

Ōmōkihi

100% DEV DESIGN ISSUE

66 Colombo Street, Cashmere
Christchurch 8022



LEGEND:
 - - - OUTLINE OF EXISTING BUILDING SLAB

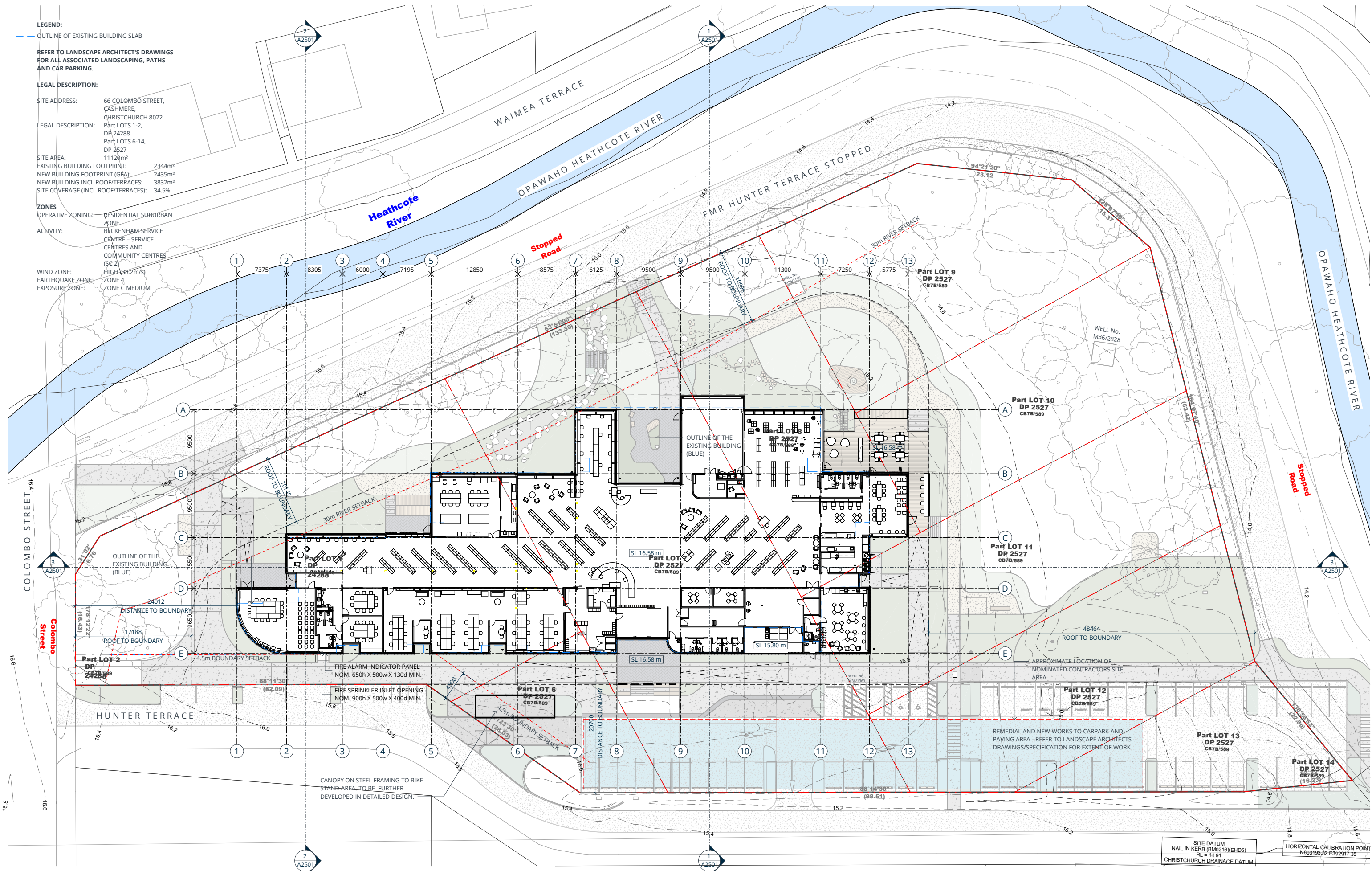
REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR ALL ASSOCIATED LANDSCAPING, PATHS AND CAR PARKING.

LEGAL DESCRIPTION:

SITE ADDRESS: 66 COLOMBO STREET, CASHMERE, CHRISTCHURCH 8022
 LEGAL DESCRIPTION: Part LOTS 1-2, DP 24288
 Part LOTS 6-14, DP 2527
 SITE AREA: 11120m²
 EXISTING BUILDING FOOTPRINT: 2344m²
 NEW BUILDING FOOTPRINT (GFA): 2435m²
 NEW BUILDING INCL ROOF/TERRACES: 3832m²
 SITE COVERAGE (INCL ROOF/TERRACES): 34.5%

ZONES
 OPERATIVE ZONING: RESIDENTIAL SUBURBAN ZONE
 ACTIVITY: BECKENHAM-SERVICE CENTRE - SERVICE CENTRES AND COMMUNITY CENTRES (SC 2)

WIND ZONE: HIGH (38.2m/s)
 EARTHQUAKE ZONE: ZONE 4
 EXPOSURE ZONE: ZONE C MEDIUM



14/06/2024 4:10:03 pm
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B	PRELIMINARY DESIGN COORDINATION	01.02.2024
C	90% PD ISSUE FOR COORDINATION	08.02.2024
D	100% PRELIMINARY DESIGN ISSUE	16.02.2024
E	50% DEV DESIGN ISSUE	02.05.2024
F	90% DEV DESIGN ISSUE	31.05.2024
G	100% DEV DESIGN ISSUE	14.06.2024

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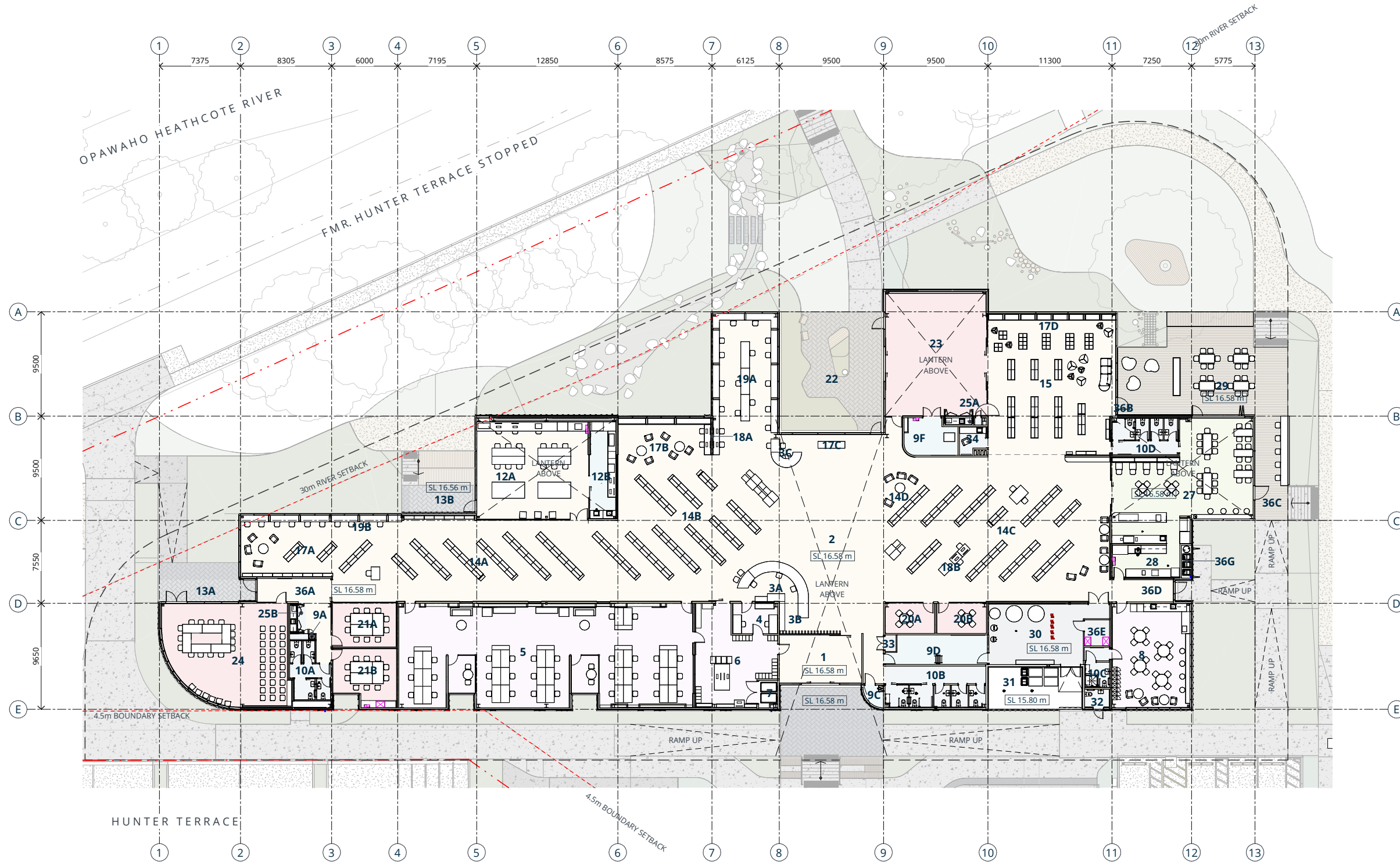
Drawing Title
SITE PLAN
 PROJECT NAME
 Ōmōkihi
 66 Colombo Street, Cashmere
 Christchurch 8022

