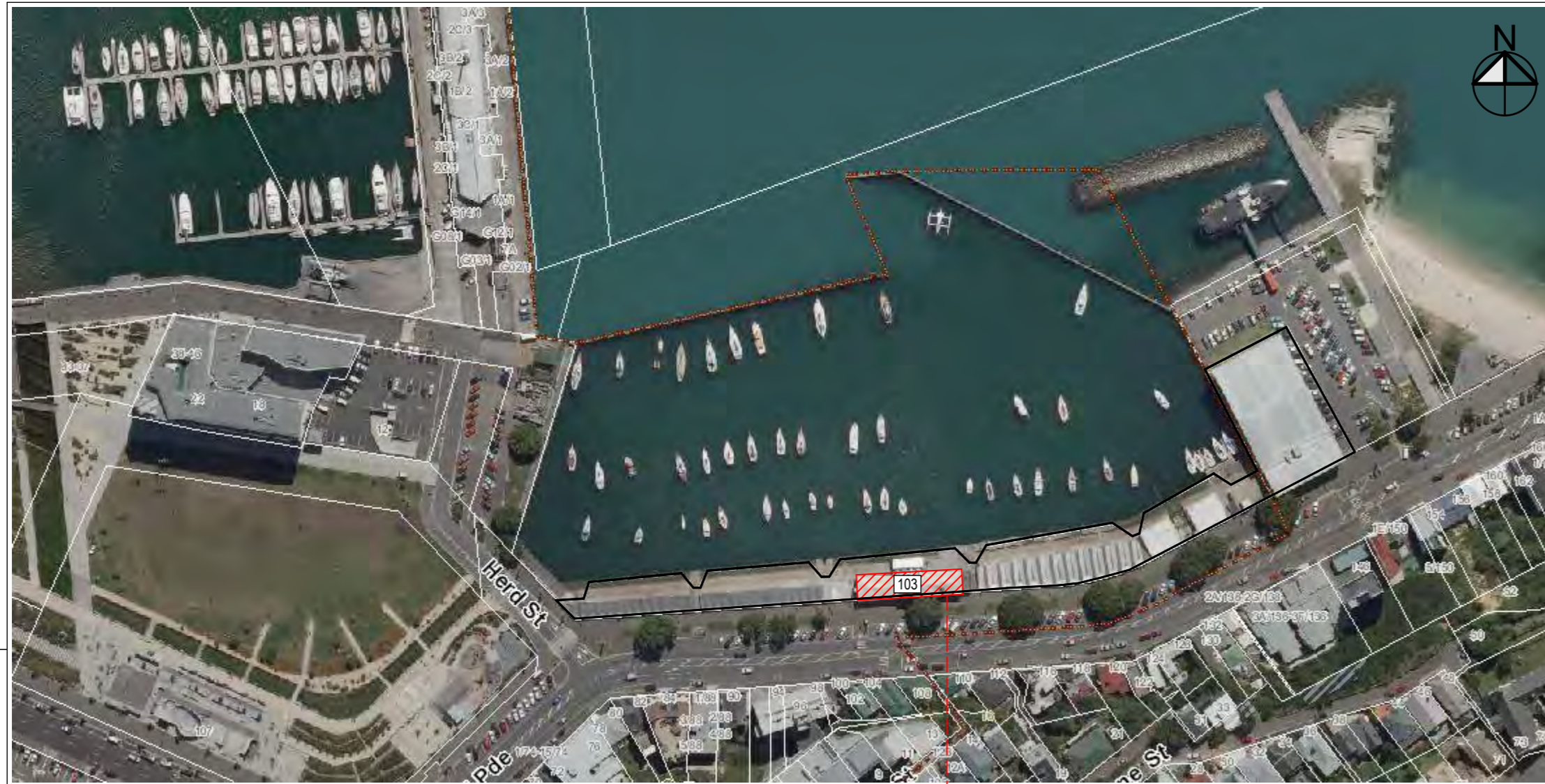


# RPNYC - Seismic and Interior Upgrade

Project Address  
 103 Oriental Parade,  
 Wellington

Prepared for  
 Royal Port Nicholson Yacht Club

Issued for  
**Building Consent**



○ aerial image

103 Oriental Parade,  
 Royal Port Nicholson Yacht Club

PROPERTY INFORMATION	
Parcel ID:	3839207
Legal Description:	Sec 1 SO 24076
Address:	103 Oriental Parade, Oriental Bay
Earthquake Zone:	Zone 3
Exposure Zone:	Zone D
Climate Zone:	Zone 2
Wind Region:	W
Lee Zone:	No
Rainfall Intensity (range)	50 - 60
Wind Zone (experimental):	Extra High

Architectural Drawings		
No.	Sheet Name	Revision
000	Cover & Location Plan	
101	Existing & Demo Lower Ground Floor Plan	
102	Existing & Demo Changing Room Plan	
110	Proposed Lower Ground Floor Plan	
111	Proposed Changing Room Plan	
400	Men's Changing Room Elevations	
401	Women's Changing Room + WC Elevations	
500	Construction Details	

**DRAFT**

Project No. 18138  
 Date: Thursday, 29 November 2018  
 Drawing: Cover, DWG 00000 Rev - \*

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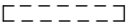


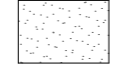
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 Ph. 04 384 8192



