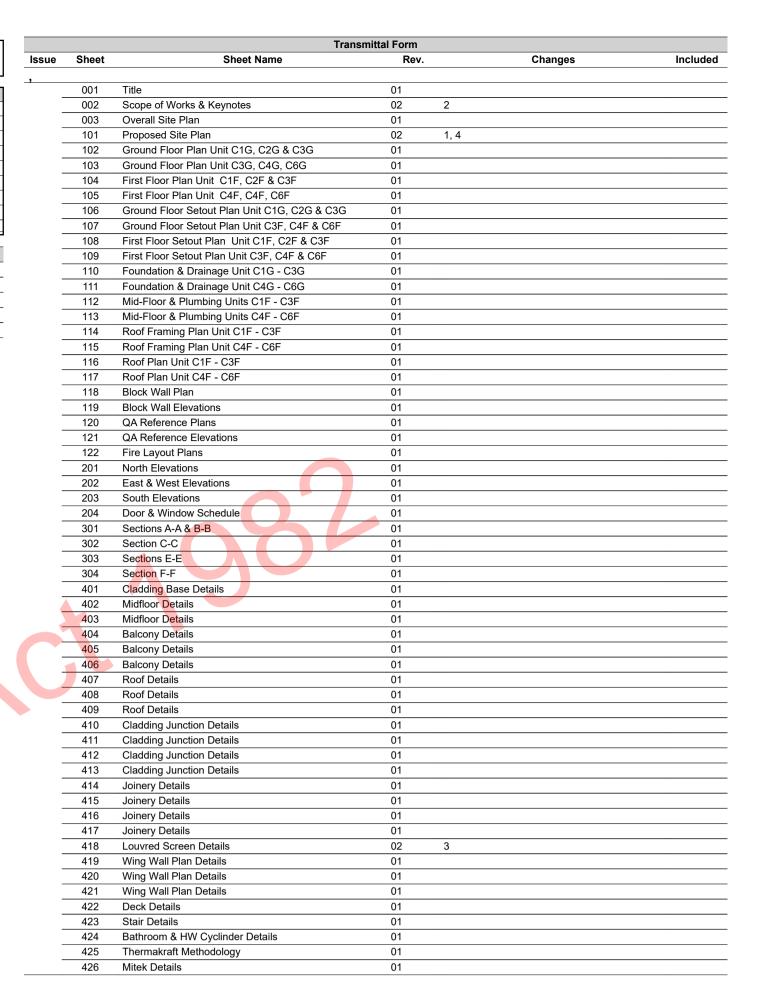
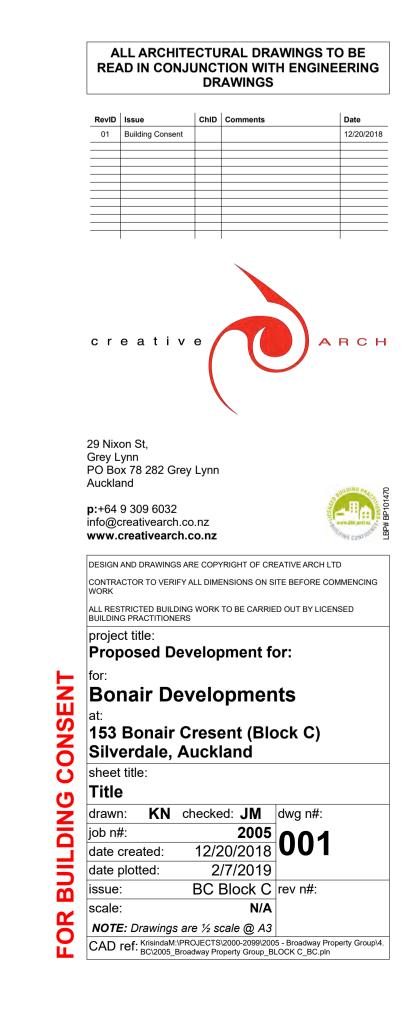
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Structural Engineer	HFC Group																			
Planning Authority	Auckland Council																			
Building Control	Auckland Council																			
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1 Added easement				2/5/	2019	15	:07				Kı	isino	da						Issı	Jed
2 Added RAB to Brick	note			2/5/	2019	15	:15				Kı	isino	da						Issı	Jed
3 Revised detail - add	ed EDPM washer	d EDPM washer		2/7/2019 07:49			Krisinda				Issued									
4 Clarification note ad	ded			2/7/	2019	9 08:	:03				Kı	isino	da						Issı	Jed
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Proposed Development for: Bonair Developments 153 Bonair Cresent (Block C) Silverdale, Auckland





Notes			190mm Exterior masonry walls with Solid plaster trefer to engineering for reinforcing requirements, 0
1	GENERAL		accordance with NZS4210, refer to specific notes lining requirements. FRR240/240/240
1.00.00 1.00.01	GENERAL NOTES Compliance Standard ALL WORK IS TO COMPLY WITH NZS3604.2011, NZS4229.1999	3.02.04	Timber Strapping & Lining w/Insulation Masonry block wall to be strapped with 50x50mm dpc at 600crs with Audex Greenstuff R1.3 40mm insulation installed between with 10mm Gib board
1.00.02	AND THE NZBC. Discrepancies in Documentation For resolution of any discrepancies between architectural drawings, engineering drawings, specifications or manufacturers details,	3.02.05	Timber Strapping & Lining Masonry block wall to be strapped with 20x50mm dpc at 600crs installed between with 10mm Gib be Substitute with 10mm Gib Aqualine in wet areas
	please refer to Architect prior to manufacture or commencement of the affected works.	3.03.00	FIRE RATED WALLS
1.00.03	Specification All drawings to be read in conjunction with Architectural Specification	3.03.01	Korok Intertenancy Interior Fire Rated Wikorok KIT01 -/60/60 Fire Rated Intertenancy Wipanels with 90x45 timber framing either side - studies.
1.00.04	Dimensions Contractor to verify all dimensions on site prior to commencing work.		20mm cavity to one side. 15 mm cavity to the othe Greenstuff R2.2 Insulation both sides. 10mm Gib Plasterboard either side. Use 6mm RAB in lieu of
1.00.05	Town Planning Refer to the conditions of the Resource Consent for compliance with aesthetics, planting etc. Resource consent ref: BUN60312463		cavity. Fire Rated sealant to perimeter of walls. Al accordance with manufacturers requirements. 5216S
1.01.00 1.01.01	SITE INFORMATION Proposed Building	3.03.02	20 Series Masonry Fire Rated Intertenant FRR240/240/240 190 mm thick concrete block int Installed to Structural Engineers Details. 10mm Pa
	Proposed buildings to be constructed as part of this consent. Refer to Architectural Plans and specifications for specific details. Engineering design plans and specifications for all structural components. Fire Report. Geotechnical design plans and	3.03.03	50x50mm H1.2 timber strapping with R1.3 Insulative Fire Rated sealant to perimeter. 60/60/60 Post Fire Stability Brick Claddin
1.01.05	specifications for all geotechnical components. Existing Spot Levels		James Hardie JHETGR60a 60/60/60 Post Fire Sta Timber Framed Wall with Brick Veneer Cladding: 'Full Height Timber Framing. Studs at max 600 crs
1.01.06	All heights of the Existing Contours have been provided by Churchill LDS Topographical Survey. Site Contours		crs, James Hardie 90mm Mineral Insulation. 13mr interior face, Brick Veneer on cavity on 6mm RAB Reduce spacing to 300 crs where stud height exce
1.01.00	Site contours Site contours as taken from civil plans by Crang Civil. Refer to the Services Plan for heights of all services and Lid Levels and Inverts.	3.03.04	60/60/60 Post Fire Stability - Stria James Hardie JHETGR60a 60/60/60 Post Fire Sta
1.01.10	Retaining Walls Retaining walls - setout, design; read in conjunction with Crang Civil civil drawings and reports.		Timber Framed Wall with JH Stria fibre cement classes H1.2 Full Height Timber Framing. Studs at mat max 800 crs, James Hardie 90mm Mineral Insufference to interior face. Stria cladding on cavity of
1.02.00 1.02.02	TEMPORARY SERVICES/SITE PROTECTION Allow for Temp. Hoarding		exterior face. Reduce spacing to 300 crs where s 3.6m.
	Building Contractors to temporarily hoard the building platform from public access in accordance with the requirements of OSH. Ensure a Hazard board is erected to the main entry of the site where site visitors sign in.	3.03.05	60/60/60 Post Fire Stability EZpanel Clade 140mm wall James Hardie JHETRR60 60/60/60 Post Fire Stat Timber Framed Wall with EZ Panel cladding: 140x
1.02.03	Recycling of Waste Materials All metals, glass, timber and paper are to be separated for recycling. Separation may occur off site if managed by specialist constructors.		Height Timber Framing. Studs at max 600 crs, No James Hardie 90mm Mineral Insulation. Lightweig concrete cladding on cavity. 6mm RAB to exterior Reduce spacing to 300 crs where stud height exceeds
1.02.04	Site Cleanliness Ensure site is kept clean during construction. Remove all rubbish, noxious matter and organic matter from the area that result from the proposed works.	3.03.07	Korok Intertenancy Exterior / Exterior Fir KOROK KIT01 -/60/60 Fire Rated Intertenancy W panels with 90x45 timber framing either side - stud Min 20mm cavity to one side. Min 15 mm cavity to
1.02.07	Site Toilet Provide portable toilet facilities, maintain and regularly clean to a reasonable standard.		Greenstuff R2.2 Insulation both sides. Exterior EZ cavity on 6mm James Hardie RAB to either side. It to perimeter of walls. All fixed in accordance with requirements.
1.02.08	Scaffolding Provide external access and scaffolding required, erect in accordance with the scaffolding regulations, maintain and remove on completion. Ensure roadway and driveway access to the public and the other units is kept clear.	3.03.09	60/60/60 Post Fire Stability Fibre Cement James Hardie JHETRR60 60/60/60 Post Fire Stat Timber Framed Wall with Fibre Cement cladding: Full Height Timber Framing. Studs at max 300 crs crs, James Hardie 90mm Mineral Insulation. 6mm
1.02.14	Final Clean Commerical clean shall be provided for at the completion of the project to the interior and exterior.	3.03.13	Fibre cement cladding on cavity on 6mm RAB to end Hardiflex cladding on cavity on 6mm RAB to interior 60/60/60 Post Fire Stability Profiled Metal James Hardie JHETGR60a 60/60/60 Post Fire Stability Profiled Metal James Hardie JHETGR60a 60/60/60 Post Fire Stability Profiled Metal James Hardie JHETGR60a 60/60/60 Post Fire Stability Profiled Metal James Hardie JHETGR60a 60/60/60 Post Fire Stability Profiled Metal James Hardie JHETGR60a 60/60/60 Post Fire Stability Profiled Metal James Hardie JHETGR60a 60/60/60 Post Fire Stability Profiled Metal James Hardie JHETGR60a 60/60/60 Post Fire Stability Profiled Metal James Hardie JHETGR60a 60/60/60 Post Fire Stability Profiled Metal James Hardie JHETGR60a 60/60/60 Post Fire Stability Profiled Metal James Hardie JHETGR60a 60/60/60 Post Fire Stability Profiled Metal James Hardie JHETGR60a 60/60/60 Post Fire Stability Profiled Metal James Hardie JHETGR60a 60/60/60 Post Fire Stability Profiled Metal James Hardie JHETGR60a 60/60/60 Post Fire Stability Profiled Metal James Hardie JHETGR60a 60/60/60 Post Fire Stability Profiled Metal JAMES Profiled Metal Profiled Metal Profiled Metal Profiled
			Timber Framed Wall with Profiled Metal Cladding: Full Height Timber Framing. Studs at max 600 crs crs, James Hardie 90mm Mineral Insulation. 13mr
2.01.00	SITE		min 800 AFFL, 13mm Standard Gib above to inter Metal cladding on cavity on 6mm RAB to exterior spacing to 300 crs where stud height exceeds 3.6
2.01.02	Services All services to Units in accordance with the Crang Civi civil drawings and reports. Contractors to locate all connection points and highlight for all future trades. All invert levels to be confirmed prior to commencement of works.	3.04.00 3.04.01	TIMBER WALLS Internal Framed Walls - 90mm Generally construct with 90x45 SG8 KD H1.2 fram 600crs and nogs @ 800crs to NZS3604.2011 unle
	PREPARATION/GROUNDWORK Removal of Vegetation		otherwise. Ensure all insulation within framing who secured into place with DanBand straps in accord
2.03.00	Removal of vedetation		requirements of E2/AS1. Nog for all fittings, fixture
2.03.00 2.03.01	All vegetation to be scrapped and removed from the immediate area where the contract works will occur. Dispose of safely at an		requirements of E2/AS1. Nog for all fittings, fixture panels and trims. DPC (malthoid) between bottom slab and fixed with M12 bolts @ 900crs. Refer to the bracing requirements.
	All vegetation to be scrapped and removed from the immediate area where the contract works will occur. Dispose of safely at an authorised refuse transfer station. Site Clearance (Landscaping)	3.04.05	panels and trims. DPC (malthoid) between bottom slab and fixed with M12 bolts @ 900crs. Refer to the Layouts for the bracing requirements. External Framed Walls - 90mm
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2.03.01 2.03.02 2.03.03 2.03.04 2.03.05 2.04.00 2.04.01 3 3.01.00 3.01.01	All vegetation to be scrapped and removed from the immediate area where the contract works will occur. Dispose of safely at an authorised refuse transfer station. Site Clearance (Landscaping) Remove any planting, shrubbery and landscaping in order to gain access to the works and to erect scaffolding. Site Clearance (Rubbish) Remove all rubbish, noxious matter and organic matter from the area covered by the proposed works. Site Surfacing Contractor is to refer to the Landscape Architects layout for designation for Landscaping and Hardscaping. Excavate and Backfill Refer to Geotechnical Report and Crang Civil documentation for specific parameters for excavation and backfill requirements to prepare building platform. To be strictly read in conjunction with engineers foundation and retaining design. FOUNDATIONS Min. FFL above FGL. Finished slab level to be 225mm above finished natural ground level or 150mm above concrete paved area, as per the New Zealand Building Code. STRUCTURE GENERAL NOTES Engineering Drawings All architectural drawings are to be read in conjunction with engineering drawings by HFC. Any conflicting information is to be clarified by the Architect prior to commencement of work. Concrete Strength All concrete strengths to be in accordance with the design of the Structural Engineer. Ensure bearing capacity of the building platform is in accordance with these design calculations. 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	3.04.23 3.05.00 3.05.00a 3.05.01	panels and trims. DPC (malthoid) between bottoms lab and fixed with M12 bolts @ 900crs. Refer to the Layouts for the bracing requirements. External Framed Walls - 90mm Generally construct with 90x45 SG8 KD H1.2 fram Hi and Dri packers at crs as per setout plans and NZS3604.2011 unless noted otherwise. Increase the 600 crs where stud height exceeds 2.7m. Reduce 2/90x45 @ 300crs where stud height exceeds 3.0 Ensure all insulation within framing where applicated place with DanBand straps in accordance with the E2/AS1. Nog for all fittings, fixtures, linings, bracing trims. DPC (malthoid) between bottom plate and confixed with M12 bolts @ 900crs. Refer to the Struct the bracing requirements. 6mm RAB to exterior fate External Framed Walls - 140mm Generally construct with 140x45 SG8 KD H1.2 frameliand Dri packers at 600 crs and nogs @ 300crs unless noted otherwise. Nog for all fittings, fixtures panels and trims. DPC (malthoid) between bottoms lab and fixed with M12 bolts @ 900crs. 6mm RAB of walls. ROOFS TRUSSES Specific Design Trusses Specific design trusses @ centres and fixings as manufacturer plans and specifications. Truss treat minimum, unless noted otherwise. Refer to manufacting for details. Trusses shown on architectural only. all truss information is to be referred to truss documents. Building Contractor to ensure all heel steps are correct. PURLINS 90x45 SG8 H1.2 Timber Purlins 90x45 SG8 H1.2 treated purlins @ 900mm crs to framing with 1/10g self drilling screw 80mm long fit
2.03.01 2.03.02 2.03.03 2.03.04 2.03.05 2.04.00 2.04.01 3 3.01.00 3.01.01 3.01.08	All vegetation to be scrapped and removed from the immediate area where the contract works will occur. Dispose of safely at an authorised refuse transfer station. Site Clearance (Landscaping) Remove any planting, shrubbery and landscaping in order to gain access to the works and to erect scaffolding. Site Clearance (Rubbish) Remove all rubbish, noxious matter and organic matter from the area covered by the proposed works. Site Surfacing Contractor is to refer to the Landscape Architects layout for designation for Landscaping and Hardscaping. Excavate and Backfill Refer to Geotechnical Report and Crang Civil documentation for specific parameters for excavation and backfill requirements to prepare building platform. To be strictly read in conjunction with engineers foundation and retaining design. FOUNDATIONS Min. FFL above FGL. Finished slab level to be 225mm above finished natural ground level or 150mm above concrete paved area, as per the New Zealand Building Code. STRUCTURE GENERAL NOTES Engineering Drawings All architectural drawings are to be read in conjunction with engineering drawings by HFC. Any conflicting information is to be clarified by the Architect prior to commencement of work. Concrete Strength All concrete strengths to be in accordance with the design of the Structural Engineer. Ensure bearing capacity of the building platform is in accordance with these design calculations. 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.	3.04.23 3.05.00 3.05.00a 3.05.01 3.06.06 3.08.00 3.08.01 3.10.00	panels and trims. DPC (malthoid) between bottom slab and fixed with M12 bolts @ 900crs. Refer to the Layouts for the bracing requirements. External Framed Walls - 90mm Generally construct with 90x45 SG8 KD H1.2 fram Hi and Dri packers at crs as per setout plans and NZS3604.2011 unless noted otherwise. Increase to 600 crs where stud height exceeds 2.7m. Reduce 2/90x45 @ 300crs where stud height exceeds 3.0 Ensure all insulation within framing where applicate place with DanBand straps in accordance with the E2/AS1. Nog for all fittings, fixtures, linings, bracing trims. DPC (malthoid) between bottom plate and confixed with M12 bolts @ 900crs. Refer to the Struct the bracing requirements. 6mm RAB to exterior fatour fatour framed Walls - 140mm Generally construct with 140x45 SG8 KD H1.2 framed Walls - 140mm Generally construct with 140x45 SG8 KD H1.2 framed Walls - 140mm Generally construct with 140x45 SG8 KD H1.2 framed Walls - 140mm Generally construct with 140x45 SG8 KD H1.2 framed Walls - 140mm Generally construct with 140x45 SG8 KD H1.2 framed Walls - 140mm Generally construct with 140x45 SG8 KD H1.2 framed Walls - 140mm Generally construct with 140x45 SG8 KD H1.2 framed Walls - 140mm Generally construct with 140x45 SG8 KD H1.2 framed Walls - 140mm Generally construct with 140x45 SG8 KD H1.2 framed Walls - 140mm Generally construct with 140x45 SG8 KD H1.2 framed Walls - 140mm Generally construct with 140x45 SG8 KD H1.2 framed Walls - 140mm Generally construct with 140x45 SG8 KD H1.2 framed Walls - 140mm Generally construct with 140x45 SG8 KD H1.2 framed Walls - 140mm Generally construct with 140x45 SG8 KD H1.2 treated purlins @ 900mm crs to framing with 1/10g self drilling screw 80mm long fit 3604. CEILING BATTENS Soffit Battens 90x45 SG8 H1.2 ceiling battens @ 600crs. FLOORS
2.03.01 2.03.02 2.03.03 2.03.04 2.03.05 2.04.00 2.04.01 3 3.01.00 3.01.01 3.01.08 3.01.09	All vegetation to be scrapped and removed from the immediate area where the contract works will occur. Dispose of safely at an authorised refuse transfer station. Site Clearance (Landscaping) Remove any planting, shrubbery and landscaping in order to gain access to the works and to erect scaffolding. Site Clearance (Rubbish) Remove all rubbish, noxious matter and organic matter from the area covered by the proposed works. Site Surfacing Contractor is to refer to the Landscape Architects layout for designation for Landscaping and Hardscaping. Excavate and Backfill Refer to Geotechnical Report and Crang Civil documentation for specific parameters for excavation and backfill requirements to prepare building platform. To be strictly read in conjunction with engineers foundation and retaining design. FOUNDATIONS Min. FFL above FGL. Finished slab level to be 225mm above finished natural ground level or 150mm above concrete paved area, as per the New Zealand Building Code. STRUCTURE GENERAL NOTES Engineering Drawings All architectural drawings are to be read in conjunction with engineering drawings by HFC. Any conflicting information is to be clarified by the Architect prior to commencement of work. Concrete Strength All concrete strengths to be in accordance with the design of the Structural Engineer. Ensure bearing capacity of the building platform is in accordance with these design calculations. 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. Timber Framing Unless specifically stated elsewhere the minimum timber sizes, spacings and grade shall be in accordance with NZS3604.2011.	3.04.23 3.05.00 3.05.00a 3.05.01 3.06.06 3.08.00 3.08.01 3.10.00	panels and trims. DPC (malthoid) between bottom slab and fixed with M12 bolts @ 900crs. Refer to the Layouts for the bracing requirements. External Framed Walls - 90mm Generally construct with 90x45 SG8 KD H1.2 fram Hi and Dri packers at crs as per setout plans and NZS3604.2011 unless noted otherwise. Increase 600 crs where stud height exceeds 2.7m. Reduce 2/90x45 @ 300crs where stud height exceeds 3.0 Ensure all insulation within framing where applicat place with DanBand straps in accordance with the E2/AS1. Nog for all fittings, fixtures, linings, bracin trims. DPC (malthoid) between bottom plate and of fixed with M12 bolts @ 900crs. Refer to the Struct the bracing requirements. 6mm RAB to exterior fate external Framed Walls - 140mm Generally construct with 140x45 SG8 KD H1.2 fra Hi and Dri packers at 600 crs and nogs @ 300crs unless noted otherwise. Nog for all fittings, fixtures panels and trims. DPC (malthoid) between bottom slab and fixed with M12 bolts @ 900crs. 6mm RAB of walls. ROOFS TRUSSES Specific Design Trusses Specific design trusses @ centres and fixings as manufacturer plans and specifications. Truss treat minimum, unless noted otherwise. Refer to manuf design for details. Trusses shown on architectural only. all truss information is to be referred to truss documents. Building Contractor to ensure all heel steps are correct. PURLINS 90x45 SG8 H1.2 Timber Purlins 90x45 SG8 H1.2 treated purlins @ 900mm crs to framing with 1/10g self drilling screw 80mm long fit 3604. CEILING BATTENS Soffit Battens 90x45 SG8 H1.2 ceiling battens @ 600crs. FLOOR REBATES Brick 120mm rebate
2.03.01 2.03.02 2.03.03 2.03.04 2.03.05 2.04.00 2.04.01 3 3.01.00 3.01.01 3.01.08	All vegetation to be scrapped and removed from the immediate area where the contract works will occur. Dispose of safely at an authorised refuse transfer station. Site Clearance (Landscaping) Remove any planting, shrubbery and landscaping in order to gain access to the works and to erect scaffolding. Site Clearance (Rubbish) Remove all rubbish, noxious matter and organic matter from the area covered by the proposed works. Site Surfacing Contractor is to refer to the Landscape Architects layout for designation for Landscaping and Hardscaping. Excavate and Backfill Refer to Geotechnical Report and Crang Civil documentation for specific parameters for excavation and backfill requirements to prepare building platform. To be strictly read in conjunction with engineers foundation and retaining design. FOUNDATIONS Min. FFL above FGL. Finished slab level to be 225mm above finished natural ground level or 150mm above concrete paved area, as per the New Zealand Building Code. STRUCTURE GENERAL NOTES Engineering Drawings All architectural drawings are to be read in conjunction with engineering drawings by HFC. Any conflicting information is to be clarified by the Architect prior to commencement of work. Concrete Strength All concrete strengths to be in accordance with the design of the Structural Engineer. Ensure bearing capacity of the building platform is in accordance with these design calculations. 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. Timber Framing Unless specifically stated elsewhere the minimum timber sizes,	3.04.23 3.05.00 3.05.00a 3.05.01 3.06.06 3.08.00 3.08.01 3.10.00 3.10.00a 3.10.01	panels and trims. DPC (malthoid) between bottom slab and fixed with M12 bolts @ 900crs. Refer to the Layouts for the bracing requirements. External Framed Walls - 90mm Generally construct with 90x45 SG8 KD H1.2 fram Hi and Dri packers at crs as per setout plans and NZS3604.2011 unless noted otherwise. Increase 600 crs where stud height exceeds 2.7m. Reduce 2/90x45 @ 300crs where stud height exceeds 3.0 Ensure all insulation within framing where applical place with DanBand straps in accordance with the E2/AS1. Nog for all fittings, fixtures, linings, bracin trims. DPC (malthoid) between bottom plate and of fixed with M12 bolts @ 900crs. Refer to the Struct the bracing requirements. 6mm RAB to exterior fat External Framed Walls - 140mm Generally construct with 140x45 SG8 KD H1.2 fra Hi and Dri packers at 600 crs and nogs @ 300crs unless noted otherwise. Nog for all fittings, fixtures panels and trims. DPC (malthoid) between bottom slab and fixed with M12 bolts @ 900crs. 6mm RAI of walls. ROOFS TRUSSES Specific Design Trusses Specific design trusses @ centres and fixings as manufacturer plans and specifications. Truss treat minimum, unless noted otherwise. Refer to manuf design for details. Trusses shown on architectural only. all truss information is to be referred to truss documents. Building Contractor to ensure all heel steps are correct. PURLINS 90x45 SG8 H1.2 Timber Purlins 90x45 SG8 H1.2 treated purlins @ 900mm crs to framing with 1/10g self drilling screw 80mm long fit 3604. CEILING BATTENS Soffit Battens 90x45 SG8 H1.2 ceiling battens @ 600crs. FLOORS FLOOR REBATES Brick 120mm rebate Rebate to accomodate brick veneer.Rebate to be depth as shown on drawings. Rebate detailed as a specification - Refer to architectural plan for recess and levels ONLY.
2.03.01 2.03.02 2.03.03 2.03.04 2.03.05 2.04.00 2.04.01 3 3.01.00 3.01.01 3.01.08 3.01.09	All vegetation to be scrapped and removed from the immediate area where the contract works will occur. Dispose of safely at an authorised refuse transfer station. Site Clearance (Landscaping) Remove any planting, shrubbery and landscaping in order to gain access to the works and to erect scaffolding. Site Clearance (Rubbish) Remove all rubbish, noxious matter and organic matter from the area covered by the proposed works. Site Surfacing Contractor is to refer to the Landscape Architects layout for designation for Landscaping and Hardscaping. Excavate and Backfill Refer to Geotechnical Report and Crang Civil documentation for specific parameters for excavation and backfill requirements to prepare building platform. To be strictly read in conjunction with engineers foundation and retaining design. FOUNDATIONS Min. FFL above FGL. Finished slab level to be 225mm above finished natural ground level or 150mm above concrete paved area, as per the New Zealand Building Code. STRUCTURE GENERAL NOTES Engineering Drawings All architectural drawings are to be read in conjunction with engineering drawings by HFC. Any conflicting information is to be clarified by the Architect prior to commencement of work. Concrete Strength All concrete strengths to be in accordance with the design of the Structural Engineer. Ensure bearing capacity of the building platform is in accordance with these design calculations. 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. Timber Framing Unless specifically stated elsewhere the minimum timber sizes, spacings and grade shall be in accordance with NZS3604.2011. Timber Treatment Unless specifically stated on timber treatment notes on floor plans, the minimum treatment shall be in accordance with NZBC B2/AS1 and the BRANZ timber treatment requirements.	3.04.23 3.05.00 3.05.00a 3.05.01 3.06.06 3.08.00 3.08.01 3.10.00 3.10.00a	panels and trims. DPC (malthoid) between bottom slab and fixed with M12 bolts @ 900crs. Refer to the Layouts for the bracing requirements. External Framed Walls - 90mm Generally construct with 90x45 SG8 KD H1.2 fram Hi and Dri packers at crs as per setout plans and NZS3604.2011 unless noted otherwise. Increase to 600 crs where stud height exceeds 2.7m. Reduce 2/90x45 @ 300crs where stud height exceeds 3.0 Ensure all insulation within framing where applical place with DanBand straps in accordance with the E2/AS1. Nog for all fittings, fixtures, linings, bracin trims. DPC (malthoid) between bottom plate and of fixed with M12 bolts @ 900crs. Refer to the Struct the bracing requirements. 6mm RAB to exterior fate External Framed Walls - 140mm Generally construct with 140x45 SG8 KD H1.2 fra Hi and Dri packers at 600 crs and nogs @ 300crs unless noted otherwise. Nog for all fittings, fixtures panels and trims. DPC (malthoid) between bottom slab and fixed with M12 bolts @ 900crs. 6mm RAI of walls. ROOFS TRUSSES Specific Design Trusses Specific design trusses @ centres and fixings as manufacturer plans and specifications. Truss treat minimum, unless noted otherwise. Refer to manuf design for details. Trusses shown on architectural only. all truss information is to be referred to truss documents. Building Contractor to ensure all heel steps are correct. PURLINS 90x45 SG8 H1.2 Timber Purlins 90x45 SG8 H1.2 treated purlins @ 900mm crs to framing with 1/10g self drilling screw 80mm long fit 3604. CEILING BATTENS Soffit Battens 90x45 SG8 H1.2 ceiling battens @ 600crs. FLOORS FLOOR REBATES Brick 120mm rebate Rebate to accomodate brick veneer.Rebate to be depth as shown on drawings. Rebate detailed as a specification - Refer to architectural plan for recess specification - Refer to architectural plan
2.03.01 2.03.02 2.03.03 2.03.04 2.03.05 2.04.00 2.04.01 3.01.00 3.01.01 3.01.09 3.01.10 3.01.11	All vegetation to be scrapped and removed from the immediate area where the contract works will occur. Dispose of safely at an authorised refuse transfer station. Site Clearance (Landscaping) Remove any planting, shrubbery and landscaping in order to gain access to the works and to erect scaffolding. Site Clearance (Rubbish) Remove all rubbish, noxious matter and organic matter from the area covered by the proposed works. Site Surfacing Contractor is to refer to the Landscape Architects layout for designation for Landscaping and Hardscaping. Excavate and Backfill Refer to Geotechnical Report and Crang Civil documentation for specific parameters for excavation and backfill requirements to prepare building platform. To be strictly read in conjunction with engineers foundation and retaining design. FOUNDATIONS Min. FFL above FGL. Finished slab level to be 225mm above finished natural ground level or 150mm above concrete paved area, as per the New Zealand Building Code. STRUCTURE GENERAL NOTES Engineering Drawings All architectural drawings are to be read in conjunction with engineering drawings by HFC. Any conflicting information is to be clarified by the Architect prior to commencement of work. Concrete Strength All concrete strengths to be in accordance with the design of the Structural Engineer. Ensure bearing capacity of the building platform is in accordance with these design calculations. 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. Timber Framing Unless specifically stated elsewhere the minimum timber sizes, spacings and grade shall be in accordance with NZS3604.2011. Timber Treatment Unless specifically stated on timber treatment notes on floor plans, the minimum treatment shall be in accordance with NZBC B2/AS1 and the BRANZ timber treatment requirements. Stainless Steel F	3.04.23 3.05.00 3.05.00a 3.05.01 3.06.06 3.08.00 3.08.01 3.10.00 3.10.00a 3.10.01	panels and trims. DPC (malthoid) between bottom slab and fixed with M12 bolts @ 900crs. Refer to the Layouts for the bracing requirements. External Framed Walls - 90mm Generally construct with 90x45 SG8 KD H1.2 framely and NZS3604.2011 unless noted otherwise. Increase the solid crist where stud height exceeds 2.7m. Reduce 2/90x45 @ 300crs where stud height exceeds 2.7m. Reduce 2/90x45 @ 300crs where stud height exceeds 3.0 Ensure all insulation within framing where applicate place with DanBand straps in accordance with the E2/AS1. Nog for all fittings, fixtures, linings, bracin trims. DPC (malthoid) between bottom plate and of fixed with M12 bolts @ 900crs. Refer to the Struct the bracing requirements. 6mm RAB to exterior fate external Framed Walls - 140mm Generally construct with 140x45 SG8 KD H1.2 fra Hi and Dri packers at 600 crs and nogs @ 300crs unless noted otherwise. Nog for all fittings, fixtures panels and trims. DPC (malthoid) between bottom slab and fixed with M12 bolts @ 900crs. 6mm RAI of walls. ROOFS TRUSSES Specific Design Trusses Specific Design Trusses Specific Design Trusses Specific design trusses of therwise. Refer to manuf design for details. Trusses shown on architectural only. all truss information is to be referred to truss documents. Building Contractor to ensure all heel steps are correct. PURLINS 90x45 SG8 H1.2 Timber Purlins 90x45 SG8 H1.2 Treated purlins @ 900mm crs to framing with 1/10g self drilling screw 80mm long fination. CEILING BATTENS Soffit Battens 90x45 SG8 H1.2 ceiling battens @ 600crs. FLOORS FLOOR REBATES Brick 120mm rebate Rebate to accomodate brick veneer. Rebate to be depth as shown on drawings. Rebate detailed as a specification - Refer to architectural plan for recess and levels ONLY. Brick Set-down Set-down to face of masonry to engineers details
2.03.01 2.03.02 2.03.03 2.03.04 2.03.05 2.04.00 2.04.01 3.01.08 3.01.09 3.01.10 3.01.11 3.01.12	All vegetation to be scrapped and removed from the immediate area where the contract works will occur. Dispose of safely at an authorised refuse transfer station. Site Clearance (Landscaping) Remove any planting, shrubbery and landscaping in order to gain access to the works and to erect scaffolding. Site Clearance (Rubbish) Remove all rubbish, noxious matter and organic matter from the area covered by the proposed works. Site Surfacing Contractor is to refer to the Landscape Architects layout for designation for Landscaping and Hardscaping. Excavate and Backfill Refer to Geotechnical Report and Crang Civil documentation for specific parameters for excavation and backfill requirements to prepare building platform. To be strictly read in conjunction with engineers foundation and retaining design. FOUNDATIONS Min. FFL above FGL. Finished slab level to be 225mm above finished natural ground level or 150mm above concrete paved area, as per the New Zealand Building Code. STRUCTURE GENERAL NOTES Engineering Drawings All architectural drawings are to be read in conjunction with engineering drawings by HFC. Any conflicting information is to be clarified by the Architect prior to commencement of work. Concrete Strength All concrete strengths to be in accordance with the design of the Structural Engineer. Ensure bearing capacity of the building platform is in accordance with these design calculations. 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. Timber Framing Unless specifically stated elsewhere the minimum timber sizes, spacings and grade shall be in accordance with NZBC B2/AS1 and the BRANZ timber treatment requirements. Stainless Steel Fixings Stainless Steel Fixings Stainless Steel Fixings Stainless Steel Fixings Stainless Management and search properties and properties.	3.04.23 3.05.00 3.05.00a 3.05.01 3.06.06 3.08.00 3.08.01 3.10.00 3.10.00a 3.10.01	panels and trims. DPC (malthoid) between bottoms lab and fixed with M12 bolts @ 900crs. Refer to the Layouts for the bracing requirements. External Framed Walls - 90mm Generally construct with 90x45 SG8 KD H1.2 fram Hi and Dri packers at crs as per setout plans and NZS3604.2011 unless noted otherwise. Increase the 600 crs where stud height exceeds 2.7m. Reduce 2/90x45 @ 300crs where stud height exceeds 3.0 Ensure all insulation within framing where applicate place with DanBand straps in accordance with the E2/AS1. Nog for all fittings, fixtures, linings, bracint trims. DPC (malthoid) between bottom plate and offixed with M12 bolts @ 900crs. Refer to the Struct the bracing requirements. 6mm RAB to exterior fates and Dri packers at 600 crs and nogs @ 300crs unless noted otherwise. Nog for all fittings, fixtures panels and trims. DPC (malthoid) between bottom slab and fixed with M12 bolts @ 900crs. 6mm RAI of walls. ROOFS TRUSSES Specific Design Trusses Specific Design Trusses Specific design trusses @ centres and fixings as manufacturer plans and specifications. Truss treat minimum, unless noted otherwise. Refer to manuf design for details. Trusses shown on architectural only. all truss information is to be referred to truss documents. Building Contractor to ensure all heel steps are correct. PURLINS 90x45 SG8 H1.2 Timber Purlins 90x45 SG8 H1.2 Timber Purlins 90x45 SG8 H1.2 treated purlins @ 900mm crs to framing with 1/10g self drilling screw 80mm long final 3604. CEILING BATTENS Soffit Battens 90x45 SG8 H1.2 ceiling battens @ 600crs. FLOORS FLOOR REBATES Brick 120mm rebate Rebate to accomodate brick veneer. Rebate to be depth as shown on drawings. Rebate detailed as per manufacturers and process and levels ONLY. Brick Set-down Set-down to face of masonry to engineers details brick veneer. Rebate to be 120mm wide by depth drawings. Rebate detailed as per manufacturers and process and levels ONLY.

3.02.01 20 Series Masonry Walls

FRR240/240/240

3.02.03 20 Series Masonry Exterior Walls

190mm masonry walls refer to engineering for reinforcing

specific notes for strapping and lining requirements.

requirements, Constructed in accordance with NZS4210, refer to

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SGS H112 Full Height Timber Framing, Studs at max 600 crs, Nogs at max 6	colorsteel Endura Steel&Tube Plumdek roofing system or derlay on 90x45 battens at max 900 crs at pitch as per
Fyeline to Interior Tace. Sha dadding on carryly of horm Not Such engine sceeds of schero face. Pedicus spacing to 30 ors where stud height sceeds of the scherol space of the sc	, sections and elevations. Install strictly as per urer's specifications and details.
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manufactic to match in Timber Framed Wall with Fib Cement cladding: 140x45 SGB H 1.2 Immber Framed Wall with Fib Cement cladding: 140x45 SGB H 1.2 Immber Framed Wall with M12 bots @ 900rs. Fire Stability Performance of Walls. ### With M12 bots @ 900rs. Fire Stability Exterior Timber Framed Wall with Profiled Metal Cladding: 140x45 SGB H 1.2 Frames Hardle 90mm Mineral Insulation. Gen Roga at max 800 crs. James Hardle 90mm Mineral Insulation. Gen Roga at max 800 crs. James Hardle 90mm Mineral Insulation. 13mm Gib Fyreline to min 800 AFF1, 13mm Standard Gib above to interior face. Profiled Metal Cladding: 140x45 SGB H 1.2 Frames Wall with Profiled Metal Cladding: 140x45 SGB H 1.2 Frames Wall with Profiled Metal Cladding: 140x45 SGB H 1.2 Frames Wall with M12 bots @ 900rs to NZSS604.2011 unless noted otherwise. Ensure all insulation within framing where applicable, is Otherwise. Ensure all insulation within framing where applicable, is Otherwise. Ensure all insulation within framing where applicable, is Otherwise. Ensure all insulation within framing where applicable, is Otherwise. Ensure all insulation within framing where applicable, is Otherwise. Ensure all insulation within framing where applicable, is Otherwise. Ensure all insulation within framing where applicable, is Otherwise. Ensure all insulation within framing with studs on the Vision of the Proceed and Conc. slab and fixed with M12 bots @ 900rs. Refer to the Structural Layouts for the bracing requirements. Environments of E2/AS1. Nog for all fittings, fixtures, limings, bracing panels and time. DPC (maltion) between bottom plate and conc. slab and fixed with M12 bots @ 900crs. Refer to the Structural Layouts for the bracing requirements. Environments of E2/AS1. Nog for all fittings, fixtures, limings, bracing panels and times. DPC (maltion) between bottom plate and conc. slab and fixed with M12 bots @ 900crs. Refer to the Structural Layouts for the bracing requirements. Environments of E2/AS1. Nog for all fittings, fixtures, limings, bracing panels and	be 80dia Colorsteel Endura downpipes. Ensure downpipe within boundary of respective unit. Install strictly as per
Timber I random some Mineral Insudation. Smin RAB to each side. Fibre coment diadding on cavity on 6mn RAB to exterior face. Handflex cladding on cavity on 6mn RAB to exterior face. Solve Mineral Mineral Insudation. Smin RAB to exterior Table Height Timber Framing. Studs at max 600 ors. Nogs at max 800 ors. James Hardie 90mm Mineral Insudation. 13mm Gib Fyreline to min 800 AFFI. 13mm Standard Gib above to interior face. Profiled Metal Cladding: 140x45 SG8 H1.2 Timber I ramed Wall with Profiled Metal Cladding: 140x45 SG8 H1.2 Timber I ramed Wall with Profiled Metal Cladding: 140x45 SG8 H1.2 Timber I ramed Wall with Profiled Metal Cladding: 140x45 SG8 H1.2 Timber I ramed Wall with Profiled Metal Cladding: 140x45 SG8 H1.2 Timber I ramed Wall with Profiled Metal Cladding: 140x45 SG8 H1.2 Timber I ramed Wall with Profiled Metal Cladding: 140x45 SG8 H1.2 Timber I ramed Wall seems with 140 beta or with 140 beta Cladding: 140x45 SG8 KD H1.2 framing with studs on the with 140 beta Cladding: 140x45 SG8 KD H1.2 framing with studs on the requirements of E2/AS1. Nog for all fittings, Kitures, linings, bracing panels and trims. DPC (malthoid) between bottom pitate and conc. slab and fixed with M12 botts of the visit of	urer's specifications and details. Downpipes to be finished offing and gutter.
Hardfliex cladding on cavity on 6mm RAB to interior cupboard face. 80/60/60 Post Fire Stability Profiled Metal Cladding Wall James Hardie JHETGR60a 60/60/60 Post Fire Stability Exterior Timber Framed Wall with Profiled Metal Cladding: 140x45 SG8 Ht.2. 12 Timber Framed Wall with Profiled Metal Cladding: 140x45 SG8 Ht.2. 13 Timber Framed Wall with Profiled Metal Cladding: 140x45 SG8 Ht.2. 14 O.3.03 14 O.3.04 15 Timber Framed Wall with Profiled Metal Cladding: 140x45 SG8 Ht.2. 15 Timber II Samm Standard Gla baove to interior face. Profiled Metal cladding on cavity on 6mm RAB to exterior face. Reduce spacing to 300 ars where stud height exceeds 3.6m. 16 Metal Cladding on cavity on 6mm RAB to exterior face. 17 Timber II Samm Standard Gla baove to interior face. Profiled Metal cladding: 140x45 SG8 KD Ht.2 framing with studs @ 600crs and nogs @ 600crs to NZS3604.2011 unless noted otherwise. Ensure all insulation within framing where applicable, is secured into place with Mt.2 boils go 900crs. Refer to the Structural Layouts for the bracing requirements. 18 Timber II Stability Provide all openings details. Vi anterior face of which was a stable and face with Mt.2 boils go 900crs. Refer to the Structural Layouts for the Dracing requirements. 18 Timber II Stability Provide all openings details. Vi anterior face of which was a stable of the Victor of the Structural Layouts for the Dracing requirements. 18 Timber II Stability Provide all openings details. Vi anterior face of which was a stable and conc. slab and face with Mt.2 boils go 900crs. Refer to the Structural Layouts for the bracing requirements. Glam Layouts for the bracing requirements of E2/AS1. Nog for all fittings, fixtures, linings, bracing panels and trims. DPC (maithoid) between bottom plate and conc. slab and fixed with Mt.2 boils go 900crs. Refer to the Structural Layouts for the bracing requirements of the profile of the pro	Pre-primed Fascia 300mm
James Hardie JHETGR00a 6000060 Post Fire Stability Exterior Timber Framed Wall with Profiled Metal Cladding: 140x45 SG8 Ht.) 2 Light Height Timber Framing. Studs at max 600 crs, Nogs at max 800 crs, James Hardie 90mm Mineral Insulation. 13mm Cib Fyreiine tom 1800 AFFL, 13mm Standard Gib above to interior face. Profiled Metal cladding: 140x45 SG8 Ht.) 2 Light Height Timber Framing. Studs at max 600 crs, Nogs at max 800 crs, James Hardie 90mm Mineral Insulation. 13mm Cib Fyreiine tom 1800 AFFL, 13mm Standard Gib above to interior face. Profiled Metal cladding on cavity on 6mm RAB to exterior face. Reduce spacing to 300 crs where stud height exceeds 3.6m. TIMBER WALLS Internal Framed Walls - 90mm Generally construct with 190x45 SG8 KD Ht.2 framing with studs @ 600crs and nogs @ 800crs to NZS3604.2011 unless noted otherwise. Increase to 2790x45 studs @ 600 crs where stud height exceeds 2.7m. Reduce stud spacing to 220x45 @ 300 crs where stud height exceeds 2.7m. Reduce stud spacing to 220x45 @ 300 crs where stud height exceeds 2.7m. Reduce stud spacing to 220x45 @ 300 crs where stud height exceeds 3.0m up to 3.6m. 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 Mt 2 bolts @ 900crs. Refer to the Structural Layouts for the bracing requirements. 6mm RAB to exterior face of walls. External Framed Walls - 140mm Generally construct with 140x45 SG8 KD Ht.2 framing with studs on the architecture with 140x45 SG8 KD Ht.2 framing with studs on the architecture with 140x45 SG8 Ht.2 transing with studs on 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 Mt 2 bolts @ 900crs. Refer to the Structural Layouts for the bracing requirements. 6mm RAB to exterior face of walls. Specific Design	Omm Pre-primed paint finish Fascia finished to match stall strictly as per manufacturer's specifications and
Timber Framed Wall with Profiled Metal Cladding: 140x45 SGB H1.2 Epidh Height Timber Framings. Studs at max 800 ors, Joseph Immos Framed Walls. 13mm Standard Gib above to interior face. Profiled Metal cladding on cavity on 6mm RAB to exterior face. Reduce spacing to 300 ors where stud height exceeds 3.6m. TIMBER WALLS Internal Framed Walls - 90mm Generally construct with 90x45 SGB KD H1.2 framing with studs @ 600crs and noge @ 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 (mathrold) between bottom plate and cone. slab and fixed with M12 bolts @ 900crs. Refer to the Structural Lapvuts for the bracing requirements. External Framed Walls - 90mm Generally construct with 90x45 SGB KD H1.2 framing with studs on H1 and Dri packers at crs as per setout plans and nogs @ 600crs to NZS3604.2011 unless noted otherwise. Nog or all fittings, fixtures, linings, bracing panels and trims. DPC (mathrold) between bottom plate and cone. slab and fixed with M12 bolts @ 900crs. Refer to the Structural Lapvuts for the bracing requirements. 6mm RAB to exterior face of walls. External Framed Walls - 140mm Generally construct with 140x45 SGB KD H1.2 framing with studs on H1 and Dri packers at 600 crs and nogs @ 300crs to NZS3604.2011 unless noted otherwise. Nog or all fittings, fixtures, linings, bracing panels and tims. DPC (mathrold) between bottom plate and cone. slab and fixed with M12 bolts @ 900crs. 6mm RAB to exterior face of walls. External Framed Walls - 140mm generally construct with 140x45 SGB KD H1.2 framing with stude on H1 and Dri packers at 600 crs and nogs @ 300crs to NZS3604.2011 unless noted otherwise. Nog or all fittings, fixtures, linings, bracing panels and times. DPC (mathrold) between bottom plate and cone. slab and fixed with M12 bolts @ 900crs. 6mm RAB to exterior face of walls. External Framed	efer details for height. Pre-primed Fascia 250mm
crs, James Hardie 90mm Mineral Insulation. 13mm Gib Fyreline to mis 800 AFEL, 13mm Standard Gib above to interior face. Proflied Metal cladding on cavity on 6mm RAB to exterior face. Reduce spacing to 300 crs where stud height exceeds 3.6m. TIMBER WALLS Internal Framed Walls - 90mm Generally construct with 90x45 SGB KD H1.2 framing with studs @ 8000rs and noge @ 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 time. DPC (mathrold) between bottom plate and cone. slab and fixed with M12 bolts @ 900crs. Refer to the Structural Layouts for the bracing requirements. External Framed Walls - 90mm Generally construct with 90x45 SGB KD H1.2 framing with studs on H1 and Dri packers at ors as per setout plans and nogs @ 600crs to NZS3604.2011 unless noted otherwise. Increase to 2/90x45 stude @ of DPC. P of 18 fittings, fixtures, linings, bracing panels and times. DPC (malthold) between bottom plate and cone. slab and fixed with M12 bolts @ 900crs. Refer to the Structural Layouts for the bracing requirements. 6mm RAB to exterior face of walls. External Framed Walls - 140mm Generally construct with 140x45 SGB KD H1.2 framing with studs on H1 and Dri packers at 600 crs and noge @ 300crs to NZS3604.2011 unless noted otherwise. Neg or all fittings, fixtures, linings, bracing panels and times. DPC (malthold) between bottom plate and cone. slab and fixed with M12 bolts @ 900crs. 6mm RAB to exterior face of walls. External Framed Walls - 140mm generally construct with 140x45 SGB KD H1.2 framing with stude on H1 and Dri packers at 600 crs and noge @ 300crs to NZS3604.2011 unless noted otherwise. We for all fittings, fixtures, linings, bracing panels and times. DPC (malthold) between bottom plate and cone. slab and fixed with M12 bolts @ 900crs. feel to the substance of the substance of the substance of the substance of the subs	50mm Pre-primed paint finish Fascia finished to match stall strictly as per manufacturer's specifications and
Internal Framed Walls - 90mm Generally construct with 90x45 SG8 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 EZ/AS1. Nog for all fittings, fixtures, linings, bracing profile. See Gibbors where stud height exceeds 2.7m. Reduce stud spacing to 5290x45 9300crs where stud height exceeds 2.7m. Reduce stud spacing to 5290x45 9300crs where stud height exceeds 2.7m. Reduce stud spacing to 5290x45 9300crs where stud height exceeds 2.7m. Reduce stud spacing to 5290x45 9300crs where stud height exceeds 2.7m. Reduce stud spacing to 5290x45 9300crs where stud height exceeds 2.7m. Reduce stud spacing to 5290x45 9300crs where stud height exceeds 2.0m up to 3.6m. Ensure all insulation within framing where applicable, is secured into place with DanBand straps in accordance with the requirements of 5290x45 9300crs where stud height exceeds 2.0m. by 5.6m. Ensure all insulation within framing where applicable, is secured into 100x580MT on 10x580MT on 10x5	efer details for height.
Internal Framed Walls - 90mm Generally construct with 90x45 SG8 KD H1.2 framing with studs @ 900crs and nogs @ 900crs 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 annels and trims. DPC (malthoid) between bottom plate and conc. slab and fixed with M12 bolts @ 900crs. Refer to the Structural Layoutts for the bracing requirements. External Framed Walls - 90mm Generally construct with 90x45 SG8 KD H1.2 framing with studs on H1 and Dri packers at or sa per setout plans and nogs @ 600crs to NZS3604.2011 unless noted otherwise. Increase to 2/90x45 studs @ 500 crs where stud height exceeds 3.7m. Reduce stud spacing to 2/20x45. 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. External Framed Walls - 140mm Generally construct with 140x45 SG8 KD H1.2 framing with studs on H1 and Dri packers at 600 crs and nogs @ 300crs 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. External Framed Walls - 140mm Generally construct with 140x45 SG8 KD H1.2 framing with studs on H1 and Dri packers at 600 crs and nogs @ 300crs to NZS3604,2011 unless noted otherwise. Nog for all fittings, fixtures, linings, bracing banels and trims. DPC (malthoid) between bottom plate and conc. slab and fixed with M12 bolts @ 900crs. 6mm RAB to exterior face of walls. External Framed Walls - 140mm Generally construct with 140x45 SG8 KD H1.2 framing with studs on H1 and Dri packers at 600 crs and nogs @ 300crs to NZS3604,2011 unless noted otherwise. Nog for all fittings, fixtures, linings, bracing	
details. Videous Cenerally construct with 90x45 SG8 KD H1.2 framing with studs @ 600crs and nogs @ 800crs to NZS3604.2011 unless noted of therwise. 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, limings, bracing panels and trims. DPC (malthoid) between bottom plate and conc. slab and fixed with M12 botts @ 900crs. Refer to the Structural Layouts for the bracing requirements. External Framed Walls - 90mm Generally construct with 90x45 SG8 KD H1.2 framing with studs on H1 and Dri packers at crs as per sebout plans and nogs @ 600crs to NZS3604.2011 unless noted otherwise. Increase to 270y45 studs @ 600 crs where stud height exceeds 3.0m up to 3.6m. 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, bracing panels and trims. DPC (malthoid) between bottom plate and conc. slab and fixed with M12 botts @ 900crs. Refer to the Structural Layouts for the bracing requirements. 6mm RAB to exterior face of walls. External Framed Walls - 140mm Generally construct with 140x45 SG8 KD H1.2 framing with studs on H1 and Dri packers at 600 crs and nogs @ 300crs to NZS3604.2011 unless noted otherwise. Nog for all fittings, fixtures, limings, bracing panels and trims. DPC (malthoid) between bottom plate and conc. slab and fixed with M12 botts @ 900crs. 6mm RAB to exterior face of walls. External Framed Walls - 140mm Generally construct with 140x45 SG8 KD H1.2 framing with studs on H1 and Dri packers at 600 crs and nogs @ 300crs to NZS3604.2011 unless noted otherwise. Nog for all fittings, fixtures, limings, bracing panels and trims. DPC (malthoid) between bottom plate and conc. slab and fixed with M12 botts @ 900crs. 6mm RAB to exterior face of walls. Specific Design Trusses Specific Design Trusses shown on architectural are indicative only. all truss information is to be referred to trus	I flashings to internal & external corners, heads and sills o
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 (matthoid) between bottom plate and conc. slab and fixed with M12 bolts @ 900crs. Refer to the Structural Layouts for the bracing requirements. External Framed Walls - 90mm Generally construct with 90x45 SG8 KD H1.2 framing with studs on H1 and Dri packers at crs as per setout plans and nogs @ 600crs to NZS3604.2011 unless noted otherwise. Increase to 2/90x45 studs @ 600 crs where stud height exceeds 2.7m. Reduce stud spacing to 2/90x45 @ 300crs where stud height exceeds 3.0m up to 3.6m. 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 (matthoid) 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. External Framed Walls - 140mm Generally construct with 140x45 SG8 KD H1.2 framing with studs on H1 and Dri packers at 600 crs and nogs @ 300crs to NZS3604.2011 unless noted otherwise. Nog for all fittings, fixtures, linings, bracing panels and trims. DPC (matthoid) between bottom plate and conc. slab and fixed with M12 bolts @ 900crs. 6mm RAB to exterior face of walls. ROOFS TRUSSES Specific Design Trusses Specific Desi	and where indicated on architectural and manufacturer sible flashings to match adjacent joinery or roofing
secured into place with DanBand straps in accordance with the requirements of EZ/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. External Framed Walls - 90mm Generally construct with 90x45 SG8 KD H1.2 framing with studs on H1 and Dri packers at crs as per setout plans and nogs @ 600crs to NZS3604.2011 unless noted otherwise. Increase to 2/90x45 studs @ 600 crs where stud height exceeds 2.7m. Reduce stud spacing to 2/90x45 @ 300crs where stud height exceeds 3.0m up to 3.6m. 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. External Framed Walls - 140mm Generally construct with 140x45 SG8 KD H1.2 framing with studs on H1 and Dri packers at 600 crs and nogs @ 300crs 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. ROOFS TRUSSES Specific Design Contractor to ensure all heel heights and roof steps are correct. 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 3045 SG8 H1.2 treated purlins @ 90x65 SG8 H1.2 treated purlins @ 900mm crs to roof areas, fixed to framing with 1/10g self drillings crew 80mm long fixing as per NZS 3045 SG8 H1.2 ceiling battens @ 600crs. FLOORS FLOOR REBATES Brick 120mm rebate Rebate to accomodat	kout flashing
panels and trims. DPC (malthoid) between bottom plate and conc. slab and fixed with M12 botts @ 900crs. Refer to the Structural Layouts for the bracing requirements. External Framed Walls - 90mm Generally construct with 90x45 SG8 KD H1.2 framing with studs on H1 and Dri packers at crs as per setout plans and nogs @ 000crs to NZS3604.2011 unless noted otherwise. Increase to 2/90x45 studs @ 102/90x45 @ 300crs where stud height exceeds 2.7m. Reduce stud spacing to 2/90x45 @ 300crs where stud height exceeds 3.0m up to 3.6m. 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. External Framed Walls - 140mm Generally construct with 140x45 SG8 KD H1.2 framing with studs on H1 and Dri packers at 600 ors and nogs @ 300crs 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. External Framed Walls - 140mm Generally construct with 140x45 SG8 KD H1.2 framing with studs on H1 and Dri packers at 600 ors and nogs @ 300crs to NZS3604.2011 unless noted otherwise. Neg 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. ROOFS TRUSSES Specific Design Trusses Specific design trusses @ centres and fixings as noted on the trus manufacturer documents. Building Contractor to ensure all heel heights and roof steps are correct. PURLINS 90x45 SG8 H1.2 trimber Purlins 90x45 SG8 H1.2 treated purlins @ 900mm crs to roof areas, fixed to framing with 1/10g self drillings screw 80mm long fixing as per	out flashing installed at base of roofing above the guttering under the apron flashing where the roof meets a vertical
Layouts for the bracing requirements. External Framed Walls - 90mm Generally construct with 90x45 SG8 KD H1.2 framing with studs on H1 and Dri packers at crs as per setout plans and nogs @ 600crs to N2S3604.2011 unless noted otherwise. Increase to 2/90x45 studs @ 600 crs where stud height exceeds 2.7m. Reduce stud spacing to 2/90x45 @ 300crs where stud height exceeds 3.2 m. Reduce stud spacing to 2/90x45 @ 300crs where stud height exceeds 3.0 m up to 3.6m. 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, limings, 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. External Framed Walls - 140mm Generally construct with 140x45 SG8 KD H1.2 framing with studs on H1 and Dri packers at 600 crs and nogs @ 300crs to NZS3604.2011 unless noted otherwise. Nog for all fittings, fixtures, limings, 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. ROOFS TRUSSES 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. PURLINS 90x45 SG8 H1.2 Timber Purlins 90x45 SG8 H1.2 trusted purlins @ 900mm crs to roof areas, fixed to framing with 1/10g self drilling screw 80mm long fixing as per NZS 3604. CEILING BATTENS Soffit Battens Soffit Battens Brick 120mm rebate Rebate to accomodate brick veneer. Rebate to be 120mm wide by depth as shown on drawnown on drawnown on dr	r to details.
External Framed Walls - 90mm Generally construct with 90x45 SG8 KD H1.2 framing with studs on H1 and Dri packers at crs as per setout plans and nogs @ 600crs to NZ53604.2011 unless noted otherwise. Increase to 2/90x45 studs @ 600 crs where stud height exceeds 2.7m. Reduce stud spacing to 2/90x45 @ 300crs where stud height exceeds 3.0m up to 3.6m. 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. External Framed Walls - 140mm Generally construct with 140x45 SG8 KD H1.2 framing with studs on H1 and Dri packers at 600 crs and nogs @ 300crs to NZ53604.2011 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. ROOFS TRUSSES Specific Design Trusses Specific Design Trusses Specific Design Trusses whom 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. PURLINS 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 3004. 4.03.08 0.55BMT roofing pit glashing codownstan roofing pit glashing codownstan roofing pot glashing codownstan roofing pit glashing codownstan roofing pot glashing codownstan ro	Colorsteel Endura Over Flashing Colorsteel Endura Over Flashing purpose made to match
Hi and Dri packers at crs as per setout plans and nogs @ 600crs to NZS3604.2011 unless noted otherwise. Increase to 2:90x45 studs @ 600 crs where stud height exceeds 2.7m. Reduce stud spacing to 2:90x45 @ 300crs where stud height exceeds 3.0m up to 3.6m. 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. External Framed Walls - 140mm Generally construct with 140x45 SG8 KD H1.2 framing with studs on H1 and Dri packers at 600 crs and nogs @ 300crs 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. ROOFS Specific Design Trusses Specific Besting Trusses 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 plans and roof steps are correct. PURLINS Soffit Battens 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	ch and profile. Flashing for roof penetrations <mark>on r</mark> oofs <mark>wi</mark> th 8 degrees. Take flashing from roof pen <mark>etration el</mark> ement to
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CEILING BATTENS Soffit Battens 90x45 SG8 H1.2 ceiling battens @ 600crs. FLOORS FLOOR REBATES Brick 120mm rebate Rebate to accomodate brick veneer.Rebate to be 120mm wide by depth as shown on drawings. Rebate detailed as per manufacturers specification - Refer to architectural plan for recesses, dimensions and levels ONLY. Brick Set-down Set-down to face of masonry to engineers details to accomodate brick veneer. Rebate to be 120mm wide by depth as shown on drawings. Rebate detailed as per manufacturers specification - Refer TANKING Ardex Shoper manufacturers Specification - Refer	Colorsteel Endura Barge Flashing Colorsteel Endura Barge Flashing purpose made to match
Soffit Battens 90x45 SG8 H1.2 ceiling battens @ 600crs. FLOORS FLOOR REBATES Brick 120mm rebate Rebate to accomodate brick veneer.Rebate to be 120mm wide by depth as shown on drawings. Rebate detailed as per manufacturers specification - Refer to architectural plan for recesses, dimensions and levels ONLY. Brick Set-down Set-down to face of masonry to engineers details to accomodate brick veneer. Rebate to be 120mm wide by depth as shown on drawings. Rebate detailed as per manufacturers specification - Refer downstance roofing property layer of Dispersion of Disper	Colorsteel Endura Barge Flashing purpose made to mater ch and profile with birds beak at bottom edge. Ensure over over roof cladding to be min. 2 ribs and fascia
90x45 SG8 H1.2 ceiling battens @ 600crs. FLOORS FLOOR REBATES Brick 120mm rebate Rebate to accomodate brick veneer.Rebate to be 120mm wide by depth as shown on drawings. Rebate detailed as per manufacturers specification - Refer to architectural plan for recesses, dimensions and levels ONLY. Brick Set-down Set-down to face of masonry to engineers details to accomodate brick veneer. Rebate to be 120mm wide by depth as shown on drawings. Rebate detailed as per manufacturers specification - Refer layer of Dimensional to 1.55BMT roofing pit be min. 2 Seperate Prefinished 4.04.00 TANKING 4.04.01 Ardex Single Ardex Sin	d cover to be min. 70mm. Flashing edge notched to fit over ofile. Seperate all timber members to steel members with
FLOOR REBATES Brick 120mm rebate Rebate to accomodate brick veneer.Rebate to be 120mm wide by depth as shown on drawings. Rebate detailed as per manufacturers specification - Refer to architectural plan for recesses, dimensions and levels ONLY. Brick Set-down Set-down to face of masonry to engineers details to accomodate brick veneer. Rebate to be 120mm wide by depth as shown on drawings. Rebate detailed as per manufacturers specification - Refer 0.55BMT roofing pit be min. 2 Seperate Prefinished 4.04.00 TANKING 4.04.01 Ardex Sin Profinished 4.	PC. Prefinished to match roofing.
Brick 120mm rebate Rebate to accomodate brick veneer.Rebate to be 120mm wide by depth as shown on drawings. Rebate detailed as per manufacturers specification - Refer to architectural plan for recesses, dimensions and levels ONLY. Brick Set-down Set-down to face of masonry to engineers details to accomodate brick veneer. Rebate to be 120mm wide by depth as shown on drawings. Rebate detailed as per manufacturers specification - Refer be min. 2 Seperate Prefinisher 4.04.00 Ardex Since Set-down Ardex Since Set-down on deplication application application application application application are detailed as per manufacturers specification - Refer	Colorsteel Endura Apron Flashing Colorsteel Endura Apron Flashing purpose made to match
Rebate to accomodate brick veneer.Rebate to be 120mm wide by depth as shown on drawings. Rebate detailed as per manufacturers specification - Refer to architectural plan for recesses, dimensions and levels ONLY. Brick Set-down Set-down to face of masonry to engineers details to accomodate brick veneer. Rebate to be 120mm wide by depth as shown on drawings. Rebate detailed as per manufacturers specification - Refer Seperate Prefinishe 4.04.00 Ardex Signal Application application application - Refer	ch and profile. Ensure flashing cover over roof cladding to ribs. Flashing edge notched to fit over roofing profile.
specification - Refer to architectural plan for recesses, dimensions and levels ONLY. Brick Set-down Set-down to face of masonry to engineers details to accommodate brick veneer. Rebate to be 120mm wide by depth as shown on drawings. Rebate detailed as per manufacturers specification - Refer 4.04.00 Ardex Set Ardex Shown on application application application application 4131A	all timber members to steel members with a layer of DPC d to match roofing.
Brick Set-down Set-down to face of masonry to engineers details to accommodate brick veneer. Rebate to be 120mm wide by depth as shown on drawings. Rebate detailed as per manufacturers specification - Refer 4.04.01 Ardex Set Ardex Shown Sh	G/MEMBRANES
Set-down to face of masonry to engineers details to accomodate per manufactive per manufaction. Description of the per manufaction of th	helterseal 3000X Tanking elterseal 3000X pe and stick Tanking installed strictly as
drawings. Rebate detailed as per manufacturers specification - Refer 4131A	facturers specifications and details to below ground ns - foundations, retaining walls etc
to architectural plan for recesses, dimensions and levels ONET.	
Joinery 30mm Rebate 4.04.02 Thermal	Araft Thermathene 300 DPM aft Thermathene Orange 300 micron polythene damp-
height window joinery. Rebate to be 30mm deep with width to suit manufactu	nbrane (DPM) under slab / footings. Install strictly as per urer's specifications and details.
wall framing - Refer to architectural plan for recesses, dimensions and levels ONLY. C.O.S. all rebate sizes with joinery manufacturer prior to forming rebate. 4.04.03 Themak	raft Supercourse 500 DPC
Thermakr	aft Supercourse 500 DPC between concrete/concrete aluminium and timber members. Install strictly as per
	urer's specifications and details.

