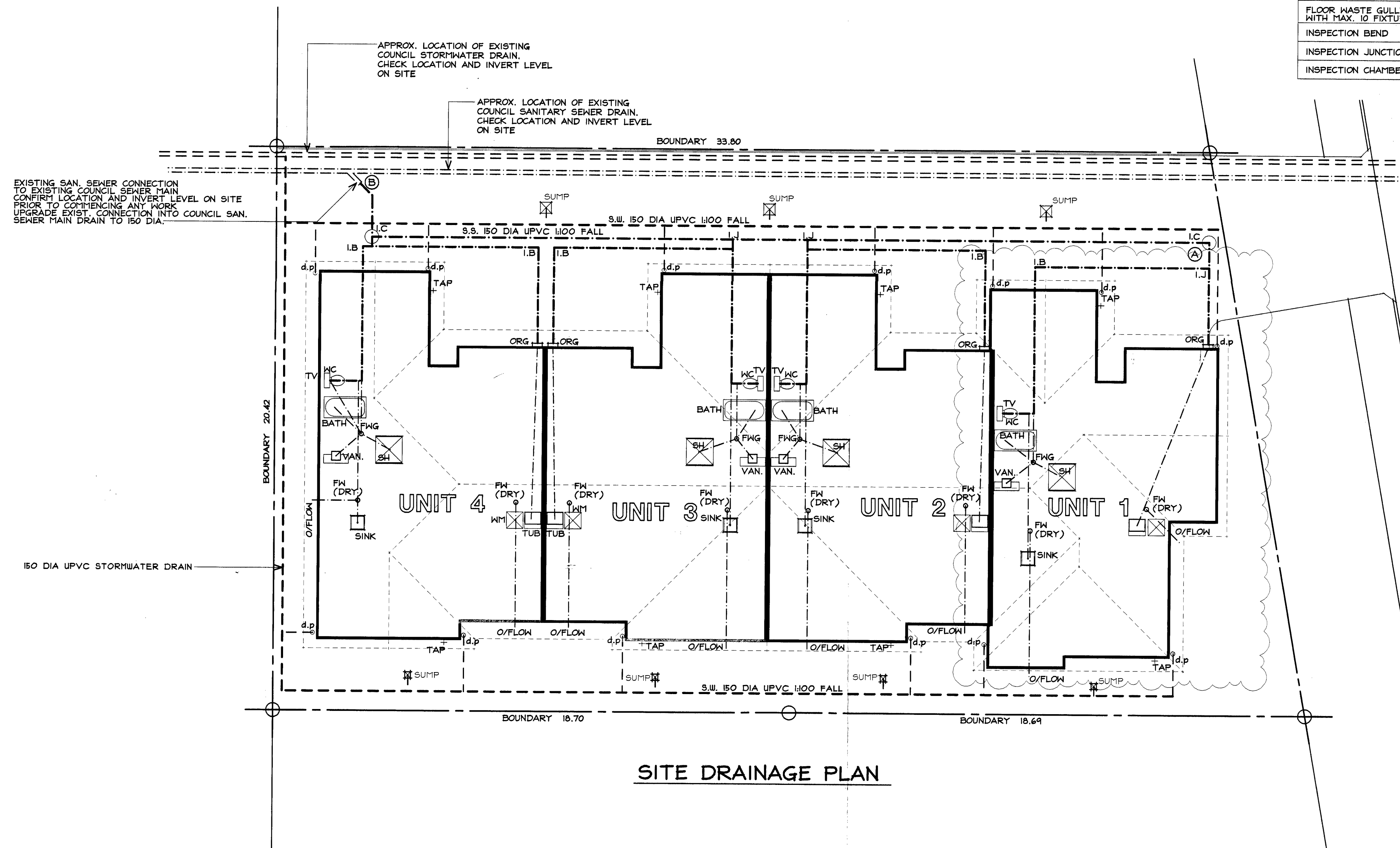


FIXTURE	ABBREV.	FIXTURE PIPE SIZE AND GRADIENT
VANITY OR WASH HAND BASIN	VB OR WHB	40 AT 1:40
SHOWER	SH.	40 AT 1:40
SINK (DOMESTIC)	SD	65 AT 1:60
BATH	B	40 AT 1:40
WATER CLOSET PAN	WC	100 AT 1:60
TUB	T	65 AT 1:60
FLOOR WASTE GULLY WITH MAX. 3 FIXTURES	FWG	50 AT 1:40
FLOOR WASTE GULLY WITH MAX. 10 FIXTURES	FWG	65 AT 1:40
INSPECTION BEND	I.B.	
INSPECTION JUNCTION	I.J.	
INSPECTION CHAMBER	I.C.	

GENERAL NOTES:
 DRAINAGE DIAGRAMS ARE DIAGRAMMATIC ONLY. PLUMBER TO ESTABLISH PIPE RUNS ON SITE PRIOR TO COMMENCING WORK.
 ALL PIPEWORK IS TO BE HIDDEN IN WALL, CEILING OR FLOOR FRAMING. NO PIPEWORK IS TO BE EXPOSED WITHOUT OWNERS PERMISSION.
 ALL PIPEWORK TO BE SIZED AND FITTED STRICTLY IN ACCORDANCE WITH AS3500, NZBC, AND LOCAL BODY REQUIREMENTS.
 JUNCTIONS BETWEEN DISCHARGE PIPES MUST BE AT 45 DEG. OR SWEEP.
 REFER TO AS/NZS 3500 PT. 2.2 FOR ALL PIPE SIZING AND GRADIENTS.
 ALL STORMWATER DRAINS TO BE 100 DIA UPVC WITH 1:100 FALL UNLESS NOTED OTHERWISE.
 ALL SANITARY SEWER DRAINS TO BE 150 DIA WITH 1:100 FALL.
 CHECK AND CONFIRM LOCATION AND INVERT LEVELS OF ALL EXISTING DRAINS PRIOR TO COMMENCING ANY WORK.

DRAIN LEGEND:
 --- SAN. SEWER DRAIN, 100 DIA WITH 1 IN 60 FALL UNLESS NOTED OTHERWISE.
 --- STORMWATER DRAIN, 100 DIA UNLESS SHOWN OTHERWISE.

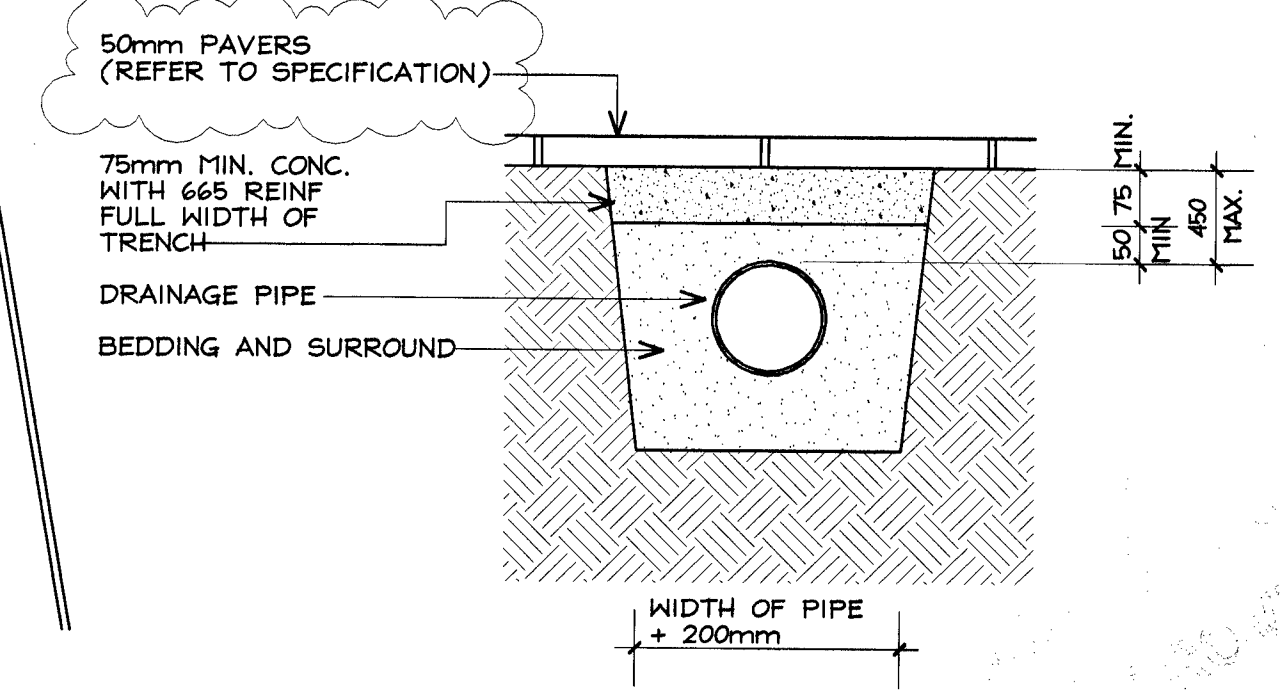


SITE DRAINAGE PLAN

SEWER LONG SECTION SCALE 1:100

BEATTY STREET

AMENDED PLANS
 Date: 29 SEP 2006
 PGU
 BLDG



TYPICAL DRAINAGE TRENCH BELOW PAVING SCALE 1:10

Revision	Date	Description
B	13/04	DRAINAGE AMENDED
A	18/07	UNIT 1 SHIFTED

revision: date: description:

STREET :BEATTY STREET
 ST NO :3A - 3D
 LOT :UNIT 1 - 4
 DP :382306
 CONSENT :2006/15794
 DETAILS :SITE / DRAINAGE PLAN
 1/7

Byrne ARCHITECTURE LAND

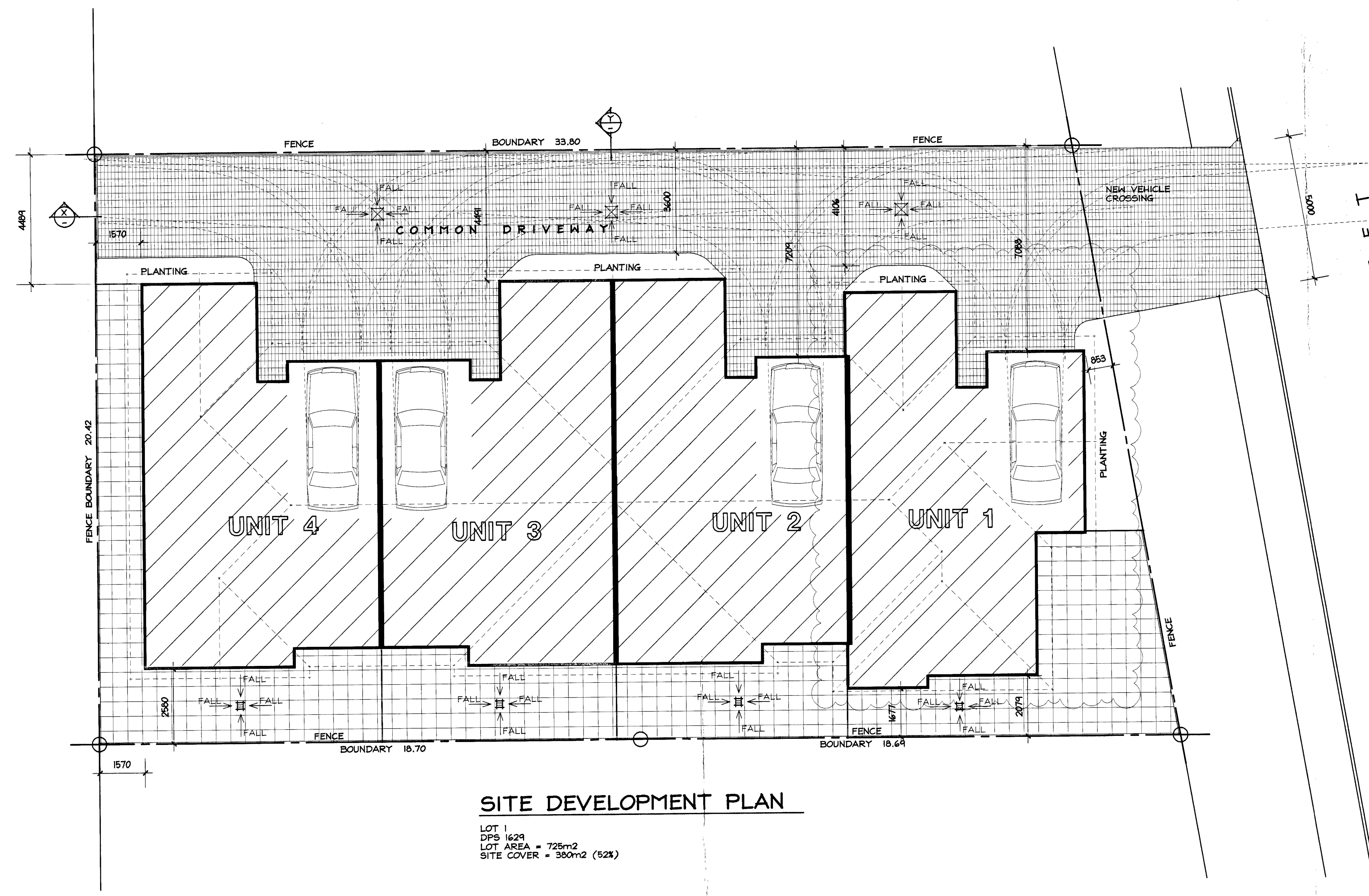
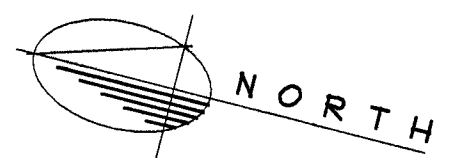
PO BOX 18 190, HAMILTON, NEW ZEALAND.
 PH (07) 834 5114, FAX (07) 834 5221.
 MEMBER ARCHITECTURAL DESIGNERS NEW ZEALAND INC.
 E-MAIL: byrne@byrne.co.nz

Job: PROPOSED APARTMENTS AT NO. 3 BEATTY ST, HAMILTON. FOR MULTI CONSTRUCTION LTD.

sheet: **SITE DRAINAGE PLAN**

design: drawn: COPYRIGHT - BYRNE ARCHITECTURE LTD. ALL DRAWINGS AND DOCUMENTATION REMAIN THE PROPERTY OF BYRNE ARCHITECTURE LTD. No. Distribution is prohibited without prior written consent.
 A.B P.E.
 original scale (A1):
 1:100, 1:10
 issue date: 04/07/06 job no: 05/782 sheet no: 2 of 7

GENERAL NOTES:
 LOCATE ALL BOUNDARY PEGS PRIOR TO COMMENCING SETOUT.
 REFER TO ENGINEERS DRAWINGS AND SPECIFICATIONS FOR SITE PREPARATION AND PILING REQUIREMENTS.
 ALL DIMENSIONS TO BUILDING SHOWN TO EXTERNAL FACE OF BRICK VENEER

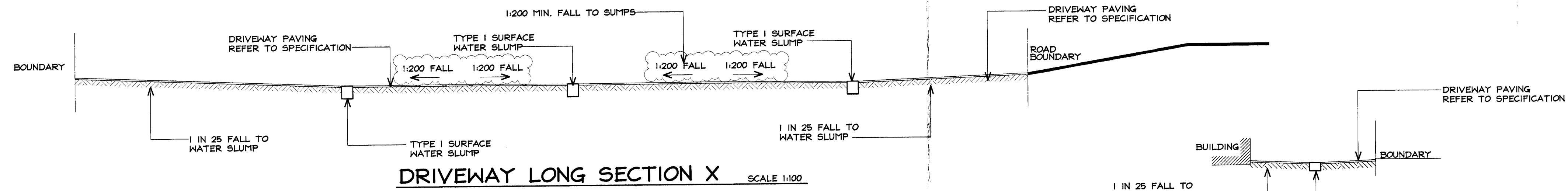


SITE DEVELOPMENT PLAN

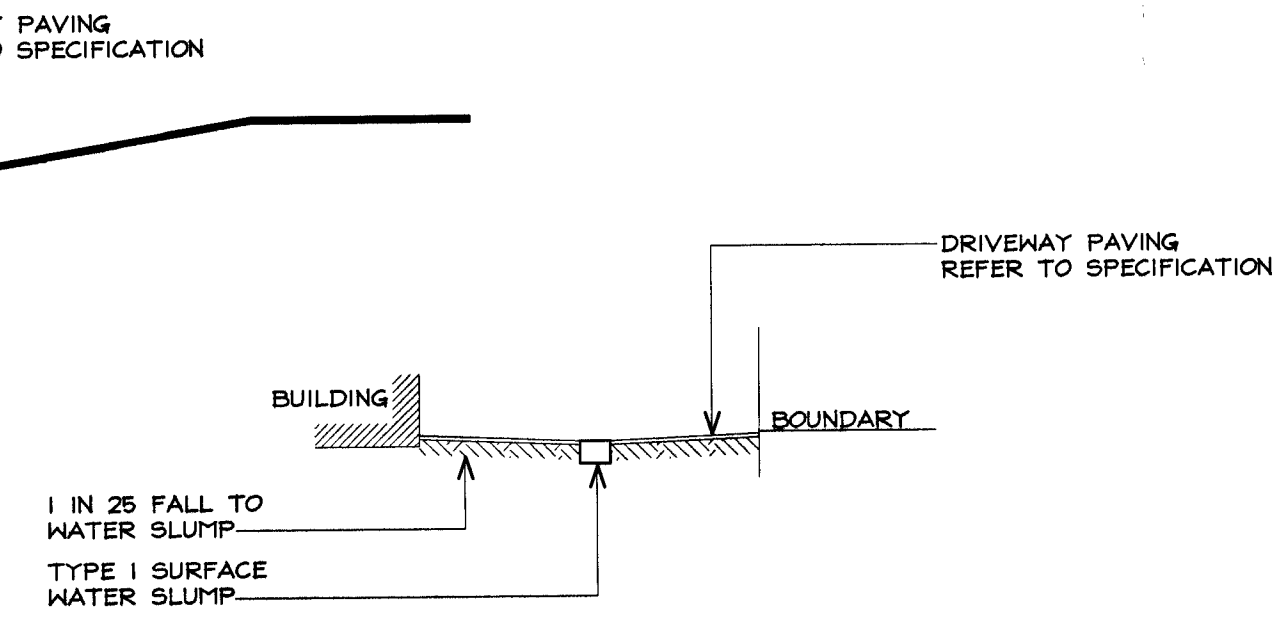
LOT 1
 DPS 1629
 LOT AREA = 725m²
 SITE COVER = 380m² (52%)