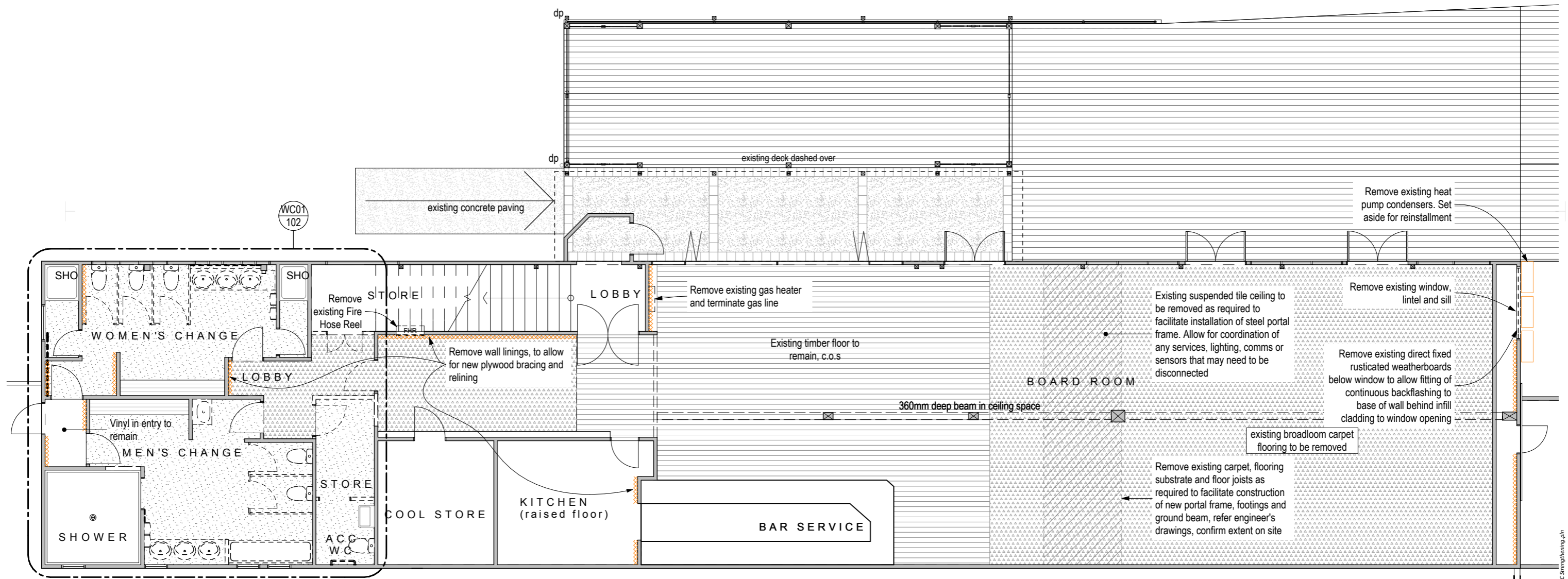
Read in conjunction  
with Engineer's  
Drawings

**EXISTING AND DEMO PLAN**

**2110 Demolition**

-  Existing timber framed walls to remain.
-  Existing elements to be demolished.
-  Remove existing interior wall linings, including trim, skirting, cornice, dado etc. for new wall bracing
-  Existing carpet flooring to be removed
-  Existing vinyl flooring to be removed

Allow to remove floor coverings (carpet, vinyl, etc.) as noted



**Existing and Demolition Lower  
Ground Floor**  
scale 1:100

Rev.	Change Name	Date

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Client:  
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Project Name:  
**RPNYC - Seismic and Interior Upgrade**






Project Address:  
**103 Oriental Parade, Wellington,**

Drawing Title: <b>Existing &amp; Demo Lower Ground Floor Plan</b>	
Project Number: 18138	Status: Building Consent
Date: 29/11/2018	Scale: As Shown Size: A3
Drawing No. <b>101</b>	Revision No.

