

Proposed Development for: Bonair Developments 153 Bonair Crescent (Block C) Silverdale, Auckland



Key	YY	MM	DD	18	09	00
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Role	Organisation	Issues
Client	Bonair Developments	pdf
Structural Engineer	HFC Group	
Planning Authority	Auckland Council	
Building Control	Auckland Council	
Builder	XXXXXXXXXXXXXX	

ID	Change Name	Last Modified	Last Modified by	Status
1	Added easement	2/5/2019 15:07	Krisinda	Issued
2	Added RAB to Brick note	2/5/2019 15:15	Krisinda	Issued
3	Revised detail - added EDPM washer	2/7/2019 07:49	Krisinda	Issued
4	Clarification note added	2/7/2019 08:03	Krisinda	Issued
5		2/5/2019 15:14	Krisinda	Work in progress

Issue	Sheet	Sheet Name	Transmittal Form	Rev.	Changes	Included
001		Title		01		
002		Scope of Works & Keynotes		02	2	
003		Overall Site Plan		01		
101		Proposed Site Plan		02	1, 4	
102		Ground Floor Plan Unit C1G, C2G & C3G		01		
103		Ground Floor Plan Unit C3G, C4G, C6G		01		
104		First Floor Plan Unit C1F, C2F & C3F		01		
105		First Floor Plan Unit C4F, C4F, C6F		01		
106		Ground Floor Setout Plan Unit C1G, C2G & C3G		01		
107		Ground Floor Setout Plan Unit C3F, C4F & C6F		01		
108		First Floor Setout Plan Unit C1F, C2F & C3F		01		
109		First Floor Setout Plan Unit C3F, C4F & C6F		01		
110		Foundation & Drainage Unit C1G - C3G		01		
111		Foundation & Drainage Unit C4G - C6G		01		
112		Mid-Floor & Plumbing Units C1F - C3F		01		
113		Mid-Floor & Plumbing Units C4F - C6F		01		
114		Roof Framing Plan Unit C1F - C3F		01		
115		Roof Framing Plan Unit C4F - C6F		01		
116		Roof Plan Unit C1F - C3F		01		
117		Roof Plan Unit C4F - C6F		01		
118		Block Wall Plan		01		
119		Block Wall Elevations		01		
120		QA Reference Plans		01		
121		QA Reference Elevations		01		
122		Fire Layout Plans		01		
201		North Elevations		01		
202		East & West Elevations		01		
203		South Elevations		01		
204		Door & Window Schedule		01		
301		Sections A-A & B-B		01		
302		Section C-C		01		
303		Sections E-E		01		
304		Section F-F		01		
401		Cladding Base Details		01		
402		Midfloor Details		01		
403		Midfloor Details		01		
404		Balcony Details		01		
405		Balcony Details		01		
406		Balcony Details		01		
407		Roof Details		01		
408		Roof Details		01		
409		Roof Details		01		
410		Cladding Junction Details		01		
411		Cladding Junction Details		01		
412		Cladding Junction Details		01		
413		Cladding Junction Details		01		
414		Joinery Details		01		
415		Joinery Details		01		
416		Joinery Details		01		
417		Joinery Details		01		
418		Louvre Screen Details		02	3	
419		Wing Wall Plan Details		01		
420		Wing Wall Plan Details		01		
421		Wing Wall Plan Details		01		
422		Deck Details		01		
423		Stair Details		01		
424		Bathroom & HW Cylinder Details		01		
425		Thermakraft Methodology		01		
426		Mitek Details		01		

ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS

RevID	Issue	ChID	Comments	Date
01	Building Consent			12/20/2018



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

sheet title:
Title
drawn: **KN** checked: **JM** dwg n#:
job n#: **2005**
date created: **12/20/2018** **001**
date plotted: **2/7/2019**
issue: **BC Block C** rev n#:
scale: **N/A**

NOTE: Drawings are 1/2 scale @ A3
CAD ref: Krisinda\PROJECTS\2005-2019\2005 - Broadway Property Group\BC2005_Broadway Property Group_BLOCK C_BC.dwg

FOR BUILDING CONSENT

Notes

1 GENERAL

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

2 SITE

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

3 STRUCTURE

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

- 190mm Exterior masonry walls with Solid plaster finish to exterior.
3.02.04 Timber Strapping & Lining/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 Cladding Wall
3.03.05 60/60/60 Post Fire Stability EZpanel Cladding Wall
3.03.06 60/60/60 Post Fire Stability Purlins
3.03.07 Korok Intertency Exterior / Exterior Fire Rated Wall
3.03.08 External Framed Walls - 90mm
3.03.09 External Framed Walls - 140mm
3.03.00a ROOFS
3.03.05.01a TRUSSES
3.03.05.01 Specific Design Trusses
3.03.06 PURLINS
3.03.06.06 90x45 SGB H1.2 Timber Purlins
3.03.08 CEILING BATTENS
3.03.08.01 Soffit Battens
3.03.10 FLOORS
3.10.00a FLOOR REBATAS
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
3.12.00 RAISED TIMBER BALCONY DECKING
3.12.01 Vitex 140x19 Raised Timber Decking
3.12.02 Vitex 140x19 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 Plumdek (Roofing)
4.02.00 SPOUTING/DOWNPIPES
4.02.05 Steel&Tube Square Plumline Gutter
4.03.05 60/60/60 Post Fire Stability EZpanel Cladding Wall
4.03.07 Korok Intertency Exterior / Exterior Fire Rated Wall
4.03.09 60/60/60 Post Fire Stability Fibre Cement Cladding Wall
4.03.13 60/60/60 Post Fire Stability Profiled Metal Cladding Wall
4.03.00a 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
4.03.07 0.55BMT Colorsteel Endura Parapet Flashing
4.03.08 0.55BMT Colorsteel Endura Barge Flashing
4.03.09 0.55BMT Colorsteel Endura Apron Flashing
4.04.00 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 Thermakraft Thermathene 300 DPM

- 4.04.04 Ardex WPM 189 2 layer Torch-on Membrane
4.04.07 ARDEX WPM Underlute Waterproofing
4.04.08 Sikalastic 152
4.04.09 Cemix Seal to blockwork
4.04.20 Thermakraft Covortek 407 Roof Underlay
4.04.26 3M Flashing Tape
4.05.00 CLADDING
4.05.02 Plytech 12mm Exterior Grade Ply Soffit Lining
4.05.03 Painted Midland NZ Brick Veneer
4.05.09 Specialized System EZ Panel Lightweight Cladding
4.05.11 0.55BMT Colorsteel Endura Steel&Tube Paneldek (Cladding)
4.05.21 6mm James Hardie (RAB)
4.05.25 4.5mm JH Eclipsa Soffit Lining
4.05.26 14mm JH Stria cladding
4.05.27 Specialized Plaster System over battens
4.05.28 Specialized System EZ Panel Lightweight Cladding
4.06.00 DOORS WINDOWS & SKYLIGHTS
4.06.02 Glazing
4.06.03 Safety Glass
4.06.06 NZ Fire Doors Entry Doors
4.06.07 Fairview Elite Powdercoated Rebated Aluminium Sliding Doors
4.06.08 Fairview Elite Powdercoat Aluminium Windows
4.06.11 Spectrum Fin Screen Louvres
4.06.12 Spectrum Fin Window Screen Louvres

- 4.06.13 Spectrum Clearview Semi Frameless Glass Balustrade
4.06.14 Spectrum Clearspan Face Hung Alum Aluminium Fin Balustrade
4.07.00 INSULATION
4.07.01 R2.2 Wall Insulation
4.07.02 R3.2 Ceiling Insulation
4.07.03 R1.3 Wall Insulation (Strapping)
4.07.04 R2.5 Midfloor Insulation
4.08.00 SEALANTS
4.08.01 Sealants, Mastics and Fillers
4.08.02 PEF & Sealant
4.08.03 Firetherm Rainbar 60-25 Cavity Fire Stop
4.08.05 Fire rated sealant
4.08.06 Firetherm Rainbar 60-50 Cavity Fire Stop
5 INTERIOR
5.01.00 WALL LINING
5.01.01 10mm Gib Board Lining
5.01.04 10mm Gib Aqualine lining
5.01.05 13mm Gib Fyrelite
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

- Refer Crang Civil civil drawings and reports for stormwater and waste water requirements.
6.02.02 Water supply
6.02.03 New Water Connection
6.02.04 100mm uPVC Stormwater Line
6.02.05 100mm uPVC Sewer Line
6.02.20 HWC
6.02.42 Acrylic Showers
6.03.00 ELECTRICAL
6.03.01 New Power Connection
6.04.00 HEATING/COOLING
6.04.01 Heatpump
6.05.00 VENTILATION/AIRCONDITIONING
6.05.01 Extract Fan
6.06.00 SECURITY/ALARM
6.06.01 Smoke Detectors
6.07.00 COMMUNICATIONS/NETWORK
6.07.02 New Phone Connection
7 EXTERIOR
7.01.00 LANDSCAPE PLANTING
7.01.02 Landscape Finishing
7.02.00 PAVEMENT/DRIVEWAY/ACCESS
7.02.01 New Concrete Paving
7.02.03 Selected Concrete Pavers
7.03.00 LANDSCAPE STRUCTURES
7.03.01 Cirtex Timber Retaining Walls
7.03.02 200 Series Masonry Retaining Walls
7.03.03 Pergola Structure
7.03.10 Spectrum Exterior Aluminium Vertical Batten Screen and Gate
7.04.00 MISC
7.04.06 Letterbox
7.04.07 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 ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS BY HFC GROUP LTD
ALL RESTRICTED BUILDING WORK TO BE CARRIED OUT BY LICENSED BUILDING PRACTITIONERS

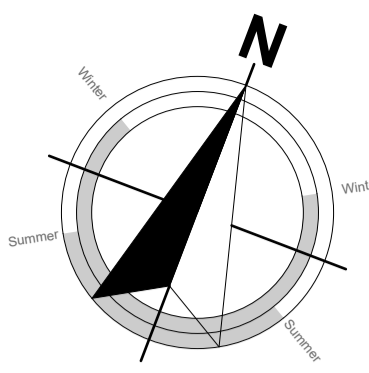
FOR BUILDING CONSENT

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

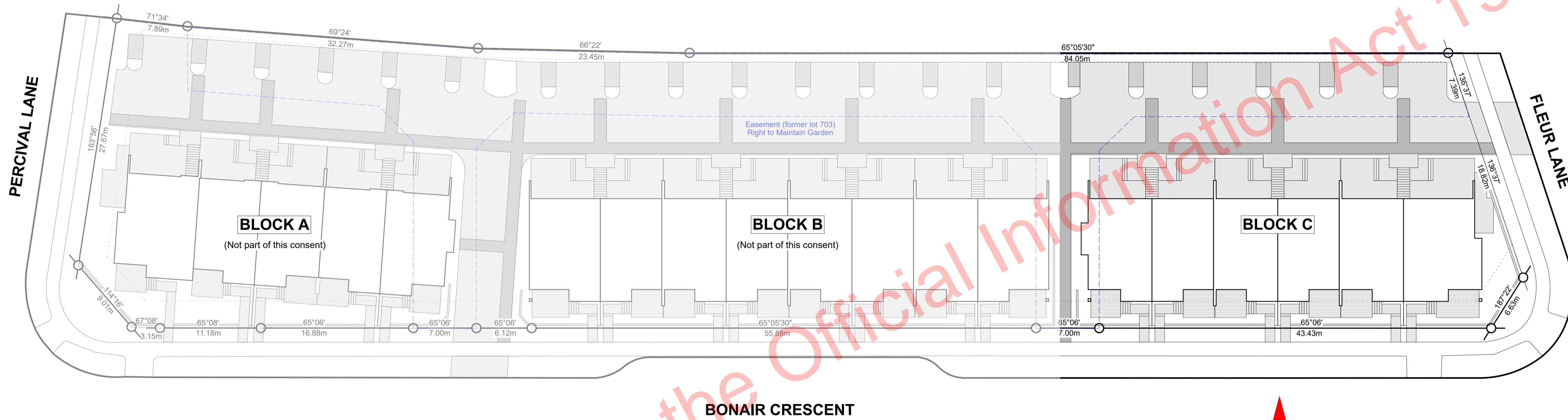
002

KN checked: JM

27/2019
2/7/2019
1:1 @ A1
NOTE: Drawings are 1/4 scale @ A3



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			12/20/2018

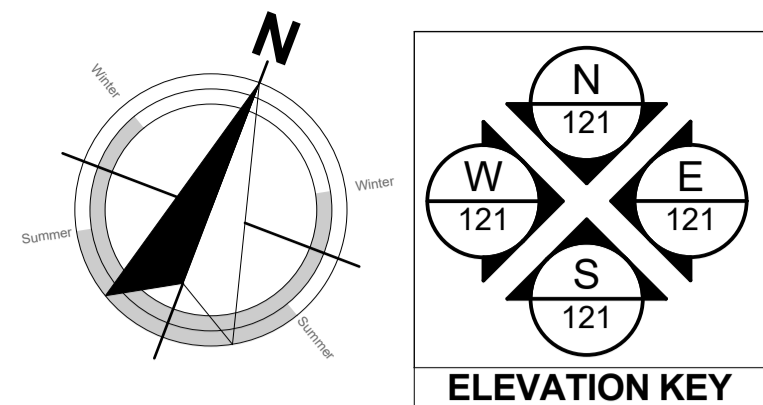


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 CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK
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project title:
Proposed Development for:
 for:
Bonair Developments
 at:
153 Bonair Crescent (Block C)
Silverdale, Auckland
 sheet title:
Overall Site Plan
 drawn: **KN** checked: **JM** dwg n#:
 job n#: **2005**
 date created: **12/20/2018** **003**
 date plotted: **2/7/2019**
 issue: **BC Block C** rev n#:
 scale: **1:166.6667, 1:250 @ A1**
 NOTE: Drawings are 1/2 scale @ A3
 CAD ref: K:\nsd\1\PROJECTS\2000-2099\2005 - Broadway Property Group\4 BC2005_Broadway Property Group_BLOCK C_Sc.dwg

FOR BUILDING CONSENT



NOTES:
IT IS THE CONTRACTORS RESPONSIBILITY TO CHECK ALL LEVELS, DIMENSIONS AND PITCH ON SITE PRIOR TO COMMENCING ANY WORK.

1. CONTRACT TO BE NZS 3910 UNLESS OTHERWISE STATED BY THE OWNER.
2. ALL CONSTRUCTION TO COMPLY WITH NZBC: 2004 AND NZS 3604:2011.
3. CONCRETE REINFORCEMENT COVER 75mm TO NATURAL GROUND AND 50mm TO APPROVED BOXING.

STEEL LAPS 32 DIA. FOR REFORMED BARS AND 40 DIA. FOR STANDARD BARS UNLESS SHOWN OTHERWISE.
CONCRETE STRENGTH TO BE 20MPa AT 28 DAYS
NOTE: CONCRETE STRENGTH SHALL BE 25MPa AT 28 DAYS IN SEA SPRAY ZONE

4. STEEL: ALL WELDING TO BE CARRIED OUT BY A CERTIFIED WELDER TO NZS 4711.

SURFACE PROTECTION ZINC COATED.
ALL STEEL SHALL BE TO BS 4360, GRADE 43A, WITH MINIMUM YIELD STRESS OF 245 MPa

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

6. ALL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERS CALCULATIONS AND NOTES

7. ALL PLUMBING AND DRAINAGE TO AS3500 OR NZBC G13

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

9. CLADDINGS TO BE INSTALLED AS PER MANUFACTURERS APPROVED DETAILS

10. NO CHANGE TO THE DESIGN OR SUBSTITUTION TO ANY PRODUCTS OR DETAILS WITHOUT THE DESIGNERS APPROVAL IN WRITING. SHOULD THE SUPPLIERS, CONTRACTORS, BUILDERS, OWNERS OR ANY OTHER PARTY CHANGE THE DESIGN AND DETAIL OR PRODUCT SPECIFIED WITHOUT THE DESIGNERS APPROVAL IN WRITING, THE DESIGNER SHALL BE VOID OF ANY LIABILITY WHATSOEVER IN THE AREA OF CHANGE AND ALL LIABILITY SHALL BE VESTED IN THE PERSON WHO MADE THE CHANGE.

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

12. SURVEYOR -

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

(12B). WHERE BUILDING IS WITHIN 1.0m OF BOUNDARIES, OR TIP OF SPOUTING / FASCIA SITUATED 667mm OR CLOSER TO BOUNDARIES, CONTRACTOR SHALL ENGAGE A SURVEYOR TO SET OUT FOUNDATION & PROVIDE A SITING CERTIFICATE

13 - DURABILITY (ZONE C & ALL ZONES) AS PER NZS 3604:2011

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

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

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

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

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

(1) Items described in this table are steel fasteners required to last not less than 50 years, used for joining timber, such as nail plates, bolts, brackets, wire dogs and similar, but not including nails or screws (which are described in table 4.3).

(2) All galvanizing weights to steel shall be as given in table 4.2.

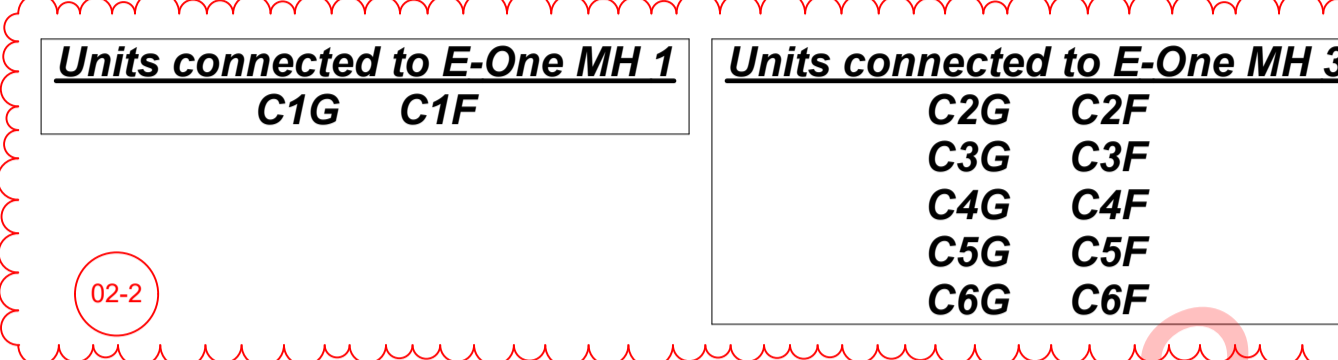
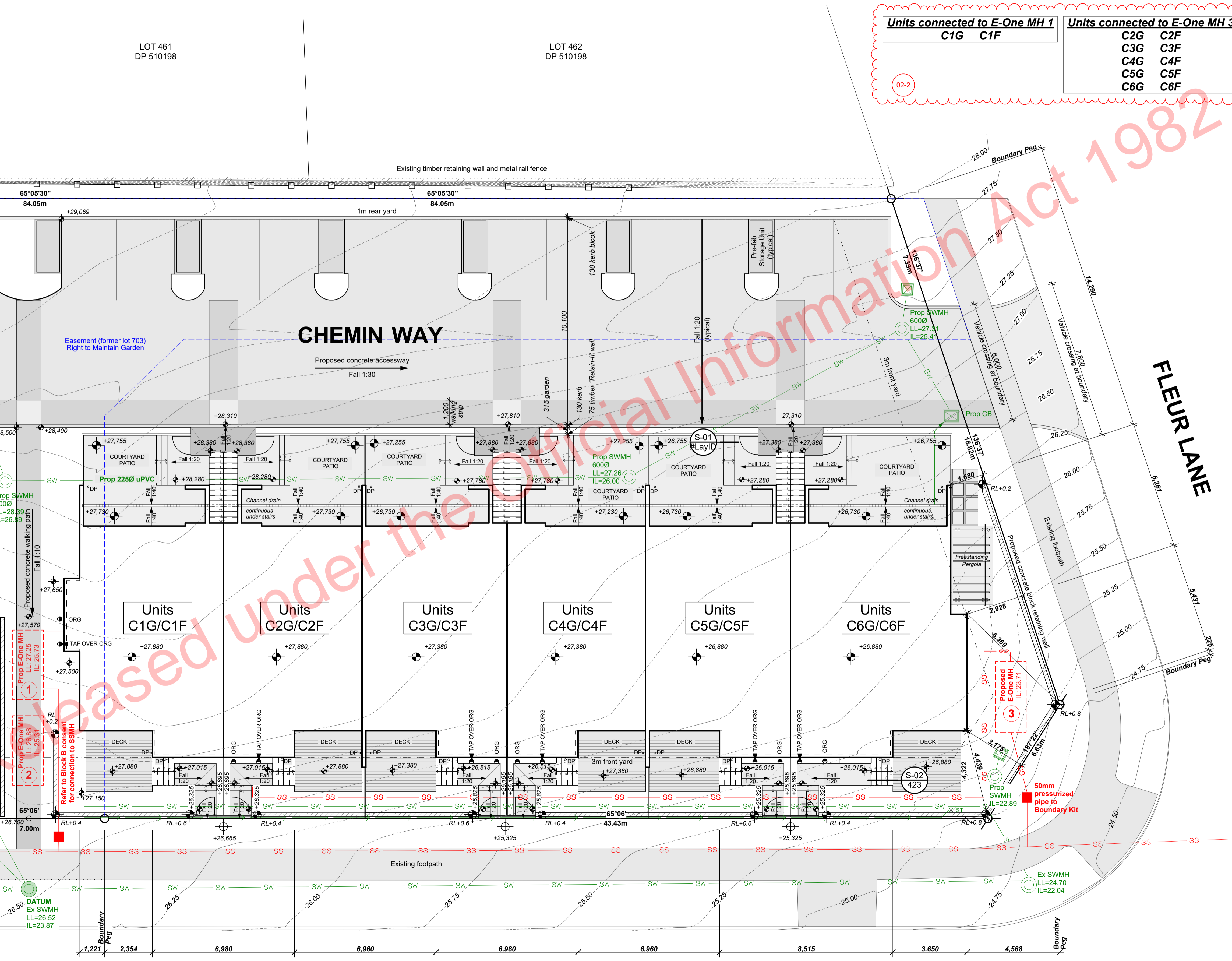
(3) Steel fixings in timber treated with copper-based timber preservatives shall be as per 4.4.4.

(4) "Sheltered" shall be that above a 45o line drawn from the lower edge of a projecting weathertight structure such as a floor, roof or deck. "Exposed" shall be below that 45o line. See figure 4.3(a) and (b).

(5) Type 304 stainless steel is sufficient to comply with NZBC requirements, but may have surface rust. Type 316 may be used where appearance is a consideration but exceeds the requirements of the NZBC.

(6) "Fabricated brackets" shall be made from 5 mm (minimum thickness) mild steel and shall be hot-dipped galvanized.

SITE DESCRIPTION: 153 Bonair Crescent (Block C) Silverdale Auckland LOTS: 1 DP: 525711 CT: 846464 AREA: 4787m ² ZONE: Millwater South Precinct - Single House Zone Wind Zone: H EQ Zone: 1 Exposure Zone: C	BUILDING COVERAGE: Maximum Building Coverage = 40% Site Area = 4787m ² , therefore 40% = 1915m ² Proposed Building Coverage Block A.....497m ² Block B.....786m ² Block C.....592m ² Storage Units.....70m ² (includes balconies over 1m above ground) TOTAL BUILDING COVERAGE: 1945m ² (41%) (INFRINGES BY 30m ²)	IMPERMEABLE SURFACE: Maximum Impermeable Surface Coverage = 60% Site Area = 4787m ² , therefore 60% = 2872m ² Proposed Roof Coverage.....1980m ² Proposed Drive & Footpath.....1592m ² (not covered by roof) Proposed Patios & Stairs.....384m ² (not covered by roof) (excludes slatted decks less than 1m above ground) TOTAL IMPERMEABLE SURFACE: 3956m ² (83%) (INFRINGES BY 1084m ²)	PERMEABLE SURFACE: Minimum Permeable Surface Coverage = 40% Site Area = 4787m ² , therefore 40% = 1915m ² Proposed Permeable Surfaces..... 831m ² (includes slatted decks less than 1m above ground) TOTAL PERMEABLE SURFACE: 831m ² (17%) (INFRINGES BY 1084m ²)	LANDSCAPING REQUIREMENTS: Front Yard Landscaping Requirements = 50% Front yard = 650m ² , therefore 40% = 260m ² Proposed Front Yard Landscaping..... 352m ² TOTAL FRONT YARD LANDSCAPING: 352m ² (54%) (COMPLIES)	EARTH WORKS: Calculation per civil engineer, refer to: Crang Civil Consulting Engineers Project No: 1233 Drawing No.: C210 Dated: May 2018	PRIVATE OPEN SPACE: Private Open Space required: 20m ² for ground floor units, therefore 19 units x 20m ² = 380m ² , and 8m ² for first floor units, therefore 19 units x 8m ² = 152m ² POS Achieved Ground Floor: 19 units x 23.21m ² = 441m ² POS Achieved First Floor: 19 units x 11.86m ² = 225m ² (COMPLIES)
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BONAIR CRESCENT

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

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

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

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

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

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

REFER TO GEOTECHNICAL REPORT

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

Rev/ID	Issue	CHD	Comments	Date
01	Building Consent	GS-1	Added easement	12/20/2018
02	RFI 1	GS-2	Clarification note added	2/7/2019



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

sheet title:
Proposed Site Plan

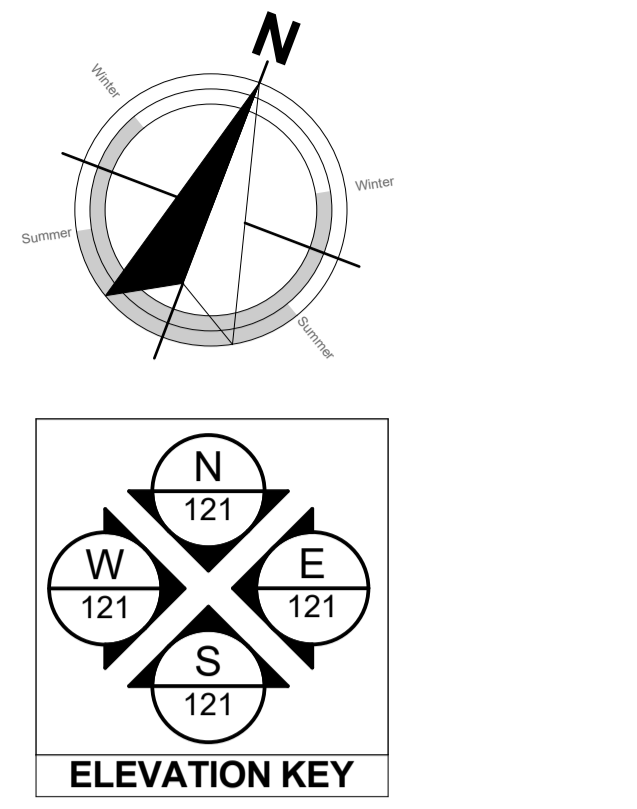
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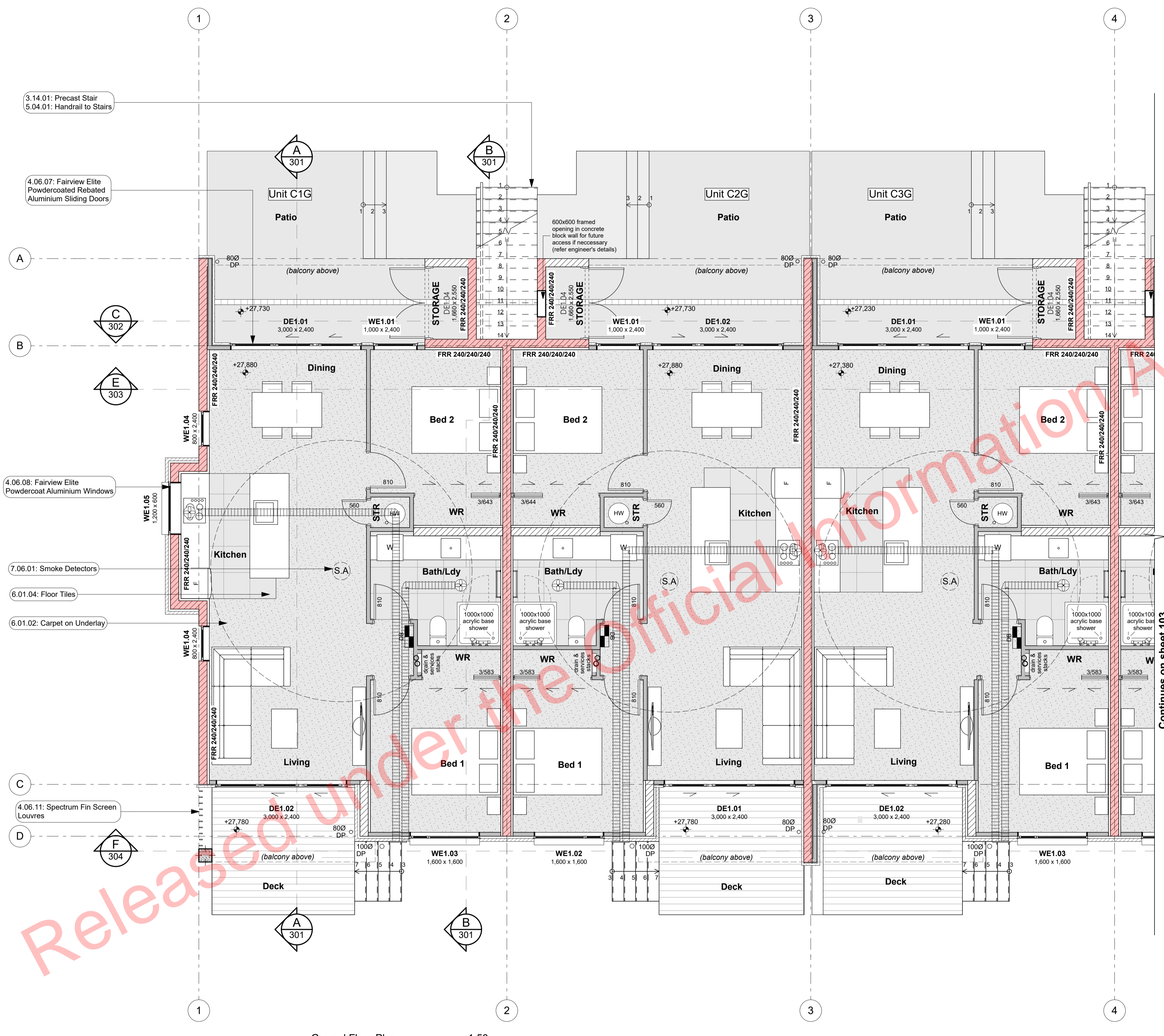
issue: **BC Block C** rev n#: **101**
scale: **1:100, 1:1, 1:50 @ A1**

NOTE: Drawings are 1/2 scale @ A3
CAD ref: K:\nsd\MI\PROJECTS\2005-2009\2005 - Broadway Property Group\4 BC2005_Broadway Property Group_BLOCK C_BCP.dwg

FOR BUILDING CONSENT



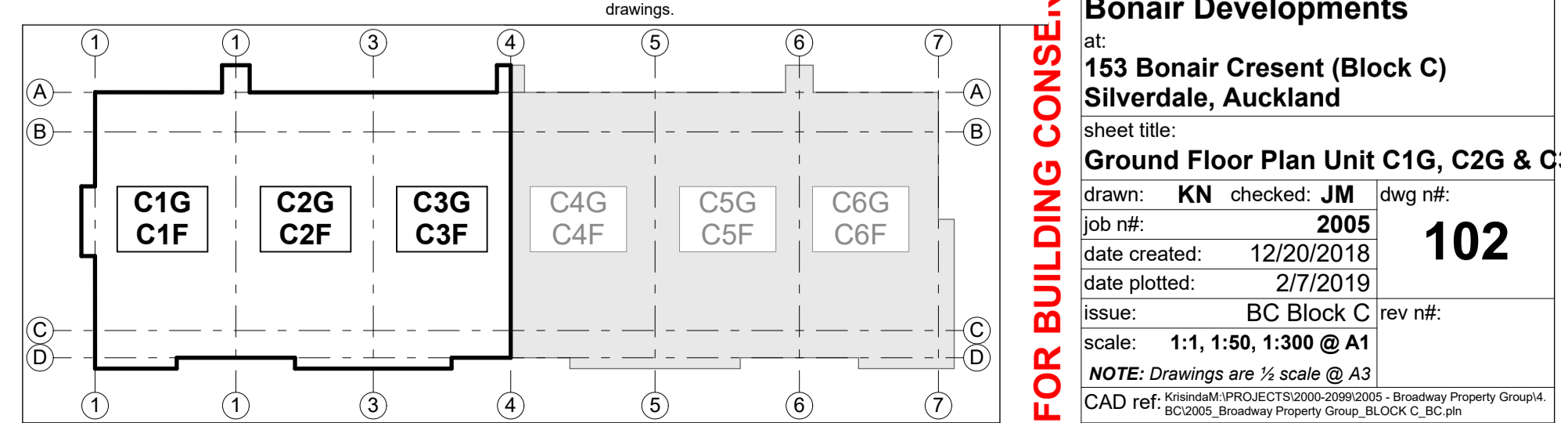
FLOOR AREAS:	Unit C1G: Floor: 82.4m ² Deck: 9.6m ² Courtyard: 23.8m ²	Unit C2G: Floor: 78.4m ² Deck: 10.4m ² Courtyard: 23.5m ²	Unit C3G: Floor: 78.4m ² Deck: 10.4m ² Courtyard: 23.5m ²
SURFACE FINISHES:	FLOORS: Refer to notes on floor plan. WALLS: 10mm Gib standard lining to bedrooms, entry/passageway and living areas. 10mm Gib Aqualine to bathrooms/ensuites including shower areas. -Refer to notes on floor plan. 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			



Ground Floor Plan 1:50

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 600cirs with Audex 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 concrete block intertenancy wall. Installed to Structural Engineers Details. 10mm Paint Finish Gib on 50x50mm H1.2 timber strapping with R1.3 Insulation to either side. Fire Rated sealant to perimeter. 3.04.01 Internal Framed Walls - 90mm Generally construct with 90x45 SG8 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 trim. (malthoid) 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 SG8 KD H1.2 framing with studs on Hi and Dri packers at cirs as per setout plans and nogs @ 600cirs and nogs @ 900cirs to NZS3604.2011 unless noted otherwise. Increase to 290x45 studs @ 600 where stud height exceeds 2.7m. Reduce stud spacing to 290x45 @ 300cirs where stud height exceeds 3.0m up to 3.6m. Ensure all insulation within framing is secured into place with DanBand straps in accordance with the requirements of E2/AS1. Nog for all fittings, fixtures, linings, bracing panels and trim. DPC @ 600 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 50dia handrail set 900mm above the pitch line of the stairs. Refer to Structural Engineers drawings for precast details.
4 ENCLOSURE	4.05.07 Specialized Plaster System Specialized plaster System 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 walls. 4.05.08 Painted Midland NZ Brick Veneer Midland NZ painted brick veneer with 50mm cavity with RAB on timber framed walls, to NZS 3604 : 2011. Provide weep holes @800mm max centres and 10mm ventilation gap between top of brick and soffit lining. Wall ties and fixings in accordance with NZS 4210 : 2001. Standard range mortar, colour to match brick. The 2 storey brick cladding system used on this building must be completed to 'Design Note TB1' refer to Midland Brick for Design Note TB1. Install strictly as per manufacturer's specifications and details. Install stainless steel lintel bars over openings as per brick window head table details. 4.05.09 Specialized System EZ Panel Lightweight Cladding Specialized System EZ Panel 50mm autoclaved lightweight concrete Facade System over 50x21mm High Density EPS vertical cavity battens at 600cirs max. Float textured finish by Specialized Systems. Min 2 coats of paint. Colour TBD. All installation in accordance with manufacturers specifications. System only for timber framed wing walls. 4.05.28 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 manufacturers specifications. System only for timber framed wing walls. 4.06.07 Fairview Elite Powdercoated Rebated Aluminium Sliding Doors Elite Fairview Classic Residential 35 Powdercoated Rebated Aluminium glazed Sliding Doors with Flush track Sills. Colour as per Resource Consent specifications. Rebate 30mm deep and size must be confirmed with manufacturer prior to rebate installation. Clear double glazed with paint grade radiata pine architraves. Refer to window and door schedule. Confirm size on site prior to manufacture. Install strictly as per manufacturer's specifications and details. Hardware TBC by client. 4.06.08 Fairview Elite Powdercoat Aluminium Windows Elite Fairview Classic Residential 35 Powdercoated Aluminium Windows. Colour as per Resource Consent specifications. Double glazed with paint grade radiata pine architraves. Obscure glass to bathrooms, wc's and ensuites. Refer to window and door schedule. Confirm size on site prior to manufacture. Install strictly as per manufacturer's specifications and details. Hardware TBC by client. 4.06.11 Spectrum Fin Screen Louvres Spectrum 115x17 aluminium RH5 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.
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.
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	7.06.01 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:				
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.			
PLANS TO BE READ IN CONJUNCTION WITH THE FOLLOWING:	<ul style="list-style-type: none"> - STRUCTURAL ENGINEERING PLANS & SPECIFICATION BY HFC GROUP - TRUSS MANUFACTURER'S PLANS & SPECIFICATION BY PLACEMAKERS - FIRE ENGINEERING DESIGN REPORT BY HFC GROUP - ACOUSTIC REPORT BY HAGLEY ACOUSTICS - STORMWATER & SANITARY CONNECTION POINTS BY CRANG CIVIL 			
MAKE SURE ALL SMOKE ALARMS TO BE INTERCONNECTED IN ACCORDANCE WITH NZS 4514:2009				
ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS BY HFC GROUP LTD				
RevID	Issue	ChID	Comments	Date
01	Building Consent			12/20/2018



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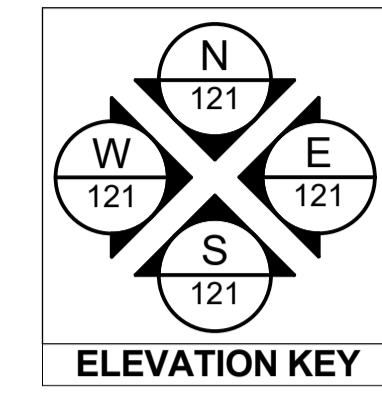
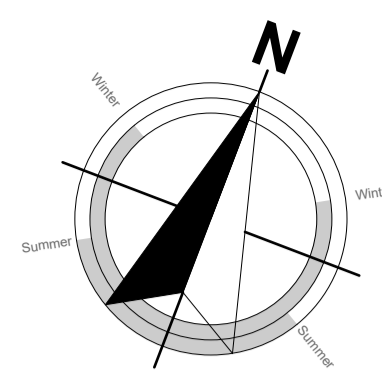
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project title:
Proposed Development for:
Bonair Developments
at:
153 Bonair Crescent (Block C)
Silverdale, Auckland
sheet title:
Ground Floor Plan Unit C1G, C2G & C3G
drawn: **KN** checked: **JM** dwg nif:
job nif: **2005**
date created: **12/20/2018**
date plotted: **2/7/2019**
issue: **BC Block C** rev nif:
scale: **1:1, 1:50, 1:300 @ A1**
102
NOTE: Drawings are 1/2 scale @ A3
CAD ref: K:\nsdm\PROJECTS\2000-2099\2005 - Broadway Property Group\4 BC2005_Broadway Property Group_BLOCK C_BCP.dwg

FOR BUILDING CONSENT



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 Audex Greenstuf 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 concrete block intertency wall. Installed to Structural Engineers Details. 10mm Paint Finish Gib on 50x50mm H1.2 timber strapping with R1.3 insulation to either side. Fire Rated sealant to perimeter.
3.04.01 Internal Framed Walls - 90mm
Generally construct with 90x45 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 H1 and Dri packers crs as per setout plans and nogs @ 600crs to NZS3604.2011 unless noted otherwise. Increase to 2/90x45 studs @ 600 crs where stud height exceeds 2.7m. Reduce stud spacing to 2/90x45 @ 300crs where stud height exceeds 3.0m up to 3.5m. Ensure all insulation within framing where applicable, is secured into place with DanBand straps in accordance with the requirements of E2/AS1. Nog for all fittings, fixtures, linings, bracing panels and trims. DPC (method) between bottom plate and conc. slab and fixed with M12 bolts @ 900crs. Refer to the Structural Layouts for the bracing requirements. 6mm RAB to exterior face of walls.
3.14.01 Precast Stair
Precast concrete stairs to comply with the requirements of D1/AS1 for Private Stair. Min Tread 280mm, max riser 190mm. All stairs have 500da handrail set 900mm above the pitch line of the stairs. Refer to Structural Engineers drawings for precast details.

4 ENCLOSURE

- 4.05.07 Specialized Plaster System
Specialized plaster System 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 Painted Midland NZ Brick Veneer
Midland NZ painted brick veneer with 50mm cavity with RAB on timber framed walls, to NZS 3604 : 2011. Provide weep holes @800mm max centres and 10mm ventilation gap between top of brick and soffit lining. Wall ties and fixings in accordance with NZS 4210 : 2001. Standard range mortar, colour to match brick. The 2 storey brick cladding system used on this building must be completed to 'Design Note TB' refer to Midland Brick for Design Note TB1. Install strictly as per manufacturer's specifications and details. Install stainless steel lintel bars over openings as per brick window head details.
4.05.09 Specialized System EZ Panel Lightweight Cladding
Specialized System EZ Panel 50mm autoclaved lightweight concrete Facade System over 50x21mm High Density EPS vertical cavity battens at 600crs max. Float textured finish by Specialized Systems. Min 2 coats of paint. Colour TBD. All installation in accordance with manufacturers specifications. System only for timber framed wing walls.
4.05.28 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.
4.06.07 Fairview Elite Powdercoated Rebated Aluminium Sliding Doors
Elite Fairview Classic Residential 35 Powdercoated Rebated Aluminium glazed Sliding Doors with Flush track Sills. Colour as per Resource Consent specifications. Rebate 30mm deep and size must be confirmed with manufacturer prior to rebate installation. Clear double glazed with paint grade radiata pine architraves. Refer to window and door schedule. Confirm size on site prior to manufacture. Install strictly as per manufacturer's specifications and details. Hardware TBC by client.
4.06.08 Fairview Elite Powdercoat Aluminium Windows
Elite Fairview Classic Residential 35 Powdercoated Aluminium Windows. Colour as per Resource Consent specifications. Double glazed with paint grade radiata pine architraves. Obscure glass to bathrooms, wc's and ensuites. Refer to window and door schedule. Confirm size on site prior to manufacture. Install strictly as per manufacturer's specifications and details. Hardware TBC by client.
4.06.11 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.

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.

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

- 7.06.01 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.

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

H1 and Dri packers to be used under timber framed walls EXCEPT walls used for fire and acoustic separation

REFER TO HFC STRUCTURAL DESIGN DOCUMENTATION FOR SPECIFIC WALL FRAMING REQUIREMENTS

FLOOR AREAS table with columns for Unit C4G, Unit C5G, and Unit C6G, listing Floor, Deck, and Courtyard areas.

Unit C4G, Unit C5G, Unit C6G table with columns for Floor, Deck, and Patio areas.

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 4210:2004 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.

Table listing R-values for Floor insulation, Wall insulation, Ceiling insulation, Glazing (Vertical), and Glazing (Horizontal).

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

Table listing R-values for Floor, Walls, Ceilings, Glazing (Vertical), and Glazing (Horizontal) for Climate Zone 1.

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.

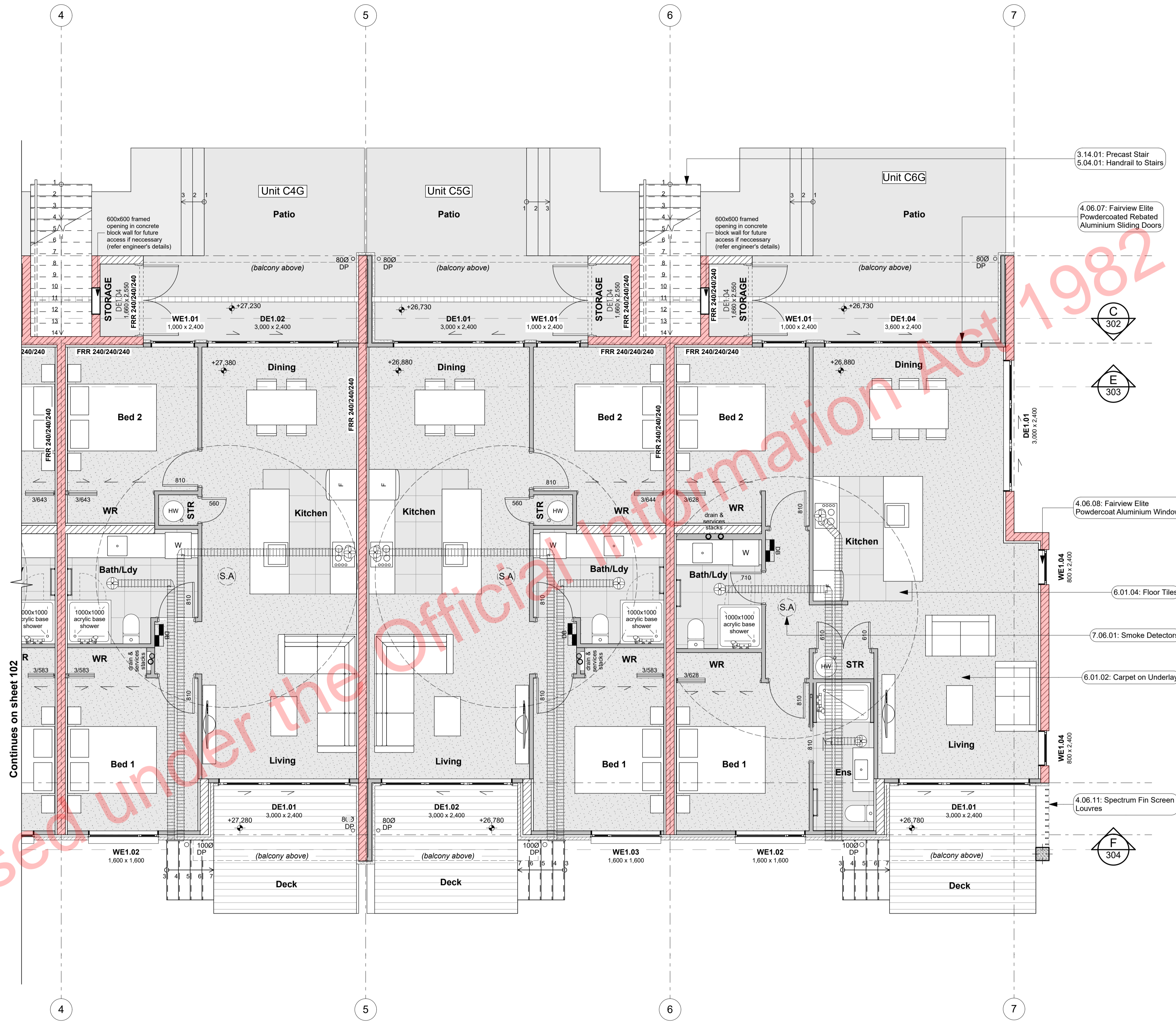
VENTILATION - Windows to the bathrooms are operable. Mechanical ventilation shall be provided to the bathrooms and laundries.

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.



Ground Floor Plan 1:50

GROUND FLOOR PLAN LEGEND table with columns for symbol and description, listing wall types, floor finishes, and other details.

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.

- 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

Revision table with columns for RevID, Issue, CHD, Comments, and Date.

