

COLOMBO STREET

**ENSURE NO SEDIMENT RUN OFF
ONTO STREET OR NEIGHBOURING PROPERTY
DURING CONSTRUCTION**

EXISTING ASPHALT AREA

ACCESS FENCE PANEL

ALL WEATHER ACCESS

- NO HAZARDOUS BUILDING MATERIALS TO BE STORED ON SITE
- BUILDER TO INSTALL CONSTRUCTION SITE WARNING SIGNS TO ROAD BOUNDARY FENCE.
- PROVIDE TEMPORARY BARRIERS TO PROTECT THE PUBLIC
- ALL TRUCKS TO HAVE MUD WASH OFF WHEELS WHEN LEAVING SITE, ENSURE NO MUD ENTERS ROAD STORMWATER SYSTEM.

SCALE 1:200

PENBURY STRE

PROPOSED NEW BUILDING

BUILDING AREA 460 M2

**FLOOR AREA 386 M2
EXCLUDING STAIRS/TOILETS/
ENTRY**

FFL 10.12 M

NOTE
POSITION OF OFFICE SINK TAPS
AND WASTE TO BE CONFIRMED

30 MM RECESS IN FLOOR
FOR SLOPED SHOWER
AREA

100 MM DEEP RECESS IN SLAB
FOR LIFT SHAFT, POSITION
TO BE CONFIRMED

900 1200
AS3500 80 MM

CHARGE
E TO

OVERFLOW RELIEF GULLY TRAP WITH
TAP ABOVE

OVERFLOW RELIEF GULLY TRAPS
TO BE A MIN 150 MM BELOW FLOOR
LEVEL, ENSURE TOP IS MIN 75 MM
ABOVE GROUND LEVEL

INSPECTION POINT
SEWER

100

**SHORT TERM LOADING/UNLOADING
VEHICLE AREA**

REPAIR EXISTING CONCRETE CHANNEL	
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EXISTING CARPARKS

REPAIR EXISTING ASPHALT

**CONNECT EXISTING SUMMIT
TO NEW STORMWATER**

9.887 M BOUNDARY

CONNECT INTO
EXISTING, CHECK
HEIGHT OF LATERALS

NEIGHBOURING CARPARKING AREA

19.990 M BOUNDARY **R9.95 M**

3.030 M BOUNDARY

SITE PLAN 1:100

DRAINAGE PIPE BEDDING AND BACK FILL
- SEWER PIPE TO BE SURROUNDED WITH COMPACTED GRANULAR BEDDING AS PER NZBC FIG 13 E1 AS2.
- ALL PIPES UNDER DRIVEWAY TO HAVE COMPACTED HARDFILL AS PER NZBC FIG 13 E1 AS2.
- DRAINAGE PIPES WITH LESS THAN 375 MM COVER TO HAVE 75 MM THICK CONCRETE COVER

PLUMBING
PLUMBING TO COMPLY WITH
AS/NZS 3500

ALL 65 AND 40 mm DIA WASTE
PIPES TO HAVE MIN 1IN 40 FALL,
100 MM DIA WASTE PIPES TO
HAVE MIN 1IN 60 FALL

PT RS 79
994 M2 SITE AREA
PLOT RATIO 908 M2/994 = .91

ENTRANCE AREAS AND STAIRS TO COMPLY
WITH TABLE 2, D1/AS1 (ACCEPTABLE SLIP
RESISTANCE FOR WALKING SURFACES)
REFER DRAWING 14

**B FLOOR LEVEL CHANGED TO 10.12 M
AND PAVING LEVELS CHANGED 20/12/12**

A WIDTH REDUCED 100 MM 14/11/12 **1 B**
13/12/12
SHEET SIZE A2

NNC DESIGN LTD
446 COLOMBO STREET

**8 THE RIDGE
HALSWELL
CHRISTCHURCH 8025
PH 3229 552
FAX 3229 859
NNC@XTRA.CO.NZ**

ALL DIMENSIONS TO BE VARIFIED ON SITE BY CONTRACTOR

ALL FRAMING TO BE MSG 8 OR VSG 8
GRADE (INCLUDING LINTELS) , H1.2
TREATED PINUS RADIATA .

CORROSION ZONE
ZONE 1
ALL FASTENINGS, FIXINGS AND NAILS TO COMPLY
WITH NZS 3604, 2011

-ALL NAILS AND SCREWS IN FRAMING IN "CLOSED"
AND ROOF SPACE AREAS TO BE MILD STEEL.
-ALL NAILS AND SCREWS IN FRAMING IN
"SHELTERED" AND "EXPOSED"
AREAS TO BE HOT DIPPED GALV.
-ALL FASTENINGS AND FIXINGS IN FRAMING IN
CLOSED
AREAS TO BE MILD STEEL
-ALL FASTENINGS AND FIXINGS IN FRAMING AND
CLADDING IN "SHELTERED" AREAS AND
"EXPOSED" AREAS , TO BE GALV STEEL.

ENTRANCE AREAS AND STAIRS TO COMPLY
WITH TABLE 2, D1/AS1 (ACCEPTABLE SLIP
RESISTANCE FOR WALKING SURFACES)
REFER DRAWING 14

TO ALL STAIRWELLS, ENTRANCE AREA ,
10 MM TOUGHLINE GIBBOARD TO WALLS .
TOILET COMPARTMENTS
10 MM AQUALINE GIBBOARD TO WALLS , WITH
ENAMEL PAINT FINISH.

PLUMBING
PLUMBING TO COMPLY WITH AS/NZS 3500
AND NZBC G13 FOUL WATER

HOT WATER CYLINDERS (90 litres) TO COMPLY
WITH NZS 4305:1996 , NZBC G12 AND H1.3.4(B)
-A GRADE ELECTRIC CYLINDER
MAINS PRESSURE
-SEISMIC RESTRAINING STRAPS(NZBC G12),
OVERFLOW DRAIN TO GULLY TRAP AND
TEMPERING VALVES (55 DEG , NZBC G12) TO
BE ADDED TO HOT WATER CYLINDERS.
-ALL HOTWATER CYLINDERS AND PIPES TO BE
INSULATED IN ACCORDANCE WITH NZBC H1
AND RESTRICT SHOWER HEAD FLOW.

ALL INTERNAL HINGED DOORS HOLLOW CORE
FLUSH PANEL, PAINT GRADE, 2400 MM HIGH.
UNLESS NOTED OTHERWISE.

