



Note: Revit render only

**PROPOSED EXTENSION AND ALTERATIONS
TO EXISTING CLUB ROOMS
FOR
TIKIPUNGA AFC INC.
REED STREET, TIKIPUNGA, WHANGAREI
(PT ALLOTMENT 106, PSH OF WHANGAREI)**

DRAWING INDEX

Sheet No.	Sheet Name	Rev No.
CIVIL		
C101	SITE PLAN - GENERAL ARRANGEMENT	B1
C102	SITE PLAN	B1
C103	ACCESSIBLE CARPARK & ENTRANCE	B1

DRAWING INDEX

Sheet No.	Sheet Name	Rev No.
ARCHITECTURAL		
A101	GROUND FLOOR PLAN - EXISTING & DEMO	B1
A102	GROUND FLOOR PLAN GA - PROPOSED	B1
A103	GROUND FLOOR PLAN - PROPOSED	B1
A104	FIRST FLOOR PLAN - PROPOSED	B1
A105	ROOF PLAN - EXISTING	B1
A106	ROOF PLAN - PROPOSED	B1
A110	ELEVATIONS - EXISTING	B1
A111	ELEVATIONS - EXISTING	B1
A112	ELEVATIONS - PROPOSED	B1
A113	ELEVATIONS - PROPOSED	B1
A114	ELEVATIONS - PROPOSED	B1
A115	ELEVATIONS - PROPOSED	B1
A116	SECTIONS - ARCHITECTURAL	B1
A117	SECTIONS - ARCHITECTURAL	B1
A118	SECTIONS - ARCHITECTURAL	B1
A119	SECTIONS - ARCHITECTURAL	B1
A120	SECTIONS - ARCHITECTURAL	B1
A121	SECTIONS - ARCHITECTURAL	B1
A125	GROUND FLOOR PRE-NAIL SET-OUT PLAN	B1
A126	FIRST FLOOR PRE-NAIL SET-OUT PLAN	B1
A127	FIRE STRATEGY PLAN - GROUND FLOOR	B1
A128	FIRE STRATEGY PLAN - FIRST FLOOR	B1
A129	REFLECTED CEILING PLAN - GROUND FLOOR	B1
A130	REFLECTED CEILING PLAN - FIRST FLOOR	B1
A131	FLOOR FINISHES PLAN - GROUND FLOOR	B1
A132	FLOOR FINISHES PLAN - FIRST FLOOR	B1
A133	WALL FINISHES PLAN - GROUND FLOOR	B1
A134	WALL FINISHES PLAN - FIRST FLOOR	B1
A200	AMENITIES PLAN - TYPICAL CHANGING ROOM	B1
A201	AMENITIES PLAN - ACCESSIBLE WC & SHOWER	B1
A202	AMENITIES PLAN - STORAGE/RINNAI SYSTEM	B1
A203	AMENITIES PLAN - FIRST FLOOR WCS	B1
A301	EXTERNAL JOINERY IN NUWALL CLADDING	B1
A302	EXTERNAL JOINERY IN NUWALL CLADDING	B1
A303	EXTERNAL JOINERY IN NUWALL CLADDING	B1
A304	EXTERNAL JOINERY DETAILS IN PRECAST PANEL	B1
A305	FLUSH GLAZE JOINERY DETAILS	B1
A310	CLADDING DETAILS	B1
A311	CLADDING DETAILS	B1
A312	CLADDING DETAILS	B1
A313	CLADDING DETAILS	B1
A314	TERRACE DOOR DETAILS	B1
A320	ROOF DETAILS	B1
A321	ROOF DETAILS	B1
A322	ROOF DETAILS	B1
A323	ROOF DETAILS	B1
A324	ROOF DETAILS	B1
A325	GLASS BALUSTRADE DETAILS	B1
A326	ALUMINIUM BALUSTRADE DETAILS	B1
A327	INTERNAL WALL & WET AREA DETAILS	B1
A401	WINDOW & DOOR SCHEDULE - GROUND FLOOR	B1
A402	WINDOW & DOOR SCHEDULE - FIRST FLOOR EXT.	B1
A403	WINDOW & DOOR SCHEDULE - INTERNAL	B1
A404	WINDOW & DOOR SCHEDULE - INTERNAL	B1
A405	TYPICAL HWC DETAILS	B1

DRAWING INDEX

Sheet No.	Sheet Name	Rev No.
STRUCTURAL		
S101	FOUNDATION PLAN	B1
S102	DRAINAGE PLAN	B1
S103	ENTRY & LIFT PIT FOUNDATION PLAN	B1
S104	FIRST FLOOR UNISPAN LAYOUT PLAN	B1
S105	TERRACE UNISPAN LAYOUT PLAN	B1
S106	ROOF FRAMING PLAN - GROUND FLOOR	B1
S107	ROOF FRAMING PLAN - FIRST FLOOR	B1
S108	STRUCTURAL LAYOUT - FIRST FLOOR	B1
S109	SECTIONS - STRUCTURAL	B1
S110	SECTIONS - STRUCTURAL	B1
S111	SECTIONS - STRUCTURAL	B1
S120	PRECAST PANEL ISOMETRIC	B1
S121	PRECAST PANEL LAYOUT PLAN	B1
S122	PANEL ELEVATIONS - GRID A	B1
S123	PANEL ELEVATIONS - GRIDS B & C	B1
S124	PANEL ELEVATIONS - GRID D	B1
S125	PANEL ELEVATIONS - GRID E	B1
S126	PANEL ELEVATIONS - GRID F	B1
S127	PANEL ELEVATIONS - GRID G	B1
S128	PANEL ELEVATIONS - GRID 6	B1
S129	PANEL ELEVATIONS - GRIDS 7 & 8	B1
S130	PANEL ELEVATIONS - GRID 9	B1
S131	PANEL ELEVATIONS - GRID 10	B1
S132	PANEL ELEVATIONS - GRID 11	B1
S133	PANEL ELEVATIONS - GRID 12	B1
S134	PANEL ELEVATIONS - GRID 12 CONTINUED	B1
S135	PANEL ELEVATIONS - GRID 13	B1
S136	PANEL ELEVATIONS - GRID 13 CONTINUED	B1
S150	STRUCTURAL STEEL ISOMETRIC	B1
S151	STEEL ELEVATIONS	B1
S152	STEEL ELEVATIONS	B1
S153	STEEL ELEVATIONS	B1
S301	STANDARD STRUCTURAL NOTES	B1
S302	FOUNDATION DETAILS	B1
S303	FOUNDATION DETAILS	B1
S304	FOUNDATION DETAILS - EXISTING FLOORS	B1
S305	LIFT PIT DETAILS	B1
S306	PANEL DETAILS	B1
S501	UNISPAN DETAILS - TERRACE	B1
S502	UNISPAN DETAILS - TERRACE	B1
S503	UNISPAN DETAILS	B1
S601	STAIR 1 & 2 - PLANS	B1
S602	STAIR 1 - SECTION 1	B1
S603	STAIR 1 - SECTION 2	B1
S604	STAIR 2 - SECTION 3	B1
S605	STAIR 2 - SECTION 4	B1
S606	STAIR DETAILS	B1
S701	STEEL DETAILS	B1
S702	STEEL DETAILS	B1
S703	STEEL DETAILS	B1
S704	STEEL DETAILS	B1
S705	STEEL DETAILS	B1
S706	STEEL DETAILS	B1
S801	ROOF FRAMING DETAILS	B1
S802	ROOF FRAMING DETAILS	B1

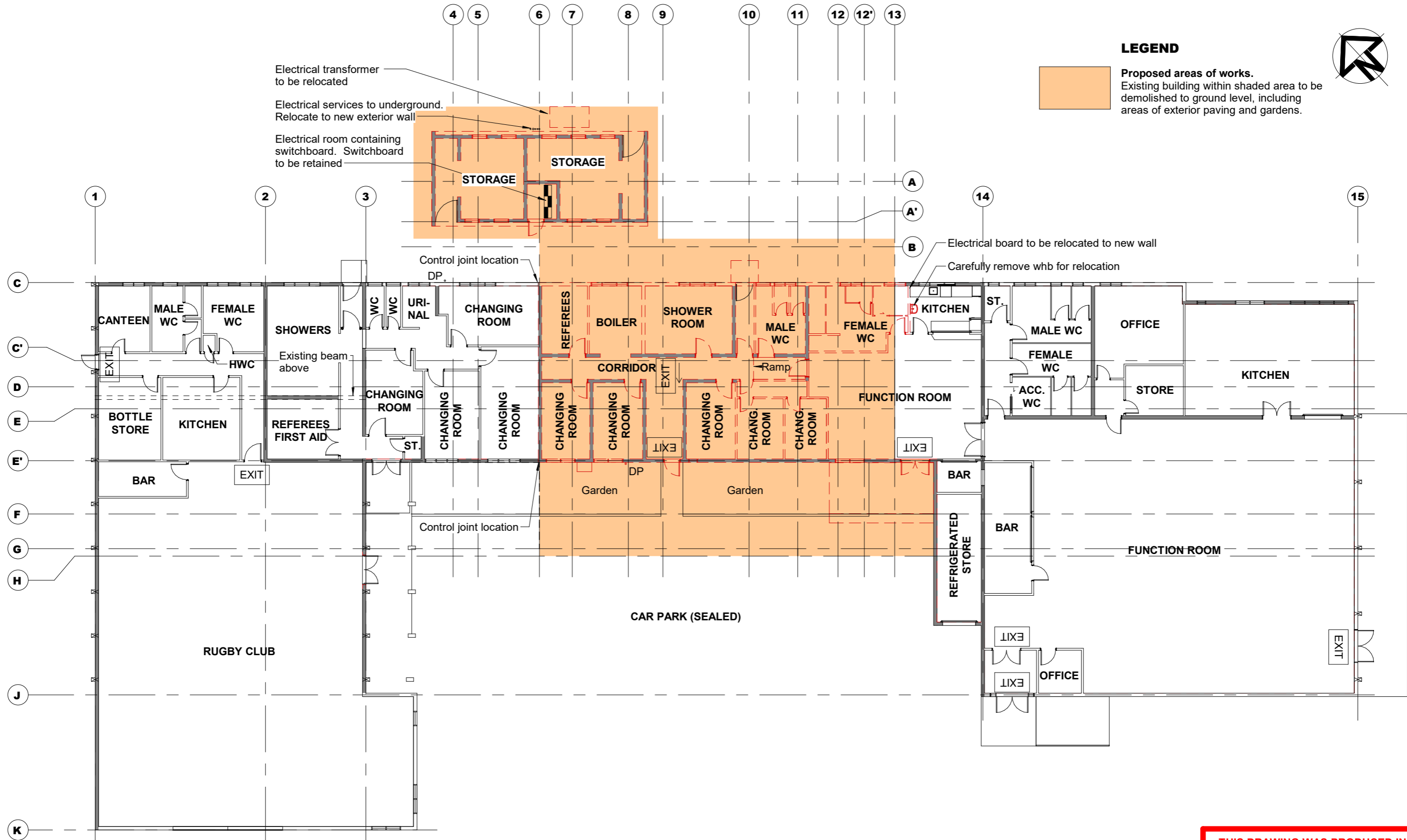
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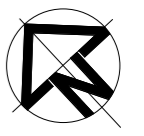
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10635-2



LEGEND

Proposed areas of works.
 Existing building within shaded area to be demolished to ground level, including areas of exterior paving and gardens.



GROUND FLOOR PLAN - EXISTING

1 : 200

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 PROJECT **PROPOSED BUILDING ALTERATIONS**
48 REED ST, TIKIPUNGA
 DRAWING **GROUND FLOOR PLAN - EXISTING & DEMO**

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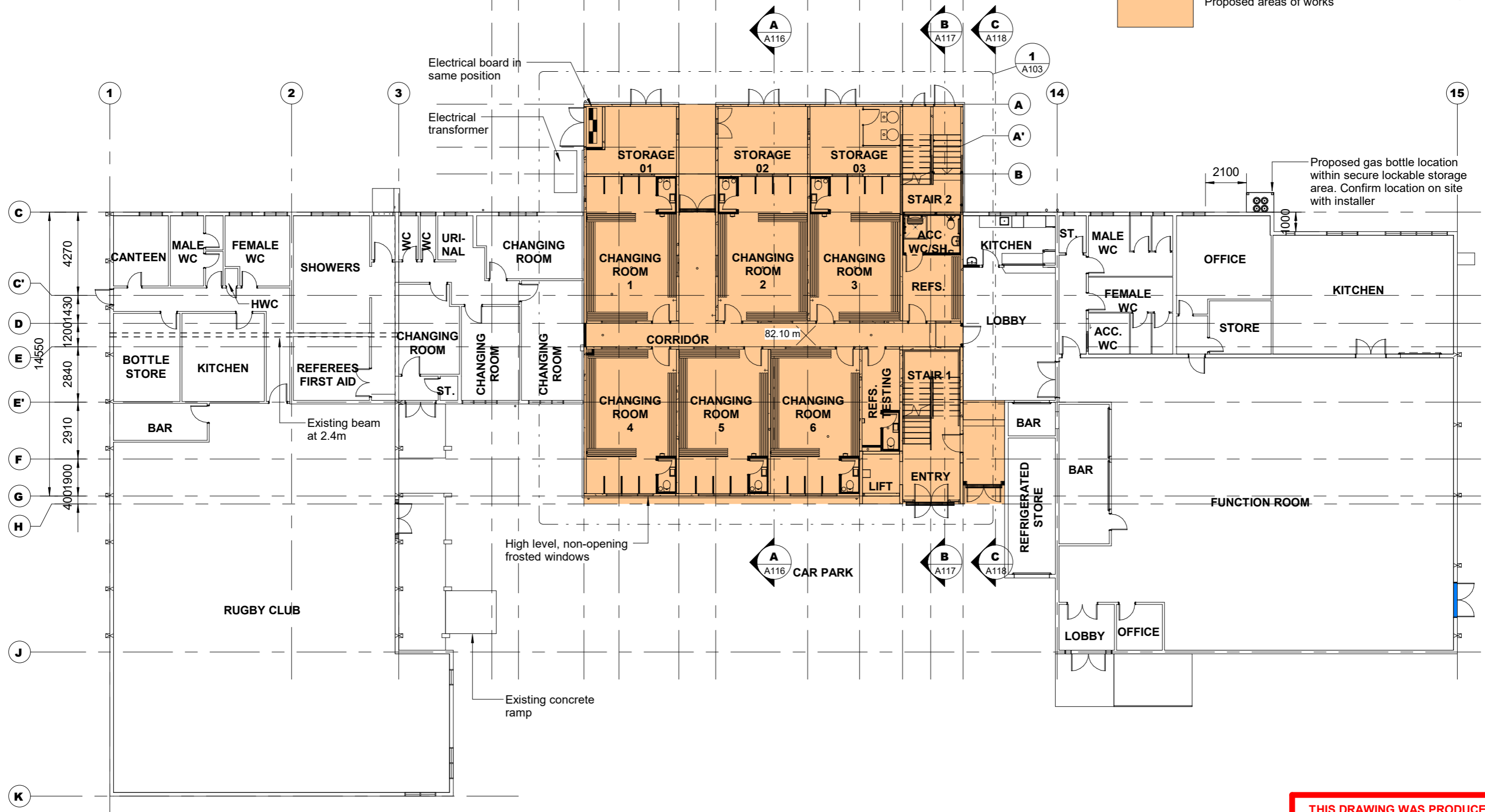
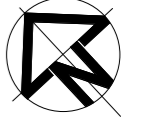
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4 5 6 7 8 9 10 11 12 12' 13
 1800 3060 1890 4710 2660 2200 3095
 19415

LEGEND



Proposed areas of works



GENERAL ARRANGEMENT - PROPOSED FLOOR PLAN

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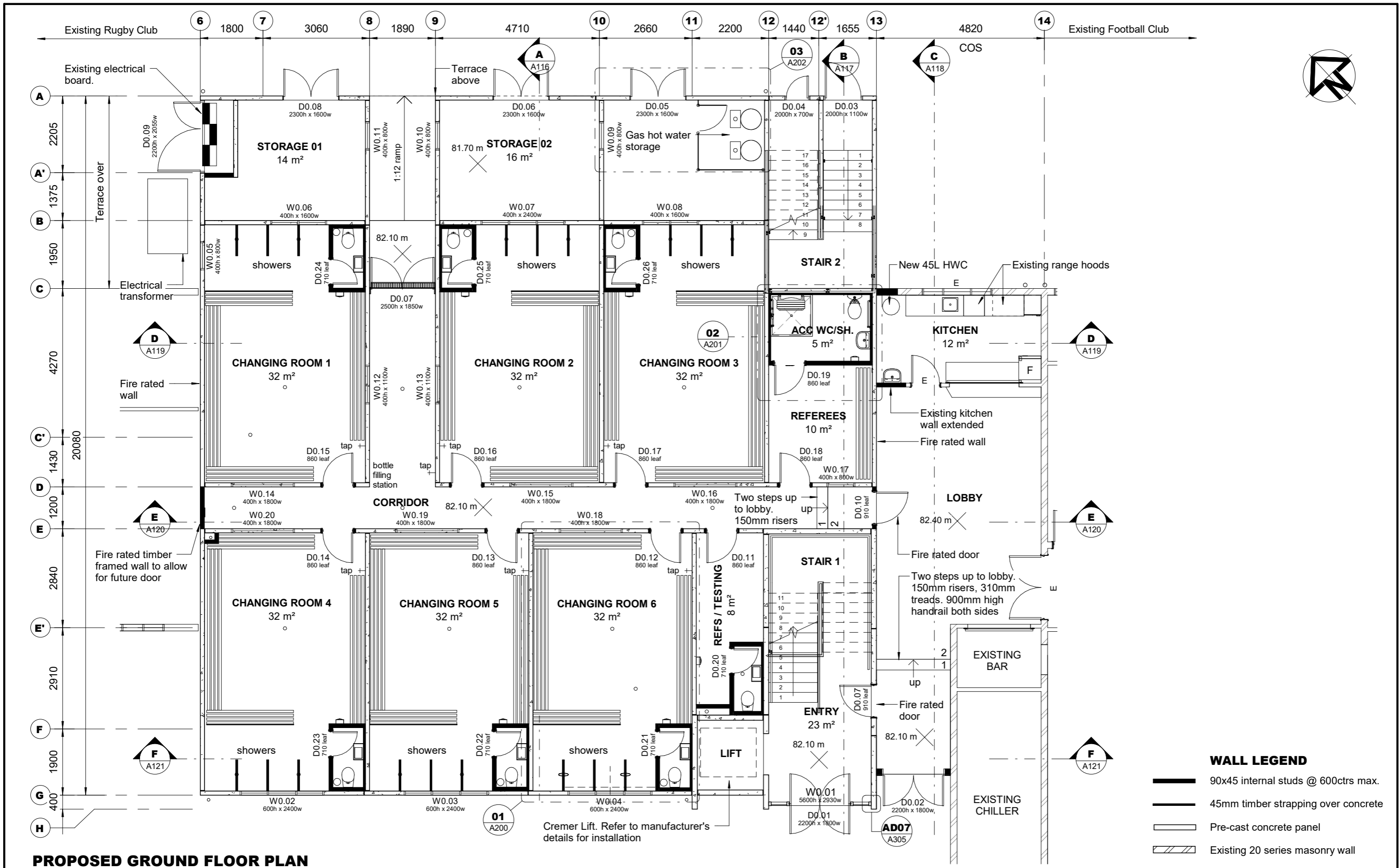
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48 REED ST, TIKIPUNGA
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PROPOSED GROUND FLOOR PLAN

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48 REED ST, TIKIPUNGA
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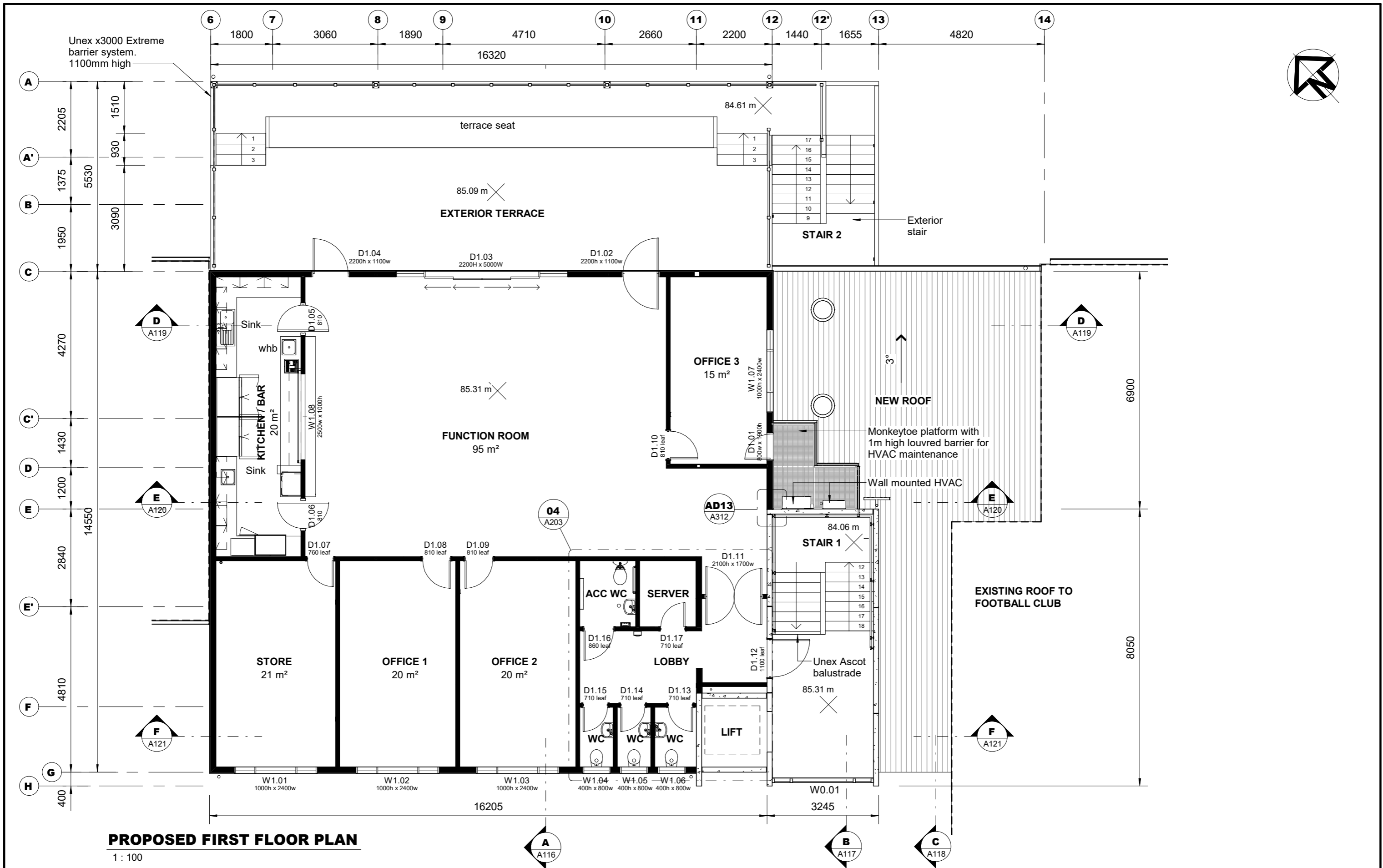
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PROPOSED FIRST FLOOR PLAN

1 : 100

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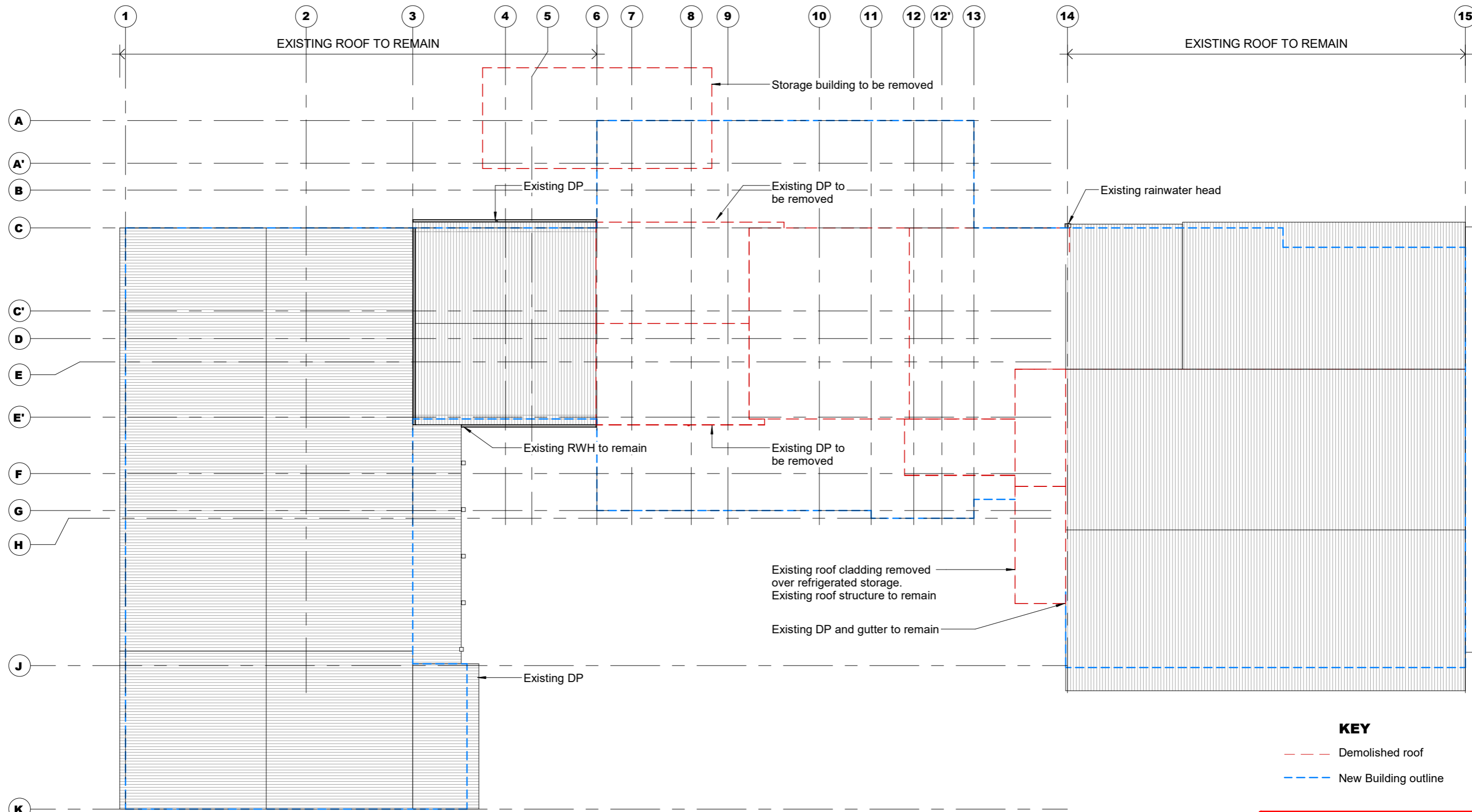


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 PROJECT **PROPOSED BUILDING ALTERATIONS**
48 REED ST, TIKIPUNGA
 DRAWING **FIRST FLOOR PLAN - PROPOSED**

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KEY

- - - Demolished roof
- - - New Building outline

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ROOF PLAN - EXISTING

1 : 200

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PROJECT **PROPOSED BUILDING ALTERATIONS**

48 REED ST, TIKIPUNGA

DRAWING **ROOF PLAN - EXISTING**

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BUILDING CONSENT SCALE @ A3 AS SHOWN

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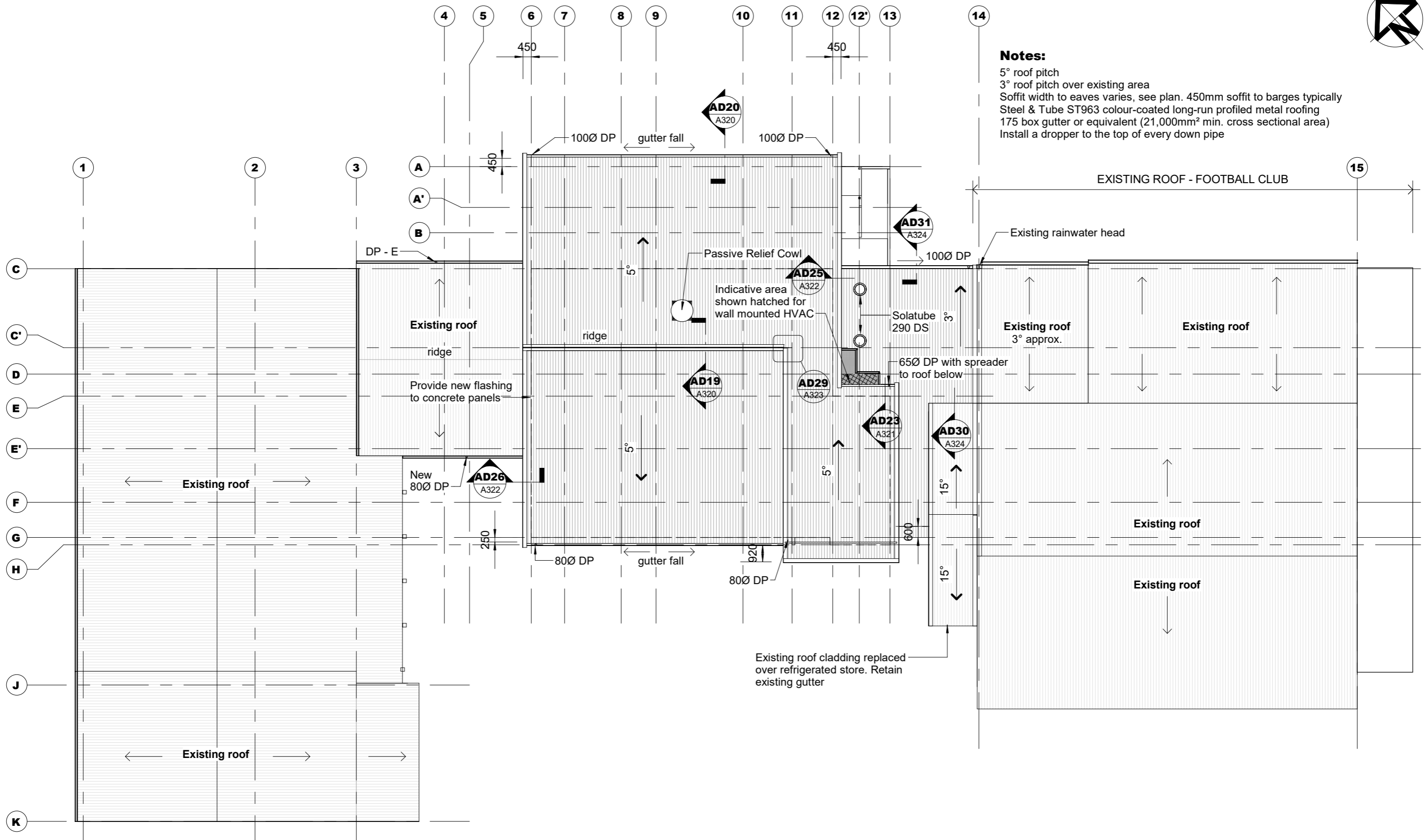
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Notes:

- 5° roof pitch
- 3° roof pitch over existing area
- Soffit width to eaves varies, see plan. 450mm soffit to barges typically
- Steel & Tube ST963 colour-coated long-run profiled metal roofing
- 175 box gutter or equivalent (21,000mm² min. cross sectional area)
- Install a dropper to the top of every down pipe



ROOF PLAN - PROPOSED

1 : 200

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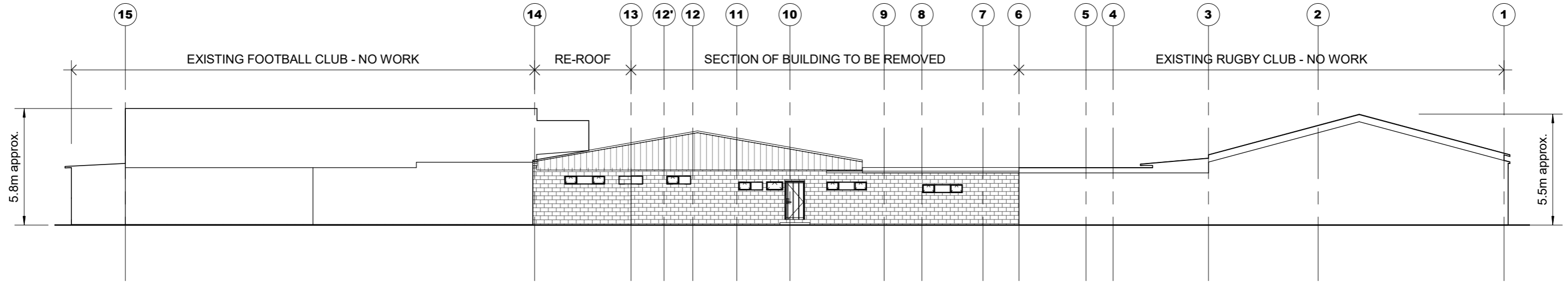
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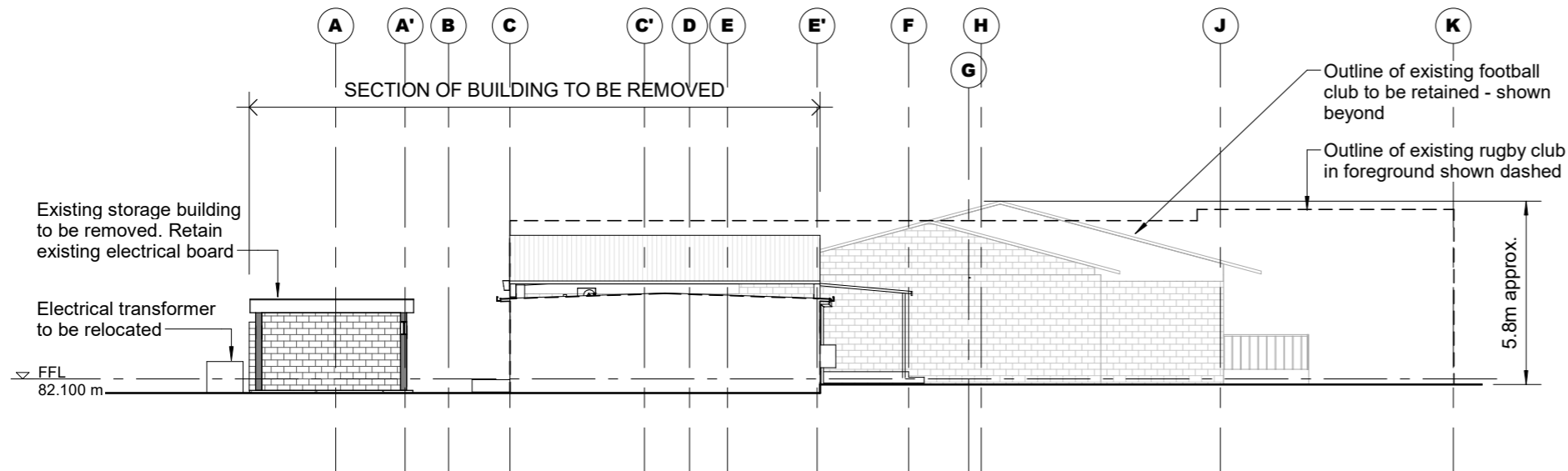
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48 REED ST, TIKIPUNGA
 DRAWING **ROOF PLAN - PROPOSED**

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EXISTING NORTH EAST ELEVATION

1 : 200



EXISTING NORTH WEST ELEVATION

1 : 200

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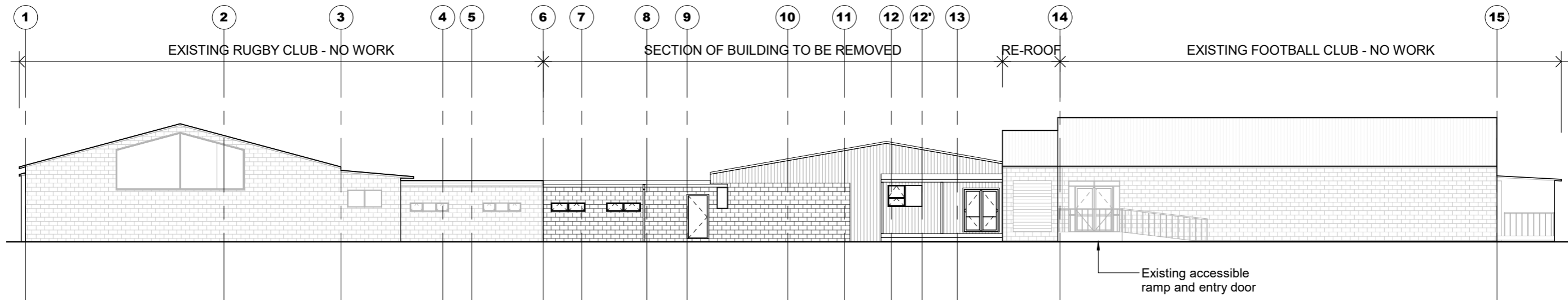
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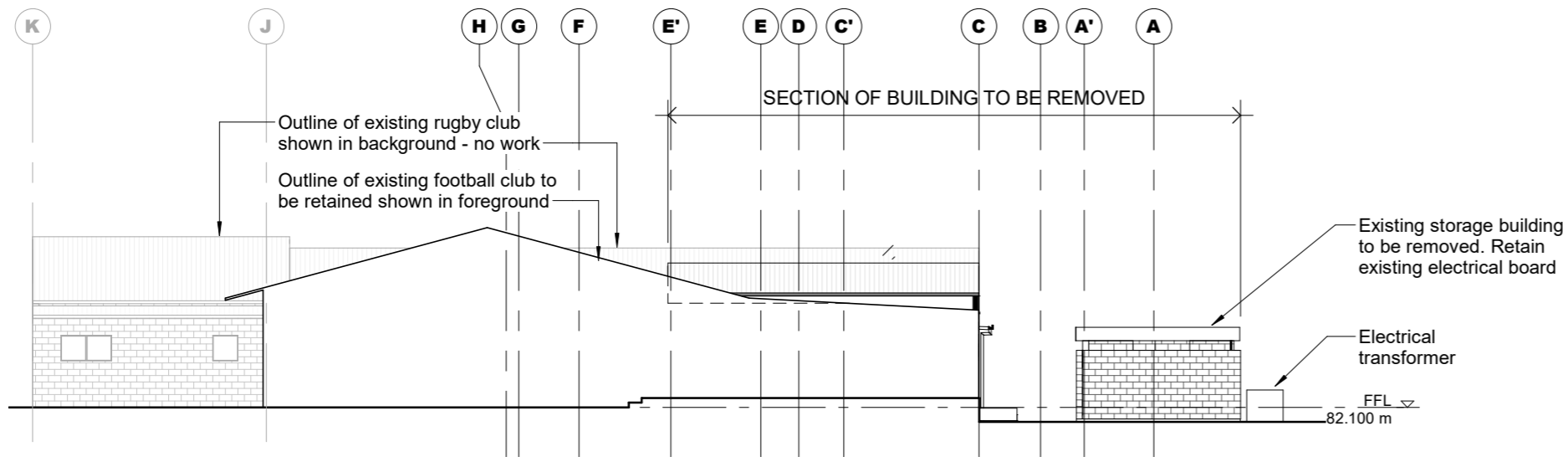
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48 REED ST, TIKIPUNGA
 DRAWING **ELEVATIONS - EXISTING**

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EXISTING SOUTH WEST ELEVATION

1 : 200



EXISTING SOUTH EAST ELEVATION

1 : 200

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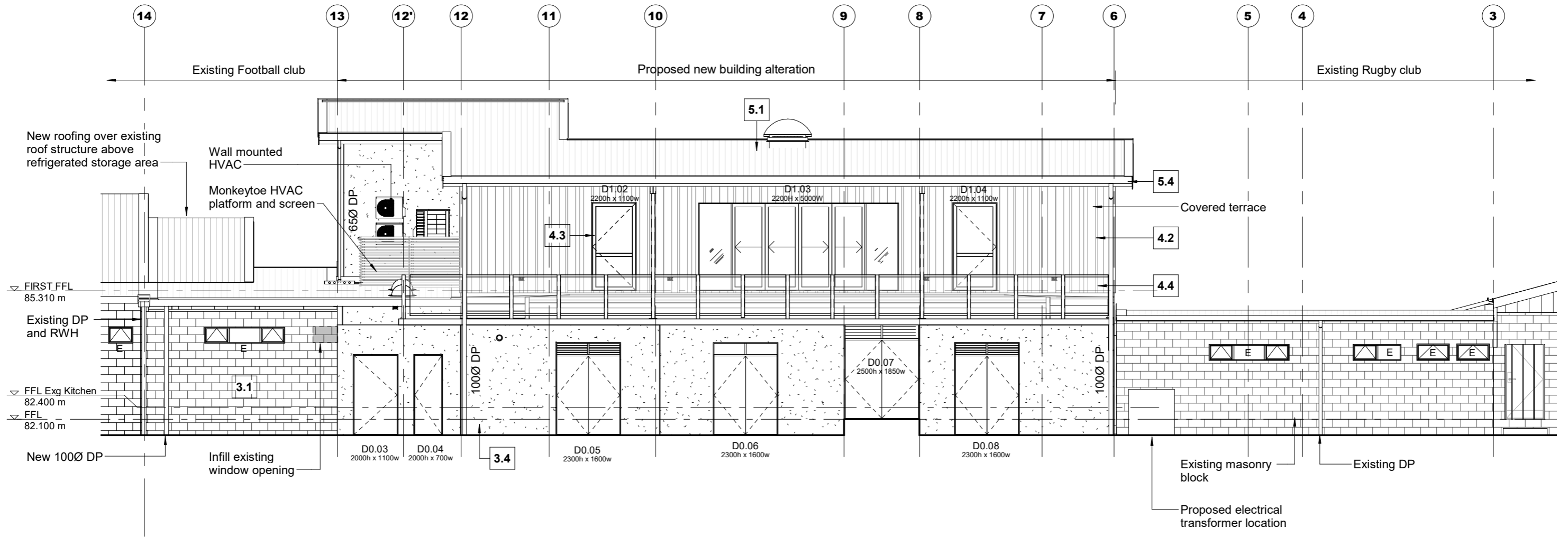
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 PROJECT **PROPOSED BUILDING ALTERATIONS**
48 REED ST, TIKIPUNGA
 DRAWING **ELEVATIONS - EXISTING**