SITE DATUM
 NAIL IN KERB (BM0216)(EHD6)
 RL = 14.91
 CHRISTCHURCH DRAINAGE DATUM

HORIZONTAL CALIBRATION POINT
 N803193.32 E302917.35

SCHEDULE - ROOM

- 1 MAIN ENTRANCE LOBBY
- 2 FOYER
- 3A CUSTOMER SERVICES
- 3B FUTURE NZ POST COLLATERAL
- 3C LIBRARIES DESK
- 4 CASH ROOM
- 5 STAFF WORKROOM WITH BREAKOUTS
- 6 RETURNS ROOM
- 7 EXTERNAL RETURNS
- 8 STAFFROOM
- 9A CLEANER
- 9C CLEANER & STORAGE
- 9D STORAGE D
- 9F STORAGE F
- 10A TOILETS (WEST) STAFF/PUBLIC
- 10B TOILETS (SOUTH) PUBLIC
- 10C STAFF ACC WC & SHOWER
- 10D TOILETS (NORTH) PUBLIC
- 12A AJAHATANGA (CREATIVE SPACE)
- 12B AJAHATANGA (WORKSHOP)
- 13A OUTDOOR AREA (WEST)
- 13B OUTDOOR AREA (WEST)
- 14A GENERAL COLLECTION
- 14B GENERAL COLLECTION
- 14C GENERAL COLLECTION
- 14D NGĀ POUNAMU MĀORI COLLECTION
- 15 CHILDRENS AREA & COLLECTION
- 17A YOUNG ADULTS SECTION
- 17B SEATING NORTH
- 17C SEATING NORTH
- 17D SEATING NORTH (CHILDRENS AREA)
- 18A COMPUTERS
- 18B COMPUTERS
- 19A STUDY AREA/BENCHES
- 19B STUDY BENCH
- 20A TE KAHUKURA A UTA (SMALL MEETING ROOM A)
- 20B TE KAHUKURA A TAI (SMALL MEETING ROOM B)
- 21A TE HERU O KAHUKURA (MEDIUM MEETING ROOM A)
- 21B TE TIHI O KAHUKURA (MEDIUM MEETING ROOM B)
- 22 PROTECTED COURTYARD
- 23 PUARI (COMMUNITY MEETING ROOM)
- 24 TE IRINGA O KAHUKURA (COMMUNITY MEETING ROOM)
- 25A KITCHENETTE & SERVERY (NORTH)
- 25B KITCHENETTE & SERVERY (WEST)
- 27 CAFE
- 28 KITCHEN
- 29 OUTDOOR CAFE SEATING
- 30 BUILDING SERVICES
- 31 EXTERNAL REFUSE & SERVICES
- 32 EXTERNAL TOILET
- 33 SPRINKLER VALVE ROOM
- 34 PARENTING ROOM
- 36A AFTER HOURS ENTRY
- 36B AFTER HOURS ENTRY
- 36C AFTER HOURS ENTRY
- 36D AFTER HOURS ENTRY
- 36E COMMS
- 36G KITCHEN REFUSE



NOTE: REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR ALL ASSOCIATED LANDSCAPING, PATHS AND CAR PARKING

14/06/2024 4:10:16 pm

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100% DEV DESIGN ISSUE



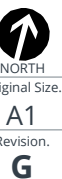
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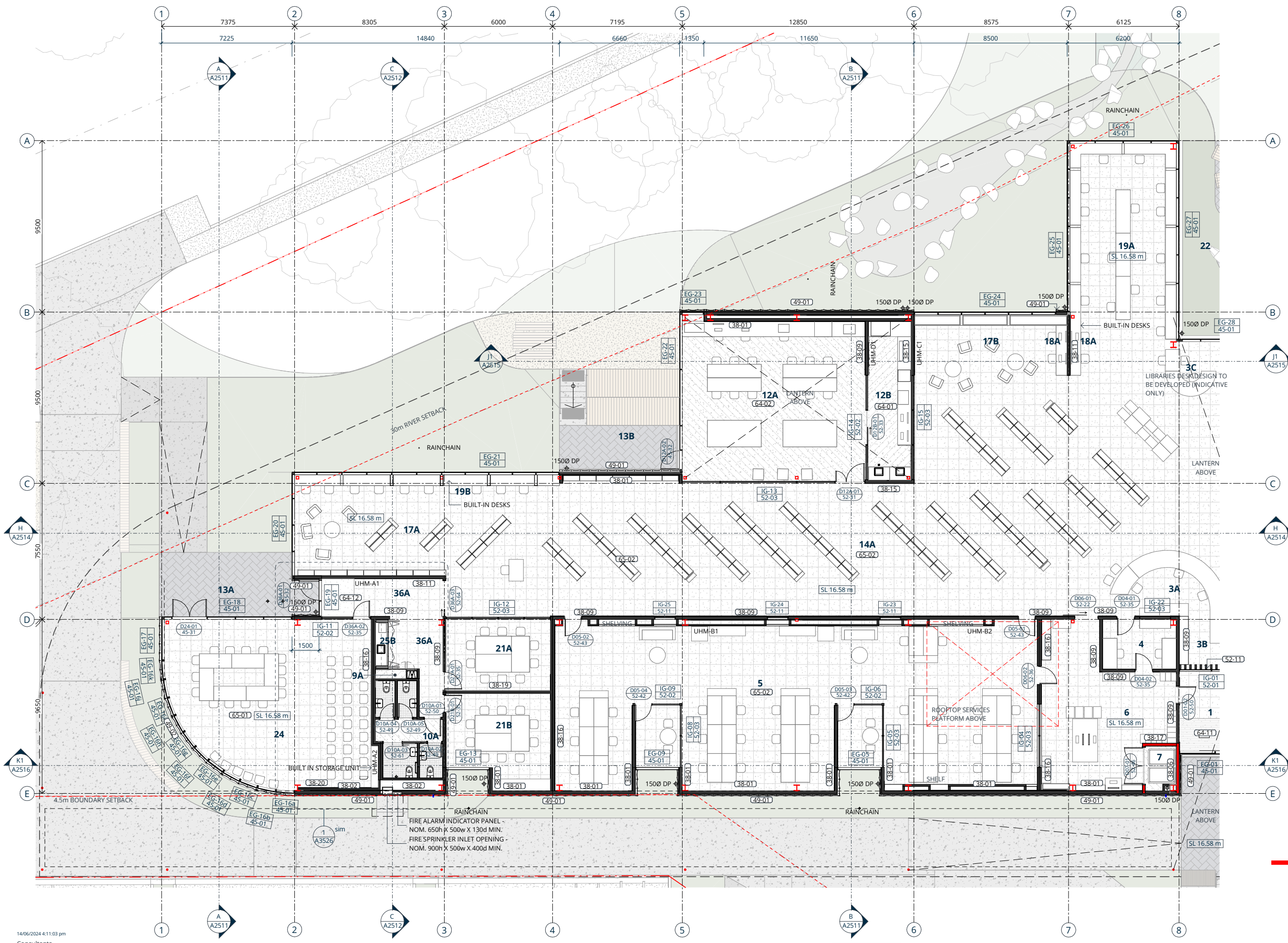
Drawing Title
 FLOOR PLAN

PROJECT NAME
 Ōmōkihi
 66 Colombo Street, Cashmere
 Christchurch 8022

Scale.
 1 : 200 @ A1

Project No.
 ISL-1475-004-IAL
 Drawing No.
 A1201





REFERENCE NOTES:

ALL WORK TO COMPLY WITH THE NEW ZEALAND BUILDING CODE, RELEVANT NEW ZEALAND STANDARDS & BUILDING CONSSENT AUTHORITY REQUIREMENTS.

