	399.5	m^2
office	23	m^2
facilities + stair	18.5	m^2
BUILDING 06		
warehouse	587.5	m^2
office	23	m^2
facilities + stair	18.5	m^2

NOTE:

all water check meters to be located within garden berms out front of building.

all pedestrian pathways accross the roller door entry access are to comply with NZBC D1/AS1 and provide a maximum 20mm change in finished paving level.

fall all warehouse entry thresholds 1:50 away from building. ensure all slab rebates allow for all door + window thresholds.

all concrete party walls to be a minimum 150mm off the legal boundary.

refer civil engineers design documentation for all information beyond the external line of the buildings.

all external pathways and transitions to comply with nzbc d1/as1

Revision:	Date:
BC issue	18/11/16

NOTES:

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BUILDING CONSENT ISSUE

NORTH

Issue:	Date:
BC ISSUE	18/11/16

TAYLORED
architecture & environments Ltd
www.tayloredstudio.co.nz +649 4185260
private bag 93010 new lynn auckland 0600

Consultant Team:

Job Title:

Te Rapa Development

client: Chalmers Property Group

site: Te Rapa Industrial Park, Hamilton

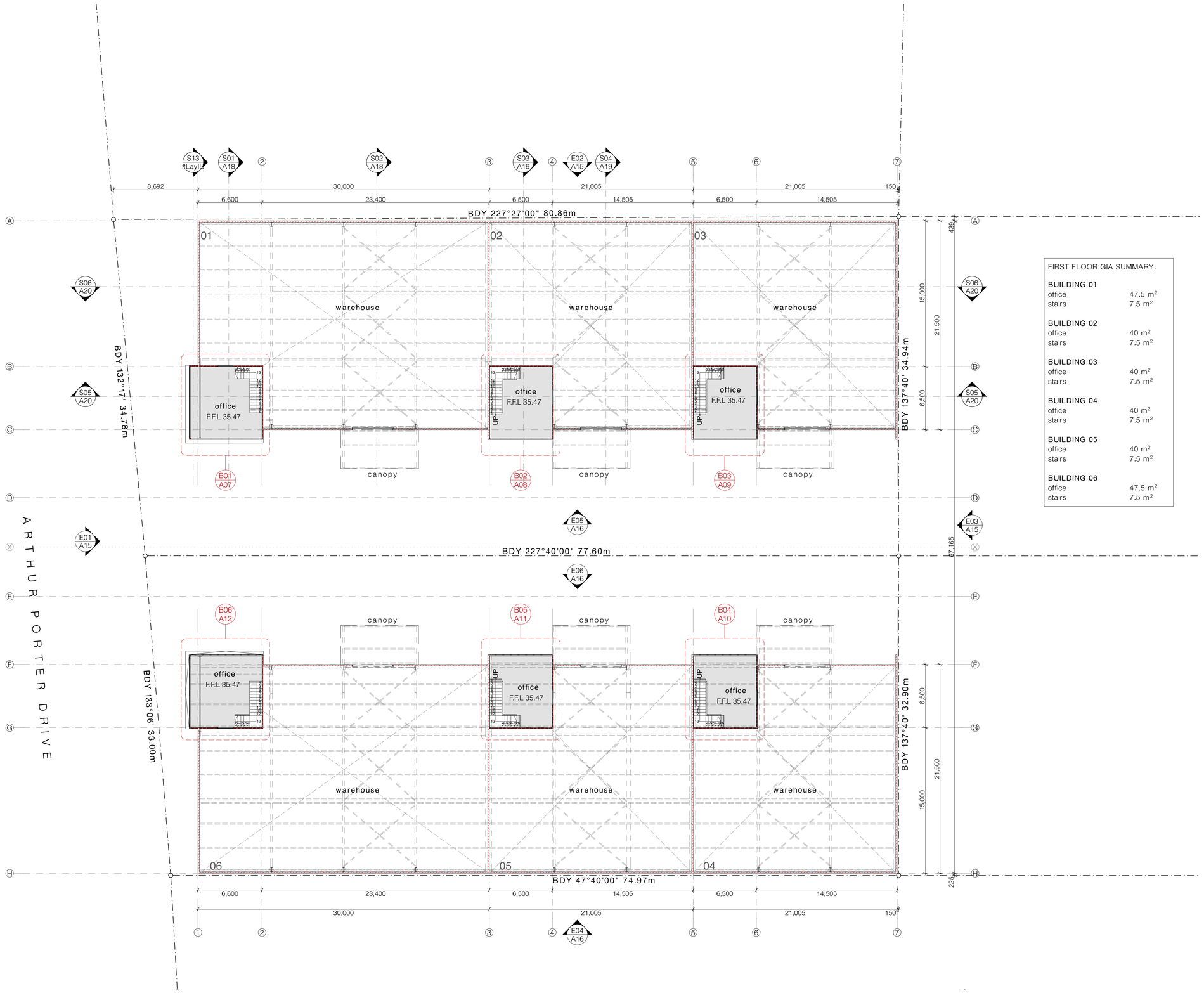
Drawing Name:

PROPOSED OVERALL GROUND FLOOR PLAN

Drawn by: WT/ZT
Date: 18/11/16
Revision: A
Scale: 1:200 @ A1

Drawing No.

