

• 150 X 90 RAFTERS WITH A CENTRAL POST OF 100 X 90
 AND 290 X 90 KIRRAE BEAMA. AND #
 170 X 90 BOTTOM CHOKY (TYPICAL A - M)

• BOTTOM CHOKY OF RAFTER DIRECTLY
 SUPPORTING THE CEILING FROM THIS
 POINT ON A SOLIDLY ANCHORED AT 600 CCS.
 E - H

• 150 X 90 RAFTERS @ 900 CCS

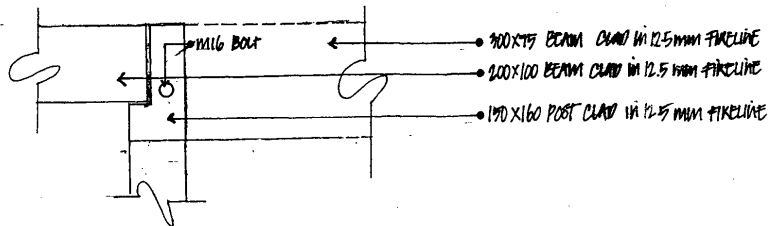
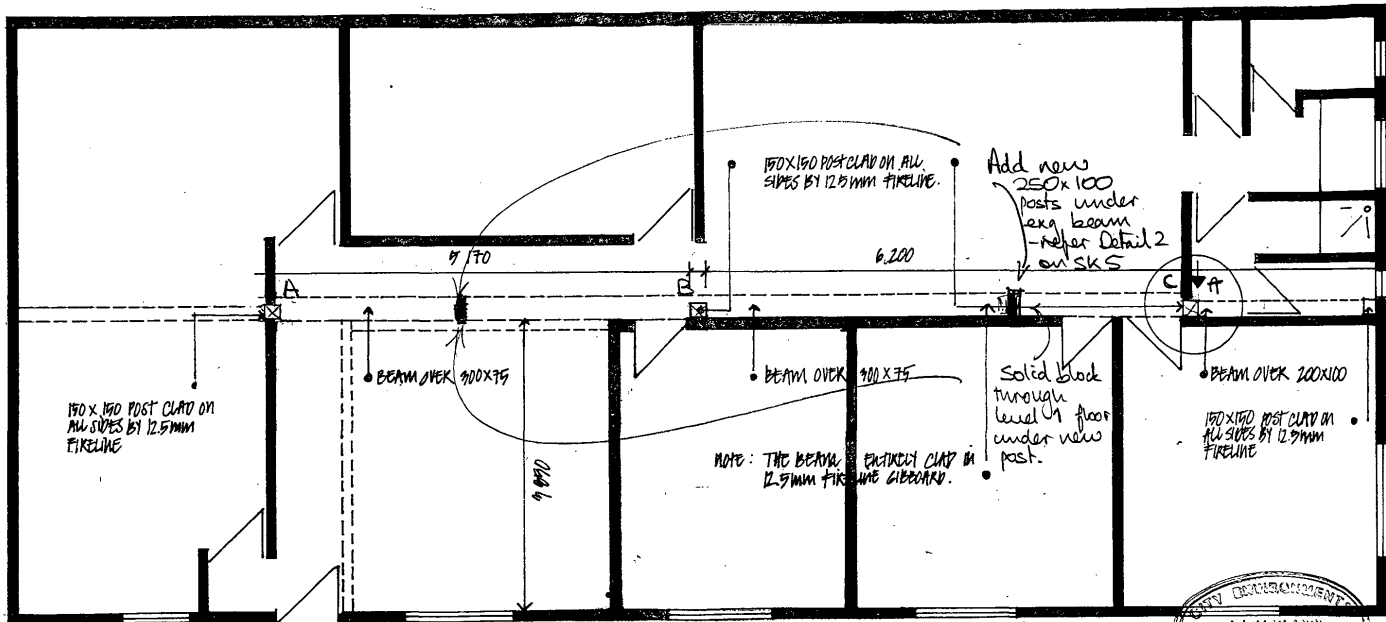


• TYPICAL TRUSS (NOT TO SCALE)

LEVEL - GROUND SCALE 1:50

NOTE ENSURE WALLS ARE ADEQUATELY CONNECTED TO EACH OTHER + TO FLOOR + CEILING DIAPHRAGMS FOR TRANSFER OF LATERAL LOADS TO GROUND, TO ENGINEERS APPROVAL