AMENDED PLANS
 Date
 PGU 23-SEP-2006
 BLDG

STREET : BEATTY STREET
 ST NO : 3A - 3D
 LOT : UNIT 1 - 4
 DP : 382306
 CONSENT : 2006/15794
 DETAILS : SITE DEVELOPMENT PLAN
 2/7



DRIVEWAY LONG SECTION X SCALE 1:100



DRIVEWAY CROSS SECTION Y SCALE 1:100

B	13/09	DRAINAGE AMENDED
A	18/07	UNIT 1 SHIFTED
revision:	date:	description:

Byrne ARCHITECTURE
 PO BOX 18 190, HAMILTON, NEW ZEALAND.
 PH (07) 838 5714, FAX (07) 838 5227.
 MEMBER ARCHITECTURAL DESIGNERS NEW ZEALAND INC.
 E-MAIL: byrne@btar.net.nz

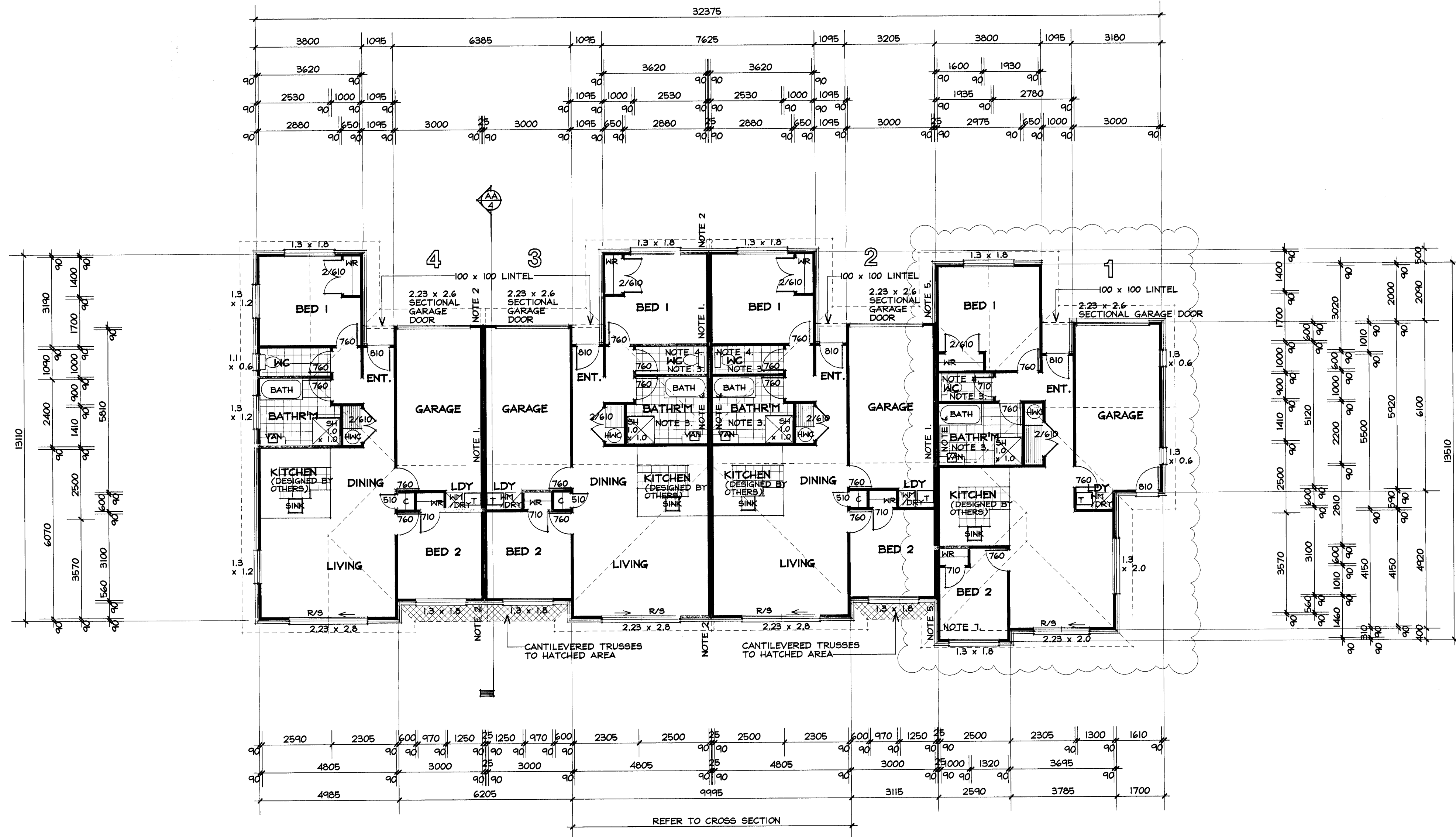
Job:
PROPOSED APARTMENTS AT NO. 3 BEATTY ST, HAMILTON, FOR MULTI CONSTRUCTION LTD.

sheet:
SITE DEVELOPMENT PLAN

design:	drawn:	checked:
A.B	P.E	
original scale (A1):	1:100	
issue date:	job no:	sheet no:
04/07/06	05/782	1 of 7

LINTEL SIZE	LINTEL SPANS FOR LIGHT ROOF LOADED DIMENSION			
	3m	4m	5m	6m
100 x 100	1.3m	1.2m	1.2m	1.1m
150 x 100	2.0m	1.9m	1.8m	1.7m
200 x 100	2.7m	2.5m	2.4m	2.2m
250 x 100	3.4m	3.2m	3.0m	2.8m
300 x 100	4.1m	3.8m	3.6m	3.4m

TIMBER TREATMENT CHART.	
TIMBER USE	TREATMENT NEEDED (MIN)
WALL FRAMING	HI.1
WET AREA WALL FRAMING	HI.2
ROOF TRUSSES / FRAMING	HI.2



GROUND FLOOR PLAN

UNIT 1 = 92m²
 UNIT 2 = 92m²
 UNIT 3 = 92m²
 UNIT 4 = 88m²

GENERAL NOTES:
 ALL WORK TO COMPLY WITH NZS3604:1999 & NZ BUILDING CODE.

TRUSS DESIGNER TO INFORM BYRNE ARCH. IF ANY GIRDER TRUSS OR POINT LOAD IS SUPPORTED OVER A WINDOW OR DOOR OPENING
 LINE ALL WET AREAS (BATHROOMS, KITCHEN, LAUNDRY, ETC) WITH 10mm GIB AQUALINE.
 ALL WINDOWS AND EXTERNAL DOORS TO UNDERSIDE OF SOFFIT.

NOTES:

NOTE 1.
 WALL TO GIB BOARD SPECIFICATION GBT(L)A 306. LINE ONE SIDE WITH 10mm LAYER OF NOISELINE AND 20mm LAYERS OF NOISELINE TO OTHER SIDE.
 WITH R1.8 BATTS INSULATION TO CAVITY (REFER TO MANUFACTURERS DETAILS)
 ALL FIRE WALLS TO CONTINUE THROUGH TO U/SIDE OF ROOFING.

NOTE 2
 FIRE WALLS TO CONTINUE THROUGH EAVES TO OUTSIDE LINE OF FASCIA

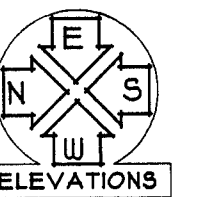
NOTE 3.
 WC & BATHRM TO BE MECHANICALLY VENTED TO EXTERIOR (REFER TO ELECTRICAL PLAN)

NOTE 4.
 FRAME OUT ADDITIONAL 90mm HALL OVER INTER-TENANCY WALL LININGS TO ALLOW FOR PLUMBING.

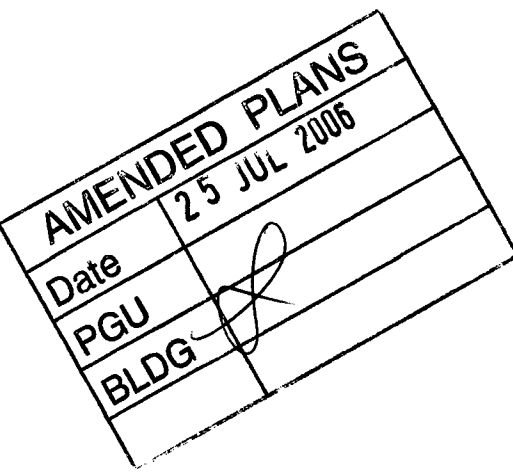
NOTE 5.
 WALL TO JAMES HARDIE SPECIFICATION JHETG30. LINE EXTERIOR SIDE WITH 1/6mm OR THICKER LAYER JAMES HARDIE CLADDING. LINE INTERIOR SIDE WITH 1/10mm LAYER GIB FYRELINE TO GBT(L)A 306 WITH R1.8 BATTS INSULATION TO CAVITY (REFER TO MANUFACTURERS DETAILS)

NOTE 6.
 APPLY 1/10mm LAYER OF GIB AQUALINE OVER GBT(L)A 306 SYSTEM.

NOTE 7.
 COVERED CEILING.