A05



FIRST FLOOR GIA SUMMARY:	
BUILDING 01	
office	47.5 m²
stairs	7.5 m²
BUILDING 02	
office	40 m²
stairs	7.5 m²
BUILDING 03	
office	40 m²
stairs	7.5 m²
BUILDING 04	
office	40 m²
stairs	7.5 m²
BUILDING 05	
office	40 m²
stairs	7.5 m²
BUILDING 06	
office	47.5 m²
stairs	7.5 m²

PROPOSED OVERALL FIRST FLOOR PLAN
SCALE 1:200 @ A1

Revision:	Date:
BC issue	18/11/16

NOTES:

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BUILDING CONSENT ISSUE

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Issue:	Date:
BC ISSUE	18/11/16

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private bag 93010 new lynn auckland 0600

Consultant Team:

Job Title:

Te Rapa Development

client: Chalmers Property Group

site: Te Rapa Industrial Park, Hamilton

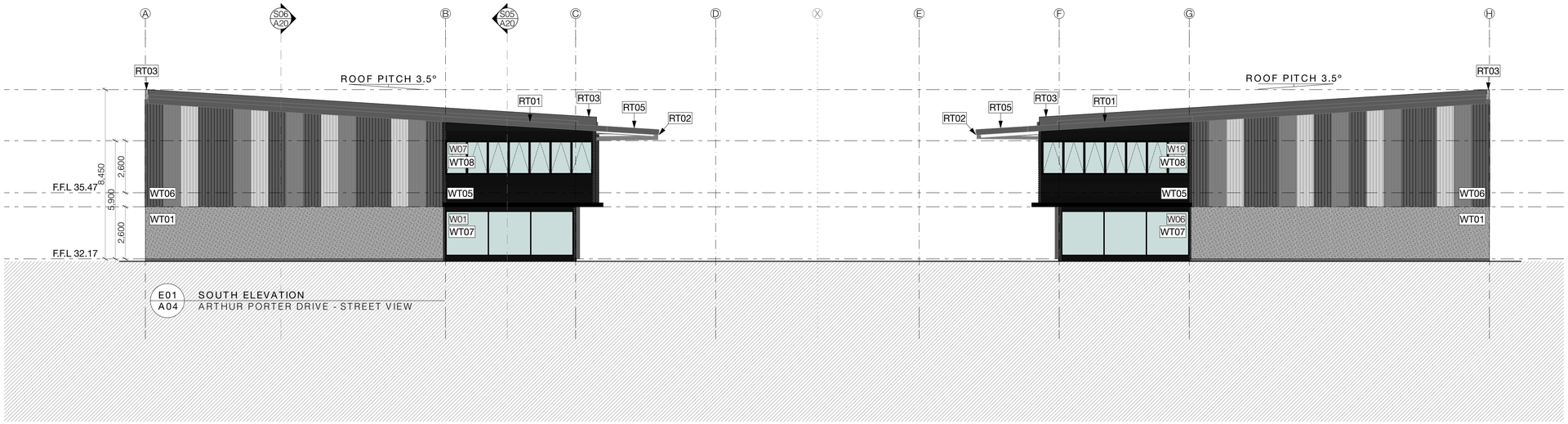
Drawing Name:

PROPOSED OVERALL FIRST FLOOR PLAN

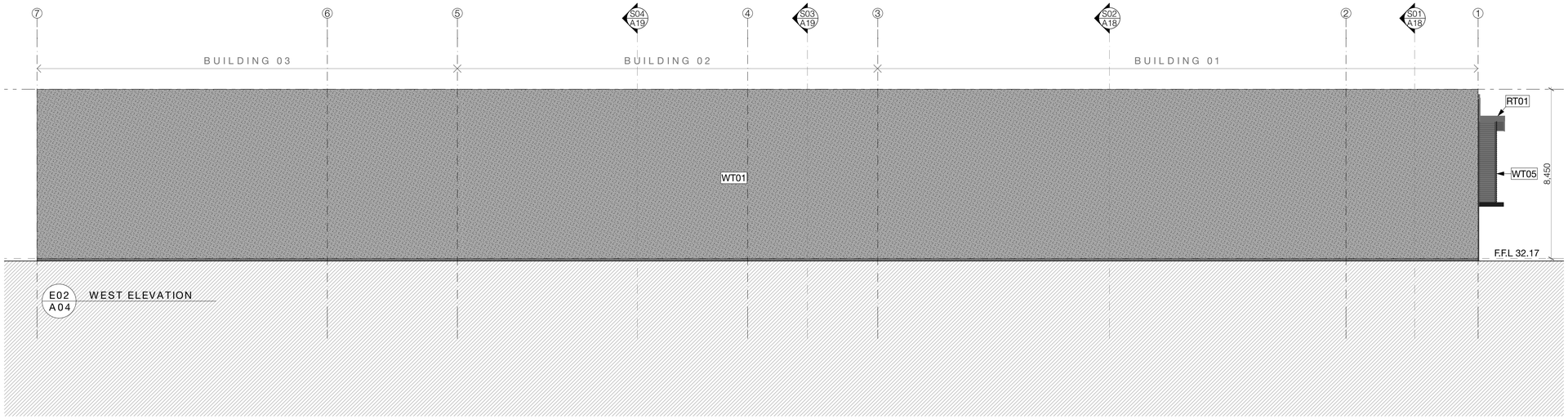
Drawn by: WT/ZT
Date: 18/11/16
Revision: A
Scale: 1:200 @ A1

Drawing No.