CAD File: RPNYC - Seismic Upgrade 1A - Cor18138 - RPNYC Strengthening.dwg

**EXISTING AND DEMO PLAN**

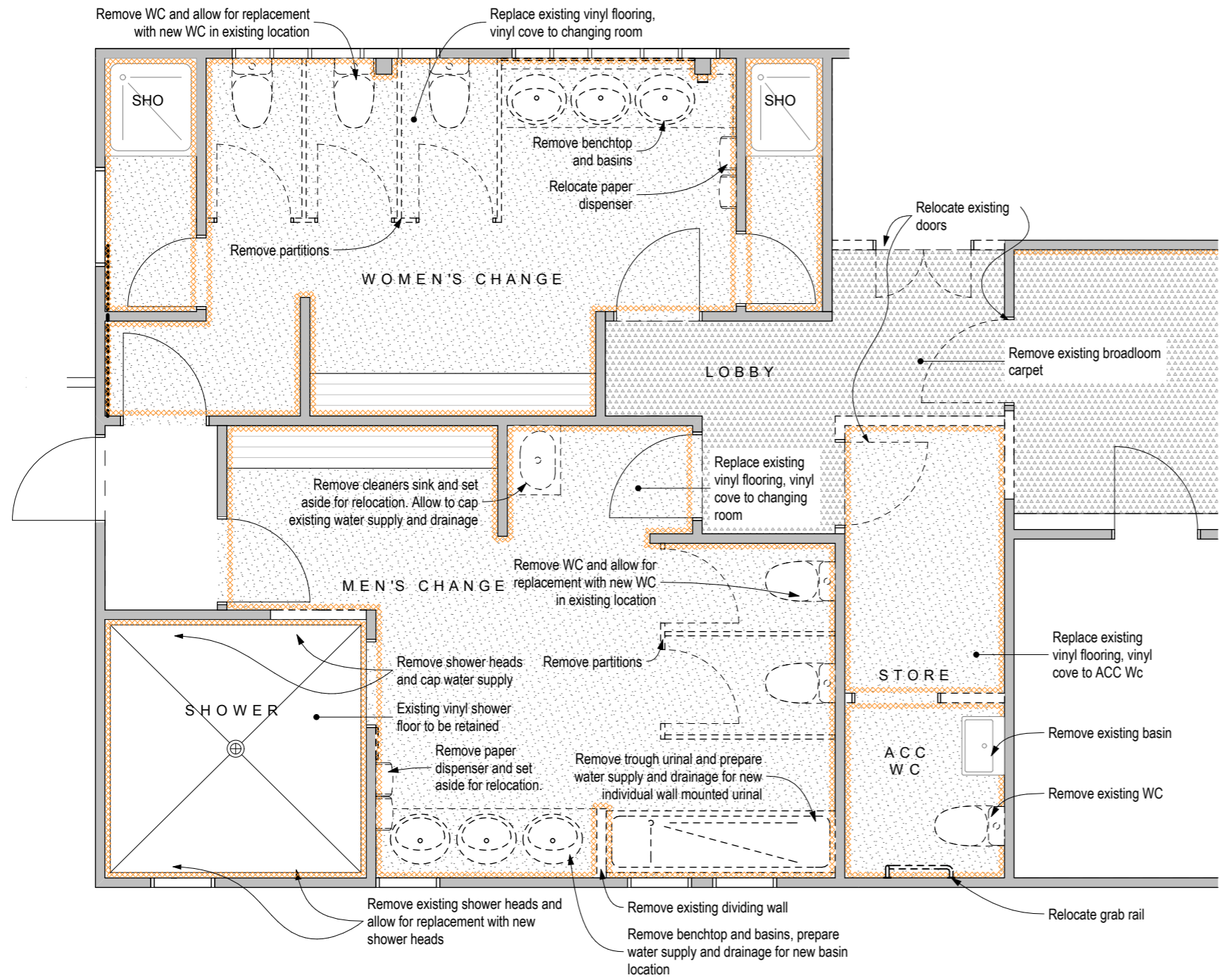
**2110 Demolition**

-  Existing timber framed walls to remain.
-  Existing elements to be demolished.
-  Remove existing interior wall linings, including trim, skirting, cornice, dado etc.
-  Existing carpet flooring to be removed
-  Existing vinyl flooring to be removed

Remove all internal wall linings to changing room areas.

Allow to remove floor coverings (carpet, vinyl, etc.) as noted

CAREFULLY remove all sanitary fittings and joinery fittings shown dashed, consult owners regarding re-use/retention. Allow to seal off discharge pipes if no longer required



WC01  
-

Existing and Demolition Changing room plan  
1:50

Rev.	Change Name	Date

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Project Name:  
**RPNYC - Seismic and Interior Upgrade**

Project Address:  
**103 Oriental Parade, Wellington,**

Drawing Title: <b>Existing &amp; Demo Changing Room Plan</b>	
Project Number: 18138	Status: Building Consent
Date: 29/11/2018	Scale: As Shown Size: A3
Drawing No. <b>102</b>	Revision No.

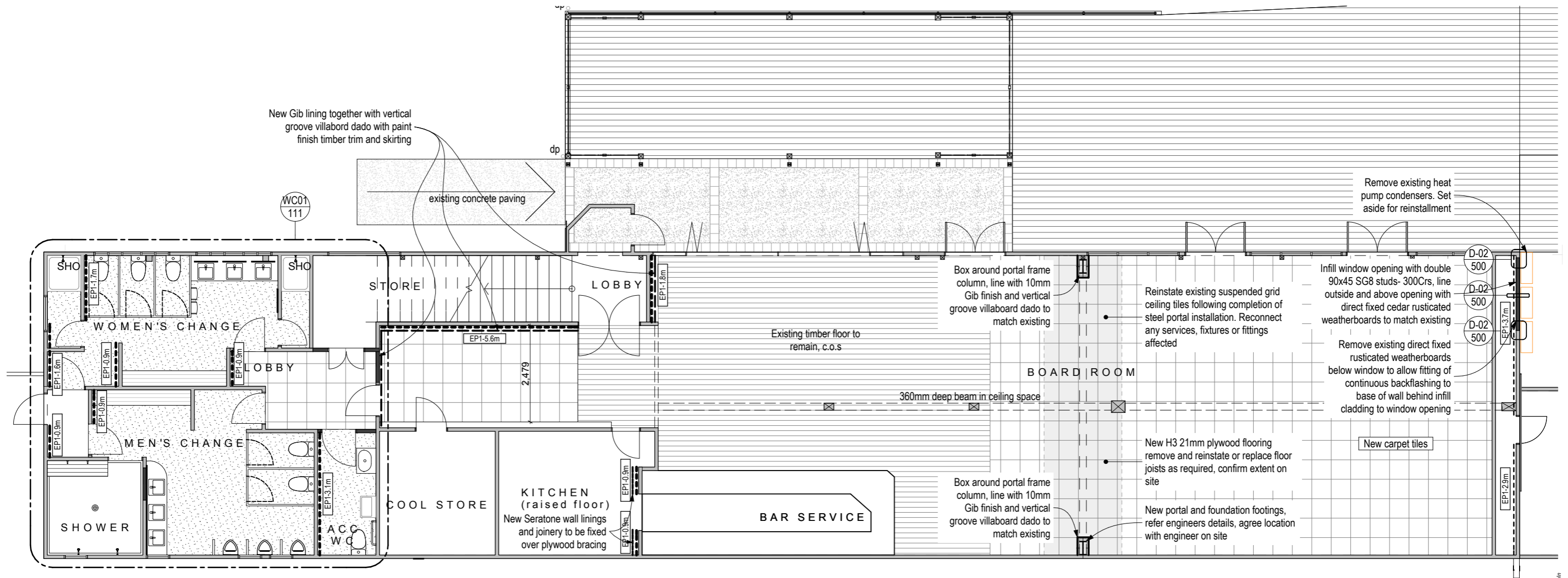
CAD File: RPNYC - Seismic Upgrade - A - Conf 18138 - RPNYC Strengthening.dwg