STREET : BEATTY STREET
 ST NO : 3A - 3D
 LOT : UNIT 1 - 4
 DP : 382306
 CONSENT : 2006/15794
 DETAILS : GROUND FLOOR PLAN
 3/7



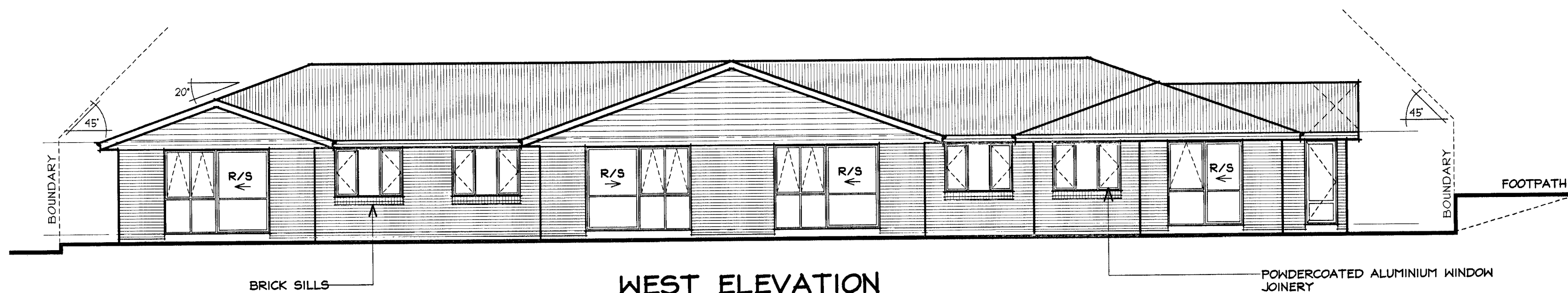
revision:	date:	description:
A	18/07	UNIT 1 SHIFTED

Byrne Architecture Ltd.
 PO BOX 190, HAMILTON, NEW ZEALAND.
 PH (07) 834 5774, FAX (07) 834 5221.
 MEMBER ARCHITECTURAL DESIGNERS NEW ZEALAND INC.
 E-MAIL: byrne@clear.net.nz

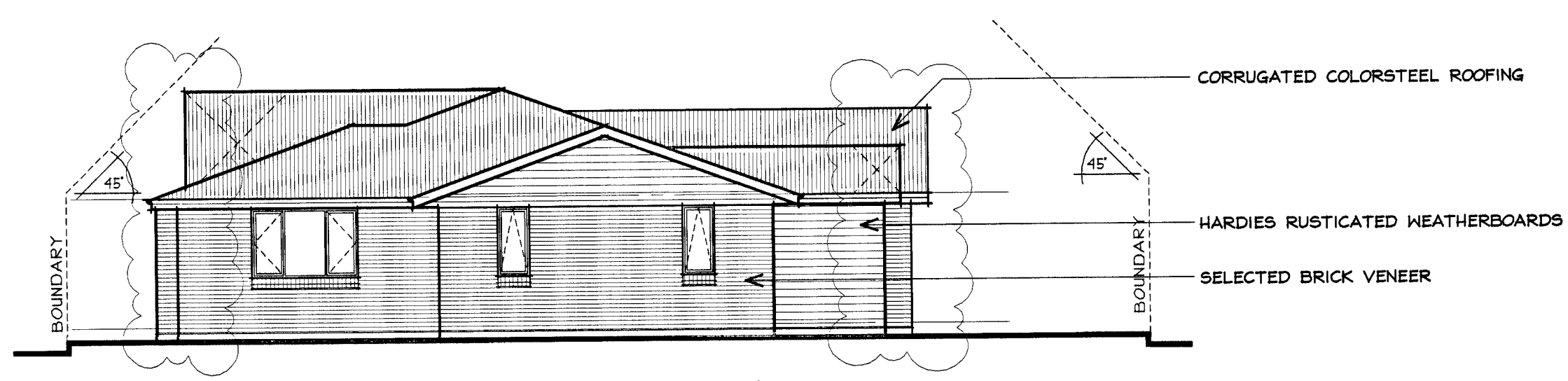
Job: **PROPOSED APARTMENTS AT NO. 3 BEATTY ST, HAMILTON, FOR MULTI CONSTRUCTION LTD.**

sheet: **GROUND FLOOR PLAN**

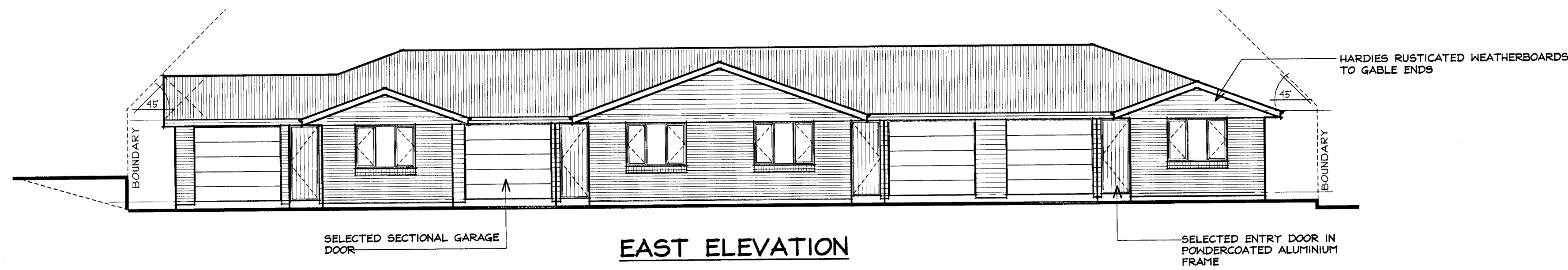
design: **A.B** drawn: **P.E.** copyright: **BYRNE ARCHITECTURE LTD.**
 original scale (A1): **1:100**
 issue date: **04/07/06** job no: **05/782** sheet no: **3** of **7**



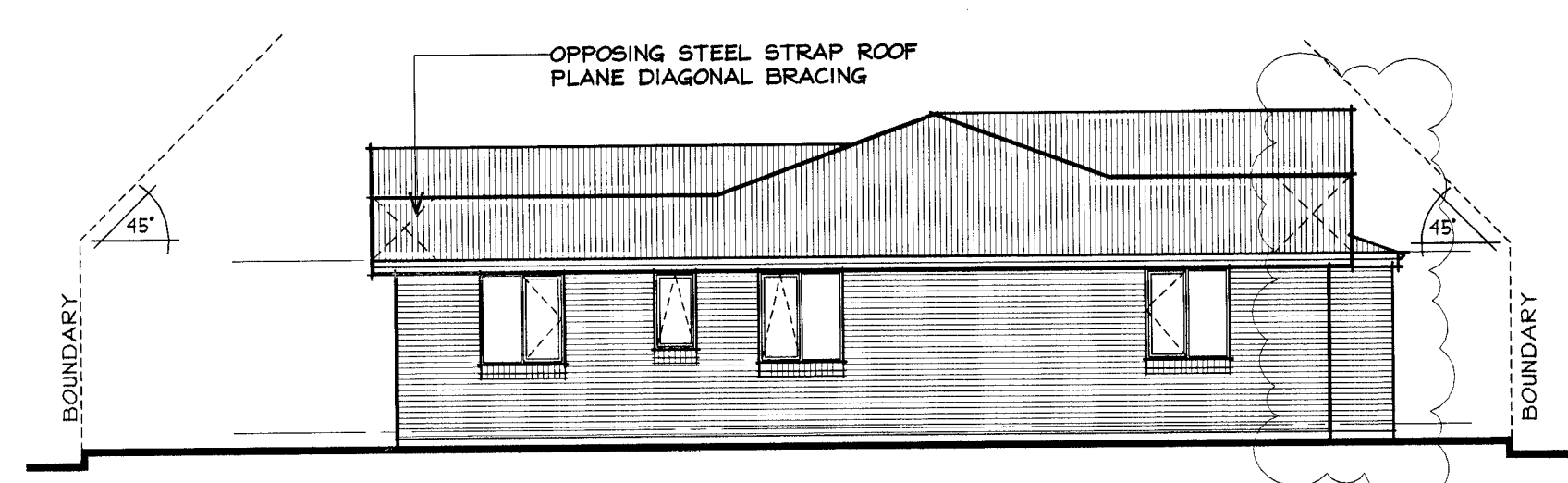
WEST ELEVATION



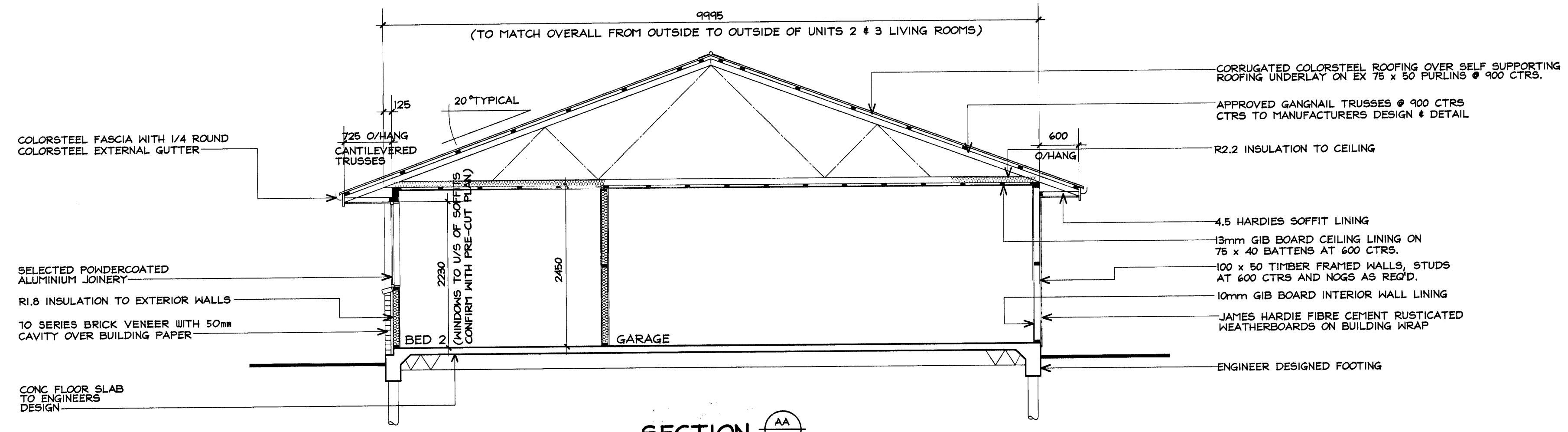
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



