

# Proposed Development for: Bonair Developments 153 Bonair Cresnet (Block B) Silverdale, Auckland



Role	Organisation	Issues
Client	Bonair Developments	pdf
Structural Engineer	HFC Group	
Planning Authority	Auckland Council	
Building Control	Auckland Council	
Builder	XXXXXXXXXXXX	

ID	Change Name	Last Modified	Issue List	Last Modified by	Status
1	Revised Fire Wall Detail	2/2018 09:12		Krisinda	Issued
10		2/7/2019 09:24		Krisinda	Work in progress
11		2/7/2019 09:51		Krisinda	Work in progress
2	Added easement	2/5/2019 15:04		Krisinda	Issued
3	Added RAB for Brick note	2/5/2019 15:13		Krisinda	Issued
4	Revised Risk Matrix	2/7/2019 07:39		Krisinda	Issued
5	Revised detail - added EPDM washer	2/7/2019 07:43		Krisinda	Issued
6	Clarification note added	2/7/2019 08:02		Krisinda	Issued
7	Detail added	2/7/2019 09:26		Krisinda	Issued
8	Detail revised - EPDM washer & sealant added at angle penetration	2/7/2019 09:52		Krisinda	Issued
9		2/7/2019 08:01		Krisinda	Work in progress

Issue	Sheet	Sheet Name	Rev.	Changes	Inc
001		Title	01		
002		Scope of Works & Keynotes	02	3	
003		Overall Site Plan	01		
101		Proposed Site Plan	02	2, 6	
102		Ground Floor Plan Unit B1G & B2G	01		
103		Ground Floor Plan Unit B3G & B4G	01		
104		Ground Floor Plan Unit B5G & B6G	01		
105		Ground Floor Plan Unit B7G & B8G	01		
106		First Floor Plan Unit B1F & B2F	01		
107		First Floor Plan Unit B3F & B4F	01		
108		First Floor Plan Unit B5F & B6F	01		
109		First Floor Plan Unit B7F & B8F	01		
110		Ground Floor Setout Plan Unit B1G & B2G	01		
111		Ground Floor Setout Plan Unit B3G & B4G	01		
112		Ground Floor Setout Plan Unit B5G & B6G	01		
113		Ground Floor Setout Plan Unit B7G & B8G	01		
114		First Floor Setout Plan Unit B1F & B2F	01		
115		First Floor Setout Plan Unit B3F & B4F	01		
116		First Floor Setout Plan Unit B5F & B6F	01		
117		First Floor Setout Plan Unit B7F & B8F	01		
118		Foundation & Drainage Unit B1G - B4G	01		
119		Foundation & Drainage Unit B5G - B8G	01		
120		Mid-Floor & Plumbing Units B1F - B4F	01		
121		Mid-Floor & Plumbing Units B5F - B8F	01		
122		Roof Framing Plan Unit B1F - B4F	01		
123		Roof Framing Plan Unit B5F - B8F	01		
124		Roof Plan Unit B1F - B4F	01		
125		Roof Plan Unit B5F - B8F	01		
126		Block Wall Plan	01		
127		Block Wall Elevations	01		
128		Fire Layout Plans	01		
201		North Elevations	02	4	
202		East & West Elevations	01		
203		South Elevations	02	4	
204		Door & Window Schedule	01		
301		Sections A-A & B-B	02	1	
302		Section C-C	01		
303		Sections D-D	01		
304		Sections E-E	01		
401		Cladding Base Details	01		
402		MidFloor Slab Details	01		
403		MidFloor Slab Details	01		
404		Balcony Details	01		
405		Balcony Details	01		
406		Roof Details	01		
407		Roof Details	02	7	
408		Roof Details	02	1	
409		Brick Wall Plan Details	01		
410		Brick Wall Standard Details	01		
411		EZ Panel Details	01		
412		Standard Masonry Details	01		
413		Standard Masonry Details	01		
414		Stria Details	01		
415		Stria & Metal Cladding Details	01		
416		Wing Wall Plan Details	01		
417		Wing Wall Plan Details	01		
418		Wing Wall Plan Details	01		
419		Deck Details	01		
420		Stair Details	01		
421		Spectrum Details	02	5, 8	
422		Bathroom & HW Cyclinder Details	01		
423		Thermakraft Methodology	01		
424		Mitek Details	01		
425		QA Reference Plans	01		
426		QA Reference Elevations	01		

ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS

RevID	Issue	ChID	Comments	Date
01	Building Consent			11/28/2018



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project title:

Proposed Development for:

for:  
**Bonair Developments**

at:  
**153 Bonair Cresnet (Block B)**

**Silverdale, Auckland**

sheet title:

**Title**

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

job n#:  
**2005**

date created: **11/28/2018**

date plotted: **2/7/2019**

issue: **BC Block B** rev n#:  
scale: **N/A**

**01**

NOTE: Drawings are 1/8 scale @ A3  
CAD ref: 21\Creative Arch\2005\_Broadway Property Group\_BLOCK B\_BC

BUILDING CONSENT

Notes

1 GENERAL

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

2 SITE

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

3 STRUCTURE

- 3.01.00 GENERAL NOTES
3.01.01 Engineering Drawings
3.01.08 Concrete Strength
3.01.09 Concrete Work
3.01.10 Timber Framing
3.01.11 Timber Treatment
3.01.12 Stainless Steel Fixings
3.02.00 WALLS
3.02.00a CONCRETE WALLS
3.02.01 20 Series Masonry Walls
3.02.03 20 Series Masonry Exterior Walls

- 3.02.04 Timber Strapping & Lining w/Insulation
3.02.05 Timber Strapping & Lining
3.03.00 FIRE RATED WALLS
3.03.01 Korok Intertency Interior Fire Rated Wall
3.03.02 20 Series Masonry Fire Rated Intertency Wall
3.03.03 60/60/60 Post Fire Stability Brick Cladding Wall
3.03.04 60/60/60 Post Fire Stability - Stria
3.03.05 60/60/60 Post Fire Stability EZpanel Cladding Wall - 140mm wall
3.03.07 Korok Intertency Exterior Fire Rated Wall
3.03.09 60/60/60 Post Fire Stability Fibre Cement Cladding Wall
3.03.13 60/60/60 Post Fire Stability Profiled Metal Cladding Wall
3.04.00 TIMBER WALLS
3.04.01 Internal Framed Walls - 90mm
3.04.05 External Framed Walls - 90mm
3.05.00 ROOFS
3.05.00a TRUSSES
3.05.01 Specific Design Trusses
3.06.00 PURLINS
3.06.06 90x45 SG8 H1.2 Timber Purlins
3.08.00 CEILING BATTENS
3.08.01 Soffit Battens
3.10.00 FLOORS
3.10.00a FLOOR REBATES
3.10.01 Brick 120mm rebate
3.10.02 Brick Set-down
3.10.03 Joinery 30mm Rebate
3.10.06 PURLINS
3.10.06 90x45 SG8 H1.2 Timber Purlins
3.08.00 CEILING BATTENS
3.08.01 Soffit Battens
3.10.00 FLOORS
3.10.00a FLOOR REBATES
3.10.01 Brick 120mm rebate
3.10.02 Brick Set-down
3.10.03 Joinery 30mm Rebate
3.11.00 CONCRETE FLOORS
3.11.05 Rib-Infill Floor System
3.11.06 Concrete Slab on Grade Floor

- Concrete slab on grade floor. 100 thick slab on grade with mesh on DPM on 15mm sand blinding on 150mm compacted haulfills. Refer to structural engineer's plans and specification for structural layout & reinforcing. Refer to architectural plan for recesses, dimensions and levels only.
4.05.00 CLADDING
4.05.02 Plytech 12mm Exterior Grade Ply Soffit Lining
4.12.00 VAISED TIMBER BALCONY DECKING
4.12.01 Vitex 140x19 Raised Timber Decking
3.14.00 STAIRS
3.14.01 Precast Stair

4 ENCLOSURE

- 4.01.00 ROOFING
4.01.00a ROOF CLADDING
4.01.02 0.55BMT Colorsteel Endura Steel&Tube Plumdeck (Roofing)
4.02.00 SPOUTING/DOWNPIPES
4.02.05 Steel&Tube Square Plumline Gutter
4.02.37 Steel&Tube 80 dia Colorsteel Endura downpipes
4.02.39 Timber Pre-primed Fascia 250mm
4.03.00 FLASHINGS
4.03.01 FLASHINGS General
4.03.02 PVC Kickout flashing
4.03.03 0.55BMT Colorsteel Endura Over Flashing
4.03.04 0.55BMT Colorsteel Endura Back Flashing
4.03.05 0.55BMT Colorsteel Endura Custom Flashings
4.03.06 0.55BMT Colorsteel Endura Eave Flashing
4.03.08 0.55BMT Colorsteel Endura Barge Flashing
4.03.09 0.55BMT Colorsteel Endura Apron Flashing
4.04.00 TANKING/MEMBRANES
4.04.01 Ardex Shelterseal 3000X Tanking
4.04.02 Thermakraft Thermathene 300 DPM
4.04.03 Thermakraft Supercourse 500 DPC
4.04.04 Ardex WPM 189 2 layer Torch-on Membrane
4.04.07 ARDEX WPM Underlie Waterproofing
4.04.08 Sikalastic 152
4.04.09 Cemix Seal to blockwork
4.04.20 Thermakraft Covertek 407 Roof Underlay
4.04.26 3M Flashing Tape

- Approved 3M 8067 All weather flashing tape as per manufacturer's specifications and details.
4.08.00 SEALANTS
4.08.01 Sealants, Mastics and Fillers
4.08.02 PEF & Sealant
4.08.03 Firethorn Rainbar 60-25 Cavity Fire Stop
4.08.05 Fire rated sealant
4.08.06 Firethorn Rainbar 60-50 Cavity Fire Stop
5.01.00 WALL LINING
5.01.01 10mm Gib Board Lining
5.01.04 10mm Gib Aqualine Lining
5.01.05 13mm Gib Gyfrelino
5.02.00 CEILING LINING
5.02.01 13mm Gib Ceiling Lining
5.02.10 13mm Gib Aqualine Ceiling Lining
5.04.00 STAIRS
5.04.01 Handrail to Stairs
5.05.00 MISC
5.05.01 Timber Skirting
5.05.02 Interior Door Timber Reveals

6 FINISH

- 6.01.00 FLOOR FINISH
6.01.02 Carpet on Underlay
6.01.04 Floor Tiles
6.02.00 WALL FINISH
6.02.01 Wall Tiles
6.02.02 Water supply
6.02.03 New Water Connection
6.02.04 100mm uPVC Stormwater Line
6.07.00 INSULATION
6.07.01 R2.2 Wall Insulation
6.07.02 R3.2 Ceiling Insulation
6.07.03 R1.3 Wall Insulation (Strapping)
6.07.04 R2.5 Midfloor Insulation
6.07.03.00 ELECTRICAL

- manufacturer's specifications and instructions.
4.08.01 Sealants, Mastics and Fillers
4.08.02 PEF & Sealant
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4.08.05 Fire rated sealant
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5.04.00 STAIRS
5.04.01 Handrail to Stairs
5.05.00 MISC
5.05.01 Timber Skirting
5.05.02 Interior Door Timber Reveals

7 SERVICES

- 7.01.00 GENERAL
7.01.01 General Drainage and Services Notes
7.02.00 LIQUID SUPPLY/DISPOSAL
7.02.01 Storm Water and Waste Water Requirements
7.02.02 Water supply
7.02.03 New Water Connection
7.02.04 100mm uPVC Stormwater Line
7.02.05 100mm uPVC Sewer Line
7.02.20 HWC
7.02.42 Acrylic Showers
7.03.00 ELECTRICAL

- 7.03.01 New Power Connection
7.04.00 HEATING/COOLING
7.04.01 Heatpump
7.05.00 VENTILATION/AIRCONDITIONING
7.05.01 Extract Fan
7.06.00 SECURITY/ALARM
7.06.01 Smoke Detectors
7.07.00 COMMUNICATIONS/NETWORK
7.07.02 New Phone Connection

8 EXTERIOR

- 8.01.00 LANDSCAPE PLANTING
8.01.02 Landscape Finishing
8.02.00 PAVEMENT/DRIVEWAY/ACCESS
8.02.01 New Concrete Paving
8.02.03 Selected Concrete Pavers
8.03.00 LANDSCAPE STRUCTURES
8.03.01 Cortex Timber Retaining Walls
8.03.02 200 Series Masonry Retaining Walls
8.04.00 MISC
8.04.01 Letterbox
8.04.07 Bin Enclosure

TIMBER GRADE/TREATMENT:
DECK FOUNDATION & FRAMING
EXTERIOR WALL FRAMING
ROOF FRAMING
LAMINATED VENEER LUMBER (LVL)
INTERIOR FRAMING
EXTERIOR FINISHING TIMBERS
INTERIOR FINISHING TIMBERS
POWER / TELEPHONE / WATER SERVICES / GAS:
ALL drainage shall be in accordance with the local council. The contractor shall liaise with and co-operate with all Network Utility Operators.
ALL plumbing and drainage in accordance with AS/NZS 3500.2 or G13/AS1 plumbing and drainage code.
Note: Check and verify all dimensions on site before commencing work. The contractor shall locate all existing services at the proposed connection points prior to commencing work. The connections shall be 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.
Ensure all stormwater and sewer piping under driveways has a depth of cover of 375mm and that the bedding and fill material complies with E1/AS1 figure 13(b)
ALL WORK TO BE CARRY OUT IN ACCORDANCE WITH THE NEW ZEALAND BUILDING CODE

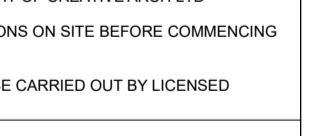
ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS BY HFC GROUP LTD

Table with columns: Rev'd, Issue, CID, Comments, Date. Contains revision history for the drawings.

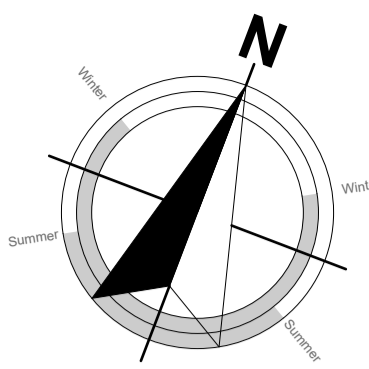
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project title: Proposed Development for:
for: Bonair Developments
at: 153 Bonair Crescent (Block B) Silverdale, Auckland
sheet title: Scope of Works & Keynotes
drawn: KN checked: JM dwg no: 002
job no: 2005
date created: 2/7/2019
date plotted: 2/7/2019
issue: BC Block B rev no:
scale: 1:1 @ A3
NOTE: Drawings are 1/4 scale @ A3
K:\nsd\BIM Server\ CAL-BIM - BIM\BIM\Basic for ARCH\CAD 21\Creative Arch\2005\_Broadway Property Group\_BLOCK B\_BC

BUILDING CONSENT



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



**SITE DESCRIPTION:**  
 153 Bonair Crescent (Block B)  
 Silverdale  
 Auckland

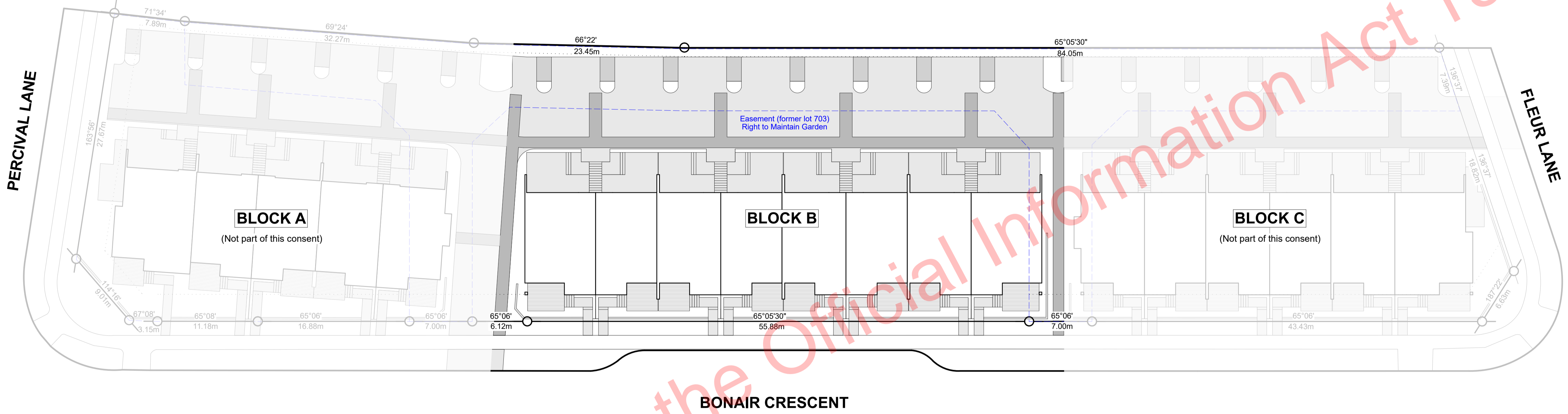
LOTS: 1  
 DP: 525711  
 CT: 846464  
 AREA: 4787m<sup>2</sup>

ZONE: Millwater South Precinct - Single House Zone

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



Site Location Plan



Released under the Official Information Act 1982

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

RevID	Issue	CHD	Comments	Date
01	Building Consent			11/28/2018



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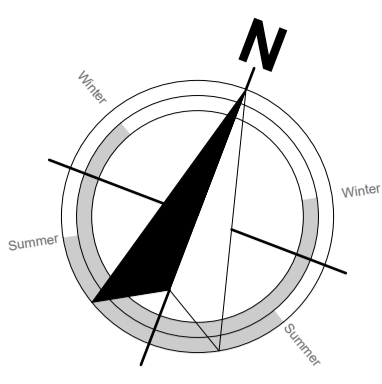
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project title:  
**Proposed Development for:**  
 for:  
**Bonair Developments**  
 at:  
**153 Bonair Crescent (Block B)**  
**Silverdale, Auckland**

sheet title:  
**Overall Site Plan**

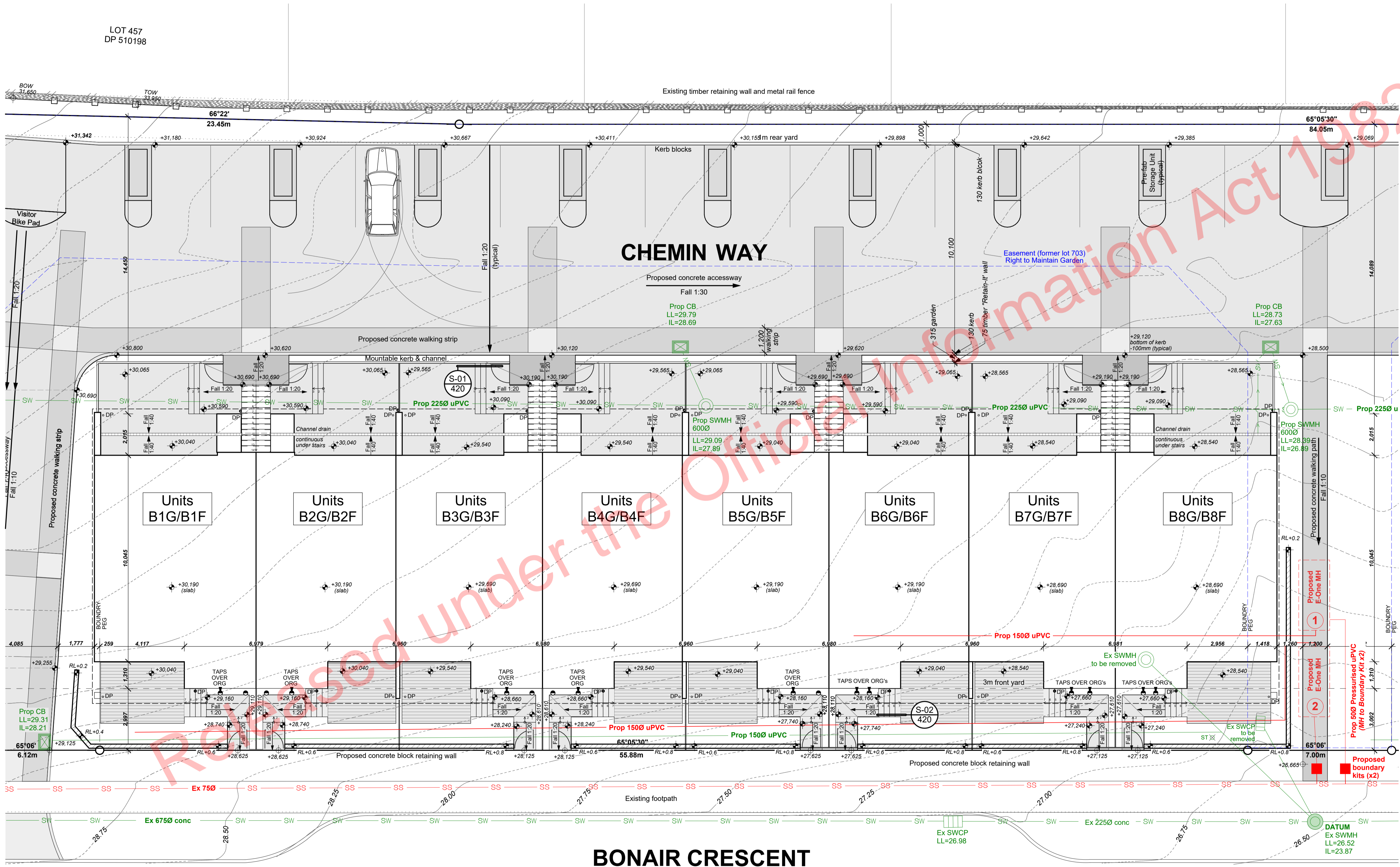
drawn: **KN** checked: **JM** dwg n#:  
 job n#: **2005**  
 date created: **11/28/2018** **003**  
 date plotted: **2/7/2019**  
 issue: **BC Block B** rev n#:  
 scale: **66.6667, 1:250, 1:1 @ A1** **01**  
 NOTE: Drawings are 1/2 scale @ A3  
 CAD ref: 21\Creative Arch\2005\_Broadway Property Group\_BLOCK B\_BC

BUILDING CONSENT



<b>SITE DESCRIPTION:</b> 153 Bonair Crescent (Block B) Silverdale Auckland LOTS: 1 DP: 525711 CT: 846464 AREA: 4787m <sup>2</sup> ZONE: Millwater South Precinct - Single House Zone Wind Zone: H EQ Zone: 1 Exposure Zone: C	<b>BUILDING COVERAGE:</b> Maximum Building Coverage = 40% Site Area = 4787m <sup>2</sup> , therefore 40% = 1915m <sup>2</sup> Proposed Building Coverage Block A.....497m <sup>2</sup> Block B.....786m <sup>2</sup> Block C.....592m <sup>2</sup> Storage Units.....700m <sup>2</sup> (includes balconies over 1m above ground) <b>TOTAL BUILDING COVERAGE:</b> 1945m <sup>2</sup> (41%) ( INFRINGES BY 30m <sup>2</sup> )	<b>IMPERMEABLE SURFACE:</b> Maximum Impermeable Surface Coverage = 60% Site Area = 4787m <sup>2</sup> , therefore 60% = 2872m <sup>2</sup> Proposed Roof Coverage.....1980m <sup>2</sup> Proposed Drive & Footpath.....1592m <sup>2</sup> (not covered by roof) Proposed Patios & Stairs.....384m <sup>2</sup> (not covered by roof) (excludes slatted decks less than 1m above ground) <b>TOTAL IMPERMEABLE SURFACE:</b> 3956m <sup>2</sup> (83%) (INFRINGES BY 1084m <sup>2</sup> )	<b>PERMEABLE SURFACE:</b> Minimum Permeable Surface Coverage = 50% Site Area = 4787m <sup>2</sup> , therefore 40% = 1915m <sup>2</sup> Proposed Permeable Surfaces.....831m <sup>2</sup> (includes slatted decks less than 1m above ground) <b>TOTAL PERMEABLE SURFACE:</b> 831m <sup>2</sup> (17%) (INFRINGES BY 1084m <sup>2</sup> )	<b>LANDSCAPING REQUIREMENTS:</b> Front Yard Landscaping Requirements = 50% Front yard = 650m <sup>2</sup> , therefore 40% = 260m <sup>2</sup> Proposed Front Yard Landscaping.....352m <sup>2</sup> <b>TOTAL FRONT YARD LANDSCAPING:</b> 352m <sup>2</sup> (54%) ( COMPLIES)	<b>EARTH WORKS:</b> Calculation per civil engineer, refer to: Crang Civil Consulting Engineers Project No: 1233 Drawing No.: C210 Dated: May 2018	<b>PRIVATE OPEN SPACE:</b> Private Open Space required: 20m <sup>2</sup> for ground floor units, therefore 19 units x 20m <sup>2</sup> = 380m <sup>2</sup> , <b>and</b> 8m <sup>2</sup> for first floor units, therefore 19 units x 8m <sup>2</sup> = 152m <sup>2</sup> POS Achieved Ground Floor: 19 units x 23.21m <sup>2</sup> = 441m <sup>2</sup> POS Achieved First Floor: 19 units x 11.86m <sup>2</sup> = 225m <sup>2</sup> ( COMPLIES)
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LOT 457  
DP 510198



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

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

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

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

**IMPORTANT NOTES:**  
REFER TO APPROVED RESOURCE CONSENT LUC0322632 FOR SPECIFIC CONDITIONS RELATING TO THE PROPOSED NEW HOUSE/ADDITIONS  
ENSURE THESE CONDITIONS ARE READ BEFORE THE COMMENCEMENT OF THE BUILDING WORK, TO ENSURE THAT THESE CONDITIONS ARE COMPLIED WITH.  
REFER TO GEOTECHNICAL REPORT

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

RevID	Issue	CHD	Comments	Date
01	Building Consent	SS-1	Added easement	11/28/2018
02	RF1.1	SS-2	Clarification note added	2/7/2019

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project title:  
**Proposed Development for:**  
**Bonair Developments**  
at:  
**153 Bonair Crescent (Block B)**  
Silverdale, Auckland

sheet title:  
**Proposed Site Plan**

drawn: **KN** checked: **JM** dwg n#: **101**

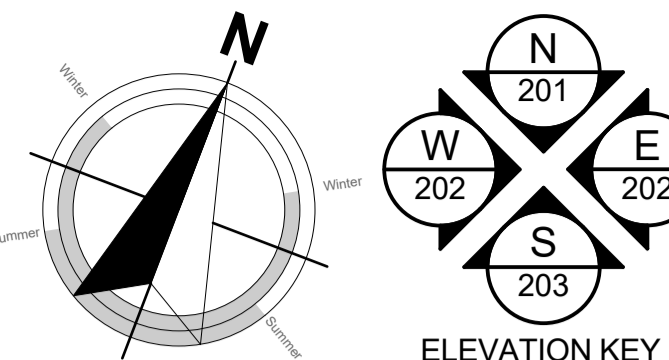
job n#: **2005**  
date created: **2/7/2019**  
date plotted: **2/7/2019**

issue: **BC Block B** rev n#: **02**  
scale: **1:100, 1:1, 1:50 @ A1**

**NOTE:** Drawings are 1/2 scale @ A3  
CAD ref: 21/Creative Arch/2005\_Broadway Property Group\_BLOCK B\_BC

<b>Units connected to E-One MH 1</b>	<b>Units connected to E-One MH 2</b>
B6G B6F	B1G B1F
B7G B7F	B2G B2F
B8G B8F	B3G B3F
	B4G B4F
	B5G B5F

**BUILDING CONSENT**

**FLOOR AREAS:**

<b>Unit B1G:</b> Floor: 88.1m <sup>2</sup> Deck: 12.4m <sup>2</sup> Courtyard: 27.2m <sup>2</sup>	<b>Unit B2G:</b> Floor: 78.5m <sup>2</sup> Deck: 9.8m <sup>2</sup> Courtyard: 23.8m <sup>2</sup>
--	---

**SURFACE FINISHES:**

**FLOORS:** Refer to notes on floor plan.

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

10mm Gib Aqualine to bathrooms/ensuites including shower areas.

-Refer to notes on floor plan.

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

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

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

**ARCHITRAVES:** 60x10 radiata pine skirting throughout (except bathroom).

Tile skirting to bathroom.

Rebated jambs to doors & external joinery

**NZBC - H1 COMPLIANCE:**

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

**Minimum Insulation R-Values for the proposed construction.**

<b>Floor Insulation to be used:</b> Underslab perimeter insulation (50mm thick)	R1.3
<b>Wall Insulation to be used:</b> Timber framing (90mm) Timber framing (140mm)	R2.2 R2.2
<b>Ceiling Insulation to be used:</b> GIB Rondo system or similar	R3.6
<b>Glazing (Vertical):</b> Aluminium joinery with IGU	R0.26
<b>Glazing (Horizontal):</b> Aluminium skylights with IGU	R0.26

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

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

**Plan Notes:**

TIMBER FRAMING, LINTELS, TRUSSES as per NZS:3604.2011 and SGB unless stated otherwise.

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

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

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

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

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

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

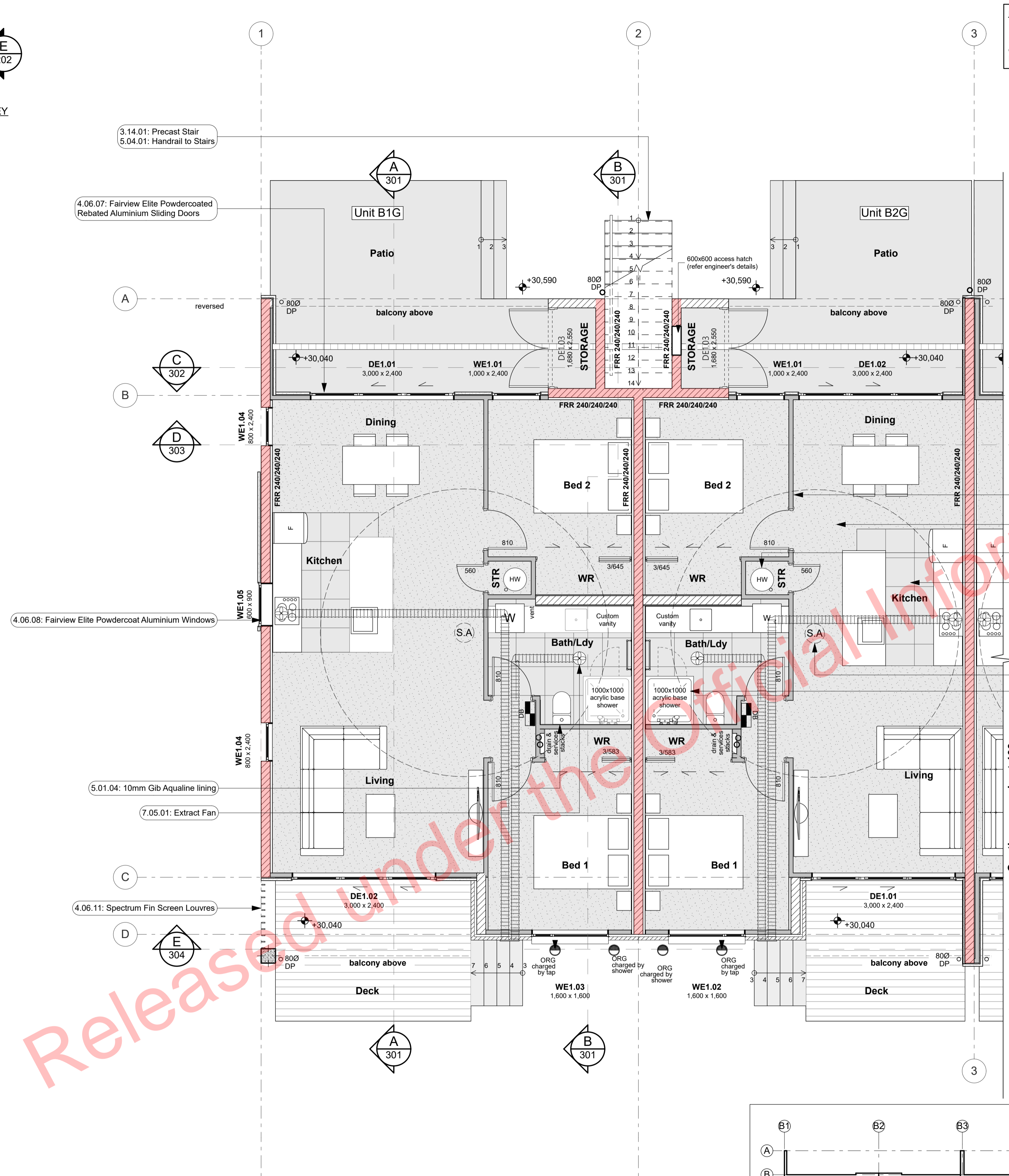
-Read in conjunction with Setout Plan.  
-Refer to Roof Framing Plan for roof structure requirements.

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**



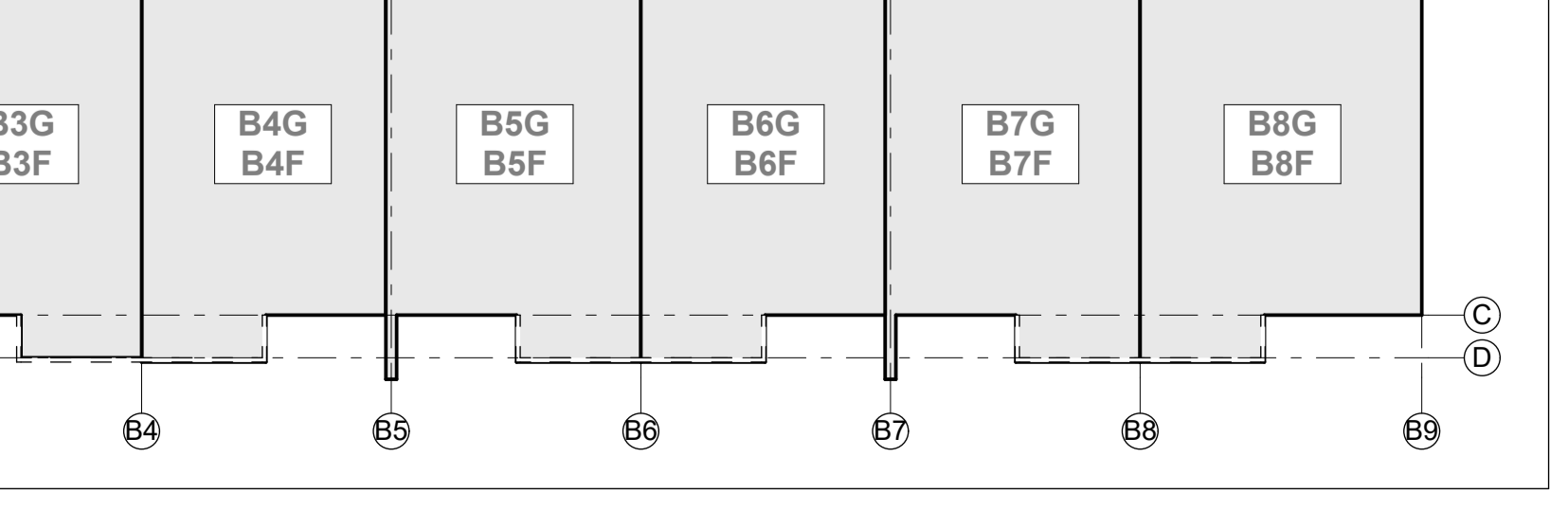
**IMPORTANT:**  
Extract fan duct runs are indicative only. Extract fan system including fan specification, duct type/diameter and run to be design build by HVAC Contractor.

**PRECAST CONCRETE STAIRS (North Entry to First Floor Units)**

**LENGTH:** 13 treads x 265mm each = 3,445mm overall length

**GOING:** 13 treads @ 265mm each + 20mm nosing = 3,655mm

**RISERS/HEIGHT:** 13 risers @ 175mm each = 2,275mm overall height



- Notes**
- STRUCTURE**
    - 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
    - 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 Intermasonry**  
Masonry block wall to be strapped with 50x50mm H1.2 battens on dpc at 600c/s installed between with 10mm Gib board lining. NOTE: Substitute with 10mm Gib Aqualine in wet areas
    - Timber Strapping & Lining Intermasonry**  
Masonry block wall to be strapped with 20x50mm H1.2 battens on dpc at 600c/s installed between with 10mm Gib board lining. NOTE: Substitute with 10mm Gib Aqualine in wet areas
    - 20 Series Masonry Fire Rated Intermasonry Wall**  
FRR240/240/240 - 190mm thick Fire Rated Intermasonry Wall. Installed per 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.
    - Internal Framed Walls - 90mm**  
Generally construct with 90x45 SGB KD H1.2 framing with studs @ 600c/s and nogs @ 800c/s to NZS3604.2011 unless noted otherwise. Ensure all insulation within framing where applicable, is secured into place with DanBand straps in accordance with the requirements of E2/AS1. Nog for all fittings, fixtures, linings, bracing panels and trims. DPC (malthead) between bottom plate and conc. slab and fixed with M12 bolts @ 900c/s. Refer to the Structural Layouts for the bracing requirements. 5mm RAB to exterior face of walls.
    - External Framed Walls - 90mm**  
Generally construct with 90x45 SGB KD H1.2 framing with studs on Hi and Dri packers at c/s as per setout plans and nogs @ 800c/s to NZS3604.2011 unless noted otherwise. Ensure all insulation within framing where applicable, is secured into place with DanBand straps in accordance with the requirements of E2/AS1. Nog for all fittings, fixtures, linings, bracing panels and trims. DPC (malthead) between bottom plate and conc. slab and fixed with M12 bolts @ 900c/s. Refer to the Structural Layouts for the bracing requirements. 5mm RAB to exterior face of walls.
    - Precast Stair**  
Precast concrete stairs to comply with the requirements of D1/AS1 for Private Stair. Min Tread 280mm, max riser 190mm. All stairs to have 500ia handrail set 900mm above the pitch line of the stairs. Refer to Structural Engineers drawings for precast details.
  - ENCLOSURE**
    - Specialized Plaster System**  
Specialized plaster System over 20 series masonry blockwork. Flat 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.
    - Midland NZ Brick Veneer**  
Midland NZ 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 motor, colour to match brick. The 2 storey brick cladding system used on this building must be completed to Design Note TB1 refer to Midland Brick for Design Note TB1. Install sticity as per manufacturer's specifications and details.
    - Specialized System EZ Panel Lightweight Cladding**  
Specialized System EZ Panel 50mm autoclaved lightweight concrete. Facade System over 50x20mm High Density EPS vertical cavity battens at 600c/s max. Flat textured finish by Specialized Systems. Min 2 coats of paint. Colour TBD. All installation in accordance with manufacturers specifications. System only for timber framed wing walls.
    - Specialized System EZ Panel Lightweight Cladding (40mm cavity)**  
Specialized System EZ Panel 50mm autoclaved lightweight concrete. Facade System over 40mm High Density EPS vertical cavity battens at 600c/s max. Flat textured finish by Specialized Systems. Min 2 coats of paint. Colour TBD. All installation in accordance with manufacturers specifications. System only for timber framed wing walls.
  - SERVICES**
    - HWC**  
Rheem 177litre 1720x488 HWC. Install strictly as per manufacturer's specifications and details & NZ Seismic requirements
    - Acrylic Showers**  
Acrylic based showers. Ensure waterproof membrane and components are installed strictly as per manufacturer's specifications and details. Confirm size of base on site and timber pack surrounding walls as required to fit standard sized base. Confirm all dimensions on site.
    - Extract Fan**  
Provide fan/ducting extraction fans to all bathrooms, ensuites and internal WCs. Fans to be switched on when light is activated. Where extract fan is located above a shower or bath, ensure extract fan is shower rated. Extract fan duct runs indicative only. Extract Fan system including Fan specification, pipe type and diameter and run to be design build by HVAC contractor.
    - Smoke Detectors**  
Provide domestic smoke alarms as required to F7/AS1 C1.1.1 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.
  - FINISH**
    - Carpet on Underlay**  
Selected carpet over underlay, installed as per manufacturer's specification. Selection TBC by client.
    - Floor Tiles**  
Selected ceramic floor tiles on waterproof membrane on Jacobsens Regupol 4515-S acoustic underlay. Install sticity as per manufacturer's specifications and details.

**GROUND FLOOR PLAN LEGEND:**

	90x45 internal framed wall (3.04.01)
	90x45 framed wall w/aerated concrete panel cladding (3.04.05, 4.05.28)
	90x45 framed wall w/brick veneer cladding (3.04.05, 4.05.08)
	190 concrete block internal intertenancy wall (3.03.02)
	190 concrete block internal wall (3.02.01, 3.02.05)
	190 concrete block wall w/rendered exterior finish (3.02.03)
	190 concrete block wall, strapped & lined w/rendered exterior finish (3.02.01, 3.02.04, 4.05.07)
	190 concrete block wall, strapped & lined w/brick veneer cladding (3.02.01, 3.02.04, 4.05.08)
	190 concrete block wall, strapped & lined w/aerated concrete panel cladding (3.02.01, 3.02.04, 4.05.09)
	Finish Floor Level Marker
	Smoke Alarms
	Extract fan to above or wall outlet
	Distribution Board
	600 x 600 ceiling hatch. Confirm location on site with roof framing and electrical
	Carpet
	Tile
	Concrete
	Floating Timber Deck
	Fire-rated assemblies

**PLANS TO BE READ IN CONJUNCTION WITH THE FOLLOWING:**

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

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

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

Rev'd	Issue	Ch'd	Comments	Date
01	Building Consent			11/28/2018

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LPB EP 01/19

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

project title:  
**Proposed Development for:**  
**Bonair Developments**  
at:  
**153 Bonair Crescent (Block B) Silverdale, Auckland**

sheet title:  
**Ground Floor Plan Unit B1G & B2G**

drawn: **KN** checked: **JM** dwg no: **102**

job no: **2005**  
date created: **11/28/2018**  
date plotted: **2/7/2019**

issue: **BC Block B** rev no: **01**

scale: **1:50, 1:200, 1:1 @ A1**

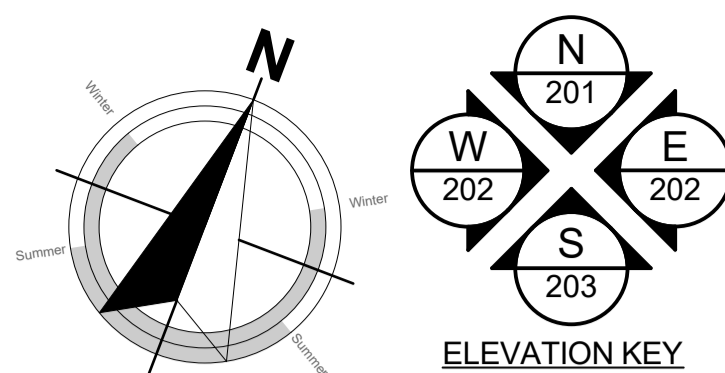
NOTE: Drawings are 1/2 scale @ A3

CAD ref: 21/CreativeArch/2005\_Broadway Property Group\_BLOCK B\_BC

Released under the Official Information Act

BUILDING CONSENT





**FLOOR AREAS:**

**Unit B5G:** Floor: 78.5m², Deck: 9.8m², Courtyard: 23.8m²

**Unit B6G:** Floor: 78.5m², Deck: 9.8m², Courtyard: 23.8m²

**SURFACE FINISHES:**

**FLOORS:** Refer to notes on floor plan.

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

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

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

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

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

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

**NZBC - H1 COMPLIANCE:**

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

**Minimum Insulation R-Values for the proposed construction.**

**Floor Insulation to be used:** Underslab perimeter insulation (50mm thick) R1.3

**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):** Aluminium joinery with IGU R0.26

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

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

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

**Plan Notes:** TIMBER FRAMING, LINTELS, TRUSSES as per NZS:3604.2011 and 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 operable. Mechanical ventilation shall be provided to the bathrooms and laundries.

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

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

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

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

**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**

3.14.01: Precast Stair  
5.04.01: Handrail to Stairs

4.06.07: Fairview Elite Powdercoated Rebated Aluminium Sliding Doors

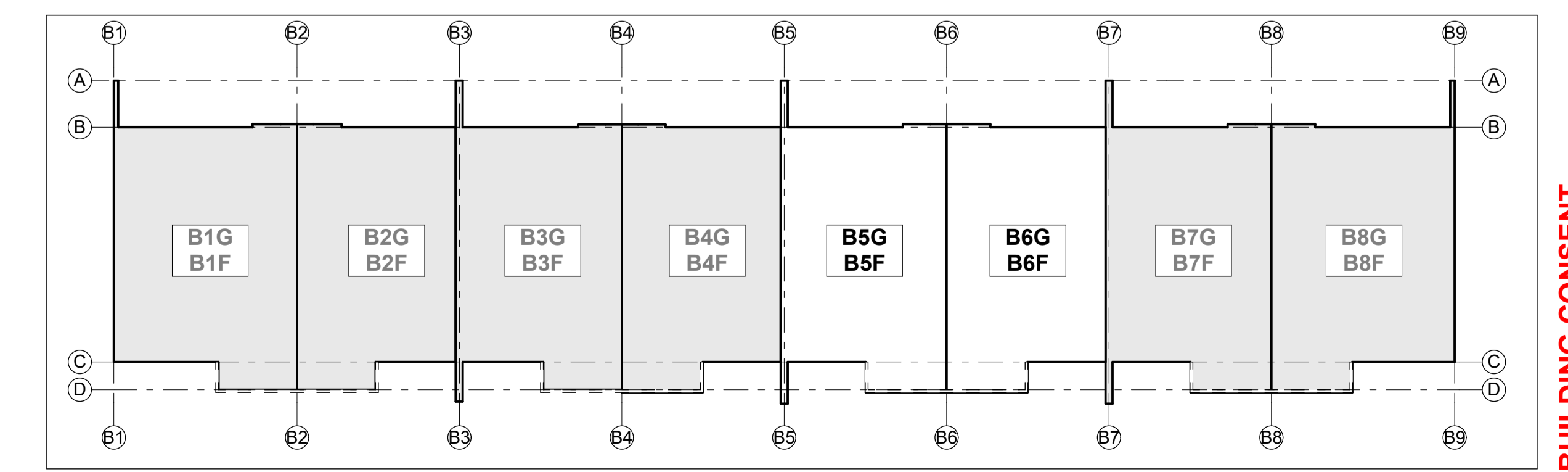
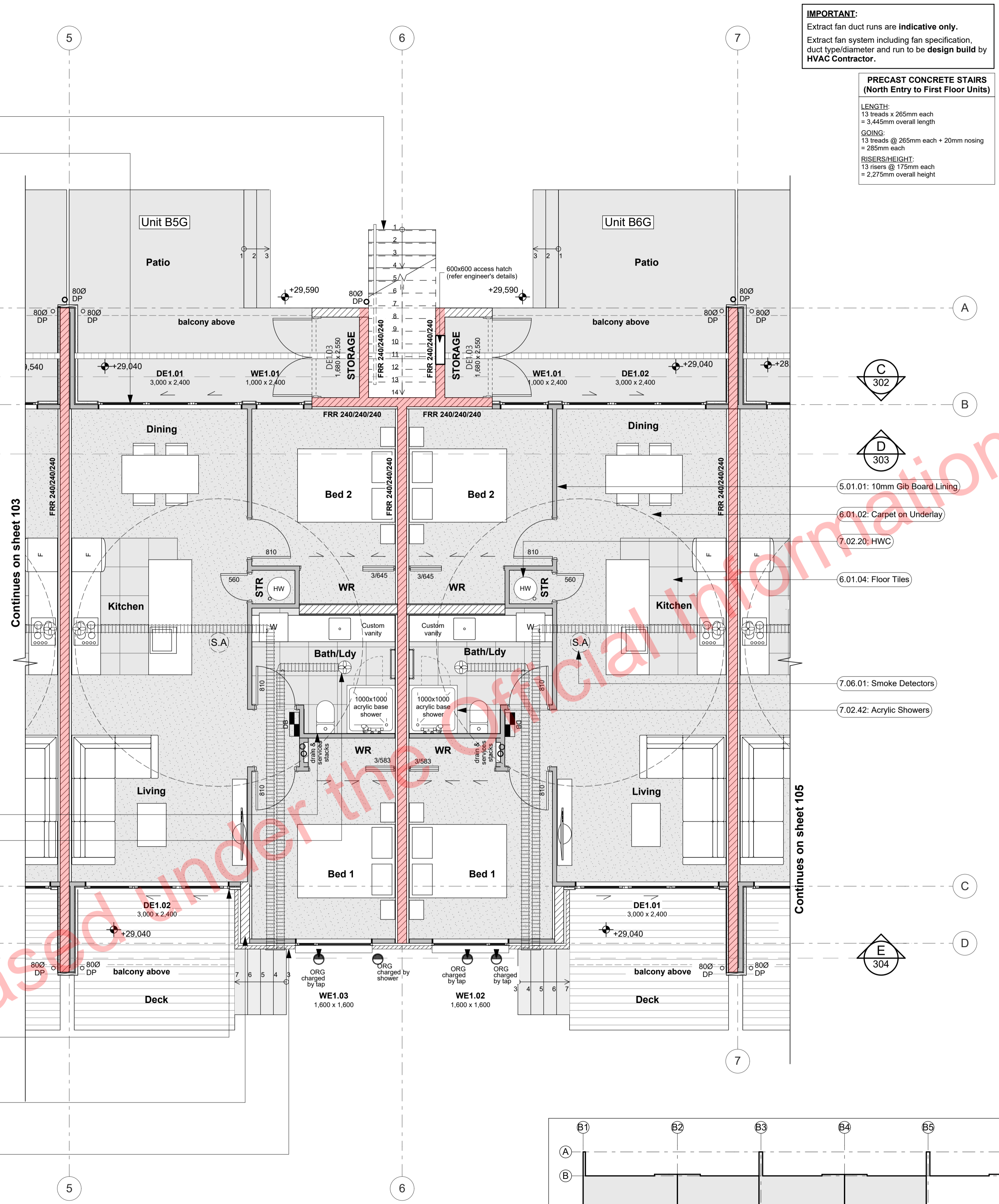
5.01.04: 10mm Gib Aqualine lining  
F-07  
4.01

7.05.01: Extract Fan

3.04.05: External Framed Walls - 90mm  
4.05.09: Specialized System EZ Panel Lightweight Cladding  
5.01.01: 10mm Gib Board Lining

3.02.03: 20 Series Masonry Exterior Walls  
3.02.04: Timber Strapping & Lining w/Insulation  
4.05.08: Midland NZ Brick Veneer  
4.07.03: R1.3 Wall Insulation (Strapping)

3.04.05: External Framed Walls - 90mm  
4.05.08: Midland NZ Brick Veneer  
5.01.01: 10mm Gib Board Lining



- 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.
- PRECAST CONCRETE STAIRS (North Entry to First Floor Units)**
- LENGTH:  
13 treads x 265mm each = 3,445mm overall length
- GOING:  
13 treads @ 265mm each + 20mm nosing = 265mm each
- RISERS/HEIGHT:  
13 risers @ 175mm each = 2,275mm overall height
- Notes**
- 3 STRUCTURE**
- 3.02.01 **20 Series Masonry Walls**  
190mm masonry walls refer to engineering for reinforcing requirements. Constructed in accordance with NZS4210, refer to specific notes for strapping and lining requirements. 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 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 Auxlex Greenstuff R1.3 40mm fiberglass insulation installed between with 10mm Gib board lining.
- 3.02.05 **Timber Strapping & Lining**  
Masonry block wall to be strapped with 20x50mm H1.2 battens on dpc at 600crs installed between with 10mm Gib board lining. NOTE: Substitute with 10mm Gib Aqualine in wet areas.
- 3.03.02 **20 Series Masonry Fire Rated Intertency Wall**  
FRR240/240/240 - 190 mm thick Fire Rated intertency wall. Installed to Structural Engineers Details. 10mm Paint Finish Gib on 50x50mm H1.2 timber strapping with R1.3 insulation to either side. Fire Rated sealant to perimeter.
- 3.04.01 **Internal Framed Walls - 90mm**  
Generally construct with 90x45 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 (method) between bottom plate and conc. slab and fixed with M12 bolts @ 900crs. Refer to the Structural Layouts for the bracing requirements.
- 3.04.05 **External Framed Walls - 90mm**  
Generally construct with 90x45 SG8 KD H1.2 framing with studs on H and Dri packers at c/s as per setout plans @ 600crs to NZS3604.2011 unless noted otherwise. Ensure all insulation within framing where applicable, is secured into place with DanBand straps in accordance with the requirements of E2/AS1. Nog for all fittings, fixtures, linings, bracing panels and trims. DPC (method) between bottom plate and conc. slab and fixed with M12 bolts @ 900crs. Refer to the Structural Layouts for the bracing requirements. 5mm RAB to exterior face of walls.
- 3.14.01 **Precast Stair**  
Precast concrete stairs to comply with the requirements of D1/AS1 for Private Stair. Min Tread 280mm, max riser 190mm. All stairs to have 50dia handrail set 900mm above the pitch line of the stairs. Refer to Structural Engineers drawings for precast details.
- 5 INTERIOR**
- 5.01.01 **10mm Gib Board Lining**  
10mm Gib Board Lining fixed horizontally or vertically over selected framing. Gib stopped to level 4min. finish for painting. Square stopped to ceiling. Install strictly as per manufacturer's specifications and details. Refer to engineering drawings for bracing locations.
- 5.01.04 **10mm Gib Aqualine lining**  
10mm Gib Aqualine lining fixed horizontally or vertically over selected framing in wet areas. Gib stopped to ceiling. Install strictly as per manufacturer's specifications and details. Contractor to confirm with client selected tiles are compatible with 10mm Gib Aqualine lining. Confirm to ensure selection of ceramic tiles does not exceed 20kg/m2. Client with client prior to lining installation. Consult with contractor and designer prior to lining installation if selected tiles exceed permitted weight. 5113G
- 5.04.01 **Handrail to Stairs**  
Spectrum Clearspan Aluminium Balustrade and Handrail to stairs as per NZBC D1 1 January 2017 Amendment 6.
- 6 FINISH**
- 6.01.02 **Carpet on Underlay**  
Selected carpet over underlay, installed as per manufacturer's specification. Selection TBC by client.
- 6.01.04 **Floor Tiles**  
Selected ceramic floor tiles on waterproof membrane on Jacobsens Regupol 4515-S acoustic underlay. Install strictly as per manufacturer's specifications and details.
- 7 SERVICES**
- 7.02.20 **HWC**  
Rheem 177litre 1720x488 HWC. Install strictly as per manufacturer's specifications and details & NZ Seismic requirements
- 7.02.42 **Acrylic Showers**  
Acrylic based showers. Ensure waterproof membrane and components are installed strictly as per manufacturer's specifications and details. Confirm size of base on site and timber pack surrounding walls as required to fit standard sized base. Confirm all dimensions on site.
- 7.05.01 **Extract Fan**  
Provide fan/duct extraction fans to all bathrooms, ensuites and internal WCs. Fans to be switched on when light is activated. Where extract fan is located above a shower or bath, ensure extract fan is shower rated. Extract fan duct runs indicative only. Extract Fan system including Fan specification, pipe type and diameter and run to be design build by HVAC contractor.
- 7.06.01 **Smoke Detectors**  
Provide domestic smoke alarms as required to F7/AS1 C1 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.

**GROUND FLOOR PLAN LEGEND:**

90x45 internal framed wall (3.04.01)

90x45 framed wall w/aerated concrete panel cladding (3.04.05, 4.05.28)

90x45 framed wall w/brick veneer cladding (3.04.05, 4.05.08)

190 concrete block internal intertency wall (3.03.02)

190 concrete block internal wall (3.02.01, 3.02.05)

190 concrete block wall w/rendered exterior finish (3.02.03)

190 concrete block wall, strapped & lined w/rendered exterior finish (3.02.01, 3.02.04, 4.05.07)

190 concrete block wall, strapped & lined w/brick veneer cladding (3.02.01, 3.02.04, 4.05.08)

190 concrete block wall, strapped & lined w/aerated concrete panel cladding (3.02.01, 3.02.04, 4.05.09)

F.F.L. + 00 Finish Floor Level Marker

(S.A.) Smoke Alarms

(CA) Extract fan to above or wall outlet

Distribution Board

600 x 600 ceiling hatch. Confirm location on site with roof framing and electrical

Carpet

Tile

Concrete

Floating Timber Deck

Fire-rated assemblies

**PLANS TO BE READ IN CONJUNCTION WITH THE FOLLOWING:**

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

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

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

Rev'd	Issue	Ch'd	Comments	Date
01	Building Consent			11/28/2018

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Professional Member  
LIC/187/2018

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

project title:  
**Proposed Development for:**  
**Bonair Developments**  
at:  
**153 Bonair Crescent (Block B) Silverdale, Auckland**

sheet title:  
**Ground Floor Plan Unit B5G & B6G**

drawn: **KN** checked: **JM** dwg nr:  
job nr: **2005**  
date created: **11/28/2018**  
date plotted: **2/7/2019**

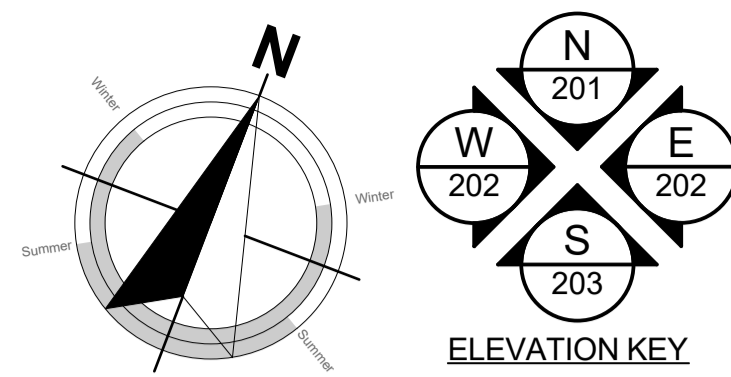
issue: **BC Block B** rev nr:  
scale: **1:200, 1:1, 1:50 @ A1**

**104**

NOTE: Drawings are 1/2 scale @ A3

CAD ref: 21/Creative Arch/2005\_Broadway Property Group\_BLOCK B\_BC

**BUILDING CONSENT**



**FLOOR AREAS:**

**Unit B7G:**  
Floor: 78.5m<sup>2</sup>  
Deck: 9.8m<sup>2</sup>  
Courtyard: 23.8m<sup>2</sup>

**Unit B8G:**  
Floor: 88.1m<sup>2</sup>  
Deck: 11.4m<sup>2</sup>  
Courtyard: 27.2m<sup>2</sup>

**SURFACE FINISHES:**

**FLOORS:** Refer to notes on floor plan.

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

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

**CEILINGS:** 13mm Gib square stopped standard lining to ceilings in bedrooms, entry/passageway and living areas.

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

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

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

**NZBC - H1 COMPLIANCE:**

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

**Minimum Insulation R-Values for the proposed construction.**

**Floor Insulation to be used:** R1.3  
Underlaid perimeter insulation (50mm thick)

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

**Ceiling Insulation to be used:** R3.6  
GIB Rondo system or similar

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

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

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

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

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

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

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

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

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

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

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

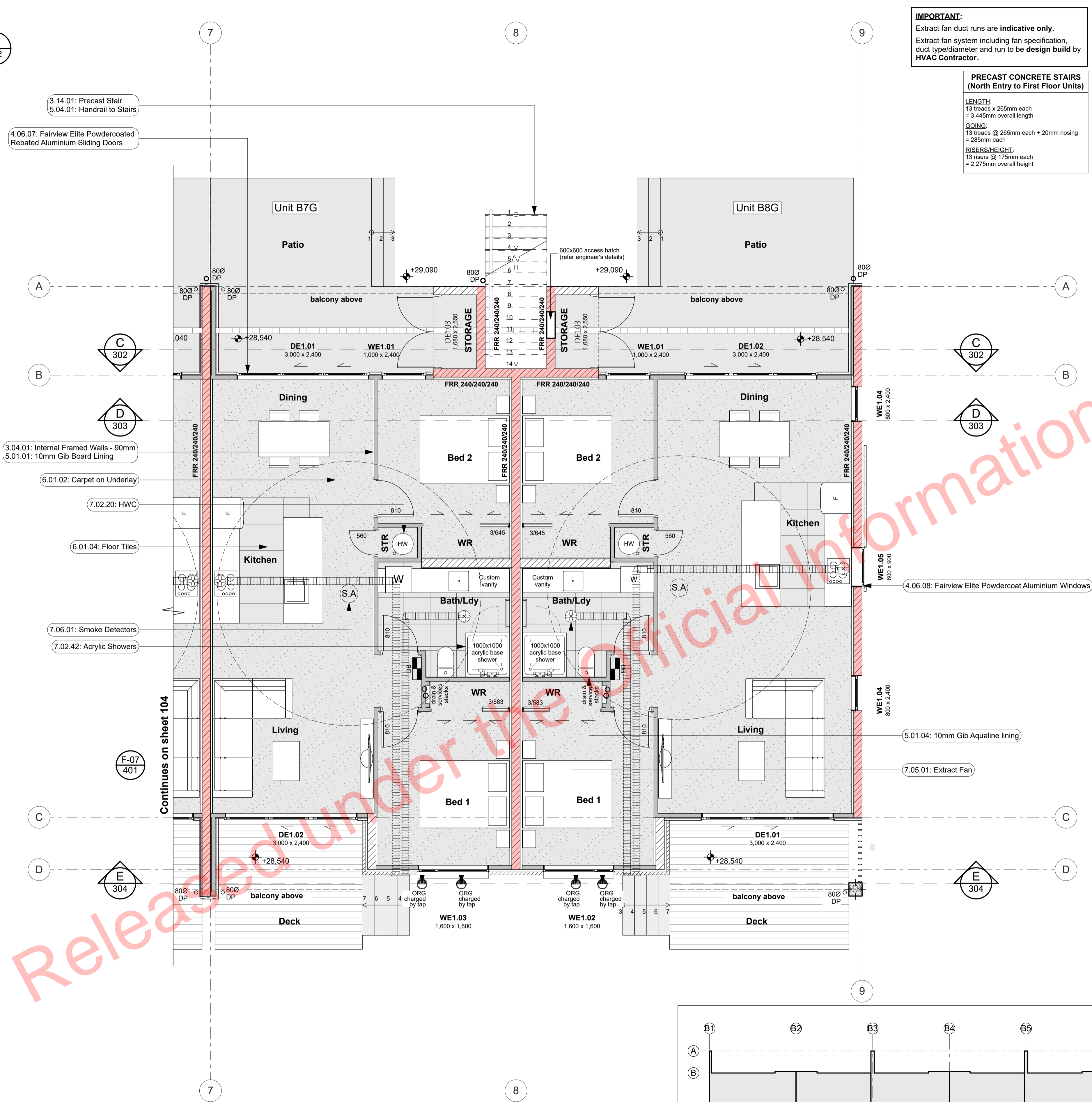
-Read in conjunction with Setout Plan.  
-Refer to Roof Framing Plan for roof structure requirements.

**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**



Ground Floor Plan 1:50



**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.

**PRECAST CONCRETE STAIRS (North Entry to First Floor Units)**

**LENGTH:**  
13 treads x 265mm each = 3,445mm overall length

**GOING:**  
13 treads @ 265mm each + 20mm nosing = 3535mm

**RISERS/HEIGHT:**  
13 risers @ 175mm each = 2,275mm overall height

**Notes**

**3 STRUCTURE**

**3.02.01 20 Series Masonry Walls**  
190mm masonry walls refer to engineering for reinforcing requirements. Constructed in accordance with NZS4210, refer to specific notes for strapping and lining requirements. 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 notes for strapping and lining requirements. FRR240/240/240

**3.02.04 Timber Strapping & Lining**  
Masonry block wall to be strapped with 50x50mm H1.2 battens on dpc at 600cirs with Autex Greenstuff F1.3 40mm fibreglass insulation installed between with 10mm Gib board lining.

**3.02.05 Timber Strapping & Lining**  
Masonry block wall to be strapped with 20x50mm H1.2 battens on dpc at 600cirs installed between with 10mm Gib board lining. NOTE: Substitute with 10mm Gib Aqualine in wet areas.

**3.03.02 20 Series Masonry Fire Rated Intermancy Wall**  
FRR240/240/240 - 190 mm thick Fire Rated intermancy wall. Installed to Structural Engineers Details. 10mm Paint Finish Gib on 50x50mm H1.2 timber strapping with R1.3 Insulation to either side. Fire Rated sealant to perimeter.

**3.04.01 Internal Framed Walls - 90mm**  
Generally construct with 90x45 SGB KD H1.2 framing with studs @ 600cirs and nogs @ 900cirs to NZS3604:2011 unless noted otherwise. Ensure all insulation within framing where applicable, is secured into place with DanBand straps in accordance with the requirements of E2/AS1. Nog for all fittings, fixtures, linings, bracing panels and trims. DPC (method) between bottom plate and conc. slab and fixed with M12 bolts @ 900cirs. Refer to the Structural Layouts for the bracing requirements.

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

**3.14.01 Precast Stair**  
Precast concrete stairs to comply with the requirements of D1/AS1 for Private Stair. Min Tread 280mm, max riser 190mm. All stairs to have 500a handrail set 900mm above the structural line of the stairs. Refer to Structural Engineers drawings for precast details.

**4 ENCLOSURE**

**4.05.07 Specialized Plaster System**  
Specialized plaster System over 20 series masonry blockwork, Float textured finish by Specialized Systems. Min 2 coats of paint. Colour TBD. All installation in accordance with manufacturer's specifications. System only for timber framed wing walls.

**4.05.08 Midland NZ Brick Veneer**  
Midland NZ 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 sofflt lining. Wall ties and fixings in accordance with NZS 4210 : 2001. Standard range mortar, colour to match brick. The 2 storey brick cladding system used on this building must be completed to Design Note TB1 refer to Midland Brick for Design Note TB1. Install strictly as per manufacturer's specifications and details.

**4.05.09 Specialized System EZ Panel Lightweight Cladding**  
Specialized System EZ Panel 50mm autoclaved lightweight concrete Facade System over 50x20mm High Density EPS vertical cavity battens at 600cirs max. Float textured finish by Specialized Systems. Min 2 coats of paint. Colour TBD. All installation in accordance with manufacturer's specifications. System only for timber framed wing walls.

**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

**600cirs max.** Float textured finish by Specialized Systems. Min 2 coats of paint. Colour TBD. All installation in accordance with manufacturer's specifications. System only for timber framed wing walls.

**4.06.07 Fairview Elite Powdercoated Rebated Aluminium Sliding Doors**  
Elite Fairview Classic Residential 35 Powdercoated Rebated Aluminium glazed Sliding Doors with Flush track Sills. Colour as per Resource Consent specifications. Rebate 30mm deep and size must be confirmed with manufacturer prior to rebate installation. Clear double glazed with paint grade radiata pine architraves. Refer to window and door schedule. Confirm size on site prior to manufacture. Install strictly as per manufacturer's specifications and details. Hardware TBC by client.

**4.06.08 Fairview Elite Powdercoat Aluminium Windows**  
Elite Fairview Classic Residential 35 Powdercoated Aluminium Windows. Colour as per Resource Consent specifications. Double glazed with paint grade radiata pine architraves. Obscure glass to bathrooms, 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.

**5 INTERIOR**

**5.01.01 10mm Gib Board Lining**  
10mm Gib Board lining fixed horizontally or vertically over selected framing. Gib stopped to level 4mm. finish for painting. Square stopped to ceiling. Install strictly as per manufacturer's specifications and details. 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/m<sup>2</sup>. Confirm with client prior to lining installation. Consult with contractor and designer prior to lining installation if selected tiles exceed permitted weight. 5113G

**5.01.04 10mm Gib Aqualine Lining**  
10mm Gib Aqualine lining fixed horizontally or vertically over selected framing in wet areas. Gib stopped to level 4mm. finish for painting. Square stopped to ceiling. Install strictly as per manufacturer's specifications and details. Contractor to confirm with client selected tiles are compatible with 10mm Gib Aqualine lining. Client to ensure selection of ceramic tiles does not exceed 20kg/m<sup>2</sup>. Confirm with client prior to lining installation. Consult with contractor and designer prior to lining installation if selected tiles exceed permitted weight. 5113G

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

**6 FINISH**

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

**6.01.04 Floor Tiles**  
Selected ceramic floor tiles on waterproof membrane on Jacobsens Regup 451S-S acoustic underlay. Install strictly as per manufacturer's specifications and details.

**7 SERVICES**

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

**7.02.42 Acrylic Showers**  
Acrylic based showers. Ensure waterproof membrane and components are installed strictly as per manufacturer's specifications and details. Confirm size of base on site and timber pack surrounding walls as required to fit standard sized based. Confirm all dimensions on site.

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

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

**GROUND FLOOR PLAN LEGEND:**

- 90x45 internal framed wall (3.04.01)
- 90x45 framed wall w/aerated concrete panel cladding (3.04.05, 4.05.28)
- 90x45 framed wall w/brick veneer cladding (3.04.05, 4.05.08)
- 190 concrete block internal intermancy wall (3.03.02)
- 190 concrete block internal wall (3.02.01, 3.02.05)
- 190 concrete block wall w/rendered exterior finish (3.02.03)
- 190 concrete block wall, strapped & lined w/rendered exterior finish (3.02.01, 3.02.04, 4.05.07)
- 190 concrete block wall, strapped & lined w/brick veneer cladding (3.02.01, 3.02.04, 4.05.08)
- 190 concrete block wall, strapped & lined w/aerated concrete panel cladding (3.02.01, 3.02.04, 4.05.09)
- Finish Floor Level Marker
- Smoke Alarms
- Extract fan to above or wall outlet
- Distribution Board
- 600 x 600 ceiling hatch. Confirm location on site with roof framing and electrical
- Carpet
- Tile
- Concrete
- Floating Timber Deck
- Fire-rated assemblies

**PLANS TO BE READ IN CONJUNCTION WITH THE FOLLOWING:**

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

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

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

RevID	Issue	ChID	Comments	Date
01	Building Consent			11/28/2018

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

project title:  
**Proposed Development for:**  
**Bonair Developments**  
at:  
**153 Bonair Crescent (Block B) Silverdale, Auckland**

sheet title:  
**Ground Floor Plan Unit B7G & B8G**

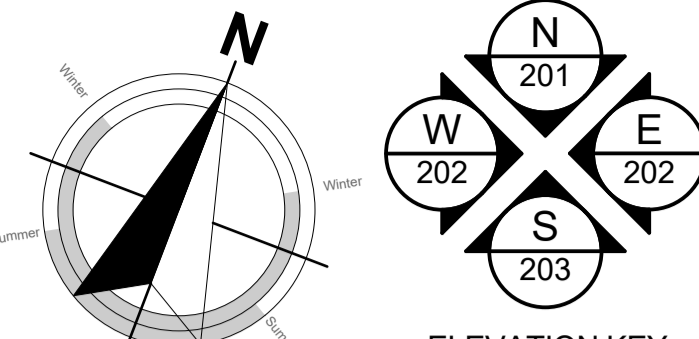
drawn: **KN** checked: **JM** dwg nr:  
job nr: **2005**  
date created: **11/28/2018** **105**  
date plotted: **2/7/2019**  
issue: **BC Block B** rev nr:  
scale: **1:200, 1:1, 1:50 @ A1**  
NOTE: Drawings are 1/2 scale @ A3  
CAD ref: 21/Creative Arch/2005\_Broadway Property Group\_BLOCK B\_BC

**BUILDING CONSENT**









**FLOOR AREAS:**

**Unit B5F:** Floor: 77.2m<sup>2</sup>  
Balcony 1: 9.6m<sup>2</sup>  
Balcony 2: 5.9m<sup>2</sup>

**Unit B6F:** Floor: 77.2m<sup>2</sup>  
Balcony 1: 9.6m<sup>2</sup>  
Balcony 2: 5.9m<sup>2</sup>

**SURFACE FINISHES:**

**FLOORS:**  
Refer to notes on floor plan.

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

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

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

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

**NZBC - H1 COMPLIANCE:**

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

**Minimum Insulation R-Values for the proposed construction.**

**Floor Insulation to be used:**  
Underslab perimeter insulation (50mm thick) R1.3

**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):**  
Aluminium joinery with IGU R0.26

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

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

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

**Plan Notes:**  
TIMBER FRAMING, LINTELS, TRUSSES as per NZS:3604.2011 and SGB unless stated otherwise.

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

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

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

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

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

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

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

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

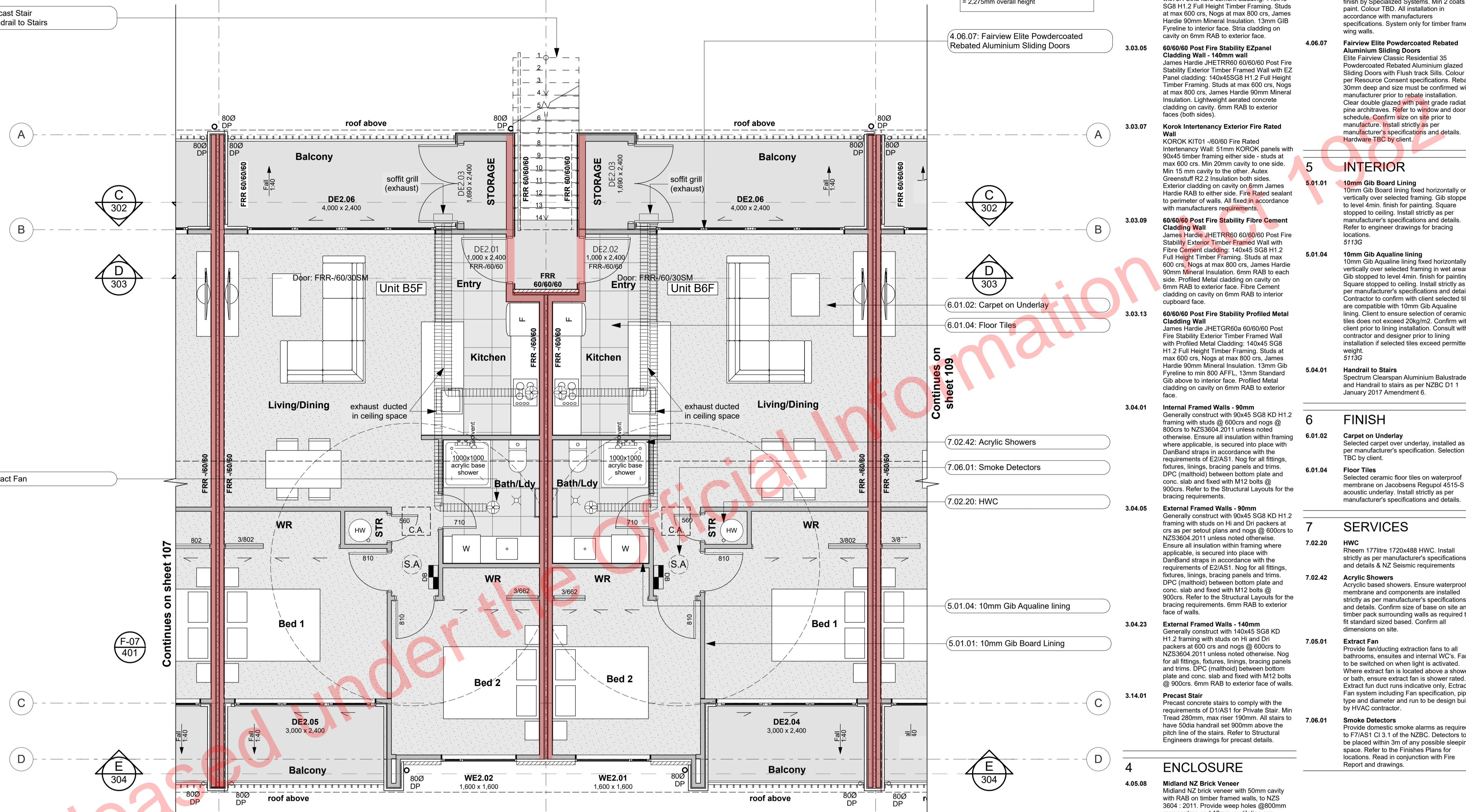
READ IN CONJUNCTION WITH FINISHES PLAN REFER TO SHEET 002 FOR TIMBER GRADES/TREATMENT NOTES

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

3.14.01: Precast Stair  
5.04.01: Handrail to Stairs

7.05.01: Extract Fan



First Floor Plan 1:50

**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.

**PRECAST CONCRETE STAIRS (North Entry to First Floor Units)**

**LENGTH:**  
13 treads x 265mm each = 3,445mm overall length

**GOING:**  
13 treads @ 265mm each + 20mm nosing = 285mm each

**RISERS/HEIGHT:**  
13 risers @ 175mm each = 2,275mm overall height

**Notes**

- 3 STRUCTURE**
- 3.03.01 Korok Intertency Interior Fire Rated Wall**  
KOROK KIT01 -60/60 Fire Rated Intertency Wall: 51mm KOROK panels with 90x45 timber framing either side - studs at max 600 c/s. 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. S216S
- 3.03.04 60/60 Post Fire Stability - Sria**  
James Hardie JHETCR60a 60/60/60 Post Fire Stability Exterior Timber Framed Wall with JH Sria fibre cement cladding. 140x45 SGB H1.2 Full Height Timber Framing. Studs at max 600 c/s. Nogs at max 800 c/s. James Hardie 90mm Mineral Insulation. 13mm GIB Fyrelite to exterior face. Sria cladding on cavity on 6mm RAB to exterior face.
- 3.03.05 60/60 Post Fire Stability EZpanel Cladding Wall - 140mm wall**  
James Hardie JHETCR60a 60/60/60 Post Fire Stability Exterior Timber Framed Wall with EZ Panel cladding: 140x45 SGB H1.2 Full Height Timber Framing. Studs at max 600 c/s. Nogs at max 800 c/s. James Hardie 90mm Mineral Insulation. Lightweight aerated concrete cladding on cavity. 6mm RAB to exterior faces (both sides).
- 3.03.07 Korok Intertency Exterior Fire Rated Wall**  
KOROK KIT01 -60/60 Fire Rated Intertency Wall: 51mm KOROK panels with 90x45 timber framing either side - studs at max 600 c/s. Min 20mm cavity to one side. Min 15 mm cavity to the other. Autex Greenstuff R2.2 Insulation both sides. Exterior cladding on cavity on 6mm James Hardie RAB to either side. Fire Rated sealant to perimeter of walls. All fixed in accordance with manufacturers requirements.
- 3.03.09 60/60 Post Fire Stability Fibre Cement Cladding Wall**  
James Hardie JHETCR60a 60/60/60 Post Fire Stability Exterior Timber Framed Wall with Fibre Cement cladding: 140x45 SGB H1.2 Full Height Timber Framing. Studs at max 600 c/s. Nogs at max 800 c/s. James Hardie 90mm Mineral Insulation. 13mm GIB Fyrelite to exterior face. Fibre Cement cladding on cavity on 6mm RAB to exterior face.
- 3.04.01 Internal Framed Walls - 90mm**  
Generally construct with 90x45 SGB KD H1.2 framing with studs @ 600c/s and nogs @ 800c/s to NZS3604.2011 unless noted otherwise. Ensure all insulation within framing where applicable, is secured into place with DanBand straps in accordance with the requirements of E2/AS1. Nog for all fittings, fixtures, linings, bracing panels and trims. DPC (multibo) between bottom plate and conc. slab and fixed with M12 bolts @ 900c/s. Refer to the Structural Layouts for the bracing requirements.
- 3.04.05 External Framed Walls - 90mm**  
Generally construct with 90x45 SGB KD H1.2 framing with studs on Hi and Dri packers at c/s as per setout plans and nogs @ 600c/s to NZS3604.2011 unless noted otherwise. Ensure all insulation within framing where applicable, is secured into place with DanBand straps in accordance with the requirements of E2/AS1. Nog for all fittings, fixtures, linings, bracing panels and trims. DPC (multibo) between bottom plate and conc. slab and fixed with M12 bolts @ 900c/s. Refer to the Structural Layouts for the bracing requirements. 6mm RAB to exterior face of walls.
- 3.04.23 External Framed Walls - 140mm**  
H1.2 framing with studs on Hi and Dri packers at 600 c/s and nogs @ 800c/s to NZS3604.2011 unless noted otherwise. Nog for all fittings, fixtures, linings, bracing panels and trims. DPC (multibo) between bottom plate and conc. slab and fixed with M12 bolts @ 900c/s. 6mm RAB to exterior face of walls.
- 3.14.01 Precast Stair**  
Precast concrete stairs to comply with the requirements of D1/AS1 for Private Stair. Min Tread 280mm, max riser 150mm. All stairs to have 50dia handrail set 900mm above the pitch line of the stairs. Refer to Structural Engineers drawings for precast details.

**FIRST FLOOR PLAN LEGEND:**

- 90x45 internal framed wall (3.04.01)
- 90x45 framed wall w/aerated concrete panel cladding (3.04.05, 4.05.28)
- FRR 140x45 framed wall w/aerated concrete panel cladding (3.03.05)
- 90x45 framed wall w/brick veneer cladding (3.04.05, 4.05.08)
- 140x45 framed wall w/fibre cement cladding (3.04.23, 4.05.26)
- FRR 140x45 framed wall w/fibre cement cladding, external (3.03.09)
- FRR 140x45 framed wall w/fibre cement cladding, internal (3.03.04)
- 140x45 framed wall w/vertical metal sheet cladding (3.04.23, 4.05.11)
- FRR 140x45 framed wall w/vertical metal sheet cladding (3.03.13)
- Korok intertency wall system (3.03.01)
- Korok intertency wall system w/aerated concrete panel cladding (3.03.07)
- Finish Floor Level Marker
- Smoke Alarms
- Extract fan to above or wall outlet
- Floor waste trap
- Distribution Board
- 600 x 600 ceiling hatch. Confirm location on site with roof framing and electrical
- Carpet
- Tile
- Concrete
- Floating Timber Deck

**PLANS TO BE READ IN CONJUNCTION WITH THE FOLLOWING:**

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

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

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

RevID	Issue	CHD	Comments	Date
01	Building Consent			11/28/2018

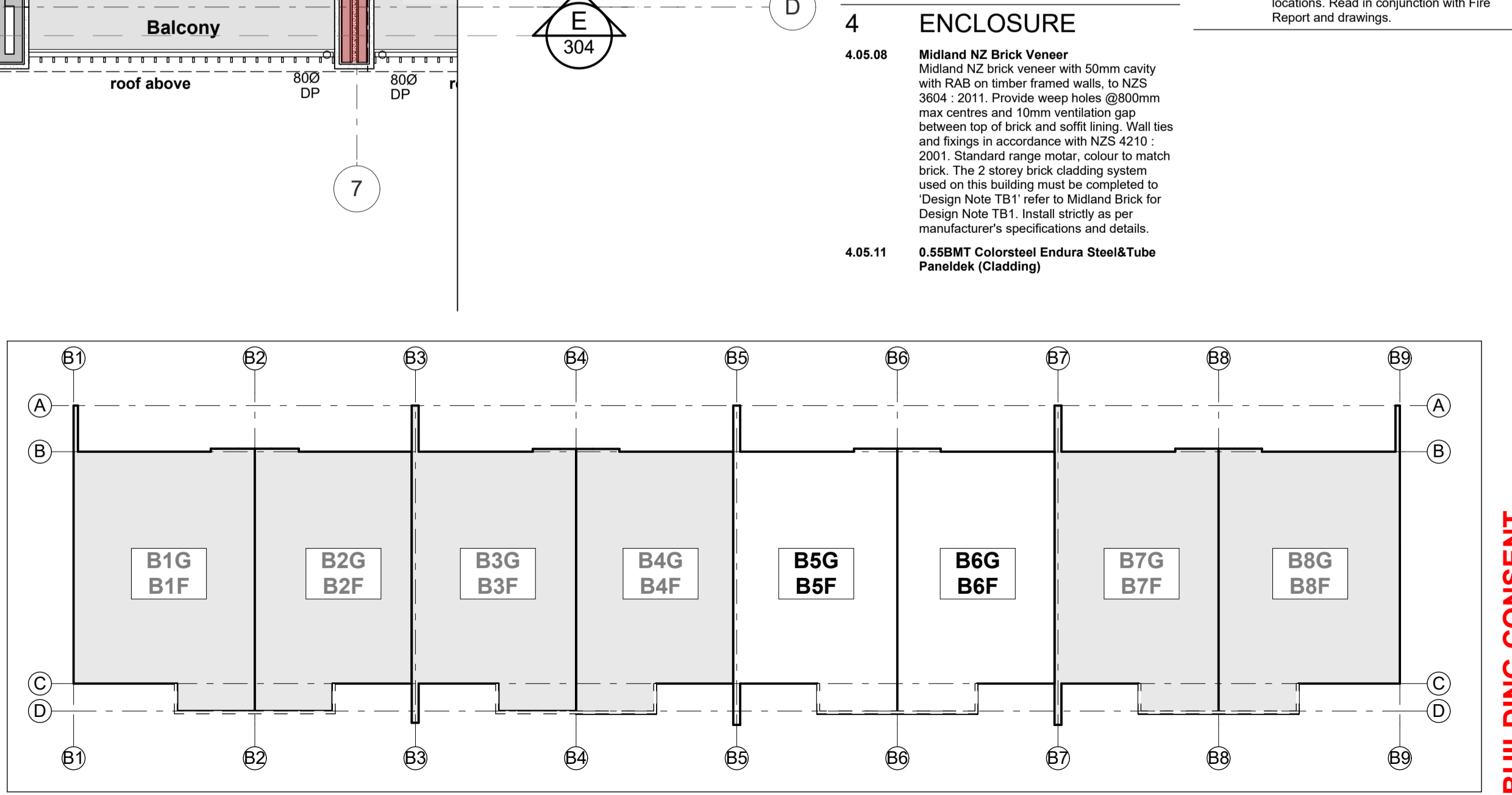
**7 SERVICES**

**7.02.20 HWC**  
Rheem 17litre 1720488 HWC. Install strictly as per manufacturer's specifications and details & NZ Seismic requirements

**7.02.42 Acrylic Showers**  
Acrylic based showers. Ensure waterproof membrane and components are installed strictly as per manufacturer's specifications and details. Confirm size of base on site and liner pack surrounding walls as required to fit standard sized based. Confirm all dimensions on site.

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

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



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project title:  
**Proposed Development for:**  
**Bonair Developments**  
at:  
**153 Bonair Cresent (Block B) Silverdale, Auckland**

sheet title:  
**First Floor Plan Unit B5F & B6F**

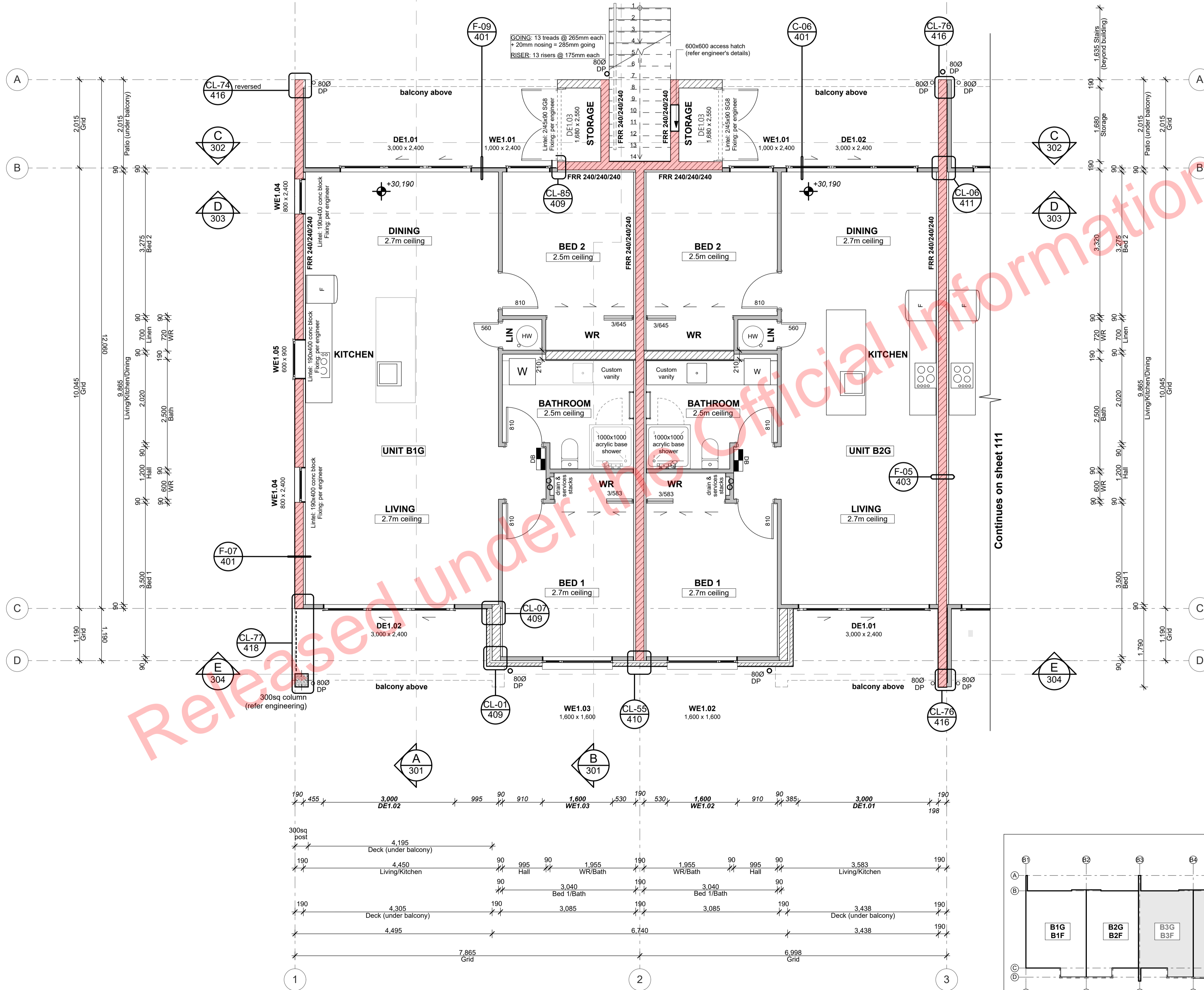
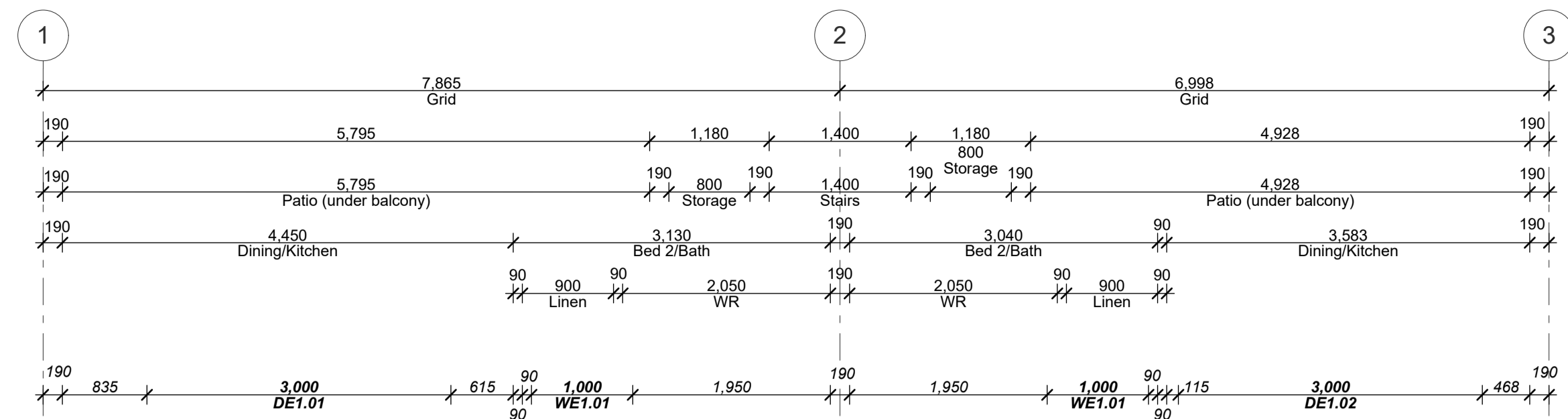
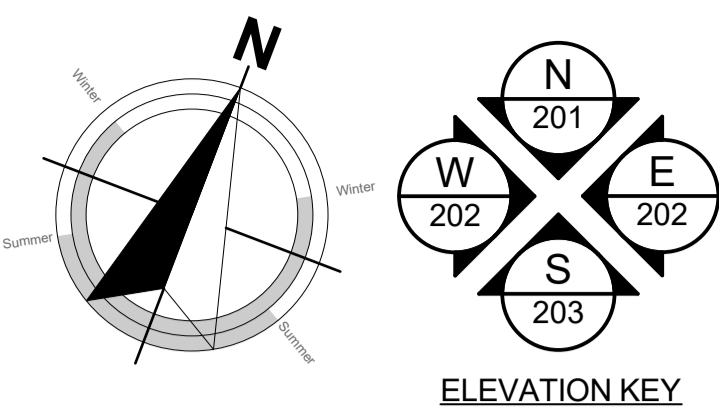
drawn: **KN** checked: **JM** dwg nr:  
job nr: **2005** rev nr:  
date created: **11/28/2018**  
date plotted: **2/7/2019** **108**

issue: **BC Block B**  
scale: **1:200, 1:1, 1:50 @ A1**  
NOTE: Drawings are 1/2 scale @ A3

CAD ref: 21Creative Arch/2005\_Broadway Property Group\_BLOCK B\_BC

**BUILDING CONSENT**





Ground Floor Set-out Plan 1:50

**PRECAST CONCRETE STAIRS**  
(North Entry to First Floor Units)

**LENGTH:**  
13 treads x 265mm each  
= 3,445mm overall length

**GOING:**  
13 treads @ 265mm each + 20mm nosing  
= 285mm each

**RISERS/HEIGHT:**  
13 risers @ 175mm each  
= 2,275mm overall height

**Plan Notes:**  
TIMBER FRAMING, LINTELS, TRUSSES as per NZS:3604:2011 and SG8 unless stated otherwise.

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

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

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

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

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

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

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

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

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

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

**GROUND FLOOR SET-OUT PLAN LEGEND:**

	90x45 framed wall
	140x45 framed wall
	190 concrete block wall
	Finish Floor Level Marker
	Distribution Board
	Double stud 'DS' or triple stud 'TS' (as indicated)
	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

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

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

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

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

**REFER TO HFC STRUCTURAL DESIGN DOCUMENTATION FOR SPECIFIC WALL FRAMING REQUIREMENTS**

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

RevID	Issue	CHD	Comments	Date
01	Building Consent			11/28/2018



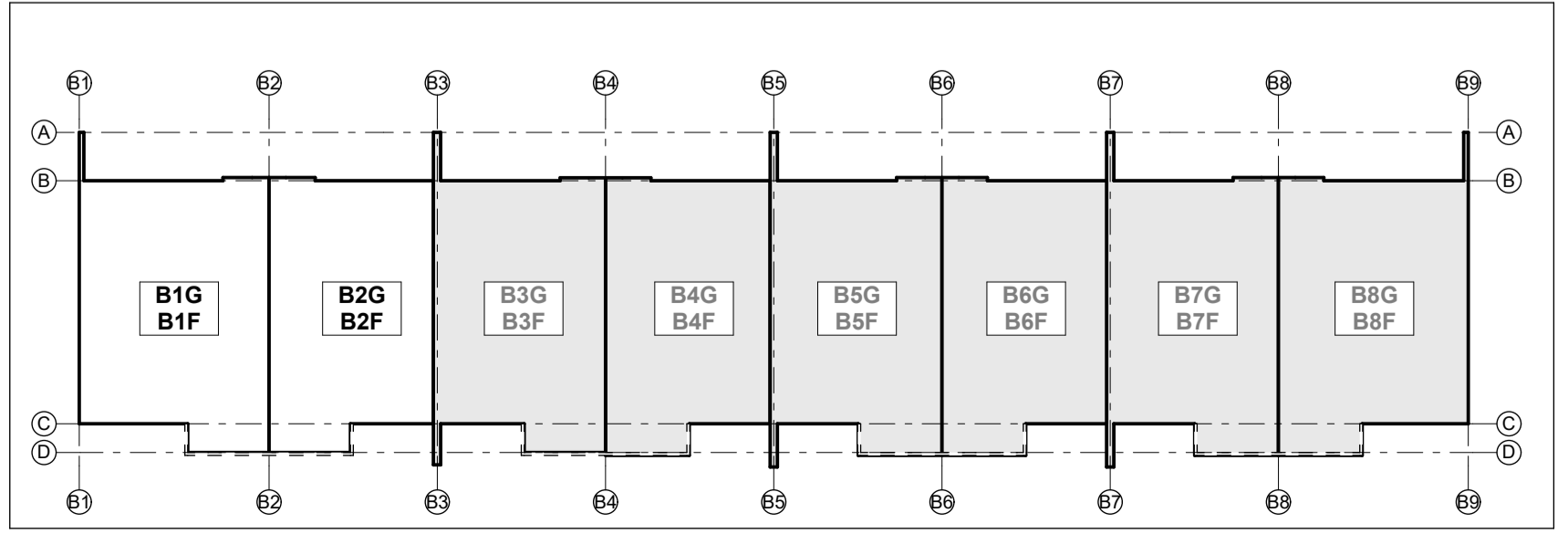
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PO Box 78 282 Grey Lynn  
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www.creativearch.co.nz

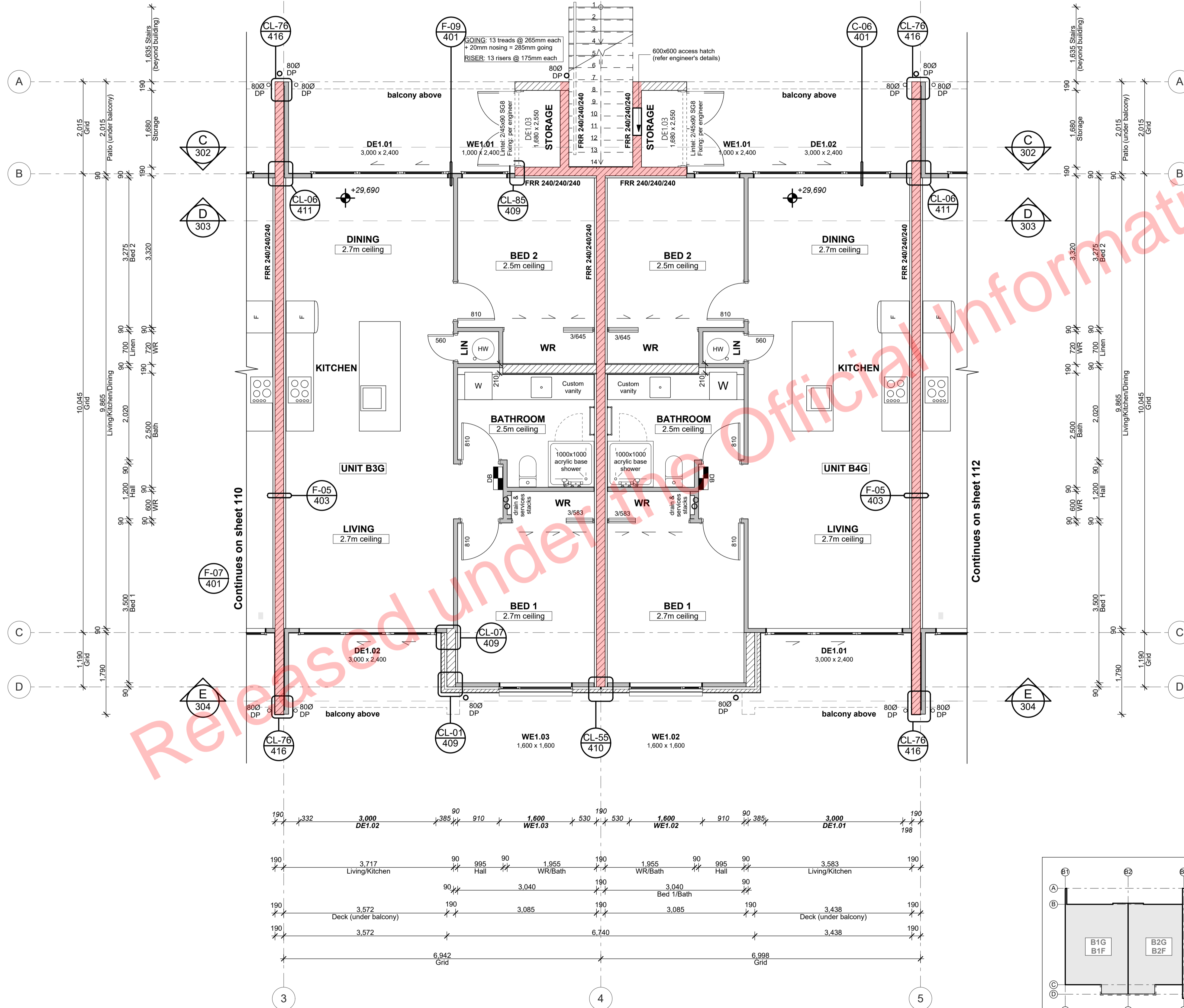
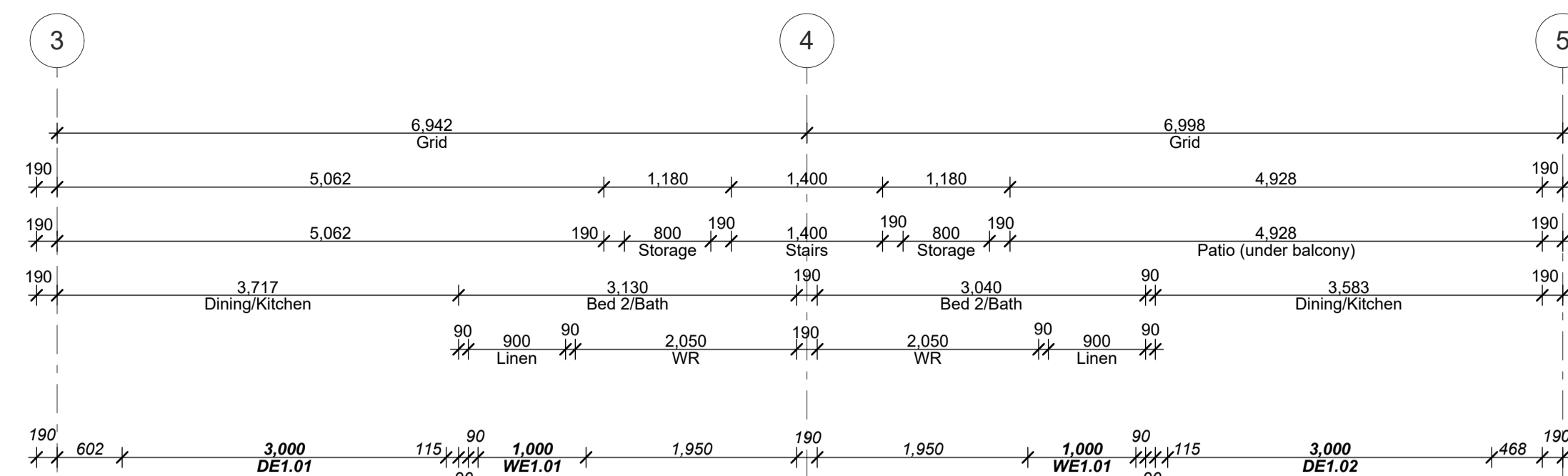
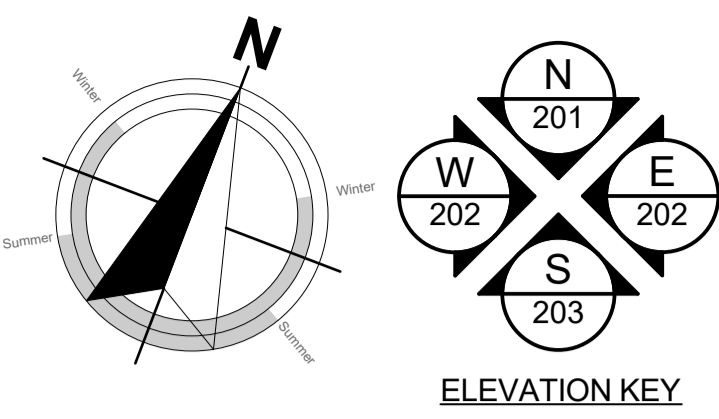
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ALL RESTRICTED BUILDING WORK TO BE CARRIED OUT BY LICENSED BUILDING PRACTITIONERS

project title:  
**Proposed Development for:**  
for:  
**Bonair Developments**  
at:  
**153 Bonair Crescent (Block B) Silverdale, Auckland**  
sheet title:  
**Ground Floor Setout Plan Unit B1G &**  
drawn: **KN** checked: **JM** dwg n#: **110**  
job n#: **2005**  
date created: **11/28/2018**  
date plotted: **2/7/2019**  
issue: **BC Block B** rev n#: **01**  
scale: **1:150, 1:285.7143 @ A1**  
**NOTE: Drawings are 1/2 scale @ A3**  
CAD ref: 21\Creative Arch\2005\_Broadway Property Group\_BLOCK B\_BC