DRAWINGS TO BE READ IN CONJUNCTION WITH THE SPECIFICATION.

READ IN CONJUNCTION WITH THE FIRE ENGINEERS REPORT.

REFER TO THE SERVICE CONSULTANTS DRAWINGS & SPECIFICATION FOR ALL SERVICES & EQUIPMENT REQUIREMENTS

REFER TO LANDSCAPE ARCHITECT DOCS FOR LANDSCAPE PAVING & WORKS

38 TIMBER WALL SHEDULE

5113	38-01	140 x 45 TIMBER FRAMING - 13mm PBOARD - THERMAL INSUL. TO CAVITY
3821	38-02	140 x 45 TIMBER FRAMING - ALLOW FOR THERMAL INSUL. TO EXTERIOR WALLS FORMING THE THERMAL ENVELOPE
5113	38-04	70 x 45 TIMBER FRAMING - 13mm PBOARD
5171G 4.2	38-06	140 x 45 TIMBER FRAMING - 2 LAYERS 13mm FYPRELINE - THERMAL INSUL. TO CAVITY
5171G 4.1	38-08	GIB GNT104 - 90 x 45 TIMBER FRAMING - 2 LAYERS 10mm NOISELINE BOTH SIDES - ACOUSTIC INSUL. TO CAVITY
5171G 4.1	38-09	GIB GNT103 - 140 x 45 TIMBER FRAMING - 2 LAYERS 10mm NOISELINE ONE SIDE - 10mm NOISELINE OTHER - ACOUSTIC INSUL. TO CAVITY
5113 4.1	38-11	140 x 45 TIMBER FRAMING - 13mm PBOARD BOTH SIDES - ACOUSTIC INSUL. TO CAVITY
5113 4.1	38-12	90 x 45 TIMBER FRAMING - 13mm PBOARD BOTH SIDES - ACOUSTIC INSUL. TO CAVITY
5171G 4.1	38-15	GIB GNT104 - 140 x 45 TIMBER FRAMING - 2 LAYERS 10mm NOISELINE BOTH SIDES - ACOUSTIC INSUL. TO CAVITY
5171G 4.1	38-16	GIB GNTLA 30a - 2/90 x 45 TIMBER FRAMING WITH 25mm AIR GAP SEPARATION - 2 LAYERS 10mm PBOARD BOTH SIDES - ACOUSTIC INSUL. TO CAVITY
5171G 4.2	38-17	140 x 45 TIMBER FRAMING - 13mm FYPRELINE BOTH SIDES - ACOUSTIC INSUL. TO CAVITY
5171G 4.1	38-19	GIB GNTLA 90r - 90 x 45 TIMBER FRAMING - 2 LAYERS 13mm GIB FYPRELINE BOTH SIDES - GIB RAIL ONE SIDE - ACOUSTIC INSUL. TO CAVITY
5113 4.1	38-20	90 x 45 TIMBER FRAMING - 13mm PBOARD

40 ENCLOSURE SCHEDULE

Spec	Code	Description
4521 4.6	45-01	EXTERNAL 168mm THERMALLY BROKEN STRUCTURAL FLUSHGLAZE SUITE
4711 4.3	47-01	UNDERSLAB EPS - REFER TO STR. ENGINEER DOCS
4933 4.4	49-01	PANELISED OPEN JOINT ALUMINIUM RAINSCREEN ON METAL SUPPORT RAIL SYSTEM OVER FC CLADDING OVER DRAINED CAVITY TO SOLID WALL
4933 4.4	49-02	PANELISED OPEN JOINT ALUMINIUM SCREEN FIXED TO COMMERCIAL WINDOW SUITE

LEGEND:

█ INDICATES 60 MINUTE FIRE RATED WALL - REFER TO FIRE ENGINEERS DOCS

NOTES:

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Drawing Title
REFERENCE PLAN - PART A

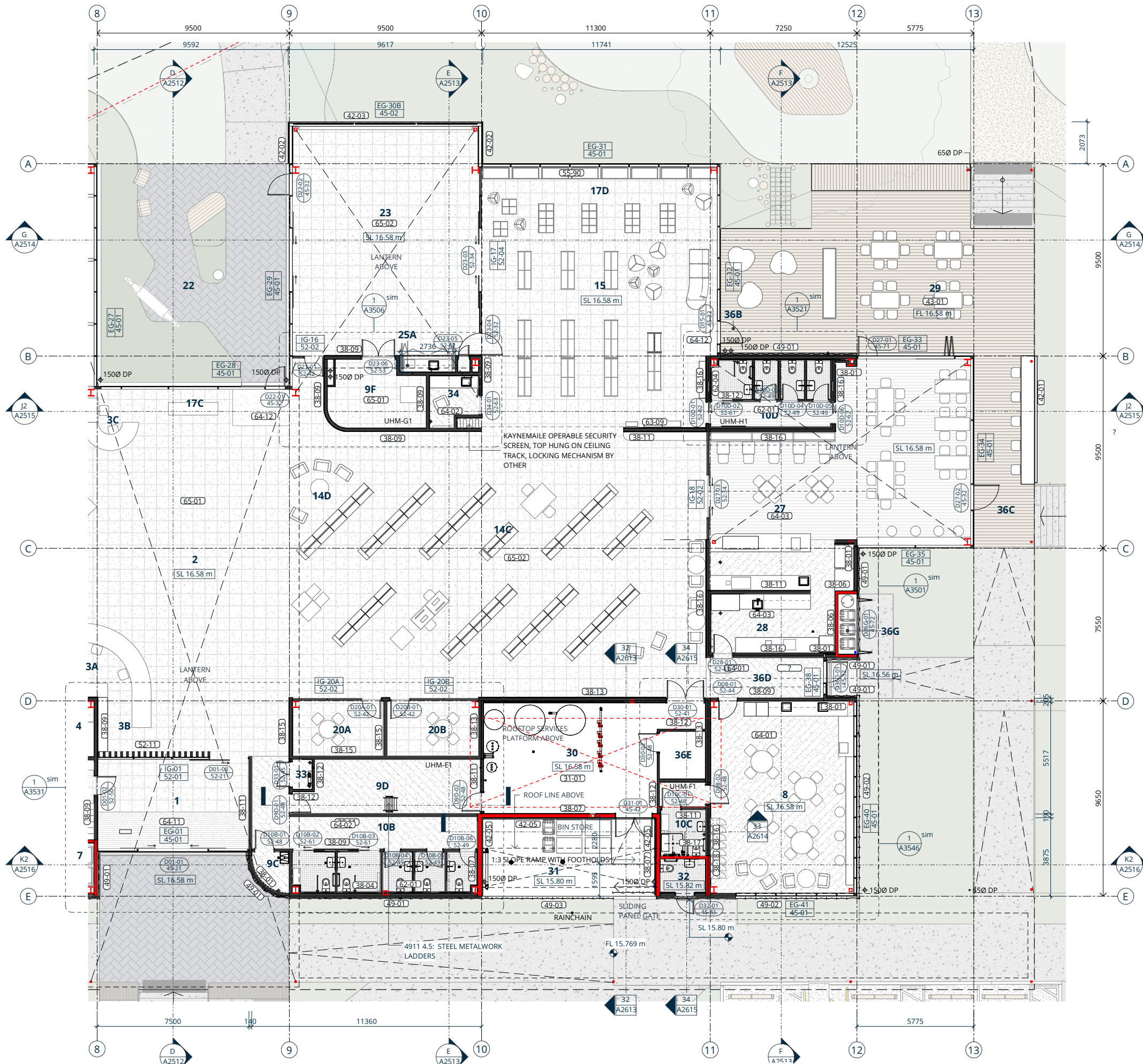
PROJECT NAME
 Ōmōkihi
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 Christchurch 8022