SK 1

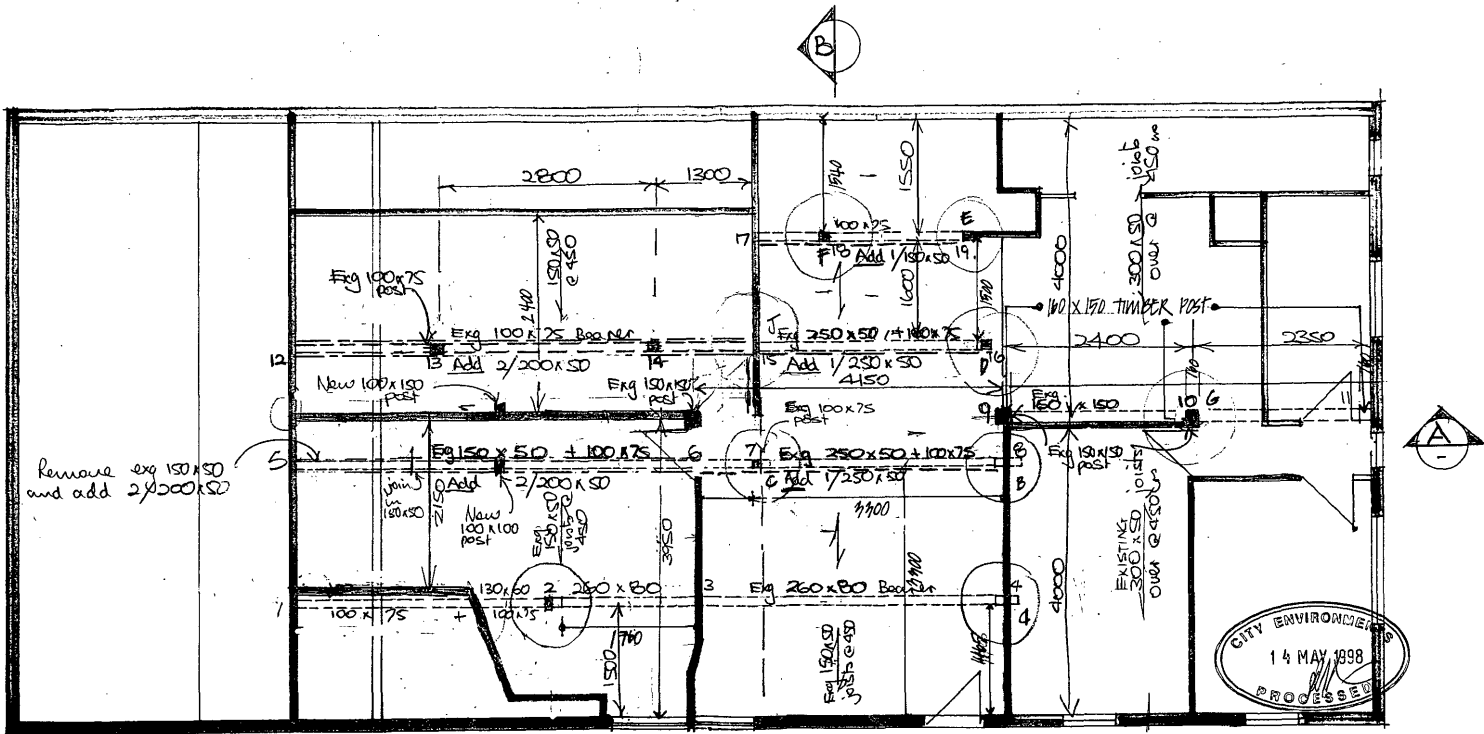


BASEMENT LEVEL -1

SCALE 1:50.

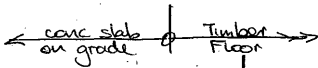
SEE NOTE ON SK1.

SK 2



Remove ex 150x50 and add 2x200x50

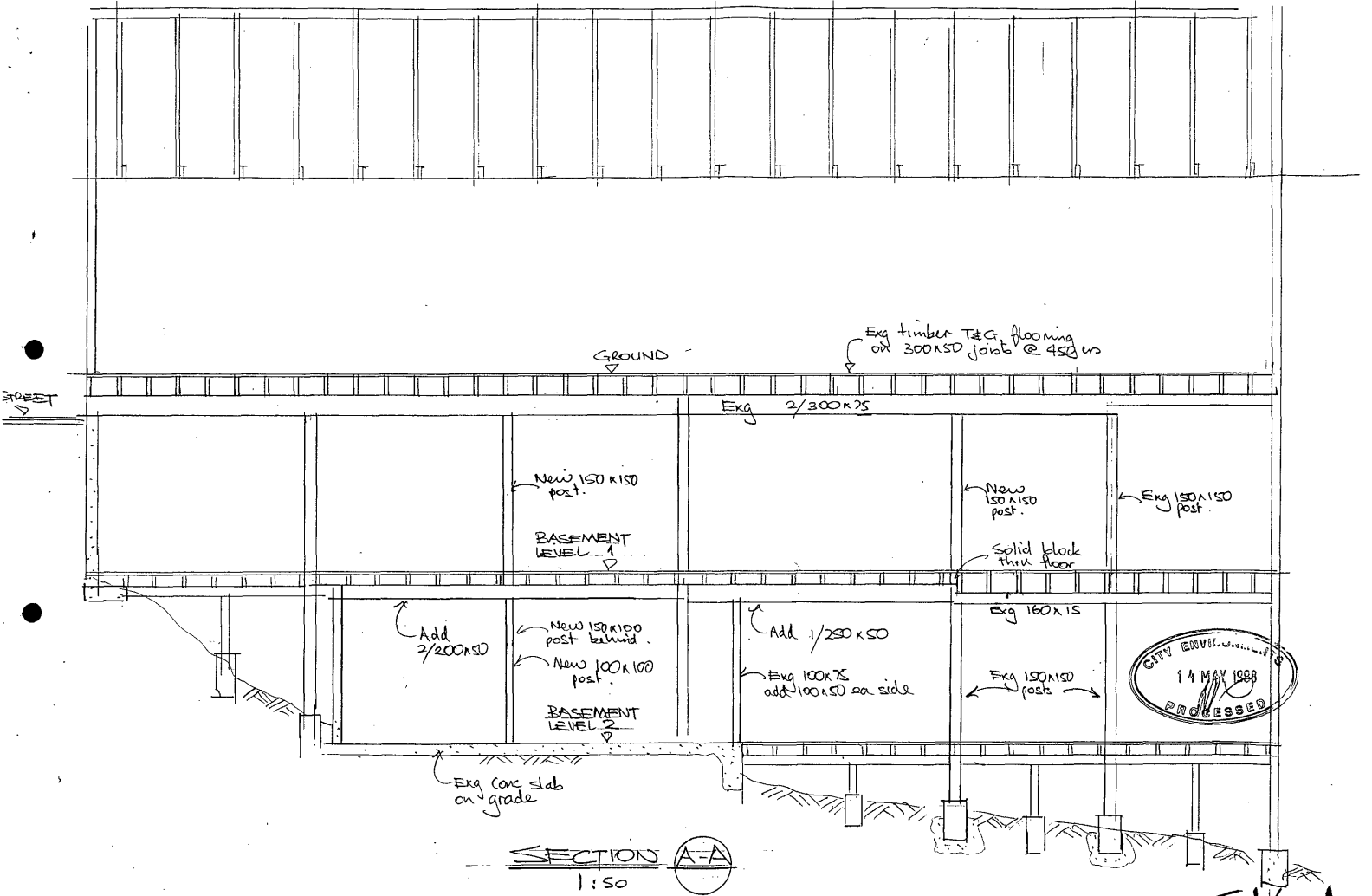
DETAIL J.