SECTION AA
SCALE 1:50

RISK MATRIX

Risk Factor	Risk Severity						Subtotals For Each Risk Factor
	Low	Medium	High	Very High	Score	Score	
Wind Zone	0	0	1	0	1	2	0
Number of Storeys	0	0	1	0	2	4	0
Roof/Wall Intersection Design	0	0	1	0	3	5	0
Eaves Width	0	0	1	1	2	5	1
Envelop Complexity	0	0	1	0	3	6	3
Deck Design	0	0	1	0	4	6	0

Refer to New Zealand Building Code E2/AS1 3.1.1 Table 1 for Definitions Of Risk

HAMILTON CITY COUNCIL
APPROVED
SUBJECT TO CONDITIONS TO BE KEPT ON SITE

AMENDED PLANS
Date: 12.5 JUL 2006
PGU
BLDG

STREET : BEATTY STREET
ST NO : 3A - 3D
LOT : UNIT 1 - 4
DP : 382306
CONSENT : 2006/15794
DETAILS : ELEVATIONS & CROSS SECTIONS
47

revision	date	description
A	18/07	UNIT 1 SHIFTED

Byrne Architecture Ltd
PO BOX 19 HO, HAMILTON, NEW ZEALAND.
PH (07) 839 574, FAX (07) 839 5221.
HEBER ARCHITECTURAL DESIGNERS NEW ZEALAND INC.
E-MAIL: abyrne@clear.net.nz

Job: PROPOSED APARTMENTS AT NO. 3 BEATTY ST, HAMILTON, FOR MULTI CONSTRUCTION LTD.

Sheet: ELEVATIONS & CROSS SECTION

Design: A.B P.E
Original scale (A1): 1:100, 1:50
Issue date: 04/07/06
Job no: 05/782
Sheet no: 4 of 7

NOTES:

- ALL DIMENSIONS ARE TO BE CONFIRMED BY THE CONTRACTOR BEFORE COMMENCING ANY WORK.
- THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH THE SPECIFICATIONS AND OTHER RELEVANT DOCUMENTS.
- ALL DETAILS NOT SHOWN SHALL COMPLY WITH THE RELEVANT BUILDING CODE.
- CONCRETE WORK TO COMPLY WITH NZS 3109:1997.
- CONCRETE STRENGTH TO BE 20 MPa. AT 28 DAYS.
- FLOOR SLAB TO BE CURED FOR 7 DAYS AND TAKE PLACE AS SOON AS THE CONCRETE CAN BE WALKED ON.
- SAW CUT THE FLOOR AT THE EARLIEST POSSIBLE TIME.
- REINFORCING STEEL TO BE MILD STEEL 300 MPa. DENOTED (D) OR HIGH TENSILE GRADE 500 MPa. DENOTED (Y), AND SHALL COMPLY WITH AS/NZS 4671.

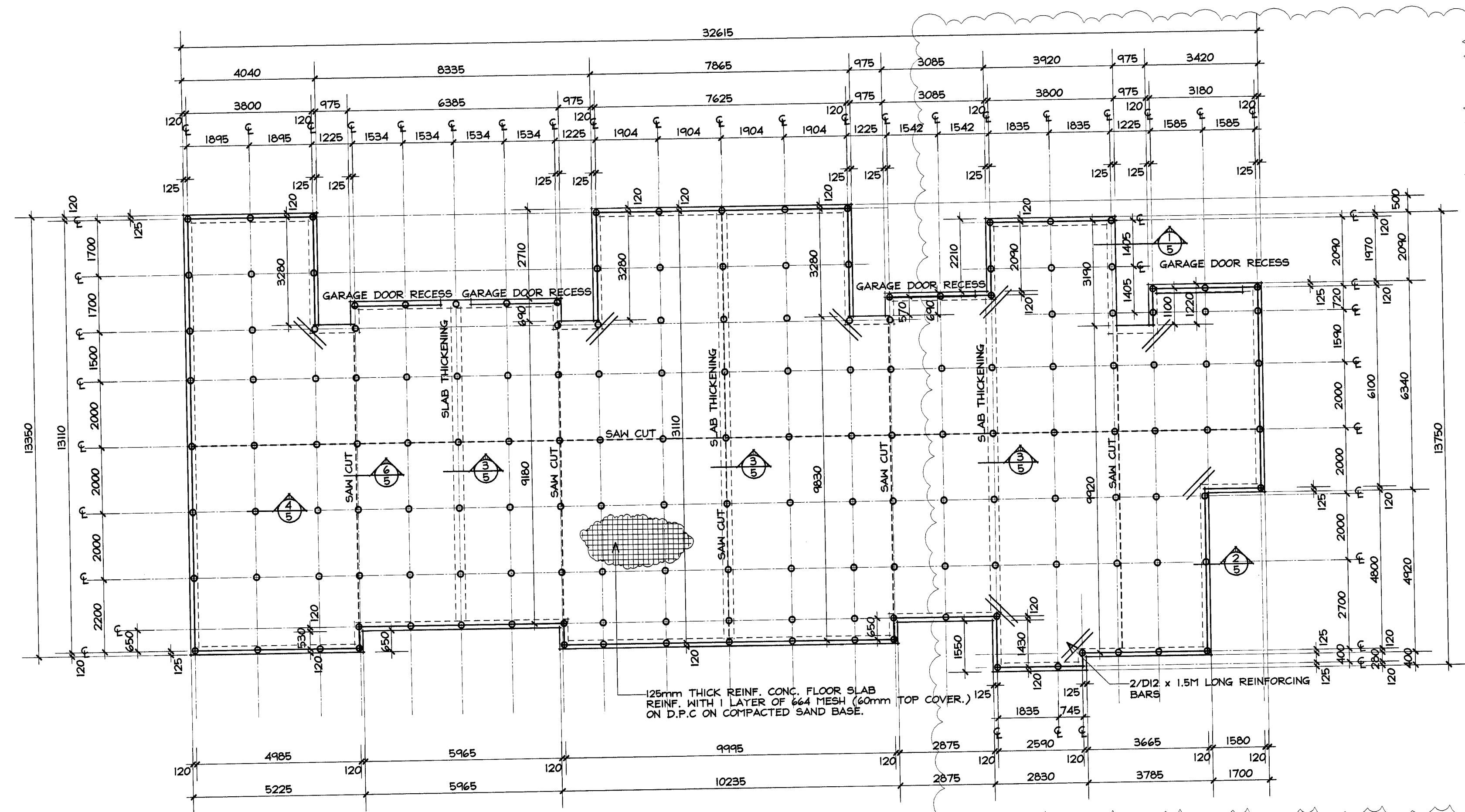
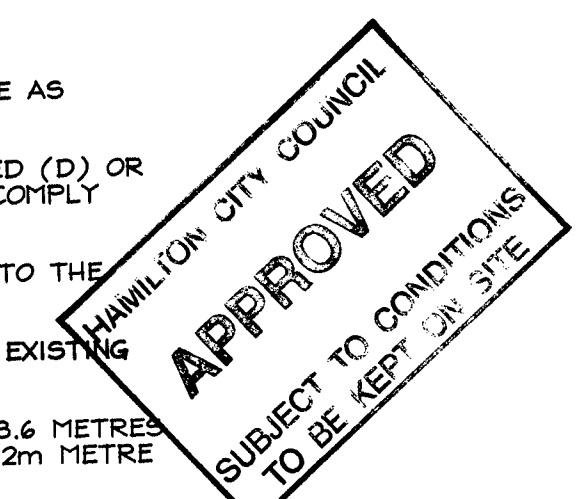
STRIP TOPSOIL AND REPLACE WITH COMPACTED PIT SAND TO THE UNDERSIDE OF THE FLOOR SLAB.

TOP OF FLOOR SLAB TO BE AT LEAST 300mm ABOVE THE EXISTING GROUND LEVEL.

- PILES 158-175 S.E.D H5 TPC TREATED ESTIMATED LENGTH 3.6 METRES
- THE ENGINEER MUST OBSERVE THE DRIVING OF THREE 4.2m METRE LONG TEST PILES.
- PILE HAMMER WEIGHT 500kg.
- HAMMER DROP 1000mm.
- FINAL BE 35mm.
- ALL CUT SURFACES TO TREATED POLES SHALL BE SEALED WITH 2 COATS OF 'METAL X'.