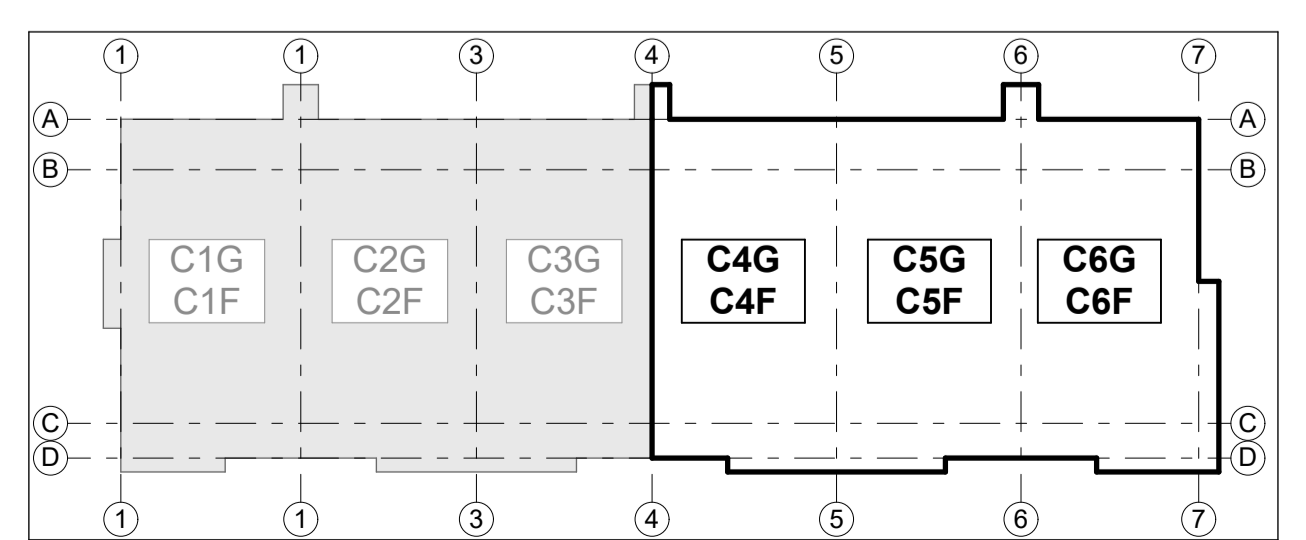


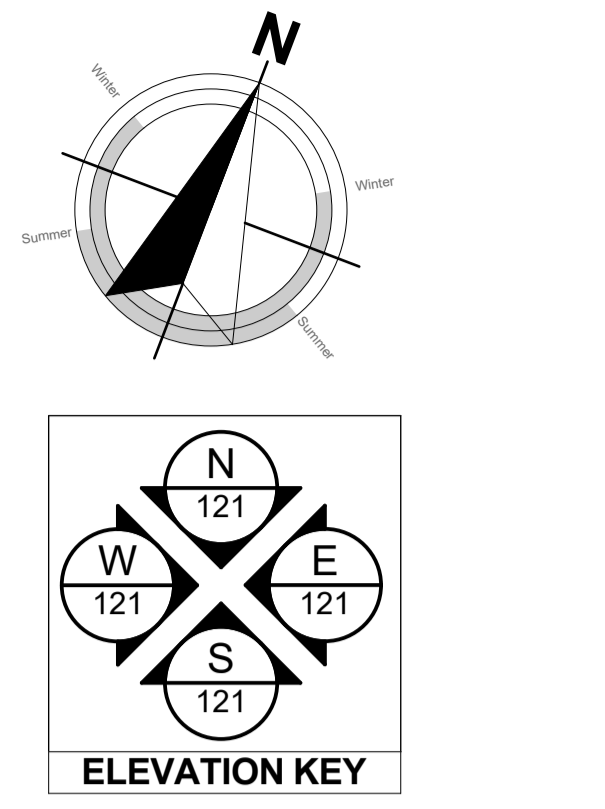
29 Nixon St, Grey Lynn, PO Box 78 282 Grey Lynn Auckland

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FOR BUILDING CONSENT for: Bonair Developments at: 153 Bonair Crescent (Block C) Silverdale, Auckland. Project title: Proposed Development for: Ground Floor Plan Unit C3G, C4G, C6G. Scale: 1:1, 1:50, 1:300 @ A1.





FLOOR AREAS:

Unit C1F:
Floor: 82.0m²
Balcony (N): 9.8m²
Balcony (S): 5.7m²

Unit C2F:
Floor: 77.3m²
Balcony (N): 9.6m²
Balcony (S): 5.8m²

Unit C3F:
Floor: 77.3m²
Balcony (N): 9.6m²
Balcony (S): 5.8m²

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 Rondos 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 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.

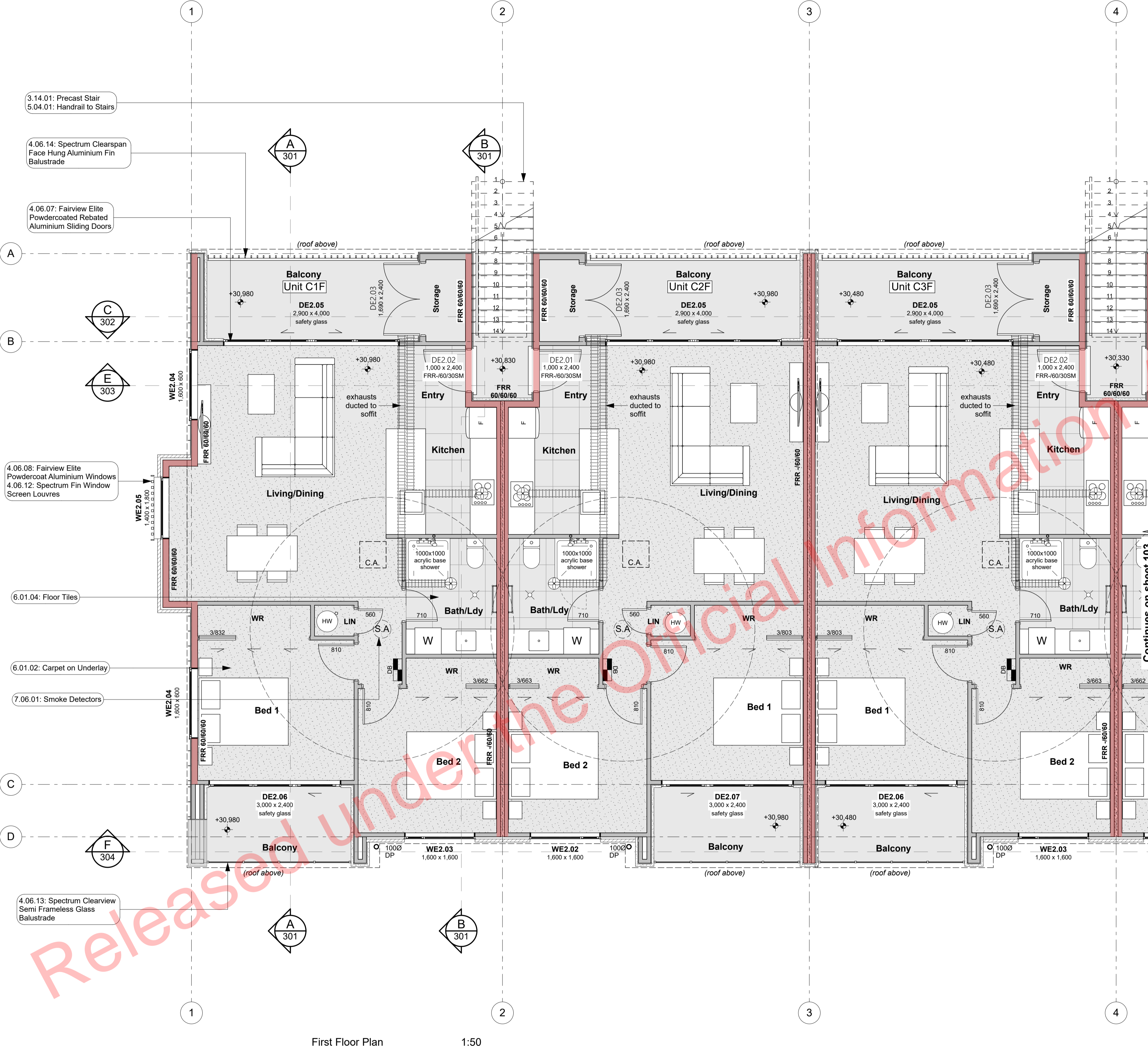
-Refer in conjunction with Setout Plan.
-Refer to Roof Framing Plan for roof structure requirements.

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

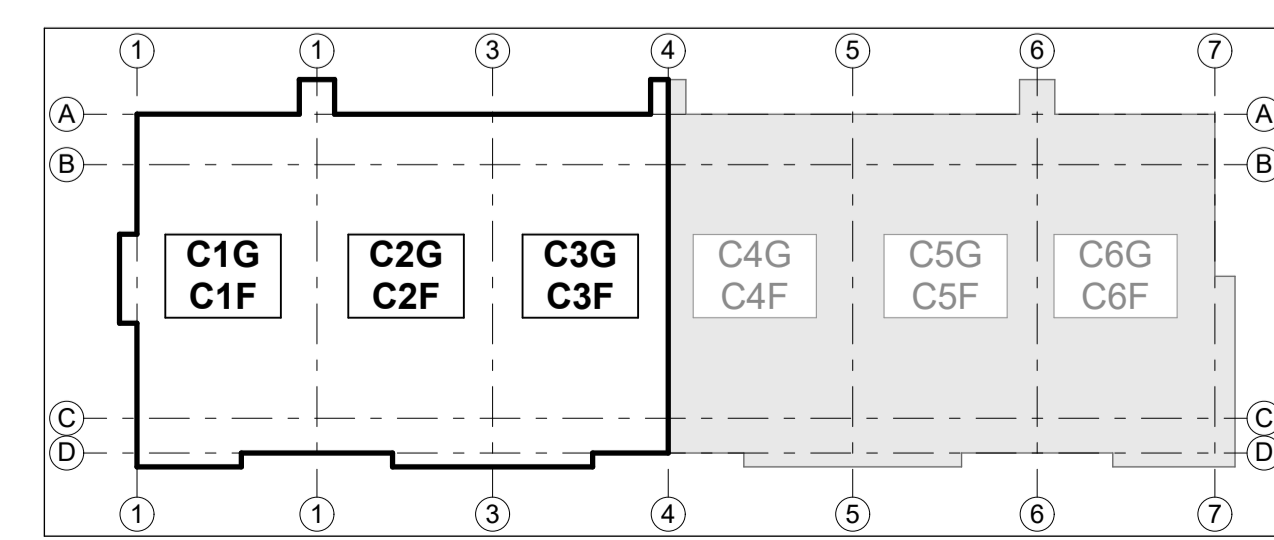
READ IN CONJUNCTION WITH REFER TO SHEET 002 FOR TIMBER GRADES/TREATMENT NOTES

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

REFER TO HFC STRUCTURAL DESIGN DOCUMENTATION FOR SPECIFIC WALL FRAMING REQUIREMENTS



First Floor Plan 1:50



Notes

3 STRUCTURE

3.03.01 Korok Intertency Interior Fire Rated Wall
KOROK KIT1 -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. 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

3.03.04 60/60/60 Post Fire Stability - Stria
James Hardie JHETRR60 60/60/60 Post Fire Stability Exterior Timber Framed Wall with JH Stria fibre cement cladding: 140x45 SGB 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. Stria cladding on cavity on 6mm RAB to exterior face. Reduce spacing to 300 crs where stud height exceeds 3.6m.

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 800 crs. James Hardie 90mm Mineral Insulation. 6mm RAB to exterior face. EZ Panel cladding on cavity on 6mm RAB to exterior face. Hardiflex cladding on cavity on 6mm RAB to interior cupboard face.

3.03.07 Korok Intertency Exterior / Exterior Fire Rated Wall
KOROK KIT1 -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 Greenstuf R2.2 Insulation both sides. Exterior EZ Panel cladding on cavity on 6mm RAB to exterior face. Fire Rated sealant to perimeter of walls. All fixed in accordance with manufacturers requirements.

3.03.09 60/60/60 Post Fire Stability Fibre Cement Cladding Wall
James Hardie JHETRR60 60/60/60 Post Fire Stability Exterior Timber Framed Wall with Fibre Cement cladding: 140x45 SGB H1.2 Full Height Timber Framing. Studs at max 300 crs. Nogs at max 800 crs. James Hardie 90mm Mineral Insulation. 6mm RAB to each side. Fibre cement cladding on cavity on 6mm RAB to exterior face. Hardiflex cladding on cavity on 6mm RAB to interior cupboard face.

3.03.13 60/60/60 Post Fire Stability Profiled Metal Cladding Wall
James Hardie JHETRR60 60/60/60 Post Fire Stability Exterior Timber Framed Wall with Profiled Metal Cladding: 140x45 SGB H1.2 Full Height Timber Framing. Studs at max 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. Reduce spacing to 300 crs where stud height exceeds 3.6m.

3.04.01 Internal Framed Walls - 90mm
Generally construct with 90x45 SGB KD H1.2 framing with studs @ 600crs and nogs @ 800crs to NZS3604.2011 unless noted otherwise. Ensure all insulation within framing where applicable is secured into place with DanBand straps in accordance with the requirements of E2/AS1. Nog for all fittings, fixtures, linings, bracing panels and trims. DPC (malthoid) between bottom plate and conc. slab and fixed with M12 bolts @ 900crs. Refer to the Structural Layouts for the bracing requirements.

3.04.05 External Framed Walls - 90mm
Generally construct with 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. Increase to 2/90x45 studs @ 600 crs where stud height exceeds 2.7m. Reduce stud spacing to 2/90x45 @ 300crs where stud height exceeds 3.0m up to 3.6m. Ensure all insulation within framing where applicable is secured into place with DanBand straps in accordance with the requirements of E2/AS1. Nog for all fittings, fixtures, linings, bracing panels and trims. DPC (malthoid) between bottom plate and conc. slab and fixed with M12 bolts @ 900crs. Refer to the Structural Layouts for the bracing requirements. 6mm RAB to exterior face of walls.

3.04.23 External Framed Walls - 140mm
Generally construct with 140x45 SGB KD H1.2 framing with studs on Hi and Dri packers at 600 crs and nogs @ 300crs to NZS3604.2011 unless noted otherwise. Nog for all fittings, fixtures, linings, bracing panels and trims. DPC (malthoid) between bottom plate and conc. slab and fixed with M12 bolts @ 900crs. 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 500da handrail set 900mm above the pitch line of the stairs. Refer to Structural Engineers drawings for precast details.

4 ENCLOSURE

4.05.08 Painted Midland NZ Brick Veneer
Midland NZ painted brick veneer with 50mm cavity with RAB on timber framed walls, to NZS 3604.2011. Provide max holes @ 300mm 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 T81 refer to Midland Brick for Design Note T81. Install strictly as per manufacturer's specifications and details. Install stainless steel lintel bars over openings as per brick window head table details.

4.05.11 0.55BMT Colorsteel Endura SteelTube Paneldek (Cladding)
0.55BMT Colorsteel Endura SteelTube 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.

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

4.05.28 Specialized System EZ Panel Lightweight Cladding (40mm cavity)
Specialized System EZ Panel 50mm autoclaved lightweight concrete Facade System over 40mm High Density EPS vertical cavity battens at 600crs max. Float textured finish by Specialized Systems. Min 2 coats of paint. Colour TBD. All installation in accordance with 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 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. 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. Opaque glass to bathrooms, wc's and ensuites. Refer to window and door schedule. Confirm size on site prior to manufacture. Install strictly as per manufacturer's specifications and details. Hardware TBC by client.

4.06.12 Spectrum Fin Window Screen Louvers
Spectrum 11517 aluminium RHS ens louvre system within Exterior Window Aluminium RHS Window Frame. Powdercoated finish to match joinery. Install strictly as per manufacturer's specifications and details.

4.06.13 Spectrum Clearview Semi Frameless Glass Balustrade
Spectrum Clearview Semi Frameless Glazed Balustrade. Top mounted - No Handrail. Laminated Glazing to 1000 AFFL. Powdercoated finish to match joinery. Install strictly as per manufacturer's specifications and details.

4.06.14 Spectrum Clearspan Face 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.

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

7.06.01 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.

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, int/ext (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

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.

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 HAGLEY ACOUSTICS
- STORMWATER & SANITARY CONNECTION POINTS BY CRANG CIVIL

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

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

RevID	Issue	Chd	Comments	Date
01	Building Consent			12/20/2018

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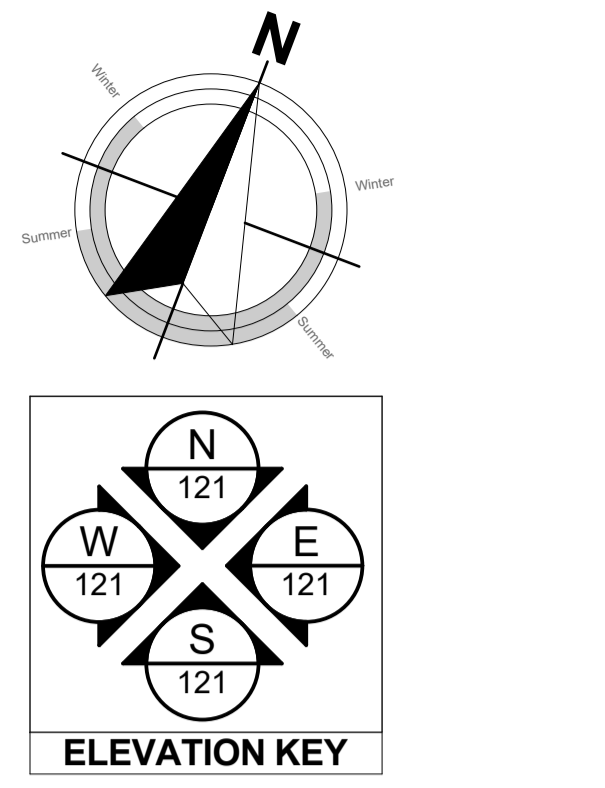
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project title:
Proposed Development for:
Bonair Developments
at:
153 Bonair Crescent (Block C) Silverdale, Auckland
sheet title:
First Floor Plan Unit C1F, C2F & C3F
drawn: **KN** checked: **JM** dwg nr:
job nr: **2005**
date created: **12/20/2018**
date plotted: **2/7/2019**
scale: **1:1, 1:50, 1:300 @ A1**
issue: **BC Block C** rev nr:
104
NOTE: Drawings are 1/2 scale @ A3
CAD ref: KnsndM\PROJ\ECTS\2000-2099\2005 - Broadway Property Group\4 BC2005_Broadway Property Group_BLOCK C_BC.pn

FOR BUILDING CONSENT



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. 15 mm cavity to the other. Autex Greenstuff R2.2 insulation both sides. 10mm Gib Standard Plasterboard either side. Use 6mm RAB in lieu of Gib in ceiling cavity. Fire Rated sealant to perimeter of walls. All fixed in accordance with manufacturers requirements. 5216S
- 3.03.04 **60/60/60 Post Fire Stability - Stria**
James Hardie JHE TRR60a 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 Fyrelite to interior face. Stria cladding on cavity on 6mm RAB to exterior face. Reduce spacing to 300 crs where stud height exceeds 3.6m.
- 3.03.05 **60/60/60 Post Fire Stability EZpanel Cladding Wall - 140mm wall**
James Hardie JHE TRR60 60/60/60 Post Fire Stability Exterior Timber Framed Wall with EZ Panel cladding: 140x55SG8 H1.2 Full Height Timber Framing. Studs at max 600 crs. Nogs at max 800 crs. James Hardie 90mm Mineral Insulation. Lightweight aerated concrete cladding on cavity. 6mm RAB to exterior faces (both sides). Reduce spacing to 300 crs where stud height exceeds 3.6m.
- 3.03.07 **Korok Intertency Exterior / Exterior Fire Rated Wall**
KOROK KIT01 -60/60 Fire Rated Intertency Wall: 51mm KOROK panels with 90x45 timber framing either side - studs at max 600 crs. Min 20mm cavity to one side. 15 mm cavity to the other. Autex Greenstuff R2.2 Insulation both sides. Exterior EZ Panel cladding on cavity on 6mm James Hardie RAB to either side. Fire Rated sealant to perimeter of walls. All fixed in accordance with manufacturers requirements.
- 3.03.09 **60/60/60 Post Fire Stability Fibre Cement Cladding Wall**
James Hardie 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 300 crs. Nogs at max 800 crs. James Hardie 90mm Mineral Insulation. 6mm RAB to interior face. Fibre cement cladding on cavity on 6mm RAB to exterior face. Hardiflex cladding on cavity on 6mm RAB to interior cupboard face.
- 3.03.13 **60/60/60 Post Fire Stability Profiled Metal Cladding Wall**
James Hardie JHE TRR60a 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. Hardiflex cladding on cavity on 6mm RAB to interior cupboard face. Reduce spacing to 300 crs where stud height exceeds 3.6m.
- 3.04.01 **Internal Framed Walls - 90mm**
Generally construct with 90x45 SG8 KD H1.2 framing with studs @ 600crs and nogs @ 900crs to NZS3604:2011 unless noted otherwise. Ensure all insulation within framing where applicable, is secured into place with DanBand straps in accordance with the requirements of E2/AS1. Nog for all fittings, fixtures, linings, bracing panels and trims. DPC (malthoid) between bottom plate and conc. slab and fixed with M12 bolts @ 900crs. Refer to the Structural Layouts for the bracing requirements.
- 3.04.05 **External Framed Walls - 90mm**
Generally construct with 90x45 SG8 KD H1.2 framing with studs on HI and Dri packers at crs as per setout plans and nogs @ 900crs to NZS3604:2011 unless noted otherwise. Increase to 2/90x45 studs @ 600 crs where stud height exceeds 2.7m. Reduce stud spacing to 2/90x45 @ 300crs where stud height exceeds 3.0m up to 3.6m. Ensure all insulation within framing where applicable, is secured into place with DanBand straps in accordance with the requirements of E2/AS1. Nog for all fittings, fixtures, linings, bracing panels and trims. DPC (malthoid) between bottom plate and conc. slab and fixed with M12 bolts @ 900crs. Refer to the Structural Layouts for the bracing requirements. 6mm RAB to exterior face of walls.
- 3.04.23 **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 @ 900crs to NZS3604:2011 unless noted otherwise. Nog for all fittings, fixtures, linings, bracing panels and trims. DPC (malthoid) between bottom plate and conc. slab and fixed with M12 bolts @ 900crs. 6mm RAB to exterior face of walls.
- 3.14.01 **Precast Stair**
Precast concrete stairs to comply with the requirements of D1/AS1 for Private Stair. Min Tread 280mm, max riser 190mm. All stairs to have 500ia handrail set 900mm above the pitch line of the stairs. Refer to Structural Engineers drawings for precast details.

4 ENCLOSURE

- 4.05.08 **Painted Midland NZ Brick Veneer**
Midland NZ painted brick veneer with 50mm cavity with RAB on timber framed walls, to NZS 3604 : 2011. Provide weep holes @800mm max centres and 10mm ventilation gap between top of brick and soffit. Linings Wall ties and fangs in accordance with NZS 4210 : 2001. Standard range mortar, colour to match brick. The 2 storey brick cladding system used on this building must be completed to 'Design Note TB1' refer to Midland Brick for Design Note TB1. Install strictly as per manufacturer's specifications and details. Install stainless steel lintel bars over openings as per brick window head table details.
- 4.05.11 **0.55BMT Colortek Endura Steel&Tube Paneldek (Cladding)**
0.55BMT Colortek Endura Steel&Tube Paneldek rebated 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.
- 4.05.26 **14mm JH Stria cladding**
14mm thick James Hardie Stria Fibre Cement cladding over 45x20 H3.2 vertical cavity battens at max 600 cr
Install strictly as per manufacturer's specifications and details.
- 4.05.28 **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 TBC. All installation in accordance with manufacturers specifications. System only for timber framed wing walls.
- 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 specifications. Double glazed with paint grade radiata pine architraves. Obscure glass to bathrooms, wc's and ensuites. Refer to window and door schedule. Confirm size on site prior to manufacture. Install strictly as per manufacturer's specifications and details. Hardware TBC by client.
- 4.06.13 **Spectrum Clearview Semi Frameless Glass Balustrade**
Spectrum Clearview Semi Frameless Glazed Balustrade. Top mounted - No Handrail. Laminated Glazing to 1000 AFFL. Powdercoated finish to match joinery. Install strictly as per manufacturer's specifications and details. 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

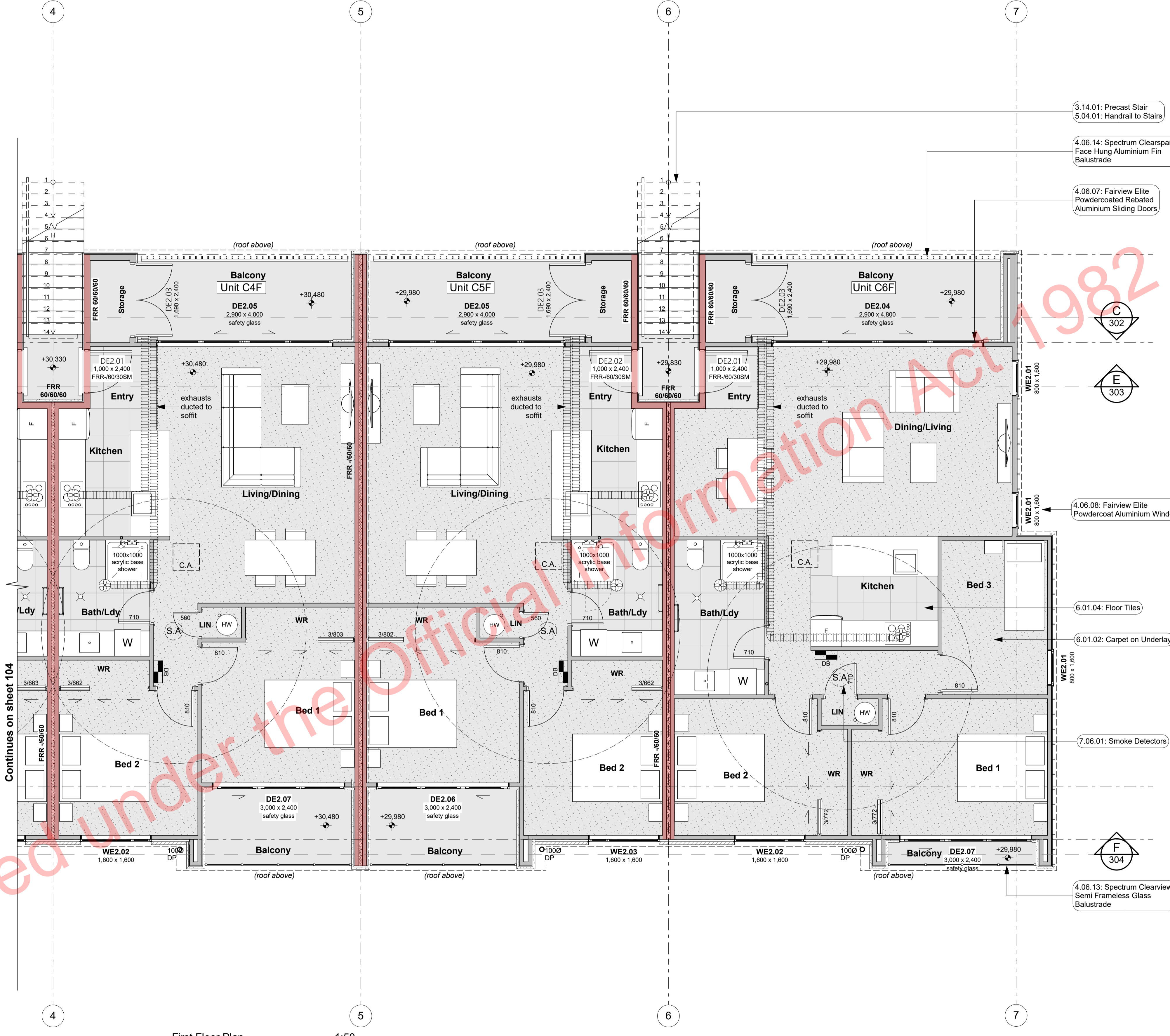
- 5.04.01 **Handrail to Stairs**
Spectrum Clearspan Aluminium Balustrade and Handrail to stairs as per NZBC D1 1 January 2017 Amendment 6.

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

- 7.06.01 **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.



First Floor Plan 1:50

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

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

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

REFER TO HFC STRUCTURAL DESIGN DOCUMENTATION FOR SPECIFIC WALL FRAMING REQUIREMENTS

FIRST FLOOR PLAN LEGEND:

	90x45 internal framed wall (3.04.01)
	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, int/ext (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

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.

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

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

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

Rev/ID	Issue	Chd	Comments	Date
01	Building Consent			12/20/2018



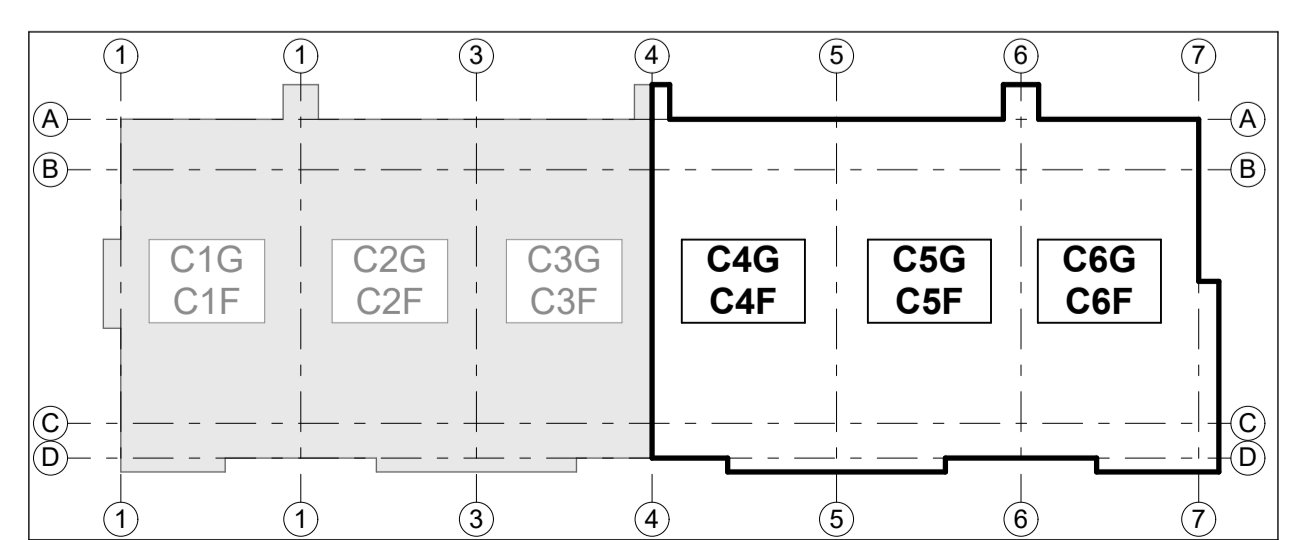
29 Nixon St,
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info@creativearch.co.nz
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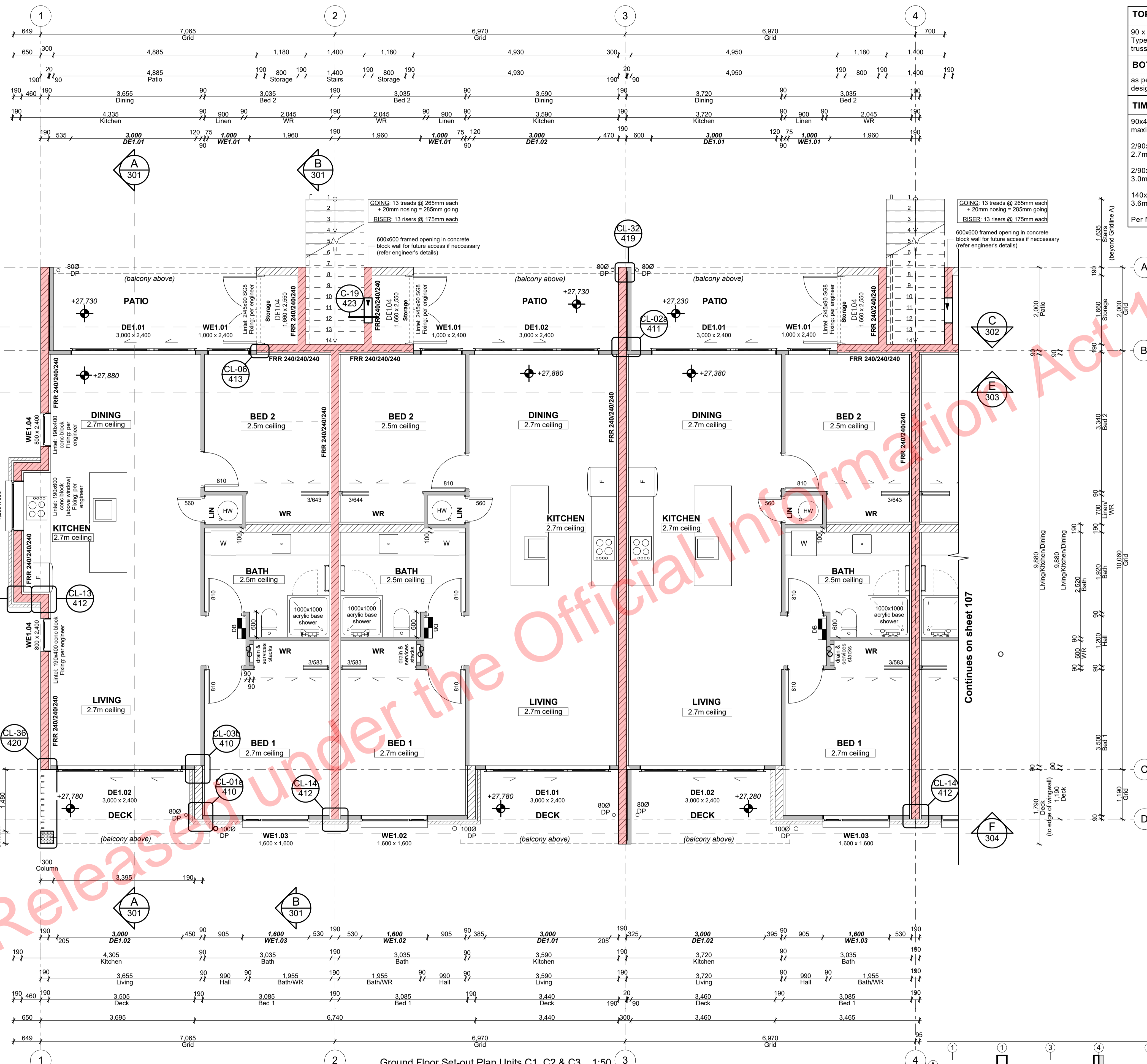
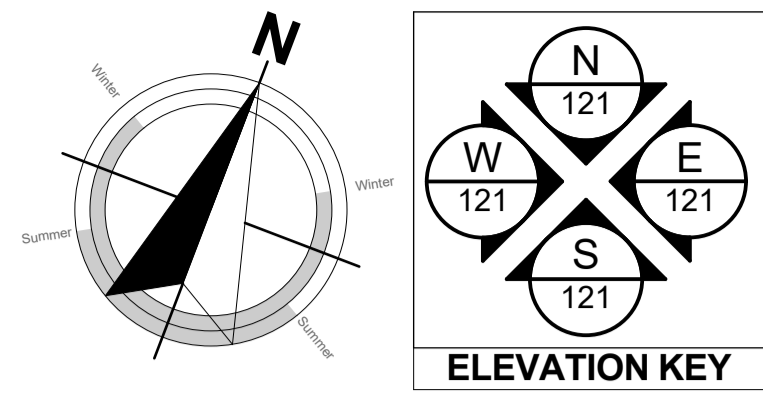
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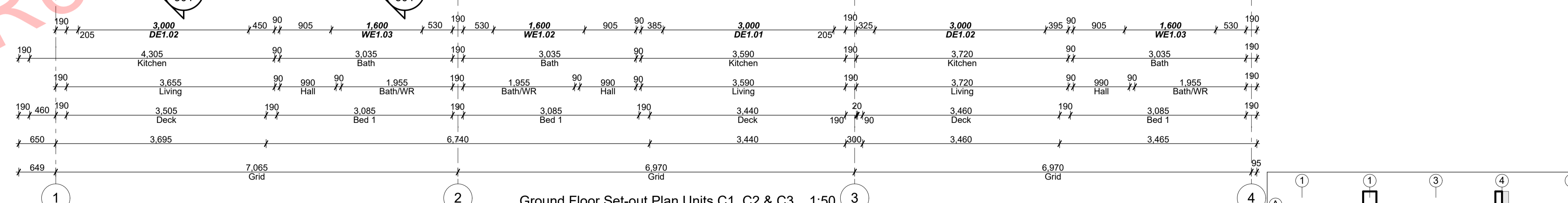
project title:
Proposed Development for:
for:
Bonair Developments
at:
153 Bonair Crescent (Block C) Silverdale, Auckland
sheet title:
First Floor Plan Unit C4F, C4F, C6F
drawn: **KN** checked: **JM** dwg no:
job no: **2005**
date created: **12/20/2018**
date plotted: **2/7/2019**
issue: **BC Block C** rev no:
scale: **1:1, 1:50, 1:300 @ A1**
105
NOTE: Drawings are 1/2 scale @ A3
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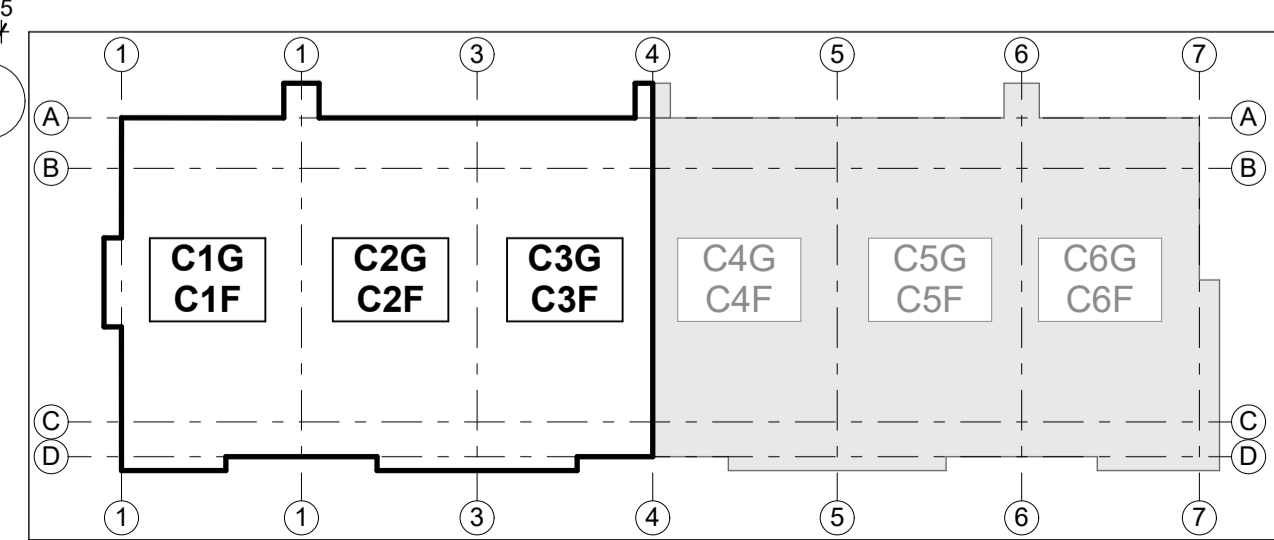
FOR BUILDING CONSENT



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.



Ground Floor Set-out Plan Units C1, C2 & C3 1:50



TOP PLATE FIXING	
90 x 45mm Top plate fixing shall be Lumberlok Type B 4.7kN unless noted otherwise as per truss designer, refer PS1	
BOTTOM PLATE FIXING	
as per engineer, refer to structural engineering design & PS1	
TIMBER WALL FRAMING	
90x45mm SG8 studs @ 400 centres up to maximum height of 2.7m	
2/90x45mm SG8 studs @ 600 centres between 2.7m to maximum height of 3.0m	
2/90x45mm SG8 studs @ 300 centres between 3.0m to maximum height of 3.6m	
140x45 SG8 studs @ 300 centres greater than 3.6m as per structural engineers (refer PS1)	
Per NZS3604:2011 Table 8.2, HIGH wind zone	

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 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

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			12/20/2018

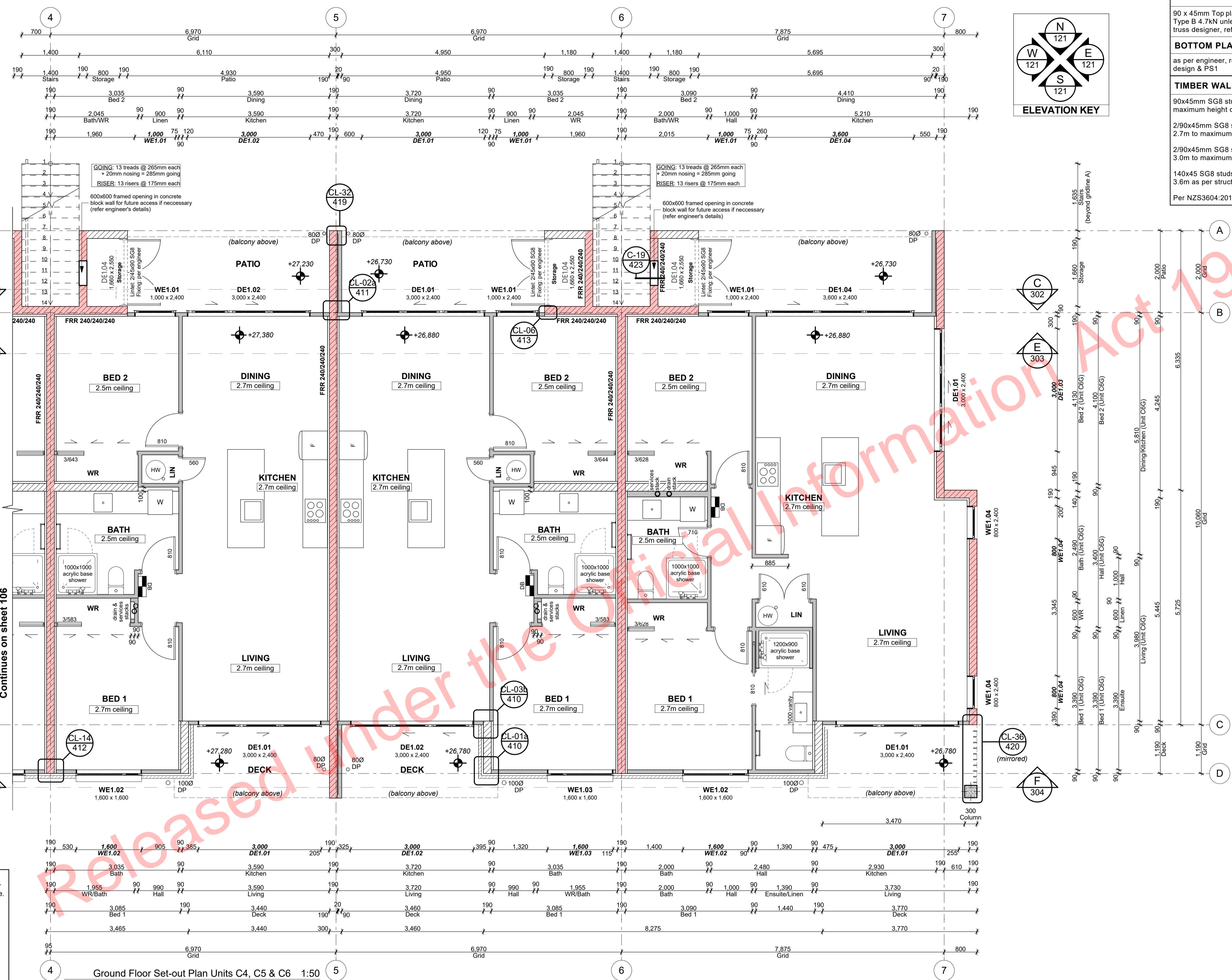
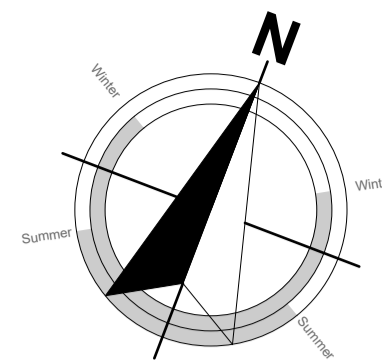


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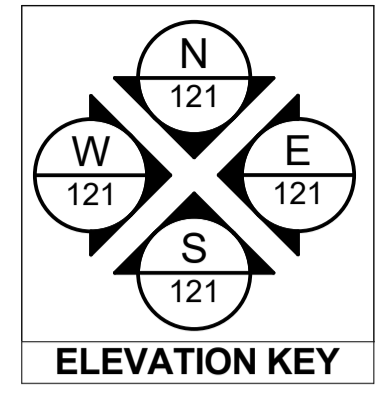
project title:
Proposed Development for:
Bonair Developments
 at:
153 Bonair Crescent (Block C)
Silverdale, Auckland
 sheet title:
Ground Floor Setout Plan Unit C1G, C
 drawn: **KN** checked: **JM** dwg nr:
 job nr: **2005**
 date created: **12/20/2018**
 date plotted: **2/7/2019**
 issue: **BC Block C** rev nr:
 scale: **1:1, 1:50, 1:300 @ A1**
 NOTE: Drawings are 1/2 scale @ A3
 CAD ref: KnsrdsM-PROJ/ECTS/2005-2009/2005 - Broadway Property Group/L
 BC/2005_Broadway Property Group_Block C_9C.dwg

FOR BUILDING CONSENT



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.