Read in conjunction  
with Engineer's  
Drawings

**PROPOSED PLAN**  
Refer notes on sheet 111 Proposed Changing Room Plan

**Key:**

- Existing timber framed walls
- New timber framed walls
- EP1.0m Eco ply bracing to part of wall. Refer to Engineers drawings
- New gib lining together with vertical groove villabord dado with paint finish timber trim and skirting
- New Seratone wall lining
- New Forbo Surestep R10 2MM vinyl flooring with 150mm high vinyl cove, pencil edge, TBC
- New Interface Net Effect 500x500 mm carpet tiles, TBC



**Proposed Lower Ground Floor**  
scale 1:100

0 1m 2.5m 5m  
Scale 1:100

Rev.	Change Name	Date

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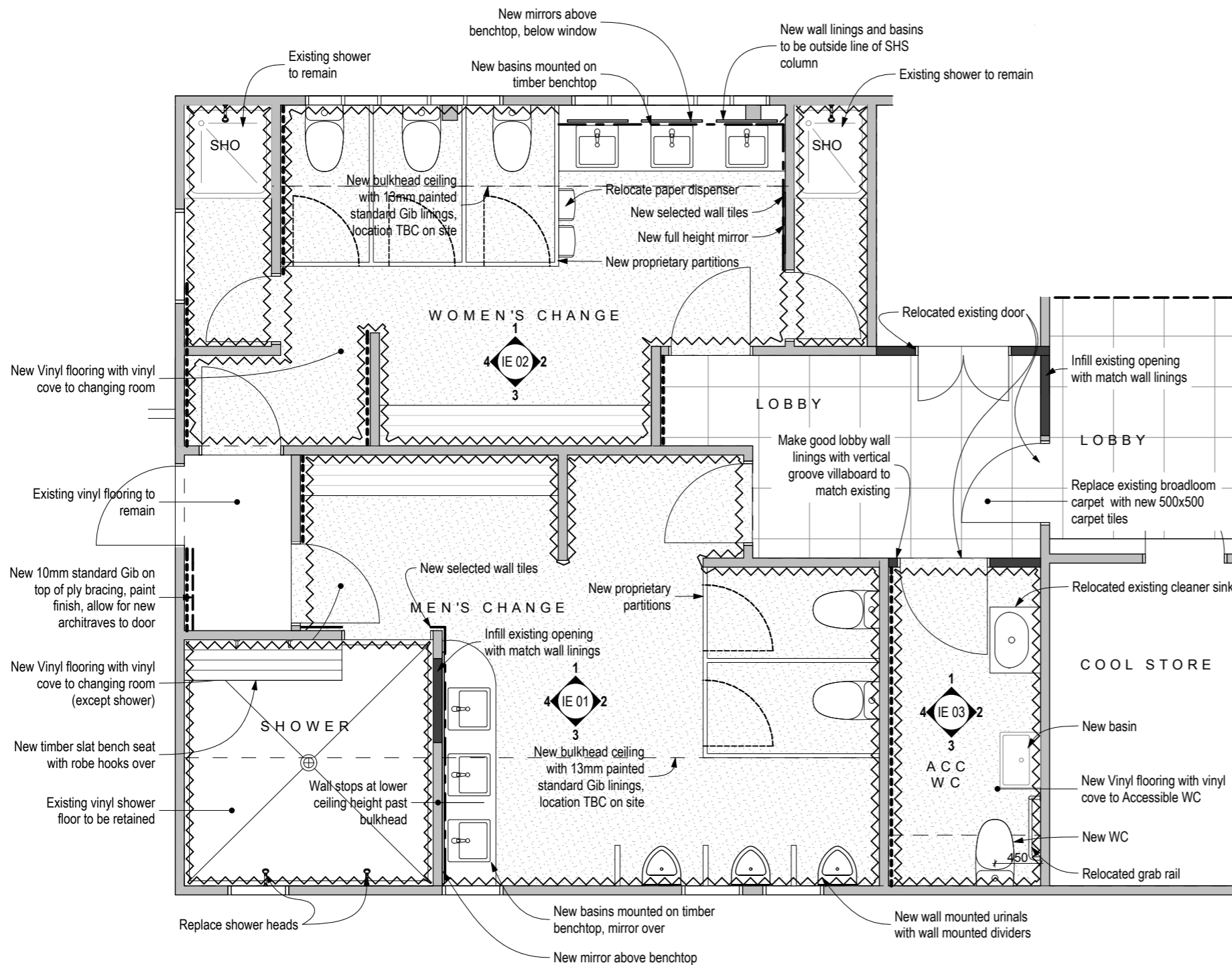
Project Name:  
**RPNYC - Seismic and Interior Upgrade**

Project Address:  
**103 Oriental Parade, Wellington,**

Drawing Title: <b>Proposed Lower Ground Floor Plan</b>	
Project Number: 18138	Status: Building Consent
Date: 29/11/2018	Scale: As Shown Size: A3
Drawing No. <b>110</b>	Revision No.