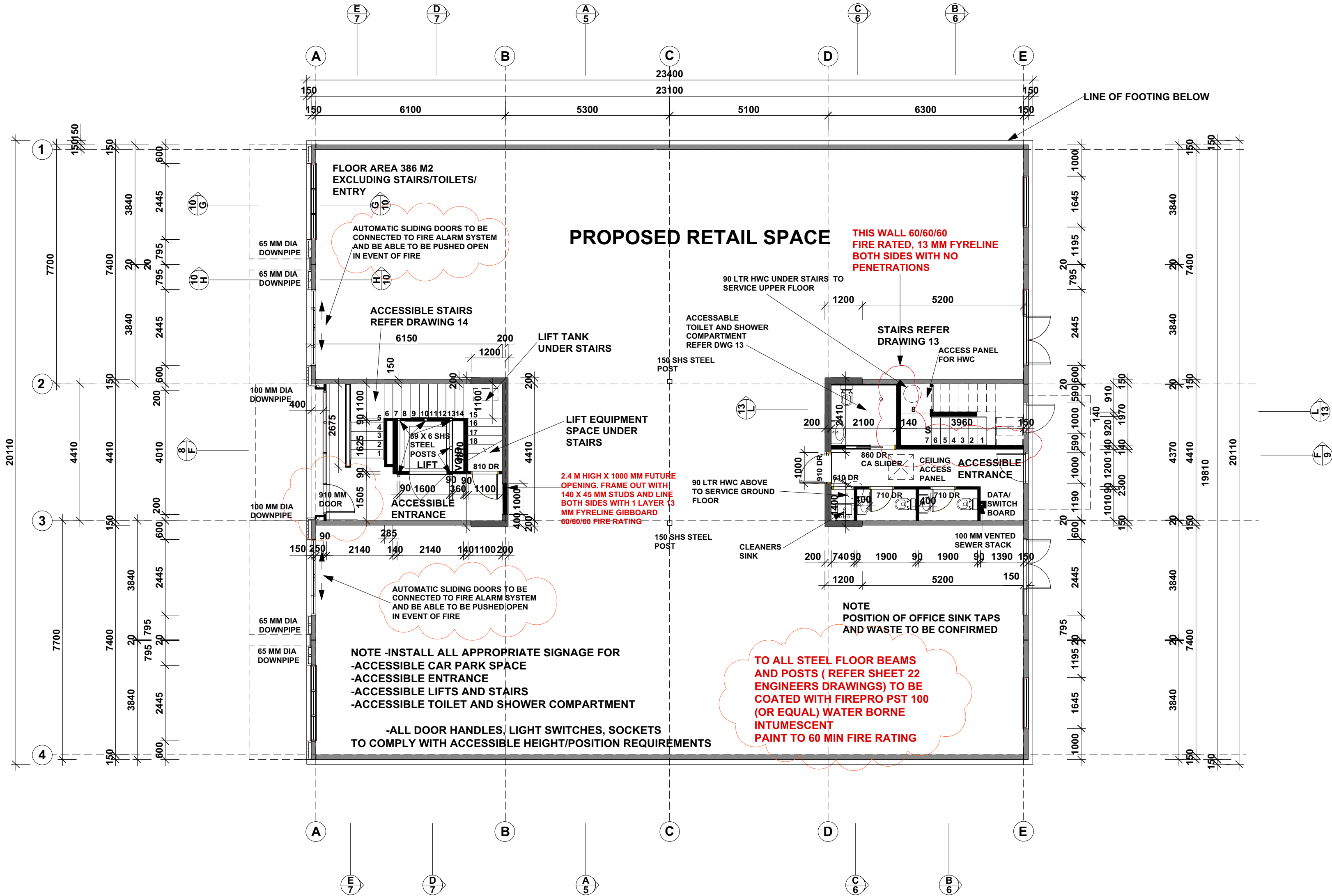
B ENTRY DOORS AND STAIRS REVISED.
STEEL FIRERATING NOTE ADDED 20/12/12

2 B

A WIDTH REDUCED 100 MM 14/11/12

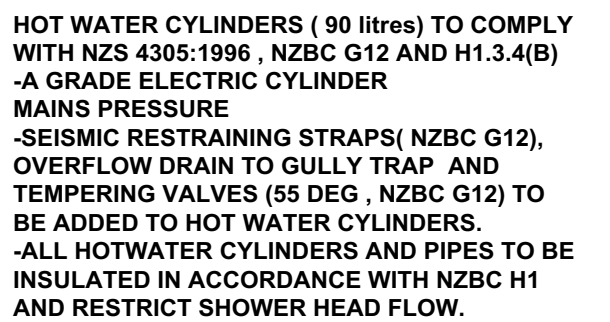
13/12/12

SHEET SIZE A2



ALL FRAMING TO BE MSG 8 OR VSG 8
GRADE (INCLUDING LINTELS) , H1.2
TREATED PINUS RADIATA .

- ALL NAILS AND SCREWS IN FRAMING IN "CLOSED" AND ROOF SPACE AREAS TO BE MILD STEEL.
- ALL NAILS AND SCREWS IN FRAMING IN "SHELTERED" AND "EXPOSED" AREAS TO BE HOT DIPPED GALV.
- ALL FASTENINGS AND FIXINGS IN FRAMING IN CLOSED AREAS TO BE MILD STEEL
- ALL FASTENINGS AND FIXINGS IN FRAMING AND CLADDING IN "SHELTERED" AREAS AND "EXPOSED" AREAS, TO BE GALV STEEL.



SHEET SIZE A2



SG = GRADE A SAFETY GLAZING

13/12/12
SHEET SIZE A2

COLOURSTEEL EAVES FLASHING

COLOURSTEEL FASCIA

4.5 MM HARDIFLEX SOFFIT LINING
ON 45 X 20 MM H1.2 TIMBER BATTENS

COLOURSTEEL FLAT
ON 7 MM PLYWOOD PACKING
ON 140 X 45 H1.2 TIMBER BLOCKING

90 X 45 MM H1.2 TIMBER OUTRIGGERS AT 600 CRS
BACK SPAN 1200 MM TO SIDE OF 190 X 90 MM RAFTERS
STRAP TO TOP PLATE WITH TYPE E FIXING (2 SKEW
NAILS AND WIRE DOG

5 DEG

190 X 90 MM H1.2 TIMBER RAFTERS AT 600 CRS

10 MM GIBBOARD ON 70 X 35 MM
H1.2 CEILING BATTENS
AT 400 CRS

140 X 45 MM H1.2 TIMBER PLATE

150 PFC CHANNEL
M12 BOLTS AT 900 CRS WITH 50 X 50
X 3 MM SQ WASHERS

DETAIL 2 1:10

90 X 45 MM H1.2 TIMBER OUTRIGGERS AT 600 CRS
BACK SPAN 1200 MM TO SIDE OF 190 X 90 MM RAFTERS
STRAP TO TOP PLATE WITH TYPE E FIXING (2 SKEW
NAILS AND WIRE DOG

COLOURSTEEL TRAPEZOIDAL PROFILE ROOFING
ON ROOFING UNDERLAY AND NETTING, ON
90 X 45 MM H1.2 PURLINS AT 900 CRS, ON 190 X 90
H1.2 TIMBER RAFTERS AT 600 CRS