**BUILDING CONSENT**



Ground Floor Set-out Plan 1:50

**PRECAST CONCRETE STAIRS (North Entry to First Floor Units)**  
**LENGTH:**  
 13 treads x 265mm each = 3,445mm overall length  
**GOING:**  
 13 treads @ 265mm each + 20mm nosing = 285mm each  
**RISERS/HEIGHT:**  
 13 risers @ 175mm each = 2,275mm overall height

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

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

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

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

**GROUND FLOOR SET-OUT PLAN LEGEND:**

	90x45 framed wall
	140x45 framed wall
	190 concrete block wall
	Finish Floor Level Marker
	Distribution Board
	Double stud 'DS' or triple stud 'TS' (as indicated)
	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

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

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

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

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

**REFER TO HFC STRUCTURAL DESIGN DOCUMENTATION FOR SPECIFIC WALL FRAMING REQUIREMENTS**

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

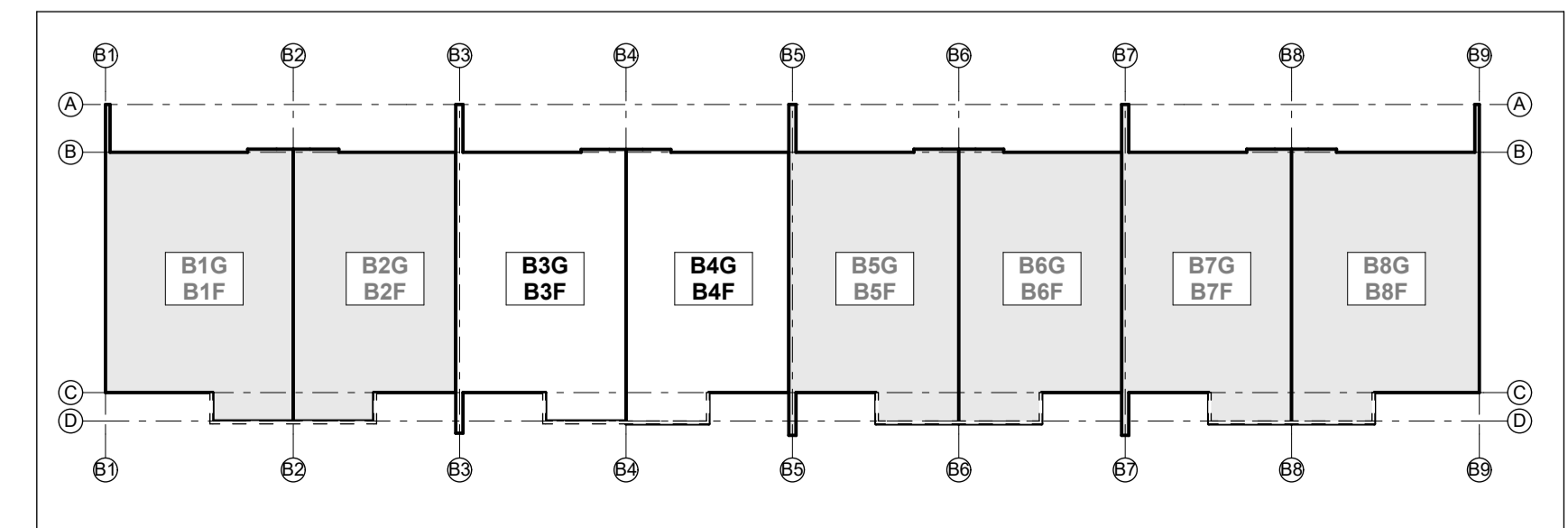
RevID	Issue	CHD	Comments	Date
01	Building Consent			11/28/2018



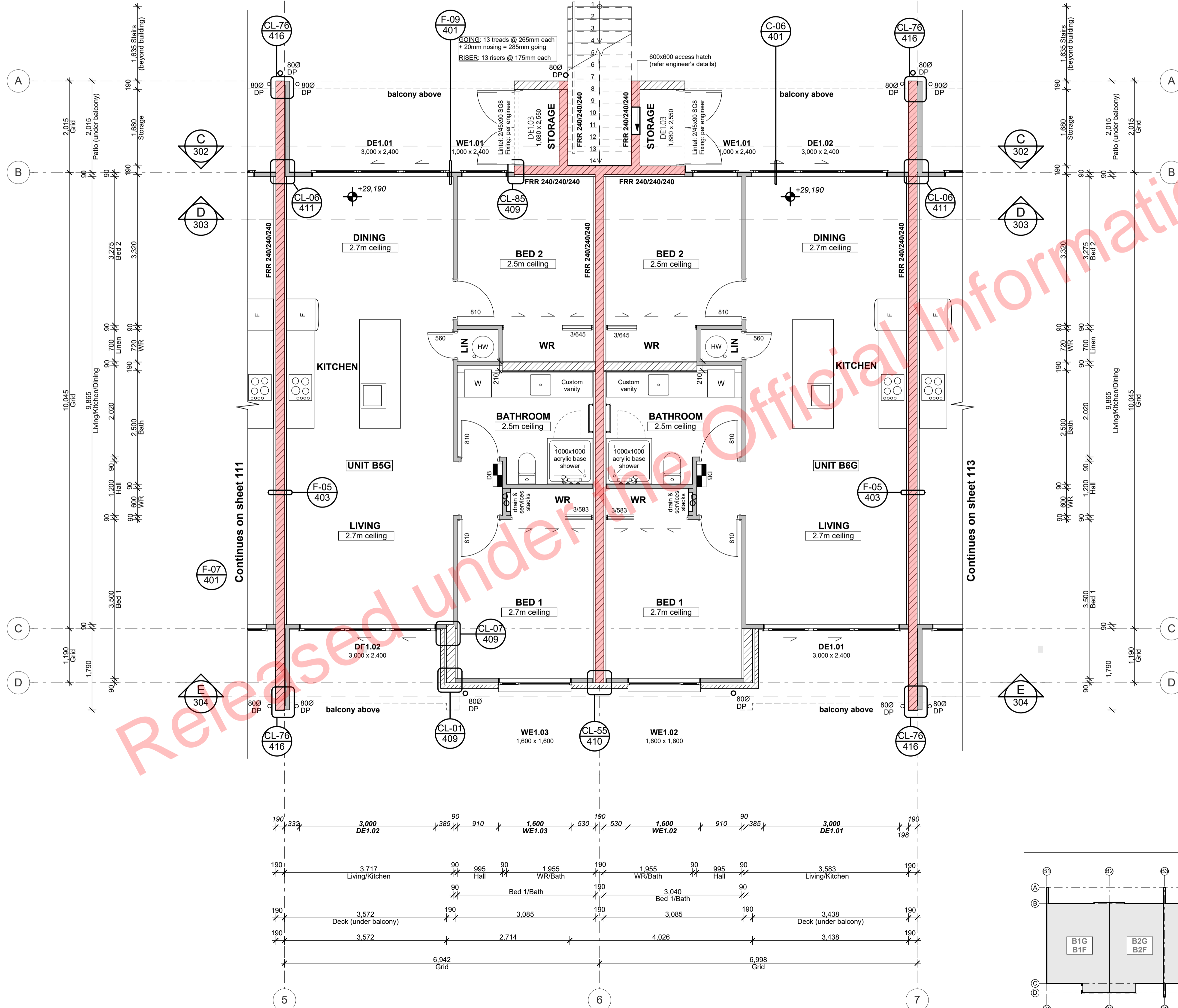
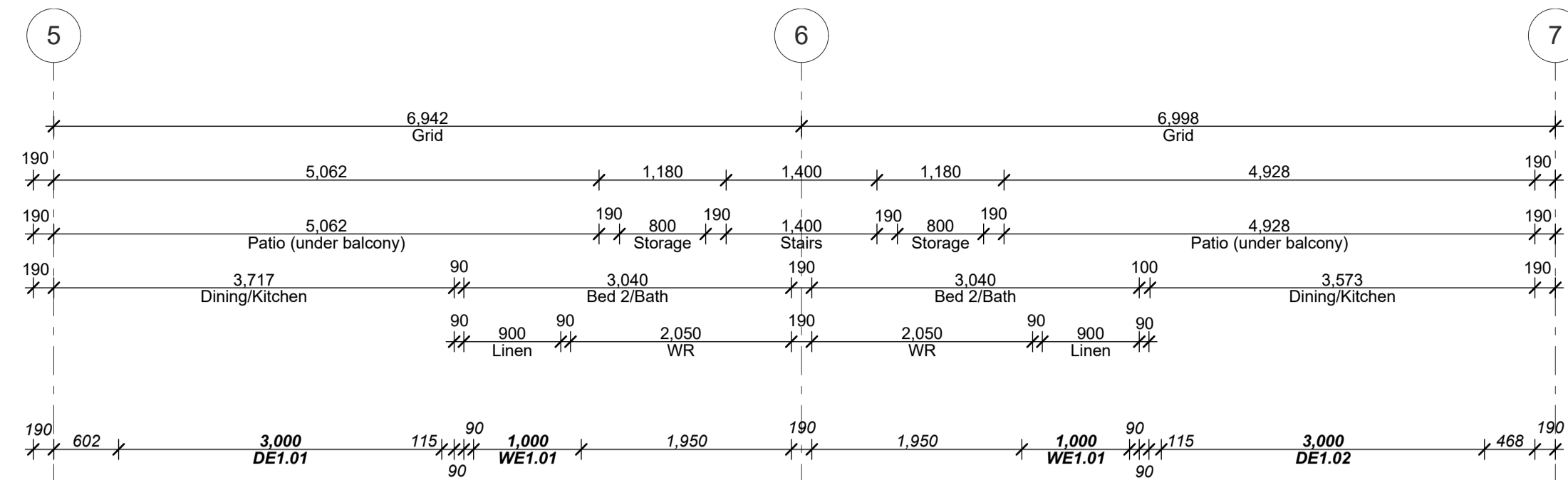
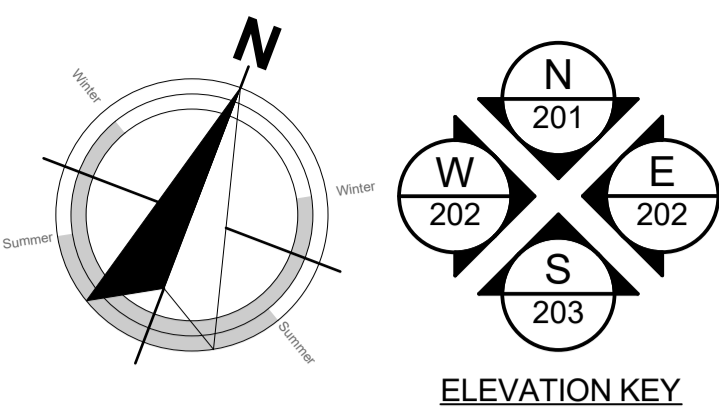
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project title:  
**Proposed Development for:**  
 for:  
**Bonair Developments**  
 at:  
**153 Bonair Crescent (Block B) Silverdale, Auckland**  
 sheet title:  
**Ground Floor Setout Plan Unit B3G &**  
 drawn: **KN** checked: **JM** dwg n#: **111**  
 job n#: **2005**  
 date created: **11/28/2018**  
 date plotted: **2/7/2019**  
 issue: **BC Block B** rev n#: **01**  
 scale: **50, 1:285.7143, 1:1 @ A1**  
 NOTE: Drawings are 1/2 scale @ A3  
 CAD ref: 21\Creative Arch\2005\_Broadway Property Group\_BLOCK B\_BC



BUILDING CONSENT



Ground Floor Set-out Plan 1:50

**PRECAST CONCRETE STAIRS**  
(North Entry to First Floor Units)

**LENGTH:**  
13 treads x 265mm each  
= 3,445mm overall length

**GOING:**  
13 treads @ 265mm each + 20mm nosing  
= 285mm each

**RISERS/HEIGHT:**  
13 risers @ 175mm each  
= 2,275mm overall height

**Plan Notes:**  
TIMBER FRAMING, LINTELS, TRUSSES as per NZS:3604:2011 and SG8 unless stated otherwise.

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

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

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

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

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

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

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

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

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

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

**GROUND FLOOR SET-OUT PLAN LEGEND:**

	90x45 framed wall
	140x45 framed wall
	190 concrete block wall
	Finish Floor Level Marker
	Distribution Board
	Double stud 'DS' or triple stud 'TS' (as indicated)
	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

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

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

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

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

**REFER TO HFC STRUCTURAL DESIGN DOCUMENTATION FOR SPECIFIC WALL FRAMING REQUIREMENTS**

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

RevID	Issue	CHD	Comments	Date
01	Building Consent			11/28/2018



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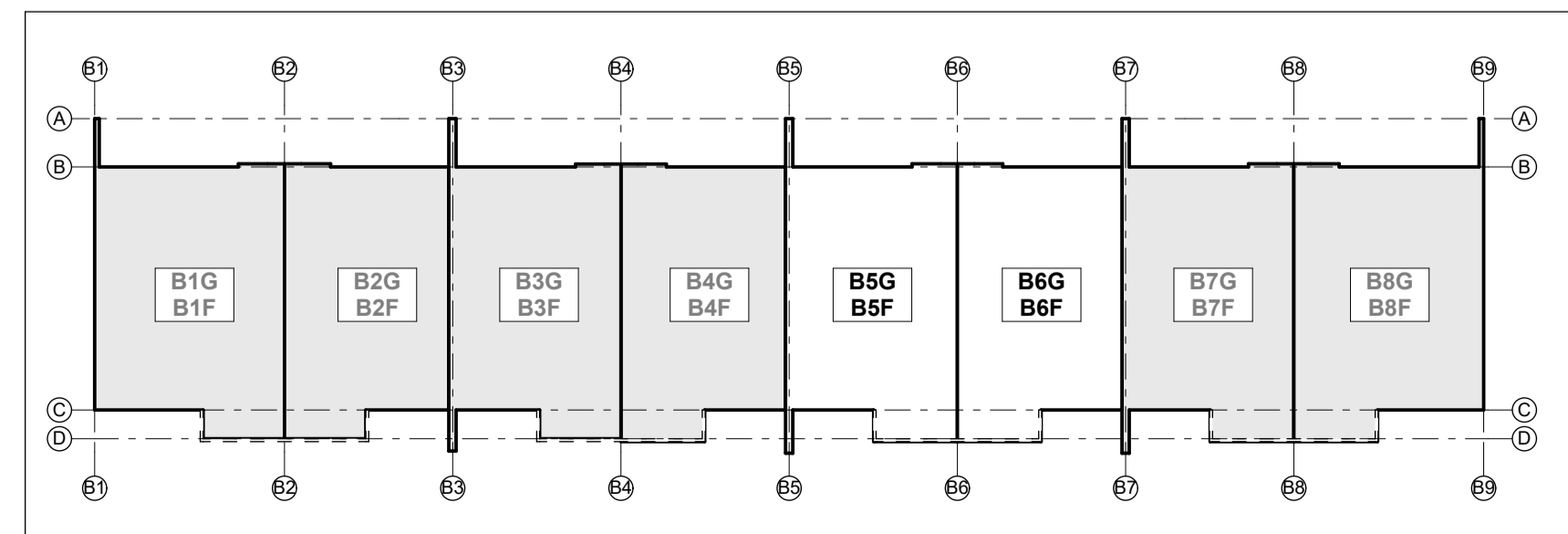
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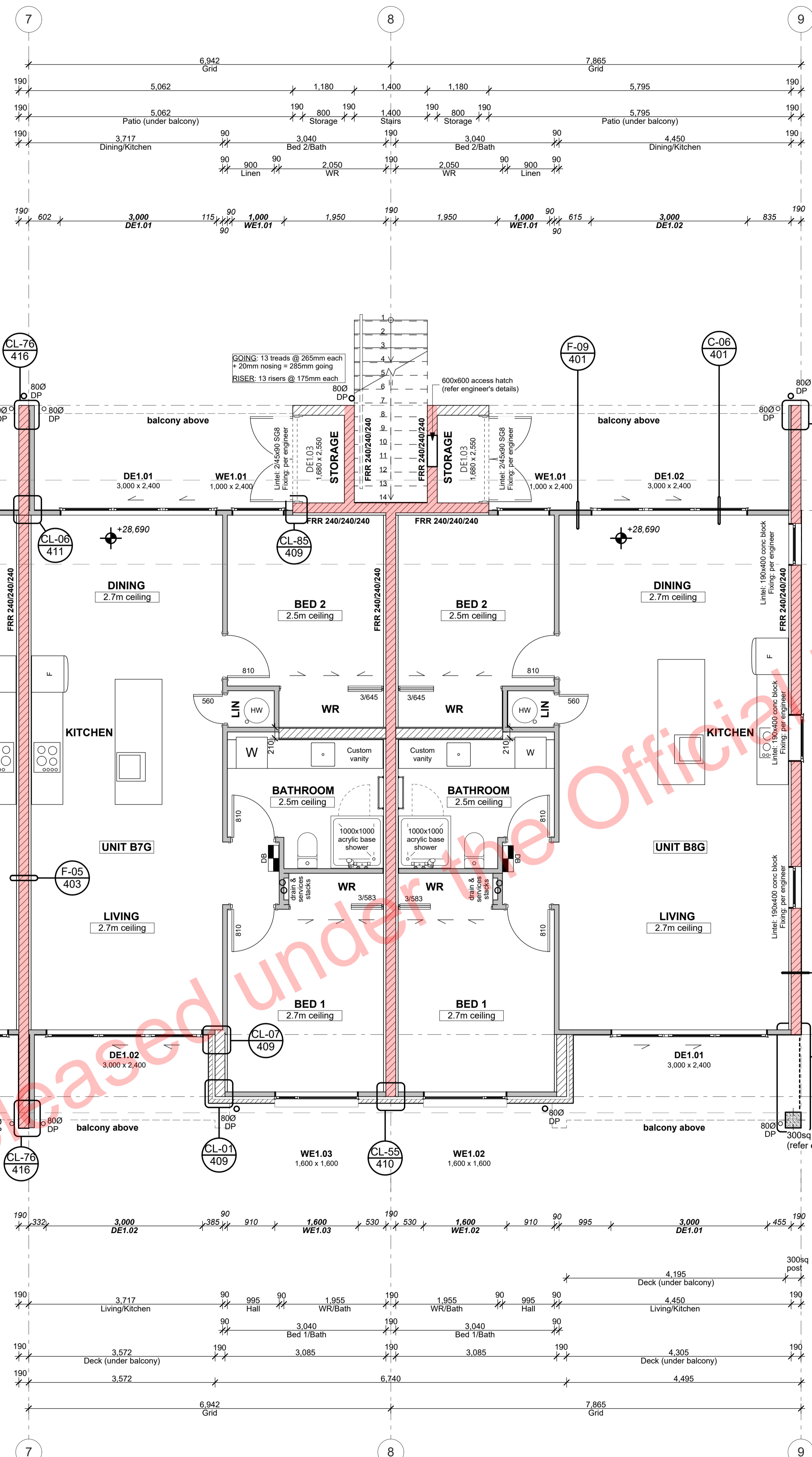
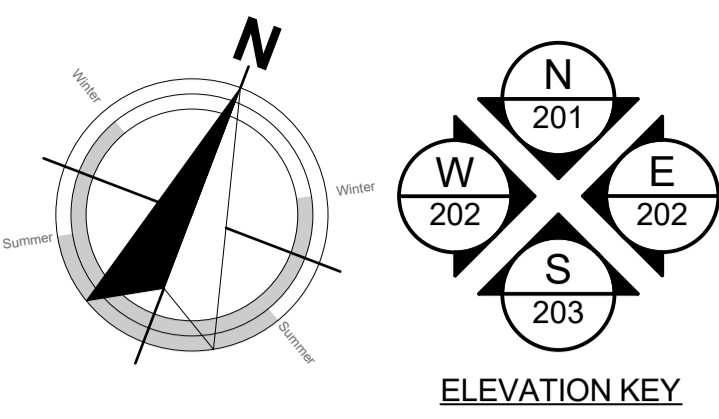
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project title:  
**Proposed Development for:**  
for:  
**Bonair Developments**  
at:  
**153 Bonair Crescent (Block B) Silverdale, Auckland**  
sheet title:  
**Ground Floor Setout Plan Unit B5G &**  
drawn: **KN** checked: **JM** dwg n#: **112**  
job n#: **2005**  
date created: **11/28/2018**  
date plotted: **2/7/2019**  
issue: **BC Block B** rev n#: **01**  
scale: **50, 1:285.7143, 1:1 @ A1**  
**NOTE: Drawings are 1/2 scale @ A3**  
CAD ref: 21\Creative Arch\2005\_Broadway Property Group\_BLOCK B\_BC



BUILDING CONSENT



Ground Floor Set-out Plan 1:50

**PRECAST CONCRETE STAIRS**  
(North Entry to First Floor Units)

LENGTH:  
13 treads x 265mm each  
= 3,445mm overall length

GOING:  
13 treads @ 265mm each + 20mm nosing  
= 285mm each

RISERS/HEIGHT:  
13 risers @ 175mm each  
= 2,275mm overall height

**Plan Notes:**  
TIMBER FRAMING, LINTELS, TRUSSES as per NZS:3604:2011 and SG8 unless stated otherwise.

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

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

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

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

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

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

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

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

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

**GROUND FLOOR SET-OUT PLAN LEGEND:**

- 90x45 framed wall
- 140x45 framed wall
- 190 concrete block wall
- F.F.L + 00 Finish Floor Level Marker
- Distribution Board
- Double stud 'DS' or triple stud 'TS' (as indicated)
- 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

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

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

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

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

REFER TO HFC STRUCTURAL DESIGN DOCUMENTATION FOR SPECIFIC WALL FRAMING REQUIREMENTS

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

RevID	Issue	CHD	Comments	Date
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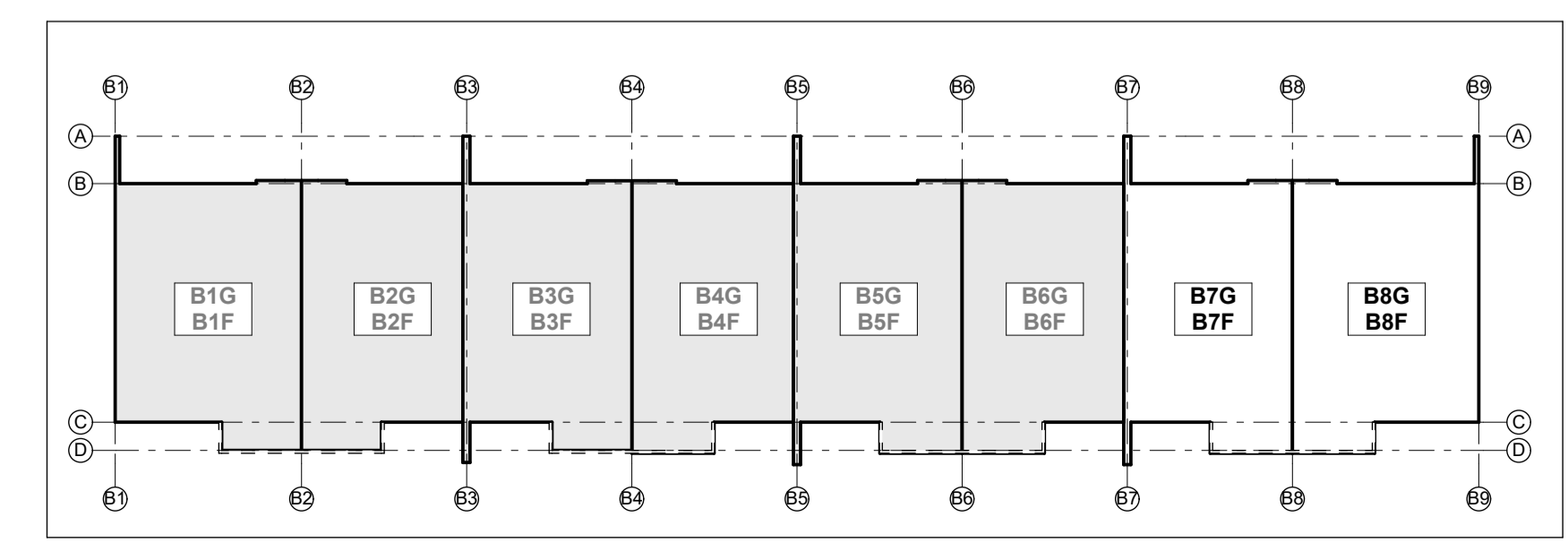
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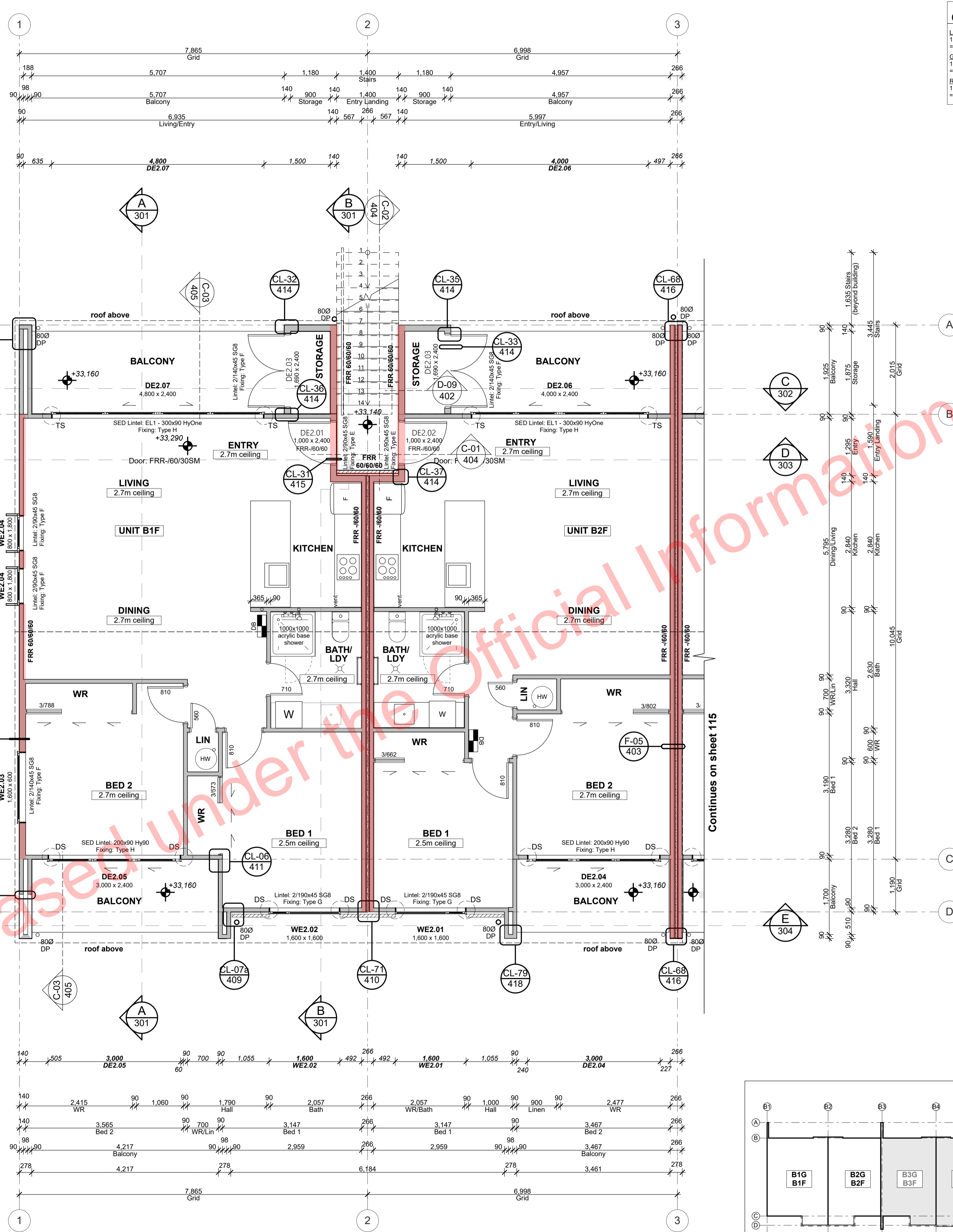
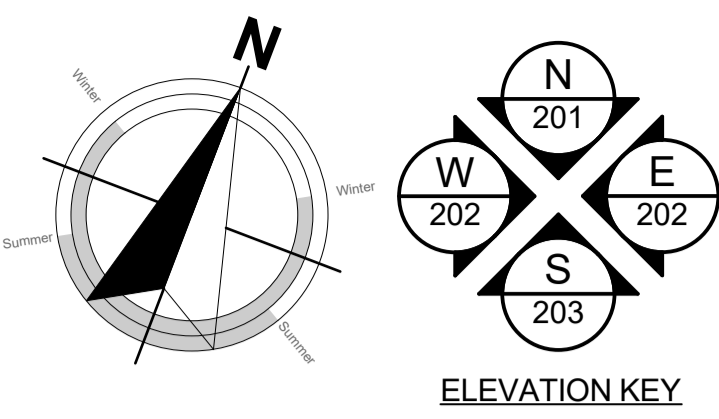
ALL RESTRICTED BUILDING WORK TO BE CARRIED OUT BY LICENSED BUILDING PRACTITIONERS

project title:  
**Proposed Development for:**  
for:  
**Bonair Developments**  
at:  
**153 Bonair Crescent (Block B) Silverdale, Auckland**  
sheet title:  
**Ground Floor Setout Plan Unit B7G & B8G**  
drawn: **KN** checked: **JM** dwg n#: **113**  
job n#: **2005**  
date created: **11/28/2018**  
date plotted: **2/7/2019**  
issue: **BC Block B** rev n#: **01**  
scale: **50, 1:285.7143, 1:1 @ A1**  
NOTE: Drawings are 1/2 scale @ A3  
CAD ref: 21/Creative Arch/2005\_Broadway Property Group\_BLOCK B\_BC



BUILDING CONSENT





First Floor Set-out Plan 1:50

**PRECAST CONCRETE STAIRS (North Entry to First Floor Units)**  
 LENGTH: 13 treads x 265mm each = 3.445m overall length  
 GOING: 13 treads @ 265mm each + 20mm nosing = 285mm each  
 RISERS/HEIGHT: 13 risers @ 175mm each = 2.275m overall height

**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.  
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 SURFACE FINISH - Ensure wall linings adjacent to appliances and facilities have surfaces that can be easily maintained in a hygienic condition in accordance with G3/AS1 clause 1.6.  
 ACUSTIC & FIRE RATINGS - Minimum values need to be achieved. Refer to technical reports and architectural details for particular lining finishes.  
 -Read in conjunction with Setout Plan.  
 -Refer to Roof Framing Plan for roof structure requirements.

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

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

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

**FIRST FLOOR SET-OUT PLAN LEGEND:**

	90x45 framed wall
	140x45 framed wall
	Korok intertenancy wall system
	Finish Floor Level Marker
	Distribution Board
	Double stud 'DS' or triple stud 'TS' (as indicated)
	Floor waste trap
	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  
 - ACUSTIC REPORT BY HEAGLEY ACUSTICS  
 - STORMWATER & SANITARY CONNECTION POINTS BY CRANG CIVIL

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

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

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

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

**REFER TO HFC STRUCTURAL DESIGN DOCUMENTATION FOR SPECIFIC WALL FRAMING REQUIREMENTS**

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

RevID	Issue	CHD	Comments	Date
01	Building Consent			11/28/2018

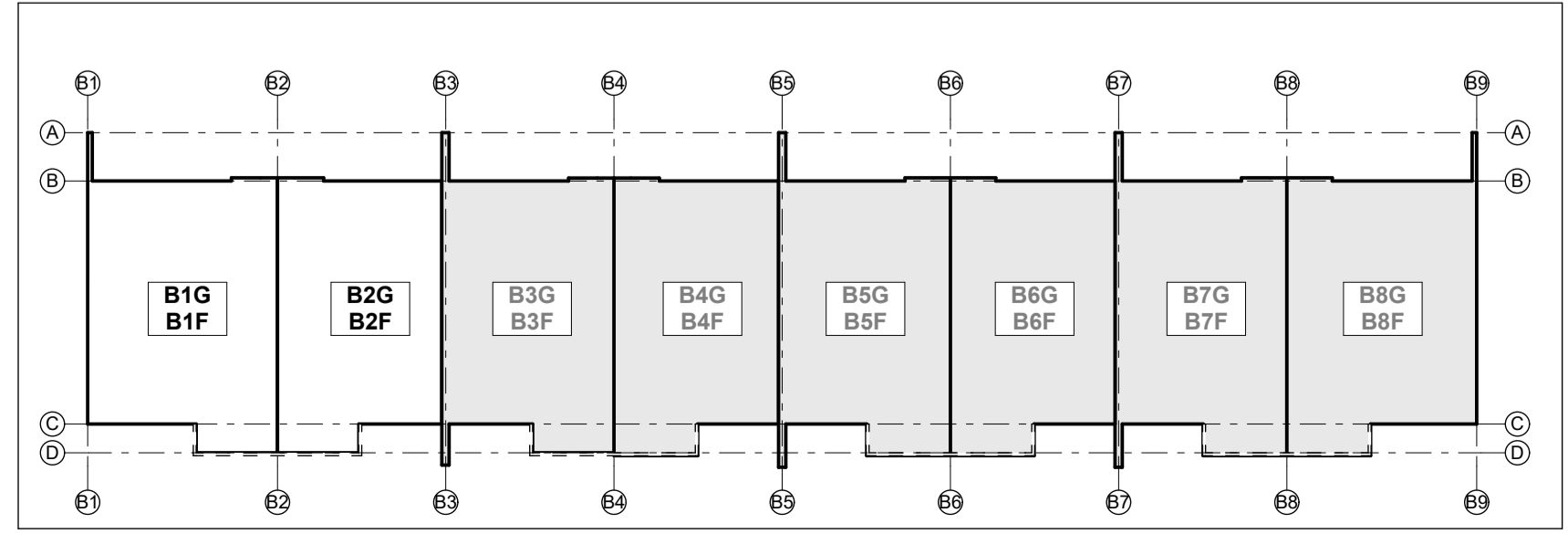


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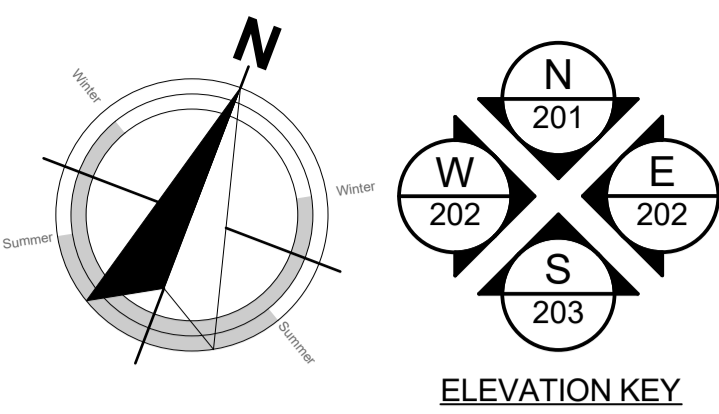
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 ALL RESTRICTED BUILDING WORK TO BE CARRIED OUT BY LICENSED BUILDING PRACTITIONERS

project title:  
**Proposed Development for:**  
 for:  
**Bonair Developments**  
 at:  
**153 Bonair Crescent (Block B) Silverdale, Auckland**  
 sheet title:  
**First Floor Setout Plan Unit B1F & B2F**  
 drawn: **KN** checked: **JM** dwg n#: **114**  
 job n#: **2005**  
 date created: **11/28/2018**  
 date plotted: **2/7/2019**  
 issue: **BC Block B** rev n#: **01**  
 scale: **50, 1:285.7143, 1:1 @ A1**  
 NOTE: Drawings are 1/2 scale @ A3  
 CAD ref: 21/Creative Arch/2005\_Broadway Property Group\_BLOCK B\_BC



BUILDING CONSENT



ELEVATION KEY

**PRECAST CONCRETE STAIRS**  
(North Entry to First Floor Units)

LENGTH:  
13 treads x 265mm each  
= 3,445mm overall length

GOING:  
13 treads @ 265mm each + 20mm nosing  
= 285mm each

RISERS/HEIGHT:  
13 risers @ 175mm each  
= 2,275mm overall height

**Plan Notes:**  
TIMBER FRAMING, LINTELS, TRUSSES as per NZS:3604:2011 and SG8 unless stated otherwise.

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

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

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

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

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

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

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

**FIRST FLOOR SET-OUT PLAN LEGEND:**

	90x45 framed wall
	140x45 framed wall
	Korkok intertenancy wall system
	Finish Floor Level Marker
	Distribution Board
	Double stud 'DS' or triple stud 'TS' (as indicated)
	Floor waste trap
	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

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

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

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

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

**REFER TO HFC STRUCTURAL DESIGN DOCUMENTATION FOR SPECIFIC WALL FRAMING REQUIREMENTS**

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

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

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

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

RevID	Issue	CHD	Comments	Date
01	Building Consent			11/28/2018



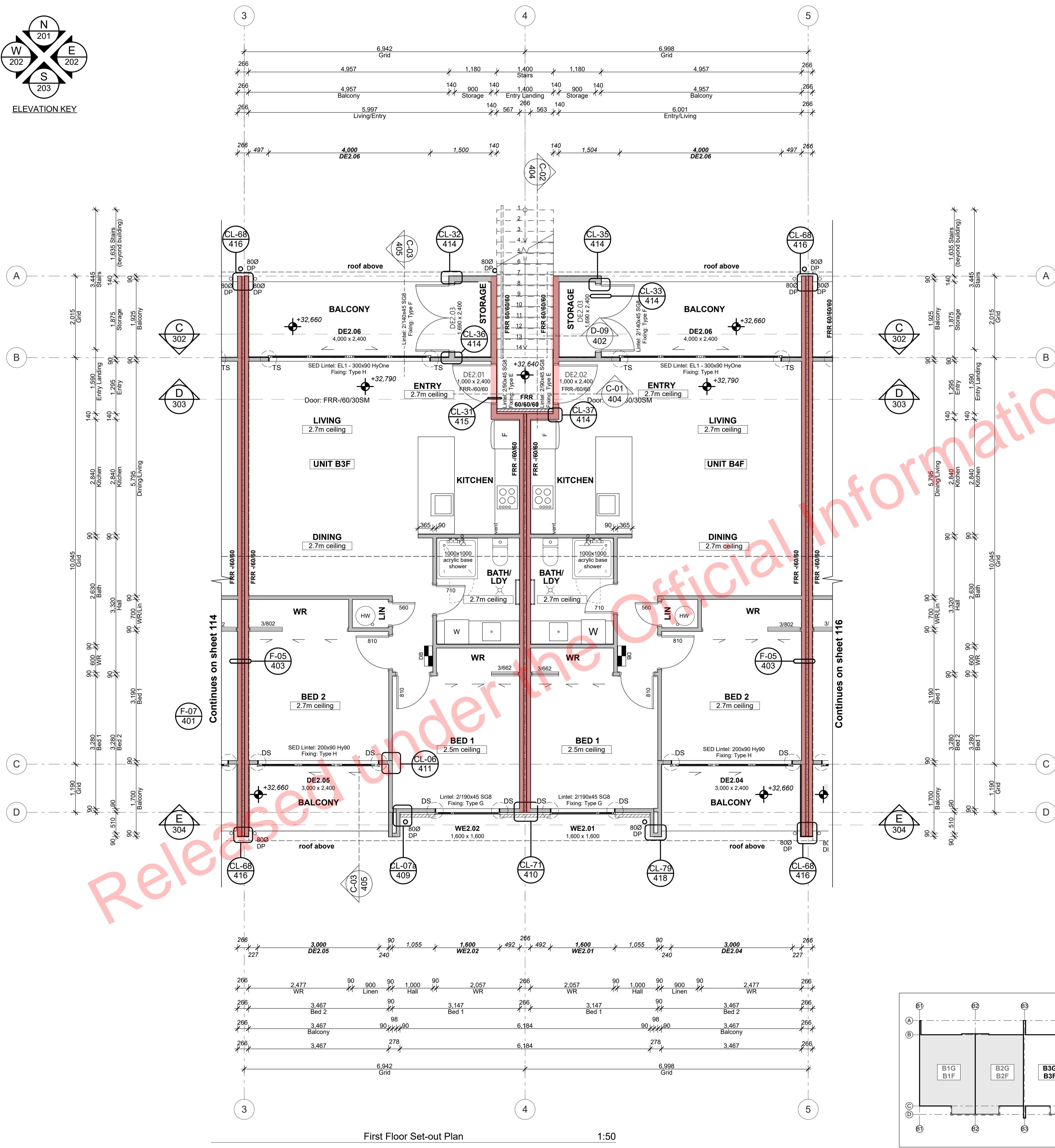
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info@creativearch.co.nz  
www.creativearch.co.nz

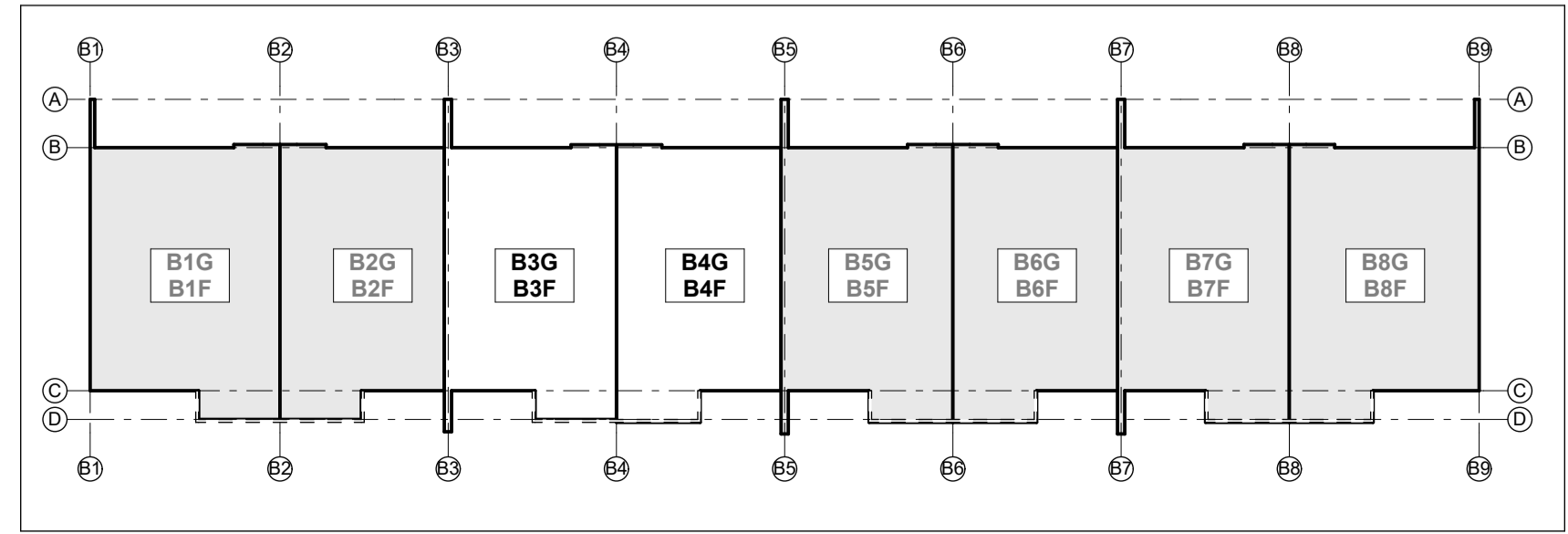
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ALL RESTRICTED BUILDING WORK TO BE CARRIED OUT BY LICENSED BUILDING PRACTITIONERS

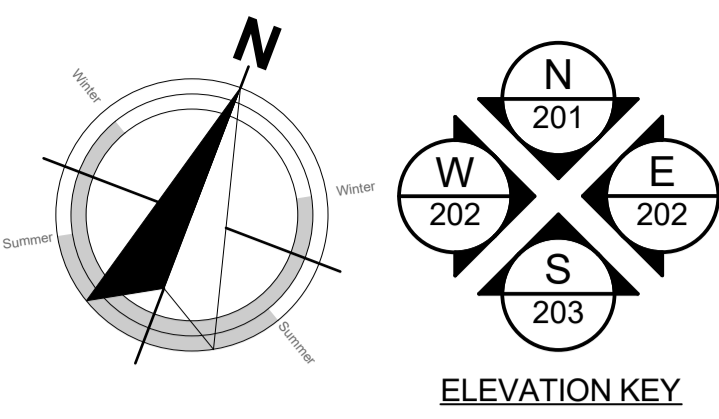
project title:  
**Proposed Development for:**  
for:  
**Bonair Developments**  
at:  
**153 Bonair Crescent (Block B) Silverdale, Auckland**  
sheet title:  
**First Floor Setout Plan Unit B3F & B4F**  
drawn: **KN** checked: **JM** dwg nfr:  
job nfr: **2005**  
date created: **11/28/2018**  
date plotted: **2/7/2019**  
issue: **BC Block B** rev nfr:  
scale: **50, 1:285.7143, 1:1 @ A1**  
**115**  
**01**  
NOTE: Drawings are 1/2 scale @ A3  
CAD ref: 21/Creative Arch/2005\_Broadway Property Group\_BLOCK B\_BC



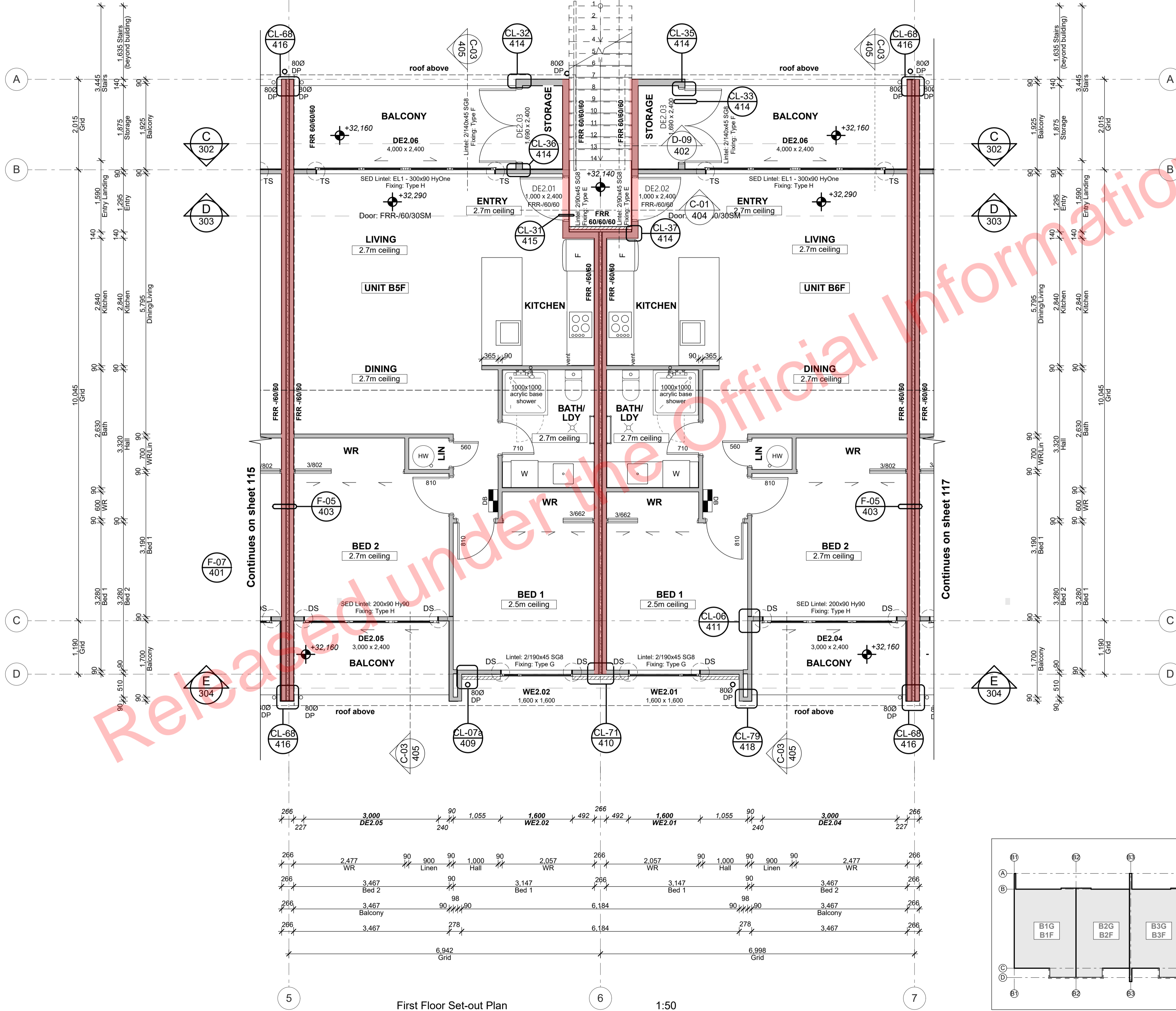
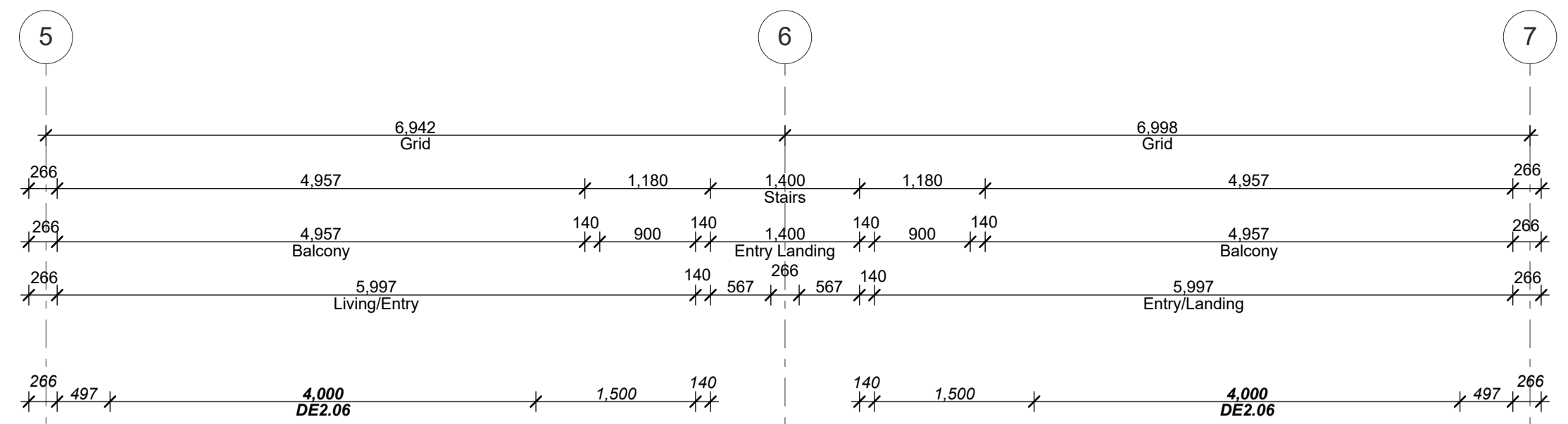
First Floor Set-out Plan 1:50



BUILDING CONSENT



ELEVATION KEY



First Floor Set-out Plan

1:50

**PRECAST CONCRETE STAIRS**  
(North Entry to First Floor Units)

LENGTH:  
13 treads x 265mm each  
= 3,445mm overall length

GOING:  
13 treads @ 265mm each + 20mm nosing  
= 285mm each

RISERS/HEIGHT:  
13 risers @ 175mm each  
= 2,275mm overall height

**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.

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90 x 45 mm Top plate fixing shall be Lumberlok Type B 4.7kN unless noted otherwise as per truss designer, refer PS 1

**BOTTOM PLATE FIXING**  
as per engineer, refer to structural engineering design & PS 1

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

**FIRST FLOOR SET-OUT PLAN LEGEND:**

- 90x45 framed wall
- 140x45 framed wall
- Korok intertenancy wall system
- F.F.L. + 00 Finish Floor Level Marker
- Distribution Board
- Double stud 'DS' or triple stud 'TS' (as indicated)
- Floor waste trap
- Fire-rated assemblies

**PLANS TO BE READ IN CONJUNCTION WITH THE FOLLOWING:**

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- ACOUSTIC REPORT BY HEAGLEY ACOUSTICS
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**MAKE SURE ALL SMOKE ALARMS TO BE INTERCONNECTED IN ACCORDANCE WITH NZS 4514:2009**

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

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

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

**REFER TO HFC STRUCTURAL DESIGN DOCUMENTATION FOR SPECIFIC WALL FRAMING REQUIREMENTS**

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

RevID	Issue	CHD	Comments	Date
01	Building Consent			11/28/2018



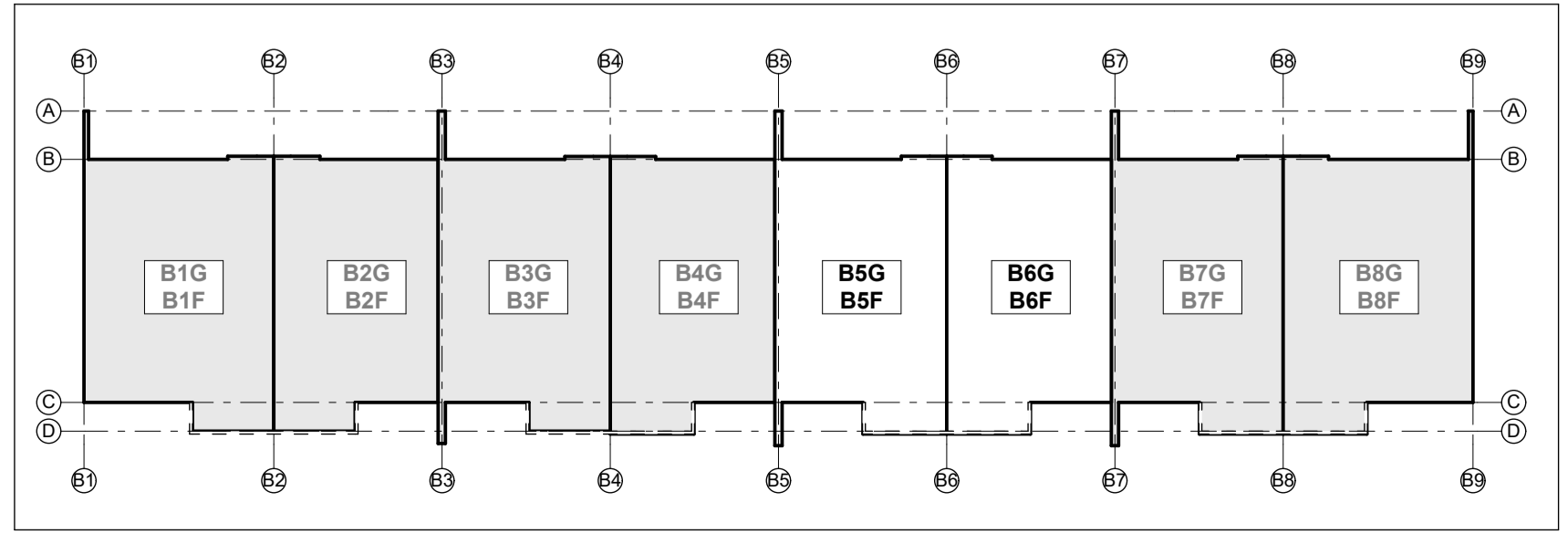
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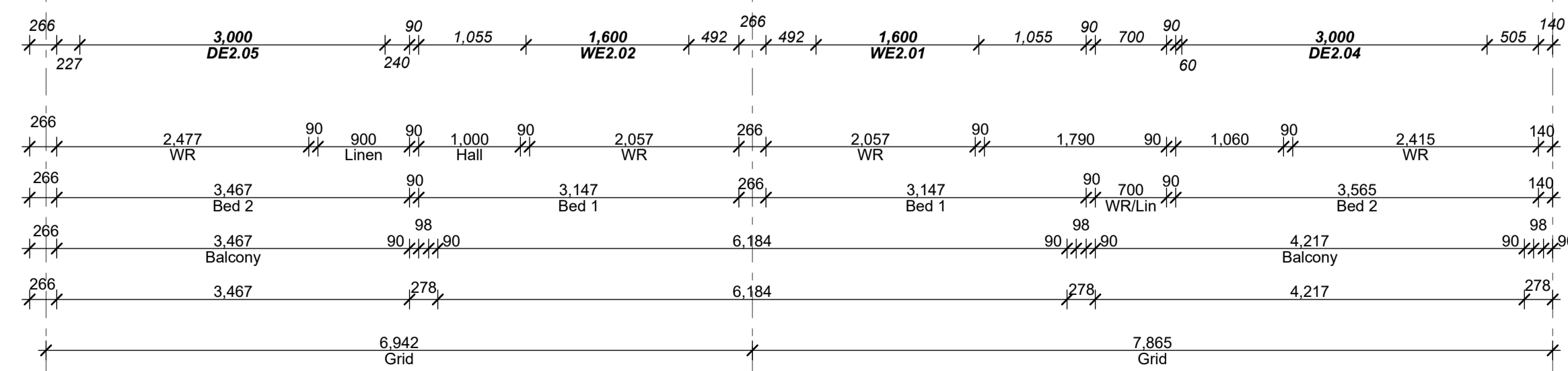
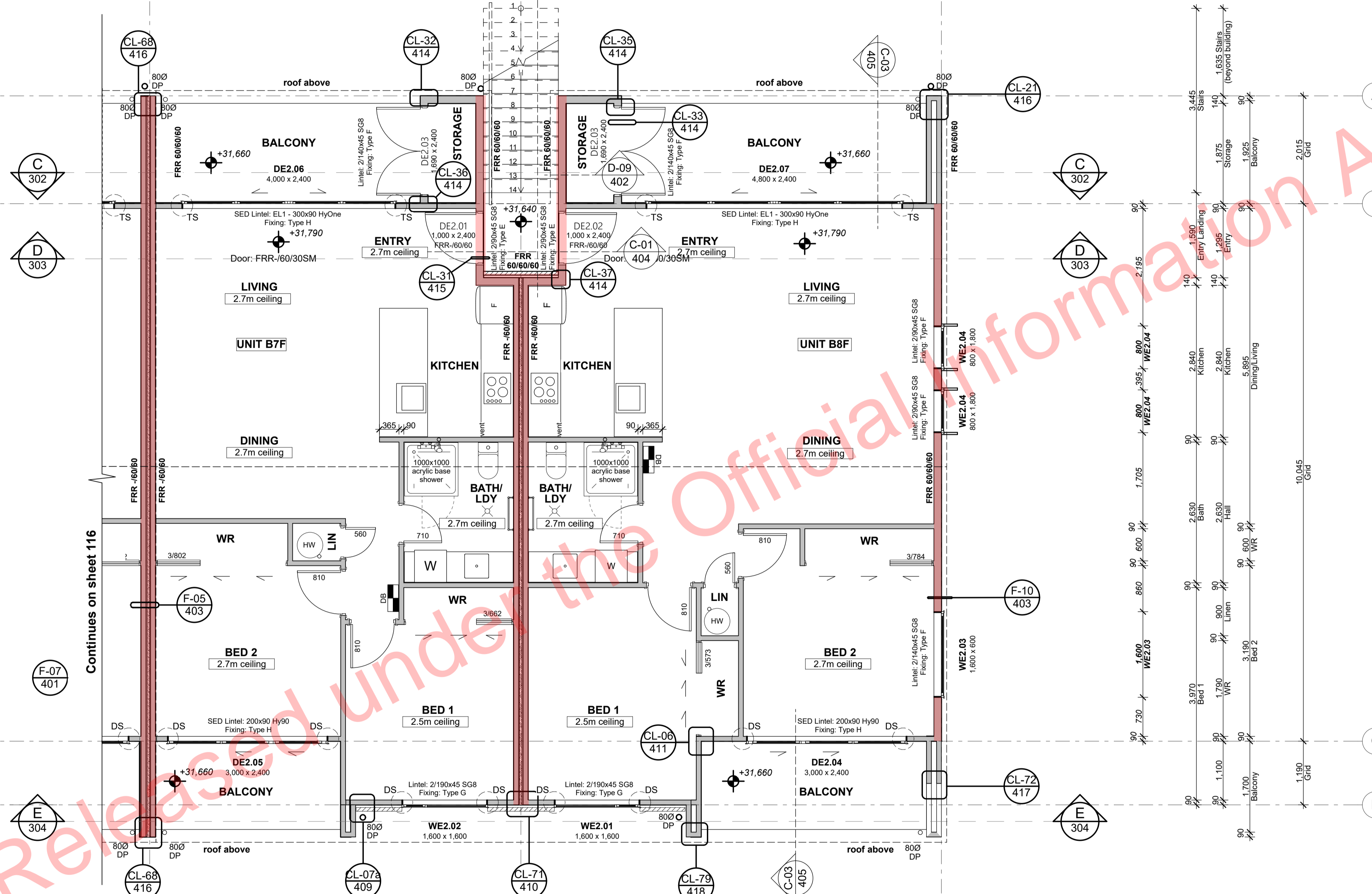
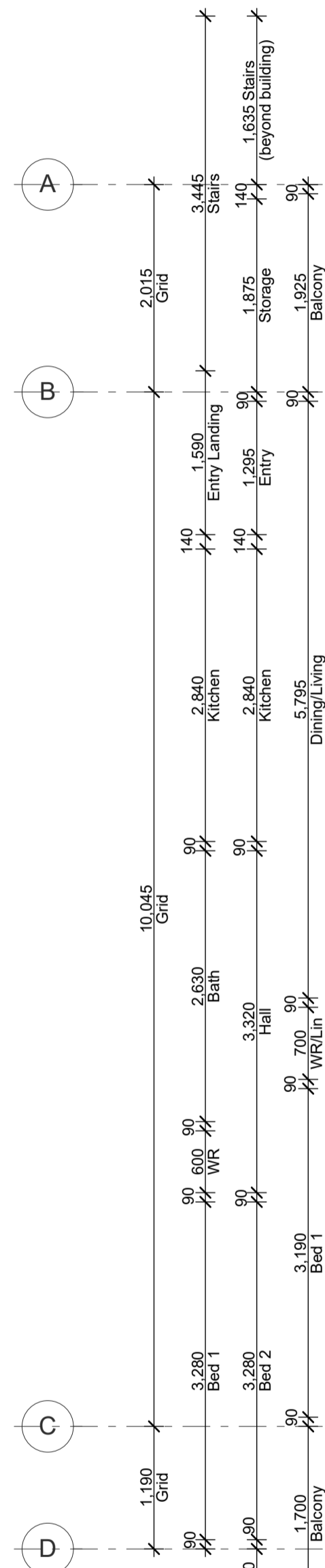
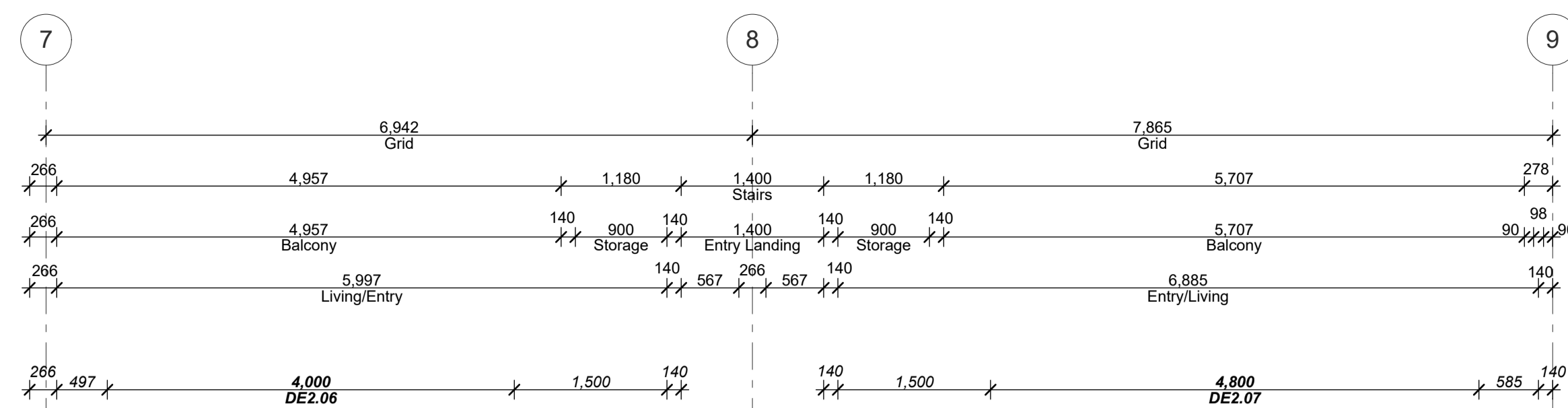
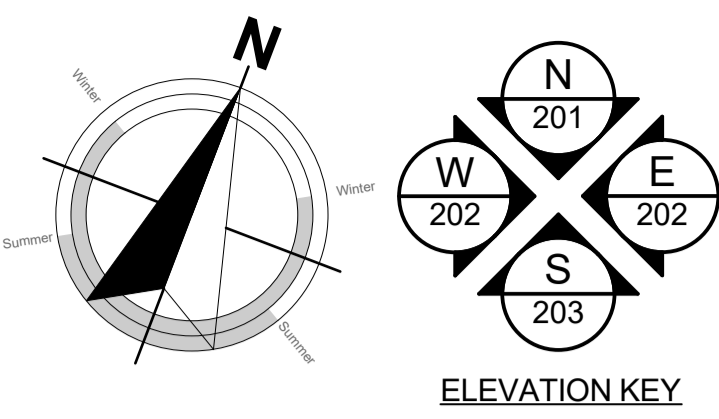
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ALL RESTRICTED BUILDING WORK TO BE CARRIED OUT BY LICENSED BUILDING PRACTITIONERS

project title:  
**Proposed Development for:**  
for:  
**Bonair Developments**  
at:  
**153 Bonair Crescent (Block B) Silverdale, Auckland**  
sheet title:  
**First Floor Setout Plan Unit B5F & B6F**  
drawn: **KN** checked: **JM** dwg n#: **116**  
job n#: **2005**  
date created: **11/28/2018**  
date plotted: **2/7/2019**  
issue: **BC Block B** rev n#: **01**  
scale: **50, 1:285,7143, 1:1 @ A1**  
NOTE: Drawings are 1/2 scale @ A3  
CAD ref: 21\Creative Arch\2005\_Broadway Property Group\_BLOCK B\_BC



BUILDING CONSENT



First Floor Set-out Plan 1:50

**PRECAST CONCRETE STAIRS**  
(North Entry to First Floor Units)

**LENGTH:**  
13 treads x 265mm each = 3,445mm overall length

**GOING:**  
13 treads @ 265mm each + 20mm nosing = 285mm each

**RISERS/HEIGHT:**  
13 risers @ 175mm each = 2,275mm overall height

**Plan Notes:**  
TIMBER FRAMING, LINTELS, TRUSSES as per NZS:3604:2011 and SG8 unless stated otherwise.

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

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

**FIRST FLOOR SET-OUT PLAN LEGEND:**

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- 140x45 framed wall
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- Distribution Board
- Double stud 'DS' or triple stud 'TS' (as indicated)
- Floor waste trap
- Fire-rated assemblies

**PLANS TO BE READ IN CONJUNCTION WITH THE FOLLOWING:**

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- 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**

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

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**REFER TO HFC STRUCTURAL DESIGN DOCUMENTATION FOR SPECIFIC WALL FRAMING REQUIREMENTS**

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

RevID	Issue	CHD	Comments	Date
01	Building Consent			11/28/2018



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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 Crescent (Block B) Silverdale, Auckland**

sheet title:  
**First Floor Setout Plan Unit B7F & B8F**

drawn: **KN** checked: **JM** dwg n#: **117**

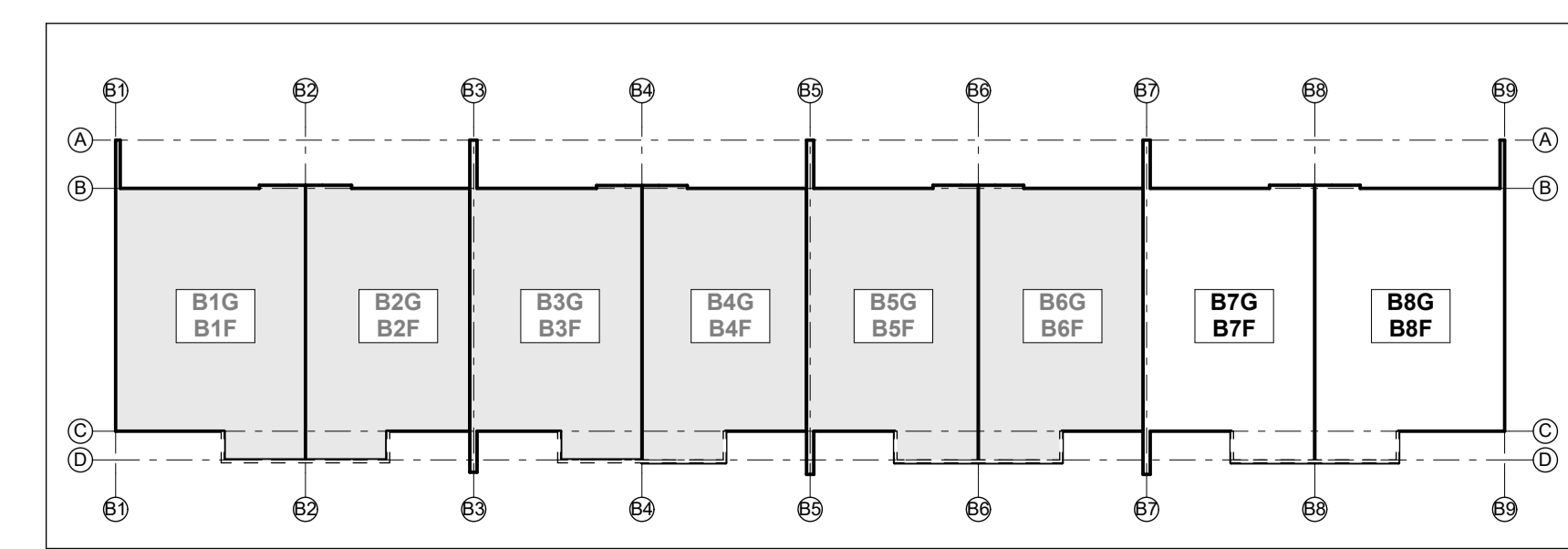
job n#: **2005**  
date created: **11/28/2018**  
date plotted: **2/7/2019**

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

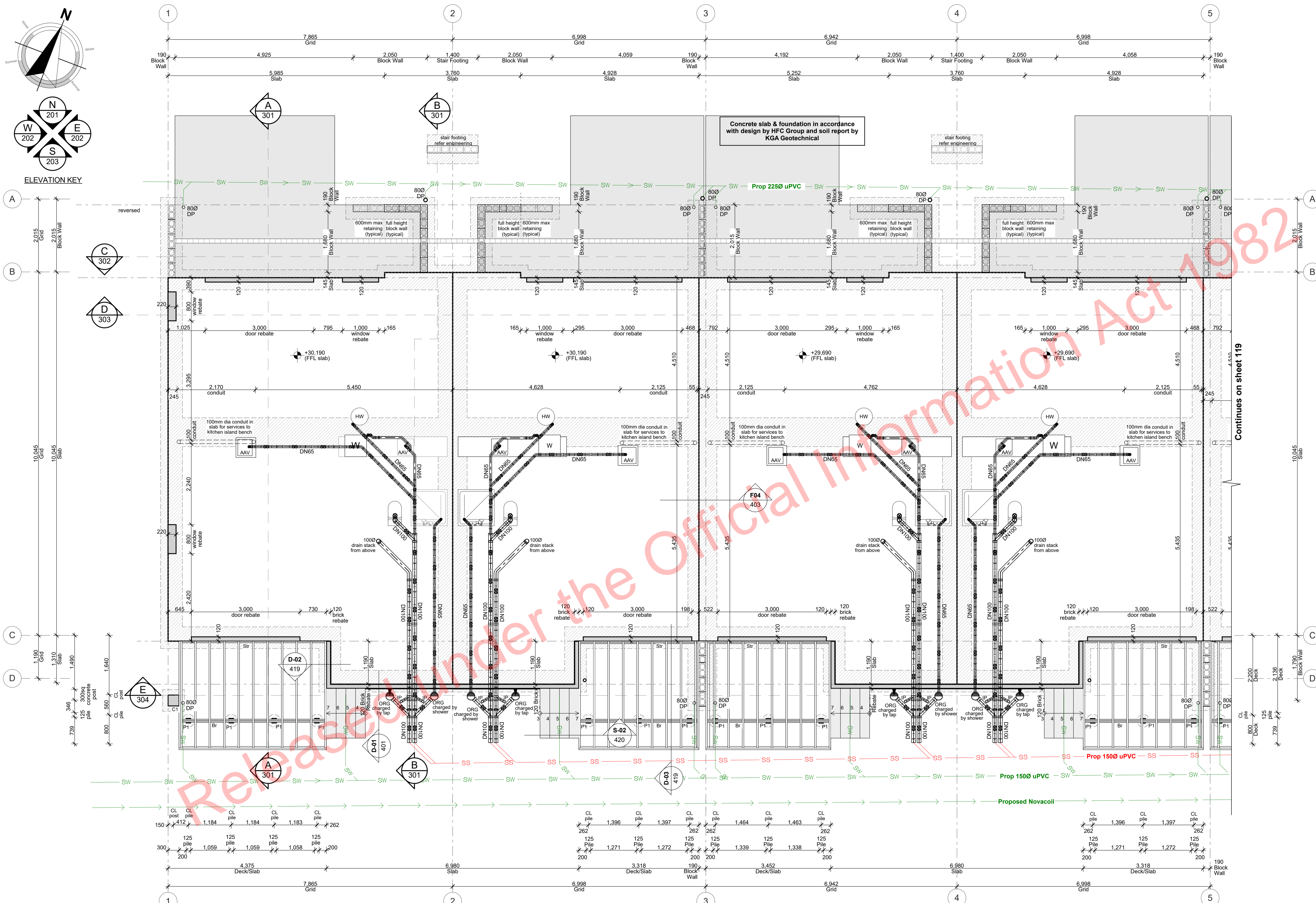
scale: **50, 1:285.7143, 1:1 @ A1**

**NOTE: Drawings are 1/2 scale @ A3**

CAD ref: 21\Creative Arch\2005\_Broadway Property Group\_BLOCK B\_BC



BUILDING CONSENT



**FOUNDATION PLAN LEGEND:**

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

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

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

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

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

**DRAINAGE LEGEND:**

—SS—	Private sanitary drain (PVC)
—SW—	Private stormwater drain (PVC)
HWC	Hot Water Cylinder with tundish drain
SHR	Shower
ORG	Overflow relief gully
WC	Toilet
WHB	Wash hand basin
SK	Sink
DP	Downpipe
IP	Inspection point
▼	Tap

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

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

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

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

REFER TO CIVIL ENGINEERS DRAWINGS FOR CONNECTION LOCATION AND LEVELS.

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

Rev/ID	Issue	CHD	Comments	Date
01	Building Consent			11/28/2018



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project title:  
**Proposed Development for:**

for:  
**Bonair Developments**  
at:  
**153 Bonair Crescent (Block B) Silverdale, Auckland**

sheet title:  
**Foundation & Drainage Unit B1G - B4G**

drawn: **KN** checked: **JM** dwg no: **118**

job no: **2005**  
date created: **11/28/2018**  
date plotted: **2/7/2019**

issue: **BC Block B** rev no: **01**  
scale: **1:150, 1:285.7143 @ A1**  
NOTE: Drawings are 1/2 scale @ A3

CAD ref: 21/Creative Arch/2005\_Broadway Property Group\_BLOCK B\_BC

**PIPE SIZES AND GRADIENTS**

Sanitary fixture or appliance	Min. trap and discharge pipe (Ømm)	Minimum gradient	Sanitary fixture or appliance	Min. trap and discharge pipe (Ømm)	Minimum gradient
Timber Floor:			Concrete Slab:		
Vanity	400	1:40	Basin	650	1:40
Kitchen Sink	400	1:40	Shower	650	1:40
Shower	400	1:40	WC	800	1:60
Bath	400	1:40	Stacks	100Ø	N/A
Tub	400	1:40	Vents	50Ø	N/A
WC	800	1:60	Downpipes	80Ø	N/A
Floor wastes	100Ø	1:60	Droppers	80Ø	N/A
Sanitary Drainage	100Ø	1:60			
Stormwater Drain	100Ø	1:120			

**POWER / TELEPHONE / WATER SERVICES / GAS:**

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

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

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

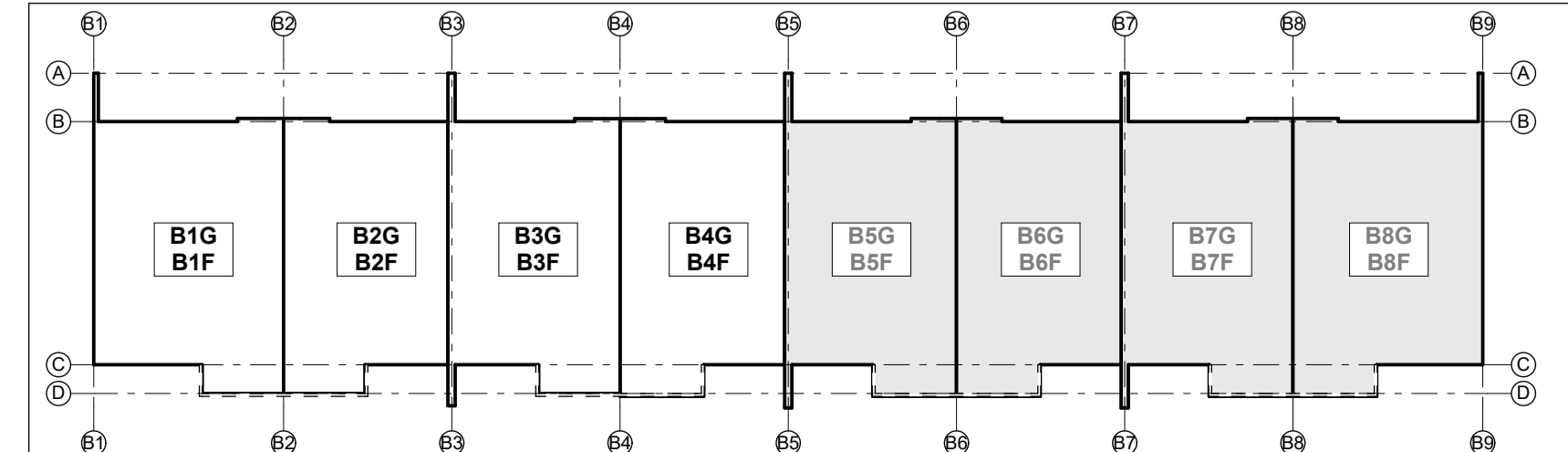
The contractor shall take all necessary precautions during excavation to avoid any disruption of existing services. All existing services shall be reinstated to their original condition and to the satisfaction of the Architect or Engineer.

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

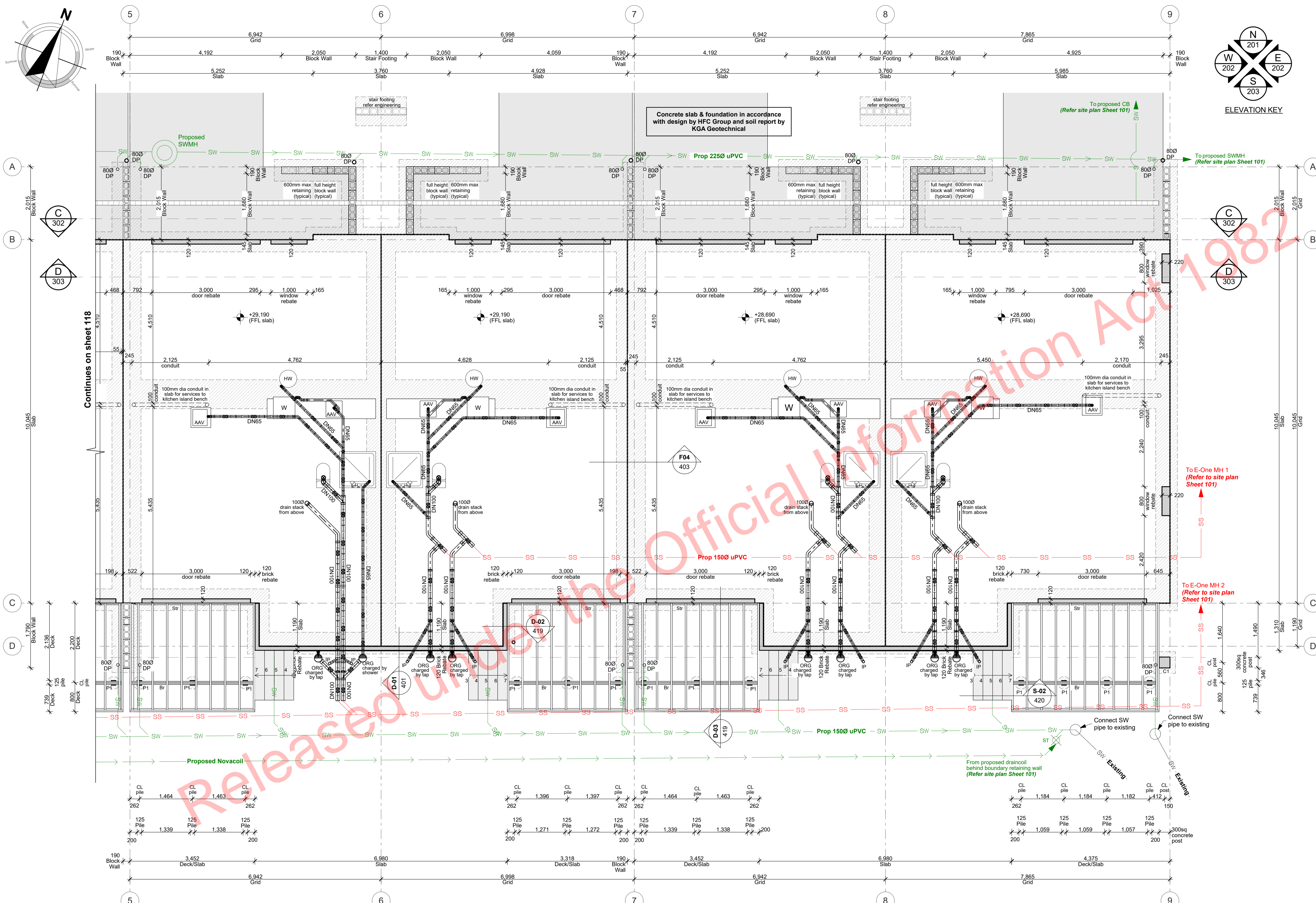
**ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NEW ZEALAND BUILDING CODE**

**PLANS TO BE READ IN CONJUNCTION WITH THE FOLLOWING:**

- STRUCTURAL ENGINEERING PLANS & SPECIFICATION BY HFC GROUP
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**DRAINAGE LEGEND:**

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WHB	Wash hand basin
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DP	Downpipe
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▼	Tap

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

RevID	Issue	Chd	Comments	Date
01	Building Consent			11/28/2018

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**PIPE SIZES AND GRADIENTS**

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Timber Floor:			Concrete Slab:		
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Kitchen Sink	400	1:40	Shower	650	1:40
Shower	400	1:40	WC	800	1:60
Bath	400	1:40			
Tub	400	1:40	Stacks	1000Ø	N/A
WC	400	1:40	Vents	500Ø	N/A
Floor wastes	800	1:60	Downpipes	800Ø	N/A
	1000Ø	1:60	Droppers	800Ø	N/A
Sanitary Drainage	1000Ø	1:60			
Stormwater Drain	1000Ø	1:120			

**POWER / TELEPHONE / WATER SERVICES / GAS:**

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

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

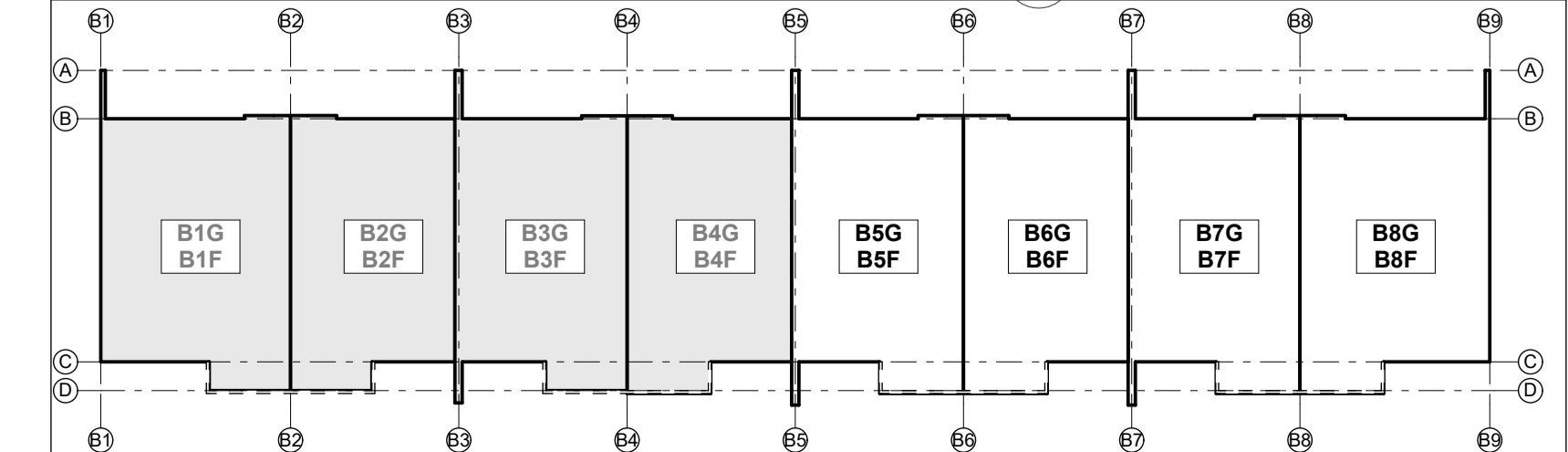
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- TRUSS MANUFACTURER'S PLANS & SPECIFICATION BY CARTERS
- FIRE ENGINEERING DESIGN REPORT BY HFC GROUP
- ACOUSTIC REPORT BY HEAGLEY ACOUSTICS
- STORMWATER & SANITARY CONNECTION POINTS BY CRANG CIVIL



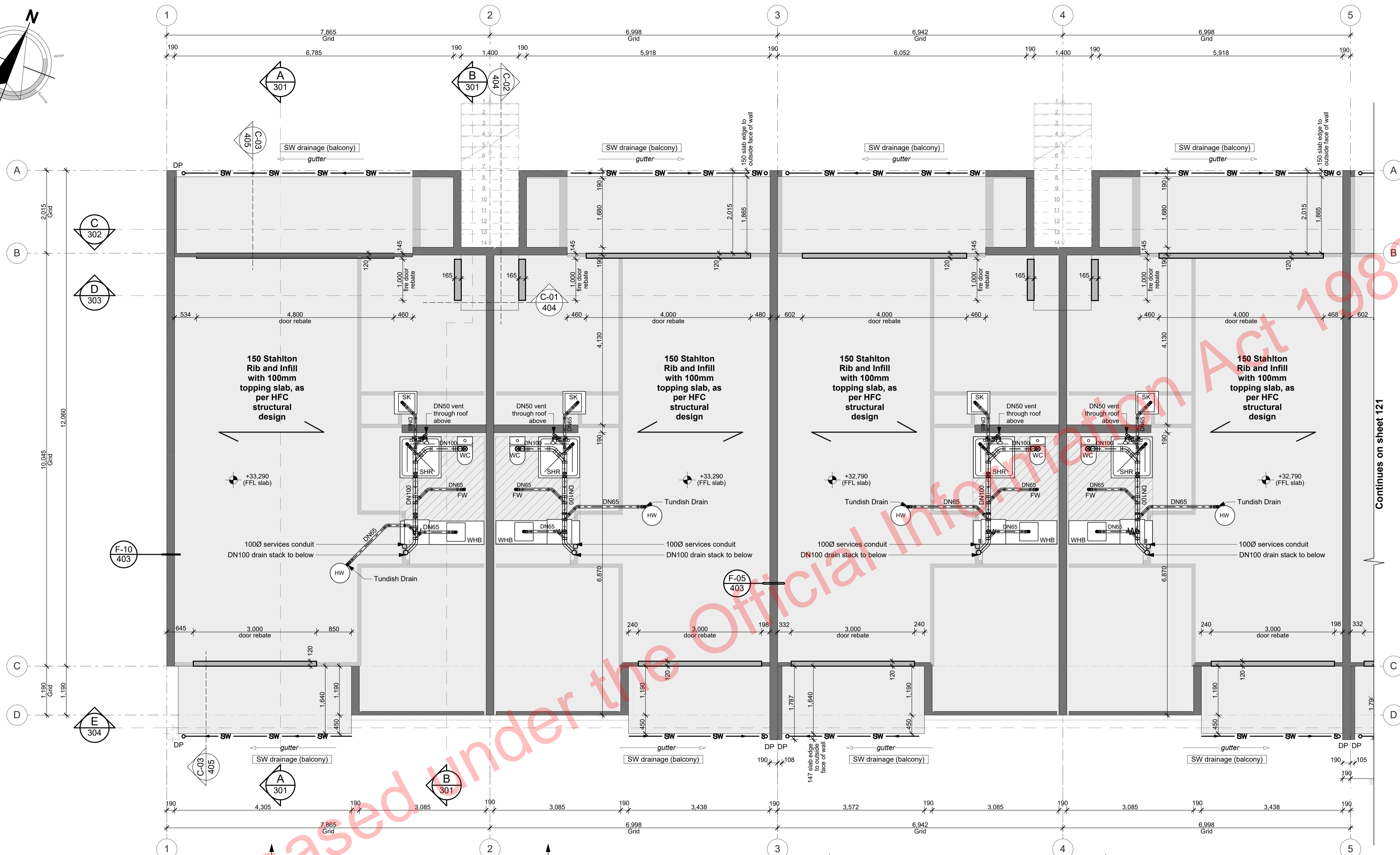
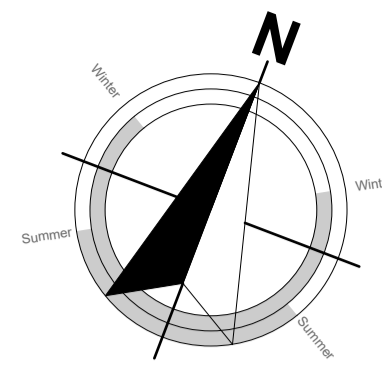
**BUILDING CONSENT**

project title:  
**Proposed Development for:**  
**Bonair Developments**  
at:  
**153 Bonair Crescent (Block B) Silverdale, Auckland**

sheet title:  
**Foundation & Drainage Unit B5G -B8G**

drawn: **KN** checked: **JM** dwg nr:  
job nr: **2005**  
date created: **11/28/2018**  
date plotted: **2/7/2019**  
issue: **BC Block B** rev nr:  
scale: **50, 1:285.7143, 1:1 @ A1**  
**119**  
**01**

NOTE: Drawings are 1/2 scale @ A3  
CAD ref: 21/Creative Arch/2005\_Broadway Property Group\_BLOCK B\_BC



**MID-FLOOR FRAMING PLAN LEGEND:**

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

**PLUMBING LEGEND:**

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

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

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

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

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

REFER TO CIVIL ENGINEERS DRAWINGS FOR CONNECTION LOCATION AND LEVELS.

**PIPE SIZES AND GRADIENTS**

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

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

RevID	Issue	CHD	Comments	Date
01	Building Consent			11/28/2018

**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

**POWER / TELEPHONE / WATER SERVICES / GAS:**

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

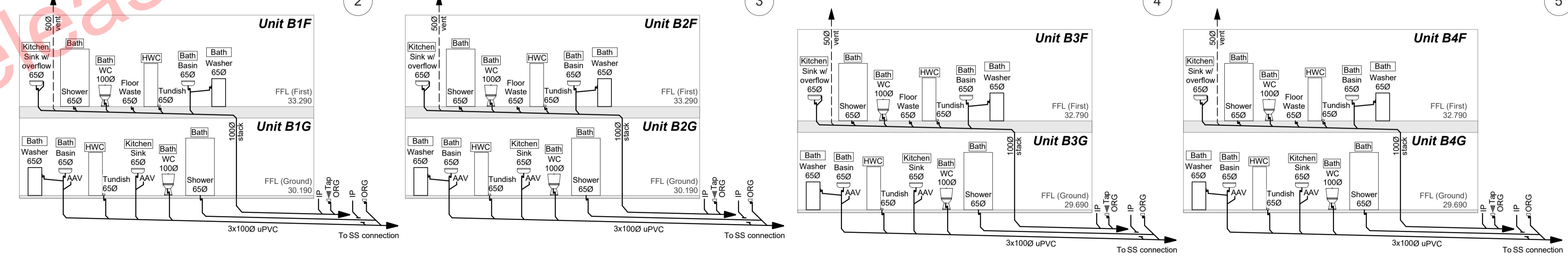
All plumbing and drainage in accordance with AS/NZS 3500.2 plumbing and drainage code.

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

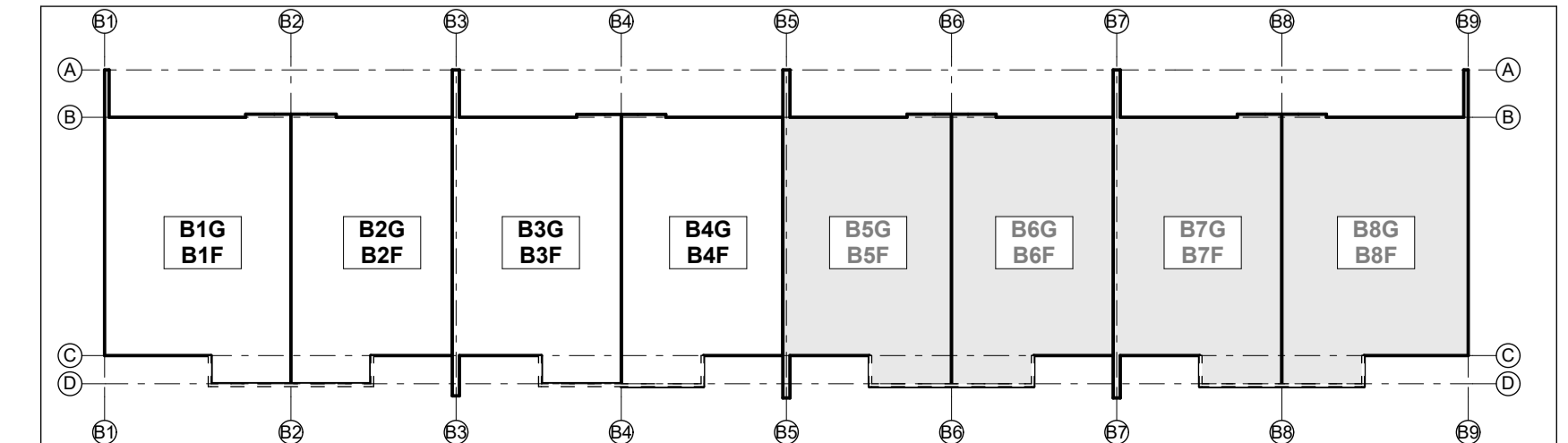
The contractor shall take all necessary precautions during excavation to avoid any disruption of existing services. All existing services shall be reinstated to their original condition and to the satisfaction of the Architect or Engineer.

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

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



Plumbing Schematics N.T.S.



**BUILDING CONSENT**

at: **Bonair Developments**  
153 Bonair Crescent (Block B) Silverdale, Auckland

sheet title: **Mid-Floor & Plumbing Units B1F - B4F**

drawn: **KN** checked: **JM** dwg nr: **120**

job nr: **2005**  
date created: **11/28/2018**  
date plotted: **2/7/2019**  
issue: **BC Block B** rev nr: **01**

NOTE: Drawings are 1/2 scale @ A3  
CAD ref: 21/Creative Arch/2005\_Broadway Property Group\_BLOCK B\_BC

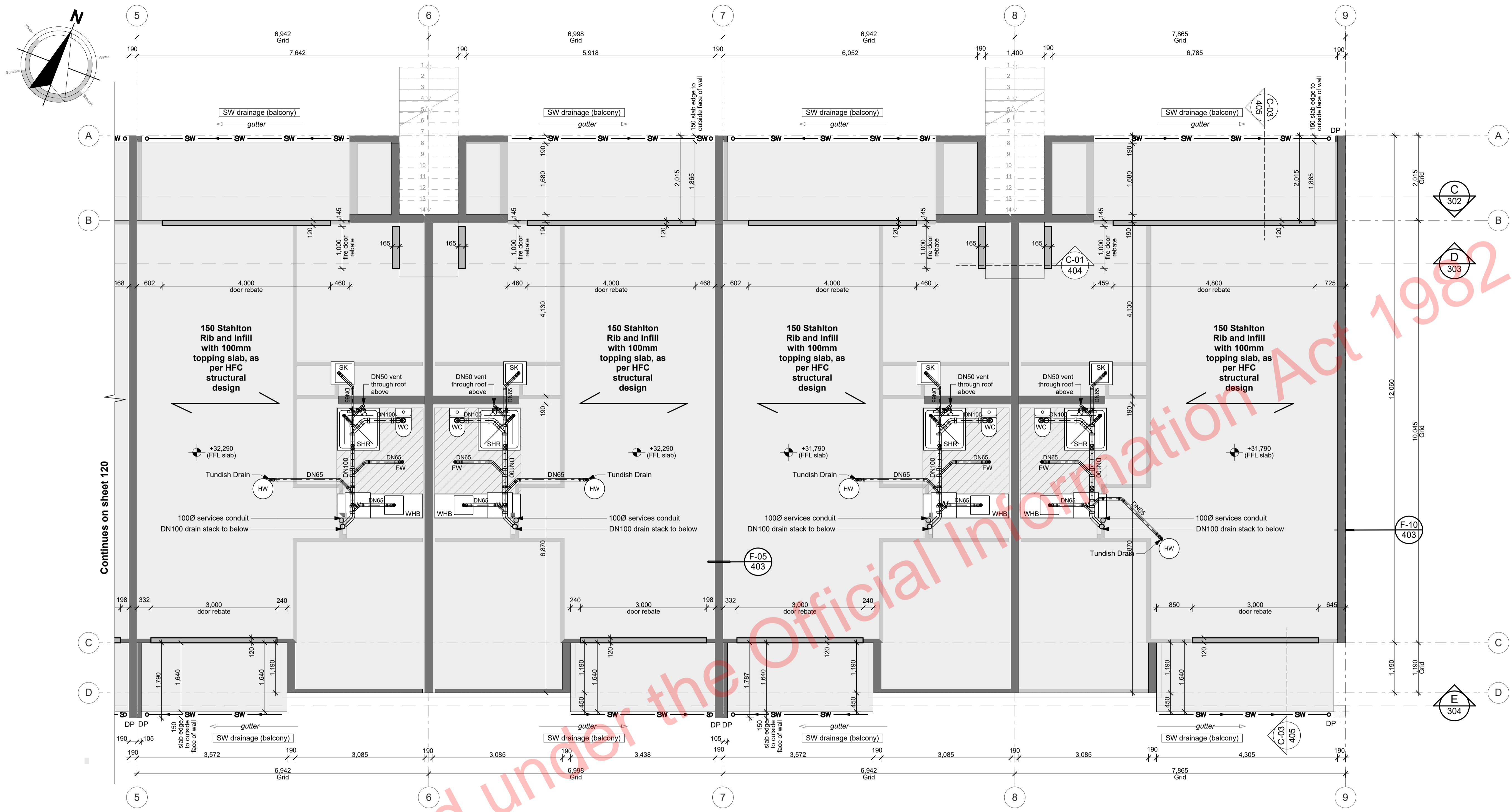


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ALL RESTRICTED BUILDING WORK TO BE CARRIED OUT BY LICENSED BUILDING PRACTITIONERS

BUILDING CONSENT



**MID-FLOOR FRAMING PLAN LEGEND:**

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

**PLUMBING LEGEND:**

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

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

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

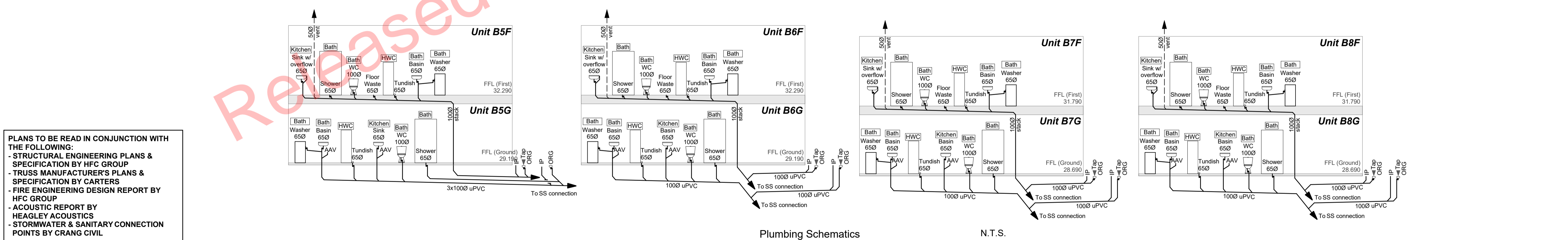
ALL SANITARY DRAINAGE INSTALLATIONS SHALL BE IN ACCORDANCE WITH AS/NZS 3500.2

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

REFER TO CIVIL ENGINEERS DRAWINGS FOR CONNECTION LOCATION AND LEVELS.