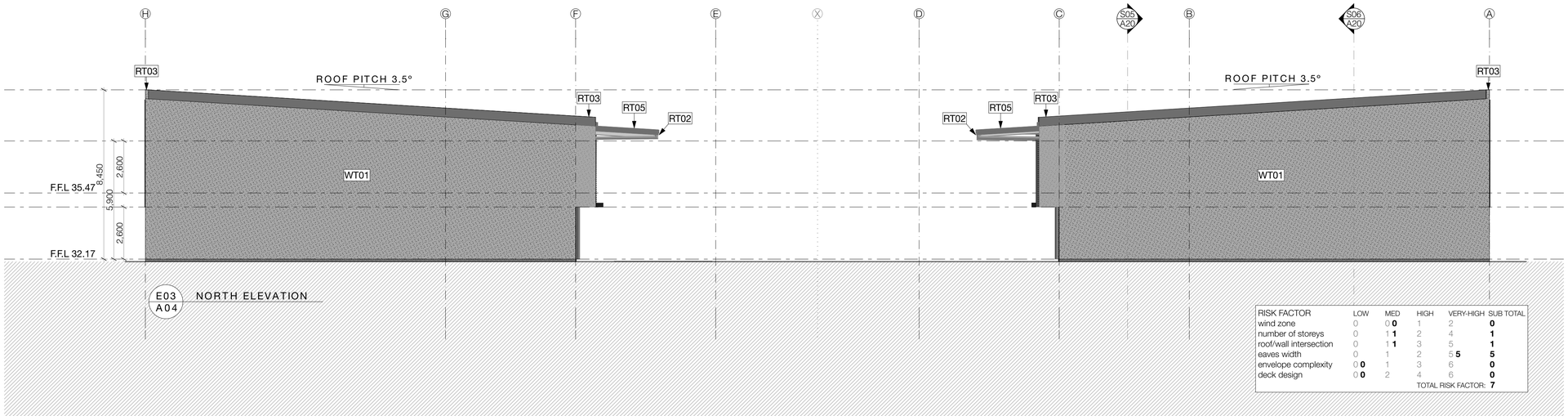
A06



E01 A04 SOUTH ELEVATION
ARTHUR PORTER DRIVE - STREET VIEW



E02 A04 WEST ELEVATION



E03 A04 NORTH ELEVATION

RISK FACTOR	LOW	MED	HIGH	VERY-HIGH	SUB TOTAL
wind zone	0	0 **0**	1	2	**0**
number of storeys	0	1 **1**	2	4	**1**
roof/wall intersection	0	1 **1**	3	5	**1**
eaves width	0	1	2	5 **5**	**5**
envelope complexity	0 **0**	1	3	6	**0**
deck design	0 **0**	2	4	6	**0**
				TOTAL RISK FACTOR:	**7**

main notes
roof:

RT01 Roof: 0.55 BMT Dimond BB900 profiled COLORSTEEL roofing with ENDURA finish over selected THERMAKRAFT roofing underlay over safety mesh on roof structure. Office roof cavity insulated with AUTEX greenstuf insulation to achieve min. R3.0

RT02 External gutter: 0.55 BMT box gutter with COLORSTEEL ENDURA finish fixed with hidden brackets to manufacturers specification.

RT03 Parapet / apron roof flashings: 0.55 BMT machine folded flashings with COLORSTEEL ENDURA finish.

RT04 Warehouse roof skylight: AMPELITE SL translucent sheet roofing to match profile of roof fixed over THERMKRAFT safety mesh on roof structure - to provide 15% daylighting to warehouse space.

RT05 Canopy roof: 0.55 BMT Dimond BB900 profiled COLORSTEEL roofing with ENDURA finish over roof structure and to underside of soffit to provide bird proofing.

ceiling:

CT01 Internal office ceiling: USG DONN DX suspended ceiling grid system with selected 1200x600 mineral fibre ceiling tiles SLT edged.

CT02 Internal ceiling: 13mm GIB AQUALINE ceiling lining fixed to ex75x40mm SG8 timber battens at 600 centres to timber frame.

CT03 Underside of stairs: 16mm GIB FYRLINE lining to underside of timber stair structure in accordance with GIB spec - GBFC60. FR 60/60/60 fire rated lining to extend through to fire rated wall structure

walls:

WT01 150mm FR 180/180/180 thick pre-cast concrete panel walls - refer structural and fire engineers documentation.

WT02 office fire walls: FR 60/60/60 ex100x50 SG8 wall framing with studs at 300 centres lined with 10mm GIB FYRLINE lining to both sides in accordance with GIB specification - GBTL60. Walls to extend to underside of roof above.

WT03 external walls: FR 60/60/60 ex150x50 SG8 wall framing with studs at 600 centres lined with 10mm GIB FYRLINE to inside in accordance with GIB specification - GBTL60. Walls to extend to underside of roof above.

WT04 Internal walls: ex100x50 SG8 wall framing with studs at 600 centres lined with 10mm standard GIB board lining to interior. 10mm GIB AQUALINE to be used in wet areas. Where vinyl is continued up wall WPS water proofing membrane to be used in strict accordance with manufacturers specification. Face of office walls to warehouse finished with 9.5mm selected plywood to a height of 2.4m above finished floor level.

WT05 Office cladding: METALCRAFT KAHU cladding with COLORSTEEL ENDURA finish fixed horizontally over 20mm cavity battens over THERMKRAFT building wrap on ex150x50 SG8 wall framing with studs at 600 centres. Insulated cavity with AUTEX insulation min R2.5

WT06 Warehouse wall cladding: METALCRAFT KAHU cladding with COLORSTEEL ENDURA finish fixed vertically over 20mm cavity battens over THERMAKRAFT building wrap on precast concrete panel walls.