				BUILDING CONSENT		SCALE @ A3 AS SHOWN
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NORTH EAST ELEVATION

1 : 100

- NOTES**
- 3.1 Existing 20 series concrete masonry wall
 - 3.4 120mm thick pre-cast concrete panels. Refer panel elevations for reinforcing. Side and top edges of panels chamfered 10mm. Allow 15mm gap between panels
 - 4.2 Nu-Wall vertical aluminium cladding over 20mm cavity. E-Series Random profile over castellated timber cavity battens over building wrap
 - 4.3 Single glazed aluminium windows to ground floor. Double glazed aluminium windows to first floor. Refer to door and window schedule for profile types and size
 - 4.4 Unex x3000 Extreme Barrier system glass balustrade. 1100mm high. Refer to manufacturer's details
 - 5.1 Steel & Tube 'ST963' or equivalent 0.55mm colour-coated metal long-run roofing over CoverTek 407 fire retardant non-woven SS Roofing underlay and safety mesh with 0.55 BMT typical steel flashings as required.
 - 5.4 Colorsteel 175mm box gutter on 230 x 28 H3.1 timber fascia. Colorsteel downpipes to match. Refer to roof plan for sizes and locations

Note: 'E' denotes existing

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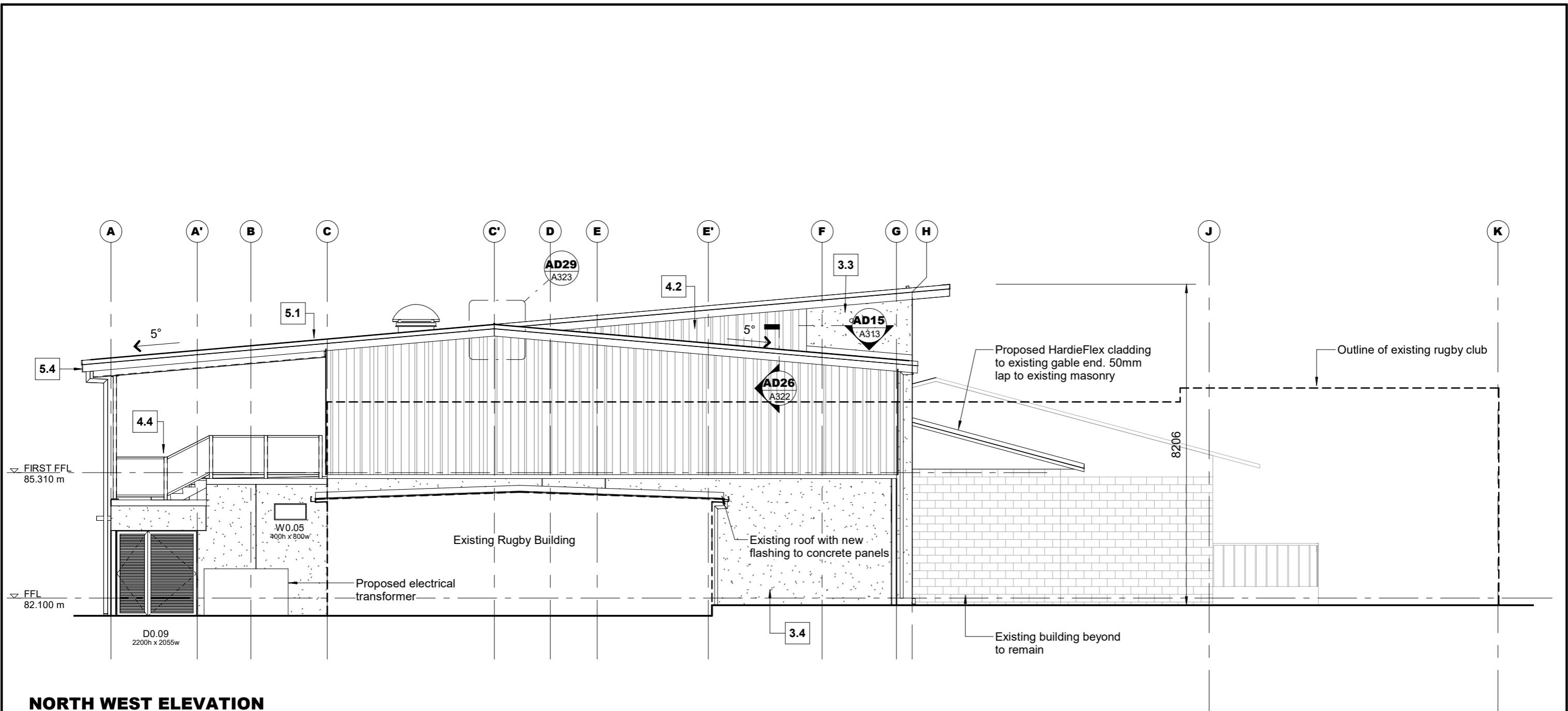
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 PROJECT **PROPOSED BUILDING ALTERATIONS**
48 REED ST, TIKIPUNGA
 DRAWING **ELEVATIONS - PROPOSED**

		BUILDING CONSENT		SCALE @ A3 AS SHOWN
		DRAWN HP SEPT 2021	PROJECT No.	
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NORTH WEST ELEVATION

1 : 100

NOTES

- 3.3 150mm thick pre-cast concrete panels. Refer panel elevations for reinforcing. Side and top edges of panels chamfered 10mm. Allow 15mm gap between panels
- 3.4 120mm thick pre-cast concrete panels. Refer panel elevations for reinforcing. Side and top edges of panels chamfered 10mm. Allow 15mm gap between panels
- 4.2 Nu-Wall vertical aluminium cladding over 20mm cavity. E-Series Random profile over castellated timber cavity battens over building wrap
- 4.4 Unex x3000 Extreme Barrier system glass balustrade. 1100mm high. Refer to manufacturer's details
- 5.1 Steel & Tube 'ST963' or equivalent 0.55mm colour-coated metal long-run roofing over CoverTek 407 fire retardant non-woven SS Roofing underlay and safety mesh with 0.55 BMT typical steel flashings as required.
- 5.4 Colorsteel 175mm box gutter on 230 x 28 H3.1 timber fascia. Colorsteel downpipes to match. Refer to roof plan for sizes and locations

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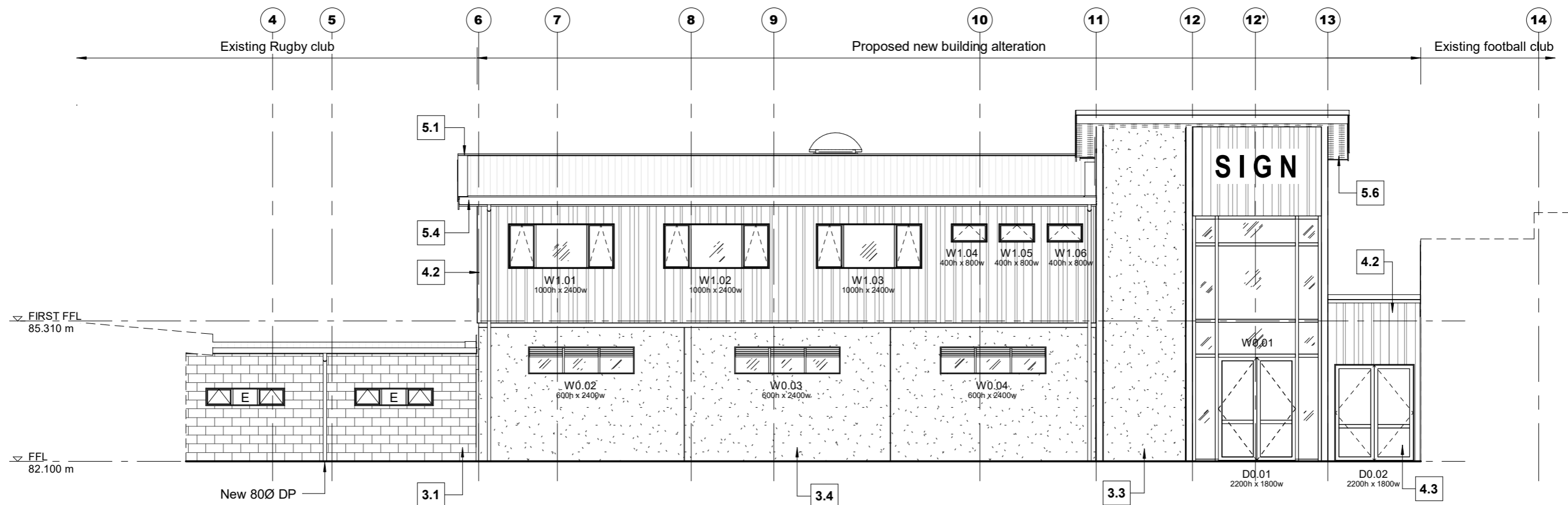
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48 REED ST, TIKIPUNGA
 DRAWING **ELEVATIONS - PROPOSED**

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REV.	REVISION DETAILS	BY	DATE	B1



SOUTH WEST ELEVATION
1 : 100

NOTES

- 3.1 Existing 20 series concrete masonry wall
- 3.3 150mm thick pre-cast concrete panels. Refer panel elevations for reinforcing. Side and top edges of panels chamfered 10mm. Allow 15mm gap between panels
- 3.4 120mm thick pre-cast concrete panels. Refer panel elevations for reinforcing. Side and top edges of panels chamfered 10mm. Allow 15mm gap between panels
- 4.2 Nu-Wall vertical aluminium cladding over 20mm cavity. E-Series Random profile over castellated timber cavity battens over building wrap
- 4.3 Single glazed aluminium windows to ground floor. Double glazed aluminium windows to first floor. Refer to door and window schedule for profile types and size
- 5.1 Steel & Tube 'ST963' or equivalent 0.55mm colour-coated metal long-run roofing over CoverTek 407 fire retardant non-woven SS Roofing underlay and safety mesh with 0.55 BMT typical steel flashings as required.
- 5.4 Colorsteel 175mm box gutter on 230 x 28 H3.1 timber fascia. Colorsteel downpipes to match. Refer to roof plan for sizes and locations
- 5.6 4.5mm Eclipsa soffit lining typically to eaves and barges

Note: 'E' denotes existing

TO BE READ IN CONJUNCTION WITH SPECIFICATION

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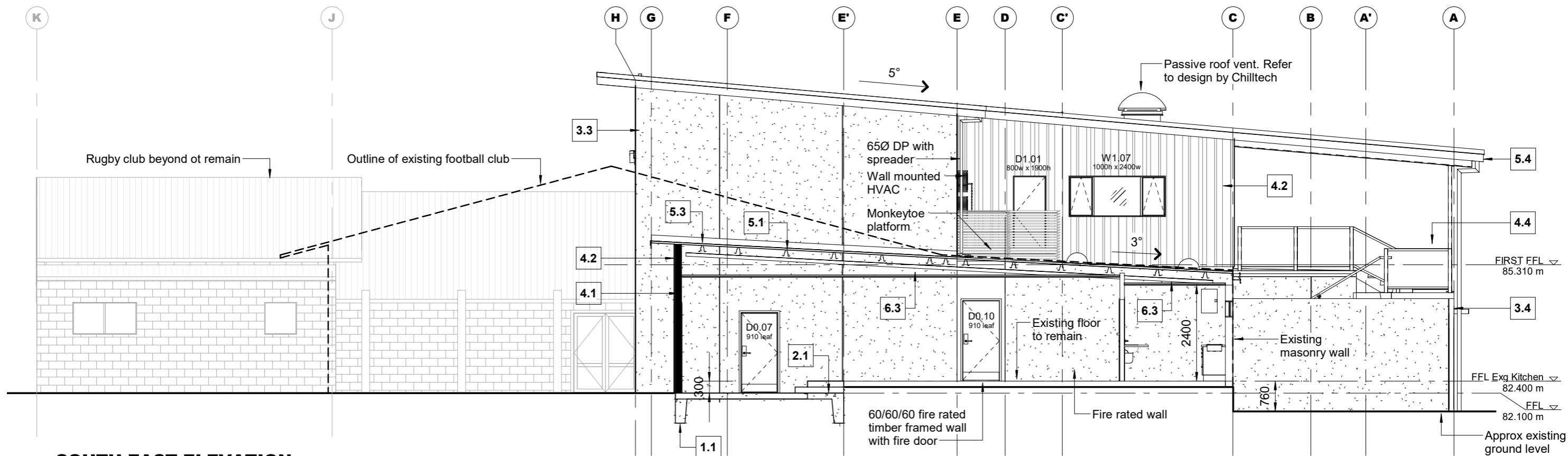
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CLIENT **TIKIPUNGA AFC INC.**
PROJECT **PROPOSED BUILDING ALTERATIONS**
48 REED ST, TIKIPUNGA
DRAWING **ELEVATIONS - PROPOSED**

		BUILDING CONSENT		SCALE @ A3 AS SHOWN
		DRAWN HP SEPT 2021	PROJECT No.	
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		APPROVED PHILIP HIGHAM		SHEET
		<i>Philip Higham</i>		A114
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SOUTH EAST ELEVATION

1 : 100

NOTES

- 1.1 600mm deep concrete strip foundation to edge of slab. Refer to foundation plan for details
- 2.1 150mm 30MPa concrete floor slab with SE82 or equivalent ductile reinforcing mesh placed 40mm from top, over 250micron polythene layer on 25mm maximum sand blinding over hardfill compacted in 150mm max layers
- 3.3 150mm thick pre-cast concrete panels. Refer panel elevations for reinforcing. Side and top edges of panels chamfered 10mm. Allow 15mm gap between panels
- 3.4 120mm thick pre-cast concrete panels. Refer panel elevations for reinforcing. Side and top edges of panels chamfered 10mm. Allow 15mm gap between panels
- 4.1 140 x 45mm H1.2 treated timber stud external wall. Refer to set-out plan for ctrs

NOTES

- 4.2 Nu-Wall vertical aluminium cladding over 20mm cavity. E-Series Random profile over castellated timber cavity battens over building wrap
- 4.4 Unex x3000 Extreme Barrier system glass balustrade. 1100mm high. Refer to manufacturer's details
- 5.1 Steel & Tube 'ST963' or equivalent 0.55mm colour-coated metal long-run roofing over CoverTek 407 fire retardant non-woven SS Roofing underlay and safety mesh with 0.55 BMT typical steel flashings as required.
- 5.3 150 HST Top Hat Purlins 1.15 BMT @ 1200ctrs
- 5.4 Colorsteel 175mm box gutter on 230 x 28 H3.1 timber fascia. Colorsteel downpipes to match. Refer to roof plan for sizes and locations
- 6.3 Armstrong suspended ceiling system with selected 1200 x 600mm ceiling tiles

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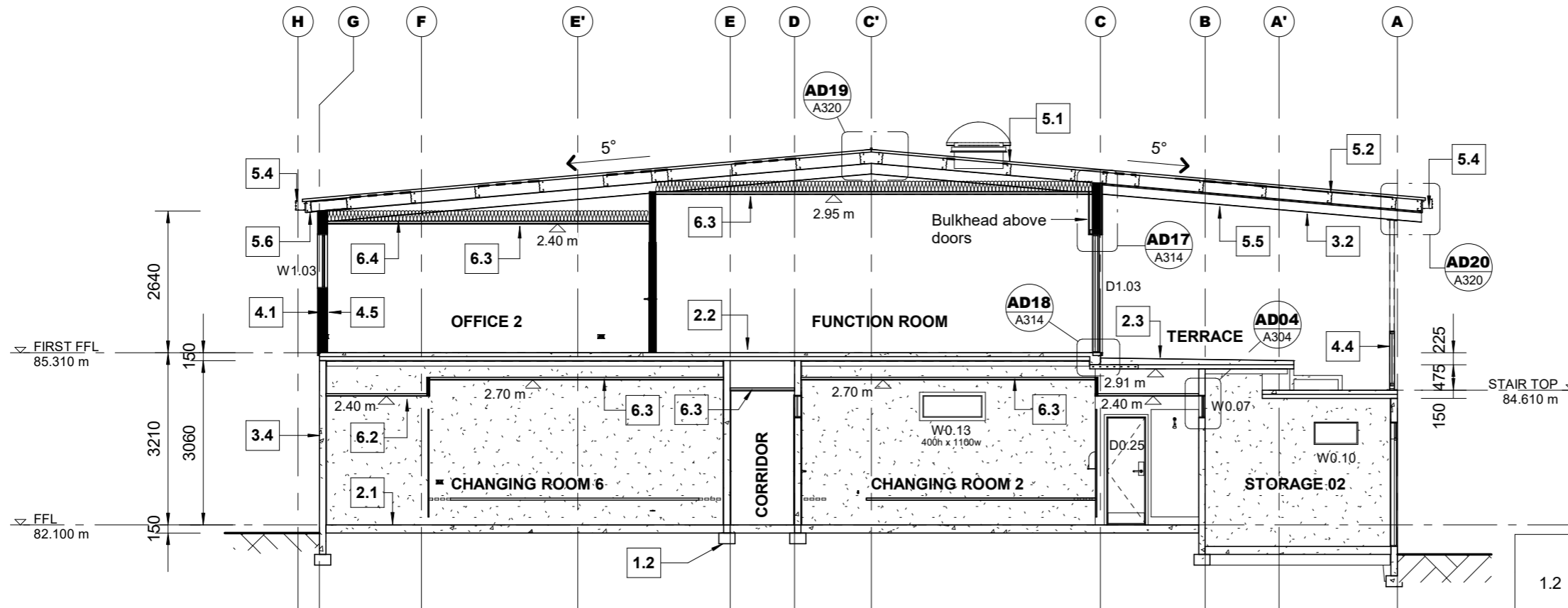


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 PROJECT **PROPOSED BUILDING ALTERATIONS**
48 REED ST, TIKIPUNGA
 DRAWING **ELEVATIONS - PROPOSED**

		BUILDING CONSENT		SCALE @ A3 AS SHOWN
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REV.	REVISION DETAILS	BY	DATE	A115
				REV. B1



A CROSS SECTION A
A102 1 : 100

NOTES

- 1.2 200x300 strip footing under pre-cast panels. Refer to foundation plan for details
- 2.1 150mm 30MPa concrete floor slab with SE82 or equivalent ductile reinforcing mesh placed 40mm from top, over 250micron polythene layer on 25mm maximum sand blinding over hardfill compacted in 150mm max layers
- 2.2 75mm Stresscrete Unispan with 75mm thick concrete topping and SE62 mesh
- 2.3 Concrete terrace with 75mm Stresscrete Unispan with 75mm thick concrete topping and SE62 mesh
- 3.2 Steel portal frame as detailed
- 3.4 120mm thick pre-cast concrete panels. Refer panel elevations for reinforcing. Side and top edges of panels chamfered 10mm. Allow 15mm gap between panels
- 4.1 140 x 45mm H1.2 treated timber stud external wall. Refer to set-out plan for ctrs
- 4.4 Unex x3000 Extreme Barrier system glass balustrade. 1100mm high. Refer to manufacturer's details
- 4.5 Pink Batts R3.2 140mm wall insulation
- 5.1 Steel & Tube 'ST963' or equivalent 0.55mm colour-coated metal long-run roofing over CoverTek 407 fire retardant non-woven SS Roofing underlay and safety mesh with 0.55 BMT typical steel flashings as required.
- 5.2 HST steel purlins @ 1200ctrs. Refer to roof framing plan for set-out
- 5.4 Colorsteel 175mm box gutter on 230 x 28 H3.1 timber fascia. Colorsteel downpipes to match. Refer to roof plan for sizes and locations
- 5.5 7.5mm HardieGroove soffit lining over Terrace
- 5.6 4.5mm Eclipsa soffit lining typically to eaves and barges
- 6.2 13mm Gib Standard ceiling lining with Resene Uracryl paint finish on Rondo Xpress suspended drywall ceiling system
- 6.3 Armstrong suspended ceiling system with selected 1200 x 600mm ceiling tiles
- 6.4 Pink Batts Ultra 4.0 ceiling insulation

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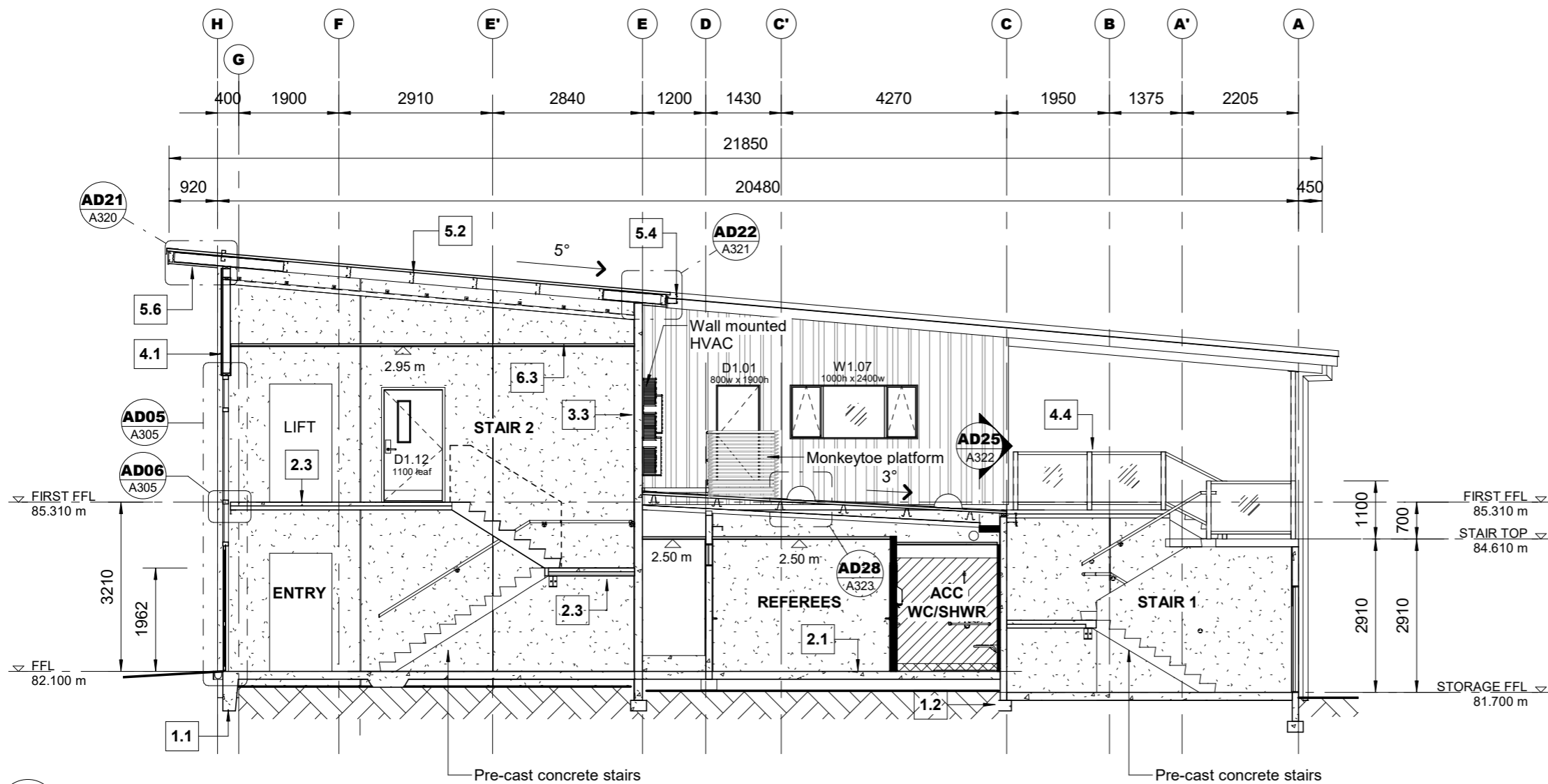
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PROJECT **PROPOSED BUILDING ALTERATIONS**

48 REED ST, TIKIPUNGA

DRAWING **SECTIONS - ARCHITECTURAL**

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REV.	REVISION DETAILS	BY	DATE	B1



B CROSS SECTION B
A102 1:100

NOTES

- 1.1 600mm deep concrete strip foundation to edge of slab. Refer to foundation plan for details
- 1.2 200x300 strip footing under pre-cast panels. Refer to foundation plan for details
- 2.1 150mm 30MPa concrete floor slab with SE82 or equivalent ductile reinforcing mesh placed 40mm from top, over 250micron polythene layer on 25mm maximum sand blinding over hardfill compacted in 150mm max layers
- 2.3 Concrete terrace with 75mm Stresscrete Unispan with 75mm thick concrete topping and SE62 mesh
- 3.3 150mm thick pre-cast concrete panels. Refer panel elevations for reinforcing. Side and top edges of panels chamfered 10mm. Allow 15mm gap between panels
- 4.1 140 x 45mm H1.2 treated timber stud external wall. Refer to set-out plan for ctrs
- 4.4 Unex x3000 Extreme Barrier system glass balustrade. 1100mm high. Refer to manufacturer's details
- 5.2 HST steel purlins @ 1200ctrs. Refer to roof framing plan for set-out
- 5.4 Colorsteel 175mm box gutter on 230 x 28 H3.1 timber fascia. Colorsteel downpipes to match. Refer to roof plan for sizes and locations
- 5.6 4.5mm Eclipsa soffit lining typically to eaves and barges
- 6.3 Armstrong suspended ceiling system with selected 1200 x 600mm ceiling tiles

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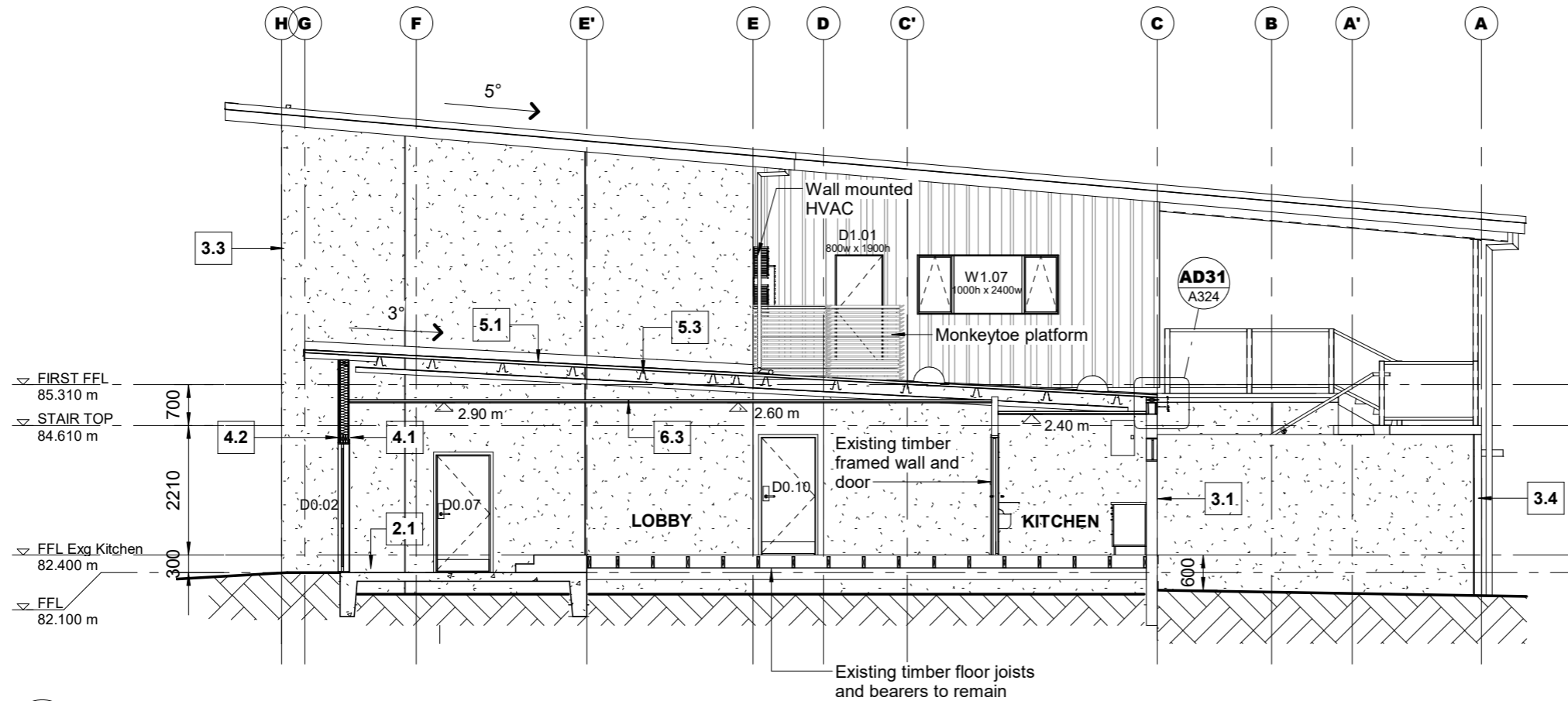
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48 REED ST, TIKIPUNGA
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REV.	REVISION DETAILS	BY	DATE			



C CROSS SECTION C
A102 1 : 100

NOTES

- 2.1 150mm 30MPa concrete floor slab with SE82 or equivalent ductile reinforcing mesh placed 40mm from top, over 250micron polythene layer on 25mm maximum sand blinding over hardfill compacted in 150mm max layers
- 3.1 Existing 20 series concrete masonry wall
- 3.3 150mm thick pre-cast concrete panels. Refer panel elevations for reinforcing. Side and top edges of panels chamfered 10mm. Allow 15mm gap between panels
- 3.4 120mm thick pre-cast concrete panels. Refer panel elevations for reinforcing. Side and top edges of panels chamfered 10mm. Allow 15mm gap between panels
- 4.1 140 x 45mm H1.2 treated timber stud external wall. Refer to set-out plan for ctrs
- 4.2 Nu-Wall vertical aluminium cladding over 20mm cavity. E-Series Random profile over castellated timber cavity battens over building wrap
- 5.1 Steel & Tube 'ST963' or equivalent 0.55mm colour-coated metal long-run roofing over CoverTek 407 fire retardant non-woven SS Roofing underlay and safety mesh with 0.55 BMT typical steel flashings as required.
- 5.3 150 HST Top Hat Purlins 1.15 BMT @ 1200ctr
- 6.3 Armstrong suspended ceiling system with selected 1200 x 600mm ceiling tiles

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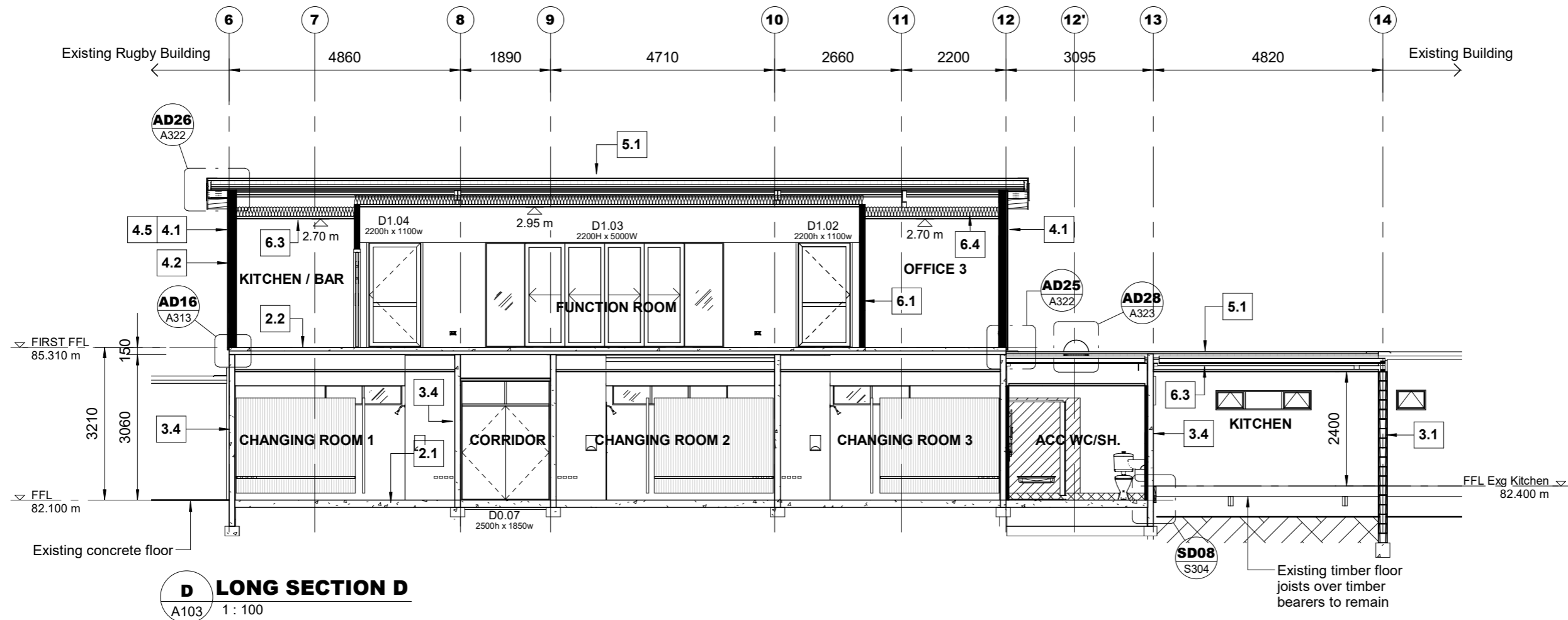
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PROJECT **PROPOSED BUILDING ALTERATIONS**

48 REED ST, TIKIPUNGA

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REV.	REVISION DETAILS	BY	DATE			



D LONG SECTION D
A103 1 : 100

- NOTES**
- 2.1 150mm 30MPa concrete floor slab with SE82 or equivalent ductile reinforcing mesh placed 40mm from top, over 250micron polythene layer on 25mm maximum sand blinding over hardfill compacted in 150mm max layers
 - 2.2 75mm Stresscrete Unispan with 75mm thick concrete topping and SE62 mesh
 - 3.1 Existing 20 series concrete masonry wall
 - 3.4 120mm thick pre-cast concrete panels. Refer panel elevations for reinforcing. Side and top edges of panels chamfered 10mm. Allow 15mm gap between panels
 - 4.1 140 x 45mm H1.2 treated timber stud external wall. Refer to set-out plan for ctrs
 - 4.2 Nu-Wall vertical aluminium cladding over 20mm cavity. E-Series Random profile over castellated timber cavity battens over building wrap
 - 4.5 Pink Batts R3.2 140mm wall insulation
 - 5.1 Steel & Tube 'ST963' or equivalent 0.55mm colour-coated metal long-run roofing over CoverTek 407 fire retardant non-woven SS Roofing underlay and safety mesh with 0.55 BMT typical steel flashings as required.
 - 6.1 90 x 45mm timber stud internal at 600mm ctrs with nogs at 800mm ctrs.
 - 6.3 Armstrong suspended ceiling system with selected 1200 x 600mm ceiling tiles
 - 6.4 Pink Batts Ultra 4.0 ceiling insulation

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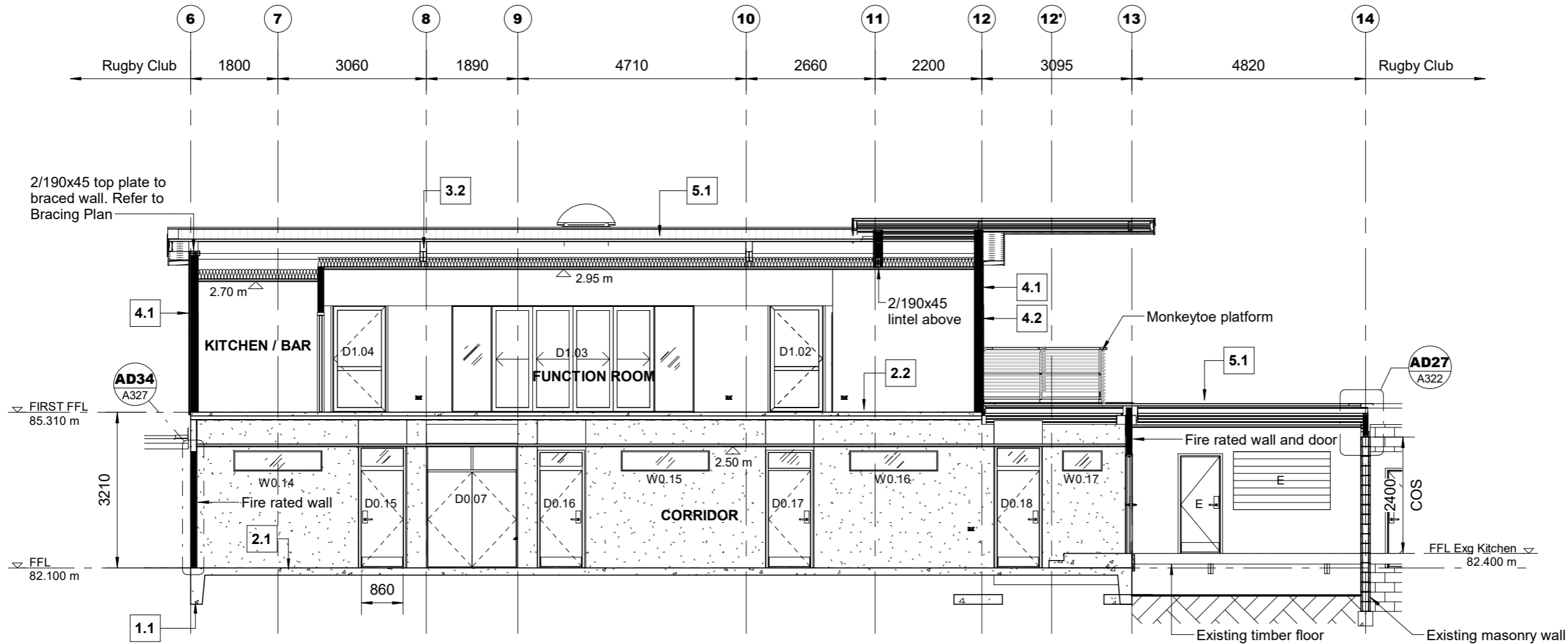
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48 REED ST, TIKIPUNGA

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REV.	REVISION DETAILS	BY	DATE	B1



E LONG SECTION E
A103 1 : 100

- NOTES**
- 1.1 600mm deep concrete strip foundation to edge of slab. Refer to foundation plan for details
 - 2.1 150mm 30MPa concrete floor slab with SE82 or equivalent ductile reinforcing mesh placed 40mm from top, over 250micron polythene layer on 25mm maximum sand blinding over hardfill compacted in 150mm max layers
 - 2.2 75mm Stresscrete Unispan with 75mm thick concrete topping and SE62 mesh
 - 3.2 Steel portal frame as detailed
 - 4.1 140 x 45mm H1.2 treated timber stud external wall. Refer to set-out plan for ctrs
 - 4.2 Nu-Wall vertical aluminium cladding over 20mm cavity. E-Series Random profile over castellated timber cavity battens over building wrap
 - 5.1 Steel & Tube 'ST963' or equivalent 0.55mm colour-coated metal long-run roofing over CoverTek 407 fire retardant non-woven SS Roofing underlay and safety mesh with 0.55 BMT typical steel flashings as required.