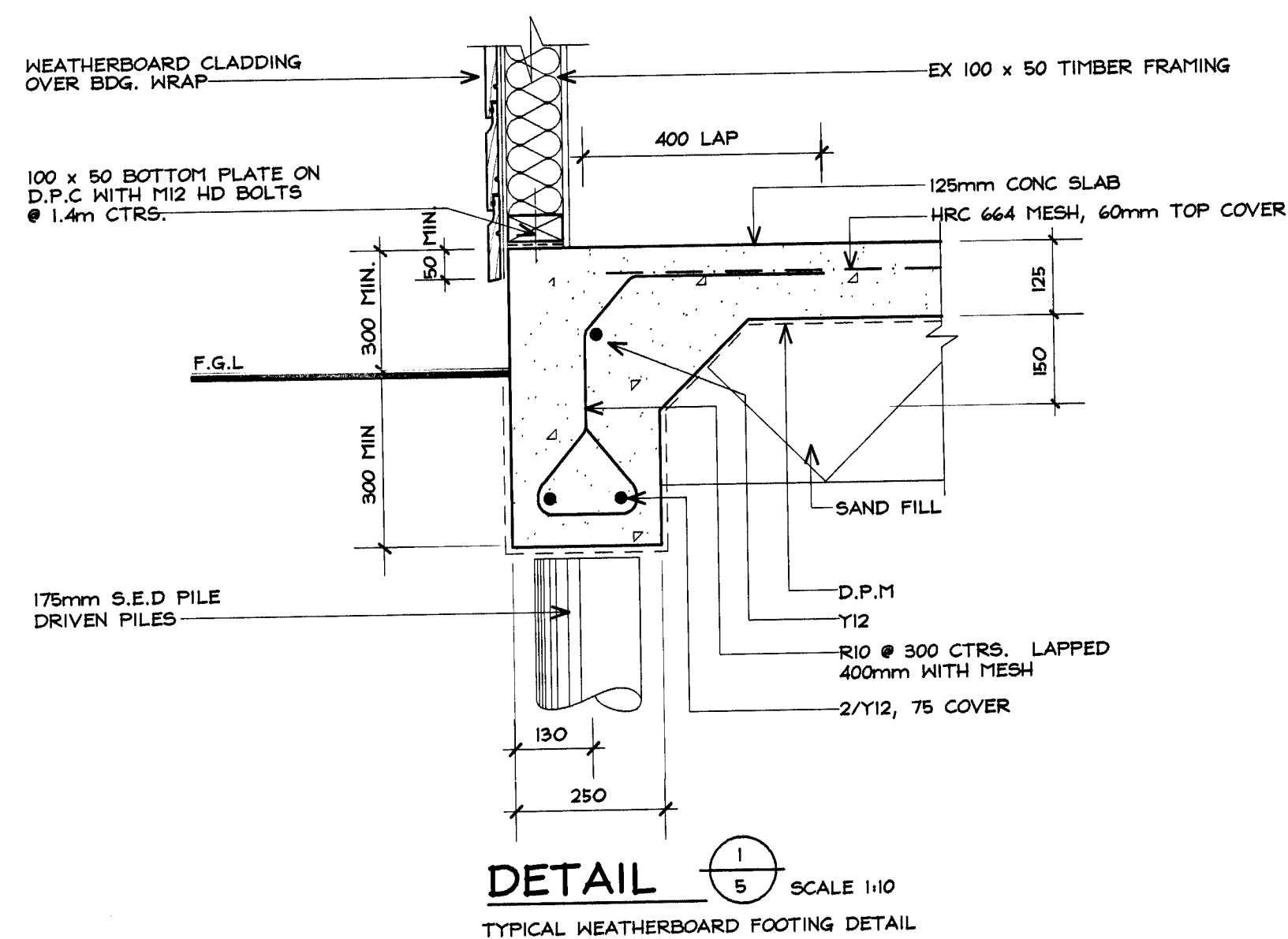
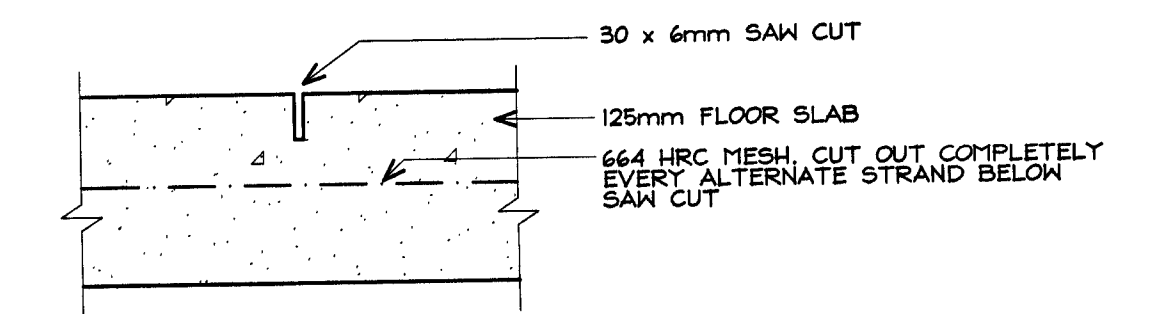
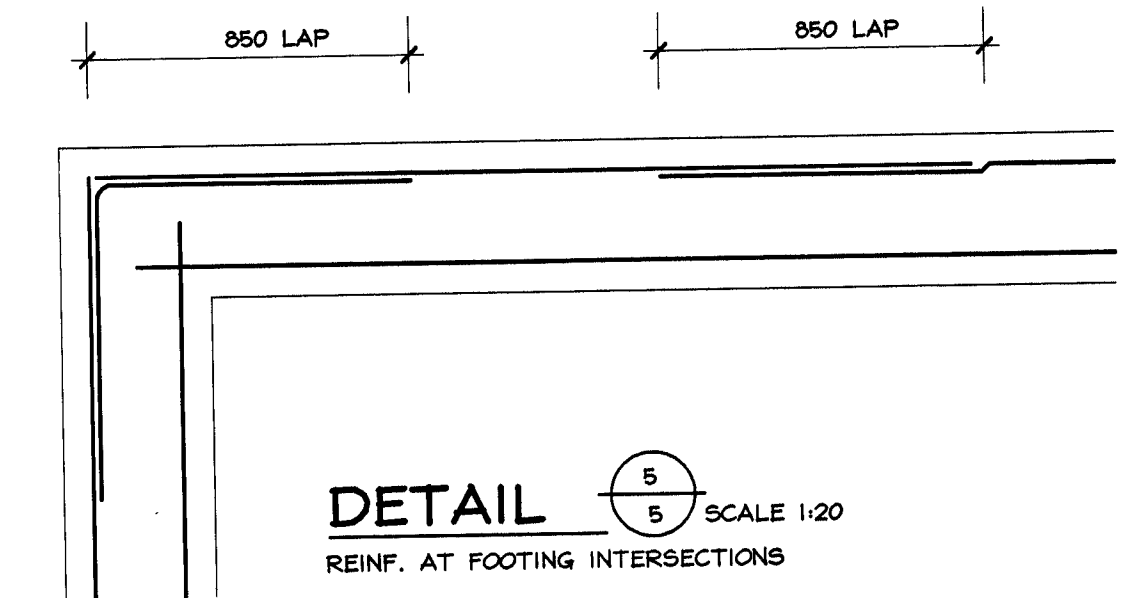
THE ENGINEER MUST OBSERVE THE:

- DRIVING OF 3 TEST PILES.
- FOOTING REINFORCING.
- FLOOR SLAB REINFORCING.