WT07 Joinery: VANTAGE external window 135 FLUSHGLAZE suite in seismic frames with powder coated finish.

WT08 Joinery: VANTAGE 40 external window METRO suite with powder coated finish.

WT09 Roller door: METALBILT motorised roller shutter door powder coated finish on windsocks all with metal chain and manual back-up.

WT10 Mesh screens: selected architectural mesh panels with selected powdercoat finish. refer structural engineers documentation for all fixings and structural information.

WT11 Internal strapped walls: ex50x50 SG8 timber strapping at 600 centres with 10mm standard GIB board lining to interior. 10mm GIB AQUALINE to be used in wet areas. AUTEX batt insulation to provide min. R2.5

floors:

FT01 Warehouse floor: 150mm thick reinforced concrete slab foundation on DPM and sand blinding on minimum 150mm thick compacted hard fill - refer structural engineers documentation for all structural information.

FT02 Office ground floor: 150mm thick reinforced concrete slab foundation on DPM and sand blinding on minimum 150mm thick compacted hard fill - refer structural engineer.

FT03 Office first floor: FRR 60/60/60 150mm thick XLAM CL5/150 cross-laminated timber flooring - refer structural engineer.

FT04 Selected commercial grade vinyl flooring over WPS water proofing membrane in strict accordance with manufacturers specification.

structural:

ST01 Structural framing - refer structural engineer documentation for all structural detail.

note:

All materials, fittings, fixtures, and finishes to be established in strict accordance with manufactures specification.

This architectural documentation is to be read in conjunction with all engineering design documentation and reports. Refer all engineering information for all engineering requirements.

fire design requirements:

All precast concrete panel walls to provide FR 180/180/180 (150 thick). Ground floor office to be fire rated and separate to the first floor fire cell - all fire rated FR 60/60/60. All supporting structure, stairs and underside of floors to be fire rated FR 60/60/60.

FD FD = fire door. Refer fire report for all fire design requirements.

03 Window joinery - Refer D & W schedule

Refer finishes plans for floor, wall & ceiling finishes

Revision:	Date:
BC issue	18/11/16

NOTES:

GENERAL:

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BUILDING CONSENT ISSUE

NORTH

Issue:	Date:
BC ISSUE	18/11/16

TAYLORED
architecture & environments Ltd
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private bag 93010 new lynn auckland 0600

Consultant Team:

Job Title:

Te Rapa Development

client: Chalmers Property Group

site: Te Rapa Industrial Park, Hamilton

Drawing Name:

PROPOSED ELEVATIONS

Drawn by: WT/ZT
Date: 18/11/16
Revision: A
Scale: 1:125 @ A1

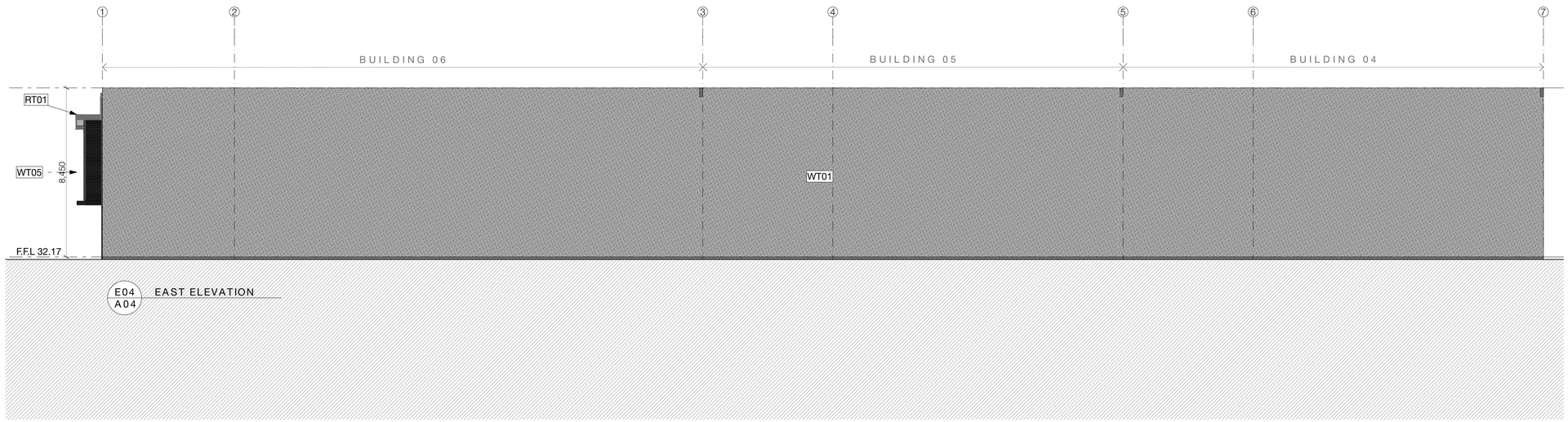
Drawing No.