CAD File: R18138 - RPNYC - Seismic Upgrade 1A - Graft 8138 - RPNYC Strengthening.dwg





**Lighting and Electrical notes:**

- Allow to reinstate existing ceiling pan fittings to board room where removed for works
- Allow to disconnect all circuits for installation of structural beam in basement and reinstall once installed
- Allow to replace existing light switches and power outlets with new in existing locations where affected by the works. Any replacement fittings to be agreed

Allow for:

- 3x Double power outlets over vanities in ladies bathroom
- 12x LED recessed down lights in ladies bathroom and showers
- 2x Double power outlets over men's bathroom vanities
- 10x LED recessed down lights in men's bathroom
- 1x surface mounted LED light in men's shower
- 2x LED recessed down lights in ACC WC on sensor
- 3x LED recessed down lights in foyer to bathrooms

**7151 Sanitary fixtures, tapware and accessories**

**Selections**

Toilets:	Urbane Toilets x5
Urinals:	Caroma Cube Urinals with Invisi 2 flush buttons x3
Basins:	Liano Nexus Basins x7
Basin Mixer:	Milano Basin Mixer x6
Shower Mixer:	Milano Basin Mixer x4
Shower Rose:	Methven Bella Shower Rose x4
Acc WC Toilet:	Caroma Care 400 Toilet
Acc WC Basin Mixer:	Caroma Nexus Care Basin Mixer Wall Mounted
Urinal Divider:	Hale Urinal Screen, 1200x400mm

**Sanitary plumbing notes to AS/NZ3500.2:2015**

- All plumbing & drainage to NZS/AS 3500 part 2
- Run pipes and water supply in wall cavities and connect to existing where fixtures have shifted
- Cleaners sink, 40mm pipe + U bends with 1:40 fall

**Joinery notes:**

- Timber benchtop to be confirmed with joiner/builder

**PROPOSED PLAN**

**Key:**

- Existing timber framed walls
- New timber framed walls
- EP1.0m Eco ply bracing to part of wall. Refer to Engineers drawings
- New prefinished sheet wall lining over 10mm Aqualine except where lined for bracing (noted)
- New selected wall tiles
- New gib lining together with vertical groove villaboard dado with paint finish timber trim and skirting to match existing
- New Seratone wall lining

**3820 Carpentry**

**wall framing notes:**

NOTE: all timber framing to be SG8 unless noted otherwise

Allow for doubling stud under ends of all lintels, allow for trimming studs as per NZS3604:2011 table 8.5, or refer to engineer's dwgs.

Stud to top plate fixing refer to NZS 3604: 2011 Table 8.18

Lintel fixing to trimmer studs refer to NZS 3604: 2011 Table 8.14 and figure 8.12)

Fixing framing to concrete slabs. (Refer NZS 3604: 2011 7.5.12)

Fixing trimmer studs to floor. (Refer NZS 3604: 2011 figure 8.12)

Refer bracing specification and plans for specific requirements for bracing walls.

Refer to elevations for exterior wall claddings.

For all timber treatments refer to carpentry section of the specification.

NOTE: refer to engineers drawings for:

- wall bracing
- structural support
- concrete anchor foundations

**5120 Linings**

**Wall lining notes:**

- 10mm Gib board to timber wall framing, stopped to level 4 for paint finish, unless specified otherwise for bracing
- 10mm Gib Aqualine to changing room, WC and shower, stopped to level 4 for paint finish
- Seratone prefinished sheet wall lining over plywood/gib linings as noted.
- Colour: Polar, confirm satin or gloss finish

**Flooring notes:**

- New Forbo Surestep R10 2MM vinyl flooring with 150mm high vinyl cove, pencil edge, TBC
- New Interface Net Effect 500x500 mm carpet tiles, TBC

**Fire Notes:**

Fire alarm system/sensors to suit new layout

**Ventilation Notes:**

Allow to inspect and review existing mechanical vents installation and determine whether changes or upgrades need to be made.

**6700 Painting**

- Refer specification for paint systems to be used
- The painter is to allow for an adequate number of paint coats to ensure an even paint finish to the substrate.
- Allow to paint: ceiling and timber trims to changing room area lobby area walls, dado and doors
- New gib linings and dados in board room to match existing

WC01

Proposed Changing room plan  
1:50

Rev.	Change Name	Date

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Client:  
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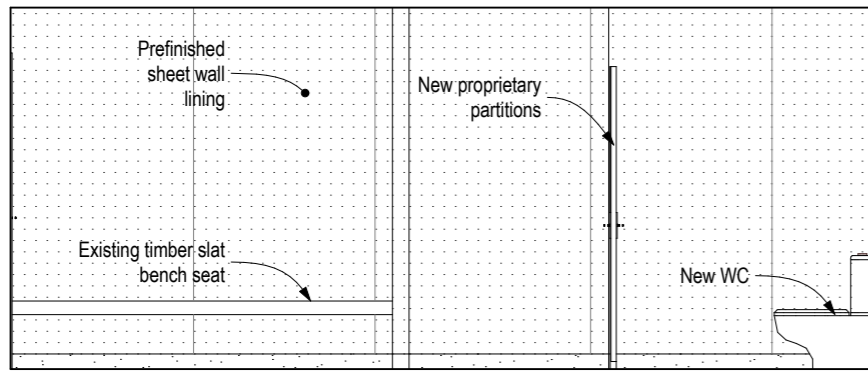
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Project Name:  
**RPNYC - Seismic and Interior Upgrade**

