

Proposed Additions

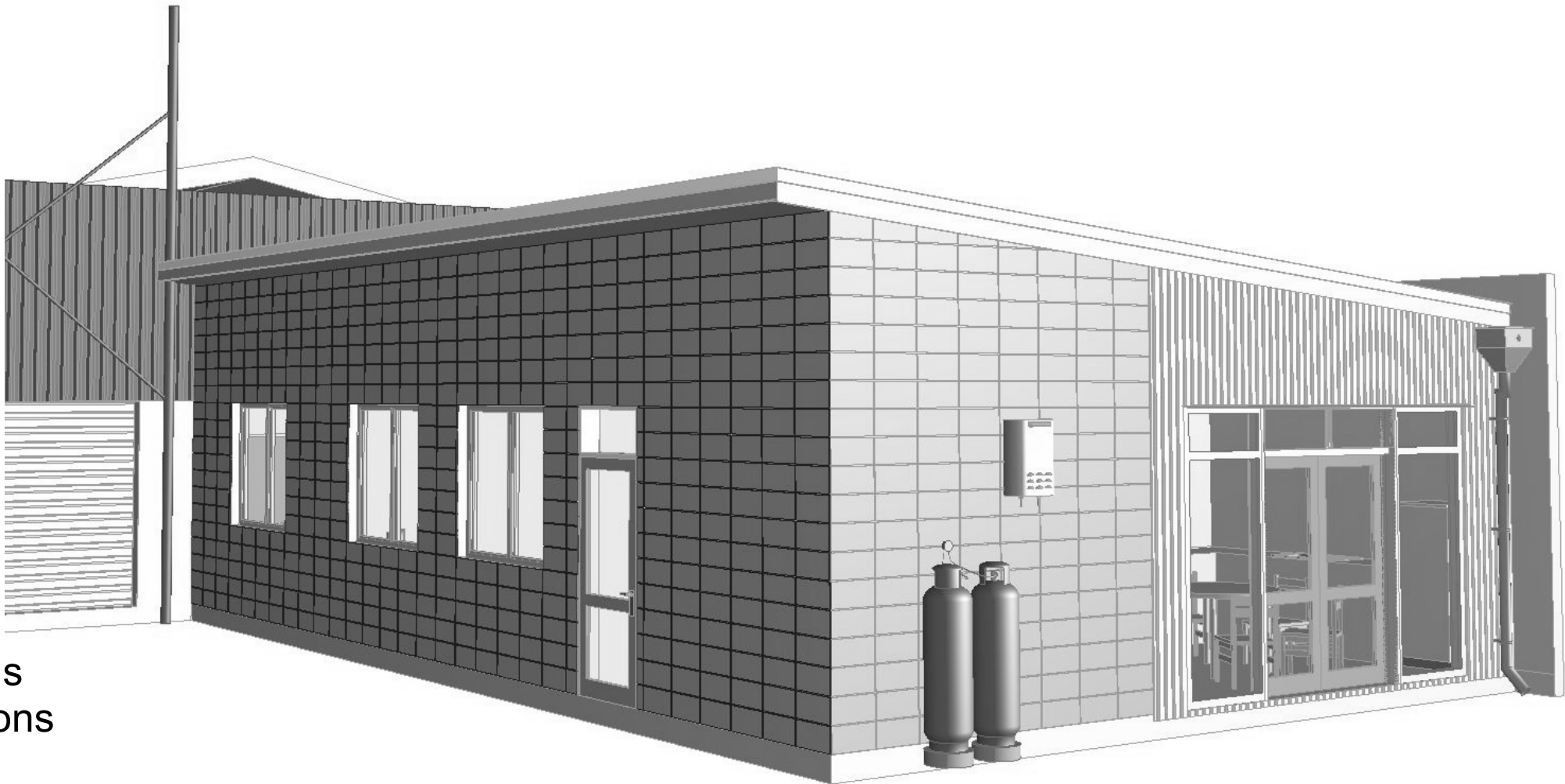
80 Byron Street

Christchurch

For Clip & Climb

Architectural Index

Sheet	Issue	Drawing
A1	1	Site Plan Existing
A2	2	Site Plan Proposed
A4	2	Plumbing Plan
A5	1	Floor Plan Existing
A6	1	Floor Plan Proposed
A7	1	Framing Plan
A8	1	Elevations
A9	1	Foundation Plan
A10	1	Accessible Toilet
A11	1	Architectural Sections
A12	1	Gridline Cross Sections
A13	1	Architectural Details
A14	1	Architectural Details
A15	1	Architectural Details
A16	1	Joinery Details
A17	1	Steel Work Plan
A18	1	Gridline 1 Steel details
A19	1	Roof Plan
A20	1	Skylight Details