5 DEG

STEEL POSTS AT 1800 CRS
10 MM GIBBOARD ON 70 X 35 MM
H1.2 CEILING BATTENS
AT 400 CRS

10 MM GIBBOARD

COLOURSTEEL FASCIA

4.5 MM HARDIFLEX SOFFIT LINING
ON 45 X 20 MM H1.2 TIMBER BATTENS

COLOURSTEEL TRAPEZOIDAL PROFILE ROOFING
ON ROOFING UNDERLAY AND NETTING,
ON DHS/200/15 STEEL PURLINS AT 900 CRS

DOUBLE 290 X 45 MM
TIMBER H1.2 PURLIN

5 DEG

310 UB 40 STEEL RAFTER AT 5700 CRS

140 MM BATT INSULATION BLANKET
TO CEILINGS R3.6

SUSPENDED CEILING
SYSTEM

150 X 25 MM H3.1 TIMBER SNOW BOARDS
ON TIMBER PLATES, DO NOT FIX THROUGH
BUTYNOL

1 MM BLACK BUTYNOL ON
17.5 MM CONSTRUCTION PLYWOOD
H3.2 , ON 90X 45 H1.2 TIMBER
AT 400 CRS, 2 DEG SLOPE

5 DEG

310 UB 40 STEEL RAFTER AT 5700 CRS

SUSPENDED CEILING SYSTEM

10 MM GIBBOARD ON 90 X 45 MM
H1.2 TIMBER BATTENS AT 600 CRS
ON DPC
50 MM BATT INSULATION BLANKET
TO WALLS

STALHTON RIB AND INFILL FLOOR
SYSTEM

CONCRETE FLOOR

SECTION A:A 1:50

COLOURSTEEL RIDGE FLASHING
COLOURSTEEL FASCIA

PRYDA GALV JOIST
HANGER

190 X 90 MM H1.2 TIMBER RAFTERS AT 600 CRS

140 X 45 MM H1.2 TIMBER PLATE

10 MM GIBBOARD ON 70 X 35 MM
H1.2 CEILING BATTENS
AT 400 CRS

140 MM BATT INSULATION BLANKET
TO CEILINGS R3.6

STEEL RHS POSTS AT
1800 CRS

1000

1700

10 MM GIBBOARD

4.5 MM HARDIFLEX SOFFIT LINING
ON 45 X 20 MM H1.2 TIMBER BATTENS
COLOURSTEEL SOFFIT FLASHING

COLOURSTEEL FLAT
ON 7 MM PLYWOOD PACKING
ON 140 X 45 H1.2 TIMBER BLOCKING

150 PFC CHANNEL
M12 BOLTS AT 900 CRS WITH 50 X 50
X 3 MM SQ WASHERS

COLOURSTEEL TRAPEZOIDAL PROFILE ROOFING
ON ROOFING UNDERLAY AND NETTING

150 X 25 MM H3.1 TIMBER SNOW BOARDS
ON TIMBER PLATES, DO NOT FIX THROUGH
BUTYNOL

900

COLOURSTEEL OR UPVC SILL
FLASHING

COLOURSTEEL EAVES
FLASHING

1 MM BLACK BUTYNOL ON
17.5 MM CONSTRUCTION PLYWOOD
H3.2 , ON 90X 45 H1.2 TIMBER
AT 400 CRS, 2 DEG SLOPE

140 MM BATT INSULATION BLANKET
TO CEILINGS

SUSPENDED CEILING
SYSTEM

410 UB 54 STEEL BEAM

10 MM GIBBOARD

140 X 45 MM H1.2 TIMBER PLATE

DETAIL 1 1:10

B CLEARSTOREY ROOF RAFTERS
CHANGED TO 190 X 90 20/12/12

5B

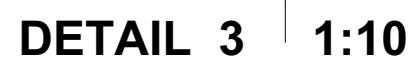
A WIDTH REDUCED 100 MM 14/11/12

13/12/12

SHEET SIZE A2

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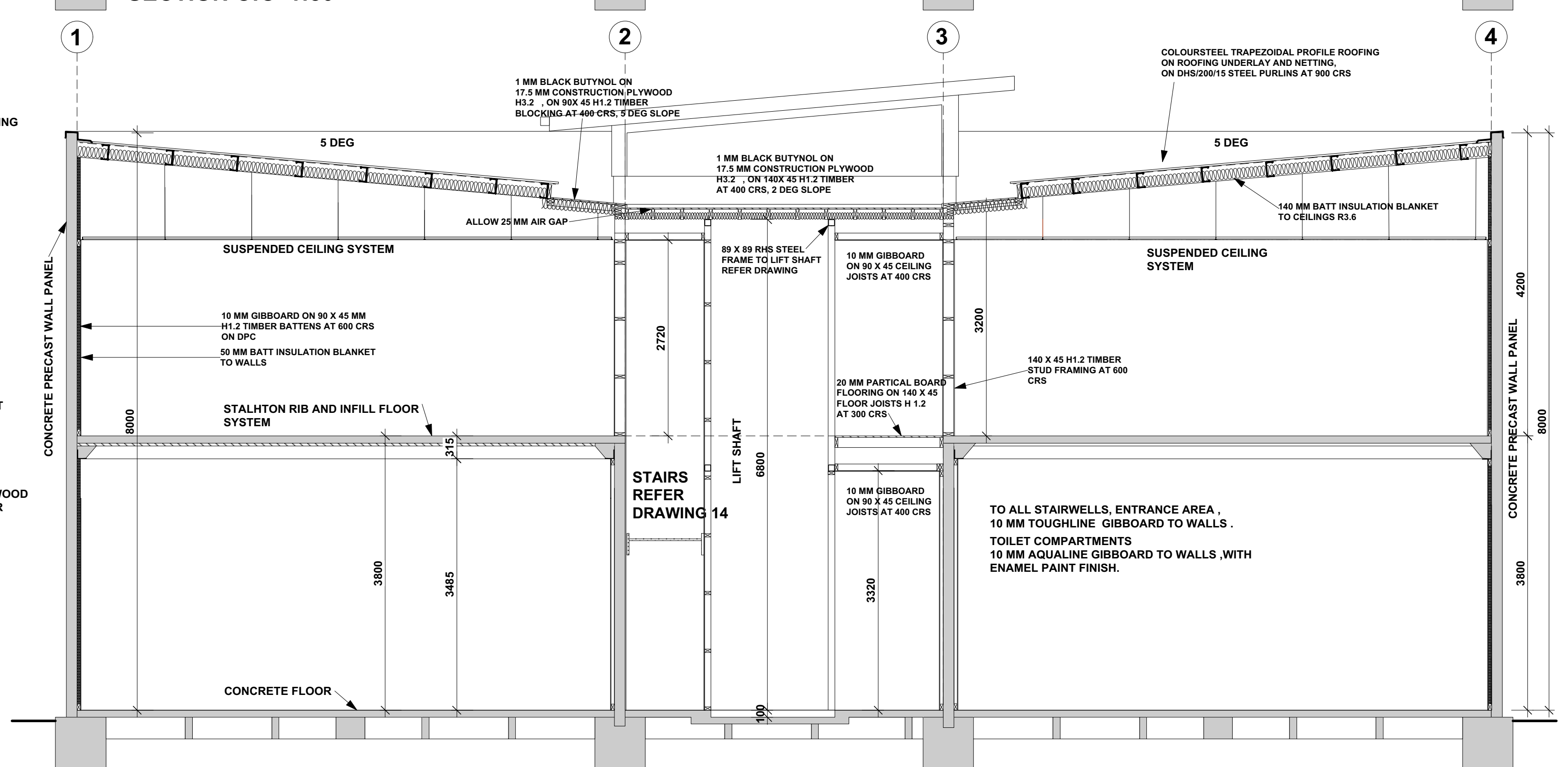