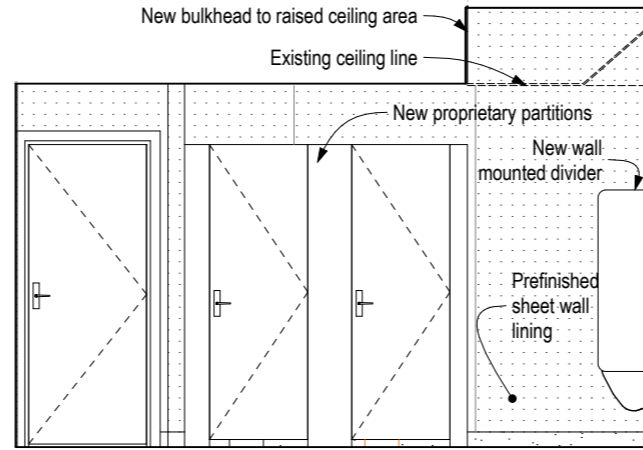
Project Address:  
**103 Oriental Parade, Wellington,**

Drawing Title: <b>Proposed Changing Room Plan</b>	
Project Number: 18138	Status: Building Consent
Date: 29/11/2018	Scale: As Shown
Size: A3	
Drawing No. <b>111</b>	Revision No.

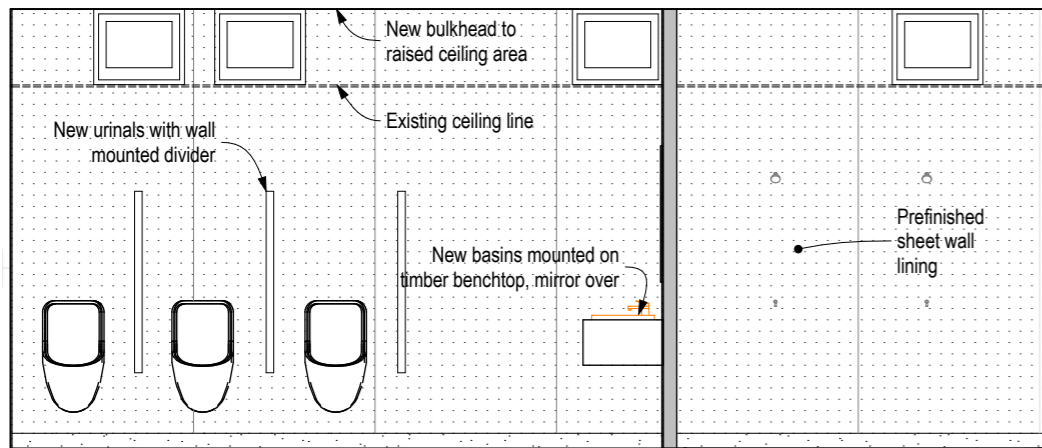
CAD File: RPNYC - Seismic Upgrade 14-Cor1.8138 - RPNYC Strengthening.dwg



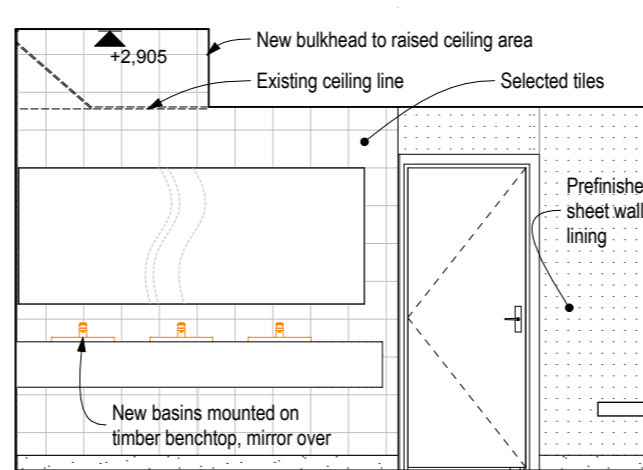
IE 01  
- Men changing room 01  
1:50



IE 01  
- Men changing room 02  
1:50



IE 01  
- Men changing room 03  
1:50



IE 01  
- Men changing room 04  
1:50

Rev.	Change Name	Date

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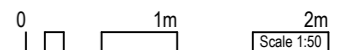
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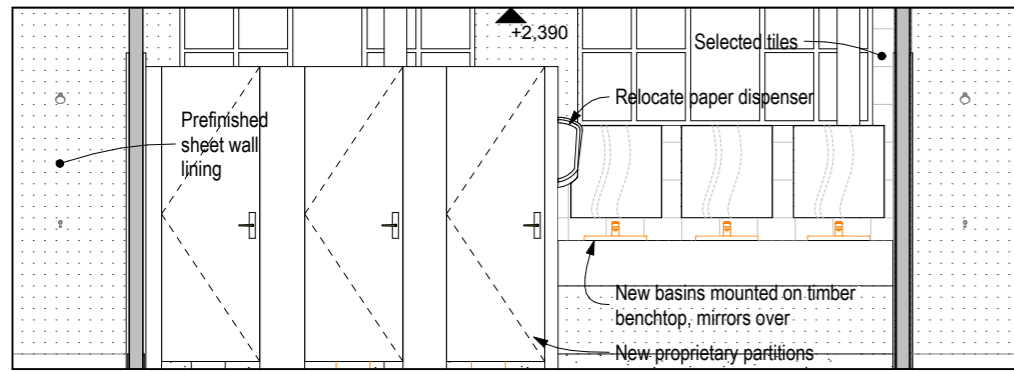
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Project Name:  
**RPNYC - Seismic and Interior Upgrade**