Masonry block wall to be strapped with 50x50mm H1.2 battens on dpc at 600crs with Audex Greenstuff R1.3 40mm fibreglass	3.11.06	Concrete Slab on Grade Floor Concrete slab on grade floor. 100 thick slab on
insulation installed between with 10mm Gib board lining. Timber Strapping & Lining		DPM on 15mm sand blinding on 150mm compate to structural engineer's plans and specification
Masonry block wall to be strapped with 20x50mm H1.2 battens on dpc at 600crs installed between with 10mm Gib board lining. NOTE:		reinforcing. Refer to architectural plan for reces levels only. 3155FR
Substitute with 10mm Gib Aqualine in wet areas FIRE RATED WALLS	3.12.00	RAISED TIMBER BALCONY DECKING
Korok Intertenancy Interior Fire Rated Wall	3.12.01	Vitex 140x19 Raised Timber Decking Vitex 140x19 timber decking on raised Outdure
KOROK KIT01 -/60/60 Fire Rated Intertenancy Wall: 51mm KOROK panels with 90x45 timber framing either side - studs at max 600 crs.		aluminium. Vitex decking system to have 3mm boards, Selected coating applied to all faces.
20mm cavity to one side. 15 mm cavity to the other. Autex Greenstuff R2.2 Insulation both sides. 10mm Gib Standard Plasterboard either side. Use 6mm RAB in lieu of Gib in ceiling	3.12.02	Vitex 140x19 Timber Decking Vitex 140x19 timber decking. Vitex decking sys
cavity. Fire Rated sealant to perimeter of walls. All fixed in accordance with manufacturers requirements.	2.44.00	gaps between boards, selected coating applied
20 Series Masonry Fire Rated Intertenancy Wall	3.14.00 3.14.01	STAIRS Precast Stair
FRR240/240/240 190 mm thick concrete block intertenancy wall. Installed to Structural Engineers Details. 10mm Paint Finish Gib on		Precast concrete stairs to comply with the requi for Private Stair. Min Tread 280mm, max riser 1
50x50mm H1.2 timber strapping with R1.3 Insulation to either side. Fire Rated sealant to perimeter.		have 50dia handrail set 900mm above the pitch Refer to Structural Engineers drawings for prec
60/60/60 Post Fire Stability Brick Cladding Wall James Hardie JHETGR60a 60/60/60 Post Fire Stability Exterior	4	ENCLOSUDE
Timber Framed Wall with Brick Veneer Cladding: 140x45 SG8 H1.2 Full Height Timber Framing. Studs at max 600 crs, Nogs at max 800	4.01.00	ENCLOSURE ROOFING
crs, James Hardie 90mm Mineral Insulation. 13mm Gib Fyreline to interior face, Brick Veneer on cavity on 6mm RAB to exterior face.		ROOF CLADDING
Reduce spacing to 300 crs where stud height exceeds 3.6m. 60/60/60 Post Fire Stability - Stria	4.01.02	0.55BMT Colorsteel Endura Steel&Tube (Roofing)
James Hardie JHETGR60a 60/60/60 Post Fire Stability Exterior Timber Framed Wall with JH Stria fibre cement cladding: 140x45		0.55BMT Colorsteel Endura Steel&Tube Plumd roofing underlay on 90x45 battens at max 900 c
SG8 H1.2 Full Height Timber Framing. Studs at max 600 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		roof plans, sections and elevations. Install stric manufacturer's specifications and details.
exterior face. Reduce spacing to 300 crs where stud height exceeds 3.6m.	4.02.00	SPOUTING/DOWNPIPES
60/60/60 Post Fire Stability EZpanel Cladding Wall -	4.02.05	Steel&Tube Square Plumbline Gutter Steel&Tube Square Plumbline Coloursteel Endi brackets [as per manufacturers specification] or
James Hardie JHETRR60 60/60/60 Post Fire Stability Exterior Timber Framed Wall with EZ Panel cladding: 140x45SG8 H1.2 Full		strictly as per manufacturer's specifications and and gutter to be finished to match roofing.
Height Timber Framing. Studs at max 600 crs, Nogs at max 800 crs, James Hardie 90mm Mineral Insulation. Lightweight aerated	4.02.11	7411M Steel&Tube 100 dia Colorsteel Endura
concrete cladding on cavity. 6mm RAB to exterior faces (both sides). Reduce spacing to 300 crs where stud height exceeds 3.6m.	4.02.11	Steel&Tube 100dia Colorsteel Endura downpipe location is within boundary of respective unit. In
Korok Intertenancy Exterior / Exterior Fire Rated Wall KOROK KIT01 -/60/60 Fire Rated Intertenancy Wall: 51mm KOROK		manufacturer's specifications and details. Dowr to match roofing and gutter.
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	4.02.36	Timber Pre-primed Fascia 180mm 19mm x180mm Pre-primed paint finish Fascia 1
Greenstuff R2.2 Insulation both sides. Exterior EZ Panel cladding on cavity on 6mm James Hardie RAB to either side. Fire Rated sealant		roofing. Install strictly as per manufacturer's spedetails. Refer details for height.
to perimeter of walls. All fixed in accordance with manufacturers requirements.	4.02.37	Steel&Tube 80 dia Colorsteel Endura d Steel&Tube 80dia Colorsteel Endura downpipes
60/60/60 Post Fire Stability Fibre Cement Cladding Wall James Hardie JHETRR60 60/60/60 Post Fire Stability Exterior		location is within boundary of respective unit. In manufacturer's specifications and details. Dowr
Timber Framed Wall with 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. 6mm RAB to each side.	4.02.38	to match roofing and gutter.
Fibre cement cladding on cavity on 6mm RAB to exterior face. Hardiflex cladding on cavity on 6mm RAB to interior cupboard face.	4.02.30	Timber Pre-primed Fascia 300mm 25mm x300mm Pre-primed paint finish Fascia f roofing. Install strictly as per manufacturer's spe
60/60/60 Post Fire Stability Profiled Metal Cladding Wall James Hardie JHETGR60a 60/60/60 Post Fire Stability Exterior	4 00 20	details. Refer details for height.
Timber Framed Wall with Profiled Metal Cladding: 140x45 SG8 H1.2 Full Height Timber Framing. Studs at max 600 crs, Nogs at max 800	4.02.39	Timber Pre-primed Fascia 250mm 25mm x250mm Pre-primed paint finish Fascia f roofing. Install strictly as per manufacturer's spe
crs, James Hardie 90mm Mineral Insulation. 13mm Gib Fyreline to min 800 AFFL, 13mm Standard Gib above to interior face. Profiled	4 00 00	details. Refer details for height.
Metal cladding on cavity on 6mm RAB to exterior face. Reduce spacing to 300 crs where stud height exceeds 3.6m.	4.03.00 4.03.01	FLASHINGS Flashings General
TIMBER WALLS		Provide all flashings to internal & external corne openings and where indicated on architectural a
Internal Framed Walls - 90mm Generally construct with 90x45 SG8 KD H1.2 framing with studs @ 600crs and nogs @ 800crs to NZS3604.2011 unless noted		details. Visible flashings to match adjacent joine materials
otherwise. Ensure all insulation within framing where applicable, is secured into place with DanBand straps in accordance with the	4.03.02	PVC kickout flashing PVC kickout flashing installed at base of roofing
requirements of E2/AS1. Nog for all fittings, fixtures, linings, bracing panels and trims. DPC (malthoid) between bottom plate and conc.		and fixed under the apron flashing where the ro wall. Refer to details.
slab and fixed with M12 bolts @ 900crs. Refer to the Structural Layouts for the bracing requirements.	4.03.03	0.55BMT Colorsteel Endura Over Flash 0.55BMT Colorsteel Endura Over Flashing purp
External Framed Walls - 90mm Generally construct with 90x45 SG8 KD H1.2 framing with studs on		roofing pitch and profile. Flashing for roof penet less than 8 degrees. Take flashing from roof pe
Hi and Dri packers at crs as per setout plans and nogs @ 600crs to NZS3604.2011 unless noted otherwise. Increase to 2/90x45 studs @ 600 crs where stud height exceeds 2.7m. Reduce stud spacing to		under ridge/apex flashing. Flashing edge notche profile. Seperate all timber members to steel me of DPC. Prefinished to match roofing.
2/90x45 @ 300crs where stud height exceeds 3.0m up to 3.6m. Ensure all insulation within framing where applicable, is secured into	4.03.04	0.55BMT Colorsteel Endura Back Flash
place with DanBand straps in accordance with the requirements of E2/AS1. Nog for all fittings, fixtures, linings, bracing panels and		Prefinished 0.55BMT Colorsteel Endura Back F made flashing with turned edge to be placed be junction. Seperate all timber members to steel r
trims. DPC (malthoid) between bottom plate and conc. slab and fixed with M12 bolts @ 900crs. Refer to the Structural Layouts for the bracking requirements. 6mm BAB to exterior focal of wells.		of DPC. Ensure all laps & overhangs comply wi 2017 Amendment 7
the bracing requirements. 6mm RAB to exterior face of walls. External Framed Walls - 140mm	4.03.05	0.55BMT Colorsteel Endura Custom Fla
Generally construct with 140x45 SG8 KD H1.2 framing with studs on Hi and Dri packers at 600 crs and nogs @ 300crs to NZS3604.2011		Prefinished 0.55BMT Endura purpose made fla- edge - Ensure all laps & overhangs comply with 2017 Amendment 7. Measure and confirm all di
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		prior to manufacturing. Seperate all timber mem members with a layer of DPC. Visible flashings
of walls.	4.03.06	matched to adjacent joinery of roofing materials 0.55BMT Colorsteel Endura Eave Flash
ROOFS TRUSSES	4.00.00	0.55BMT Colorsteel Endura Eave Flashing purp roofing pitch and profile as per E2/AS1 for roof
Specific Design Trusses		10deg. Installed in accordance with E2/AS1. Tu terminations to form drip edge. Seperate all time
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	4.03.07	members with a layer of DPC. Prefinished to ma 0.55BMT Colorsteel Endura Parapet Fla
design for details. Trusses shown on architectural are indicative only. all truss information is to be referred to truss manufacturer		0.55BMT Colorsteel Endura Eave Flashing purparapet with Birds beak at bottom edges. Ensur
documents. Building Contractor to ensure all heel heights and roof steps are correct.		underlay separation to underlying substrate on Min 5 deg slope and 70mm cover to cladding ei
PURLINS		70mm.Installed in accordance with E2/AS1. Se members to steel members with a layer of DPC match roofing.
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	4.03.08	0.55BMT Colorsteel Endura Barge Flas
3604.		0.55BMT Colorsteel Endura Barge Flashing pur roofing pitch and profile with birds beak at botto flashing cover over roof cladding to be min. 2 ril
CEILING BATTENS Soffit Battens		downstand cover to be min. 70mm. Flashing ed roofing profile. Seperate all timber members to
90x45 SG8 H1.2 ceiling battens @ 600crs.	4.03.09	layer of DPC. Prefinished to match roofing. 0.55BMT Colorsteel Endura Apron Flas
FLOORS FLOOR REBATES	4.03.03	0.55BMT Colorsteel Endura Apron Flashing pur roofing pitch and profile. Ensure flashing cover
Brick 120mm rebate		be min. 2 ribs. Flashing edge notched to fit over Seperate all timber members to steel members
Rebate to accomodate brick veneer.Rebate to be 120mm wide by depth as shown on drawings. Rebate detailed as per manufacturers specification - Refer to architectural plan for recesses, dimensions	4.04.00	Prefinished to match roofing. TANKING/MEMBRANES
and levels ONLY.	4.04.01	Ardex Shelterseal 3000X Tanking
Brick Set-down Set-down to face of masonry to engineers details to accomodate brick veneer. Rebate to be 120mm wide by depth as shown on		Ardex Shelterseal 3000X pe and stick Tanking i per manufacturers specifications and details to applications - foundations, retaining walls etc
drawings. Rebate detailed as per manufacturers specification - Refer to architectural plan for recesses, dimensions and levels ONLY.	40400	4131A
Joinery 30mm Rebate	4.04.02	Thermakraft Thermathene 300 DPM Thermakraft Thermathene Orange 300 micron proof membrane (DPM) under slab / footings. Ir
30mm Deep Rebate to accomodate entry door, sliding door and full height window joinery. Rebate to be 30mm deep with width to suit wall framing - Refer to architectural plan for recesses, dimensions		manufacturer's specifications and details. 4161T
and levels ONLY. C.O.S. all rebate sizes with joinery manufacturer prior to forming rebate.	4.04.03	Themakraft Supercourse 500 DPC Thermakraft Supercourse 500 DPC between co
CONCRETE FLOORS		masonry /aluminium and timber members. Instamanufacturer's specifications and details.
Rib-Infill Floor System		4161T

190mm Exterior masonry walls with Solid plaster finish to exterior,

accordance with NZS4210, refer to specific notes for strapping and

refer to engineering for reinforcing requirements, Constructed in

3.11.00 CONCRETE FLOORS

3.11.05 Rib-Infill Floor System

ENCLOSURE	4.05.00	CLADDING
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.	4.04.26	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.
STAIRS Precast Stair		in conjunction with roofing paper. 4161T
gaps between boards, selected coating applied to all faces.		purlins. Install strictly as per manufacturer's specifications and details. Where roof pitches require, ensure support mesh is installed
Vitex 140x19 Timber Decking Vitex 140x19 timber decking. Vitex decking system to have 3mm	4.04.20	Thermakraft Covertek 407 Roof Underlay Thermakraft Covertek 407 self supporting roof underlay fixed over
Vitex 140x19 Raised Timber Decking Vitex 140x19 timber decking on raised Outdure Qwickbuild aluminium. Vitex decking system to have 3mm gaps between boards, Selected coating applied to all faces.	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.
RAISED TIMBER BALCONY DECKING		face of Slab and rebates. All in accordance with manufacturers requirements.
levels only. 3155FR	4.04.08	Sikalastic 152 Sikalastic 152 Exterior Waterproofing Membrane applied to exposed
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	4.04.07	ARDEX WPM Undertile Waterproofing ARDEX WPM 750 Weldtec Internal Undertile Sheet Waterproofing Membrane to all wet areas. Install strictly as per manufacturer's specifications and details. 6812M
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	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

ved 3M 8067 All weather flashing tape as per manufacturer's cations and details. Install strictly as per manufacturer's cations and details 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 Blonded / Clear Coat finish and Colorsteel Endura Steel&Tube Plumdek further site applied coating. C/S SS screw fixings. Use Shadowclad negative detail at sheet joints. Refer specification. Colorsteel Endura Steel&Tube Plumdek roofing system on Specialized Plaster System derlay on 90x45 battens at max 900 crs at pitch as per Specialized plaster System over 20 series masonary blockwork,

are o openioanone and detaile.		Colour TBD. All installation in accordance with manufacturers
NG/DOWNPIPES	\bigcap	specifications. System only for timber framed wing walls.
ube Square Plumbline Gutter be Square Plumbline Coloursteel Endura Gutter on internal cas per manufacturers specification] on steel fascia. Install per manufacturer's specifications and details. Brackets r to be finished to match roofing.	4.05.08	Painted Midland NZ Brick Veneer Midland NZ painted brick veneer with 50mm cavity with RAB 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
ube 100 dia Colorsteel Endura downpipes be 100dia Colorsteel Endura downpipes. Ensure downpipe s within boundary of respective unit. Install strictly as per urer's specifications and details. Downpipes to be finished roofing and gutter.	02-1	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.

Float textured finish by Specialized Systems. Min 2 coats of paint.

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 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 inconjunction with Gib Fyreline. 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. flashing installed at base of roofing above the guttering 4.05.25 4.5mm JH Eclipsa Soffit Lining nder the apron flashing where the roof meets a vertical 4.5mm James Hardie Eclipsa soffit lining on 45 x 90 (unless specifically sized for specific depth. Refer to architectural details) H1.2 timber framing @ max 600mm crs. Paint finish with uPVC Colorsteel Endura Over Flashing purpose made to match

jointers @600crs. Install strictly as per manufacturer's specifications 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. Specialized Plaster System over battens 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.

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. System only for timber framed wing 4.06.00 DOORS WINDOWS & SKYLIGHTS

All glazing to be double glazed and comply with N.Z.S 422301:2008 Safety Glass Grade A safety glass to all showers & overhead glazing, All glazing to comply with NZS 4223.3:2016. Incorporating Amendment No. 1. Refer to window and door schedule for glass selections.

eparation to underlying substrate on 9mm H3 ply backing. 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

> 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

manufacturer's specifications and details. Hardware TBC by client.

details. Hardware TBC by client. 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

Spectrum Fin Screen Louvres Spectrum 115x17 aluminum RHS fins louvre system fixed to 115x3 Aluminium plate top and bottom fixed to underside of concreet beam / deck edge. Powdercoated finish to match joinery. Install strictly as 7.01.00 GENERAL per manufacturer's specifications and details Spectrum Fin Window Screen Louvres

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

4.06.13 Spectrum Clearview Semi Frameless Glass Balustrade Spectrum Clearview Semi Frameless Glazed Balustrade, Tor 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 Hung Aluminium Fin Balustrade Spectrum Clearspan Face Hung Aluminium Fin 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.

4.07.00 INSULATION

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.

4.07.02 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. 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

4.07.04 R2.5 Midfloor Insulation Autex Greenstuff R2.5 Wall / 100mm used in Midfloor insulation, or similar with equivalent R-value. STC 43 insulation installed as per manufacturer's specifications and instructions.

4.08.01 Sealants, Mastics and Fillers All sealants, mastics and fillers are to be compatible with all materials and finishes. Contractor to check and confirm prior to installation. Install strictly as per manufacturer's specifications and

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

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

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

5.01.00 WALL LINING 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.

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.

5.01.05 13mm Gib Fyreline 13mm Gib Fyreline 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.

5.02.00 CEILING LINING 13mm Gib Ceiling Lining 5.02.01

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.

13mm Gib Aqualine Ceiling Lining 13mm Gib Aqualine 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

5.04.00 STAIRS 5.04.01 Handrail to Stairs

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

5.05.00 MISC 5.05.01 Timber Skirting

5113G

Finger jointed pine skirting, 60 x 10 single bevel pine. Paint finish. Install skirting board to overlay surface as per acoustic report. Gap to be sealed with sealant to match skirting.

Interior Door Timber Reveals 30mm rebated pine jamb reveals. Paint quality finish

FINISH

6.01.00 FLOOR FINISH 6.01.02 Carpet on Underlay

Selected carpet over underlay, installed as per manufacturer's specification. Selection TBC by client.

Selected ceramic floor tiles on waterproof membrane on Jacobsens Regupol 4515-S acoustic underlay. Install strictly as per manufacturer's specifications and details.

6.02.00 WALL FINISH manufacture. Install strictly as per manufacturer's specifications and 6.02.01 Wall Tiles

Selected wall tiles on waterproof membrane installed as per manufacturers specifications. Refer to Interior design drawings for location. Wall tiles selection TBC by client. 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.

SERVICES

7.01.01 General Drainage and Services Notes Locate existing power, water, telephone and sanitary drainage services. Allow to inform network operators as necessary.

7.02.00 LIQUID SUPPLY/DISPOSAL

7.02.01 Storm Water and Waste Water Requirements

Refer Crang Civil civil drawings and reports for stormwater and

7.02.02 Water supply Refer to Crang Civil civil drawings and reports for location of water supply and meter locations for each unit.

7.02.03 New Water Connection Provide new water connection to new units from existing supply line

7.02.04 100mm uPVC Stormwater Line 100mm uPVC stormwater to connect into main line. Refer to Crang Civil civil drawings and reports for site and drainage information. Ensure all heights and falls are checked against the connection height on site prior to commencement of works.

7.02.05 100mm uPVC Sewer Line 100mm uPVC sewer line to connect into main line. Refer to Crang Civil civil drawings and reports for site and drainage information. Ensure all heights and falls are checked against the connection height on site prior to commencement of works.

Rheem 177litre 1720x488 HWC. Install strictly as per manufacturer's specifications and details & NZ Seismic requirements

7.02.42 Acrylic Showers Acryclic 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

7.03.00 ELECTRICAL

7.04.00 HEATING/COOLING

dimensions on site

7.03.01 New Power Connection Refer to Crang Civil drawings for location of power supply and refer to architectural plans for Switchboard and Meter Board locations for each unit. Refer to architectural plans for power outlet and light switch locations for each unit.

7.04.01 Heatpump Selected heatpump. Installation in accordance with manufacturers

specifications. Indicative location shown only. Outdoor unit located in balcony cupboards. 7.05.00 VENTILATION/AIRCONDITIONING 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 and run on for 15 minutes after light is switched off. Where extract fan is located above a shower or bath, ensure extract fan is shower rated Extract fun duct runs indicative only. Ectract Fan system including Fan specification, pipe type and diameter and run to be design build by HVAC contractor.

7.06.00 SECURITY/ALARM

7.06.01 Smoke Detectors Provide domestic smoke alarms as required to F7/AS1 CI 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.

7.07.00 COMMUNICATIONS/NETWORK

7.07.02 New Phone Connection Refer to architecural plans for location of New Phone connection for each unit.

EXTERIOR

8.01.00 LANDSCAPE PLANTING

8.01.02 Landscape Finishing Refer to landscaping plans by nominated consultant, refer Bonair developments for specific landscape finishing requirements.

8.02.00 PAVEMENT/DRIVEWAY/ACCESS New Concrete Paving

100mm thick 17.5Mpa concrete placed on 50mm min. compacted hard fill. Finish as per Landscape Plan by nominated consultant, refer Bonair developments for specific landscape finishing requirements.

8.02.03 Selected Concrete Pavers Landscape Architects plans. Paver FFL to min, 150mm lower than

8.03.00 LANDSCAPE STRUCTURES 8.03.01 Cirtex Timber Retaining Walls

Cirtex Timber Retaining Walls to max height of 1m. 150x50 H4 Pinus radiata roughsawn rails and 75x50 top rail. All installed in accordance with manufacturers requirements

8.03.02 200 Series Masonry Retaining Walls 190mm thk Masonry Retaining Walls, Stack Bond, plaster Finish. Max Height 1m TBC. Refer to HFC Structural Engineers Drawings for details

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 Aluminum Vertical Batten Screen and

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

8.04.00 MISC 8.04.06 Letterbox

drawings. Client supplied

Letterboxes for each unit with type, location and finish as per Resource Consent drawings. 8.04.07 Bin Enclosure Bin Enclosure for each unit with location as per Resource Consent

PLANS TO BE READ IN CONJUNCTION WITH THE FOLLOWING:

FIRE ENGINEERING DESIGN REPORT BY HFC GROUP

ACOUSTIC REPORT BY HEAGLEY ACOUSTICS

STRUCTURAL ENGINEERING PLANS & SPECIFICATION BY HFC GROUP

TRUSS MANUFACTURER'S PLANS & SPECIFICATION BY PLACEMAKERS

STORMWATER & SANITARY CONNECTION POINTS BY CRANG CIVIL

POWER / TELEPHONE / WATER SERVICES / GAS:

All drainage shall be in accordance with the local council. The contractor shall

All plumbing and drainage in accordance with AS/NZS 3500.2 or G13/AS1 plumbing and drainage code.

<u>Member</u>

Soffit lining:

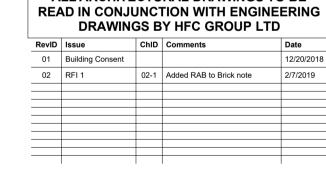
INTERIOR FINISHING TIMBERS

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 done 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.

ALL WORK TO BE CARRY OUT IN ACCORDANCE WITH THE NEW ZEALAND

BUILDING CODE





29 Nixon St. PO Box 78 282 Grey Lynn Auckland

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DESIGN AND DRAWINGS ARE COPYRIGHT OF CREATIVE ARCH LTD. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ALL RESTRICTED BUILDING WORK TO BE CARRIED OUT BY LICENSED BUILDING PRACTITIONERS project title: Proposed Development for:

sheet title:

date created date plotted

scale:

<u>Treatment</u> H3.1 LOSP H3.1 LOSP H3.1 LOSP H3.1 LOSP

Treatment <u>Timber species</u> None H3.1 LOSP Interior walls Door/window Jambs: Pinex pine

ALL ARCHITECTURAL DRAWINGS TO BE



Bonair Developments

Silverdale, Auckland

H3.1 LOSP Laserframe SG8 Laserframe SG8 H3.1 LOSP H3.1 LOSP

<u>Treatment</u>

H5 CCA

H5 CCA

H4 CCA

H3.2 CCA

<u>Treatment</u>

H1.2 Boron

H1.2 Boron

H1.2 Boron

Laserframe SG8 Laserframe SG8 H1.2 Boron Laserframe SG8 H1.2 Boron Laserframe SG8 H1.2 Boron H3.1 LOSP

imber species and grade

Timber species and grade

Radiata Pine

Radiata Pine

Pinex verified SG8

Laserframe SG8

Laserframe SG8

Enclosed decks and balconies: Radiata pine merchantable Cavity battens: **ROOF FRAMING** Timber grade <u>Treatment</u> Trusses: Laserframe SG8 H1.2 Boron Purlins: Laserframe SG8 H1.2 Boron Ceiling joists: Laserframe SG8 H1.2 Boron

Valley boards: Radiata Pine merchantable Enclosed flat roof framing: Laserframe SG8

TIMBER GRADE/TREATMENT:

DECK FOUNDATION & FRAMING

Building piles/poles

Deck floor joists:

Exterior walls:

Parapets:

Bearers:

Retaining Wall uprights:

Exterior joinery sill plate:

Packers under parapet caps:

Exterior bottom plates:

Retaining Wall horizontal timber:

EXTERIOR WALL FRAMING

H1.2 Boron <u>LAMINATED VENEER LUMBER (LVL)</u> <u>Type</u> HyONE H3.1 LOSP

Futurebuild

INTERIOR FRAMING Timber species and grade <u>Treatment</u> Non structural walls: Laserframe SG8 H1.2 Boron Structural and braced walls: Laserframe SG8 H1.2 Boron

Laserframe SG8 H1.2 Boron Surrounding wet area walls: Laserframe SG8 H1.2 Boron **EXTERIOR FINISHING TIMBERS**

Timber species and grade Weatherboards: Pinex finger jointed pre-primed Fascia/barge boards: Pinex finger jointed pre-primed Exterior mouldings Pinex finger jointed pre-primed Timber Windows/Doors: Radiata Pine

Architraves Pinex pine Skirtings: Pinex pine Exterior walls Door/window Jambs: Radiata Pine merchantable

iaise with and co-operate with all Network Utility Operators.

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)



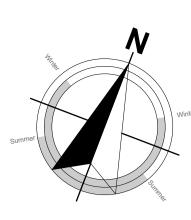
153 Bonair Cresent (Block C)

Scope of Works & Keynotes drawn: **KN** checked: **JM** dwg n#:

2/7/2019 2/7/2019 BC Block C rev n#: 1:1 @ A1

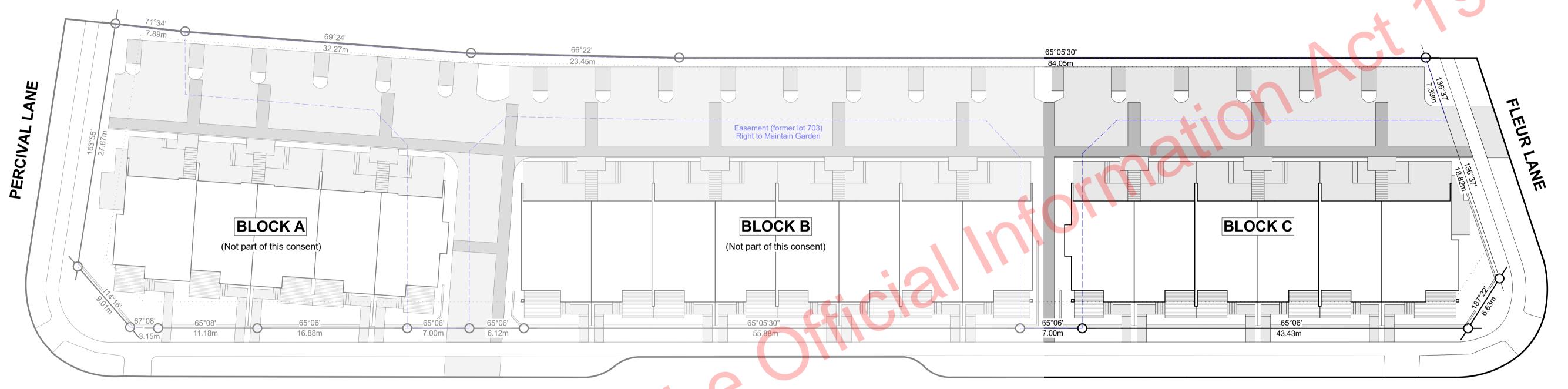
NOTE: Drawings are ½ scale @ A3

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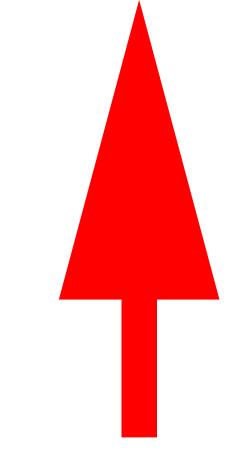


Site Location Plan



BONAIR CRESCENT

Released under



Z Bonair Developments

153 Bonair Cresent (Block C)
Silverdale, Auckland

drawn: KN checked: JM dwg n#:

scale: 1:166.6667, 1:250 @ A1

NOTE: Drawings are ½ scale @ A3

12/20/2018

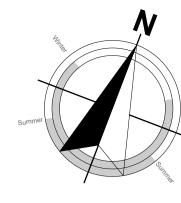
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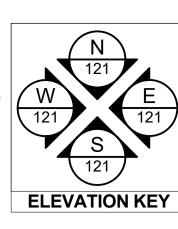
2/7/2019

BC Block C rev n#:

Overall Site Plan

date created:





LOTS: 1

DP: 525711

CT: 846464

AREA: 4787m²

Wind Zone:

NOTES:

IT IS THE CONTRACTORS RESONSIBILITY TO CHECK ALL LEVELS, DIMENSIONS AND PITCH ON SITE PRIOR TO **COMMENCING ANY WORK.**

1. CONTRACT TO BE NZS 3910 UNLESS OTHERWISE STATED BY THE OWNER.

2. ALL CONSTRUCTION TO COMPLY WITH NZBC: 2004 AND NZS 3604:2011.

3. 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**

4. 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

5. CONCRETE DRIVEWAYS & PAVING - ENSURE USE OF PLUS 62 500E DUCTILE MESH WITHIN CONCRETE DRIVEWAY SLAB

ENGINEERS CALCULATIONS AND NOTES 7. ALL PLUMBING AND DRAINAGE TO AS3500 OR NZBC G13

3. TIMBER TREATMENT TO COMPLY WITH CLAUSE B2 'DURABILITY OF THE NEW ZEALAND BUILDING CODE'

9. CLADDINGS TO BE INSTALLED AS PER MANUFACTURERS APPROVED DETAILS

10. 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.

11. SHOULD ANY DISCREPANCIES BETWEEN DRAWINGS OR SPECIFICATION BE FOUND THE DESIGNERS SHALL BE CONTACTED IMMEDIATELY FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORKS

12. 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 DRAINS 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

13 - DURABILITY (ZONE C & ALL ZONES) AS PER NZS

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)

ground and all subfloor connections. Subfloors vented 7000 mm2 or less - SHELTERED - Hot-dipped

galvanized

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 450 line drawn from the lower edge of a projecting weathertight structure such as a floor, roof or deck. "Exposed" shall be below that 450 line. See figure 4.3(a) and

(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 DESCRIPTION: BUILDING COVERAGE: 153 Bonair Cresent (Block C) Maximum Building Coverage = 40% Site Area = 4787m², therefore 40% = 1915m² Silverdale Auckland

Proposed Building Coverage Block A... ...497 m²..786m² Block B... Block C.... .. 592m² Storage Units.....70m²

ZONE: Millwater South Precinct - Single House Zone (includes balconies over 1m above ground) TOTAL BUILDING COVERAGE: 1945m² (41%) Proposed Roof Coverage..... .. 1980m² Proposed Drive & Footpath... . 1592m² (not covered by roof) Proposed Patios & Stairs... (not covered by roof)

Maximum Impermeable Surface Coverage = 60%

(excludes slatted decks less than 1m above ground)

TOTAL IMPERMEABLE SURFACE: 3956m² (83%)

Site Area = 4787m², therefore 60% = 2872m²

IMPERMEABLE SURFACE:

Proposed Permeable Surfaces..... 831m² (includes slatted decks less than 1m above ground) TOTAL PERMEABLE SURFACE: 831m² (17%) (INFRINGES BY 1084m²)

Minimum Permeable Surface Coverage = 40%

Site Area = 4787m², therefore 40% = 1915m²

PERMEABLE SURFACE:

LANDSCAPING REQUIREMENTS: Front Yard Landscaping Requirements = 50% Front yard = 650m², therefore 40% = 260m² Proposed Front Yard Landscaping..... 352m²

(COMPLIES)

TOTAL FRONT YARD LANDSCAPING: 352m² (54%)

EARTH WORKS: Calculation per civil engineer, refer to:

Crang Civil Consulting Engineers Project No: 1233 Drawing No.: C210 Dated: May 2018

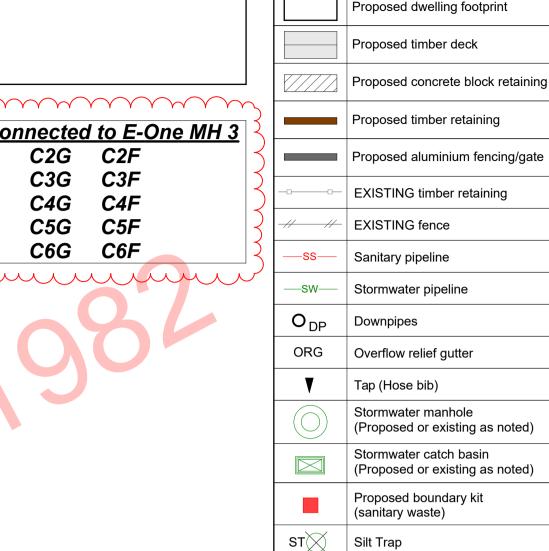
PRIVATE OPEN SPACE:

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 23.21m² = 441m²

POS Achieved First Floor: 19 units x 11.86m² = 225m²

(COMPLIES)



SITE PLAN LEGEND:

→ ±0

Existing contour

EXISTING spot level

PROPOSED spot level

Proposed concrete paving

SITE PLAN NOTES:

plane from the boundaries.

NOTE:

Draincoil

Refer to Foundation Plan for Plumbing and Drainage layouts, shown on 110 & 111 for clarity.

All setout dimensions are measures in a horizontal

SURVEY NOTES:

: LEVELS ARE IN TERM OF LAND SURVEY DATUM (MSL) AUCKLAND 1946

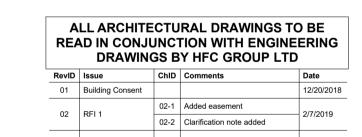
2: DATUM - STORMWATER MANHOLE 3: CONTOUR INTERVAL IS 0.25m

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





29 Nixon St, 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 ALL RESTRICTED BUILDING WORK TO BE CARRIED OUT BY LICENSED BUILDING PRACTITIONERS Proposed Development for:

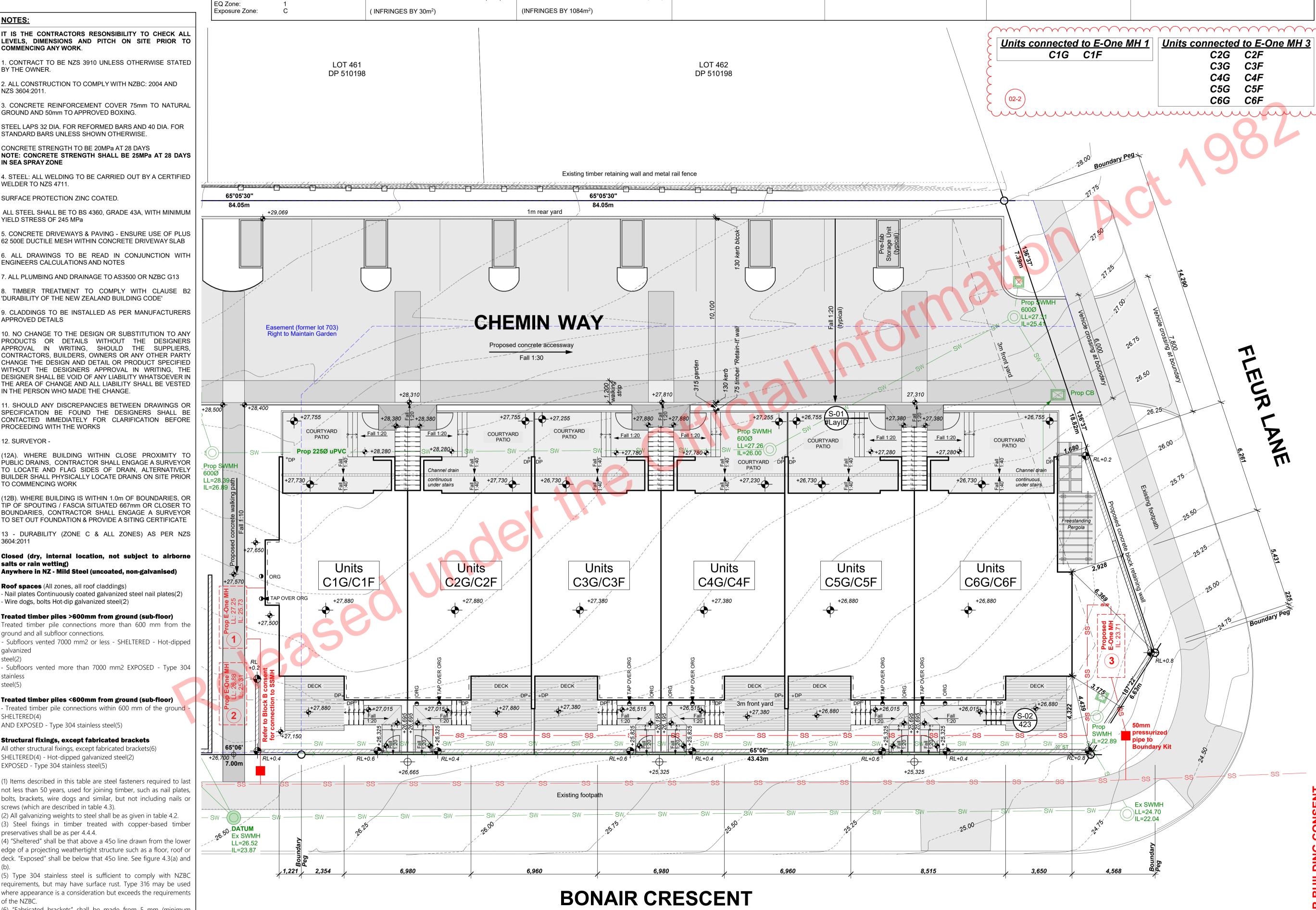
Bonair Developments

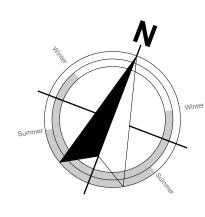
153 Bonair Cresent (Block C) Silverdale, Auckland

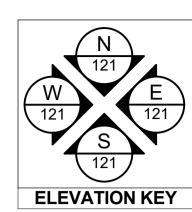
Proposed Site Plan drawn: KN checked: JM dwg n#:

101 2/7/2019 date created 2/7/2019 BC Block C rev n#: scale: 1:100, 1:1, 1:50 @ A1 NOTE: Drawings are ½ scale @ A3

CAD ref: KrisindaM:\PROJECTS\2000-2099\2005 - Broadway Property Group BLOCK C_BC.pln







Unit C1G: Floor: 82.4m² AREAS: Deck: 9.6m² Courtyard: 23.8m²

Unit C2G: Unit C3G: Floor: 78.4m² Floor: 78.4m² Deck: 10.4m² Deck: 10.4m² Courtyard: 23.5m² Courtyard: 23.5m²

SURFACE FINISHES:

Refer to notes on floor plan.

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.

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

bathrooms/ensuites. NOTE: All Gib stopped to Level 4 minimum,

unless specified otherwise. ARCHITRAVES:

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

NZBC - H1 COMPLIANCE:

Floor Insulation to be used:

Aluminum skylights with IGU

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.

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: GIB Rondo system or similar R3.6 Glazing (Vertical): R0.26 Aluminium joinery with IGU Glazing (Horizontal):

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

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

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 bea easily maintained in a hygienic condition in accordance with G3/AS1 clause 1.6.

Kitchen, Bathroom & Laundry units supplied

and installed by client. Contractor to supply

and 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

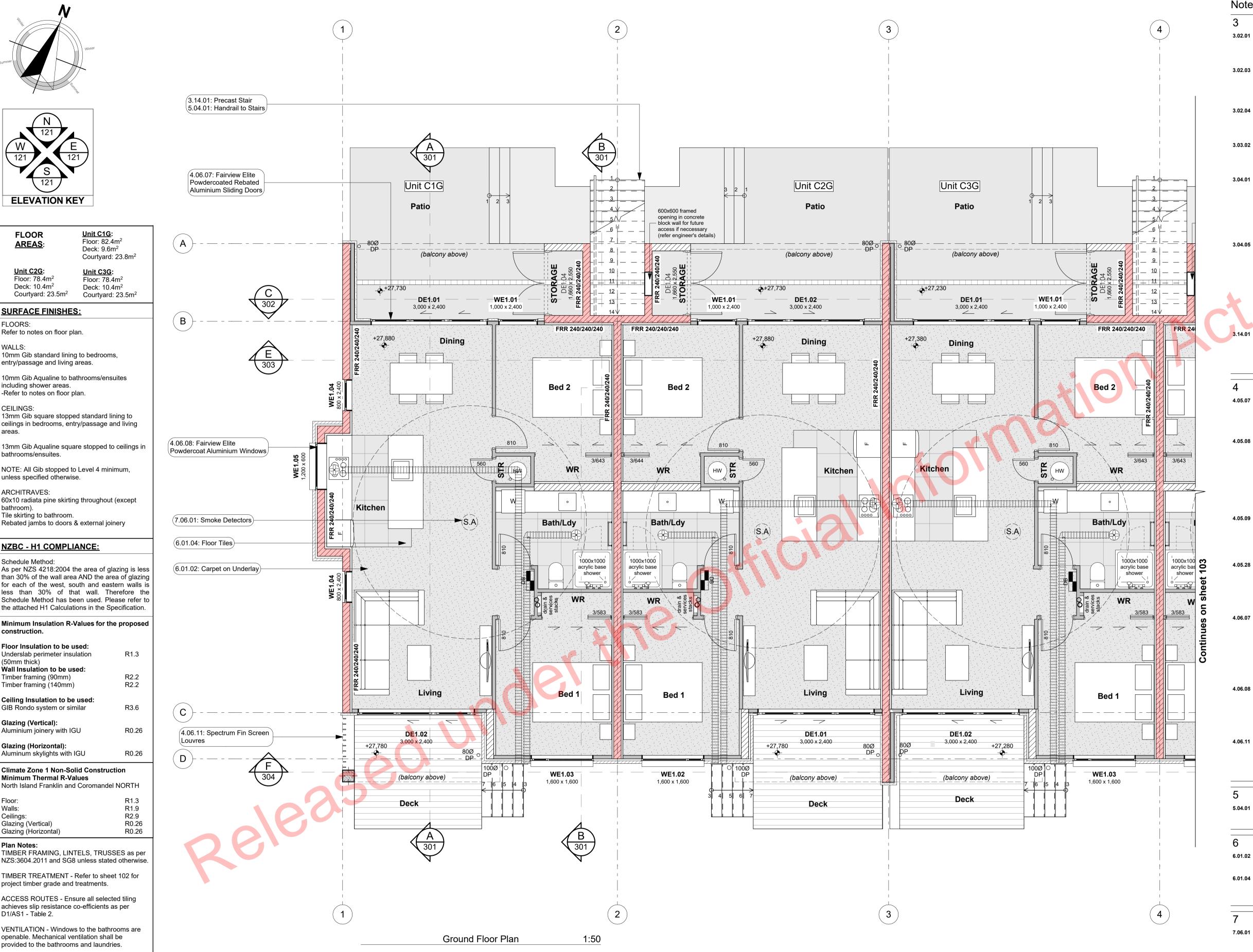
REFER TO HFC STRUCTURAL DESIGN

DOCUMENTATION FOR SPECIFIC WALL

FRAMING REQUIREMENTS

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

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



Notes

STRUCTURE

FRR240/240/240

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 3.02.03 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

GROUND FLOOR PLAN LEGEND:

90x45 internal framed wall (3.04.01)

panel cladding (3.04.05, 4.05.28)

90x45 framed wall w/brick veneer

190 concrete block internal wall

190 concrete block wall w/rendered

190 concrete block wall, strapped &

190 concrete block wall, strapped &

190 concrete block wall, strapped &

cladding (3.02.01, 3.02.04, 4.05.09)

Extract fan to above or wall outlet

600 x 600 ceiling hatch. Confirm

location on site with roof framing

lined w/rendered exterior finish (3.02.01, 3.02.04, 4.05.07)

lined w/brick veneer cladding

lined w/aerated concrete panel

(3.02.01, 3.02.04, 4.05.08)

cladding (3.04.05,4.05.08)

190 concrete block internal

= intertenancy wall (3.03.02)

exterior finish (3.02.03)

(3.02.01, 3.02.05)

FFL. + 00 Finish Floor Level Marker

Smoke Alarms

Distribution Board

and electrical

Carpet

Concrete

IMPORTANT:

HVAC Contractor.

THE FOLLOWING:

HFC GROUP

- ACOUSTIC REPORT BY

HEAGLEY ACOUSTICS

POINTS BY CRANG CIVIL

Floating Timber Deck

Fire-rated assemblies

Extract fan duct runs are indicative only.

Extract fan system including fan specification,

duct type/diameter and run to be design build by

PLANS TO BE READ IN CONJUNCTION WITH

- STRUCTURAL ENGINEERING PLANS &

FIRE ENGINEERING DESIGN REPORT BY

STORMWATER & SANITARY CONNECTION

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

TRUSS MANUFACTURER'S PLANS &

SPECIFICATION BY PLACEMAKERS

SPECIFICATION BY HFC GROUP

90x45 framed wall w/aerated concrete

Timber Strapping & Lining w/Insulation Masonry block wall to be strapped with 50x50mm H1.2 battens on dpc at 600crs with Audex Greenstuff R1.3 40mm fibreglass insulation installed between with 10mm Gib board

notes for strapping and lining requirements.

3.03.02 20 Series Masonry Fire Rated 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

the bracing requirements

Internal Framed Walls - 90mm Generally construct with 90x45 SG8 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

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 Increase to 2/90x45 studs @ 600 crs where stud height exceeds 2.7m. Reduce stud spacing to 2/90x45 @ 300crs where stud height exceeds 3.0m up to 3.6m. 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, pracing 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.

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.

ENCLOSURE

Specialized Plaster System Specialized plaster System over 20 series masonary blockwork, 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.

Painted Midland NZ Brick Veneer Midland NZ painted brick veneer with 50mm cavity with RAB 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.

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.

Specialized System EZ Panel Lightweight Cladding Specialized System EZ Panel 50mm autoclaved lightweight

concrete Facade System over 40mm High Density EPS Specialized Systems. Min 2 coats of paint. Colour TBD. All installation in accordance with manufacturers specifications. System only for timber framed wing walls. Fairview Elite Powdercoated Rebated Aluminium Sliding

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

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.

Spectrum Fin Screen Louvres
Spectrum 115x17 aluminum RHS fins louvre system fixed to 4.06.11 115x3 Aluminium plate top and bottom fixed to underside of concreet beam / deck edge. Powdercoated finish to match joinery. Install strictly as per manufacturer's specifications

INTERIOR

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

6.01.02 Carpet on Underlay Selected carpet over underlay, installed as per

> Floor Tiles Selected ceramic floor tiles on waterproof membrane on Jacobsens Regupol 4515-S acoustic underlay. Install strictly

manufacturer's specification. Selection TBC by client.

SERVICES

Provide domestic smoke alarms as required to F7/AS1 CI 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

Proposed Development for: Bonair Developments

29 Nixon St,

Auckland

project title

p:+64 9 309 6032

PO Box 78 282 Grey Lynn

info@creativearch.co.nz

www.creativearch.co.nz

153 Bonair Cresent (Block C)

Silverdale, Auckland

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

CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING

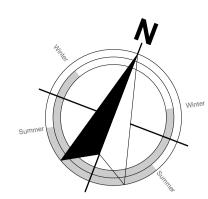
Ground Floor Plan Unit C1G, C2G & C drawn: KN checked: JM dwg n#: 12/20/2018 date created: 2/7/2019

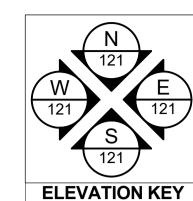
BC Block C rev n#: scale: 1:1, 1:50, 1:300 @ A1 NOTE: Drawings are ½ scale @ A3 CAD ref: KrisindaM:\PROJECTS\2000-2099\2005 - Broadway Property Group\
BC\2005_Broadway Property Group_BLOCK C_BC.pln

as per manufacturer's specifications and details.

7.06.01 **Smoke Detectors** drawings.

C2G C1G C3G C6G C3F C2F C6F





FLOOR AREAS:

Unit C4G: Floor: 78.4m² Deck: 10.4m² Courtyard: 23.5m²

Unit C5G: Floor: 78.4m² Deck: 10.4m² Courtyard: 23.5m²

Unit C6G: Floor: 94.7m² Deck: 12.4m² Courtyard: 27.0m² Patio: 7.9m²

SURFACE FINISHES:

Refer to notes on floor plan.

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.

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

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 Tile skirting to bathroom.

Rebated jambs to doors & external joinery

NZBC - H1 COMPLIANCE:

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 Underslab perimeter insulation (50mm thick) Wall Insulation to be used: R2.2 Timber framing (90mm) Timber framing (140mm) R2.2 Ceiling Insulation to be used: R3.6 GIB Rondo system or similar Glazing (Vertical): R0.26 Aluminium joinery with IGU Glazing (Horizontal): R0.26 Aluminum skylights with IGU

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

R1.3 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 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 bea 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

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

STRUCTURE

Notes

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

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 & Lining w/Insulation Masonry block wall to be strapped with 50x50mm H1.2 battens on dpc at 600crs with Audex Greenstuff R1.3 40mm fibreglass

20 Series Masonry Fire Rated 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.

insulation installed between with 10mm Gib board lining.

Internal Framed Walls - 90mm Generally construct with 90x45 SG8 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 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. Increase to 2/90x45 studs @ 600 crs where stud height exceeds 2.7m. Reduce stud spacing to 2/90x45 @ 300crs where stud height exceeds 3.0m up to 3.6m. 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.

Precast Stair Precast concrete stairs to comply with the requirements of All stairs to have 50dia handrail set 900mm above the pitch line of the stairs. Refer to Structural Engineers drawings for

ENCLOSURE

wing walls.

4.05.07 Specialized Plaster System Specialized plaster System over 20 series masonary blockwork, 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

Painted Midland NZ Brick Veneer Midland NZ painted brick veneer with 50mm cavity with RAB 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

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.

Specialized System EZ Panel Lightweight Cladding (40mm 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 System only for timber framed wing walls.

Fairview Elite Powdercoated Rebated Aluminium Sliding 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

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.

Spectrum Fin Screen Louvres Spectrum 115x17 aluminum RHS fins louvre system fixed to 115x3 Aluminium plate top and bottom fixed to underside of concreet beam / deck edge. Powdercoated finish to match joinery. Install strictly as per manufacturer's specifications and

INTERIOR

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

FINISH

4.06.08

4.06.11

Selected carpet over underlay, installed as per manufacturer's specification. Selection TBC by client.

Selected ceramic floor tiles on waterproof membrane on Jaco<mark>bs</mark>ens Regupol 4515-S acoustic underlay. Install strictly as per manufacturer's specifications and details.

SERVICES

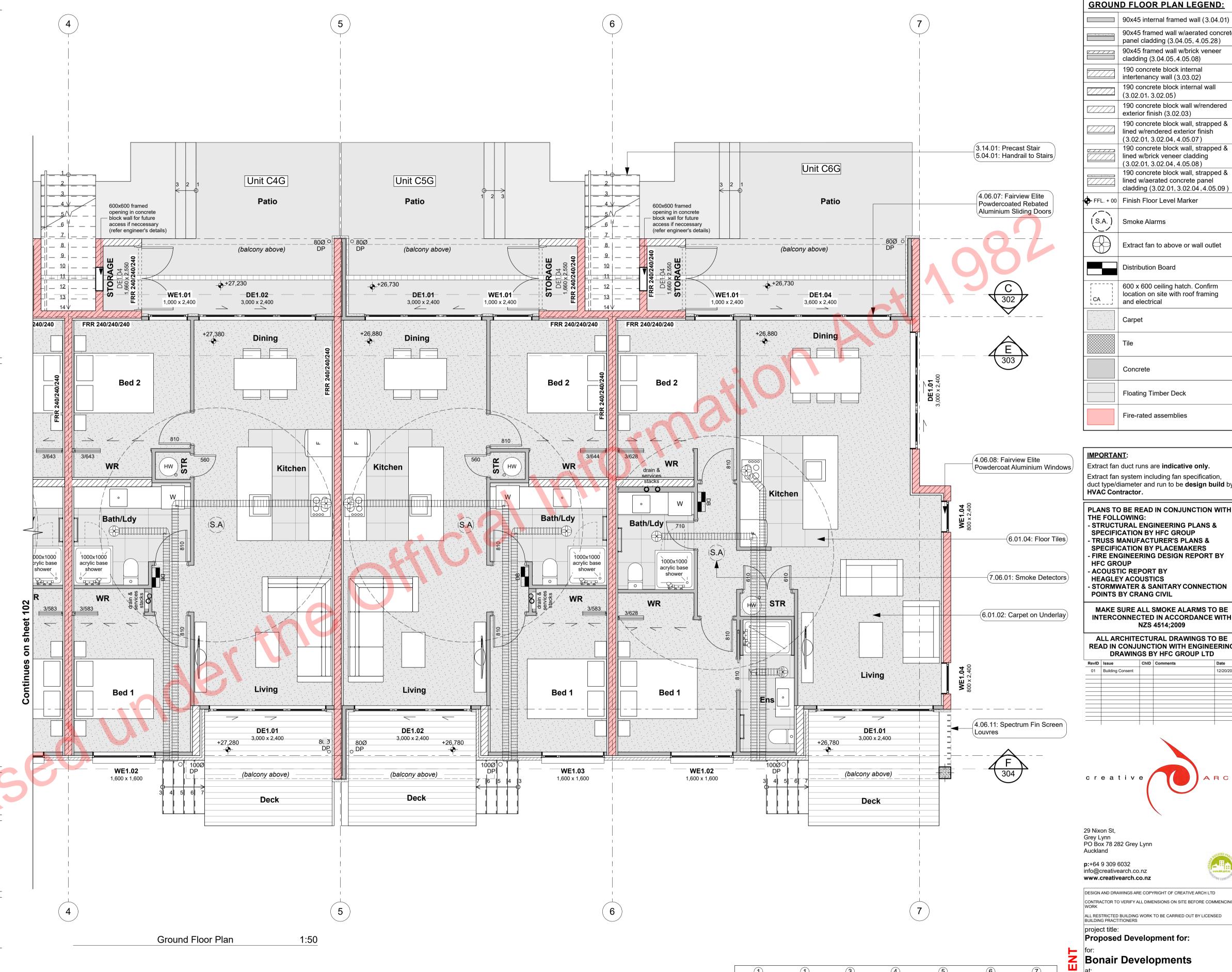
7.06.01 Provide domestic smoke alarms as required to F7/AS1 CI 3.1 of the NZBC. Detectors to be placed within 3m of any possible sleeping space. Refer to the Finishes Plans for locations. Read in conjunction with Fire Report and drawings.

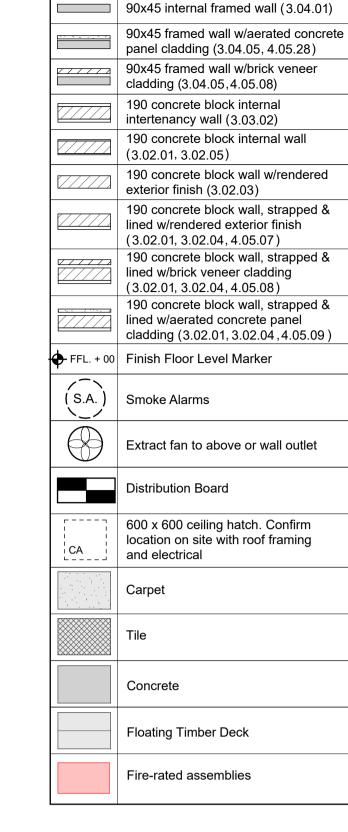
Kitchen, Bathroom & Laundry units supplied and installed by client. Contractor to supply and connect all services and client supplied appliances.