B CLEARSTORE DETAIL ADDED	CORNER WINDOW 20/12/12
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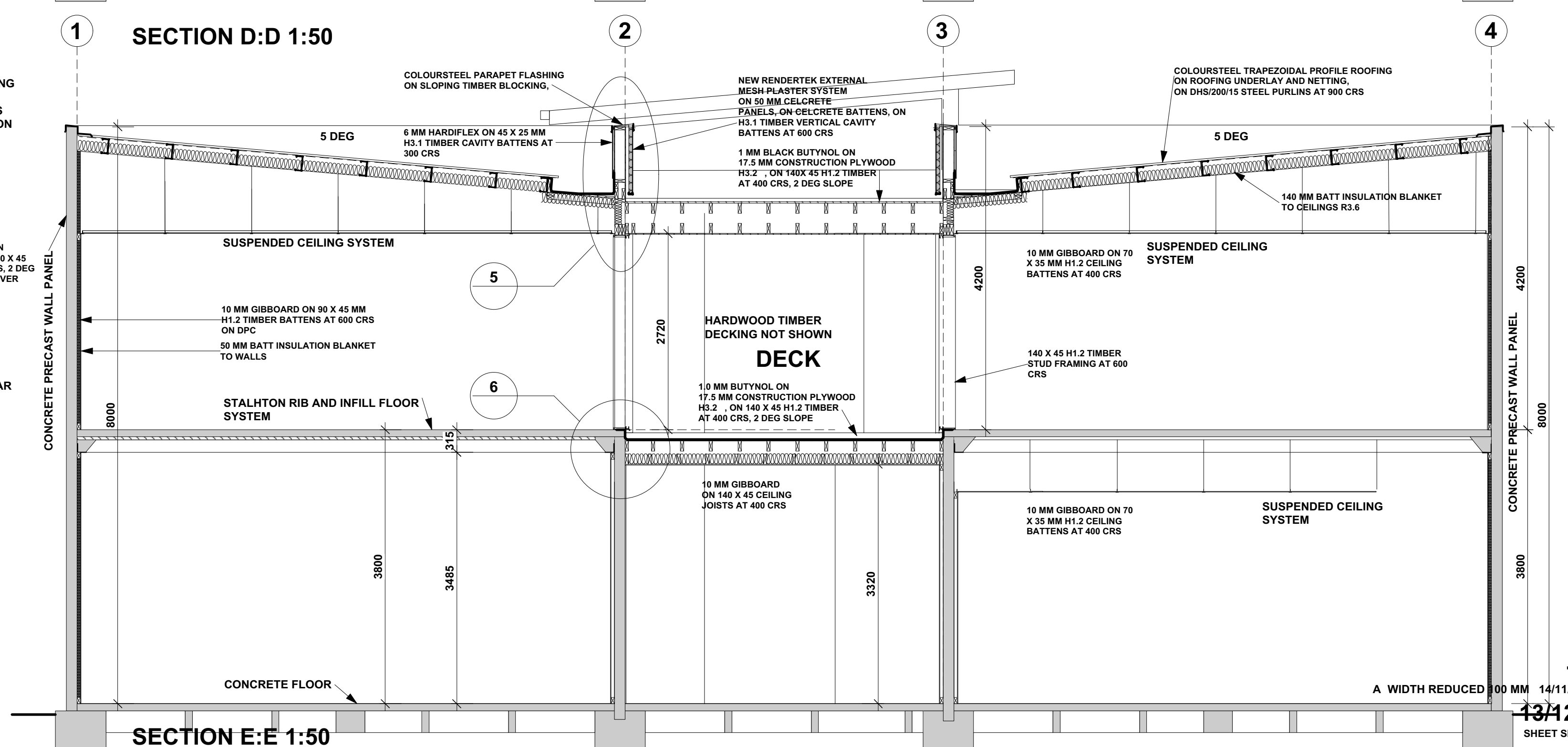
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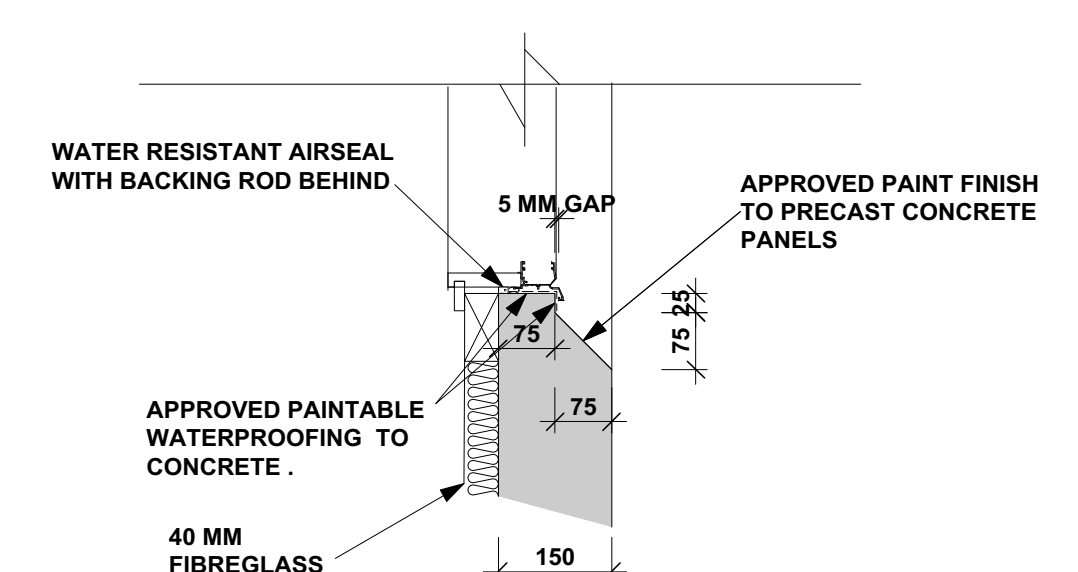
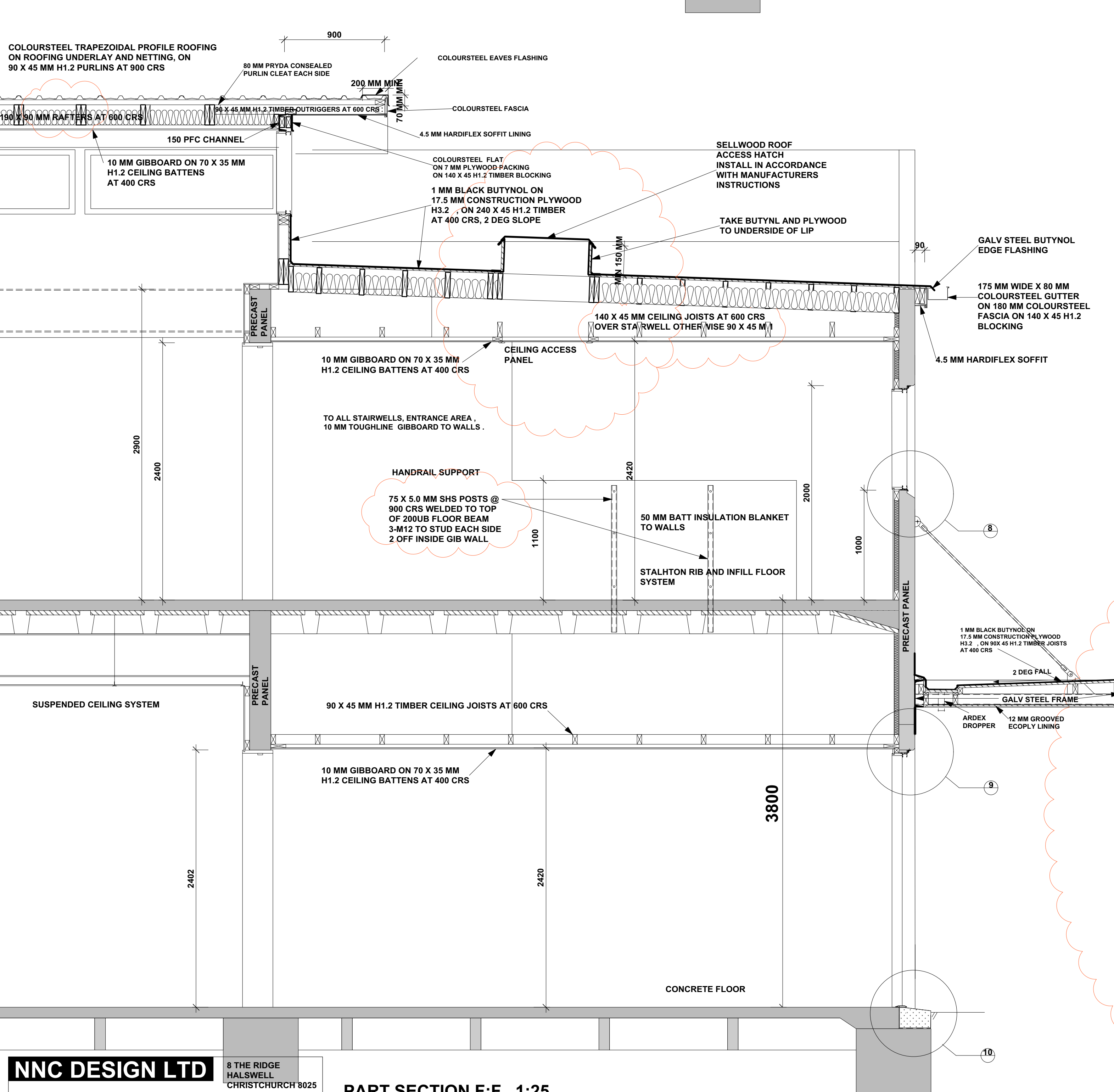
MM 14/11/12 **6 B**