**PIPE SIZES AND GRADIENTS**

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



**PLANS TO BE READ IN CONJUNCTION WITH THE FOLLOWING:**

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- 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

**POWER / TELEPHONE / WATER SERVICES / GAS:**

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

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

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

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

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

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

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

Rev'd	Issue	Ch'd	Comments	Date
01	Building Consent			11/28/2018

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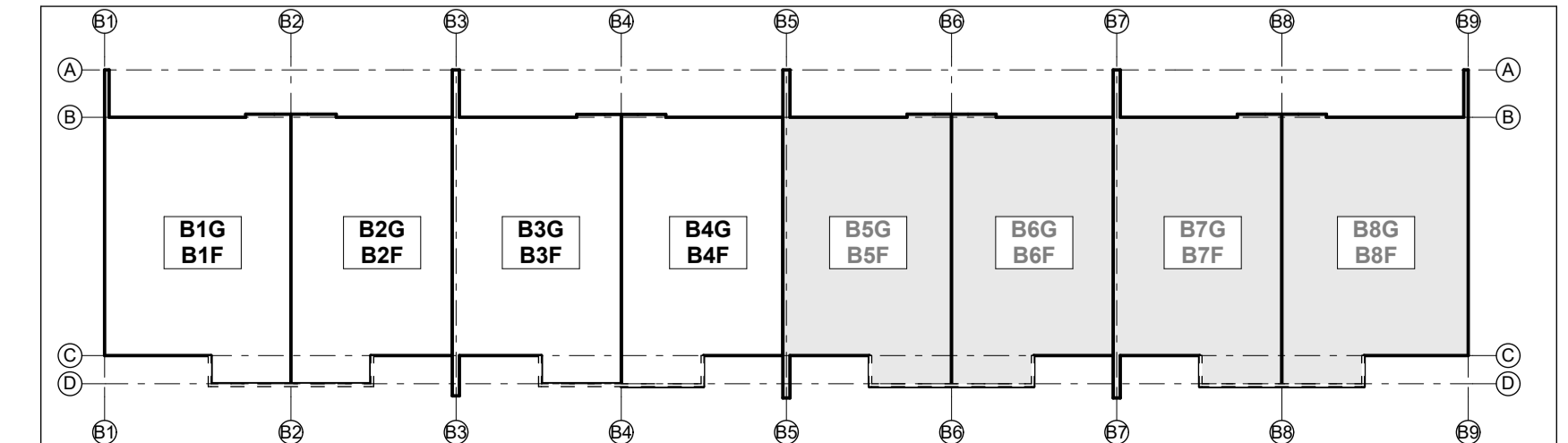
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CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK  
ALL RESTRICTED BUILDING WORK TO BE CARRIED OUT BY LICENSED BUILDING PRACTITIONERS

project title:  
**Proposed Development for:**  
**Bonair Developments**  
at:  
**153 Bonair Crescent (Block B) Silverdale, Auckland**

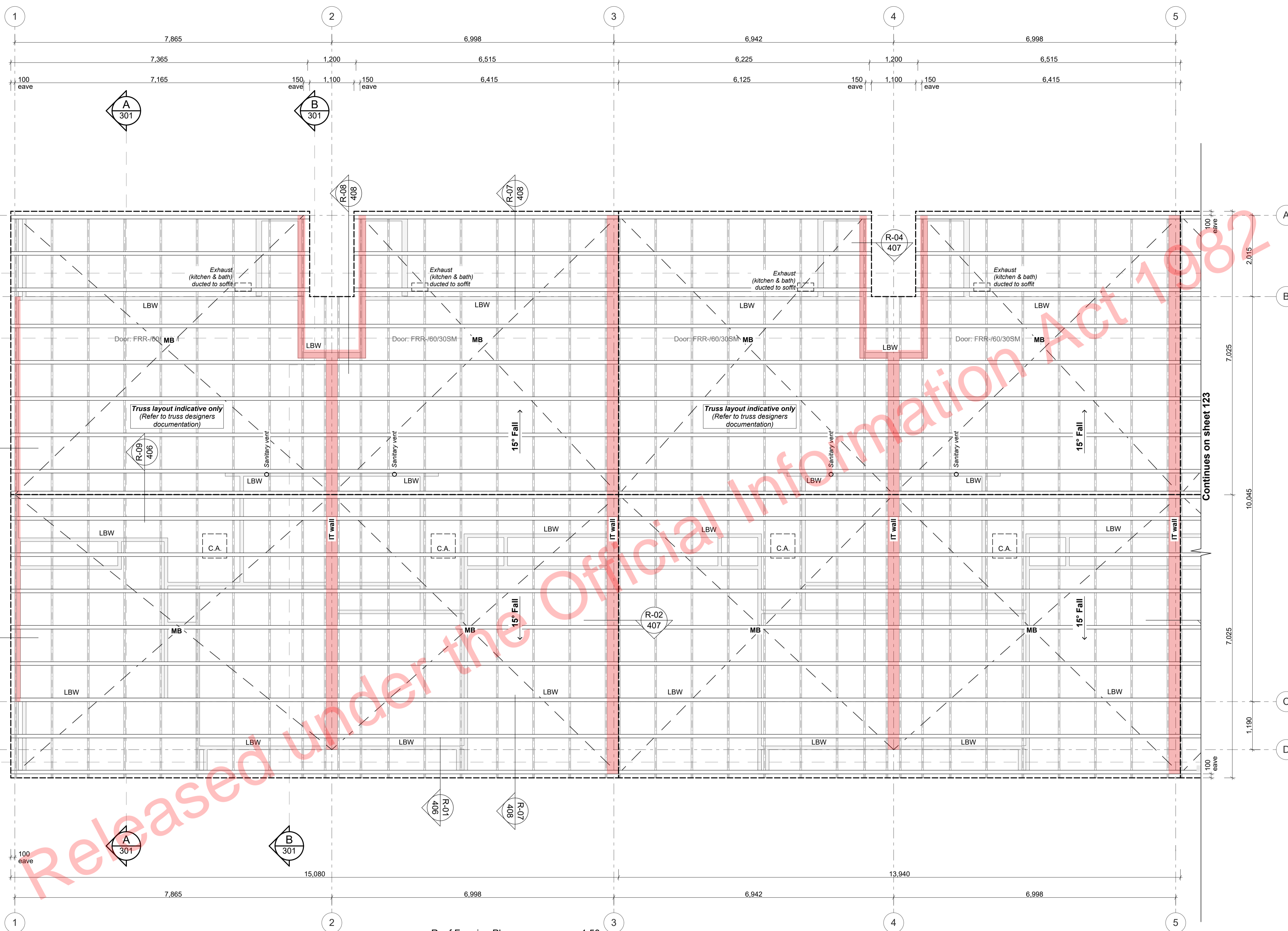
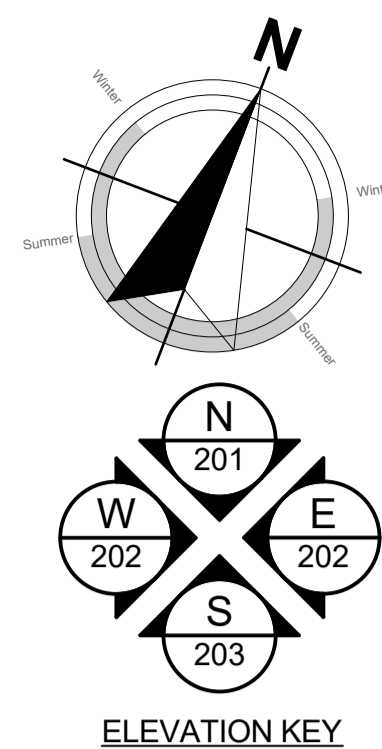
sheet title:  
**Mid-Floor & Plumbing Units B5F - B8F**

drawn: **KN** checked: **JM** dwg nr:  
job nr: **2005**  
date created: **11/28/2018** **121**  
date plotted: **2/7/2019**  
issue: **BC Block B** rev nr:  
scale: **1:285.7143, 1:1 @ A1**  
**01**  
NOTE: Drawings are 1/2 scale @ A3  
CAD ref: 21/Creative Arch/2005\_Broadway Property Group\_BLOCK B\_BC

**BUILDING CONSENT**







**ROOF FRAMING LEGEND**

- Timber trusses as per truss manufacturer's drawings and specifications. Refer to section drawings for truss heel heights. Ensure minimum heel heights are achieved as per truss manufacturer's specification.
- Walls below, LBW as indicated
- 90x45 purlins on flat
- Lumberlock stripbrace fixed over trusses. Fixed as per manufacturer's specification
- 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

**NOTE:**  
Ensure insulation is installed to ceiling access.

**PLANS TO BE READ IN CONJUNCTION WITH THE FOLLOWING:**

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- 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

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

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

RevID	Issue	CHD	Comments	Date
01	Building Consent			11/28/2018



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CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK

project title:  
**Proposed Development for:**  
**Bonair Developments**  
at:  
**153 Bonair Crescent (Block B) Silverdale, Auckland**

sheet title:  
**Roof Framing Plan UM B1F - B4F**

drawn: **KN** checked: **JM** dwg n#: **122**

job n#: **2005**  
date created: **11/28/2018**  
date plotted: **2/7/2019**

issue: **BC Block B** rev n#: **01**  
scale: **1:1, 1:50, 1:285.7143 @ A1**  
**NOTE: Drawings are 1/2 scale @ A3**

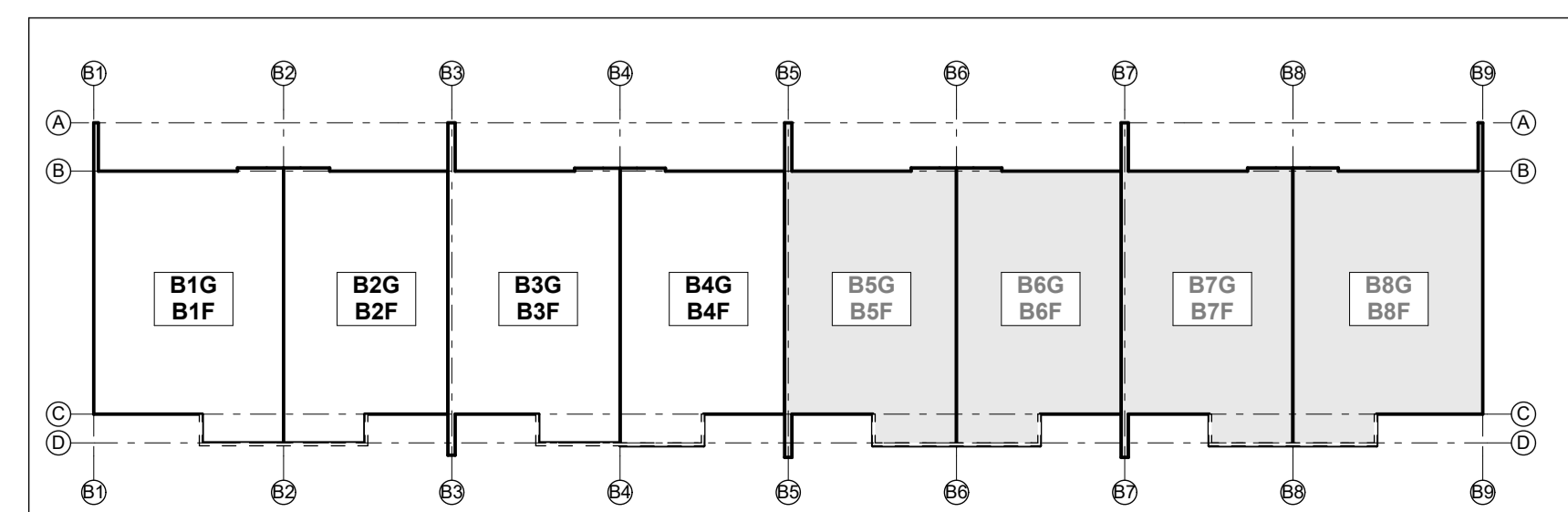
CAD ref: 21/Creative Arch/2005\_Broadway Property Group\_BLOCK B\_BC

- Notes**
- 3 STRUCTURE**
- 3.05.01 Specific Design Trusses**  
Specific design trusses @ centres and fixings as noted on the truss manufacturer plans and specifications. Truss treatment to be H1.2 minimum, unless noted otherwise. Refer to manufacturer's truss design for details.
- 3.06.06 90x45 SGB H1.2 Timber Purlins**  
90x45 SGB H1.2 treated purlins @ 900mm crs to roof areas, fixed to framing with 1/10g self drilling screw 80mm long fixing as per NZS 3904.
- 3.08.01 Ceiling Battens (Soffit)**  
90x45 SGB H1.2 ceiling battens @ 600crs.

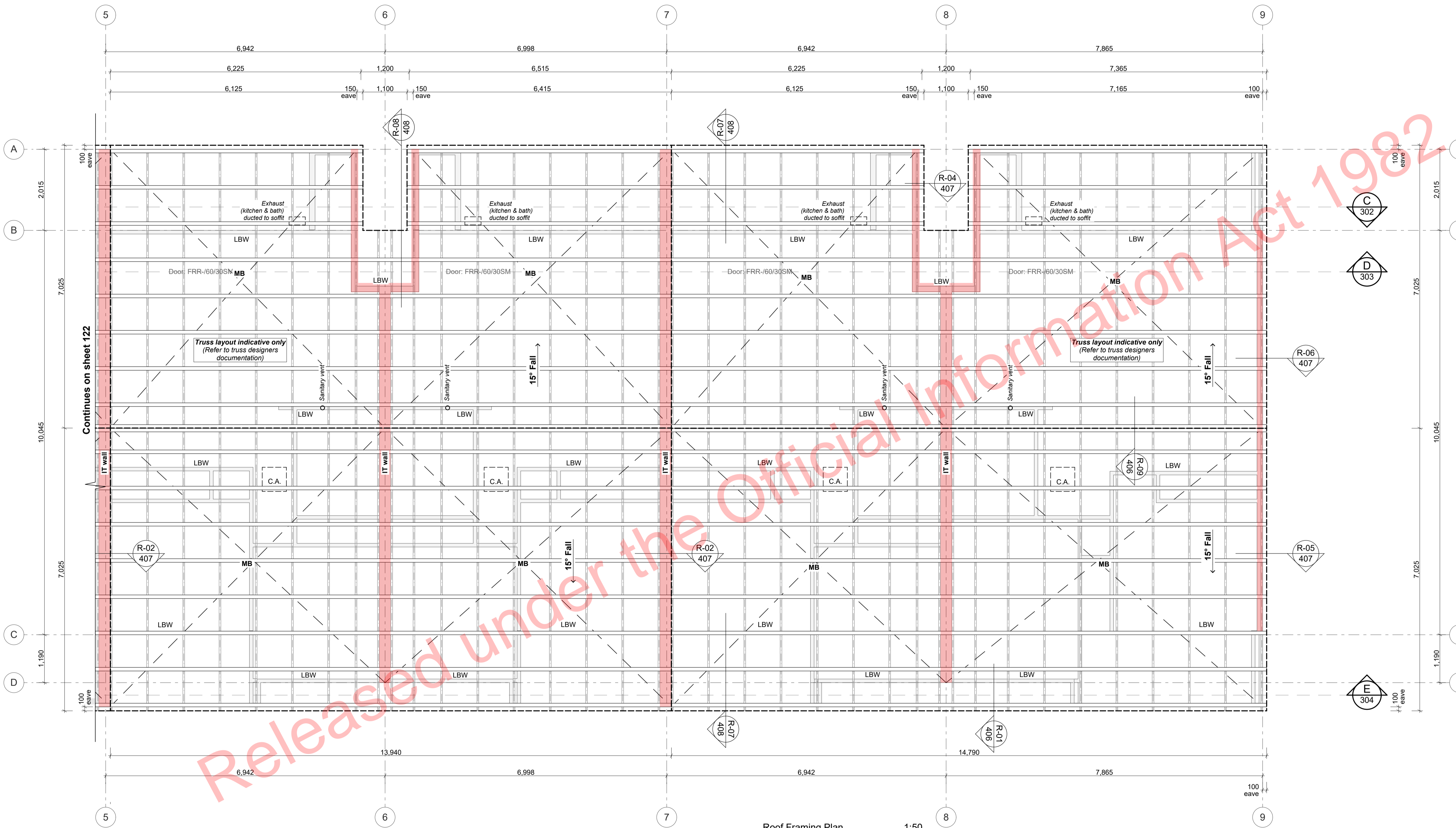
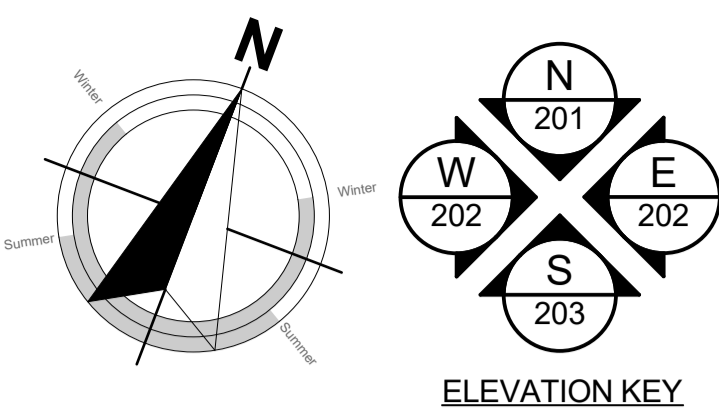
- 4 ENCLOSURE**
- 4.01.02 0.55BMT Colorsteel Endura Steel&Tube Plumdek (Roofing)**  
0.55BMT Colorsteel Endura Steel&Tube Plumdek roofing system on roofing underlay on 90x45 battens at max 900 crs at pitch as per roof plans, sections and elevations. Install strictly as per manufacturer's specifications and details.
- 4.02.39 Timber Pre-primed Fascia 250mm**  
25mm x250mm Pre-primed paint finish Fascia finished to match roofing. Install strictly as per manufacturer's specifications and details. Refer details for height.
- 4.02.05 Steel&Tube Square Plumline Gutter**  
Steel&Tube Square Plumline Coloursteel Endura Gutter on internal brackets (as per manufacturer's specification) on steel fascia. Install strictly as per manufacturer's specifications and details. Brackets and gutter to be finished to match roofing. 7411M
- 4.02.37 Steel&Tube 80 dia Colorsteel Endura downpipes**  
Steel&Tube 80dia Colorsteel Endura downpipes. Ensure downpipe location

is within boundary of respective unit. Install strictly as per manufacturer's specifications and details. Downpipes to be finished to match roofing and gutter.

Roof Framing Plan 1:50



**BUILDING CONSENT**



- ### ROOF FRAMING LEGEND
- Timber trusses as per truss manufacturer's drawings and specifications. Refer to section drawings for truss heel heights. Ensure minimum heel heights are achieved as per truss manufacturer's specification.
  - Walls below, LBW as indicated
  - 90x45 purlins on flat
  - Lumberlock stripbrace fixed over trusses. Fixed as per manufacturer's specification
  - 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
- NOTE:**  
Ensure insulation is installed to ceiling access.
- PLANS TO BE READ IN CONJUNCTION WITH THE FOLLOWING:**
- STRUCTURAL ENGINEERING PLANS & SPECIFICATION BY HFC GROUP
  - TRUSS MANUFACTURER'S PLANS & SPECIFICATION BY CARTERS
  - FIRE ENGINEERING DESIGN REPORT BY HFC GROUP
  - ACOUSTIC REPORT BY HEAGLEY ACOUSTICS
  - STORMWATER & SANITARY CONNECTION POINTS BY CRANG CIVIL
- REFER TO SHEET 002 FOR TIMBER GRADES/TREATMENT NOTES

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

RevID	Issue	CHD	Comments	Date
01	Building Consent			11/28/2018



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project title:  
**Proposed Development for:**  
**Bonair Developments**  
at:  
**153 Bonair Crescent (Block B) Silverdale, Auckland**

sheet title:  
**Roof Framing Plan UM B5F - B8F**

drawn: **KN** checked: **JM** dwg n#: **123**

job n#: **2005**  
date created: **11/28/2018**  
date plotted: **2/7/2019**

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

scale: **1:1, 1:50, 1:285.7143 @ A1**

**NOTE:** Drawings are 1/2 scale @ A3

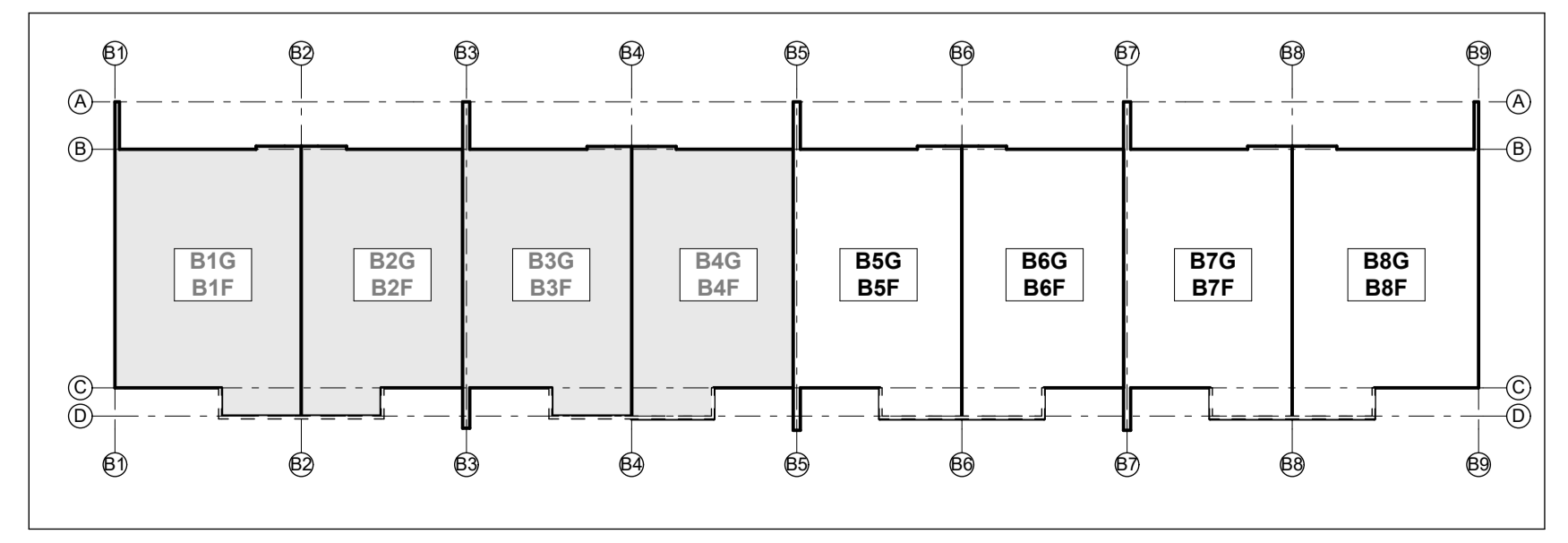
CAD ref: 21\Creative Arch\2005\_Broadway Property Group\_BLOCK B\_BC

- Notes**
- 3 STRUCTURE**
- 3.05.01 Specific Design Trusses**  
Specific design trusses @ centres and fixings as noted on the truss manufacturer plans and specifications. Truss treatment to be H1.2 minimum, unless noted otherwise. Refer to manufacturer's truss design for details.
- 3.06.06 90x45 SGB H1.2 Timber Purlins**  
90x45 SGB 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.
- 3.08.01 Ceiling Battens (Soffit)**  
90x45 SGB H1.2 ceiling battens @ 600crs.

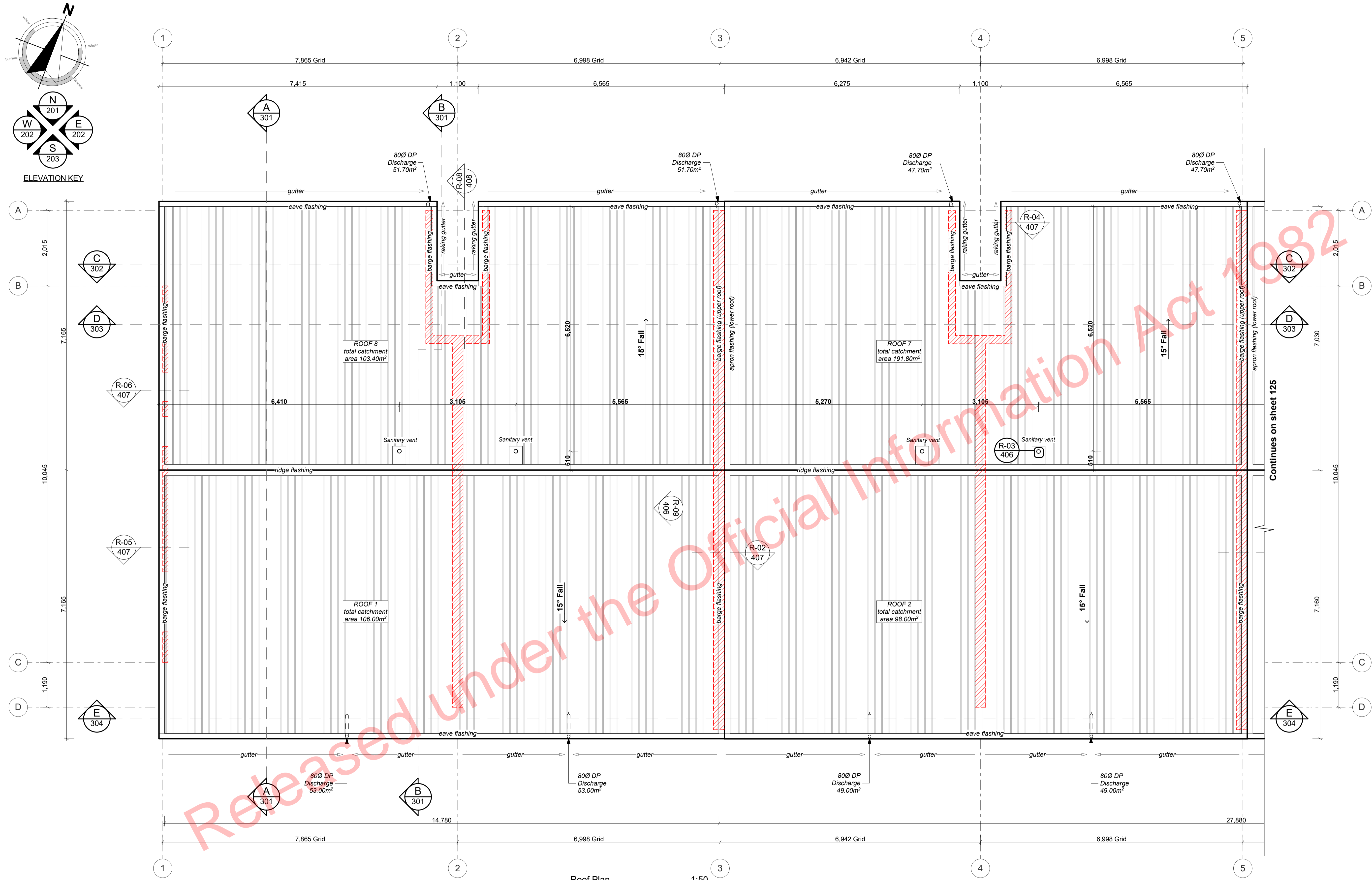
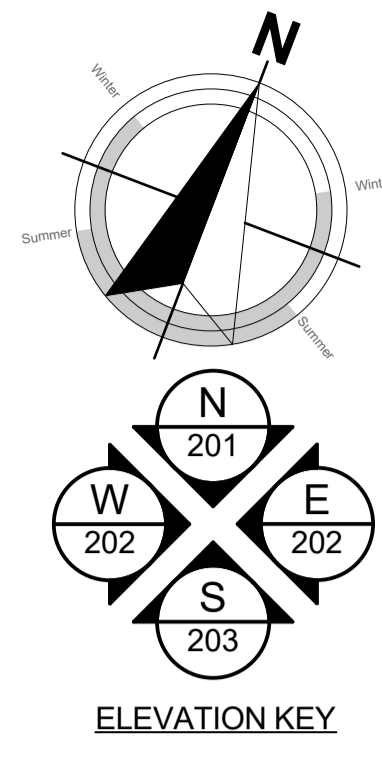
- 4 ENCLOSURE**
- 4.01.02 0.55BMT Colorsteel Endura Steel&Tube Plumdek (Roofing)**  
0.55BMT Colorsteel Endura Steel&Tube Plumdek roofing system on roofing underlay on 90x45 battens at max 900 crs at pitch as per roof plans, sections and elevations. Install strictly as per manufacturer's specifications and details.
- 4.02.39 Timber Pre-primed Fascia 250mm**  
25mm x250mm Pre-primed paint finish Fascia finished to match roofing. Install strictly as per manufacturer's specifications and details. Refer details for height.
- 4.02.05 Steel&Tube Square Plumbline Gutter**  
Steel&Tube Square Plumbline Coloursteel Endura Gutter on internal brackets (as per manufacturer's specification) on steel fascia. Install strictly as per manufacturer's specifications and details. Brackets and gutter to be finished to match roofing. 7411M
- 4.02.37 Steel&Tube 80 dia Colorsteel Endura downpipes**  
Steel&Tube 80dia Colorsteel Endura downpipes. Ensure downpipe location

is within boundary of respective unit. Install strictly as per manufacturer's specifications and details. Downpipes to be finished to match roofing and gutter.

Roof Framing Plan 1:50



BUILDING CONSENT



**ROOF PLAN LEGEND:**

- Standing seam vertical profile metal roof cladding
- Sanitary vent
- 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 ON SITE.

Wind Zone: **H**

**PLANS TO BE READ IN CONJUNCTION WITH THE FOLLOWING:**

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

- Notes**
- 3 STRUCTURE**
- 3.05.01 Specific Design Trusses @ centres and fixings as noted on the truss manufacturer plans and specifications. Trusses treatment to be H1.2 minimum, unless noted otherwise. Refer to manufacturer's truss design for details. Trusses shown on architectural are indicative only, all truss information is to be referred to truss manufacturer documents. Building Contractor to ensure all heel heights and roof steps are correct.
  - 3.06.06 90x45 SGB H1.2 Timber Purlins @ 900mm crs to roof areas, fixed to framing with 1/10g self drilling screw 80mm long fixing as per NZS 3604.
  - 3.08.01 Ceiling Battens (Soffit) 90x45 SGB H1.2 ceiling battens @

- 4 ENCLOSURE**
- 4.02.05 Steel&Tube Square Plumbline Coloursteel Endura Gutter on internal brackets (as per manufacturer's specifications) on steel fascia. Install strictly as per manufacturer's specifications and details. Brackets and gutter to be finished to match roofing.
  - 4.02.37 Steel&Tube 80 dia Colorsteel Endura downpipes Steel&Tube 80dia Colorsteel Endura downpipes. Ensure downpipe location is within boundary of respective unit. Install strictly as per manufacturer's specifications and details. Downpipes to be finished to match roofing and gutter.

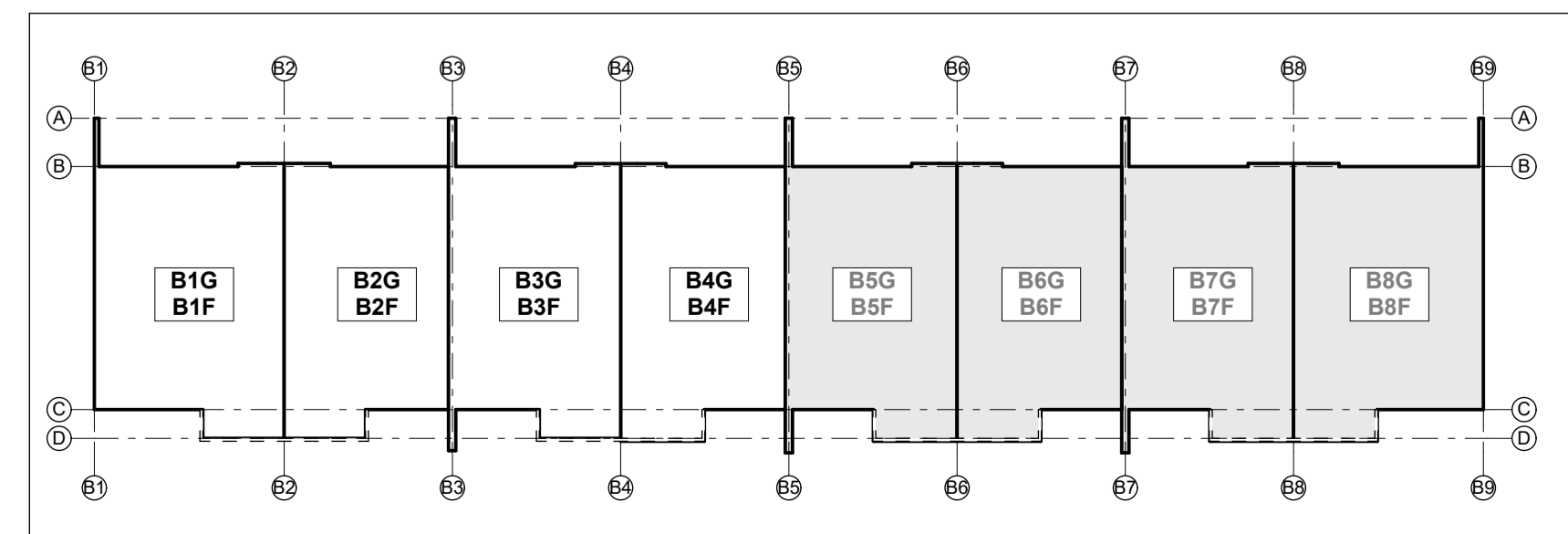
- 4.02.39 Timber Pre-primed Fascia 250mm 25mm x250mm Pre-primed paint finish Fascia finished to match roofing. Install strictly as per manufacturer's specifications and details. Refer details for height.
- 4.03.06 0.55BMT Colorsteel Endura Eave Flashing 0.55BMT Colorsteel Endura Eave Flashing purpose made to match roofing pitch and profile. Ensure flashing cover over roof cladding to be min. 2 ribs. Flashing edge notched to fit over roofing profile. Separate all timber members to steel members with a layer of DPC. Prefinished to match roofing.
- 4.03.08 0.55BMT Colorsteel Endura Barge Flashing 0.55BMT Colorsteel Endura Barge Flashing purpose made to match roofing pitch and profile. Ensure flashing cover over roof cladding to be min. 2 ribs. Flashing edge notched to fit over roofing profile. Separate all

- 4.03.09 0.55BMT Colorsteel Endura Apron Flashing 0.55BMT Colorsteel Endura Apron Flashing purpose made to match roofing pitch and profile. Ensure flashing cover over roof cladding to be min. 2 ribs. Flashing edge notched to fit over roofing profile. Separate all timber members to steel members with a layer of DPC. Prefinished to match roofing.
- 4.03.10 0.55BMT Colorsteel Endura Ridge Flashing 0.55BMT Colorsteel Endura Ridge Flashing purpose made to match roofing pitch and profile. Ensure flashing cover over roof cladding to be min. 200mm. Flashing edge notched to fit over roofing profile. Separate all

- 4.04.20 Thermakraft Covertek 407 Roof Underlay Thermakraft Covertek 407 self supporting roof underlay fixed over purlins. Install strictly as per manufacturer's specifications and details. Where roof pitches require, ensure support mesh is installed in conjunction with roofing paper. #15/T
- 4.05.02 Plytech 12mm Exterior Grade Ply Soffit Lining Plytech Radiata Decorative SD 12mm Exterior Grade H3.2 LOSP Ply 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.

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

Roof Plan 1:50



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

RevID	Issue	CHD	Comments	Date
01	Building Consent			11/28/2018



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project title:  
**Proposed Development for:**  
**Bonair Developments**  
at:  
**153 Bonair Crescent (Block B) Silverdale, Auckland**

sheet title:  
**Roof Plan Unit B1F - B4F**

drawn: **KN** checked: **JM** dwg n#: **124**

job n#: **2005**  
date created: **11/28/2018**  
date plotted: **2/7/2019**

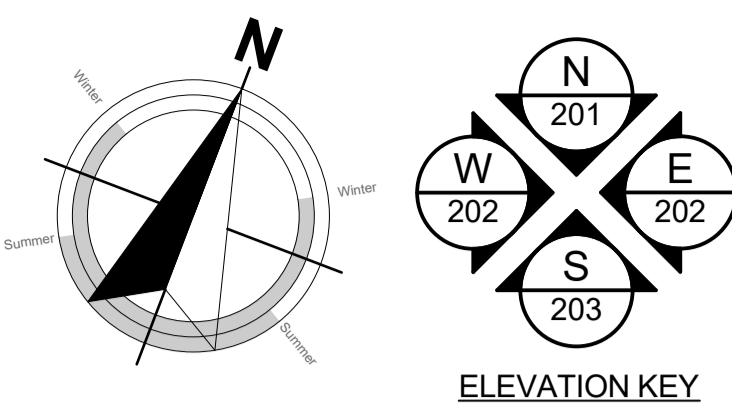
issue: **BC Block B** rev n#: **01**

scale: **1:1, 1:50, 1:285.7143 @ A1**

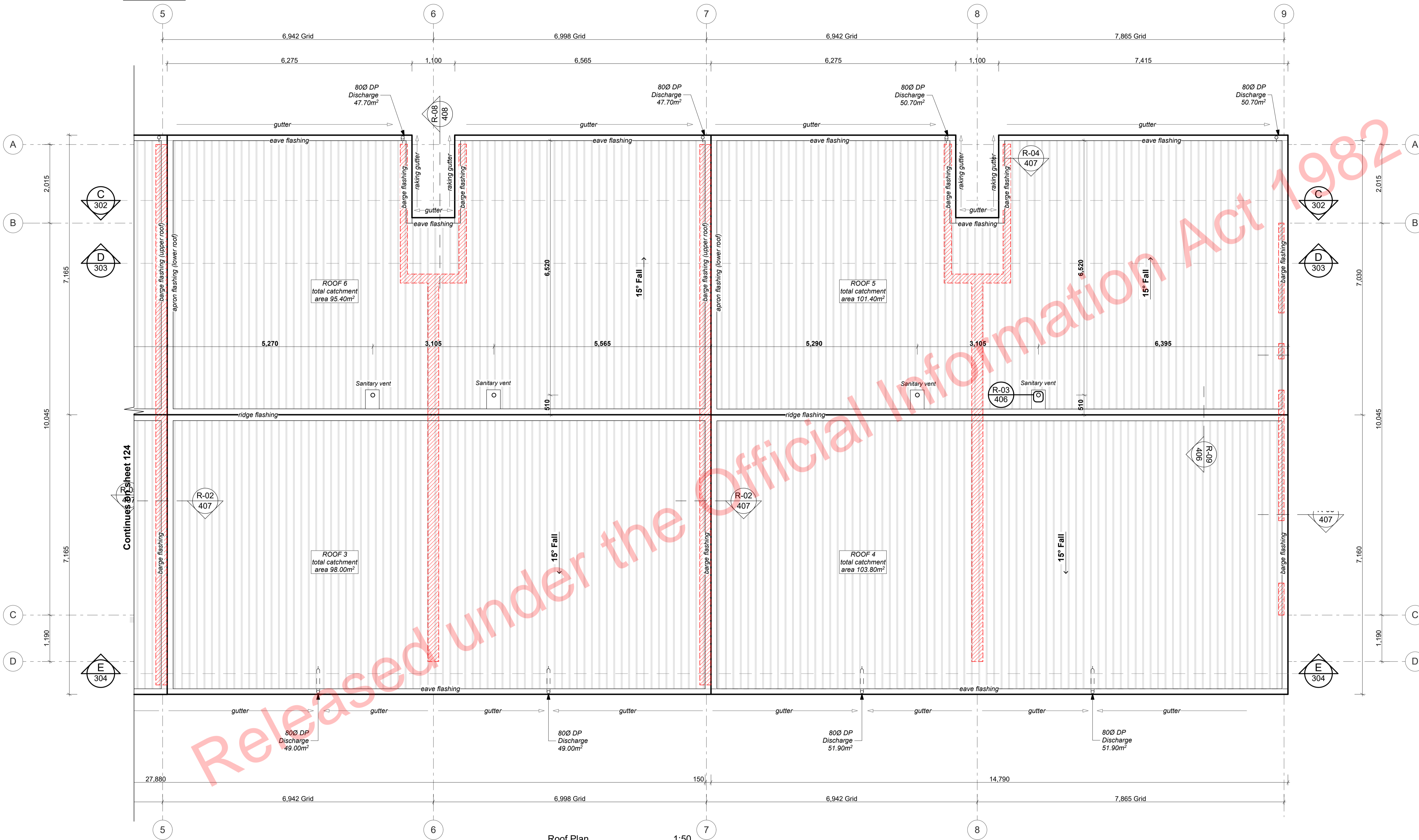
**NOTE:** Drawings are 1/2 scale @ A3

CAD ref: 21/Creative Arch/2005\_Broadway Property Group\_BLOCK B\_BC

**BUILDING CONSENT**



ELEVATION KEY



Roof Plan 1:50

**ROOF PLAN LEGEND:**

- Standing seam vertical profile metal roof cladding
- Sanitary vent
- 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 ON SITE.

Wind Zone: **H**

**PLANS TO BE READ IN CONJUNCTION WITH THE FOLLOWING:**

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

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RevID	Issue	CHD	Comments	Date
01	Building Consent			11/28/2018



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project title:  
**Proposed Development for:**  
**Bonair Developments**  
at:  
**153 Bonair Crescent (Block B) Silverdale, Auckland**

sheet title:  
**Roof Plan Unit B5F - B8F**

drawn: **KN** checked: **JM** dwg n#: **125**

job n#: **2005**  
date created: **11/28/2018**  
date plotted: **2/7/2019**

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

scale: **1, 1:50, 1:285.7143 @ A1**  
**NOTE: Drawings are 1/2 scale @ A3**

CAD ref: 21\Creative Arch\2005\_Broadway Property Group\_BLOCK B\_BC

- Notes**
- 3 STRUCTURE**
- 3.05.01 **Specific Design Trusses**  
Specific design trusses @ centres and fixings as noted on the truss manufacturer plans and specifications. Truss treatment to be H1.2 minimum, unless noted otherwise. Refer to manufacturers truss design for details.
- 3.06.06 **90x45 SGB H1.2 Timber Purlins**  
90x45 SGB H1.2 treated purlins @ 900mm c/s to roof areas, fixed to

- 3.08.01 **Ceiling Battens (Soffit)**  
90x45 SGB H1.2 ceiling battens @ 600c/s.
- 4 ENCLOSURE**
- 4.02.05 **Steel&Tube Square Plumblime Gutter**  
Steel&Tube Square Plumblime Coloursteel Endura Gutter on internal brackets (as per manufacturer's specifications and details. Brackets and gutter to be finished to match roofing.
- 4.03.06 **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.

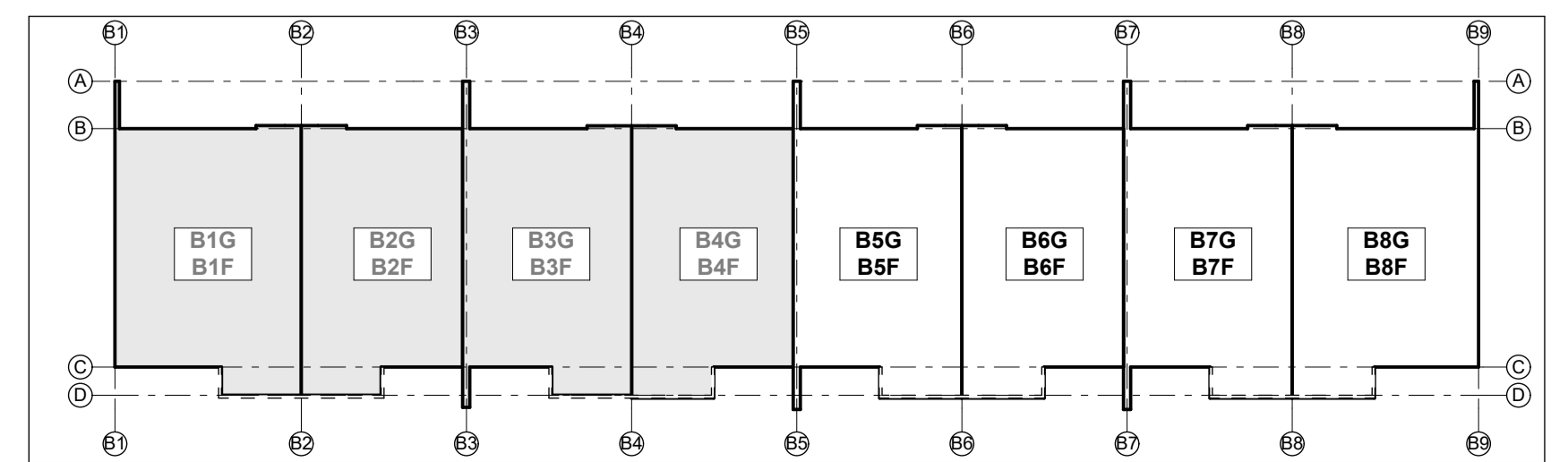
- 4.02.37 **Steel&Tube 80 dia Colorsteel Endura downpipes**  
Steel&Tube 80dia Colorsteel Endura downpipes. Ensure downpipe location is within boundary of respective unit. Install strictly as per manufacturer's specifications and details. Downpipes to be finished to match roofing and gutter.
- 4.02.39 **Timber Pre-primed Fascia 250mm**  
25mm x250mm Pre-primed paint finish Fascia finished to match roofing. Install strictly as per manufacturer's specifications and details. Refer details for height.
- 4.03.05 **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 and fascia downstand cover to be min. 70mm. Flashing edge notched to fit over roofing profile. Separate all timber members to steel members with a layer of DPC. Prefinished to match roofing.

- 4.03.08 **0.55BMT Colorsteel Endura Barge Flashing**  
0.55BMT Colorsteel Endura Barge Flashing purpose made to match roofing pitch and profile with birds beak at bottom edge. Ensure flashing cover over roof cladding to be min. 200mm. Flashing edge notched to fit over roofing profile. Separate all timber members to steel members with a layer of DPC. Prefinished to match roofing.
- 4.03.10 **0.55BMT Colorsteel Endura Ridge Flashing**  
0.55BMT Colorsteel Endura Ridge Flashing purpose made to match roofing pitch and profile. Ensure flashing cover over roof cladding to be min. 200mm. Flashing edge notched to fit over roofing profile. Separate all timber members to steel members with a layer of DPC. Prefinished to match roofing.

- 4.04.20 **Thermakraft Covertek 407 Roof Underlay**  
Thermakraft Covertek 407 self supporting roof underlay fixed over purlins. Install strictly as per manufacturer's specifications and details. Where roof pitches require, ensure support mesh is installed in conjunction with roofing paper.
- 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 c/s. Paint finish with uPVC joiners @600c/s. Install strictly as per manufacturer's specifications and details.

- 4.05.02 **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.

- 4.05.02 **Plytech 12mm Exterior Grade Ply Soffit Lining**  
Plytech Radiata Decorative SD 12mm Exterior Grade H3.2 LOSP Ply Soffit lining on 45 x 90 (unless specifically sized for specific depth. Refer to architectural details) H1.2 timber framing battens @ 600mm c/s. with factory applied Blondded / Clear Coat finish and further site applied coating. CIS SS screw fixings. Refer specification.



BUILDING CONSENT

**BLOCK WALL PLAN LEGEND:**

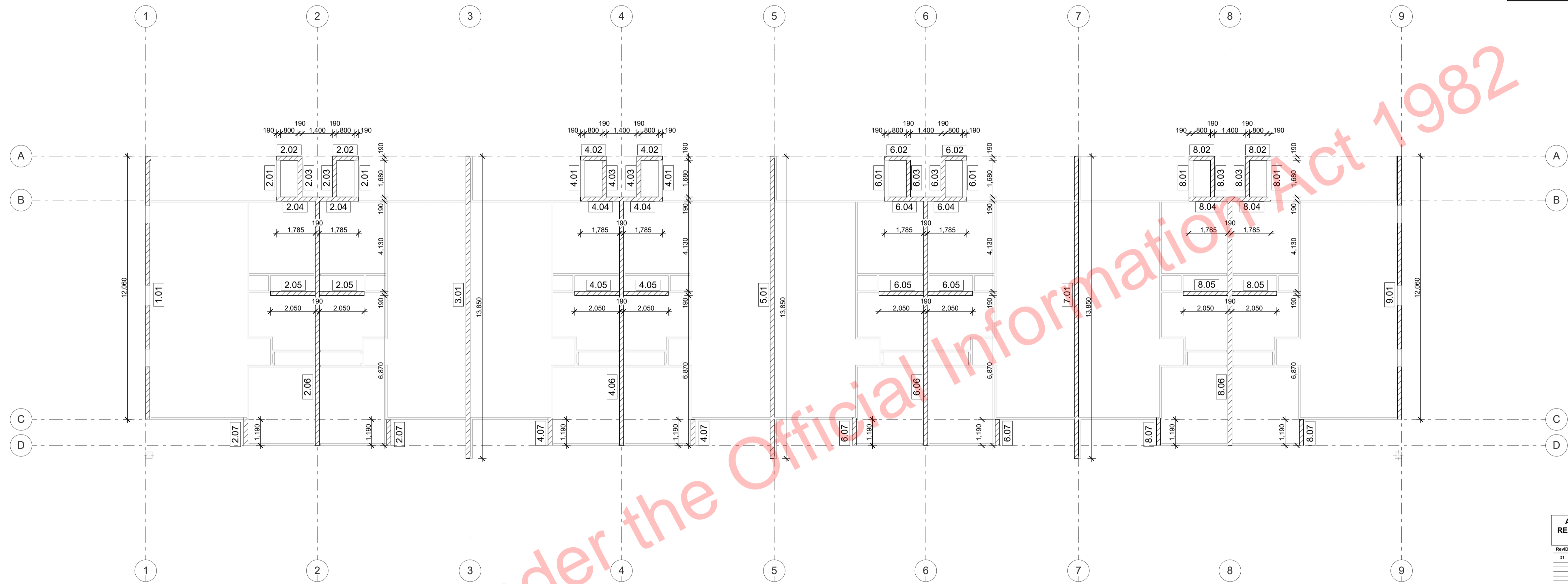
- 90x45 internal framed wall
- 190 concrete block wall with rendered exterior finish
- 2.01 Wall identification label

**IMPORTANT:**

PLANS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERING DESIGN BY HFC GROUP

STRUCTURAL DRAWINGS ARE TO TAKE PRECEDENCE

REFER ANY DISCREPANCIES TO ENGINEER PRIOR TO COMMENCING WORK



Block Wall Plan 1:100

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

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project title:  
**Proposed Development for:**  
 for:  
**Bonair Developments**  
 at:  
**153 Bonair Crescent (Block B)**  
**Silverdale, Auckland**

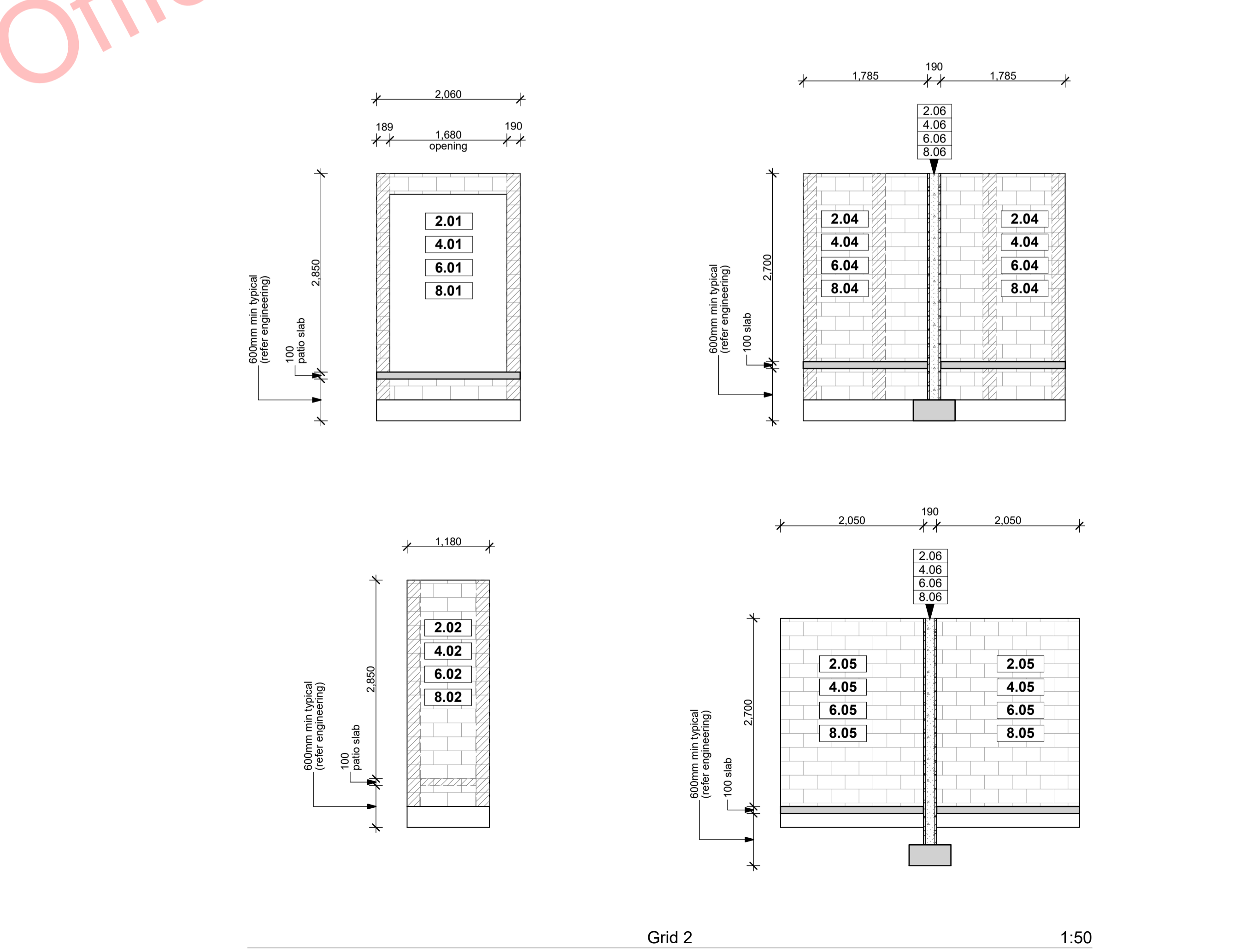
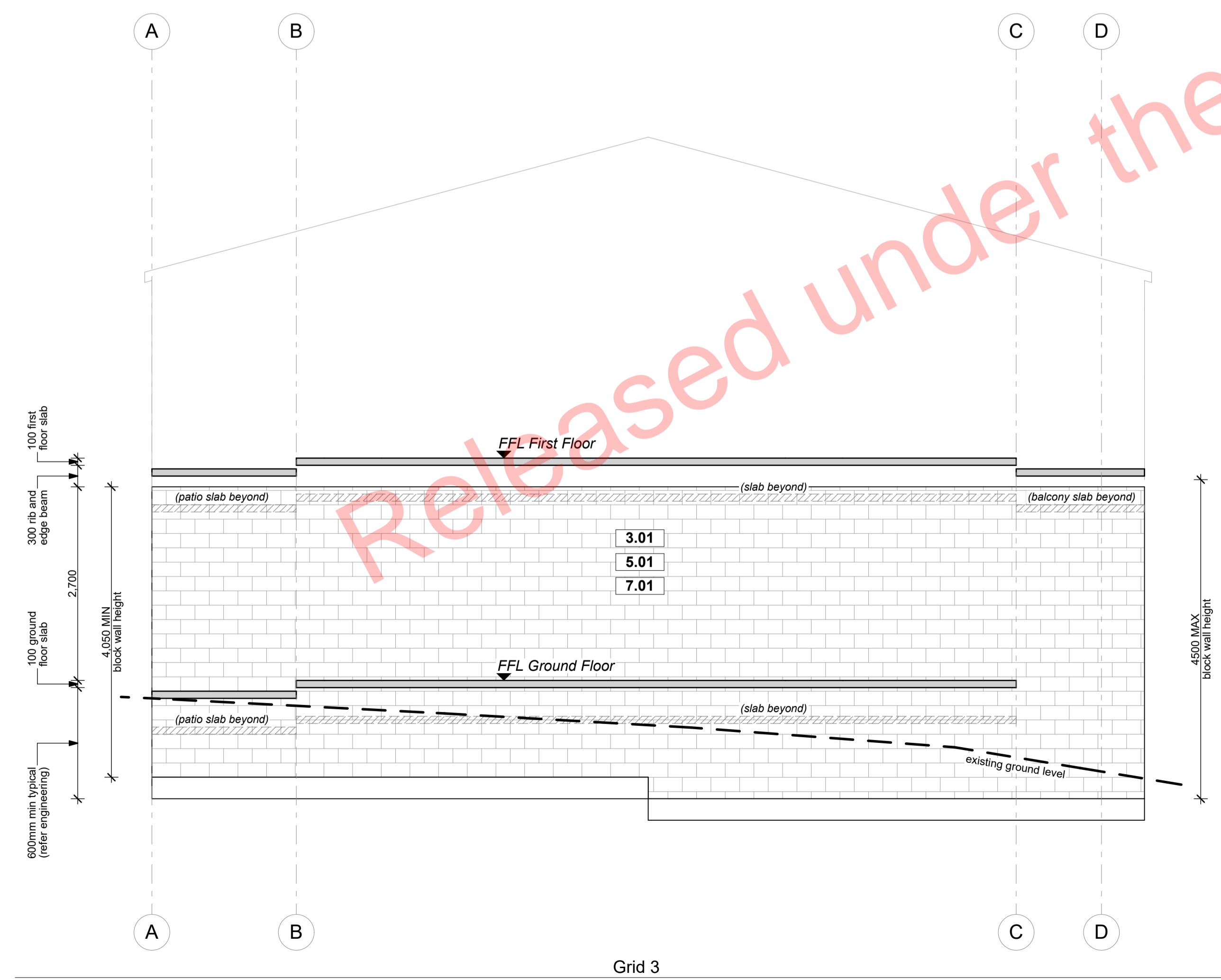
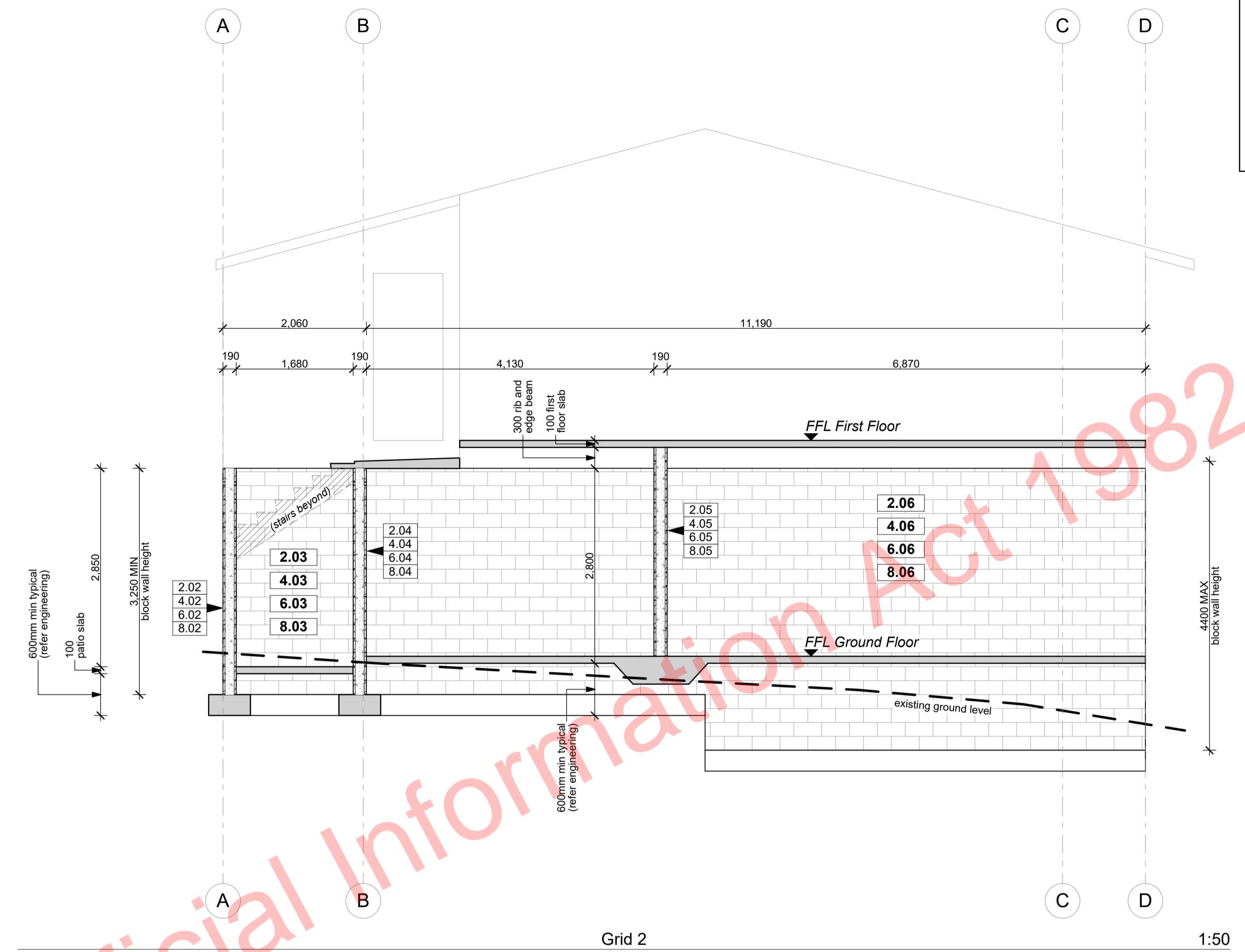
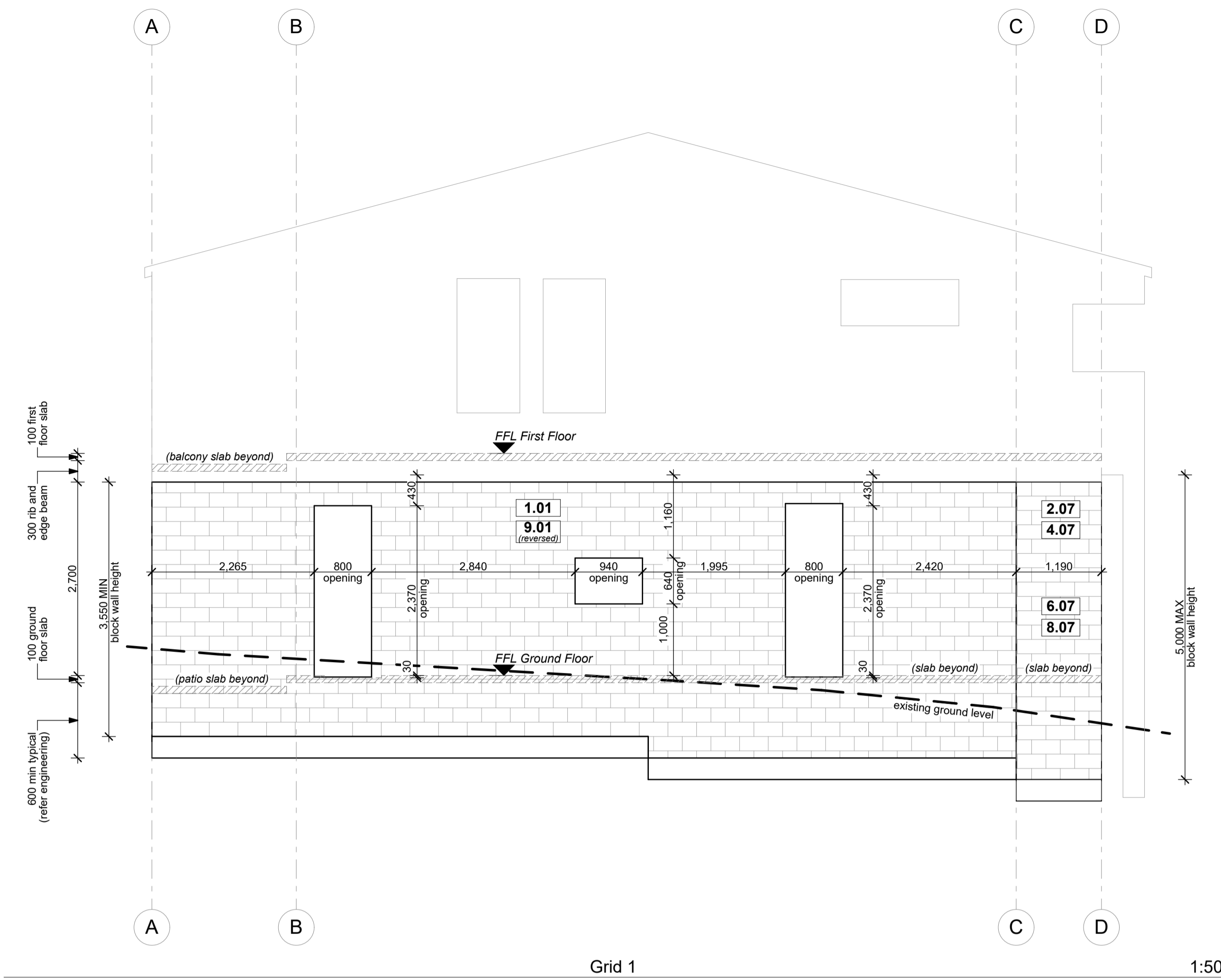
sheet title:  
**Block Wall Plan**

drawn: <b>KN</b>	checked: <b>JM</b>	dwg n#:
job n#:	<b>2005</b>	<b>126</b>
date created:	11/28/2018	
date plotted:	2/7/2019	
issue:	BC Block B	rev n#:
scale:	1:1, 1:100 @ A1	<b>01</b>

NOTE: Drawings are 1/2 scale @ A3  
 CAD ref: 21\Creative Arch\2005\_Broadway Property Group\_BLOCK B\_BC

**BUILDING CONSENT**

**IMPORTANT:**  
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 BY HFC GROUP  
 STRUCTURAL DRAWINGS ARE TO TAKE  
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RevID	Issue	CHD	Comments	Date
01	Building Consent			11/28/2018

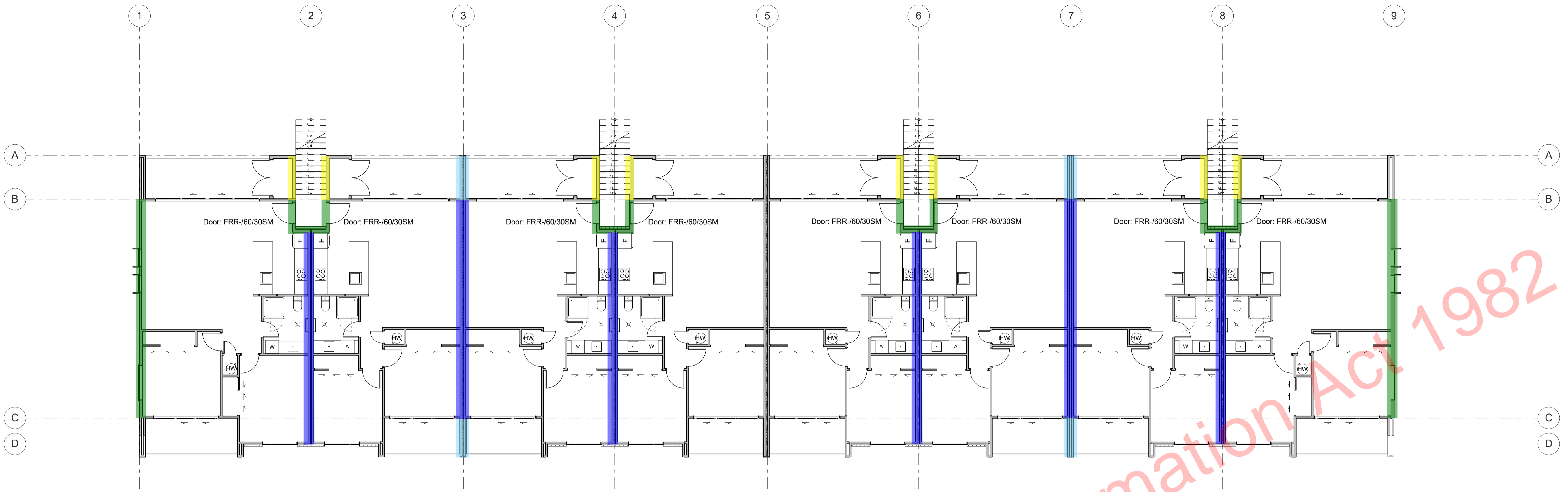


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 project title:  
**Proposed Development for:**  
 for:  
**Bonair Developments**  
 at:  
**153 Bonair Crescent (Block B)**  
**Silverdale, Auckland**  
 sheet title:  
**Block Wall Elevations**  
 drawn: **KN** checked: **JM** dwg n#: **127**  
 job n#: **2005**  
 date created: **11/28/2018**  
 date plotted: **2/7/2019**  
 issue: **BC Block B** rev n#: **01**  
 scale: **1:1, 1:50 @ A1**  
 NOTE: Drawings are 1/2 scale @ A3  
 CAD ref: 21\Creative Arch\2005\_Broadway Property Group\_BLOCK B\_BC

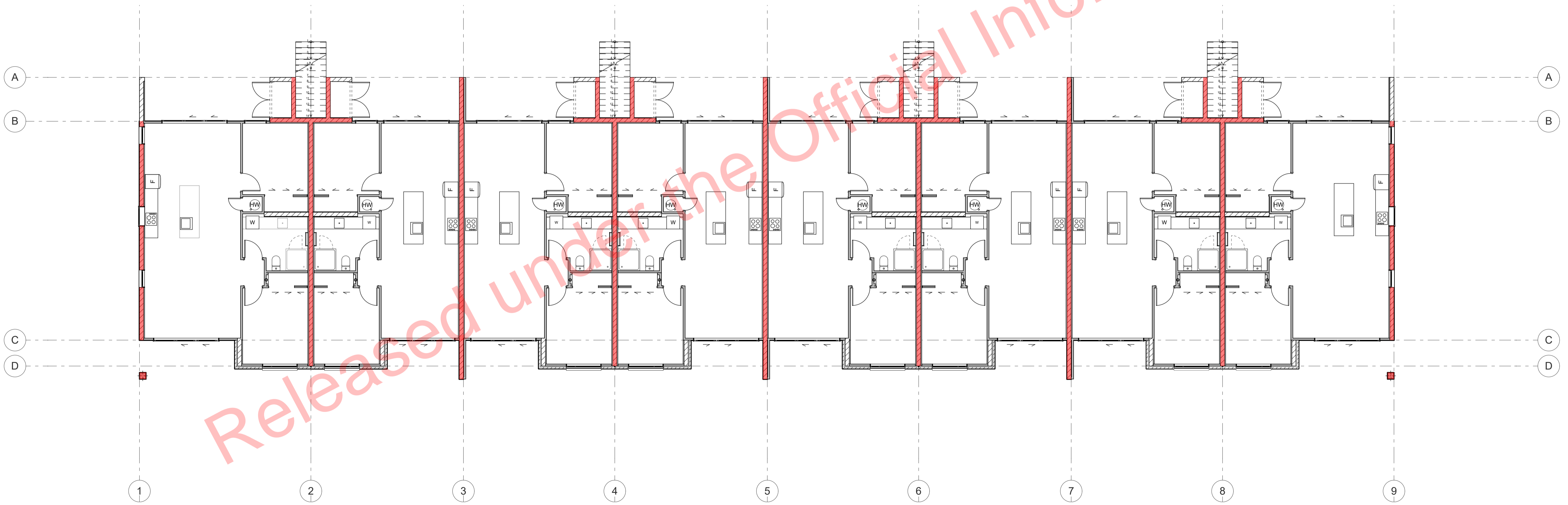
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FIRE PLAN LEGEND:	
	FRR240/240/240 Reinforced Concrete Block (3.03.02)
	FRR60/60/60 JHETRR60 (3.03.05, 3.03.09)
	FRR60/60/60 JHETGR60a (3.03.03, 3.03.04, 3.03.13)
	FRR-/60/60 Korok System - External (3.03.07)
	FRR-/60/60 Korok System - Internal (3.03.01)
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	



Fire Layout Plan First Floor

1:100



Fire Layout Plan Ground Floor

1:100

Notes

- 3 STRUCTURE**
- 3.03.01 Korok Intertency Interior Fire Rated Wall**  
KOROK KIT01 -/60/60 Fire Rated Intertency Wall: 51mm KOROK panels with 90x45 timber framing either side - studs at max 600 crs. 20mm cavity to one side. 15mm cavity to the other. Autex Greenstuff R2.2 Insulation both sides. 10mm 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
- 3.03.02 20 Series Masonry Fire Rated Intertency Wall**  
FRR240/240/240 - 190mm thick Fire Rated Intertency wall. Installed to Structural Engineers Details. 10mm Paint Finish Gib on 50x50mm H1.2 timber strapping with R1.3 Insulation to either side. Fire Rated sealant to perimeter.
- 3.03.03 60/60/60 Post Fire Stability Brick Cladding Wall**  
James Hardie JHETGR60a 60/60/60 Post Fire Stability Exterior Timber Framed Wall with Brick Cladding: 140x45 SGB H1.2 Full Height Timber Framing. Studs at max 600 crs. Nogs at max 600 crs. James Hardie 90mm Mineral Insulation. 13mm Gib Pyrelite to interior face. Stria cladding on cavity on 6mm RAB to exterior face.
- 3.03.04 60/60/60 Post Fire Stability - Stria**
- 3.03.05 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: 140x45 SGB H1.2 Full Height Timber Framing. Studs at max 600 crs. Nogs at max 600 crs. James Hardie 90mm Mineral Insulation. 13mm Gib Pyrelite to interior face. Brick Veneer on cavity on 6mm RAB to exterior face.
- 3.03.06 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 SGB H1.2 Full Height Timber Framing. Studs at max 600 crs. Nogs at max 600 crs. James Hardie 90mm Mineral Insulation. 13mm Gib Pyrelite to interior face. Stria cladding on cavity on 6mm RAB to exterior face.
- 3.03.07 Korok Intertency Exterior Fire Rated Wall**  
KOROK KIT01 -/60/60 Fire Rated Intertency Wall: 51mm KOROK panels with 90x45 timber framing either side - studs at max 600 crs. Min 20mm cavity to one side. Min 15mm cavity to the other. Autex Greenstuff R2.2 Insulation both sides. Exterior cladding on cavity on 6mm RAB to interior cupboard face.
- 3.03.08 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 SGB H1.2 Full Height Timber Framing. Studs at max 600 crs. Nogs at max 600 crs. James Hardie 90mm Mineral Insulation. 13mm Gib Pyrelite to interior face. Stria cladding on cavity on 6mm RAB to exterior face.
- 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 SGB H1.2 Full Height Timber Framing. Studs at max 600 crs. Nogs at max 600 crs. James Hardie 90mm Mineral Insulation. 13mm Gib Pyrelite to interior face. Stria cladding on cavity on 6mm RAB to exterior face.

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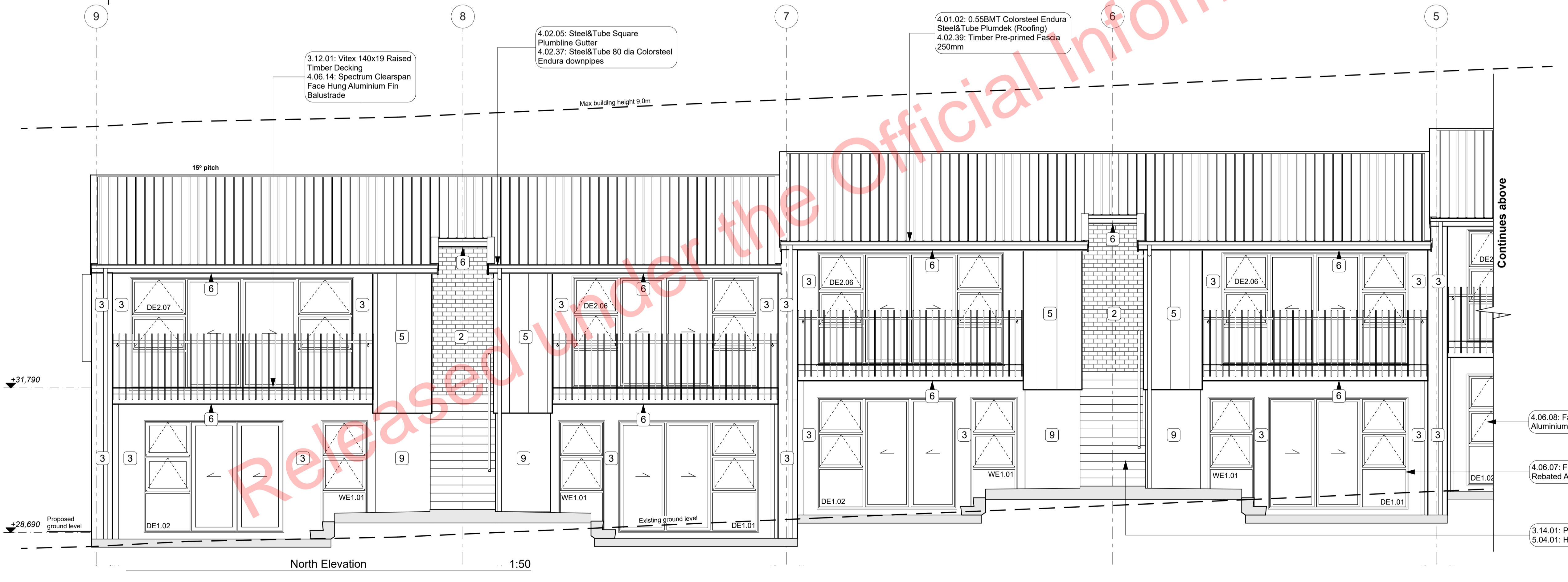
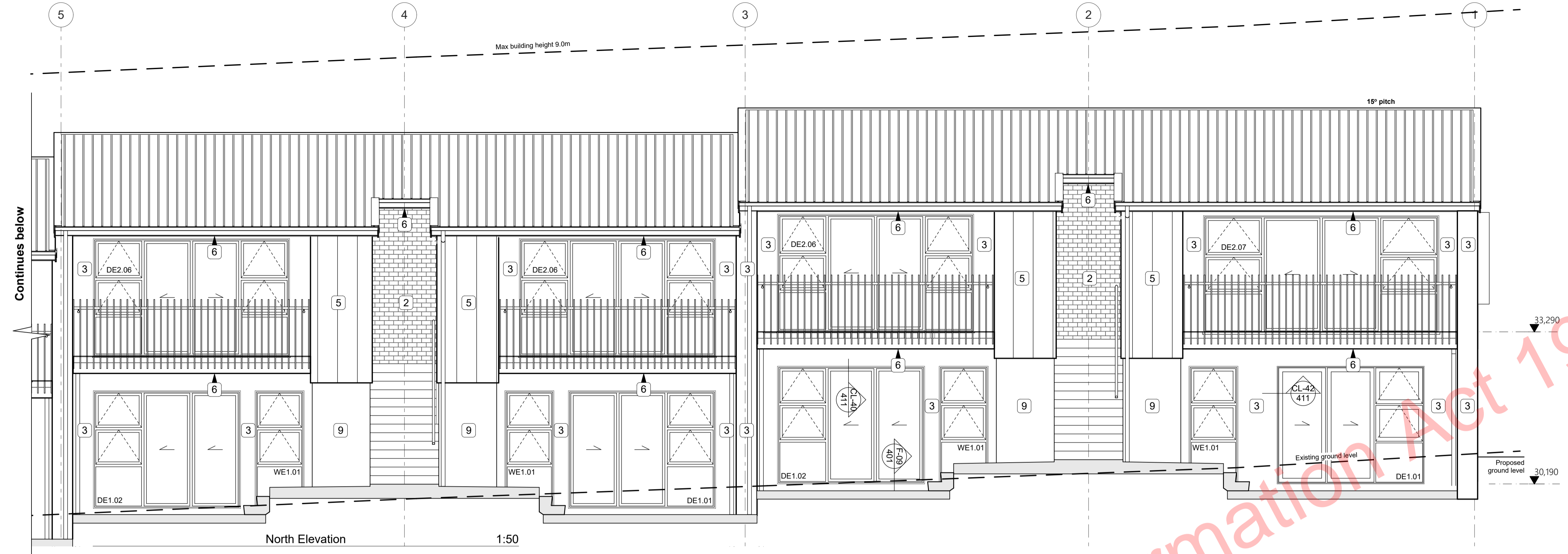
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project title:		Proposed Development for:	
at:		for:	
153 Bonair Crescent (Block B) Silverdale, Auckland		Bonair Developments	
sheet title:		at:	
Fire Layout Plans		153 Bonair Crescent (Block B) Silverdale, Auckland	
drawn: KN	checked: JM	dwg n#:	
job n#:	2005	sheet n#:	128
date created:	11/28/2018	scale:	1:100, 1:1 @ A1
date plotted:	2/7/2019	issue:	BC Block B rev n#:
scale:	1:100, 1:1 @ A1	issue:	01
NOTE: Drawings are 1/2 scale @ A3			
CAD ref: 21\Creative Arch\2005_Broadway Property Group_BLOCK B_BC			

BUILDING CONSENT

**MATERIALS LEGEND:**

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



**BUILDING ENVELOPE RISK MATRIX**

**NORTH ELEVATION**

Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	High risk	2
Roof/wall intersection design	Very high risk	5
Eaves width	Very high risk	5
Envelope complexity	High risk	3
Deck design	Medium risk	2
<b>Total Risk Score:</b>		<b>18</b>

**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
- ACUSTIC REPORT BY HEAGLEY ACOUSTICS
- STORMWATER & SANITARY CONNECTION POINTS BY CRANG CIVIL

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

RevID	Issue	CHD	Comments	Date
01	Building Consent			11/09/2018
02	RPI 1	02-1	Revised Risk Matrix	2/7/2019



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project title:  
**Proposed Development for:**

**Bonair Developments**  
at:  
**153 Bonair Crescent (Block B) Silverdale, Auckland**

sheet title:  
**North Elevations**

drawn: **KN** checked: **JM** dwg nr: **201**  
job nr: **2005**  
date created: **2/7/2019**  
date plotted: **2/7/2019**  
issue: **BC Block B** rev nr: **02**  
scale: **1:50, 1:1 @ A1**  
NOTE: Drawings are 1/2 scale @ A3  
CAD ref: 21\Creative Arch\2005\_Broadway Property Group\_BLOCK B\_BC

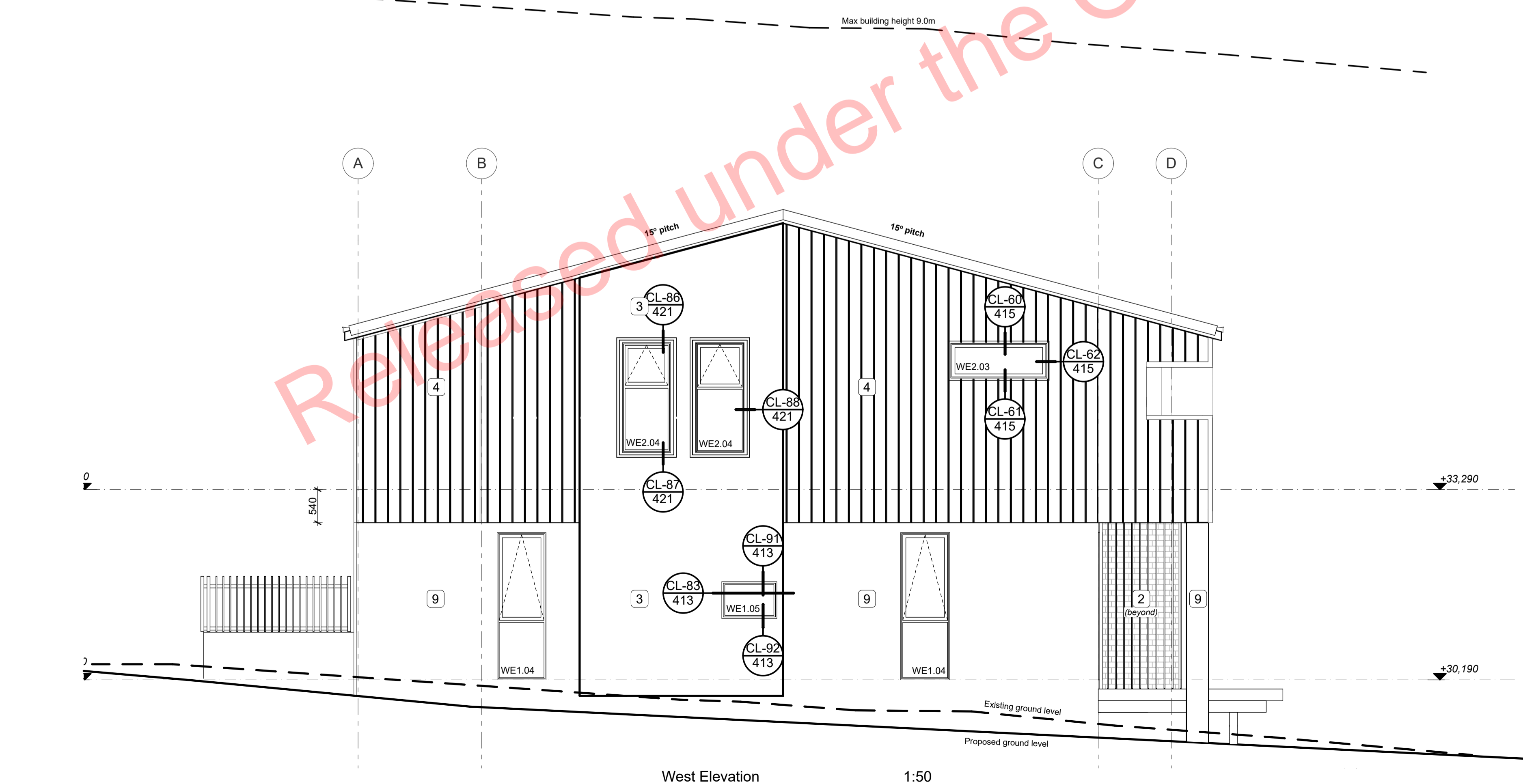
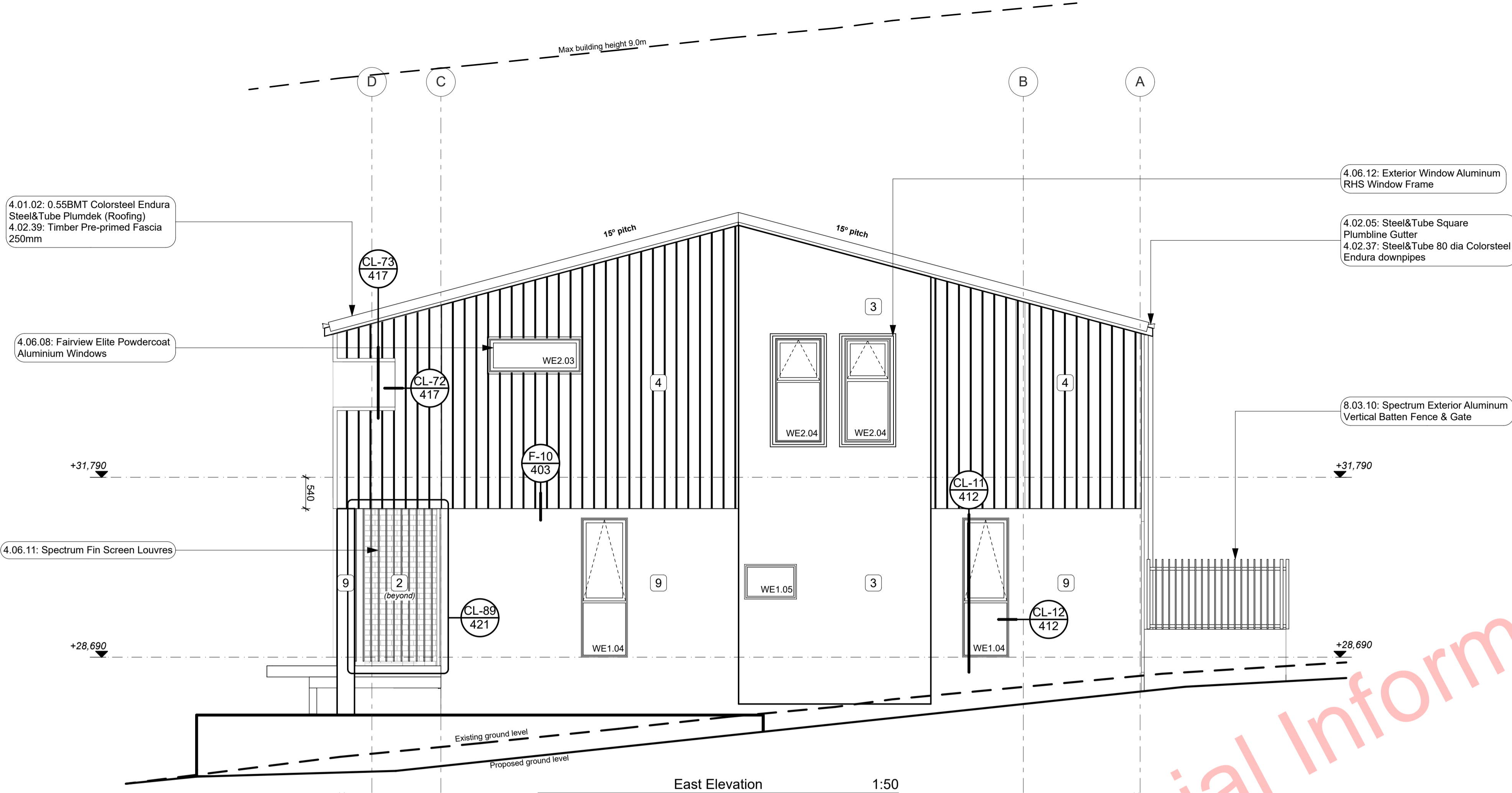
**Notes**

- 3 STRUCTURE**
- 3.12.01 Vitex 140x19 Raised Timber Decking  
4.06.14: Spectrum Clearspan Face Hung Aluminium Fin Balustrade
- 3.14.01 Precast Stair  
Precast concrete stairs to comply with the requirements of D1AS1 for Private Stair. Min Tread 280mm, max riser 190mm. All stairs to have 50dia handrail set 900mm above the pitch line of the stairs. Refer to Structural Engineers drawings for precast details.
- 4 ENCLOSURE**
- 4.01.02 0.55BMT Colorsteel Endura Steel&Tube Plumdek (Roofing)  
Steel&Tube Plumdek (Roofing) 0.55BMT Colorsteel Endura Steel&Tube Plumdek roofing system on roofing underlay on 50x45 battens at max 900 crs at pitch as per roof plans, sections and elevations. Install strictly as per manufacturer's specifications and details.
- 4.02.05 Steel&Tube Square Plumline Gutter  
Steel&Tube Square Plumline Colorsteel Endura Gutter on internal brackets (as per manufacturer's specifications and details. Brackets and gutter to be finished to match
- 4.02.37 Steel&Tube 80 dia Colorsteel Endura downpipes  
Steel&Tube 80dia Colorsteel Endura downpipes. Ensure downpipe location is within boundary of respective unit. Install strictly as per manufacturer's specifications and details. Downpipes to be finished to match roofing and gutter.
- 4.02.39 Timber Pre-primed Fascia 250mm  
25mm x250mm Pre-primed paint finish Fascia finished to match roofing. Install strictly as per manufacturer's specifications and details. Refer details for height.
- 4.05.02 Plytech 12mm Exterior Grade Ply Soffit Lining  
Plytech Radiata Decorative SD 12mm roofing. 7411M
- 4.05.07 Specialized Plaster System  
Specialized plaster System over 20 series masonry blockwork. Float textured finish by Specialized Systems. Min 2 coats of paint. Colour TBD. All installation in accordance with manufacturer's specifications.
- 4.05.09 Specialized System EZ Panel Lightweight Cladding  
Specialized System EZ Panel 50mm autoclaved lightweight concrete Facade System over 50x20mm High Density EPS vertical cavity battens at
- 4.05.08 Midland NZ Brick Veneer  
Midland NZ 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 motor, colour to match brick. The 2 storey brick cladding system used on this building must be completed to Design Note TB1 refer to Midland Brick for Design Note TB1. Install strictly as per manufacturer's specifications and details.
- 4.05.23 6mm JH HardieFlex cladding  
6mm thick James Hardie HardieFlex Fibre Cement cladding over 45x20 H3.2 vertical cavity battens at max 600 crs. Float textured finish by Specialized Systems. Min 2 coats of paint. Colour TBD. All installation in accordance with manufacturer's specifications. System only for timber framed wing walls.
- 4.05.25 4.5mm JH Eclipse Soffit Lining  
4.5mm James Hardie Eclipse 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 JPV/C jointers @600crs. Install strictly as per manufacturer's specifications and details.
- 4.05.26 14mm JH Stria cladding  
14mm thick James Hardie Stria Fibre Cement cladding over 45x20 H3.2 vertical cavity battens at max 600 crs. Float textured finish by Specialized Systems. Min 2 coats of paint. Colour TBD. All installation in accordance with manufacturer's specifications. System only for timber framed wing walls.

- 4.06.08 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, we's and ensuite. Refer to window and door schedule. Confirm size on site prior to manufacture. Install strictly as per manufacturer's specifications and details. Hardware TBC by client.
- 4.06.07 Fairview Elite Powdercoated Rebatel Aluminium Sliding Doors  
Elite Fairview Classic Residential 35 Powdercoated Rebatel Aluminium glazed Sliding Doors with Flush track Sills. Colour as per Resource Consent specifications. Rebate 30mm deep and size must be confirmed with manufacturer prior to rebate installation. Clear double glazed with paint grade radiata pine architraves. Refer to window and door schedule. Confirm size on site prior to manufacture. Install strictly as per manufacturer's specifications and details. Hardware TBC by client.
- 4.06.14 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.
- 5 INTERIOR**
- 5.04.01 Handrail to Stairs  
Spectrum Clearspan Aluminium Balustrade and Handrail to stairs as per NZBC D1 1 January 2017 Amendment 6.
- 3.14.01: Precast Stair  
5.04.01: Handrail to Stairs

**BUILDING CONSENT**





Notes

- 4 ENCLOSURE**
- 4.01.02 **0.55BMT Colorsteel Endura Steel&Tube Plumdek (Roofing)**  
0.55BMT Colorsteel Endura Steel&Tube Plumdek roofing system on roofing underlay on 90x45 battens at max 900 crs at pitch as per roof plans, sections and elevations. Install strictly as per manufacturer's specifications and details.
  - 4.02.05 **Steel&Tube Square Plumline Gutter**  
Steel&Tube Square Plumline Coloursteel Endura Gutter on internal brackets [as per manufacturer's specification] on steel fascia. Install strictly as per manufacturer's specifications and details. Brackets and gutter to be finished to match roofing.
  - 4.02.37 **Steel&Tube 80 dia Colorsteel Endura downpipes**  
Steel&Tube 80dia Colorsteel Endura downpipes. Ensure downpipe location is within boundary of respective unit. Install strictly as per manufacturer's specifications and details. Downpipes to be finished to match roofing and gutter.
  - 4.02.39 **Timber Pre-primed Fascia 250mm**  
25mm x250mm Pre-primed paint finish Fascia finished to match roofing. Install strictly as per manufacturer's specifications and details. Refer details for height.
  - 4.05.02 **Plytech 12mm Exterior Grade Ply Soffit Lining**  
Plytech Radiata Decorative SD 12mm Exterior Grade H3.2 LOSP Ply Soffit lining on 35 x 70 (unless specifically sized for specific depth. Refer to architectural details) H/2 timber framing battens @ 600mm crs, with factory applied Blended / Clear Coat finish and further site applied coating. CIS SS screw fixings. Use Shadowclad negative detail at sheet joints. Refer specification.
  - 4.05.07 **Specialized Plaster System**  
Specialized plaster System over 20 series masonry blockwork. Float textured finish by Specialized Systems. Min 2 coats of paint. Colour TBD. All installation in accordance with manufacturer's specifications. System only for timber framed wing walls.
  - 4.05.08 **Midland NZ Brick Veneer**  
Midland NZ 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 molar, colour to match brick. The 2 storey brick cladding system used on this building must be completed to Design Note TB1 refer to Midland Brick for Design Note TB1. Install strictly as per manufacturer's specifications and details.
  - 4.05.09 **Specialized System EZ Panel Lightweight Cladding**  
Specialized System EZ Panel 50mm autoclaved lightweight concrete Facade System over 50x20mm High Density EPS vertical cavity battens at 600crs max. Float textured finish by Specialized Systems. Min 2 coats of paint. Colour TBD. All installation in accordance with manufacturer's specifications. System only for timber framed wing walls.
  - 4.05.11 **0.55BMT Colorsteel Endura Steel&Tube Paneldek (Cladding)**  
0.55BMT Colorsteel Endura Steel&Tube Paneldek vertical cladding. Fix over separation DPC over 20x45 H3.2 horizontal timber cavity battens at max 600crs. Cavity battens to be castellated on both faces to provide drainage and ventilation and must be used horizontally only. Fix cladding with S&T concealed fixing clip. Install strictly as per manufacturer's specifications and details.
  - 4.05.23 **6mm JH HardieFlex cladding**  
6mm thick James Hardie HardieFlex Fibre Cement cladding over 45x20 H3.2 vertical cavity battens at max 600 cr. Install strictly as per manufacturer's specifications and details.
  - 4.05.25 **4.5mm JH Eclipsa Soffit Lining**  
4.5mm James Hardie Eclipsa soffit lining on 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.
  - 4.05.26 **14mm JH Stria cladding**  
14mm thick James Hardie Stria Fibre Cement cladding over 45x20 H3.2 vertical cavity battens at max 600 cr. Install strictly as per manufacturer's specifications and details.
  - 4.06.08 **Fairview Elite Powdercoat Aluminium Windows**  
Elite Fairview Classic Residential 35 Powdercoated Aluminium Windows. Colour as per Resource Consent specifications. Double glazed with paint grade radiata pine architraves. Obscure glass to bathrooms, wc's and ensuite. Refer to window and door schedule. Confirm size on site prior to manufacture. Install strictly as per manufacturer's specifications and details. Hardware TBC by client.
  - 4.06.11 **Spectrum Fin Screen Louvres**  
Spectrum 115x17 aluminium RHS fins louvre system fixed to 115x3 Aluminium plate top and bottom fixed to underside of concrete beam / deck edge. Powdercoated finish to match joinery. Install strictly as per manufacturer's specifications and details.
  - 4.06.12 **Exterior Window Aluminium RHS Window Frame**  
Spectrum (or approved similar) 150 x 40 aluminium RHS frame. Powdercoated finish to match joinery. Install strictly as per manufacturer's specifications and details.
- 8 EXTERIOR**
- 8.03.10 **Spectrum Exterior Aluminium Vertical Batten Fence & Gate**  
Freestanding Spectrum Aluminium Vertical Batten Fence and Gate. Powdercoat finish as per Resource Consent drawings.