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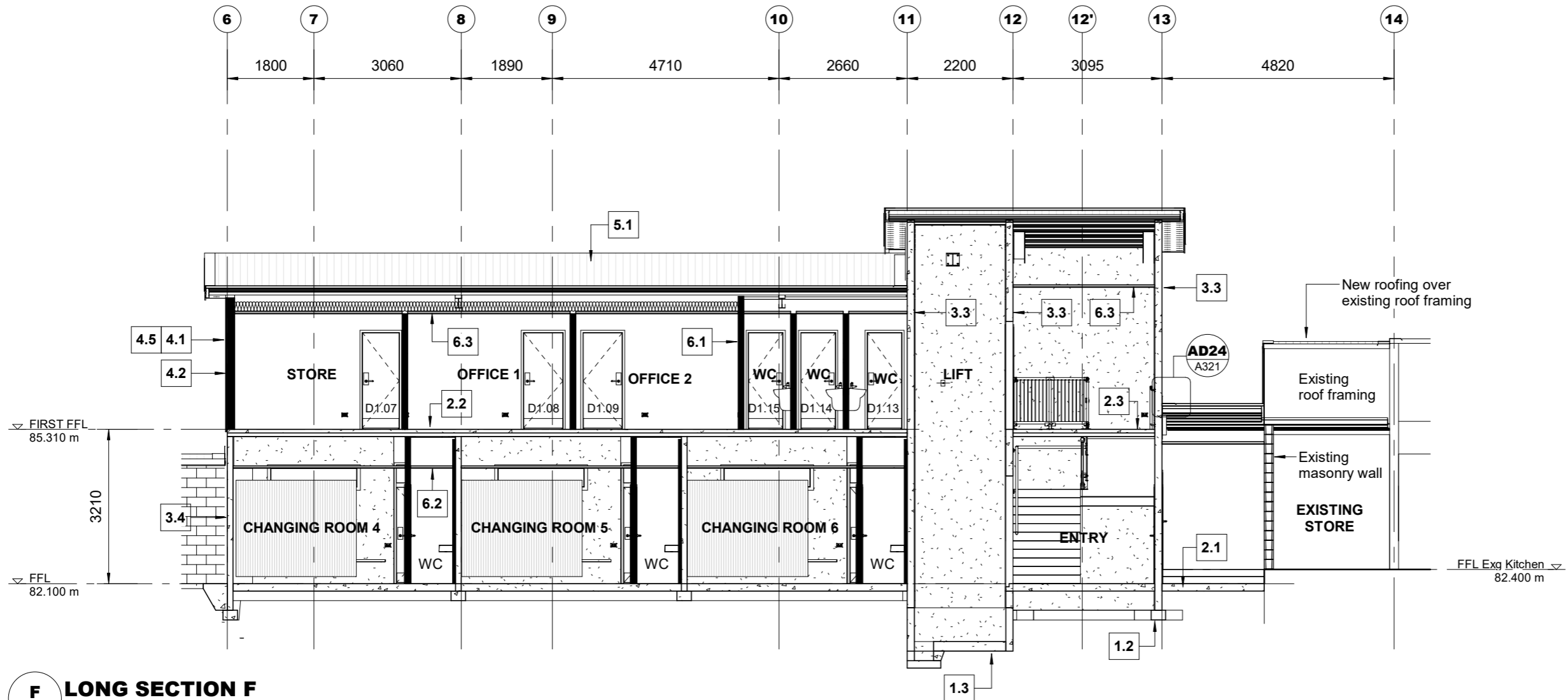
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PROJECT **PROPOSED BUILDING ALTERATIONS**

48 REED ST, TIKIPUNGA

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F LONG SECTION F
A103 1:100

NOTES

- 1.2 200x300 strip footing under pre-cast panels. Refer to foundation plan for details
- 1.3 Cast in-situ concrete lift pit. Refer to foundation plan for details
- 2.1 150mm 30MPa concrete floor slab with SE82 or equivalent ductile reinforcing mesh placed 40mm from top, over 250micron polythene layer on 25mm maximum sand blinding over hardfill compacted in 150mm max layers
- 2.2 75mm Stresscrete Unispan with 75mm thick concrete topping and SE62 mesh
- 2.3 Concrete terrace with 75mm Stresscrete Unispan with 75mm thick concrete topping and SE62 mesh
- 3.3 150mm thick pre-cast concrete panels. Refer panel elevations for reinforcing. Side and top edges of panels chamfered 10mm. Allow 15mm gap between panels
- 3.4 120mm thick pre-cast concrete panels. Refer panel elevations for reinforcing. Side and top edges of panels chamfered 10mm. Allow 15mm gap between panels

NOTES

- 4.1 140 x 45mm H1.2 treated timber stud external wall. Refer to set-out plan for ctrs
- 4.2 Nu-Wall vertical aluminium cladding over 20mm cavity. E-Series Random profile over castellated timber cavity battens over building wrap
- 4.5 Pink Batts R3.2 140mm wall insulation
- 5.1 Steel & Tube 'ST963' or equivalent 0.55mm colour-coated metal long-run roofing over CoverTek 407 fire retardant non-woven SS Roofing underlay and safety mesh with 0.55 BMT typical steel flashings as required.
- 6.1 90 x 45mm timber stud internal at 600mm ctrs with nogs at 800mm ctrs.
- 6.2 13mm Gib Standard ceiling lining with Resene Uracryl paint finish on Rondo Xpress suspended drywall ceiling system
- 6.3 Armstrong suspended ceiling system with selected 1200 x 600mm ceiling tiles

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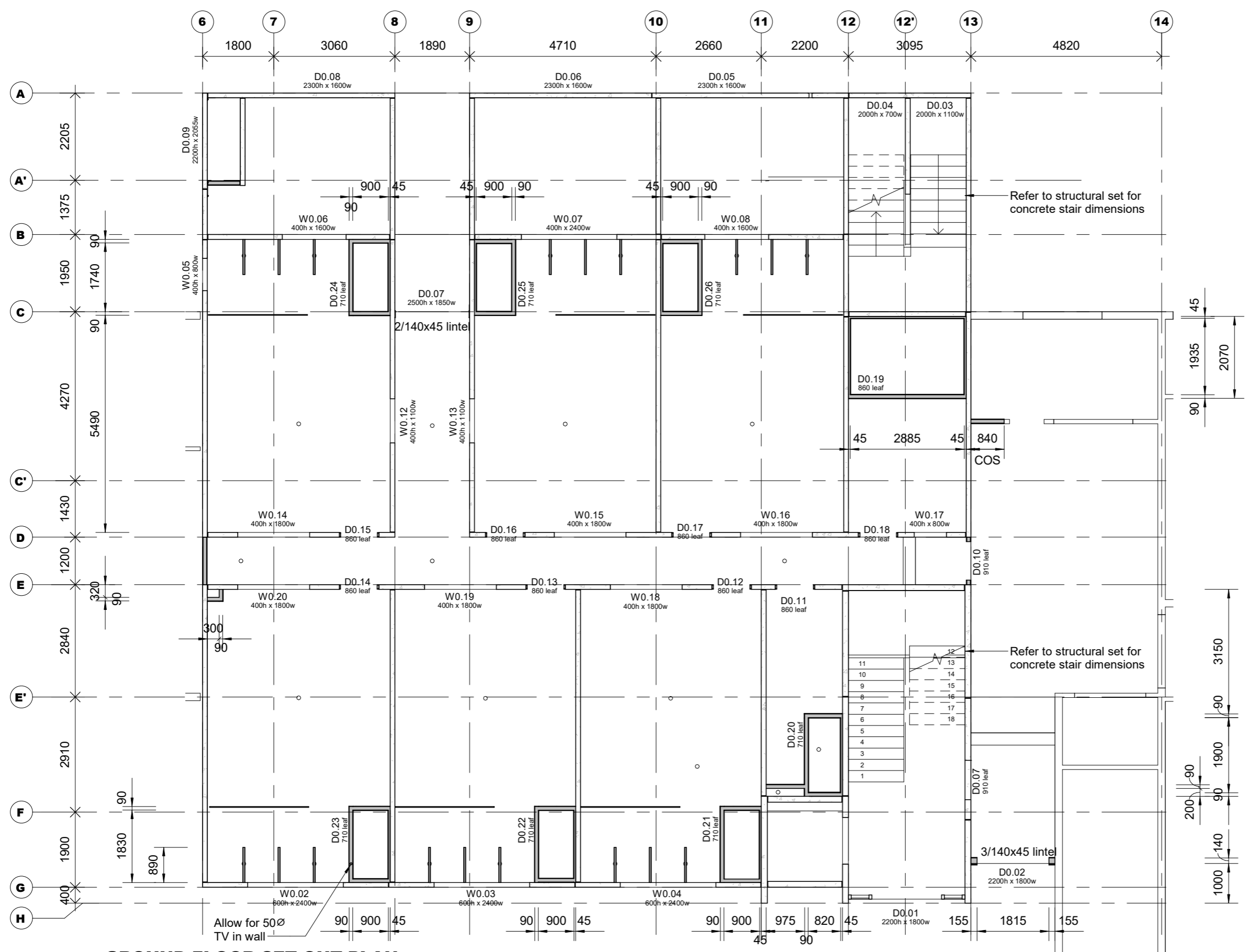
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48 REED ST, TIKIPUNGA
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GROUND FLOOR SET-OUT PLAN
1 : 100

- WALL LEGEND**
- 90x45 internal studs @ 600ctrs max.
 - 45mm timber strapping over concrete
 - Pre-cast concrete panel

REFER TO STRUCTURAL DRAWINGS FOR PRE-CAST PANEL LAYOUT & DIMENSIONS

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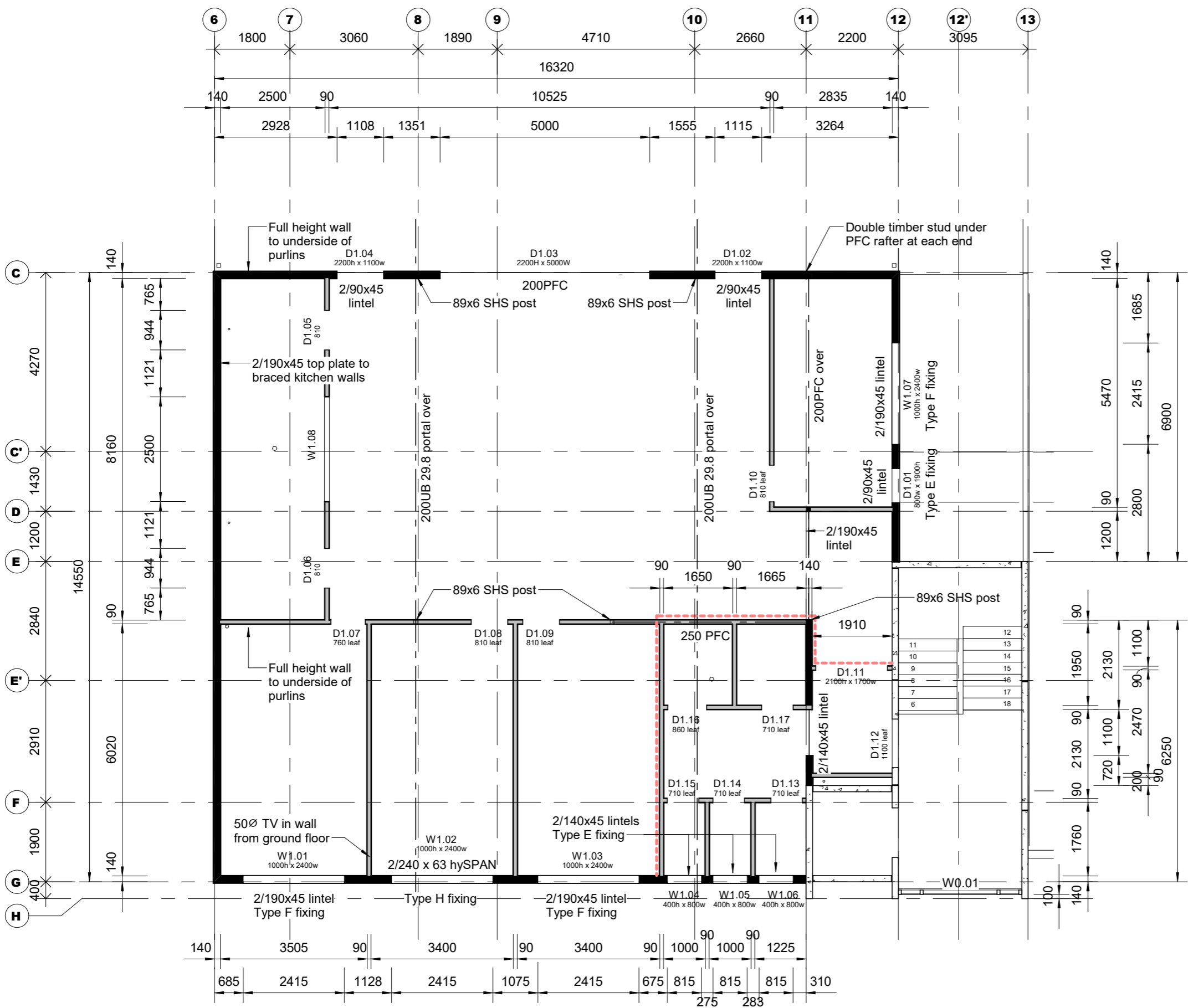
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48 REED ST, TIKIPUNGA
DRAWING **GROUND FLOOR PRE-NAIL SET-OUT PLAN**

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BUILDING CONSENT SCALE @ A3 AS SHOWN

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- WALL LEGEND**
- SG8 H1.2 External studs. 140x45 @ 600ctrs with nogs @ 600ctrs to suit Nu-Wall cladding.
 - 90x45 internal studs @ 600ctrs, nogs @ 800ctrs.
 - Pre-cast concrete panel
 - Internal walls to be insulated as part of thermal envelope. R2.2 Pink Batts or equivalent

REFER TO STRUCTURAL DRAWINGS FOR STEEL SET-OUT & ELEVATIONS AND PRE-CAST PANEL LAYOUT & DIMENSIONS

FIRST FLOOR SET-OUT PLAN

1 : 100

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PROJECT **PROPOSED BUILDING ALTERATIONS**
48 REED ST, TIKIPUNGA
DRAWING **FIRST FLOOR PRE-NAIL SET-OUT PLAN**

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Summary of Fire Safety Precautions

Risk Group: CA
 Life Safety rating: 60 minutes
 Property Protection rating: 120 minutes
 Fire Safety Precautions: Type 2 manual alarm system with call points
 Visibility in Escape Routes (Emergency Lighting)

LEGEND

- EXIT Exit sign to comply with F8/AS1
- ←EXIT Exit sign with directional arrow to comply with F8/AS1
- FRR 60 two way fire separation for life safety against adjacent firecell
- FRR 60 two way fire rated supporting structure to first floor for life safety
- Emergency lighting coverage
NOTE: Emergency lighting to be designed by separate lighting designer to comply with requirements of F6/AS1
- Call point
Locations to be confirmed by separate fire alarm system designer
- F Sign to door leaf in accordance with F8/AS1: "Fire Door, keep closed"
- FAP Fire Alarm Panel

Fire rating to walls to extend to underside of ground floor roofing or to fire rated floor above.

Fire rated stopping to be provided to penetrations through fire and smoke rated separations between firecells.

Locations call points to be designed by separate designer.



Underside of first floor to be fire rated to 60 minutes minimum

FIRE STRATEGY PLAN - GROUND FLOOR
 1 : 100

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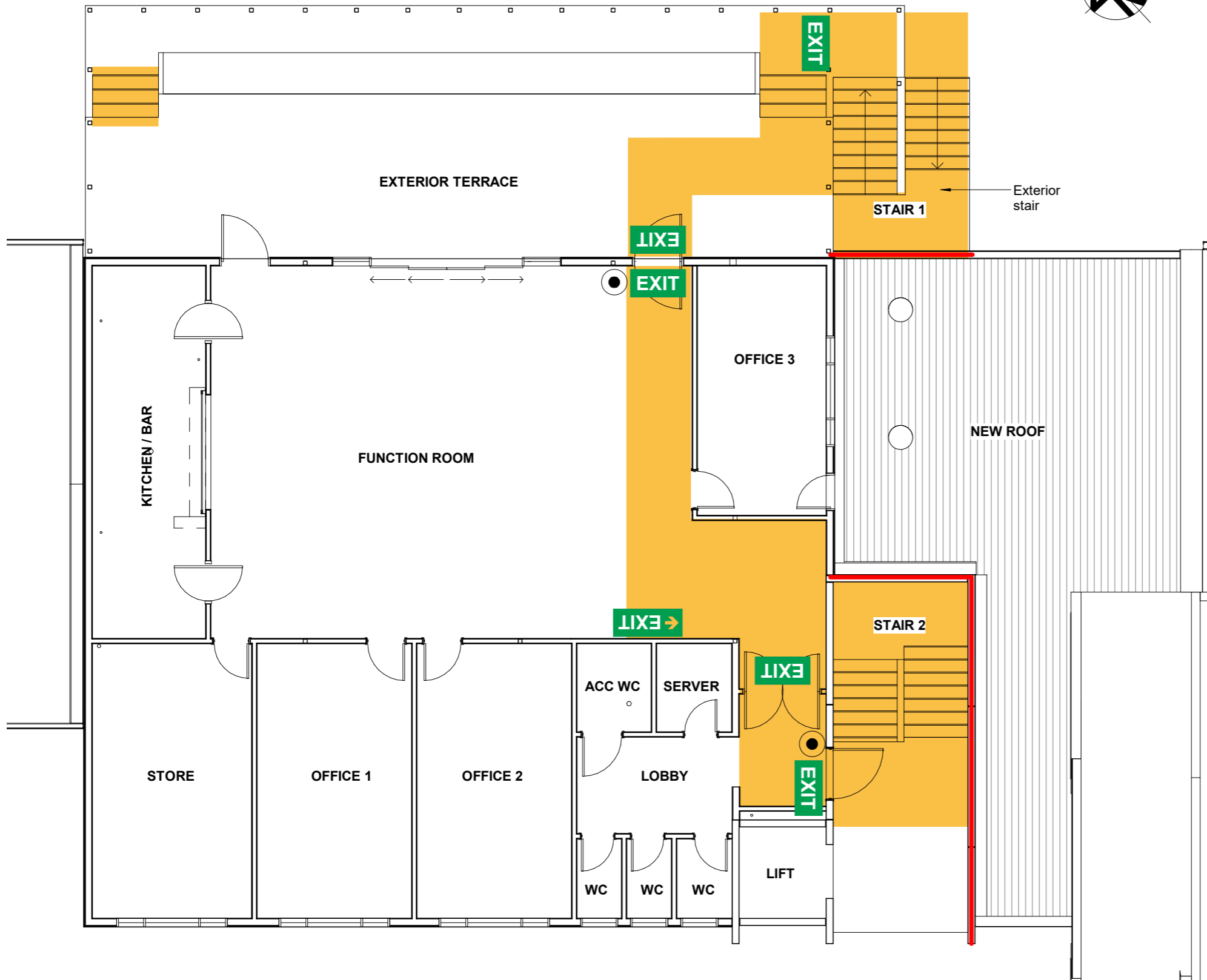
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 PROJECT **PROPOSED BUILDING ALTERATIONS**
48 REED ST, TIKIPUNGA
 DRAWING **FIRE STRATEGY PLAN - GROUND FLOOR**

B1	ISSUE FOR BUILDING CONSENT	HP	05/11/21
REV.	REVISION DETAILS	BY	DATE

BUILDING CONSENT		SCALE @ A3 AS SHOWN
DRAWN	HP	SEPT 2021
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APPROVED - PHILIP HIGHAM		PROJECT No. 10635-2
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A127	B1	

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Summary of Fire Safety Precautions

Risk Group: CA
 Life Safety rating: 60 minutes
 Property Protection rating: 120 minutes
 Fire Safety Precautions: Type 2 manual alarm system with call points
 Visibility in Escape Routes (Emergency Lighting)

LEGEND

- EXIT Exit sign to comply with F8/AS1
- ←EXIT Exit sign with directional arrow to comply with F8/AS1
- FRR 60 two way fire separation for life safety against adjacent firecell
- FRR 60 two way fire rated supporting structure to first floor for life safety
- Emergency lighting coverage
NOTE: Emergency lighting to be designed by separate lighting designer to comply with requirements of F6/AS1
- Call point
Locations to be confirmed by separate fire alarm system designer
- F Sign to door leaf in accordance with F8/AS1: "Fire Door, keep closed"
- FAP Fire Alarm Panel
- Fire rating to walls to extend to underside of ground floor roofing or to fire rated floor above.
- Fire rated stopping to be provided to penetrations through fire and smoke rated separations between firecells.
- Locations call points to be designed by separate designer.**

FIRE STRATEGY PLAN - FIRST FLOOR

1 : 100

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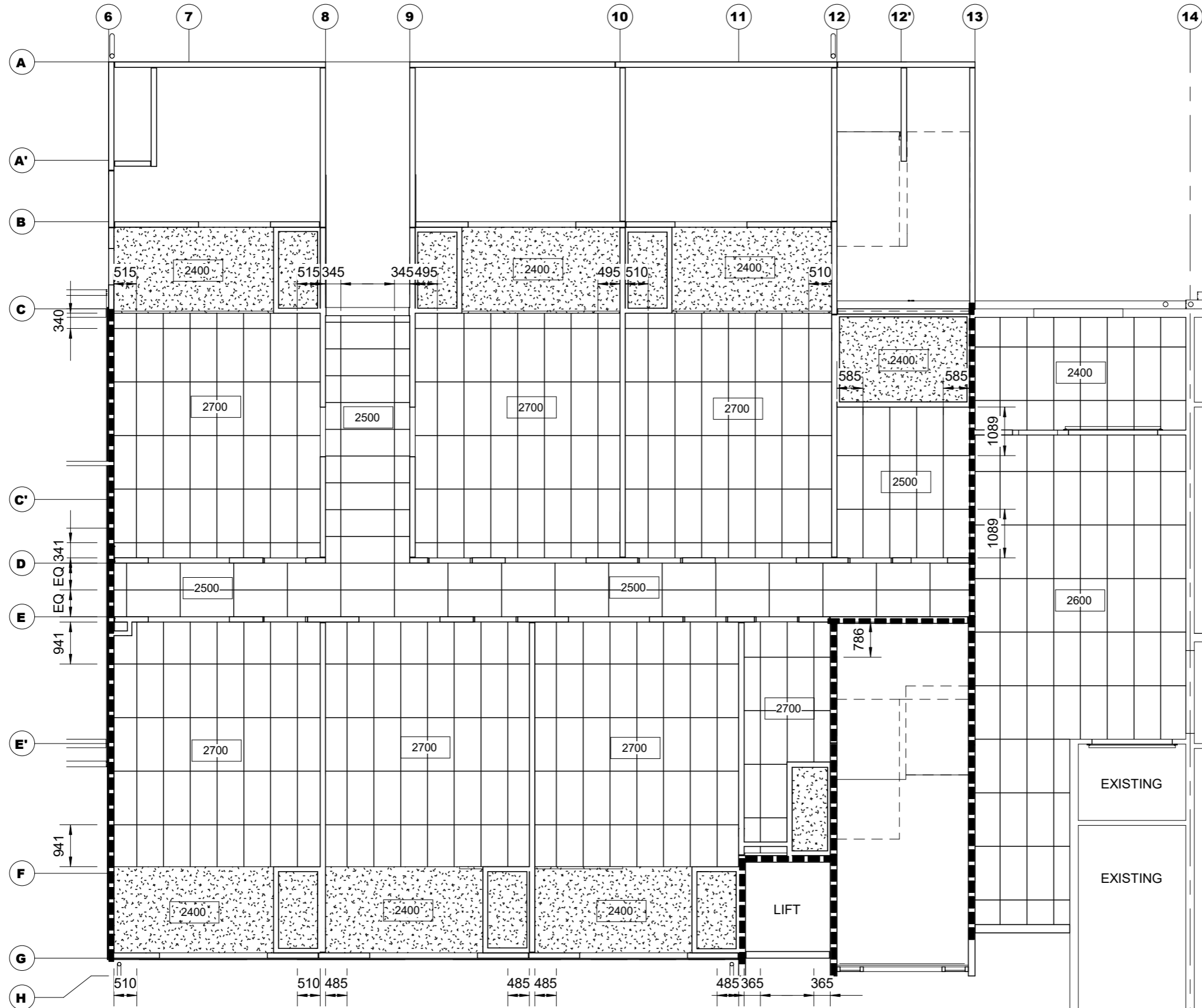
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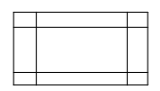
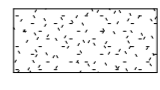

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48 REED ST, TIKIPUNGA
 DRAWING **FIRE STRATEGY PLAN - FIRST FLOOR**

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CHECKED		PH		10635-2		
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B1		ISSUE FOR BUILDING CONSENT		HP		05/11/21
REV.		REVISION DETAILS		BY		DATE
				A128		B1

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REFLECTED CEILING PLAN - GROUND FLOOR
1 : 100

- LEGEND**
-  1200x600 Armstrong Bioguard Acoustic suspended ceiling tiles on Peakform 24mm grid in colour White with RX seismic system or similar. Seismic design by others
 -  Rondo Xpress suspended drywall ceiling system. 13mm Aqualine Gib ceiling lining with paint finish
 -  Internal walls to be full height up to underside of roof cladding

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

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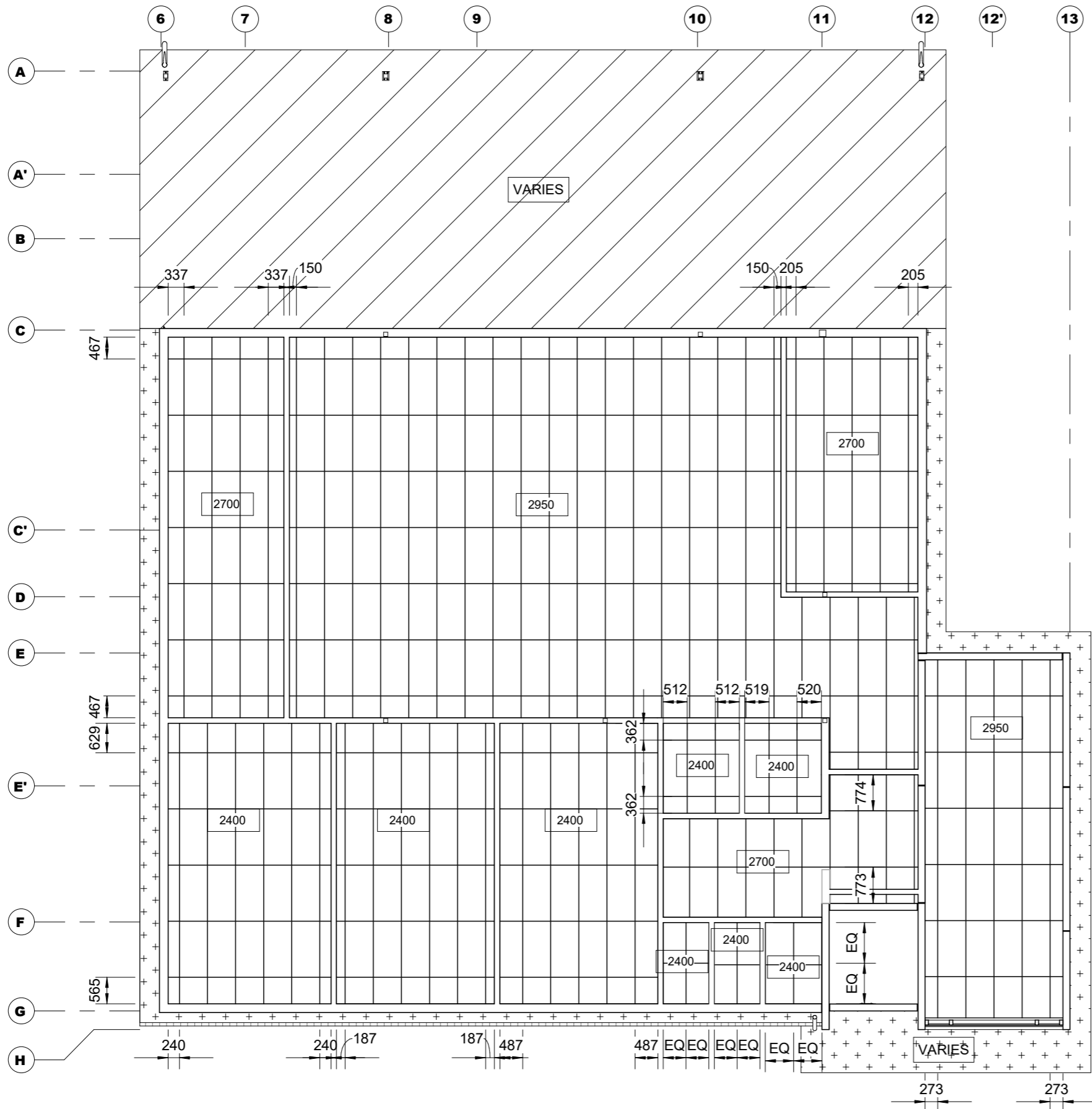
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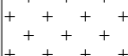
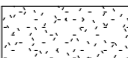
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PROJECT **PROPOSED BUILDING ALTERATIONS**
48 REED ST, TIKIPUNGA
DRAWING **REFLECTED CEILING PLAN - GROUND FLOOR**

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APPROVED - PHILIP HIGHAM 		SHEET A129
		REV. B1



REFLECTED CEILING PLAN - FIRST FLOOR
1 : 100

- LEGEND**
-  1200x600 Armstrong Ultima+ suspended ceiling tiles on Peakform 24mm grid in colour White with RX seismic system or similar. Seismic design by others
 -  7.5mm HardieGroove soffit lining over Terrace
 -  4.5mm James Hardie Eclipsa soffit lining
 -  13mm Gib Aqualine with paint finish

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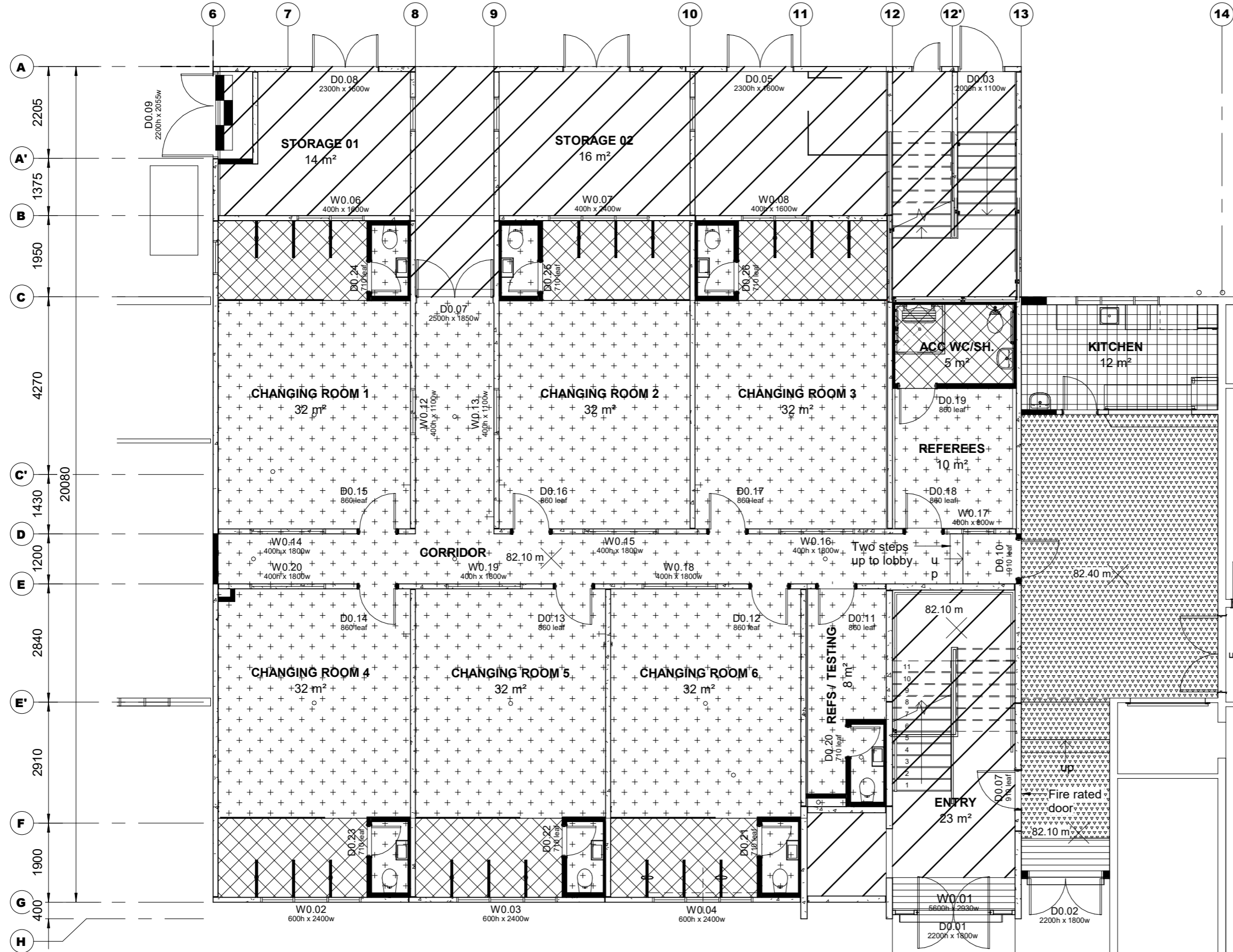
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48 REED ST, TIKIPUNGA
DRAWING **REFLECTED CEILING PLAN - FIRST FLOOR**

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B1	ISSUE FOR BUILDING CONSENT	HP	05/11/21	
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FLOOR FINISHES PLAN - GROUND FLOOR

1 : 100

- LEGEND**
- Tarkett Granit iQ 2mm sheet vinyl with 400covered skirting (ground floor - TBC Client) or 150mm covered skirting (1st floor)
 - Tarkett Granit Safe-T 2mm homogeneous slip-resistant vinyl to wet areas with 400covered skirting (ground floor - TBC Client) or 150mm covered skirting (1st floor)
 - Tarkett Granit iQ 2mm sheet vinyl with 150mm covered skirting
 - Tarkett Carpet with 60mm painted timber skirting. Provide threshold strip at change of material
 - Advance MasterTread entry mat
 - Concrete with Aquaron 1000 paint on sealer
 - Equus Matacryn Pedestrian System slip resistant exterior membrane

TO BE READ IN CONJUNCTION WITH SPECIFICATION
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PROJECT **PROPOSED BUILDING ALTERATIONS**
48 REED ST, TIKIPUNGA
DRAWING **FLOOR FINISHES PLAN - GROUND FLOOR**

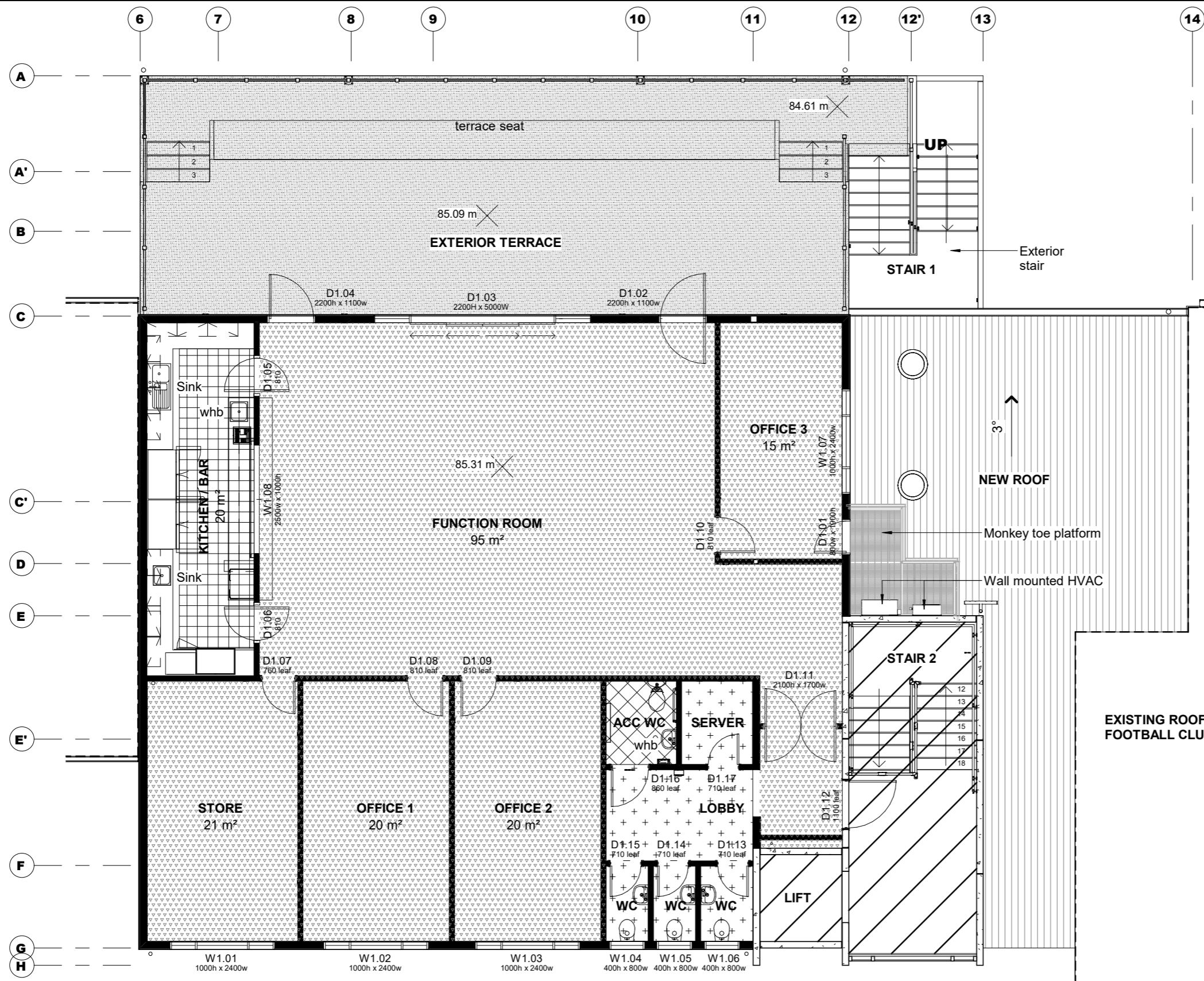
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BUILDING CONSENT SCALE @ A3 AS SHOWN

DRAWN HP SEPT 2021 PROJECT No. **10635-2**

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- LEGEND**
- Tarkett Granit iQ 2mm sheet vinyl with 400 covered skirting (ground floor - TBC Client) or 150mm covered skirting (1st floor)
 - Tarkett Granit Safe-T 2mm homogeneous slip-resistant vinyl to wet areas with 400 covered skirting (ground floor - TBC Client) or 150mm covered skirting (1st floor)
 - Tarkett Granit iQ 2mm sheet vinyl with 150mm covered skirting
 - Tarkett Carpet with 60mm painted timber skirting. Provide threshold strip at change of material
 - Advance MasterTread entry mat
 - Concrete with Aquaron 1000 paint on sealer
 - Equus Matacryn Pedestrian System slip resistant exterior membrane

FLOOR FINISHES PLAN - FIRST FLOOR
1 : 100

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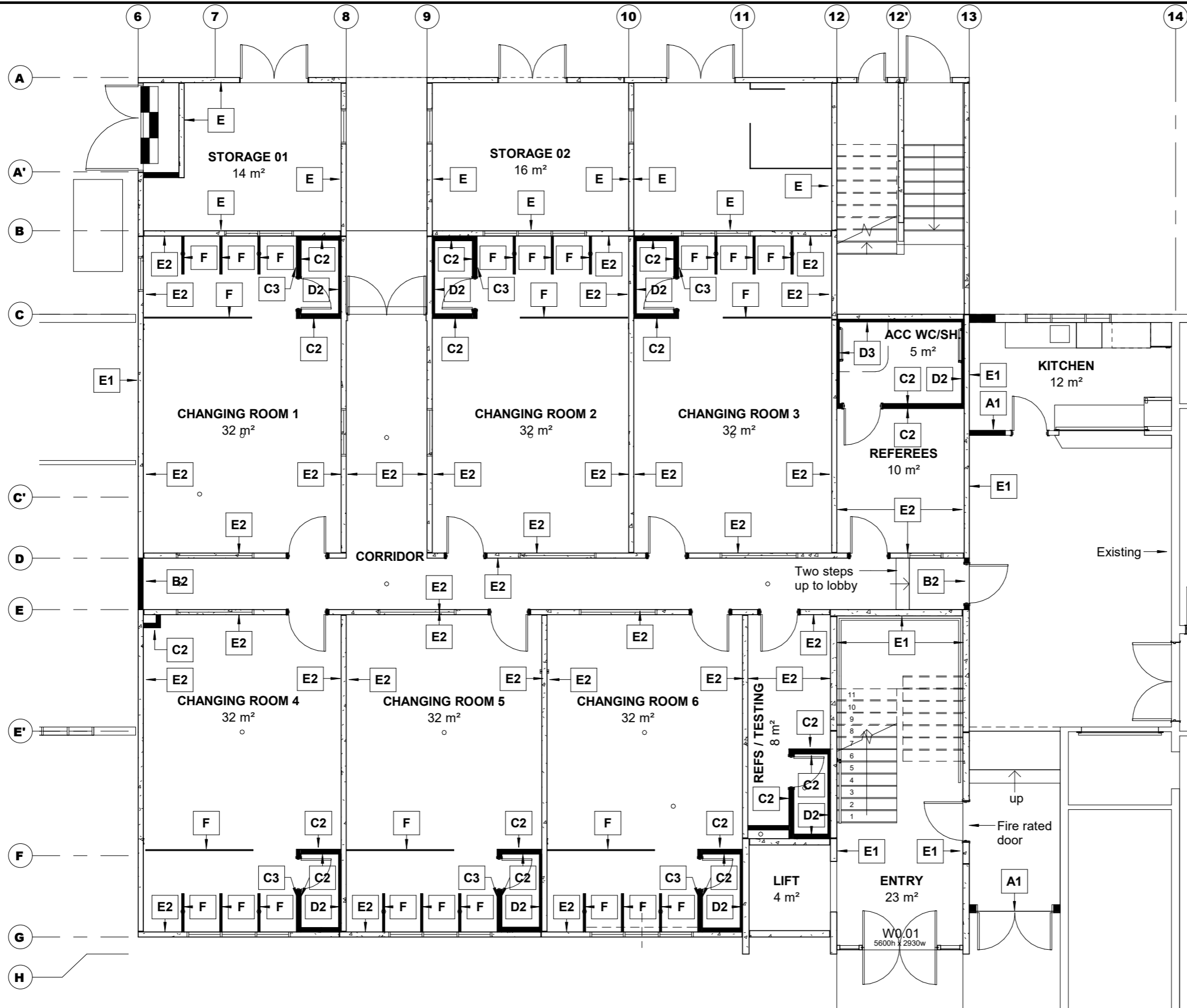
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PROJECT **PROPOSED BUILDING ALTERATIONS**
48 REED ST, TIKIPUNGA
DRAWING **FLOOR FINISHES PLAN - FIRST FLOOR**

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BUILDING CONSENT SCALE @ A3 AS SHOWN