~~13~~12/12
SHEET SIZE A2

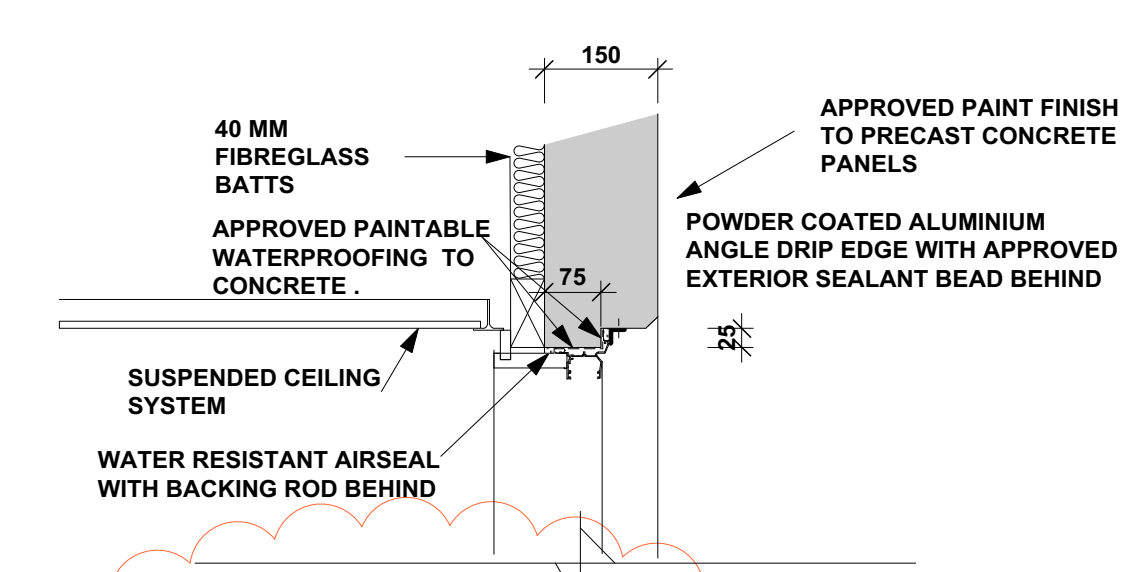


SECTION E:E 1:50

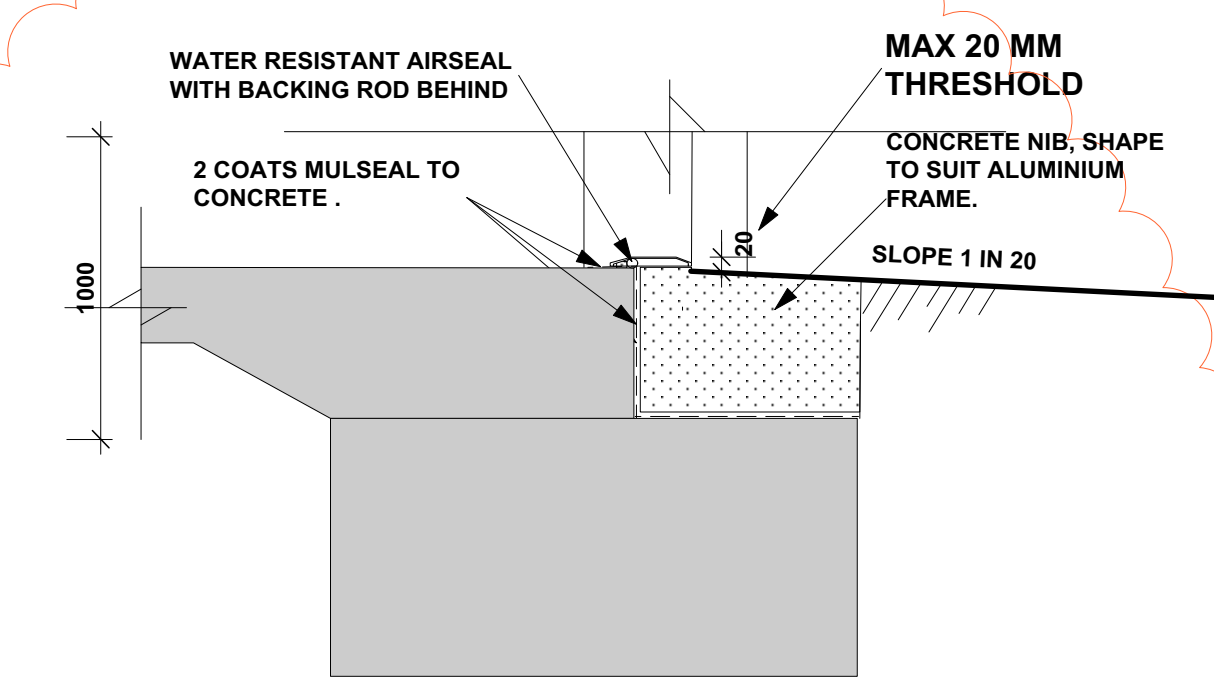




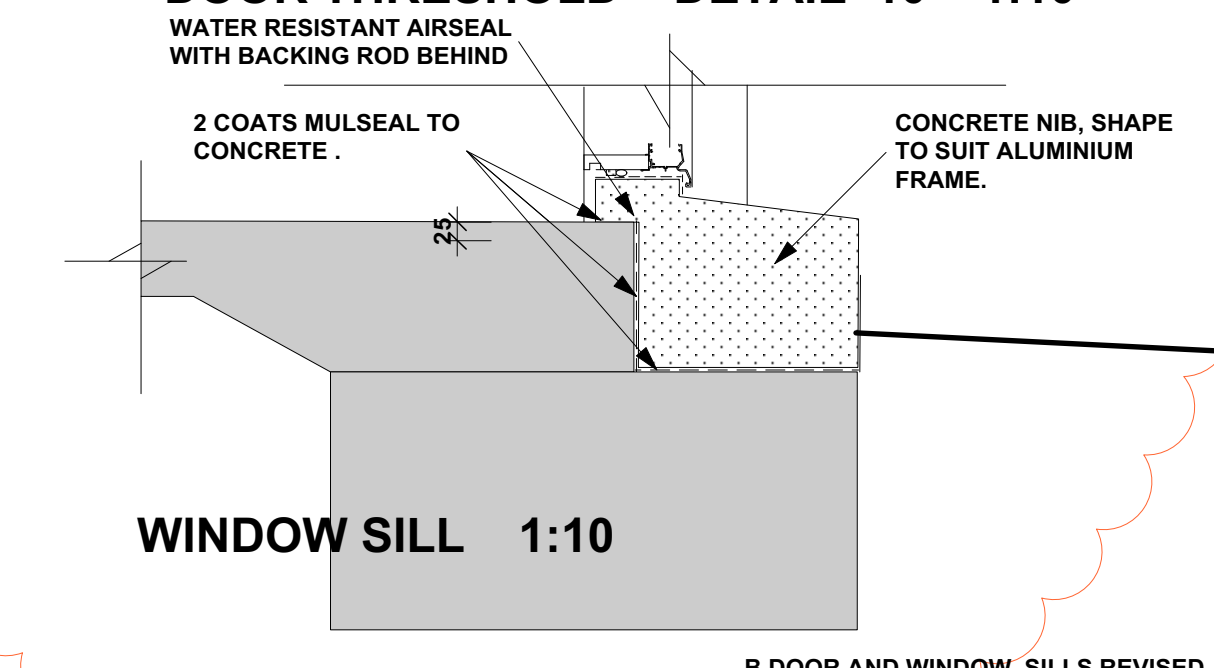
SILL DETAIL 8 1:10



HEAD DETAIL 9 1:10



DOOR THRESHOLD DETAIL 10 1:10



WINDOW SILL 1:10

COLOURSTEEL PARAPET FLASHING
ON SLOPING TIMBER BLOCKING

NEW RENDERTEK EXTERNAL
MESH PLASTER SYSTEM
ON 50 MM CELCRETE
PANELS, ON CELCRETE
BATTENS, ON H3.1 TIMBER
VERTICAL CAVITY BATTENS
AT 600 CRS

FIX VERTICAL BATTENS WITH RAMSET 6 DIA
X 100 SPLIT DRIVE PINS @ 450 CRS
-PREDRILL TIMBER AND CONCRETE

2 COATS MULSEAL TO PRECAST
CONCRETE PANELS

TITAN ZINC EUROPANEL SYSTEM
ON BUILDING WRAP ON 17.5 MM
H3 PLYWOOD, ON H3.2 VERTICAL
45 X 20 MM CAVITY BATTENS.
FIX PLYWOOD WITH STAINLESS STEEL
COUNTER SUNK SCREWS AT 150 CRS.

30 MM DIA GALV
PIPE AND BRACKETS REFER DRAWING 12

2 COATS MULSEAL TO PRECAST
CONCRETE PANELS

ALUMINIUM HEAD FLASHING, USE
AS A BASE FLASHING TO 90 X 45 MM
TIMBER BATTENS

CELCRETE BASE FLASHING

1 MM BLACK BUTYNOL ON
17.5 MM CONSTRUCTION PLYWOOD
H3.2 , ON 90X 45 H1.2 TIMBER JOISTS
AT 400 CRS

2 DEG FALL

H3.2 TIMBER FILLET

GALV STEEL FRAME REFER DRAWING 12

12 MM GROOVED
ECOPLY LINING

ARDEX
DROPPER

NEW RENDERTEK EXTERNAL MESH PLASTER
SYSTEM ON 50 MM CELCRETE PANELS, ON
CELCRETE BATTENS, ON H3.1 TIMBER VERTICAL
CAVITY BATTENS AT 600 CRS

FIX VERTICAL BATTENS WITH RAMSET 6 DIA
X 100 SPLIT DRIVE PINS @ 450 CRS
-PREDRILL TIMBER AND CONCRETE

2 COATS MULSEAL TO
CONCRETE

300 X 300 MM POWDER COATED
ALUMINIUM ACCESS PANEL,

PAVING LEVEL

100 MM DIA STORMWATER

PRECAST PANEL

40 MM
FIBREGLASS
BATTS

100 X 6 MM GALV
STEEL FLAT 6 FWAR TO
CHANNEL WITH 2 X 18
MM DIA HOLES

PLAN VIEW

2000

6 MM GALV STEEL FLAT
END PLATE 6 FWAR

200 PFC STEEL CHANNEL

100 X 6 MM GALV
STEEL FLAT 6 FWAR TO
CHANNEL WITH 2 X 18
MM DIA HOLES

6 MM GALV STEEL FLAT
END PLATE 6 FWAR

FRONT VIEW

200 PFC GALV STEEL EXPOSED LINTEL 1:10 4 OFF

CONCRETE FLOOR

500

2 COATS MULSEAL TO PRECAST
CONCRETE PANELS

40 MM
FIBREGLASS
BATTS

SUSPENDED CEILING
SYSTEM

65 MM DIA PVC OR
COLOUTSEEL
DOWNPIPE

SEAL DOWNPIPE INTO
STORMWATER PIPE

2 COATS MULSEAL TO
CONCRETE .

CONCRETE NIB, SLOPE TO OUTSIDE

VENTS AS PER
E2/AS1

PAVING LEVEL

CONCRETE NIB,
SLOPE TO
OUTSIDE

CELCRETE BASE DETAIL 1:10

COLOURSTEEL PARAPET FLASHING
ON SLOPING TIMBER BLOCKING,

NEW RENDERTEK EXTERNAL
MESH PLASTER SYSTEM
ON 50 MM CELCRETE
PANELS, ON CELCRETE
BATTENS, ON H3.1 TIMBER
VERTICAL CAVITY BATTENS
AT 600 CRS