Ground Floor Set-out Plan Units C4, C5 & C6 1:50



TOP PLATE FIXING
 90 x 45mm Top plate fixing shall be Lumbertek 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
- FFL +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 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

REFER TO SHEET 002 FOR TIMBER GRADES/TREATMENT NOTES

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

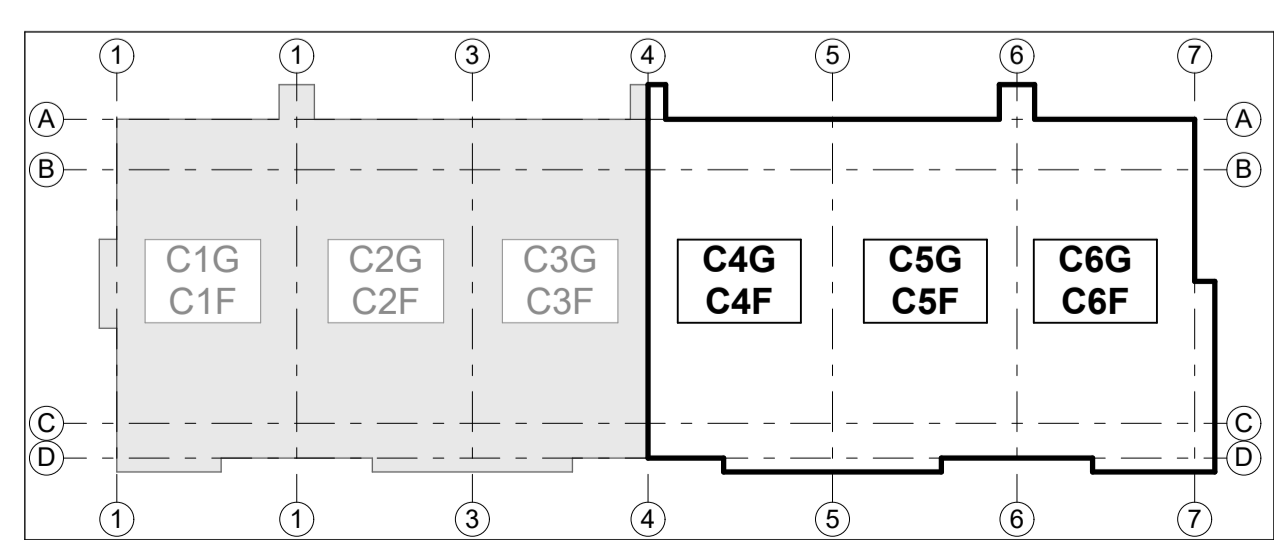
RevID	Issue	CHD	Comments	Date
01	Building Consent			12/20/2018



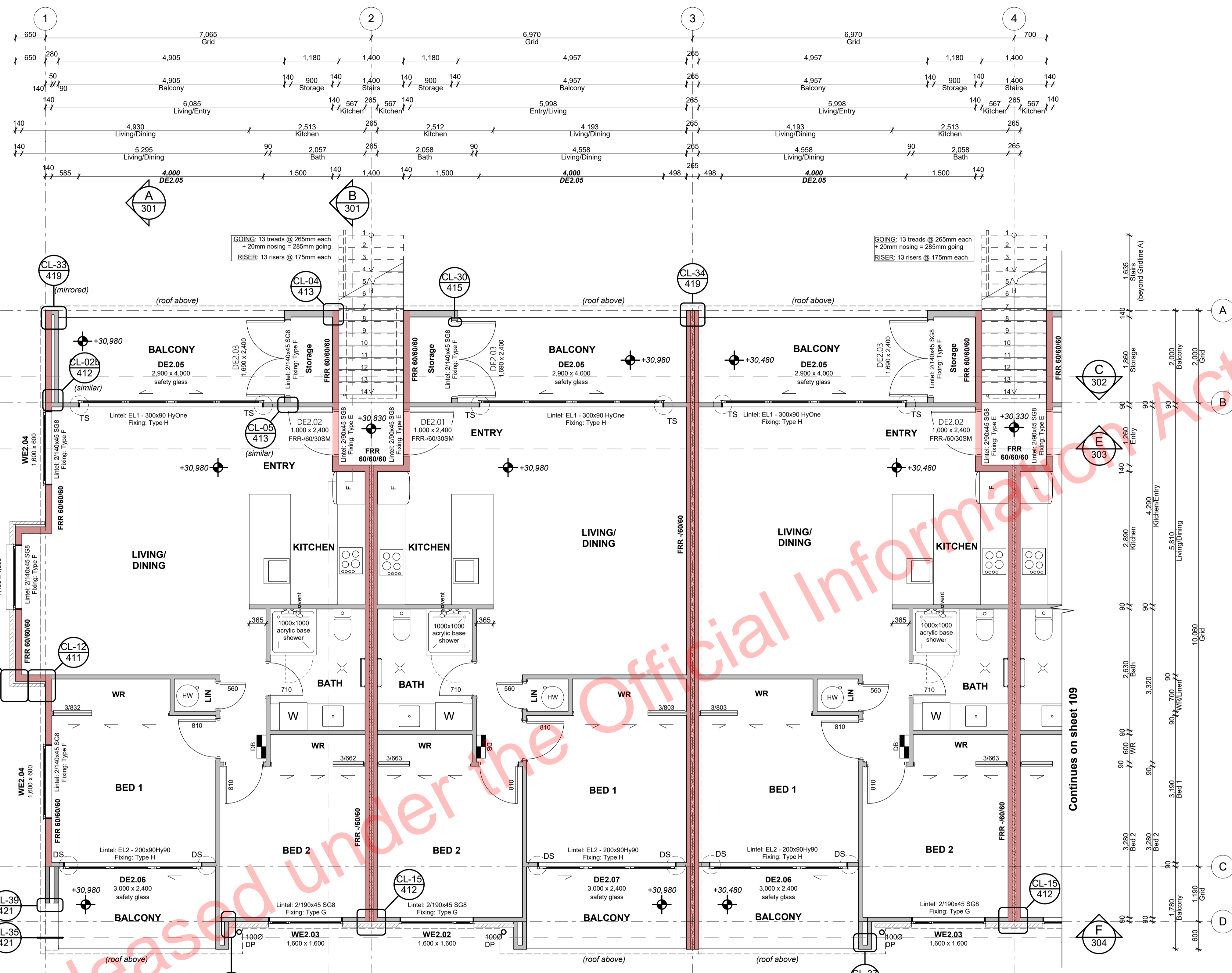
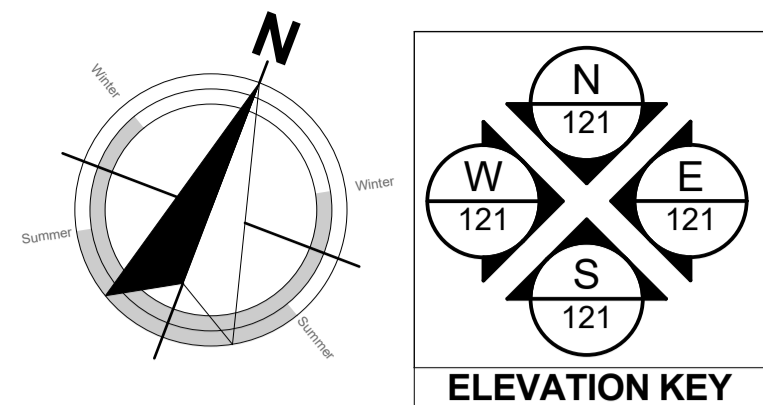
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project title:
Proposed Development for:
Bonair Developments
 at:
153 Bonair Crescent (Block C)
Silverdale, Auckland
 sheet title:
Ground Floor Setout Plan Unit C3F, C
 drawn: **KN** checked: **JM** dwg n#: **107**
 job n#: **2005**
 date created: **12/20/2018**
 date plotted: **2/7/2019**
 issue: **BC Block C** rev n#: **1**
 scale: **1:1, 1:50, 1:300 @ A1**
 NOTE: Drawings are 1/2 scale @ A3
 CAD ref: K:\nsd\MI-PROJ\ECTS\2000-2009\2005 - Broadway Property Group\4 BC\2005_Broadway Property Group_BLOCK C_Sc.pht



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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.

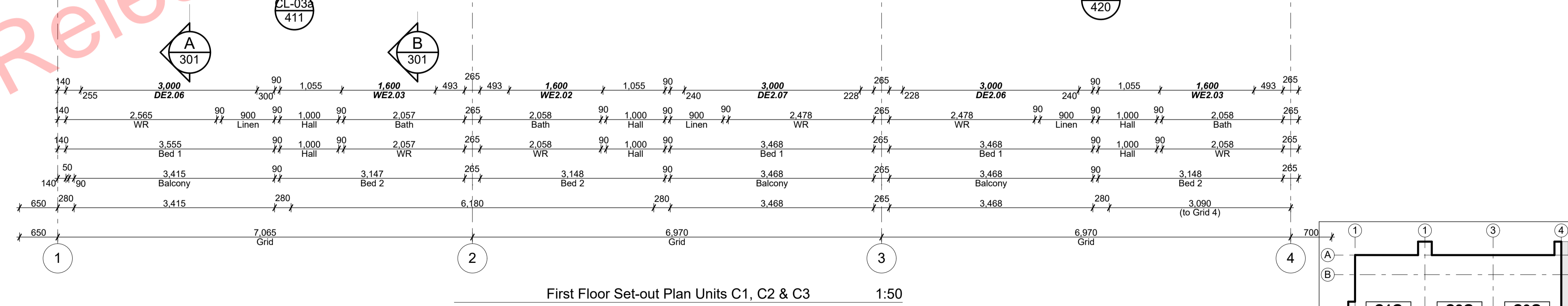
VENTILATION - Windows to the bathrooms are operable. Mechanical ventilation shall be provided to the bathrooms and laundries.

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

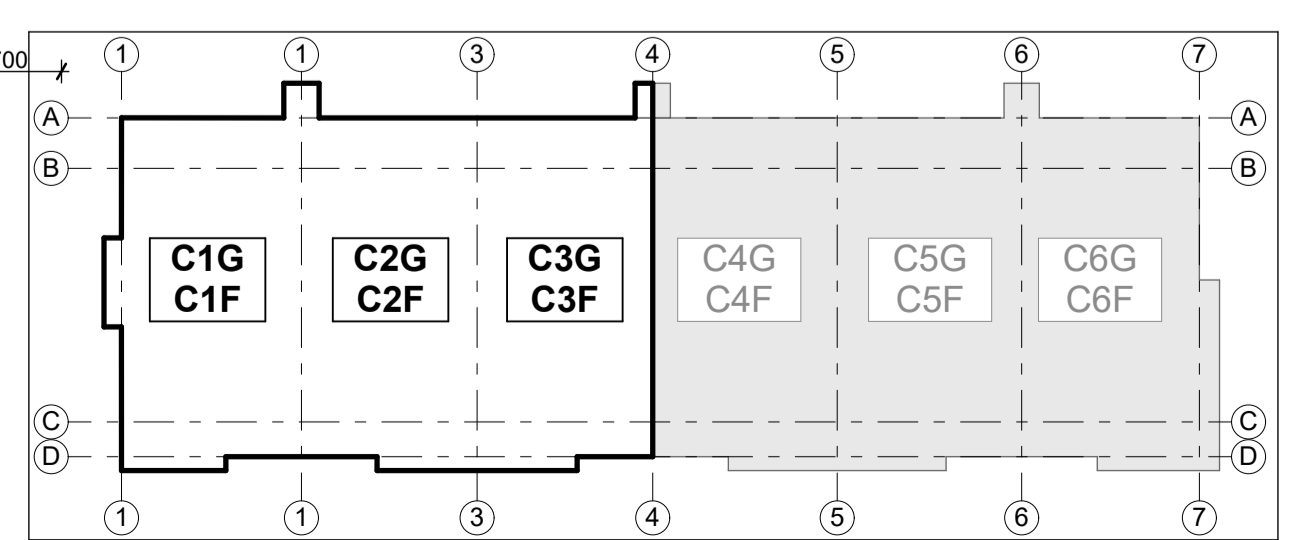
SURFACE FINISH - Ensure wall linings adjacent to appliances and facilities have surfaces that can be easily maintained in a hygienic condition in accordance with G3/AS1 clause 1.6.

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.



First Floor Set-out Plan Units C1, C2 & C3 1:50



TOP PLATE FIXING	
90 x 45mm Top plate fixing shall be Lumbertek 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
 - FLL +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:**
- 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 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
- REFER TO SHEET 002 FOR TIMBER GRADES/TREATMENT NOTES

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

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01	Building Consent			12/20/2018



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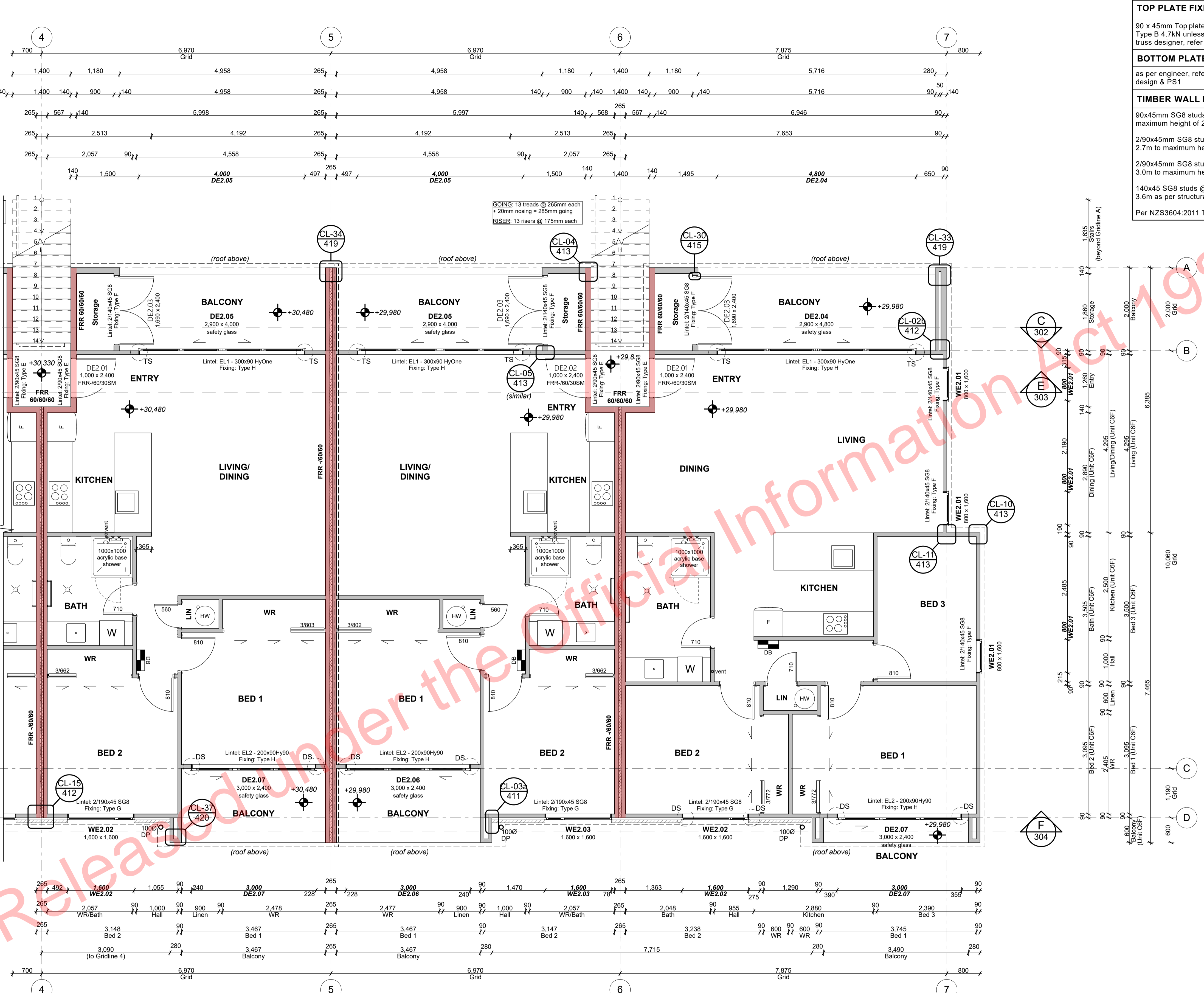
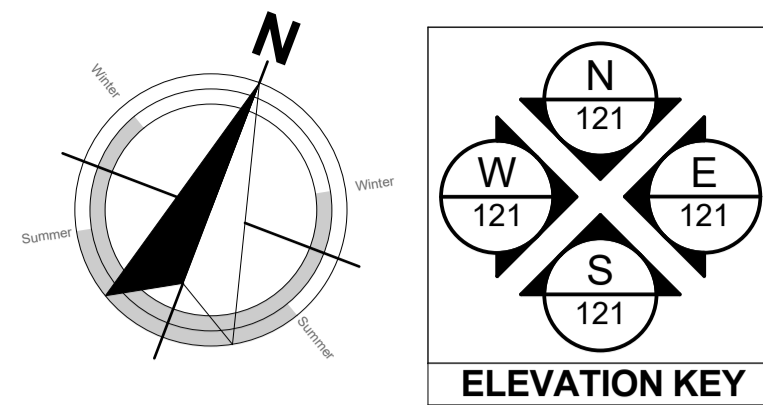
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project title:
Proposed Development for:
 for:
Bonair Developments
 at:
153 Bonair Crescent (Block C) Silverdale, Auckland
 sheet title:
First Floor Setout Plan Unit C1F, C2F
 drawn: **KN** checked: **JM** dwg no:
 job no: **2005**
 date created: **12/20/2018**
 date plotted: **2/7/2019**
 issue: **BC Block C** rev no:
 scale: **1:1, 1:50, 1:300 @ A1**
 NOTE: Drawings are 1/2 scale @ A3
 CAD ref: K:\nsd\1\PROJECTS\2005-2009\2005 - Broadway Property Group\4 BC\2005_Broadway Property Group_BLOCK C_B.C.plt

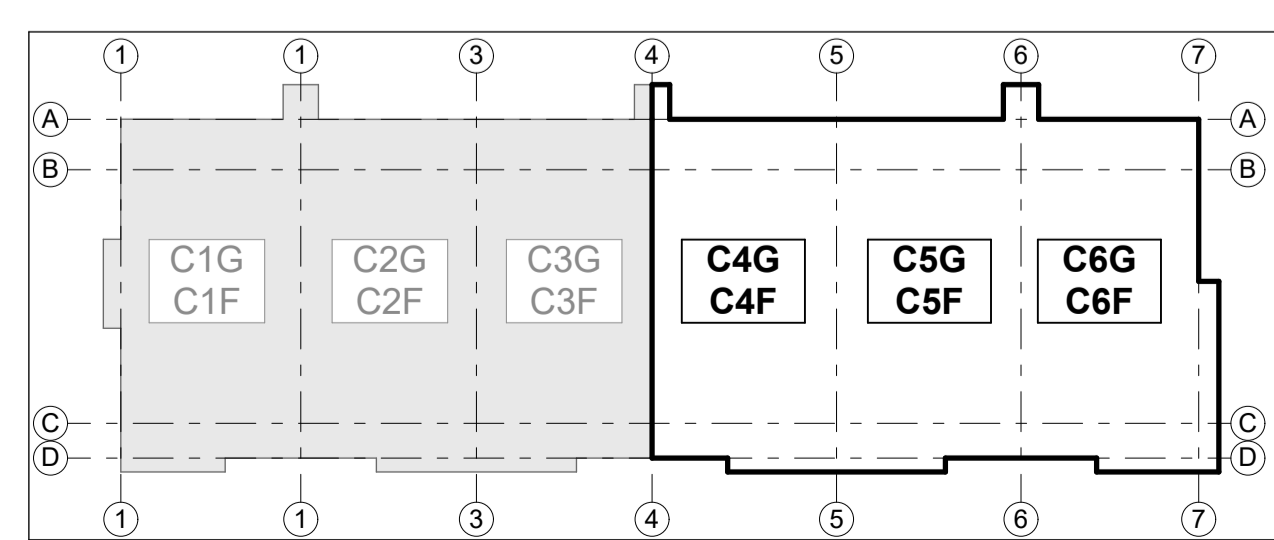
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Plan Notes:
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 TIMBER TREATMENT - Refer to sheet 102 for project timber grade and treatments.
 ACCESS ROUTES - Ensure all selected tiling achieves slip resistance co-efficients as per D1/AS1 - Table 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.
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 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 Units C4, C5 & C6 1:50



TOP PLATE FIXING	90 x 45mm Top plate fixing shall be Lumbertek 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
	FFL + 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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- 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

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REFER TO SHEET 002 FOR TIMBER GRADES/TREATMENT NOTES

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RevID	Issue	CHD	Comments	Date
01	Building Consent			12/20/2018



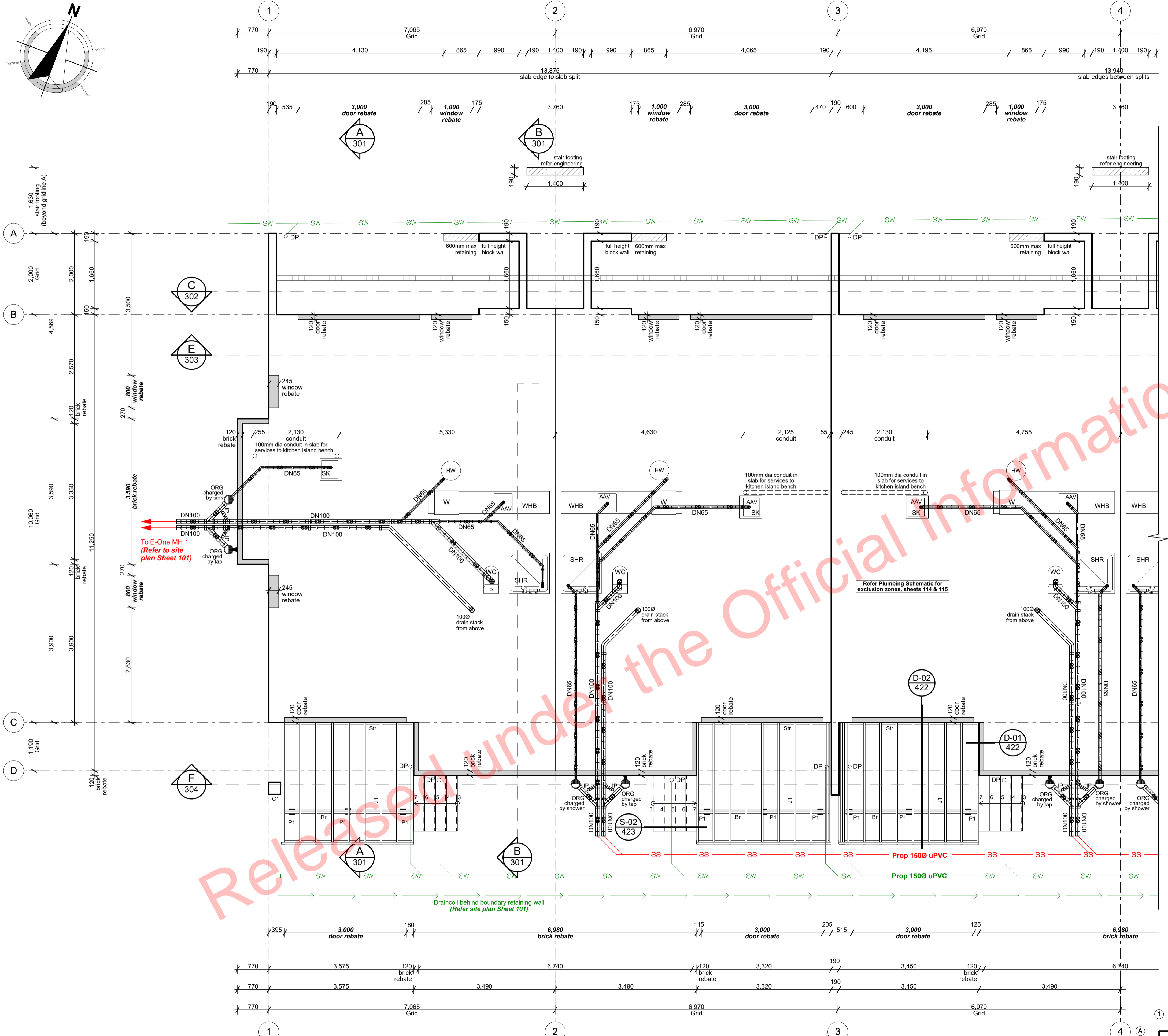
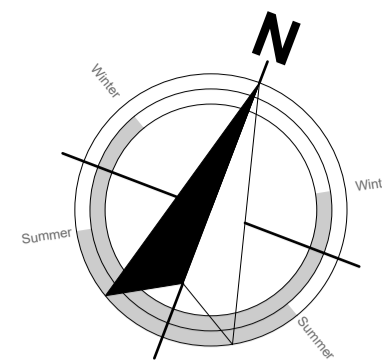
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project title:
Proposed Development for:
 for:
Bonair Developments
 at:
153 Bonair Crescent (Block C) Silverdale, Auckland
 sheet title:
First Floor Setout Plan Unit C3F, C4F
 drawn: **KN** checked: **JM** dwg no:
 job no: **2005**
 date created: **12/20/2018**
 date plotted: **2/7/2019**
 issue: **BC Block C** rev no:
 scale: **1:1, 1:50, 1:300 @ A1**
 NOTE: Drawings are 1/2 scale @ A3
 CAD ref: KnsrdsM-PROJECTS\2000-2099\2005 - Broadway Property Group\4 BC\2005_Broadway Property Group_BLOCK C_BCP.dwg

FOR BUILDING CONSENT





Foundation & Drainage Plan 1:50

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

FOUNDATION PLAN LEGEND:	
C1	300x300mm concrete column on concrete pad per engineer
P1	125x125mm H5 timber pile cast into concrete footing per engineer
	Slab rebate
J1	Deck joist per engineer
Str	Deck stringer per engineer
Br	Bearer per engineer

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

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

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

POWER / TELEPHONE / WATER SERVICES / GAS:

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

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

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

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

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

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

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

DRAINAGE LEGEND:	
	Private sanitary drain under slab (PVC)
	Private sanitary drain (PVC)
	Private stormwater drain (PVC)
	Draincoil
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	Tap
ST	Silt 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.

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

RevID	Issue	ChID	Comments	Date
01	Building Consent			12/20/2018

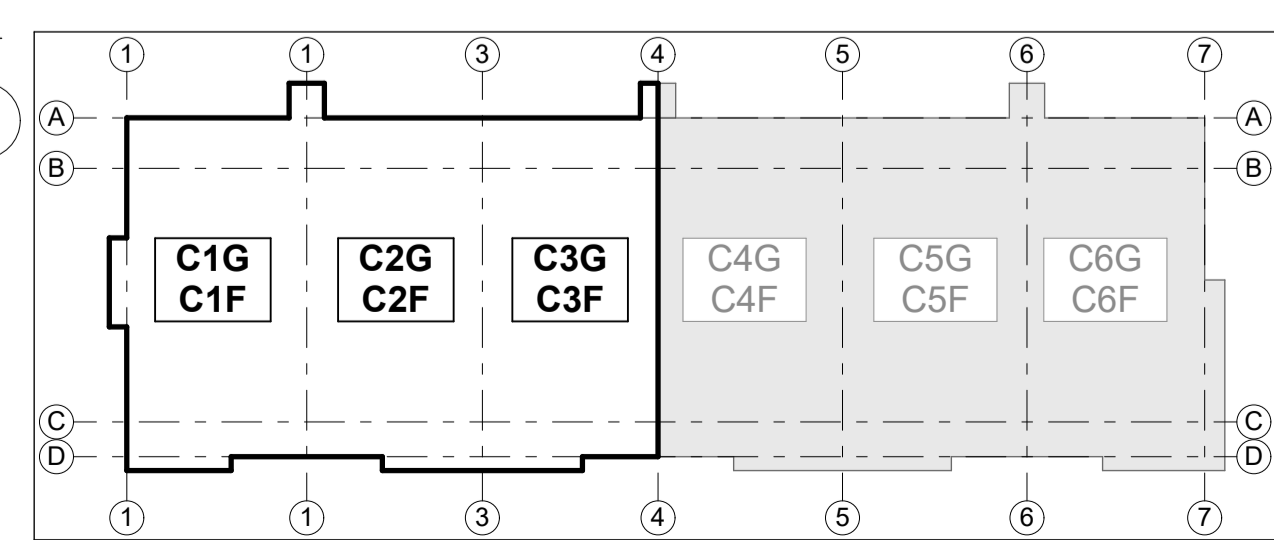


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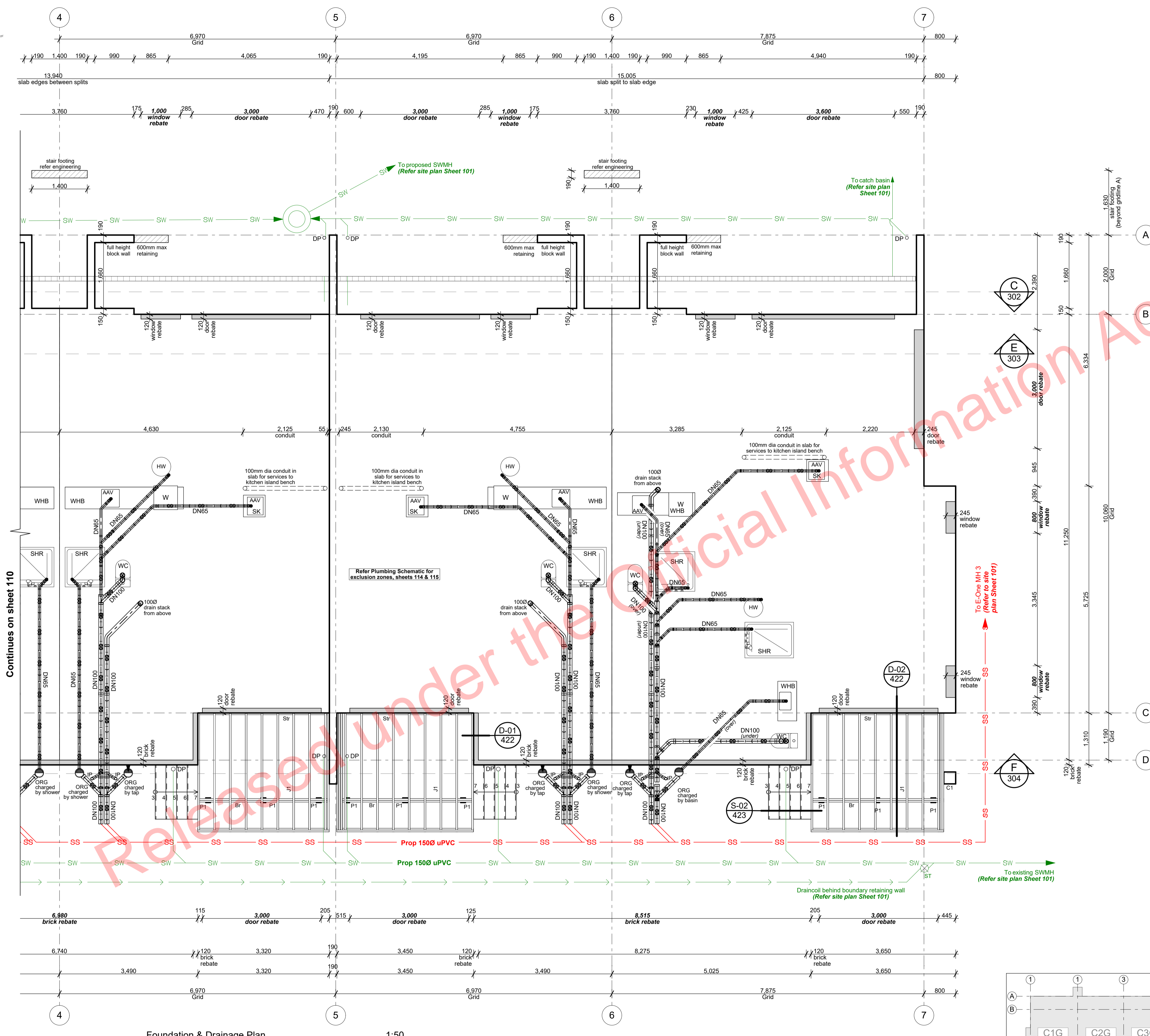
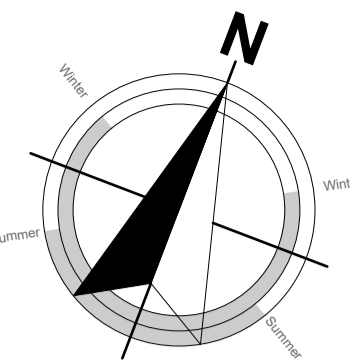
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CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK
ALL RESTRICTED BUILDING WORK TO BE CARRIED OUT BY LICENSED BUILDING PRACTITIONERS

project title:
Proposed Development for:
for:
Bonair Developments
at:
153 Bonair Crescent (Block C) Silverdale, Auckland
sheet title:
Foundation & Drainage Unit C1G - C3G
drawn: **KN** checked: **JM** dwg n#: **110**
job n#: **2005**
date created: **12/20/2018**
date plotted: **2/7/2019**
issue: **BC Block C** rev n#: **1**
scale: **1:1, 1:50, 1:300 @ A1**
NOTE: Drawings are 1/2 scale @ A3
CAD ref: K:\nsdm\PROJECTS\2005-2009\2005 - Broadway Property Group\4 BC2005_Broadway Property Group_BLOCK C_B.C.plt



FOR BUILDING CONSENT

Continues on sheet 111



Continues on sheet 110

Foundation & Drainage Plan 1:50

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

POWER / TELEPHONE / WATER SERVICES / GAS:		
All drainage shall be in accordance with the local council. The contractor shall liaise with and co-operate with all Network Utility Operators.		
All plumbing and drainage in accordance with AS/NZS 3500.2 plumbing and drainage code.		
Note: Check and verify all dimensions on site before commencing work. The contractor shall locate all existing services at the proposed connection points prior to commencing work. The connections shall be in accordance with the local council requirements.		
The contractor shall take all necessary precautions during excavation to avoid any disruption of existing services. All existing services shall be reinstated to their original condition and to the satisfaction of the Architect or Engineer.		
Ensure all stormwater and sewer piping under driveways has a depth of cover of 375mm and that the bedding and fill material complies with E1/AS1 figure 13(b)		
ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NEW ZEALAND BUILDING CODE		
PLANS TO BE READ IN CONJUNCTION WITH THE FOLLOWING:		
- STRUCTURAL ENGINEERING PLANS & SPECIFICATION BY HFC GROUP		
- TRUSS MANUFACTURER'S PLANS & SPECIFICATION BY CARTERS		
- FIRE ENGINEERING DESIGN REPORT BY HFC GROUP		
- ACOUSTIC REPORT BY HEAGLEY ACOUSTICS		
- STORMWATER & SANITARY CONNECTION POINTS BY CRANG CIVIL		

FOUNDATION PLAN LEGEND:	
C1	300x300mm concrete column on concrete pad per engineer
P1	125x125mm H5 timber pile cast into concrete footing per engineer
	Slab rebate
J1	Deck joist per engineer
Str	Deck stringer per engineer
Br	Bearer per engineer
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 under slab (PVC)
SS	Private sanitary drain (PVC)
SW	Private stormwater drain (PVC)
→	Draincoil
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	Tap
ST	Silt 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.	

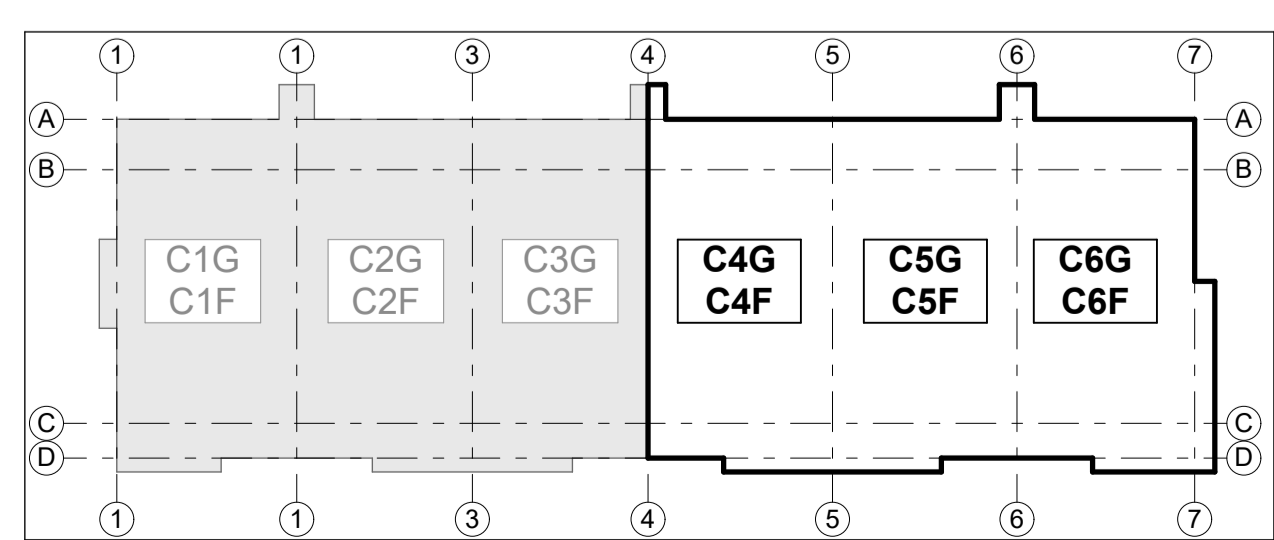
ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS BY HFC GROUP LTD				
RevID	Issue	ChID	Comments	Date
01	Building Consent			12/20/2018



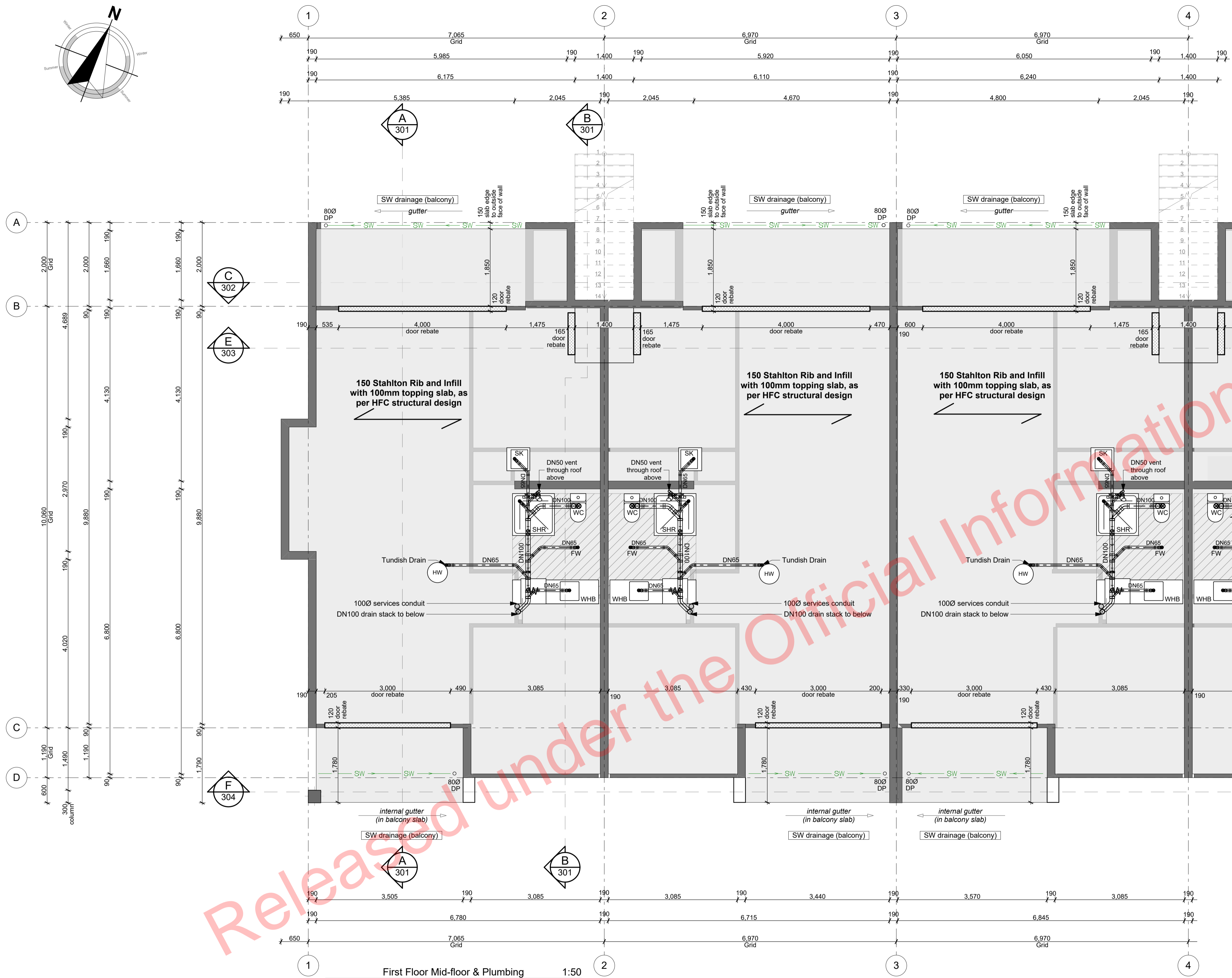
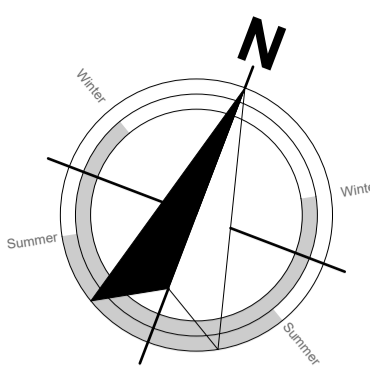
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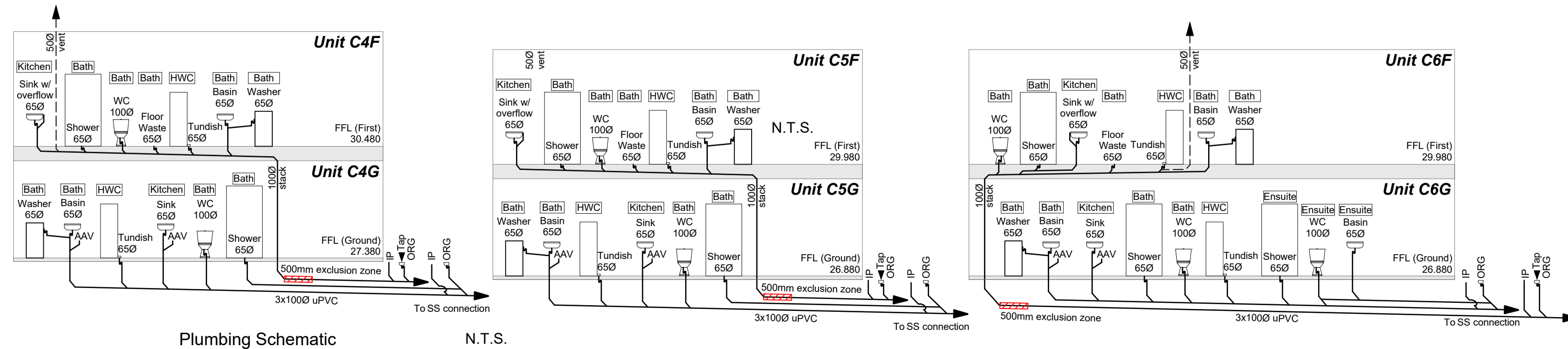
project title:
Proposed Development for:
for:
Bonair Developments
at:
153 Bonair Crescent (Block C) Silverdale, Auckland
sheet title:
Foundation & Drainage Unit C4G - C6G
drawn: **KN** checked: **JM** dwg nr:
job nr: **2005**
date created: **12/20/2018**
date plotted: **2/7/2019**
issue: **BC Block C** rev nr:
scale: **1:1, 1:50, 1:300 @ A1**
111
NOTE: Drawings are 1/2 scale @ A3
CAD ref: K:\nsd\MI\PROJECTS\2005-2009\2005 - Broadway Property Group\4 BC\2005_Broadway Property Group_BLOCK C_B.C.plt



FOR BUILDING CONSENT

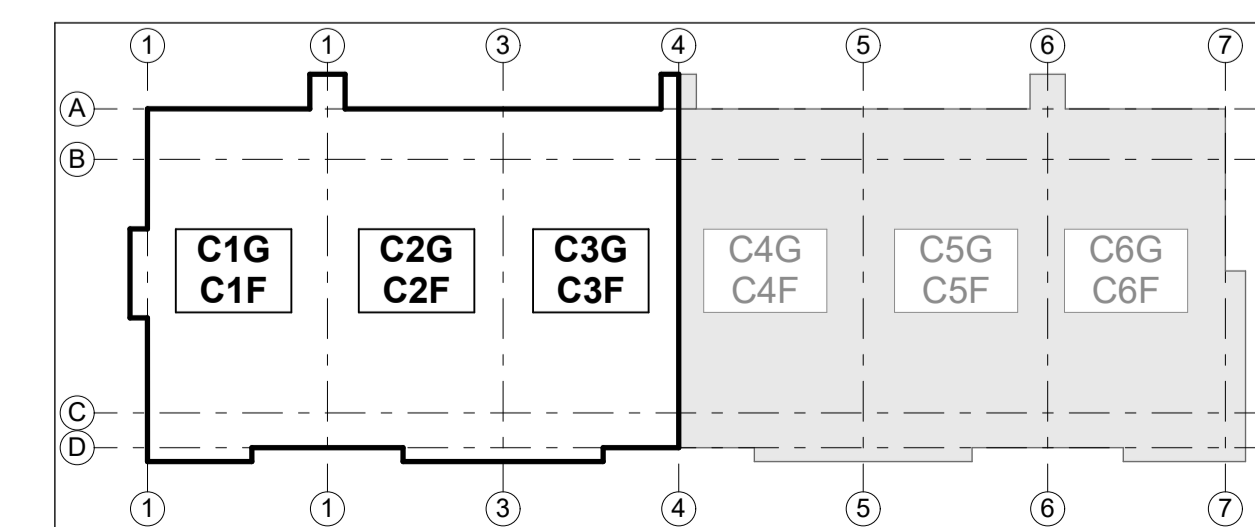


First Floor Mid-floor & Plumbing 1:50



Plumbing Schematic

N.T.S.



POWER / TELEPHONE / WATER SERVICES / GAS:

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

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

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

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

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

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

PLANS TO BE READ IN CONJUNCTION WITH THE FOLLOWING:

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

MID-FLOOR FRAMING PLAN LEGEND:

- Slab Rebate
- Concrete slab per engineer design
- Load Bearing Walls (below)
- Non-load bearing walls (below)

PLUMBING LEGEND:

- Private sanitary drain (PVC)
- Private stormwater drain (PVC)
- Hot Water Cylinder with tundish drain
- Toilet
- Shower
- Wash hand basin
- Sink
- Downpipe
- Floor waste trap
- Wet Area

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

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

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

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

REFER TO CIVIL ENGINEERS DRAWINGS FOR CONNECTION LOCATION AND LEVELS.