**MATERIALS LEGEND:**

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

**BUILDING ENVELOPE RISK MATRIX EAST ELEVATION**

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

**BUILDING ENVELOPE RISK MATRIX WEST ELEVATION**

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

**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
- ACUSTIC REPORT BY HEAGLEY ACOUSTICS
- STORMWATER & SANITARY CONNECTION POINTS BY CRANG CIVIL

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

RevID	Issue	CHD	Comments	Date
01	Building Consent			11/28/2018



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project title:  
**Proposed Development for:**  
for:  
**Bonair Developments**  
at:  
**153 Bonair Crescent (Block B) Silverdale, Auckland**

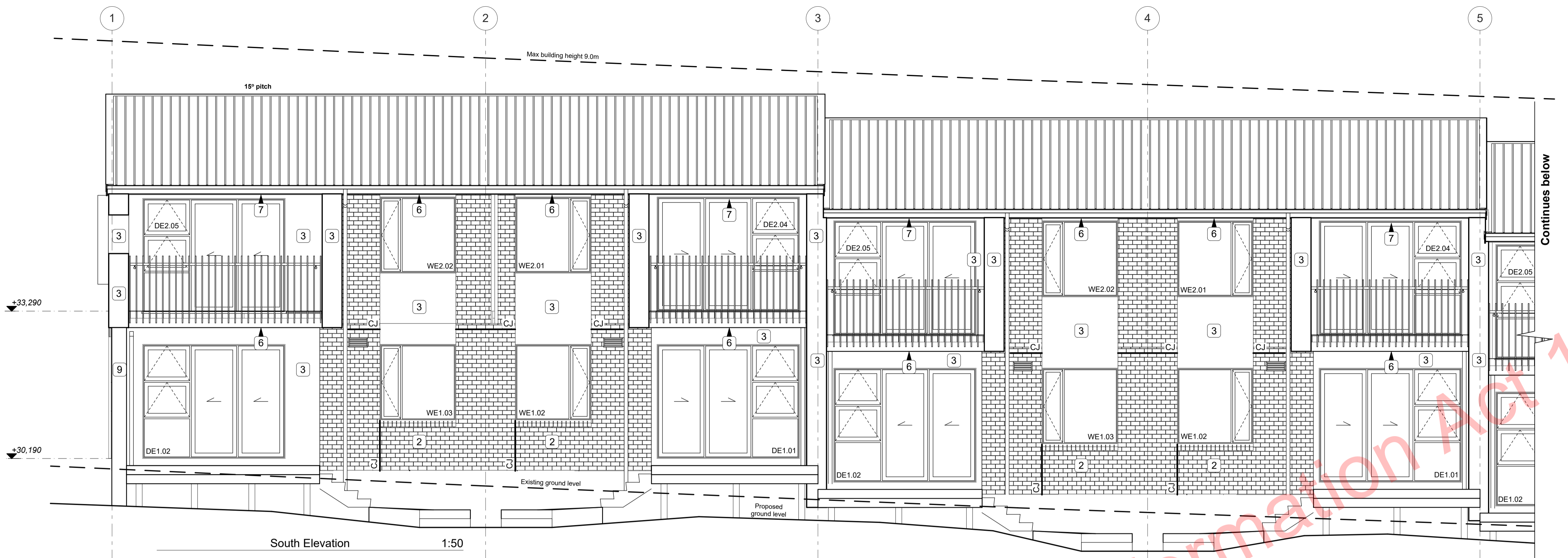
sheet title:  
**East & West Elevations**

drawn: **KN** checked: **JM** dwg n#: **202**  
job n#: **2005**  
date created: **11/28/2018**  
date plotted: **2/7/2019**  
issue: **BC Block B** rev n#: **01**  
scale: **1:50, 1:1 @ A1**

**NOTE: Drawings are 1/2 scale @ A3**

CAD ref: 21\Creative Arch\2005\_Broadway Property Group\_BLOCK B\_BC

**BUILDING CONSENT**



**MATERIALS LEGEND:**

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

CJ Control Joint (Brick Veneer)

**BUILDING ENVELOPE RISK MATRIX**

**SOUTH ELEVATION**

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

**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**

RevID	Issue	CHD	Comments	Date
01	Building Consent			11/29/2018
02	RPI 1	02-1	Revised Risk Matrix	2/7/2019



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project title:  
**Proposed Development for:**

for:  
**Bonair Developments**  
at:  
**153 Bonair Crescent (Block B) Silverdale, Auckland**

sheet title:  
**South Elevations**

drawn: **KN** checked: **JM** dwg n°:  
job n°: **2005** **203**  
date created: **2/7/2019**  
date plotted: **2/7/2019**  
issue: **BC Block B** rev n°:  
scale: **1:50, 1:1 @ A1** **02**  
NOTE: Drawings are 1/2 scale @ A3  
CAD ref: 21/Creative Arch/2005\_Broadway Property Group\_BLOCK B\_BC

**Notes**

**3 STRUCTURE**

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

3.14.01 Precast Stair  
Precast concrete stairs to comply with the requirements of D1AS1 for Private Stair. Min Tread 280mm, max riser 190mm. All stairs to have 50dia handrail set 900mm above the pitch line of the stairs. Refer to Structural Engineers drawings for precast details.

**4 ENCLOSURE**

4.01.02 0.55BMT Colorsteel Endura Steel&Tube Plumdek (Roofing)  
0.55BMT Colorsteel Endura Steel&Tube Plumdek roofing system on roofing underlay on 90x45 battens at max 900 crs at pitch as per roof plans, sections and elevations. Install strictly as per manufacturer's specifications and details.

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

4.02.37 Steel&Tube 80 dia Colorsteel Endura downpipes  
Steel&Tube 80dia Colorsteel Endura downpipes. Ensure downpipe location is within boundary of respective unit. Install strictly as per manufacturer's specifications and details. Downpipes to be finished to match roofing and gutter.

4.02.39 Timber Pre-primed Fascia 250mm  
25mm x250mm Pre-primed paint finish Fascia finished to match roofing. Install strictly as per manufacturer's specifications and details. Refer details for height.

4.05.02 Plytech 12mm Exterior Grade Ply Soffit Lining  
Plytech Radiata Decorative SD 12mm Exterior Grade H3.2 LOSP Ply Soffit lining on 35 x 70 (unless specifically sized for specific depth. Refer to architectural details) H1.2 timber framing battens @ 600mm crs. with factory applied Blondd® Clear Coat finish and further site applied coating. CIS SS screw fixings. Use Shadowlad negative detail at sheet joints. Refer specification.

4.05.07 Specialized Plaster System  
Specialized Plaster System over 20 series masonry blockwork. Float textured finish by Specialized Systems. Min 2 coats of paint. Colour TBD. All installation in accordance with manufacturer's specifications and details.

4.05.08 Midland NZ Brick Veneer  
Midland NZ brick veneer with 50mm cavity with RAB on timber framed

4.05.09 Specialized System EZ Panel Lightweight Cladding  
Specialized System EZ Panel 50mm autoclaved lightweight concrete Facade System over 50x20mm High Density EPS vertical cavity battens at 600crs max. Float textured finish by Specialized Systems. Min 2 coats of

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

4.05.23 6mm JH HardieFlex cladding  
6mm thick James Hardie Hardieflex Fibre Cement cladding over 45x20

4.05.25 4.5mm JH Eclipse Soffit Lining  
4.5mm James Hardie Eclipse 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.

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

4.06.07 Fairview Elite Powdercoated Rebat Aluminium Sliding Doors  
Elite Fairview Classic Residential 35 Powdercoated Rebat Aluminium glazed Sliding Doors with Flush track Sills. Colour as per Resource Consent specifications. Rebate 30mm deep and size must be confirmed with manufacturer prior to rebate installation. Clear double glazed with paint grade radiata pine architraves. Refer to window and door schedule. Confirm size on site prior to manufacture. Install strictly as per manufacturer's specifications and details. Hardware TBC by client.

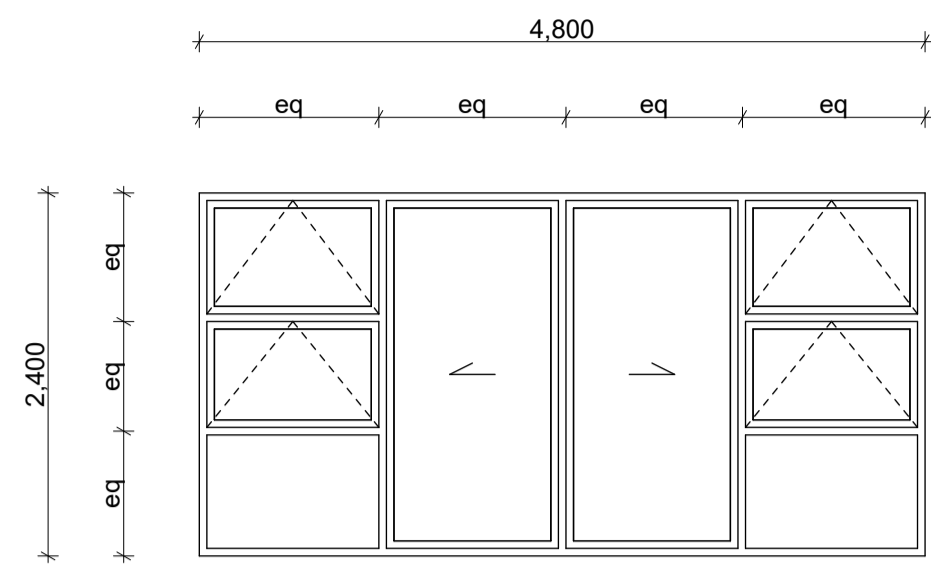
4.06.08 Fairview Elite Powdercoat Aluminium Windows  
Elite Fairview Classic Residential 35 Powdercoated Aluminium Windows. Colour as per Resource Consent

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

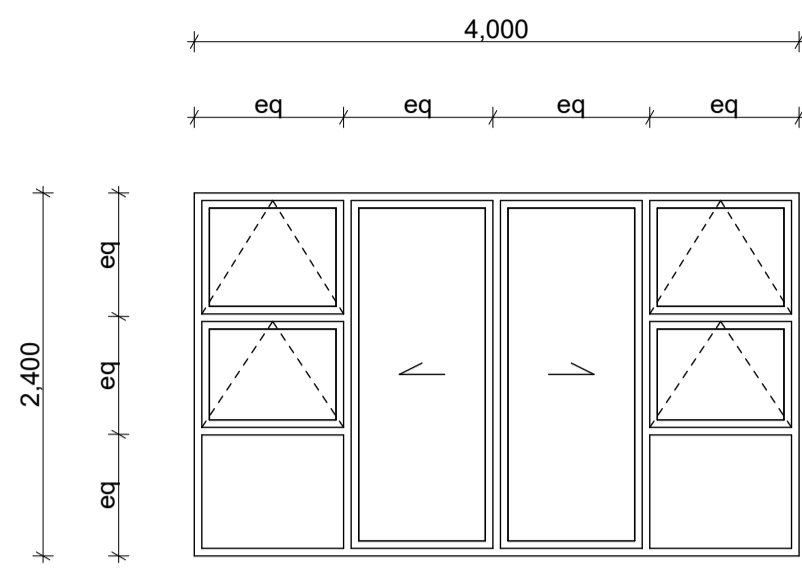
5.04.01 Handrail to Stairs  
Spectrum Clearspan Aluminium Balustrade and Handrail to stairs as per NZBC D1 1 January 2017 Amendment 6.

**5 INTERIOR**

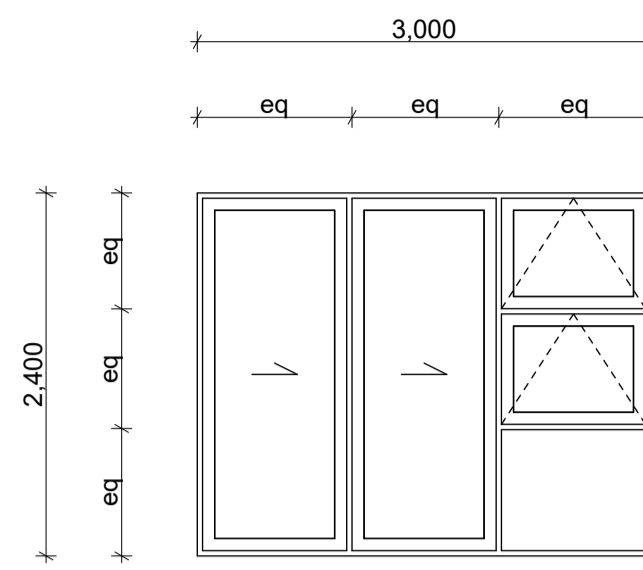
**BUILDING CONSENT**



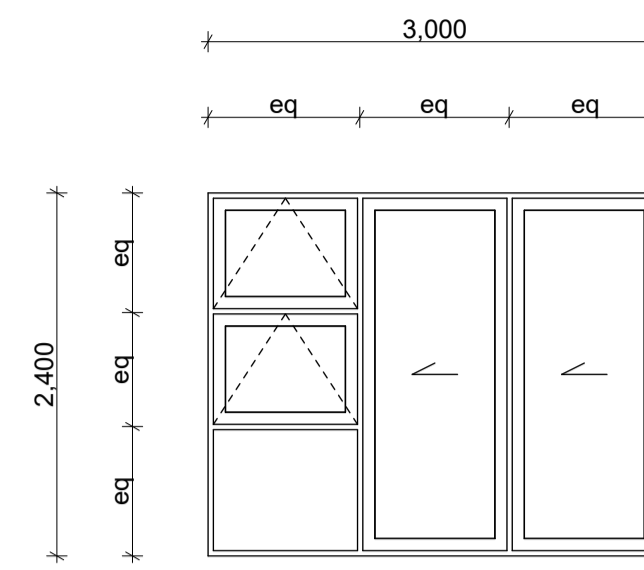
DE2.07x2  
90x45 timber framed construction  
EZpanel cladding



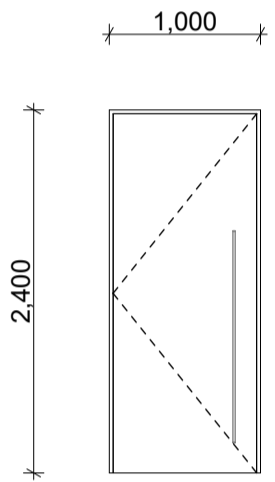
DE2.06x6  
90x45 timber framed construction  
EZpanel cladding



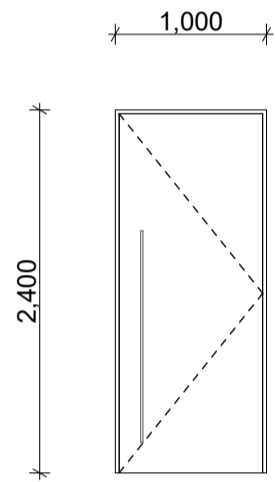
DE1.01x8, DE2.04x4  
90x45 timber framed construction  
EZpanel cladding



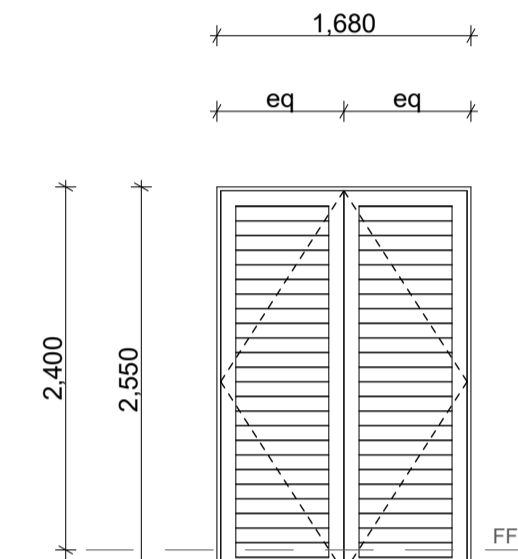
DE1.02x8, DE2.05x4  
90x45 timber framed construction  
EZpanel cladding



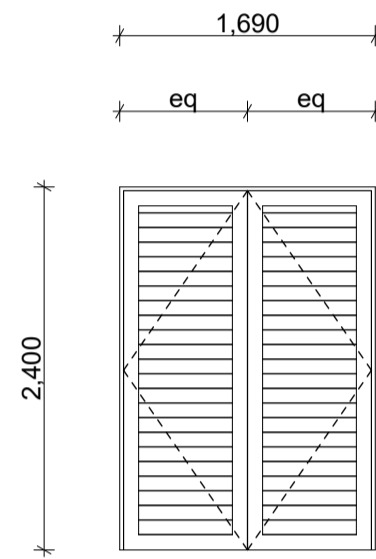
DE2.01x4  
FIRE DOOR FRR -/60/60  
140x45 timber framed construction  
James Hardie Stria cladding



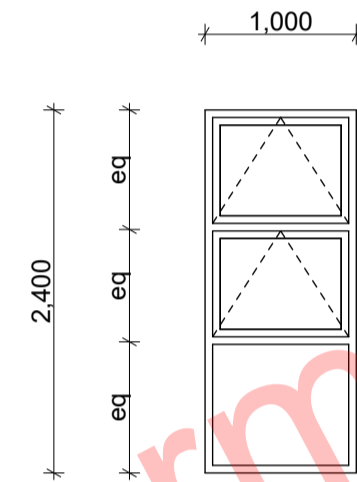
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James Hardie Stria cladding



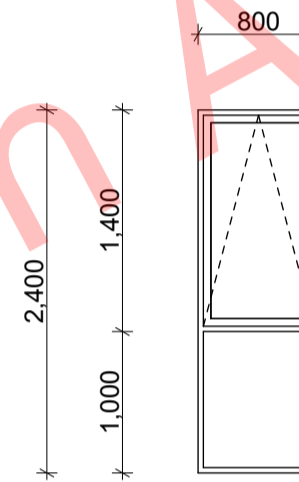
DE1.03x8  
190 series rendered concrete  
block wall construction



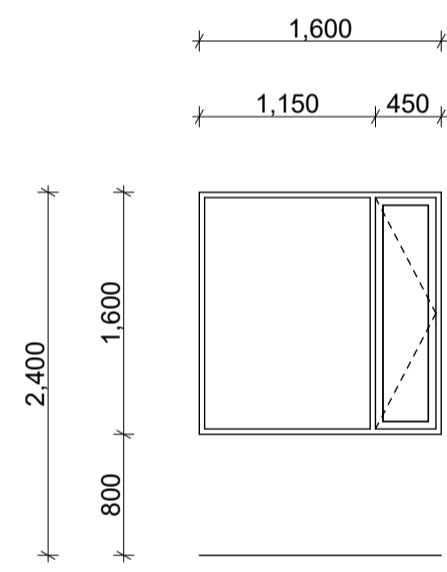
DE2.03x8  
140x45 timber framed construction  
James Hardie Stria cladding



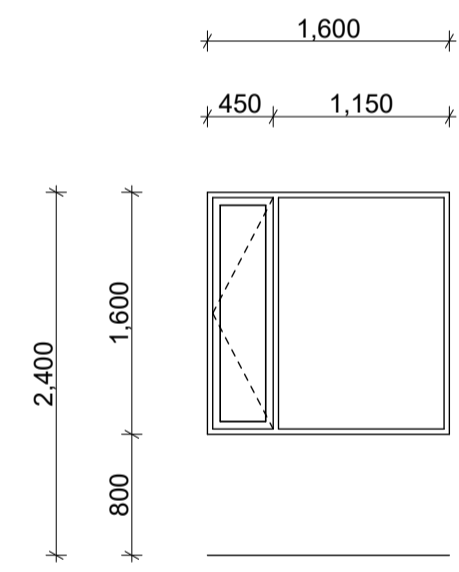
WE1.01x8  
90x45 timber framed construction  
EZpanel cladding



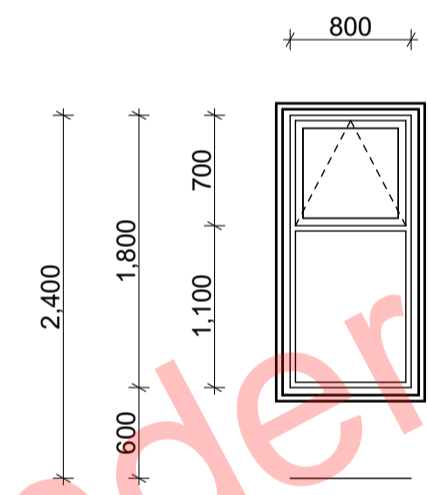
WE1.04x4  
190 series rendered concrete  
block wall construction



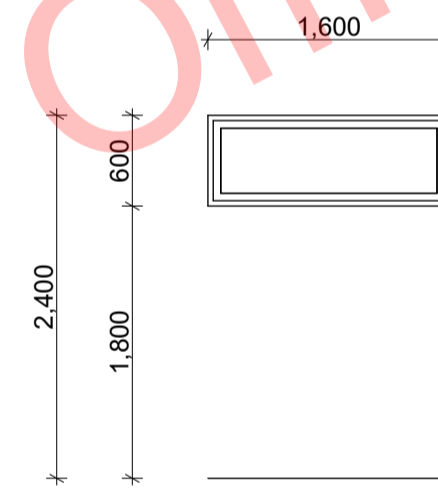
WE1.02x4, WE2.01x4  
90x45 timber framed construction  
Brick veneer cladding



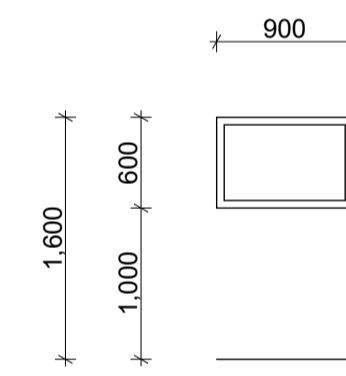
WE1.03x4, WE2.02x4  
90x45 timber framed construction  
Brick veneer cladding



WE2.04x4  
140x45 timber framed construction  
EZpanel cladding  
Aluminium RHS surround frame



WE2.03x2  
140x45 timber framed construction  
Prolined metal cladding



WE1.05x2  
190 series rendered concrete  
block wall construction

**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/spec  
- Ensure continuous sill support to all joinery  
- Ensure continuous 'tight fit' backing rod for sealing around joinery openings

**HARDWARE:**  
To later schedule to owners approval

**INTERNAL DOORS:**  
Typically solid core/flush/paint finish  
**ALL cavity sliding doors shall be reinforced with steel to prevent warping of jambs / lining.**

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

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

ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS BY HFC GROUP LTD				
RevID	Issue	CHD	Comments	Date
01	Building Consent			11/28/2018



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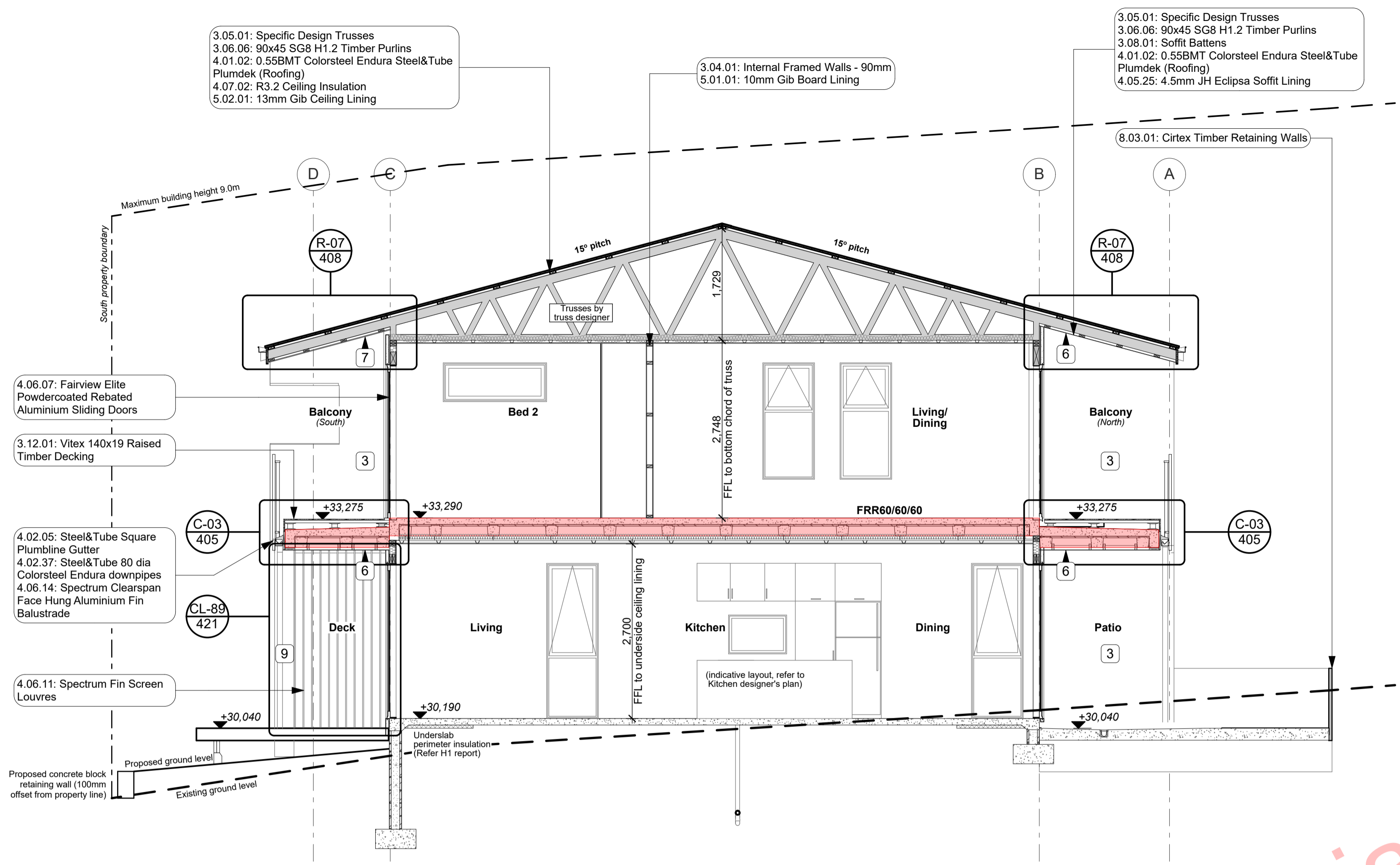
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project title:  
**Proposed Development for:**  
for:  
**Bonair Developments**  
at:  
**153 Bonair Crescent (Block B)  
Silverdale, Auckland**

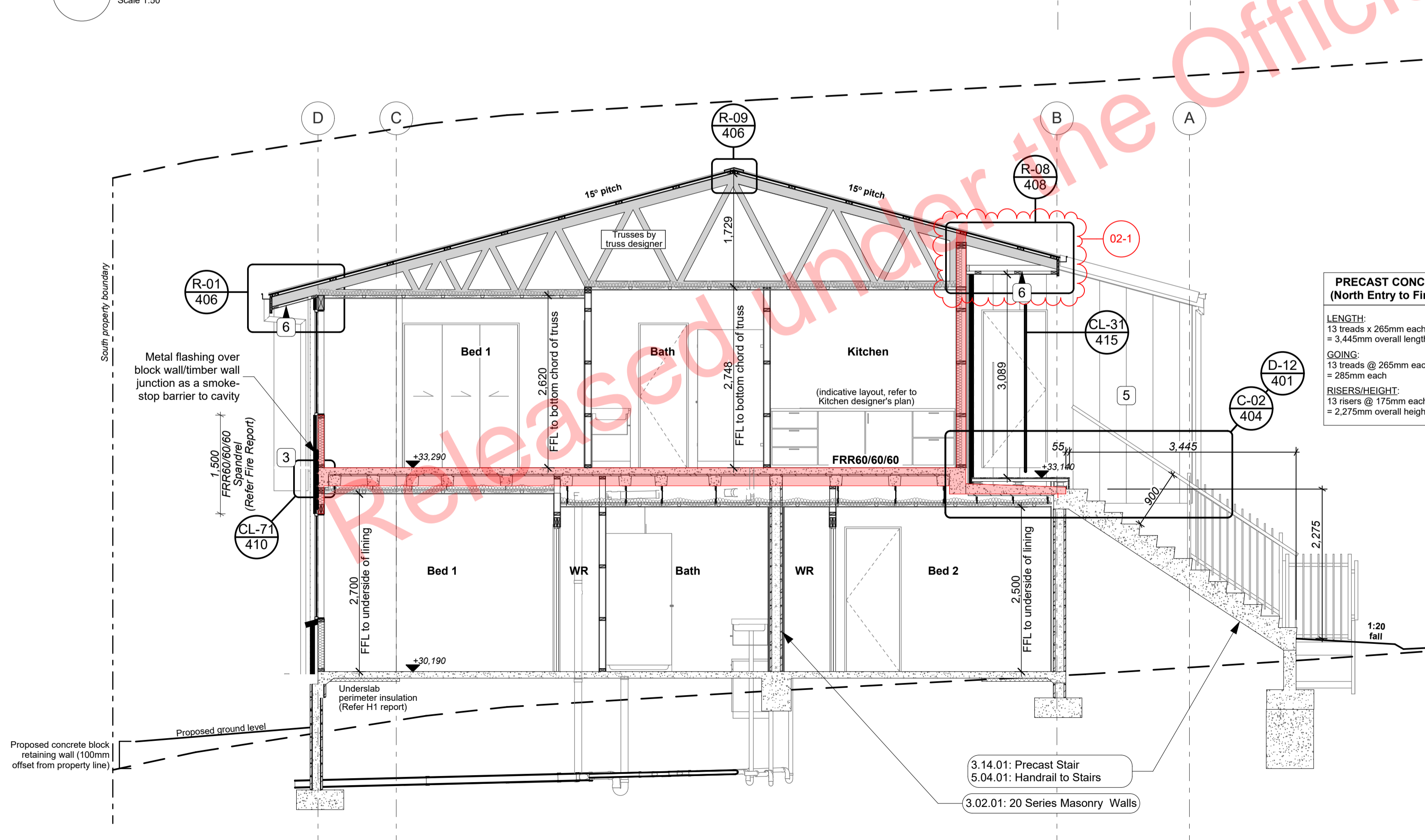
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drawn: **KN** checked: **JM** dwg n#:  
job n#: **2005** **204**  
date created: **11/28/2018**  
date plotted: **2/7/2019**  
issue: **BC Block B** rev n#:  
scale: **1:50 @ A1** **01**  
**NOTE: Drawings are 1/2 scale @ A3**

**BUILDING CONSENT**

CAD ref: 21\Creative Arch\2005\_Broadway Property Group\_BLOCK B\_BC



**A** N/S Section through balconies  
Scale 1:50



**B** N/S Section through stairs  
Scale 1:50

**Notes**

**3 STRUCTURE**

- 3.02.01 **20 Series Masonry Walls**  
190mm masonry walls refer to engineering for reinforcing requirements. Constructed in accordance with NZS4210, refer to specific notes for strapping and lining requirements. FRR40/240/240
- 3.04.01 **Internal Framed Walls - 90mm**  
Generally construct with 90x45 SG8 KD H1.2 framing with studs @ 600crs and noggs @ 900crs to NZS3604.2011 unless noted otherwise. Ensure all insulation within framing where applicable, is secured into place with Dairiband straps in accordance with the requirements of E2/AS1. Nog for all fittings, fixtures, linings, bracing panels and trims. DPC (malthoof) between bottom plate and conc. slab and fixed with M12 bolts @ 900crs. Refer to the Structural Layouts for the bracing requirements.
- 3.05.01 **Specific Design Trusses**  
Specific design trusses @ centres and fixings as noted on the truss manufacturer plans and specifications. Truss treatment to be H1.2 minimum, unless noted otherwise. Refer to manufacturer's truss design for details. Trusses shown on architectural are indicative only, all truss information is to be referred to truss manufacturer documents. Building Contractor to ensure all heel heights and roof steps are correct.
- 3.06.06 **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.
- 3.08.01 **Soffit Battens**  
90x45 SG8 H1.2 ceiling battens @ 600crs.
- 3.12.01 **Vitex 140x19 Raised Timber Decking**  
Vitex 140x19 raised decking on raised Outdoor Quickbuild aluminium. Vitex decking system to have 3mm gaps. Selected coating applied to all faces.
- 3.14.01 **Precast Stair**  
Precast concrete stairs to comply with the requirements of D1/AS1 for Private Stair. Min Tread 280mm, max riser 190mm. All stairs to have 50dia handrail set 900mm above the pitch line of the stairs. Refer to Structural Engineers drawings for precast details.

**4 ENCLOSURE**

- 4.01.02 **0.55BMT Colorsteel Endura Steel&Tube Plumdek (Roofing)**  
0.55BMT Colorsteel Endura Steel&Tube Plumdek roofing system on roofing underlay on 90x45 battens at max 900 crs at pitch as per roof plans, sections and elevations. Install strictly as per manufacturer's specifications and details.
- 4.02.05 **Steel&Tube Square Plumbline Gutter**  
Steel&Tube Square Plumbline Colorsteel Endura Gutter on internal brackets (as per manufacturer's specification) on steel fascia. Install strictly as per manufacturer's specifications and details. Brackets and gutter to be finished to match roofing.
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Steel&Tube 80dia Colorsteel Endura downpipes. Ensure downpipe location is within boundary of respective unit. Install strictly as per manufacturer's specifications and details. Downpipes to be finished to match roofing and gutter.
- 4.05.02 **Plytech 12mm Exterior Grade Ply Soffit Lining**  
Plytech Radiata Decorative SD 12mm Exterior Grade H3.2 LOSP Ply Soffit lining on 35 x 70 (unless specifically sized for specific depth. Refer to architectural details) H1.2 timber framing battens @ 600mm crs. with factory applied Blended / Clear Coat finish and further site applied coating. CIS SS screw fixings. Use Shadowlaid negative detail at sheet joints. Refer specification.
- 4.05.07 **Specialized Plaster System**  
Specialized plaster System over 20 series masonry blockwork. Float textured finish by Specialized Systems. Min 2 coats of paint. Colour TBD. All installation in accordance with manufacturer's specifications. System only for timber framed wing walls.
- 4.05.08 **Midland NZ Brick Veneer**  
Midland NZ brick veneer with 50mm cavity with RAB on timber framed walls, to NZS 3604 - 2011. Provide weep holes @900mm max centres and 10mm ventilation gap between top of brick and soffit lining. Wall ties and fixings in accordance with NZS 4210: 2001. Standard range motor, colour to match brick. The 2 storey brick cladding system used on this building must be completed to 'Design Note TB1' refer to Midland Brick for Design Note TB1. Install strictly as per manufacturer's specifications and details.

- 4.05.09 **Specialized System EZ Panel Lightweight Cladding**  
Specialized System EZ Panel 50mm autoclaved lightweight concrete Facade System over 50x20mm High Density EPS vertical cavity battens at 600crs max. Float textured finish by Specialized Systems. Min 2 coats of paint. Colour TBD. All installation in accordance with manufacturer's specifications. System only for timber framed wing walls.
- 4.05.11 **0.55BMT Colorsteel Endura Steel&Tube Paneldek (Cladding)**  
0.55BMT Colorsteel Endura Steel&Tube Paneldek vertical cladding. Fix over separation DPC over 20x45 H3.2 horizontal timber cavity battens at max 600crs. Cavity battens to be castellated on both faces to provide drainage and ventilation and must be used horizontally only. Fix cladding with S&T concealed fixing clip. Install strictly as per manufacturer's specifications and details.
- 4.05.23 **6mm JH HardieFlex cladding**  
6mm thick James Hardie HardieFlex Fibre Cement cladding over 45x20 H3.2 vertical cavity battens at max 600 cr
- 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.
- 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
- 4.06.07 **Fairview Elite Powdercoated Rebat Aluminium Sliding Doors**  
Fairview Elite Powdercoated Rebat Aluminium Sliding Doors with Flush track Sills. Colour as per Resource Consent specifications. Rebate 30mm deep and size must be confirmed with manufacturer prior to rebate installation. Clear double glazed with paint grade radiata pine architraves. Refer to window and door schedule. Confirm size on site prior to manufacture. Install strictly as per manufacturer's specifications and details. Hardware TBC by client.
- 4.06.11 **Spectrum Fin Screen Louvers**  
Spectrum 115x17 aluminium RHS fins louvre system fixed to 115x3

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

**5 INTERIOR**

- 5.01.01 **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.
- 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. Square stopped at wall. Install strictly as per manufacturer's specifications and details.
- 5.04.01 **Handrail to Stairs**  
Spectrum Clearspan Aluminium Balustrade and Handrail to stairs as per NZBC D1 1 January 2017 Amendment 6.

**8 EXTERIOR**

- 8.03.01 **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 manufacturer's requirements

**MATERIALS LEGEND:**

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

**LEGEND:**

[Red Box]	Fire-rated assemblies
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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

RevID	Issue	CHD	Comments	Date
01	Building Consent			11/28/2018
02	Amendment	02-1	Revised Fire Wall Detail	12/11/2018

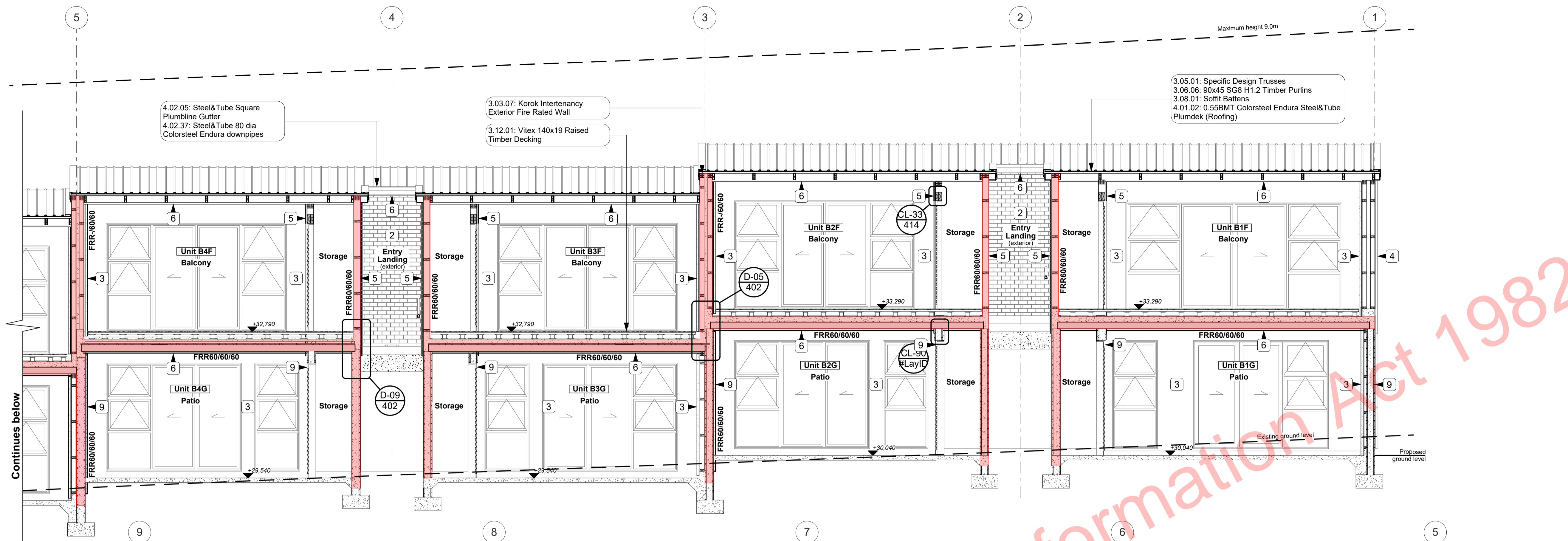


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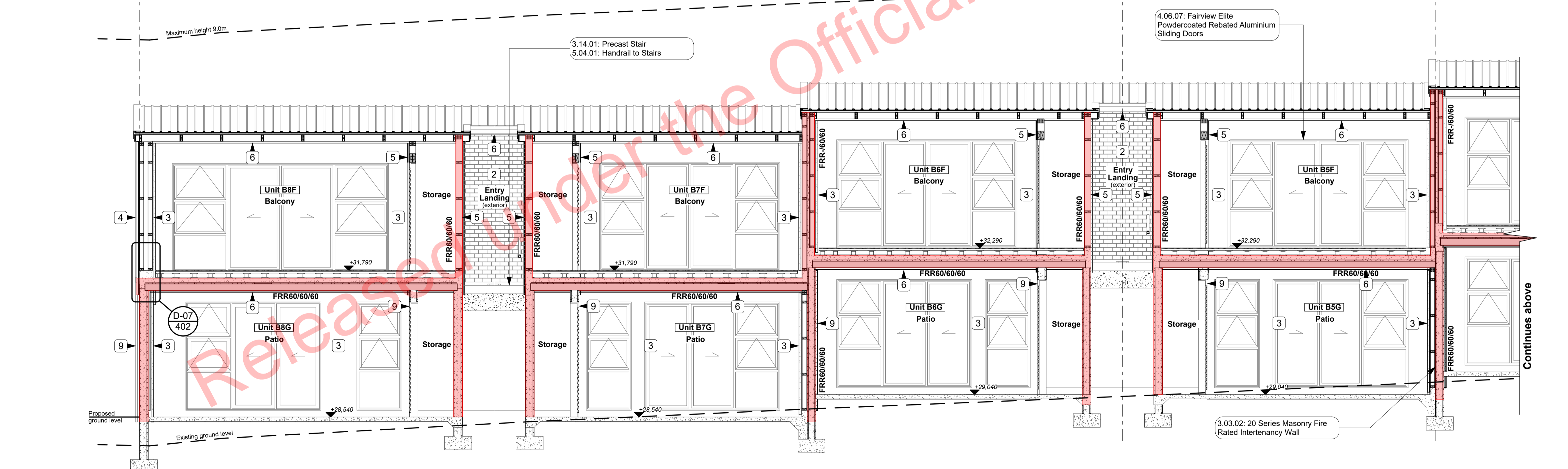
project title:  
**Proposed Development for:**  
**Bonair Developments**  
 at:  
**153 Bonair Crescent (Block B) Silverdale, Auckland**  
 sheet title:  
**Sections A-A & B-B**  
 drawn: **KN** checked: **JM** dwg n#: **301**  
 job n#: **2005**  
 date created: **12/11/2018**  
 date plotted: **2/7/2019**  
 issue: **BC Block B** rev n#: **02**  
 scale: **1:50, 1:1 @ A1**  
 NOTE: Drawings are 1/2 scale @ A3  
 CAD ref: 21\Creative Arch\2005\_Broadway Property Group\_BLOCK B\_BC

**BUILDING CONSENT**



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

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



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

- Notes**
- 3 STRUCTURE**
- 3.03.02 20 Series Masonry Fire Rated Intermency Wall  
FRR240/240/240 - 190 mm thick Fire Rated Intermency wall. Installed to Structural Engineers Details. 10mm Paint Finish. Glue on 50x50mm H1.2 timber strapping with R1.3 insulation to either side. Fire Rated sealant to perimeter.
  - 3.03.07 Korok Intermency Exterior Fire Rated Wall  
KOROK KIT01 -60/60 Fire Rated Intermency Wall. 51mm KOROK panels with 90x45 timber framing either side - studs at max 600 c/s. Min 20mm cavity to one side. Min 15 mm cavity to the other. Autex Greenstuff R2.2 Insulation both sides. Exterior

- 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 SGB H1.2 Timber Purlins  
90x45 SGB H1.2 treated purlins @ 900mm c/s to roof areas, fixed to framing with 1/10g self drilling screw

- 4 ENCLOSURE**
- 4.01.02 0.55BMT Colorsteel Endura Steel&Tube Plumdek (Roofing)  
Steel&Tube Plumdek roofing system on roofing underlayment on 90x45 battens at max 900 c/s at pitch as per roof plans, sections and elevations. Install strictly as per manufacturer's specifications and details.
  - 4.02.05 Steel&Tube Square Plumline Gutter  
Steel&Tube Square Plumline Coloursteel Endura Gutter on internal brackets (as per manufacturers specification) on steel fascia. Install strictly as per manufacturer's specifications and details. Brackets and gutter to be finished to match roofing.

- 4.02.37 Steel&Tube 80 dia Colorsteel Endura downpipes  
Steel&Tube 80dia Colorsteel Endura downpipes. Ensure downpipe location is within boundary of respective unit. Install strictly as per manufacturer's specifications and details. Downpipes to be finished to match roofing and gutter.
- 4.05.02 Plytech 12mm Exterior Grade Ply Soffit Lining  
Plytech Radiata Decorative SD 12mm Exterior Grade H3.2 LOSP Ply Soffit lining on 35 x 70 (unless specifically sized for specific depth. Refer to architectural details) H1.2 timber framing battens @ 600mm c/s, with factory applied Blended / Clear Coat finish and further site applied coating. C/S SS screw fixings. Use Shadowclad negative detail at sheet joints. Refer specification.

- 4.05.07 Specialized Plaster System  
Specialized plaster system over 20 series masonry 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.
- 4.05.08 Midland NZ Brick Veneer  
Midland NZ 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 mortar, colour to match brick. The 2 storey brick cladding system used on this building must be completed to Design Note TB1 refer to Midland Brick for Design Note TB1. Install strictly as per

- 4.05.09 Specialized System EZ Panel Lightweight Cladding  
Specialized System EZ Panel 50mm autoclaved lightweight concrete Facade System over 50x20mm High Density EPS vertical cavity battens at 600c/s max. Float textured finish by Specialized Systems. Min 2 coats of paint. Colour TBD. All installation in accordance with manufacturers specifications. System only for timber framed wing walls.
- 4.05.11 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 600c/s. Cavity battens to be casted on both faces

- 4.05.23 6mm JH HardieFlex cladding  
6mm thick James Hardie HardieFlex Fibre Cement cladding over 45x20 H3.2 vertical cavity battens at max 600 c/s or as per manufacturer's specifications and details.
- 4.05.25 4.5mm JH Eclipse Soffit Lining  
4.5mm James Hardie Eclipse soffit lining on 45 x 90 (unless specifically sized for specific depth. Refer to architectural details) H1.2 timber framing @ max 600mm c/s. Paint finish with UPVC jointers @900c/s. Install strictly as per manufacturer's specifications and details.

- 4.05.26 14mm JH Stria cladding  
14mm thick James Hardie Stria Fibre Cement cladding over 45x20 H3.2 vertical cavity battens at max 600 c/s or as per manufacturer's specifications and details.
- 4.06.07 Fairview Elite Powdercoated Rebat Aluminum Sliding Doors  
Elite Fairview Classic Residential 35 Powdercoated Rebat Aluminum glazed Sliding Doors with Flush track Sills. Colour as per Resource Consent specifications. Rebate 30mm deep and size must be confirmed with manufacturer prior to rebate installation. Clear double glazed with paint grade radiata pine architraves. Refer to window and door schedule. Confirm size on site prior to manufacture. Install strictly as per manufacturer's specifications and details. Hardware TBC by client.

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

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

RevID	Issue	CHD	Comments	Date
01	Building Consent			11/28/2018

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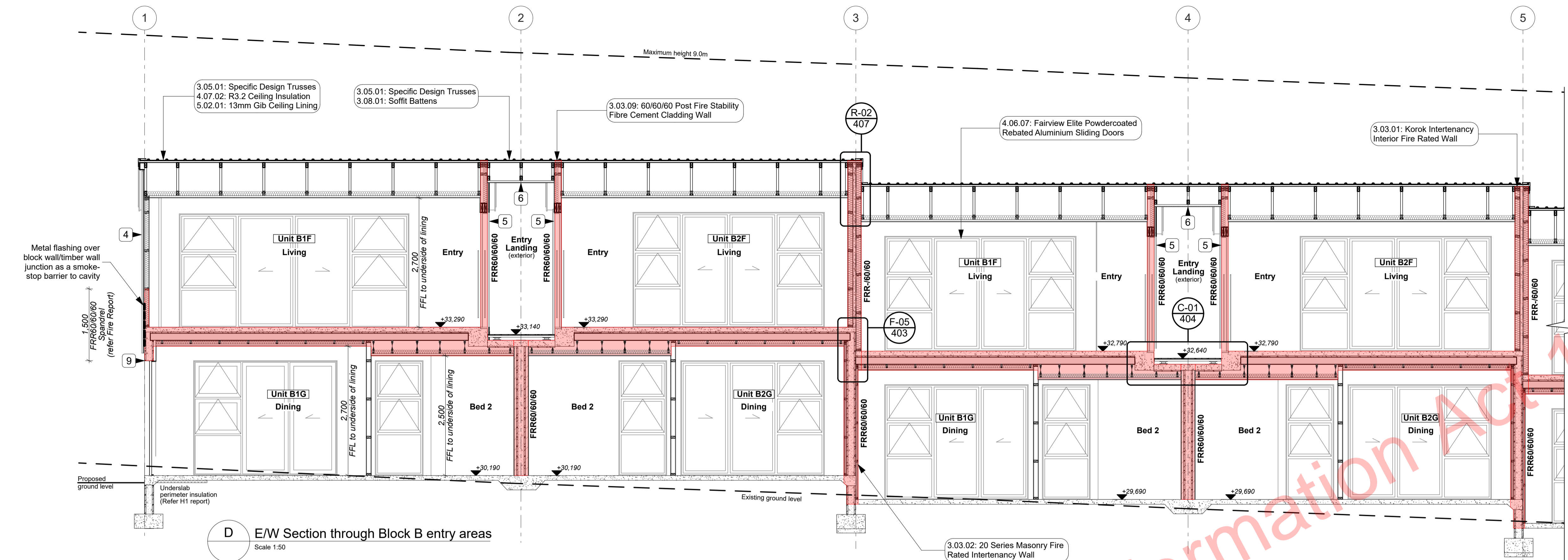
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Professional Member

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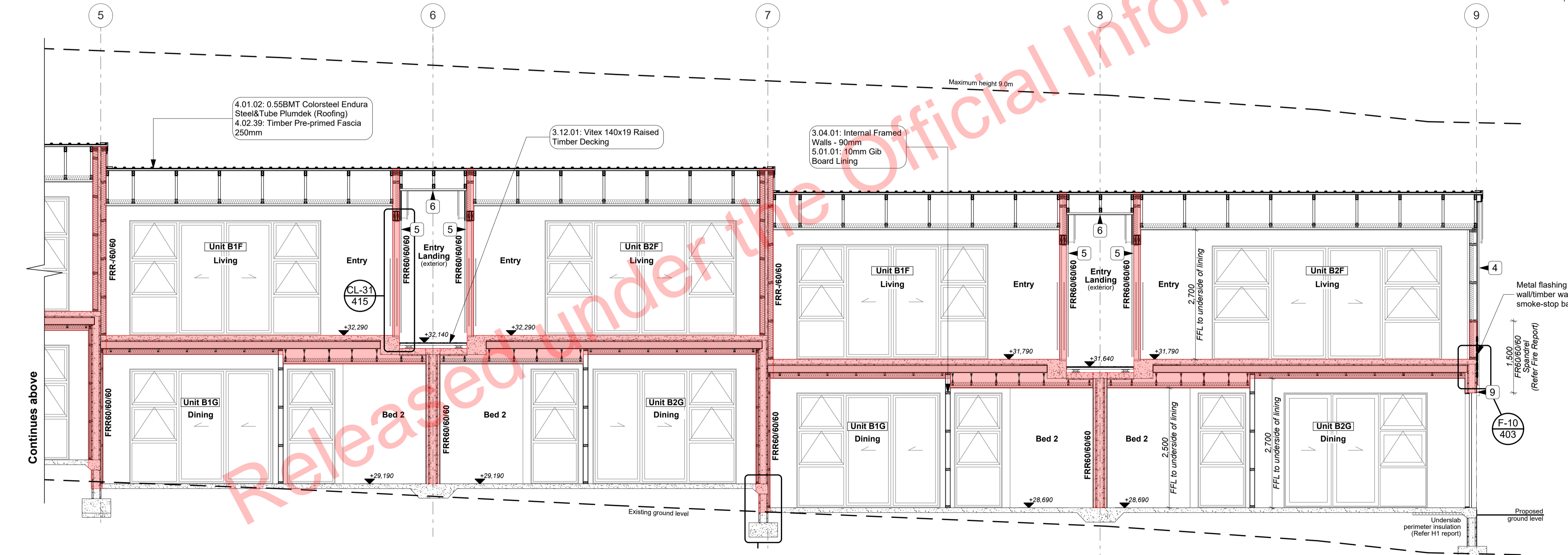
project title:  
**Proposed Development for:**  
**Bonair Developments**  
at:  
**153 Bonair Crescent (Block B) Silverdale, Auckland**  
sheet title:  
**Section C-C**  
drawn: **KN** checked: **JM** dwg n#: **302**  
job n#: **2005**  
date created: **11/28/2018**  
date plotted: **2/7/2019**  
issue: **BC Block B** rev n#: **01**  
scale: **1:50, 1:1 @ A1**  
NOTE: Drawings are 1/2 scale @ A3  
CAD ref: 21/CreativeArch/2005\_Broadway Property Group\_BLOCK B\_BC

BUILDING CONSENT



D E/W Section through Block B entry areas  
Scale 1:50

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



D E/W Section through Block B living and dining areas  
Scale 1:50

- 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**

Rev/ID	Issue	Chd	Comments	Date
01	Building Consent			11/28/2018

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project title:  
**Proposed Development for:**  
**Bonair Developments**  
at:  
**153 Bonair Crescent (Block B) Silverdale, Auckland**

Sections D-D  
drawn: **KN** checked: **JM** dwg n°:  
job n°: **2005**  
date created: **11/28/2018** **303**  
date plotted: **2/7/2019**  
issue: **BC Block B** rev n°:  
scale: **1:50, 1:1 @ A1** **01**  
*NOTE: Drawings are 1/2 scale @ A3*  
CAD ref: 21/Creative Arch/2005\_Broadway Property Group\_BLOCK B\_BC

**Notes**

**3 STRUCTURE**

- 3.03.01 **Korok Intertency Interior Fire Rated Wall**  
KOROK K1T01 +60/60 Fire Rated Intertency Wall: 51mm KOROK panels with 90x45 timber framing either side - studs at max 600 crs. 20mm cavity to one side. 15mm cavity to the other. Autux Greenstuf R3.2 insulation both sides. 10mm Gib Standard Plasterboard either side. Use 6mm RAB in lieu of Gib in ceiling cavity. Fire Rated sealant to perimeter of walls. All fixed in accordance with manufacturer's requirements. 5216S
- 3.03.02 **20 Series Masonry Fire Rated Intertency Wall**  
FR240/240/240 - 190 mm thick Fire Rated intertency wall. Installed to Structural Engineers Details. 10mm

- 3.03.09 **60/60/60 Post Fire Stability Fibre Cement Cladding Wall**  
James Hardie JHE TRR60 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 600 crs. Nogs at max 800 crs. James Hardie 90mm Mineral Insulation. 6mm RAB to each side. Profiled Metal cladding on cavity on 6mm RAB to exterior face. Fibre Cement cladding on cavity on 6mm RAB to interior capboard face.
- 3.04.01 **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

- 3.05.01 **Specific Design Trusses**  
Specific design trusses @ centres and end fittings, fixtures, linings, bracing panels and trims. DPC (multibond) between bottom plate and conc. slab and fixed with M12 bolts @ 900crs. Refer to the Structural Layouts for the bracing requirements.
- 3.08.01 **Soffit Batts**  
90x45 SG8 H1.2 ceiling battens @ 600crs.

- 3.12.01 **Vitex 140x19 Raised Timber Decking**  
Vitex 140x19 timber decking on raised Outdure Quickbuild aluminium. Vitex decking system to have 3mm gaps. Selected coating applied to all faces.

**4 ENCLOSURE**

- 4.01.02 **0.55BMT Colorsteel Endura Steel&Tube Plumdek (Roofing)**  
0.55BMT Colorsteel Endura Steel&Tube Plumdek roofing system on roofing underlay on 90x45 battens at max 900 crs at pitch as per roof plans, sections and elevations. Install strictly as per manufacturer's specifications and details.
- 4.02.39 **Timber Pre-primed Fascia 250mm**  
25mm x250mm Pre-primed paint finish Fascia finished to match roofing. Install strictly as per manufacturer's specifications and details. Refer

- 4.05.02 **Plytech 12mm Exterior Grade Ply Soffit Lining**  
Plytech Radiata Decorative SD 12mm Exterior Grade H3.2 LOSP Ply Soffit lining on 35 x 70 (unless specifically sized for specific depth. Refer to architectural details) H1 2 timber framing battens @ 600mm crs. with factory applied Blended / Clear Coat finish and further site applied coating. C/S SS screw fixings. Use Shadowcast negative detail at sheet joints. Refer specification.
- 4.05.07 **Specialized Plaster System**  
Specialized plaster System over 20 series masonry blockwork. Float textured finish by Specialized Systems. Min 2 coats of paint. Colour TBD. All installation in accordance with manufacturer's specifications.
- 4.05.08 **Midland NZ Brick Veneer**

- 4.06.07 **Fairview Elite Powdercoated Rebated Aluminium Sliding Doors**  
Elite Fairview Classic Residential 35 Powdercoated Rebated Aluminium glazed Sliding Doors with Flush track Slits. 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.
- 4.06.07 **Fairview Elite Powdercoated Rebated Aluminium Sliding Doors**  
Elite Fairview Classic Residential 35 Powdercoated Rebated Aluminium glazed Sliding Doors with Flush track Slits. 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.

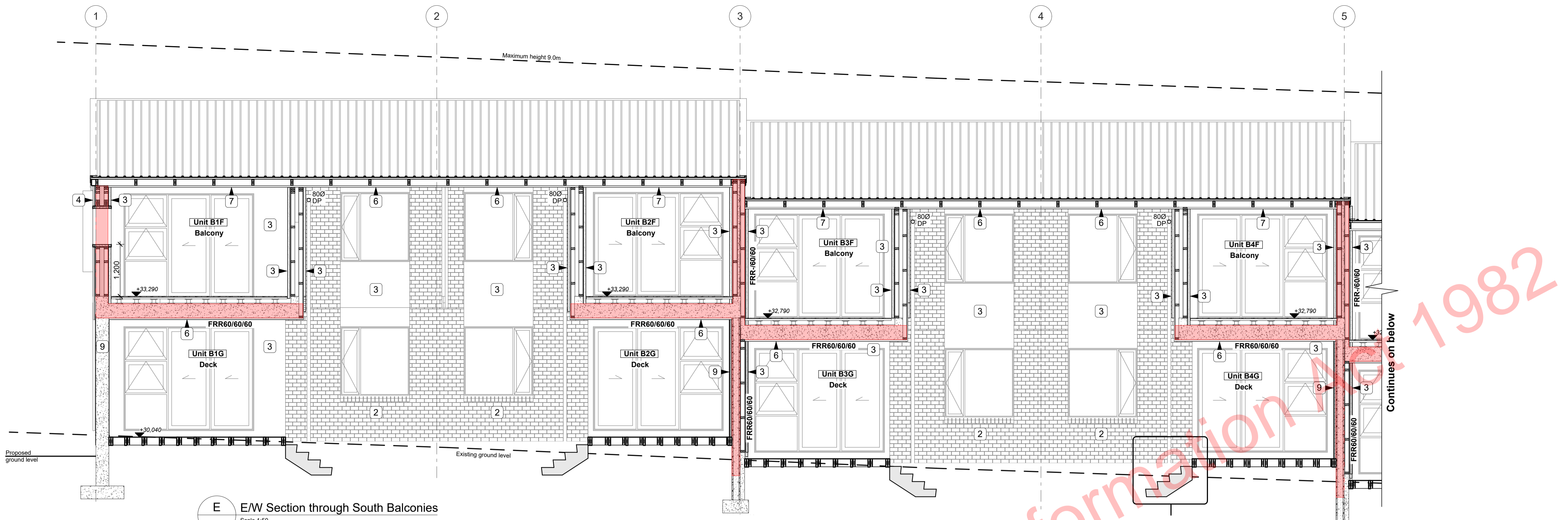
- 4.05.11 **0.55BMT Colorsteel Endura Steel&Tube Paneldek (Cladding)**  
0.55BMT Colorsteel Endura Steel&Tube Paneldek vertical cladding. Fix over separation DPC over 20x45 H3.2 horizontal timber cavity battens at max 600crs. Cavity battens to be castellated on both faces to provide drainage and ventilation and must be used horizontally only. Fix cladding with S&T concealed fixing clip. Install strictly as per manufacturer's specifications and details.
- 4.05.23 **6mm JH HardieFlex cladding**  
6mm thick James Hardie HardieFlex Fibre Cement cladding over 45x20 H3.2 vertical cavity battens at max 600 cr or install strictly as per manufacturer's specifications and details.
- 4.05.25 **4.5mm JH Eclipse Soffit Lining**

- 4.05.26 **14mm JH Stria cladding**  
14mm thick James Hardie Stria Fibre Cement cladding over 45x20 H3.2 vertical cavity battens at max 600 cr or install strictly as per manufacturer's specifications and details.
- 4.06.07 **Fairview Elite Powdercoated Rebated Aluminium Sliding Doors**  
Elite Fairview Classic Residential 35 Powdercoated Rebated Aluminium glazed Sliding Doors with Flush track Slits. 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.

- 4.07.02 **R3.2 Ceiling Insulation**  
Autux Greenstuf R3.2 ceiling insulation (200mm), or similar with equivalent R-value, installed as per manufacturer's specifications and instructions. Ensure 25mm clearance between top of insulation and underside of roofing.
- 5 **INTERIOR**
- 5.01.01 **10mm Gib Board Lining**  
10mm Gib Board lining fixed horizontally or vertically over selected framing. Gib stopped to level 4min. finish for painting. Square stopped to ceiling. Install strictly as per manufacturer's specifications and details.

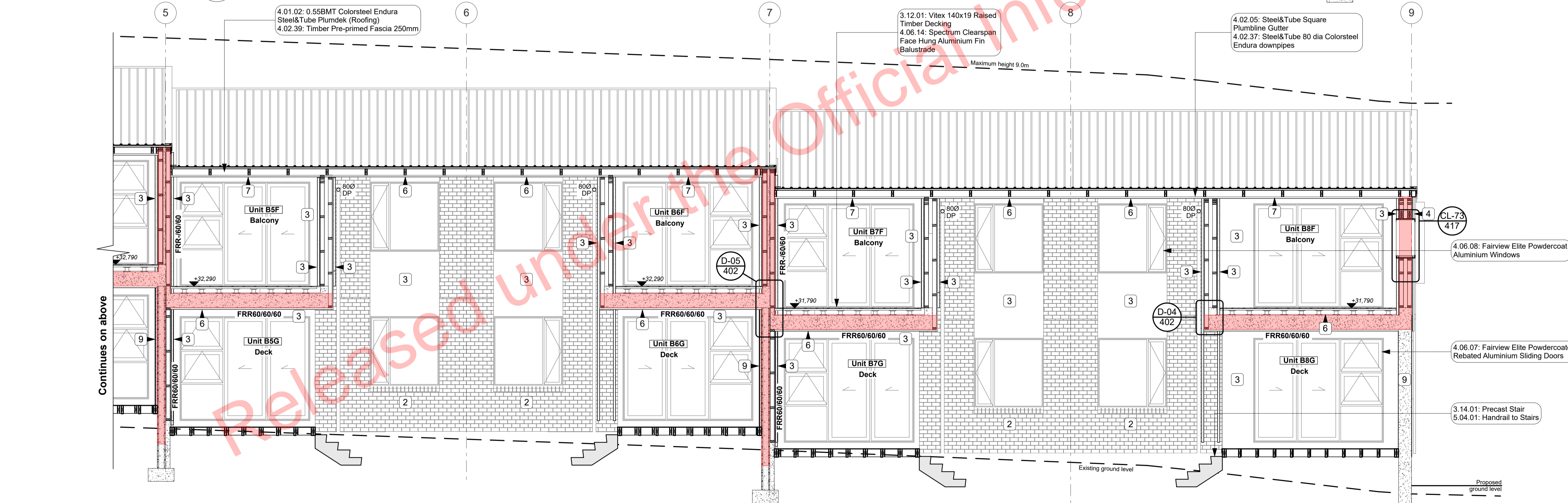
- 5.02.01 **13mm Gib Ceiling Lining**  
13mm Gib Ceiling lining fixed to Suspended Rondo or DONN metal grid system @ 600crs. Gib stopped to level 4. finish for painting. Square stopped at wall. Install strictly as per manufacturer's specifications and details. 5113G

**BUILDING CONSENT**



E EW Section through South Balconies  
Scale 1:50

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



F EW Section through North Balconies  
Scale 1:50

- Notes**
- 3 STRUCTURE**
- 3.12.01 Vitex 140x19 Raised Timber Decking  
Vitex 140x19 timber decking on raised Outdoor Owickbuld aluminium. Vitex decking system to have 3mm gaps. Selected coating applied to all faces.
  - 3.14.01 Precast Stair  
Precast concrete stairs to comply with the requirements of D1/AS1 for Private Stair. Min Tread 280mm, max riser 190mm. All stairs to have 500da handrail set 500mm above the pitch line of the stairs. Refer to Structural Engineers drawings for precast details.
- 4 ENCLOSURE**
- 4.01.02 0.55BMT Colorsteel Endura Steel&Tube Plumdek (Roofing)  
0.55BMT Colorsteel Endura Steel&Tube Plumdek roofing system on roofing underlay on 90x45 battens at max 900 c/s at pitch as per roof plans, sections and elevations. Install strictly as per manufacturer's specifications and details.
  - 4.02.39 Timber Pre-primed Fascia 250mm  
25mm x250mm Pre-primed paint finish Fascia finished to match roofing. Install strictly as per manufacturer's specifications and details. Refer details for height.
  - 4.02.05 Steel&Tube Square Plumline Gutter  
Steel&Tube Square Plumline Steel&Tube 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 roofing. 7411M
  - 4.02.37 Steel&Tube 80 dia Colorsteel Endura downpipes  
Steel&Tube 80dia Colorsteel Endura downpipes. Ensure downpipe location
  - 4.05.07 Specialized Plaster System  
Specialized plaster system over 20 series masonry 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.
  - 4.05.08 Midland NZ Brick Veneer  
Midland NZ 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 mortar, colour to match brick. The 2 storey brick cladding system used on this building must be completed to 'Design Note TB1' refer to Midland Brick for Design Note TB1. Install strictly as per manufacturer's specifications and details.
  - 4.05.09 Specialized System EZ Panel Lightweight Cladding  
Specialized System EZ Panel 50mm autoclaved lightweight concrete Facade System over 50x20mm High Density EPS vertical cavity battens at 600c/s max. Float textured finish by Specialized Systems. Min 2 coats of paint. Colour TBD. All installation in accordance with manufacturers specifications. System only for timber framed wing walls.
  - 4.05.11 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 600c/s. Cavity battens to be castellated on both faces to provide drainage and ventilation and must be used horizontally only. Fix cladding with S&T concealed fixing details.
  - 4.05.23 6mm JH HardieFlex cladding  
6mm thick James Hardie Hardieflex Fibre Cement cladding over 45x29 H3.2 vertical cavity battens at max 600 c/s. Install strictly as per manufacturer's specifications and details.
  - 4.05.25 4.5mm JH Eclipse Soffit Lining  
4.5mm James Hardie Eclipse soffit lining on 45 x 90 (unless specifically sized for specific depth. Refer to architectural details) H1.2 timber framing @ 600mm c/s. Paint finish with uPVC jointers @600c/s. Install strictly as per manufacturer's specifications and details.
  - 4.05.26 14mm JH Stria cladding  
14mm thick James Hardie Stria Fibre Cement cladding over 45x20 H3.2 vertical cavity battens at max 600 clip. Install strictly as per manufacturer's specifications and details.
  - 4.06.07 Fairview Elite Powdercoated Robated Aluminium Sliding Doors  
Fairview Elite Classic Residential 35 Powdercoated Robated Aluminium glazed Sliding Doors with Flush track Sills. Colour as per Resource Consent specifications. Rebate 30mm deep and size must be confirmed with manufacturer prior to rebate installation. Clear double glazed with paint grade radiata pine architraves. Refer to window and door schedule. Confirm size on site prior to manufacture. Install strictly as per manufacturer's specifications and details. Hardware TBC by client.
  - 4.06.14 Spectrum Clearspan Face Hung Aluminium Fin Balustrade  
Spectrum Clearspan Face Hung Aluminium Fin Balustrade on Castaway bracket. 40x20 Balusters to 1000 AFLL. No Handrail. Powdercoated finish to match joinery. Install strictly as per manufacturer's specifications and details.
  - 4.06.08 Fairview Elite Powdercoated Aluminium Windows  
Fairview Elite Classic Residential 35 Powdercoated Aluminium Windows. Colour as per Resource Consent specifications and details.
  - 4.06.16 Fairview Elite Powdercoated Rebat Aluminium Sliding Doors  
Fairview Elite Classic Residential 35 Powdercoated Aluminium Sliding Doors. Colour as per Resource Consent specifications and details.
  - 3.14.01 Precast Stair  
5.04.01 Handrail to Stairs

**PLANS TO BE READ IN CONJUNCTION WITH THE FOLLOWING:**

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

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

RevID	Issue	CHD	Comments	Date
01	Building Consent			11/28/2018



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Auckland

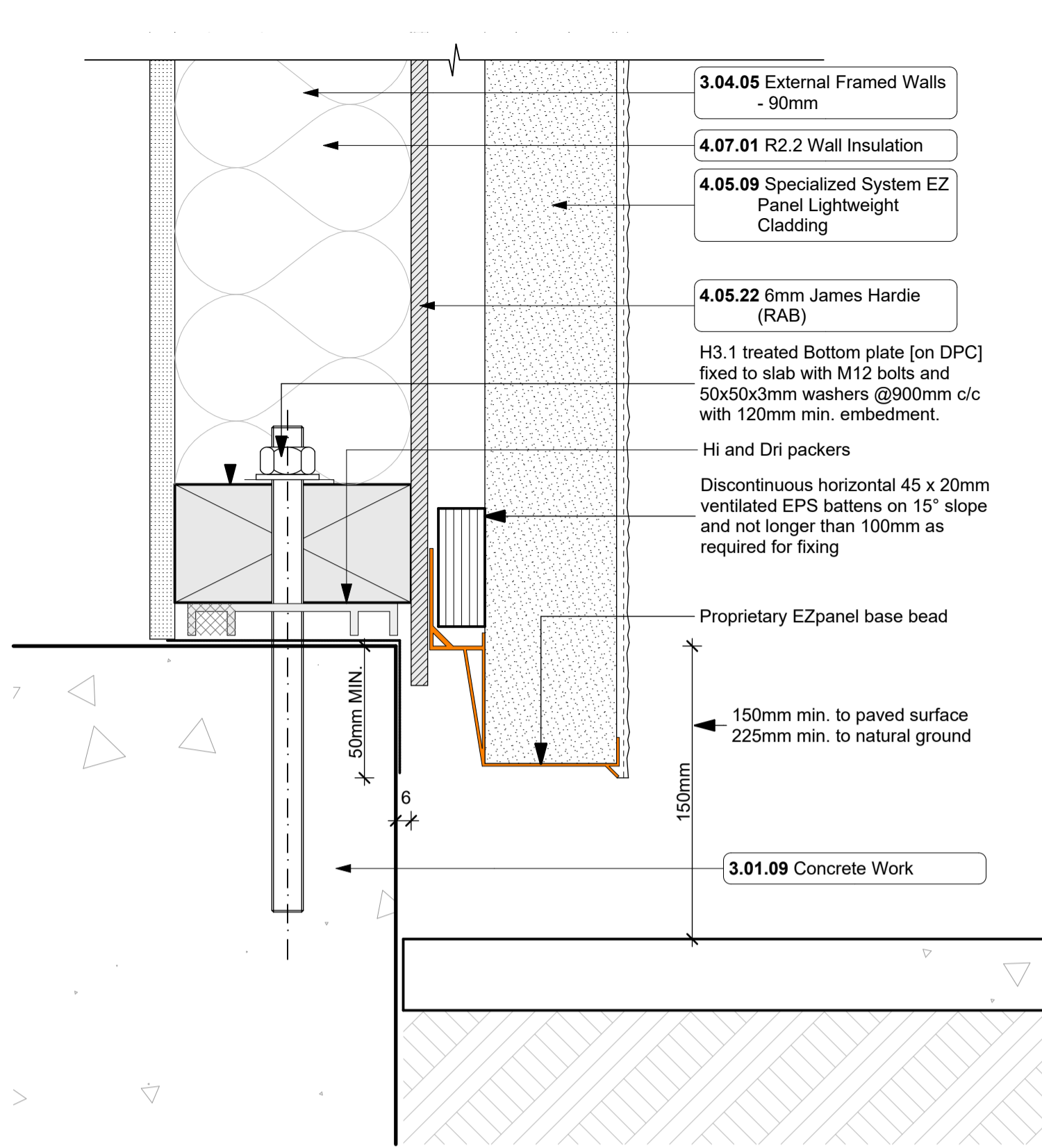
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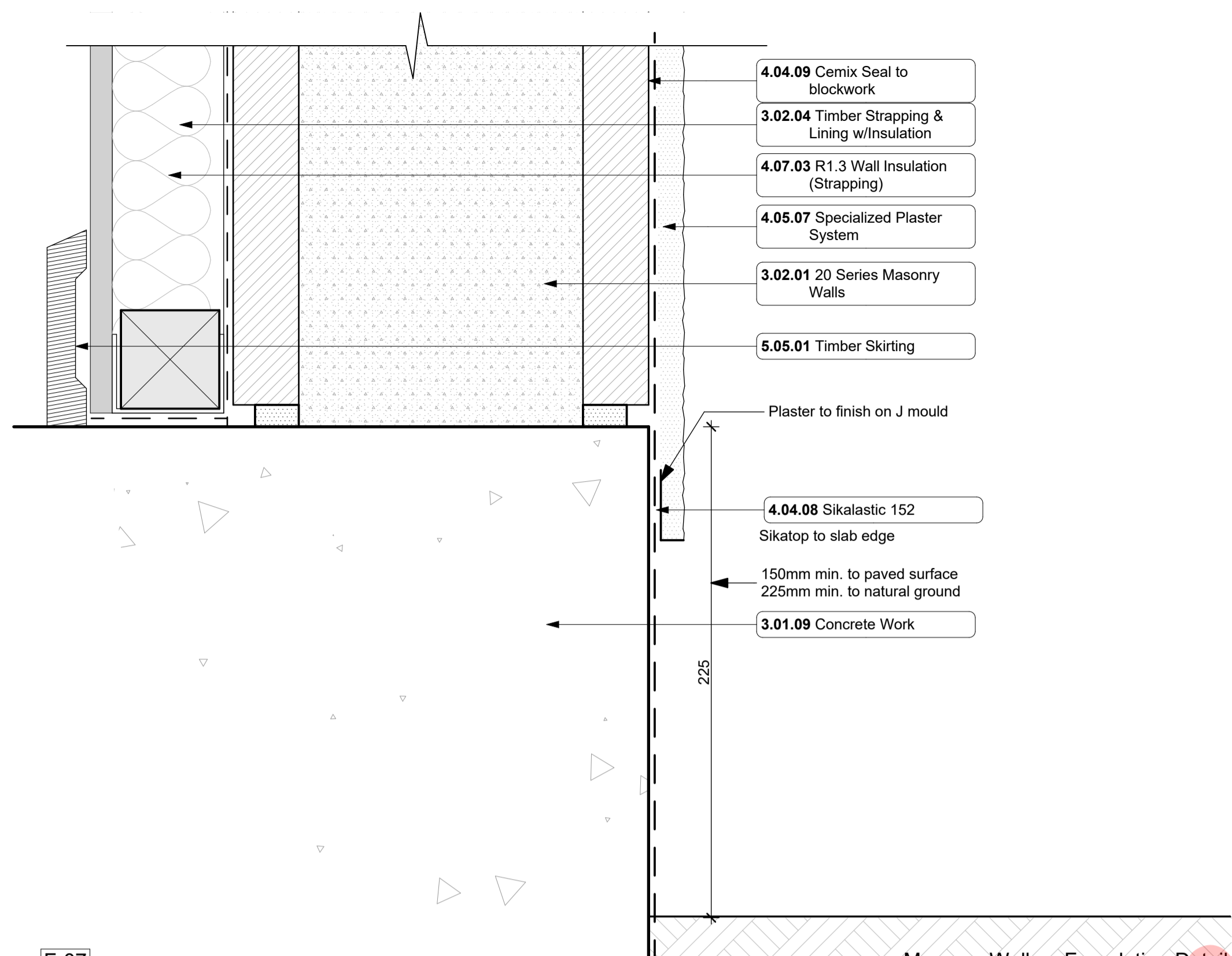
project title:  
**Proposed Development for:**  
**Bonair Developments**  
at:  
**153 Bonair Crescent (Block B) Silverdale, Auckland**  
**Sections E-E**

drawn: **KN** checked: **JM** dwg n#: **304**  
job n#: **2005**  
date created: **11/28/2018**  
date plotted: **2/7/2019**  
issue: **BC Block B** rev n#: **01**  
scale: **1:50, 1:1 @ A1**  
NOTE: Drawings are 1/2 scale @ A3  
CAD ref: 21/Creative Arch/2005\_Broadway Property Group\_BLOCK B\_BC

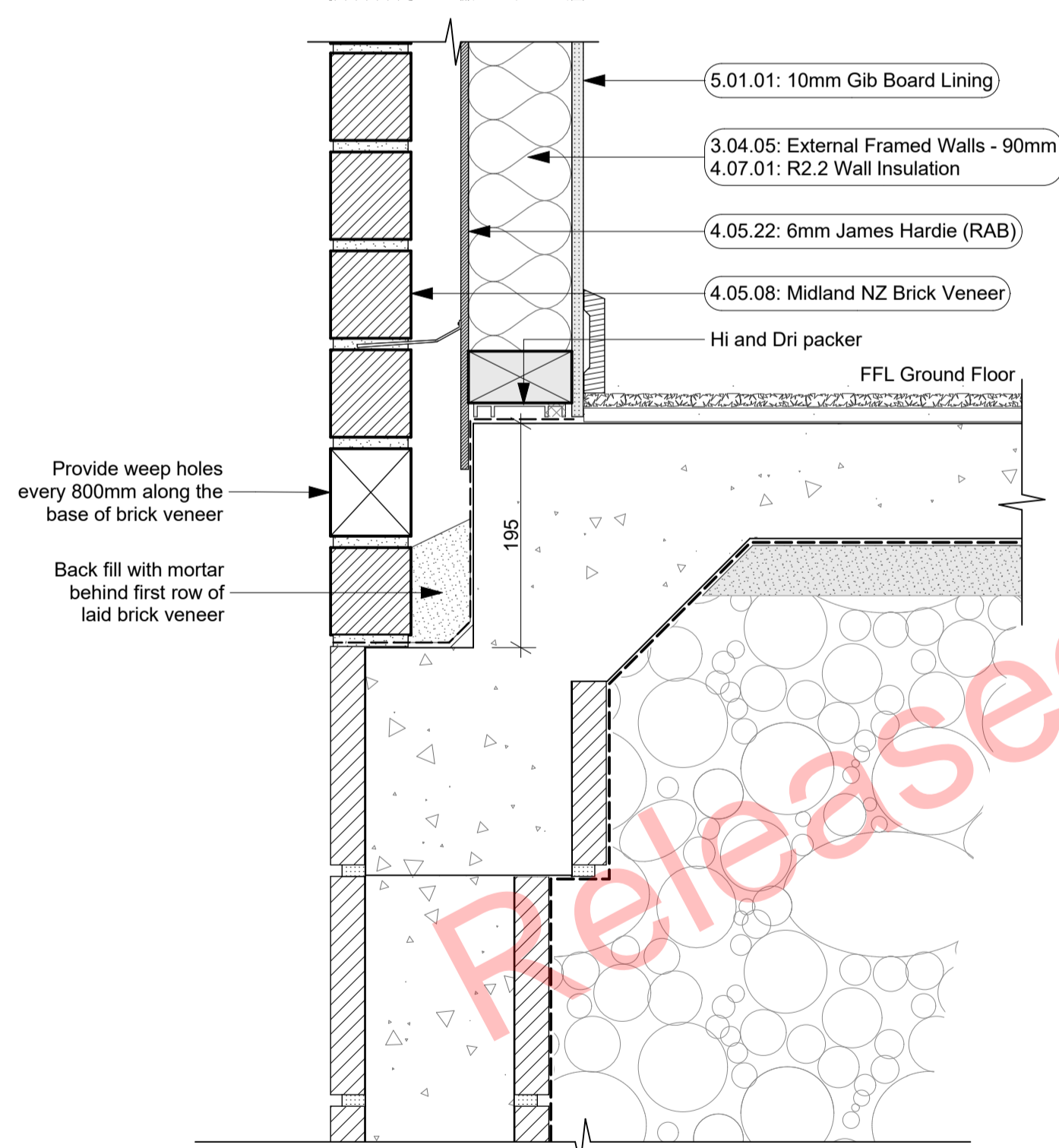
BUILDING CONSENT



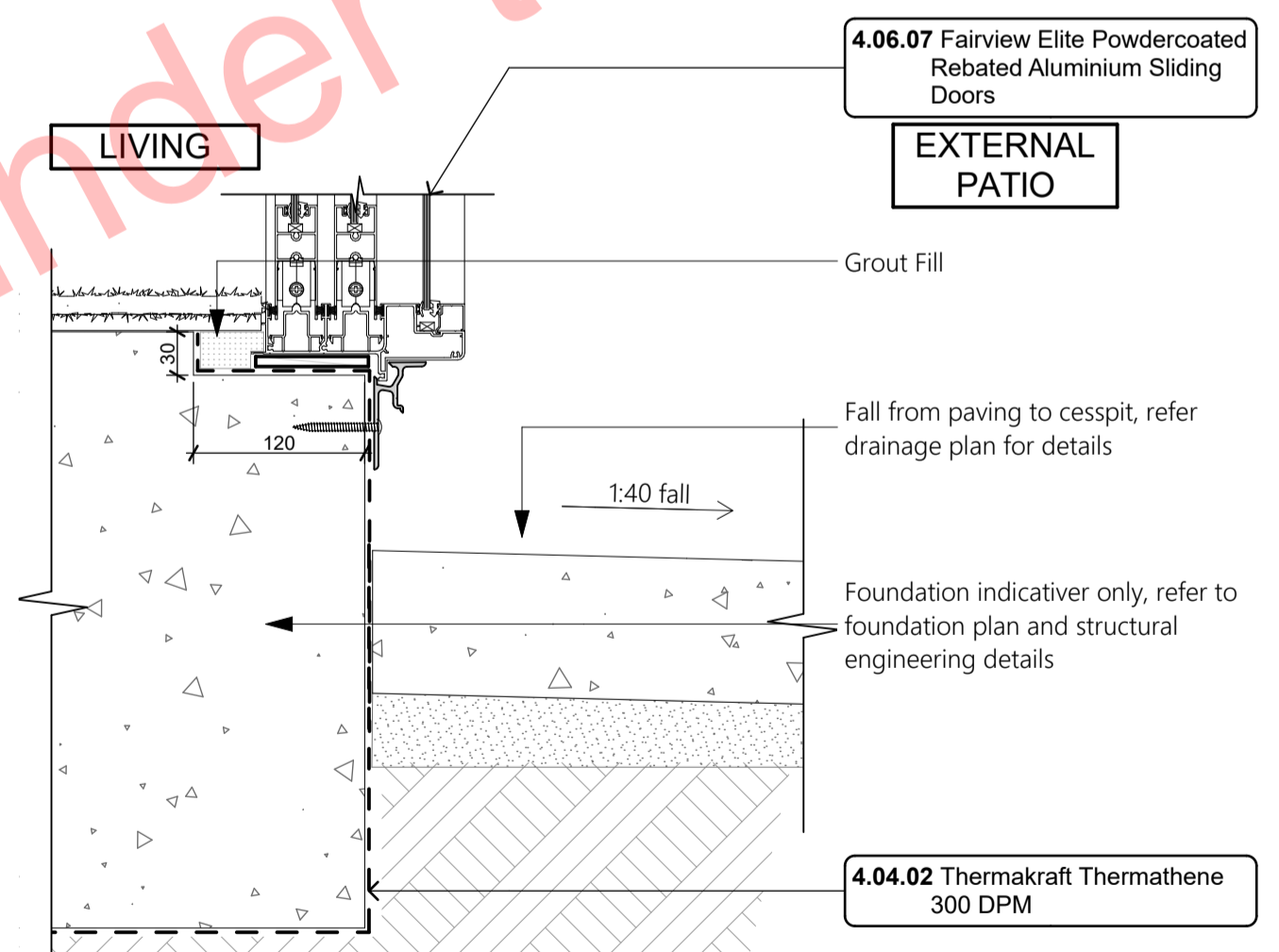
F-09  
 - 110-113, 201  
 EzPanel Patio Base Detail  
 1:2



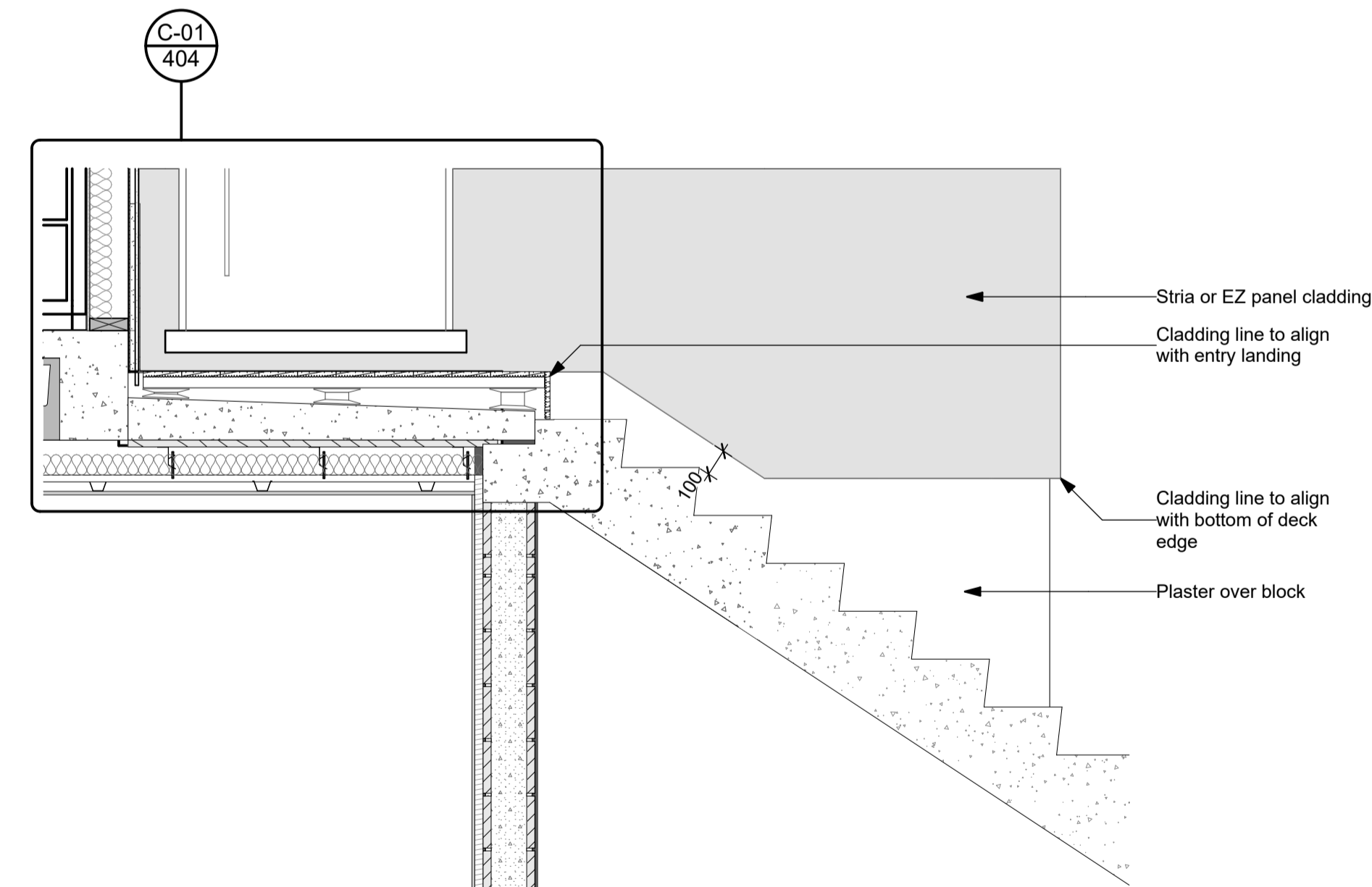
F-07  
 - 110, 113  
 Masonry Wall on Foundation Detail  
 1:2



D-01  
 - 118,119  
 Brick to Foundation Block Wall Detail  
 1:5



C-06  
 - 110-113  
 Typical Patio Drainage  
 1:5



D-12  
 - 301  
 Entry Landing/Stairs Cladding  
 1:20

- Notes**
- 3 STRUCTURE**
- 3.01.09 Concrete Work**  
 Refer to Architectural drawings for all ribs, rebates, recesses etc. and for all setout dimensions and finished levels. Ensure all reinforcing sizing, frequency and locations are in accordance with the requirements of the Structural Engineers design.
- 3.02.01 20 Series Masonry Walls**  
 190mm masonry walls refer to engineering for reinforcing requirements, Constructed in accordance with NZS4210, refer to specific notes for strapping and lining requirements. FRR240/240/240
- 3.02.04 Timber Strapping & Lining w/Insulation**  
 Masonry block wall to be strapped with 50x50mm H1.2 battens on dpc at 600c/s with Audex Greenstuff R1.3 40mm fibreglass insulation installed between with 10mm Gib board lining.
- 3.04.05 External Framed Walls - 90mm**  
 Generally construct with 90x45 SGB KD H1.2 framing with studs on Hi and Dri packers at c/s as per setout plans and nogs @ 600c/s to NZS3604.2011 unless noted otherwise. Ensure all insulation within framing where applicable, is secured into place with DanBand straps in accordance with the requirements of E2/AS1. Nog for all fittings, fixtures, linings, bracing panels and trims. DPC (malthoid) between bottom plate and conc. slab and fixed with M12 bolts @ 900c/s. Refer to the Structural Layouts for the bracing requirements. 6mm RAB to exterior face of walls.
- 4 ENCLOSURE**
- 4.04.02 Thermakraft Thermathene 300 DPM**  
 Thermakraft Thermathene Orange 300 micron polythene damp-proof membrane (DPM) under slab / footings. Install strictly as per manufacturer's specifications and details.
- 4.04.08 Sikalastic 152**  
 Sikalastic 152 Exterior Waterproofing Membrane applied to exposed face of Slab and rebates. All in accordance with manufacturer's 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 manufacturer's requirements.
- 4.05.07 Specialized Plaster System**  
 Specialized plaster System over 20 series masonry blockwork. Float textured finish by Specialized Systems. Min 2 coats of paint. Colour TBD. All installation in accordance with manufacturer's specifications. System only for timber framed wing walls.
- 4.05.08 Midland NZ Brick Veneer**  
 Midland NZ 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 mortar, colour to match brick. The 2 storey brick

- cladding system used on this building must be completed to 'Design Note TB1' refer to Midland Brick for Design Note TB1. Install strictly as per manufacturer's specifications and details.
- 4.05.09 Specialized System EZ Panel Lightweight Cladding**  
 Specialized System EZ Panel 50mm autoclaved lightweight concrete Facade System over 50x20mm High Density EPS vertical cavity battens at 600c/s max. Float textured finish by Specialized Systems. Min 2 coats of paint. Colour TBD. All installation in accordance with manufacturer's specifications. System only for timber framed wing walls.
- 4.05.22 6mm James Hardie (RAB)**  
 6mm thick James Hardie Rigid Air Barrier RAB board fixed in accordance with manufacturer's specifications and details. Use only in areas where fire rating is required on a timber framing system in conjunction with Gib Fyrelite. Refer to architectural details. Seal vertical joints with sealing tape and horizontal joints with James Hardie proprietary RAB flashings. Install strictly as per manufacturer's specifications and details. Refer to Fire report and drawings.
- 4.06.07 Fairview Elite Powdercoated Rebated Aluminium Sliding Doors**  
 Elite Fairview Classic Residential 35 Powdercoated Rebated Aluminium glazed Sliding Doors with Flush track Sills. Colour as per Resource Consent specifications. Rebate 30mm deep and size must be confirmed with manufacturer prior to rebate installation. Clear double glazed with paint grade radiata pine architraves. Refer to window and door schedule. Confirm size on site prior to manufacture. Install strictly as per manufacturer's specifications and details. Hardware TBC by client.
- 4.07.01 R2.2 Wall Insulation**  
 Autex Greenstuff R2.2 Wall insulation (90mm), or similar with equivalent R-value, installed as per manufacturer's specifications and instructions.
- 4.07.03 R1.3 Wall Insulation (Strapping)**  
 Autex Greenstuff Masonry Blanket R1.3 / 40mm, or similar with equivalent R-value. Wall strapping insulation (45mm) installed as per manufacturer's specifications and instructions. Ensure timber strapping system as per keynote: 3.02.04 Timber Strapping
- 5 INTERIOR**
- 5.01.01 10mm Gib Board Lining**  
 10mm Gib Board lining fixed horizontally or vertically over selected framing. Gib stopped to level 4mm. finish for painting. Square stopped to ceiling. Install strictly as per manufacturer's specifications and details. Refer to engineer drawings for bracing locations.
- 5.05.01 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.

**GENERAL NOTES**

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

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

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

RevID	Issue	CHD	Comments	Date
01	Building Consent			11/28/2018



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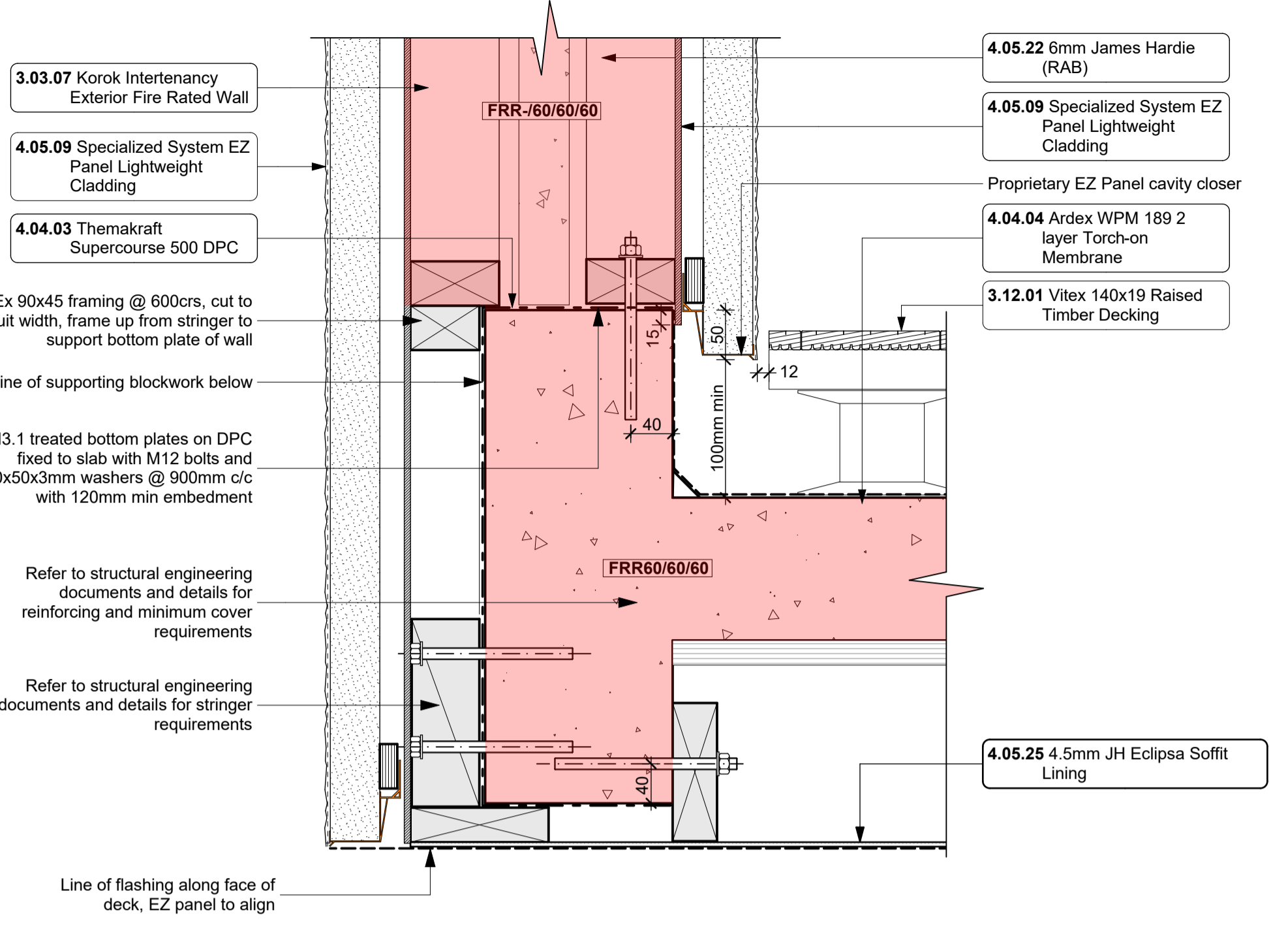
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 Professional Member

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project title:  
**Proposed Development for:**  
 for:  
**Bonair Developments**  
 at:  
**153 Bonair Crescent (Block B) Silverdale, Auckland**  
 sheet title:  
**Cladding Base Details**  
 drawn: **KN** checked: **JM** dwg n#: **401**  
 job n#: **2005**  
 date created: **11/28/2018**  
 date plotted: **2/7/2019**  
 issue: **BC Block B** rev n#: **01**  
 scale: **5, 1:2, 1:20 @ A1**  
 NOTE: Drawings are 1/2 scale @ A3  
 CAD ref: 21\Creative Arch\2005\_Broadway Property Group\_BLOCK B\_BC

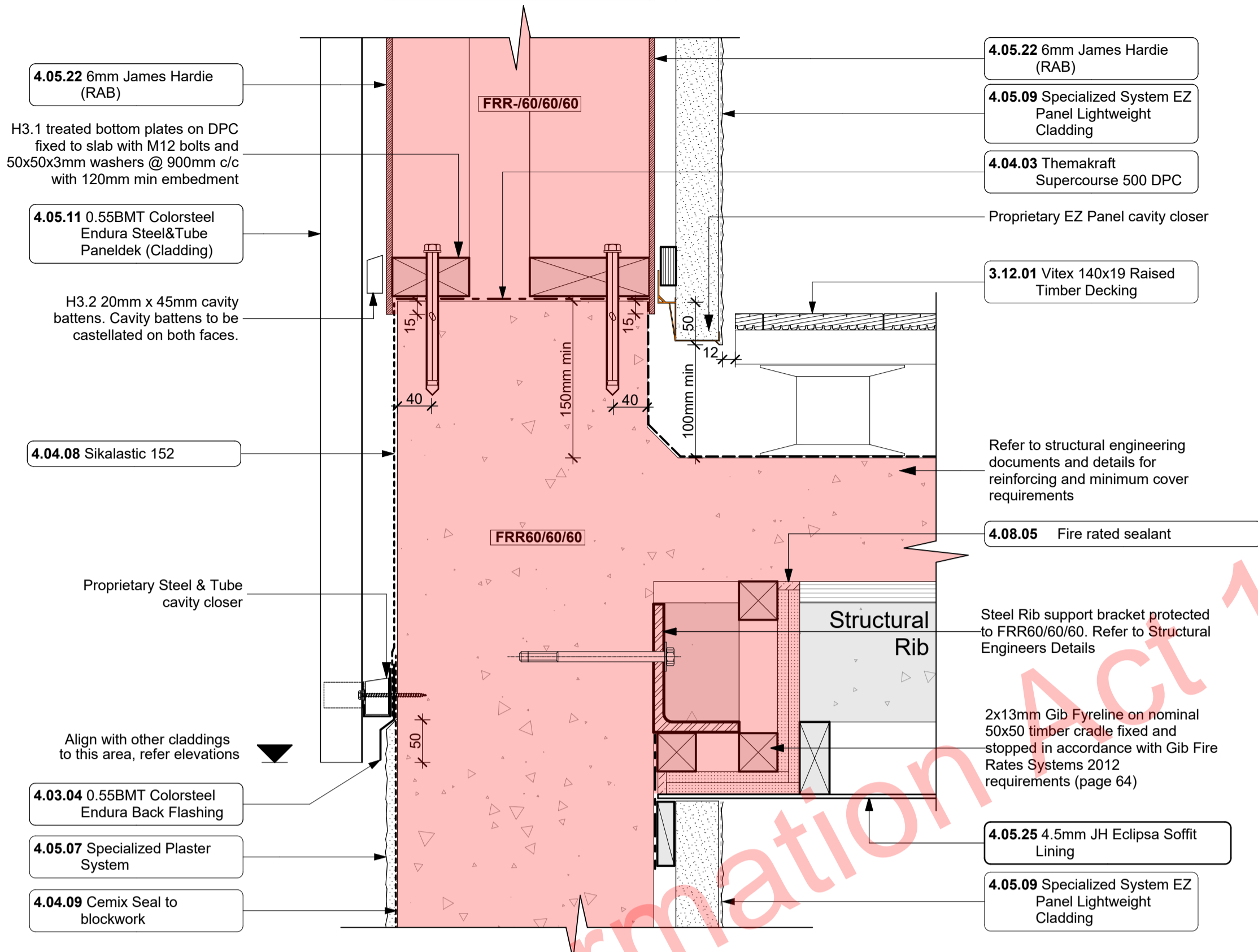
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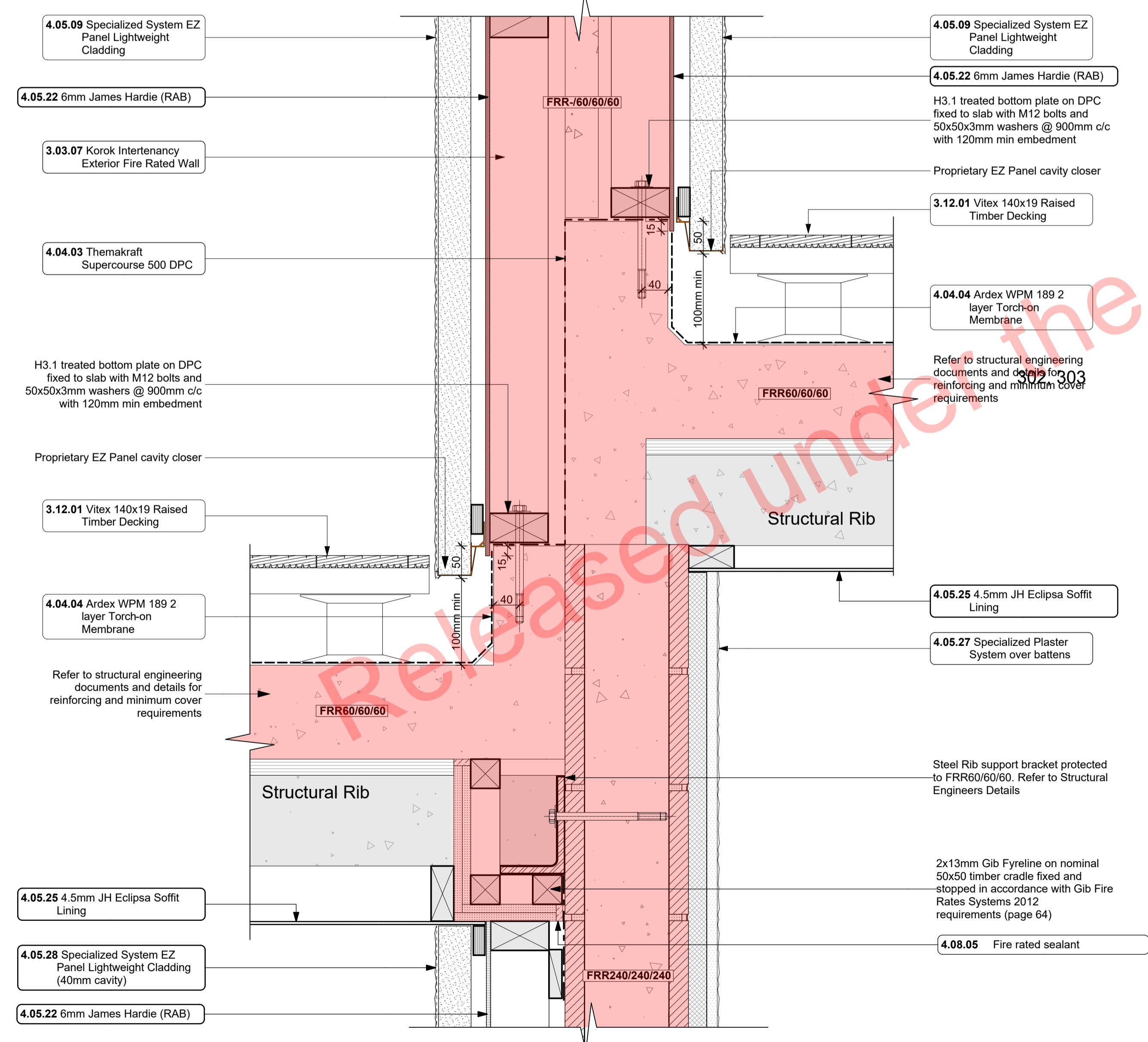
Deck Wingwall Section Detail  
1:5

D-04  
- 304



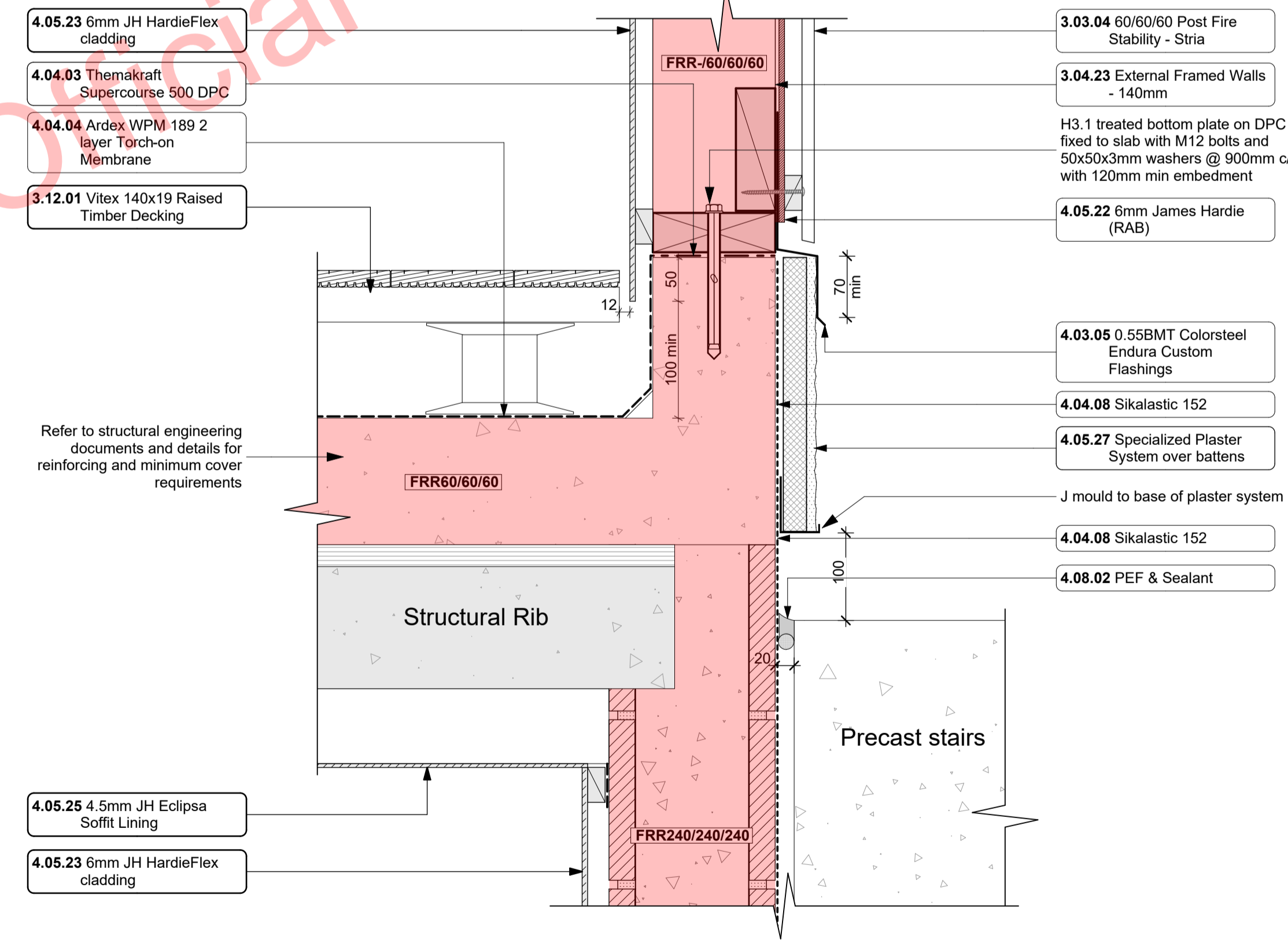
Deck Endwalls Section Detail  
1:5

D-07  
- 302



Deck Wingwall Section Detail  
1:5

D-05  
- 302, 304



Cladding to steps  
1:5

D-09  
- 114-117, 302

Notes

3 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 fire cement cladding: 140x45 SG8 H1.2 Full Height Timber Framing. Studs at max 600 crs. Nogs at max 800 crs. James Hardie 50mm Mineral Insulation: 13mm GIB Fyreline to interior face. Stria cladding on cavity on 6mm RAB to exterior face.
- 3.03.07 Korok Intertency Exterior Fire Rated Wall Korok KIT01 -60/60 Fire Rated Intertency Wall: 51mm KOROK panels with 90x45 timber framing either side - studs at max 600 crs. Min 20mm cavity to one side. Min 15mm cavity to the other. Autlex Greenstuf R2.2 Insulation both sides. Exterior cladding on cavity on 6mm James Hardie RAB to either side. Fire Rated sealant to perimeter of walls. All fixed in accordance with manufacturers requirements.
- 3.04.23 External Framed Walls - 140mm Generally construct with 140x45 SCS KD H1.2 framing with studs on H1 and Dri packers at 600 crs and nogs @ 600crs to NZS3604:2011 unless noted otherwise. Nog for all fittings, fixtures, linings, bracing panels and trims. DPC (multifoil) between bottom plate and conc. slab and fixed with M12 bolts @ 900crs. 6mm RAB to exterior face of walls.
- 3.12.01 Vitex 140x19 Raised Timber Decking Vitex 140x19 timber decking on raised Coudure Quickbuild aluminium. Vitex decking system to have 3mm gaps. Selected coating applied to all faces.