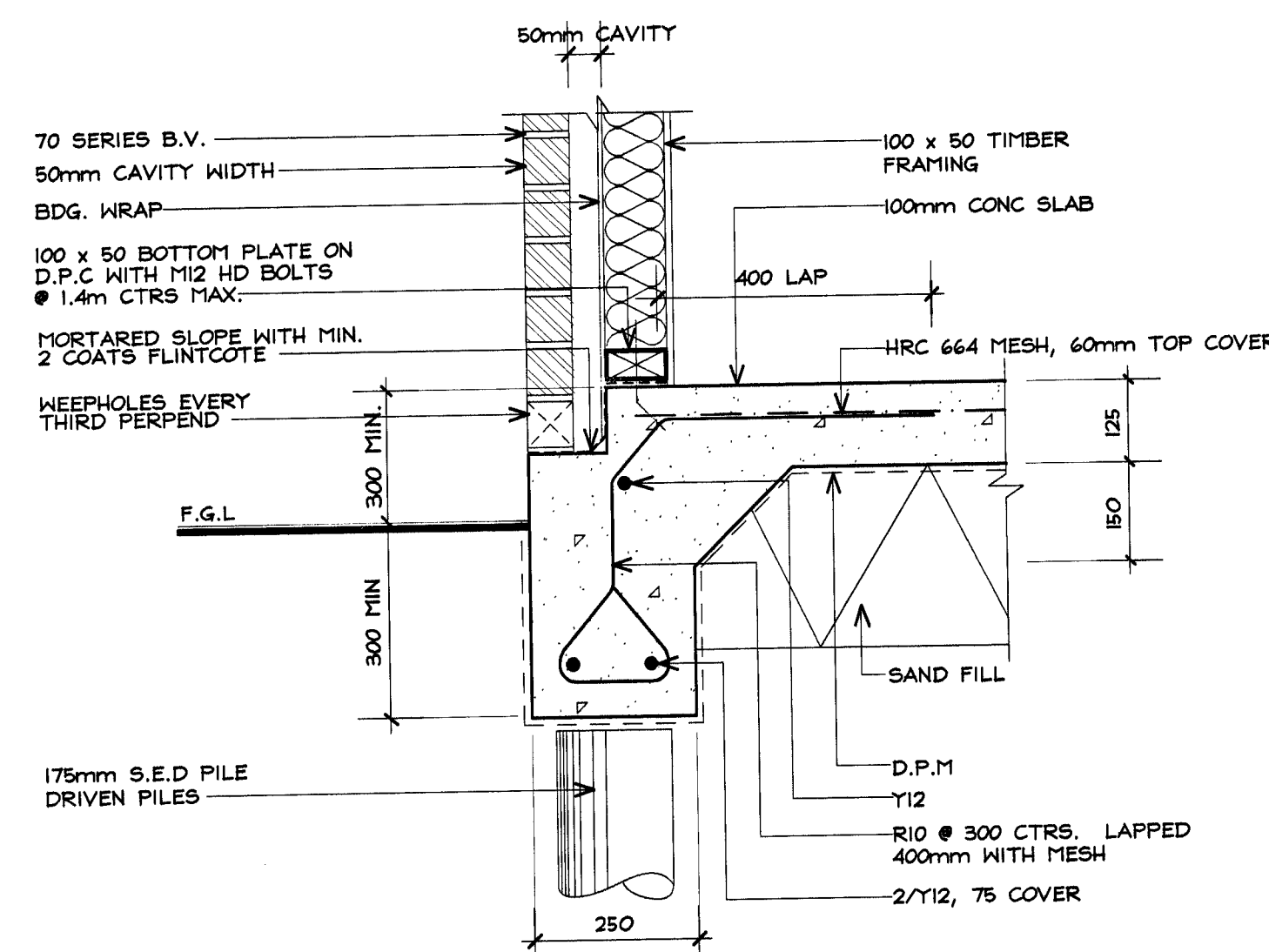


FOUNDATION PLAN/PILE SET OUT

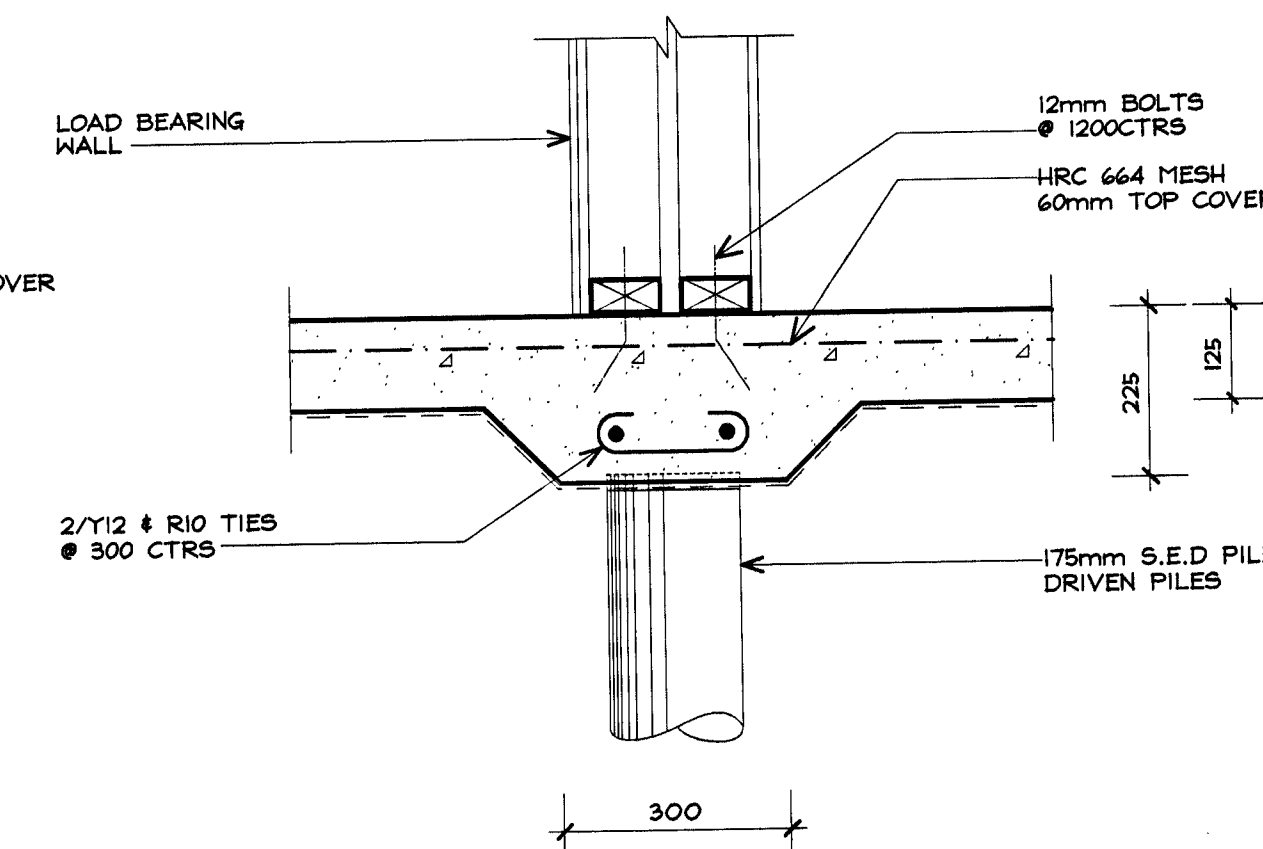
THIS DRAWING TO BE READ IN CONJUNCTION WITH STRUCTURAL DRAWINGS BY DAVE OAKLEY - CONSULTING ENGINEER, LTD



DETAIL 1 SCALE 1:10
TYPICAL WEATHERBOARD FOOTING DETAIL

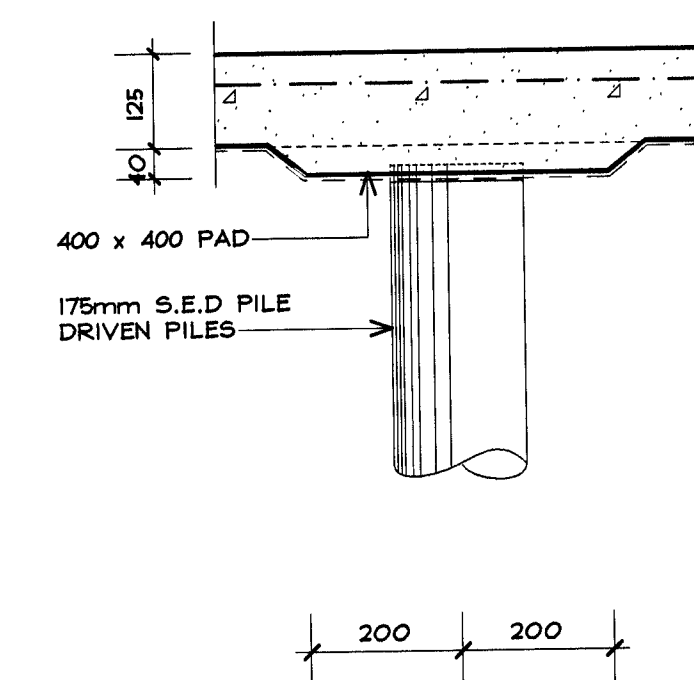


DETAIL 2 SCALE 1:10
TYPICAL BRICK VENEER FOOTING DETAIL



DETAIL 3 SCALE 1:10
SLAB THICKENING DETAIL

STREET : BEATTY STREET
ST NO : 3A - 3D
LOT : UNIT 1 - 4
DP : 382306
CONSENT : 2006/15794
DETAILS : FOUNDATION PLAN
5/7



DETAIL 4 SCALE 1:10
SLAB THICKENING DETAIL

NO.	DATE	UNIT	SHIFTED
A	18/07	UNIT 1	SHIFTED
revision:		date:	
		description:	

