

Proposed Development for: Bonair Developments 153 Bonair Crescent Silverdale, Auckland



Role	Organisation	Issues
Client	Bonair Developments	pdf
Structural Engineer	HFC Group	
Change Name	Auckland Council	Last Modified
Building Code Revised	Auckland Council	1/2018 13:54
Easement Added	XXXXXXXXXXXX	1/2018 11:22
Note Revised		1/2018 12:08
Add WM discharge		1/2018 12:19
Add WM discharge		1/2018 08:23
change to timber stair		11/28/2018 09:23
Add WM discharge		1/15/2019 09:00
Legend Revised		10/30/2018 08:14
Add EPDM washer		1/15/2019 09:01
Amend note (steel angle)		1/15/2019 09:06
Show overflow		1/15/2019 09:41
SW Re-routed to CB		10/29/2018 15:09
Risk Matrix revised		10/30/2018 08:58
Overflow & fire collars added		10/30/2018 11:02
Floor waste gully added		10/30/2018 12:08
Louvre Fixing Revised		10/30/2018 14:35
Stair Detail added		10/31/2018 09:46
Detail Added		11/2/2018 16:37

Sheet	Sheet Name	Transmittal Form	Rev.	Changes
001	Title		01	
002	Scope of Works & Keynotes		03	11
003	Overall Site Plan		02	10
101	Proposed Site Plan		02	10, 2
102	Ground Floor Plan Unit A1G		02	1
103	Ground Floor Plan Units A2/3G		01	
104	Ground Floor Plan Units A4/5G		01	
105	First Floor Plan Unit A1F		02	6
106	First Floor Plan Units A2/3F		02	6
107	First Floor Plan Units A4/5F		02	6
108	Ground Floor Setout Plan Unit A1G		01	
109	Ground Fir Setout Plan Units A2/3G		01	
110	Ground Fir Setout Plan Units A4/5G		01	
111	First Floor Setout Plan Unit A1F		02	6
112	First Floor Setout Plan Units A2/3F		02	6
113	First Floor Setout Plan Units A4/5F		02	6
114	Foundation & Drainage Unit A1G		02	8
115	Foundation & Drainage Units A2/3G		02	8
116	Foundation & Drainage Units A4/5G		02	2, 8
117	Mid-Floor & Plumbing Units A1F		04	18
118	Mid-Floor & Plumbing Units A2/3F		04	18
119	Mid-Floor & Plumbing Units A4/5F		04	18
120	Roof Framing Plan Unit A1F		01	
121	Roof Framing Plan Units A2F & A3F		01	
122	Roof Framing Plan Units A4F & A5F		01	
123	Roof Plan Unit A1F		01	
124	Roof Plan Units A2F & A3F		01	
125	Roof Plan Unit A4F & A5F		01	
126	Block Wall Plan		01	
127	Block Wall Elevations		01	
128	Block Wall Elevations		01	
129	Fire Layout Plans		01	
201	North & East Elevations		02	3, 4
202	South & West Elevations		02	3, 4
203	Door & Window Schedule		01	
301	Sections		02	3
302	Sections		02	3
303	Sections		02	3
304	Truss sections		01	
401	Cladding Base Details		02	1
402	Cladding Base and First Floor Slab Details		01	
403	MidFloor Slab		01	
404	MidFloor Slab Details		01	
405	First Floor Slab Details		01	
406	Balcony Details		01	
407	Balcony Details		02	5
408	Balcony Details		01	
409	Roof Details		01	
410	Roof Details		01	
411	Roof Details		01	
412	Brick Wall Plan Details		01	
413	Brick Wall Standard Details		01	
414	Joinery / Brick Cladding Details		02	17
415	Joinery / Brick Cladding Details with Louvre		03	17
416	Areated Panel Details		01	
417	Standard Masonry Details		01	
418	Stria Details		01	
419	Stria & Metal Cladding Details		01	
420	Standard Metal Cladding Details		01	
421	Wing Wall Plan Details		01	
422	Wing Wall Plan Details		01	
423	Wing Wall Plan Details		01	
424	Wing Wall Plan Details		01	
425	Wing Wall Plan Details		02	9
426	Wing Wall Plan Details		01	
427	Deck Details		02	1
428	Stair details		03	14
429	Bathroom & HW Cylinder Details		01	
430	Thermakraft Methodology		01	
431	Mitek Details		01	
432	QA Reference Plans		01	
433	QA Elevations		01	
434	Roof-Gutter & IT Wall Details		01	9
435	Spectrum Screen Detail		02	16

Proposed under the Official Information Act 1982
 PRELIMINARY ISSUE
 (NOT FOR CONSTRUCTION)

RevID	Issue	ChID	Comments	Date
01	Building Consent			10/12/2018



29 Nixon St,
 Grey Lynn
 PO Box 78 282 Grey Lynn
 Auckland
 p: +64 9 309 6032
 info@creativearch.co.nz
 www.creativearch.co.nz

FOR BUILDING CONSENT - BLOCK A
 DESIGN AND DRAWINGS ARE COPYRIGHT OF CREATIVE ARCH LTD
 CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK
 ALL RESTRICTED BUILDING WORK TO BE CARRIED OUT BY LICENSED BUILDING PRACTITIONERS
 project title:
Proposed Development for:
 for:
Bonair Developments
 at:
**153 Bonair Crescent
 Silverdale, Auckland**
 sheet title:
Title
 drawn: **KN** checked: **JM** dwg n#: **001**
 job n#: **2005**
 date created: **10/1/2018**
 date plotted: **1/15/2019**
 issue: **BC** rev n#: **01**
 scale: **N/A**
 NOTE: Drawings are 1/2 scale @ A3
 CAD ref: 21\Creative Arch\2005_Broadway Property Group_CODED_BLOCKA

Notes

1 GENERAL

- 1.00.00 GENERAL NOTES
1.00.01 Compliance Standard
1.00.02 Discrepancies in Documentation
1.00.03 Specification
1.00.04 Dimensions
1.00.05 Town Planning
1.01.00 SITE INFORMATION
1.01.01 Proposed Building
1.01.05 Existing Spot Levels
1.01.06 Site Contours
1.01.10 Retaining Walls
1.02.00 TEMPORARY SERVICES/SITE PROTECTION
1.02.02 Allow for Temp. Hoarding
1.02.03 Recycling of Waste Materials
1.02.04 Site Cleanliness
1.02.07 Site Toilet
1.02.08 Scaffolding
1.02.14 Final Clean

2 SITE

- 2.01.00 SERVICES
2.01.02 Services
2.03.00 PREPARATION/GROUNDWORK
2.03.01 Removal of Vegetation
2.03.02 Site Clearance (Landscaping)
2.03.03 Site Clearance (Rubbish)
2.03.04 Site Surfacing
2.03.05 Excavate and Backfill
2.04.00 FOUNDATIONS
2.04.01 Min. FFL above FGL.

3 STRUCTURE

- 3.01.00 GENERAL NOTES
3.01.01 Engineering Drawings
3.01.08 Concrete Strength
3.01.09 Concrete Work
3.01.10 Timber Framing
3.01.11 Timber Treatment
3.01.12 Stainless Steel Fixings
3.02.00 WALLS
3.02.00a CONCRETE WALLS
3.02.01 20 Series Masonry Walls
3.02.02 20 Series Masonry Exterior Walls

- 190mm Exterior masonry walls with Solid plaster finish to exterior.
1.02.04 Timber Strapping
3.02.03 FIRE RATED WALLS
3.03.01 Korok Intertency Interior Fire Rated Wall
3.03.02 20 Series Masonry Intertency Wall
3.03.03 60/60/60 Post Fire Stability Brick Cladding Wall
3.03.04 60/60/60 Post Fire Stability - Stria
3.03.05 60/60/60 Post Fire Stability EZpanel Cladding Wall - 140mm
3.03.06 Korok Intertency Interior / Exterior Fire Rated Wall
3.03.07 Korok Intertency Exterior / Exterior Fire Rated Wall
3.03.08 60/60/60 Post Fire Stability Fibre Cement Cladding Wall
3.03.09 60/60/60 Post Fire Stability Profiled Metal Cladding Wall
3.03.10 60/60/60 Post Fire Stability Profiled Metal Cladding Wall
3.03.11 Internal Framed Walls - 90mm
3.05.00 ROOFS
3.05.00a TRUSSES
3.05.01 Specific Design Trusses
3.06.00 PURLINS
3.06.06 90x45 S68 H1.2 treated Purlins
3.08.00 CEILING BATTENS
3.08.01 Ceiling Battens 90x35 @ 600crs
3.10.00 FLOORS
3.10.00a FLOOR REBATES
3.10.01 Brick 120mm rebate
3.10.02 Brick Set-down
3.10.03 Joinery 30mm Rebate

- 30mm Deep Rebate to accommodate entry door, sliding door and full height window joinery.
4.04.00 TANKING/MEMBRANES
4.04.01 Ardex Shelterseal 3000X Tanking
4.04.02 Concrete Slab on Grade Floor
4.04.03 TheraKraft Thermathene 300 DPC
4.04.04 Ardex WPM 189 2 layer Torch-on Membrane
4.04.07 ARDEX WPM Underlute Waterproofing
4.04.08 Sikalastic 152
4.04.09 Cemix Seal to blockwork
4.04.10 STAIRS
4.04.11 Precast stair
4.04.26 Timber pre-primed Fascia 180mm
4.04.27 Timber pre-primed Fascia 300mm
4.04.28 Timber pre-primed Fascia 250mm
4.04.29 Timber pre-primed Fascia 200mm
4.04.30 FLASHINGS
4.04.31 Flashings General
4.04.32 PVC kickout flashing
4.04.33 6mm JH Hardiflex cladding
4.04.34 4.5mm JH Eclipse Soffit Lining
4.04.35 14mm JH Stria cladding
4.04.36 Specialized Plaster System over batten
4.04.37 Specialized System EZ Panel Lightweight Cladding
4.04.38 13mm GIB Ceiling Lining
4.04.39 13mm GIB Ceiling Lining
4.04.40 STAIRS
4.04.41 Handrail to Stairs
4.04.42 DOORS WINDOWS & SKYLIGHTS
4.04.43 Glazing
4.04.44 Safety Glass
4.04.45 NZ Fire Doors Entry Doors
4.04.46 NZ Fire Doors Entry Doors
4.04.47 Sliding Doors
4.04.48 Wall Tiles
4.04.49 Floor Tiles
4.04.50 WALL FINISH
4.04.51 Wall Tiles
4.04.52 Floor Tiles

4 ENCLOSURE

- 4.01.00 ROOFING
4.01.00a ROOF CLADDING
4.01.02 0.55BMT Colorsteel Endura Steel&Tube Plumdek (Roofing)
4.01.03 Plytech 12mm Exterior Grade Ply Soffit Lining
4.01.04 Specialized Plaster System
4.01.05 Paint Finish Midland NZ Brick Veneer
4.01.06 Steel&Tube 100 dia Colorsteel Endura downpipes
4.01.07 Steel&Tube 80 dia Colorsteel Endura downpipes
4.01.08 Steel&Tube 100dia Colorsteel Endura downpipes
4.01.09 Specialized System EZ Panel Lightweight Cladding
4.01.10 Facade System over 50x21mm High Density EPS
4.01.11 0.55BMT Colorsteel Endura Steel&Tube Paneldek (Cladding)
4.01.12 0.55BMT Colorsteel Endura Steel&Tube Paneldek cladding
4.01.13 6mm JH Hardiflex cladding
4.01.14 4.5mm JH Eclipse Soffit Lining
4.01.15 14mm JH Stria cladding
4.01.16 Specialized Plaster System over batten
4.01.17 Specialized System EZ Panel Lightweight Cladding
4.01.18 13mm GIB Ceiling Lining
4.01.19 13mm GIB Ceiling Lining
4.01.20 STAIRS
4.01.21 Handrail to Stairs
4.01.22 DOORS WINDOWS & SKYLIGHTS
4.01.23 Glazing
4.01.24 Safety Glass
4.01.25 NZ Fire Doors Entry Doors
4.01.26 NZ Fire Doors Entry Doors
4.01.27 Sliding Doors
4.01.28 Wall Tiles
4.01.29 Floor Tiles

- Separate all timber members to steel members with a layer of DPC.
4.06.08 Fairview Elite Powdercoat Aluminium Windows
4.06.11 Spectrum Fin Screen Louvers
4.06.12 Spectrum Fin Window Screen Louvers
4.06.13 Spectrum Clearview Semi Frameless Glass Balustrade
4.06.14 Spectrum Clearspan Face Fixed Aluminium Balustrade
4.07.00 INSULATION
4.07.01 R2.2 Wall Insulation
4.07.02 R3.2 Ceiling Insulation
4.07.03 R1.3 Wall Insulation (Strapping)
4.07.04 R2.5 Midfloor Insulation
4.08.00 SEALANTS
4.08.01 Sealants, Mastics and Fillers
4.08.02 PEF & Sealant
4.08.03 Firethorn Rainbar 60-25 Cavity Fire Stop
4.08.04 Fire rated sealant
4.08.05 Firethorn Rainbar 60-50 Cavity Fire Stop
4.08.06 Firethorn Rainbar 60-50 Cavity Fire Stop
5.00.00 INTERIOR
5.01.00 WALL LINING
5.01.01 10mm GIB Board Lining
5.01.02 10mm GIB Aqualine lining
5.01.03 13mm GIB Aqualine lining
5.01.04 10mm GIB Aqualine lining
5.01.05 13mm GIB Fyreline
5.01.06 13mm GIB Fyreline Board lining
5.01.07 13mm GIB Ceiling Lining
5.01.08 13mm GIB Ceiling Lining
5.01.09 13mm GIB Aqualine Ceiling Lining
5.02.00 STAIRS
5.02.01 Handrail to Stairs
5.02.02 MISC
5.02.03 Timber Skirting
5.02.04 Glazing
5.02.05 Interior Door Timber Reveals
5.02.06 NZ Fire Doors Entry Doors
5.02.07 NZ Fire Doors Entry Doors
5.02.08 Sliding Doors
5.02.09 Wall Tiles
5.02.10 Floor Tiles
5.02.11 WALL FINISH
5.02.12 Wall Tiles
5.02.13 Floor Tiles

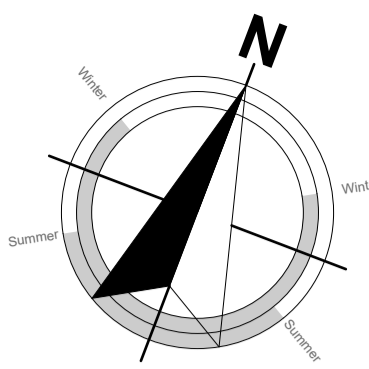
- client selected tiles are compatible with 10mm Gib Aqualine lining.
7.01.00 GENERAL
7.01.01 General Drainage and Services Notes
7.02.00 LIQUID SUPPLY/DISPOSAL
7.02.01 Storm Water and Waste Water Requirements
7.02.02 Water supply
7.02.03 New Water Connection
7.02.04 100mm uPVC Stormwater Line
7.02.05 100mm uPVC Sewer Line
7.02.06 HWC
7.02.07 Acrylic Showers
7.02.08 HEATING/COOLING
7.02.09 Heatpump
7.02.10 VENTILATION/AIRCONDITIONING
7.02.11 Extract Fan
7.02.12 Smoke Detectors
7.02.13 COMMUNICATIONS/NETWORK
7.02.14 New Phone Connection
8.00.00 EXTERIOR
8.01.00 LANDSCAPE PLANTING
8.01.02 Landscape Finishing
8.02.00 PAVEMENT/DRIVEWAY/ACCESS
8.02.01 New Concrete Paving
8.03.00 LANDSCAPE STRUCTURES
8.03.01 Cortex Timber Retaining Walls
8.03.02 200 Series Masonry Retaining Walls
8.03.03 Pergola Structure
8.03.04 Gate
8.04.00 MISC
8.04.01 Letterbox
8.04.02 Bin Enclosure

- 8.04.03 Acoustic Baffle Acoustic Systems
8.04.04 Acoustic Baffle Acoustic Systems
8.04.05 Acoustic Baffle Acoustic Systems
8.04.06 Acoustic Baffle Acoustic Systems
8.04.07 Acoustic Baffle Acoustic Systems
8.04.08 Acoustic Baffle Acoustic Systems
8.04.09 Acoustic Baffle Acoustic Systems
8.04.10 Acoustic Baffle Acoustic Systems
8.04.11 Acoustic Baffle Acoustic Systems
8.04.12 Acoustic Baffle Acoustic Systems
8.04.13 Acoustic Baffle Acoustic Systems
8.04.14 Acoustic Baffle Acoustic Systems
8.04.15 Acoustic Baffle Acoustic Systems
8.04.16 Acoustic Baffle Acoustic Systems
8.04.17 Acoustic Baffle Acoustic Systems
8.04.18 Acoustic Baffle Acoustic Systems
8.04.19 Acoustic Baffle Acoustic Systems
8.04.20 Acoustic Baffle Acoustic Systems
8.04.21 Acoustic Baffle Acoustic Systems
8.04.22 Acoustic Baffle Acoustic Systems
8.04.23 Acoustic Baffle Acoustic Systems
8.04.24 Acoustic Baffle Acoustic Systems
8.04.25 Acoustic Baffle Acoustic Systems
8.04.26 Acoustic Baffle Acoustic Systems
8.04.27 Acoustic Baffle Acoustic Systems
8.04.28 Acoustic Baffle Acoustic Systems
8.04.29 Acoustic Baffle Acoustic Systems
8.04.30 Acoustic Baffle Acoustic Systems
8.04.31 Acoustic Baffle Acoustic Systems
8.04.32 Acoustic Baffle Acoustic Systems
8.04.33 Acoustic Baffle Acoustic Systems
8.04.34 Acoustic Baffle Acoustic Systems
8.04.35 Acoustic Baffle Acoustic Systems
8.04.36 Acoustic Baffle Acoustic Systems
8.04.37 Acoustic Baffle Acoustic Systems
8.04.38 Acoustic Baffle Acoustic Systems
8.04.39 Acoustic Baffle Acoustic Systems
8.04.40 Acoustic Baffle Acoustic Systems
8.04.41 Acoustic Baffle Acoustic Systems
8.04.42 Acoustic Baffle Acoustic Systems
8.04.43 Acoustic Baffle Acoustic Systems
8.04.44 Acoustic Baffle Acoustic Systems
8.04.45 Acoustic Baffle Acoustic Systems
8.04.46 Acoustic Baffle Acoustic Systems
8.04.47 Acoustic Baffle Acoustic Systems
8.04.48 Acoustic Baffle Acoustic Systems
8.04.49 Acoustic Baffle Acoustic Systems
8.04.50 Acoustic Baffle Acoustic Systems
8.04.51 Acoustic Baffle Acoustic Systems
8.04.52 Acoustic Baffle Acoustic Systems
8.04.53 Acoustic Baffle Acoustic Systems
8.04.54 Acoustic Baffle Acoustic Systems
8.04.55 Acoustic Baffle Acoustic Systems
8.04.56 Acoustic Baffle Acoustic Systems
8.04.57 Acoustic Baffle Acoustic Systems
8.04.58 Acoustic Baffle Acoustic Systems
8.04.59 Acoustic Baffle Acoustic Systems
8.04.60 Acoustic Baffle Acoustic Systems
8.04.61 Acoustic Baffle Acoustic Systems
8.04.62 Acoustic Baffle Acoustic Systems
8.04.63 Acoustic Baffle Acoustic Systems
8.04.64 Acoustic Baffle Acoustic Systems
8.04.65 Acoustic Baffle Acoustic Systems
8.04.66 Acoustic Baffle Acoustic Systems
8.04.67 Acoustic Baffle Acoustic Systems
8.04.68 Acoustic Baffle Acoustic Systems
8.04.69 Acoustic Baffle Acoustic Systems
8.04.70 Acoustic Baffle Acoustic Systems
8.04.71 Acoustic Baffle Acoustic Systems
8.04.72 Acoustic Baffle Acoustic Systems
8.04.73 Acoustic Baffle Acoustic Systems
8.04.74 Acoustic Baffle Acoustic Systems
8.04.75 Acoustic Baffle Acoustic Systems
8.04.76 Acoustic Baffle Acoustic Systems
8.04.77 Acoustic Baffle Acoustic Systems
8.04.78 Acoustic Baffle Acoustic Systems
8.04.79 Acoustic Baffle Acoustic Systems
8.04.80 Acoustic Baffle Acoustic Systems
8.04.81 Acoustic Baffle Acoustic Systems
8.04.82 Acoustic Baffle Acoustic Systems
8.04.83 Acoustic Baffle Acoustic Systems
8.04.84 Acoustic Baffle Acoustic Systems
8.04.85 Acoustic Baffle Acoustic Systems
8.04.86 Acoustic Baffle Acoustic Systems
8.04.87 Acoustic Baffle Acoustic Systems
8.04.88 Acoustic Baffle Acoustic Systems
8.04.89 Acoustic Baffle Acoustic Systems
8.04.90 Acoustic Baffle Acoustic Systems
8.04.91 Acoustic Baffle Acoustic Systems
8.04.92 Acoustic Baffle Acoustic Systems
8.04.93 Acoustic Baffle Acoustic Systems
8.04.94 Acoustic Baffle Acoustic Systems
8.04.95 Acoustic Baffle Acoustic Systems
8.04.96 Acoustic Baffle Acoustic Systems
8.04.97 Acoustic Baffle Acoustic Systems
8.04.98 Acoustic Baffle Acoustic Systems
8.04.99 Acoustic Baffle Acoustic Systems
8.05.00 Acoustic Baffle Acoustic Systems

Table with columns: Member, Timber species and grade, Treatment. Includes sections for TIMBER GRADE/TREATMENT, DECK FOUNDATION & FRAMING, EXTERIOR WALL FRAMING, ROOF FRAMING, LAMINATED VENEER LUMBER (LVL), INTERIOR FRAMING, EXTERIOR FINISHING TIMBERS, ELECTRICAL, SECURITY/ALARM, COMMUNICATIONS/NETWORK, and EXTERIOR.

Table with columns: RevID, Issue, CND, Comments, Date. Includes ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS BY HFC GROUP LTD.

CREATIVE ARCH logo and contact information for Bonair Developments, including address, phone, email, and website.



SITE DESCRIPTION:
 153 Bonair Crescent
 Silverdale
 Auckland

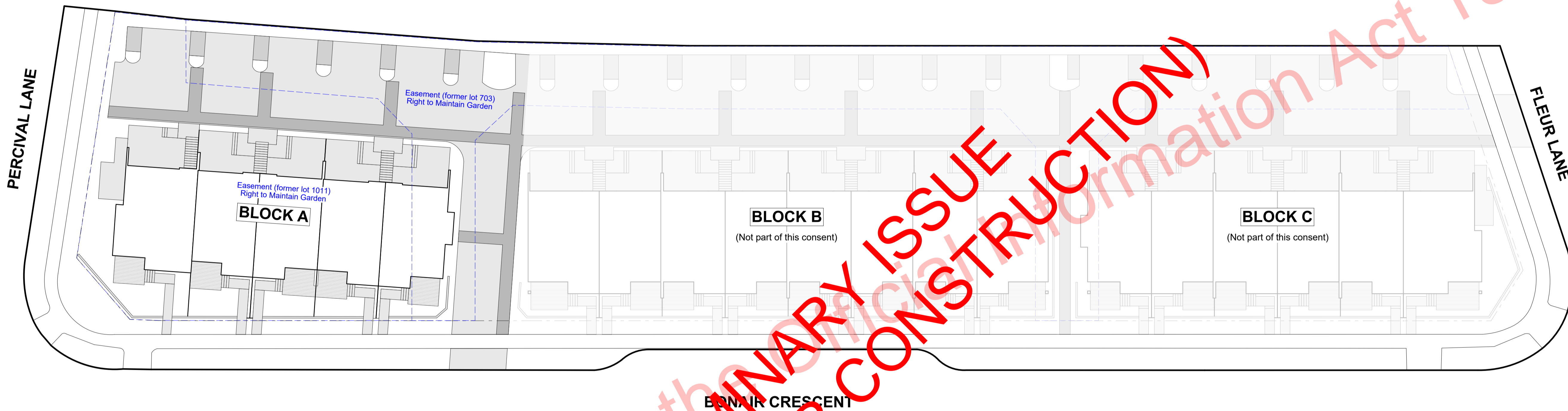
LOTS: 1
 DP: 525711
 CT: 846464
 AREA: 4787m²

ZONE: Millwater South Precinct - Single House Zone

Wind Zone: H
 EQ Zone: 1
 Exposure Zone: C



Site Location Plan



Released under the Official Information Act 1982

PRELIMINARY ISSUE
 (NOT FOR CONSTRUCTION)

ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS BY HFC GROUP LTD

RevID	Issue	CHD	Comments	Date
01	Building Consent			10/12/2018
02	RPI 1	02-1	Easement Added	11/12/2018



29 Nixon St,
 Grey Lynn
 PO Box 78 282 Grey Lynn
 Auckland

p:+64 9 309 6032
 info@creativearch.co.nz
 www.creativearch.co.nz



FOR BUILDING CONSENT - BLOCK A

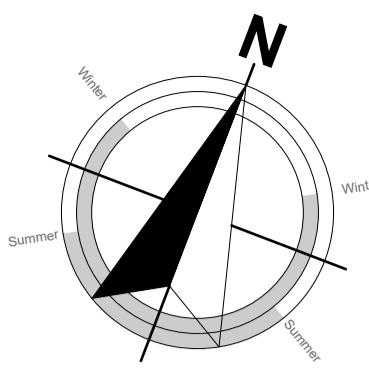
DESIGN AND DRAWINGS ARE COPYRIGHT OF CREATIVE ARCH LTD
 CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK
 ALL RESTRICTED BUILDING WORK TO BE CARRIED OUT BY LICENSED BUILDING PRACTITIONERS

project title:
Proposed Development for:
 for:
Bonair Developments
 at:
153 Bonair Crescent
Silverdale, Auckland

sheet title:
Overall Site Plan

drawn: **KN** checked: **JM** dwg n#:
 job n#: **2005** **003**
 date created: 11/12/2018
 date plotted: 1/15/2019
 issue: **BC** rev n#:
 scale: **66.6667, 1:250, 1:1 @ A1** **02**

NOTE: Drawings are 1/2 scale @ A3
 CAD ref: 21\Creative Arch\2005_Broadway Property Group_CODED_BLOCKA



SITE DESCRIPTION: 153 Bonair Crescent Silverdale Auckland LOTS: 1 DP: 525711 CT: 846464 AREA: 4787m ² ZONE: Millwater South Precinct - Single House Zone Wind Zone: H EQ Zone: 1 Exposure Zone: C	BUILDING COVERAGE: Maximum Building Coverage = 40% Site Area = 4787m ² , therefore 40% = 1915m ² Proposed Building Coverage Block A.....497m ² Block B.....786m ² Block C.....592m ² Storage Units.....700m ² (includes balconies over 1m above ground) TOTAL BUILDING COVERAGE: 1945m ² (41%) (INFRINGES BY 30m ²)	IMPERMEABLE SURFACE: Maximum Impermeable Surface Coverage = 60% Site Area = 4787m ² , therefore 60% = 2872m ² Proposed Roof Coverage.....1980m ² Proposed Drive & Footpath.....1592m ² (not covered by roof) Proposed Patios & Stairs.....384m ² (not covered by roof) (excludes slatted decks less than 1m above ground) TOTAL IMPERMEABLE SURFACE: 3956m ² (83%) (INFRINGES BY 1084m ²)	PERMEABLE SURFACE: Minimum Permeable Surface Coverage = 40% Site Area = 4787m ² , therefore 40% = 1915m ² Proposed Permeable Surfaces.....831m ² (includes slatted decks less than 1m above ground) TOTAL PERMEABLE SURFACE: 831m ² (17%) (INFRINGES BY 1084m ²)	LANDSCAPING REQUIREMENTS: Front Yard Landscaping Requirements = 50% Front yard = 650m ² , therefore 40% = 260m ² Proposed Front Yard Landscaping.....352m ² TOTAL FRONT YARD LANDSCAPING: 352m ² (54%) (COMPLIES)	EARTH WORKS: Calculation per civil engineer, refer to: Crang Civil Consulting Engineers Project No: 1233 Drawing No.: C210 Dated: May 2018	PRIVATE OPEN SPACE: Private Open Space required: 20m ² for ground floor units, therefore 19 units x 20m ² = 380m ² , and 8m ² for first floor units, therefore 19 units x 8m ² = 152m ² POS Achieved Ground Floor: 19 units x 23.21m ² = 441m ² POS Achieved First Floor: 19 units x 11.86m ² = 225m ² (COMPLIES)
--	---	--	---	---	--	--

NOTES:

- IT IS THE CONTRACTORS RESPONSIBILITY TO CHECK ALL LEVELS, DIMENSIONS AND PITCH ON SITE PRIOR TO COMMENCING ANY WORK.
- CONTRACT TO BE NZS 3910 UNLESS OTHERWISE STATED BY THE OWNER.
 - ALL CONSTRUCTION TO COMPLY WITH NZBC: 2004 AND NZS 3604:2011.
 - CONCRETE REINFORCEMENT COVER 75mm TO NATURAL GROUND AND 50mm TO APPROVED BOXING.
 - STEEL LAPS 32 DIA. FOR REFORMED BARS AND 40 DIA. FOR STANDARD BARS UNLESS SHOWN OTHERWISE.
 - CONCRETE STRENGTH TO BE 20MPa AT 28 DAYS
NOTE: CONCRETE STRENGTH SHALL BE 25MPa AT 28 DAYS IN SEA SPRAY ZONE
 - STEEL: ALL WELDING TO BE CARRIED OUT BY A CERTIFIED WELDER TO NZS 4711.
 - SURFACE PROTECTION ZINC COATED.
 - ALL STEEL SHALL BE TO BS 4360, GRADE 43A, WITH MINIMUM YIELD STRESS OF 245 MPa
 - CONCRETE DRIVEWAYS & PAVING - ENSURE USE OF PLUS 62 500E DUCTILE MESH WITHIN CONCRETE DRIVEWAY SLAB
 - ALL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERS CALCULATIONS AND NOTES
 - ALL PLUMBING AND DRAINAGE TO AS3500 OR NZBC G13
 - TIMBER TREATMENT TO COMPLY WITH CLAUSE B2 'DURABILITY OF THE NEW ZEALAND BUILDING CODE'
 - CLADDINGS TO BE INSTALLED AS PER MANUFACTURERS APPROVED DETAILS
 - NO CHANGE TO THE DESIGN OR SUBSTITUTION TO ANY PRODUCTS OR DETAILS WITHOUT THE DESIGNERS APPROVAL IN WRITING. SHOULD THE SUPPLIERS, CONTRACTORS, BUILDERS, OWNERS OR ANY OTHER PARTY CHANGE THE DESIGN AND DETAIL OR PRODUCT SPECIFIED WITHOUT THE DESIGNERS APPROVAL IN WRITING, THE DESIGNER SHALL BE VOID OF ANY LIABILITY WHATSOEVER IN THE AREA OF CHANGE AND ALL LIABILITY SHALL BE VESTED IN THE PERSON WHO MADE THE CHANGE.
 - SHOULD ANY DISCREPANCIES BETWEEN DRAWINGS OR SPECIFICATION BE FOUND THE DESIGNERS SHALL BE CONTACTED IMMEDIATELY FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORKS
 - SURVEYOR -

(12A). WHERE BUILDING WITHIN CLOSE PROXIMITY TO PUBLIC DRAINS, CONTRACTOR SHALL ENGAGE A SURVEYOR TO LOCATE AND FLAG SIDES OF DRAIN, ALTERNATIVELY BUILDER SHALL PHYSICALLY LOCATE DRAIN ON SITE PRIOR TO COMMENCING WORK

(12B). WHERE BUILDING IS WITHIN 1.0m OF BOUNDARIES, OR TIP OF SPOUTING / FASCIA SITUATED 667mm OR CLOSER TO BOUNDARIES, CONTRACTOR SHALL ENGAGE A SURVEYOR TO SET OUT FOUNDATION & PROVIDE A SITING CERTIFICATE
 - DURABILITY (ZONE C & ALL ZONES) AS PER NZS 3604:2011

**Closed (dry, internal location, not subject to airborne salts or rain wetting)
Anywhere in NZ - Mild Steel (uncoated, non-galvanised)**

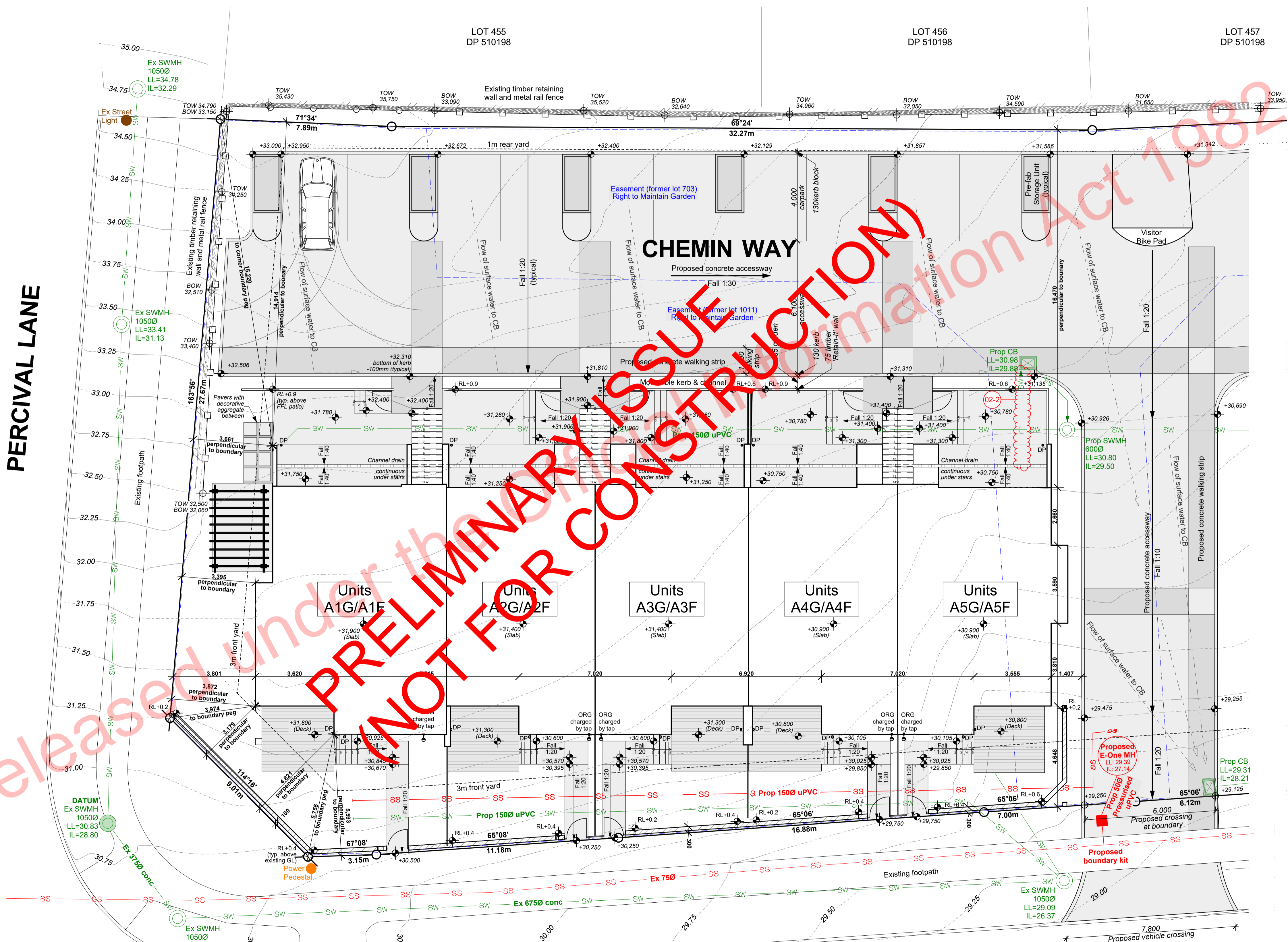
Roof spaces (All zones, all roof claddings)
- Nail plates Continuously coated galvanized steel nail plates(2)
- Wire dogs, bolts Hot-dip galvanized steel(2)

Treated timber piles >600mm from ground (sub-floor)
Treated timber pile connections more than 600 mm from the ground and all subfloor connections.
- Subfloors vented 7000 mm² or less - SHELTERED - Hot-dipped galvanized steel(2)
- Subfloors vented more than 7000 mm² EXPOSED - Type 304 stainless steel(5)

Treated timber piles <600mm from ground (sub-floor)
- Treated timber pile connections within 600 mm of the ground - SHELTERED(4)
AND EXPOSED - Type 304 stainless steel(5)

Structural fixings, except fabricated brackets
All other structural fixings, except fabricated brackets(6)
SHELTERED(4) - Hot-dipped galvanized steel(2)
EXPOSED - Type 304 stainless steel(5)

(1) Items described in this table are steel fasteners required to last not less than 50 years, used for joining timber, such as nail plates, bolts, brackets, wire dogs and similar, but not including nails or screws (which are described in table 4.3).
(2) All galvanizing weights to steel shall be as given in table 4.2.
(3) Steel fixings in timber treated with copper-based timber preservatives shall be as per 4.4.4.
(4) "Sheltered" shall be that above a 45o line drawn from the lower edge of a projecting weathertight structure such as a floor, roof or deck. "Exposed" shall be below that 45o line. See figure 4.3(a) and (b).
(5) Type 304 stainless steel is sufficient to comply with NZBC requirements, but may have surface rust. Type 316 may be used where appearance is a consideration but exceeds the requirements of the NZBC.
(6) "Fabricated brackets" shall be made from 5 mm (minimum thickness) mild steel and shall be hot-dipped galvanized.



SITE PLAN LEGEND:

10.0	Existing contour
±0	EXISTING spot level
±0	PROPOSED spot level
[Symbol]	Proposed concrete paving
[Symbol]	Proposed dwelling footprint
[Symbol]	Proposed timber deck
[Symbol]	Proposed concrete block retaining
[Symbol]	Proposed timber retaining
[Symbol]	Proposed aluminium fencing/gate
[Symbol]	EXISTING timber retaining
[Symbol]	EXISTING fence
SS	Sanitary pipeline
SW	Stormwater pipeline
DP	Downpipes
ORG	Overflow relief gutter
[Symbol]	Tap (Hose bib)
[Symbol]	Stormwater manhole (Proposed or existing as noted)
[Symbol]	Stormwater catch basin (Proposed or existing as noted)
[Symbol]	Proposed boundary kit (sanitary waste)

NOTE:
All setout dimensions are measures in a horizontal plane from the boundaries.

SITE PLAN NOTES:
Refer to Foundation Plan for Plumbing and Drainage layouts, shown on 114-116 for clarity.

SURVEY NOTES:
1: LEVELS ARE IN TERM OF LAND SURVEY DATUM (MSL) AUCKLAND 1946
2: DATUM - STORMWATER MANHOLE
3: CONTOUR INTERVAL IS 0.25m

IMPORTANT NOTES:
REFER TO APPROVED RESOURCE CONSENT LUC60322632 FOR SPECIFIC CONDITIONS RELATING TO THE PROPOSED NEW HOUSE/ADDITIONS

ENSURE THESE CONDITIONS ARE READ BEFORE THE COMMENCEMENT OF THE BUILDING WORK, TO ENSURE THAT THESE CONDITIONS ARE COMPLIED WITH.

REFER TO GEOTECHNICAL REPORT

ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS BY HFC GROUP LTD

RevID	Issue	CHD	Comments	Date
01	Building Consent			10/12/2018
02	RF1	02-1	Eventment Added	11/12/2018
		02-2	SW Re-routed to CB	

creative ARCH

29 Nixon St,
Grey Lynn
PO Box 78 282 Grey Lynn
Auckland

p: +64 9 309 6032
info@creativearch.co.nz
www.creativearch.co.nz

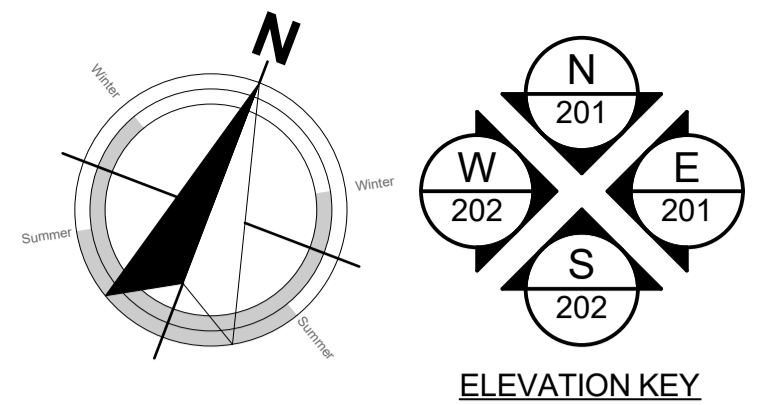
AR NZ
Professional
Member

DESIGN AND DRAWINGS ARE COPYRIGHT OF CREATIVE ARCH LTD
CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK
ALL RESTRICTED BUILDING WORK TO BE CARRIED OUT BY LICENSED BUILDING PRACTITIONERS

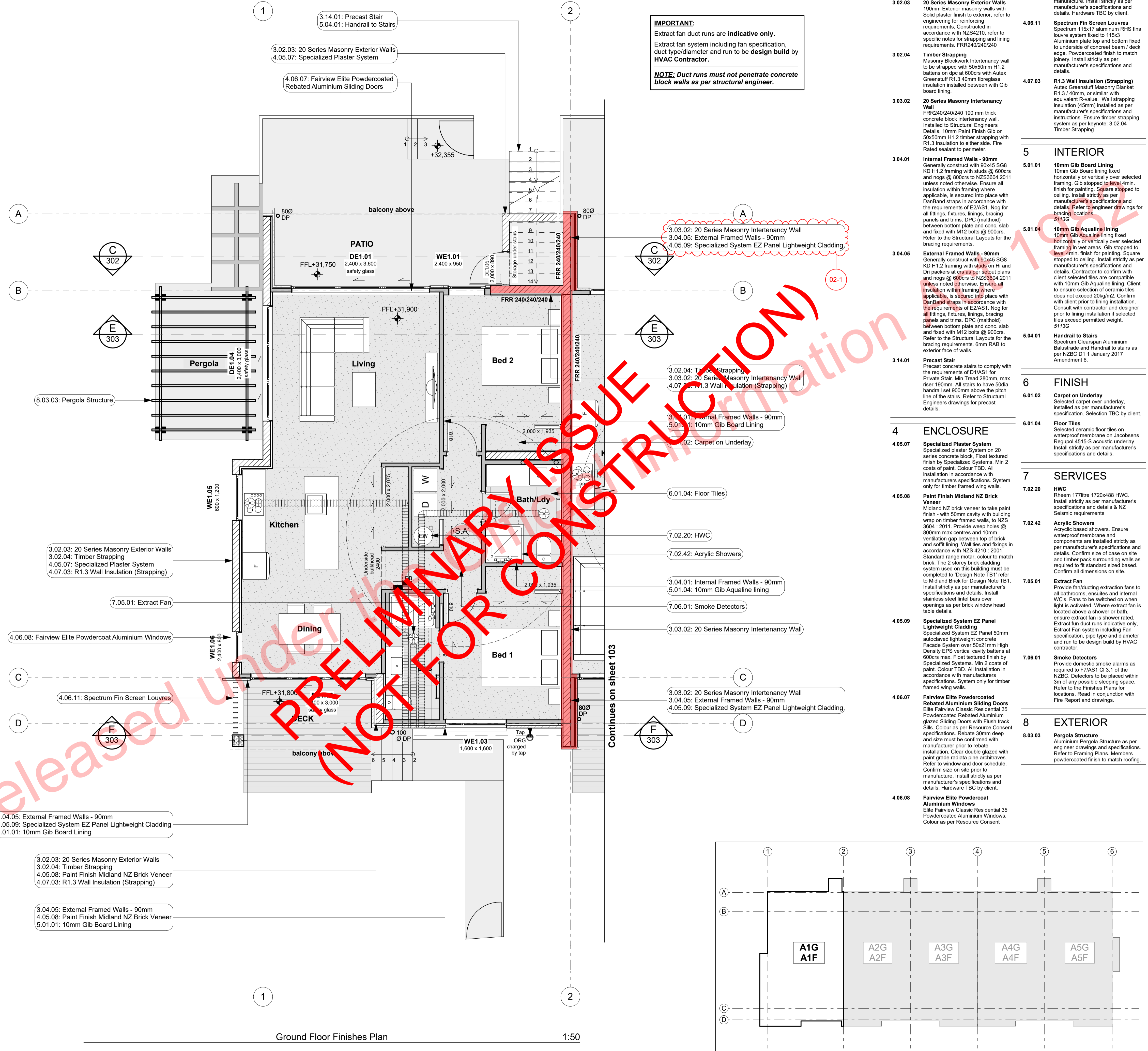
FOR BUILDING CONSENT - BLOCK A

project title:
Proposed Development for:
Bonair Developments
at:
153 Bonair Crescent
Silverdale, Auckland
sheet title:
Proposed Site Plan
drawn: **KN** checked: **JM** dwg n#: **101**
job n#: **2005**
date created: **11/12/2018**
date plotted: **1/15/2019**
issue: **BC** rev n#: **02**
scale: **1:100, 1:1, 1:50 @ A1**
NOTE: Drawings are 1/2 scale @ A3
CAD ref: 21/Creative Arch/2005_Broadway Property Group_L00GED_BLOCKA

BONAIR CRESCENT



FLOOR AREAS:	
Unit A1G: Floor: 93.4m ² Deck: 10.6m ² Courtyard: 24.8m ² Patio: 11.0m ²	
SURFACE FINISHES:	
FLOORS: Refer to notes on floor plan.	
WALLS: 10mm Gib standard lining to bedrooms, entry/passageway and living areas. 10mm Gib Aqualine to bathrooms/ensuites including shower areas. -Refer to notes on floor plan.	
CEILINGS: 13mm Gib square stopped standard lining to ceilings in bedrooms, entry/passageway and living areas. 13mm Gib Aqualine square stopped to ceilings in bathrooms/ensuites.	
NOTE: All Gib stopped to Level 4 minimum, unless specified otherwise.	
ARCHITRAVES: 60x10 radiata pine skirting throughout (except bathroom). Tile skirting to bathroom. Rebated jambs to doors & external joinery	
NZBC - H1 COMPLIANCE:	
Schedule Method: As per NZS 4218:2004 the area of glazing is less than 30% of the wall area AND the area of glazing for each of the west, south and eastern walls is less than 30% of that wall. Therefore the Schedule Method has been used. Please refer to the attached H1 Calculations in the Specification.	
Minimum Insulation R-Values for the proposed construction.	
Floor Insulation to be used: Underslab perimeter insulation (50mm thick)	R 1.3
Wall Insulation to be used: Timber framing (90mm) Timber framing (140mm)	R 2.2 R 2.2
Ceiling Insulation to be used: DHS purlins	R 3.6
Glazing (Vertical): Aluminium joinery with IGU	R 0.26
Glazing (Horizontal): Aluminium skylights with IGU	R 0.26
Climate Zone 1 Non-Solid Construction Minimum Thermal R-Values North Island Franklin and Coromandel NORTH	
Floor:	R 1.3
Walls:	R 1.9
Ceilings:	R 2.9
Glazing (Vertical):	R 0.26
Glazing (Horizontal):	R 0.26
Plan Notes: TIMBER FRAMING, LINTELS, TRUSSES as per NZS:3604:2011 and SGB unless stated otherwise. TIMBER TREATMENT - Refer to sheet 102 for project timber grade and treatments.	
ACCESS ROUTES - Ensure all selected tiling achieves slip resistance co-efficients as per D1/AS1 - Table 2.	
VENTILATION - Windows to the bedrooms are operable. Mechanical ventilation shall be provided to the bedrooms and laundries.	
WATER SUPPLIES - Ensure hot water cylinder valving complies with G13/AS1 clause 6. - Ensure equipotential bonding complies with G13/AS1 clause 9.	
SURFACE FINISH - Ensure wall linings adjacent to appliances and facilities have surfaces that can be easily maintained in a hygienic condition in accordance with G3/AS1 clause 1.6.	
ACOUSTIC & FIRE RATINGS - Minimum values need to be achieved. Refer to technical reports and architectural details for particular lining finishes.	
-Read in conjunction with Setout Plan. -Refer to Roof Framing Plan for roof structure requirements.	
PLANS TO BE READ IN CONJUNCTION WITH THE FOLLOWING: - STRUCTURAL ENGINEERING PLANS & SPECIFICATION BY HFC GROUP - TRUSS MANUFACTURER'S PLANS & SPECIFICATION BY PLACEMAKERS - FIRE ENGINEERING DESIGN REPORT BY HFC GROUP - ACOUSTIC REPORT BY HEAGLEY ACOUSTICS - STORMWATER & SANITARY CONNECTION POINTS BY CRANG CIVIL	
MAKE SURE ALL SMOKE ALARMS TO BE INTERCONNECTED IN ACCORDANCE WITH NZS 4514:2009	



IMPORTANT:
Extract fan duct runs are indicative only.
Extract fan system including fan specification, duct type/diameter and run to be design build by HVAC Contractor.

NOTE: Duct runs must not penetrate concrete block walls as per structural engineer.

Notes

- 3 STRUCTURE**
- 3.02.03 20 Series Masonry Exterior Walls
190mm Exterior masonry walls with solid plaster finish to exterior, refer to engineering for reinforcing requirements. Constructed in accordance with NZS4210, refer to specific notes for strapping and lining requirements. FRR240/240/240
 - 3.02.04 Timber Strapping
Masonry Blockwork Intertency wall to be strapped with 50x50mm H1 2 battens on ope at 600cirs with Autex Greenstuff R1.3 40mm fibreglass insulation installed between with Gib board lining.
 - 3.03.02 20 Series Masonry Intertency Wall
FRR240/240/240 190 mm thick concrete block intertency wall. Installed to Structural Engineers Details. 10mm Paint Finish Gib on 50x50mm H1 2 timber strapping with R1.3 insulation to either side. Fire Rated sealant to perimeter.
 - 3.04.01 Internal Framed Walls - 90mm
Generally construct with 90x45 SGB KD H1 2 framing with studs @ 600cirs and noggs @ 800cirs to NZS3604:2011 unless noted otherwise. Ensure all insulation within framing where applicable, is secured into place with DanBand straps in accordance with the requirements of E2/AS1. Nog for all fittings, fixtures, linings, bracing panels and trims. DPC (malthoid) between bottom plate and conc. slab and fixed with M12 bolts @ 900cirs. Refer to the Structural Layouts for the bracing requirements. 5mm RAB to exterior face of walls.
 - 3.04.05 External Framed Walls - 90mm
Generally construct with 90x45 SGB KD H1 2 framing with studs on H1 and Dri packers at cirs as per setout plans and noggs @ 600cirs to NZS3604:2011 unless noted otherwise. Ensure all insulation within framing where applicable, is secured into place with DanBand straps in accordance with the requirements of E2/AS1. Nog for all fittings, fixtures, linings, bracing panels and trims. DPC (malthoid) between bottom plate and conc. slab and fixed with M12 bolts @ 900cirs. Refer to the Structural Layouts for the bracing requirements. 5mm RAB to exterior face of walls.
 - 3.14.01 Precast Stair
Precast concrete stairs to comply with the requirements of D1/AS1 for Private Stair. Min Tread 280mm, max riser 190mm. All stairs to have 50dia handrail set 900mm above the pitch line of the stairs. Refer to Structural Engineers drawings for precast details.
- 4 ENCLOSURE**
- 4.05.07 Specialized Plaster System
Specialized plaster System on 20 series concrete block. Float textured finish by Specialized Systems. Min 2 coats of paint. Colour TBD. All installation in accordance with manufacturers specifications. System only for timber framed wing walls.
 - 4.05.08 Paint Finish Midland NZ Brick Veneer
Midland NZ brick veneer to take paint finish - with 50mm cavity with building wrap on timber framed walls, to NZS 3604: 2011. Provide weep holes @ 800mm max centres and 10mm ventilation gap between top of brick and soft lining. Wall ties and fixings in accordance with NZS 4210: 2001. Standard range mortar, colour to match brick. The 2 storey brick cladding system used on this building must be completed to 'Design Note TB1' refer to Midland Brick for Design Note TB1. Install strictly as per manufacturer's specifications and details. Install stainless steel lintel bars over openings as per brick window head table details.
 - 4.05.09 Specialized System EZ Panel Lightweight Cladding
Specialized System EZ Panel 50mm autoclaved lightweight concrete Facade System over 50x21mm High Density EPS vertical cavity battens at 600cirs max. Float textured finish by Specialized Systems. Min 2 coats of paint. Colour TBD. All installation in accordance with manufacturers specifications. System only for timber framed wing walls.
 - 4.06.07 Fairview Elite Powdercoated Rebated Aluminium Sliding Doors
Elite Fairview Classic Residential 35 Powdercoated Rebated Aluminium glazed Sliding Doors with Flush track Sills. Colour as per Resource Consent specifications. Rebate 30mm deep and size must be confirmed with manufacturer prior to rebate installation. Clear double glazed with paint grade radiata pine architraves. Refer to window and door schedule. Confirm size on site prior to manufacture. Install strictly as per manufacturer's specifications and details. Hardware TBC by client.
 - 4.06.08 Fairview Elite Powdercoat Aluminium Windows
Elite Fairview Classic Residential 35 Powdercoated Aluminium Windows. Colour as per Resource Consent
- 5 INTERIOR**
- 5.01.01 10mm Gib Board Lining
10mm Gib Board lining fixed horizontally or vertically over selected framing. Gib stopped to level 4min. finish for painting. Square stopped to ceiling. Install strictly as per manufacturer's specifications and details. Refer to engineer drawings for bracing locations.
 - 5.01.04 10mm Gib Aqualine Lining
10mm Gib Aqualine lining fixed horizontally or vertically over selected framing in wet areas. Gib stopped to level 4min. finish for painting. Square stopped to ceiling. Install strictly as per manufacturer's specifications and details. Contractor to confirm with client selected tiles are compatible with 10mm Gib Aqualine lining. Client to ensure selection of ceramic tiles does not exceed 20kg/m². Confirm with client prior to tiling installation. Consult with contractor and designer prior to lining installation if selected tiles exceed permitted weight.
 - 5.04.01 Handrail to Stairs
Spectrum Clearspan Aluminium Balustrade and Handrail to stairs as per NZBC D1 1 January 2017 Amendment 6.
- 6 FINISH**
- 6.01.02 Carpet on Underlay
Selected carpet over underlay, installed as per manufacturer's specification. Selection TBC by client.
 - 6.01.04 Floor Tiles
Selected ceramic floor tiles on waterproof membrane on Jacobsens Regupol 4515-S acoustic underlay. Install strictly as per manufacturer's specifications and details.
- 7 SERVICES**
- 7.02.20 HWC
Rheem 177litre 1720x488 HWC. Install strictly as per manufacturer's specifications and details & NZ Seismic requirements
 - 7.02.42 Acrylic Showers
Acrylic based showers. Ensure waterproof membrane and components are installed strictly as per manufacturer's specifications and details. Confirm size of base on site and timber pack surrounding walls as required to fit standard size based. Confirm all dimensions on site.
 - 7.05.01 Extract Fan
Provide fan/ducting extraction fans to all bathrooms, ensuites and internal WC's. Fans to be switched on when light is activated. Where extract fan is located above a shower or bath, ensure extract fan is shower rated. Extract fan duct runs indicative only. Extract Fan system including Fan specification, pipe type and diameter and run to be design build by HVAC contractor.
 - 7.06.01 Smoke Detectors
Provide domestic smoke alarms as required to F7/AS1 Cl 3.1 of the NZBC. Detectors to be placed within 3m of any possible sleeping space. Refer to the Finishes Plans for locations. Read in conjunction with Fire Report and drawings.
- 8 EXTERIOR**
- 8.03.03 Pergola Structure
Aluminium Pergola Structure as per engineer drawings and specifications. Refer to Framing Plans. Members powdercoated finish to match roofing.

FLOOR PLAN LEGEND:	
	90x45 internal framed wall
	90x45 framed wall with aerated concrete panel cladding
	90x45 framed wall with brick veneer cladding
	90x45 framed wall with plywood cladding
	90x45 framed wall with vertical metal sheet cladding
	190 concrete block wall, strapped & lined with brick veneer cladding
	190 concrete block wall, strapped & lined with rendered exterior finish
	190 concrete block wall with rendered exterior finish
	190 concrete block internal intertency wall, 50mm acoustic insulation & 10mm lining
	190 concrete block internal intertency wall system with aerated concrete panel cladding
	Korok internal intertency wall system
	Korok internal intertency wall system with aerated concrete panel cladding
	Finish Floor Level Marker
	Smoke Alarms
	Extract fan to above or wall outlet
	Distribution Board
	Double stud 'DS' or Triple stud 'TS' (as indicated)
	Carpet
	Tile
	Concrete
	Floating Timber Deck
	Fire-rated assemblies

PLANS TO BE READ IN CONJUNCTION WITH THE FOLLOWING:
- STRUCTURAL ENGINEERING PLANS & SPECIFICATION BY HFC GROUP
- TRUSS MANUFACTURER'S PLANS & SPECIFICATION BY PLACEMAKERS
- FIRE ENGINEERING DESIGN REPORT BY HFC GROUP
- ACOUSTIC REPORT BY HEAGLEY ACOUSTICS
- STORMWATER & SANITARY CONNECTION POINTS BY CRANG CIVIL

MAKE SURE ALL SMOKE ALARMS TO BE INTERCONNECTED IN ACCORDANCE WITH NZS 4514:2009

ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS BY HFC GROUP LTD

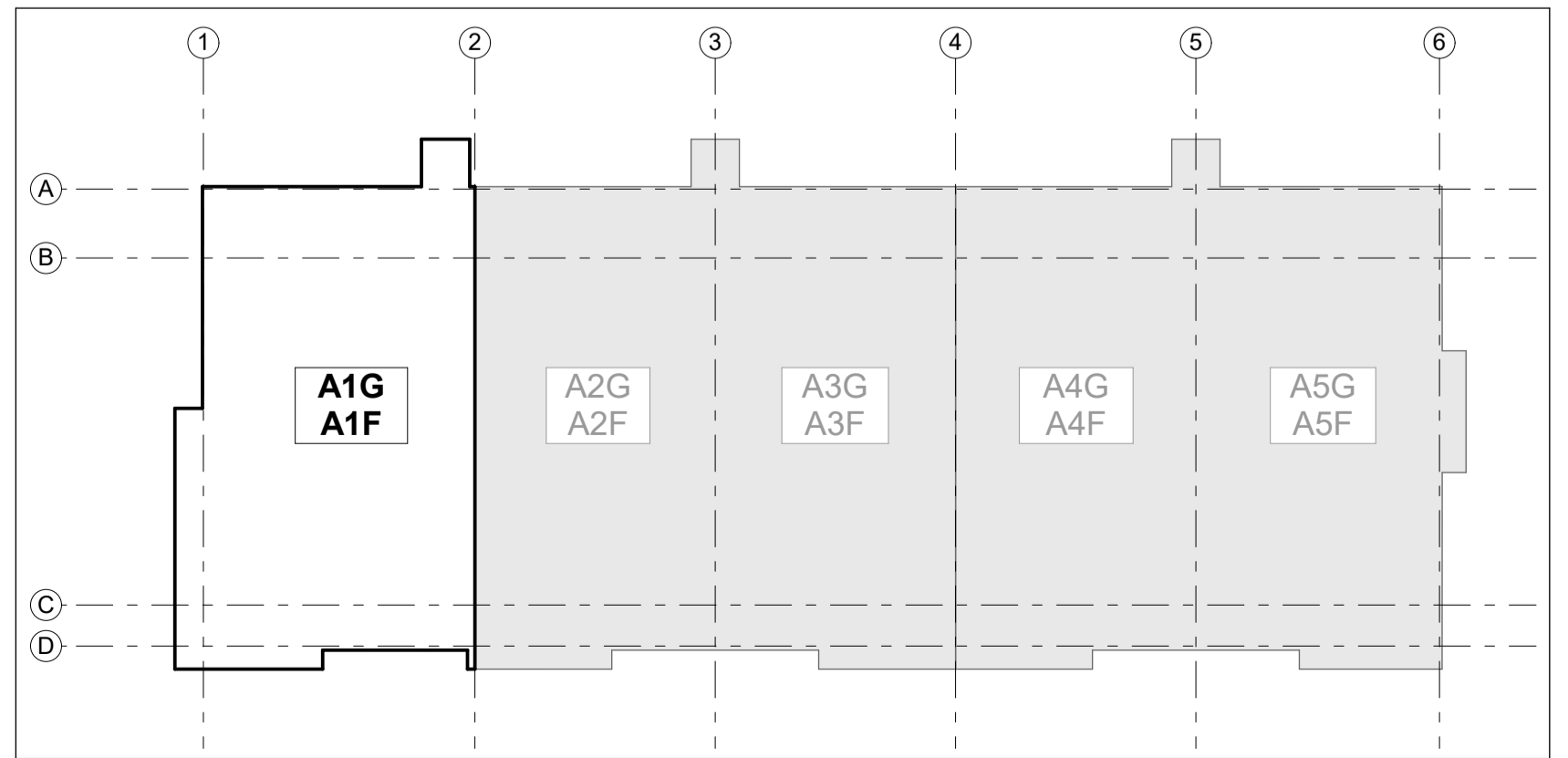
Rev'd	Issue	Ch'd	Comments	Date
01	Building Consent			10/12/2018
02	RFP 1	02-1	Note Revised	11/12/2018



29 Nixon St,
Grey Lynn,
PO Box 78 282 Grey Lynn
Auckland
p:+64 9 309 6032
info@creativearch.co.nz
www.creativearch.co.nz

DESIGN AND DRAWINGS ARE COPYRIGHT OF CREATIVE ARCH LTD
CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK
ALL RESTRICTED BUILDING WORK TO BE CARRIED OUT BY LICENSED BUILDING PRACTITIONERS

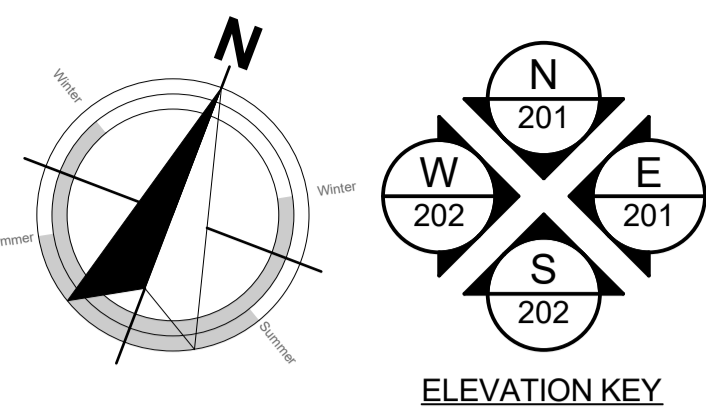
project title:
Proposed Development for:
for:
Bonair Developments
at:
**153 Bonair Crescent
Silverdale, Auckland**
sheet title:
Ground Floor Plan Unit A1G
drawn: **KN** checked: **JM** dwg no:
job no: **2005**
date created: **11/12/2018**
date plotted: **1/15/2019**
scale: **1:50, 1:200, 1:1 @ A1**
issue: **BC** rev no:
102
02
NOTE: Drawings are 1/2 scale @ A3
CAD ref: K:\nsd\BIM Server\ CAL-BIM - BIM\dsd\Basic for ARCH\CAD 21\Creative Arch\2005_Broadway Property Group_L002D_BLOCK A



Ground Floor Finishes Plan 1:50

Released under Creative Commons Attribution
PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

FOR BUILDING CONSENT - BLOCK A



FLOOR AREAS:

Unit A2G: Floor: 77.1m ² Deck: 10.4m ² Courtyard: 19.2m ²	Unit A3G: Floor: 77.1m ² Deck: 10.4m ² Courtyard: 19.2m ²
--	--

SURFACE FINISHES:
FLOORS:
Refer to notes on floor plan.

WALLS:
10mm Gib standard lining to bedrooms, entry/passage and living areas.

10mm Gib Aqualine to bathrooms/ensuites including shower areas.
-Refer to notes on floor plan.

CEILING:
13mm Gib square stopped standard lining to ceilings in bedrooms, entry/passage and living areas.

13mm Gib Aqualine square stopped to ceilings in bathrooms/ensuites.

NOTE: All Gib stopped to Level 4 minimum, unless specified otherwise.

ARCHITRAVES:
60x10 radiata pine skirting throughout (except bathroom).
Tile skirting to bathroom.
Rebated jambs to doors & external joinery

NZBC - H1 COMPLIANCE:

Schedule Method:
As per NZS 4218:2004 the area of glazing is less than 30% of the wall area AND the area of glazing for each of the west, south and eastern walls is less than 30% of that wall. Therefore the Schedule Method has been used. Please refer to the attached H1 Calculations in the Specification.

Minimum Insulation R-Values for the proposed construction.

Floor Insulation to be used:
Underslab perimeter insulation R1.3
Wall Insulation to be used:
Timber framing (90mm) R2.2
Timber framing (140mm) R2.2

Ceiling Insulation to be used:
DHS purlins R3.6

Glazing (Vertical):
Aluminium joinery with IGU R0.26

Glazing (Horizontal):
Aluminium skylights with IGU R0.26

Climate Zone 1 Non-Solid Construction Minimum Thermal R-Values
North Island Franklin and Coromandel NORTH

Floor: R1.3
Walls: R1.9
Ceilings: R2.9
Glazing (Vertical): R0.26
Glazing (Horizontal): R0.26

Plan Notes:
TIMBER FRAMING, LINTELS, TRUSSES as per NZS:3604:2011 and SGB unless stated otherwise.

TIMBER TREATMENT - Refer to sheet 102 for project timber grade and treatments.

ACCESS ROUTES - Ensure all selected tiling achieves slip resistance co-efficients as per D1/AS1 - Table 2.

VENTILATION - Windows to the bathrooms are operable. Mechanical ventilation shall be provided to the bathrooms and laundries.

WATER SUPPLIES - Ensure hot water cylinder valving complies with G13/AS1 clause 6.
- Ensure equipotential bonding complies with G13/AS1 clause 9.

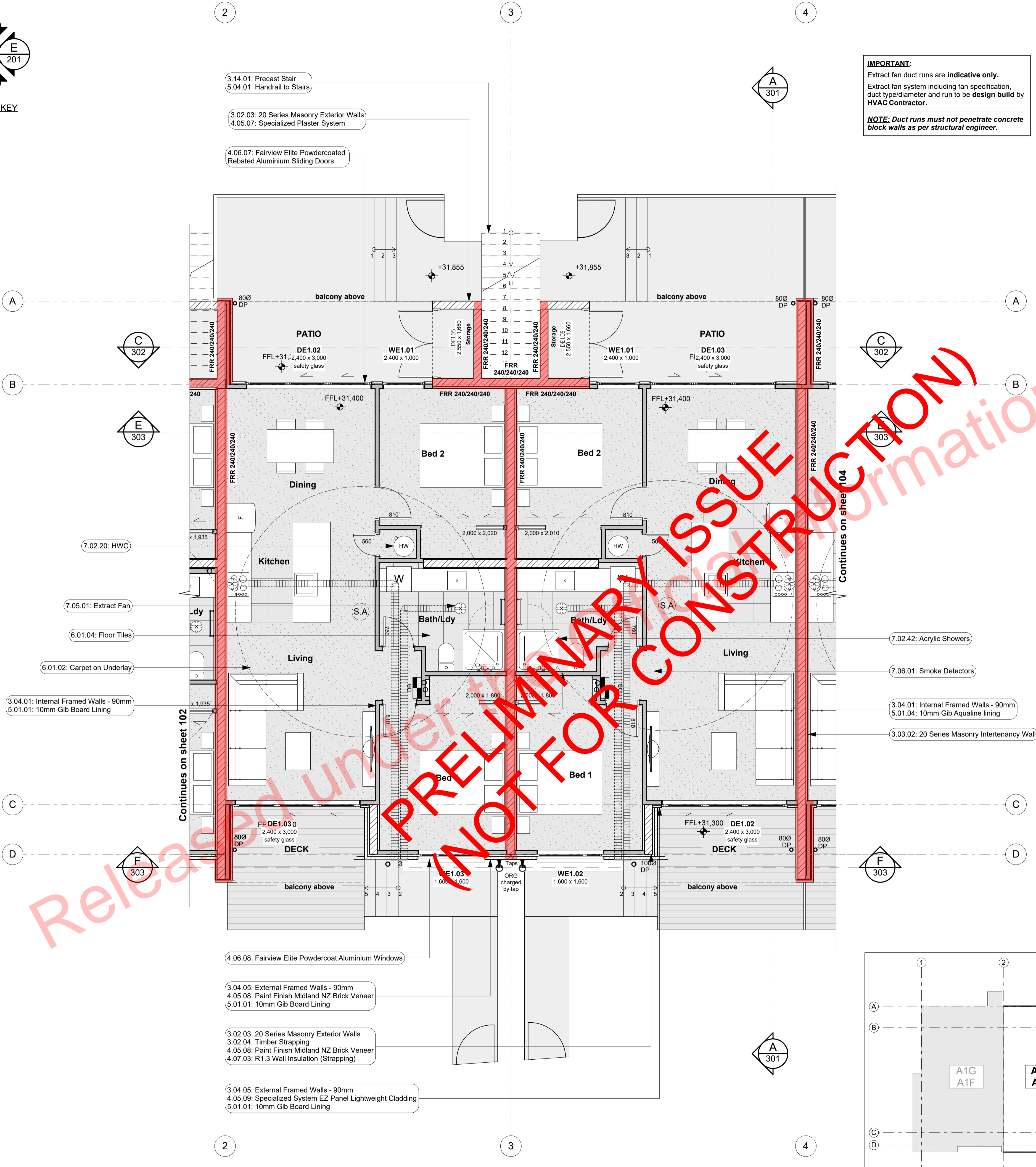
SURFACE FINISH - Ensure wall linings adjacent to appliances and facilities have surfaces that can be easily maintained in a hygienic condition in accordance with G3/AS1 clause 1.6.

ACOUSTIC & FIRE RATINGS - Minimum values need to be achieved. Refer to technical reports and architectural details for particular lining finishes.

-Read in conjunction with Setout Plan.
-Refer to Roof Framing Plan for roof structure requirements.

PLANS TO BE READ IN CONJUNCTION WITH THE FOLLOWING:
- STRUCTURAL ENGINEERING PLANS & SPECIFICATION BY HFC GROUP
- TRUSS MANUFACTURER'S PLANS & SPECIFICATION BY PLACEMAKERS
- FIRE ENGINEERING DESIGN REPORT BY HFC GROUP
- ACOUSTIC REPORT BY HEAGLEY ACOUSTICS
- STORMWATER & SANITARY CONNECTION POINTS BY CRANG CIVIL

MAKE SURE ALL SMOKE ALARMS TO BE INTERCONNECTED IN ACCORDANCE WITH NZS 4514:2009



IMPORTANT:
Extract fan duct runs are indicative only.
Extract fan system including fan specification, duct type/diameter and run to be design build by HVAC Contractor.
NOTE: Duct runs must not penetrate concrete block walls as per structural engineer.

Notes

- 3 STRUCTURE**
- 3.02.03 20 Series Masonry Exterior Walls
190mm Exterior masonry walls with Solid plaster finish to exterior, refer to engineering for reinforcing requirements. Constructed in accordance with NZS4210, refer to specific notes for strapping and lining requirements. FRR240/240/240
 - 3.02.04 Timber Strapping
Masonry Blockwork intertenancy wall to be strapped with 50x50mm H1.2 battens on ops at 800cs with Autux Greenstuf R1.3 40mm fibreglass insulation installed between with Gib board lining.
 - 3.03.02 20 Series Masonry Intertenancy Wall
FRR240/240/240 190 mm thick concrete block intertenancy wall. Installed to Structural Engineers Details. 10mm Paint Finish Gib on 50x50mm H1.2 timber strapping with R1.3 insulation to either side. Fire Rated sealant to perimeter.
 - 3.04.01 Internal Framed Walls - 90mm
Generally construct with 90x45 SGB KD H1.2 framing with studs @ 600cs and nogs @ 600cs to NZS3604:2011 unless noted otherwise. Ensure all insulation within framing where applicable is secured into place with DanBand straps in accordance with the requirements of E2/AS1. Nog for all fittings, fixtures, linings, bracing panels and trims. DPC (malthoid) between bottom plate and conc. slab and fixed with M12 bolts @ 900cs. Refer to the Structural Layouts for the bracing requirements.
 - 3.04.05 External Framed Walls - 90mm
Generally construct with 90x45 SGB KD H1.2 framing with studs on H and Dri packers at c/c as per setout plans and nogs @ 600cs to NZS3604:2011 unless noted otherwise. Ensure all insulation within framing where applicable, is secured into place with DanBand straps in accordance with the requirements of E2/AS1. Nog for all fittings, fixtures, linings, bracing panels and trims. DPC (malthoid) between bottom plate and conc. slab and fixed with M12 bolts @ 900cs. Refer to the Structural Layouts for the bracing requirements. 6mm RAB to exterior face of walls.
 - 3.14.01 Precast Stair
Precast concrete stairs to comply with the requirements of D1/AS1 for Private Stair. Min Tread 280mm, max riser 100mm. All stairs to have 500a handrail set 900mm above the pitch line of the stairs. Refer to Structural Engineers drawings for precast details.

- 4 ENCLOSURE**
- 4.05.07 Specialized Plaster System
Specialized plaster System on 20 series concrete block. Float textured finish by Specialized Systems. Min 2 coats of paint. Colour TBD. All installation in accordance with manufacturers specifications. System only for timber framed wing walls.
 - 4.05.08 Paint Finish Midland NZ Brick Veneer
Midland NZ brick veneer to take paint finish - with 50mm cavity with building wrap on timber framed walls, to NZS 3604 : 2011. Provide weep holes @ 800mm max centres and 10mm ventilation gap between top of brick and soffit lining. Wall ties and fixings in accordance with NZS 4210 : 2001. Standard range mortar, colour to match brick. The 2 storey brick cladding system used on this building must be completed to Design Note T81 refer to Midland Brick for Design Note T81. Install strictly as per manufacturer's specifications and details. Install in accordance with manufacturers specifications. System only for timber framed wing walls.
 - 4.05.09 Specialized System EZ Panel Lightweight Cladding
Specialized System EZ Panel 50mm autoclaved lightweight concrete Facade System over 50x2mm High Density EPS vertical cavity battens at 600cs max. Float textured finish by Specialized Systems. Min 2 coats of paint. Colour TBD. All installation in accordance with manufacturers specifications. System only for timber framed wing walls.
 - 4.06.07 Fairview Elite Powdercoated Rebated Aluminium Sliding Doors
Elite Fairview Classic Residential 35 Powdercoated Rebated Aluminium glazed Sliding Doors with Flush track Sills. Colour as per Resource Consent specifications. Rebate 30mm deep and size must be confirmed with manufacturer prior to rebate installation. Clear double glazed with paint grade radiata pine architraves. Refer to window and door schedule. Confirm size on site prior to manufacture. Install strictly as per manufacturer's specifications and details. Hardware TBC by client.

- 5 INTERIOR**
- 5.01.01 10mm Gib Board Lining
10mm Gib Board lining fixed horizontally or vertically over selected framing. Gib stopped to level 4min. finish for painting. Square stopped to ceiling. Install strictly as per manufacturer's specifications and details. Refer to engineer drawings for bracing locations. 5113G
 - 5.01.04 10mm Gib Aqualine lining
10mm Gib Aqualine lining fixed horizontally or vertically over selected framing in wet areas. Gib stopped to level 4min. finish for painting. Square stopped to ceiling. Install strictly as per manufacturer's specifications and details. Contractor to confirm with client selected tiles are compatible with 10mm Gib Aqualine lining. Client to ensure selection of ceramic tiles does not exceed 20kg/m². Confirm with client prior to lining installation. Consult with contractor and designer prior to lining installation if selected tiles exceed permitted weight. 5113G
 - 5.04.01 Handrail to Stairs
Spectrum Clearspan Aluminium Balustrade and Handrail to stairs as per NZBC D1 1 January 2017 Amendment 6.
- 6 FINISH**
- 6.01.02 Carpet on Underlay
Selected carpet over underlay, installed as per manufacturer's specification. Selection TBC by client.
 - 6.01.04 Floor Tiles
Selected ceramic floor tiles on waterproof membrane on Jacobsens Regupol 4515-S acoustic underlay. Install strictly as per manufacturer's specifications and details.
- 7 SERVICES**
- 7.02.20 HWC
Rheem 177litre 1720x488 HWC. Install strictly as per manufacturer's specifications and details & NZ Seismic requirements
 - 7.02.42 Acrylic Showers
Acrylic based showers. Ensure waterproof membrane and components are installed strictly as per manufacturer's specifications and details. Confirm size of base on site and timber pack surrounding walls as required to fit standard sized based. Confirm all dimensions on site.
 - 7.05.01 Extract Fan
Provide fan/duct extraction fans to all bathrooms, ensuites and internal WCs. Fans to be switched on when light is activated. Where extract fan is located above a shower or bath, ensure extract fan is shower rated. Extract fan duct runs indicative only. Extract Fan system including Fan specification, pipe type and diameter and run to be design build by HVAC contractor.
 - 7.06.01 Smoke Detectors
Provide domestic smoke alarms as required to F7/AS1 Cl 3.1 of the NZBC. Detectors to be placed within 3m of any possible sleeping space. Refer to the Finishes Plans for locations. Read in conjunction with Fire Report and drawings.

FLOOR PLAN LEGEND:

[Symbol]	90x45 internal framed wall
[Symbol]	90x45 framed wall with aerated concrete panel cladding
[Symbol]	90x45 framed wall with brick veneer cladding
[Symbol]	90x45 framed wall with plywood cladding
[Symbol]	90x45 framed wall with vertical metal sheet cladding
[Symbol]	190 concrete block wall, strapped & lined with brick veneer cladding
[Symbol]	190 concrete block wall, strapped & lined with rendered exterior finish
[Symbol]	190 concrete block wall with rendered exterior finish
[Symbol]	190 concrete block internal intertenancy wall, 50mm acoustic insulation & 10mm lining
[Symbol]	190 concrete block intertenancy wall, 50mm acoustic insulation & 10mm lining with aerated concrete panel cladding
[Symbol]	Korok internal intertenancy wall system
[Symbol]	Korok internal intertenancy wall system with aerated concrete panel cladding
[Symbol]	Finish Floor Level Marker
[Symbol]	Smoke Alarms
[Symbol]	Extract fan to above or wall outlet
[Symbol]	Distribution Board
[Symbol]	Double stud 'DS' or Triple stud 'TS' (as indicated)
[Symbol]	Carpet
[Symbol]	Tile
[Symbol]	Concrete
[Symbol]	Floating Timber Deck
[Symbol]	Fire-rated assemblies

PLANS TO BE READ IN CONJUNCTION WITH THE FOLLOWING:
- STRUCTURAL ENGINEERING PLANS & SPECIFICATION BY HFC GROUP
- TRUSS MANUFACTURER'S PLANS & SPECIFICATION BY PLACEMAKERS
- FIRE ENGINEERING DESIGN REPORT BY HFC GROUP
- ACOUSTIC REPORT BY HEAGLEY ACOUSTICS
- STORMWATER & SANITARY CONNECTION POINTS BY CRANG CIVIL

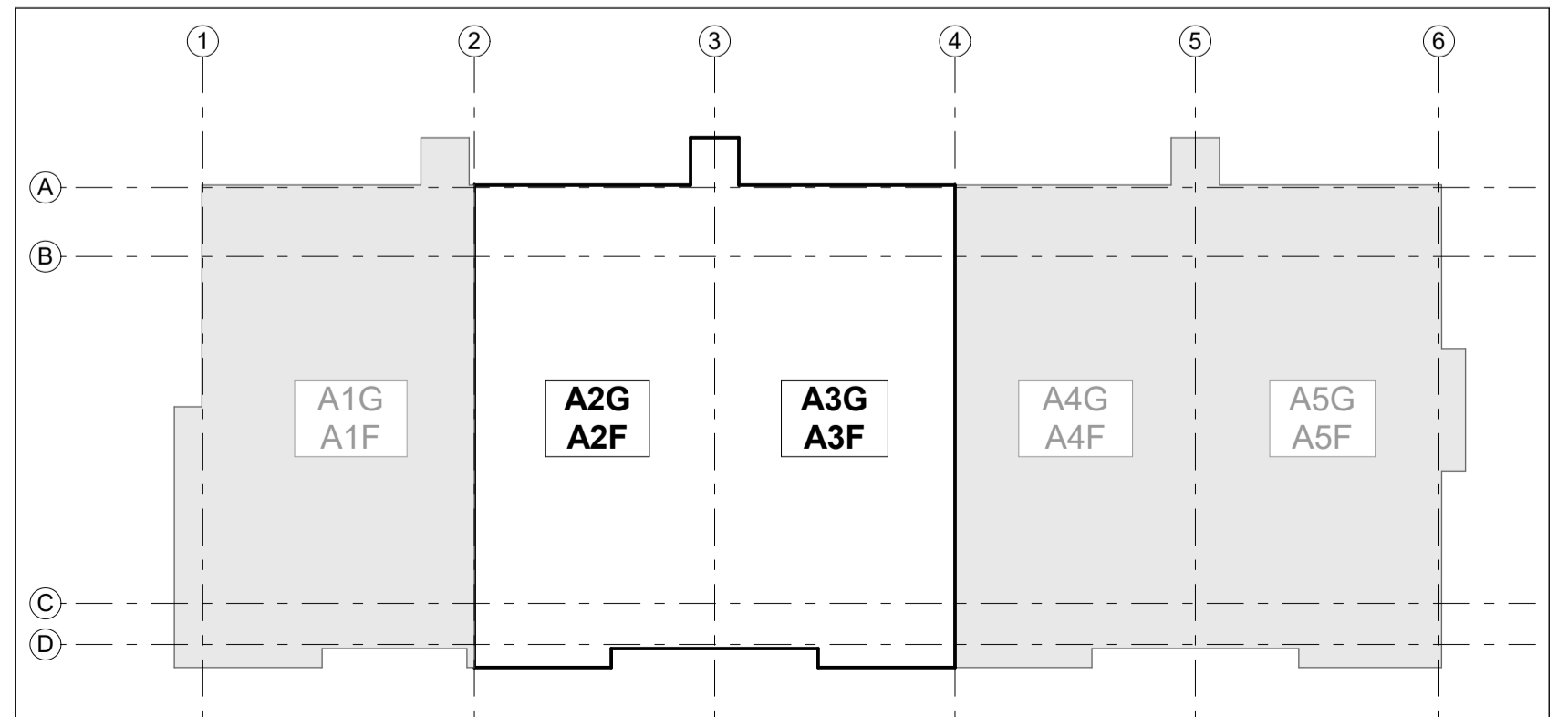
MAKE SURE ALL SMOKE ALARMS TO BE INTERCONNECTED IN ACCORDANCE WITH NZS 4514:2009

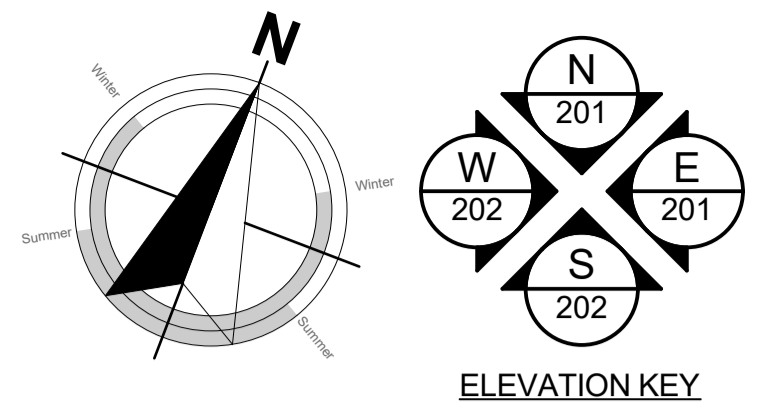
ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS BY HFC GROUP LTD

RevID	Issue	Chd	Comments	Date
01	Building Consent			10/12/2018

creative ARCH
29 Nixon St,
Grey Lynn,
PO Box 78 282 Grey Lynn
Auckland
p: +64 9 309 6032
info@creativearch.co.nz
www.creativearch.co.nz

DESIGN AND DRAWINGS ARE COPYRIGHT OF CREATIVE ARCH LTD
CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK
ALL RESTRICTED BUILDING WORK TO BE CARRIED OUT BY LICENSED BUILDING PRACTITIONERS
project title:
Proposed Development for:
for:
Bonair Developments
at:
153 Bonair Crescent Silverdale, Auckland
sheet title:
Ground Floor Plan Units A2/3G
drawn: **KN** checked: **JM** dwg nr:
job nr: **2005**
date created: **10/1/2018**
date plotted: **1/15/2019**
issue: **BC** rev nr:
scale: **1:200, 1:50, 1:1 @ A1**
103
01
NOTE: Drawings are 1/2 scale @ A3
CAD ref: K:\nsd\BIM Server: CAL-BIM - BIM\dsd\Basic for ARCH\CAD 21\Creative Arch\2005_Broadway Property Group_LODGED_BLOCK A





FLOOR AREAS:
Unit A4G: Floor: 77.1m², Deck: 10.4m², Courtyard: 19.2m²
Unit A5G: Floor: 80.0m², Deck: 10.0m², Courtyard: 18.9m²

SURFACE FINISHES:
 FLOORS: Refer to notes on floor plan.
 WALLS: 10mm Gib standard lining to bedrooms, entry/passage and living areas.
 10mm Gib Aqualine to bathrooms/ensuites including shower areas.
 -Refer to notes on floor plan.
 CEILING: 13mm Gib square stopped standard lining to ceilings in bedrooms, entry/passage and living areas.
 13mm Gib Aqualine square stopped to ceilings in bathrooms/ensuites.
 NOTE: All Gib stopped to Level 4 minimum, unless specified otherwise.
 ARCHITRAVES: 60x10 radiata pine skirting throughout (except bathroom).
 Tile skirting to bathroom.
 Rebated jambs to doors & external joinery

NZBC - H1 COMPLIANCE:
 Schedule Method: As per NZS 4218:2004 the area of glazing is less than 30% of the wall area AND the area of glazing for each of the west, south and eastern walls is less than 30% of that wall. Therefore the Schedule Method has been used. Please refer to the attached H1 Calculations in the Specification.

Minimum Insulation R-Values for the proposed construction.

Floor Insulation to be used: R1.3
 Under-slab perimeter insulation (50mm thick)

Wall Insulation to be used: R2.2
 Timber framing (90mm)
 Timber framing (140mm)

Ceiling Insulation to be used: R3.6
 DHS purlins

Glazing (Vertical): R0.26
 Aluminium joinery with IGU

Glazing (Horizontal): R0.26
 Aluminium skylights with IGU

Climate Zone 1 Non-Solid Construction Minimum Thermal R-Values
 North Island Franklin and Coromandel NORTH

Floor: R1.3
 Walls: R1.9
 Ceilings: R2.9
 Glazing (Vertical): R0.26
 Glazing (Horizontal): R0.26

Plan Notes:
 TIMBER FRAMING, LINTELS, TRUSSES as per NZS:3604:2011 and SGB unless stated otherwise.
 TIMBER TREATMENT - Refer to sheet 102 for project timber grade and treatments.

ACCESS ROUTES - Ensure all selected tiling achieves slip resistance co-efficients as per D1/AS1 - Table 2.

VENTILATION - Windows to the bathrooms are operable. Mechanical ventilation shall be provided to the bathrooms and laundries.

WATER SUPPLIES - Ensure hot water cylinder valving complies with G13/AS1 clause 6.
 - Ensure equipotential bonding complies with G13/AS1 clause 9.

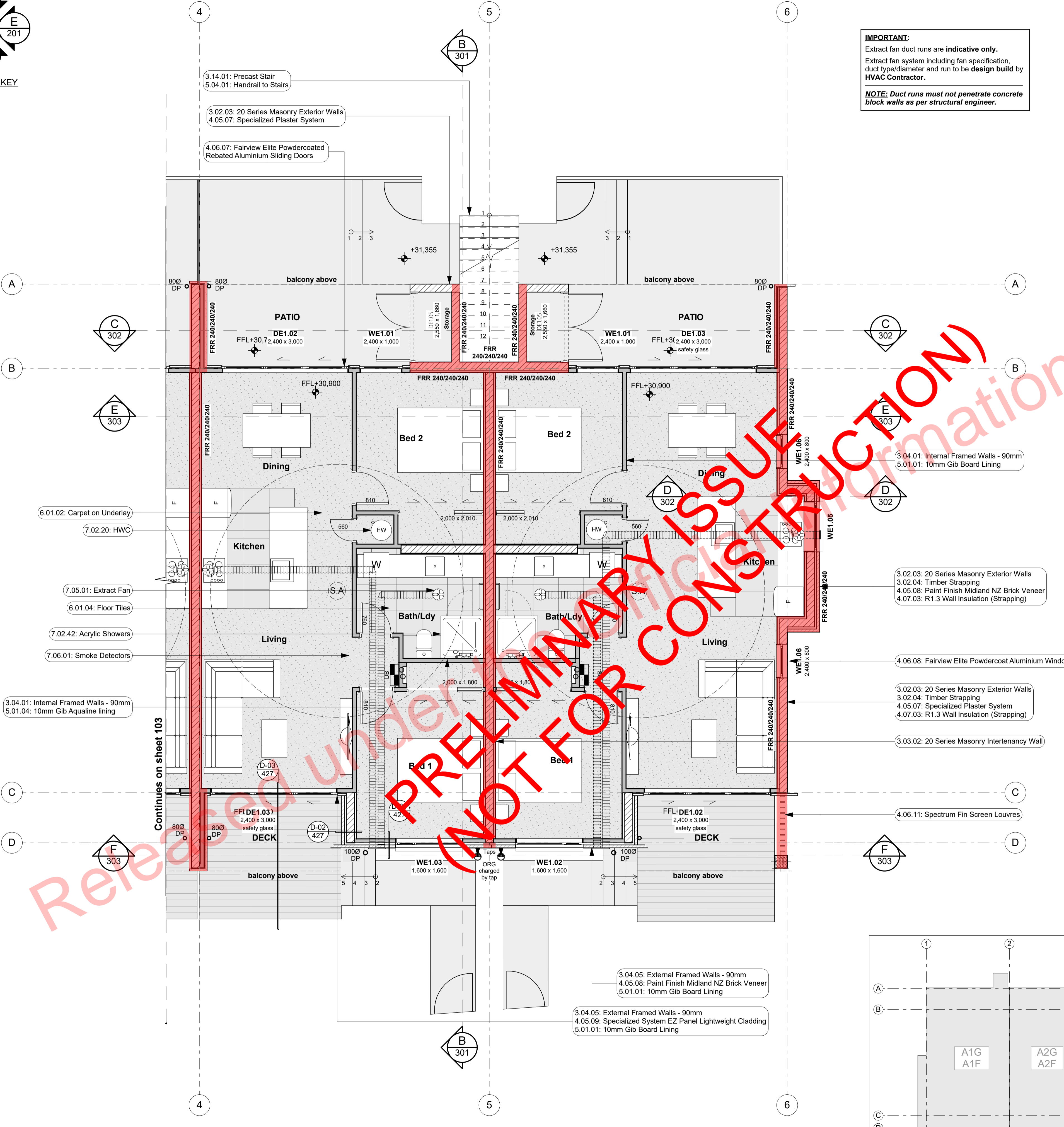
SURFACE FINISH - Ensure wall linings adjacent to appliances and facilities have surfaces that can be easily maintained in a hygienic condition in accordance with G3/AS1 clause 1.6.

ACOUSTIC & FIRE RATINGS - Minimum values need to be achieved. Refer to technical reports and architectural details for particular lining finishes.

- Read in conjunction with Setout Plan.
 - Refer to Roof Framing Plan for roof structure requirements.

PLANS TO BE READ IN CONJUNCTION WITH THE FOLLOWING:
 - STRUCTURAL ENGINEERING PLANS & SPECIFICATION BY HFC GROUP
 - TRUSS MANUFACTURER'S PLANS & SPECIFICATION BY PLACEMAKERS
 - FIRE ENGINEERING DESIGN REPORT BY HFC GROUP
 - ACOUSTIC REPORT BY HEAGLEY ACOUSTICS
 - STORMWATER & SANITARY CONNECTION POINTS BY CRANG CIVIL

MAKE SURE ALL SMOKE ALARMS TO BE INTERCONNECTED IN ACCORDANCE WITH NZS 4514:2009



- Notes**
- 3 STRUCTURE**
- 3.02.03 20 Series Masonry Exterior Walls
 190mm Exterior masonry walls with Solid plaster finish to exterior, refer to engineering for reinforcing requirements. Constructed in accordance with NZS4210, refer to specific notes for strapping and lining requirements. FRR240/240/240
- 3.02.04 Timber Strapping
 Masonry Blockwork Intertency Wall to be strapped with 50x50mm H1.2 battens on sips @ 600cs with Austex Greenstuf R1.3 40mm fibreglass insulation installed between Gib board lining.
- 3.03.02 20 Series Masonry Intertency Wall
 FRR240/240/240 190 mm thick concrete block intertency wall. Installed to Structural Engineers Details. 10mm Paint Finish Gib on 50x50mm H1.2 timber strapping with R1.3 insulation to either side. Fire Rated sealant to perimeter.
- 3.04.01 Internal Framed Walls - 90mm
 Generally construct with 90x45 SGB KD H1.2 framing with studs @ 600cs and nogs @ 600cs to NZS3604:2011 unless noted otherwise. Ensure all insulation within framing where applicable, is secured into place with DanBand straps in accordance with the requirements of E2/AS1. Nog for all fittings, fixtures, linings, bracing panels and trims. DPC (malthoid) between bottom plate and conc. slab and fixed with M12 bolts @ 900cs. Refer to the Structural Layouts for the bracing requirements.
- 3.04.05 External Framed Walls - 90mm
 Generally construct with 90x45 SGB KD H1.2 framing with studs on H and D1 packers all c/s as per setout plans and nogs @ 600cs to NZS3604:2011 unless noted otherwise. Ensure all insulation within framing where applicable, is secured into place with DanBand straps in accordance with the requirements of E2/AS1. Nog for all fittings, fixtures, linings, bracing panels and trims. DPC (malthoid) between bottom plate and conc. slab and fixed with M12 bolts @ 900cs. Refer to the Structural Layouts for the bracing requirements. 6mm RAB to exterior face of walls.
- 3.14.01 Precast Stair
 Precast concrete stairs to comply with the requirements of D1/AS1 for Private Stair. Min Tread 280mm, max riser 180mm. All stairs to have 500mm handrail set 900mm above the pitch line of the stairs. Refer to Structural Engineers drawings for precast details.
- 4 ENCLOSURE**
- 4.05.07 Specialized Plaster System
 Specialized plaster System on 20 series concrete block. Float textured finish by Specialized Systems. Min 2 coats of paint. Colour TBD. All installation in accordance with manufacturer's specifications. System only for timber framed wing walls.
- 4.05.08 Paint Finish Midland NZ Brick Veneer
 Midland NZ brick veneer to take paint finish - with 50mm cavity with building wrap on timber framed walls, to NZS 3604 : 2011. Provide weep holes @ 800mm max centres and 10mm ventilation gap between top of brick and soffit lining. Wall ties and fixings in accordance with NZS 4210 : 2001. Standard range mortar, colour to match brick. The 2 storey brick cladding system used on this building must be completed to Design Note TB1 refer to Midland Brick for Design Note TB1. Install strictly as per manufacturer's specifications and details. Install stainless steel lintel bars over openings as per brick window head table details.
- 4.06.07 Fairview Elite Powdercoated Rebated Aluminium Sliding Doors
 Elite Fairview Classic Residential 35 Powdercoated Rebated Aluminium glazed Sliding Doors with Flush track Sills. Colour as per Resource Consent specifications. Rebate 30mm deep and size must be confirmed with manufacturer prior to rebate installation. Clear double glazed with paint grade radiata pine architraves. Refer to window and door schedule. Confirm size on site prior to manufacture. Install strictly as per manufacturer's specifications and details. Hardware TBC by client.
- 5 INTERIOR**
- 5.01.01 10mm Gib Board Lining
 10mm Gib Board lining fixed horizontally or vertically over selected framing. Gib stopped to level 4min. finish for painting. Square stopped to ceiling. Install strictly as per manufacturer's specifications and details. Refer to install drawings for the bracing locations. 5113G
- 5.01.04 10mm Gib Aqualine lining
 10mm Gib Aqualine lining fixed horizontally or vertically over selected framing in wet areas. Gib stopped to level 4min. finish for painting. Square stopped to ceiling. Install strictly as per manufacturer's specifications and details. Contractor to confirm with client selected tiles are compatible with 10mm Gib Aqualine lining. Client to ensure selection of ceramic tiles does not exceed 20kg/m². Confirm with client prior to lining installation. Consult with contractor and designer prior to lining installation if selected tiles exceed permitted weight. 5113G
- 5.04.01 Handrail to Stairs
 Spectrum Clearspan Aluminium Balustrade and Handrail to stairs as per NZBC D1 January 2017 Amendment 6.
- 6 FINISH**
- 6.01.02 Carpet on Underlay
 Selected carpet over underlay, installed as per manufacturer's specification. Selection TBC by client.
- 6.01.04 Floor Tiles
 Selected ceramic floor tiles on waterproof membrane on Jacobsens Regupol 4515-S acoustic underlay. Install strictly as per manufacturer's specifications and details & NZ Seismic requirements
- 7.02.20 HWC
 Rheem 177ite 1720x488 HWC. Install strictly as per manufacturer's specifications and details & NZ Seismic requirements
- 7.02.42 Acrylic Showers
 Acrylic based showers. Ensure waterproof membrane and components are installed strictly as per manufacturer's specifications and details. Confirm size of base on site and timber pack surrounding walls as required to fit standard sized based. Confirm all dimensions on site.
- 7.05.01 Extract Fan
 Provide fan extracting fans to all bathrooms, ensuites and internal WC's. Fans to be switched on when light is activated. Where extract fan is located above a shower or bath, ensure extract fan is shower rated. Extract fan duct runs indicative only. Extract Fan system including Fan specification, pipe type and diameter and run to be design build by HVAC contractor.
- 7.06.01 Smoke Detectors
 Provide domestic smoke alarms as required to F7/AS1 Cl 3.1 of the NZBC. Detectors to be placed within 3m of any possible sleeping space. Refer to the Finishes Plans for locations. Read in conjunction with Fire Report and drawings.

FLOOR PLAN LEGEND:

	90x45 internal framed wall
	90x45 framed wall with aerated concrete panel cladding
	90x45 framed wall with brick veneer cladding
	90x45 framed wall with plywood cladding
	90x45 framed wall with vertical metal sheet cladding
	190 concrete block wall, strapped & lined with brick veneer cladding
	190 concrete block wall, strapped & lined with rendered exterior finish
	190 concrete block wall with rendered exterior finish
	190 concrete block internal intertency wall, 50mm acoustic insulation & 10mm lining with aerated concrete panel cladding
	Korok internal intertency wall system
	Korok internal intertency wall system with aerated concrete panel cladding
	Finish Floor Level Marker
	Smoke Alarms
	Extract fan to above or wall outlet
	Distribution Board
	Double stud 'DS' or Triple stud 'TS' (as indicated)
	Carpet
	Tile
	Concrete
	Floating Timber Deck
	Fire-rated assemblies

PLANS TO BE READ IN CONJUNCTION WITH THE FOLLOWING:
 - STRUCTURAL ENGINEERING PLANS & SPECIFICATION BY HFC GROUP
 - TRUSS MANUFACTURER'S PLANS & SPECIFICATION BY PLACEMAKERS
 - FIRE ENGINEERING DESIGN REPORT BY HFC GROUP
 - ACOUSTIC REPORT BY HEAGLEY ACOUSTICS
 - STORMWATER & SANITARY CONNECTION POINTS BY CRANG CIVIL

MAKE SURE ALL SMOKE ALARMS TO BE INTERCONNECTED IN ACCORDANCE WITH NZS 4514:2009

ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS BY HFC GROUP LTD

Rev'd	Issue	CHD	Comments	Date
01	Building Consent			10/12/2018

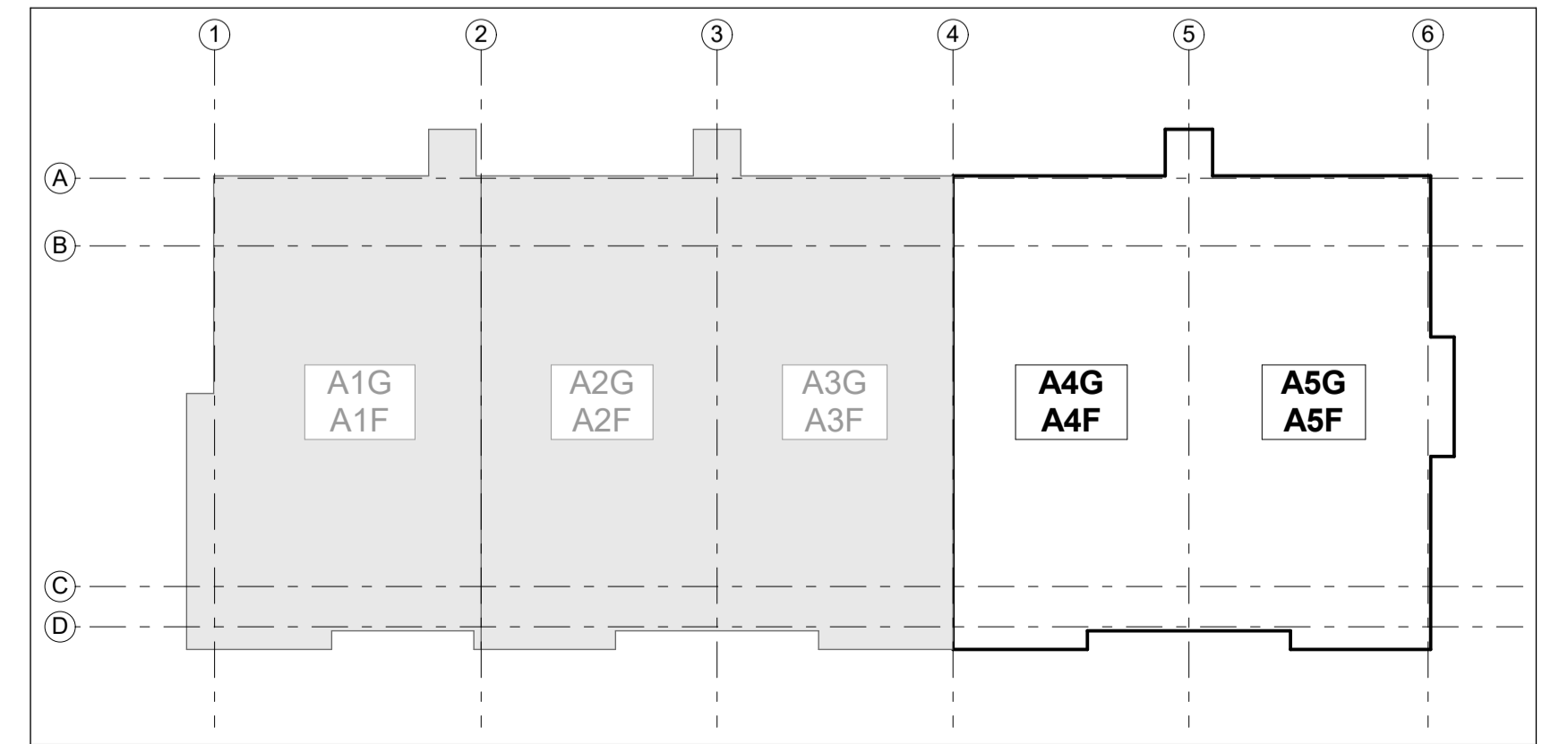


29 Nixon St,
 Grey Lynn,
 PO Box 78 282 Grey Lynn
 Auckland
 p:+64 9 309 6032
 info@creativearch.co.nz
 www.creativearch.co.nz

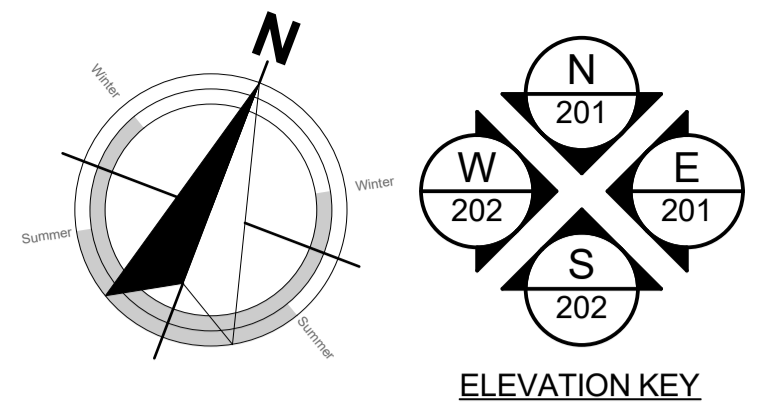
FOR BUILDING CONSENT - BLOCK A

DESIGN AND DRAWINGS ARE COPYRIGHT OF CREATIVE ARCH LTD
 CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK
 ALL RESTRICTED BUILDING WORK TO BE CARRIED OUT BY LICENSED BUILDING PRACTITIONERS

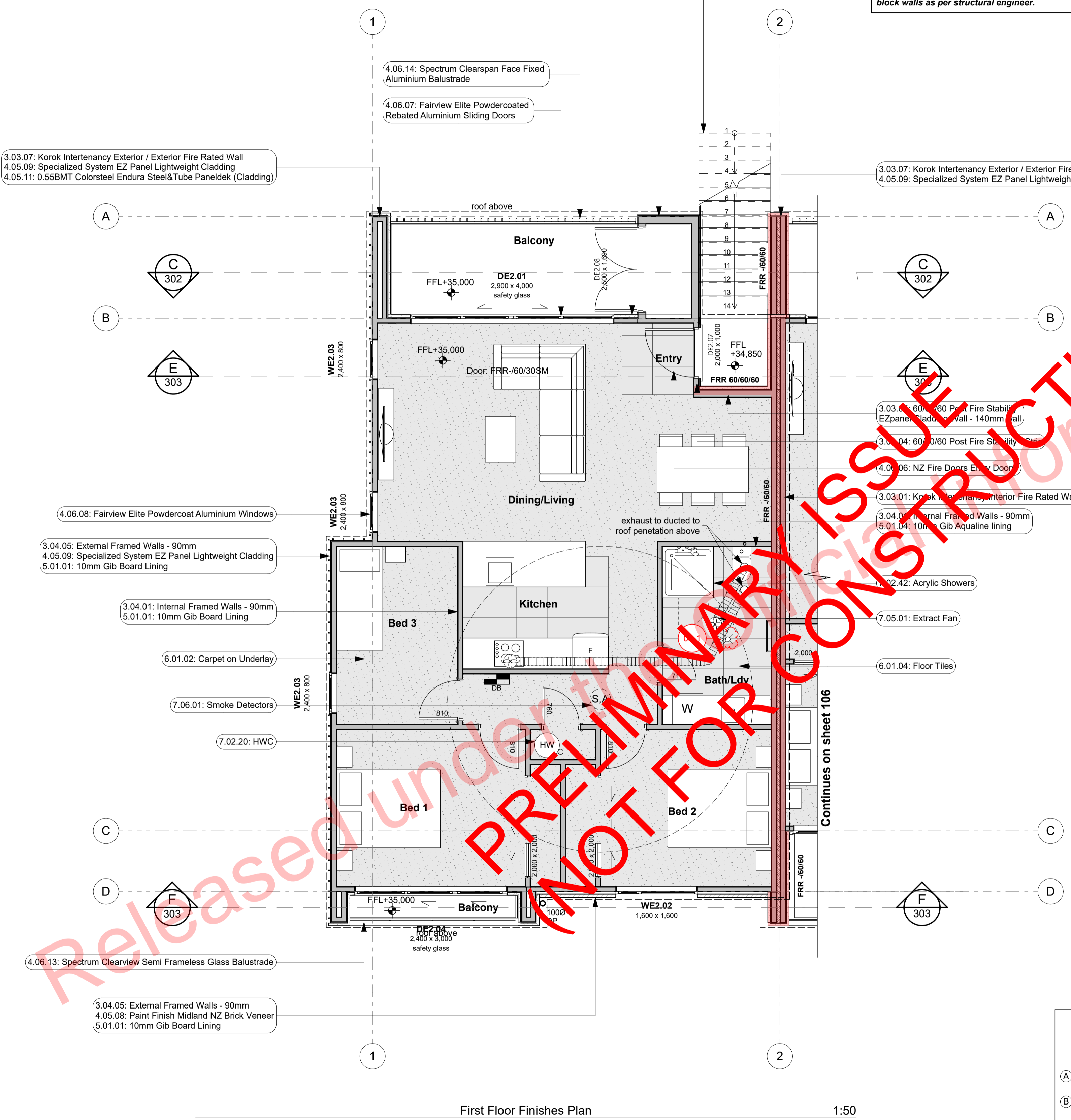
project title:
Proposed Development for:
Bonair Developments
 at:
153 Bonair Crescent
Silverdale, Auckland
 sheet title:
Ground Floor Plan Units A4/5G
 drawn: **KN** checked: **JM** dwg n^o:
 job n^o: **2005**
 date created: **10/1/2018**
 date plotted: **1/15/2019**
 issue: **BC** rev n^o:
 scale: **1:200, 1:50, 1:1 @ A1**
 NOTE: Drawings are 1/2 scale @ A3
 CAD ref: K:\nsd\BIM Server: CAL-BIM - BIM\dsd\Basic for ARCH\CAD 21\Creative Arch\2005_Broadway Property Group_L00GED_BLOCK A



Ground Floor Finishes Plan 1:50



FLOOR AREAS:	
Unit A1F:	Floor: 95.6m ² Balcony 1: 10.2m ² Balcony 2: 2.2m ²
SURFACE FINISHES:	
FLOORS:	Refer to notes on floor plan.
WALLS:	10mm Gib standard lining to bedrooms, entry/passage and living areas. 10mm Gib Aqualine to bathrooms/ensuites including shower areas. -Refer to notes on floor plan.
CEILING:	13mm Gib square stopped standard lining to ceilings in bedrooms, entry/passage and living areas. 13mm Gib Aqualine square stopped to ceilings in bathrooms/ensuites. NOTE: All Gib stopped to Level 4 minimum, unless specified otherwise.
ARCHITRAVES:	60x10 radiata pine skirting throughout (except bathroom). Tile skirting to bathroom. Rebated jambs to doors & external joinery
NZBC - H1 COMPLIANCE:	
Schedule Method:	As per NZS 4218:2004 the area of glazing is less than 30% of the wall area AND the area of glazing for each of the west, south and eastern walls is less than 30% of that wall. Therefore the Schedule Method has been used. Please refer to the attached H1 Calculations in the Specification.
Minimum Insulation R-Values for the proposed construction.	
Floor insulation to be used:	Underslab perimeter insulation R1.3 (50mm thick)
Wall insulation to be used:	Timber framing (90mm) R2.2 Timber framing (140mm) R2.2
Ceiling insulation to be used:	DHS purlins R3.6
Glazing (Vertical):	Aluminium joinery with IGU R0.26
Glazing (Horizontal):	Aluminium skylights with IGU R0.26
Climate Zone 1 Non-Solid Construction Minimum Thermal R-Values	
North Island Franklin and Coromandel NORTH	
Floor:	R1.3
Walls:	R1.9
Ceilings:	R2.9
Glazing (Vertical):	R0.26
Glazing (Horizontal):	R0.26
Plan Notes:	
TIMBER FRAMING, LINTELS, TRUSSES	as per NZS:3604:2011 and SGB unless stated otherwise.
TIMBER TREATMENT	Refer to sheet 102 for project timber grade and treatments.
ACCESS ROUTES	Ensure all selected tiling achieves slip resistance co-efficients as per D1/AS1 - Table 2.
VENTILATION	Windows to the bathrooms are operable. Mechanical ventilation shall be provided to the bathrooms and laundries.
WATER SUPPLIES	Ensure hot water cylinder valving complies with G13/AS1 clause 6. - Ensure equipotential bonding complies with G13/AS1 clause 9.
SURFACE FINISH	Ensure wall linings adjacent to appliances and facilities have surfaces that can be easily maintained in a hygienic condition in accordance with G3/AS1 clause 1.6.
ACOUSTIC & FIRE RATINGS	Minimum values need to be achieved. Refer to technical reports and architectural details for particular lining finishes. -Read in conjunction with Setout Plan. -Refer to Roof Framing Plan for roof structure requirements.
PLANS TO BE READ IN CONJUNCTION WITH THE FOLLOWING:	
- STRUCTURAL ENGINEERING PLANS & SPECIFICATION BY HFC GROUP	
- TRUSS MANUFACTURER'S PLANS & SPECIFICATION BY PLACEMAKERS	
- FIRE ENGINEERING DESIGN REPORT BY HFC GROUP	
- ACOUSTIC REPORT BY HEAGLEY ACOUSTICS	
- STORMWATER & SANITARY CONNECTION POINTS BY CRANG CIVIL	
MAKE SURE ALL SMOKE ALARMS TO BE INTERCONNECTED IN ACCORDANCE WITH NZS 4514:2009	



First Floor Finishes Plan 1:50

3 STRUCTURE

- 3.03.01 Korok Intertency Interior Fire Rated Wall
KOROK KIT01 -60/60 Fire Rated Intertency Wall: 51mm KOROK panels with 90x45 timber framing either side - studs at max 600 crs. 20mm cavity to one side. 15mm cavity to the other. Autex Greenstuf R2.2 Insulation both sides. 10mm Gib Standard Plasterboard either side. Use 6mm RAB in lieu of Gib in ceiling cavity. Fire Rated sealant to perimeter of walls. All fixed in accordance with manufacturers requirements. S216S
- 3.03.04 60/60/60 Post Fire Stability - Stria
James Hardie JHEFR60 60/60/60 Post Fire Stability Exterior Timber Framed Wall with Profiled fibre cement cladding. 140x45 SGB H1.2 Full Height Timber Framing. Studs at max 300 crs. Nogs at max 800 crs. James Hardie 50mm Mineral Insulation. 13mm Gib Fyrelite to interior face. Stria cladding on cavity on 6mm RAB to exterior face.
- 3.03.05 60/60/60 Post Fire Stability EZpanel Cladding Wall - 140mm wall
James Hardie JHEFR60 60/60/60 Post Fire Stability Exterior Timber Framed Wall with Profiled Metal Cladding. 140x45 SGB H1.2 Full Height Timber Framing. Studs at max 300 crs. Nogs at max 800 crs. James Hardie 50mm Mineral Insulation. 13mm Gib Fyrelite to interior face. Light weight aerated concrete cladding on cavity on 6mm RAB to exterior face.
- 3.03.07 Korok Intertency Exterior / Exterior Fire Rated Wall
KOROK KIT01 -60/60 Fire Rated Intertency Wall: 51mm KOROK panels with 90x45 timber framing either side - studs at max 600 crs. Min 20mm cavity to one side. Min 15mm cavity to the other. Autex Greenstuf R2.2 Insulation both sides. Fire Rated sealant to perimeter of walls. All fixed in accordance with manufacturers requirements.
- 3.04.01 Internal Framed Walls - 90mm
Generally construct with 90x45 SGB KD H1.2 framing with studs @ 600crs and nogs @ 800crs to NZS3604:2011 unless noted otherwise. Ensure all insulation within framing where applicable, is secured into place with DanBand straps in accordance with the requirements of E2/AS1. Nog for all fittings, fixtures, linings, bracing panels and trims. DPC (method) between bottom plate and conc. slab and fixed with M12 bolts @ 900crs. Refer to the Structural Layouts for the bracing requirements. 6mm RAB to exterior face of walls.
- 3.04.05 External Framed Walls - 90mm
Generally construct with 90x45 SGB KD H1.2 framing with studs on Hi and Dri packers at crs as per setout plans and nogs @ 800crs to NZS3604:2011 unless noted otherwise. Ensure all insulation within framing where applicable, is secured into place with DanBand straps in accordance with the requirements of E2/AS1. Nog for all fittings, fixtures, linings, bracing panels and trims. DPC (method) between bottom plate and conc. slab and fixed with M12 bolts @ 900crs. Refer to the Structural Layouts for the bracing requirements. 6mm RAB to exterior face of walls.
- 3.04.06 NZ Fire Doors Entry Doors
Refer to the Structural Layouts for the bracing requirements. 6mm RAB to exterior face of walls.
- 3.04.08 Fairview Elite Powdercoat Aluminium Windows
Elite Fairview Classic Residential 35 Powdercoated Aluminium Windows. Colour as per Resource Consent specifications. Double glazed with paint grade radiata pine architraves. Confirm size on site prior to manufacture. Install strictly as per manufacturer's specifications and details. Hardware TBC by client.
- 3.04.09 Specialized System EZ Panel Lightweight Cladding
Specialized System EZ Panel 50mm autoclaved lightweight concrete Facade System over 50x21mm High Density EPS vertical cavity battens at 600crs max. Float textured finish by Specialized Systems. Min 2 coats of paint. Colour TBD. All installation in accordance with manufacturers specifications. System only for timber

5 INTERIOR

- 5.01.01 10mm Gib Board Lining
10mm Gib Board lining fixed horizontally or vertically over selected framing. Gib stopped to level 4min finish for painting. Square stopped to ceiling. Install strictly as per manufacturer's specifications and details. Refer to engineer drawings for bracing locations. S113G
- 5.01.04 10mm Gib Aqualine Lining
10mm Gib Aqualine lining fixed horizontally or vertically over selected framing in wet areas. Gib stopped to level 4min finish for painting. Square stopped to ceiling. Install strictly as per manufacturer's specifications and details. Refer to engineer drawings for bracing locations. S113G
- 5.04.01 Handrail to Stairs
Spectrum Clearspan Aluminium Balustrade and Handrail to stairs as per NZBC D11 January 2017 Amendment 6.
- 6.01.02 Carpet on Underlay
Selected carpet over underlay, installed as per manufacturer's specification. Selection TBC by client.
- 6.01.04 Floor Tiles
Selected ceramic floor tiles on waterproof membrane on Jacobsens Regupol 4515-S acoustic underlay. Install strictly as per manufacturer's specifications and details.

7 SERVICES

- 7.02.20 HWC
Rheem 177litre 1720x488 HWC. Install strictly as per manufacturer's specifications and details & NZ Seismic requirements
- 7.02.42 Acrylic Showers
Acrylic based showers. Ensure waterproof membrane and components are installed strictly as per manufacturer's specifications and details. Confirm size of base on site and timber pack surrounding walls as required to fit standard size based. Confirm all dimensions on site.
- 7.05.01 Extract Fan
Provide fan ducting extraction fans to all bathrooms, ensuites and internal WC's. Fans to be switched on when light is activated. Where extract fan is located above a shower or bath, ensure extract fan is shower rated. Extract fan duct runs indicative only. Extract Fan system including Fan specification, pipe type and diameter and run to be design build by HVAC contractor.
- 7.06.01 Smoke Detectors
Provide domestic smoke alarms as required to F7/AS1 Cl 3.1 of the NZBC. Detectors to be placed within 3m of any possible sleeping space. Refer to the Finishes Plans for locations. Read in conjunction with Fire Report and drawings.