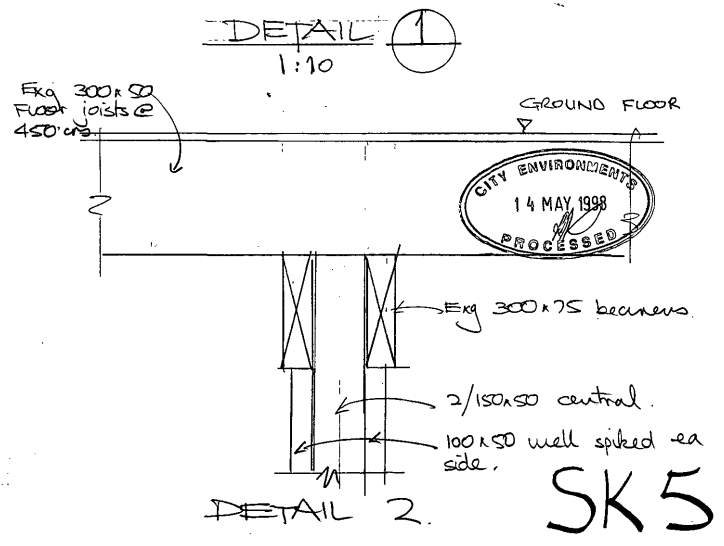
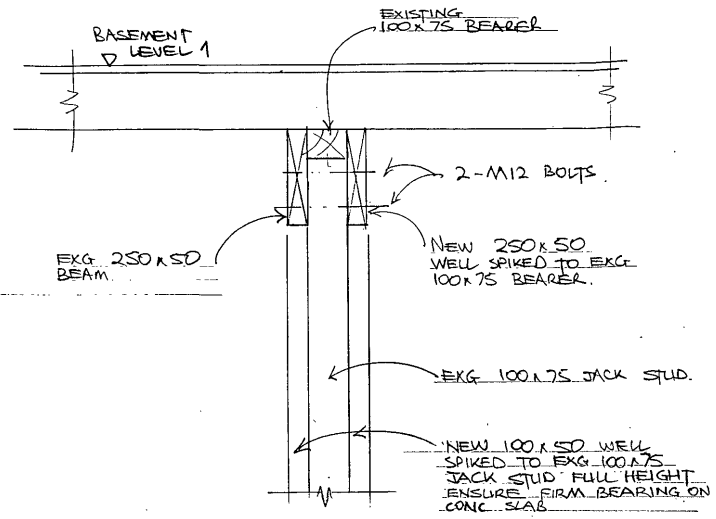
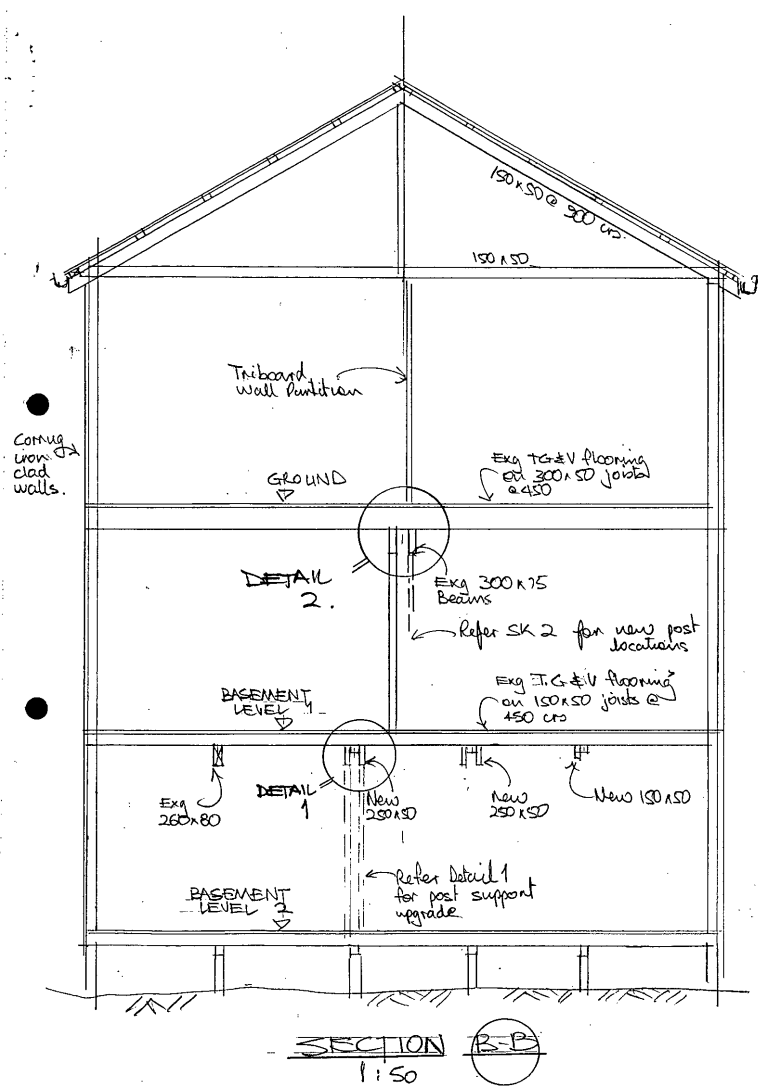
BASEMENT LEVEL -2 SCALE 1:50

SEE NOTE ON SK1

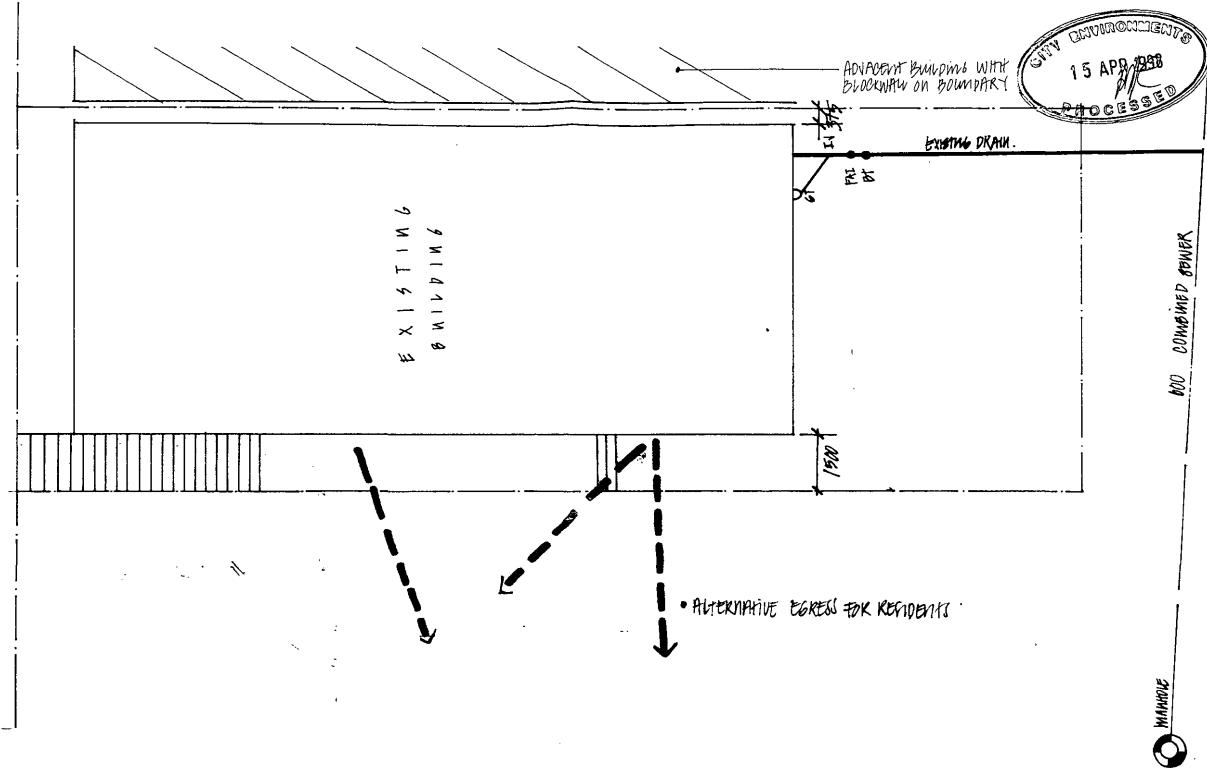
SK 3



SK 4



SK 5



CITY ENVIRONMENT
 15 APR 2008
 PROCESSED

ADJACENT BUILDING WITH
 BLOCKWALL ON BOUNDARY

EXISTING DRAIN.

