

- KEY:
- wt Wall type marker - Refer to drawing A5.4 for construction details
  - ex Existing brick wall to be cleaned back and made good as required and coated with clear sealer
  - ex1 Existing brick wall with new 175mm thick sprayed concrete wall over - Refer to structural dwgs.

NOTES:

**W.C.C. RECORDS**  
 WELLINGTON CITY COUNCIL  
 SERVICES REQUEST NO.  
**85769-2**  
 APPROVED BUILDING  
 CONSENT DOCUMENTS  
 WELLINGTON CITY COUNCIL  
 ENVIRONMENT  
**5 MAR 2002**  
**RECEIVED**

Dunning Thornton Consultants Ltd  
 Consulting Engineers  
 PH: (044) 365-0019  
 FAC: (044) 385-0312  
 PO Box 27-153, Wellington, NZ  
 E-mail: dth@dtc.co.nz

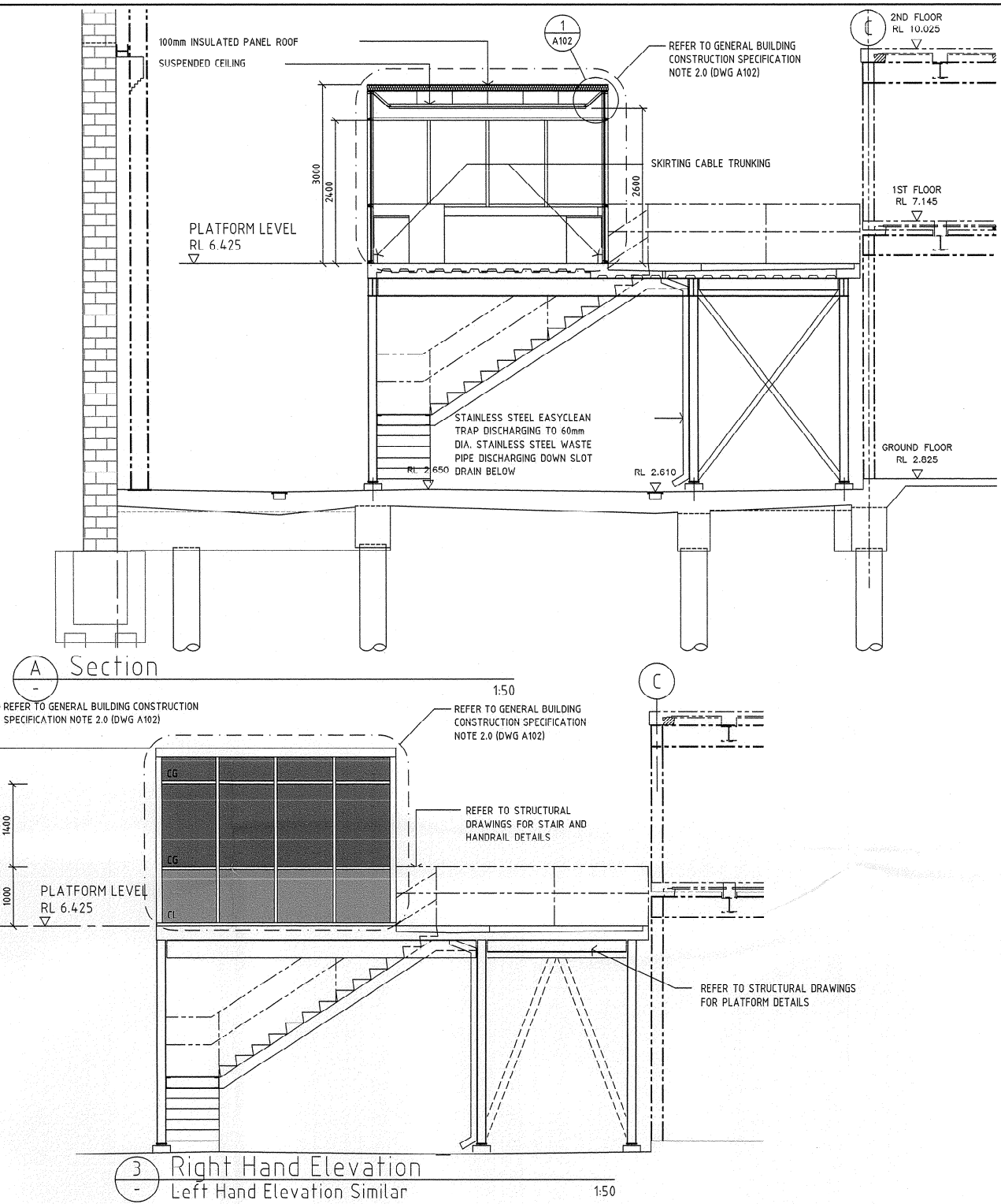
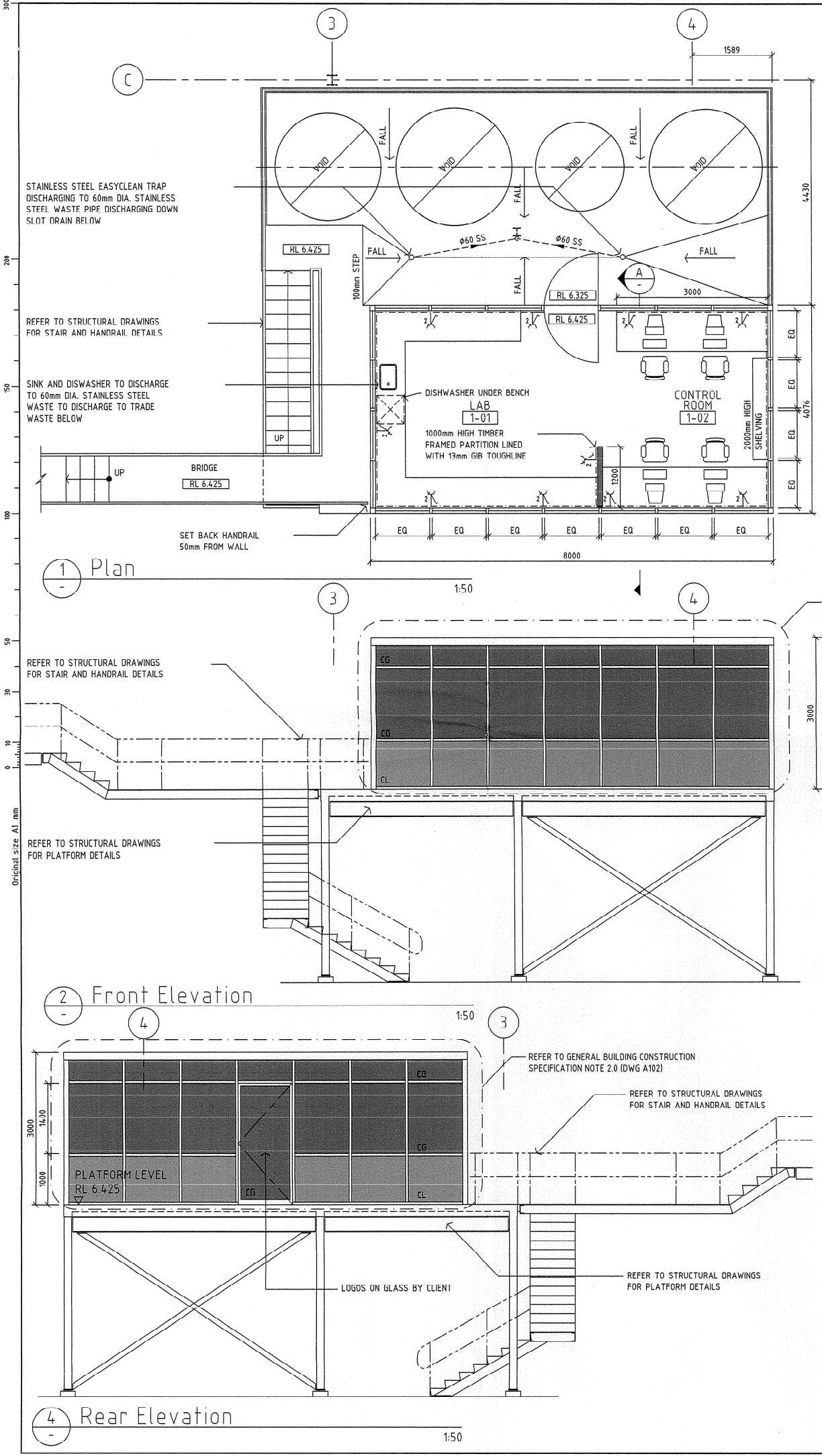
H	Basin deleted from G.12	27.02.2002
G	Cool Room Amended	14.02.2002
F	Transformer Room Amended	03.02.2002
E	For Construction	14.12.2001
D	G.11 Shower removed WC added	04.12.2001
C	Floor Levels & Ramp altered	03.12.2001
B	Building Consent	12.11.2001
A	Building Consent	08.10.2001