A15

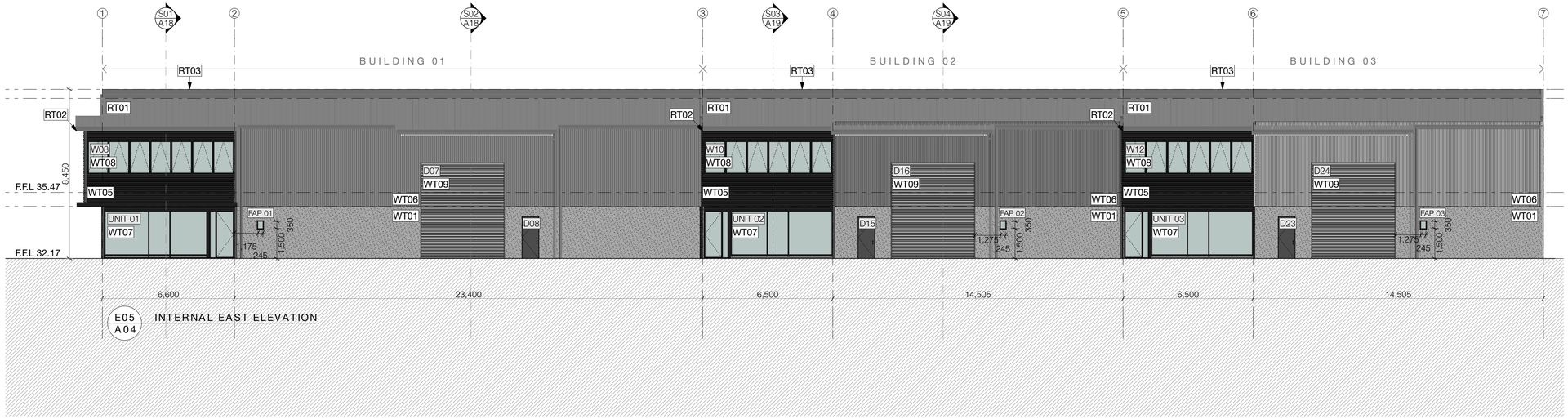
NOTE:
It is the responsibility of the contractor to verify all dimensions on site prior to commencing all work. Do not scale off drawings.

The contractor is to ensure that all work complies with the New Zealand Building Code, all ammendments thereof and all relevant New Zealand Standards.

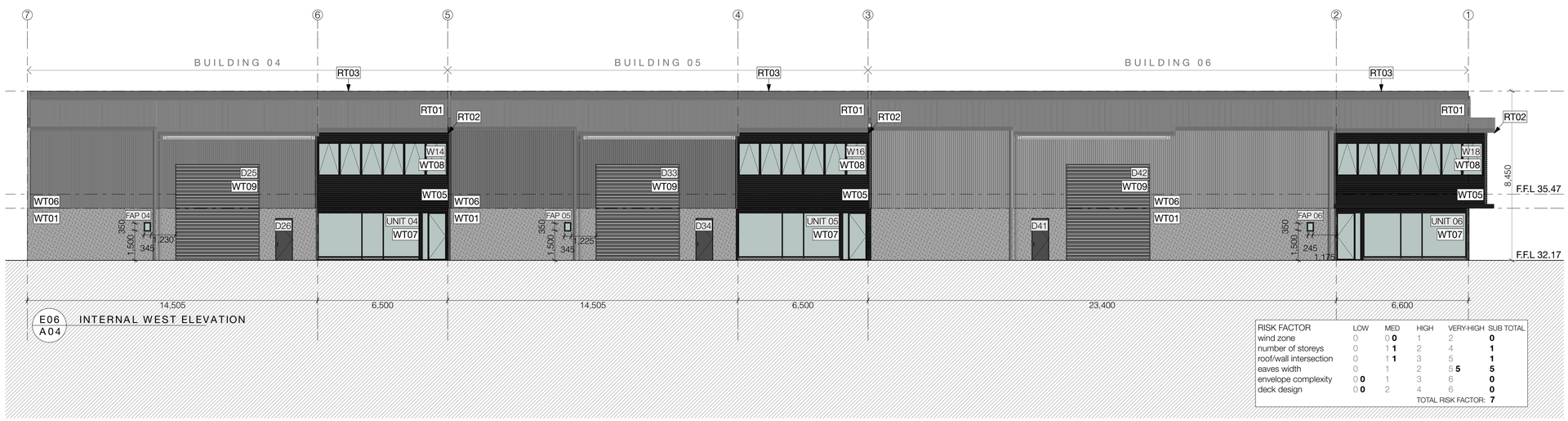
All proprietry items and materials shall be fixed and applied in strict accordance with manufacturers specifications.



E04 / A04 EAST ELEVATION



E05 / A04 INTERNAL EAST ELEVATION



E06 / A04 INTERNAL WEST ELEVATION

RISK FACTOR	LOW	MED	HIGH	VERY-HIGH	SUB TOTAL
wind zone	0	0 **0**	1	2	**0**
number of storeys	0	1 **1**	2	4	**1**
roof/wall intersection	0	1 **1**	3	5	**1**
eaves width	0	1	2	5 **5**	**5**
envelope complexity	0 **0**	1	3	6	**0**
deck design	0 **0**	2	4	6	**0**
				TOTAL RISK FACTOR:	**7**

main notes

roof:

RT01 Roof: 0.55 BMT Dimond BB900 profiled COLORSTEEL roofing with ENDURA finish over selected THERMAKRAFT roofing underlay over safety mesh on roof structure. Office roof cavity insulated with AUTEX greenstuf insulation to achieve min. R3.0

RT02 External gutter: 0.55 BMT box gutter with COLORSTEEL ENDURA finish fixed with hidden brackets to manufacturers specification.

RT03 Parapet / apron roof flashings: 0.55 BMT machine folded flashings with COLORSTEEL ENDURA finish.