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- WALL FINISHES LEGEND:**
- A** 13mm Gib Standard on timber framing
 - B** 1 layers 13mm Gib Fyrelite (FRR 60 wall) each side on timber framing
 - C** 13mm Gib Aqualine on timber framing
 - D** 13mm Gib Aqualine on 45mm or 90mm strapping. Refer to framing plan
 - E** Precast concrete wall
 - F** Shower Cubicle - Resco Antibac Compact Laminate Panels. Colour TBC
 - 1** Paint finish
 - 2** Paint finish for wet areas
 - 3** Tarkett wall vinyl (as part of Tarkett's complete wetroom system)

WALL FINISHES PLAN - GROUND FLOOR
1 : 100

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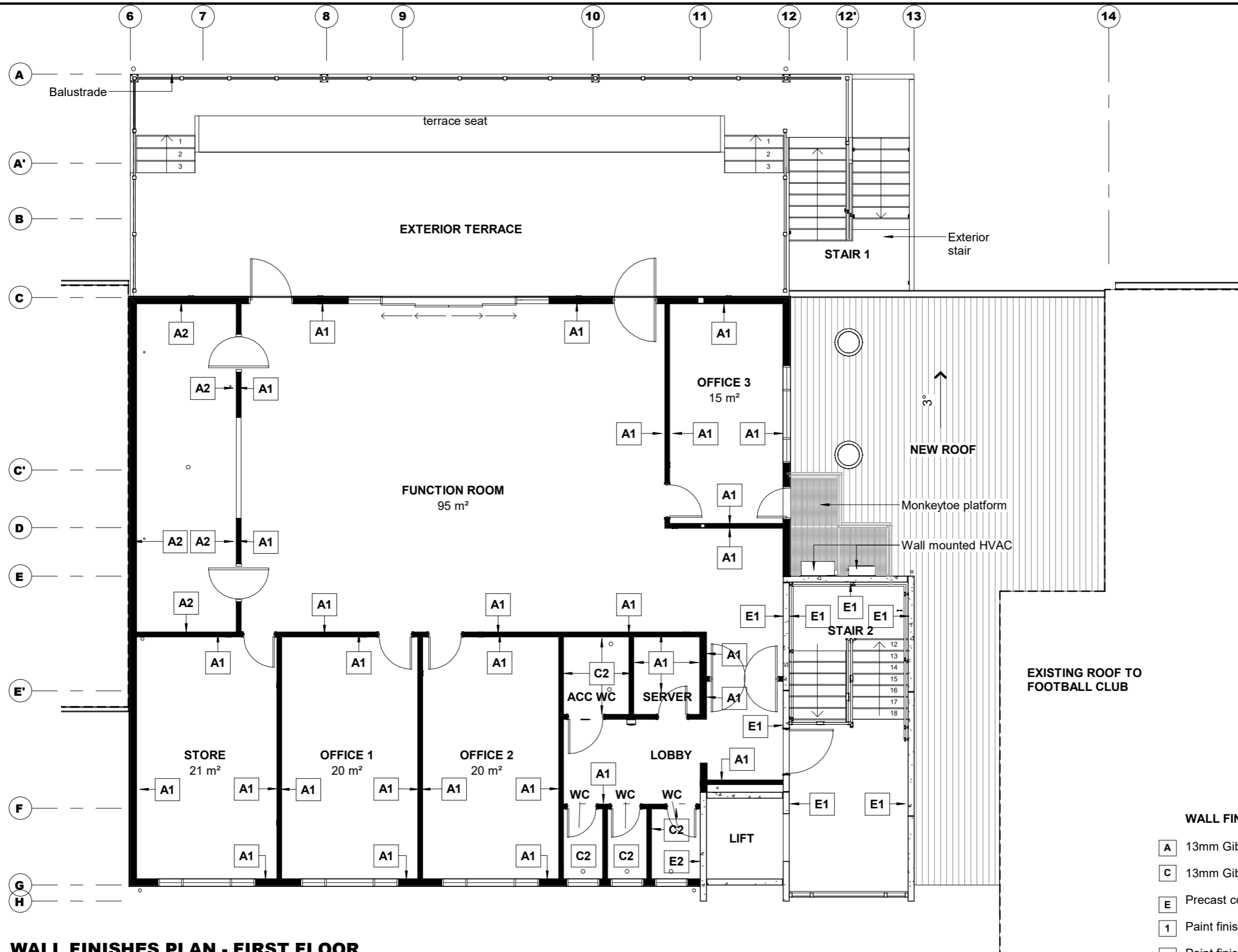
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PROJECT **PROPOSED BUILDING ALTERATIONS**
48 REED ST, TIKIPUNGA
DRAWING **WALL FINISHES PLAN - GROUND FLOOR**

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SHEET	REV.	
A133	B1	



- WALL FINISHES LEGEND:**
- A** 13mm Gib Standard on timber framing
 - C** 13mm Gib Aqualine on timber framing
 - E** Precast concrete wall
 - 1** Paint finish
 - 2** Paint finish for wet areas

WALL FINISHES PLAN - FIRST FLOOR
1 : 100

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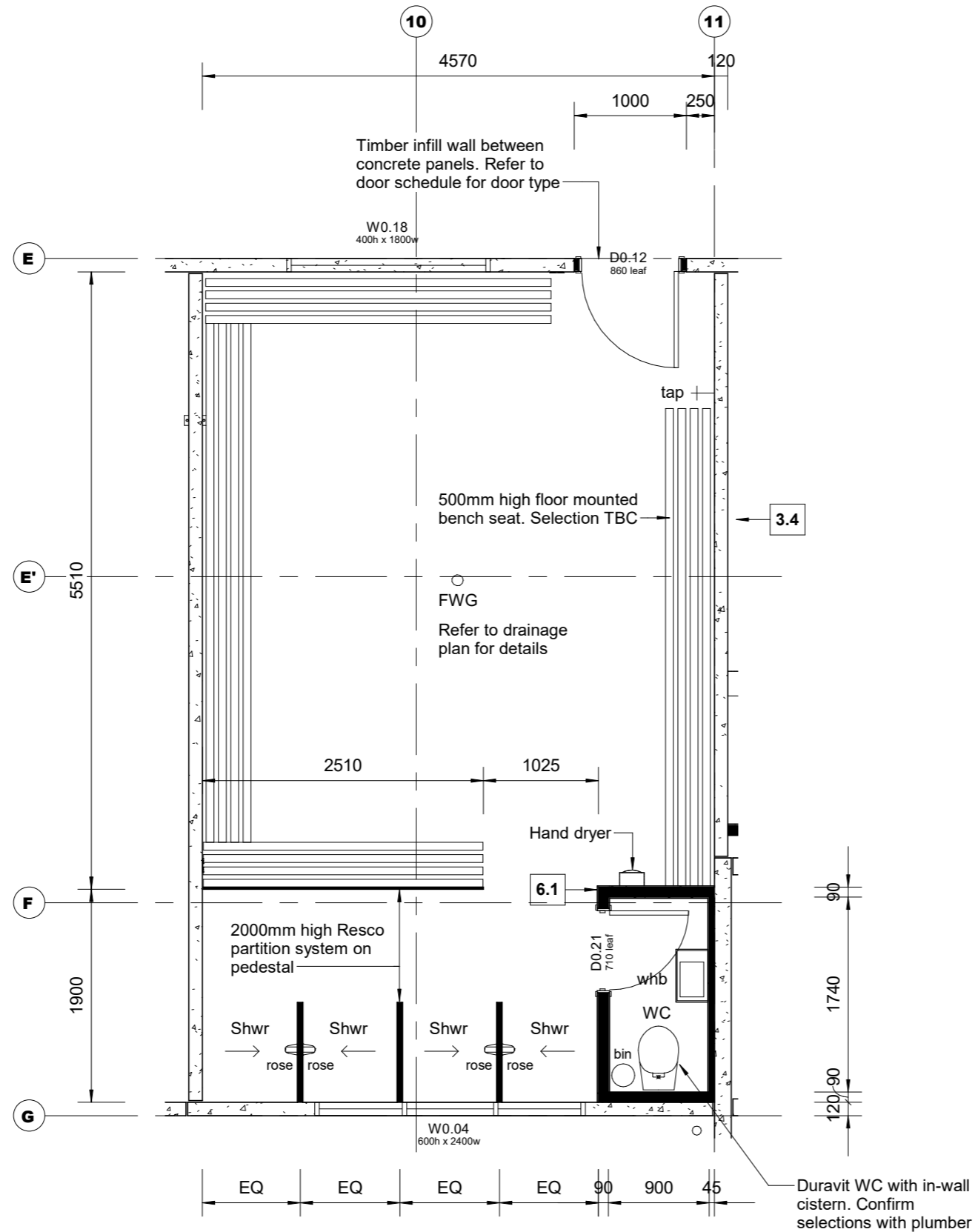
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DRAWING **WALL FINISHES PLAN - FIRST FLOOR**

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REV.	REVISION DETAILS	BY	DATE	B1



NOTES

- Toilet to be ventilated to outside.
- Slip resistant floor covering to floor as detailed in specification.
- Refer to specification for surface finishes.
- Fixtures and fittings drawn indicative.
- Refer to Wall and Floor finishes plan for finishing types.
- Layout typical for all changing rooms.

CHANGING ROOM 6 PLAN

1 : 50

NOTES	
3.4	120mm thick pre-cast concrete panels. Refer panel elevations for reinforcing. Side and top edges of panels chamfered 10mm. Allow 15mm gap between panels
6.1	90 x 45mm timber stud internal at 600mm ctrs with nogs at 800mm ctrs.

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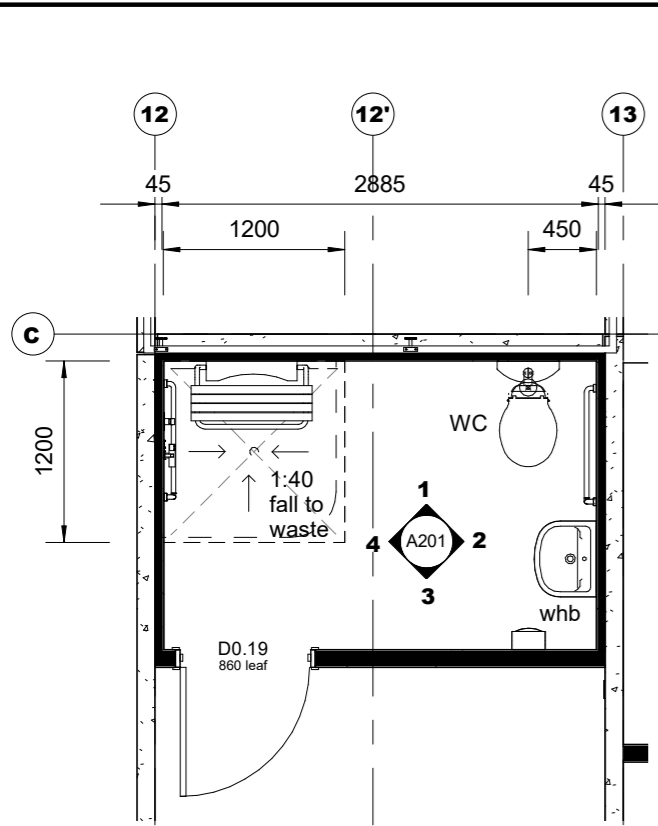
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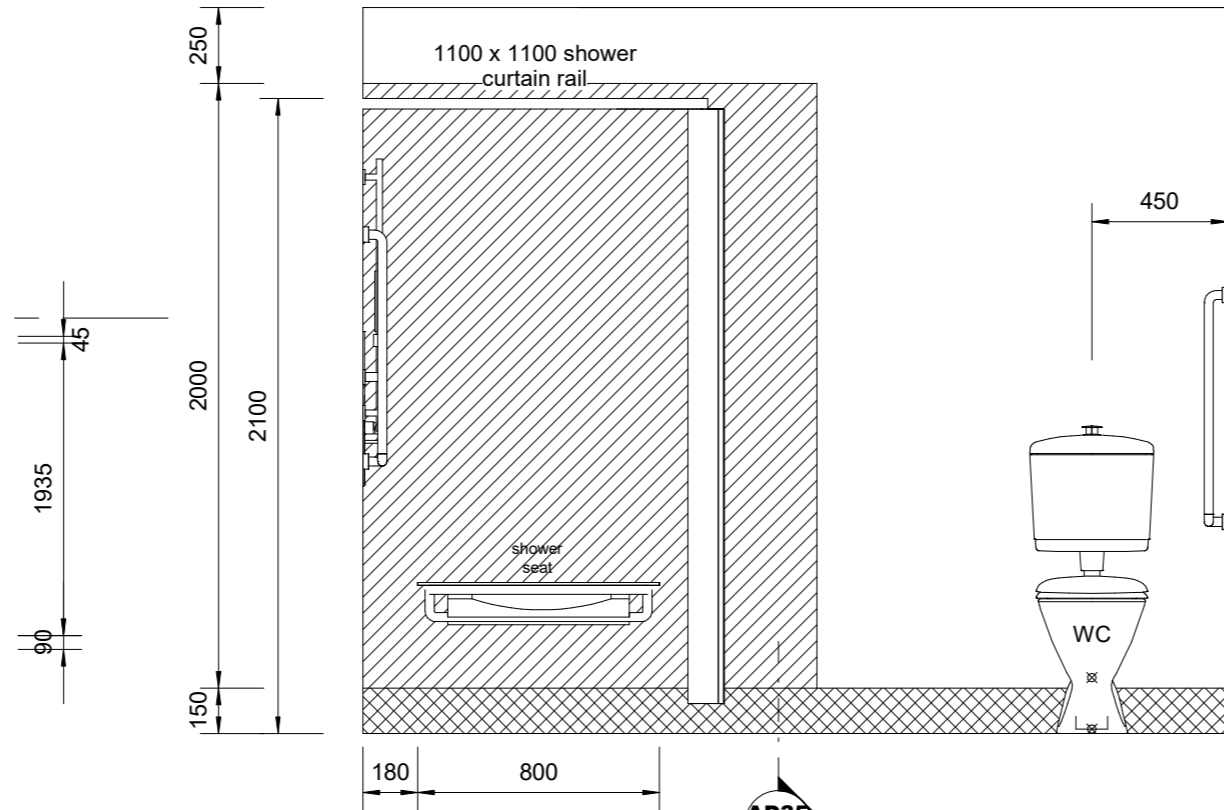
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48 REED ST, TIKIPUNGA
 DRAWING **AMENITIES PLAN - TYPICAL CHANGING ROOM**

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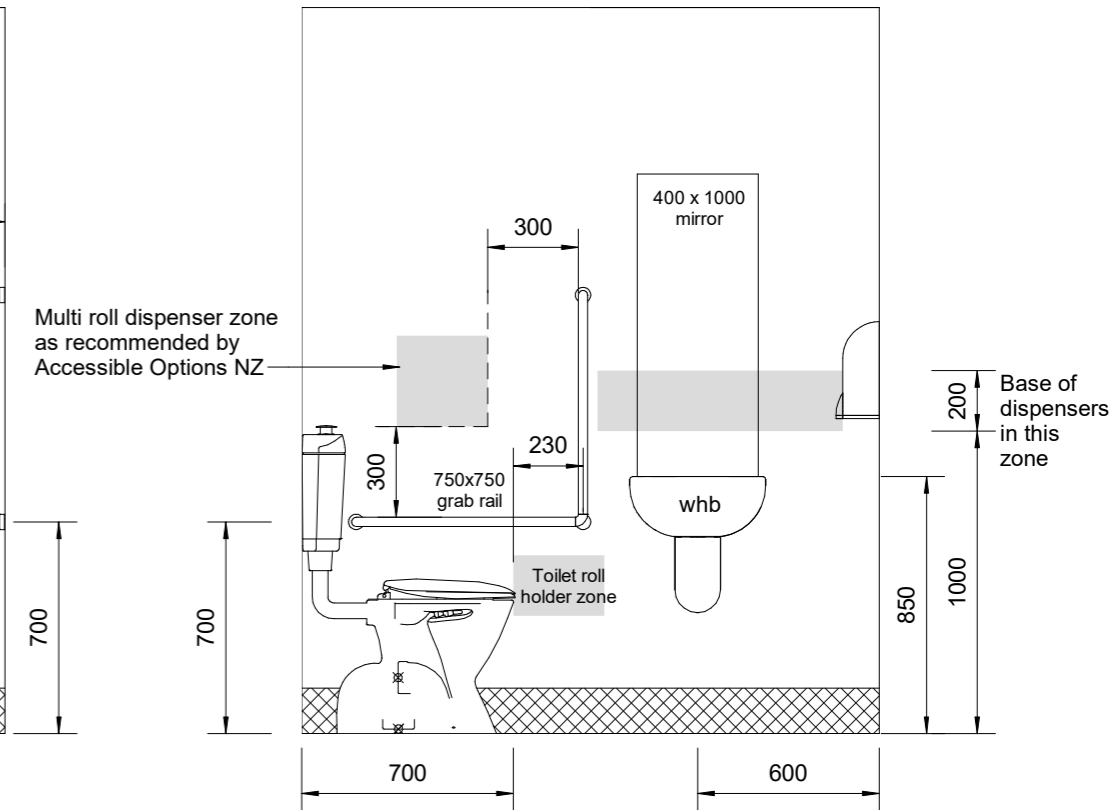
ACCESSIBLE WC & SHOWER

1 : 50



1 ELEVATION 1

A201 1 : 25



2 ELEVATION 2

A201 1 : 25

Notes:

Accessible toilet to meet the requirements of NZBC G1.

A sign indicating the accessible facilities in accordance with NZS 4121-4.8 to be placed on the door at between 1400 and 1700 above finished floor level.

760mm min. clear width (860 leaf) opening to door.

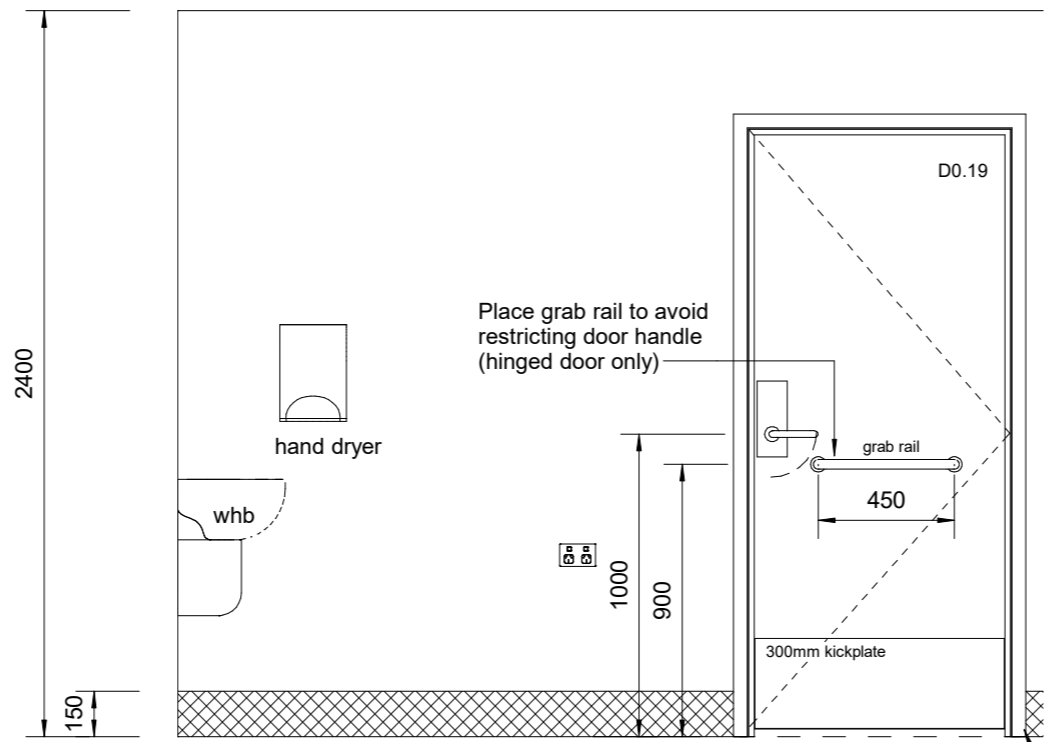
Toilet to be ventilated to outside.

Slip resistant floor covering to floor as detailed in specification.

Refer to specification for surface finishes.

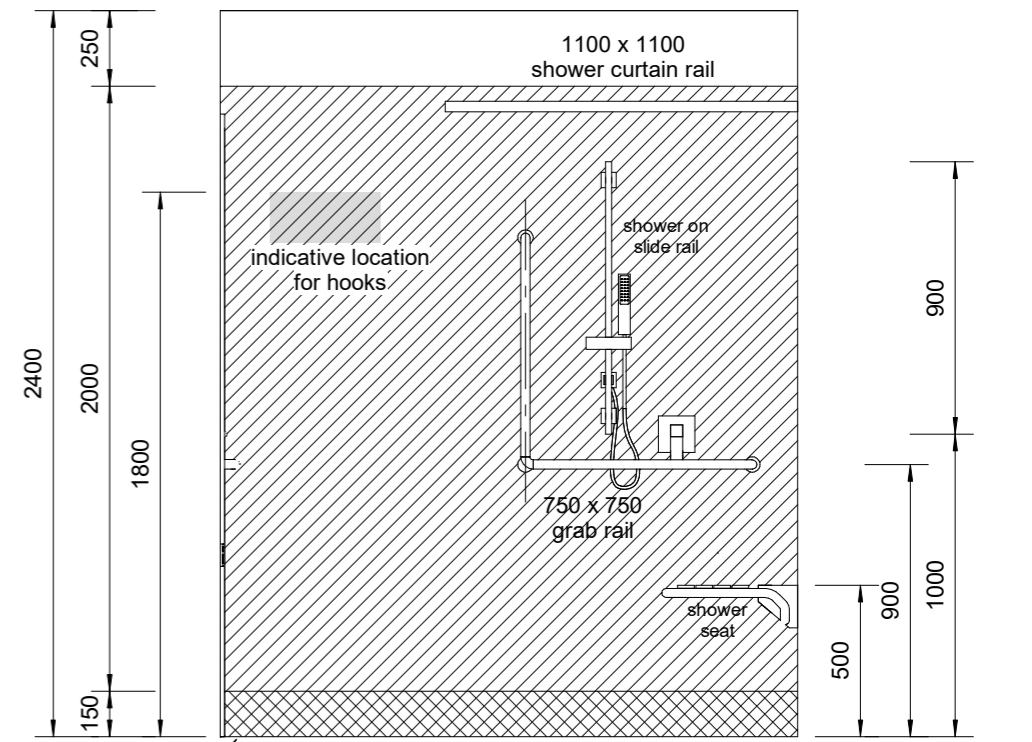
Dimensions shown to wall lining/finished floor level.

Fixtures and fittings drawn indicative.



3 ELEVATION 3

A201 1 : 25



4 ELEVATION 4

A201 1 : 25

Cross hatch indicates 150mm covered vinyl skirting

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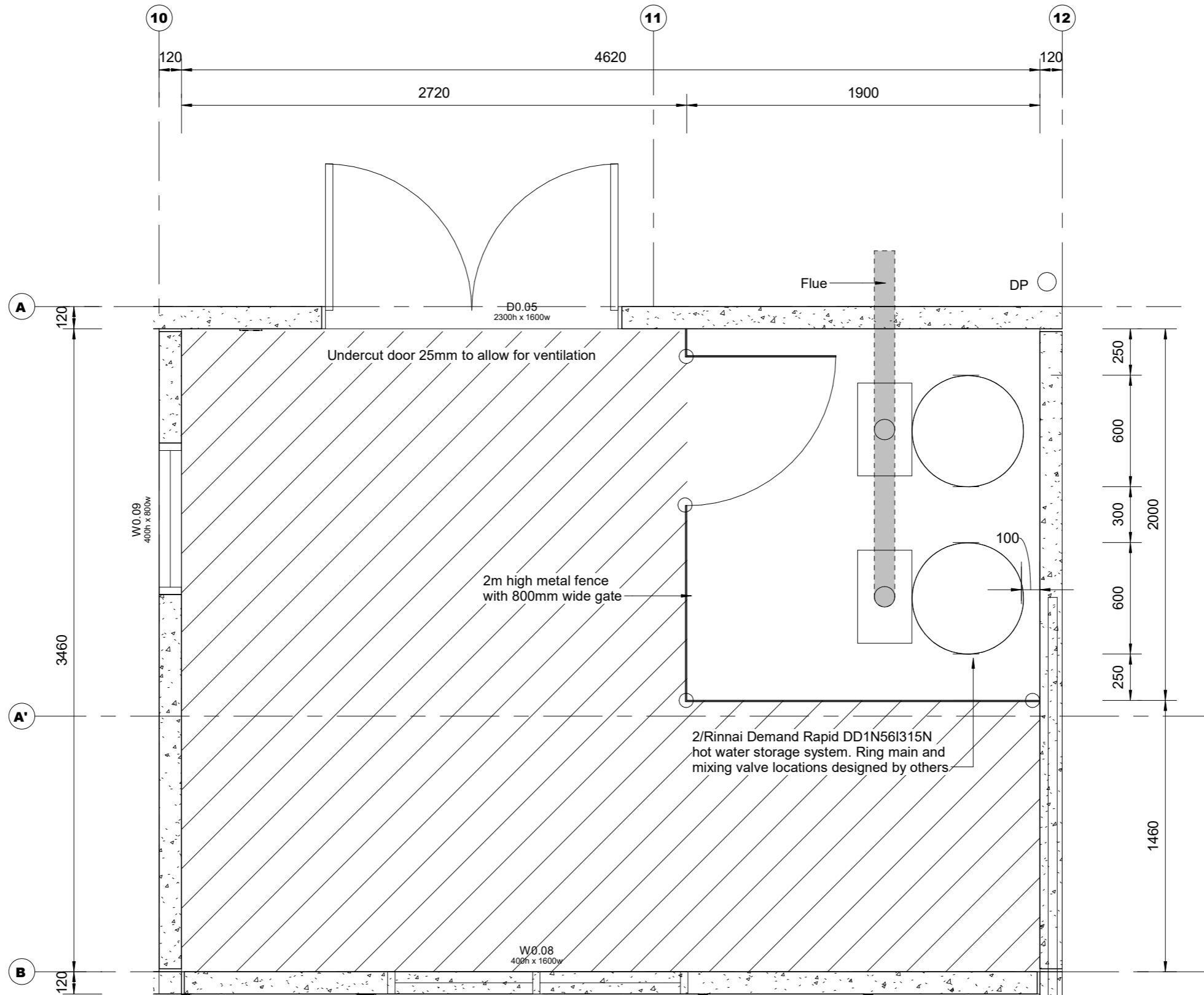
DRAWING **AMENITIES PLAN - ACCESSIBLE WC & SHOWER**

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BUILDING CONSENT SCALE @ A3 AS SHOWN

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03 STORAGE 3 FLOOR PLAN
A103 1 : 25

NOTE:
CONFIRM ALL DIMENSIONS WITH PLUMBER/GAS
FITTER PRIOR TO CONSTRUCTION.

LOCATION OF FLUE TERMINAL FOR COMPLY
WITH STANDARD: AS NZS5601 PT1

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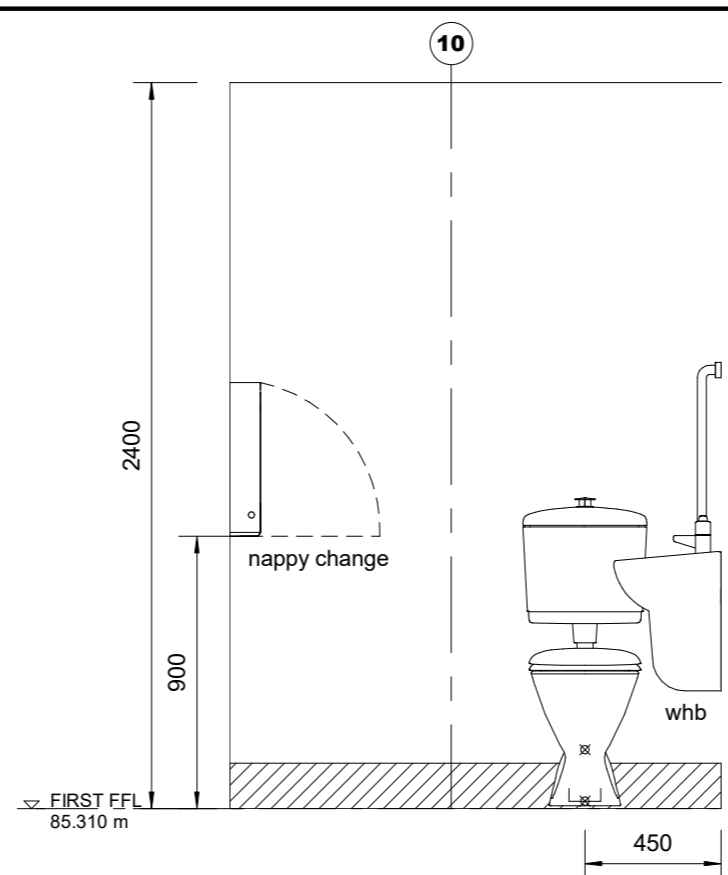
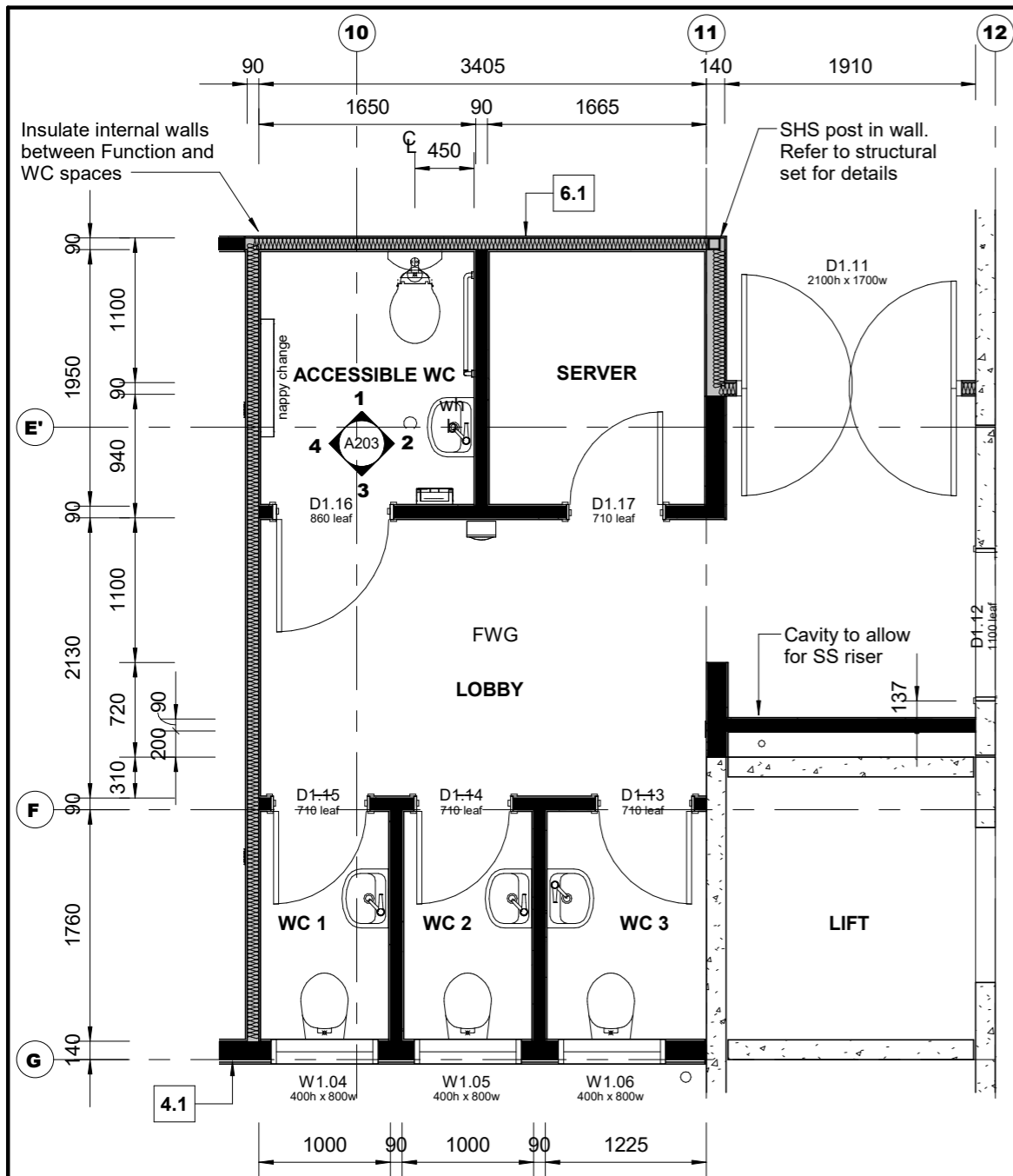
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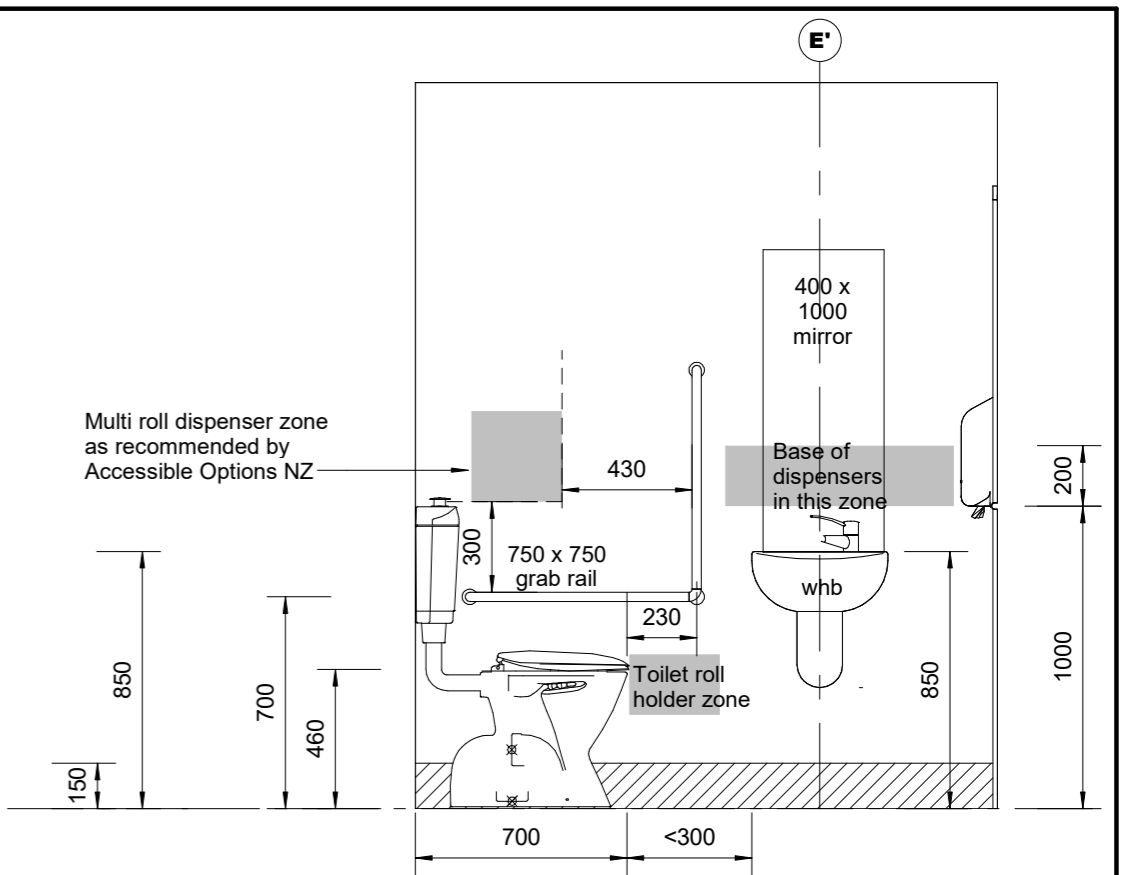
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CLIENT **TIKIPUNGA AFC INC.**
PROJECT **PROPOSED BUILDING ALTERATIONS**
48 REED ST, TIKIPUNGA
DRAWING **AMENITIES PLAN - STORAGE/RINNAI SYSTEM**

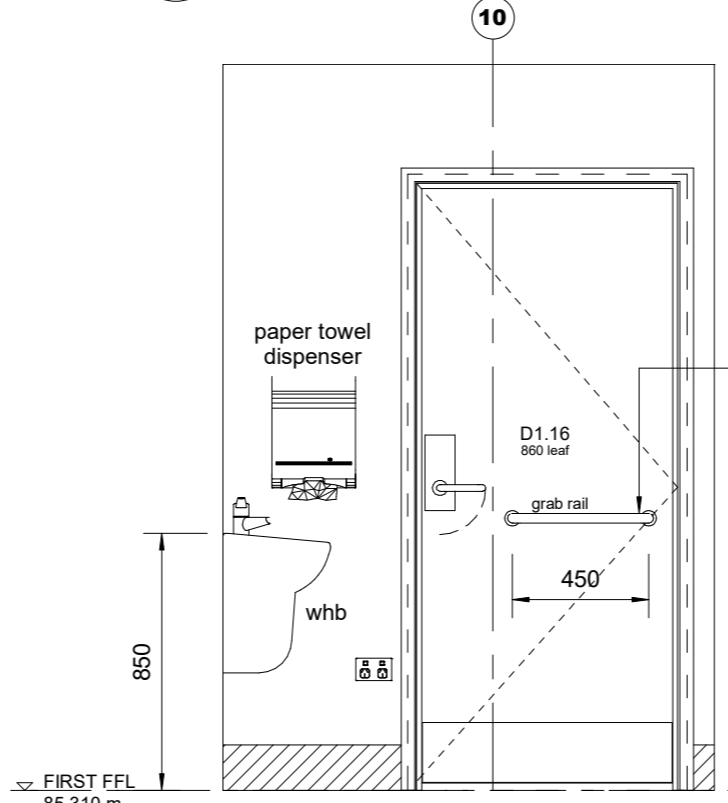
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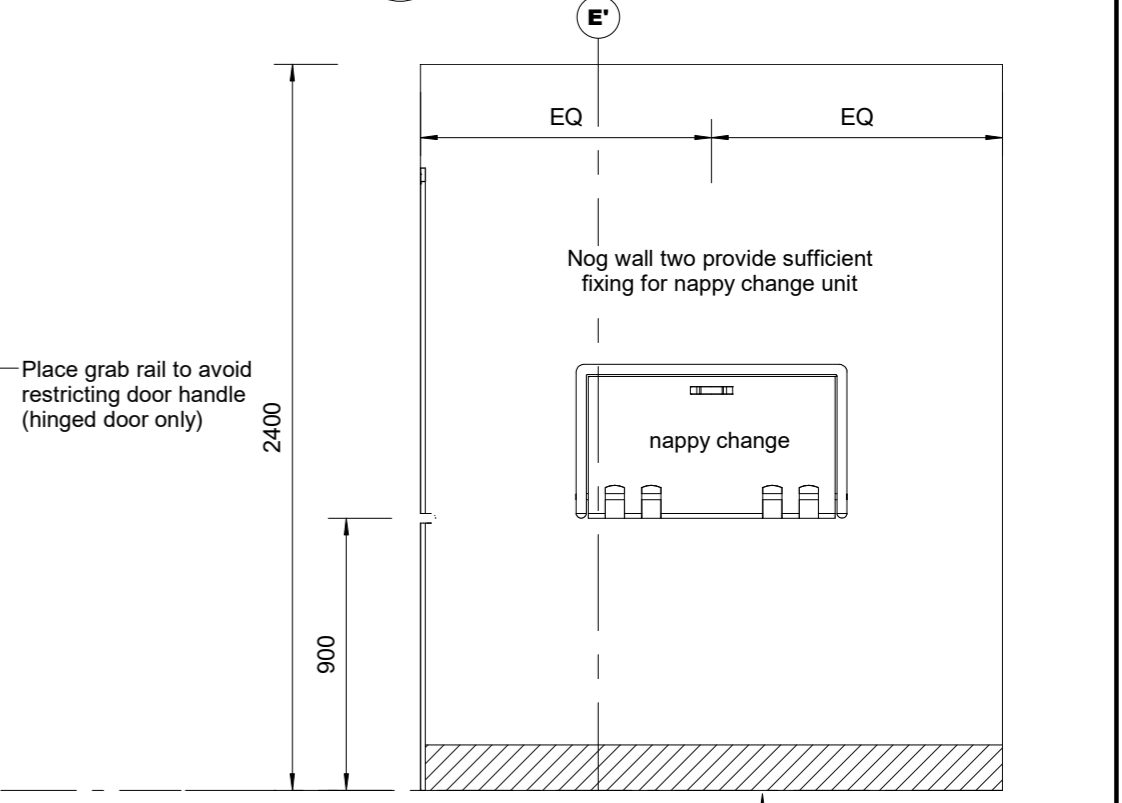
1 ELEVATION 1
A203 1:25



2 ELEVATION 2
A203 1:25



3 ELEVATION 3
A203 1:25



4 ELEVATION 4
A203 1:25

04 TOILET ROOMS AT FIRST FLOOR
A104 1:50

NOTES

- Accessible toilet to meet the requirements of NZBC G1
- A sign indicating the accessible facilities in accordance with NZS 4121-4.8 to be placed on the door at between 1400 and 1700 above finished floor level.
- 760mm min. clear width (860 leaf) opening to accessible door.
- Toilets to be ventilated to outside.
- Slip resistant floor covering to floor as detailed in specification.
- Refer to specification for surface finishes.
- Dimensions shown to wall lining/finished floor level
- Fixtures and fittings drawn indicative.