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





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.**

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





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C5G

C5F

C6G

C6F

C4G

C4F

C2G

C1F

C3G

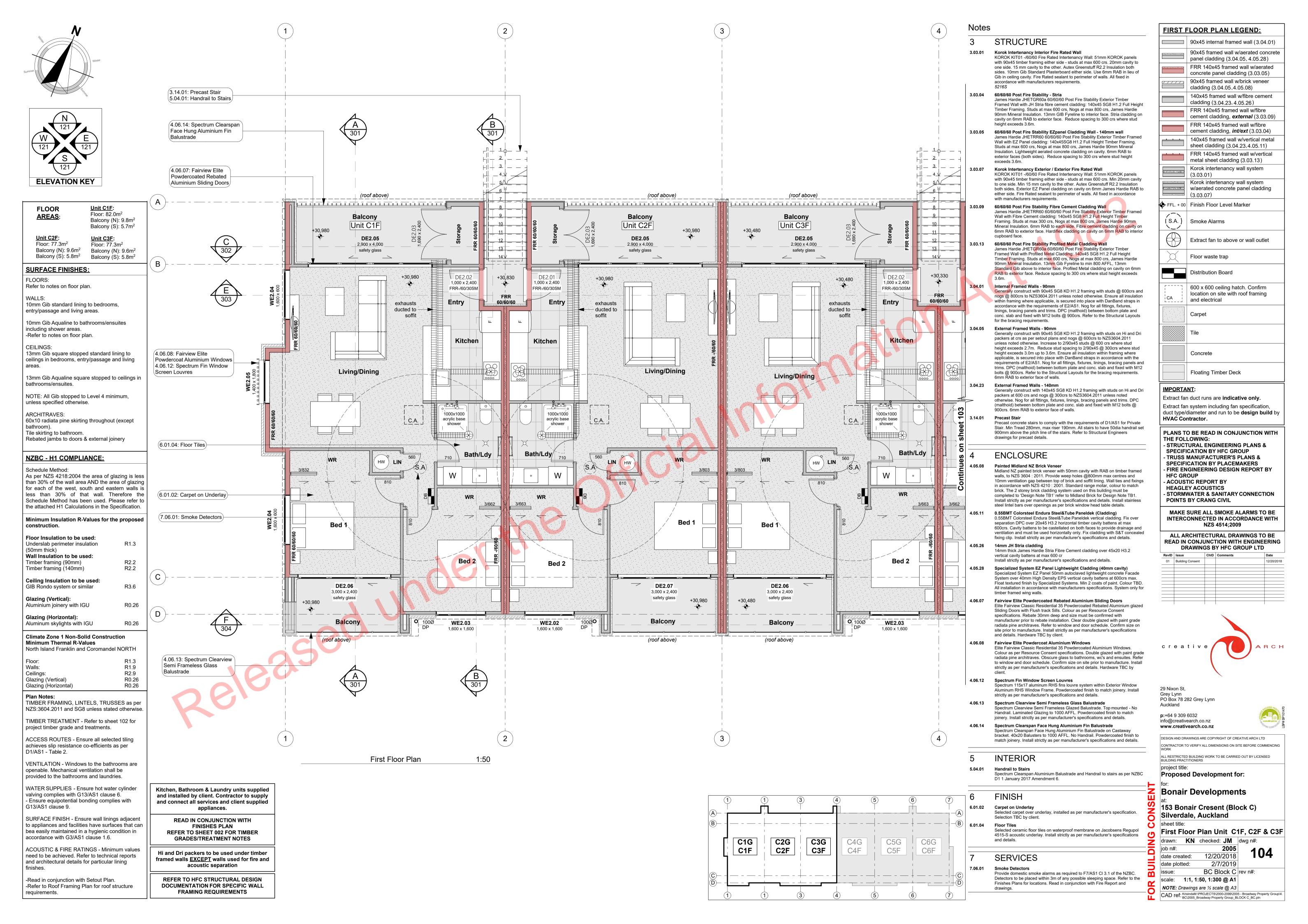


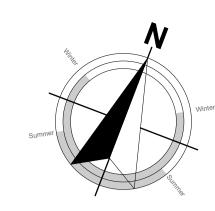
Proposed Development for: Bonair Developments

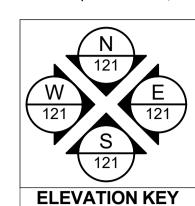
153 Bonair Cresent (Block C) Silverdale, Auckland

Ground Floor Plan Unit C3G, C4G, C60 drawn: KN checked: JM dwg n#: 12/20/2018 date created: 2/7/2019

BC Block C rev n#: scale: 1:1, 1:50, 1:300 @ A1 NOTE: Drawings are ½ scale @ A3 CAD ref: KrisindaM:\PROJECTS\2000-2099\2005 - Broadway Property Group BC\2005_Broadway Property Group_BLOCK C_BC.pln







FLOOR <u>AREAS</u> :	Unit C4F: Floor: 77.3m ² Balcony (N): 9.6m ² Balcony (S): 5.8m ²
Unit C5F:	Unit C6F:
Floor: 77.3m ²	Floor: 98.4m ²
Balcony (N): 9.6m ²	Balcony (N): 11.4m ²
Balcony (S): 5.8m ²	Balcony (S): 1.9m ²

SURFACE FINISHES:

Refer to notes on floor plan.

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.

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

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

Tile skirting to bathroom. Rebated jambs to doors & external joinery

NZBC - H1 COMPLIANCE:

As per NZS 4218:2004 the area of glazing is less 4.05.08 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 Underslab perimeter insulation (50mm thick) Wall Insulation to be used: R2.2 Timber framing (90mm) Timber framing (140mm) R2.2 Ceiling Insulation to be used: R3.6 GIB Rondo system or similar Glazing (Vertical): R0.26 Aluminium joinery with IGU Glazing (Horizontal): R0.26 Aluminum skylights with IGU

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

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

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

provided to the bathrooms and laundries. WATER SUPPLIES - Ensure hot water cylinder valving complies with G13/AS1 clause 6.

openable. Mechanical ventilation shall be

- Ensure equipotential bonding complies with G13/AS1 clause 9. SURFACE FINISH - Ensure wall linings adjacent to appliances and facilities have surfaces that can bea 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

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

STRUCTURE

Notes

KOROK KIT01 -/60/60 Fire Rated Intertenancy Wall: 51mm KOROK panels with 90x45 timber framing either side - studs at max 600 crs. 20mm cavity to one side. 15 mm cavity to the other. Autex Greenstuff 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. 5216S 3.03.04 60/60/60 Post Fire Stability - Stria

James Hardie JHETGR60a 60/60/60 Post Fire Stability Exterior Timber Framed Wall with JH Stria fibre cement 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 Fyreline to interior face. Stria cladding on cavity on 6mm RAB to exterior face. Reduce

60/60/60 Post Fire Stability EZpanel Cladding Wall - 140mm wall James Hardie JHETRR60 60/60/60 Post Fire Stability Exterior Timber Framed Wall with EZ Panel cladding: 140x45SG8 H1.2 Full Height Timber Framing. Studs at max 600 crs, Nogs at max 800 crs, James Hardie 90mm Mineral Insulation. Lightweight aerated concrete cladding on cavity. 6mm RAB to exterior faces (both sides). Reduce spacing to 300 crs where stud height exceeds 3.6m.

spacing to 300 crs where stud height exceeds 3.6m.

Korok Intertenancy Exterior / Exterior Fire Rated Wall KOROK KIT01 -/60/60 Fire Rated Intertenancy 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 EZ Panel cladding on cavity on 6mm James Hardie RAB to either side. Fire Rated sealant to perimeter of walls.

60/60/60 Post Fire Stability Fibre Cement Cladding Wall James Hardie JHETRR60 60/60/60 Post Fire Stability Exterior Timber Framed Wall with 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. 6mm RAB to each side. Fibre cement cladding on cavity on 6mm RAB to exterior face. Hardiflex cladding on cavity on 6mm RAB to interior cupboard face.

All fixed in accordance with manufacturers requirements.

60/60/60 Post Fire Stability Profiled Metal Cladding Wall
James Hardie JHETGR60a 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 600 crs, Nogs at max 800 crs, James Hardie 90mm Mineral Insulation. 13mm Gib Fyreline to min 800 AFFL, 13mm Standard Gib above to interior face. Profiled Metal cladding on cavity on 6mm RAB to exterior face. Reduce spacing to 300 crs where stud height exceeds 3.6m.

Internal Framed Walls - 90mm Generally construct with 90x45 SG8 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.

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. Increase to 2/90x45 studs @ 600 crs where stud height exceeds 2.7m. Reduce stud spacing to 2/90x45 @ 300crs where stud height exceeds 3.0m up to 3.6m. 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

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 @ 300crs 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.

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.

ENCLOSURE

4.05.11

4.05.28

4.06.08

Painted Midland NZ Brick Veneer Midland NZ painted brick veneer with 50mm cavity with RAB on timber framed walls, to NZS 3604 : 2011. Provide weep holes @800mm max Wall ties and fixings in accordance with NZS 4210 : 2001. Standard range 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.

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.

14mm JH Stria cladding 14mm thick James Hardie Stria Fibre Cement cladding over 45x20 H3.2 4.05.26 vertical cavity battens at max 600 cr Install strictly as per manufacturer's specifications and details

> 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. System only for timber framed wing walls.

> 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.

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, we'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.

Spectrum Clearview Semi Frameless Glass Balustrade Spectrum Clearview Semi Frameless Glazed Balustrade. Top mounted o Handrail. Laminated Glazing to 1000 AFFL. Powdercoated finish to match joinery. Install strictly as per manufacturer's specifications and

Spectrum Clearspan Face Hung Aluminium Fin Balustrade Spectrum Clearspan Face Hung Aluminium Fin Balustrade on Castaway bracket. 40x20 Balusters to 1000 AFFL. No Handrail. Powdercoated finish to match joinery. Install strictly as per manufacturer's specifications and

INTERIOR

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

FINISH

6.01.04

Carpet on Underlay

Selected carpet over underlay, installed as per manufacturer's specification. Selection TBC by client.

Selected ceramic floor tiles on waterproof membrane on Jacobsens Regupol 4515-S acoustic underlay. Install strictly as per manufacturer's specifications and details.

SERVICES

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.



Kitchen, Bathroom & Laundry units supplied and installed by client. Contractor to supply and connect all services and client supplied appliances. **READ IN CONJUNCTION WITH**

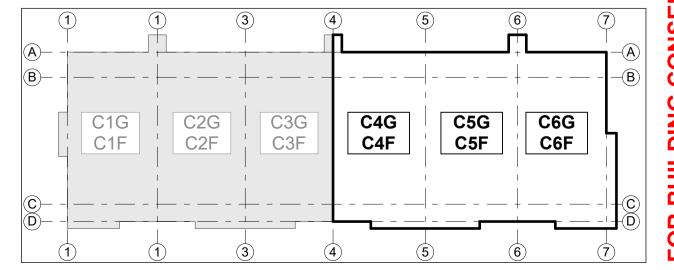
FINISHES PLAN **REFER TO SHEET 002 FOR TIMBER** GRADES/TREATMENT NOTES

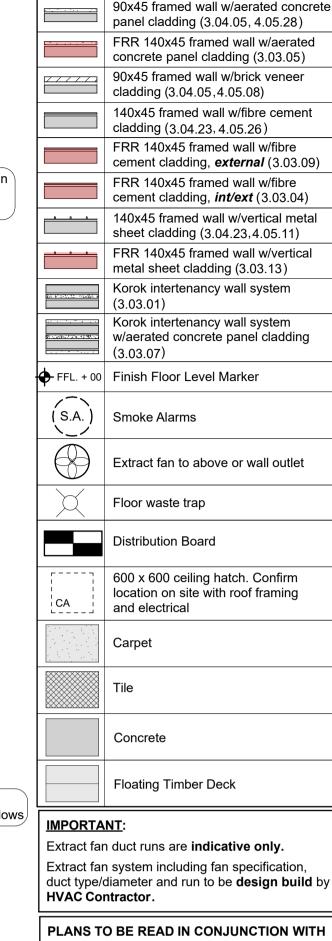
Hi and Dri packers to be used under timber

framed walls **EXCEPT** walls used for fire and

acoustic separation

REFER TO HFC STRUCTURAL DESIGN DOCUMENTATION FOR SPECIFIC WALL FRAMING REQUIREMENTS





FIRST FLOOR PLAN LEGEND:

□ | 90x45 internal framed wall (3.04.01)

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

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

POINTS BY CRANG CIVIL

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



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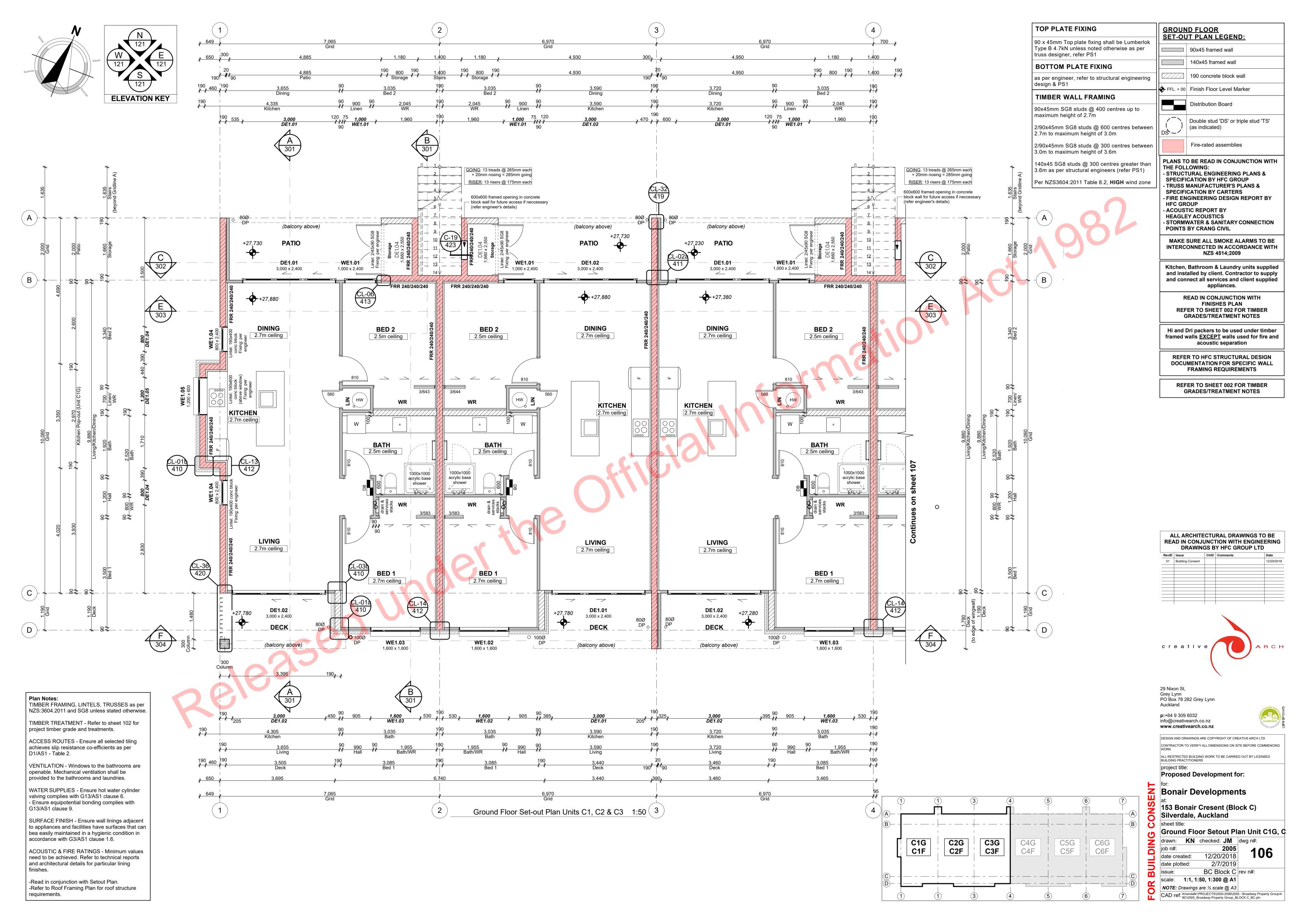
project title: **Proposed Development for:**

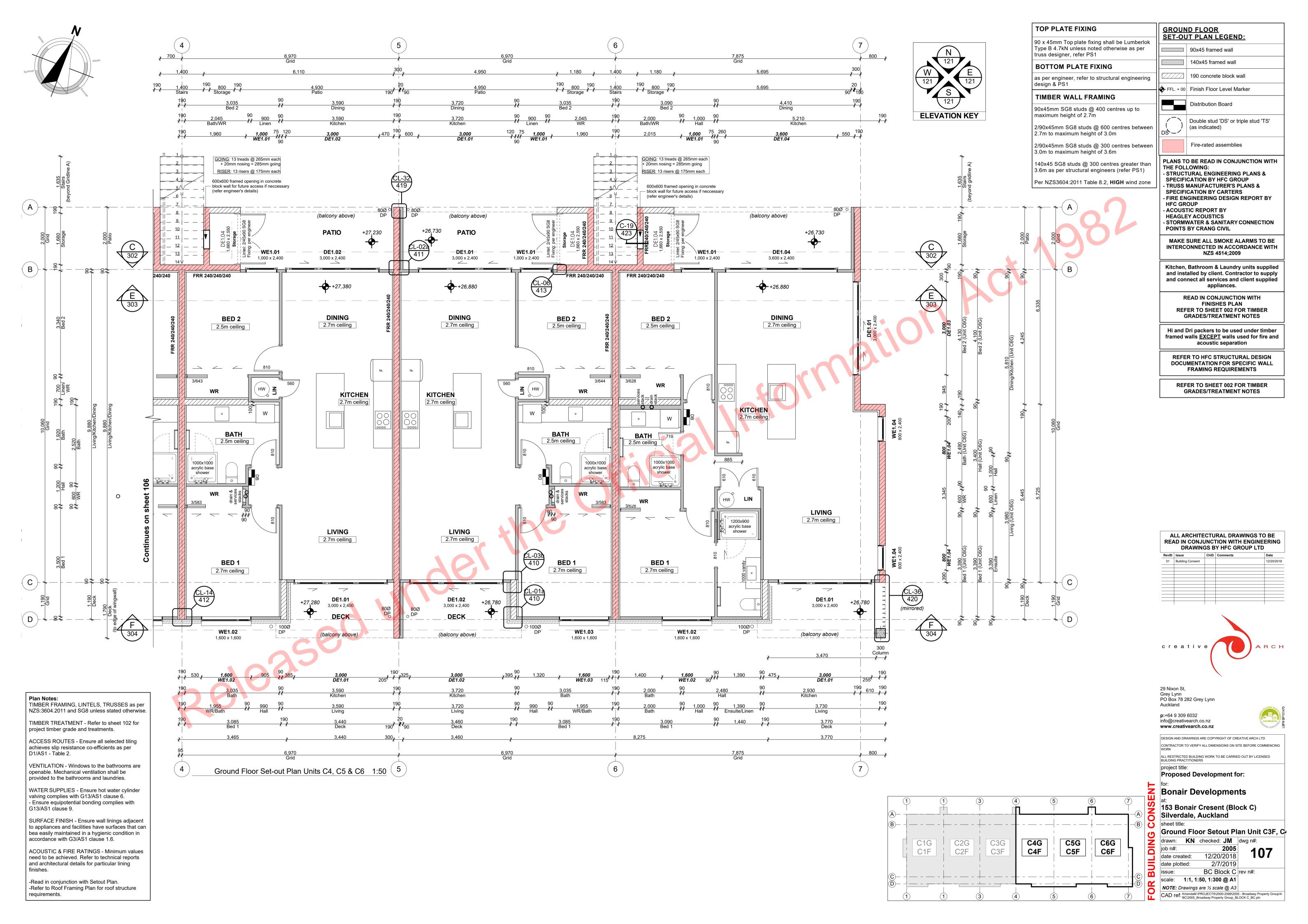
Bonair Developments

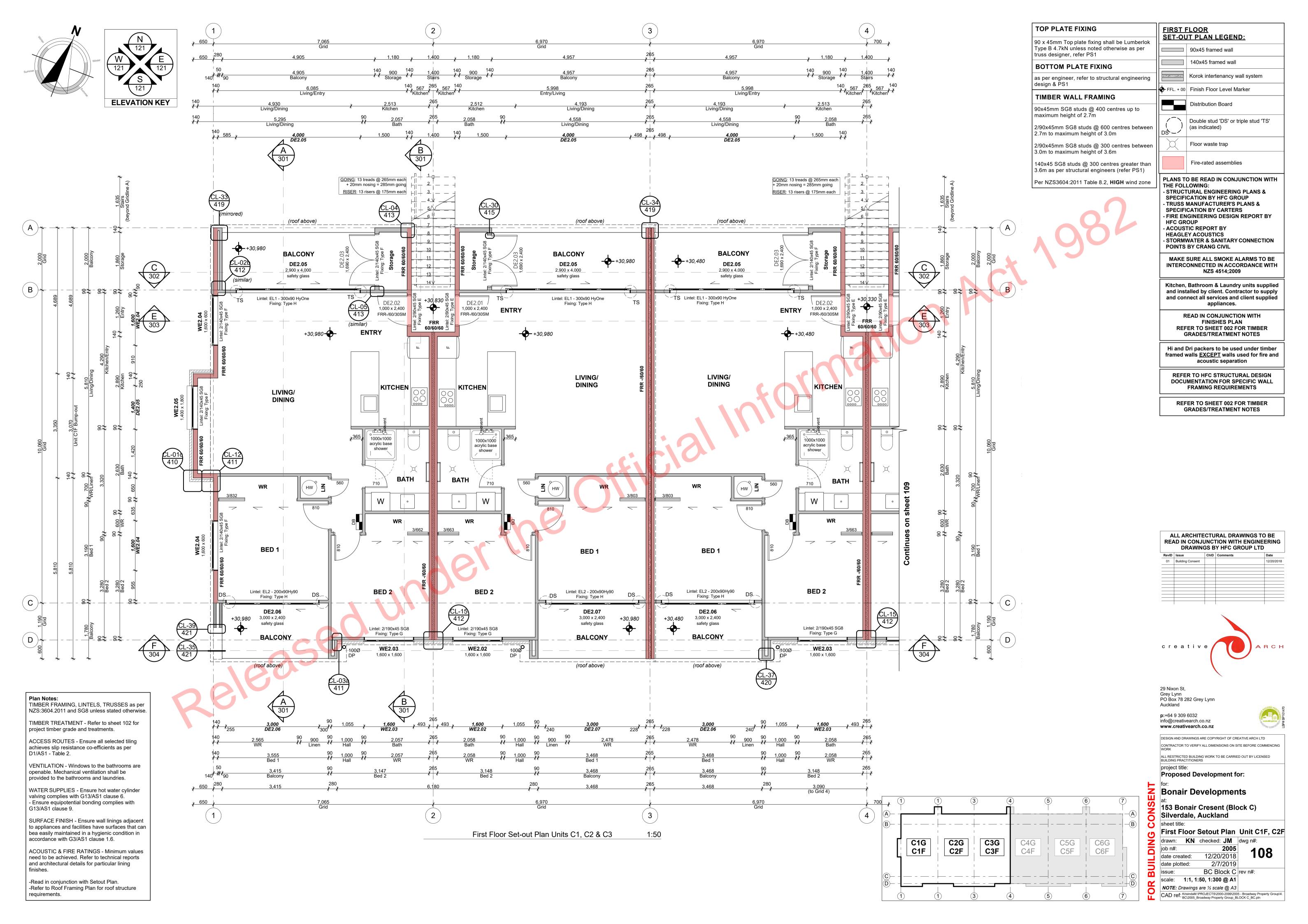
153 Bonair Cresent (Block C) Silverdale, Auckland

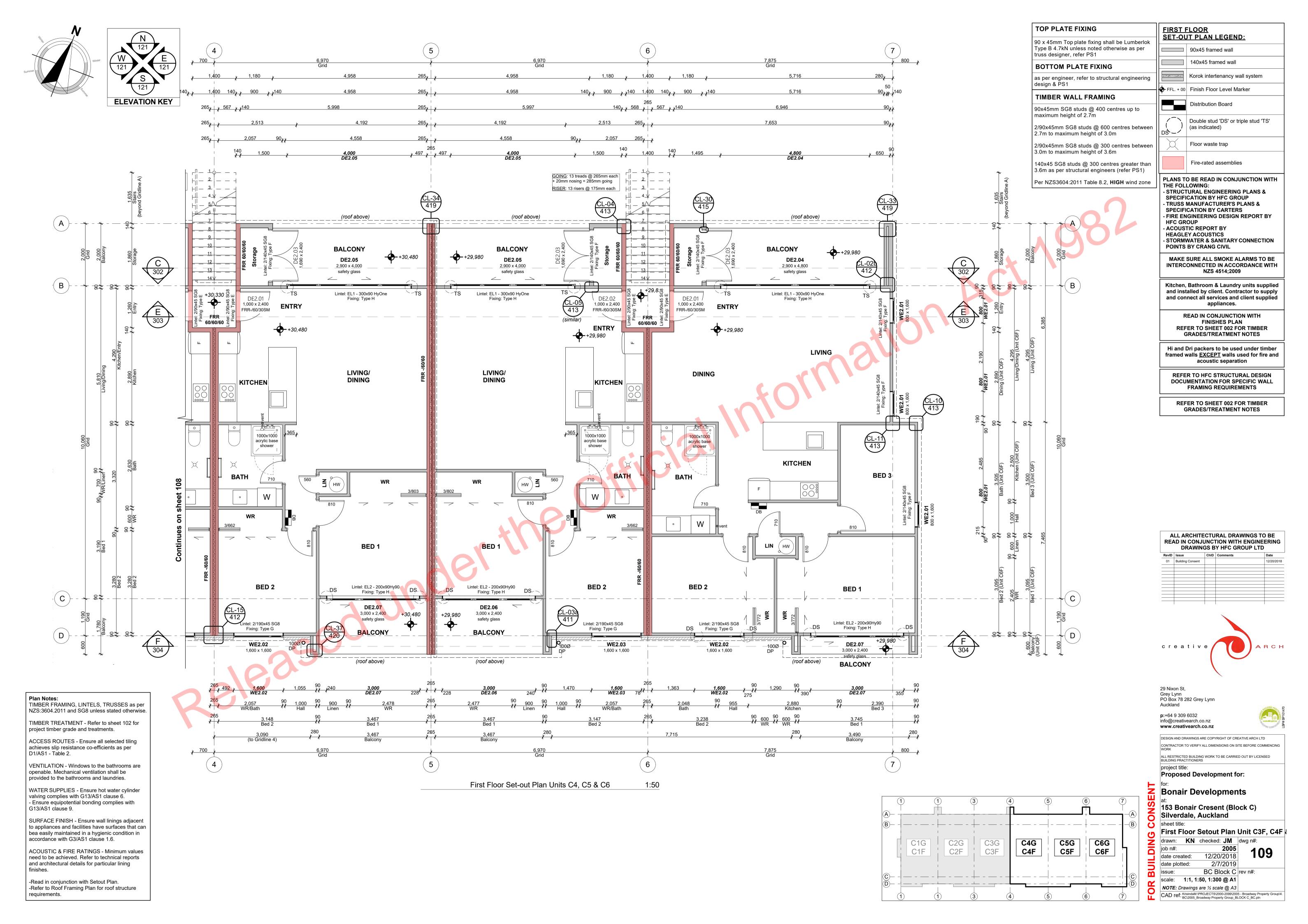
First Floor Plan Unit C4F, C4F, C6F drawn: KN checked: JM dwg n#: 12/20/2018 2/7/2019 BC Block C rev n#: scale: 1:1, 1:50, 1:300 @ A1 NOTE: Drawings are ½ scale @ A3

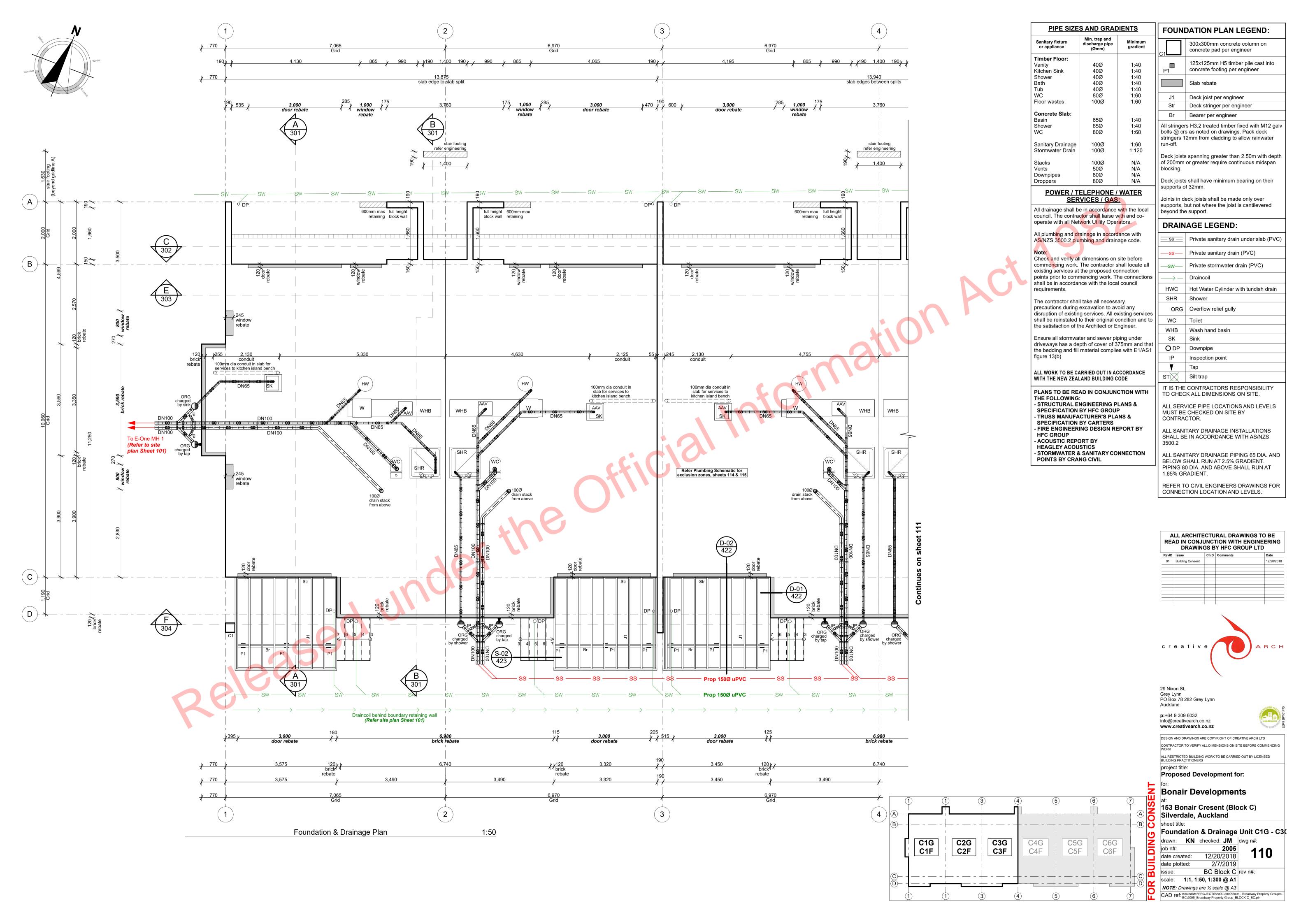
date created: CAD ref: KrisindaM:\PROJECTS\2000-2099\2005 - Broadway Property Group\
BC\2005_Broadway Property Group_BLOCK C_BC.pln

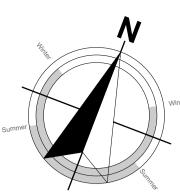


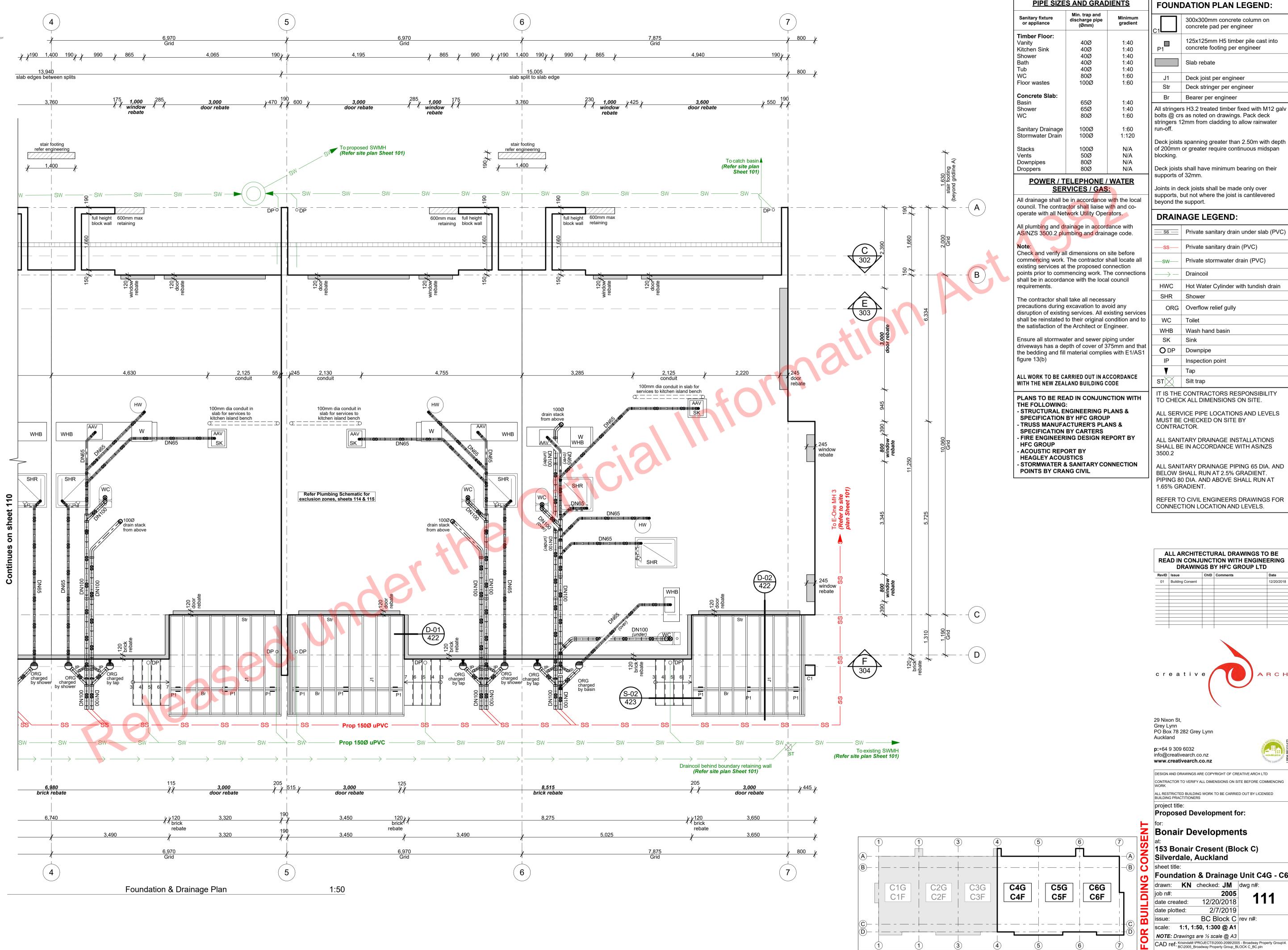












PIPE SIZES AND GRADIENTS

	i iivato saimary aram anaor sias (i vo)
—ss—	Private sanitary drain (PVC)
sw	Private stormwater drain (PVC)
\longrightarrow $-$	Draincoil
HWC	Hot Water Cylinder with tundish drain
SHR	Shower
ORG	Overflow relief gully
WC	Toilet
WHB	Wash hand basin
SK	Sink
O DP	Downpipe
ΙΡ	Inspection point
V	Тар
\	

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

MUST BE CHECKED ON SITE BY

SHALL BE IN ACCORDANCE WITH AS/NZS

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

REFER TO CIVIL ENGINEERS DRAWINGS FOR CONNECTION LOCATION AND LEVELS.

ALL ARCHITECTURAL DRAWINGS TO BE **READ IN CONJUNCTION WITH ENGINEERING**





PO Box 78 282 Grey Lynn



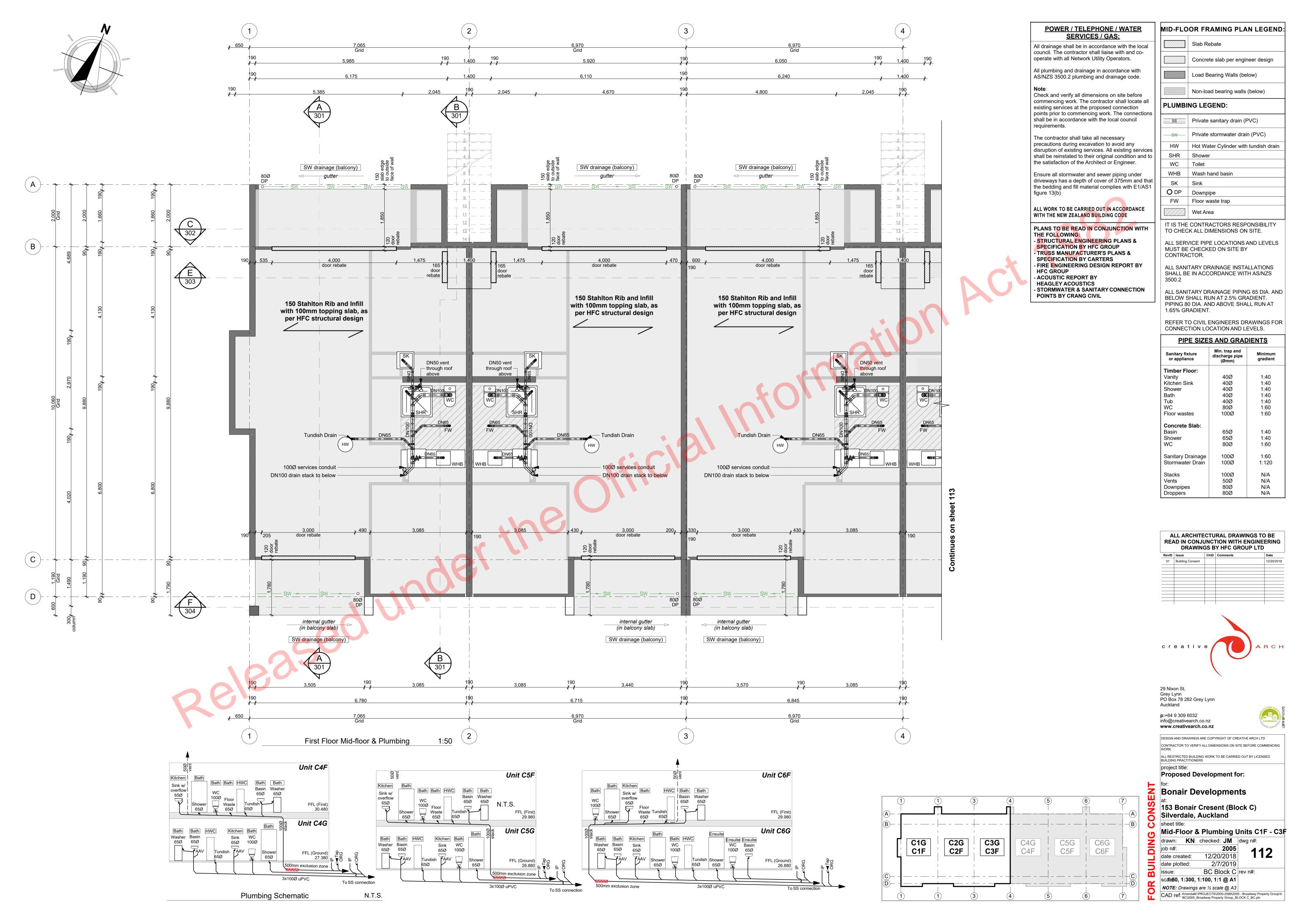
Proposed Development for:

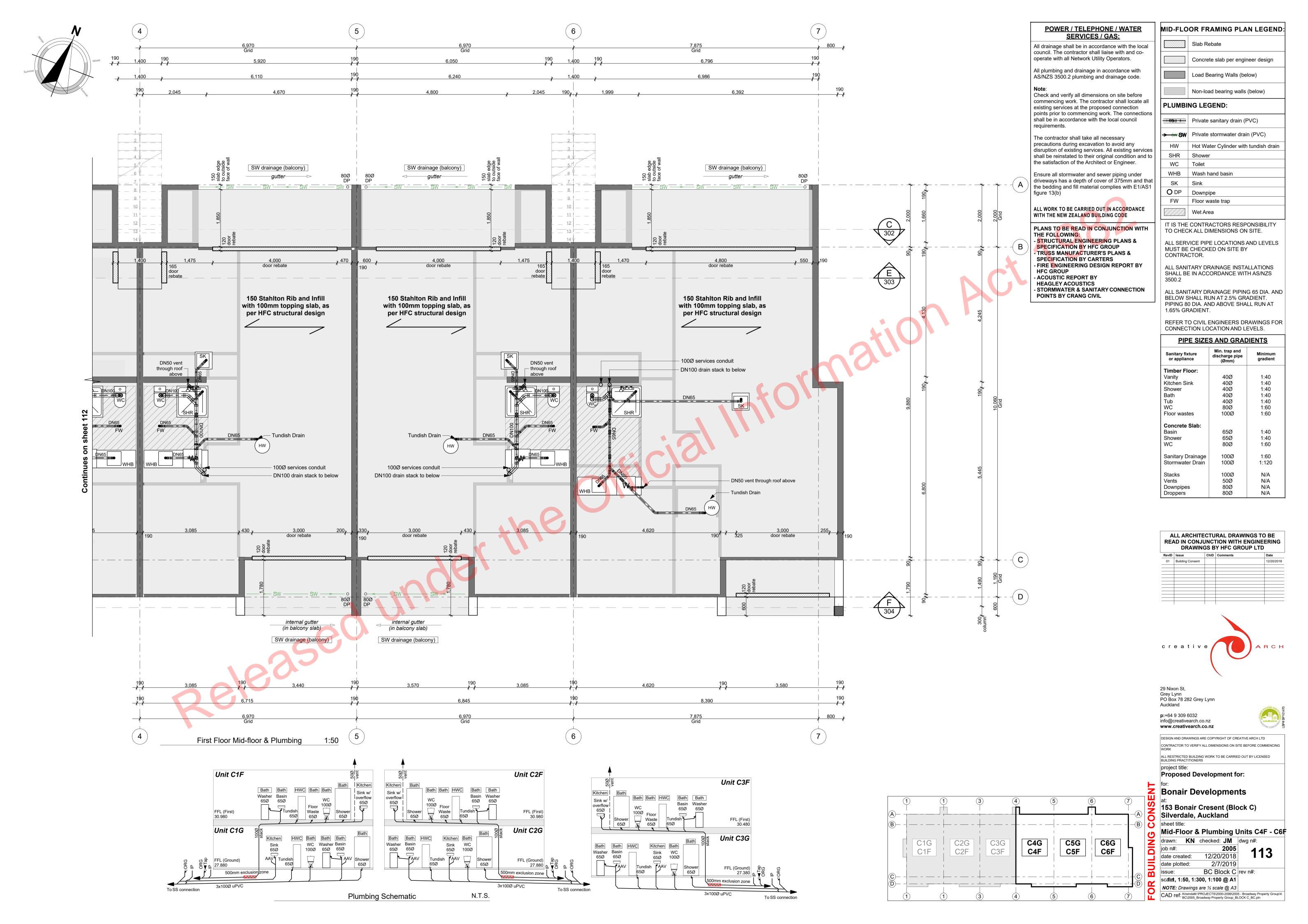
Bonair Developments

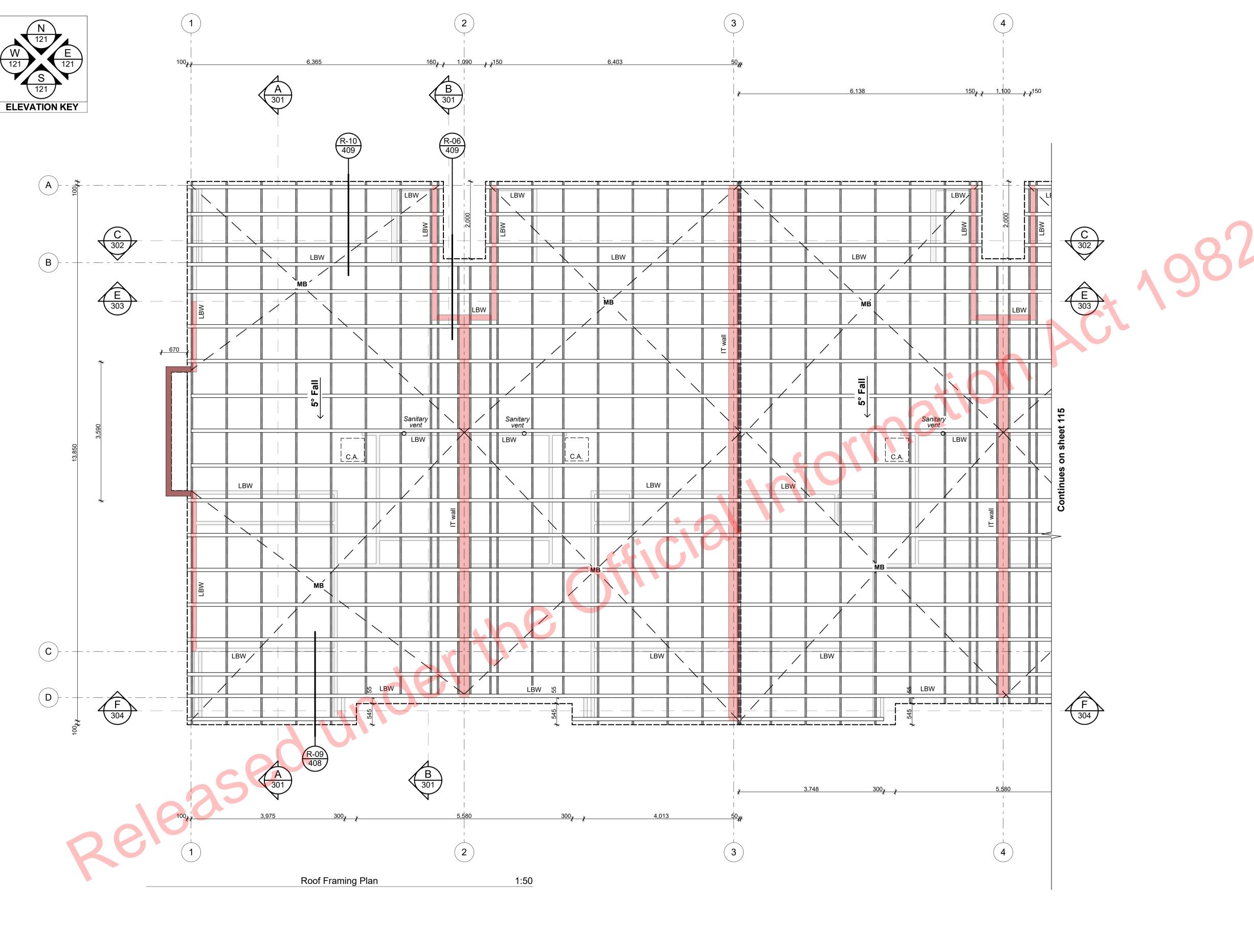
153 Bonair Cresent (Block C) Silverdale, Auckland

Foundation & Drainage Unit C4G - C60 drawn: KN checked: JM dwg n#:

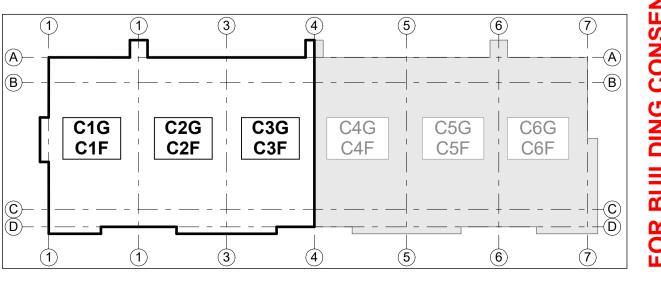
12/20/2018 2/7/2019 BC Block C rev n#: scale: 1:1, 1:50, 1:300 @ A1 NOTE: Drawings are ½ scale @ A3







Truss layout indicative only (Refer to truss designers documentation)



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 (3.05.01) Walls below, LBW as indicated 90x45 purlins @ 900 crs on flat (3.06.06) Lumberlock stripbrace fixed over trusses. Fixed as per manufacturer's 600 x 600 ceiling hatch. Confirm location on site with roof framing and electrical Sanitary vent Fire-rated assemblies (below) IT IS THE CONTRACTORS RESPONSIBILITY TO CHECK ALL SPANS, DIMENSIONS & PITCH ON SITE. WInd Zone: H Rafter fixing to resist uplift 2/100 x 3.75 skewed nails plus 2 wire dogs See layout for size and frequency. 90 x 45 purlins @ 900 crs (for longrun roofing) Purlin fixing to resist uplift 1/100 x 3.75 skewed nail + 1/80 x 10 screw 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 CARTERS - FIRE ENGINEERING DESIGN REPORT BY **HFC GROUP** - ACOUSTIC REPORT BY **HEAGLEY ACOUSTICS**

Notes

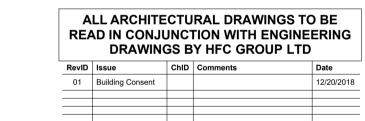
3	STRUCTUR
3.05.01	Specific Design Trusses

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.

- STORMWATER & SANITARY CONNECTION

REFER TO SHEET 002 FOR TIMBER GRADES/TREATMENT NOTES

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.







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Proposed Development for:

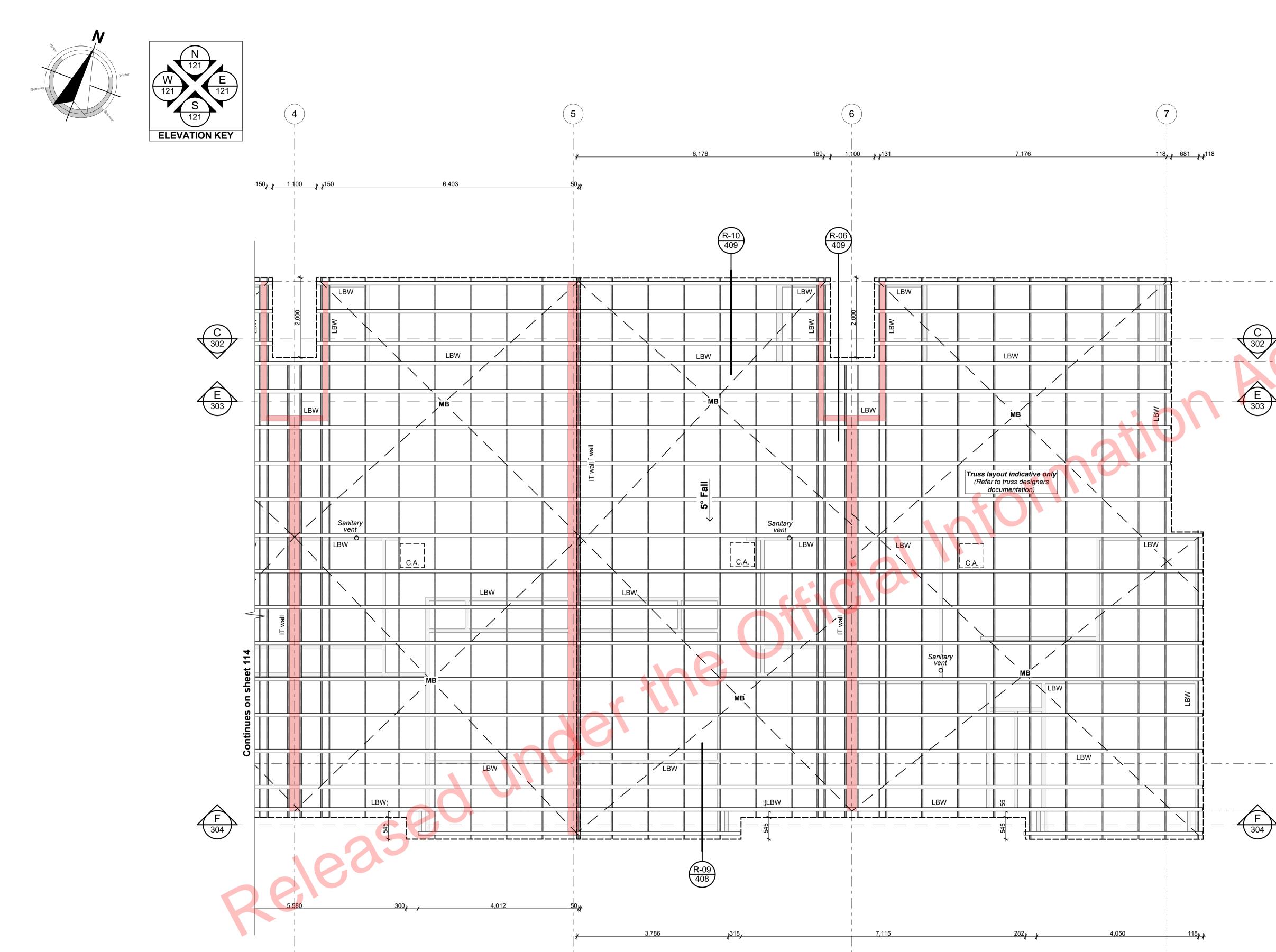
Bonair Developments

153 Bonair Cresent (Block C) Silverdale, Auckland

Roof Framing Plan Unit C1F - C3F drawn: KN checked: JM dwg n#: 12/20/2018

2/7/2019 BC Block C rev n#: scale: 1:1, 1:50, 1:300 @ A1 NOTE: Drawings are ½ scale @ A3

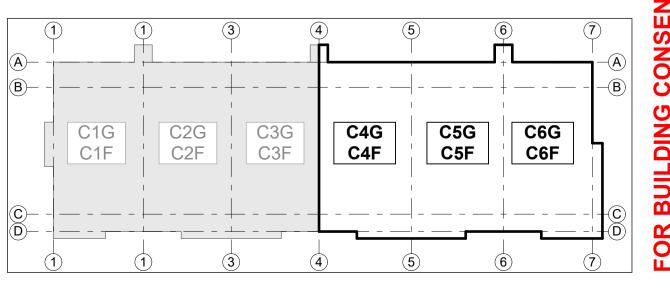
CAD ref: KrisindaM:\PROJECTS\2000-2099\2005 - Broadway Property Group\
BC\2005_Broadway Property Group_BLOCK C_BC.pln



1:50

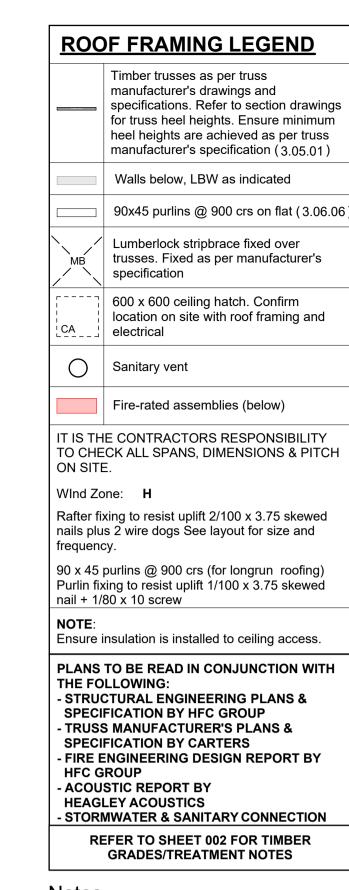
Roof Framing Plan

Truss layout indicative only (Refer to truss designers documentation)



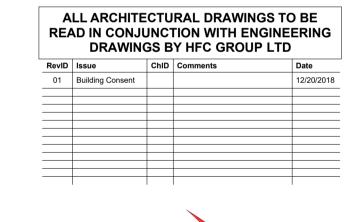
- (C)

 $\cdot - \left(\mathsf{D} \right)$



Notes	3
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 crs to roof areas, fixed to framing with 1/10g self drilling

screw 80mm long fixing as per NZS 3604.





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Proposed Development for:
for:

Bonair Developments

at:
153 Bonair Cresent (Block C)
Silverdale, Auckland
sheet title:

sheet title:

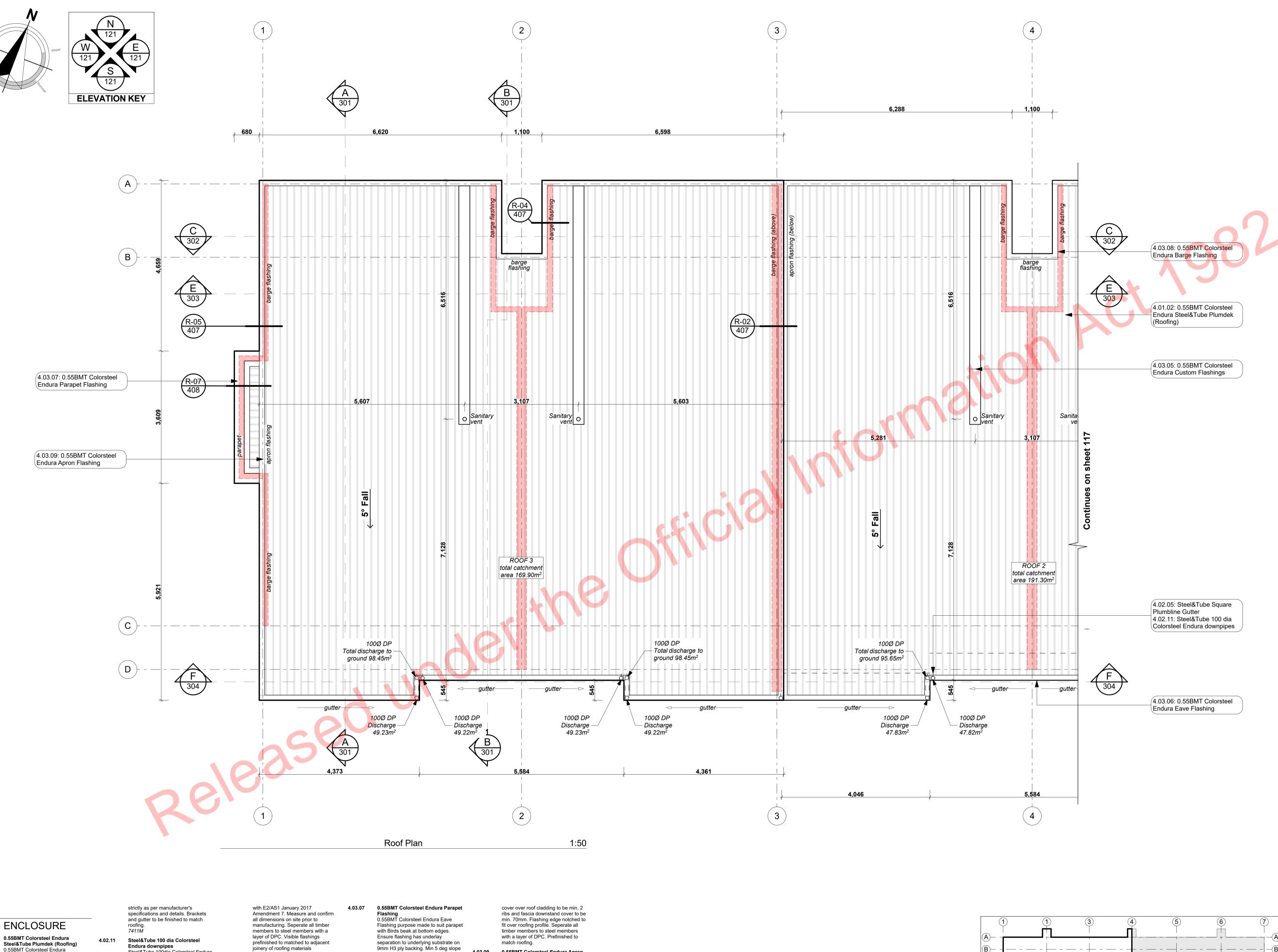
Roof Framing Plan Unit C4F - C6F

drawn: KN checked: JM
job n#: 2005
date created: 12/20/2018
date plotted: 2/7/2019

date created: 12/20/2018
date plotted: 2/7/2019
issue: BC Block C
scale: 1:50, 1:300, 1:1 @ A1

NOTE: Drawings are ½ scale @ A3

CAD ref: KrisindaM:\PROJECTS\2000-2099\2005 - Broadway Property Group\BC\2005_Broadway Property Group_BLOCK C_BC.pln



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

specifications and details. Steel&Tube Square Plumbline Steel&Tube Square Plumbline Coloursteel Endura Gutter on internal brackets [as per manufacturers specification] on steel fascia. Install

strictly as per manufacturer's

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

0.55BMT Colorsteel Endura Custom Prefinished 0.55BMT Endura purpose made flashings with turned edge -Ensure all laps & overhangs comply

0.55BMT Colorsteel Endura Eave 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. Seperate all timber

members to steel members with a

layer of DPC. Prefinished to match

and 70mm cover to cladding either side. 70mm.Installed in accordance with E2/AS1. Seperate all timber members to steel members with a layer of DPC. Prefinished to match 0.55BMT Colorsteel Endura Barge

0.55BMT Colorsteel Endura Barge

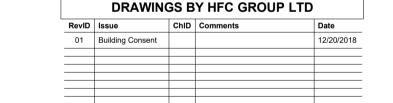
roofing pitch and profile with birds

beak at bottom edge. Ensure flashing

Flashing purpose made to match

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. Seperate all timber members to steel members with a layer of DPC. Prefinished to match roofing.