EXISTING
 BUILDING

NO COMBINED POWER

• ALTERNATIVE EGRES FOR RESIDENTS

MANHOLE

← NORTH

EXISTING SITE PLAN SCALE 1:100

Lower Two floors
 MECHANICAL VENTED
 m/m

VENTILATION NZBC G4

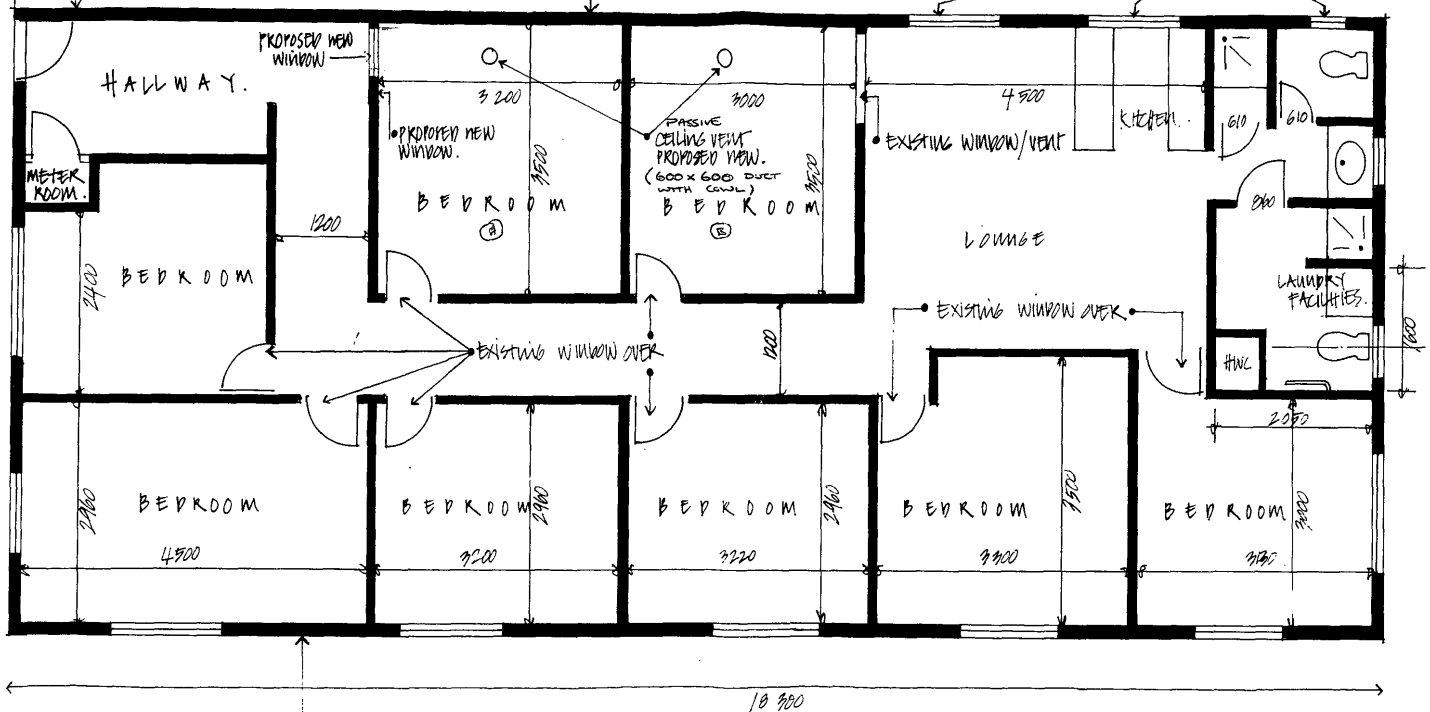
PROVIDE VENTILATION TO OPEN AIR OR MECHANICAL.

* BEDROOM AXES



CORRUGATED IRON CLADDING OVER 25MM KB
TIMBER ON 100 X 60 FRAMING

EXISTING EXTERNAL WALLS = 1 HR FIRE RATING (1 X 2.5 mm 616/609 KEV)
AS PER COUNCIL DRAWINGS DATED 05-85



EXTERIOR WALL HAS EXISTING LATEX
OF 95 GIB TO PROVIDE 1/2 HR FRK
AS PER COUNCIL DWGS 05-85.

ALL GLAZING TO COMPLY WITH NZBC F2/AS1
AND NZS 4223. A CERTIFICATE OF
COMPLIANCE FROM THE INSTALLER TO BE
OBTAINED ONCE GLASS IS INSTALLED

IMPORTANT
FIRE EGRESS ROUTES TO BE PROVIDED WITH:
1) FIRE EXIT SIGNAGE TO COMPLY REGULATION F8
2) ANY LOCKS TO BE SIMPLE FASTENINGS OPERABLE
FROM INSIDE WITHOUT KEYS (REFER C2/AS1/72.2)

LEVEL - GROUND.
SCALE 1:50

ALTERATIONS IN OCCUPIED BUILDING:

Where alterations are undertaken in existing buildings it must be ensured that:

- Stairways and exitways are maintained clear and unobstructed and available for use at all times.
- No storage permitted in exitways/stairways.
- All fire safety systems are maintained operable with minimum disruption necessary for alterations.
- Fire doors and fire ratings are retained in place and fire doors kept closed.

NOTE: Where replacement or upgrading of fire rated walls or doors is necessary this should be carried out on a floor by floor basis and the new construction erected immediately so as to minimize the time period of reduced fire protection.

BUILDINGS MUST BE KEPT SAFE FOR OTHER OCCUPANTS.