Scale.
 As indicated @ A1

Project No.
ISL-1475-004-IAL

Drawing No.
A1302


 NORTH
 Original Size.
A1
 Revision.
G



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38. TIMBER WALL SCHEDULE

Spec	Code	Description
5113	38-01	140 x 45 TIMBER FRAMING - 13mm PBOARD - THERMAL INSUL. TO CAVITY
3821	38-02	140 x 45 TIMBER FRAMING - ALLOW FOR THERMAL INSUL. TO EXTERIOR WALLS FORMING THE THERMAL ENVELOPE
5113	38-03	70 x 45 TIMBER STRAPPING - 13mm PBOARD
5113	38-04	70 x 45 TIMBER FRAMING - 2 LAYERS 13mm FYPRELINE - THERMAL INSUL. TO CAVITY
5171G.4.2	38-06	190 x 45 TIMBER FRAMING - 2 LAYERS 13mm FYPRELINE - THERMAL INSUL. TO CAVITY
5171G.4.1	38-09	GIB GNT103 - 140 x 45 TIMBER FRAMING - 2 LAYERS 10mm NOISELINE ONE SIDE - 10mm NOISELINE OTHER - ACOUSTIC INSUL. TO CAVITY
5171G.4.2	38-10	190 x 45 TIMBER FRAMING - 13mm FYPRELINE INTERNAL - 13mm GIBE WEATHERLINE EXTERNAL - THERMAL INSUL. TO CAVITY
5113.4.1	38-11	140 x 45 TIMBER FRAMING - 13mm PBOARD BOTH SIDES - ACOUSTIC INSUL. TO CAVITY
5113.4.1	38-12	90 x 45 TIMBER FRAMING - 13mm PBOARD BOTH SIDES - ACOUSTIC INSUL. TO CAVITY
5171G.4.2	38-13	GIB GBTLA 90c - 2/90 x 45 TIMBER FRAMING WITH 25mm AIR GAP SEPARATION - 2 LAYERS 13mm FYPRELINE BOTH SIDES - ACOUSTIC INSUL. TO CAVITY
5171G.4.1	38-15	GIB GNT104 - 140 x 45 TIMBER FRAMING - 2 LAYERS 10mm NOISELINE BOTH SIDES - ACOUSTIC INSUL. TO CAVITY
5171G.4.1	38-16	GIB GBTLA 30a - 2/90 x 45 TIMBER FRAMING WITH 25mm AIR GAP SEPARATION - 2 LAYERS 10mm PBOARD BOTH SIDES - ACOUSTIC INSUL. TO CAVITY
5171G.4.2	38-17	140 x 45 TIMBER FRAMING - 13mm FYPRELINE BOTH SIDES - ACOUSTIC INSUL. TO CAVITY
5171G.4.2	38-18	GIB GBTLA 60a - 2/90 x 45 TIMBER FRAMING WITH 25mm AIR GAP SEPARATION - 13mm FYPRELINE EACH SIDE - ACOUSTIC INSUL. TO CAVITY
5113.4.1	38-20	90 x 45 TIMBER FRAMING - 13mm PBOARD

40. ENCLOSURE SCHEDULE

Spec	Code	Description
4234AR	42-02	MULTI-CELL POLYCARBONATE FACADE SYSTEM
4933.4.5	42-03	0.998MT ALUMINIUM FLASHED ON 18mm H3.2 PLYWOOD OVER 45mm VERTICALLY DRAINED CAVITY OVER WALL UNDERLAY TO RIGID AIR BARRIER DIRECT FIXED TO TIMBER FRAMING
4933.4.6	42-04	ALUMINIUM SHEET ON CAVITY
4383.4.3	43-01	140x32 FIN. HARDWOOD DECKING ON TIMBER FRAMING SYSTEM
4521.4.6	45-01	EXTERNAL 168mm THERMALLY BROKEN STRUCTURAL FLUSHGLAZE SUITE
4521.4.7	45-02	IGU IN METRO THERMALHEART THERMALLY BROKEN ALUM GLAZING SUITE
4521.4.9	45-72	BIFOLDING SCREEN DOORS
4711.4.3	47-01	UNDERLAB EPS - REFER TO STR. ENGINEER DOCS
4711.4.3	47-02	SUSPENDED EPS INSULATION UNDER CANT. SLAB
4933.4.4	49-01	PANELISED OPEN JOINT ALUMINIUM RAINSCREEN ON METAL SUPPORT RAIL SYSTEM OVER FC CLADDING OVER DRAINED CAVITY TO SOLID WALL
4933.4.4	49-02	PANELISED OPEN JOINT ALUMINIUM SCREEN FIXED TO COMMERCIAL WINDOW SUITE
4933.4.4	49-03	PANELISED OPEN JOINT ALUMINIUM SCREEN - FIX TO STEEL SUBFRAME

LEGEND:

INDICATES 60 MINUTE FIRE RATED WALL - REFER TO FIRE ENGINEERS DOCS

NOTES:

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Drawing Title
REFERENCE PLAN - PART B

PROJECT NAME
Ōmōkihi
 66 Colombo Street, Cashmere
 Christchurch 8022

Christchurch City Council

Scale.
 As indicated @ A1

Project No.
ISL-1475-004-IAL

Drawing No.
A1303

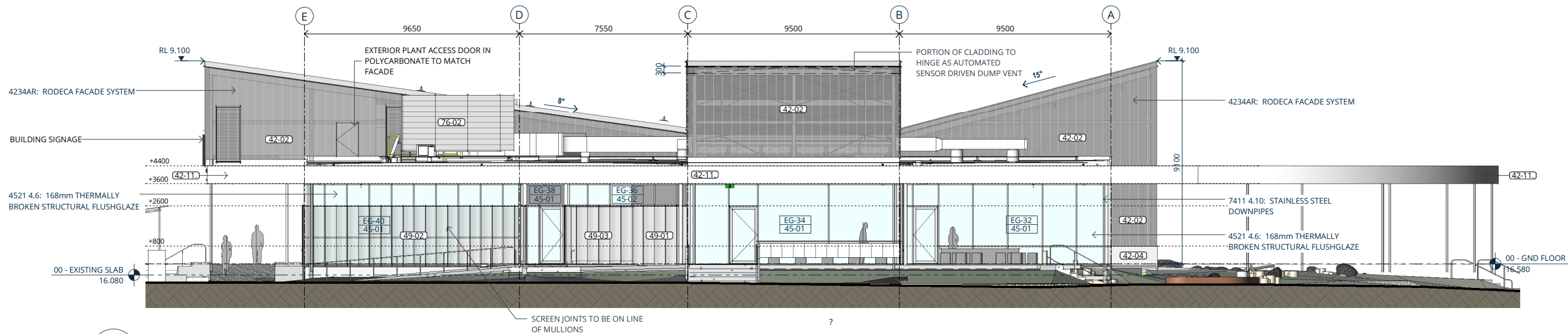
NORTH
 Original Size.
A1
 Revision.
G

40 ENCLOSURE SCHEDULE

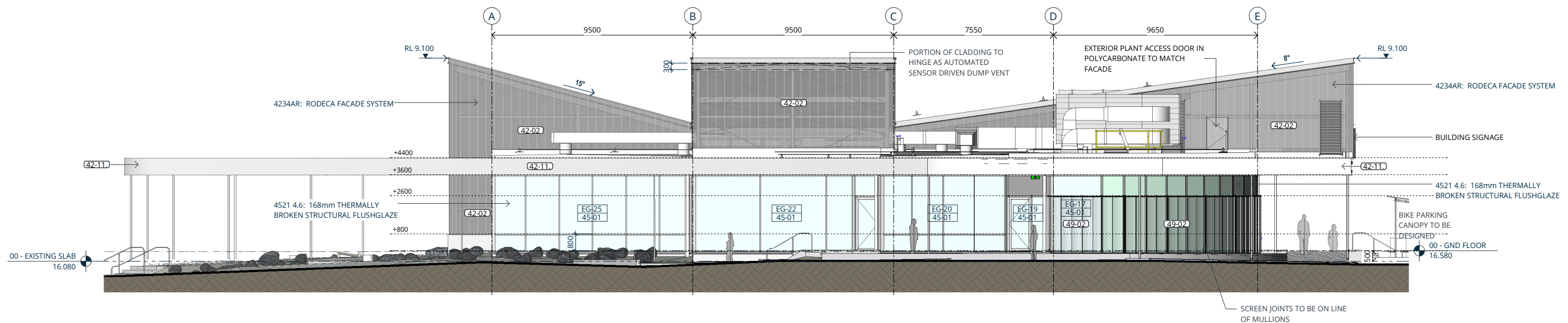
Spec	Code	Description
4234AR	42-02	MULTI-CELL POLYCARBONATE FACADE SYSTEM
4933 4.5	42-03	0.99BMT ALUMINIUM FLASHED ON 18mm H3.2 PLYWOOD OVER 45mm VERTICALLY DRAINED CAVITY OVER WALL UNDERLAY TO RIGID AIR BARRIER DIRECT FIXED TO TIMBER FRAMING
4933 4.6	42-04	ALUMINIUM SHEET ON CAVITY
4933 4.5	42-11	ALUMINIUM FLASHED BOXED OUT FRAMING
4421ED	44-61	DUAL LAYER TORCH ON MEMBRANE LAID TO MIN. 1" FALL ON PLYWOOD SUBSTRATE
4521 4.6	45-01	EXTERNAL 168mm THERMALLY BROKEN STRUCTURAL FLUSHGLAZE SUITE
4521 4.7	45-02	IGU IN METRO THERMALHEART THERMALLY BROKEN ALUM GLAZING SUITE
4521 4.9	45-72	BIFOLDING SCREEN DOORS
4611ME	46-01	GLAZED CANOPY TO 3" MIN. FALL WITH GUTTER TO EDGE - FURTHER DESIGN INPUT FROM STR. ENGINEER & FABRICATOR REQUIRED
4711 4.3	47-01	UNDERSLAB EPS - REFER TO STR. ENGINEER DOCS
4711 4.3	47-02	SUSPENDED EPS INSULATION UNDER CANT. SLAB
4933 4.4	49-01	PANELISED OPEN JOINT ALUMINIUM RAINSCREEN ON METAL SUPPORT RAIL SYSTEM OVER FC CLADDING OVER DRAINED CAVITY TO SOLID WALL
4933 4.4	49-02	PANELISED OPEN JOINT ALUMINIUM SCREEN FIXED TO COMMERCIAL WINDOW SUITE
4933 4.4	49-03	PANELISED OPEN JOINT ALUMINIUM SCREEN - FIX TO STEEL SUBFRAME