PIPE SIZES AND GRADIENTS

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

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

RevID	Issue	CHD	Comments	Date
01	Building Consent			12/20/2018



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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 C)

Silverdale, Auckland

sheet title:

Mid-Floor & Plumbing Units C1F - C3F

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

job no: **2005**

date created: **12/20/2018**

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

issue: **BC Block C** rev no:

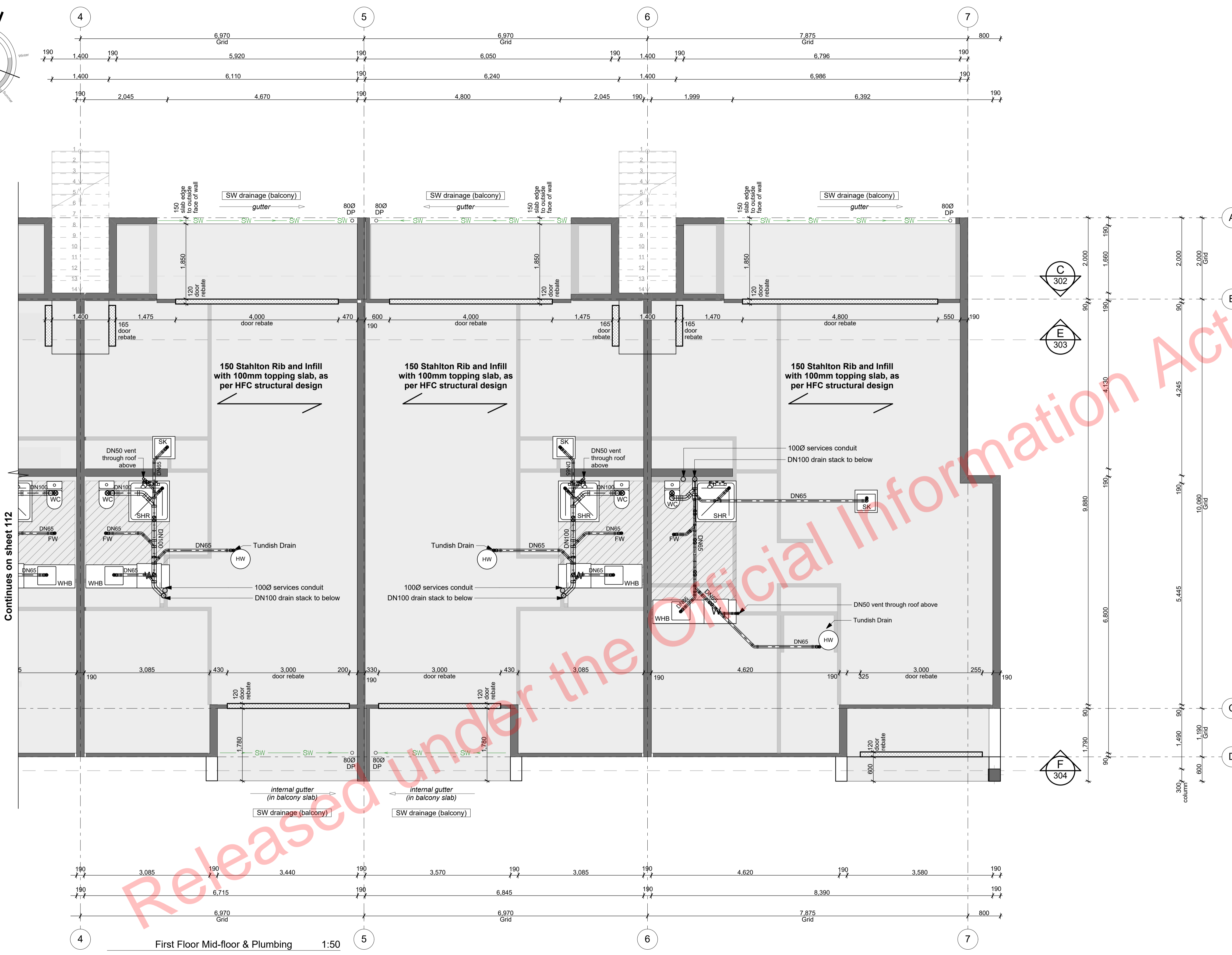
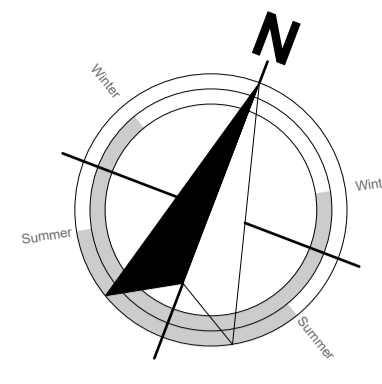
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NOTE: Drawings are 1/2 scale @ A3

CAD ref: **KrisnaM\PROJECTS\2005-2009\2005 - Broadway Property Group\4**

FOR BUILDING CONSENT





POWER / TELEPHONE / WATER SERVICES / GAS:

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

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

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

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

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

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

PLANS TO BE READ IN CONJUNCTION WITH THE FOLLOWING:

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

MID-FLOOR FRAMING PLAN LEGEND:

	Slab Rebate
	Concrete slab per engineer design
	Load Bearing Walls (below)
	Non-load bearing walls (below)

PLUMBING LEGEND:

	Private sanitary drain (PVC)
	Private stormwater drain (PVC)
	Hot Water Cylinder with tundish drain
	Shower
	Toilet
	Wash hand basin
	Sink
	Downpipe
	Floor waste trap
	Wet Area

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

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REFER TO CIVIL ENGINEERS DRAWINGS FOR CONNECTION LOCATION AND LEVELS.

PIPE SIZES AND GRADIENTS

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

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

RevID	Issue	CHD	Comments	Date
01	Building Consent			12/20/2018

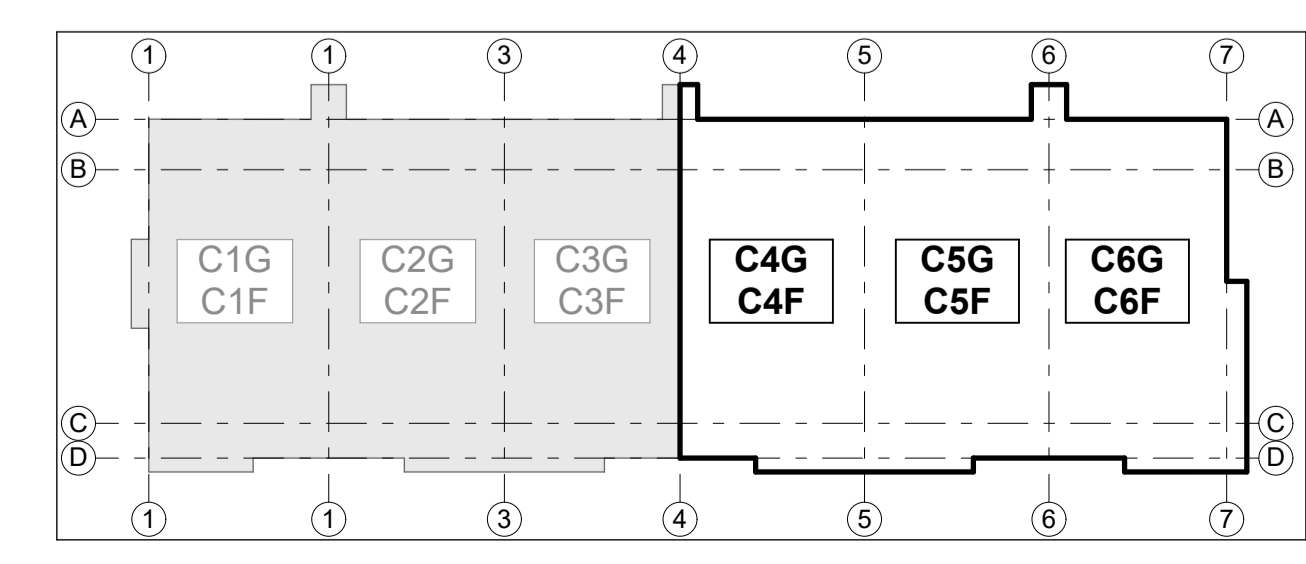
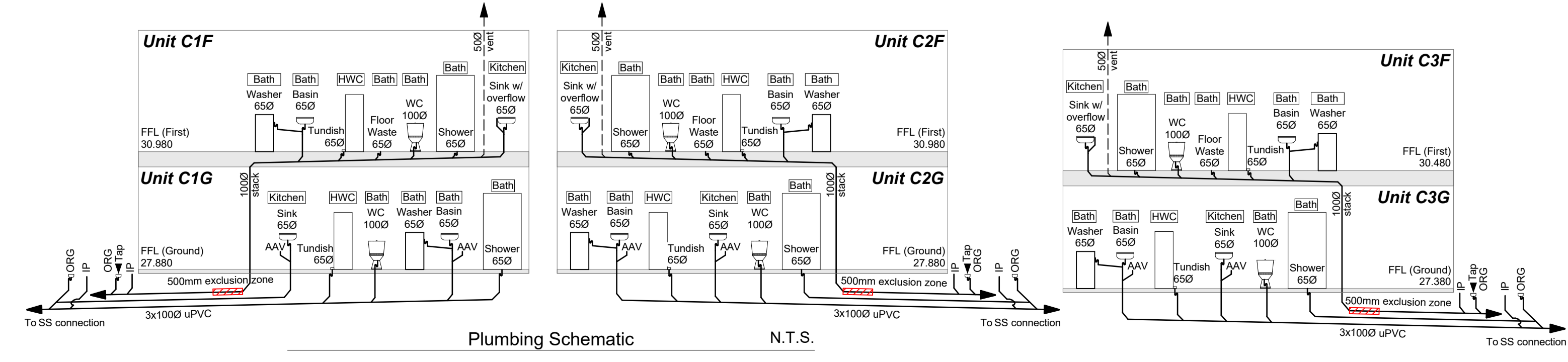


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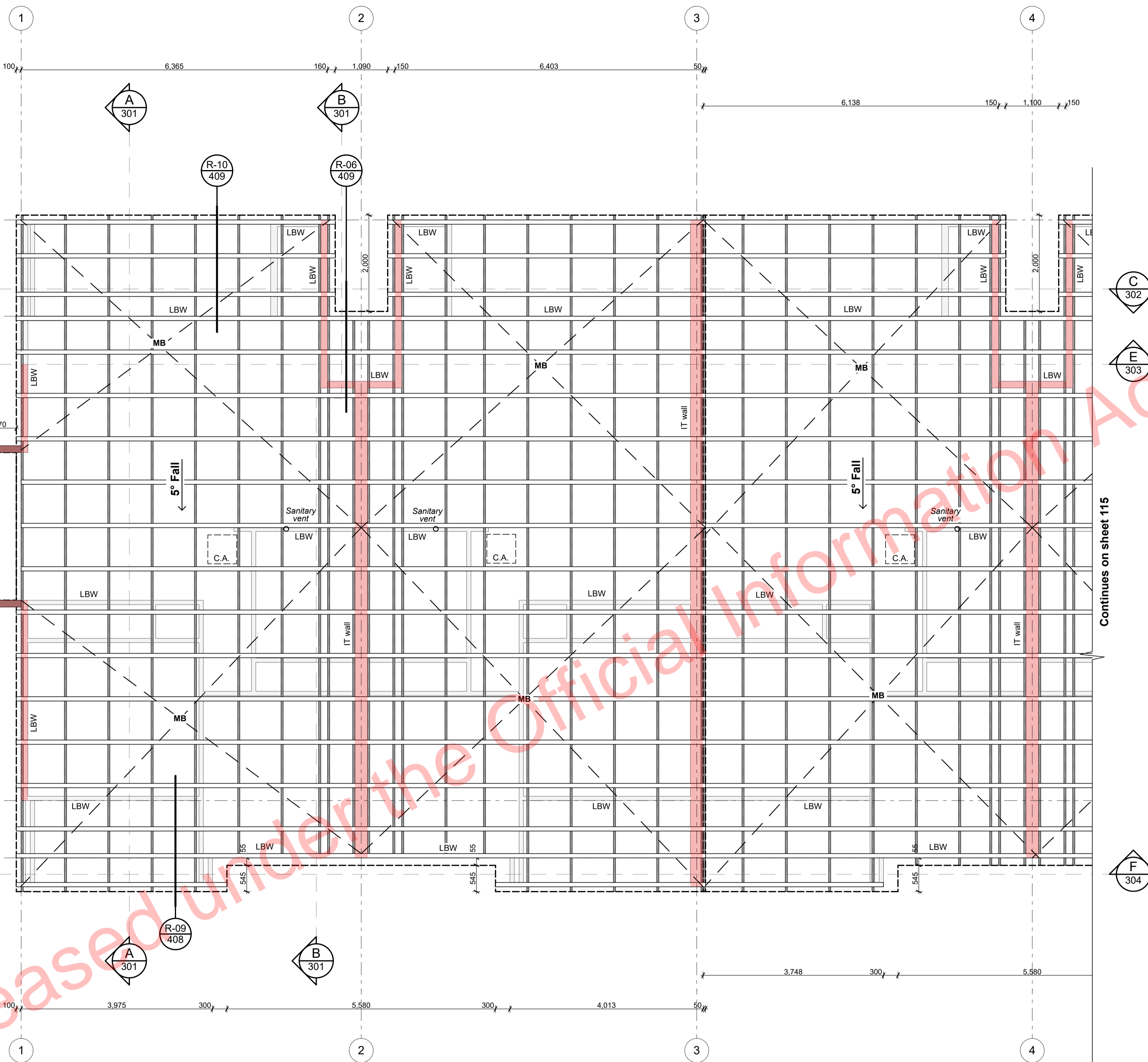
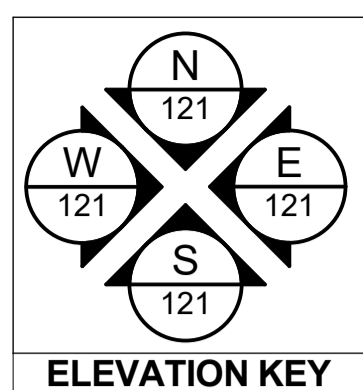
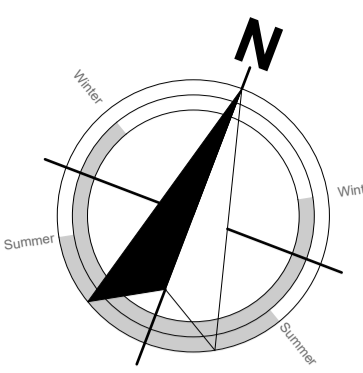
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project title:
Proposed Development for:
for:
Bonair Developments
at:
153 Bonair Crescent (Block C) Silverdale, Auckland
sheet title:
Mid-Floor & Plumbing Units C4F - C6F
drawn: **KN** checked: **JM** dwg n#: **113**
job n#: **2005**
date created: **12/20/2018**
date plotted: **2/7/2019**
issue: **BC Block C** rev n#: **1**
scdlet: **1:50, 1:300, 1:100 @ A1**
NOTE: Drawings are 1/2 scale @ A3
CAD ref: **KrisindaM:\PROJECTS\2000-2099\2005 - Broadway Property Group\4 BC\2005_Broadway Property Group_BLOCK C_3C.dwg**

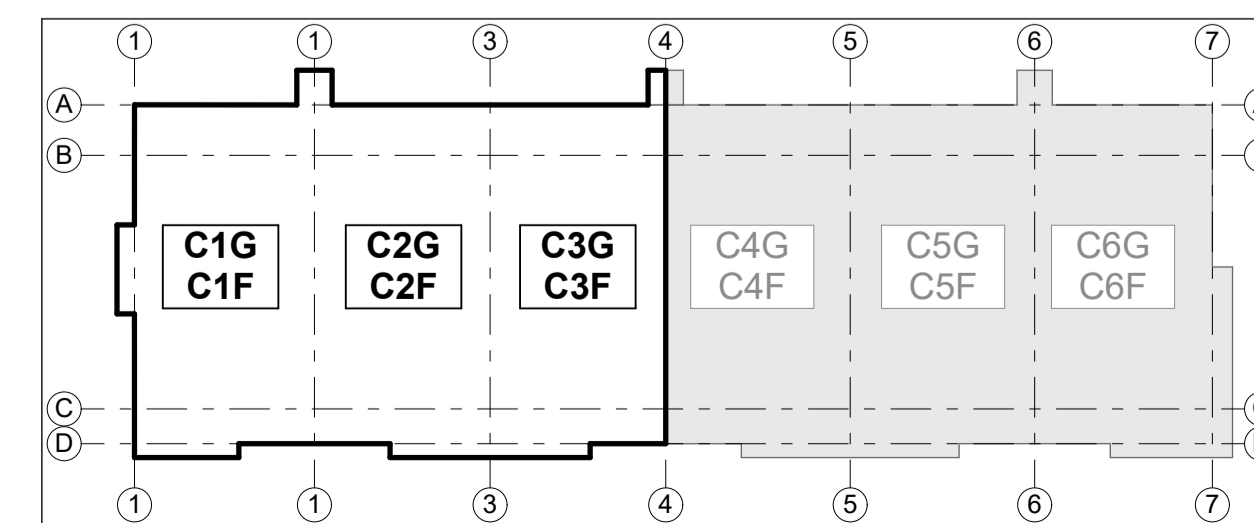


FOR BUILDING CONSENT



Roof Framing Plan 1:50

Truss layout indicative only
(Refer to truss designers
documentation)



ROOF FRAMING LEGEND

- Timber trusses as per truss manufacturer's drawings and specifications. Refer to section drawings for truss heel heights. Ensure minimum heel heights are achieved as per truss manufacturer's specification (3.05.01)
- Walls below, LBW as indicated
- 90x45 purlins @ 900 crs on flat (3.06.06)
- Lumberlock stripbrace fixed over trusses. Fixed as per manufacturer's 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
- REFER TO SHEET 002 FOR TIMBER GRADES/TREATMENT NOTES

Notes

- 3 STRUCTURE**
- 3.05.01 Specific Design Trusses**
Specific design trusses @ centres and fixings as noted on the truss manufacturer plans and specifications. Truss treatment to be H1.2 minimum, unless noted otherwise. Refer to manufacturers truss design for details. Trusses shown on architectural are indicative only, all truss information is to be referred to truss manufacturer documents. Building Contractor to ensure all heel heights and roof steps are correct.
- 3.06.06 90x45 S38 H1.2 Timber Purlins**
90x45 S38 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.

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

RevID	Issue	CHD	Comments	Date
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project title:
Proposed Development for:

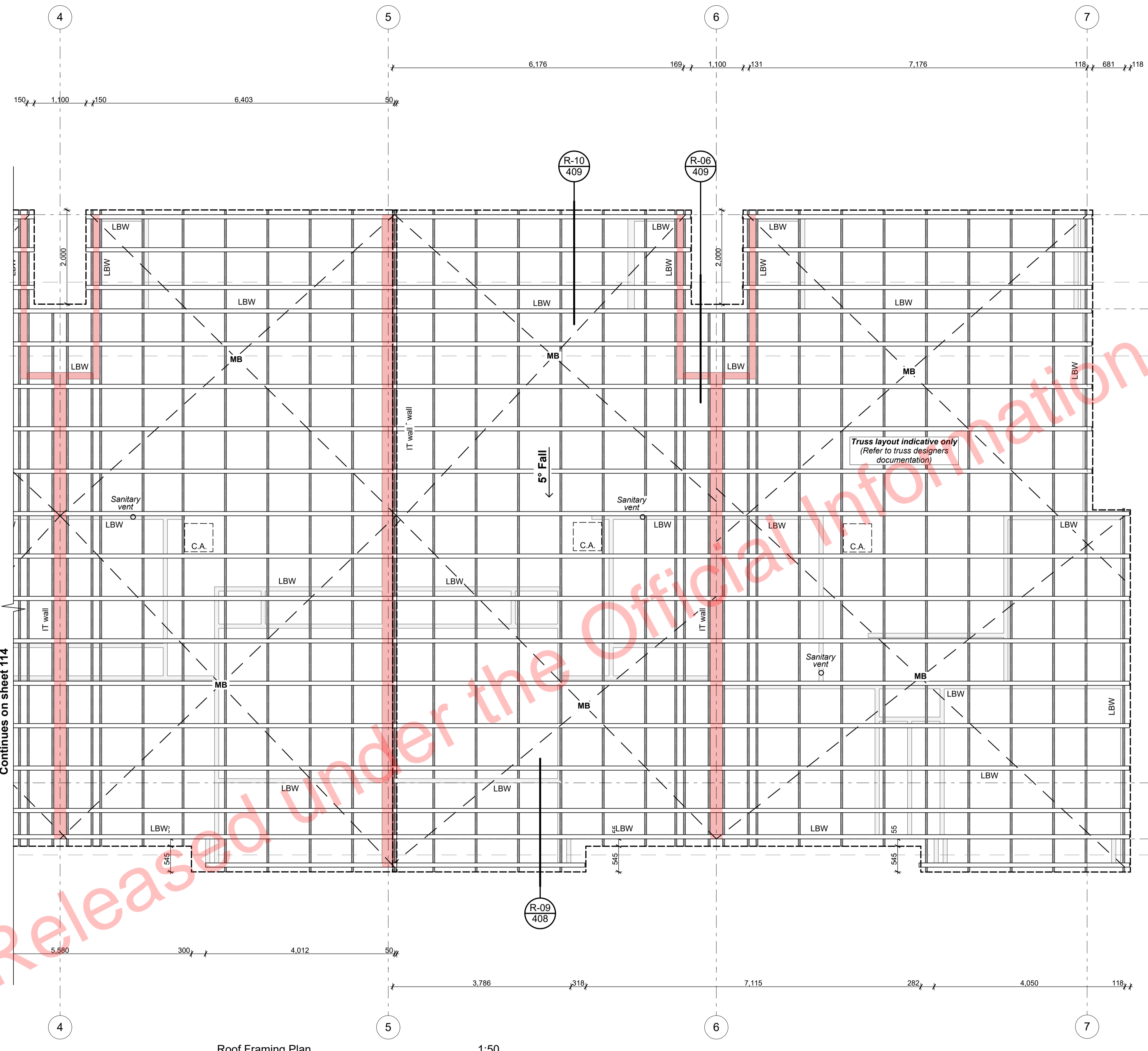
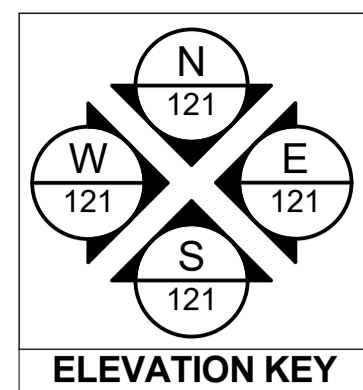
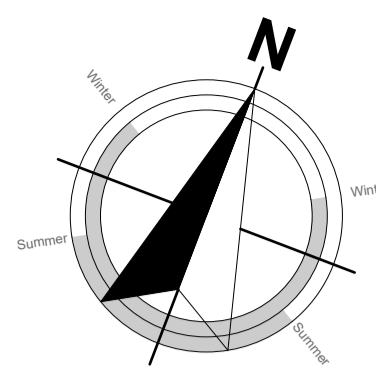
for:
Bonair Developments
at:
153 Bonair Crescent (Block C) Silverdale, Auckland

sheet title:
Roof Framing Plan Unit C1F - C3F

drawn: **KN** checked: **JM** dwg n#: **114**
job n#: **2005**
date created: **12/20/2018**
date plotted: **2/7/2019**

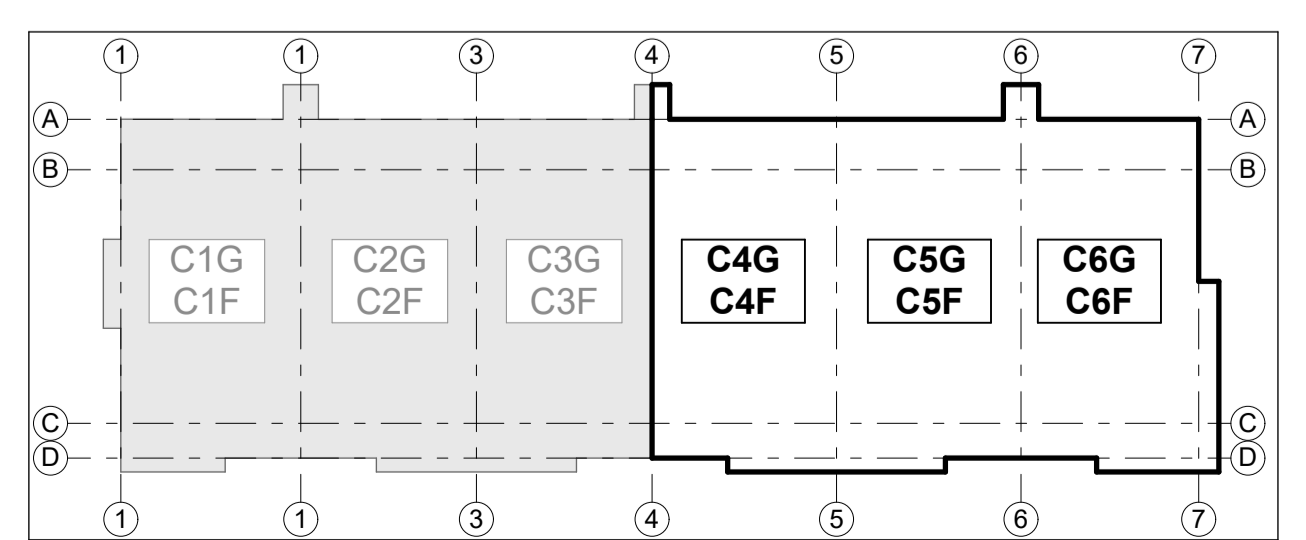
issue: **BC Block C** rev n#: **1**
scale: **1:1, 1:50, 1:300 @ A1**
NOTE: Drawings are 1/2 scale @ A3
CAD ref: KinsidM\PROJECTS\2000-2099\2005 - Broadway Property Group\4 BC2005_Broadway Property Group_BLOCK C_9C.dwg

FOR BUILDING CONSENT



Roof Framing Plan 1:50

Truss layout indicative only
(Refer to truss designers documentation)



ROOF FRAMING LEGEND	
	Timber trusses as per truss manufacturer's drawings and specifications. Refer to section drawings for truss heel heights. Ensure minimum heel heights are achieved as per truss manufacturer's specification (3.05.01)
	Walls below, LBW as indicated
	90x45 purlins @ 900 crs on flat (3.06.06)
	Lumberlock stripbraces 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

REFER TO SHEET 002 FOR TIMBER GRADES/TREATMENT NOTES

- 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. 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 S38 H1.2 Timber Purlins**
90x45 S38 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.

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

RevID	Issue	CHD	Comments	Date
01	Building Consent			12/20/2018



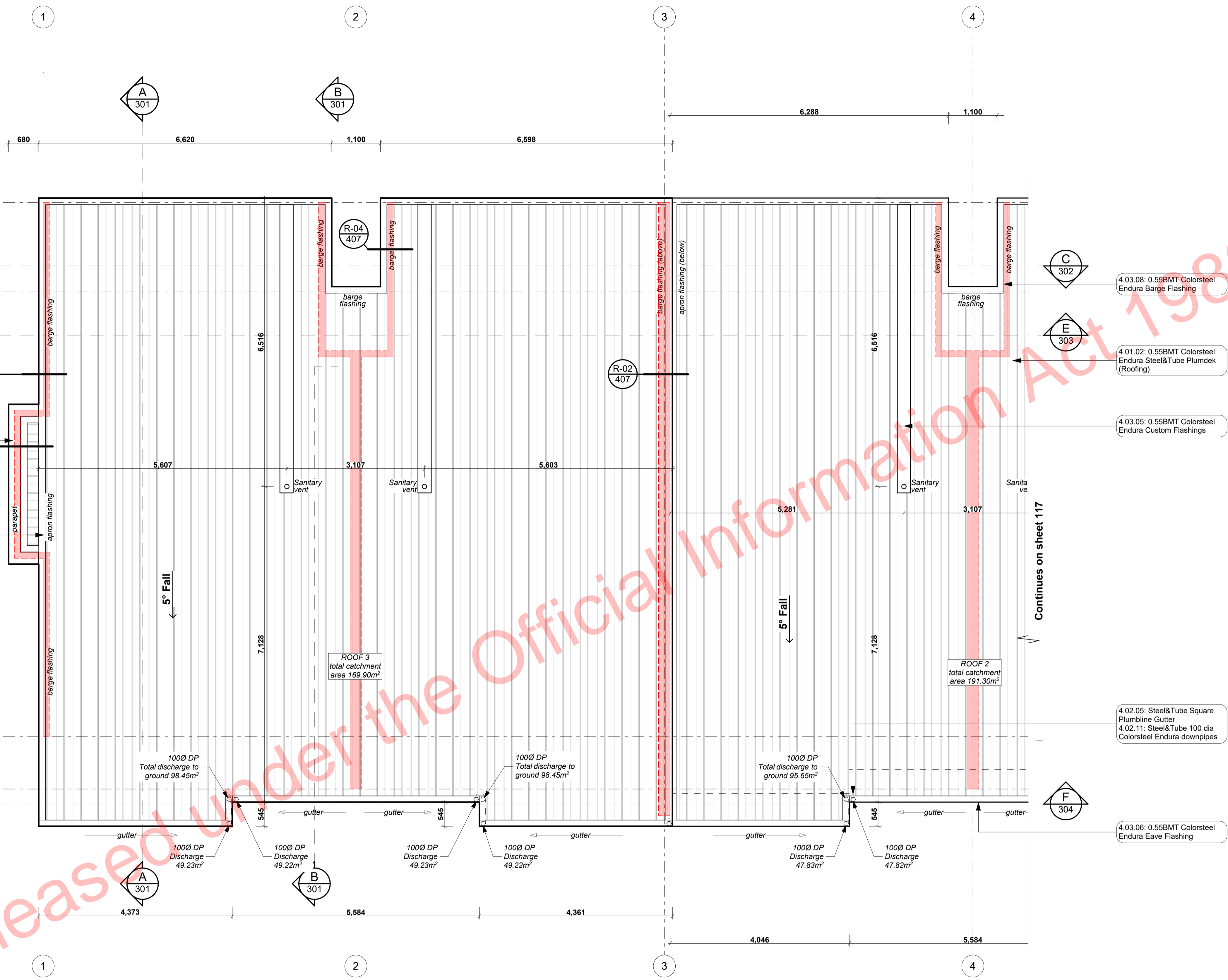
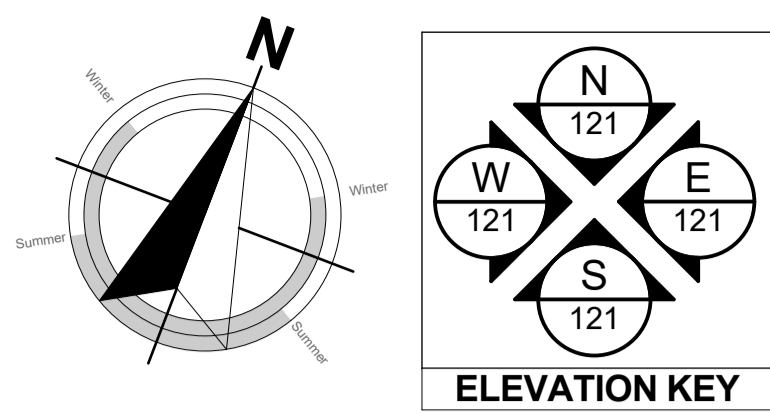
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project title:
Proposed Development for:
for:
Bonair Developments
at:
153 Bonair Crescent (Block C) Silverdale, Auckland
sheet title:
Roof Framing Plan UM C4F - C6F
drawn: **KN** checked: **JM** dwg n#: **115**
job n#: **2005**
date created: **12/20/2018**
date plotted: **2/7/2019**
issue: **BC Block C** rev n#: **1**
scale: **1:50, 1:300, 1:1 @ A1**
NOTE: Drawings are 1/2 scale @ A3
CAD ref: K:\nsd\PROJECTS\2005-2009\2005 - Broadway Property Group\4 BC\2005_Broadway Property Group_BLOCK C_BC.dwg

FOR 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:

- 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

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

RevID	Issue	ChID	Comments	Date
01	Building Consent			12/20/2018



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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 C) Silverdale, Auckland

sheet title:
Roof Plan Unit C1F - C3F

drawn: **KN** checked: **JM** dwg n#: **116**

job n#: **2005**
date created: **12/20/2018**
date plotted: **2/7/2019**

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

NOTE: Drawings are 1/2 scale @ A3
CAD ref: K:\nsd\1\PROJECTS\2005-2009\2005 - Broadway Property Group\4 BC\2005_Broadway Property Group_BLOCK C_B.C.plt

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 c/c at pitch as per roof plans, sections and elevations. Install strictly as per manufacturer's specifications and details.

4.02.05 Steel&Tube Square 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.

4.02.11 Steel&Tube 100 dia Colorsteel Endura downpipes
Steel&Tube 100dia Colorsteel Endura downpipes. Ensure downpipe location is within boundary of respective unit. Install strictly as per manufacturer's specifications and details. Downpipes to be finished to match roofing and gutter.

4.03.05 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. Prefinished to match roofing.

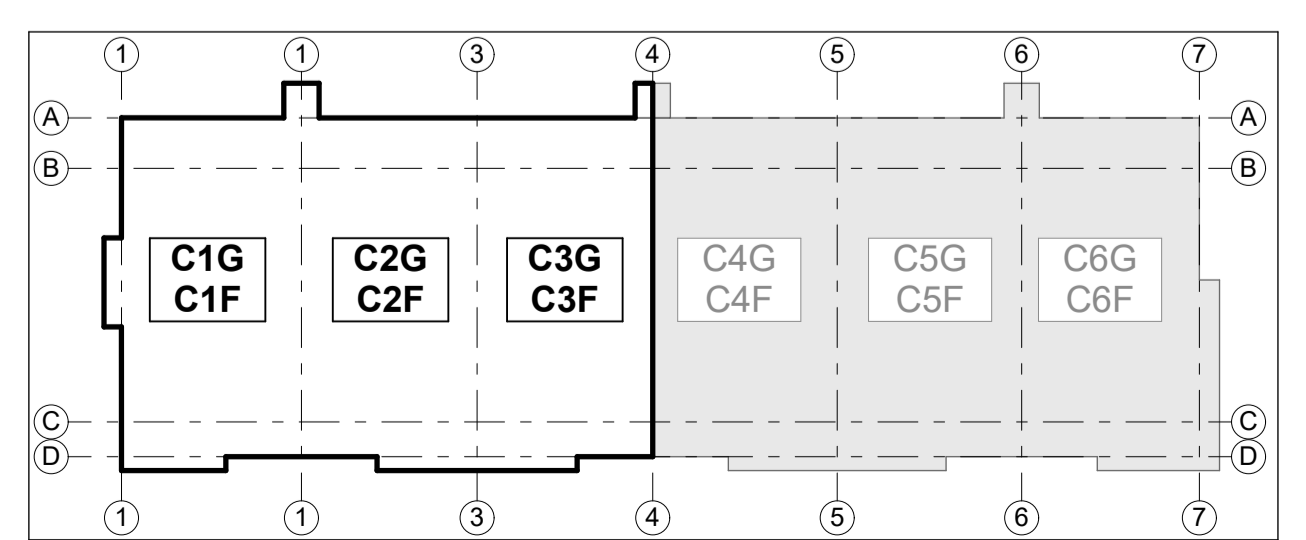
4.03.06 0.55BMT Colorsteel Endura Eave Flashing
0.55BMT Colorsteel Endura Eave Flashing purpose made to match roofing pitch and profile as per E2/AS1 for roof pitches less than 10deg. Installed in accordance with E2/AS1. Turn-down low-end terminations to form drip edge. Separate all timber members to steel members with a layer of DPC. Prefinished to match roofing.

4.03.07 0.55BMT Colorsteel Endura Parapet Flashing
0.55BMT Colorsteel Endura Eave Flashing purpose made to suit parapet with Birds beak at bottom edges. Ensure flashing has underlay separation to underlying substrate on 9mm H3 ply backing. Min 5 deg slope and 70mm cover to cladding either side. 70mm installed in accordance with E2/AS1. Separate all timber members to steel members with a layer of DPC. Prefinished to match roofing.

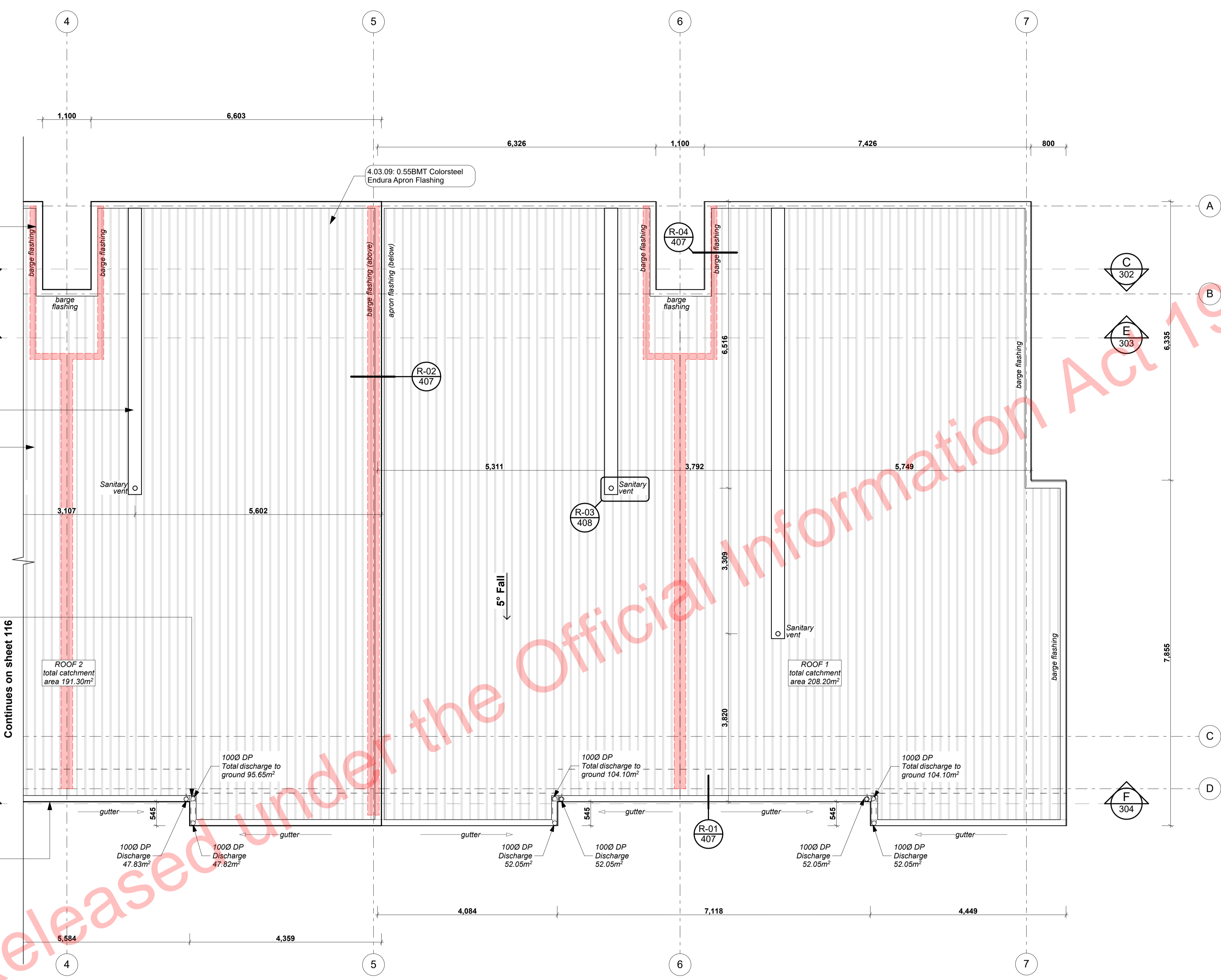
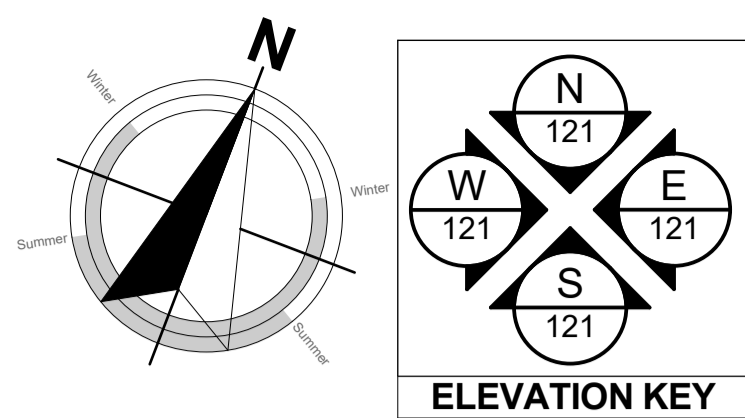
4.03.08 0.55BMT Colorsteel Endura Barge Flashing
0.55BMT Colorsteel Endura Barge Flashing purpose made to match roofing pitch and profile with birds beak at bottom edge. Ensure flashing

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.



FOR 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:

- 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

Roof Plan 1:50

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01	Building Consent			12/20/2018



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project title:
Proposed Development for:

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

sheet title:
Roof Plan Unit C4F - C6F

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

job nr#: **2005**
date created: **12/20/2018**
date plotted: **2/7/2019**

issue: **BC Block C** rev nr#: **1**
scale: **1:1, 1:50, 1:300 @ A1**

NOTE: Drawings are 1/2 scale @ A3

CAD ref: K:\nsdm\PROJECTS\2005-2009\2005 - Broadway Property Group\4 BC2005_Broadway Property Group_BLOCK C_B.C.plt

Notes

4 ENCLOSURE

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

4.02.05 Steel&Tube Square Plumline Gutter

4.02.11 Steel&Tube 100 dia Colorsteel Endura downpipes

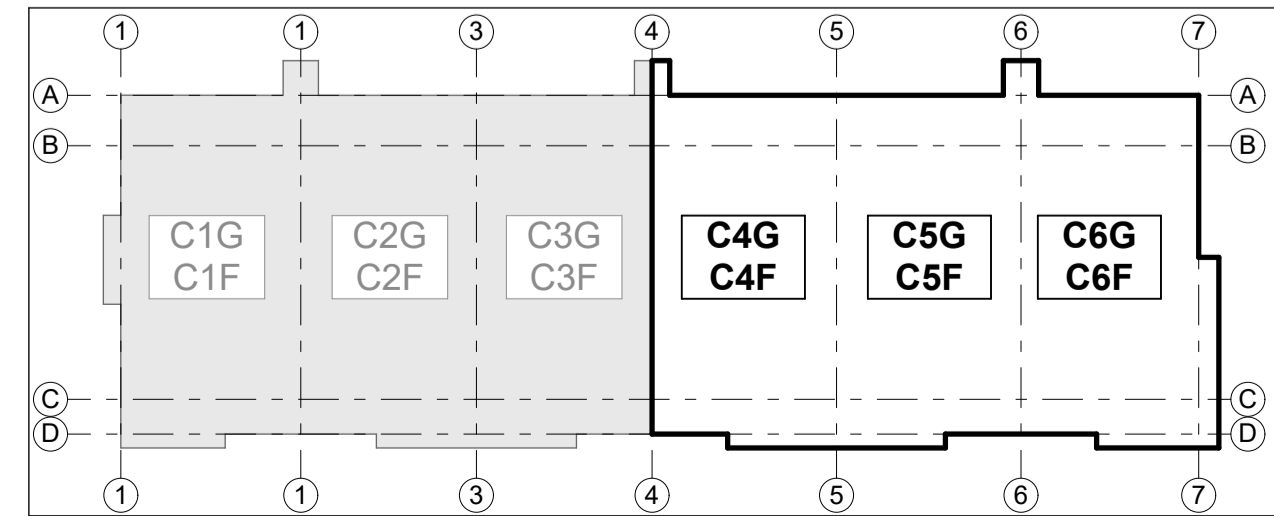
downpipes. Ensure downpipe location is within boundary of respective unit. Install strictly as per manufacturer's specifications and details. Downpipes to be finished to match roofing and gutter.