Proposed Ground Floor Plan  
 scale: 1:100@A1 1:200@A3

**Shed 22** **00-59**  
 Refurbishment for Willis Bond Limited

athfield architects limited  
 po box 5984 Wellington  
 ph 04 499 1727  
 fax 04 499 1960  
 mail@athfieldarchitects.co.nz

**A3.1**



REFERENCE DRAWINGS

NOTES

LEGEND

GENERAL NOTES

FOR BUILDING CONSENT  
NOT FOR CONSTRUCTION

WELLINGTON CITY COUNCIL  
ENVIRONMENT  
5 MAR 2002  
RECEIVED

ifbs

INTERNATIONAL FOOD & BEVERAGE SERVICES LTD.  
21 PITT STREET, AUCKLAND 1.  
P.O. BOX 7212, NEW ZEALAND.  
TEL: 09-300 9600  
FAX: 09-300 9601

Project LION BROWN WELLINGTON BREWERY

Internal Tracking Number

Designed TNC  
Drawn TNC  
Date 08.02.02

Drg Check  
Scale @ A1 1:50

For Construction  
Date

Title BREW HOUSE VESSEL PLATFORM PLAN, SECTION AND ELEVATIONS

Joh No. 7109237

Drg No. A1-9237-A101

Rev. B

9237A101.DWG

GENERAL BUILDING CONSTRUCTION SPECIFICATION

GENERAL

- A) ALL WORKS SHALL BE EXECUTED IN STRICT ACCORDANCE WITH THE NZ BUILDING CODE, NZS3604:1999 AND ANY OTHER RELEVANT STANDARDS REFERRED TO IN THIS DOCUMENT.
- B) A STANDARD OF CONSTRUCTION OTHER THAN THAT SPECIFIED, OR METHODS OF CONSTRUCTION OTHER THAN THOSE DETAILED MAY ONLY BE EMPLOYED WITH THE EXPRESS APPROVAL OF THE PRINCIPAL
- C) AN APPLICATION TO THE PRINCIPAL TO REDUCE ANY STANDARD SPECIFIED SHALL BE ACCOMPANIED BY TEST RESULTS OR CALCULATIONS SUFFICIENT TO ALLOW THE PRINCIPAL AND ARCHITECT TO SATISFY THEMSELVES AS TO THE ADEQUACY OF THE PROPOSED ALTERNATIVE
- D) CONTRACTORS AND SUBTRADES ARE RESPONSIBLE FOR THEIR SECTION OF THE WORK TO BE EXECUTED IN ACCORDANCE WITH BUILDING CODE REQUIREMENTS AND ENSURE THEIR TRADE MEETS THE REQUIREMENTS OF THE LOCAL AUTHORITY TO OBTAIN THE CODE COMPLIANCE CERTIFICATE AT THE COMPLETION OF THE PROJECT.
- E) ALL FIRE SAFETY SYSTEMS AND ALARMS ARE TO BE MAINTAINED OPERABLE WITH MINIMUM DISRUPTION NECESSARY FOR ALTERATIONS TO THESE SYSTEMS

1.0: FLOOR:

- 1.1: LAY SELECTED FLOOR COVERINGS IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATION AND INSTRUCTIONS FOR BEST TRADE PRACTICE.
- 1.2: FLOOR VINYL SHALL BE ALTRO D25 SAFETY FLOOR. COLOUR AS SELECTED