76 LOUVRE SCHEDULE

76-01	SOLID PANEL ACOUSTIC SCREEN
76-02	ACOUSTIC LOUVRE SCREEN



1 EAST
SK240127 SCALE @ A1: 1 : 100



2 WEST
SCALE @ A1: 1 : 100

14/06/2024 4:12:56 pm

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100% DEV DESIGN ISSUE



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Drawing Title
BUILDING ELEVATIONS

PROJECT NAME
Ōmōkihi
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Scale.
1 : 100 @ A1

Project No.	Original Size.
ISL-1475-004-IAL	A1
Drawing No.	Revision.
A2021	G

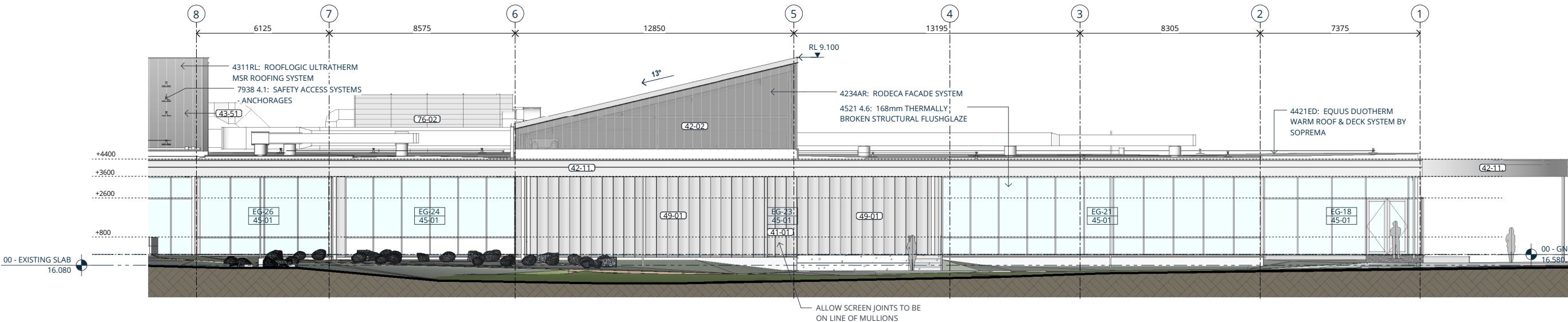
Christchurch City Council

40 ENCLOSURE SCHEDULE

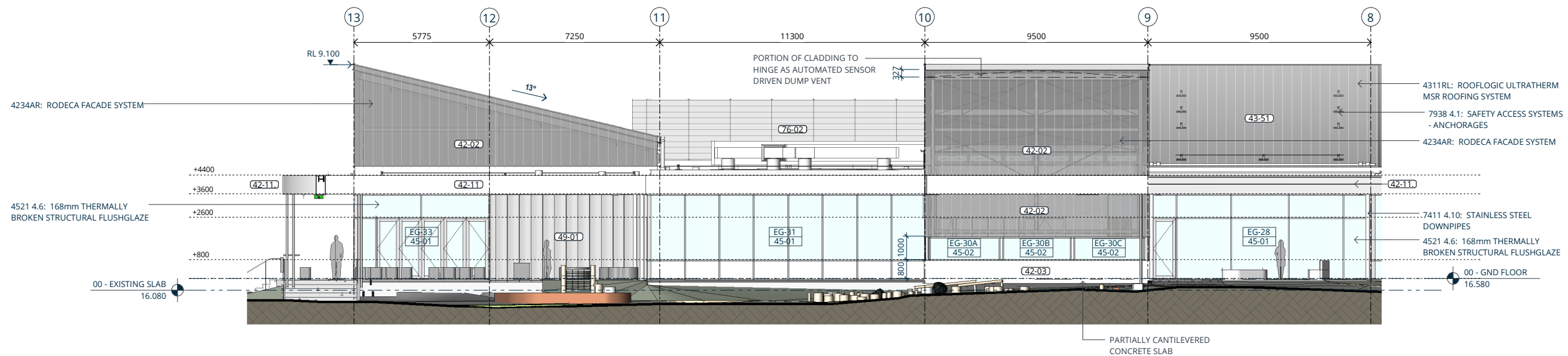
Spec	Code	Description
4234AR	42-02	MULTI-CELL POLYCARBONATE FACADE SYSTEM
4933 4.5	42-03	0.99BMT ALUMINIUM FLASHED ON 18mm H3.2 PLYWOOD OVER 45mm VERTICALLY DRAINED CAVITY OVER WALL UNDERLAY TO RIGID AIR BARRIER DIRECT FIXED TO TIMBER FRAMING
4933 4.6	42-04	ALUMINIUM SHEET ON CAVITY
4933 4.5	42-11	ALUMINIUM FLASHED BOXED OUT FRAMING
4421ED	44-61	DUAL LAYER TORCH ON MEMBRANE LAID TO MIN. 1" FALL ON PLYWOOD SUBSTRATE
4521 4.6	45-01	EXTERNAL 168mm THERMALLY BROKEN STRUCTURAL FLUSHGLAZE SUITE
4521 4.7	45-02	IGU IN METRO THERMALHEART THERMALLY BROKEN ALUM GLAZING SUITE
4521 4.9	45-72	BIFOLDING SCREEN DOORS
4611ME	46-01	GLAZED CANOPY TO 3" MIN. FALL WITH GUTTER TO EDGE - FURTHER DESIGN INPUT FROM STR. ENGINEER & FABRICATOR REQUIRED
4711 4.3	47-01	UNDERSLAB EPS - REFER TO STR. ENGINEER DOCS
4711 4.3	47-02	SUSPENDED EPS INSULATION UNDER CANT. SLAB
4933 4.4	49-01	PANELISED OPEN JOINT ALUMINIUM RAINSCREEN ON METAL SUPPORT RAIL SYSTEM OVER FC CLADDING OVER DRAINED CAVITY TO SOLID WALL
4933 4.4	49-02	PANELISED OPEN JOINT ALUMINIUM SCREEN FIXED TO COMMERCIAL WINDOW SUITE
4933 4.4	49-03	PANELISED OPEN JOINT ALUMINIUM SCREEN - FIX TO STEEL SUBFRAME

76 LOUVRE SCHEDULE

76-01	SOLID PANEL ACOUSTIC SCREEN
76-02	ACOUSTIC LOUVRE SCREEN



1 NORTH - PART A
SCALE @ A1: 1 : 100



2 NORTH - PART B
SCALE @ A1: 1 : 100

14/06/2024 4:13:12 pm
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RV	DESCRIPTION	DATE
B	PRELIMINARY DESIGN COORDINATION	01.02.2024
C	90% PD ISSUE FOR COORDINATION	08.02.2024
D	100% PRELIMINARY DESIGN ISSUE	16.02.2024
E	50% DEV DESIGN ISSUE	02.05.2024
F	90% DEV DESIGN ISSUE	31.05.2024
G	100% DEV DESIGN ISSUE	14.06.2024