ALL ARCHITECTURAL DRAWINGS TO BE

READ IN CONJUNCTION WITH ENGINEERING

ROOF PLAN LEGEND:

ON SITE.

WInd Zone: H

THE FOLLOWING:

HFC GROUP

HFC GROUP

- ACOUSTIC REPORT BY **HEAGLEY ACOUSTICS**

roof cladding

Sanitary vent

Fire-rated assemblies (below)

NOTE: All flashings to comply with NZBC

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

PLANS TO BE READ IN CONJUNCTION WITH

- ENGINEERING PLANS & SPECIFICATION BY

TRUSS MANUFACTURER'S PLANS & SPECIFICATION BY CARTERS

- FIRE ENGINEERING DESIGN REPORT BY

Standing seam vertical profile metal



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project title: Proposed Development for:

Bonair Developments

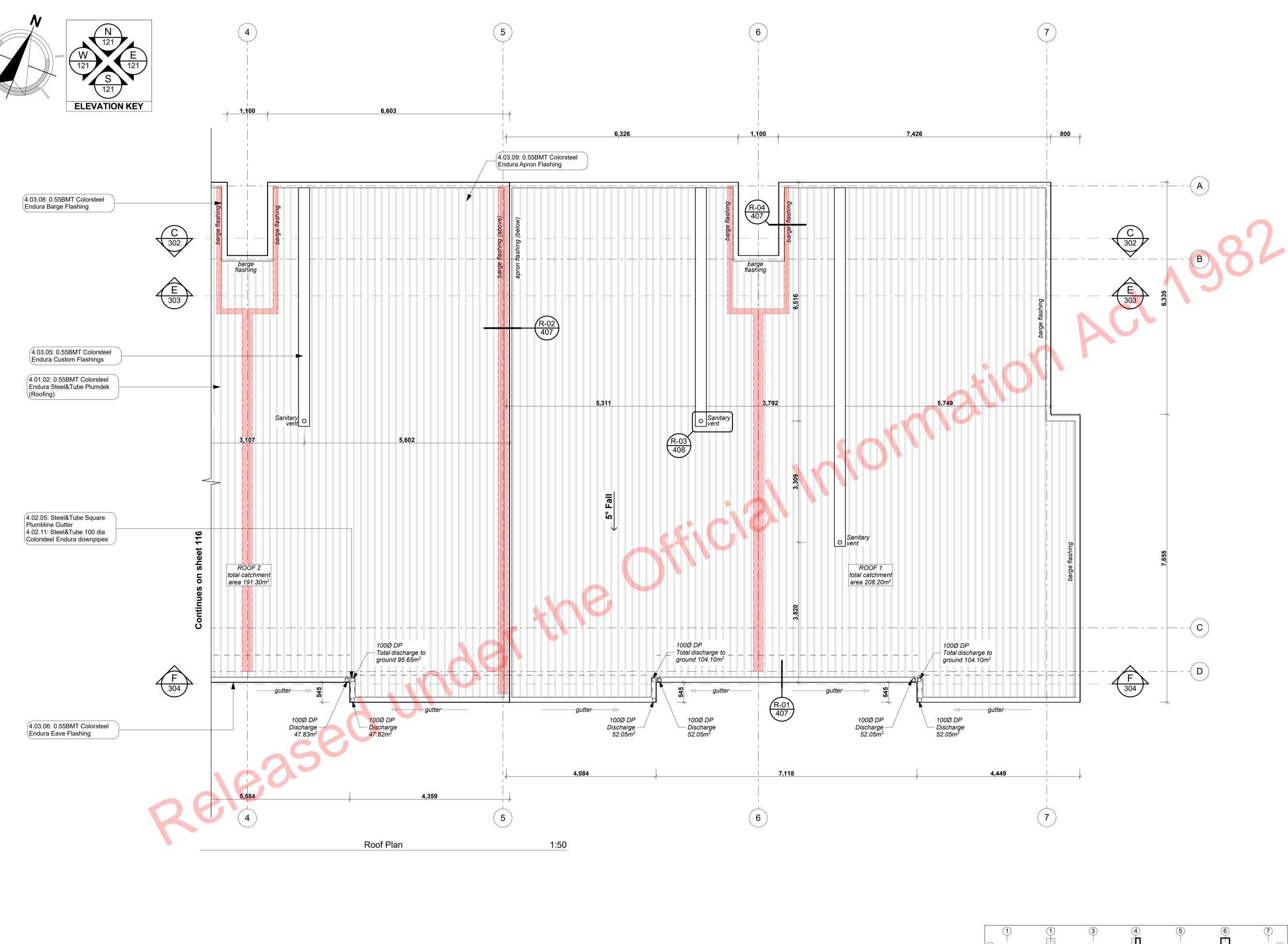
153 Bonair Cresent (Block C) Silverdale, Auckland

Roof Plan Unit C1F - C3F drawn: KN checked: JM dwg n#: 116 12/20/2018 date created: 2/7/2019

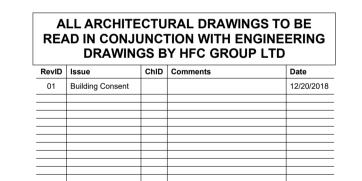
BC Block C rev n#: scale: 1:50, 1:1, 1:300 @ A1

NOTE: Drawings are ½ scale @ A3 CAD ref: KrisindaM:\PROJECTS\2000-2099\2005 - Broadway Property Group\alpha BC\2005_Broadway Property Group_BLOCK C_BC.pln

C2G C3G C5G C6G C1G C2F C3F C6F



CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING project title: Proposed Development for: **Bonair Developments** drawn: KN checked: JM dwg n#: 12/20/2018 2/7/2019 BC Block C rev n#:



ROOF PLAN LEGEND:

ON SITE.

WInd Zone: H

HFC GROUP

HFC GROUP

- ACOUSTIC REPORT BY **HEAGLEY ACOUSTICS**

roof cladding

Sanitary vent

Standing seam vertical profile metal

Fire-rated assemblies (below)

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

PLANS TO BE READ IN CONJUNCTION WITH THE FOLLOWING:
- ENGINEERING PLANS & SPECIFICATION BY

- TRUSS MANUFACTURER'S PLANS &
SPECIFICATION BY CARTERS
- FIRE ENGINEERING DESIGN REPORT BY



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153 Bonair Cresent (Block C)

Silverdale, Auckland Roof Plan Unit C4F - C6F

date created:

scale: 1:1, 1:50, 1:300 @ A1 NOTE: Drawings are ½ scale @ A3 CAD ref: KrisindaM:\PROJECTS\2000-2099\2005 - Broadway Property Group\BC\2005_Broadway Property Group_BLOCK C_BC.pln

C2G C3G C4G C5G C6G C4F C5F C6F C1F

Notes

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.

Steel&Tube Square Plumbline Gutter Steel&Tube Square Plumbline Coloursteel Endura Gutter on internal brackets [as per manufacturers specification] on steel fascia. Install strictly as per manufacturer's specifications and details. Brackets and gutter to be finished to match

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

0.55BMT Colorsteel Endura Custom Flashings
Prefinished 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. Seperate all timber members to steel members with a laver of DPC. Visible flashings prefinished to matched to adjacent joinery of roofing materials

form drip edge. Seperate all timber

0.55BMT Colorsteel Endura Eave Flashing 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

members to steel members with a layer of DPC. Prefinished to match

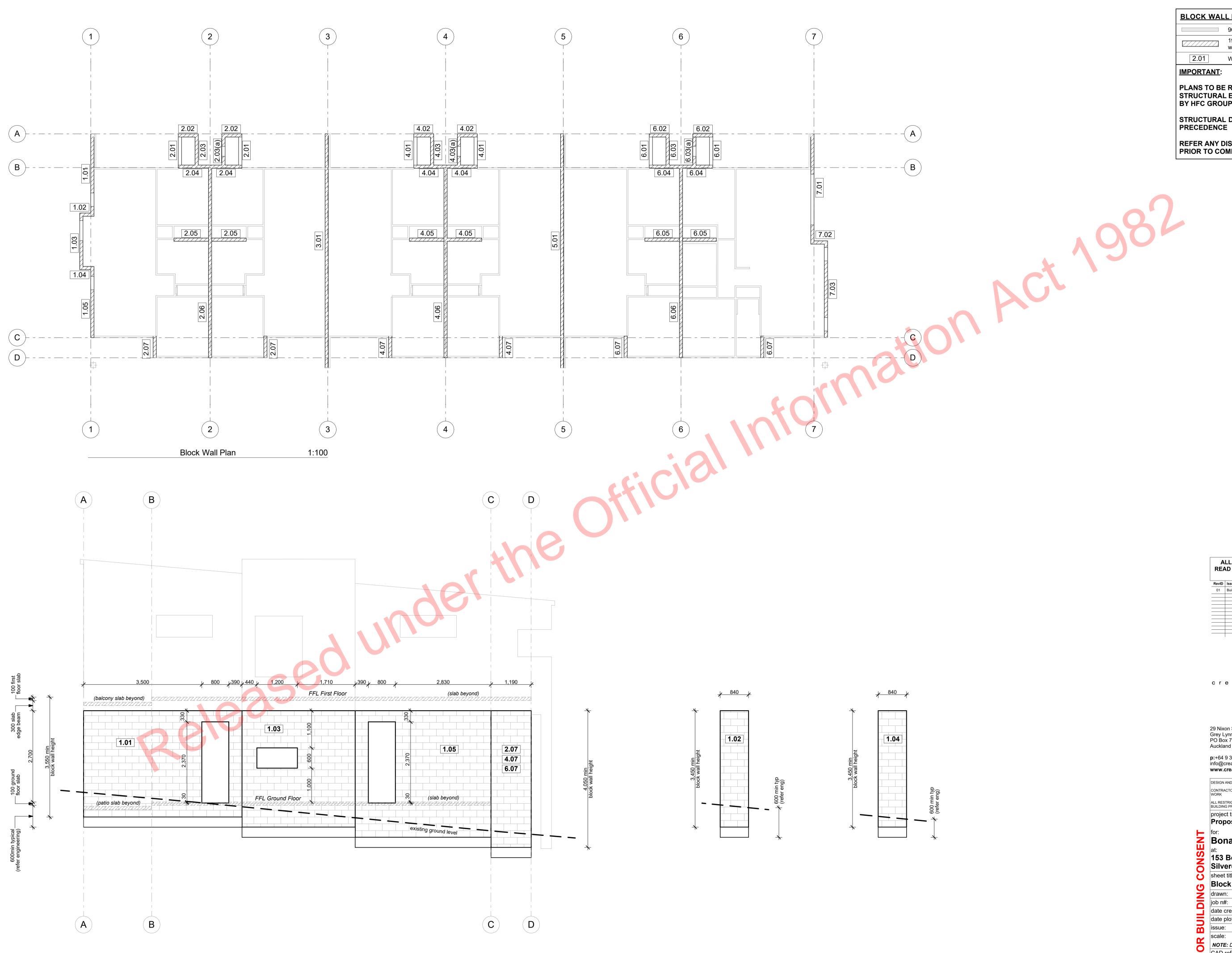
timber members to steel members

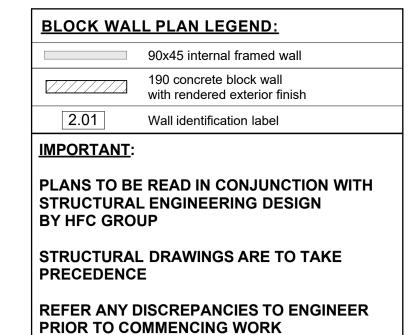
0.55BMT Colorsteel Endura Barge Flashing
0.55BMT Colorsteel Endura Barge Flashing purpose made to match roofing pitch and profile with birds beak at bottom edge. Ensure flashing cover over roof cladding to be min. 2 ribs and fascia downstand cover to be min. 70mm. Flashing edge notched to fit over roofing profile. Seperate all

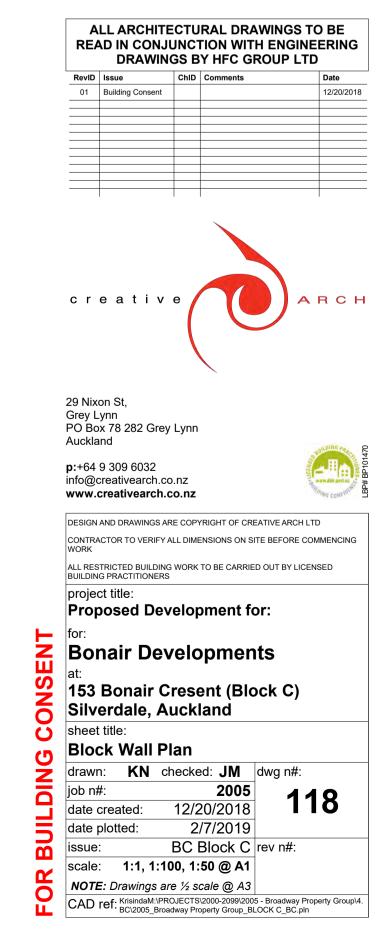
0.55BMT Colorsteel Endura Apron Flashing
0.55BMT Colorsteel Endura Apron Flashing purpose made to match roofing pitch and profile. Ensure flashing cover over roof cladding to be min. 2 ribs. Flashing edge notched to fit over roofing profile. Seperate all timber members to steel members with a layer of DPC. Prefinished to

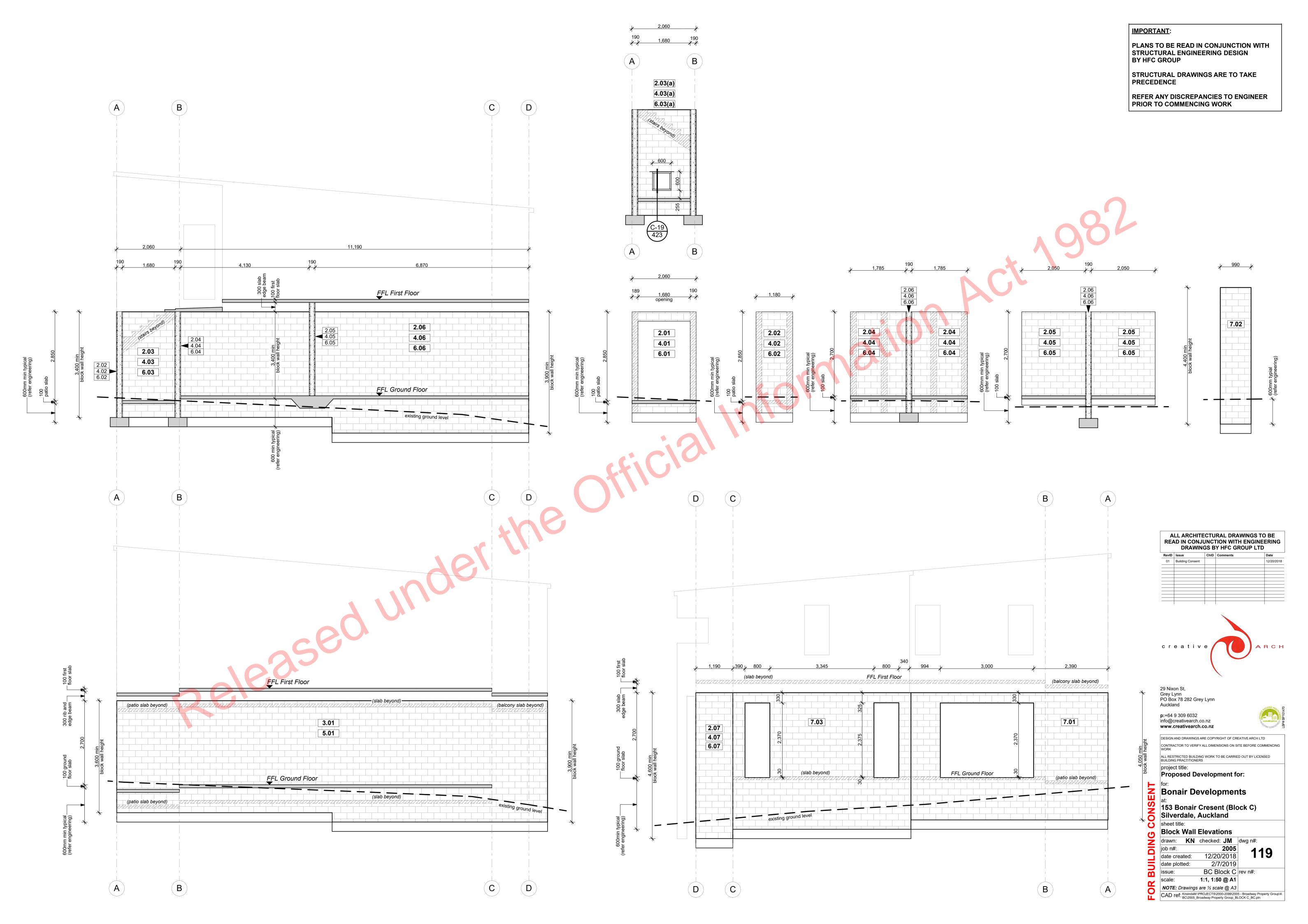
match roofing.

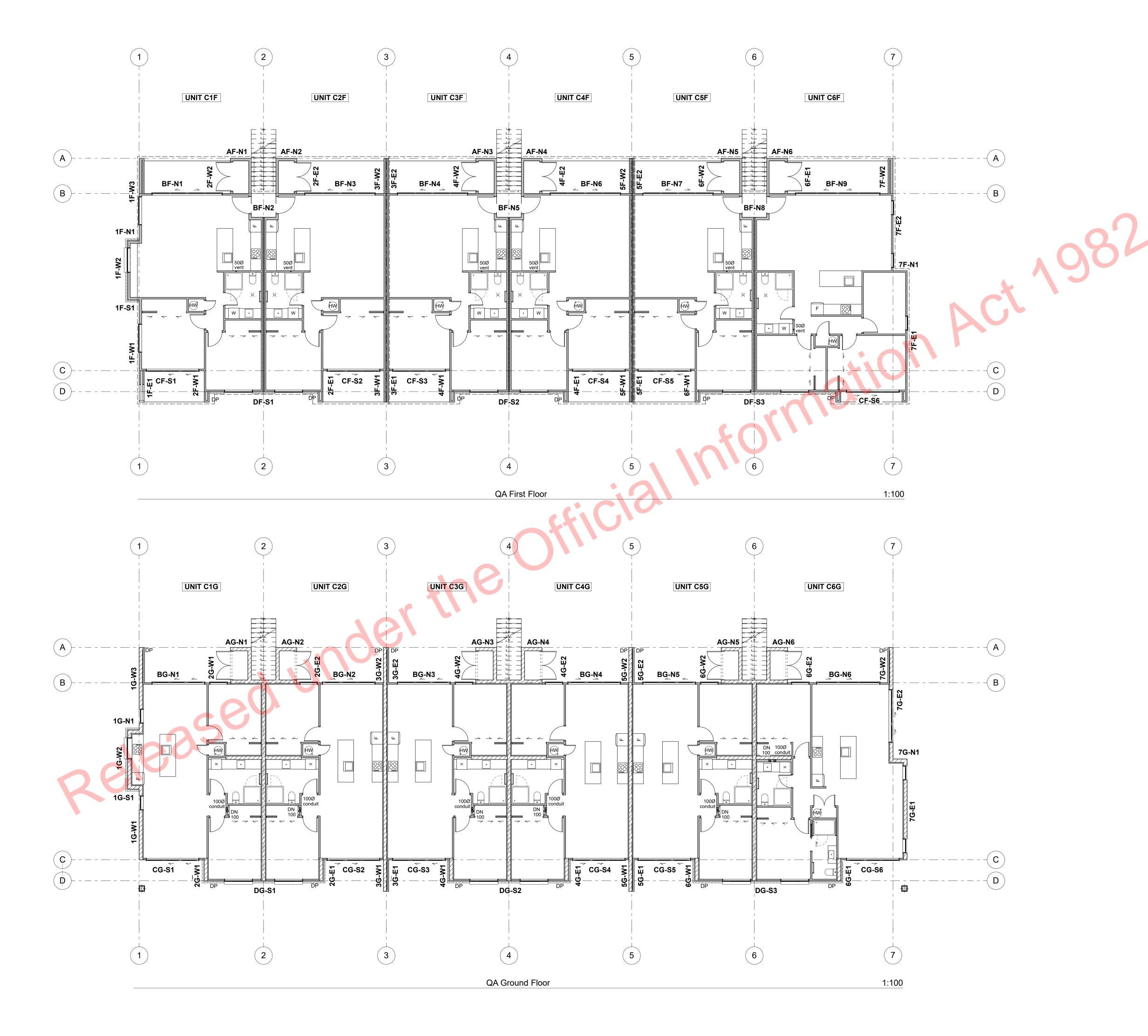
with a layer of DPC. Prefinished to



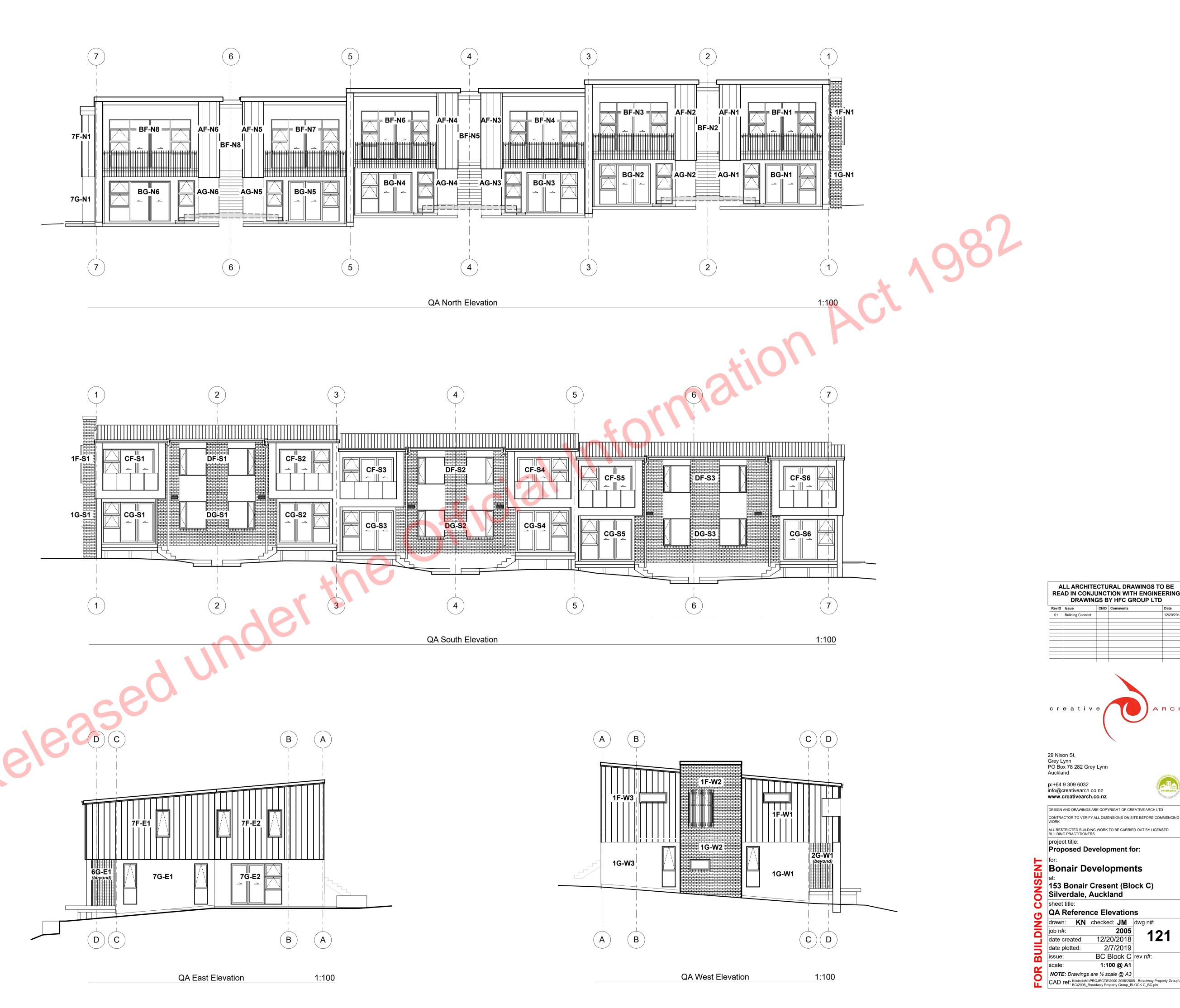












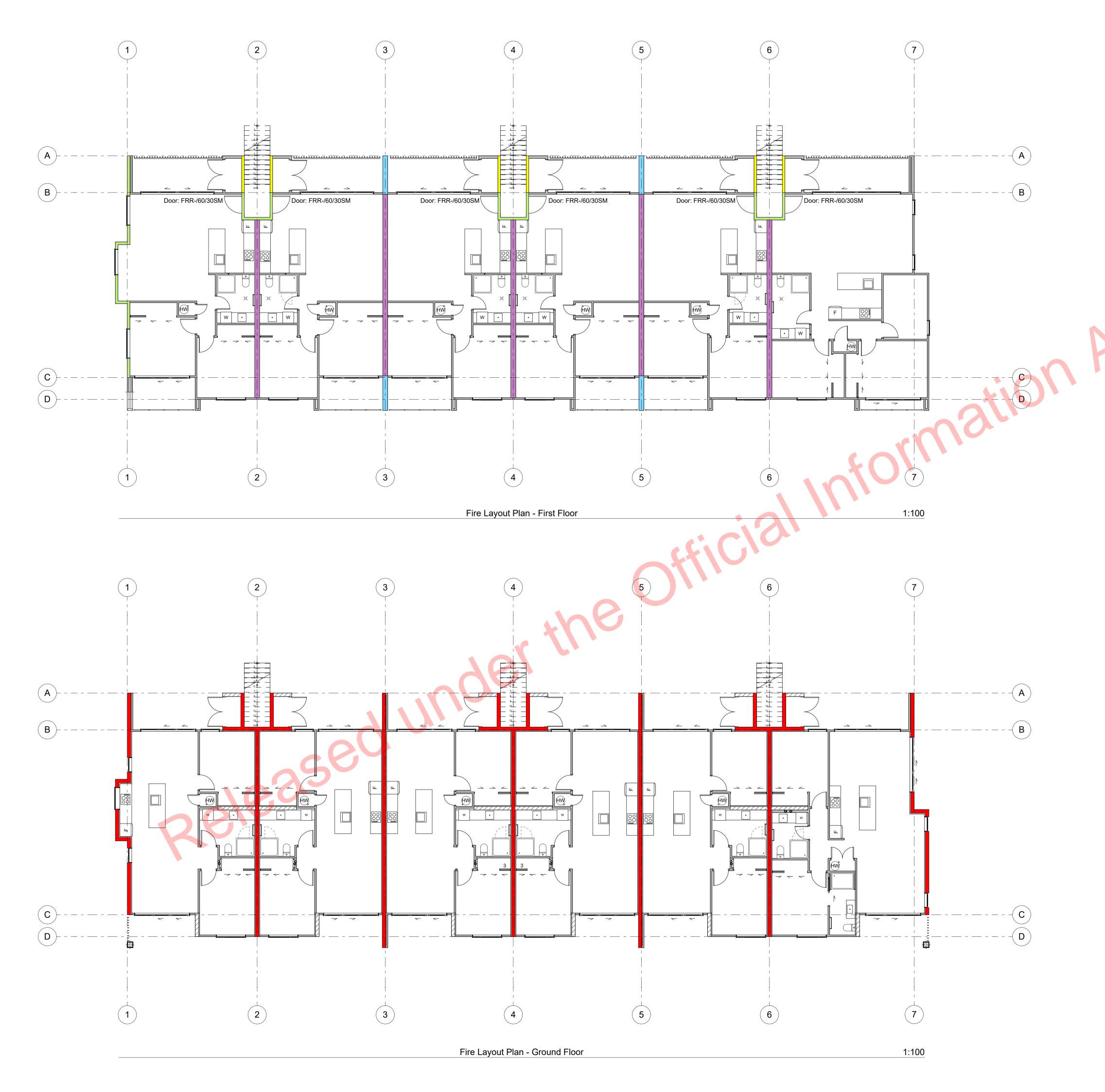


12/20/2018

2/7/2019 BC Block C rev n#:

1:100 @ A1

ALL ARCHITECTURAL DRAWINGS TO BE



3 STRUCTURE

3.03.01 Korok Intertenancy Interior Fire Rated Wall
KOROK KIT01 -/60/60 Fire Rated Intertenancy Wall: 51mm KOROK panels with 90x45 timber framing either side - studs at max 600 crs. 20mm cavity to one side. 15 mm cavity to the other. Autex Greenstuff 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.

3.03.02 20 Series Masonry Fire Rated 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.

3.03.03

60/60/60 Post Fire Stability Brick Cladding Wall
James Hardie JHETGR60a 60/60/60
Post Fire Stability Exterior Timber
Framed Wall with Brick Veneer
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 Fyreline to interior face,
Brick Veneer on cavity on 6mm RAB to exterior face. Reduce spacing to 300 crs where stud height exceeds 3 6m

3.03.04

60/60/60 Post Fire Stability - Stria
James Hardie JHETGR60a 60/60/60
Post Fire Stability Exterior Timber
Framed Wall with JH Stria fibre
cement 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 Fyreline to
interior face. Stria cladding on cavity
on 6mm RAB to exterior face. Reduce
spacing to 300 crs where stud height
exceeds 3.6m.

60/60/60 Post Fire Stability EZpanel Cladding Wall - 140mm wall
James Hardie JHETRR60 60/60/60
Post Fire Stability Exterior Timber
Framed Wall with EZ Panel cladding:
140x45SG8 H1.2 Full Height Timber
Framing. Studs at max 600 crs, Nogs
at max 800 crs, James Hardie 90mm
Mineral Insulation. Lightweight aerated
concrete cladding on cavity. 6mm RAB
to exterior faces (both sides). Reduce
spacing to 300 crs where stud height
exceeds 3.6m.

3.03.07

Korok Intertenancy Exterior /
Exterior Fire Rated Wall
KOROK KIT01 -/60/60 Fire Rated
Intertenancy 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 EZ
Panel 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.

3.03.09

60/60/60 Post Fire Stability Fibre Cement Cladding Wall
James Hardie JHETRR60 60/60/60
Post Fire Stability Exterior Timber
Framed Wall with 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. 6mm
RAB to each side. Fibre cement
cladding on cavity on 6mm RAB to
exterior face. Hardiflex cladding on
cavity on 6mm RAB to interior
cupboard face.

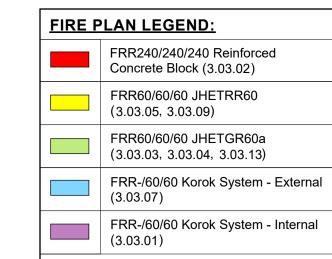
3.03.13

60/60/60 Post Fire Stability Profiled Metal Cladding Wall

James Hardie JHETGR60a 60/60/60

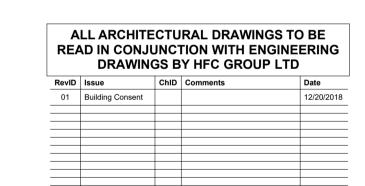
Post Fire Stability Exterior Timber Framed Wall with Profiled Metal Cladding: 140x45 SG8 H1.2 Full Height Timber Framing. Studs at max 600 crs, Nogs at max 800 crs, James Hardie 90mm Mineral Insulation.

13mm Gib Fyreline to min 800 AFFL, 13mm Standard Gib above to interior face. Profiled Metal cladding on cavity on 6mm RAB to exterior face. Reduce spacing to 300 crs where stud height exceeds 3.6m.



Claddings as per floor plans & elevations

PLANS TO BE READ IN CONJUNCTION WITH THE FOLLOWING:
- STRUCTURAL ENGINEERING PLANS & SPECIFICATION BY HFC GROUP
- FIRE ENGINEERING DESIGN REPORT BY HFC GROUP
- ACOUSTIC REPORT BY HEAGLEY ACOUSTICS





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

project title:

Proposed Development for:

for:

Bonair Developments

at:
153 Bonair Cresent (Block C)
Silverdale, Auckland

Silverdale, Auckland
sheet title:
Fire Layout Plans
drawn: KN checked: JN

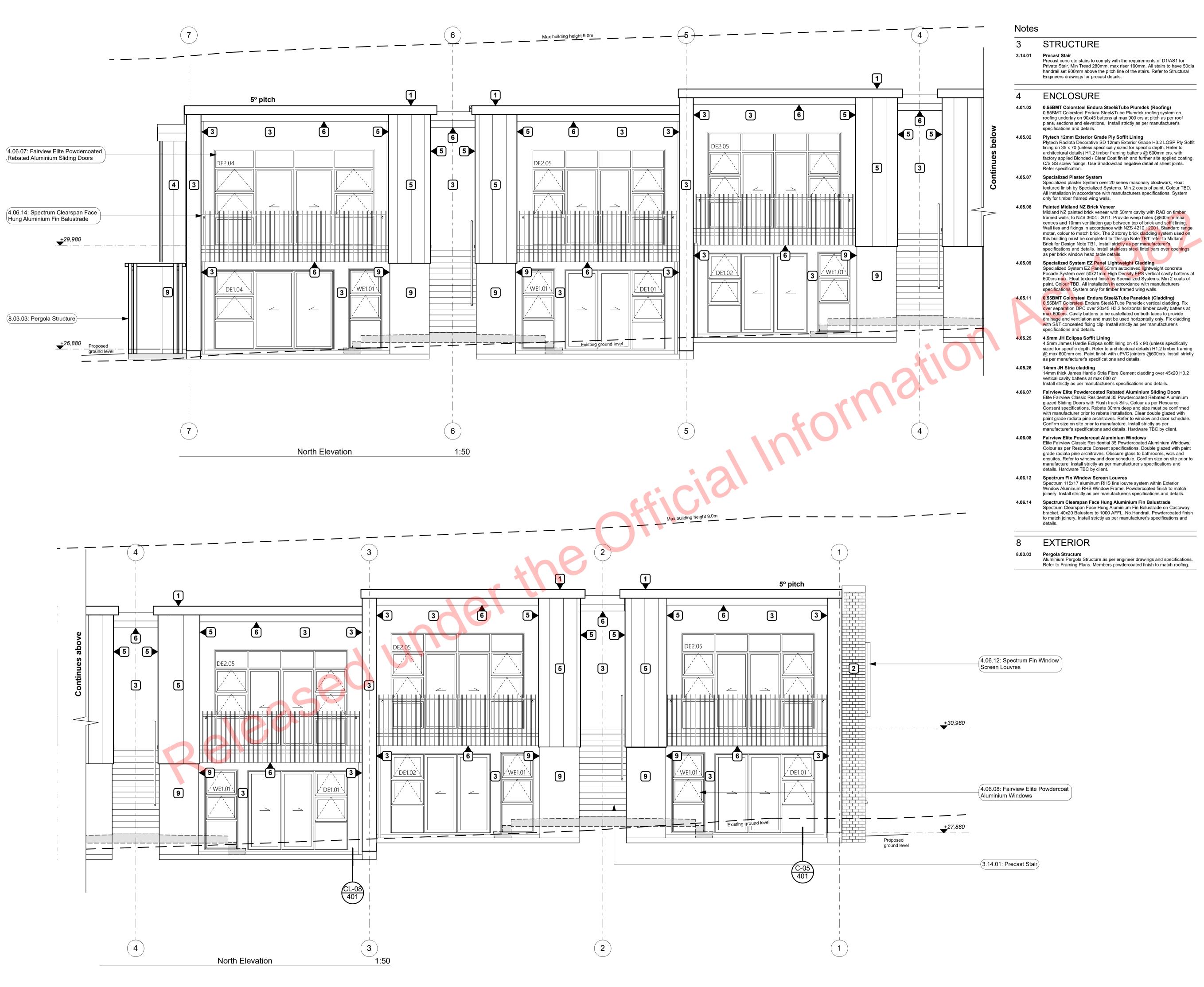
drawn: KN checked: JM job n#: 2005 date created: 12/20/2018 date plotted: 2/7/2019

date plotted: 2/7/2019
issue: BC Block C rev n#:
scale: 1:100, 1:1 @ A1

scale: 1:100, 1:1 @ A1

NOTE: Drawings are ½ scale @ A3

CAD ref: KrisindaM:\PROJECTS\2000-2099\2005 - Broadway Property Group\BC\2005_Broadway Property Group_BLOCK C_BC.pln



MATERIALS LEGNED:

- 4.01.02: 0.55BMT Colorsteel Endura Steel&Tube → Plumdek (Roofing)
- 2 4.05.08: Painted Midland NZ Brick Veneer
- 3 4.05.09: Specialized System EZ Panel
- 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 Eclipsa Soffit Lining
- 4.05.02: Plytech 12mm Exterior Grade Ply Soffit
- 9 4.05.07: Specialized Plaster System

BUILDING ENVELOPE RISK MATRIX

NORTH ELEVATION Risk Factor **Risk Severity Risk Score** Wind zone (per NZS 3604) High risk **Number of storeys** High risk Roof/wall intersection design Very high risk Eaves width Very high risk High risk

Medium risk Deck design Total Risk Score: PLANS TO BE READ IN CONJUNCTION WITH

- TRUSS MANUFACTURER'S PLANS & SPECIFICATION BY CARTERS - FIRE ENGINEERING DESIGN REPORT BY

SPECIFICATION BY HFC GROUP

HFC GROUP - ACOUSTIC REPORT BY HEAGLEY ACOUSTICS

- STRUCTURAL ENGINEERING PLANS &

- STORMWATER & SANITARY CONNECTION POINTS BY CRANG CIVIL

Envelope complexity

THE FOLLOWING:

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



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project title: **Proposed Development for:**

Bonair Developments

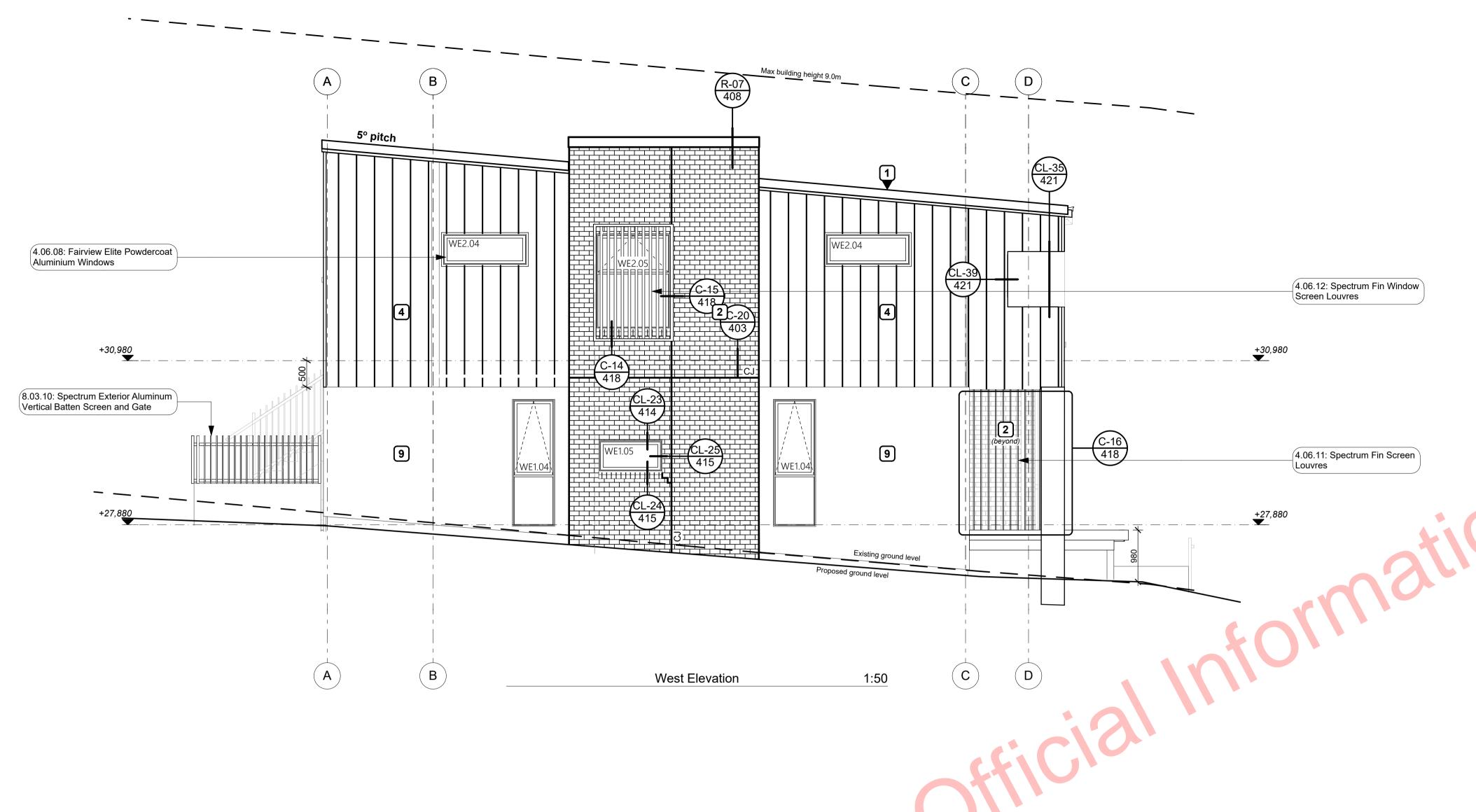
153 Bonair Cresent (Block C) Silverdale, Auckland

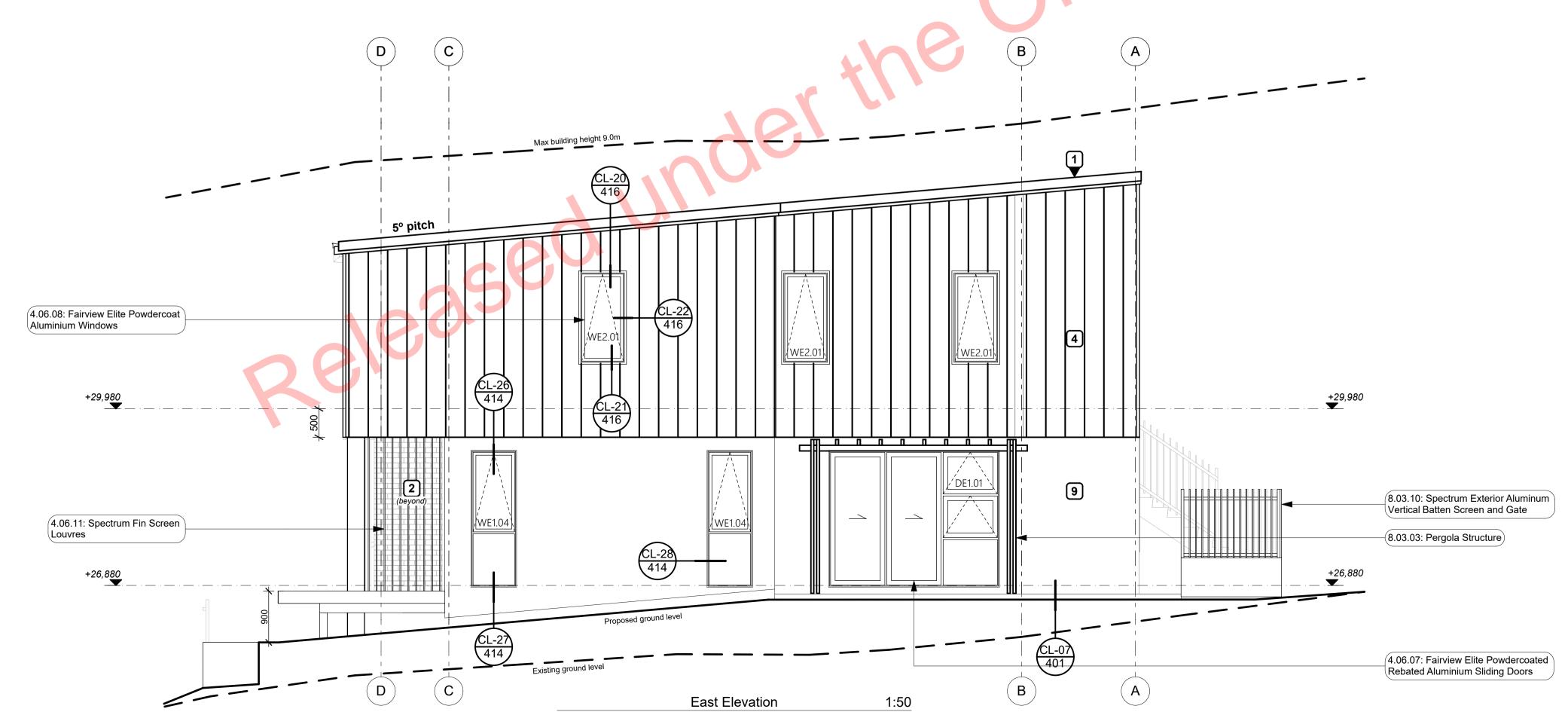
North Elevations drawn: KN checked: JM dwg n#:

12/20/2018 date created: 2/7/2019 BC Block C rev n#: 1:50, 1:1 @ A1

NOTE: Drawings are ½ scale @ A3

CAD ref: KrisindaM:\PROJECTS\2000-2099\2005 - Broadway Property Group\
BC\2005_Broadway Property Group_BLOCK C_BC.pln





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.

Specialized Plaster System

Specialized plaster System over 20 series masonary blockwork, 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.

Painted Midland NZ Brick Veneer Midland NZ painted brick veneer with 50mm cavity with RAB 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. 4.05.11 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. 4.06.07 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

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

manufacture. Install strictly as per manufacturer's specifications and details. Hardware TBC by

Spectrum Fin Screen Louvres

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

Spectrum Fin Window Screen Louvres

Spectrum 115x17 aluminum RHS fins louvre system within Exterior Window Aluminum RHS

Spectrum 115x17 aluminum RHS fins louvre system within Exterior Window Aluminum RHS

Spectrum Fin Window Screen Louvres Window Frame. Powdercoated finish to match joinery. Install strictly as per manufacturer's specifications and details.

EXTERIOR

Pergola Structure

Aluminium Pergola Structure as per engineer drawings and specifications. Refer to Framing Plans. Members powdercoated finish to match roofing.

Spectrum Exterior Aluminum Vertical Batten Screen and Gate

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

- 4.01.02: 0.55BMT Colorsteel Endura Steel&Tube 1 Plumdek (Roofing)
- 2 4.05.08: Painted Midland NZ Brick Veneer

MATERIALS LEGNED:

- 4.05.11: 0.55BMT Colorsteel Endura Steel&Tube Paneldek (Cladding)
- 9 4.05.07: Specialized Plaster System

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	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

EAST ELEVATION						
Risk Factor	Risk Severity Ris	k Score				
Vind zone (per NZS 3604)	High risk	1				
lumber of storeys	High risk	2				
Roof/wall intersection design	Medium risk	1				
aves width	Very high risk	5				
invelope complexity	Medium risk	1				
Deck design	Low risk	0				

10

PLANS TO BE READ IN CONJUNCTION WITH THE FOLLOWING:

Total Risk Score:

- STRUCTURAL ENGINEERING PLANS & SPECIFICATION BY HFC GROUP TRUSS MANUFACTURER'S PLANS & SPECIFICATION BY CARTERS FIRE ENGINEERING DESIGN REPORT BY

HFC GROUP ACOUSTIC REPORT BY **HEAGLEY ACOUSTICS**

- STORMWATER & SANITARY CONNECTION POINTS BY CRANG CIVIL





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project title: **Proposed Development for:**

Bonair Developments 153 Bonair Cresent (Block C)

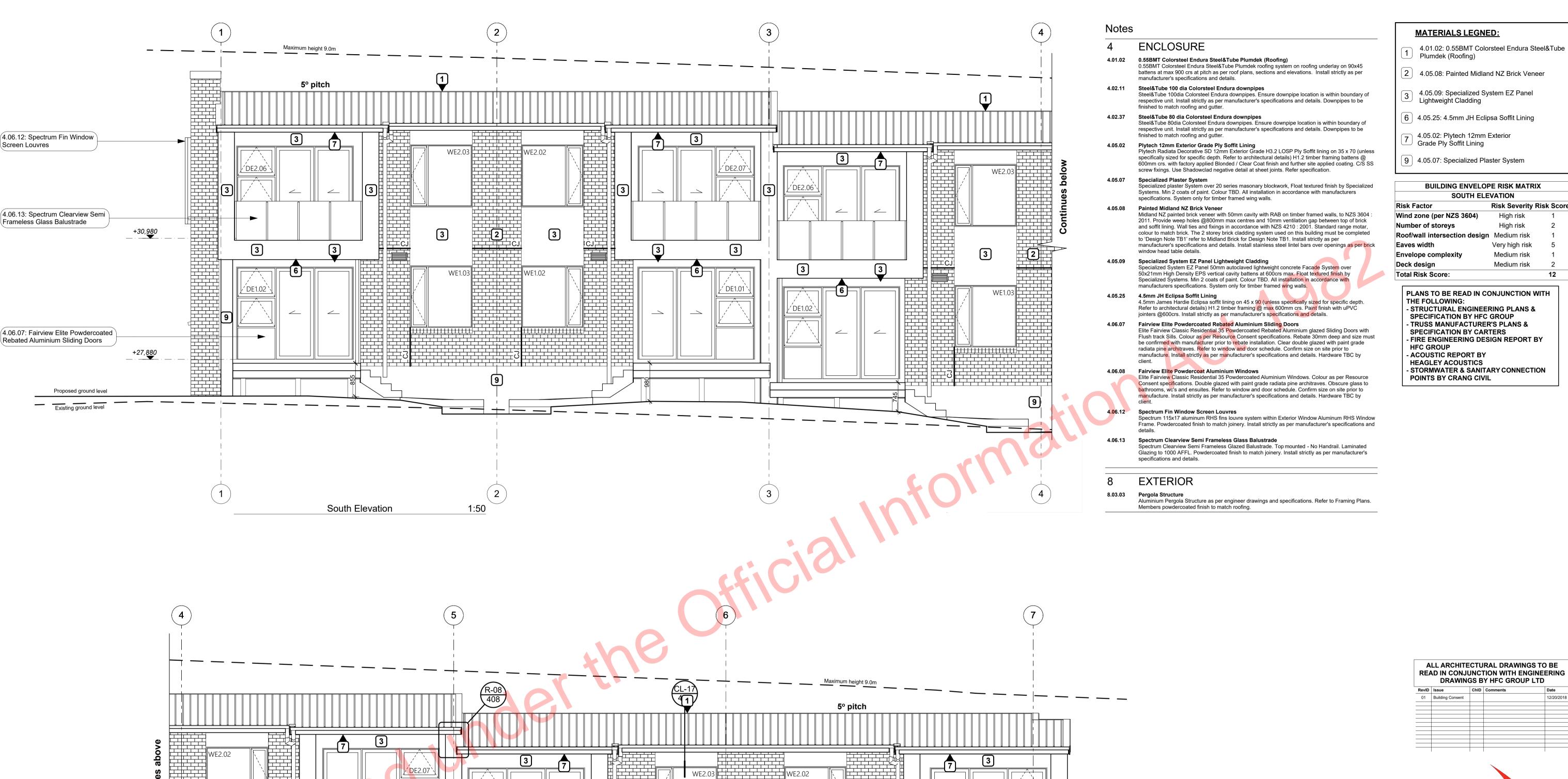
Silverdale, Auckland

East & West Elevations

drawn: KN checked: JM dwg n#: 2005 12/20/2018 date created:

2/7/2019 BC Block C rev n#: 1:50, 1:1 @ A1

NOTE: Drawings are ½ scale @ A3 CAD ref: KrisindaM:\PROJECTS\2000-2099\2005 - Broadway Property Group



CL-18 416

3

´ DE1.01

1:50

South Elevation

(4.06.08: Fairview Elite Powdercoat

(4.02.11: Steel&Tube 100 dia

Colorsteel Endura downpipes

(4.02.37: Steel&Tube 80 dia Colorsteel Endura downpipes

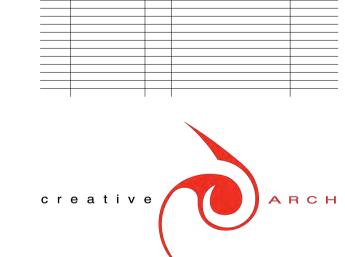
Aluminium Windows

CL-16 411

9

3

CL-09 401



DRAWINGS BY HFC GROUP LTD

SOUTH ELEVATION

Risk Severity Risk Score

High risk

High risk

Very high risk

Medium risk

Medium risk

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+29,980

Proposed ground level

Existing ground level

(8.03.03: Pergola Structure

/ DE1.01

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project title: **Proposed Development for:**

Bonair Developments

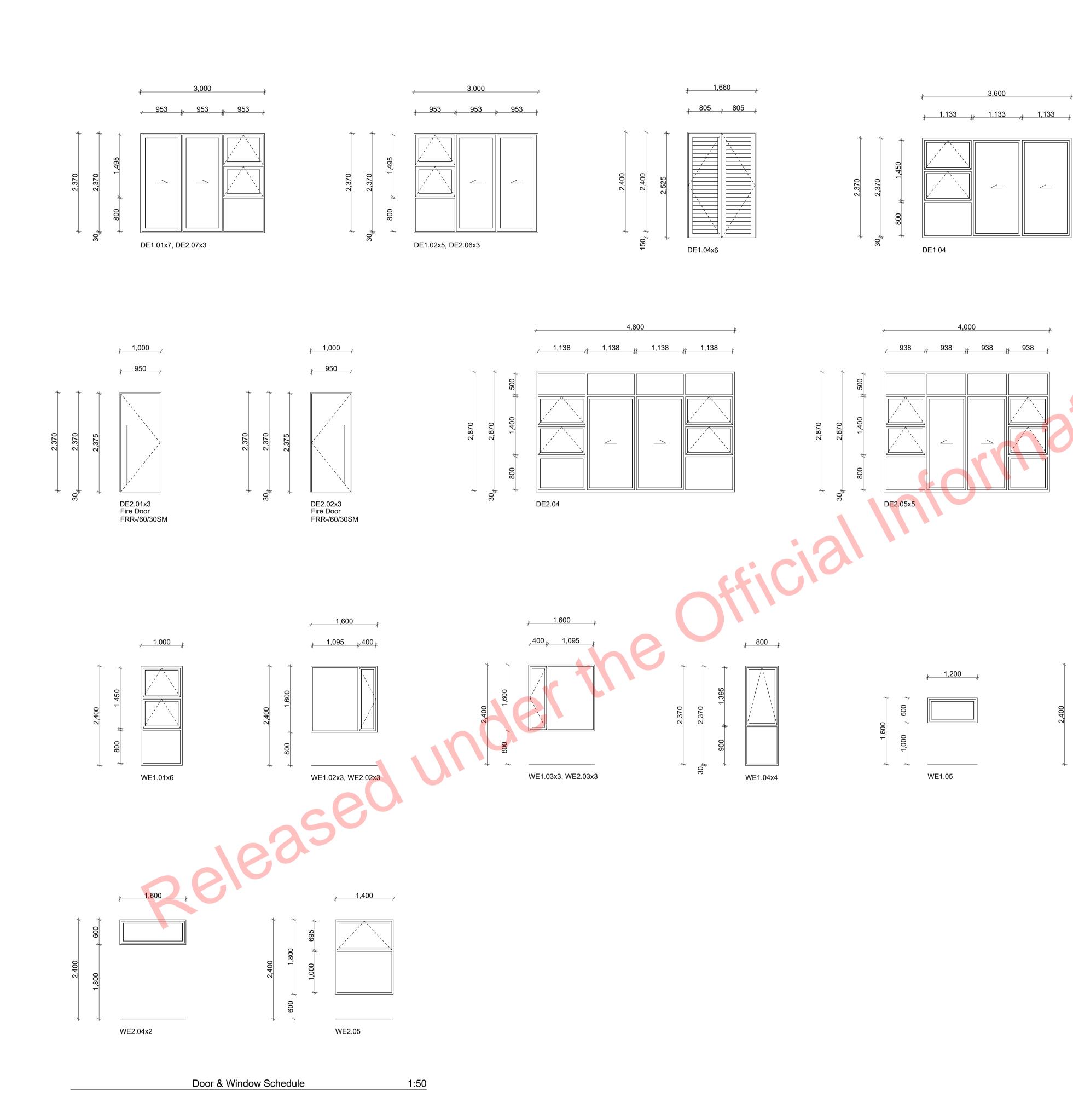
153 Bonair Cresent (Block C)

Silverdale, Auckland

South Elevations drawn: KN checked: JM dwg n#: 2005 12/20/2018 date created:

2/7/2019 1:50, 1:1 @ A1 NOTE: Drawings are ½ scale @ A3

BC Block C rev n#: CAD ref: KrisindaM:\PROJECTS\2000-2099\2005 - Broadway Property Group BC\2005_Broadway Property Group_BLOCK C_BC.pln



WINDOW AND DOOR NOTES:

GENERAL:
- Site measure all joinery & check prior to construction
- Window suite design to allow for **HIGH** wind zone
- Exterior windows and doors viewed from exterior
- Schedule to be read in conjunction with elevations and the floor plans
- Supplier shall be IGUMA approved

JOINERY:
- Finish to be powdercoated aluminium (scratched joinery

will be rejected)
- Timber jamb liners with planted architraves. Refer to detail/spéc

- 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:

∦ 800 **∤**

WE2.01x3

- All glass to NZS 4223
- All joinery to be double glazed unless indicated otherwise on schedule
- 10mm thoughened glass to showers
- Safety glass to all wet areas
- Grey tint unless noted as Opaque

INSTALLATION:

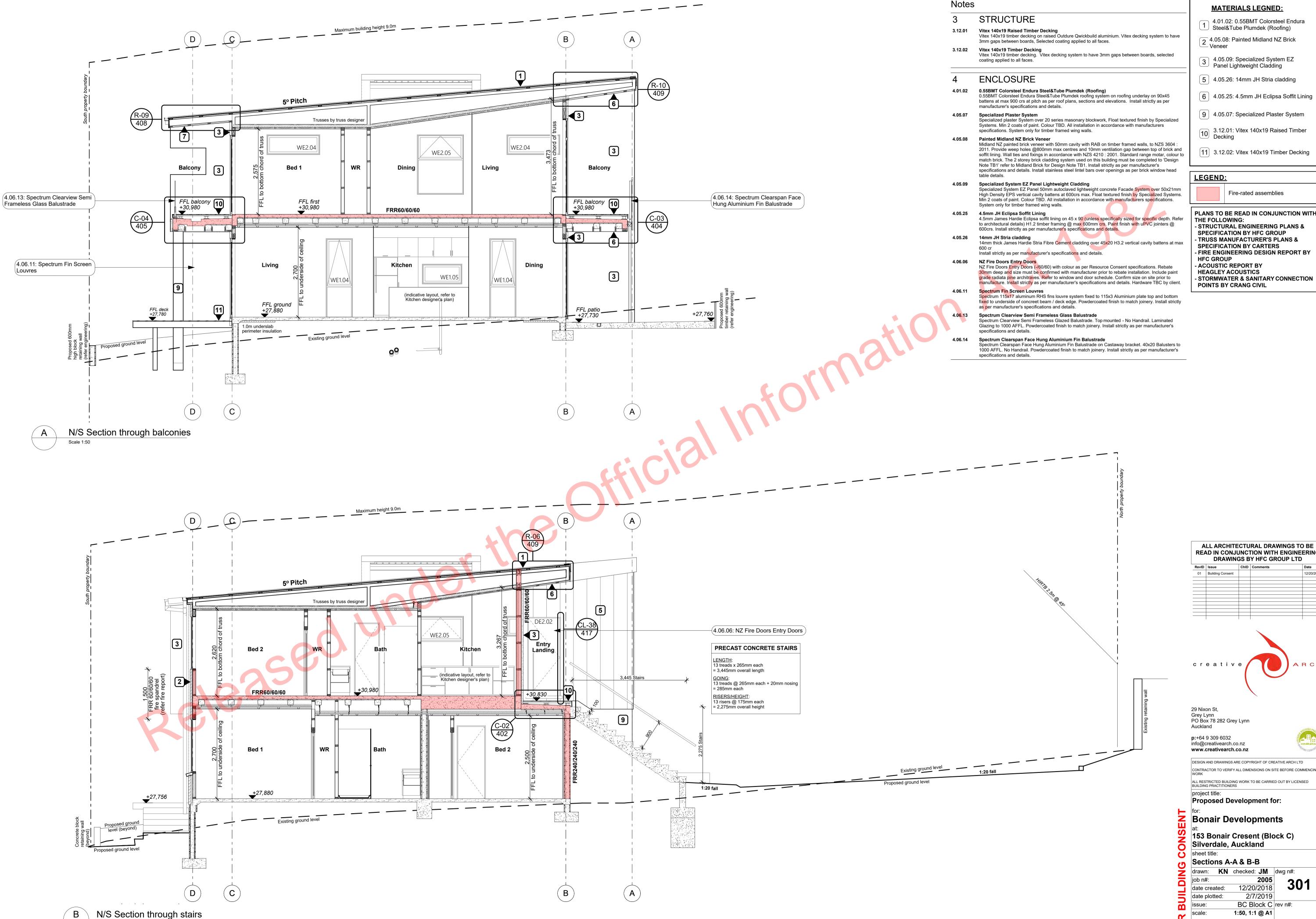
- Building paper shall be folded into the perimeter of all window and door openings to the inside face of framing - All corners shall be taped and flexible flashing tape applied to the head and the sill using Thermakraft Aluband window sealing system - Head, Sill and Jamb flashings throughout - All in accordance with E2/AS1 of the NZBC



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MATERIALS LEGNED:

4.01.02: 0.55BMT Colorsteel Endura

(11) 3.12.02: Vitex 140x19 Timber Decking

Fire-rated assemblies

PLANS TO BE READ IN CONJUNCTION WITH - STRUCTURAL ENGINEERING PLANS & SPECIFICATION BY HFC GROUP - TRUSS MANUFACTURER'S PLANS & - FIRE ENGINEERING DESIGN REPORT BY

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



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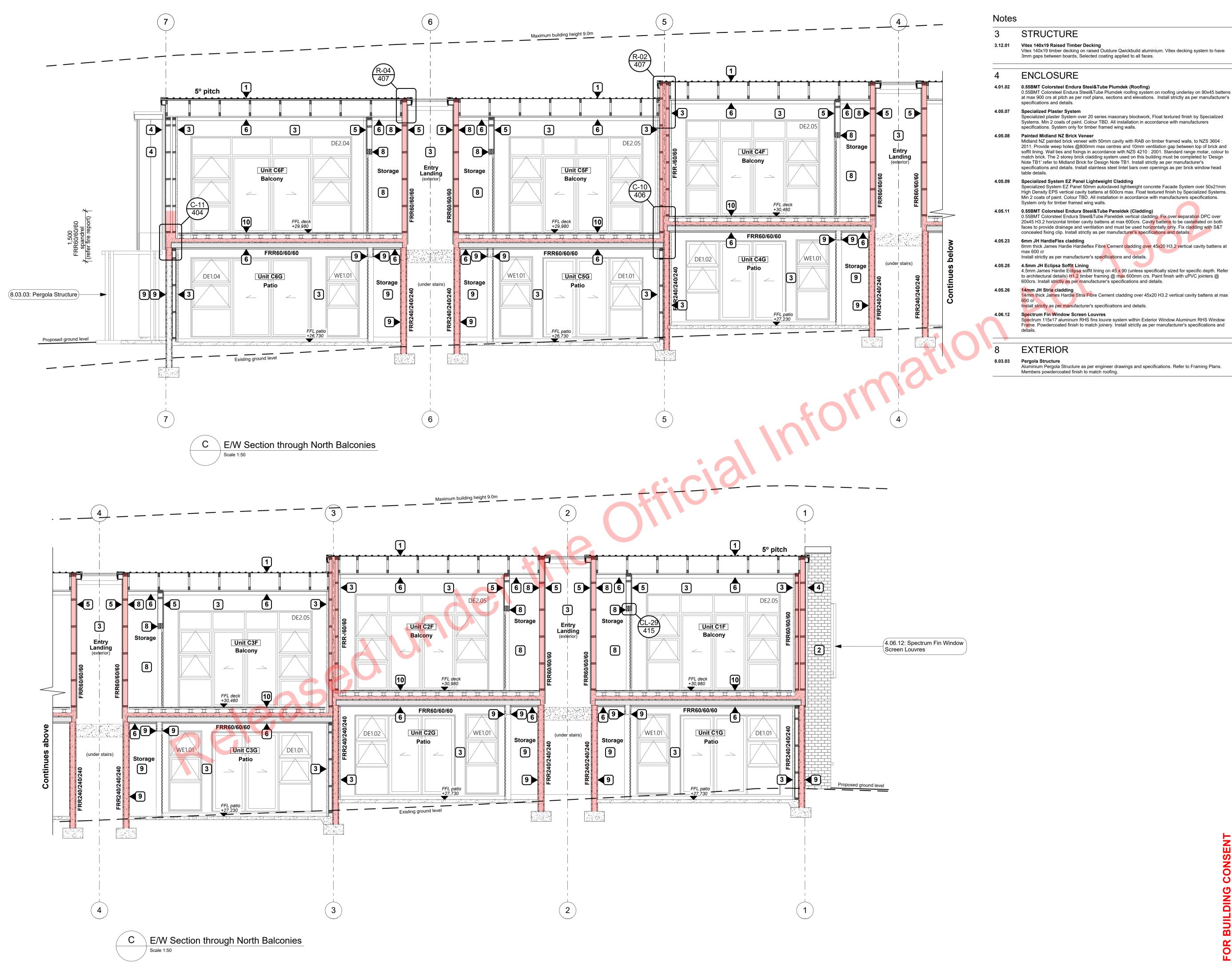
Bonair Developments

153 Bonair Cresent (Block C)

drawn: KN checked: JM dwg n#: 2005 12/20/2018 2/7/2019

BC Block C rev n#: 1:50, 1:1 @ A1 NOTE: Drawings are ½ scale @ A3

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STRUCTURE

Vitex 140x19 Raised Timber Decking

Vitex 140x19 timber decking on raised Outdure Qwickbuild aluminium. Vitex decking system to have 3mm gaps between boards, Selected coating applied to all faces.