2.0: ROOF, GLAZED WALLS & DOORS

- 2.1: GLAZED WALLS AND INSULATED PANEL ROOF TO CONTROL ROOM / LAB WILL BE A DESIGN BUILD CONTRACT.
- 2.2: THIS SECTION OF THE WORK IS A "PERFORMANCE SPECIFICATION" AND THE REQUIREMENT IS TO PROVIDE A COMPLETED ENVELOPE WHICH CAN SATISFACTORILY PERFORM ITS INTENDED FUNCTION. TENDERERS ARE REQUIRED TO STATE THE PERFORMANCE CRITERIA MET BY THE SYSTEM WHICH THEY OFFER.
- 2.3: THE DRAWINGS AND SPECIFICATION DO NOT PURPORT TO IDENTIFY ALL PROBLEM AREAS, NOR TO ESTABLISH FINAL SOLUTIONS. THE CONTRACTOR SHALL THEREFORE SATISFY HIMSELF THAT THE DETAILS AND METHODS SUGGESTED WILL NOT PREVENT HIM FROM ACHIEVING THE OVERALL PERFORMANCE REQUIREMENTS TO BE MET.
- 2.4: CONTRACTOR SHALL PROVIDE BUILDING CONSENT DRAWINGS AND PRODUCER STATEMENTS. DESIGN AND CONSTRUCTION TO COVER THE WORK SUFFICIENT TO OBTAIN BUILDING CONSENT FOR THE WORK
- 2.5: GLAZING SYSTEM TO BE 100mm POWDERCOATED SHOP FRONT SECTION TO MANUFACTURERS APPROVED DETAILS
- 2.6: PROVIDE SHOP DRAWINGS FOR REVIEW
- 2.7: ALL GLAZING SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE NZBC AND NZS4223:PART 3:1999
- 2.8: CONTRACTOR TO PROVIDE 2 YEAR WEATHER TIGHTNESS GUARANTEE

3.0: INTERNAL WALL

- 3.1: ERECT INTERNAL WALL AS PER FLOOR PLANS IN TIMBER STUD FRAMING WITH 13mm GIB TOUGHLINE LININGS AND STOP WALLS TO LEVEL 5 FINISH

4.0: CEILING

- 4.1: CEILING TILES TO BE EUROCOUSTIC QUARTETTE IN A TWO-WAY EXPOSED 1200x600mm SUSPENSION SYSTEM
- 4.2: ALLOW FOR RECESSED TRAY LIGHTING SYSTEM WITHIN CEILING LAYOUT

5.0: SPRINKLER SYSTEM

- 5.1: EXTEND EXISTING SPRINKLER SYSTEM INTO CONTROL ROOM - ALL PIPES TO BE CONCEALED
- 5.2: SPRINKLER SYSTEM TO BE MODIFIED TO MAINTAIN COMPLIANCE WITH NZS 4541

PLUMBING SPECIFICATION

(A) DESIGN

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN OF DETAILS AND SYSTEMS GENERALLY AS OUTLINED BELOW OR OTHERWISE OUTLINED WITHIN INDIVIDUAL SECTIONS OF THIS SPECIFICATION. SPECIFIC EXAMPLES INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO:

- (i) DESIGN OF PIPEWORK DETAILS
- (ii) DESIGN OF FIXING AND SUPPORT DETAILS.

(B) NEW FITTINGS

- (i) NEW SINK UNIT TO BE CONNECTED TO THE EXISTING DRAINAGE
- (ii) NEW DISHWASHER UNIT TO BE CONNECTED TO THE EXISTING DRAINAGE

REGULATIONS

- SECTION G12, WATER SUPPLIES: VERIFICATION METHOD G12/VM1; AS 3500 PT1 & PT4
- SECTION G13, FOUL WATER, DRAINAGE: VERIFICATION METHOD G13/VM2; BS 8301

ELECTRICAL SPECIFICATION

GENERAL

- ALL ELECTRICAL WORKS SHALL MEET THE REQUIREMENTS OF THE NZ BUILDING CODE
- ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH NZEWR AND OTHER RELEVANT ELECTRICAL REGULATIONS INCLUDING NZS3000:1997 WIRING RULES
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING THE WORKS ARE INSTALLED, COMPLETED, TESTED, COMMISSIONED AND CHECKED IN ACCORDANCE WITH LEGAL REQUIREMENTS
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRODUCING AS-BUILT DRAWINGS.
- ALLOW FOR ELECTRICAL WORK ASSOCIATED WITH THE INSTALLATION OF THE MECHANICAL SERVICES.