Architectural Design Group

A DIVISION OF
WALKER COMMERCIAL SERVICES LTD

ADG

t/f 07 578 2899

e adg_architecture@xtra.co.nz

p PO Box 70131 Fraser Cove
Tauranga 3155

office 31 Fifteen Ave , Tauranga

Notes

Sediment and runoff control management plan shall be designed and installed by the licensed building practitioner prior to, or, during the siteworks for the project. The sediment controls shall be installed in accordance with the requirements of Christchurch City Council's City Plan and Environment Canterbury Regional Council Erosion and Sediment Control Guide.

Car parking calculations:

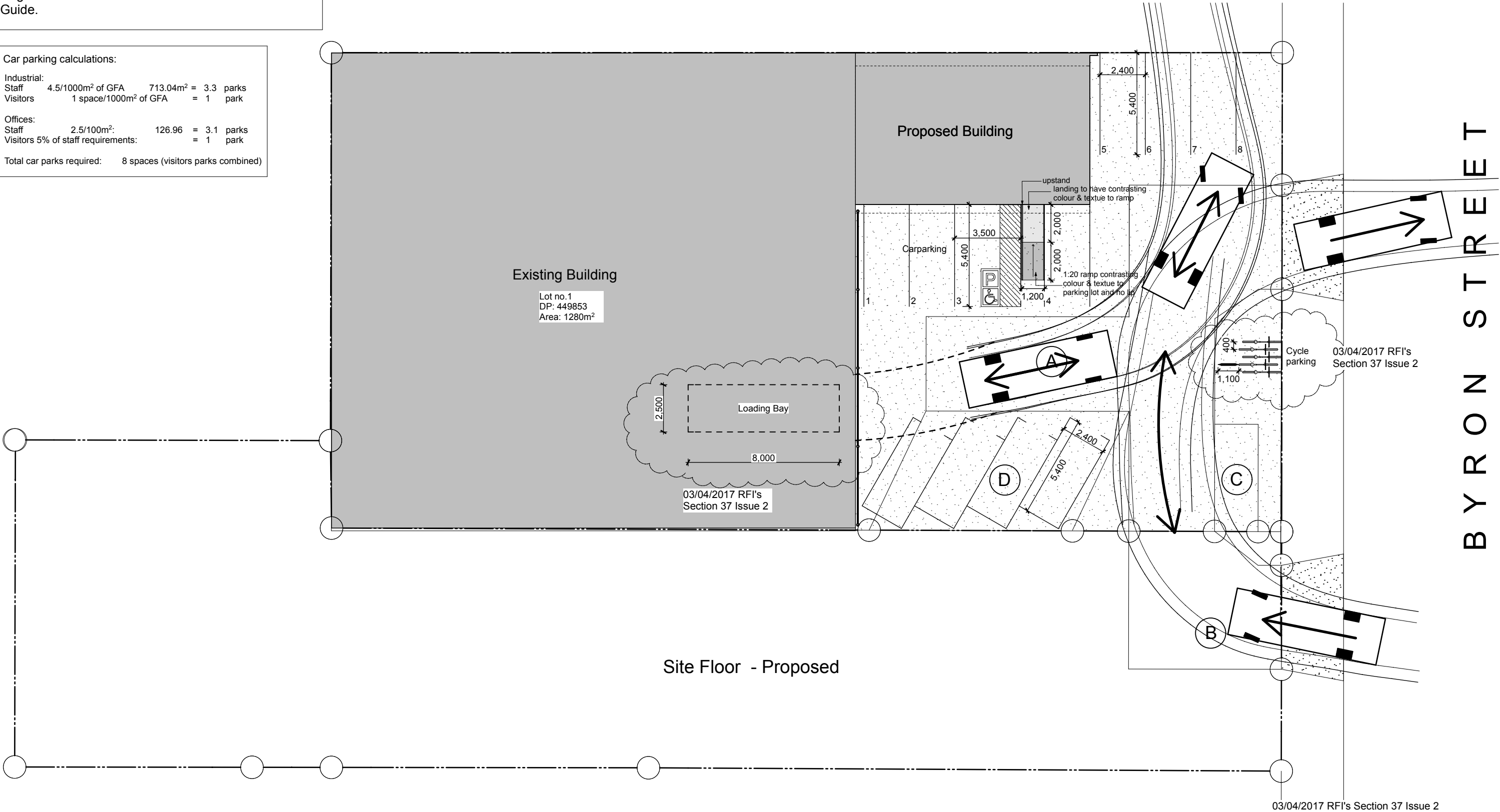
Industrial:
Staff 4.5/1000m² of GFA 713.04m² = 3.3 parks
Visitors 1 space/1000m² of GFA = 1 park

