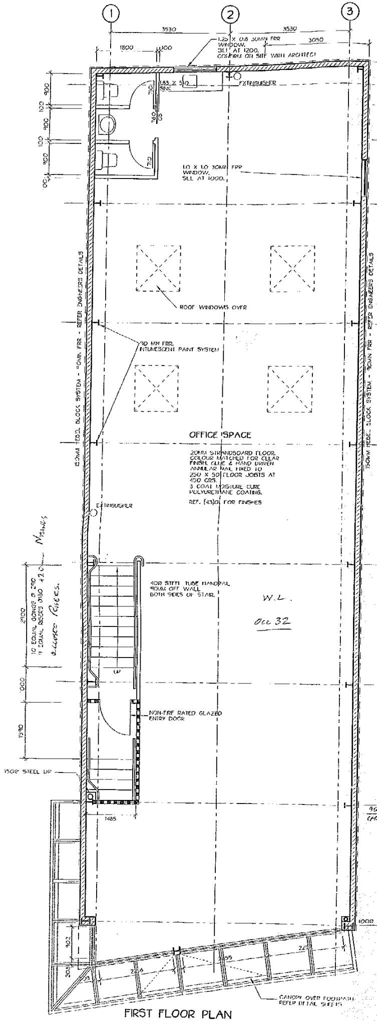
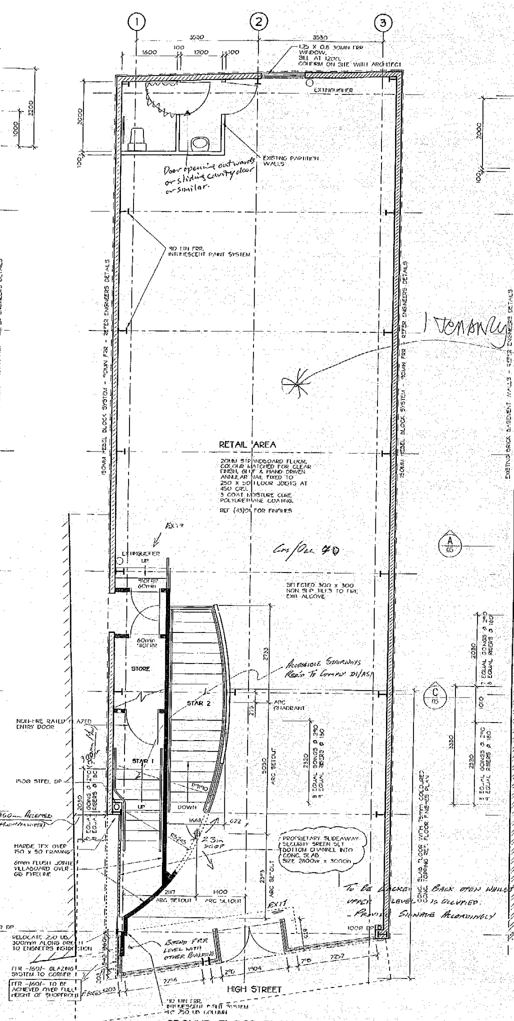
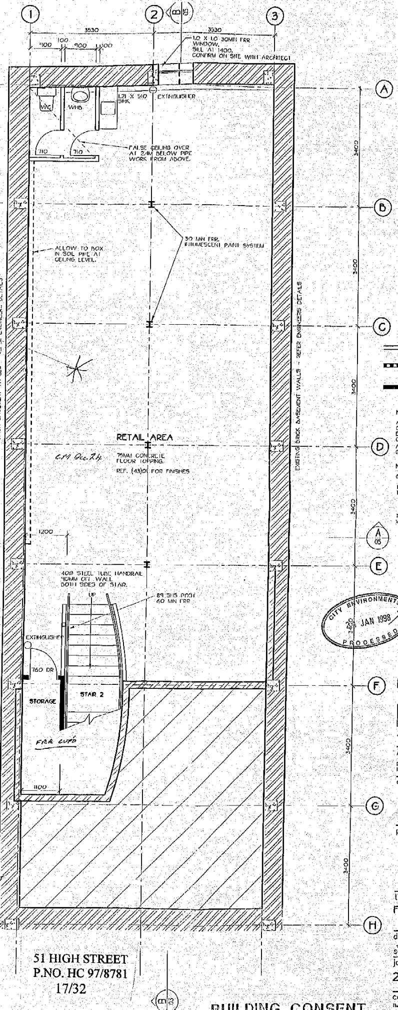