100% DEV DESIGN ISSUE



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Drawing Title
BUILDING ELEVATIONS

PROJECT NAME
Ōmōkihi
66 Colombo Street, Cashmere
Christchurch 8022

Scale.
1 : 100 @ A1

Project No. Original Size.
ISL-1475-004-IAL **A1**
Drawing No. Revision.
A2022 **G**

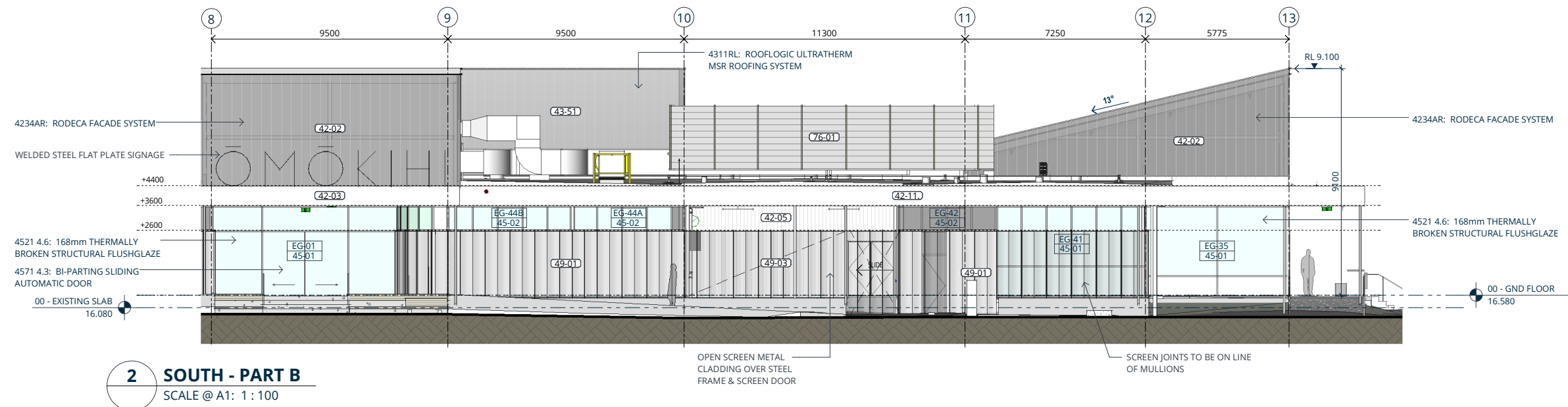
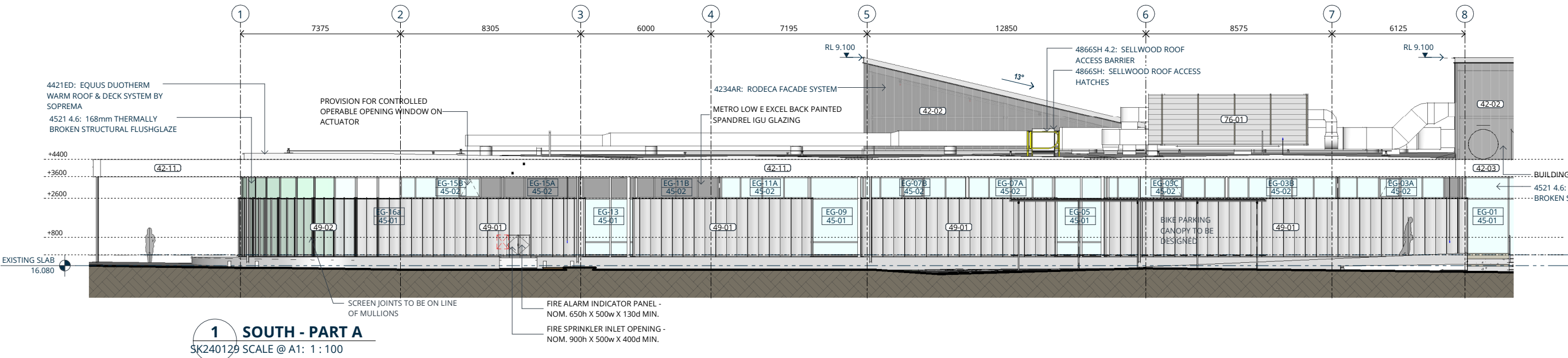
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76 LOUVRE SCHEDULE

76-01	SOLID PANEL ACOUSTIC SCREEN
76-02	ACOUSTIC LOUVRE SCREEN



14/06/2024 4:13:29 pm

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100% DEV DESIGN ISSUE



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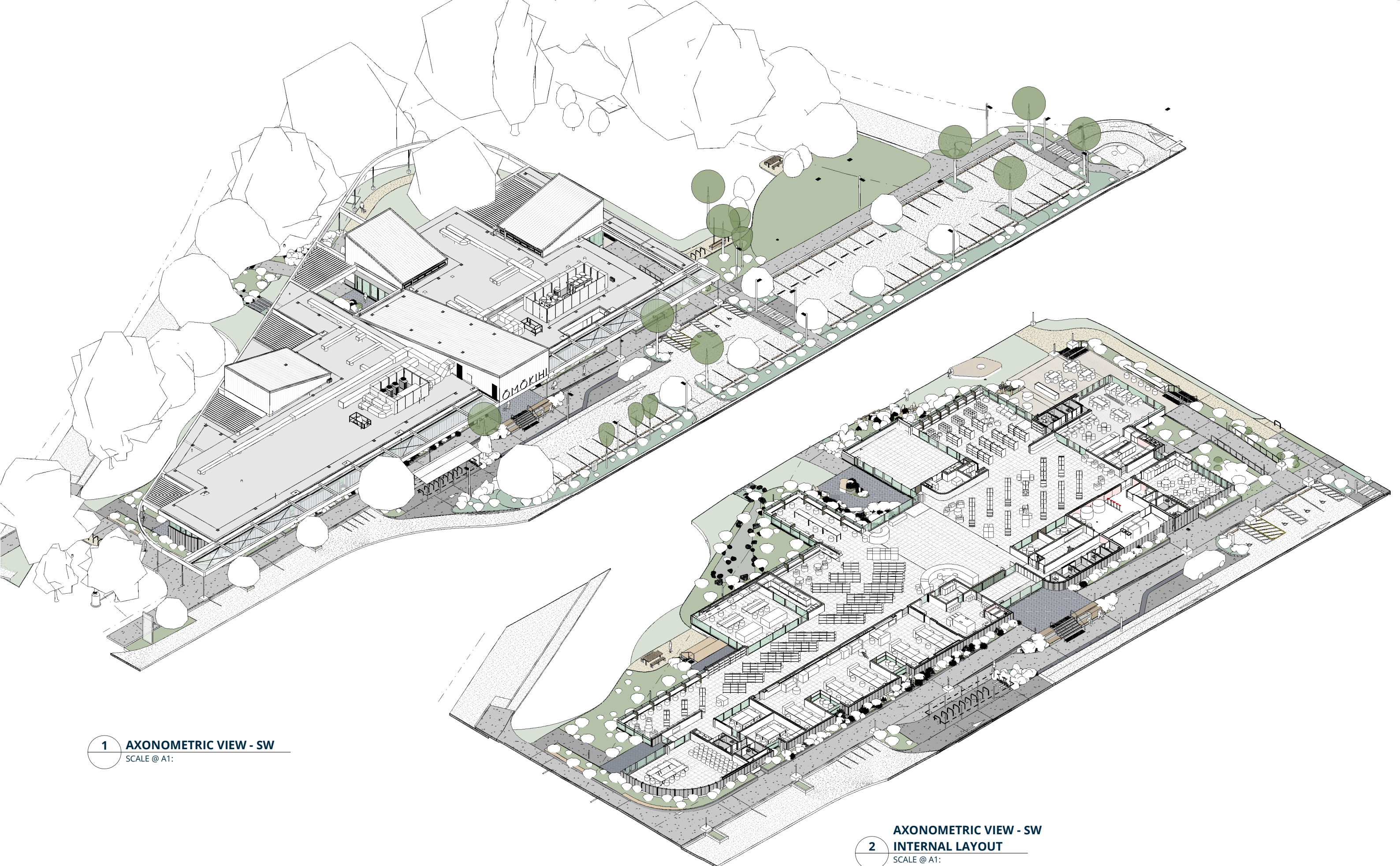
Drawing Title
BUILDING ELEVATIONS