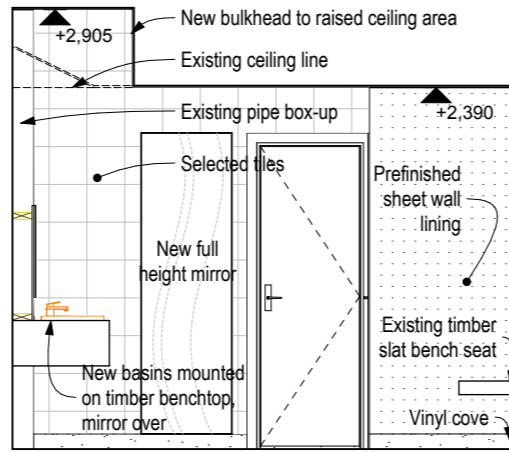
Project Address:  
**103 Oriental Parade, Wellington,**



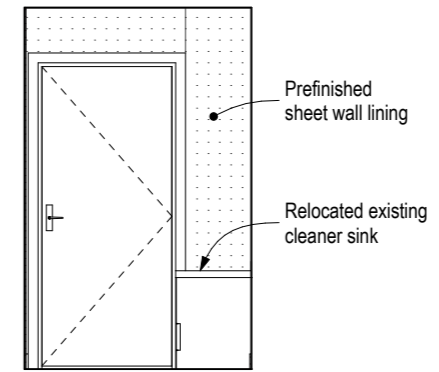
Drawing Title: <b>Men's Changing Room Elevations</b>	
Project Number: 18138	Status: Building Consent
Date: 29/11/2018	Scale: As Shown Size: A3
Drawing No. <b>400</b>	Revision No.