1
2
3
3530
3530
1800
1100
3050
1.25 X 0.8 30MIN FRR WINDOW. SILL AT 1200. CONFIRM ON SITE WITH ARCHITECT
EXTINGUISHER
1.83 X 510 SINK
1.0 X 1.0 30MIN FRR WINDOW. SILL AT 1000.
ROOF WINDOWS OVER
30 MIN FRR. INTUMESCENT PAINT SYSTEM
150MM HEBEL BLOCK SYSTEM - 90MIN FRR - REFER ENGINEERS DETAILS
OFFICE SPACE
20MM STRANDBOARD FLOOR. COLOUR MATCHED FOR CLEAR FINISH, GLUE & HAND DRIVEN ANNULAR NAIL FIXED TO 250 X 50 FLOOR JOISTS AT 450 CRS. 3 COAT MOISTURE CURE POLYURETHANE COATING.
REF. (43)01 FOR FINISHES
EXTINGUISHER
400 STEEL TUBE HANDRAIL 90MM OFF WALL BOTH SIDES OF STAIR.
W.L.
Occ 32
Nosings
10 EQUAL GOINGS @ 290
11 EQUAL RISERS @ 180
UP
NON-FIRE RATED GLAZED ENTRY DOOR
150Ø STEEL DP
100Ø DP
CANOPY OVER FOOTPATH REFER DETAIL SHEETS
FIRST FLOOR PLAN


1
2
3
3530
3530
1600
1200
1.25 X 0.8 30MIN FRR WINDOW. SILL AT 1200. CONFIRM ON SITE WITH ARCHITECT
EXTINGUISHER
EXISTING PARTITION WALLS
Door opening outwards or sliding cavity door or similar.
30 MIN FRR. INTUMESCENT PAINT SYSTEM
150MM HEBEL BLOCK SYSTEM - 90MIN FRR - REFER ENGINEERS DETAILS
1 Tenancy
RETAIL AREA
20MM STRANDBOARD FLOOR. COLOUR MATCHED FOR CLEAR FINISH, GLUE & HAND DRIVEN ANNULAR NAIL FIXED TO 250 X 50 FLOOR JOISTS AT 450 CRS. 3 COAT MOISTURE CURE POLYURETHANE COATING.
REF. (43)01 FOR FINISHES
Occ 40
EXTINGUISHER
UP
60MIN FRR DOOR
SELECTED 300 X 300 NON SLIP TILES TO FIRE EXIT ALCOVE
STORE
STAIR 2
STAIR 1
ARC QUADRANT
Accessible Stairways Req'd to comply D1/AS1
ARC SETOUT
DOWN
UP
NON-FIRE RATED GLAZED ENTRY DOOR
150Ø STEEL DP
HARDIE TEX OVER 150 x 50 FRAMING
6mm FLUSH JOINTED VILLABOARD OVER GIB FYRELINE
PROPRIETARY SLIDEAWAY SECURITY SCREEN SET BOTTOM CHANNEL INTO CONC. SLAB SIZE 2800W x 3000h
To be locked back open whilst upper level is occupied. – Provide signage accordingly
EXIT
RELOCATE 250 UB/300mm ALONG GRID TO ENGINEERS INSTRUCTION
FLR -1601- GLAZING SYSTEM TO CORNER
FRR -1601- TO BE ACHIEVED OVER FULL HEIGHT OF SHOPFRONT
Extend FRR level with other building
90 MIN FRR. INTUMESCENT PAINT SYSTEM TO 250 UB COLUMN
CONC. SLAB FLOOR WITH 75mm COLOURED CONC. TOPPING REF. FLOOR FINISHES PLAN
HIGH STREET
GROUND FLOOR PLAN