FIRE DESIGN SUMMARY

Purpose Group: SR
Fire Hazard Category: 1
Occupant Loading: AS PER BEDSPACES

FIRE SAFETY DETAILS

Firecell Rating: F30
S Rating: AS EXISTING
Safe Path Doors: N/A
Alarm Type: N/A
Other Protection: N/A

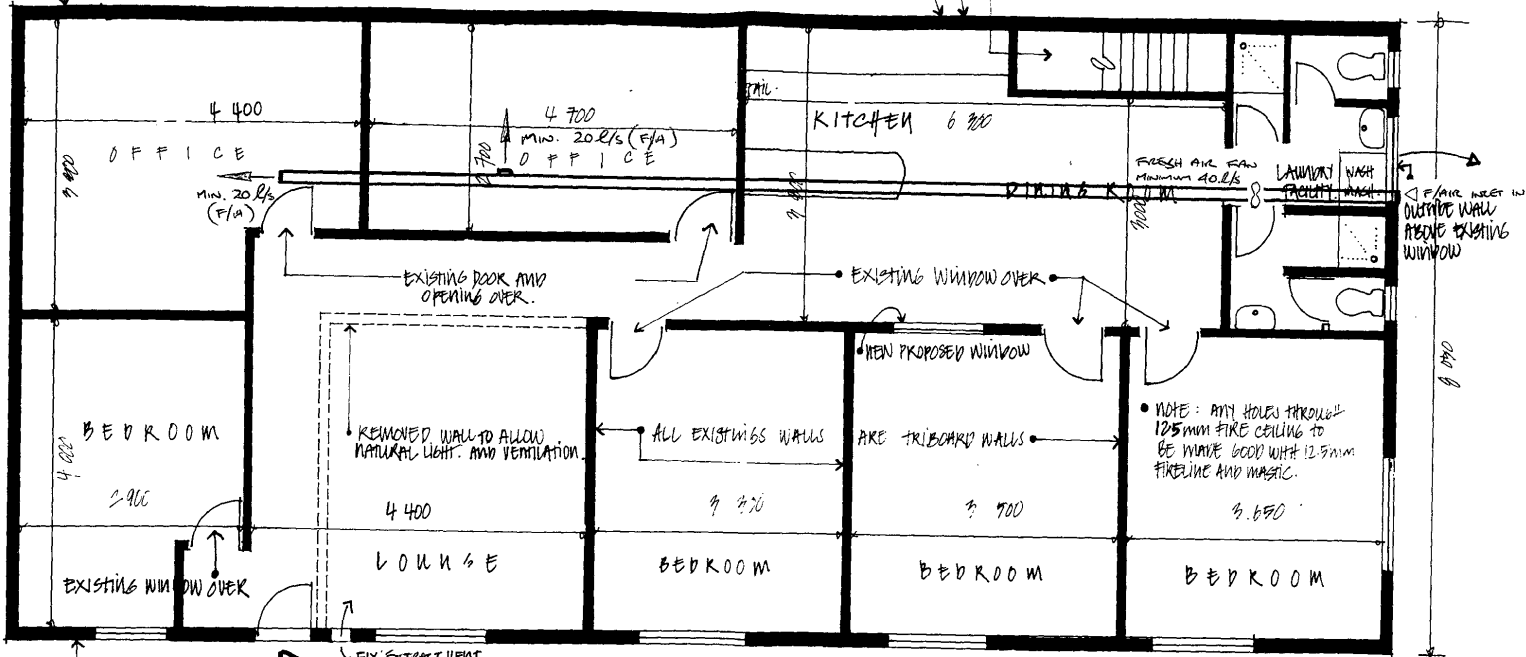
AS FOR MAX. 2 YEAR
INTENDED LIFE



CORRUGATED IRON CLADDING OVER 2.5MM RS TIMBER ON 100 X 70 FRAMING.

EXISTING STAIR TO BE CLOSED OFF AND FIRE-RATED WITH 12.5MM GIB TO UNDERSIDE OF CEILING

EXISTING EXTERNAL WALL = 1HK FKK (1x12.5 mm GIBKALTER BOARD) AS PER COUNCIL DRAWINGS DATED 6-5-85



FRESH AIR FAN Minimum 20L/s

IF FIRE WRET IN OUTSIDE WALL REMOVE EXISTING WINDOW

NOTE: ALL HOLES THROUGH 125MM FIRE CEILING TO BE MADE GOOD WITH 12.5MM FIRELINE AND MASTIC.

EXISTING 6" EXTERNAL WALL - 9.5MM GIBKALTER BOARD TO ACHIEVE 1/2 HK FIRE-RATING AS PER DRAWINGS 6-5-85

NOT APPROVED FOR UNIT TITLE

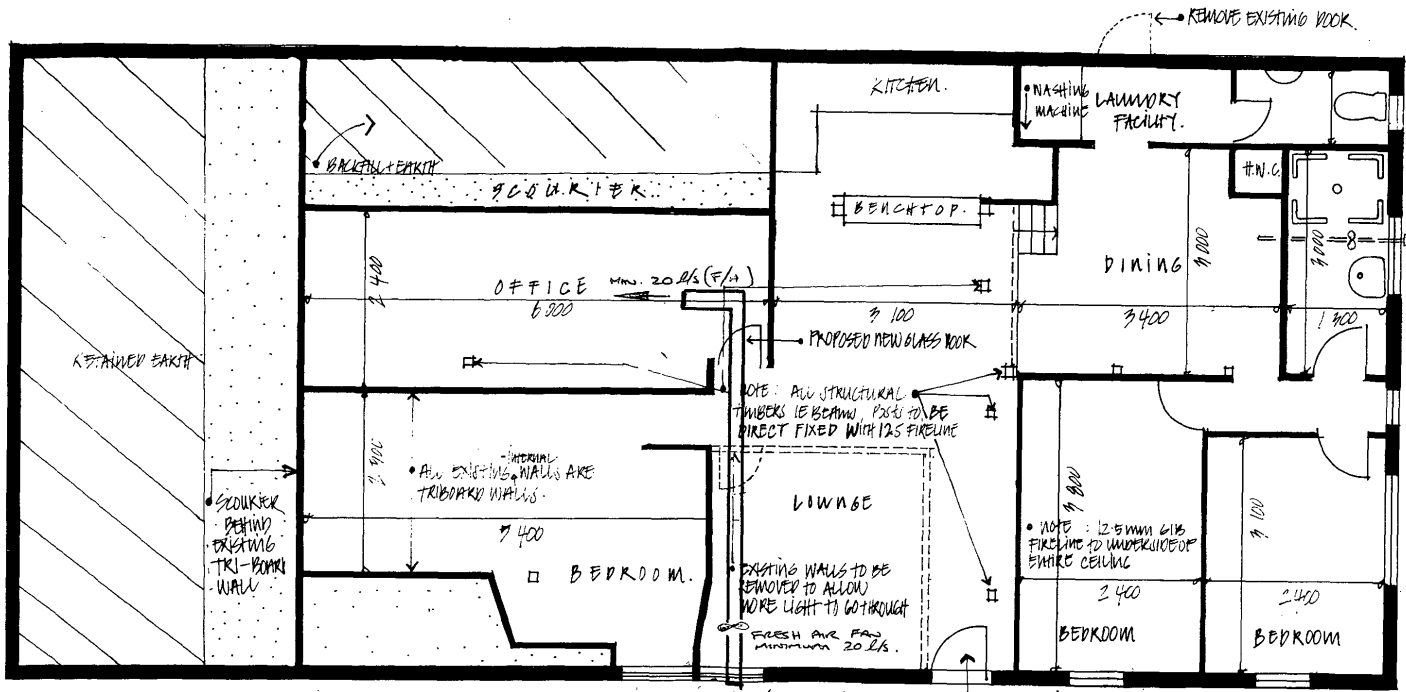
Additional requirements and fire ratings may be required for any Certificate pursuant to Section 224(f) of the Resource Management Act 1991