3 4.05.09: Specialized System EZ Panel Lightweight Cladding

MATERIALS LEGNED:

2 4.05.08: Painted Midland NZ Brick Veneer

4.01.02: 0.55BMT Colorsteel Endura 1 Steel&Tube Plumdek (Roofing)

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 Eclipsa Soffit Lining

8 4.05.23: 6mm JH HardieFlex cladding

9 4.05.07: Specialized Plaster System

3.12.01: Vitex 140x19 Raised Timber Decking

POINTS BY CRANG CIVIL

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 CARTERS** - FIRE ENGINEERING DESIGN REPORT BY **HFC GROUP** - ACOUSTIC REPORT BY HEAGLEY ACOUSTICS - STORMWATER & SANITARY CONNECTION

EXTERIOR

Aluminium Pergola Structure as per engineer drawings and specifications. Refer to Framing Plans. Members powdercoated finish to match roofing.

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



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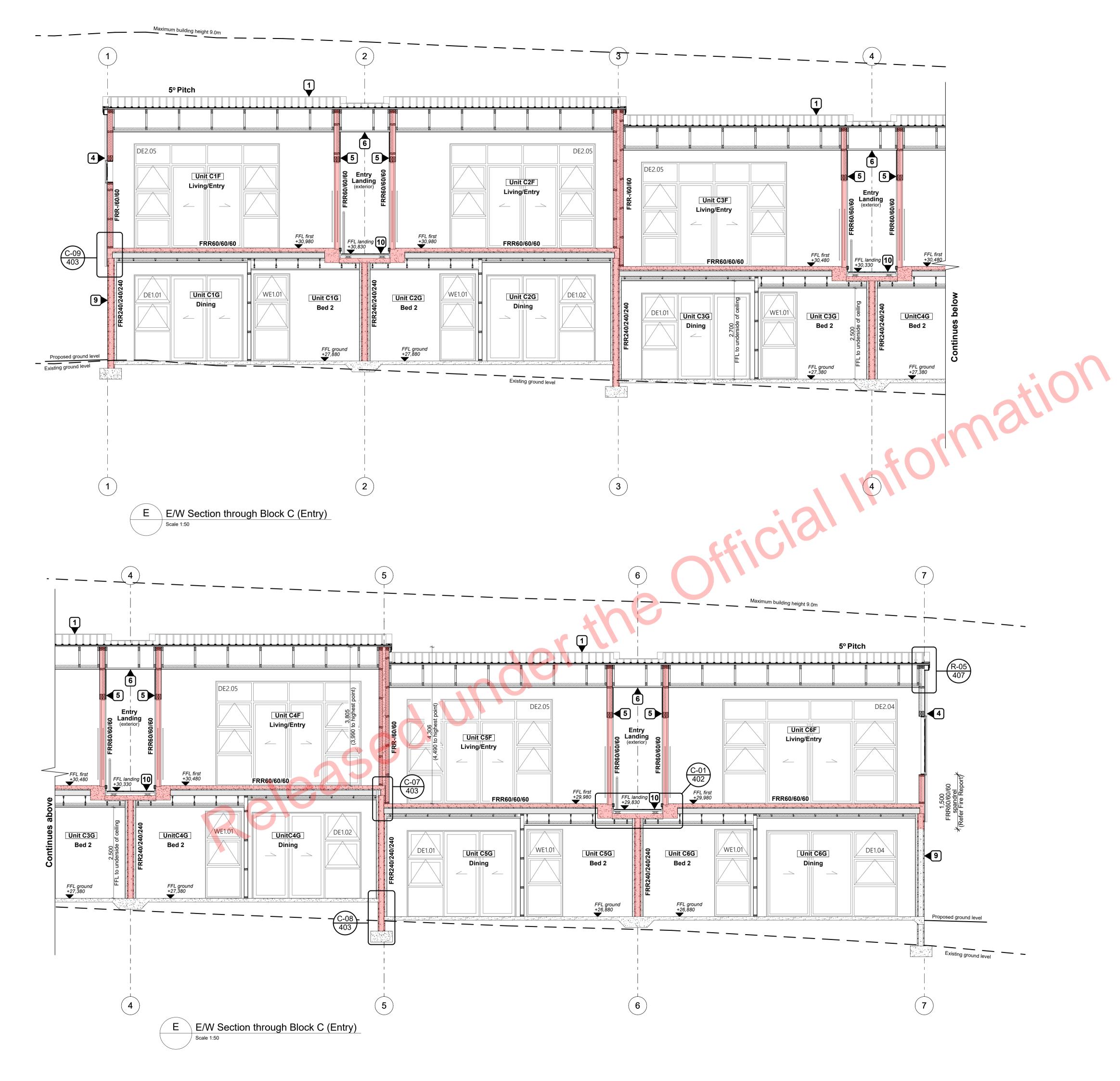
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153 Bonair Cresent (Block C) Silverdale, Auckland

Section C-C drawn: KN checked: JM dwg n#: 2005 12/20/2018 date created:

2/7/2019 BC Block C rev n#: 1:50, 1:1 @ A1

NOTE: Drawings are ½ scale @ A3 CAD ref: KrisindaM:\PROJECTS\2000-2099\2005 - Broadway Property Group\
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STRUCTURE

ENCLOSURE

specifications and details.

cavity battens at max 600 cr

4.05.26 14mm JH Stria cladding

Vitex 140x19 Raised Timber Decking 3.12.01 Vitex 140x19 timber decking on raised Outdure Qwickbuild aluminium. Vitex

0.55BMT Colorsteel Endura Steel&Tube Plumdek (Roofing)

4.05.07 Specialized Plaster System
Specialized plaster System over 20 series masonary blockwork, Float textured finish by Specialized Systems. Min 2 coats of paint. Colour TBD. All installation in

4.05.11 0.55BMT Colorsteel Endura Steel&Tube Paneldek (Cladding)
0.55BMT Colorsteel Endura Steel&Tube Paneldek vertical cladding. Fix over

Install strictly as per manufacturer's specifications and details.

Install strictly as per manufacturer's specifications and details.

4.05.25 4.5mm JH Eclipsa Soffit Lining4.5mm James Hardie Eclipsa soffit lining on 45 x 90 (unless specifically sized for

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.

accordance with manufacturers specifications. System only for timber framed wing

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

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

14mm thick James Hardie Stria Fibre Cement cladding over 45x20 H3.2 vertical

and must be used horizontally only. Fix cladding with S&T concealed fixing clip.

4.05.11: 0.55BMT Colorsteel Endura Steel&Tube Paneldek (Cladding) decking system to have 3mm gaps between boards, Selected coating applied to

5 4.05.26: 14mm JH Stria cladding

6 4.05.25: 4.5mm JH Eclipsa Soffit Lining

MATERIALS LEGNED:

4.01.02: 0.55BMT Colorsteel Endura Steel&Tube Plumdek (Roofing)

9 4.05.07: Specialized Plaster System

3.12.01: Vitex 140x19 Raised Timber Decking

LEGEND:

Fire-rated assemblies

PLANS TO BE READ IN CONJUNCTION WITH THE FOLLOWING:

- STRUC 4.05.07: Specialized Plaster System SPECIFICATION DT HEG GROUP TRUSS MANUFACTURER'S PLANS & SPECIFICATION BY CARTERS

- FIRE ENGINEERING DESIGN REPORT BY **HFC GROUP** - ACOUSTIC REPORT BY **HEAGLEY ACOUSTICS**

- STORMWATER & SANITARY CONNECTION POINTS BY CRANG CIVIL

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project title:

Proposed Development for:

Bonair Developments

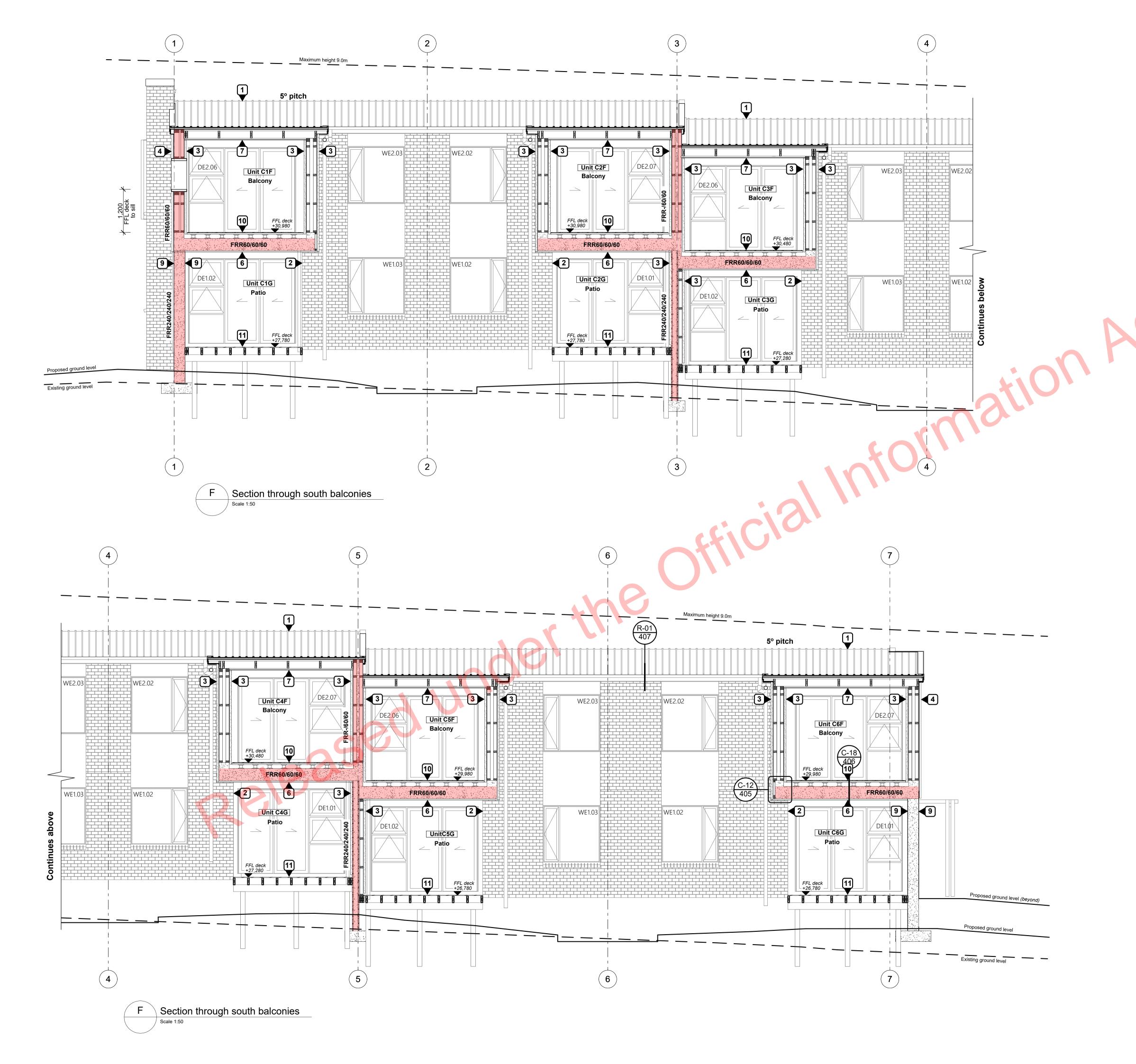
153 Bonair Cresent (Block C) Silverdale, Auckland

Sections E-E

drawn: KN checked: JM dwg n#: 2005 12/20/2018 date created:

2/7/2019 BC Block C rev n#: 1:50, 1:1 @ A1

NOTE: Drawings are ½ scale @ A3 CAD ref: KrisindaM:\PROJECTS\2000-2099\2005 - Broadway Property Group BC\2005_Broadway Property Group_BLOCK C_BC.pln



STRUCTURE

Vitex 140x19 Raised Timber Decking
Vitex 140x19 timber decking on raised Outdure Qwickbuild 3.12.01 aluminium. Vitex decking system to have 3mm gaps between boards, Selected coating applied to all faces.

3.12.02 Vitex 140x19 Timber Decking Vitex 140x19 timber decking. Vitex decking system to have 3mm gaps between boards, selected coating applied to all faces.

ENCLOSURE

0.55BMT Colorsteel Endura Steel&Tube Plumdek (Roofing)
0.55BMT Colorsteel Endura Steel&Tube Plumdek roofing system 4.01.02 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.

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 Blonded / Clear Coat finish and further site applied coating. C/S SS screw fixings. Use Shadowclad

negative detail at sheet joints. Refer specification. Specialized Plaster System Specialized plaster System over 20 series masonary blockwork, 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. Painted Midland NZ Brick Veneer Midland NZ painted brick veneer with 50mm cavity with RAB 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. 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 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.

4.5mm JH Eclipsa Soffit Lining
4.5mm James Hardie Eclipsa soffit lining on 45 x 90 (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

MATERIALS LEGNED:

- 4.01.02: 0.55BMT Colorsteel Endura Steel&Tube Plumdek (Roofing)
- 2 4.05.08: Painted Midland NZ Brick Veneer
- 3 4.05.09: Specialized System EZ Panel Lightweight Cladding
- 4.05.11: 0.55BMT Colorsteel Endura Steel&Tube Paneldek (Cladding)
- 6 4.05.25: 4.5mm JH Eclipsa Soffit Lining
- 4.05.02: Plytech 12mm Exterior Grade Ply Soffit Lining
- 9 4.05.07: Specialized Plaster System
- 3.12.01: Vitex 140x19 Raised Timber Decking
- 11 3.12.02: Vitex 140x19 Timber Decking

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 CARTERS - 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



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project title: **Proposed Development for:**

Bonair Developments

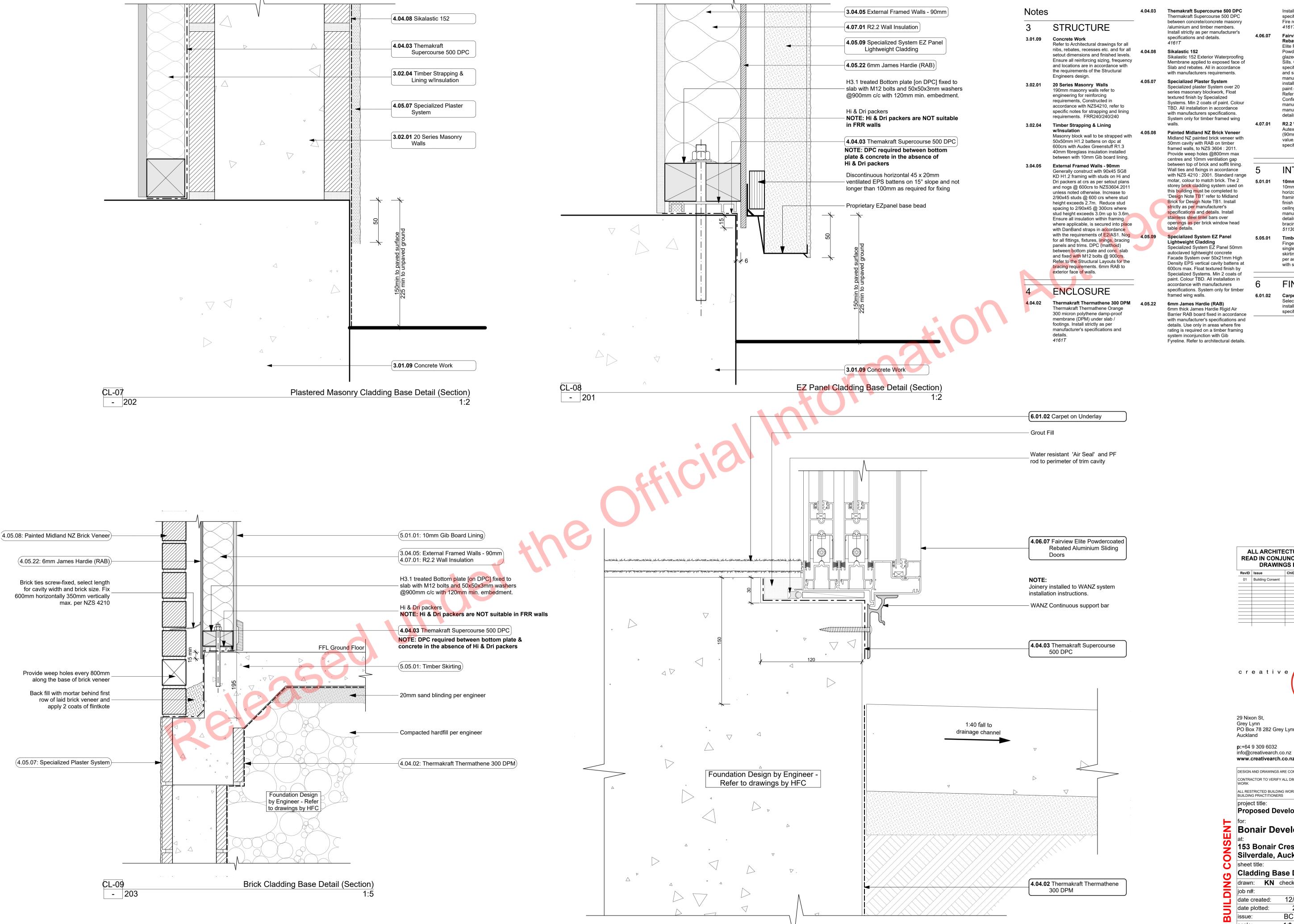
153 Bonair Cresent (Block C)

Silverdale, Auckland

Section F-F drawn: KN checked: JM dwg n#: 12/20/2018 date created:

2/7/2019 BC Block C rev n#: 1:50, 1:1 @ A1

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C-05 - 201

Patio Drainage Detail (Section)

Install strictly as per manufacturer's specifications and details. Refer to Fire report and drawings.

> 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

details. Hardware TBC by client. 4.07.01 R2.2 Wall Insulation Autex Greenstuff R2.2 Wall insulation (90mm), or similar with equivalent Rvalue, installed as per manufacturer's

specifications and instructions.

manufacturer's specifications and

INTERIOR

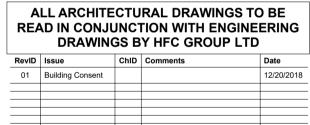
10mm Gib Board Lining 10mm Gib Board lining fixed horizontally or vertically over selected framing. Gib stopped to level 4min. finish for painting. Square stopped to ceiling. Install strictly as per manufacturer's specifications and details. Refer to engineer drawings for bracing locations.

Timber Skirting Finger jointed pine skirting, 60 x 10 single bevel pine. Paint finish. Install skirting board to overlay surface as

per acoustic report. Gap to be sealed with sealant to match skirting.

FINISH Carpet on Underlay

Selected carpet over underlay, installed as per manufacturer's specification. Selection TBC by client.





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project title: **Proposed Development for:**

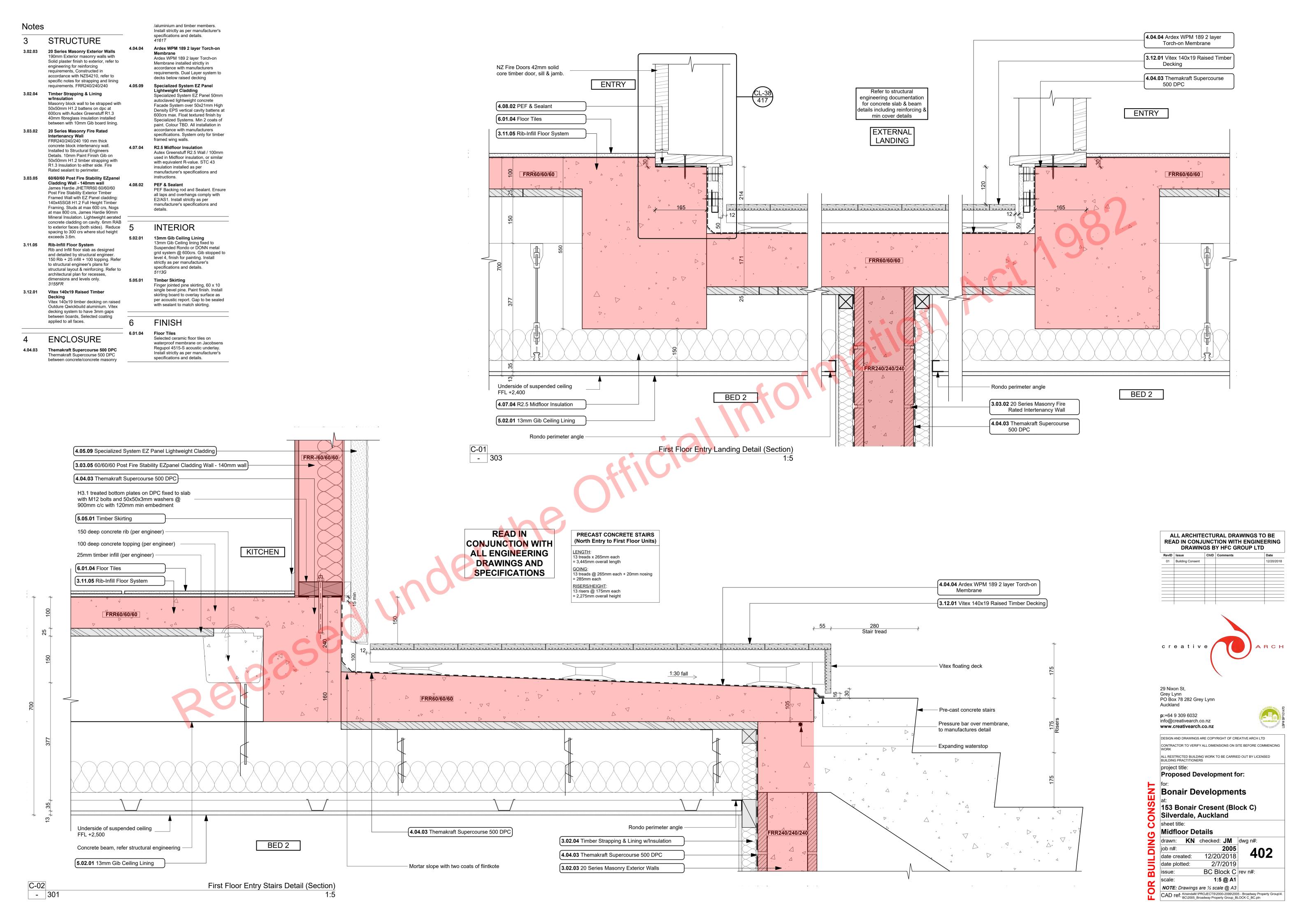
Bonair Developments

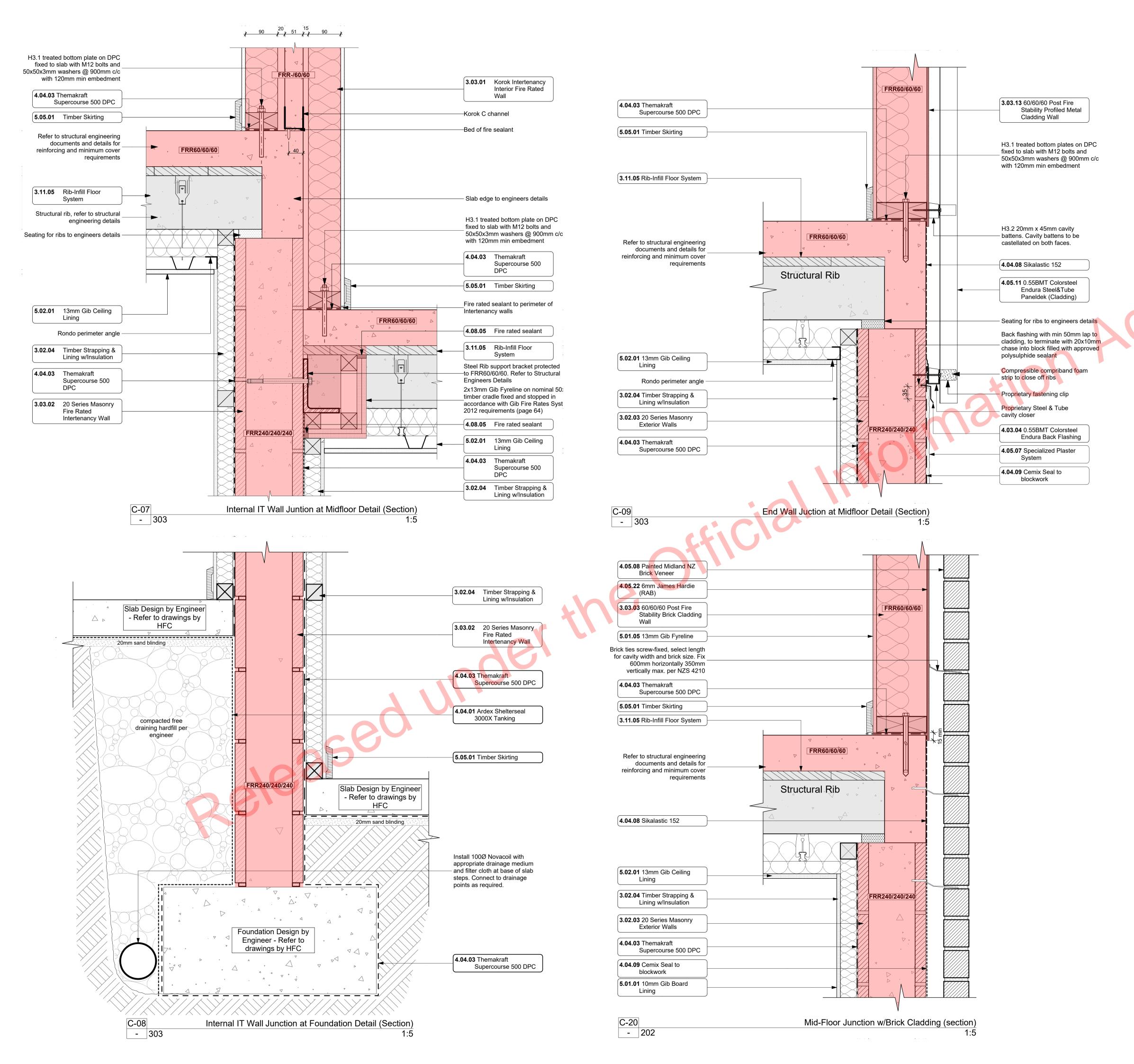
153 Bonair Cresent (Block C) Silverdale, Auckland

Cladding Base Details

drawn: KN checked: JM dwg n#: 2005 12/20/2018 date created: 2/7/2019

BC Block C rev n#: 1:2, 1:5 @ A1 NOTE: Drawings are ½ scale @ A3 CAD ref: KrisindaM:\PROJECTS\2000-2099\2005 - Broadway Property Group\
BC\2005_Broadway Property Group_BLOCK C_BC.pln





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

Timber Strapping & Lining w/Insulation Masonry block wall to be strapped with 50x50mm H1.2 battens on dpc at 600crs with Audex Greenstuff R1.3 40mm fibreglass insulation installed between with 10mm

Gib board lining.

KOROK KIT01 -/60/60 Fire Rated Intertenancy Wall: 51mm KOROK panels with 90x45 timber framing either side - studs at max 600 crs. 20mm cavity to one side. 15 mm cavity to the other. Autex Greenstuff 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.

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

60/60/60 Post Fire Stability Brick Cladding Wall James Hardie JHETGR60a 60/60/60 Post Fire Stability Exterior Timber Framed Wall with Brick Veneer 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 Fyreline to interior face, Brick Veneer on cavity on 6mm RAB to exterior face. Reduce spacing to 300 crs where stud height exceeds 60/60/60 Post Fire Stability Profiled Metal Cladding

James Hardie JHETGR60a 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 600 crs, Nogs at max 800 crs, James Hardie 90mm Mineral Insulation, 13mm Gib Fyreline to min 800 AFFL, 13mm Standard Gib above to interior face. Profiled Metal cladding on cavity on 6mm RAB to exterior face. Reduce spacing to 300 crs where stud height exceeds 3.6m

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.

4.03.04 overhangs comply with E2/AS1 January 2017

Themakraft Supercourse 500 DPC Thermakraft Supercourse 500 DPC between concrete/concrete masonry /aluminium and timber members. Install strictly as per manufacturer's specifications and details.

Sikalastic 152 Exterior Waterproofing Membrane applied to exposed face of Slab and rebates. All in accordance with manufacturers requirements.

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

blockwork, Float textured finish by Specialized Systems. Min 2 coats of paint. Colour TBD. All installation in

3.03.01 Korok Intertenancy Interior Fire Rated Wall

20 Series Masonry Fire Rated Intertenancy Wall sealant to perimeter

3.03.13

Rib-Infill Floor System

ENCLOSURE

0.55BMT Colorsteel Endura Back FlashingPrefinished 0.55BMT Colorsteel Endura Back Flashing purpose made flashing with turned edge to be placed behind cladding junction. Seperate all timber members to steel members with a layer of DPC. Ensure all laps & Amendment 7

4.04.08 Sikalastic 152

manufacturers requirements

Specialized Plaster System Specialized plaster System over 20 series masonary

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

accordance with manufacturers specifications. System

Midland NZ painted brick veneer with 50mm cavity with RAB on timber framed walls, to NZS 3604 : 2011.

Provide weep holes @800mm max centres and 10mm

ties and fixings in accordance with NZS 4210 : 2001.

Standard range motar, colour to match brick. The 2

specifications and details. Install stainless steel lintel

bars over openings as per brick window head table

0.55BMT Colorsteel Endura Steel&Tube Paneldek

0.55BMT Colorsteel Endura Steel&Tube Paneldek

vertical cladding. Fix over separation DPC over 20x45

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.

6mm James Hardie (RAB) 6mm thick James Hardie Rigid Air Barrier RAB board

and details. Use only in areas where fire rating is

Approved fire rated sealant to all penetrations and

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

13mm Gib Fyreline Board lining fixed horizontally or

vertically over selected framing. Gib stopped to level

13mm Gib Ceiling Lining 13mm Gib Ceiling lining fixed to Suspended Rondo or

Finger jointed pine skirting, 60 x 10 single bevel pine.

per acoustic report. Gap to be sealed with sealant to

Paint finish. Install skirting board to overlay surface as

DONN metal grid system @ 600crs. Gib stopped to level

4, finish for painting. Install strictly as per manufacturer's

4min. finish for painting. Square stopped to ceiling. Install

strictly as per manufacturer's specifications and details.

connections as per details. Install strictly as per

manufacturer's specifications and details.

engineer drawings for bracing locations.

Fire report and drawings.

Fire rated sealant

INTERIOR

13mm Gib Fyreline

specifications and details.

Timber Skirting

match skirting.

10mm Gib Board Lining

fixed in accordance with manufacturer's specifications

required on a timber framing system inconjunction with

Gib Fyreline. Refer to architectural details. Install strictly

as per manufacturer's specifications and details. Refer to

H3.2 horizontal timber cavity battens at max 600crs.

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

ventilation gap between top of brick and soffit lining. Wall

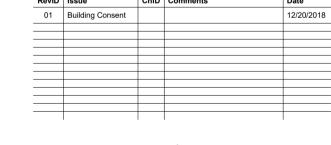
only for timber framed wing walls.

4.05.08 Painted Midland NZ Brick Veneer

4.05.11

4.05.22

5.05.01





29 Nixon St, PO Box 78 282 Grey Lynn

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

www.creativearch.co.nz

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project title: **Proposed Development for:**

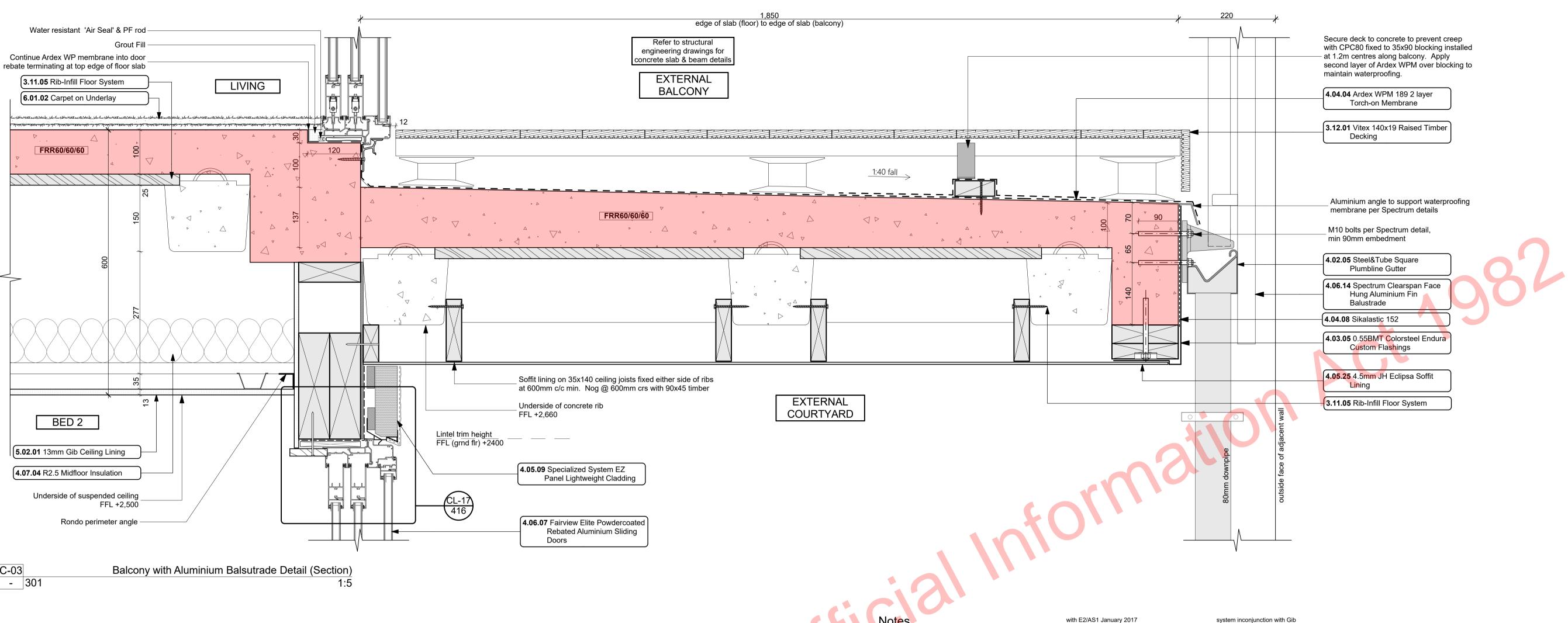
Bonair Developments

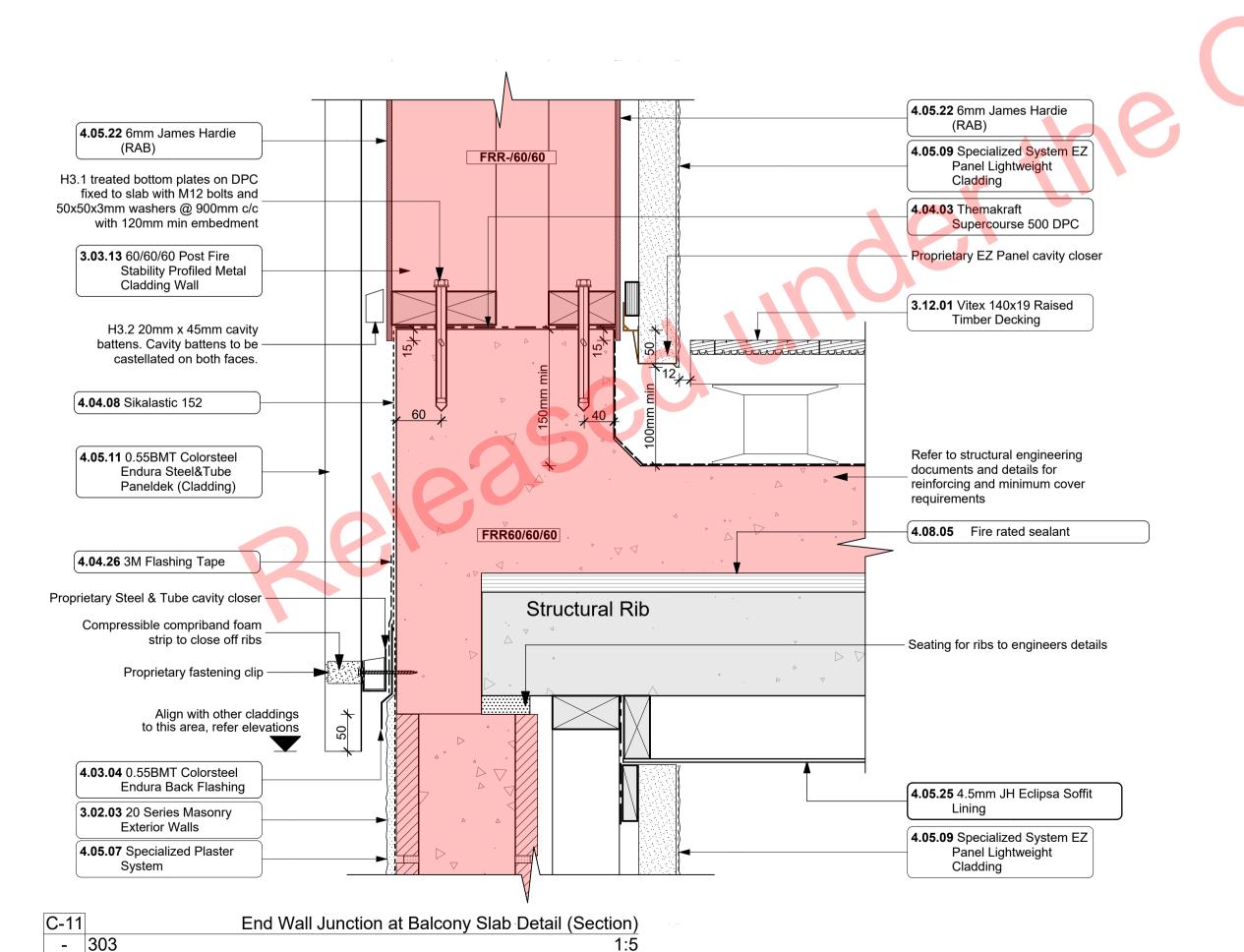
153 Bonair Cresent (Block C) Silverdale, Auckland

sheet title: **Midfloor Details** drawn: KN checked: JM dwg n#: 2005 12/20/2018 date created:

2/7/2019 BC Block C rev n#: 1:5 @ A1 NOTE: Drawings are ½ scale @ A3

CAD ref: KrisindaM:\PROJECTS\2000-2099\2005 - Broadway Pro BC\2005_Broadway Property Group_BLOCK C_BC.pln





Amendment 7. Measure and confirm all dimensions on site prior to STRUCTURE manufacturing. Seperate all timber members to steel members with a layer of DPC. Visible flashings 3.02.03 20 Series Masonry Exterior Walls 190mm Exterior masonry walls with joinery of roofing materials Solid plaster finish to exterior, refer to engineering for reinforcing Themakraft Supercourse 500 DPC requirements, Constructed in Thermakraft Supercourse 500 DPC accordance with NZS4210, refer to between concrete/concrete masonry

4.05.07

4.05.09

specific notes for strapping and lining

60/60/60 Post Fire Stability Profiled

James Hardie JHETGR60a 60/60/60

Height Timber Framing. Studs at max

600 crs, Nogs at max 800 crs, James

13mm Gib Fyreline to min 800 AFFL,

13mm Standard Gib above to interior

face. Profiled Metal cladding on cavity

on 6mm RAB to exterior face. Reduce

spacing to 300 crs where stud height

Rib and Infill floor slab as designed

and detailed by structural engineer.

to structural engineer's plans for

architectural plan for recesses.

dimensions and levels only.

Vitex 140x19 Raised Timber

ENCLOSURE

Steel&Tube Square Plumbline

Steel&Tube Square Plumbline

strictly as per manufacturer's

brackets [as per manufacturers

specification] on steel fascia. Install

specifications and details. Brackets

and gutter to be finished to match

0.55BMT Colorsteel Endura Back

Prefinished 0.55BMT Colorsteel

Endura Back Flashing purpose made

flashing with turned edge to be placed

behind cladding junction. Seperate all

with a layer of DPC. Ensure all laps &

Prefinished 0.55BMT Endura purpose

Ensure all laps & overhangs comply

made flashings with turned edge -

0.55BMT Colorsteel Endura Custom 4.05.22

timber members to steel members

overhangs comply with E2/AS1

January 2017 Amendment 7

Flashing

Flashings

Coloursteel Endura Gutter on internal

applied to all faces.

150 Rib + 25 infill + 100 topping. Refer

structural layout & reinforcing. Refer to

DeckingVitex 140x19 timber decking on raised

Outdure Qwickbuild aluminium, Vitex

decking system to have 3mm gaps

between boards, Selected coating

Post Fire Stability Exterior Timber

Framed Wall with Profiled Metal

Cladding: 140x45 SG8 H1.2 Full

Hardie 90mm Mineral Insulation.

requirements. FRR240/240/240

Metal Cladding Wall

exceeds 3.6m.

3.12.01

4.03.04

Rib-Infill Floor System

/aluminium and timber members.
Install strictly as per manufacturer's specifications and details.
4161T

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.

decks below raised decking

Sikalastic 152

Sikalastic 152 Exterior Waterproofing
Membrane applied to exposed face of
Slab and rebates. All in accordance

with manufacturers requirements.

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.

Specialized Plaster System
Specialized plaster System over 20
series masonary blockwork, 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.

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 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

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 inconjunction with Gib Fyreline. Refer to architectural details. Install strictly as per manufacturer's specifications and details. Refer to Fire report and drawings.

4.5mm JH Eclipsa Soffit Lining
 4.5mm James Hardie Eclipsa soffit lining on 45 x 90 (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.

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

Spectrum Clearspan Face Hung Aluminium Fin Balustrade
Spectrum Clearspan Face Hung Aluminium Fin Balustrade on Castaway bracket. 40x20 Balusters to 1000 AFFL. No Handrail.
Powdercoated finish to match joinery. Install strictly as per manufacturer's

details. Hardware TBC by client.

R2.5 Midfloor Insulation
Autex Greenstuff R2.5 Wall / 100mm
used in Midfloor insulation, or similar
with equivalent R-value. STC 43
insulation installed as per
manufacturer's specifications and
instructions.

specifications and details.

Approved fire rated sealant to all penetrations and connections as per details. Install strictly as per manufacturer's specifications and

INTERIOR

2.01 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

FINISH

.02 Carpet on Underlay
Selected carpet over underlay,
installed as per manufacturer's
specification. Selection TBC by client.



sheet title:

date created

Balcony Details

drawn: KN checked: JM dwg n#:

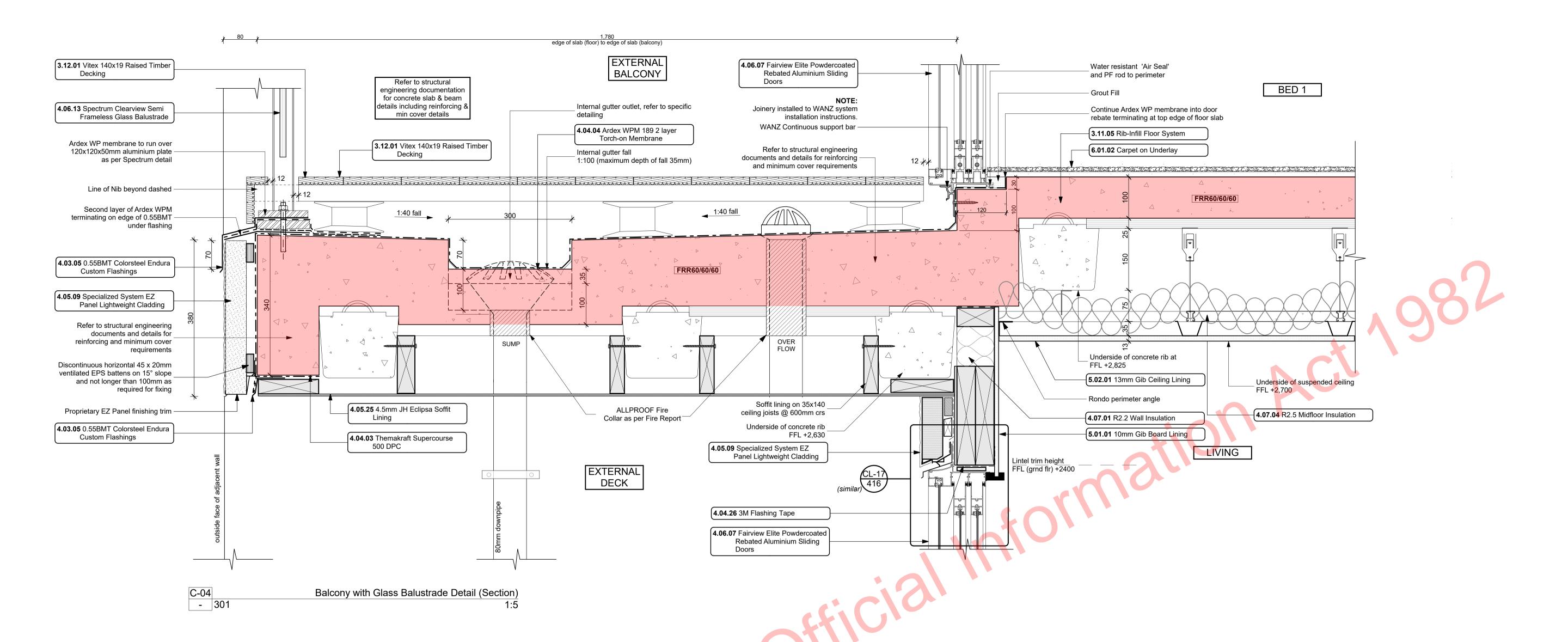
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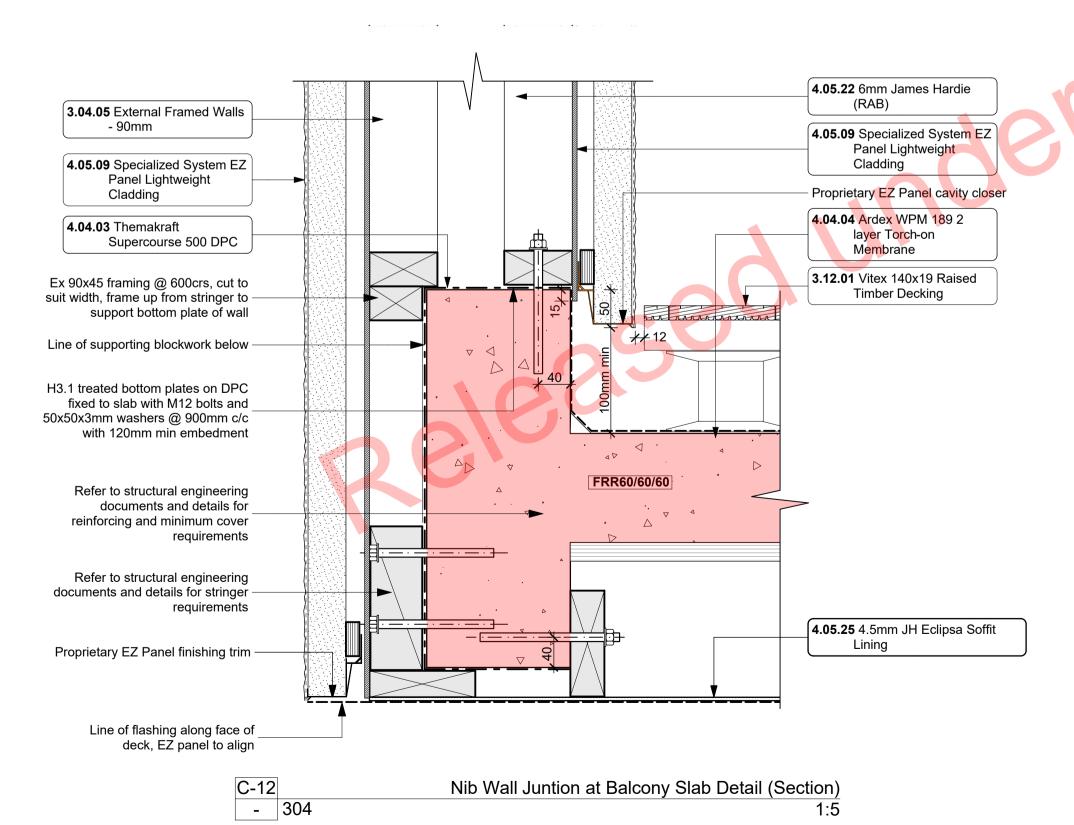
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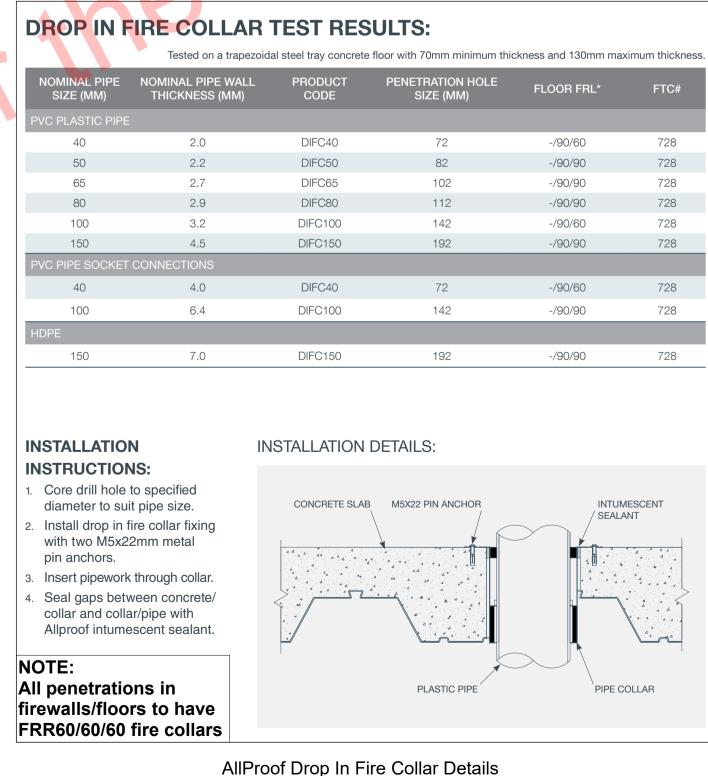
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BC\2005_Broadway Property Group_BLOCK C_BC.pln

2/7/2019 BC Block C rev n#: 1:5 @ A1





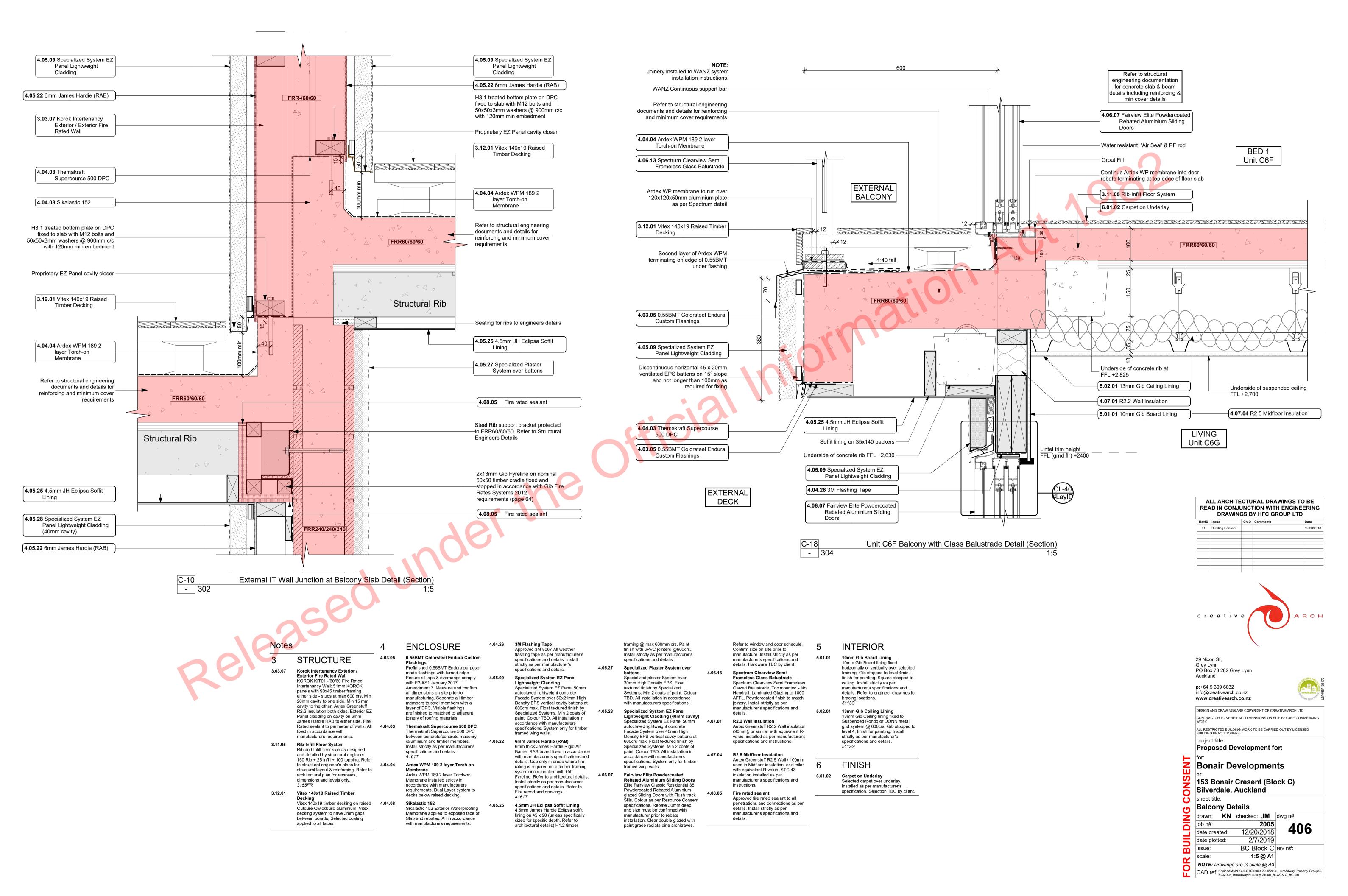


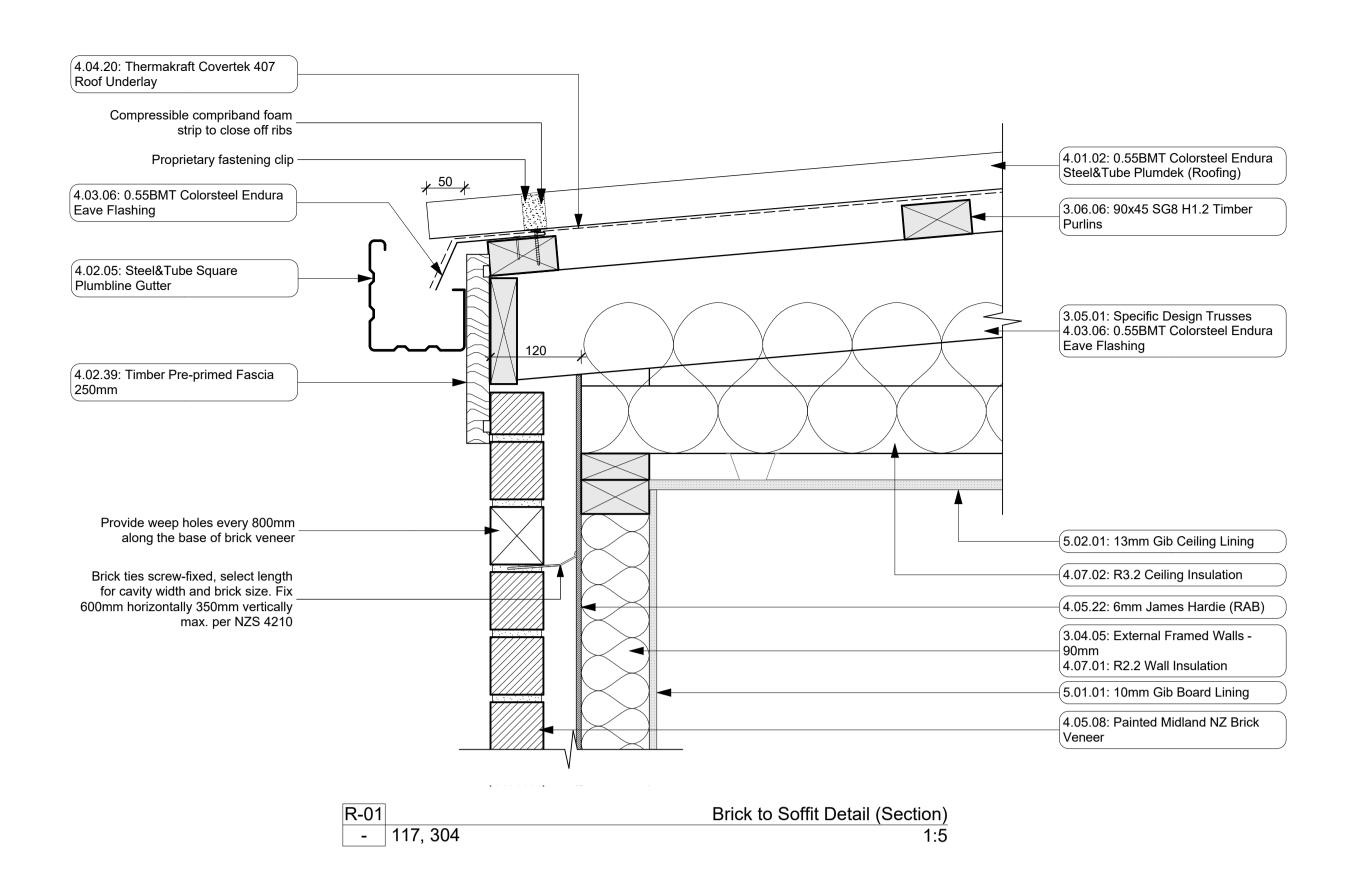
3.04.05	External Framed Walls - 90mm Generally construct with 90x45 SG8		Install strictly as per manufacturer's specifications and details. 4161T
	KD H1.2 framing with studs on Hi and Dri packers at crs as per setout plans and nogs @ 600crs to NZS3604.2011 unless noted otherwise. Increase to 2/90x45 studs @ 600 crs where stud height exceeds 2.7m. Reduce stud spacing to 2/90x45 @ 300crs where stud height exceeds 3.0m up to 3.6m.	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
	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)	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.
	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.	4.05.09	Specialized System EZ Panel Lightweight Cladding Specialized System EZ Panel 50mm autoclaved lightweight concrete Facade System over 50x21mm High
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.		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.
3.12.01	3155FR Vitex 140x19 Raised Timber Decking Vitex 140x19 timber decking on raised Outdure Qwickbuild aluminium. Vitex decking system to have 3mm gaps between boards, Selected coating applied to all faces.	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 inconjunction with Gib Fyreline. Refer to architectural details. Install strictly as per manufacturer's specifications and details. Refer to Fire report and drawings.
4	ENCLOSURE	4.05.25	4161T 4.5mm JH Eclipsa Soffit Lining
4.03.05	0.55BMT Colorsteel Endura Custom Flashings Prefinished 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		4.5mm James Hardie Eclipsa soffit lining on 45 x 90 (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.
	manufacturing. Seperate all timber members to steel members with a layer of DPC. Visible flashings prefinished to matched to adjacent joinery of roofing materials	4.06.07	Fairview Elite Powdercoated Rebated Aluminium Sliding Doors Elite Fairview Classic Residential 35 Powdercoated Rebated Aluminium glazed Sliding Doors with Flush track