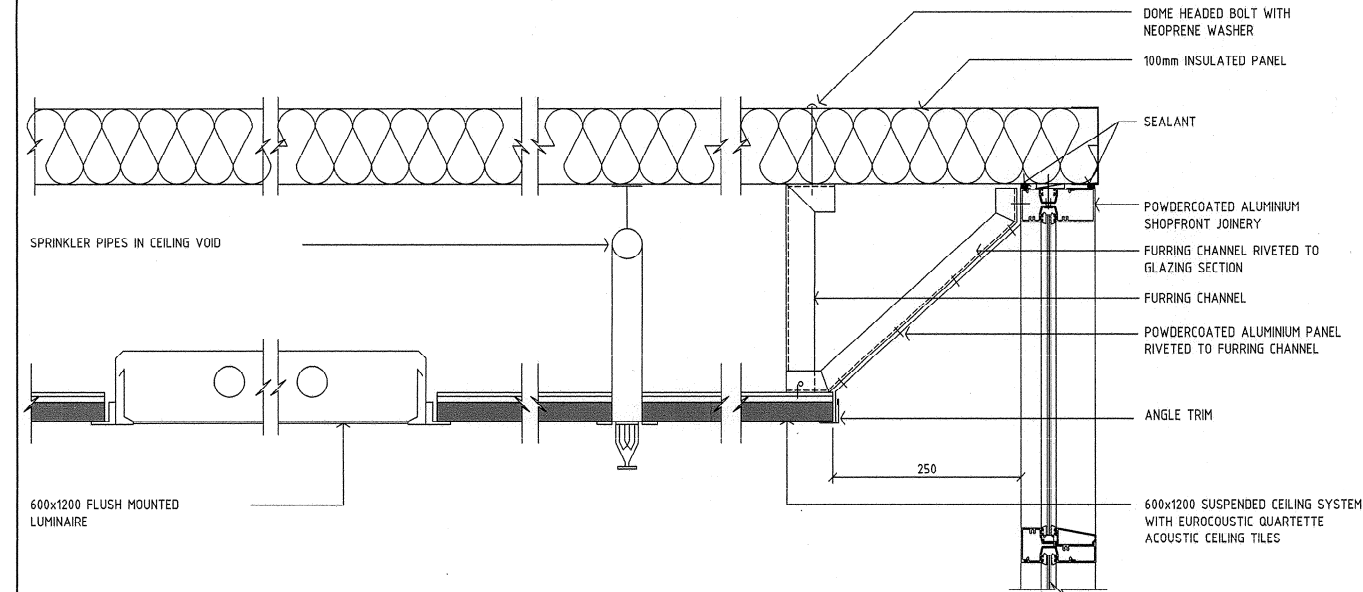
LIGHTING

- LIGHT FITTINGS TO BE APPROVED BY THE PRINCIPAL PRIOR TO COMMENCING WORK
- LIGHTING LEVEL - 450 LUX ON DIMMERS

POWER AND DATA OUTLETS

- ALLOW TO RUN 2 SECTION POWER AND DATA 150mm POWDERCOATED SKIRTING TRUNKING AROUND PERIMETER OF AREA AT FLOOR LEVEL. CO-ORDINATE EXACT LOCATION OF OUTLETS ON SITE

Refer to condition in Building Consent Addenda Sheet



1 A001 Suspended Ceiling Detail

1:5

REFERENCE DRAWINGS

NOTES

FOR BUILDING CONSENT  
NOT FOR CONSTRUCTION

A	ISSUED FOR BUILDING CONSENT	21.07.02
No.	Revision	Appd Date

**IFBS** INTERNATIONAL FOOD & BEVERAGE SERVICES LTD.  
21 PITT STREET, AUCKLAND 1. TELEPHONE 0-9-300 9600  
P.O. BOX 1212, NEW ZEALAND. FAX/SMILE 0-9-300 9601

Project LION BROWN WELLINGTON BREWERY

Internal Tracking Number WELLINGTON CITY COUNCIL SERVICES REQUEST NO.

Designed	TNC	Dsg Check		For Construction	8 5 7 0 4 9
Drawn	TNC	Drg Check			
Date	19.02.02	Scale @ A1			

Title BREW HOUSE VESSEL PLATFORM NOTES AND DETAILS

Job No.	7109237	Drg No.	A1-9237-A102	Rev.	A
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