OAKLEY CONSULTING ENGINEERS LTD.
DAVE OAKLEY B.E.(CIVIL)
72A RIVERGLADE DR, RD3
HAMILTON. PH/FAX 07 858 8742

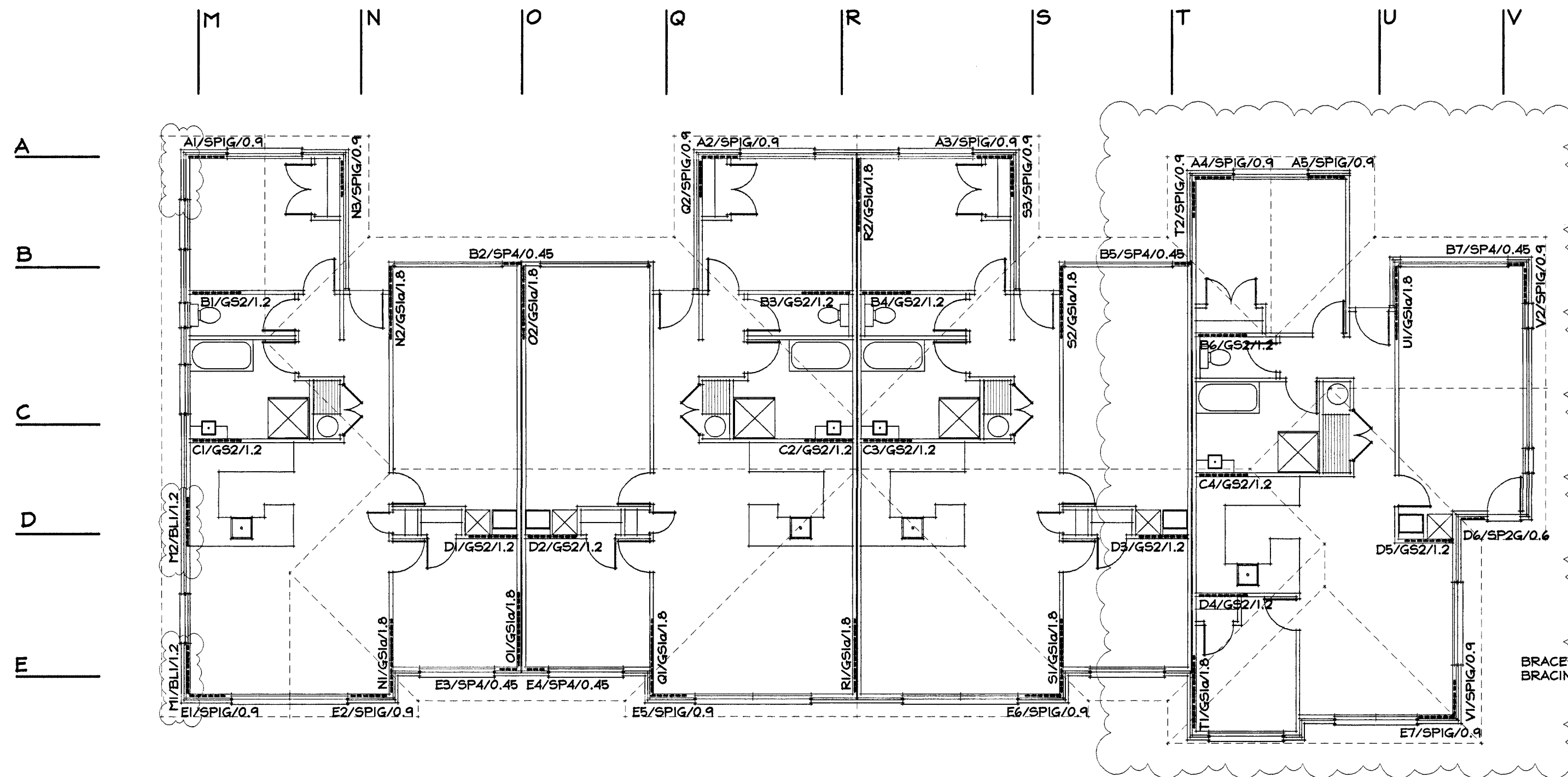
Job: **PROPOSED APARTMENTS AT NO. 3 BEATTY ST, HAMILTON, FOR MULTI CONSTRUCTION LTD.**

sheet: **FOUNDATION PLAN**

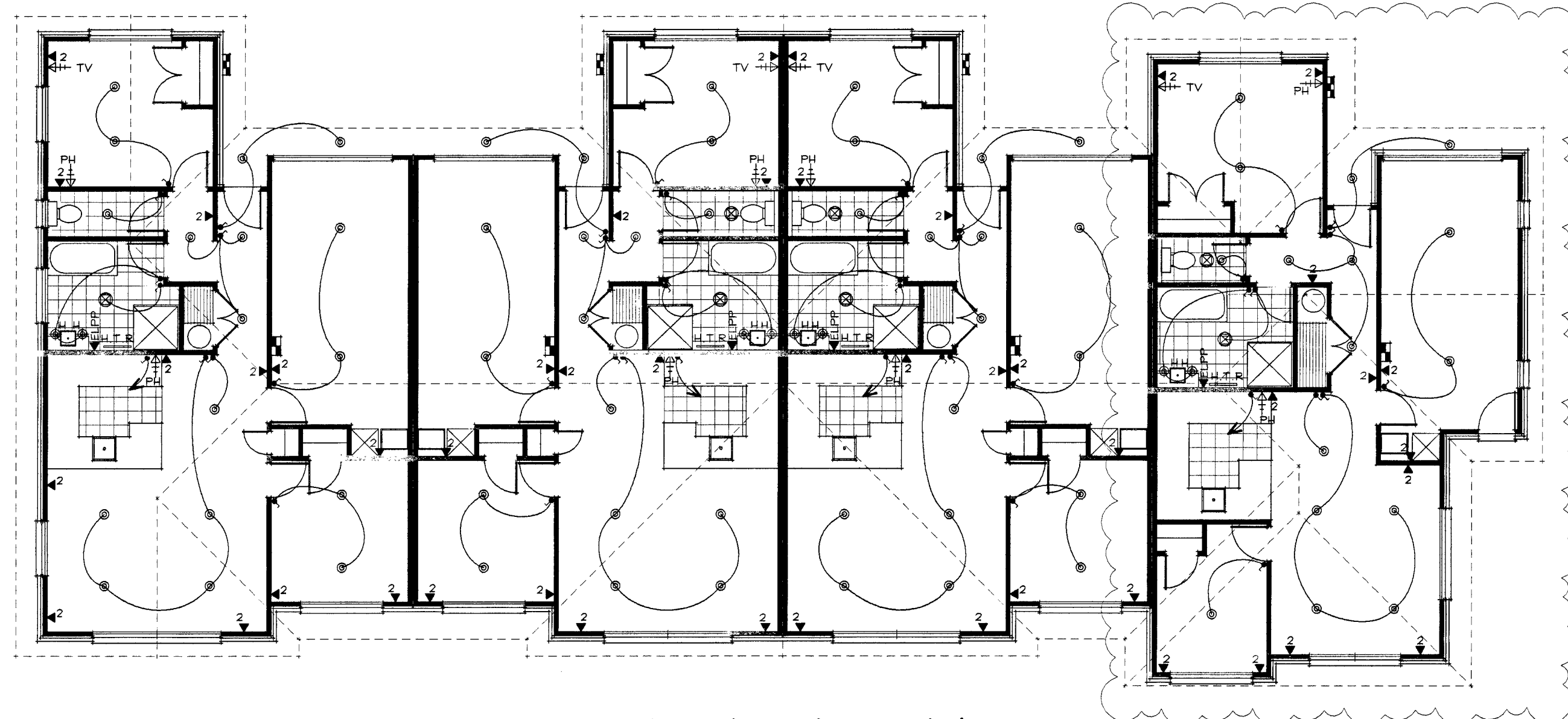
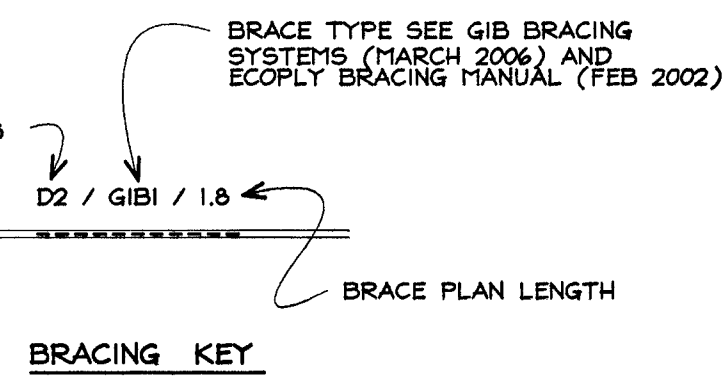
design:	D.O	drawn:	P.E
original scale (A1):	1:100, 1:10	copyright - STYRE ARCHITECTURE LTD.	All drawings and documentation remain the property of STYRE ARCHITECTURE LTD. No duplication is permitted without prior written consent.
issue date:	04/07/06	job no:	05/782
sheet no:	5	of:	7

AMENDED PLANS
 Date 25/01/07
 PGU
 BLDG

HAMILTON CITY COUNCIL
APPROVED
 SUBJECT TO CONDITIONS
 TO BE KEPT ON SITE



BRACING PLAN



ELECTRICAL PLAN

ELECTRICAL LEGEND	
◀	POWER POINT
◀2	POWER POINT (2 SOCKETS)
◀ELPP	EARTH LEAKAGE PROTECTION POINT
◀	LIGHT SWITCH
◀2H	LIGHT SWITCH (2 WAY)
◀TV	TELEVISION POINT
MB	METER BOX
FB	FUSE BOX
◀S	SENSOR
PH ↔	TELEPHONE POINT
H.T.R	HEATED TOWEL RAIL
⊙	RECESSED DOWNLIGHT
EXT	EXTERIOR WALL LIGHT
⊙	TASTIC 3 IN 1 OR SIMILAR WITH DUCT KIT
⊕H	HALOGEN RECESSED DOWNLIGHT
⊙	SMOKE DETECTOR

STREET :BEATTY STREET
 ST NO :3A - 3D
 LOT :UNIT 1 - 4
 DP :382306
 CONSENT :2006/15794
 DETAILS :BRACING & ELECTRICAL PLANS
 7/7

revision	date	description
C	22/12	BRACING AMENDED
B	13/04	DRAINAGE AMENDED
A	18/07	UNIT 1 SHIFTED

Byrne Architecture Ltd
 PO BOX 19 HQ, HAMILTON, NEW ZEALAND.
 PH (07) 838 5174, FAX (07) 839 5221.
 MEMBER ARCHITECTURAL DESIGNERS NEW ZEALAND INC.
 E-MAIL: byrne@clear.net.nz

Job:
**PROPOSED APARTMENTS AT
 NO. 3 BEATTY ST, HAMILTON,
 FOR MULTI CONSTRUCTION LTD.**

sheet:
BRACING & ELECTRICAL PLANS

design: drawn: COPYRIGHT - BYRNE ARCHITECTURE LTD.
A.B P.E All drawings and documentation remain the property of BYRNE ARCHITECTURE LTD. No reproduction is permitted without prior written consent.
 original scale (A1): Contractor to check and verify all levels and dimensions on site prior to commencing work. Drawings to be read in conjunction with specifications.
 issue date: job no: sheet no:
 04/07/06 05/782 7 of 7