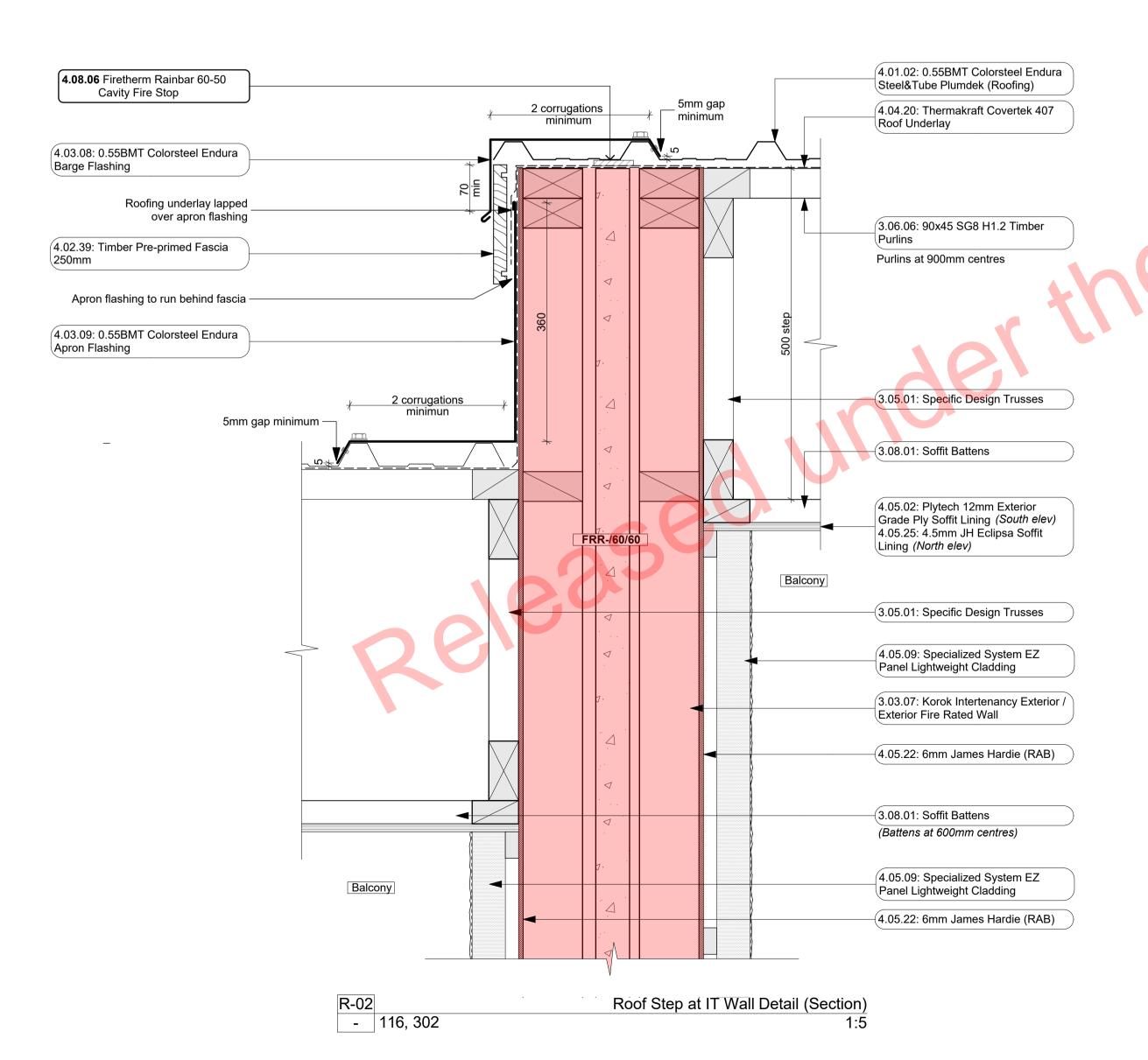
	STRUCTURE		bet /alı Ins
5	External Framed Walls - 90mm Generally construct with 90x45 SG8 KD H1.2 framing with studs on Hi and Dri packers at crs as per setout plans and nogs @ 600crs to NZS3604.2011 unless noted otherwise. Increase to 2/90x45 studs @ 600 crs where stud height exceeds 2.7m. Reduce stud spacing to 2/90x45 @ 300crs where stud height exceeds 3.0m up to 3.6m.	4.04.04	Arc Me Arc Me acc req dec
	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	4.04.26 4.05.09	Ap flas spe stri spe
	and fixed with M12 bolts @ 900crs. Refer to the Structural Layouts for the bracing requirements. 6mm RAB to exterior face of walls.	4.05.09	Sp Lig Sp aut Fac
5	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.	4.05.22	De 600 Spe pai acc spe frai
11	Vitex 140x19 Raised Timber Decking Vitex 140x19 timber decking on raised Outdure Qwickbuild aluminium. Vitex decking system to have 3mm gaps between boards, Selected coating applied to all faces.	4.05.22	6m Ba with det rati sys Fyr Ins spe Fire
	ENCLOSURE	4.05.25	410 4.5
5	0.55BMT Colorsteel Endura Custom Flashings Prefinished 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		4.5 linii siza arc frai fini Ins
	manufacturing. Seperate all timber members to steel members with a layer of DPC. Visible flashings prefinished to matched to adjacent joinery of roofing materials	4.06.07	Fai Re Elit Po gla

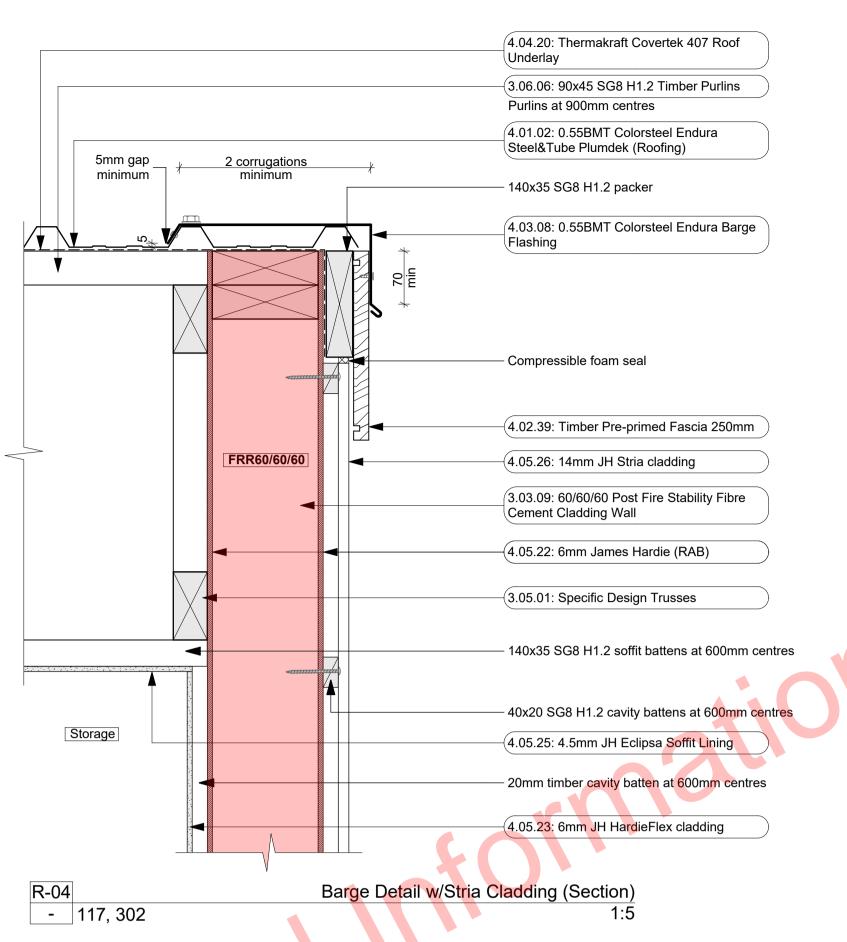
	4.04.03	Themakraft Supercourse 500 DPC Thermakraft Supercourse 500 DPC between concrete/concrete masonry /aluminium and timber members. Install strictly as per manufacturer's specifications and details. 4161T		Sills. Colour as per Resource Consent specifications. Rebate 30mm deep and size must be confirmed with manufacturer prior to rebate installation. Clear double glazed with paint grade radiata pine architraves. Refer to window and door schedule.
and ans 2011 to tud ud	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	4.06.13	Confirm size on site prior to manufacture. Install strictly as per manufacturer's specifications and details. Hardware TBC by client. Spectrum Clearview Semi Frameless Glass Balustrade
ere 6m. g place ce Nog cing	4.04.26	decks below raised decking 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.		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.
lab s. the to	4.05.09	Specialized System EZ Panel Lightweight Cladding Specialized System EZ Panel 50mm autoclaved lightweight concrete Facade System over 50x21mm High	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.
d er. Refer fer to		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.	4.07.04	R2.5 Midfloor Insulation Autex Greenstuff R2.5 Wall / 100mm used in Midfloor insulation, or similar with equivalent R-value. STC 43 insulation installed as per manufacturer's specifications and
	4.05.22	6mm James Hardie (RAB) 6mm thick James Hardie Rigid Air Barrier RAB board fixed in accordance		instructions.
ised		with manufacturer's specifications and details. Use only in areas where fire	5	INTERIOR
itex s		rating is required on a timber framing system inconjunction with Gib Fyreline. Refer to architectural details. Install strictly as per manufacturer's specifications and details. Refer to Fire report and drawings. 4161T	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
stom	4.05.25	4.5mm JH Eclipsa Soffit Lining 4.5mm James Hardie Eclipsa soffit lining on 45 x 90 (unless specifically		details. Refer to engineer drawings for bracing locations. 5113G
oose bly irm		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.	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
r	4.06.07	Fairview Elite Powdercoated Rebated Aluminium Sliding Doors Elite Fairview Classic Residential 35		specifications and details. 5113G
ıt		Powdercoated Rehated Aluminium		

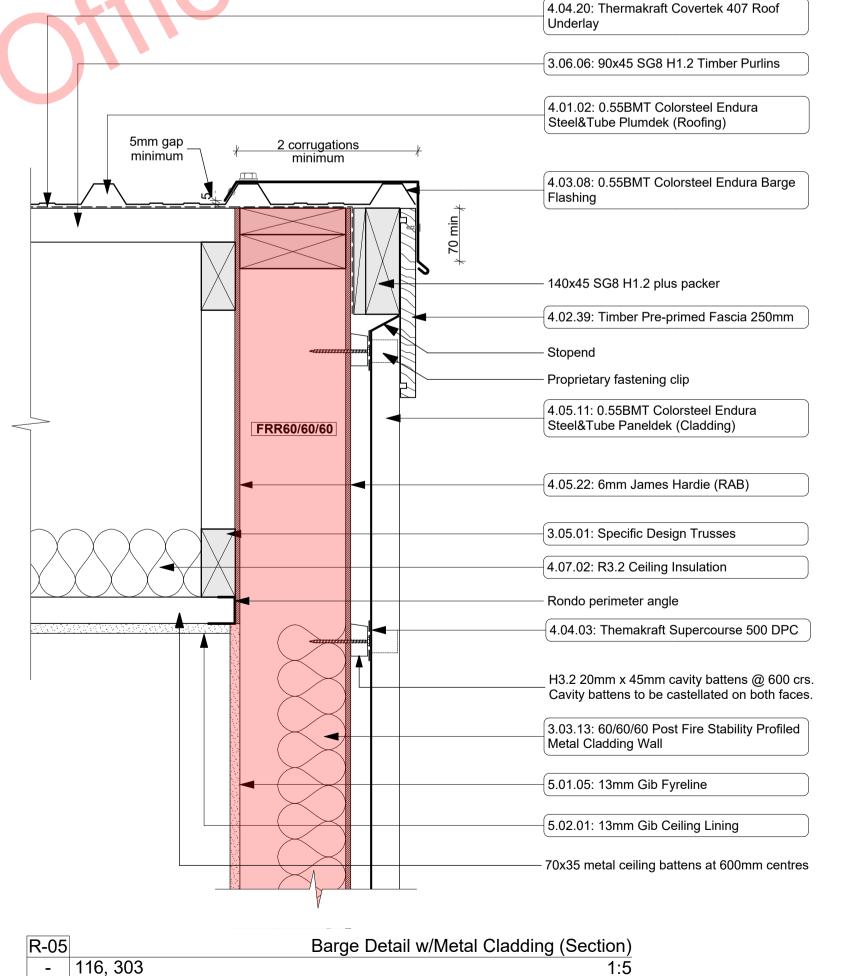












STRUCTURE

3.03.07 Korok Intertenancy Exterior Exterior Fire Rated Wall KOROK KIT01 -/60/60 Fire Rated Intertenancy 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 EZ Panel 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 60/60/60 Post Fire Stability Fibre 3.03.09 Cement Cladding Wall James Hardie JHETRR60 60/60/60 Post Fire Stability Exterior Timber Framed Wall with 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. 6mm RAB to each side. Fibre cement cladding on cavity on 6mm RAB to exterior face. Hardiflex cladding on cavity on 6mm RAB to interior

cupboard face. 60/60/60 Post Fire Stability Profiled Metal Cladding Wall James Hardie JHETGR60a 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 600 crs, Nogs at max 800 crs, James Hardie 90mm Mineral Insulation. 13mm Gib Fyreline to min 800 AFFL. 13mm Standard Gib above to interior face. Profiled Metal cladding on cavity on 6mm RAB to exterior face. Reduce spacing to 300 crs where stud height exceeds 3.6m.

3.04.05 External Framed Walls - 90mm Generally construct with 90x45 SG8 KD H1.2 framing with stude on Hi and Dri packers at crs as per setout plans and nogs @ 600crs to NZS3604.2011 unless noted otherwise. Increase to 2/90x45 studs @ 600 crs where stud height exceeds 2.7m. Reduce stud spacing to 2/90x45 @ 300crs where stud height exceeds 3.0m up to 3.6m. 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. 3.05.01 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.

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.

Soffit Battens 90x45 SG8 H1.2 ceiling battens @

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.

Steel&Tube Square Plumbline 4.02.05 Steel&Tube Square Plumbline Coloursteel Endura Gutter on internal brackets [as per manufacturers specification] on steel fascia. Install strictly as per manufacturer's specifications and details. Brackets and gutter to be finished to match

4.02.39 Timber Pre-primed Fascia 250mm

Fascia finished to match roofing. Install strictly as per manufacturer's specifications and details. Refer details for height.

0.55BMT Colorsteel Endura Eave Flashing purpose made to match roofing pitch and profile as per E2/AS1 for roof pitches less than 10deg. Turn-down low-end terminations to form drip edge. Seperate all timber members to steel members with a

4.03.08 Flashing purpose made to match roofing pitch and profile with birds timber members to steel members

> 0.55BMT Colorsteel Endura Apron 0.55BMT Colorsteel Endura Apron Flashing purpose made to match roofing pitch and pro<mark>file. Ensure</mark> flashing cover over roof cladding to be min. 2 ribs. Flashing edge notched to fit over roofing profile. Seperate all timber members to steel members with a layer of DPC. Prefinished to

Themakraft Supercourse 500 DPC Thermakraft Supercourse 500 DPC between concrete/concrete masonry /aluminium and timber members. Install strictly as per manufacturer's specifications and details.

Thermakraft Covertek 407 Roof 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.

Plytech 12mm Exterior Grade Ply sized for specific depth. Refer to architectural details) H1.2 timber C/S SS screw fixings. Use joints. Refer specification.

Painted Midland NZ Brick Veneer Midland NZ painted brick veneer with 50mm cavity with RAB 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

Specialized System EZ Panel Lightweight Cladding autoclaved lightweight concrete accordance with manufacturers specifications. System only for timber framed wing walls.

25mm x250mm Pre-primed paint finish

0.55BMT Colorsteel Endura Eave

Installed in accordance with E2/AS1. layer of DPC. Prefinished to match 0.55BMT Colorsteel Endura Barge

0.55BMT Colorsteel Endura Barge 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. Seperate all with a layer of DPC. Prefinished to match roofing.

Soffit Lining
Plytech Radiata Decorative SD 12mm Exterior Grade H3.2 LOSP Ply Soffit lining on 35 x 70 (unless specifically framing battens @ 600mm crs. with factory applied Blonded / Clear Coat finish and further site applied coating. Shadowclad negative detail at sheet

4.05.09 Specialized System EZ Panel 50mm 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

> 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. 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 inconjunction with Gib Fyreline. 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

specifications and details.

4.05.25

4.5mm JH Eclipsa Soffit Lining 4.5mm James Hardie Eclipsa soffit lining on 45 x 90 (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

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 Rvalue, installed as per manufacturer's specifications and instructions.

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.

Firetherm Rainbar 60-50 Cavity Fire 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

INTERIOR

separations.

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.

13mm Gib Fyreline 13mm Gib Fyreline 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

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

EXTERIOR

5113G

8.03.03 Pergola Structure

Aluminium Pergola Structure as per engineer drawings and specifications. NGS TO BE Refer to Framing Plans. Members NGINEERING powdercoated finish to match roofing. NGINEE



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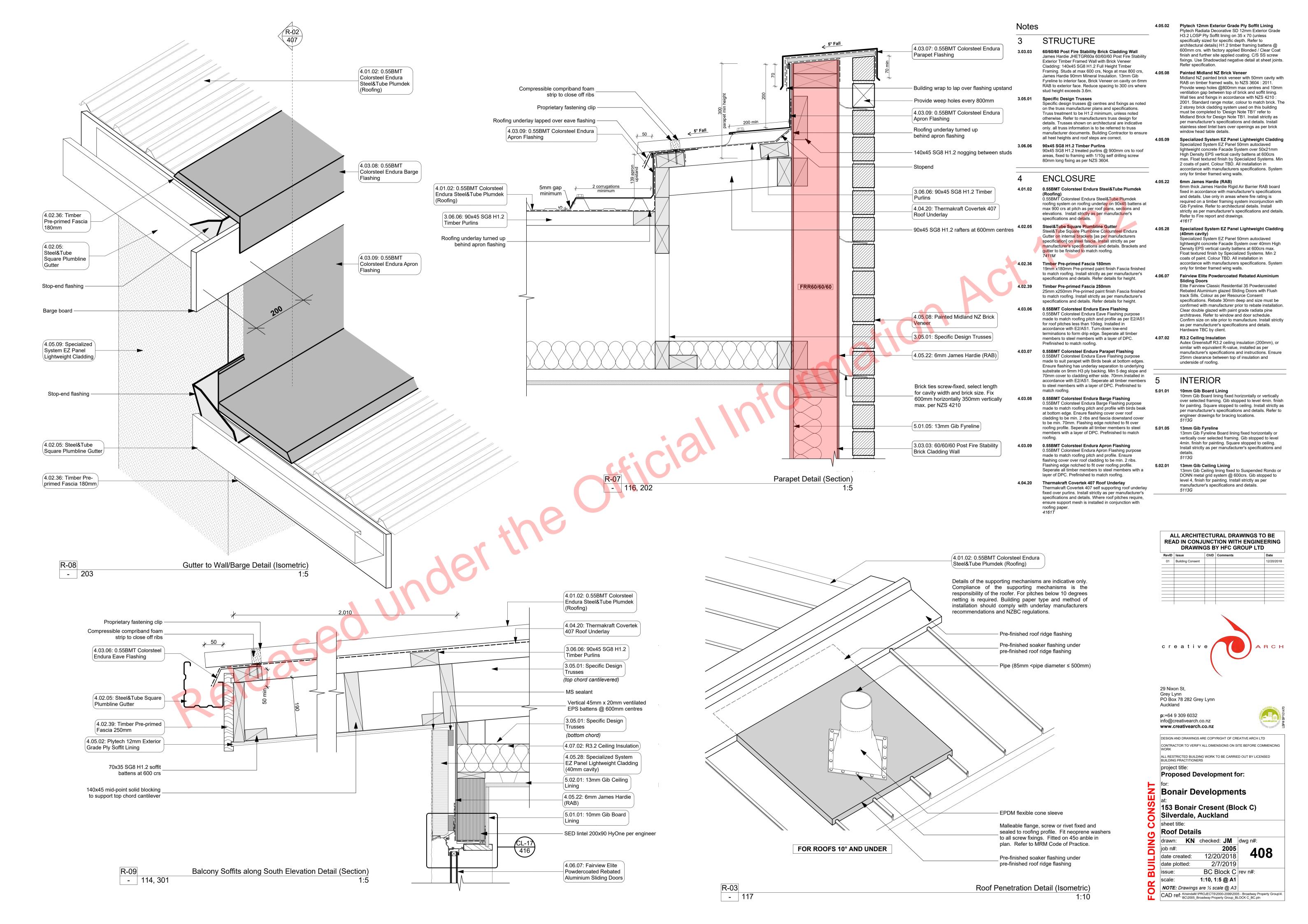
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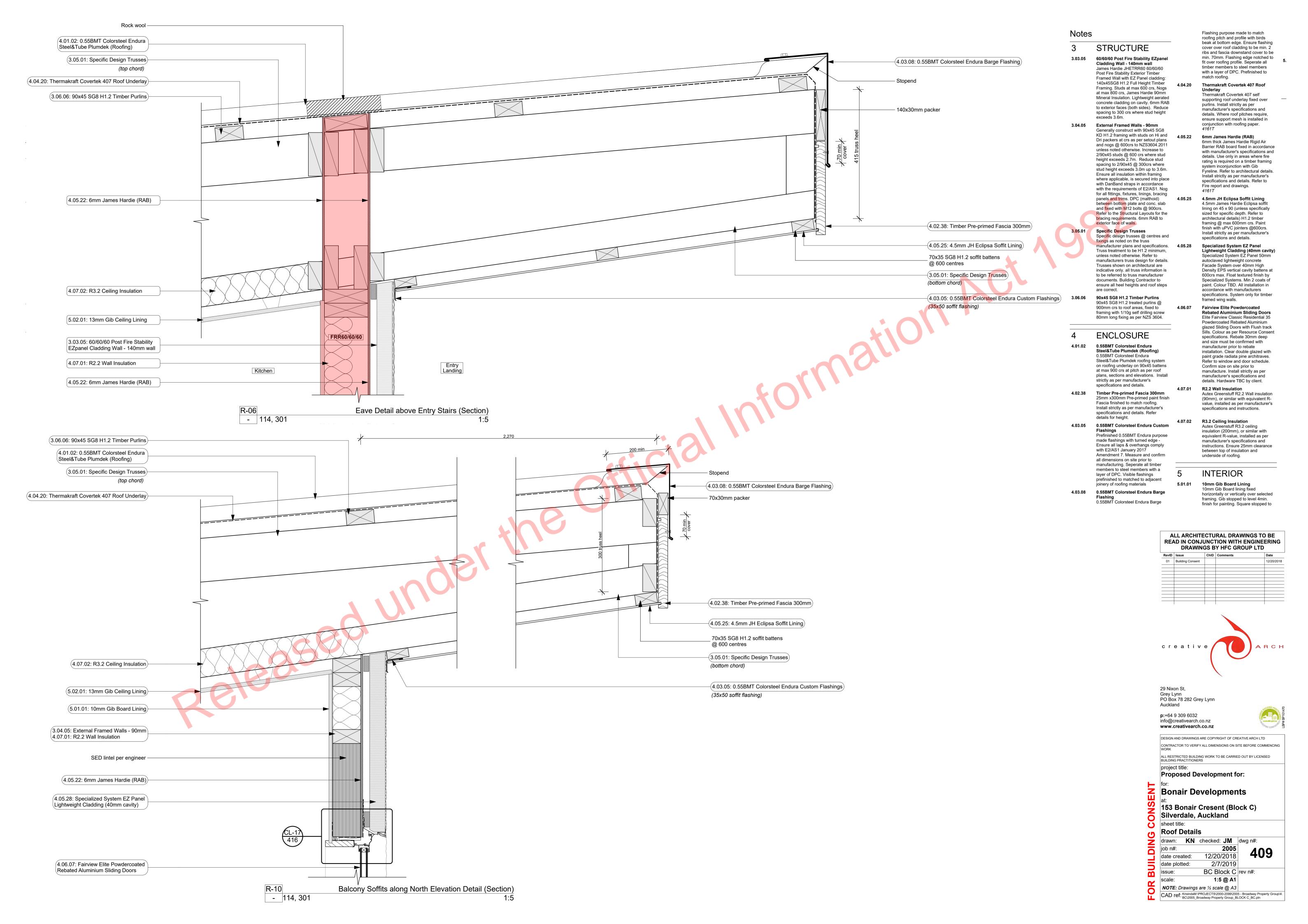
Bonair Developments 153 Bonair Cresent (Block C) Silverdale, Auckland

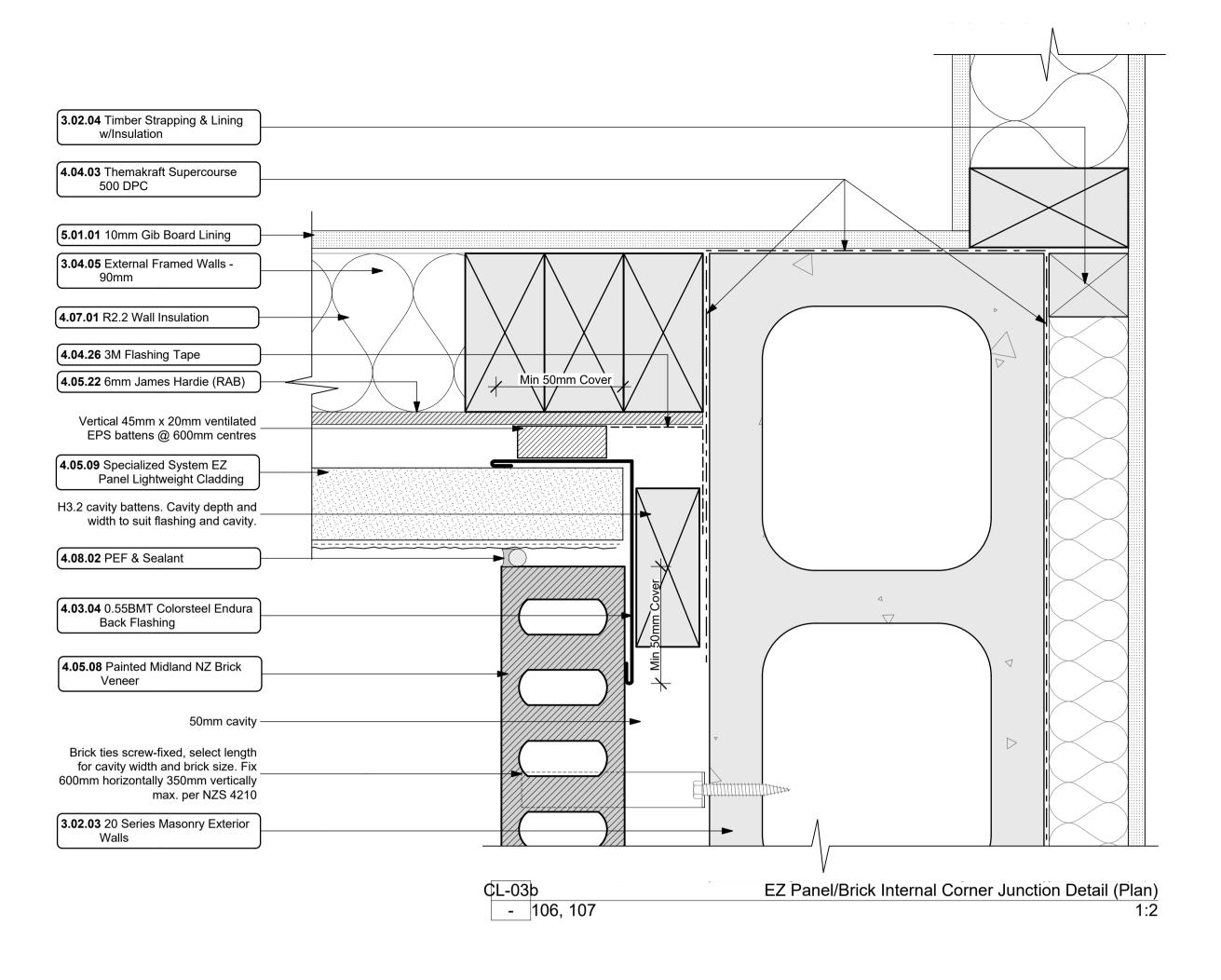
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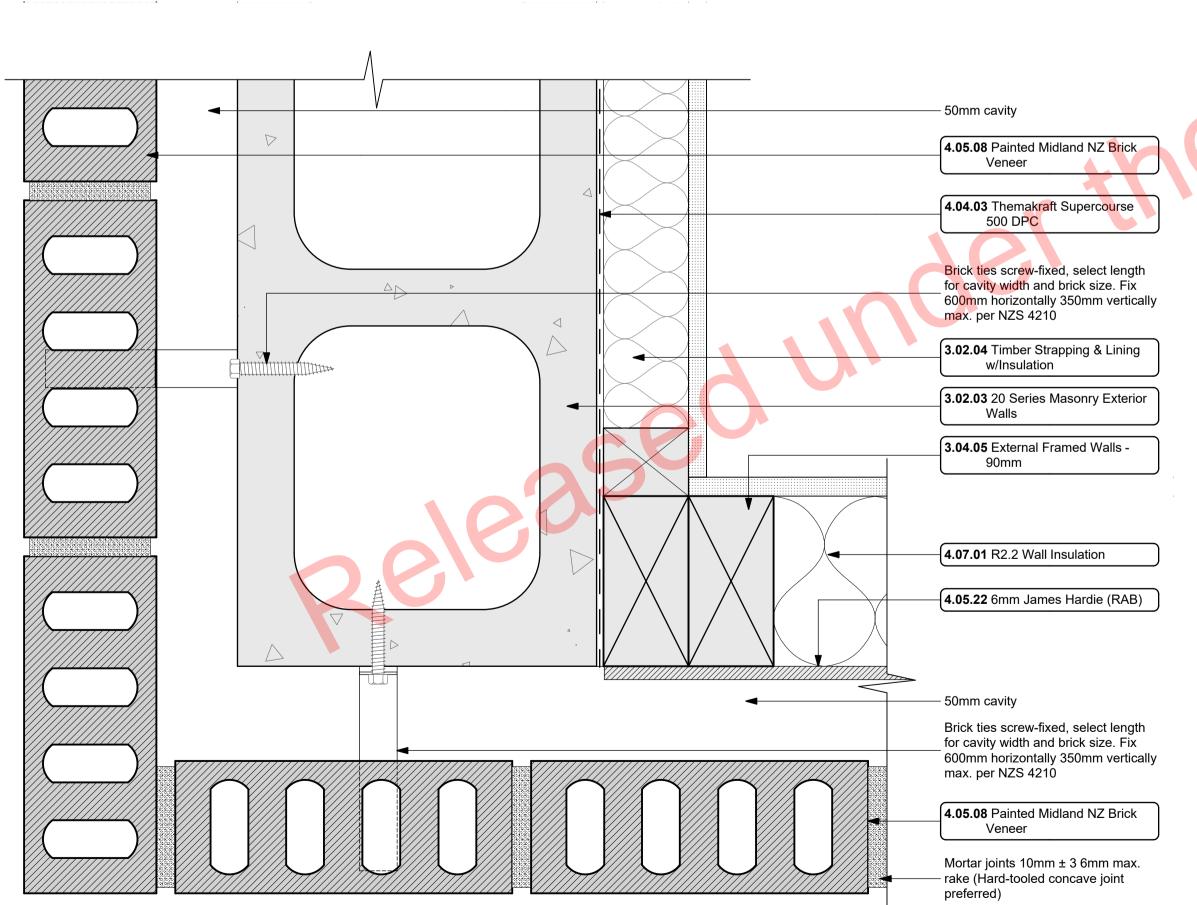
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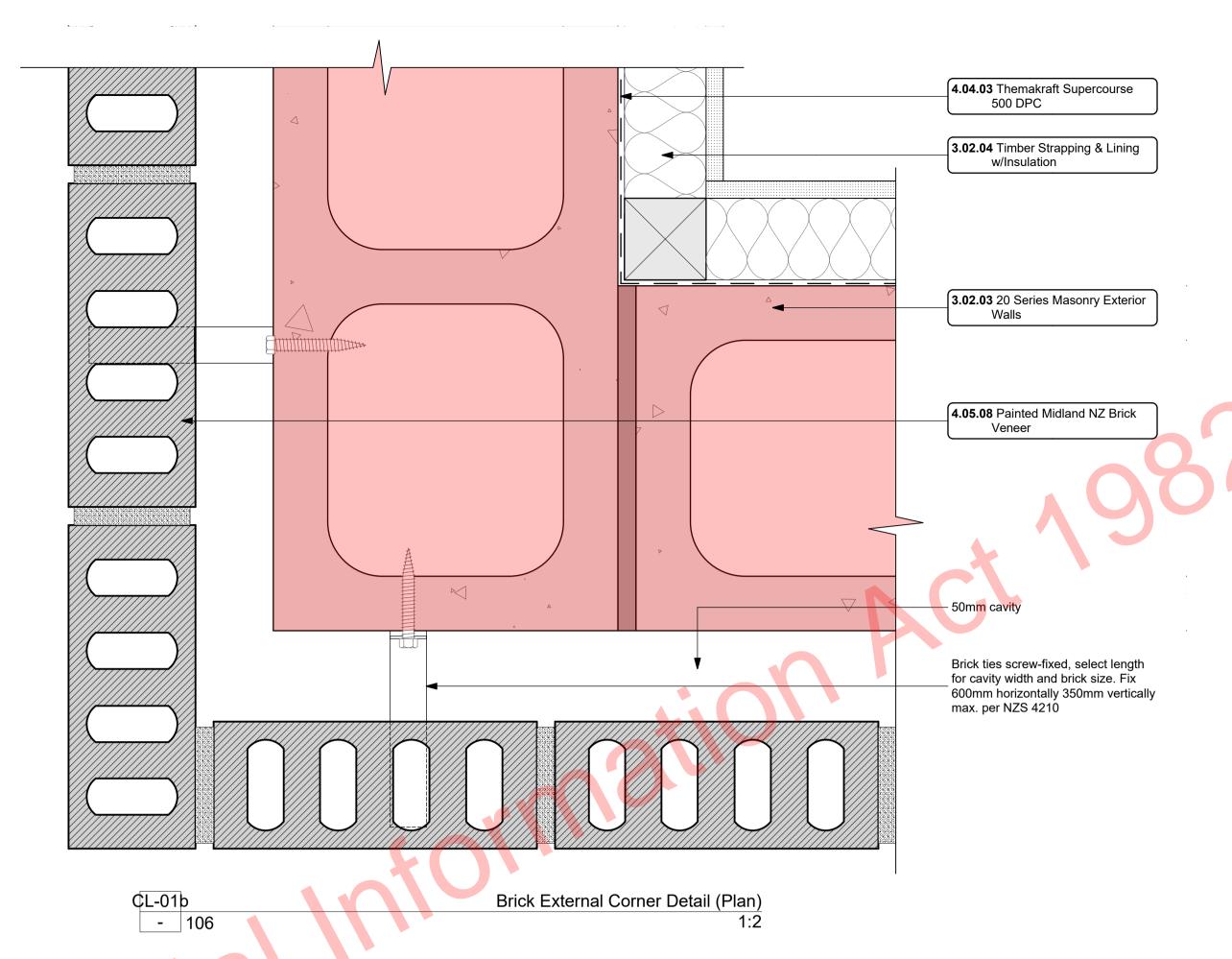


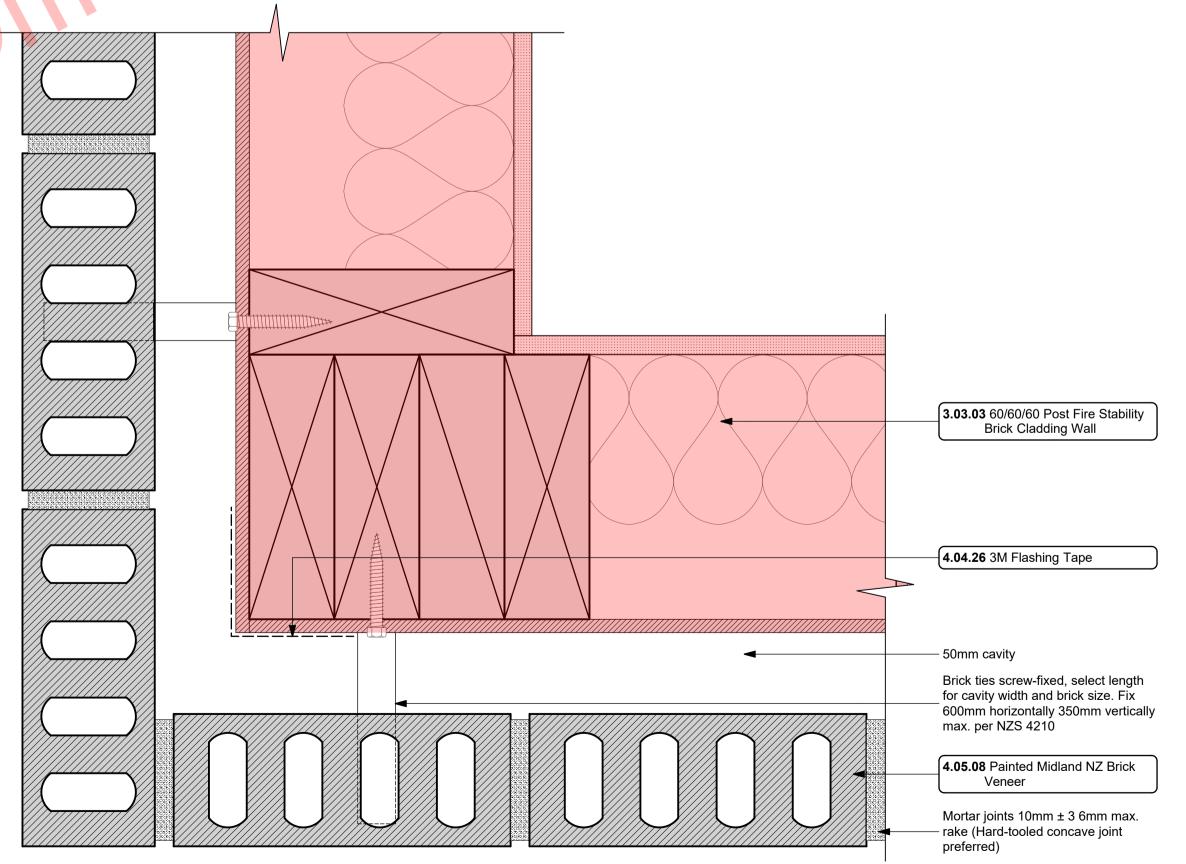






CL-01a Brick External Corner Detail (Plan) _ 106, 107





Brick External Corner Detail (Plan)

CL-01c

_ - _ 108

Notes

STRUCTURE

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

Timber Strapping & Lining w/Insulation
Masonry block wall to be strapped with 50x50mm H1.2 battens on dpc at 600crs with Audex Greenstuff R1.3 40mm fibreglass insulation installed between with 10mm Gib board lining.

60/60/60 Post Fire Stability Brick Cladding WallJames Hardie JHETGR60a 60/60/60 Post Fire Stability Exterior Timber Framed Wall with Brick Veneer 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 Fyreline to interior face, Brick Veneer on cavity on 6mm RAB to exterior face. Reduce spacing to 300 crs where stud height exceeds 3.6m.

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. Increase to 2/90x45 studs @ 600 crs where stud height exceeds 2.7m. Reduce stud spacing to 2/90x45 @ 300crs where stud height exceeds 3.0m up to 3.6m. 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.

ENCLOSURE

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. Seperate all timber members to steel members with a layer of DPC. Ensure all laps & overhangs comply with E2/AS1 January 2017 Amendment

Themakraft Supercourse 500 DPC
Thermakraft 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. Painted Midland NZ Brick Veneer

Midland NZ painted brick veneer with 50mm cavity with RAB 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.

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.

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 inconjunction with Gib Fyreline. Refer to architectural details. Install strictly as per manufacturer's specifications and details. Refer to Fire report and drawings.

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.

> 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.

KEAD IN CONJUNCTION WITH ENGINEERING



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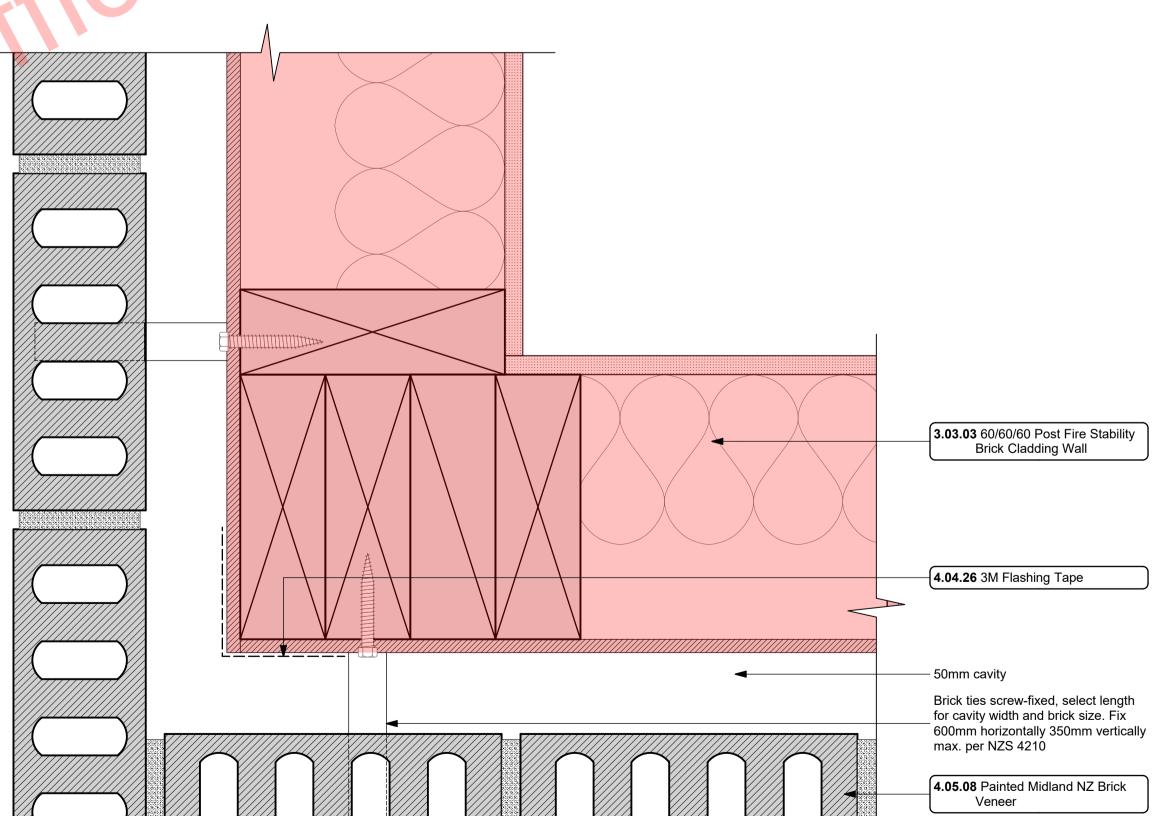
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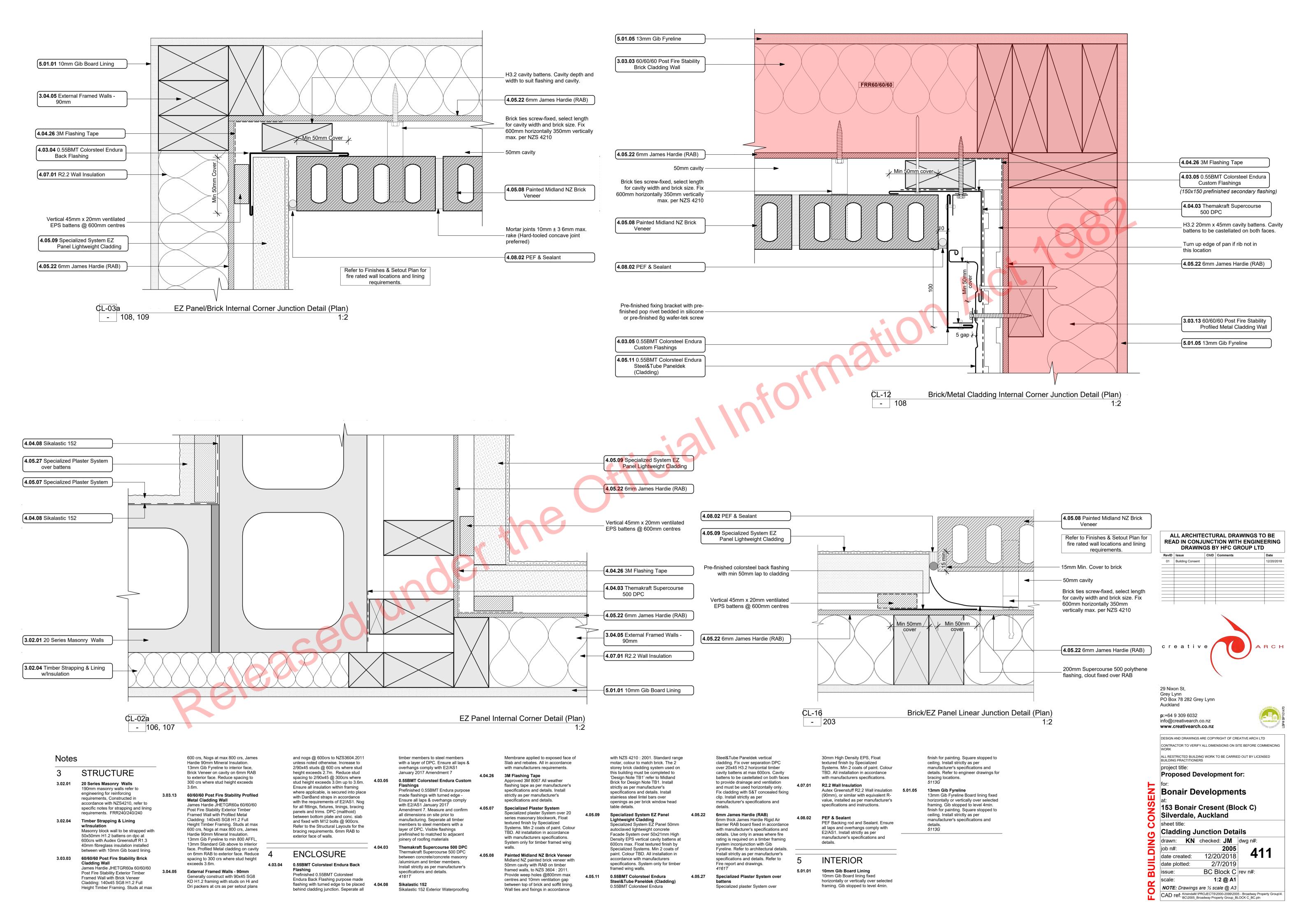
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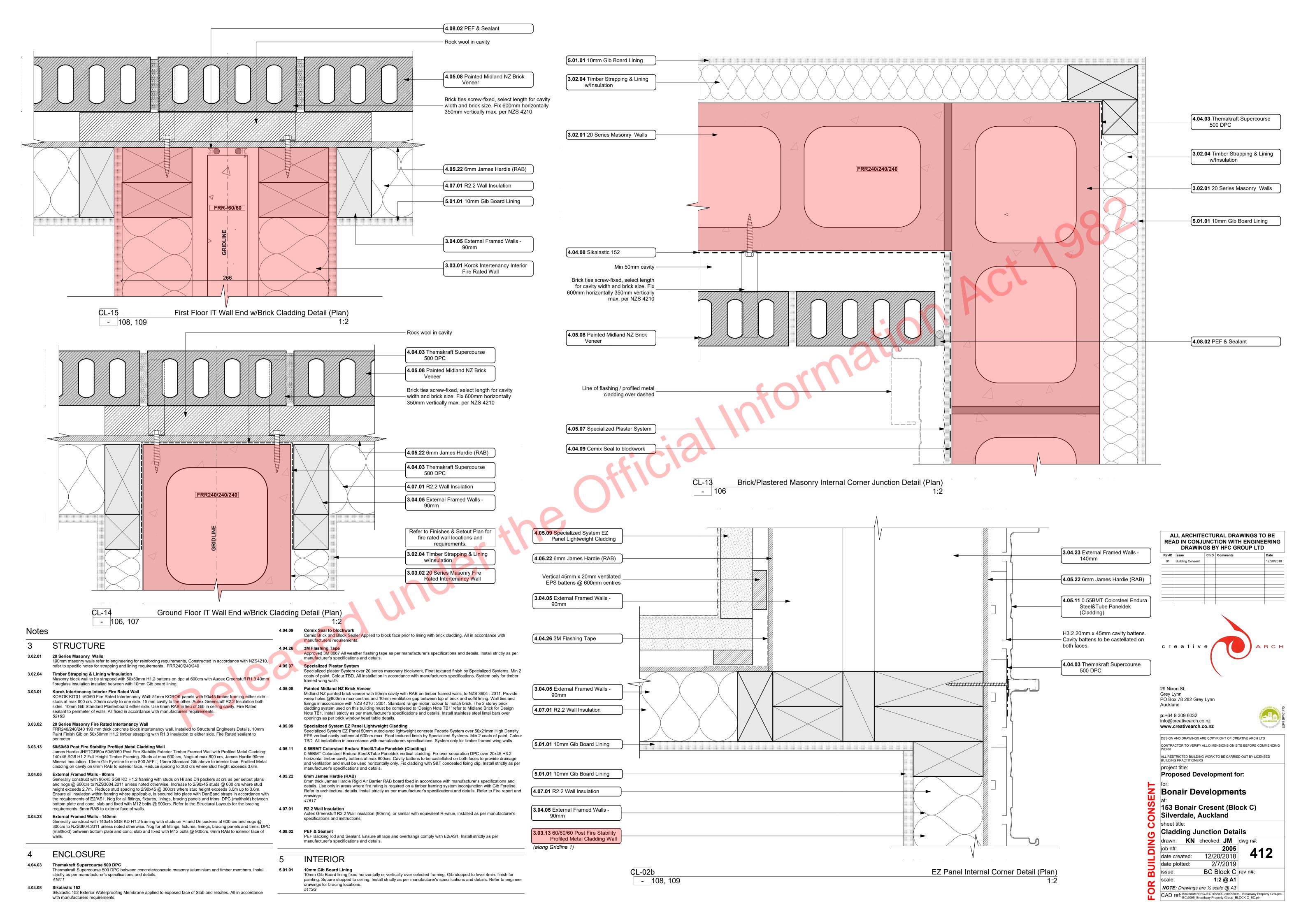
Silverdale, Auckland Cladding Junction Details

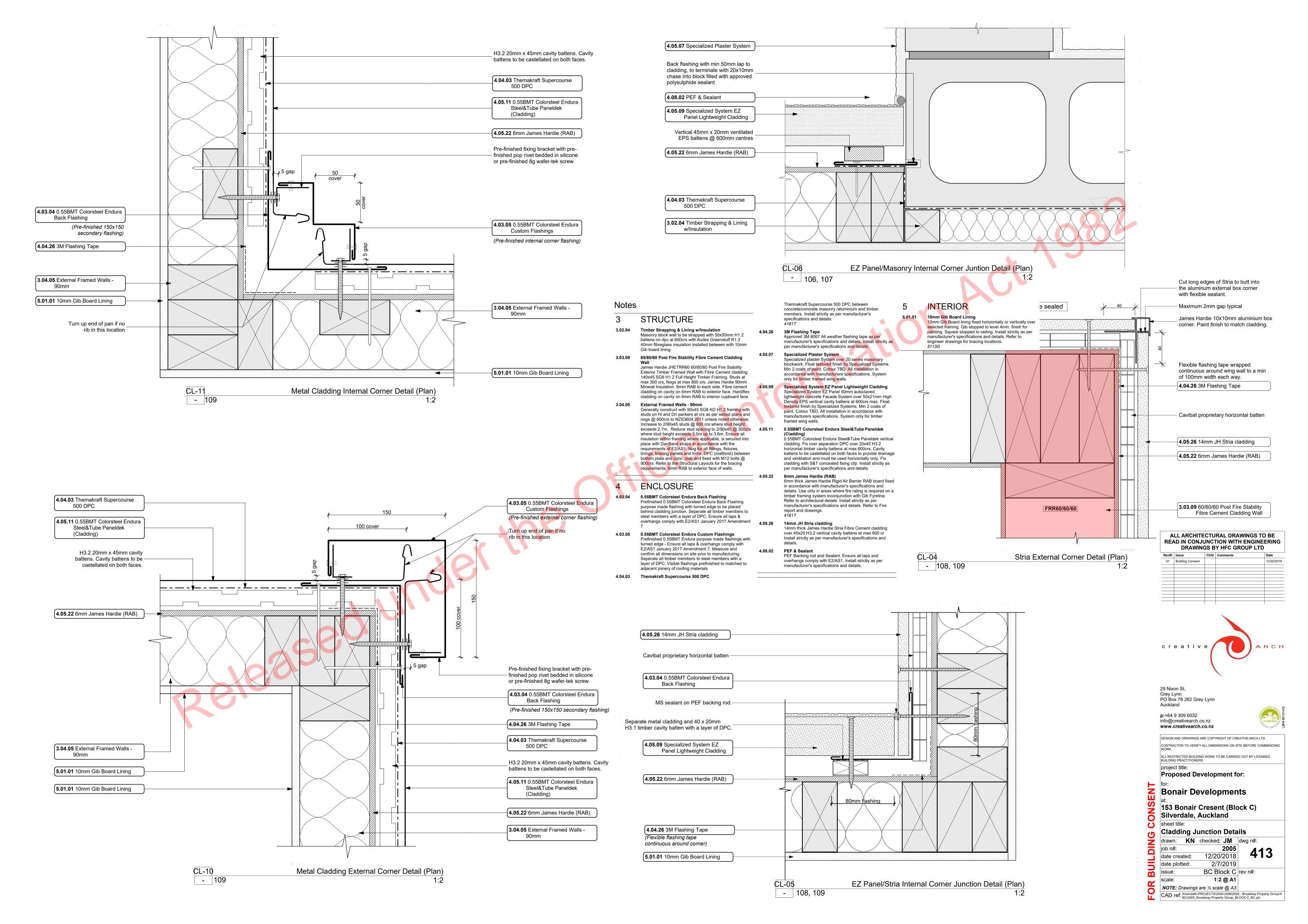
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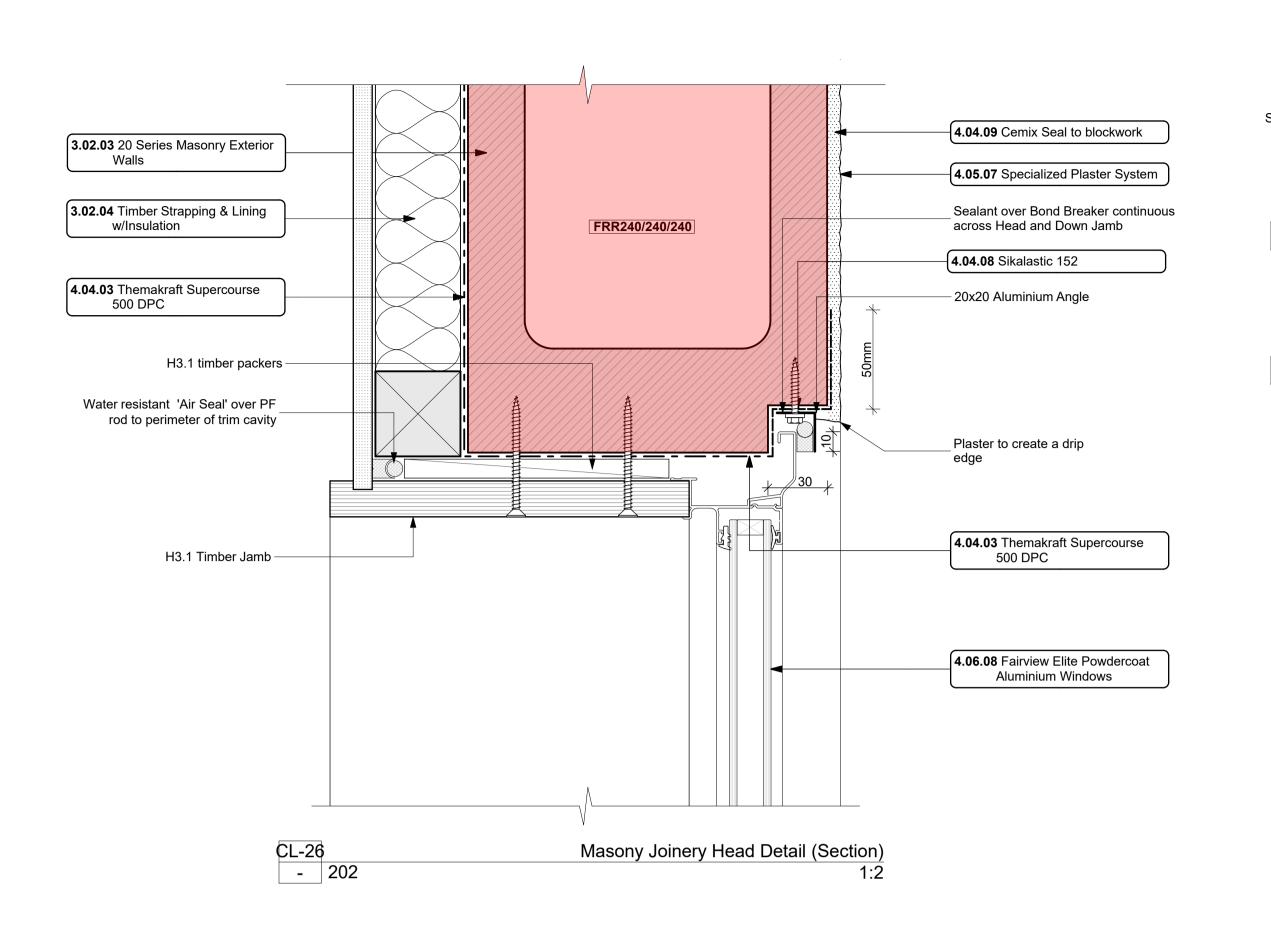
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220 slab rebate