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CLIENT **TIKIPUNGA AFC INC.**
PROJECT **PROPOSED BUILDING ALTERATIONS**
48 REED ST, TIKIPUNGA
DRAWING **AMENITIES PLAN - FIRST FLOOR WCS**

B1	ISSUE FOR BUILDING CONSENT	HP	05/11/21
REV.	REVISION DETAILS	BY	DATE

BUILDING CONSENT SCALE @ A3 AS SHOWN

DRAWN HP SEPT 2021 PROJECT No. **10635-2**

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Drained & vented cavity per NZBC Clause E2/AS1 (section 9.1.8) Refer to Drawing NW-V002C for suitable batten options.

NC134
Base Channel - Drill 5mm drainage holes @ 500mm centres

Sealant required for *Very High* and *Extra High* wind zones. Also refer to Note below.

5mm gap

10mm cover

Joinery head flashing with 15° slope & 20mm stop-ends (Extends 50mm each side of the window opening)

NC227
Plastic Soaker Flashing continued to finish into vented Base Channel or horizontal joint.

Wall Underlay folded into opening

Flashing tape or second layer of wall underlay over flashing upstand

2.8mm x 50mm Hot Dip Galv. Clout staggered @ 300mm centres.

35mm minimum flashing upstand

15mm drip edge

Cavity closure per NZBC Clause E2/AS1 (section 9.1.8.3)

10mm

Air seal over PEF backing rod

Packers

Flexible flashing tape at corners

Junction prior to cladding around window head

Junction after cladding around window head

NC134
Base Channel - Drill 5mm drainage holes @ 500mm centres

Window Head Flashing

NC139
Jamb Flashing Cap

NC227
Plastic Soaker continued to finish in Base Channel or horizontal joint

Head flashing stop-ended and sealed with silicon

Board slotted around head flashing and Base Channel

Seal slot around end of head flashing and Base Channel

Ref NW-V012C for sectional drawing

NOTE:

Rigid Air Barrier (RAB) also required in *Extra High* wind zones. Refer to E2/AS1 (section 9.1.7.2)

NW-V014C - Vertical Cladding over Drained & Vented Cavity - Head Flashing End Detail
Scale NTS

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August 2014

AD01 NUWALL - WINDOW HEAD
NTS

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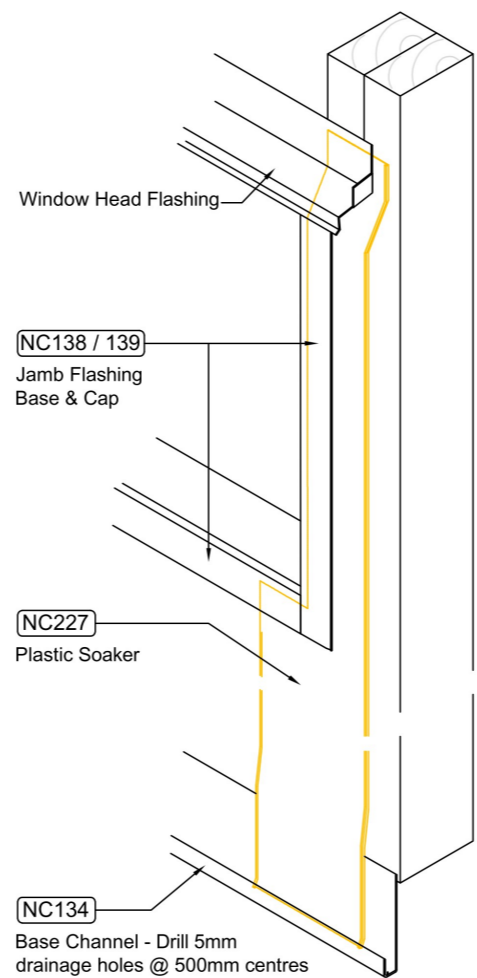
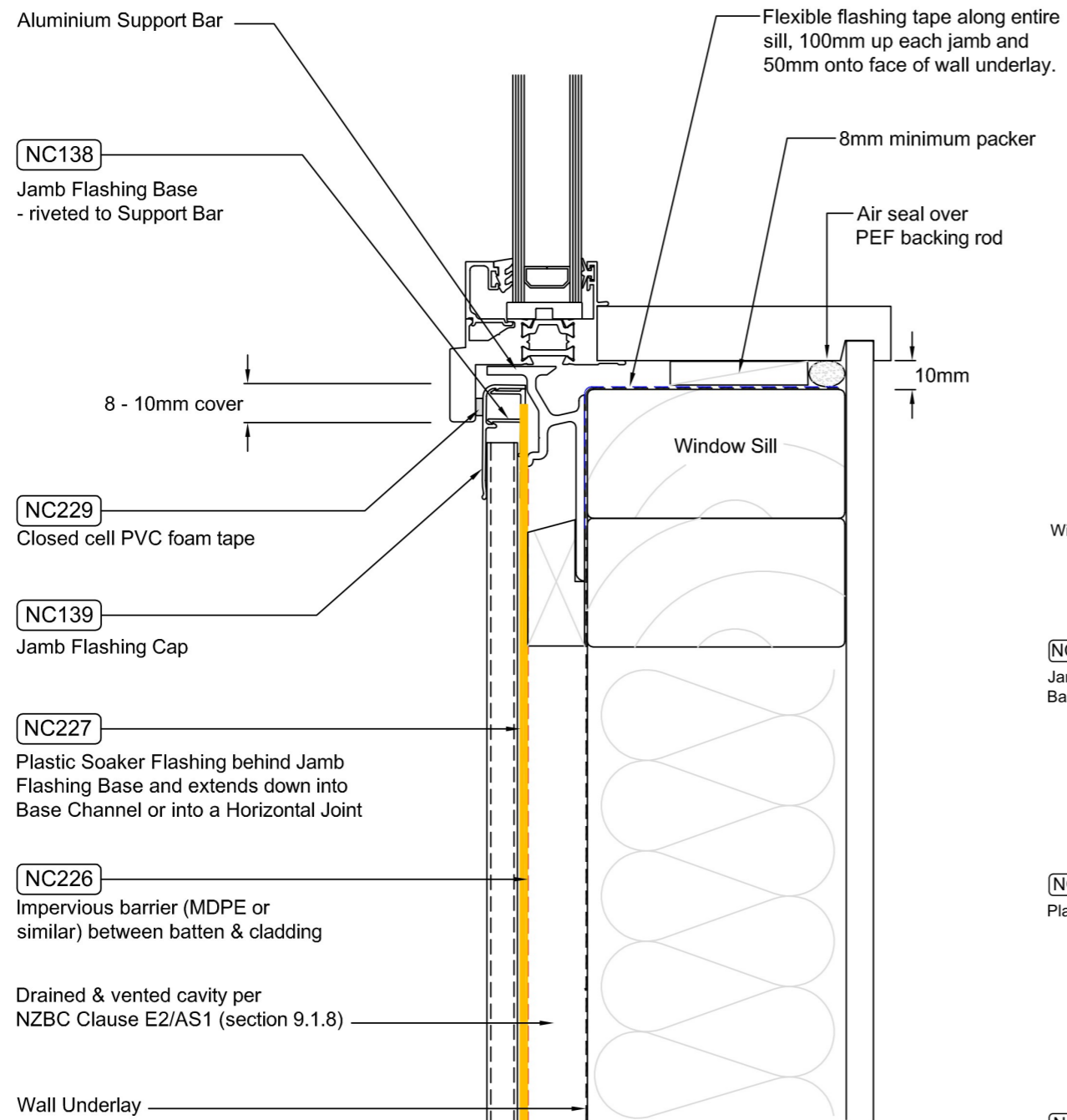
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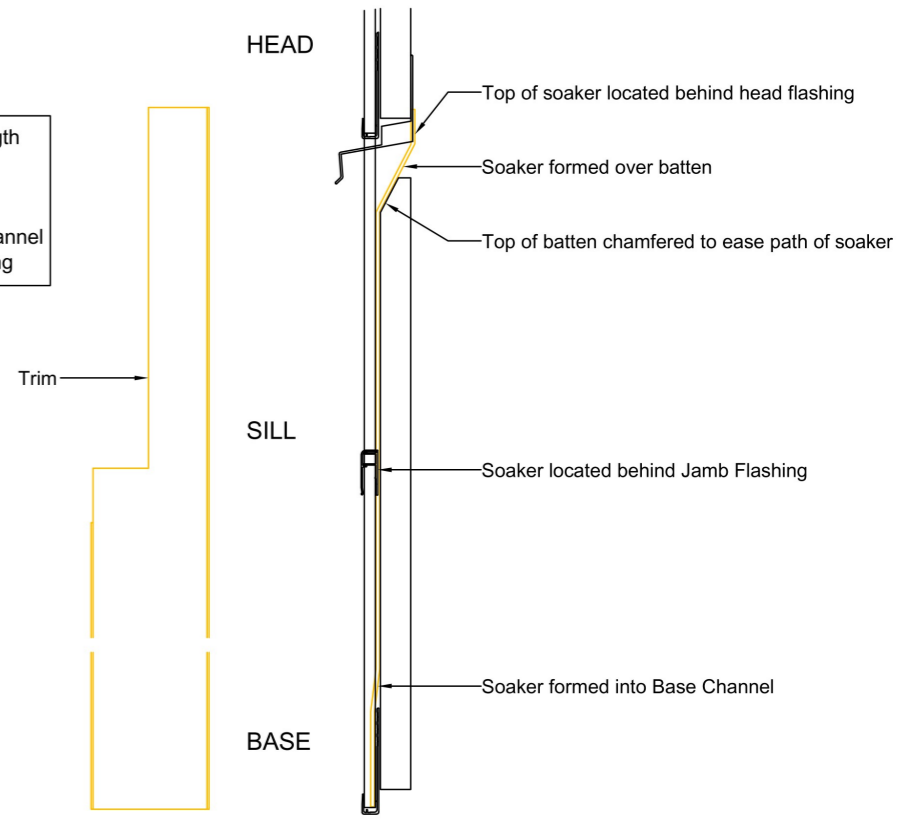
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CLIENT **TIKIPUNGA AFC INC.**
PROJECT **PROPOSED BUILDING ALTERATIONS**
48 REED ST, TIKIPUNGA
DRAWING **EXTERNAL JOINERY IN NUWALL CLADDING**

		BUILDING CONSENT		SCALE @ A3 AS SHOWN
DRAWN	HP	SEPT 2021	PROJECT No.	10635-2
CHECK'			SHEET	A301
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Cut Soakers to length
Trim to suit
Form into Base Channel
at bottom of cladding



NOTE: Cladding fixings omitted for clarity.

NW-V013C - Vertical Cladding over Drained & Vented Cavity - Window Head & Sill Soaker Details
Scale NTS

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NW-V010C - Vertical Cladding over Drained & Vented Cavity - Window Sill with Support Bar
Scale 1:2

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AD02 NUWALL - WINDOW SILL
1 : 2

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PROJECT **PROPOSED BUILDING ALTERATIONS**
48 REED ST, TIKIPUNGA
DRAWING **EXTERNAL JOINERY IN NUWALL CLADDING**

B1	ISSUE FOR BUILDING CONSENT	HP	05/11/21
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BUILDING CONSENT SCALE @ A3 AS SHOWN

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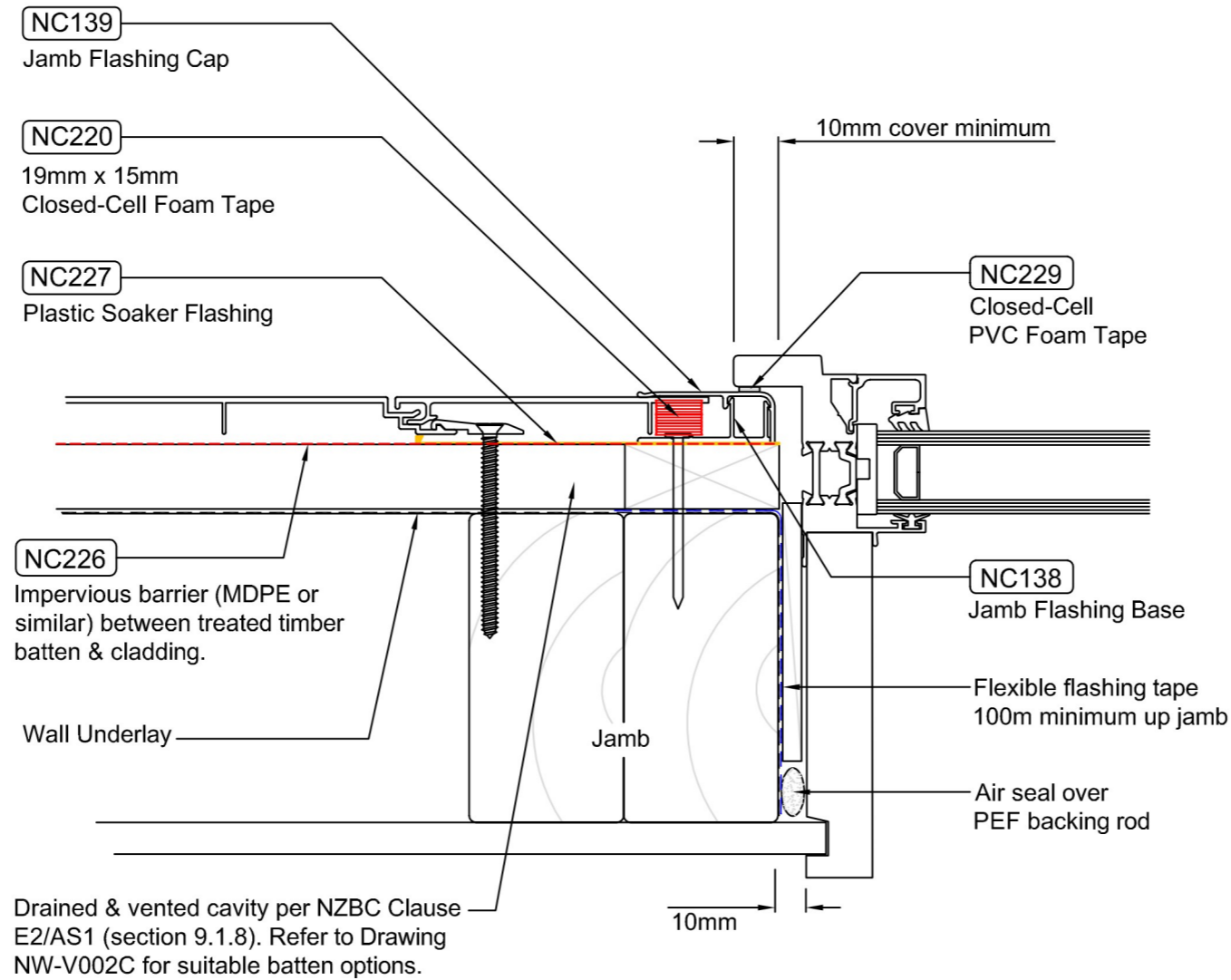
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SHEET **A302** REV. **B1**

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NW-V011C - Vertical Cladding over Drained & Vented Cavity - Window Jamb

Scale 1:2

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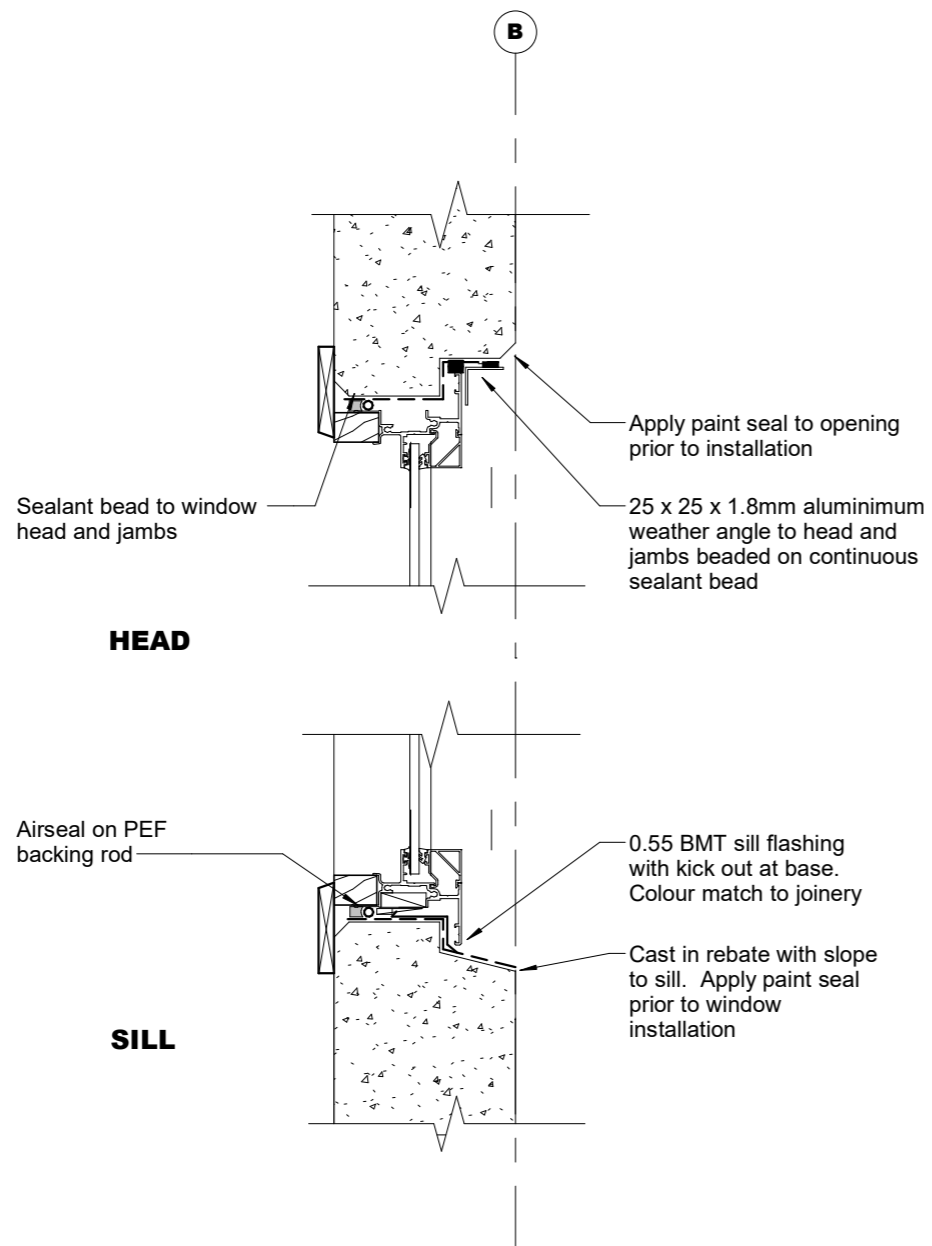
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48 REED ST, TIKIPUNGA**
DRAWING **EXTERNAL JOINERY IN NUWALL CLADDING**

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AD04 JOINERY - CONCRETE PANEL

A116 1 : 5

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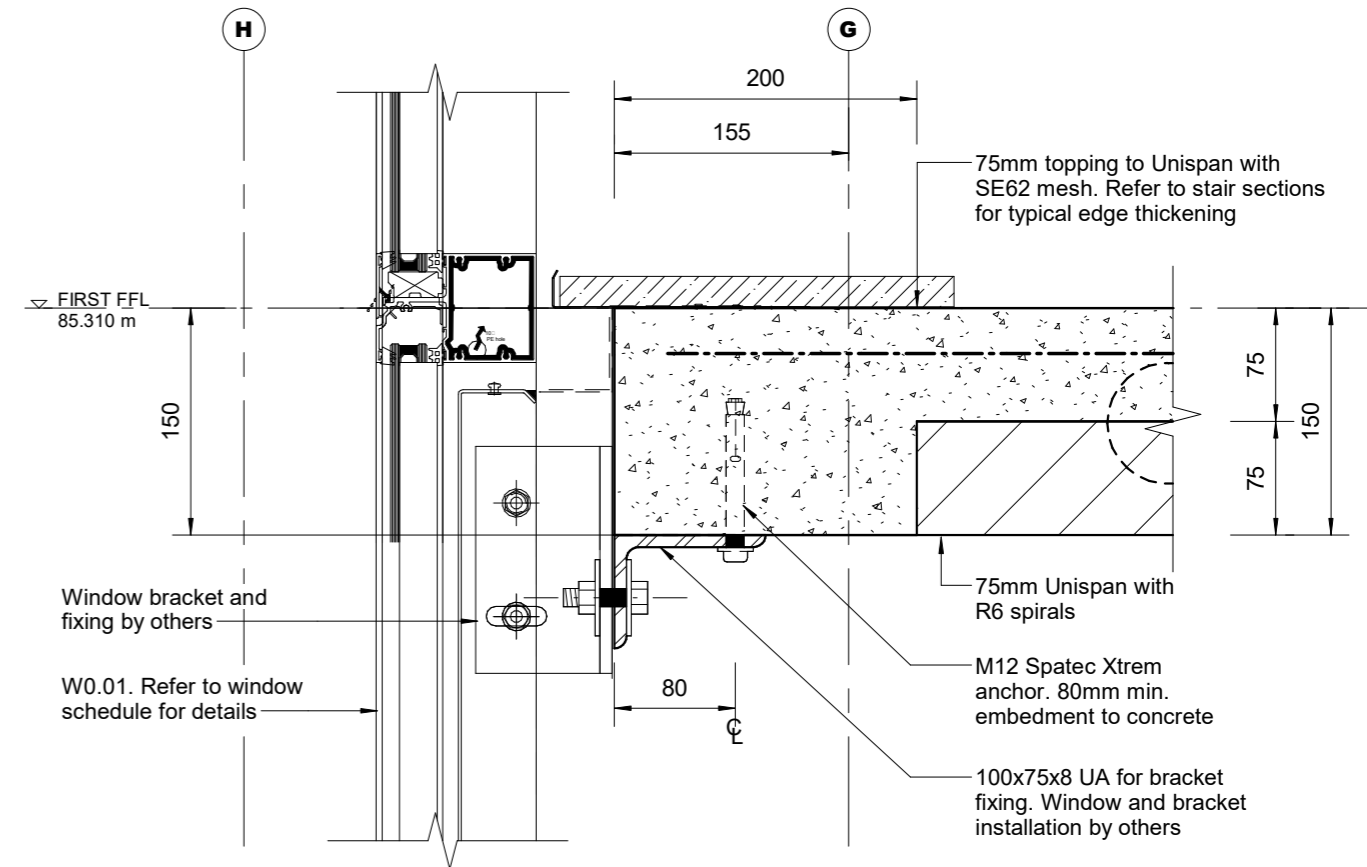
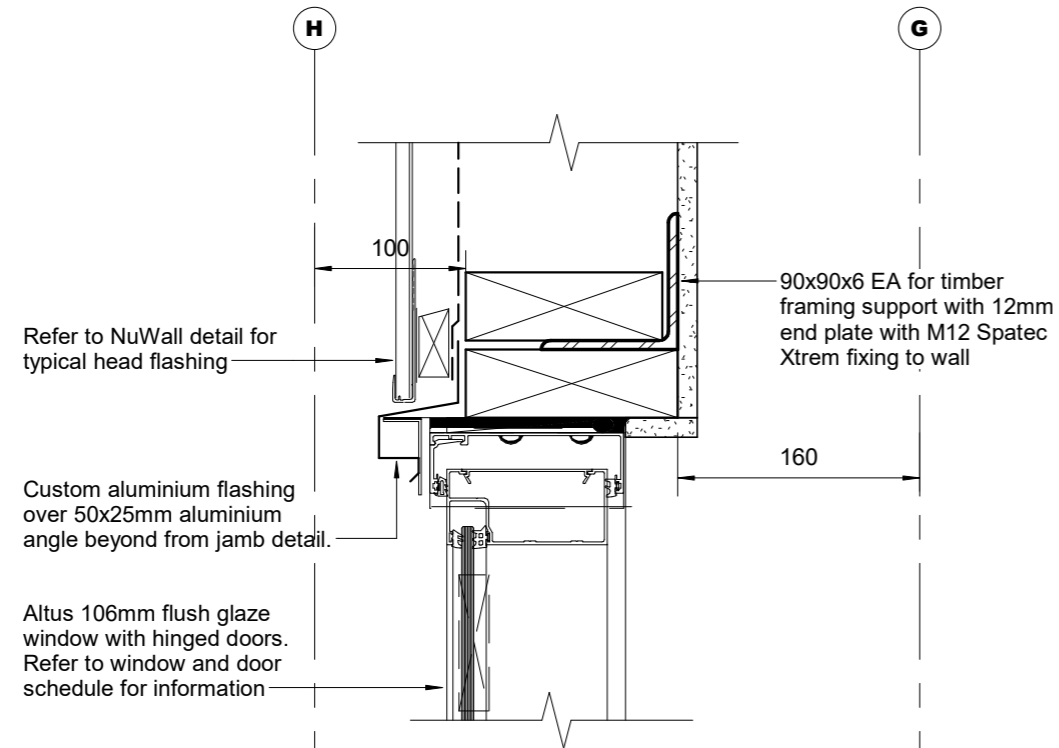


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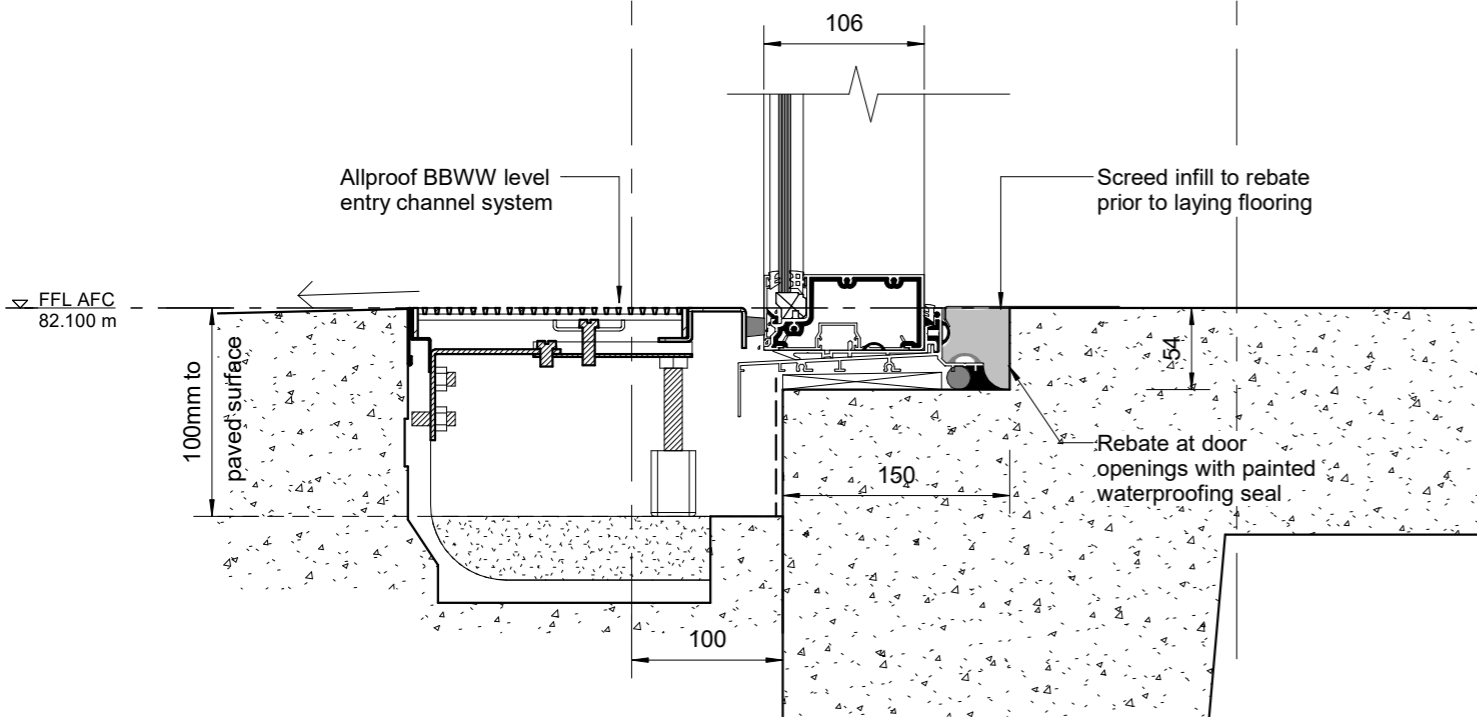
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48 REED ST, TIKIPUNGA
 DRAWING **EXTERNAL JOINERY DETAILS IN PRECAST PANEL**

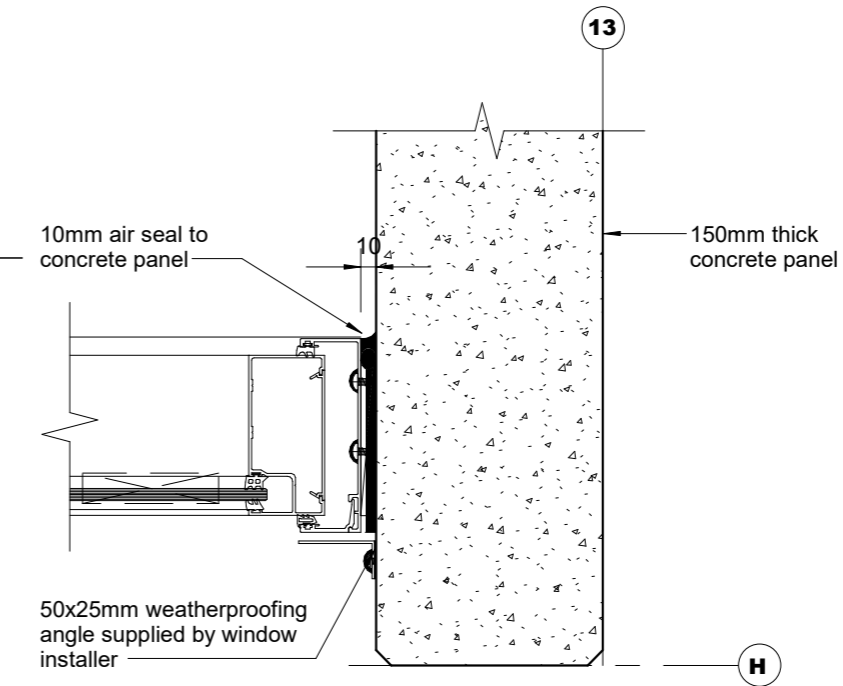
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AD06 FLUSH GLAZE - MIDFLOOR CONNECTION
A117 1:5



AD05 FLUSH GLAZE TO ENTRY
A117 1:5



AD07 FLUSH GLAZE - JAMB
A103 1:5

NOTE:
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48 REED ST, TIKIPUNGA
DRAWING **FLUSH GLAZE JOINERY DETAILS**

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NOTE:

Standard fixing spec. for timber framing shown. Can vary depending upon substrate and wind load.

Horizontal cavity battens. Refer to Drawing NW-V002C for suitable batten options.

Wall Underlay compliant with E2/AS1 Table 23

NC203
Universal Fixing Bracket @ 600mm centres.

NC204
8g x 50 s/s csk screw.

NC226
Impervious barrier (MDPE or similar) between batten & cladding.

Drained & vented cavity as per NZBC Clause E2/AS1 (section 9.1.8)

2.8mm x 50mm Hot Dip Galv Clout staggered @ 300 centres.

NC134
Base Channel - Drill 5mm drainage holes @ 500mm centres.

50mm minimum

100mm to permanent paving or 175mm to unfinished ground

AD08 NUWALL - BASE DETAIL

NTS

NW-V003C - Vertical Cladding over Drained & Vented Cavity Base Channel

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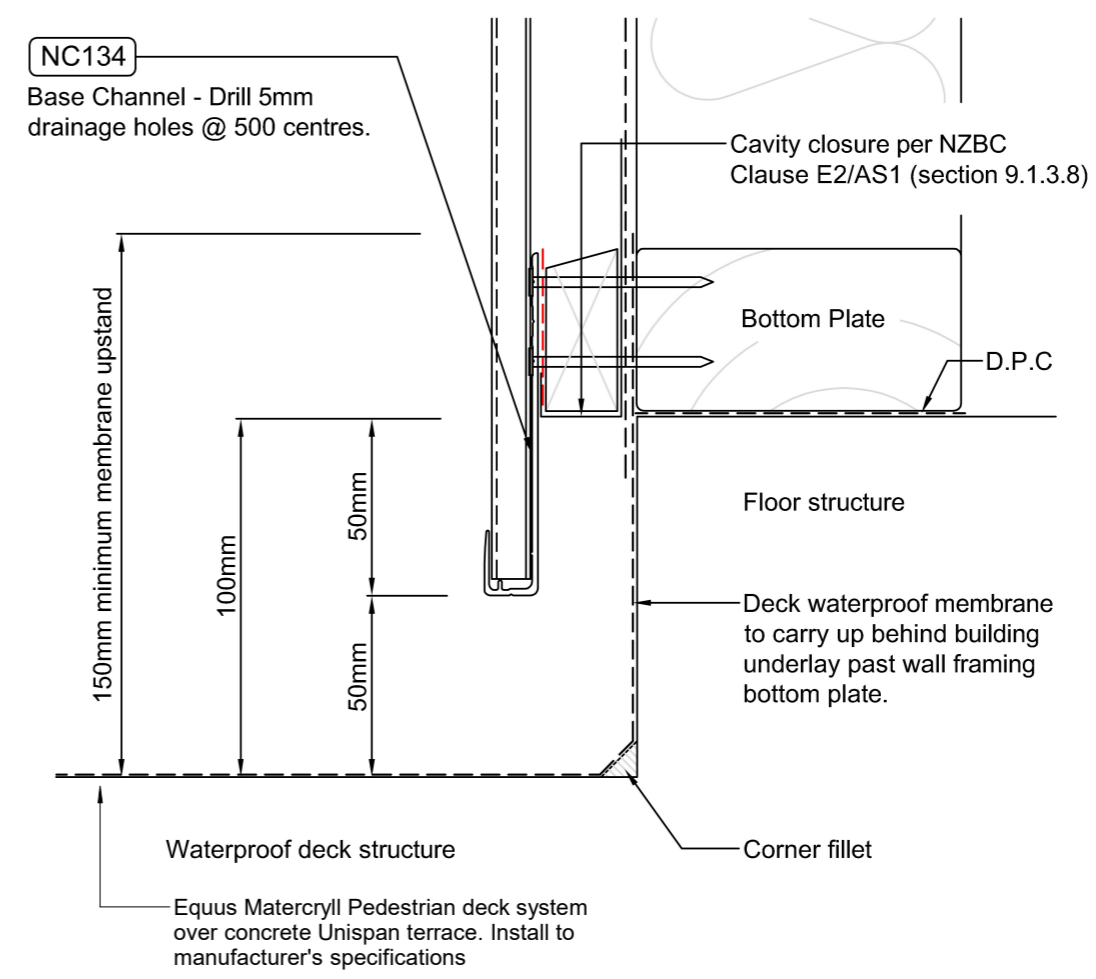
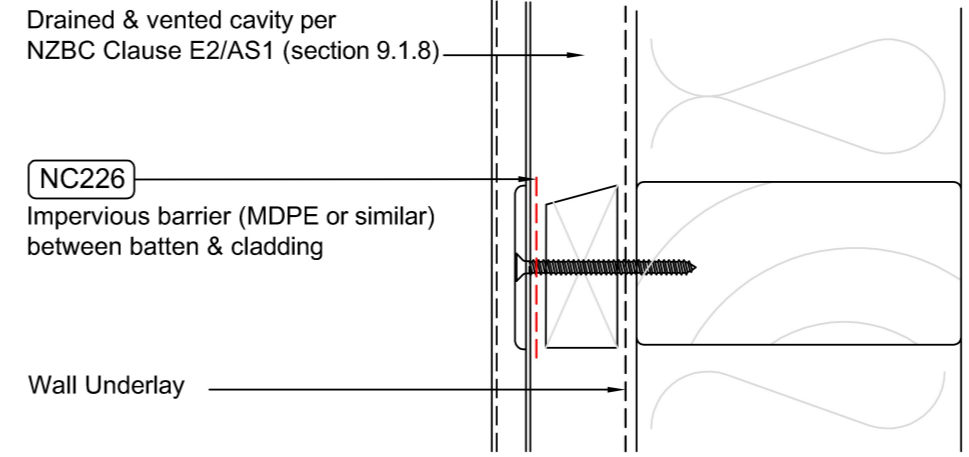
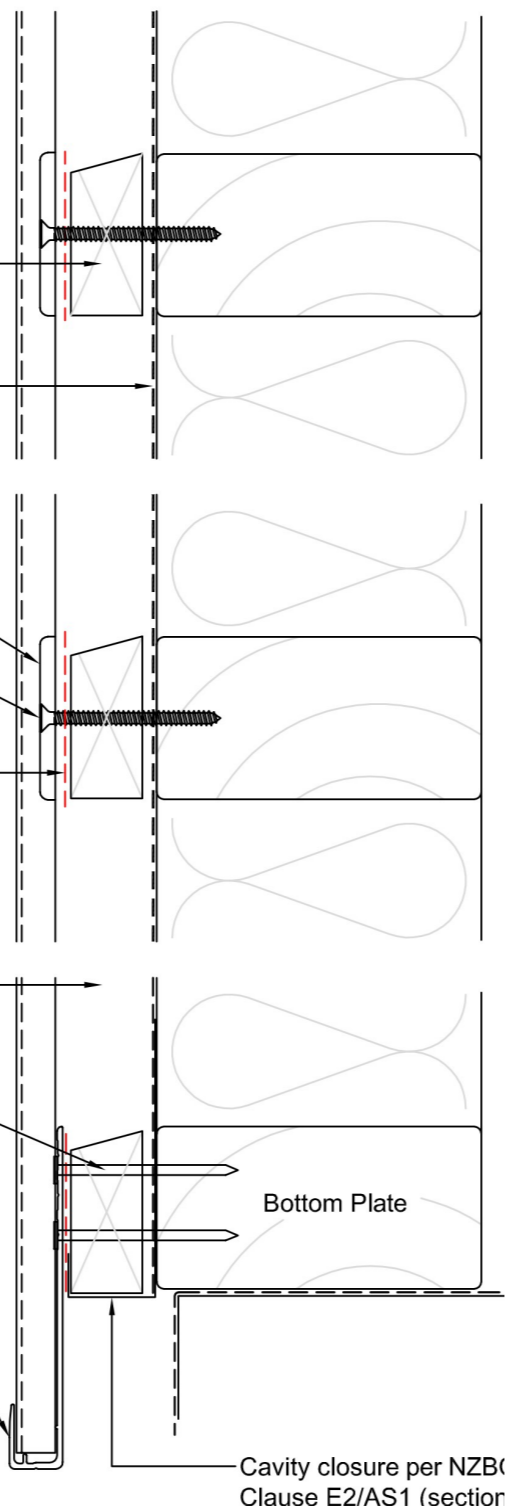
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48 REED ST, TIKIPUNGA
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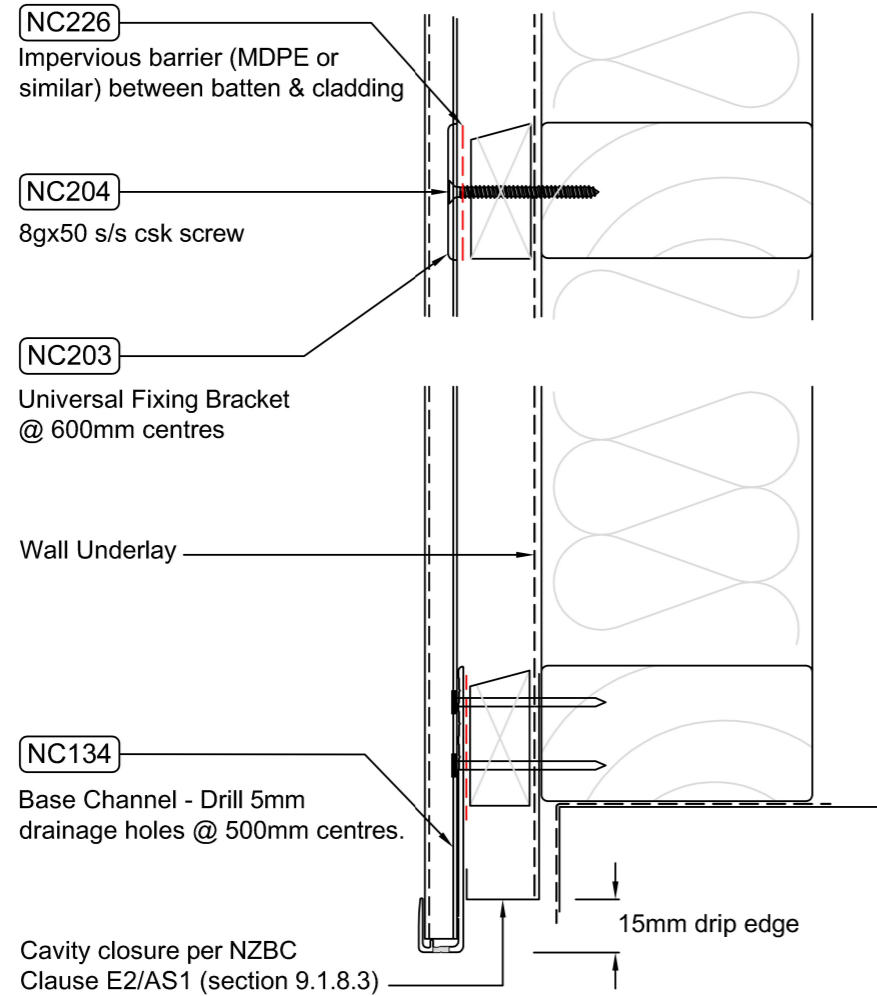
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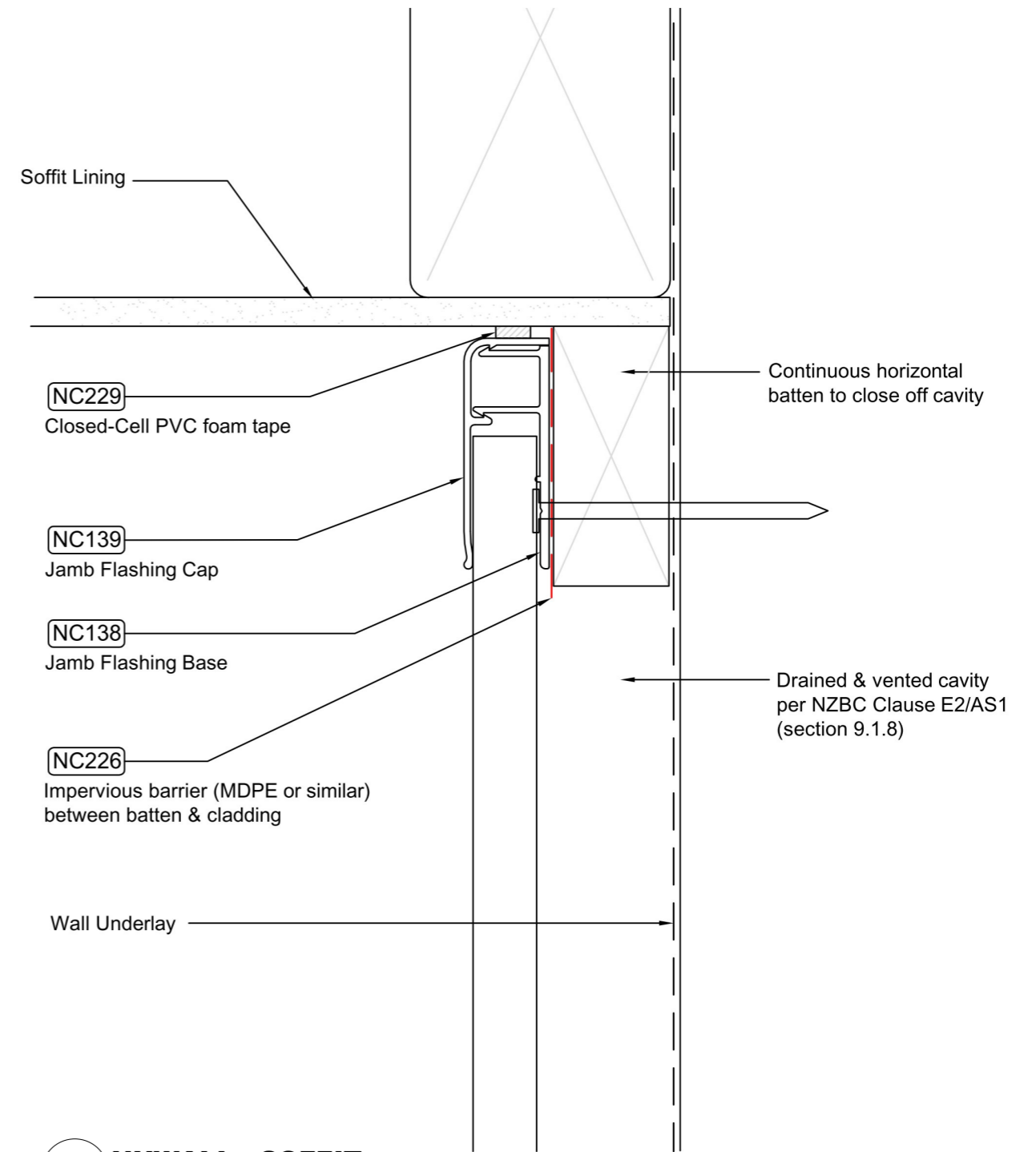
AD09 NUWALL - BASE DETAIL TO DECK
1:2