4.03.05 0.55BMT Colorsteel Endura Custom Flashings

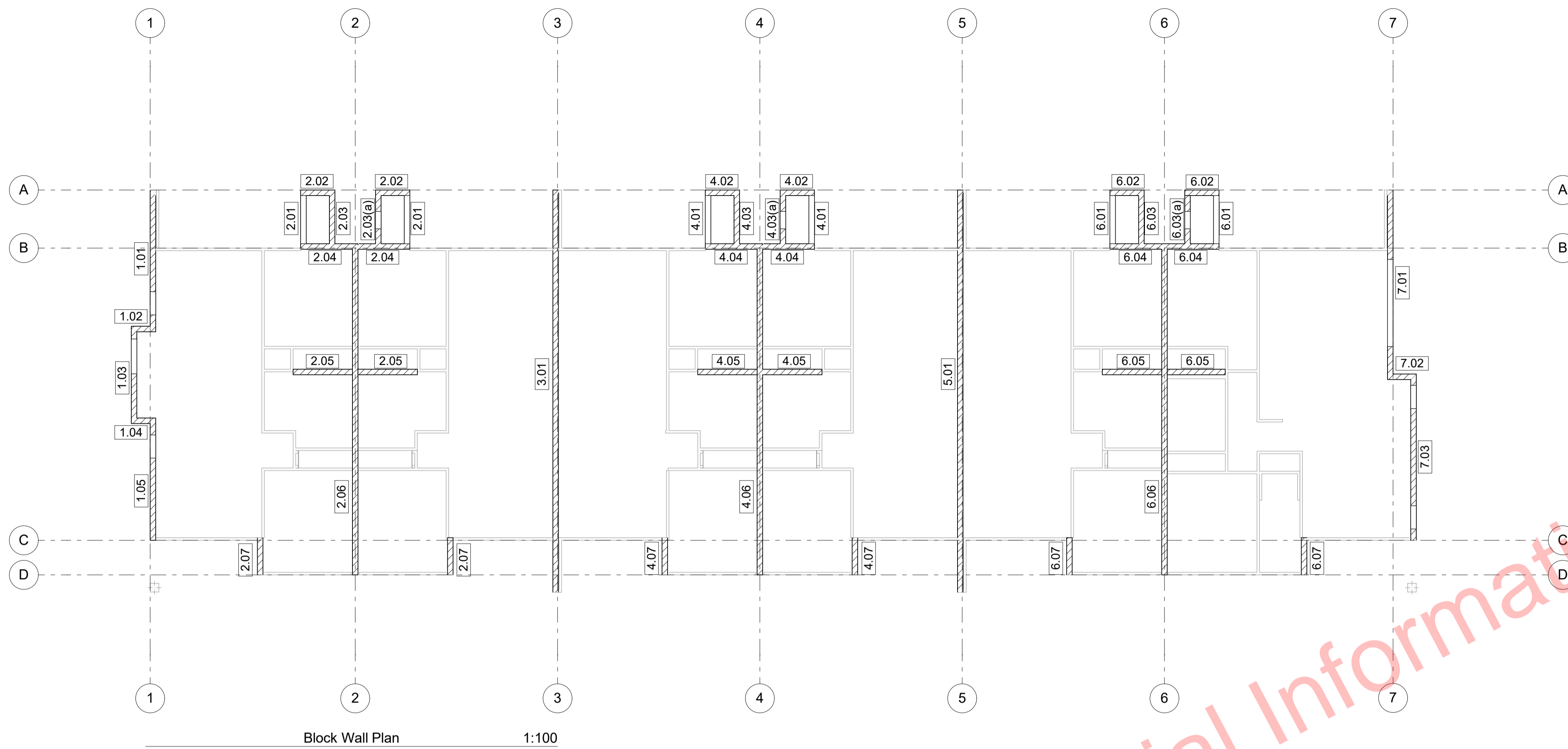
4.03.06 0.55BMT Colorsteel Endura Eave Flashing

4.03.08 0.55BMT Colorsteel Endura Barge Flashing

4.03.09 0.55BMT Colorsteel Endura Apron Flashing



FOR BUILDING CONSENT



BLOCK WALL PLAN LEGEND:

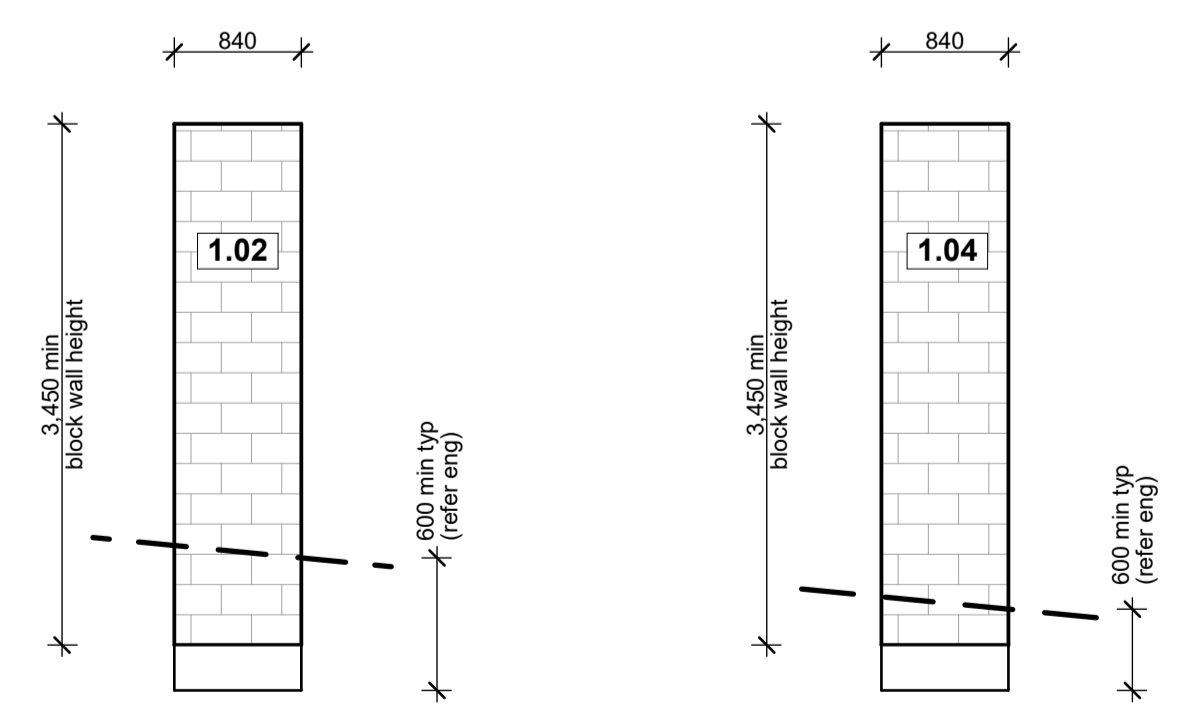
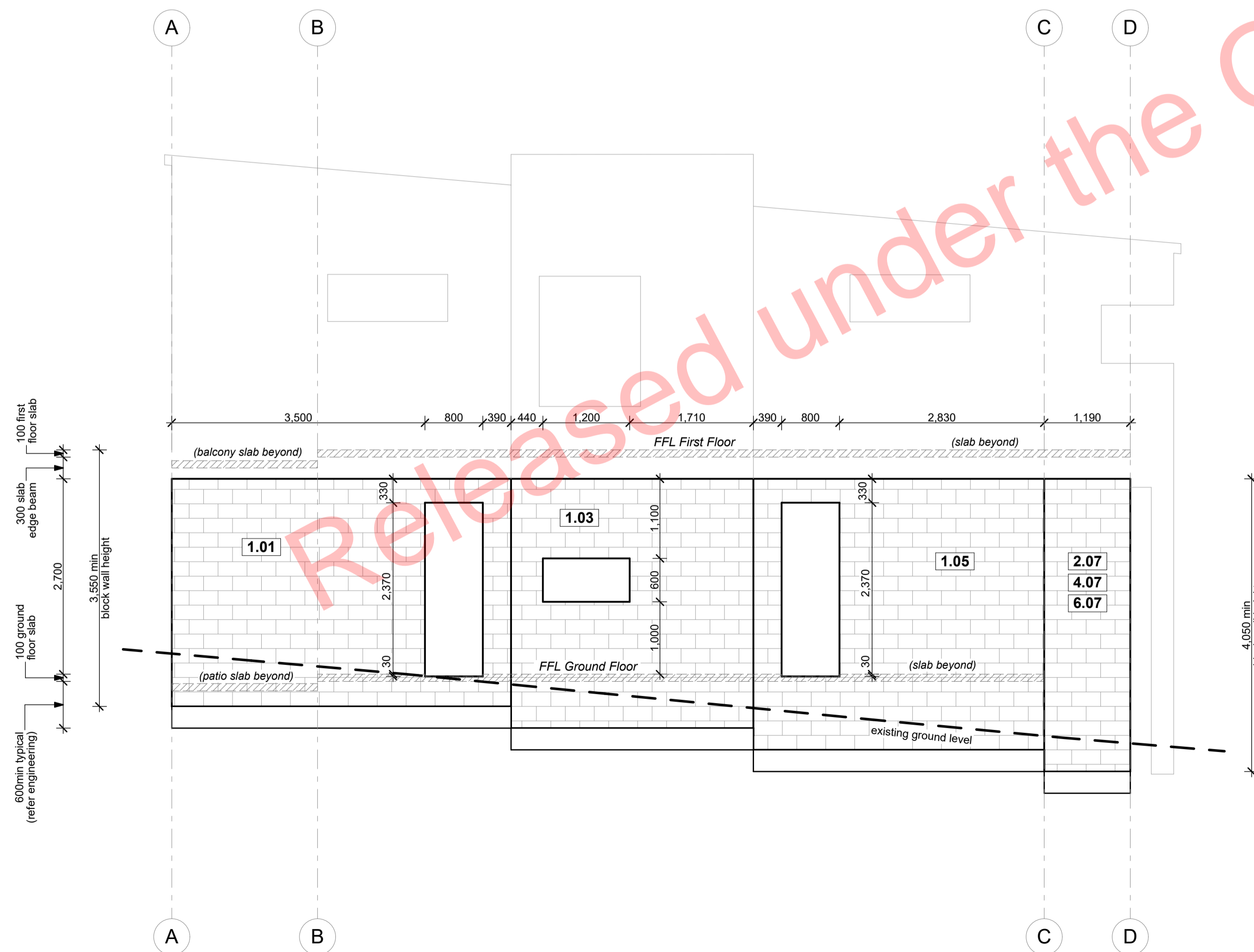
- 90x45 internal framed wall
- 190 concrete block wall with rendered exterior finish
- 2.01 Wall identification label

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



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

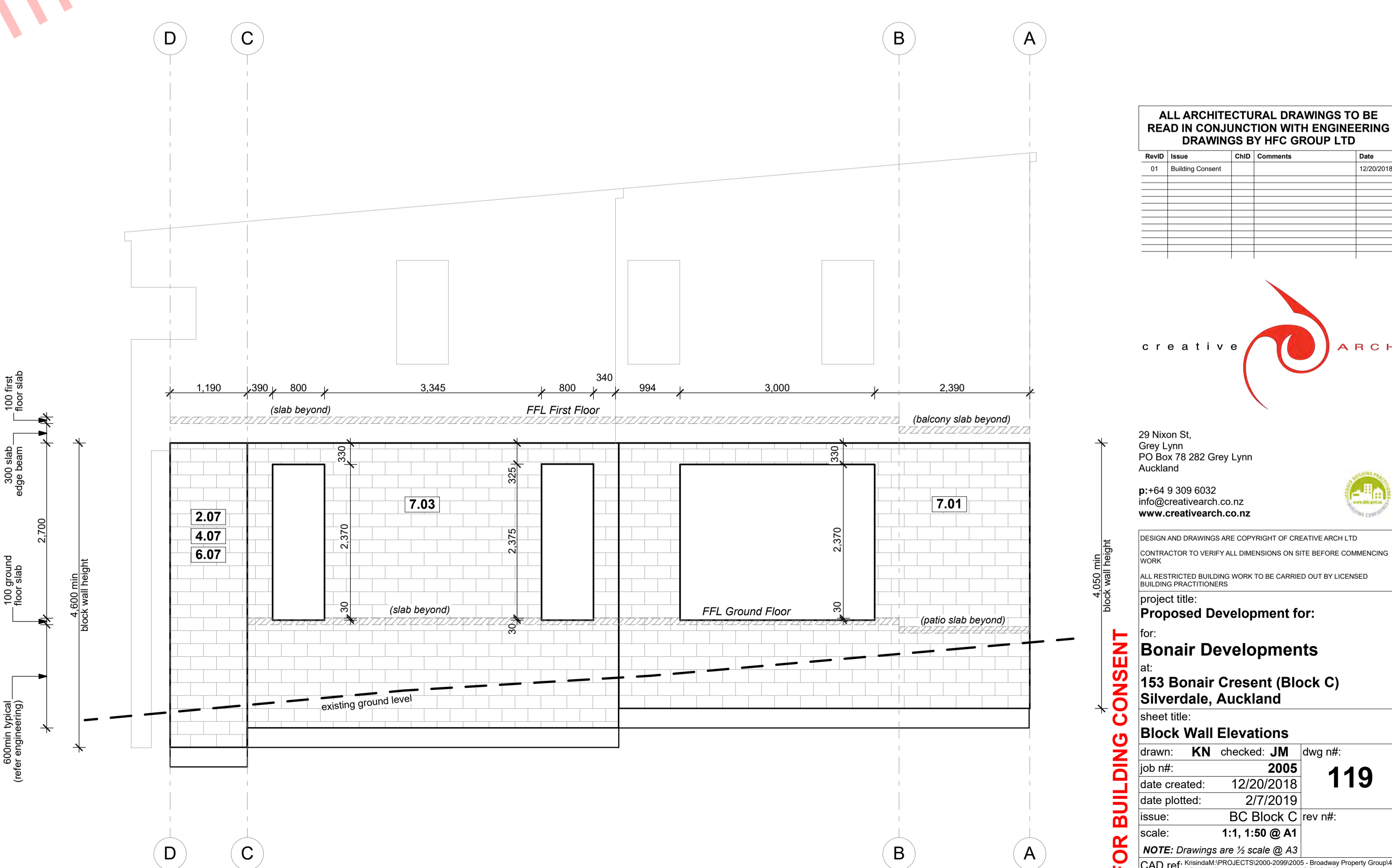
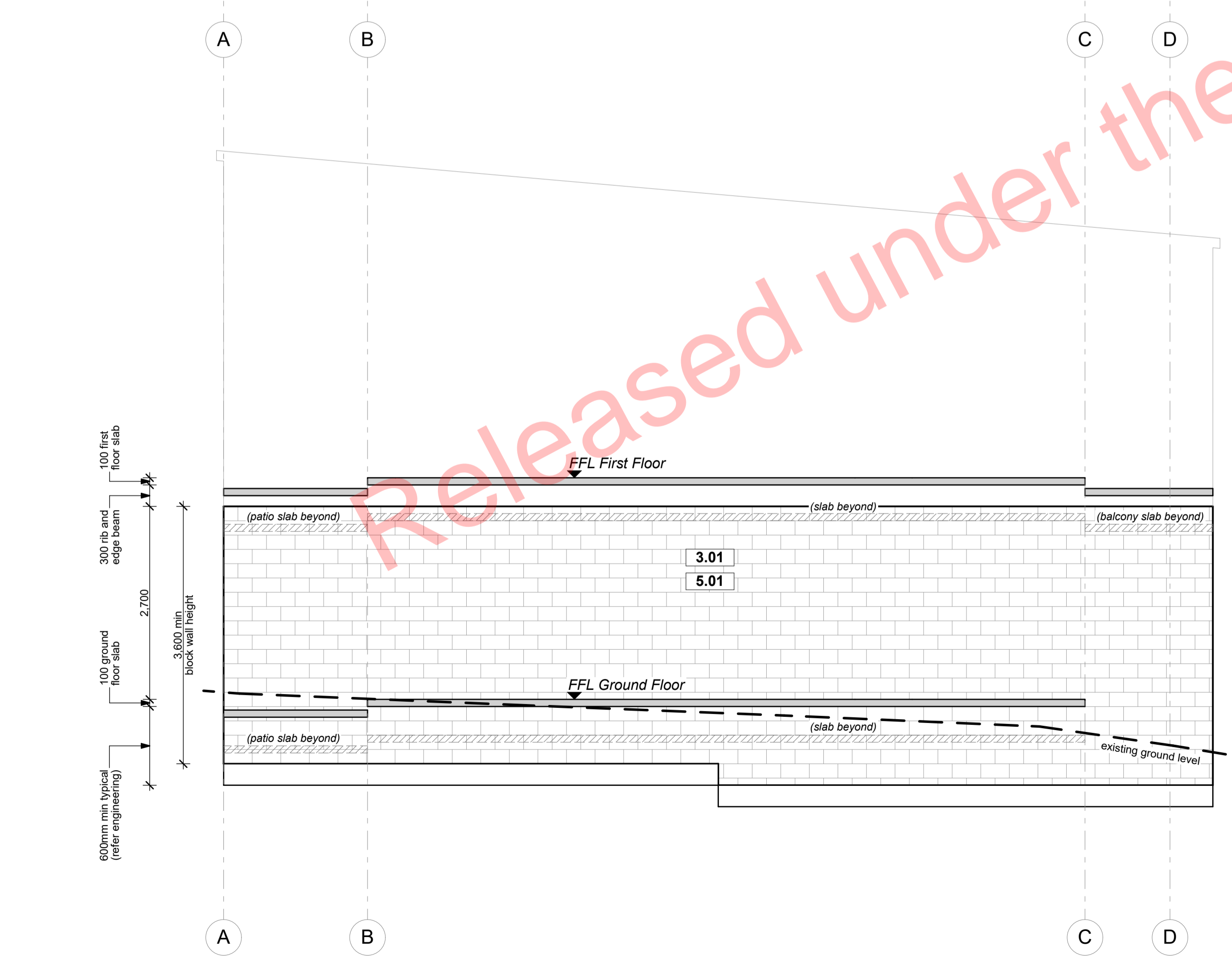
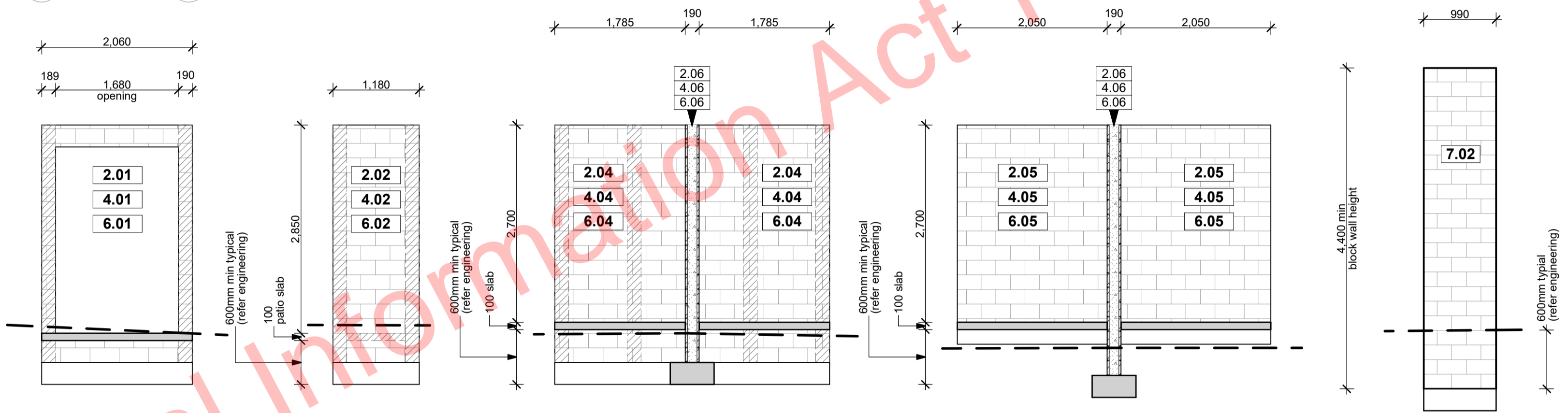
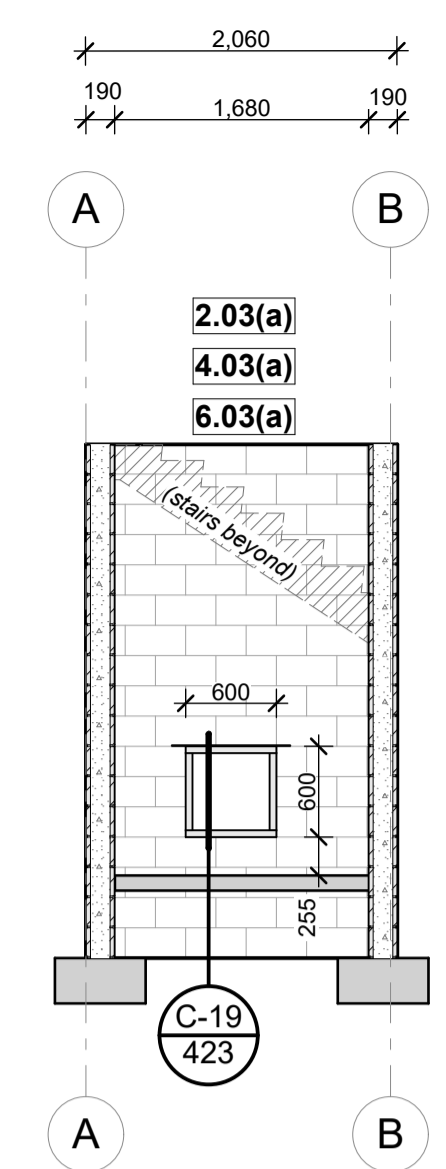
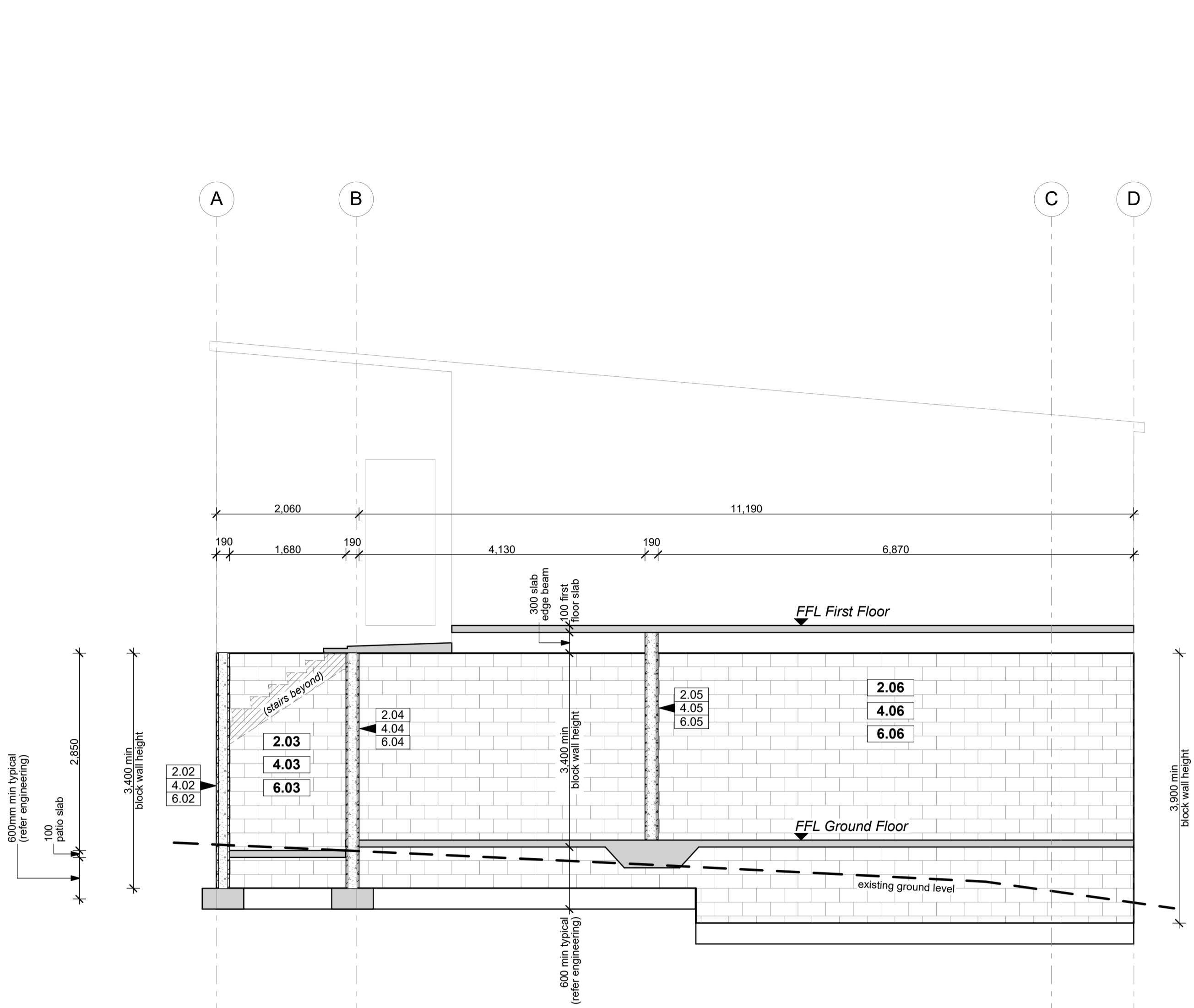
sheet title:
Block Wall Plan

drawn: **KN** checked: **JM** dwg n#: **118**
job n#: **2005**
date created: **12/20/2018**
date plotted: **2/7/2019**
issue: **BC Block C** rev n#: **1**
scale: **1:1, 1:100, 1:50 @ A1**

NOTE: Drawings are 1/2 scale @ A3
CAD ref: K:\nsd\MI\PROJECTS\2005-2009\2005 - Broadway Property Group\4 BC\2005_Broadway Property Group_BLOCK C_9C.dwg

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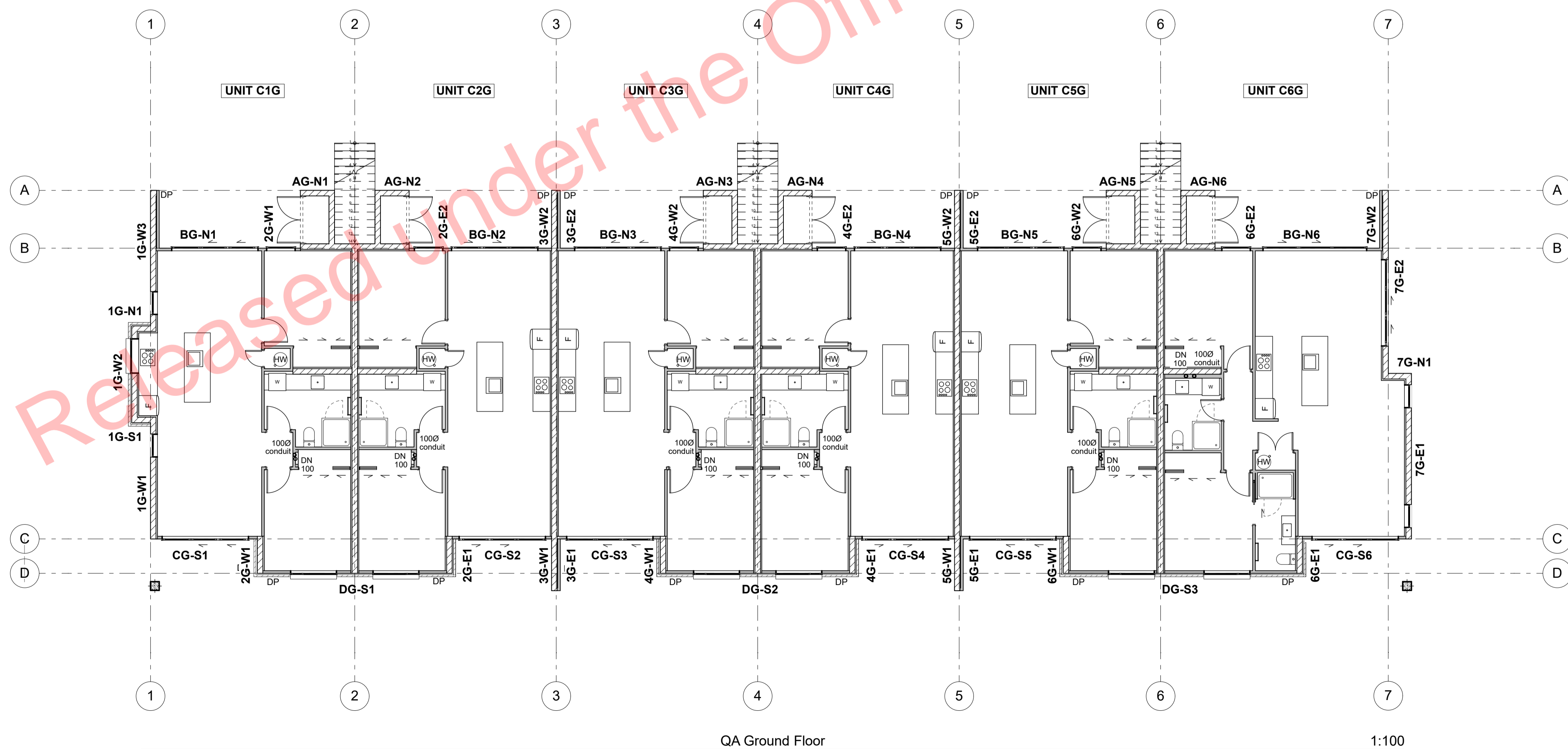
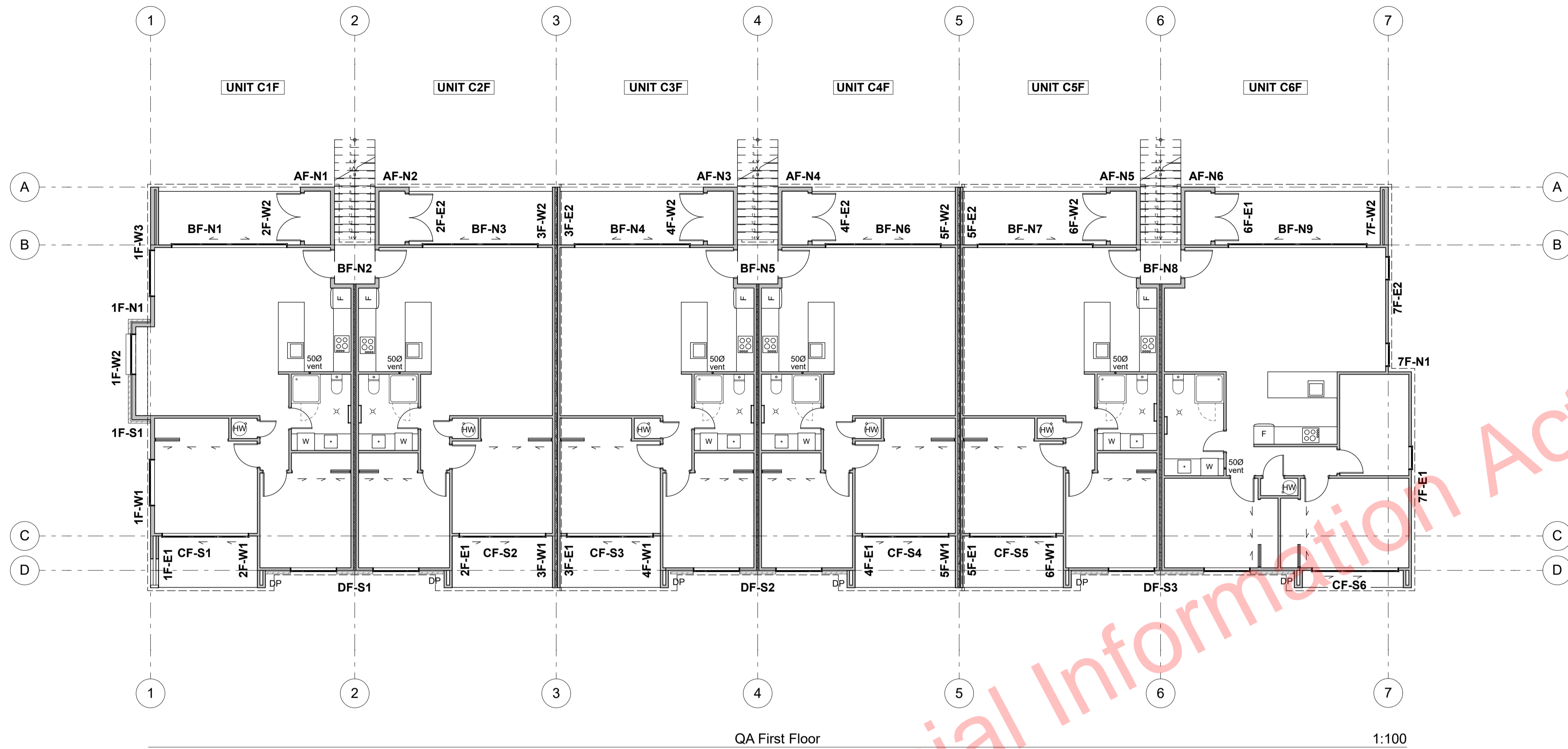
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 project title:
Proposed Development for:
Bonair Developments
 at:
153 Bonair Crescent (Block C)
Silverdale, Auckland
 sheet title:
Block Wall Elevations
 drawn: **KN** checked: **JM** dwg n#: **119**
 job n#: **2005**
 date created: **12/20/2018**
 date plotted: **2/7/2019**
 issue: **BC Block C** rev n#: **1**
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 NOTE: Drawings are 1/2 scale @ A3
 CAD ref: K:\nsd\MI\PROJECTS\2000-2099\2005 - Broadway Property Group\4 BC\2005_Broadway Property Group_BLOCK C_BC.dwg

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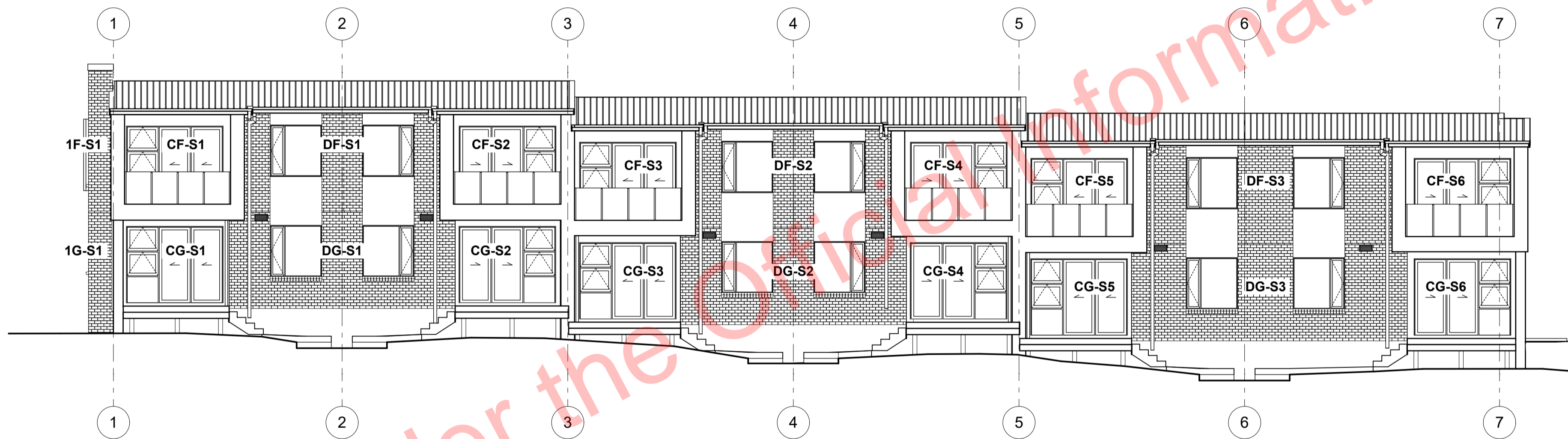
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Proposed Development for:
for:
Bonair Developments
at:
**153 Bonair Crescent (Block C)
Silverdale, Auckland**
sheet title:
QA Reference Plans
drawn: **KN** checked: **JM** dwg n#: **120**
job n#: **2005**
date created: **12/20/2018**
date plotted: **2/7/2019**
issue: **BC Block C** rev n#: **1**
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NOTE: Drawings are 1/2 scale @ A3
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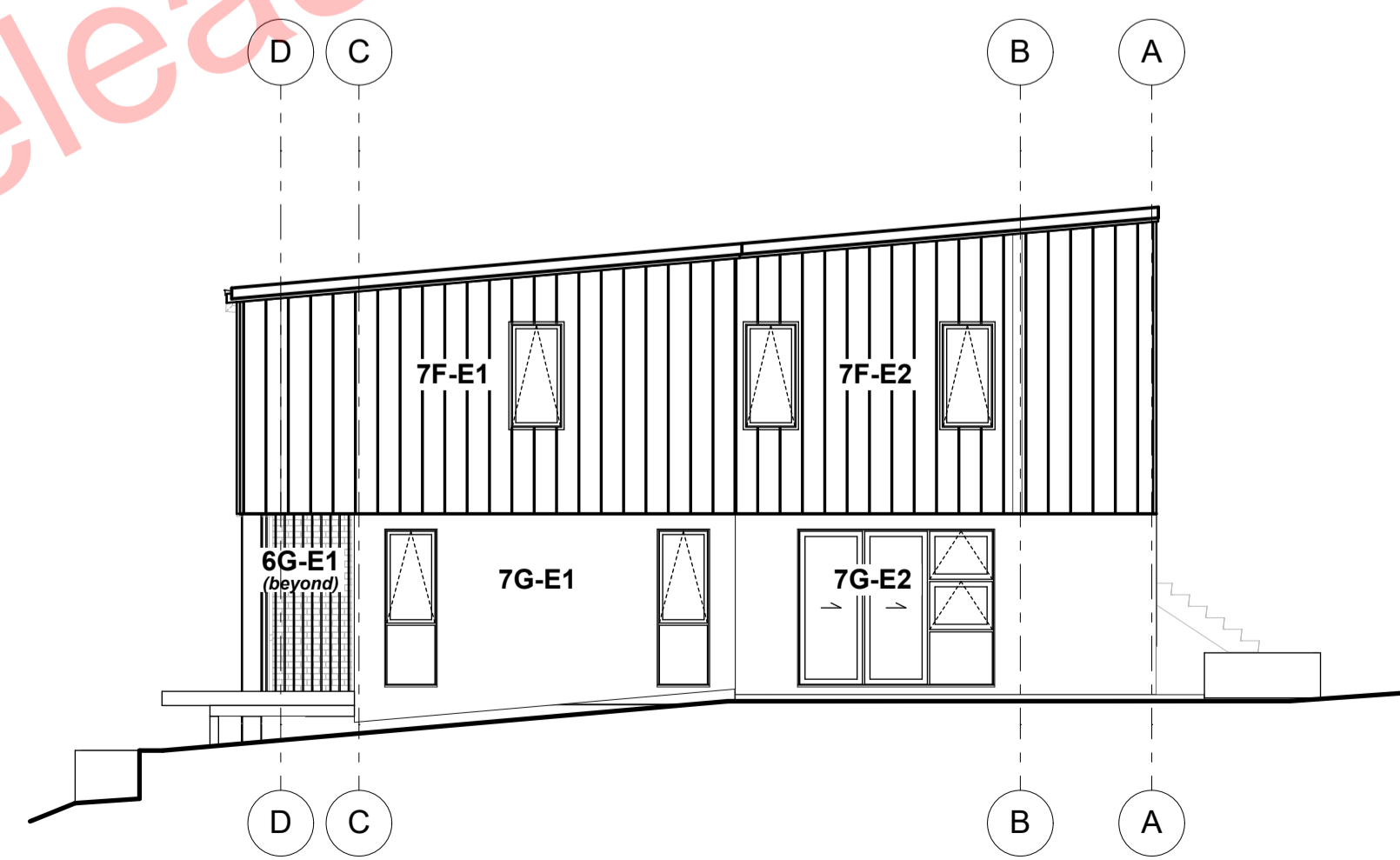
QA North Elevation

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:

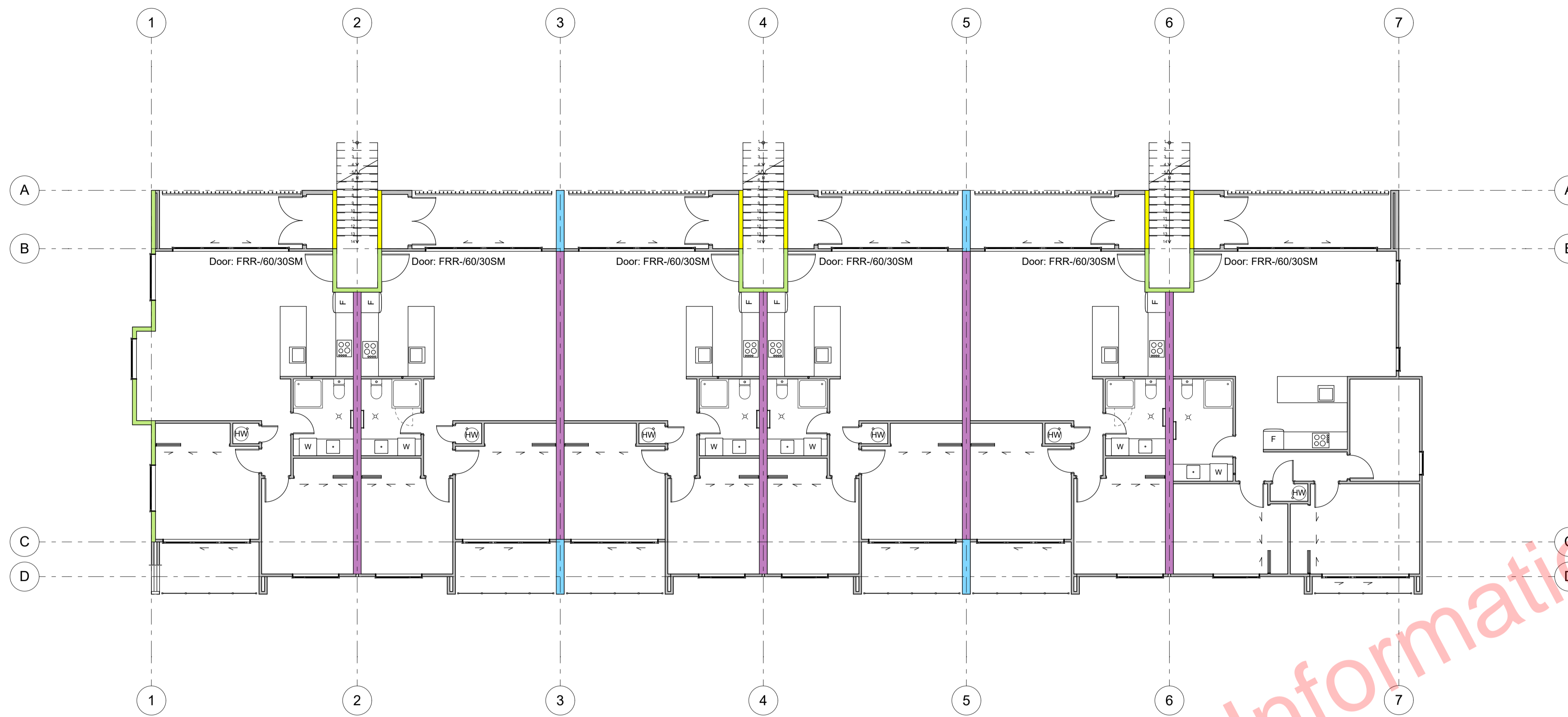
for:
Bonair Developments
at:
**153 Bonair Crescent (Block C)
Silverdale, Auckland**

sheet title:
QA Reference Elevations

drawn: **KN** checked: **JM** dwg n#: **121**
job n#: **2005**
date created: **12/20/2018**
date plotted: **2/7/2019**
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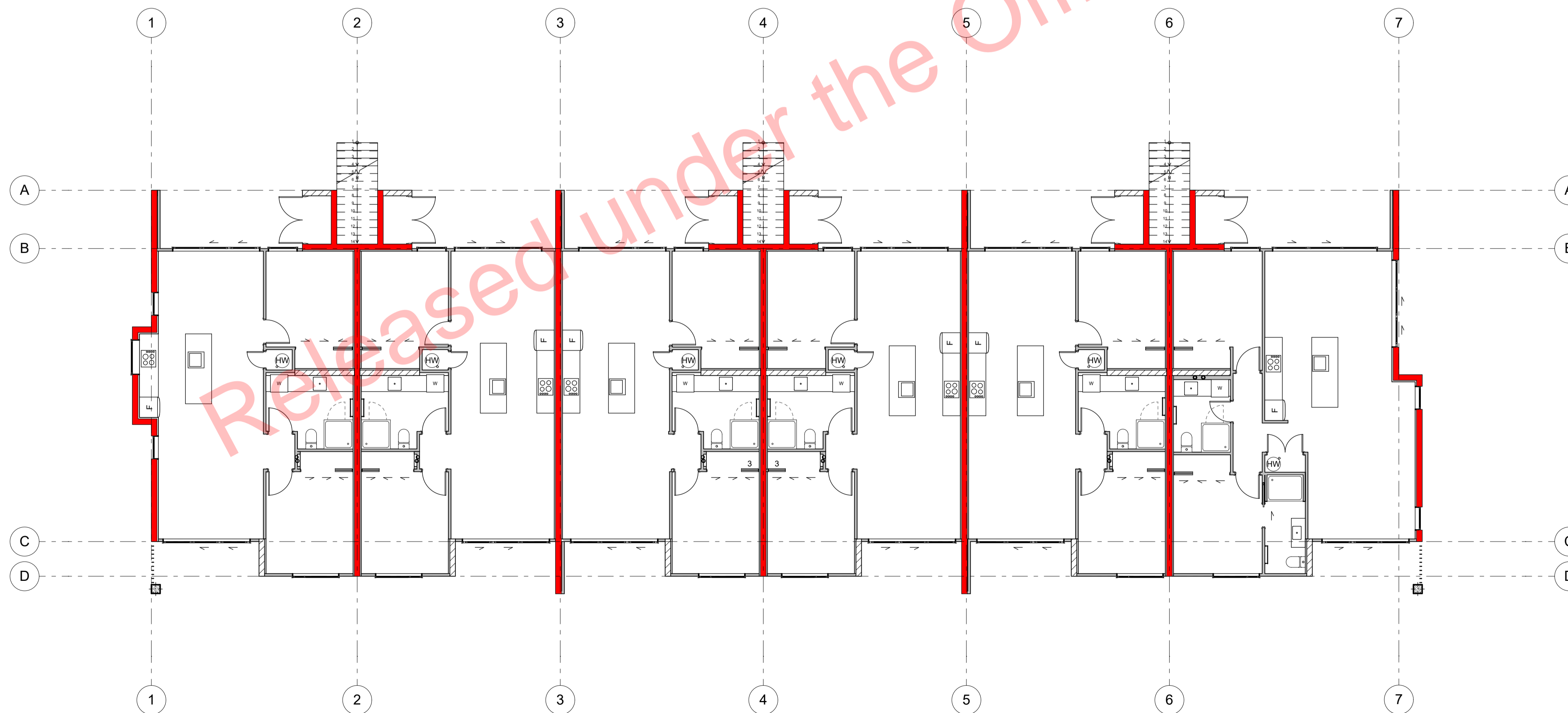
NOTE: Drawings are 1/2 scale @ A3
CAD ref: K:\nsd\MI\PROJECTS\2005-2009\2005 - Broadway Property Group\4. BC\2005_Broadway Property Group_BLOCK C_B.C.pln

FOR BUILDING CONSENT



Fire Layout Plan - First Floor

1:100



Fire Layout Plan - Ground Floor

1:100

Notes

3 STRUCTURE

- 3.03.01 **Korok Intermency Interior Fire Rated Wall**
KOROK KIT01 -60/60 Fire Rated Intermency 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. Autlex Greenstuff RZ 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. 52165
- 3.03.02 **20 Series Masonry Fire Rated Intermency Wall**
FRR240/240/240 190 mm thick concrete block intermency wall. Installed to Structural Engineers Details. 10mm Paint Finish Gib on 50x50mm H1.2 timber strapping with R1.3 insulation to either side. Fire Rated sealant to perimeter.
- 3.03.03 **60/60/60 Post Fire Stability Brick Cladding Wall**
James Hardie JHETGR60a 60/60/60 Post Fire Stability Exterior Timber Framed Wall with Brick Veneer Cladding: 140x45 SG8 H1.2 Full Height Timber Framing. Studs at max 600 crs. Nogs at max 800 crs. James Hardie 90mm Mineral Insulation. 13mm Gib Fyrelite to interior face. Brick Veneer on cavity on 6mm RAB to exterior face. Reduce spacing to 300 crs where stud height exceeds 3.6m.
- 3.03.04 **60/60/60 Post Fire Stability - Stria**
James Hardie JHETGR60a 60/60/60 Post Fire Stability Exterior Timber Framed Wall with JH Stria fibre cement cladding: 140x45 SG8 H1.2 Full Height Timber Framing. Studs at max 600 crs. Nogs at max 800 crs. James Hardie 90mm Mineral Insulation. 13mm GIB Fyrelite to interior face. Stria cladding on cavity on 6mm RAB to exterior face. Reduce spacing to 300 crs where stud height exceeds 3.6m.
- 3.03.05 **60/60/60 Post Fire Stability EZpanel Cladding Wall - 140mm wall**
James Hardie JHETGR60 60/60/60 Post Fire Stability Exterior Timber Framed Wall with EZ Panel cladding: 140x45 SG8 H1.2 Full Height Timber Framing. Studs at max 600 crs. Nogs at max 800 crs. James Hardie 90mm Mineral Insulation. Lightweight aerated concrete cladding on cavity. 6mm RAB to exterior faces (both sides). Reduce spacing to 300 crs where stud height exceeds 3.6m.
- 3.03.07 **Korok Intermency Exterior / 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 crs. Min 20mm cavity to one side. Min 15 mm cavity to the other. Autlex Greenstuff RZ 2 insulation both sides. Exterior EZ Panel cladding on cavity on 6mm James Hardie RAB to either side. Fire Rated sealant to perimeter of walls. All fixed in accordance with manufacturers requirements.
- 3.03.09 **60/60/60 Post Fire Stability Fibre Cement Cladding Wall**
James Hardie JHETGR60 60/60/60 Post Fire Stability Exterior Timber Framed Wall with Fibre Cement cladding: 140x45 SG8 H1.2 Full Height Timber Framing. Studs at max 300 crs. Nogs at max 800 crs. James Hardie 90mm Mineral Insulation. 6mm RAB to each side. Fibre cement cladding on cavity on 6mm RAB to exterior face. Hardiflex cladding on cavity on 6mm RAB to interior cupboard face.
- 3.03.13 **60/60/60 Post Fire Stability Profiled Metal Cladding Wall**
James Hardie JHETGR60a 60/60/60 Post Fire Stability Exterior Timber Framed Wall with Profiled Metal Cladding: 140x45 SG8 H1.2 Full Height Timber Framing. Studs at max 600 crs. Nogs at max 800 crs. James Hardie 90mm Mineral Insulation. 13mm Gib Fyrelite to min 800 AFLL. 13mm Standard Gib above to interior face. Profiled Metal cladding on cavity on 6mm RAB to exterior face. Reduce spacing to 300 crs where stud height exceeds 3.6m.