FLOOR PLAN LEGEND:

	90x45 internal framed wall
	90x45 framed wall with aerated concrete panel cladding
	90x45 framed wall with brick veneer cladding
	90x45 framed wall with plywood cladding
	90x45 framed wall with vertical metal sheet cladding
	190 concrete block wall, strapped & lined with brick veneer cladding
	190 concrete block wall, strapped & lined with rendered exterior finish
	190 concrete block wall with rendered exterior finish
	190 concrete block internal intertency wall, 50mm acoustic insulation & 10mm lining
	Korok internal intertency wall system
	Korok internal intertency wall system with aerated concrete panel cladding
	Finish Floor Level Marker
	Smoke Alarms
	Extract fan to above or wall outlet
	Distribution Board
	Double stud 'DS' or Triple stud 'TS' (as indicated)
	Carpet
	Tile
	Concrete
	Floating Timber Deck
	Fire-rated assemblies

PLANS TO BE READ IN CONJUNCTION WITH THE FOLLOWING:

- STRUCTURAL ENGINEERING PLANS & SPECIFICATION BY HFC GROUP
- TRUSS MANUFACTURER'S PLANS & SPECIFICATION BY PLACEMAKERS
- FIRE ENGINEERING DESIGN REPORT BY HFC GROUP
- ACOUSTIC REPORT BY HEAGLEY ACOUSTICS
- STORMWATER & SANITARY CONNECTION POINTS BY CRANG CIVIL

MAKE SURE ALL SMOKE ALARMS TO BE INTERCONNECTED IN ACCORDANCE WITH NZS 4514:2009

ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS BY HFC GROUP LTD

Rev/ID	Issue	CHD	Comments	Date
01	Building Consent			10/12/2018
02	RFI 2	02-1	Floor waste gully added	11/02/2018

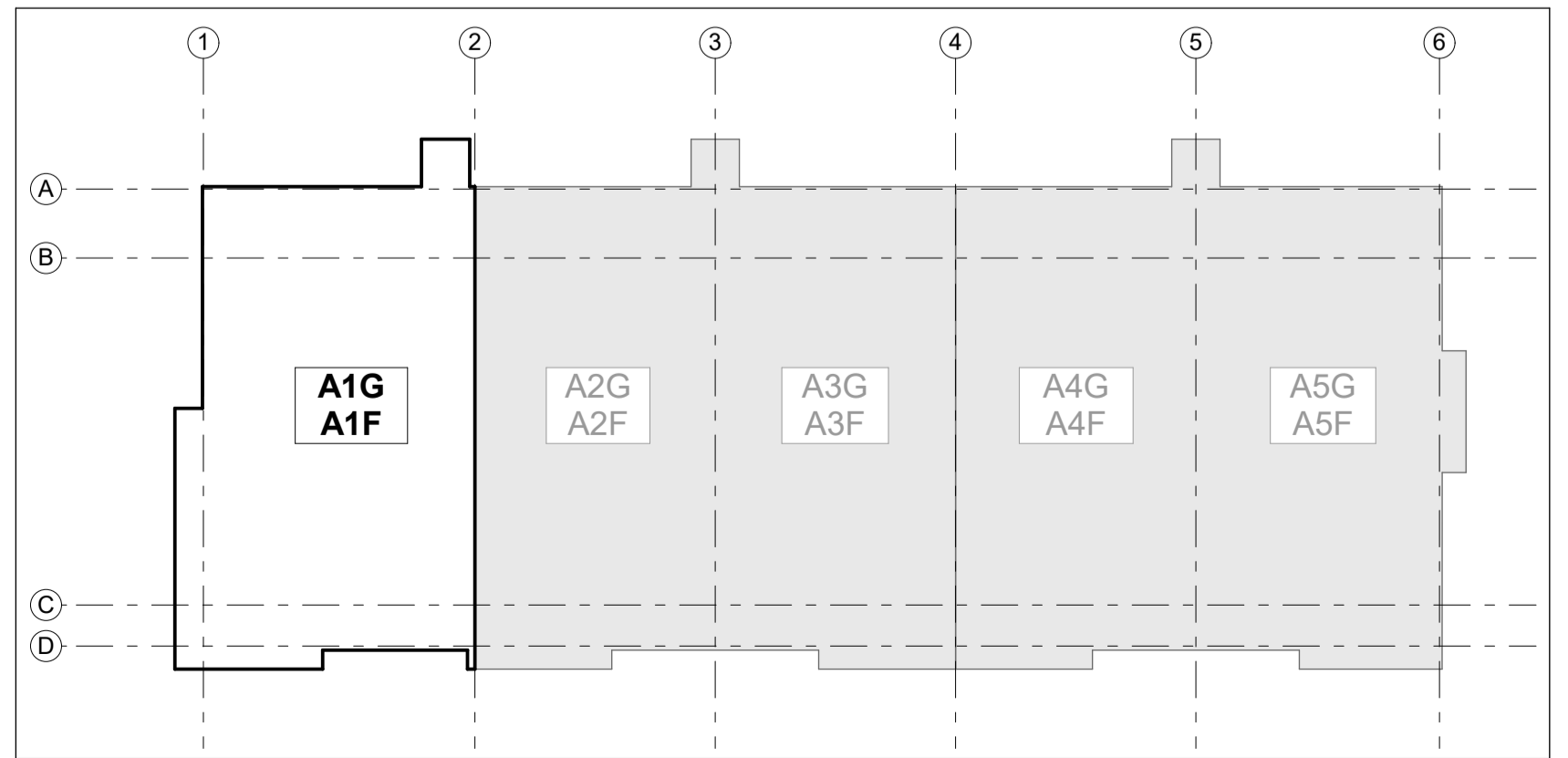
creative ARCH

29 Nixon St,
Grey Lynn
PO Box 78 282 Grey Lynn
Auckland

p+64 9 309 6032
info@creativearch.co.nz
www.creativearch.co.nz

AR NZ
Professional Member

UPPER POINTS

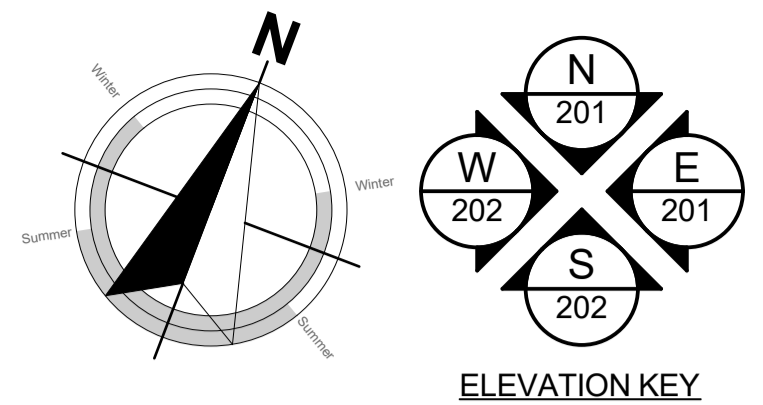


DESIGN AND DRAWINGS ARE COPYRIGHT OF CREATIVE ARCH LTD
CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK

ALL RESTRICTED BUILDING WORK TO BE CARRIED OUT BY LICENSED BUILDING PRACTITIONERS

project title:
Proposed Development for:
for:
Bonair Developments
at:
153 Bonair Crescent
Silverdale, Auckland
sheet title:
First Floor Plan Unit A1F
drawn: **KN** checked: **JM** dwg n#: **105**
job n#: **2005**
date created: **11/20/2018**
date plotted: **1/15/2019**
issue: **BC** rev n#: **02**
scale: **1:50, 1:200, 1:1 @ A1**
NOTE: Drawings are 1/2 scale @ A3
CAD ref: K:\nsd\BIM Server: CAL-BIM - BIM\dsd\Basic for ARCH\CAD 21\Creative Arch\2005_Broadway Property Group_L00GED_BLOCK A

FOR BUILDING CONSENT - BLOCK A



FLOOR AREAS:

Unit A2E: Floor: 75.8m ² Balcony 1: 10.2m ² Balcony 2: 6.2m ²	Unit A3F: Floor: 75.8m ² Balcony 1: 10.2m ² Balcony 2: 6.2m ²
--	--

SURFACE FINISHES:

FLOORS:
Refer to notes on floor plan.

WALLS:
10mm Gib standard lining to bedrooms, entry/passage and living areas.
10mm Gib Aqualine to bathrooms/ensuites including shower areas.
-Refer to notes on floor plan.

CEILING:
13mm Gib square stopped standard lining to ceilings in bedrooms, entry/passage and living areas.
13mm Gib Aqualine square stopped to ceilings in bathrooms/ensuites.

NOTE: All Gib stopped to Level 4 minimum, unless specified otherwise.

ARCHITRAVES:
60x10 radiata pine skirting throughout (except bathroom).
Rebated jambs to doors & external joinery

NZBC - H1 COMPLIANCE:

Schedule Method:
As per NZS 4218:2004 the area of glazing is less than 30% of the wall area AND the area of glazing for each of the west, south and eastern walls is less than 30% of that wall. Therefore the Schedule Method has been used. Please refer to the attached H1 Calculations in the Specification.

Minimum Insulation R-Values for the proposed construction.

Floor Insulation to be used: Underslab perimeter insulation (50mm thick)	R1.3
Wall Insulation to be used: Timber framing (90mm) Timber framing (140mm)	R2.2 R2.2
Ceiling Insulation to be used: DHS purlins	R3.6
Glazing (Vertical): Aluminium joinery with IGU	R0.26
Glazing (Horizontal): Aluminium skylights with IGU	R0.26

Climate Zone 1 Non-Solid Construction Minimum Thermal R-Values

Floor:	R1.3
Walls:	R1.9
Ceilings:	R2.9
Glazing (Vertical):	R0.26
Glazing (Horizontal):	R0.26

Plan Notes:

TIMBER FRAMING, LINTELS, TRUSSES as per NZS:3604:2011 and SGB unless stated otherwise.

TIMBER TREATMENT - Refer to sheet 102 for project timber grade and treatments.

ACCESS ROUTES - Ensure all selected tiling achieves slip resistance co-efficients as per D1/AS1 - Table 2.

VENTILATION - Windows to the bathrooms are operable. Mechanical ventilation shall be provided to the bathrooms and laundries.

WATER SUPPLIES - Ensure hot water cylinder valving complies with G13/AS1 clause 6.
- Ensure equipotential bonding complies with G13/AS1 clause 9.

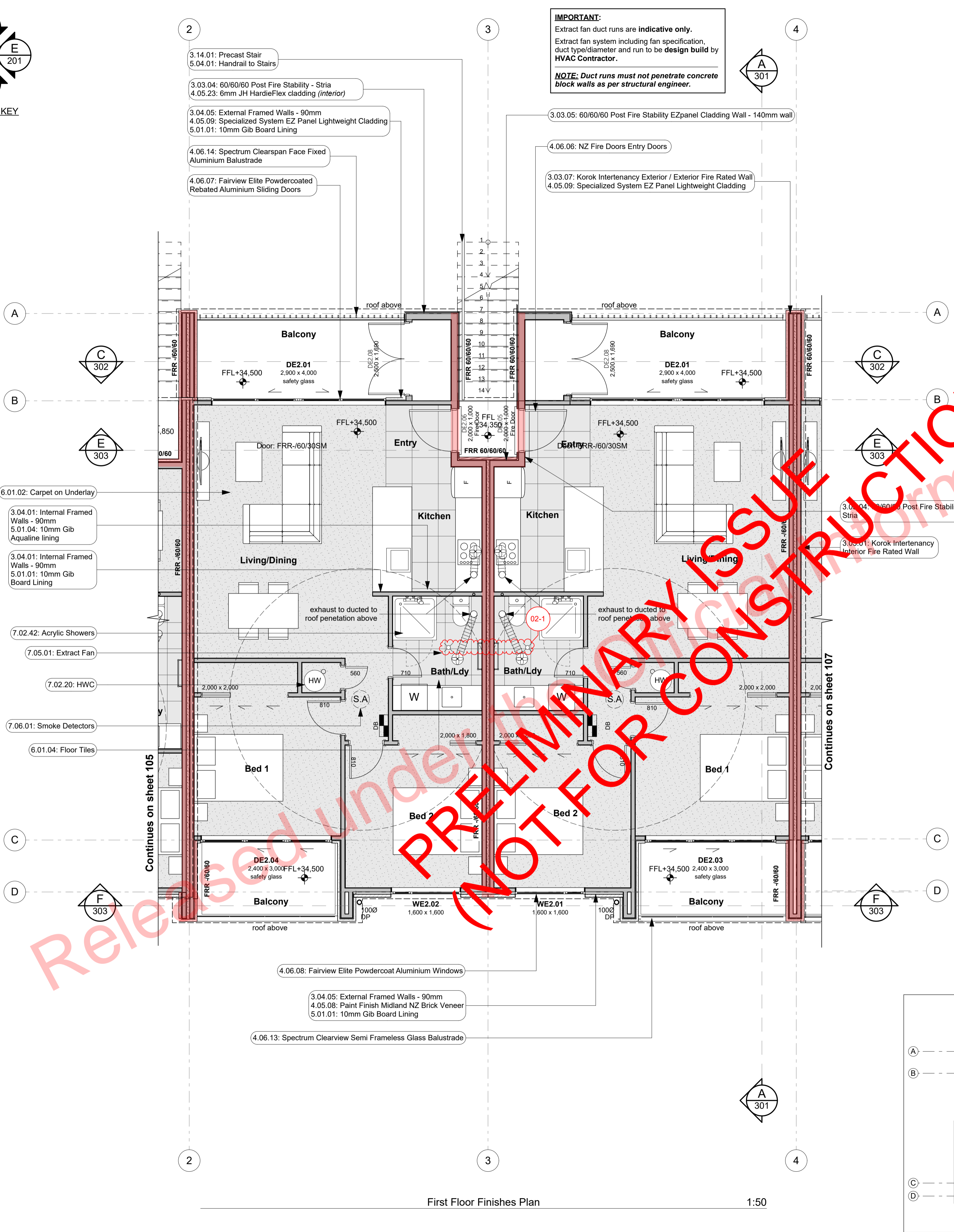
SURFACE FINISH - Ensure wall linings adjacent to appliances and facilities have surfaces that can be easily maintained in a hygienic condition in accordance with G3/AS1 clause 1.6.

ACOUSTIC & FIRE RATINGS - Minimum values need to be achieved. Refer to technical reports and architectural details for particular lining finishes.

-Read in conjunction with Setout Plan.
-Refer to Roof Framing Plan for roof structure requirements.

- PLANS TO BE READ IN CONJUNCTION WITH THE FOLLOWING:**
- STRUCTURAL ENGINEERING PLANS & SPECIFICATION BY HFC GROUP
 - TRUSS MANUFACTURER'S PLANS & SPECIFICATION BY PLACEMAKERS
 - FIRE ENGINEERING DESIGN REPORT BY HFC GROUP
 - ACOUSTIC REPORT BY HEAGLEY ACOUSTICS
 - STORMWATER & SANITARY CONNECTION POINTS BY CRANG CIVIL

MAKE SURE ALL SMOKE ALARMS TO BE INTERCONNECTED IN ACCORDANCE WITH NZS 4514:2009



First Floor Finishes Plan 1:50

Notes

- 3 STRUCTURE**
- 3.03.01 Korok Intertency Interior Fire Rated Wall KOROK KIT01 -60/60 Fire Rated Intertency Wall: 51mm KOROK panels with 90x45 timber framing either side - studs at max 600 crs. 20mm cavity to one side. 15mm cavity to the other. Autlex Greenstuf R2.2 insulation both sides. 10mm Gib Standard Plasterboard either side. Use 6mm RAB in lieu of Gib in ceiling cavity. Fire Rated sealant to perimeter of walls. All fixed in accordance with manufacturer's requirements. 5216S
 - 3.03.04 60/60/60 Post Fire Stability - Stria James Hardie JHE TRR60 60/60/60 Post Fire Stability Exterior Timber Framed Wall with Profiled fibre cement cladding: 140x45 SGB H1.2 Full Height Timber Framing. Studs at max 300 crs. Nogs at max 800 crs. James Hardie 90mm Mineral Insulation. 13mm Gib Fyrelite to interior face. Stria cladding on cavity on 6mm RAB to exterior face.
 - 3.03.05 60/60/60 Post Fire Stability EZpanel Cladding Wall - 140mm wall James Hardie JHE TRR60 60/60/60 Post Fire Stability Exterior Timber Framed Wall with Profiled Metal Cladding: 140x45 SGB H1.2 Full Height Timber Framing. Studs at max 300 crs. Nogs at max 800 crs. James Hardie 90mm Mineral Insulation. 13mm Gib Fyrelite to interior face. Lightweight aerated concrete cladding on cavity on 6mm RAB to exterior face.
 - 3.03.07 Korok Intertency Exterior / Exterior Fire Rated Wall KOROK KIT01 -60/60 Fire Rated Intertency Wall: 51mm KOROK panels with 90x45 timber framing either side - studs at max 600 crs. Min 20mm cavity to one side. Min 15mm cavity to the other. Autlex Greenstuf R2.2 insulation both sides. Exterior cladding on cavity on 6mm James Hardie RAB to either side. Fire Rated sealant to perimeter of walls. All fixed in accordance with manufacturer's requirements.
 - 3.04.01 Internal Framed Walls - 90mm Generally construct with 50x45 SGB KD H1.2 framing with studs @ 600crs and nogs @ 800crs to NZS3604:2011 unless noted otherwise. Ensure all insulation within framing where applicable, is secured into place with DanBand straps in accordance with the requirements of E2/AS1. Nog for all fittings, fixtures, linings, bracing panels and trims. DPC (malthoid) between bottom plate and conc. slab and fixed with M12 bolts @ 900crs. Refer to the Structural Layouts for the bracing requirements.
 - 3.04.05 External Framed Walls - 90mm Generally construct with 50x45 SGB KD H1.2 framing with studs on HI and DI packers at crs as per setout plans and nogs @ 600crs to NZS3604:2011 unless noted otherwise. Ensure all insulation within framing where applicable, is secured into place with DanBand straps in accordance with the requirements of E2/AS1. Nog for all fittings, fixtures, linings, bracing panels and trims. DPC (malthoid) between bottom plate and conc. slab and fixed with M12 bolts @ 900crs. Refer to the Structural Layouts for the bracing requirements. 6mm RAB to exterior face of walls.
 - 3.14.01 Precast Stair Precast concrete stairs to comply with the requirements of D1/AS1 for Private Stair. Min Tread 280mm, max riser 190mm. All stairs to have 50dia handrail set 900mm above the pitch line of the stairs. Refer to Structural Engineers drawings for precast details.
- 4 ENCLOSURE**
- 4.05.08 Paint Finish Midland NZ Brick Veneer Midland NZ brick veneer to take paint finish - with 50mm cavity with building wrap on timber framed walls, to NZS 3604: 2011. Provide weep holes @ 800mm max centres and 10mm ventilation gap between top of brick and soffit lining. Wall ties and fixings in accordance with NZS 4210: 2001. Standard range mortar, colour to match brick. The 2 storey brick cladding system used on this building must be completed to 'Design Note TB1' refer to Midland Brck for Design Note TB1. Install strictly as per manufacturer's specifications and details. Install stainless steel lintel bars over openings as per brick window head table details.
 - 4.05.09 Specialized System EZ Panel Lightweight Cladding Specialized System EZ Panel 50mm autoclaved lightweight concrete Facade System over 50x21mm High Density EPS vertical cavity battens at 600crs max. Float textured finish by

- 4.05.23 6mm JH HardieFlex cladding 6mm thick James Hardie HardieFlex Fibre Cement cladding over 45x20 H3.2 vertical cavity battens at max 600 cr. Install strictly as per manufacturer's specifications and details. Hardware TBC by client.
 - 4.06.06 NZ Fire Doors Entry Doors NZ Fire Doors Entry Doors (60/60) with colour as per Resource Consent specifications. Rebate 30mm deep and 3mm wide to be confirmed with manufacturer prior to rebate installation. Include paint grade radiata pine architraves. Refer to window and door schedule. Confirm size on site prior to manufacture. Install strictly as per manufacturer's specifications and details. Hardware TBC by client.
 - 4.06.07 Fairview Elite Powdercoat Rebated Aluminium Sliding Doors Elite Fairview Classic Residential 35 Powdercoat Rebated Aluminium glazed Sliding Doors with Flush track Sills. Colour as per Resource Consent specifications. Rebate 30mm deep and size must be confirmed with manufacturer prior to rebate installation. Clear double glazed with paint grade radiata pine architraves. Refer to window and door schedule. Confirm size on site prior to manufacture. Install strictly as per manufacturer's specifications and details. Hardware TBC by client.
 - 4.06.08 Fairview Elite Powdercoat Aluminium Windows Elite Fairview Classic Residential 35 Powdercoat Aluminium Windows. Colour as per Resource Consent specifications. Double glazed with paint grade radiata pine architraves. Refer to window and door schedule. Confirm size on site prior to manufacture. Install strictly as per manufacturer's specifications and details. Hardware TBC by client.
 - 4.06.13 Spectrum Clearview Semi Frameless Glass Balustrade Spectrum Clearview Semi Frameless Glazed Balustrade. Top mounted - No Handrail. Laminated Glazing to 1000 AFFL. Powdercoated finish to match joinery. Install strictly as per manufacturer's specifications and details.
 - 4.06.14 Spectrum Clearspan Face Fixed Aluminium Balustrade Spectrum Clearspan Face Fixed Aluminium Balustrade on Castaway bracket. 40x20 Balusters to 1000 AFFL. No Handrail. Powdercoated finish to match joinery. Install strictly as per manufacturer's specifications and details.
- 5 INTERIOR**
- 5.01.01 10mm Gib Board Lining 10mm Gib Board lining fixed horizontally or vertically over selected framing. Gib stopped to level 4min. finish for painting. Square stopped to ceiling. Install strictly as per manufacturer's specifications and details. Refer to engineer drawings for bracing locations. 5113G
 - 5.01.04 10mm Gib Aqualine lining 10mm Gib Aqualine lining fixed horizontally or vertically over selected framing in wet areas. Gib stopped to level 4min. finish for painting. Square stopped to ceiling. Install strictly as per manufacturer's specifications and details. Contractor to confirm with client selected tiles are compatible with 10mm Gib Aqualine lining. Client to ensure selection of ceramic tiles does not exceed 20kg/m². Confirm with client prior to lining installation. Consult with contractor and designer prior to lining installation if selected tiles exceed permitted weight. 5113G
- 6 FINISH**
- 6.01.02 Carpet on Underlay Selected carpet over underlay, installed as per manufacturer's specification. Selection TBC by client.
 - 6.01.04 Floor Tiles Selected ceramic floor tiles on waterproof membrane on Jacobsens Regupol 4515-S acoustic underlay. Install strictly as per manufacturer's specifications and details.
- 7 SERVICES**
- 7.02.20 HWC Rheem 17litre 1720x488 HWC.
- 7.02.42 Acrylic Showers**
Acrylic based showers. Ensure waterproof membrane and components are installed strictly as per manufacturer's specifications and details. Confirm size of base on site and timber pack surrounding walls as required to fit standard sized bases. Confirm all dimensions on site.
- 7.05.01 Extract Fan**
Provide fan ducting extraction fans to all bathrooms, ensuites and internal WCs. Fans to be switched on when light is activated. Where extract fan is located above a shower or bath, ensure extract fan is shower rated. Extract fan duct runs indicative only. Extract Fan system including Fan specification, pipe type and diameter and run to be design build by HVAC contractor.
- 7.06.01 Smoke Detectors**
Provide domestic smoke alarms as required to F7/AS1 Cl 3.1 of the NZBC. Detectors to be placed within 3m of any possible sleeping space. Refer to the Finishes Plans for locations. Read in conjunction with Fire Report and drawings.

FLOOR PLAN LEGEND:

	90x45 internal framed wall
	90x45 framed wall with aerated concrete panel cladding
	90x45 framed wall with brick veneer cladding
	90x45 framed wall with plywood cladding
	90x45 framed wall with vertical metal sheet cladding
	190 concrete block wall, strapped & lined with rendered exterior finish
	190 concrete block wall with rendered exterior finish
	190 concrete block internal intertency wall, 50mm acoustic insulation & 10mm lining with aerated concrete panel cladding
	Korok internal intertency wall system
	Korok internal intertency wall system with aerated concrete panel cladding
	Finish Floor Level Marker
	Smoke Alarms
	Extract fan to above or wall outlet
	Distribution Board
	Double stud 'DS' or Triple stud 'TS' (as indicated)
	Carpet
	Tile
	Concrete
	Floating Timber Deck
	Fire-rated assemblies

PLANS TO BE READ IN CONJUNCTION WITH THE FOLLOWING:

- STRUCTURAL ENGINEERING PLANS & SPECIFICATION BY HFC GROUP
- TRUSS MANUFACTURER'S PLANS & SPECIFICATION BY PLACEMAKERS
- FIRE ENGINEERING DESIGN REPORT BY HFC GROUP
- ACOUSTIC REPORT BY HEAGLEY ACOUSTICS
- STORMWATER & SANITARY CONNECTION POINTS BY CRANG CIVIL

MAKE SURE ALL SMOKE ALARMS TO BE INTERCONNECTED IN ACCORDANCE WITH NZS 4514:2009

ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS BY HFC GROUP LTD

RevID	Issue	CHD	Comments	Date
01	Building Consent			10/12/2018
02	RPI 2	02-1	Floor waste gully added	11/25/2018

creative ARCH

29 Nixon St,
Grey Lynn,
PO Box 78 282 Grey Lynn
Auckland

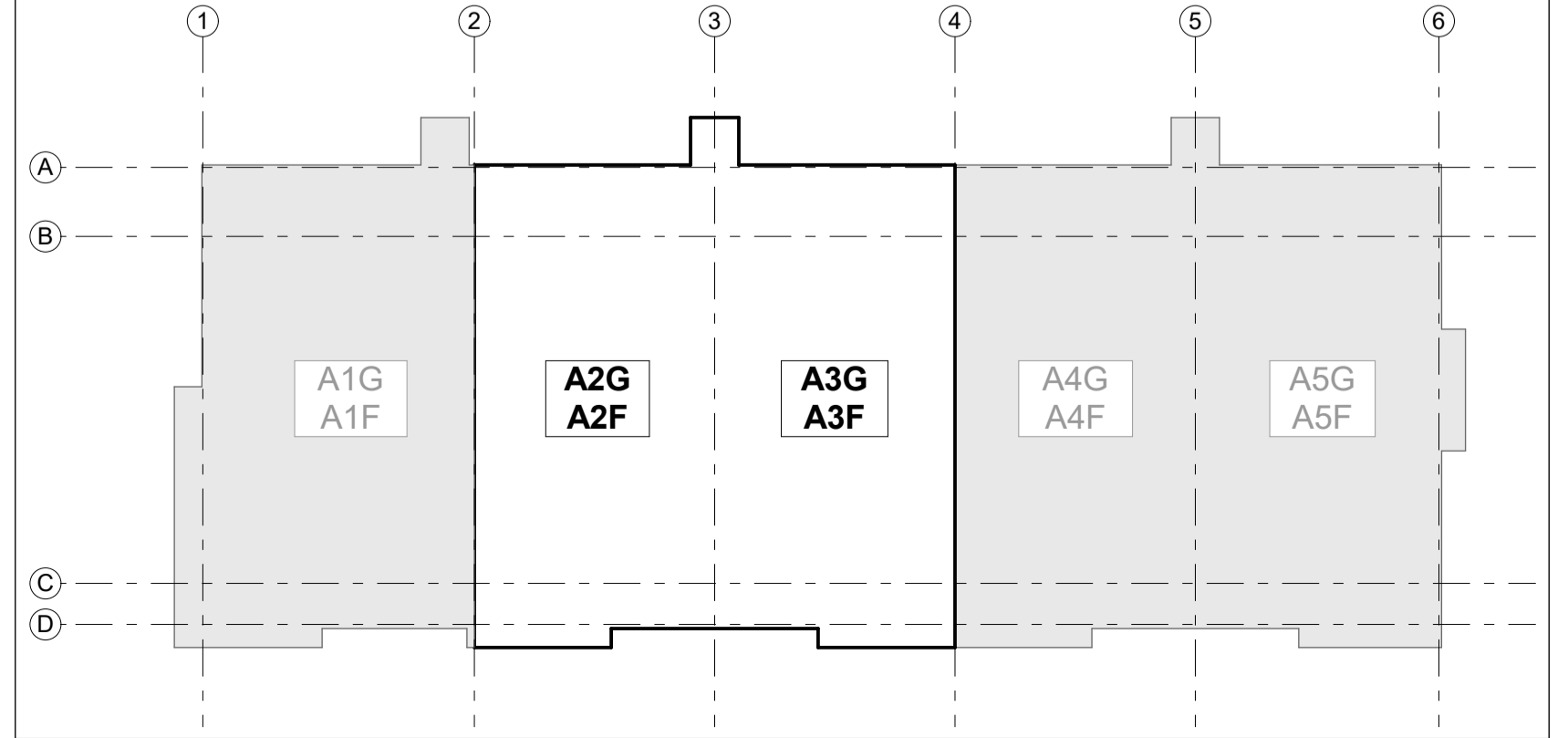
p:+64 9 309 6032
info@creativearch.co.nz
www.creativearch.co.nz

ARNZ
Professional Member

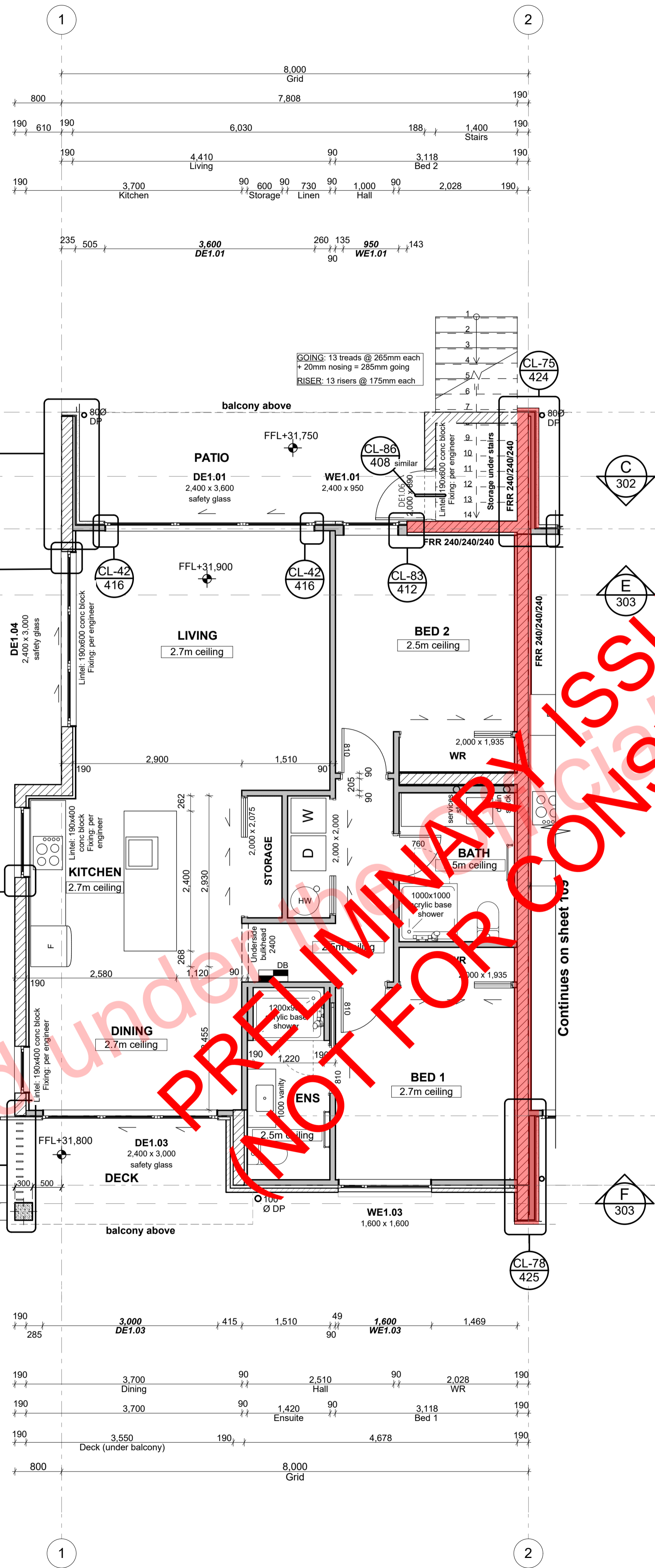
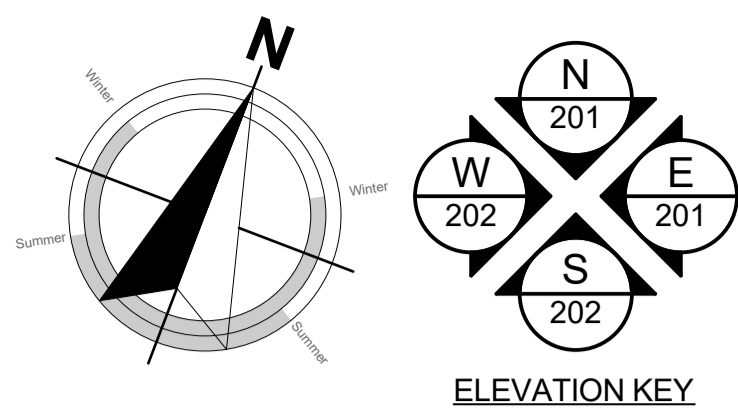
DESIGN AND DRAWINGS ARE COPYRIGHT © OF CREATIVE ARCH LTD
CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK

ALL RESTRICTED BUILDING WORK TO BE CARRIED OUT BY LICENSED BUILDING PRACTITIONERS

project title:
Proposed Development for:
for:
Bonair Developments
at:
153 Bonair Crescent
Silverdale, Auckland
sheet title:
First Floor Plan Units A2/3F
drawn: **KN** checked: **JM** dwg n#: **106**
job n#: **2005**
date created: **11/20/2018**
date plotted: **1/15/2019**
issue: **BC** rev n#: **02**
scale: **1:200, 1:50, 1:1 @ A1**
NOTE: Drawings are 1/2 scale @ A3
CAD ref: K:\nsd\BIM Server: CAL-BIM - BIM\dsd\Basic for ARCH\CAD 21\Creative Arch\2005_Broadway Property Group_L00GED_BLOCK A



FOR BUILDING CONSENT - BLOCK A



Released under the Official Information Act
 PRELIMINARY ISSUE
 NOT FOR CONSTRUCTION

- Plan Notes:**
 TIMBER FRAMING, LINTELS, TRUSSES as per NZS:3604:2011 and SG8 unless stated otherwise.
 TIMBER TREATMENT - Refer to sheet 102 for project timber grade and treatments.
 ACCESS ROUTES - Ensure all selected tiling achieves slip resistance co-efficients as per D1/AS1 - Table 2.
 VENTILATION - Windows to the bathrooms are openable. Mechanical ventilation shall be provided to the bathrooms and laundries.
 WATER SUPPLIES - Ensure hot water cylinder valving complies with G13/AS1 clause 6 - Ensure equipotential bonding complies with G13/AS1 clause 9.
 SURFACE FINISH - Ensure wall linings adjacent to appliances and facilities have surfaces that can be easily maintained in a hygienic condition in accordance with G3/AS1 clause 1.6.
 ACOUSTIC & FIRE RATINGS - Minimum values need to be achieved. Refer to technical reports and architectural details for particular lining finishes.
 -Read in conjunction with Setout Plan.
 -Refer to Roof Framing Plan for roof structure requirements.
- TOP PLATE FIXING**
 90 x 45mm Top plate fixing shall be Lumberlok Type B 4.7kN unless noted otherwise as per truss designer, refer PS1
- BOTTOM PLATE FIXING**
 as per engineer, refer to structural engineering design & PS1
- TIMBER WALL FRAMING**
 90x45mm SG8 studs @ 400 centres up to maximum height of 2.7m
 2/90x45mm SG8 studs @ 600 centres between 2.7m to maximum height of 3.0m
 2/90x45mm SG8 studs @ 300 centres between 3.0m to maximum height of 3.6m
 140x45 SG8 studs @ 300 centres greater than 3.6m as per structural engineers (refer PS1)
 Per NZS3604:2011 Table 8.2, HIGH wind zone
- Kitchen, Bathroom & Laundry unit supplied and installed by client. Contractor to connect all services and client supplied appliances.**
- READ IN CONJUNCTION WITH FINISHES PLAN REFER TO SHEET 002 FOR TIMBER GRADES/TREATMENT NOTES**
- Hi and Dri packers to be used under timber framed walls EXCEPT walls used for fire and acoustic separation
- REFER TO HFC STRUCTURAL DESIGN DOCUMENTATION FOR SPECIFIC WALL FRAMING REQUIREMENTS**

FLOOR PLAN LEGEND:

	90x45 internal framed wall
	90x45 framed wall with aerated concrete panel cladding
	90x45 framed wall with brick veneer cladding
	90x45 framed wall with plywood cladding
	90x45 framed wall with vertical metal sheet cladding
	190 concrete block wall, strapped & lined with brick veneer cladding
	190 concrete block wall, strapped & lined with rendered exterior finish
	190 concrete block internal intertenancy wall, 50mm acoustic insulation & 10mm lining
	190 concrete block intertenancy wall, 50mm acoustic insulation & 10mm lining with aerated concrete panel cladding
	Korok internal intertenancy wall system
	Korok internal intertenancy wall system with aerated concrete panel cladding
	Finish Floor Level Marker
	Smoke Alarms
	Extract fan to above or wall outlet
	Distribution Board
	Double stud 'DS' or Triple stud 'TS' (as indicated)
	Carpet
	Tile
	Concrete
	Floating Timber Deck
	Fire-rated assemblies

PLANS TO BE READ IN CONJUNCTION WITH THE FOLLOWING:
 - STRUCTURAL ENGINEERING PLANS & SPECIFICATION BY HFC GROUP
 - TRUSS MANUFACTURER'S PLANS & SPECIFICATION BY PLACEMAKERS
 - FIRE ENGINEERING DESIGN REPORT BY HFC GROUP
 - ACOUSTIC REPORT BY HEAGLEY ACOUSTICS
 - STORMWATER & SANITARY CONNECTION POINTS BY CRANG CIVIL

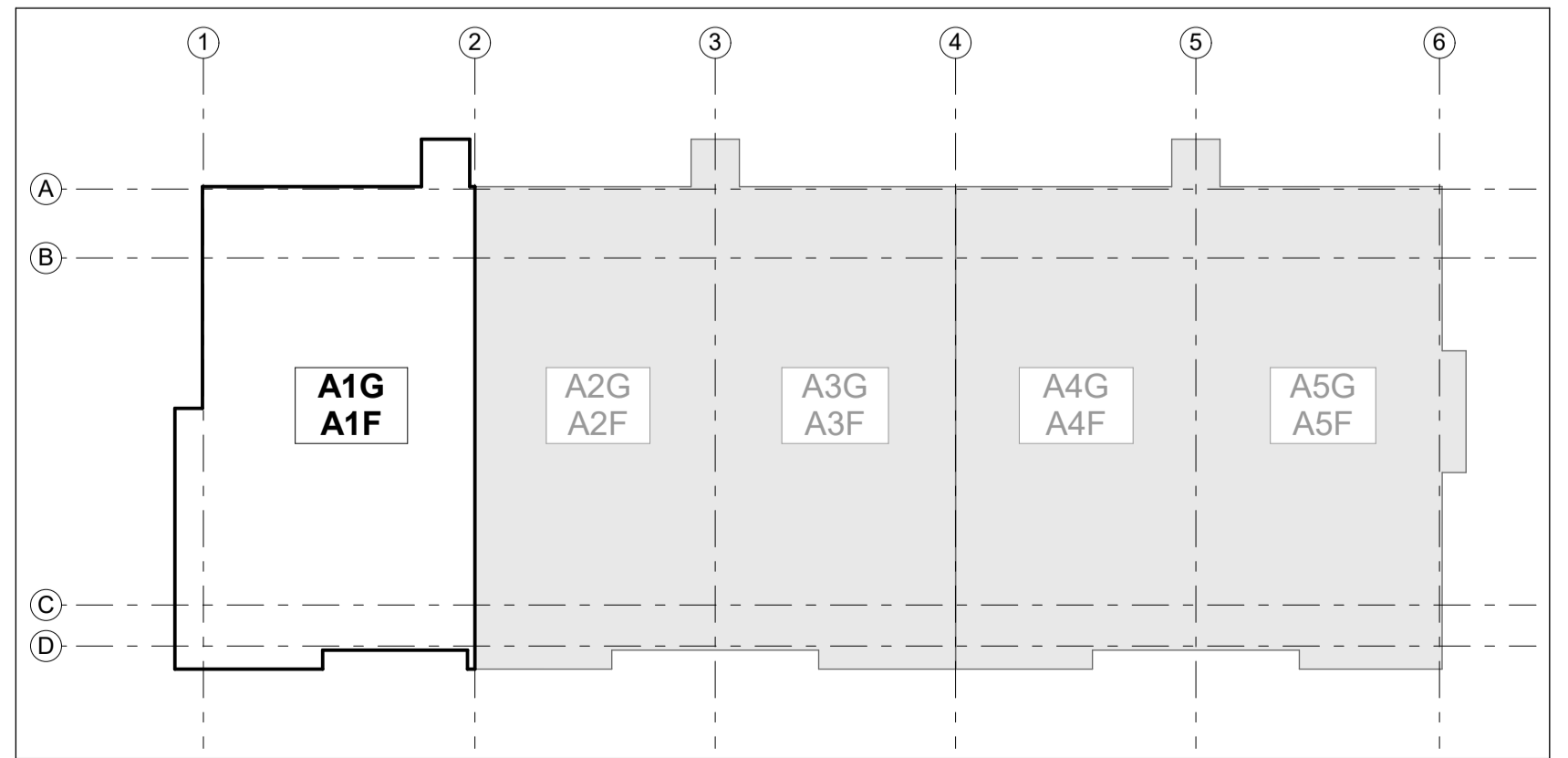
MAKE SURE ALL SMOKE ALARMS TO BE INTERCONNECTED IN ACCORDANCE WITH NZS 4514:2009

ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS BY HFC GROUP LTD

RevID	Issue	CHD	Comments	Date
01	Building Consent			10/12/2018



29 Nixon St,
 Grey Lynn
 PO Box 78 282 Grey Lynn
 Auckland
 p: +64 9 309 6032
 info@creativearch.co.nz
 www.creativearch.co.nz

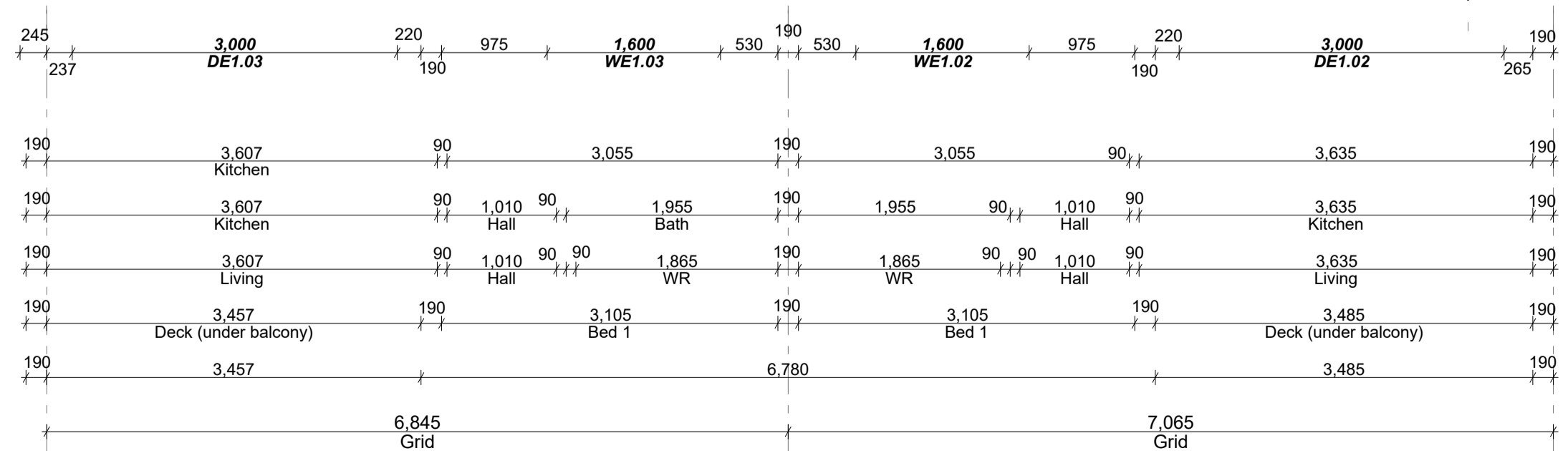
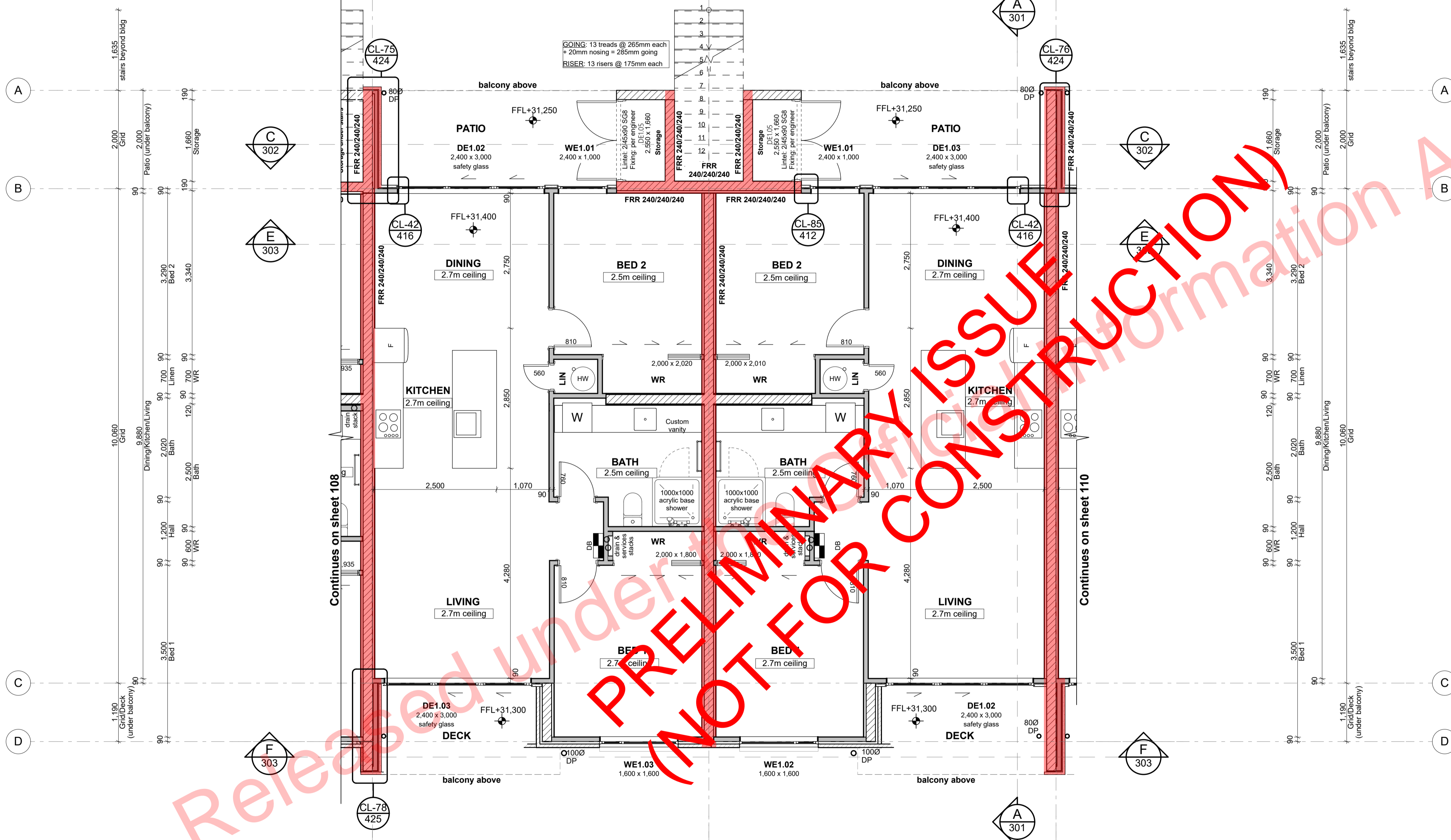
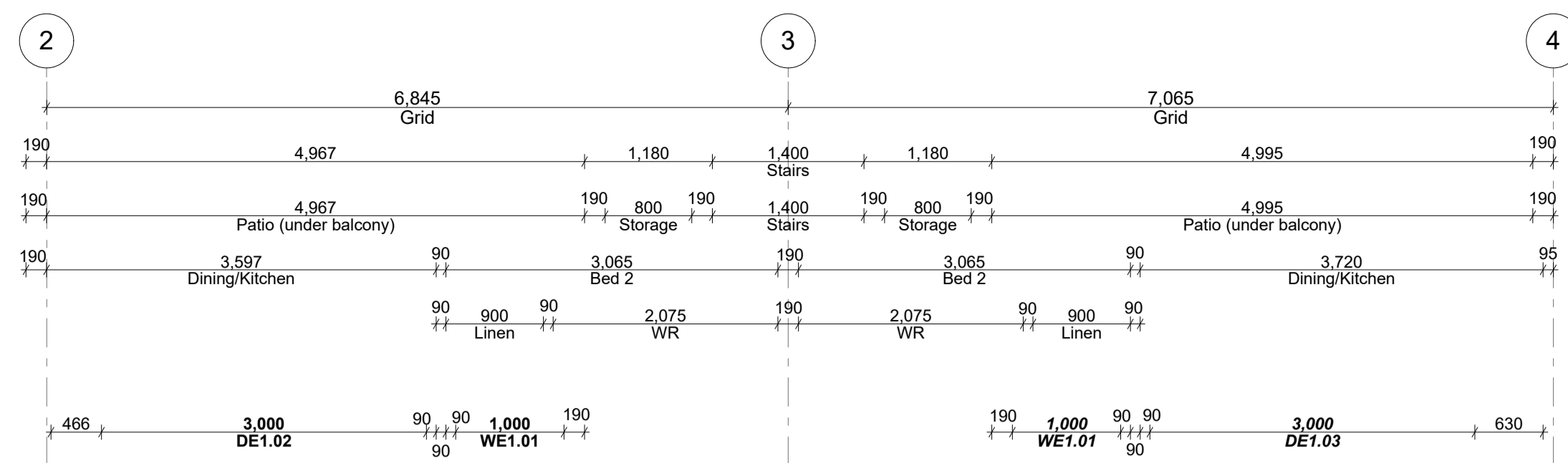
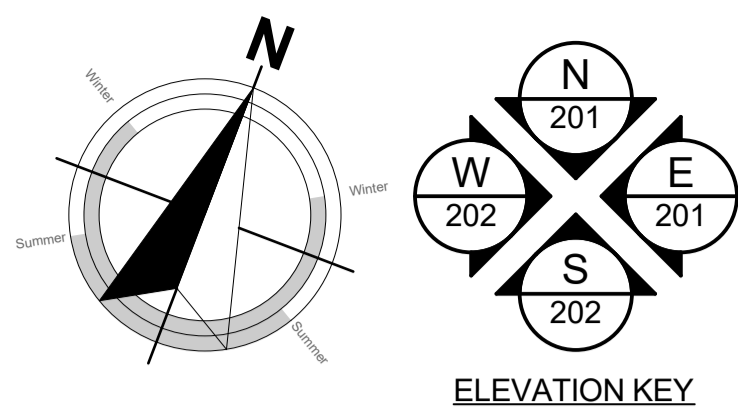


FOR BUILDING CONSENT - BLOCK A

DESIGN AND DRAWINGS ARE COPYRIGHT OF CREATIVE ARCH LTD
 CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK
 ALL RESTRICTED BUILDING WORK TO BE CARRIED OUT BY LICENSED BUILDING PRACTITIONERS

project title:
Proposed Development for:
 for:
Bonair Developments
 at:
153 Bonair Crescent
Silverdale, Auckland
 sheet title:
Ground Floor Setout Plan Unit A1G
 drawn: **KN** checked: **JM** dwg n#: **108**
 job n#: **2005**
 date created: **10/1/2018**
 date plotted: **1/15/2019**
 issue: **BC** rev n#: **01**
 scale: **1:50, 1:200, 1:1 @ A1**
 NOTE: Drawings are 1/2 scale @ A3
 CAD ref: 21\Creative Arch\2005_Broadway Property Group_L00GED_BLOCKA

Ground Floor Set-out Plan 1:50



Ground Floor Setout Plan 1:50

Plan Notes:
 TIMBER FRAMING, LINTELS, TRUSSES as per NZS:3604:2011 and SG8 unless stated otherwise.
 TIMBER TREATMENT - Refer to sheet 102 for project timber grade and treatments.
 ACCESS ROUTES - Ensure all selected tiling achieves slip resistance co-efficients as per D1/AS1 - Table 2.
 VENTILATION - Windows to the bathrooms are openable. Mechanical ventilation shall be provided to the bathrooms and laundries.
 WATER SUPPLIES - Ensure hot water cylinder valving complies with G13/AS1 clause 6 - Ensure equipotential bonding complies with G13/AS1 clause 9.
 SURFACE FINISH - Ensure wall linings adjacent to appliances and facilities have surfaces that can be easily maintained in a hygienic condition in accordance with G3/AS1 clause 1.6.
 ACOUSTIC & FIRE RATINGS - Minimum values need to be achieved. Refer to technical reports and architectural details for particular lining finishes.
 -Read in conjunction with Setout Plan.
 -Refer to Roof Framing Plan for roof structure requirements.

TOP PLATE FIXING
 90 x 45mm Top plate fixing shall be Lumberlok Type B 4.7kN unless noted otherwise as per truss designer, refer PS1

BOTTOM PLATE FIXING
 as per engineer, refer to structural engineering design & PS1

TIMBER WALL FRAMING
 90x45mm SG8 studs @ 400 centres up to maximum height of 2.7m
 2/90x45mm SG8 studs @ 600 centres between 2.7m to maximum height of 3.0m
 2/90x45mm SG8 studs @ 300 centres between 3.0m to maximum height of 3.6m
 140x45 SG8 studs @ 300 centres greater than 3.6m as per structural engineers (refer PS1)
 Per NZS3604:2011 Table 8.2, HIGH wind zone

Kitchen, Bathroom & Laundry unit supplied and installed by client. Contractor to connect all services and client supplied appliances.

READ IN CONJUNCTION WITH FINISHES PLAN REFER TO SHEET 002 FOR TIMBER GRADES/TREATMENT NOTES

Hi and Dri packers to be used under timber framed walls EXCEPT walls used for fire and acoustic separation

REFER TO HFC STRUCTURAL DESIGN DOCUMENTATION FOR SPECIFIC WALL FRAMING REQUIREMENTS

FLOOR PLAN LEGEND:

	90x45 internal framed wall
	90x45 framed wall with aerated concrete panel cladding
	90x45 framed wall with brick veneer cladding
	90x45 framed wall with plywood cladding
	90x45 framed wall with vertical metal sheet cladding
	190 concrete block wall, strapped & lined with brick veneer cladding
	190 concrete block wall, strapped & lined with rendered exterior finish
	190 concrete block internal intertenancy wall, 50mm acoustic insulation & 10mm lining
	190 concrete block intertenancy wall, 50mm acoustic insulation & 10mm lining with aerated concrete panel cladding
	Korok internal intertenancy wall system
	Korok internal intertenancy wall system with aerated concrete panel cladding
	Finish Floor Level Marker
	Smoke Alarms
	Extract fan to above or wall outlet
	Distribution Board
	Double stud 'DS' or Triple stud 'TS' (as indicated)
	Carpet
	Tile
	Concrete
	Floating Timber Deck
	Fire-rated assemblies

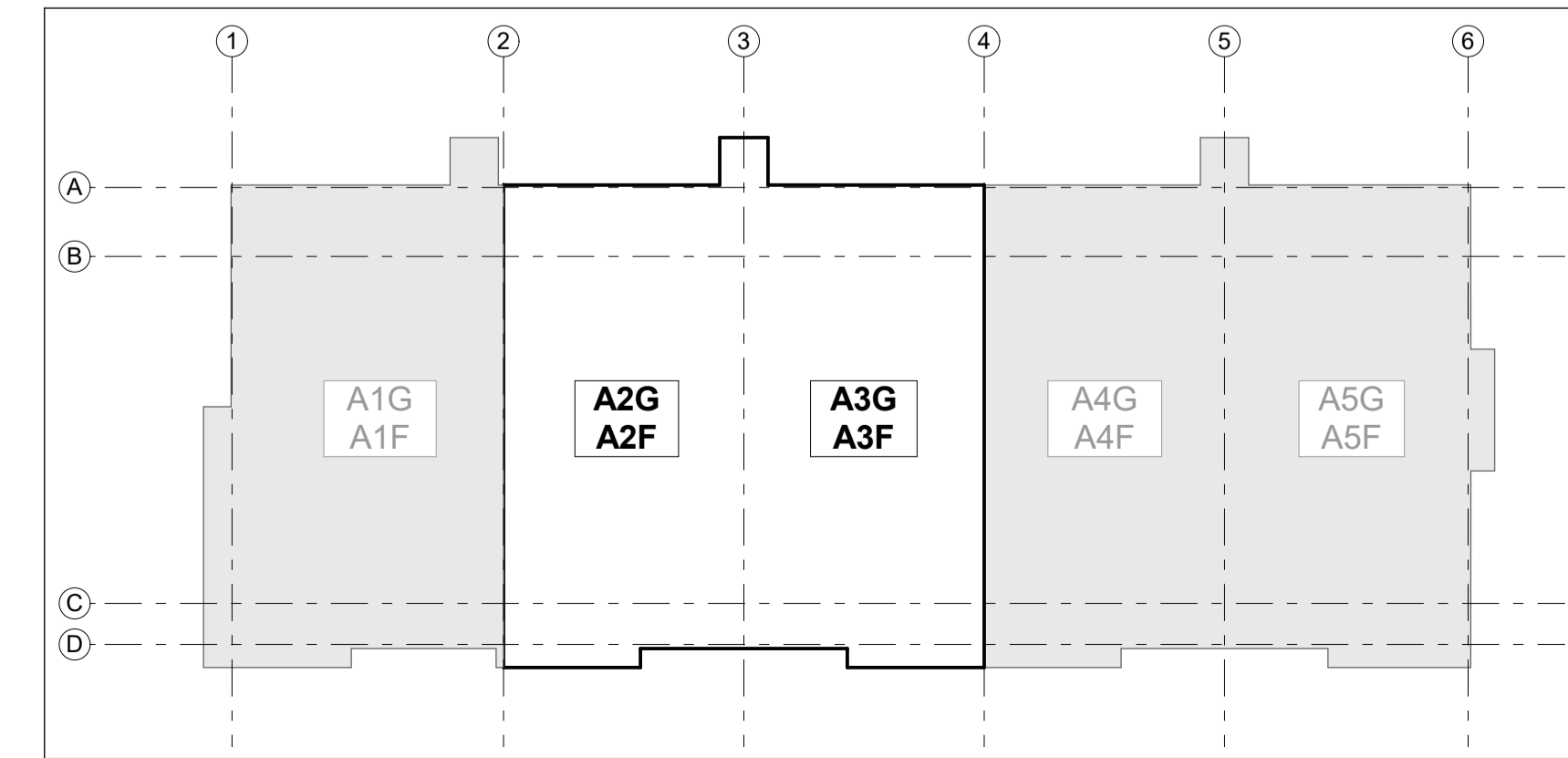
PLANS TO BE READ IN CONJUNCTION WITH THE FOLLOWING:
 - STRUCTURAL ENGINEERING PLANS & SPECIFICATION BY HFC GROUP
 - TRUSS MANUFACTURER'S PLANS & SPECIFICATION BY PLACEMAKERS
 - FIRE ENGINEERING DESIGN REPORT BY HFC GROUP
 - ACOUSTIC REPORT BY HEAGLEY ACOUSTICS
 - STORMWATER & SANITARY CONNECTION POINTS BY CRANG CIVIL

MAKE SURE ALL SMOKE ALARMS TO BE INTERCONNECTED IN ACCORDANCE WITH NZS 4514:2009

ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS BY HFC GROUP LTD

RevID	Issue	ChID	Comments	Date
01	Building Consent			10/12/2018

Released Under the Official Information Act
 PRELIMINARY ISSUE
 NOT FOR CONSTRUCTION



FOR BUILDING CONSENT - BLOCK A

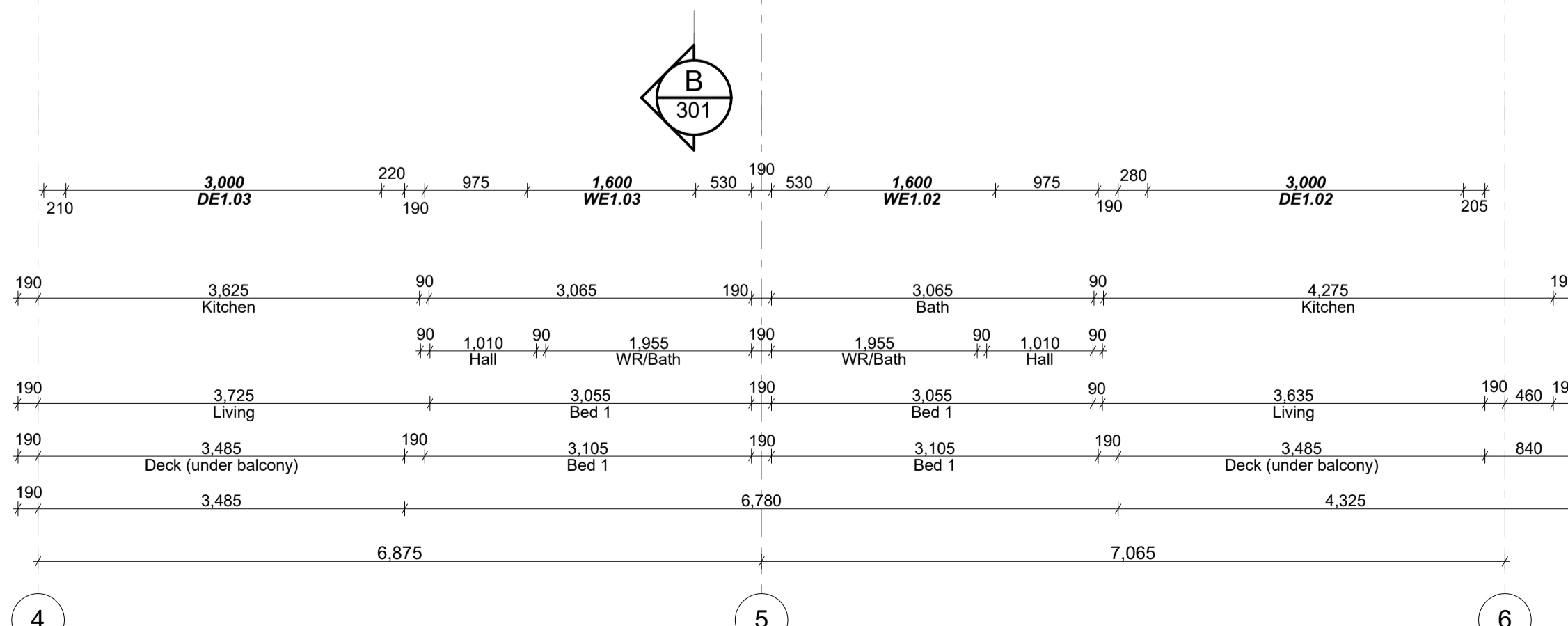
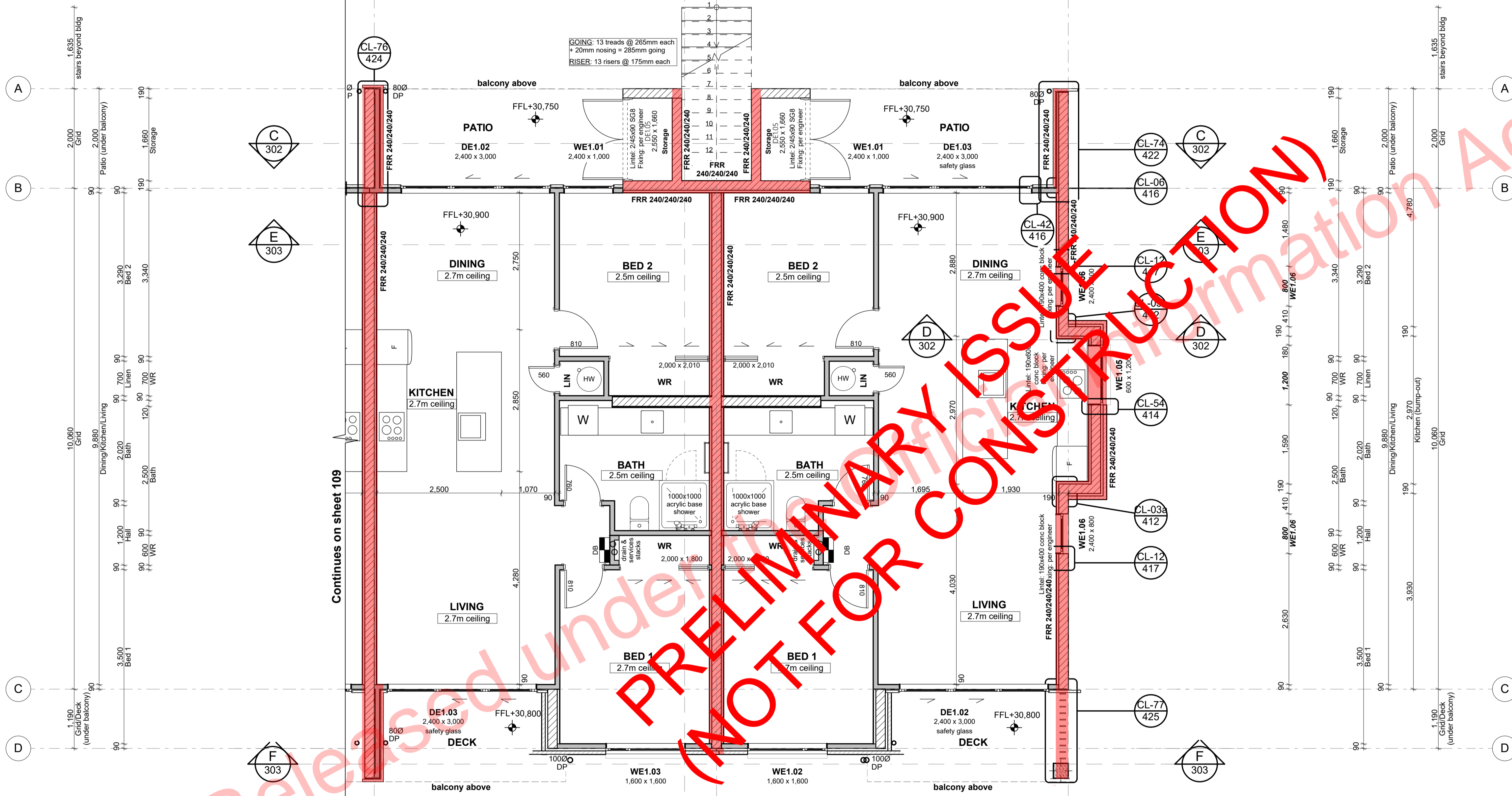
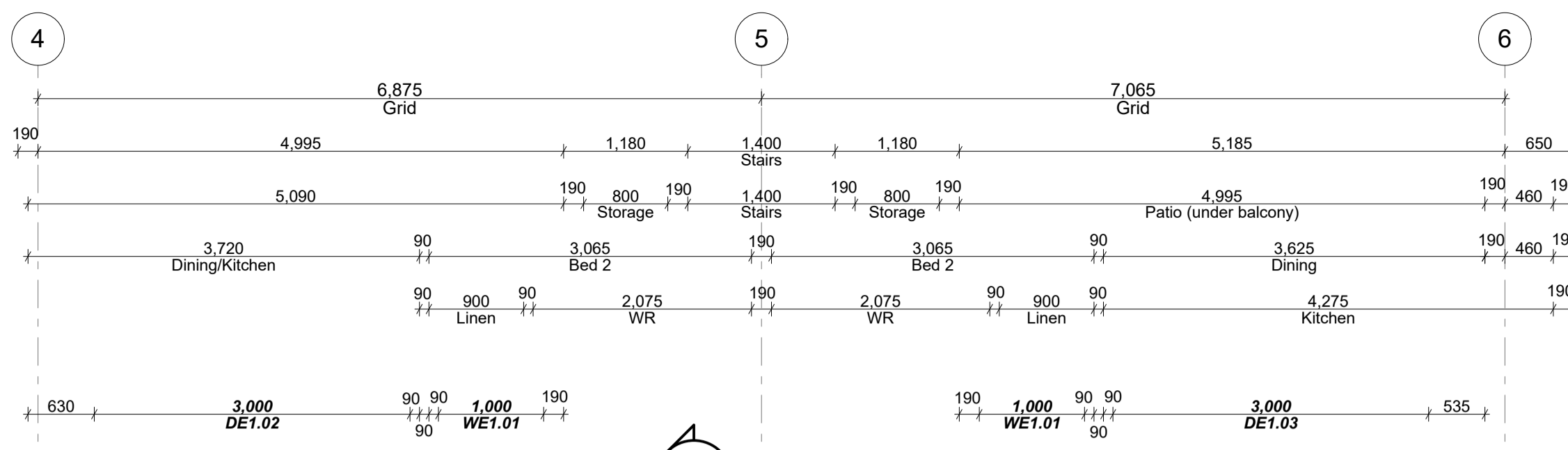
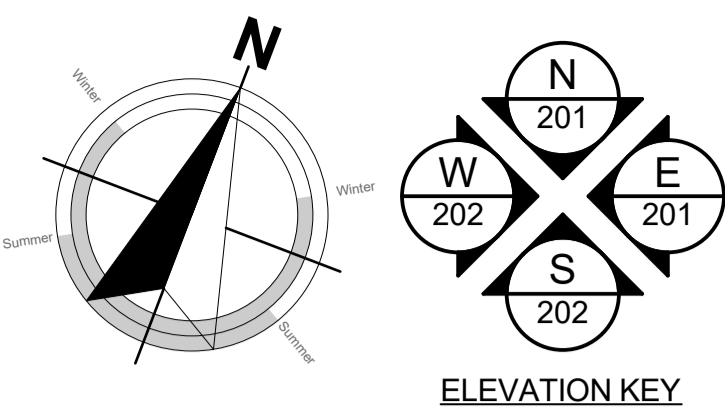
DESIGN AND DRAWINGS ARE COPYRIGHT © CREATIVE ARCH LTD
 CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK
 ALL RESTRICTED BUILDING WORK TO BE CARRIED OUT BY LICENSED BUILDING PRACTITIONERS

project title:
Proposed Development for:
 for:
Bonair Developments
 at:
153 Bonair Crescent Silverdale, Auckland
 sheet title:
Ground Fir Setout Plan Units A2/3G
 drawn: **KN** checked: **JM** dwg n#: **109**
 job n#: **2005**
 date created: **10/1/2018**
 date plotted: **1/15/2019**
 issue: **BC** rev n#: **01**
 scale: **1:200, 1:50, 1:1 @ A1**
 NOTE: Drawings are 1/2 scale @ A3
 CAD ref: 21\Creative Arch\2005_Broadway Property Group_L00GED_BLOCKA

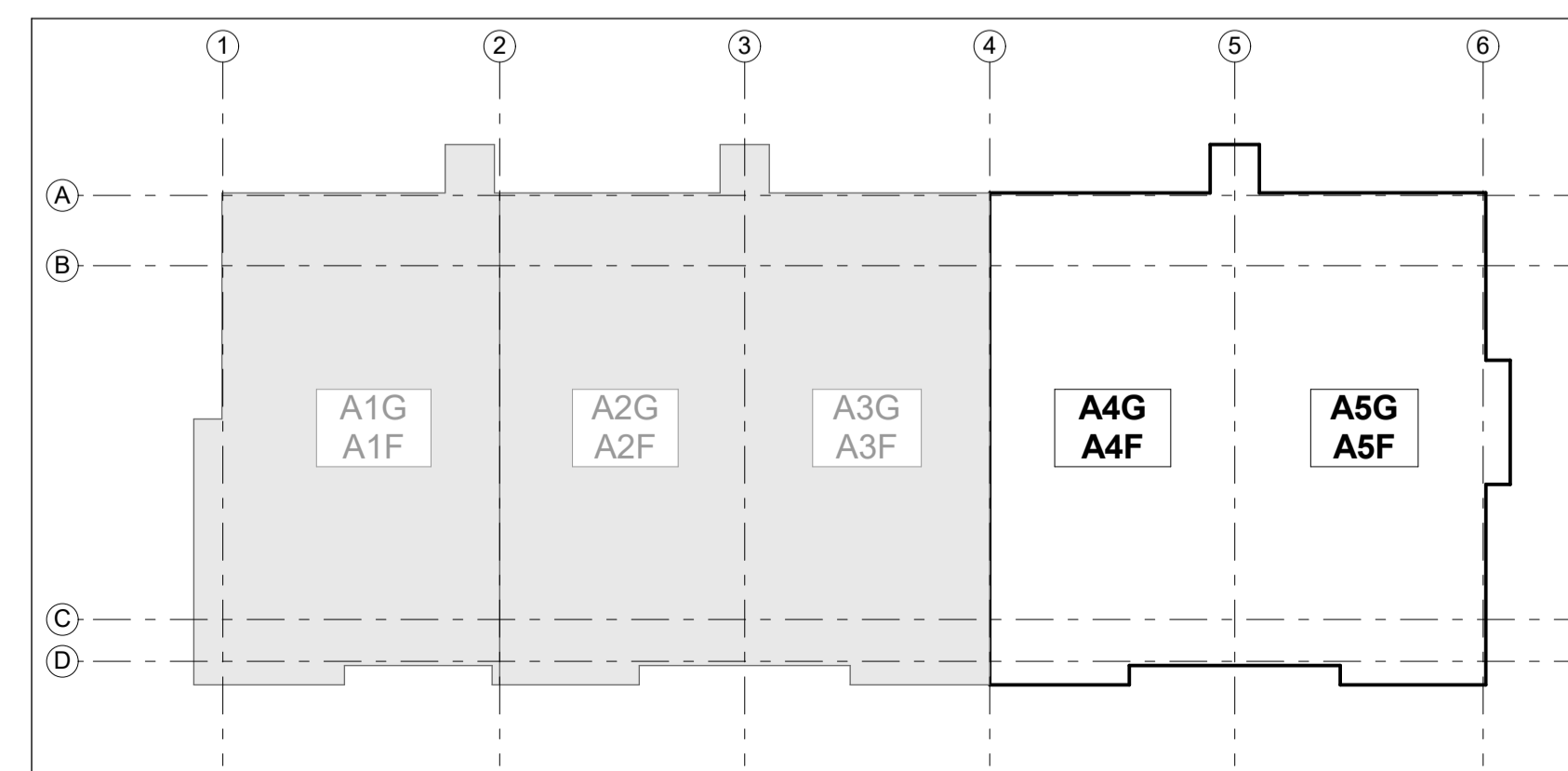


29 Nixon St,
 Grey Lynn
 PO Box 78 282 Grey Lynn
 Auckland
 p:+64 9 309 6032
 info@creativearch.co.nz
 www.creativearch.co.nz

AR NZ
 Professional Member



Ground Floor Set-out Plan 1:50



Plan Notes:
 TIMBER FRAMING, LINTELS, TRUSSES as per NZS:3604:2011 and SG8 unless stated otherwise.
 TIMBER TREATMENT - Refer to sheet 102 for project timber grade and treatments.
 ACCESS ROUTES - Ensure all selected tiling achieves slip resistance co-efficients as per D1/AS1 - Table 2.
 VENTILATION - Windows to the bathrooms are openable. Mechanical ventilation shall be provided to the bathrooms and laundries.
 WATER SUPPLIES - Ensure hot water cylinder valving complies with G13/AS1 clause 6 - Ensure equipotential bonding complies with G13/AS1 clause 9.
 SURFACE FINISH - Ensure wall linings adjacent to appliances and facilities have surfaces that can be easily maintained in a hygienic condition in accordance with G3/AS1 clause 1.6.
 ACOUSTIC & FIRE RATINGS - Minimum values need to be achieved. Refer to technical reports and architectural details for particular lining finishes.
 -Read in conjunction with Setout Plan.
 -Refer to Roof Framing Plan for roof structure requirements.

TOP PLATE FIXING
 90 x 45mm Top plate fixing shall be Lumberlok Type B 4.7kN unless noted otherwise as per truss designer, refer PS1

BOTTOM PLATE FIXING
 as per engineer, refer to structural engineering design & PS1

TIMBER WALL FRAMING
 90x45mm SG8 studs @ 400 centres up to maximum height of 2.7m
 2/90x45mm SG8 studs @ 600 centres between 2.7m to maximum height of 3.0m
 2/90x45mm SG8 studs @ 300 centres between 3.0m to maximum height of 3.6m
 140x45 SG8 studs @ 300 centres greater than 3.6m as per structural engineers (refer PS1)
 Per NZS3604:2011 Table 8.2, HIGH wind zone

Kitchen, Bathroom & Laundry unit supplied and installed by client. Contractor to connect all services and client supplied appliances.

READ IN CONJUNCTION WITH FINISHES PLAN REFER TO SHEET 002 FOR TIMBER GRADES/TREATMENT NOTES

Hi and Dri packers to be used under timber framed walls EXCEPT walls used for fire and acoustic separation

REFER TO HFC STRUCTURAL DESIGN DOCUMENTATION FOR SPECIFIC WALL FRAMING REQUIREMENTS

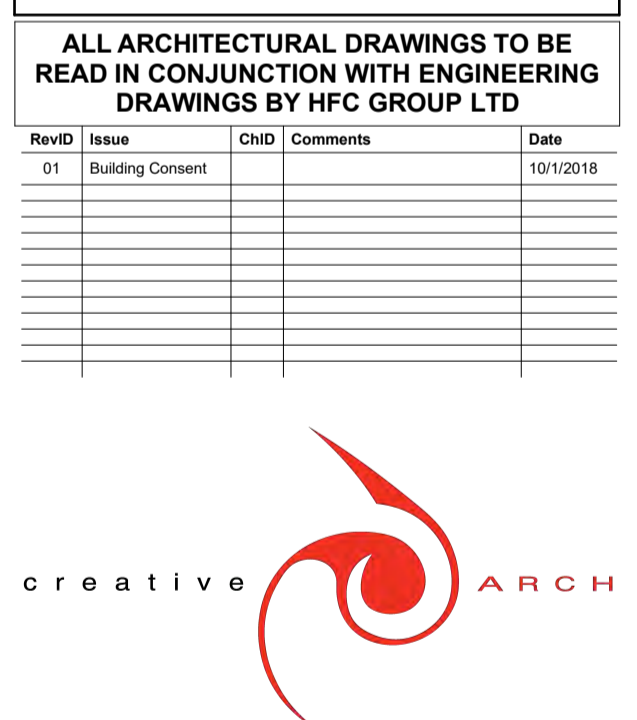
FLOOR PLAN LEGEND:	
	90x45 internal framed wall
	90x45 framed wall with aerated concrete panel cladding
	90x45 framed wall with brick veneer cladding
	90x45 framed wall with plywood cladding
	90x45 framed wall with vertical metal sheet cladding
	190 concrete block wall, strapped & lined with brick veneer cladding
	190 concrete block wall, strapped & lined with rendered exterior finish
	190 concrete block wall with rendered exterior finish
	190 concrete block internal intertenancy wall, 50mm acoustic insulation & 10mm lining
	190 concrete block intertenancy wall, 50mm acoustic insulation & 10mm lining with aerated concrete panel cladding
	Korok internal intertenancy wall system
	Korok internal intertenancy wall system with aerated concrete panel cladding
	Finish Floor Level Marker
	Smoke Alarms
	Extract fan to above or wall outlet
	Distribution Board
	Double stud 'DS' or Triple stud 'TS' (as indicated)
	Carpet
	Tile
	Concrete
	Floating Timber Deck
	Fire-rated assemblies

PLANS TO BE READ IN CONJUNCTION WITH THE FOLLOWING:
 - STRUCTURAL ENGINEERING PLANS & SPECIFICATION BY HFC GROUP
 - TRUSS MANUFACTURER'S PLANS & SPECIFICATION BY PLACEMAKERS
 - FIRE ENGINEERING DESIGN REPORT BY HFC GROUP
 - ACOUSTIC REPORT BY HEAGLEY ACOUSTICS
 - STORMWATER & SANITARY CONNECTION POINTS BY CRANG CIVIL

MAKE SURE ALL SMOKE ALARMS TO BE INTERCONNECTED IN ACCORDANCE WITH NZS 4514:2009

ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS BY HFC GROUP LTD

Rev/ID	Issue	CHD	Comments	Date
01	Building Consent			10/12/2018

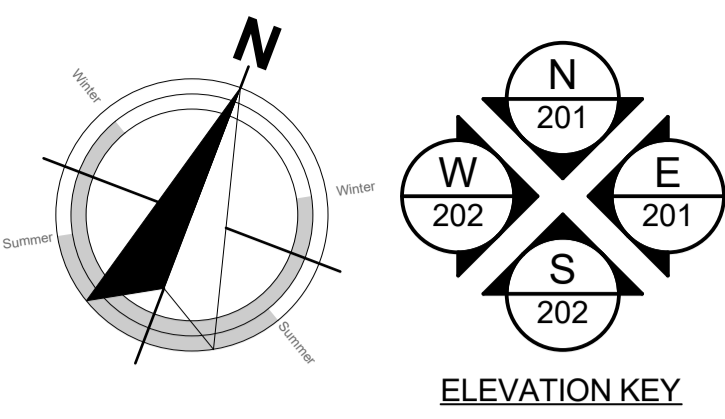


29 Nixon St,
 Grey Lynn
 PO Box 78 282 Grey Lynn
 Auckland
 p: +64 9 309 6032
 info@creativearch.co.nz
 www.creativearch.co.nz

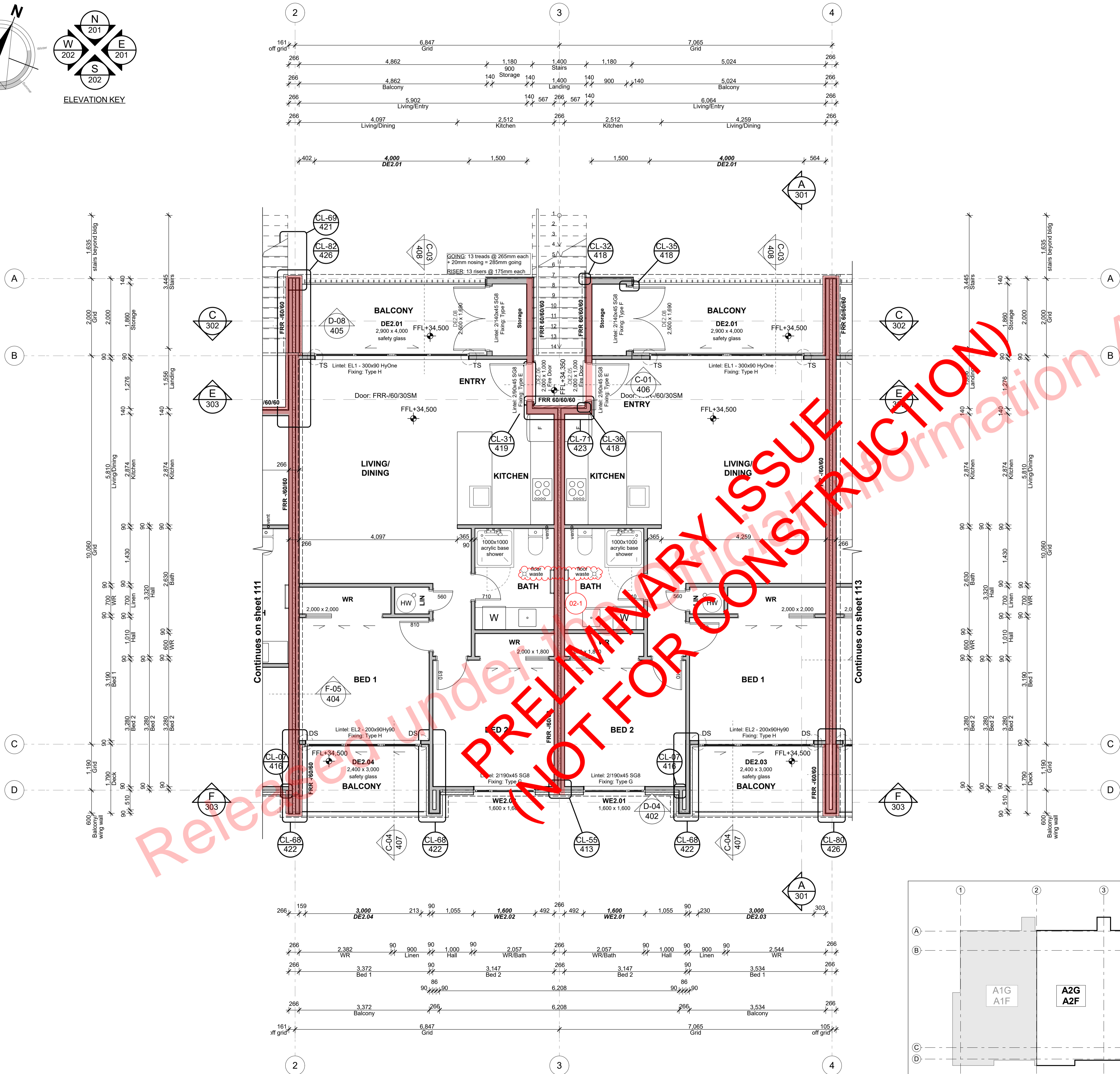
DESIGN AND DRAWINGS ARE COPYRIGHT OF CREATIVE ARCH LTD
 CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK
 ALL RESTRICTED BUILDING WORK TO BE CARRIED OUT BY LICENSED BUILDING PRACTITIONERS

project title:
Proposed Development for:
 for:
Bonair Developments
 at:
153 Bonair Crescent Silverdale, Auckland
 sheet title:
Ground Fir Setout Plan Units A4/5G
 drawn: **KN** checked: **JM** dwg n#: **110**
 job n#: **2005**
 date created: **10/1/2018**
 date plotted: **1/15/2019**
 issue: **BC** rev n#: **01**
 scale: **1:200, 1:50, 1:1 @ A1**
 NOTE: Drawings are 1/2 scale @ A3
 CAD ref: 21/Creative Arch/2005_Broadway Property Group_L00GED_BLOCKA

FOR BUILDING CONSENT - BLOCK A

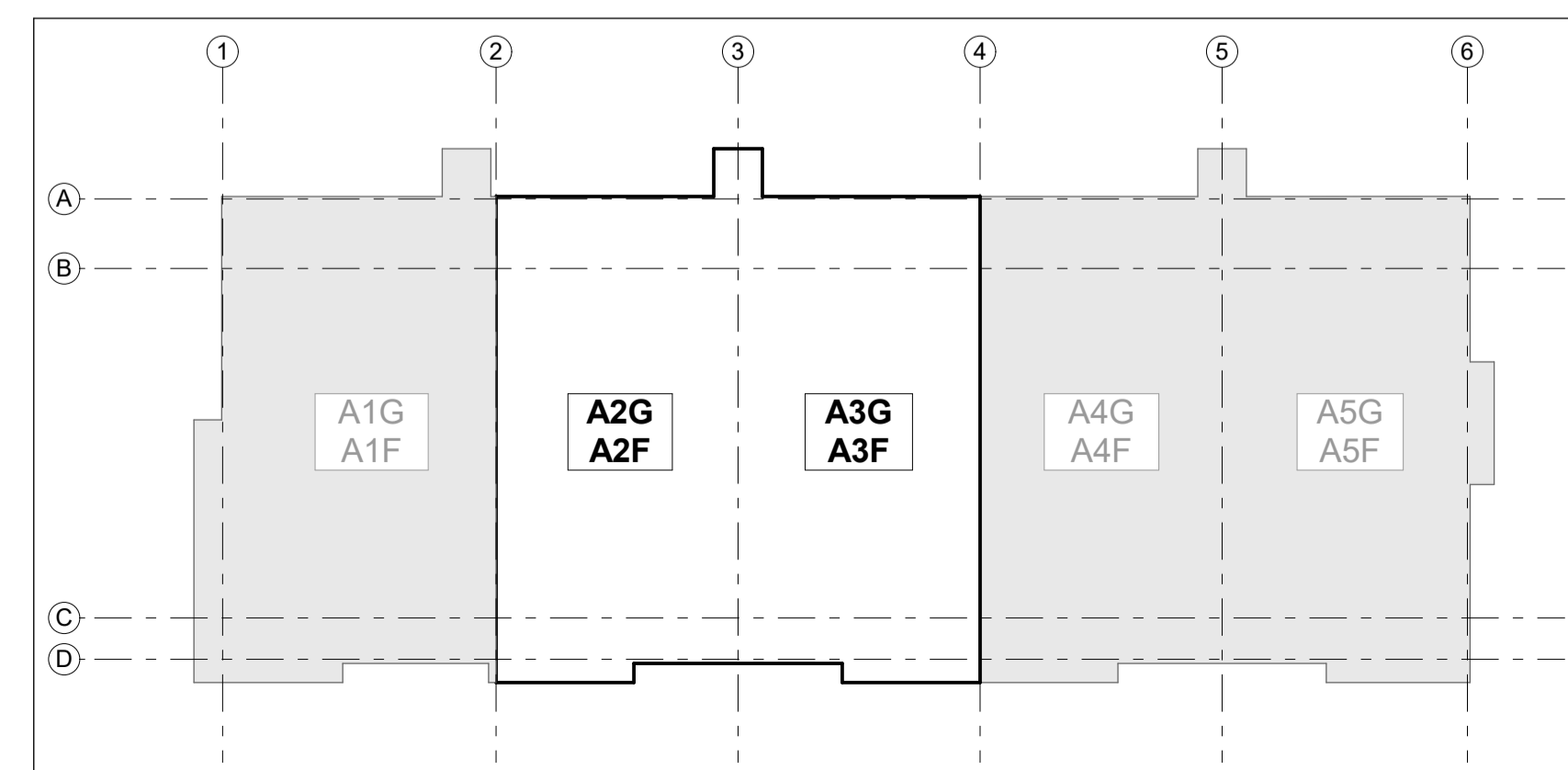


ELEVATION KEY



First Floor Set-out Plan

1:50



Plan Notes:
 TIMBER FRAMING, LINTELS, TRUSSES as per NZS:3604:2011 and SG8 unless stated otherwise.
 TIMBER TREATMENT - Refer to sheet 102 for project timber grade and treatments.
 ACCESS ROUTES - Ensure all selected tiling achieves slip resistance co-efficients as per D1/AS1 - Table 2.
 VENTILATION - Windows to the bathrooms are openable. Mechanical ventilation shall be provided to the bathrooms and laundries.
 WATER SUPPLIES - Ensure hot water cylinder valving complies with G13/AS1 clause 6 - Ensure equipotential bonding complies with G13/AS1 clause 9.
 SURFACE FINISH - Ensure wall linings adjacent to appliances and facilities have surfaces that can be easily maintained in a hygienic condition in accordance with G3/AS1 clause 1.6.
 ACOUSTIC & FIRE RATINGS - Minimum values need to be achieved. Refer to technical reports and architectural details for particular lining finishes.
 -Read in conjunction with Setout Plan.
 -Refer to Roof Framing Plan for roof structure requirements.

TOP PLATE FIXING
 90 x 45mm Top plate fixing shall be Lumberlok Type B 4.7kN unless noted otherwise as per truss designer, refer PS1

BOTTOM PLATE FIXING
 as per engineer, refer to structural engineering design & PS1

TIMBER WALL FRAMING
 90x45mm SG8 studs @ 400 centres up to maximum height of 2.7m
 2/90x45mm SG8 studs @ 600 centres between 2.7m to maximum height of 3.0m
 2/90x45mm SG8 studs @ 300 centres between 3.0m to maximum height of 3.6m
 140x45 SG8 studs @ 300 centres greater than 3.6m as per structural engineers (refer PS1)
 Per NZS3604:2011 Table 8.2, HIGH wind zone

Kitchen, Bathroom & Laundry unit supplied and installed by client. Contractor to connect all services and client supplied appliances.

READ IN CONJUNCTION WITH FINISHES PLAN REFER TO SHEET 002 FOR TIMBER GRADES/TREATMENT NOTES

Hi and Dri packers to be used under timber framed walls EXCEPT walls used for fire and acoustic separation

REFER TO HFC STRUCTURAL DESIGN DOCUMENTATION FOR SPECIFIC WALL FRAMING REQUIREMENTS

FLOOR PLAN LEGEND:

	90x45 internal framed wall
	90x45 framed wall with aerated concrete panel cladding
	90x45 framed wall with brick veneer cladding
	90x45 framed wall with plywood cladding
	90x45 framed wall with vertical metal sheet cladding
	190 concrete block wall, strapped & lined with brick veneer cladding
	190 concrete block wall, strapped & lined with rendered exterior finish
	190 concrete block wall with rendered exterior finish
	190 concrete block internal intertenancy wall, 50mm acoustic insulation & 10mm lining
	190 concrete block intertenancy wall, 50mm acoustic insulation & 10mm lining with aerated concrete panel cladding
	Korok internal intertenancy wall system
	Korok internal intertenancy wall system with aerated concrete panel cladding
	Finish Floor Level Marker
	Smoke Alarms
	Extract fan to above or wall outlet
	Distribution Board
	Double stud 'DS' or Triple stud 'TS' (as indicated)
	Carpet
	Tile
	Concrete
	Floating Timber Deck
	Fire-rated assemblies

PLANS TO BE READ IN CONJUNCTION WITH THE FOLLOWING:
 - STRUCTURAL ENGINEERING PLANS & SPECIFICATION BY HFC GROUP
 - TRUSS MANUFACTURER'S PLANS & SPECIFICATION BY PLACEMAKERS
 - FIRE ENGINEERING DESIGN REPORT BY HFC GROUP
 - ACOUSTIC REPORT BY HEAGLEY ACOUSTICS
 - STORMWATER & SANITARY CONNECTION POINTS BY CRANG CIVIL

MAKE SURE ALL SMOKE ALARMS TO BE INTERCONNECTED IN ACCORDANCE WITH NZS 4514:2009

ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS BY HFC GROUP LTD

RevID	Issue	CHD	Comments	Date
01	Building Consent			10/12/2018
02	RPI 2	02-1	Floor waste gully added	11/20/2018

RevID	Issue	CHD	Comments	Date
01	Building Consent			10/12/2018
02	RPI 2	02-1	Floor waste gully added	11/20/2018



29 Nixon St,
 Grey Lynn
 PO Box 78 282 Grey Lynn
 Auckland

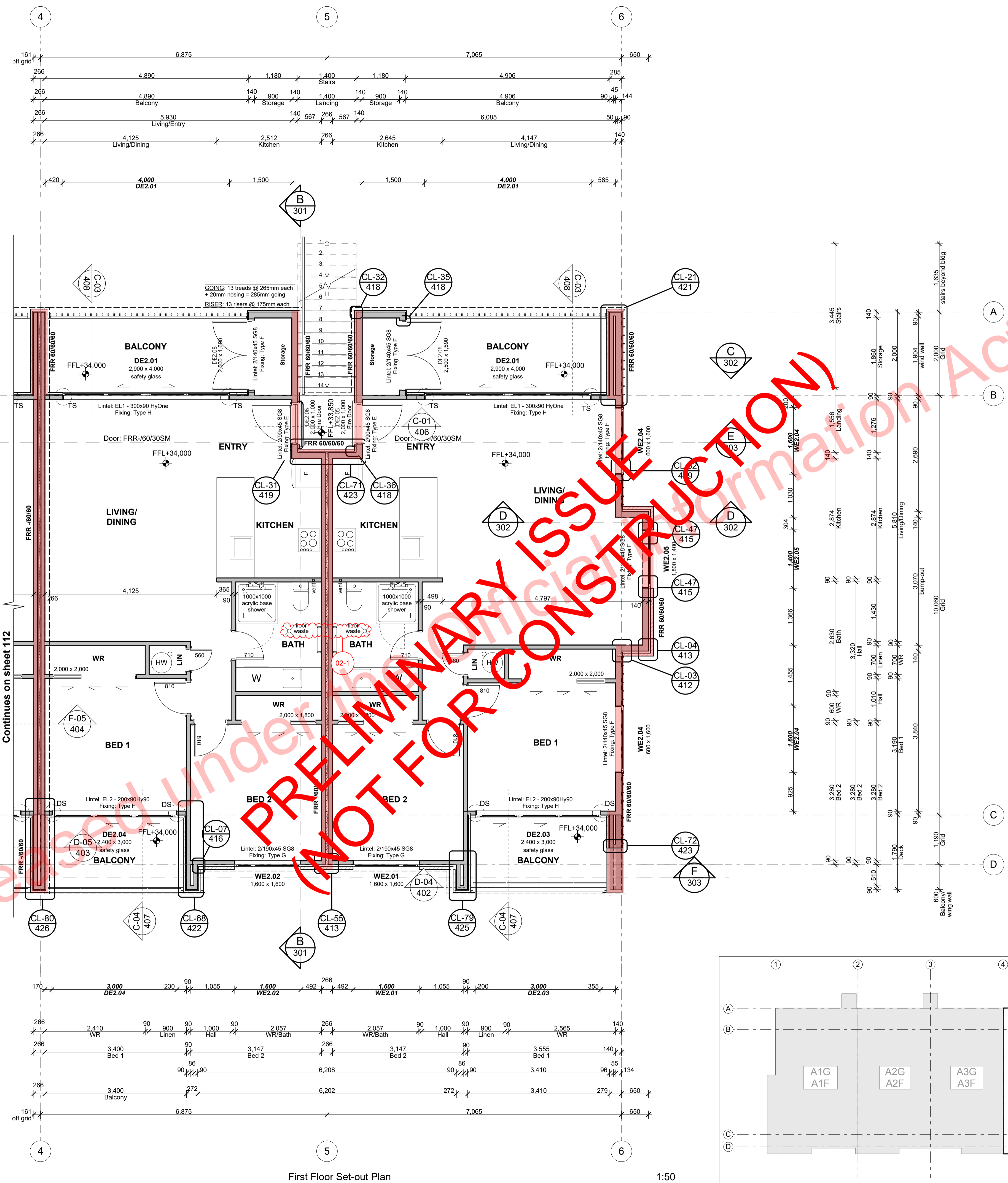
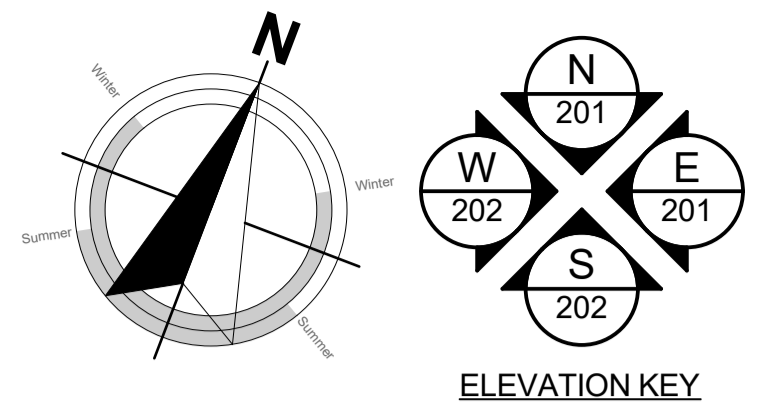
p+64 9 309 6032
 info@creativearch.co.nz
 www.creativearch.co.nz

AR NZ
 Professional Member

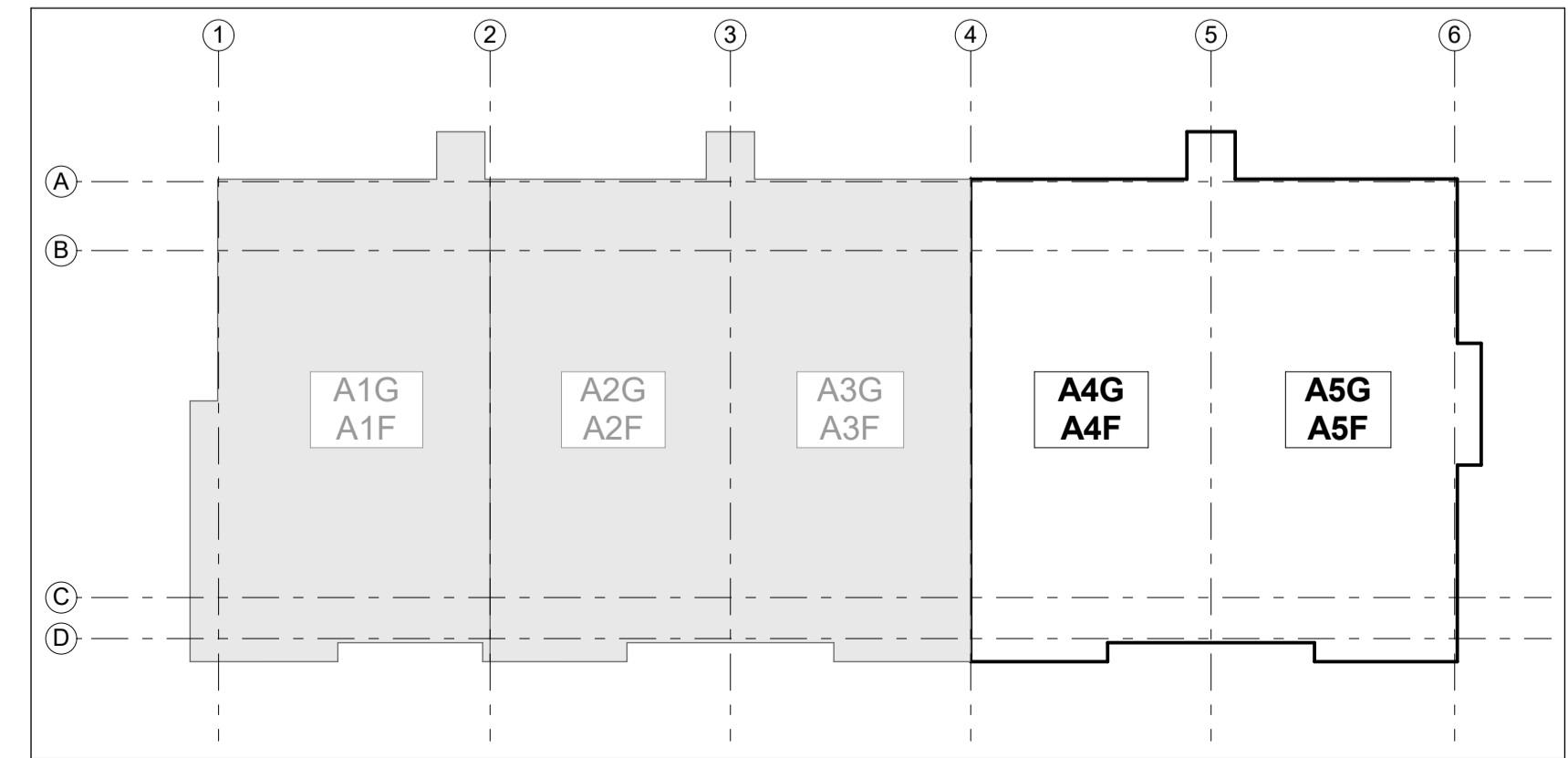
DESIGN AND DRAWINGS ARE COPYRIGHT OF CREATIVE ARCH LTD
 CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK
 ALL RESTRICTED BUILDING WORK TO BE CARRIED OUT BY LICENSED BUILDING PRACTITIONERS

project title:
Proposed Development for:
 for:
Bonair Developments
 at:
153 Bonair Crescent
Silverdale, Auckland
 sheet title:
First Floor Setout Plan Units A2/3F
 drawn: **KN** checked: **JM** dwg n#: **112**
 job n#: **2005**
 date created: **11/20/2018**
 date plotted: **1/15/2019**
 issue: **BC** rev n#: **02**
 scale: **1:200, 1:50, 1:1 @ A1**
 NOTE: Drawings are 1/2 scale @ A3
 CAD ref: 21\Creative Arch\2005_Broadway Property Group_L00GED_BLOCKA

FOR BUILDING CONSENT - BLOCK A



First Floor Set-out Plan 1:50



Plan Notes:
 TIMBER FRAMING, LINTELS, TRUSSES as per NZS:3604:2011 and SG8 unless stated otherwise.
 TIMBER TREATMENT - Refer to sheet 102 for project timber grade and treatments.
 ACCESS ROUTES - Ensure all selected tiling achieves slip resistance co-efficients as per D1/AS1 - Table 2.
 VENTILATION - Windows to the bathrooms are openable. Mechanical ventilation shall be provided to the bathrooms and laundries.
 WATER SUPPLIES - Ensure hot water cylinder valving complies with G13/AS1 clause 6 - Ensure equipotential bonding complies with G13/AS1 clause 9.
 SURFACE FINISH - Ensure wall linings adjacent to appliances and facilities have surfaces that can be easily maintained in a hygienic condition in accordance with G3/AS1 clause 1.6.
 ACOUSTIC & FIRE RATINGS - Minimum values need to be achieved. Refer to technical reports and architectural details for particular lining finishes.
 -Read in conjunction with Setout Plan.
 -Refer to Roof Framing Plan for roof structure requirements.

TOP PLATE FIXING
 90 x 45mm Top plate fixing shall be Lumberlok Type B 4.7kN unless noted otherwise as per truss designer, refer PS1

BOTTOM PLATE FIXING
 as per engineer, refer to structural engineering design & PS1

TIMBER WALL FRAMING
 90x45mm SG8 studs @ 400 centres up to maximum height of 2.7m
 2/90x45mm SG8 studs @ 600 centres between 2.7m to maximum height of 3.0m
 2/90x45mm SG8 studs @ 300 centres between 3.0m to maximum height of 3.6m
 140x45 SG8 studs @ 300 centres greater than 3.6m as per structural engineers (refer PS1)
 Per NZS3604:2011 Table 8.2, HIGH wind zone

Kitchen, Bathroom & Laundry unit supplied and installed by client. Contractor to connect all services and client supplied appliances.

READ IN CONJUNCTION WITH FINISHES PLAN REFER TO SHEET 002 FOR TIMBER GRADES/TREATMENT NOTES

Hi and Dri packers to be used under timber framed walls EXCEPT walls used for fire and acoustic separation

REFER TO HFC STRUCTURAL DESIGN DOCUMENTATION FOR SPECIFIC WALL FRAMING REQUIREMENTS

FLOOR PLAN LEGEND:	
	90x45 internal framed wall
	90x45 framed wall with aerated concrete panel cladding
	90x45 framed wall with brick veneer cladding
	90x45 framed wall with plywood cladding
	90x45 framed wall with vertical metal sheet cladding
	190 concrete block wall, strapped & lined with brick veneer cladding
	190 concrete block wall, strapped & lined with rendered exterior finish
	190 concrete block wall with rendered exterior finish
	190 concrete block internal intertenancy wall, 50mm acoustic insulation & 10mm lining
	190 concrete block intertenancy wall system with aerated concrete panel cladding
	Korok internal intertenancy wall system
	Korok internal intertenancy wall system with aerated concrete panel cladding
	Finish Floor Level Marker
	Smoke Alarms
	Extract fan to above or wall outlet
	Distribution Board
	Double stud 'DS' or Triple stud 'TS' (as indicated)
	Carpet
	Tile
	Concrete
	Floating Timber Deck
	Fire-rated assemblies

PLANS TO BE READ IN CONJUNCTION WITH THE FOLLOWING:
 - STRUCTURAL ENGINEERING PLANS & SPECIFICATION BY HFC GROUP
 - TRUSS MANUFACTURER'S PLANS & SPECIFICATION BY PLACEMAKERS
 - FIRE ENGINEERING DESIGN REPORT BY HFC GROUP
 - ACOUSTIC REPORT BY HEAGLEY ACOUSTICS
 - STORMWATER & SANITARY CONNECTION POINTS BY CRANG CIVIL

MAKE SURE ALL SMOKE ALARMS TO BE INTERCONNECTED IN ACCORDANCE WITH NZS 4514:2009

ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS BY HFC GROUP LTD

RevID	Issue	CHD	Comments	Date
01	Building Consent			10/12/2018
02	RPI 2	02-1	Floor waste gully added	11/20/2018

creative ARCH

29 Nixon St,
 Grey Lynn
 PO Box 78 282 Grey Lynn
 Auckland

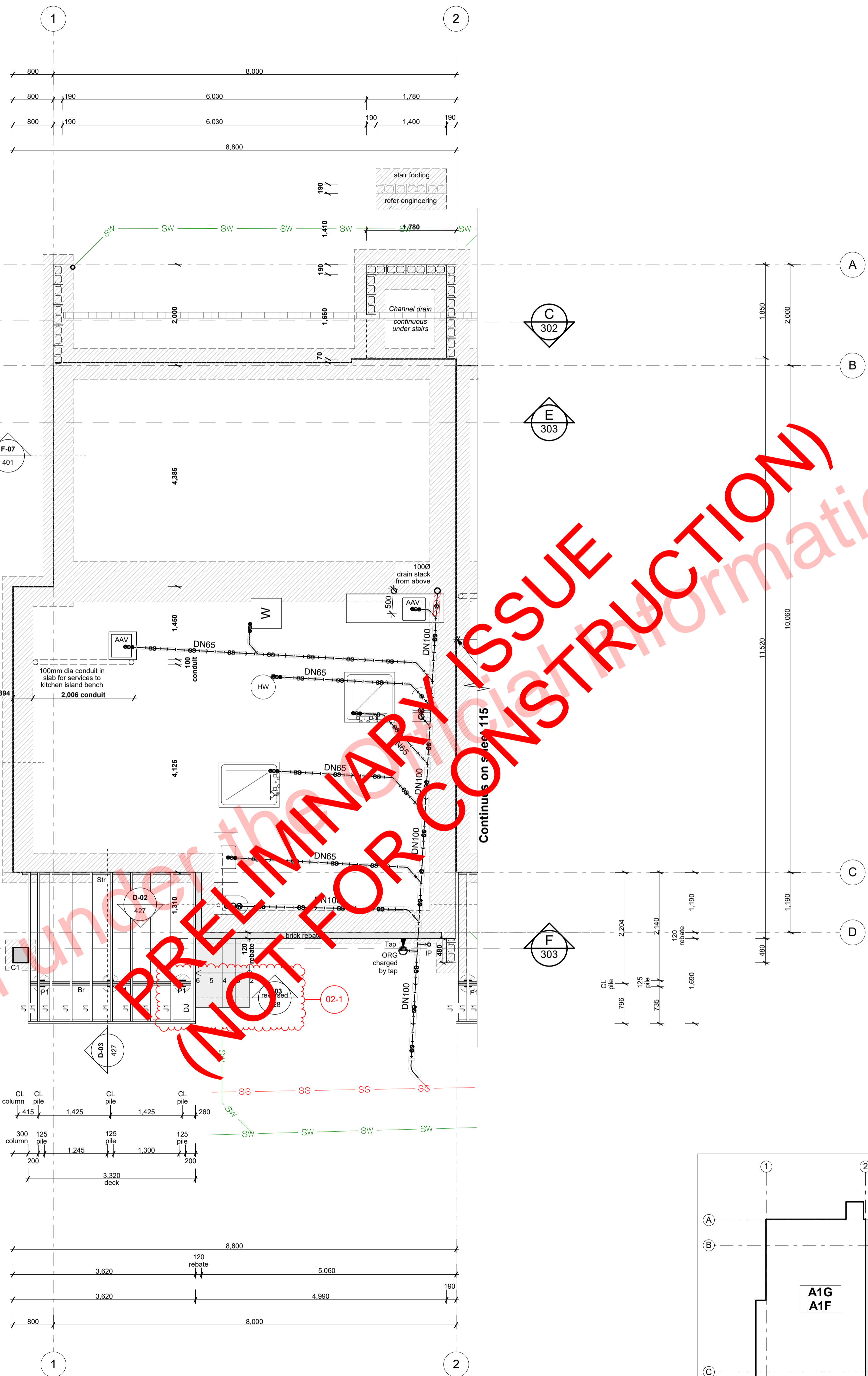
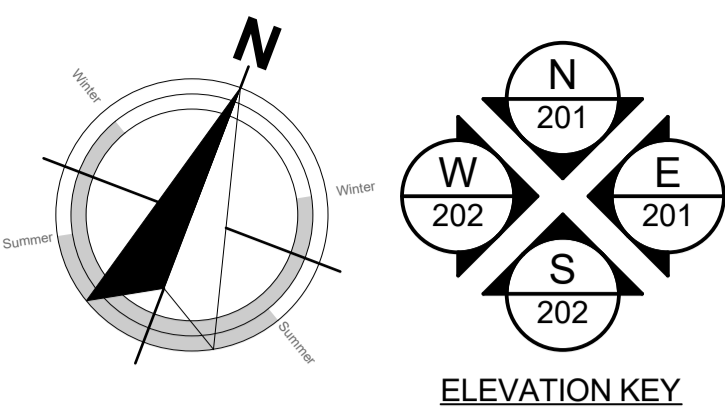
p:+64 9 309 6032
 info@creativearch.co.nz
 www.creativearch.co.nz

ARNZ
 Professional Member

DESIGN AND DRAWINGS ARE COPYRIGHT OF CREATIVE ARCH LTD
 CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK
 ALL RESTRICTED BUILDING WORK TO BE CARRIED OUT BY LICENSED BUILDING PRACTITIONERS

project title:
Proposed Development for:
 for:
Bonair Developments
 at:
153 Bonair Crescent
Silverdale, Auckland
 sheet title:
First Floor Setout Plan Units A4/5F
 drawn: **KN** checked: **JM** dwg n#: **113**
 job n#: **2005**
 date created: **11/20/2018**
 date plotted: **1/15/2019**
 issue: **BC** rev n#: **02**
 scale: **1:200, 1:50, 1:1 @ A1**
 NOTE: Drawings are 1/2 scale @ A3
 CAD ref: 21\Creative Arch\2005_Broadway Property Group_L002D_BLOCKA

FOR BUILDING CONSENT - BLOCK A



Foundation & Drainage Plan 1:50

DRAINAGE LEGEND:		
	Private sanitary drain under slab (PVC)	
	Restricted Entry Zone of stack	
	Private sanitary drain (PVC)	
	Private stormwater drain (PVC)	
	Hot Water Cylinder with tundish drain	
	Shower	
	Overflow relief gully	
	Toilet	
	Wash hand basin	
	Sink	
	Downpipe	
	Inspection point	
	Tap	

IT IS THE CONTRACTORS RESPONSIBILITY TO CHECK ALL DIMENSIONS ON SITE.

ALL SERVICE PIPE LOCATIONS AND LEVELS MUST BE CHECKED ON SITE BY CONTRACTOR.

ALL SANITARY DRAINAGE INSTALLATIONS SHALL BE IN ACCORDANCE WITH AS/NZS 3500.2

ALL SANITARY DRAINAGE PIPING 65 DIA. AND BELOW SHALL RUN AT 2.5% GRADIENT. PIPING 80 DIA. AND ABOVE SHALL RUN AT 1.65% GRADIENT.

REFER TO CIVIL ENGINEERS DRAWINGS FOR CONNECTION LOCATION AND LEVELS.

PIPE SIZES AND GRADIENTS		
Sanitary fixture or appliance	Min. trap and discharge pipe (Ømm)	Minimum gradient
Timber Floor:		
Vanity	400	1:40
Kitchen Sink	400	1:40
Shower	400	1:40
Bath	400	1:40
Tub	400	1:40
WC	800	1:60
Floor wastes	1000	1:60
Concrete Slab:		
Basin	650	1:40
Shower	650	1:40
WC	800	1:60
Sanitary Drainage	1000	1:60
Stormwater Drain	1000	1:120
Stacks	1000	N/A
Vents	500	N/A
Downpipes	800	N/A
Droppers	800	N/A

FOUNDATION PLAN LEGEND:	
	300x300mm concrete column on 1000x300 concrete pad per engineer
	125x125mm H5 timber pile cast into 3500x600 concrete footing per engineer
	Concrete footing per engineer
	190x45 SG8 H3.2 joist per engineer
	2/190x45 SG8 H3.2 joists per engineer
	190x45 SG8 H3.2 stringer per engineer
	2/190x45 SG8 H5 bearer per engineer

All stringers H3.2 treated timber fixed with M12 galv bolts @ crs as noted on drawings. Pack deck stringers 12mm from cladding to allow rainwater run-off.

Deck joists spanning greater than 2.50m with depth of 200mm or greater require continuous midspan blocking.

Deck joists shall have minimum bearing on their supports of 32mm.

Joints in deck joists shall be made only over supports, but not where the joist is cantilevered beyond the support.

POWER / TELEPHONE / WATER SERVICES / GAS:

All drainage shall be in accordance with the local council. The contractor shall liaise with and co-operate with all Network Utility Operators.

All plumbing and drainage in accordance with AS/NZS 3500.2 plumbing and drainage code.

Note:
Check and verify all dimensions on site before commencing work. The contractor shall locate all existing services at the proposed connection points prior to commencing work. The connections shall be in accordance with the local council requirements.

The contractor shall take all necessary precautions during excavation to avoid any disruption of existing services. All existing services shall be reinstated to their original condition and to the satisfaction of the Architect or Engineer.

Ensure all stormwater and sewer piping under driveways has a depth of cover of 375mm and that the bedding and fill material complies with E1/AS1 figure 13(b)

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NEW ZEALAND BUILDING CODE

PLANS TO BE READ IN CONJUNCTION WITH THE FOLLOWING:
 - STRUCTURAL ENGINEERING PLANS & SPECIFICATION BY HFC GROUP
 - TRUSS MANUFACTURER'S PLANS & SPECIFICATION BY PLACEMAKERS
 - FIRE ENGINEERING DESIGN REPORT BY HFC GROUP
 - ACOUSTIC REPORT BY HEAGLEY ACOUSTICS
 - STORMWATER & SANITARY CONNECTION POINTS BY CRANG CIVIL
 - SOIL REPORT BY KGA GEOTECHNICAL

ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS BY HFC GROUP LTD

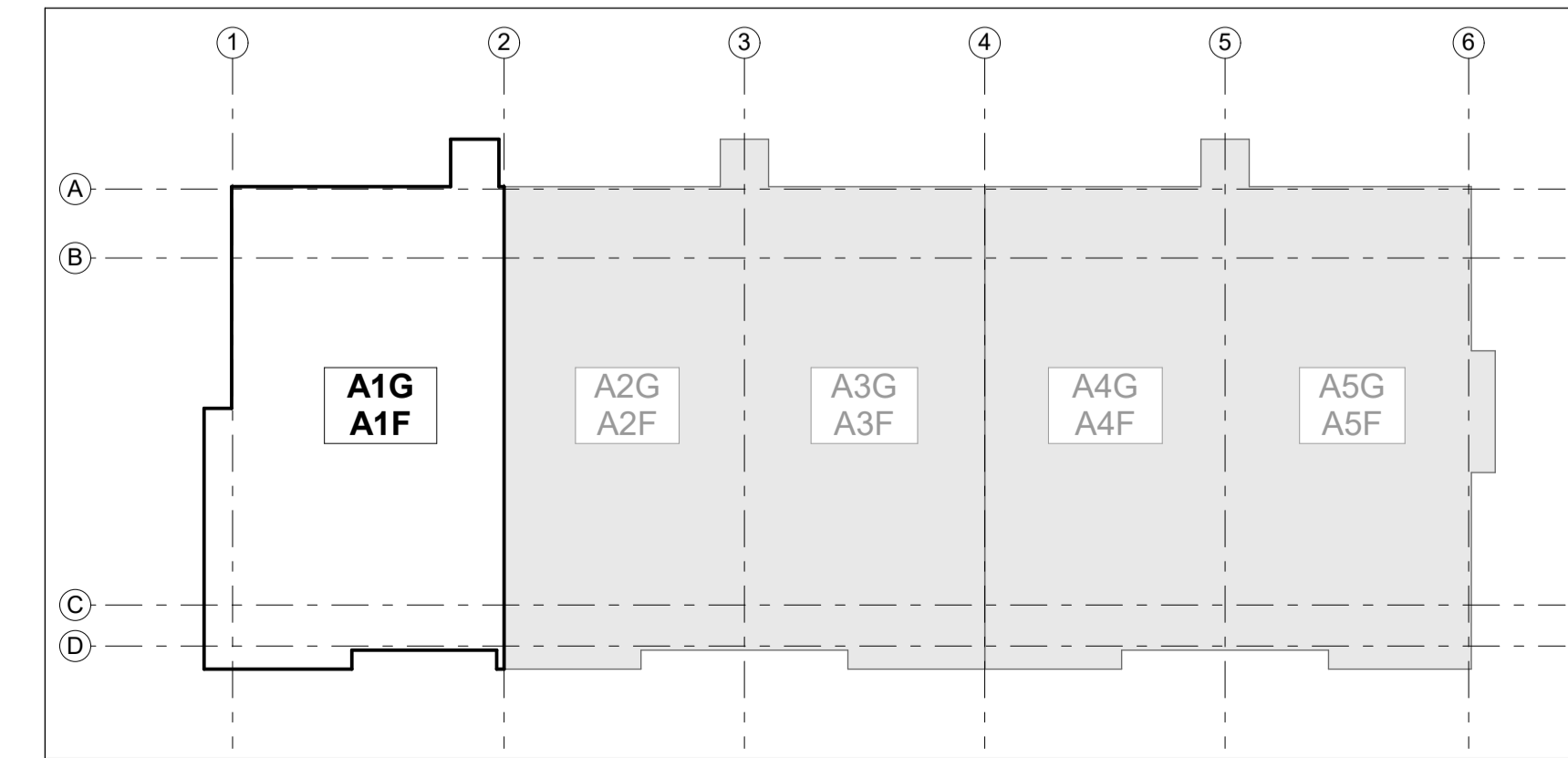
RevID	Issue	ChID	Comments	Date
01	Building Consent			10/12/2018
02	RPI 1	02-1	Stair Detail added	11/12/2018



29 Nixon St,
 Grey Lynn
 PO Box 78 282 Grey Lynn
 Auckland

p+64 9 309 6032
 info@creativearch.co.nz
 www.creativearch.co.nz

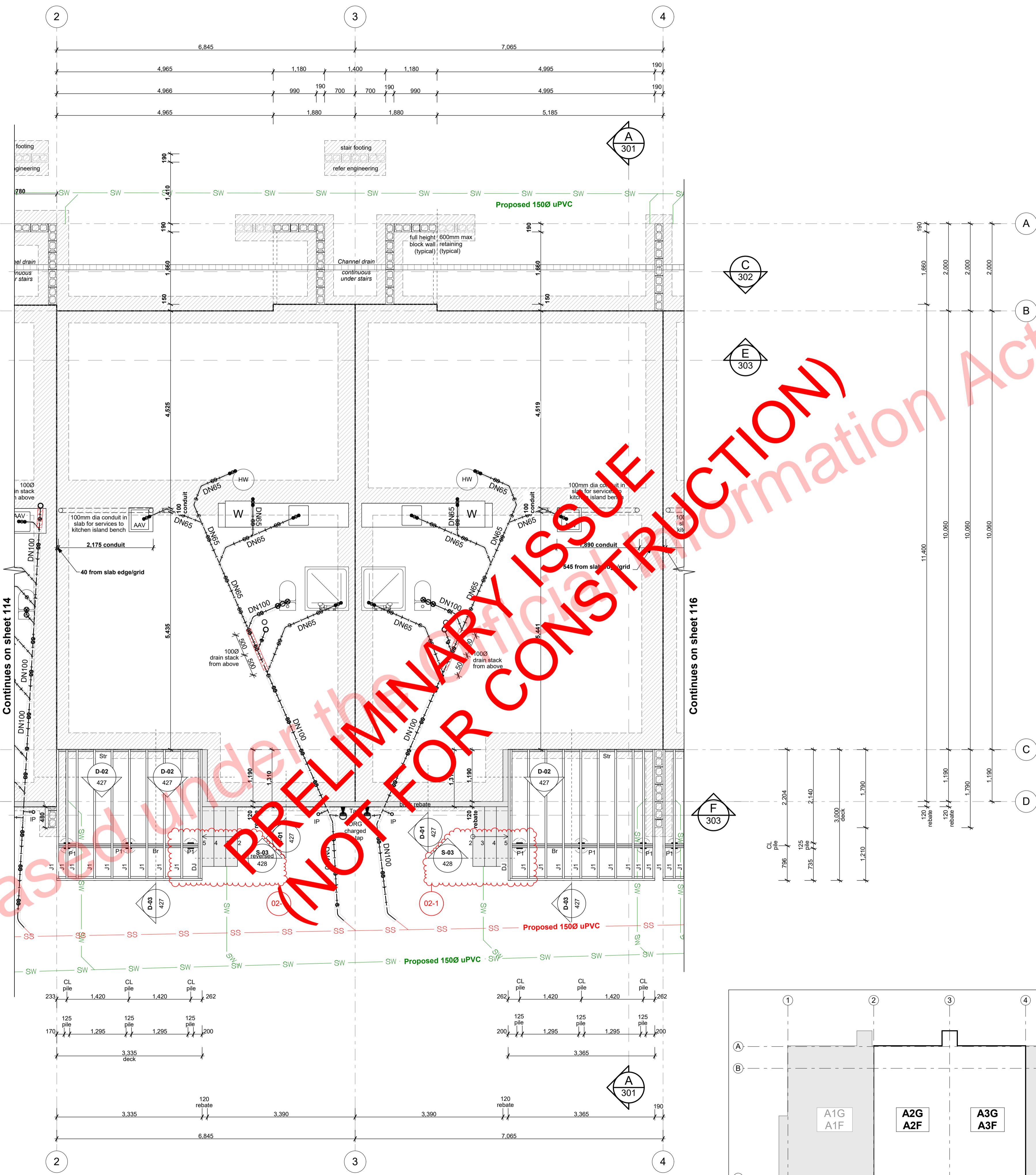
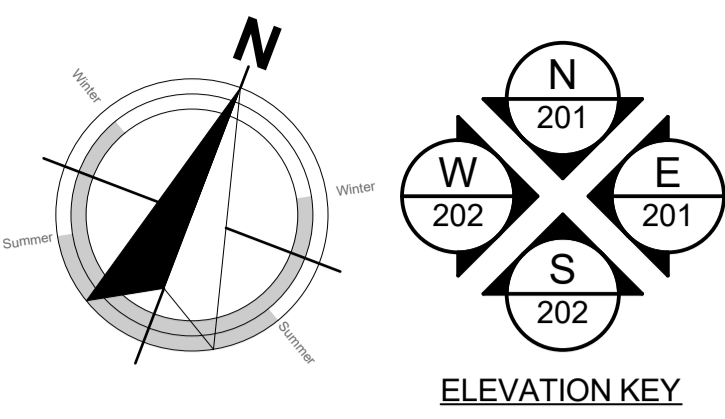
AR NZ
 Professional Member
 ULP/EP/PL/AT



FOR BUILDING CONSENT - BLOCK A

DESIGN AND DRAWINGS ARE COPYRIGHT OF CREATIVE ARCH LTD
 CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK
 ALL RESTRICTED BUILDING WORK TO BE CARRIED OUT BY LICENSED BUILDING PRACTITIONERS

project title:
Proposed Development for:
 for:
Bonair Developments
 at:
153 Bonair Crescent
Silverdale, Auckland
 sheet title:
Foundation & Drainage Unit A1G
 drawn: **KN** checked: **JM** dwg n#: **114**
 job n#: **2005**
 date created: **11/12/2018**
 date plotted: **1/15/2019**
 issue: **BC** rev n#: **02**
 scale: **1:50, 1:1, 1:200 @ A1**
 NOTE: Drawings are 1/2 scale @ A3
 CAD ref: 21\Creative Arch\2005_Broadway Property Group_L00GED_BLOCKA



DRAINAGE LEGEND:

- Private sanitary drain under slab (PVC)
- Restricted Entry Zone of stack
- Private sanitary drain (PVC)
- Private stormwater drain (PVC)
- HWC Hot Water Cylinder with tundish drain
- SHR Shower
- ORG Overflow relief gully
- WC Toilet
- WHB Wash hand basin
- SK Sink
- DP Downpipe
- IP Inspection point
- Tap

IT IS THE CONTRACTORS RESPONSIBILITY TO CHECK ALL DIMENSIONS ON SITE.