NOTE: FRESH AIR FAN CONTROLLED BY LIGHT SWITCH IN EITHER OFFICE. AIR EXHAUSTS THROUGH OPENINGS ABOVE DOORS TO OUTSIDE VIA VENT IN WALL.

LEVEL - 1

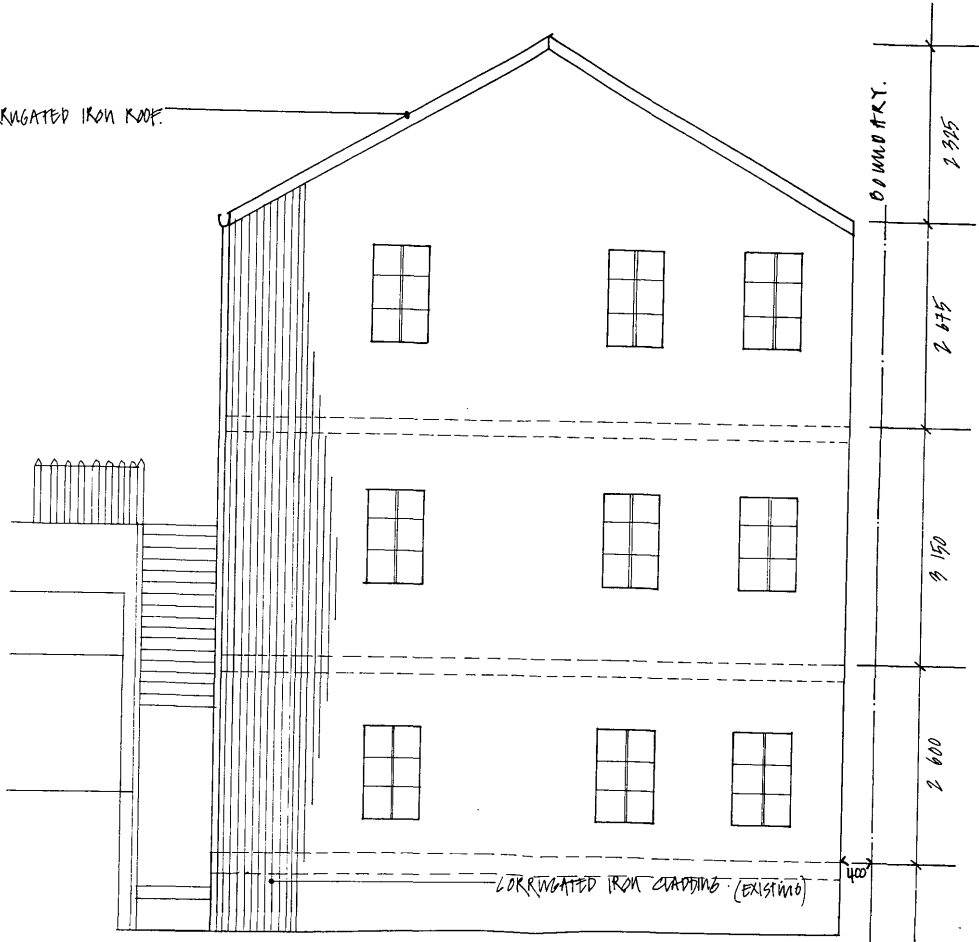
SCALE 1:50

RESIDENTS ARE ABLE TO ESCAPE VIA THE ADJACENT PROPERTY AS AN ALTERNATIVE EGRESS.



LEVEL -2
 SCALE 1:50

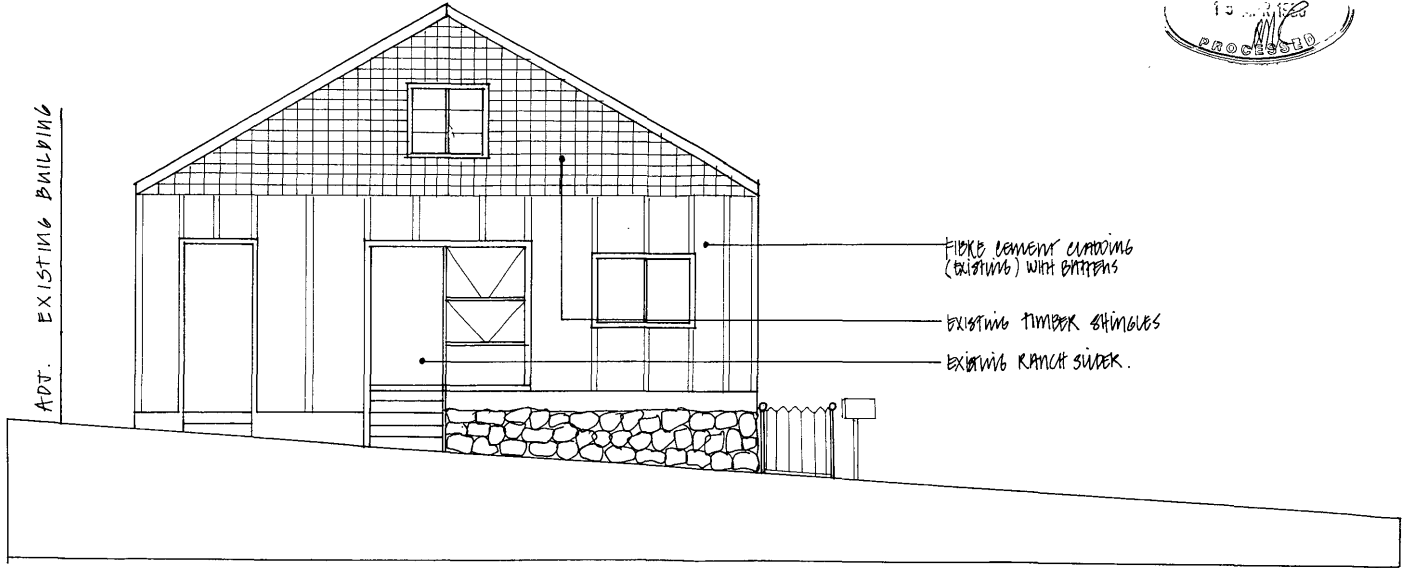
CORRUGATED IRON ROOF.