4 ENCLOSURE

- 4.03.04 0.55BMT Colorsteel Endura Back Flashing Prefinished 0.55BMT Colorsteel Endura Back Flashing purpose made flashing with turned edge to be placed behind cladding junction. Separate all timber members to steel members with a layer of DPC. Ensure all laps & overhangs comply with E2/AS1 January 2017 Amendment 7.
- 4.03.05 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 manufacturing. Separate all timber members to steel members with a layer of DPC. Visible flashings prefinished to match to adjacent joinery of roofing materials.
- 4.03.06 Themakraft Supercourse 500 DPC Themakraft Supercourse 500 DPC between concrete/concrete masonry/aluminium and timber members. Install strictly as per manufacturer's specifications and details. 41617
- 4.04.04 Ardex WPM 189 2 layer Torch-on Membrane Ardex WPM 189 2 layer Torch-on Membrane installed strictly in accordance with manufacturers requirements. Dual Layer system to decks below raised decking
- 4.04.08 Sikalastic 152 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 manufacturers requirements.

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

RevID	Issue	CHD	Comments	Date
01	Building Consent			11/28/2018

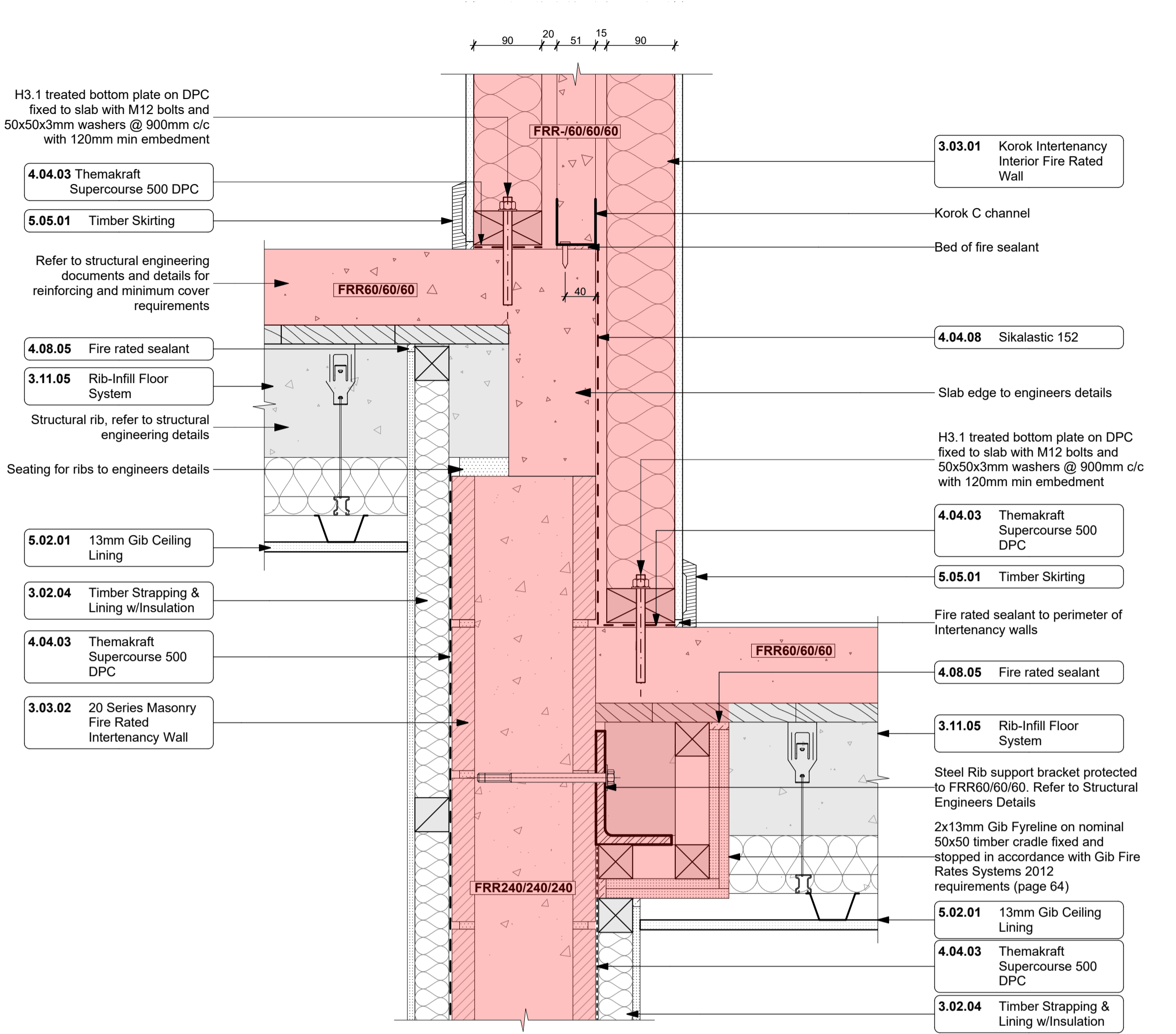


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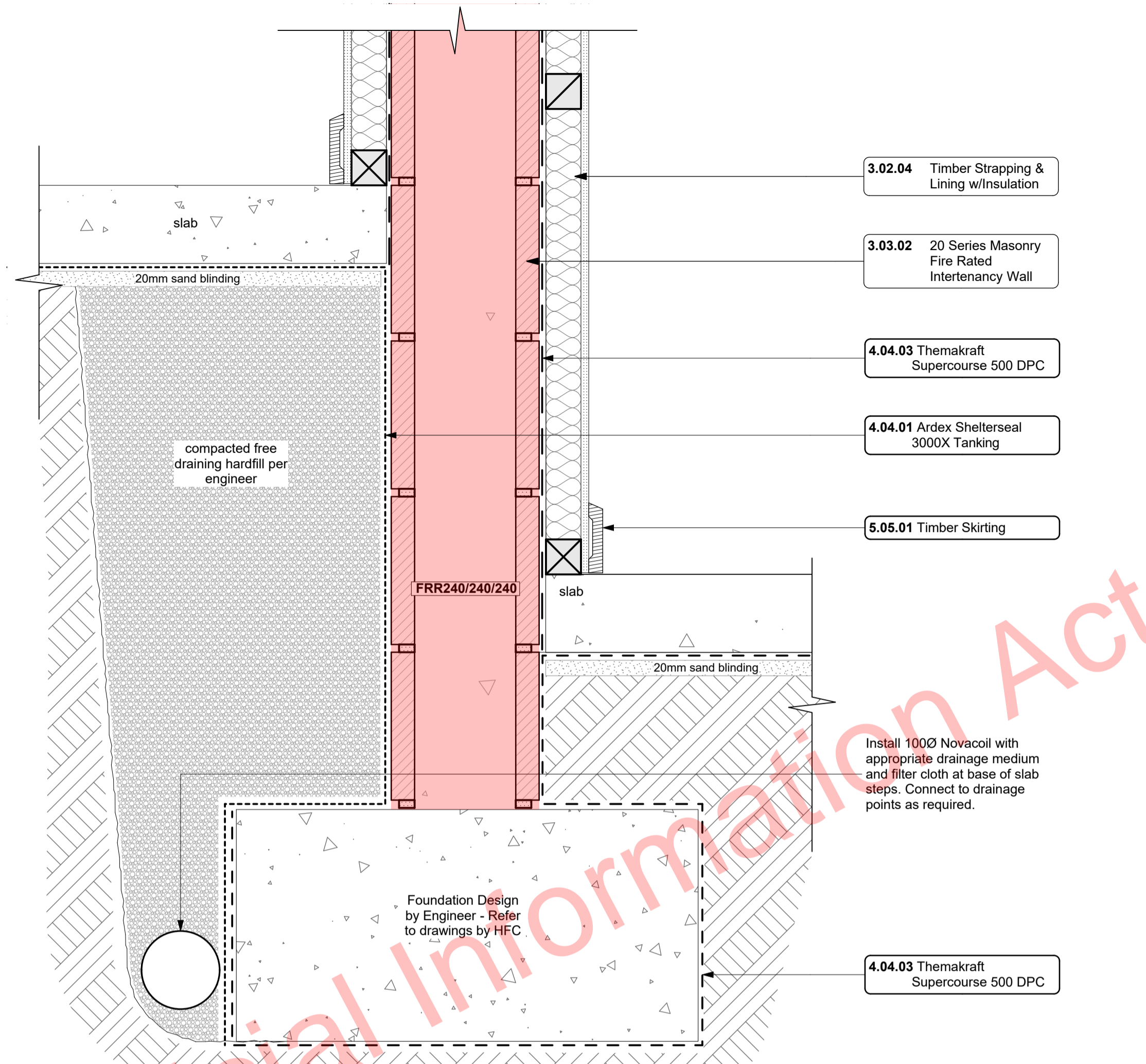
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project title:  
**Proposed Development for:  
Bonair Developments**  
at:  
**153 Bonair Crescent (Block B)  
Silverdale, Auckland**  
sheet title:  
**MidFloor Slab Details**  
drawn: **KN** checked: **JM** dwg n#: **402**  
job n#: **2005**  
date created: **11/28/2018**  
date plotted: **2/7/2019**  
issue: **BC Block B** rev n#: **01**  
scale: **1:5 @ A1**  
**NOTE: Drawings are 1/2 scale @ A3**  
CAD ref: 21/Creative Arch/2005\_Broadway Property Group\_BLOCK B\_BC

BUILDING CONSENT



F-05  
- 110-117  
Intertency Wall / First Floor Step Detail  
1:5



F-04  
- 118, 119, 303  
Intertency Wall / Ground Floor Step Detail  
1:5

**DROP IN FIRE COLLAR TEST RESULTS:**

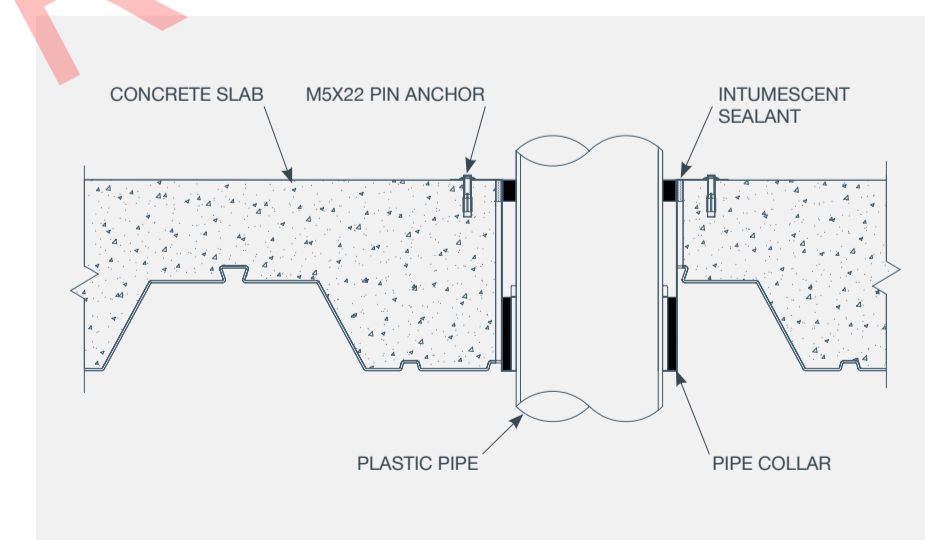
Tested on a trapezoidal steel tray concrete floor with 70mm minimum thickness and 130mm maximum thickness.

NOMINAL PIPE SIZE (MM)	NOMINAL PIPE WALL THICKNESS (MM)	PRODUCT CODE	PENETRATION HOLE SIZE (MM)	FLOOR FRL*	FTC#
<b>PVC PLASTIC PIPE</b>					
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
<b>PVC PIPE SOCKET CONNECTIONS</b>					
40	4.0	DIFC40	72	-/90/60	728
100	6.4	DIFC100	142	-/90/90	728
<b>HDPE</b>					
150	7.0	DIFC150	192	-/90/90	728

**INSTALLATION INSTRUCTIONS:**

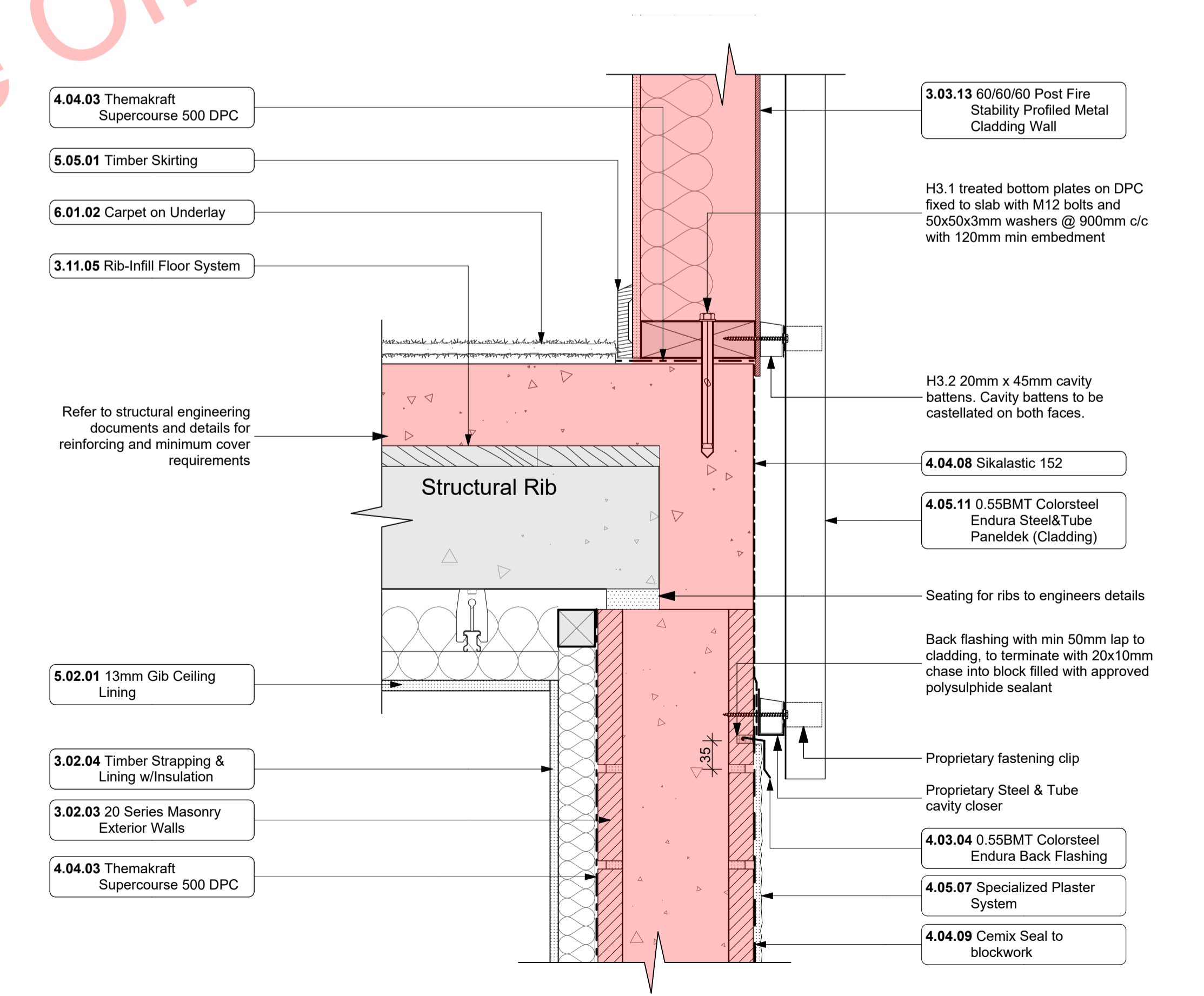
- Core drill hole to specified diameter to suit pipe size.
- Install drop in fire collar fixing with two M5x22mm metal pin anchors.
- Insert pipework through collar.
- Seal gaps between concrete/collar and collar/pipe with AllProof intumescent sealant.

**INSTALLATION DETAILS:**



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

AllProof Drop In Fire Collar Details



F-10  
- 114, 117, 120, 121, 303  
Metal Cladding/Masonry Wall Horizontal Junction Detail  
1:5

Notes	3 STRUCTURE	4.04.03 Themakraft Supercourse 500 DPC	4.04.08 Themakraft Supercourse 500 DPC
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	4.04.08	Sikalastic 152 Sikalastic 152 Exterior Waterproofing Membrane applied to exposed face of Slab and rebates. All in accordance with manufacturers requirements.
3.02.04	Timber Strapping & Lining w/Insulation Masonry block wall to be strapped with 50x50mm H1.2 battens on dpc at 600cs with Autex Greenstuf R1.3 40mm fibreglass insulation installed between with 10mm Gib board lining.	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.
3.03.01	Korok Intertency Interior Fire Rated Wall KOROK KIT01 -60/60 Fire Rated Intertency Wall. 51mm KOROK panels with 50x45 timber framing either side - studs at max 600 c/s. 20mm cavity to one side. 15 mm cavity to the other. Autex Greenstuf R2.2 Insulation both sides. 10mm Gib Standard Plasterboard either side. Use 6mm RAB in lieu of Gib in ceiling cavity. Fire Rated sealant to perimeter of walls. All fixed in accordance with manufacturers requirements. 5216S	4.05.07	Specialized Plaster System Specialized plaster System over 20 series masonry blockwork. Flat 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.
3.03.02	20 Series Masonry Fire Rated Intertency Wall FRR240/240/240 -190 mm thick Fire Rated Intertency wall. Installed to Structural Engineers Details. 10mm Paint Finish Gib on 50x50mm H1.2 timber strapping with R1.3 insulation to either side. Fire Rated sealant to perimeter.	4.05.11	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 600cs. 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.
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 c/s. Nogs at max 800 c/s. 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.	4.08.05	Fire rated sealant Approved fire rated sealant to all penetrations and connections as per details. Install strictly as per manufacturer's specifications and details.
3.11.05	Rib-Infill Floor System Rib and Infill floor slab as designed and detailed by structural engineer. 150 Rib + 25 infill + 100 topping. Refer to structural engineer's plans for structural layout & reinforcing. Refer to architectural plan for recesses, dimensions and levels only. 3155FR	5 INTERIOR	
4	ENCLOSURE	5.02.01	13mm Gib Ceiling Lining 13mm Gib Ceiling lining fixed to Suspended Rondo or DONN metal grid system @ 600cs. Gib stopped to level 4. Finish for painting. Square stopped at wall. Install strictly as per manufacturer's specifications and details. 5113G
4.03.04	0.55BMT Colorsteel Endura Back Flashing Prefinished 0.55BMT Colorsteel Endura Back Flashing purpose made flashing with turned edge to be placed behind cladding junction. Separate all timber members to steel members with a layer of DPC. Ensure all laps & overhangs comply with E2/AS1 January 2017 Amendment 7	5.05.01	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.
6	FINISH	6.01.02	Carpet on Underlay Selected carpet over underlay, installed as per manufacturer's specification. Selection TBC by client.

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

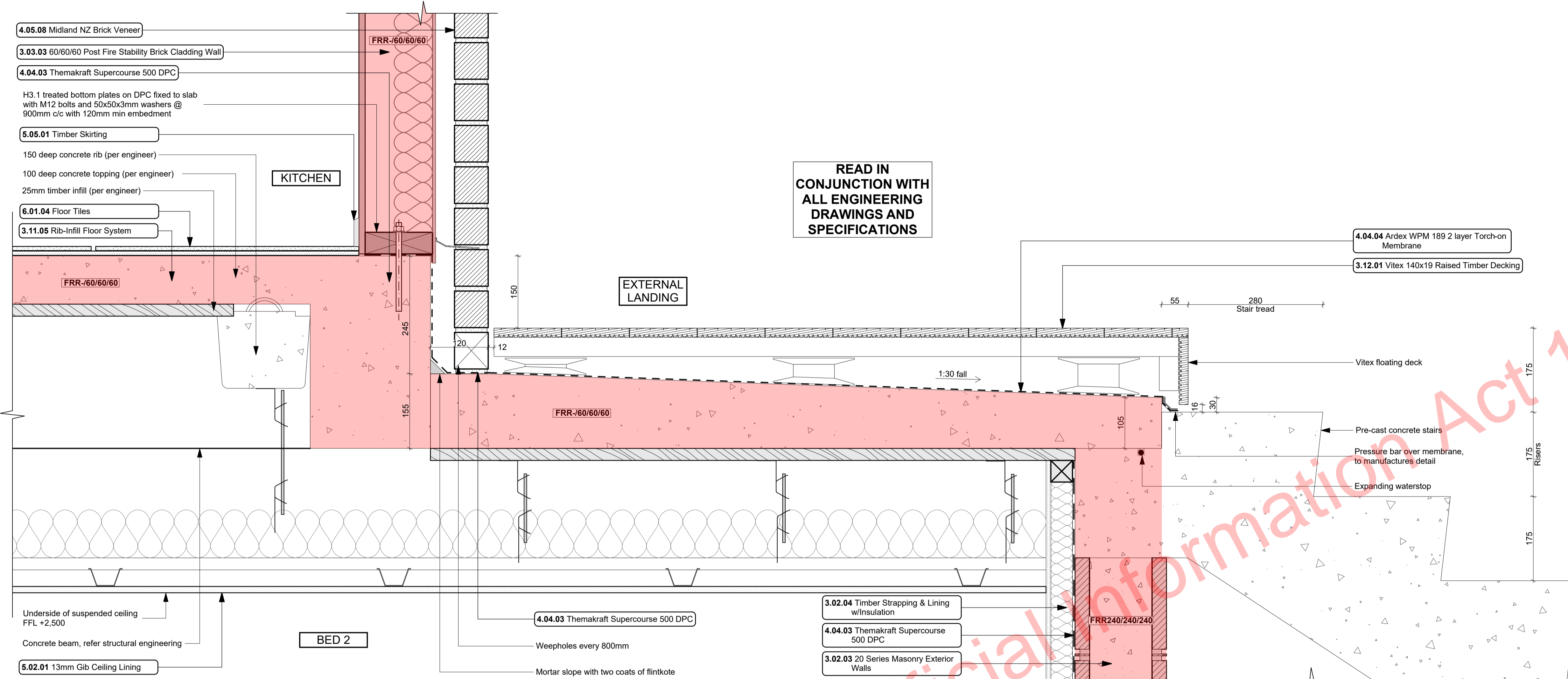
RevID	Issue	CHD	Comments	Date
01	Building Consent			11/28/2018



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project title:  
Proposed Development for:  
for:  
**Bonair Developments**  
at:  
**153 Bonair Crescent (Block B) Silverdale, Auckland**  
sheet title:  
**MidFloor Slab Details**  
drawn: **KN** checked: **JM** dwg n#: **403**  
job n#: **2005**  
date created: **11/28/2018**  
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scale: **1:5, 1:1 @ A1**  
**NOTE: Drawings are 1/2 scale @ A3**  
CAD ref: 21/Creative Arch/2005\_Broadway Property Group\_BLOCK B\_BC

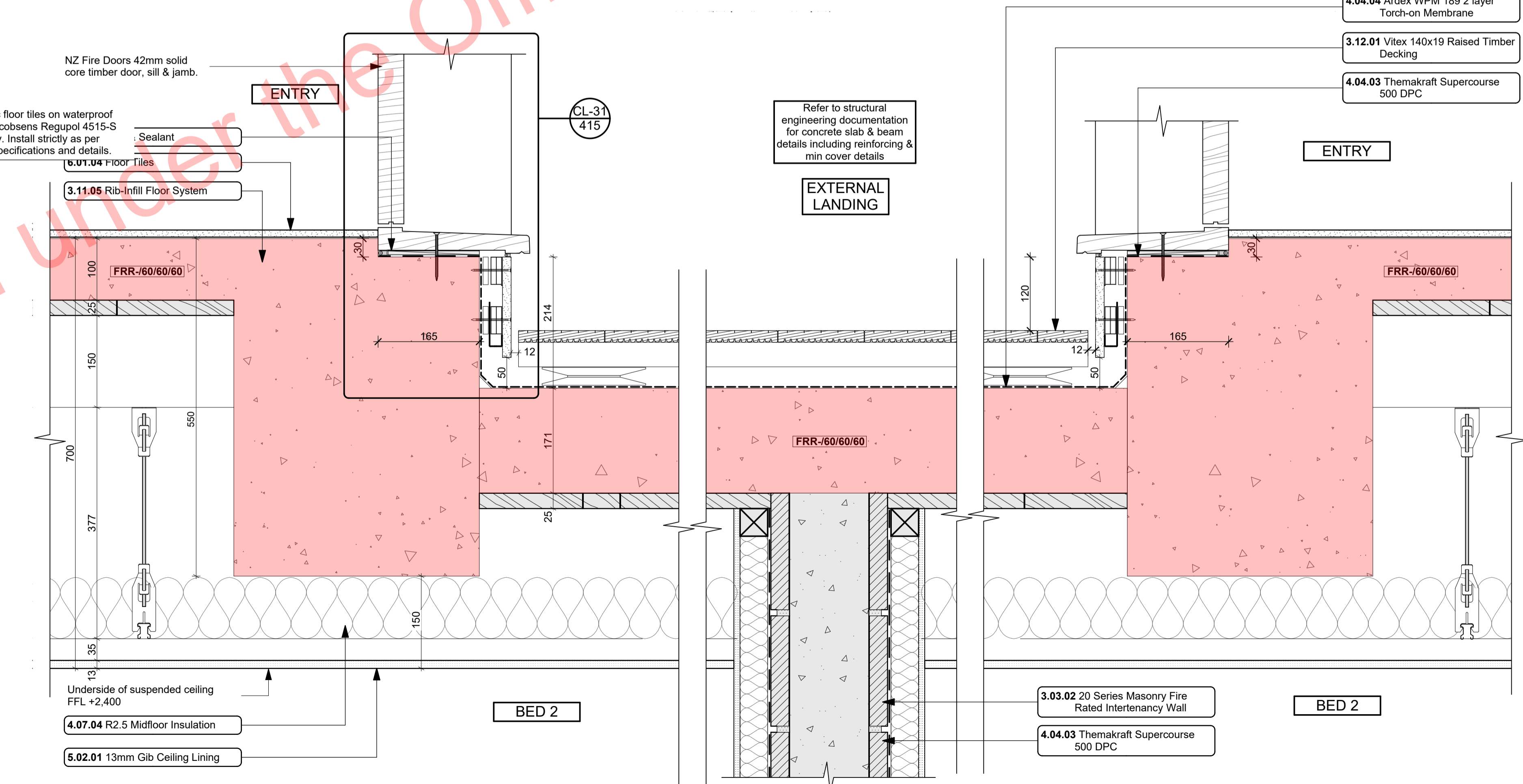
BUILDING CONSENT



C-02  
- 114-117, 120, 121, 301  
First Floor Entry Landing at Stair Detail  
1:5

- Notes
- 3 STRUCTURE
  - 3.02.03 20 Series Masonry Exterior Walls  
190mm Exterior masonry walls with Solid plaster finish to exterior, refer to engineering for reinforcing requirements. Constructed in accordance with NZS4210, refer to specific notes for strapping and lining requirements. FRR240/240/240
  - 3.02.04 Timber Strapping & Lining w/Insulation  
Masonry block wall to be strapped with 50x50mm H1.2 battens on dpc at 600crs with Autdex Greenstuff R1.3 40mm fibreglass insulation installed between with 10mm Gib board lining.
  - 3.03.02 20 Series Masonry Fire Rated Intertency Wall  
FRR240/240/240 - 190 mm thick Fire Rated intertency wall. Installed to Structural Engineers Details. 10mm Paint Finish Gib on 50x50mm H1.2 timber strapping with R1.3 insulation to either side. Fire Rated sealant to perimeter.
  - 3.03.03 60/60/60 Post Fire Stability Brick Cladding Wall  
James Hardie JHETGR60a 60/60/60 Post Fire Stability Exterior Timber Framed Wall with Brick Cladding. 140x45 SG8 H1.2 Full Height Timber Framing. Studs at max 600 crs, Nogs at max 800 crs, James Hardie 90mm Mineral Insulation. 13mm Gib Fyrelite to interior face, Brick Veneer on cavity on 6mm RAB to exterior face.
  - 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. 3159FR
  - 3.12.01 Vitex 140x19 Raised Timber Decking  
Vitex 140x19 timber decking on raised Outdure Qwickbuild aluminium. Vitex decking system to have 3mm gaps. Selected coating applied to all faces.
  - 4 ENCLOSURE
  - 4.04.03 Themakraft Supercourse 500 DPC  
Themakraft Supercourse 500 DPC between concrete/concrete masonry /aluminium and

- 4.04.04 Ardex WPM 189 2 layer Torch-on Membrane  
Ardex WPM 189 2 layer Torch-on Membrane installed strictly in accordance with manufacturer's requirements. Dual Layer system to decks below raised decking
- 4.05.08 Midland NZ Brick Veneer  
Midland NZ 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.
- 4.07.04 R2.5 Midfloor Insulation  
Autdex 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.
- 4.08.02 PEF & Sealant  
PEF Backing rod and Sealant. Ensure all laps and overhangs comply with E2/AS1. Install strictly as per manufacturer's specifications and details.
- 5 INTERIOR
- 5.02.01 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. Square stopped at wall. Install strictly as per manufacturer's specifications and details. 5119G
- 5.05.01 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.
- 6 FINISH



C-01  
- 114-117, 120, 121, 303  
Section through First Floor Entry Landing  
1:5

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

RevID	Issue	CHD	Comments	Date
01	Building Consent			11/28/2018



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project title:  
Proposed Development for:  
for:  
Bonair Developments  
at:  
153 Bonair Crescent (Block B)  
Silverdale, Auckland  
sheet title:  
Balcony Details  
drawn: KN checked: JM dwg n#: 404  
job n#: 2005  
date created: 11/28/2018  
date plotted: 2/7/2019  
issue: BC Block B rev n#: 01  
scale: 1:5 @ A1  
NOTE: Drawings are 1/5 scale @ A3  
CAD ref: 21\Creative Arch\2005\_Broadway Property Group\_BLOCK B\_BC

BUILDING CONSENT

Notes

3 STRUCTURE

- 3.11.05 Rib-Infill Floor System  
Rib and infill floor slab as designed and detailed by structural engineer. 150 Rib + 25 infill + 100 topping. Refer to structural engineer's plans for structural layout & reinforcing. Refer to architectural plan for recesses, dimensions and levels only. 3155FP
- 3.12.01 Vitex 140x19 Raised Timber Decking  
Vitex 140x19 timber decking on raised Outdoor Quickbuild aluminium. Vitex decking system to have 3mm gaps. Selected coating applied to all faces.

- 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 c/s. Paint finish with uPVC jointers @600c/s. Install strictly as per manufacturer's specifications and details.

4 ENCLOSURE

- 4.02.05 Steel&Tube Square Plumline Gutter  
Steel&Tube Square Plumline 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 roofing.
- 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 manufacturing. Separate all timber members to steel members with a layer of DPC. Visible flashings prefinished to match to adjacent joinery of roofing materials.
- 4.04.04 Ardex WPM 189 2 layer Torch-on Membrane  
Ardex WPM 189 2 layer Torch-on Membrane installed strictly in accordance with manufacturers requirements. Dual Layer system to decks below raised decking.
- 4.04.08 Sikalastic 152  
Sikalastic 152 Exterior Waterproofing Membrane applied to exposed face of Slab and rebates. All in accordance with manufacturers requirements.
- 4.05.09 Specialized System EZ Panel Lightweight Cladding  
Specialized System EZ Panel 50mm autoclaved lightweight concrete Facade System over 50x20mm High Density EPS vertical cavity battens at 600c/s max. Float textured finish by

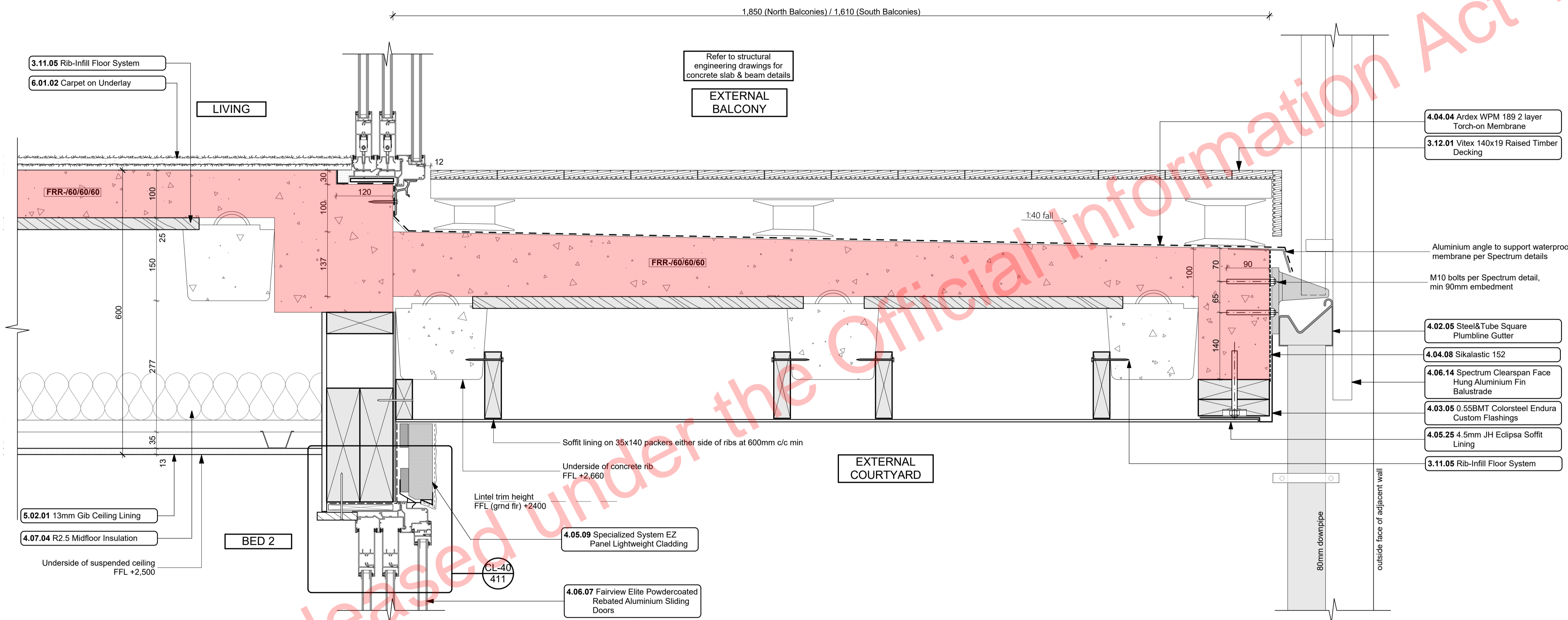
- 4.06.07 Fairview Elite Powdercoated Rebated Aluminium Sliding Doors  
Elite Fairview Classic Residential 35 Powdercoated Rebated Aluminium glazed Sliding Doors with Flush track Sills. Colour as per Resource Consent specifications. Rebate 30mm deep and size must be confirmed with manufacturer prior to rebate installation. Clear double glazed with paint grade radiata pine architraves. Refer to window and door schedule. Confirm size on site prior to manufacture. Install strictly as per manufacturer's specifications and details. Hardware TBC by client.
- 4.06.14 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.
- 4.07.04 R2.5 Midfloor Insulation  
Autex Greenstuf 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.

5 INTERIOR

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

6 FINISH

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



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01	Building Consent			11/28/2018



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project title:  
**Proposed Development for:**  
for:  
**Bonair Developments**  
at:  
**153 Bonair Crescent (Block B) Silverdale, Auckland**

sheet title:  
**Balcony Details**

drawn: **KN** checked: **JM** dwg n#: **405**

job n#: **2005**

date created: **11/28/2018**

date plotted: **2/7/2019**

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

scale: **1:5 @ A1**

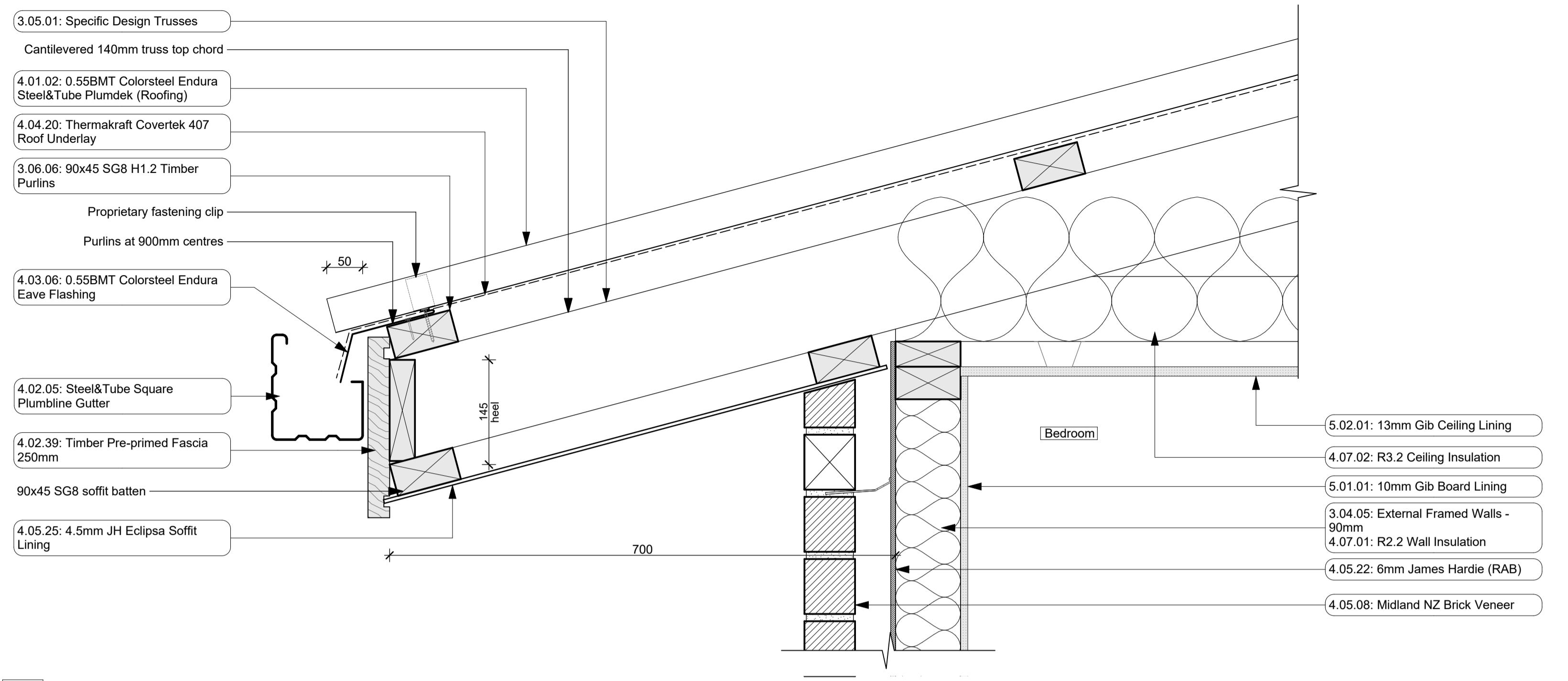
**NOTE: Drawings are 1/2 scale @ A3**

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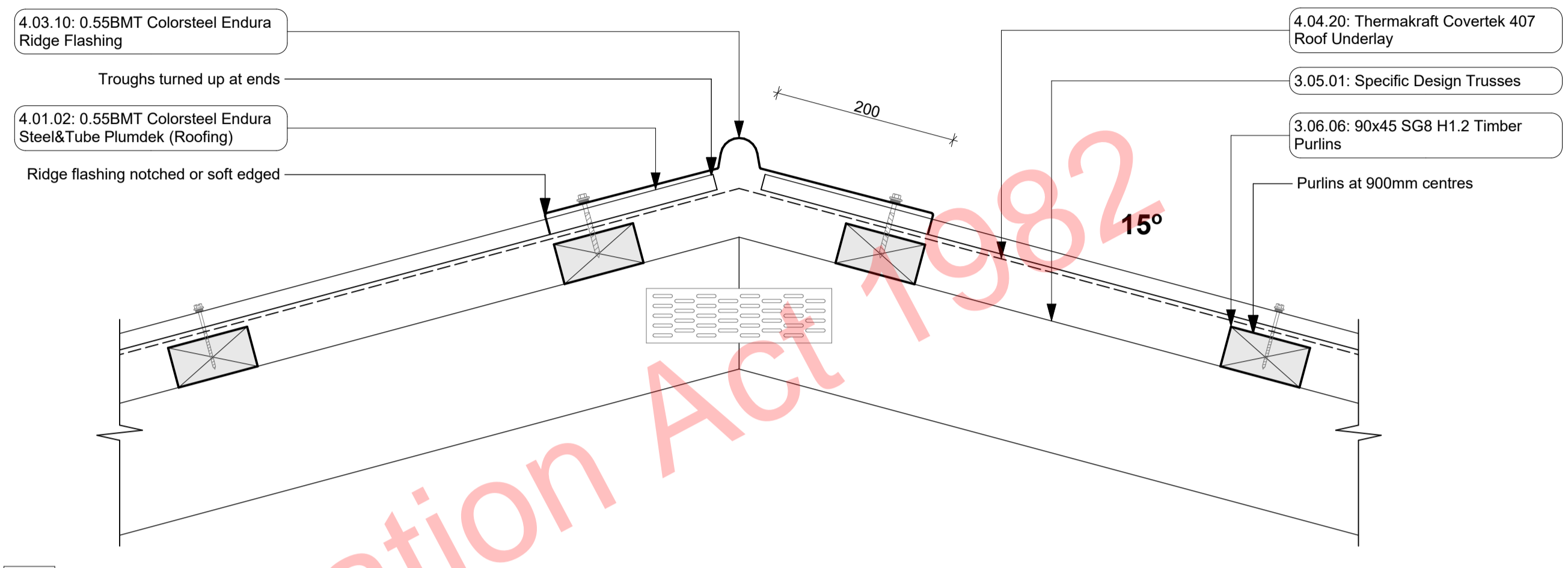
C-03  
- 114-117, 120, 121, 301

Balcony Balustrade Detail  
1:5

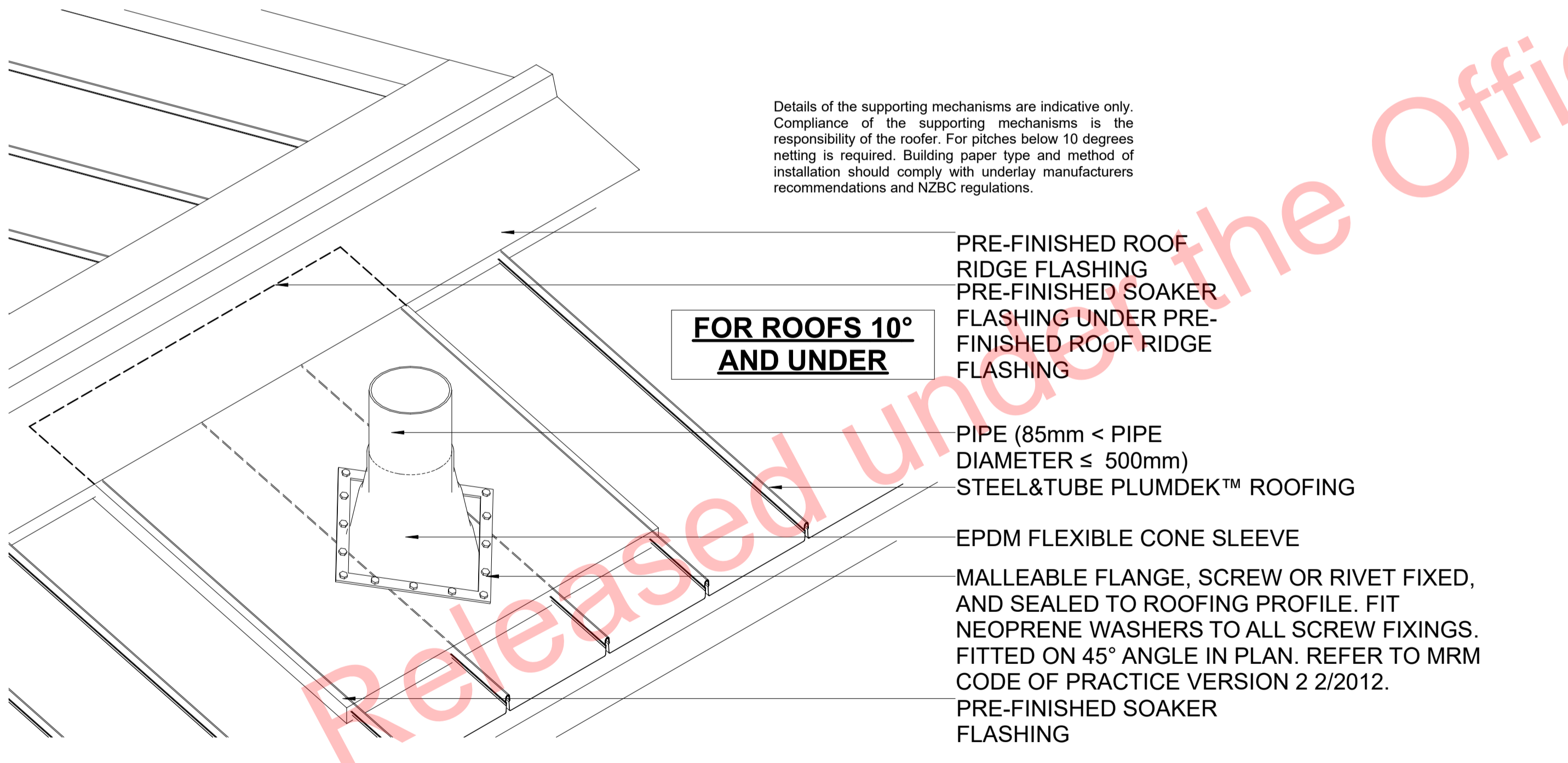
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R-01  
- 122, 123, 301  
Brick Cladding to Soffit Detail  
1:5



R-09  
- 122-125, 301  
Roof Ridge Detail  
1:5



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

**FOR ROOFS 10° AND UNDER**

R-03  
- 124, 125  
Roof Penetration Detail  
1:10

Notes

- 3 STRUCTURE
- 3.04.05 External Framed Walls - 90mm  
Generally construct with 90x45 SG8 KD H1.2 framing with studs on Hi and Dri packers at crs as per setout plans and nogs @ 600crs to NZS3604.2011 unless noted otherwise. Ensure all insulation within framing where applicable, is secured into place with DanBand straps in accordance with the requirements of E2/AS1. Nog for all fittings, fixtures, linings, bracing panels and trims. DPC (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.
- 3.06.06 90x45 SG8 H1.2 Timber Purlins  
90x45 SG8 H1.2 treated purlins @ 900mm crs to roof areas, fixed to framing with 1/10g self drilling screw 80mm long fixing as per NZS 3604.
- 4 ENCLOSURE
- 4.01.02 0.55BMT Colorsteel Endura Steel&Tube Plumdek (Roofing)  
0.55BMT Colorsteel Endura Steel&Tube Plumdek roofing system on roofing underlay on 90x45 battens at max 900 crs at pitch as per roof plans, sections and elevations. Install strictly as per manufacturer's specifications and details.
- 4.02.05 Steel&Tube Square Plumline Gutter  
Steel&Tube Square Plumline 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 roofing. 7411M
- 4.02.39 Timber Pre-primed Fascia 250mm  
25mm x250mm Pre-primed paint finish Fascia finished to match roofing. Install strictly as per manufacturer's specifications and details. Refer details for height.
- 4.03.06 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 form drip edge. Separate all timber members to steel members with a layer of DPC. Prefinished to match roofing.
- 4.03.10 0.55BMT Colorsteel Endura Ridge Flashing  
0.55BMT Colorsteel Endura Ridge Flashing purpose made to match roofing pitch and profile. Ensure flashing cover over roof cladding to be min. 200mm. Flashing edge notched to fit over roofing profile. Separate all timber members to steel members with a layer of DPC. Prefinished to match roofing.

- 4.04.20 Thermakraft Covertek 407 Roof Underlay  
Thermakraft Covertek 407 self supporting roof underlay fixed over purlins. Install strictly as per manufacturer's specifications and details. Where roof pitches require, ensure support mesh is installed in conjunction with roofing paper.
- 4.05.08 Midland NZ Brick Veneer  
Midland NZ 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 mortar, colour to match brick. The 2 storey brick cladding system used on this building must be completed to 'Design Note TB1' refer to Midland Brick for Design Note TB1. Install strictly as per manufacturer's specifications and details.
- 4.05.22 6mm James Hardie (RAB)  
6mm thick James Hardie Rigid Air Barrier RAB board fixed in accordance with manufacturer's specifications and details. Use only in areas where fire rating is required on a timber framing system in conjunction with Gib Fyrelite. Refer to architectural details. Seal vertical joints with sealing tape and horizontal joints with James Hardie proprietary RAB flashings. Install strictly as per manufacturer's specifications and details. Refer to Fire report and drawings. 4161T
- 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 specifications and details.
- 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.
- 5 INTERIOR
- 5.01.01 10mm Gib Board Lining  
10mm Gib Board lining fixed horizontally or vertically over selected framing. Gib stopped to level 4min. finish for painting. Square stopped to ceiling. Install strictly as per manufacturer's specifications and details. Refer to engineer drawings for bracing locations. 5113G
- 5.02.01 13mm Gib Ceiling Lining  
13mm Gib Ceiling lining fixed to Suspended Rondo or DONN metal grid system @ 600crs. Gib stopped to level 4, finish for painting. Square stopped at wall. Install strictly as per manufacturer's specifications and details. 5113G

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

RevID	Issue	CHD	Comments	Date
01	Building Consent			11/28/2018

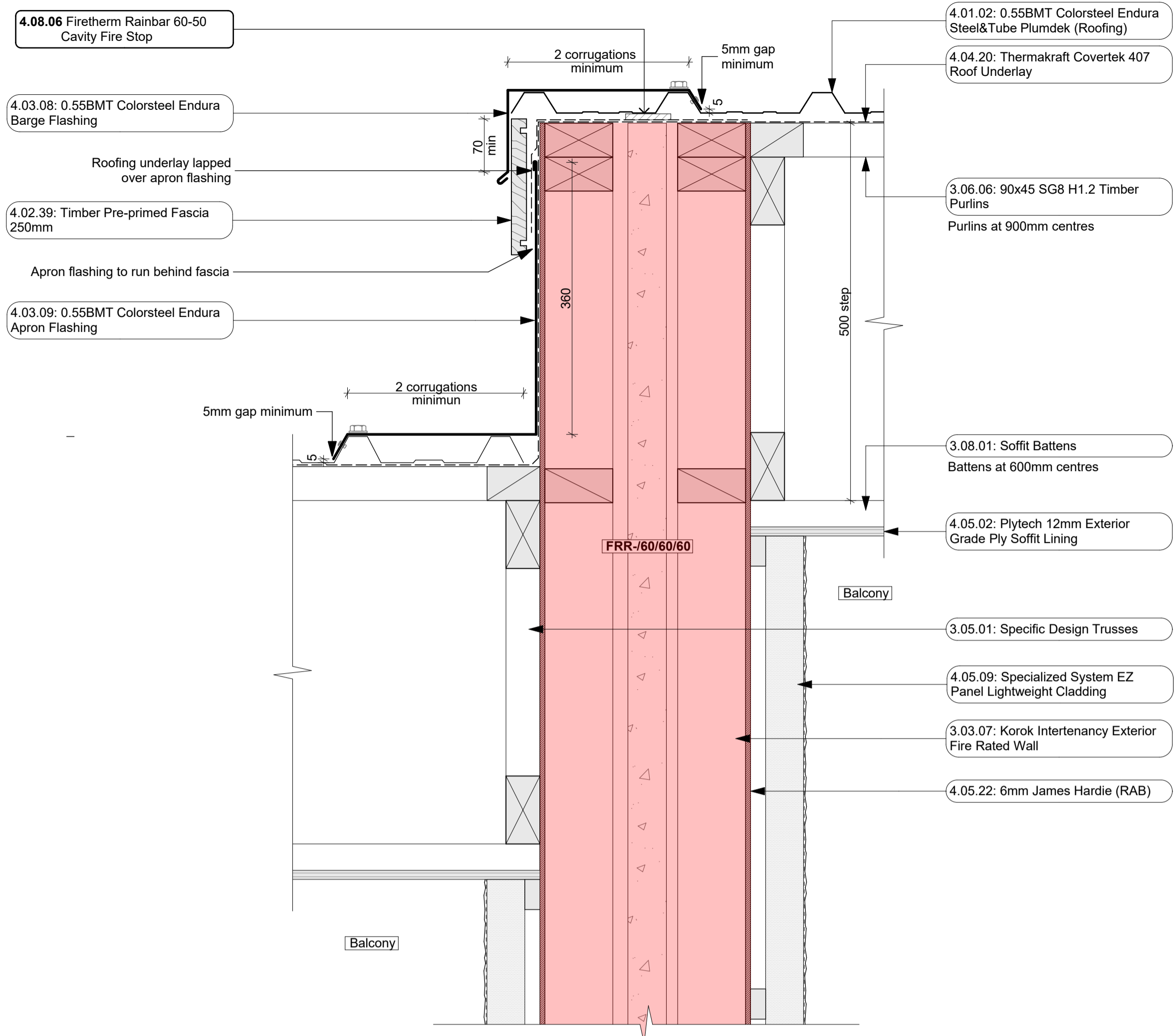


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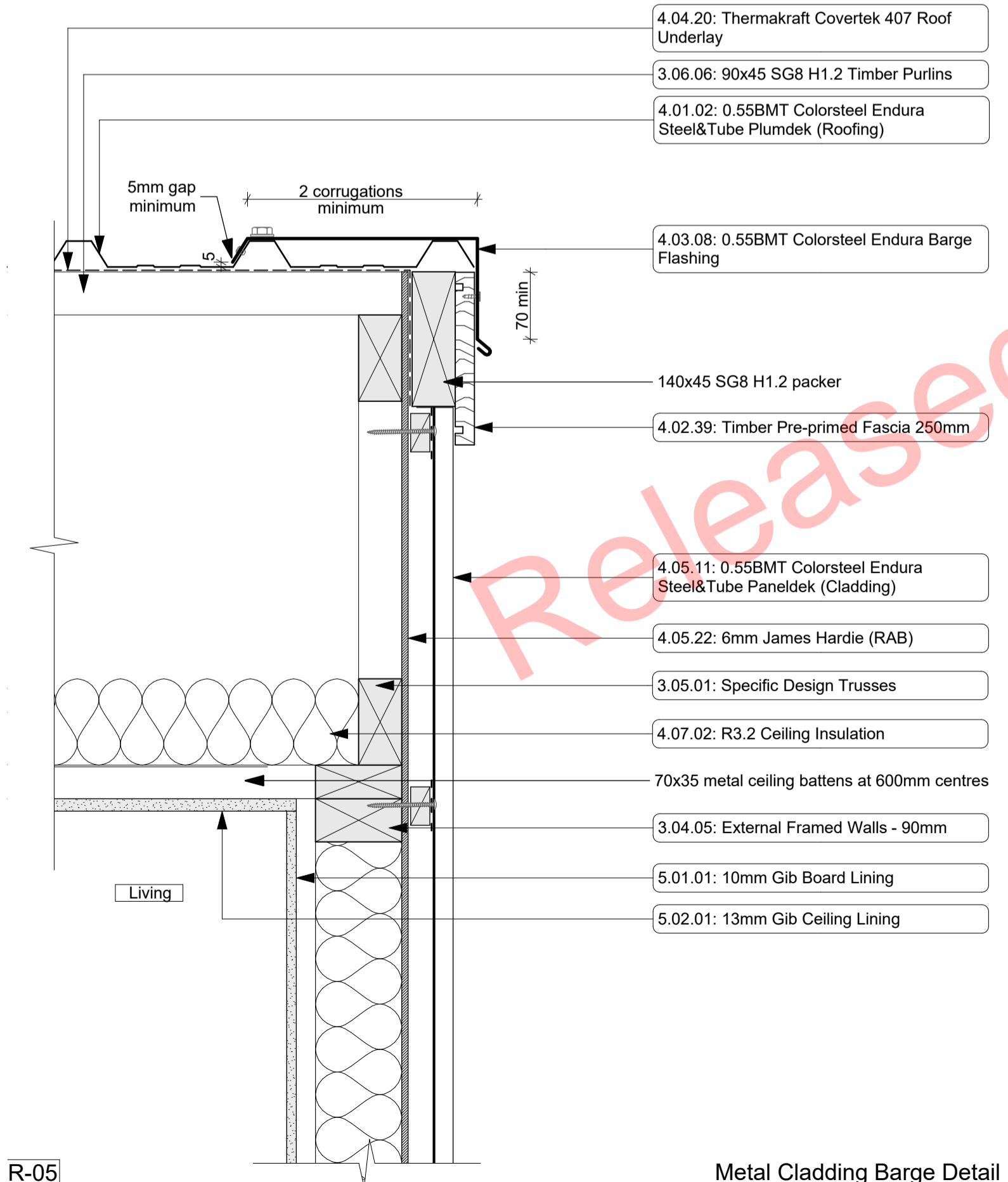
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project title:  
**Proposed Development for:**  
for:  
**Bonair Developments**  
at:  
**153 Bonair Crescent (Block B)  
Silverdale, Auckland**  
sheet title:  
**Roof Details**  
drawn: **KN** checked: **JM** dwg n#: **406**  
job n#: **2005**  
date created: **11/28/2018**  
date plotted: **2/7/2019**  
issue: **BC Block B** rev n#: **01**  
scale: **1:5, 1:10 @ A1**  
NOTE: Drawings are 1/2 scale @ A3  
CAD ref: 21\Creative Arch\2005\_Broadway Property Group\_BLOCK B\_BC

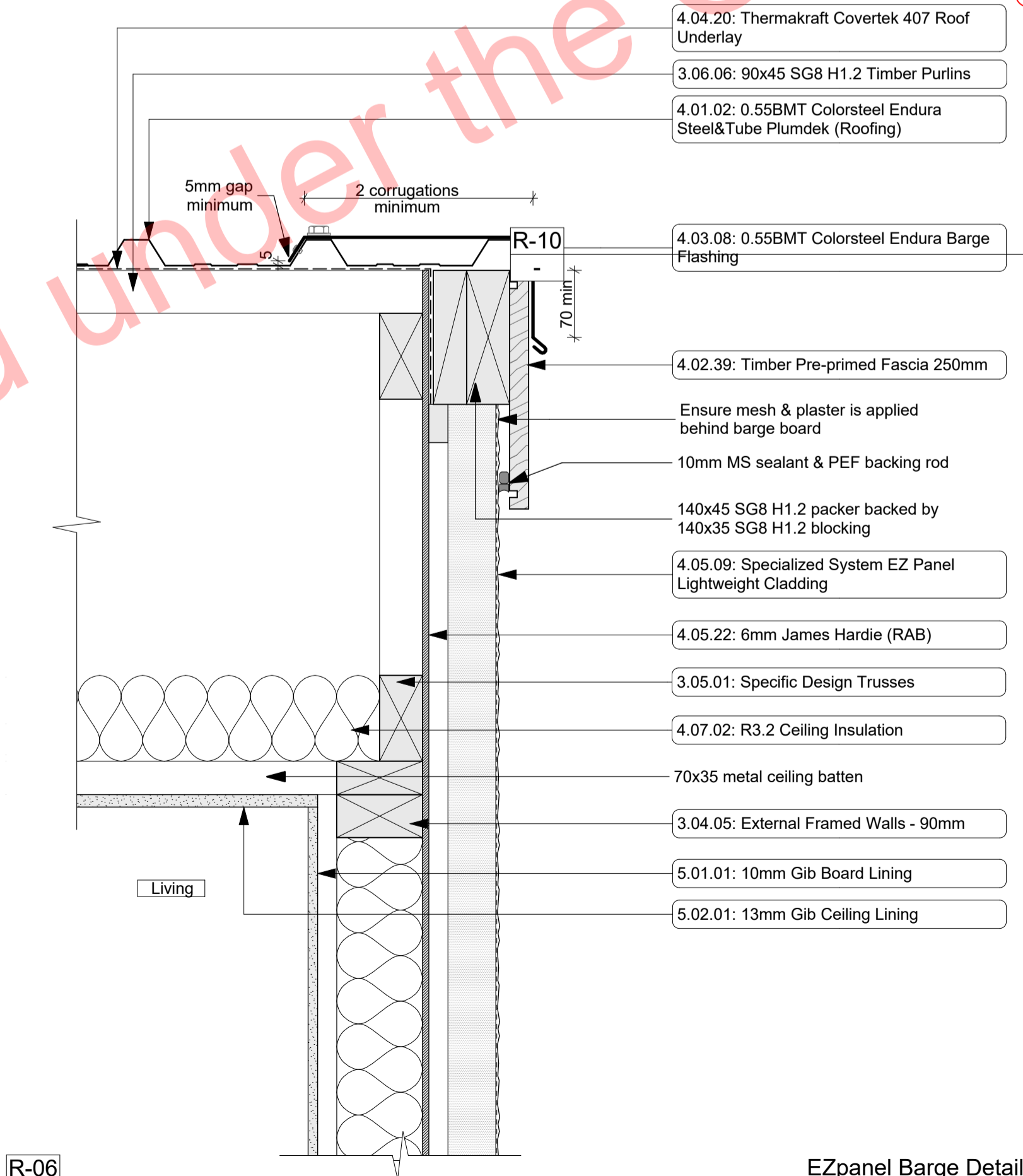
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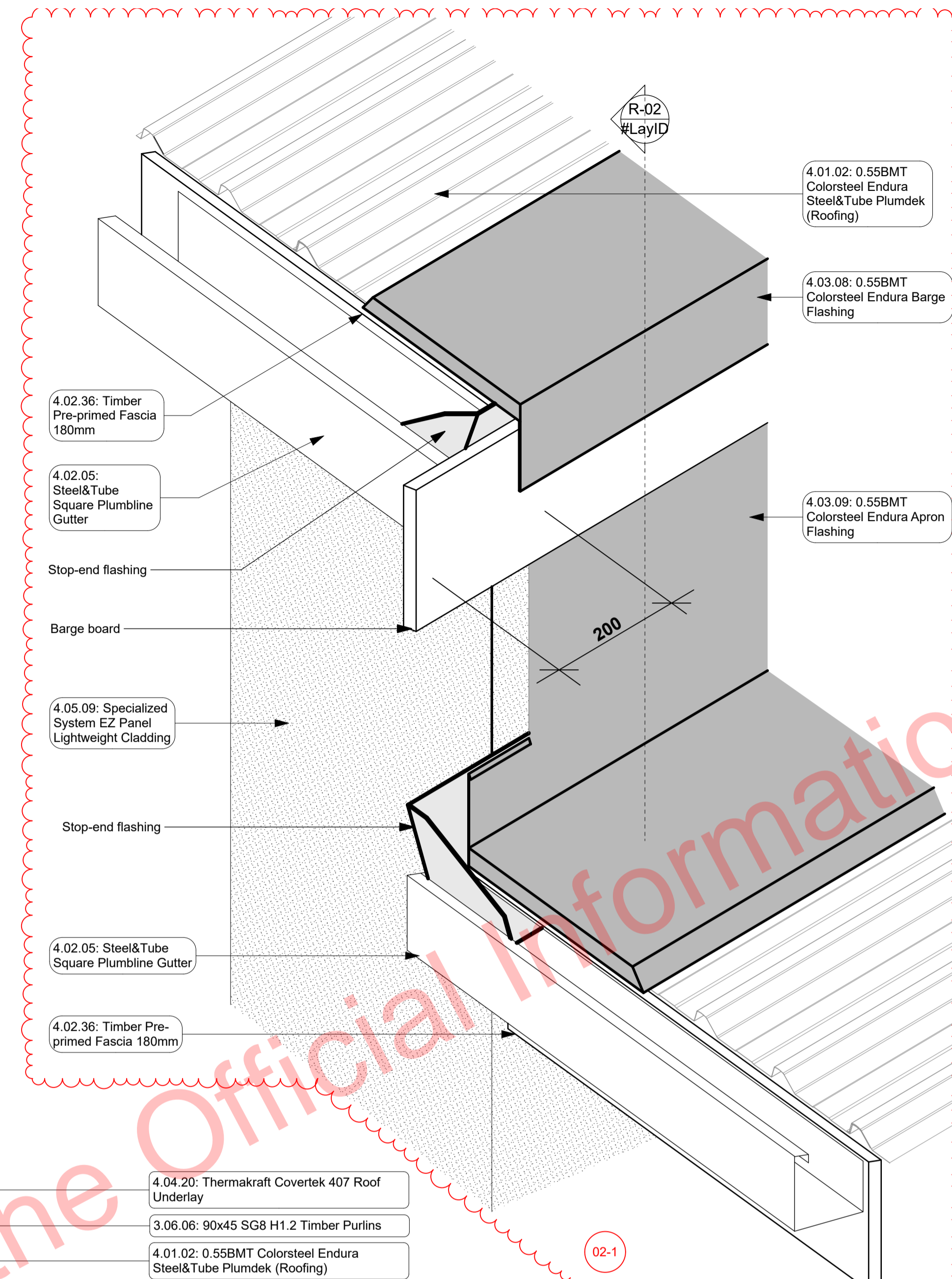
R-02  
- 122-125, 303  
Roof Step Detail  
1:5



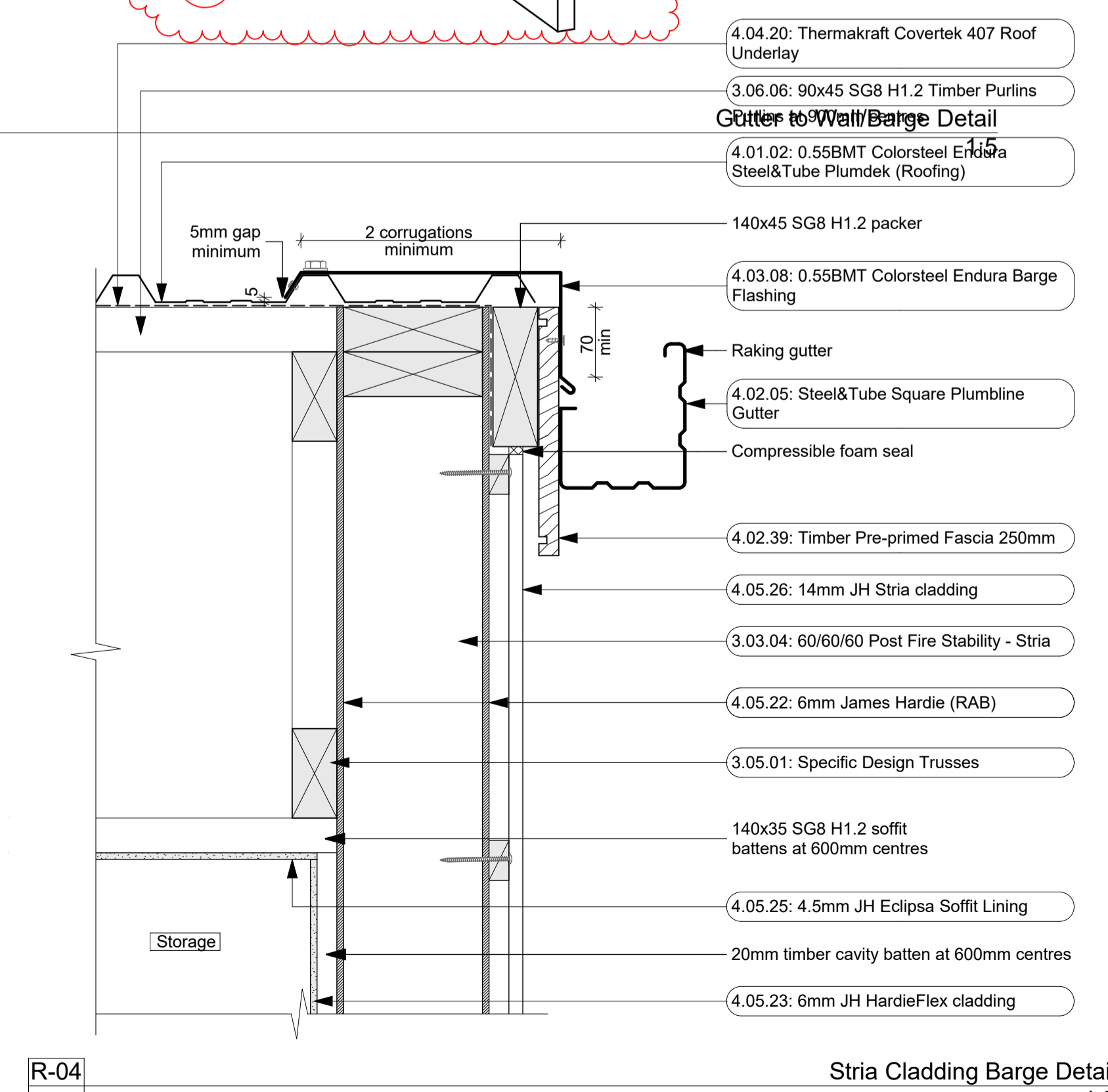
R-05  
- 122-125  
Metal Cladding Barge Detail  
1:5



R-06  
- 122-125  
EZpanel Barge Detail  
1:5



- Notes**
- 3 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 on 6mm RAB to exterior face.
  - 3.03.07 Korok Intertency Exterior Fire Rated Wall  
KOROK KIT01 -60/60 Fire Rated Intertency Wall: 51mm KOROK panels with 90x45 timber framing either side - studs at max 600 crs. Min 20mm cavity to one side. Min 15 mm cavity to the other. Autex Greenstuff R2.2 Insulation both sides. Exterior cladding on cavity on 6mm James Hardie RAB to either side. Fire Rated sealant to perimeter of walls. All fixed in accordance with manufacturer's requirements.
  - 3.04.05 External Framed Walls - 90mm  
Generally construct with 90x45 SG8 KD H1.2 framing with studs on Hi and Di packers at crs as per setout plans and nogs @ 600crs to NZS3604.2011 unless noted otherwise. Ensure all insulation within framing where applicable, is secured into place with DanBand straps in accordance with the requirements of E2/AS1. Nog for all fittings, fixtures, linings, bracing panels and trims. DPC (malthold) 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 manufacturer's truss design for details. Trusses shown on architectural are indicative only, all truss information is to be referred to truss manufacturer documents. Building Contractor to ensure all heel heights and roof steps are correct.
  - 3.06.06 90x45 SG8 H1.2 Timber Purlins  
90x45 SG8 H1.2 treated purlins @ 900mm crs to roof areas, fixed to framing with 1/10g self drilling screw 80mm long fixing as per NZS 3604.
  - 3.08.01 Soffit Battens  
90x45 SG8 H1.2 ceiling battens @ 600crs.
  - 4 ENCLOSURE
  - 4.01.02 0.55BMT Colorsteel Endura Steel&Tube Plumdek (Roofing)  
0.55BMT Colorsteel Endura Steel&Tube Plumdek roofing system on roofing underlay on 90x45 battens at max 900 crs at pitch as per roof plans, sections and elevations. Install strictly as per manufacturer's specifications and details.
  - 4.02.05 Steel&Tube Square Plumline Gutter  
Steel&Tube Square Plumline Coloursteel Endura Gutter on internal brackets (as per manufacturer's specification) on steel fascia. Install strictly as per manufacturer's specifications and details. Brackets and gutter to be finished to match roofing. 7411M
  - 4.02.39 Timber Pre-primed Fascia 250mm  
25mm x250mm Pre-primed paint finish Fascia finished to match roofing. Install strictly as per manufacturer's specifications and details. Refer details for height.
  - 4.03.08 0.55BMT Colorsteel Endura Barge Flashing  
0.55BMT Colorsteel Endura Barge Flashing purpose made to match roofing pitch and profile with birds beak at bottom edge. Ensure flashing cover over roof cladding to be min. 2 ribs and fascia downstand cover to be min. 70mm. Flashing edge notched to fit over roofing profile. Separate all timber members to steel members with a layer of DPC. Prefinished to match roofing.
  - 4.03.09 0.55BMT Colorsteel Endura Apron Flashing  
0.55BMT Colorsteel Endura Apron Flashing purpose made to match roofing pitch and profile. Ensure flashing cover over roof cladding to be min. 2 ribs. Flashing edge notched to fit over roofing profile. Separate all timber members to steel members with a layer of DPC. Prefinished to match roofing.
  - 4.04.20 Thermakraft Covertek 407 Roof Underlay  
Thermakraft Covertek 407 self supporting roof underlay fixed over purlins. Install strictly as per manufacturer's specifications and details. Where roof pitches require, ensure support mesh is



R-04  
- 122-125  
Stria Cladding Barge Detail  
1:5

- 4.05.02 Plytech 12mm Exterior Grade Ply Soffit Lining  
Plytech Radiata Decorative SD 12mm Exterior Grade H3.2 LOSP Ply Soffit lining on 35 x 70 (unless specifically sized for specific depth. Refer to architectural details) H1.2 timber framing battens @ 600mm crs. with factory applied Blended / Clear Coat finish and further site applied coating. C/S SS screw fixings. Use Shadoclad negative detail at sheet joints. Refer specification.
- 4.05.09 Specialized System EZ Panel Lightweight Cladding  
Specialized System EZ Panel 50mm autoclaved lightweight concrete Facade System over 50x200mm High Density EPS vertical cavity battens at 600crs max. Float textured finish by Specialized Systems. Min 2 coats of paint. Colour TBD. All installation in accordance with manufacturer's specifications. System only for timber framed wing walls.
- 4.05.11 0.55BMT Colorsteel Endura Steel&Tube Paneldek (Cladding)  
0.55BMT Colorsteel Endura Steel&Tube Paneldek vertical cladding. Fix over separation DPC over 20x45 H3.2 horizontal timber cavity battens at max 600crs. Cavity battens to be castelated on both faces to provide drainage and ventilation and must be used horizontally only. Fix cladding with S&T concealed fixing clip. Install strictly as per manufacturer's specifications and details.
- 4.05.22 6mm James Hardie (RAB)  
6mm thick James Hardie Rigid Air Barrier RAB board fixed in accordance with manufacturer's specifications and details. Use only in areas where fire rating is required on a timber framing system in conjunction with GIB Fyreline. Refer to architectural details. Seal vertical joints with sealing tape and horizontal joints with James Hardie proprietary RAB flashings. Install strictly as per manufacturer's specifications and details. Refer to Fire report and drawings. 4161T
- 4.05.23 6mm JH HardieFlex cladding  
6mm thick James Hardie Hardieflex Fibre Cement cladding over 45x20 H3.2 vertical cavity battens at max 600 cr  
Install strictly as per manufacturer's specifications and details.
- 4.05.25 4.5mm JH Eclipse Soffit Lining  
4.5mm James Hardie Eclipse 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.
- 4.05.26 14mm JH Stria cladding  
14mm thick James Hardie Stria Fibre Cement cladding over 45x20 H3.2 vertical cavity battens at max 600 cr  
Install strictly as per manufacturer's specifications and details.
- 4.07.02 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.
- 4.08.06 Firetherm Rainbar 60-50 Cavity Fire Stop  
Firetherm Rainbar 60-50: 60 minute intumescent composite cavity Fire Stop for cavities up to 50mm. Installed to manufacturer's requirements to all nominal 50mm cavities between horizontal and vertical unit separations.

5 INTERIOR

- 5.01.01 10mm Gib Board Lining  
10mm Gib Board lining fixed horizontally or vertically over selected framing. Gib stopped to level 4mm, finish for painting. Square stopped to ceiling. Install strictly as per manufacturer's specifications and details. Refer to engineer drawings for bracing locations. 5113G
- 5.02.01 13mm Gib Ceiling Lining  
13mm Gib Ceiling lining fixed to Suspended Rondo or DONN metal grid system @ 600crs. Gib stopped to level 4, finish for painting. Square stopped at wall. Install strictly as per manufacturer's specifications and details. 5113G

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

RevID	Issue	CHD	Comments	Date
01	Building Content			11/28/2018
02	RPI 1	02-1	Detail added	2/7/2019

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**Silverdale, Auckland**

sheet title:  
**Roof Details**

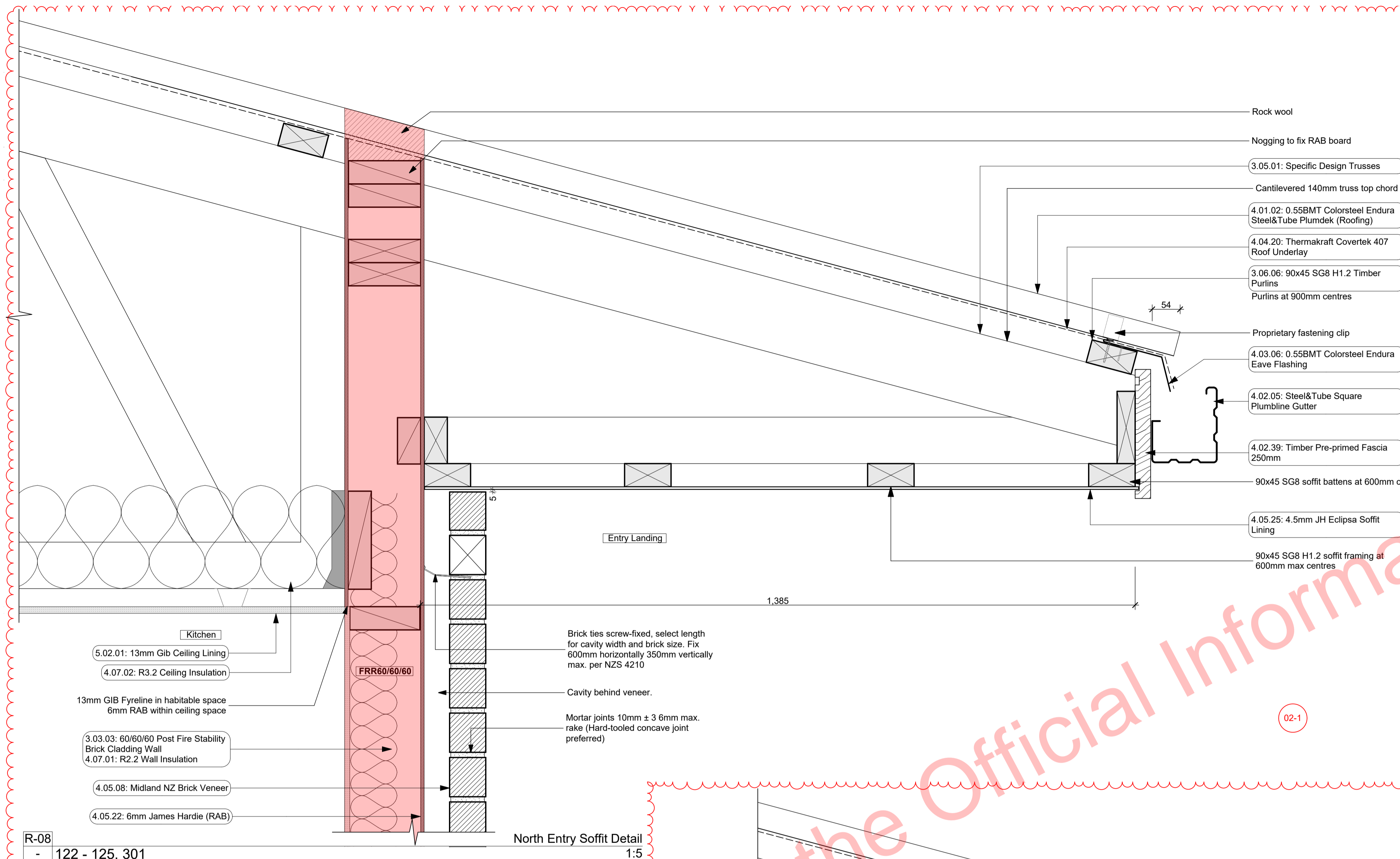
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job n#: **2005**  
date created: **2/7/2019**  
date plotted: **2/7/2019**  
issue: **BC Block B** rev n#:  
scale: **1:5 @ A1**

**407**

**02**

NOTE: Drawings are 1/2 scale @ A3  
CAD ref: 21/Creative Arch/2005\_Broadway Property Group\_BLOCK B\_BC

**BUILDING CONSENT**



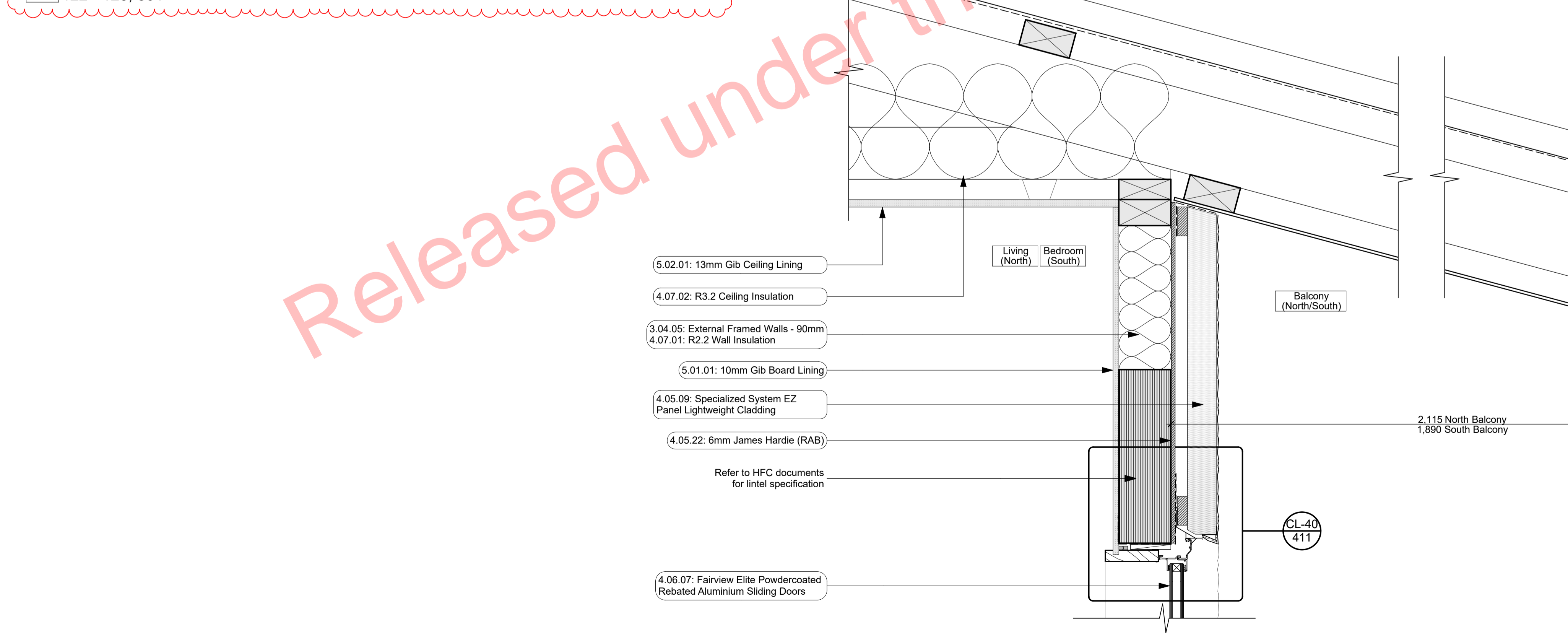
North Entry Soffit Detail  
1:5

R-08  
- 122 - 125, 301

Notes

- 3 STRUCTURE**
- 3.03.03 60/60/60 Post Fire Stability Brick Cladding Wall**  
James Hardie JHET GR60a 60/60/60 Post Fire Stability Exterior Timber Framed Wall with Brick Cladding; 140x45 SG8 H1.2 Full Height Timber Framing. Studs at max 600 crs, Nogs at max 800 crs, James Hardie 90mm Mineral Insulation. 13mm Gib Fyrelite to interior face, Brick Veneer on cavity on 6mm RAB to exterior face.
- 3.04.05 External Framed Walls - 90mm**  
Generally construct with 90x45 SG8 KD H1.2 framing with studs on Hi and Dri packers at crs as per setout plans and nogs @ 600crs to NZS3604.2011 unless noted otherwise. Ensure all insulation within framing where applicable, is secured into place with DanBand straps in accordance with the requirements of E2/AS1. Nog for all fittings, fixtures, linings, bracing panels and trims. DPC (malthoid) between bottom plate and conc. slab and fixed with M12 bolts @ 900crs. Refer to the Structural Layouts for the bracing requirements. 6mm RAB to exterior face of walls.
- 3.05.01 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 building information is to be referred to truss manufacturer documents. Building Contractor to ensure all heel heights and roof steps are correct.
- 3.06.06 90x45 SG8 H1.2 Timber Purlins**  
90x45 SG8 H1.2 treated purlins @ 900mm crs to roof areas, fixed to framing with 1/10g self drilling screw 80mm long fixing as per NZS 3604.
- 4 ENCLOSURE**
- 4.01.02 0.55BMT Colorsteel Endura Steel&Tube Plumdek (Roofing)**  
0.55BMT Colorsteel Endura Steel&Tube Plumdek roofing system on roofing underlay on 90x45 battens at max 900 crs at pitch as per roof plans, sections and elevations. Install strictly as per manufacturer's specifications and details.
- 4.02.05 Steel&Tube Square Plumline Gutter**  
Steel&Tube Square Plumline Coloursteel Endura Gutter on internal brackets (as per manufacturer's specification) on steel fascia. Install strictly as per manufacturer's specifications and details. Brackets and gutter to be finished to match roofing.
- 4.02.39 Timber Pre-primed Fascia 250mm**  
25mm x250mm Pre-primed paint finish Fascia finished to match roofing. Install strictly as per manufacturer's specifications and details. Refer details for height.
- 4.03.06 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 form drip edge. Separate all timber members to steel members with a layer of DPC. Prefinished to match roofing.
- 4.04.20 Thermakraft Covertex 407 Roof Underlay**  
Thermakraft Covertex 407 self supporting roof underlay fixed over purlins. Install strictly as per manufacturer's specifications and details. Where roof pitches require, ensure support mesh is installed in conjunction with roofing paper.
- 4.05.08 Midland NZ Brick Veneer**  
Midland NZ 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 mortar, colour to match brick. The 2 storey brick cladding system used on this building must be completed to 'Design Note TB1' refer to Midland Brick for Design Note TB1. Install strictly as per manufacturer's specifications and details.
- 4.05.09 Specialized System EZ Panel Lightweight Cladding**

- 4.05.22 6mm James Hardie (RAB)**  
6mm thick James Hardie Rigid Air Barrier RAB board fixed in accordance with manufacturer's specifications and details. Use only in areas where fire rating is required on a timber framing system in conjunction with Gib Fyrelite. Refer to architectural details. Seal vertical joints with sealing tape and horizontal joints with James Hardie proprietary RAB flashings. Install strictly as per manufacturer's specifications and details. Refer to Fire report and drawings.
- 4.05.25 4.5mm JH Eclipsa Soffit Lining**  
4.5mm 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.
- 4.06.07 Fairview Elite Powdercoated Rebated Aluminium Sliding Doors**  
Elite Fairview Classic Residential 35 Powdercoated Rebated Aluminium glazed Sliding Doors with Flush track Sills. Colour as per Resource Consent specifications. Rebate 30mm deep and size must be confirmed with manufacturer prior to rebate installation. Clear double glazed with paint grade radiata pine architraves. Refer to window and door schedule. Confirm size on site prior to manufacture. Install strictly as per manufacturer's specifications and details. Hardware TBC by client.
- 4.07.01 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.
- 5 INTERIOR**
- 5.01.01 10mm Gib Board Lining**  
10mm Gib Board lining fixed horizontally or vertically over selected framing. Gib stopped to level 4rim. Finish for painting. Square stopped to ceiling. Install strictly as per manufacturer's specifications and details. Refer to engineer drawings for bracing locations.
- 5.02.01 13mm Gib Ceiling Lining**  
13mm Gib Ceiling lining fixed to Suspended Ronfo or DONN metal grid system @ 600crs. Gib stopped to level 4, finish for painting. Square stopped at wall. Install strictly as per manufacturer's specifications and details.



Balcony Soffit Section  
1:5

R-07  
- 122, 123, 301

- 3.05.01: Specific Design Trusses**  
Cantilevered 140mm truss top chord
- 4.01.02: 0.55BMT Colorsteel Endura Steel&Tube Plumdek (Roofing)**
- 4.04.20: Thermakraft Covertex 407 Roof Underlay**
- 3.06.06: 90x45 SG8 H1.2 Timber Purlins**  
Purlins at 900mm centres
- Proprietary fastening clip
- 4.03.06: 0.55BMT Colorsteel Endura Eave Flashing**
- 4.02.05: Steel&Tube Square Plumline Gutter**
- 4.02.39: Timber Pre-primed Fascia 250mm**
- 90x45 SG8 soffit battens at 600mm centres
- 4.05.25: 4.5mm JH Eclipsa Soffit Lining**

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

RevID	Issue	CHD	Comments	Date
01	Building Consent			11/28/2018
02	Amendment	02-1	Revised Fire Wall Detail	12/11/2018



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**Proposed Development for:**  
for:  
**Bonair Developments**  
at:  
**153 Bonair Crescent (Block B) Silverdale, Auckland**

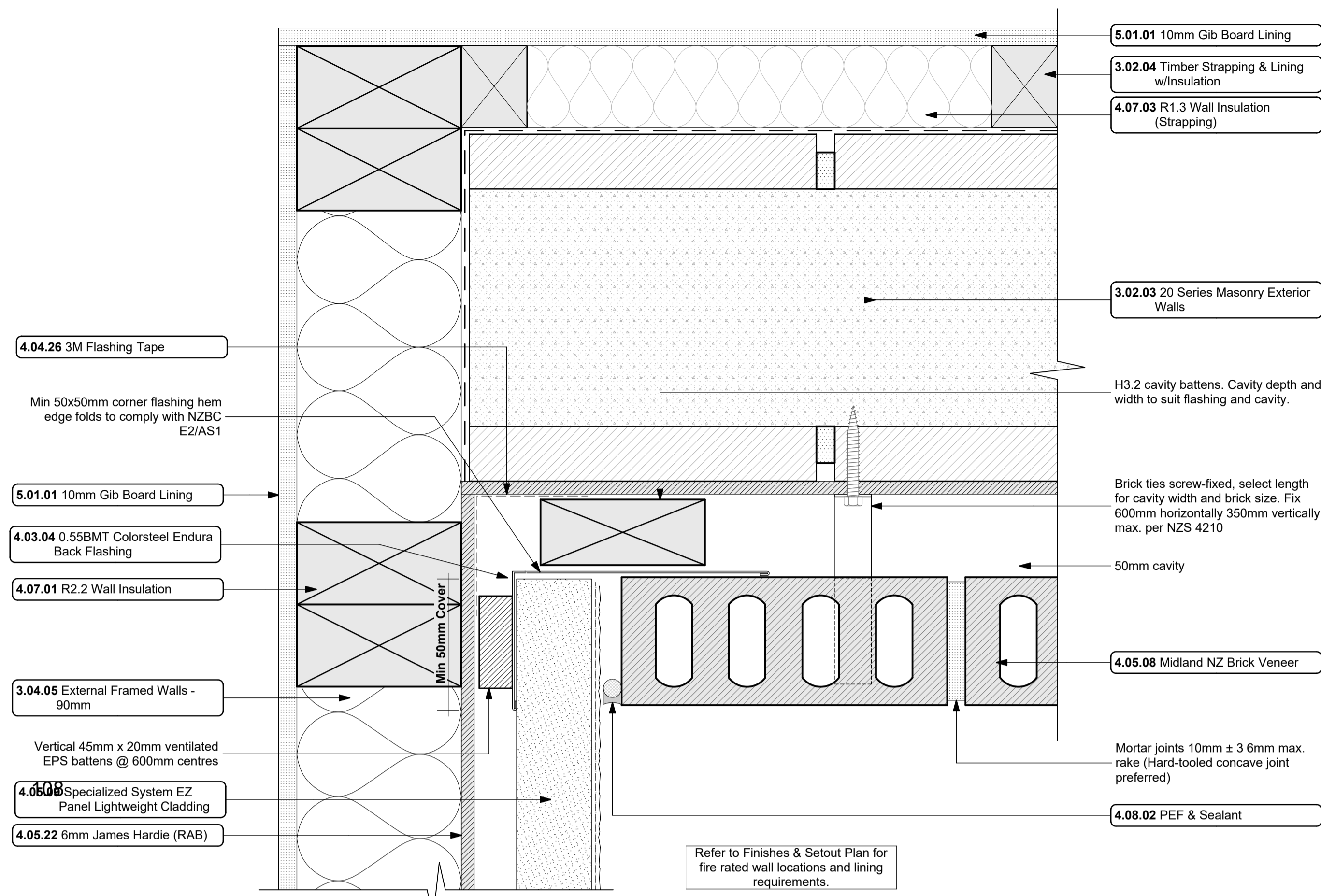
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drawn: **KN** checked: **JM** dwg n#: **408**  
job n#: **2005**  
date created: **12/11/2018**  
date plotted: **2/7/2019**  
issue: **BC Block B** rev n#: **02**  
scale: **1:5 @ A1**

**NOTE: Drawings are 1/5 scale @ A3**  
CAD ref: 21\Creative Arch\2005\_Broadway Property Group\_BLOCK B\_BC

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BUILDING CONSENT

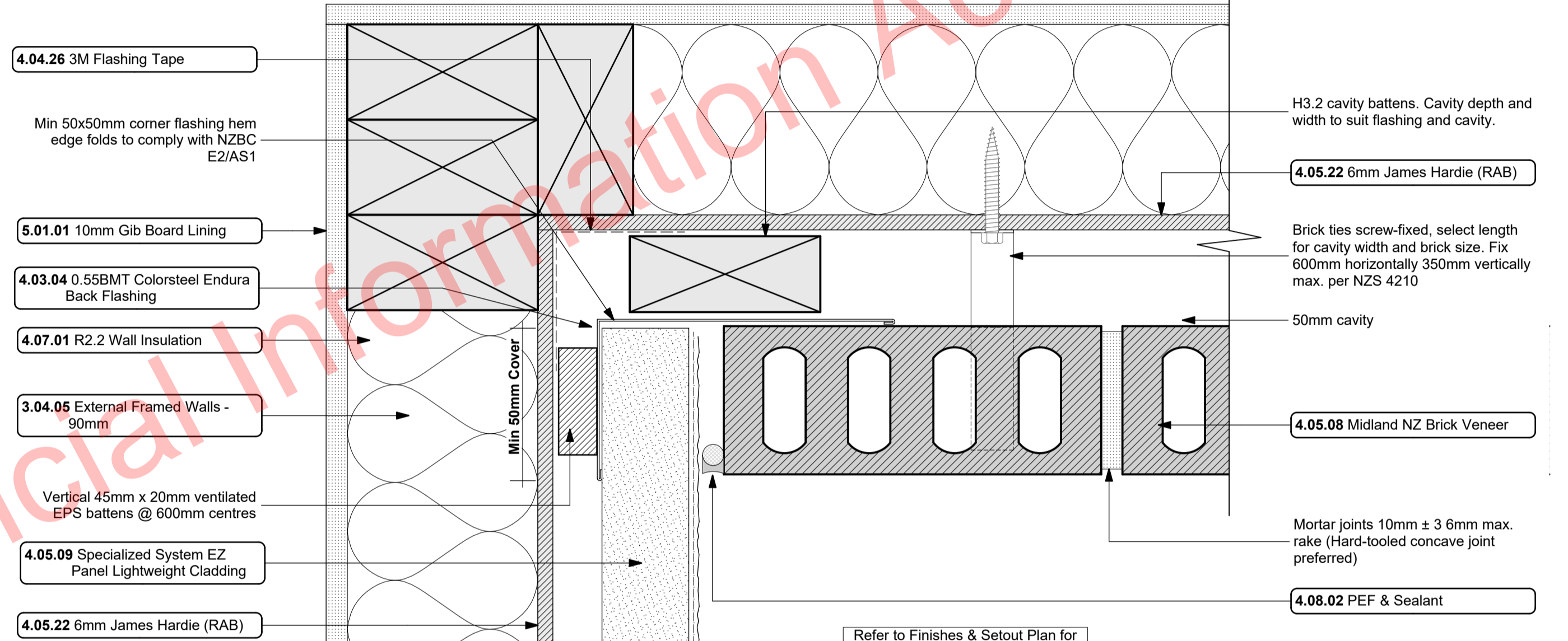


CL-07  
EZpanel/Brick Internal Corner Junction  
1:2

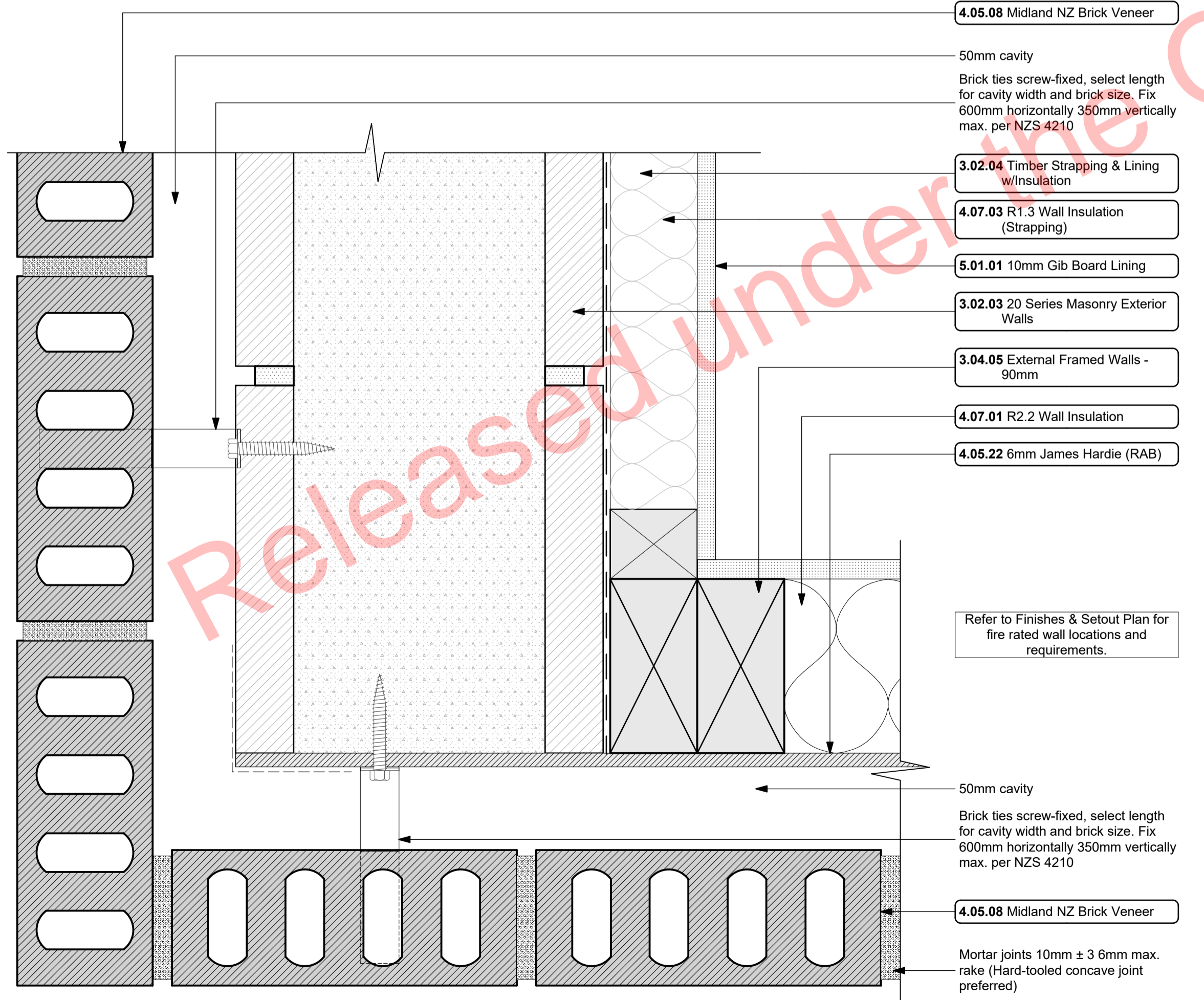
- Notes**
- 3 STRUCTURE**
- 3.02.03 20 Series Masonry Exterior Walls**  
190mm Exterior masonry walls with Solid plaster finish to exterior, refer to engineering for reinforcing requirements. Constructed in accordance with NZS4210, refer to specific notes for strapping and lining requirements. FRR240/240/240
- 3.02.04 Timber Strapping & Lining w/Insulation**  
Masonry block wall to be strapped with 50x50mm H1.2 battens on dpc at 600csrc with Autdex Greenstuff R1.3 400mm fibreglass insulation installed between with 10mm Gib board lining.
- 3.04.05 External Framed Walls - 90mm**  
Generally construct with 90x45 SGB KD H1.2 framing with studs on Hi and Dri packers at csrc as per setout plans and noggs @ 600csrc 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.
- 4 ENCLOSURE**
- 4.03.04 0.55BMT Colorsteel Endura Back Flashing**  
Prefinished 0.55BMT Colorsteel Endura Back Flashing purpose made flashing with turned edge to be placed behind cladding junction. Separate all timber members to steel members with a layer of DPC. Ensure all laps & overhangs comply with E2/AS1 January 2017 Amendment 7
- 4.04.26 3M Flashing Tape**  
Approved 3M 8067 All weather flashing tape as per manufacturer's specifications and details. Install strictly as per manufacturer's specifications and details.
- 4.05.07 Specialized Plaster System**  
Specialized plaster System over 20 series masonry 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
- 4.05.08 Midland NZ Brick Veneer**  
Midland NZ 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 mortar, colour to match brick. The 2 storey brick cladding system used on this building must be completed to 'Design Note TB1' refer to Midland Brick for Design Note TB1. Install strictly as per manufacturer's specifications and details.
- 4.05.09 Specialized System EZ Panel Lightweight Cladding**  
Specialized System EZ Panel 50mm autoclaved lightweight concrete Facade System over 50x20mm High Density EPS vertical cavity battens at 600csrc max. Float textured finish by Specialized Systems. Min 2 coats of paint. Colour TBD. All installation in accordance with manufacturers specifications. System only for timber framed wing walls.
- 4.05.22 6mm James Hardie (RAB)**  
6mm thick James Hardie Rigid Air Barrier

- 4.05.27 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. System only for timber framed wing walls.
- 4.07.01 R2.2 Wall Insulation**  
Autdex Greenstuff R2.2 Wall insulation (90mm), or similar with equivalent R-value, installed as per manufacturer's specifications and instructions.
- 4.08.02 PEF & Sealant**  
PEF Backing rod and Sealant. Ensure all laps and overhangs comply with E2/AS1. Install strictly as per manufacturer's specifications and details.
- 5 INTERIOR**
- 5.01.01 10mm Gib Board Lining**  
10mm Gib Board Lining fixed horizontally or vertically over selected framing. Gib stopped to level 4mm. finish for painting. Square stopped to ceiling. Install strictly as per manufacturer's specifications and details. Refer to engineer drawings for bracing locations.  
519G

- 40mm**, or similar with equivalent R-value. Wall strapping insulation (45mm) installed as per manufacturer's specifications and instructions. Ensure timber strapping system as per keynote: 3.02.04 Timber Strapping
- 4.08.02 PEF & Sealant**  
PEF Backing rod and Sealant. Ensure all laps and overhangs comply with E2/AS1. Install strictly as per manufacturer's specifications and details.