RT04 Warehouse roof skylight: AMPELITE SL translucent sheet roofing to match profile of roof fixed over THERMKRAFT safety mesh on roof structure - to provide 15% daylighting to warehouse space.

RT05 Canopy roof: 0.55 BMT Dimond BB900 profiled COLORSTEEL roofing with ENDURA finish over roof structure and to underside of soffit to provide bird proofing.

ceiling:

CT01 Internal office ceiling: USG DONN DX suspended ceiling grid system with selected 1200x600 mineral fibre ceiling tiles SLT edged.

CT02 Internal ceiling: 13mm GIB AQUALINE ceiling lining fixed to ex75x40mm SG8 timber battens at 600 centres to timber frame.

CT03 Underside of stairs: 16mm GIB FYRLINE lining to underside of timber stair structure in accordance with GIB spec - GBFC60. FR 60/60/60 fire rated lining to extend through to fire rated wall structure

walls:

WT01 150mm FR 180/180/180 thick pre-cast concrete panel walls - refer structural and fire engineers documentation.

WT02 office fire walls: FR 60/60/60 ex100x50 SG8 wall framing with studs at 300 centres lined with 10mm GIB FYRLINE lining to both sides in accordance with GIB specification - GBTL60. Walls to extend to underside of roof above.

WT03 external walls: FR 60/60/60 ex150x50 SG8 wall framing with studs at 600 centres lined with 10mm GIB FYRLINE to inside in accordance with GIB specification - GBTL60. Walls to extend to underside of roof above.

WT04 Internal walls: ex100x50 SG8 wall framing with studs at 600 centres lined with 10mm standard GIB board lining to interior. 10mm GIB AQUALINE to be used in wet areas. Where vinyl is continued up wall WPS water proofing membrane to be used in strict accordance with manufacturers specification. Face of office walls to warehouse finished with 9.5mm selected plywood to a height of 2.4m above finished floor level.

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WT07 Joinery: VANTAGE external window 135 FLUSHGLAZE suite in seismic frames with powder coated finish.

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WT10 Mesh screens: selected architectural mesh panels with selected powdercoat finish. refer structural engineers documentation for all fixings and structural information.

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FT02 Office ground floor: 150mm thick reinforced concrete slab foundation on DPM and sand blinding on minimum 150mm thick compacted hard fill - refer structural engineer.

FT03 Office first floor: FRR 60/60/60 150mm thick XLAM CL5/150 cross-laminated timber flooring - refer structural engineer.

FT04 Selected commercial grade vinyl flooring over WPS water proofing membrane in strict accordance with manufacturers specification.

structural:

ST01 Structural framing - refer structural engineer documentation for all structural detail.

note:

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fire design requirements:

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FD FD = fire door. Refer fire report for all fire design requirements.

03 Window joinery - Refer D & W schedule

Refer finishes plans for floor, wall & ceiling finishes

Revision:	Date:
BC issue	18/11/16

NOTES:

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BUILDING CONSENT ISSUE

NORTH

Issue:	Date:
BC ISSUE	18/11/16

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www.tayloredstudio.co.nz +649 4185260
private bag 93010 new lynn auckland 0600

Consultant Team:

Job Title:

Te Rapa Development

client: Chalmers Property Group

site: Te Rapa Industrial Park, Hamilton

Drawing Name:

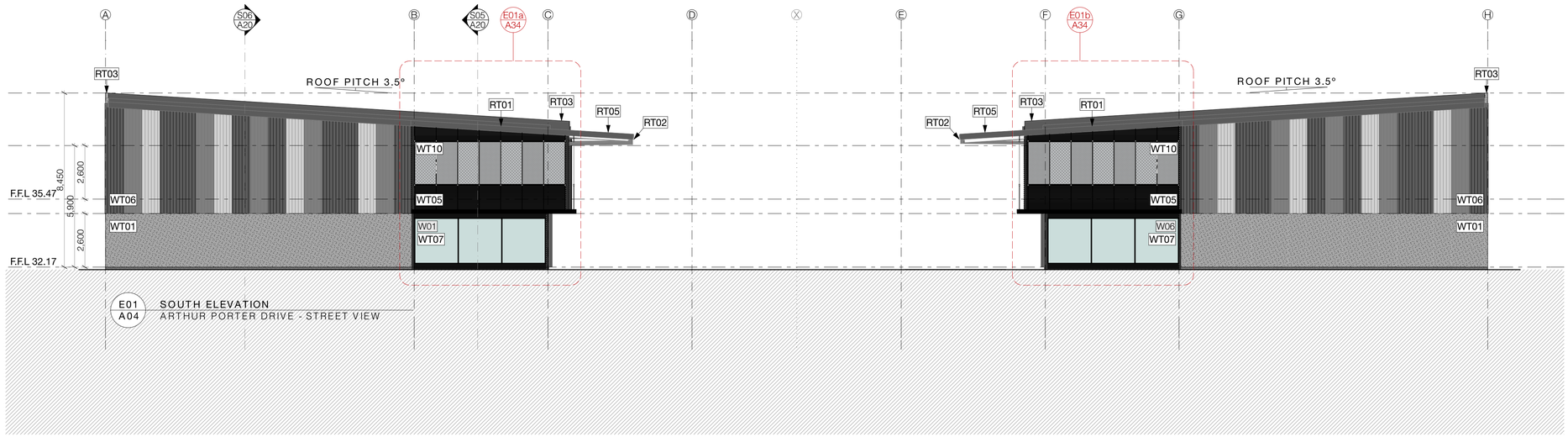
PROPOSED ELEVATIONS

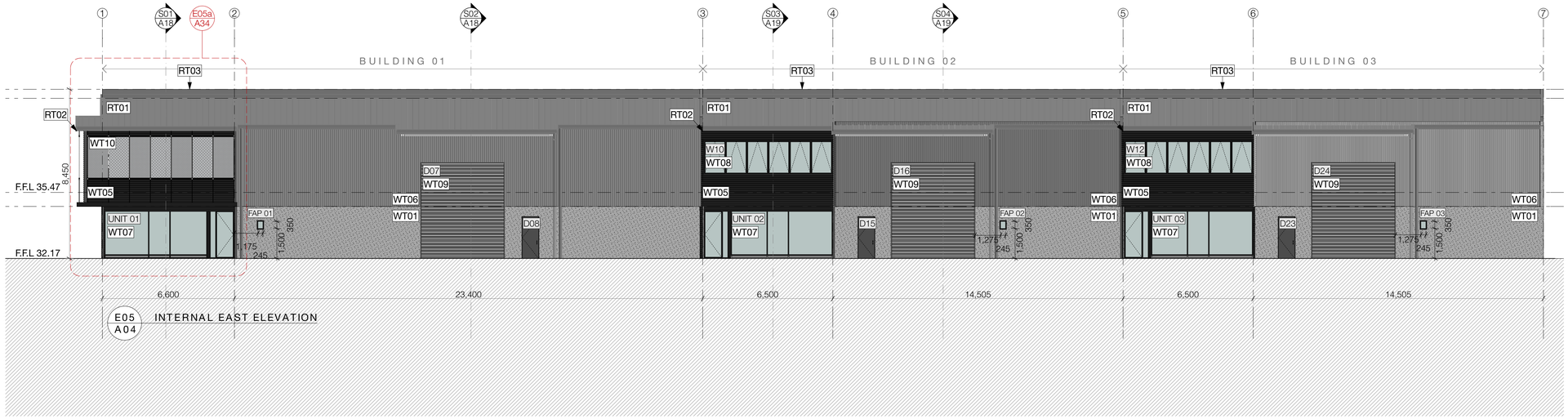
Drawn by: WT/ZT Date: 18/11/16

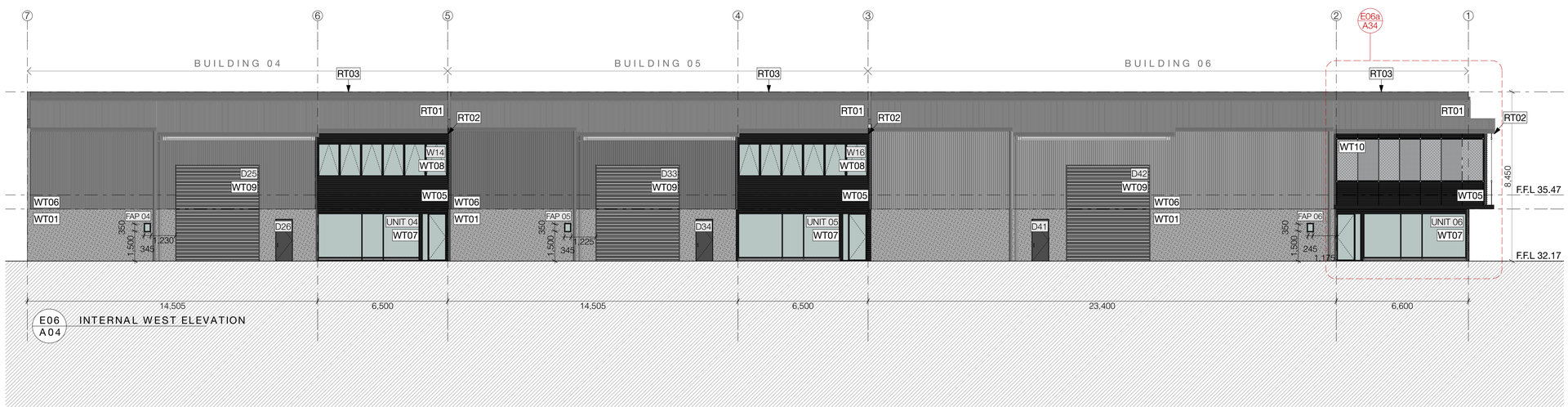
Revision: A Scale: 1:125 @ A1

Drawing No.

A16







main notes

roof:

RT01 Roof: 0.55 BMT Dimond BB900 profiled COLORSTEEL roofing with ENDURA finish over selected THERMAKRAFT roofing underlay over safety mesh on roof structure. Office roof cavity insulated with AUTEX greenstuf insulation to achieve min. R3.0

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RT03 Parapet / apron roof flashings: 0.55 BMT machine folded flashings with COLORSTEEL ENDURA finish.

RT04 Warehouse roof skylight: AMPELITE SL translucent sheet roofing to match profile of roof fixed over THERMKRAFT safety mesh on roof structure - to provide 15% daylighting to warehouse space.

RT05 Canopy roof: 0.55 BMT Dimond BB900 profiled COLORSTEEL roofing with ENDURA finish over roof structure and to underside of soffit to provide bird proofing.

ceiling:

CT01 Internal office ceiling: USG DONN DX suspended ceiling grid system with selected 1200x600 mineral fibre ceiling tiles SLT edged.