EXISTING SOUTH ELEVATION



APT. EXISTING BUILDING



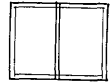
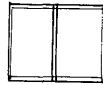
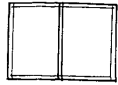
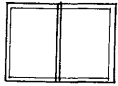
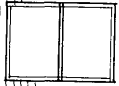
FIBRE CEMENT CLADDING
(EXISTING) WITH ENTRENCH

EXISTING TIMBER SHINGLES

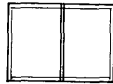
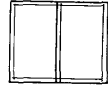
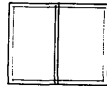
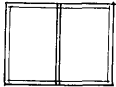
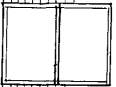
EXISTING RANCH SIDER.

NORTH ELEVATION

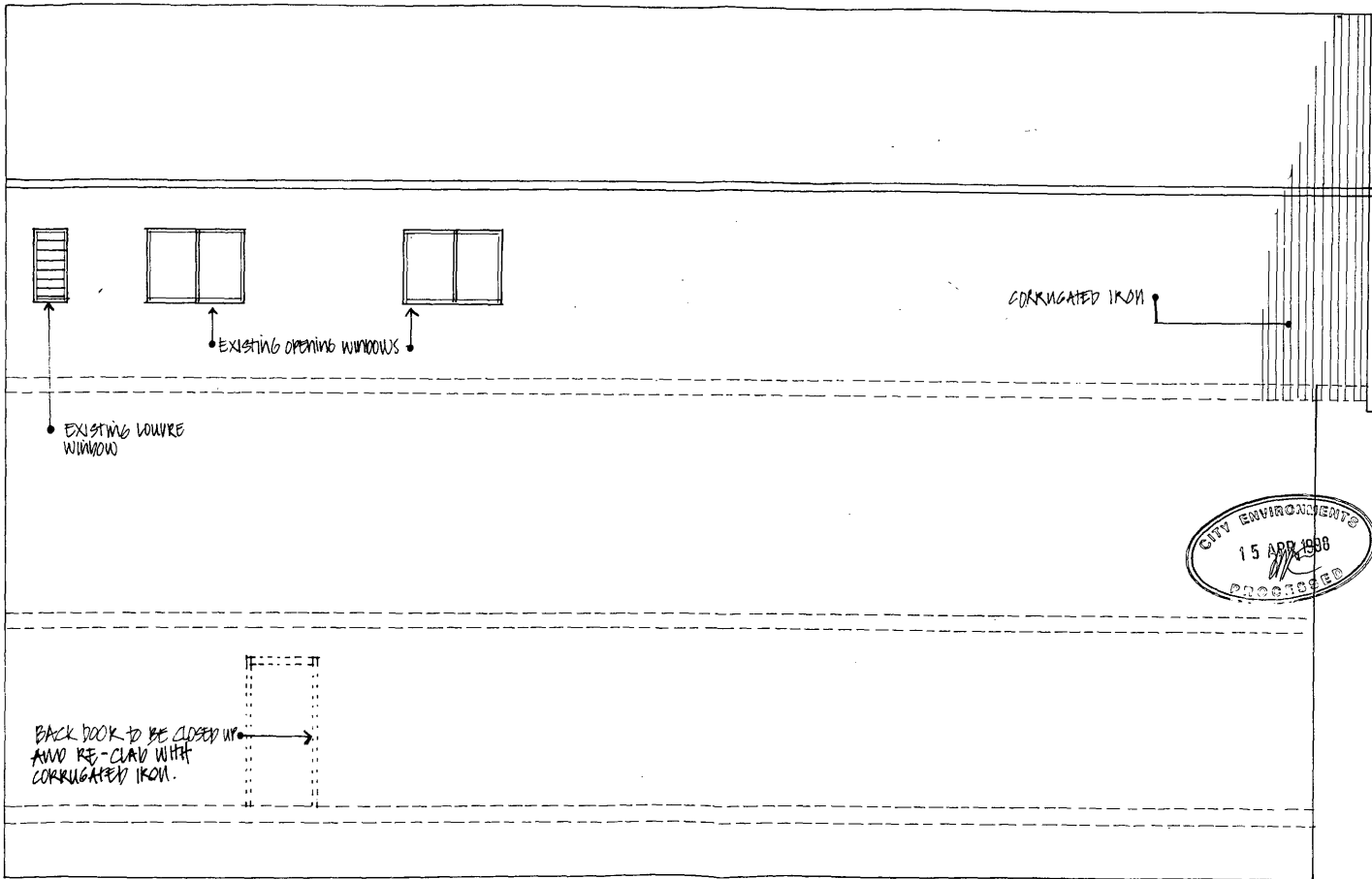
SCALE 1:50



EXISTING CORRUGATED IRON CLADDING



EXISTING WEST ELEVATION



KARAKA STREET

CITY ENVIRONMENT
15 APR 1988
PROCEED

BACK DOOR TO BE CLOSED UP
AND RE-CLAD WITH
CORRUGATED IRON.