PROJECT NAME
Ōmōkihi
66 Colombo Street, Cashmere
Christchurch 8022

Scale.
1 : 100 @ A1

Project No. Original Size.
ISL-1475-004-IAL **A1**
Drawing No. Revision.
A2023 **G**





1 AXONOMETRIC VIEW - SW
SCALE @ A1:

2 AXONOMETRIC VIEW - SW
INTERNAL LAYOUT
SCALE @ A1:

14/06/2024 4:29:14 pm
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RV	DESCRIPTION	DATE
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C	90% DEV DESIGN ISSUE	31.05.2024
D	100% DEV DESIGN ISSUE	14.06.2024
100% DEV DESIGN ISSUE		

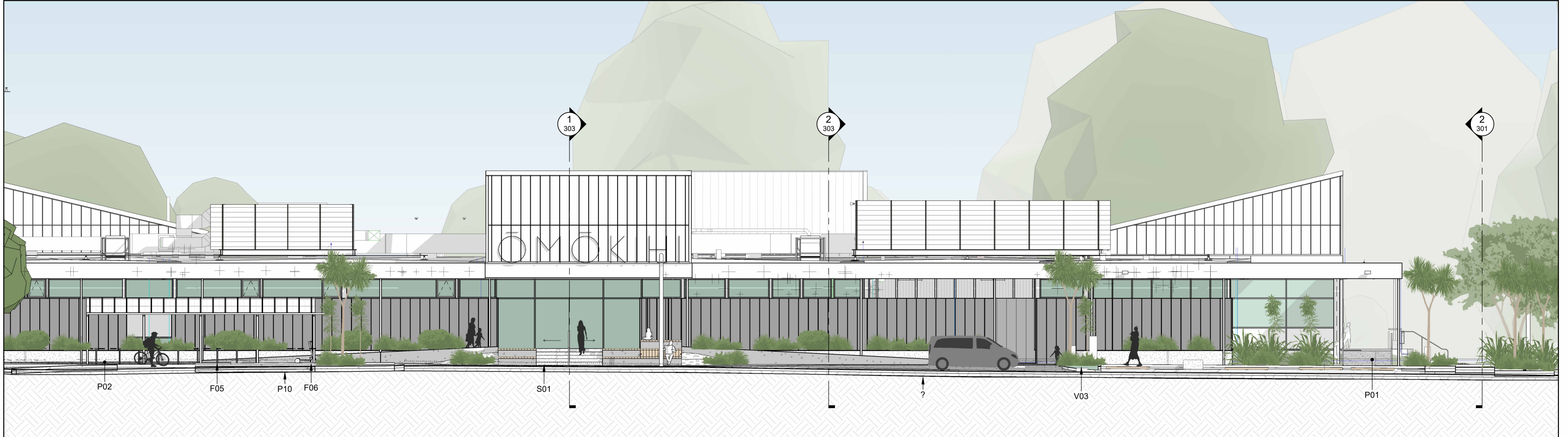


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Drawing Title
3D VIEWS

PROJECT NAME
Ōmōkihi
66 Colombo Street, Cashmere
Christchurch 8022

Scale. @ A1	Original Size. A1
Project No. ISL-1475-004-IAL	Revision. D
Drawing No. A9998	



1 Southern Elevation
201 A Scale: 1 : 100



2 Eastern Elevation
201 A Scale: 1 : 100

ORIGINAL IN COLOUR



Printed 16/08/2024 9:57:46 am

REV	DATE	DESCRIPTION
A	03.05.24	50% Developed Design
B	30.05.24	90% Developed Design
C	06.06.24	100% Developed Design
D	16.08.24	100% Developed Design

AP: MWA
MWA
MWA
MWA

Ōmōkihi

Elevations

Design MWA Scale 1:100 @ A1 Date 03.05.2024
Drawn HCo 1:200 @ A3
Check MWA

100% Developed Design

DRAWING NO. REVISION

BM220857_301

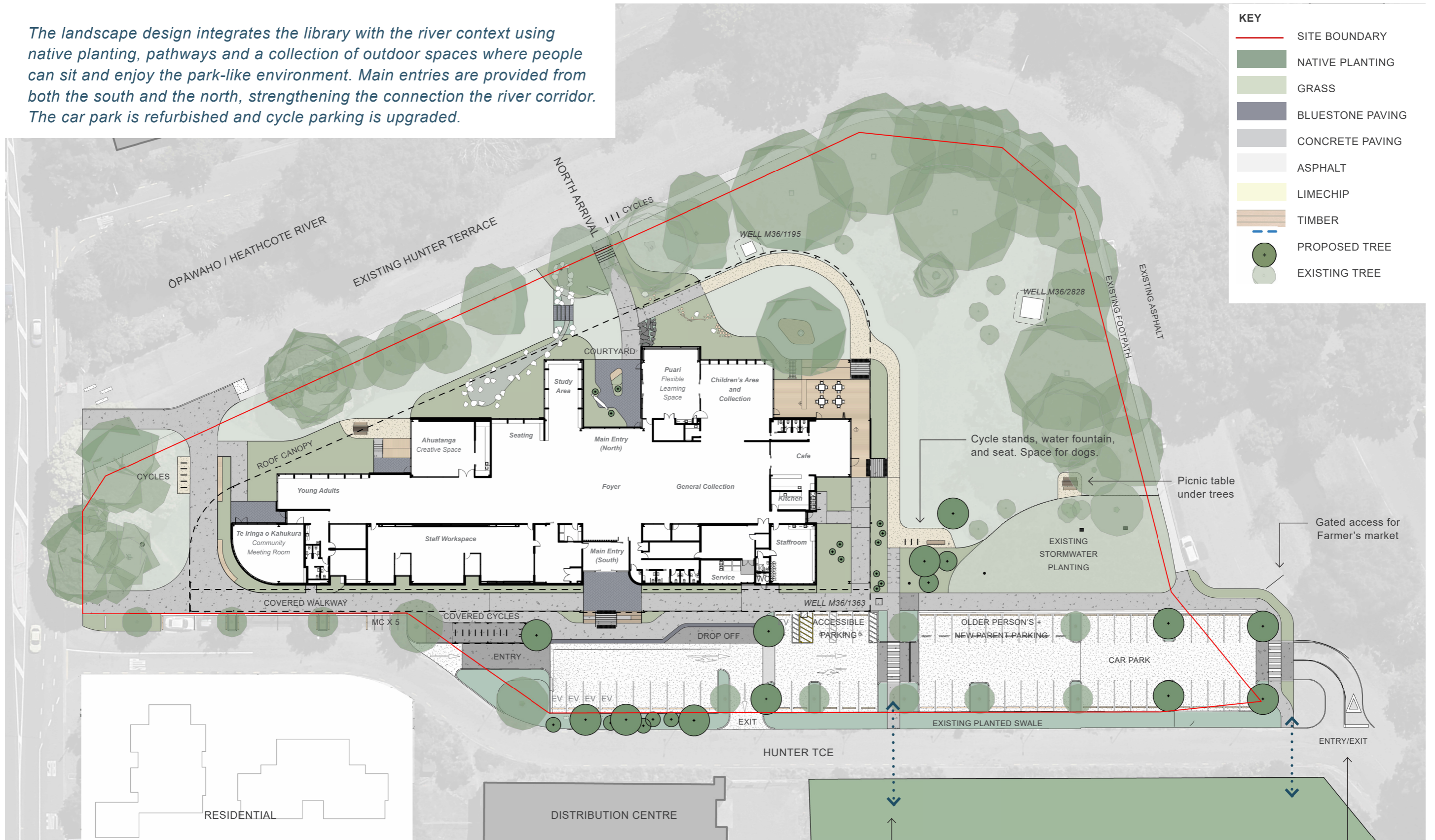
D

Autodesk Docs://1475-004_Ōmōkihi/Landscape_CHC South Library.rvt



SITE PLAN

The landscape design integrates the library with the river context using native planting, pathways and a collection of outdoor spaces where people can sit and enjoy the park-like environment. Main entries are provided from both the south and the north, strengthening the connection the river corridor. The car park is refurbished and cycle parking is upgraded.