ALL SERVICE PIPE LOCATIONS AND LEVELS MUST BE CHECKED ON SITE BY CONTRACTOR.

ALL SANITARY DRAINAGE INSTALLATIONS SHALL BE IN ACCORDANCE WITH AS/NZS 3500.2

ALL SANITARY DRAINAGE PIPING 65 DIA. AND BELOW SHALL RUN AT 2.5% GRADIENT. PIPING 80 DIA. AND ABOVE SHALL RUN AT 1.65% GRADIENT.

REFER TO CIVIL ENGINEERS DRAWINGS FOR CONNECTION LOCATION AND LEVELS.

PIPE SIZES AND GRADIENTS

Sanitary fixture or appliance	Min. trap and discharge pipe (Ømm)	Minimum gradient
Timber Floor:		
Vanity	40Ø	1:40
Kitchen Sink	40Ø	1:40
Shower	40Ø	1:40
Bath	40Ø	1:40
Tub	40Ø	1:40
WC	80Ø	1:80
Floor wastes	100Ø	1:60
Concrete Slab:		
Basin	65Ø	1:40
Shower	65Ø	1:40
WC	80Ø	1:60
Sanitary Drainage	100Ø	1:60
Stormwater Drain	100Ø	1:120
Stacks	100Ø	N/A
Vents	50Ø	N/A
Downpipes	80Ø	N/A
Droppers	80Ø	N/A

FOUNDATION PLAN LEGEND:

- C1 300x300mm concrete column on 1000x300 concrete pad per engineer
- P1 125x125mm H5 timber pile cast into 350Øx600 concrete footing per engineer
- Concrete footing per engineer
- J1 190x45 SG8 H3.2 joist per engineer
- DJ 2/190x45 SG8 H3.2 joists per engineer
- Str 190x45 SG8 H3.2 stringer per engineer
- Br 2/190x45 SG8 H5 bearer per engineer

All stringers H3.2 treated timber fixed with M12 galv bolts @ crs as noted on drawings. Pack deck stringers 12mm from cladding to allow rainwater run-off.

Deck joists spanning greater than 2.50m with depth of 200mm or greater require continuous midspan blocking.

Deck joists shall have minimum bearing on their supports of 32mm.

Joists in deck joists shall be made only over supports, but not where the joist is cantilevered beyond the support.

POWER / TELEPHONE / WATER SERVICES / GAS:

All drainage shall be in accordance with the local council. The contractor shall liaise with and co-operate with all Network Utility Operators.

All plumbing and drainage in accordance with AS/NZS 3500.2 plumbing and drainage code.

Note:
Check and verify all dimensions on site before commencing work. The contractor shall locate all existing services at the proposed connection points prior to commencing work. The connections shall be in accordance with the local council requirements.

The contractor shall take all necessary precautions during excavation to avoid any disruption of existing services. All existing services shall be reinstated to their original condition and to the satisfaction of the Architect or Engineer.

Ensure all stormwater and sewer piping under driveways has a depth of cover of 375mm and that the bedding and fill material complies with E1/AS1 figure 13(b)

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NEW ZEALAND BUILDING CODE

PLANS TO BE READ IN CONJUNCTION WITH THE FOLLOWING:

- STRUCTURAL ENGINEERING PLANS & SPECIFICATION BY HFC GROUP
- TRUSS MANUFACTURER'S PLANS & SPECIFICATION BY PLACEMAKERS
- FIRE ENGINEERING DESIGN REPORT BY HFC GROUP
- ACOUSTIC REPORT BY HEAGLEY ACOUSTICS
- STORMWATER & SANITARY CONNECTION POINTS BY CRANG CIVIL
- SOIL REPORT BY KGA GEOTECHNICAL

ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS BY HFC GROUP LTD

RevID	Issue	CHD	Comments	Date
01	Building Consent			10/12/2018
02	RPI 1	02-1	Stair Detail added	11/12/2018



29 Nixon St,
Grey Lynn
PO Box 78 282 Grey Lynn
Auckland

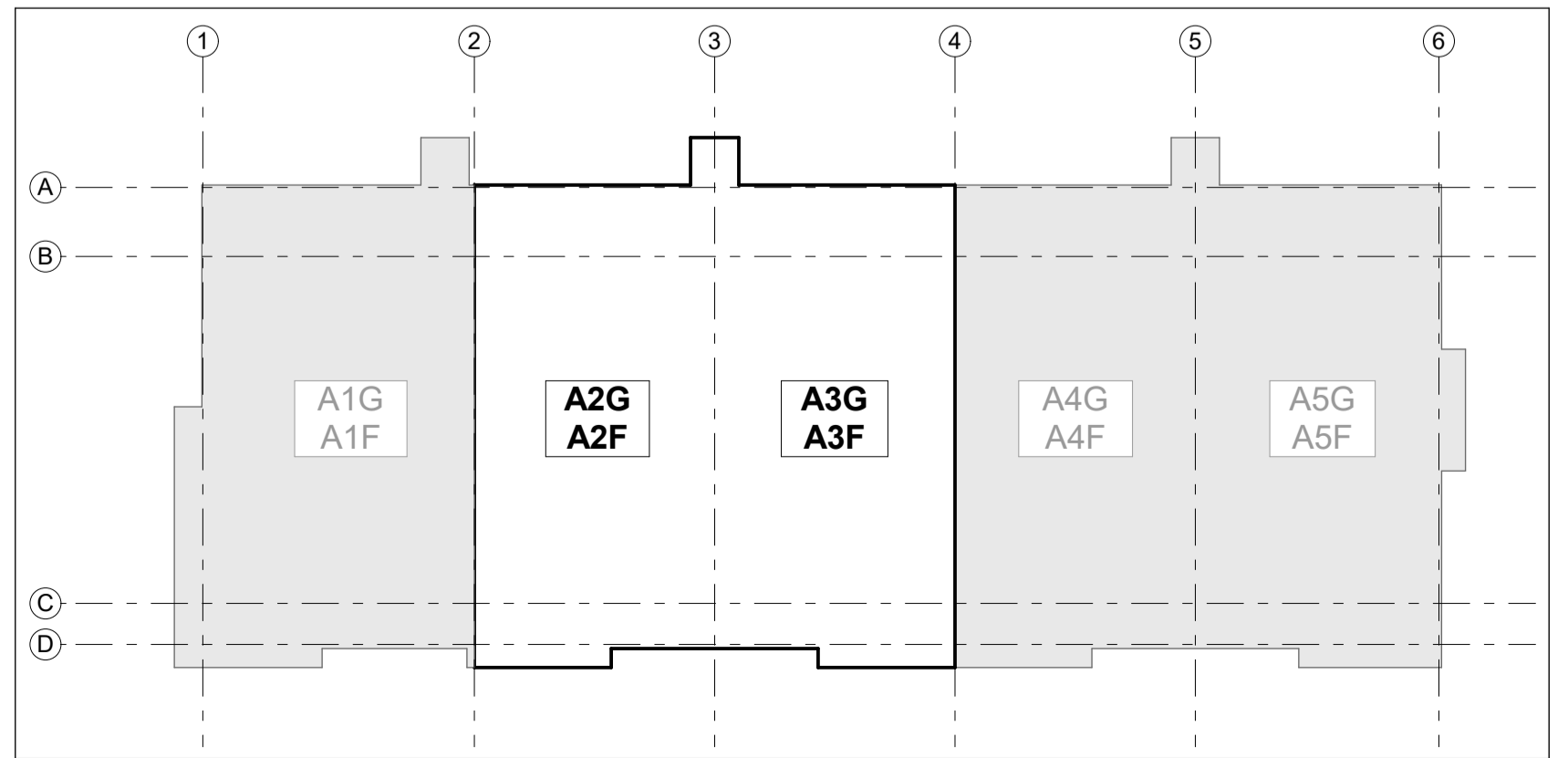
p: +64 9 309 6032
info@creativearch.co.nz
www.creativearch.co.nz

AR NZ
Professional
Member

DESIGN AND DRAWINGS ARE COPYRIGHT OF CREATIVE ARCH LTD
CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK

ALL RESTRICTED BUILDING WORK TO BE CARRIED OUT BY LICENSED BUILDING PRACTITIONERS

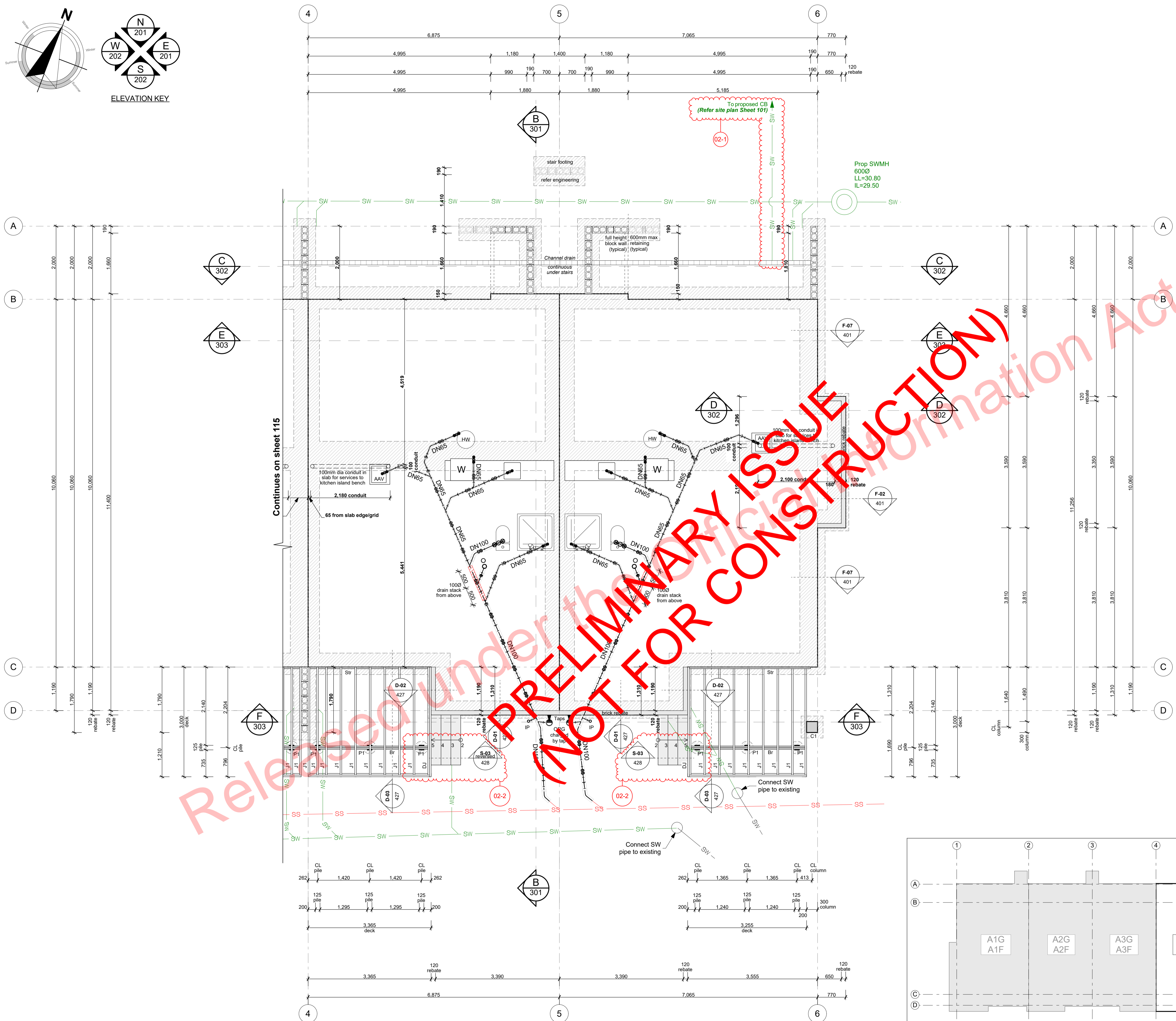
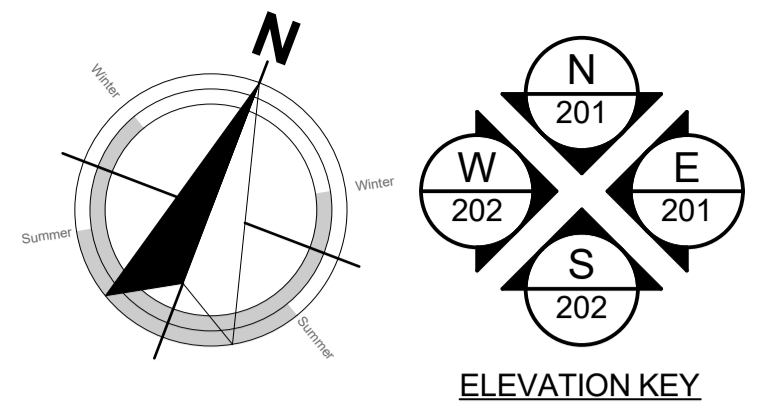
project title:
Proposed Development for:
for:
Bonair Developments
at:
153 Bonair Crescent
Silverdale, Auckland
sheet title:
Foundation & Drainage Units A2/3G
drawn: **KN** checked: **JM** dwg n#: **115**
job n#: **2005**
date created: **11/12/2018**
date plotted: **1/15/2019**
issue: **BC** rev n#: **02**
scale: **1:50, 1:1, 1:200 @ A1**
NOTE: Drawings are 1/2 scale @ A3
CAD ref: 21\Creative Arch\2005_Broadway Property Group_LODGED_BLOCKA



Foundation & Drainage Plan 1:50

Released Under the Official Information Act 1982 (NOT FOR CONSTRUCTION)

FOR BUILDING CONSENT - BLOCK A



Foundation & Drainage Plan 1:50

DRAINAGE LEGEND:

- Private sanitary drain under slab (PVC)
- Restricted Entry Zone of stack
- Private sanitary drain (PVC)
- Private stormwater drain (PVC)
- Hot Water Cylinder with tundish drain Shower
- Overflow relief gully
- Toilet
- Wash hand basin
- Sink
- Downpipe
- Inspection point
- Tap

IT IS THE CONTRACTORS RESPONSIBILITY TO CHECK ALL DIMENSIONS ON SITE.

ALL SERVICE PIPE LOCATIONS AND LEVELS MUST BE CHECKED ON SITE BY CONTRACTOR.

ALL SANITARY DRAINAGE INSTALLATIONS SHALL BE IN ACCORDANCE WITH AS/NZS 3500.2

ALL SANITARY DRAINAGE PIPING 65 DIA. AND BELOW SHALL RUN AT 2.5% GRADIENT. PIPING 80 DIA. AND ABOVE SHALL RUN AT 1.65% GRADIENT.

REFER TO CIVIL ENGINEERS DRAWINGS FOR CONNECTION LOCATION AND LEVELS.

PIPE SIZES AND GRADIENTS

Sanitary fixture or appliance	Min. trap and discharge pipe (Ømm)	Minimum gradient
Timber Floor:		
Vanity	40Ø	1:40
Kitchen Sink	40Ø	1:40
Shower	40Ø	1:40
Bath	40Ø	1:40
Tub	40Ø	1:40
WC	80Ø	1:60
Floor wastes	100Ø	1:60
Concrete Slab:		
Basin	65Ø	1:40
Shower	65Ø	1:40
WC	80Ø	1:60
Sanitary Drainage	100Ø	1:60
Stormwater Drain	100Ø	1:120
Stacks	100Ø	N/A
Vents	50Ø	N/A
Downpipes	80Ø	N/A
Droppers	80Ø	N/A

FOUNDATION PLAN LEGEND:

- 300x300mm concrete column on 1000x300 concrete pad per engineer
- 125x125mm H5 timber pile cast into 350Øx600 concrete footing per engineer
- Concrete footing per engineer
- 190x45 SG8 H3.2 joist per engineer
- 2/190x45 SG8 H3.2 joists per engineer
- 190x45 SG8 H3.2 stringer per engineer
- 2/190x45 SG8 H5 bearer per engineer

All stringers H3.2 treated timber fixed with M12 galv bolts @ crs as noted on drawings. Pack deck stringers 12mm from cladding to allow rainwater run-off.

Deck joists spanning greater than 2.50m with depth of 200mm or greater require continuous midspan blocking.

Deck joists shall have minimum bearing on their supports of 32mm.

Joints in deck joists shall be made only over supports, but not where the joist is cantilevered beyond the support.

POWER / TELEPHONE / WATER SERVICES / GAS:

All drainage shall be in accordance with the local council. The contractor shall liaise with and co-operate with all Network Utility Operators.

All plumbing and drainage in accordance with AS/NZS 3500.2 plumbing and drainage code.

Note:
Check and verify all dimensions on site before commencing work. The contractor shall locate all existing services at the proposed connection points prior to commencing work. The connections shall be in accordance with the local council requirements.

The contractor shall take all necessary precautions during excavation to avoid any disruption of existing services. All existing services shall be reinstated to their original condition and to the satisfaction of the Architect or Engineer.

Ensure all stormwater and sewer piping under driveways has a depth of cover of 375mm and that the bedding and fill material complies with E1/AS1 figure 13(b)

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NEW ZEALAND BUILDING CODE

PLANS TO BE READ IN CONJUNCTION WITH THE FOLLOWING:

- STRUCTURAL ENGINEERING PLANS & SPECIFICATION BY HFC GROUP
- TRUSS MANUFACTURER'S PLANS & SPECIFICATION BY PLACEMAKERS
- FIRE ENGINEERING DESIGN REPORT BY HFC GROUP
- ACOUSTIC REPORT BY HEAGLEY ACOUSTICS
- STORMWATER & SANITARY CONNECTION POINTS BY CRANG CIVIL
- SOIL REPORT BY KGA GEOTECHNICAL

ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS BY HFC GROUP LTD

RevID	Issue	ChID	Comments	Date
01	Building Consent	00-1	SW Re-routed to CB	10/12/2018
02	RFI 1	02-1	Stair Detail added	11/12/2018



29 Nixon St,
Grey Lynn
PO Box 78 282 Grey Lynn
Auckland

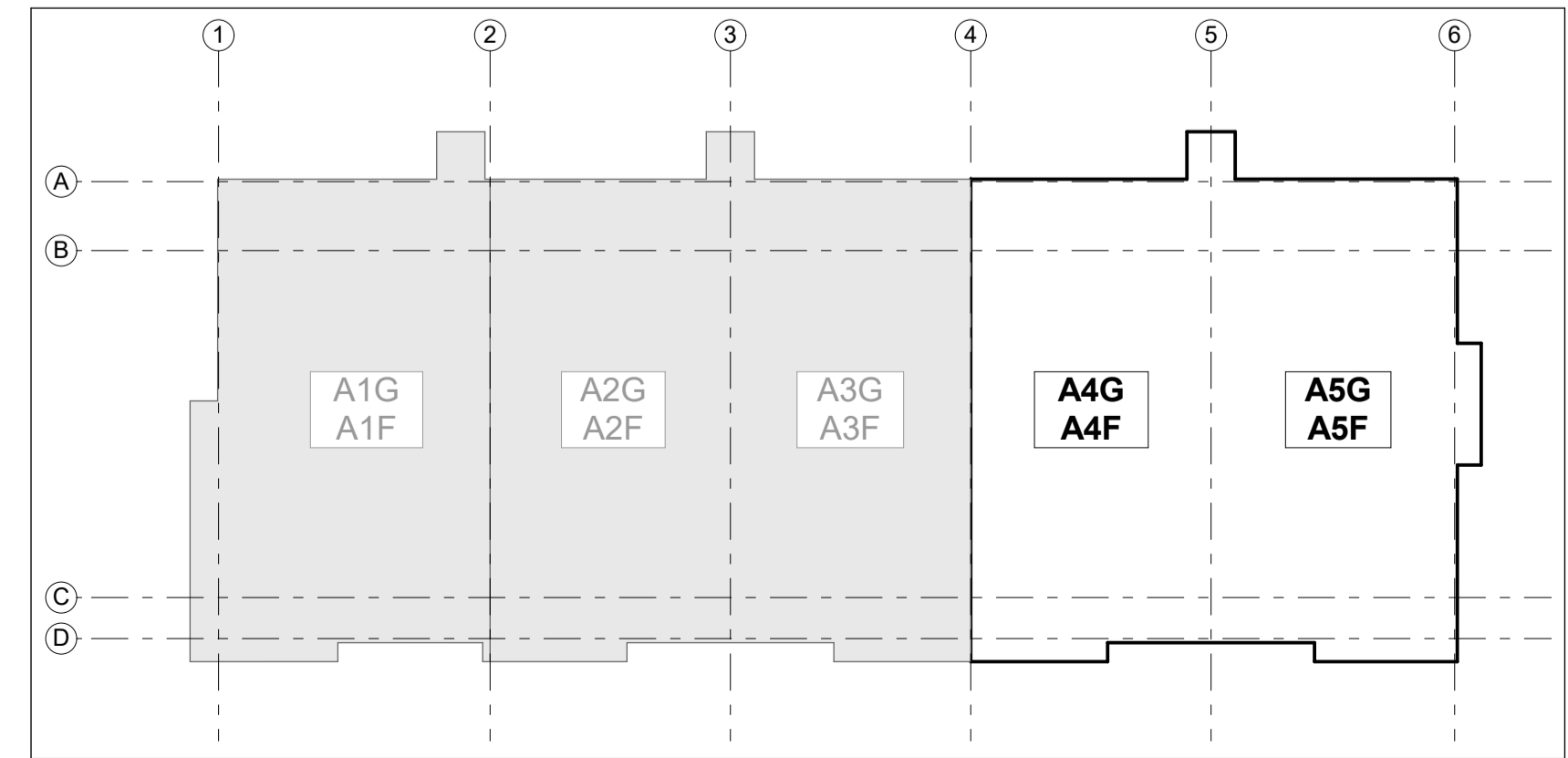
p: +64 9 309 6032
info@creativearch.co.nz
www.creativearch.co.nz

AR NZ
Professional
Member

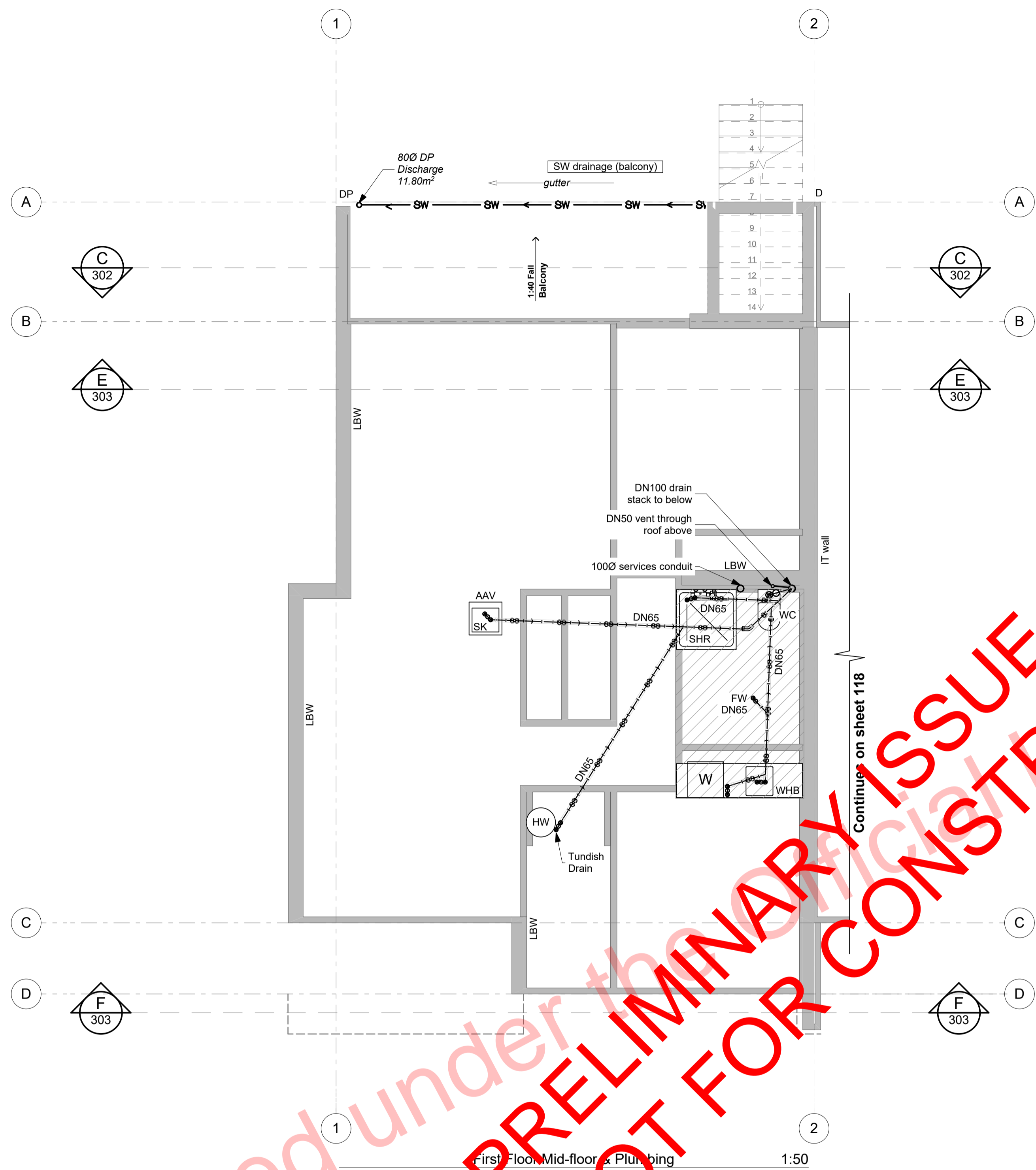
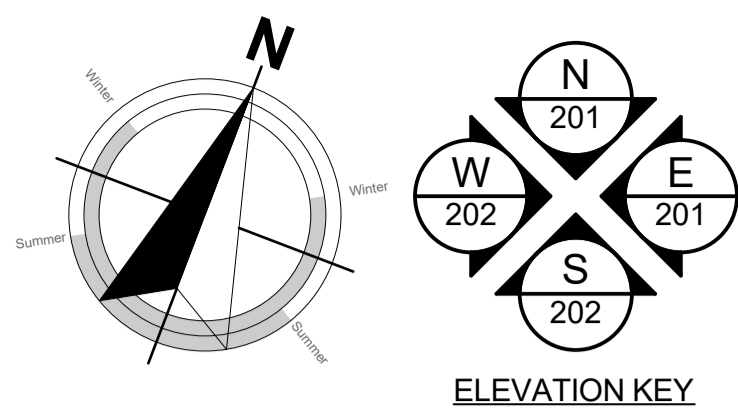
DESIGN AND DRAWINGS ARE COPYRIGHT © OF CREATIVE ARCH LTD
CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK

ALL RESTRICTED BUILDING WORK TO BE CARRIED OUT BY LICENSED BUILDING PRACTITIONERS

project title:
Proposed Development for:
for:
Bonair Developments
at:
**153 Bonair Crescent
Silverdale, Auckland**
sheet title:
Foundation & Drainage Units A4/5G
drawn: **KN** checked: **JM** dwg n#: **116**
job n#: **2005**
date created: **11/12/2018**
date plotted: **1/15/2019**
issue: **BC** rev n#: **02**
scale: **1:50, 1:1, 1:200 @ A1**
NOTE: Drawings are 1/2 scale @ A3
CAD ref: 21/Creative Arch/2005_Broadway Property Group_1_CODED_BLOCKA



FOR BUILDING CONSENT - BLOCK A



Released under the Official Information Act
PRELIMINARY ISSUE (NOT FOR CONSTRUCTION)

POWER / TELEPHONE / WATER SERVICES / GAS:

All drainage shall be in accordance with the local council. The contractor shall liaise with and co-operate with all Network Utility Operators.

All plumbing and drainage in accordance with AS/NZS 3500.2 plumbing and drainage code.

Note:
Check and verify all dimensions on site before commencing work. The contractor shall locate all existing services at the proposed connection points prior to commencing work. The connections shall be in accordance with the local council requirements.

The contractor shall take all necessary precautions during excavation to avoid any disruption of existing services. All existing services shall be reinstated to their original condition and to the satisfaction of the Architect or Engineer.

Ensure all stormwater and sewer piping under driveways has a depth of cover of 375mm and that the bedding and fill material complies with E1/AS1 figure 13(b)

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NEW ZEALAND BUILDING CODE

PLANS TO BE READ IN CONJUNCTION WITH THE FOLLOWING:

- STRUCTURAL ENGINEERING PLANS & SPECIFICATION BY HFC GROUP
- TRUSS MANUFACTURER'S PLANS & SPECIFICATION BY PLACEMAKERS
- FIRE ENGINEERING DESIGN REPORT BY HFC GROUP
- ACOUSTIC REPORT BY HEAGLEY ACOUSTICS
- STORMWATER & SANITARY CONNECTION POINTS BY CRANG CIVIL

MID-FLOOR FRAMING PLAN LEGEND:

[Symbol]	Concrete ribs per engineering design
[Symbol]	Concrete beam per engineer design
[Symbol]	Concrete slab edge beam per engineer design
[Symbol]	Walls below (loading bearing walls noted LBW)
[Symbol]	Waterproofing membrane

PLUMBING LEGEND:

[Symbol]	Private sanitary drain (PVC)
[Symbol]	Private stormwater drain (PVC)
HW	Hot Water Cylinder with tundish drain
SHR	Shower
WC	Toilet
WHB	Wash hand basin
SK	Sink
DP	Downpipe
FW	Floor waster gully

IT IS THE CONTRACTORS RESPONSIBILITY TO CHECK ALL DIMENSIONS ON SITE.

ALL SERVICE PIPE LOCATIONS AND LEVELS MUST BE CHECKED ON SITE BY CONTRACTOR.

ALL SANITARY DRAINAGE INSTALLATIONS SHALL BE IN ACCORDANCE WITH AS/NZS 3500.2

ALL SANITARY DRAINAGE PIPING 65 DIA. AND BELOW SHALL RUN AT 2.5% GRADIENT. PIPING 80 DIA. AND ABOVE SHALL RUN AT 1.65% GRADIENT.

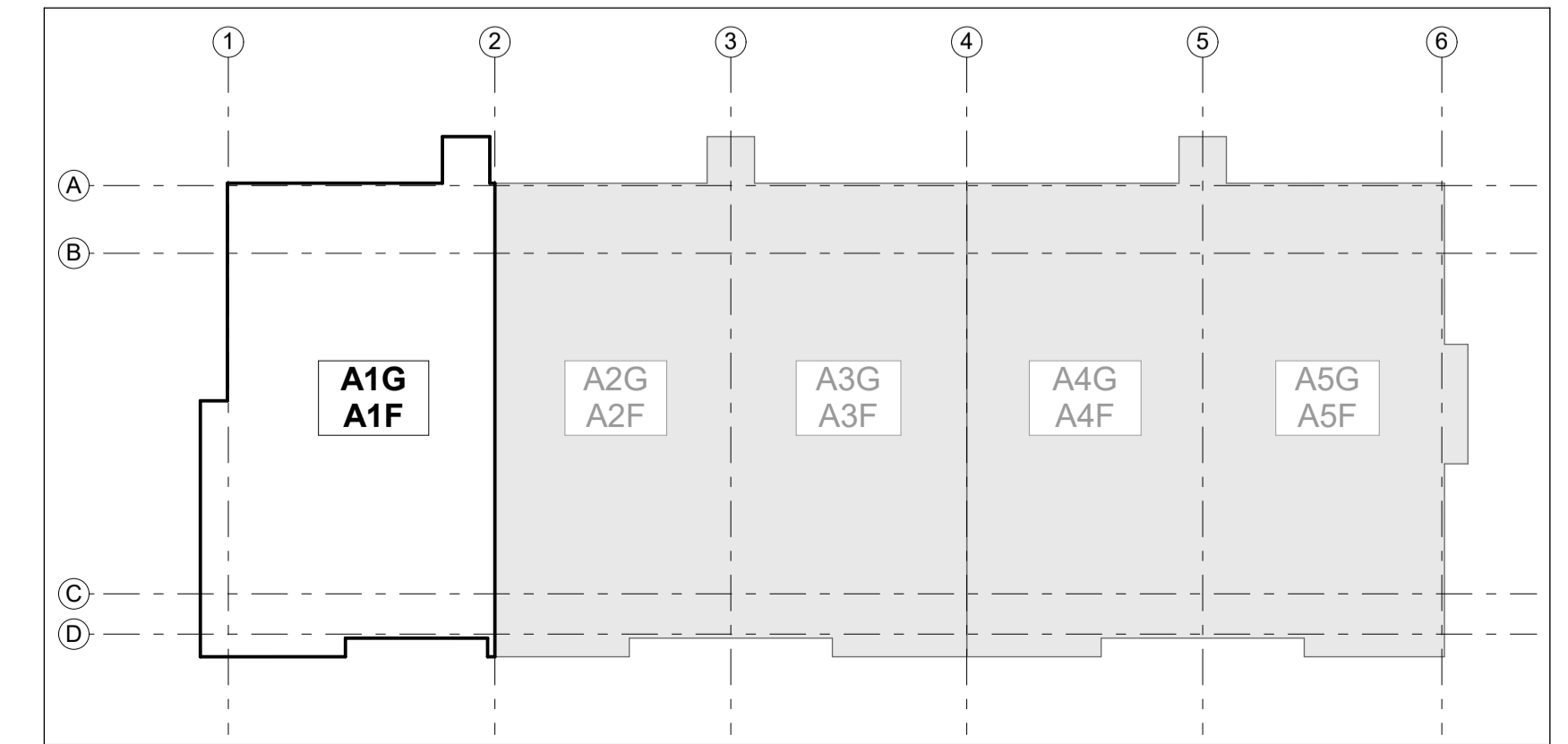
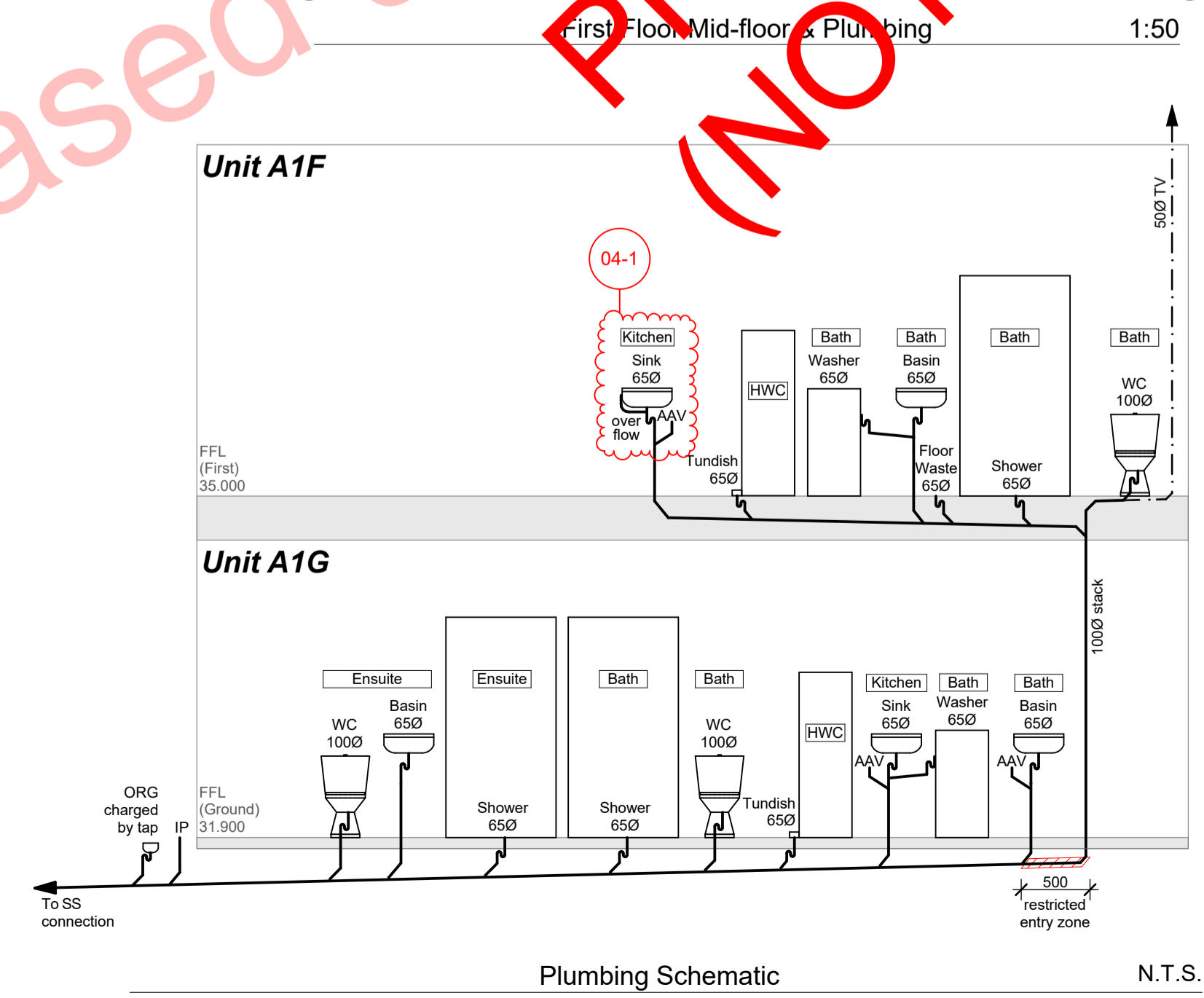
REFER TO CIVIL ENGINEERS DRAWINGS FOR CONNECTION LOCATION AND LEVELS.

PIPE SIZES AND GRADIENTS

Sanitary fixture or appliance	Min. trap and discharge pipe (Ømm)	Minimum gradient
Timber Floor:		
Vanity	40Ø	1:40
Kitchen Sink	40Ø	1:40
Shower	40Ø	1:40
Bath	40Ø	1:40
Tub	40Ø	1:40
WC	80Ø	1:60
Floor wastes	100Ø	1:60
Concrete Slab:		
Basin	65Ø	1:40
Shower	65Ø	1:40
WC	80Ø	1:60
Sanitary Drainage	100Ø	1:60
Stormwater Drain	100Ø	1:120
Stacks	100Ø	N/A
Vents	50Ø	N/A
Downpipes	80Ø	N/A
Droppers	80Ø	N/A

ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS BY HFC GROUP LTD

RevID	Issue	ChID	Comments	Date
01	Building Consent			10/12/2018
02	RPI 1	02-1	Floor waste gully added	11/12/2018
03	RPI 2	03-1	Add HW discharge	11/02/2019
04	RPI 3	04-1	Show overflow	11/15/2019



FOR BUILDING CONSENT - BLOCK A

DESIGN AND DRAWINGS ARE COPYRIGHT © CREATIVE ARCH LTD
CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK

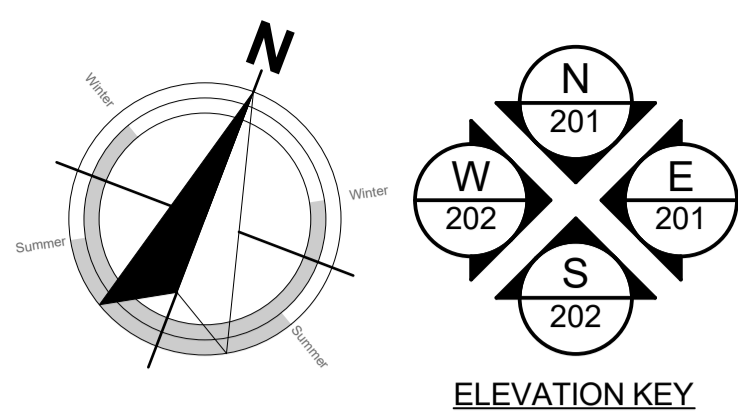
ALL RESTRICTED BUILDING WORK TO BE CARRIED OUT BY LICENSED BUILDING PRACTITIONERS

project title:
Proposed Development for:
for:
Bonair Developments
at:
153 Bonair Crescent
Silverdale, Auckland
sheet title:
Mid-Floor & Plumbing Units A1F
drawn: **KN** checked: **JM** dwg n#: **117**
job n#: **2005**
date created: **1/15/2019**
date plotted: **1/15/2019**
issue: **BC** rev n#: **04**
scale: **1:50, 1:200, 1:1 @ A1**
NOTE: Drawings are 1/2 scale @ A3
CAD ref: 21\Creative Arch\2005_Broadway Property Group_CODED_BLOCKA

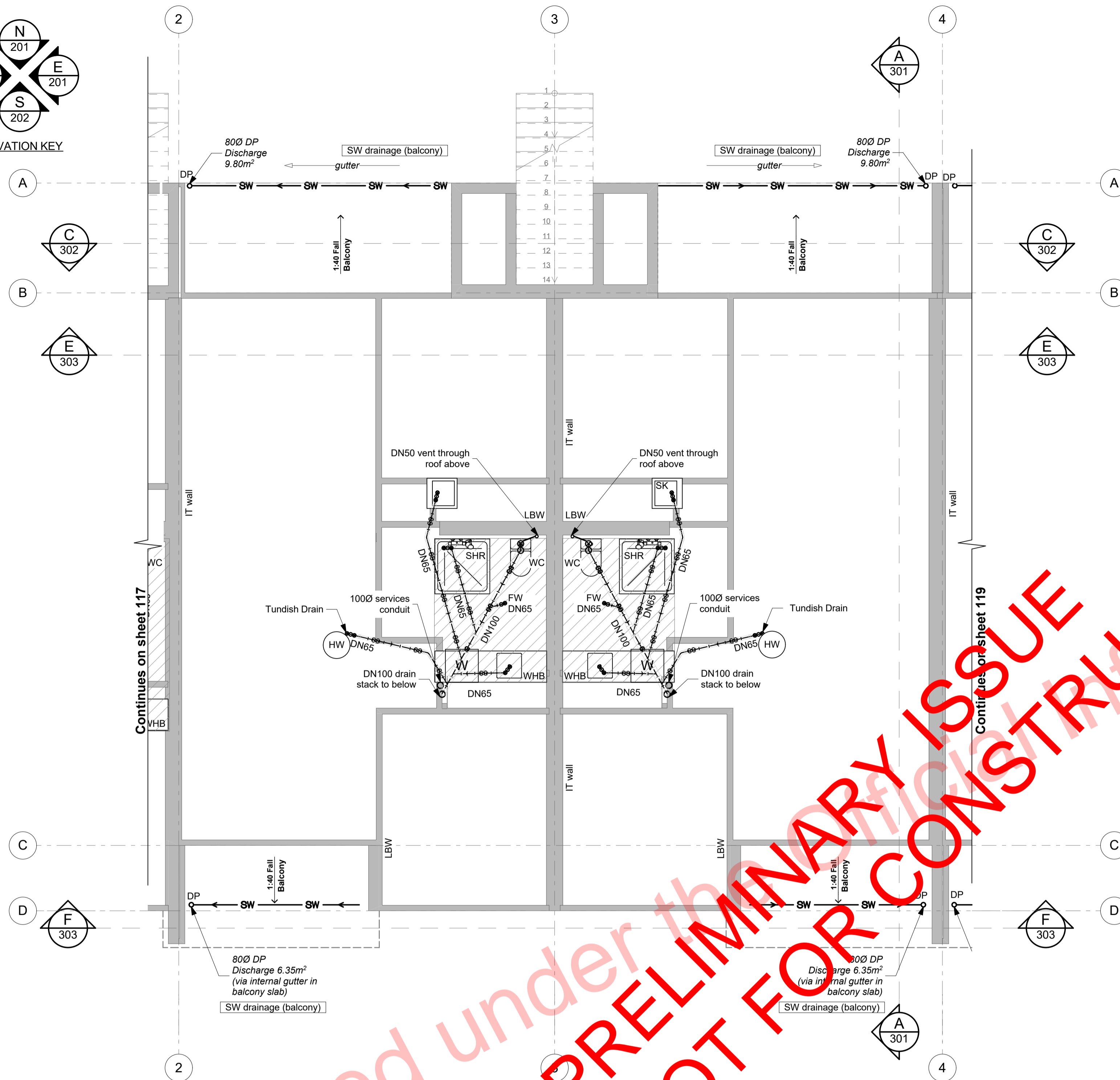


29 Nixon St,
Grey Lynn
PO Box 78 282 Grey Lynn
Auckland
p:+64 9 309 6032
info@creativearch.co.nz
www.creativearch.co.nz

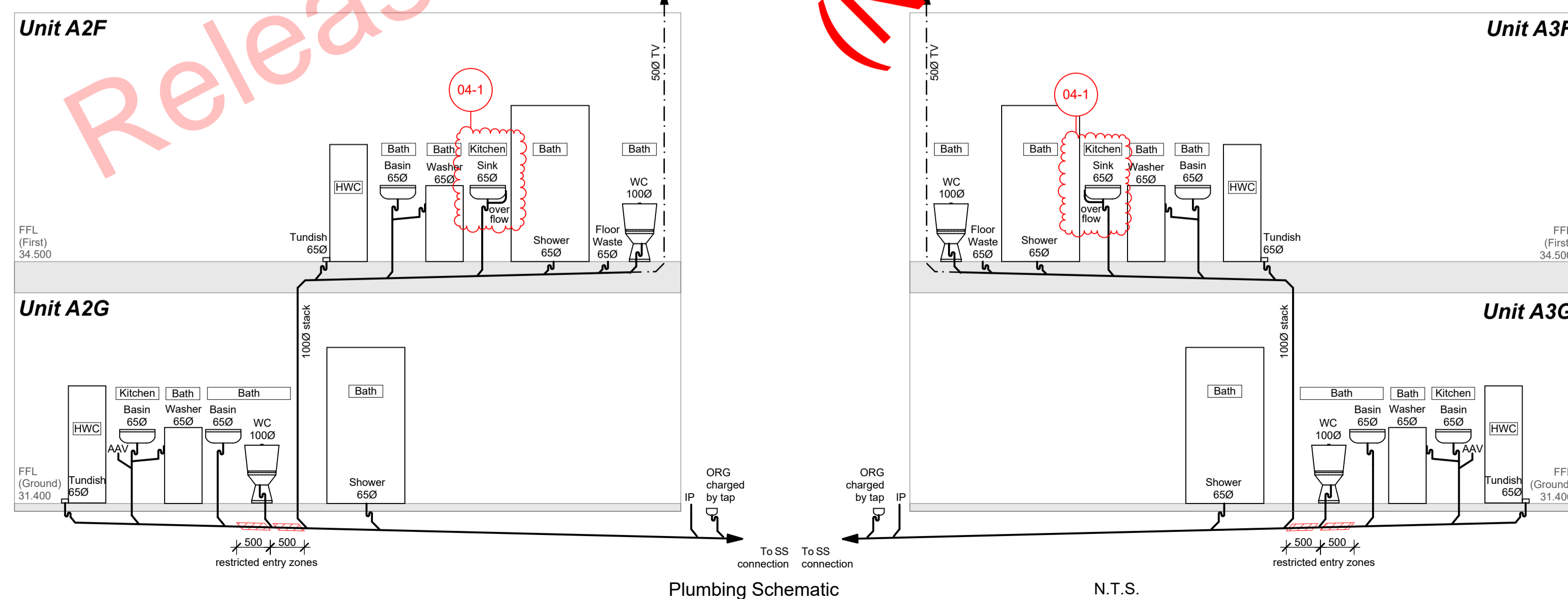




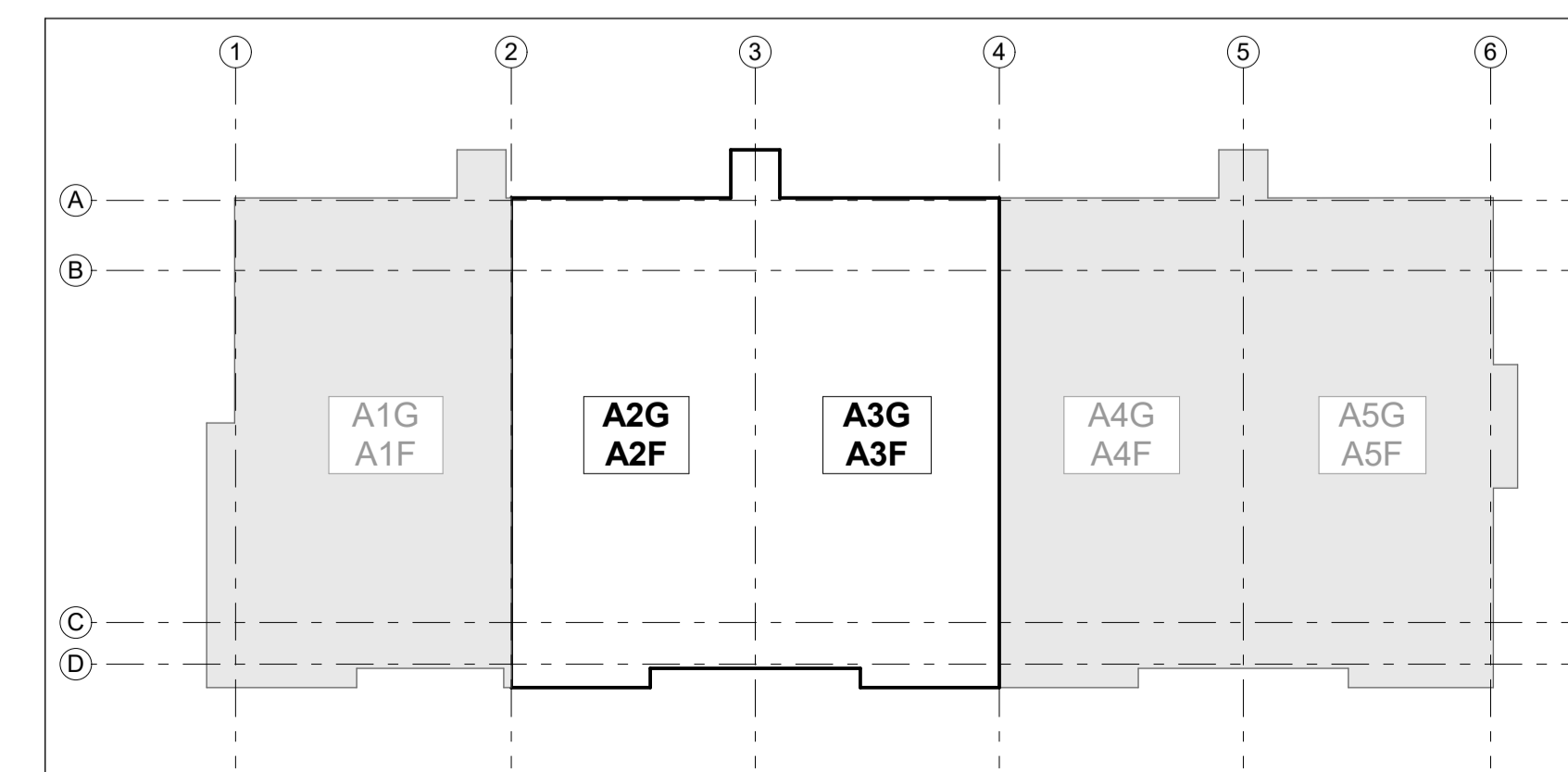
ELEVATION KEY



First Floor Mid-floor Plumbing 1:50



Plumbing Schematic N.T.S.



POWER / TELEPHONE / WATER SERVICES / GAS:

All drainage shall be in accordance with the local council. The contractor shall liaise with and co-operate with all Network Utility Operators.

All plumbing and drainage in accordance with AS/NZS 3500.2 plumbing and drainage code.

Note:
Check and verify all dimensions on site before commencing work. The contractor shall locate all existing services at the proposed connection points prior to commencing work. The connections shall be in accordance with the local council requirements.

The contractor shall take all necessary precautions during excavation to avoid any disruption of existing services. All existing services shall be reinstated to their original condition and to the satisfaction of the Architect or Engineer.

Ensure all stormwater and sewer piping under driveways has a depth of cover of 375mm and that the bedding and fill material complies with E1/AS1 figure 13(b)

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NEW ZEALAND BUILDING CODE

PLANS TO BE READ IN CONJUNCTION WITH THE FOLLOWING:

- STRUCTURAL ENGINEERING PLANS & SPECIFICATION BY HFC GROUP
- TRUSS MANUFACTURER'S PLANS & SPECIFICATION BY PLACEMAKERS
- FIRE ENGINEERING DESIGN REPORT BY HFC GROUP
- ACUSTIC REPORT BY HEAGLEY ACOUSTICS
- STORMWATER & SANITARY CONNECTION POINTS BY CRANG CIVIL

MID-FLOOR FRAMING PLAN LEGEND:

	Concrete ribs per engineering design
	Concrete beam per engineer design
	Concrete slab edge beam per engineer design
	Walls below (loading bearing walls noted LBW)
	Waterproofing membrane

PLUMBING LEGEND:

	Private sanitary drain (PVC)
	Private stormwater drain (PVC)
HW	Hot Water Cylinder with tundish drain
SHR	Shower
WC	Toilet
WHB	Wash hand basin
SK	Sink
DP	Downpipe
FW	Floor waster gully

IT IS THE CONTRACTORS RESPONSIBILITY TO CHECK ALL DIMENSIONS ON SITE.

ALL SERVICE PIPE LOCATIONS AND LEVELS MUST BE CHECKED ON SITE BY CONTRACTOR.

ALL SANITARY DRAINAGE INSTALLATIONS SHALL BE IN ACCORDANCE WITH AS/NZS 3500.2

ALL SANITARY DRAINAGE PIPING 65 DIA. AND BELOW SHALL RUN AT 2.5% GRADIENT. PIPING 80 DIA. AND ABOVE SHALL RUN AT 1.65% GRADIENT.

REFER TO CIVIL ENGINEERS DRAWINGS FOR CONNECTION LOCATION AND LEVELS.

PIPE SIZES AND GRADIENTS

Sanitary fixture or appliance	Min. trap and discharge pipe (Ømm)	Minimum gradient
Timber Floor:		
Vanity	40Ø	1:40
Kitchen Sink	40Ø	1:40
Shower	40Ø	1:40
Bath	40Ø	1:40
Tub	40Ø	1:40
WC	80Ø	1:60
Floor wastes	100Ø	1:60
Concrete Slab:		
Basin	65Ø	1:40
Shower	65Ø	1:40
WC	80Ø	1:60
Sanitary Drainage	100Ø	1:60
Stormwater Drain	100Ø	1:120
Stacks	100Ø	N/A
Vents	50Ø	N/A
Downpipes	80Ø	N/A
Droppers	80Ø	N/A

ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS BY HFC GROUP LTD

RevID	Issue	ChID	Comments	Date
01	Building Consent			10/12/2019
02	RPI 1	02-1	Floor waste gully added	11/12/2019
03	RPI 2	03-1	Add HW discharge	11/02/2019
04	RPI 3	04-1	Show overflow	11/12/2019



29 Nixon St,
Grey Lynn
PO Box 78 282 Grey Lynn
Auckland

p+64 9 309 6032
info@creativearch.co.nz
www.creativearch.co.nz

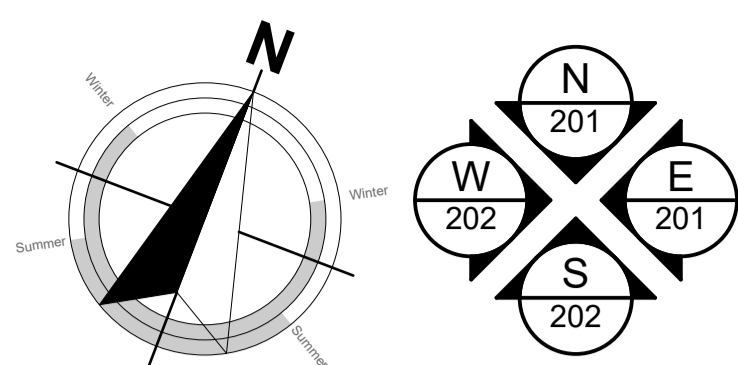
AR NZ
Professional Member

DESIGN AND DRAWINGS ARE COPYRIGHT © CREATIVE ARCH LTD
CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK
ALL RESTRICTED BUILDING WORK TO BE CARRIED OUT BY LICENSED BUILDING PRACTITIONERS

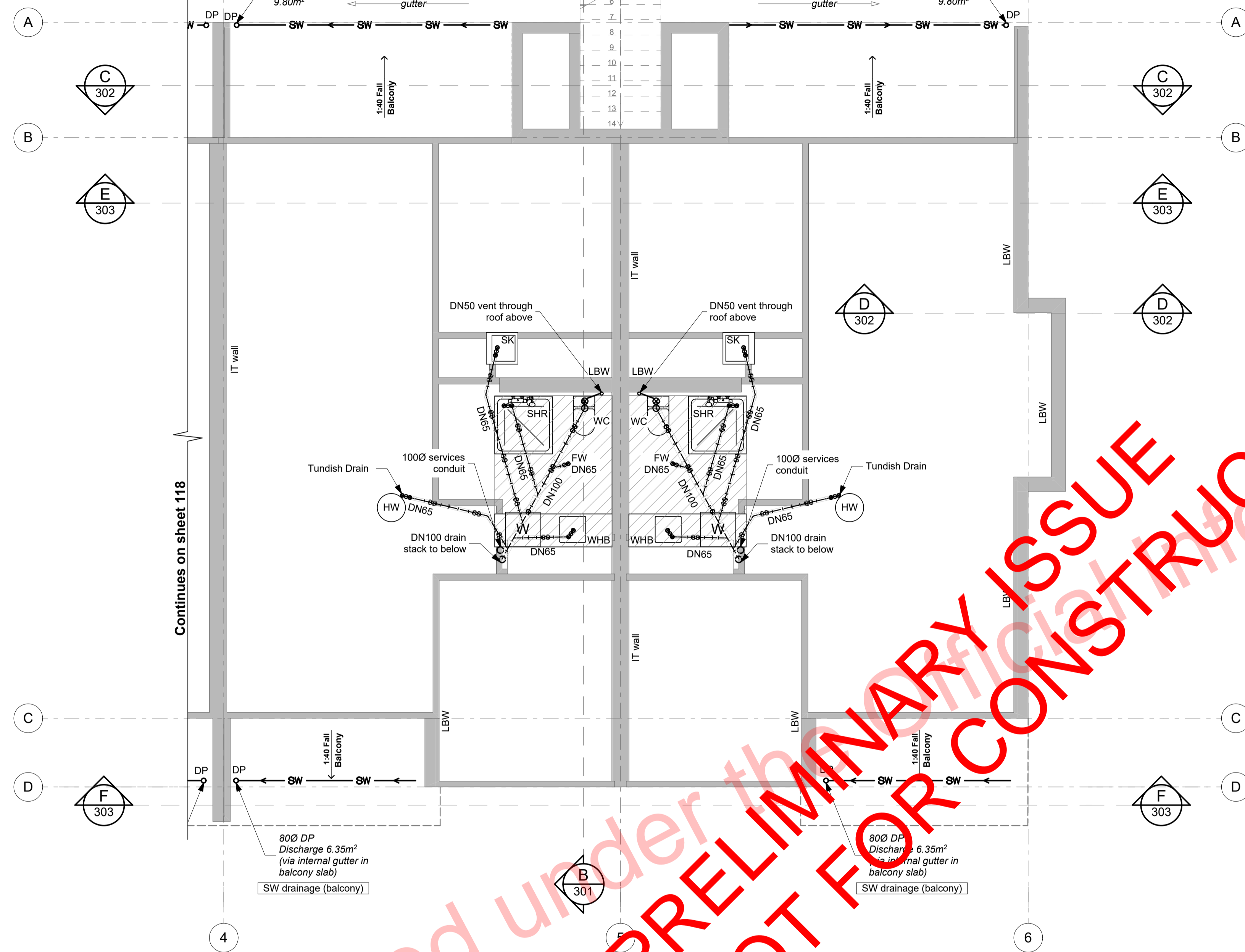
project title:
Proposed Development for:
for:
Bonair Developments
at:
153 Bonair Crescent Silverdale, Auckland
sheet title:
Mid-Floor & Plumbing Units A2/3F
drawn: **KN** checked: **JM** dwg n#: **118**
job n#: **2005**
date created: **1/15/2019**
date plotted: **1/15/2019**
issue: **BC** rev n#: **04**
scale: **1:50, 1:200, 1:1 @ A1**
NOTE: Drawings are 1/2 scale @ A3
CAD ref: 21\Creative Arch\2005_Broadway Property Group_L00GED_BLOCKA

Released under the Official Information Act
PRELIMINARY ISSUE (NOT FOR CONSTRUCTION)

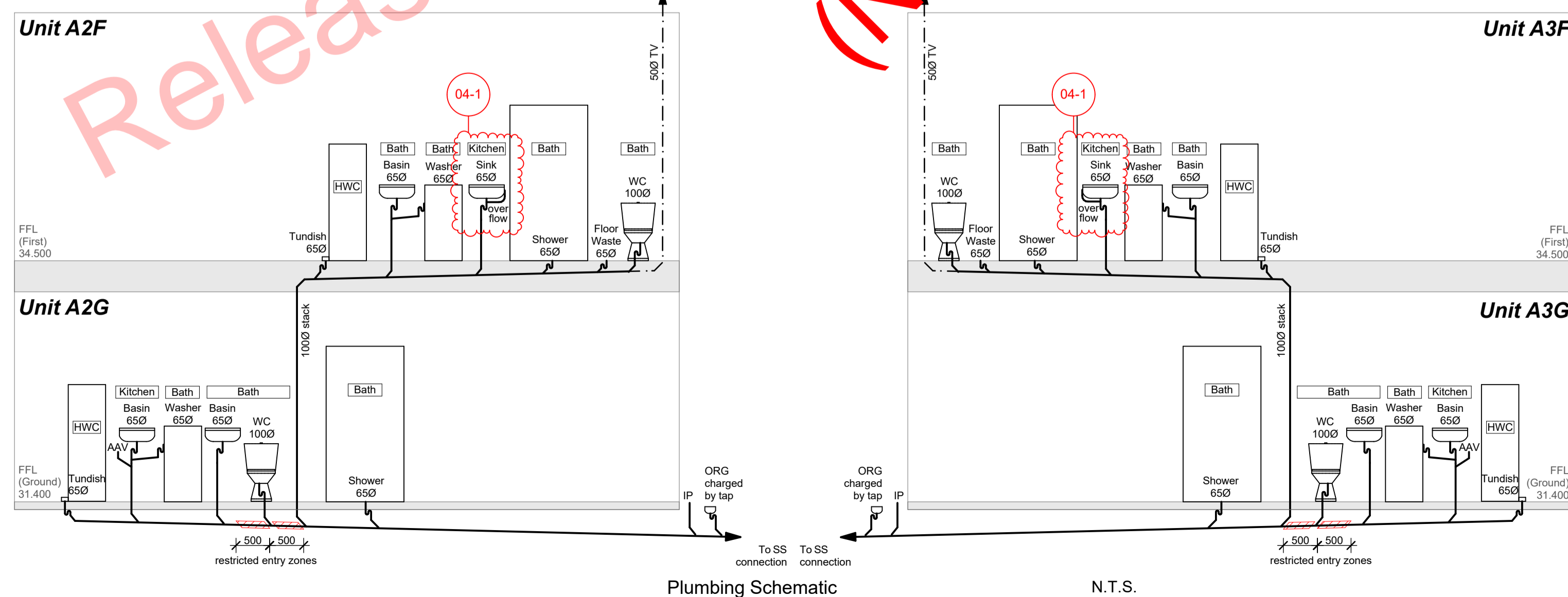
FOR BUILDING CONSENT - BLOCK A



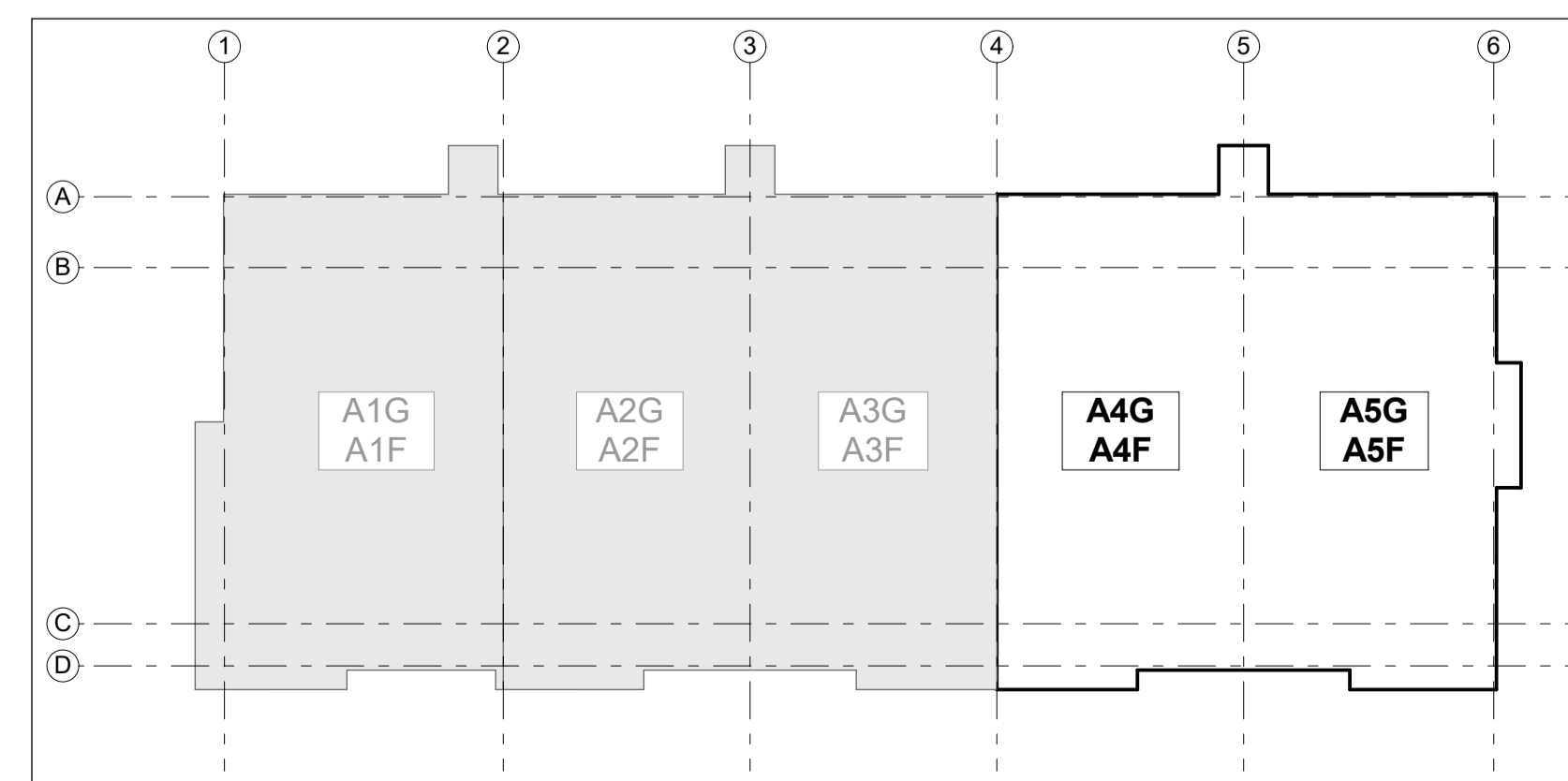
ELEVATION KEY



First Floor Mid-floor & Plumbing 1:50



Plumbing Schematic N.T.S.



POWER / TELEPHONE / WATER SERVICES / GAS:

All drainage shall be in accordance with the local council. The contractor shall liaise with and co-operate with all Network Utility Operators.

All plumbing and drainage in accordance with AS/NZS 3500.2 plumbing and drainage code.

Note:
Check and verify all dimensions on site before commencing work. The contractor shall locate all existing services at the proposed connection points prior to commencing work. The connections shall be in accordance with the local council requirements.

The contractor shall take all necessary precautions during excavation to avoid any disruption of existing services. All existing services shall be reinstated to their original condition and to the satisfaction of the Architect or Engineer.

Ensure all stormwater and sewer piping under driveways has a depth of cover of 375mm and that the bedding and fill material complies with E1/AS1 figure 13(b)

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NEW ZEALAND BUILDING CODE

PLANS TO BE READ IN CONJUNCTION WITH THE FOLLOWING:

- STRUCTURAL ENGINEERING PLANS & SPECIFICATION BY HFC GROUP
- TRUSS MANUFACTURER'S PLANS & SPECIFICATION BY PLACEMAKERS
- FIRE ENGINEERING DESIGN REPORT BY HFC GROUP
- ACOUSTIC REPORT BY HEAGLEY ACOUSTICS
- STORMWATER & SANITARY CONNECTION POINTS BY CRANG CIVIL

MID-FLOOR FRAMING PLAN LEGEND:

	Concrete ribs per engineering design
	Concrete beam per engineer design
	Concrete slab edge beam per engineer design
	Walls below (loading bearing walls noted LBW)
	Waterproofing membrane

PLUMBING LEGEND:

	Private sanitary drain (PVC)
	Private stormwater drain (PVC)
HW	Hot Water Cylinder with tundish drain
SHR	Shower
WC	Toilet
WHB	Wash hand basin
SK	Sink
DP	Downpipe
FW	Floor waster gully

IT IS THE CONTRACTORS RESPONSIBILITY TO CHECK ALL DIMENSIONS ON SITE.

ALL SERVICE PIPE LOCATIONS AND LEVELS MUST BE CHECKED ON SITE BY CONTRACTOR.

ALL SANITARY DRAINAGE INSTALLATIONS SHALL BE IN ACCORDANCE WITH AS/NZS 3500.2

ALL SANITARY DRAINAGE PIPING 65 DIA. AND BELOW SHALL RUN AT 2.5% GRADIENT. PIPING 80 DIA. AND ABOVE SHALL RUN AT 1.65% GRADIENT.

REFER TO CIVIL ENGINEERS DRAWINGS FOR CONNECTION LOCATION AND LEVELS.

PIPE SIZES AND GRADIENTS

Sanitary fixture or appliance	Min. trap and discharge pipe (Ømm)	Minimum gradient
Timber Floor:		
Vanity	40Ø	1:40
Kitchen Sink	40Ø	1:40
Shower	40Ø	1:40
Bath	40Ø	1:40
Tub	40Ø	1:40
WC	80Ø	1:60
Floor wastes	100Ø	1:60
Concrete Slab:		
Basin	65Ø	1:40
Shower	65Ø	1:40
WC	80Ø	1:60
Sanitary Drainage	100Ø	1:60
Stormwater Drain	100Ø	1:120
Stacks	100Ø	N/A
Vents	50Ø	N/A
Downpipes	80Ø	N/A
Droppers	80Ø	N/A

ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS BY HFC GROUP LTD

RevID	Issue	ChID	Comments	Date
01	Building Consent			10/12/2018
02	RPI 1	02-1	Floor waste gully added	11/12/2018
03	RPI 2	03-1	Add HW discharge	11/02/2019
04	RPI 3	04-1	Show overflow	11/12/2019



29 Nixon St,
Grey Lynn
PO Box 78 282 Grey Lynn
Auckland

p+64 9 309 6032
info@creativearch.co.nz
www.creativearch.co.nz

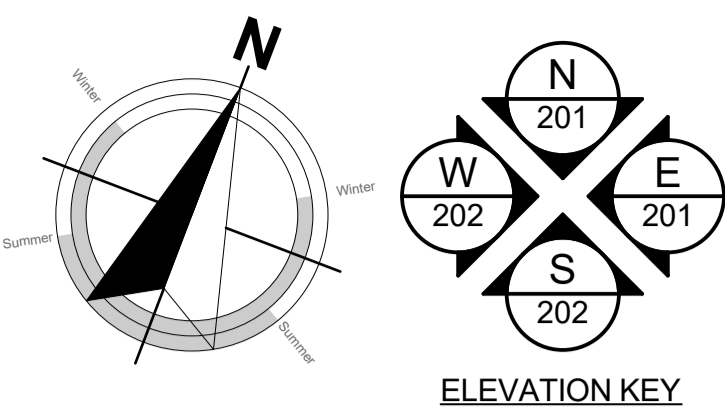
AR NZ
Professional Member

DESIGN AND DRAWINGS ARE COPYRIGHT © CREATIVE ARCH LTD
CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK
ALL RESTRICTED BUILDING WORK TO BE CARRIED OUT BY LICENSED BUILDING PRACTITIONERS

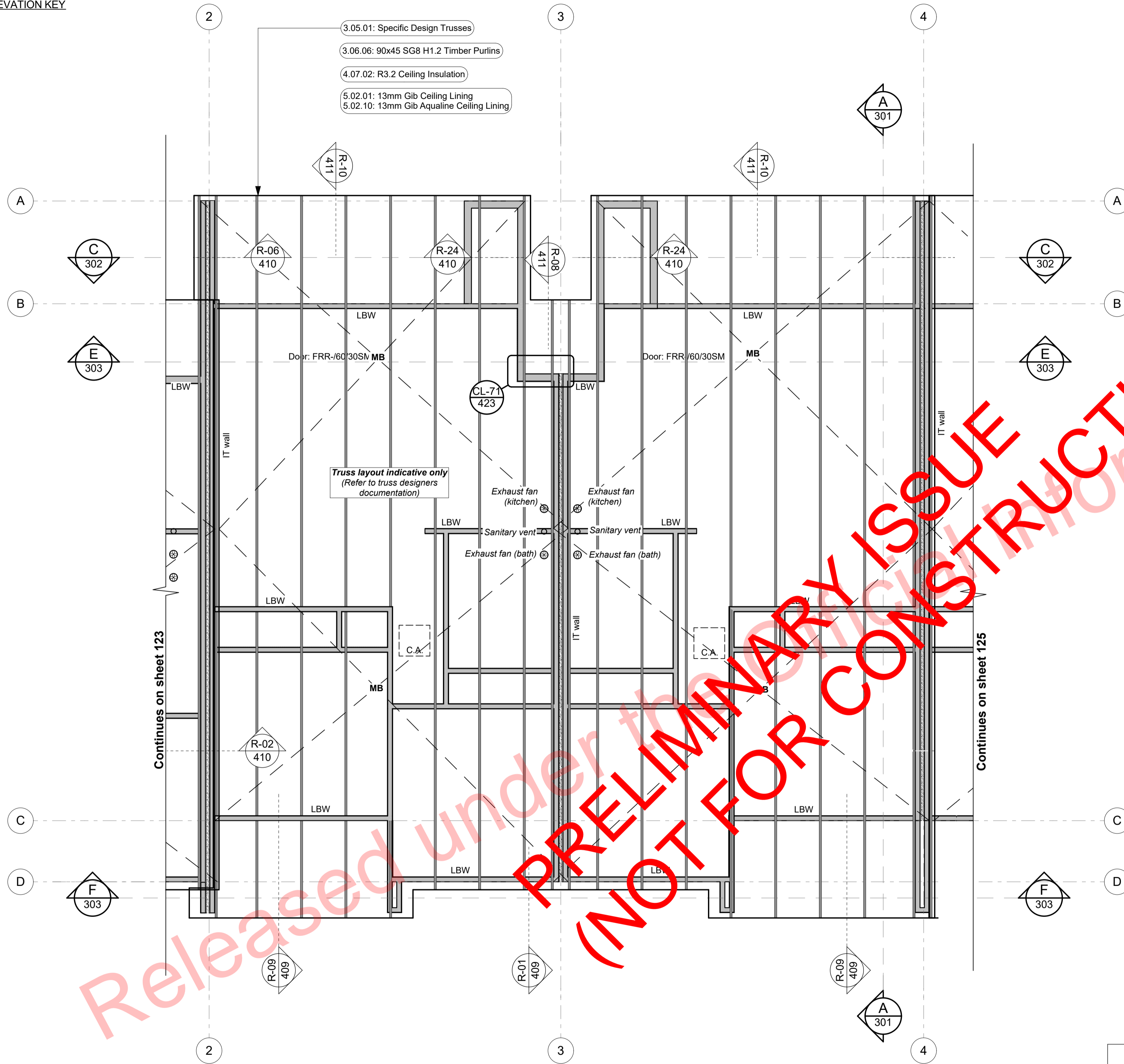
project title:
Proposed Development for:
for:
Bonair Developments
at:
153 Bonair Crescent
Silverdale, Auckland
sheet title:
Mid-Floor & Plumbing Units A4/5F
drawn: **KN** checked: **JM** dwg n#: **119**
job n#: **2005**
date created: **1/15/2019**
date plotted: **1/15/2019**
issue: **BC** rev n#: **04**
scale: **1:50, 1:200, 1:1 @ A1**
NOTE: Drawings are 1/2 scale @ A3
CAD ref: 21\Creative Arch\2005_Broadway Property Group_L00GED_BLOCK A

Released under the Official Information Act
PRELIMINARY ISSUE (NOT FOR CONSTRUCTION)

FOR BUILDING CONSENT - BLOCK A



ELEVATION KEY



Released under the Official Information Act 1982
PRELIMINARY ISSUE
(NOT FOR CONSTRUCTION)

Roof Framing Plan 1:50

Notes

3 STRUCTURE

- 3.05.01 **Specific Design Trusses**
Specific design trusses @ centres and spacings as noted on the truss manufacturer plans and specifications. Truss treatment to be H1.2 minimum, unless noted otherwise. Refer to manufacturer's truss design for details. Trusses shown on architectural are indicative only, all truss information is to be referred to truss manufacturer documents. Building Contractor to ensure all heel heights and roof steps are correct.
- 3.06.06 **90x45 SG8 H1.2 Timber Purlins**
90x45 SG8 H1.2 treated purlins @ 900mm c/s to roof areas, fixed to framing with 1/10g self drilling screw 80mm long fixing as per NZS 3604.

4 ENCLOSURE

- 4.07.02 **R3.2 Ceiling Insulation**
Autex Greenstuff R3.2 ceiling insulation (200mm), or similar with equivalent R-value, installed as per manufacturer's specifications and instructions. Ensure 25mm clearance between top of insulation and underside of roofing.

5 INTERIOR

- 5.02.01 **13mm Gib Ceiling Lining**
13mm Gib Ceiling lining fixed to Suspended Rondo or DONN metal grid system @ 600c/s. Gib stopped to level 4, finish for painting. Install strictly as per manufacturer's specifications and details. 5113G
- 5.02.10 **13mm Gib Aqualine Ceiling Lining**
13mm Gib Aqualine ceiling lining fixed to Suspended Rondo or DONN metal grid system @ 600c/s. Gib stopped to level 4, finish for painting. Install strictly as per manufacturer's specifications and details. 5113G

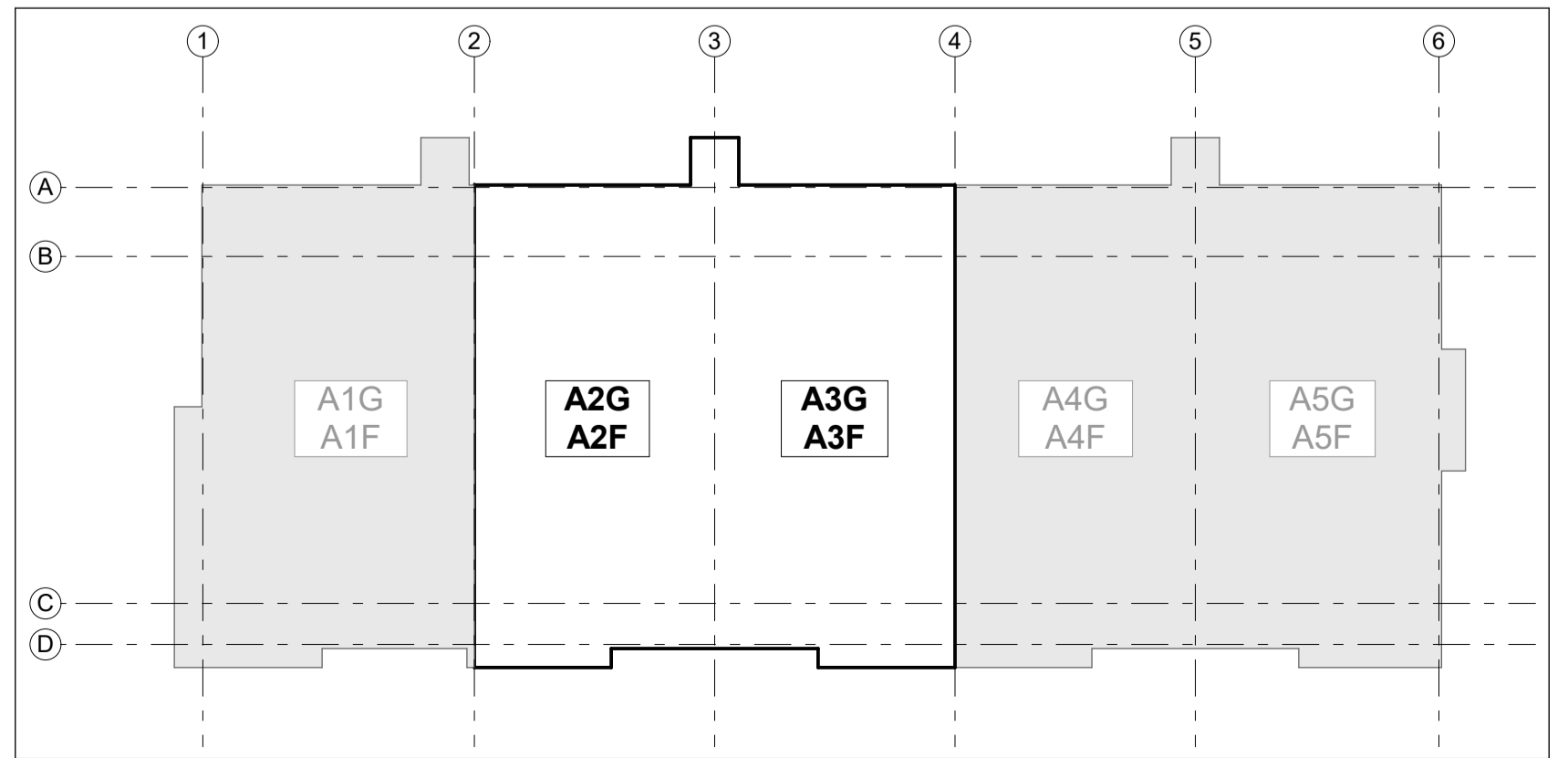
ROOF FRAMING LEGEND	
	Timber trusses as per truss manufacturer's drawings and specifications. Refer to section drawings for truss heel heights. Ensure minimum heel heights are achieved as per truss manufacturer's specification.
	Walls below, LBW as indicated
	Lumberlock strip/brace fixed over trusses. Fixed as per manufacturer's specification
	600 x 600 ceiling hatch. Confirm location on site with roof framing and electrical
	Exhaust vent
	Sanitary vent
IT IS THE CONTRACTORS RESPONSIBILITY TO CHECK ALL SPANS, DIMENSIONS & PITCH ON SITE.	
Wind Zone: H	
90 x 45 purlins @ 900 c/s (for longrun roofing) Purlin fixing to resist uplift 1/100 x 3.75 skewed nail + 1/80 x 10 screw	
NOTE: Ensure insulation is installed to ceiling access.	
PLANS TO BE READ IN CONJUNCTION WITH THE FOLLOWING:	
- STRUCTURAL ENGINEERING PLANS & SPECIFICATION BY HFC GROUP	
- TRUSS MANUFACTURER'S PLANS & SPECIFICATION BY PLACEMAKERS	
- FIRE ENGINEERING DESIGN REPORT BY HFC GROUP	
- ACOUSTIC REPORT BY HEAGLEY ACOUSTICS	
- STORMWATER & SANITARY CONNECTION POINTS BY CRANG CIVIL	

ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS BY HFC GROUP LTD

RevID	Issue	CHD	Comments	Date
01	Building Consent			10/1/2018



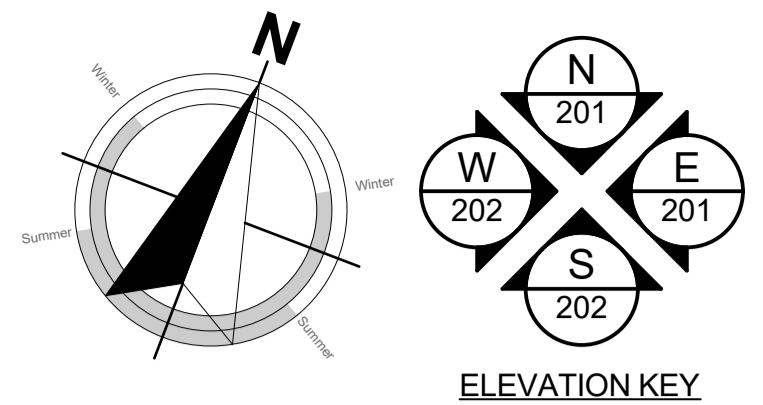
29 Nixon St,
Grey Lynn
PO Box 78 282 Grey Lynn
Auckland
p:+64 9 309 6032
info@creativearch.co.nz
www.creativearch.co.nz



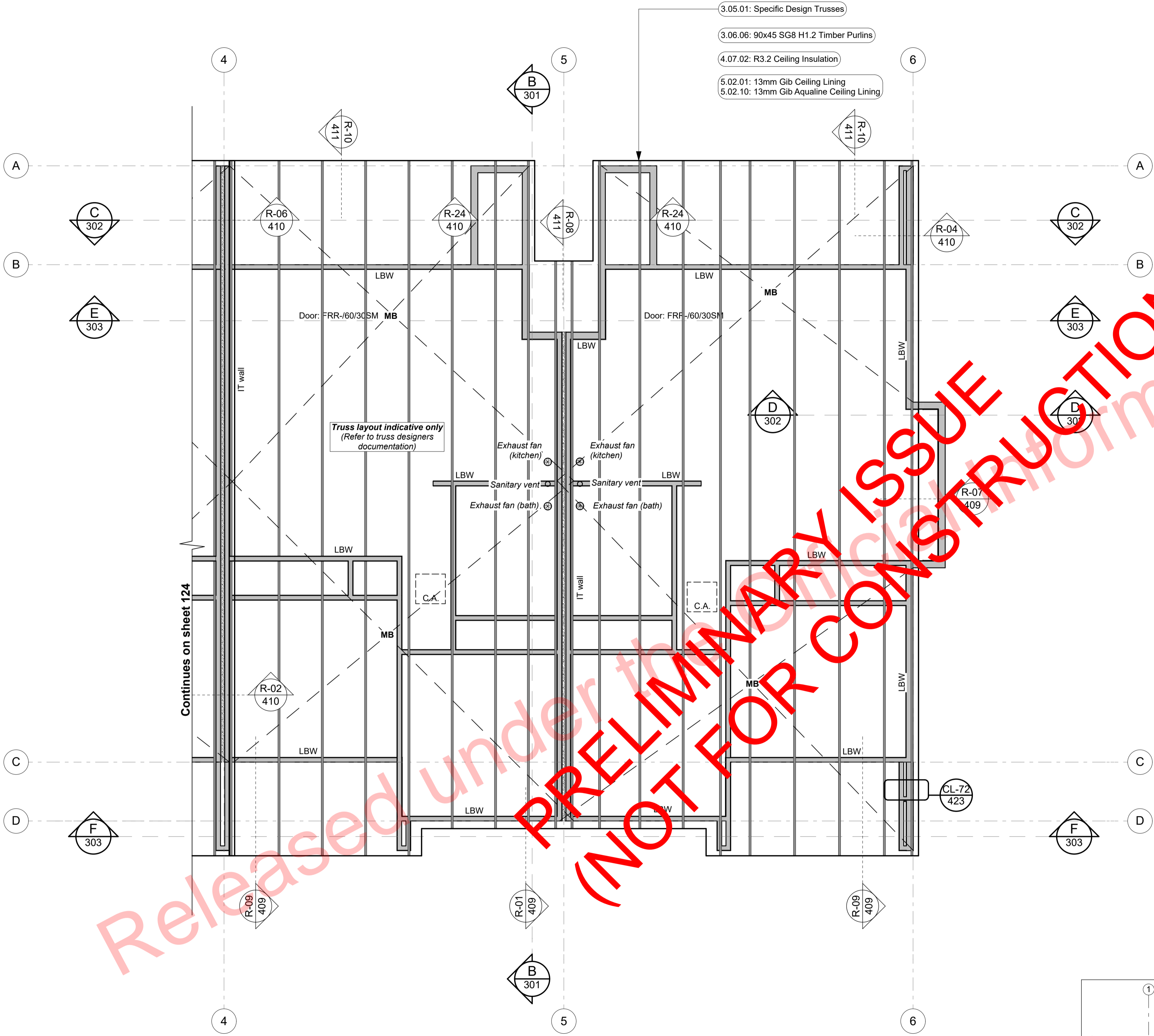
FOR BUILDING CONSENT - BLOCK A

DESIGN AND DRAWINGS ARE COPYRIGHT OF CREATIVEARCH LTD
CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK
ALL RESTRICTED BUILDING WORK TO BE CARRIED OUT BY LICENSED BUILDING PRACTITIONERS

project title:
Proposed Development for:
for:
Bonair Developments
at:
153 Bonair Crescent
Silverdale, Auckland
sheet title:
Roof Framing Plan Units A2F & A3F
drawn: **KN** checked: **JM** dwg n#: **121**
job n#: **2005**
date created: **10/1/2018**
date plotted: **1/15/2019**
issue: **BC** rev n#: **01**
scale: **1:200, 1:50, 1:1 @ A1**
NOTE: Drawings are 1/2 scale @ A3
CAD ref: 21\Creative Arch\2005_Broadway Property Group_LOAD_BLOCKA



ELEVATION KEY



PRELIMINARY ISSUE (NOT FOR CONSTRUCTION)

Roof Framing Plan 1:50

Notes

- 3 STRUCTURE**
- 3.05.01 **Specific Design Trusses**
Specific design trusses @ centres and bays as noted on the truss manufacturer plans and specifications. Truss treatment to be H1.2 minimum, unless noted otherwise. Refer to manufacturer's truss design for details. Trusses shown on architectural are indicative only, all truss information is to be referred to truss manufacturer documents. Building Contractor to ensure all heel heights and roof steps are correct.
- 3.06.06 **90x45 SG8 H1.2 Timber Purlins**
90x45 SG8 H1.2 treated purlins @ 900mm c/s to roof areas, fixed to framing with 1/10g self drilling screw 80mm long fixing as per NZS 3604.
- 4 ENCLOSURE**
- 4.07.02 **R3.2 Ceiling Insulation**
Autex Greenstuff R3.2 ceiling insulation (200mm), or similar with equivalent R-value, installed as per manufacturer's specifications and instructions. Ensure 25mm clearance between top of insulation and underside of roofing.
- 5 INTERIOR**
- 5.02.01 **13mm Gib Ceiling Lining**
13mm Gib Ceiling lining fixed to Suspended Rondo or DONN metal grid system @ 600c/s. Gib stopped to level 4, finish for painting. Install strictly as per manufacturer's specifications and details. 5113G
- 5.02.10 **13mm Gib Aqualine Ceiling Lining**
13mm Gib Aqualine ceiling lining fixed to Suspended Rondo or DONN metal grid system @ 600c/s. Gib stopped to level 4, finish for painting. Install strictly as per manufacturer's specifications and details. 5113G

ROOF FRAMING LEGEND

- Timber trusses as per truss manufacturer's drawings and specifications. Refer to section drawings for truss heel heights. Ensure minimum heel heights are achieved as per truss manufacturer's specification.
- Walls below, LBW as indicated
- Lumberlock strip/brace fixed over trusses. Fixed as per manufacturer's specification
- 600 x 600 ceiling hatch. Confirm location on site with roof framing and electrical
- Exhaust vent
- Sanitary vent

IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK ALL SPANS, DIMENSIONS & PITCH ON SITE.

Wind Zone: **H**
90 x 45 purlins @ 900 c/s (for longrun roofing)
Purlin fixing to resist uplift 1/100 x 3.75 skewed nail + 1/80 x 10 screw

NOTE:
Ensure insulation is installed to ceiling access.

PLANS TO BE READ IN CONJUNCTION WITH THE FOLLOWING:

- STRUCTURAL ENGINEERING PLANS & SPECIFICATION BY HFC GROUP
- TRUSS MANUFACTURER'S PLANS & SPECIFICATION BY PLACEMAKERS
- FIRE ENGINEERING DESIGN REPORT BY HFC GROUP
- ACOUSTIC REPORT BY HEAGLEY ACOUSTICS
- STORMWATER & SANITARY CONNECTION POINTS BY CRANG CIVIL

ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS BY HFC GROUP LTD

RevID	Issue	CHD	Comments	Date
01	Building Consent			10/12/2018



29 Nixon St,
Grey Lynn
PO Box 78 282 Grey Lynn
Auckland

p: +64 9 309 6032
info@creativearch.co.nz
www.creativearch.co.nz

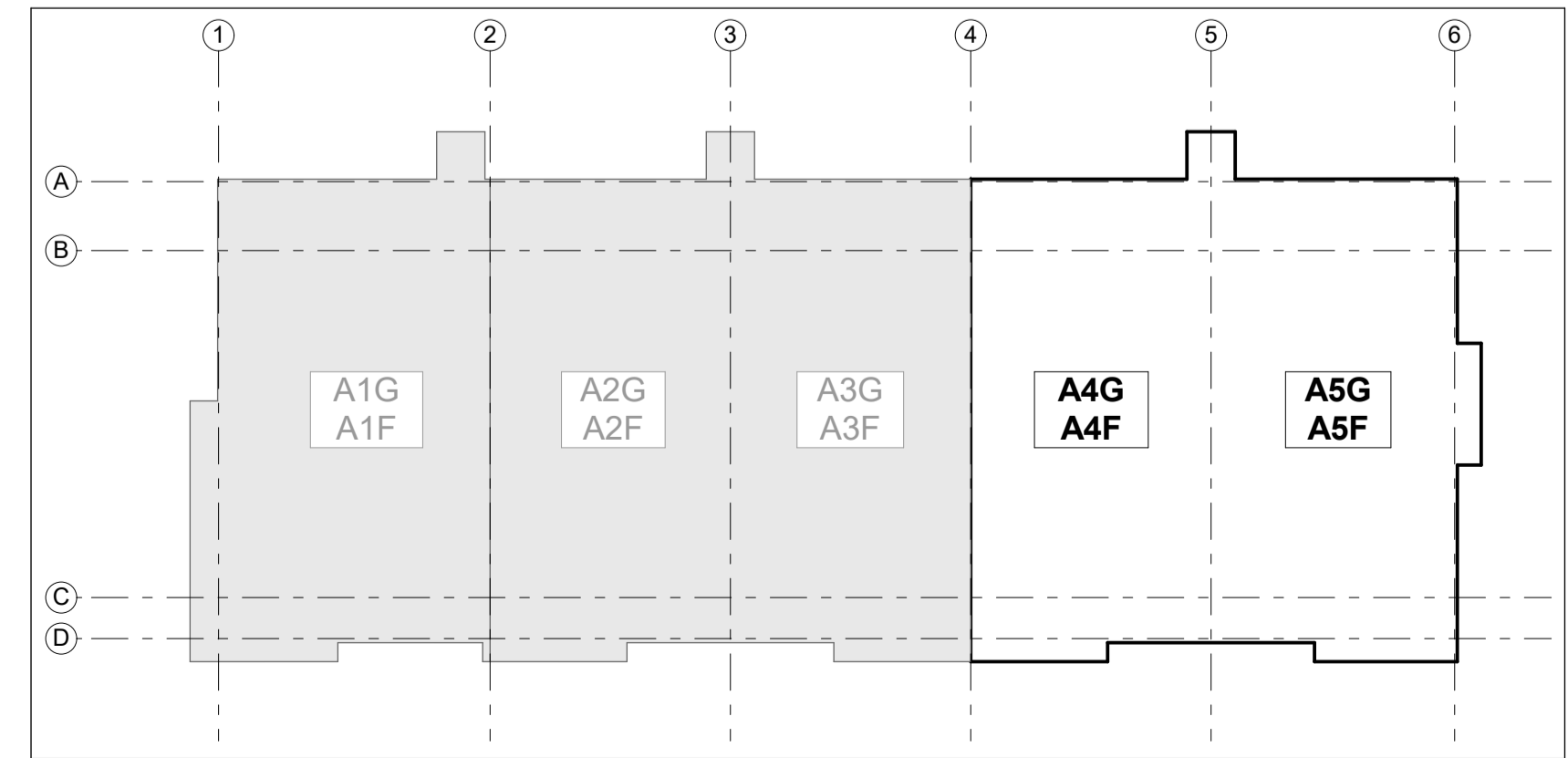
AR NZ
Professional Member

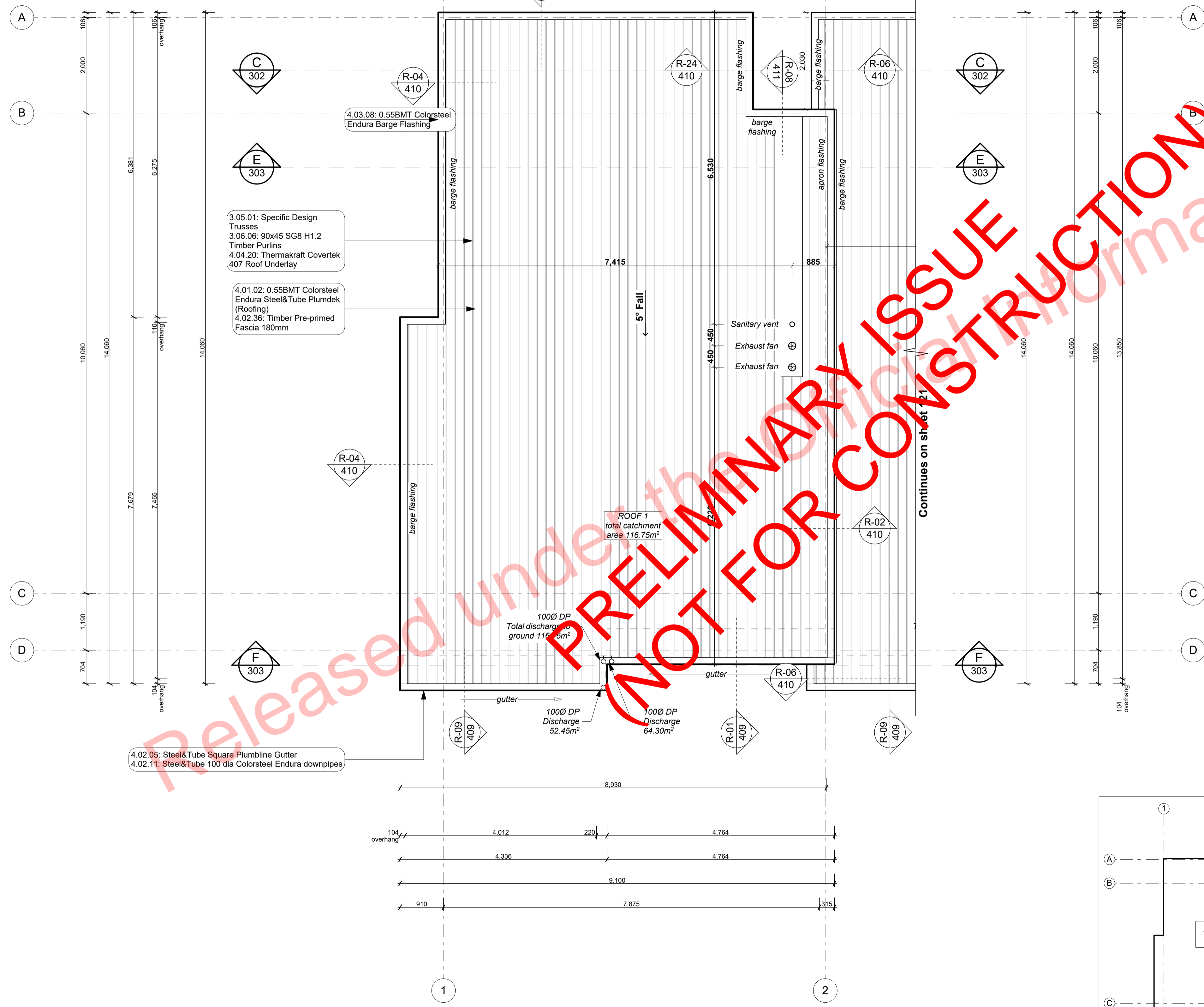
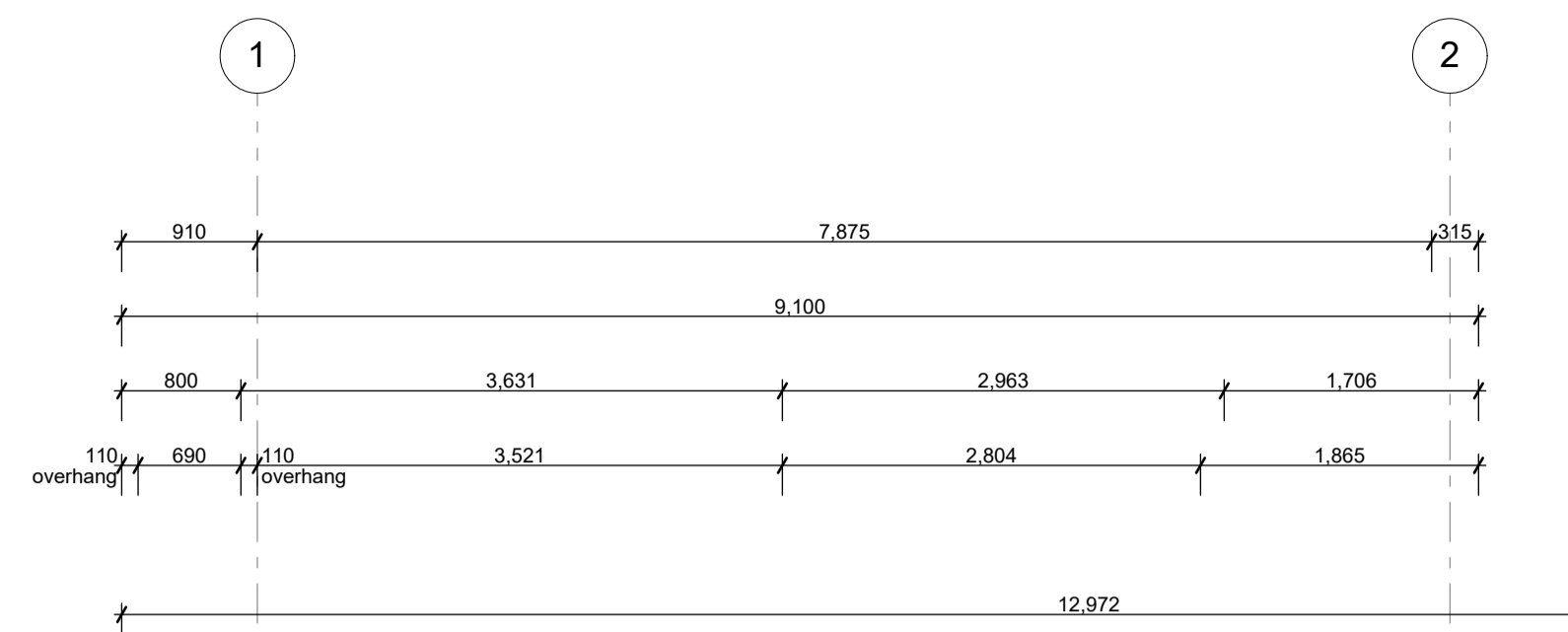
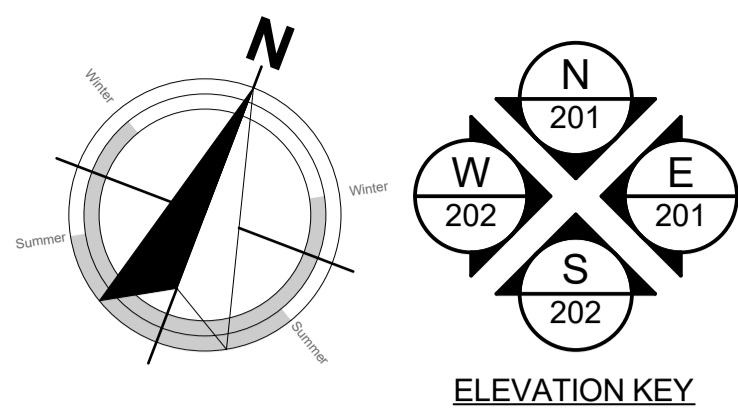
FOR BUILDING CONSENT - BLOCK A

DESIGN AND DRAWINGS ARE COPYRIGHT OF CREATIVE ARCH LTD
CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK
ALL RESTRICTED BUILDING WORK TO BE CARRIED OUT BY LICENSED BUILDING PRACTITIONERS

project title:
Proposed Development for:
for:
Bonair Developments
at:
**153 Bonair Crescent
Silverdale, Auckland**
sheet title:
Roof Framing Plan Units A4F & A5F

drawn: **KN** checked: **JM** dwg n#: **122**
job n#: **2005**
date created: **10/1/2018**
date plotted: **1/15/2019**
issue: **BC** rev n#: **01**
scale: **1:50, 1:1, 1:200 @ A1**
NOTE: Drawings are 1/2 scale @ A3
CAD ref: 21\Creative Arch\2005_Broadway Property Group_L00GED_BLOCKA





- 4.03.08: 0.55BMT Colorsteel Endura Barge Flashing
- 3.05.01: Specific Design Trusses
- 3.06.06: 90x45 SG8 H1.2 Timber Purlins
- 4.04.20: Thermakraft Covertek 407 Roof Underlay
- 4.01.02: 0.55BMT Colorsteel Endura Steel&Tube Plumdek (Roofing)
- 4.02.36: Timber Pre-primed Fascia 180mm

- 4.02.05: Steel&Tube Square Plumline Gutter
- 4.02.11: Steel&Tube 100 dia Colorsteel Endura downpipes

PRELIMINARY UNDER THE BUILDING INFORMATION ACT 1992

NOT FOR CONSTRUCTION

Roof Layout Plan 1:50

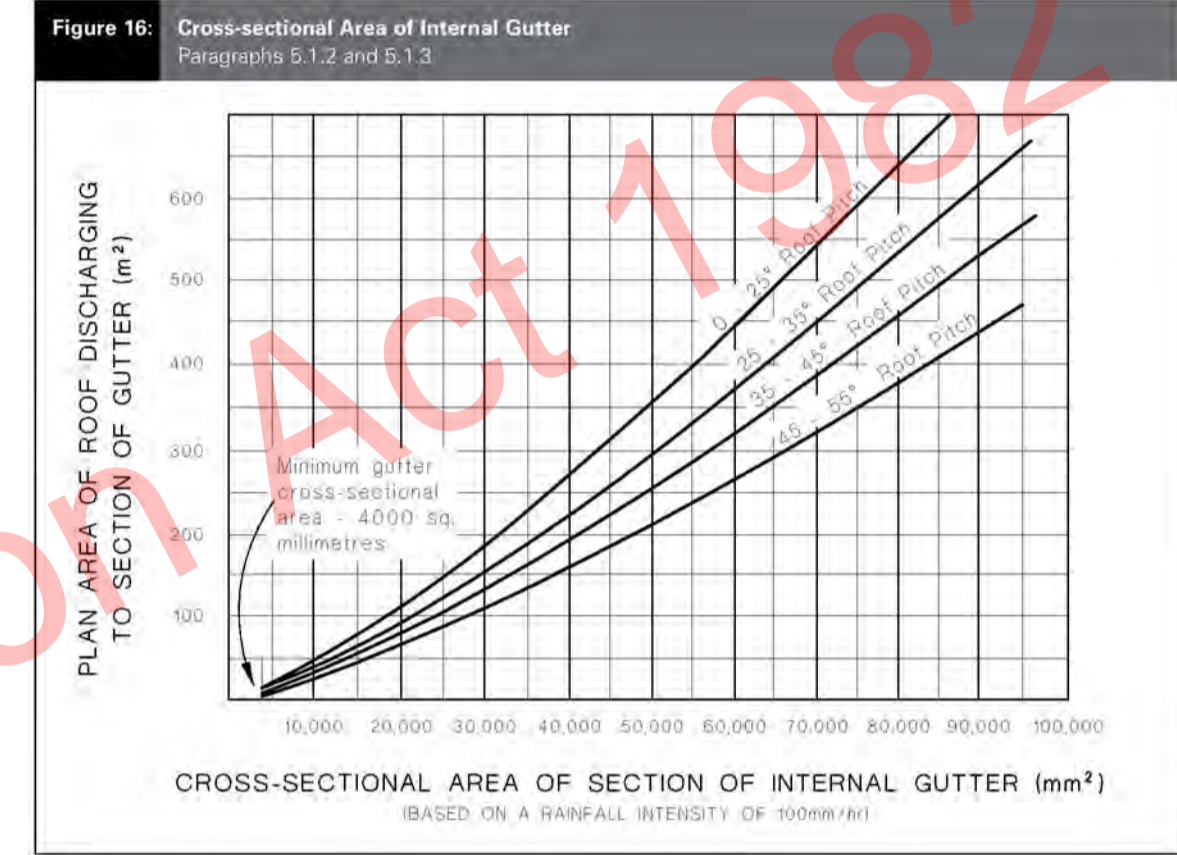
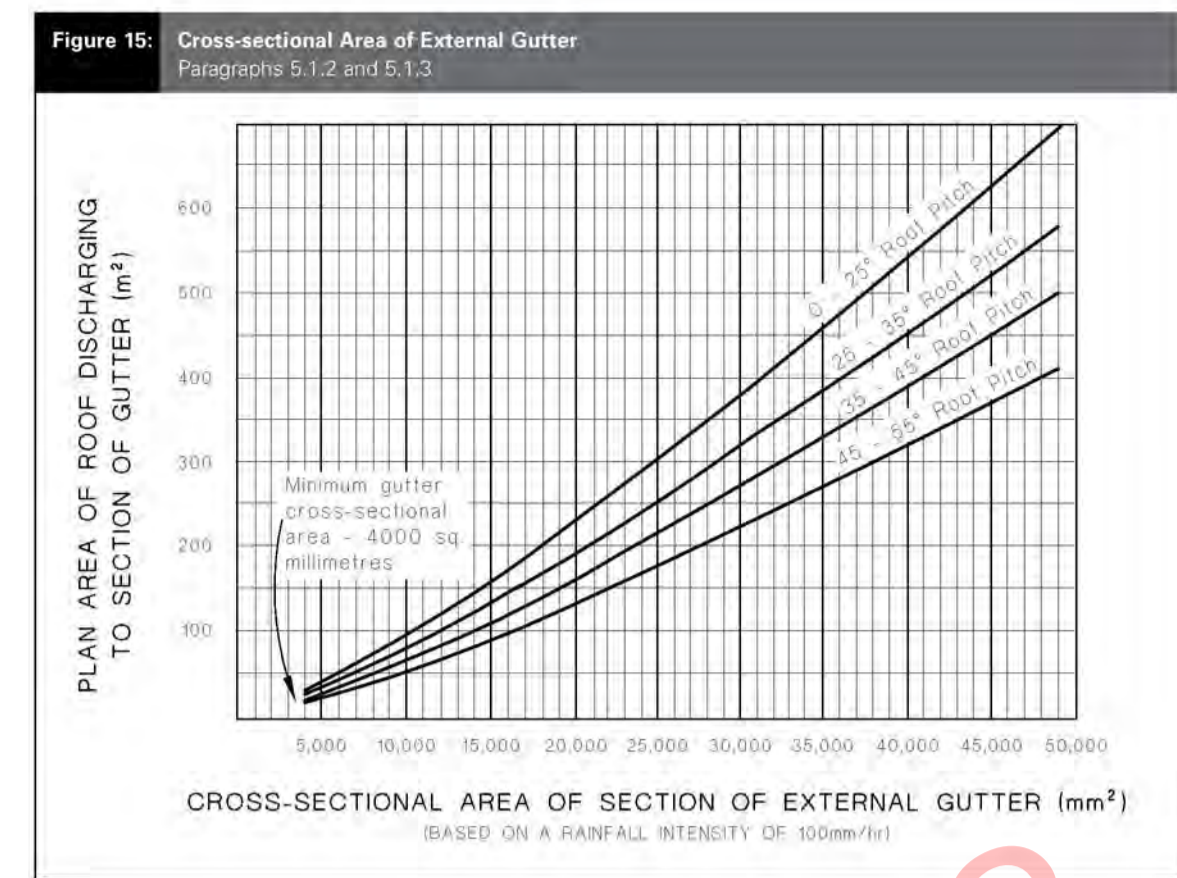


Table 5: Downpipe Sizes for Given Roof Pitch and Area (Paragraph 4.2.1)

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

- Notes
- 3 STRUCTURE
- 3.05.01 Specific Design Trusses: Specific design trusses @ centres and fixings as noted on the truss manufacturer plans and specifications. Truss treatment to be H1.2 minimum, unless noted otherwise. Refer to manufacturers truss design for details. Trusses shown on architectural are indicative only, all truss information is to be referred to truss manufacturer documents. Building Contractor to ensure all heel heights and roof steps are correct.
 - 3.06.06 90x45 SG8 H1.2 Timber Purlins: 90x45 SG8 H1.2 treated purlins @ 900mm c/c to roof areas, fixed to framing with 1/10g self drilling screw 80mm long fixing as per NZS 3604.
- 4 ENCLOSURE
- 4.01.02 0.55BMT Colorsteel Endura Steel&Tube Plumdek (Roofing): 0.55BMT Colorsteel Endura Steel&Tube Plumdek roofing system on roofing underlay on 90x45 battens at max 900 c/c at pitch as per roof plans, sections and elevations. Install strictly as per manufacturer's specifications and details.
 - 4.02.05 Steel&Tube Square Plumline Gutter: Steel&Tube Square Plumline Coloursteel Endura Gutter on internal brackets (as per manufacturer's specification) on steel fascia. Install strictly as per manufacturer's specifications and details. Brackets and gutter to be finished to match roofing.
 - 4.02.11 Steel&Tube 100 dia Colorsteel Endura downpipes: Steel&Tube 100dia Colorsteel Endura downpipes. Ensure downpipe location is within boundary of respective unit. Install strictly as per manufacturer's specifications and details. Downpipes to be finished to match roofing and gutter.
 - 4.02.36 Timber Pre-primed Fascia 180mm: 180mm Pre-primed paint finish Fascia finished to match roofing. Install strictly as per manufacturer's specifications and details. Refer details for height.
 - 4.03.08 0.55BMT Colorsteel Endura Barge Flashing: 0.55BMT Colorsteel Endura Barge Flashing purpose made to match roofing pitch and profile with birds beak at bottom edge. Ensure flashing cover over roof cladding to be min. 2 ribs and fascia downstand cover to be min. 70mm. Flashing edge notched to fit over roofing profile. Separate all timber members to steel members with a layer of DPC. Prefinished to match roofing.
 - 4.04.20 Thermakraft Covertek 407 Roof Underlay: Thermakraft Covertek 407 self supporting roof underlay fixed over purlins. Install strictly as per manufacturer's specifications and details. Where roof pitches require, ensure support mesh is installed in conjunction with roofing paper. 4161T

ROOF PLAN LEGEND:

- Standing seam vertical profile metal roof cladding
- Exhaust vent penetration
- Sanitary vent penetration

NOTE: All flashings to comply with NZBC E2/AS1.

Contractor to check and confirm condition of roof flashings, fixings and general condition of roof.

IT IS THE CONTRACTORS RESPONSIBILITY TO CHECK ALL SPANS, DIMENSIONS & PITCH ON SITE.