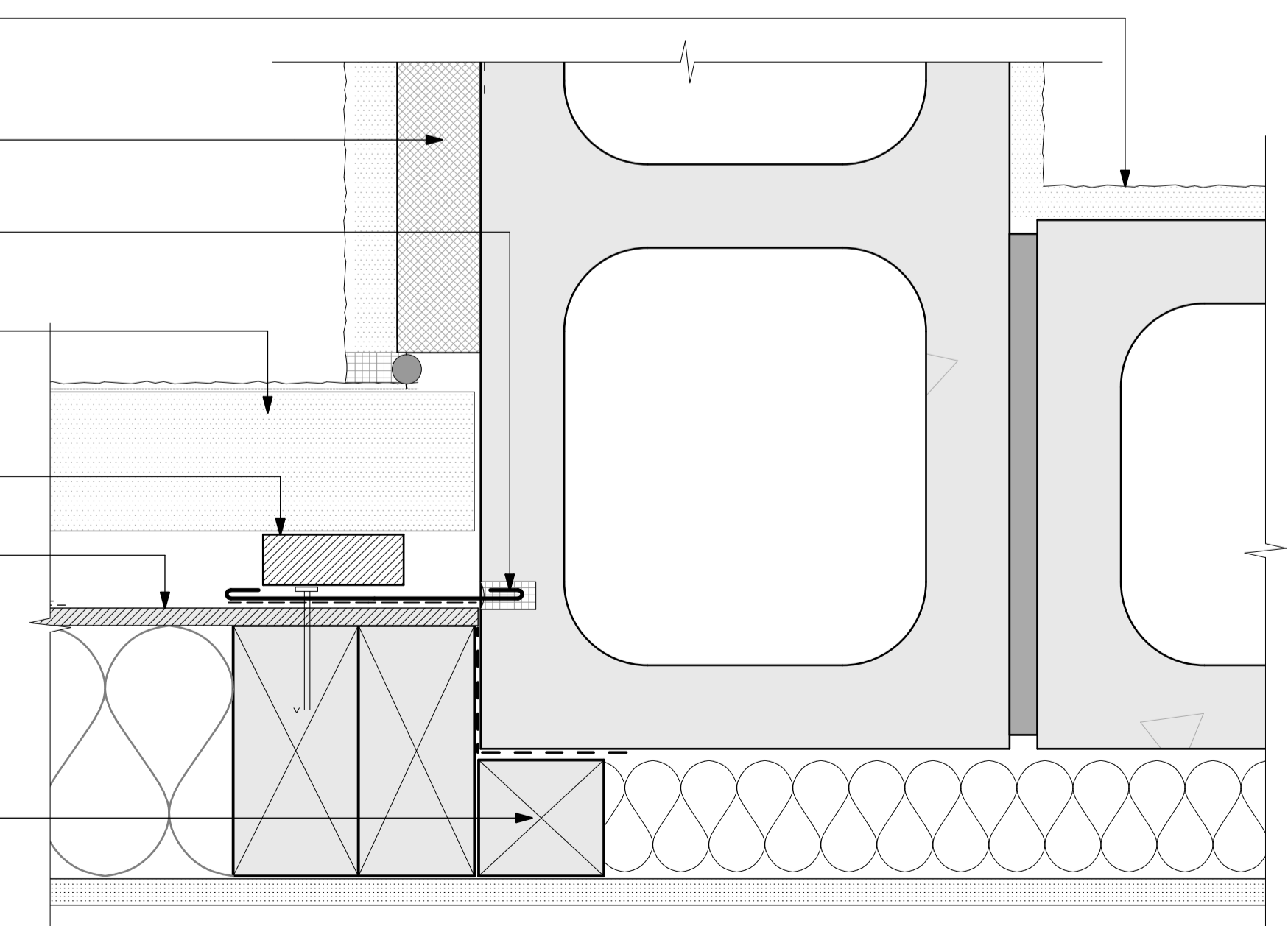
CL-07a  
EZpanel/Brick Internal Corner Junction  
1:2



CL-01  
Brick External Corner Detail  
1:2

- 4.05.07 Specialized Plaster System**
- 4.05.27 Specialized Plaster System over battens**  
Back flashing with min 50mm lap to cladding, to terminate with 20x10mm chase into block filled with approved polysulphide sealant
- 4.05.09 Specialized System EZ Panel Lightweight Cladding**
- 4.05.22 6mm James Hardie (RAB)**
- 3.02.04 Timber Strapping & Lining w/Insulation**

CL-85  
Masonry to EZ panel Internal Corner Detail  
1:2



CL-85  
Masonry to EZ panel Internal Corner Detail  
1:2

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

RevID	Issue	CHID	Comments	Date
01	Building Consent			11/28/2018



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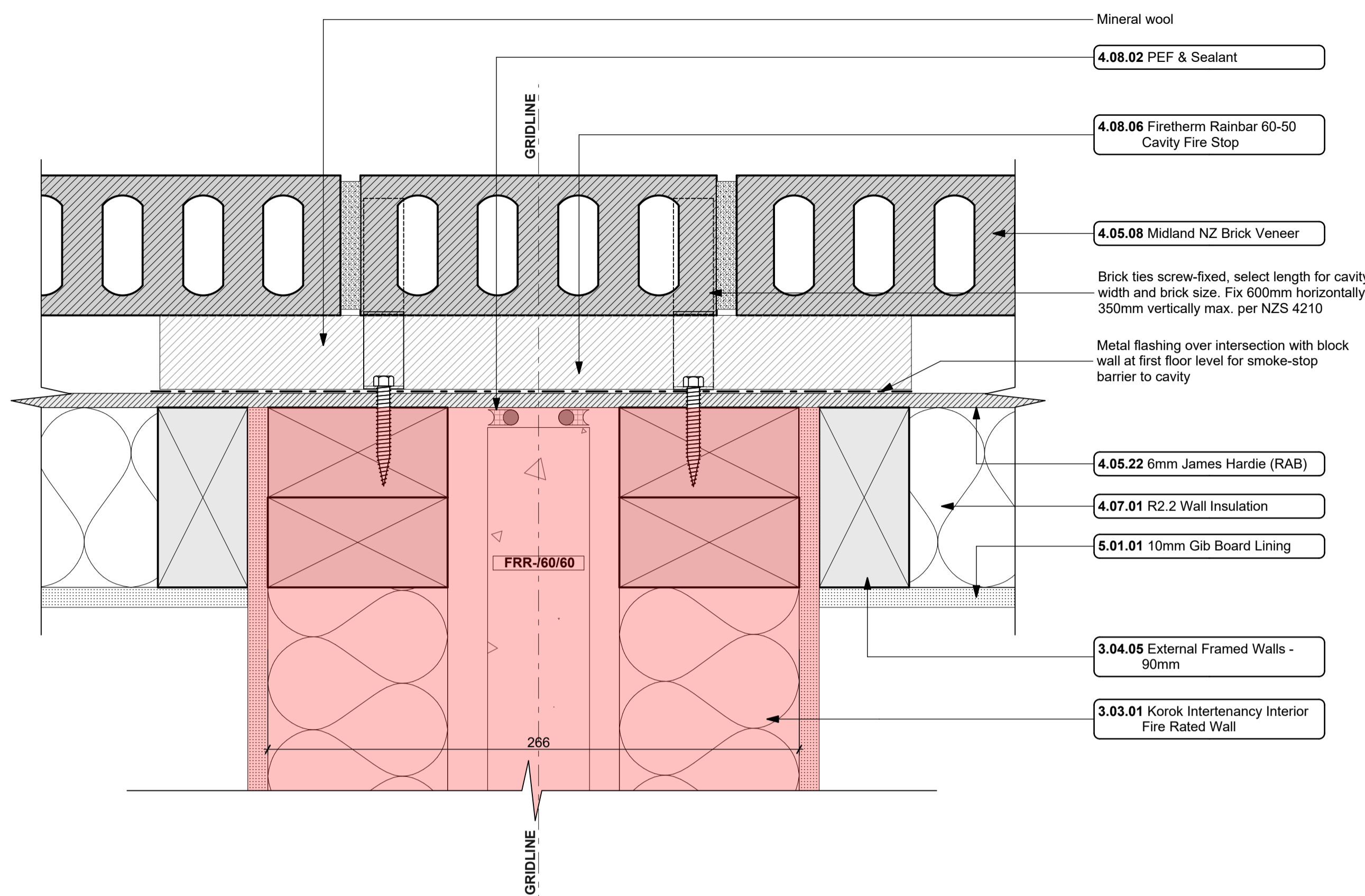
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**Proposed Development for:**  
for:  
**Bonair Developments**  
at:  
**153 Bonair Crescent (Block B)  
Silverdale, Auckland**

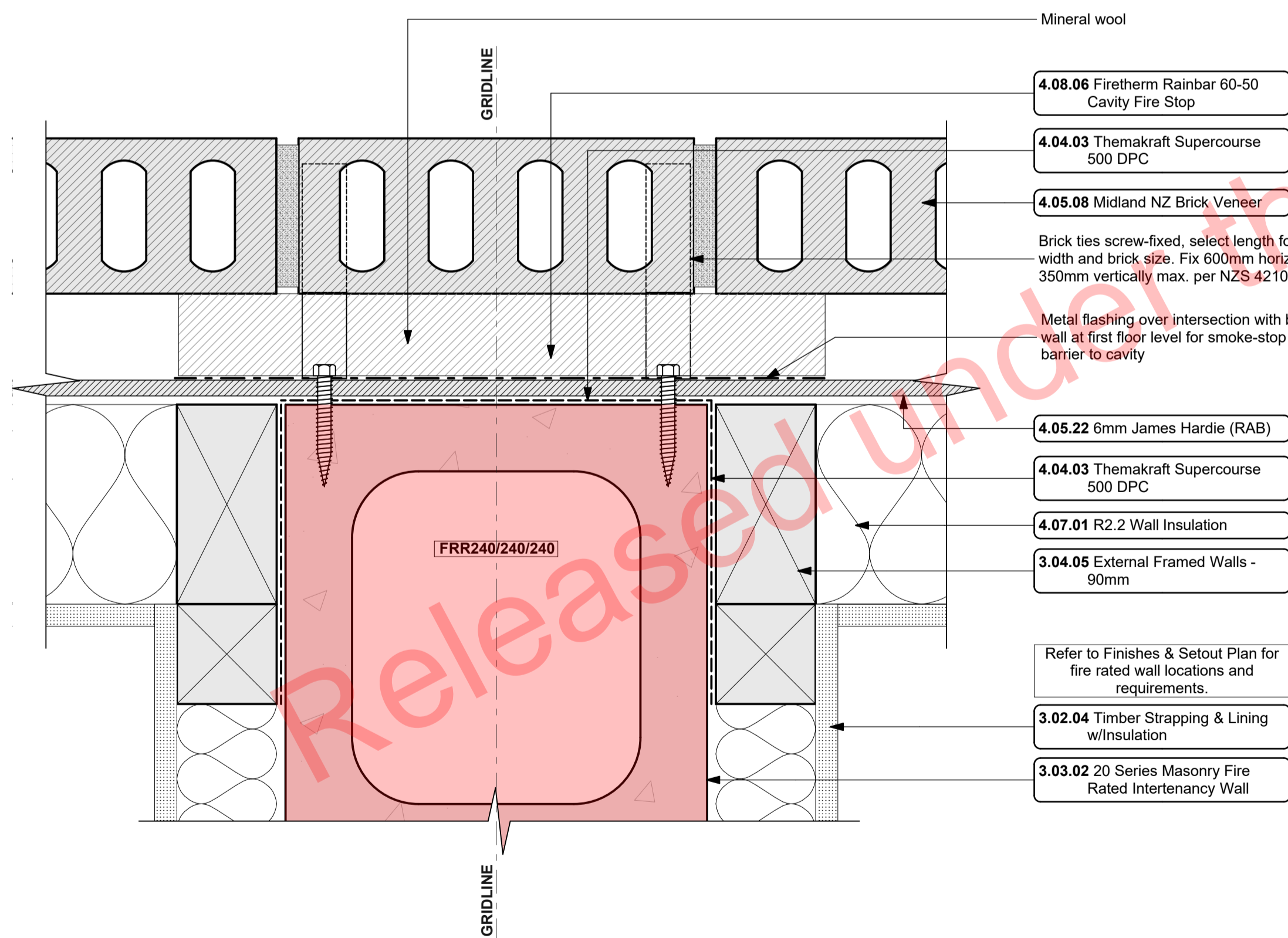
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drawn: **KN** checked: **JM** dwg n#: **409**  
job n#: **2005**  
date created: **11/28/2018**  
date plotted: **2/7/2019**  
issue: **BC Block B rev n#:**  
scale: **1:2 @ A1** **01**  
NOTE: Drawings are 1/2 scale @ A3  
CAD ref: K:\nsb\BIM Server: CAL-BIM - BIM\dsd\Basic for ARCH\CAD 21\Creative Arch\2005\_Broadway Property Group\_BLOCK B\_BC

BUILDING CONSENT





CL-71  
- 114-117, 301  
First Floor Intertency Wall / External Brick Cavity Plan Detail  
1:2

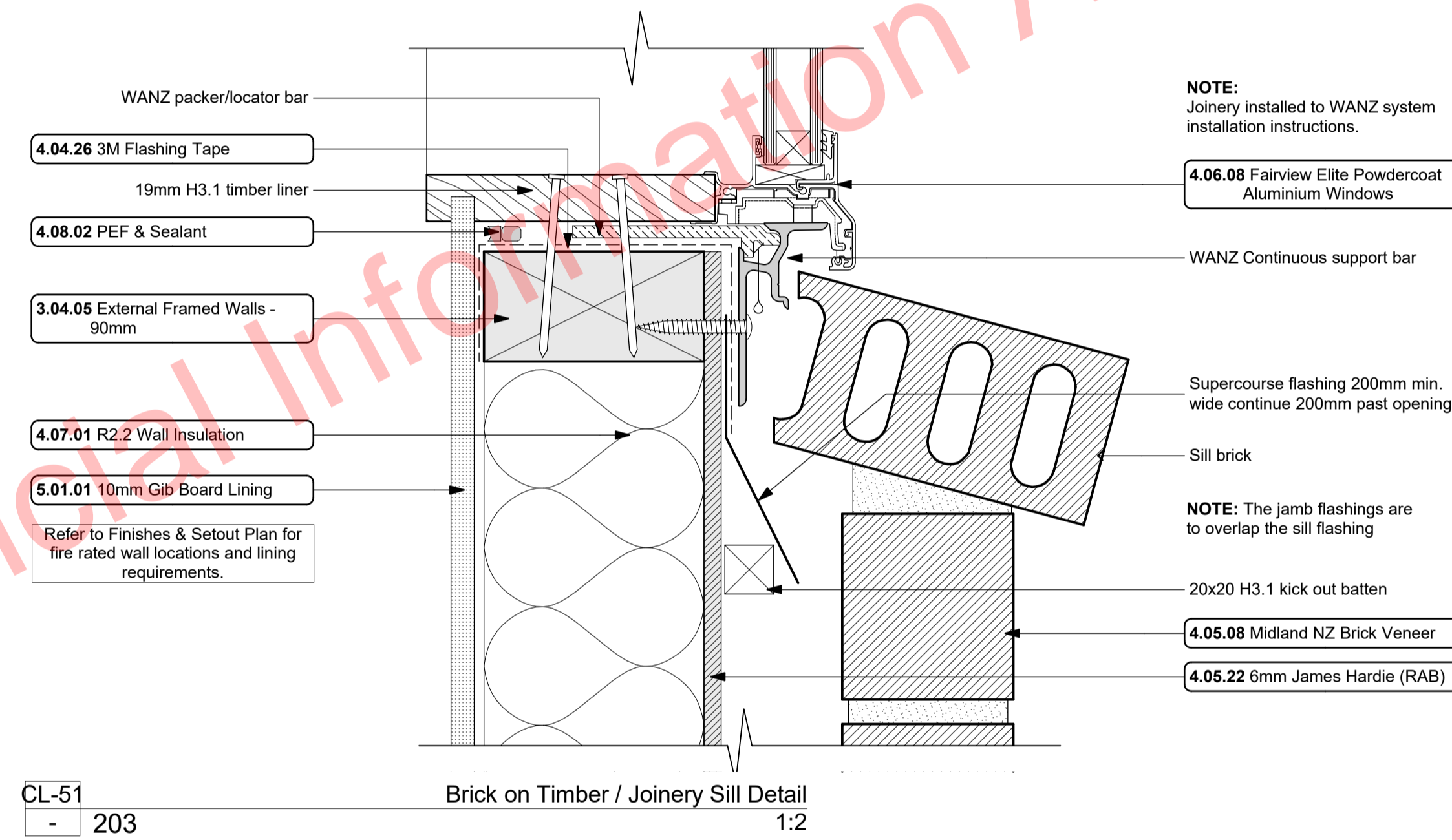


CL-55  
- 110-113  
Ground Floor Intertency Wall / External Brick Cavity Plan Detail  
1:2

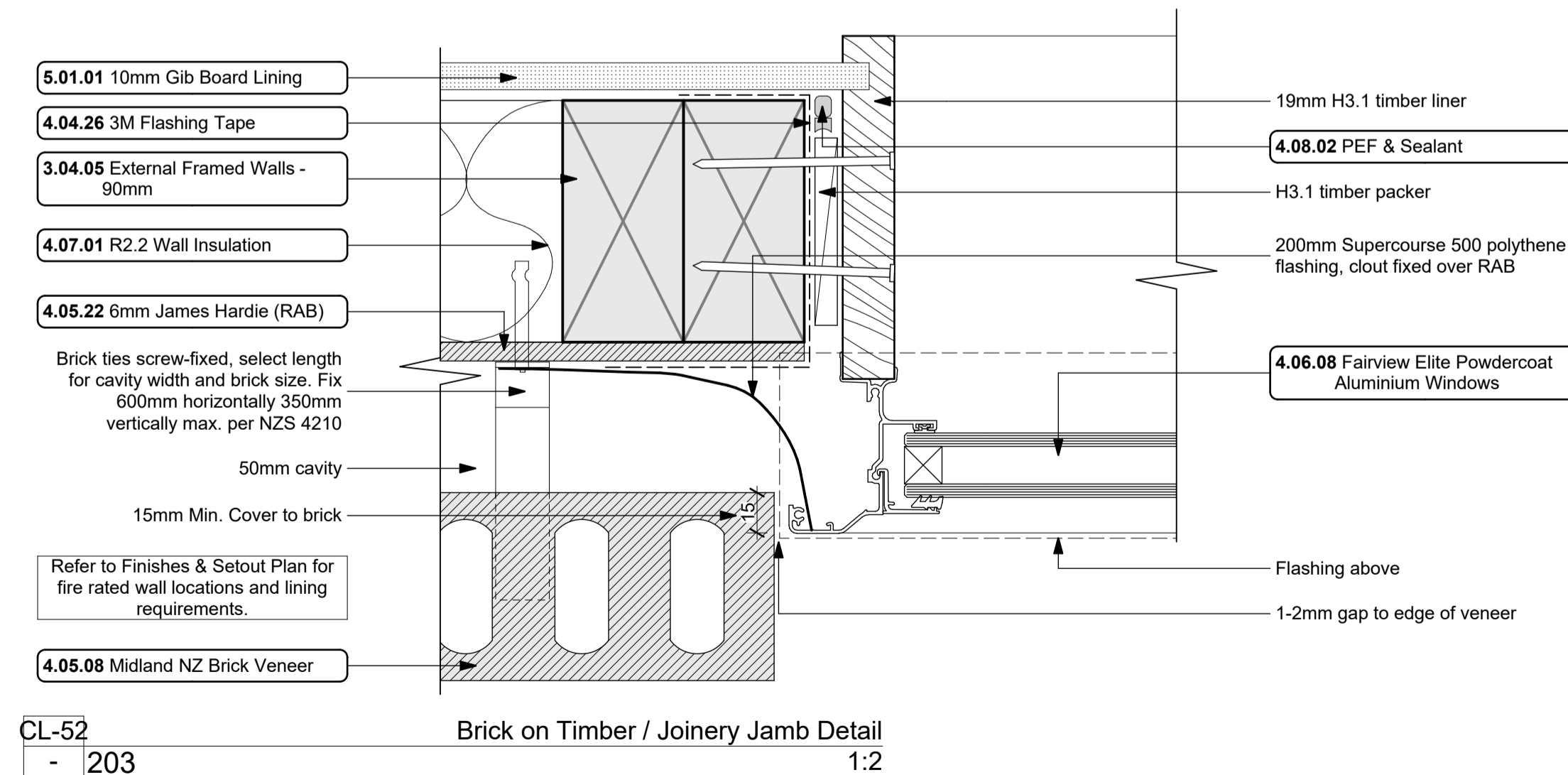
- Notes
- 3 STRUCTURE
- 3.02.04 **Timber Strapping & Lining w/Insulation**  
Masonry block wall to be strapped with 50x50mm H1.2 battens on dpc at 600crs with Audex Greenstuff R1.3 40mm fibreglass insulation installed between with 10mm Gib board lining.
  - 3.03.01 **Korok Intertency Interior Fire Rated Wall**  
KOROK KIT01 -60/60 Fire Rated Intertency Wall: 51mm KOROK panels with 90x45 timber framing either side - studs at max 600 crs. 20mm cavity to one side. 15 mm cavity to the other. Audex 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 manufacturer's requirements. 5216S
  - 3.03.02 **20 Series Masonry Fire Rated Intertency Wall**  
FRR240/240/240 - 190 mm thick Fire Rated intertency wall. Installed to Structural Engineers Details. 10mm Paint Finish Gib on 50x50mm H1.2 timber strapping with R1.3 Insulation to either side. Fire Rated sealant to perimeter.
  - 3.04.05 **External Framed Walls - 90mm**  
Generally construct with 90x45 SGB KD H1.2 framing with studs on Hi and Dri packers at crs as per setout plans and nogs @ 600crs to NZS3604.2011 unless noted otherwise. Ensure all insulation within framing where applicable. Is secured into place with DanBand straps in accordance with the requirements of E2/AS1. Nog for all fittings, fixtures, linings, bracing panels and trims. DPC (althoid) between bottom plate and conc. slab and fixed with M12 bolts @ 900crs. Refer to the Structural Layouts for the bracing requirements. 6mm RAB to exterior face of walls.
- 4 ENCLOSURE
- 4.04.03 **Themakraft Supercourse 500 DPC**  
Themakraft Supercourse 500 DPC between concrete/concrete masonry /aluminium and timber members. Install strictly as per manufacturer's specifications and details. 4161T
  - 4.04.26 **3M Flashing Tape**  
Approved 3M 8067 All weather flashing tape as per manufacturer's specifications and details. Install strictly as per manufacturer's specifications and details.
  - 4.05.08 **Midland NZ Brick Veneer**  
Midland NZ 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 molar, colour to match brick. The 2 storey brick cladding system used on this building must be completed to 'Design Note TB1' refer to Midland Brick for Design Note TB1. Install strictly as per manufacturer's specifications and details.
  - 4.05.22 **6mm James Hardie (RAB)**  
6mm thick James Hardie Rigid Air Barrier RAB board fixed in accordance with manufacturer's specifications and details. Use only in areas where fire rating is required on a timber framing system in conjunction with Gib Fyreline. Refer to architectural details. Seal vertical joints with sealing tape and horizontal joints with James Hardie proprietary RAB flashings. Install strictly as per manufacturer's specifications and details. Refer to Fire report and drawings. 4161T
  - 4.06.08 **Fairview Elite Powdercoat Aluminium Windows**  
Elite Fairview Classic Residential 35 Powdercoated Aluminium Windows. Colour as per Resource Consent

- specifications. Double glazed with paint grade radiata pine architraves. Obscure glass to bathrooms, wc's and ensuites. Refer to window and door schedule. Confirm size on site prior to manufacture. Install strictly as per manufacturer's specifications and details. Hardware TBC by client.
- 4.07.01 **R2.2 Wall Insulation**  
Autex Greenstuff R2.2 Wall insulation (90mm), or similar with equivalent R-value, installed as per manufacturer's specifications and instructions.
- 4.08.02 **PEF & Sealant**  
PEF Backing rod and Sealant. Ensure all laps and overhangs comply with E2/AS1. Install strictly as per manufacturer's specifications and details.
- 4.08.06 **Firetherm Rainbar 60-50 Cavity Fire Stop**  
Firetherm Rainbar 60-50: 60 minute intumescent composite cavity Fire Stop for cavities up to 50mm. Installed to manufacturers requirements to all nominal 50mm cavities between horizontal and vertical unit separations.

- 5 INTERIOR
- 5.01.01 **10mm Gib Board Lining**  
10mm Gib Board lining fixed horizontally or vertically over selected framing. Gib stopped to level 4min. finish for painting. Square stopped to ceiling. Install strictly as per manufacturer's specifications and details. Refer to engineer drawings for bracing locations. 5115C



CL-51  
- 203  
Brick on Timber / Joinery Sill Detail  
1:2



CL-52  
- 203  
Brick on Timber / Joinery Jamb Detail  
1:2

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

RevID	Issue	CHD	Comments	Date
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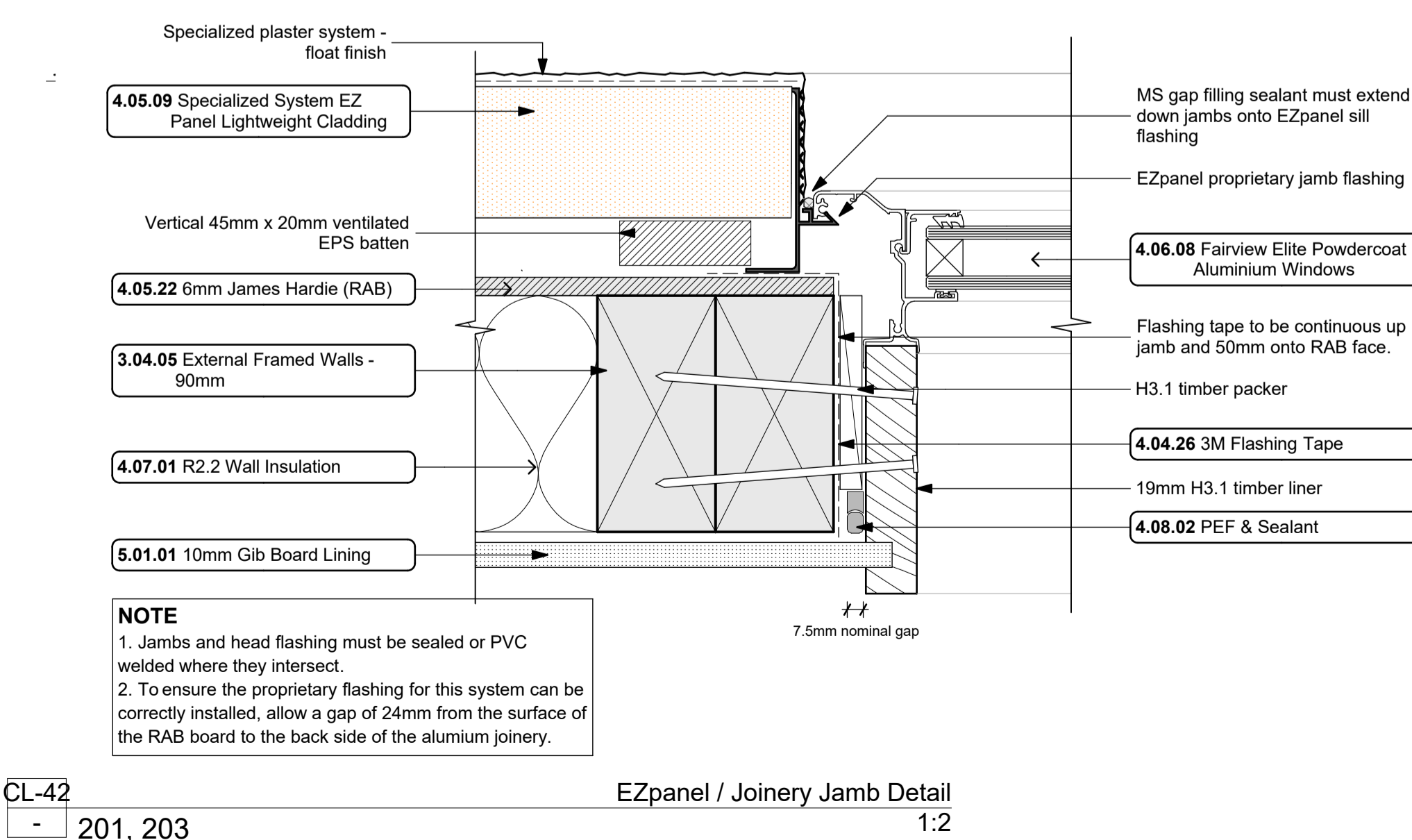
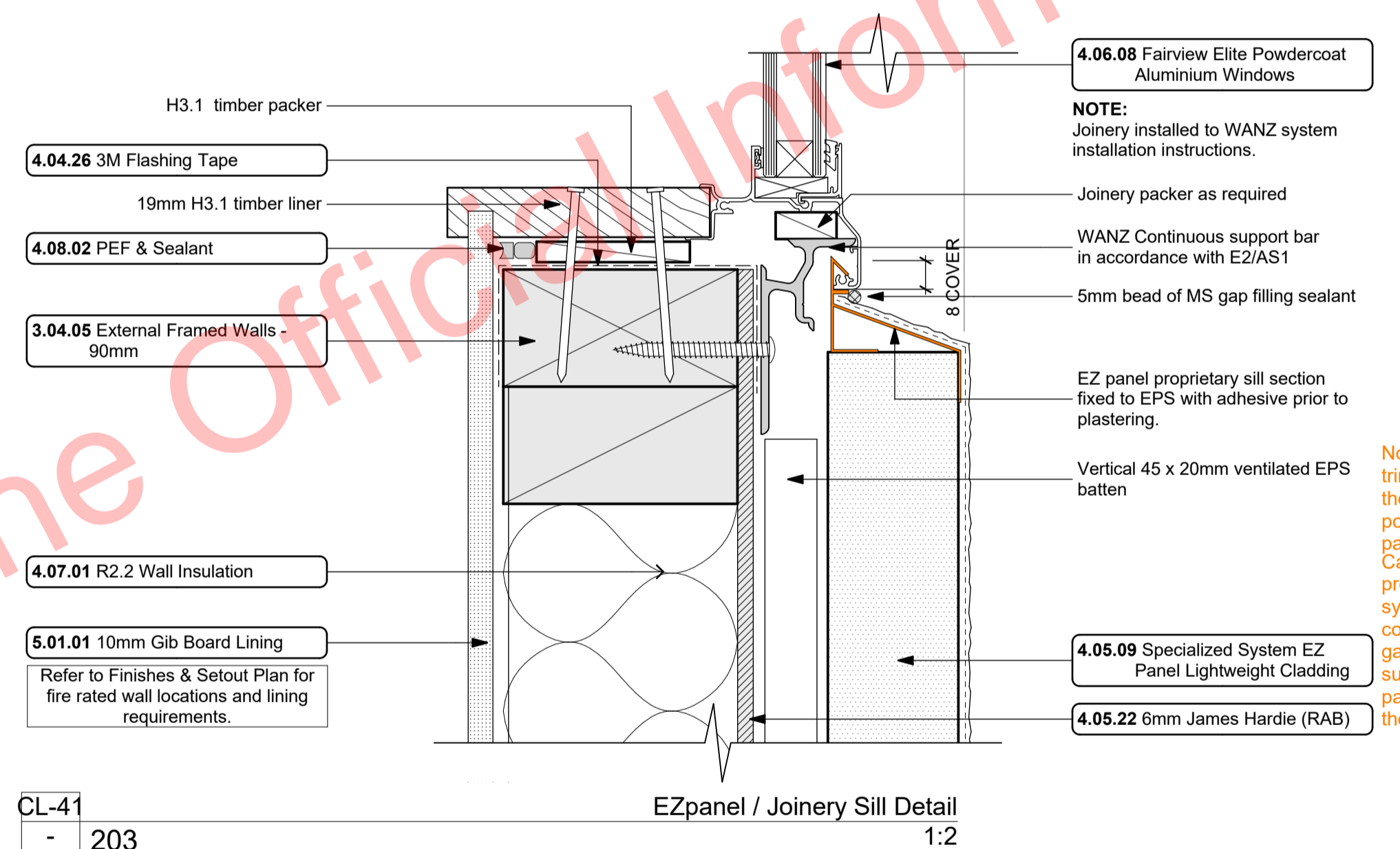
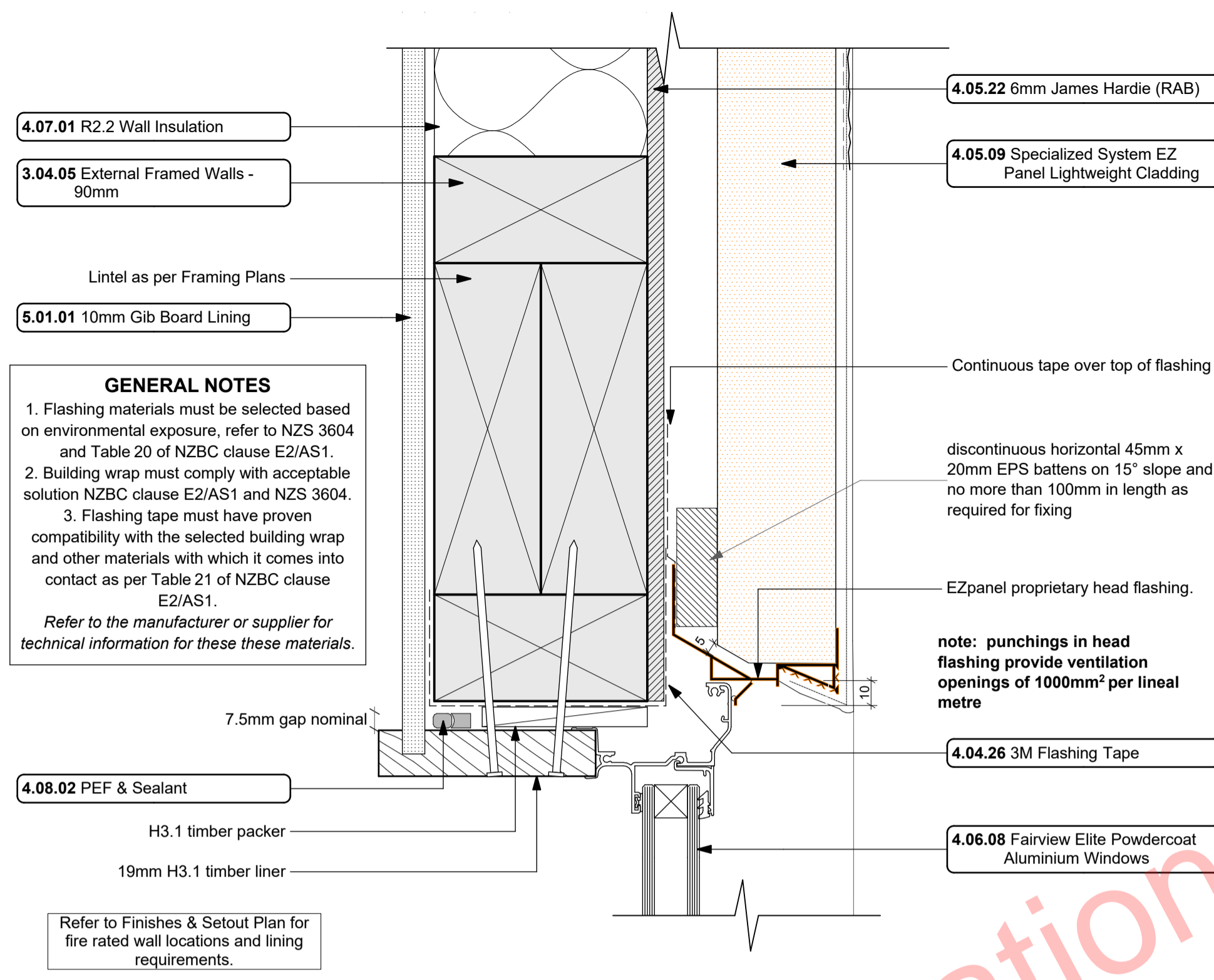
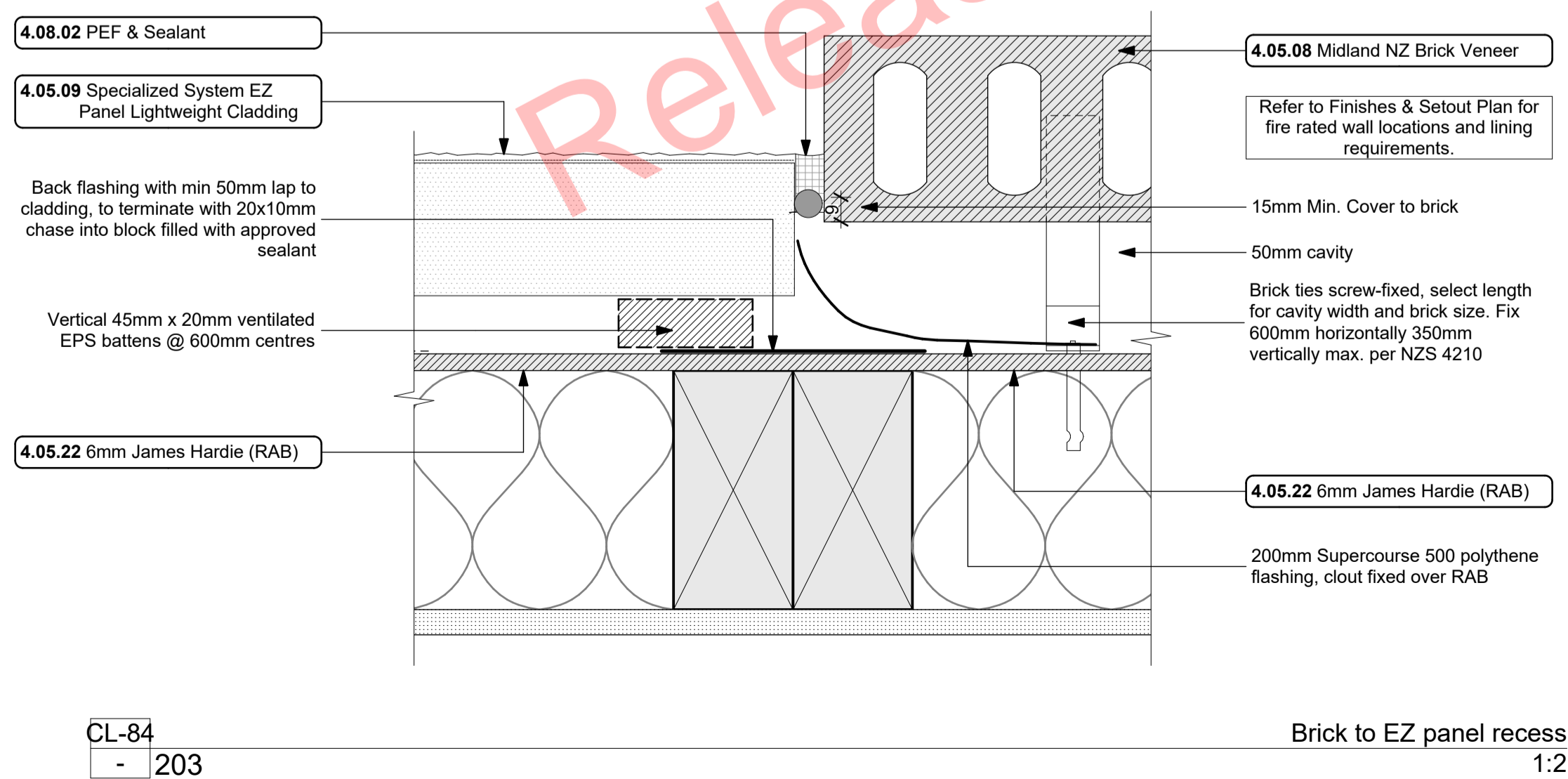
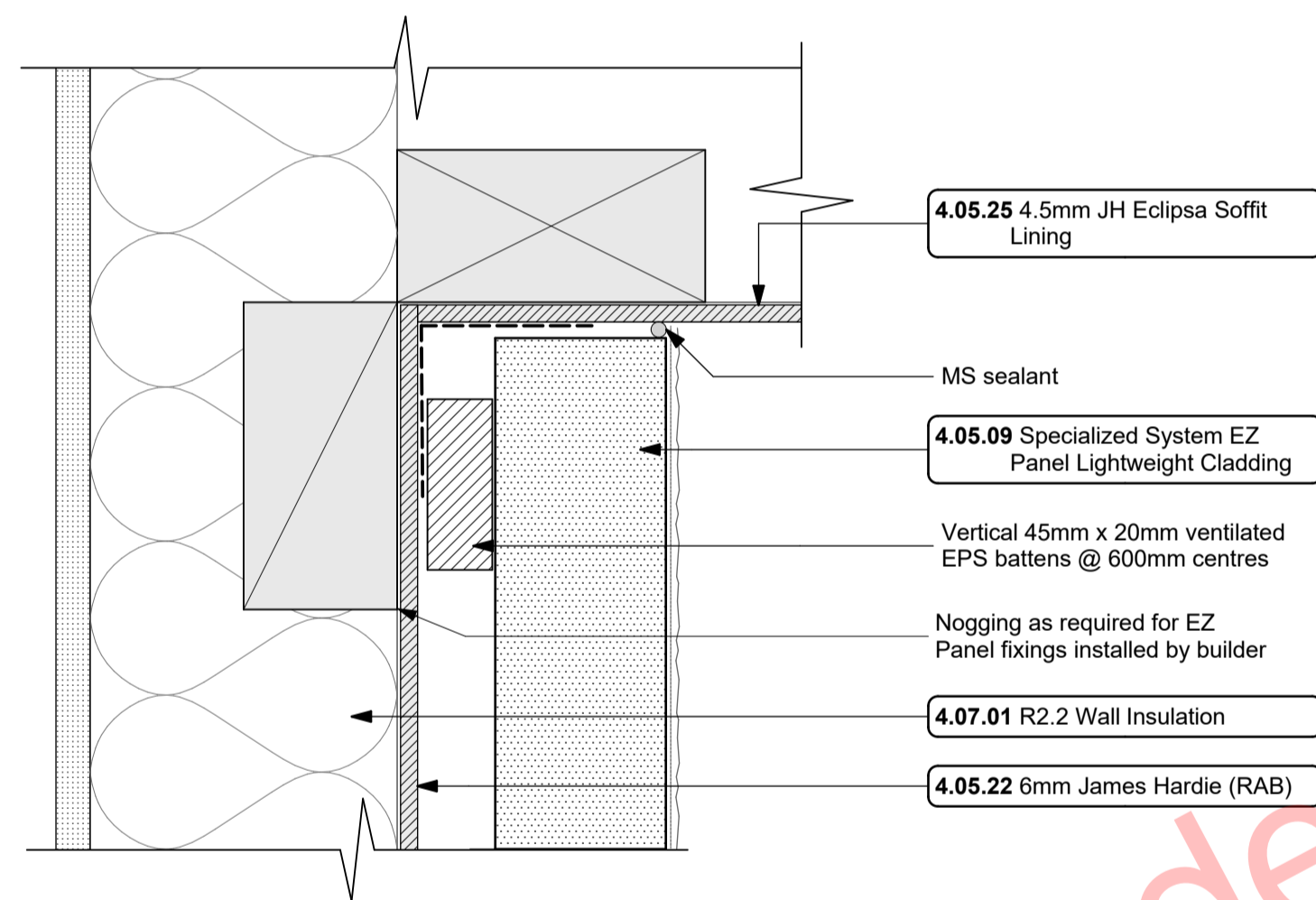
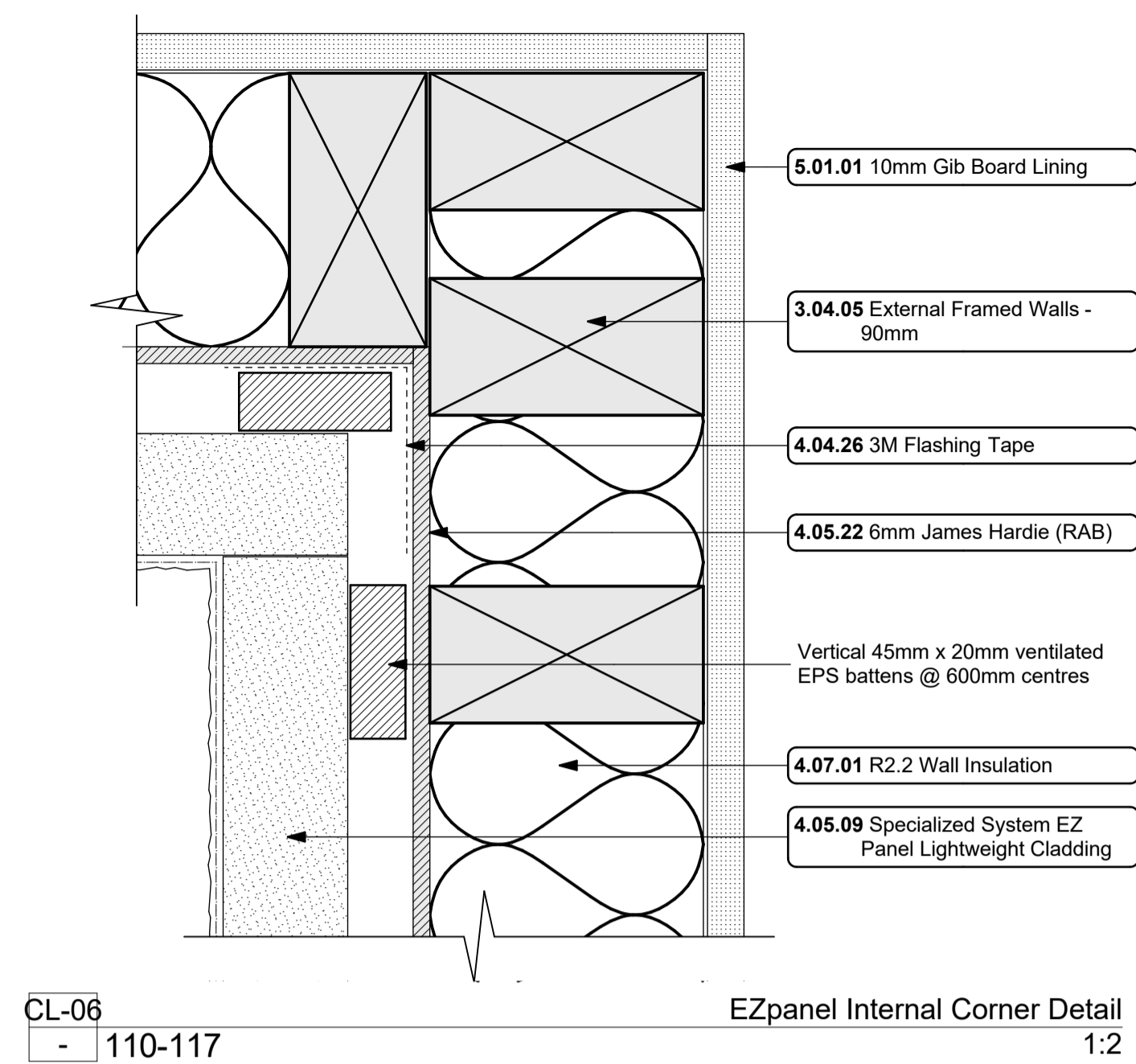
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project title:  
**Proposed Development for:**  
for:  
**Bonair Developments**  
at:  
**153 Bonair Crescent (Block B) Silverdale, Auckland**

sheet title:  
**Brick Wall Standard Details**  
drawn: **KN** checked: **JM** dwg n#: **410**  
job n#: **2005**  
date created: **11/28/2018**  
date plotted: **2/7/2019**  
issue: **BC Block B** rev n#: **01**  
scale: **1:2 @ A1**  
**NOTE: Drawings are 1/2 scale @ A3**

BUILDING CONSENT

CAD ref: 21\Creative Arch\2005\_Broadway Property Group\_BLOCK B\_BC



**Notes**

**3 STRUCTURE**

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

**4 ENCLOSURE**

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

**4.05.08 Midland NZ Brick Veneer**  
Midland NZ brick veneer with 50mm cavity with RAB on timber framed walls to NZS 3604 - 2011. Provide weep holes @600mm max centres and 10mm ventilation gap between top of brick and soffit lining. Wall ties and fixings in accordance with NZS 4210 : 2001. Standard range mortar, colour to match brick. The 2 storey brick cladding system used on this building must be completed to 'Design Note TB1' refer to Midland Brick for Design Note TB1. Install strictly as per manufacturer's specifications and details.

**4.05.09 Specialized System EZ Panel Lightweight Cladding**  
Specialized System EZ Panel 50mm autoclaved lightweight concrete Facade System over 50x20mm High Density EPS vertical cavity battens at 600crs max. Float textured finish by Specialized Systems. Min 2 coats of paint. Colour TBD. All installation in accordance with manufacturer specifications. System only for timber framed wing walls.

**4.05.22 6mm James Hardie (RAB)**  
6mm thick James Hardie Rigid Air Barrier RAB board fixed in accordance with manufacturer's specifications and details. Use only in areas where fire rating is required on a timber framing system in conjunction with Gib Fyrelite. Refer to

architectural details. Seal vertical joints with sealing tape and horizontal joints with James Hardie proprietary RAB flashings. Install strictly as per manufacturer's specifications and details. Refer to Fire report and drawings.

**4.05.25 4.5mm JH Eclipsa Soffit Lining**  
4.5mm 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.

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

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

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

**5 INTERIOR**

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

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

RevID	Issue	CHD	Comments	Date
01	Building Consent			11/28/2018



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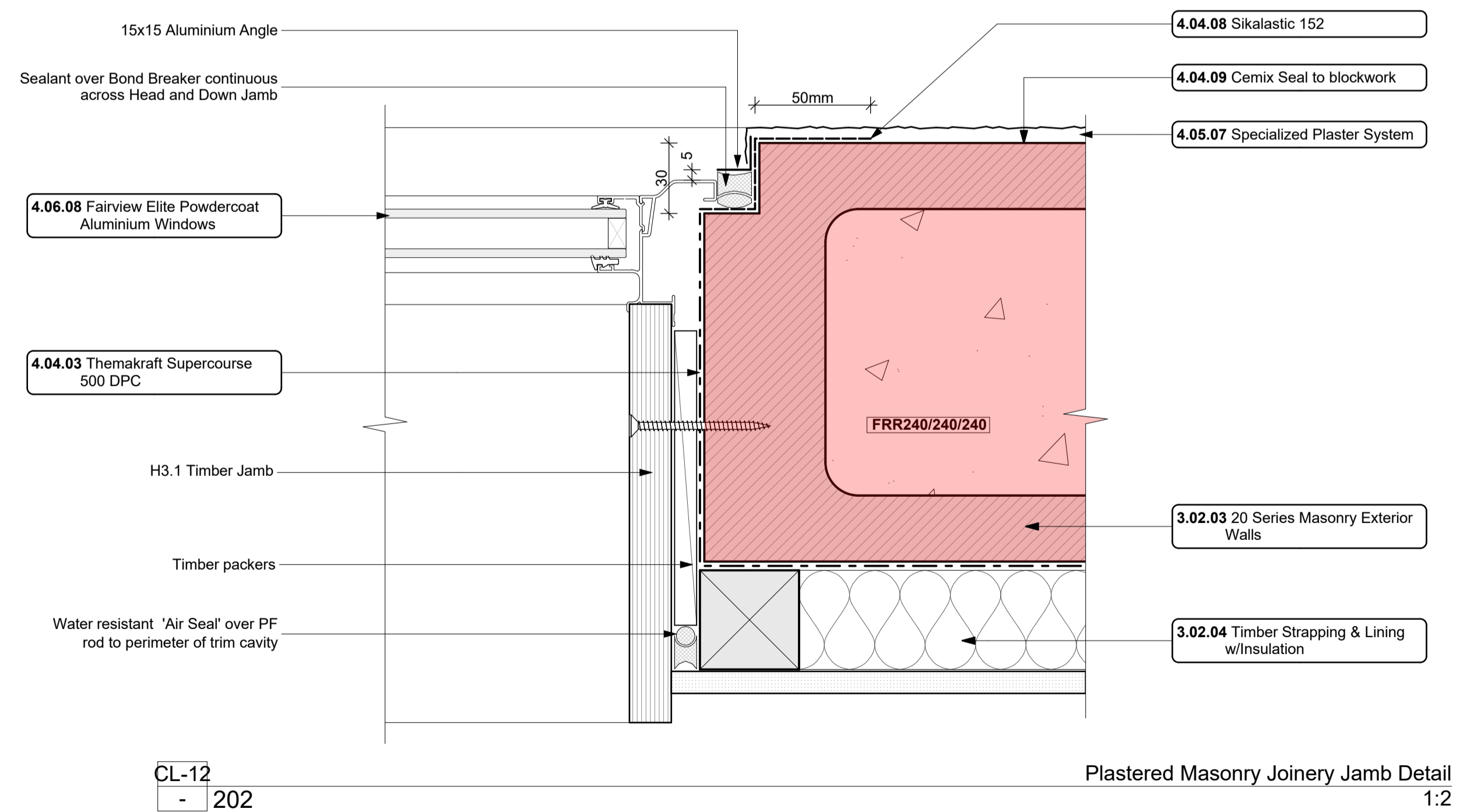
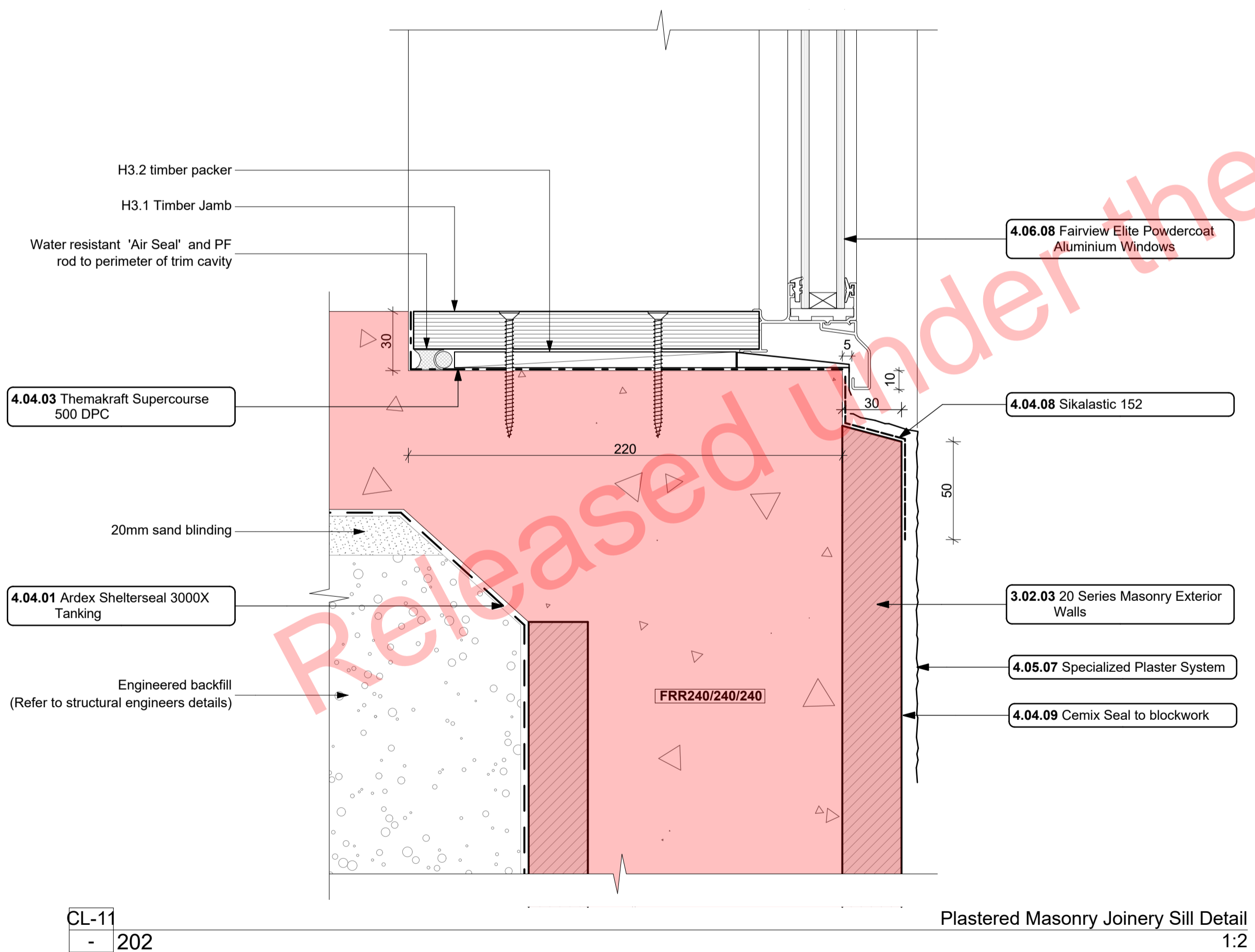
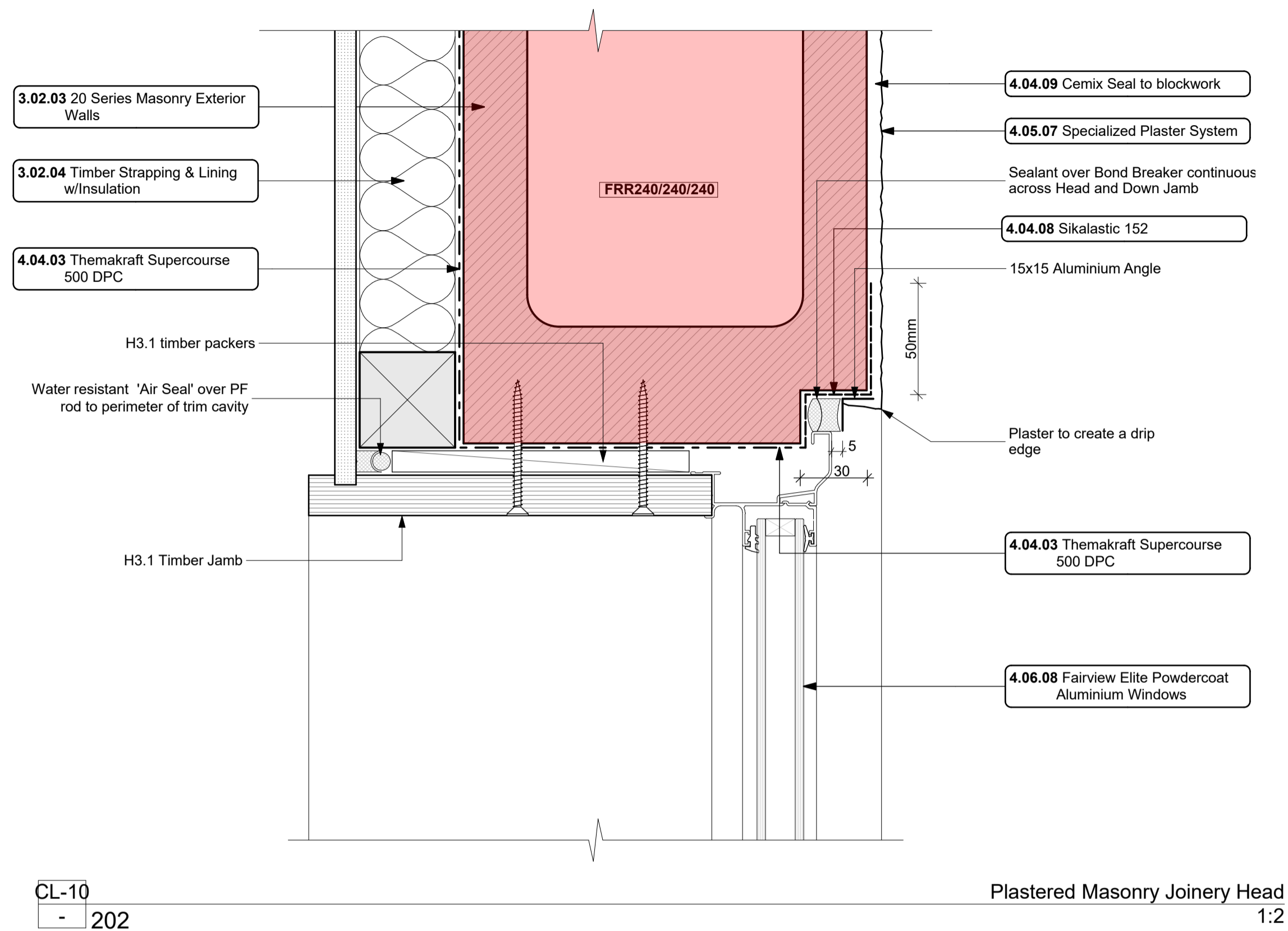
project title:  
**Proposed Development for:**  
for:  
**Bonair Developments**  
at:  
**153 Bonair Crescent (Block B) Silverdale, Auckland**

sheet title:  
**EZ Panel Details**

drawn: **KN** checked: **JM** dwg n#:  
job n#:  
date created: **11/28/2018** **411**  
date plotted: **2/7/2019**  
issue: **BC Block B** rev n#:  
scale: **1:2 @ A1**  
**01**  
NOTE: Drawings are 1/2 scale @ A3

CAD ref: 21/Creative Arch/2005\_Broadway Property Group\_BLOCK B\_BC

**BUILDING CONSENT**



Notes

3 STRUCTURE

- 3.02.03 20 Series Masonry Exterior Walls  
190mm Exterior masonry walls with Solid plaster finish to exterior, refer to engineering for reinforcing requirements, Constructed in accordance with NZS4210, refer to specific notes for strapping and lining requirements. FRR240/240/240
- 3.02.04 Timber Strapping & Lining w/Insulation  
Masonry block wall to be strapped with 50x50mm H1.2 battens on dpc at 600c/s with Audex Greenstuff R1.3 40mm fibreglass insulation installed between with 10mm Gib board lining.

4 ENCLOSURE

- 4.04.01 Ardex Shelterseal 3000X Tanking  
Ardex Shelterseal 3000X pe and stick Tanking installed strictly as per manufacturers specifications and details to below ground applications - foundations, retaining walls etc 4131A
- 4.04.03 Themakraft Supercourse 500 DPC  
Themakraft Supercourse 500 DPC between concrete/concrete masonry /aluminium and timber members. Install strictly as per manufacturer's specifications and details. 4161T
- 4.04.08 Sikalastic 152  
Sikalastic 152 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 manufacturers requirements.

4.05.07 Specialized Plaster System

Specialized plaster System over 20 series masonry 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.

4.06.08 Fairview Elite Powdercoat Aluminium Windows

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

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01	Building Consent			11/28/2018



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project title:  
Proposed Development for:  
for:  
**Bonair Developments**  
at:  
**153 Bonair Crescent (Block B)  
Silverdale, Auckland**

sheet title:  
**Standard Masonry Details**  
drawn: **KN** checked: **JM** dwg n#: **412**  
job n#: **2005**  
date created: **11/28/2018**  
date plotted: **2/7/2019**  
issue: **BC Block B** rev n#: **01**  
scale: **1:2 @ A1**  
NOTE: Drawings are 1/2 scale @ A3  
CAD ref: 21\Creative Arch\2005\_Broadway Property Group\_BLOCK B\_BC

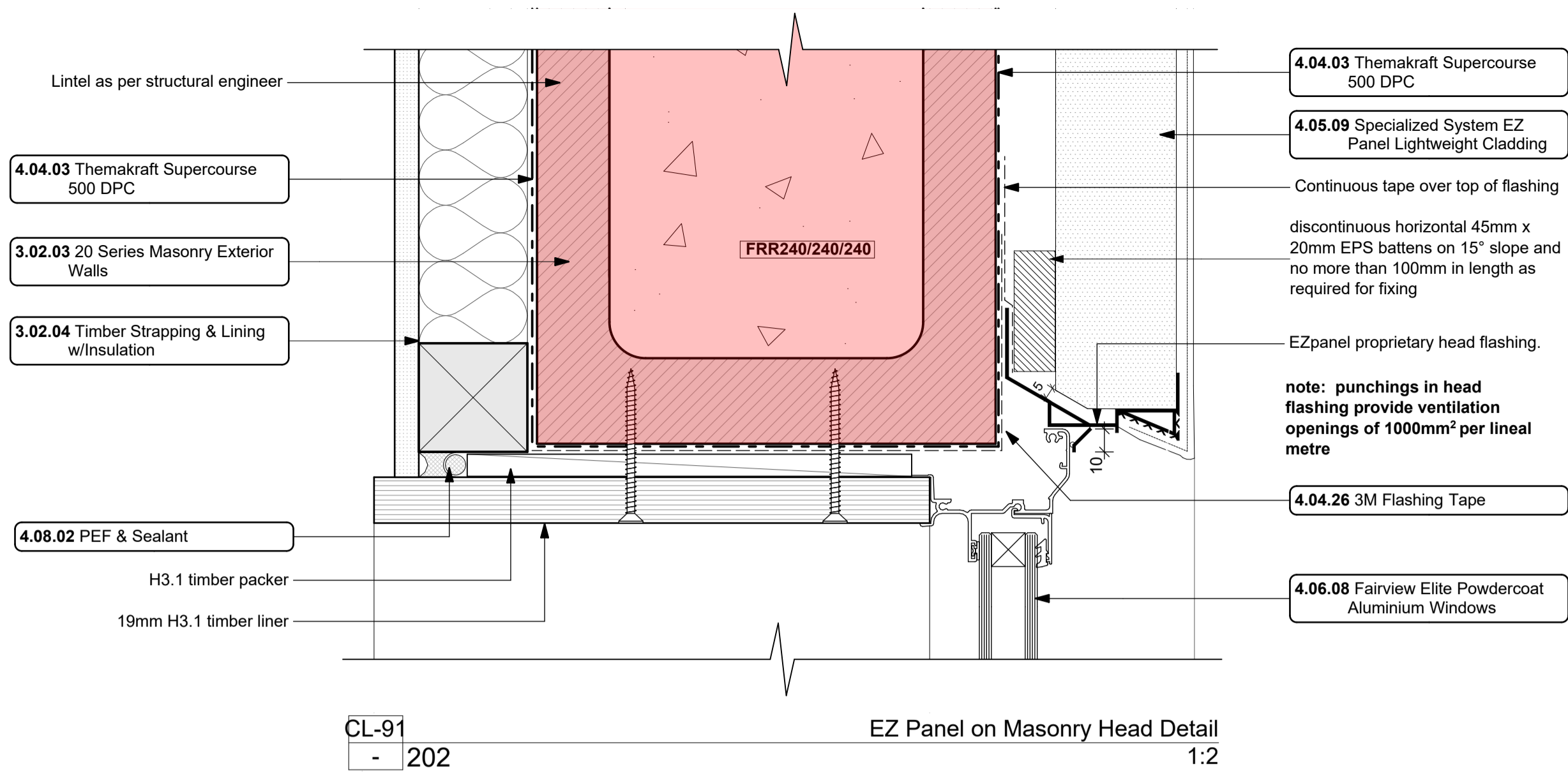
BUILDING CONSENT

3 STRUCTURE

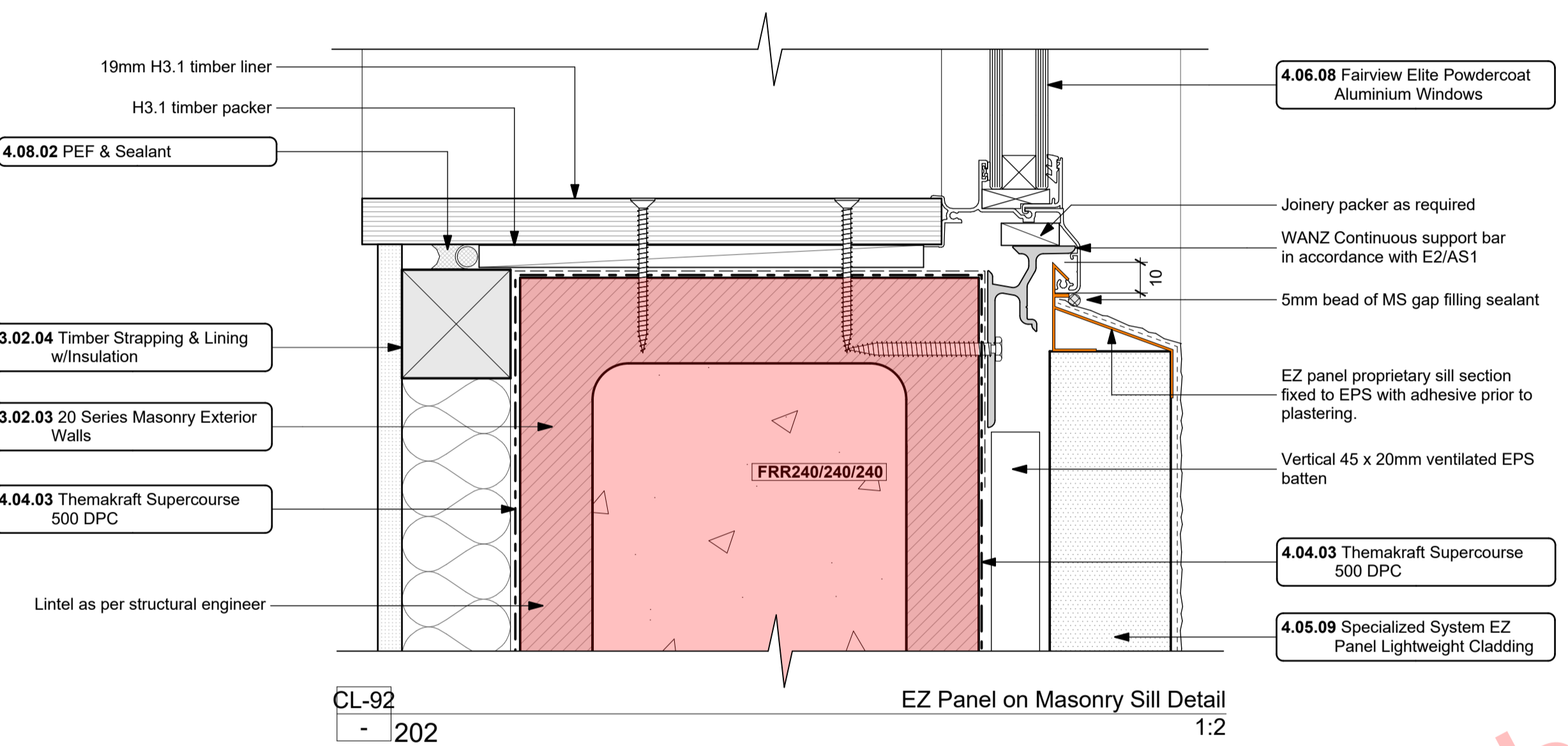
- 3.02.03 20 Series Masonry Exterior Walls  
190mm Extensio masonry walls with Solid plaster finish to exterior, refer to engineering for reinforcing requirements. Constructed in accordance with NZS4110, refer to specific notes for strapping and lining requirements. FRR240/240/240
- 3.02.04 Timber Strapping & Lining w/Insulation  
Masonry block wall to be strapped with 50x50mm H1.2 battens on dpc at 600c/s with Audex Greenstuff R1.3 40mm fibreglass insulation installed between with 10mm Gib board lining.

4 ENCLOSURE

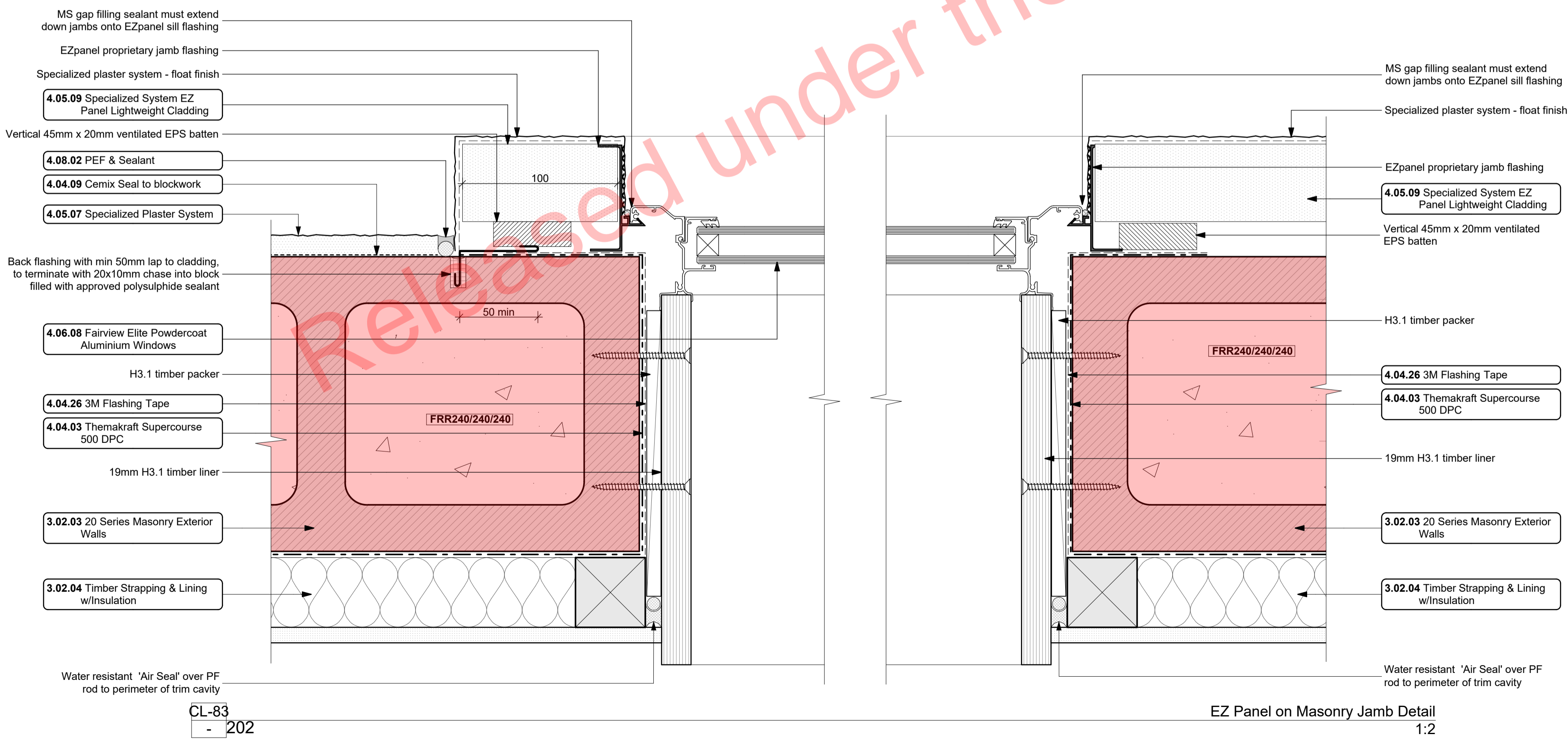
- 4.04.03 Themakraft Supercourse 500 DPC  
Themakraft Supercourse 500 DPC between concrete/concrete masonry/aluminium and timber members. Install strictly as per manufacturer's specifications and details. #1917
- 4.04.09 Cemix Seal to blockwork  
Cemix Brick and Block Sealer Applied to block face prior to lining with brick cladding. All in accordance with manufacturers requirements.
- 4.04.26 3M Flashing Tape  
Approved 3M 8067 All weather flashing tape as per manufacturer's specifications and details. Install strictly as per manufacturer's specifications and details.
- 4.05.07 Specialized Plaster System  
Specialized plaster System over 20 series masonry 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.
- 4.05.09 Specialized System EZ Panel Lightweight Cladding  
Specialized System EZ Panel 50mm autoclaved lightweight concrete Facade System over 50x20mm High Density EPS vertical cavity battens at 600c/s max. Float textured finish by Specialized Systems. Min 2 coats of paint. Colour TBD. All installation in accordance with manufacturers specifications. System only for timber framed wing walls.
- 4.06.08 Fairview Elite Powdercoat Aluminium Windows  
Elite Fairview Classic Residential 35 Powdercoated Aluminium Windows. Colour as per Resource Consent specifications. Double glazed with paint grade radiata pine architraves. Obscure glass to bathrooms, wc's and ensuite's. 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.
- 4.08.02 PEF & Sealant  
PEF Backing rod and Sealant. Ensure all laps and overhangs comply with EZAS1. Install strictly as per manufacturer's specifications and details.



CL-91  
- 202  
EZ Panel on Masonry Head Detail  
1:2



CL-92  
- 202  
EZ Panel on Masonry Sill Detail  
1:2



CL-83  
- 202  
EZ Panel on Masonry Jamb Detail  
1:2

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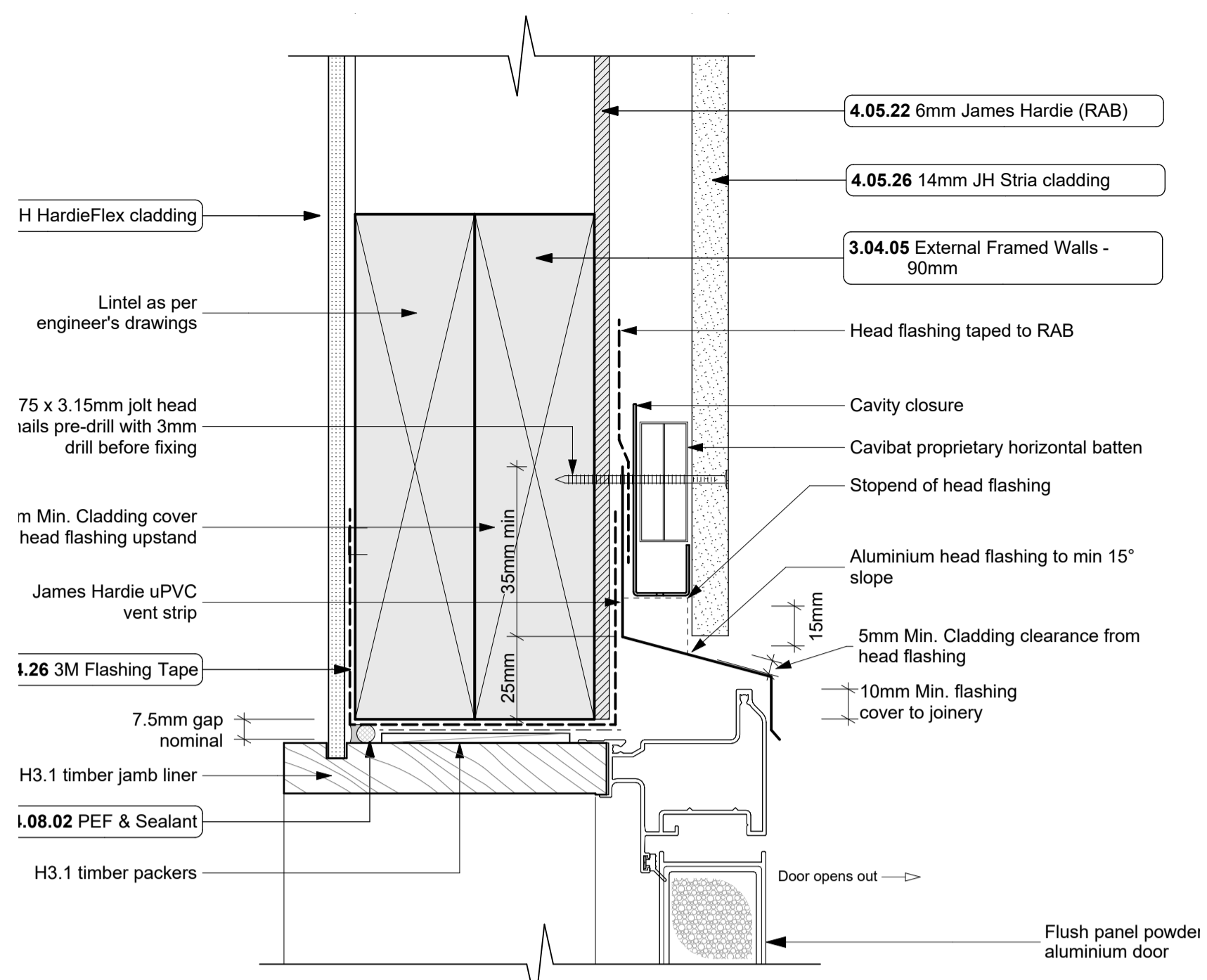
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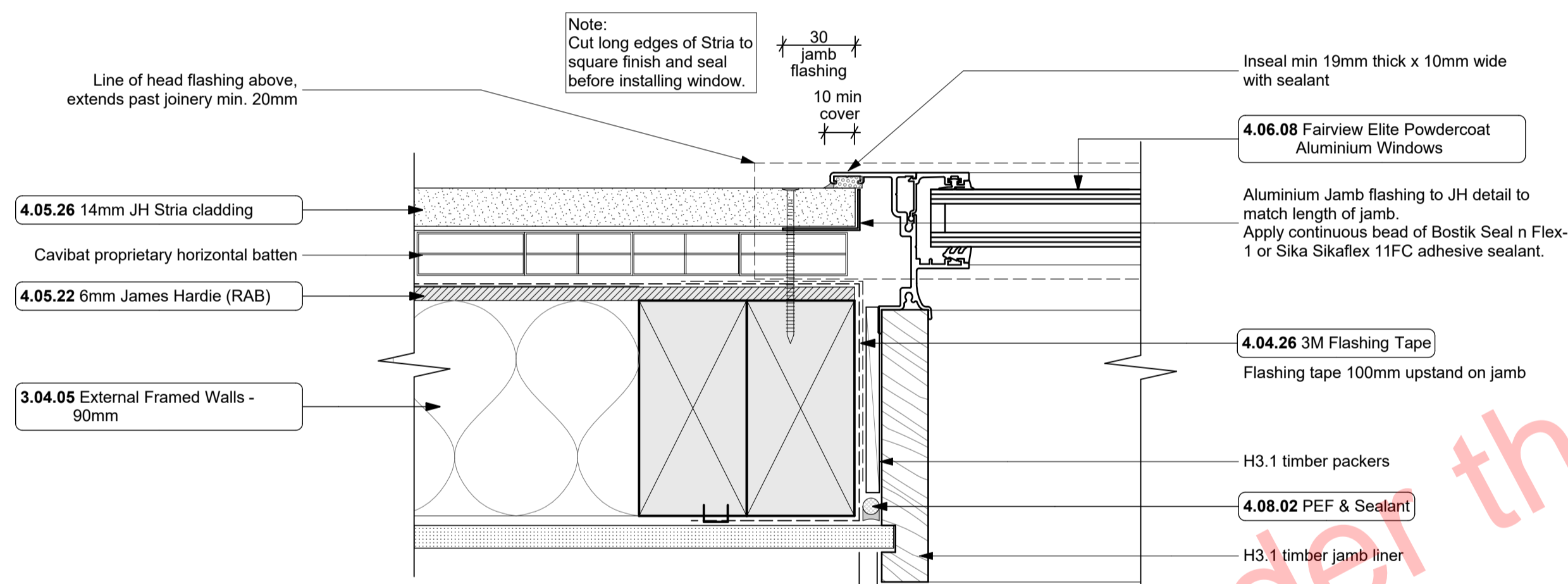
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**Proposed Development for:**  
for:  
**Bonair Developments**  
at:  
**153 Bonair Crescent (Block B) Silverdale, Auckland**  
sheet title:  
**Standard Masonry Details**  
drawn: **KN** checked: **JM** dwg n#: **413**  
job n#: **2005**  
date created: **11/28/2018**  
date plotted: **2/7/2019**  
issue: **BC Block B** rev n#: **01**  
scale: **1:2 @ A1**  
NOTE: Drawings are 1/2 scale @ A3  
CAD ref: 21\Creative Arch\2005\_Broadway Property Group\_BLOCK B\_BC

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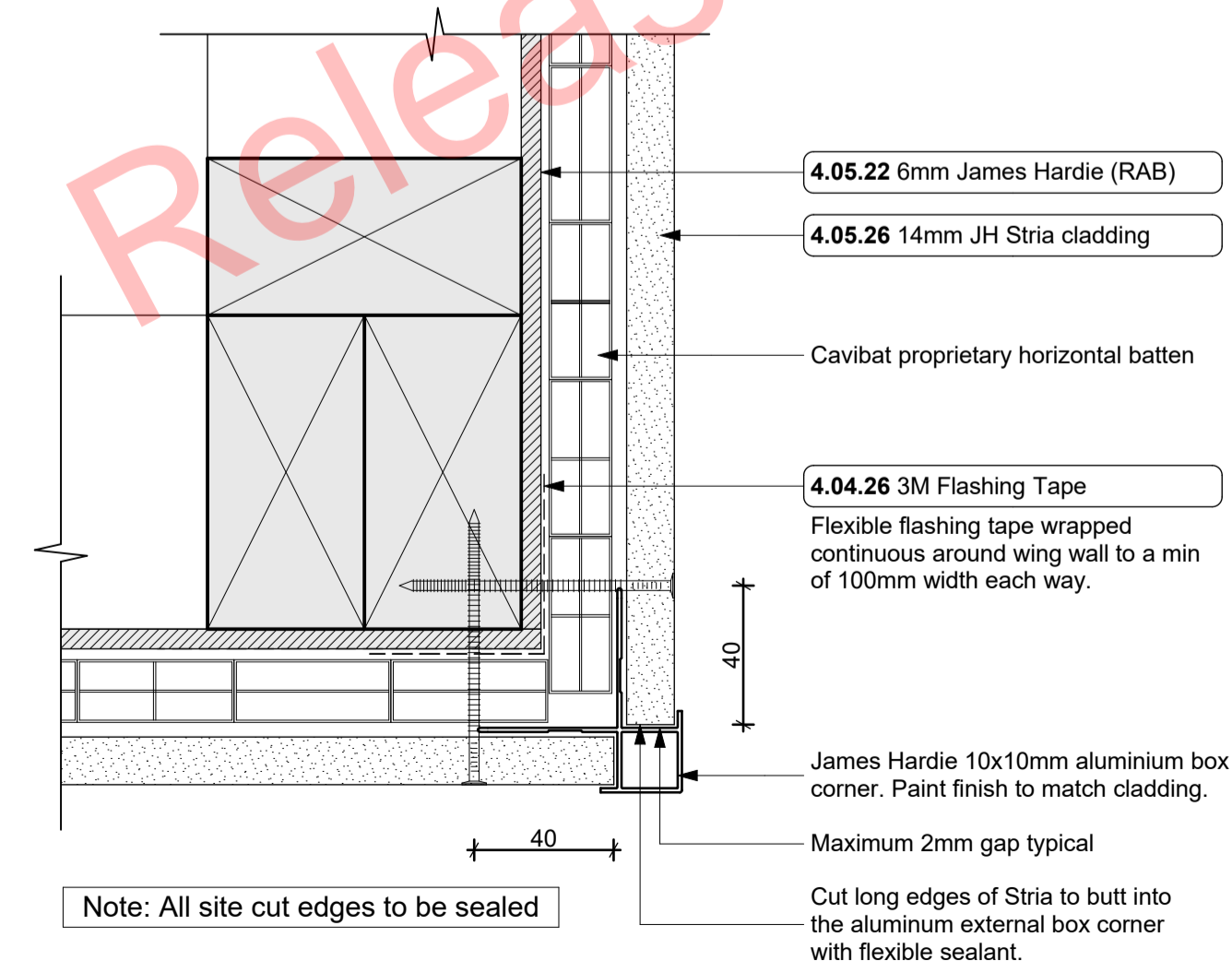
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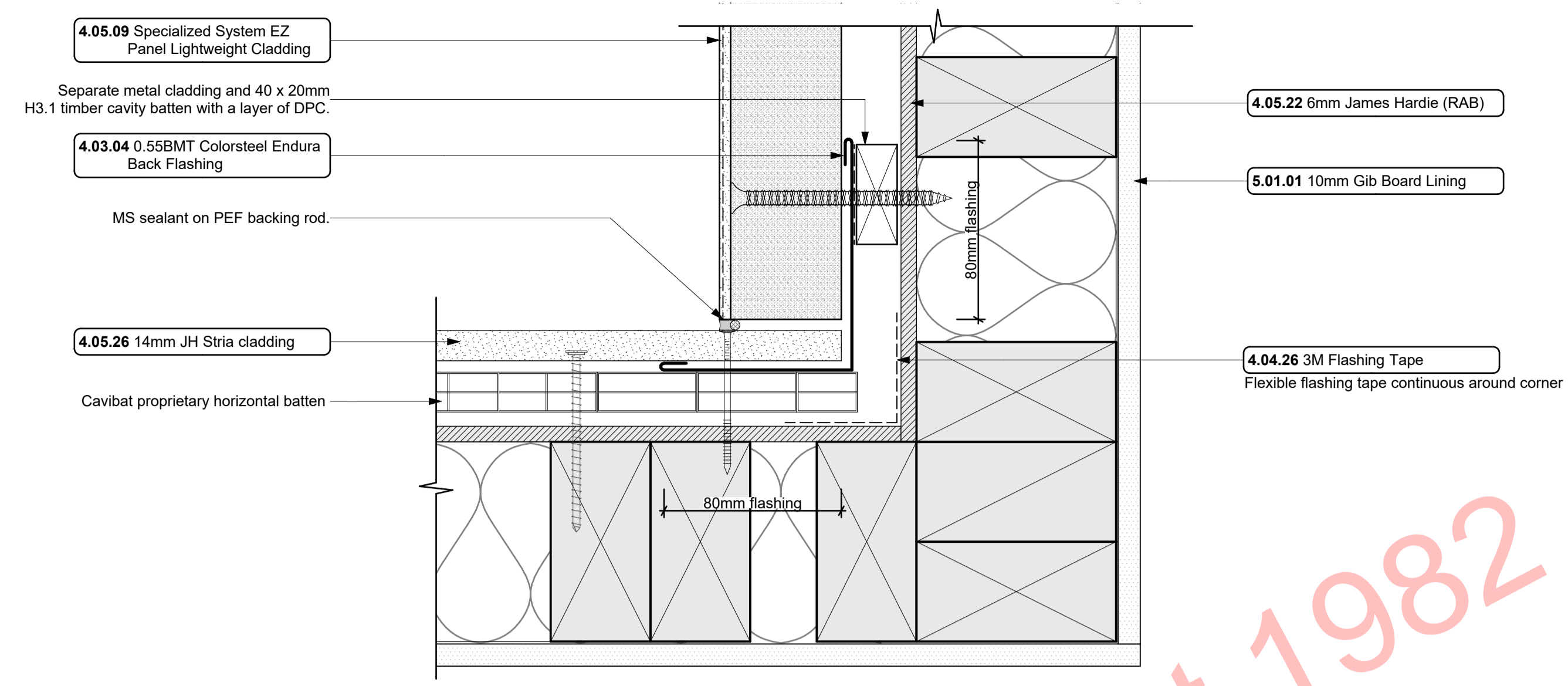
CL-33  
 - 114-117, 302  
 Stria joinery head  
 1:2



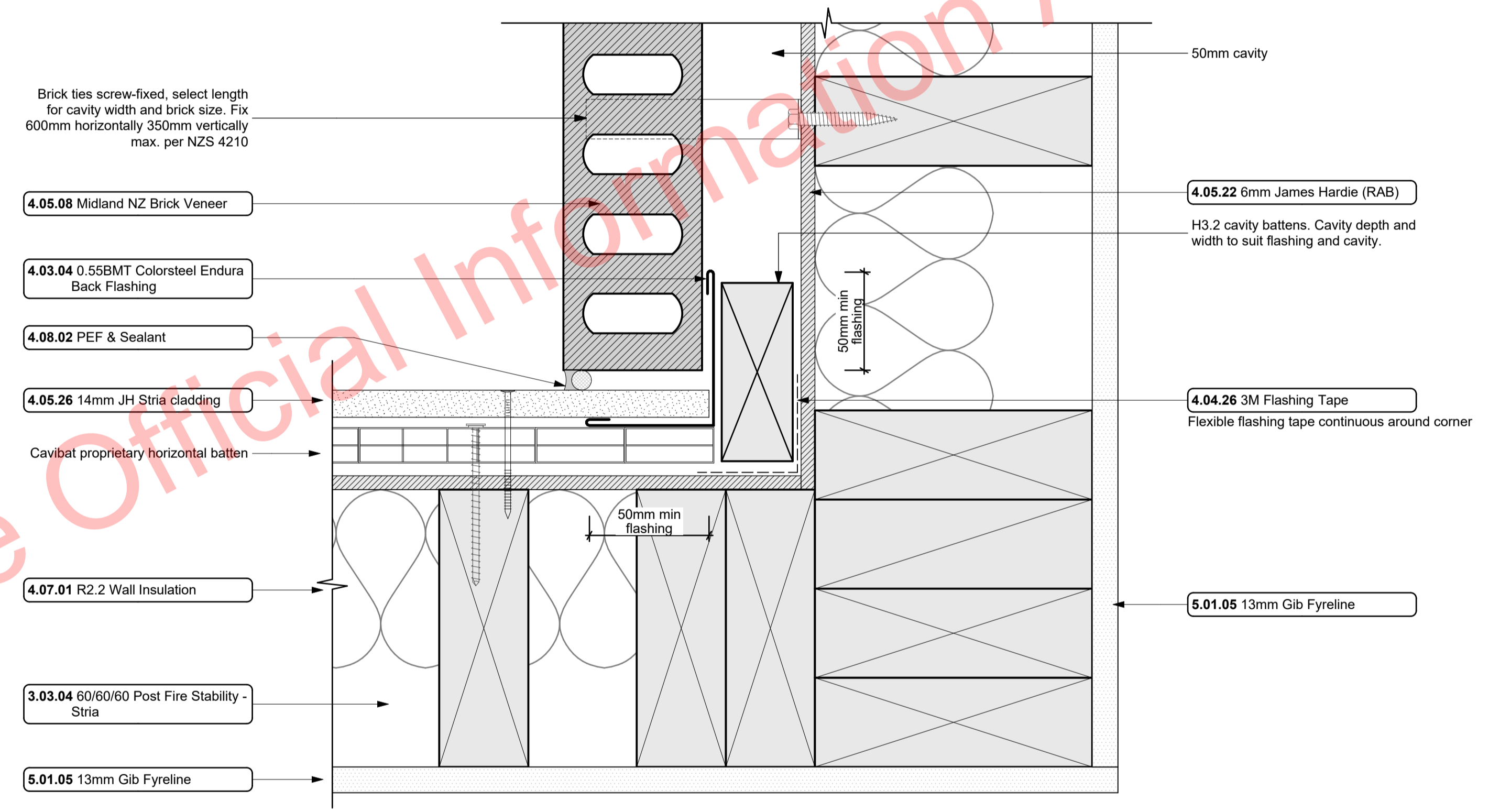
CL-35  
 - 114-117  
 Stria Jamb Detail  
 1:2



CL-32  
 - 114-117  
 Stria External corner  
 1:2



CL-36  
 - 114-117  
 EZpanel/Stria Internal Corner Junction Detail  
 1:2



CL-37  
 - 114-117  
 Brick/Stria Internal Corner Junction Detail  
 1:2

Notes

- 3 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 on 6mm RAB to exterior face.
- 3.04.05 External Framed Walls - 90mm  
 Generally construct with 90x45 SG8 KD H1.2 framing with studs on Hi and Di packers at crs as per setout plans and nogs @ 600crs to NZS3604.2011 unless noted otherwise. Ensure all insulation within framing where applicable, is secured into place with DanBand straps in accordance with the requirements of E2/AS1. Nog for all fittings, fixtures, linings, bracing panels and trims. DPC (malthoid) between bottom plate and conc. slab and fixed with M12 bolts @ 900crs. Refer to the Structural Layouts for the bracing requirements. 6mm RAB to exterior face of walls.
- 4 ENCLOSURE
- 4.03.04 0.55BMT Colorsteel Endura Back Flashing  
 Prefinished 0.55BMT Colorsteel Endura Back Flashing purpose made flashing with turned edge to be placed behind cladding junction. Separate all timber members to steel members with a layer of DPC. Ensure all laps & overhangs comply with E2/AS1 January 2017 Amendment 7
- 4.04.26 3M Flashing Tape  
 Approved 3M 8067 All weather flashing tape as per manufacturer's specifications and details. Install strictly as per manufacturer's specifications and details.
- 4.05.08 Midland NZ Brick Veneer  
 Midland NZ 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 mortar, colour to match brick. The 2 storey brick cladding system used on this building must be completed to 'Design Note TB1' refer to Midland Brick for Design Note TB1. Install strictly as per manufacturer's specifications and details.
- 4.05.09 Specialized System EZ Panel Lightweight Cladding  
 Specialized System EZ Panel 50mm autoclaved lightweight concrete Facade System over 50x20mm High Density EPS vertical cavity battens at 600crs max. Float textured finish by Specialized Systems. Min 2 coats of paint. Colour TBD. All installation in accordance with manufacturer's specifications. System only for timber framed wing walls.
- 4.05.22 6mm James Hardie (RAB)  
 6mm thick James Hardie Rigid Air Barrier RAB board fixed in accordance with manufacturer's specifications and details. Use only in areas where fire rating is required on a timber framing system in conjunction with Gib Fyreline. Refer to architectural details. Seal vertical joints with sealing tape and horizontal joints with James Hardie proprietary RAB flashings. Install strictly as per manufacturer's specifications and details. Refer to Fire report and drawings.
- 4.05.23 6mm JH HardieFlex cladding  
 6mm thick James Hardie Hardieflex Fibre Cement cladding over 45x20 H3.2 vertical cavity battens at max 600 cr  
 Install strictly as per manufacturer's specifications and details.
- 4.05.26 14mm JH Stria cladding  
 14mm thick James Hardie Stria Fibre Cement cladding over 45x20 H3.2 vertical cavity battens at max 600 cr  
 Install strictly as per manufacturer's specifications and details.
- 4.06.08 Fairview Elite Powdercoat Aluminium Windows  
 Elite Fairview Classic Residential 35 Powdercoated Aluminium Windows. Colour as per Resource Consent specifications. Double glazed with paint grade radiata pine architraves. Obscure glass to bathrooms, wc's and ensuite. Refer to window and door schedule. Confirm size on site prior to manufacture. Install strictly as per manufacturer's specifications and details. Hardware TBC by client.
- 4.07.01 R2.2 Wall Insulation  
 Autex Greenstuff R2.2 Wall insulation (90mm), or similar with equivalent R-value, installed as per manufacturer's specifications and instructions.
- 4.08.02 PEF & Sealant  
 PEF Backing rod and Sealant. Ensure all laps and overhangs comply with E2/AS1. Install strictly as per manufacturer's specifications and details.
- 5 INTERIOR
- 5.01.01 10mm Gib Board Lining  
 10mm Gib Board lining fixed horizontally or vertically over selected framing. Gib stopped to level 4min. finish for painting. Square stopped to ceiling. Install strictly as per manufacturer's specifications and details. Refer to engineer drawings for bracing locations.
- 5.01.05 13mm Gib Fyreline  
 13mm Gib Fyreline Board lining fixed horizontally or vertically over selected framing. Gib stopped to level 4min. finish for painting.