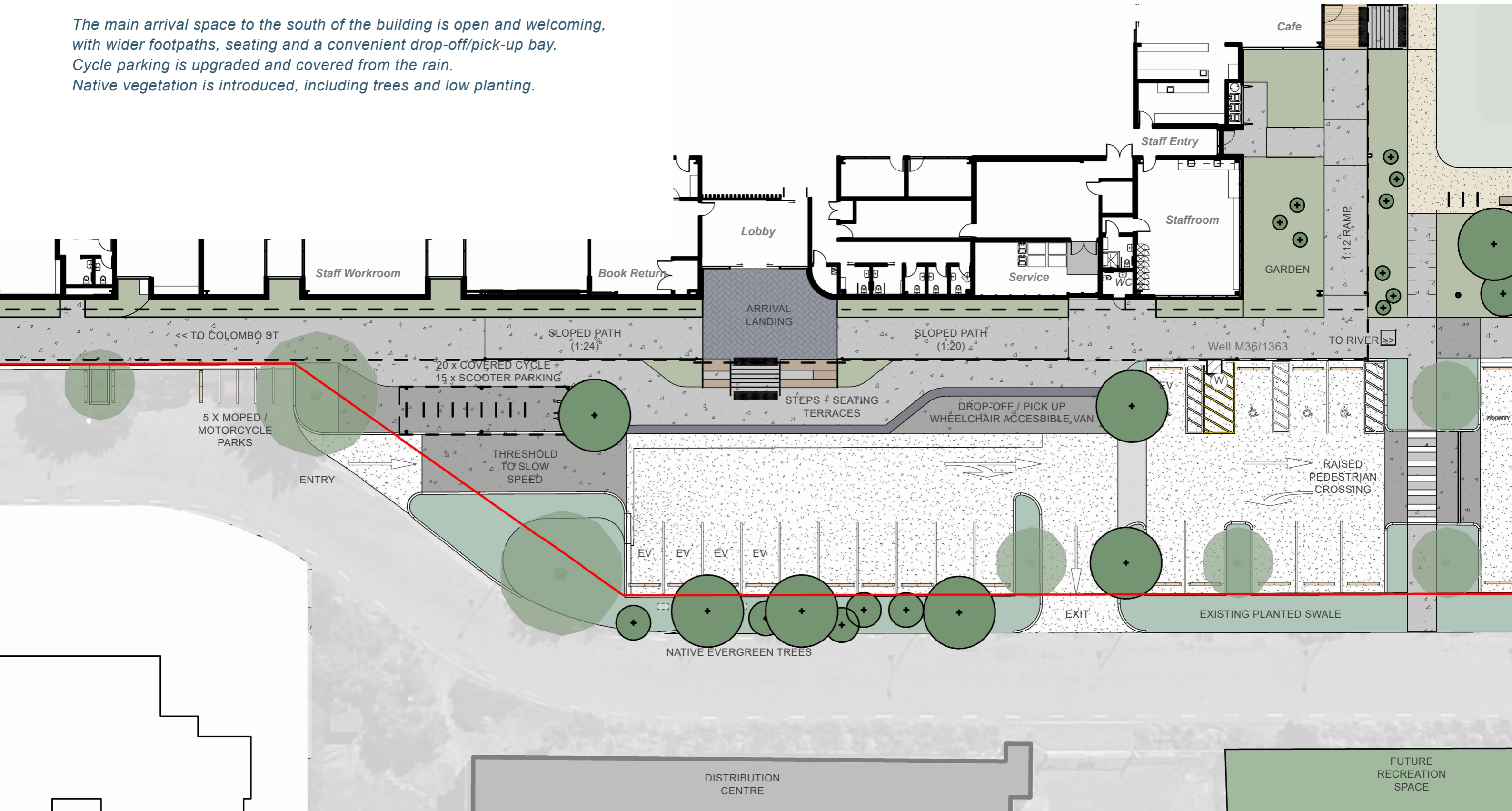
KEY

- SITE BOUNDARY
- NATIVE PLANTING
- GRASS
- BLUESTONE PAVING
- CONCRETE PAVING
- ASPHALT
- LIMECHIP
- TIMBER
- PROPOSED TREE
- EXISTING TREE



ARRIVAL SPACE (SOUTH)

The main arrival space to the south of the building is open and welcoming, with wider footpaths, seating and a convenient drop-off/pick-up bay. Cycle parking is upgraded and covered from the rain. Native vegetation is introduced, including trees and low planting.



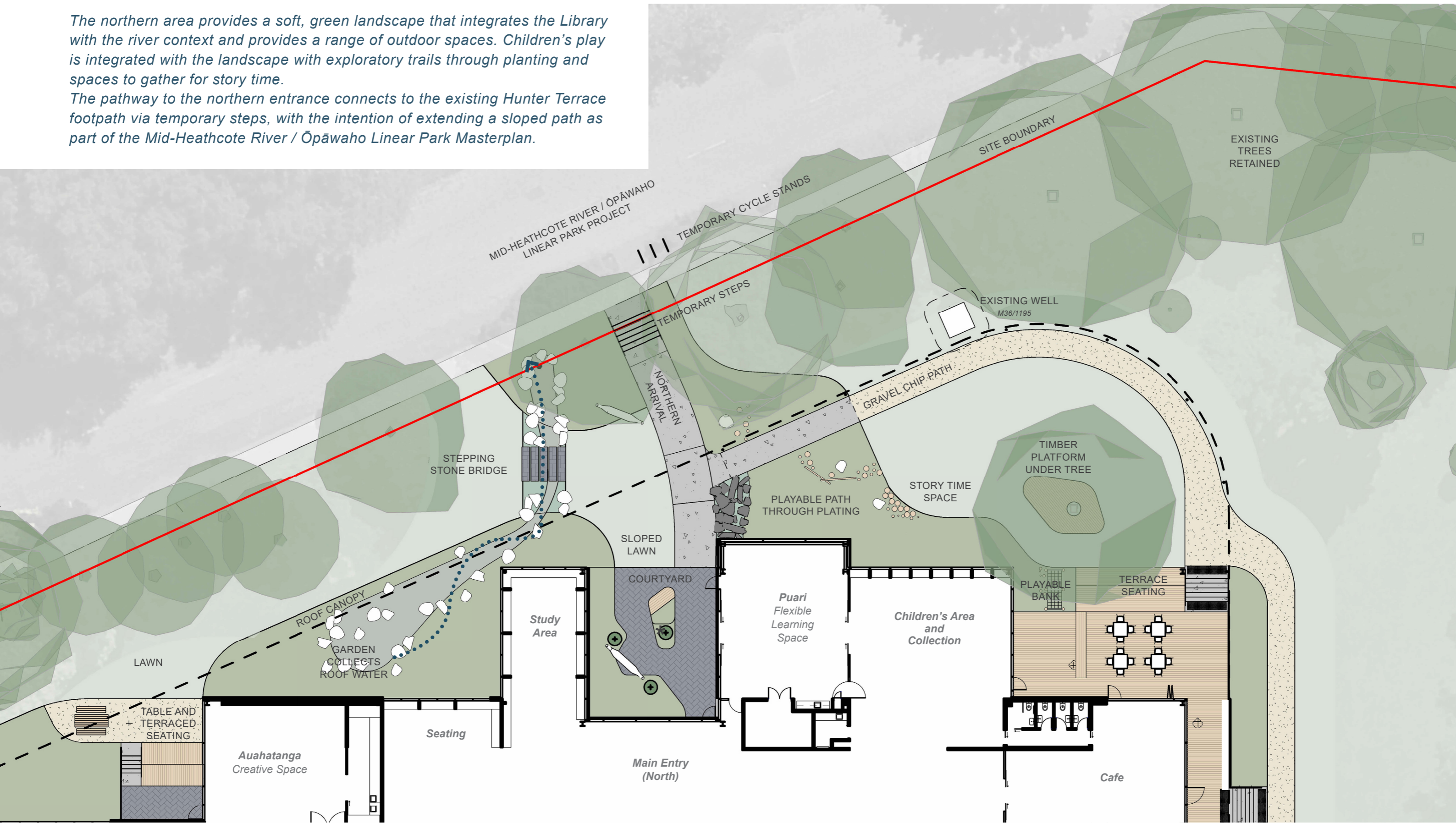
(W) EXISTING WELL



NORTHERN LANDSCAPE

The northern area provides a soft, green landscape that integrates the Library with the river context and provides a range of outdoor spaces. Children's play is integrated with the landscape with exploratory trails through planting and spaces to gather for story time.

The pathway to the northern entrance connects to the existing Hunter Terrace footpath via temporary steps, with the intention of extending a sloped path as part of the Mid-Heathcote River / Ōpāwaho Linear Park Masterplan.



CONCEPT VIEWS

Main Arrival (South)



CONCEPT VIEWS

Courtyard



CONCEPT VIEWS

Northern Landscape