Wind Zone: **H**

PLANS TO BE READ IN CONJUNCTION WITH THE FOLLOWING:

- ENGINEERING PLANS & SPECIFICATION BY HFC GROUP
- TRUSS MANUFACTURER'S PLANS & SPECIFICATION BY PLACEMAKERS
- FIRE ENGINEERING DESIGN REPORT BY HFC GROUP
- ACOUSTIC REPORT BY HEAGLEY ACOUSTICS

ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS BY HFC GROUP LTD

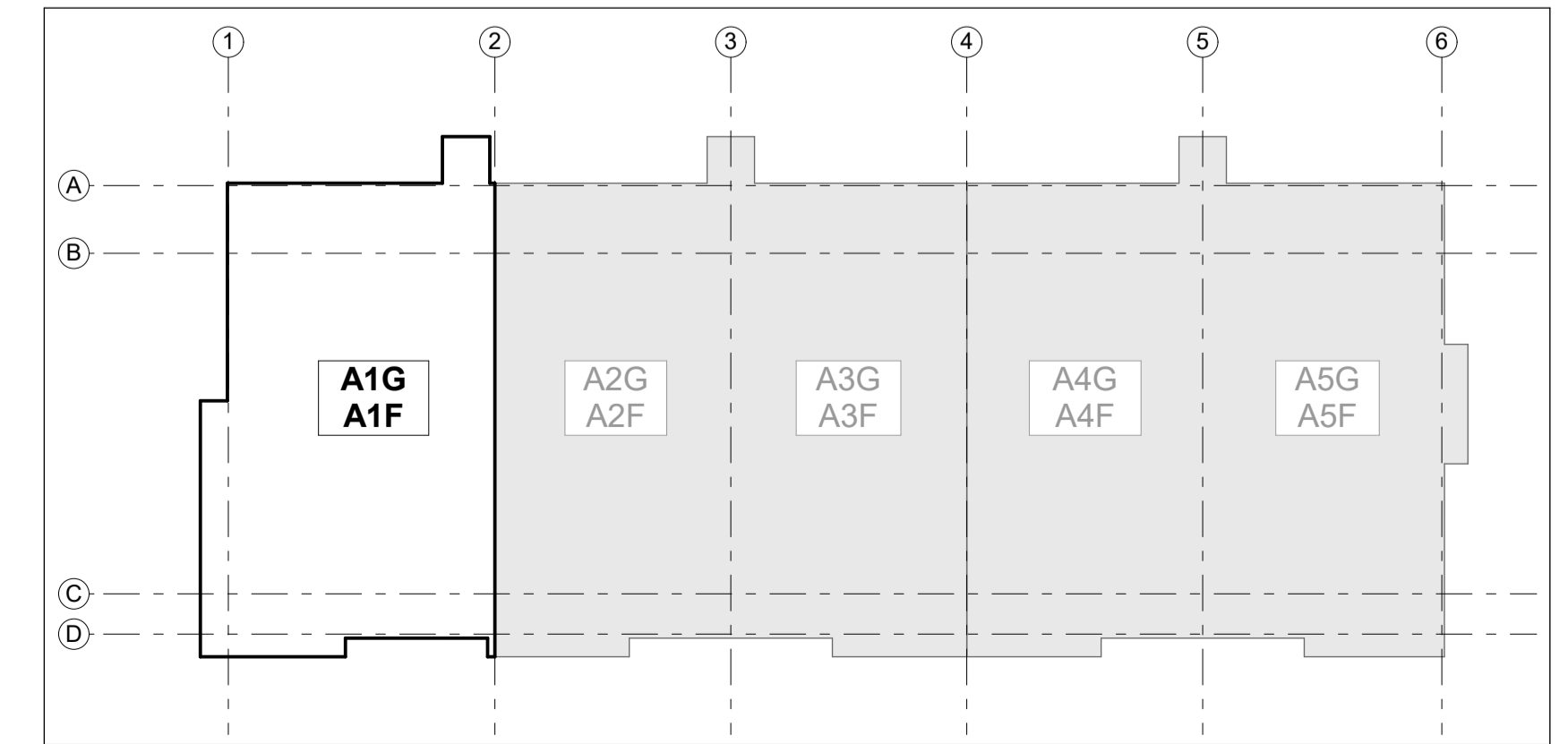
RevID	Issue	CHD	Comments	Date
01	Building Consent			10/12/2018

creative ARCH

29 Nixon St,
Grey Lynn,
PO Box 78 282 Grey Lynn
Auckland

p++64 9 309 6032
info@creativearch.co.nz
www.creativearch.co.nz

AR NZ
Professional
Member

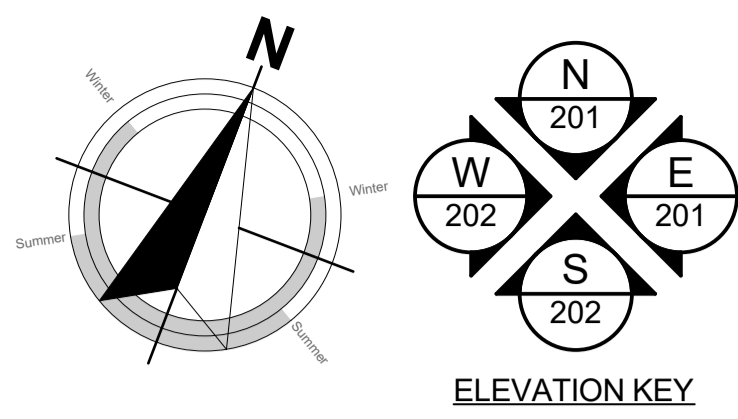


DESIGN AND DRAWINGS ARE COPYRIGHT OF CREATIVE ARCH LTD
CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK

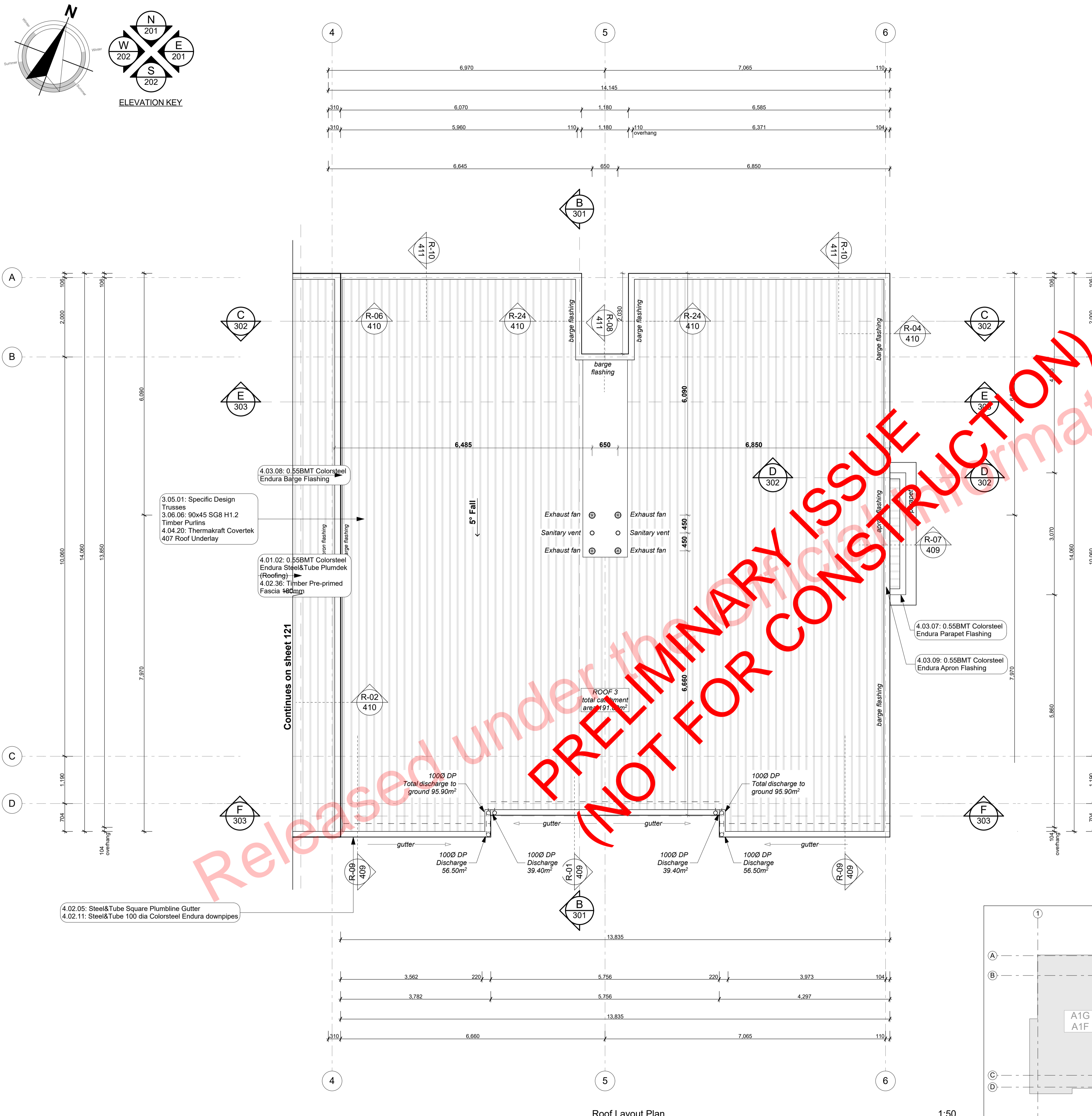
ALL RESTRICTED BUILDING WORK TO BE CARRIED OUT BY LICENSED BUILDING PRACTITIONERS

project title:
Proposed Development for:
for:
Bonair Developments
at:
**153 Bonair Crescent
Silverdale, Auckland**
sheet title:
Roof Plan Unit A1F
drawn: **KN** checked: **JM** dwg n#: **123**
job n#: **2005**
date created: **10/1/2018**
date plotted: **1/15/2019**
issue: **BC** rev n#: **01**
scale: **1:50, 1:200, 1:1 @ A1**
NOTE: Drawings are 1/2 scale @ A3
CAD ref: 21\Creative Arch\2005_Broadway Property Group_L00GED_BLOCKA

FOR BUILDING CONSENT - BLOCK A



ELEVATION KEY



Roof Layout Plan

1:50

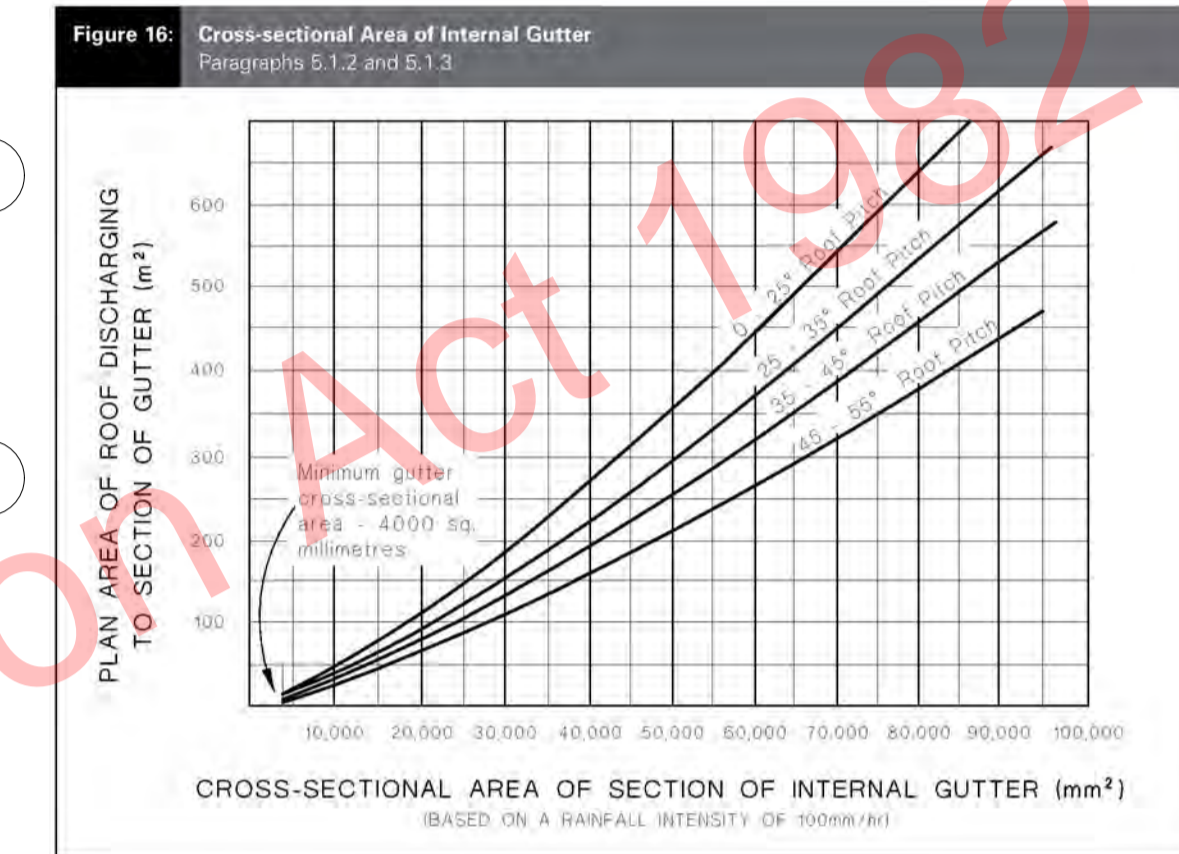
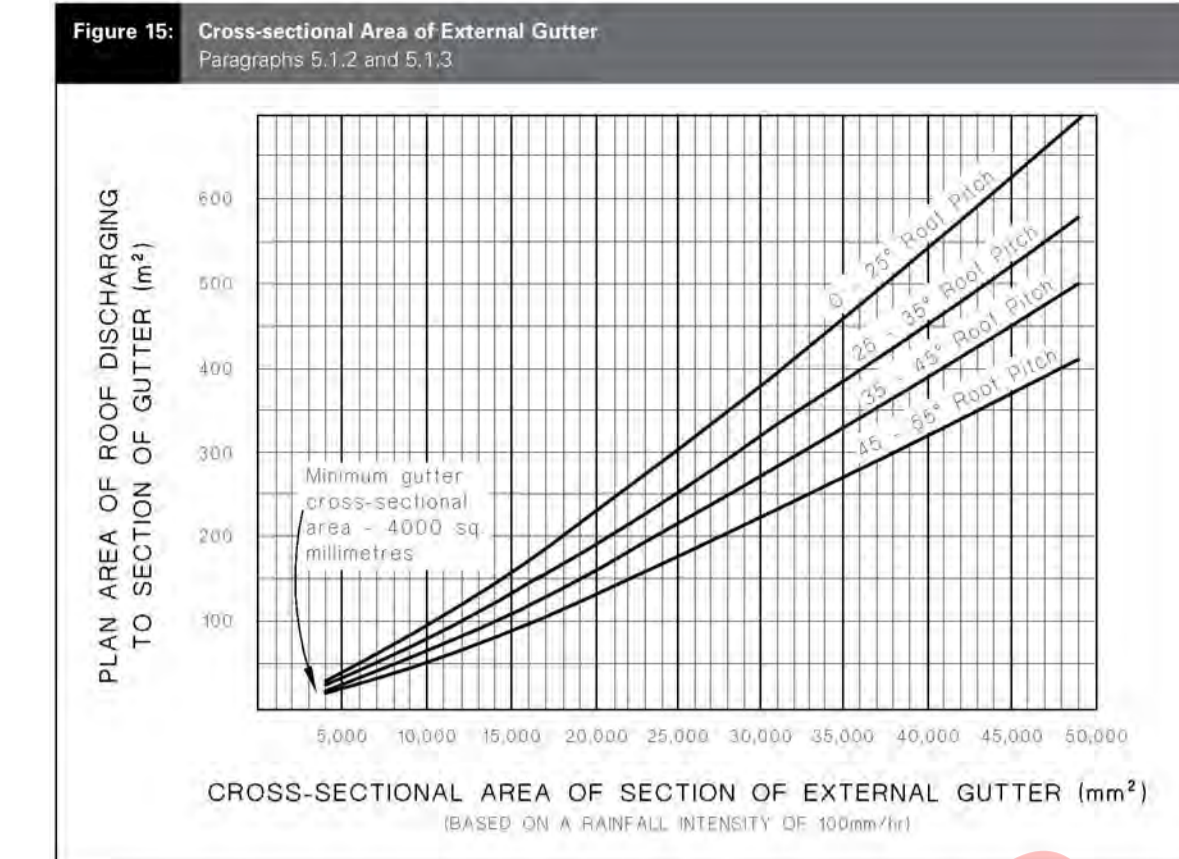


Table 5: Downpipe Sizes for Given Roof Pitch and Area (Paragraph 4.2.1)

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	95	70	60	50
100 mm diameter	155	110	130	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	85
100 x 75 rectangular	150	120	105	90

- Notes
- 3 STRUCTURE**
- 3.05.01: Specific Design Trusses
 - 3.06.06: 90x45 SG8 H1.2 Timber Purlins
 - 4.01.02: 0.55BMT Colorsteel Endura Steel&Tube Plumdek (Roofing)
 - 4.02.05: Steel&Tube Square Plumline Gutter
 - 4.02.11: Steel&Tube 100 dia Colorsteel Endura downpipes
- 4 ENCLOSURE**
- 4.01.02: 0.55BMT Colorsteel Endura Steel&Tube Plumdek (Roofing)
 - 4.02.05: Steel&Tube Square Plumline Gutter
 - 4.02.11: Steel&Tube 100 dia Colorsteel Endura downpipes
- 4.02.36 Timber Pre-primed Fascia 180mm**
- 4.03.07 0.55BMT Colorsteel Endura Parapet Flashing**
- 4.03.08 0.55BMT Colorsteel Endura Barge Flashing**
- 4.03.09 0.55BMT Colorsteel Endura Apron Flashing**
- 4.04.20 Thermakraft Covertek 407 Roof Underlay**

ROOF PLAN LEGEND:

- Standing seam vertical profile metal roof cladding
- Exhaust vent penetration
- Sanitary vent penetration

NOTE: All flashings to comply with NZBC E2/AS1.

Contractor to check and confirm condition of roof flashings, fixings and general condition of roof.

IT IS THE CONTRACTORS RESPONSIBILITY TO CHECK ALL SPANS, DIMENSIONS & PITCH ON SITE.

Wind Zone: H

PLANS TO BE READ IN CONJUNCTION WITH THE FOLLOWING:

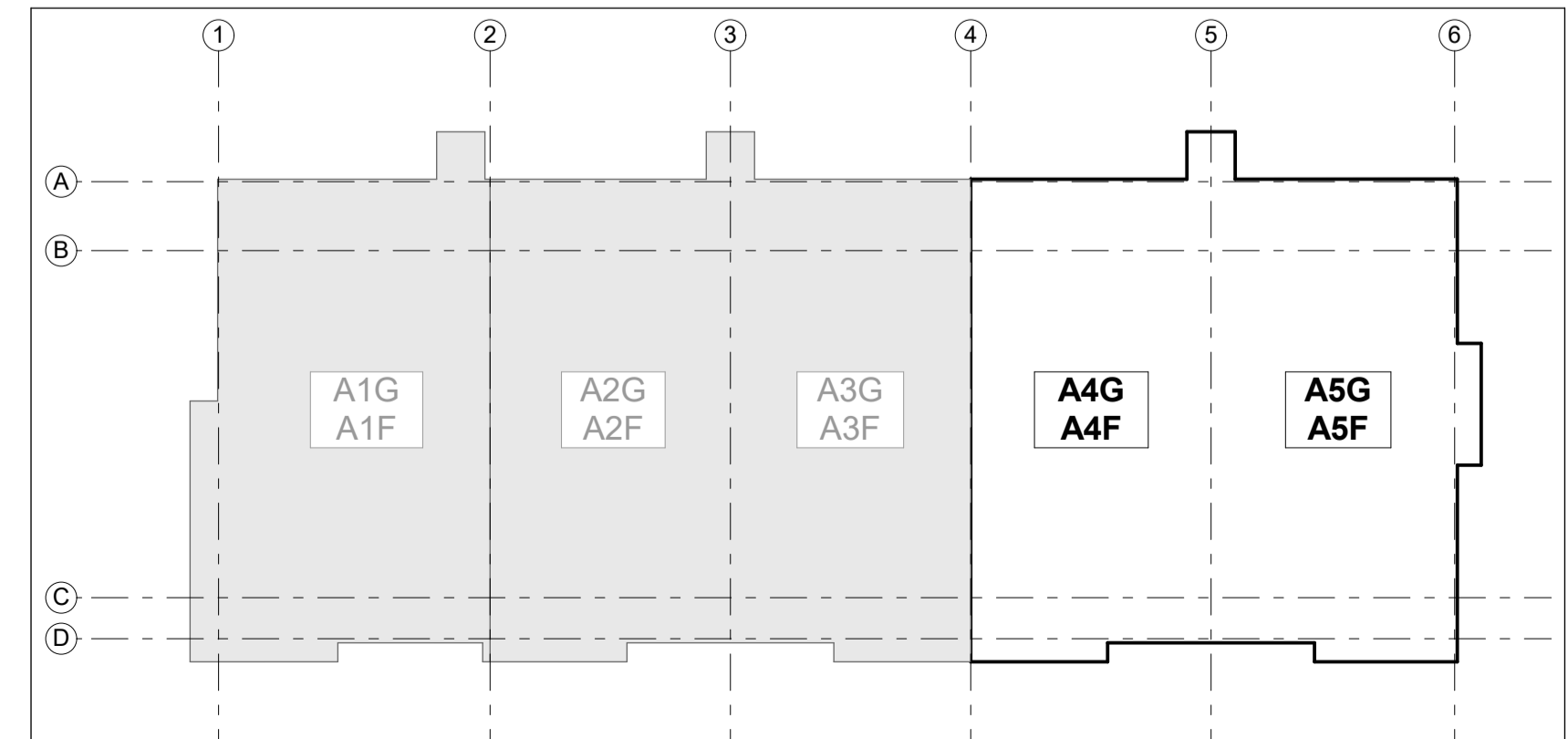
- ENGINEERING PLANS & SPECIFICATION BY HFC GROUP
- TRUSS MANUFACTURER'S PLANS & SPECIFICATION BY PLACEMAKERS
- FIRE ENGINEERING DESIGN REPORT BY HFC GROUP
- ACOUSTIC REPORT BY HEAGLEY ACOUSTICS

ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS BY HFC GROUP LTD

Rev/D	Issue	CHD	Comments	Date
01	Building Consent			10/12/2018



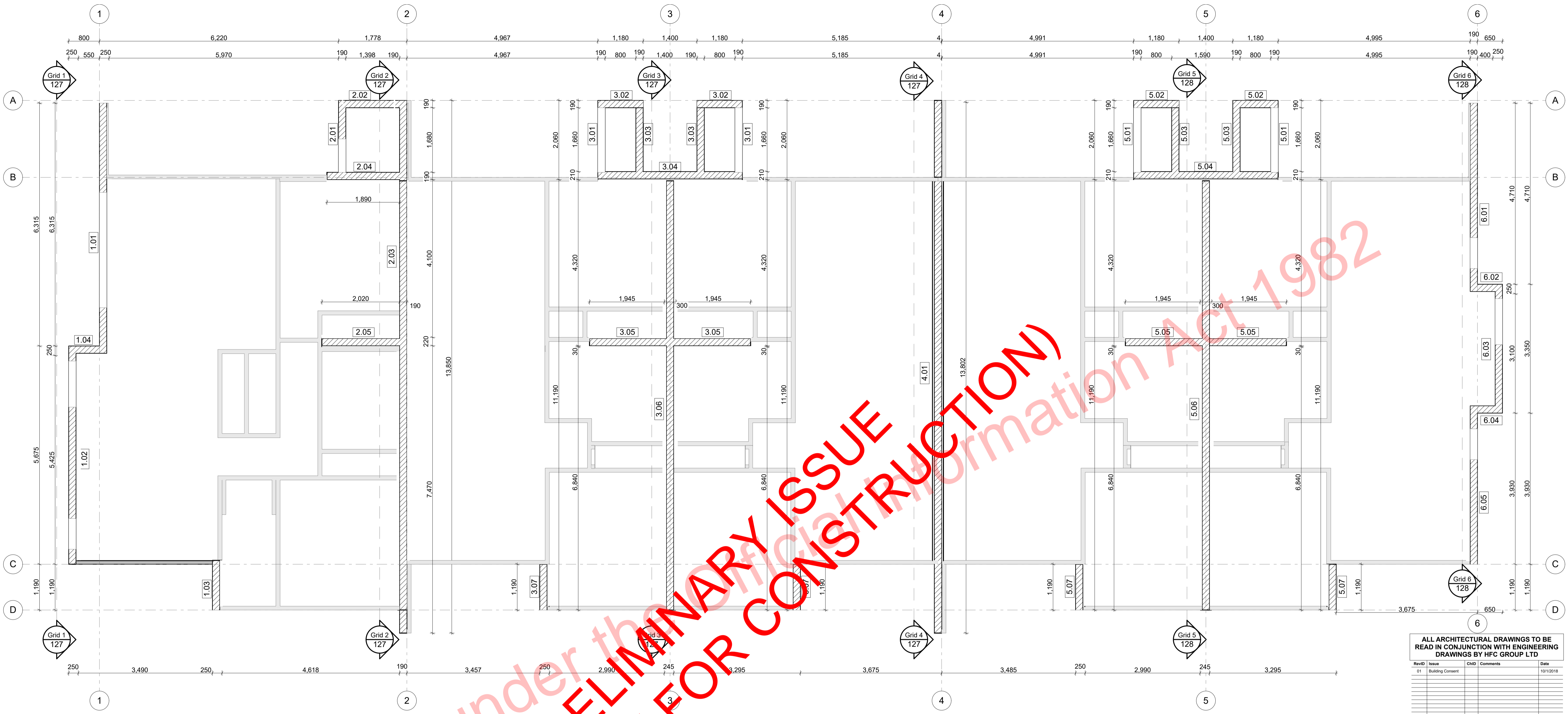
29 Nixon St, Grey Lynn, PO Box 78 282 Grey Lynn Auckland
 p: +64 9 309 6032
 info@creativearch.co.nz
 www.creativearch.co.nz



FOR BUILDING CONSENT - BLOCK A

DESIGN AND DRAWINGS ARE COPYRIGHT OF CREATIVE ARCH LTD
 CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK
 ALL RESTRICTED BUILDING WORK TO BE CARRIED OUT BY LICENSED BUILDING PRACTITIONERS

project title:
Proposed Development for:
 for:
Bonair Developments
 at:
153 Bonair Crescent Silverdale, Auckland
 sheet title:
Roof Plan Unit A4F & A5F
 drawn: **KN** checked: **JM** dwg n#: **125**
 job n#: **2005**
 date created: **10/1/2018**
 date plotted: **1/15/2019**
 issue: **BC** rev n#: **01**
 scale: **1:50, 1:200, 1:1 @ A1**
 NOTE: Drawings are 1/2 scale @ A3
 CAD ref: 21/Creative Arch/2005_Broadway Property Group_CODED_BLOCKA



Block Wall Plan 1:50

IMPORTANT:
 PLANS TO BE READ IN CONJUNCTION WITH
 STRUCTURAL ENGINEERING DESIGN
 BY HFC GROUP
 STRUCTURAL DRAWINGS ARE TO TAKE
 PRECEDENCE
 REFER ANY DISCREPANCIES TO ENGINEER
 PRIOR TO COMMENCING WORK

BLOCK WALL PLAN LEGEND:

	90x45 internal framed wall
	190 concrete block wall with rendered exterior finish
	2.01 Wall identification label

ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS BY HFC GROUP LTD

RevID	Issue	CHD	Comments	Date
01	Building Consent			10/12/2018



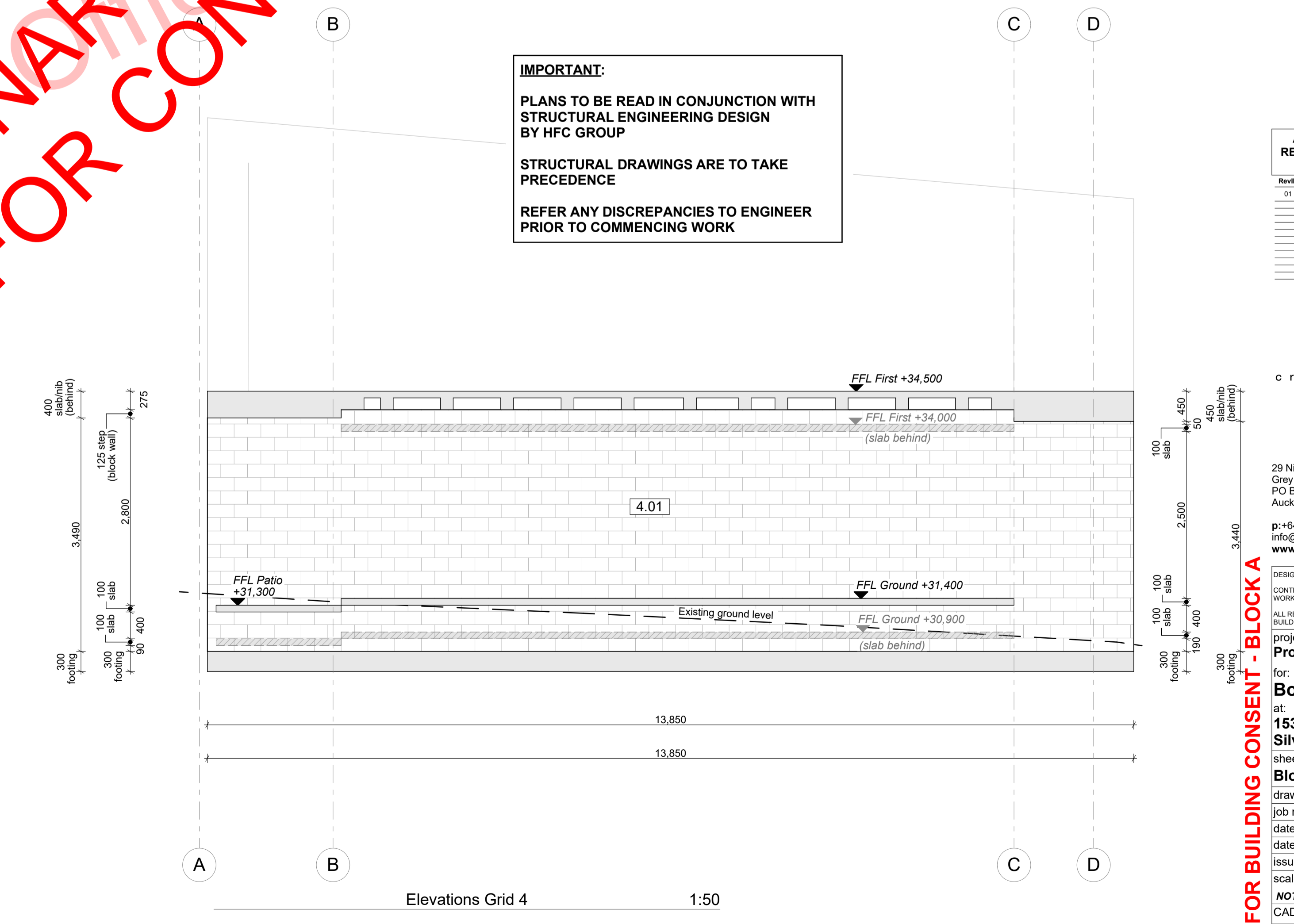
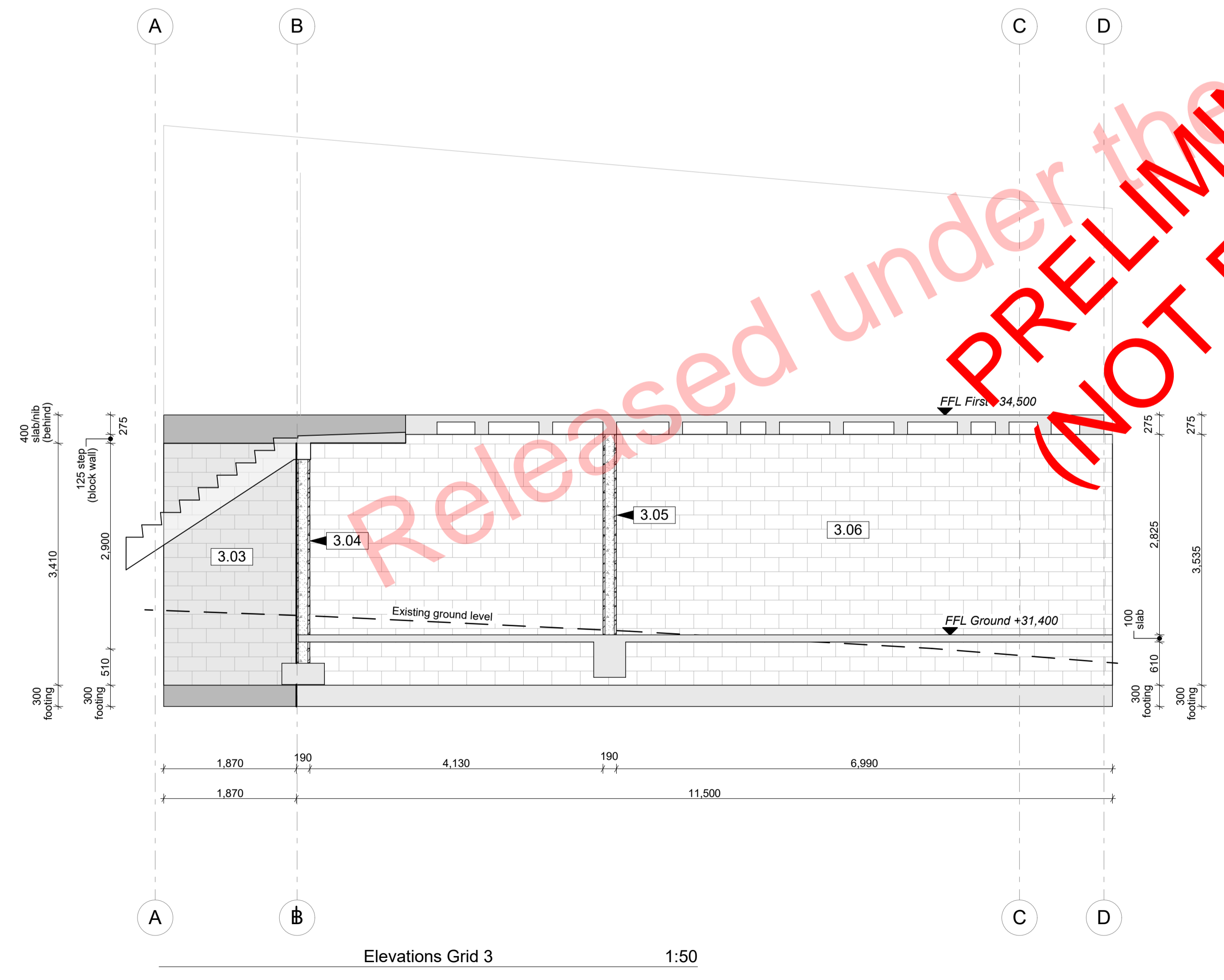
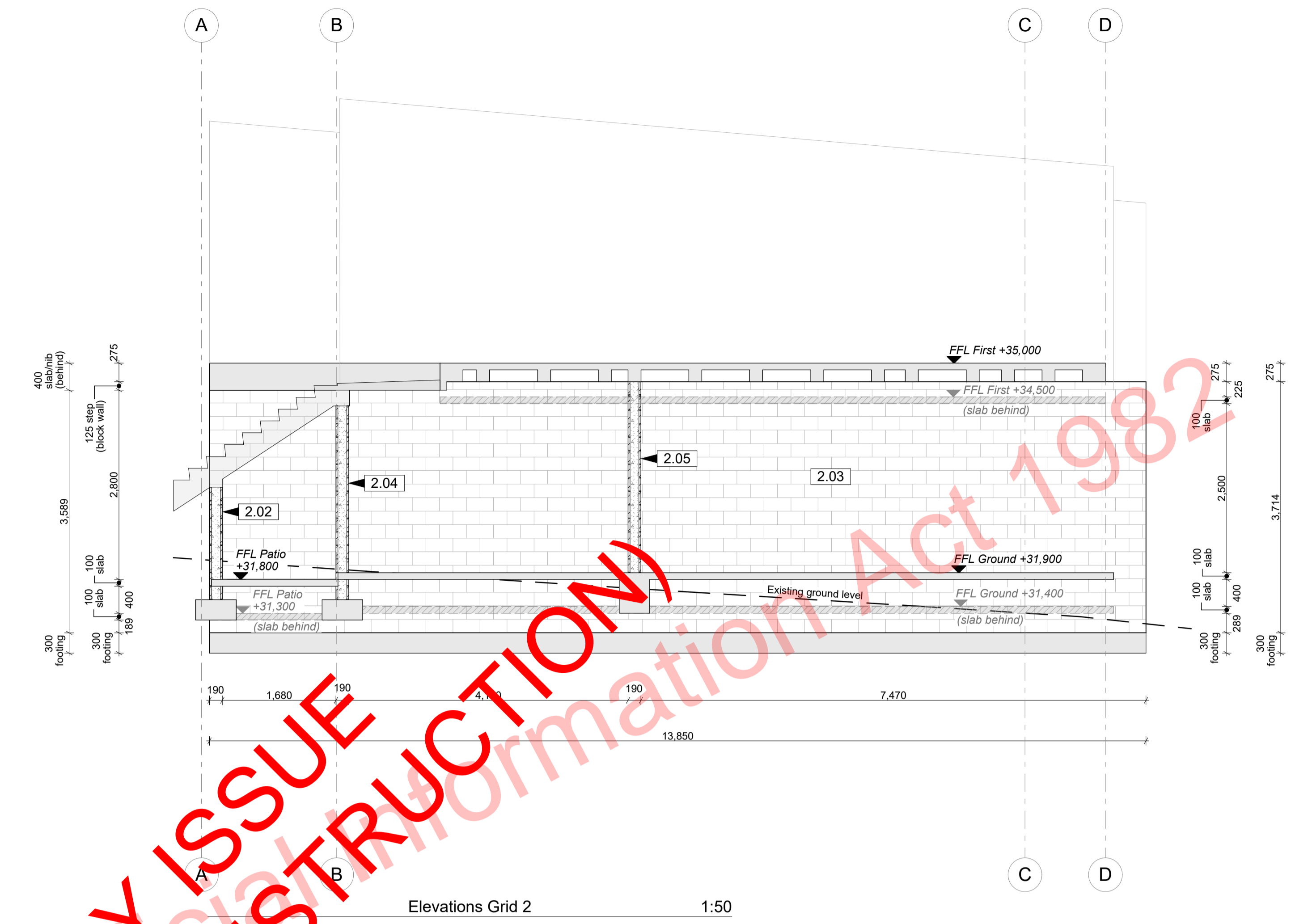
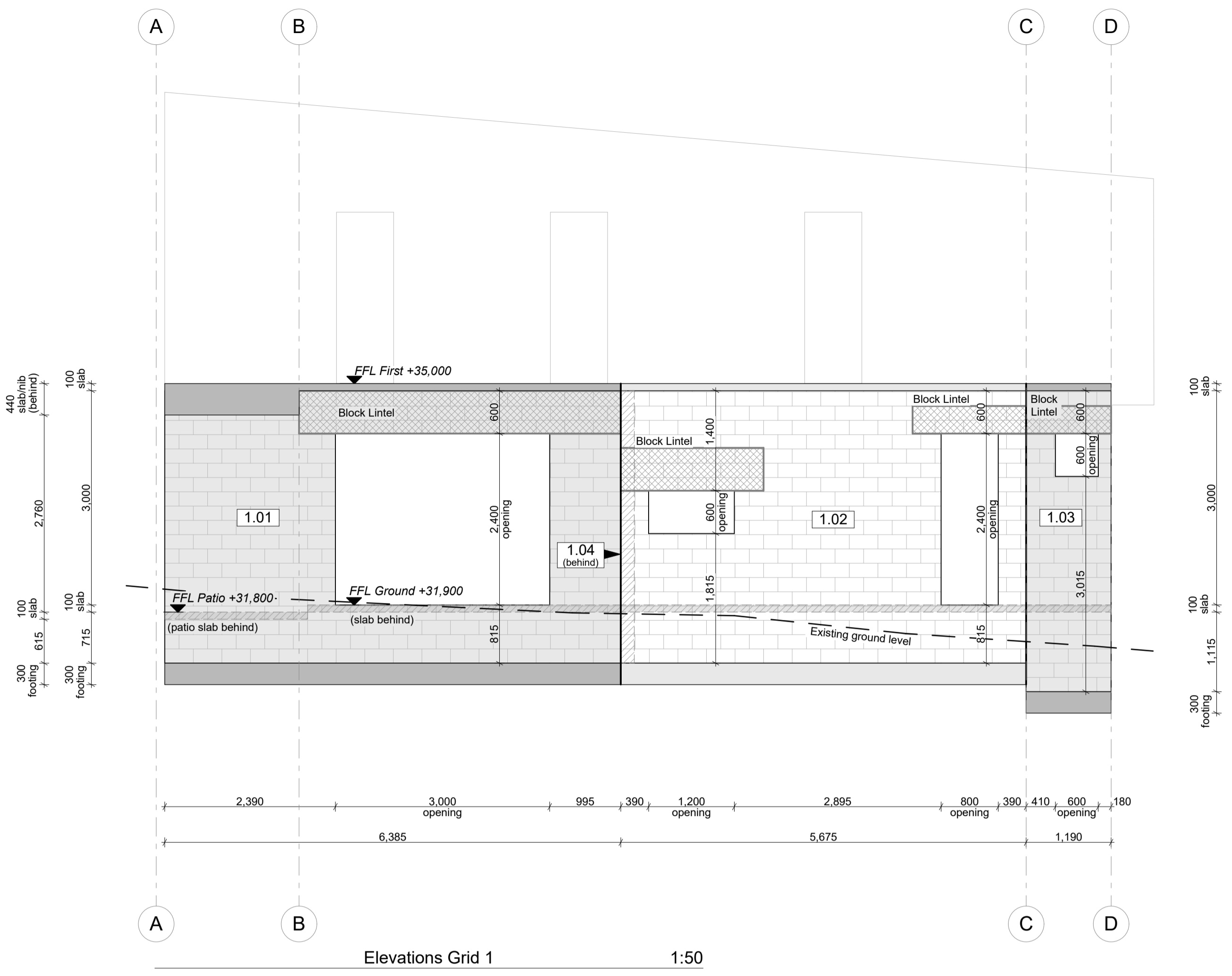
29 Nixon St,
 Grey Lynn
 PO Box 78 282 Grey Lynn
 Auckland
 p: +64 9 309 6032
 info@creativearch.co.nz
 www.creativearch.co.nz

ARNZ
 Professional Member
 UPE/EP/PH/AT

FOR BUILDING CONSENT - BLOCK A

DESIGN AND DRAWINGS ARE COPYRIGHT OF CREATIVE ARCH LTD
 CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK
 ALL RESTRICTED BUILDING WORK TO BE CARRIED OUT BY LICENSED BUILDING PRACTITIONERS

project title:
Proposed Development for:
 for:
Bonair Developments
 at:
153 Bonair Crescent
Silverdale, Auckland
 sheet title:
Block Wall Plan
 drawn: **KN** checked: **JM** dwg n#:
 job n#: **2005**
 date created: **10/1/2018** **126**
 date plotted: **1/15/2019**
 issue: **BC** rev n#:
 scale: **1:50, 1:1 @ A1** **01**
 NOTE: Drawings are 1/2 scale @ A3
 CAD ref: 21\Creative Arch\2005_Broadway Property Group_CODED_BLOCKA



IMPORTANT:
PLANS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERING DESIGN BY HFC GROUP
STRUCTURAL DRAWINGS ARE TO TAKE PRECEDENCE
REFER ANY DISCREPANCIES TO ENGINEER PRIOR TO COMMENCING WORK

ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS BY HFC GROUP LTD

RevID	Issue	ChID	Comments	Date
01	Building Consent			10/12/2018



29 Nixon St,
Grey Lynn
PO Box 78 282 Grey Lynn
Auckland
p: +64 9 309 6032
info@creativearch.co.nz
www.creativearch.co.nz

DESIGN AND DRAWINGS ARE COPYRIGHT OF CREATIVE ARCH LTD
CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK
ALL RESTRICTED BUILDING WORK TO BE CARRIED OUT BY LICENSED BUILDING PRACTITIONERS

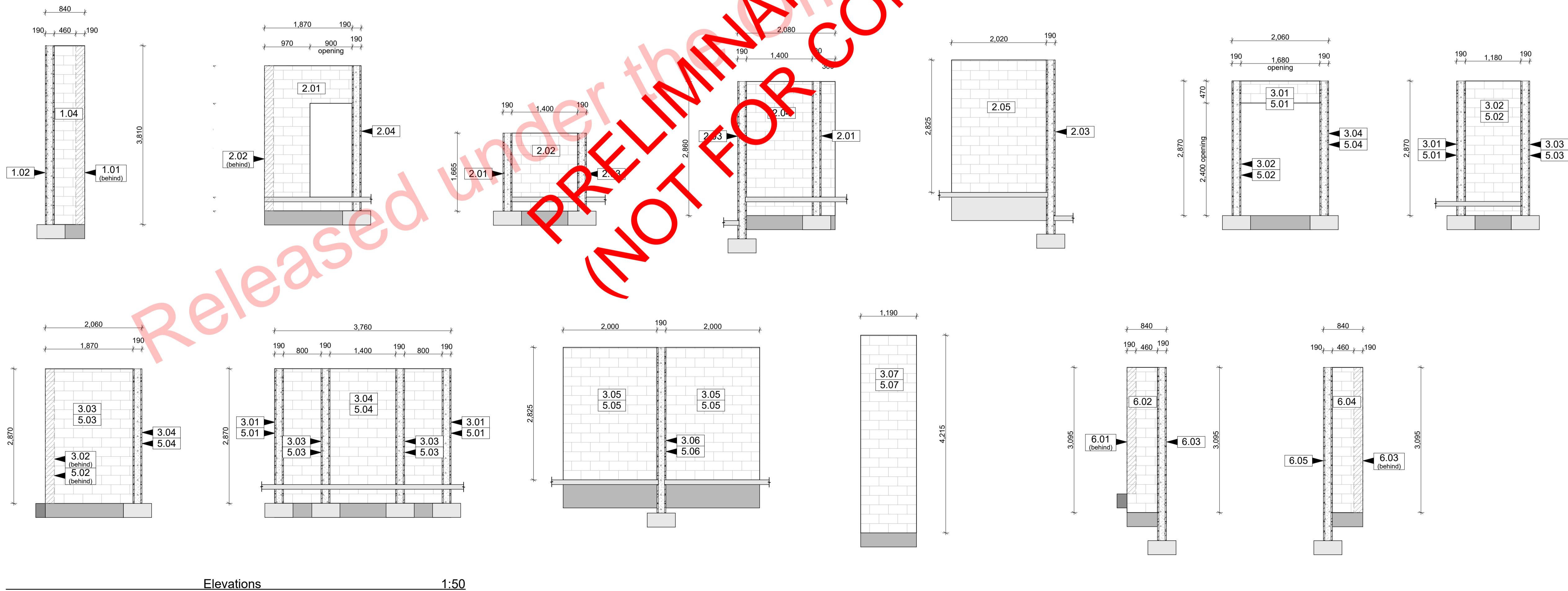
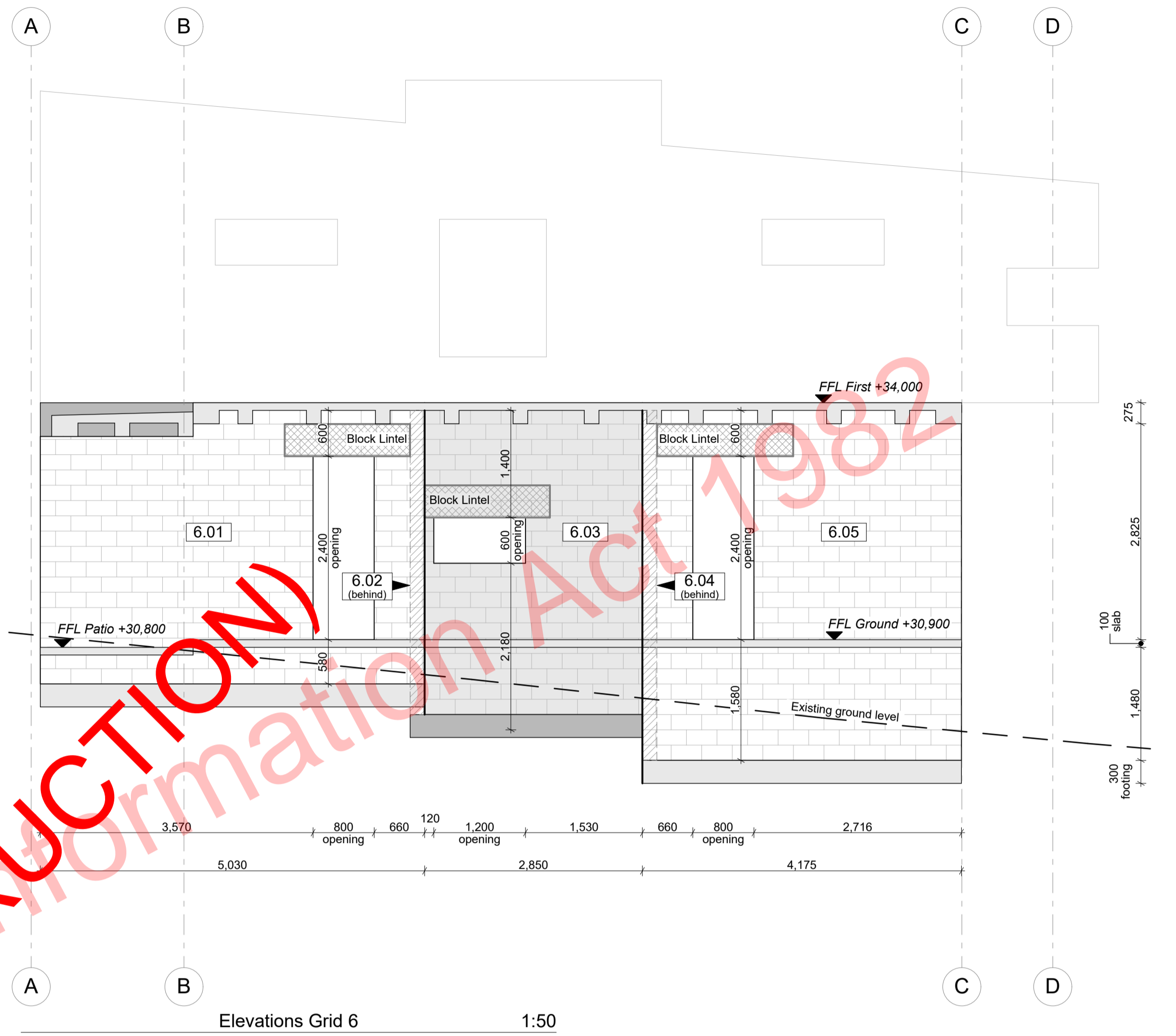
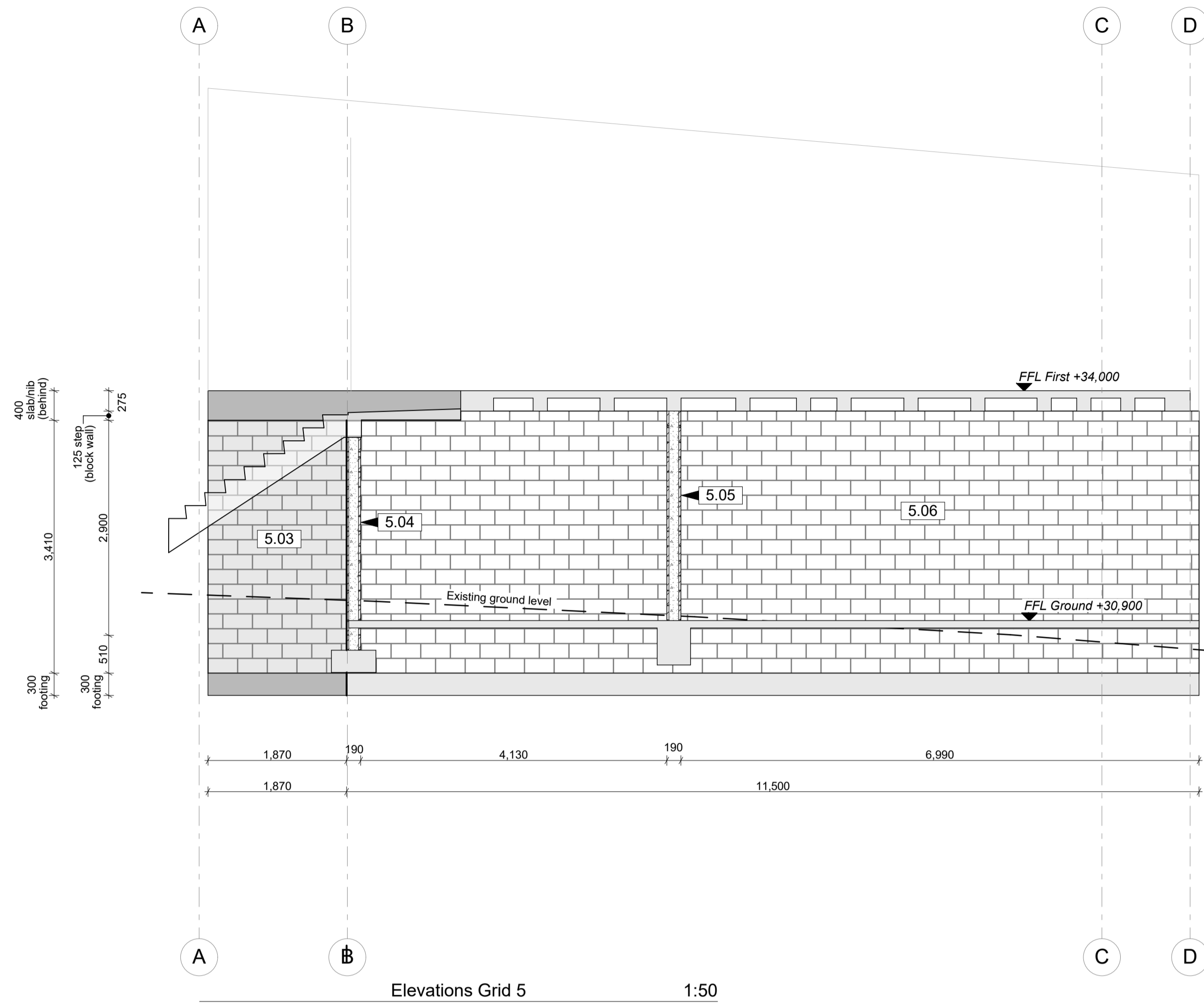
project title:
Proposed Development for:
for:
Bonair Developments
at:
**153 Bonair Crescent
Silverdale, Auckland**
sheet title:
Block Wall Elevations
drawn: **KN** checked: **JM** dwg n#: **127**
job n#: **2005**
date created: **10/1/2018**
date plotted: **1/15/2019**
issue: **BC** rev n#: **01**
scale: **1:50, 1:1 @ A1**
NOTE: Drawings are 1/2 scale @ A3
CAD ref: 21\Creative Arch\2005_Broadway Property Group_CODED_BLOCK A

Released under the Official Information Act 1982

PRELIMINARY ISSUE (NOT FOR CONSTRUCTION)

FOR BUILDING CONSENT - BLOCK A

IMPORTANT:
 PLANS TO BE READ IN CONJUNCTION WITH
 STRUCTURAL ENGINEERING DESIGN
 BY HFC GROUP
 STRUCTURAL DRAWINGS ARE TO TAKE
 PRECEDENCE
 REFER ANY DISCREPANCIES TO ENGINEER
 PRIOR TO COMMENCING WORK



Released under the Official Information Act 1982
 PRELIMINARY ISSUE
 (NOT FOR CONSTRUCTION)

ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS BY HFC GROUP LTD

RevID	Issue	CHD	Comments	Date
01	Building Consent			10/12/2018



29 Nixon St,
 Grey Lynn
 PO Box 78 282 Grey Lynn
 Auckland
 p: +64 9 309 6032
 info@creativearch.co.nz
 www.creativearch.co.nz

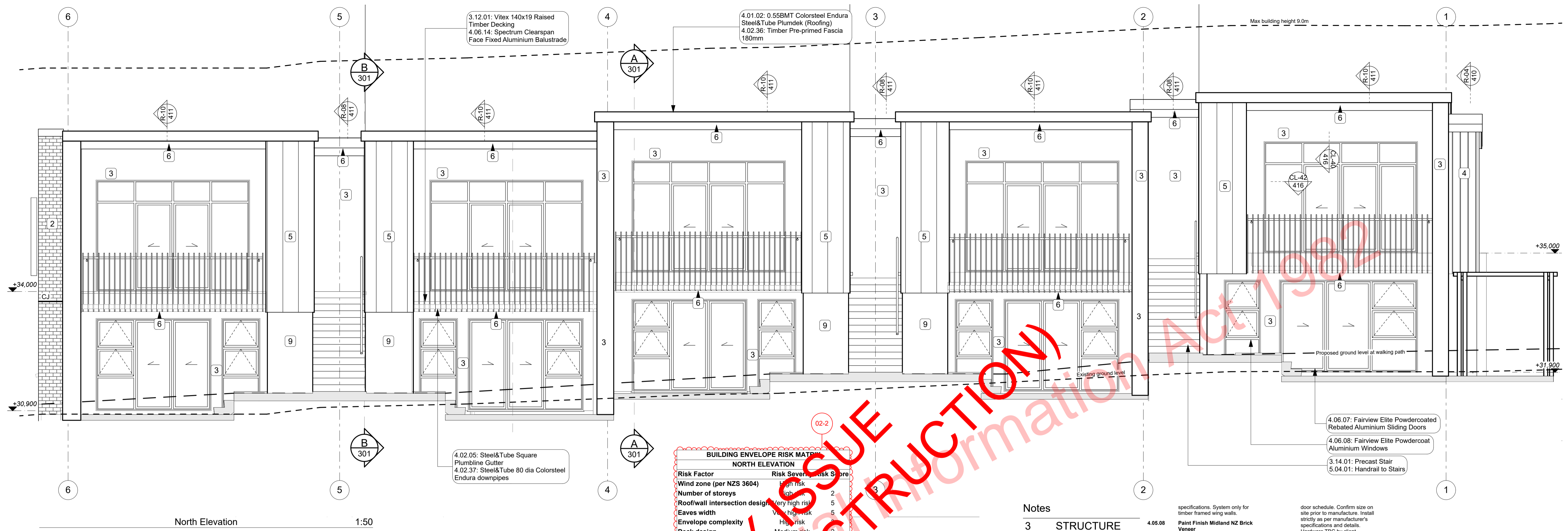
DESIGN AND DRAWINGS ARE COPYRIGHT OF CREATIVE ARCH LTD
 CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK
 ALL RESTRICTED BUILDING WORK TO BE CARRIED OUT BY LICENSED BUILDING PRACTITIONERS

project title:
Proposed Development for:
Bonair Developments
 at:
153 Bonair Crescent
Silverdale, Auckland

sheet title:
Block Wall Elevations

drawn: **KN** checked: **JM** dwg n#: **128**
 job n#: **2005**
 date created: **10/1/2018**
 date plotted: **1/15/2019**
 issue: **BC** rev n#: **01**
 scale: **1:50, 1:1 @ A1**
 NOTE: Drawings are 1/2 scale @ A3
 CAD ref: 21\Creative Arch\2005_Broadway Property Group_CODED_BLOCKA

FOR BUILDING CONSENT - BLOCK A



BUILDING ENVELOPE RISK MATRIX EAST ELEVATION

Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	High risk	2
Roof/wall intersection design	High risk	3
Eaves width	Very high risk	5
Envelope complexity	High risk	3
Deck design	Low risk	0
Total Risk Score:		14

BUILDING ENVELOPE RISK MATRIX NORTH ELEVATION

Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	High risk	2
Roof/wall intersection design	Very high risk	5
Eaves width	Very high risk	5
Envelope complexity	High risk	3
Deck design	Medium risk	2
Total Risk Score:		19

MATERIALS LEGEND:

2	4.05.08: Paint Finish Midland NZ Brick Veneer
3	4.05.09: Specialized System EZ Panel Lightweight Cladding
4	4.05.11: 0.55BMT Colorsteel Endura Steel&Tube Paneldek (Cladding)
5	4.05.26: 14mm JH Stria cladding
6	4.05.25: 4.5mm JH Eclipse Soffit Lining
7	4.05.02: Plytech 12mm Exterior Grade Ply Soffit Lining
8	4.05.23: 6mm JH HardieFlex cladding
9	4.05.07: Specialized Plaster System

CJ — Control Joint (Brick Veneer)



Notes

3 STRUCTURE

- 3.12.01 Vitex 140x19 Raised Timber Decking
Vitex 140x19 timber decking on raised Outdura Quickboard aluminium. Vitex decking system to have 3mm gaps and exterior timber decking. Selected coating applied to all faces.
- 3.12.02 Vitex 140x19 Timber Decking
Vitex 140x19 timber decking. Vitex decking system to have 3mm gaps and exterior timber decking, selected coating applied to all faces.
- 3.14.01 Precast Stair
Precast concrete stairs to comply with the requirements of D1/AS1 for Private Stair. Min Tread 280mm, max riser 190mm. All stairs to have 50dia handrail set, 900mm above the pitch line of the stairs. Refer to Structural Engineers drawings for precast details.

4 ENCLOSURE

- 4.01.02 0.55BMT Colorsteel Endura Steel&Tube Plumdek (Roofing)
0.55BMT Colorsteel Endura Steel&Tube Plumdek roofing system on roofing underlay on 90x45 battens at max 900 crs at pitch as per roof plans, sections and elevations. Install strictly as per manufacturer's specifications and details.
- 4.02.05 Steel&Tube Square Plumbline Gutter
Steel&Tube Square Plumbline Coloursteel Endura Gutter on internal brackets (as per manufacturer's specification) on steel fascia. Install strictly as per manufacturer's specifications and details. Brackets and gutter to be finished to match roofing.
- 4.02.36 Timber Pre-primed Fascia 180mm
18mm x180mm Pre-primed paint finish Fascia finished to match roofing. Install strictly as per manufacturer's specifications and details. Refer details for height.
- 4.02.37 Steel&Tube 80 dia Colorsteel Endura downpipes
Steel&Tube 80dia Colorsteel Endura downpipes. Ensure downpipe location is within boundary of respective unit. Install strictly as per manufacturer's specifications and details. Downpipes to be finished to match roofing and gutter.
- 4.05.02 Plytech 12mm Exterior Grade Ply Soffit Lining
Plytech Radiata Decorative SD 12mm Exterior Grade H3.2 LOSP Ply Soffit lining on 35 x 70 (unless specifically sized for specific depth. Refer to architectural details) H1.2 timber framing battens @ 600mm crs, with factory applied Blended / Clear Coat finish and further site applied coating. C/S SS screw fixings. Refer specification.
- 4.05.07 Specialized Plaster System
Specialized plaster System on 20 series concrete block. Float textured finish by Specialized Systems. Min 2 coats of paint. Colour TBD. All installation in accordance with manufacturers

4.05.08 Paint Finish Midland NZ Brick Veneer

- Midland NZ brick veneer to take paint finish - with 50mm cavity with building wrap on timber framed walls, to NZS 3604 : 2011. Provide weep holes @800mm max centres and 10mm ventilation gap between top of brick and soffit lining. Wall ties and fixings in accordance with NZS 4210 : 2001. Standard range molar, colour to match brick. The 2 storey brick cladding system used on this building must be completed to Design Note TB1 refer to Midland Brick for Design Note TB1. Install strictly as per manufacturer's specifications and details. Install stainless steel lintel bars over openings as per brick window head table details.

4.05.09 Specialized System EZ Panel Lightweight Cladding

- Specialized System EZ Panel 50mm autoclaved lightweight concrete Facade System over 50x21mm High Density EPS vertical cavity battens at 600crs max. Float textured finish by Specialized Systems. Min 2 coats of paint. Colour TBD. All installation in accordance with manufacturer's specifications. System only for timber framed wing walls.

4.05.11 0.55BMT Colorsteel Endura Steel&Tube Paneldek (Cladding)

- 0.55BMT Colorsteel Endura Steel&Tube Paneldek vertical cladding. Fix over separation DPC over 20x45 H3.2 horizontal timber cavity battens at max 600crs. Cavity battens to be castellated on both faces to provide drainage and ventilation and must be used horizontally only. Fix cladding with S&T concealed fixing clip. Install strictly as per manufacturer's specifications and details.

4.05.23 6mm JH HardieFlex cladding

- 6mm thick James Hardie HardieFlex Fibre Cement cladding over 45x20 H3.2 vertical cavity battens at max 600 cr or Install strictly as per manufacturer's specifications and details.
- 4.05.25 4.5mm JH Eclipse Soffit Lining
4.5mm James Hardie Eclipse soffit lining on 35 x 70 (unless specifically sized for specific depth. Refer to architectural details) H1.2 timber framing @ max 600mm crs. Paint finish with UPVC jointers @ 600crs. Install strictly as per manufacturer's specifications and details.
- 4.05.26 14mm JH Stria cladding
14mm thick James Hardie Stria Fibre Cement cladding over 45x20 H3.2 vertical cavity battens at max 600 cr or Install strictly as per manufacturer's specifications and details.
- 4.06.07 Fairview Elite Powdercoated Rebatbed Aluminium Sliding Doors
Elite Fairview Classic Residential 35 Powdercoated Rebatbed Aluminium glazed Sliding Doors with Flush track Sills. Colour as per Resource Consent specifications. Rebate 30mm deep and size must be confirmed with manufacturer prior to rebate installation. Clear double glazed with paint grade radiata pine architraves. Refer to window and door schedule. Confirm size on site prior to manufacture. Install strictly as per manufacturer's specifications and details. Hardware TBC by client.

4.06.08 Fairview Elite Powdercoated Aluminium Windows

- Elite Fairview Classic Residential 35 Powdercoated Aluminium Windows. Colour as per Resource Consent specifications. Double glazed with paint grade radiata pine architraves. Obscure glass to bathrooms, wecs and ensuite. Refer to window and door schedule. Confirm size on site prior to manufacture. Install strictly as per manufacturer's specifications and details. Hardware TBC by client.

4.06.11 Spectrum Fin Screen Louvers

- Spectrum 115x17 aluminium RHS fins louvre system fixed to 115x3 Aluminium plate top and bottom fixed to underside of concrete beam / deck edge. Powdercoated finish to match joinery. Install strictly as per manufacturer's specifications and details.

4.06.12 Spectrum Fin Window Screen Louvers

- Spectrum 115x17 aluminium RHS fins louvre system within Exterior Window Aluminium RHS Window Frame. Powdercoated finish to match joinery. Install strictly as per manufacturer's specifications and details.

5 INTERIOR

- 5.04.01 Handrail to Stairs
Spectrum Clearspan Aluminium Balustrade and Handrail to stairs as per NZBC D1 1 January 2017 Amendment 6.

8 EXTERIOR

- 8.03.10 Spectrum Exterior Aluminum Vertical Batten Screen and Gate
Freestanding Spectrum Aluminium Vertical Batten Screen and Gate. Powdercoat finish as per Resource Consent drawings.

PLANS TO BE READ IN CONJUNCTION WITH THE FOLLOWING:

- STRUCTURAL ENGINEERING PLANS & SPECIFICATION BY HFC GROUP
- TRUSS MANUFACTURER'S PLANS & SPECIFICATION BY PLACEMAKERS
- FIRE ENGINEERING DESIGN REPORT BY HFC GROUP
- ACUSTIC REPORT BY HEAGLEY ACOUSTICS
- STORMWATER & SANITARY CONNECTION POINTS BY CRANG CIVIL

ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS BY HFC GROUP LTD

RevID	Issue	CHD	Comments	Date
01	Building Consent			10/12/2018
02	RFI 1	02-1	Legend Revised	11/12/2018
		02-2	Risk Matrix revised	

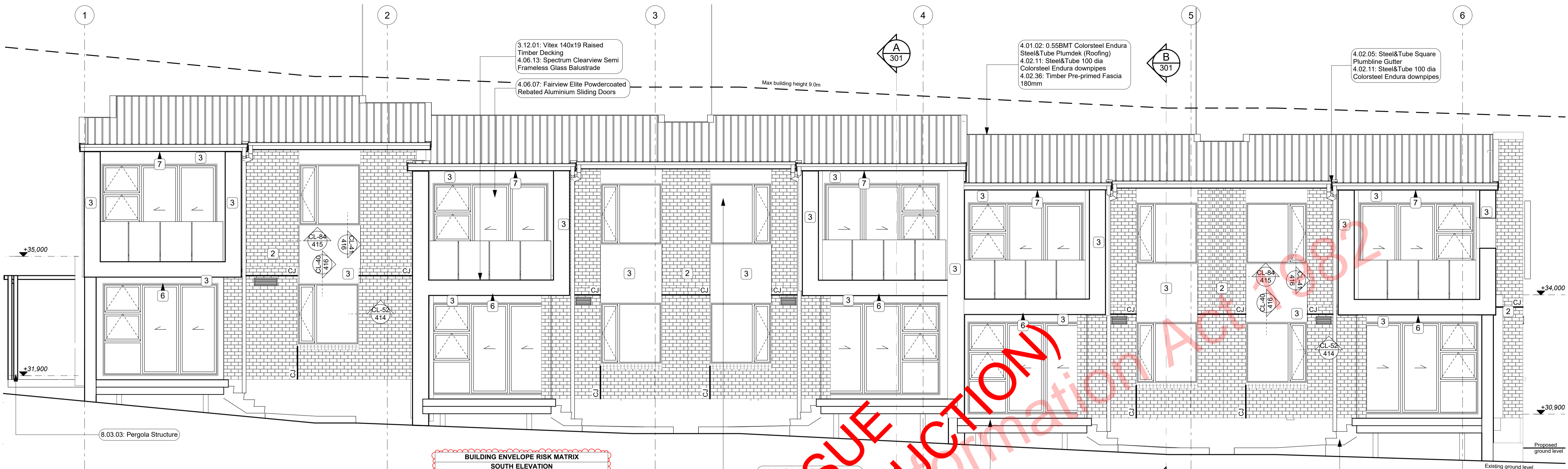


29 Nixon St,
Grey Lynn,
PO Box 78 282 Grey Lynn
Auckland
p: +64 9 309 6032
info@creativearch.co.nz
www.creativearch.co.nz

DESIGN AND DRAWINGS ARE COPYRIGHT OF CREATIVE ARCH LTD
CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK
ALL RESTRICTED BUILDING WORK TO BE CARRIED OUT BY LICENSED BUILDING PRACTITIONERS

FOR BUILDING CONSENT - BLOCK A

project title:
Proposed Development for:
Bonair Developments
at:
153 Bonair Crescent
Silverdale, Auckland
sheet title:
North & East Elevations
drawn: **KN** checked: **JM** dwg no:
job no: **2005**
date created: **11/12/2018** **201**
date plotted: **1/15/2019**
issue: **BC** rev no:
scale: **1:50, 1:1 @ A1** **02**
NOTE: Drawings are 1/2 scale @ A3
CAD ref: 21\Creative Arch\2005_Broadway Property Group_LOGGED_BLOCKA



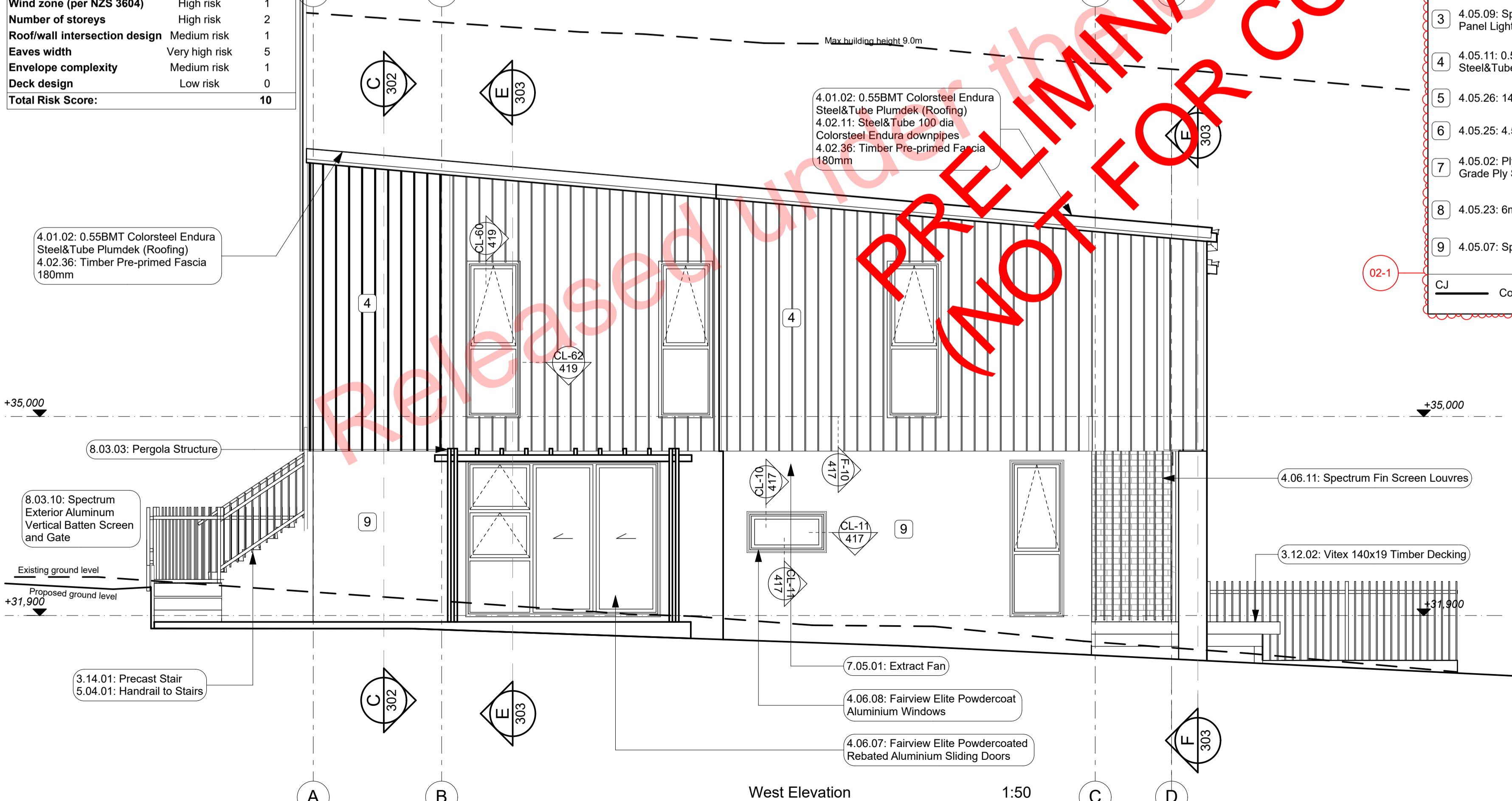
BUILDING ENVELOPE RISK MATRIX SOUTH ELEVATION

Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	High risk	2
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Medium risk	2
Total Risk Score:		12

South Elevation 1:50

BUILDING ENVELOPE RISK MATRIX WEST ELEVATION

Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	High risk	2
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		10



West Elevation 1:50

MATERIALS LEGEND:

2	4.05.08: Paint Finish Midland NZ Brick Veneer
3	4.05.09: Specialized System EZ Panel Lightweight Cladding
4	4.05.11: 0.55BMT Colorsteel Endura Steel&Tube Paneldek (Cladding)
5	4.05.26: 14mm JH Stria cladding
6	4.05.25: 4.5mm JH Eclipse Soffit Lining
7	4.05.02: Plytech 12mm Exterior Grade Ply Soffit Lining
8	4.05.23: 6mm JH HardieFlex cladding
9	4.05.07: Specialized Plaster System
CJ	Control Joint (Brick Veneer)

Notes

3 STRUCTURE

- 3.12.01 **Vitex 140x19 Raised Timber Decking**
Vitex 140x19 timber decking on raised concrete. Check build aluminium Vitex decking system to have 3mm gaps and exterior timber decking. Selected coating applied to all faces.
- 3.12.02 **Vitex 140x19 Timber Decking**
Vitex 140x19 timber decking. Vitex decking system to have 3mm gaps and exterior timber decking, selected coating applied to all faces.
- 3.14.01 **Specialized Stair**
Precast concrete stairs to comply with the requirements of D1/A51 for Private Stair. Min Tread 280mm, max riser 190mm. All stairs to have 50da handrail set 900mm above the pitch line of the stairs. Refer to Structural Engineers drawings for precast details.

4 ENCLOSURE

- 4.01.02 **0.55BMT Colorsteel Endura Steel&Tube Plumdek (Roofing)**
0.55BMT Colorsteel Endura Steel&Tube Plumdek roofing system on roofing underlay on 90x45 battens at max 900 crs at pitch as per roof plans, sections and elevations. Install strictly as per manufacturer's specifications and details.
- 4.02.05 **Steel&Tube Square Plumbline Gutter**
Steel&Tube Square Plumbline Coloursteel Endura Gutter on internal brackets (as per manufacturer's specification) on steel fascia. Install strictly as per manufacturer's specifications and details. Brackets and gutter to be finished to match roofing. 7411M
- 4.02.11 **Steel&Tube 100 dia Colorsteel Endura downpipes**
Steel&Tube 100dia Colorsteel Endura downpipes. Ensure downpipe location is within boundary of respective unit. Install strictly as per manufacturer's specifications and details. Downpipes to be finished to match roofing and gutter.
- 4.02.36 **Timber Pre-primed Fascia 180mm**
18mm x 180mm Pre-primed paint finish Fascia finished to match roofing. Install strictly as per manufacturer's specifications and details. Refer details for height.
- 4.05.02 **Plytech 12mm Exterior Grade Ply Soffit Lining**
Plytech Radiata Decorative SD 12mm Exterior Grade H3 2 LOSP Ply Soffit lining on 35 x 70 (unless specifically sized for specific depth. Refer to architectural details) H1.2 timber framing battens @ 600mm crs, with factory applied Blended / Clear Coat finish and further site applied coating. CIS/SS screw fixings. Refer specification.
- 4.05.07 **Specialized Plaster System**
Specialized plaster system on 20 series concrete block. Float textured finish by Specialized Systems. Min 2 coats of paint. Colour TBD. All installation in accordance with manufacturer's specifications. System only for timber framed wing walls.
- 4.05.08 **Paint Finish Midland NZ Brick Veneer**
Midland NZ brick veneer to take paint finish - with 50mm cavity with building wrap on timber framed walls, to NZS 3604 : 2011. Provide weep holes @ 600mm max centres and 10mm ventilation gap between top of brick and soffit lining. Wall ties and fixings in accordance with NZS 4210 : 2001. Standard range mortar, colour to match brick. The 2 storey brick cladding system used on this building must be completed to 'Design Note TB1' refer to Midland Brick for Design Note TB1. Install strictly as per manufacturer's specifications and details. Install stainless steel lintel bars over openings as per brick window head table details.
- 4.05.09 **Specialized System EZ Panel Lightweight Cladding**
Specialized System EZ Panel 50mm autoclaved lightweight concrete Facade System over 50x21mm High Density EPS vertical cavity battens at 600crs max. Float textured finish by Specialized Systems. Min 2 coats of paint. Colour TBD. All installation in accordance with manufacturer's specifications. System only for timber framed wing walls.
- 4.05.11 **0.55BMT Colorsteel Endura Steel&Tube Paneldek (Cladding)**
0.55BMT Colorsteel Endura Steel&Tube Paneldek vertical cladding. Fix over separation DPC over 20x45 H3.2 horizontal timber cavity battens at max 600crs. Cavity battens to be castellated on both faces to provide drainage and ventilation and must be used horizontally only. Fix cladding with S&T concealed fixing clip. Install strictly as per manufacturer's specifications and details.
- 4.05.23 **6mm JH HardieFlex cladding**
6mm thick James Hardie Hardieflex Fibre Cement cladding over 45x20 H3.2 vertical cavity battens at max 600 cr or Install strictly as per manufacturer's specifications and details.
- 4.05.25 **4.5mm JH Eclipse Soffit Lining**
4.5mm James Hardie Eclipse soffit lining on 35 x 70 (unless specifically sized for specific depth. Refer to architectural details) H1.2 timber framing @ max 600mm crs. Paint finish with UPVC joiners @600crs. Install strictly as per manufacturer's specifications and details.
- 4.05.26 **14mm JH Stria cladding**
14mm thick James Hardie Stria Fibre Cement cladding over 45x20 H3.2 vertical cavity battens at max 600 cr or Install strictly as per manufacturer's specifications and details.
- 4.06.07 **Fairview Elite Powdercoated Rebated Aluminium Sliding Doors**
Elite Fairview Classic Residential 35 Powdercoated Rebated Aluminium glazed Sliding Doors with Flush track Sills. Colour as per Resource Consent specifications. Rebate 30mm deep and size must be confirmed with manufacturer prior to rebate installation. Clear double glazed with paint grade radiata pine architraves. Refer to window and door schedule. Confirm size on site prior to manufacture. Install strictly as per manufacturer's specifications and details. Hardware TBC by client.
- 4.06.08 **Fairview Elite Powdercoat Aluminium Windows**
Elite Fairview Classic Residential 35 Powdercoated Aluminium Windows. Colour as per Resource Consent specifications. Double glazed with paint grade radiata pine architraves. Obscure glass to bathrooms, wc's and ensuite. Refer to window and door schedule. Confirm size on site prior to manufacture. Install strictly as per manufacturer's specifications and details. Hardware TBC by client.
- 4.06.11 **Spectrum Clearview Semi Frameless Glass Balustrade**
Spectrum 15x17 aluminium RHS fins louvre system fixed to 115x3 Aluminium plate top and bottom fixed to underside of concrete beam / deck edge. Powdercoated finish to match joinery. Install strictly as per manufacturer's specifications and details.
- 4.06.13 **Spectrum Clearview Semi Frameless Glazed Balustrade**
Spectrum Clearview Semi Frameless Glazed Balustrade. Top mounted - No Handrail. Laminated Glazing to 1000 AFFL. Powdercoated finish to match joinery. Install strictly as per manufacturer's specifications and details.

5 INTERIOR

- 5.04.01 **Handrail to Stairs**
Spectrum Clearspan Aluminium Balustrade and Handrail to stairs as per NZBC D1.1 January 2017 Amendment 6.

7 SERVICES

- 7.05.01 **Extract Fan**
Provide fan/ducting extraction fans to all bathrooms, ensuites and internal WC's. Fans to be switched on when light is activated. Where extract fan is located above a shower or bath, ensure extract fan is shower rated. Extract fan duct runs indicative only. Extract Fan system including Fan specification, pipe type and diameter and run to be design build by HVAC contractor.

8 EXTERIOR

- 8.03.03 **Pergola Structure**
Aluminium Pergola Structure as per engineer drawings and specifications. Refer to Framing Plans. Members powdercoated finish to match roofing.
- 8.03.10 **Spectrum Exterior Aluminium Vertical Batten Screen and Gate**
Freestanding Spectrum Aluminium Vertical Batten Screen and Gate. Powdercoat finish as per Resource Consent drawings.

PLANS TO BE READ IN CONJUNCTION WITH THE FOLLOWING:

- STRUCTURAL ENGINEERING PLANS & SPECIFICATION BY HFC GROUP
- TRUSS MANUFACTURER'S PLANS & SPECIFICATION BY PLACEMAKERS
- FIRE ENGINEERING DESIGN REPORT BY HFC GROUP
- ACUSTIC REPORT BY HEAGLEY ACOUSTICS
- STORMWATER & SANITARY CONNECTION POINTS BY CRANG CIVIL

ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS BY HFC GROUP LTD

RevID	Issue	CHD	Comments	Date
01	Building Consent			10/12/2018
02	RFI 1	02-1	Legend Revised	11/12/2018
		02-2	Risk Matrix revised	

creative ARCH

29 Nixon St,
Grey Lynn
PO Box 78 282 Grey Lynn
Auckland

p: +64 9 309 6032
info@creativearch.co.nz
www.creativearch.co.nz

AR NZ
Professional Member

DESIGN AND DRAWINGS ARE COPYRIGHT © OF CREATIVE ARCH LTD
CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK

FOR BUILDING CONSENT - BLOCK A

project title:
Proposed Development for:
Bonair Developments
at:
153 Bonair Crescent
Silverdale, Auckland

sheet title:
South & West Elevations

drawn: **KN** checked: **JM** dwg n#: **202**

job n#: **2005**

date created: **11/12/2018**

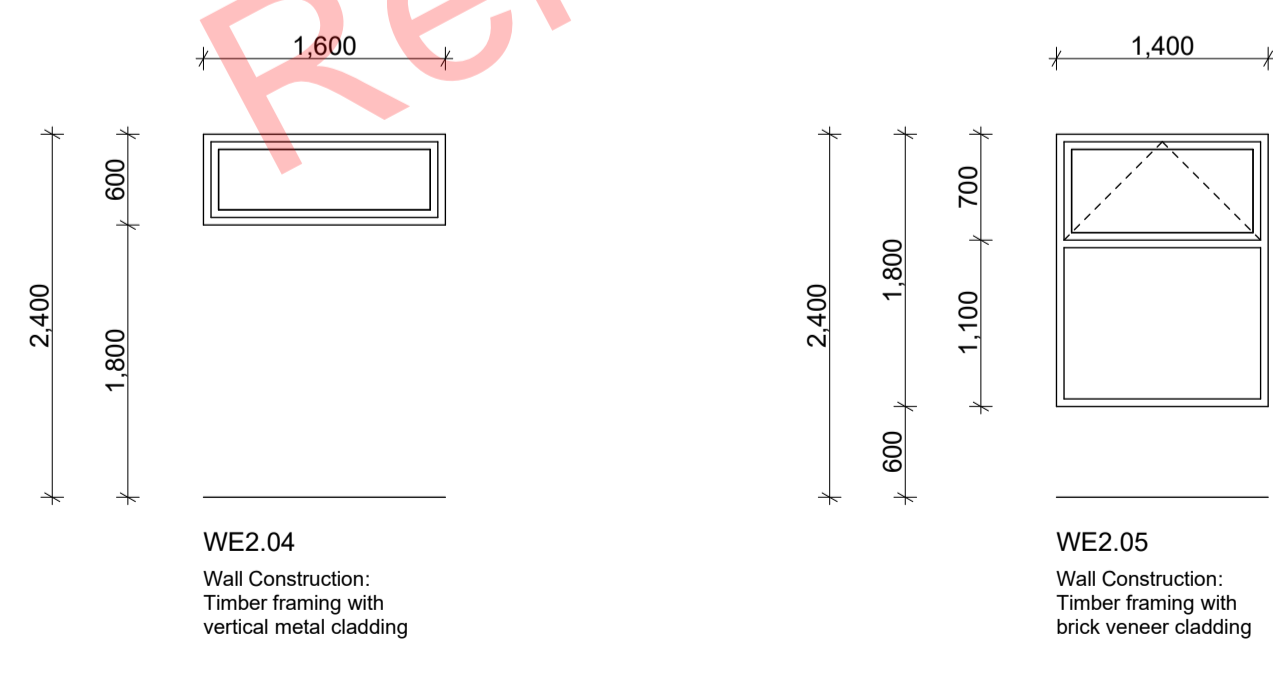
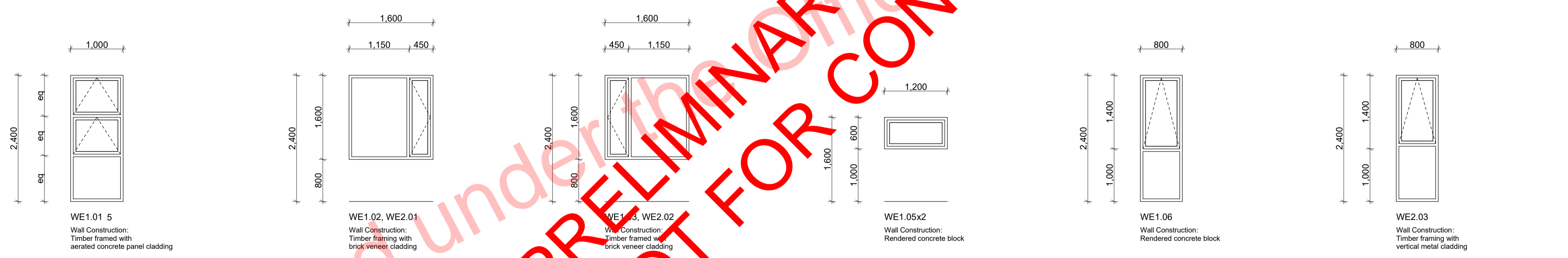
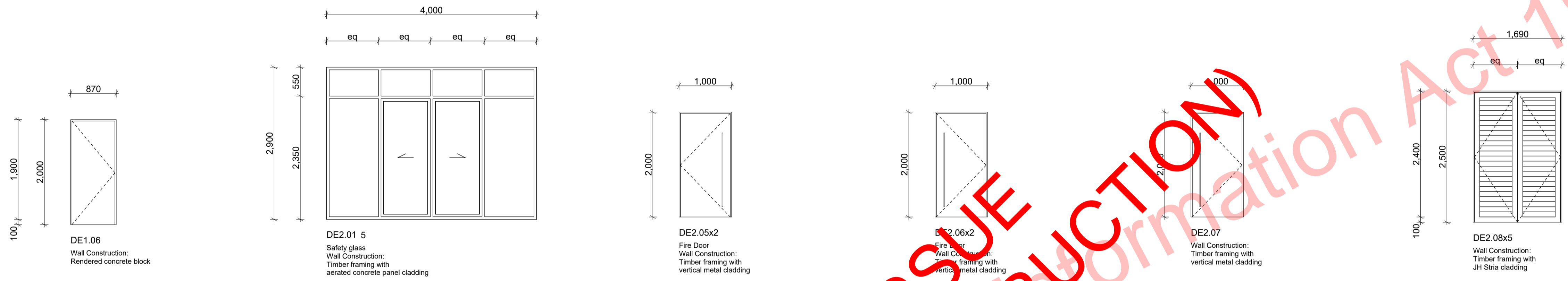
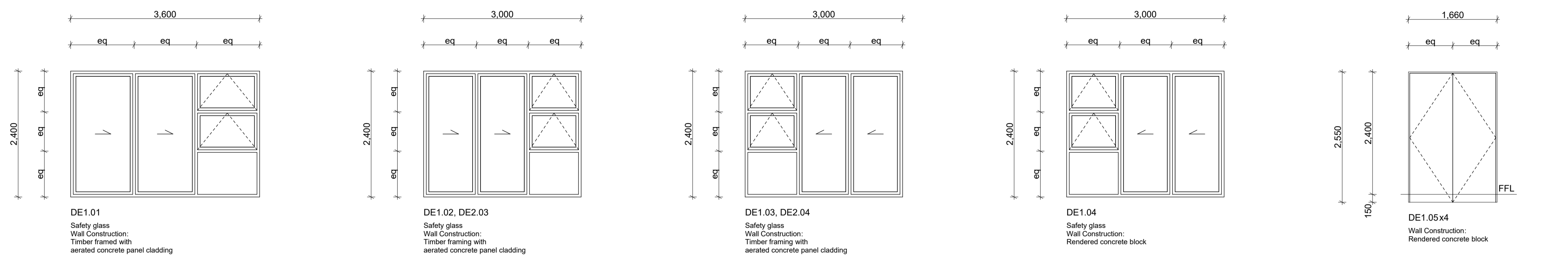
date plotted: **1/15/2019**

issue: **BC** rev n#: **02**

scale: **1:50, 1:1 @ A1**

NOTE: Drawings are 1/2 scale @ A3

CAD ref: 21/Creative Arch/2005_Broadway Property Group_LOG002_BLOCK A



WINDOW AND DOOR NOTES:

- GENERAL:**
- Site measure all joinery & check prior to construction
 - Window suite design to allow for Medium wind zone
 - Exterior windows and doors viewed from exterior
 - Schedule to be read in conjunction with elevations and the floor plans
- JOINERY:**
- Finish to be powdercoated aluminium (scratched joinery will be rejected)
 - Timber jamb liners with planted architraves. Refer to detail/spec
 - Ensure continuous sill support to all joinery
 - Ensure continuous 'tight fit' backing rod for sealing around joinery openings
- HARDWARE:**
- To later schedule to owners approval
- INTERNAL DOORS:**
- Typically solid core/flush/paint finish
 - **ALL cavity sliding doors shall be reinforced with steel to prevent warping of jambs / lining.**
- GLASS:**
- All glass to NZS 4223
 - All joinery to be double glazed unless indicated otherwise on schedule
 - 10mm toughened glass to showers
 - Safety glass to all wet areas
 - Grey tint unless noted as Opaque
- INSTALLATION:**
- Building paper shall be folded into the perimeter of all window and door openings to the inside face of framing
 - All corners shall be taped and flexible flashing tape applied to the head and the sill using Thermakraft Aluband window sealing system
 - Head, Sill and Jamb flashings throughout - All in accordance with E2/AS1 of the NZBC

ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS BY HFC GROUP LTD

RevID	Issue	CHD	Comments	Date
01	Building Consent			10/12/2018



29 Nixon St,
Grey Lynn
PO Box 78 282 Grey Lynn
Auckland

p:+64 9 309 6032
info@creativearch.co.nz
www.creativearch.co.nz

ARNZ
Professional Member
LBP 1819428

DESIGN AND DRAWINGS ARE COPYRIGHT OF CREATIVEARCH LTD
CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK

ALL RESTRICTED BUILDING WORK TO BE CARRIED OUT BY LICENSED BUILDING PRACTITIONERS

project title:
Proposed Development for:

for:
Bonair Developments

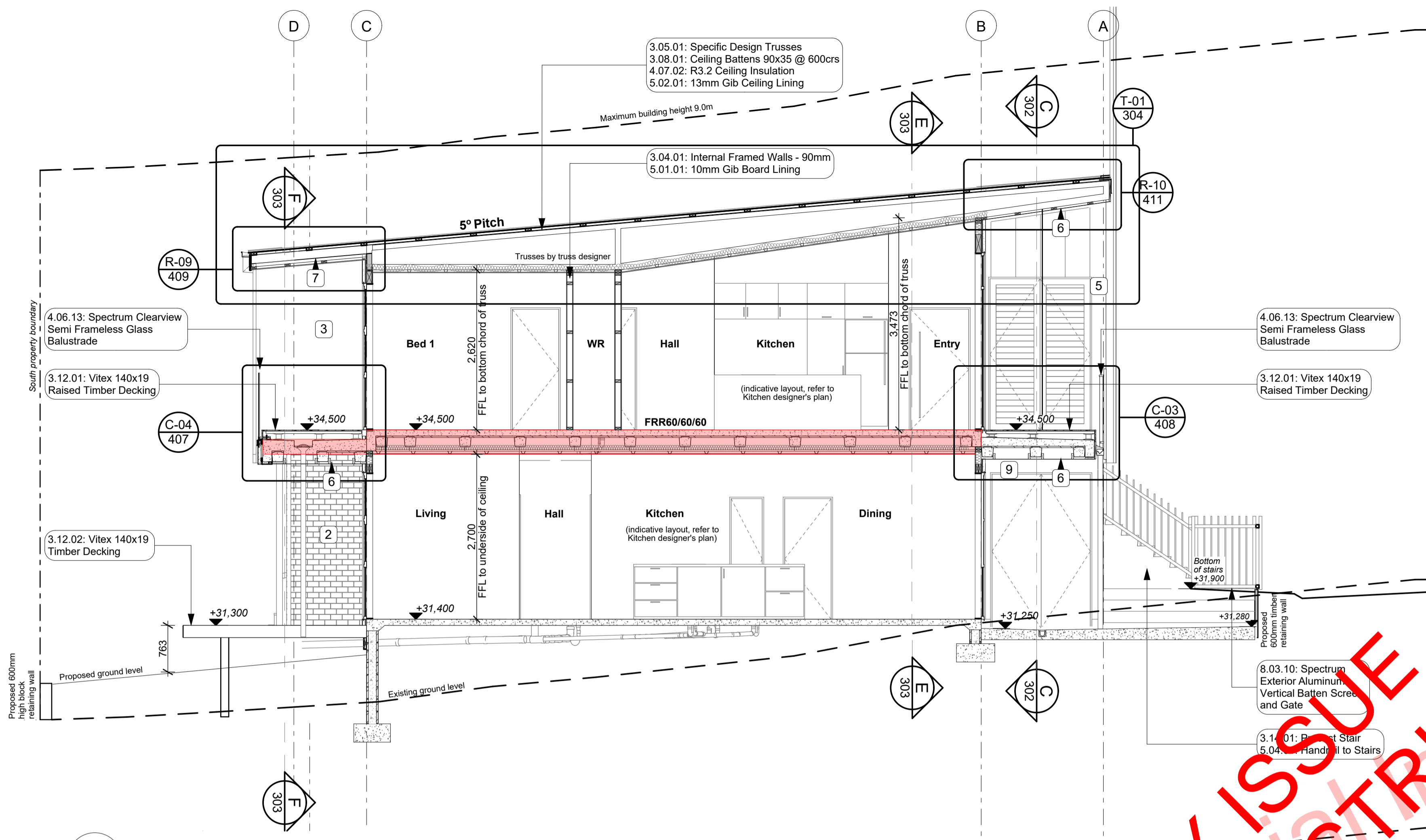
at:
**153 Bonair Crescent
Silverdale, Auckland**

sheet title:
Door & Window Schedule

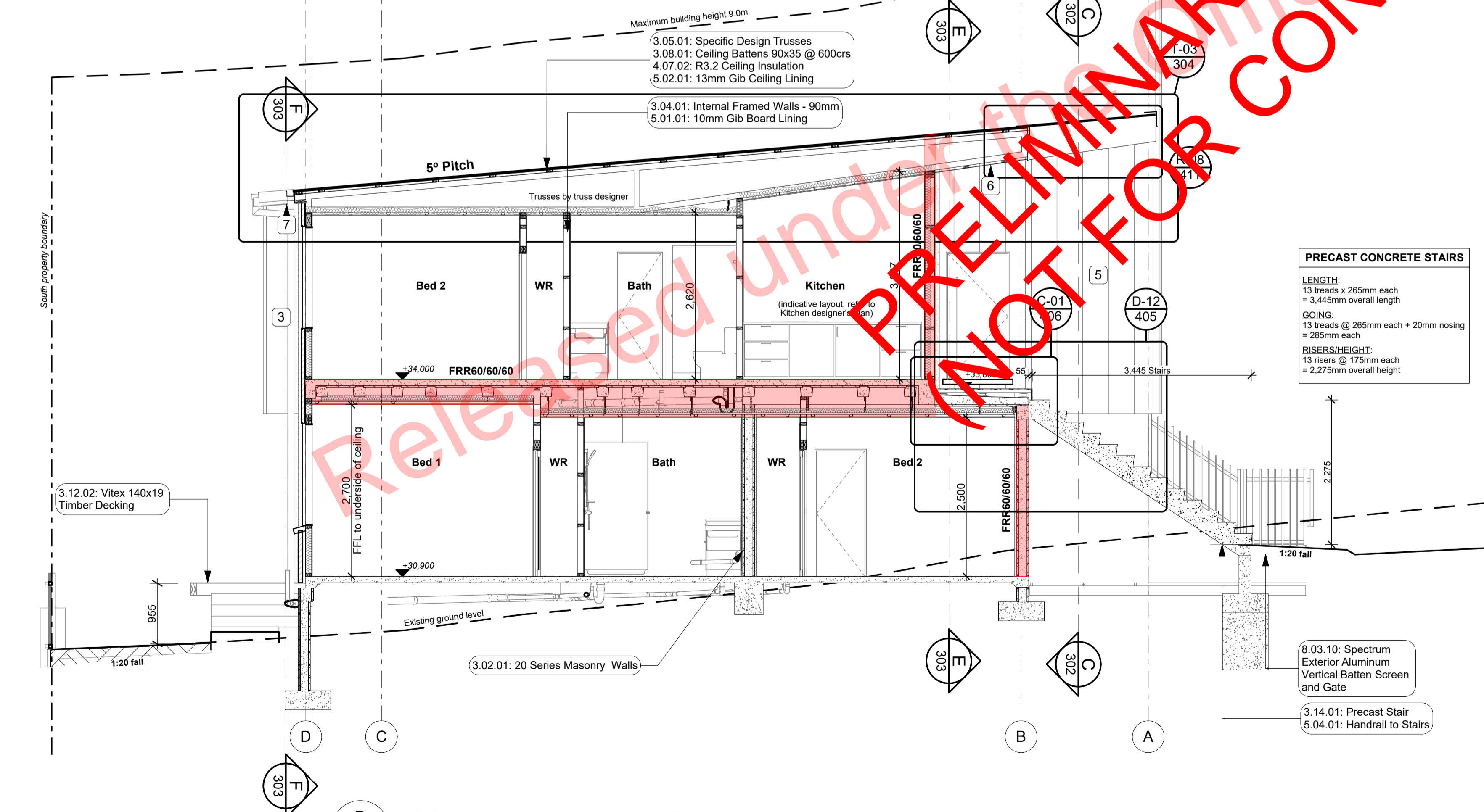
drawn: **KN** checked: **JM** dwg n#:
job n#: **2005** **203**
date created: **10/1/2018**
date plotted: **1/15/2019**
issue: **BC** rev n#:
scale: **1:50 @ A1** **01**
NOTE: Drawings are 1/2 scale @ A3
CAD ref: 21\Creative Arch\2005_Broadway Property Group_CODED_BLOCKA

Released under the Official Information Act 1982

PRELIMINARY ISSUE
(NOT FOR CONSTRUCTION)



A N/S Section through balconies Units A3G/A3F
Scale 1:50



B N/S Section through stairs Units A4G/A4F
Scale 1:50

Notes

3 STRUCTURE

- 3.02.01 20 Series Masonry Walls
190mm masonry walls refer to engineering for reinforcing requirements. Constructed in accordance with NZS4210, refer to specific notes for strapping and lining requirements. FRR24/24/240
- 3.04.01 Internal Framed Walls - 90mm
Generally construct with 90x45 SGB KD H1.2 framing with studs @ 600c/s and noqs @ 800c/s to NZS3604.2011 unless noted otherwise. Ensure all insulation within framing where applicable, is secured into place with DanBand straps in accordance with the requirements of E2/AS1. Nog for all fittings, fixtures, linings, bracing panels and trims. DPC (malthoid) between bottom plate and conc. slab and fixed with M12 bolts @ 900c/s. Refer to the Structural Layouts for the bracing requirements.
- 3.05.01 Specific Design Trusses
Specific design trusses @ centres and fixings as noted on the truss manufacturer plans and specifications. Truss treatment to be H1.2 minimum, unless noted otherwise. Refer to manufacturer's truss design for details. Trusses shown on architectural are indicative only, all truss information is to be referred to truss manufacturer documents. Building Contractor to ensure all heel heights and roof steps are correct.
- 3.08.01 Ceiling Battens 90x35 @ 600c/s
90x35 SGB H1.2 ceiling battens @ 600c/s.
- 3.12.01 Vitec 140x19 Raised Timber Decking
Vitec 140x19 timber decking. Vitec decking system to have 3mm gaps and exterior timber decking. Selected coating applied to all faces.
- 14.01 Precast Stair
Precast concrete stairs to comply with the requirements of D1/AS1 for Private Stair. Min Tread 280mm, max riser 190mm. All stairs to have 500ia handrail set 900mm above the pitch line of the stairs. Refer to Structural Engineers drawings for precast details.

4 ENCLOSURE

- 4.05.02 Plytech 12mm Exterior Grade Ply Soffit Lining
Plytech Radiata Decorative SD 12mm Exterior Grade H3.2 LOSP Ply Soffit lining on 35 x 70 (unless specifically sized for specific depth. Refer to architectural details) H1.2 timber framing battens @ 600mm c/s with factory applied Blended / Clear Coat finish and further site applied coating. CIS SS screw fixings. Refer specification.
- 4.05.07 Specialized Plaster System
Specialized plaster system on 20 series concrete block. Float textured finish by Specialized Systems. Min 2 coats of paint. Colour TBD. All installation in accordance with manufacturer's specifications. System only for timber framed wing walls.
- 4.05.08 Paint Finish Midland NZ Brick Veneer
Midland NZ brick veneer to take paint finish - with 50mm cavity with building wrap on timber framed walls, to NZS 3604 : 2011. Provide weep holes @ 600mm max centres and 10mm ventilation gap between top of brick and soffit lining. Wall ties and fixings in accordance with NZS 4210 : 2001. Standard range molar, colour to match brick. The 2 storey brick cladding system used on this building must be completed to Design Note TB1 refer to Midland Brick for Design Note TB1. Install strictly as per manufacturer's specifications and details. Install stainless steel lintel bars over openings as per brick window head table details.
- 4.05.09 Specialized System EZ Panel Lightweight Cladding
Specialized System EZ Panel 50mm autoclaved lightweight concrete Facade System over 50x21mm High Density EPS vertical cavity battens at 600c/s max. Float textured finish by Specialized Systems. Min 2 coats of paint. Colour TBD. All installation in accordance with manufacturer's specifications. System only for timber framed wing walls.
- 4.05.11 0.5SBMT Colorsteel Endura Steel&Tube Paneldok (Cladding)
0.5SBMT Colorsteel Endura Steel&Tube Paneldok vertical cladding. Fix over separation DPC over 20x45 H3.2 horizontal timber cavity battens at max 600c/s. Cavity battens to be castellated on both faces to provide drainage and ventilation and must be used horizontally only. Fix cladding with S&T concealed fixing.

5 INTERIOR

- 5.01.01 10mm Gib Board Lining
10mm Gib Board lining fixed horizontally or vertically over selected framing. Gib stopped to level 4mm. Finish for painting. Square stopped to ceiling. Install strictly as per manufacturer's specifications and details. Refer to engineer drawings for bracing locations.
- 5.02.01 13mm Gib Ceiling Lining
13mm Gib Ceiling lining fixed to Suspended Round or DOWN metal grid system @ 600c/s. Gib stopped to level 4, finish for painting. Install strictly as per manufacturer's specifications and details.

8 EXTERIOR

- 8.03.10 Spectrum Exterior Aluminum Vertical Batten Screen and Gate
Powdercoat finish as per Resource Consent drawings.