FIX VERTICAL BATTENS WITH RAMSET 6 DIA
X 100 SPLIT DRIVE PINS @ 450 CRS
-PREDRILL TIMBER AND CONCRETE

2 COATS MULSEAL TO PRECAST
CONCRETE PANELS

COLOURSTEEL TRAPEZOIDAL PROFILE ROOFING
ON ROOFING UNDERLAY AND NETTING,
ON DHS/200/15 STEEL PURLINS AT 900 CRS

5 DEG 2 COATS MULSEAL TO PRECAST
CONCRETE PANELS

6 MM HARDIFLEX ON 45 X 25
MM H3.1 TIMBER CAVITY
BATTENS AT 300 CRS

FLASHING TAPE TO
TOP OF APRON FLASHING

COLOURSTEEL
APRON
FLASHING

DHS 200/15
GALV PURLIN

80 X80 X 6 MS ANGLE
CLEAT REFER ENGINEERS
DRAWING S21 FOR
FIXING

20 GAP

CELCRETE BASE FLASHING

40 MM
FIBREGLASS
BATTS

FLASHING TAPE TO
TOP OF HEAD FLASHING

AIRSEAL WITH BACKING
ROD BEHIND

ALUMINIUM HEAD FLASHING

TAKE BUTYNOL
UNDER WINDOW

AIRSEAL WITH BACKING
ROD BEHIND

CONCRETE FLOOR

2 COATS MULSEAL TO PRECAST
CONCRETE PANELS

40 MM
FIBREGLASS
BATTS

SUSPENDED CEILING
SYSTEM

AIRSEAL WITH BACKING
ROD BEHIND

CONCRETE FLOOR

2 COATS MULSEAL TO PRECAST
CONCRETE PANELS

40 MM
FIBREGLASS
BATTS

SUSPENDED CEILING
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AIRSEAL WITH BACKING
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ROD BEHIND

CONCRETE FLOOR

2 COATS MULSEAL TO PRECAST
CONCRETE PANELS

40 MM
FIBREGLASS
BATTS

SUSPENDED CEILING
SYSTEM

AIRSEAL WITH BACKING
ROD BEHIND

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2 COATS MULSEAL TO PRECAST
CONCRETE PANELS