FRR240/240/240

Masonry Joinery Sill Detail (Section)

4.06.08 Fairview Elite Powdercoat

- Packer to suit under sill flashing

Custom Flashings

(Pre-finished sill flashing)

4.04.08 Sikalastic 152

Walls

Aluminium Windows

4.03.05 0.55BMT Colorsteel Endura

3.02.03 20 Series Masonry Exterior

4.05.07 Specialized Plaster System

4.04.09 Cemix Seal to blockwork

H3.2 timber packer

H3.1 Timber Jamb

20mm sand blinding

Engineered backfill

CL-27

- 202

Water resistant 'Air Seal' and PF

4.04.03 Themakraft Supercourse

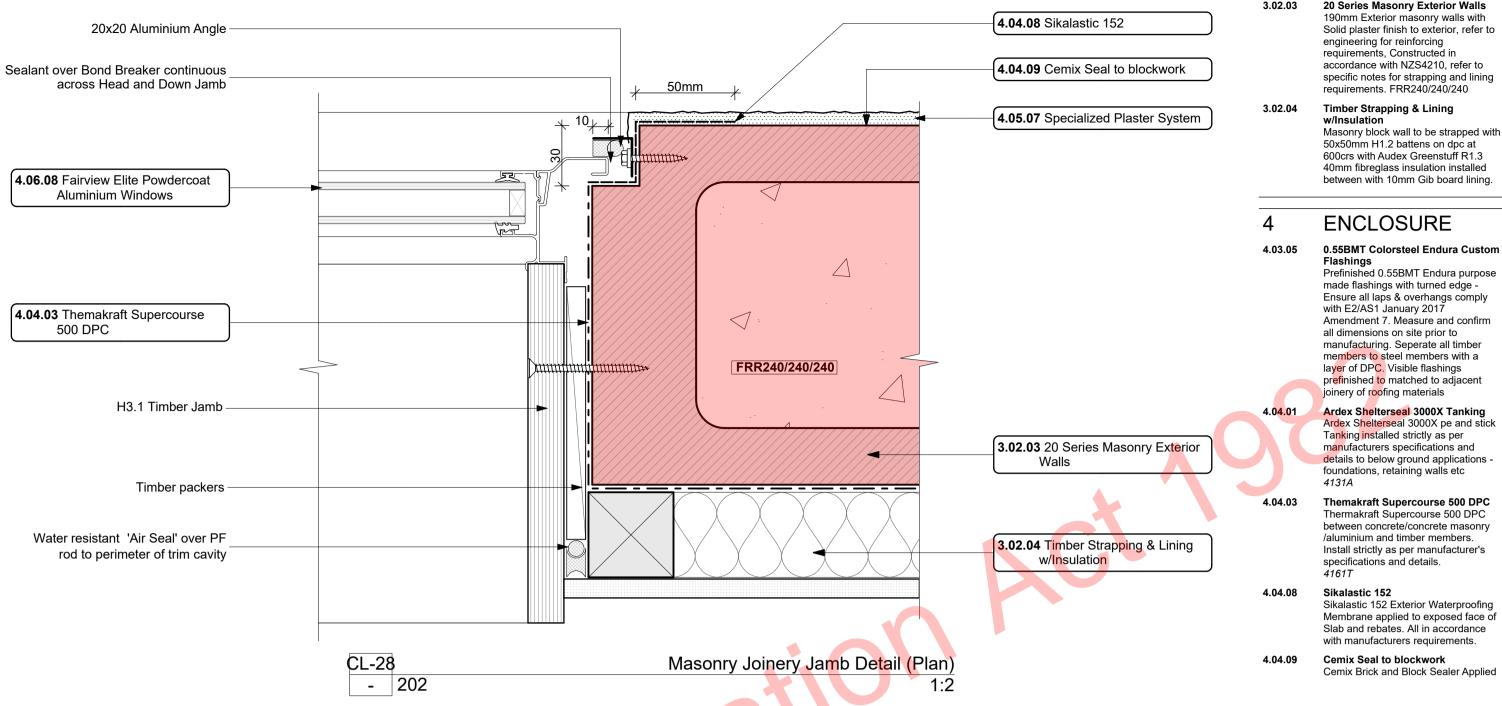
4.04.01 Ardex Shelterseal 3000X

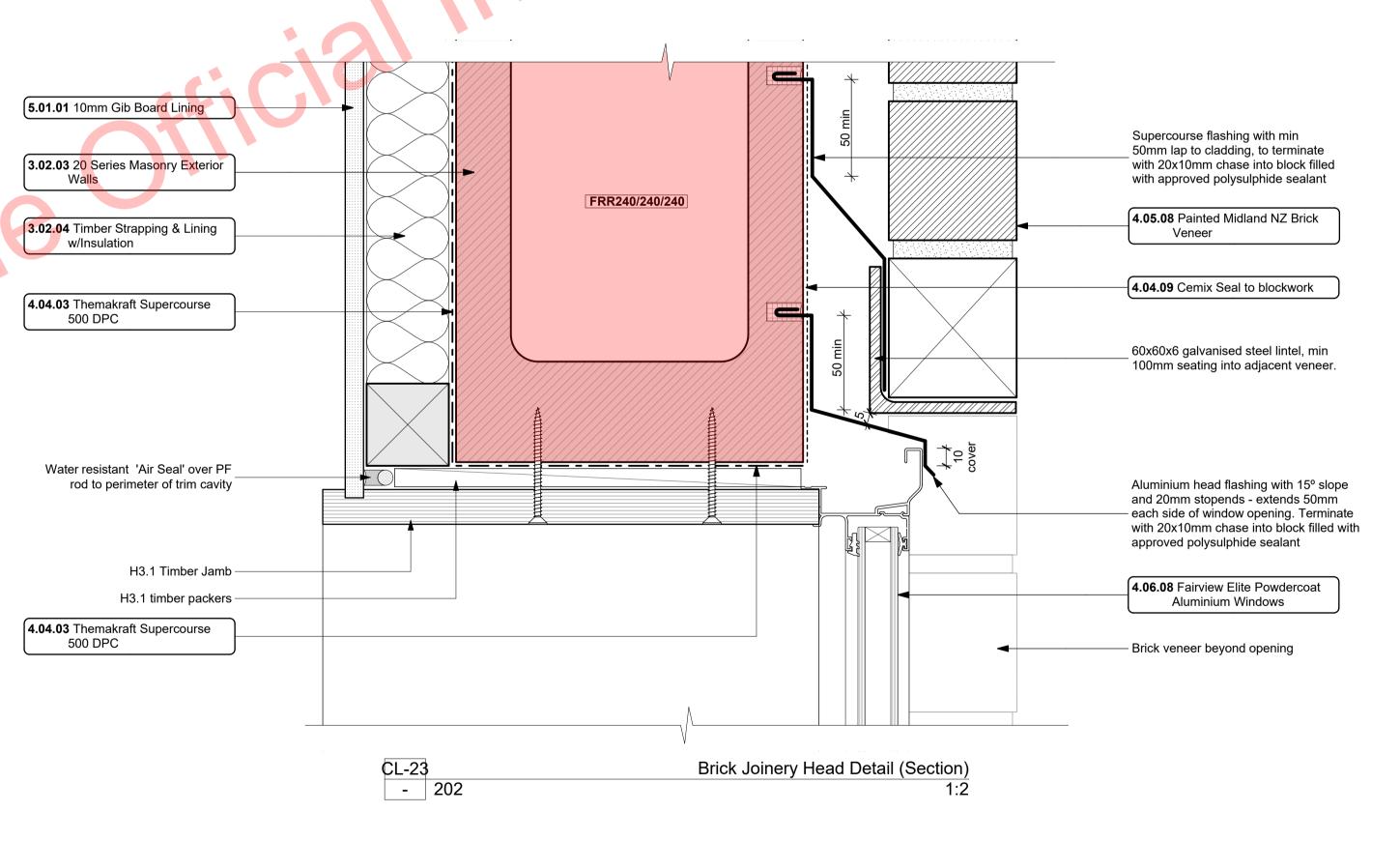
(Refer to structural engineers details)

Tanking

500 DPC

rod to perimeter of trim cavity





cladding. All in accordance with manufacturers requirements. STRUCTURE 4.05.07 Specialized Plaster System Specialized plaster System over 20 3.02.03 20 Series Masonry Exterior Walls series masonary blockwork, Float 190mm Exterior masonry walls with textured finish by Specialized Solid plaster finish to exterior, refer to Systems. Min 2 coats of paint. Colour TBD. All installation in accordance with manufacturers specifications. accordance with NZS4210, refer to System only for timber framed wing specific notes for strapping and lining Painted Midland NZ Brick Veneer Midland NZ painted brick veneer with 50mm cavity with RAB on timber Masonry block wall to be strapped with framed walls, to NZS 3604: 2011. 50x50mm H1.2 battens on dpc at Provide weep holes @800mm max 600crs with Audex Greenstuff R1.3 centres and 10mm ventilation gap 40mm fibreglass insulation installed between top of brick and soffit lining. between with 10mm Gib board 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 or this building must be completed to 'Design Note TB1' refer to Midland 0.55BMT Colorsteel Endura Custom Brick for Design Note TB1. Install Flashings Prefinished 0.55BMT Endura purpose strictly as per manufacturer's specifications and details. Install made flashings with turned edge stainless steel lintel bars over Ensure all laps & overhangs comply openings as per brick window head table details. Amendment 7. Measure and confirm Fairview Elite Powdercoat manufacturing. Seperate all timber **Aluminium Windows** members to steel members with a Elite Fairview Classic Residential 35 Powdercoated Aluminium Windows. prefinished to matched to adjacent Colour as per Resource Consent specifications. Double glazed with paint grade radiata pine architraves.

Notes

INTERIOR 10mm Gib Board Lining 10mm Gib Board lining fixed 5.01.01

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

Obscure glass to bathrooms, wc's and

ensuites. Refer to window and door

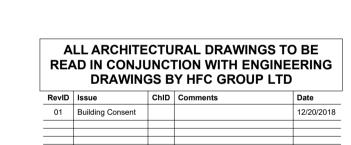
manufacture. Install strictly as per

manufacturer's specifications and

details. Hardware TBC by client.

schedule. Confirm size on site prior to

to block face prior to lining with brick





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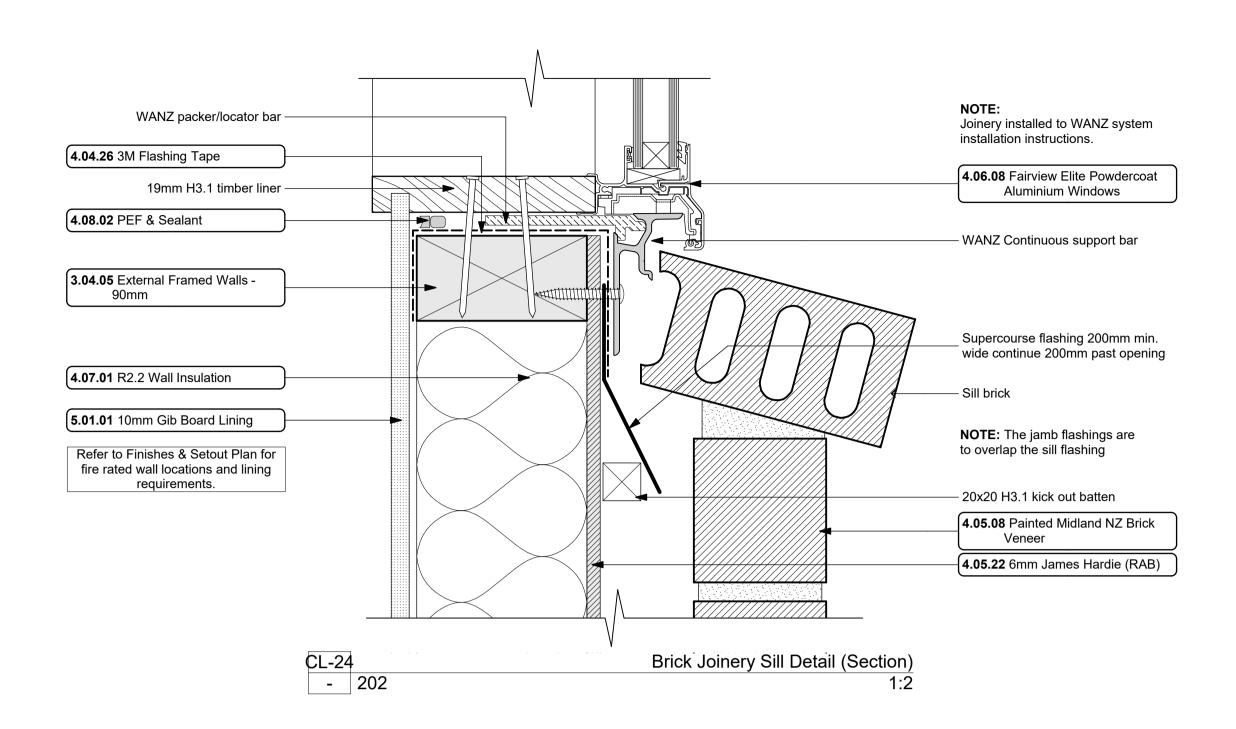
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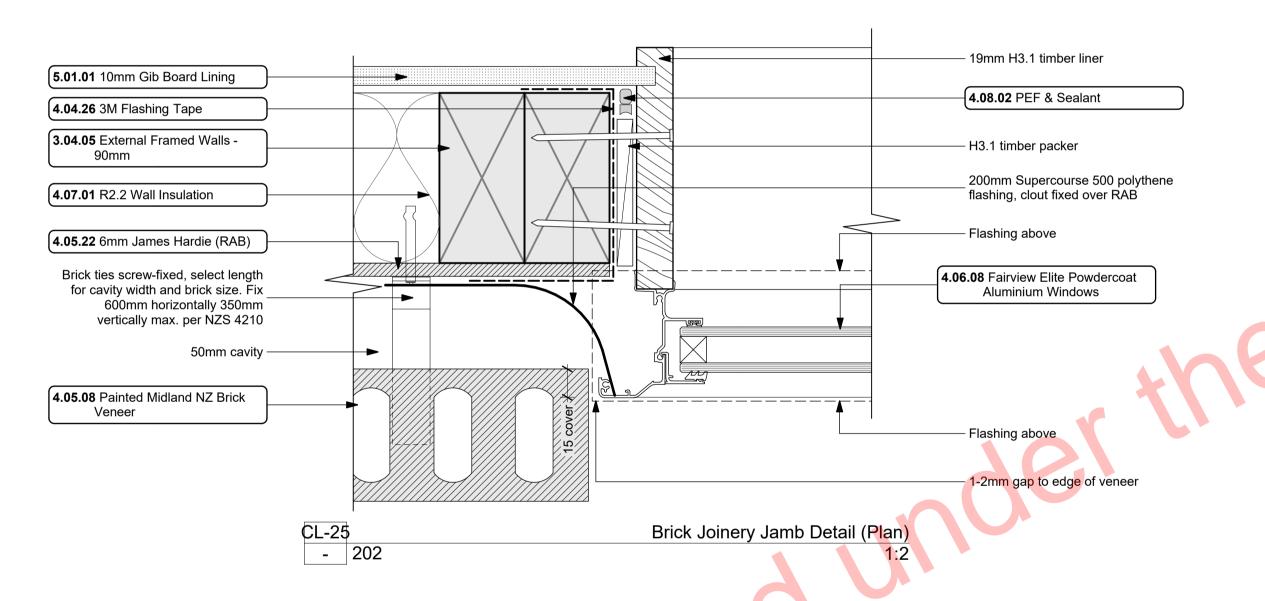
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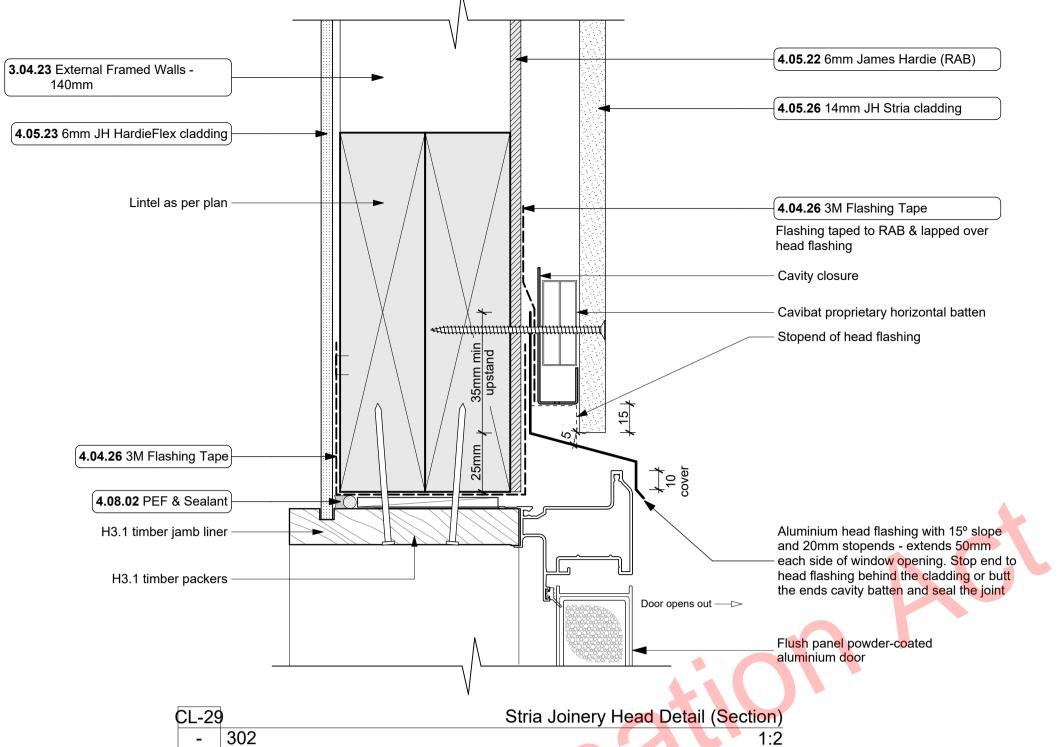
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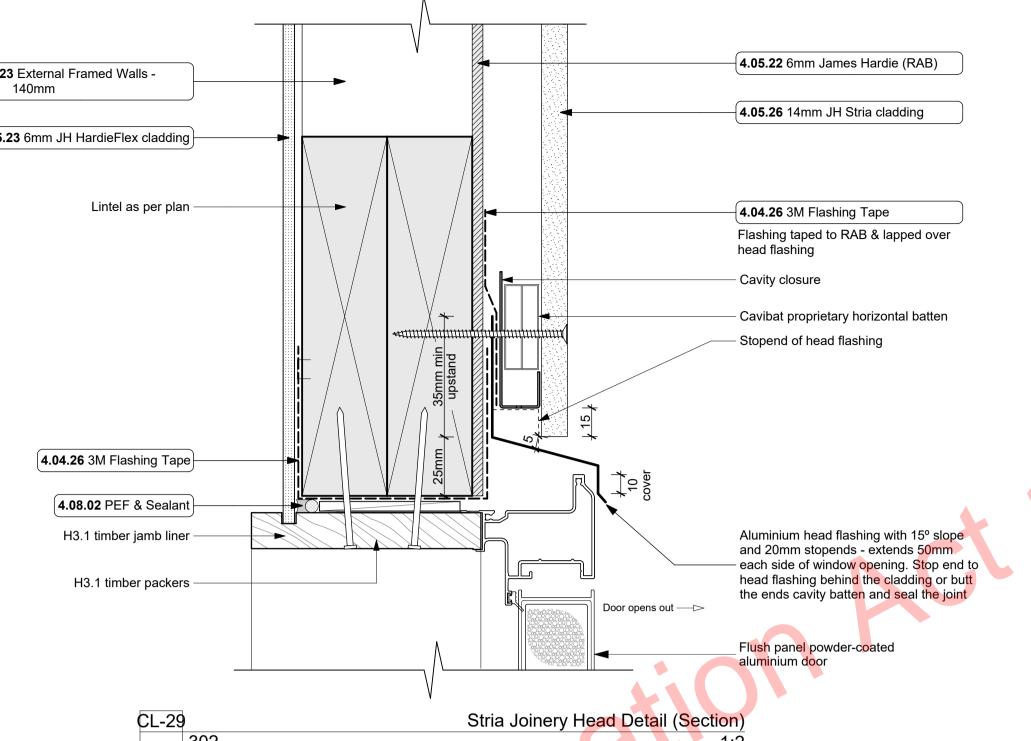
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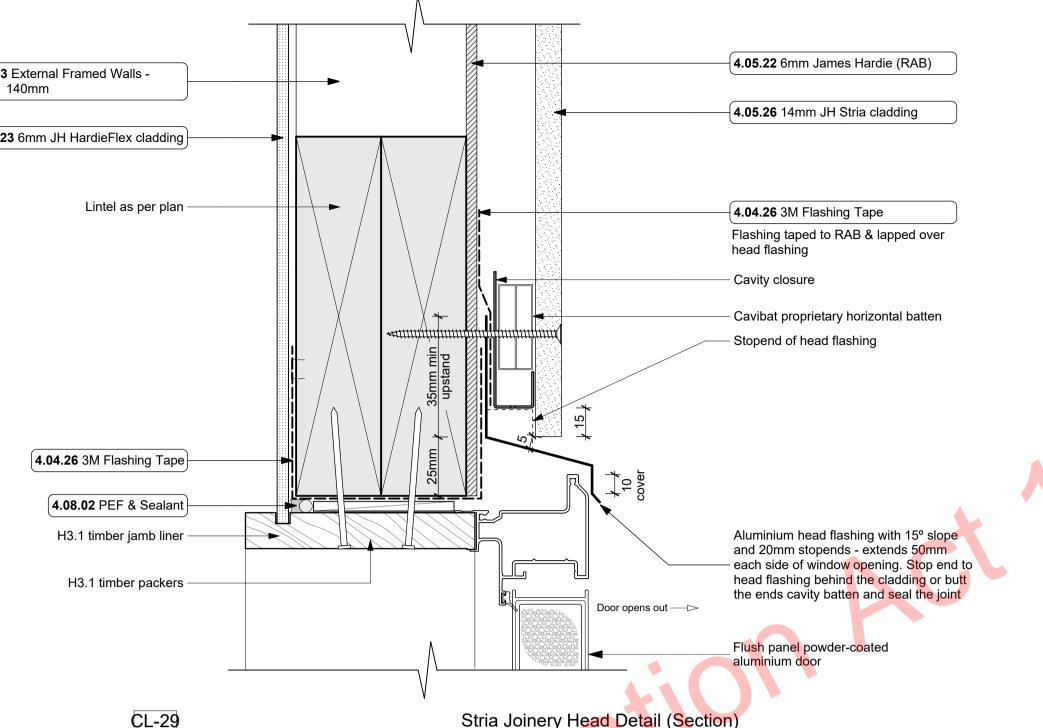
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3.04.05

STRUCTURE

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. Increase to 2/90x45 studs @ 600 crs where stud height exceeds 2.7m. Reduce stud spacing to 2/90x45 @ 300crs where stud height exceeds 3.0m up to 3.6m. 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.

External Framed Walls - 140mm 3.04.23

Generally construct with 140x45 SG8 KD H1.2 framing with studs on Hi and Dri packers at 600 crs and nogs @ 300crs 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

ENCLOSURE

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.

Painted Midland NZ Brick Veneer Midland NZ painted brick veneer with 50mm cavity with RAB 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

specifications and details. Install

openings as per brick window head

stainless steel lintel bars over

strictly as per manufacturer's

4.05.22

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 inconjunction with Gib Fyreline. 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

6mm James Hardie (RAB) 6mm thick James Hardie Rigid Air

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. 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

4.07.01 R2.2 Wall Insulation Autex Greenstuff R2.2 Wall insulation (90mm), or similar with equivalent Rvalue, installed as per manufacturer's

E2/AS1. Install strictly as per

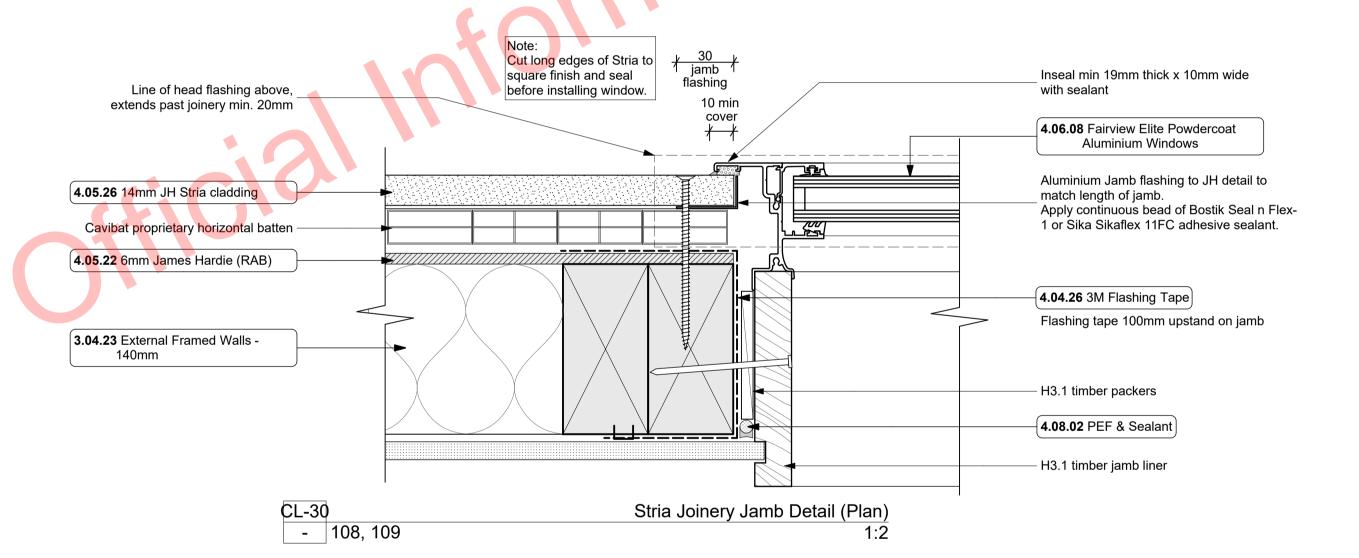
manufacturer's specifications and

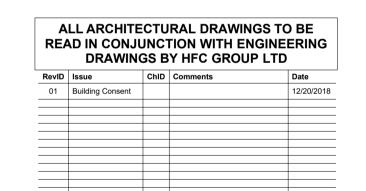
details. Hardware TBC by client.

specifications and instructions. PEF & Sealant PEF Backing rod and Sealant. Ensure all laps and overhangs comply with

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. 5113G







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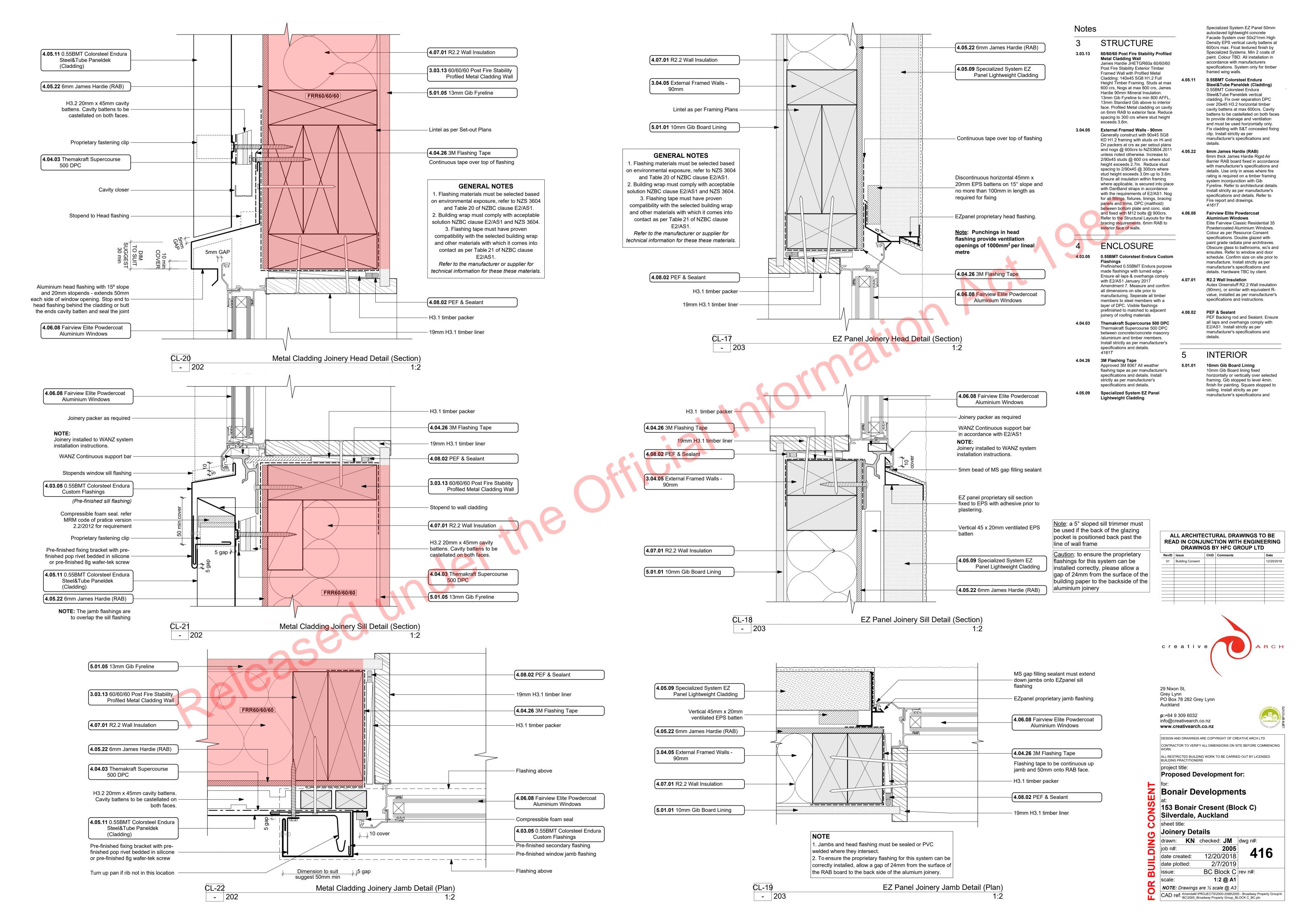
Bonair Developments

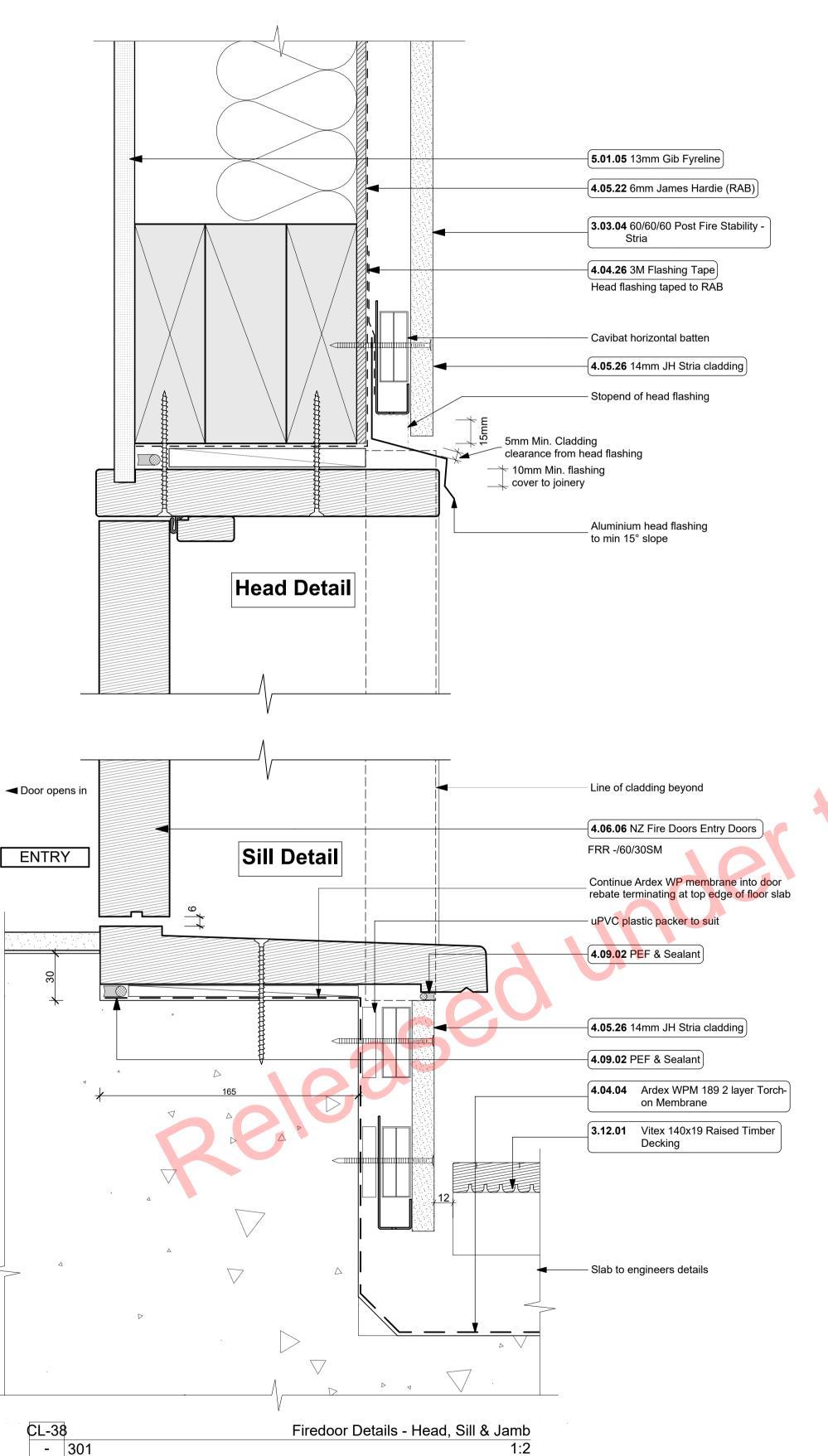
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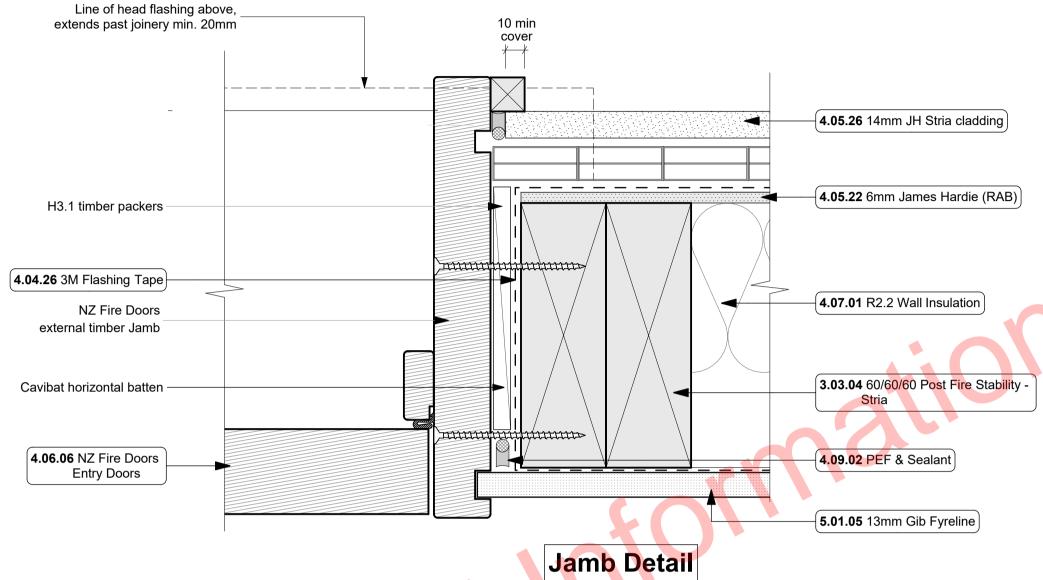
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NOTE: Drawings are ½ scale @ A3 CAD ref: KrisindaM:\PROJECTS\2000-2099\2005 - Broadway Property Group\
BC\2005_Broadway Property Group_BLOCK C_BC.pln







STRUCTURE

3.03.04 60/60/60 Post Fire Stability - Stria James Hardie JHETGR60a 60/60/60 Post Fire Stability Exterior Timber Framed Wall with JH Stria fibre cement 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 Fyreline to interior face. Stria cladding on cavity spacing to 300 crs where stud height

exceeds 3.6m. 3.12.01 Vitex 140x19 Raised Timber **Decking**Vitex 140x19 timber decking on raised Outdure Qwickbuild aluminium. Vitex decking system to have 3mm gaps

between boards, Selected coating

ENCLOSURE

applied to all faces.

Ardex WPM 189 2 layer Torch-on 4.04.04 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. 4.05.22 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 inconjunction with Gib Fyreline. 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.

on 6mm RAB to exterior face. Reduce spacing to 300 crs where stud height spacing to 300 crs where stud height spacing to 300 crs where stud height 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.

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

INTERIOR

13mm Gib Fyreline 13mm Gib Fyreline 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 5113G

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



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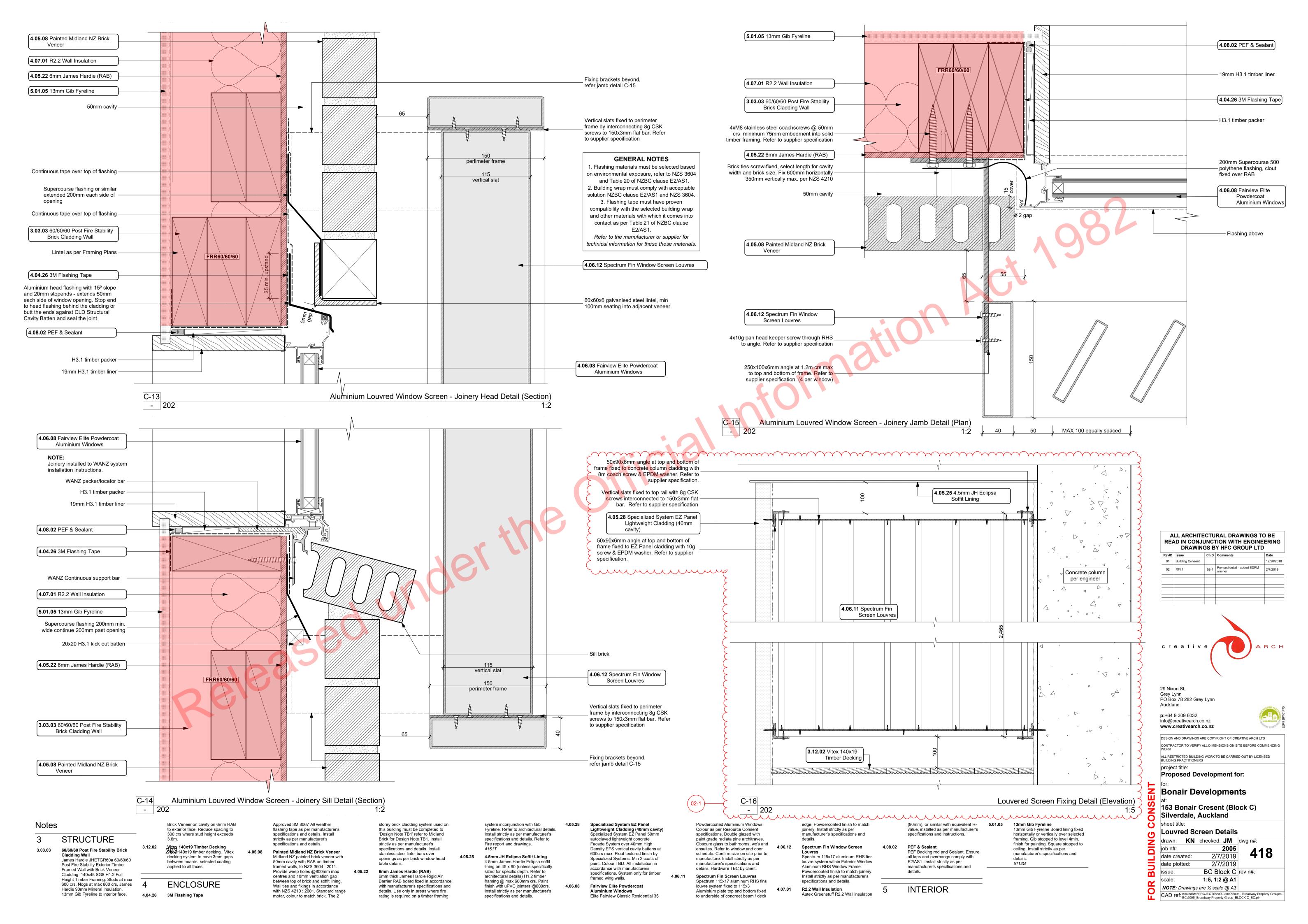
ALL RESTRICTED BUILDING WORK TO BE CARRIED OUT BY LICENSED BUILDING PRACTITIONERS project title: Proposed Development for:

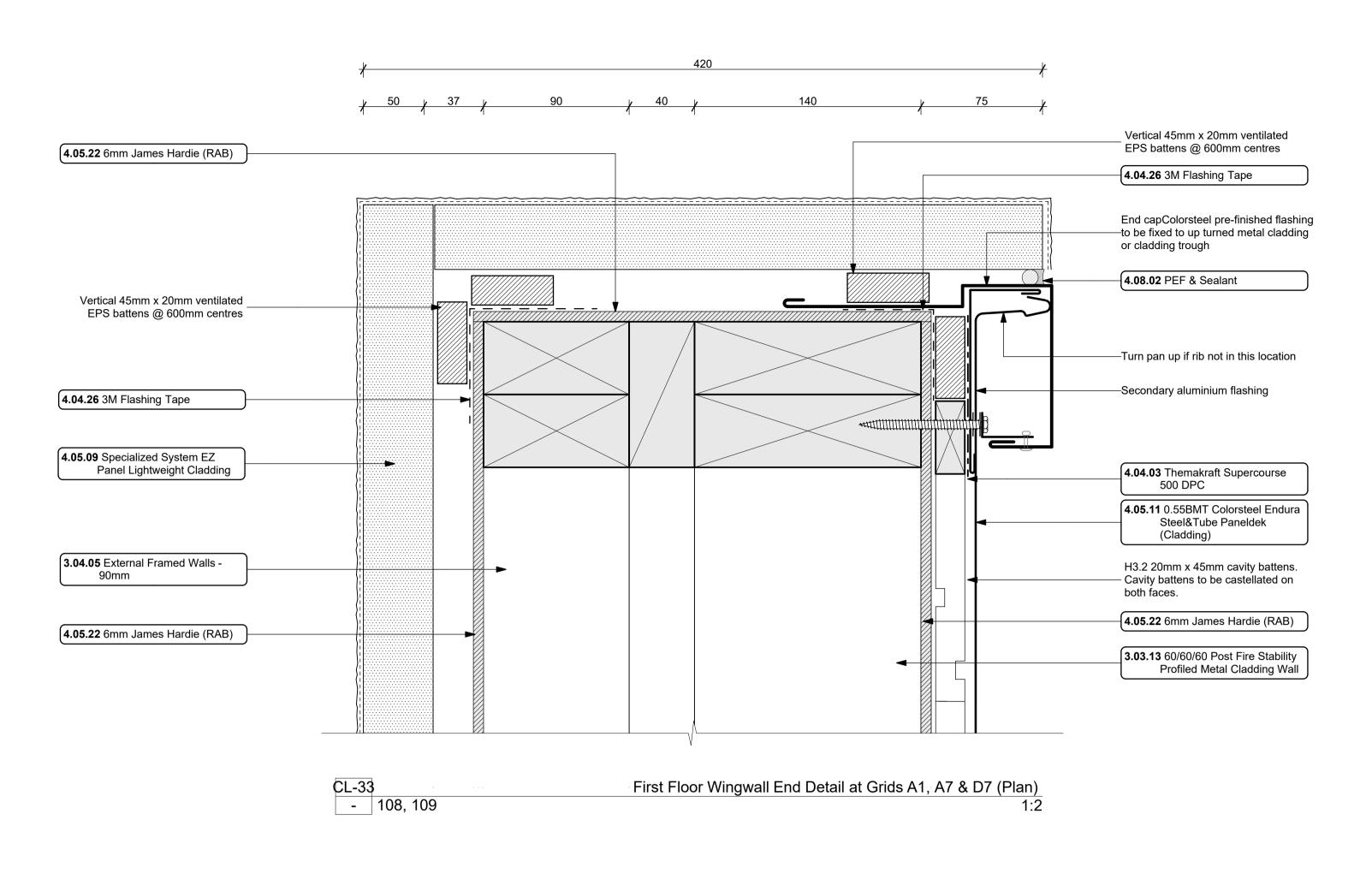
Bonair Developments

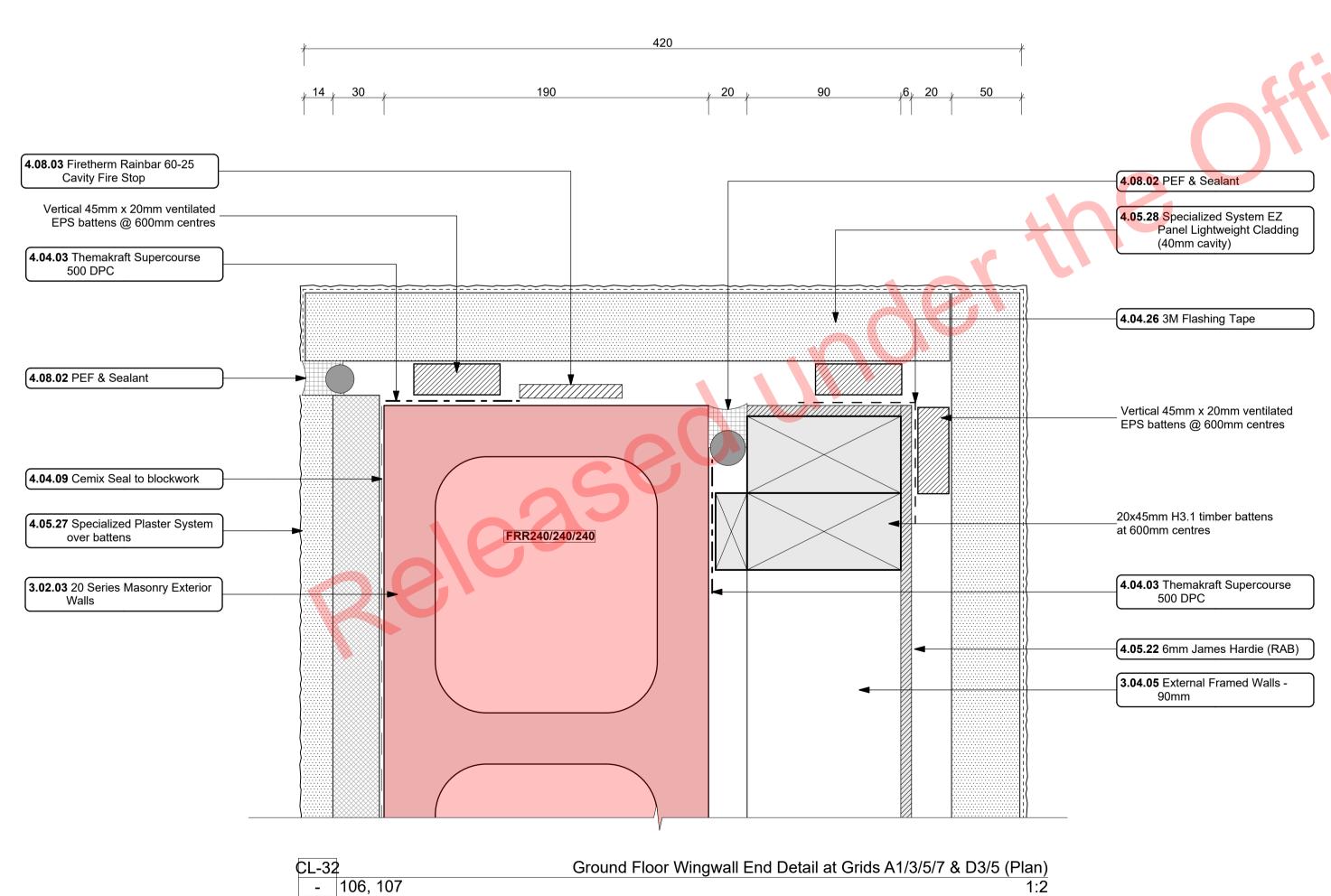
153 Bonair Cresent (Block C) Silverdale, Auckland sheet title: Joinery Details

drawn: **KN** checked: **JM** dwg n#: 12/20/2018 date created: 2/7/2019

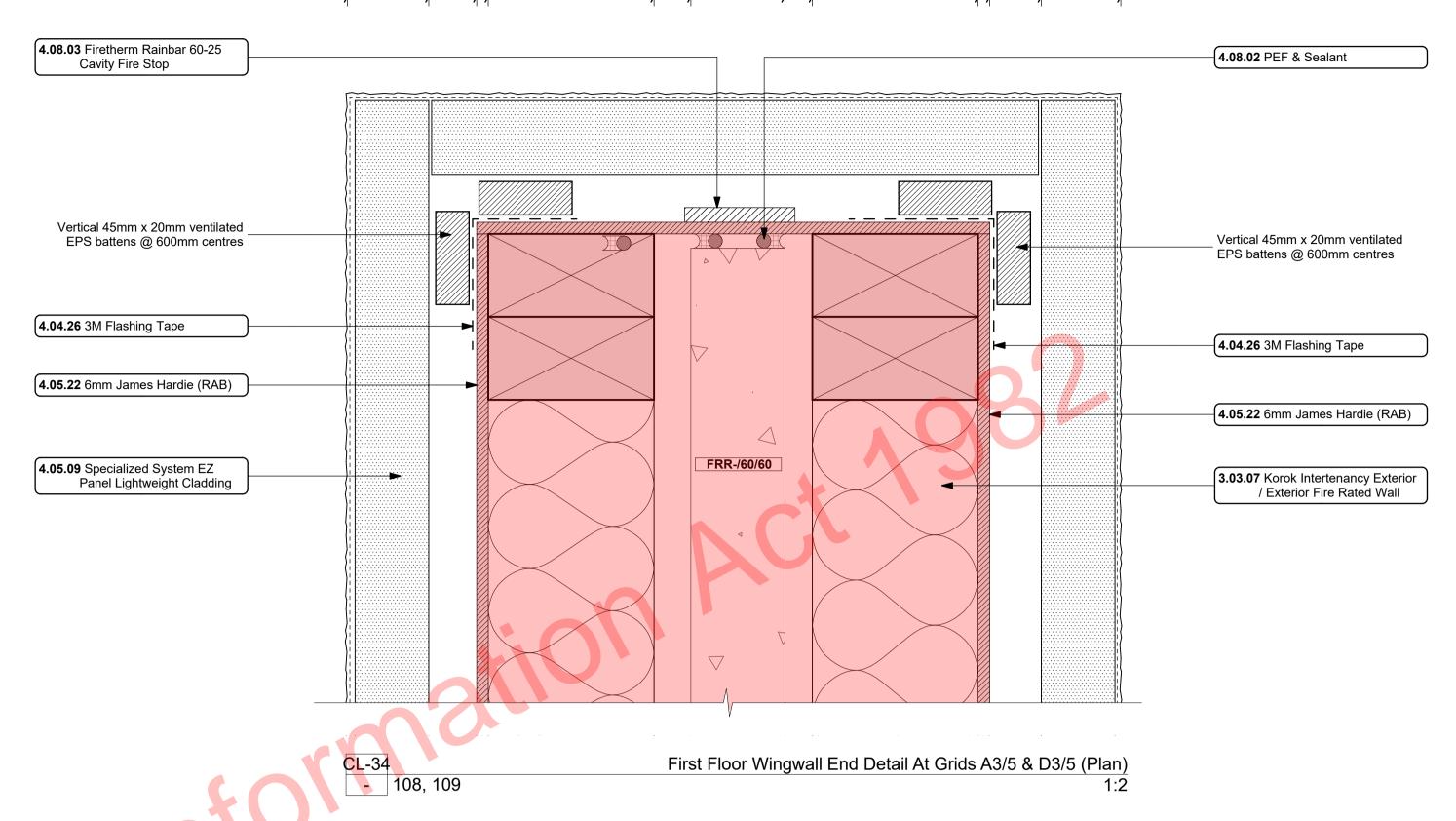
BC Block C rev n#: 1:2 @ A1 NOTE: Drawings are ½ scale @ A3 CAD ref: KrisindaM:\PROJECTS\2000-2099\2005 - Broadway Property Group\BC\2005_Broadway Property Group_BLOCK C_BC.pln







у 50 у 21 у 6 90 у 20 у 51 у 15 у 90 бу у 21 у 50 у





Ensure all insulation within framing

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. **ENCLOSURE** Themakraft Supercourse 500 DPC Thermakraft Supercourse 500 DPC between concrete/concrete masonry /aluminium and timber members. Install strictly as per manufacturer's specifications and details. 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. **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. Specialized System EZ Panel Lightweight Cladding Specialized System EZ Panel 50mm autoclaved lightweight concrete Facade System over 50x21mm High

where applicable, is secured into place

with the requirements of E2/AS1. Nog

with DanBand straps in accordance

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.

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 inconjunction with Gib
Fyreline. Refer to architectural details.
Install strictly as per manufacturer's
specifications and details. Refer to
Fire report and drawings.

30mm High Density EPS, Float textured finish by Specialized Systems. Min 2 coats of paint. Colour TBD. All installation in accordance with manufacturers specifications.

8 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

specifications. System only for timber

accordance with manufacturers

Specialized Plaster System over

Specialized plaster System over

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

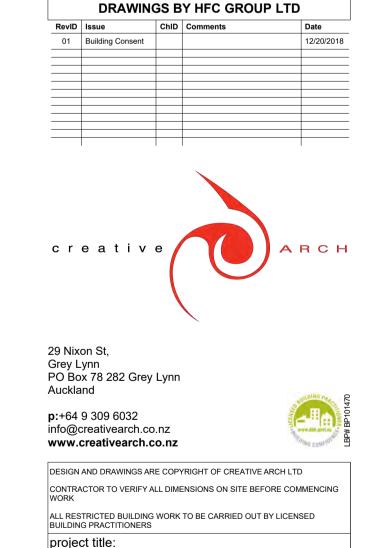
framed wing walls.

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.