MATERIALS LEGEND:

- 2 4.05.08: Paint Finish Midland NZ Brick Veneer
- 3 4.05.09: Specialized System EZ Panel Lightweight Cladding
- 4 4.05.11: 0.5SBMT Colorsteel Endura Steel&Tube Paneldok (Cladding)
- 5 4.05.26: 14mm JH Stria cladding
- 6 4.05.25: 4.5mm JH Eclipse Soffit Lining
- 7 4.05.02: Plytech 12mm Exterior Grade Ply Soffit Lining
- 8 4.05.23: 6mm JH HardieFlex cladding
- 9 4.05.07: Specialized Plaster System

PLANS TO BE READ IN CONJUNCTION WITH THE FOLLOWING:
 - STRUCTURAL ENGINEERING PLANS & SPECIFICATION BY HFC GROUP
 - TRUSS MANUFACTURER'S PLANS & SPECIFICATION BY PLACEMAKERS
 - FIRE ENGINEERING DESIGN REPORT BY HFC GROUP
 - ACOUSTIC REPORT BY HEAGLEY ACOUSTICS
 - STORMWATER & SANITARY CONNECTION POINTS BY CRANG CIVIL

LEGEND:

	Fire-rated assemblies
--	-----------------------

ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS BY HFC GROUP LTD

RevID	Issue	CHD	Comments	Date
01	Building Consent			10/12/2018
02	RPI 1	02-1	Legend Revised	11/12/2018

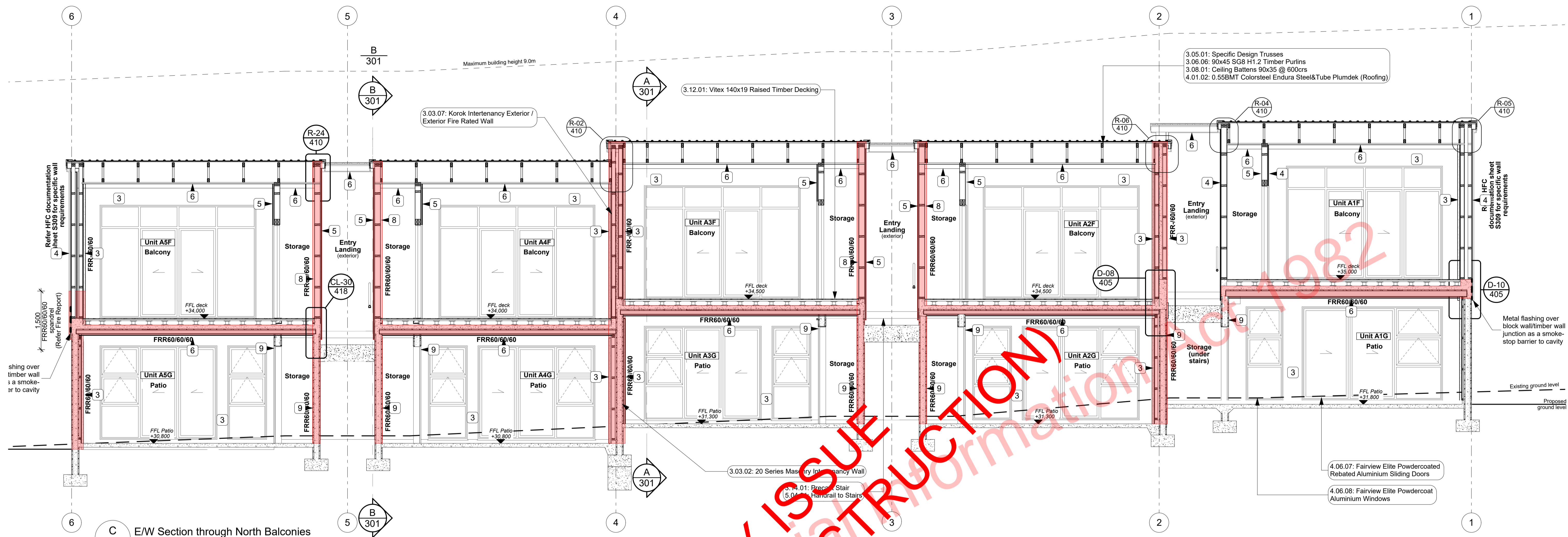


29 Nixon St,
 Grey Lynn
 PO Box 78 282 Grey Lynn
 Auckland
 p:+64 9 309 6032
 info@creativearch.co.nz
 www.creativearch.co.nz

DESIGN AND DRAWINGS ARE COPYRIGHT OF CREATIVE ARCH LTD
 CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK
 ALL RESTRICTED BUILDING WORK TO BE CARRIED OUT BY LICENSED BUILDING PRACTITIONERS
 project title:
Proposed Development for:
 for:
Bonair Developments
 at:
153 Bonair Crescent
Silverdale, Auckland
 sheet title:
Sections
 drawn: **KN** checked: **JM** dwg n#:
 job n#: **2005**
 date created: **11/12/2018** **301**
 date plotted: **1/15/2019**
 issue: **BC** rev n#:
 scale: **1:50, 1:1 @ A1** **02**
 NOTE: Drawings are 1/2 scale @ A3
 CAD ref: 21\Creative Arch\2005_Broadway Property Group_CODED_BLOCKA

PRELIMINARY ISSUE
 NOT FOR CONSTRUCTION

FOR BUILDING CONSENT - BLOCK A



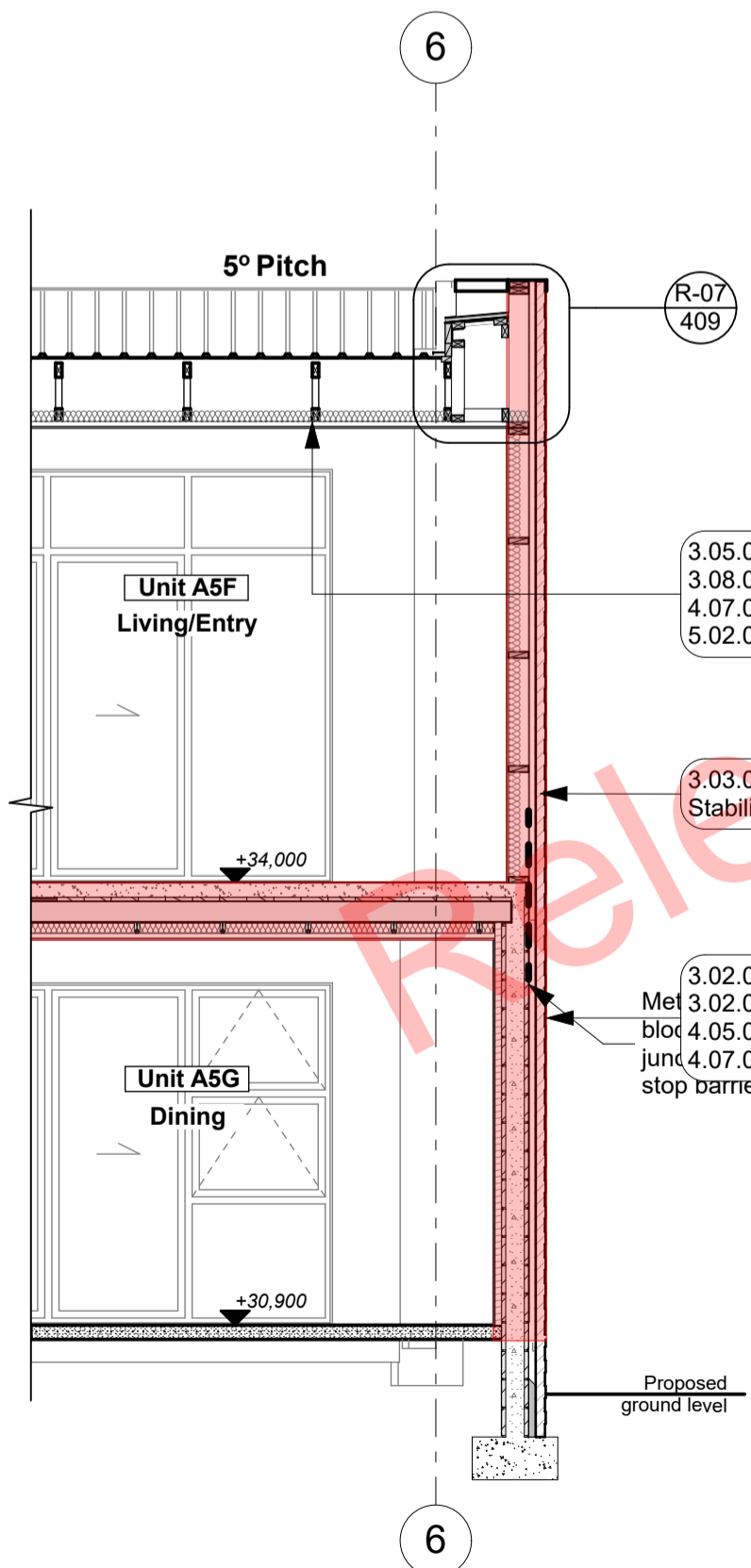
3.05.01: Specific Design Trusses
 3.06.06: 90x45 SGB H1.2 Timber Purlins
 3.08.01: Ceiling Battens 90x35 @ 600crs
 4.01.02: 0.55BMT Colorsteel Endura Steel&Tube Plumdek (Roofing)

3.03.07: Korok Intertency Exterior / Exterior Fire Rated Wall

3.12.01: Vitex 140x19 Raised Timber Decking

4.06.07: Fairview Elite Powdercoated Rebated Aluminium Sliding Doors
 4.06.08: Fairview Elite Powdercoat Aluminium Windows

C E/W Section through North Balconies
 Scale 1:50



3.05.01: Specific Design Trusses
 3.08.01: Ceiling Battens 90x35 @ 600crs
 4.07.02: R3.2 Ceiling Insulation
 5.02.01: 13mm Gib Ceiling Lining

3.03.03: 60/60/60 Post Fire Stability Brick Cladding Wall

3.02.03: 20 Series Masonry Exterior Walls
 3.02.04: Timber Strapping
 4.05.08: Paint Finish Midland NZ Brick Veneer
 4.07.03: R1.3 Wall Insulation (Strapping) stop barrier to cavity

D N/S Section through Parapet Unit A5F
 Scale 1:50

MATERIALS LEGNED:

- 4.05.08: Paint Finish Midland NZ Brick Veneer
- 4.05.09: Specialized System EZ Panel Lightweight Cladding
- 4.05.11: 0.55BMT Colorsteel Endura Steel&Tube Paneldek (Cladding)
- 4.05.26: 14mm JH Stria cladding
- 4.05.25: 6mm JH HardieFlex cladding
- 4.05.07: Specialized Plaster System

LEGEND:

Fire-rated assemblies

Notes

- 3 STRUCTURE**
- 3.02.03: 20 Series Masonry Exterior Walls
 - 3.02.04: Timber Strapping
 - 3.03.03: 60/60/60 Post Fire Stability Brick Cladding Wall
 - 3.03.07: Korok Intertency Exterior / Exterior Fire Rated Wall
 - 3.05.01: Specific Design Trusses
 - 3.06.06: 90x45 SGB H1.2 Timber Purlins
 - 3.08.01: Ceiling Battens 90x35 @ 600crs
 - 3.12.01: Vitex 140x19 Raised Timber Decking
 - 3.14.01: Precast Stair

- 4 ENCLOSURE**
- 4.01.02: 0.55BMT Colorsteel Endura Steel&Tube Plumdek (Roofing)
 - 4.05.07: Specialized Plaster System
 - 4.05.08: Paint Finish Midland NZ Brick Veneer
 - 4.05.09: Specialized System EZ Panel Lightweight Cladding
 - 4.05.11: 0.55BMT Colorsteel Endura Steel&Tube Paneldek (Cladding)
 - 4.05.26: 14mm JH Stria cladding
 - 4.05.25: 6mm JH HardieFlex cladding
 - 4.06.07: Fairview Elite Powdercoated Rebated Aluminium Sliding Doors
 - 4.06.08: Fairview Elite Powdercoat Aluminium Windows

- 4.05.09: Specialized System EZ Panel Lightweight Cladding
- 4.05.11: 0.55BMT Colorsteel Endura Steel&Tube Paneldek (Cladding)
- 4.06.07: Fairview Elite Powdercoated Rebated Aluminium Sliding Doors
- 4.06.08: Fairview Elite Powdercoat Aluminium Windows

- 5 INTERIOR**
- 5.02.01: 13mm Gib Ceiling Lining
 - 5.04.01: Handrail to Stairs

PLANS TO BE READ IN CONJUNCTION WITH THE FOLLOWING:
 - STRUCTURAL ENGINEERING PLANS & SPECIFICATION BY HFC GROUP
 - TRUSS MANUFACTURER'S PLANS & SPECIFICATION BY PLACEMAKERS
 - FIRE ENGINEERING DESIGN REPORT BY HFC GROUP
 - ACoustic REPORT BY HEAGLEY ACOUSTICS
 - STORMWATER & SANITARY CONNECTION POINTS BY CRANG CIVIL

ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS BY HFC GROUP LTD

Rev'd	Issue	Ch'd	Comments	Date
01	Building Consent			10/12/2018
02	RFI 1	02-1	Legend Revised	11/12/2018

creative ARCH

29 Nixon St,
 Grey Lynn
 PO Box 78 282 Grey Lynn
 Auckland

p+64 9 309 6032
 info@creativearch.co.nz
 www.creativearch.co.nz

AR NZ
 Professional Member

FOR BUILDING CONSENT - BLOCK A

DESIGN AND DRAWINGS ARE COPYRIGHT OF CREATIVE ARCH LTD
 CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK

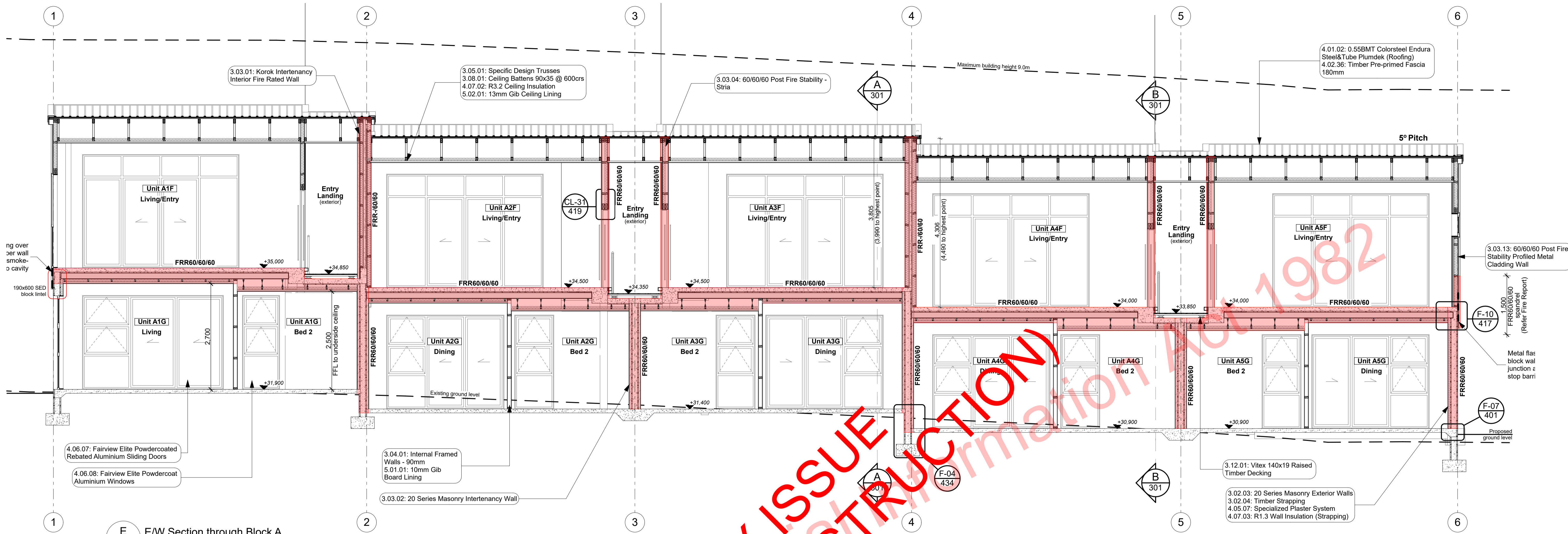
ALL RESTRICTED BUILDING WORK TO BE CARRIED OUT BY LICENSED BUILDING PRACTITIONERS

project title:
Proposed Development for:
 for:
Bonair Developments
 at:
153 Bonair Crescent
Silverdale, Auckland

sheet title:
Sections

drawn: **KN** checked: **JM** dwg n#:
 job n#:
 date created: **11/12/2018** **302**
 date plotted: **1/15/2019**
 issue: **BC** rev n#:
 scale: **1:50, 1:1 @ A1** **02**

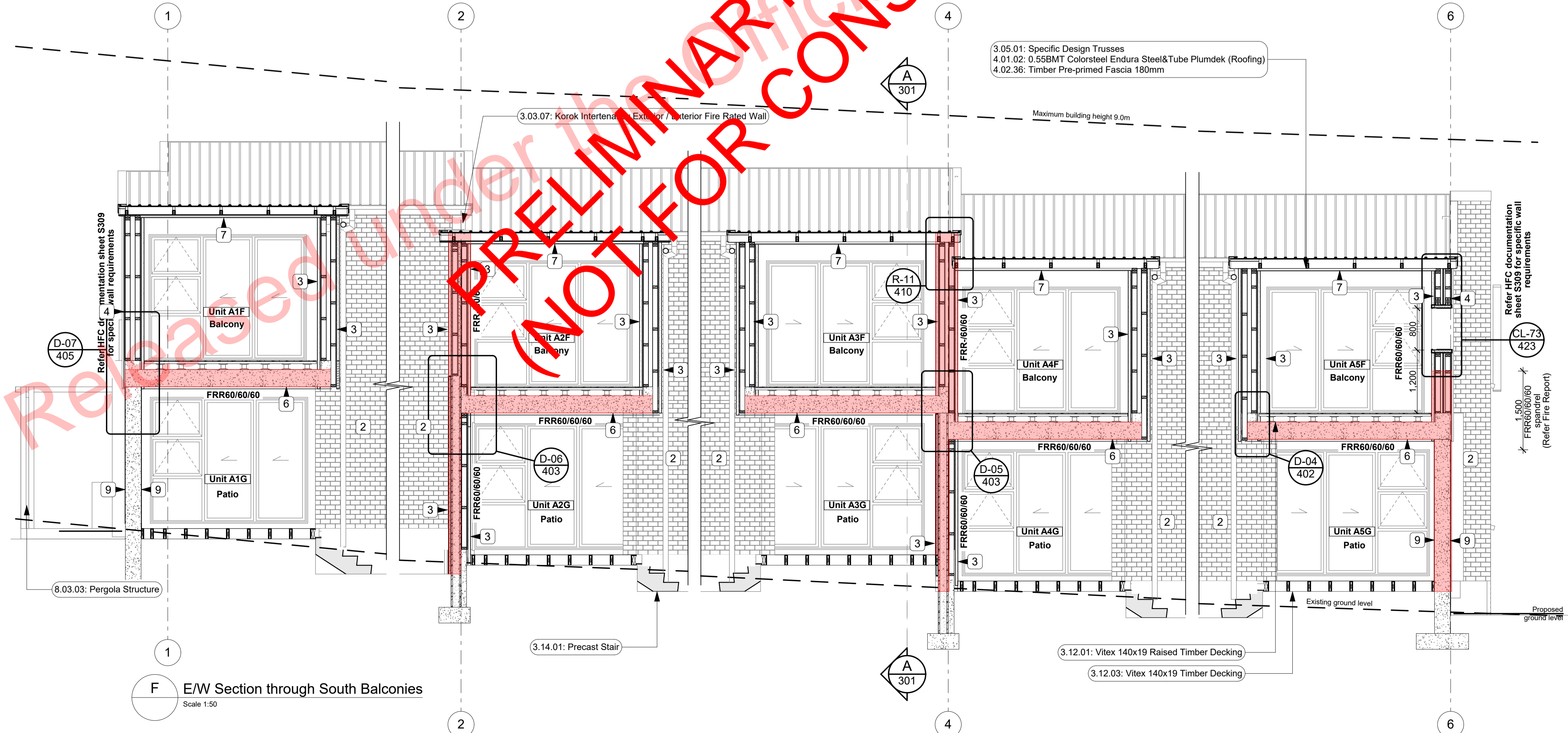
NOTE: Drawings are 1/2 scale @ A3
 CAD ref: 21/Creative Arch/2005_Broadway Property Group_3_CODED_BLOCK A



- MATERIALS LEGEND:**
- 2 4.05.08: Paint Finish Midland NZ Brick Vener
 - 3 4.05.09: Specialized System EZ Panel Lightweight Cladding
 - 4 4.05.11: 0.55BMT Colorsteel Endura Steel&Tube Paneldek (Cladding)
 - 5 4.05.26: 14mm JH Stria cladding
 - 6 4.05.25: 4.5mm JH Eclipse Soffit Lining
 - 7 4.05.02: Plytech 12mm Exterior Grade Ply Soffit Lining
 - 8 4.05.23: 6mm JH HardieFlex cladding
 - 9 4.05.07: Specialized Plaster System

LEGEND:

Fire-rated assemblies



PLANS TO BE READ IN CONJUNCTION WITH THE FOLLOWING:

- STRUCTURAL ENGINEERING PLANS & SPECIFICATION BY HFC GROUP
- TRUSS MANUFACTURER'S PLANS & SPECIFICATION BY PLACEMAKERS
- FIRE ENGINEERING DESIGN REPORT BY HFC GROUP
- ACOUSTIC REPORT BY HEAGLEY ACOUSTICS
- STORMWATER & SANITARY CONNECTION POINTS BY CRANG CIVIL

ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS BY HFC GROUP LTD

RevID	Issue	CHD	Comments	Date
01	Building Consent			10/12/2018
02	RPI 1	02-1	Legend Revised	11/12/2018

creative ARCH

29 Nixon St,
Grey Lynn
PO Box 78 282 Grey Lynn
Auckland

p:+64 9 309 6032
info@creativearch.co.nz
www.creativearch.co.nz

AR NZ
Professional Member

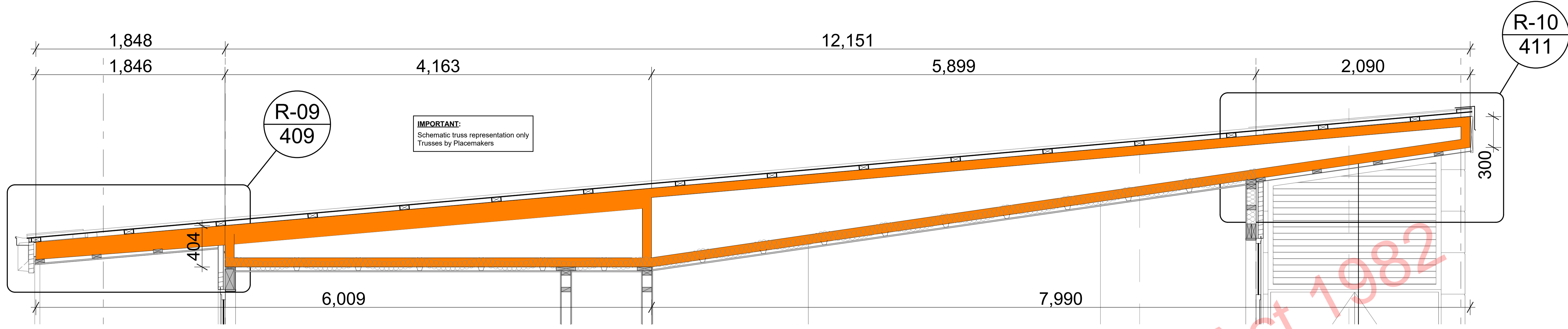
FOR BUILDING CONSENT - BLOCK A

DESIGN AND DRAWINGS ARE COPYRIGHT © CREATIVE ARCH LTD
 CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK
 ALL RESTRICTED BUILDING WORK TO BE CARRIED OUT BY LICENSED BUILDING PRACTITIONERS

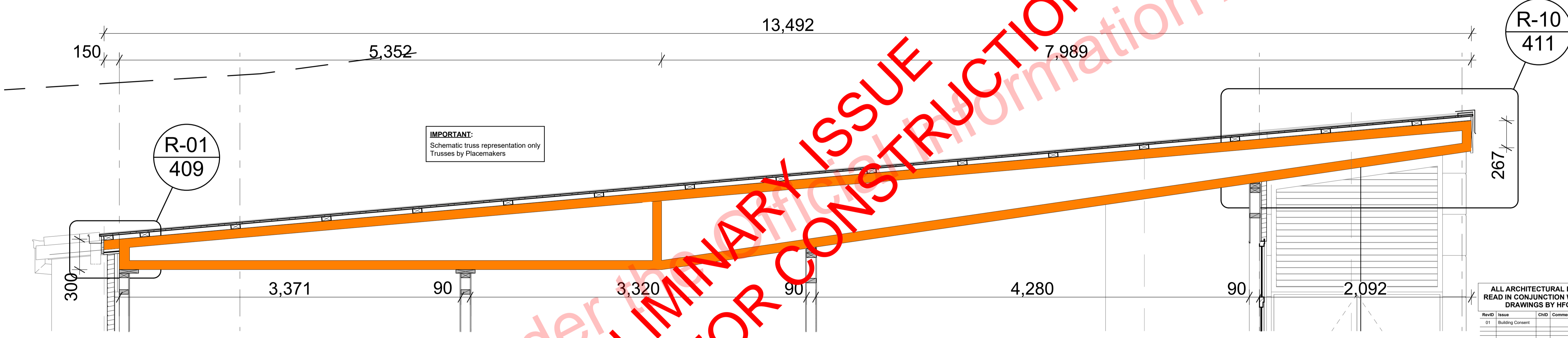
project title:
Proposed Development for:
for:
Bonair Developments
at:
**153 Bonair Crescent
Silverdale, Auckland**

sheet title:
Sections

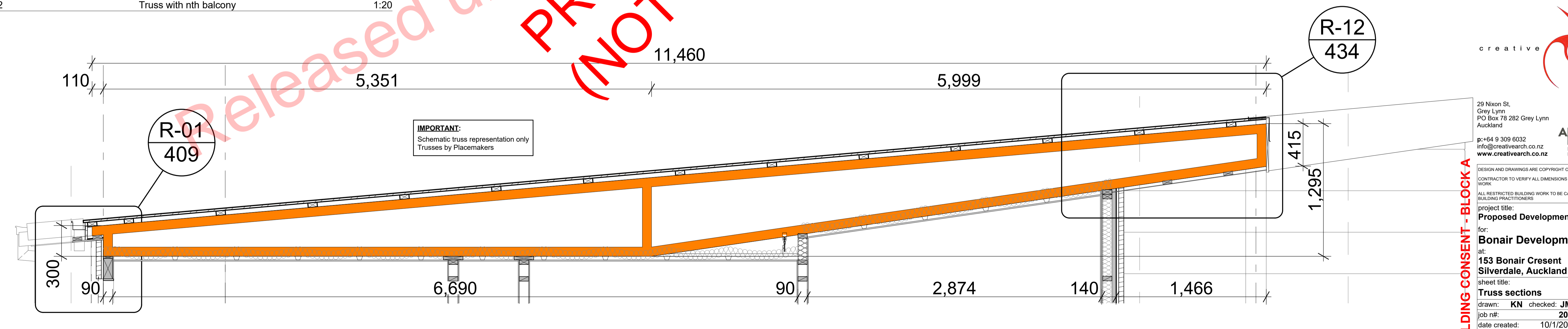
drawn: **KN** checked: **JM** dwg n#: **303**
 job n#: **2005**
 date created: **11/12/2018**
 date plotted: **1/15/2019**
 issue: **BC** rev n#: **02**
 scale: **1:50, 1:1 @ A1**
 NOTE: Drawings are 1/2 scale @ A3
 CAD ref: 21\Creative Arch\2005_Broadway Property Group_CODED_BLOCKA



T-01 Truss to balconies 1:20



T-02 Truss with nth balcony 1:20



T-03 Truss with entry 1:20

Released under the Official Information Act 1982

PRELIMINARY ISSUE (NOT FOR CONSTRUCTION)

ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS BY HFC GROUP LTD

RevID	Issue	ChID	Comments	Date
01	Building Consent			10/1/2018



29 Nixon St,
Grey Lynn
PO Box 78 282 Grey Lynn
Auckland
p: +64 9 309 6032
info@creativearch.co.nz
www.creativearch.co.nz

AR NZ
Professional Member

DESIGN AND DRAWINGS ARE COPYRIGHT OF CREATIVE ARCH LTD
CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK
ALL RESTRICTED BUILDING WORK TO BE CARRIED OUT BY LICENSED BUILDING PRACTITIONERS

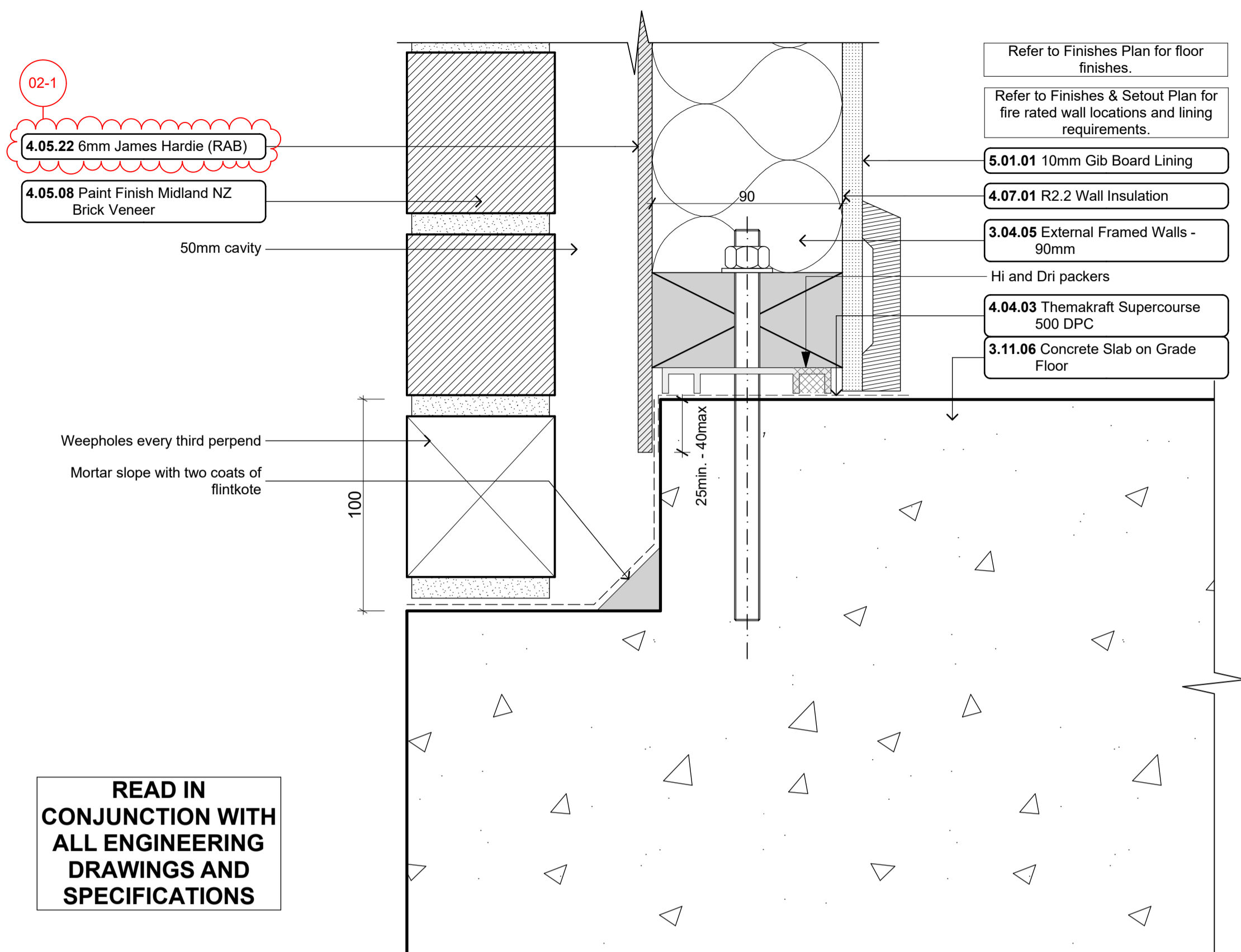
project title:
Proposed Development for:
for:
Bonair Developments
at:
**153 Bonair Crescent
Silverdale, Auckland**

sheet title:
Truss sections

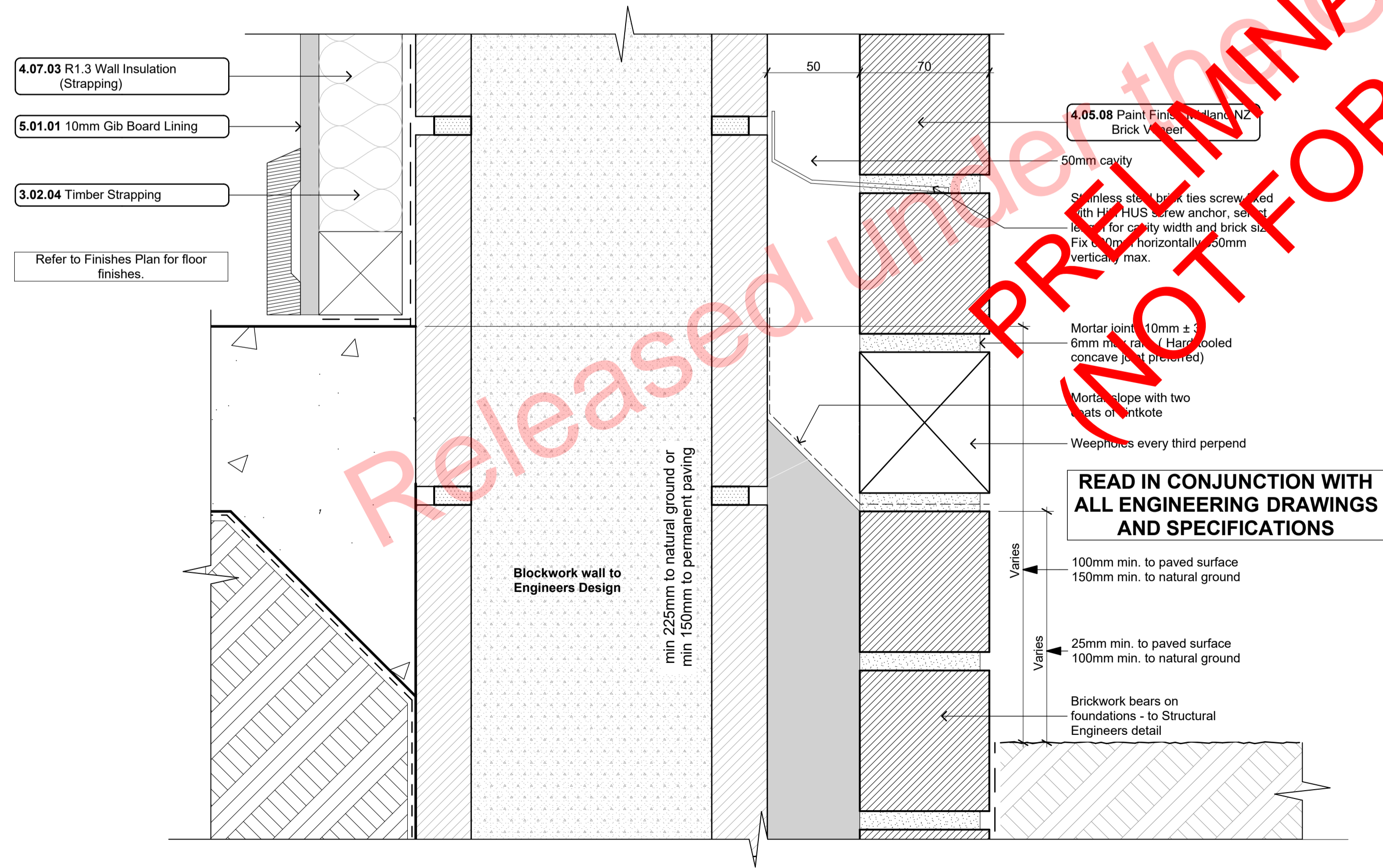
drawn: KN	checked: JM	dwg n#:
job n#:	2005	304
date created:	10/1/2018	
date plotted:	1/15/2019	
issue:	BC	rev n#:
scale:	1:20, 1:1 @ A1	01

NOTE: Drawings are 1/2 scale @ A3
CAD ref: 21\Creative Arch\2005_Broadway Property Group_CODED_BLOCKA

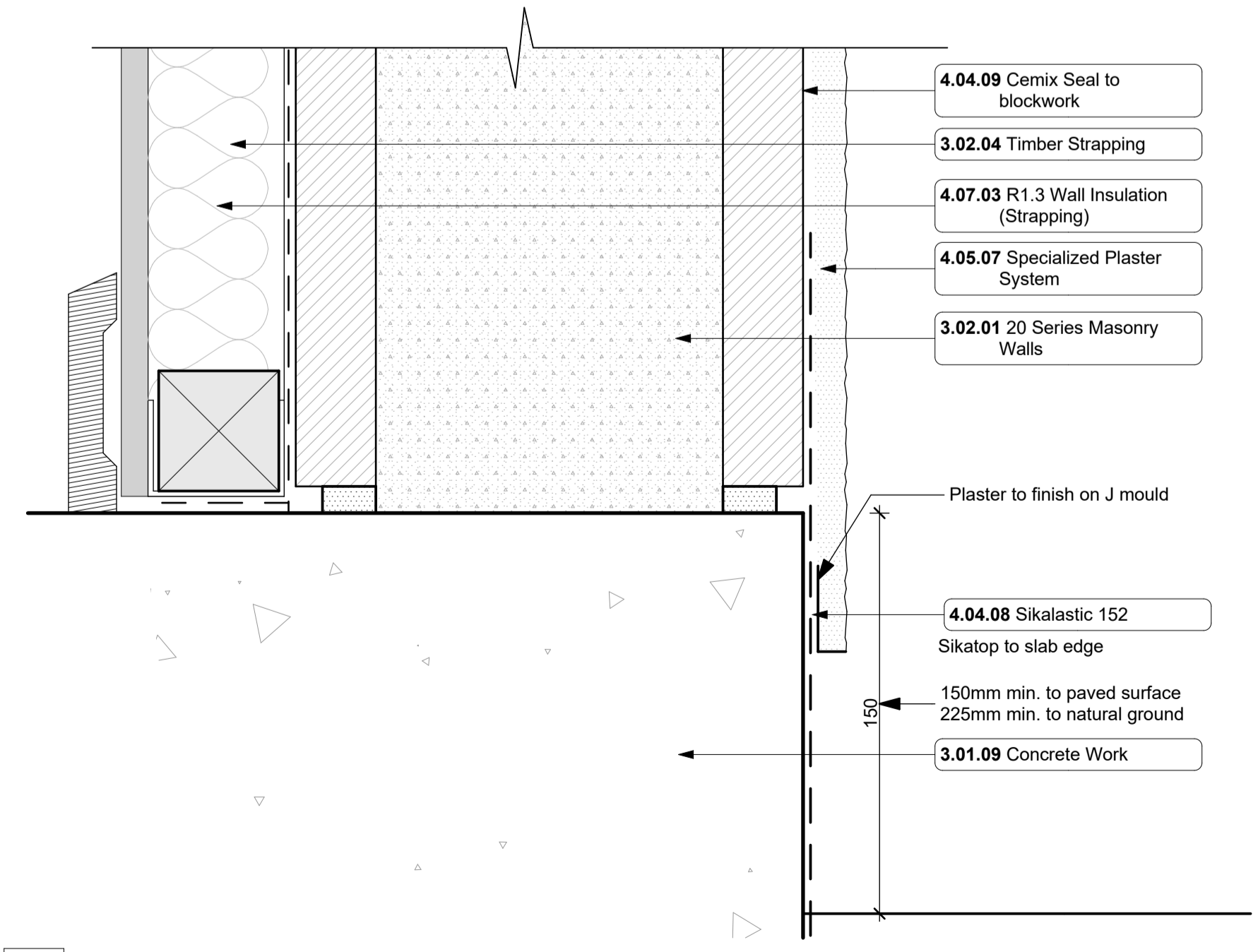
FOR BUILDING CONSENT - BLOCK A



F-03
- 114,115,116
Brick Patio Detail
1:2



F-02
- 116
Brick Base Detail
1:2



F-07
- 114,116
Plaster on Masonry Foundation Detail
1:2

Notes

- 3 STRUCTURE
- 3.01.09 Concrete Work
Refer to Architectural drawings for all nibs, rebates, recesses etc. and for all setout dimensions and finished levels. Ensure all reinforcing sizing, frequency and locations are in accordance with the requirements of the Structural Engineers design.
- 3.02.01 20 Series Masonry Walls
190mm masonry walls refer to engineering for reinforcing requirements. Constructed in accordance with NZS4210, refer to specific notes for strapping and lining requirements. FRR240/240/240
- 3.02.04 Timber Strapping
Masonry Blockwork Intertency wall to be strapped with 50x50mm H1.2 battens on dpc at 600crs with Autex Greenstuff R1.3 40mm fibreglass insulation installed between with Gib board lining.
- 3.04.05 External Framed Walls - 90mm
Generally construct with 90x45 SG8 KD H1.2 framing with studs on Hi and Dri packers at crs as per setout plans and nogs @ 600crs to NZS3604:2011 unless noted otherwise. Ensure all insulation within framing where applicable. Is secured into place with DanBand straps in accordance with the requirements of E2/AS1. Nog for all fittings, fixtures, linings, bracing panels and trims. DPC (malthead) between bottom plate and conc. slab and fixed with M12 bolts @ 900crs. Refer to the Structural Layouts for the bracing requirements. 6mm RAB to exterior face of walls.
- 3.11.06 Concrete Slab on Grade Floor
Concrete slab on grade floor. 100 thick slab on grade with mesh on DPM on 15mm sand blinding on 150mm compacted hardfills. Refer to structural engineer's plans and specification for structural layout & reinforcing. Refer to architectural plan for recesses, dimensions and levels only. 3155FR
- 4 ENCLOSURE
- 4.04.03 Themakraft Supercourse 500 DPC
Themakraft Supercourse 500 DPC between concrete/concrete masonry /aluminium and timber members. Install strictly as per manufacturer's specifications and details. 4161T
- 4.04.08 Sikalastic 152
Sikalastic 152 Waterproofing Coating Applied to exposed face of Slab and rebates. All in accordance with manufacturers requirements.
- 4.04.09 Cemix Seal to blockwork
- 4.05.07 Specialized Plaster System
Specialized plaster System on 20 series concrete block, Float textured finish by Specialized Systems. Min 2 coats of paint. Colour TBD. All installation in accordance with manufacturers specifications. System only for timber framed wing walls.
- 4.05.08 Paint Finish Midland NZ Brick Veneer
Midland NZ brick veneer to take paint finish - with 50mm cavity with building wrap on timber framed walls, to NZS 3604 : 2011. Provide weep holes @800mm max centres and 10mm ventilation gap between top of brick and soffit lining. Wall ties and fixings in accordance with NZS 4210 : 2001. Standard range mortar, colour to match brick. The 2 storey brick cladding system used on this building must be completed to 'Design Note TB1' refer to Midland Brick for Design Note TB1. Install strictly as per manufacturer's specifications and details. Install stainless steel lintel bars over openings as per brick window head table details.
- 4.05.22 6mm James Hardie (RAB)
6mm thick James Hardie Rigid Air Barrier RAB board fixed in accordance with manufacturer's specifications and details. Use only in areas where fire rating is required on a timber framing system in conjunction with Gib Fyreline. Refer to architectural details. Install strictly as per manufacturer's specifications and details. Refer to Fire report and drawings. 4161T
- 4.07.01 R2.2 Wall Insulation
Autex Greenstuff R2.2 Wall insulation (90mm), or similar with equivalent R-value, installed as per manufacturer's specifications and instructions.
- 4.07.03 R1.3 Wall Insulation (Strapping)
Autex Greenstuff Masonry Blanket R1.3 / 40mm, or similar with equivalent R-value. Wall strapping insulation (45mm) installed as per manufacturer's specifications and instructions. Ensure timber strapping system as per keynote: 3.02.04 Timber Strapping
- 5 INTERIOR
- 5.01.01 10mm Gib Board Lining
10mm Gib Board lining fixed horizontally or vertically over selected framing. Gib stopped to level 4min. finish for painting. Square stopped to ceiling. Install strictly as per manufacturer's

ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS BY HFC GROUP LTD

RevID	Issue	CHD	Comments	Date
01	Building Content			10/12/2018
02	RPI 1	02-1	Note Revised	11/12/2018

creative ARCH

29 Nixon St,
Grey Lynn
PO Box 78 282 Grey Lynn
Auckland

p++64 9 309 6032
info@creativearch.co.nz
www.creativearch.co.nz

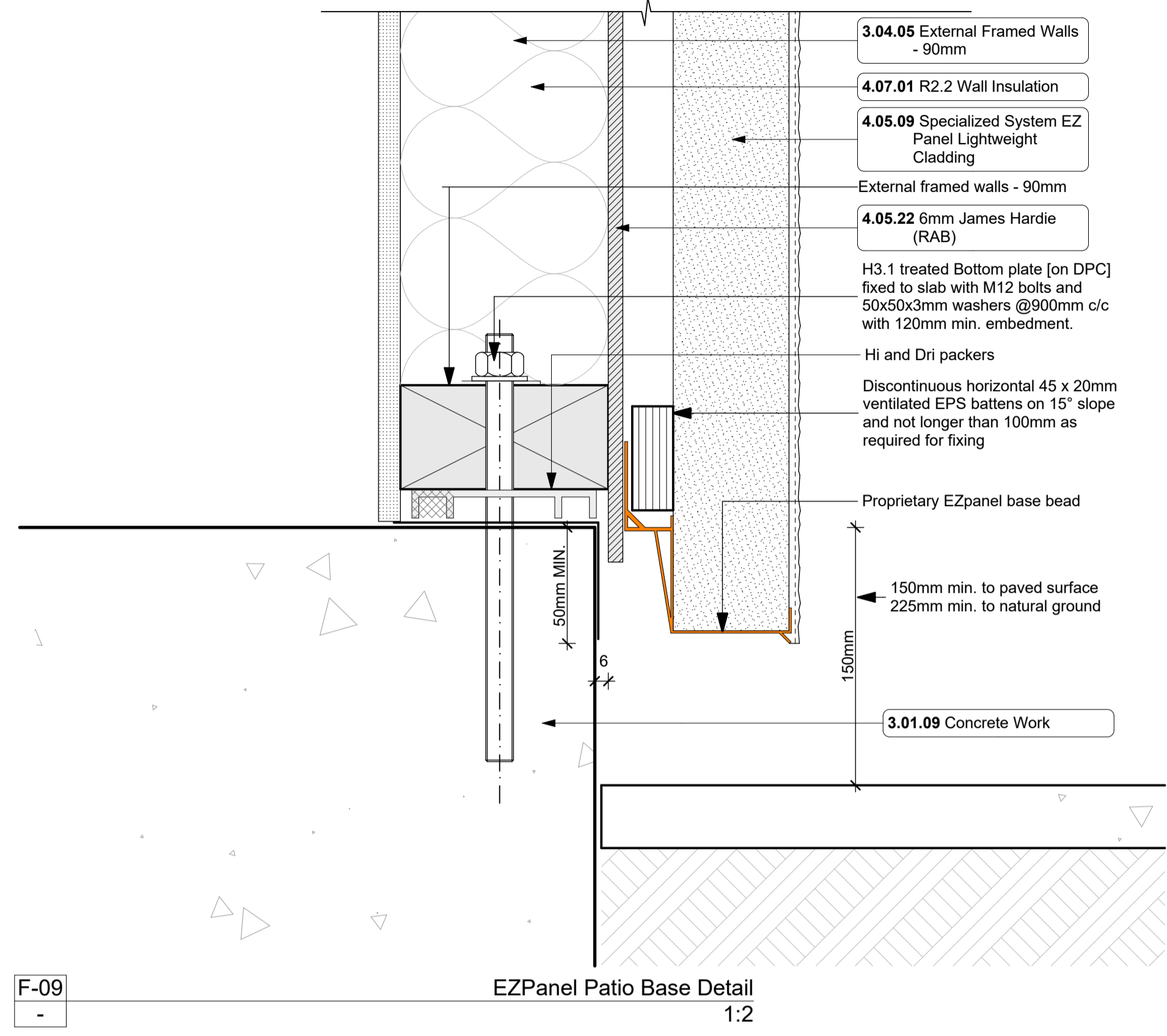
AR NZ
Professional
Member

DESIGN AND DRAWINGS ARE COPYRIGHT OF CREATIVEARCH LTD
CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK

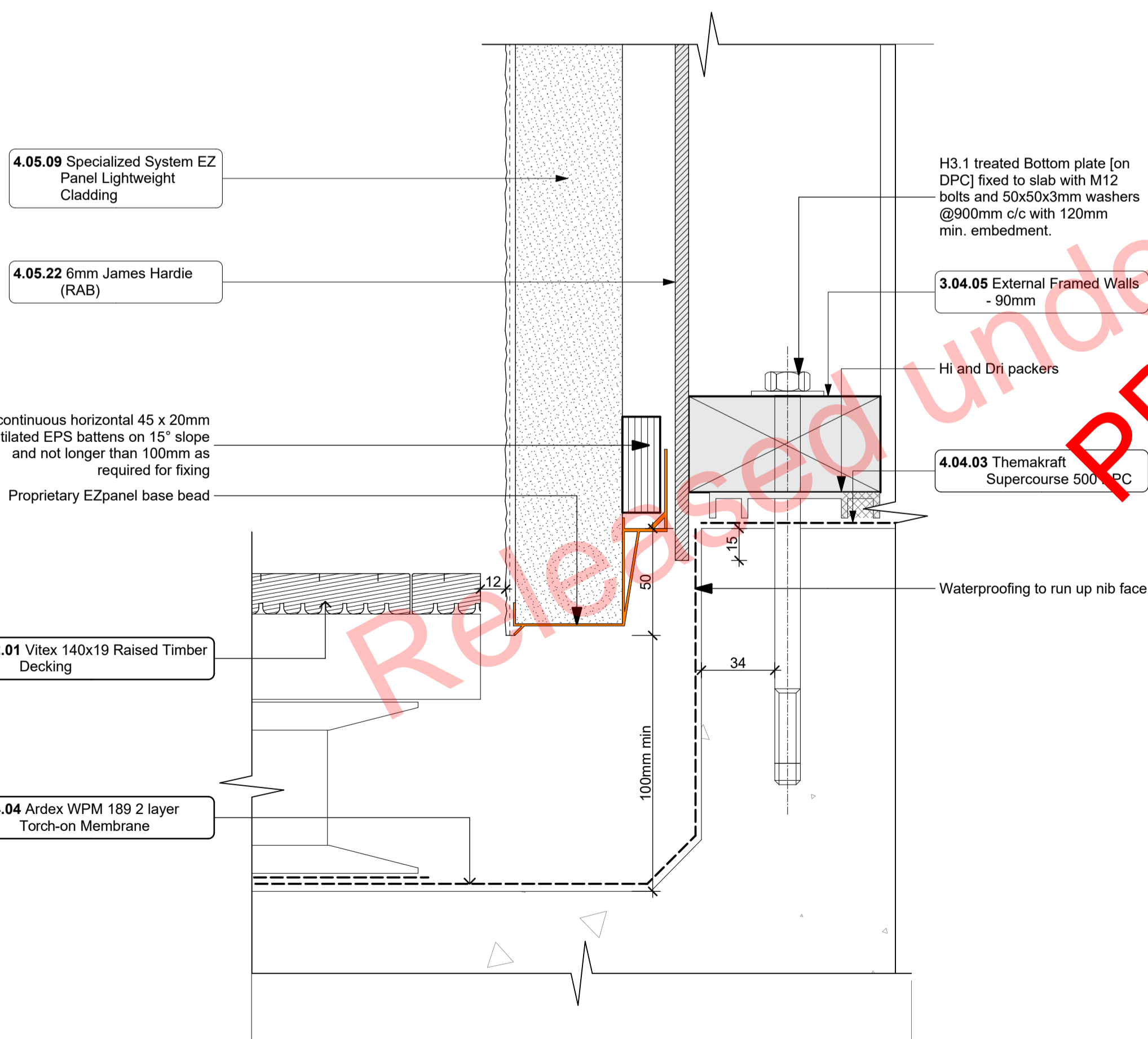
ALL RESTRICTED BUILDING WORK TO BE CARRIED OUT BY LICENSED BUILDING PRACTITIONERS

project title:
Proposed Development for:
for:
Bonair Developments
at:
**153 Bonair Crescent
Silverdale, Auckland**
sheet title:
Cladding Base Details
drawn: **KN** checked: **JM** dwg n#: **401**
job n#: **2005**
date created: **11/12/2018**
date plotted: **1/15/2019**
issue: **BC** rev n#: **02**
scale: **1:2 @ A1**
NOTE: Drawings are 1/2 scale @ A3
CAD ref: 21\Creative Arch\2005_Broadway Property Group_CODED_BLOCKA

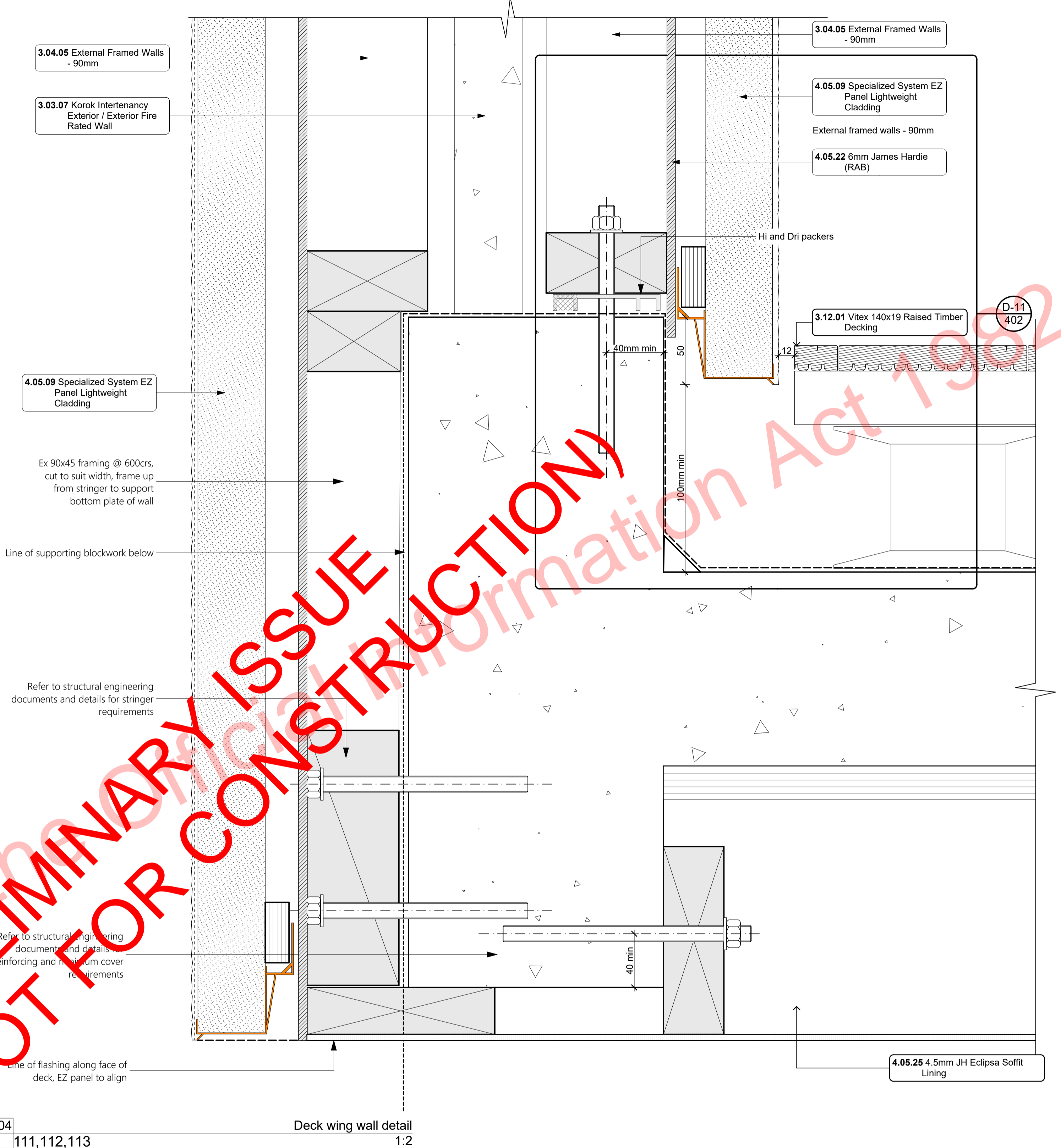
FOR BUILDING CONSENT - BLOCK A



F-09
-
EzPanel Patio Base Detail
1:2



D-11
- 402
Ezpanel / Joinery Head Details
1:2



D-04
- 111,112,113
Deck wing wall detail
1:2

selected coating applied to all faces.

- 4 ENCLOSURE
- 4.04.03 Themakraft Supercourse 500 DPC
Themakraft Supercourse 500 DPC between concrete/concrete masonry /aluminium and timber members. Install strictly as per manufacturer's specifications and details.
#1617
- 4.04.04 Ardex WPM 189 2 layer Torch-on Membrane
Ardex WPM 189 2 layer Fire Rated Membrane installed strictly in accordance with manufacturers requirements. Dual Layer system to decks below raised decking
- 4.05.09 Specialized System EZ Panel Lightweight Cladding
Specialized System EZ Panel 50mm autoclaved lightweight concrete Facade System over 50x21mm High Density EPS vertical cavity battens at 600crs max. Float textured finish by Specialized Systems. Min 2 coats of paint. Colour TBD. All installation in accordance with manufacturers specifications. System only for timber framed wing walls.
- 4.05.22 6mm James Hardie (RAB)
6mm thick James Hardie Rigid Air Barrier RAB board fixed in accordance with manufacturer's specifications and details. Use only in areas where fire rating is required on a timber framing system in conjunction with Gib Fyrelime. Refer to architectural details. Install strictly as per manufacturer's specifications and details. Refer to Fire report and drawings.
#1617
- 4.05.25 4.5mm JH Eclipsa Soffit Lining
4.5mm James Hardie Eclipsa soffit lining on 35 x 70 (unless specifically

- 3 STRUCTURE
- 3.01.09 Concrete Work
Refer to Architectural drawings for all nibs, rebates, recesses etc. and for all setout dimensions and finished levels. Ensure all reinforcing sizing, frequency and locations are in accordance with the requirements of the Structural Engineers design.
- 3.03.07 Korok Intertency Exterior / Exterior Fire Rated Wall
KOROK KIT01 -60/60 Fire Rated Intertency Wall: 51mm KOROK panels with 90x45 timber framing either side - studs at max 600 crs. Min 20mm cavity to one side. Min 15 mm cavity to the other. Autex Greenstuff R2.2 Insulation both sides. Exterior cladding on cavity on 6mm James Hardie RAB to either side. Fire Rated sealant to perimeter of walls. All fixed in accordance with manufacturers requirements.
- 3.04.05 External Framed Walls - 90mm
Generally construct with 90x45 SG8 KD H1.2 framing with studs on Hi and Dri packers at crs as per setout plans and nogs @ 600crs to NZS3604.2011 unless noted otherwise. Ensure all insulation within framing where applicable, is secured into place with DanBand straps in accordance with the requirements of E2/AS1. Nog for all fittings, fixtures, linings, bracing panels and trims. DPC (malthead) between bottom plate and conc. slab and fixed with M12 bolts @ 900crs. Refer to the Structural Layouts for the bracing requirements. 6mm RAB to exterior face of walls.
- 3.12.01 Vitex 140x19 Raised Timber Decking
Vitex 140x19 timber decking on raised Outdoor Qwickbuild aluminium. Vitex decking system to have 3mm gaps and exterior timber decking.

ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS BY HFC GROUP LTD

RevID	Issue	ChID	Comments	Date
01	Building Consent			10/12/2018



29 Nixon St,
Grey Lynn
PO Box 78 282 Grey Lynn
Auckland

p:+64 9 309 6032
info@creativearch.co.nz
www.creativearch.co.nz

AR NZ
Professional
Member

DESIGN AND DRAWINGS ARE COPYRIGHT OF CREATIVEARCH LTD
CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK
ALL RESTRICTED BUILDING WORK TO BE CARRIED OUT BY LICENSED BUILDING PRACTITIONERS

project title:
Proposed Development for:
for:
Bonair Developments
at:
153 Bonair Crescent
Silverdale, Auckland

sheet title:
Cladding Base and First Floor Slab D

drawn: **KN** checked: **JM** dwg n#: **402**

job n#: **2005**

date created: **10/1/2018**

date plotted: **1/15/2019**

issue: **BC** rev n#: **01**

scale: **1:2 @ A1**

NOTE: Drawings are 1/2 scale @ A3

CAD ref: 21\Creative Arch\2005_Broadway Property Group_CODED_BLOCKA

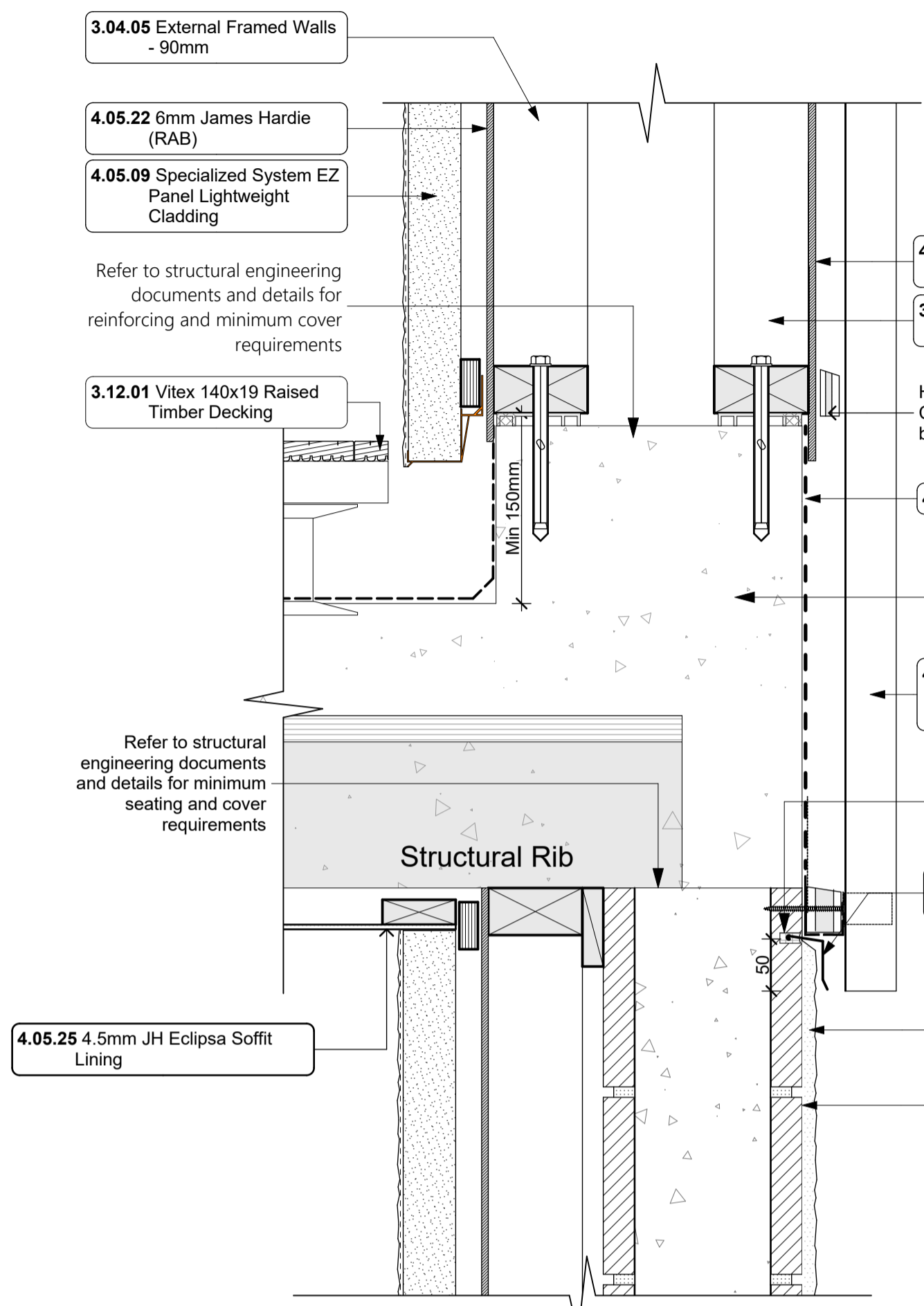
FOR BUILDING CONSENT - BLOCK A

Released under the Official Information Act 1982
PRELIMINARY ISSUE
(NOT FOR CONSTRUCTION)

GENERAL NOTES

- Flashing materials must be selected based on environmental exposure, refer to NZS 3604 and Table 20 of NZBC clause E2/AS1.
- Building wrap must comply with acceptable solution NZBC clause E2/AS1 and NZS 3604.
- Flashing tape must have proven compatibility with the selected building wrap and other materials with which it comes into contact as per Table 21 of NZBC clause E2/AS1.

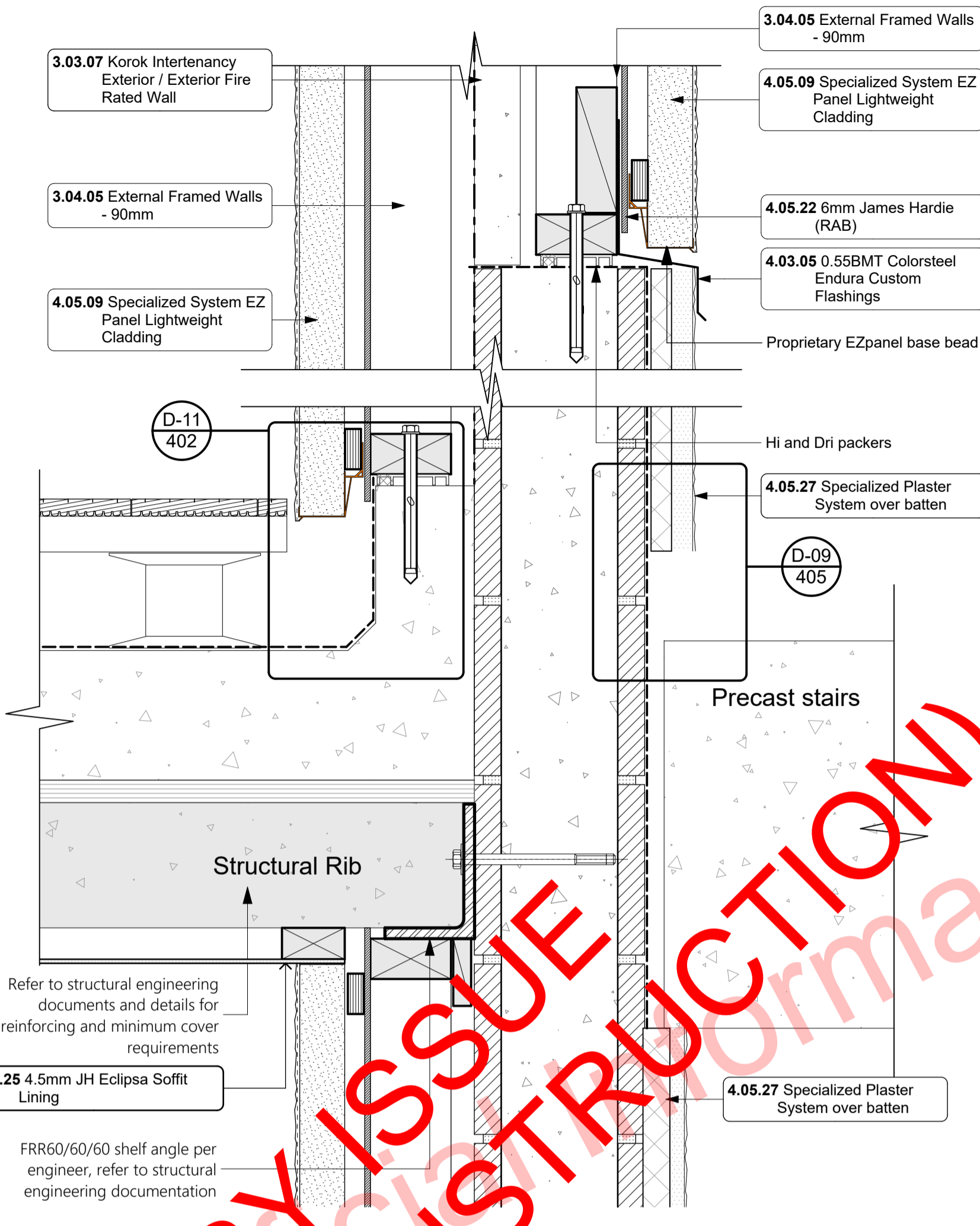
Refer to the manufacturer or supplier for technical information for these materials.



- 3.04.05 External Framed Walls - 90mm
- 4.05.22 6mm James Hardie (RAB)
- 4.05.09 Specialized System EZ Panel Lightweight Cladding
- 3.12.01 Vitex 140x19 Raised Timber Decking
- 4.05.22 6mm James Hardie (RAB)
- 3.04.05 External Framed Walls - 90mm
- H3.2 20mm x 45mm cavity battens. Cavity battens to be castellated on both faces.
- 4.04.08 Sikalastic 152
- 4.05.11 0.55BMT Colorsteel Endura Steel&Tube Paneldek (Cladding)
- 4.03.04 0.55BMT Colorsteel Endura Back Flashing
- 4.05.07 Specialized Plaster System
- 4.04.09 Cemix Seal to blockwork

D-10 - Deck Nib & Cladding junction - unit 1:15

D-08 - 112



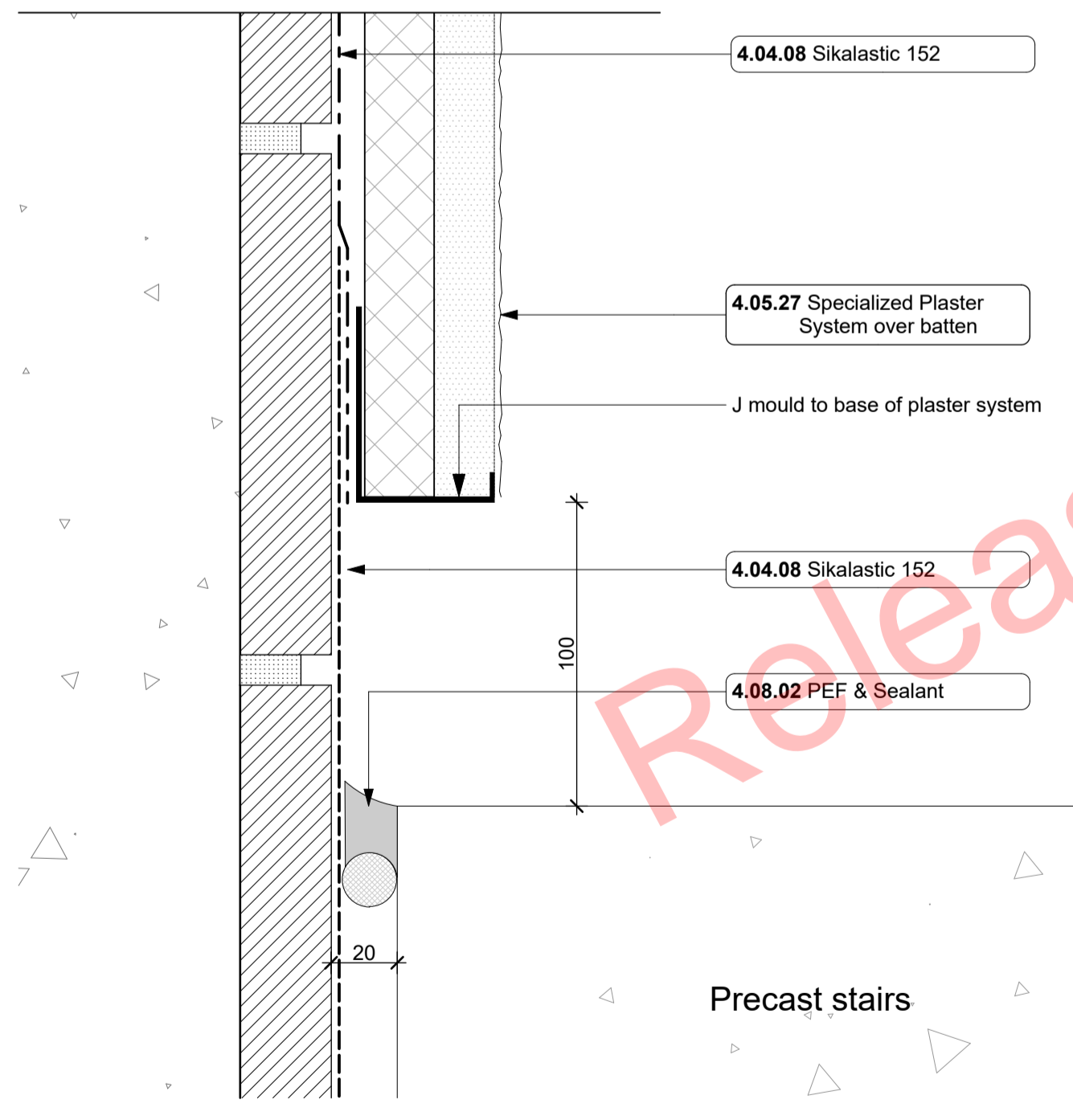
- 3.03.07 Korok Intertency Exterior / Exterior Fire Rated Wall
- 3.04.05 External Framed Walls - 90mm
- 4.05.09 Specialized System EZ Panel Lightweight Cladding
- 4.05.22 6mm James Hardie (RAB)
- 4.03.05 0.55BMT Colorsteel Endura Custom Flashings
- 4.05.27 Specialized Plaster System over batten
- 4.05.25 4.5mm JH Eclipsa Soffit Lining
- 4.05.07 Specialized Plaster System over batten

Deck Nibs Units 1-2 1:5

GENERAL NOTES

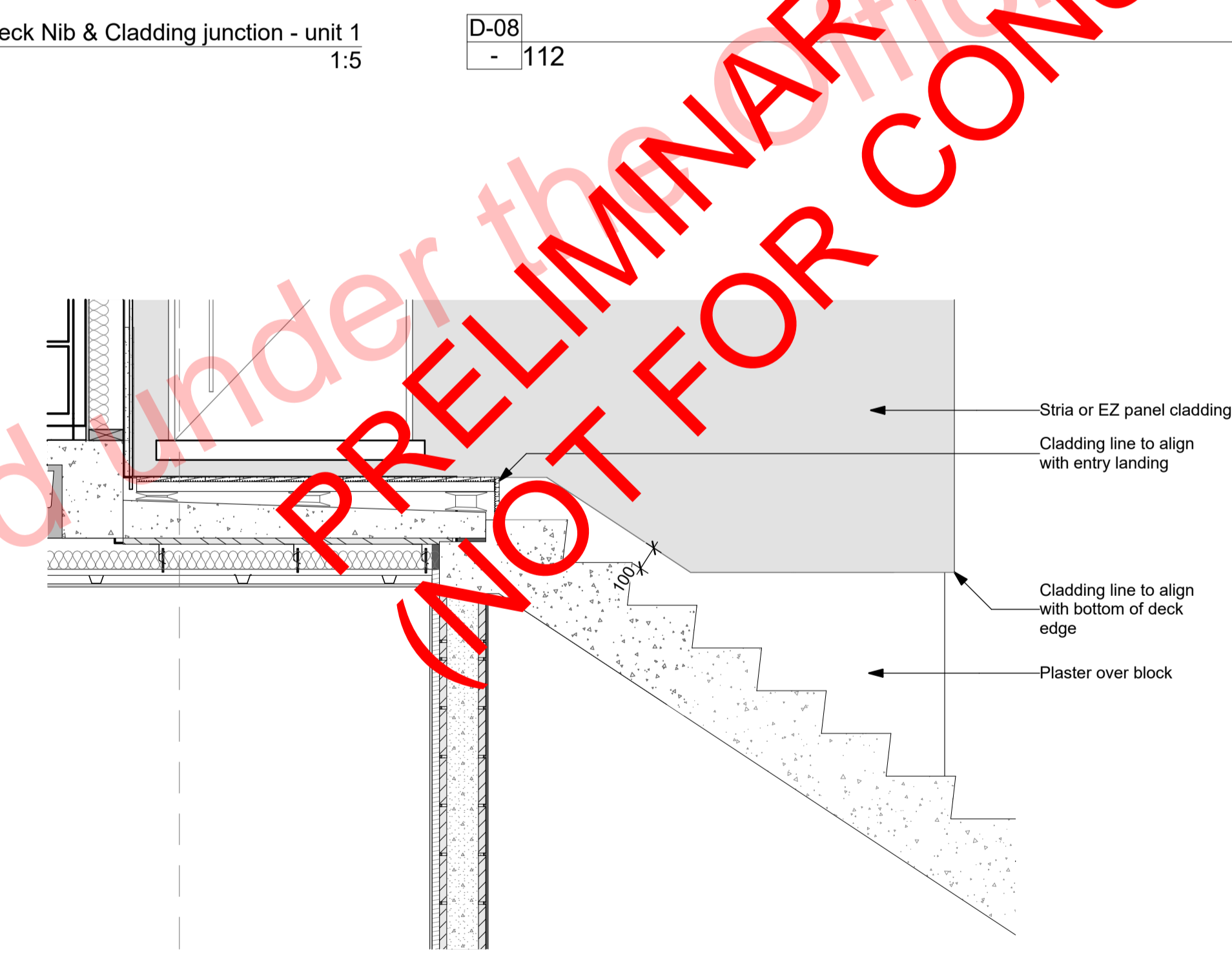
- Flashing materials must be selected based on environmental exposure, refer to NZS 3604 and Table 20 of NZBC clause E2/AS1.
- Building wrap must comply with acceptable solution NZBC clause E2/AS1 and NZS 3604.
- Flashing tape must have proven compatibility with the selected building wrap and other materials with which it comes into contact as per Table 21 of NZBC clause E2/AS1.

Refer to the manufacturer or supplier for technical information for these materials.



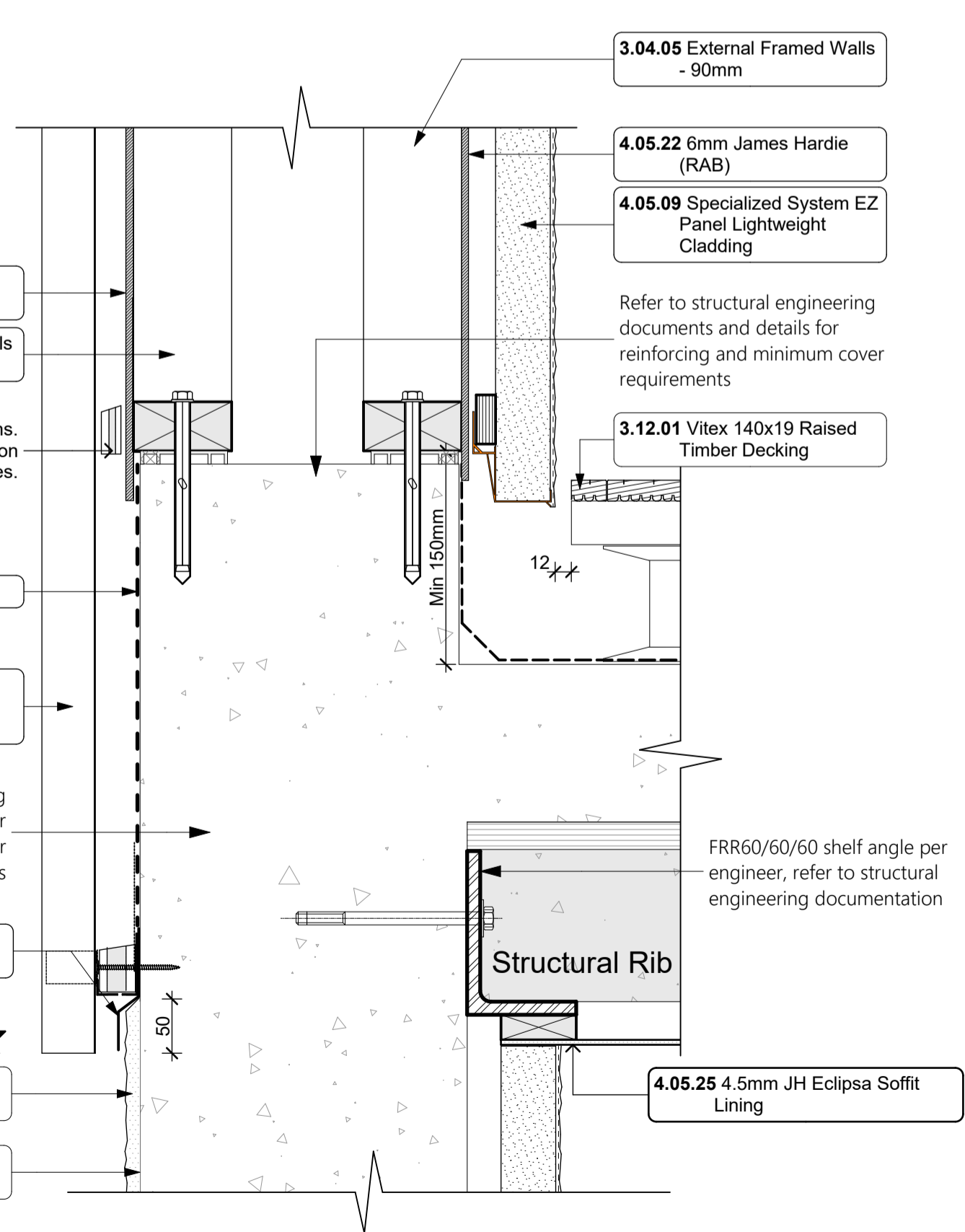
- 4.04.08 Sikalastic 152
- 4.05.27 Specialized Plaster System over batten
- J mould to base of plaster system
- 4.04.08 Sikalastic 152
- 4.08.02 PEF & Sealant

D-09 - 405 Cladding to steps 1:2



- 4.05.22 6mm James Hardie (RAB)
- 3.04.05 External Framed Walls - 90mm
- H3.2 20mm x 45mm cavity battens. Cavity battens to be castellated on both faces.
- 4.04.08 Sikalastic 152
- 4.05.11 0.55BMT Colorsteel Endura Steel&Tube Paneldek (Cladding)
- 4.03.04 0.55BMT Colorsteel Endura Back Flashing
- 4.05.07 Specialized Plaster System
- 4.04.09 Cemix Seal to blockwork

D-07 - 111 First Floor Entry Landing 1:20



- 3.04.05 External Framed Walls - 90mm
- 4.05.22 6mm James Hardie (RAB)
- 4.05.09 Specialized System EZ Panel Lightweight Cladding
- 3.12.01 Vitex 140x19 Raised Timber Decking
- 4.04.08 Sikalastic 152
- 4.05.11 0.55BMT Colorsteel Endura Steel&Tube Paneldek (Cladding)
- 4.05.25 4.5mm JH Eclipsa Soffit Lining

Deck wing wall detail 1:5

- 6mm thick James Hardie Rigid Air Barrier RAB board fixed in accordance with manufacturer's specifications and details. Use only in areas where fire rating is required on a timber framing system in conjunction with Gib Gyfline. Refer to architectural details. Install strictly as per manufacturer's specifications and details. Refer to Fire report and drawings.
- 4.05.25 4.5mm JH Eclipsa Soffit Lining
- 4.05.27 Specialized Plaster System over batten
- 4.08.02 PEF & Sealant

- Notes**
- 3 STRUCTURE**
- 3.03.07 Korok Intertency Exterior / Exterior Fire Rated Wall
 - 3.04.05 External Framed Walls - 90mm
 - 3.12.01 Vitex 140x19 Raised Timber Decking
- 4 ENCLOSURE**
- 4.03.04 0.55BMT Colorsteel Endura Back Flashing
 - 4.03.05 0.55BMT Colorsteel Endura Custom Flashings
 - 4.04.08 Sikalastic 152
 - 4.04.09 Cemix Seal to blockwork
 - 4.05.07 Specialized Plaster System
 - 4.05.09 Specialized System EZ Panel Lightweight Cladding
 - 4.05.11 0.55BMT Colorsteel Endura Steel&Tube Paneldek (Cladding)
 - 4.05.22 6mm James Hardie (RAB)

ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS BY HFC GROUP LTD

RevID	Issue	ChID	Comments	Date
01	Building Consent			10/12/2018

creative ARCH

29 Nixon St,
Grey Lynn
PO Box 78 282 Grey Lynn
Auckland

p+64 9 309 6032
info@creativearch.co.nz
www.creativearch.co.nz

AR NZ
Professional
Member

DESIGN AND DRAWINGS ARE COPYRIGHT OF CREATIVE ARCH LTD
CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK

ALL RESTRICTED BUILDING WORK TO BE CARRIED OUT BY LICENSED BUILDING PRACTITIONERS

project title:
Proposed Development for:
Bonair Developments
at:
153 Bonair Crescent
Silverdale, Auckland

sheet title:
First Floor Slab Details

drawn: **KN** checked: **JM** dwg n#:
job n#: **2005** **405**
date created: **10/1/2018**
date plotted: **1/15/2019**
issue: **BC** rev n#:
scaled: **1:2, 1:20 @ A1** **01**
NOTE: Drawings are 1/2 scale @ A3
CAD ref: 21\Creative Arch\2005_Broadway Property Group_CODED_BLOCK04

Released under the Official Information Act (NOT FOR CONSTRUCTION)

3.12.01 Vitex 140x19 Raised Timber Decking

4.06.13 Spectrum Clearview Semi Frameless Glass Balustrade

Membrane to run over 120x120x50mm aluminium plate as per Spectrum detail

4.03.05 0.55BMT Colorsteel Endura Custom Flashings

4.05.09 Specialized System EZ Panel Lightweight Cladding

Discontinuous horizontal 45 x 20mm ventilated EPS battens on 15° slope and not longer than 100mm as required for fixing

4.03.05 0.55BMT Colorsteel Endura Custom Flashings

4.05.25 4.5mm JH Eclipsa Soffit Lining

4.04.03 Themakraft Supercourse 500 DPC

Refer to structural engineering documentation for concrete slab & beam details including reinforcing & min cover details

3.12.01 Vitex 140x19 Raised Timber Decking

4.04.04 Ardex WPM 189 2 layer Torch-on Membrane

Internal gutter fall 1:100 (maximum depth of fall 35mm)

EXTERNAL BALCONY

Refer to structural engineering documents and details for reinforcing and minimum cover requirements

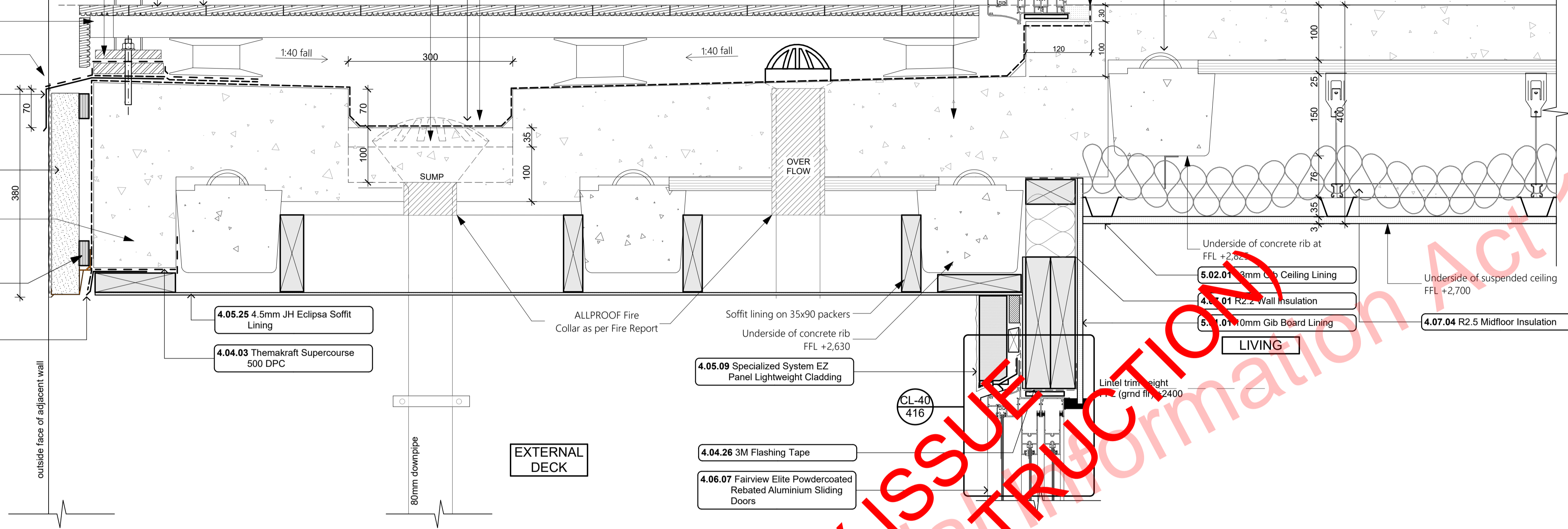
4.06.07 Fairview Elite Powdercoated Rebated Aluminium Sliding Doors

Lap waterproofing to top edge of floor slab

3.11.05 Rib-Infill Floor System

6.01.02 Carpet on Underlay

BED 1



C-04 - 111,112,113 Typical South Elevation Balcony with Face-fixed Glass Balustrade Detail 1:5

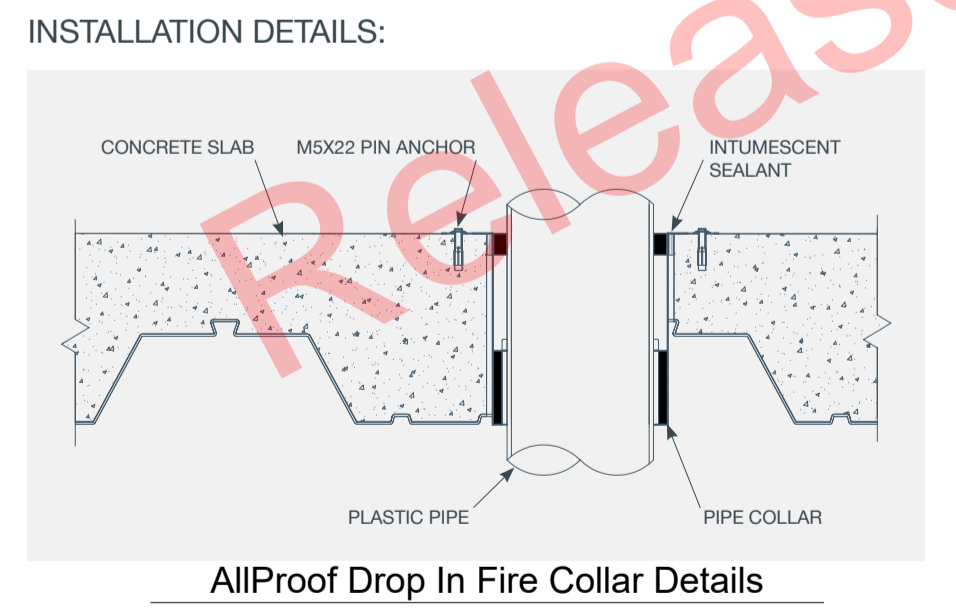
DROP IN FIRE COLLAR TEST RESULTS:

Tested on a trapezoidal steel tray concrete floor with 70mm minimum thickness and 130mm maximum thickness.

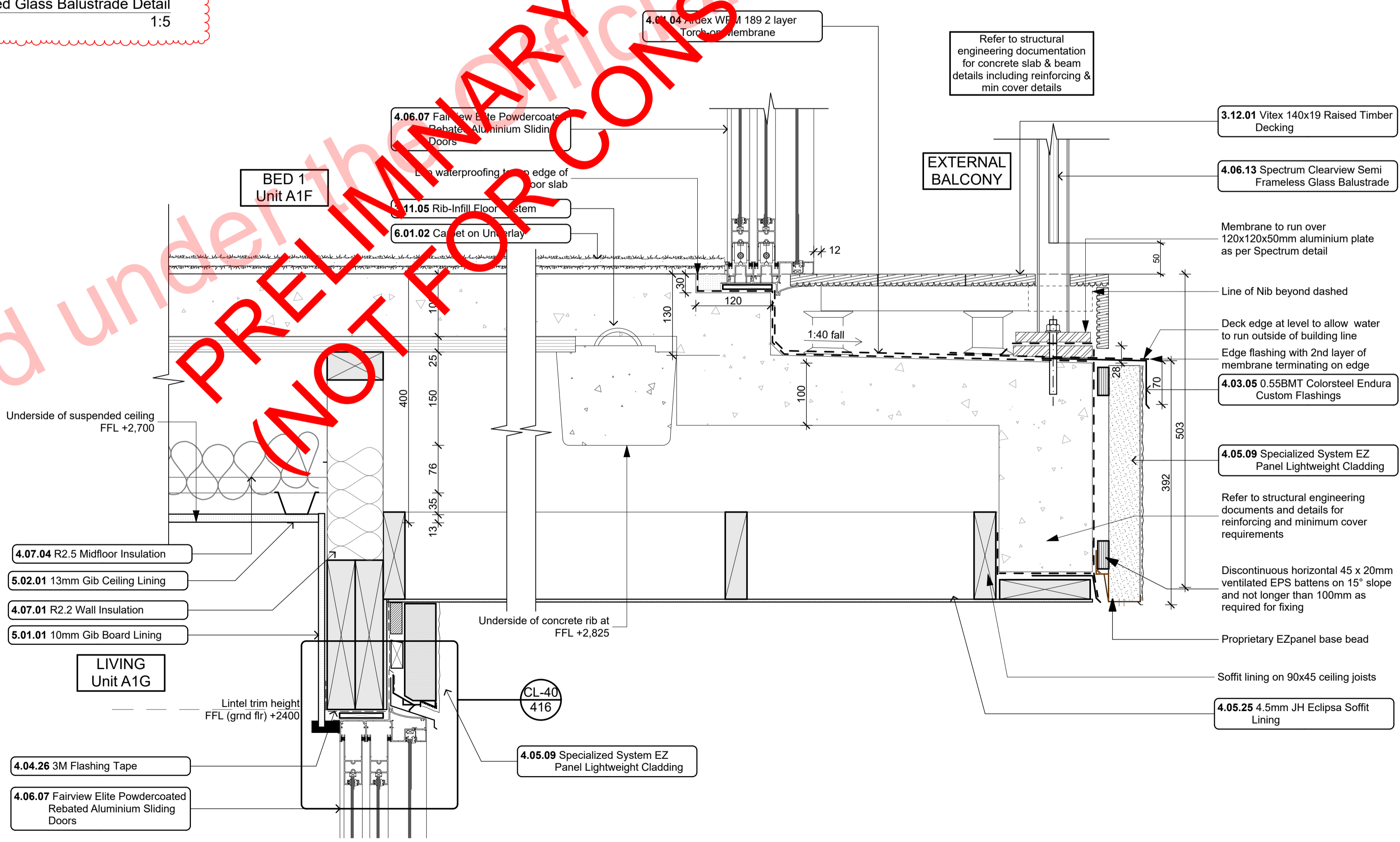
NOMINAL PIPE SIZE (MM)	NOMINAL PIPE WALL THICKNESS (MM)	PRODUCT CODE	PENETRATION HOLE SIZE (MM)	FLOOR FRL*	FTC#
PVC PLASTIC PIPE					
40	2.0	DIFC40	72	-/90/60	728
50	2.2	DIFC50	82	-/90/90	728
65	2.7	DIFC65	102	-/90/90	728
80	2.9	DIFC80	112	-/90/90	728
100	3.2	DIFC100	142	-/90/60	728
150	4.5	DIFC150	192	-/90/90	728
PVC PIPE SOCKET CONNECTIONS					
40	4.0	DIFC40	72	-/90/60	728
100	6.4	DIFC100	142	-/90/90	728
HDPE					
150	7.0	DIFC150	192	-/90/90	728

INSTALLATION INSTRUCTIONS:

- Core drill hole to specified diameter to suit pipe size.
- Install drop in fire collar fixing with two M5x22mm metal pin anchors.
- Insert pipework through collar.
- Seal gaps between concrete/collar and collar/pipe with Allproof intumescent sealant.



NOTE:
All penetrations in firewalls/floors to have FRR60/60/60 fire collars



C-05 - 111,112,113 Unit A1F Balcony with Face-fixed Glass Balustrade 1:5

- Notes**
- 3 STRUCTURE**
- 3.11.05 Rib-Infill Floor System
Rib and Infill floor slab as designed and detailed by structural engineer. 150 Rib + 25 Infill + 100 topping. Refer to structural engineer's plans for structural layout & reinforcing. Refer to architectural plan for recesses, dimensions and levels only. 3155FR
- 3.12.01 Vitex 140x19 Raised Timber Decking
Vitex 140x19 timber decking on raised Outdoor Quickbuild aluminium. Vitex decking system to have 3mm gaps and exterior timber decking. Selected coating applied to all faces.
- 4 ENCLOSURE**
- 4.03.05 0.55BMT Colorsteel Endura Custom Flashings
Pretreated 0.55BMT Endura purpose made flashings with turned edge - Ensure all laps & overhangs comply with EZ/AS1 January 2017 Amendment 7. Measure and confirm all dimensions on site prior to manufacturing. Separate all timber members to steel members with a layer of DPC. Visible flashings pretreated to match to adjacent joinery of roofing materials.
- 4.04.03 Themakraft Supercourse 500 DPC
Themakraft Supercourse 500 DPC between concrete/concrete masonry aluminium and timber members. Install strictly as per manufacturer's specifications and details. 41617
- 4.04.04 Ardex WPM 189 2 layer Torch-on Membrane
Ardex WPM 189 2 layer Torch-on Membrane installed strictly in accordance with manufacturer's requirements. Dual Layer system to decks below raised decking
- 4.04.26 3M Flashing Tape
Approved 3M 8067 All weather flashing tape as per manufacturer's specifications and details. Install strictly as per manufacturer's specifications and details.
- 4.05.09 Specialized System EZ Panel Lightweight Cladding
Specialized System EZ Panel 50mm autoclaved lightweight concrete Facade System over 50x21mm High Density EPS vertical cavity battens at 600crrs max. Flat textured finish by Specialized Systems. Min 2 coats of paint. Colour TBD. All installation in accordance with manufacturer's specifications. System only for timber framed wing walls.
- 4.05.25 4.5mm JH Eclipsa Soffit Lining
4.5mm JH Eclipsa Soffit lining on 35 x 70 (unless specifically sized for specific depth. Refer to architectural details) H12 timber framing @ max 600mm crrs. Paint finish with uPVC jointers @600crrs. Install strictly as per manufacturer's specifications and details.
- 5 INTERIOR**
- 5.01.01 10mm Gib Board Lining
10mm Gib Board lining fixed horizontally or vertically over selected framing. Gib stopped to level 4mm. finish for painting. Square stopped to ceiling. Refer to engineer drawings for bracing locations. 5113G
- 5.02.01 13mm Gib Ceiling Lining
13mm Gib Ceiling lining fixed to Suspended Rondal or DONN metal grid system @ 600crrs. Gib stopped to level 4, finish for painting. Install strictly as per manufacturer's specifications and details. 5113G
- 6 FINISH**
- 6.01.02 Carpet on Underlay
Selected carpet over underlay, installed as per manufacturer's specification. Selection TBC by client.

ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS BY HFC GROUP LTD

RevID	Issue	CHD	Comments	Date
01	Building Consent			10/12/2018
02	RPI 1	02-1	Overflow & fire collars added	11/12/2018

creative ARCH

29 Nixon St,
Grey Lynn
PO Box 78 282 Grey Lynn
Auckland

p:+64 9 309 6032
info@creativearch.co.nz
www.creativearch.co.nz

DESIGN AND DRAWINGS ARE COPYRIGHT OF CREATIVE ARCH LTD
CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK

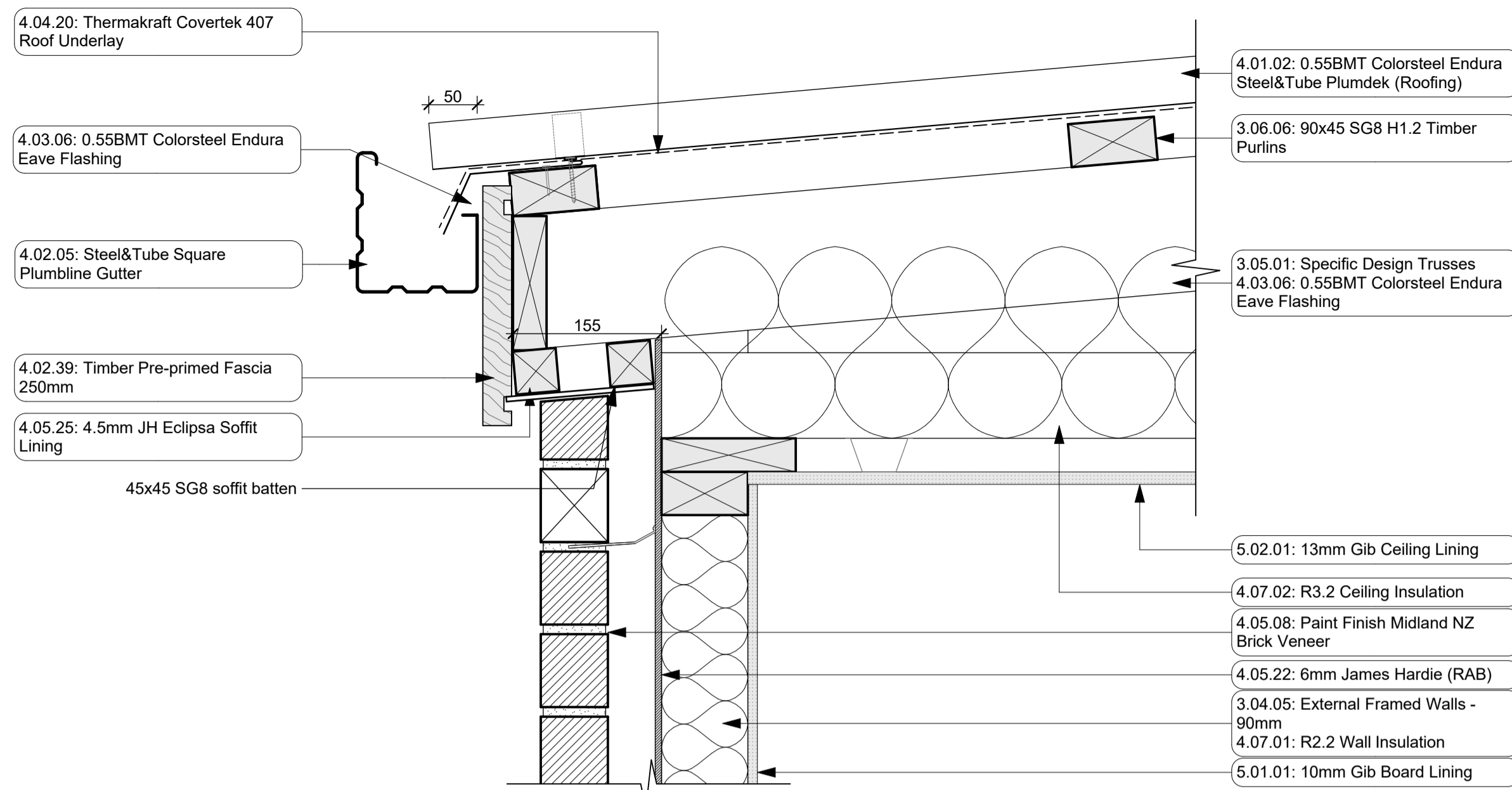
ALL RESTRICTED BUILDING WORK TO BE CARRIED OUT BY LICENSED BUILDING PRACTITIONERS

project title:
Proposed Development for:
for:
Bonair Developments
at:
**153 Bonair Crescent
Silverdale, Auckland**

sheet title:
Balcony Details

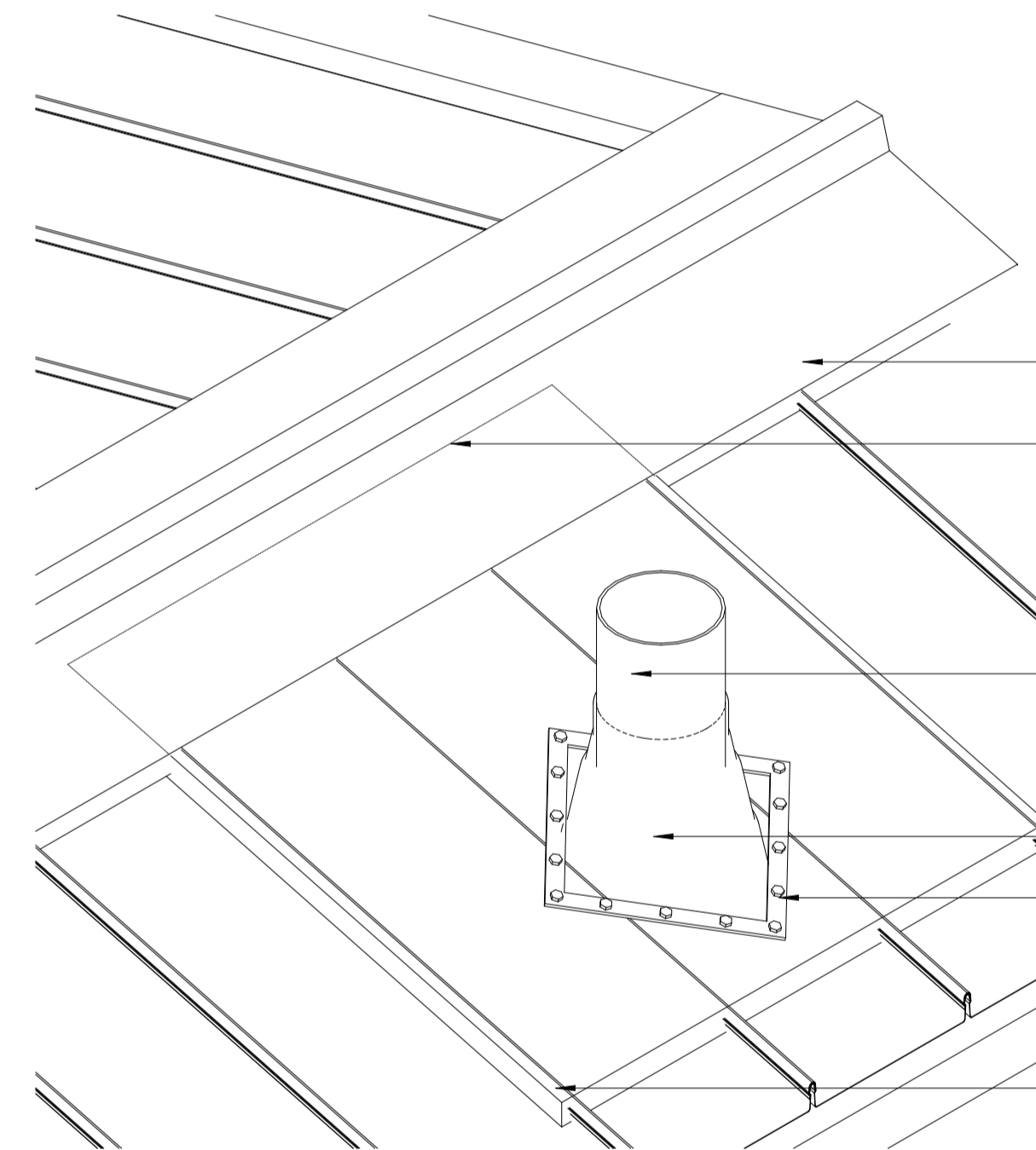
drawn: **KN** checked: **JM** dwg n#:
job n#: **2005**
date created: **11/12/2018** **407**
date plotted: **1/15/2019**
issue: **BC** rev n#:
scale: **1:5, 1:1 @ A1** **02**
NOTE: Drawings are 1/2 scale @ A3

FOR BUILDING CONSENT - BLOCK A



Brick Cladding to Soffit Detail
1:5

R-01
- 120,121,122



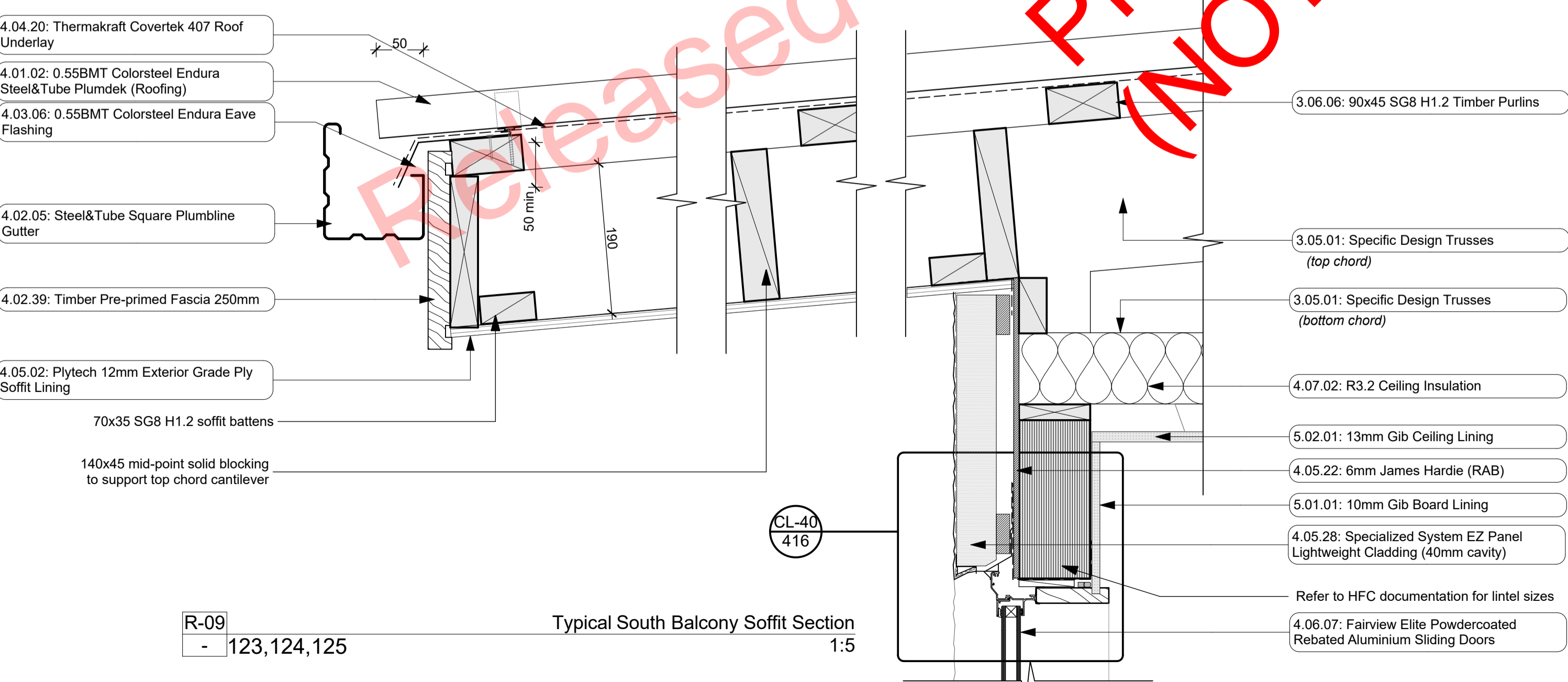
FOR ROOFS 10° AND UNDER

Details of the supporting mechanisms are indicative only. Compliance of the supporting mechanisms is the responsibility of the roofer. For pitches below 10 degrees netting is required. Building paper type and method of installation should comply with underlay manufacturers recommendations and NZBC regulations.

- PRE-FINISHED ROOF RIDGE FLASHING
- PRE-FINISHED SOAKER FLASHING UNDER PRE-FINISHED ROOF RIDGE FLASHING
- PIPE (85mm < PIPE DIAMETER ≤ 500mm)
- STEEL&TUBE PLUMDEK™ ROOFING
- EPDM FLEXIBLE CONE SLEEVE
- MALLEABLE FLANGE, SCREW OR NUT, FIXED, AND SEALED TO ROOFING PROFILE AT NEOPRENE WASHERS TO ALL SCREW FIXINGS
- FITTED ON 45° ANGLE IN PLAN REFER TO MRM CODE OF PRACTICE VERSION 2 2/2012
- PRE-FINISHED SOAKER FLASHING

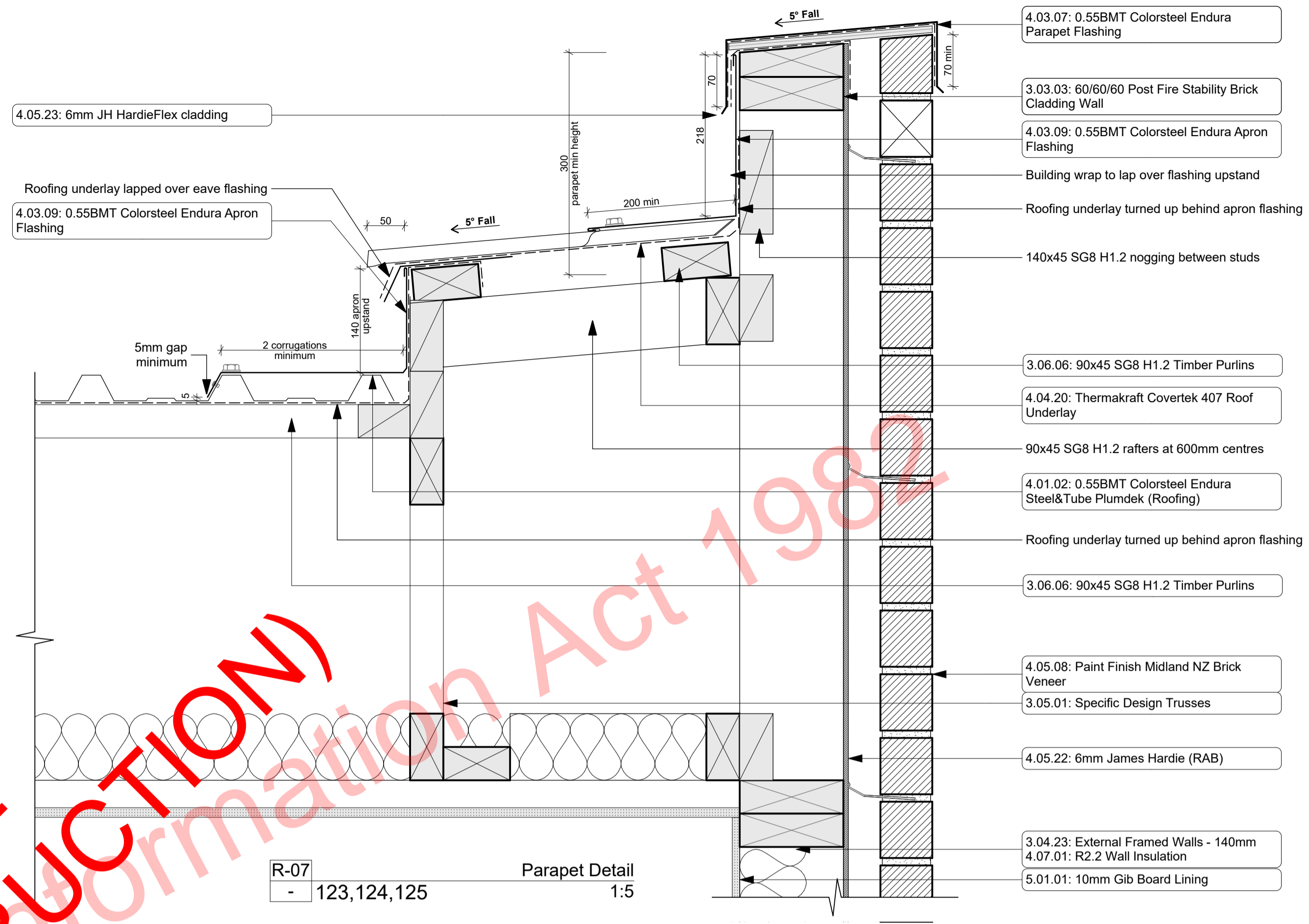
R-03
- 123,124,125

Roof Penetration Detail
1:10



Typical South Balcony Soffit Section
1:5

R-09
- 123,124,125



Parapet Detail
1:5

R-07
- 123,124,125

Notes

- 3.04.03 60/60/60 Post Fire Stability Brick Cladding Wall James Hardie JHETGR60a 60/60/60 Post Fire Stability Exterior Timber Framed Wall with Brick Cladding: 140x45 SG8 H1.2 Full Height Timber Framing. Studs at max 600 crs, Nogs at max 800 crs, James Hardie 90mm Mineral Insulation, 13mm Gib Gyrelite to interior face, Brick Veneer on cavity on 6mm RAB to exterior face.
- 3.04.05 External Framed Walls - 90mm Generally construct with 90x45 SG8 KD H1.2 framing with studs on Hi and Dri packers at crs as per setout plans and nogs @ 600crs to NZS3604.2011 unless noted otherwise. Ensure all insulation within framing where applicable, is secured into place with DanBand straps in accordance with the requirements of E2/AS1. Nog for all fittings, fixtures, linings, bracing panels and trims. DPC (malthoid) between bottom plate and conc. slab and fixed with M12 bolts @ 900crs. Refer to the Structural Layouts for the bracing requirements. 6mm RAB to exterior face of walls.
- 3.04.23 External Framed Walls - 140mm Generally construct with 140x45 SG8 KD H1.2 framing with studs on Hi and Dri packers at 600 crs and nogs @ 600crs to NZS3604.2011 unless noted otherwise. Nog for all fittings, fixtures, linings, bracing panels and trims. DPC (malthoid) between bottom plate and conc. slab and fixed with M12 bolts @ 900crs. 6mm RAB to exterior face of walls.
- 3.05.01 Specific Design Trusses Specific design trusses @ centres and fixings as noted on the truss manufacturer plans and specifications. Truss treatment to be H1.2 minimum, unless noted otherwise. Refer to manufacturer's truss design for details. Trusses shown on architectural are indicative only. all truss information is to be referred to truss manufacturer documents. Building Contractor to ensure all heel heights and roof steps are correct.
- 3.06.06 90x45 SG8 H1.2 Timber Purlins 90x45 SG8 H1.2 treated purlins @ 900mm crs to roof areas, fixed to framing with 1/10g self drilling screw 80mm long fixing as per NZS 3604.
- 4 ENCLOSURE
- 4.01.02 0.55BMT Colorsteel Endura Steel&Tube Plumdek (Roofing) 0.55BMT Colorsteel Endura Steel&Tube Plumdek roofing system on roofing underlay on 35 x 70 (unless specifically sized for specific depth. Refer to architectural details) H1.2 timber framing battens @ 600mm crs. with factory applied Blended / Clear Coat finish and further site applied coating. C/S SS screw fixings. Refer specification.
- 4.02.05 Steel&Tube Square Plumline Gutter Endura Gutter on internal brackets (as per manufacturer's specification) on steel fascia. Install strictly as per manufacturer's specifications and details. Brackets and gutter to be finished to match roofing.
- 4.02.39 Timber Pre-primed Fascia 250mm 6mm thick James Hardie Rigid Air Barrier RAB board fixed in accordance with manufacturer's specifications and details. Use only in areas where fire rating is required on a timber framing system in conjunction with Gib Gyrelite. Refer to architectural details. Install strictly as per
- 4.03.06 0.55BMT Colorsteel Endura Eave Flashing purpose made to match roofing pitch and profile as per E2/AS1 for roof pitches less than 10deg. Installed in accordance with E2/AS1. Turn-down low-end terminations to form drip edge. Separate all timber members to steel members with a layer of DPC. Prefinished to match roofing.
- 4.03.07 0.55BMT Colorsteel Endura Parapet Flashing 0.55BMT Colorsteel Endura Eave Flashing purpose made to suit parapet with Birds beak at bottom edges. Ensure flashing has underlay separation to underlying substrate on 9mm H3 ply backing. Min 5 deg slope and 70mm cover to cladding either side. 70mm. Installed in accordance with E2/AS1. Separate all timber members to steel members with a layer of DPC. Prefinished to match roofing.
- 4.03.09 0.55BMT Colorsteel Endura Apron Flashing 0.55BMT Colorsteel Endura Apron Flashing purpose made to match roofing pitch and profile. Ensure flashing cover over roof cladding to be min. 2 ribs. Flashing edge notched to fit over roofing profile. Separate all timber members to steel members with a layer of DPC. Prefinished to match roofing.
- 4.04.20 Thermakraft Covertek 407 Roof Underlay Thermakraft Covertek 407 self supporting roof underlay fixed over purlins. Install strictly as per manufacturer's specifications and details. Where roof pitches require, ensure support mesh is installed in conjunction with roofing paper. 41617
- 4.05.02 Plytech 12mm Exterior Grade Ply Soffit Lining Plytech Radiata Decorative SD 12mm Exterior Grade H3.2 LOSP Ply Soffit lining on 35 x 70 (unless specifically sized for specific depth. Refer to architectural details) H1.2 timber framing battens @ 600mm crs. with factory applied Blended / Clear Coat finish and further site applied coating. C/S SS screw fixings. Refer specification.
- 4.05.08 Paint Finish Midland NZ Brick Veneer Midland NZ brick veneer to take paint finish - with 50mm cavity with building wrap on timber framed walls, to NZS 3604 : 2011. Provide weep holes @800mm max centres and 10mm ventilation gap between top of brick and soffit lining. Wall ties and fixings in accordance with NZS 4210 : 2001. Standard range mortar, colour to match brick. The 2 storey brick cladding system used on this building must be completed to 'Design Note TB1' refer to Midland Brick for Design Note TB1. Install strictly as per manufacturer's specifications and details. Install stainless steel lintel bars over openings as per brick window head table details.
- 4.05.22 6mm James Hardie (RAB) 6mm thick James Hardie Rigid Air Barrier RAB board fixed in accordance with manufacturer's specifications and details. Use only in areas where fire rating is required on a timber framing system in conjunction with Gib Gyrelite. Refer to architectural details. Install strictly as per
- 4.03.07: 0.55BMT Colorsteel Endura Parapet Flashing
- 3.03.03: 60/60/60 Post Fire Stability Brick Cladding Wall
- 4.03.09: 0.55BMT Colorsteel Endura Apron Flashing
- Building wrap to lap over flashing upstand
- Roofing underlay turned up behind apron flashing
- 140x45 SG8 H1.2 noggings between studs
- 3.06.06: 90x45 SG8 H1.2 Timber Purlins
- 4.04.20: Thermakraft Covertek 407 Roof Underlay
- 90x45 SG8 H1.2 rafters at 600mm centres
- 4.01.02: 0.55BMT Colorsteel Endura Steel&Tube Plumdek (Roofing)
- Roofing underlay turned up behind apron flashing
- 3.06.06: 90x45 SG8 H1.2 Timber Purlins
- 4.05.08: Paint Finish Midland NZ Brick Veneer
- 3.05.01: Specific Design Trusses
- 4.05.22: 6mm James Hardie (RAB)
- 3.04.23: External Framed Walls - 140mm
- 4.07.01: R2.2 Wall Insulation
- 5.01.01: 10mm Gib Board Lining

ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS BY HFC GROUP LTD

RevID	Issue	CHD	Comments	Date
01	Building Consent			10/12/2018



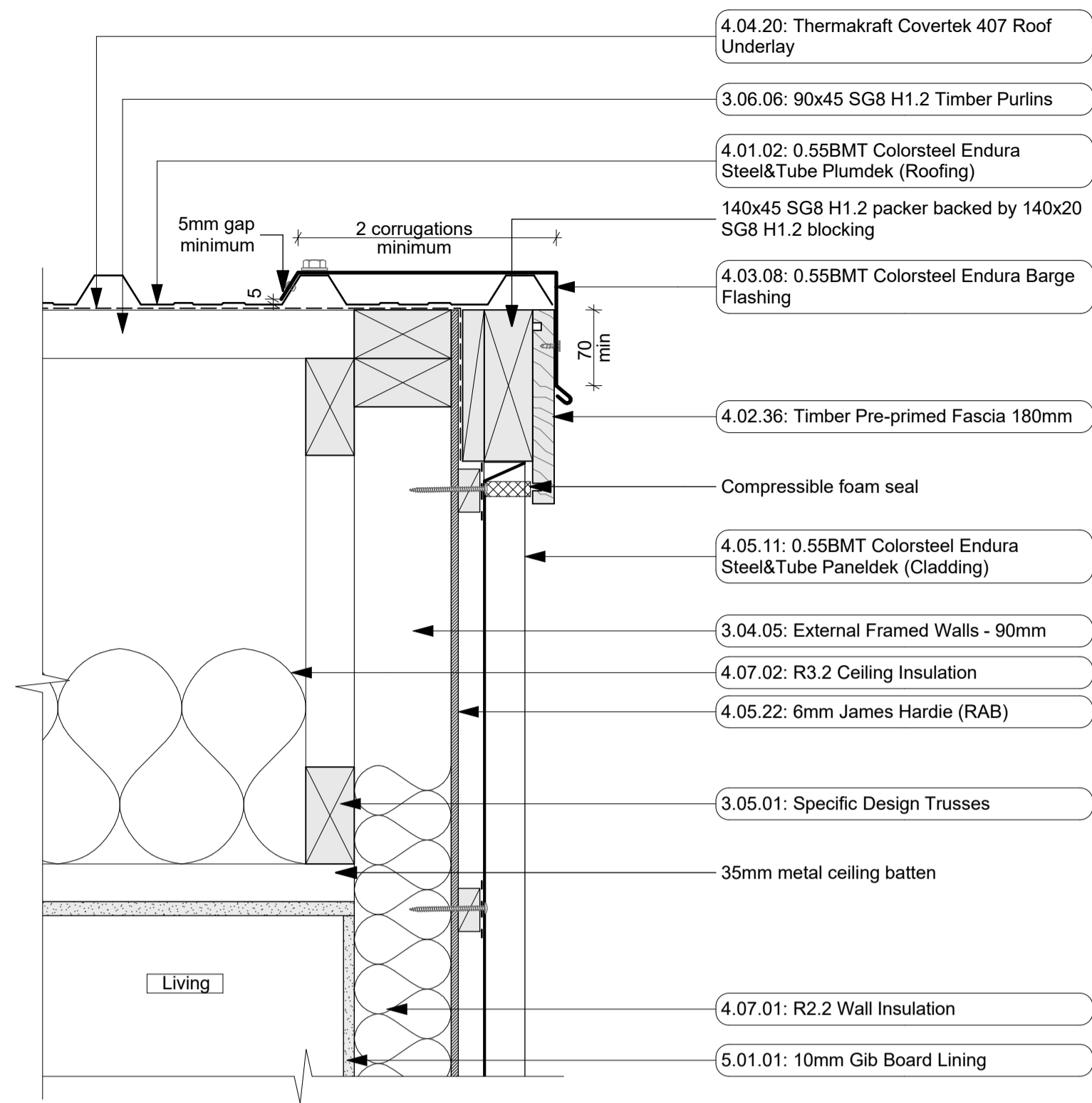
29 Nixon St,
Grey Lynn
PO Box 78 282 Grey Lynn
Auckland
p:+64 9 309 6032
info@creativearch.co.nz
www.creativearch.co.nz

DESIGN AND DRAWINGS ARE COPYRIGHT © CREATIVE ARCH LTD
CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK
ALL RESTRICTED BUILDING WORK TO BE CARRIED OUT BY LICENSED BUILDING PRACTITIONERS

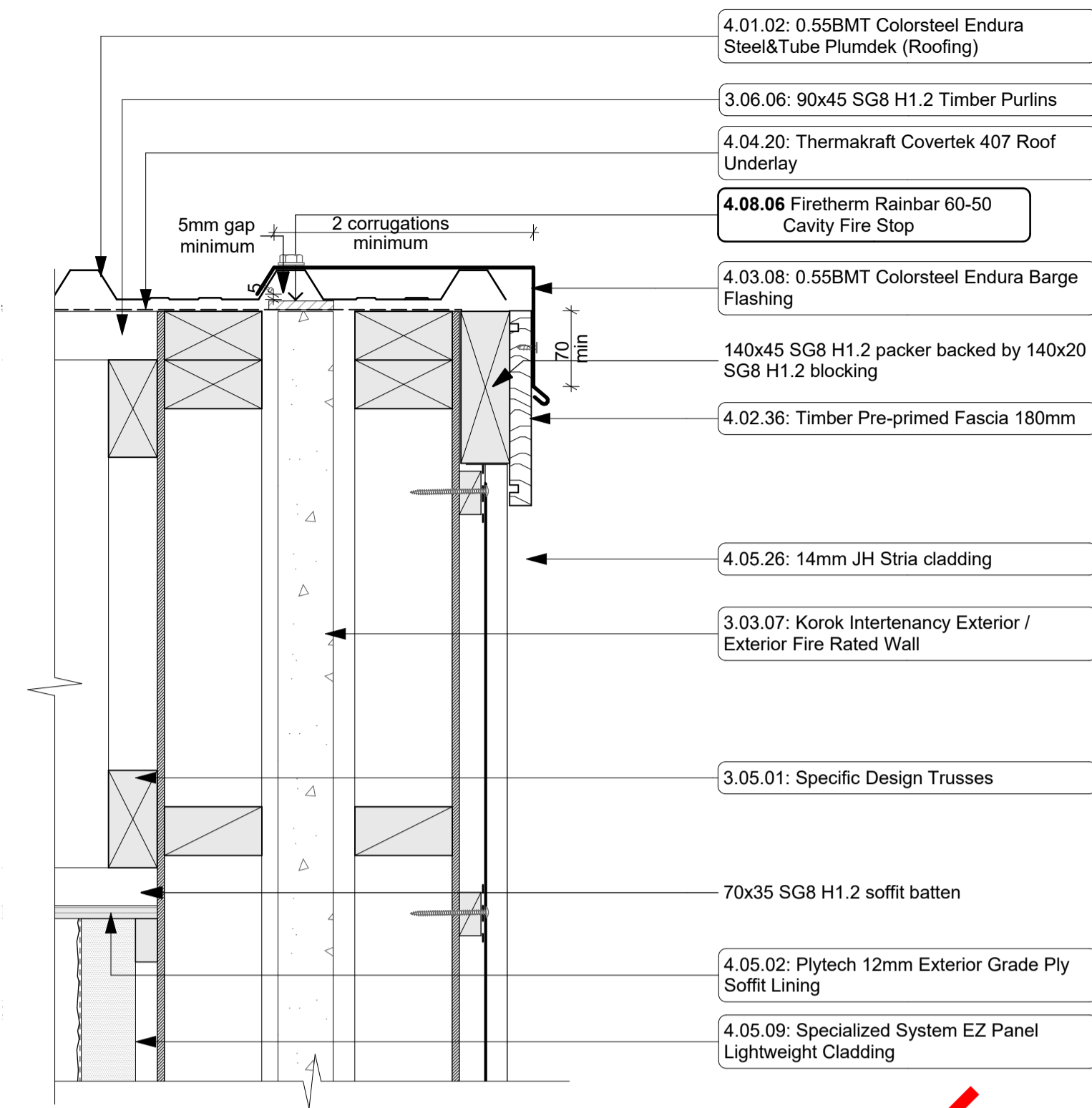
project title:
Proposed Development for:
for:
Bonair Developments
at:
153 Bonair Crescent
Silverdale, Auckland
sheet title:
Roof Details
drawn: **KN** checked: **JM** dwg n#:
job n#:
date created: **2005**
date plotted: **10/12/2018**
409
scale: **1:5, 1:10 @ A1**
issue: **BC** rev n#:
scale: **1:5, 1:10 @ A1**
01
NOTE: Drawings are 1/2 scale @ A3
CAD ref: 21\Creative Arch\2005_Broadway Property Group_CODED_BLOCKA

PRELIMINARY ISSUE (NOT FOR CONSTRUCTION)

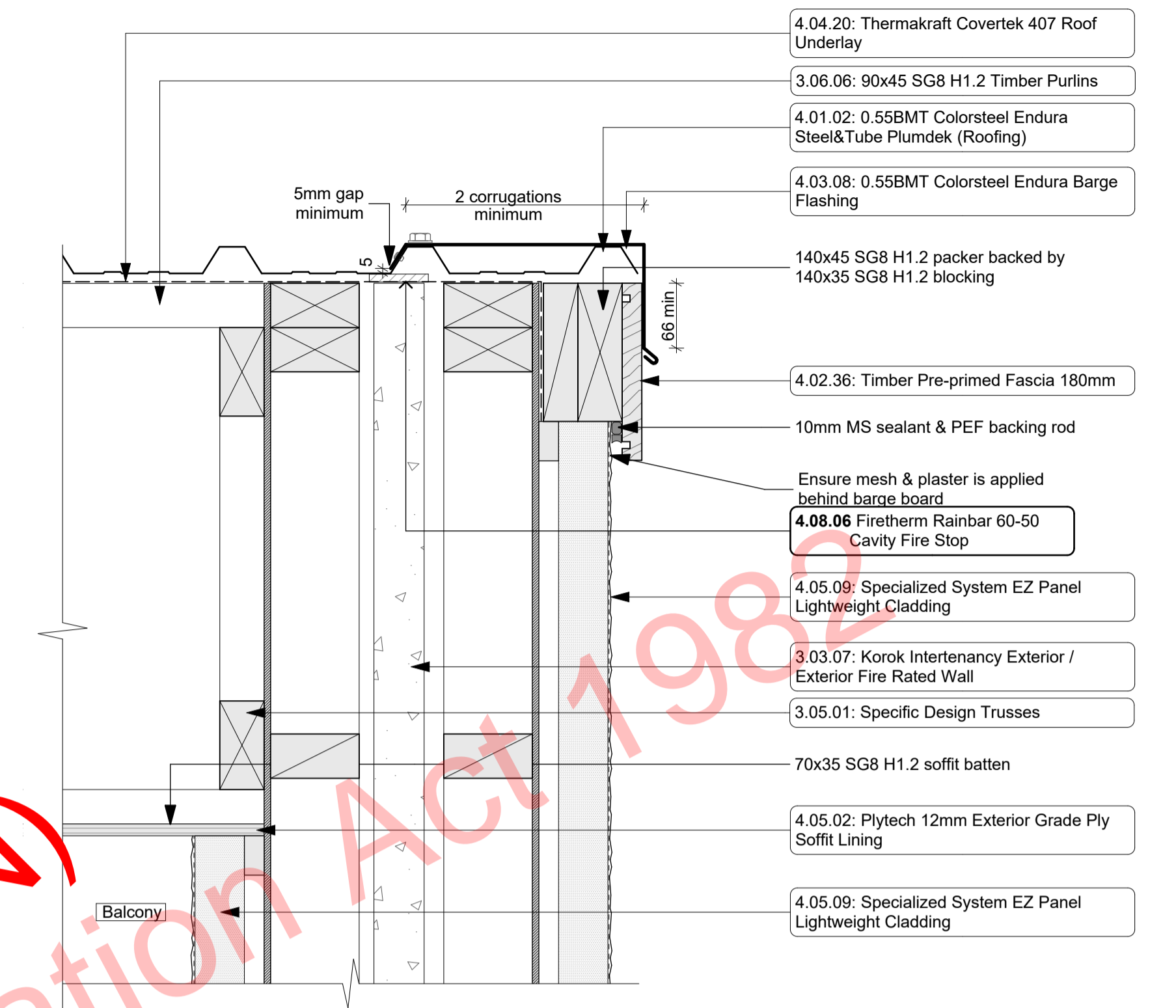
FOR BUILDING CONSENT - BLOCK A



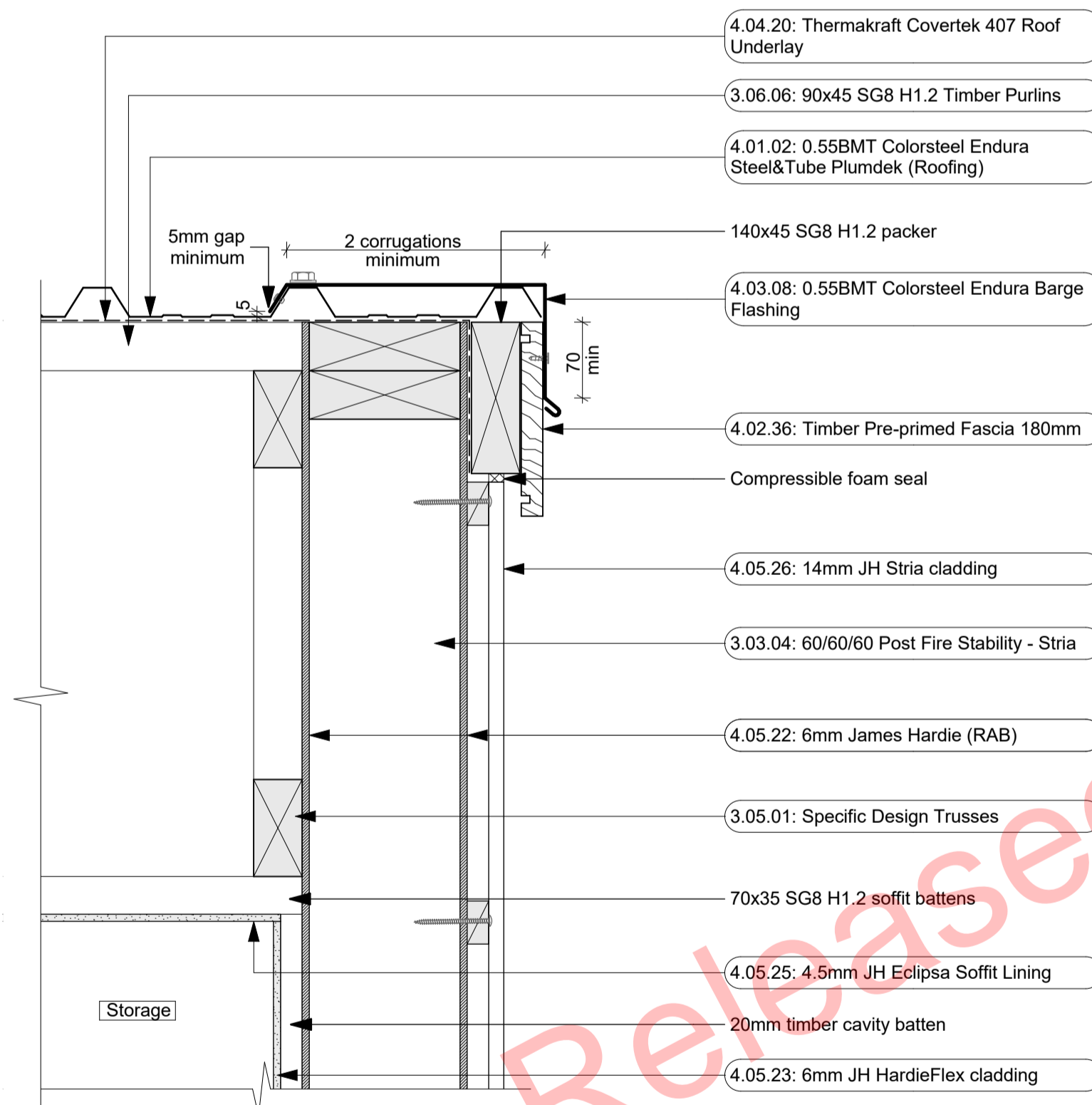
R-04
- 120,121,122
Metal Cladding Barge Detail
1:5



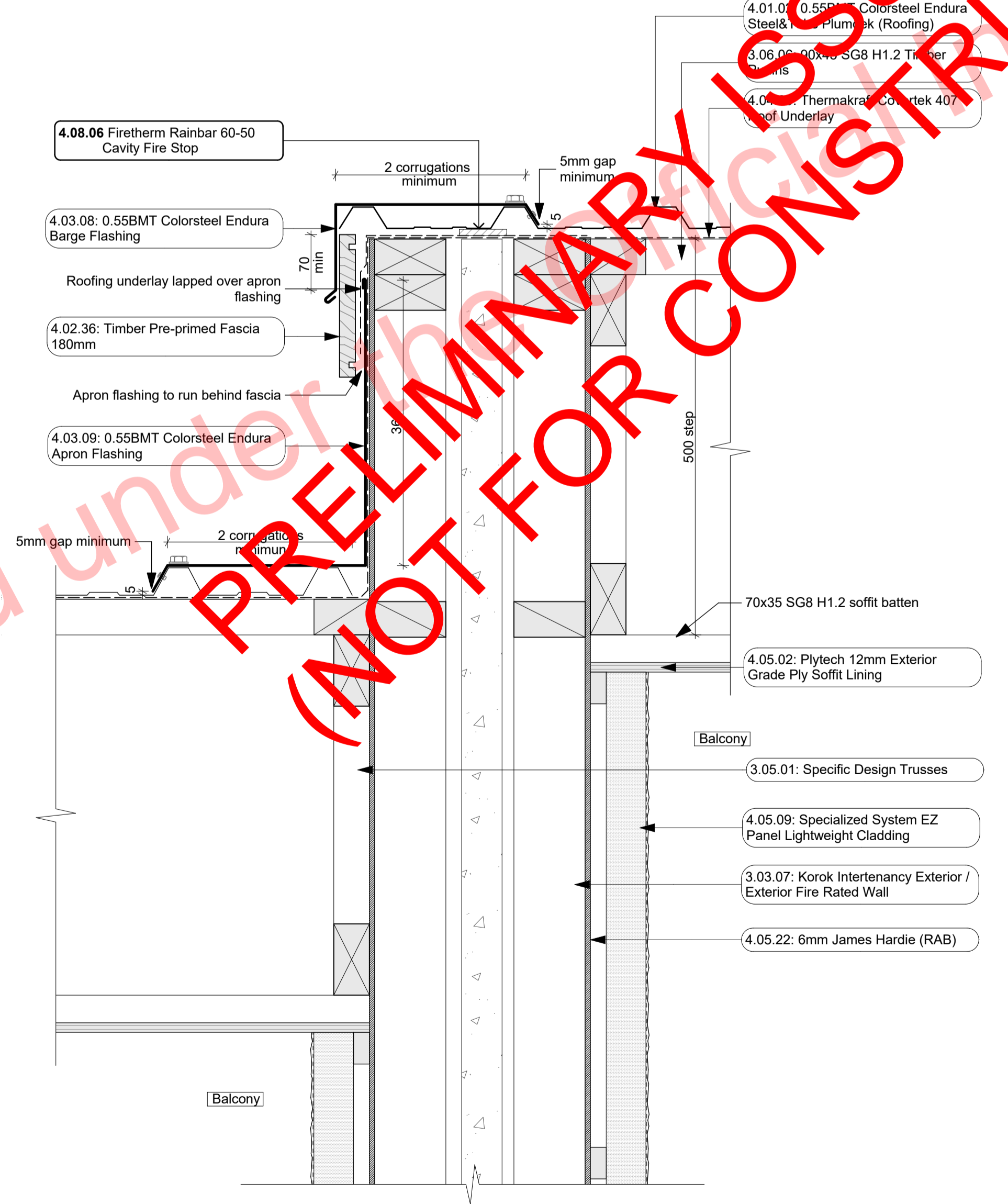
R-05
- 120,121,122
Metal Cladding Barge Detail
1:5



R-06
- 120,121,122
Epanel Barge Detail
1:5



R-11
- 120,121,122
Stria Cladding Barge Detail
1:5



R-02
- 120,121,122
Roof Step Detail
1:5

- Notes**
- STRUCTURE
 - 60/60/60 Post Fire Stability - Stria**
James Hardie JHETRR60 60/60/60 Post Fire Stability Exterior Timber Framed Wall with Profiled fibre cement cladding. 140x45 SG8 H1.2 Full Height Timber Framing. Studs at max 300 crs. Nogs at max 800 crs. James Hardie 90mm Mineral Insulation. 13mm Gib Fyrelite to interior face. Stria cladding on cavity on 6mm RAB to exterior face.
 - Korok Intertency Exterior / Exterior Fire Rated Wall**
KOROK KIT01 -60/60 Fire Rated Intertency Wall: 51mm KOROK panels with 90x45 timber framing either side - studs at max 600 crs. Min 20mm cavity to one side. Min 15 mm cavity to the other. Autex Greenstuff R2.2 Insulation both sides. Exterior cladding on cavity on 6mm James Hardie RAB to either side. Fire Rated sealant to perimeter of walls. All fixed in accordance with manufacturers requirements.
 - External Framed Walls - 90mm**
Generally construct with 90x45 SG8 KD H1.2 framing with studs on HI and DI packers at crs as per setout plans and nogs @ 600crs to NZS3604.2011 unless noted otherwise. Ensure all insulation within framing where applicable, is secured into place with DanBand straps in accordance with the requirements of E2/AS1. Nog for all fittings, fixtures, linings, bracing panels and trims. DPC (malthoid) between bottom plate and conc. slab and fixed with M12 bolts @ 900crs. Refer to the Structural Layouts for the bracing requirements. 6mm RAB to exterior face of walls.
 - Specific Design Trusses**
Specific design trusses @ centres and fixings as noted on the truss manufacturer plans and specifications. Truss treatment to be H1.2 minimum, unless noted otherwise. Refer to manufacturers truss design for details. Trusses shown on architectural are indicative only, all truss information is to be referred to truss manufacturer documents. Building Contractor to ensure all heel heights and roof steps are correct.
 - 90x45 SG8 H1.2 Timber Purlins**
90x45 SG8 H1.2 treated purlins @ 900mm crs to roof areas, fixed to framing with 1/10g self drilling screw 80mm long fixing as per NZS 3604.
- ENCLOSURE
 - 0.55BMT Colorsteel Endura Steel&Tube Plumdek (Roofing)**
0.55BMT Colorsteel Endura Steel&Tube Plumdek roofing system on roofing underlay on 90x45 battens at max 900 crs at pitch as per roof plans, sections and elevations. Install strictly as per manufacturer's specifications and details.
 - Timber Pre-primed Fascia 180mm**
19mm x180mm Pre-primed paint finish Fascia finished to match roofing. Install strictly as per manufacturer's specifications and details. Refer details for height.
 - 0.55BMT Colorsteel Endura Barge Flashing**
0.55BMT Colorsteel Endura Barge Flashing purpose made to match roofing pitch and profile with birds beak at bottom edge. Ensure flashing cover over roof cladding to be min. 2 ribs and fascia downstand cover to be min. 70mm. Flashing edge notched to fit over roofing profile. Separate all timber members to steel members with a layer of DPC. Prefinished to match roofing.
 - 0.55BMT Colorsteel Endura Apron Flashing**
0.55BMT Colorsteel Endura Apron Flashing purpose made to match roofing pitch and profile. Ensure flashing cover over roof cladding to be min. 2 ribs. Flashing edge notched to fit over roofing profile. Separate all timber members to steel members with a layer of DPC. Prefinished to match roofing.
 - Thermakraft Covertex 407 Roof Underlay**
Thermakraft Covertex 407 self supporting roof underlay fixed over purlins. Install strictly as per manufacturer's specifications and details. Where roof pitches require, ensure support mesh is installed in conjunction with roofing paper.