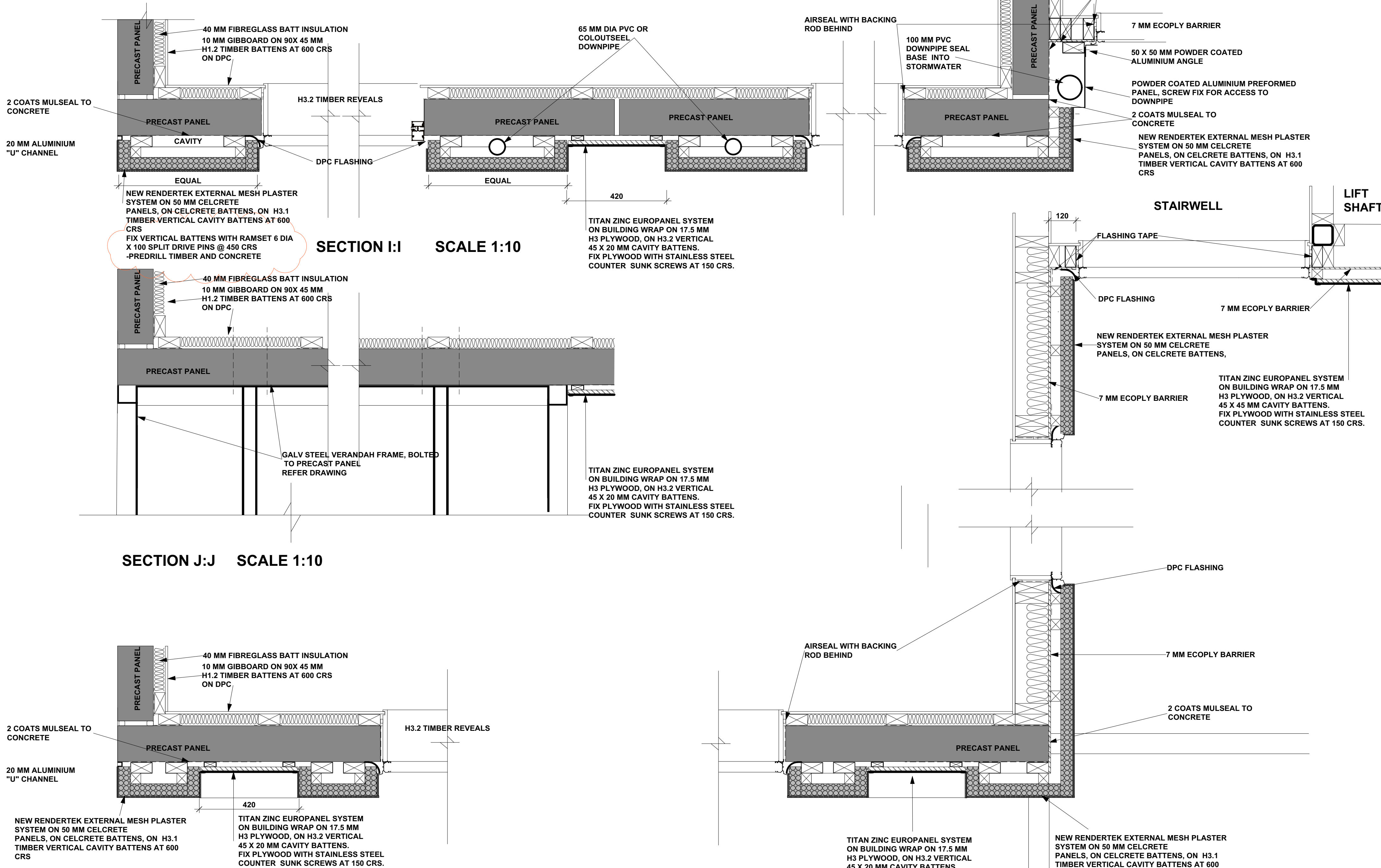
40 MM
FIBREGLASS
BATTS

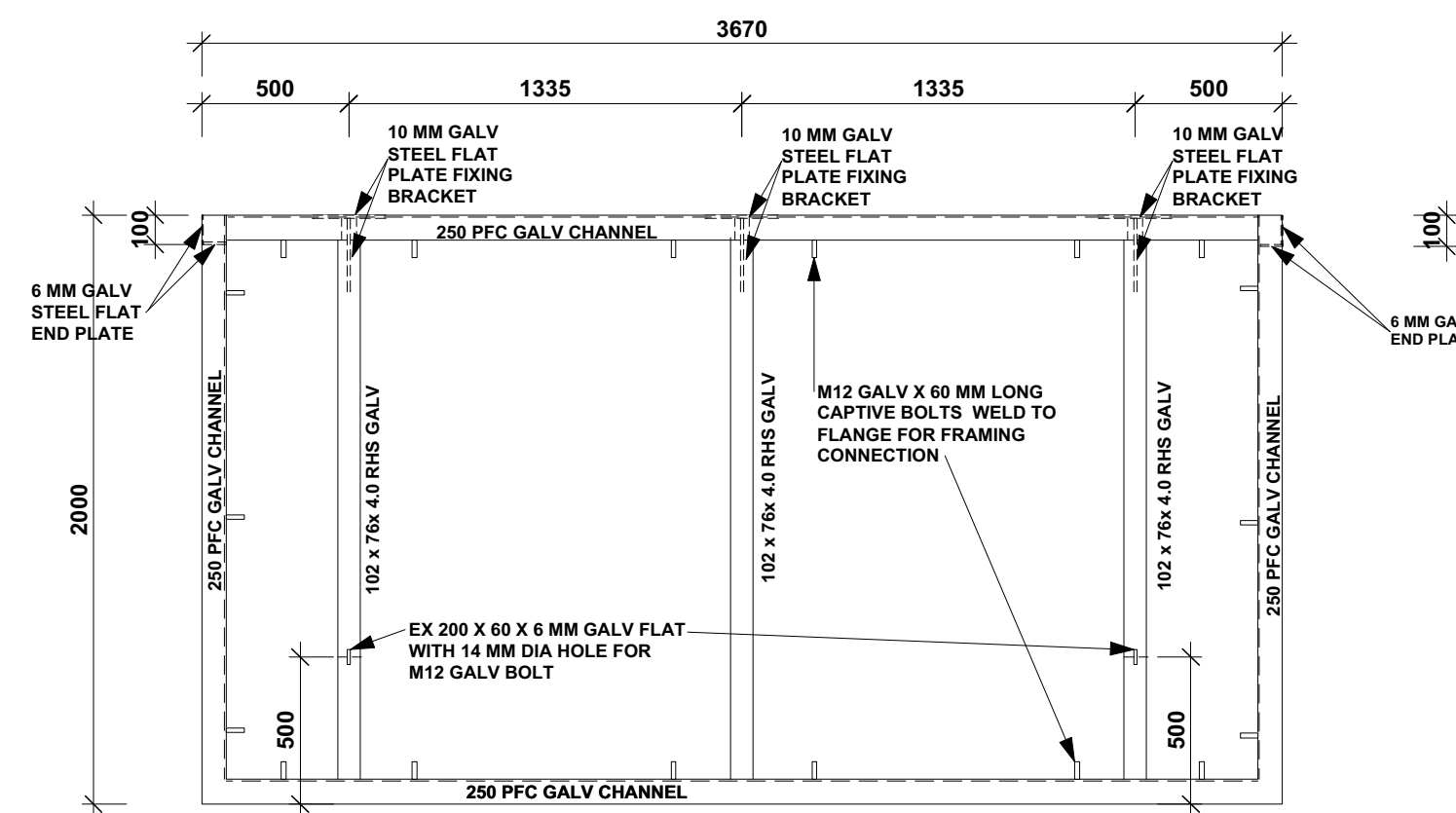
SUSPENDED CEILING
SYSTEM

AIRSEAL WITH BACKING
ROD BEHIND

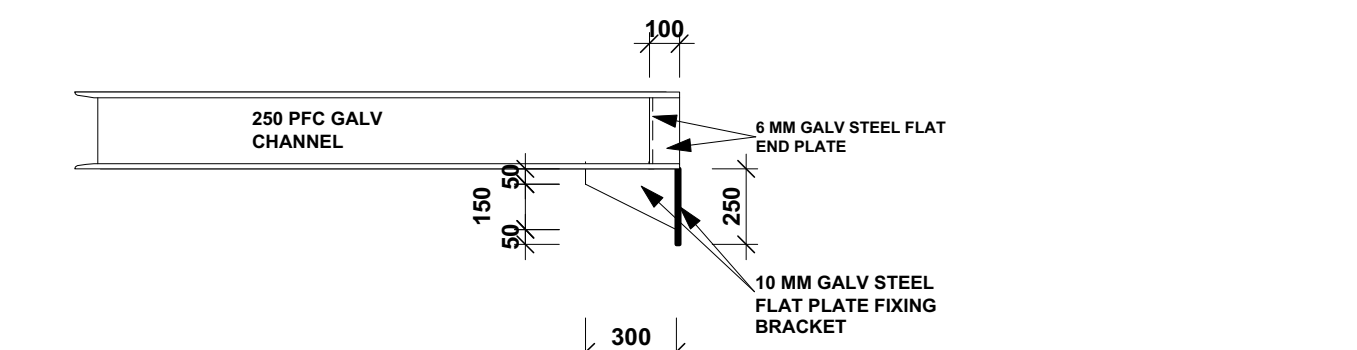
CONCRETE FLOOR

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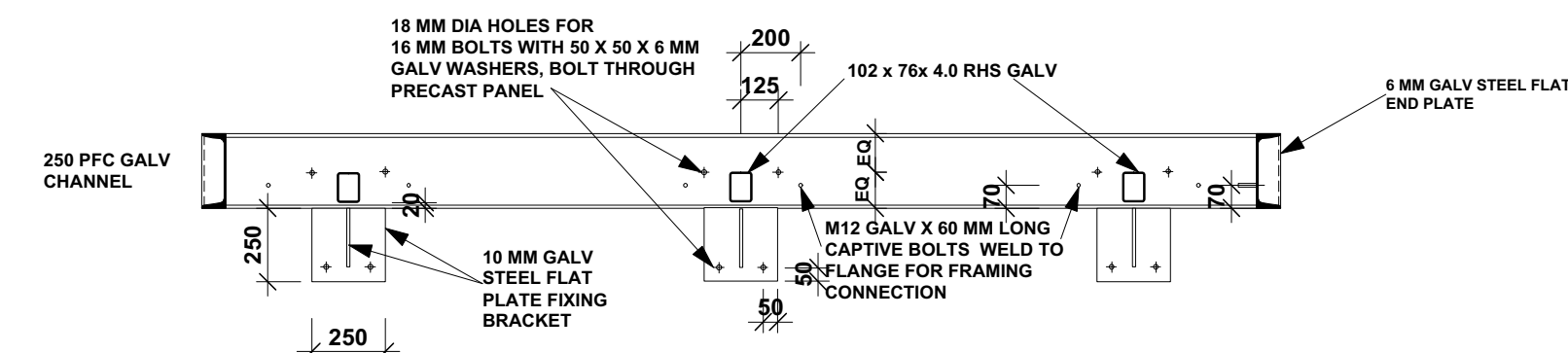


FRONT ELEVATION STEEL VERANDAH FRAMES 1:25

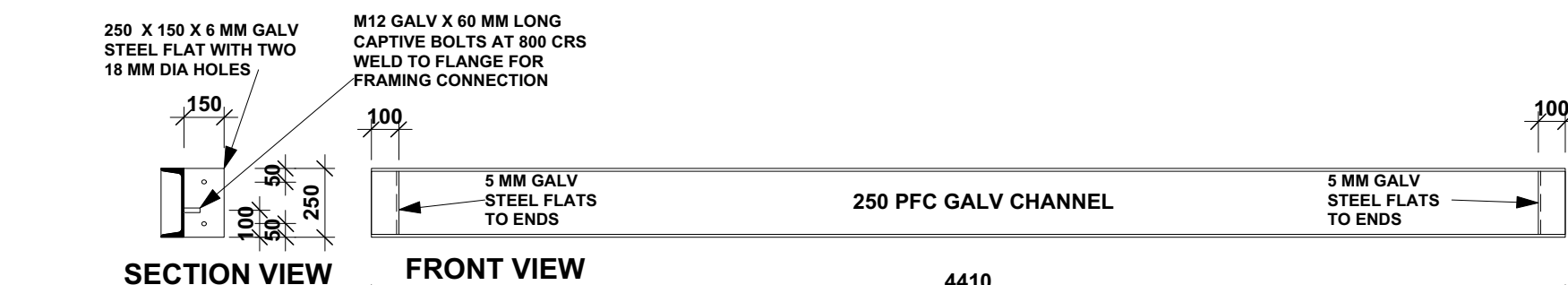


SIDE ELEVATION STEEL VERANDAH FRAMES 1:25

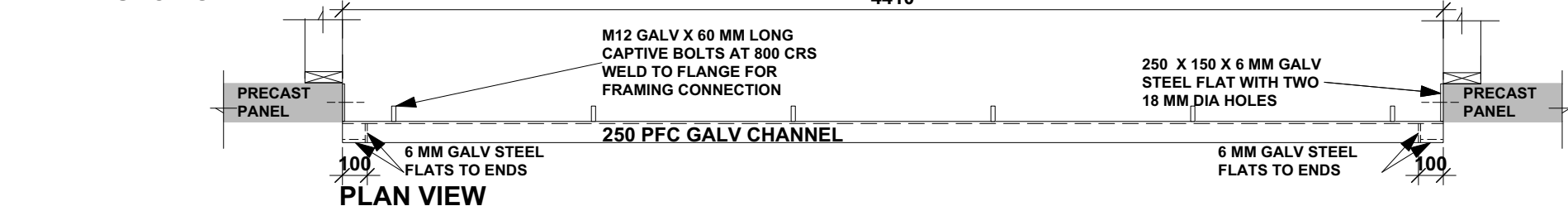
PLAN VIEW STEEL VERANDAH FRAMES 5 OFF 1:25