EXISTING EAST ELEVATION

#MMTEX VALVE
IN SOIL PIPE + WASTE PIPE

80 Ø SOIL PIPE
TO CONNECT TO EXISTING
100 Ø SOIL PIPE

50 Ø
WASTE PIPE TO DISCHARGE
OVER EXISTING GULLY TRAP

EXISTING 50 MM
WASTE PIPE

EXISTING 100 Ø
SOIL PIPE

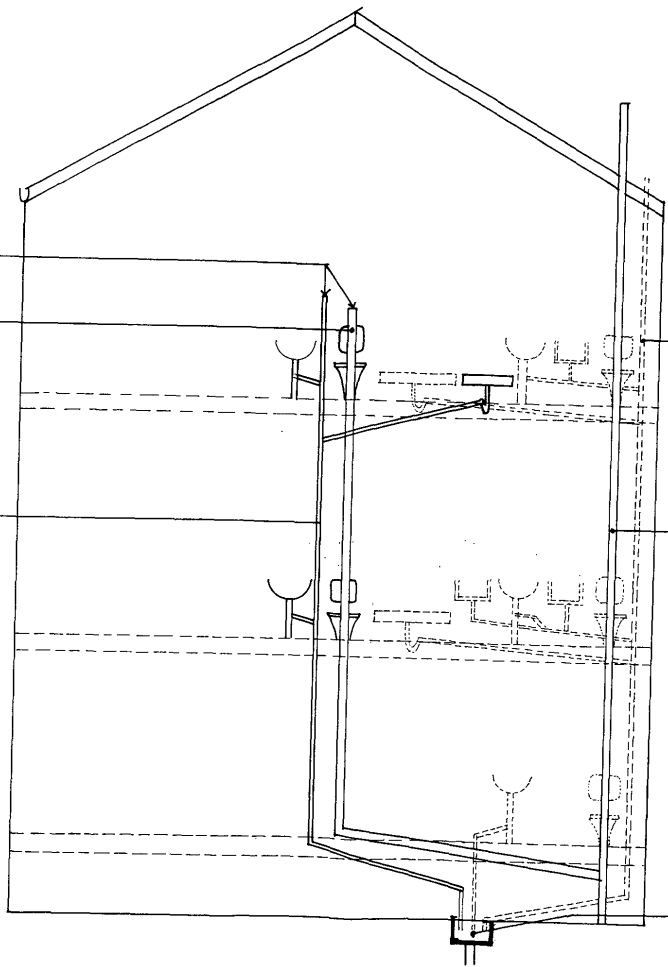
TO AS 3500.2

EXISTING GULLY TRAP



PROPERTY OWNER
All drainage and Plumbing shall be installed to
comply strictly with the requirements of the Building
Act 1981.
Drainlayers and Plumbers shall produce on demand
current Registration Licences, and no work shown
on the consent documents shall be altered or re-
signed without prior written consent

SOUTH ELEV. SCHEMATIC OF EXISTING PLUMBING.



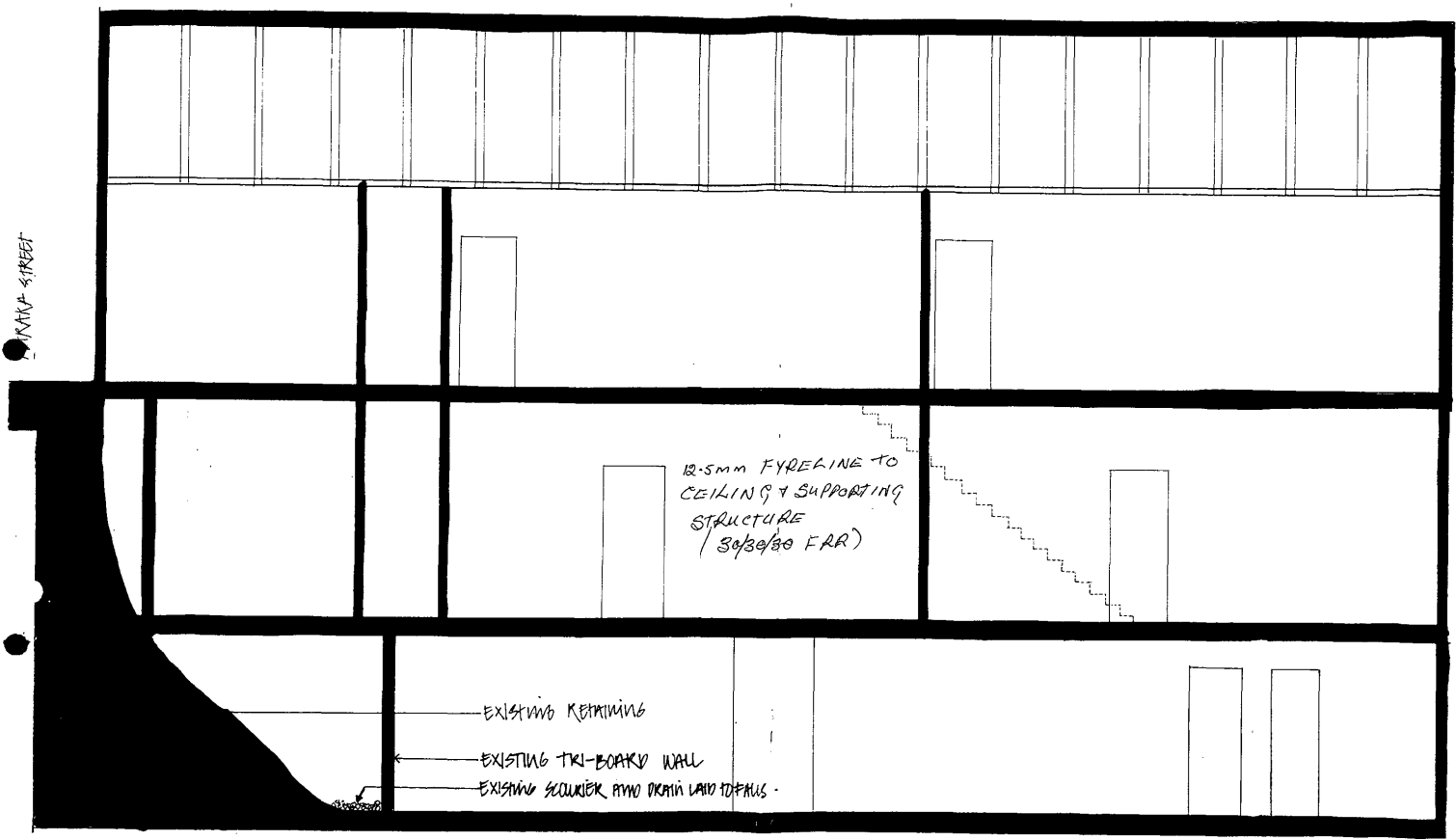
WYVA STREET

2 925

2 475

2 150

2 800



12.5mm FIRELINE TO
 CEILING & SUPPORTING
 STRUCTURE
 (30/30/30 FAR)

- ← EXISTING REMAINING
- ← EXISTING TKI-BOARD WALL
- ← EXISTING SCOURER AND DRAIN LAD TO PANS

EXISTING SECTION A - A



BUILDING CODE REQUIREMENTS
THIS PLAN AND SPECIFICATION MUST BE
KEPT ON THE SITE OF WORKS DURING
CONSTRUCTION SO THAT THE INSPECTOR
CAN CHECK WORK FROM IT
NOTIFIABLE INSPECTIONS

1. No concrete shall be placed in the foundations until the excavations and all reinforcements have been examined and passed by the inspector.
2. Slab floors, reinforcement and preparation.
3. Blockwork, reinforcing and washouts.
4. Re-Lining
5. Post-Lining 2 Storey Brickwork.
6. Post-Lining (Sheet Brace)
7. Stucco-Plastering (External).
8. Insulation Inspection: Walls, Ceilings and Skillion Roofs
9. Final Inspection.

NOTE:

Any consent is issued subject to all work being carried out in accordance with all relevant Acts, Regulations and Bylaws.

Approved for the issue of a consent.

A.D. Cant... Building Officer

Date: *15/4/98*