- Plytech 12mm Exterior Grade Ply Soffit Lining**
Plytech Radiata Decorative SD 12mm Exterior Grade H3.2 LOSP Ply Soffit lining on 35 x 70 (unless specifically sized for specific depth. Refer to architectural details) H1.2 timber framing battens @ 600mm crs. with factory applied Blended / Clear Coat finish and further site applied coating. C/SS screw fixings. Refer specification.
 - Specialized System EZ Panel Lightweight Cladding**
Specialized System EZ Panel 50mm autoclaved lightweight concrete Facade System over 50x21mm High Density EPS vertical cavity battens at 600crs max. Float textured finish by Specialized Systems. Min 2 coats of paint. Colour TBD. All installation in accordance with manufacturers specifications. System only for timber framed wing walls.
 - 0.55BMT Colorsteel Endura Steel&Tube Paneidek (Cladding)**
0.55BMT Colorsteel Endura Steel&Tube Paneidek vertical cladding. Fix over separation DPC over 20x45 H3.2 horizontal timber cavity battens at max 600crs. Cavity battens to be castelated on both faces to provide drainage and ventilation and must be used horizontally only. Fix cladding with S&T concealed fixing clip. Install strictly as per manufacturer's specifications and details.
 - 6mm James Hardie (RAB)**
6mm thick James Hardie Rigid Air Barrier RAB board fixed in accordance with manufacturer's specifications and details. Use only in areas where fire rating is required on a timber framing system in conjunction with Gib Fyrelite. Refer to architectural details. Install strictly as per manufacturer's specifications and details. Refer to Fire report and drawings.
 - 6mm JH HardieFlex cladding**
6mm thick James Hardie Hardieflex Fibre Cement cladding over 45x20 H3.2 vertical cavity battens at max 600 cr
Install strictly as per manufacturer's specifications and details.
 - 4.5mm JH Eclipsa Soffit Lining**
4.5mm James Hardie Eclipsa soffit lining on 35 x 70 (unless specifically sized for specific depth. Refer to architectural details) H1.2 timber framing @ max 600mm crs. Paint finish with uPVC jointers @600crs. Install strictly as per manufacturer's specifications and details.
 - 14mm JH Stria cladding**
14mm thick James Hardie Stria Fibre Cement cladding over 45x20 H3.2 vertical cavity battens at max 600 cr
Install strictly as per manufacturer's specifications and details.
 - R2.2 Wall Insulation**
Autex Greenstuff R2.2 Wall insulation (90mm), or similar with equivalent R-value, installed as per manufacturer's specifications and instructions.
 - R3.2 Ceiling Insulation**
Autex Greenstuff R3.2 ceiling insulation (200mm), or similar with equivalent R-value, installed as per manufacturer's specifications and instructions. Ensure 25mm clearance between top of insulation and underside of roofing.
 - Firetherm Rainbar 60-50 Cavity Fire Stop**
Firetherm Rainbar 60-50: 60 minute intumescent composite cavity Fire Stop for cavities up to 50mm. Installed to manufacturers requirements to all nominal 50mm cavities between horizontal and vertical unit separations.
- INTERIOR
 - 10mm Gib Board Lining**
10mm Gib Board lining fixed horizontally or vertically over selected framing. Gib stopped to level 4min. finish for painting. Square stopped to ceiling. Install strictly as per manufacturer's specifications and details. Refer to engineer drawings for bracing locations.

ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS BY HFC GROUP LTD

RevID	Issue	CHD	Comments	Date
01	Building Consent			10/12/2018

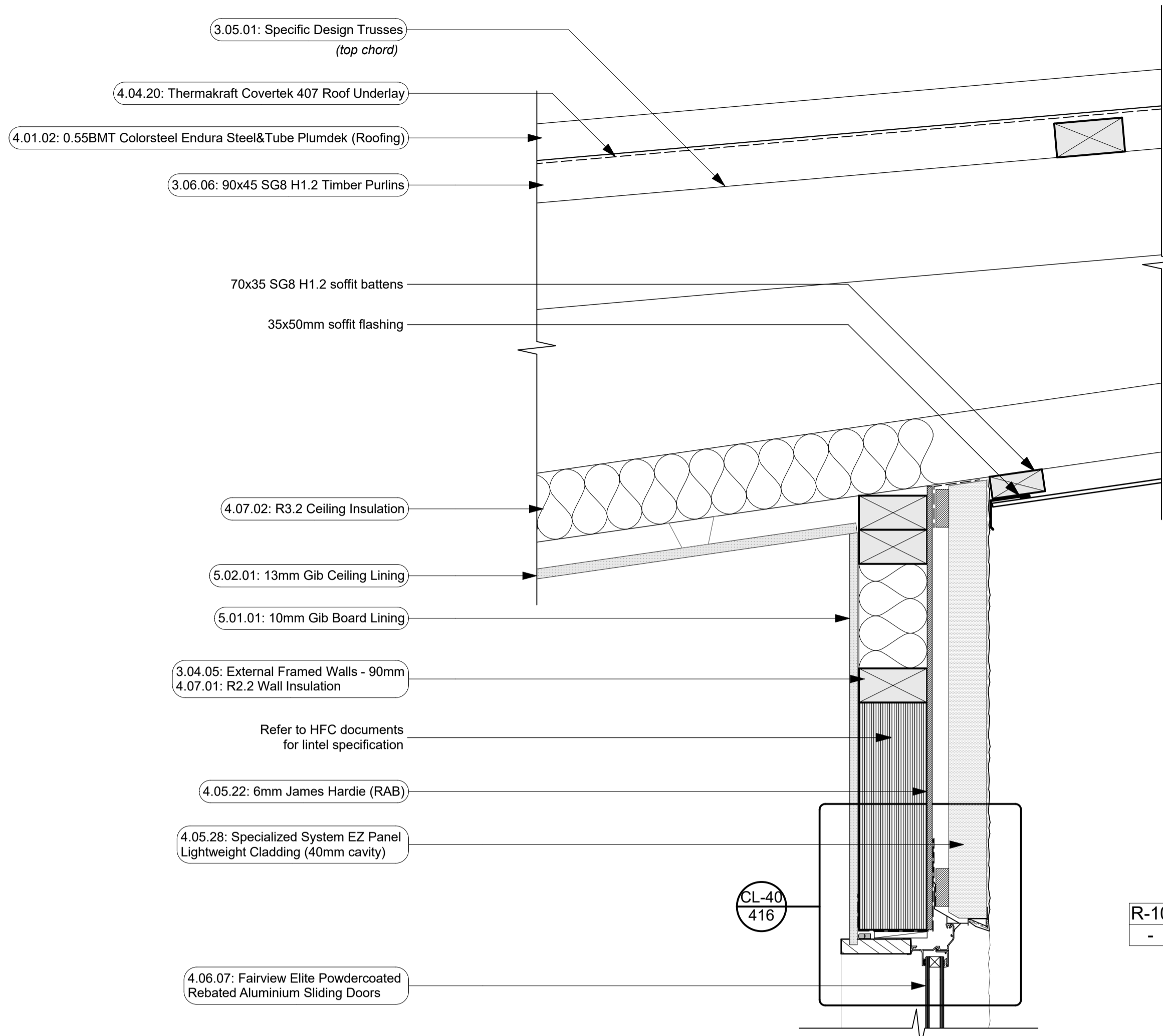


29 Nixon St,
Grey Lynn
PO Box 78 282 Grey Lynn
Auckland
p:+64 9 309 6032
info@creativearch.co.nz
www.creativearch.co.nz

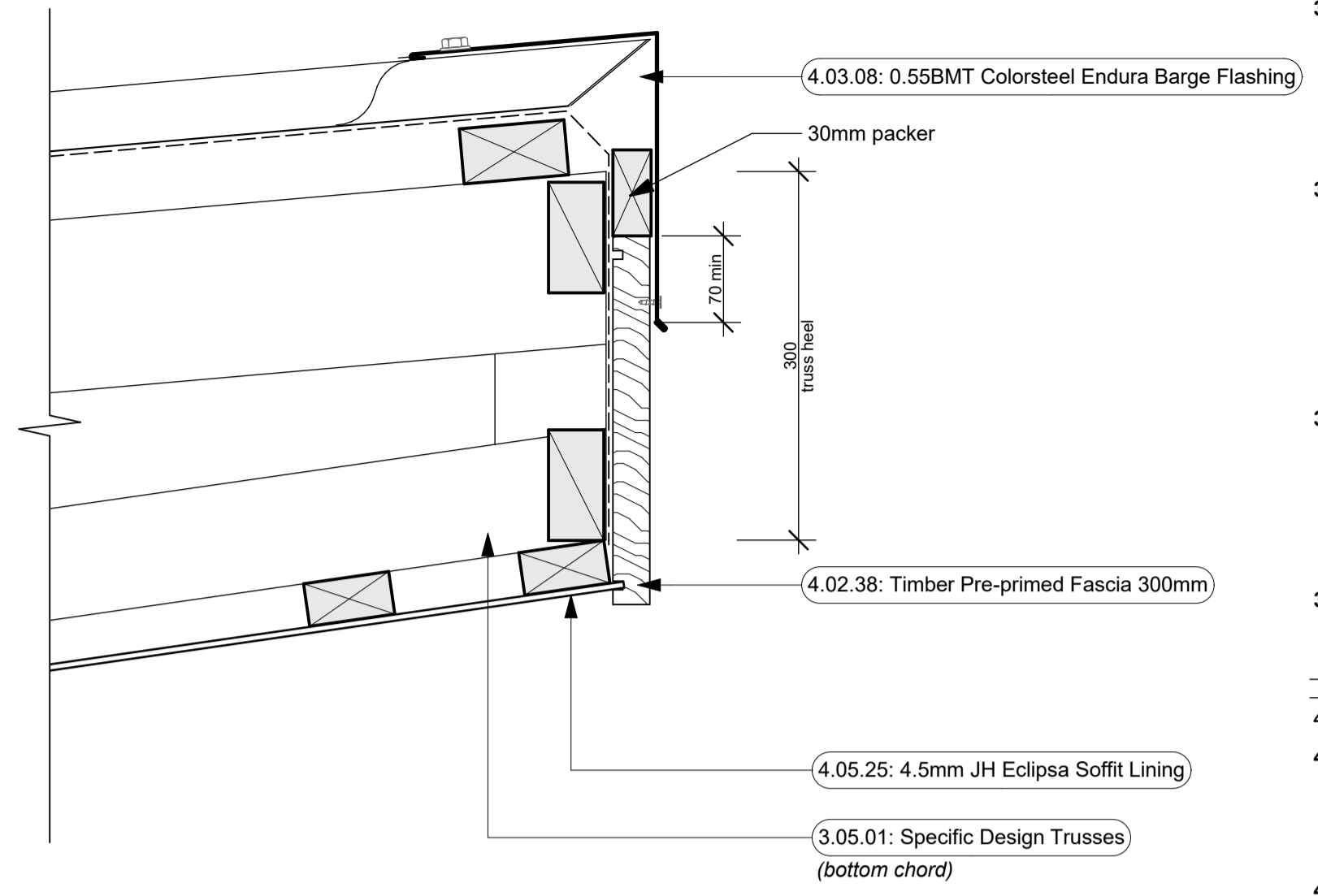
DESIGN AND DRAWINGS ARE COPYRIGHT OF CREATIVEARCH LTD
CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK
ALL RESTRICTED BUILDING WORK TO BE CARRIED OUT BY LICENSED BUILDING PRACTITIONERS
project title:
Proposed Development for:
for:
Bonair Developments
at:
**153 Bonair Crescent
Silverdale, Auckland**
sheet title:
Roof Details
drawn: **KN** checked: **JM** dwg n#:
job n#: **2005**
date created: **10/1/2018** **410**
date plotted: **1/15/2019**
issue: **BC** rev n#:
scale: **1:5 @ A1** **01**
NOTE: Drawings are 1/2 scale @ A3
CAD ref: 21\Creative Arch\2005_Broadway Property Group_CODED_BLOCKA

FOR BUILDING CONSENT - BLOCK A

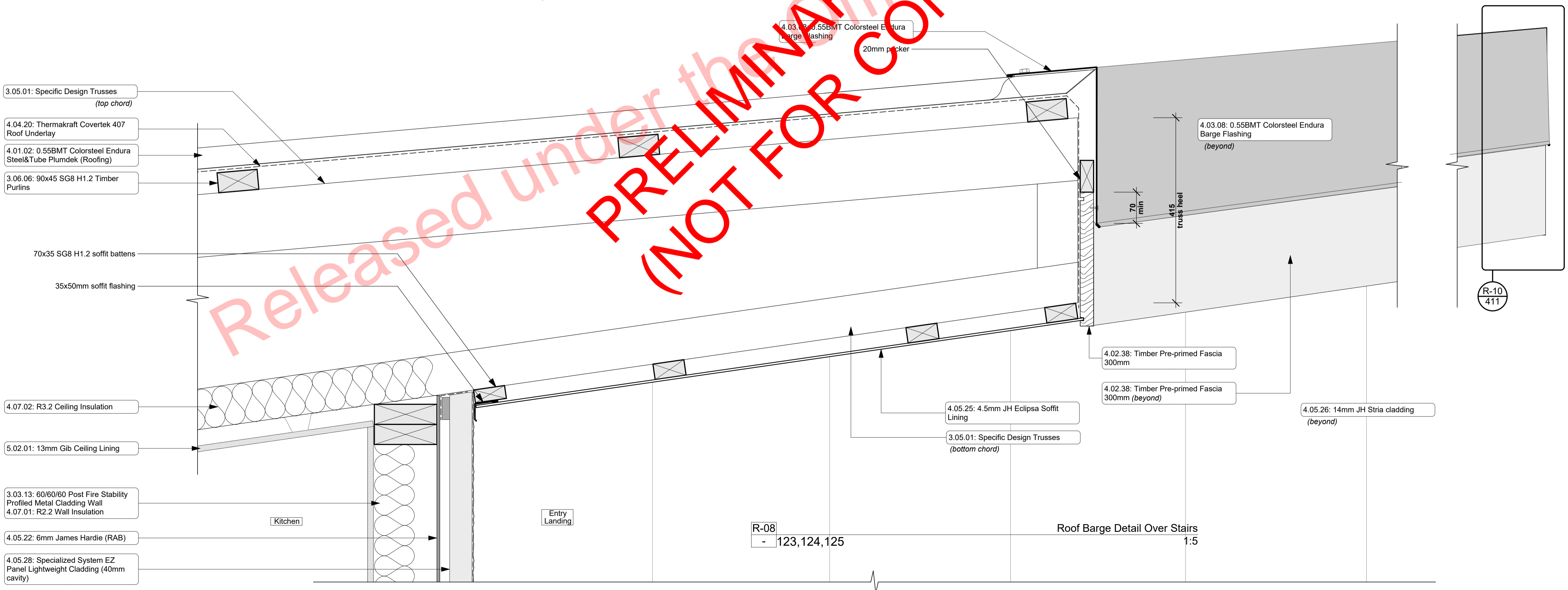
PRELIMINARY (NOT FOR CONSTRUCTION)



R-10
- 123,124,125
Typical North Balcony Soffit Section
1:5



- Notes**
- 3 STRUCTURE**
- 3.03.13 60/60/60 Post Fire Stability Profiled Metal Cladding Wall**
James Hardie JHETRR60 60/60/60 Post Fire Stability Exterior Timber Framed Wall with Profiled Metal Cladding: 140x45 SG8 H1.2 Full Height Timber Framing. Studs at max 300 crs, Nogs at max 800 crs, James Hardie 90mm Mineral Insulation, 13mm Gib Fyrelite to min 600 AFFL, 13mm Standard Gib above to interior face. Profiled Metal cladding on cavity on 6mm RAB to exterior face.
- 3.04.05 External Framed Walls - 90mm**
Generally construct with 90x45 SG8 KD H1.2 framing with studs on Hi and Dri packers at crs as per setout plans and nogs @ 600crs to NZS3604.2011 unless noted otherwise. Ensure all insulation within framing where applicable, is secured into place with DanBand straps in accordance with the requirements of E2/AS1. Nog for all fittings, fixtures, linings, bracing panels and trims. DPC (althoid) between bottom plate and conc. slab and fixed with M12 bolts @ 900crs. Refer to the Structural Layouts for the bracing requirements. 6mm RAB to exterior face of walls.
- 3.05.01 Specific Design Trusses**
Specific design trusses @ centres and fixings as noted on the truss manufacturer plans and specifications. Truss treatment to be H1.2 minimum, unless noted otherwise. Refer to manufacturers truss design for details. Trusses shown on architectural are indicative only, all truss information is to be referred to truss manufacturer documents. Building Contractor to ensure all heel heights and roof steps are correct.
- 3.06.06 90x45 SG8 H1.2 Timber Purlins**
90x45 SG8 H1.2 treated purlins @ 900mm crs to roof areas, fixed to framing with 1/10g self drilling screw 80mm long fixing as per NZS 3604.
-
- 4 ENCLOSURE**
- 4.01.02 0.55BMT Colorsteel Endura Steel&Tube Plumdek (Roofing)**
0.55BMT Colorsteel Endura Steel&Tube Plumdek roofing system on roofing underlay on 90x45 battens at max 900 crs at pitch as per roof plans, sections and elevations. Install strictly as per manufacturer's specifications and details.
- 4.02.38 Timber Pre-primed Fascia 300mm**
25mm x300mm Pre-primed paint finish Fascia finished to match roofing. Install strictly as per manufacturer's specifications and details. Refer details for height.
- 4.03.08 0.55BMT Colorsteel Endura Barge Flashing**
0.55BMT Colorsteel Endura Barge Flashing purpose made to match roofing pitch and profile with birds beak at bottom edge. Ensure flashing cover over roof cladding to be min. 2 ribs and fascia downstand cover to be min. 70mm. Flashing edge notched to fit over roofing profile. Separate all timber members to steel members with a layer of DPC. Prefinished to match roofing.
- 4.04.20 Thermakraft Covertex 407 Roof Underlay**
Thermakraft Covertex 407 self supporting roof underlay fixed over purlins. Install strictly as per manufacturer's specifications and details. Where roof pitches require, ensure support mesh is installed in conjunction with roofing paper.
41617
- 4.05.22 6mm James Hardie (RAB)**
6mm thick James Hardie Rigid Air Barrier RAB board fixed in accordance with manufacturer's specifications and details. Use only in areas where fire rating is required on a timber framing system in conjunction with Gib Fyrelite. Refer to architectural details. Install strictly as per manufacturer's specifications and details. Refer to Fire report and drawings.
41617
-
- 5 INTERIOR**
- 5.01.01 10mm Gib Board Lining**
10mm Gib Board lining fixed horizontally or vertically over selected framing. Gib stopped to level 4min. finish for painting. Square stopped to ceiling. Install strictly as per manufacturer's specifications and details. Refer to engineer drawings for bracing locations.
5113G
- 5.02.01 13mm Gib Ceiling Lining**
13mm Gib Ceiling lining fixed to Suspended Rondo or DONN metal grid system @ 600crs. Gib stopped to level 4, finish for painting. Install strictly as per manufacturer's specifications and details.
5113G
-
- 4.05.25 4.5mm JH Eclipsa Soffit Lining**
4.5mm James Hardie Eclipsa soffit lining on 35 x 70 (unless specifically sized for specific depth. Refer to architectural details) H1.2 timber framing @ max 600mm crs. Paint finish with uPVC jointers @ 600crs. Install strictly as per manufacturer's specifications and details.
- 4.05.26 14mm JH Stria cladding**
14mm thick James Hardie Stria Fibre Cement cladding over 45x20 H3.2 vertical cavity battens at max 600 cr or Install strictly as per manufacturer's specifications and details.
- 4.05.28 Specialized System EZ Panel Lightweight Cladding (40mm cavity)**
Specialized System EZ Panel 50mm autoclaved lightweight concrete Facade System over 40mm High Density EPS vertical cavity battens at 600crs max. Float textured finish by Specialized Systems. Min 2 coats of paint. Colour TBD. All installation in accordance with manufacturers specifications.
- 4.06.07 Fairview Elite Powdercoated Rebated Aluminium Sliding Doors**
Elite Fairview Classic Residential 35 Powdercoated Rebated Aluminium glazed Sliding Doors with Flush track Sills. Colour as per Resource Consent specifications. Rebate 30mm deep and size must be confirmed with manufacturer prior to rebate installation. Clear double glazed with paint grade radiata pine architraves. Refer to window and door schedule. Confirm size on site prior to manufacture. Install strictly as per manufacturer's specifications and details. Hardware T&C by client.
- 4.07.01 R2.2 Wall Insulation**
Autex Greenstuf R2.2 Wall insulation (90mm), or similar with equivalent R-value, installed as per manufacturer's specifications and instructions.
- 4.07.02 R3.2 Ceiling Insulation**
Autex Greenstuf R3.2 ceiling insulation (200mm), or similar with equivalent R-value, installed as per manufacturer's specifications and instructions. Ensure 25mm clearance between top of insulation and underside of roofing.



R-08
- 123,124,125
Roof Barge Detail Over Stairs
1:5

ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS BY HFC GROUP LTD

RevID	Issue	CHD	Comments	Date
01	Building Consent			10/12/2018

creative ARCH

29 Nixon St,
Grey Lynn
PO Box 78 282 Grey Lynn
Auckland

p:+64 9 309 6032
info@creativearch.co.nz
www.creativearch.co.nz

AR NZ
Professional
Member

DESIGN AND DRAWINGS ARE COPYRIGHT OF CREATIVEARCH LTD
CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK

ALL RESTRICTED BUILDING WORK TO BE CARRIED OUT BY LICENSED BUILDING PRACTITIONERS

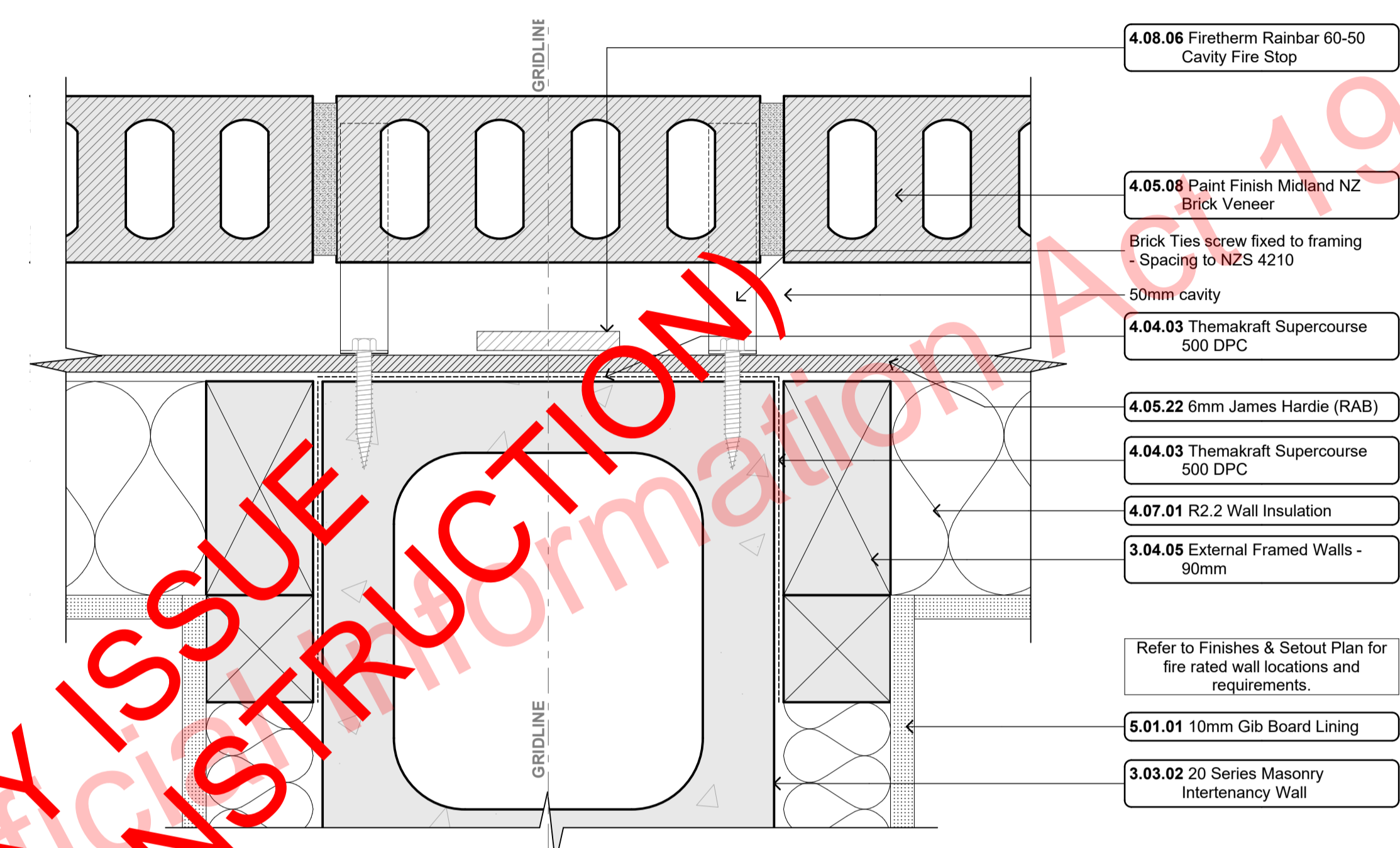
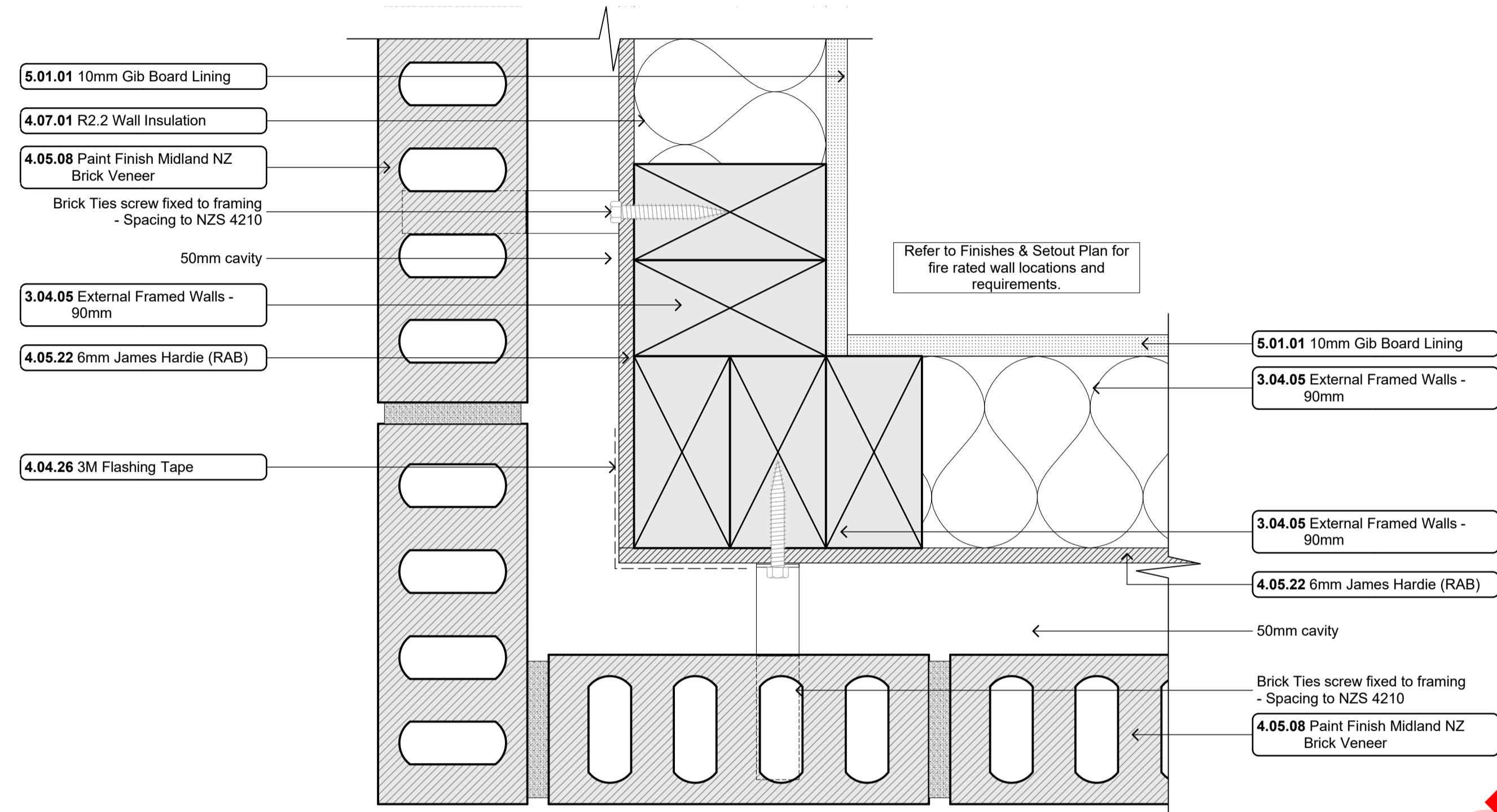
project title:
Proposed Development for:
for:
Bonair Developments
at:
**153 Bonair Crescent
Silverdale, Auckland**
sheet title:
Roof Details
drawn: **KN** checked: **JM** dwg n#: **411**
job n#: **2005**
date created: **10/1/2018**
date plotted: **1/15/2019**
issue: **BC** rev n#: **01**
scale: **1:5 @ A1**
NOTE: Drawings are 1/2 scale @ A3
CAD ref: 21\Creative Arch\2005_Broadway Property Group_CODED_BLOCKA

Released under the Official Information Act 1982
PRELIMINARY ISSUE
(NOT FOR CONSTRUCTION)

FOR BUILDING CONSENT - BLOCK A

- system as per keynote: 3.02.04 Timber Strapping
- 4.08.06 Firetherm Rainbar 60-50 Cavity Fire Stop**
Firetherm Rainbar 60-50: 60 minute intumescent composite cavity Fire Stop for cavities up to 50mm. Installed to manufacturers requirements to all nominal 50mm cavities between horizontal and vertical unit separations.
- 5 INTERIOR**
- 5.01.01 10mm Gib Board Lining**
10mm Gib Board lining fixed horizontally or vertically over selected framing. Gib stopped to level 4min. finish over selected framing. Square stopped to ceiling. Install strictly as per manufacturer's specifications and details. Refer to engineer drawings for bracing locations.
5113G

- Notes**
- 3 STRUCTURE**
- 3.02.04 Timber Strapping**
Masonry Blockwork Intertency wall to be strapped with 50x50mm H1.2 battens on dpc at 600crs with Autex Greenstuff R1.3 40mm fibreglass insulation installed between with Gib board lining.
- 3.03.02 20 Series Masonry Intertency Wall**
FR240/240/240 190 mm thick concrete block intertency wall. Installed to Structural Engineers Details. 10mm Paint Finish Gib on 50x50mm H1.2 timber strapping with R1.3 Insulation to either side. Fire Rated sealant to perimeter.
- 3.04.05 External Framed Walls - 90mm**
Generally construct with 90x45 SG8 KD H1.2 framing with studs on Hi and Dri packers at crs as per setout plans and noggs @ 600crs to NZS3604.2011 unless noted otherwise. Ensure all insulation within framing where applicable, is secured into place with DanBand straps in accordance with the requirements of E2/AS1. Nog for all fittings, fixtures, linings, bracing panels and trims. DPC (malthead) between bottom plate and conc. slab and fixed with M12 bolts @ 900crs. Refer to the Structural Layouts for the bracing requirements. 6mm RAB to exterior face of walls.



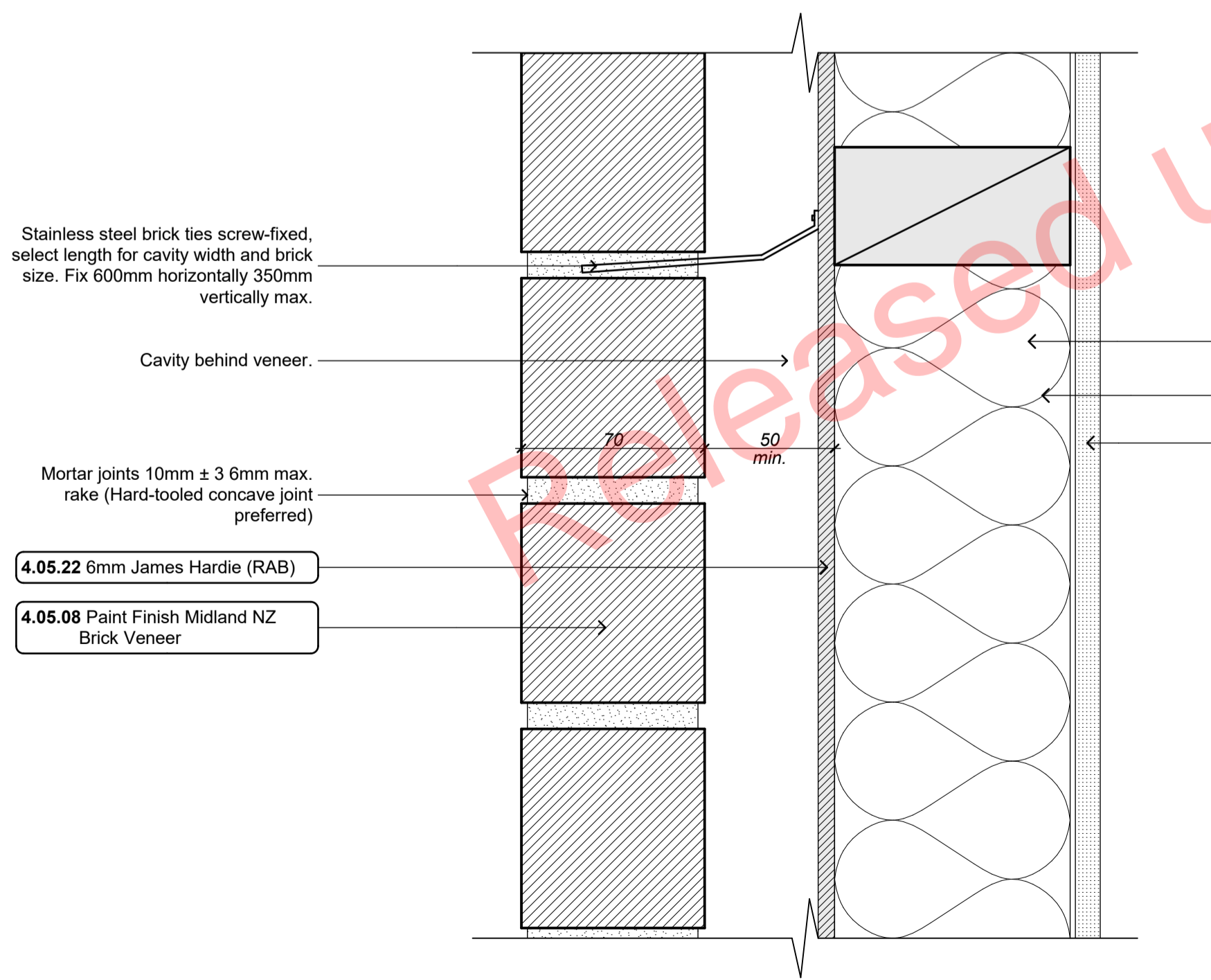
CL-04
- 113

Brick Exterior Corner Detail
1:2

CL-55
- 112,113

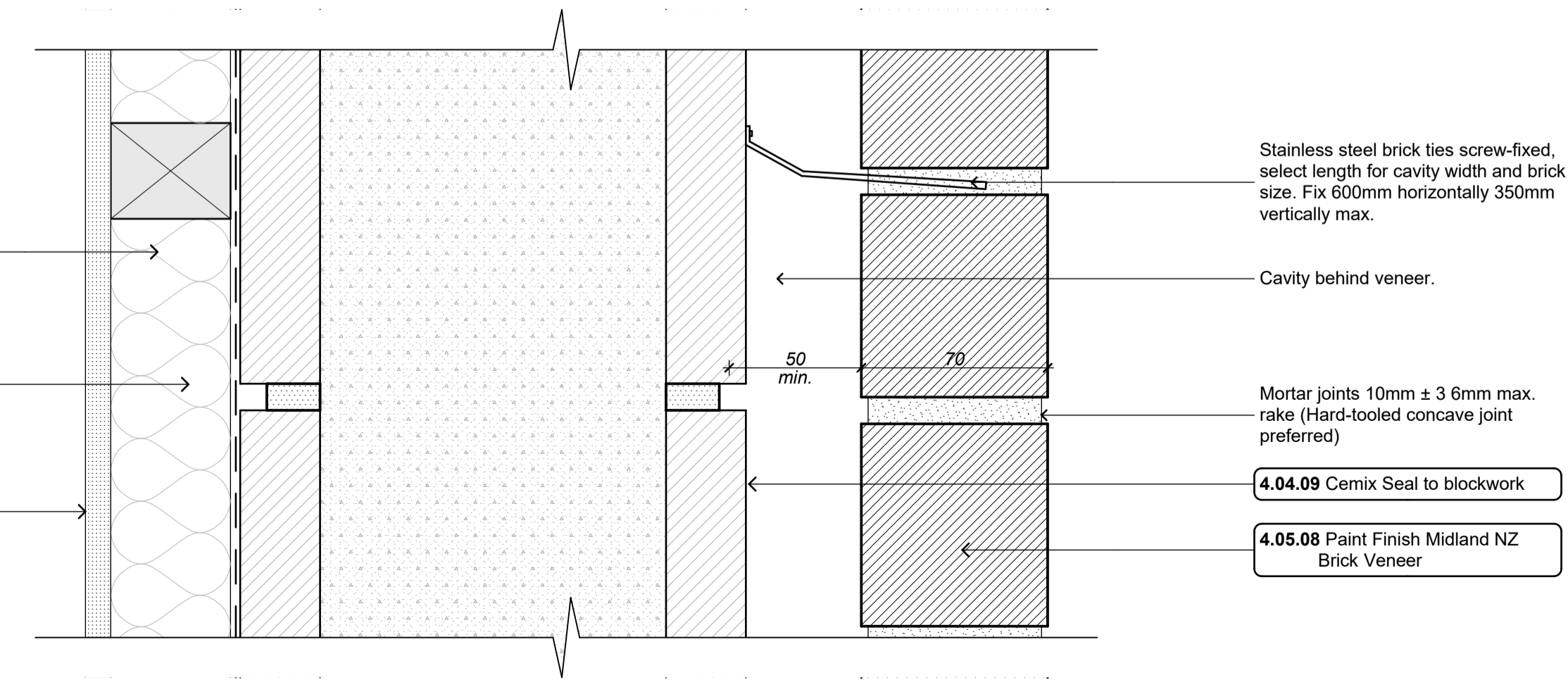
Intertency Wall / External Brick Cavity Plan Detail
1:2

- 4 ENCLOSURE**
- 4.04.03 Themakraft Supercourse 500 DPC**
Themakraft Supercourse 500 DPC between concrete/concrete masonry /aluminium and timber members. Install strictly as per manufacturer's specifications and details.
4161T
- 4.04.09 Cemix Seal to blockwork**
Cemix Brick and Block Sealer Applied to block face prior to lining with brick cladding. All in accordance with manufacturers requirements.
- 4.04.26 3M Flashing Tape**
Approved 3M 8067 All weather flashing tape as per manufacturer's specifications and details. Install strictly as per manufacturer's specifications and details.
- 4.05.08 Paint Finish Midland NZ Brick Veneer**
Midland NZ brick veneer to take paint finish - with 50mm cavity with building wrap on timber framed walls, to NZS 3604 : 2011. Provide weep holes @800mm max centres and 10mm ventilation gap between top of brick and soffit lining. Wall ties and fixings in accordance with NZS 4210 : 2001. Standard range mortar, colour to match brick. The 2 storey brick cladding system used on this building must be completed to 'Design Note TB1' refer to Midland Brick for Design Note TB1. Install strictly as per manufacturer's specifications and details. Install stainless steel lintel bars over openings as per brick window head table details.
- 4.05.22 6mm James Hardie (RAB)**
6mm thick James Hardie Rigid Air Barrier RAB board fixed in accordance with manufacturer's specifications and details. Use only in areas where fire rating is required on a timber framing system in conjunction with Gib Gyreline. Refer to architectural details. Install strictly as per manufacturer's specifications and details. Refer to Fire report and drawings.
4161T
- 4.07.01 R2.2 Wall Insulation**
Autex Greenstuff R2.2 Wall insulation (90mm), or similar with equivalent R-value, installed as per manufacturer's specifications and instructions.
- 4.07.03 R1.3 Wall Insulation (Strapping)**
Autex Greenstuff Masonry Blanket R1.3 / 40mm, or similar with equivalent R-value. Wall strapping insulation (45mm) installed as per manufacturer's specifications and instructions. Ensure timber strapping



CL-02
- typical detail

Brick / Timber Framing Fixing Detail
1:2



Brick on Masonry Fixing Detail
1:2

ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS BY HFC GROUP LTD

RevID	Issue	CHD	Comments	Date
01	Building Consent			10/12/2018



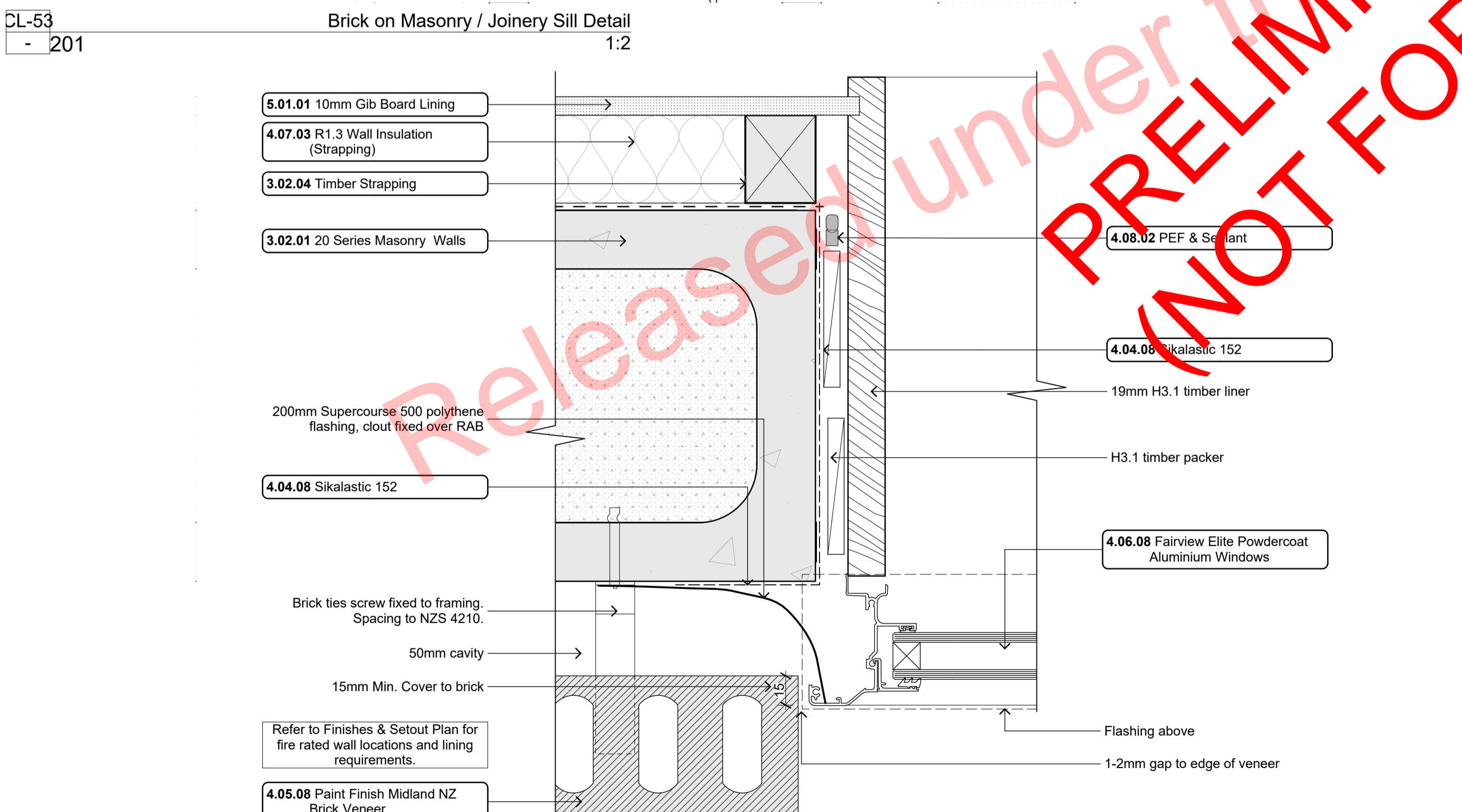
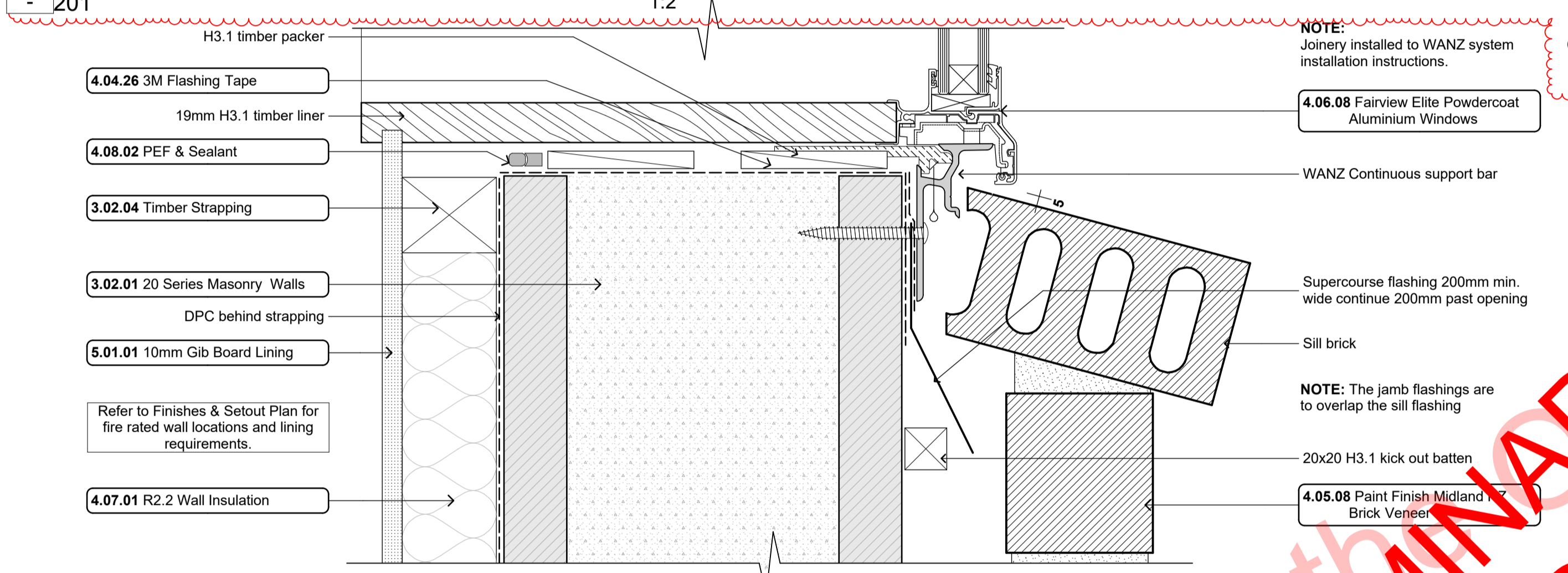
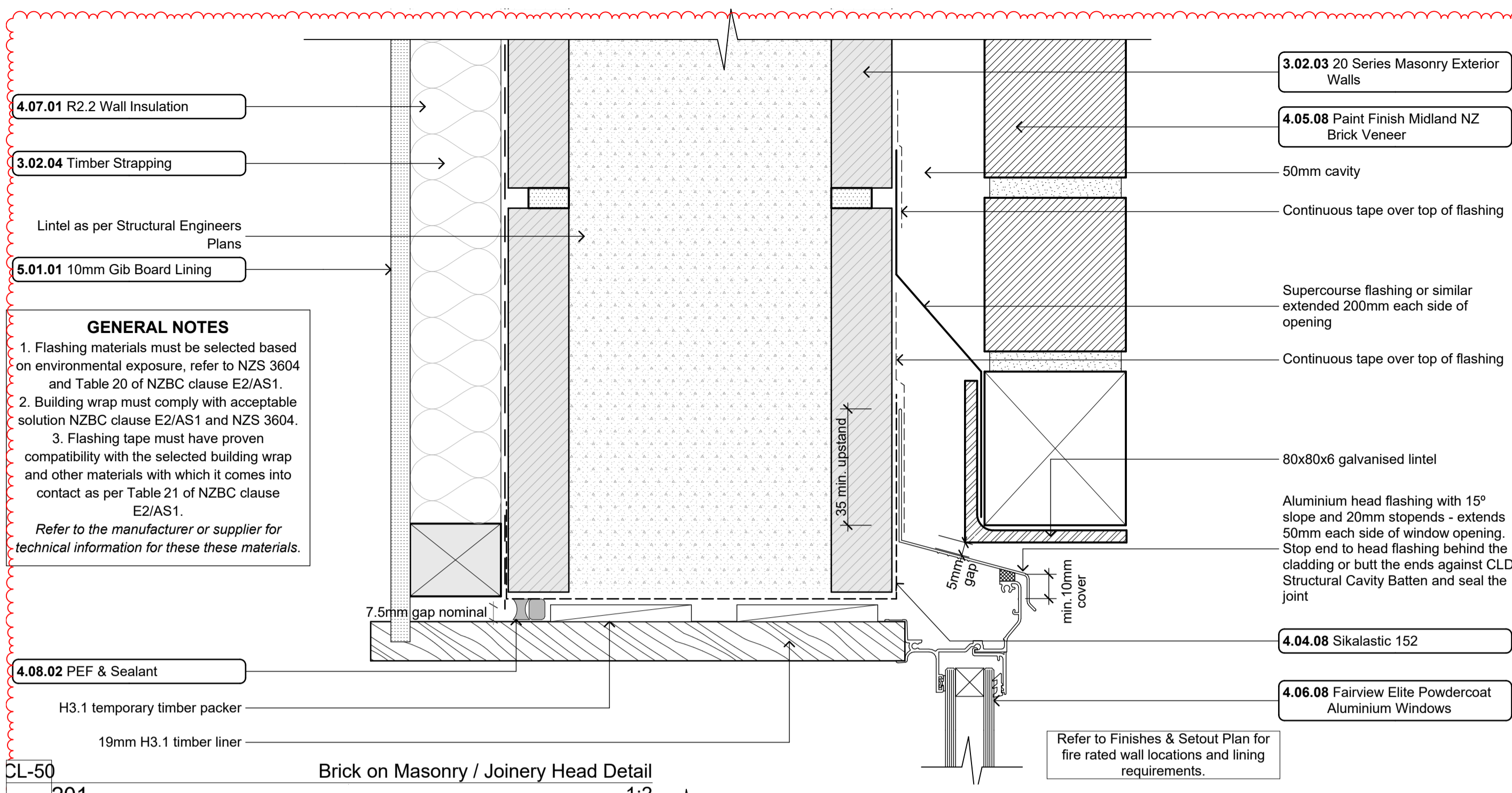
29 Nixon St,
Grey Lynn
PO Box 78 282 Grey Lynn
Auckland
p:+64 9 309 6032
info@creativearch.co.nz
www.creativearch.co.nz

DESIGN AND DRAWINGS ARE COPYRIGHT © OF CREATIVE ARCH LTD
CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK
ALL RESTRICTED BUILDING WORK TO BE CARRIED OUT BY LICENSED BUILDING PRACTITIONERS

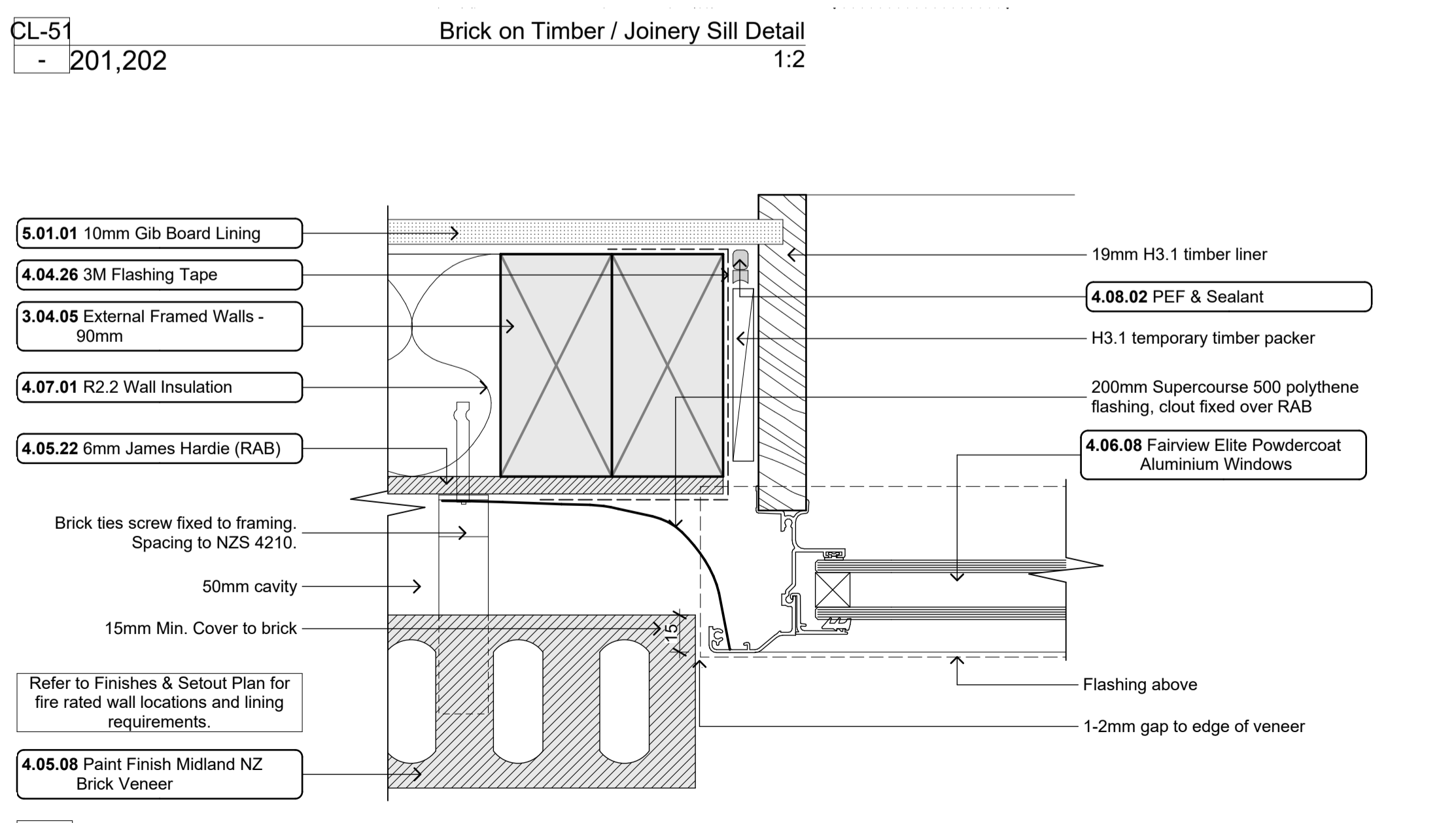
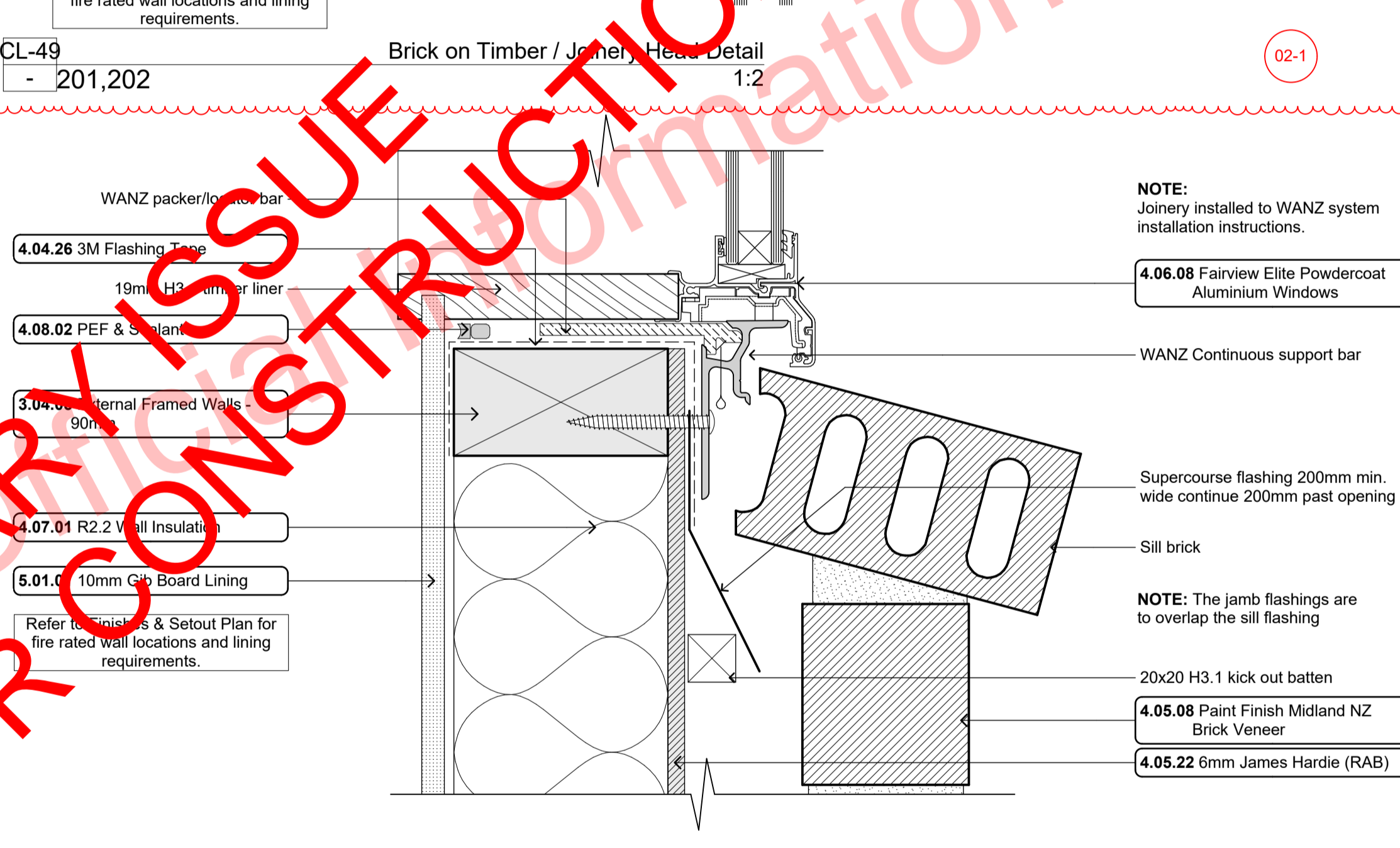
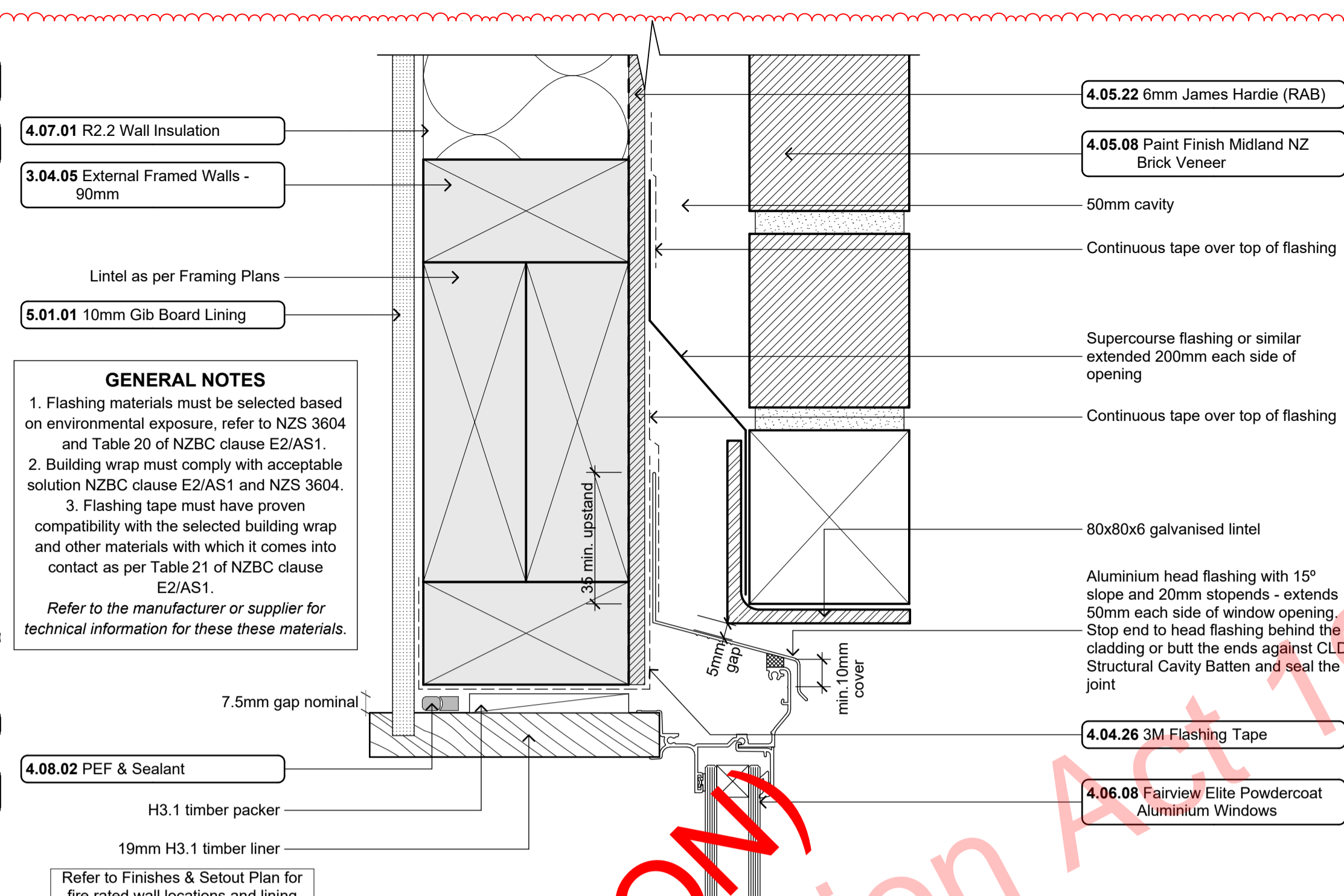
project title:
Proposed Development for:
for:
Bonair Developments
at:
**153 Bonair Crescent
Silverdale, Auckland**
sheet title:
Brick Wall Standard Details
drawn: **KN** checked: **JM** dwg n#: **413**
job n#: **2005**
date created: **10/1/2018**
date plotted: **1/15/2019**
issue: **BC** rev n#: **01**
scale: **1:2 @ A1**
NOTE: Drawings are 1/2 scale @ A3
CAD ref: 21/Creative Arch/2005_Broadway Property Group_CODED_BLOCKA

FOR BUILDING CONSENT - BLOCK A

Released under the Official Information Act 1982
PRELIMINARY ISSUE
(NOT FOR CONSTRUCTION)



CL-54 - 108, 113 Brick on Masonry / Joinery Jamb Detail 1:2



CL-52 - 108 Brick on Timber / Joinery Jamb Detail 1:2

Notes

STRUCTURE

3.02.01 20 Series Masonry Walls
190mm masonry walls refer to engineering for reinforcing requirements. Constructed in accordance with NZS4210, refer to specific notes for strapping and lining requirements.

3.02.03 20 Series Masonry Exterior Walls
190mm Exterior masonry walls with Solid plaster finish to exterior, refer to engineering for reinforcing requirements. Constructed in accordance with NZS4210, refer to specific notes for strapping and lining requirements.

3.02.04 Timber Strapping
Masonry Blockwork Intertency wall to be strapped with 50x50mm H1.2 battens on dpc at 600crs with Autex Greenstuff R1.3 40mm fibreglass insulation installed between with Gib board lining.

3.04.05 External Framed Walls - 90mm
Generally construct with 90x45 SGB KD H1.2 framing with studs on Hi and Dri packers at crs as per setout plans and nogs @ 600crs to NZS3604 2011 unless noted otherwise. Ensure all insulation within framing where applicable, is secured into place with DanBand straps in accordance with the requirements of E2/AS1. Nog for all fittings, fixtures, linings, bracing panels and trims. DPC (malhold) between bottom plate and conc. slab and fixed with M12 bolts @ 900crs. Refer to the Structural Layouts for the bracing requirements. 6mm RAB to exterior face of walls.

4.05.22 6mm James Hardie (RAB)
6mm thick James Hardie Rigid Air Barrier RAB board fixed in accordance with manufacturer's specifications and details. Refer to Fire report and drawings. 41617

4.06.08 Fairview Elite Powdercoat Aluminium Windows
35 Powdercoated Aluminium Windows. Colour as per Resource Consent specifications. Double glazed with paint grade radiata pine architraves. Obscure glass to bathrooms, wc's and ensuite. Refer to window and door schedule. Confirm size on site prior to manufacture. Install strictly as per manufacturer's specifications and details. Hardware TBC by client.

4.07.01 R2.2 Wall Insulation
Autex Greenstuff R2.2 Wall insulation (90mm), or similar with equivalent R-value, installed as per manufacturer's specifications and instructions.

4.07.03 R1.3 Wall Insulation (Strapping)
Autex Greenstuff Masonry Blanket R1.3 / 40mm, or similar with equivalent R-value. Wall strapping insulation (45mm) installed as per manufacturer's specifications and instructions. Ensure timber strapping system as per keynote: 3.02.04 Timber Strapping

4.08.02 PEF & Sealant
PEF Backing rod and Sealant. Ensure all laps and overhangs comply with E2/AS1. Install strictly as per manufacturer's specifications and details.

ENCLOSURE

4.04.08 Sikalastic 152
Sikalastic 152 Waterproofing Coating Applied to exposed face of Slab and rebates. All in accordance with manufacturer's requirements.

4.04.26 3M Flashing Tape
Approved 3M 8067 All weather flashing tape as per manufacturer's specifications and details. Install strictly as per manufacturer's specifications and details.

4.06.08 Fairview Elite Powdercoat Aluminium Windows
WANZ Continuous support bar

4.05.08 Paint Finish Midland NZ Brick Veneer
Midland NZ brick veneer to take paint finish - with 50mm cavity with building wrap on timber framed walls, to NZS 3604 : 2011. Provide weep holes @800mm max centres and 10mm ventilation gap between top of brick and soffit lining. Wall ties and fixings in accordance with NZS 4210 : 2001. Standard range motor, colour to match brick. The 2 storey brick cladding system used on this

ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS BY HFC GROUP LTD

RevID	Issue	CHD	Comments	Date
01	Building Consent			10/12/2018
02	RPI.3	02-1	Amend note (steel angle)	11/5/2019

creative ARCH

29 Nixon St,
Grey Lynn,
PO Box 78 282 Grey Lynn
Auckland

p++64 9 309 6032
info@creativearch.co.nz
www.creativearch.co.nz

DESIGN AND DRAWINGS ARE COPYRIGHT OF CREATIVE ARCH LTD
CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK

ALL RESTRICTED BUILDING WORK TO BE CARRIED OUT BY LICENSED BUILDING PRACTITIONERS

project title:
Proposed Development for:
for:
Bonair Developments
at:
**153 Bonair Crescent
Silverdale, Auckland**

sheet title:
Joinery / Brick Cladding Details

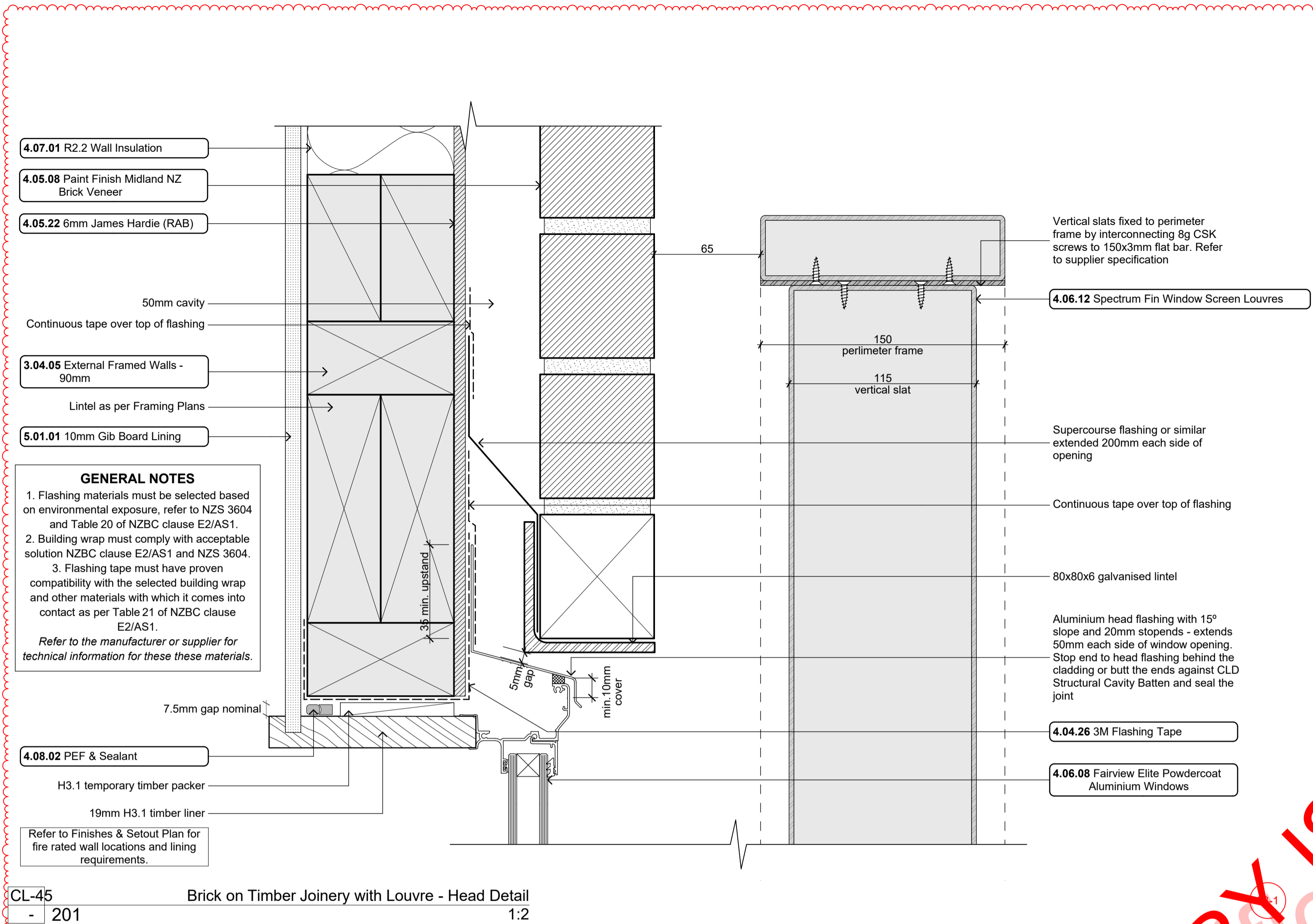
drawn: **KN** checked: **JM** dwg nr:
job nr: **2005**
date created: **1/15/2019** **414**
date plotted: **1/15/2019**
issue: **BC** rev nr:
scale: **1:2 @ A1** **02**

NOTE: Drawings are 1/2 scale @ A3

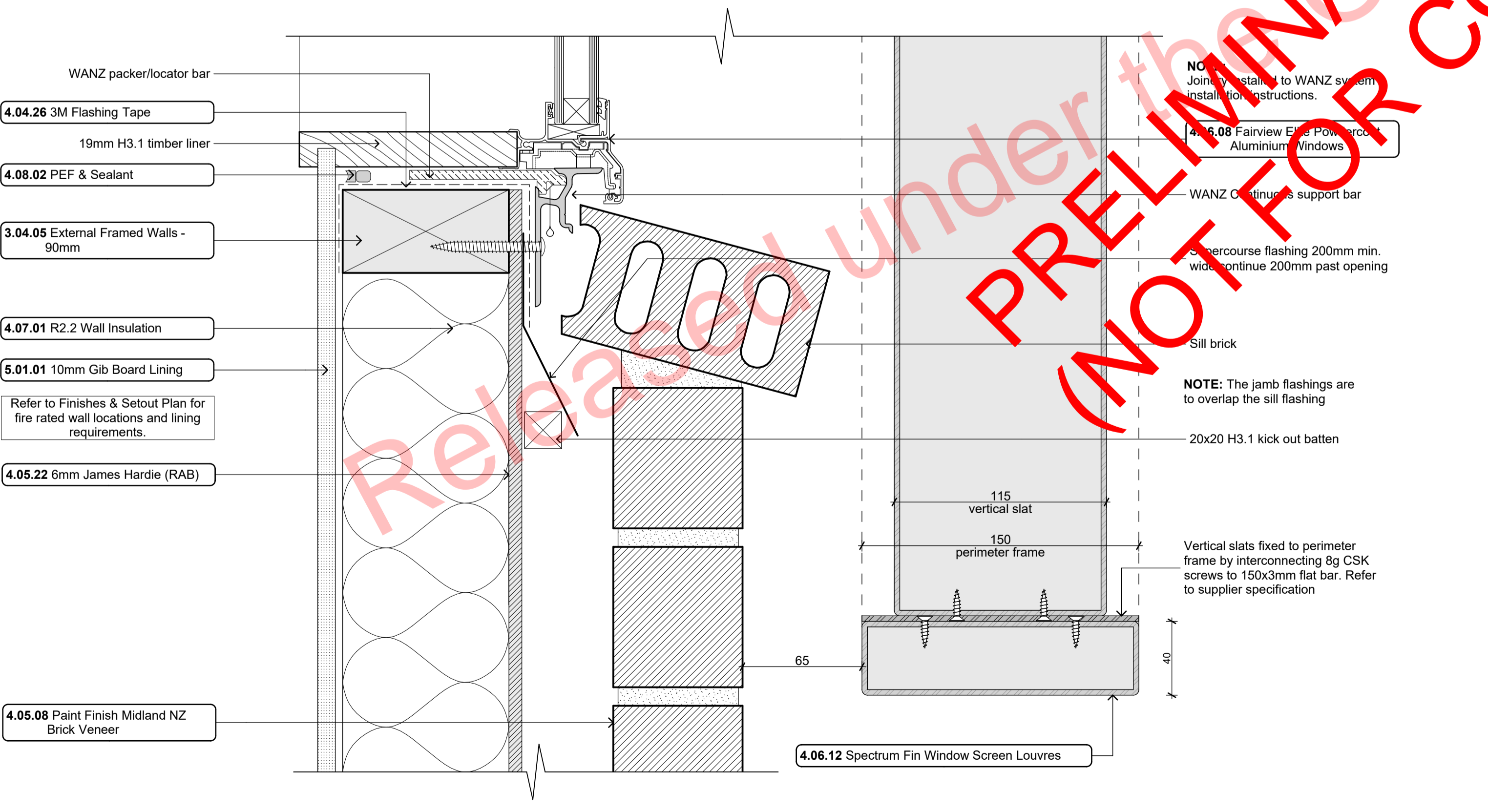
CAD ref: 21\Creative Arch\2005_Broadway Property Group_LODGED_BLOCK.A

Released under the Official Information Act 1982
PRELIMINARY ISSUE
(NOT FOR CONSTRUCTION)

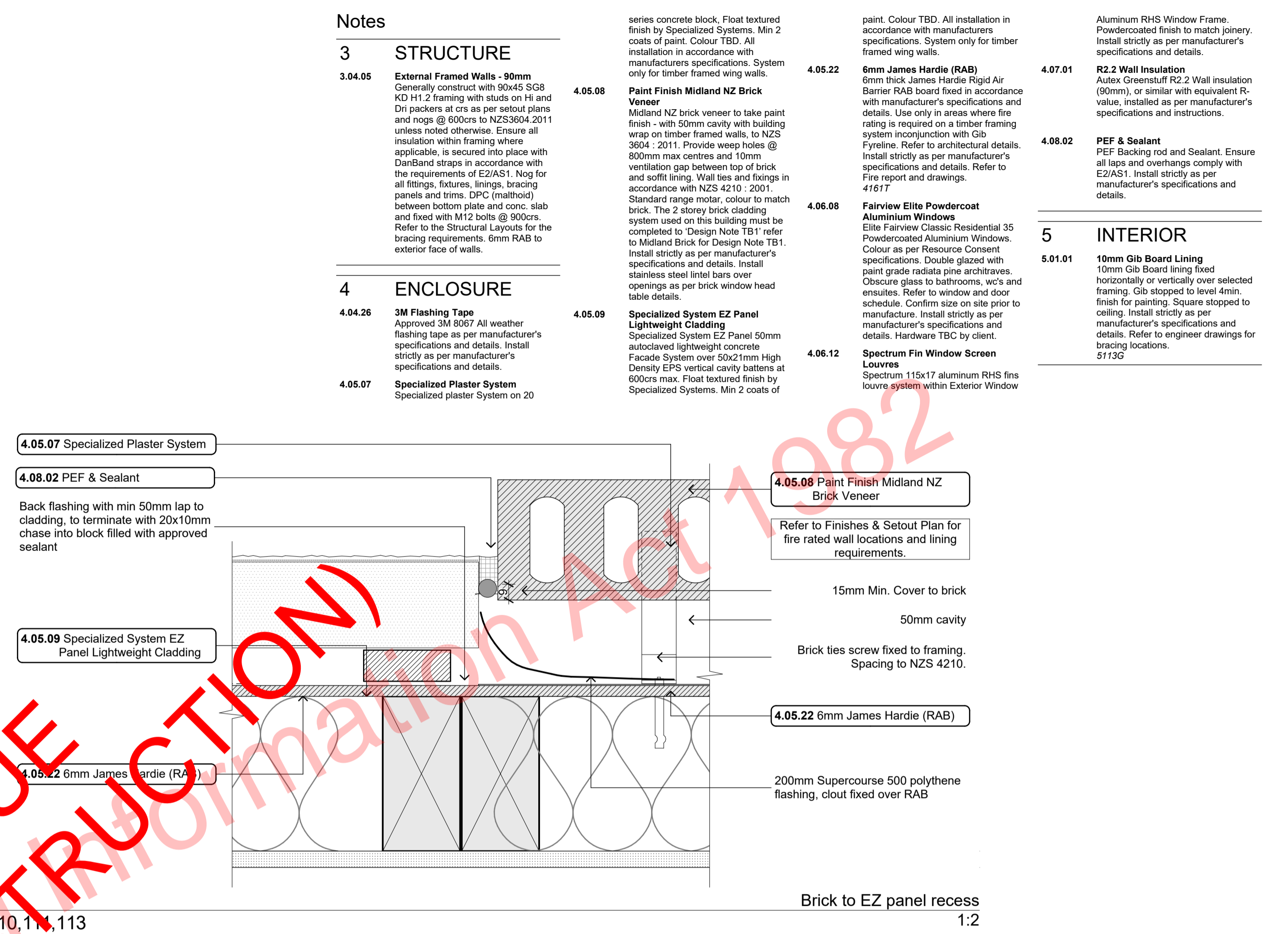
FOR BUILDING CONSENT - BLOCK A



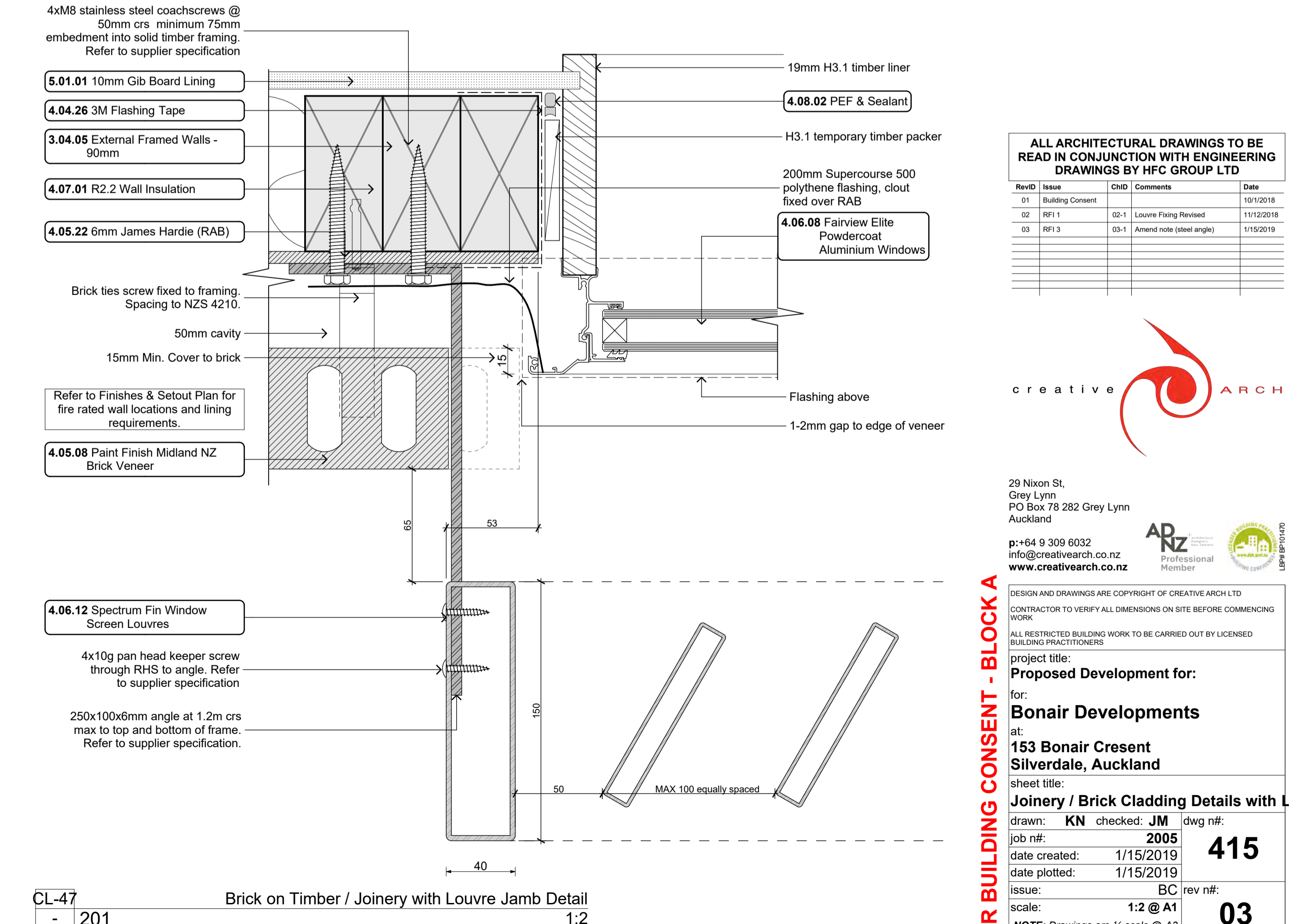
CL-45 Brick on Timber Joinery with Louvre - Head Detail
- 201 1:2



CL-46 Brick on Timber / Joinery with Louvre Sill detail
- 201 1:2



CL-84 Brick to EZ panel recess
110, 111, 113 1:2



CL-47 Brick on Timber / Joinery with Louvre Jamb Detail
- 201 1:2

Notes
3 STRUCTURE

- 3.04.05 External Framed Walls - 90mm Generally construct with 90x45 SG8 KD H1.2 framing with studs on Hi and Dri packers at crs as per setout plans and nogs @ 600crs to NZS3604.2011 unless noted otherwise. Ensure all insulation within framing where applicable, is secured into place with DanBand straps in accordance with the requirements of E2/AS1. Nog for all fittings, fixtures, linings, bracing panels and trims. DPC (method) between bottom plate and conc. slab and fixed with M12 bolts @ 900crs. Refer to the Structural Layouts for the bracing requirements. 6mm RAB to exterior face of walls.

4 ENCLOSURE

- 4.04.26 3M Flashing Tape Approved 3M 8067 All weather flashing tape as per manufacturer's specifications and details. Install strictly as per manufacturer's specifications and details.
- 4.05.07 Specialized Plaster System Specialized plaster System on 20

- 4.05.08 Paint Finish Midland NZ Brick Veneer Midland NZ brick veneer to take paint finish - with 50mm cavity with building wrap on timber framed walls, to NZS 3604 : 2011. Provide weep holes @ 800mm max centres and 10mm ventilation gap between top of brick and soffit lining. Wall ties and fixings in accordance with NZS 4210 : 2001. Standard range motor, colour to match brick. The 2 storey brick cladding system used on this building must be completed to 'Design Note TB1' refer to Midland Brick for Design Note TB1. Install strictly as per manufacturer's specifications and details.
- 4.05.09 Specialized System EZ Panel Lightweight Cladding Specialized System EZ Panel 50mm autoclaved lightweight concrete Facade System over 50x21mm High Density EPS vertical cavity battens at 600crs max. Float textured finish by Specialized Systems. Min 2 coats of

- 4.05.22 6mm James Hardie (RAB) 6mm thick James Hardie Rigid Air Barrier RAB board fixed in accordance with manufacturer's specifications and details. Use only in areas where fire rating is required on a timber framing system in conjunction with Gib Fyraline. Refer to architectural details. Install strictly as per manufacturer's specifications and details. Refer to Fire report and drawings. #1617.
- 4.06.08 Fairview Elite Powdercoat Aluminium Windows Elite Fairview Classic Residential 35 Powdercoated Aluminium Windows. Colour as per Resource Consent specifications. Double glazed with paint grade radiata pine architraves. Obscure glass to bathrooms, wc's and ensuites. Refer to window and door schedule. Confirm size on site prior to manufacture. Install strictly as per manufacturer's specifications and details. Hardware TBC by client.
- 4.06.12 Spectrum Fin Window Screen Louvres Spectrum 115x17 aluminium RHS fins louvre system within Exterior Window

- 4.07.01 R2.2 Wall Insulation Akutex Greenstuf R2.2 Wall insulation (90mm), or similar with equivalent R-value, installed as per manufacturer's specifications and instructions.
- 4.08.02 PEF & Sealant PEF Backing rod and Sealant. Ensure all laps and overhangs comply with E2/AS1. Install strictly as per manufacturer's specifications and details.

5 INTERIOR

- 5.01.01 10mm Gib Board Lining 10mm Gib Board lining fixed horizontally or vertically over selected framing. Gib stopped to level 4mm. Finish for painting. Square stopped to ceiling. Install strictly as per manufacturer's specifications and details. Refer to engineer drawings for bracing locations. 513G

PRELIMINARY ISSUE (NOT FOR CONSTRUCTION)

ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS BY HFC GROUP LTD

RevID	Issue	CHD	Comments	Date
01	Building Content			10/12/2018
02	RPI 1	02-1	Louvre Facing Revised	11/12/2018
03	RPI 3	03-1	Amend note (steel angle)	11/15/2019



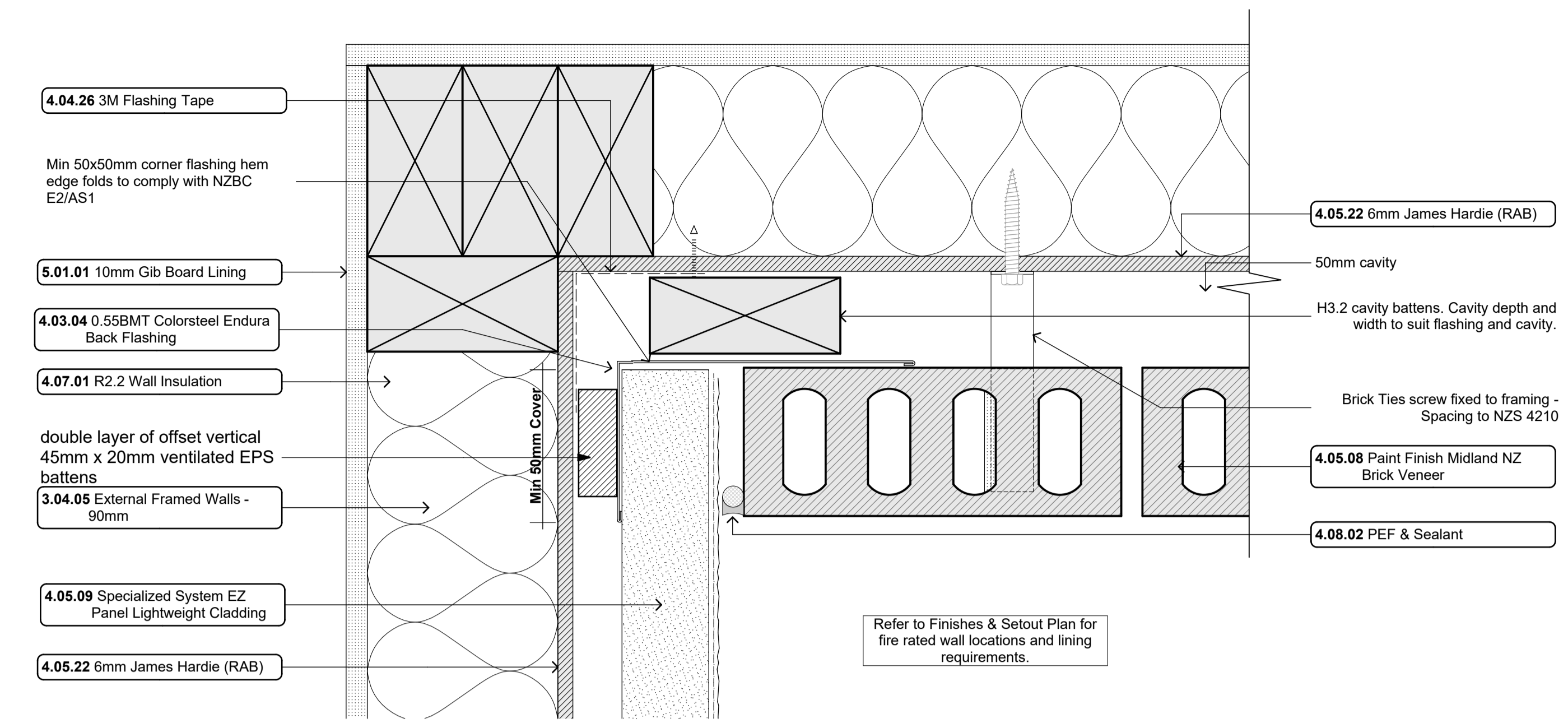
29 Nixon St,
Grey Lynn
PO Box 78 282 Grey Lynn
Auckland
p:+64 9 309 6032
info@creativearch.co.nz
www.creativearch.co.nz

DESIGN AND DRAWINGS ARE COPYRIGHT © CREATIVE ARCH LTD
CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK
ALL RESTRICTED BUILDING WORK TO BE CARRIED OUT BY LICENSED BUILDING PRACTITIONERS

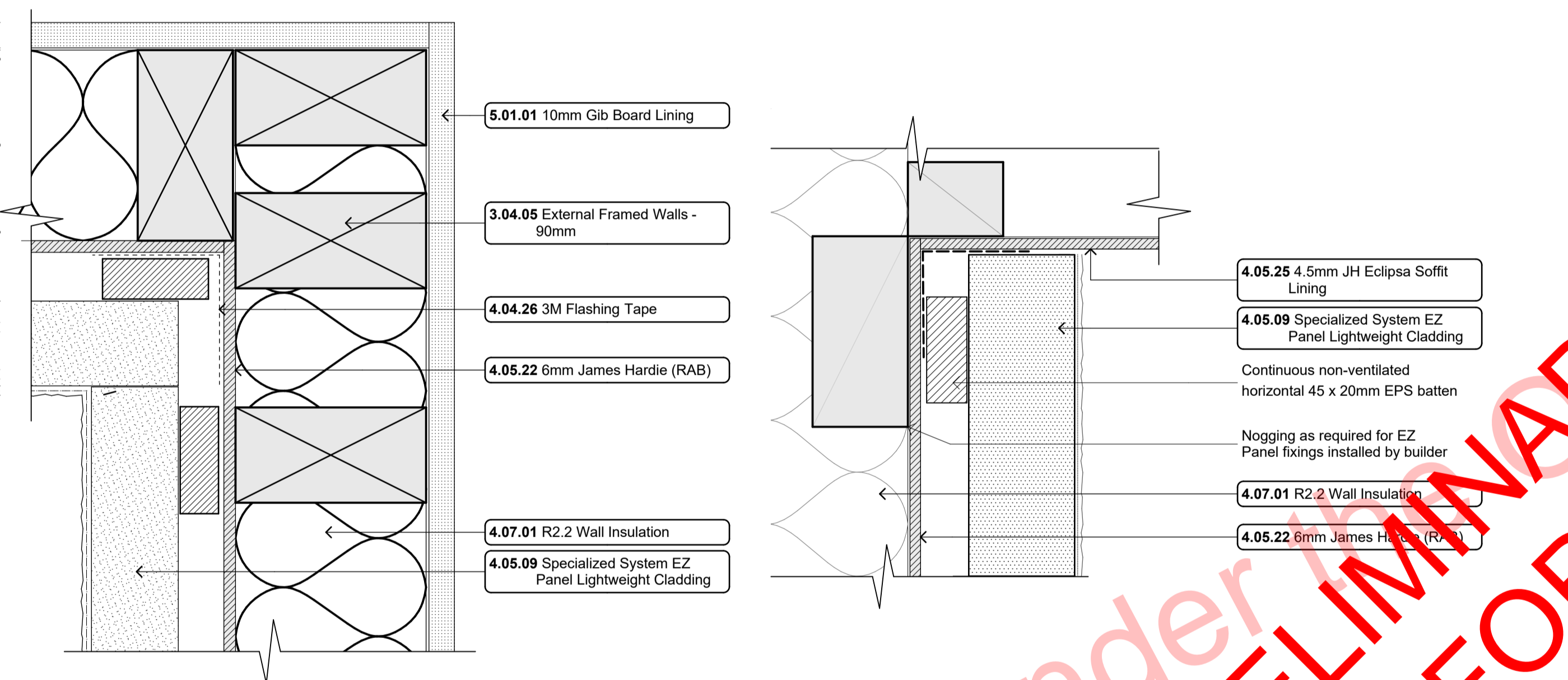
project title:
Proposed Development for:
for:
Bonair Developments
at:
**153 Bonair Crescent
Silverdale, Auckland**
sheet title:
Joinery / Brick Cladding Details with L

drawn: **KN** checked: **JM** dwg nr:
job nr: **2005**
date created: **1/15/2019** **415**
date plotted: **1/15/2019**
issue: **BC** rev nr:
scale: **1:2 @ A1**
03
NOTE: Drawings are 1/2 scale @ A3
CAD ref: 21\Creative Arch\2005_Broadway Property Group_CODED_BLOCKA

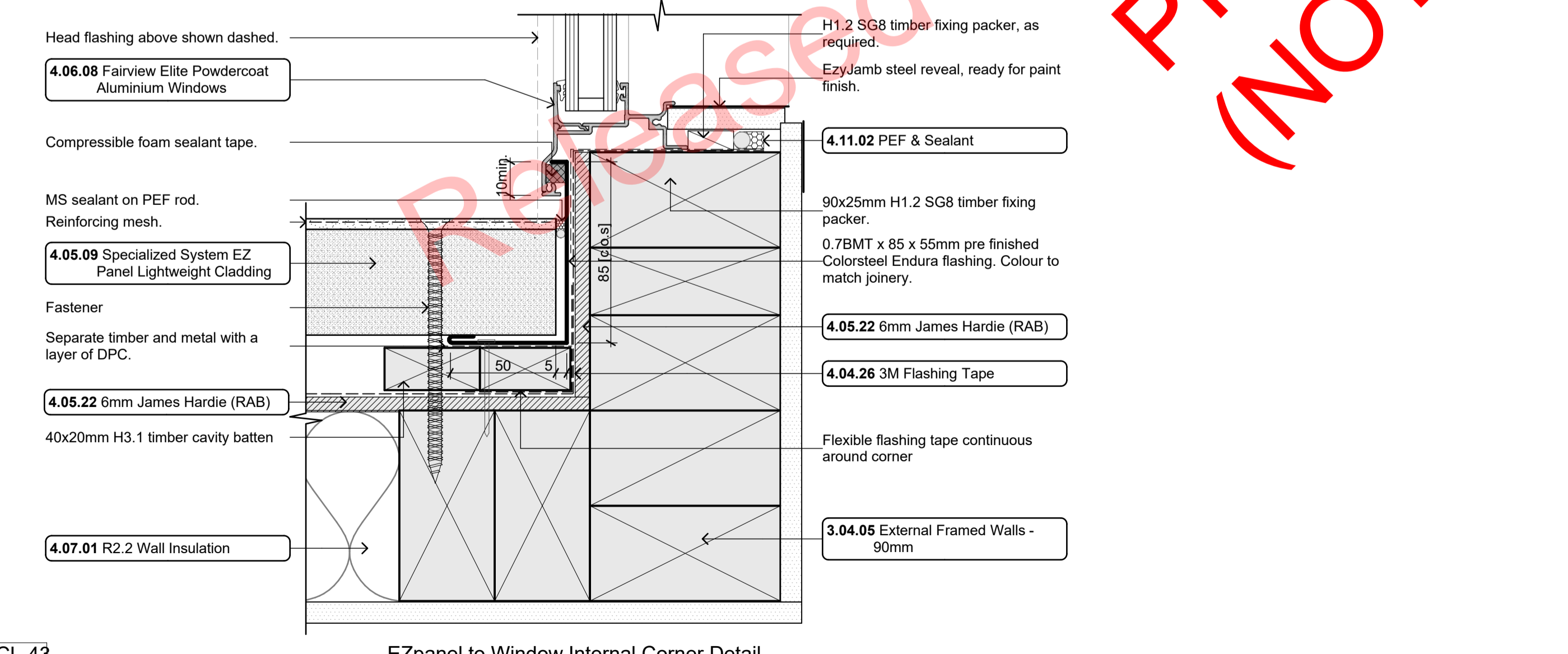
FOR BUILDING CONSENT - BLOCK A



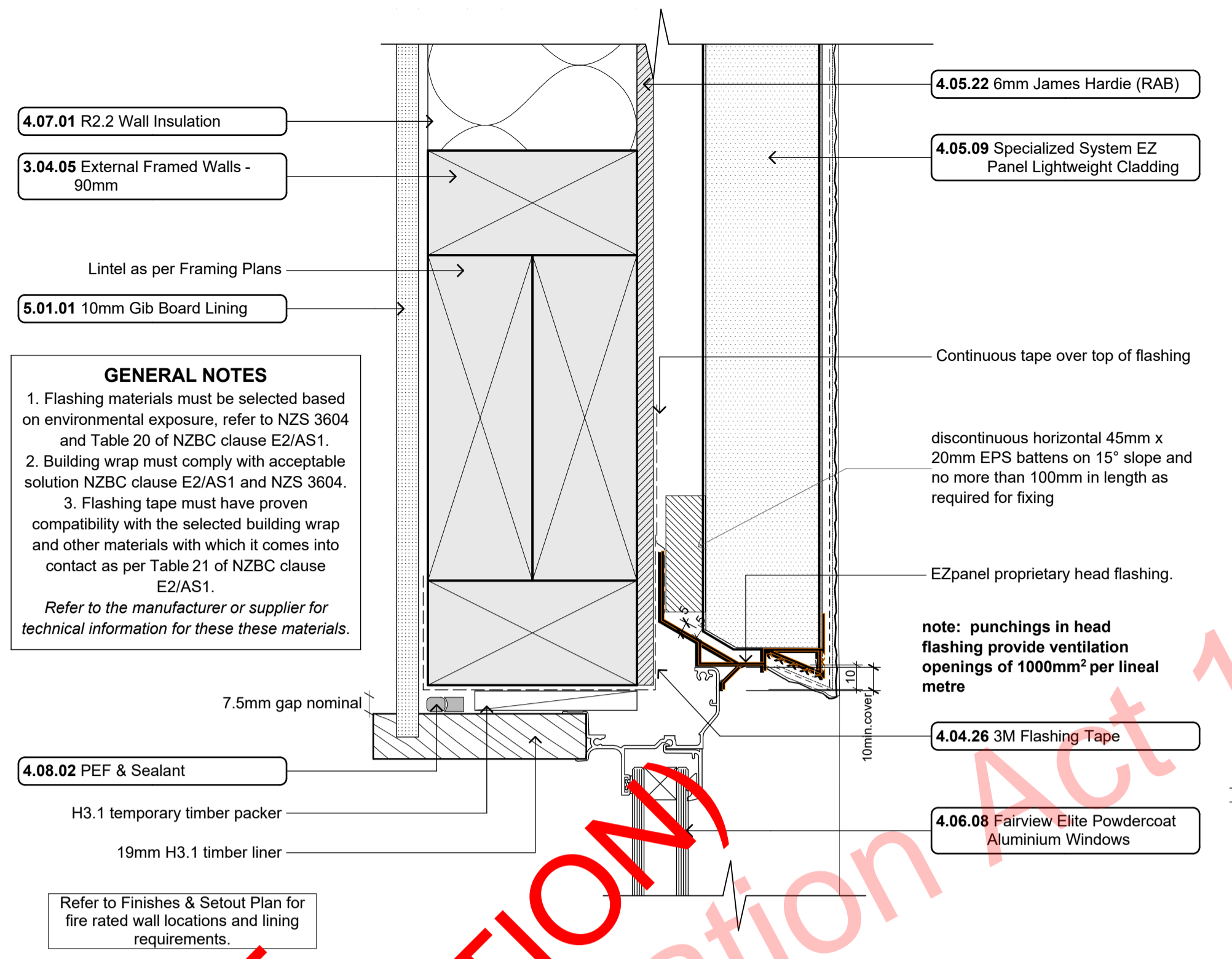
CL-07
- 108
EZpanel / Joinery Head Details
1:2



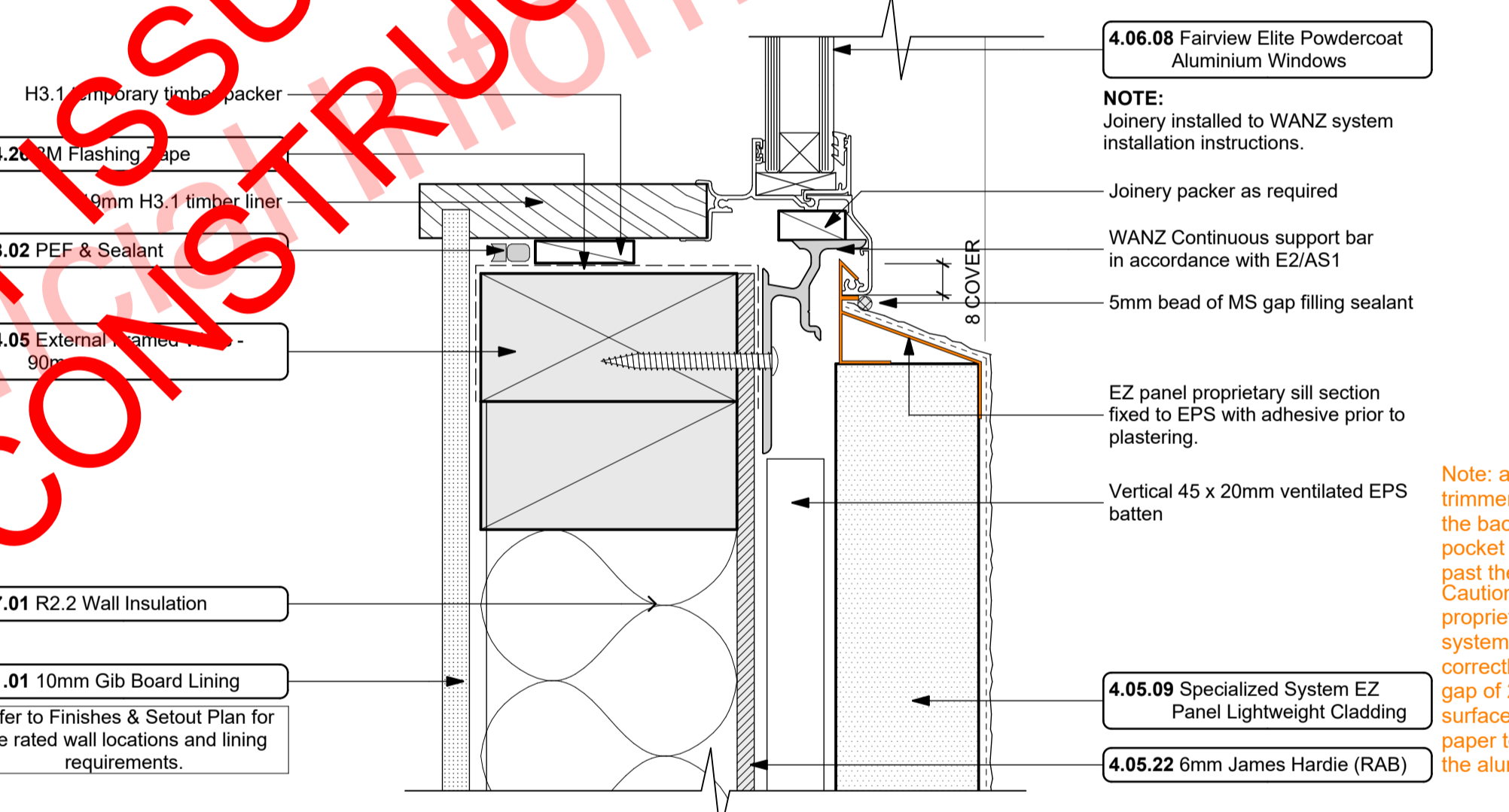
CL-06
- 113
EZpanel / Joinery Head Details
1:2



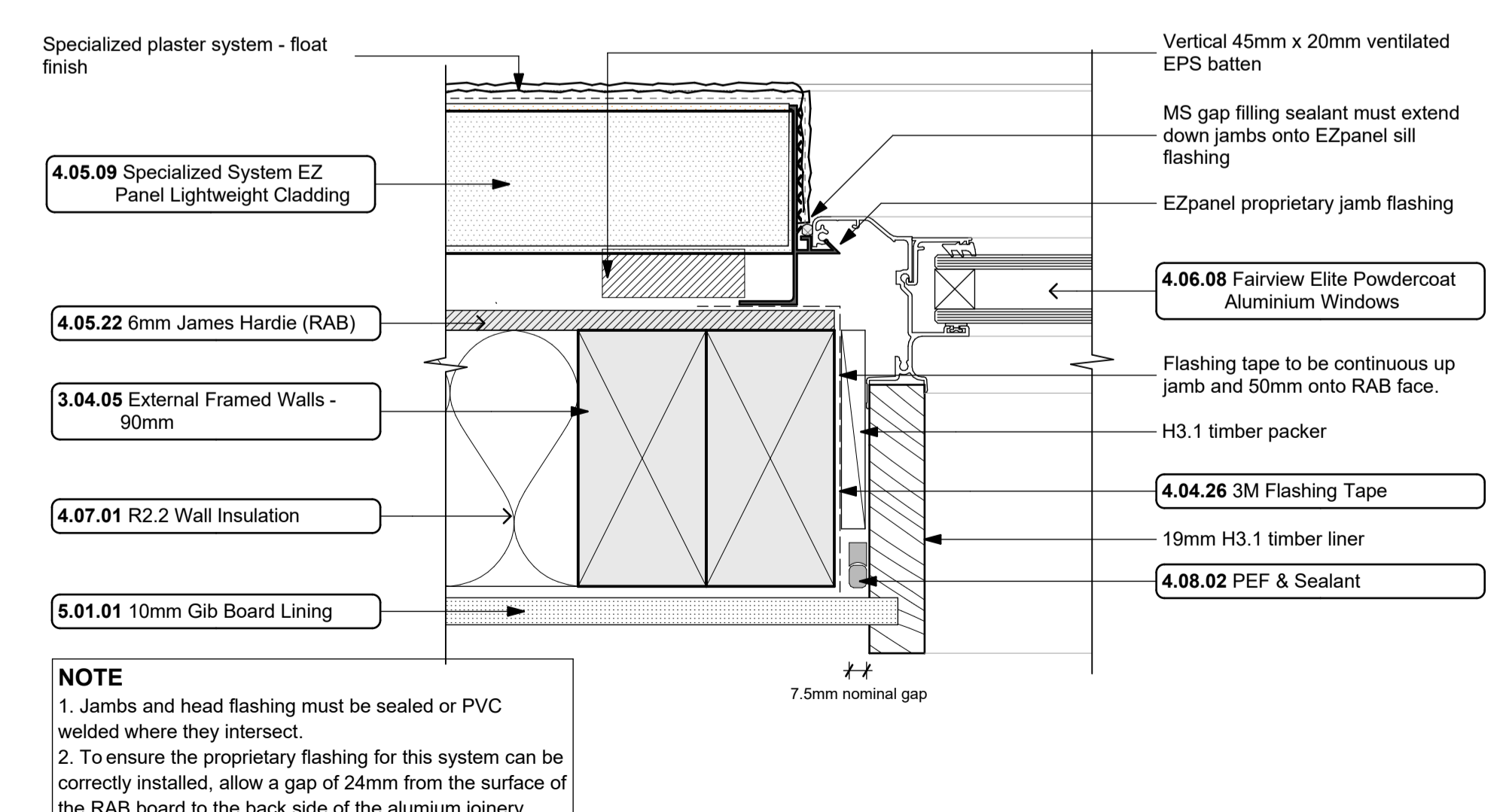
CL-43
-
EZpanel to Window Internal Corner Detail
1:2



CL-40
- 201,202
EZpanel / Joinery Head Details
1:2



CL-41
- 201,202
EZpanel / Joinery Sill Detail
1:2



CL-42
- 108,113
EZpanel / Joinery Jamb Detail
1:2

GENERAL NOTES
1. Flashing materials must be selected based on environmental exposure, refer to NZS 3604 and Table 20 of NZBC clause E2/AS1.
2. Building wrap must comply with acceptable solution NZBC clause E2/AS1 and NZS 3604.
3. Flashing tape must have proven compatibility with the selected building wrap and other materials with which it comes into contact as per Table 21 of NZBC clause E2/AS1.
Refer to the manufacturer or supplier for technical information for these materials.