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	

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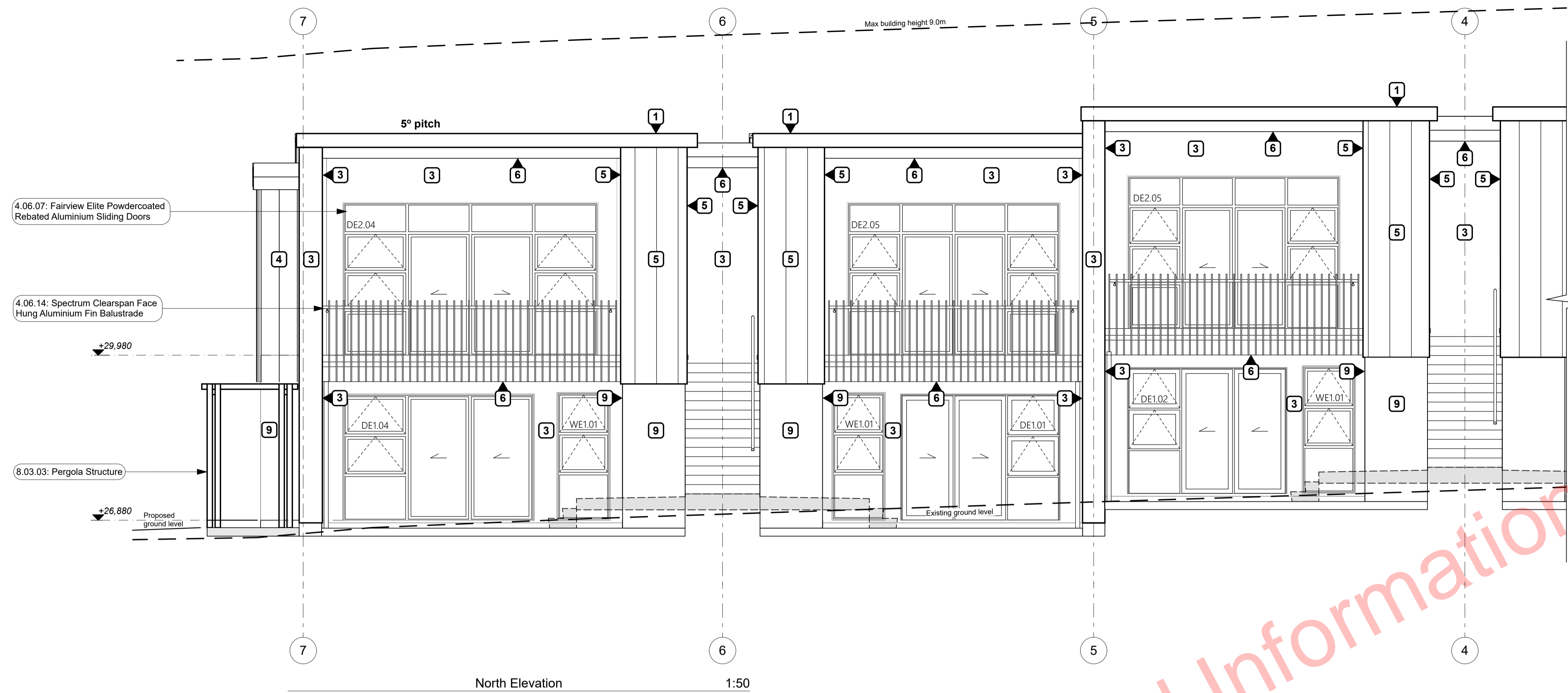


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project title:
Proposed Development for:
for:
Bonair Developments
at:
153 Bonair Crescent (Block C) Silverdale, Auckland
sheet title:
Fire Layout Plans
drawn: **KN** checked: **JM** dwg n#: **122**
job n#: **2005**
date created: **12/20/2018**
date plotted: **2/7/2019**
issue: **BC Block C** rev n#: **1**
scale: **1:100, 1:1 @ A1**
NOTE: Drawings are 1/2 scale @ A3
CAD ref: K:\2005\PROJECTS\2005-2009\2005 - Broadway Property Group\BC\2005_Broadway Property Group_BLOCK C_BC.dwg

FOR BUILDING CONSENT



North Elevation 1:50

Continues below

Notes

3 STRUCTURE

3.14.01 Precast Stair
Precast concrete stairs to comply with the requirements of D/AS1 for Private Stair. Min Tread 280mm, max riser 190mm. All stairs to have 50da handrail set 900mm above the pitch line of the stairs. Refer to Structural Engineers drawings for precast details.

4 ENCLOSURE

- 4.01.02 0.55BMT Colorsteel Endura Steel&Tube Plumdek (Roofing)**
0.55BMT Colorsteel Endura Steel&Tube Plumdek roofing system on roofing underlay on 90x45 battens at max 900 crs at pitch as per roof plans, sections and elevations. Install strictly as per manufacturer's specifications and details.
- 4.05.02 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 Shadowclad negative detail at sheet joints. Refer specification.
- 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.
- 4.05.08 Painted Midland NZ Brick Veneer**
Midland NZ painted brick veneer with 50mm cavity with RAB on timber framed walls. to NZS 3604 : 2011. Provide weep holes @800mm max centres and 10mm ventilation gap between top of brick and soffit lining. Wall ties and fixings in accordance with NZS 4210 : 2001. Standard range mortar, colour to match brick. The 2 storey brick cladding system used on this building must be completed to Design Note TB1 refer to Midland Brick for Design Note TB1. Install strictly as per manufacturer's specifications and details. Install stainless steel lintel bars over openings as per brick window head table details.
- 4.05.09 Specialized System EZ Panel Lightweight Cladding**
Specialized System EZ Panel 50mm autoclaved lightweight concrete Facade System over 50x21mm High Density EPS vertical cavity battens at 600crs max. 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.
- 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.
- 4.05.25 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 joiners @600crs. Install strictly as per manufacturer's specifications and details.
- 4.05.26 14mm JH Stria cladding**
14mm thick James Hardie Stria Fibre Cement cladding over 45x20 H3.2 vertical cavity battens at max 600 cr. Install strictly as per manufacturer's specifications and details.
- 4.06.07 Fairview Elite Powdercoated Rebatbed Aluminium Sliding Doors**
Elite Fairview Classic Residential 35 Powdercoated Rebatbed Aluminium glazed Sliding Doors with Flush track Sills. Colour as per Resource Consent specifications. Rebate 30mm deep and size must be confirmed with manufacturer prior to rebate installation. Clear double glazed with paint grade radiata pine architraves. Refer to window and door schedule. Confirm size on site prior to manufacture. Install strictly as per manufacturer's specifications and details. Hardware TBC by client.
- 4.06.08 Fairview Elite 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.
- 4.06.12 Spectrum Fin Window Screen Louvres**
Spectrum 115x17 aluminium RH5 fins louvre system within Exterior Window Aluminium RHS Window Frame. Powdercoated finish to match joinery. Install strictly as per manufacturer's specifications and details.
- 4.06.14 Spectrum Clearspan Face Hung Aluminium Fin Balustrade**
Spectrum Clearspan Face Hung Aluminium Fin Balustrade on Castaway bracket. 40x20 Balusters to 1000 AFFL. No Handrail. Powdercoated finish to match joinery. Install strictly as per manufacturer's specifications and details.

8 EXTERIOR

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

MATERIALS LEGEND:

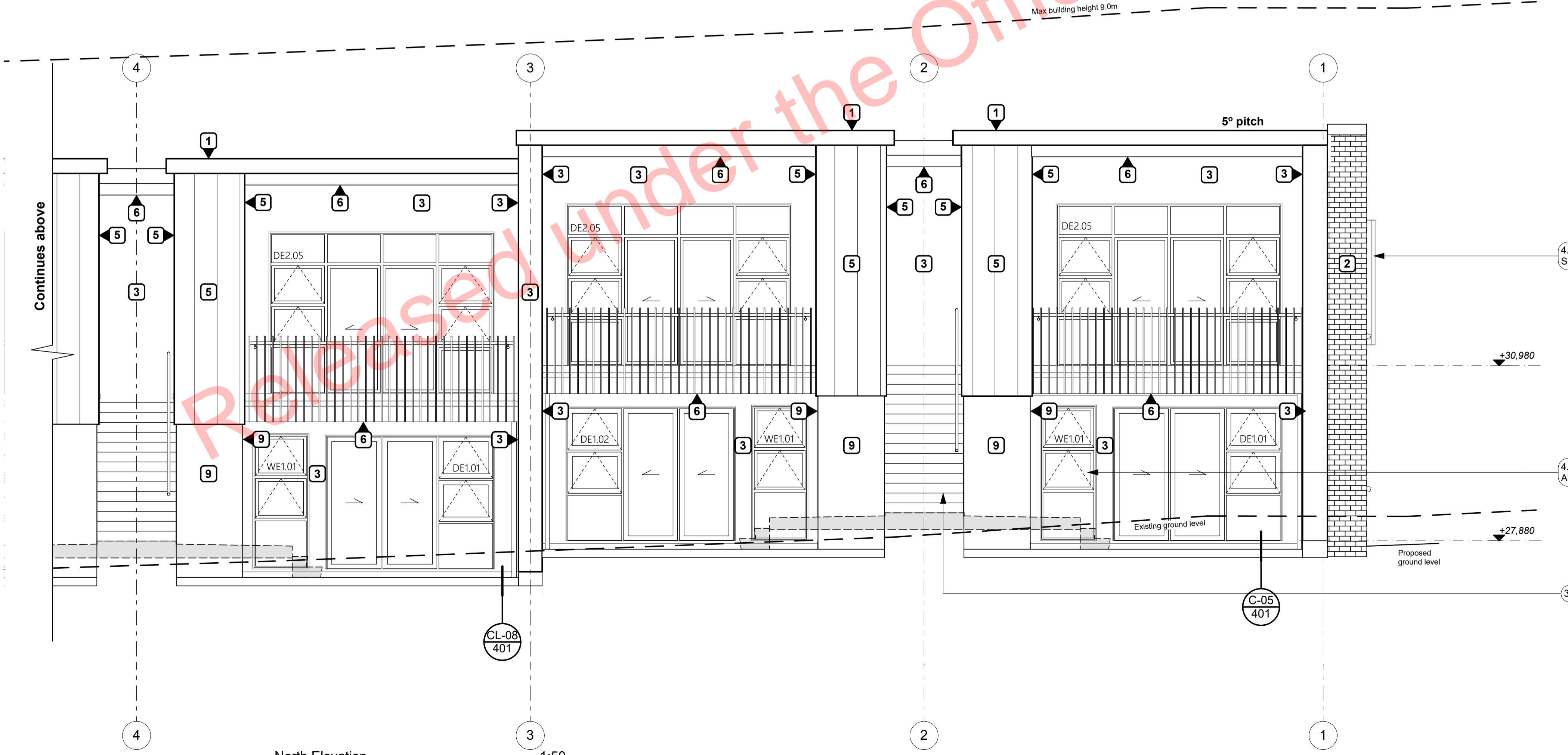
1	4.01.02: 0.55BMT Colorsteel Endura Steel&Tube Plumdek (Roofing)
2	4.05.08: Painted Midland NZ Brick Veneer
3	4.05.09: Specialized System EZ Panel Lightweight Cladding
4	4.05.11: 0.55BMT Colorsteel Endura Steel&Tube Paneldek (Cladding)
5	4.05.26: 14mm JH Stria cladding
6	4.05.25: 4.5mm JH Eclipsa Soffit Lining
7	4.05.02: Plytech 12mm Exterior Grade Ply Soffit Lining
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
Total Risk Score:		18

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



North Elevation 1:50

Continues above

4.06.12: Spectrum Fin Window Screen Louvres

4.06.08: Fairview Elite Powdercoat Aluminium Windows

3.14.01: Precast Stair

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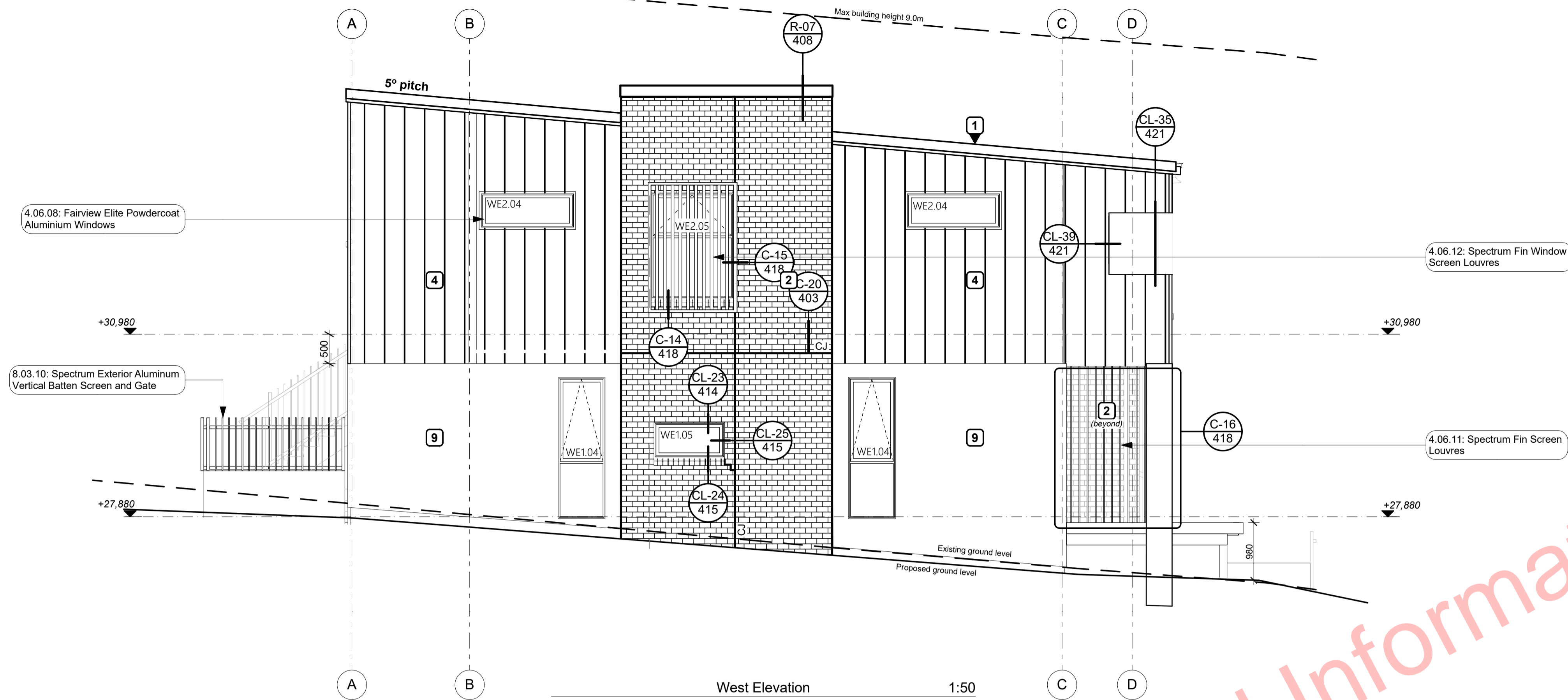
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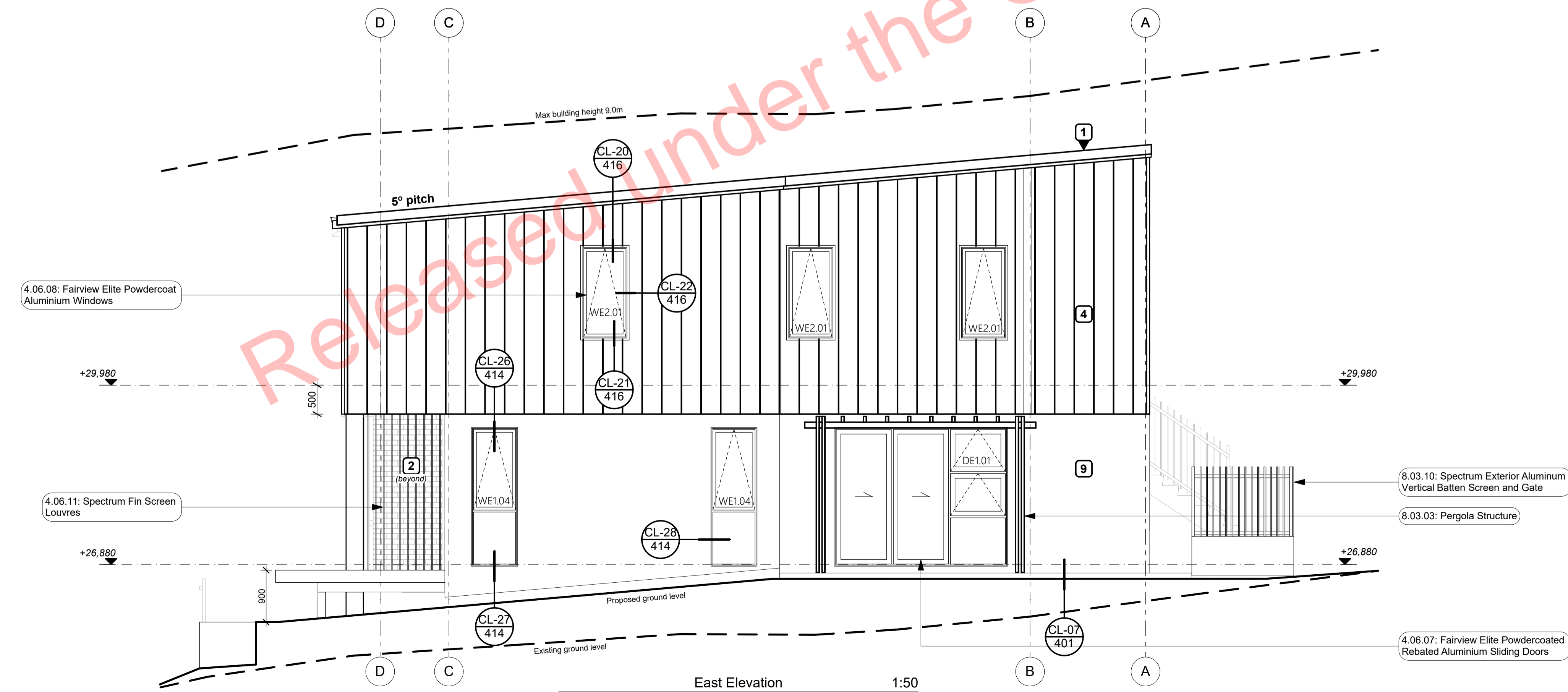
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for:
Bonair Developments
at:
153 Bonair Crescent (Block C) Silverdale, Auckland
sheet title:
North Elevations
drawn: **KN** checked: **JM** dwg n#: **201**
job n#: **2005**
date created: **12/20/2018**
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NOTE: Drawings are 1/2 scale @ A3
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West Elevation 1:50



East Elevation 1:50

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 c/s at pitch as per roof plans, sections and elevations. 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 manufacturer's specifications. System only for timber framed wing walls.
- 4.05.08 Painted Midland NZ Brick Veneer
Midland NZ painted brick veneer with 50mm cavity with RAB on timber framed walls, to NZS 3604 : 2011. Provide weep holes @800mm max centres and 10mm ventilation gap between top of brick and soffit lining. Wall ties and fixings in accordance with NZS 4210 : 2001. Standard range mortar, colour to match brick. The 2 storey brick cladding system used on this building must be completed to 'Design Note TB1' refer to Midland Brick for Design Note TB1. Install strictly as per manufacturer's specifications and details. Install stainless steel lintel bars over openings as per brick window head table details.
- 4.05.11 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 clip. Install strictly as per manufacturer's specifications and details.
- 4.06.07 Fairview Elite Powdercoat Rebatbed Aluminium Sliding Doors
Elite Fairview Classic Residential 35 Powdercoat Rebatbed Aluminium glazed Sliding Doors with Flush track Sills. Colour as per Resource Consent specifications. Rebate 30mm deep and size must be confirmed with manufacturer prior to rebate installation. Clear double glazed with paint grade radiata pine architraves. Refer to window and door schedule. Confirm size on site prior to manufacture. Install strictly as per manufacturer's specifications and details. Hardware TBC by client.
- 4.06.08 Fairview Elite Powdercoat Aluminium Windows
Elite Fairview Classic Residential 35 Powdercoat Aluminium Windows. Colour as per Resource Consent specifications. Double glazed with paint grade radiata pine architraves. 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 Louvers
Spectrum 115x17 aluminium RHS fins louvre system fixed to 115x3 Aluminium plate top and bottom fixed to underside of concrete beam / deck edge. Powdercoat finish to match joinery. Install strictly as per manufacturer's specifications and details.
- 4.06.12 Spectrum Fin Window Screen Louvers
Spectrum 115x17 aluminium RHS fins louvre system within Exterior Window Aluminium RHS Window Frame. Powdercoat finish to match joinery. Install strictly as per manufacturer's specifications and details.

8 EXTERIOR

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

MATERIALS LEGEND:

1	4.01.02: 0.55BMT Colorsteel Endura Steel&Tube Plumdek (Roofing)
2	4.05.08: Painted Midland NZ Brick Veneer
4	4.05.11: 0.55BMT Colorsteel Endura Steel&Tube Paneldek (Cladding)
9	4.05.07: Specialized Plaster System

BUILDING ENVELOPE RISK MATRIX WEST ELEVATION

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

BUILDING ENVELOPE RISK MATRIX EAST ELEVATION

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

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			12/20/2018

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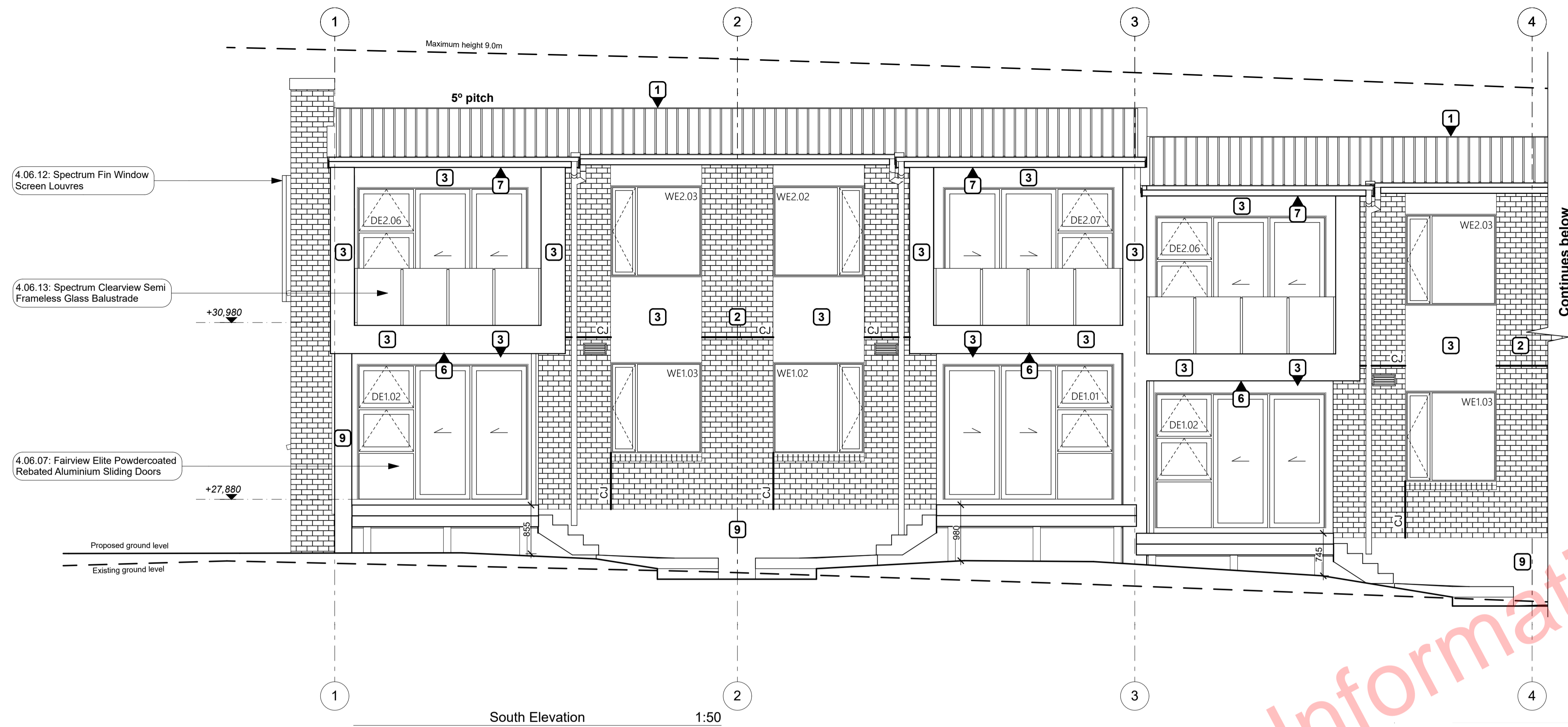
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project title:
Proposed Development for:
for:
Bonair Developments
at:
153 Bonair Crescent (Block C) Silverdale, Auckland
sheet title:
East & West Elevations
drawn: **KN** checked: **JM** dwg n#: **202**
job n#: **2005**
date created: **12/20/2018**
date plotted: **2/7/2019**
issue: **BC Block C** rev n#: **1**
scale: **1:50, 1:1 @ A1**
NOTE: Drawings are 1/2 scale @ A3
CAD ref: **KnsrsmM\PROJECTS\2000-2099\2005 - Broadway Property Group\4 BC\2005_Broadway Property Group_BLOCK C_BC.dwg**

FOR 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.
- 4.02.11 Steel&Tube 100 dia Colorsteel Endura downpipes
Steel&Tube 100dia Colorsteel Endura downpipes. Ensure downpipe location is within boundary of respective unit. Install strictly as per manufacturer's specifications and details. Downpipes to be finished to match roofing and gutter.
- 4.02.37 Steel&Tube 80 dia Colorsteel Endura downpipes
Steel&Tube 80dia Colorsteel Endura downpipes. Ensure downpipe location is within boundary of respective unit. Install strictly as per manufacturer's specifications and details. Downpipes to be finished to match roofing and gutter.
- 4.05.02 Plytech 12mm Exterior Grade Ply Soffit Lining
Plytech Radiata Decorative SD 12mm Exterior Grade H3.2 LOSP Ply Soffit lining on 35 x 70 (unless specifically sized for specific depth. Refer to architectural details) H1.2 timber framing battens @ 600mm crs. with factory applied Blonded / 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 Painted Midland NZ Brick Veneer
Midland NZ painted brick veneer with 50mm cavity with RAB on timber framed walls, to NZS 3604 : 2011. Provide weep holes @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 mortar, colour to match brick. The 2 storey brick cladding system used on this building must be completed to 'Design Note TB1' refer to Midland Brick for Design Note TB1. Install strictly as per manufacturer's specifications and details. Install stainless steel lintel bars over openings as per brick window head table details.
- 4.05.09 Specialized System EZ Panel Lightweight Cladding
Specialized System EZ Panel 50mm autoclaved lightweight concrete Facade System over 60x21mm 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.
- 4.05.25 4.5mm JH Eclipsa Soffit Lining
4.5mm James Hardie Eclipsa soffit lining on 45 x 50 (unless specifically sized for specific depth. Refer to architectural details) H1.2 timber framing @ max 600mm crs. Paint finish with uPVC joiners @600crs. Install strictly as per manufacturer's specifications and details.
- 4.06.07 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, w/c'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.
- 4.06.12 Spectrum Fin Window Screen Louvers
Spectrum 115x17 aluminium RHS fins louvre system within Exterior Window Aluminium RHS Window Frame. Powdercoated finish to match joinery. Install strictly as per manufacturer's specifications and details.
- 4.06.13 Spectrum Clearview Semi Frameless Glass Balustrade
Spectrum Clearview Semi Frameless Glazed Balustrade. Top mounted - No Handrail. Laminated Glazing to 1000 AFLL. Powdercoated finish to match joinery. Install strictly as per manufacturer's specifications and details.

8 EXTERIOR

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

MATERIALS LEGEND:

1	4.01.02: 0.55BMT Colorsteel Endura Steel&Tube Plumdek (Roofing)
2	4.05.08: Painted Midland NZ Brick Veneer
3	4.05.09: Specialized System EZ Panel Lightweight Cladding
6	4.05.25: 4.5mm JH Eclipsa Soffit Lining
7	4.05.02: Plytech 12mm Exterior Grade Ply Soffit Lining
9	4.05.07: Specialized Plaster System

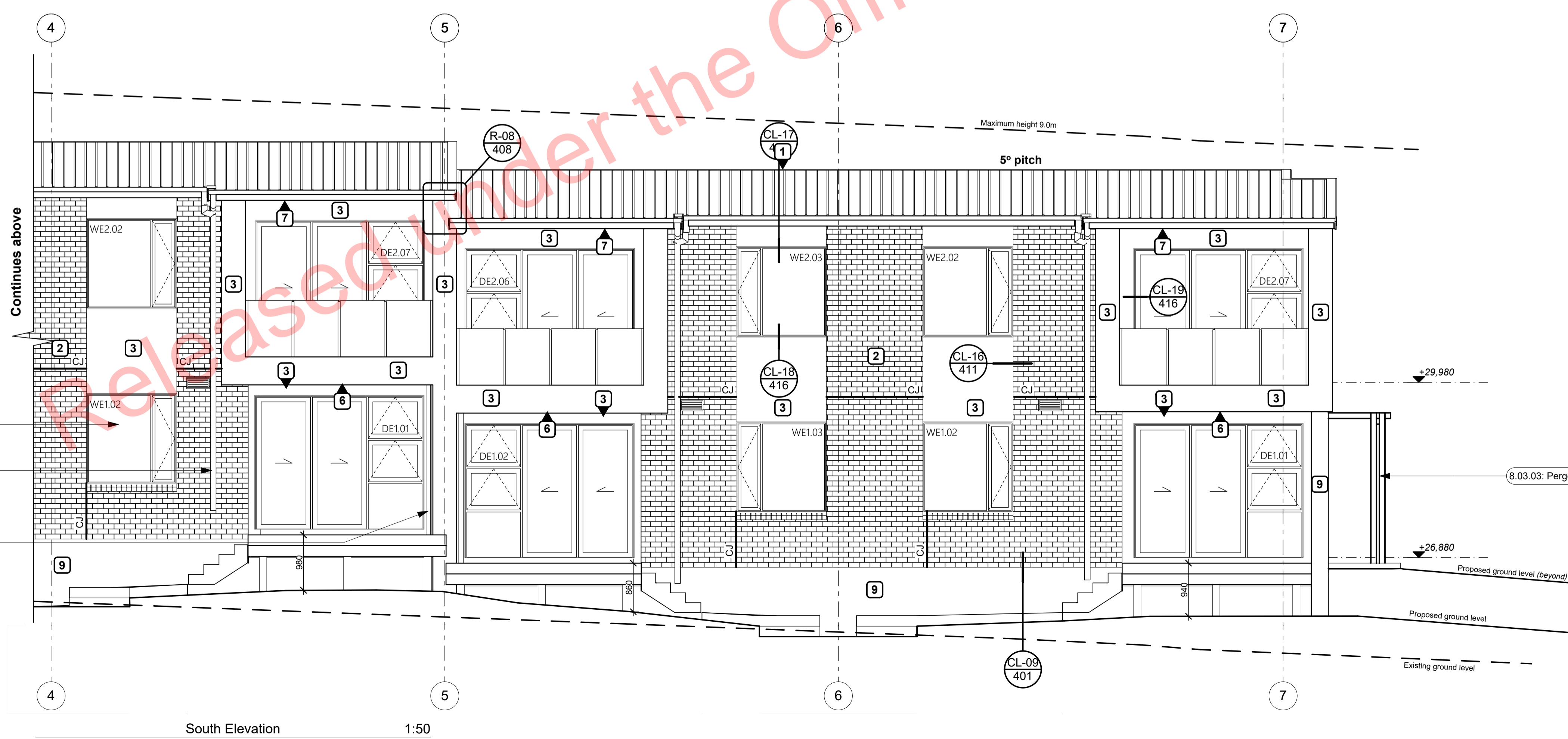
BUILDING ENVELOPE RISK MATRIX

SOUTH ELEVATION

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

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			12/20/2018

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project title:
Proposed Development for:
for:
Bonair Developments
at:
153 Bonair Crescent (Block C) Silverdale, Auckland
sheet title:
South Elevations

drawn: **KN** checked: **JM** dwg n#:
job n#: **2005** **203**
date created: **12/20/2018**
date plotted: **2/7/2019**
issue: **BC Block C** rev n#:
scale: **1:50, 1:1 @ A1**

NOTE: Drawings are 1/2 scale @ A3
CAD ref: K:\nsd\m\PROJECTS\2005-2009\2005 - Broadway Property Group\4 BC2005_Broadway Property Group_BLOCK C_B.C.pln

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FOR BUILDING CONSENT

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

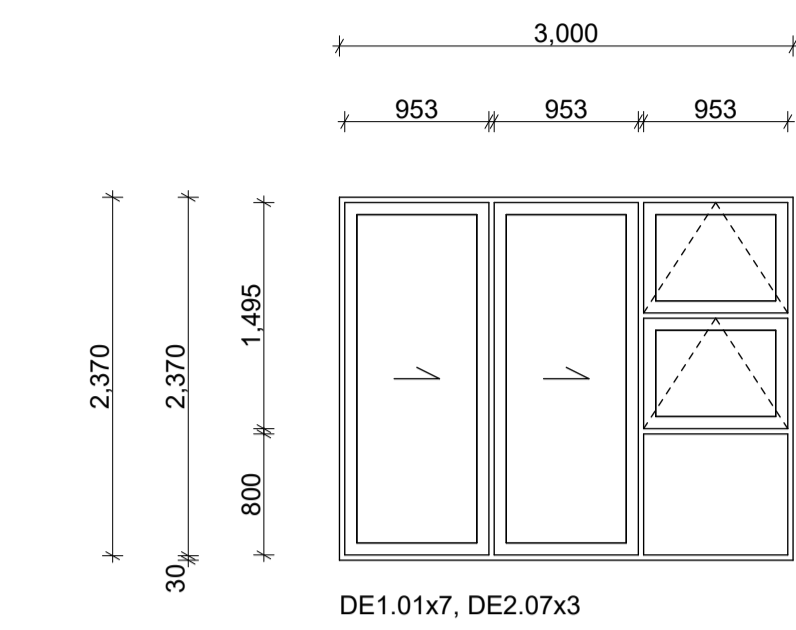
JOINERY:
 - Finish to be powdercoated aluminium (scratched joinery will be rejected)
 - Timber jamb liners with planted architraves. Refer to detail/spec
 - Ensure continuous sill support to all joinery
 - Ensure continuous 'tight fit' backing rod for sealing around joinery openings

HARDWARE:
 To later schedule to owners approval

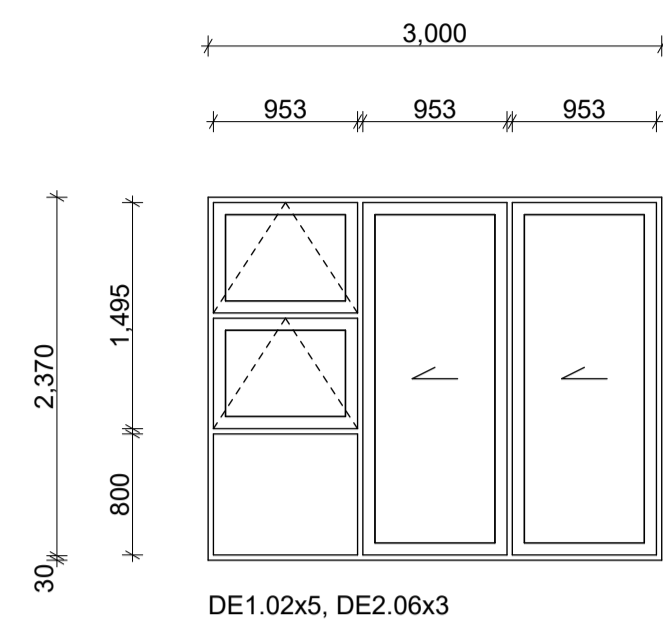
INTERNAL DOORS:
 Typically solid core/flush/paint finish
ALL cavity sliding doors shall be reinforced with steel to prevent warping of jambs / lining.

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

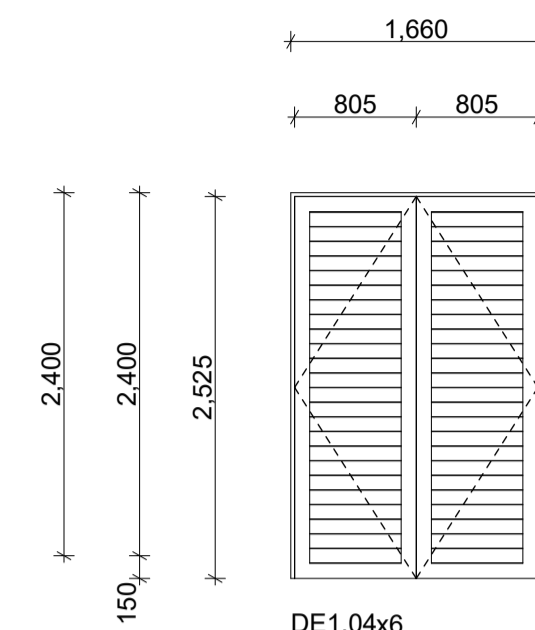
INSTALLATION:
 - Building paper shall be folded into the perimeter of all window and door openings to the inside face of framing
 - All corners shall be taped and flexible flashing tape applied to the head and the sill using Thermakraft Aluband window sealing system
 - Head, Sill and Jamb flashings throughout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



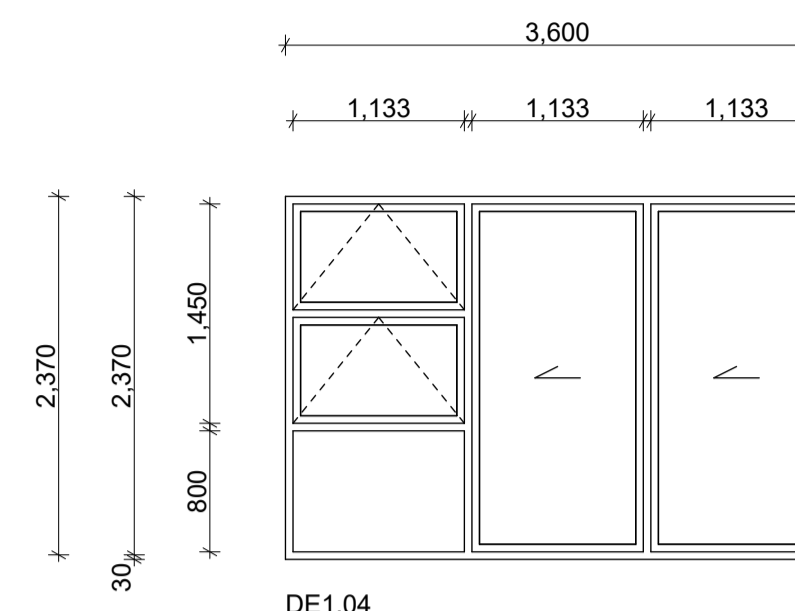
DE1.01x7, DE2.07x3



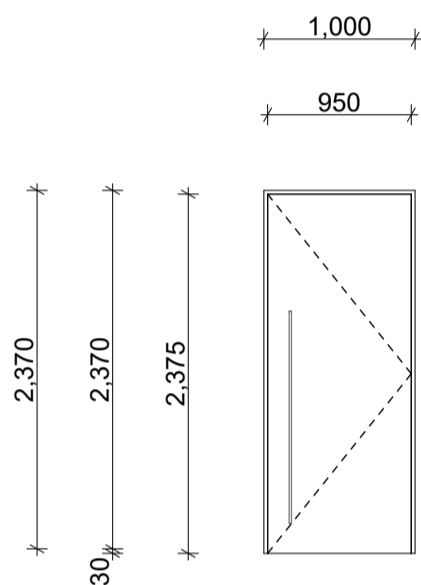
DE1.02x5, DE2.06x3



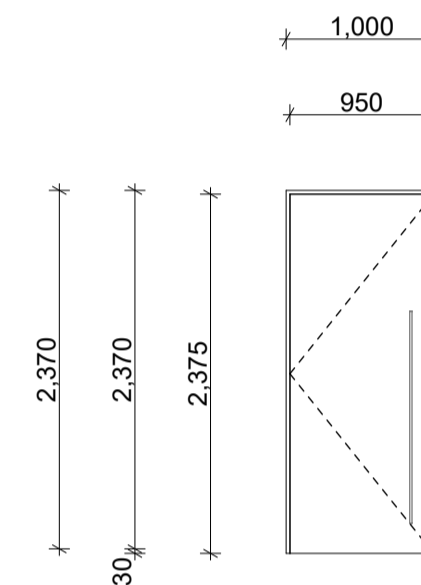
DE1.04x6



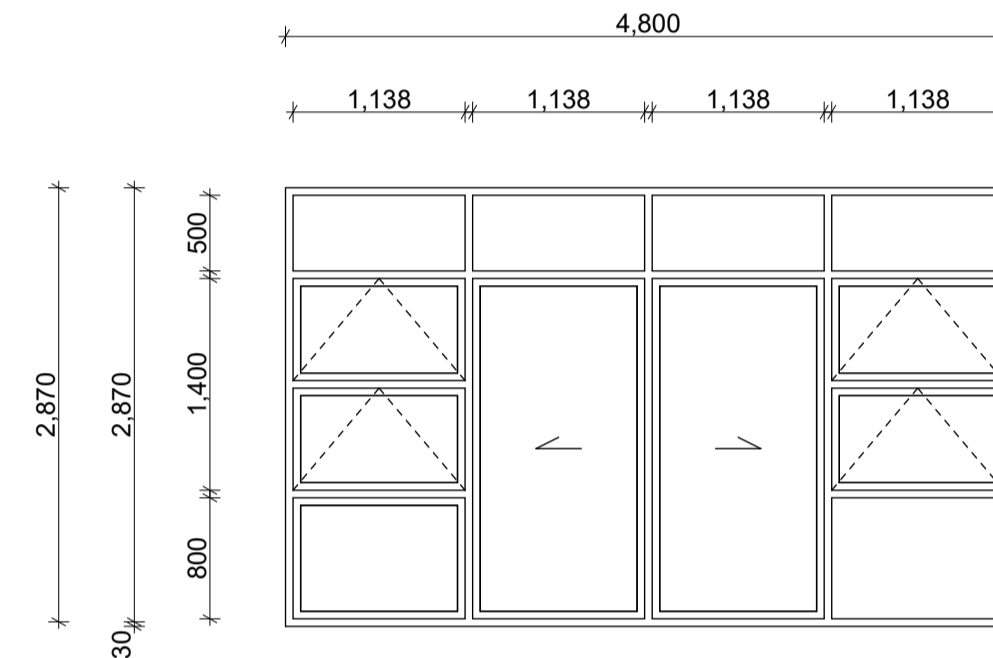
DE1.04



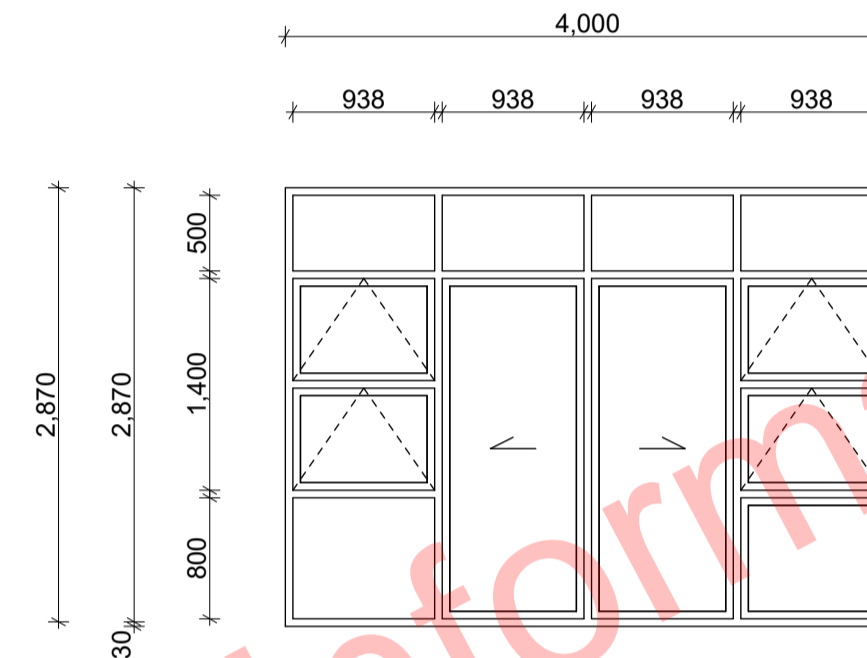
DE2.01x3
Fire Door
FRR-/60/30SM



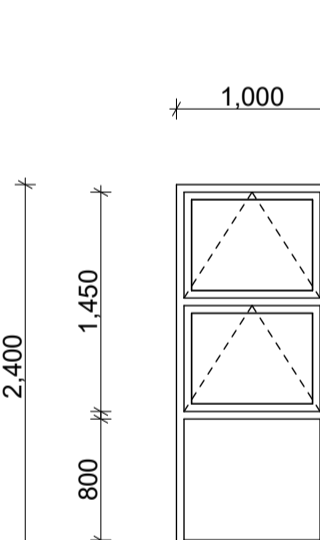
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Fire Door
FRR-/60/30SM



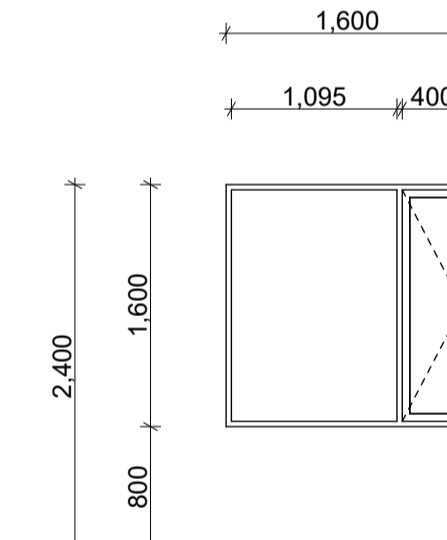
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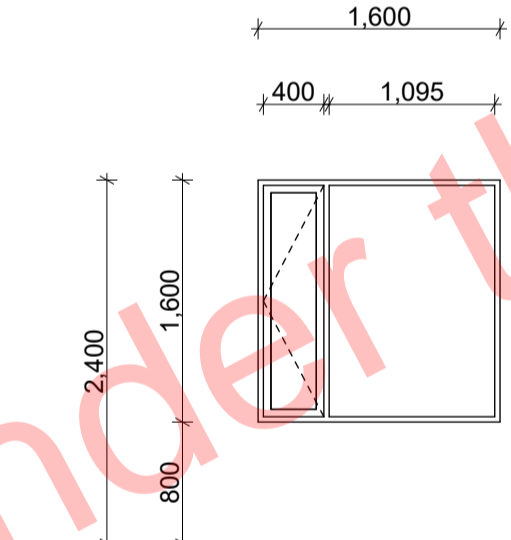
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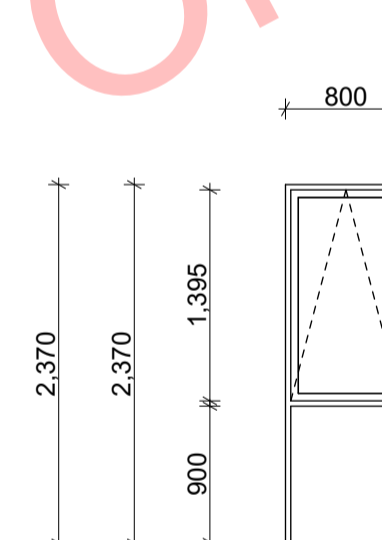
WE1.01x6



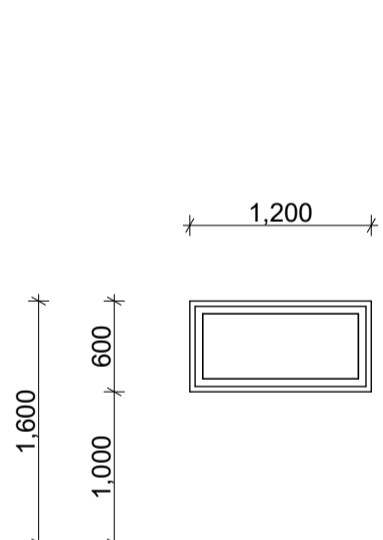
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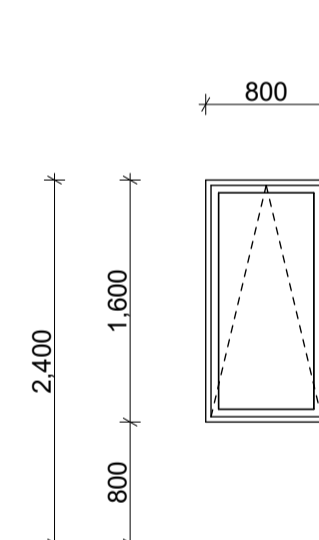
WE1.03x3, WE2.03x3