1. USING TREATED TIMBER BATTEN

NOTE: Battens should have castellated profile to permit air passage and minimum 15° slope to top edge to shed water



AD10 NUWALL - BATTEN FIXING
NTS



AD11 NUWALL - SOFFIT
1:2

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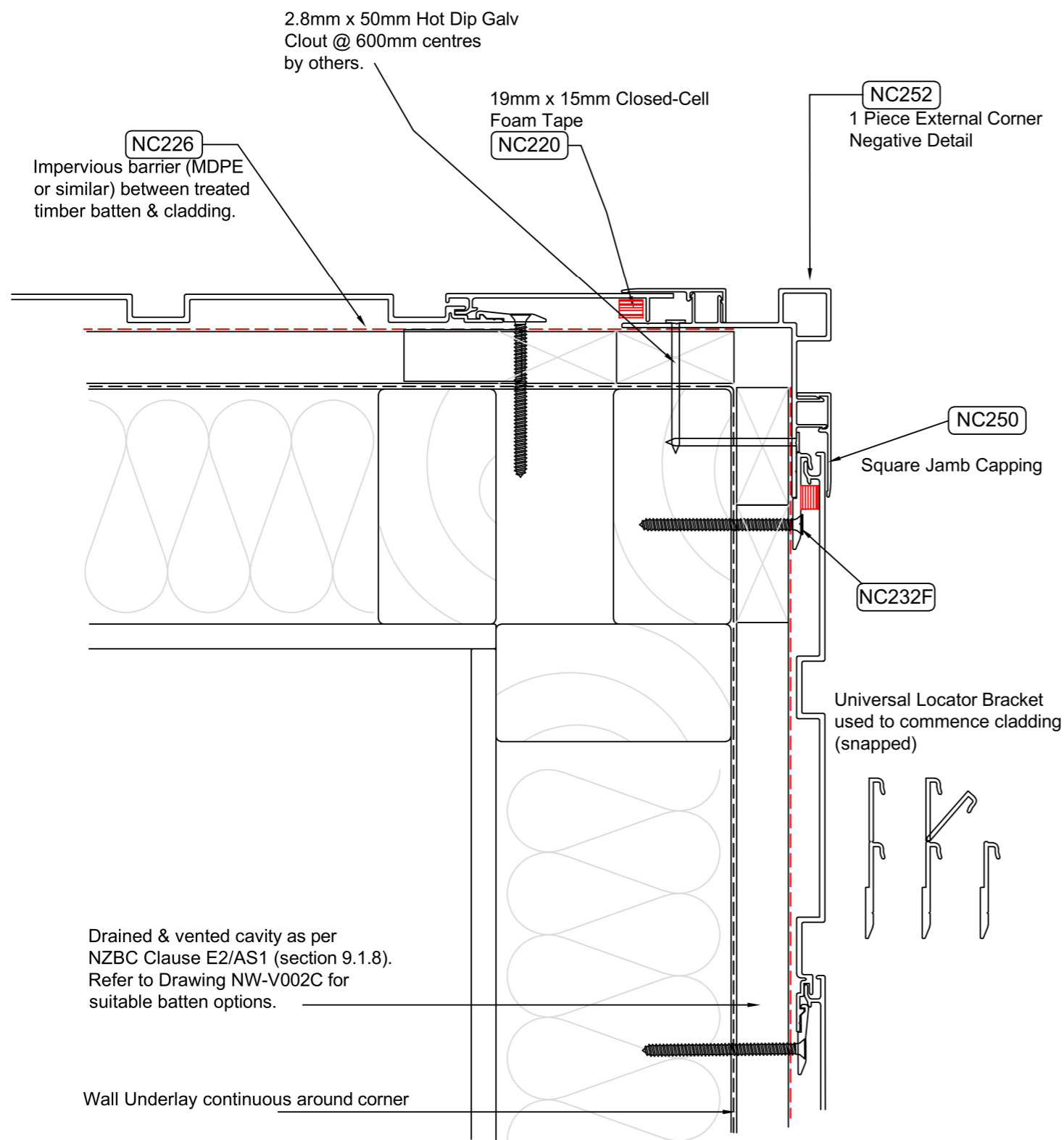
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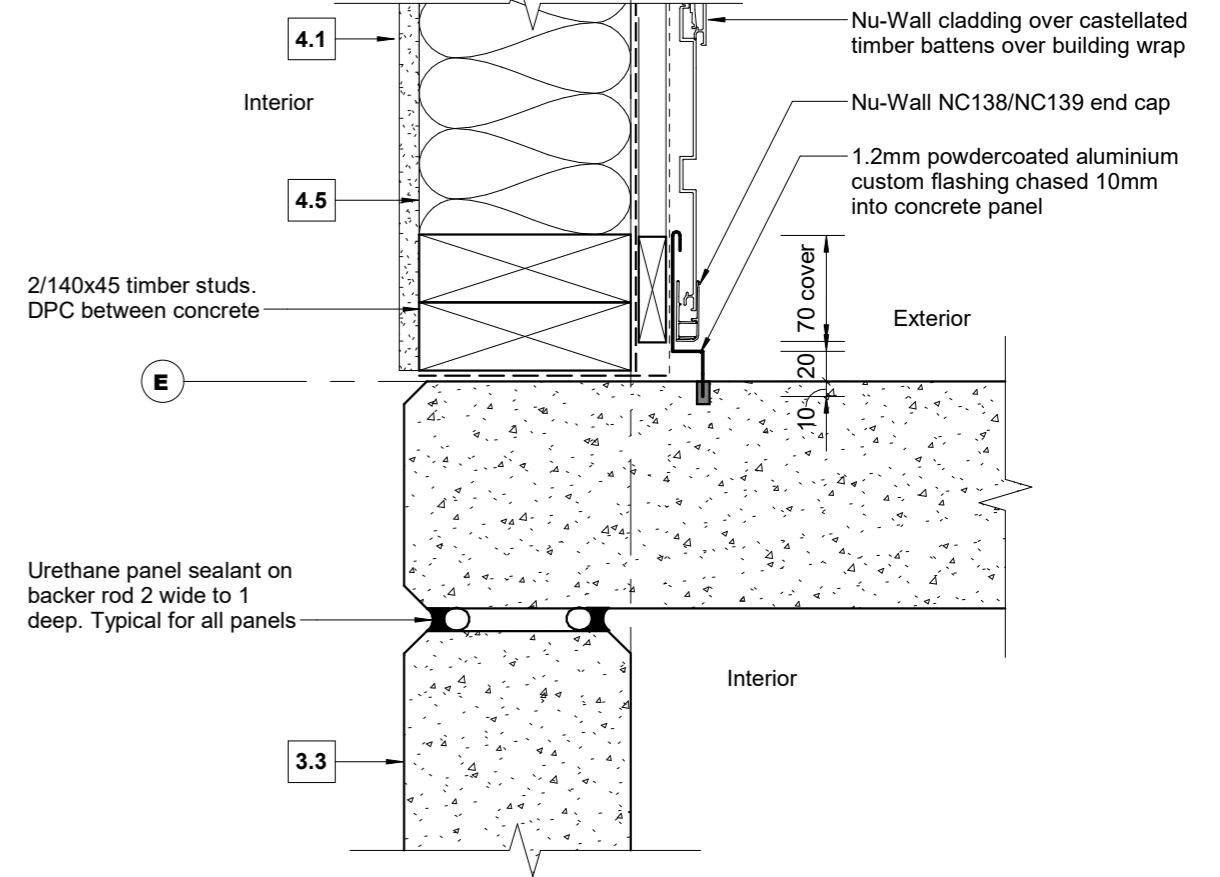
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48 REED ST, TIKIPUNGA
DRAWING **CLADDING DETAILS**

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AD12 NUWALL - EXT. CORNER
NTS

AD13 INTERNAL CORNER TO NU-WALL
A104 1:5



- NOTES**
- 3.3 150mm thick pre-cast concrete panels. Refer panel elevations for reinforcing. Side and top edges of panels chamfered 10mm. Allow 15mm gap between panels
 - 4.1 140 x 45mm H1.2 treated timber stud external wall. Refer to set-out plan for ctrs
 - 4.5 Pink Batts R3.2 140mm wall insulation

NOTE:
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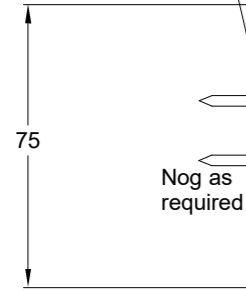
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48 REED ST, TIKIPUNGA
DRAWING **CLADDING DETAILS**

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				REV. B1

Wall Underlay lapped over flashing upstand

2.8mm x 50mm Hot Dip Galv. Clout staggered @ 300mm centres.

75mm minimum flashing leg above bottom of weatherboard



Nog as required

Roof Underlay continued up behind flashing

Stopend to roof cladding

Horizontal cavity battens. Refer to Drawing NW-V002C for suitable batten options.

NC226
Impervious barrier (MDPE or similar) between batten & cladding

NC134
Base Channel - Drill 5mm drainage holes @ 500mm centres.

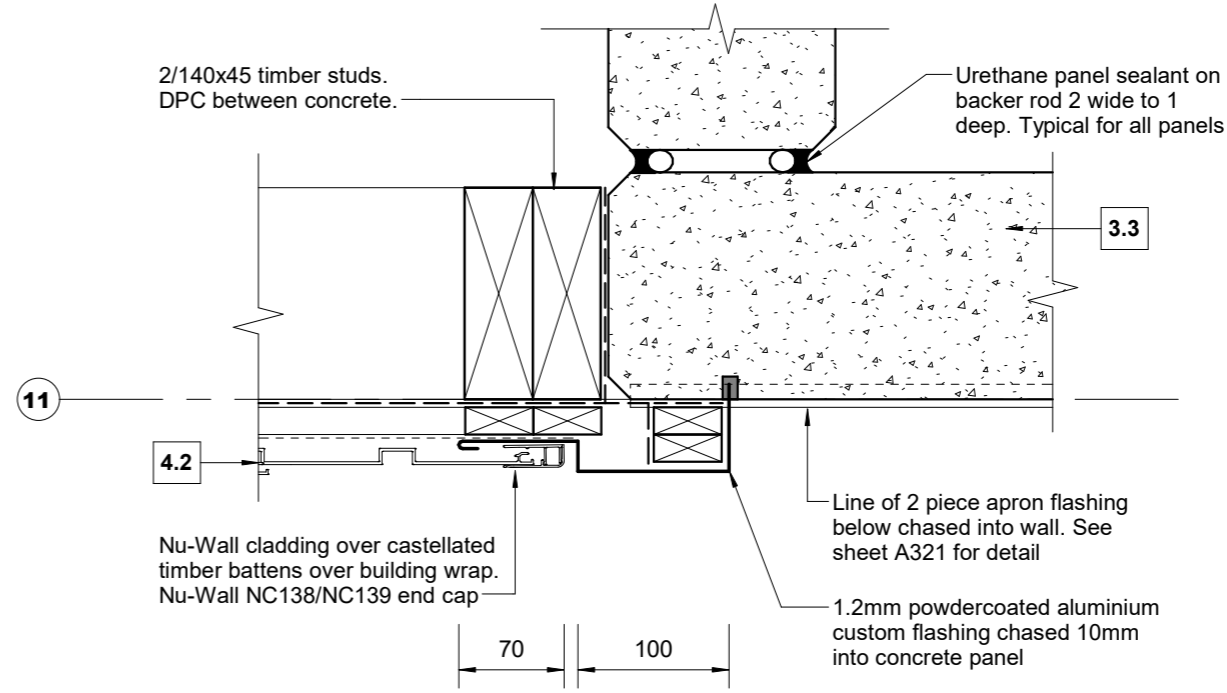
Cavity closure per NZBC Clause E2/AS1 (section 9.1.8.3)

35mm minimum clear gap

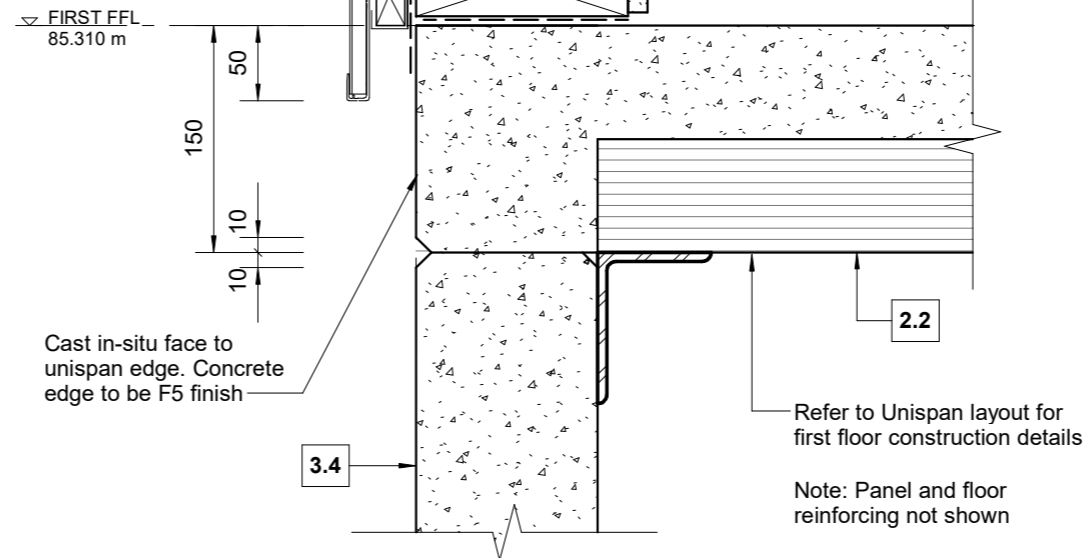
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AD14 NUWALL - APRON
1:2



AD15 NUWALL - VERT. JOIN WITH CONC
A113 1:5



AD16 BASE OF CLADDING - TYPICAL
A119 1:5

- NOTES**
- 2.2 75mm Stresscrete Unispan with 75mm thick concrete topping and SE62 mesh
 - 3.3 150mm thick pre-cast concrete panels. Refer panel elevations for reinforcing. Side and top edges of panels chamfered 10mm. Allow 15mm gap between panels
 - 3.4 120mm thick pre-cast concrete panels. Refer panel elevations for reinforcing. Side and top edges of panels chamfered 10mm. Allow 15mm gap between panels
 - 4.1 140 x 45mm H1.2 treated timber stud external wall. Refer to set-out plan for ctrs
 - 4.2 Nu-Wall vertical aluminium cladding over 20mm cavity. E-Series Random profile over castellated timber cavity battens over building wrap
 - 5.1 Steel & Tube 'ST963' or equivalent 0.55mm colour-coated metal long-run roofing over CoverTek 407 fire retardant non-woven SS Roofing underlay and safety mesh with 0.55 BMT typical steel flashings as required.

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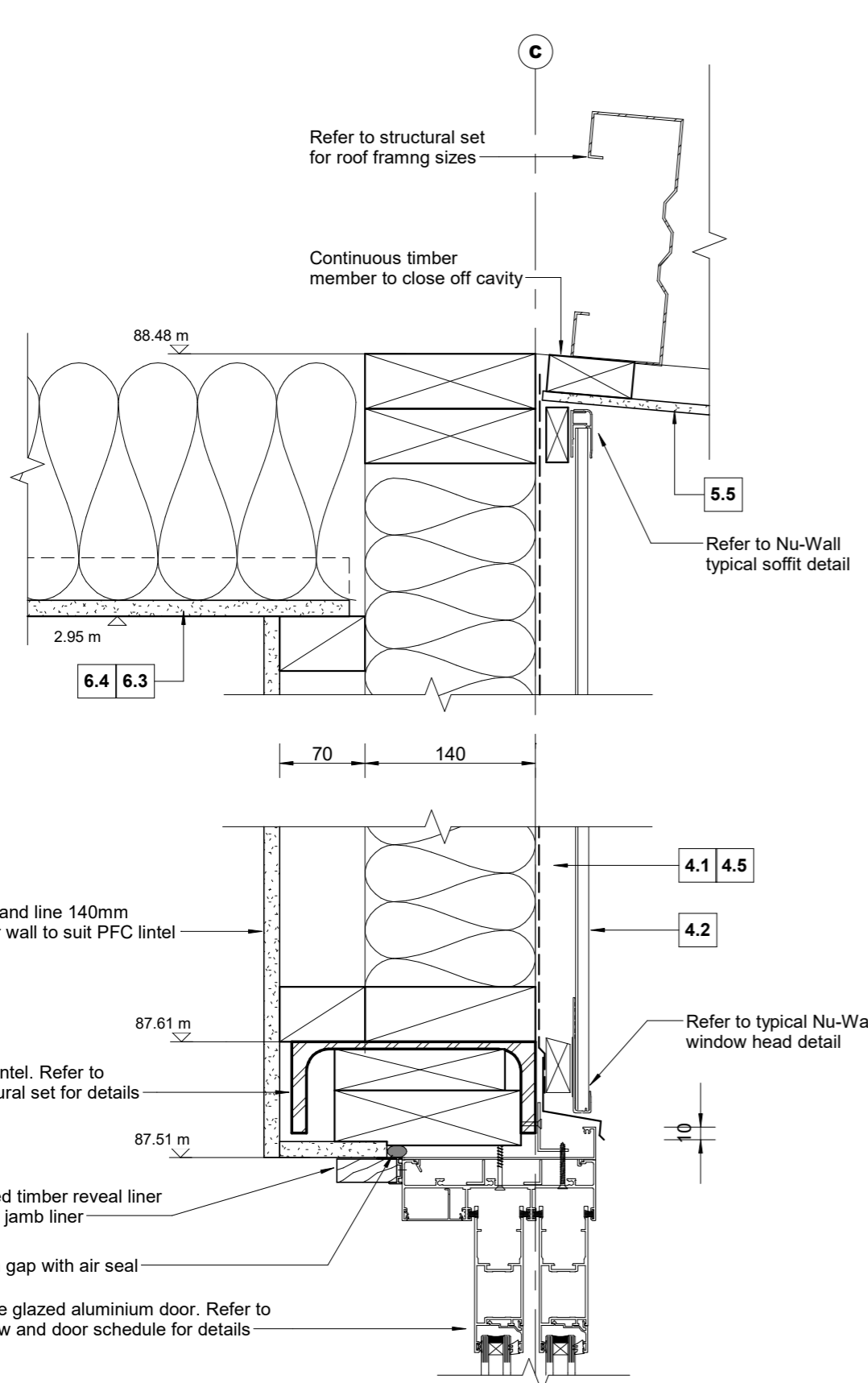
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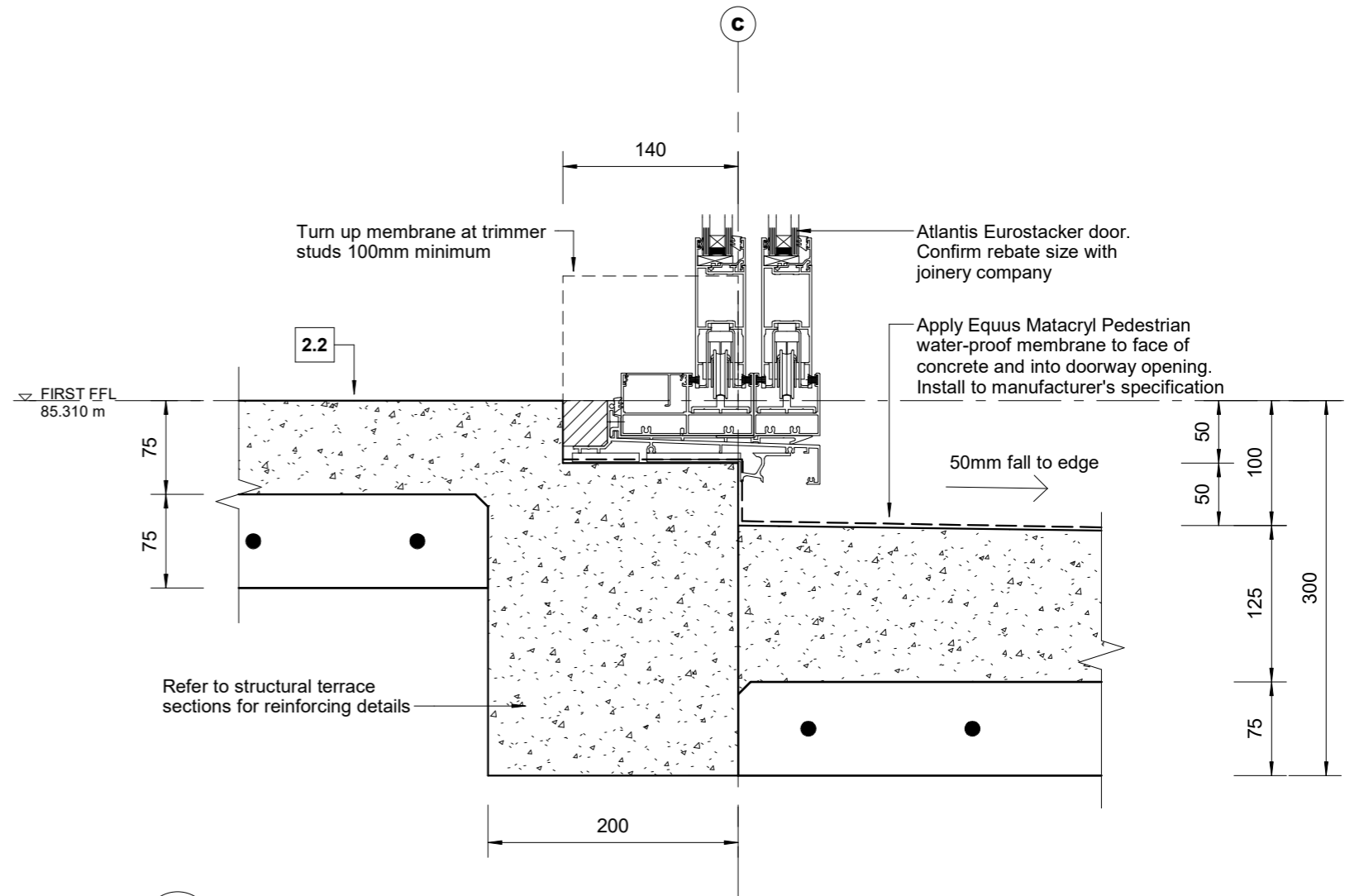
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48 REED ST, TIKIPUNGA
DRAWING **CLADDING DETAILS**

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REV.	REVISION DETAILS	BY	DATE	B1



AD17 BULKHEAD OVER D1.03
A116 1:5



AD18 DOOR SILL TO TERRACE
A116 1:5

NOTES	
2.2	75mm Stresscrete Unispan with 75mm thick concrete topping and SE62 mesh
4.1	140 x 45mm H1.2 treated timber stud external wall. Refer to set-out plan for ctrs
4.2	Nu-Wall vertical aluminium cladding over 20mm cavity. E-Series Random profile over castellated timber cavity battens over building wrap
4.5	Pink Batts R3.2 140mm wall insulation
5.5	7.5mm HardieGroove soffit lining over Terrace
6.3	Armstrong suspended ceiling system with selected 1200 x 600mm ceiling tiles
6.4	Pink Batts Ultra 4.0 ceiling insulation

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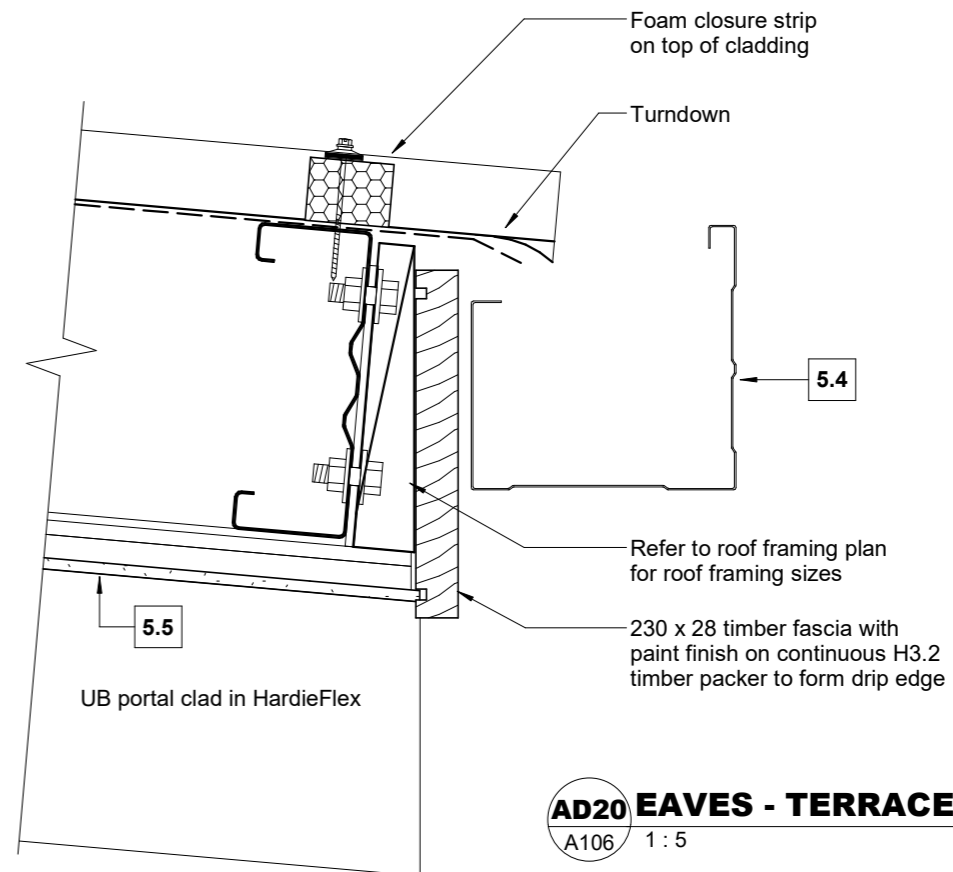
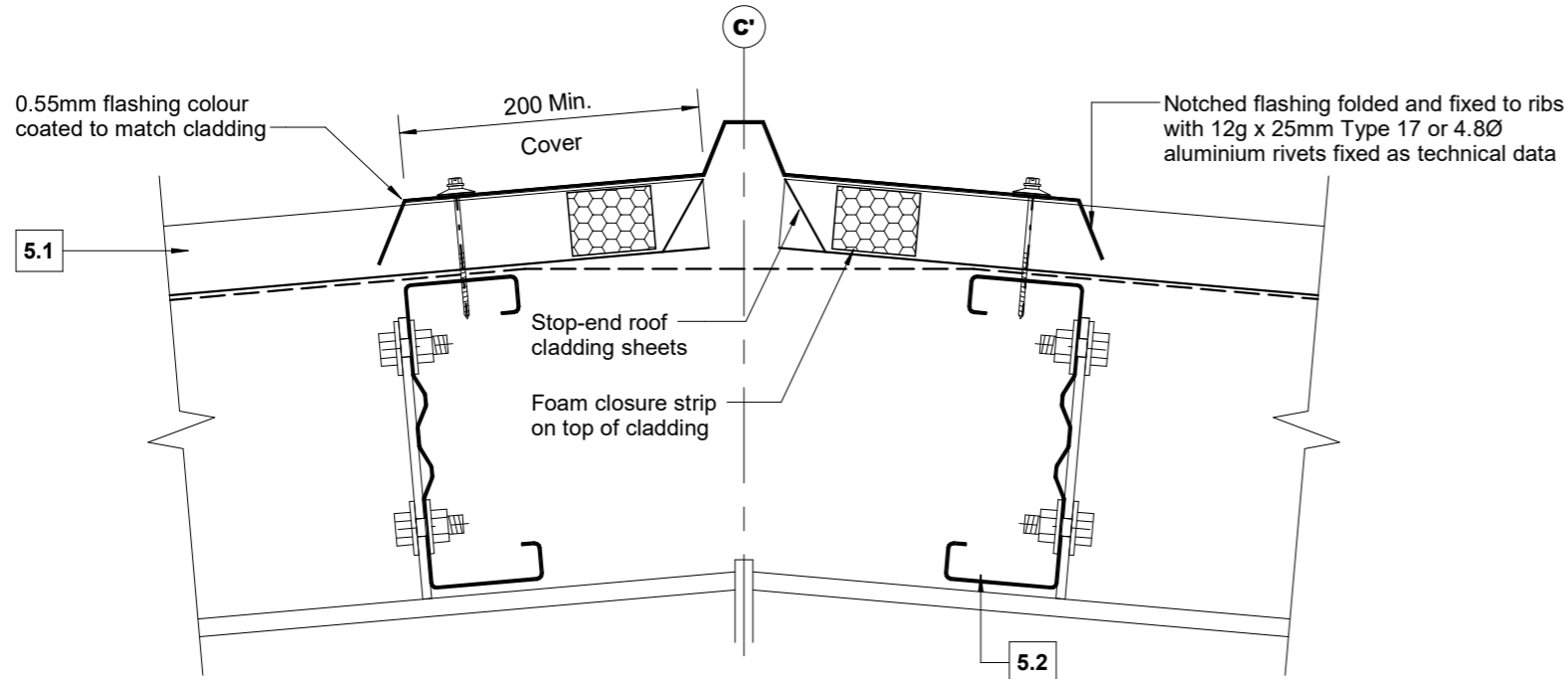
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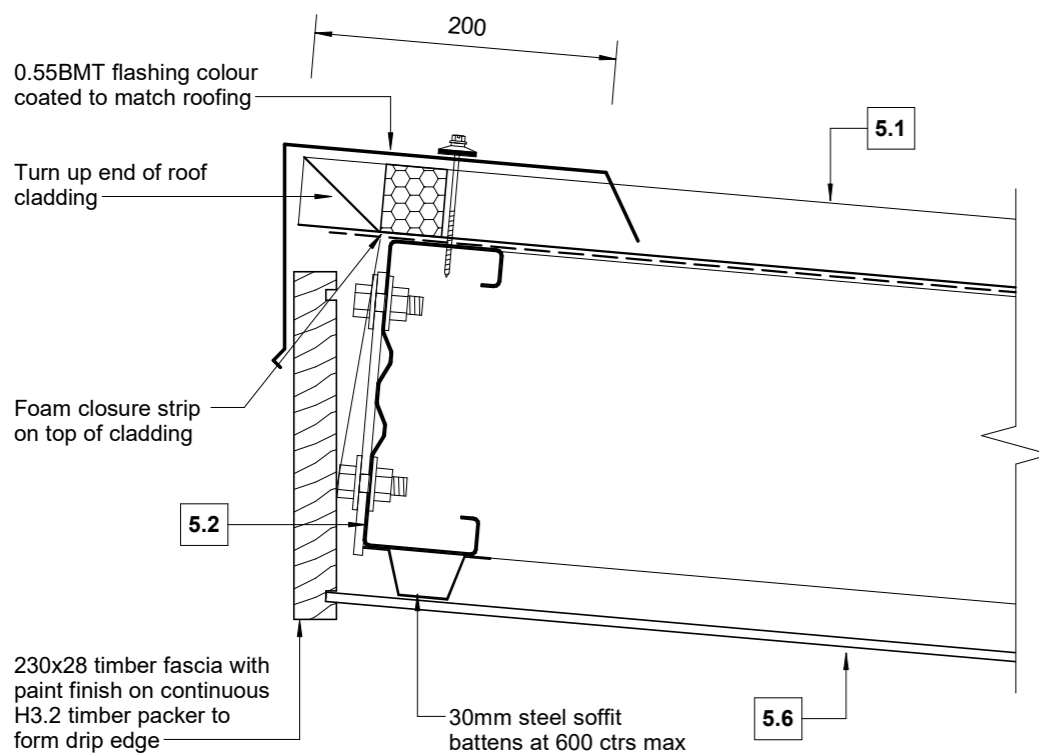
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PROJECT **PROPOSED BUILDING ALTERATIONS**
48 REED ST, TIKIPUNGA
DRAWING **TERRACE DOOR DETAILS**

BUILDING CONSENT				SCALE @ A3 AS SHOWN
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B1	ISSUE FOR BUILDING CONSENT	HP	05/11/21	SHEET
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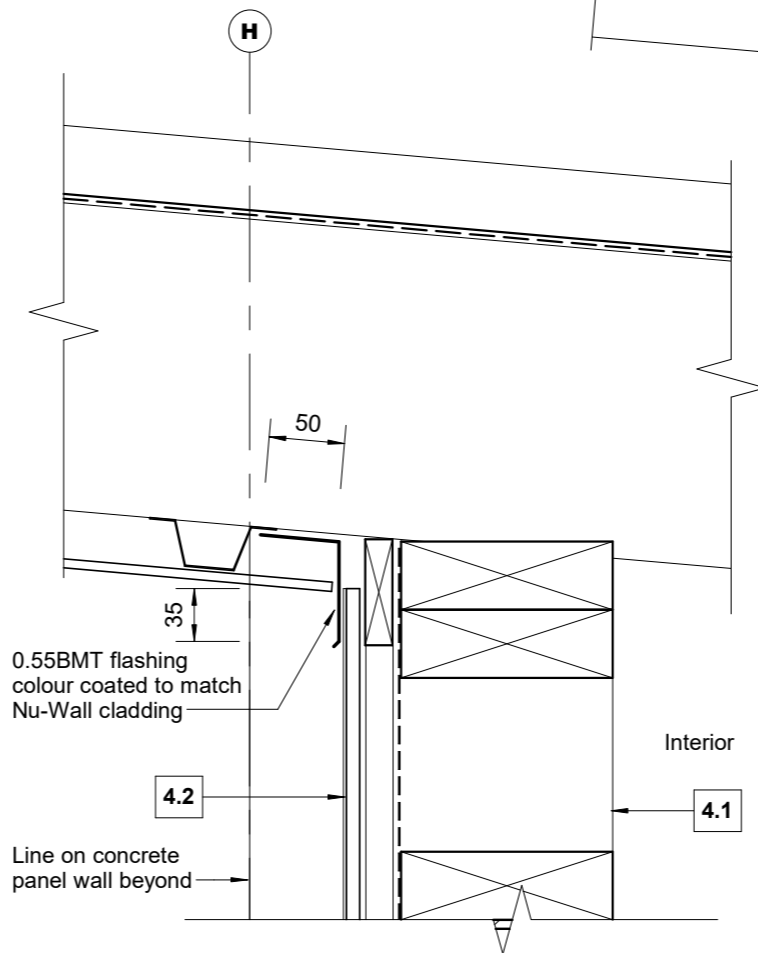
AD19 RIDGE FLASHING

A106 1:5



AD21 APEX FLASHING

A117 1:5



AD20 EAVES - TERRACE

A106 1:5

NOTES

- 4.1 140 x 45mm H1.2 treated timber stud external wall. Refer to set-out plan for ctrs
- 4.2 Nu-Wall vertical aluminium cladding over 20mm cavity. E-Series Random profile over castellated timber cavity battens over building wrap
- 5.1 Steel & Tube 'ST963' or equivalent 0.55mm colour-coated metal long-run roofing over CoverTek 407 fire retardant non-woven SS Roofing underlay and safety mesh with 0.55 BMT typical steel flashings as required.
- 5.2 HST steel purlins @ 1200ctrs. Refer to roof framing plan for set-out
- 5.4 Colorsteel 175mm box gutter on 230 x 28 H3.1 timber fascia. Colorsteel downpipes to match. Refer to roof plan for sizes and locations
- 5.5 7.5mm HardieGroove soffit lining over Terrace
- 5.6 4.5mm Eclipsa soffit lining typically to eaves and barges

NOTE:
Details adapted from CAD details provided by Steel & Tube

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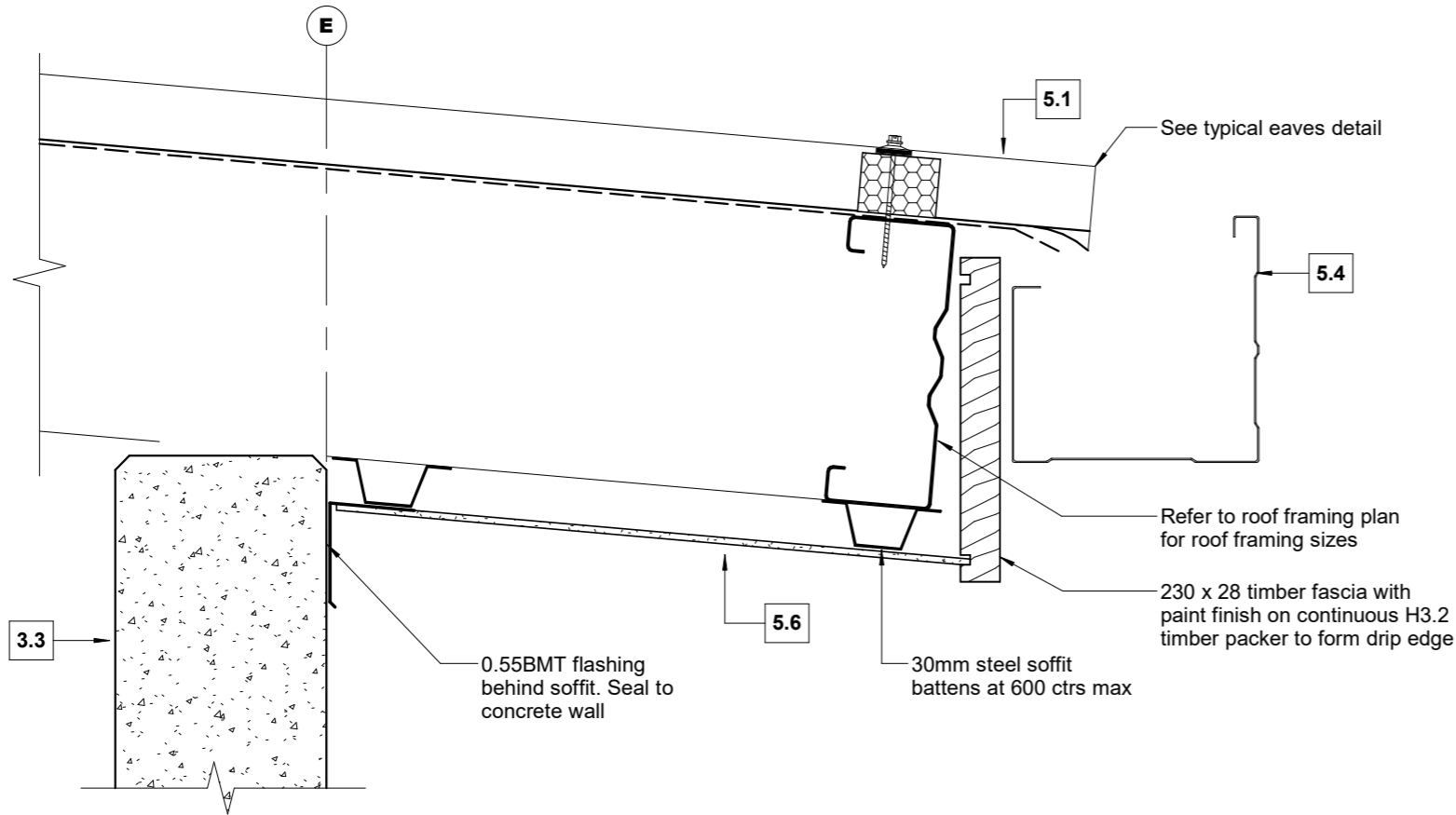
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PROJECT **PROPOSED BUILDING ALTERATIONS**