- a timber framing system inconjunction with Gib Fyrelite. Refer to architectural details. Install strictly as per manufacturer's specifications and details. Refer to Fire report and drawings.
- 3 STRUCTURE**
- 3.04.05 External Framed Walls - 90mm**
Generally construct with 90x45 SG8 KD H1.2 framing with studs on Hi and Dri packers at crs as per setout plans and nogs @ 600crs to NZS3604.2011 unless noted otherwise. Ensure all insulation within framing where applicable, is secured into place with DanBand straps in accordance with the requirements of E2/AS1. Nog for all fittings, fixtures, linings, bracing panels and trims. DPC (malthoid) between bottom plate and conc. slab and fixed with M12 bolts @ 900crs. Refer to the Structural Layouts for the bracing requirements. 6mm RAB to exterior face of walls.
- 4 ENCLOSURE**
- 4.03.04 0.55BMT Colorsteel Endura Back Flashing**
Prefinished 0.55BMT Colorsteel Endura Back Flashing purpose made flashing with turned edge to be placed behind cladding junction. Separate all timber members to steel members with a layer of DPC. Ensure all laps & overhangs comply with E2/AS1 January 2017 Amendment 7.
- 4.04.26 3M Flashing Tape**
Approved 3M 8067 All weather flashing tape as per manufacturer's specifications and details. Install strictly as per manufacturer's specifications and details.
- 4.05.25 4.5mm JH Eclipsa Soffit Lining**
4.5mm James Hardie Eclipsa soffit lining on 35 x 70 (unless specifically sized for specific depth. Refer to architectural details) H1.2 timber framing @ max 600mm crs. Paint finish with uPVC jointers @600crs. Install strictly as per manufacturer's specifications and details.
- 4.06.08 Fairview Elite Powdercoat Aluminium Windows**
Elite Fairview Classic Residential 35 Powdercoated Aluminium Windows. Colour as per Resource Consent specifications. Double glazed with paint grade radiata pine architraves. Obscure glass to bathrooms, wc's and ensuites. Refer to window and door schedule. Confirm size on site prior to manufacture. Install strictly as per manufacturer's specifications and details. Hardware TBC by client.
- 4.07.01 R2.2 Wall Insulation**
Autlex Greetstuff R2.2 Wall insulation (90mm), or similar with equivalent R-value, installed as per manufacturer's specifications and instructions.
- 4.08.02 PEF & Sealant**
PEF Backing rod and Sealant. Ensure all laps and overhangs comply with E2/AS1. Install strictly as per manufacturer's specifications and details.
- 5 INTERIOR**
- 5.01.01 10mm Gib Board Lining**
10mm Gib Board lining fixed horizontally or vertically over selected framing. Gib stopped to level 4mm. finish for painting. Square stopped to ceiling. Install strictly as per manufacturer's specifications and details. Refer to engineer drawings for bracing locations.
513G
- 4.05.08 Paint Finish Midland NZ Brick Veneer**
Midland NZ brick veneer to take paint finish - with 50mm cavity with building wrap on timber framed walls, to NZS 3604 : 2011. Provide weep holes @ 800mm max centres and 10mm ventilation gap between top of brick and soffit lining. Wall ties and fixings in accordance with NZS 4210 : 2001. Standard range motar, colour to match brick. The 2 storey brick cladding system used on this building must be completed to Design Note TB1' refer to Midland Brick for Design Note TB1. Install strictly as per manufacturer's specifications and details. Install stainless steel lintel bars over openings as per brick window head table details.
- 4.05.09 Specialized System EZ Panel Lightweight Cladding**
Specialized System EZ Panel 50mm autoclaved lightweight concrete Facade System over 50x21mm High Density EPS vertical cavity battens at 600crs max. Float textured finish by Specialized Systems. Min 2 coats of paint. Colour TBD. All installation in accordance with manufacturers specifications. System only for timber framed wing walls.
- 4.05.22 6mm James Hardie (RAB)**
6mm thick James Hardie Rigid Air Barrier RAB board fixed in accordance with manufacturer's specifications and details. Use only in areas where fire rating is required on the aluminium joinery

ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS BY HFC GROUP LTD

RevID	Issue	CHD	Comments	Date
01	Building Consent			10/12/2018



29 Nixon St,
Grey Lynn
PO Box 78 282 Grey Lynn
Auckland

p++64 9 309 6032
info@creativearch.co.nz
www.creativearch.co.nz

AR NZ
Professional
Member

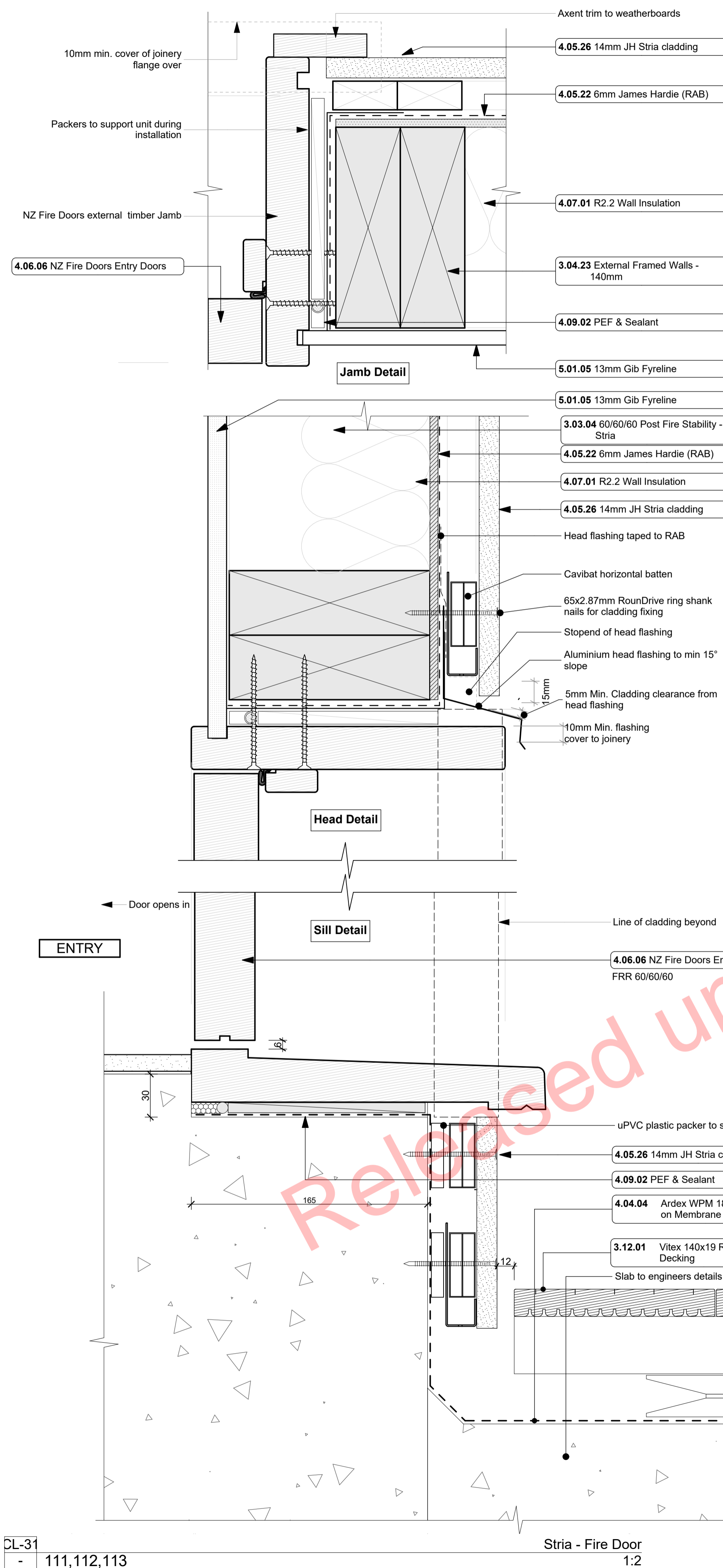
DESIGN AND DRAWINGS ARE COPYRIGHT OF CREATIVE ARCH LTD
CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK

ALL RESTRICTED BUILDING WORK TO BE CARRIED OUT BY LICENSED BUILDING PRACTITIONERS

project title:
for:
Bonair Developments
at:
**153 Bonair Crescent
Silverdale, Auckland**
sheet title:
Areated Panel Details
drawn: **KN** checked: **JM** dwg n#: **416**
job n#: **2005**
date created: **10/1/2018**
date plotted: **1/15/2019**
issue: **BC** rev n#: **01**
scale: **1:2 @ A1**
NOTE: Drawings are 1/2 scale @ A3
CAD ref: 21\Creative Arch\2005_Broadway Property Group_CODED_BLOCKA

Released under the Official Information Act 1987
 PRELIMINARY ISSUE
 (NOT FOR CONSTRUCTION)

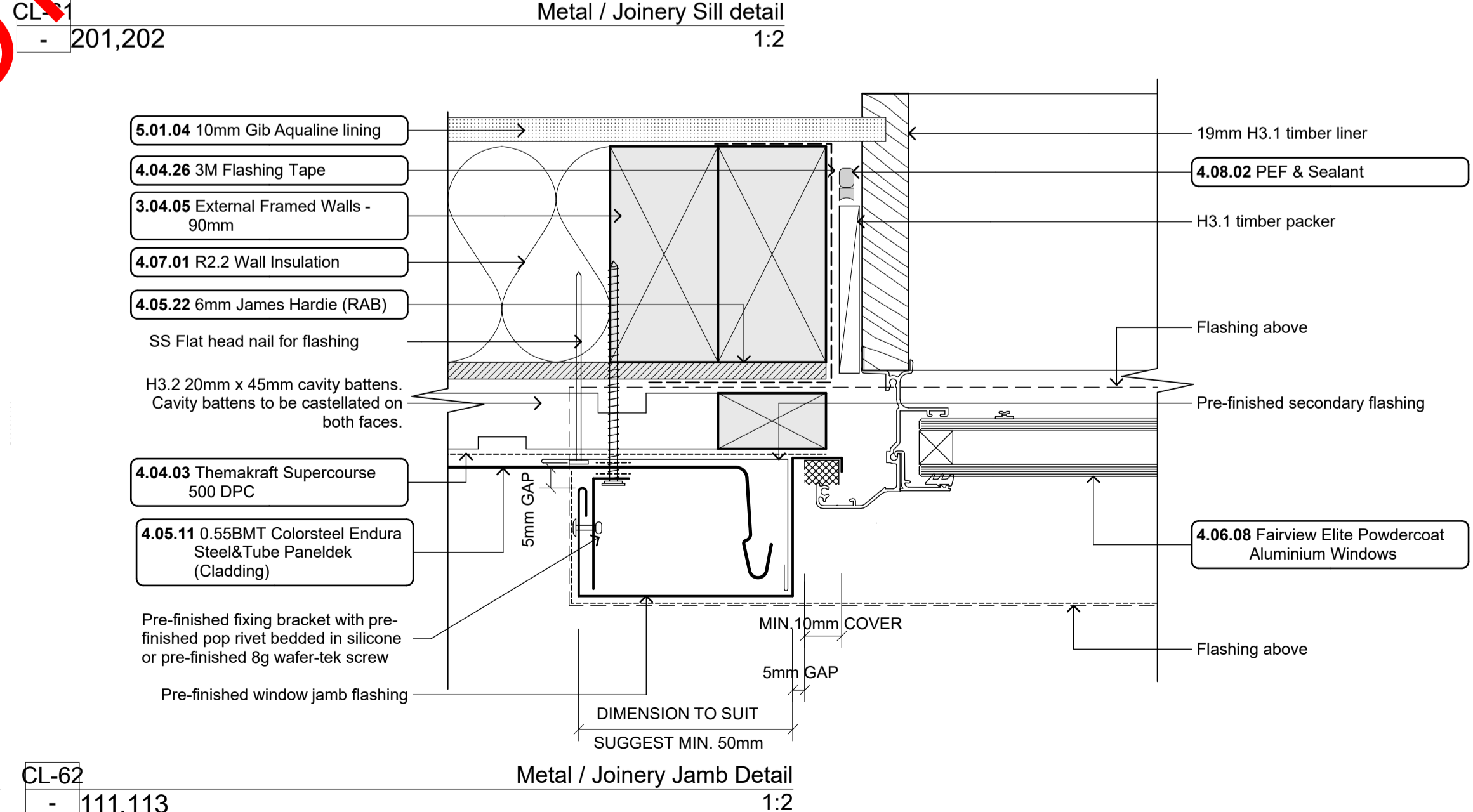
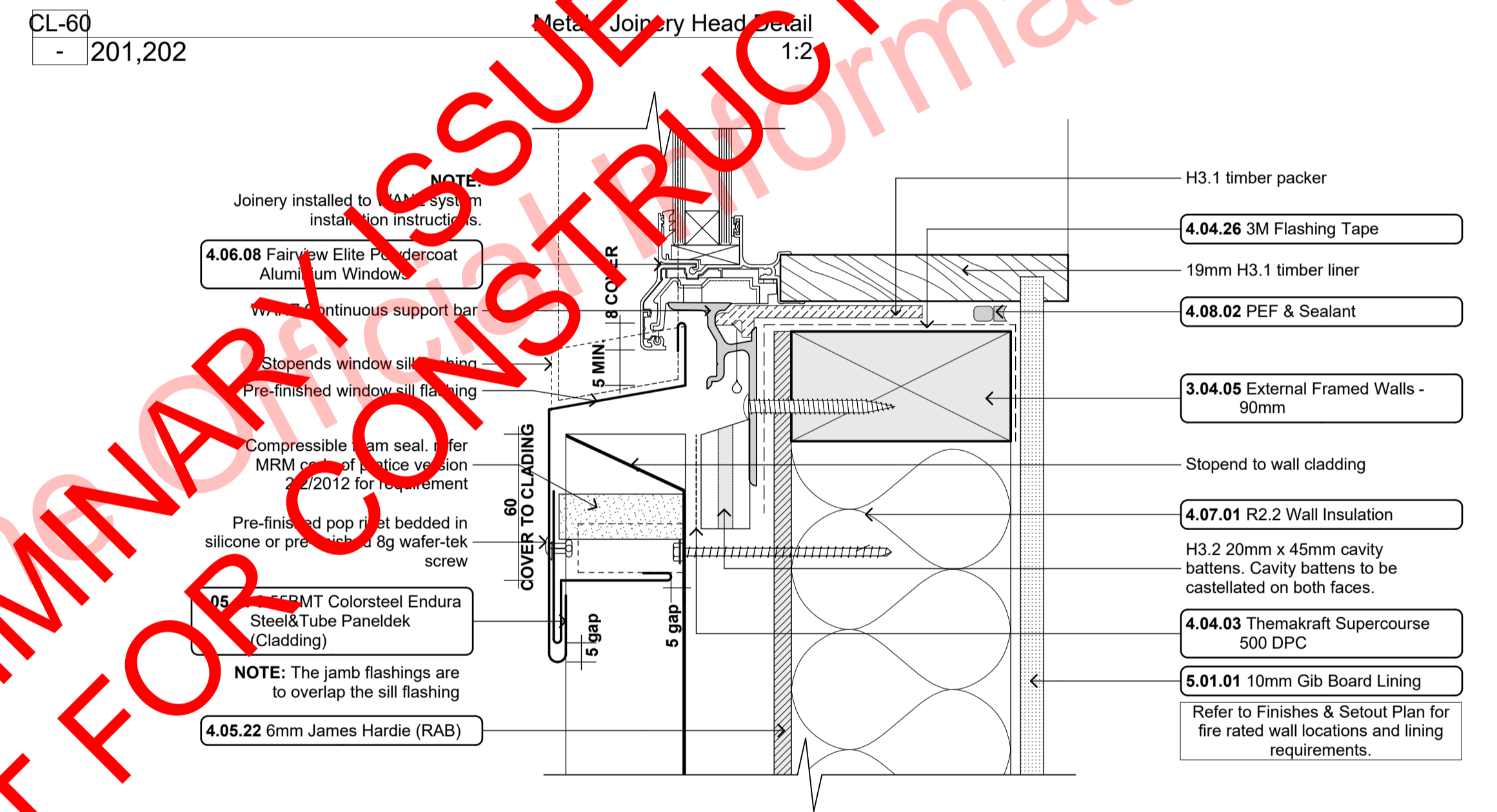
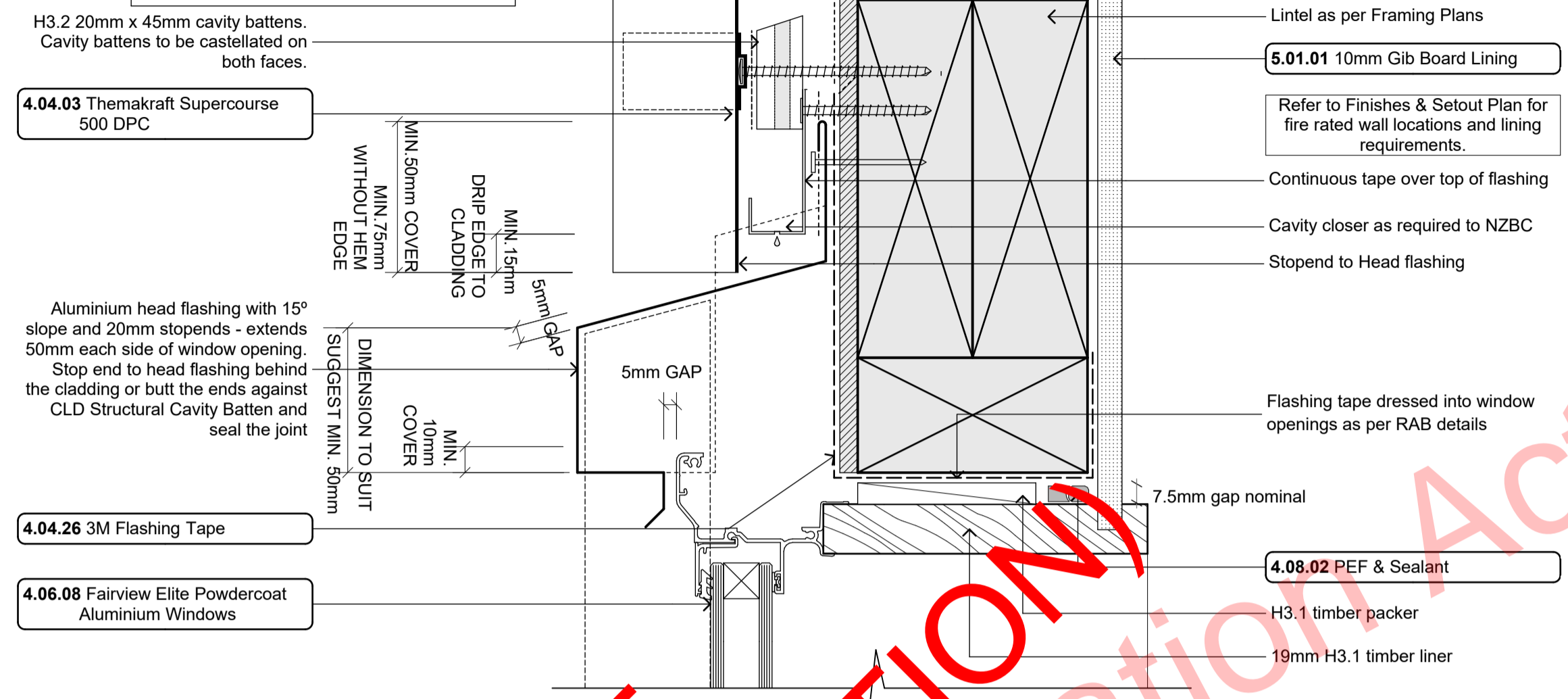
FOR BUILDING CONSENT - BLOCK A



GENERAL NOTES

- Flashing materials must be selected based on environmental exposure, refer to NZS 3604 and Table 20 of NZBC clause E2/AS1.
- Building wrap must comply with acceptable solution NZBC clause E2/AS1 and NZS 3604.
- Flashing tape must have proven compatibility with the selected building wrap and other materials with which it comes into contact as per Table 21 of NZBC clause E2/AS1.

Refer to the manufacturer or supplier for technical information for these materials.



CL-62 - 111,113

- Notes**
- 3 STRUCTURE
- 3.03.04 60/60/60 Post Fire Stability - Stria
James Hardie JHETRR60/60/60 Post Fire Stability Exterior Timber Framed Wall with Profiled fibre cement cladding: 140x45 SG8 H1.2 Full Height Timber Framing. Studs at max 300 crs. Nogs at max 800 crs. James Hardie 90mm Mineral Insulation, 13mm Gib Fyreline to interior face. Stria cladding on cavity on 6mm RAB to exterior face.
- 3.04.05 External Framed Walls - 90mm
Generally construct with 90x45 SG8 KD H1.2 framing with studs on Hi and Dri packers at crs as per setout plans and nogs @ 600crs to NZS3604.2011 unless noted otherwise. Ensure all insulation within framing where applicable, is secured into place with DanBand straps in accordance with the requirements of E2/AS1. Nog for all fittings, fixtures, linings, bracing panels and trims. DPC (malthoid) between bottom plate and conc. slab and fixed with M12 bolts @ 900crs. Refer to the Structural Layouts for the bracing requirements. 6mm RAB to exterior face of walls.
- 3.04.23 External Framed Walls - 140mm
Generally construct with 140x45 SG8 KD H1.2 framing with studs on Hi and Dri packers at 600 crs and nogs @ 600crs to NZS3604.2011 unless noted otherwise. Nog for all fittings, fixtures, linings, bracing panels and trims. DPC (malthoid) between bottom plate and conc. slab and fixed with M12 bolts @ 900crs. 6mm RAB to exterior face of walls.
- 3.12.01 Vitex 140x19 Raised Timber Decking
Vitex 140x19 timber decking on raised Outdure Qwickbuild aluminium. Vitex decking system to have 3mm gaps and exterior timber decking. Selected coating applied to all faces.
- 4 ENCLOSURE
- 4.04.03 Themakraft Supercourse 500 DPC
Themakraft Supercourse 500 DPC between concrete/concrete masonry /aluminium and timber members. Install strictly as per manufacturer's specifications and details.
- 4.04.04 Ardex WPM 189 2 layer Torch-on Membrane
Ardex WPM 189 2 layer Torch-on Membrane installed strictly in accordance with manufacturers requirements. Dual Layer system to decks below raised decking
- 4.04.26 3M Flashing Tape
Approved 3M 8067 All weather flashing tape as per manufacturer's specifications and details. Install strictly as per manufacturer's specifications and details.
- 4.05.11 0.55BMT Colorsteel Endura Steel&Tube Paneldek (Cladding)
0.55BMT Colorsteel Endura Steel&Tube Paneldek vertical cladding. Fix over separation DPC over 20x45 H3.2 horizontal timber cavity battens at max 600crs. Cavity battens to be castellated on both faces to provide drainage and ventilation and must be used horizontally only. Fix cladding with S&T concealed fixing clip. Install strictly as per manufacturer's specifications and details.
- 4.05.22 6mm James Hardie (RAB)
6mm thick James Hardie Rigid Air Barrier RAB board fixed in accordance with manufacturer's specifications and details. Use only in areas where fire rating is required on a timber framing system in conjunction with Gib Fyreline. Refer to architectural details. Install strictly as per manufacturer's specifications and details. Refer to Fire report and drawings. #1617
- 4.05.26 14mm JH Stria cladding
14mm thick James Hardie Stria Fibre Cement cladding over 45x20 H3.2 vertical cavity battens at max 600 cr
Install strictly as per manufacturer's specifications and details.
- 4.06.06 NZ Fire Doors Entry Doors
NZ Fire Doors Entry Doors (-/60/60) with colour as per Resource Consent specifications. Rebate 30mm deep and size must be confirmed with manufacturer prior to rebate installation. Include paint grade radiata pine architraves. Refer to window and door schedule. Confirm size on site prior to manufacture. Install strictly as per manufacturer's specifications and details. Hardware TBC by client.
- 4.06.08 Fairview Elite Powdercoat Aluminium Windows
Elite Fairview Classic Residential 35 Powdercoated Aluminium Windows. Colour as per Resource Consent specifications. Double glazed with paint grade radiata pine architraves. Obscure glass to bathrooms, wc's and ensuite. Refer to window and door schedule. Confirm size on site prior to manufacture. Install strictly as per manufacturer's specifications and details. Hardware TBC by client.
- 4.07.01 R2.2 Wall Insulation
Autex Greenstuff R2.2 Wall insulation (90mm), or similar with equivalent R-value, installed as per manufacturer's specifications and instructions.
- 4.08.02 PEF & Sealant
PEF Backing rod and Sealant. Ensure all laps and overhangs comply with E2/AS1. Install strictly as per manufacturer's specifications and details.

- 5 INTERIOR
- 5.01.01 10mm Gib Board Lining
10mm Gib Board lining fixed horizontally or vertically over selected framing. Gib stopped to level 4mm. finish for painting. Square stopped to ceiling. Install strictly as per manufacturer's specifications and details. Refer to engineer drawings for bracing locations. #113G
- 5.01.04 10mm Gib Aqualine lining
10mm Gib Aqualine lining fixed horizontally or vertically over selected framing in wet areas. Gib stopped to level 4mm. finish for painting. Square stopped to ceiling. Install strictly as per manufacturer's specifications and details. Contractor to confirm with client selected tiles are compatible with 10mm Gib Aqualine lining. Client to ensure selection of ceramic tiles does not exceed 20kg/m2. Confirm with client prior to lining installation. Consult with contractor and designer prior to lining installation if selected tiles exceed permitted weight. #113G
- 5.01.05 13mm Gib Fyreline
13mm Gib Fyreline Board lining fixed horizontally or vertically over selected framing. Gib stopped to level 4mm. finish for painting. Square stopped to ceiling. Install strictly as per manufacturer's specifications and details. #113G
- READ IN CONJUNCTION WITH ENGINEERING DRAWINGS BY HFC GROUP LTD**
- | RevID | Issue | CHD | Comments | Date |
|-------|------------------|-----|----------|------------|
| 01 | Building Consent | | | 10/12/2018 |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |



29 Nixon St,
Grey Lynn,
PO Box 78 282 Grey Lynn
Auckland

p: +64 9 309 6032
info@creativearch.co.nz
www.creativearch.co.nz

AR NZ
Professional
Member

DESIGN AND DRAWINGS ARE COPYRIGHT OF CREATIVE ARCH LTD
CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK

ALL RESTRICTED BUILDING WORK TO BE CARRIED OUT BY LICENSED BUILDING PRACTITIONERS

project title:
Proposed Development for:
for:
Bonair Developments
at:
153 Bonair Crescent
Silverdale, Auckland
sheet title:
Stria & Metal Cladding Details
drawn: **KN** checked: **JM** dwg n#: **419**
job n#: **2005**
date created: **10/1/2018**
date plotted: **1/15/2019**
issue: **BC** rev n#: **01**
scale: **1:2 @ A1**
NOTE: Drawings are 1/2 scale @ A3
CAD ref: 21\Creative Arch\2005_Broadway Property Group_CODED_BLOCKA

FOR BUILDING CONSENT - BLOCK A

3 STRUCTURE

3.04.05 External Framed Walls - 90mm
Generally construct with 90x45 SG8 KD H1.2 framing with studs on Hi and Dri packers at crs as per setout plans and nogs @ 600crs to NZS3604.2011 unless noted otherwise. Ensure all insulation within framing where applicable, is secured into place with DanBand straps in accordance with the requirements of E2/AS1. Nog for all fittings, fixtures, linings, bracing panels and trims DPC (method) between bottom plate and conc. slab and fixed with M12 bolts @ 900crs. Refer to the Structural Layouts for the bracing requirements. 6mm RAB to exterior face of walls.

4 ENCLOSURE

4.04.26 3M Flashing Tape
Approved 3M 8067 All weather flashing tape as per manufacturer's specifications and details. Install strictly as per manufacturer's specifications and details.

4.05.09 Specialized System EZ Panel Lightweight Cladding
Specialized System EZ Panel 50mm autoclaved lightweight concrete Facade System over 50x21mm High Density EPS vertical cavity battens at 600crs max. Float textured finish by Specialized Systems. Min 2 coats of paint. Colour TBD. All installation in accordance with manufacturers specifications. System only for timber framed wing walls.

4.05.11 0.55BMT Colorsteel Endura Steel&Tube Paneldek (Cladding)
0.55BMT Colorsteel Endura Steel&Tube Paneldek vertical cladding. Fix over separation DPC over 20x45 H3.2 horizontal timber cavity battens at max 600crs. Cavity battens to be castellated on both faces to provide drainage and ventilation and must be used horizontally only. Fix cladding with S&T concealed fixing clip. Install strictly as per manufacturer's specifications and details.

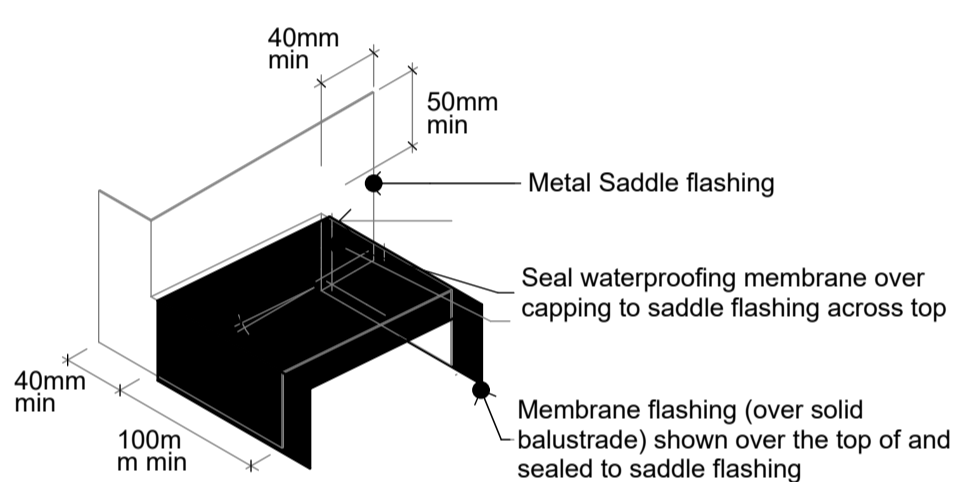
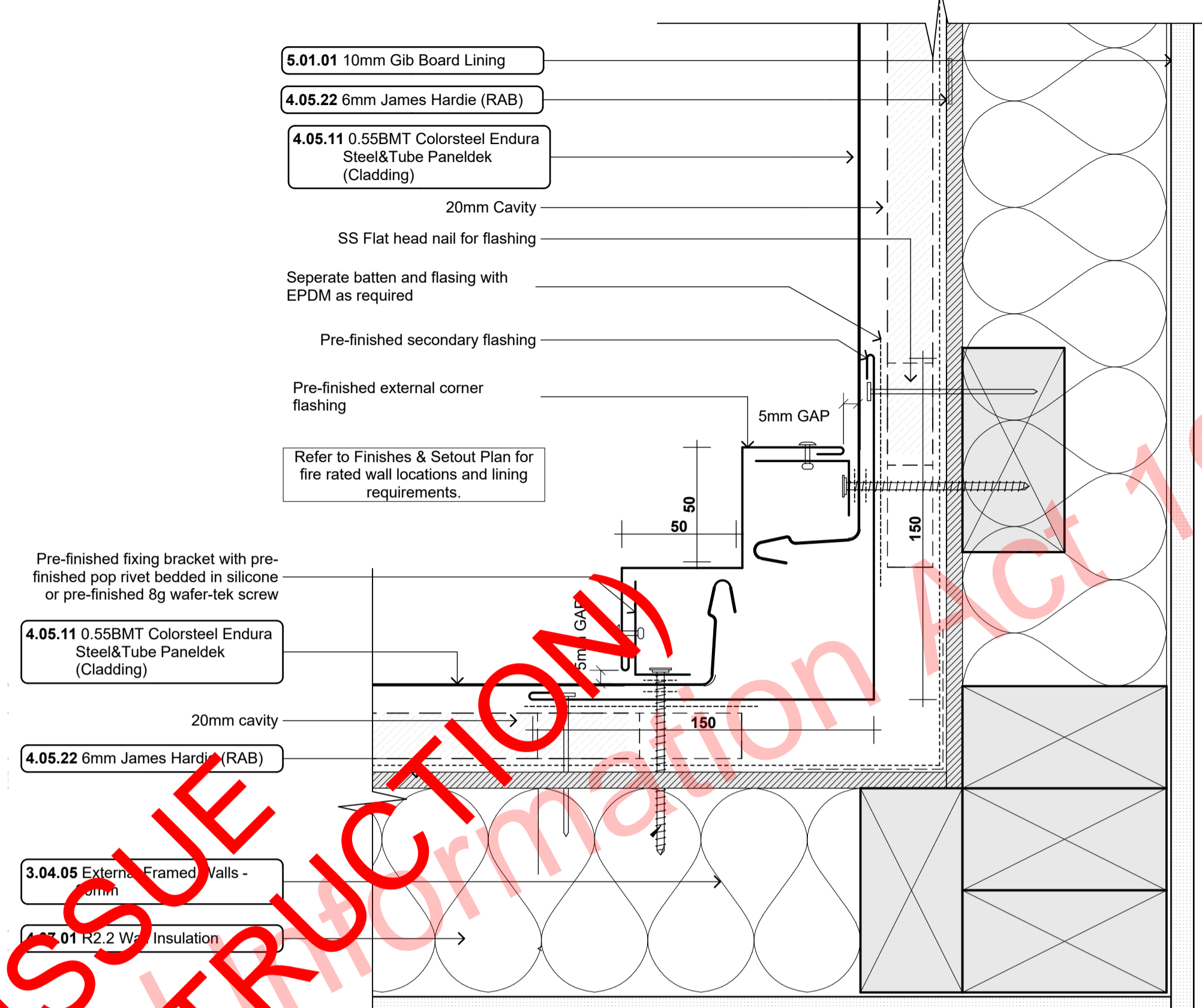
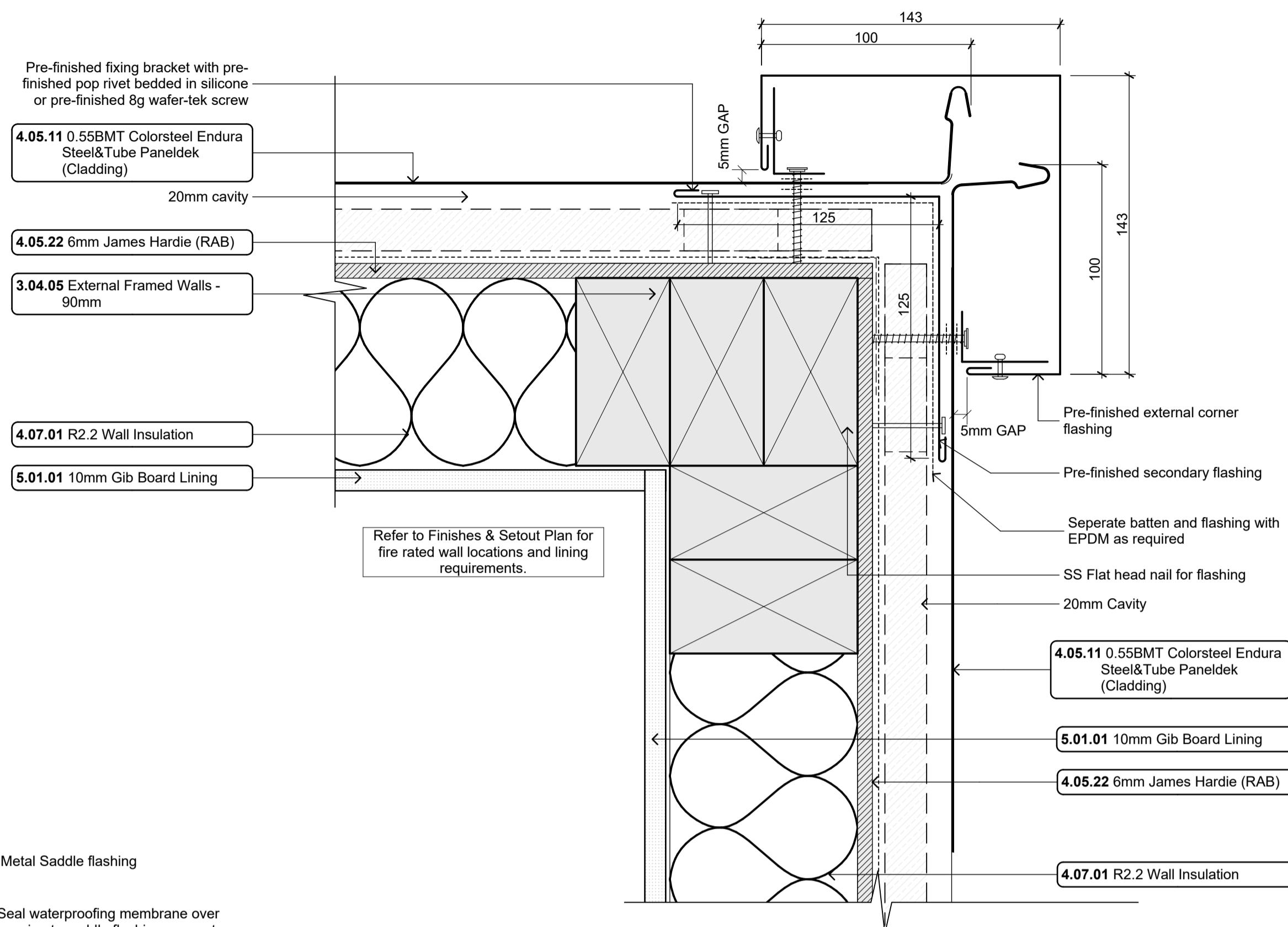
4.05.22 6mm James Hardie (RAB)
6mm thick James Hardie Rigid Air Barrier RAB board fixed in accordance with manufacturer's specifications and details. Use only in areas where fire rating is required on a timber framing system in conjunction with Gib Fyreline. Refer to architectural details. Install strictly as per manufacturer's specifications and details. Refer to Fire report and drawings.

4.06.08 Fairview Elite Powdercoat Aluminium Windows
Elite Fairview Classic Residential 35 Powdercoated Aluminium Windows. Colour as per Resource Consent specifications. Double glazed with paint grade radiata pine architraves. Obscure glass to bathrooms, wc's and ensuite. Refer to window and door schedule. Confirm size on site prior to manufacture. Install strictly as per manufacturer's specifications and details. Hardware TBC by client.

4.07.01 R2.2 Wall Insulation
Autex Greenstuff R2.2 Wall insulation (90mm), or similar with equivalent R-value, installed as per manufacturer's specifications and instructions.

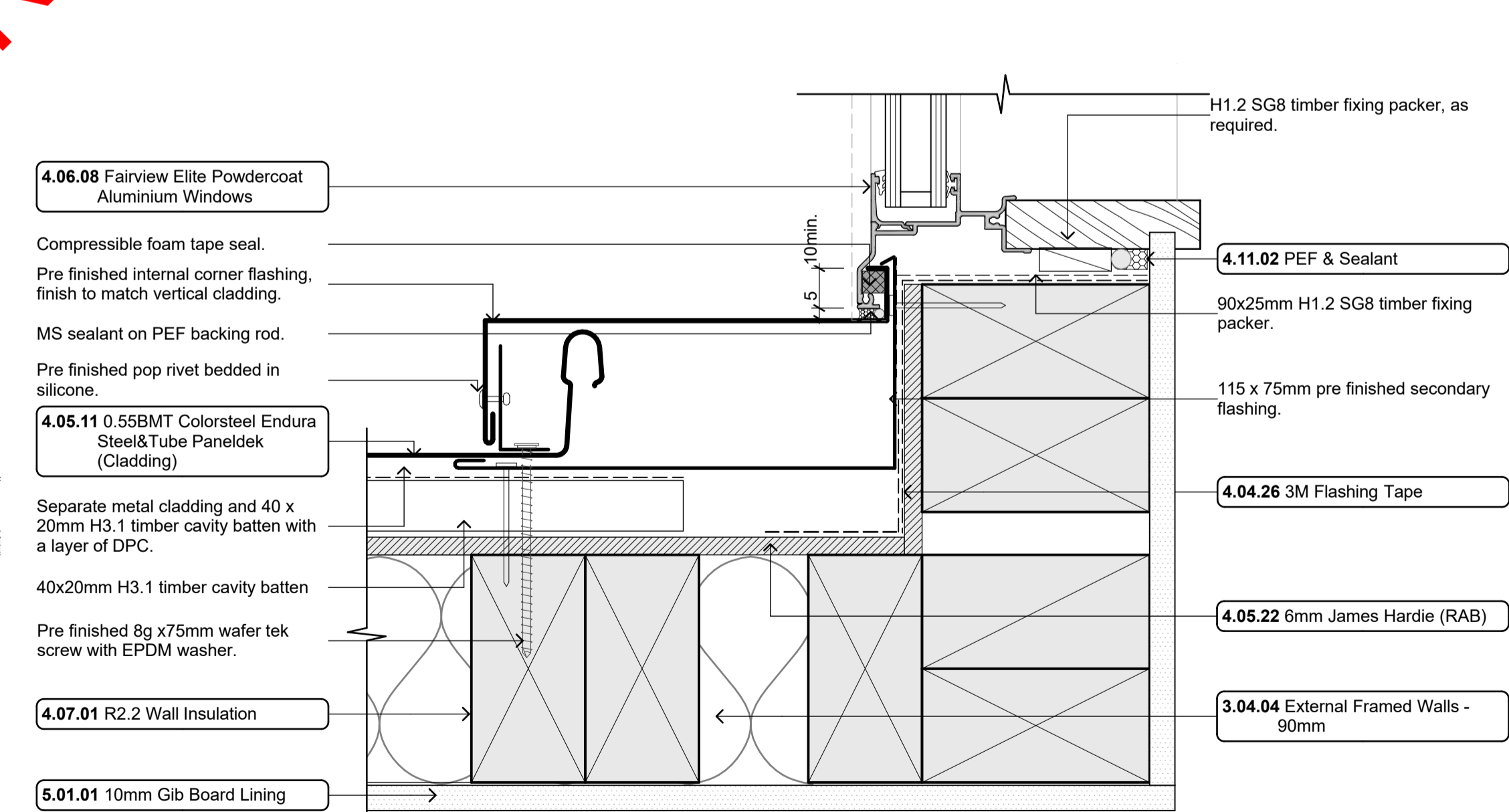
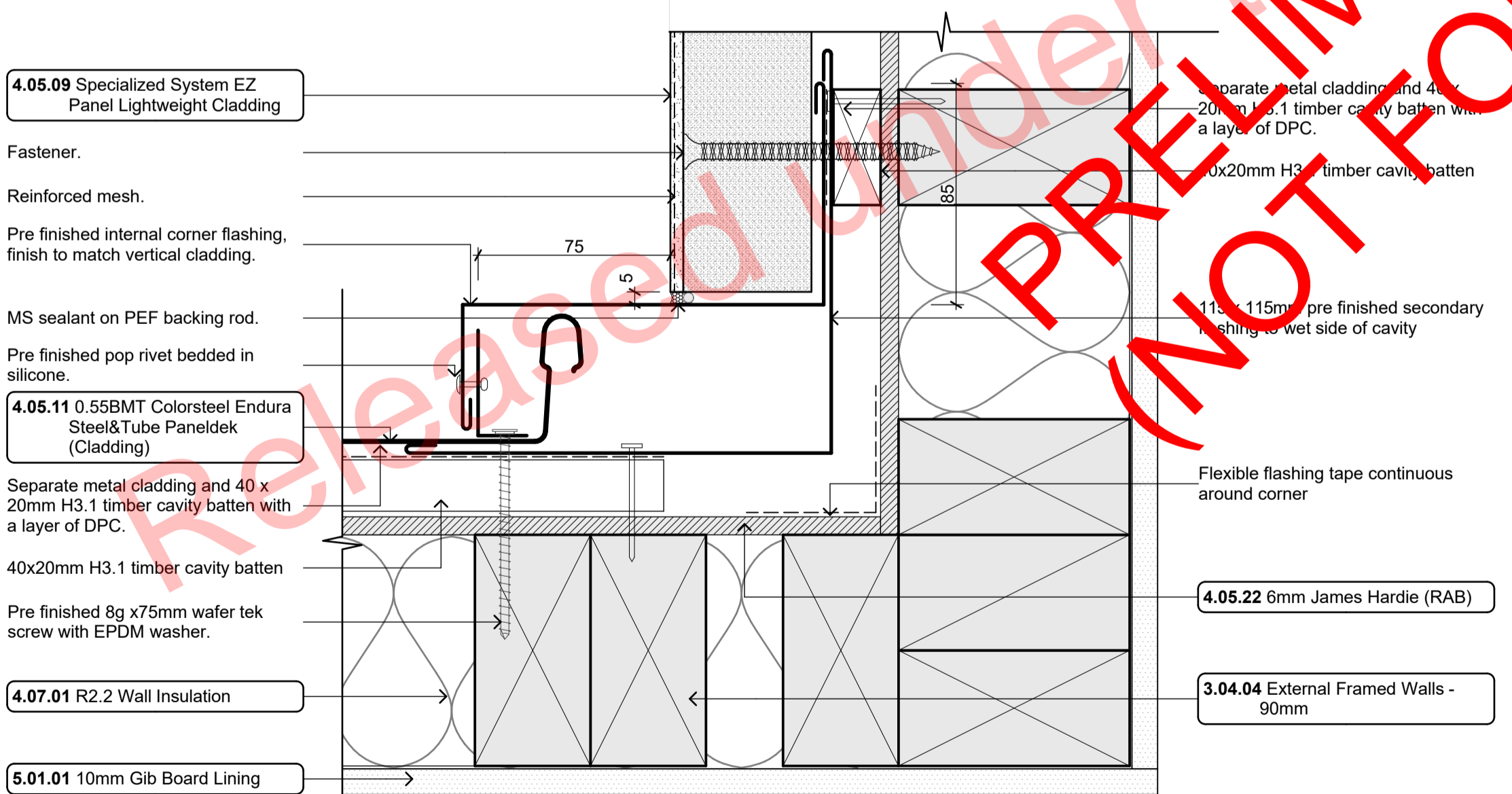
5 INTERIOR

5.01.01 10mm Gib Board Lining
10mm Gib Board lining fixed horizontally or vertically over selected framing. Gib stopped to level 4min. finish for painting. Square stopped to ceiling. Install strictly as per manufacturer's specifications and details. Refer to engineer drawings for bracing locations.



Corner Saddle Flashing

CL-65 -
Corner Saddle Flashing
1:5



ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS BY HFC GROUP LTD

RevID	Issue	CHD	Comments	Date
01	Building Consent			10/12/2018

creative ARCH

29 Nixon St,
Grey Lynn
PO Box 78 282 Grey Lynn
Auckland

p: +64 9 309 6032
info@creativearch.co.nz
www.creativearch.co.nz

AR NZ
Professional
Member

DESIGN AND DRAWINGS ARE COPYRIGHT © OF CREATIVE ARCH LTD
CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK

ALL RESTRICTED BUILDING WORK TO BE CARRIED OUT BY LICENSED BUILDING PRACTITIONERS

project title:
Proposed Development for:
for:
Bonair Developments
at:
153 Bonair Crescent
Silverdale, Auckland

sheet title:
Standard Metal Cladding Details

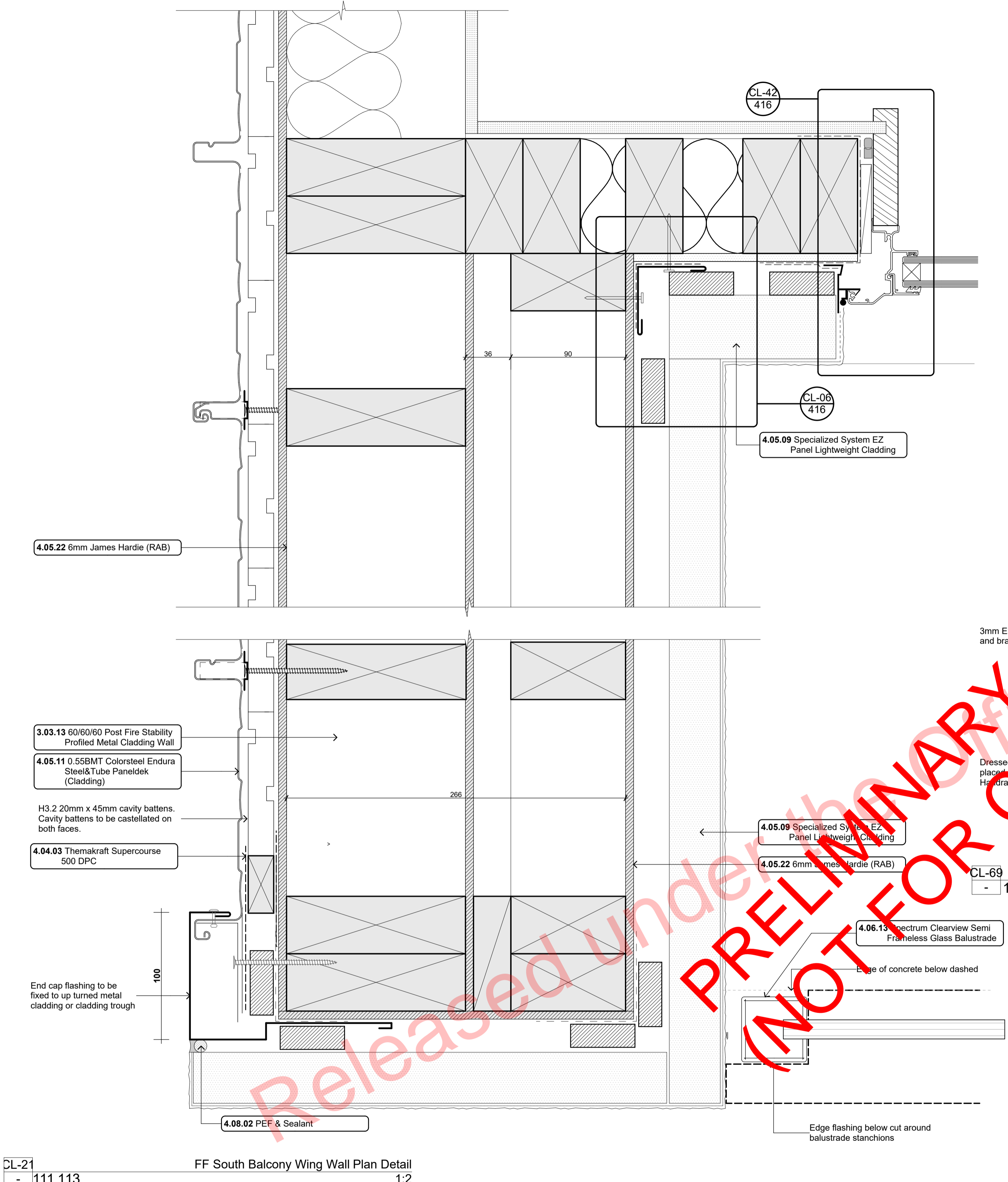
drawn: **KN** checked: **JM** dwg n#: **420**

job n#: **2005**
date created: **10/1/2018**
date plotted: **1/15/2019**

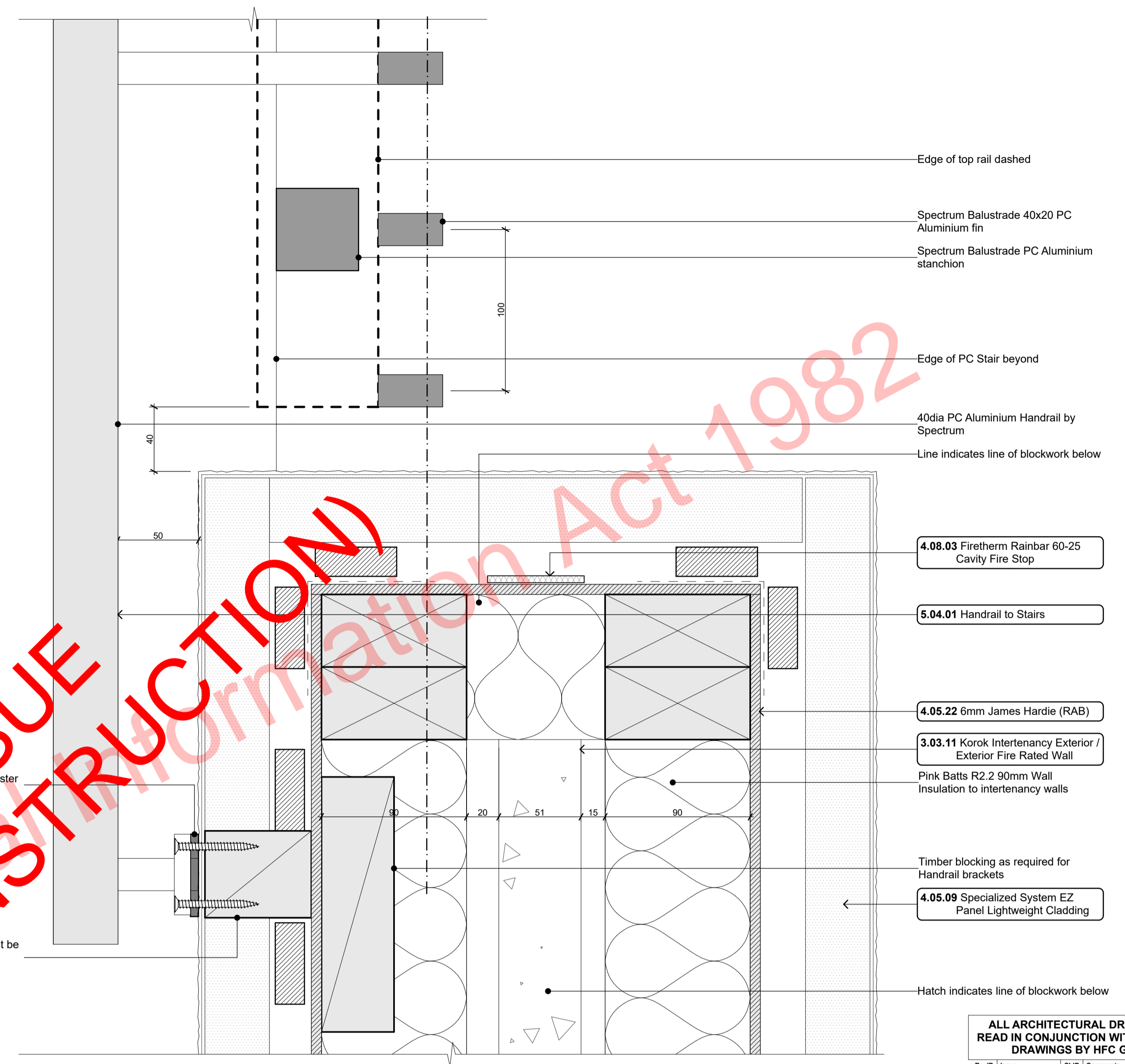
issue: **BC** rev n#: **01**
scale: **1:5, 1:2 @ A1**

NOTE: Drawings are 1/2 scale @ A3
CAD ref: 21\Creative Arch\2005_Broadway Property Group_CODED_BLOCKA

PRELIMINARY ISSUE (NOT FOR CONSTRUCTION)



CL-21
- 111,113
FF South Balcony Wing Wall Plan Detail
1:2



CL-69 IT FF wall - Korok -EZ Panel Wingwall End Detail Grid A2 with Stair
- 112
1:2

Released under the Official Information Act 1982

PRELIMINARY ISSUE
(NOT FOR CONSTRUCTION)

fixed in accordance with manufacturer's specifications and details. Use only in areas where fire rating is required on a timber framing system in conjunction with Gib Fyrelite. Refer to architectural details. Install strictly as per manufacturer's specifications and details. Refer to Fire report and drawings.

- 4.06.13 **Spectrum Clearview Semi Frameless Glass Balustrade**
Spectrum Clearview Semi Frameless Glazed Balustrade. Top mounted - No Handrail. Laminated Glazing to 1000 AFLL. Powdercoated finish to match joinery. Install strictly as per manufacturer's specifications and details.
- 4.08.02 **PEF & Sealant**
PEF Backing rod and Sealant. Ensure all laps and overhangs comply with E2/AS1. Install strictly as per manufacturer's specifications and details.
- 4.08.03 **Firetherm Rainbar 60-25 Cavity Fire Stop**
Firetherm Rainbar 60-25: 60 minute intumescent composite cavity Fire Stop for cavities up to 25mm. Installed to manufacturers requirements to all nominal 20mm cavities between horizontal and vertical unit separations.

- Notes**
- 3 **STRUCTURE**
 - 3.03.13 **60/60/60 Post Fire Stability Profiled Metal Cladding Wall**
James Hardie JHETRR60 60/60/60 Post Fire Stability Exterior Timber Framed Wall with Profiled Metal Cladding: 140x45 SG8 H1.2 Full Height Timber Framing. Studs at max 300 crs. Nogs at max 300 crs. James Hardie 90mm Mineral Insulation. 13mm Gib Fyrelite to min 800 AFLL. 13mm Standard Gib above to interior face. Profiled Metal cladding on cavity on 6mm RAB to exterior face.
 - 4 **ENCLOSURE**
 - 4.04.03 **Themakraft Supercourse 500 DPC**
Themakraft Supercourse 500 DPC between concrete/concrete masonry /aluminium and timber members. Install strictly as per manufacturer's specifications and details.
 - 4.05.09 **Specialized System EZ Panel Lightweight Cladding**
Specialized System EZ Panel 50mm autoclaved lightweight concrete Facade System over 50x21mm High Density EPS vertical cavity battens at 600crs max. Float textured finish by Specialized Systems. Min 2 coats of paint. Colour TBD. All installation in accordance with manufacturers specifications. System only for timber framed wing walls.
 - 4.05.11 **0.55BMT Colorsteel Endura Steel&Tube Paneldek (Cladding)**
0.55BMT Colorsteel Endura Steel&Tube Paneldek vertical cladding. Fix over separation DPC over 20x45 H3.2 horizontal timber cavity battens at max 600crs. Cavity battens to be castellated on both faces to provide drainage and ventilation and must be used horizontally only. Fix cladding with S&T concealed fixing clip. Install strictly as per manufacturer's specifications and details.
 - 4.05.22 **6mm James Hardie (RAB)**
6mm thick James Hardie Rigid Air Barrier RAB board

ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS BY HFC GROUP LTD

RevID	Issue	CHD	Comments	Date
01	Building Consent			10/12/2018

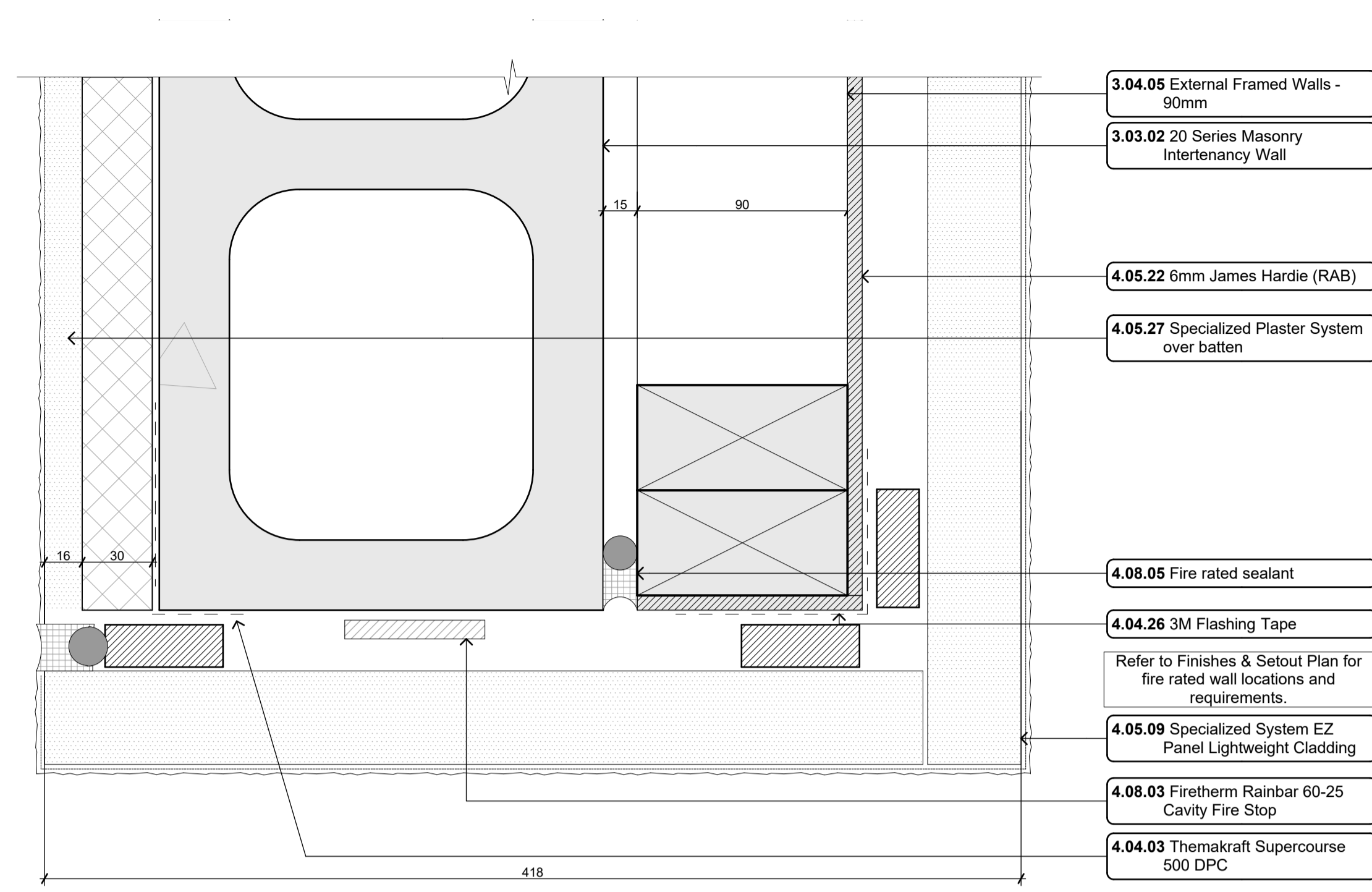


29 Nixon St,
Grey Lynn
PO Box 78 282 Grey Lynn
Auckland
p: +64 9 309 6032
info@creativearch.co.nz
www.creativearch.co.nz

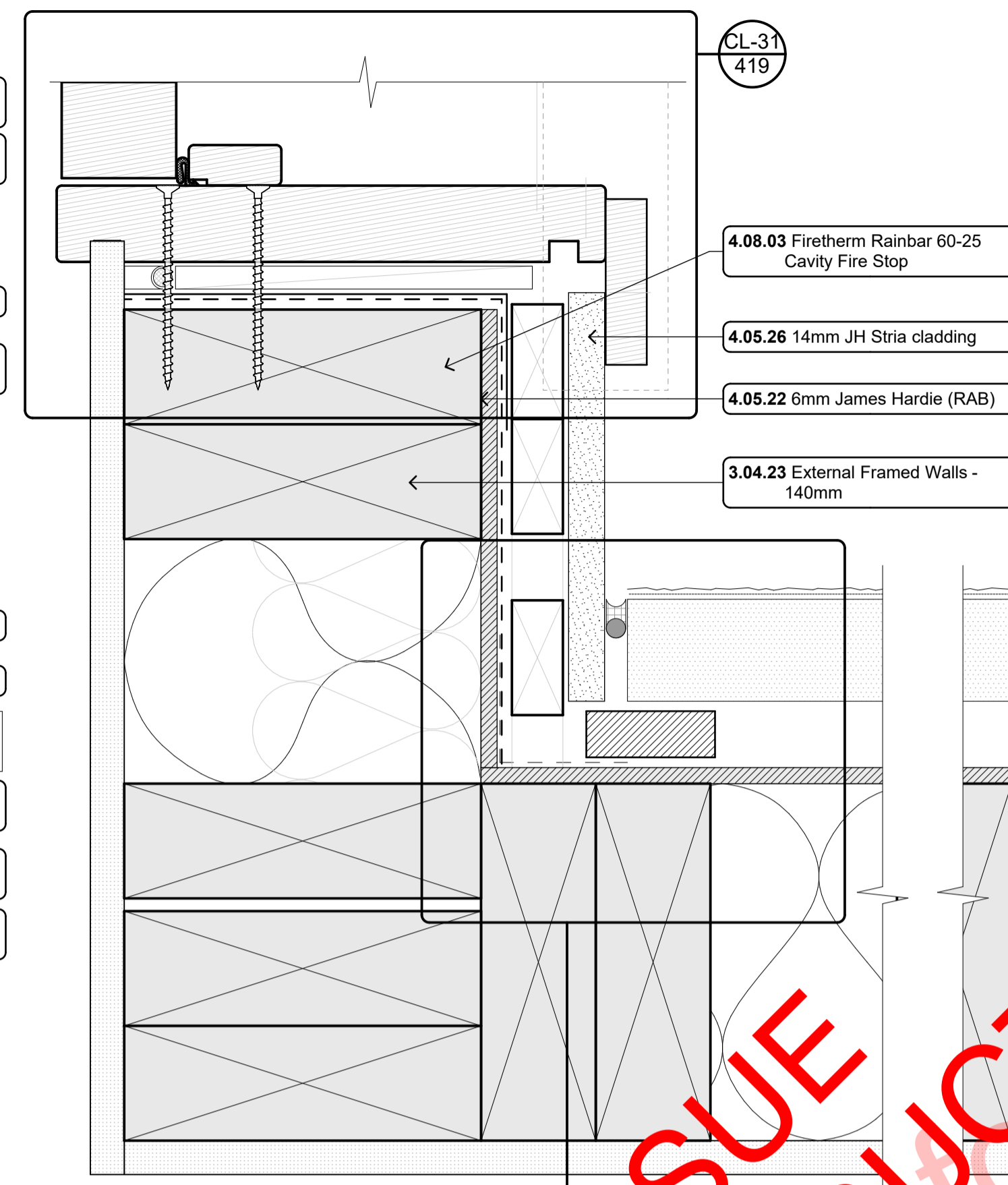
DESIGN AND DRAWINGS ARE COPYRIGHT © OF CREATIVE ARCH LTD
CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK
ALL RESTRICTED BUILDING WORK TO BE CARRIED OUT BY LICENSED BUILDING PRACTITIONERS

project title:
Proposed Development for:
for:
Bonair Developments
at:
**153 Bonair Crescent
Silverdale, Auckland**
sheet title:
Wing Wall Plan Details
drawn: **KN** checked: **JM** dwg n#: **421**
job n#: **2005**
date created: **10/1/2018**
date plotted: **1/15/2019**
issue: **BC** rev n#: **01**
scale: **1:2 @ A1**
NOTE: Drawings are 1/2 scale @ A3

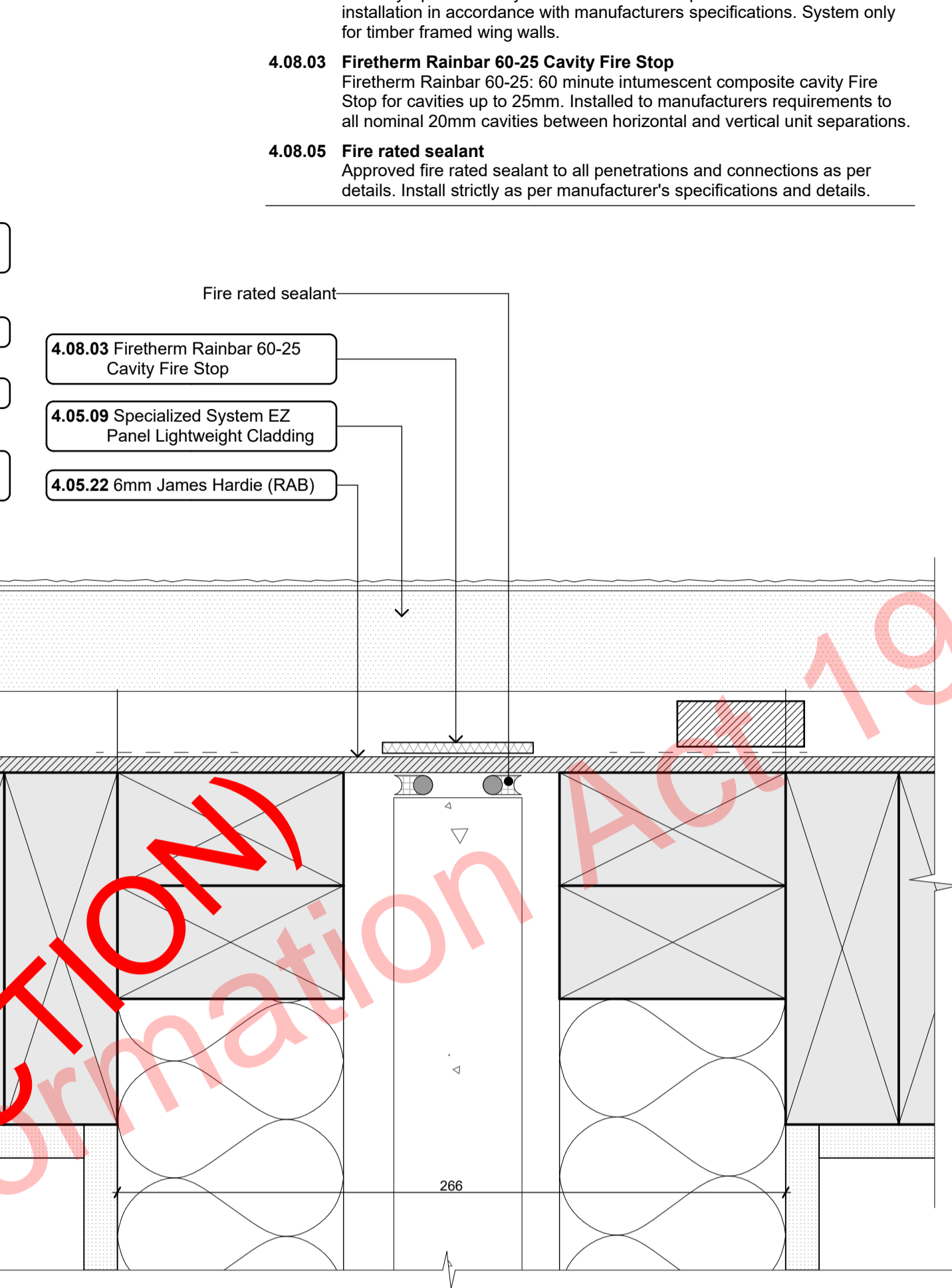
FOR BUILDING CONSENT - BLOCK A



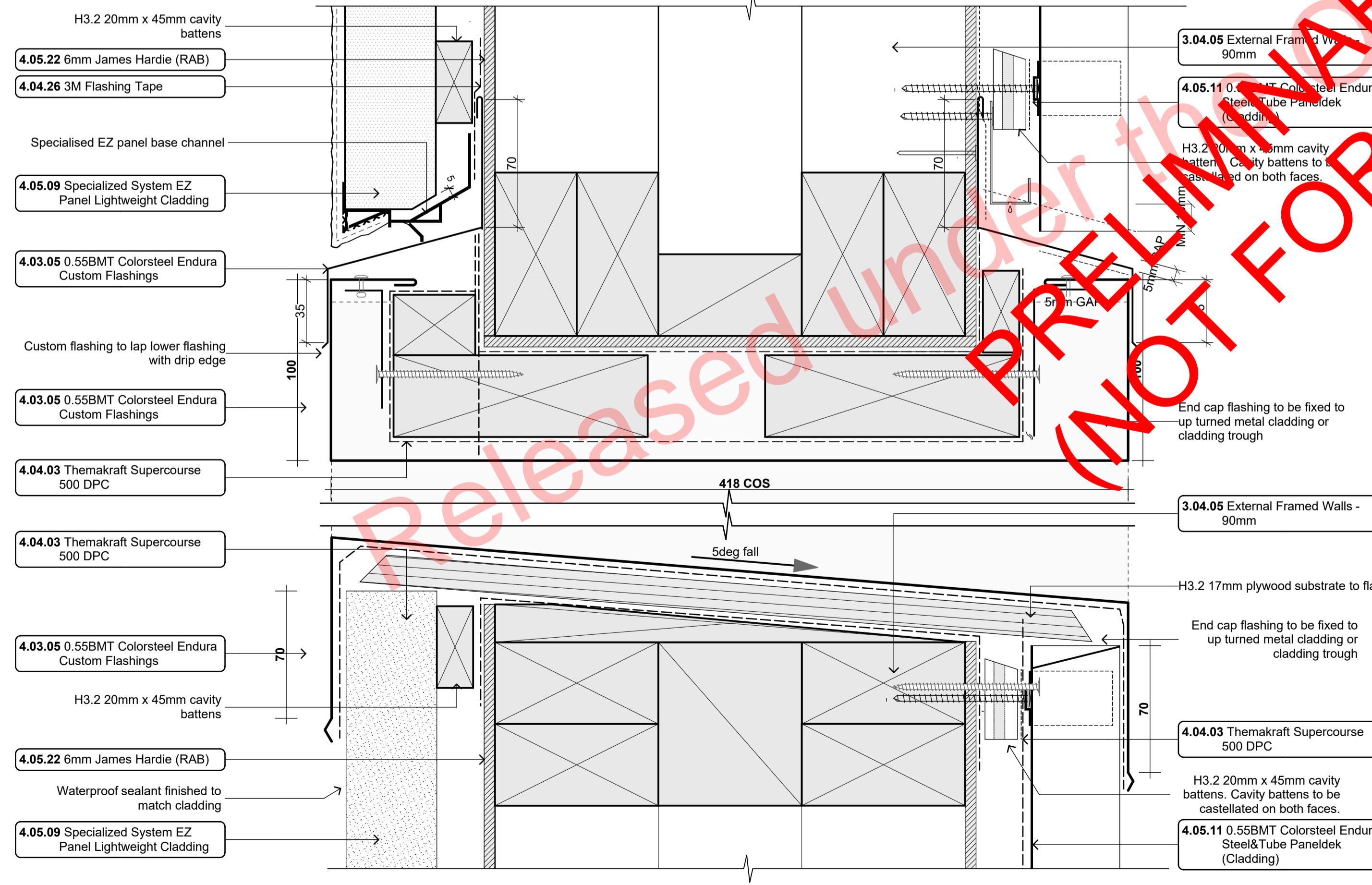
CL-70
- 424
Masonry IT wall EZ Panel Wingwall end detail
1:2



CL-71
- 111,112,113
FF IT Wall - Korok - EZPanel plus Fire Rated door - Profiled Metal
1:2



CL-72
- 113
Balcony Cut-Out Plan Detail at Grid C6
1:2



CL-73
- 303
Wing Wall Cut Out Details
1:2

- Specialized plaster System over 30mm High Density EPS. Float textured finish by Specialized Systems. Min 2 coats of paint. Colour TBD. All installation in accordance with manufacturers specifications. System only for timber framed wing walls.
- 4.08.03 Firetherm Rainbar 60-25 Cavity Fire Stop
Firetherm Rainbar 60-25: 60 minute intumescent composite cavity Fire Stop for cavities up to 25mm. Installed to manufacturers requirements to all nominal 20mm cavities between horizontal and vertical unit separations.
- 4.08.05 Fire rated sealant
Approved fire rated sealant to all penetrations and connections as per details. Install strictly as per manufacturer's specifications and details.

- Notes**
- 3 STRUCTURE**
- 3.03.02 20 Series Masonry Intertency Wall
FRR240/240/240 190 mm thick concrete block intertency wall. Installed to Structural Engineers Details. 10mm Paint Finish Gib on 50x50mm H1.2 timber strapping with R1.3 Insulation to either side. Fire Rated sealant to perimeter.
 - 3.03.13 60/60/60 Post Fire Stability Profiled Metal Cladding Wall
James Hardie JHETRR60 60/60/60 Post Fire Stability Exterior Timber Framed Wall with Profiled Metal Cladding: 140x45 SGB H1.2 Full Height Timber Framing. Studs at max 300 crs, Nogs at max 800 crs, James Hardie 90mm Mineral Insulation, 13mm Gib Fyrelite to min 800 AFFL, 13mm Standard Gib above to interior face. Profiled Metal cladding on cavity on 6mm RAB to exterior face.
 - 3.04.05 External Framed Walls - 90mm
Generally construct with 90x45 SGB KD H1.2 framing with studs on Hi and Dri packers at crs as per setout plans and nogs @ 600crs to NZS3604.2011 unless noted otherwise. Ensure all insulation within framing where applicable, is secured into place with DanBand straps in accordance with the requirements of E2/AS1. Nog for all fittings, fixtures, linings, bracing panels and trims. DPC (malthoid) between bottom plate and conc. slab and fixed with M12 bolts @ 900crs. Refer to the Structural Layouts for the bracing requirements. 6mm RAB to exterior face of walls.
 - 3.04.23 External Framed Walls - 140mm
Generally construct with 140x45 SGB KD H1.2 framing with studs on Hi and Dri packers at 600 crs and nogs @ 600crs to NZS3604.2011 unless noted otherwise. Nog for all fittings, fixtures, linings, bracing panels and trims. DPC (malthoid) between bottom plate and conc. slab and fixed with M12 bolts @ 900crs. 6mm RAB to exterior face of walls.
- 4 ENCLOSURE**
- 4.03.05 0.55BMT Colorsteel Endura Custom Flashings
Prenfinished 0.55BMT Endura purpose made flashings with turned edge - Ensure all laps & overhangs comply with E2/AS1 January 2017 Amendment 7. Measure and confirm all dimensions on site prior to manufacturing. Separate all timber members to steel members with a layer of DPC. Visible flashings prefinished to matched to adjacent joinery of roofing materials
 - 4.04.03 Themakraft Supercourse 500 DPC
Themakraft Supercourse 500 DPC between concrete/concrete masonry /aluminium and timber members. Install strictly as per manufacturer's specifications and details.
 - 4.04.26 3M Flashing Tape
Approved 3M 8067 All weather flashing tape as per manufacturer's specifications and details. Install strictly as per manufacturer's specifications and details.
 - 4.05.09 Specialized System EZ Panel Lightweight Cladding
Specialized System EZ Panel 50mm autoclaved lightweight concrete Facade System over 50x21mm High Density EPS vertical cavity battens at 600crs max. Float textured finish by Specialized Systems. Min 2 coats of paint. Colour TBD. All installation in accordance with manufacturers specifications. System only for timber framed wing walls.
 - 4.05.11 0.55BMT Colorsteel Endura Steel&Tube Paneldek (Cladding)
0.55BMT Colorsteel Endura Steel&Tube Paneldek vertical cladding. Fix over separation DPC over 20x45 H3.2 horizontal timber cavity battens at max 600crs. Cavity battens to be castellated on both faces to provide drainage and ventilation and must be used horizontally only. Fix cladding with S&T concealed fixing clip. Install strictly as per manufacturer's specifications and details.
 - 4.05.22 6mm James Hardie (RAB)
6mm thick James Hardie Rigid Air Barrier RAB board fixed in accordance with manufacturer's specifications and details. Use only in areas where fire rating is required on a timber framing system in conjunction with Gib Fyrelite. Refer to architectural details. Install strictly as per manufacturer's specifications and details. Refer to Fire report and drawings.
 - 4.05.26 14mm JH Stria cladding
14mm thick James Hardie Stria Fibre Cement cladding over 45x20 H3.2 vertical cavity battens at max 600 cr
Install strictly as per manufacturer's specifications and details.
 - 4.05.27 Specialized Plaster System over batten

ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS BY HFC GROUP LTD

RevID	Issue	CHD	Comments	Date
01	Building Content			10/12/2018

creative ARCH

29 Nixon St,
Grey Lynn
PO Box 78 282 Grey Lynn
Auckland

p+64 9 309 6032
info@creativearch.co.nz
www.creativearch.co.nz

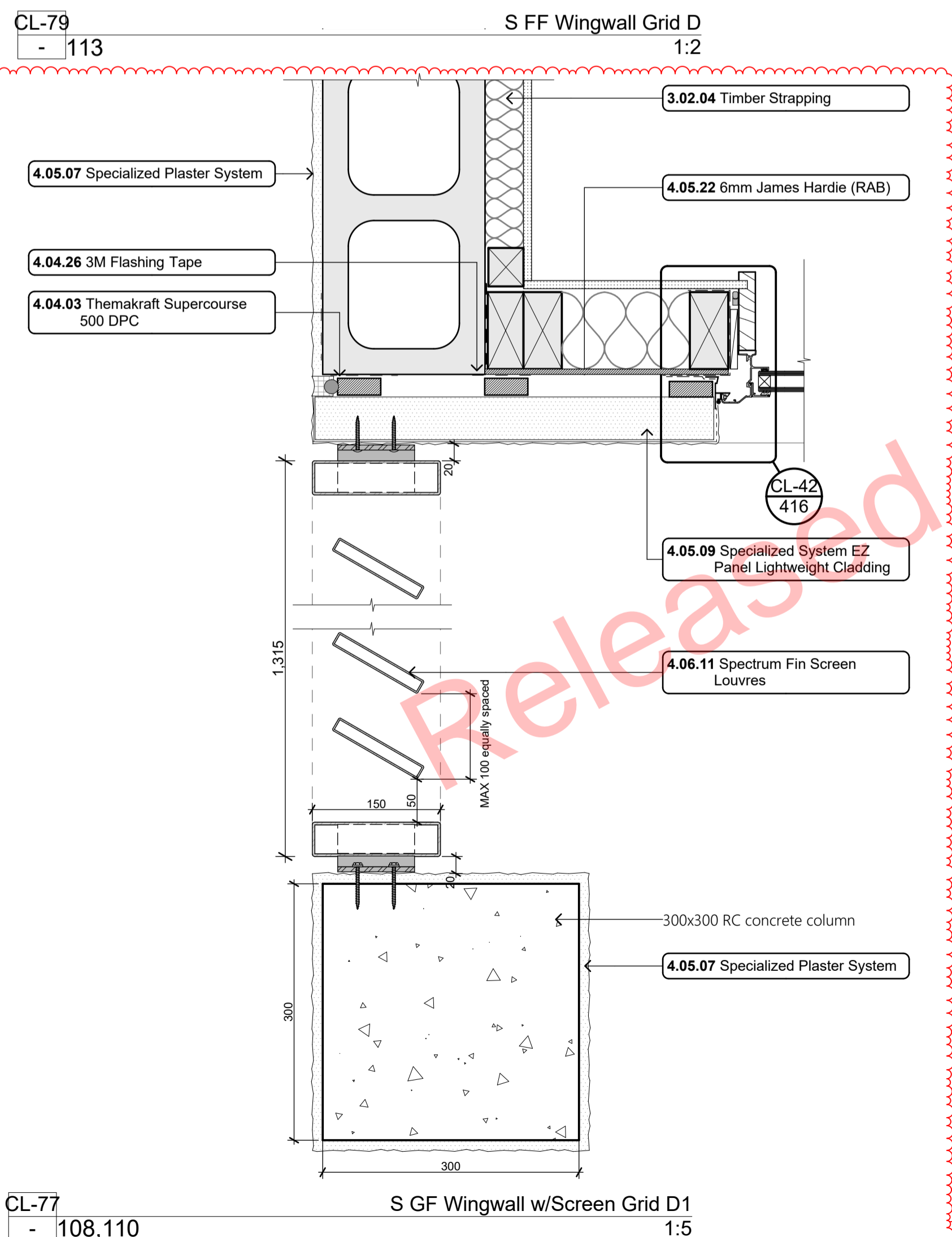
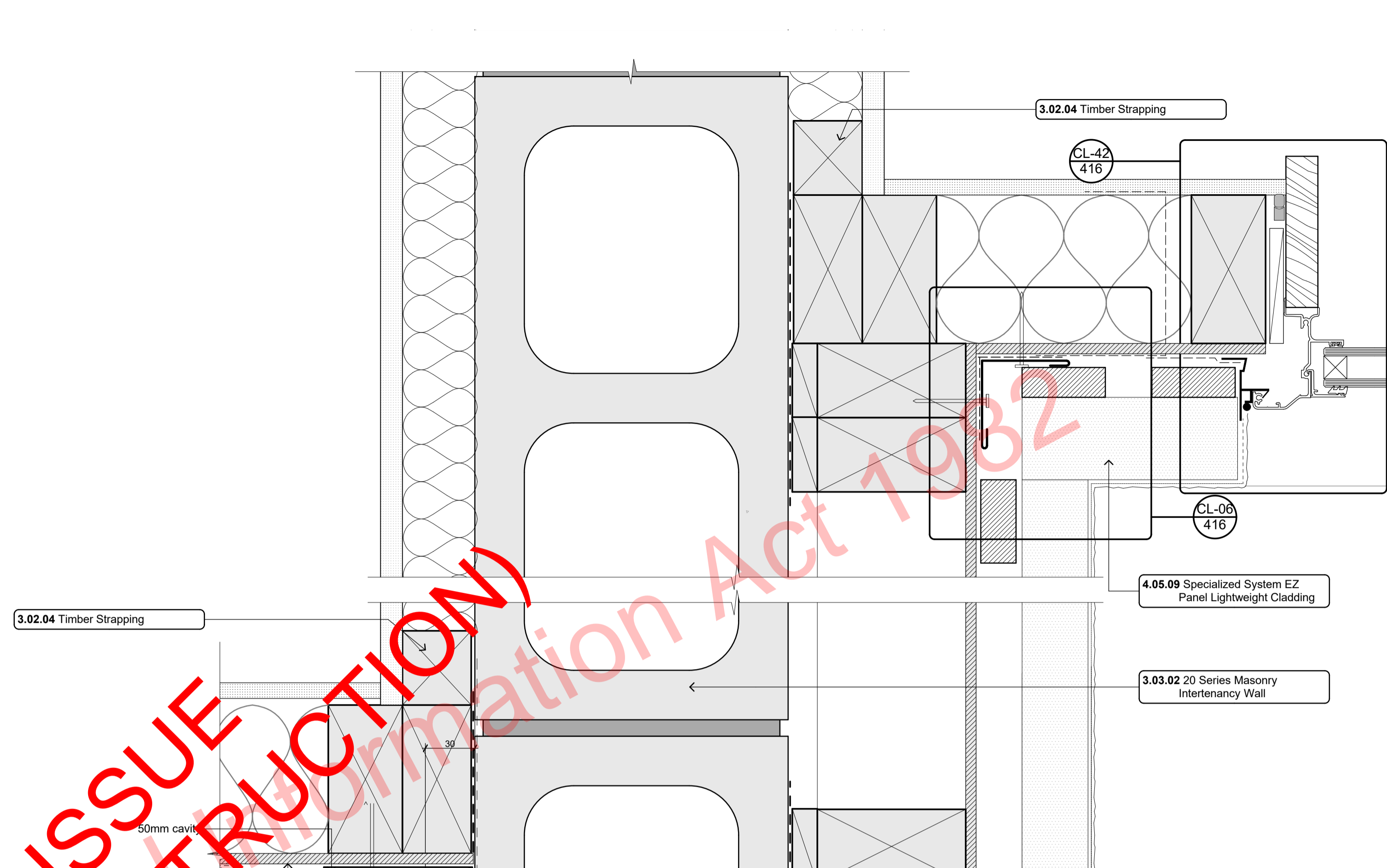
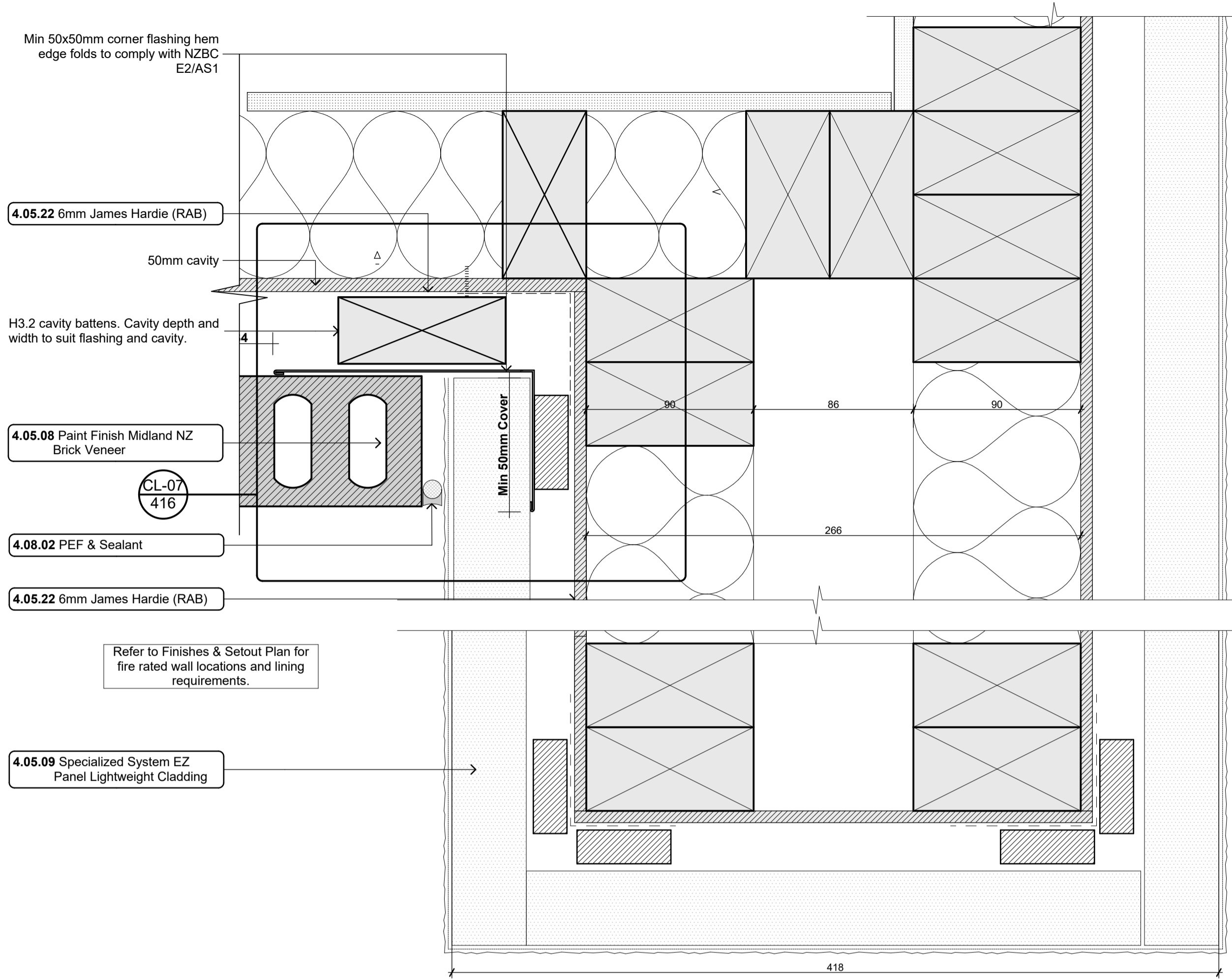
AR NZ
Professional
Member

DESIGN AND DRAWINGS ARE COPYRIGHT OF CREATIVEARCH LTD
CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK
ALL RESTRICTED BUILDING WORK TO BE CARRIED OUT BY LICENSED BUILDING PRACTITIONERS

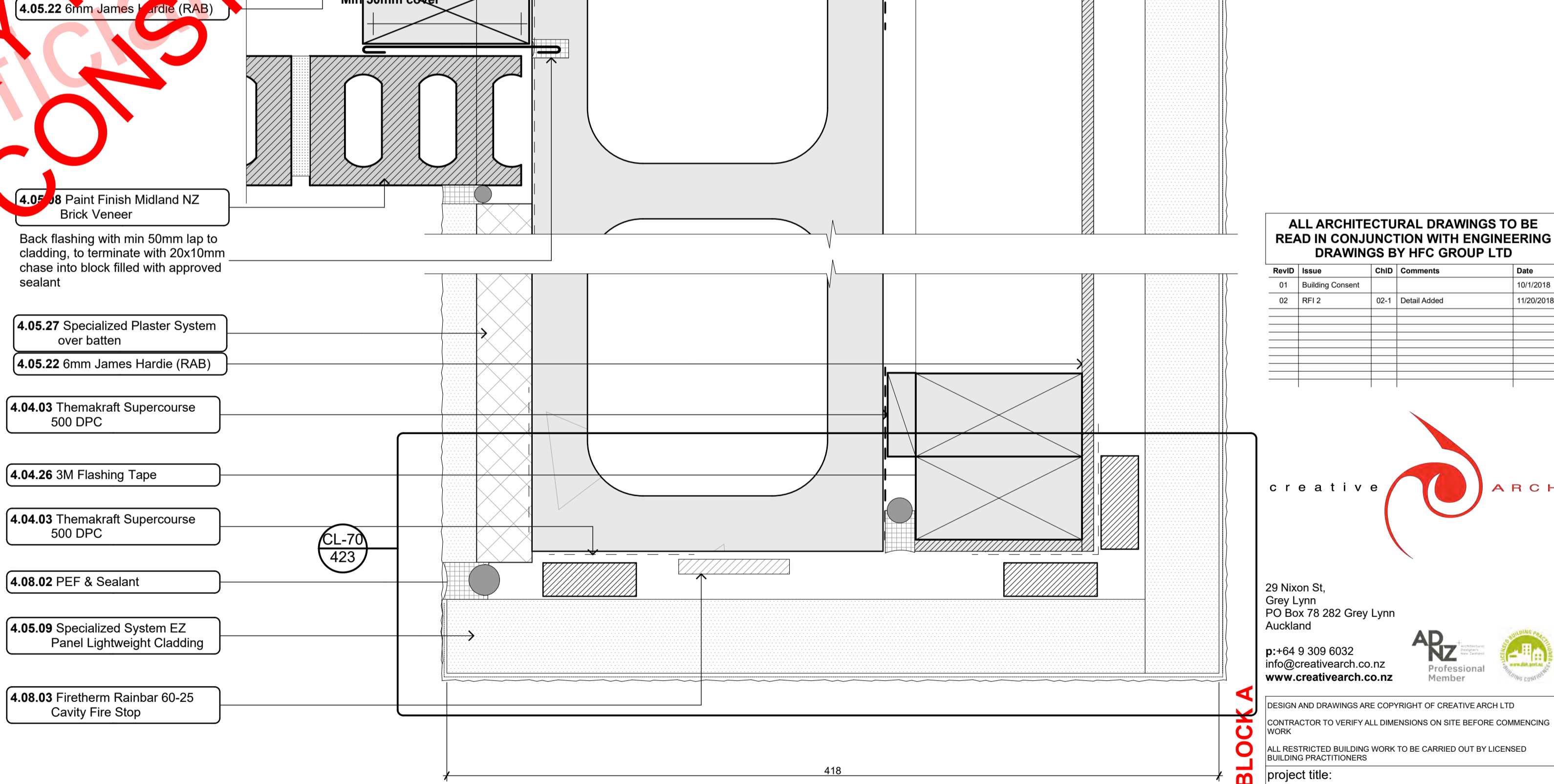
project title:
Proposed Development for:
for:
Bonair Developments
at:
153 Bonair Crescent
Silverdale, Auckland
sheet title:
Wing Wall Plan Details
drawn: **KN** checked: **JM** dwg n#: **423**
job n#: **2005**
date created: **10/1/2018**
date plotted: **1/15/2019**
issue: **BC** rev n#: **01**
scale: **1:2 @ A1**
NOTE: Drawings are 1/2 scale @ A3
CAD ref: 21\Creative Arch\2005_Broadway Property Group_LOCKED_BLOCKA

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

FOR BUILDING CONSENT LOCK A



- Notes**
- 3 STRUCTURE**
- 3.02.04 Timber Strapping**
Masonry Blockwork Intertency wall to be strapped with 50x50mm H1.2 battens @ 600c/s with Autex Greenstuff R1.3 40mm fibreglass insulation installed between with Gib board lining.
- 3.03.02 20 Series Masonry Intertency Wall**
FRR240/240/240 190 mm thick concrete block intertency wall. Installed to Structural Engineers Details. 10mm Paint Finish Gib on 50x50mm H1.2 timber strapping with R1.3 Insulation to either side. Fire Rated sealant to perimeter.
- 4 ENCLOSURE**
- 4.04.03 Themakraft Supercourse 500 DPC**
Themakraft Supercourse 500 DPC between concrete masonry/aluminum and timber members. Install strictly as per manufacturer's specifications and details. 41617
- 4.04.26 3M Flashing Tape**
Approved 3M 8067 All weather flashing tape as per manufacturer's specifications and details. Install strictly as per manufacturer's specifications and details.
- 4.05.07 Specialized Plaster System**
Specialized plaster System on 20 series concrete block. Float textured finish by Specialized Systems. Min 2 coats of paint. Colour TBD. All installation in accordance with manufacturers specifications. System only for timber framed wing walls.
- 4.05.08 Paint Finish Midland NZ Brick Veneer**
Midland NZ brick veneer to take paint finish - with 10mm cavity with building wrap on timber frame walls, to NZS 3604 : 2011. Provide wrap holes @800mm max centres and 10mm ventilation gap between top of brick and soffit lining. Wall ties and fixings in accordance with S 4210 : 2001. Standard mortar, colour to match brick. The 2 storey brick cladding system used on this building must be completed to 'Design Note TB1' refer to Midland Brick for design note TB1. Install strictly as per manufacturer's specifications and details. Install stainless steel lintel bars over openings as per brick window head table details.
- 4.05.09 Specialized System EZ Panel Lightweight Cladding**
Specialized System EZ Panel 50mm autoclaved lightweight concrete Facade System over 50x21mm High Density EPS vertical cavity battens at 600c/s max. Float textured finish by Specialized Systems. Min 2 coats of paint. Colour TBD. All installation in accordance with manufacturers specifications. System only for timber framed wing walls.
- 4.05.22 6mm James Hardie (RAB)**
6mm thick James Hardie Rigid Air Barrier RAB board fixed in accordance with manufacturer's specifications and details. Use only in areas where fire rating is required on a timber framing system in conjunction with Gib Gyreline. Refer to architectural details. Install strictly as per manufacturer's specifications and details. Refer to Fire report and drawings. 41617
- 4.05.27 Specialized Plaster System over batten**
Specialized plaster System over 30mm High Density EPS. Float textured finish by Specialized Systems. Min 2 coats of paint. Colour TBD. All installation in accordance with manufacturers specifications. System only for timber framed wing walls.
- 4.06.11 Spectrum Fin Screen Louvres**
Spectrum 115x17 aluminum RHS fins louvre system fixed to 115x3 Aluminium plate top and bottom fixed to underside of concrete beam / deck edge. Powdercoated finish to match joinery. Install strictly as per manufacturer's specifications and details.
- 4.08.02 PEF & Sealant**
PEF Backing rod and Sealant. Ensure all laps and overhangs comply with E2/AS1. Install strictly as per manufacturer's specifications and details.
- 4.08.03 Firetherm Rainbar 60-25 Cavity Fire Stop**
Firetherm Rainbar 60-25: 60 minute intumescent composite cavity Fire Stop for cavities up to 25mm. Installed to manufacturers requirements to all nominal 20mm cavities between horizontal and vertical unit separations.



ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS BY HFC GROUP LTD

RevID	Issue	CHD	Comments	Date
01	Building Consent			10/12/2018
02	RFI 2	02-1	Detail Added	11/20/2018

creative ARCH

29 Nixon St,
Grey Lynn
PO Box 78 282 Grey Lynn
Auckland

p:+64 9 309 6032
info@creativearch.co.nz
www.creativearch.co.nz

ARNZ
Professional Member

DESIGN AND DRAWINGS ARE COPYRIGHT OF CREATIVE ARCH LTD
CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK
ALL RESTRICTED BUILDING WORK TO BE CARRIED OUT BY LICENSED BUILDING PRACTITIONERS

project title:
Proposed Development for:
for:
Bonair Developments
at:
153 Bonair Crescent
Silverdale, Auckland

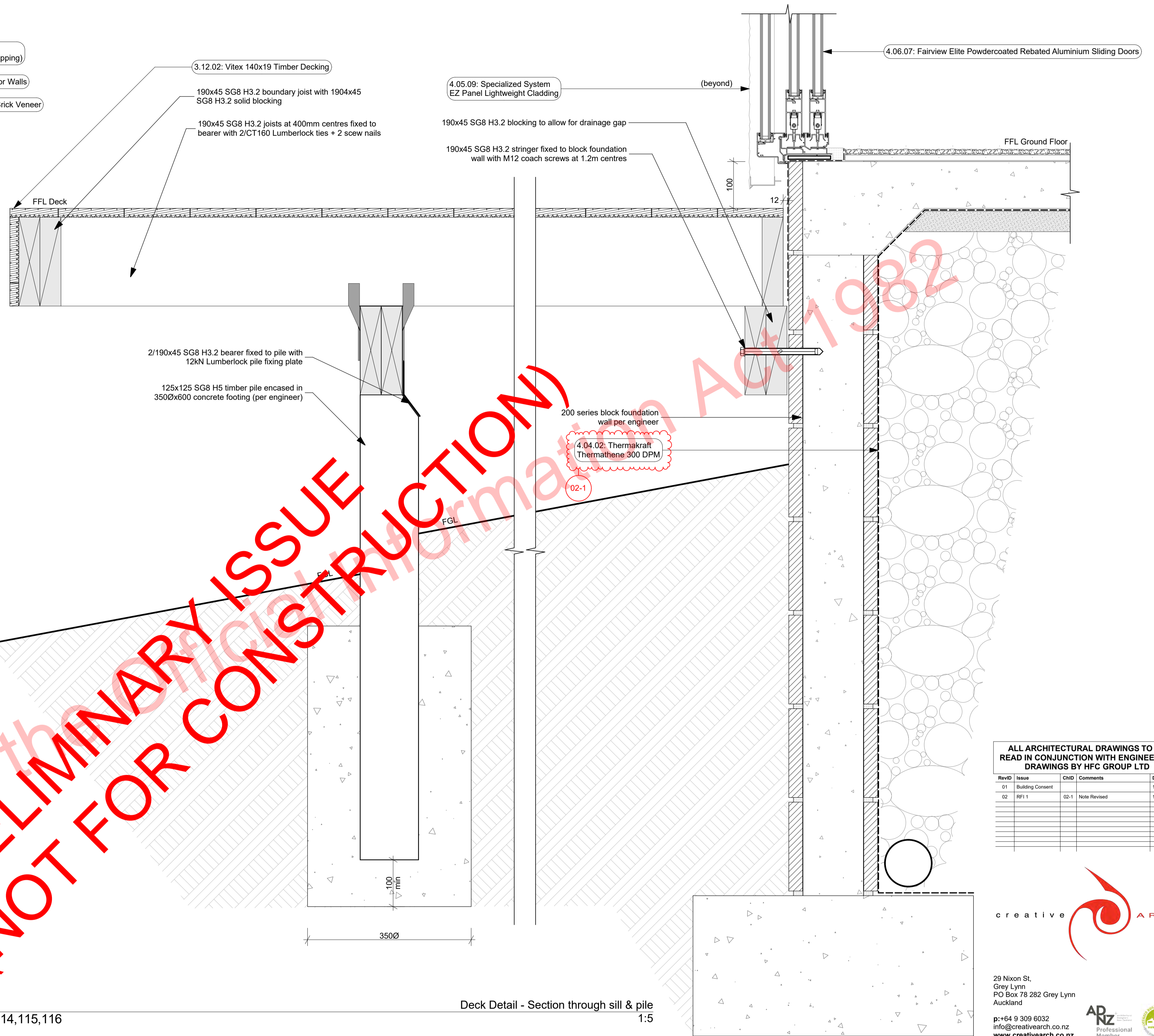
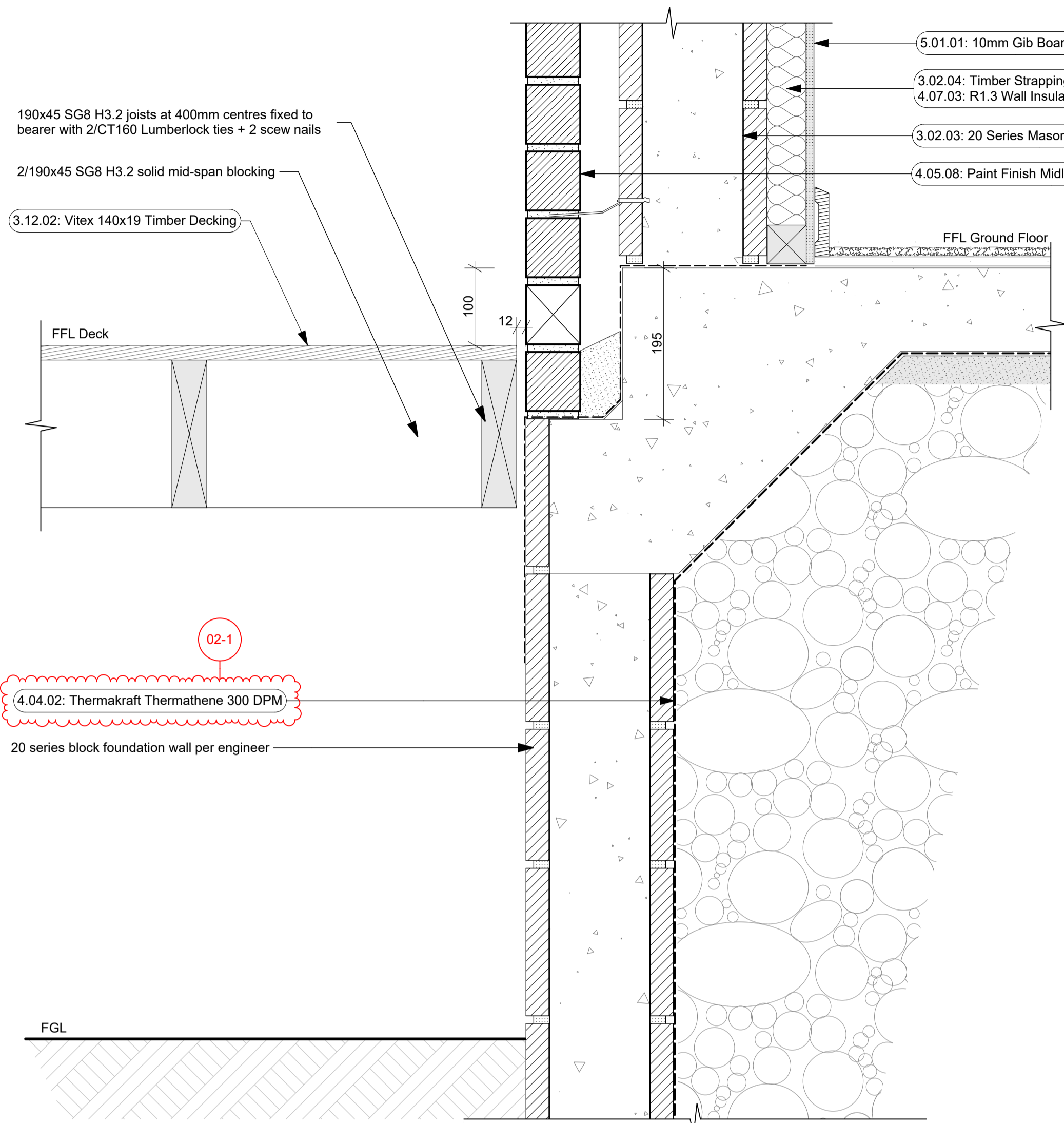
sheet title:
Wing Wall Plan Details

drawn: **KN** checked: **JM** dwg no:
job no: **2005**
date created: **11/20/2018** **425**
date plotted: **1/15/2019**
issue: **BC** rev no:
scale: **1:5, 1:2 @ A1** **02**
NOTE: Drawings are 1/2 scale @ A3
CAD ref: 21\Creative Arch\2005_Broadway Property Group_CODED_BLOCKA

CL-77
- 108,110
S GF Wingwall w/Screen Grid D1
1:5

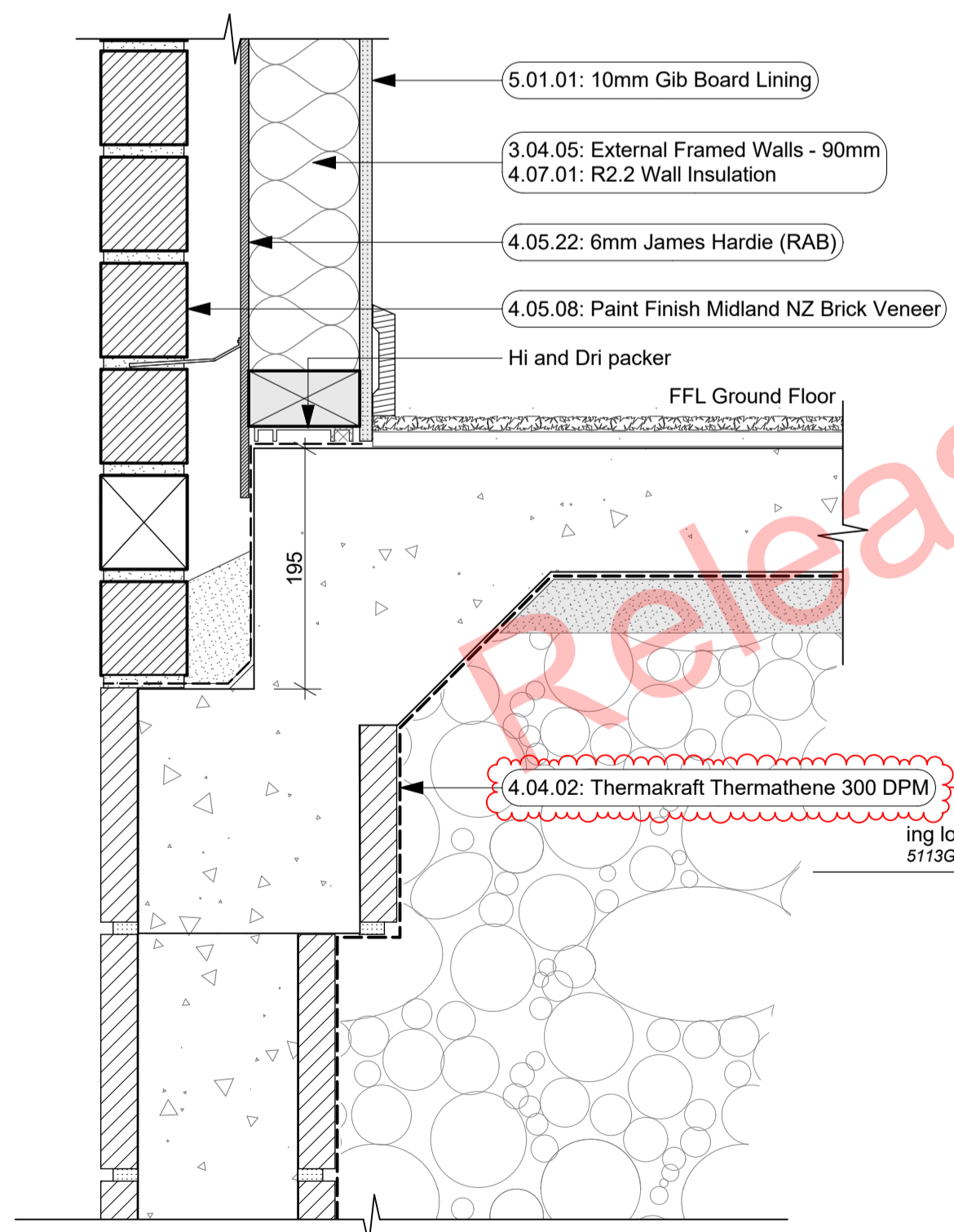
CL-78
- 108
S GF Wingwall Grid D2
1:2

FOR BUILDING CONSENT - BLOCK A



D-02
- 114,115,116

Deck Detail
1:5



D-01
- 114,115,116

Deck Detail
1:5

D-03
- 114,115,116

Deck Detail - Section through sill & pile
1:5

Released under the Official Information Act 1982
PRELIMINARY ISSUE
(NOT FOR CONSTRUCTION)

- architraves. Refer to window and door schedule. Confirm size on site prior to manufacture. Install strictly as per manufacturer's specifications and details. Hardware TBC by client.
- 4.07.01 R2.2 Wall Insulation**
Autex Greenstuff R2.2 Wall insulation (90mm), or similar with equivalent R-value, installed as per manufacturer's specifications and instructions.
- 4.07.03 R1.3 Wall Insulation (Strapping)**
Autex Greenstuff Masonry Blanket R1.3 / 40mm, or similar with equivalent R-value. Wall strapping insulation (45mm) installed as per manufacturer's specifications and instructions. Ensure timber strapping system as per keynote: 3.02.04 Timber Strapping
- 5 INTERIOR**
- 5.01.01 10mm Gib Board Lining**
10mm Gib Board lining fixed horizontally or vertically over selected framing. Gib stopped to level 4mm, finish for painting. Square stopped to ceiling. Install strictly as per manufacturer's specifications and details. Refer to engineer drawings for brace

- head table details.
- 4.05.09 Specialized System EZ Panel Lightweight Cladding**
Specialized System EZ Panel 50mm autoclaved lightweight concrete Facade System over 50x21mm High Density EPS vertical cavity battens at 600c/s max. Float textured finish by Specialized Systems. Min 2 coats of paint. Colour TBD. All installation in accordance with manufacturer's specifications. System only for timber framed wing walls.
- 4.05.22 6mm James Hardie (RAB)**
6mm thick James Hardie Rigid Air Barrier RAB board fixed in accordance with manufacturer's specifications and details. Use only in areas where fire rating is required on a timber framing system in conjunction with Gib Fyrelite. Refer to architectural details. Install strictly as per manufacturer's specifications and details. Refer to Fire report and drawings.
- 4.06.07 Fairview Elite Powdercoated Rebated Aluminium Sliding Doors**
Elite Fairview Classic Residential 35 Powdercoated Rebated Aluminium glazed Sliding Doors with Flush track Sills. Colour as per Resource Consent specifications. Rebate 30mm depth and size must be confirmed with manufacturer prior to rebate installation. Clear double glazed with paint grade radiata pine

- requirements. 6mm RAB to exterior face of walls.
- 3.12.02 Vitex 140x19 Timber Decking**
Vitex 140x19 timber decking. Vitex decking system to have 3mm gaps and exterior timber decking, selected coating applied to all faces.
- 4 ENCLOSURE**
- 4.04.02 Thermakraft Thermathene 300 DPM**
6mm micron polythene damp-proof membrane (DPM) under slab / footings. Install strictly as per manufacturer's specifications and details.
- 4.05.08 Paint Finish Midland NZ Brick Veneer**
Midland NZ brick veneer to take paint finish - with 50mm cavity with building wrap on timber framed walls, to NZS 3604 : 2011. Provide weep holes @800mm max centres and 10mm ventilation gap between top of brick and soffit lining. Wall ties and fixings in accordance with NZS 4210 : 2001. Standard range mortar, colour to match brick. The 2 storey brick cladding system used on this building must be completed to 'Design Note TB1' refer to Midland Brick for Design Note TB1. Install strictly as per manufacturer's specifications and details. Install stainless steel lintel bars over openings as per brick window

- Notes**
- 3 STRUCTURE**
- 3.02.03 20 Series Masonry Exterior Walls**
190mm Exterior masonry walls with Solid plaster finish to exterior, refer to engineering for reinforcing requirements, Constructed in accordance with NZS4210, refer to specific notes for strapping and lining requirements. FRR240/240/240
- 3.02.04 Timber Strapping**
Masonry Blockwork Intertency wall to be strapped with 50x50mm H1.2 battens on dpc at 600c/s with Autex Greenstuff R1.3 40mm fibreglass insulation installed between with Gib board lining.
- 3.04.05 External Framed Walls - 90mm**
Generally construct with 90x45 SG8 KD H1.2 framing with studs on Hi and Dri packers at c/s as per setout plans and nogs @ 600c/s to NZS3604.2011 unless noted otherwise. Ensure all insulation within framing where applicable, is secured into place with DanBand straps in accordance with the requirements of E2/AS1. Nog for all fittings, fixtures, linings, bracing panels and trims. DPC (malthoid) between bottom plate and conc. slab and fixed with M12 bolts @ 900c/s. Refer to the Structural Layouts for the bracing

ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS BY HFC GROUP LTD

RevID	Issue	ChID	Comments	Date
01	Building Consent			10/12/2018
02	RPI 1	02-1	Note Revised	11/12/2018



29 Nixon St,
Grey Lynn
PO Box 78 282 Grey Lynn
Auckland

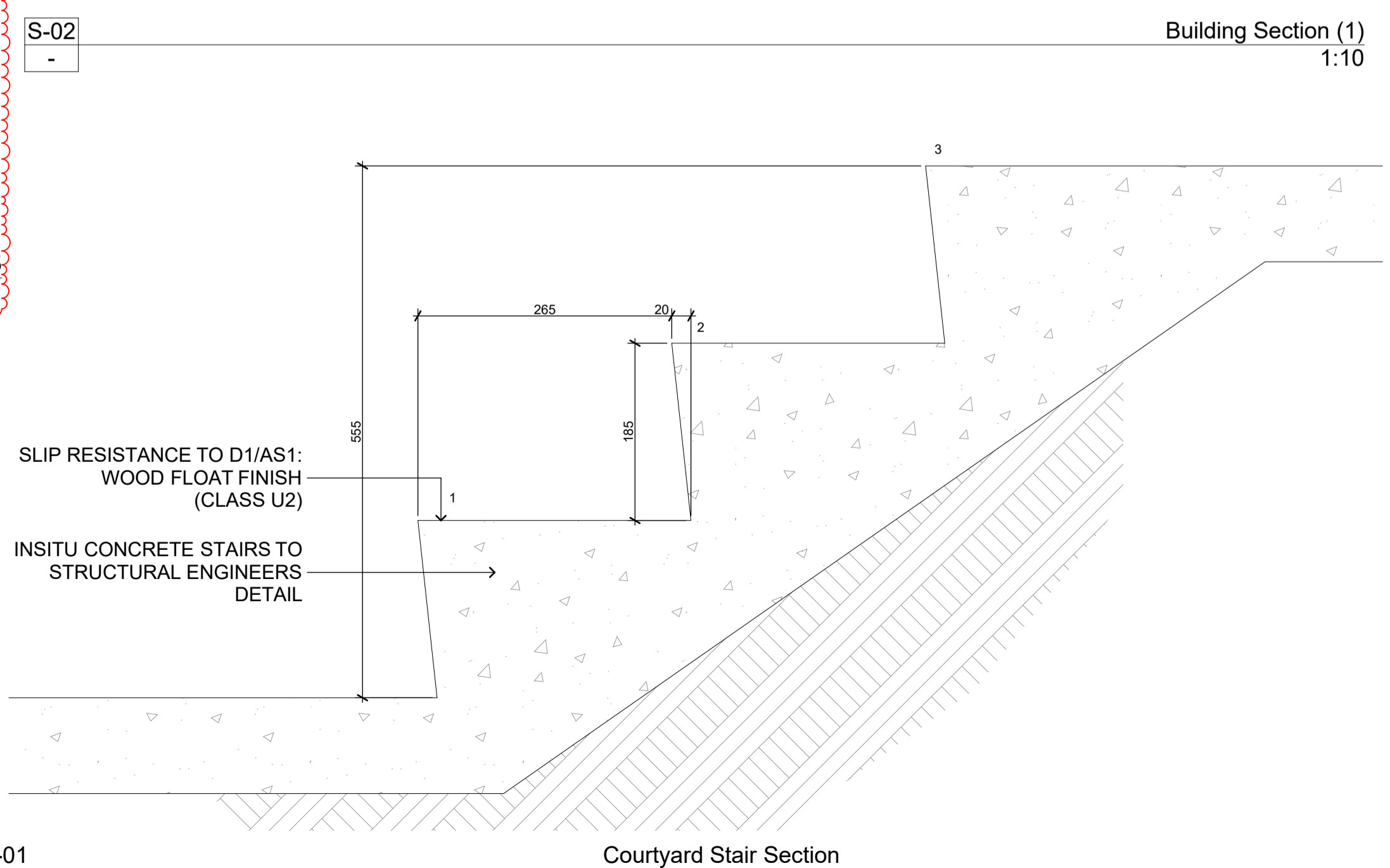
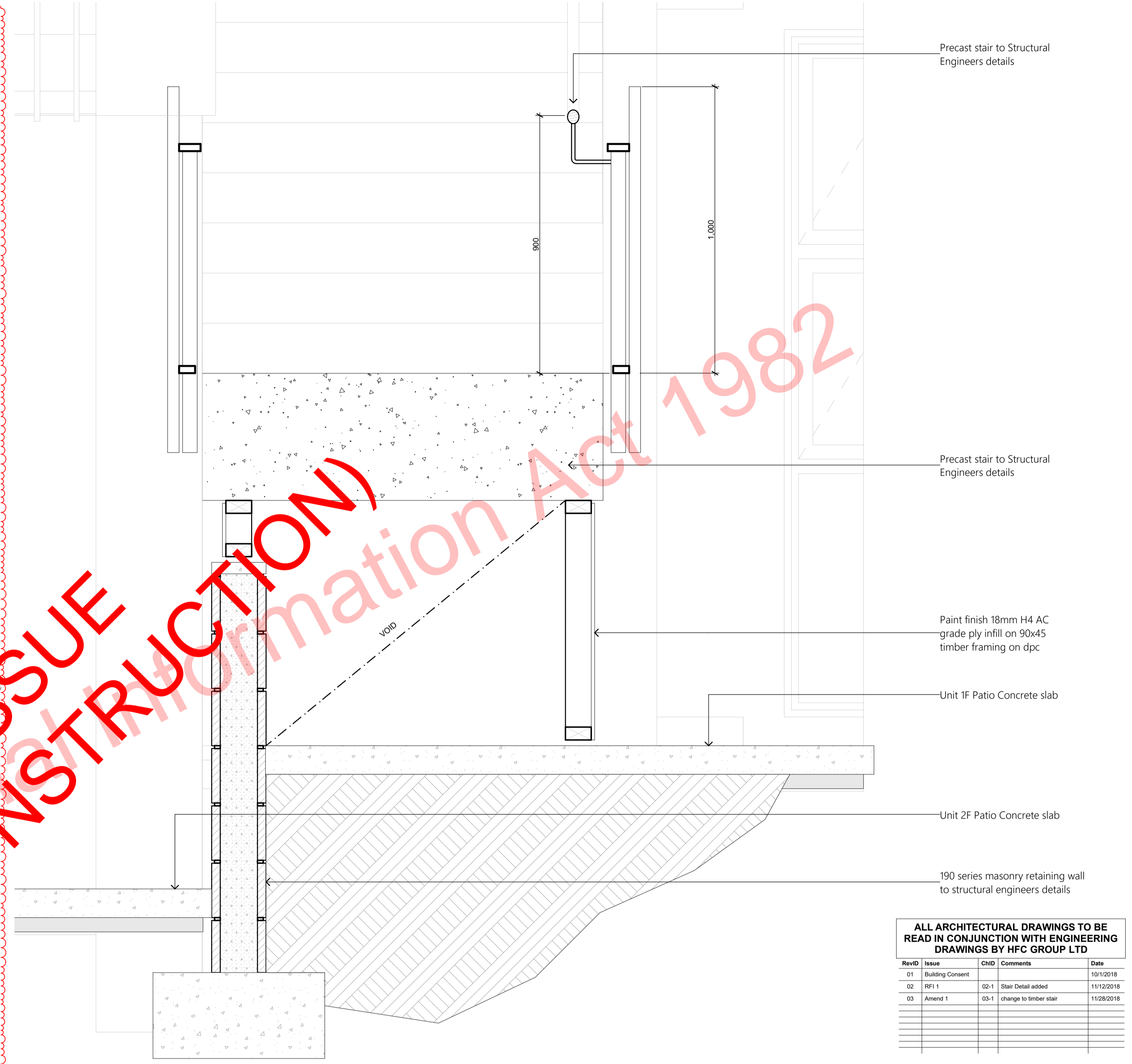
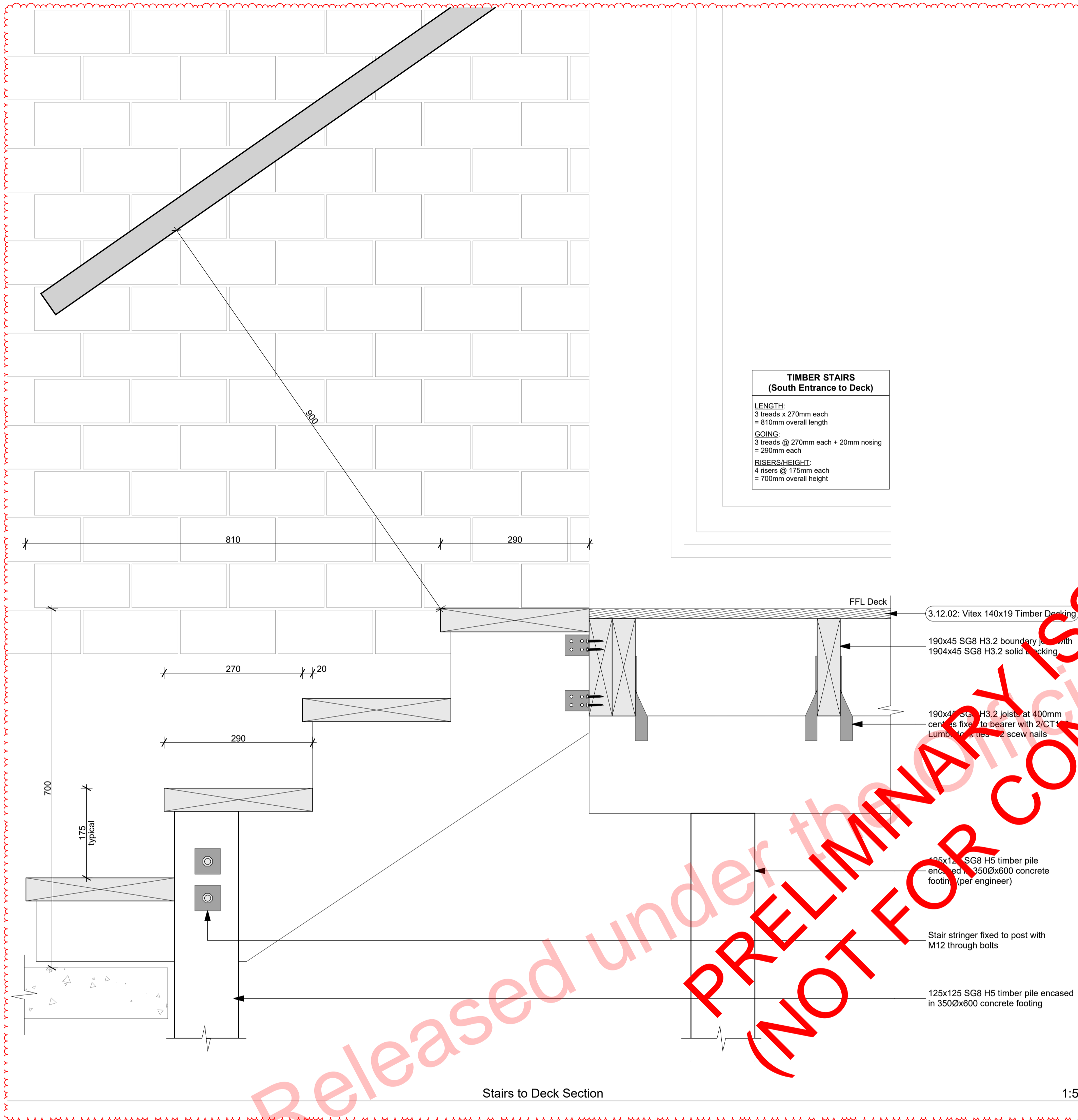
p+64 9 309 6032
info@creativearch.co.nz
www.creativearch.co.nz



DESIGN AND DRAWINGS ARE COPYRIGHT OF CREATIVE ARCH LTD
CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK
ALL RESTRICTED BUILDING WORK TO BE CARRIED OUT BY LICENSED BUILDING PRACTITIONERS

project title:
Proposed Development for:
for:
Bonair Developments
at:
153 Bonair Crescent
Silverdale, Auckland
sheet title:
Deck Details
drawn: **KN** checked: **JM** dwg n#: **427**
job n#: **2005**
date created: **11/12/2018**
date plotted: **1/15/2019**
issue: **BC** rev n#: **02**
scale: **1:5 @ A1**
NOTE: Drawings are 1/5 scale @ A3
KinsdaleBIM Server: CAL-BIM - BIMcloud Basic for ARCHICAD
CAD ref: 21\Creative Arch\2005_Broadway Property Group_CODED_BLOCKA

FOR BUILDING CONSENT - BLOCK A



ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS BY HFC GROUP LTD

RevID	Issue	ChID	Comments	Date
01	Building Consent			10/12/2018
02	RPI 1	02-1	Stair Detail added	11/12/2018
03	Amend 1	03-1	change to timber stair	11/28/2018



29 Nixon St,
Grey Lynn
PO Box 78 282 Grey Lynn
Auckland

p+64 9 309 6032
info@creativearch.co.nz
www.creativearch.co.nz

AR NZ
Professional Member

DESIGN AND DRAWINGS ARE COPYRIGHT OF CREATIVE ARCH LTD
CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK

ALL RESTRICTED BUILDING WORK TO BE CARRIED OUT BY LICENSED BUILDING PRACTITIONERS

project title:
Proposed Development for:
for:
Bonair Developments
at:
**153 Bonair Crescent
Silverdale, Auckland**

sheet title:
Stair details

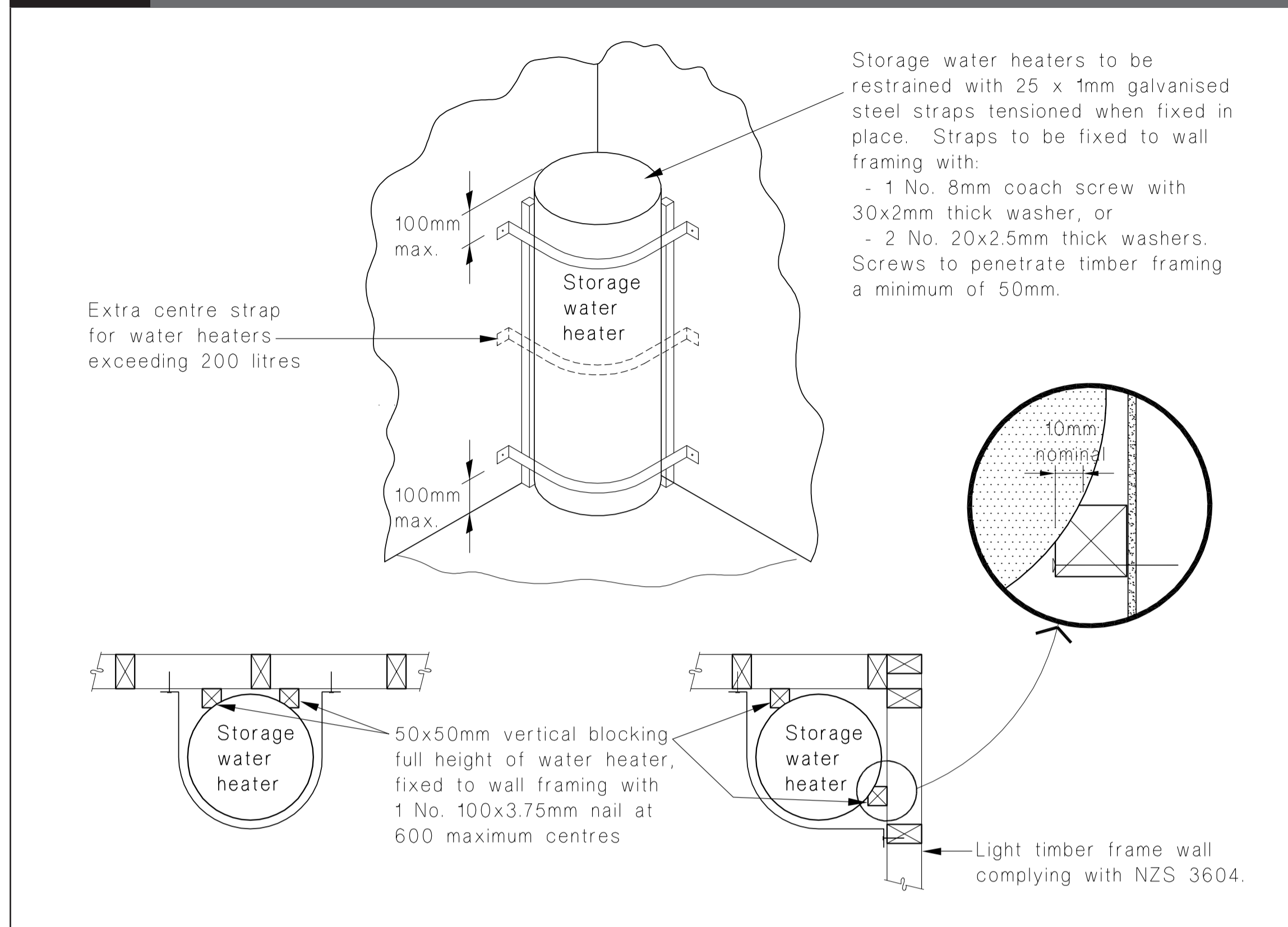
drawn: **KN** checked: **JM** dwg n#:
job n#:
date created: **11/28/2018** **428**
date plotted: **1/15/2019**
issue: **BC** rev n#:
scale: **1:5, 1:10 @ A1** **03**

NOTE: Drawings are 1/2 scale @ A3

Released under the Official Information Act 1982

PRELIMINARY ISSUE
(NOT FOR CONSTRUCTION)

Figure 14: Seismic Restraint of Storage Water Heaters 90 – 360 litres
Paragraph 6.11.4



HWC Seismic Restraint

DROP IN FIRE COLLAR TEST RESULTS:

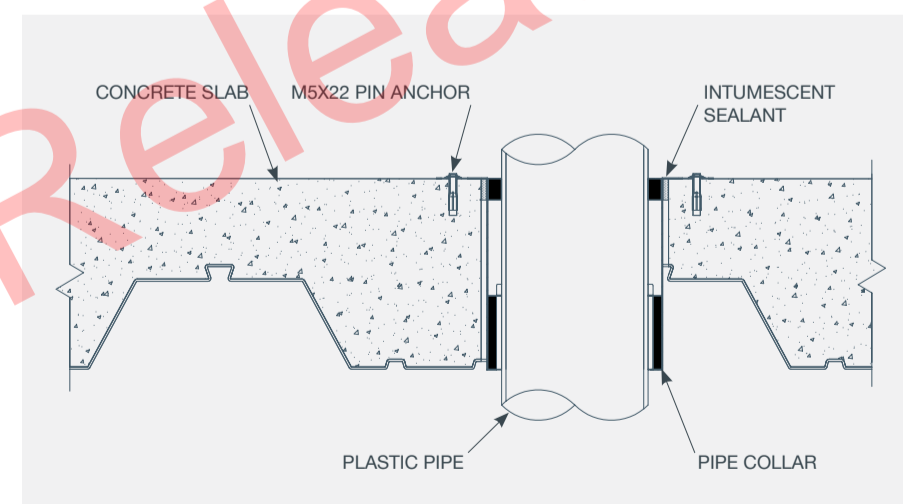
Tested on a trapezoidal steel tray concrete floor with 70mm minimum thickness and 130mm maximum thickness.