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square stopped to ceiling. Install strictly as per manufacturer's specifications and details.  
 5113G

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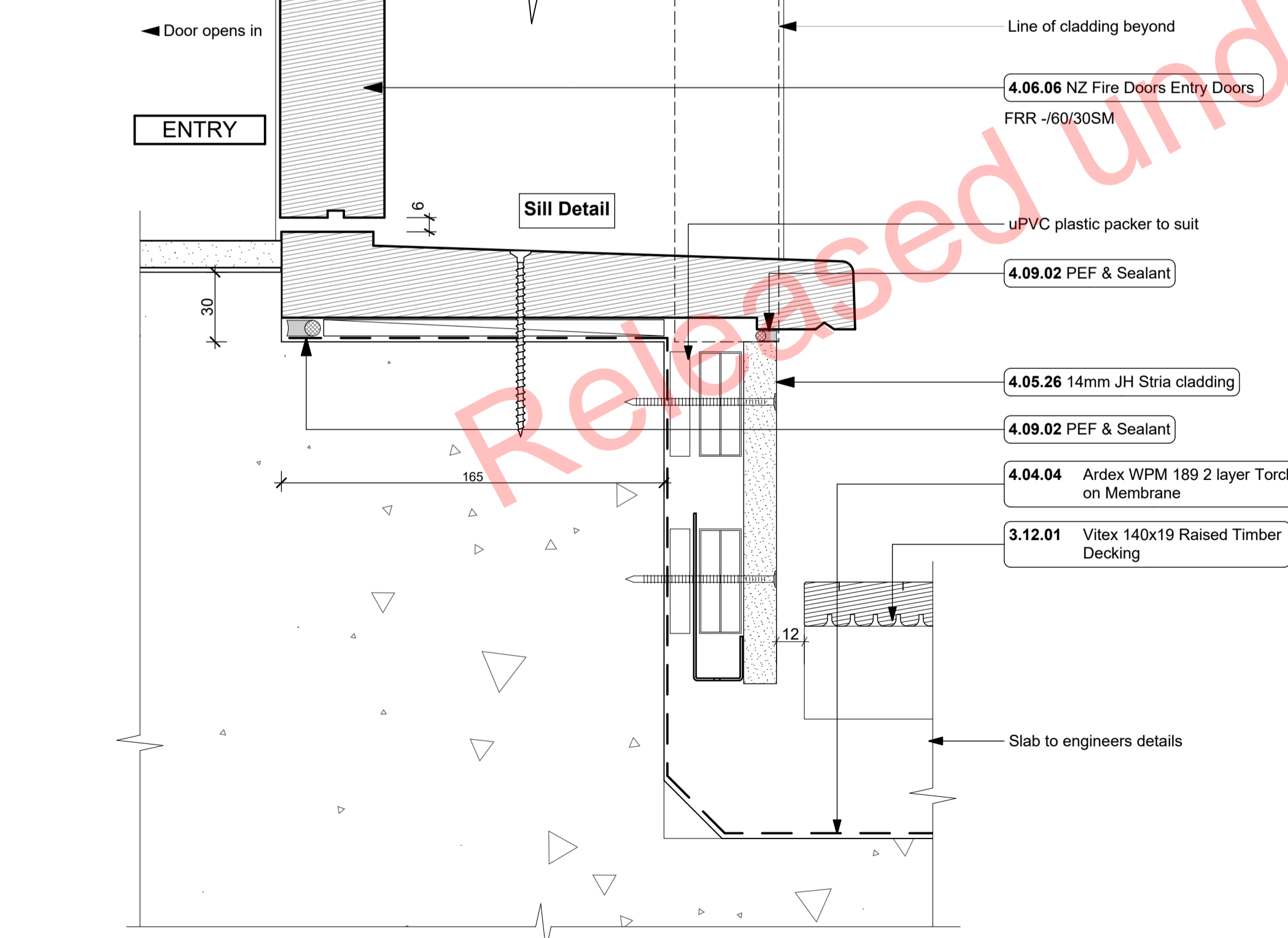
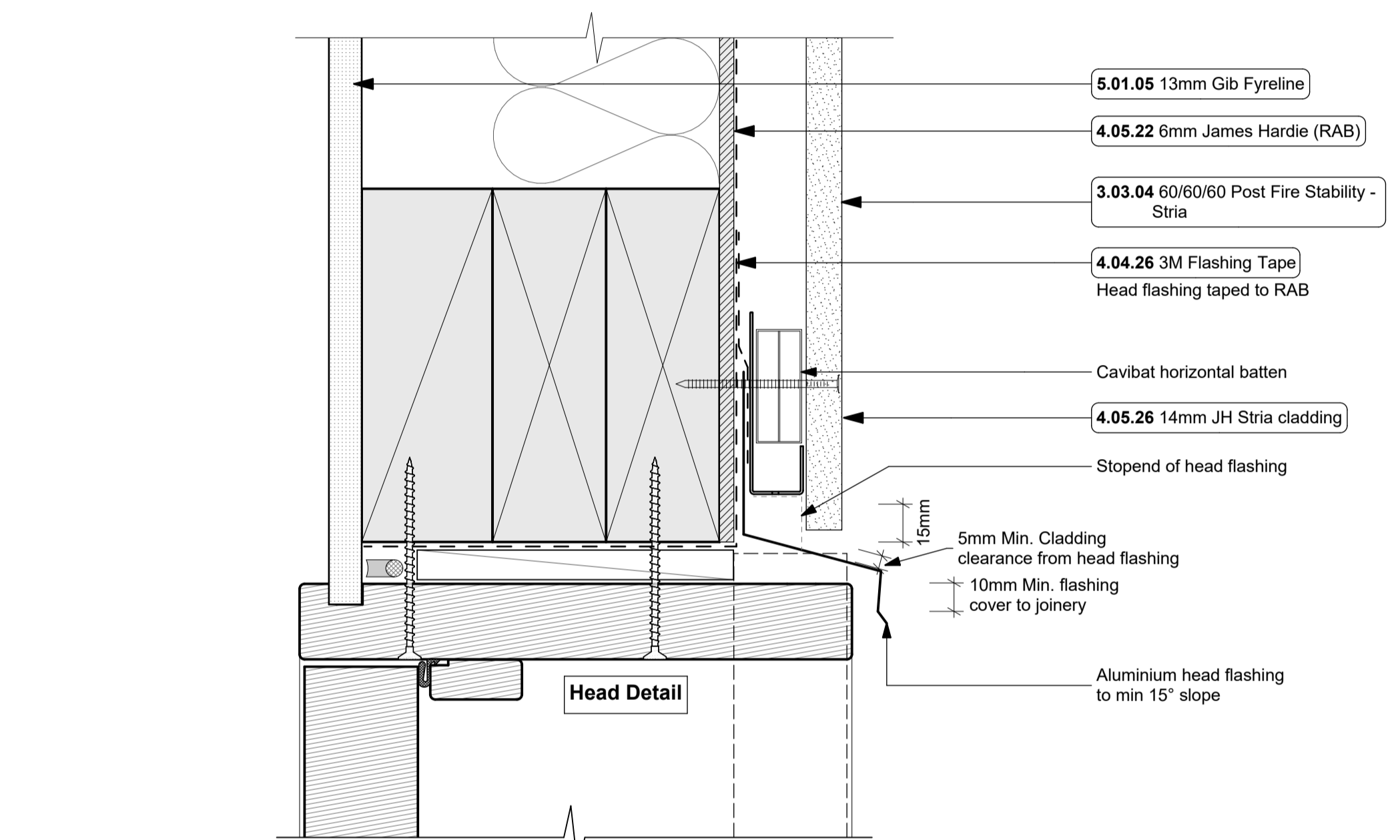
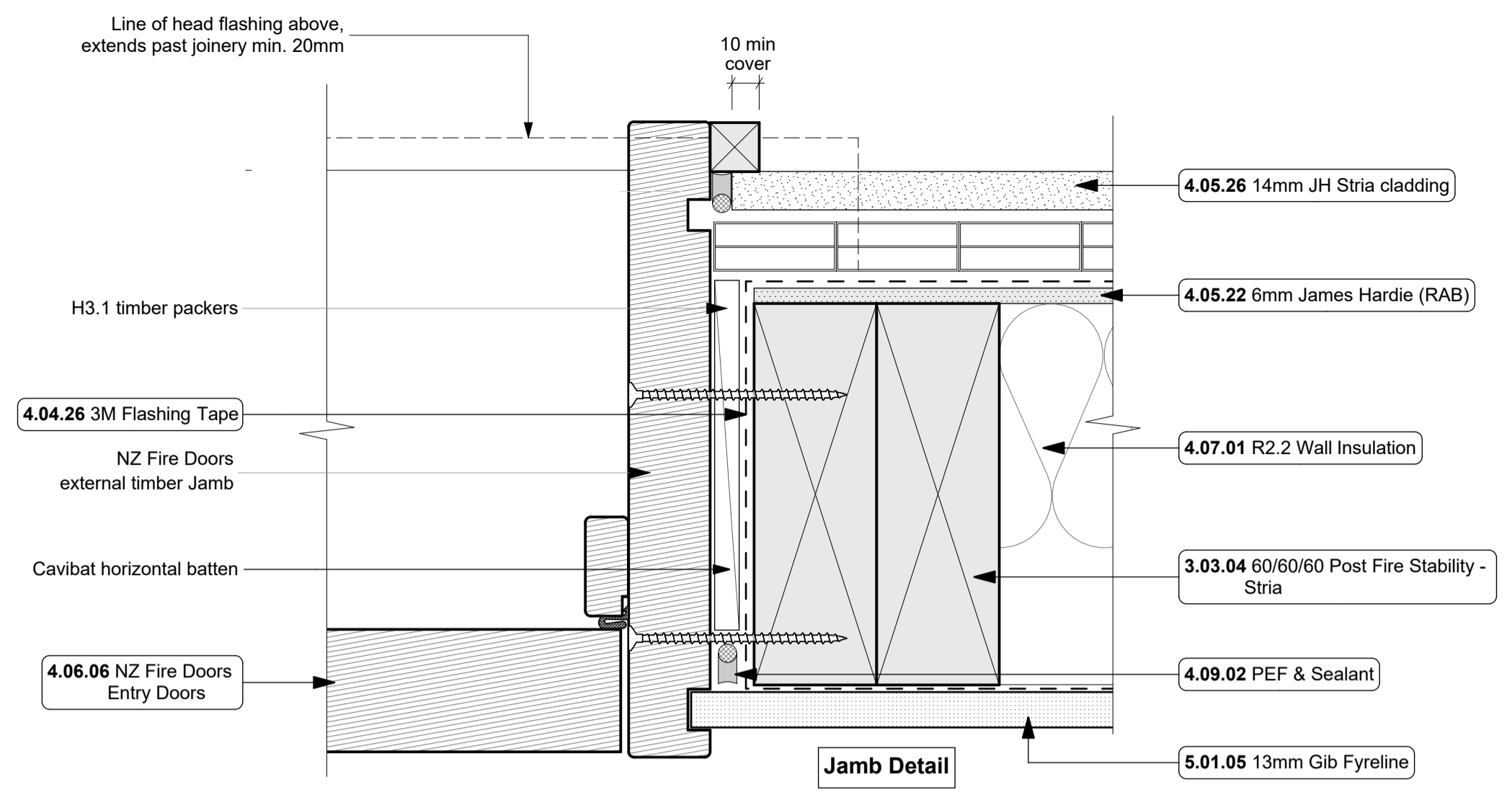
ALL RESTRICTED BUILDING WORK TO BE CARRIED OUT BY LICENSED BUILDING PRACTITIONERS

project title:  
**Proposed Development for:**  
**Bonair Developments**  
 at:  
**153 Bonair Crescent (Block B) Silverdale, Auckland**

sheet title:  
**Stria Details**

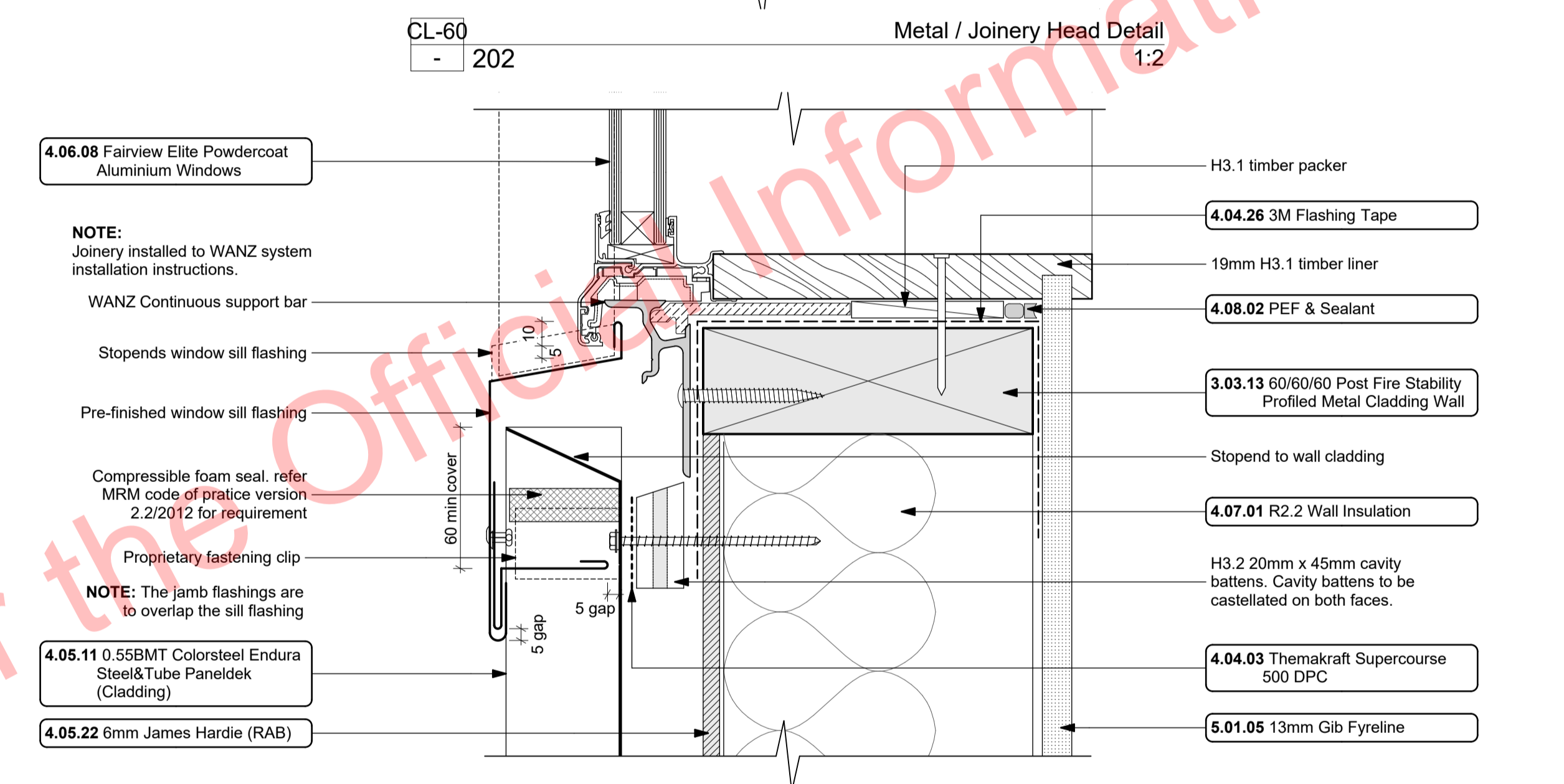
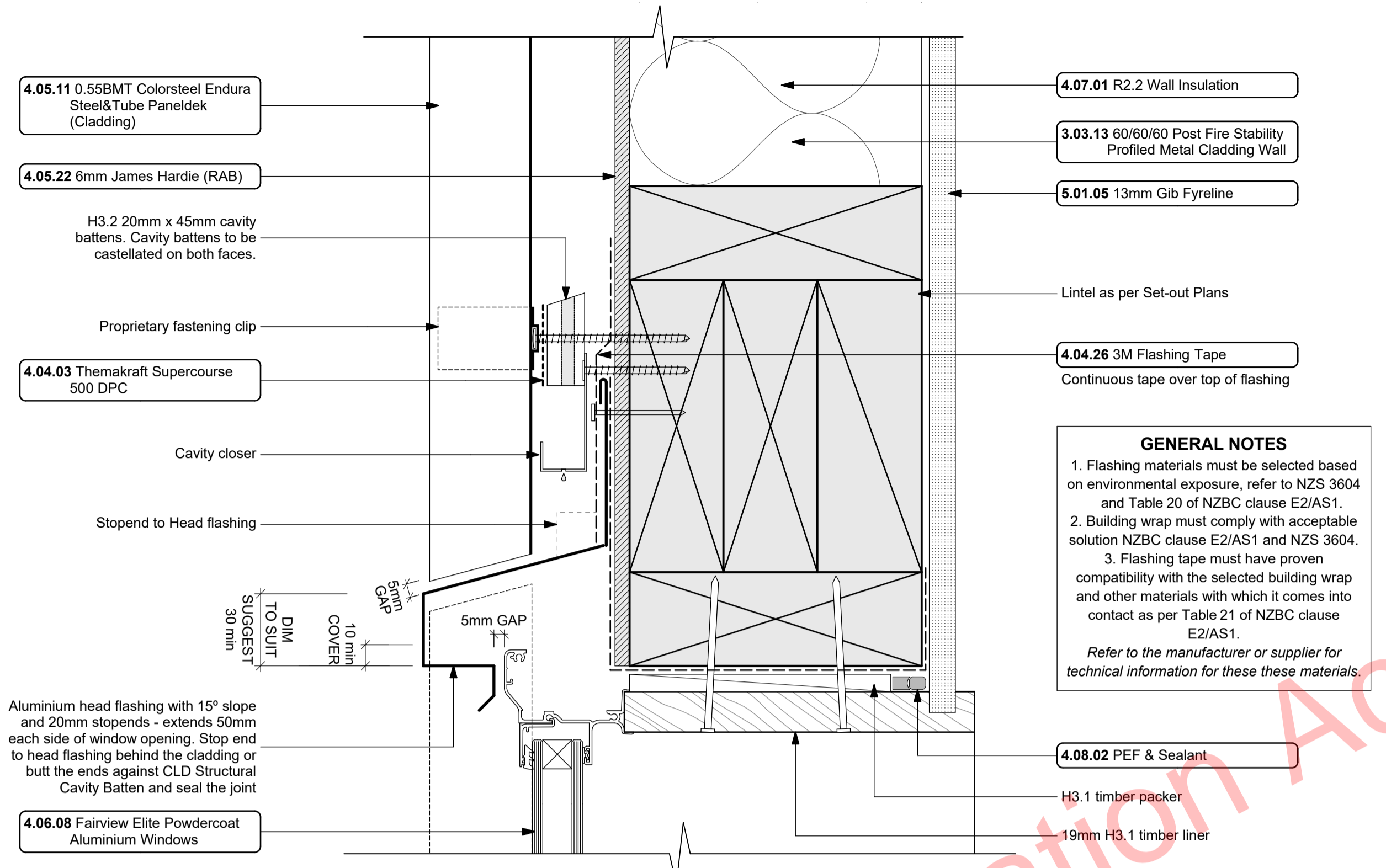
drawn: **KN** checked: **JM** dwg n#: **414**  
 job n#: **2005**  
 date created: **11/28/2018**  
 date plotted: **2/7/2019**  
 issue: **BC Block B** rev n#: **01**  
 scale: **1:2 @ A1**  
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 CAD ref: 21\Creative Arch\2005\_Broadway Property Group\_BLOCK B\_BC

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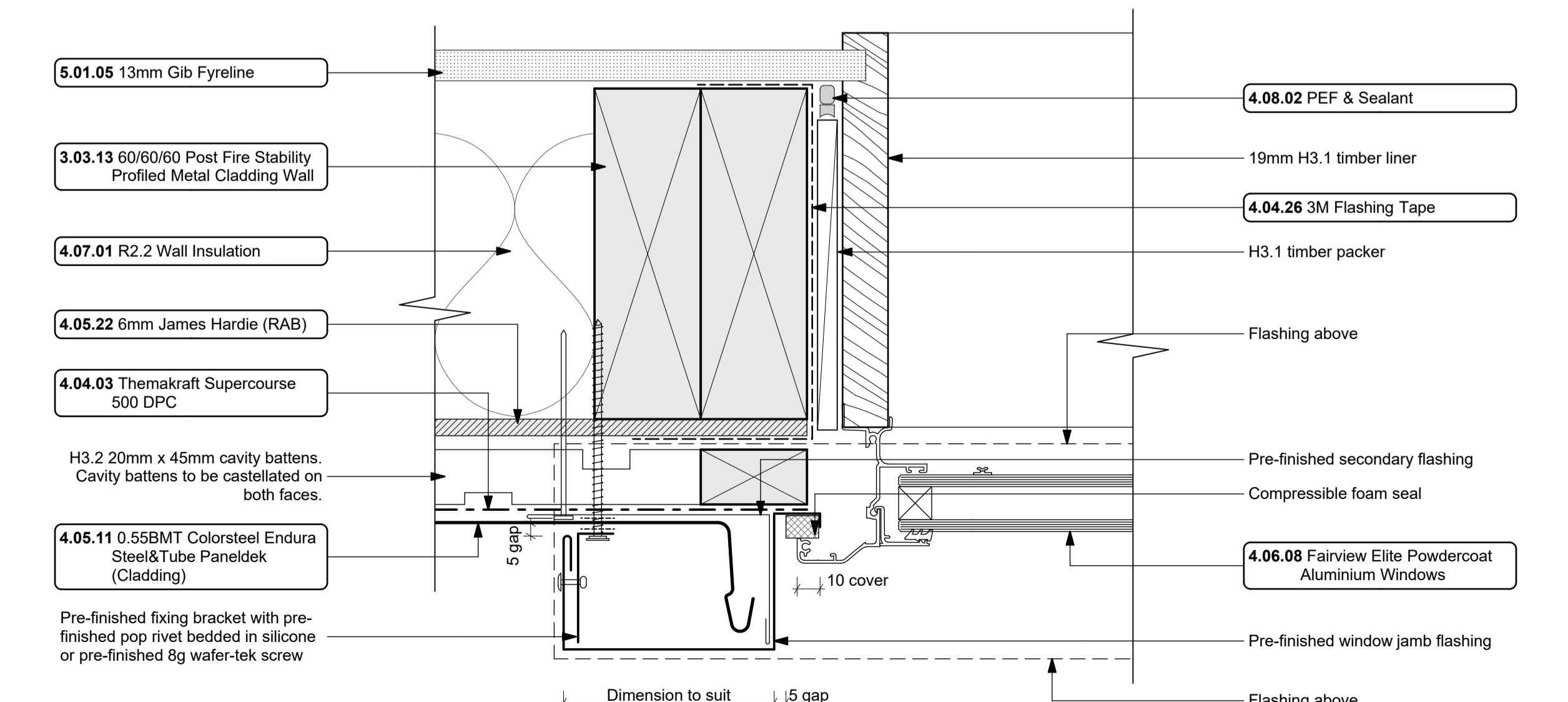
CL-31  
- 114-117, 301, 303

Stria Cladding - Fire Doors  
1:2



CL-61  
- 202

Metal / Joinery Sill detail  
1:2



CL-62  
- 202

Metal / Joinery Jamb Detail  
1:2

Notes

- 3 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 on 6mm RAB to exterior 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.
- 3.12.01 Vitex 140x19 Raised Timber Decking  
Vitex 140x19 timber decking on raised Outdure Quickbuild aluminium. Vitex decking system to have 3mm gaps. Selected coating applied to all faces.
- 4 ENCLOSURE
- 4.04.03 Themakraft Supercourse 500 DPC  
Themakraft Supercourse 500 DPC between concrete/concrete masonry /aluminium and timber members. Install strictly as per manufacturer's specifications and details. 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
- 4.04.26 3M Flashing Tape  
Approved 3M 8067 All weather flashing tape as per manufacturer's specifications and details. Install strictly as per manufacturer's specifications and details.
- 4.05.11 0.55BMT Colorsteel Endura Steel&Tube Paneldek (Cladding)  
0.55BMT Colorsteel Endura Steel&Tube Paneldek vertical cladding. Fix over separation DPC over 20x45 H3.2 horizontal timber cavity battens at max 600crs. Cavity battens to be castellated on both faces to provide drainage and ventilation and must be used horizontally only. Fix cladding with S&T concealed fixing clip. Install strictly as per manufacturer's specifications and details.
- 4.05.22 6mm James Hardie (RAB)  
6mm thick James Hardie Rigid Air Barrier RAB board fixed in accordance with manufacturer's specifications and details. Use only in areas where fire rating is required on a timber framing system in conjunction with Gib Fyreline. Refer to architectural details. Seal vertical joints with sealing tape and horizontal joints with James Hardie proprietary RAB flashings. Install strictly as per manufacturer's specifications and details. Refer to Fire report and drawings. 4161T
- 4.05.26 14mm JH Stria cladding  
14mm thick James Hardie Stria Fibre Cement cladding over 45x20 H3.2 vertical cavity battens at max 600 cr. Install strictly as per manufacturer's specifications and details.
- 4.06.06 NZ Fire Doors Entry Doors  
NZ Fire Doors Entry Doors (-/60/30SM) with colour as per Resource Consent specifications. Rebate 30mm deep and size must be confirmed with manufacturer prior to rebate installation. Include paint grade radiata pine architraves. Refer to window and door schedule. Confirm size on site prior to manufacture. Install strictly as per manufacturer's specifications and details. Hardware TBC by client.
- 4.06.08 Fairview Elite Powdercoat Aluminium Windows  
Elite Fairview Classic Residential 35 Powdercoated Aluminium Windows. Colour as per Resource Consent specifications. Double glazed with paint grade radiata pine architraves. Obscure glass to bathrooms, wc's and ensuites. Refer to window and door schedule. Confirm size on site prior to manufacture. Install strictly as per manufacturer's specifications and details. Hardware TBC by client.
- 4.07.01 R2.2 Wall Insulation  
Autex Greenstuff R2.2 Wall insulation (90mm), or similar with equivalent R-value, installed as per manufacturer's specifications and instructions.
- 4.08.02 PEF & Sealant  
PEF Backing rod and Sealant. Ensure all laps and overhangs comply with E2/AS1. Install strictly as per manufacturer's specifications and details.
- 5 INTERIOR
- 5.01.05 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. 5113G

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project title:  
**Proposed Development for:**  
for:  
**Bonair Developments**  
at:  
**153 Bonair Crescent (Block B) Silverdale, Auckland**

sheet title:  
**Stria & Metal Cladding Details**

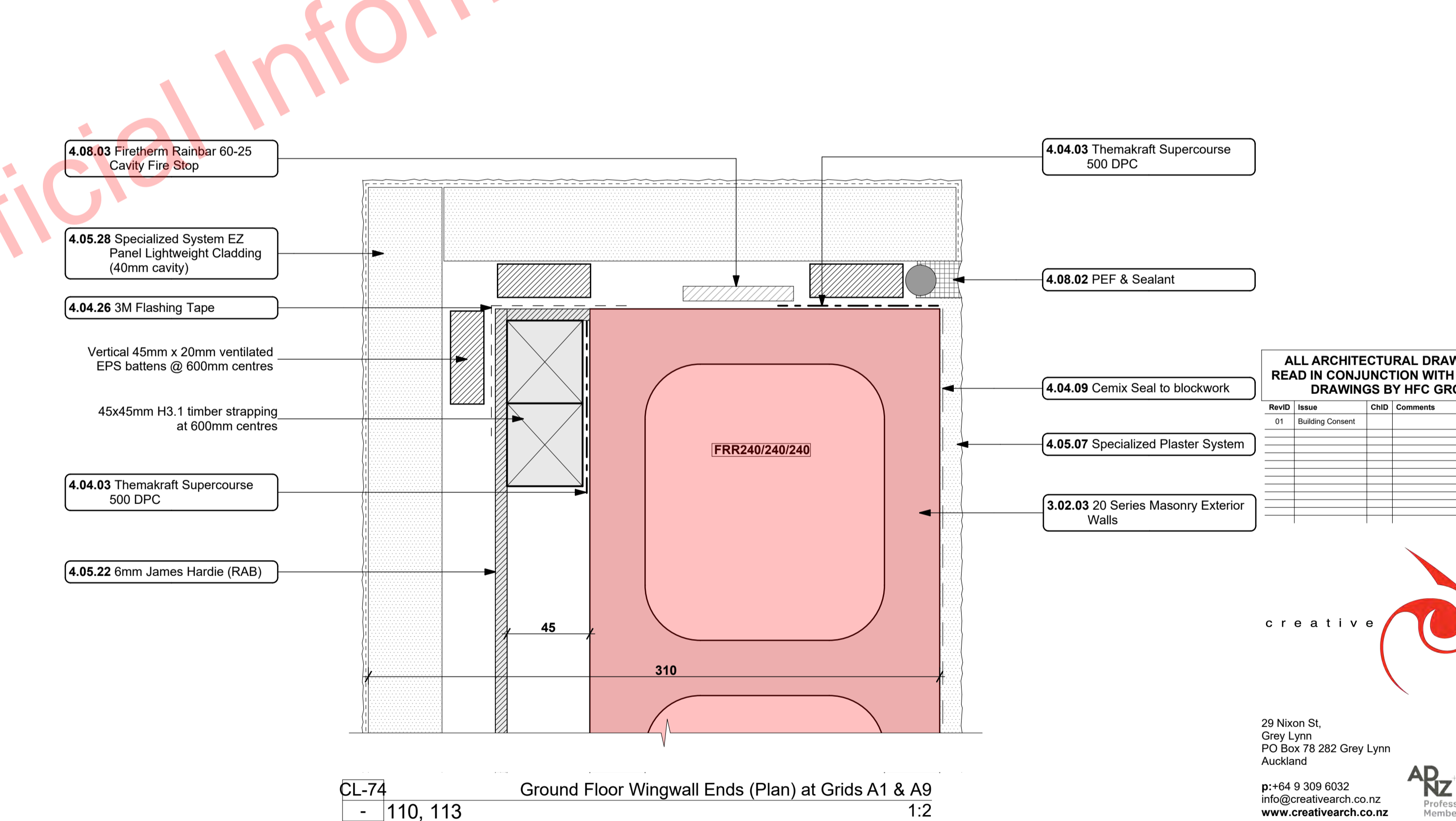
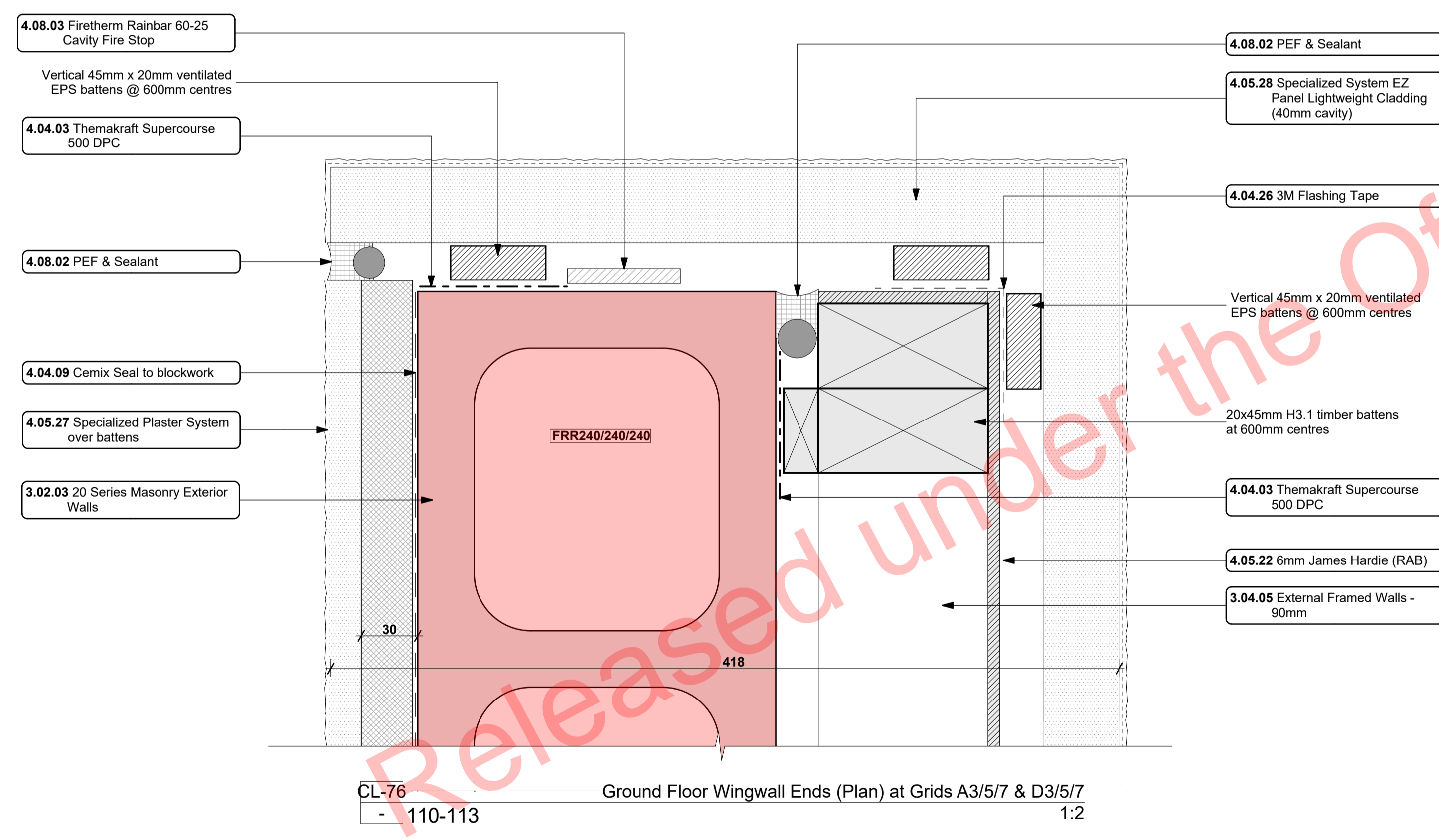
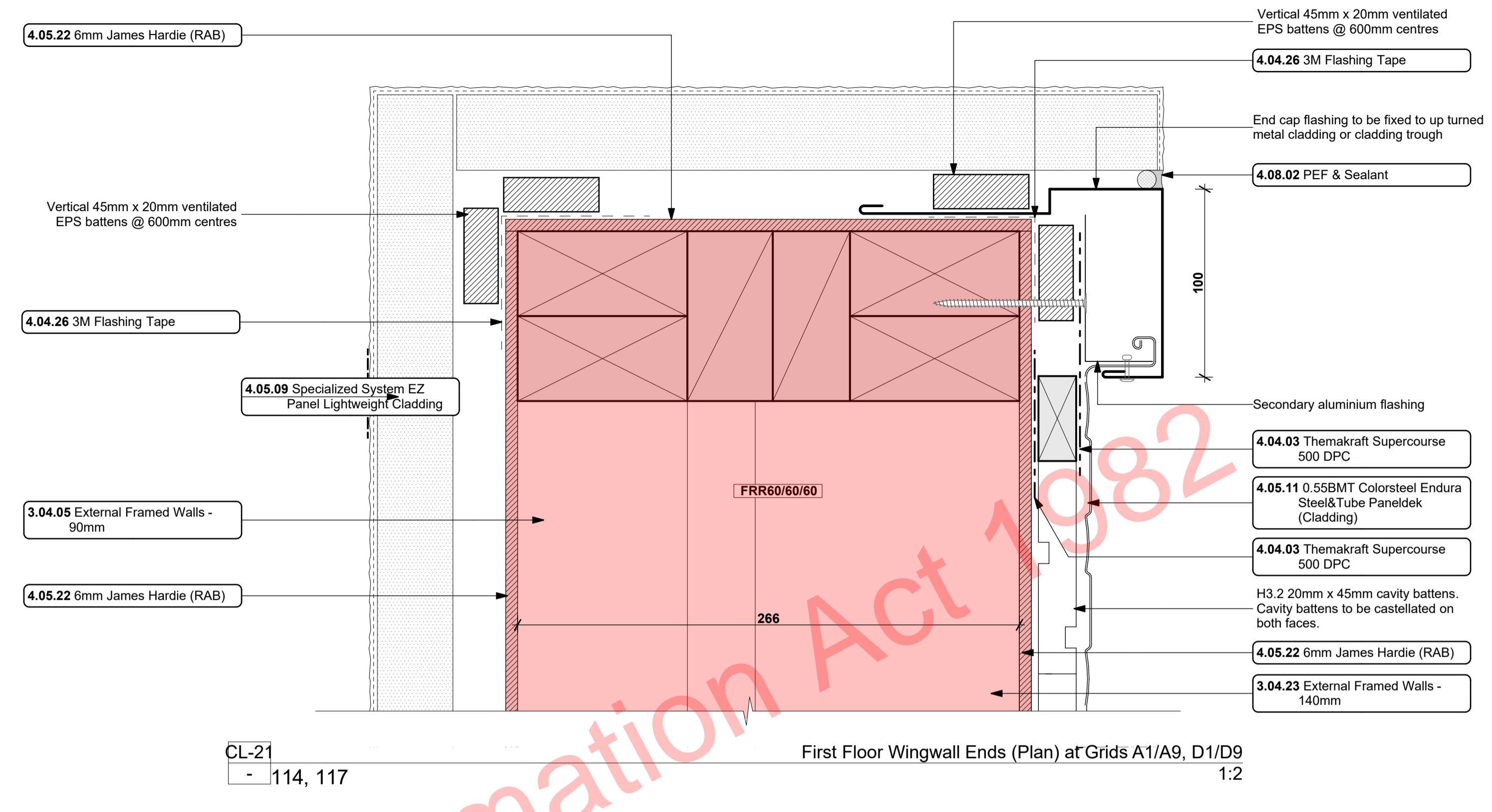
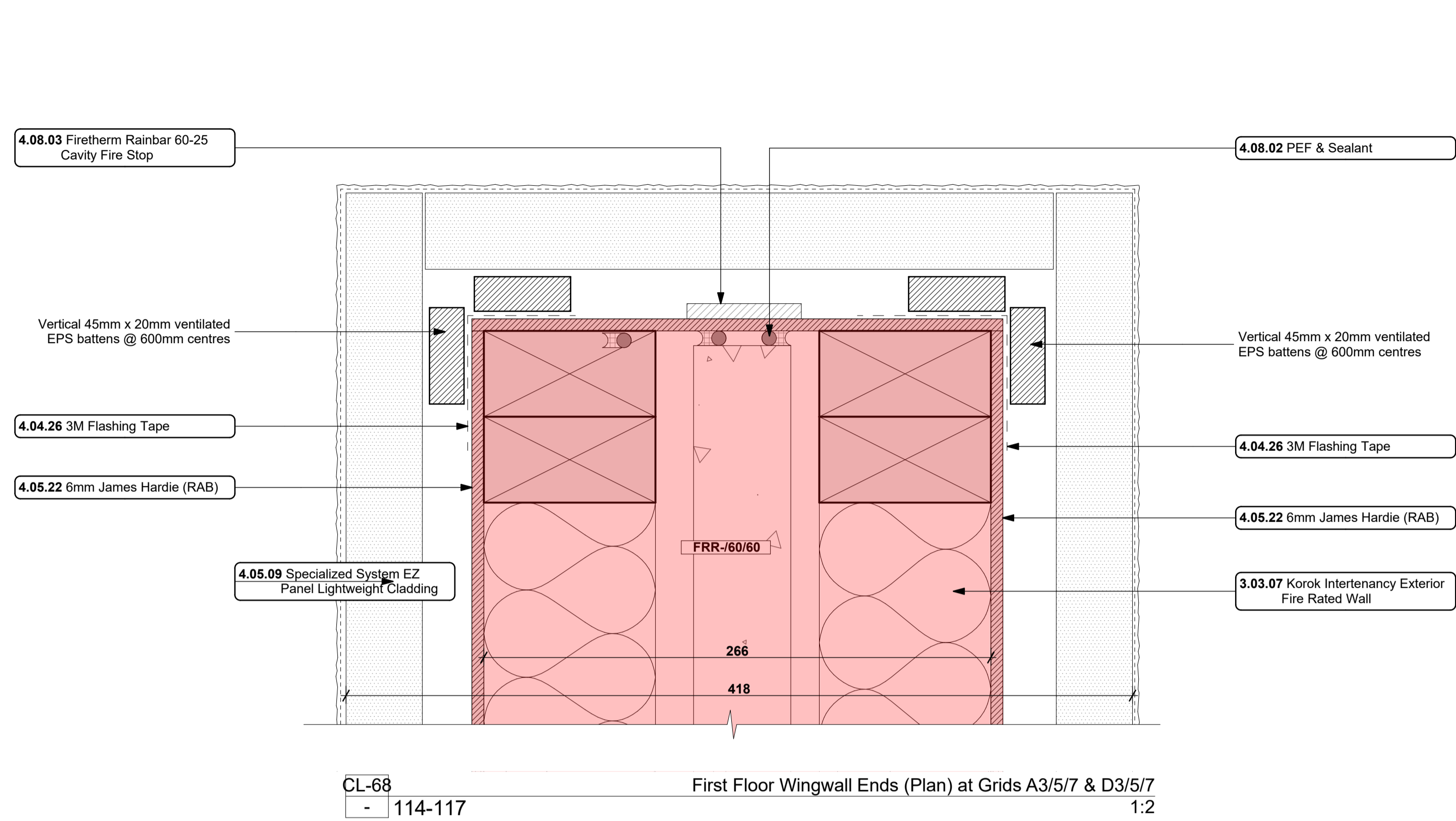
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job n#: **2005**  
date created: **11/28/2018**  
date plotted: **2/7/2019**

issue: **BC Block B** rev n#: **01**  
scale: **1:2 @ A1**

**NOTE:** Drawings are 1/2 scale @ A3  
CAD ref: 21\Creative Arch\2005\_Broadway Property Group\_BLOCK B\_BC

BUILDING CONSENT



- Notes**
- 3 STRUCTURE
  - 3.02.03 20 Series Masonry Exterior Walls  
190mm Exterior masonry walls with Solid plaster finish to exterior, refer to engineering for reinforcing requirements, Constructed in accordance with NZS4210, refer to specific notes for strapping and lining requirements. FRR240/240/240
  - 3.03.07 Korok Intertency Exterior Fire Rated Wall  
KOROK KIT01 -/60/60 Fire Rated Intertency Wall: 51mm KOROK panels with 90x45 timber framing either side - studs at max 600 crs. Min 20mm cavity to one side. Min 15 mm cavity to the other. Autex Greenstuff R2.2 Insulation both sides. Exterior cladding on cavity on 6mm James Hardie RAB to either side. Fire Rated sealant to perimeter of walls. All fixed in accordance with manufacturers requirements.
  - 3.04.05 External Framed Walls - 90mm  
Generally construct with 90x45 SG8 KD H1.2 framing with studs on Hi and Dri packers at crs as per setout plans and nogs @ 600crs to NZS3604.2011 unless noted otherwise. Ensure all insulation within framing

- where applicable, is secured into place with DanBand straps in accordance with the requirements of E2/AS1. Nog for all fittings, fixtures, linings, bracing panels and trims. DPC (malthead) between bottom plate and conc. slab and fixed with M12 bolts @ 900crs. Refer to the Structural Layouts for the bracing requirements. 6mm RAB to exterior face of walls.
- 3.04.23 External Framed Walls - 140mm  
Generally construct with 140x45 SG8 KD H1.2 framing with studs on Hi and Dri packers at 600 crs and nogs @ 600crs to NZS3604.2011 unless noted otherwise. Nog for all fittings, fixtures, linings, bracing panels and trims. DPC (malthead) between bottom plate and conc. slab and fixed with M12 bolts @ 900crs. 6mm RAB to exterior face of walls.
- 4 ENCLOSURE
- 4.04.03 Themakraft Supercourse 500 DPC  
Themakraft Supercourse 500 DPC between concrete/concrete masonry /aluminium and timber members. Install strictly as per manufacturer's specifications and details. 41617

- 4.04.09 Cemix Seal to blockwork  
Cemix Brick and Block Sealer Applied to block face prior to lining with brick cladding. All in accordance with manufacturers requirements.
- 4.04.26 3M Flashing Tape  
Approved 3M 8067 All weather flashing tape as per manufacturer's specifications and details. Install strictly as per manufacturer's specifications and details.
- 4.05.07 Specialized Plaster System  
Specialized plaster System over 20 series masonry 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.
- 4.05.09 Specialized System EZ Panel Lightweight Cladding  
Specialized System EZ Panel 50mm autoclaved lightweight concrete Facade System over 50x20mm High Density EPS vertical cavity battens at 600crs max. Float textured finish by Specialized Systems. Min 2 coats of paint. Colour TBD. All installation in accordance with manufacturers specifications. System only for timber framed wing walls.

- 4.05.11 0.55BMT Colorsteel Endura Steel&Tube Paneldek (Cladding)  
0.55BMT Colorsteel Endura Steel&Tube Paneldek vertical cladding. Fix over separation DPC over 20x45 H3.2 horizontal timber cavity battens at max 600crs. Cavity battens to be castellated on both faces to provide drainage and ventilation and must be used horizontally only. Fix cladding with S&T concealed fixing clip. Install strictly as per manufacturer's specifications and details.
- 4.05.22 6mm James Hardie (RAB)  
6mm thick James Hardie Rigid Air Barrier RAB board fixed in accordance with manufacturer's specifications and details. Use only in areas where fire rating is required on a timber framing system in conjunction with Gib Fyreliner. Refer to architectural details. Seal vertical joints with sealing tape and horizontal joints with James Hardie proprietary RAB flashings. Install strictly as per manufacturer's specifications and details. Refer to Fire report and drawings. 41617
- 4.05.27 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. System only for timber framed wing walls.
- 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 walls.
- 4.08.02 PEF & Sealant  
PEF Backing rod and Sealant. Ensure all laps and overhangs comply with E2/AS1. Install strictly as per manufacturer's specifications and details.
- 4.08.03 Firetherm Rainbar 60-25 Cavity Fire Stop  
Firetherm Rainbar 60-25: 60 minute intumescent composite cavity Fire Stop for cavities up to 25mm. Installed to manufacturers requirements to all nominal 20mm cavities between horizontal and vertical unit separations.

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

RevID	Issue	CHID	Comments	Date
01	Building Consent			11/28/2018

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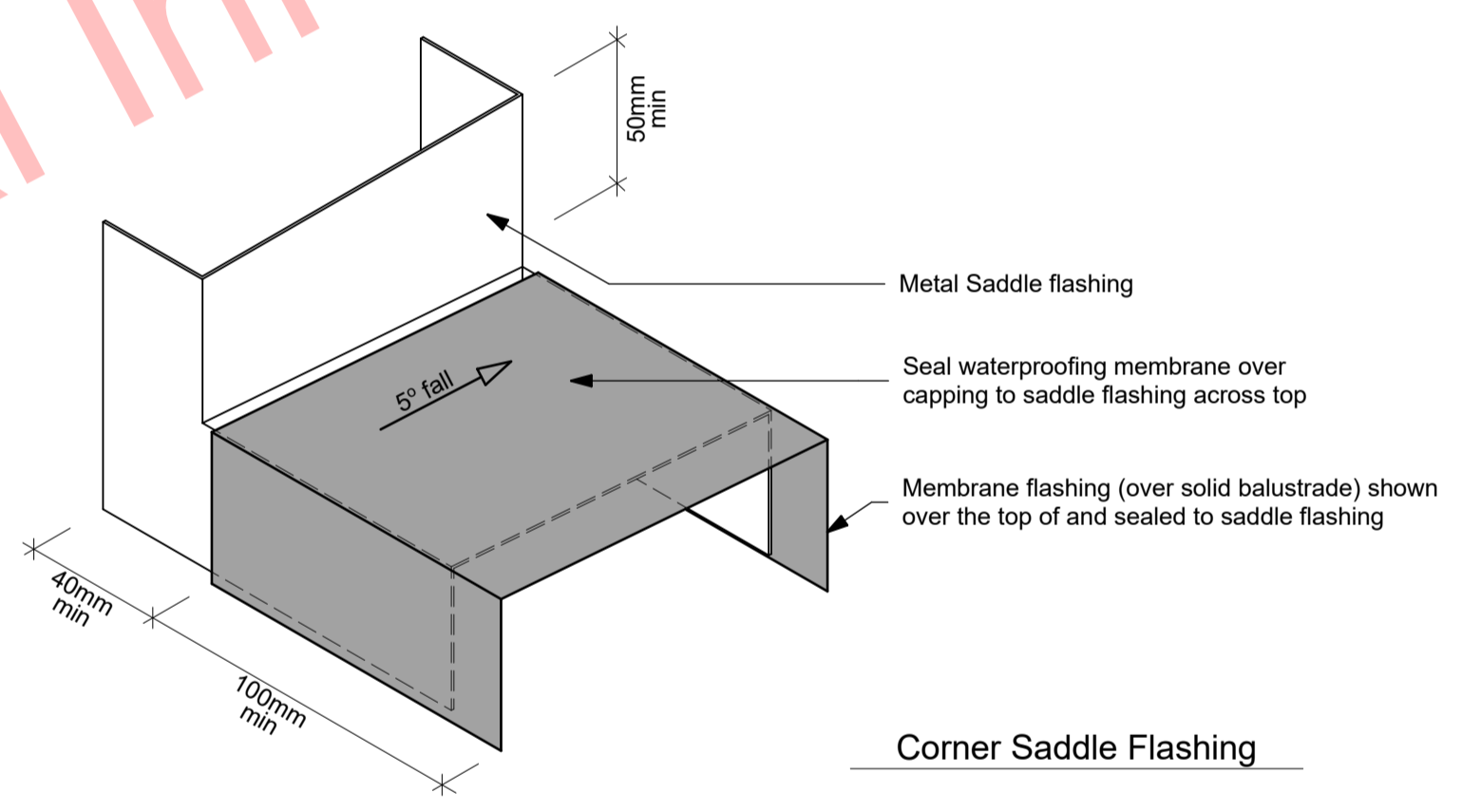
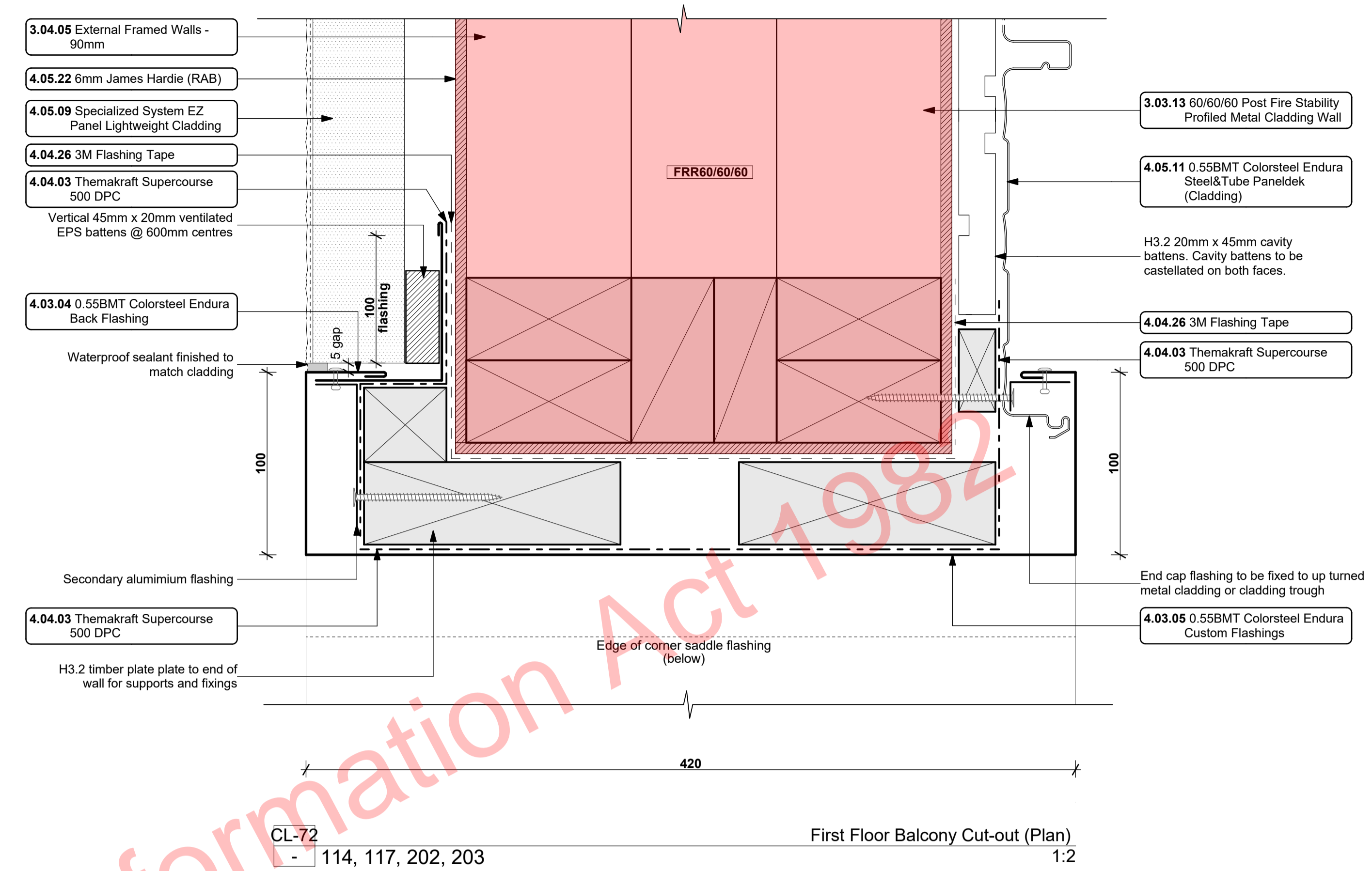
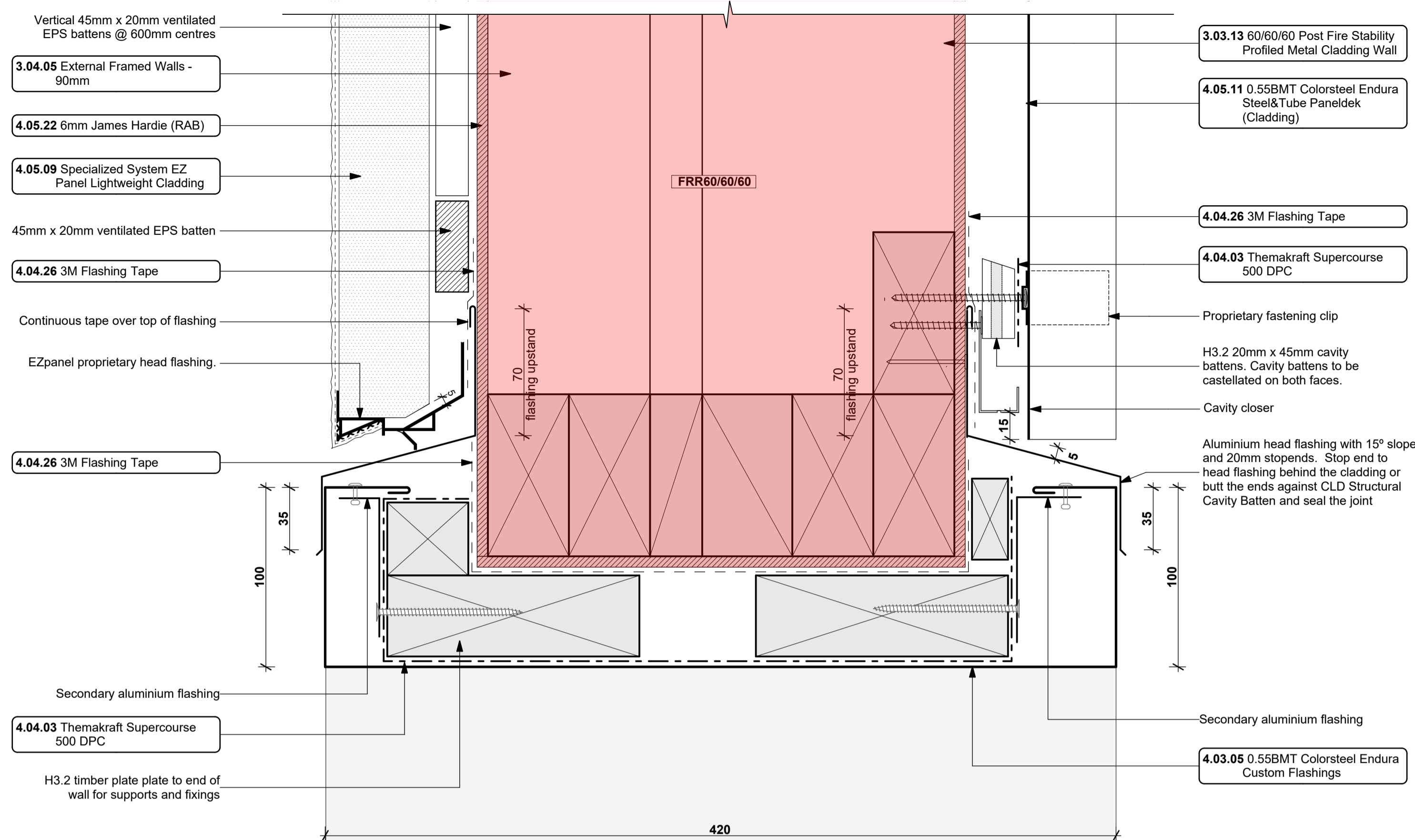
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project title:  
**Proposed Development for:**  
**Bonair Developments**  
at:  
**153 Bonair Crescent (Block B) Silverdale, Auckland**

sheet title:  
**Wing Wall Plan Details**

drawn: **KN** checked: **JM** dwg n#:  
job n#:  
date created: **2005** **416**  
date installed: **11/28/2018**  
date plotted: **2/7/2019**  
issue: **BC Block B** rev n#:  
scale: **1:2 @ A1**  
**01**  
NOTE: Drawings are 1/2 scale @ A3  
CAD ref: 21\Creative Arch\2005\_Broadway Property Group\_BLOCK B\_BC

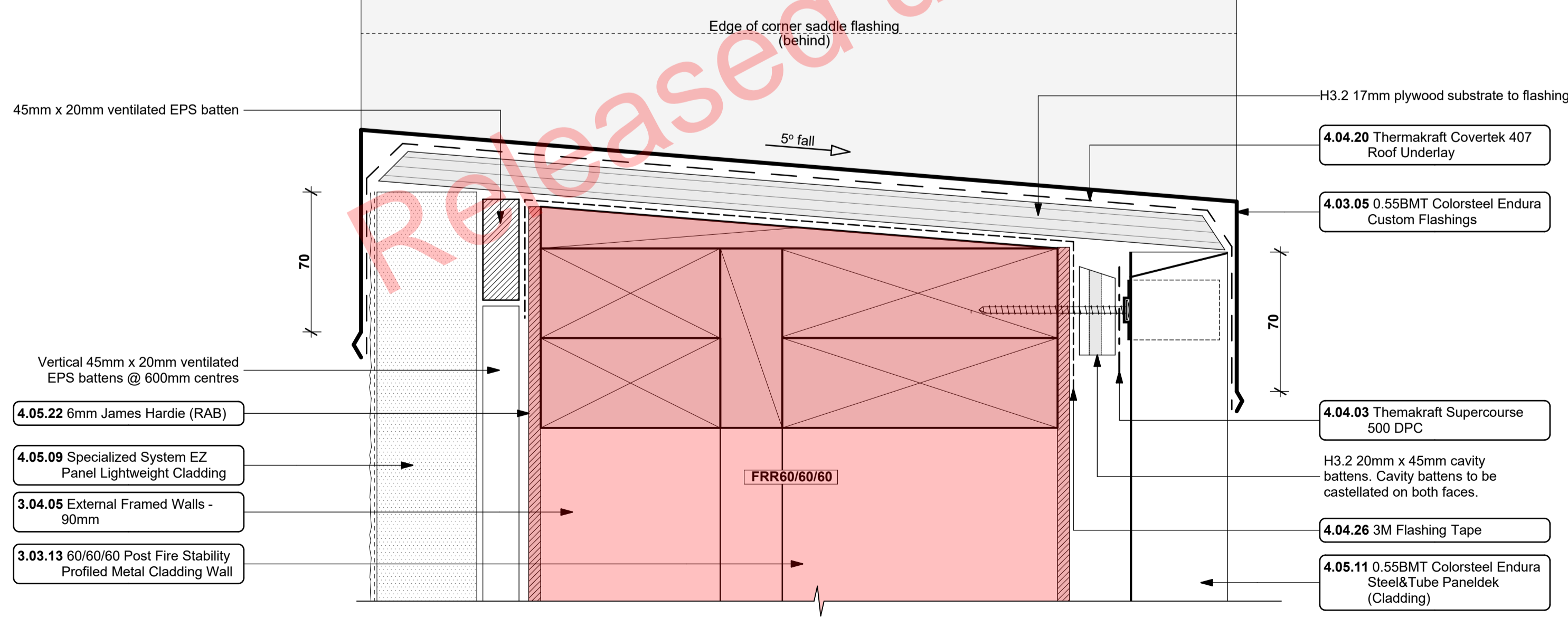
BUILDING CONSENT



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RevID	Issue	ChID	Comments	Date
01	Building Consent			11/28/2018

- Notes**
- 3 STRUCTURE**
- 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 Fyrelite to min 800 AFFL, 13mm Standard Gib above to interior face. Profiled Metal cladding on cavity on 6mm RAB to exterior face.
- 3.04.05 External Framed Walls - 90mm  
Generally construct with 90x45 SG8 KD H1.2 framing with studs on HI and Dri packers at crs as per setout plans and nogs @ 600crs to NZS3604:2011 unless noted otherwise. Ensure all insulation within framing where applicable, is secured into place with DanBand straps in accordance with the requirements of E2/AS1. Nog for all fittings, fixtures, linings, bracing panels and trims. DPC (multioid) between bottom plate and conc. slab and fixed with M12 bolts @ 900crs. Refer to the Structural Layouts for the bracing requirements. 6mm RAB to exterior face of walls.
- 3.04.05 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. Separate all timber members to steel members with a layer of DPC. Visible flashings prefinished to match to adjacent joinery of roofing materials.
- 4.04.03 Themakraft Superscourse 500 DPC  
Themakraft Superscourse 500 DPC between concrete/concrete masonry /aluminium and timber members. Install strictly as per manufacturer's specifications and details. 41617
- 4.04.20 Themakraft Covertek 407 Roof Underlay  
Themakraft Covertek 407 self supporting roof underlay fixed over putlins. Install strictly as per manufacturer's specifications and details. Where roof pitches require, ensure support mesh is installed in conjunction with roofing paper. 41617
- 4.04.26 3M Flashing Tape  
Approved 3M 8067 All weather flashing tape as per manufacturer's specifications and details. Install strictly as per manufacturer's specifications and details.
- 4.05.09 Specialized System EZ Panel Lightweight Cladding  
Specialized System EZ Panel 50mm autoclaved lightweight concrete Facade System over 50x20mm High Density EPS vertical cavity battens at 600crs max. Float textured finish by Specialized Systems. Min 2 coats of paint. Colour TBD. All installation in accordance with manufacturers specifications. System only for timber framed wing walls.
- 4.05.11 0.55BMT Colorsteel Endura Steel&Tube Paneldek (Cladding)  
0.55BMT Colorsteel Endura Steel&Tube Paneldek vertical cladding. Fix over separation DPC over 20x45 H3.2 horizontal timber cavity battens at max 600crs. Cavity battens to be castellated on both faces to provide drainage and ventilation and must be used horizontally only. Fix cladding with S&T concealed fixing clip. Install strictly as per manufacturer's specifications and details.
- 4.05.22 6mm James Hardie (RAB)  
6mm thick James Hardie Rigid Air Barrier RAB board fixed in accordance with manufacturer's specifications and details. Use only in areas where fire rating is required on a timber framing system in conjunction with Gib Fyrelite. Refer to architectural details. Seal vertical joints with sealing tape and horizontal joints with James Hardie proprietary RAB flashings. Install strictly as per manufacturer's specifications and details. Refer to Fire report and drawings. 41617



CL-73  
- 202, 203  
First Floor Balcony Cut-out (Section) 1:2

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

project title:  
**Proposed Development for:**  
**Bonair Developments**  
at:  
**153 Bonair Crescent (Block B) Silverdale, Auckland**

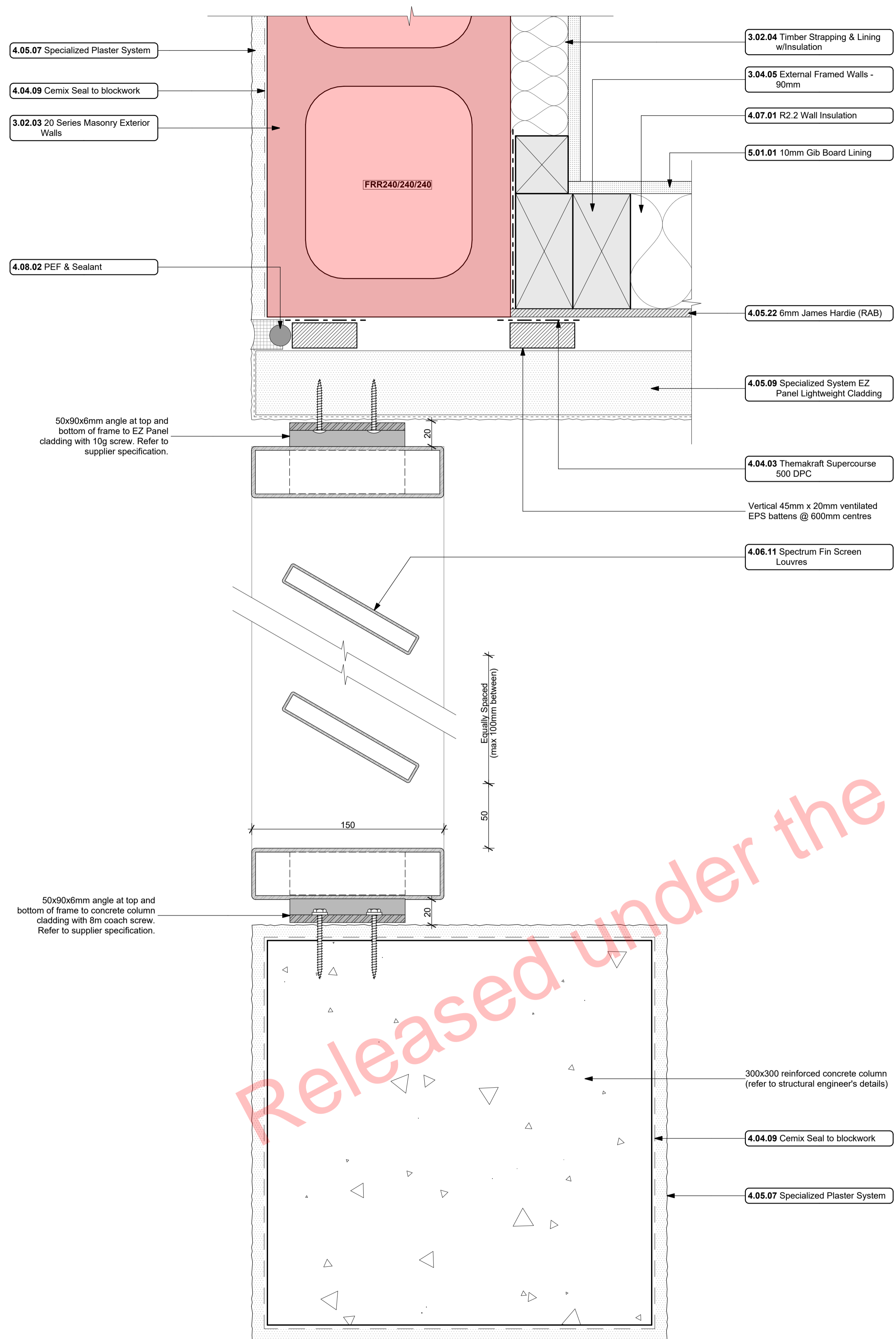
sheet title:  
**Wing Wall Plan Details**

drawn: **KN** checked: **JM** dwg n#: **417**  
job n#: **2005**  
date created: **11/28/2018**  
date plotted: **2/7/2019**  
issue: **BC Block B** rev n#: **01**  
scale: **1:5, 1:2 @ A1**

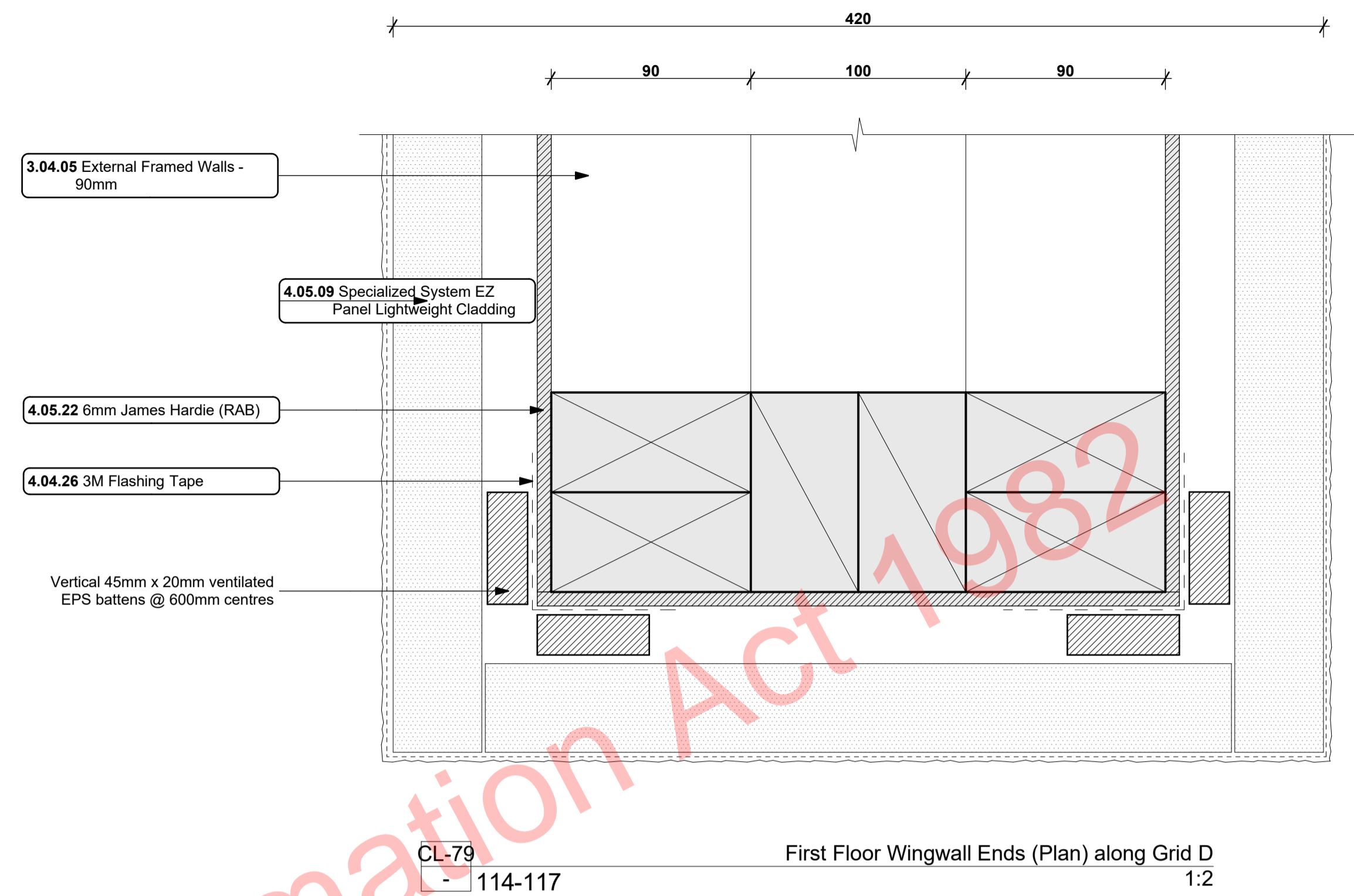
**NOTE:** Drawings are 1/2 scale @ A3

CAD ref: 21/Creative Arch/2005\_Broadway Property Group\_BLOCK B\_BC





CL-77  
- 110, 113  
Ground Floor Wingwall Ends (Plan) at Grids D1 & D9  
1:2



CL-79  
- 114-117  
First Floor Wingwall Ends (Plan) along Grid D  
1:2

#### Notes

- 3 STRUCTURE
  - 3.02.03 20 Series Masonry Exterior Walls  
190mm Exterior masonry walls with Solid plaster finish to exterior, refer to engineering for reinforcing requirements, Constructed in accordance with NZS4210, refer to specific notes for strapping and lining requirements. FRR240/240/240
  - 3.02.04 Timber Strapping & Lining w/Insulation  
Masonry block wall to be strapped with 90x45 SG8 KD H1.2 battens on dpc at 600crs with Audex Greenstuff R1.3 40mm fibreglass insulation installed between with 10mm Gib board lining.
  - 3.04.05 External Framed Walls - 90mm  
Generally construct with 90x45 SG8 KD H1.2 framing with studs on Hi and Dri packers at crs as per setout plans and nogs @ 600crs to NZS3604.2011 unless noted otherwise. Ensure all insulation within framing where applicable, is secured into place with DanBand straps in accordance with the requirements of E2/AS1. Nog for all fittings, fixtures, linings, bracing panels and trims. DPC (malthoid) between bottom plate and conc. slab and fixed with M12 bolts @ 900crs. Refer to the Structural Layouts for the bracing requirements. 6mm RAB to exterior face of walls.
- 4 ENCLOSURE
  - 4.04.03 Themakraft Supercourse 500 DPC  
Themakraft Supercourse 500 DPC between concrete/concrete masonry /aluminium and timber members. Install strictly as per manufacturer's specifications and details. 41617
  - 4.04.09 Cemix Seal to blockwork  
Cemix Brick and Block Sealer Applied to block face prior to lining with brick cladding. All in accordance with manufacturers requirements.
  - 4.04.26 3M Flashing Tape  
Approved 3M 8067 All weather flashing tape as per manufacturer's specifications and details. Install strictly as per manufacturer's specifications and details.
  - 4.05.07 Specialized Plaster System  
Specialized plaster System over 20 series masonry 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.
  - 4.05.09 Specialized System EZ Panel Lightweight Cladding  
Specialized System EZ Panel 50mm autoclaved lightweight concrete Facade System over 50x20mm High Density EPS vertical cavity battens at 600crs max. Float textured finish by Specialized Systems. Min 2 coats of paint. Colour TBD. All installation in accordance with manufacturers specifications. System only for timber framed wing walls.
  - 4.05.22 6mm James Hardie (RAB)  
6mm thick James Hardie Rigid Air Barrier RAB board fixed in accordance with manufacturer's specifications and details. Use only in areas where fire rating is required on a timber framing system in conjunction with Gib Fyreline. Refer to architectural details. Seal vertical joints with sealing tape and horizontal joints with James Hardie proprietary RAB flashings. Install strictly as per manufacturer's specifications and details. Refer to Fire report and drawings. 41617
  - 4.06.11 Spectrum Fin Screen Louvres  
Spectrum 115x17 aluminum RHS fins louvre system fixed to 115x3 Aluminium plate top and bottom fixed to underside of concrete beam / deck edge. Powdercoated finish to match joinery. Install strictly as per manufacturer's specifications and details.
  - 4.07.01 R2.2 Wall Insulation  
Autex Greenstuff R2.2 Wall insulation (90mm), or similar with equivalent R-value, installed as per manufacturer's specifications and instructions.
  - 4.08.02 PEF & Sealant  
PEF Backing rod and Sealant. Ensure all laps and overhangs comply with E2/AS1. Install strictly as per manufacturer's specifications and details.
- 5 INTERIOR
  - 5.01.01 10mm Gib Board Lining  
10mm Gib Board lining fixed horizontally or vertically over selected framing. Gib stopped to level 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

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

RevID	Issue	CHD	Comments	Date
01	Building Consent			11/28/2018



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project title:  
Proposed Development for:

for:  
Bonair Developments

at:  
153 Bonair Crescent (Block B)

Silverdale, Auckland

sheet title:  
Wing Wall Plan Details

drawn: KN checked: JM dwg n#:

job n#: 2005

date created: 11/28/2018 418

date plotted: 2/7/2019

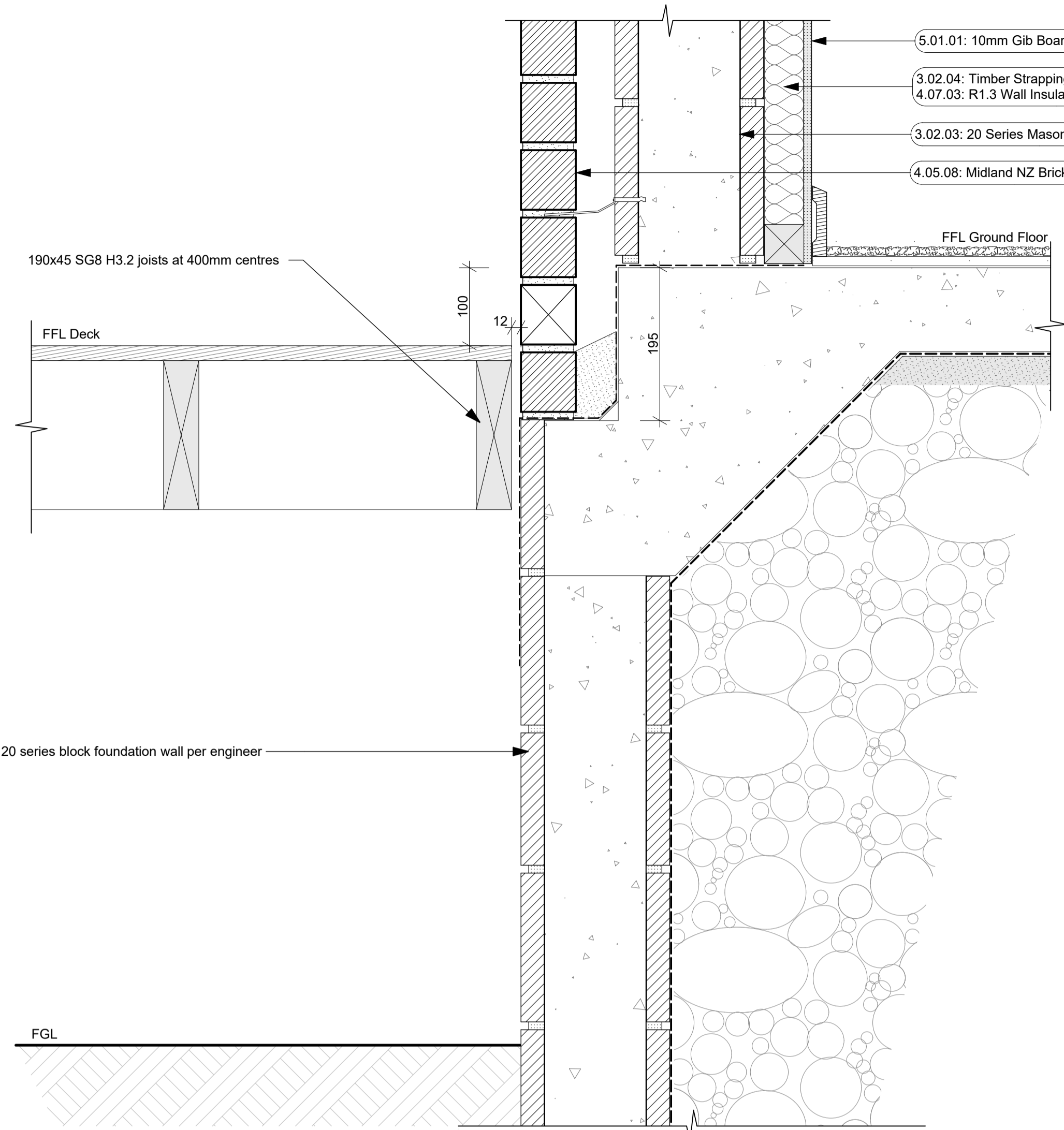
issue: BC Block B rev n#:

scale: 1:2 @ A1 01

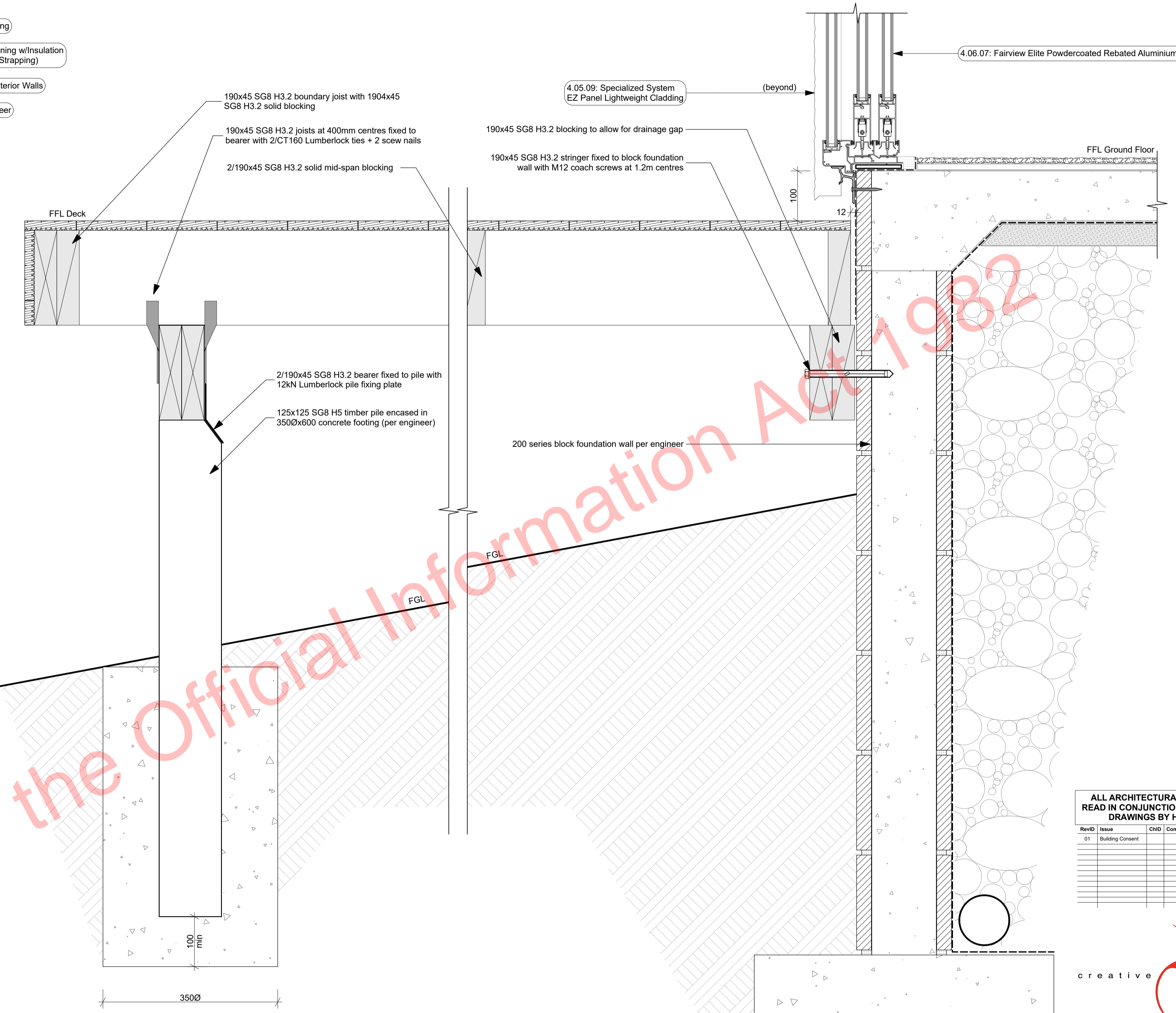
NOTE: Drawings are 1/2 scale @ A3

CAD ref: 21\Creative Arch\2005\_Broadway Property Group\_BLOCK B\_BC

BUILDING CONSENT



Deck Detail  
1:5



Deck Detail - Section through sill & pile  
1:5

D-02  
- 118, 119

D-03  
- 118, 119

Notes

- 3 STRUCTURE
- 3.02.03 20 Series Masonry Exterior Walls**  
190mm Exterior masonry walls with Solid plaster finish to exterior, refer to engineering for reinforcing requirements. Constructed in accordance with NZS4210, refer to specific notes for strapping and lining requirements. FRR240/240/240
- 3.02.04 Timber Strapping & Lining w/Insulation**  
Masonry block wall to be strapped with 50x50mm H1.2 battens on dpc at 600c/s with Auxex Greenstuff R1.3 40mm fibreglass insulation installed between with 10mm Gib board lining.
- 4 ENCLOSURE
- 4.05.08 Midland NZ Brick Veneer**  
Midland NZ 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 mortar, colour to match brick. The 2 storey brick cladding system used on this building must be completed to 'Design Note TB1' refer to Midland Brick for Design Note TB1. Install strictly as per manufacturer's specifications and details.
- 4.05.09 Specialized System EZ Panel Lightweight Cladding**  
Specialized System EZ Panel 50mm autoclaved lightweight concrete Facade System over 50x20mm High Density EPS vertical cavity battens at 600c/s max. Float textured finish by Specialized Systems. Min 2 coats of paint. Colour TBD. All installation in accordance with manufacturer's specifications. System only for timber framed wing walls.
- 4.06.07 Fairview Elite Powdercoated Rebated Aluminium Sliding Doors**  
Elite Fairview Classic Residential 35 Powdercoated Rebated

- 4.07.03 R1.3 Wall Insulation (Strapping)**  
Auxex Greenstuff Masonry Blanket R1.3 / 40mm, or similar with equivalent R-value. Wall strapping insulation (45mm) installed as per manufacturer's specifications and instructions. Ensure timber strapping system as per keynote: 3.02.04 Timber Strapping
- 5 INTERIOR
- 5.01.01 10mm Gib Board Lining**  
10mm Gib Board lining fixed horizontally or vertically over selected framing. Gib stopped to level 4min. finish for painting. Square stopped to ceiling. Install strictly as per manufacturer's specifications and details. Refer to engineer drawings for bracing locations.  
5113G

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

RevID	Issue	ChID	Comments	Date
01	Building Consent			11/28/2018



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**Proposed Development for:**  
for:  
**Bonair Developments**  
at:  
**153 Bonair Crescent (Block B) Silverdale, Auckland**

sheet title:  
**Deck Details**

drawn: **KN** checked: **JM** dwg n#: **419**

job n#: **2005**

date created: **11/28/2018**

date plotted: **2/7/2019**

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

scale: **1:5 @ A1**

NOTE: Drawings are 1/5 scale @ A3

CAD ref: 21\Creative Arch\2005\_Broadway Property Group\_BLOCK B\_BC

BUILDING CONSENT

**INSITU CONCRETE STAIRS  
(North Entrance to Patio)**

**LENGTH:**  
3 treads x 265mm each  
= 3,445mm overall length

**GOING:**  
3 treads @ 265mm each + 20mm nosing  
= 285mm each

**RISERS/HEIGHT:**  
3 risers @ 175mm each  
= 525mm overall height

Aluminium post and handrail by Spectrum

8.03.10: Spectrum Exterior Aluminum Vertical Batten Fence & Gate

8.03.01: Cortex Timber Retaining Walls

Slip resistance to D1/AS1 Wood Float Finish (Class U2)

Refer to stair design by HFC

S-01  
- 101

Courtyard Stair Section  
1:5

**TIMBER STAIRS  
(South Entrance to Deck)**

**LENGTH:**  
4 treads x 270mm each  
= 1,080mm overall length

**GOING:**  
4 treads @ 270mm each + 20mm nosing  
= 290mm each

**RISERS/HEIGHT:**  
5 risers @ 175mm each  
= 875mm overall height

Handrail fixed to brick veneer

3.12.02: Vitex 140x19 Timber Decking

190x45 SG8 H3.2 boundary joist with 1904x45 SG8 H3.2 solid blocking

190x45 SG8 H3.2 joists at 400mm centres fixed to bearer with 2/CT160 Lumberlock ties + 2 scow nails

Stair stringer fixed to boundary joist with CPC40's

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

RevID	Issue	CHD	Comments	Date
01	Building Consent			11/28/2018

125x125 SC8 H5 timber pile encased in 3500x600 concrete footing (per engineer)

Stair stringer fixed to post with M12 through bolts

125x125 SC8 H5 timber pile encased in 3500x600 concrete footing

S-02  
- 101, 118, 119

Stairs to Deck Section  
1:5

Released under the Official Information Act 1982



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project title:

Proposed Development for:

for:

**Bonair Developments**

at:

**153 Bonair Crescent (Block B)**

**Silverdale, Auckland**

sheet title:

**Stair Details**

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

job n#: **2005**

date created: **11/28/2018** **420**

date plotted: **2/7/2019**

issue: **BC Block B** rev n#:

scale: **1:5 @ A1** **01**

NOTE: Drawings are 1/2 scale @ A3  
CAD ref: 21\Creative Arch\2005\_Broadway Property Group\_BLOCK B\_BC

BUILDING CONSENT

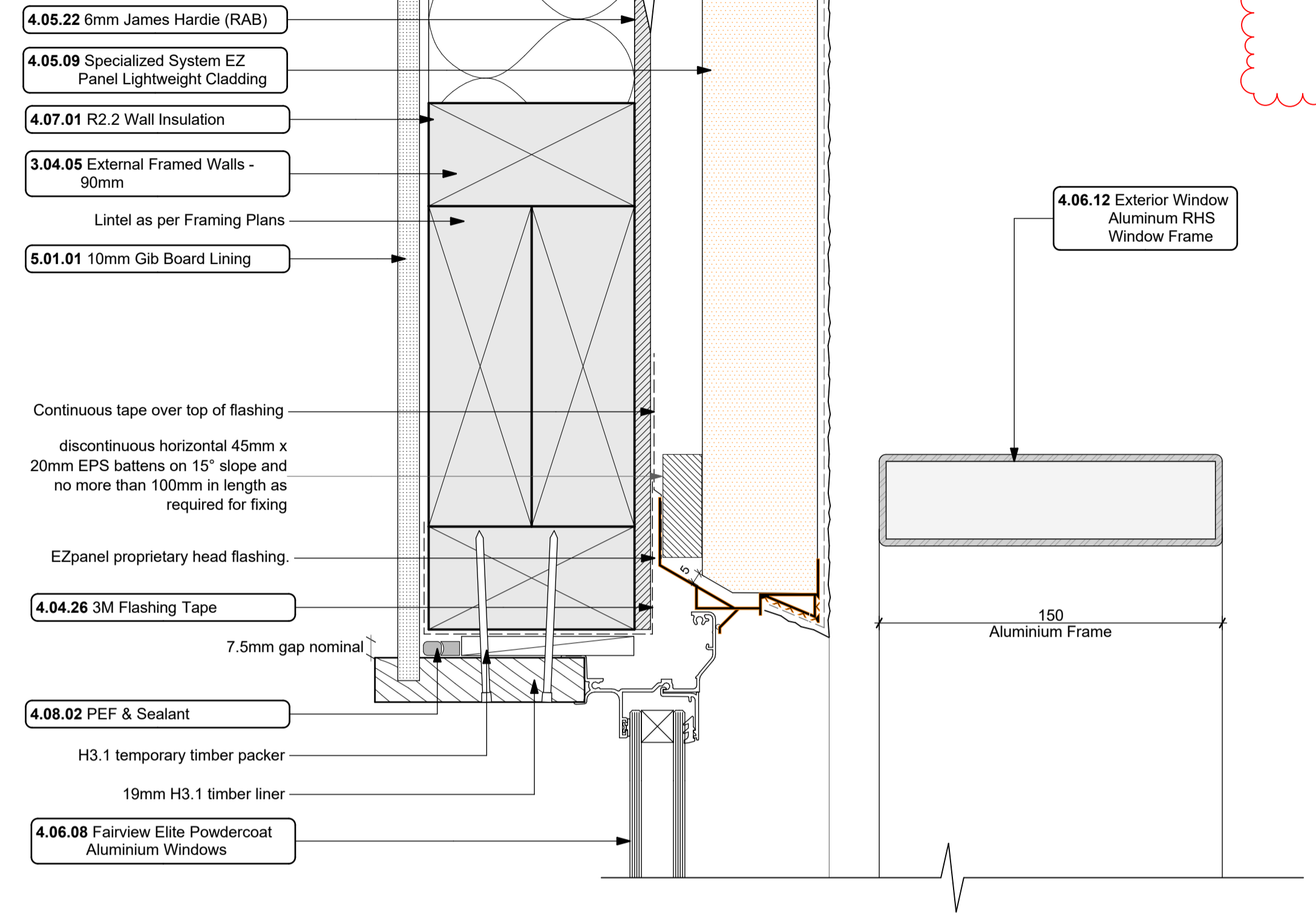
**GENERAL NOTES**

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

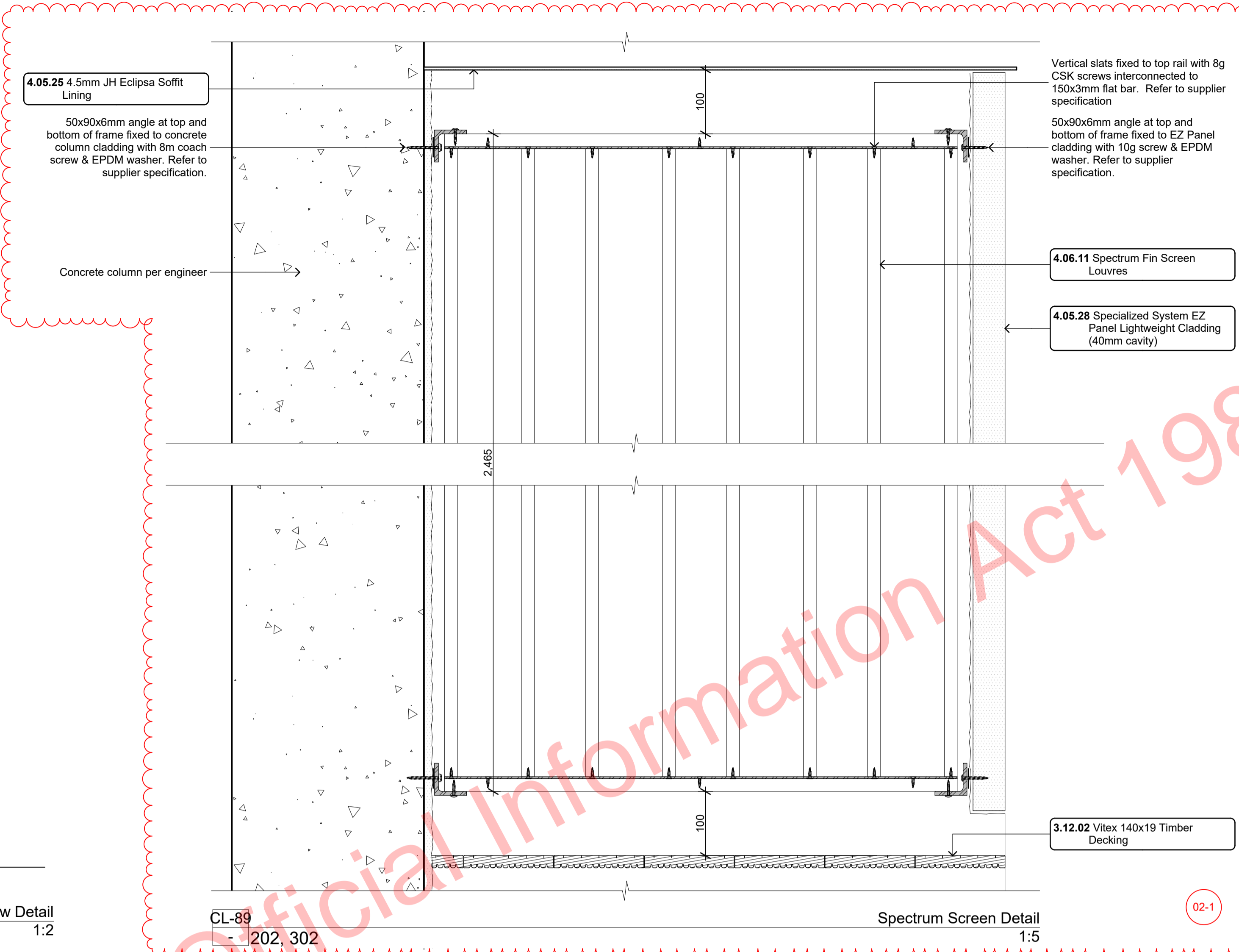
Refer to the manufacturer or supplier for technical information for these materials.

Refer to Finishes & Setout Plan for fire rated wall locations and lining requirements.