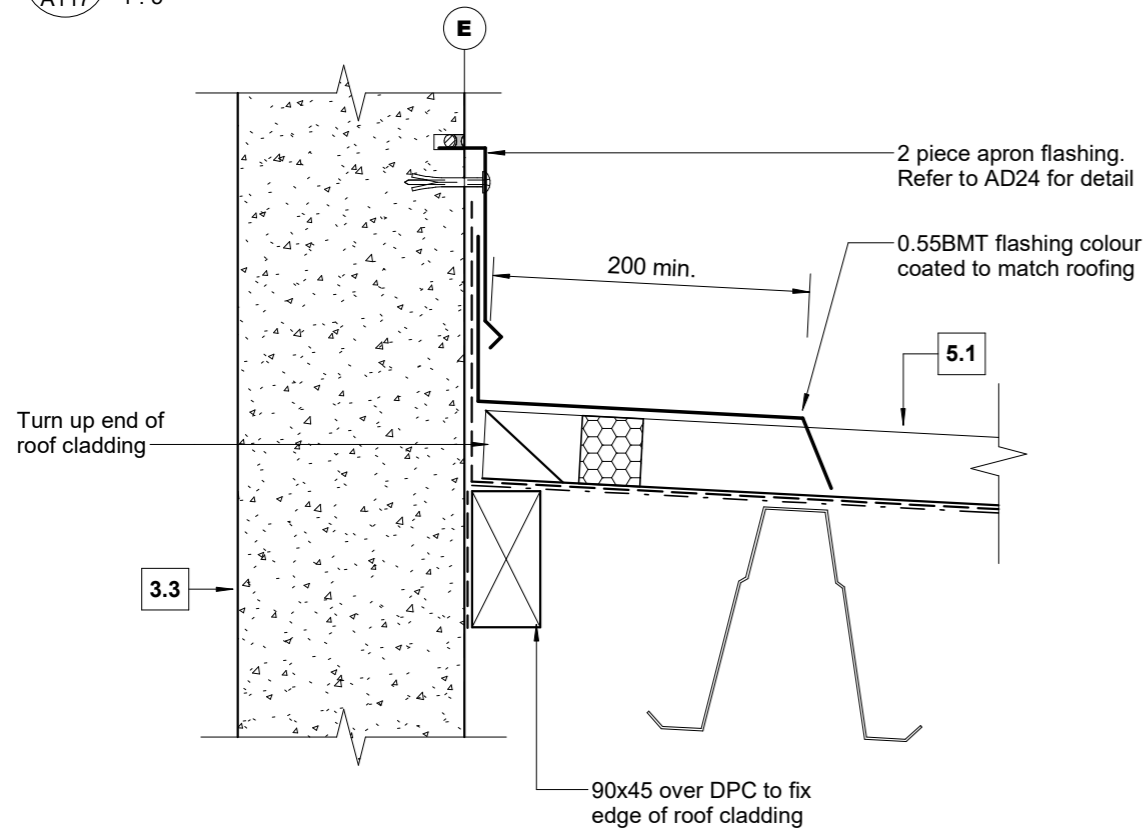
48 REED ST, TIKIPUNGA

DRAWING **ROOF DETAILS**

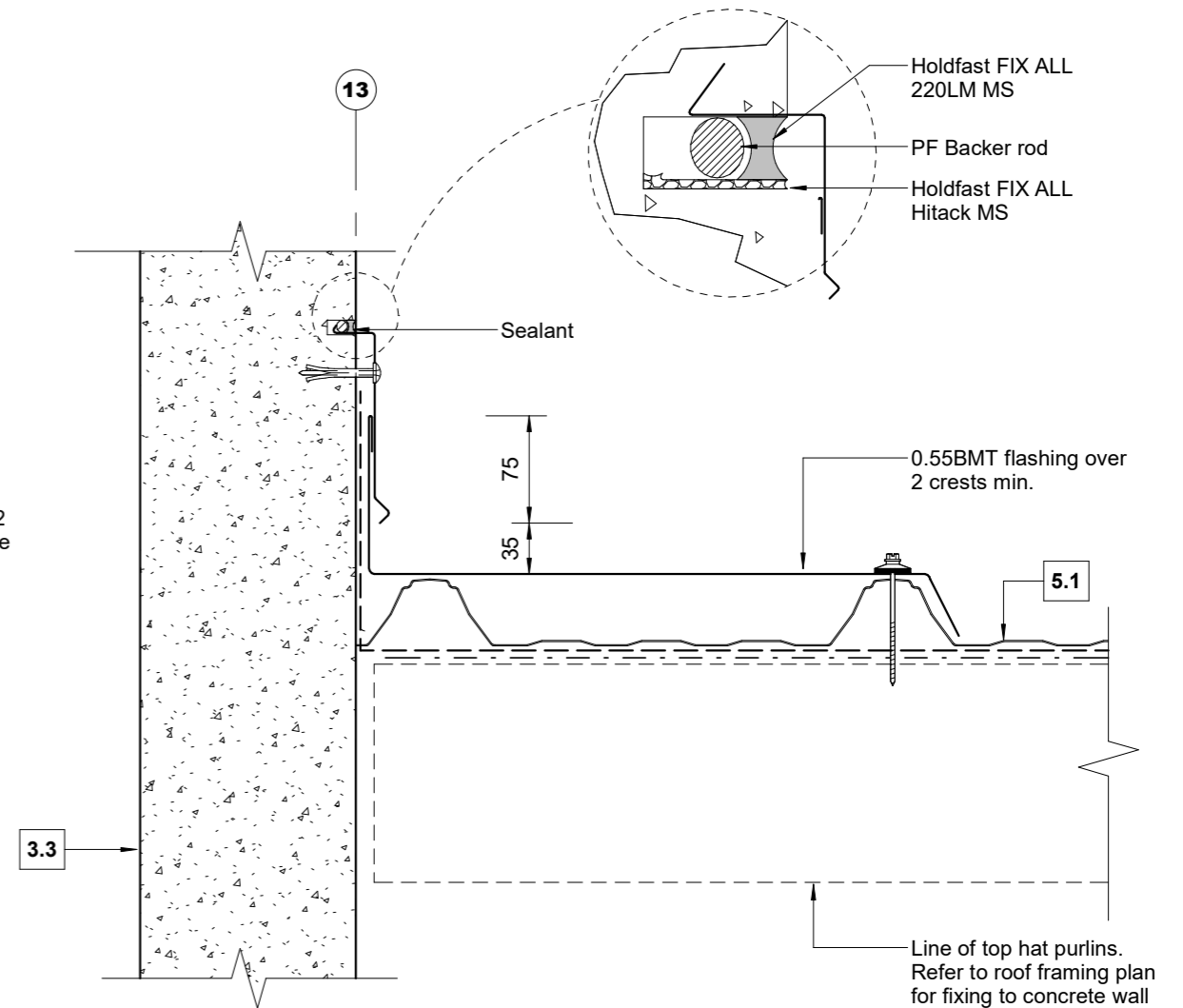
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		CHECK' <i>HP</i>	10635-2	
		APPROVED PHILIP HIGHAM		
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				REV. B1



AD22 EAVES DETAIL - CONCRETE WALL
A117 1:5



AD23 APRON FLASHING TRANVERSE - CONCRETE WALL
A106 1:5



AD24 APRON FLASHING PARALLEL - CONCRETE PANEL
A121 1:5

NOTES

- 3.3 150mm thick pre-cast concrete panels. Refer panel elevations for reinforcing. Side and top edges of panels chamfered 10mm. Allow 15mm gap between panels
- 5.1 Steel & Tube 'ST963' or equivalent 0.55mm colour-coated metal long-run roofing over CoverTek 407 fire retardant non-woven SS Roofing underlay and safety mesh with 0.55 BMT typical steel flashings as required.
- 5.4 Colorsteel 175mm box gutter on 230 x 28 H3.1 timber fascia. Colorsteel downpipes to match. Refer to roof plan for sizes and locations
- 5.6 4.5mm Eclipsa soffit lining typically to eaves and barges

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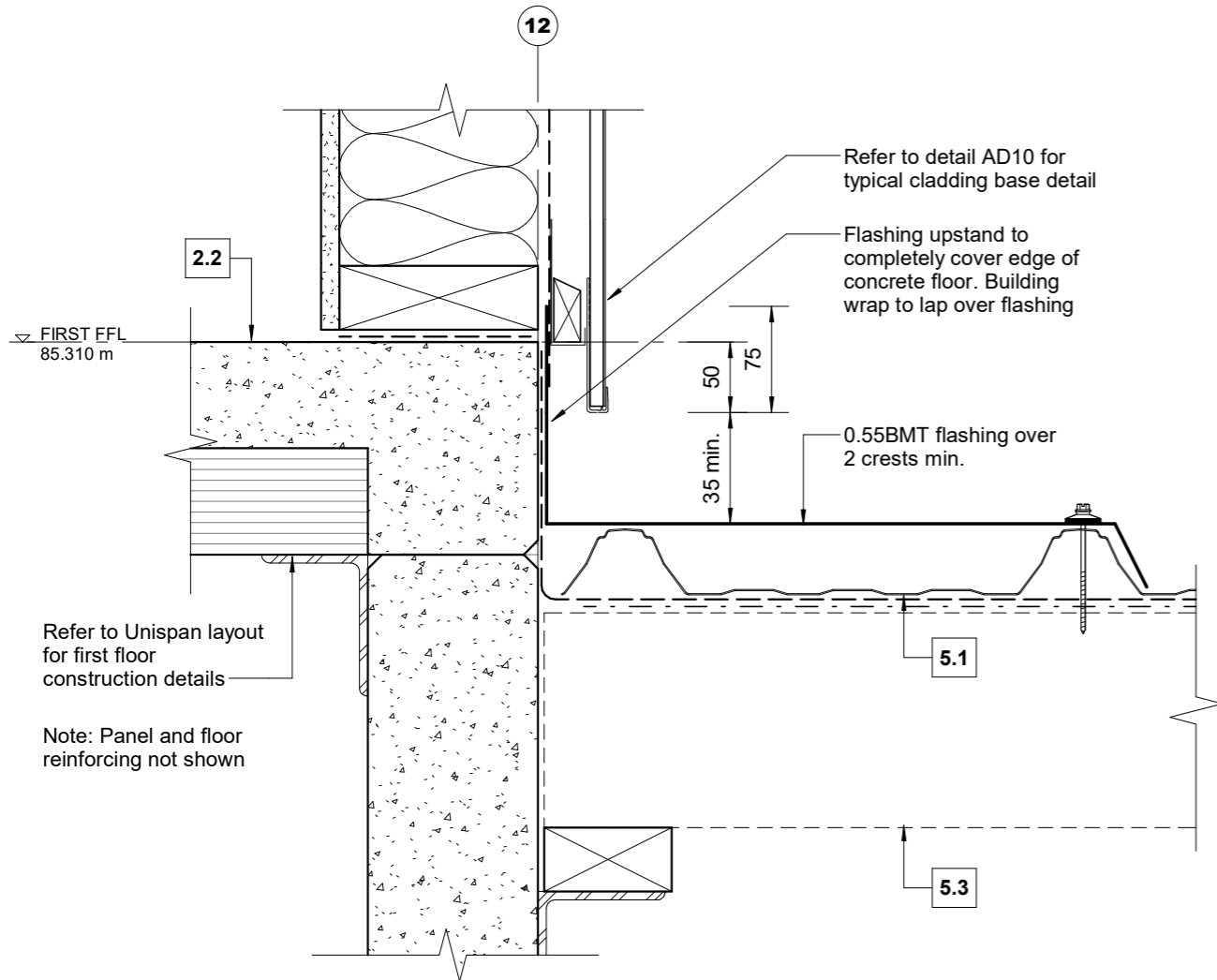
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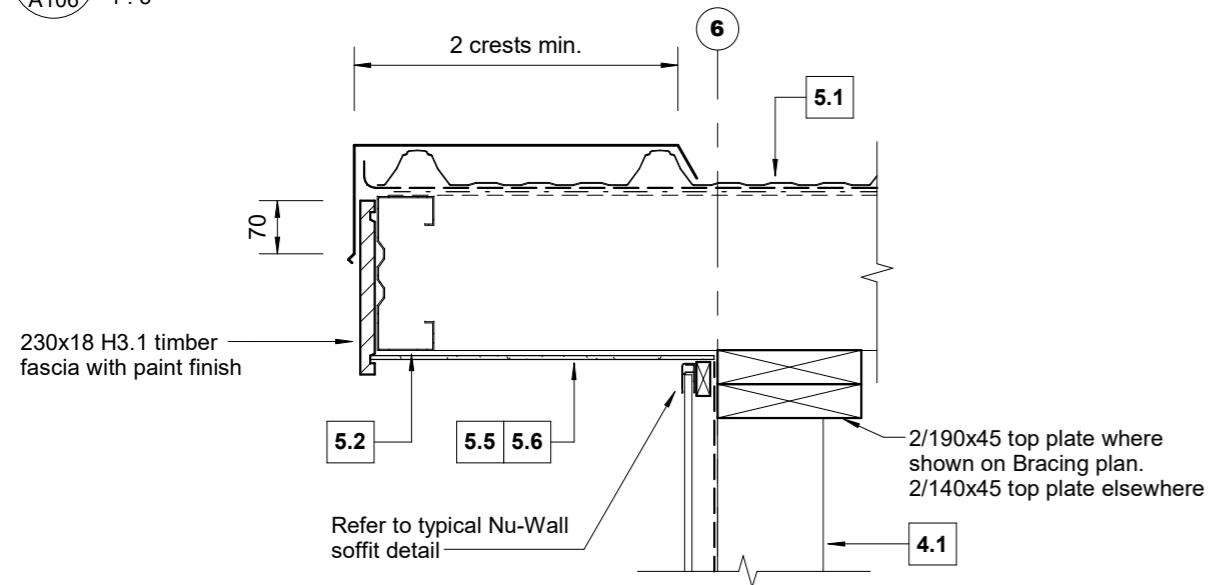
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48 REED ST, TIKIPUNGA
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		APPROVED PHILIP HIGHAM		SHEET
P1	ISSUE FOR CLIENT APPROVAL	HP	15/10/21	A321
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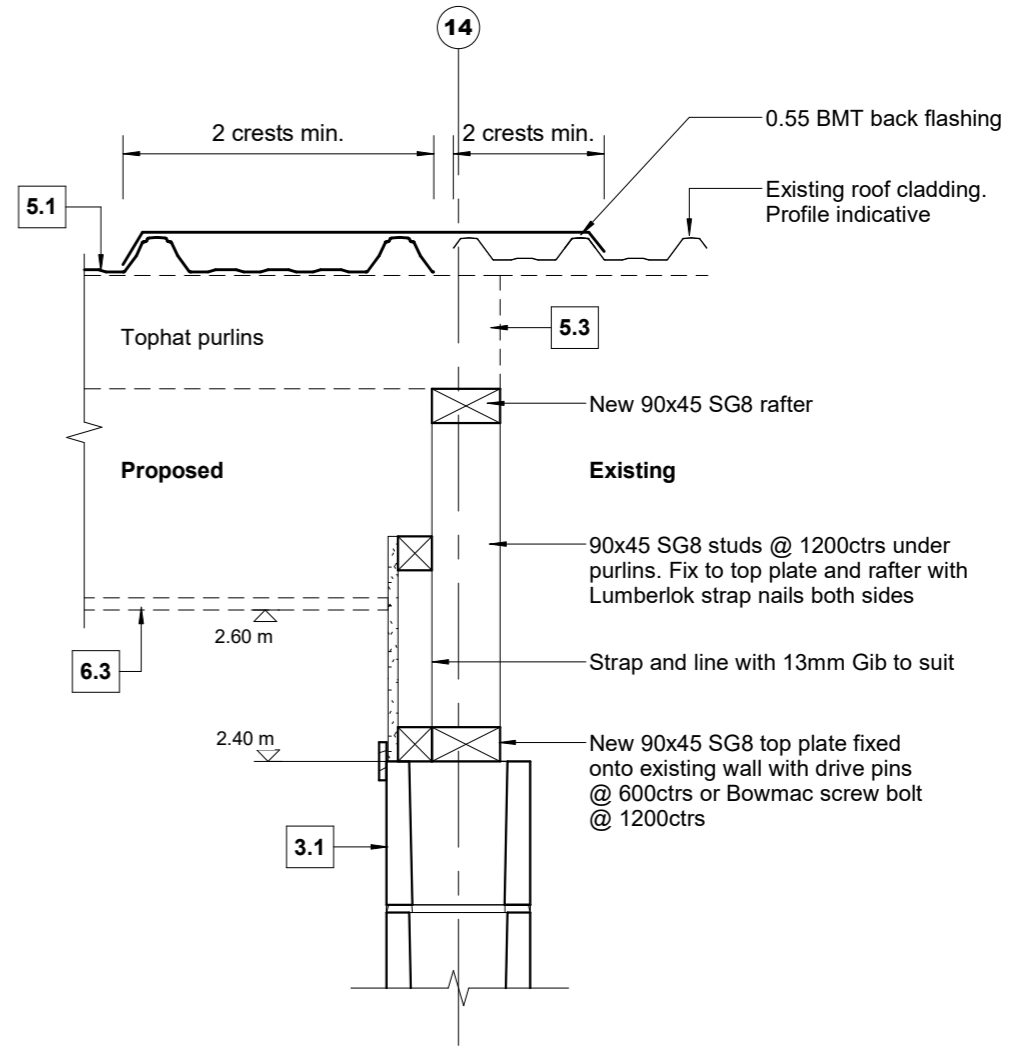
AD25 APRON FLASHING - NUWALL

A106 1:5



AD26 BARGE FLASHING - TYPICAL

A106 1:10



AD27 ROOFING - NEW/EXISTING CONNECTION

A120 1:10

NOTES

- 2.2 75mm Stresscrete Unispan with 75mm thick concrete topping and SE62 mesh
- 3.1 Existing 20 series concrete masonry wall
- 4.1 140 x 45mm H1.2 treated timber stud external wall. Refer to set-out plan for ctrs
- 5.1 Steel & Tube 'ST963' or equivalent 0.55mm colour-coated metal long-run roofing over CoverTek 407 fire retardant non-woven SS Roofing underlay and safety mesh with 0.55 BMT typical steel flashings as required.
- 5.2 HST steel purlins @ 1200ctrs. Refer to roof framing plan for set-out
- 5.3 150 HST Top Hat Purlins 1.15 BMT @ 1200ctrs
- 5.5 7.5mm HardieGroove soffit lining over Terrace
- 5.6 4.5mm Eclipsa soffit lining typically to eaves and barges
- 6.3 Armstrong suspended ceiling system with selected 1200 x 600mm ceiling tiles

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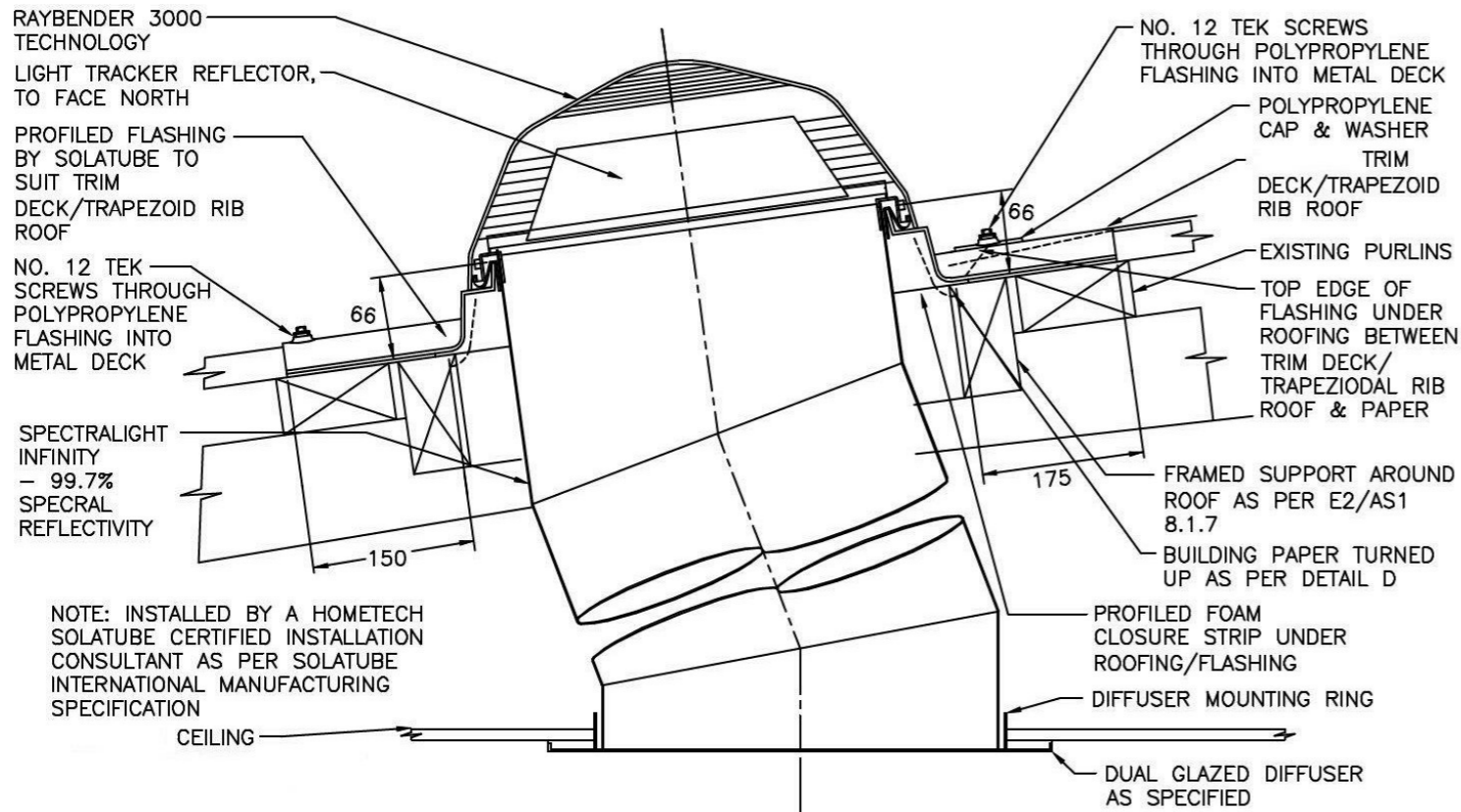
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48 REED ST, TIKIPUNGA

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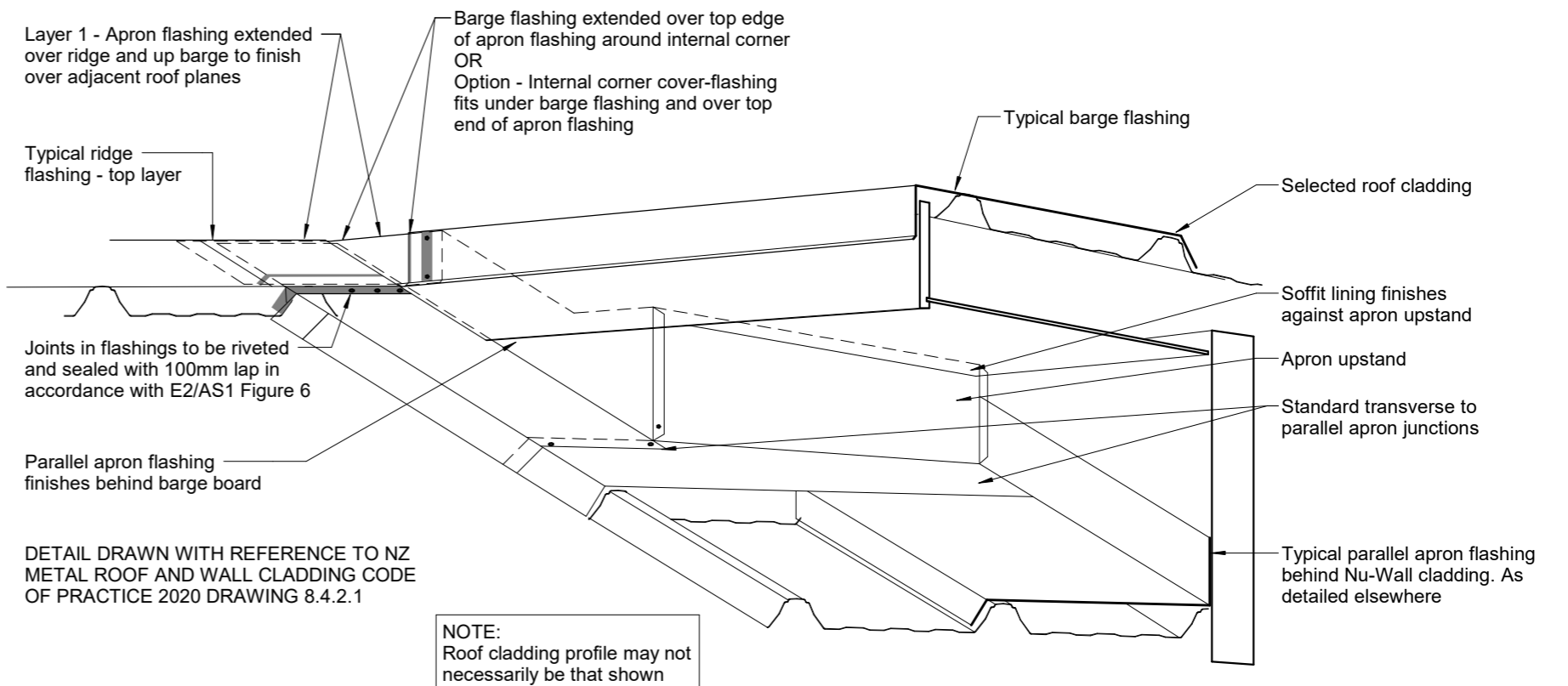
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NOTE: INSTALLED BY A HOMETECH SOLATUBE CERTIFIED INSTALLATION CONSULTANT AS PER SOLATUBE INTERNATIONAL MANUFACTURING SPECIFICATION

READ IN CONJUNCTION WITH SOLATUBE 290DS DAYLIGHTING SYSTEM INSTALLATION DATA

AD28 SOLATUBE DETAIL
 A117 1:1



AD29 INTERNAL CORNER JUNCTION IN ROOF
 A106 1:10

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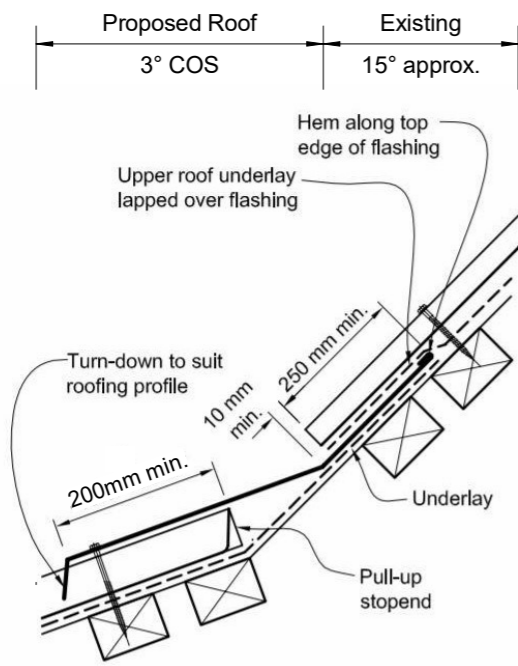
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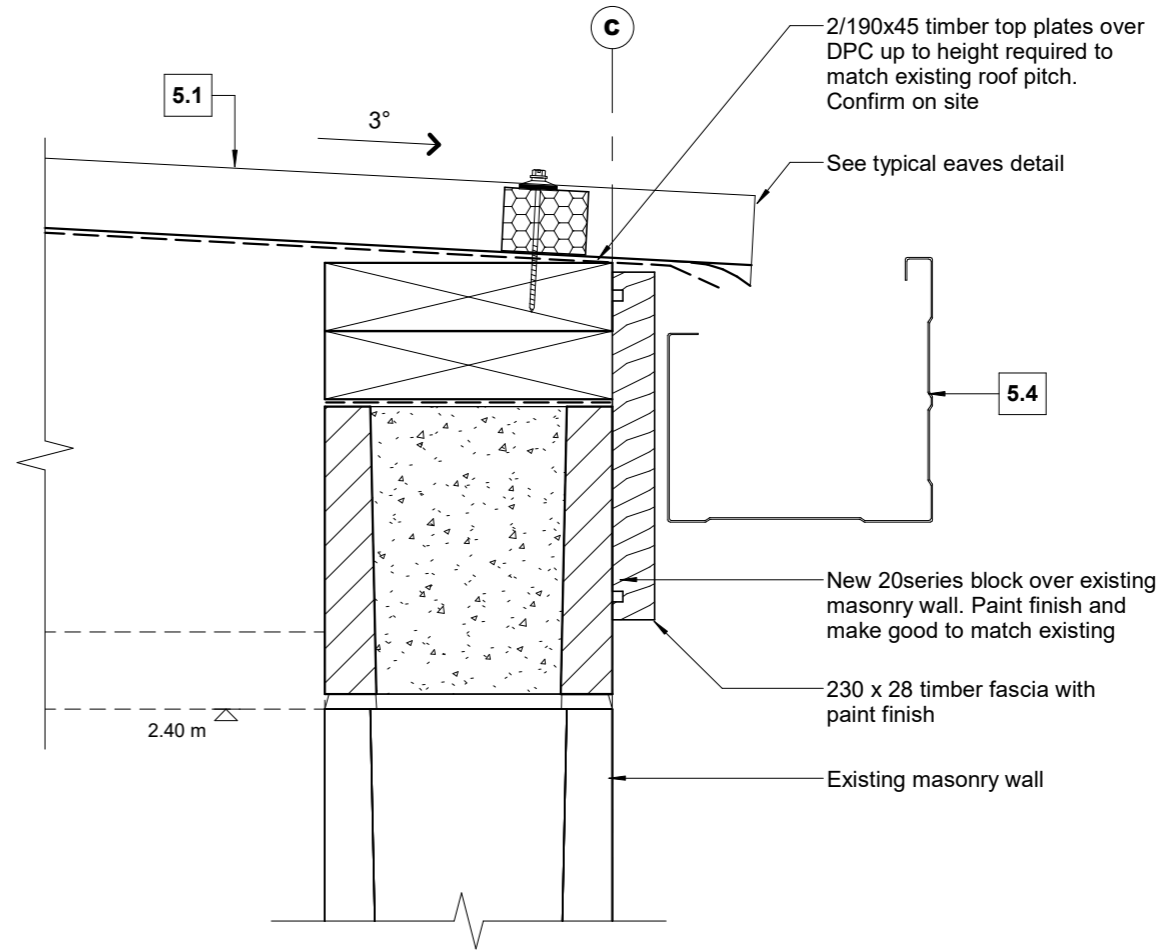
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(a) CHANGE IN PITCH

NOTE: Detail adapted from E2/AS1 Figure 44

AD30 CHANGE IN PITCH
A106 1:10



AD31 GUTTER - EXISTING ROOF
A106 1:5

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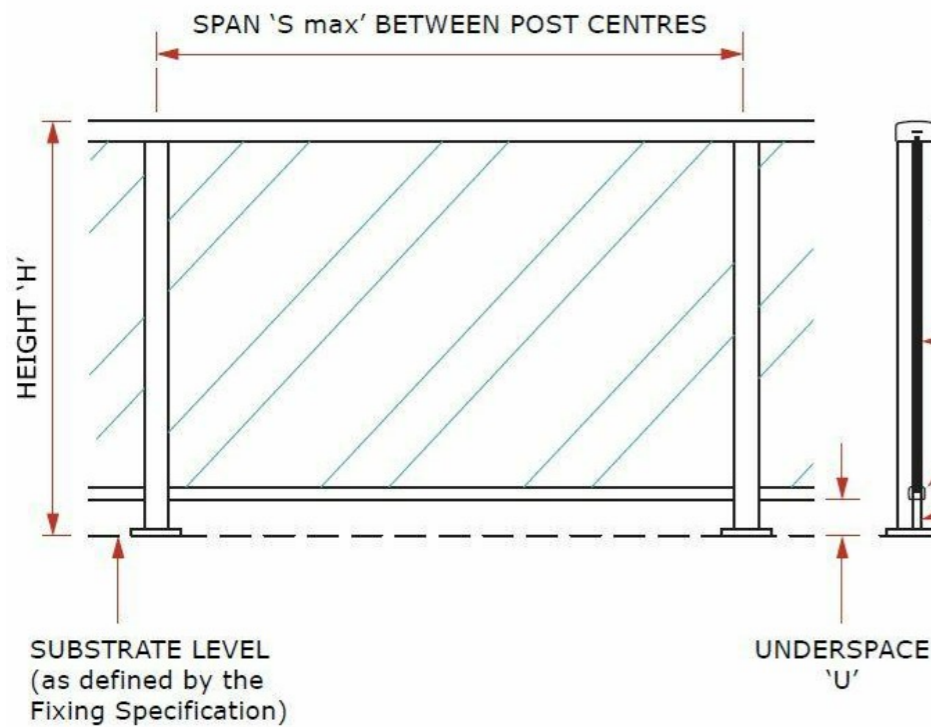
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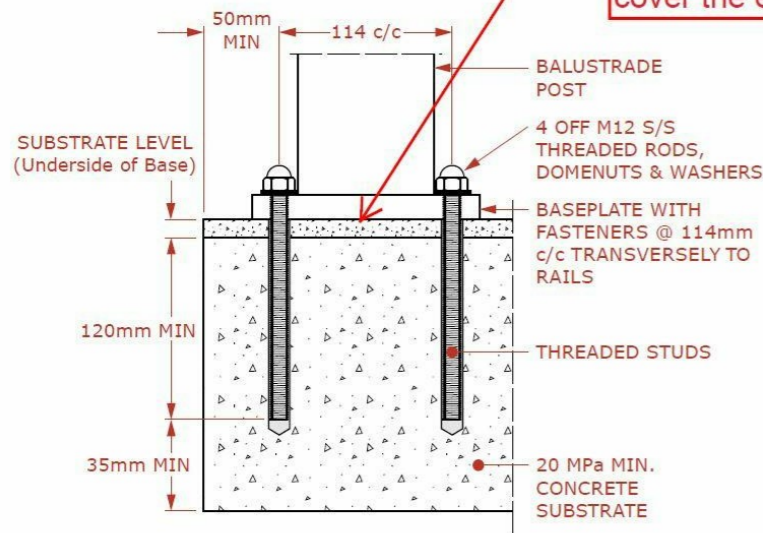
The balustrade shall be fabricated from the following items:

- TOP RAIL: ERT / ERZ
- POSTS: EPU. See also Note 4.
- TOUGHENED GLASS PANELS
- LOWER RAIL: ARN
- INSERT: AIA
- BASE PLATE: BUTV

AD32 UNEX BALUSTRADE
NTS

THIS SPECIFICATION IS BASED ON THE ATTACHMENT OF THE BALUSTRADE BEING IN ACCORDANCE WITH ONE OF THE STANDARD TOP FIXING SPECIFICATIONS CONTAINED ON PAGES 32-37. REFER TO UNEX SYSTEMS FOR NON-STANDARD FIXING METHODS.

Tikipunga AFC, 11.10.2021:
Add Neoprene between
baseplate and substrate to
cover the entire contact area.



MAXIMUM POST CENTRES 'S max' (metres) & MINIMUM TOUGHENED GLASS THICKNESS (Millimetres)						
HEIGHT (Note 2)	Post Type (Note 4)	Toughened Glass Thickness	Line No.	SPAN 'S max'		
				60m/s Max. Design Wind Speed (Note 3)		
				LOADING CLASS (Note 1)		
				N30	N20	N15
1.1	EPU	8	1	1.12	1.37	1.37
	RAILS ONLY	8	2	1.37	1.37	1.37
1.2	EPU	8	3	1.02	1.37	1.37
	RAILS ONLY	8	4	1.37	1.37	1.37

- (1) LOADING CLASS: Refer to Page 74 of this MANUAL for the scope of the Loading Class designations.
- (2) HEIGHT 'H': is the overall height of the balustrade above the substrate level shown. Interpolate for Heights between those shown.
- (3) DESIGN WIND SPEED: in m/s, Refer to Page 38 note 4 for details of applicable wind codes and the methods for determining the Design Wind Speed for any particular site.
- (4) POST TYPES: Refer to Pages 5. "RAILS ONLY" gives the maximum span of the rails when fixed in single panels between posts attached to walls or columns designed to provide adequate support.

NOTE: TAKE CARE DRILLING THROUGH 150mm THICK UNISPAN EDGE TO PREVENT BLOWOUT

AD33 UNEX BALUSTRADE BASE
NTS

NOTE:
Details provided by Unex Systems (NZ) Ltd for Extreme Barriers Balustrade System.
Refer to Unex producer statement for x3000 4 sided, glazed top mounted barrier design and Unex specification and Extreme Barriers Technical Catalogue

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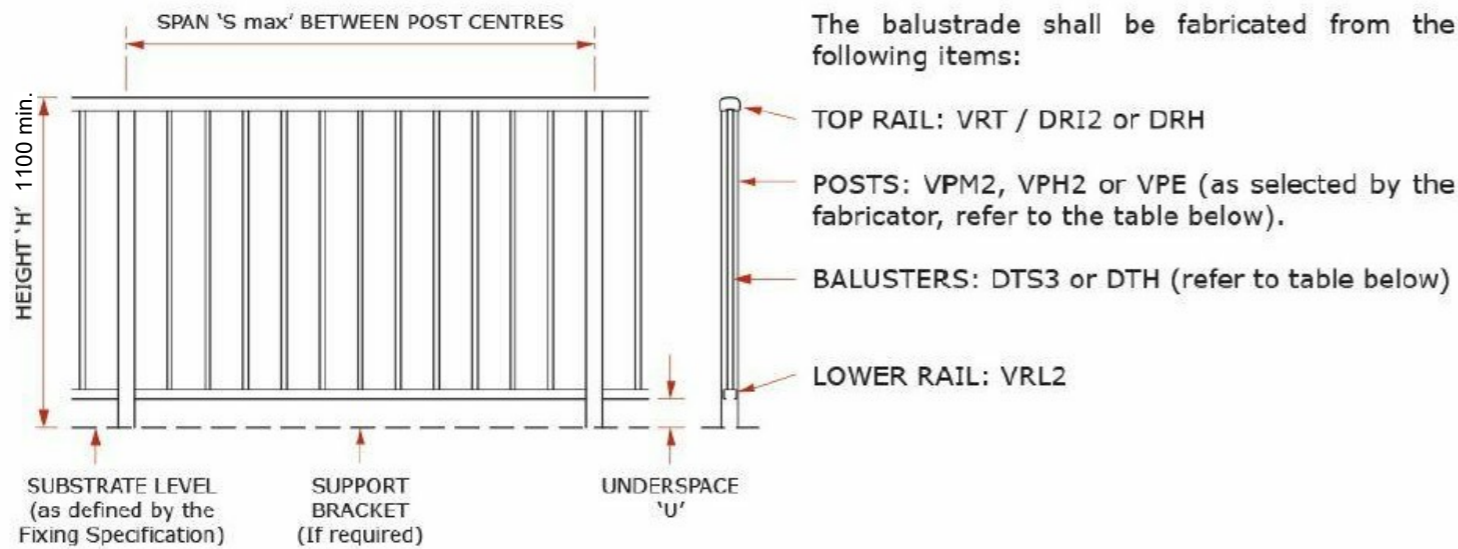
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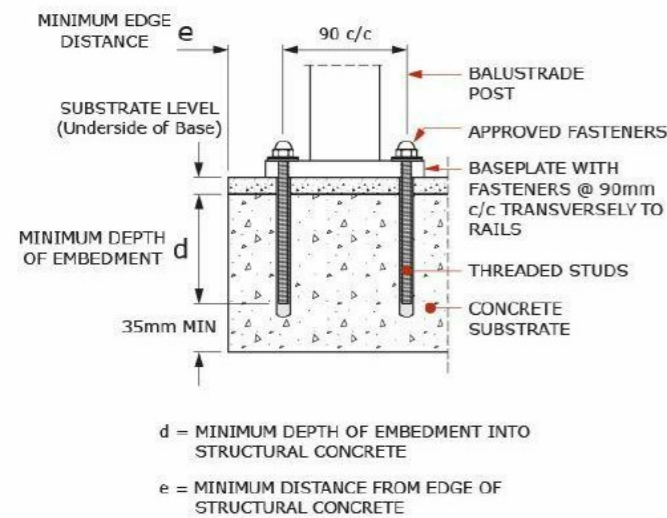
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DRAWING **GLASS BALUSTRADE DETAILS**

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APPROVED - PHILIP HIGHAM			SHEET	A325
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ASCOT STYLE BALUSTRADE SYSTEM



- For details of approved fasteners refer to General Notes on Page 100 note 3. All threaded studs shall have a minimum ultimate tensile stress of 560 MPa.
- Washers to be fitted under all stud dome nuts as follows
 - For 8mm studs - 22mm O.D. S/S washer (Part No. FW8-22) with a polymer washer (Part No. FWP8-22G) between the S/S and the aluminium.
 - For 10mm studs - 21mm O.D. S/S washer (Part No. FW10-21) with a polymer washer (Part No. FWP10-22G) between the S/S and the aluminium.
- For details of anchoring studs to the substrate refer to General Notes Page 101 note 6.
- Substrate design, including waterproofing, is beyond the scope of this specification and shall be carried out by others. Concrete shall have a 28 day Compressive Strength of 20MPa or more (as required for substrate design) and be adequately reinforced.