NOMINAL PIPE SIZE (MM)	NOMINAL PIPE WALL THICKNESS (MM)	PRODUCT CODE	PENETRATION HOLE SIZE (MM)	FLOOR FRL*	FTC#
PVC PLASTIC PIPE					
40	2.0	DIFC40	72	-/90/60	728
50	2.2	DIFC50	82	-/90/90	728
65	2.7	DIFC65	102	-/90/90	728
80	2.9	DIFC80	112	-/90/90	728
100	3.2	DIFC100	142	-/90/60	728
150	4.5	DIFC150	192	-/90/90	728
PVC PIPE SOCKET CONNECTIONS					
40	4.0	DIFC40	72	-/90/60	728
100	6.4	DIFC100	142	-/90/90	728
HDPE					
150	7.0	DIFC150	192	-/90/90	728

INSTALLATION INSTRUCTIONS:

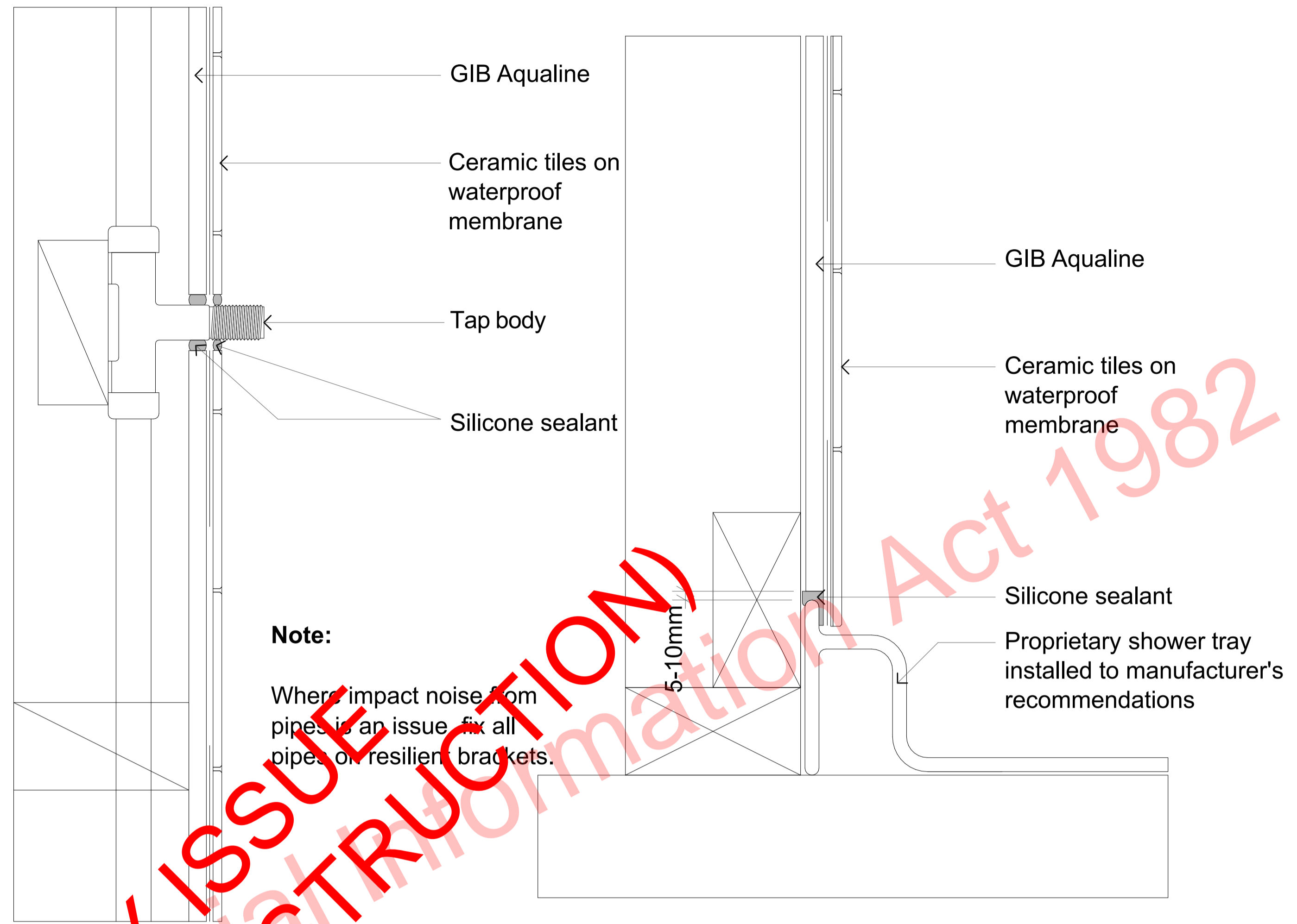
1. Core drill hole to specified diameter to suit pipe size.
2. Install drop in fire collar fixing with two M5x22mm metal pin anchors.
3. Insert pipework through collar.
4. Seal gaps between concrete/collar and collar/pipe with Allproof intumescent sealant.

INSTALLATION DETAILS:



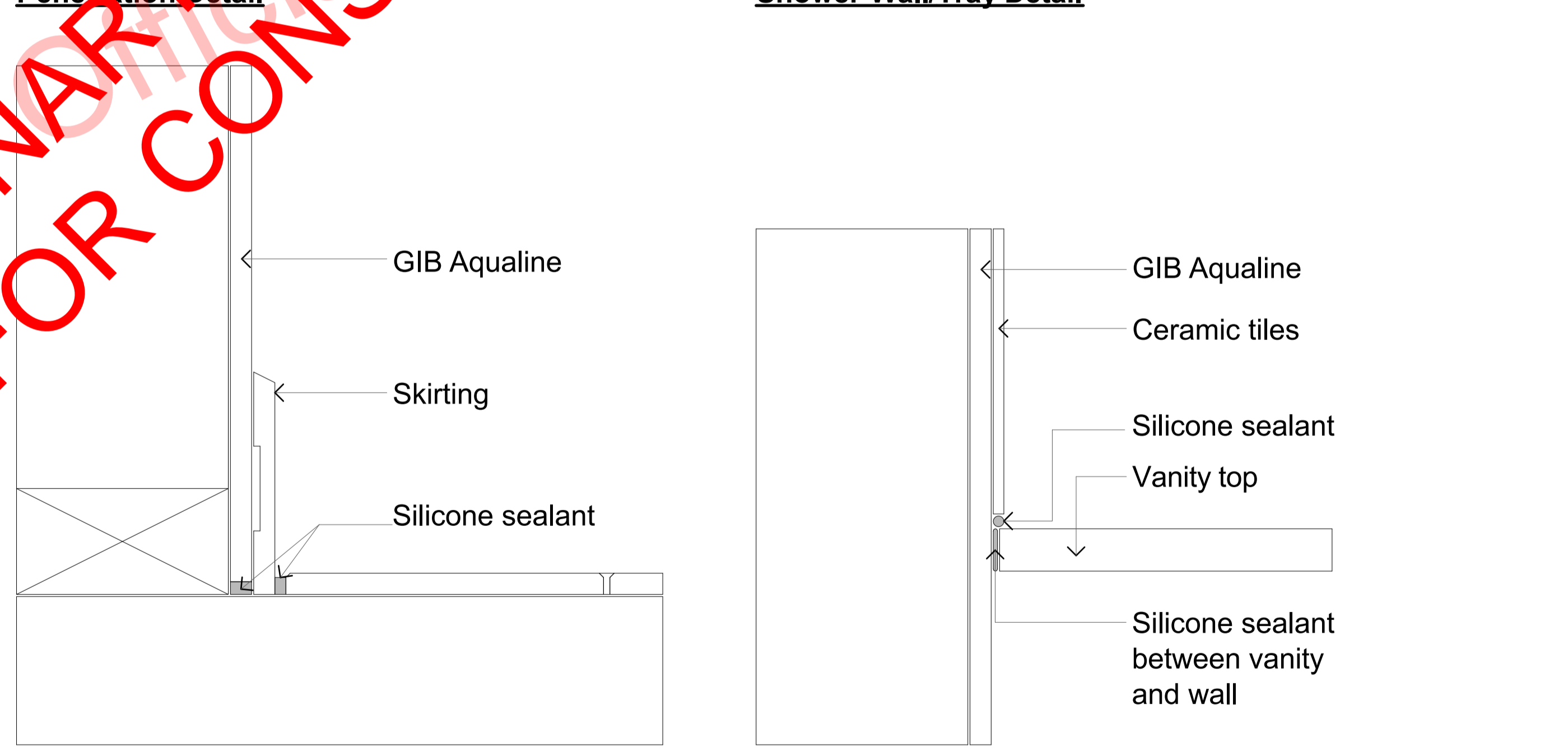
Allproof Drop In Fire Collars Details

1:1



Penetration Detail

Shower Wall/Tray Detail



Wall/Floor Detail

Vanity Top Detail

Bathroom Detail
1:2

ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS BY HFC GROUP LTD

RevID	Issue	ChID	Comments	Date
01	Building Consent			10/1/2018



29 Nixon St,
Grey Lynn
PO Box 78 282 Grey Lynn
Auckland

p: +64 9 309 6032
info@creativearch.co.nz
www.creativearch.co.nz

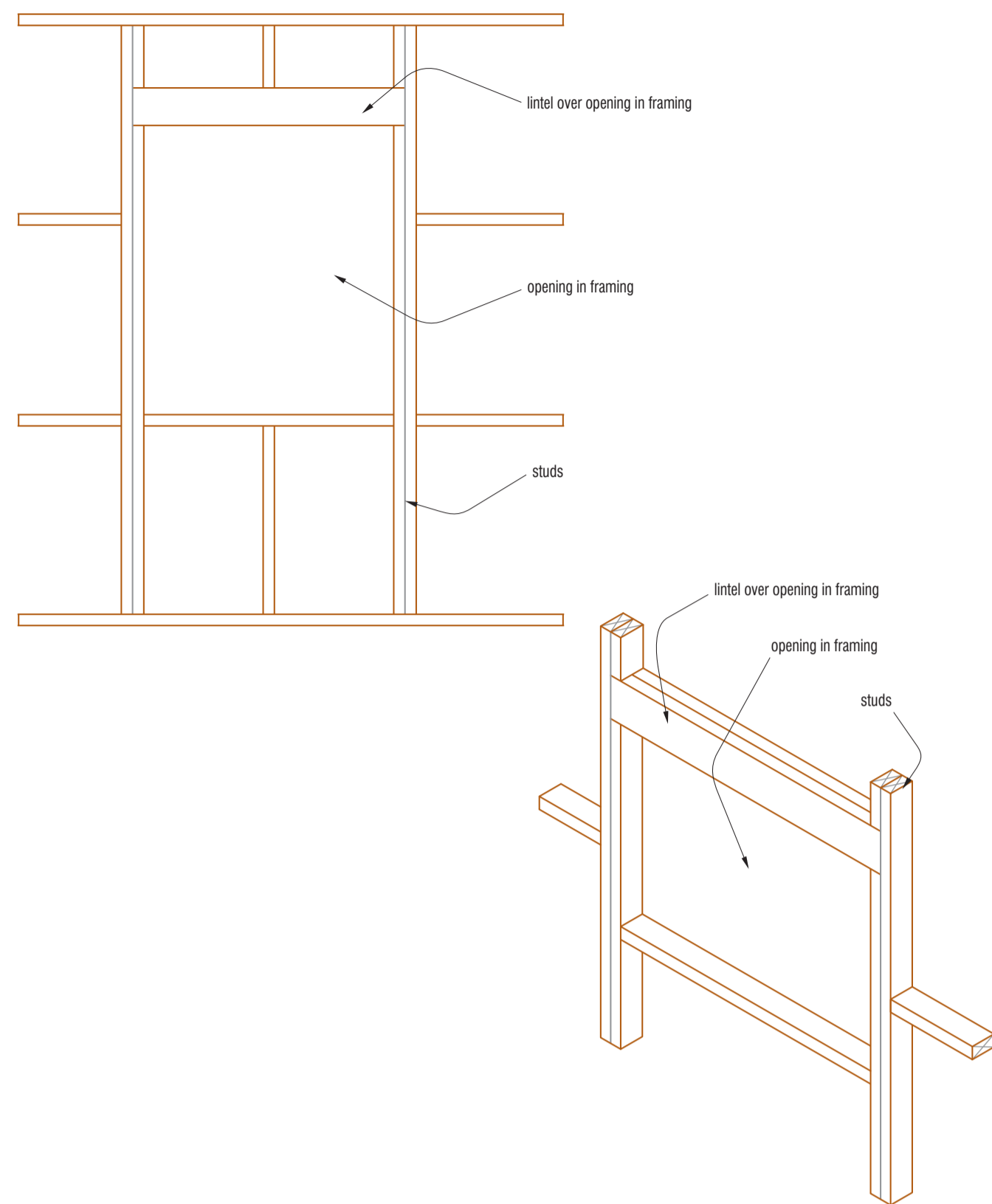


DESIGN AND DRAWINGS ARE COPYRIGHT OF CREATIVEARCH LTD
CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK
ALL RESTRICTED BUILDING WORK TO BE CARRIED OUT BY LICENSED BUILDING PRACTITIONERS

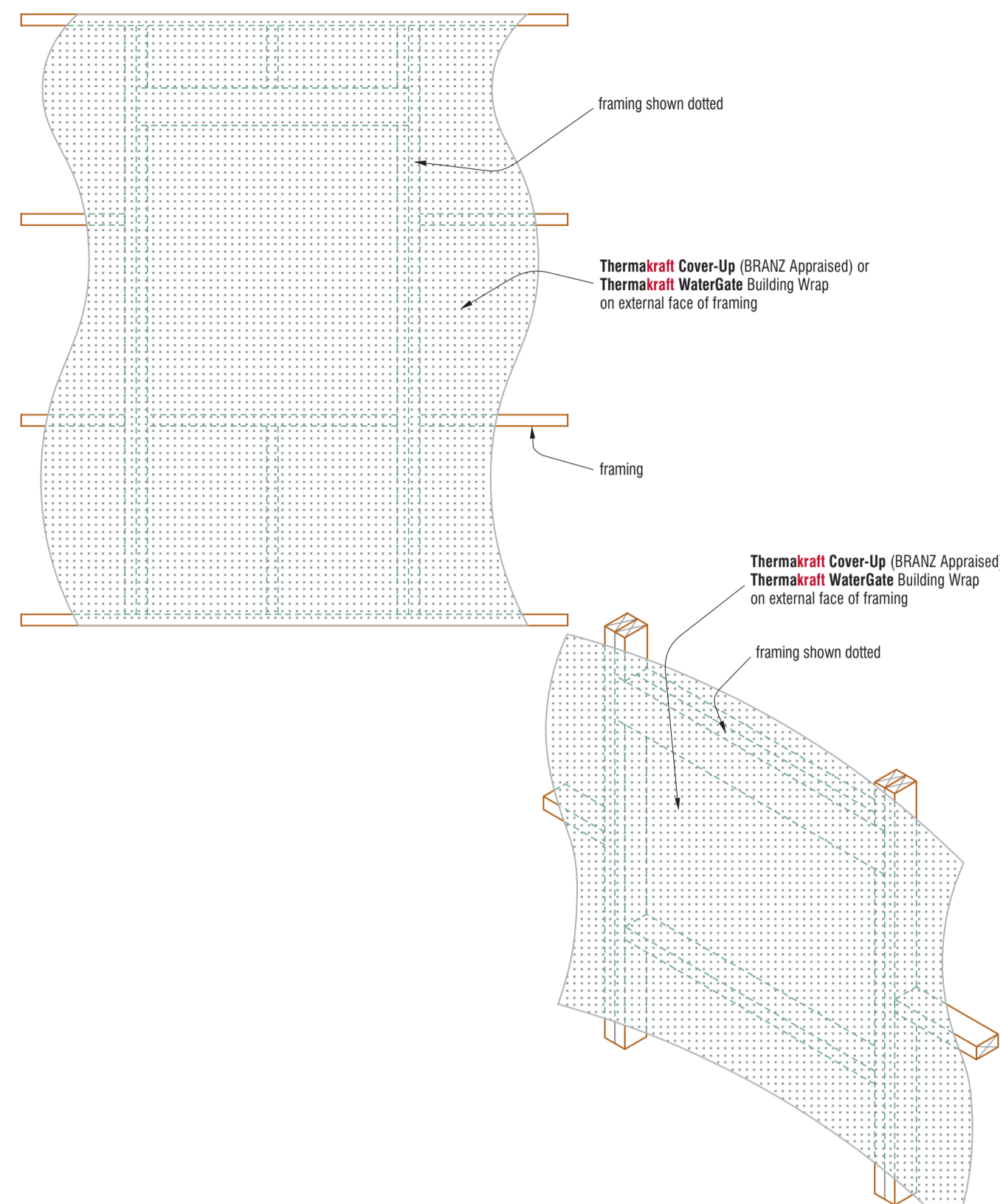
FOR BUILDING CONSENT - BLOCK A

project title:
Proposed Development for:
for:
Bonair Developments
at:
**153 Bonair Crescent
Silverdale, Auckland**
sheet title:
Bathroom & HW Cyclinder Details
drawn: **KN** checked: **JM** dwg n#: **429**
job n#: **2005**
date created: **10/1/2018**
date plotted: **1/15/2019**
issue: **BC** rev n#: **01**
scale: **1:1 @ A1**
NOTE: Drawings are 1/2 scale @ A3

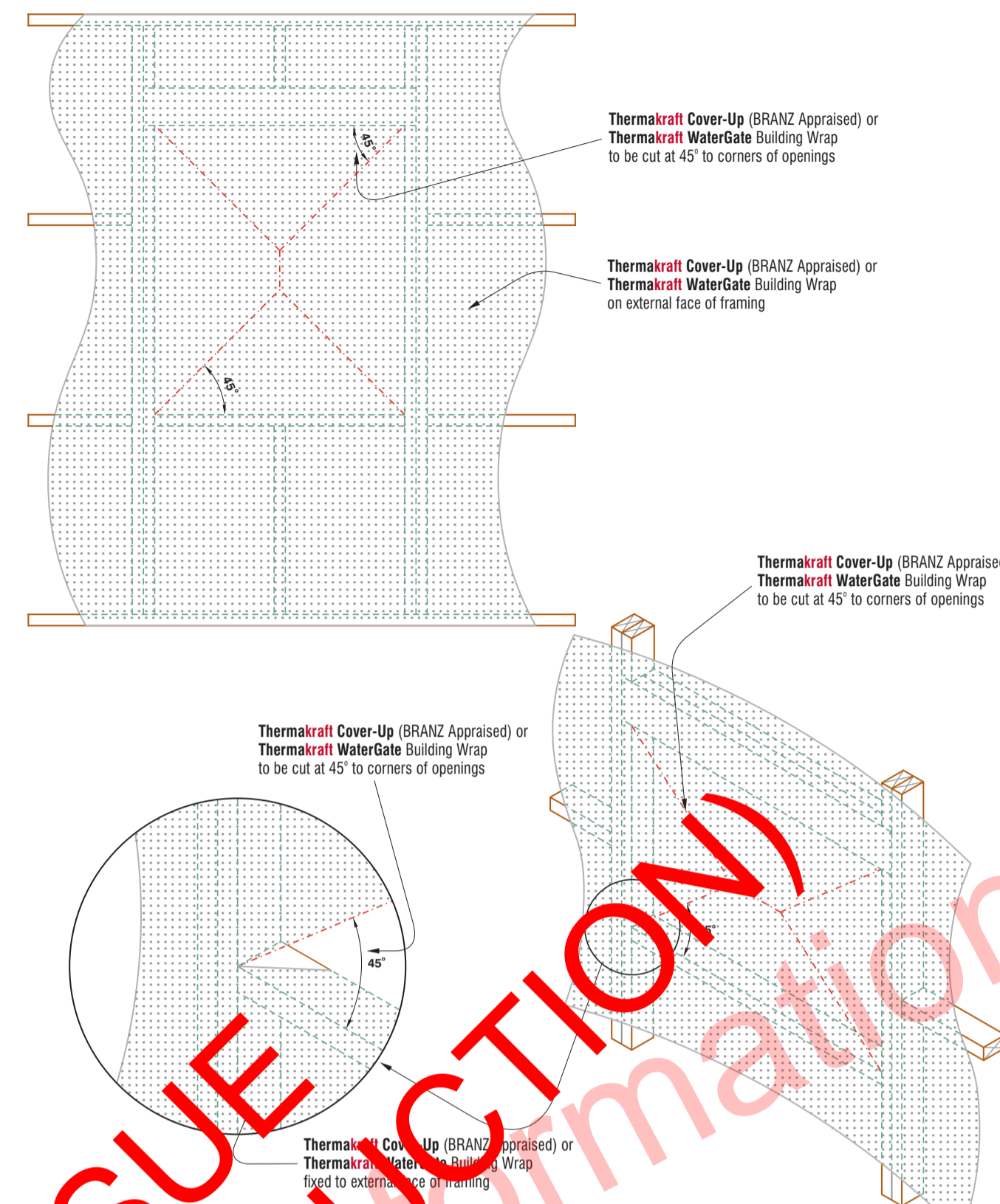
CAD ref: 21\Creative Arch\2005_Broadway Property Group_CODED_BLOCKA



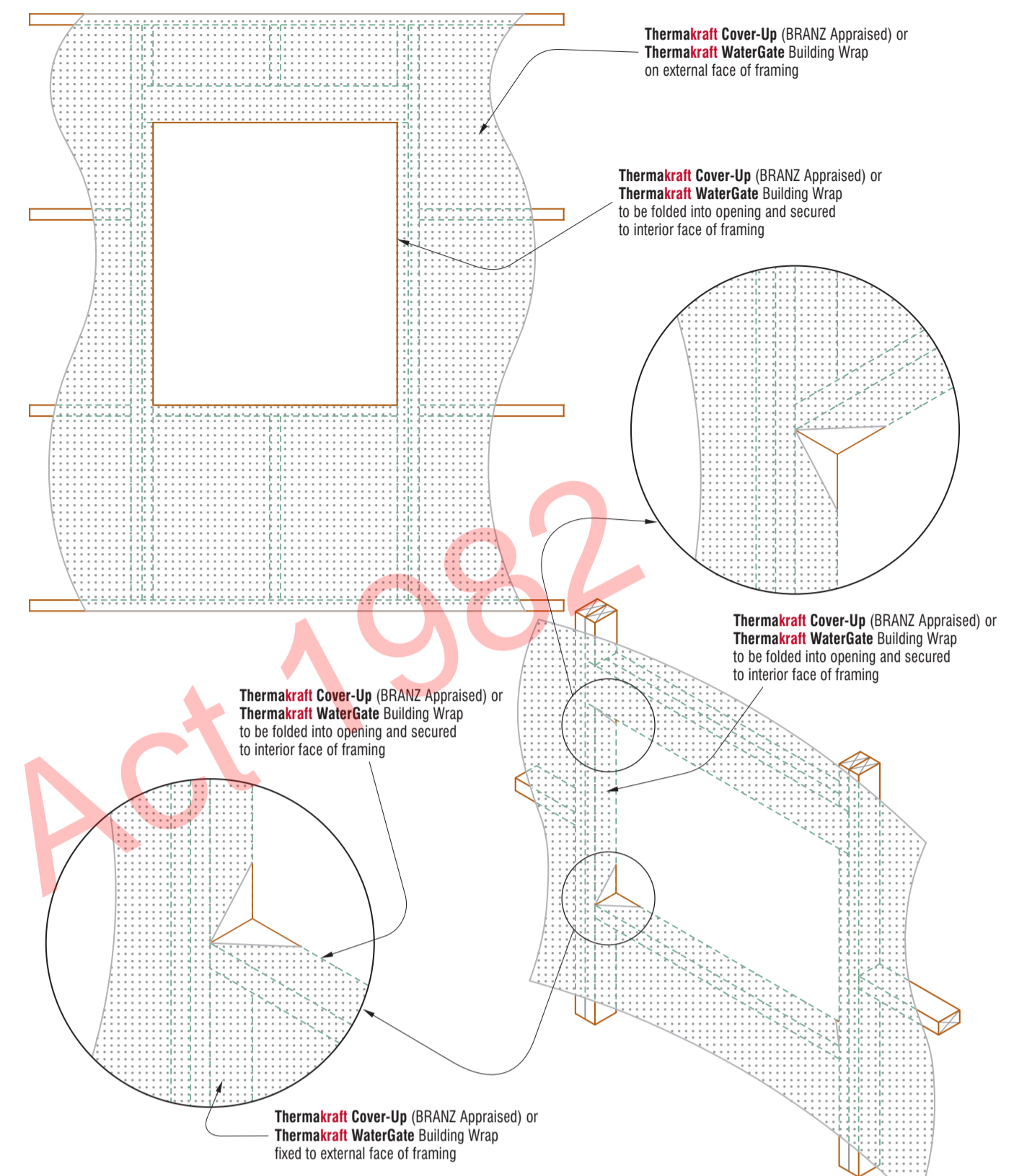
Thermakraft Industries (NZ) Ltd 11 Turin Place, Auckland P.O. Box 58-112, Greenmount, Auckland Ph: +64 9-273 3727 Fax: +64 9-273 3726 Free Phone 0800 806 595	DRAWING TITLE	DATE	SHEET No.
	Opening in Framing	JUNE 2005	W1
	DRAWN © Copyright	SCALE	
	MKN	NTS	



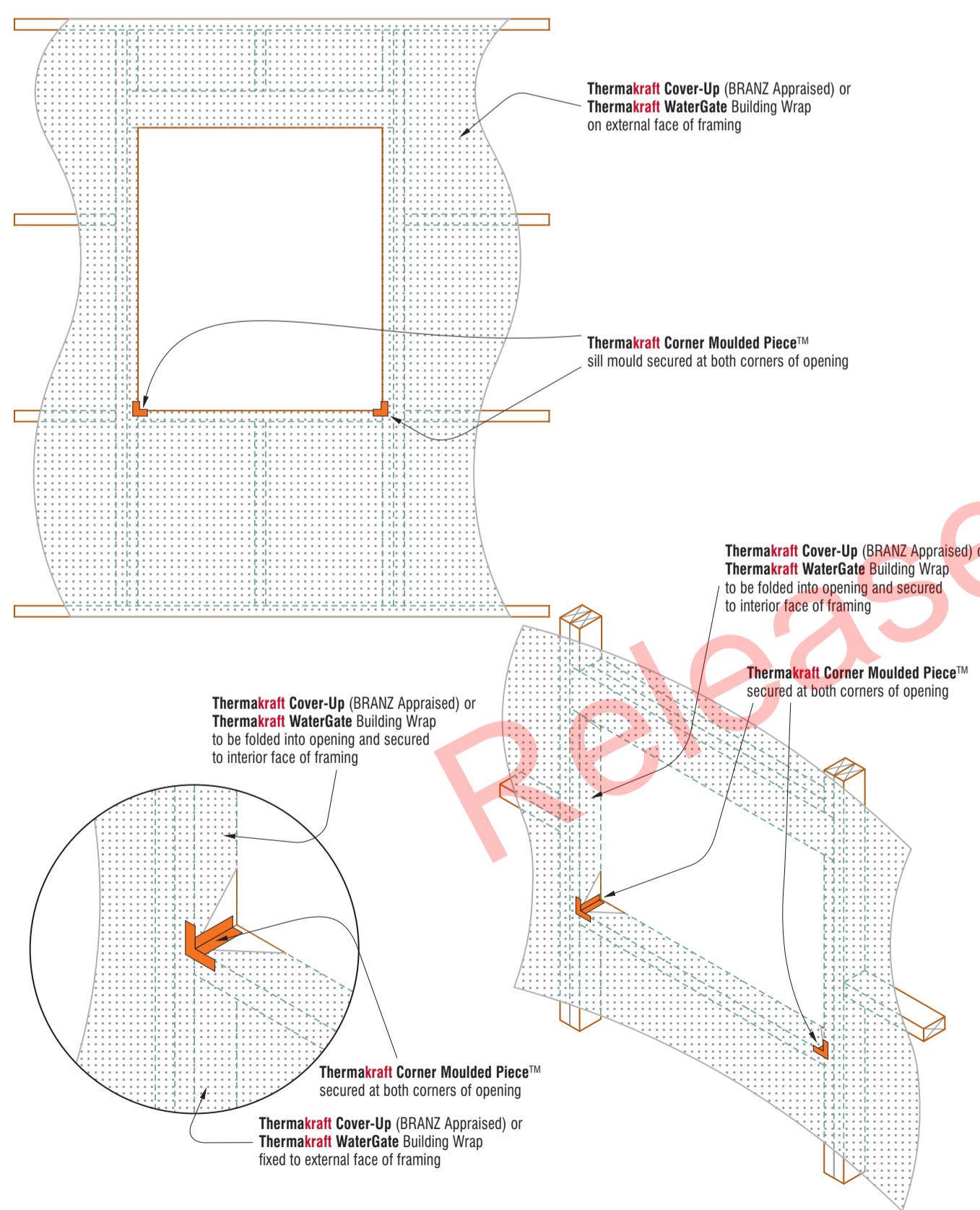
Thermakraft Industries (NZ) Ltd 11 Turin Place, Auckland P.O. Box 58-112, Greenmount, Auckland Ph: +64 9-273 3727 Fax: +64 9-273 3726 Free Phone 0800 806 595	DRAWING TITLE	DATE	SHEET No.
	Building Wrap over Framing	JUNE 2005	W2
	DRAWN © Copyright	SCALE	
	MKN	NTS	



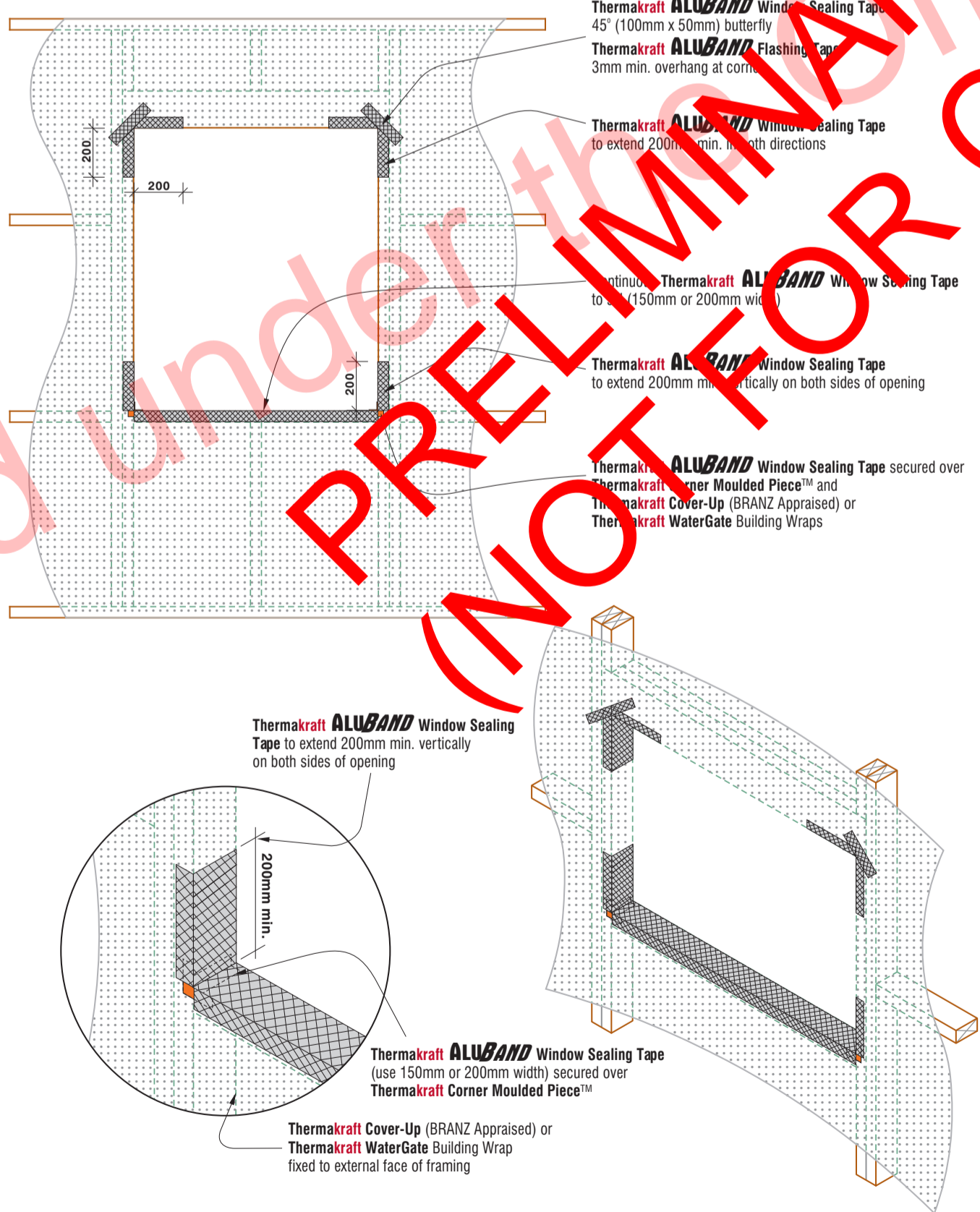
Thermakraft Industries (NZ) Ltd 11 Turin Place, Auckland P.O. Box 58-112, Greenmount, Auckland Ph: +64 9-273 3727 Fax: +64 9-273 3726 Free Phone 0800 806 595	DRAWING TITLE	DATE	SHEET No.
	Cut Building Wrap at Opening	JUNE 2005	W3
	DRAWN © Copyright	SCALE	
	MKN	NTS	



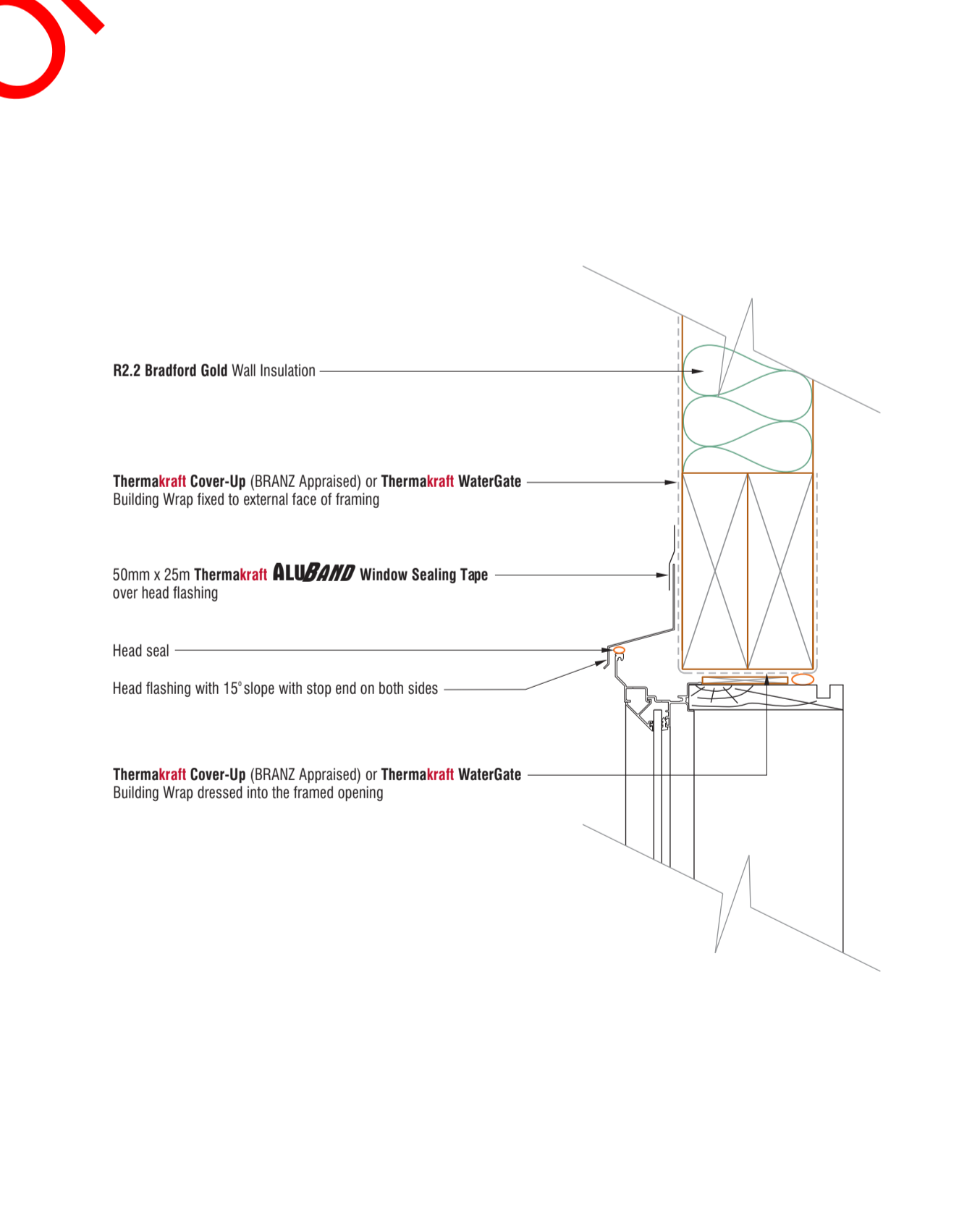
Thermakraft Industries (NZ) Ltd 11 Turin Place, Auckland P.O. Box 58-112, Greenmount, Auckland Ph: +64 9-273 3727 Fax: +64 9-273 3726 Free Phone 0800 806 595	DRAWING TITLE	DATE	SHEET No.
	Fold Building Wrap into Opening	JUNE 2005	W4
	DRAWN © Copyright	SCALE	
	MKN	NTS	



Thermakraft Industries (NZ) Ltd 11 Turin Place, Auckland P.O. Box 58-112, Greenmount, Auckland Ph: +64 9-273 3727 Fax: +64 9-273 3726 Free Phone 0800 806 595	DRAWING TITLE	DATE	SHEET No.
	Corner Moulded Piece	JUNE 2005	W5
	DRAWN © Copyright	SCALE	
	MKN	NTS	



Thermakraft Industries (NZ) Ltd 11 Turin Place, Auckland P.O. Box 58-112, Greenmount, Auckland Ph: +64 9-273 3727 Fax: +64 9-273 3726 Free Phone 0800 806 595	DRAWING TITLE	DATE	SHEET No.
	Window Sealing Tape	JUNE 2005	W6
	DRAWN © Copyright	SCALE	
	MKN	NTS	



Thermakraft Industries (NZ) Ltd 11 Turin Place, Auckland P.O. Box 58-112, Greenmount, Auckland Ph: +64 9-273 3727 Fax: +64 9-273 3726 Free Phone 0800 806 595	DRAWING TITLE	DATE	SHEET No.
	Window Sealing Tape	JUNE 2005	W7
	DRAWN © Copyright	SCALE	
	MKN	NTS	

ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS BY HFC GROUP LTD				
RevID	Issue	CHD	Comments	Date
01	Building Consent			10/12/2018



29 Nixon St,
Grey Lynn
PO Box 78 282 Grey Lynn
Auckland
p: +64 9 309 6032
info@creativearch.co.nz
www.creativearch.co.nz

DESIGN AND DRAWINGS ARE COPYRIGHT © CREATIVE ARCH LTD
CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK
ALL RESTRICTED BUILDING WORK TO BE CARRIED OUT BY LICENSED BUILDING PRACTITIONERS

project title:
Proposed Development for:
for:
Bonair Developments
at:
**153 Bonair Crescent
Silverdale, Auckland**
sheet title:
Thermakraft Methodology
drawn: **KN** checked: **JM** dwg n#: **430**
job n#: **2005**
date created: **10/1/2018**
date plotted: **1/15/2019**
issue: **BC** rev n#: **01**
scale: **1:1.111 @ A1**
NOTE: Drawings are 1/2 scale @ A3
CAD ref: 21\Creative Arch\2005_Broadway Property Group_CODED_BLOCK.A

FOR BUILDING CONSENT - BLOCK A

LINTEL FIXING SCHEDULE ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12 NZS 3604:2011

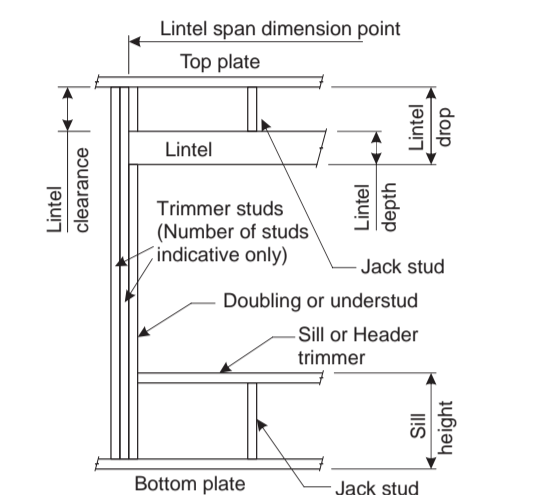
NOTE:

- All fixings are designed for vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20 kPa.
- Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist horizontal loads.
- These fixings assume the correct choice of rafter/truss to top plate connections have been made.
- All fixings assume bottom plate thickness of 45mm maximum. Note: TYLOK options on timber species.
- Wall framing arrangements under girder trusses are not covered in this schedule.
- All timber selections are as per NZS 3604:2011.

SELECTION CHART FOR LINTEL FIXING

Lintel Span (m)	Loaded Dimension (mm)	Light Roof Wind Zone				Heavy Roof Wind Zone			
		L	M	H	EH	L	M	H	EH
0.7	2.0	E	E	F	F	E	E	F	F
	3.0	E	E	F	F	E	E	F	F
	4.0	E	E	F	F	E	E	F	F
	5.0	E	E	F	F	E	E	F	F
0.9	2.0	E	E	F	F	E	E	F	F
	3.0	E	E	F	F	E	E	F	F
	4.0	E	E	F	F	E	E	F	F
	5.0	E	E	F	F	E	E	F	F
1.0	2.0	E	E	F	F	E	E	F	F
	3.0	E	E	F	F	E	E	F	F
	4.0	E	E	F	F	E	E	F	F
	5.0	E	E	F	F	E	E	F	F
1.2	2.0	E	E	F	F	E	E	F	F
	3.0	E	E	F	F	E	E	F	F
	4.0	E	E	F	F	E	E	F	F
	5.0	E	E	F	F	E	E	F	F
1.5	2.0	E	E	F	F	E	E	F	F
	3.0	E	E	F	F	E	E	F	F
	4.0	E	E	F	F	E	E	F	F
	5.0	E	E	F	F	E	E	F	F
2.0	2.0	E	E	F	F	E	E	F	F
	3.0	E	E	F	F	E	E	F	F
	4.0	E	E	F	F	E	E	F	F
	5.0	E	E	F	F	E	E	F	F
2.4	2.0	E	E	F	F	E	E	F	F
	3.0	E	E	F	F	E	E	F	F
	4.0	E	E	F	F	E	E	F	F
	5.0	E	E	F	F	E	E	F	F
3.0	2.0	E	E	F	F	E	E	F	F
	3.0	E	E	F	F	E	E	F	F
	4.0	E	E	F	F	E	E	F	F
	5.0	E	E	F	F	E	E	F	F
3.6	2.0	E	E	F	F	E	E	F	F
	3.0	E	E	F	F	E	E	F	F
	4.0	E	E	F	F	E	E	F	F
	5.0	E	E	F	F	E	E	F	F
4.2	2.0	E	E	F	F	E	E	F	F
	3.0	E	E	F	F	E	E	F	F
	4.0	E	E	F	F	E	E	F	F
	5.0	E	E	F	F	E	E	F	F
4.5	2.0	E	E	F	F	E	E	F	F
	3.0	E	E	F	F	E	E	F	F
	4.0	E	E	F	F	E	E	F	F
	5.0	E	E	F	F	E	E	F	F
4.8	2.0	E	E	F	F	E	E	F	F
	3.0	E	E	F	F	E	E	F	F
	4.0	E	E	F	F	E	E	F	F
	5.0	E	E	F	F	E	E	F	F

DEFINITIONS



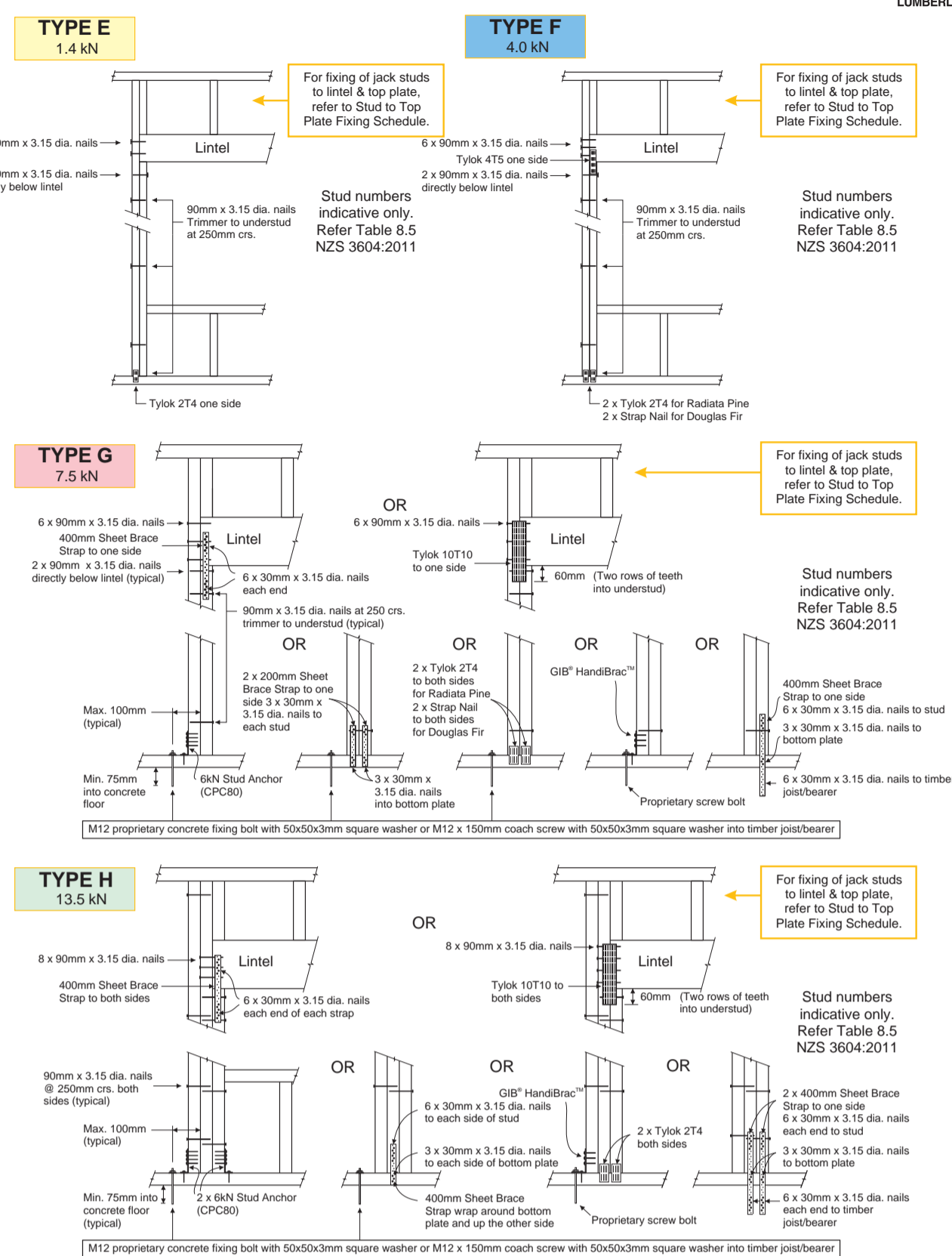
Lintel Supporting Girder Trusses:

Roof Tributary Area	Light Roof Wind Zone	Heavy Roof Wind Zone
8.6 m²	G, H	G, H
11.6 m²	G, H	G, H
12.1 m²	G, H	G, H
15.3 m²	G, H	G, H
18.1 m²	H	H
20.9 m²	H	H
21.8 m²	H	H
34.3 m²	H	H

- Roof Tributary Area = approx. 1/2 x (Total roof area on girder and rafter trusses supported by lintel)
- Assumed girder truss is at mid-span or middle third span of lintel
- Use similar fixings for both ends of lintel
- All other cases require specific engineering design



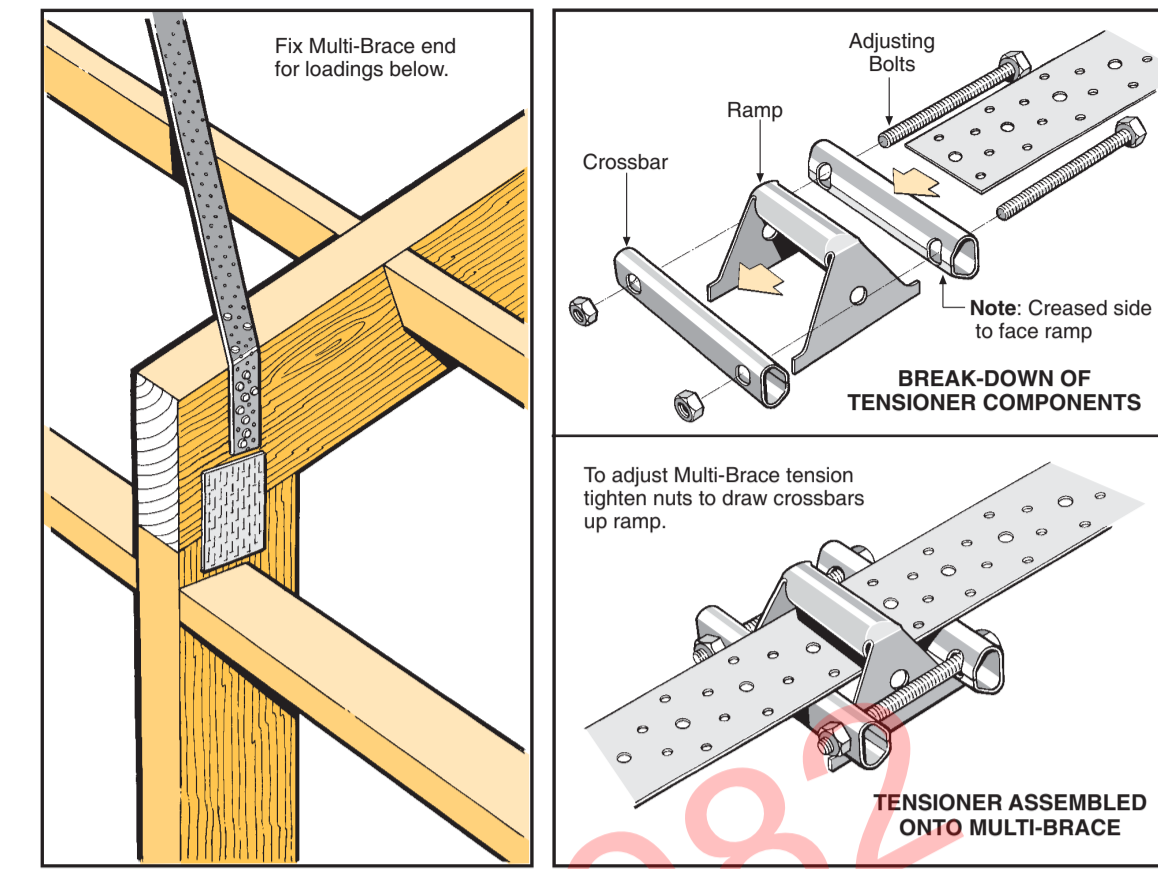
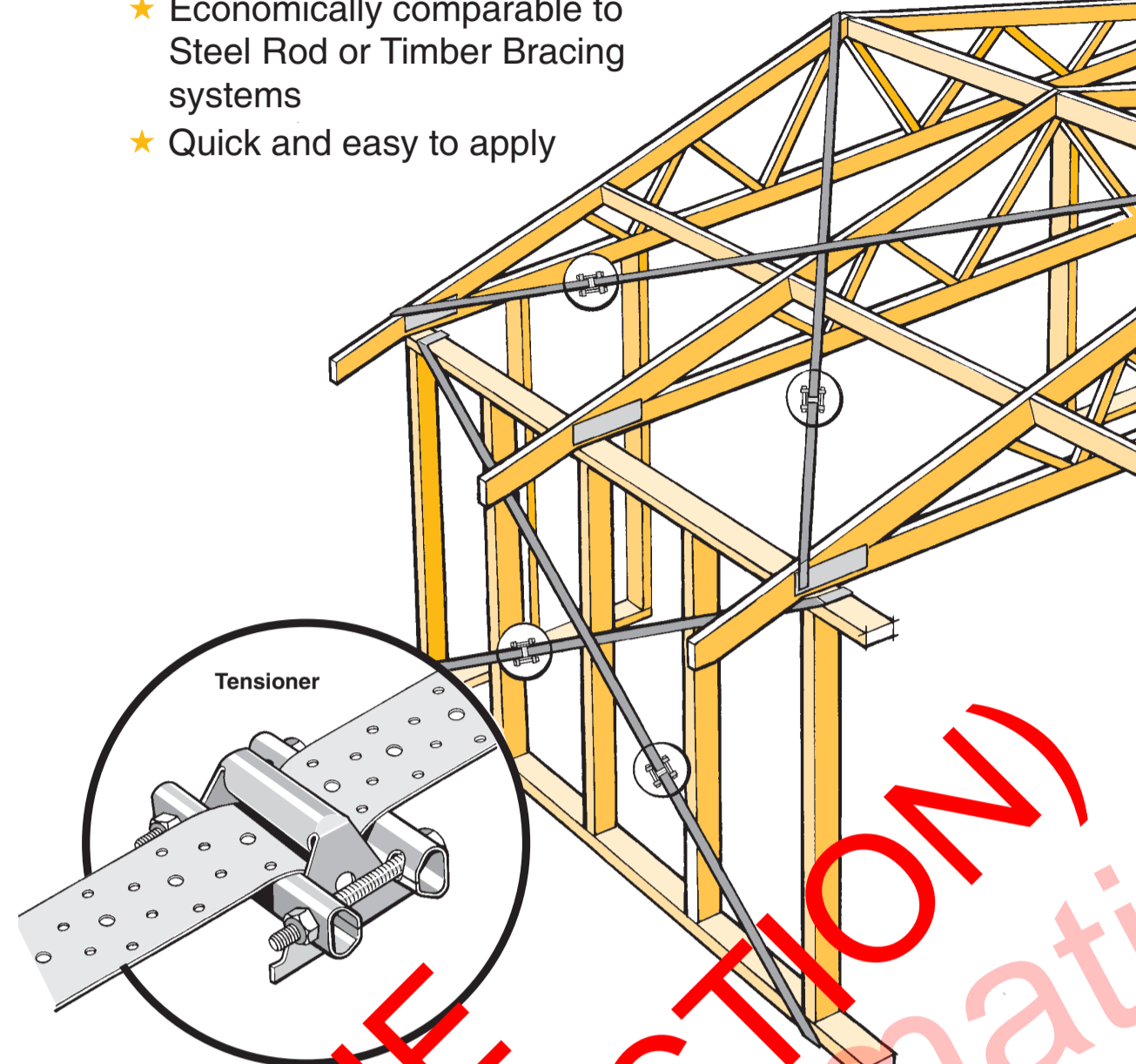
LINTEL FIXING OPTIONS



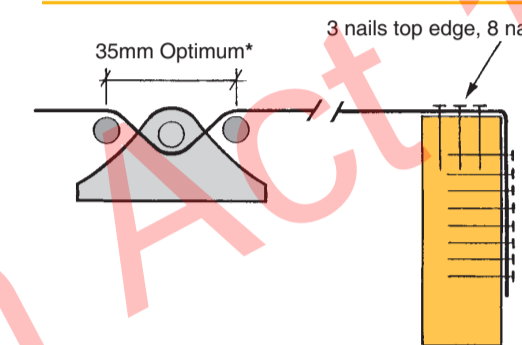
MULTI-BRACE

- Commercial and Industrial Roof/Wall Bracing
- Economically comparable to Steel Rod or Timber Bracing systems
- Quick and easy to apply

USE STAINLESS STEEL OPTION IN EXTERIOR SITUATIONS



Loadings



0.91mm x 53mm G300 Z275 GALVANISED STEEL 0.9mm x 53mm STAINLESS STEEL 304-2B		
Tension	Multi-Brace Only	Multi-Brace With Tensioner*
Characteristic Load	14.8 kN	14.8 kN*
Elongation 0.2mm/mkN including nail slip		
End nail fixing -11 x LUMBERLOK Product Nails 30mm x 3.15 dia.		

Tensioner

Use tensioner to ensure Multi-Brace is taut prior to roof fixing.
*Note: Not available in Stainless Steel so tension must be provided during installation phase.

Availability

Multi-Brace is available in 10m, 15m and 30m coil lengths which may be ordered through your local LUMBERLOK merchant. (Special lengths available on request).

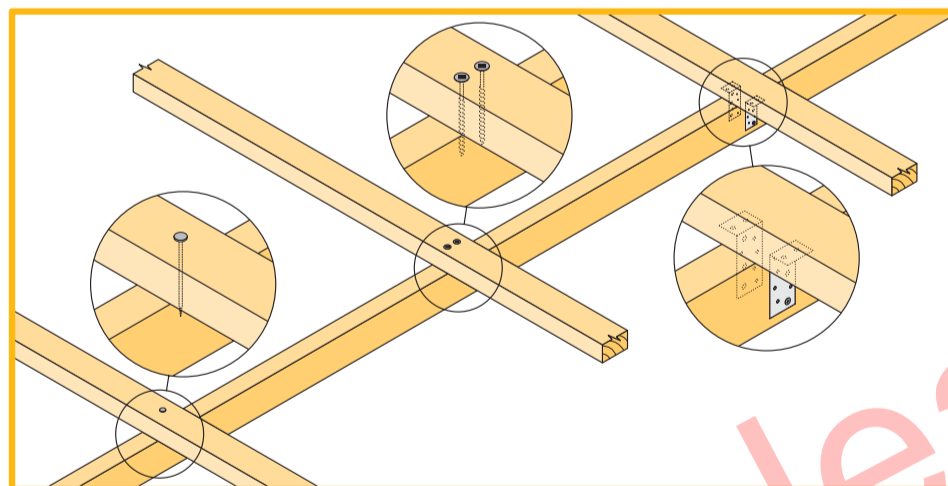
Available from leading Builders Supply Merchants throughout New Zealand



PURLIN & BATTEN FIXING CHART ALTERNATIVE SOLUTION TO NZS 3604:2011 TABLES 10.10 & 10.12

NOTE:

- All purlin and batten sizes are as per NZS 3604:2011.
- All fixings assume that the purlin and battens are installed on their flat over the top of the rafter or truss.
- The minimum fixing requirements apply to all purlin locations within the roof area.
- The LUMBERLOK BLUE SCREW where specified requires a minimum of 30mm penetration into rafter or truss i.e. it is suitable for rough sawn timber up to 50mm thick at 18% moisture content.



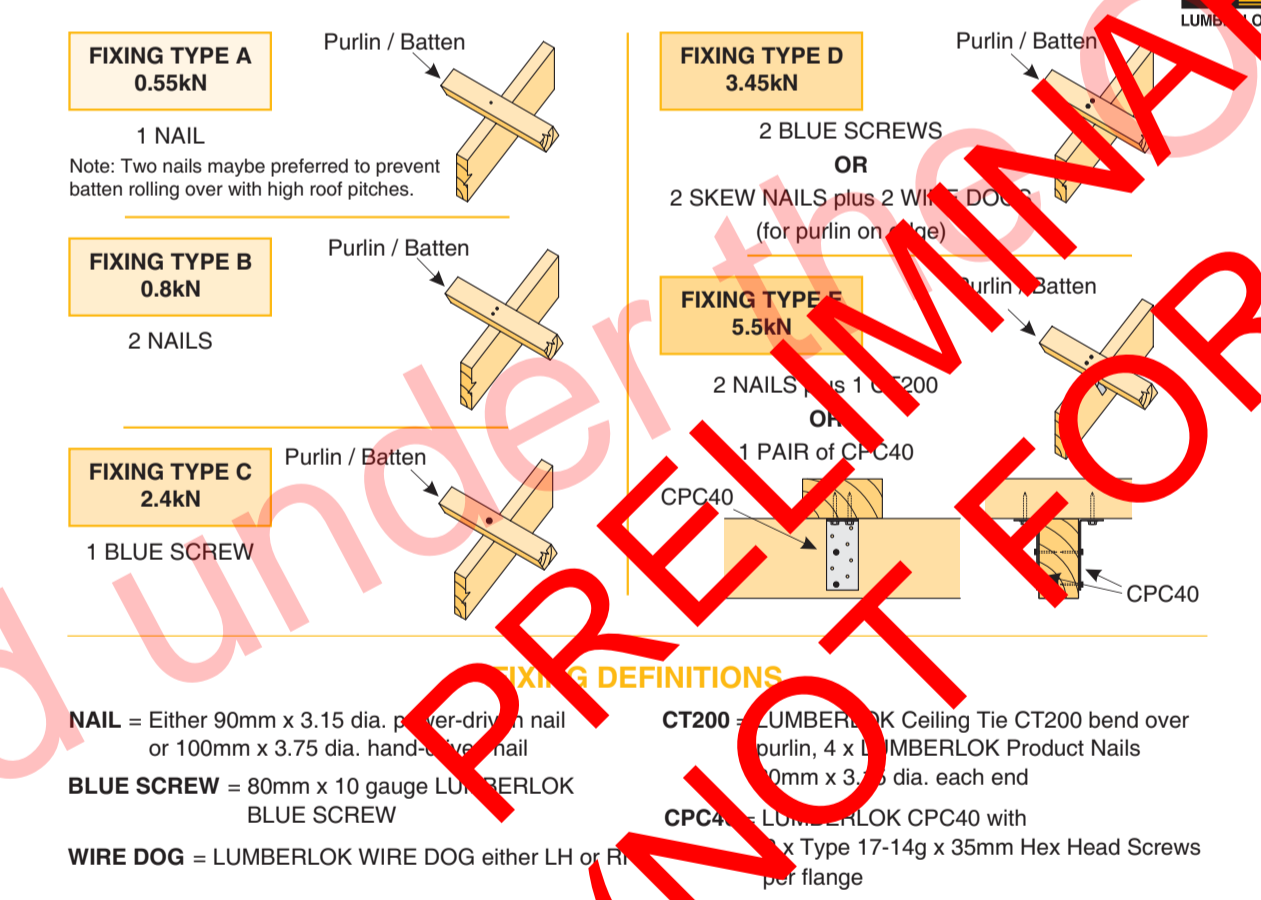
SELECTION CHART FIXING OPTIONS (minimum fixing requirements)

ROOF WEIGHT	MAX. PURLIN SPAN (mm)	MAX. PURLIN CRS. (mm)	WIND ZONE				
			L	M	H	VH	EH
HEAVY ROOF Tile Battens	900	370	A	A	A	A	A
LIGHT ROOF Tile Battens	900	370	A	A	B	C	C
	1200	370	A	B	C	C	C
LIGHT ROOF Purlins	900	900	C	C	C	C	D
	1200	900	C	C	C	D	D
	1200	1200	C	C	D	E	E

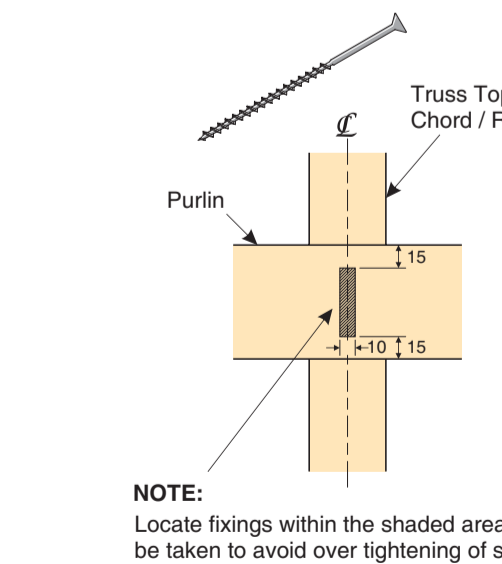
Wind Zone:
As per NZS 3604:2011
L = Low Wind
M = Medium Wind
H = High Wind
VH = Very High Wind
EH = Extra High Wind



STANDARD FIXING OPTIONS



FIXING TOLERANCES LUMBERLOK BLUE SCREW



NOTE: Locate fixings within the shaded area. Care to be taken to avoid over tightening of screws.

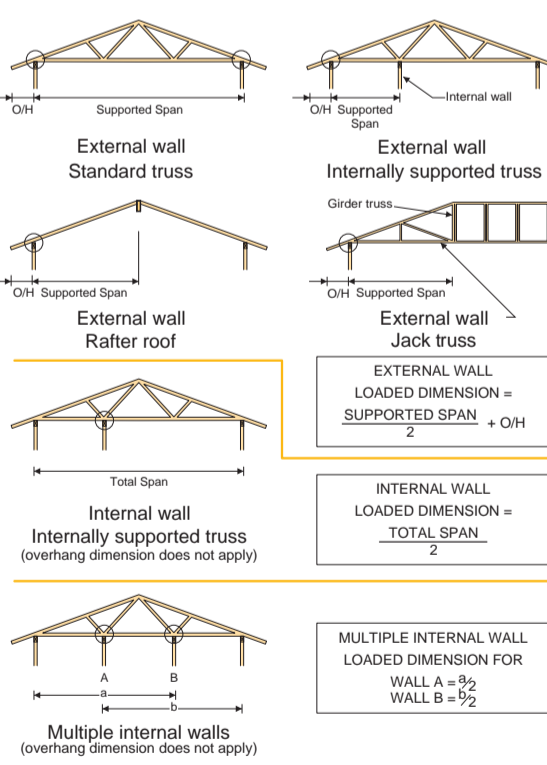


STUD TO TOP PLATE FIXING SCHEDULE ALTERNATIVE TO TABLE 8.18 NZS 3604:2011

NOTE:

- All fixings are designed to resist vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20 kPa.
- Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist horizontal loads.
- These fixings assume the correct choice of rafter/truss to top plate connections have been made.
- Gable end wall top plate/stud connections where the adjacent rafter/truss is located within 1200mm of gable end wall with a maximum verge overhang of 750mm, requires fixing type A as shown below.
- All fixings assume top plate thickness of 45mm maximum.
- Wall framing arrangements under girder trusses are not covered in this schedule.
- All timber selections are as per NZS 3604:2011.

LOADED DIMENSION DEFINITION



FIXING SELECTION CHART

(Suitable for walls supporting roof members at 600, 900 or 1200mm crs.)
Wind Zones L, M, H, VH, EH, as per NZS 3604:2011

Loaded Dimension (m)	Stud Centres	Light Roof Wind Zone					Heavy Roof Wind Zone				
		L	M	H	VH	EH	L	M	H	VH	EH
3.0	2.3	1.5	A	A	B	B	A	A	B	B	
4.0	3.0	2.0	A	A	B	B	A	A	B	B	
5.0	3.8	2.5	A	B	B	B	A	A	B	B	
6.0	4.5	3.0	A	B	B	B	A	A	B	B	
7.0	5.3	3.5	A	B	B	B	A	A	B	B	
8.0	6.0	4.0	A	B	B	B	A	A	B	B	
9.0	6.8	4.5	B	B	B	B	A	A	B	B	
10.0	7.5	5.0	B	B	B	B	A	A	B	B	
11.0	8.3	5.5	B	B	B	B	A	A	B	B	
12.0	9.0	6.0	B	B	B	B	A	A	B	B	



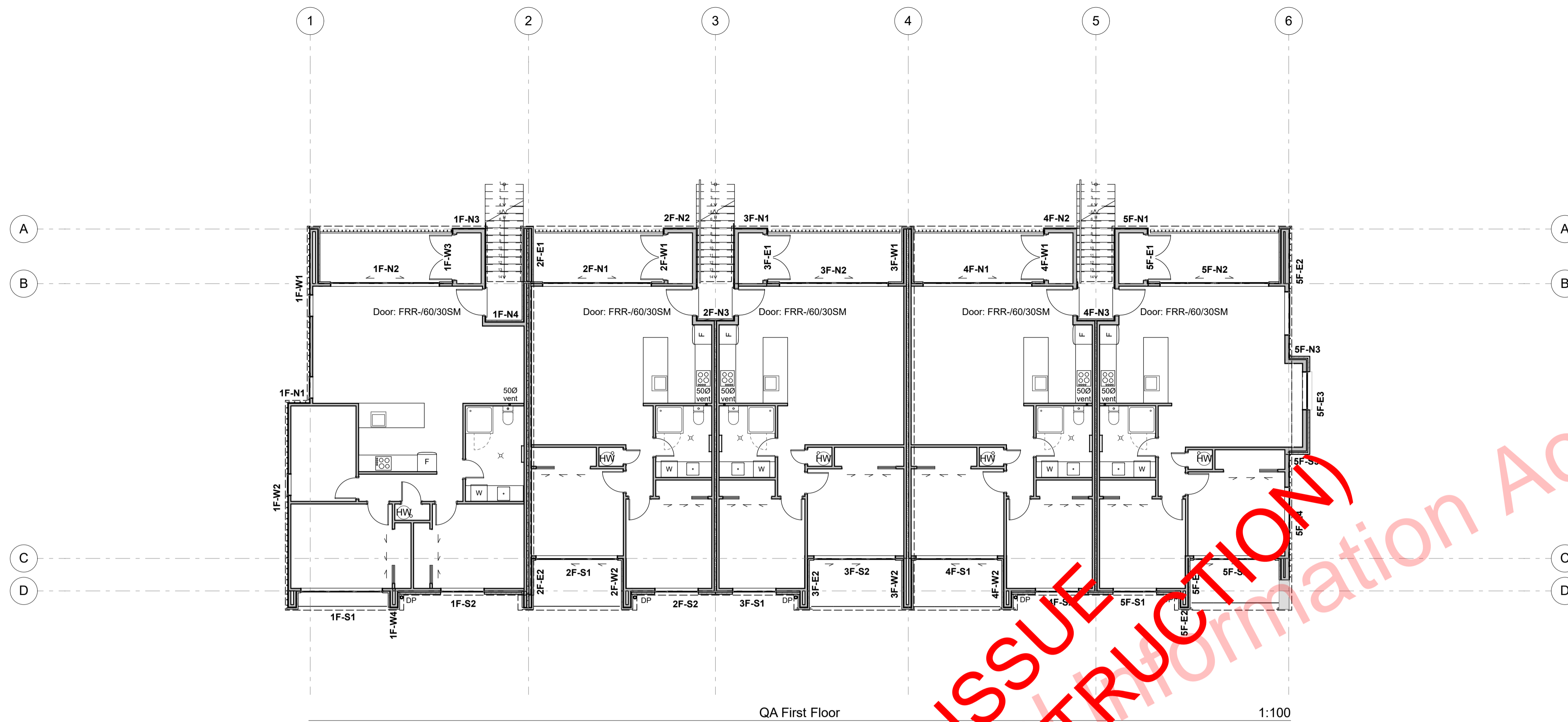
ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS BY HFC GROUP LTD				
Rev'd	Issue	CHD	Comments	Date
01	Building Consent			10/12/2018



29 Nixon St,
Grey Lynn,
PO Box 78 282 Grey Lynn
Auckland
p+64 9 309 6032
info@creativearch.co.nz
www.creativearch.co.nz

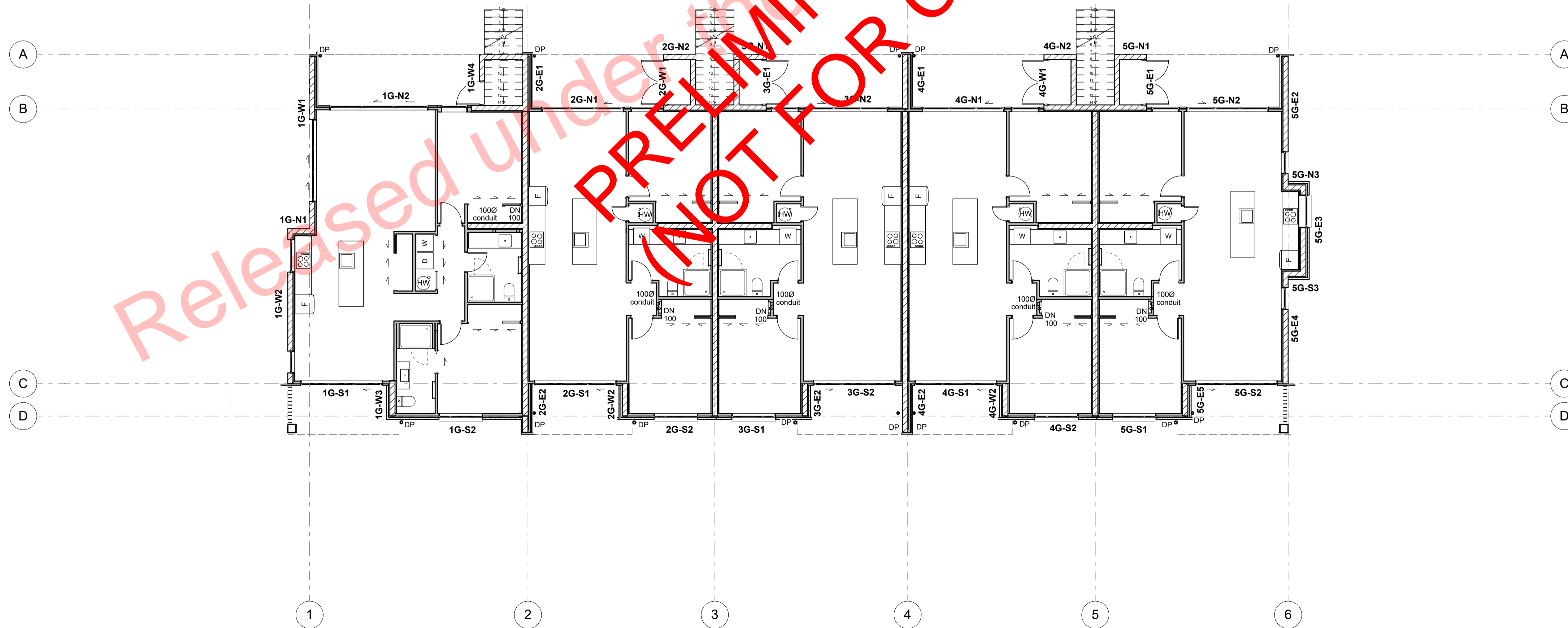
DESIGN AND DRAWINGS ARE COPYRIGHT OF CREATIVE ARCH LTD
CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK
ALL RESTRICTED BUILDING WORK TO BE CARRIED OUT BY LICENSED BUILDING PRACTITIONERS

project title:
Proposed Development for:
for:
Bonair Developments
at:
153 Bonair Crescent
Silverdale, Auckland
sheet title:
Mitek Details
drawn: **KN** checked: **JM** dwg n#: **431**
job n#: **2005**
date created: **10/1/2018**
date plotted: **1/15/2019**
issue: **BC** rev n#: **01**
scale: **1:1.1111 @ A1**
NOTE: Drawings are 1/2 scale @ A3
CAD ref: 21\Creative Arch\2005_Broadway Property Group_LOGGED_BLOCK A



QA First Floor

1:100



QA Ground Floor

1:100

Released under the Official Information Act 1982

PRELIMINARY ISSUE (NOT FOR CONSTRUCTION)

ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS BY HFC GROUP LTD

RevID	Issue	CHD	Comments	Date
01	Building Consent			10/12/2018



29 Nixon St,
Grey Lynn
PO Box 78 282 Grey Lynn
Auckland

p+64 9 309 6032
info@creativearch.co.nz
www.creativearch.co.nz

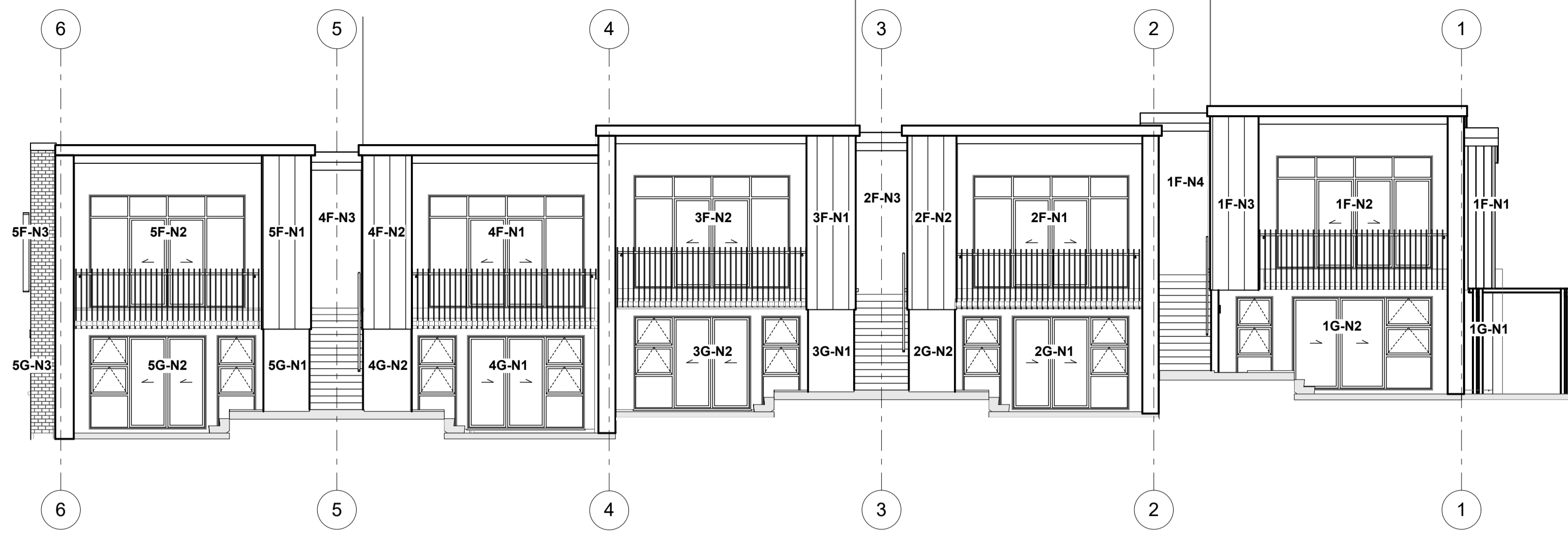


DESIGN AND DRAWINGS ARE COPYRIGHT OF CREATIVE ARCH LTD
CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK
ALL RESTRICTED BUILDING WORK TO BE CARRIED OUT BY LICENSED BUILDING PRACTITIONERS

project title:
Proposed Development for:
for:
Bonair Developments
at:
153 Bonair Crescent
Silverdale, Auckland
sheet title:
QA Reference Plans
drawn: **KN** checked: **JM** dwg n#: **432**
job n#: **2005**
date created: **10/1/2018**
date plotted: **1/15/2019**
issue: **BC** rev n#: **01**
scale: **1:100 @ A1**
NOTE: Drawings are 1/2 scale @ A3

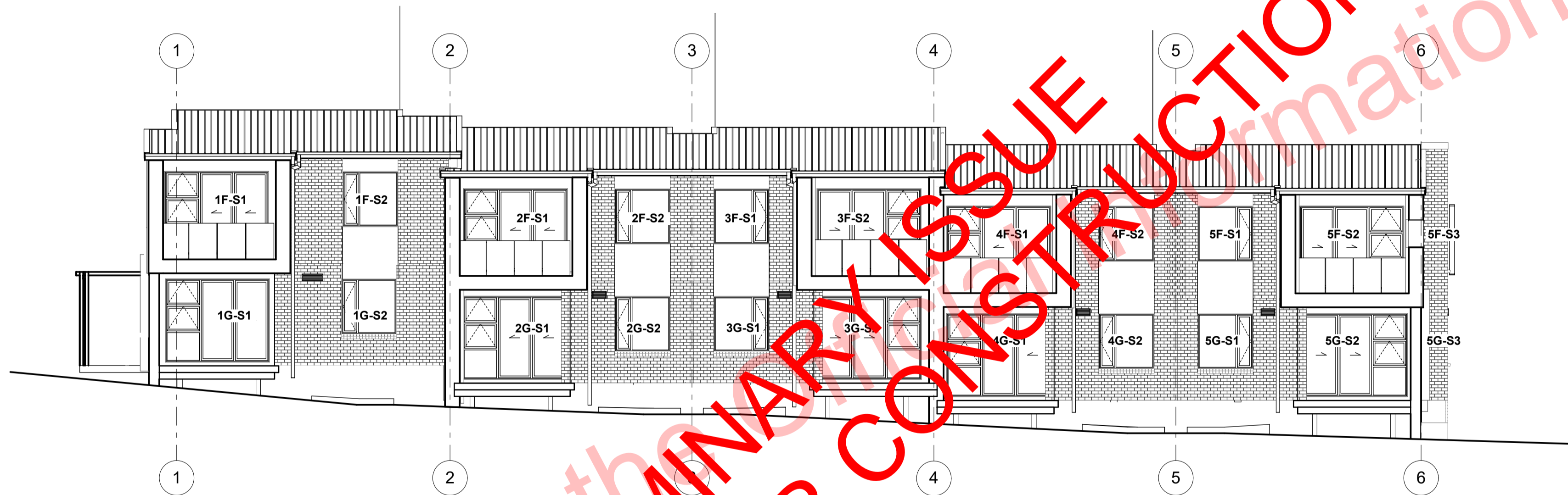
FOR BUILDING CONSENT - BLOCK A

CAD ref: 21\Creative Arch\2005_Broadway Property Group_LOADD_BLOCKA



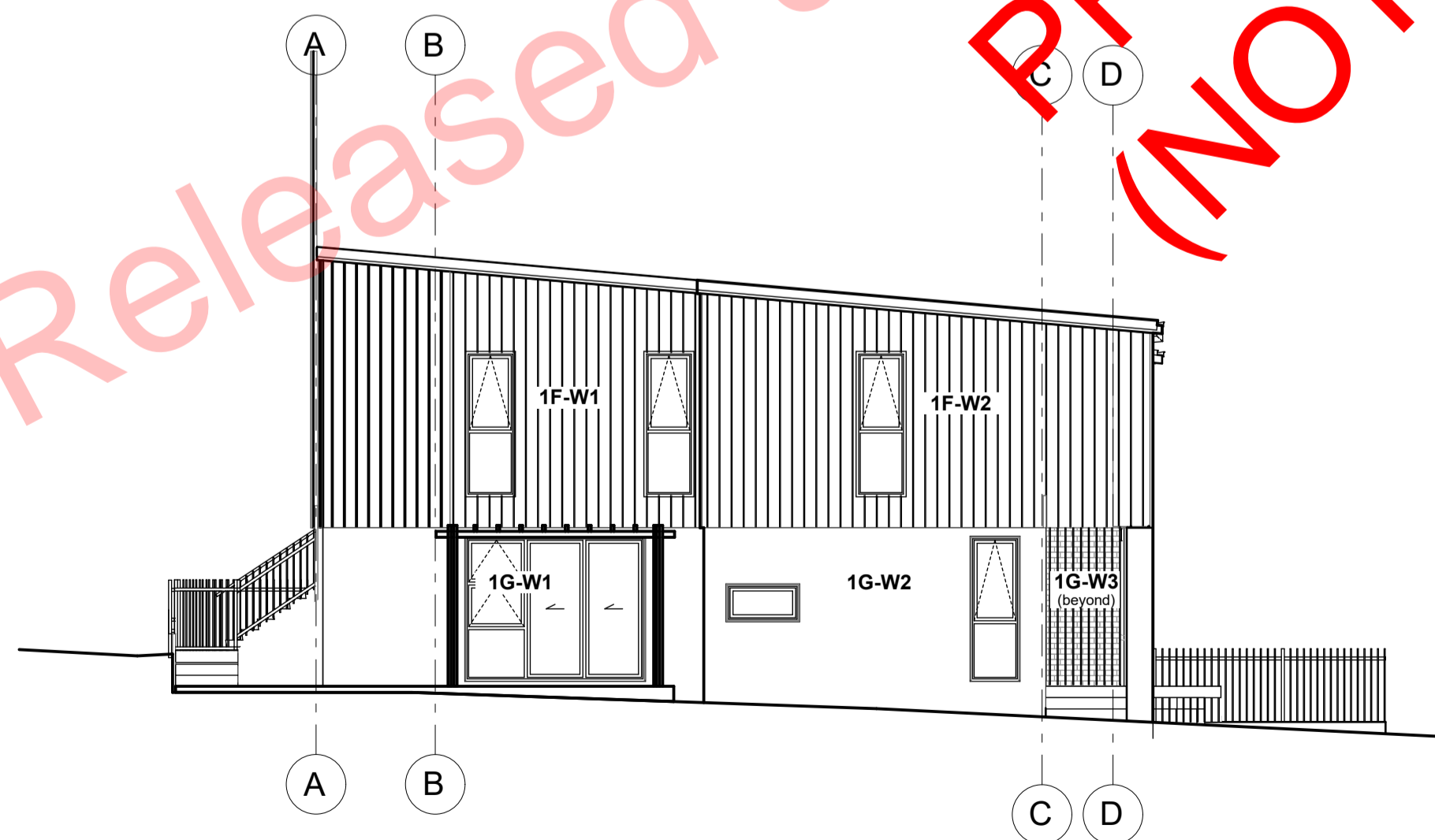
QA - North Elevation

1:100



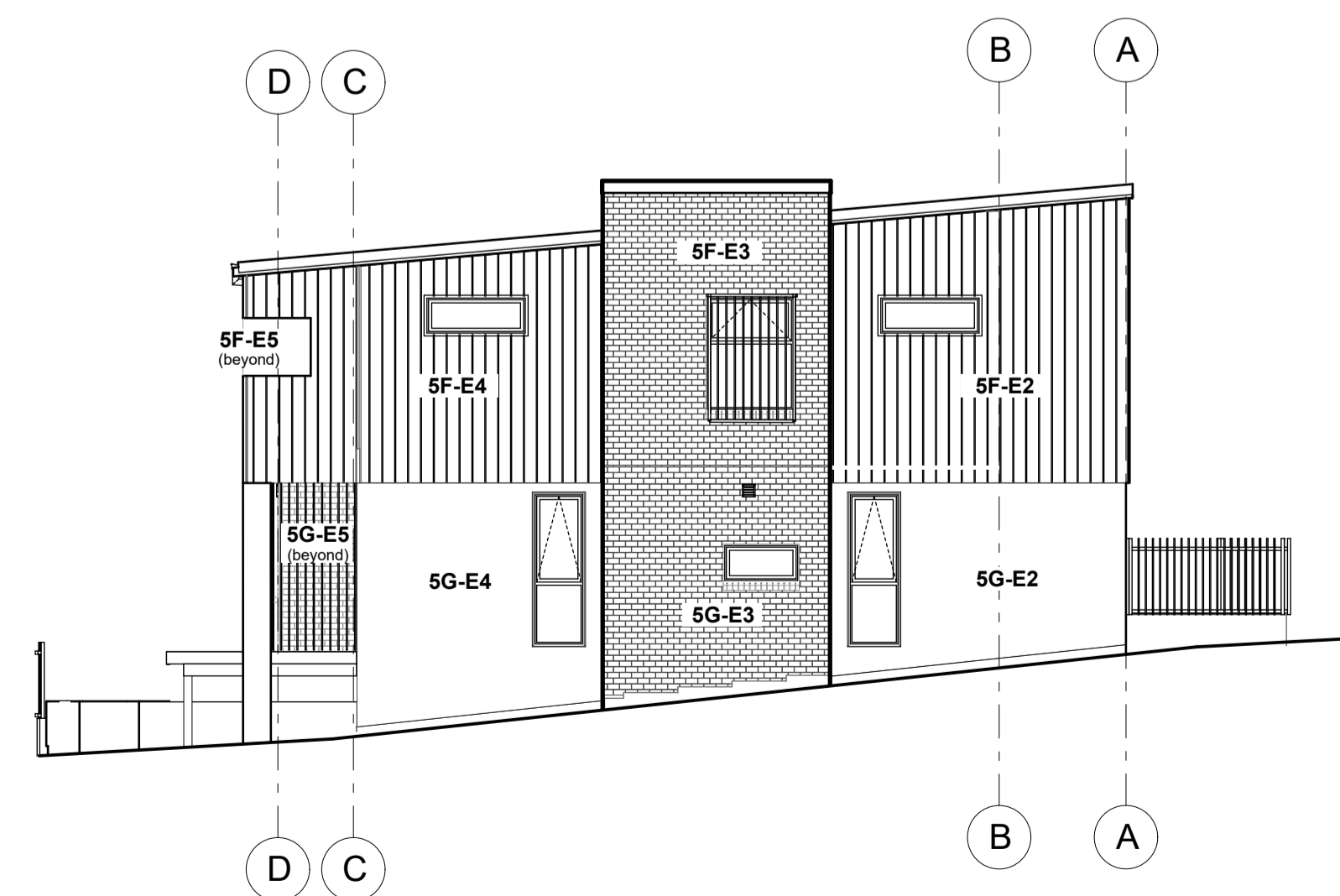
QA - South Elevation

1:100



QA - West Elevation

1:100



QA - East Elevation

1:100

Released under the Official Information Act 1982

PRELIMINARY ISSUE (NOT FOR CONSTRUCTION)

ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS BY HFC GROUP LTD

RevID	Issue	CHD	Comments	Date
01	Building Consent			10/12/2018



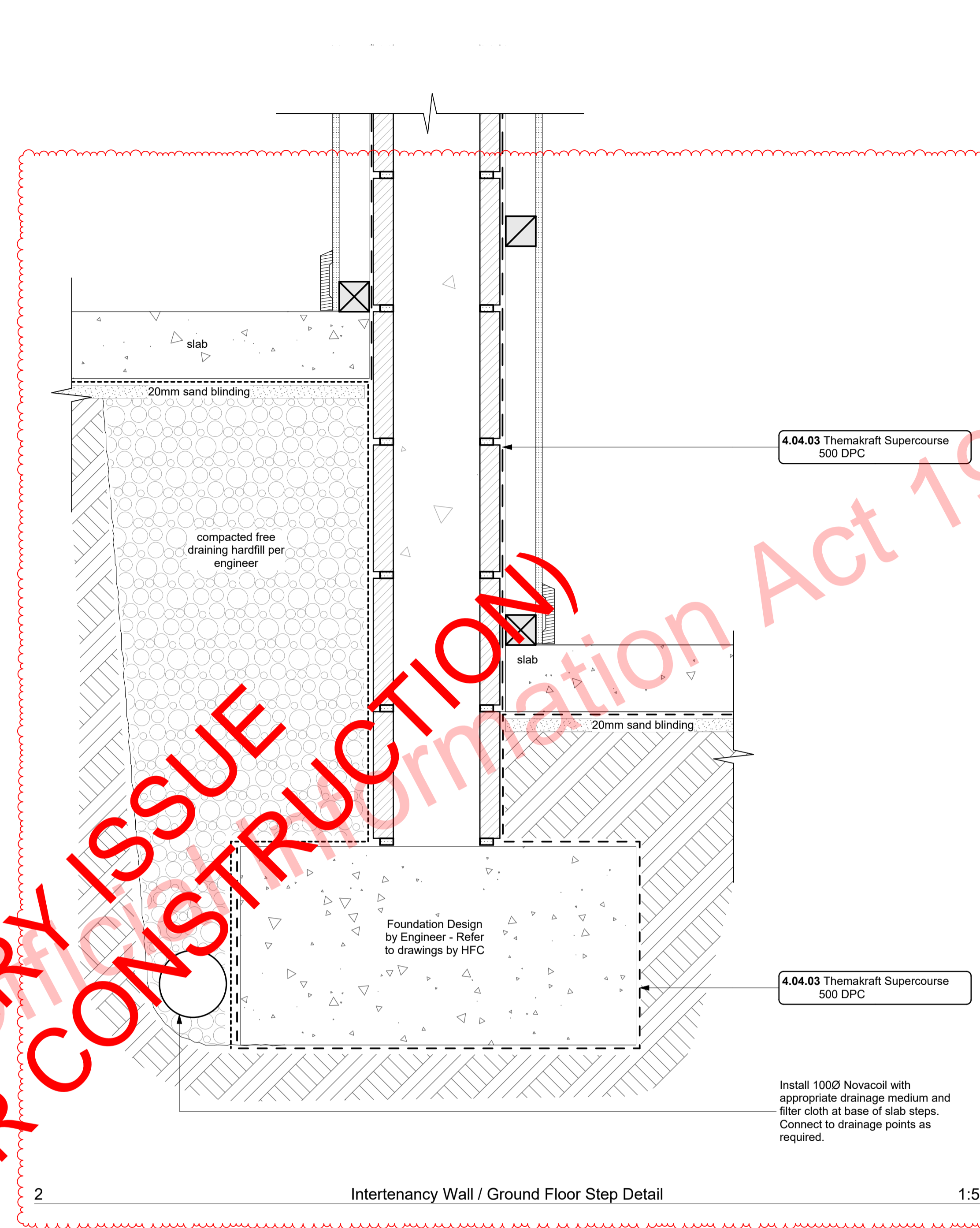
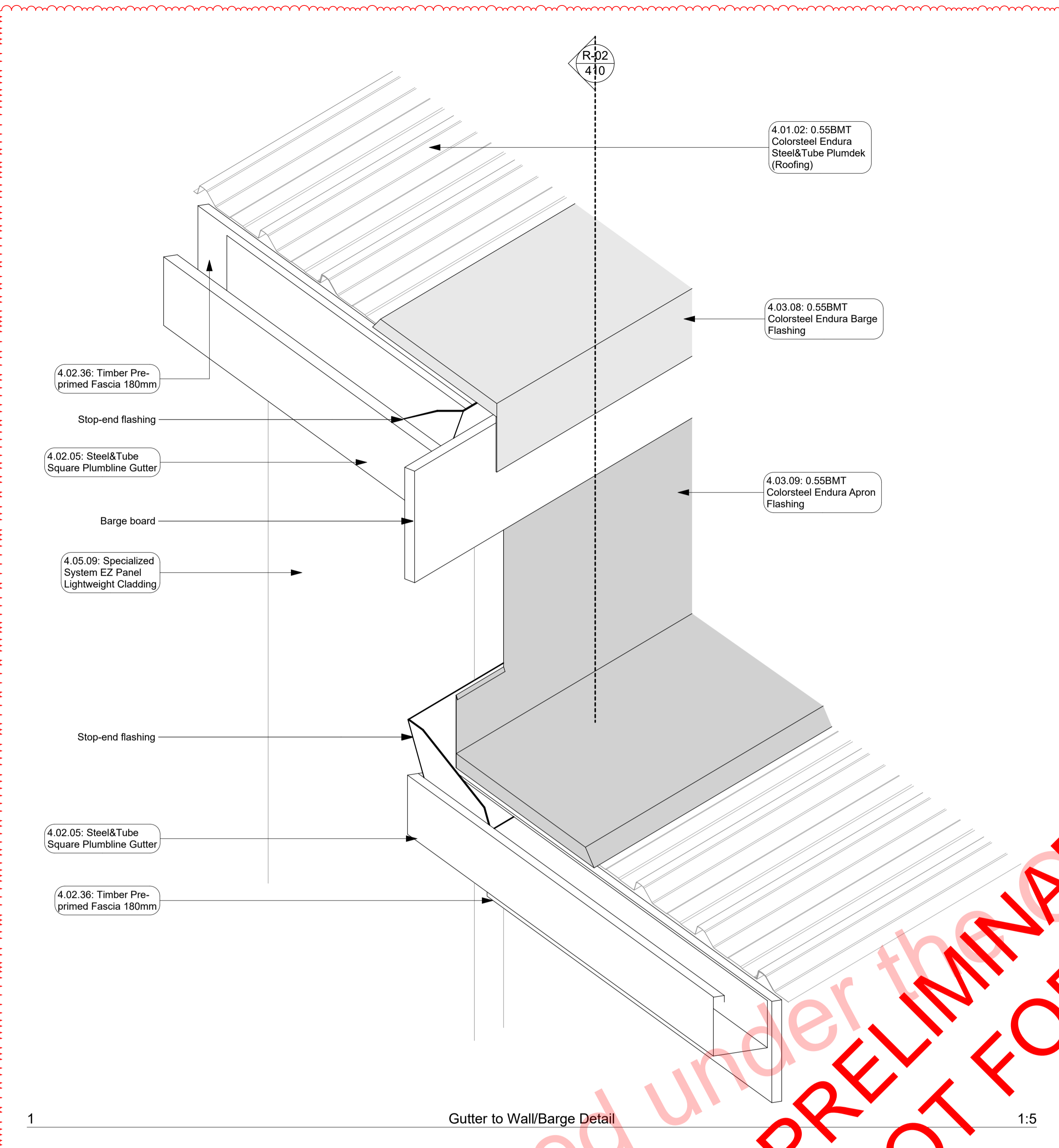
29 Nixon St,
Grey Lynn
PO Box 78 282 Grey Lynn
Auckland
p:+64 9 309 6032
info@creativearch.co.nz
www.creativearch.co.nz

AR NZ
Professional
Member

DESIGN AND DRAWINGS ARE COPYRIGHT OF CREATIVEARCH LTD
CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK
ALL RESTRICTED BUILDING WORK TO BE CARRIED OUT BY LICENSED BUILDING PRACTITIONERS

project title:
Proposed Development for:
for:
Bonair Developments
at:
**153 Bonair Crescent
Silverdale, Auckland**
sheet title:
QA Elevations
drawn: **KN** checked: **JM** dwg n#:
job n#: **2005**
date created: **10/1/2018** **433**
date plotted: **1/15/2019**
issue: **BC** rev n#:
scale: **1:100 @ A1**
01
NOTE: Drawings are 1/2 scale @ A3
CAD ref: 21\Creative Arch\2005_Broadway Property Group_CODED_BLOCKA

FOR BUILDING CONSENT - BLOCK A



- Notes
- 4 ENCLOSURE
- 4.01.02 0.55BMT Colorsteel Endura Steel&Tube Plumdek (Roofing)
0.55BMT Colorsteel Endura Steel&Tube Plumdek roofing system on roofing underlay on 90x45 battens at max 900 crs at pitch as per roof plans, sections and elevations. Install strictly as per manufacturer's specifications and details.
- 4.02.05 Steel&Tube Square Plumline Gutter
Steel&Tube Square Plumline Colorsteel Endura Gutter on internal brackets (as per manufacturer's specification) on steel fascia. Install strictly as per manufacturer's specifications and details. Brackets and gutter to be finished to match roofing.
- 4.02.36 Timber Pre-primed Fascia 180mm
Fascia finished to match roofing. Install strictly as per manufacturer's specifications and details. Refer details for height.
- 4.03.08 0.55BMT Colorsteel Endura Barge Flashing
0.55BMT Colorsteel Endura Barge Flashing purpose made to match roofing pitch and profile with birds beak at bottom edge. Ensure flashing cover over roof cladding to be min. 2 ribs and fascia downstand cover to be min. 70mm. Flashing edge notched to fit over roofing profile. Separate all timber members to steel members with a layer of DPC. Prefinished to match roofing.
- 4.03.09 0.55BMT Colorsteel Endura Apron Flashing
0.55BMT Colorsteel Endura Apron Flashing purpose made to match roofing pitch and profile. Ensure flashing cover over roof cladding to be min. 2 ribs. Flashing edge notched to fit over roofing profile. Separate all timber members to steel members with a layer of DPC. Prefinished to match roofing.
- 4.04.03 Themakraft Supercourse 500 DPC
Themakraft Supercourse 500 DPC between concrete/concrete masonry /aluminium and timber members. Install strictly as per manufacturer's specifications and details.
- 4.05.09 Specialized System EZ Panel Lightweight Cladding
Specialized System EZ Panel 50mm autoclaved lightweight concrete Facade System over 50x21mm High Density EPS vertical cavity battens at 600crs max. Float textured finish by Specialized Systems. Min 2 coats of paint. Colour TBD. All installation in accordance with manufacturer's specifications. System only for timber framed wing walls.

ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS BY HFC GROUP LTD

RevID	Issue	CHD	Comments	Date
01	RF1.1	01-1	Detail Added	11/12/2018



29 Nixon St,
Grey Lynn
PO Box 78 282 Grey Lynn
Auckland

p:+64 9 309 6032
info@creativearch.co.nz
www.creativearch.co.nz

AR NZ
Professional Member

LPB 18/19/2018

DESIGN AND DRAWINGS ARE COPYRIGHT OF CREATIVEARCH LTD
CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK

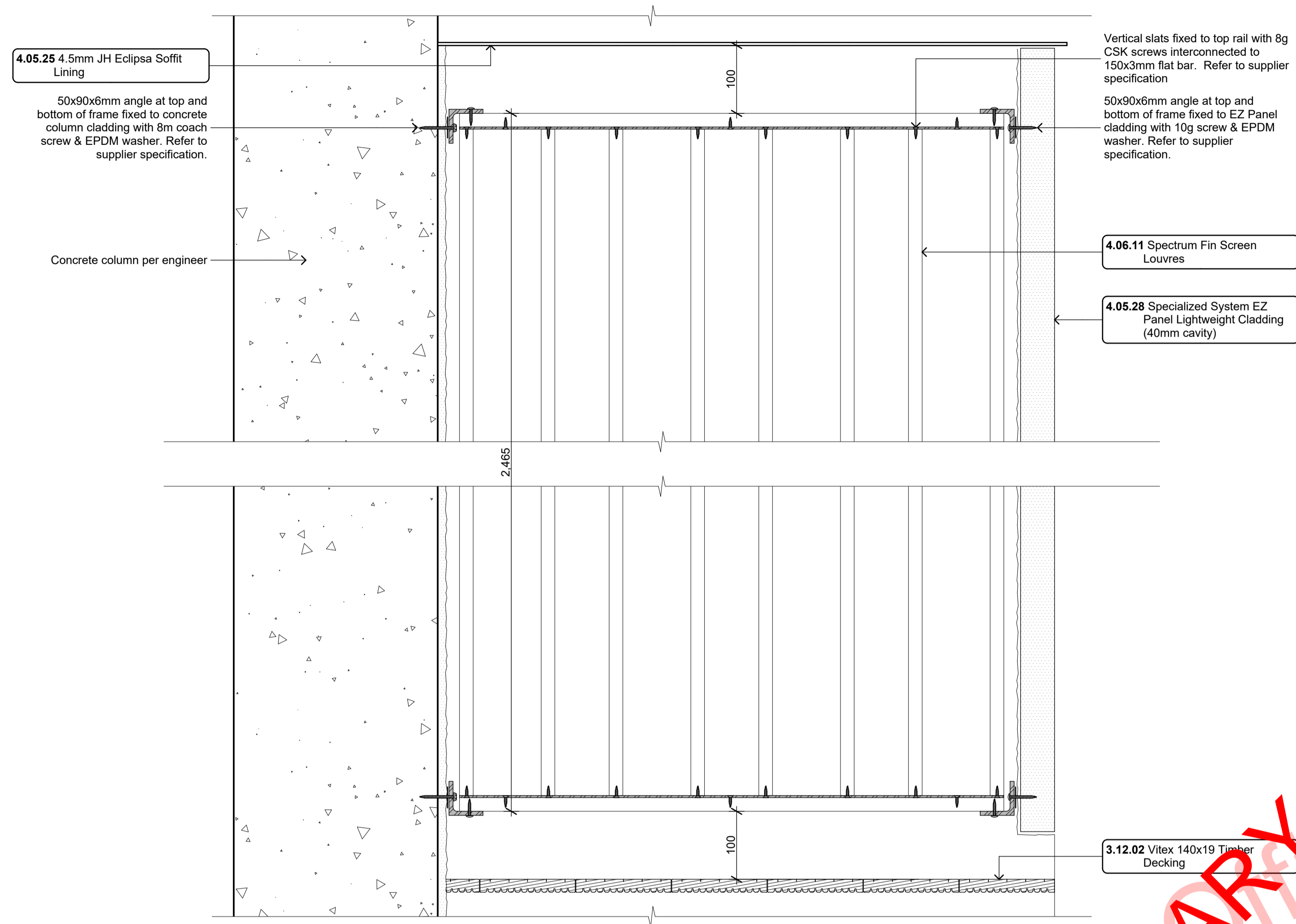
ALL RESTRICTED BUILDING WORK TO BE CARRIED OUT BY LICENSED BUILDING PRACTITIONERS

project title:
Proposed Development for:
for:
Bonair Developments
at:
**153 Bonair Crescent
Silverdale, Auckland**
sheet title:
Roof-Gutter & IT Wall Details
drawn: **KN** checked: **JM** dwg n#: **434**
job n#: **2005**
date created: **11/12/2018**
date plotted: **1/15/2019**
issue: **BC** rev n#: **01**
scale: **1:5 @ A1**
NOTE: Drawings are 1/2 scale @ A3
CAD ref: 21\Creative Arch\2005_Broadway Property Group_CODED_BLOCKA

Released under the Official Information Act 1982

PRELIMINARY ISSUE
(NOT FOR CONSTRUCTION)

FOR BUILDING CONSENT - BLOCK A



Spectrum Screen Full Height

1:5

Notes

3 STRUCTURE

3.12.02 Vitex 140x19 Timber Decking
Vitex 140x19 timber decking. Vitex decking system to have 3mm gaps and exterior timber decking, selected coating applied to all faces.

4 ENCLOSURE

4.05.25 4.5mm JH Eclipse Soffit Lining
4.5mm James Hardie Eclipse soffit lining on 35 x 70 (unless specifically sized for specific depth. Refer to architectural details) H1.2 timber framing @ max 600mm c/s. Paint finish with uPVC jointers @600c/s. Install strictly as per manufacturer's specifications and details.

4.05.28 Specialized System EZ Panel Lightweight Cladding (40mm cavity)
Specialized System EZ Panel 50mm autoclaved lightweight concrete Facade System over 40mm High Density EPS vertical cavity battens at 600c/s max. Flat textured finish by Specialized Systems. Min 2 coats of paint. Colour TBD. All installation in accordance with manufacturer's specifications.

4.06.11 Spectrum Fin Screen Louvres
Spectrum 115x17 aluminum RHS fins louvre system fixed to 115x3 Aluminum plate top and bottom fixed to underside of concrete beam / deck edge. Powdercoated finish to match joinery. Install strictly as per manufacturer's specifications and details.

Released under the Official Information Act 1982

PRELIMINARY ISSUE
(NOT FOR CONSTRUCTION)

ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS BY HFC GROUP LTD

RevID	Issue	CHID	Comments	Date
01	RPI 1	01-1	Detail Added	11/12/2018
02	RPI 3	02-1	Add EPDM washer	11/15/2019



29 Nixon St,
Grey Lynn
PO Box 78 282 Grey Lynn
Auckland

p++64 9 309 6032
info@creativearch.co.nz
www.creativearch.co.nz

AR NZ
Professional Member
LIFE MEMBER

DESIGN AND DRAWINGS ARE COPYRIGHT OF CREATIVEARCH LTD
CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK
ALL RESTRICTED BUILDING WORK TO BE CARRIED OUT BY LICENSED BUILDING PRACTITIONERS

project title:
Proposed Development for:
for:
Bonair Developments
at:
**153 Bonair Crescent
Silverdale, Auckland**

sheet title:
Spectrum Screen Detail

drawn: **KN** checked: **JM** dwg n#:
job n#: **2005**
date created: **1/15/2019** **435**
date plotted: **1/15/2019**
issue: **BC** rev n#:
scale: **1:5 @ A1** **02**

NOTE: Drawings are 1/5 scale @ A3
CAD ref: 21\Creative Arch\2005_Broadway Property Group_CODED_BLOCKA

FOR BUILDING CONSENT - BLOCK A