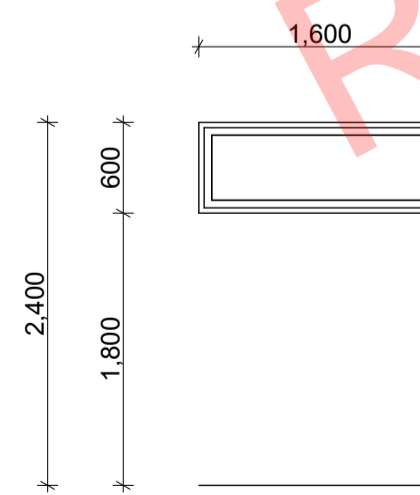
WE1.04x4



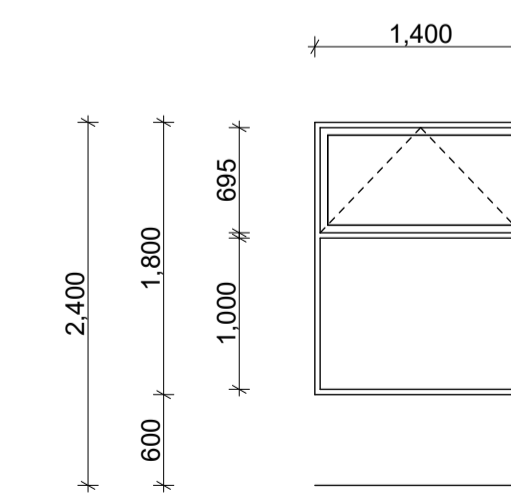
WE1.05



WE2.01x3



WE2.04x2



WE2.05

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01	Building Consent			12/20/2018

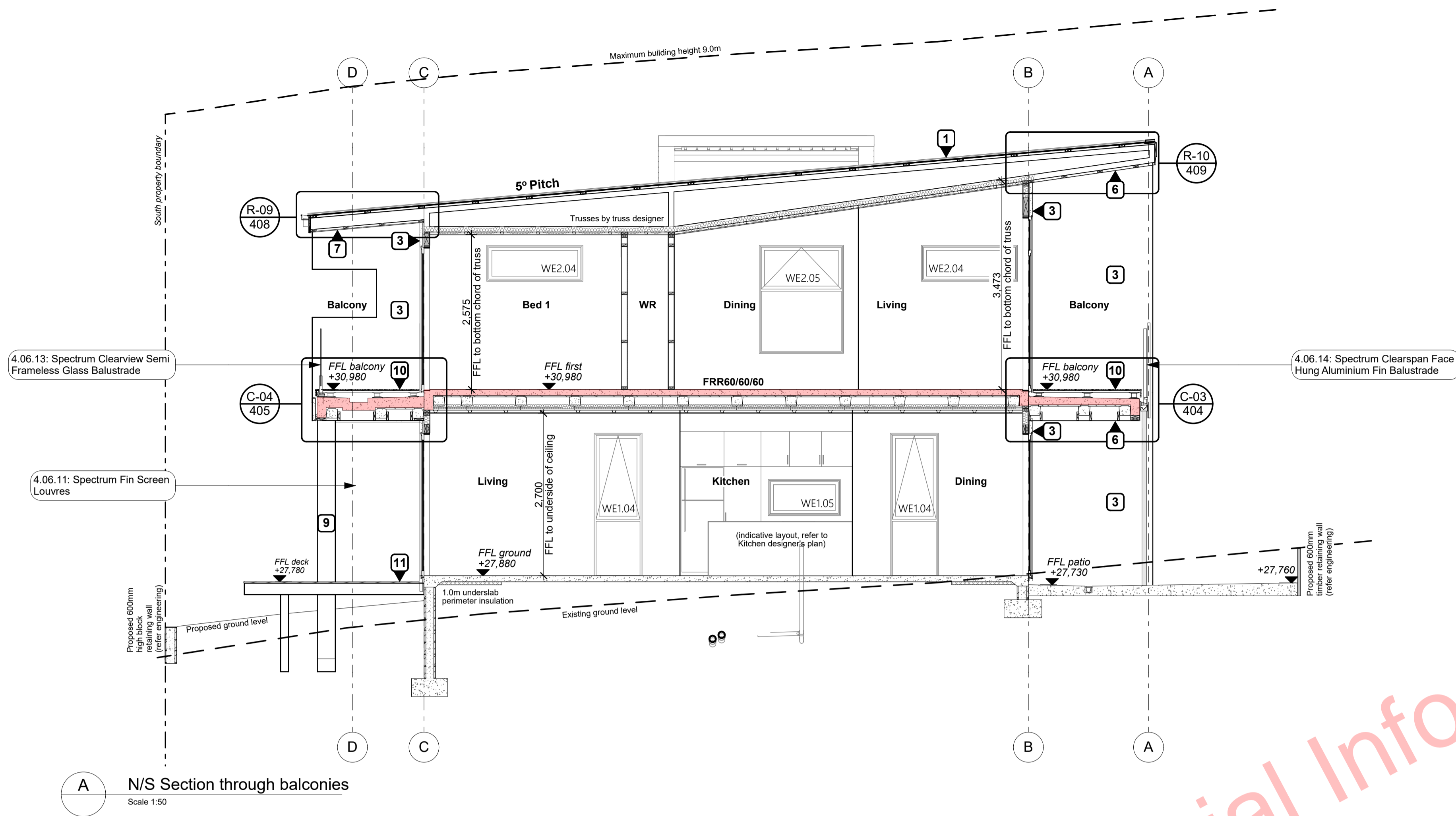


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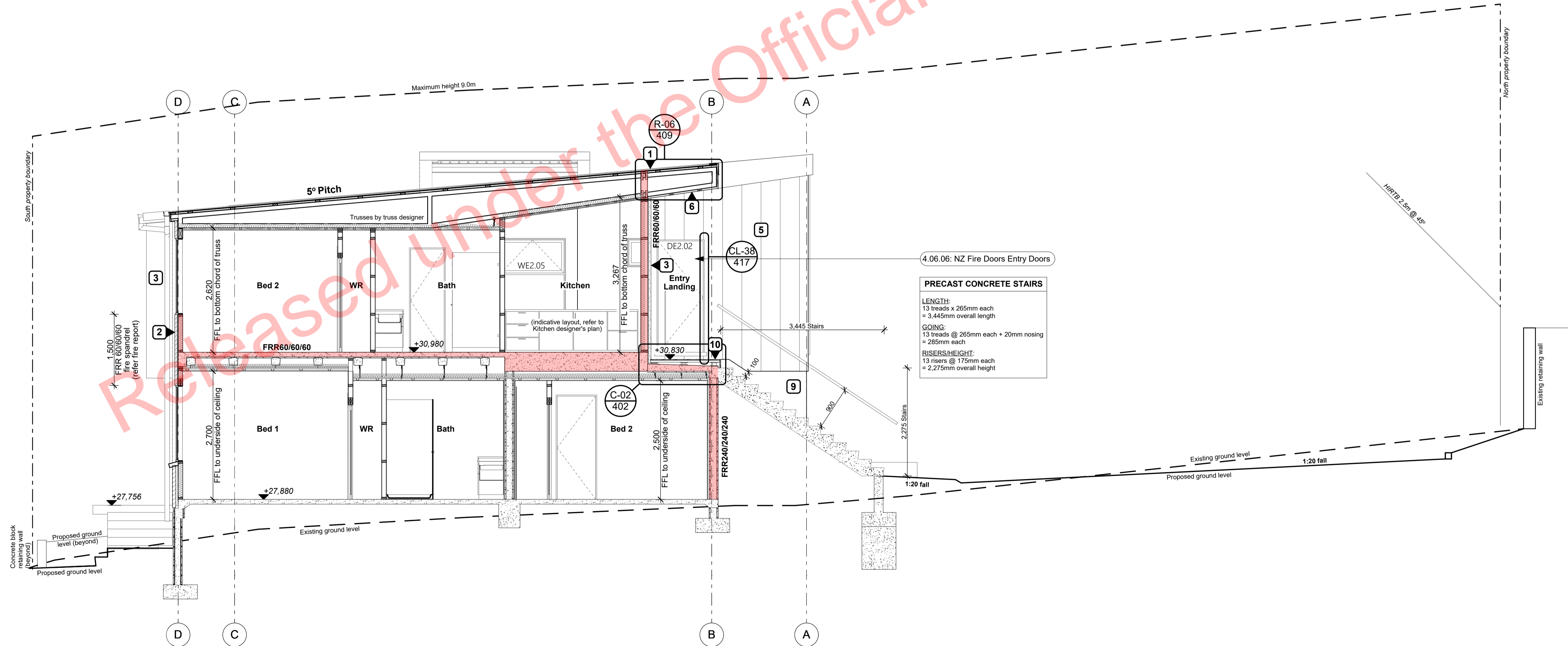
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project title:
Proposed Development for:
 for:
Bonair Developments
 at:
**153 Bonair Crescent (Block C)
 Silverdale, Auckland**
 sheet title:
Door & Window Schedule
 drawn: **KN** checked: **JM** dwg n#: **204**
 job n#: **2005**
 date created: **12/20/2018**
 date plotted: **2/7/2019**
 issue: **BC Block C** rev n#: **1**
 scale: **1:50 @ A1**
 NOTE: Drawings are 1/2 scale @ A3
 CAD ref: K:\nsd\MI\PROJECTS\2000-2099\2005 - Broadway Property Group\4 BC\2005_Broadway Property Group_BLOCK C_9C.dwg

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A N/S Section through balconies
Scale 1:50



B N/S Section through stairs
Scale 1:50

Notes

3 STRUCTURE

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

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.
- 4.05.07 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 Painted Midland NZ Brick Veneer
Midland NZ painted brick veneer with 50mm cavity with RAB on timber framed walls, to NZS 3604 : 2011. Provide weep holes @800mm max centres and 10mm ventilation gap between top of brick and soffit lining. Wall ties and fixings in accordance with NZS 4210 : 2001. Standard range mortar, colour to match brick. The 2 storey brick cladding system used on this building must be completed to Design Note TB1 refer to Midland Brick for Design Note TB1. Install strictly as per manufacturer's specifications and details. Install stainless steel lintel bars over openings as per brick window head table details.
- 4.05.09 Specialized System EZ Panel Lightweight Cladding
Specialized System EZ Panel 50mm autoclaved lightweight concrete Facade System over 50x21mm High Density EPS vertical cavity battens at 600c/s max. Float textured finish by Specialized Systems. Min 2 coats of paint. Colour TBD. All installation in accordance with 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 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 c/s. Install strictly as per manufacturer's specifications and details.
- 4.06.06 NZ Fire Doors Entry Doors
NZ Fire Doors Entry Doors (R-06/10) 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.
- 4.06.11 Spectrum Fin Screen Louvres
Spectrum 115x17 aluminium RAS fins louvre system fixed to 115x3 Aluminium plate top and bottom fixed to underside of concrete beam / deck edge. Powdercoated finish to match joinery. Install strictly as per manufacturer's specifications and details.
- 4.06.13 Spectrum Clearview Semi Frameless Glass Balustrade
Spectrum Clearview Semi Frameless Glazed Balustrade. Top mounted - No Handrail. Laminated Glazing to 1000 AFFL. Powdercoated finish to match joinery. Install strictly as per manufacturer's specifications and details.
- 4.06.14 Spectrum Clearspan Face 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.

MATERIALS LEGEND:

- 1 4.01.02: 0.55BMT Colorsteel Endura Steel&Tube Plumdek (Roofing)
- 2 4.05.08: Painted Midland NZ Brick Veneer
- 3 4.05.09: Specialized System EZ Panel Lightweight Cladding
- 5 4.05.26: 14mm JH Stria cladding
- 6 4.05.25: 4.5mm JH Eclipse Soffit Lining
- 9 4.05.07: Specialized Plaster System
- 10 3.12.01: Vitex 140x19 Raised Timber Decking
- 11 3.12.02: Vitex 140x19 Timber Decking

LEGEND:

- Fire-rated assemblies

PLANS TO BE READ IN CONJUNCTION WITH THE FOLLOWING:

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

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

RevID	Issue	ChID	Comments	Date
01	Building Consent			12/20/2018



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project title:
Proposed Development for:

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

sheet title:
Sections A-A & B-B
drawn: **KN** checked: **JM** dwg n#:

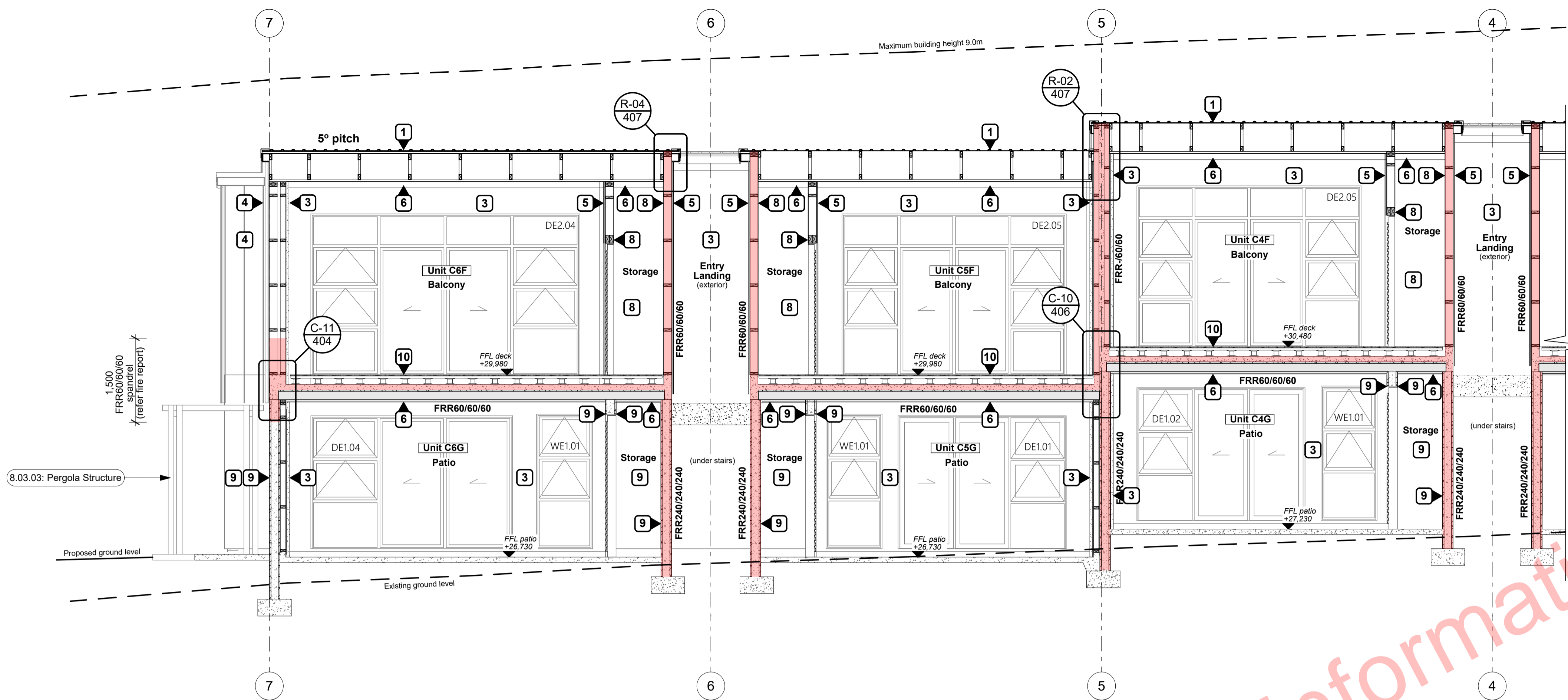
job n#:
date created: **2005 12/20/2018**
date plotted: **2/7/2019**

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

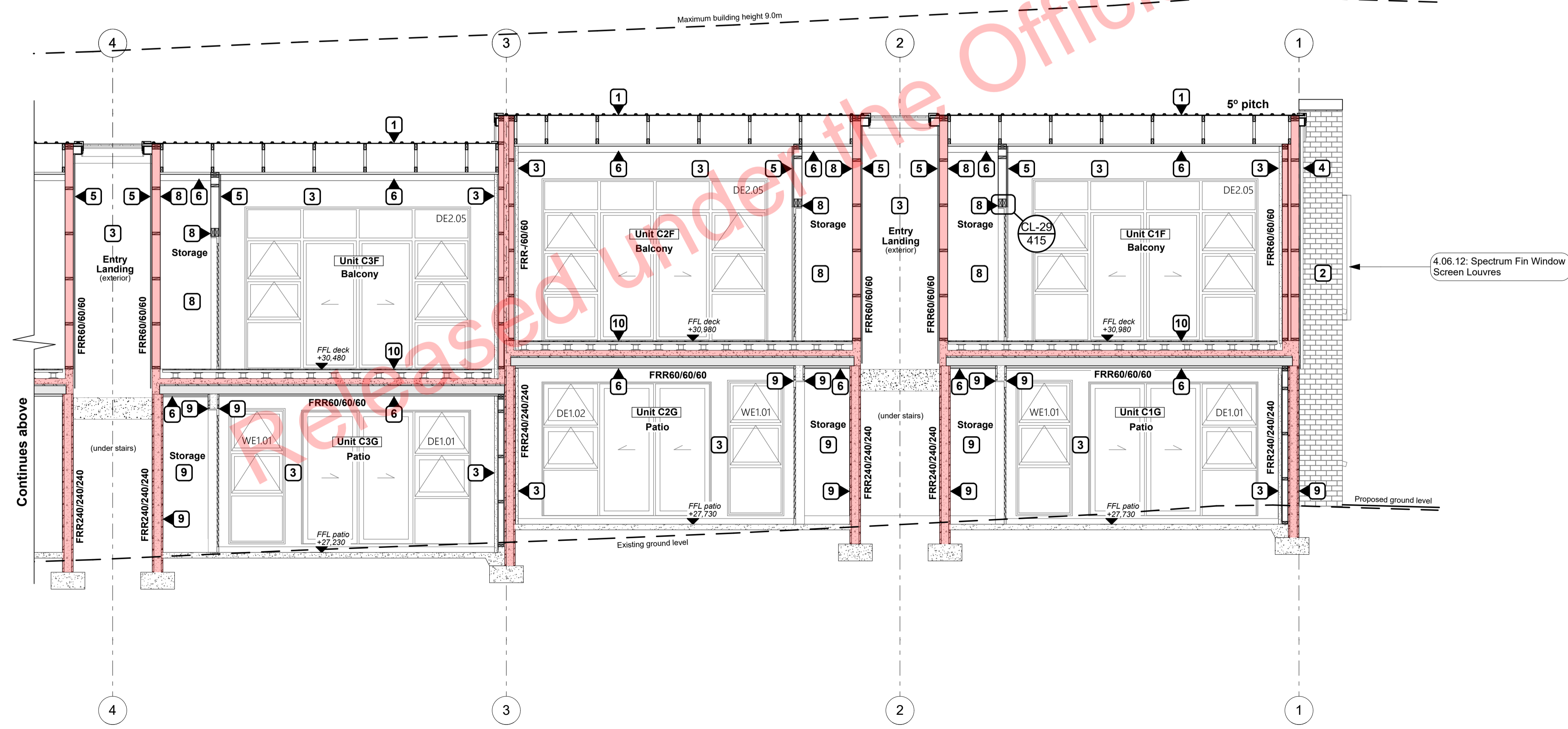
NOTE: Drawings are 1/2 scale @ A3
CAD ref: K:\ns\m\PROJECTS\2005-2009\2005 - Broadway Property Group\4 BC\2005_Broadway Property Group_BLOCK C_BC.dwg

FOR BUILDING CONSENT

301



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



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

Notes

- 3 STRUCTURE**
- 3.12.01 Vitex 140x19 Raised Timber Decking
Vitex 140x19 timber decking on raised Outdura Qwickbuild aluminium. Vitex decking system to have 3mm gaps between boards. 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.
- 4.05.07 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 Painted Midland NZ Brick Veneer
Midland NZ painted brick veneer with 50mm cavity with RAB on timber framed walls, to NZS 3604 : 2011. Provide weep holes @800mm max centres and 10mm ventilation gap between top of brick and soft lining. Wall ties and fixings in accordance with NZS 4210 : 2001. Standard range mortar, colour to match brick. The 2 storey brick cladding system used on this building must be completed to 'Design Note TB1' refer to Midland Brick for Design Note TB1. Install strictly as per manufacturer's specifications and details. Install stainless steel lintel bars over openings as per brick window head table details.
- 4.05.09 Specialized System EZ Panel Lightweight Cladding
Specialized System EZ Panel 50mm autoclaved lightweight concrete Facade System over 50x21mm High Density EPS vertical cavity battens at 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 cast/stainless 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.
- 4.05.26 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) H3.2 timber framing @ max 600mm crs. Paint finish with uPVC jointers @ 600crs. Install strictly as per manufacturer's specifications and details.
- 4.05.26 14mm JH Stria cladding
14mm thick James Hardie Stria Fibre Cement cladding over 45x20 H3.2 vertical cavity battens at max 600 cr or
Install strictly as per manufacturer's specifications and details.
- 4.06.12 Spectrum Fin Window Screen Louvers
Spectrum 115x17 aluminium RHS fins louvre system within Exterior Window Aluminum RHS Window Frame. Powdercoated finish to match joinery. Install strictly as per manufacturer's specifications and details.
- 8 EXTERIOR**
- 8.03.03 Pergola Structure
Aluminum Pergola Structure as per engineer drawings and specifications. Refer to Framing Plans. Members powdercoated finish to match roofing.

MATERIALS LEGEND:

- 1 4.01.02: 0.55BMT Colorsteel Endura Steel&Tube Plumdek (Roofing)
- 2 4.05.08: Painted Midland NZ Brick Veneer
- 3 4.05.09: Specialized System EZ Panel Lightweight Cladding
- 4 4.05.11: 0.55BMT Colorsteel Endura Steel&Tube Paneldek (Cladding)
- 5 4.05.26: 14mm JH Stria cladding
- 6 4.05.25: 4.5mm JH Eclipsa Soffit Lining
- 8 4.05.23: 6mm JH HardieFlex cladding
- 9 4.05.07: Specialized Plaster System
- 10 3.12.01: Vitex 140x19 Raised Timber Decking

LEGEND:

- Fire-rated assemblies

PLANS TO BE READ IN CONJUNCTION WITH THE FOLLOWING:

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

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

RevID	Issue	CHID	Comments	Date
01	Building Consent			12/20/2018

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project title:
Proposed Development for:

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

sheet title:
Section C-C

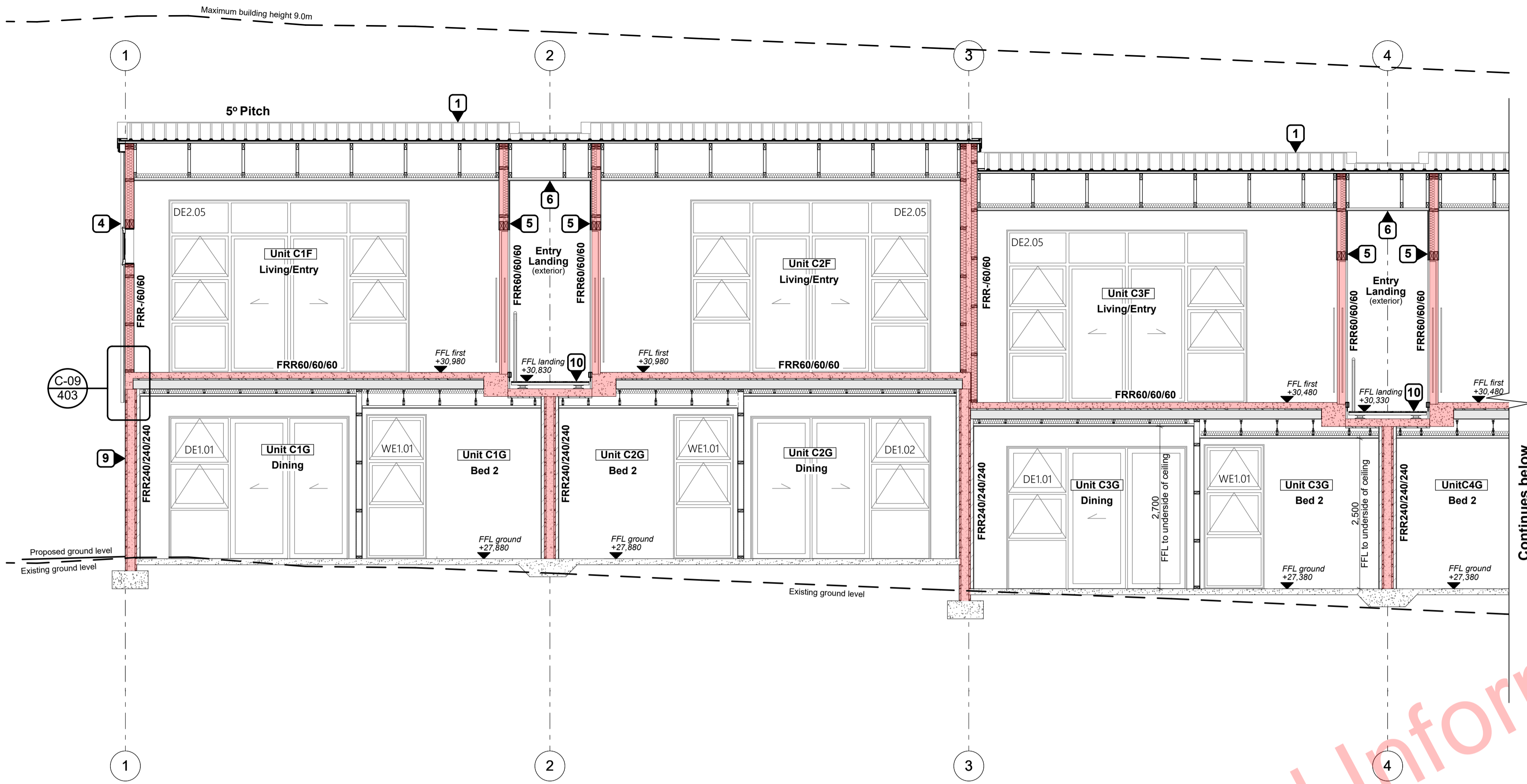
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job n#: **2005**
date created: **12/20/2018**
date plotted: **2/7/2019**

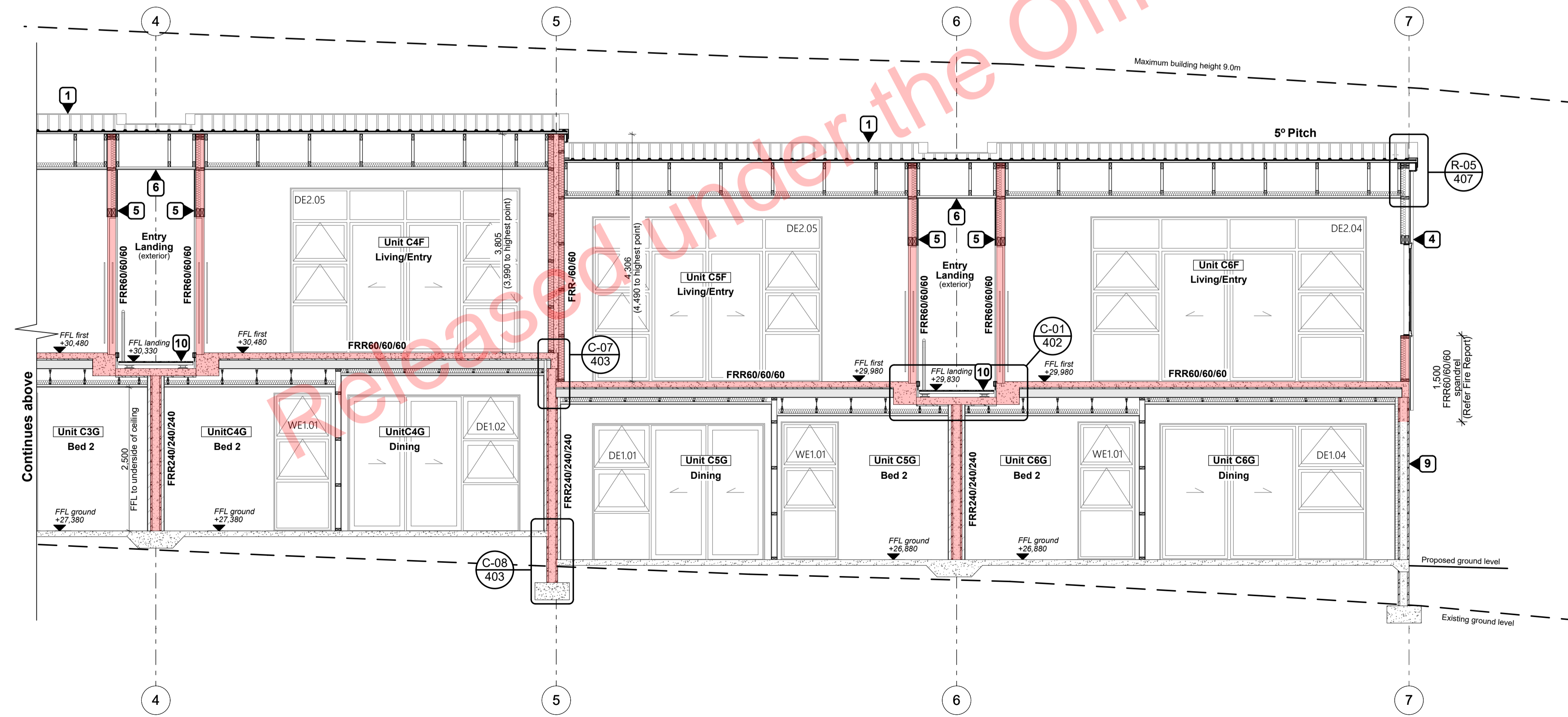
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NOTE: Drawings are 1/2 scale @ A3
CAD ref: K:\ns\m\PROJECTS\2005-2009\2005 - Broadway Property Group\4 BC2005_Broadway Property Group_BLOCK C_BC.pht

FOR BUILDING CONSENT



E E/W Section through Block C (Entry)
Scale 1:50



E E/W Section through Block C (Entry)
Scale 1:50

Notes

- 3 STRUCTURE**
- 3.12.01 Vitex 140x19 Raised Timber Decking
Vitex 140x19 timber decking on raised Outdoor Owickbuild aluminium. Vitex decking system to have 3mm gaps between boards. 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.
- 4.05.07 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.
- 4.05.11 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.
- 4.05.25 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.

MATERIALS LEGEND:

1	4.01.02: 0.55BMT Colorsteel Endura Steel&Tube Plumdek (Roofing)
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
9	4.05.07: Specialized Plaster System
10	3.12.01: Vitex 140x19 Raised Timber Decking

LEGEND:

[Red Box]	Fire-rated assemblies
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PLANS TO BE READ IN CONJUNCTION WITH THE FOLLOWING:

- STRUC 4.05.07: Specialized Plaster System SPECIFICATION BY HFC GROUP
- TRUSS MANUFACTURER'S PLANS & SPECIFICATION BY CARTERS
- FIRE ENGINEERING DESIGN REPORT BY HFC GROUP
- ACOUSTIC REPORT BY HEAGLEY ACOUSTICS
- STORMWATER & SANITARY CONNECTION POINTS BY CRANG CIVIL

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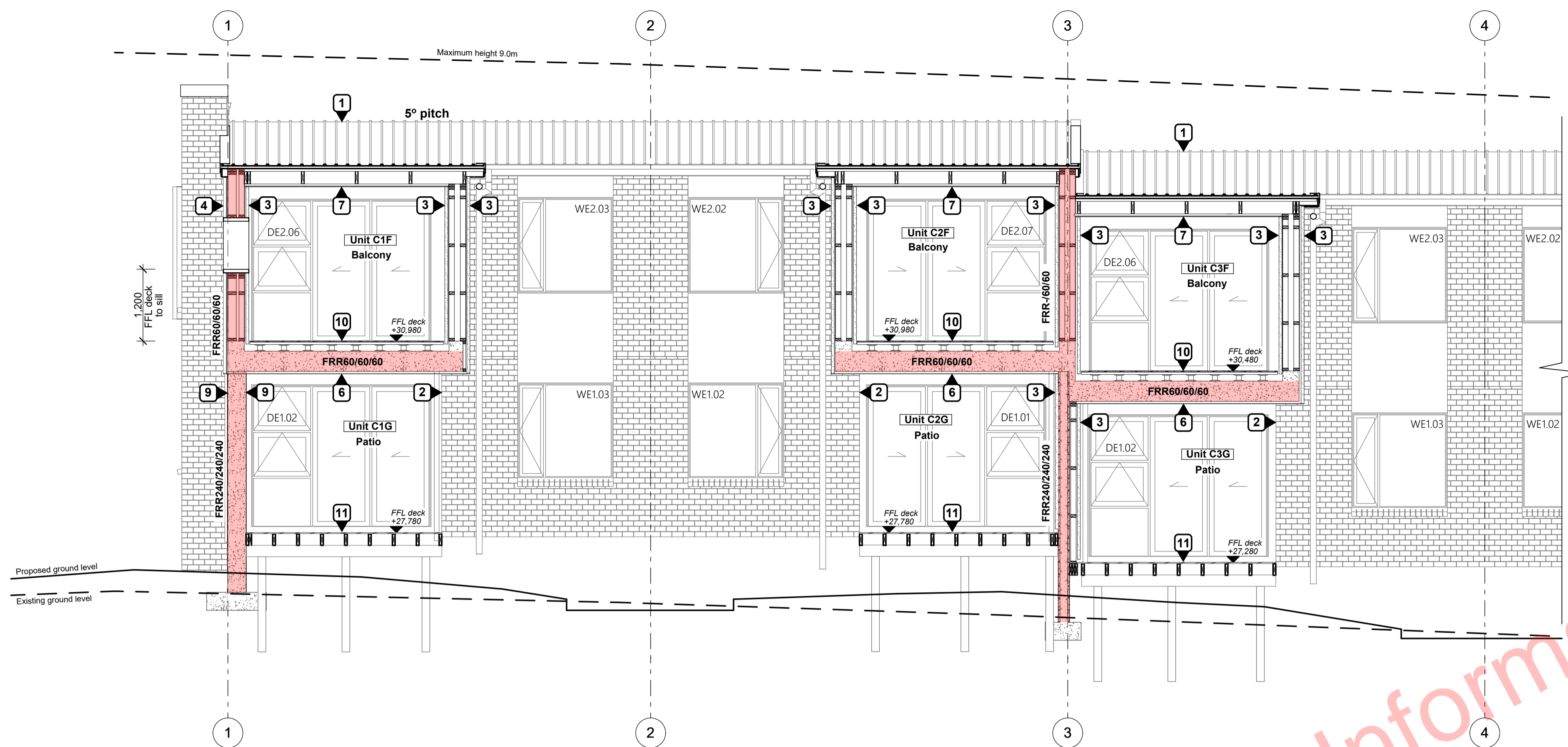
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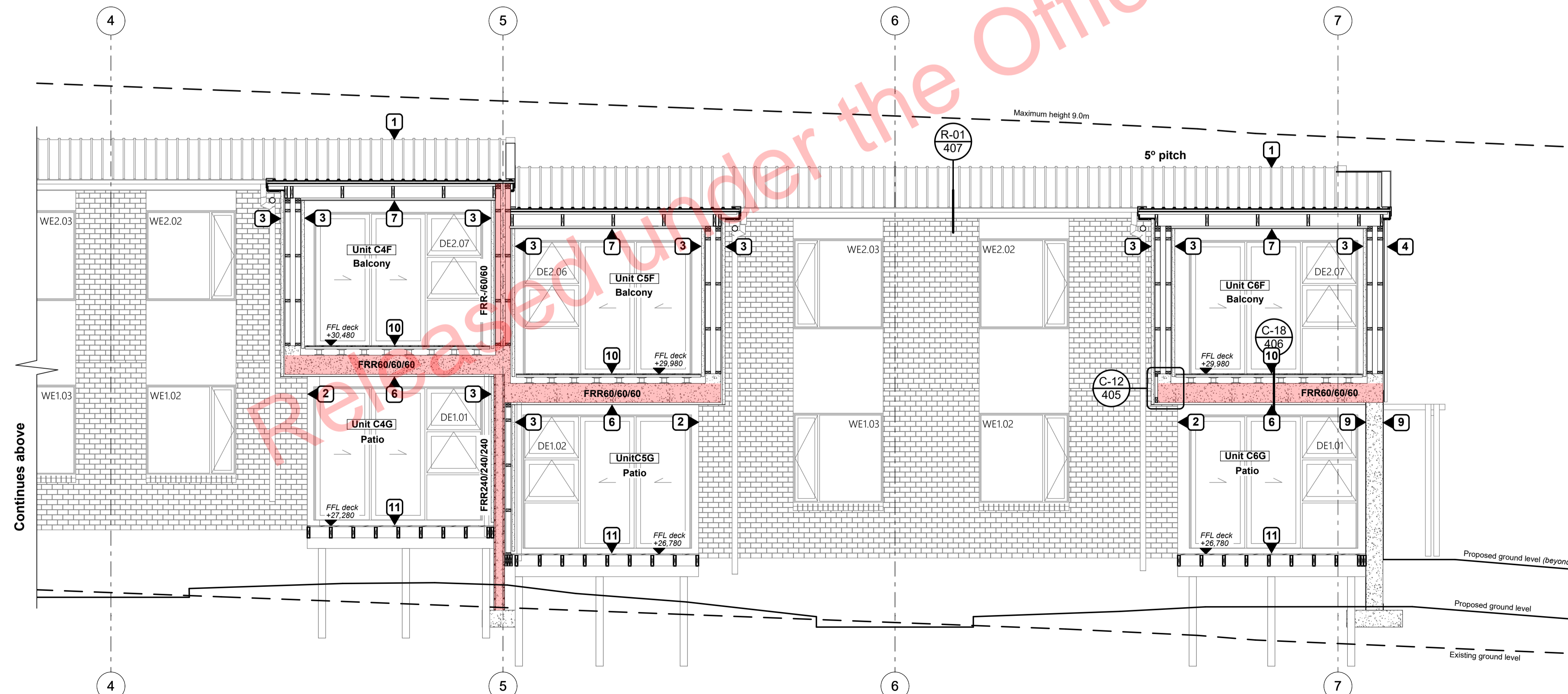
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project title:
Proposed Development for:
for:
Bonair Developments
at:
153 Bonair Crescent (Block C) Silverdale, Auckland
sheet title:
Sections E-E
drawn: **KN** checked: **JM** dwg n#: **303**
job n#: **2005**
date created: **12/20/2018**
date plotted: **2/7/2019**
issue: **BC Block C** rev n#: **1**
scale: **1:50, 1:1 @ A1**
NOTE: Drawings are 1/2 scale @ A3
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FOR BUILDING CONSENT



F Section through south balconies
Scale 1:50



F Section through south balconies
Scale 1:50

- Notes**
- 3 STRUCTURE**
- 3.12.01 Vitex 140x19 Raised Timber Decking
Vitex 140x19 timber decking on raised Outdure Quickbuild aluminum. Vitex decking system to have 3mm gaps between boards. Selected coating applied to all faces.
- 3.12.02 Vitex 140x19 Timber Decking
Vitex 140x19 timber decking. Vitex decking system to have 3mm gaps between boards, selected coating applied to all faces.
- 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.
- 4.05.02 Plytech 12mm Exterior Grade Ply Soffit Lining
Plytech Radiata Decorative SD 12mm Exterior Grade H3.2 LOSP Ply Soffit lining on 35 x 70 (unless specifically sized for specific depth. Refer to architectural details) H1.2 timber framing battens @ 600mm crs, with factory applied Blonded / Clear Coat finish and 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 Painted Midland NZ Brick Veneer
Midland NZ painted brick veneer with 50mm cavity with RAB on timber framed walls, to NZS 3604: 2011. Provide weep holes @ 800mm max centres and 10mm ventilation gap between top of brick and soffit lining. Wall ties and fixings in accordance with NZS 4:10: 2001. Standard range mortar, colour to match brick. The 2-storey brick cladding system used on this building must be completed to Design Note TB1 refer to Midland Brick for Design Note TB1. Install strictly as per manufacturer's specifications and details. Install stainless steel lintel bars over openings as per brick window head table details.
- 4.05.09 Specialized System EZ Panel Lightweight Cladding
Specialized System EZ Panel 50mm autoclaved lightweight concrete Facade System over 50x27mm 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.
- 4.05.25 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.

MATERIALS LEGEND:

- 1 4.01.02: 0.55BMT Colorsteel Endura Steel&Tube Plumdek (Roofing)
- 2 4.05.08: Painted Midland NZ Brick Veneer
- 3 4.05.09: Specialized System EZ Panel Lightweight Cladding
- 4 4.05.11: 0.55BMT Colorsteel Endura Steel&Tube Paneldek (Cladding)
- 6 4.05.25: 4.5mm JH Eclipsa Soffit Lining
- 7 4.05.02: Plytech 12mm Exterior Grade Ply Soffit Lining
- 9 4.05.07: Specialized Plaster System
- 10 3.12.01: Vitex 140x19 Raised Timber Decking
- 11 3.12.02: Vitex 140x19 Timber Decking

LEGEND:

Fire-rated assemblies

PLANS TO BE READ IN CONJUNCTION WITH THE FOLLOWING:

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

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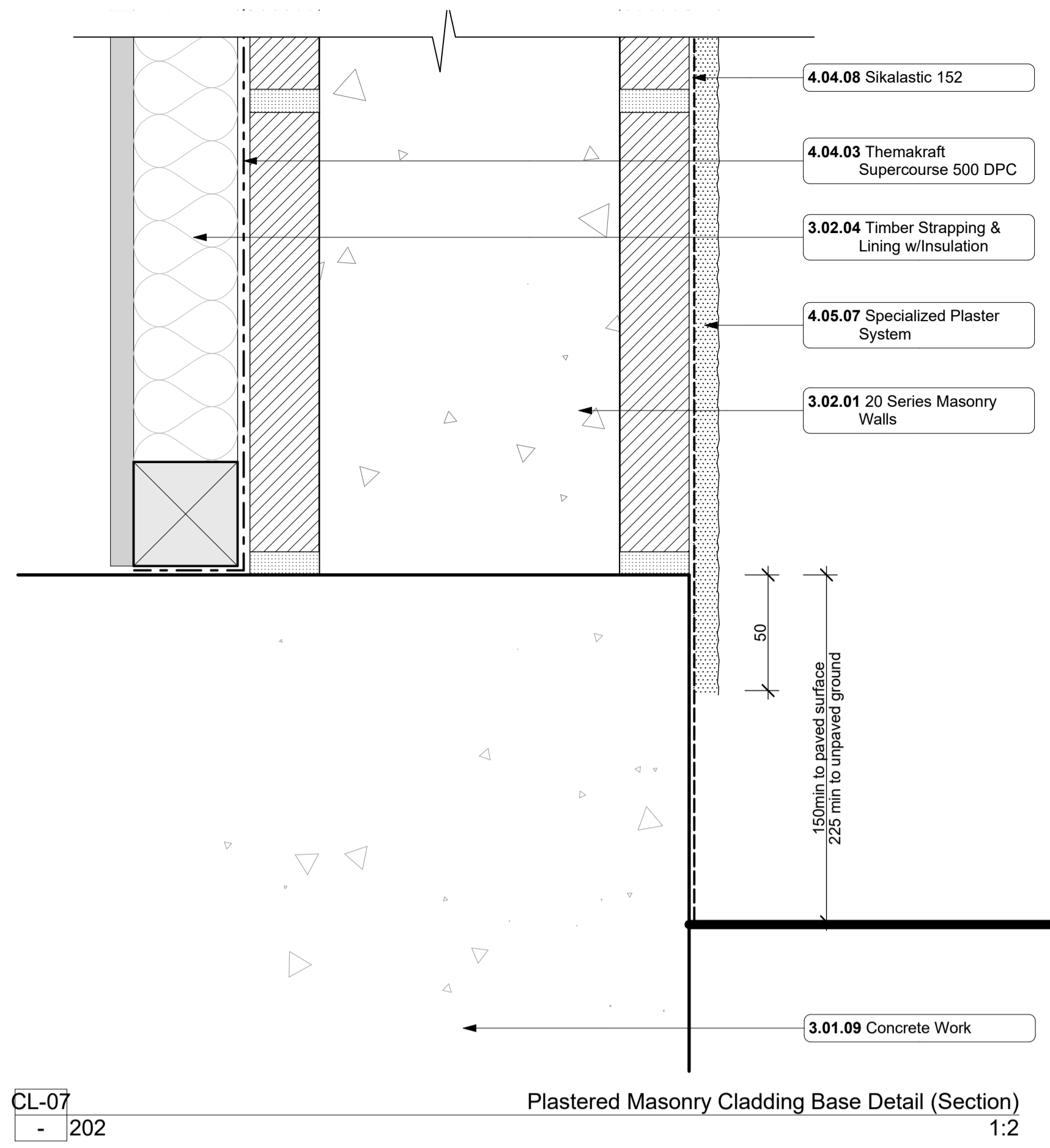
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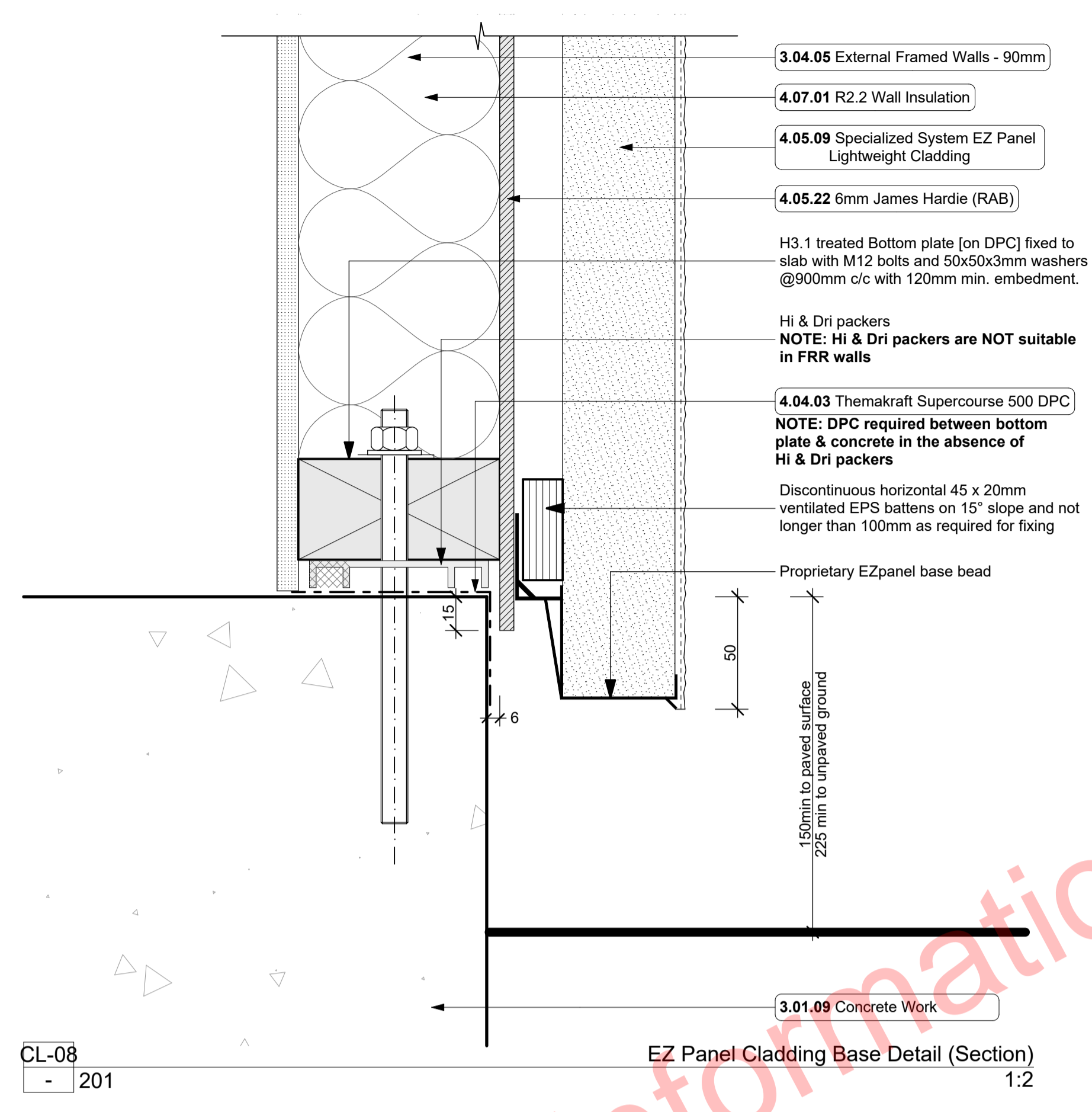
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project title:
Proposed Development for:
for:
Bonair Developments
at:
153 Bonair Crescent (Block C) Silverdale, Auckland
sheet title:
Section F-F
drawn: **KN** checked: **JM** dwg n#: **304**
job n#: **2005**
date created: **12/20/2018**
date plotted: **2/7/2019**
issue: **BC Block C** rev n#: **1**
scale: **1:50, 1:1 @ A1**
NOTE: Drawings are 1/2 scale @ A3
CAD ref: K:\nsdm\PROJECTS\2005-2009\2005 - Broadway Property Group\4 BC\2005_Broadway Property Group_BLOCK C_BC.dwg

FOR BUILDING CONSENT



CL-07
- 202
Plastered Masonry Cladding Base Detail (Section)
1:2



CL-08
- 201
EZ Panel Cladding Base Detail (Section)
1:2

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 NZS4110. Refer to specific notes for strapping and lining requirements. FRR240/240/240
- 3.02.04 Timber Strapping & Lining**
Insulation
Masonry block wall to be strapped with 50x50mm H1.2 battens on dpc at 600c/s with Audex Greenstuff R1.3 40mm fireglass 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 c/s as per setout plans and noggs @ 600c/s to NZS3604:2011 unless noted otherwise. Increase to 290x45 studs @ 600 c/s where stud height exceeds 2.7m. Reduce stud spacing to 290x45 @ 300c/s where stud height exceeds 3.0m up to 3.6m. Ensure all insulation within framing with the requirements of E2/AS1. Nog for all fittings, fixtures, linings, bracing panels and trims. DPC (method) between bottom plate and concrete 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 Themakraft Thermathene 300 DPM**
Themakraft Thermathene Orange 300 micron polythene damp-proof membrane (DPM) under slab/footings. 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 60x2mm 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 incorporating with Gib Plyline. Refer to architectural details.