		MAXIMUM POST CENTRES 'S max' (metres)																						
		ALWAYS TAKE THE LESSER OF THE VALUE BELOW AND THE VALUE FROM THE STYLE SPECIFICATION																						
Height ⁽³⁾	Baseplate Size D x W	Fasteners Qty and Type ⁽²⁾	'e' (See diagram)	'd' (See diagram)	Line No.	LOADING CLASS ⁽¹⁾																		
						N07C/N07R								N03R	Not Preventing Fall									
						Design Wind Speed ⁽⁴⁾				Design Wind Speed ⁽⁴⁾					Design Wind Speed ⁽⁴⁾				Design Wind Speed ⁽⁴⁾					
		VH		EH		EH		M		H		VH		EH										
		50	52	54	56	58	60	62	64	N/A	38	40	42	44	46	48	50	52	54	56				
1.0	115 x 90	2 x M8	40	80	1	0.89	0.89	0.89	0.88	0.83	0.77	0.72	0.68	1.90	1.73	1.73	1.57	1.43	1.31	1.20	1.11	1.02	0.95	0.88
		2 X M10	40	90	2	1.10	1.10	1.10	1.10	1.03	0.96	0.90	0.84	2.37	2.16	2.16	1.96	1.78	1.63	1.50	1.38	1.28	1.18	1.10
	115 X 105	4 x M8	40	80	3	1.75	1.75	1.75	1.74	1.63	1.52	1.42	1.34	3.76	3.40	3.40	3.10	2.83	2.59	2.37	2.19	2.02	1.88	1.74
		4 x M10	40	90	4	1.94	1.94	1.94	1.94	1.81	1.69	1.58	1.48	4.10	3.80	3.80	3.45	3.14	2.88	2.64	2.43	2.25	2.08	1.94
1.1	115 x 90	2 x M8	40	80	5	0.80	0.80	0.79	0.73	0.68	0.64	0.60	0.56	1.73	1.57	1.43	1.30	1.18	1.08	1.00	0.92	0.85	0.79	0.73
		2 X M10	40	90	6	1.00	1.00	0.98	0.91	0.85	0.80	0.74	0.70	2.16	1.96	1.79	1.62	1.48	1.35	1.24	1.14	1.05	0.98	0.91
	115 X 105	4 x M8	40	80	7	1.59	1.59	1.55	1.44	1.35	1.26	1.18	1.10	3.41	3.10	2.83	2.56	2.34	2.14	1.96	1.81	1.67	1.55	1.44
		4 x M10	40	90	8	1.77	1.77	1.72	1.60	1.50	1.40	1.31	1.23	3.79	3.46	3.14	2.85	2.60	2.38	2.18	2.01	1.86	1.72	1.60
1.2	115 x 90	2 x M8	40	80	9	0.74	0.71	0.66	0.61	0.57	0.54	0.50	0.47	1.58	1.33	1.20	1.09	1.00	0.91	0.84	0.77	0.71	0.66	0.61
		2 X M10	40	90	10	0.92	0.89	0.82	0.77	0.71	0.67	0.62	0.59	1.97	1.66	1.50	1.36	1.24	1.13	1.04	0.96	0.89	0.82	0.77
	115 X 105	4 x M8	40	80	11	1.46	1.40	1.30	1.21	1.13	1.06	0.99	0.93	3.13	2.63	2.38	2.16	1.96	1.80	1.65	1.52	1.40	1.30	1.21
		4 x M10	40	90	12	1.62	1.56	1.45	1.35	1.26	1.17	1.10	1.03	3.48	2.92	2.64	2.40	2.18	2.00	1.83	1.69	1.56	1.45	1.35

1. LOADING CLASS: Refer to Page 176 for the scope of the Loading Class designations.
 2. FASTENER DESIGNATIONS: M8 and M10 Fasteners in the table refer to UNEX Part No's FE8 and FE10 Threaded Studs.
 3. HEIGHT 'H': is the overall height of the balustrade above the substrate level shown. Interpolate for Heights between those shown.
 4. DESIGN WIND SPEED: in m/s, Refer to Pages 51 to 52 for details of applicable wind codes and the methods for determining the Design Wind Speed.

NOTE:
 Details provided by Unex Systems (NZ) Ltd for Framed Baluster System for internal stairs.
 Refer to Unex producer statement for Ascot balustrade style, top mounted barrier design and Unex specification and UNEX Fabricator's Manual - Framed Baluster NZBAL-A12.0

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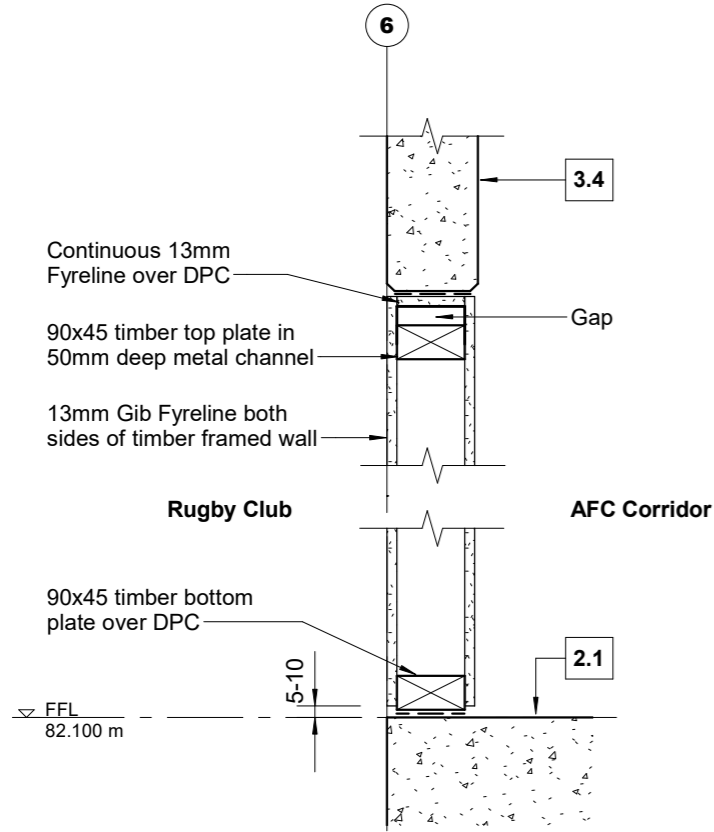
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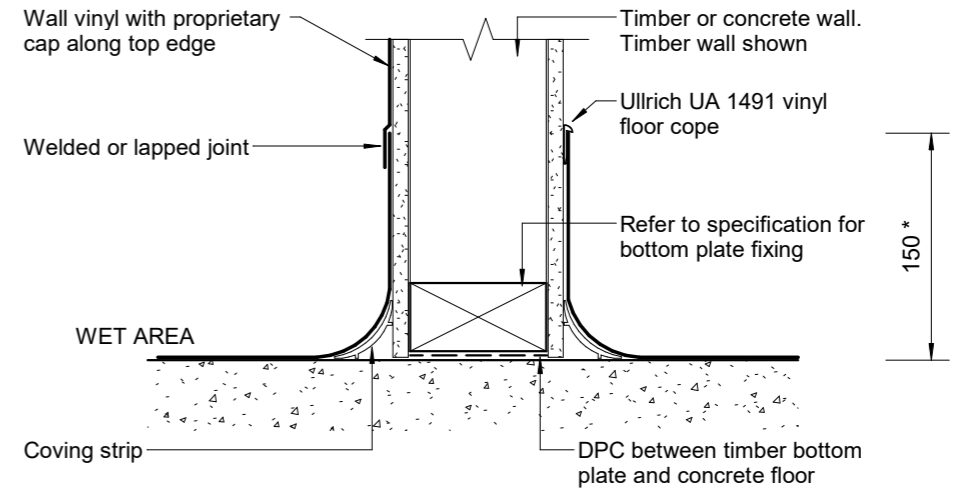
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						BUILDING CONSENT		SCALE @ A3 AS SHOWN
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		CHECK' <i>PH</i>		APPROVED PHILIP HIGHAM		SHEET		REV.
B1 ISSUE FOR BUILDING CONSENT		HP 05/11/21		<i>Philip Higham</i>		A326		B1
REV. REVISION DETAILS		BY DATE						



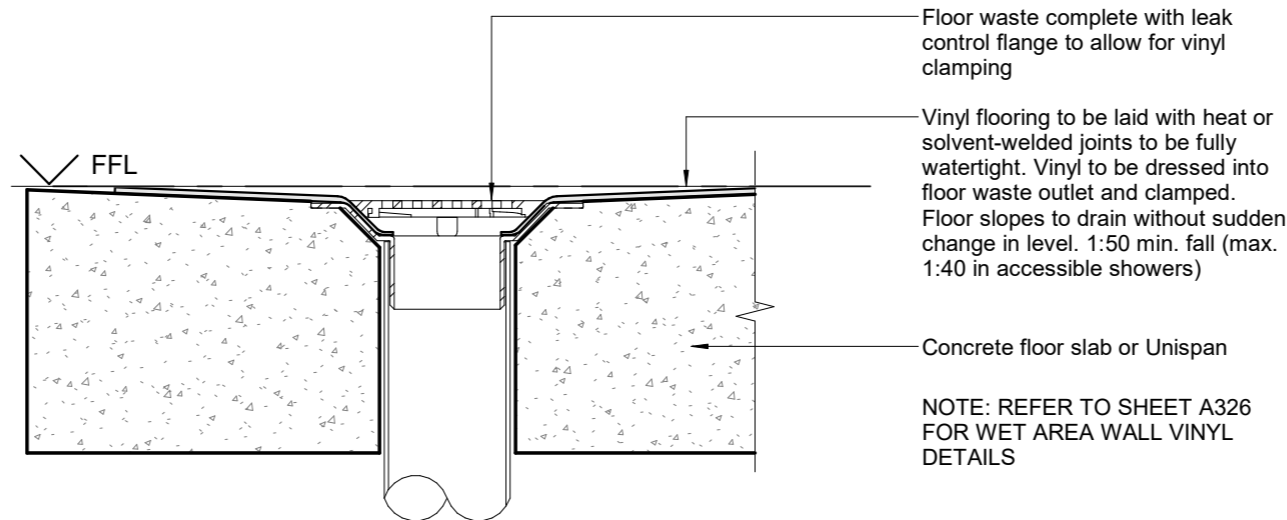
Note: Gib GBTL 60 fire rated system.
Refer to Gib Fire Rated Systems Technical Manual for installation information

AD34 FRR60 WALL JUNCTION
A120 1:10



*150mm typically in toilets.
400mm high upstand to ground floor corridor and change rooms

AD35 WET BASE FLOOR DETAIL
A201 1:5



NOTE: REFER TO SHEET A326 FOR WET AREA WALL VINYL DETAILS

LOCATION: CHANGING ROOMS, SHOWERS AND CORRIDOR

AD36 FWG DETAIL
1:5

NOTES	
2.1	150mm 30MPa concrete floor slab with SE82 or equivalent ductile reinforcing mesh placed 40mm from top, over 250micron polythene layer on 25mm maximum sand blinding over hardfill compacted in 150mm max layers
3.4	120mm thick pre-cast concrete panels. Refer panel elevations for reinforcing. Side and top edges of panels chamfered 10mm. Allow 15mm gap between panels

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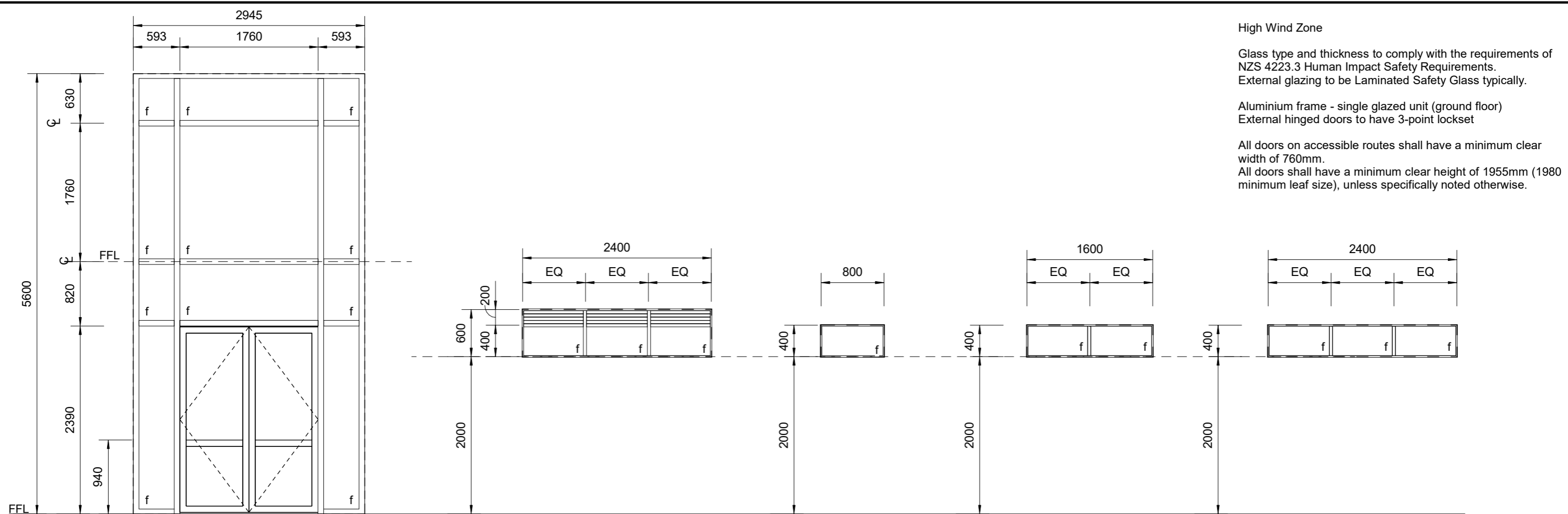
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CLIENT **TIKIPUNGA AFC INC.**
PROJECT **PROPOSED BUILDING ALTERATIONS**
48 REED ST, TIKIPUNGA
DRAWING **INTERNAL WALL & WET AREA DETAILS**

BUILDING CONSENT				SCALE @ A3 AS SHOWN
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APPROVED - PHILIP HIGHAM			SHEET	REV.
			A327	B1
B1	ISSUE FOR BUILDING CONSENT	HP	05/11/21	
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High Wind Zone

Glass type and thickness to comply with the requirements of NZS 4223.3 Human Impact Safety Requirements. External glazing to be Laminated Safety Glass typically.

Aluminium frame - single glazed unit (ground floor)
External hinged doors to have 3-point lockset

All doors on accessible routes shall have a minimum clear width of 760mm.
All doors shall have a minimum clear height of 1955mm (1980 minimum leaf size), unless specifically noted otherwise.

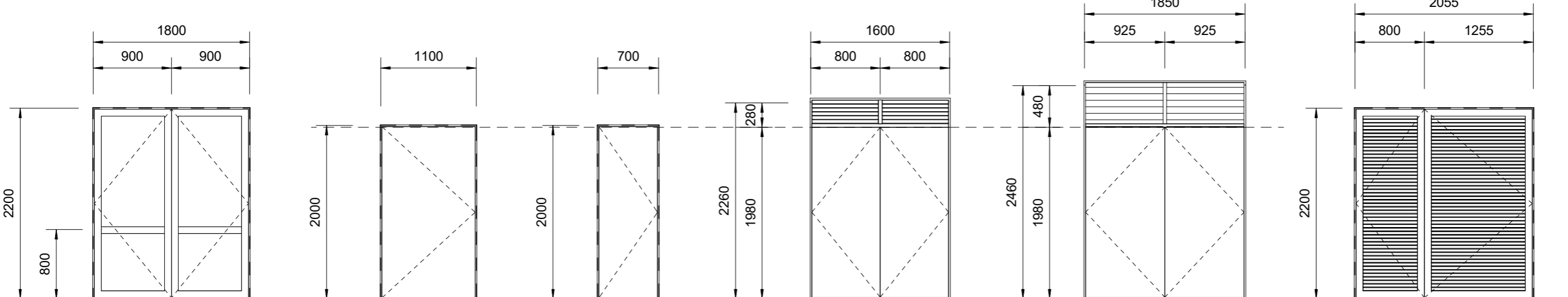
1 OFF
W0.01, D0.01 (within W0.01)
106mm commercial flush glaze with 48mm commercial hinged doors.
Refer to joinery suppliers details for fixing

3 OFF
W0.02, W0.03, W0.04
40mm commercial profile with opaque glazing.
Central louvre for HVAC
Custom sloping aluminium sill in showers

4 OFF
W0.05, W0.09, W0.10, W0.11
40mm commercial profile with opaque glazing

2 OFF
W0.06, W0.08
40mm commercial profile with opaque glazing

1 OFF
W0.07
40mm commercial profile with opaque glazing
Custom sloping aluminium sill in showers



1 OFF
D0.02
48mm commercial glazed hinged door

1 OFF
D0.03
External aluminium panel outward opening

1 OFF
D0.04
External aluminium panel outward opening

2 OFF
D0.05, D0.08
External aluminium outward opening with aluminium louvres for HVAC.
Undercut doors 20mm

1 OFF
D0.06
Fixed glazing over doors (no louvres)
Undercut doors 20mm

1 OFF
D0.07
External aluminium outward opening hinged double door with aluminium louvres over for HVAC

1 OFF
D0.09
External aluminium louvred panel outward opening double door

WINDOW & DOOR SCHEDULE - GROUND FLOOR EXT.
1 : 50

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PROJECT **PROPOSED BUILDING ALTERATIONS**
48 REED ST, TIKIPUNGA
DRAWING **WINDOW & DOOR SCHEDULE - GROUND FLOOR**

B1	ISSUE FOR BUILDING CONSENT	HP	05/11/21
REV.	REVISION DETAILS	BY	DATE

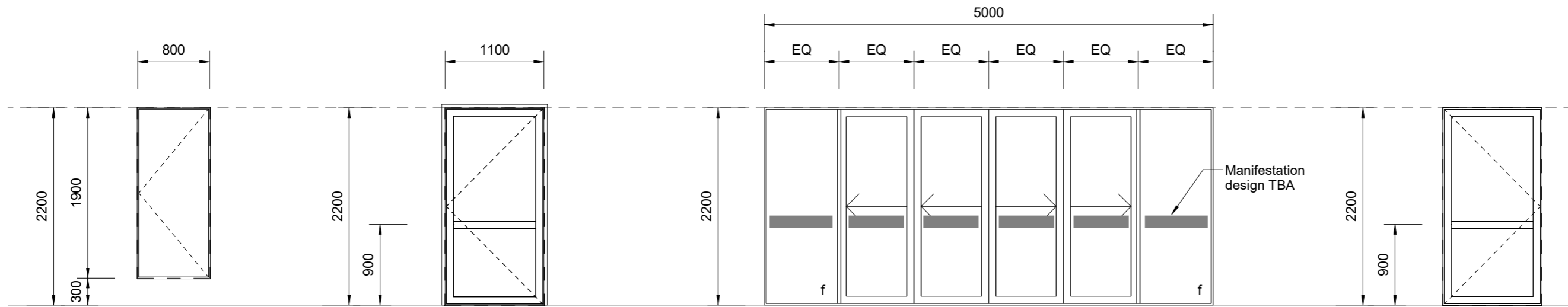
BUILDING CONSENT SCALE @ A3 AS SHOWN

DRAWN HP SEPT 2021 PROJECT No. **10635-2**

CHECK' *[Signature]*

APPROVED PHILIP HIGHAM

SHEET **A401** REV. **B1**

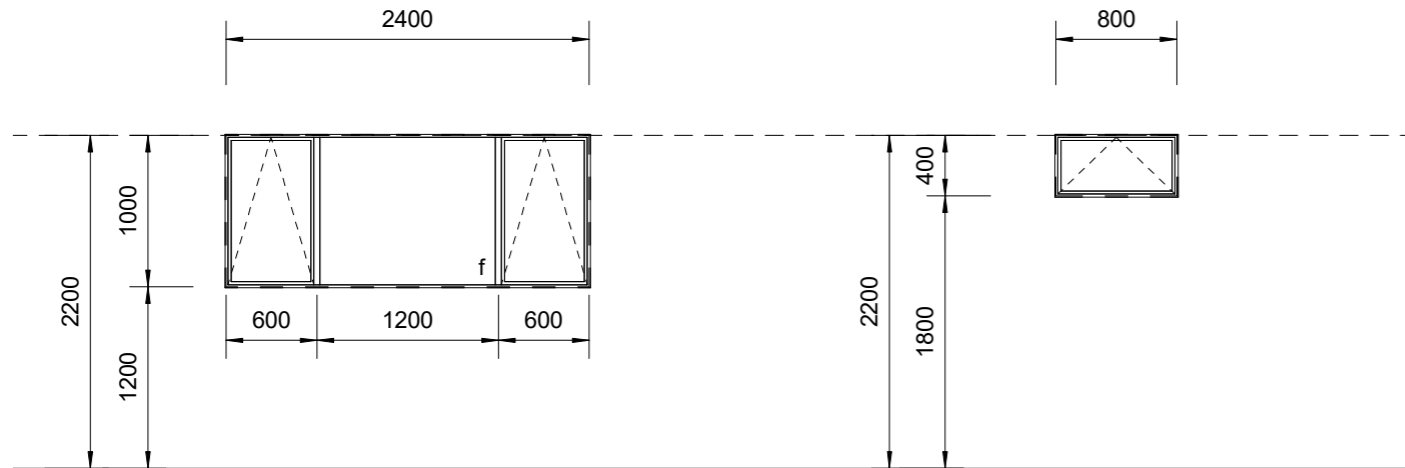


1 OFF
D1.01
Aluminium hinged door for roof access

1 OFF
D1.02
48mm commercial profile. Double action glazed hinged door

1 OFF
D1.03
Atlantic bi-parting door with side panels

1 OFF
D1.04
48mm commercial profile. Glazed hinged door



4 OFF
W1.01, W1.02, W1.03, W1.07
40mm commercial profile

3 OFF
W1.04, W1.05, W1.06
40mm commercial profile opaque glazing. Single glazed.

High Wind Zone

Glass type and thickness to comply with the requirements of NZS 4223.3 Human Impact Safety Requirements. External glazing to be Laminated Safety Glass typically.

Aluminium frame - double glazed unit unless noted otherwise. External hinged doors to have 3-point lockset

All doors on accessible routes shall have a minimum clear width of 760mm. All doors shall have a minimum clear height of 1955mm (1980 minimum leaf size), unless specifically noted otherwise.

WINDOW & DOOR SCHEDULE - FIRST FLOOR EXT.

1 : 50

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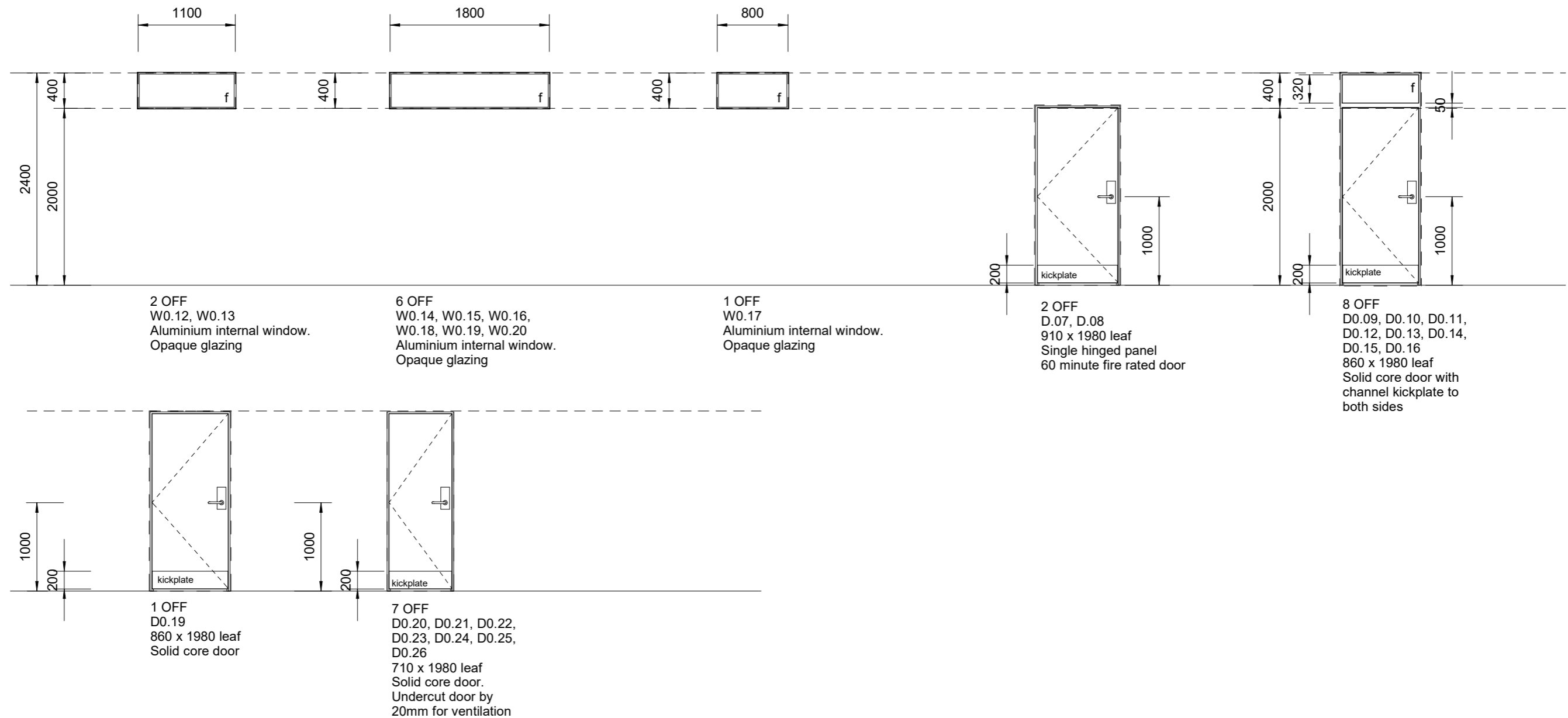
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PROJECT **PROPOSED BUILDING ALTERATIONS
48 REED ST, TIKIPUNGA**
DRAWING **WINDOW & DOOR SCHEDULE - FIRST FLOOR EXT.**

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DRAWN		HP		SEPT 2021		PROJECT No.
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Glass type and thickness to comply with the requirements of NZS 4223.3 Human Impact Safety Requirements

Aluminium frame - single glazed unit

All doors on accessible routes shall have a minimum clear width of 760mm.
All doors shall have a minimum clear height of 1955mm (1980 minimum leaf size), unless specifically noted otherwise.

WINDOW & DOOR SCHEDULE - GROUND FLOOR INT.

1 : 50

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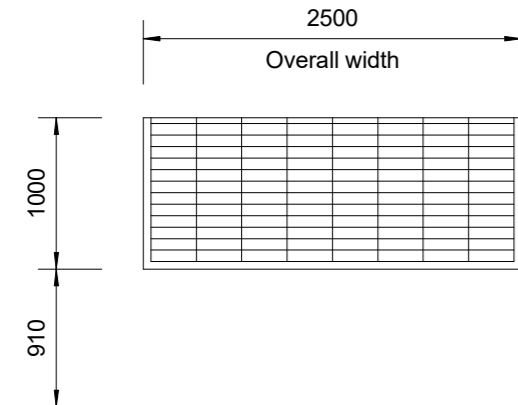
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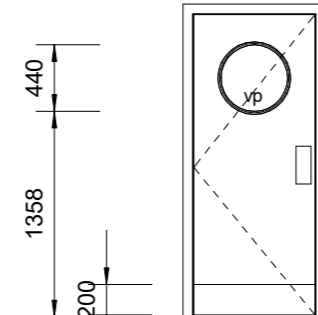
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PROJECT **PROPOSED BUILDING ALTERATIONS
48 REED ST, TIKIPUNGA**
DRAWING **WINDOW & DOOR SCHEDULE - INTERNAL**

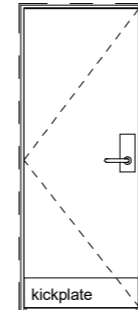
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		DRAWN	HP	SEPT 2021	PROJECT No.	
		CHECKED	PH		10635-2	
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B1	ISSUE FOR BUILDING CONSENT	HP	05/11/21		A403	B1
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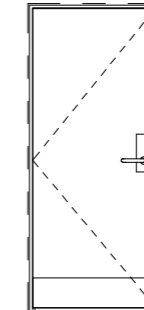
1 OFF
W1.08
Knightguard Econolink Rollergrilles
To be lockable



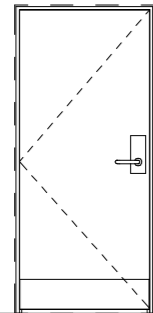
2 OFF
D1.05, D1.06
760 x 1980 leaf
Single hinged panel -
double swing
Solid core door



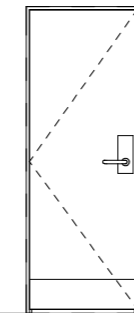
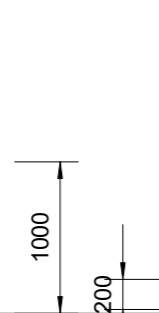
1 OFF
D1.07
760 x 1980 leaf
Single hinged panel
Solid core door



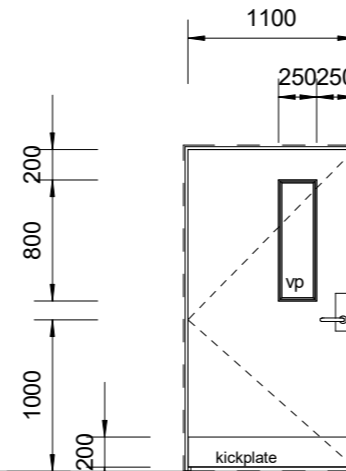
3 OFF
D1.08, D1.09, D1.10,
810 x 1980 leaf
Single hinged panel
Solid core door



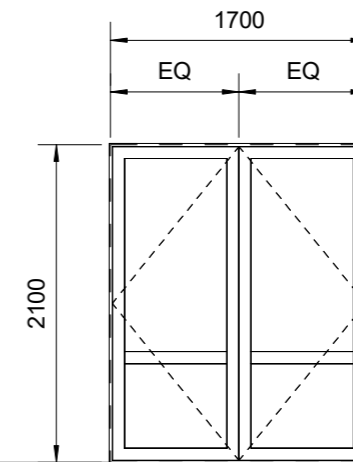
1 OFF
D1.16
860 x 1980 leaf
Single hinged panel
Solid core door



4 OFF
D1.13, D1.14, D1.15,
D1.17
710 x 1980 leaf
Single hinged panel
Solid core door



1 OFF
D1.12
1100 x 2100
Single hinged panel
-solid core



1 OFF
D1.11
-internal glazed hinged doors
-double swing
Laminated safety glass - 5mm

NOTE: 20mm undercut for toilet doors for ventilation

All doors on accessible routes shall have a minimum clear width of 760mm.
All doors shall have a minimum clear height of 1955mm (1980 minimum leaf size), unless specifically noted otherwise.

WINDOW & DOOR SCHEDULE - FIRST FLOOR INT.

1 : 50

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CLIENT **TIKIPUNGA AFC INC.**
PROJECT **PROPOSED BUILDING ALTERATIONS
48 REED ST, TIKIPUNGA**
DRAWING **WINDOW & DOOR SCHEDULE - INTERNAL**

				BUILDING CONSENT		SCALE @ A3 AS SHOWN
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Figure 14: Seismic Restraint of Storage Water Heaters 90 – 360 litres
Paragraph 6.11.4

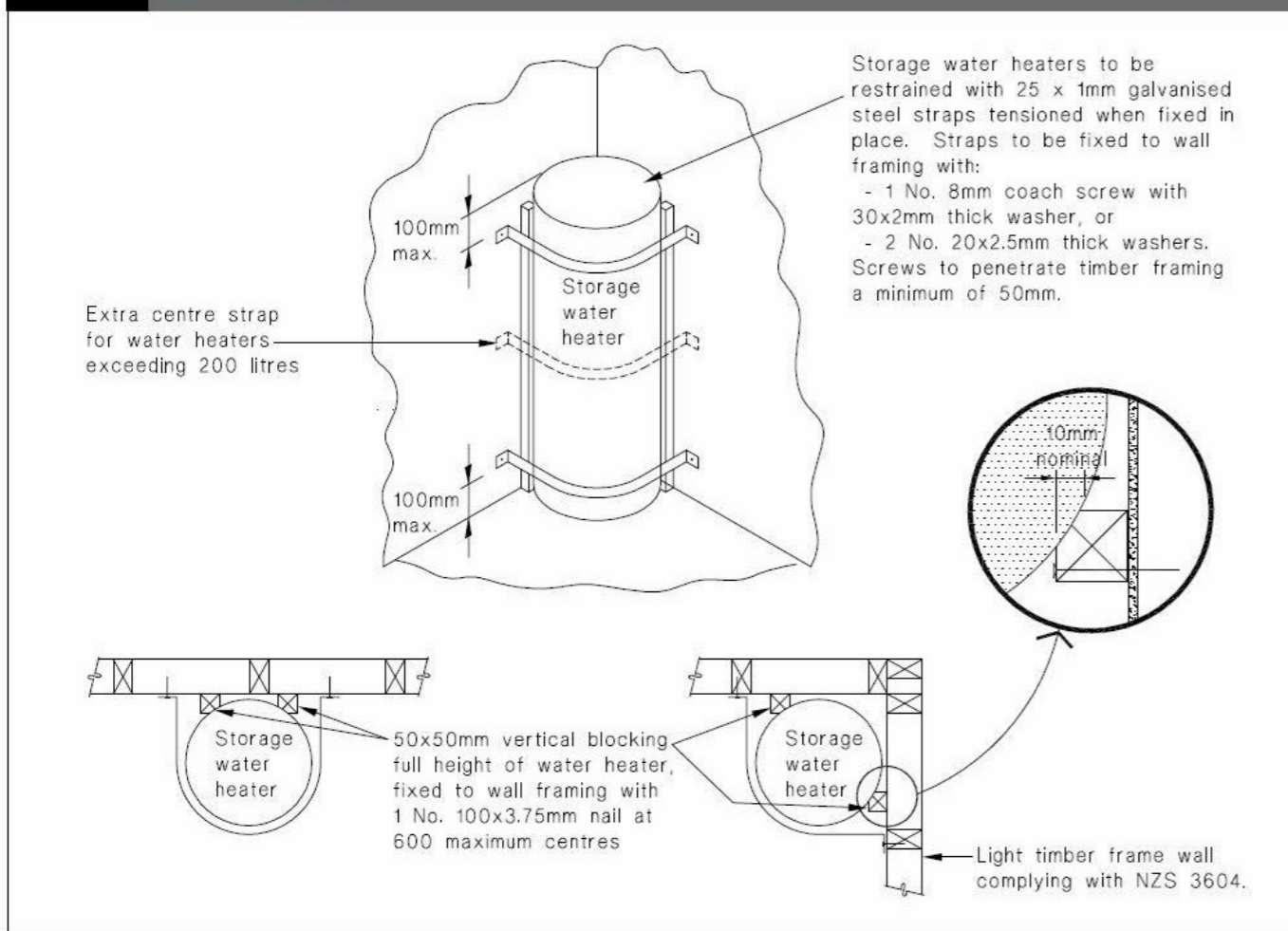


Figure 8: Mains Pressure Storage Water Heater System (unvented)
Paragraphs 6.1.2 and 6.2.1 b)

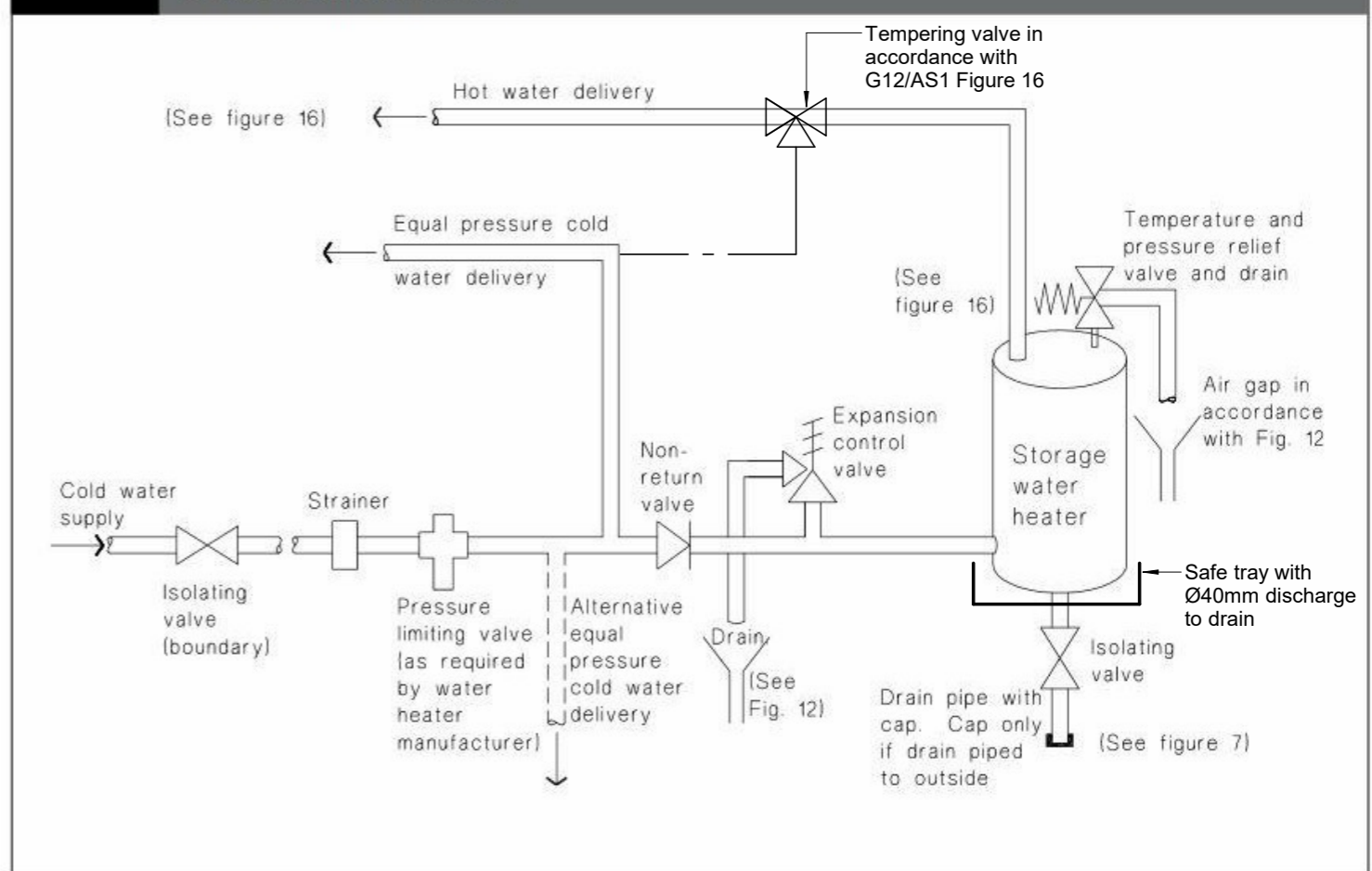


Table 4: Tempering Valve and Nominal Pipe Diameters
Paragraphs 5.3.1 and 6.12.1

	Low pressure (i.e. header tank supply or low pressure)	Low and medium pressure unvented (valve vented) and open vented	Mains pressure
Pressure of water at tempering valve (kPa)	20 – 30	30 – 120	over 300
Metres head (m)	2 – 3	>3 – 12	over 30
Minimum tempering valve size	25 mm	20 mm	15 mm
Pipes to tempering valve	25 mm (see Note 3)	20 mm	20 mm (15 mm optional)
			(see Note 1)
Pipes to shower	20 mm	20 mm (see Note 4)	20 mm (see Note 5) (15 mm optional) (see Note 1)
Pipes to sink/laundry (see Note 2)	20 mm	20 mm	15 mm
Pipes to bath (see Note 2)	20 mm	20 mm	15 mm
Pipes to basins (see Note 2)	15 mm	15 mm	10 mm

Notes:

1. If supplied by separate pipe from storage water heater to a single outlet.
2. This table is based on maximum pipe lengths of 20 metres.
3. 2 m maximum length from water heater outlet to tempering valve.
4. 15 mm if dedicated line to shower.
5. 10 mm if dedicated line to shower.
6. Table 3 pipe sizes have been calculated to deliver water simultaneously to the kitchen sink and one other fixture.

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PROJECT **PROPOSED BUILDING ALTERATIONS**

48 REED ST, TIKIPUNGA

DRAWING **TYPICAL HWC DETAILS**

		BUILDING CONSENT		SCALE @ A3 AS SHOWN
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