1
2
3
3530
3530
1.0 X 1.0 30MIN FRR WINDOW. SILL AT 1400. CONFIRM ON SITE WITH ARCHITECT
WC
WHB
1.21 X 510 SINK
EXTINGUISHER
FALSE CEILING OVER AT 2.4M BELOW PIPE WORK FROM ABOVE.
ALLOW TO BOX IN SOIL PIPE AT CEILING LEVEL.
30 MIN FRR. INTUMESCENT PAINT SYSTEM
EXISTING BRICK BASEMENT WALLS - REFER ENGINEERS DETAILS
RETAIL AREA
Occ 24
75MM CONCRETE FLOOR TOPPING
REF. (43)01 FOR FINISHES
400 STEEL TUBE HANDRAIL 90MM OFF WALL BOTH SIDES OF STAIR.
89 SHS POST 60 MIN FRR
EXTINGUISHER
760 DR
STORAGE
STAIR 2
FRR CUPD
A
B
C
D
E
F
G
H
3400
BASEMENT PLAN

51 HIGH STREET
P.NO. HC 97/8781
17/32

NOTE: CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS, LEVELS, AND ANGLES ON SITE BEFORE COMMENCING.

ALL CONSTRUCTION SHALL COMPLY WITH THE NZ BUILDING CODE AND NZS 3604 UNLESS SHOWN OTHERWISE.

REFER TO THE STRUCTURAL ENGINEERS DRAWINGS AND DETAILS.

VENTILATION
TOILET AREAS SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH NZBC / G4

GENARAL OFFICE AND RETAIL AREAS SHALL BE AIR CONDITIONED TO MEET THE VENTILATION REQUIREMENTS OF NZBC G4.

FIRE PROTECTION
REFER FIRE ENGINEERS REPORT.

ALL EXTERNAL WALLS AND SUPPORTING STRUCTURE SHALL BE RATED 90 MINS.

LEVEL 1 FLOOR AND SUPPORTING STRUCTURE SHALL BE RATED 30MINS.

GROUND FLOOR AND SUPPORTING STRUCTURE SHALL BE RATED 30MINS.

ALL DOORS TO STAIRS SHALL BE RATED TO MATCH WALL RATING.

INSTALL A FULLY COMPLYING SMOKE DETECTION SYSTEM CONNECTED TO THE FIRE SERVICE TO NZS 4512 1994.

INSTALL MECHANICAL VENTILATION IN THE BASEMENT

INSTALL 2/9 LITRE WATER FIRE EXTINGUISHERS IN LIEU OF HOSEREELS

INSTALL EMERGENCY LIGHTING TO BIA F6-AS1 REQUIREMENTS

═	100 X 50 FRAMED PARTITIONS. 9.5 GIB. BD BOTH SIDES.
▨	100 X 50 FRAMED WALLS. 9.5 FYRELINE GIB. BD BOTH SIDES - 30 MIN FRR.
■	100 X 50 FRAMED WALLS. 12.5 FYRELINE GIB. BD BOTH SIDES - 60 MIN FRR.

NOTE

ALL FRR DOORS SHALL BE FITTED WITH CLOSERS AND HANDLES WHICH ALLOW EGRESS FROM INSIDE WITHOUT THE USE OF A KEY.

ALLOW TO INSTALL THE MAX. SIZE GLAZED PANEL IN EACH FRR DOOR.

NOTE

GIB BOARD FIRE RATED WALL SYSTEMS

TIMBER FRAMED LOAD BEARING WALLS TO BE FIRE RATED:
30 MIN - 30/30/30 - GBTL30
60 MIN - 60/60/60 - GBTL60

TIMBER FRAMED NON-LOAD BEARING WALLS TO BE FIRE RATED:
30 MIN - -/30/30 - GBTL30a
60 MIN - -/60/60 - GBTL60a

VENTILATION NZBC G4
PROVIDE VENTILATION TO OPEN AIR OR MECHANICAL

CITY ENVIRONMENTS
JAN 1998
PROCESSED

ISSUE	DATE	DESCRIPTION
E	22/09/97	D.C. REVISION
D	16.12.96	PROGRESS
C	5.12.96	PROGRESS
B	12/95	BUILDING CONSENT
A	10/95	BUILDING CONSENT

AVERY
ARCHITECTS

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consultants
BROWN & THOMSON
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project
51 HIGH STREET
AUCKLAND CITY
SOUTHSIDE INVESTMENTS LTD

title
FLOOR PLANS

HC 97/8781

drown GLP date 10/95
scale 1:50 checked
job no. 2288
sheet no. (--)02
issue E

BUILDING CONSENT

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