CT02 Internal ceiling: 13mm GIB AQUALINE ceiling lining fixed to ex75x40mm SG8 timber battens at 600 centres to timber frame.

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walls:

WT01 150mm FR 180/180/180 thick pre-cast concrete panel walls - refer structural and fire engineers documentation.

WT02 office fire walls: FR 60/60/60 ex100x50 SG8 wall framing with studs at 300 centres lined with 10mm GIB FYRLINE lining to both sides in accordance with GIB specification - GBTL60. Walls to extend to underside of roof above.

WT03 external walls: FR 60/60/60 ex150x50 SG8 wall framing with studs at 600 centres lined with 10mm GIB FYRLINE to inside in accordance with GIB specification - GBTL60. Walls to extend to underside of roof above.

WT04 Internal walls: ex100x50 SG8 wall framing with studs at 600 centres lined with 10mm standard GIB board lining to interior. 10mm GIB AQUALINE to be used in wet areas. Where vinyl is continued up wall WPS water proofing membrane to be used in strict accordance with manufacturers specification. Face of office walls to warehouse finished with 9.5mm selected plywood to a height of 2.4m above finished floor level.

WT05 Office cladding: METALCRAFT KAHU cladding with COLORSTEEL ENDURA finish fixed horizontally over 20mm cavity battens over THERMKRAFT building wrap on ex150x50 SG8 wall framing with studs at 600 centres. Insulated cavity with AUTEX insulation min R2.5

WT06 Warehouse wall cladding: METALCRAFT KAHU cladding with COLORSTEEL ENDURA finish fixed vertically over 20mm cavity battens over THERMAKRAFT building wrap on precast concrete panel walls.

WT07 Joinery: VANTAGE external window 135 FLUSHGLAZE suite in seismic frames with powder coated finish.

WT08 Joinery: VANTAGE 40 external window METRO suite with powder coated finish.

WT09 Roller door: METALBILT motorised roller shutter door powder coated finish on windsocks all with metal chain and manual back-up.

WT10 Mesh screens: selected architectural mesh panels with selected powdercoat finish. refer structural engineers documentation for all fixings and structural information.

WT11 Internal strapped walls: ex50x50 SG8 timber strapping at 600 centres with 10mm standard GIB board lining to interior. 10mm GIB AQUALINE to be used in wet areas. AUTEX batt insulation to provide min. R2.5

floors:

FT01 Warehouse floor: 150mm thick reinforced concrete slab foundation on DPM and sand blinding on minimum 150mm thick compacted hard fill - refer structural engineers documentation for all structural information.

FT02 Office ground floor: 150mm thick reinforced concrete slab foundation on DPM and sand blinding on minimum 150mm thick compacted hard fill - refer structural engineer.

FT03 Office first floor: FRR 60/60/60 150mm thick XLAM CL5/150 cross-laminated timber flooring - refer structural engineer.

FT04 Selected commercial grade vinyl flooring over WPS water proofing membrane in strict accordance with manufacturers specification.

structural:

ST01 Structural framing - refer structural engineer documentation for all structural detail.

note:

All materials, fittings, fixtures, and finishes to be established in strict accordance with manufactures specification.

This architectural documentation is to be read in conjunction with all engineering design documentation and reports. Refer all engineering information for all engineering requirements.

fire design requirements:

All precast concrete panel walls to provide FR 180/180/180 (150 thick). Ground floor office to be fire rated and separate to the first floor fire cell - all fire rated FR 60/60/60. All supporting structure, stairs and underside of floors to be fire rated FR 60/60/60.

FD FD = fire door. Refer fire report for all fire design requirements.

03 Window joinery - Refer D & W schedule

Refer finishes plans for floor, wall & ceiling finishes

Revision:	Date:
BC issue	18/11/16

NOTES:

GENERAL:

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CONFIRM SET OUT AND DIMENSIONS ON SITE PRIOR TO COMMENCING WORK OR MANUFACTURING ANY OR ALL ITEMS AS DOCUMENTED.

AT ALL TIMES, CARE AND CONSIDERATION SHALL BE GIVEN TO ENSURE MINIMAL DISTURBANCE AND CONVENIENCE TO ALL NEIGHBOURING PROPERTIES DURING EXCAVATION AND THROUGHOUT THE BUILDING PROCESS.

ANY DISCREPENCIES BETWEEN DOCUMENTS MUST BE BROUGHT TO THE ARCHITECTS ATTENTION IMMEDIATELY.

CONSTRUCTION:

ENSURE APPROVED DPC IS USED BETWEEN ALL TIMBER FRAMING AND CONCRETE WORK.

ENSURE ALL FLASHINGS ARE FITTED FIRMLY OVER ROOF CLADDING AND ALUMINIUM JOINERY IN ACCORDANCE WITH NZBC: E2/AS1 - SITUATION 1

BUILDING CONSENT ISSUE

NORTH

Issue:	Date:
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Job Title:

Te Rapa Development

client: Chalmers Property Group

site: Te Rapa Industrial Park, Hamilton

Drawing Name:

PROPOSED ELEVATIONS WITH SCREENS

Drawn by: WT/ZT Date: 18/11/16

Revision: A Scale: 1:50, 1:125 @ A1

Drawing No.

A17

Revision:	Date:
BC issue	18/11/16

NOTES:

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3D VIEWS

Drawn by: WT/ZT Date: 18/11/16

Revision: A Scale: @ A1

Drawing No.

A35