Proposed Development for:

Bonair Developments

Silverdale, Auckland

Wing Wall Plan Details

NOTE: Drawings are ½ scale @ A3

sheet title:

date created:

scale:

153 Bonair Cresent (Block C)

drawn: KN checked: JM dwg n#:

2005

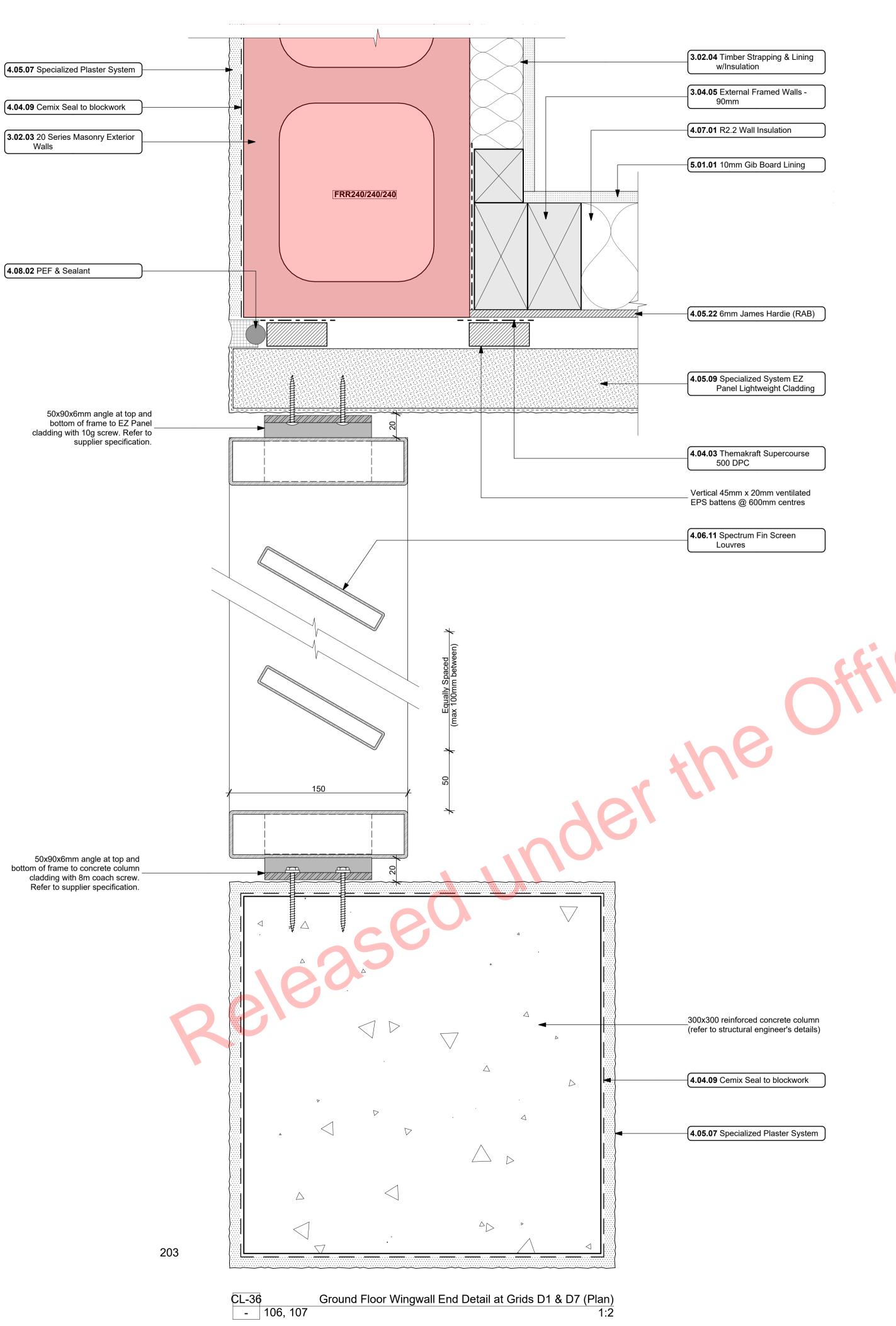
12/20/2018

CAD ref: KrisindaM:\PROJECTS\2000-2099\2005 - Broadway Property Group\BC\2005_Broadway Property Group_BLOCK C_BC.pln

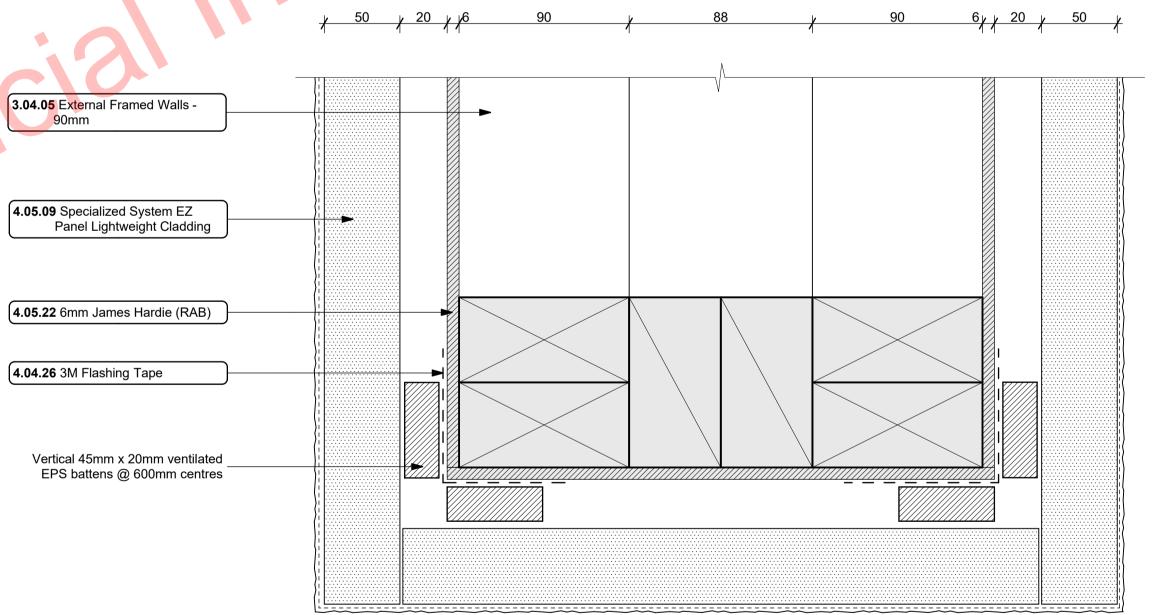
2/7/2019 BC Block C rev n#: 1:2 @ A1

ALL ARCHITECTURAL DRAWINGS TO BE

READ IN CONJUNCTION WITH ENGINEERING



Notes specifications and details. Install **INTERIOR** strictly as per manufacturer's specifications and details. **10mm Gib Board Lining** 10mm Gib Board lining fixed STRUCTURE 4.05.07 Specialized Plaster System Specialized plaster System over 20 horizontally or vertically over selected 3.02.03 20 Series Masonry Exterior Walls series masonary blockwork, Float framing. Gib stopped to level 4min. 190mm Exterior masonry walls with textured finish by Specialized finish for painting. Square stopped to Solid plaster finish to exterior, refer to Systems. Min 2 coats of paint. Colour ceiling. Install strictly as per engineering for reinforcing TBD. All installation in accordance manufacturer's specifications and requirements, Constructed in with manufacturers specifications. details. Refer to engineer drawings for accordance with NZS4210, refer to System only for timber framed wing bracing locations. specific notes for strapping and lining requirements. FRR240/240/240 Specialized System EZ Panel 3.02.04 Timber Strapping & Lining **Lightweight Cladding** Specialized System EZ Panel 50mm w/Insulation Masonry block wall to be strapped with autoclaved lightweight concrete Facade System over 50x21mm High Density EPS vertical cavity battens at 50x50mm H1.2 battens on dpc at 600crs with Audex Greenstuff R1.3 40mm fibreglass insulation installed between with 10mm Gib board lining. 600crs max. Float textured finish by Specialized Systems. Min 2 coats of paint. Colour TBD. All installation in 3.04.05 External Framed Walls - 90mm accordance with manufacturers Generally construct with 90x45 SG8 specifications. System only for timber KD H1.2 framing with studs on Hi and framed wing walls. Dri packers at crs as per setout plans and nogs @ 600crs to NZS3604.2011 6mm James Hardie (RAB) unless noted otherwise. Increase to 6mm thick James Hardie Rigid Air 2/90x45 studs @ 600 crs where stud Barrier RAB board fixed in accordance height exceeds 2.7m. Reduce stud with manufacturer's specifications and spacing to 2/90x45 @ 300crs where details. Use only in areas where fire stud height exceeds 3.0m up to 3.6m. rating is required on a timber framing Ensure all insulation within framing system inconjunction with Gib where applicable, is secured into place Fyreline. Refer to architectural details. with DanBand straps in accordance Install strictly as per manufacturer's with the requirements of E2/AS1. Nog specifications and details. Refer to for all fittings, fixtures, linings, bracing Fire report and drawings. panels and trims. DPC (malthoid) between bottom plate and conc. slab Spectrum Fin Screen Louvres and fixed with M12 bolts @ 900crs. Spectrum 115x17 aluminum RHS fins Refer to the Structural Layouts for the louvre system fixed to 115x3 bracing requirements. 6mm RAB to Aluminium plate top and bottom fixed exterior face of walls. to underside of concreet beam / deck edge. Powdercoated finish to match joinery. Install strictly as per **ENCLOSURE** manufacturer's specifications and Themakraft Supercourse 500 DPC R2.2 Wall Insulation
Autex Greenstuff R2.2 Wall insulation 4.07.01 Thermakraft Supercourse 500 DPC between concrete/concrete masonry (90mm), or similar with equivalent R-/aluminium and timber members. value, installed as per manufacturer's Install strictly as per manufacturer's specifications and instructions. specifications and details. PEF & Sealant Cemix Seal to blockwork PEF Backing rod and Sealant. Ensure Cemix Brick and Block Sealer Applied all laps and overhangs comply with to block face prior to lining with brick E2/AS1. Install strictly as per cladding. All in accordance with manufacturer's specifications and manufacturers requirements. 4.04.26 3M Flashing Tape
Approved 3M 8067 All weather flashing tape as per manufacturer's



CL-37 First Floor Nib Wall End along South Elevation Detail (Plan)
- 108, 109



153 Bonair Cresent (Block C)

drawn: KN checked: JM dwg n#:

12/20/2018

2/7/2019 BC Block C rev n#:

1:2 @ A1

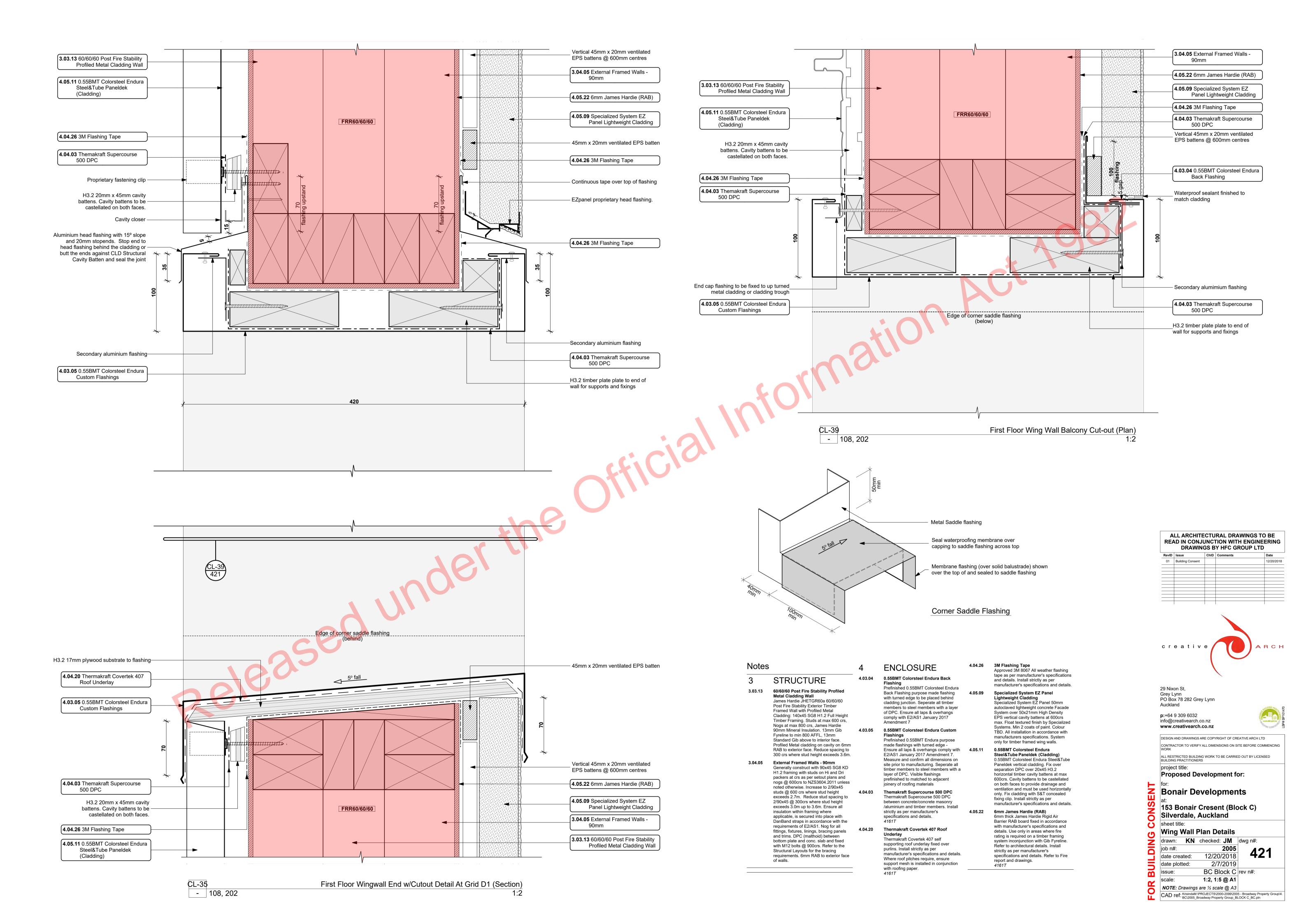
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BC\2005_Broadway Property Group_BLOCK C_BC.pln

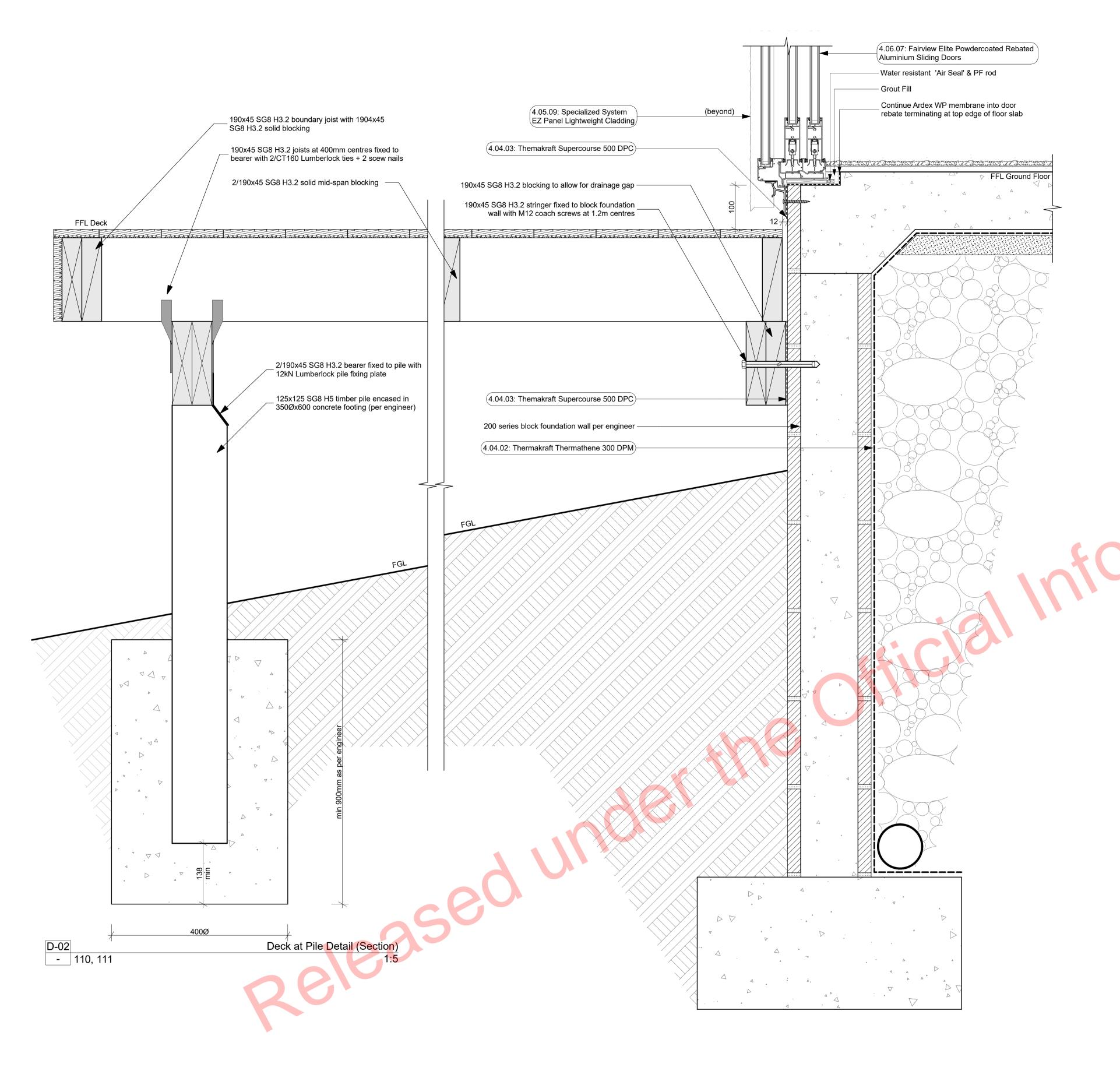
Silverdale, Auckland

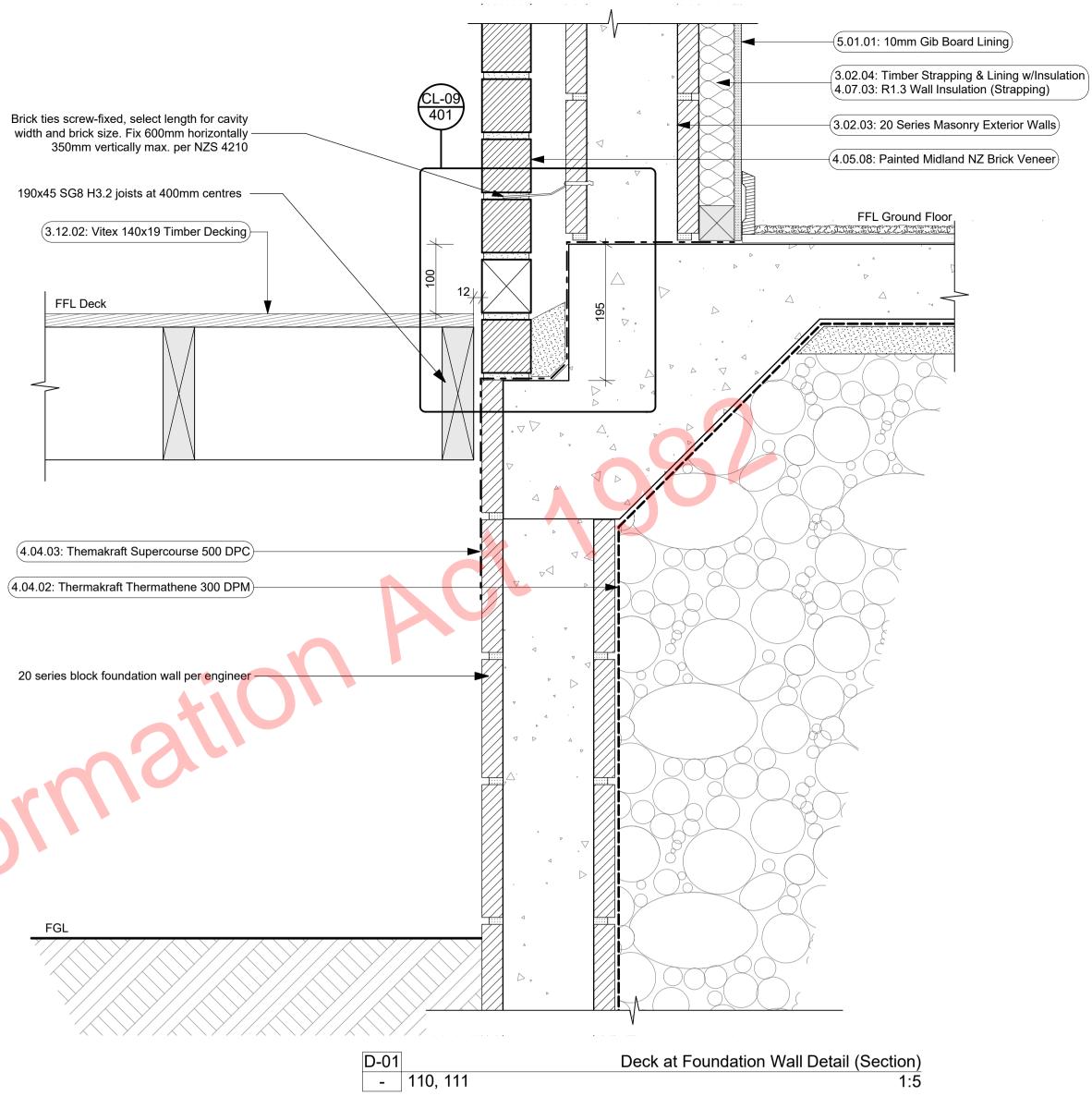
Wing Wall Plan Details

NOTE: Drawings are ½ scale @ A3

date created:







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 & Lining w/Insulation Masonry block wall to be strapped with 50x50mm H1.2 battens on dpc at 600crs with Audex Greenstuff R1.3 40mm fibreglass insulation installed

between with 10mm Gib board lining. 3.12.02 Vitex 140x19 Timber Decking Vitex 140x19 timber decking. Vitex decking system to have 3mm gaps between boards, selected coating applied to all faces.

ENCLOSURE

Thermakraft Thermathene 300 DPM Thermakraft Thermathene Orange 4.04.02 300 micron polythene damp-proof membrane (DPM) under slab / footings. Install strictly as per manufacturer's specifications and

> Themakraft Supercourse 500 DPC Thermakraft Supercourse 500 DPC between concrete/concrete masonry /aluminium and timber members. Install strictly as per manufacturer's specifications and details.

4.05.08 Painted Midland NZ Brick Veneer Midland NZ painted brick veneer with 50mm cavity with RAB 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

'Design Note TB1' refer to Midland

Brick for Design Note TB1. Install

storey brick cladding system used on this building must be completed to

Timber Strapping

10mm Gib Board Lining 10mm Gib Board lining fixed horizontally or vertically over selected ceiling. Install strictly as per

strictly as per manufacturer's specifications and details. Install stainless steel lintel bars over openings as per brick window head

Specialized System EZ Panel

Lightweight CladdingSpecialized 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.

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.

manufacturer's specifications and details. Hardware TBC by client. 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

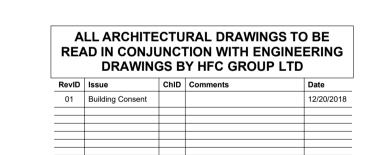
Refer to window and door schedule.

manufacture. Install strictly as per

Confirm size on site prior to

INTERIOR

framing. Gib stopped to level 4min. finish for painting. Square stopped to manufacturer's specifications and details. Refer to engineer drawings for bracing locations. 5113G





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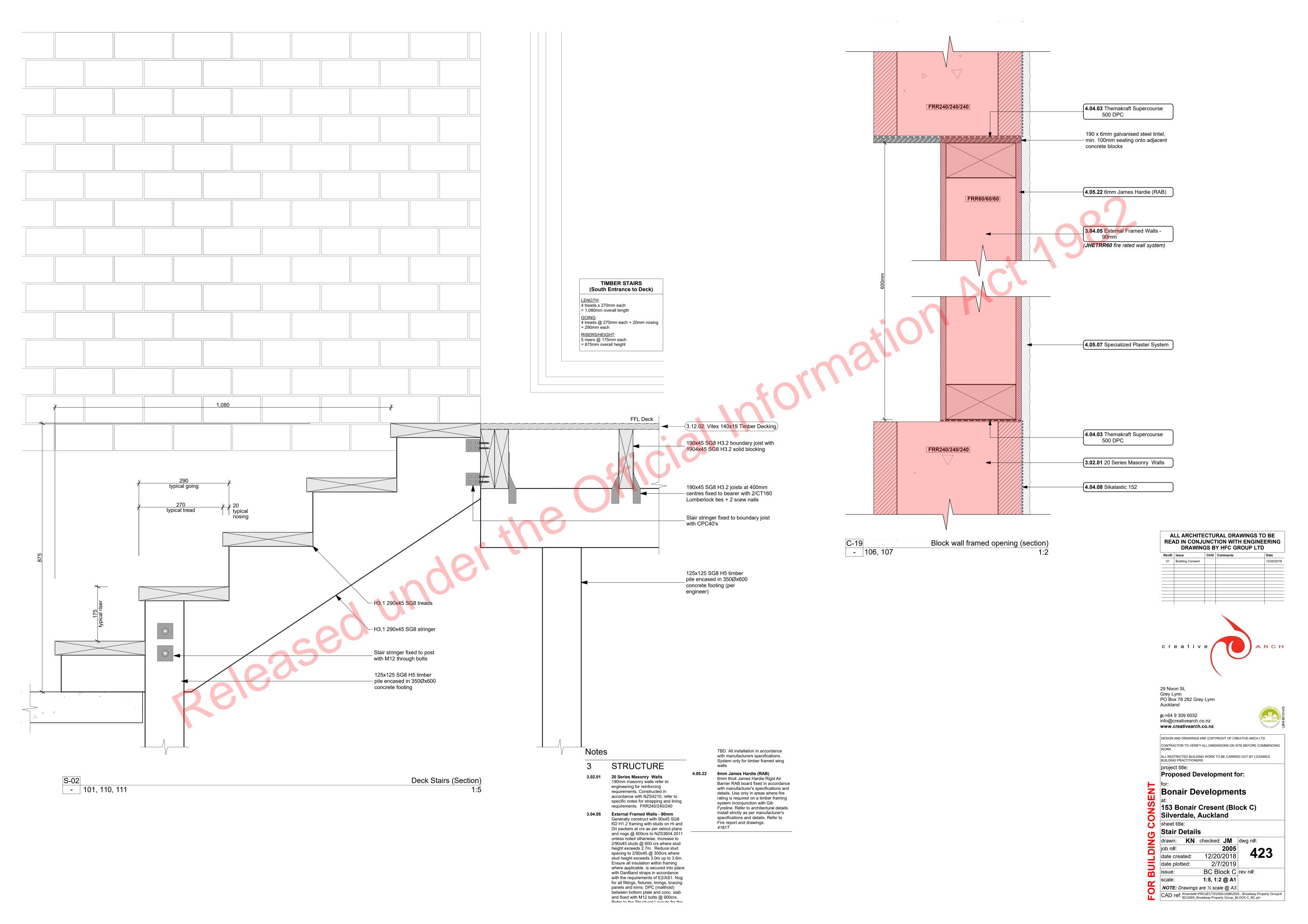
Proposed Development for: Bonair Developments

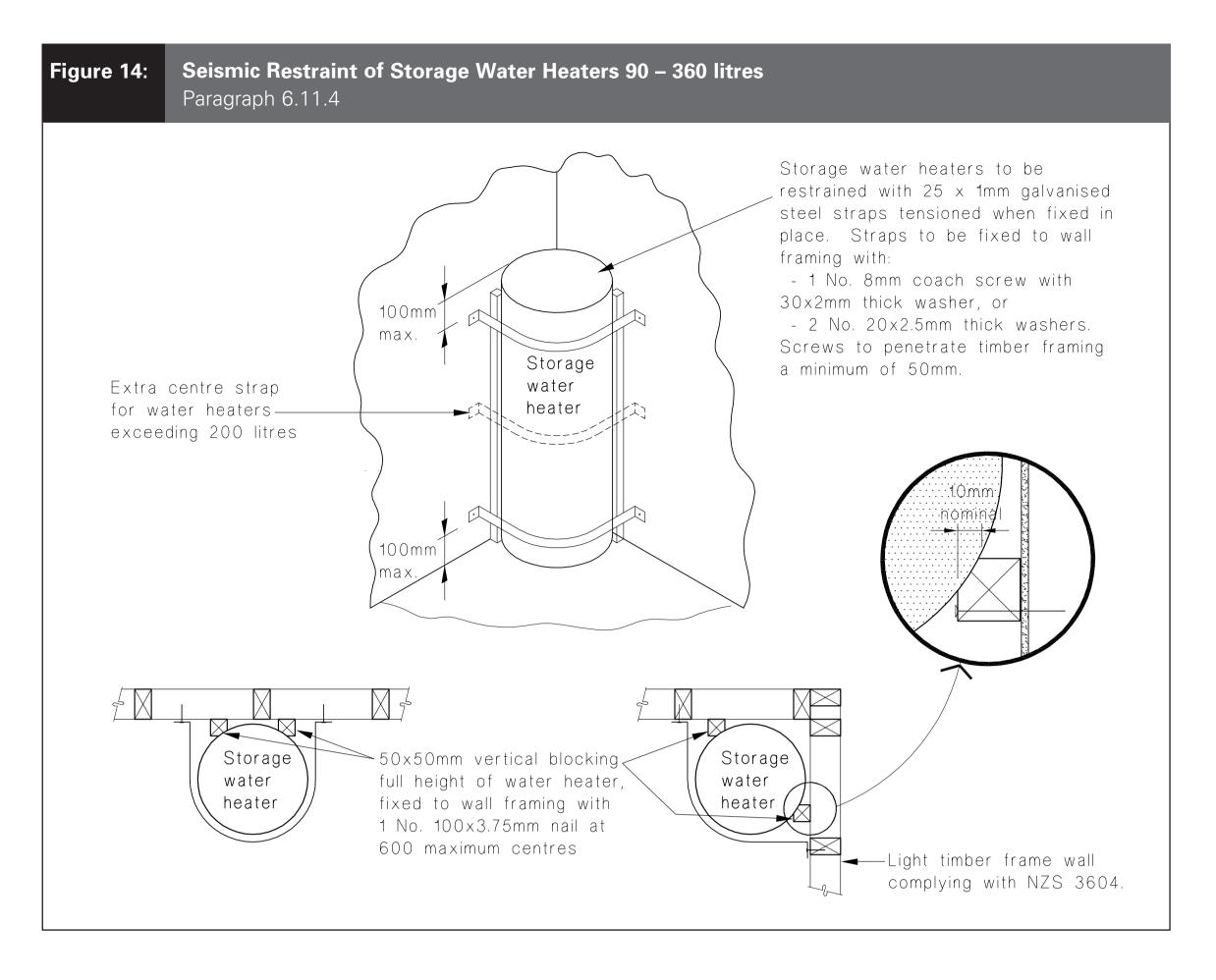
153 Bonair Cresent (Block C) Silverdale, Auckland sheet title:

Deck Details drawn: KN checked: JM dwg n#: 2005 12/20/2018 date created: 2/7/2019

BC Block C rev n#: 1:5 @ A1

NOTE: Drawings are ½ scale @ A3 CAD ref: KrisindaM:\PROJECTS\2000-2099\2005 - Broadway Property Group\alpha BC\2005_Broadway Property Group_BLOCK C_BC.pln





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:

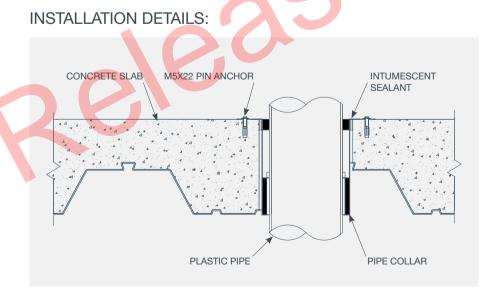
1. Core drill hole to specified

pin anchors.

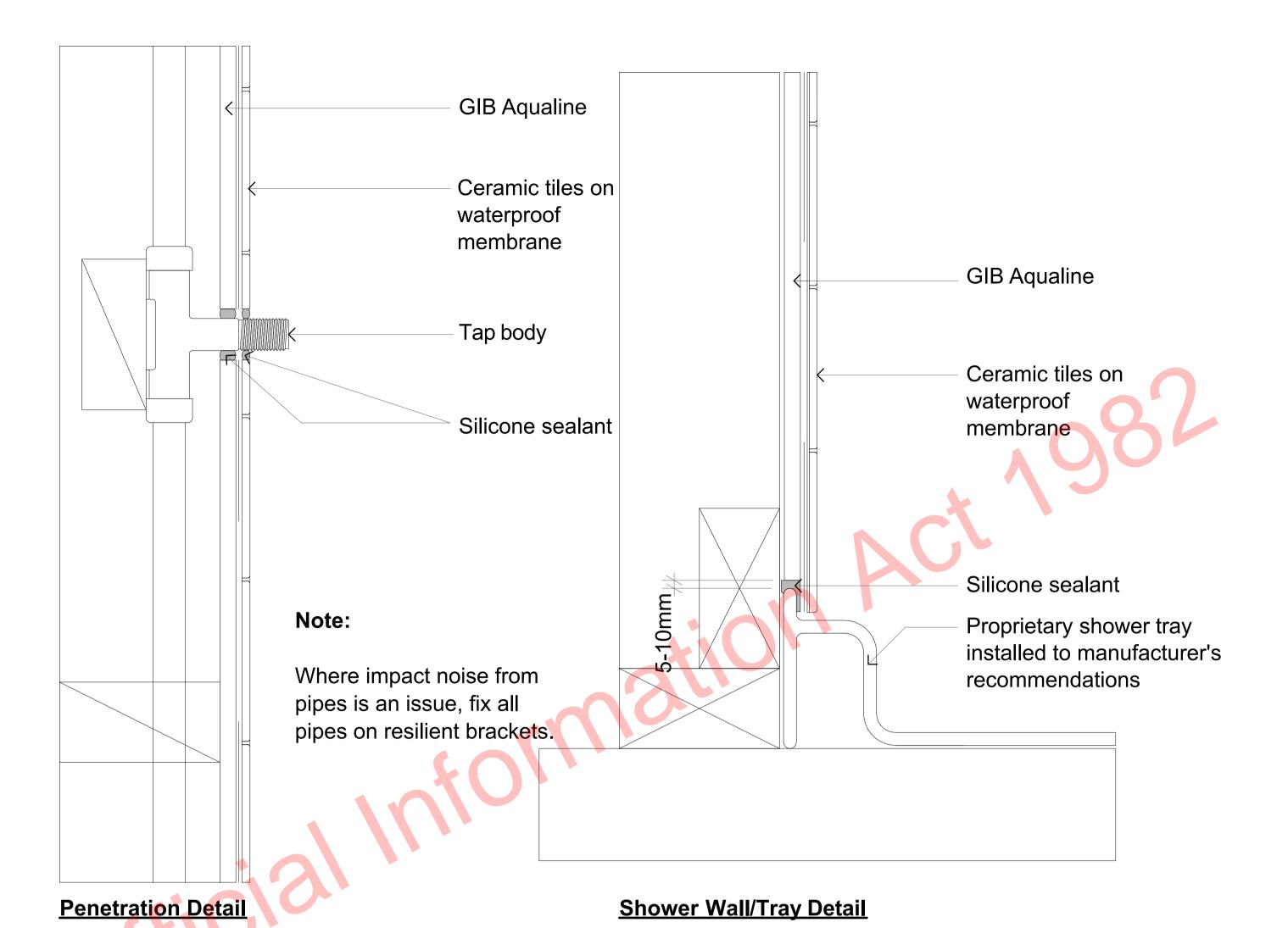
- diameter to suit pipe size.

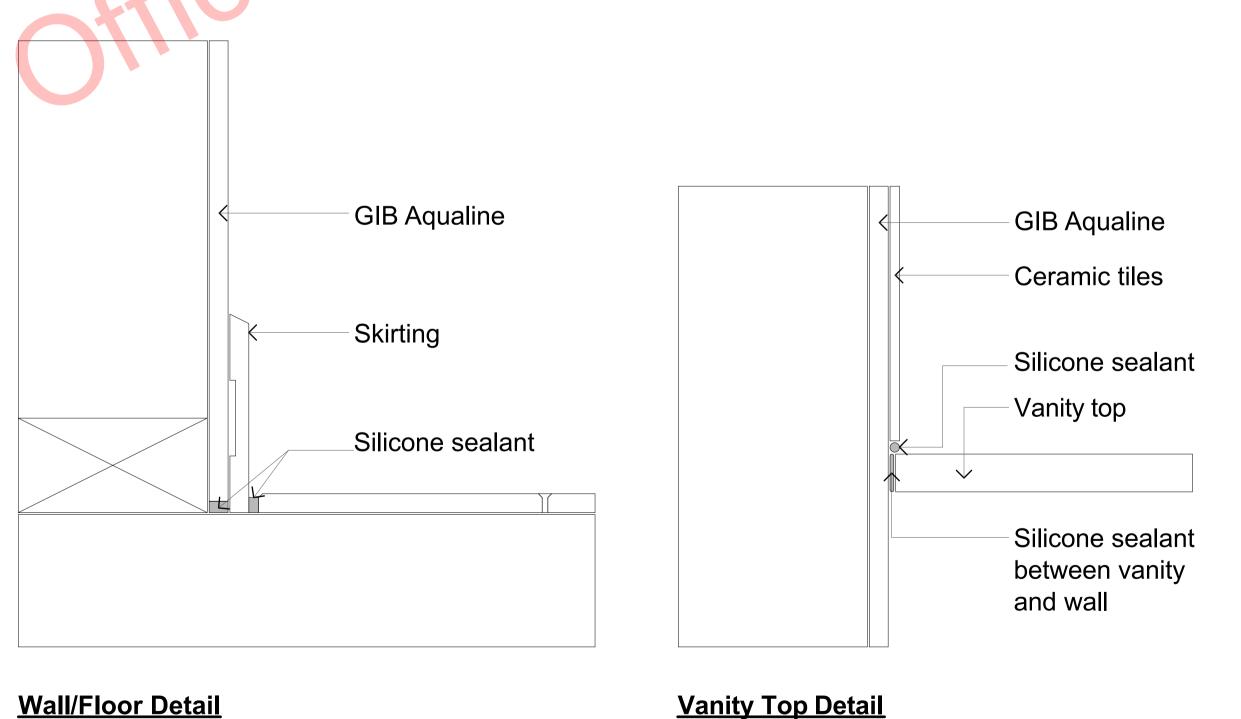
 2. Install drop in fire collar fixing with two M5x22mm metal
- 3. Insert pipework through collar.4. Seal gaps between concrete/ collar and collar/pipe with

Allproof intumescent sealant.



2 Allproof Drop In Fire Collars Details 1:1





Bathroom Detail
- 1:2



12/20/2018

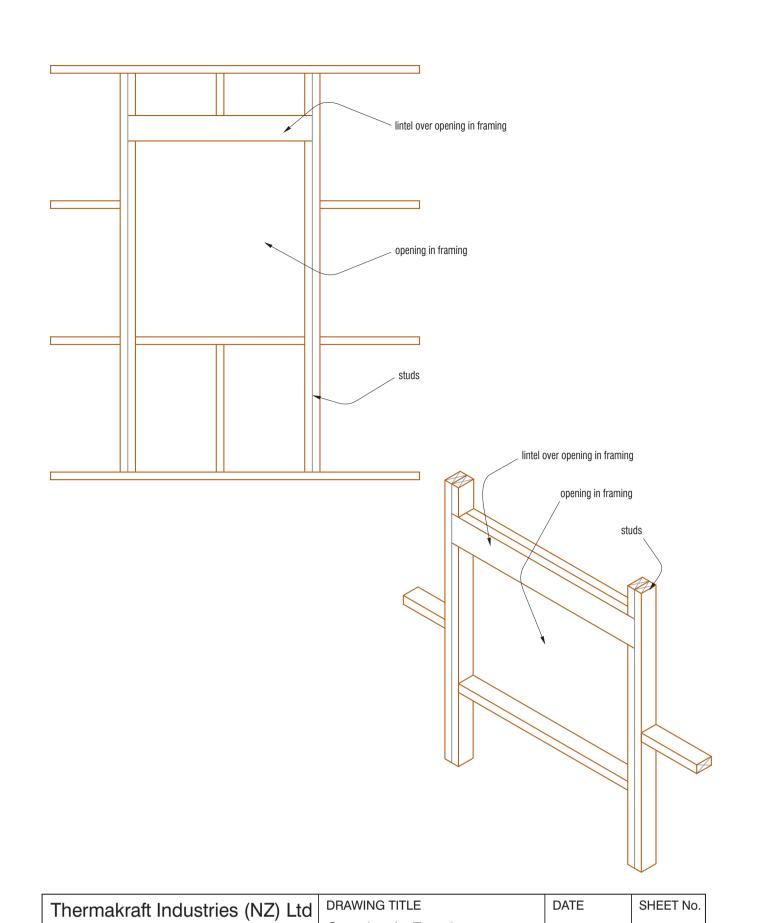
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BC\2005_Broadway Property Group_BLOCK C_BC.pln

NOTE: Drawings are ½ scale @ A3

2/7/2019 BC Block C rev n#: 1:1 @ A1

date created:

ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING



Opening in Framing

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MKN

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P.O. Box 58-112, Greenmount, Auckland

Free Phone 0800 806 595

P.O. Box 58-112, Greenmount, Auckland

Free Phone 0800 806 595

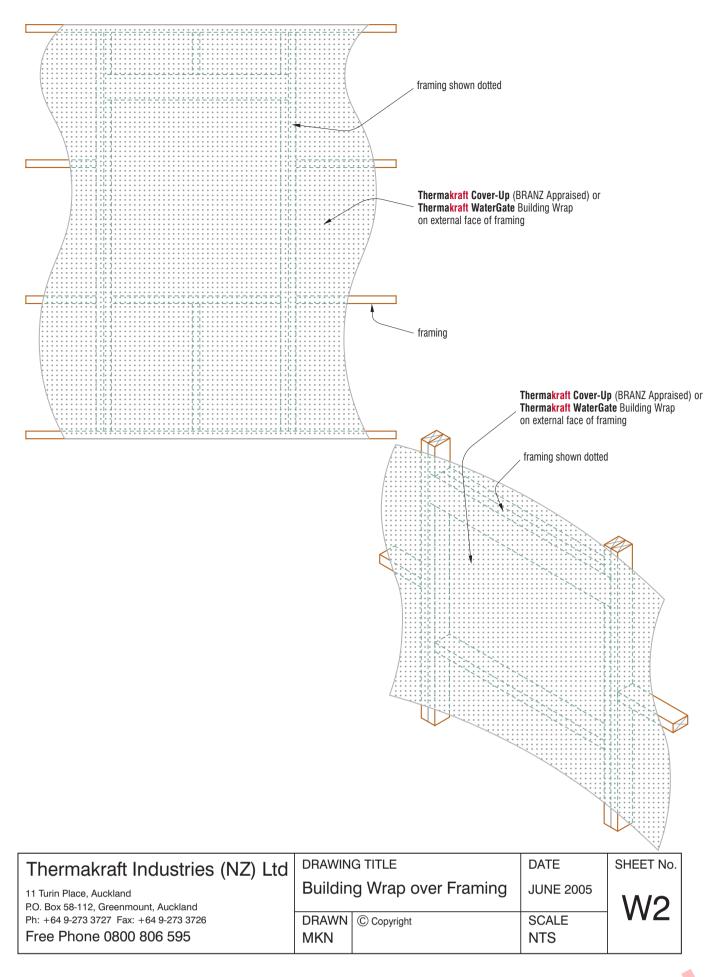
Ph: +64 9-273 3727 Fax: +64 9-273 3726

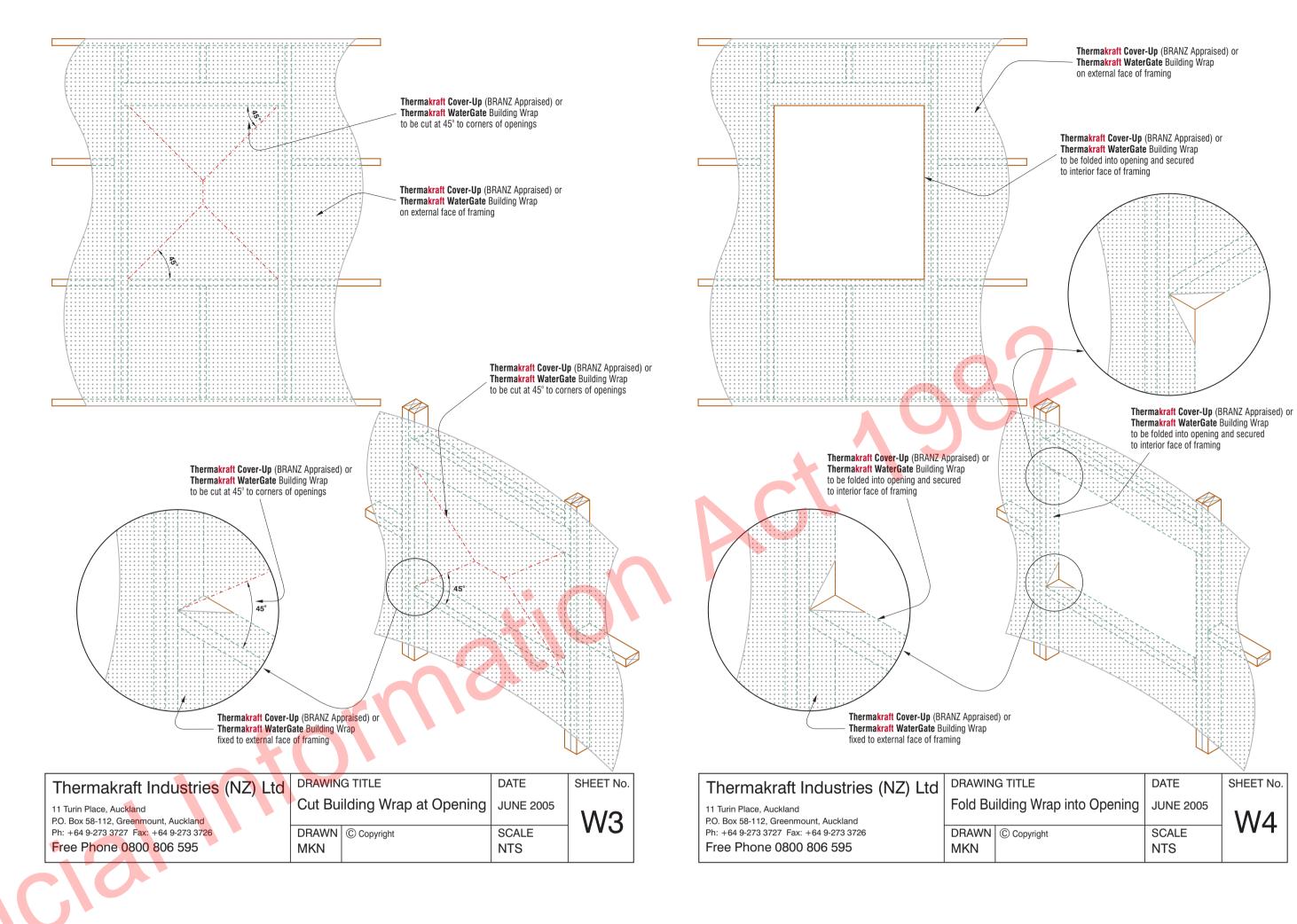
Ph: +64 9-273 3727 Fax: +64 9-273 3726

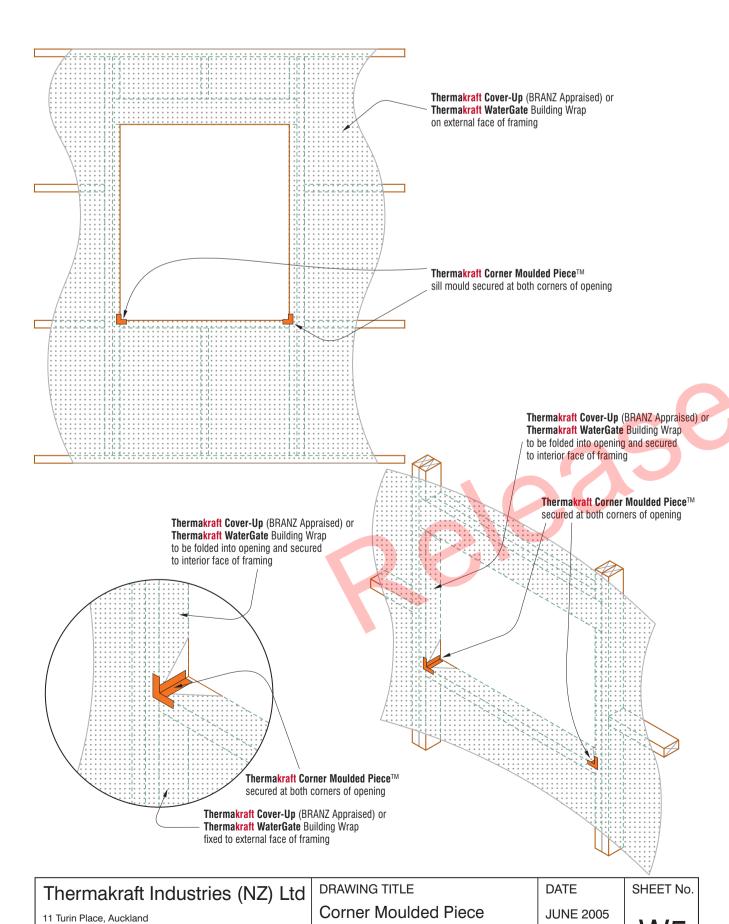
JUNE 2005

SCALE

NTS





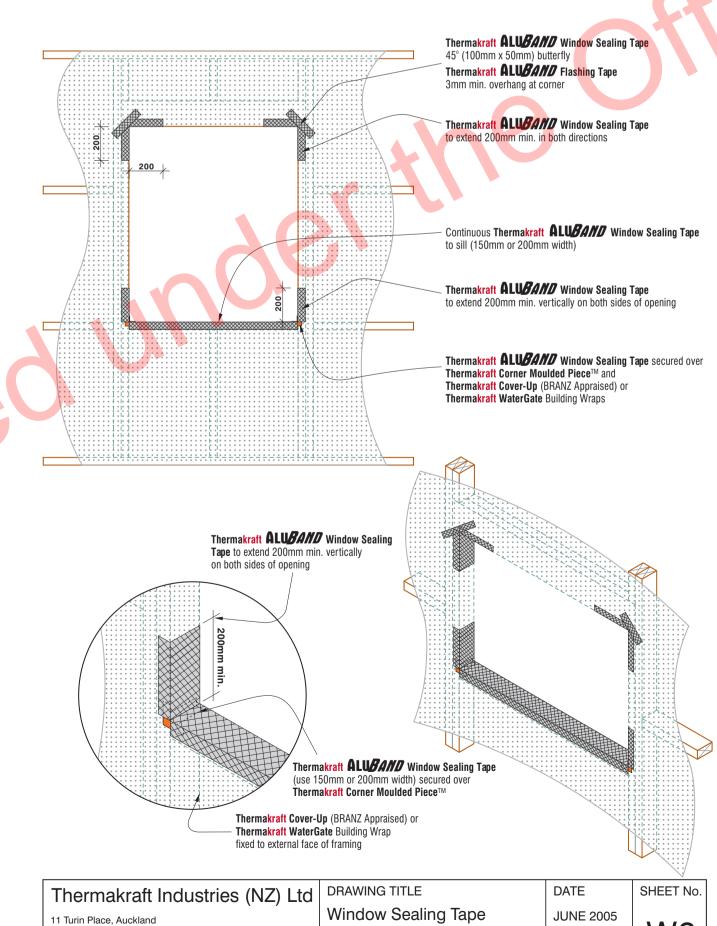


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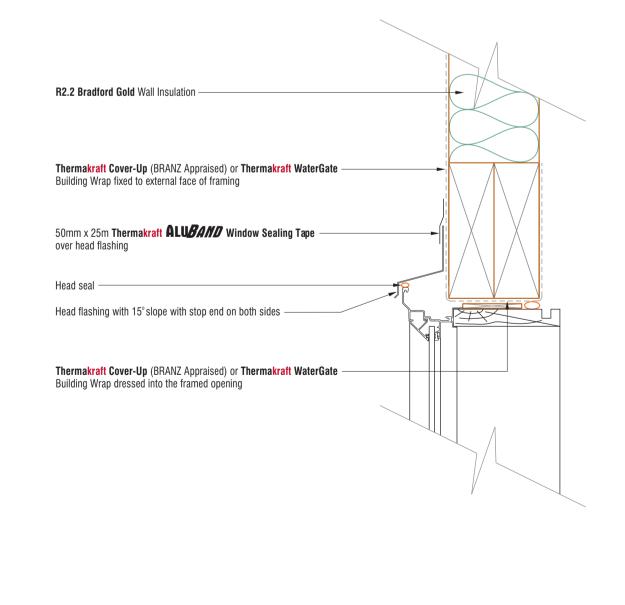
SCALE

NTS

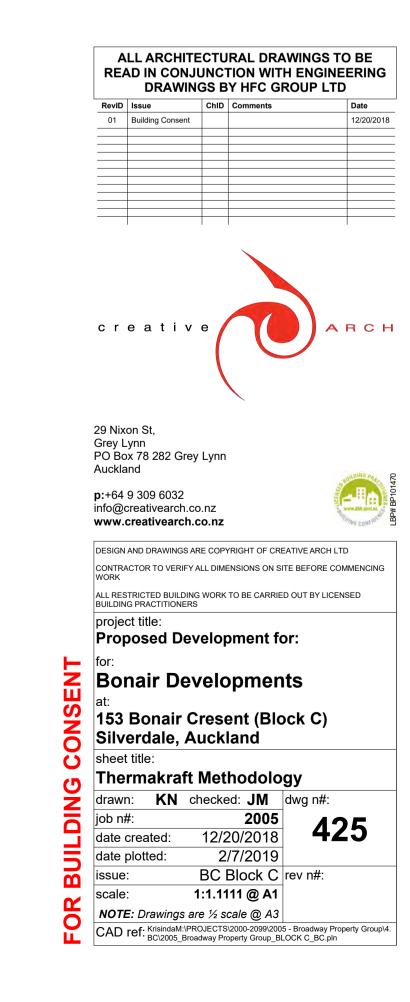
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Free Phone 0800 806 595

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Thermakraft Industries (NZ) Ltd	DRAWIN	G TITLE	DATE	SHEET No.	
11 Turin Place, Auckland P.O. Box 58-112, Greenmount, Auckland	Windo	w Sealing Tape	JUNE 2005	\\/7	
Ph: +64 9-273 3727 Fax: +64 9-273 3726 Free Phone 0800 806 595	DRAWN MKN	© Copyright	SCALE NTS	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	



SHEET No.

10/2011

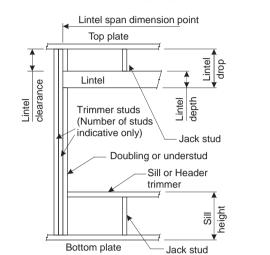
LINTEL FIXING SCHEDULE

ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12 NZS 3604:2011

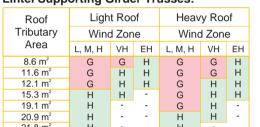
★ All fixings are designed for vertical loads only. Dead loads include the roof weight and standard ceiling

- 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.

DEFINITIONS

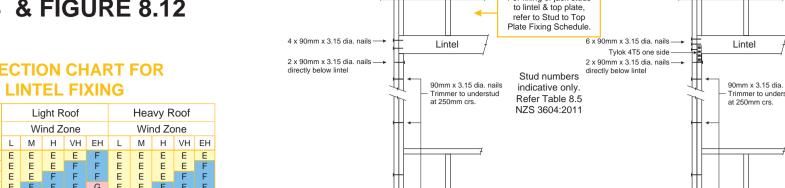


Lintel Supporting Girder Trusses:



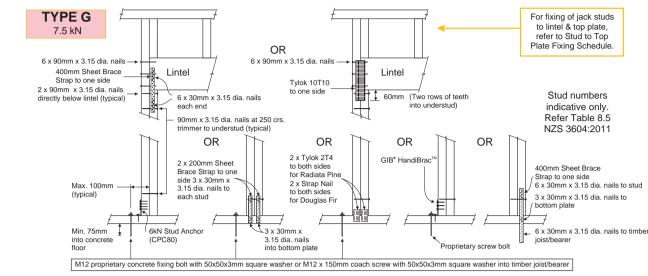
1) Roof Tributary Area = approx. 1/2 x (Total roof area on girder and rafter trusses supported by lintel) 2) Assumed girder truss is at mid-span or middle third span of lintel 3) Use similar fixings for both ends of lintel 4) All other cases require specific engineering design

SELECTION CHART FOR

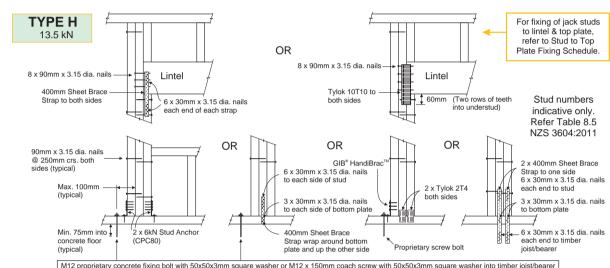


LINTEL FIXING OPTIONS

TYPE E 1.4 kN



For fixing of jack studs



STANDARD FIXING OPTIONS

FIXING DEFINITIONS

3.45kN

FIXING TYPE E

MiTek New Zealand Limited MiTek[®]

GANG-NAIL® LUMBERLOK® BOWMAC®

0.55kN

1 NAIL

FIXING TYPE B

0.8kN

2 NAILS

FIXING TYPE C 2.4kN

1 BLUE SCREW

Note: Two nails maybe preferred to prevent

batten rolling over with high roof pitches.

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2 BLUE SCREWS

2 SKEW NAILS plus 2 WIRE DOGS (for purlin on edge)

2 NAILS plus 1 CT200

1 PAIR of CPC40

Purlin / Batten

For fixing of jack studs

to lintel & top plate, refer to Stud to Top

Plate Fixing Schedule.

Stud numbers

indicative only. Refer Table 8.5

NZS 3604:2011

1UMBERLOK®

07/2011

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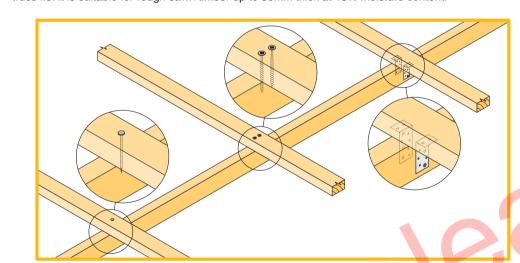
PURLIN & BATTEN FIXING CHART

ALTERNATIVE SOLUTION TO NZS 3604:2011 TABLES 10.10 & 10.12

NOTE:

MiTek

- ★ 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 OPTION (minimum fixing requirements)

ROOF WEIGHT	MAX. PURLIN SPAN		WIND ZONE				
NOOF WEIGHT	(mm) (mm)	L	М	Н	VH	EH	
HEAVY ROOF Tile Battens	900	370	А	А	Α	А	Α
LIGHT ROOF	900	370	Α	Α	В	С	С
Tile Battens	1200	370	Α	В	С	С	С
LIGHT ROOF Purlins	900	900	С	С	С	С	D
	1200	900	С	С	С	D	D
	1200	1200	С	С	D	Е	Е

As per NZS 3604:2011 H = High Wind VH = Very High Wind EH = Extra High Wind

NOTE:

Locate fixings within the shaded area. Care to

be taken to avoid over tightening of screws.

NAIL = Either 90mm x 3.15 dia. power-driven nail

BLUE SCREW = 80mm x 10 gauge LUMBERLOK

BLUE SCREW

or 100mm x 3.75 dia. hand-driven nail

WIRE DOG = LUMBERLOK WIRE DOG either LH or RH

FIXING TOLERANCES

LUMBERLOK BLUE SCREW

PURLIN / BATTEN SPLICE FIXING OPTIONS FIXING TYPE 1 nail in each A & B OVER PURLIN SPLICE Skew nail when fixing to 35mm rafter or truss FIXING TYPE 90 x 35mm block fixed C. D or E OVER to chord or rafter with PURLIN SPLICE 4 x 75mm nails

CT200 = LUMBERLOK Ceiling Tie CT200 bend over purlin, 4 x LUMBERLOK Product Nails

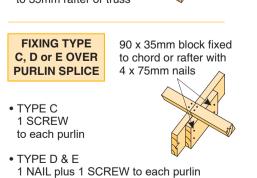
2 x Type 17-14g x 35mm Hex Head Screws

30mm x 3.15 dia. each end

CPC40 = LUMBERLOK CPC40 with

per flange

• TYPE C



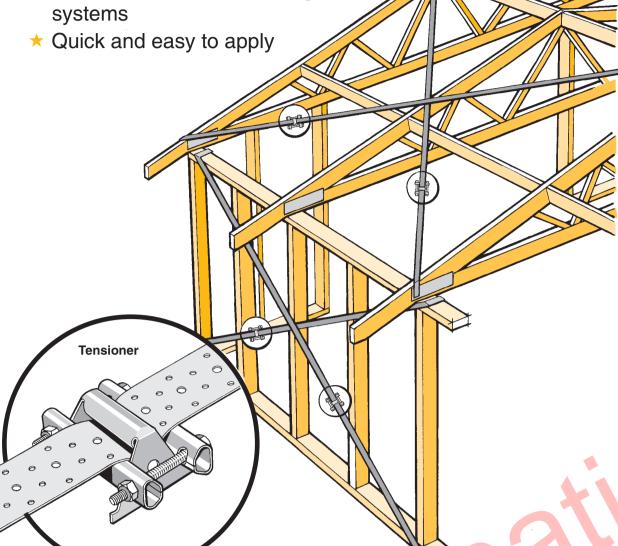
MiTek

LUMBERLOK®

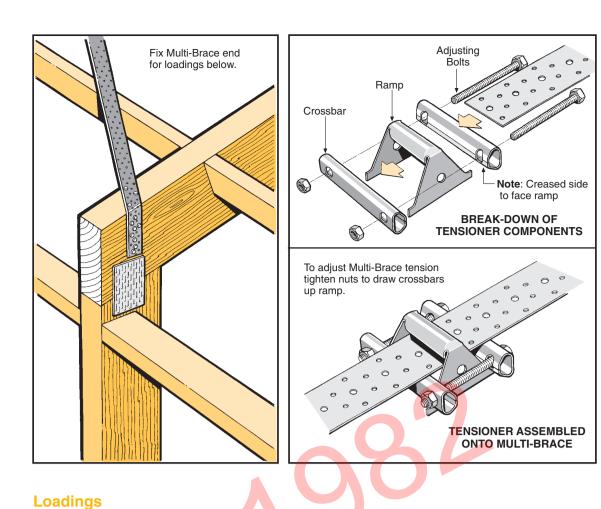
MULTI-BRACE

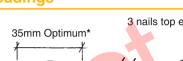
★ Commercial and Industrial Roof/Wall Bracing

★ Economically comparable to Steel Rod or Timber Bracing systems



Available from leading Builders Supply Merchants throughout New Zealand





3 nails top edge, 8 nails vertical face (not in same line) 0.91mm x 53mm G300 Z275 GALVANISED STEEL 0.9mm x 53mm STAINLESS STEEL 304-2B Multi-Brace Multi-Brace Only With Tensione 14.8 kN 14.8 kN* Characteristic

Elongation 0.2mm/m/kN including nail slip

End nail fixing -11 x LUMBERLOK Product Nails

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.

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).

MiTek

09/2011

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11/2011

USE STAINLESS STEEL

OPTION IN

EXTERIOR SITUATIONS

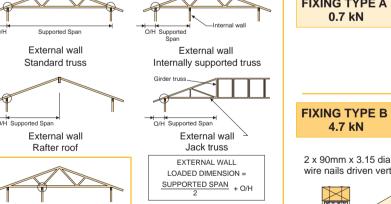
STUD TO TOP PLATE FIXING SCHEDULE

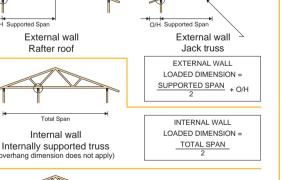
ALTERNATIVE TO TABLE 8.18 NZS 3604:2011

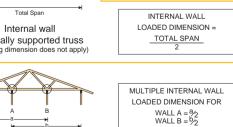
All fixings are designed to resist vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20 kPa. Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist lateral loads. These fixings assume the correct choice of ratter/truss to top plate connections have been 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.

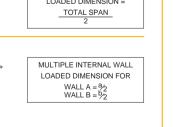
All fixings assume top plate thickness of 45mm maximum. Wall framing arrangements under girder trusses are not covered in this schedule. All timber selections are as per NZS 3604:2011.

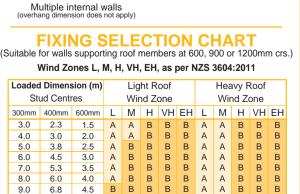
LOADED DIMENSION DEFINITION

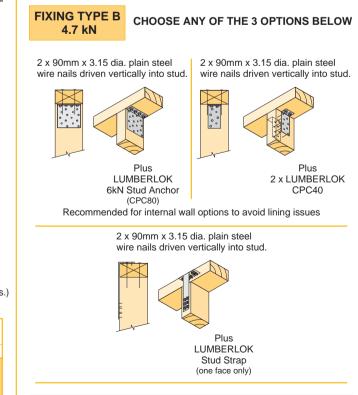












FIXING OPTIONS

2 x 90mm x 3.15 dia. plain steel

To calculate the number of B type fixings required, divide the wall length

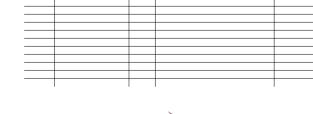
by the stud centres, add 1 to this figure and locate this number of fixings as evenly as possible along the wall length. This figure includes the start and end studs in each wall length.

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Silverdale, Auckland sheet title: Mitek Details

drawn: KN checked: JM dwg n#: 2005 date created:

12/20/2018 2/7/2019 BC Block C rev n#: 1:1.1111 @ A1 scale: NOTE: Drawings are ½ scale @ A3

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