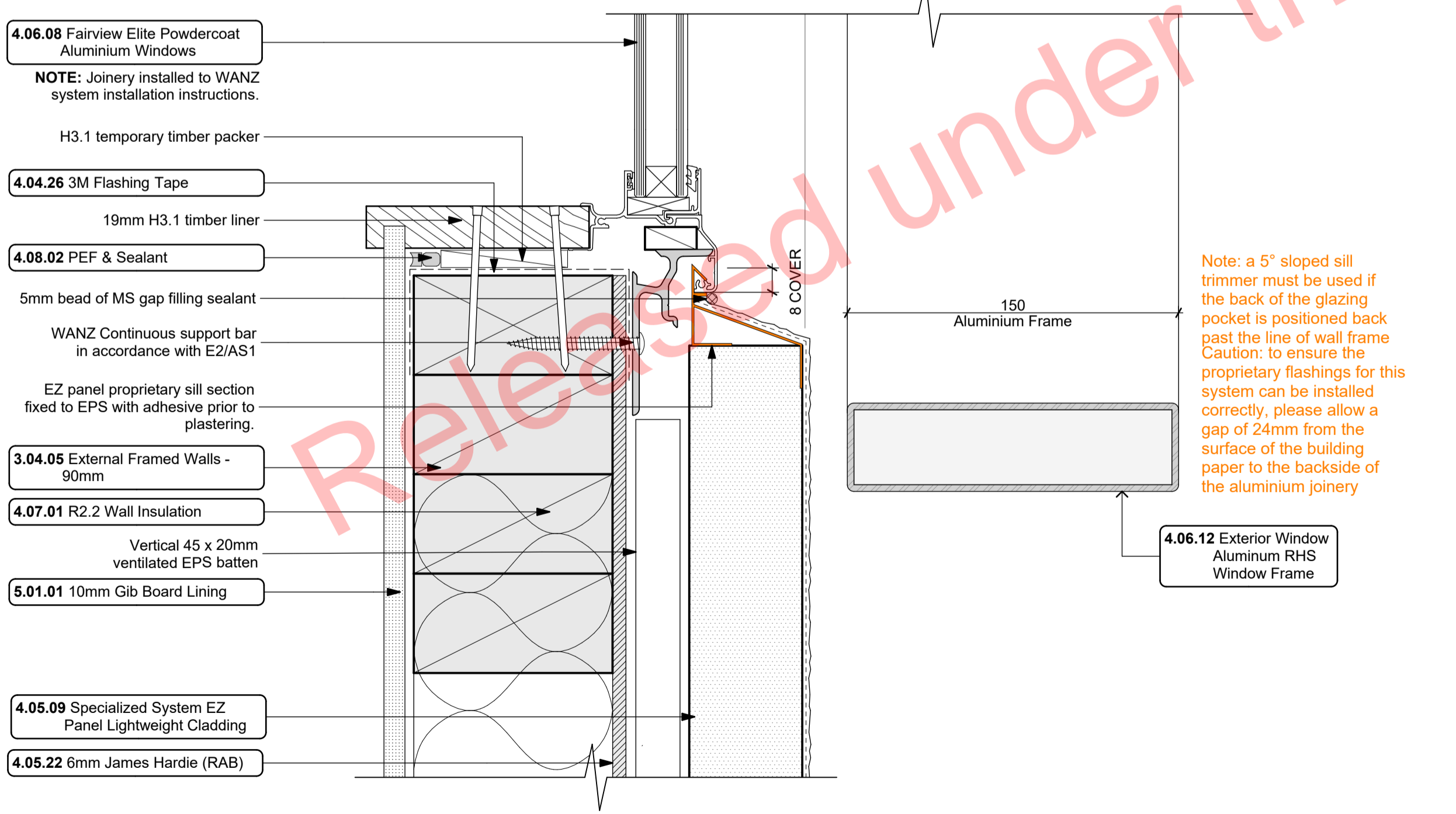
**note: punchings in head flashing provide ventilation openings of 1000mm<sup>2</sup> per lineal metre**



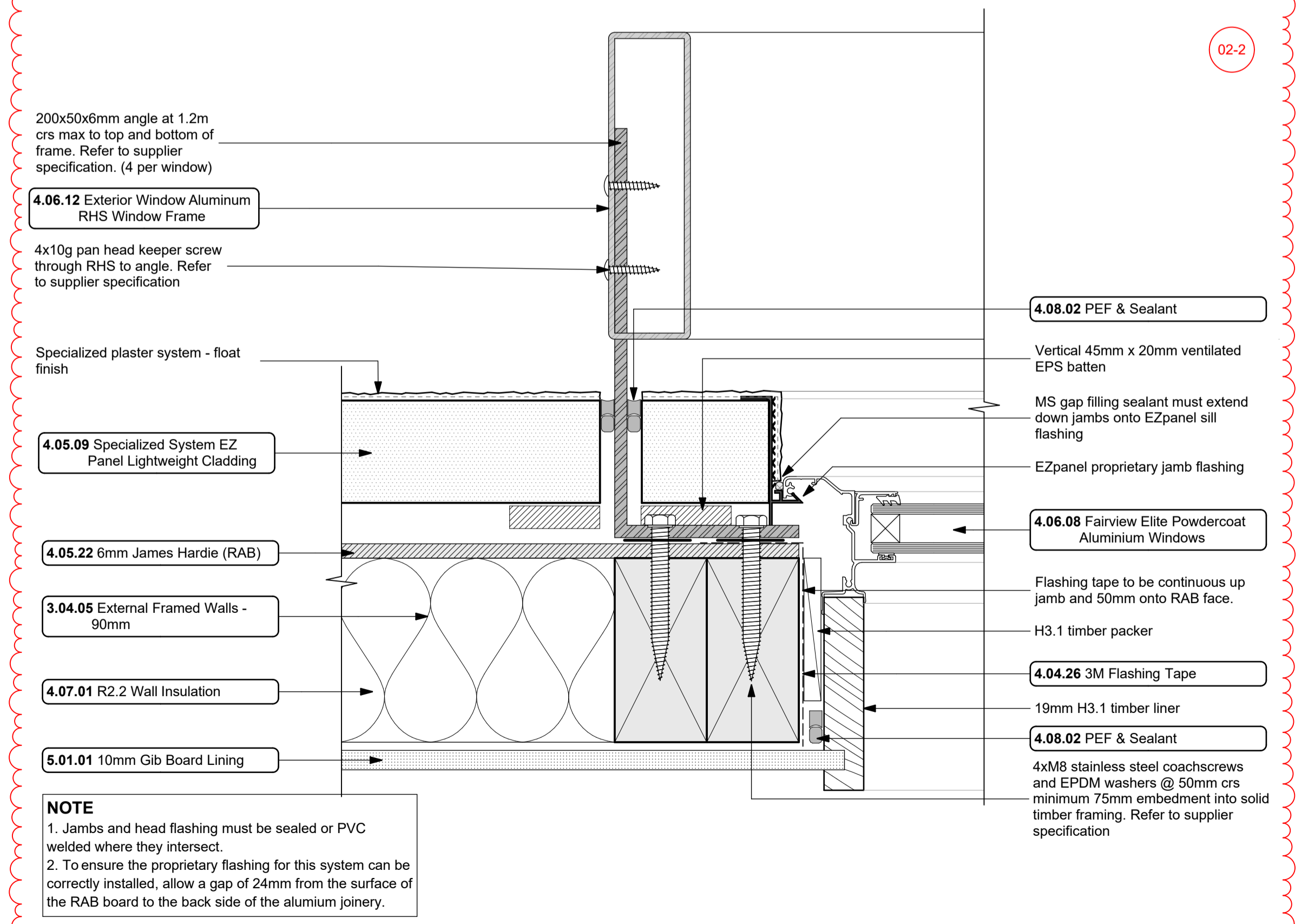
CL-86  
- 202  
EZ Panel / Joinery Head with Aluminium Eyebrow Detail  
1:2



CL-89  
- 202, 302  
Spectrum Screen Detail  
1:5



CL-87  
- 202  
EZ Panel / Joinery Sill with Aluminium Eyebrow Detail  
1:2



CL-88  
- 202  
EZ Panel / Joinery Jamb with Aluminium Eyebrow Detail  
1:2

- Notes**
- 3 STRUCTURE**
- 3.04.05 **External Framed Walls - 90mm**  
Generally construct with 90x45 S98 KD H1.2 framing with studs on Hi and Dri packers at crs as per setout plans and nogs @ 600crs to NZS3604:2011 unless noted otherwise. Ensure all insulation within framing where applicable, is secured into place with DanBand straps in accordance with the requirements of E2/AS1. Nog for all fittings, fixtures, linings, bracing panels and trims. DPC (malthoid) between bottom plate and conc. slab and fixed with M12 bolts @ 900crs. Refer to the Structural Layouts for the bracing requirements. 6mm RAB to exterior face of walls.
- 4.06.08 **Fairview Elite Powdercoat Aluminium Windows**  
Fairview Classic Residential 35 Powdercoated Aluminium Windows. Colour as per Resources Consent specifications. Double glazed with paint grade radiata pine architraves. Obscure glass to bathrooms, wc's and ensuites. Refer to window and door schedule. Confirm size on site prior to manufacture. Install strictly as per manufacturer's specifications and details. Hardware TBC by client.
- 4 ENCLOSURE**
- 4.06.11 **Spectrum Fin Screen Louvres**  
Spectrum 115x17 aluminium RHS fins louvre system fixed to 115x3 Aluminium plate top and bottom fixed to underside of concrete beam / deck edge. Powdercoated finish to match joinery. Install strictly as per manufacturer's specifications and details.
- 4.06.12 **Exterior Window Aluminium RHS Window Frame**  
150 x 40 aluminium RHS frame. Powdercoated finish to match joinery. Install strictly as per manufacturer's specifications and details.
- 4.07.01 **R2.2 Wall Insulation**  
Autex Greenstuff R2.2 Wall insulation (90mm), or similar with equivalent R-value, installed as per manufacturer's specifications and instructions.
- 4.08.02 **PEF & Sealant**  
PEF Backing rod and Sealant. Ensure all laps and overhangs comply with E2/AS1. Install strictly as per manufacturer's specifications and details.
- 5 INTERIOR**
- 5.01.01 **10mm Gib Board Lining**  
10mm Gib Board lining fixed horizontally or vertically over selected framing. Gib stopped to level 4mm. Finish for painting. Square stopped to ceiling. Install strictly as per manufacturer's specifications and details. Refer to engineer drawings for bracing locations. 5113G

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

RevID	Issue	CHD	Comments	Date
01	Building Consent			11/26/2018
02	RFI 1	02-1	Revised detail - added EPDM washer	
		02-2	Detail revised, EPDM washer & sealant added at angle penetration	27/7/2019

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**Proposed Development for:**  
**Bonair Developments**  
at:  
**153 Bonair Crescent (Block B) Silverdale, Auckland**

sheet title:  
**Spectrum Details**

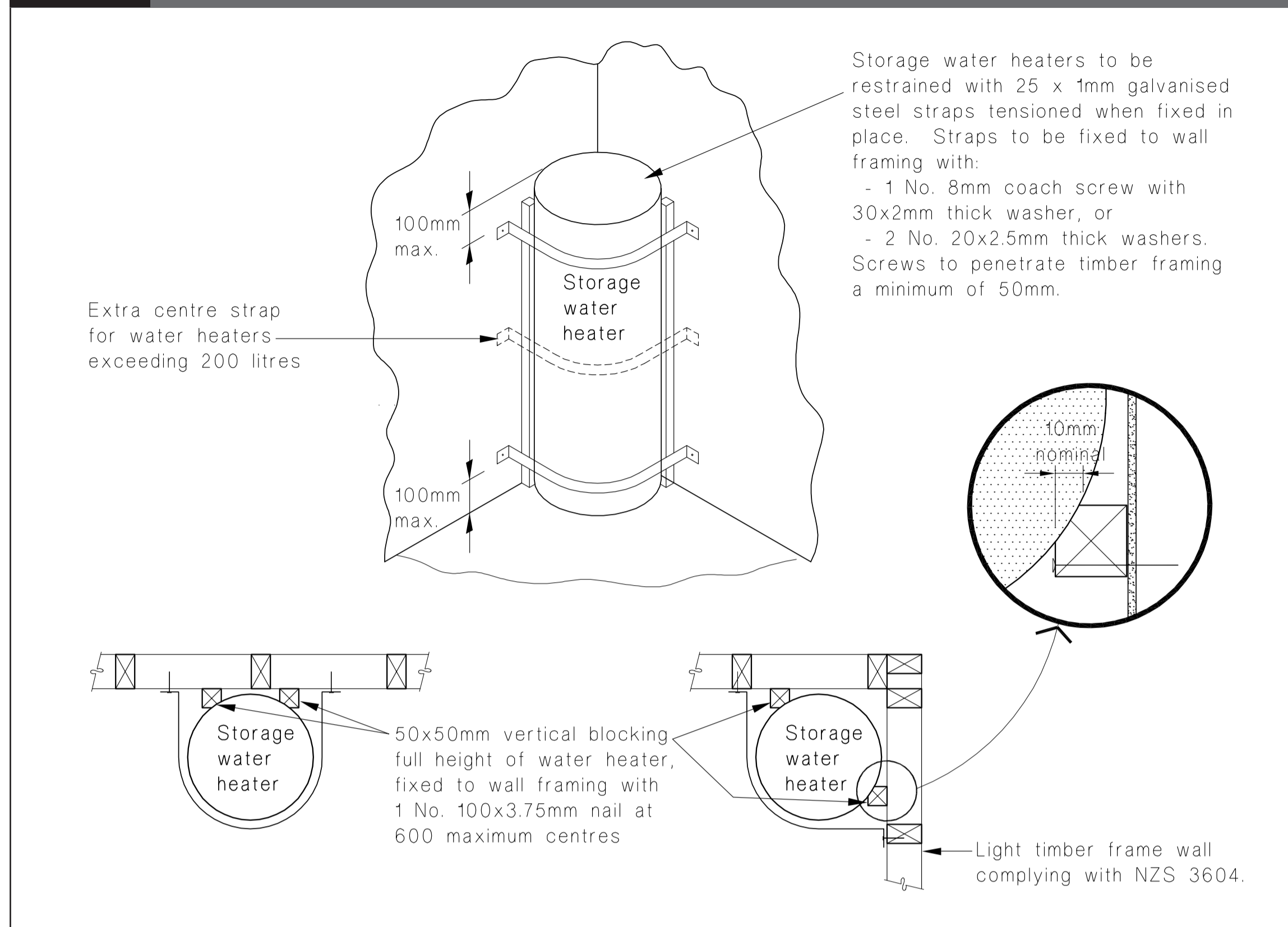
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job n#:	<b>2005</b>	<b>421</b>
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date plotted:	<b>2/7/2019</b>	
issue:	<b>BC Block B</b>	rev n#:
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NOTE: Drawings are 1/2 scale @ A3

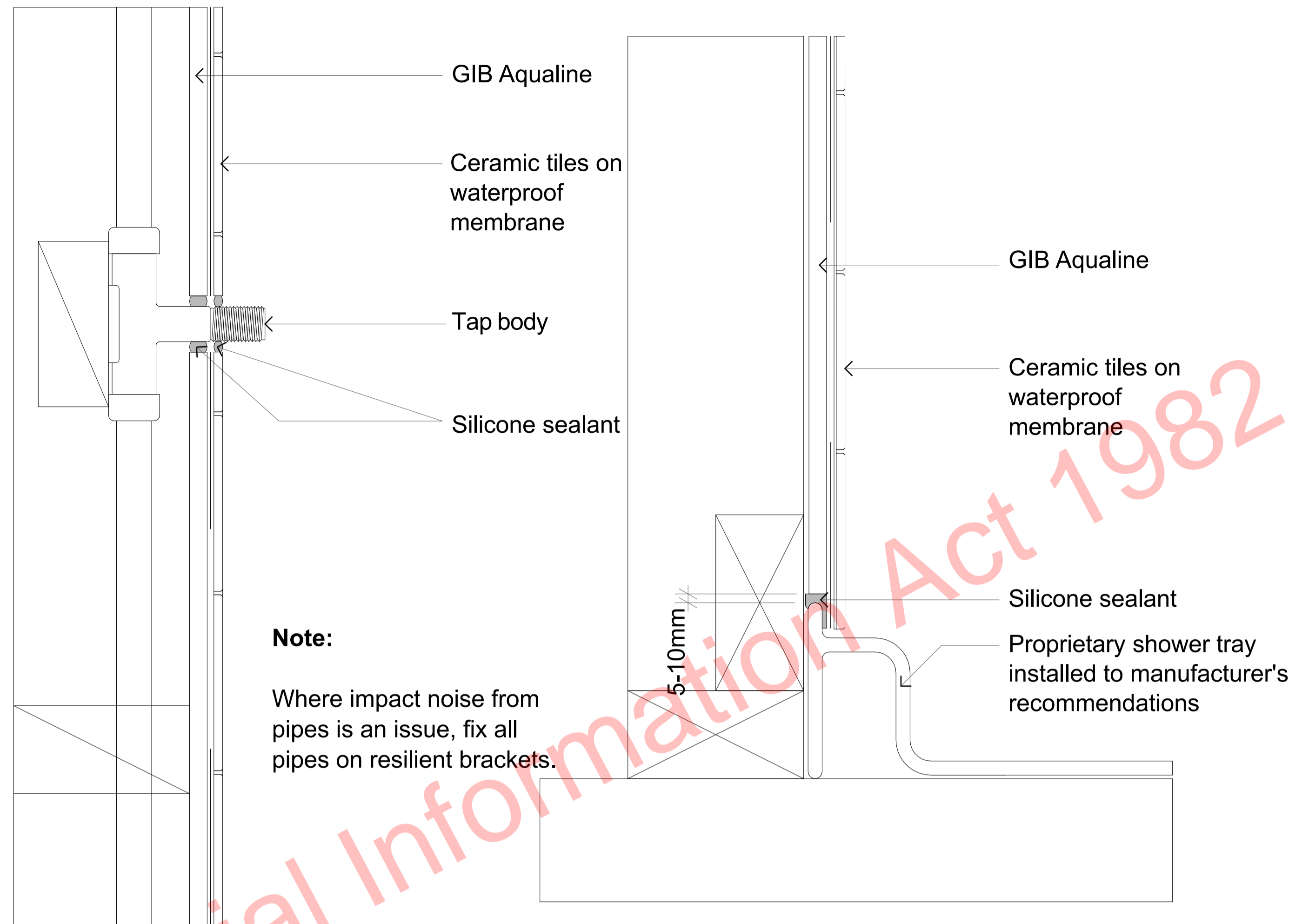
CAD ref: 21/Creative Arch/2005\_Broadway Property Group\_BLOCK B\_BC

**BUILDING CONSENT**

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



HWC Seismic Restraint



Penetration Detail

Shower Wall/Tray Detail

**DROP IN FIRE COLLAR TEST RESULTS:**

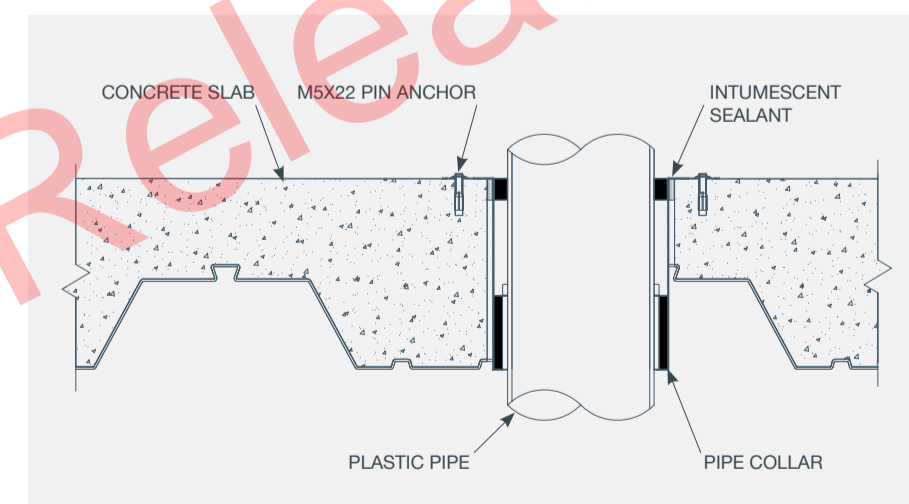
Tested on a trapezoidal steel tray concrete floor with 70mm minimum thickness and 130mm maximum thickness.

NOMINAL PIPE SIZE (MM)	NOMINAL PIPE WALL THICKNESS (MM)	PRODUCT CODE	PENETRATION HOLE SIZE (MM)	FLOOR FRL*	FTC#
<b>PVC PLASTIC PIPE</b>					
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
<b>PVC PIPE SOCKET CONNECTIONS</b>					
40	4.0	DIFC40	72	-/90/60	728
100	6.4	DIFC100	142	-/90/90	728
<b>HDPE</b>					
150	7.0	DIFC150	192	-/90/90	728

**INSTALLATION INSTRUCTIONS:**

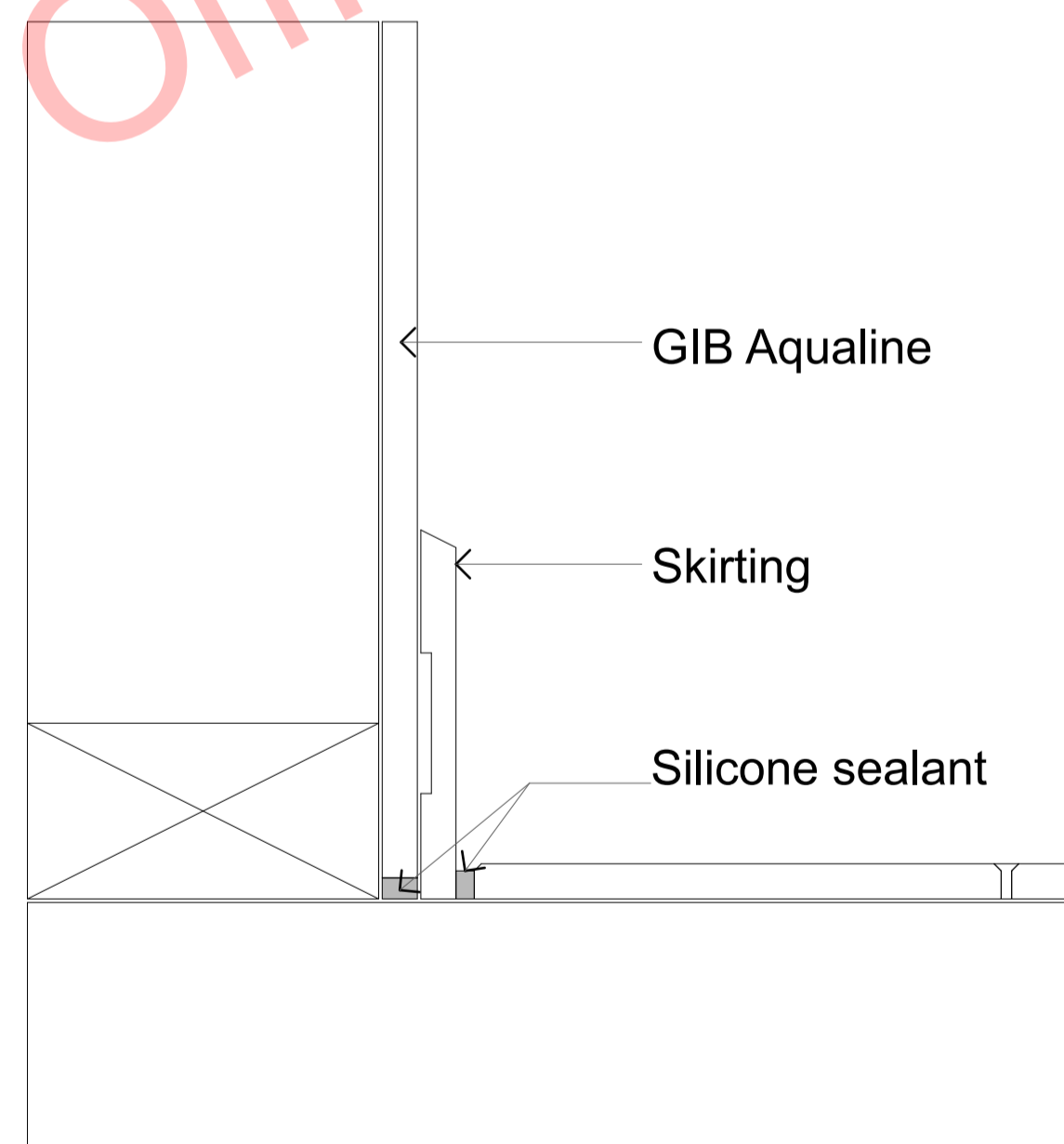
1. Core drill hole to specified diameter to suit pipe size.
2. Install drop in fire collar fixing with two M5x22mm metal pin anchors.
3. Insert pipework through collar.
4. Seal gaps between concrete/collar and collar/pipe with Allproof intumescent sealant.

**INSTALLATION DETAILS:**

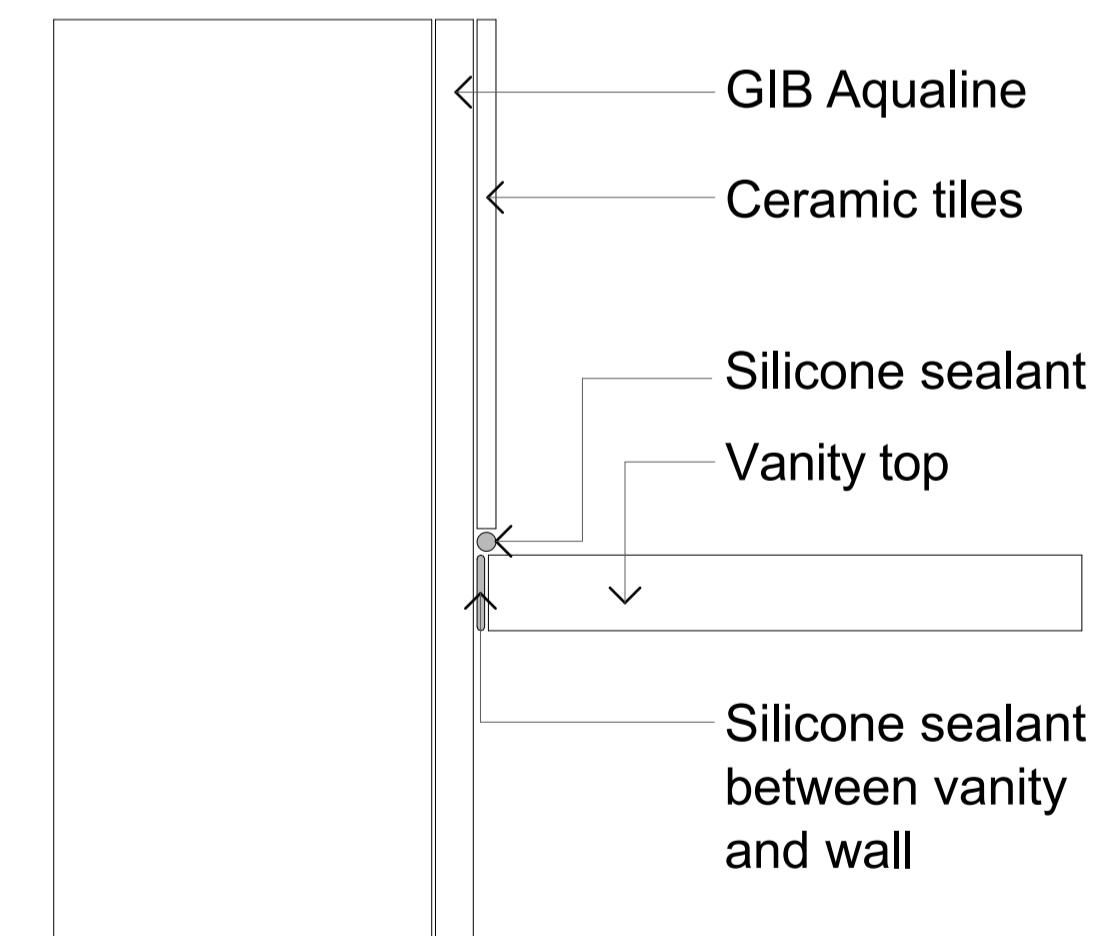


Allproof Drop In Fire Collars Details

1:1



Wall/Floor Detail



Vanity Top Detail

Bathroom Detail  
1:2

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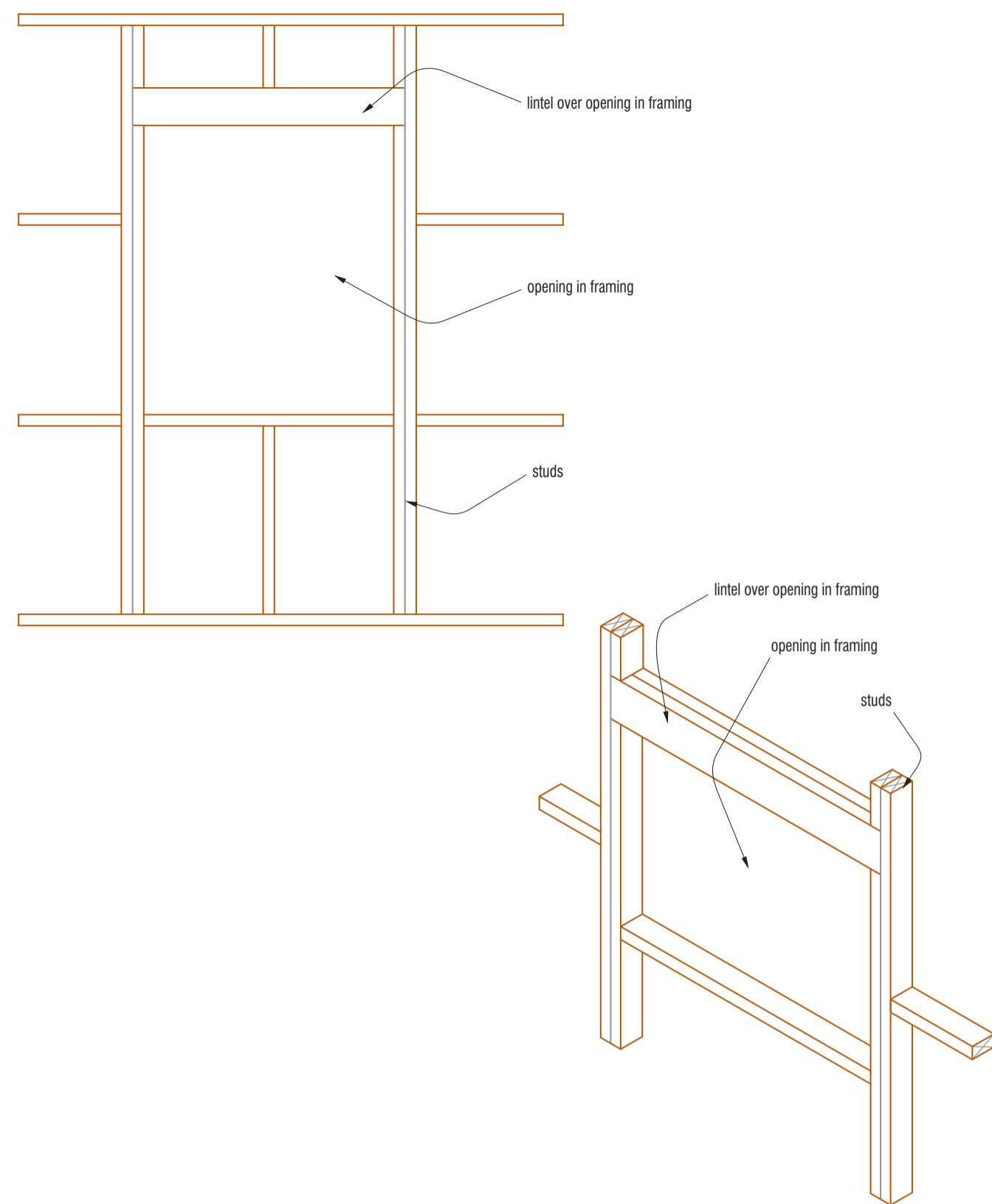


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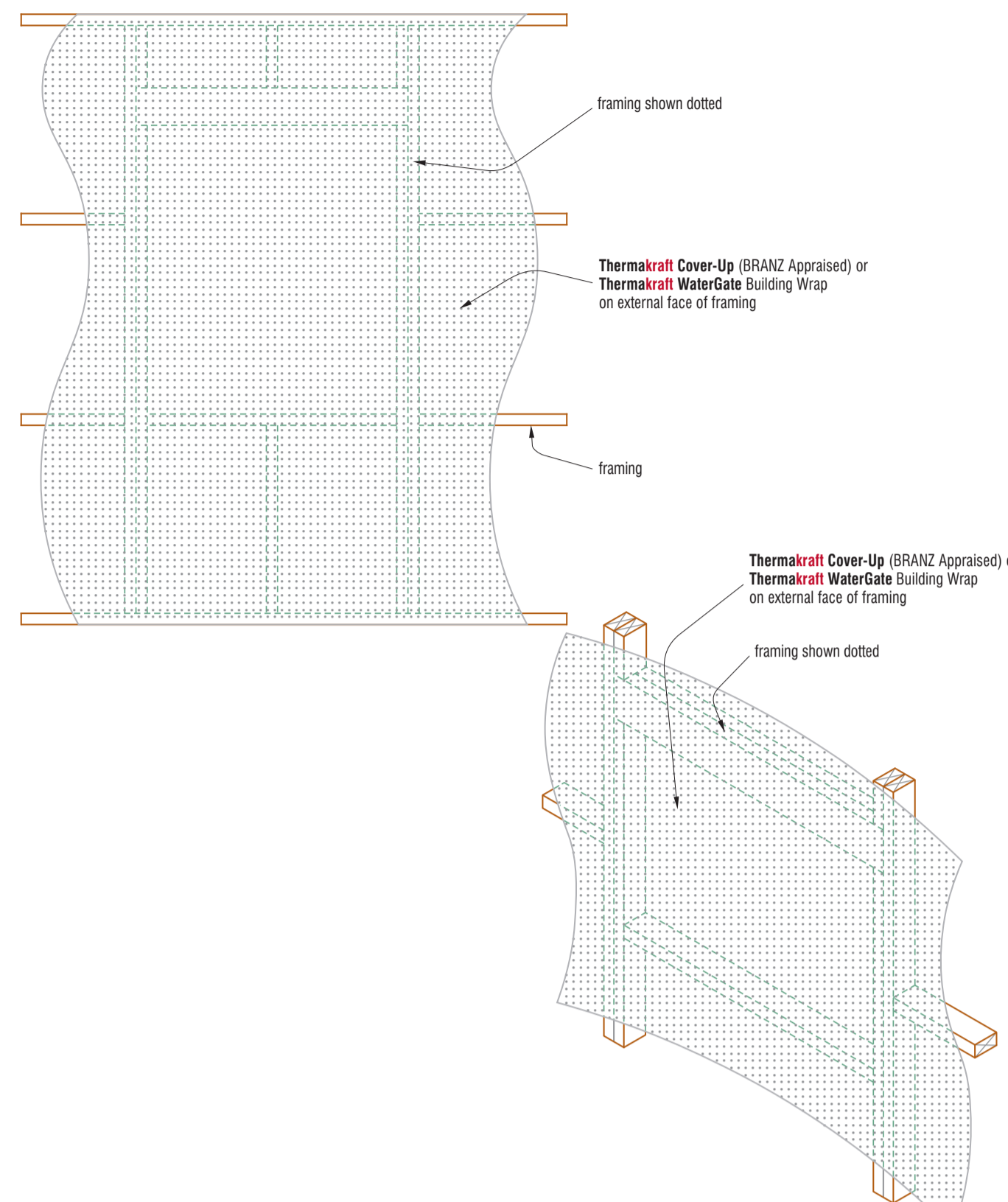
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**Bonair Developments**  
at:  
**153 Bonair Crescent (Block B) Silverdale, Auckland**  
sheet title:  
**Bathroom & HW Cyclinder Details**  
drawn: **KN** checked: **JM** dwg n#: **422**  
job n#: **2005**  
date created: **11/28/2018**  
date plotted: **2/7/2019**  
issue: **BC Block B** rev n#: **01**  
scale: **1:1 @ A1**  
**NOTE: Drawings are 1/2 scale @ A3**

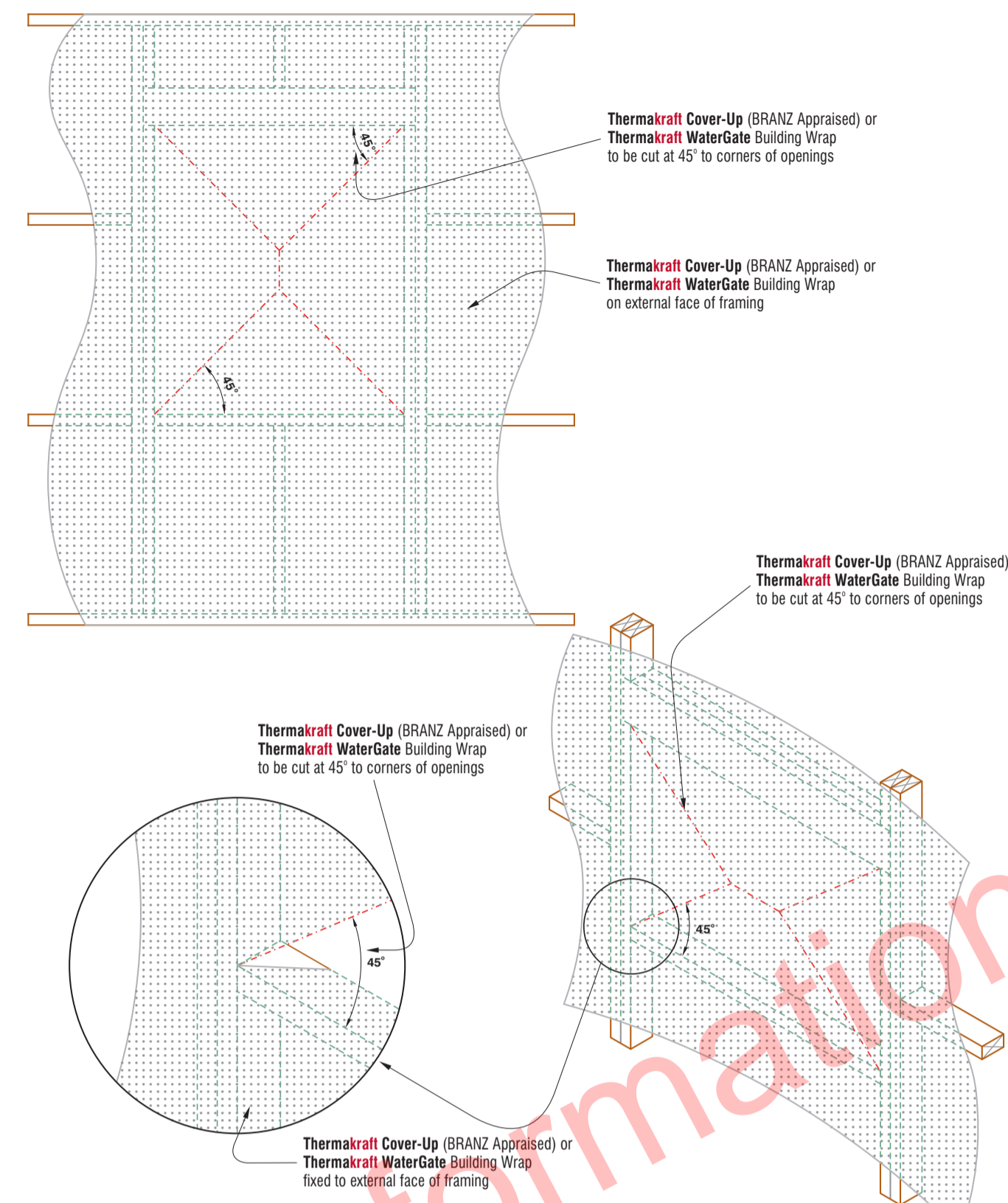
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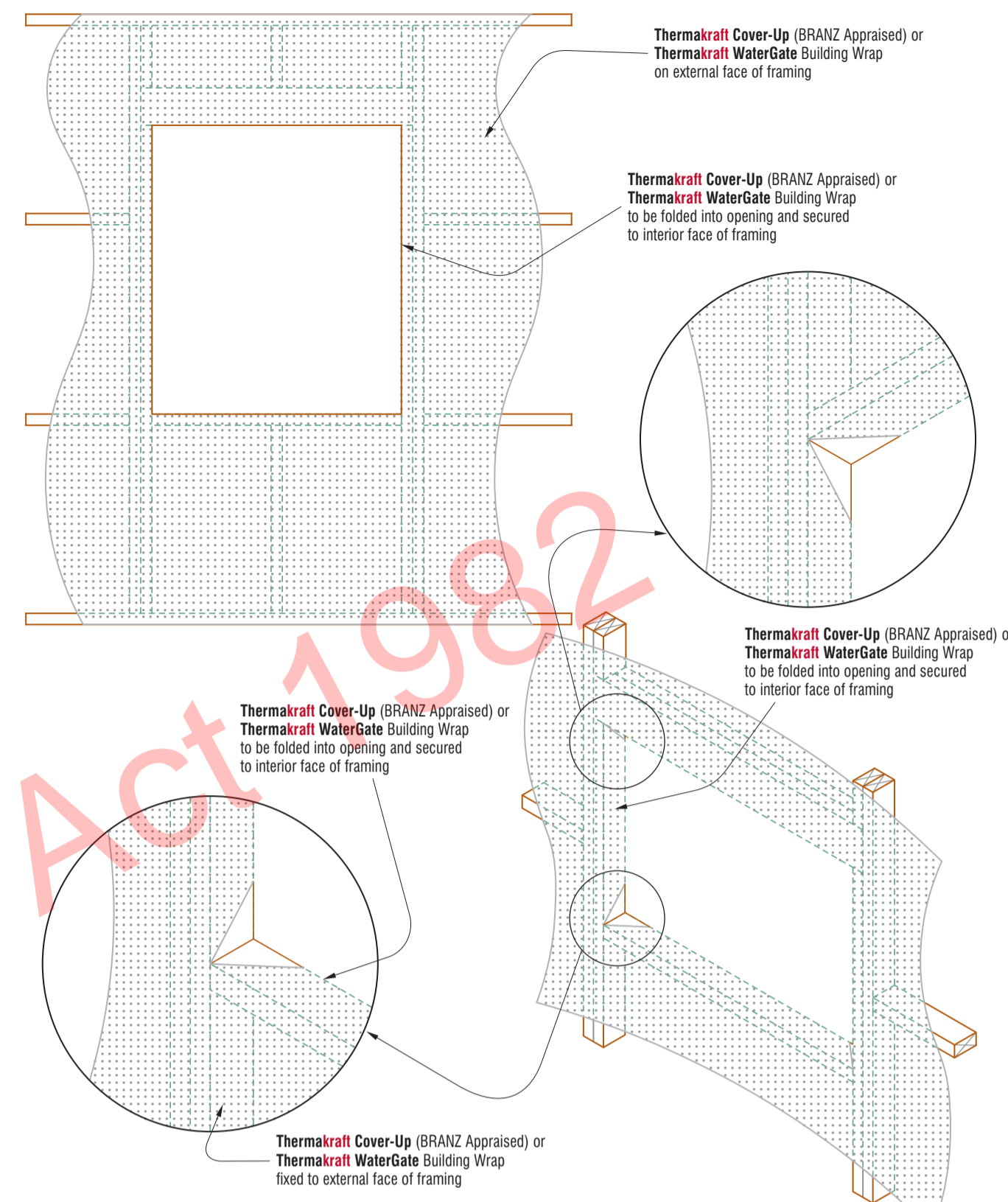
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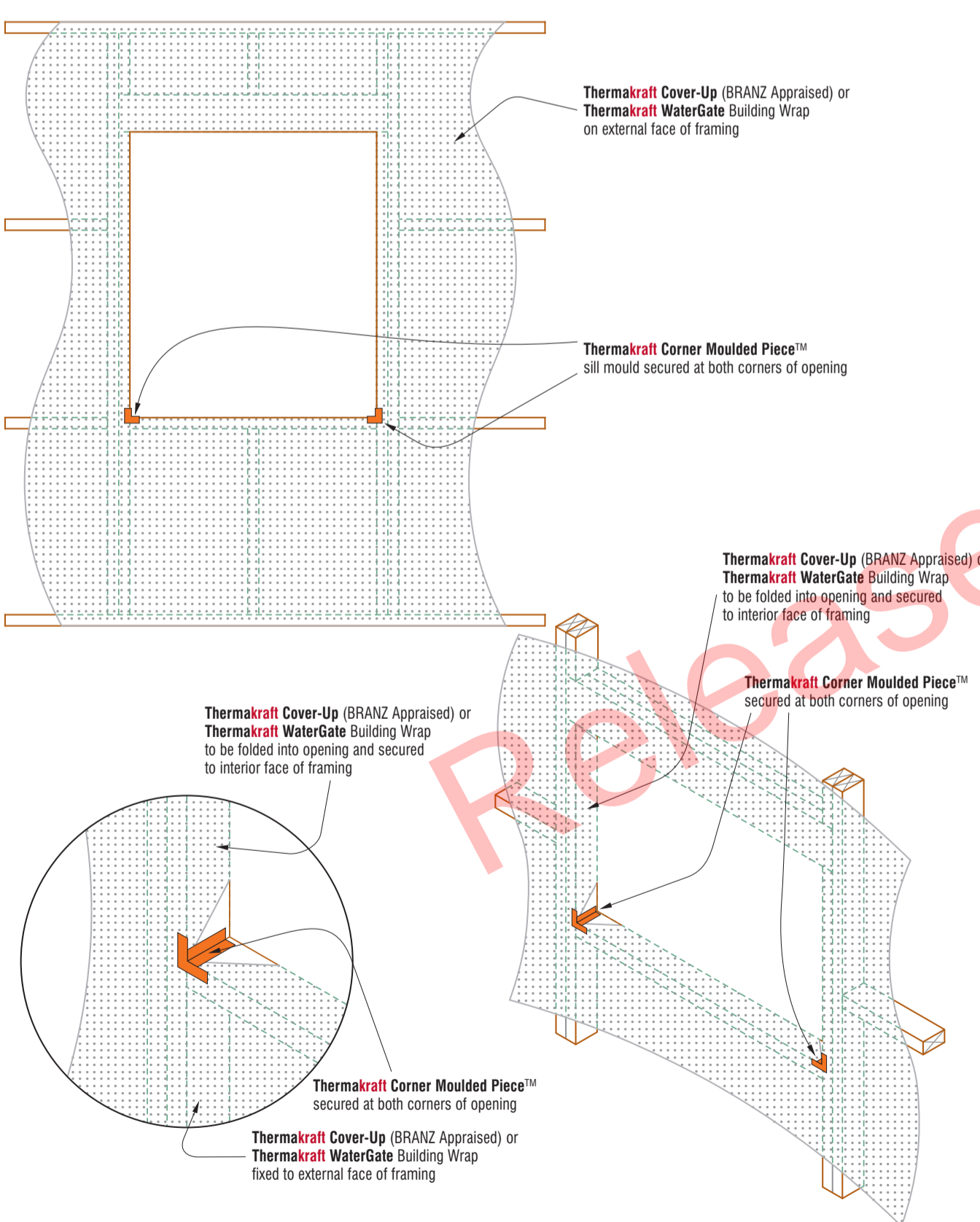
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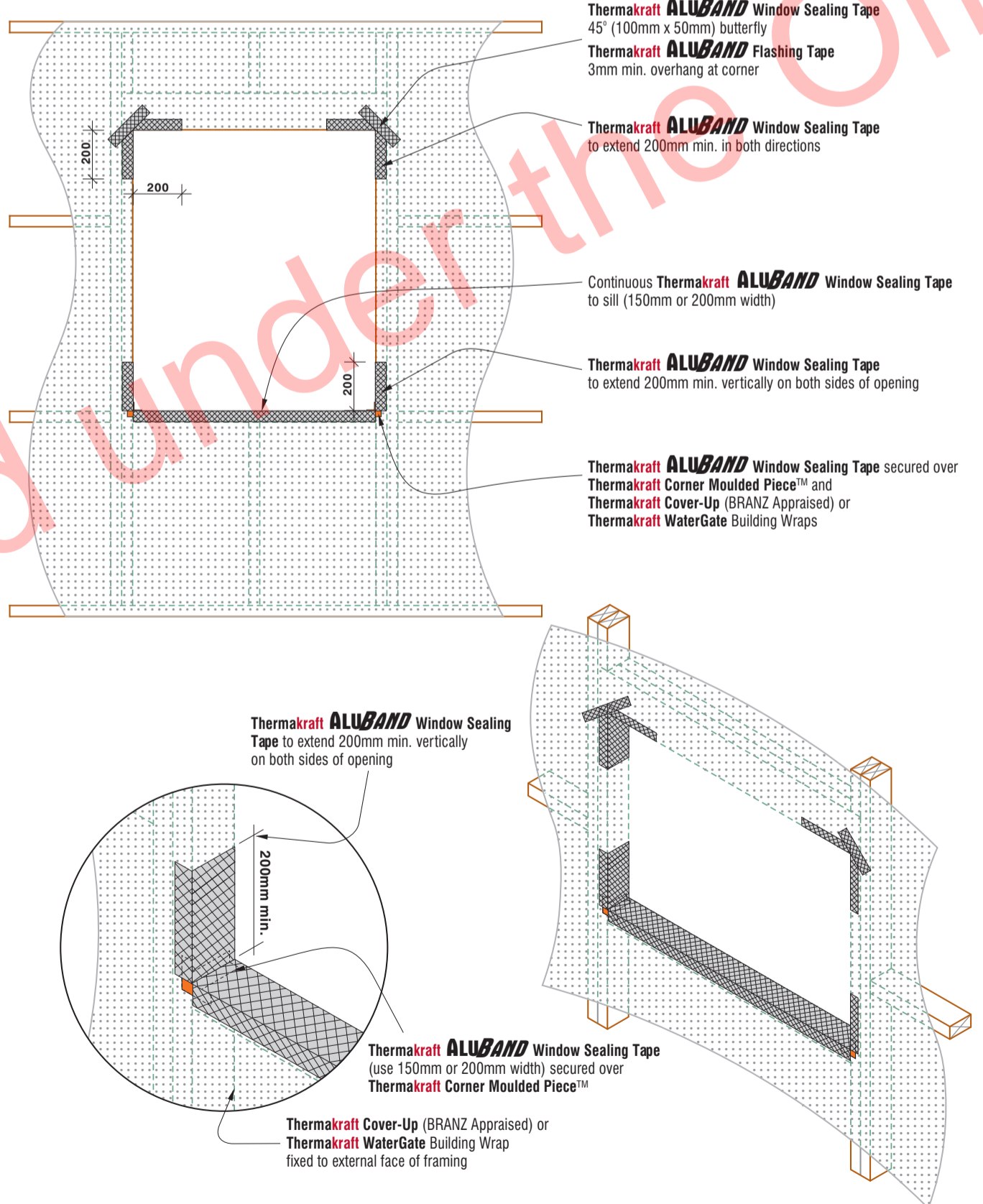
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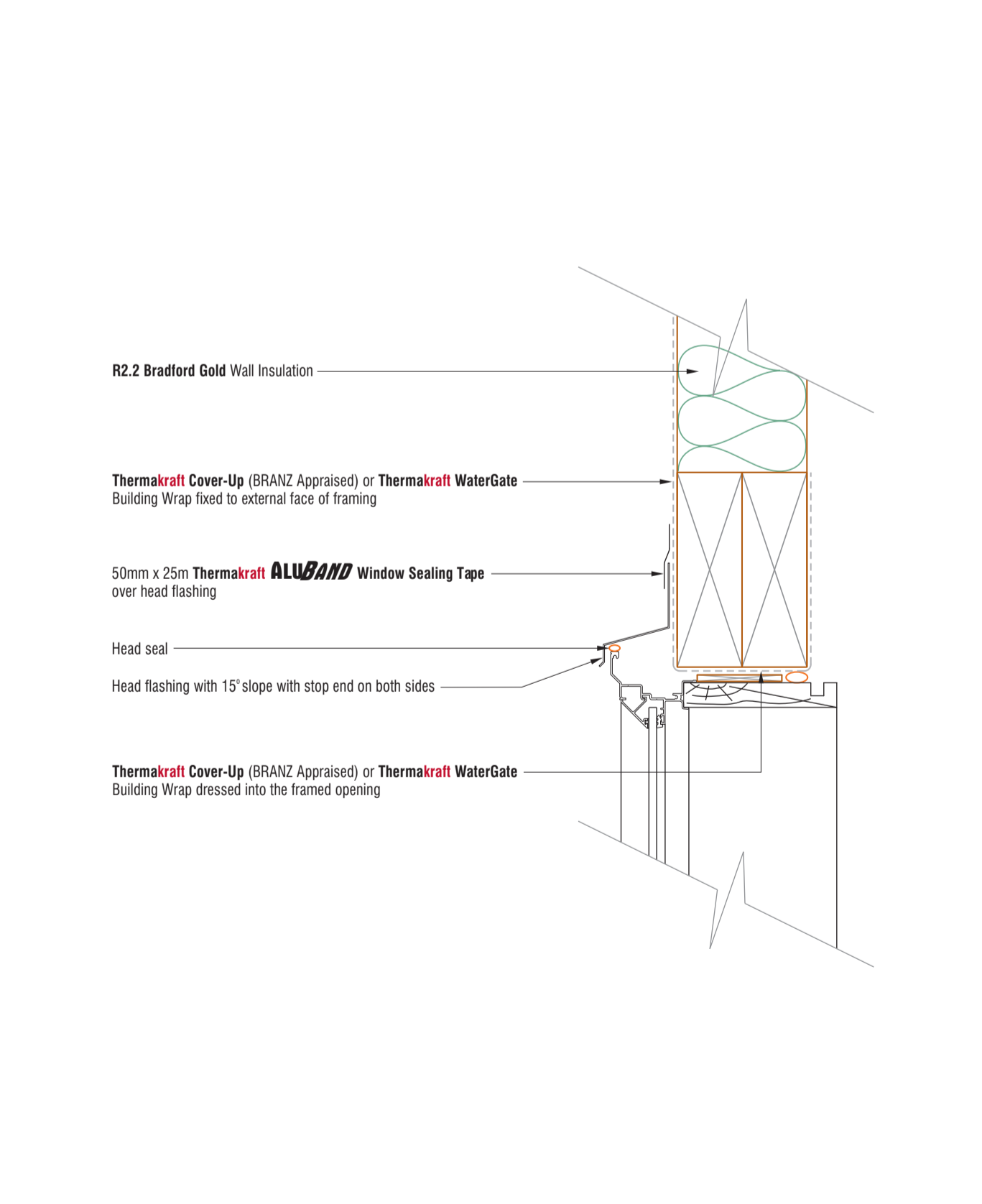
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	Fold Building Wrap into Opening	JUNE 2005	W4
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	Corner Moulded Piece	JUNE 2005	W5
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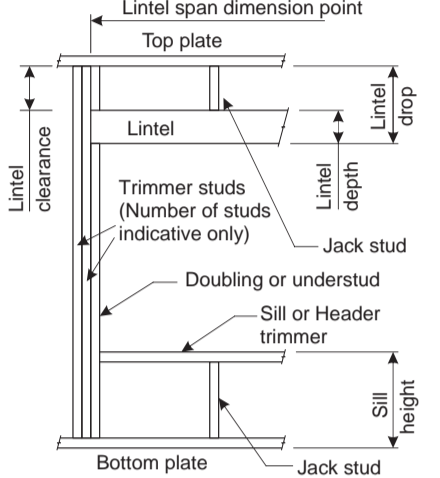
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for: <b>Bonair Developments</b>	
at: <b>153 Bonair Crescent (Block B) Silverdale, Auckland</b>	
sheet title: <b>Thermakraft Methodology</b>	
drawn: <b>KN</b>	checked: <b>JM</b> dwg n#: <b>423</b>
job n#: <b>2005</b>	
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BUILDING CONSENT

# LINTEL FIXING SCHEDULE ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12 NZS 3604:2011

- NOTE:**
- All fixings are designed for vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20 kPa.
  - Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist horizontal loads.
  - These fixings assume the correct choice of rafter/truss to top plate connections have been made.
  - All fixings assume bottom plate thickness of 45mm maximum. Note: TYLOK options on timber species.
  - Wall framing arrangements under girder trusses are not covered in this schedule.
  - All timber selections are as per NZS 3604:2011.

### DEFINITIONS



#### Lintel Supporting Girder Trusses:

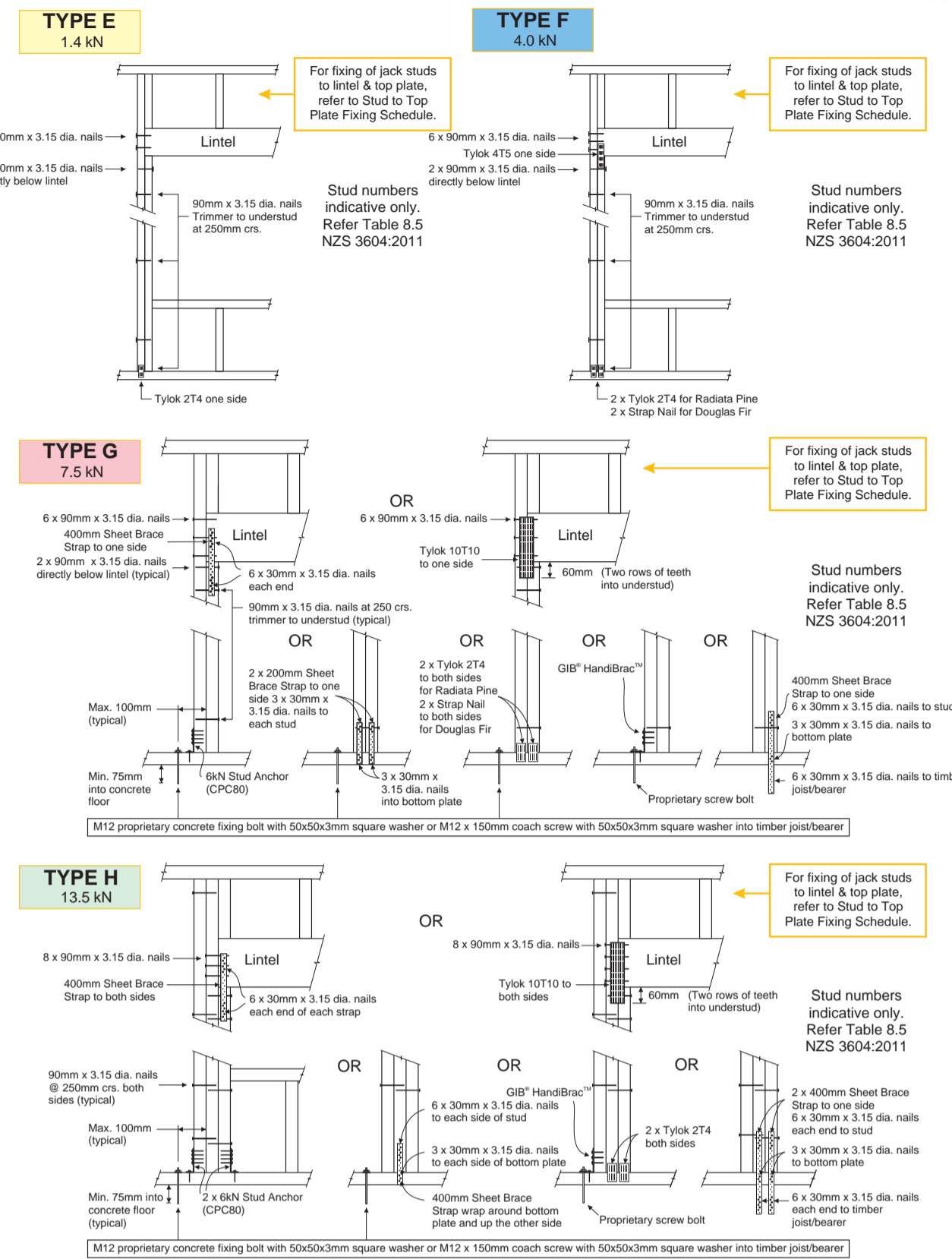
Roof Tributary Area	Light Roof Wind Zone				Heavy Roof Wind Zone			
	L	M	H	EH	L	M	H	EH
6.6 m²	G	G	H	G	G	H	H	H
11.6 m²	G	G	H	G	G	H	H	H
12.1 m²	G	H	H	G	G	H	H	H
15.3 m²	H	-	-	G	H	-	-	-
19.1 m²	H	-	-	G	H	-	-	-
20.9 m²	H	-	-	H	-	-	-	-
21.8 m²	H	-	-	H	-	-	-	-
34.3 m²	-	-	-	-	-	-	-	-

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

### SELECTION CHART FOR LINTEL FIXING

Lintel Span (m)	Loaded Dimension (m)	Light Roof Wind Zone				Heavy Roof Wind Zone			
		L	M	H	EH	L	M	H	EH
0.7	2.0	E	E	F	F	E	E	F	F
0.7	3.0	E	E	F	F	E	E	F	F
0.7	4.0	E	E	F	F	E	E	F	F
0.7	5.0	E	E	F	F	E	E	F	F
0.9	2.0	E	E	F	F	E	E	F	F
0.9	3.0	E	E	F	F	E	E	F	F
0.9	4.0	E	E	F	F	E	E	F	F
0.9	5.0	E	E	F	F	E	E	F	F
1.0	2.0	E	E	F	F	E	E	F	F
1.0	3.0	E	E	F	F	E	E	F	F
1.0	4.0	E	E	F	F	E	E	F	F
1.0	5.0	E	E	F	F	E	E	F	F
1.2	2.0	E	E	F	F	E	E	F	F
1.2	3.0	E	E	F	F	E	E	F	F
1.2	4.0	E	E	F	F	E	E	F	F
1.2	5.0	E	E	F	F	E	E	F	F
1.5	2.0	E	E	F	F	E	E	F	F
1.5	3.0	E	E	F	F	E	E	F	F
1.5	4.0	E	E	F	F	E	E	F	F
1.5	5.0	E	E	F	F	E	E	F	F
2.0	2.0	F	F	G	G	F	F	G	G
2.0	3.0	F	F	G	G	F	F	G	G
2.0	4.0	F	F	G	G	F	F	G	G
2.0	5.0	F	F	G	G	F	F	G	G
2.4	2.0	F	F	G	G	F	F	G	G
2.4	3.0	F	F	G	G	F	F	G	G
2.4	4.0	F	F	G	G	F	F	G	G
2.4	5.0	F	F	G	G	F	F	G	G
2.4	6.0	F	F	G	G	F	F	G	G
2.4	7.0	F	F	G	G	F	F	G	G
3.0	2.0	F	F	G	G	F	F	G	G
3.0	3.0	F	F	G	G	F	F	G	G
3.0	4.0	F	F	G	G	F	F	G	G
3.0	5.0	F	F	G	G	F	F	G	G
3.0	6.0	F	F	G	G	F	F	G	G
3.0	7.0	F	F	G	G	F	F	G	G
3.6	2.0	F	F	G	G	F	F	G	G
3.6	3.0	F	F	G	G	F	F	G	G
3.6	4.0	F	F	G	G	F	F	G	G
3.6	5.0	F	F	G	G	F	F	G	G
3.6	6.0	F	F	G	G	F	F	G	G
3.6	7.0	F	F	G	G	F	F	G	G
4.2	2.0	F	F	G	G	F	F	G	G
4.2	3.0	F	F	G	G	F	F	G	G
4.2	4.0	F	F	G	G	F	F	G	G
4.2	5.0	F	F	G	G	F	F	G	G
4.2	6.0	F	F	G	G	F	F	G	G
4.2	7.0	F	F	G	G	F	F	G	G
4.5	2.0	F	F	G	G	F	F	G	G
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4.5	5.0	F	F	G	G	F	F	G	G
4.5	6.0	F	F	G	G	F	F	G	G
4.5	7.0	F	F	G	G	F	F	G	G
4.8	2.0	F	F	G	G	F	F	G	G
4.8	3.0	F	F	G	G	F	F	G	G
4.8	4.0	F	F	G	G	F	F	G	G
4.8	5.0	F	F	G	G	F	F	G	G
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4.8	7.0	F	F	G	G	F	F	G	G

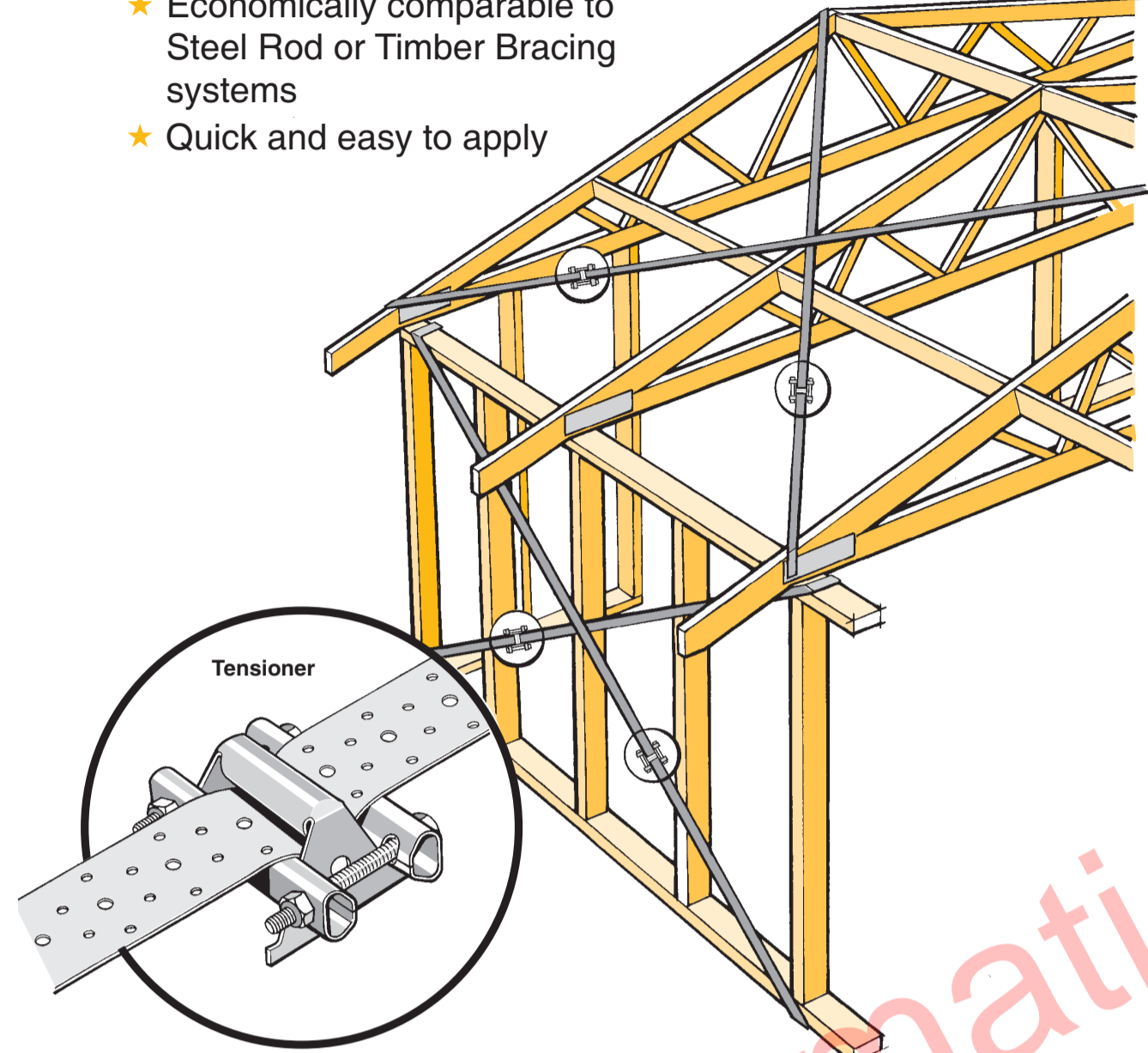
### LINTEL FIXING OPTIONS



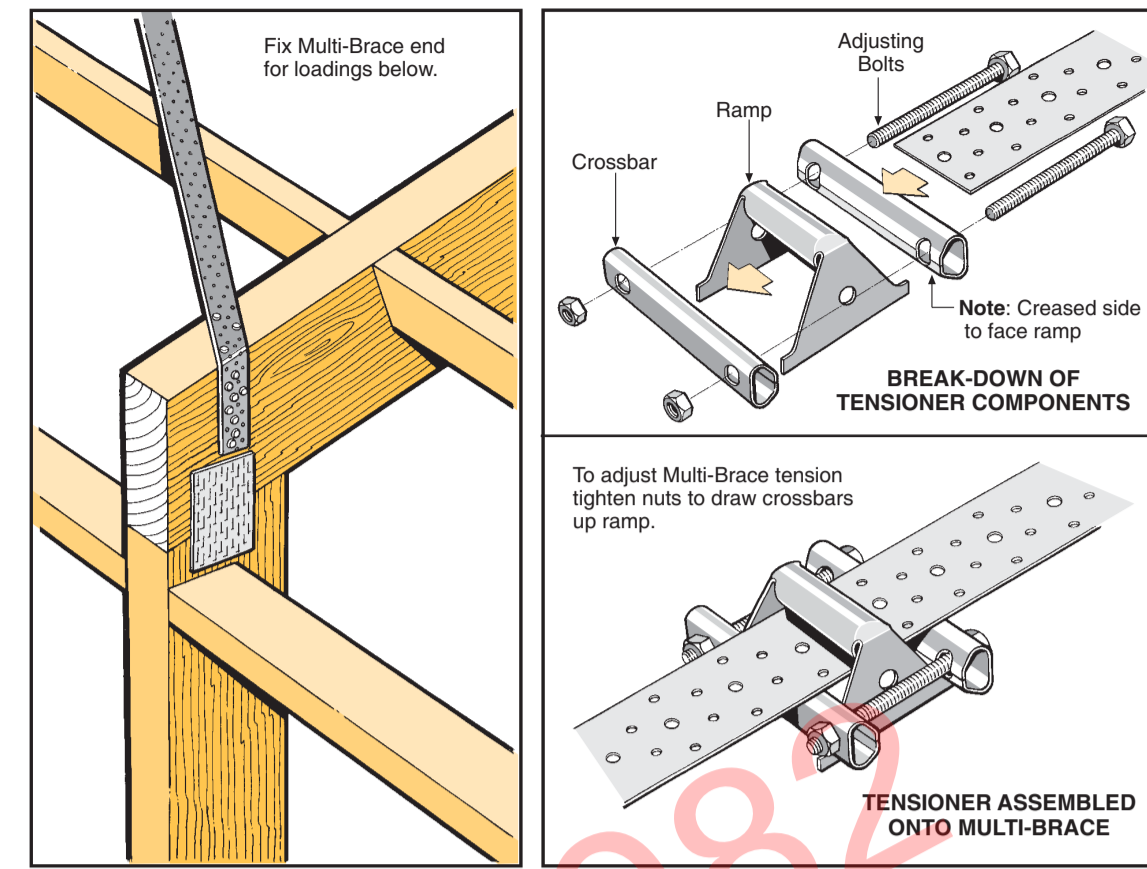
# MULTI-BRACE

- Commercial and Industrial Roof/Wall Bracing
- Economically comparable to Steel Rod or Timber Bracing systems
- Quick and easy to apply

USE STAINLESS STEEL OPTION IN EXTERIOR SITUATIONS



Available from leading Builders Supply Merchants throughout New Zealand



**Loadings**

35mm Optimum\*

3 nails top edge, 8 nails vertical face (not in same line)

	Tension	Multi-Brace Only	Multi-Brace With Tensioner†
Characteristic Load	-	14.8 kN	14.8 kN*
Elongation	0.2mm/mkN including nail slip	-	-
End nail fixing	-11 x LUMBERLOK Product Nails 30mm x 3.15 dia.	-	-

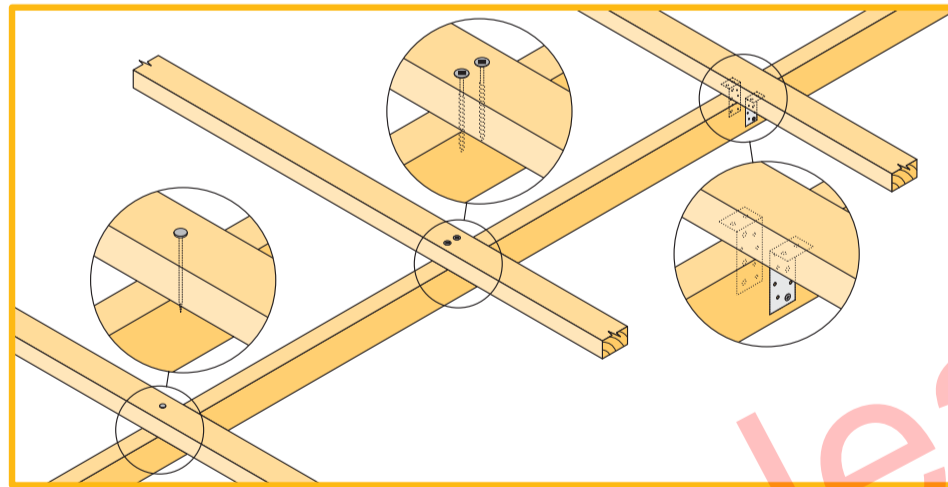
\*Note: Not available in Stainless Steel so tension must be provided during installation phase.

**Tensioner** Use tensioner to ensure Multi-Brace is taut prior to roof fixing.   
 \*Note: Not available in Stainless Steel so tension must be provided during installation phase.

**Availability** Multi-Brace is available in 10m, 15m and 30m coil lengths which may be ordered through your local LUMBERLOK merchant. (Special lengths available on request).

# PURLIN & BATTEN FIXING CHART ALTERNATIVE SOLUTION TO NZS 3604:2011 TABLES 10.10 & 10.12

- NOTE:**
- All purlin and batten sizes are as per NZS 3604:2011.
  - All fixings assume that the purlin and battens are installed on their flat over the top of the rafter or truss.
  - The minimum fixing requirements apply to all purlin locations within the roof area.
  - The LUMBERLOK BLUE SCREW where specified requires a minimum of 30mm penetration into rafter or truss i.e. it is suitable for rough sawn timber up to 50mm thick at 18% moisture content.

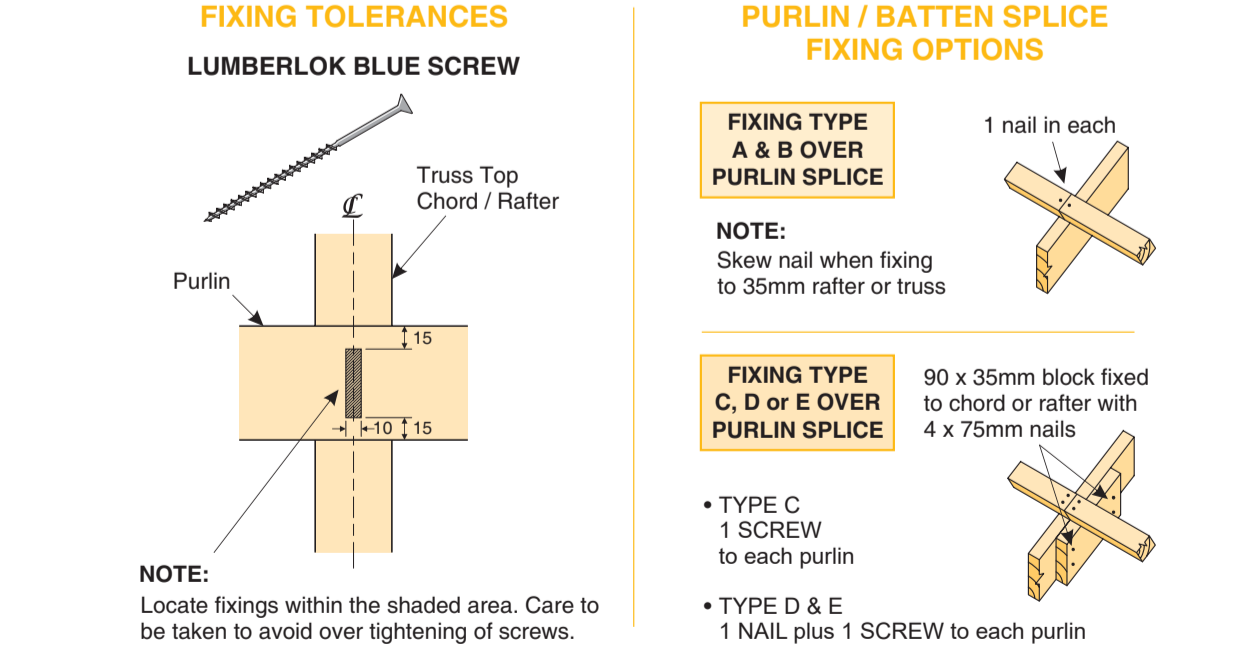
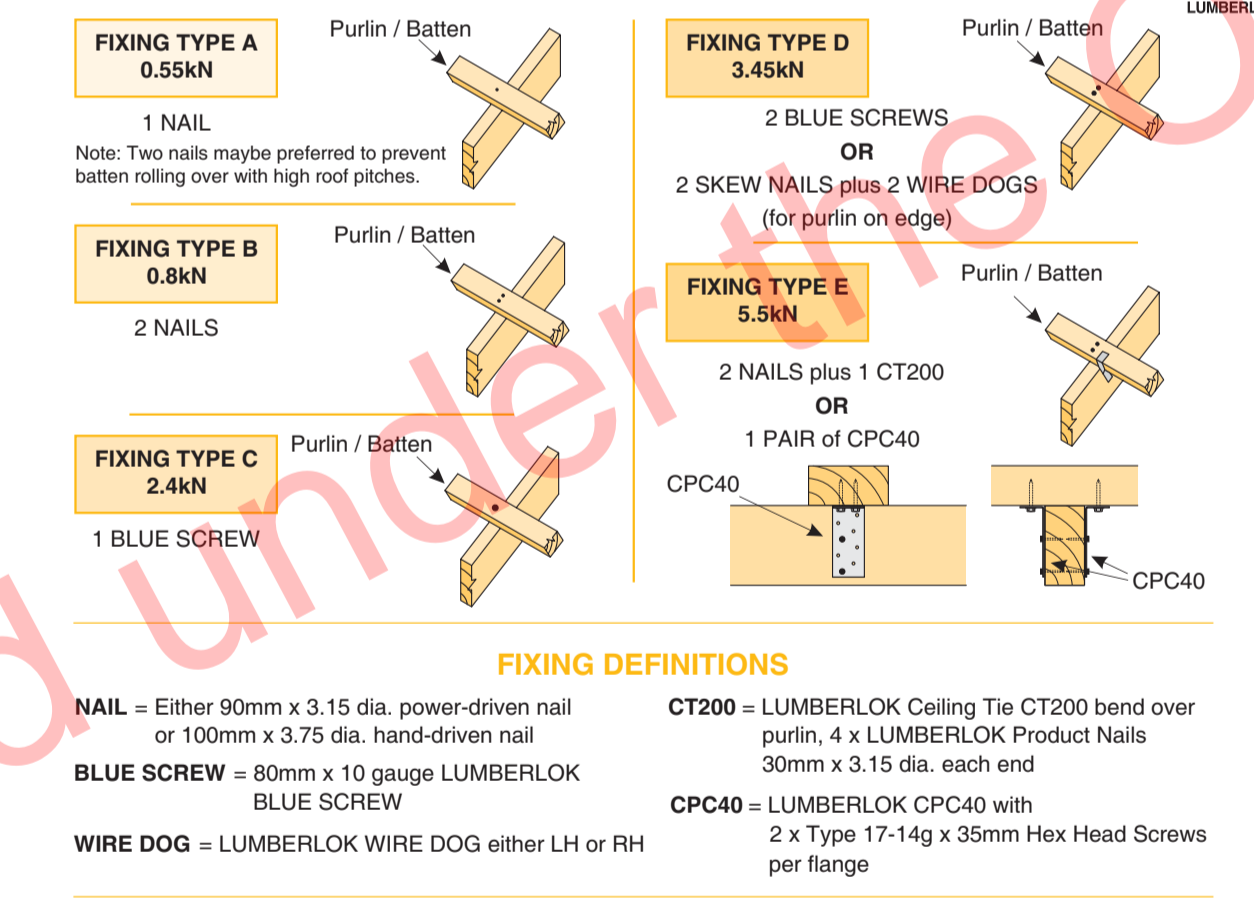


### SELECTION CHART FIXING OPTIONS (minimum fixing requirements)

ROOF WEIGHT	MAX. PURLIN SPAN (mm)	MAX. PURLIN CRS. (mm)	WIND ZONE				
			L	M	H	VH	EH
HEAVY ROOF Tile Battens	900	370	A	A	A	A	A
LIGHT ROOF Tile Battens	900	370	A	A	B	C	C
LIGHT ROOF Purlins	1200	370	A	B	C	C	C
LIGHT ROOF Purlins	900	370	C	C	C	C	C
LIGHT ROOF Purlins	1200	900	C	C	C	D	D
LIGHT ROOF Purlins	1200	1200	C	C	D	E	E

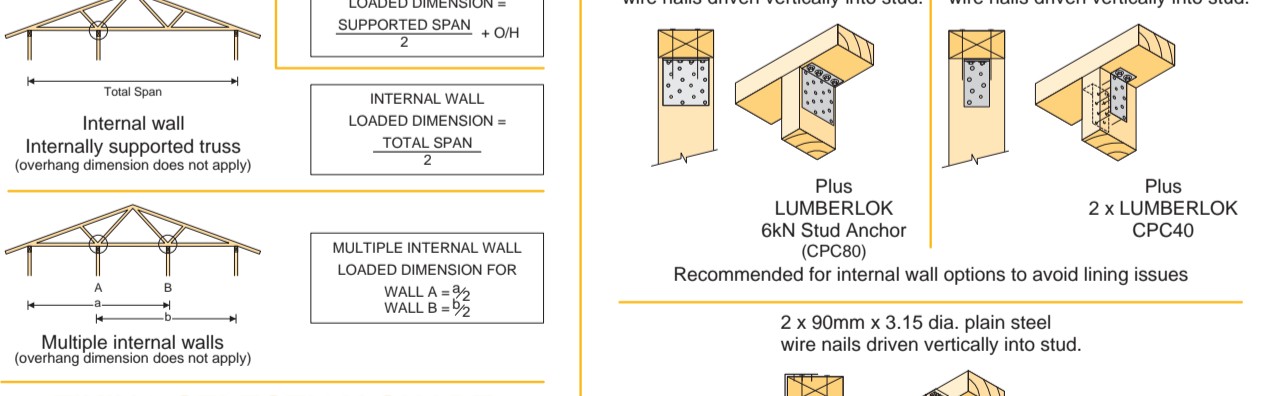
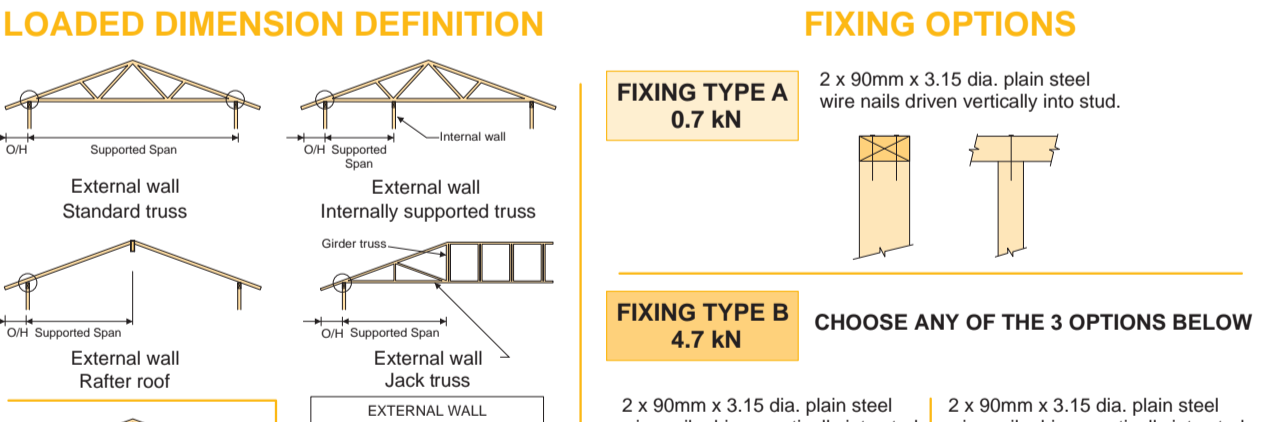
Wind Zone: As per NZS 3604:2011  
L = Low Wind  
M = Medium Wind  
H = High Wind  
VH = Very High Wind  
EH = Extra High Wind

### STANDARD FIXING OPTIONS



# STUD TO TOP PLATE FIXING SCHEDULE ALTERNATIVE TO TABLE 8.18 NZS 3604:2011

- NOTE:**
- All fixings are designed to resist vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20 kPa.
  - Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist horizontal loads.
  - These fixings assume the correct choice of rafter/truss to top plate connections have been made.
  - Gable end wall top plate/stud connections where the adjacent rafter/truss is located within 1200mm of gable end wall with a maximum verge overhang of 750mm, requires fixing type A as shown below.
  - All fixings assume top plate thickness of 45mm maximum.
  - Wall framing arrangements under girder trusses are not covered in this schedule.
  - All timber selections are as per NZS 3604:2011.



**FIXING SELECTION CHART**  
(Suitable for walls supporting roof members at 600, 900 or 1200mm crs.)  
Wind Zones L, M, H, VH, EH, as per NZS 3604:2011

Loaded Dimension (m) Stud Centres	Light Roof Wind Zone					Heavy Roof Wind Zone				
	L	M	H	VH	EH	L	M	H	VH	EH
3.0	A	B	B	B	B	A	B	B	B	B
4.0	A	B	B	B	B	A	B	B	B	B
5.0	A	B	B	B	B	A	B	B	B	B
6.0	A	B	B	B	B	A	B	B	B	B
7.0	A	B	B	B	B	A	B	B	B	B
8.0	A	B	B	B	B	A	B	B	B	B
9.0	A	B	B	B	B	A	B	B	B	B
10.0	A	B	B	B	B	A	B	B	B	B
11.0	A	B	B	B	B	A	B	B	B	B
12.0	A	B	B	B	B	A	B	B	B	B

NOTE: 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.

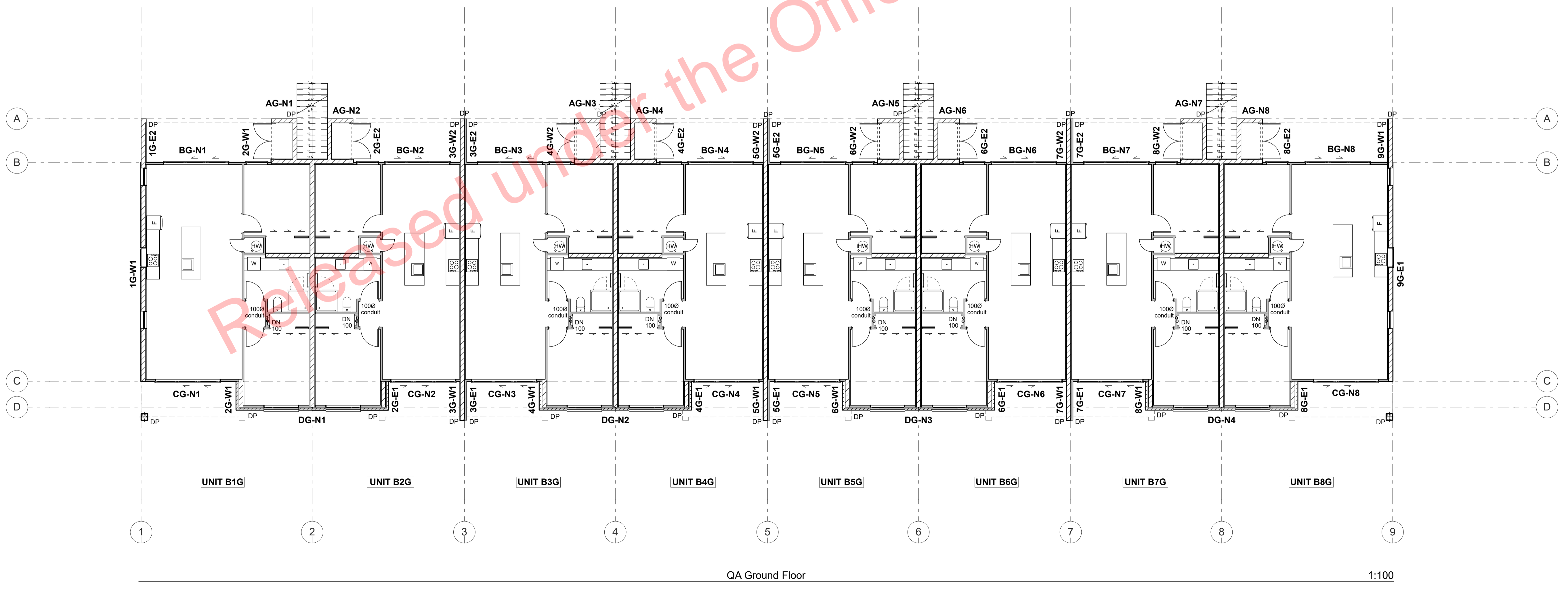
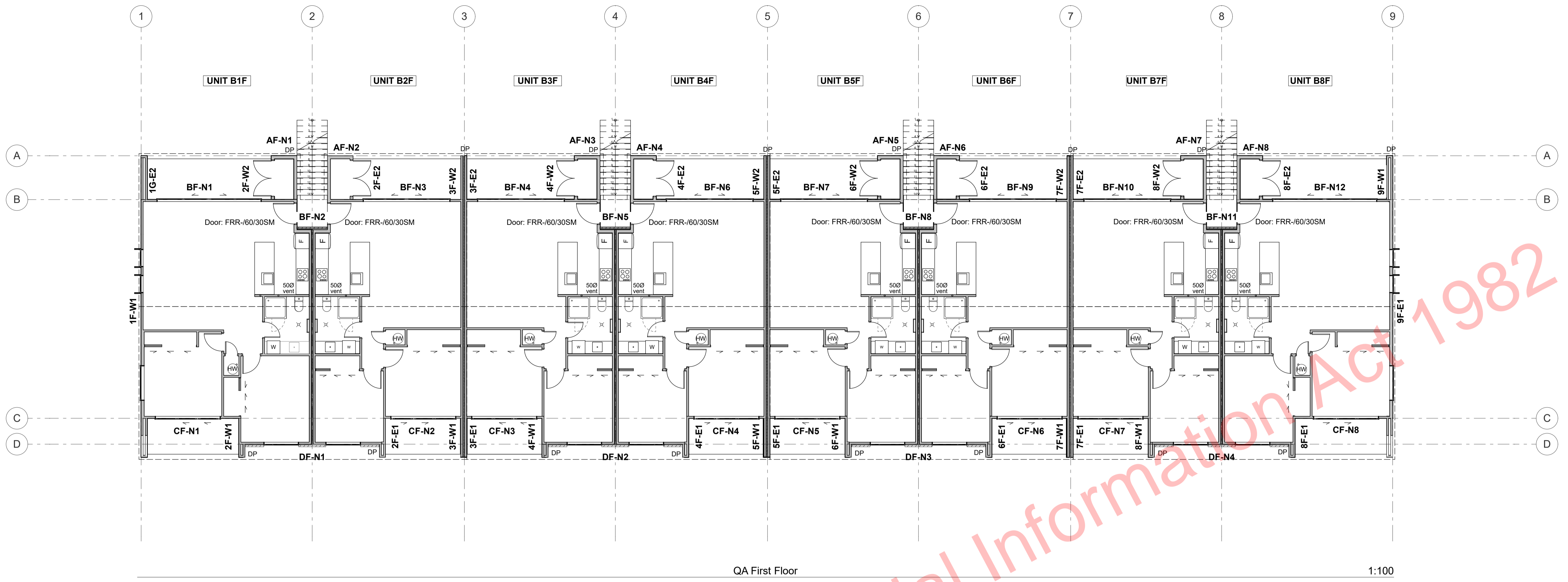
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at:  
**153 Bonair Crescent (Block B) Silverdale, Auckland**  
sheet title:  
**Mitek Details**  
drawn: **KN** checked: **JM** dwg n#: **424**  
job n#: **2005**  
date created: **11/28/2018**  
date plotted: **2/7/2019**  
issue: **BC Block B** rev n#: **01**  
scale: **1:1.111 @ A1**  
NOTE: Drawings are 1/2 scale @ A3  
CAD ref: 21Creative Arch/2005\_Broadway Property Group\_BLOCK B\_BC



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RevID	Issue	CHD	Comments	Date
01	Building Consent			11/28/2018



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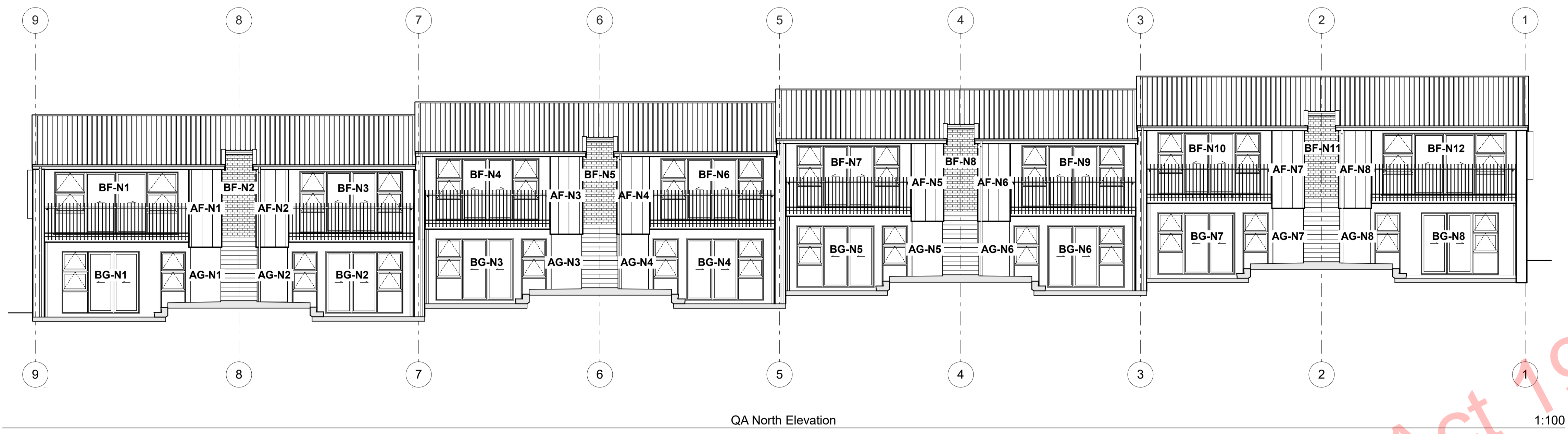
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project title:  
**Proposed Development for:**  
 for:  
**Bonair Developments**  
 at:  
**153 Bonair Crescent (Block B)**  
**Silverdale, Auckland**

sheet title:  
**QA Reference Plans**  
 drawn: **KN** checked: **JM** dwg n#: **425**  
 job n#: **2005**  
 date created: **11/28/2018**  
 date plotted: **2/7/2019**  
 issue: **BC Block B** rev n#: **01**  
 scale: **1:100 @ A1**  
**NOTE: Drawings are 1/2 scale @ A3**

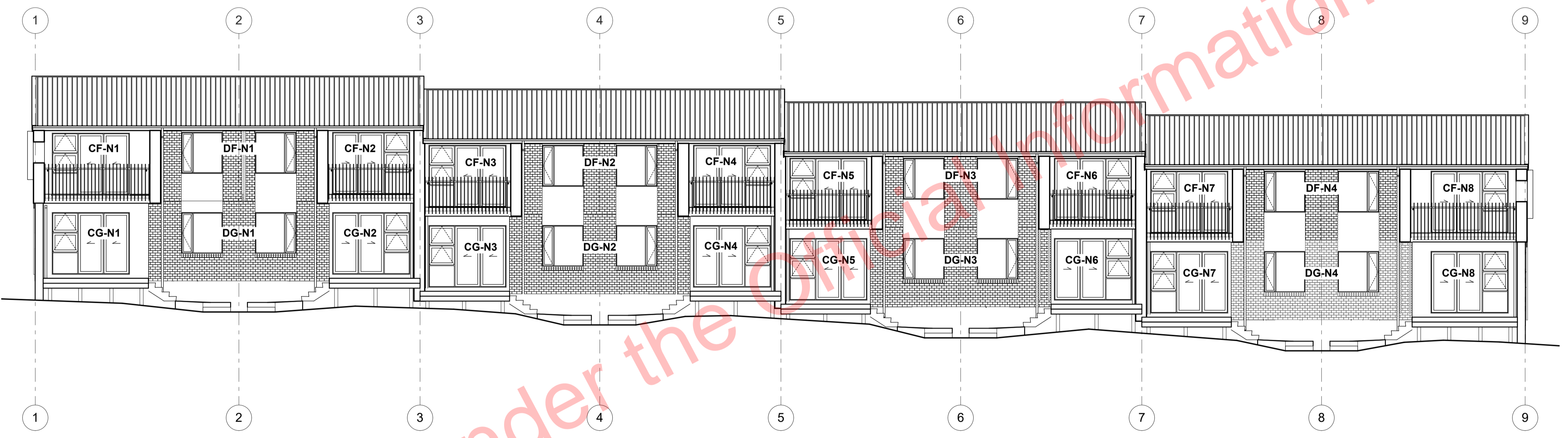
**BUILDING CONSENT**





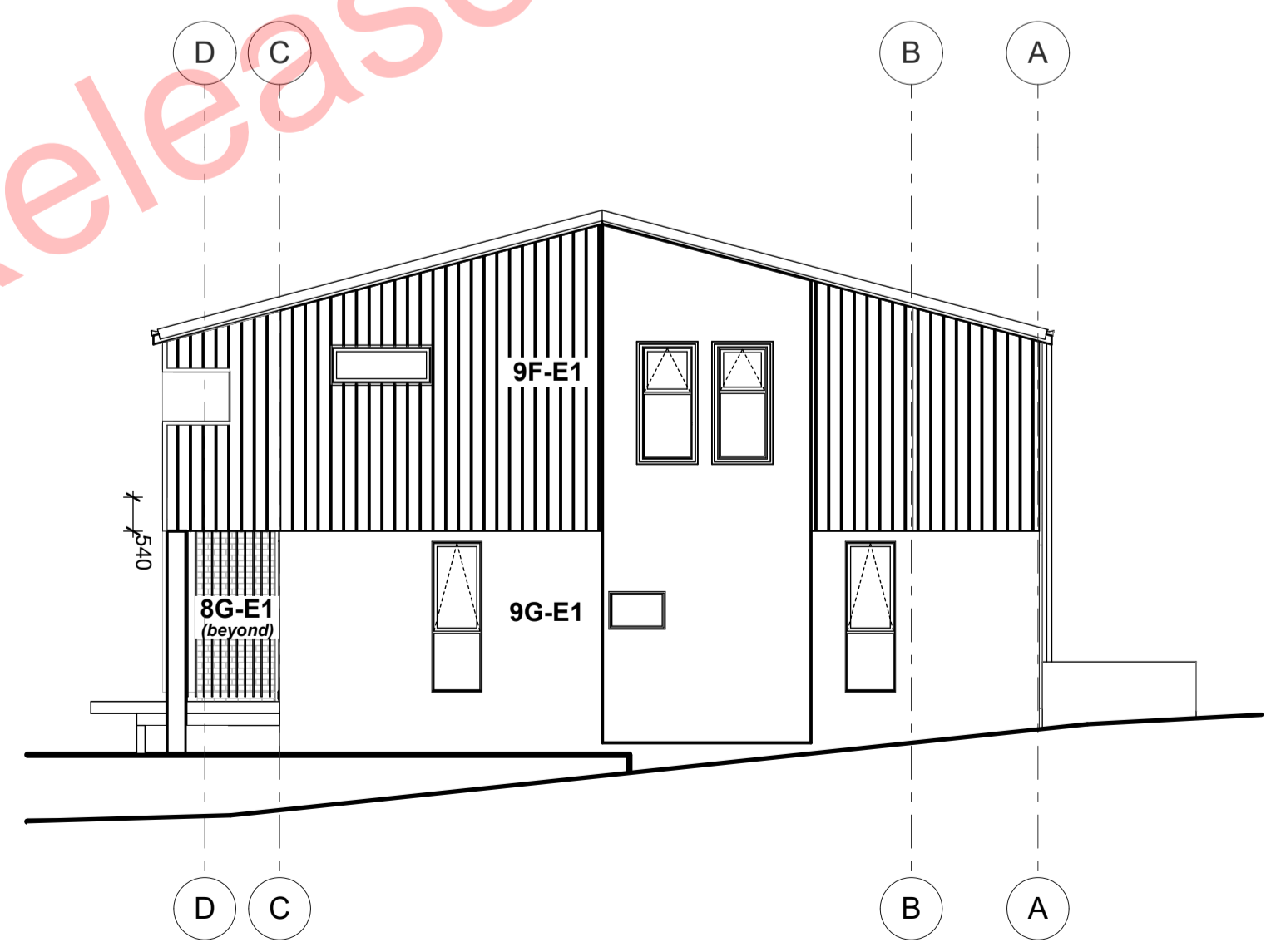
QA North Elevation

1:100



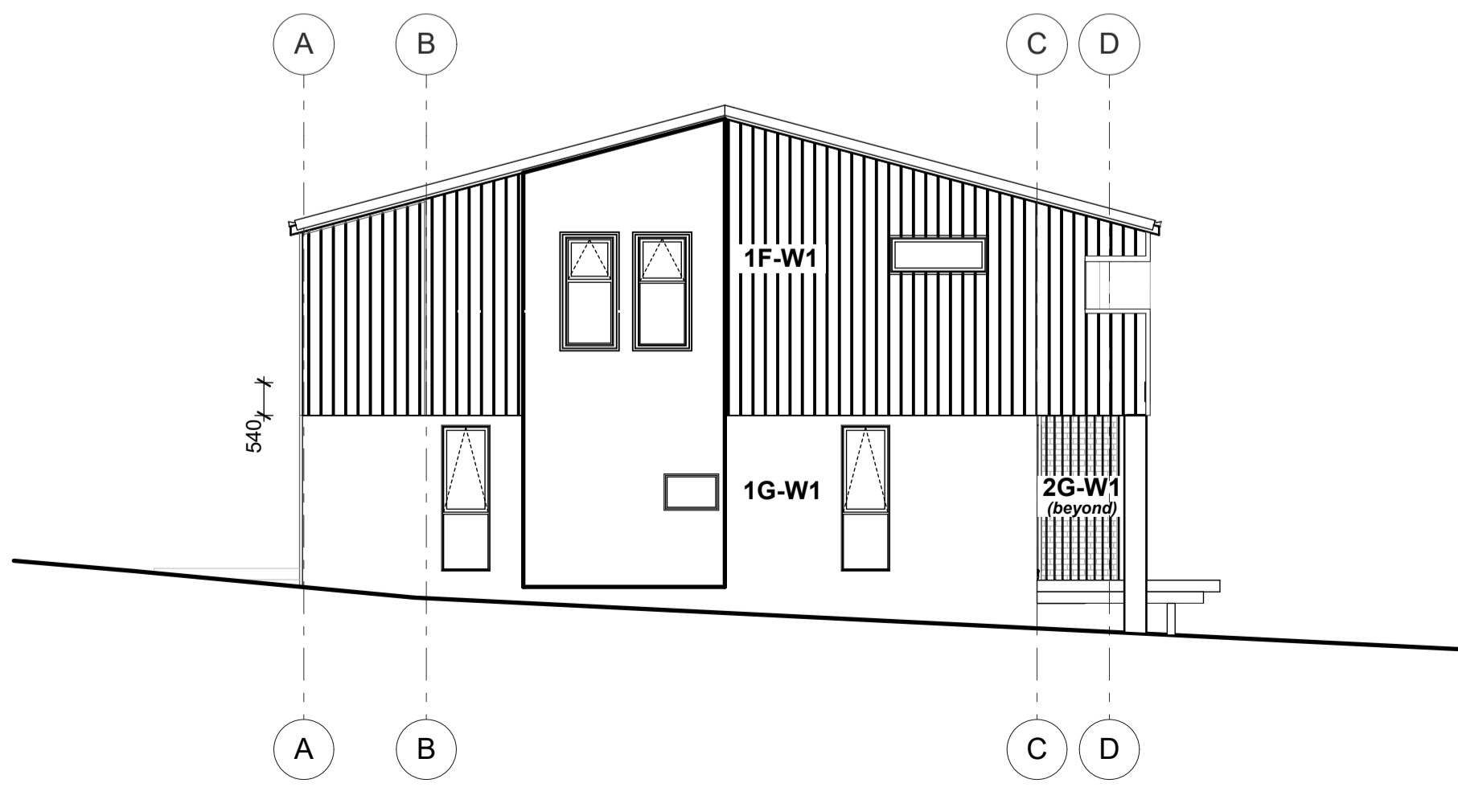
QA South Elevation

1:100



QA East Elevation

1:100



QA West Elevation

1:100

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project title:  
**Proposed Development for:**  
 for:  
**Bonair Developments**  
 at:  
**153 Bonair Crescent (Block B)**  
**Silverdale, Auckland**

sheet title:  
**QA Reference Elevations**

drawn: **KN** checked: **JM** dwg n#: **426**  
 job n#: **2005**  
 date created: **11/28/2018**  
 date plotted: **2/7/2019**  
 issue: **BC Block B** rev n#: **01**  
 scale: **1:100 @ A1**

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 CAD ref: 21\Creative Arch\2005\_Broadway Property Group\_BLOCK B\_BC

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