Offices:
Staff 2.5/100m²: 126.96 = 3.1 parks
Visitors 5% of staff requirements: = 1 park

Total car parks required: 8 spaces (visitors parks combined)

Notes

Wind Low
Exposure Zone C
Earthquake Zone 2
Snow Load N4 -1kPa



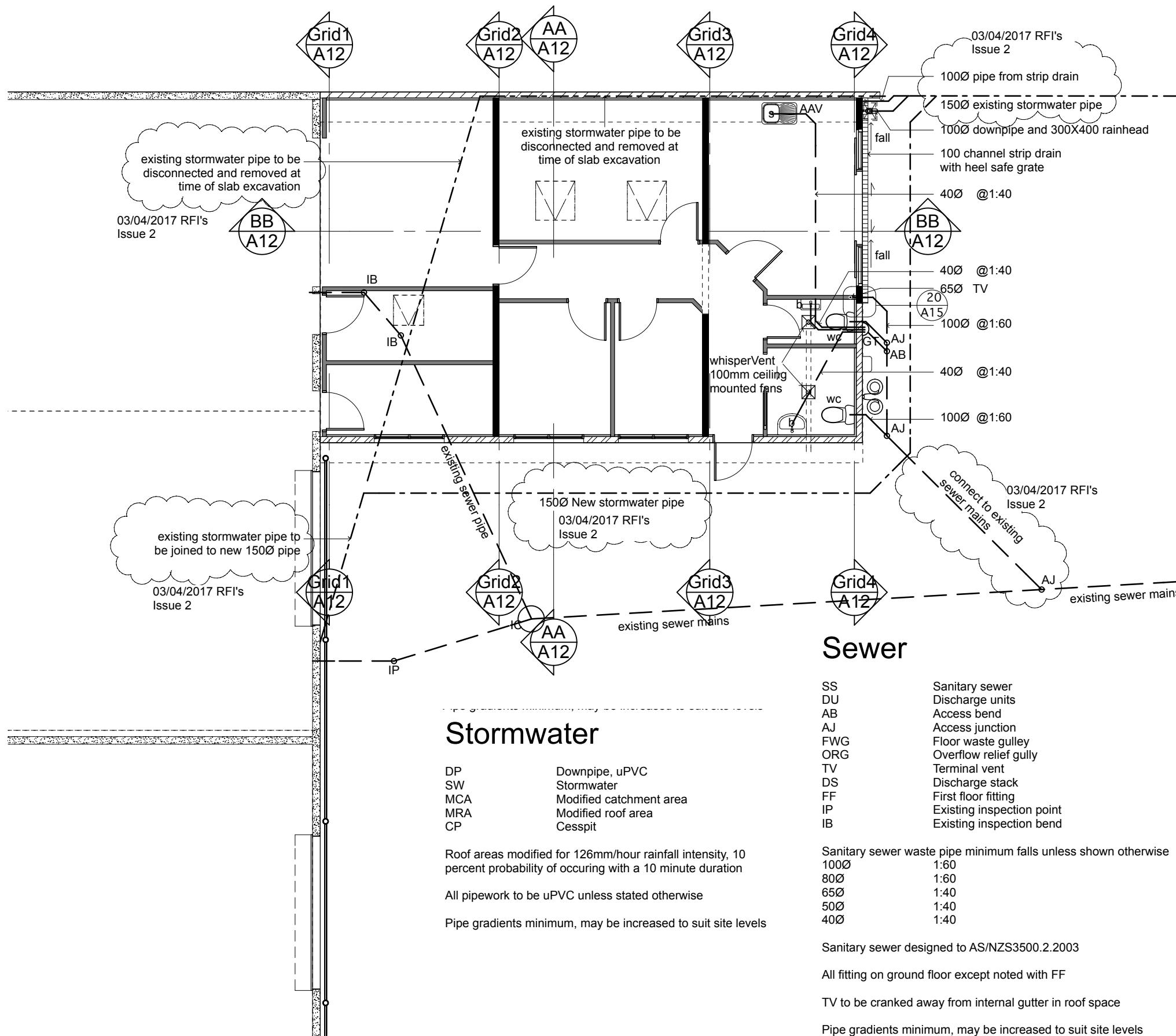


Figure 16: Cross-sectional Area of Internal Gutter
Paragraphs 5.1.2 and 5.1.3

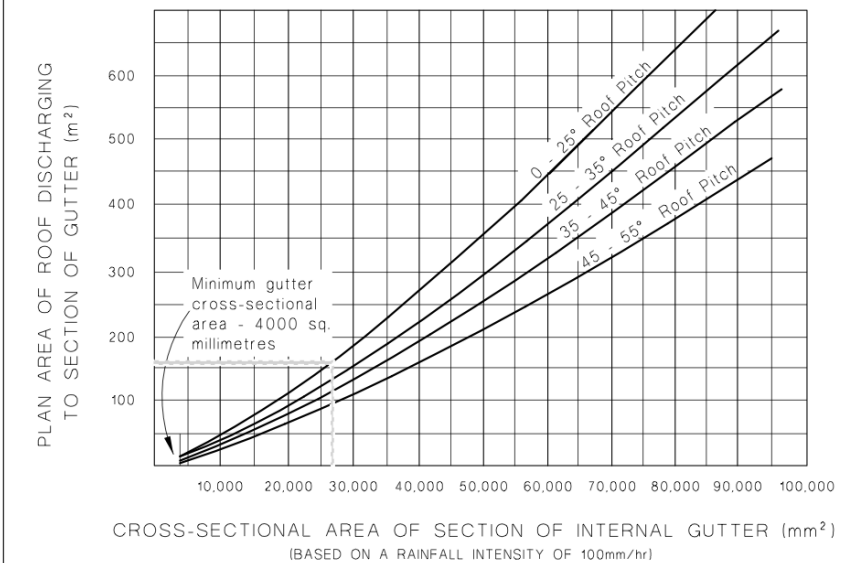


Table 5: Downpipe Sizes for Given Roof Pitch and Area
Paragraph 4.2.1

Downpipe size (mm) (minimum internal sizes)	Roof pitch			
	0-25°	25-35°	35-45°	45-55°
	Plan area of roof served by the downpipe (m²)			
63 mm diameter	60	50	40	35
74 mm diameter	85	70	60	50
100 mm diameter	155	130	110	90
150 mm diameter	350	290	250	200
65 x 50 rectangular	60	50	40	35
100 x 50 rectangular	100	80	70	60
75 x 75 rectangular	110	90	80	65
100 x 75 rectangular	150	120	105	90

Roof & Gutter Area
105.2331 m²

Stormwater

Roof area + Gutter area = 105.23m²
Rain intensity 50
MRA factor 50/100=.5
105.23x.5= 52.61m²
MRA= 52.61m²

Cross sectional gutter area required = 26,000mm²
Cross sectional gutter area achieved 132x600 = 79,200mm²
Down pipe 1000

Sewer

SS Sanitary sewer
DU Discharge units
AB Access bend
AJ Access junction
FWG Floor waste gully
ORG Overflow relief gully
TV Terminal vent
DS Discharge stack
FF First floor fitting
IP Existing inspection point
IB Existing inspection bend

Sanitary sewer waste pipe minimum falls unless shown otherwise
1000 1:60
800 1:60
650 1:40
500 1:40
400 1:40

Sanitary sewer designed to AS/NZS3500.2.2003

All fitting on ground floor except noted with FF

TV to be cranked away from internal gutter in roof space

Pipe gradients minimum, may be increased to suit site levels

Stormwater

DP Downpipe, uPVC
SW Stormwater
MCA Modified catchment area
MRA Modified roof area
CP Cesspit

Roof areas modified for 126mm/hour rainfall intensity, 10 percent probability of occurring with a 10 minute duration

All pipework to be uPVC unless stated otherwise

Pipe gradients minimum, may be increased to suit site levels