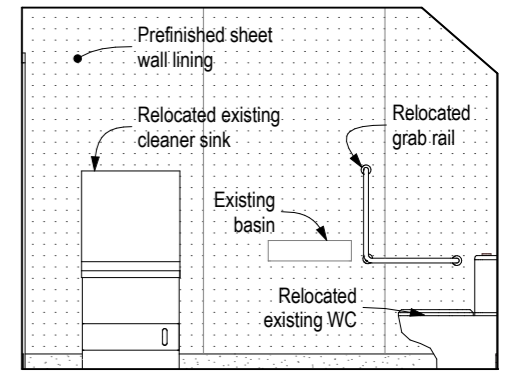
IE 02 - Woman changing room 01 1:50



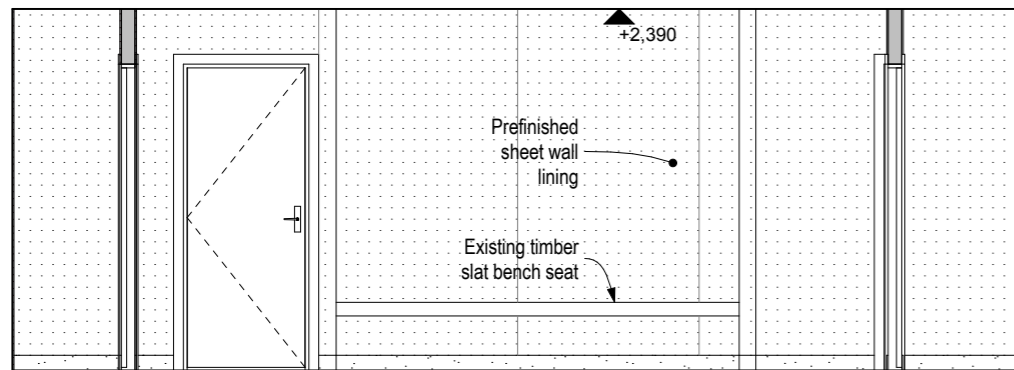
IE 02 - Woman changing room 02 1:50



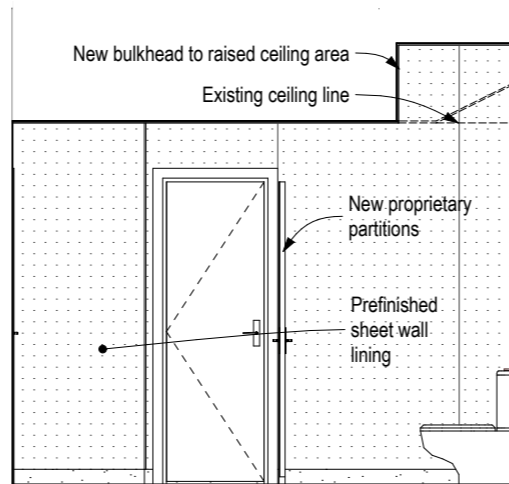
IE 03 - Acc WC 01 1:50



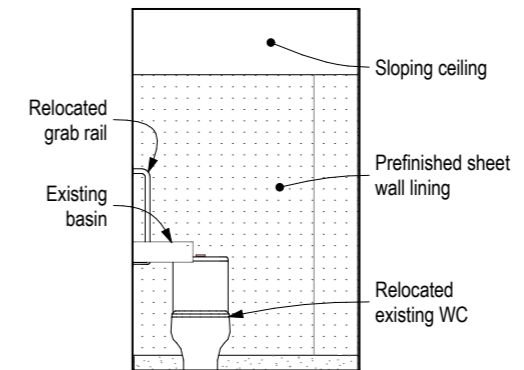
IE 03 - Accessible WC 02 1:50



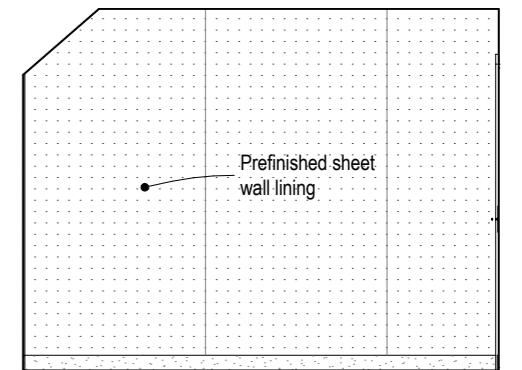
IE 02 - Woman changing room 03 1:50



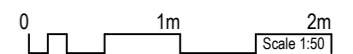
IE 02 - Woman changing room 04 1:50



IE 03 - Acc WC 03 1:50



IE 03 - Accessible WC 04 1:50



Rev.	Change Name	Date

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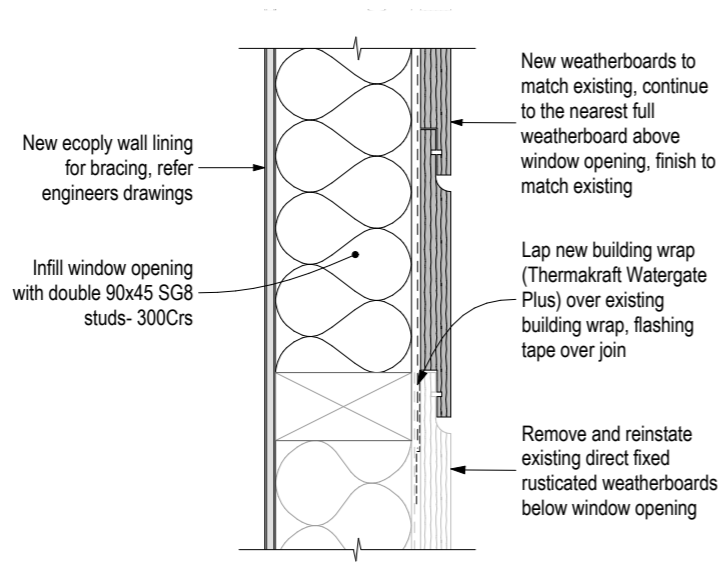
Project Name:  
**RPNYC - Seismic and Interior Upgrade**

Project Address:  
**103 Oriental Parade, Wellington,**

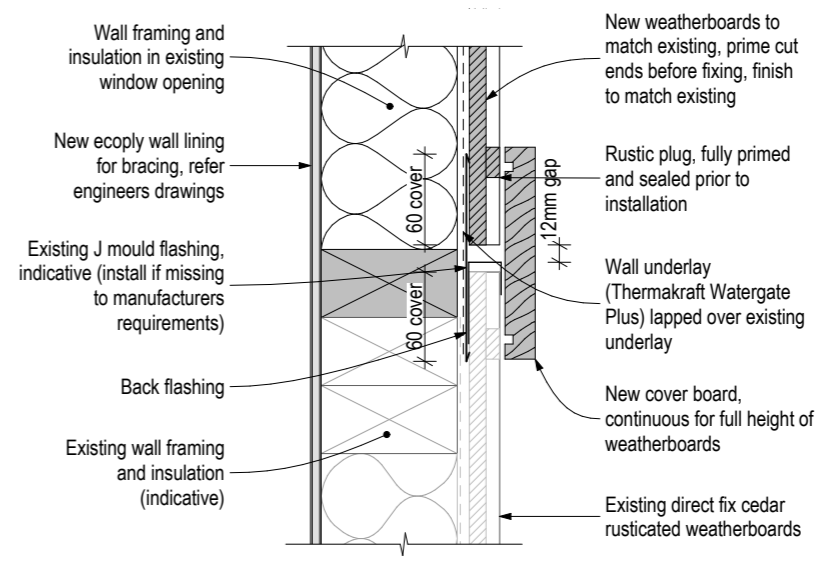
Drawing Title:  
**Women's Changing Room + WC Elevations**

Project Number: 18138	Status: Building Consent
Date: 29/11/2018	Scale: As Shown Size: A3

Drawing No.	Revision No.
<b>401</b>	



D-01  
-  
Weatherboard Head  
1:5



D-02  
-  
Weatherboard Jamb  
1:5

Rev.	Change Name	Date

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Project Name:  
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Project Address:  
**103 Oriental Parade, Wellington,**

Drawing Title: <b>Construction Details</b>	
Project Number: 18138	Status: Building Consent
Date: 29/11/2018	Scale: As Shown Size: A3
Drawing No. <b>500</b>	Revision No.

CAD File: R18138 - RPNYC - Seismic Upgrade - A3 - Conf 18138 - RPNYC Strengthening.dwg