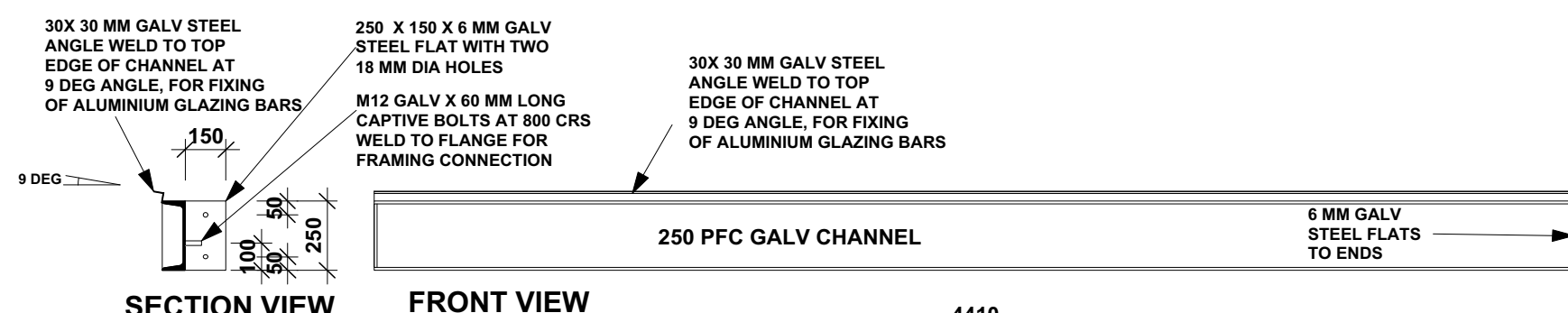
CROSS SECTION STEEL VERANDAH FRAMES 1:25



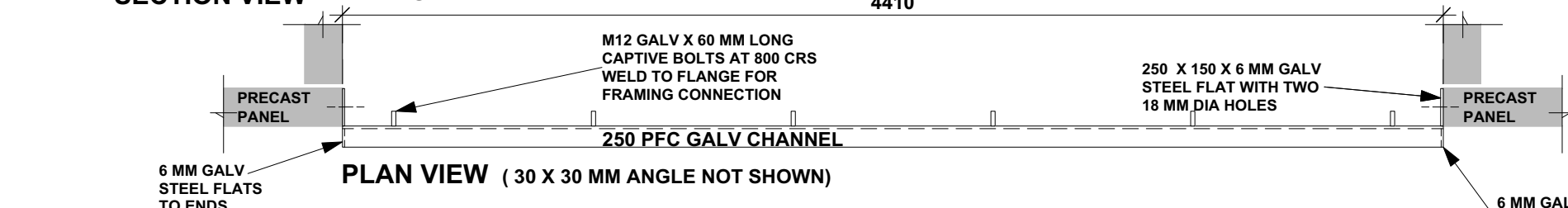
SECTION VIEW FRONT VIEW



BUTYNOL ROOF STEEL BEAM 1:25 1 OFF

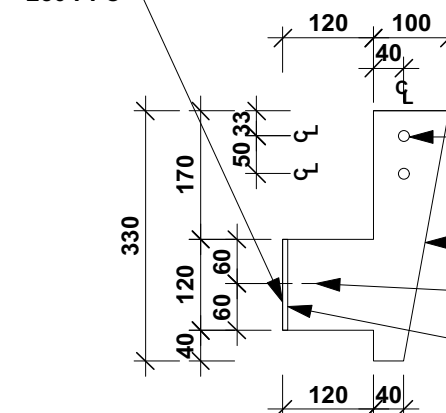


SECTION VIEW FRONT VIEW



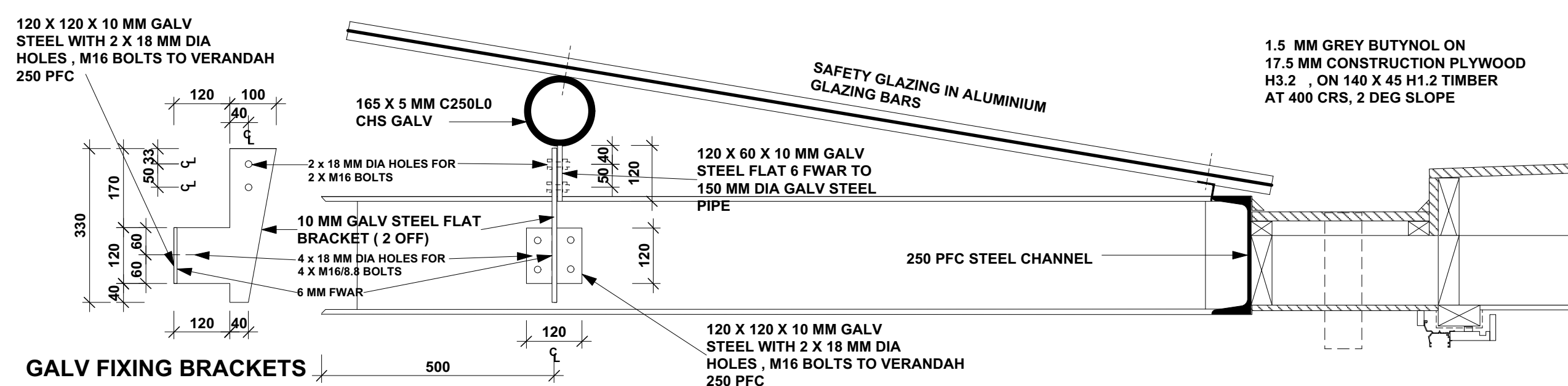
BUTYNOL DECK STEEL BEAM 1:25 1 OFF

120 X 120 X 10 MM GALV STEEL WITH 2 X 18 MM DIA HOLES, M16 BOLTS TO VERANDAH 250 PFC

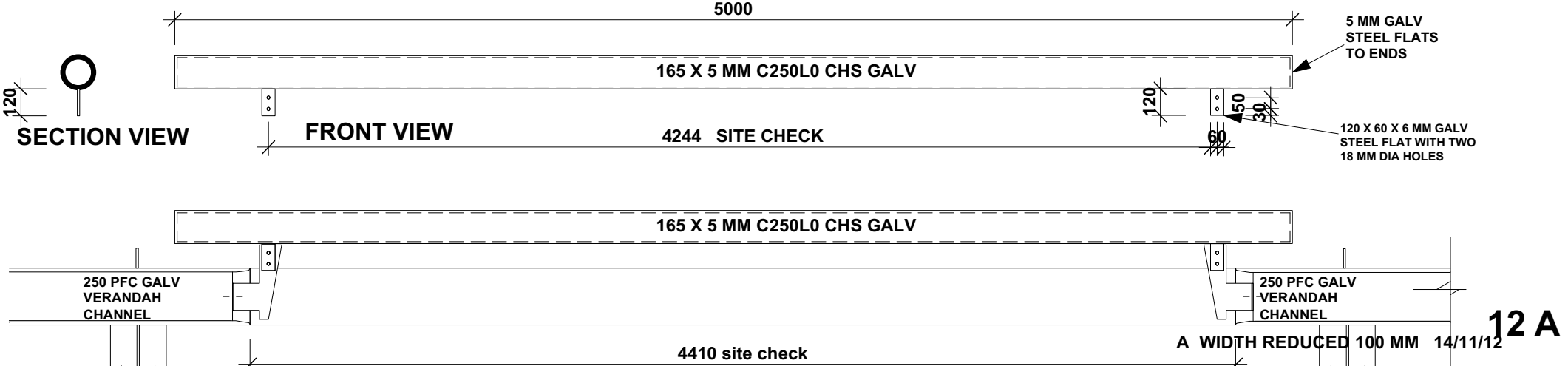


GALV FIXING BRACKETS 2 OFF

SECTION STEEL VERANDAH FRAMES 1:10



SECTION ENTRANCE CANOPY DETAIL 7 1:10



ENTRY CANOPY STEEL BEAM 1:25 1 OFF

13 B
MM 14/11/12
13/12/12
SHEET SIZE A2

The diagram illustrates a pipe flashing assembly installed on a roof profile. A vertical pipe is shown passing through the roof. At the base of the pipe, there is a malleable flange secured with screws or rivets. This flange is sealed to the roof profile using neoprene washers at each screw fixation. A flashing is fixed diagonally to the roof profile to minimize the holding of discharge water. Labels with leader lines identify the following components:

- Pipe
- EPDM flexible cone sleeve
- Malleable flange, screw or rivet fixed, and sealed to roofing profile.
- Fit neoprene washers to all screw fixings
- Flashing fixed diagonally to roofing profile to minimise holding of discharge water

NOTE:

- (1) Max. roof pitch for this flashing 45°, minimum pitch 10° if base of flange covers one or more complete troughs.
- (2) For pipes up to 85 mm diameter.