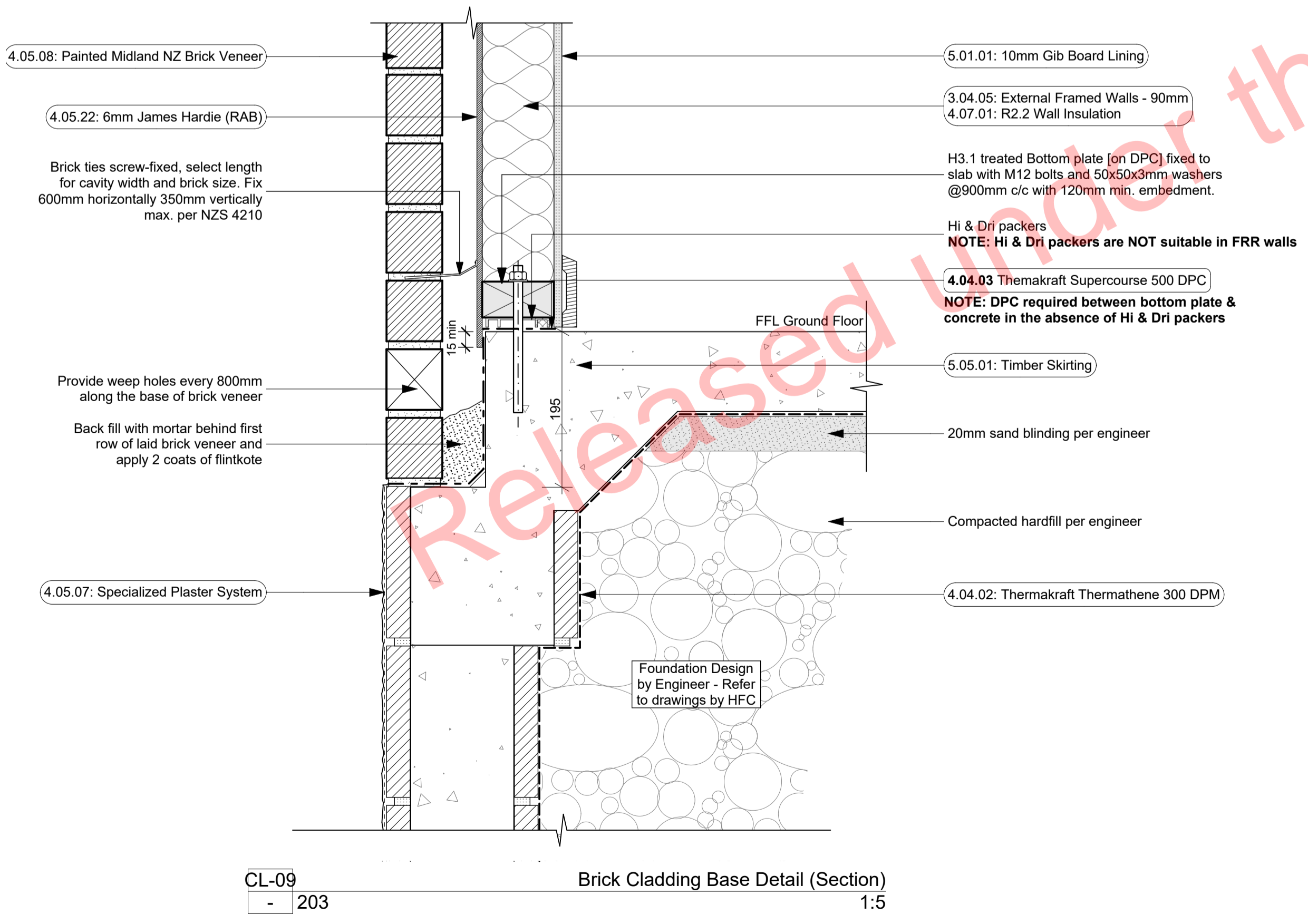
- 4.04.03 Themakraft Supercourse 500 DPC**
Themakraft Supercourse 500 DPC between concrete/concrete masonry/aluminium and timber members. Install strictly as per manufacturer's specifications and details.
- 4.04.08 Sikalastic 152**
Sikalastic 152 Exterior Waterproofing Membrane applied to exposed face of Slab and rebates. 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 manufacturer's specifications. System only for timber framed wing walls.
- 4.05.08 Painted Midland NZ Brick Veneer**
Midland NZ painted brick veneer with 50mm cavity with RAB on timber framed walls, to NZS 3604 : 2011. Provide weep holes @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 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. Install stainless steel lintel bars over openings as per brick window head table details.
- 4.06.07 Fairview Elite Powdercoated Rebatated Aluminium Sliding Doors**
Elite Fairview Classic Residential 35 Powdercoated Rebatated 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.
- 4.07.01 R2.2 Wall Insulation**
Autex Greenstuff R2.2 Wall Insulation (90mm), or similar with equivalent R-value, installed as per manufacturer's specifications and instructions.

5 INTERIOR

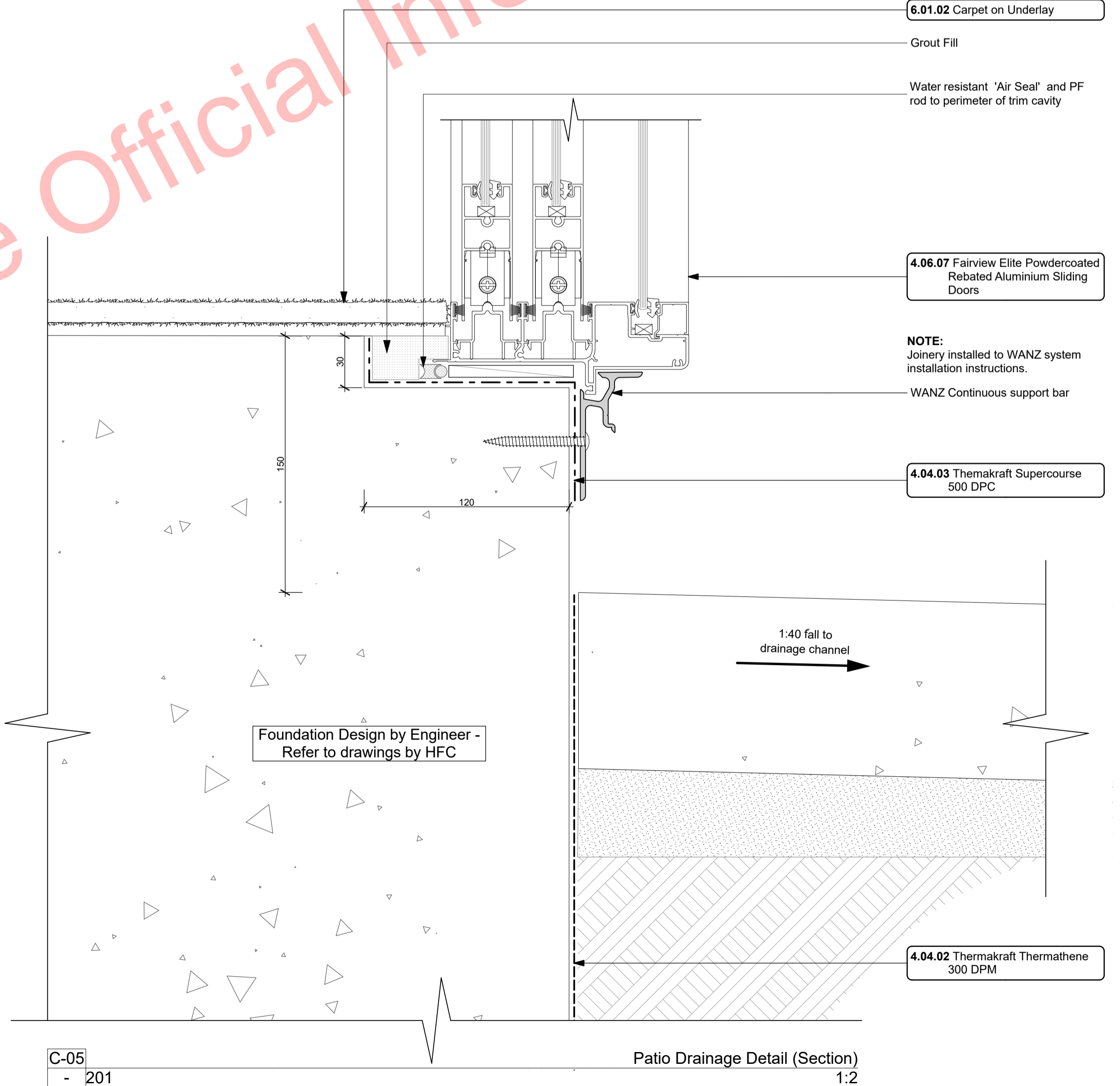
- 5.01.01 10mm Gib Board Lining**
10mm Gib Board lining fixed horizontally or vertically over selected framing. Gib stopped to level 4mm finish for painting. Square stopped to ceiling. Install strictly as per manufacturer's specifications and details. Refer to engineer drawings for bracing locations.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

6 FINISH

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



CL-09
- 203
Brick Cladding Base Detail (Section)
1:5



C-05
- 201
Patio Drainage Detail (Section)
1:2

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

RevID	Issue	CHD	Comments	Date
01	Building Consent			12/20/2018



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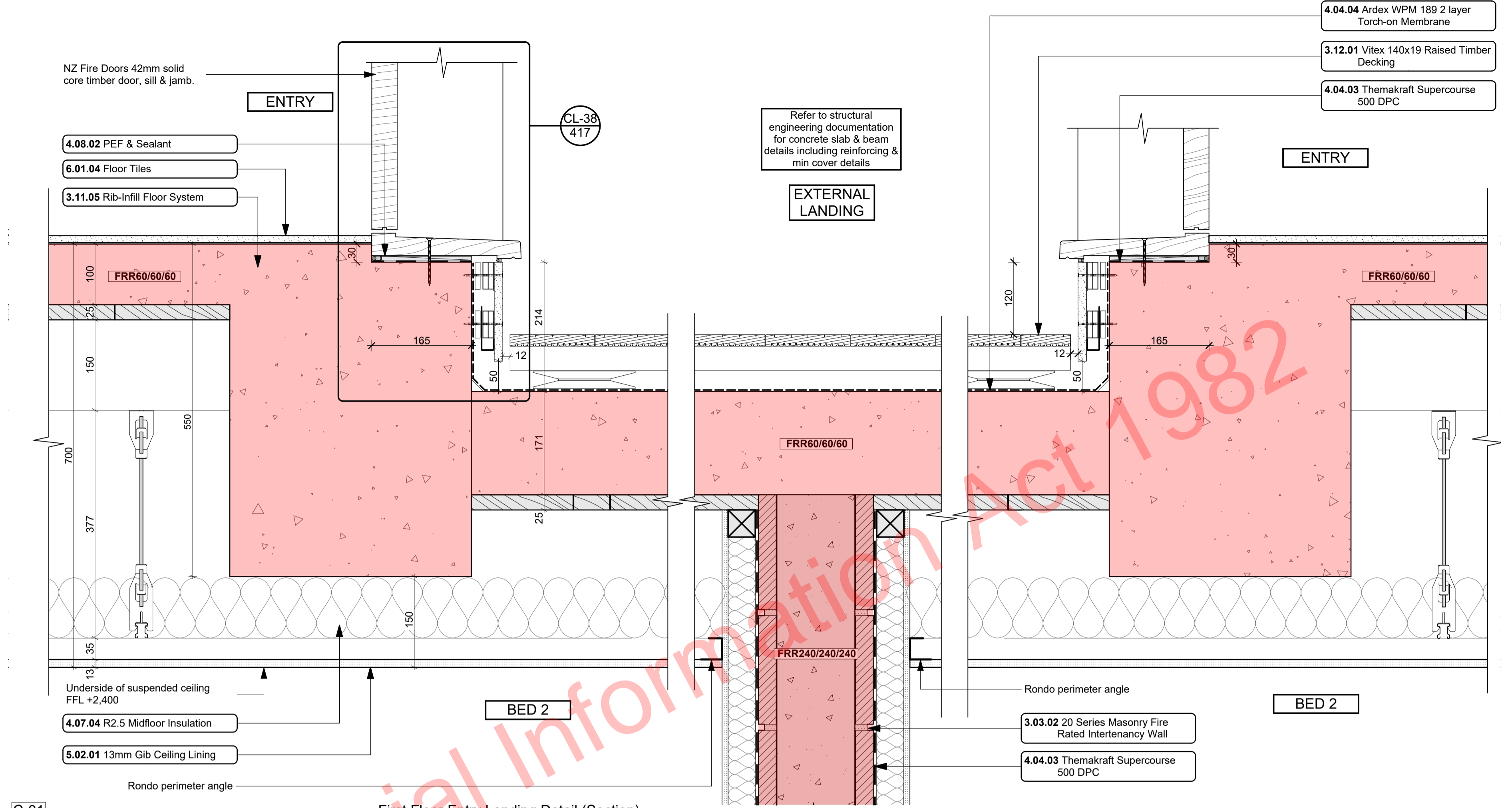
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project title:
Proposed Development for:
for:
Bonair Developments
at:
153 Bonair Crescent (Block C) Silverdale, Auckland
sheet title:
Cladding Base Details
drawn: **KN** checked: **JM** dwg n#: **401**
job n#: **2005**
date created: **12/20/2018**
date plotted: **2/7/2019**
issue: **BC Block C** rev n#: **1:2, 1:5 @ A1**
scale:
NOTE: Drawings are 1/2 scale @ A3
CAD ref: **KrisnaM\PROJECTS\2005-2009\2005 - Broadway Property Group\BC2005_Broadway Property Group_BLOCK C_B.C.plt**

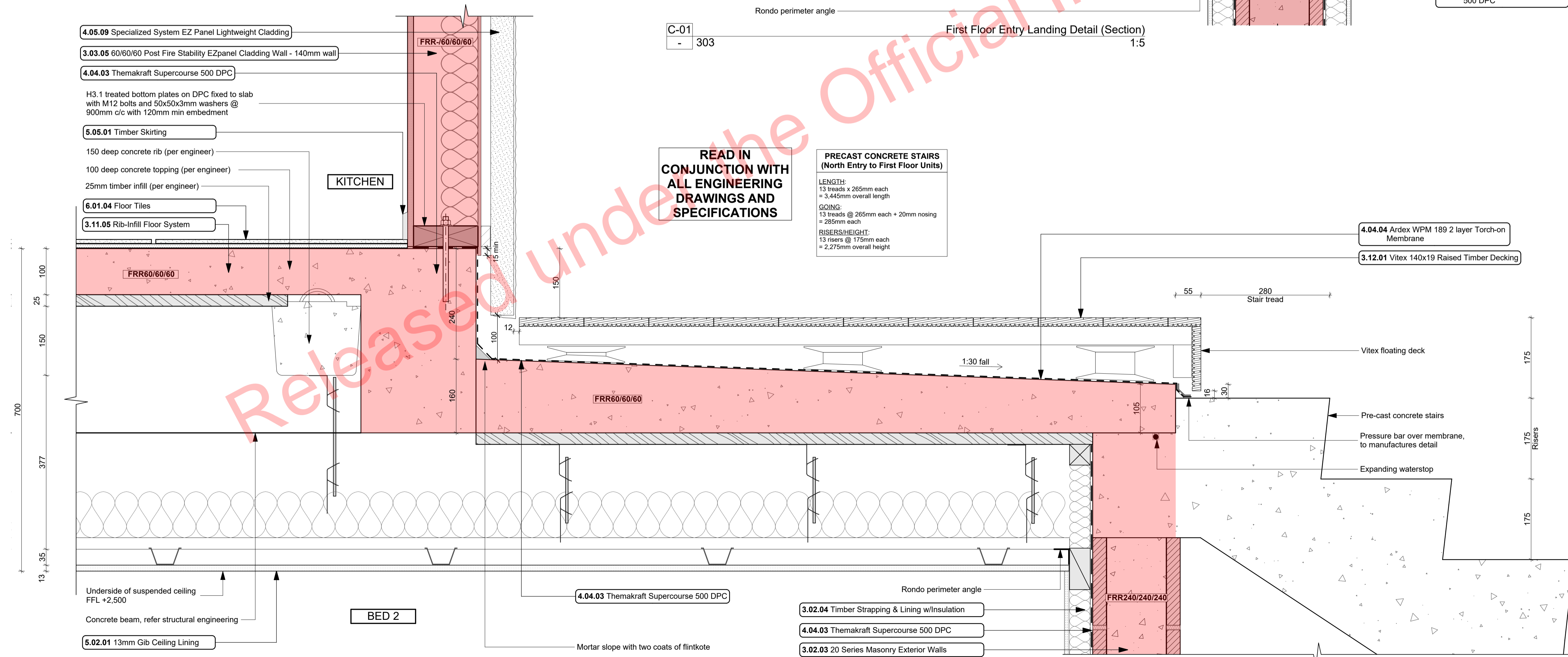
FOR BUILDING CONSENT

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 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 Ardex Greenstuff R1.3 40mm fibre-glass insulation installed between with 10mm Gib board lining.
 - 3.03.02 20 Series Masonry Fire Rated Intertency Wall FRR240/240/240 190mm thick concrete block intertency wall. Installed to Structural Engineers Details. 10mm Paint Finish Gib on 50x50mm H1.2 timber strapping with R1.3 insulation to either side. Fire Rated sealant to perimeter.
 - 3.03.05 60/60/60 Post Fire Stability EZpanel Cladding Wall - 140mm wall James Hardie JHEFR60 60/60/60 Post Fire Stability Exterior Timber Framed Wall with EZ Panel cladding: 140x455GB 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). Reduce spacing to 300 c/s where stud height exceeds 3.6m.
- 4 ENCLOSURE**
- 4.04.03 Themakraft Supercourse 500 DPC Themakraft Supercourse 500 DPC between concrete/concrete masonry
- 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. Refer to structural engineer's plans for structural layout & reinforcing. Refer to architectural plan for recesses, dimensions and levels only.
 - 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**
- 6.01.04 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.
- /aluminium and timber members. Install strictly as per manufacturer's specifications and details.



C-01 - 303 First Floor Entry Landing Detail (Section) 1:5



C-02 - 301 First Floor Entry Stairs Detail (Section) 1:5

READ IN CONJUNCTION WITH ALL ENGINEERING DRAWINGS AND SPECIFICATIONS

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

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Rev/ID	Issue	CHD	Comments	Date
01	Building Consent			12/20/2018

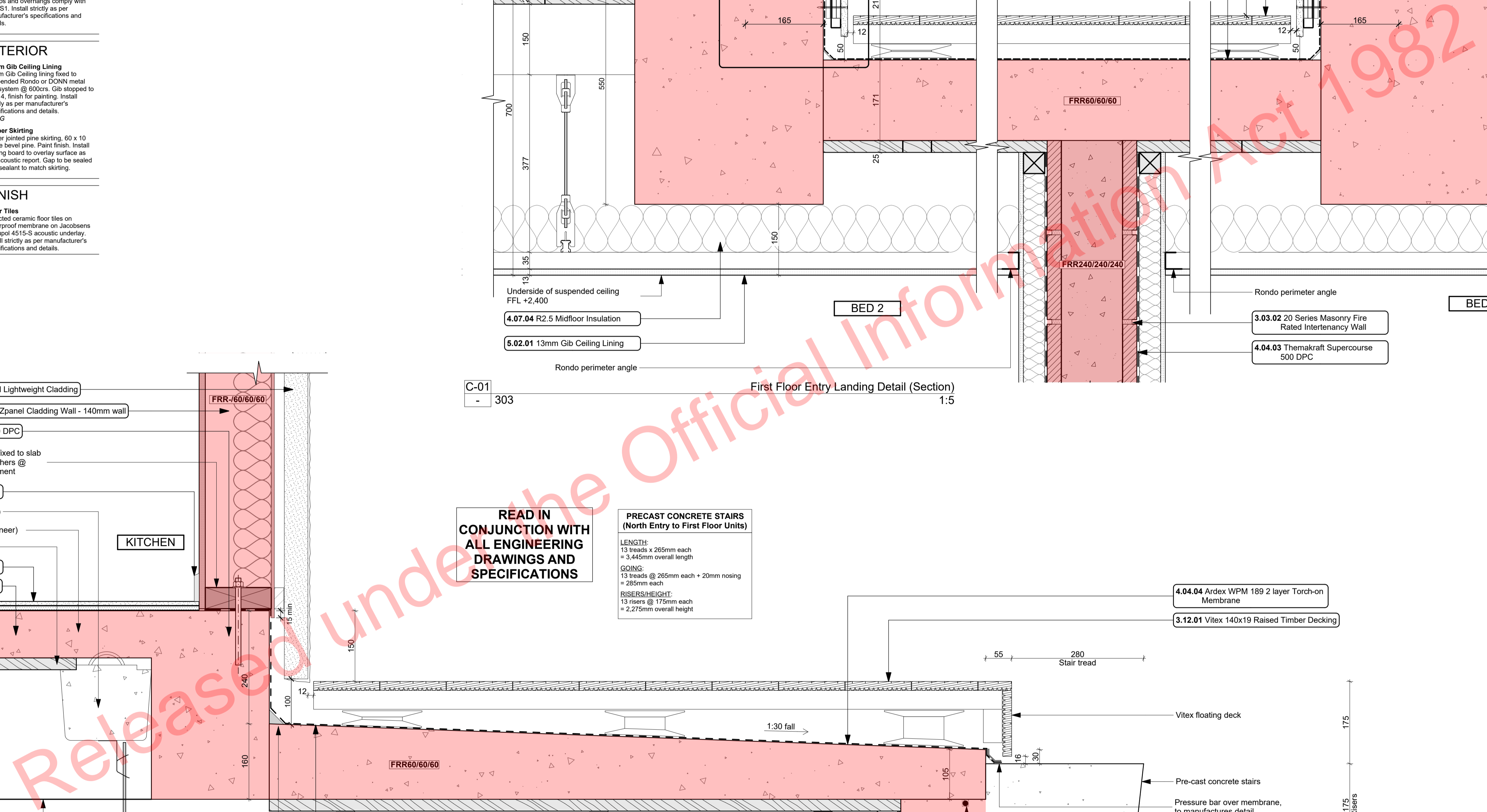


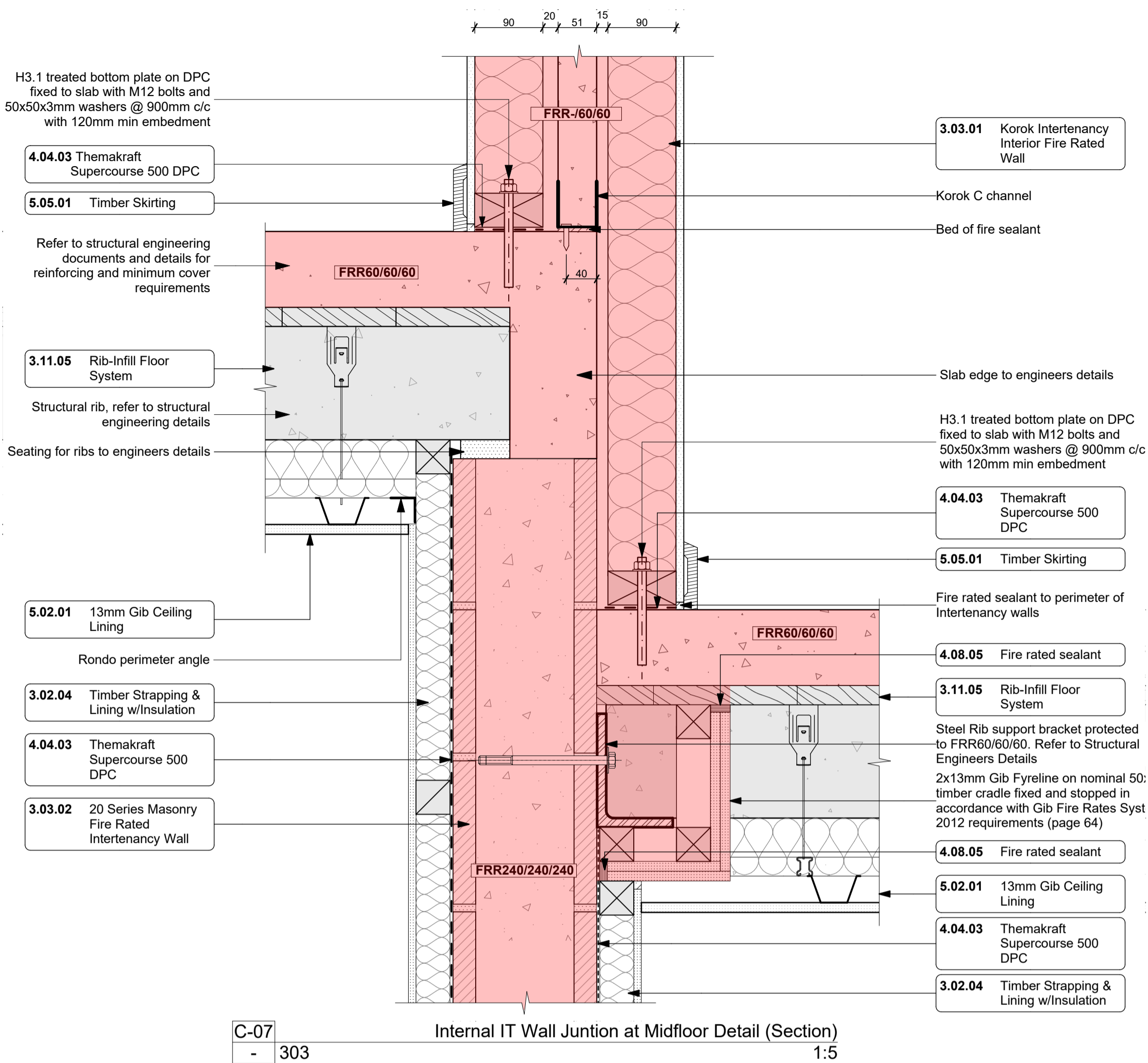
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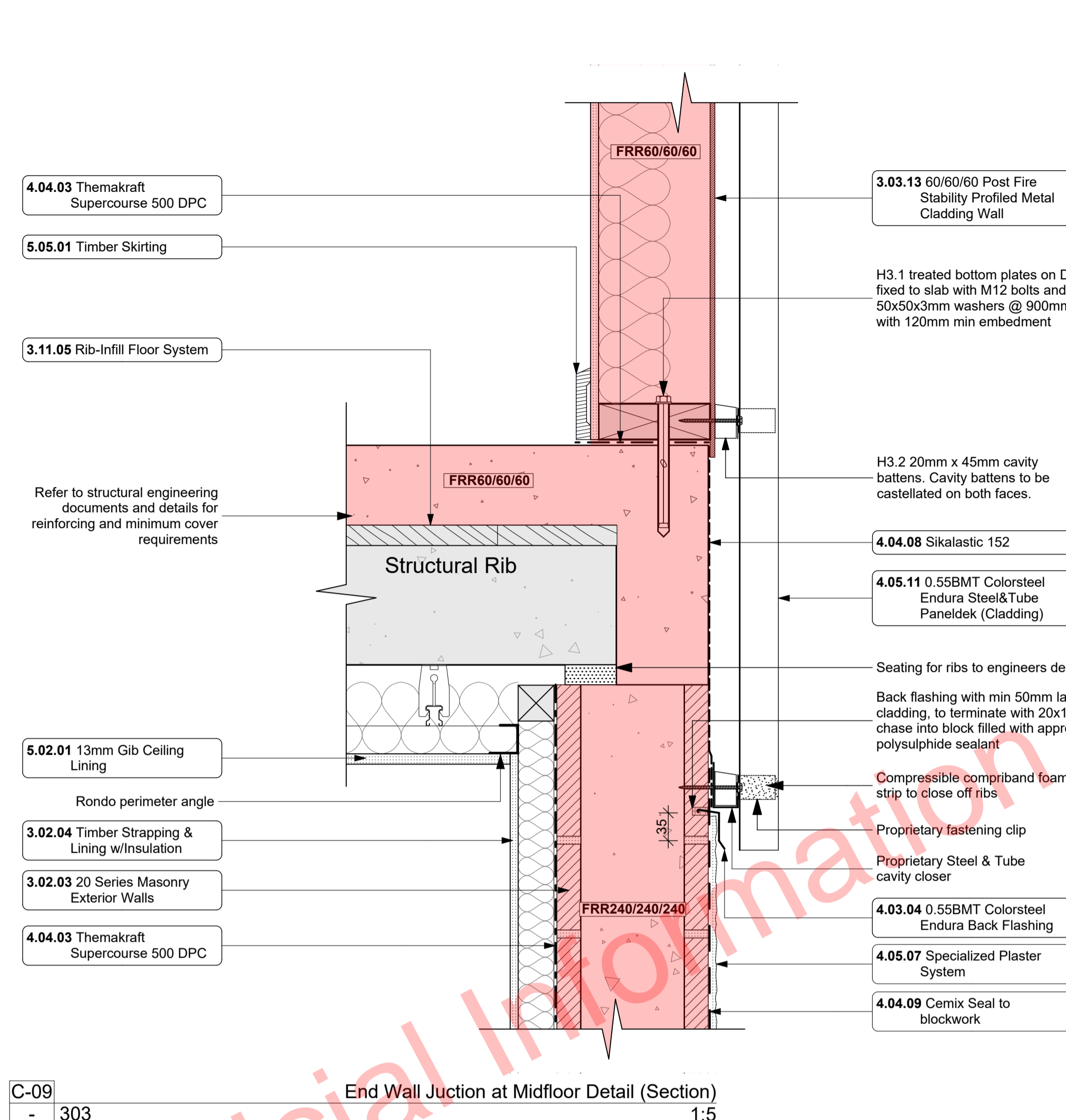
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Proposed Development for:
 for:
Bonair Developments
 at:
153 Bonair Crescent (Block C) Silverdale, Auckland
 sheet title:
Midfloor Details
 drawn: **KN** checked: **JM** dwg n#: **402**
 job n#: **2005**
 date created: **12/20/2018**
 date plotted: **2/7/2019**
 issue: **BC Block C** rev n#: **1**
 scale: **1:5 @ A1**
 NOTE: Drawings are 1/2 scale @ A3
 CAD ref: B/C2005_Broadway Property Group_BLOCK C_BC.pht

FOR BUILDING CONSENT

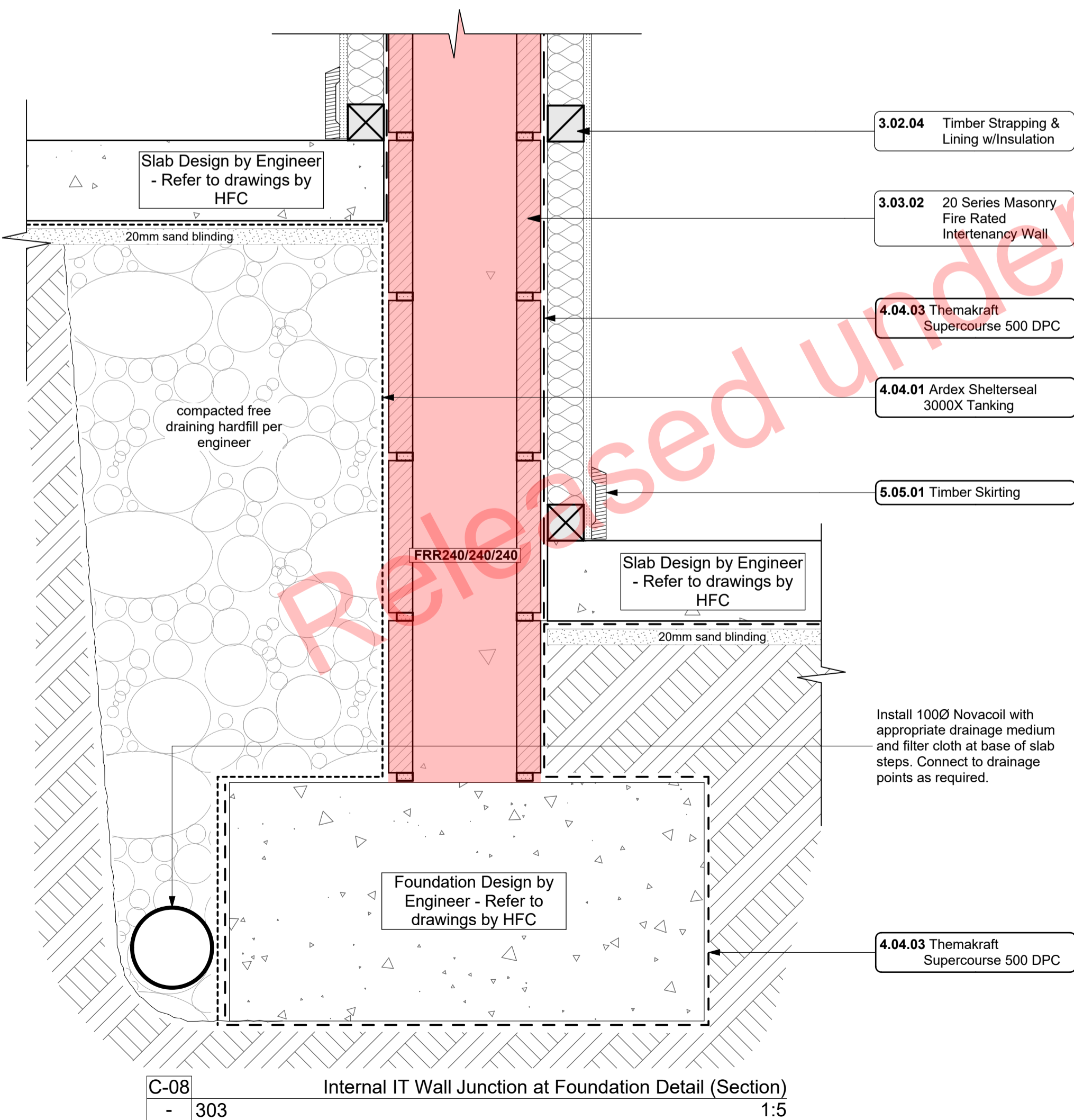




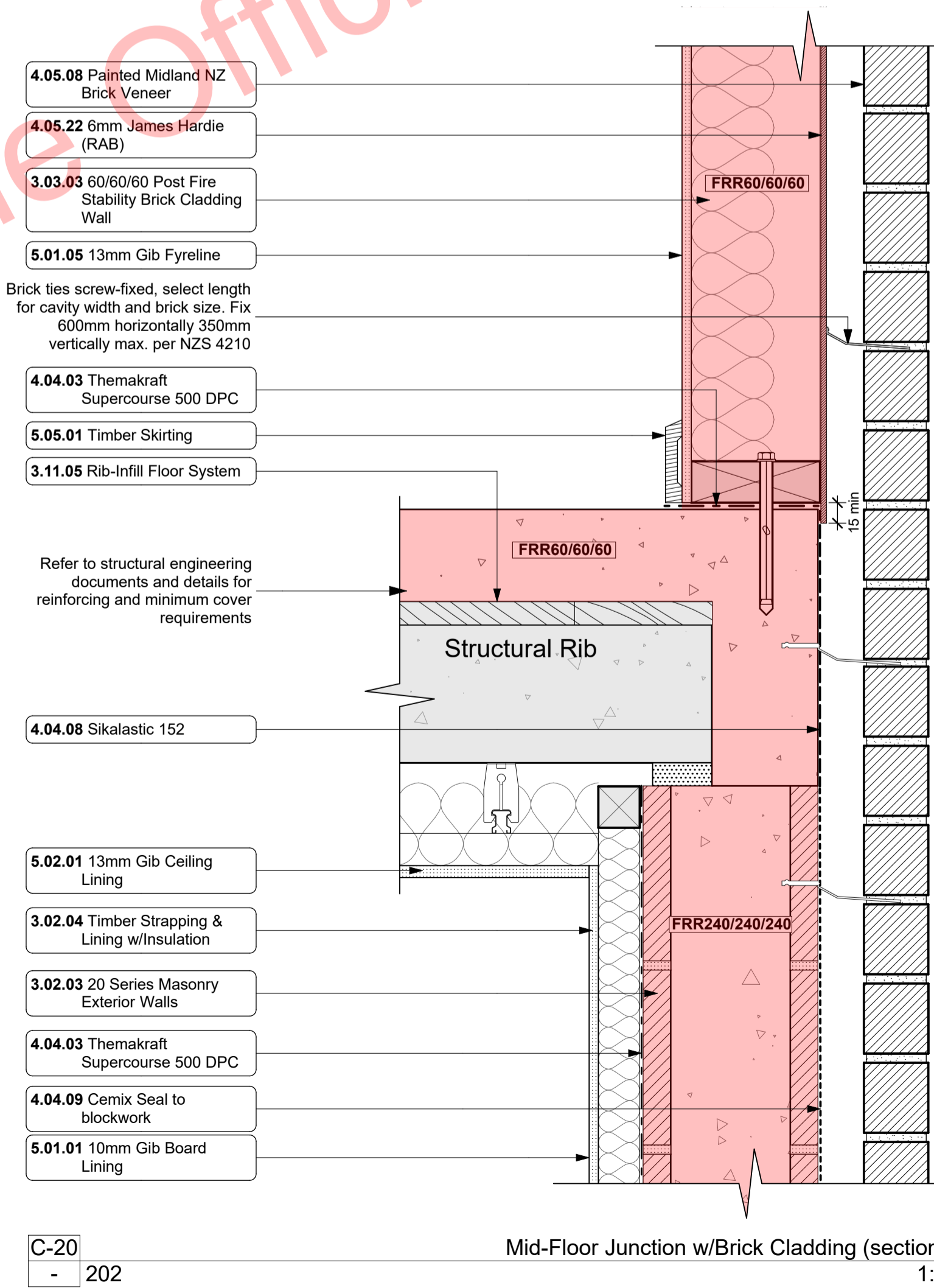
C-07
- 303
Internal IT Wall Junction at Midfloor Detail (Section)
1:5



C-09
- 303
End Wall Junction at Midfloor Detail (Section)
1:5



C-08
- 303
Internal IT Wall Junction at Foundation Detail (Section)
1:5



C-20
- 202
Mid-Floor Junction w/Brick Cladding (section)
1:5

Notes

3 STRUCTURE

- 3.02.03 20 Series Masonry Exterior Walls
150mm 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 Autex Greenstuf 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 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. FRR240/240/240
- 3.03.02 20 Series Masonry Fire Rated Intertency Wall
FRR240/240/240 190 mm thick concrete block intertency wall. Installed to Structural Engineers Details. 10mm Paint Finish Gib on 50x50mm H1.2 timber strapping with R1.3 Insulation to either side. Fire Rated sealant to perimeter.
- 3.03.03 60/60/60 Post Fire Stability Brick Cladding Wall
James Hardie JHETGR60a 60/60/60 Post Fire Stability Exterior Timber Framed Wall with Brick Veneer Cladding: 140x45 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 Fyreline to interior face. Brick Veneer on cavity on 6mm RAB to exterior face. Reduce spacing to 300 c/s where stud height exceeds 3.6m.
- 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 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 Standard Gib above to interior face. Profiled Metal cladding on cavity on 6mm RAB to exterior face. Reduce spacing to 300 c/s where stud height exceeds 3.6m.
- 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 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 Standard Gib above to interior face. Profiled Metal cladding on cavity on 6mm RAB to exterior face. Reduce spacing to 300 c/s where stud height exceeds 3.6m.
- 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

4 ENCLOSURE

- 4.03.04 0.55BMT Colorsteel Endura Back Flashing
Profiled 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
- 4.04.03 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. #161T
- 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

- 4.05.08 Painted Midland NZ Brick Veneer
Midland NZ painted brick veneer with 50mm cavity with RAB on timber framed walls. to NZS 3604 : 2011. Provide weep holes @800mm max centres and 10mm ventilation gap between top of brick and soffit lining. Wall ties and fixings in accordance with NZS 4210 : 2001. Standard range molar, colour to match brick. The 2 storey brick cladding system used on this building must be completed to 'Design Note TB1' refer to Midland Brick for Design Note TB1. Install strictly as per manufacturer's specifications and details. Install stainless steel lintel bars over openings as per brick window head detail.
- 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 H1.2 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 clip. Install strictly as per manufacturer's specifications and details.
- 4.05.22 6mm James Hardie (RAB)
6mm thick James Hardie Rigid Air Barrier RAB board fixed in accordance with manufacturer's specifications and details. Use only in areas where fire rating is required on a timber framing system in conjunction with Gib Fyreline. Refer to architectural details. Install strictly as per manufacturer's specifications and details. Refer to Fire report and drawings. #161T
- 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.

5 INTERIOR

- 5.01.01 10mm Gib Board Lining
10mm Gib Board lining fixed horizontally or vertically over selected framing. Gib stopped to level 4mm. Finish for painting. Square stopped to ceiling. Install strictly as per manufacturer's specifications and details. Refer to engineer drawings for bracing locations. #113G
- 5.01.05 13mm Gib Fyreline
13mm Gib Fyreline Board lining fixed horizontally or vertically over selected framing. Gib stopped to level 4mm. Finish for painting. Square stopped to ceiling. Install strictly as per manufacturer's specifications and details. #113G
- 5.02.01 13mm Gib Ceiling Lining
13mm Gib Ceiling Lining fixed to Suspended Rondo or DCON metal grid system @ 600c/s. Gib stopped to level 4. Finish for painting. Install strictly as per manufacturer's specifications and details. #113G
- 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.

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

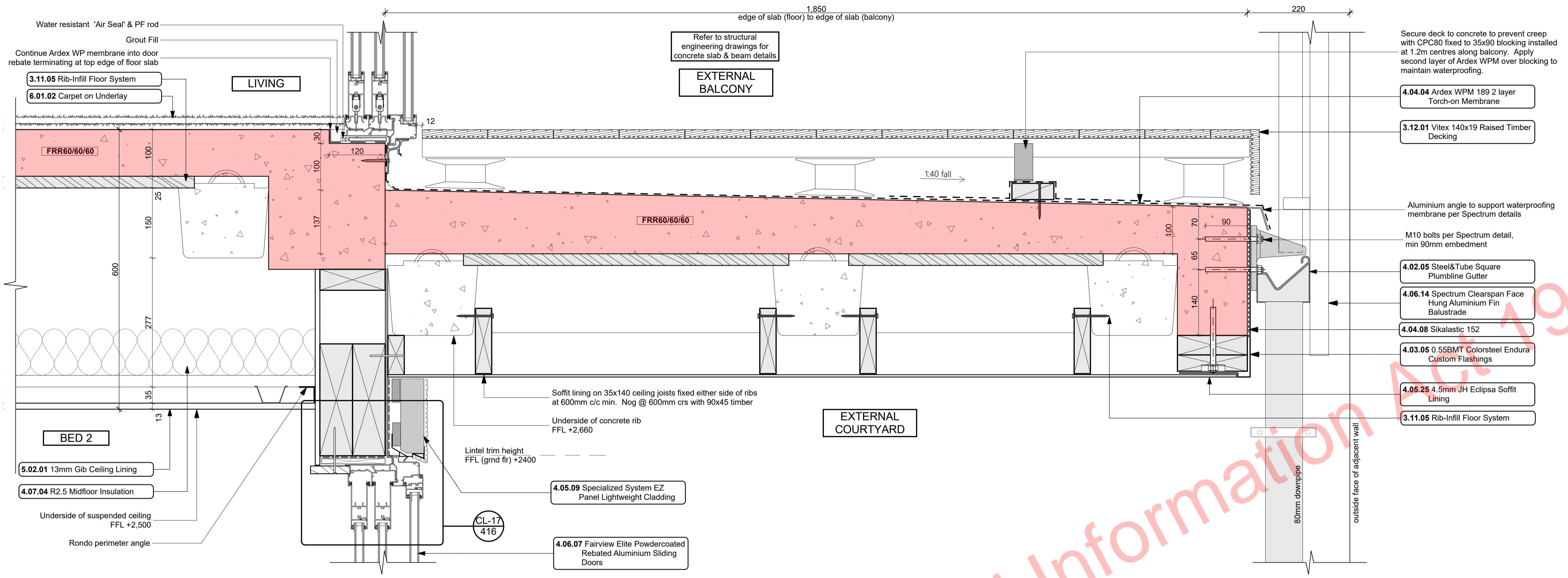
RevID	Issue	CHD	Comments	Date
01	Building Content			12/20/2018



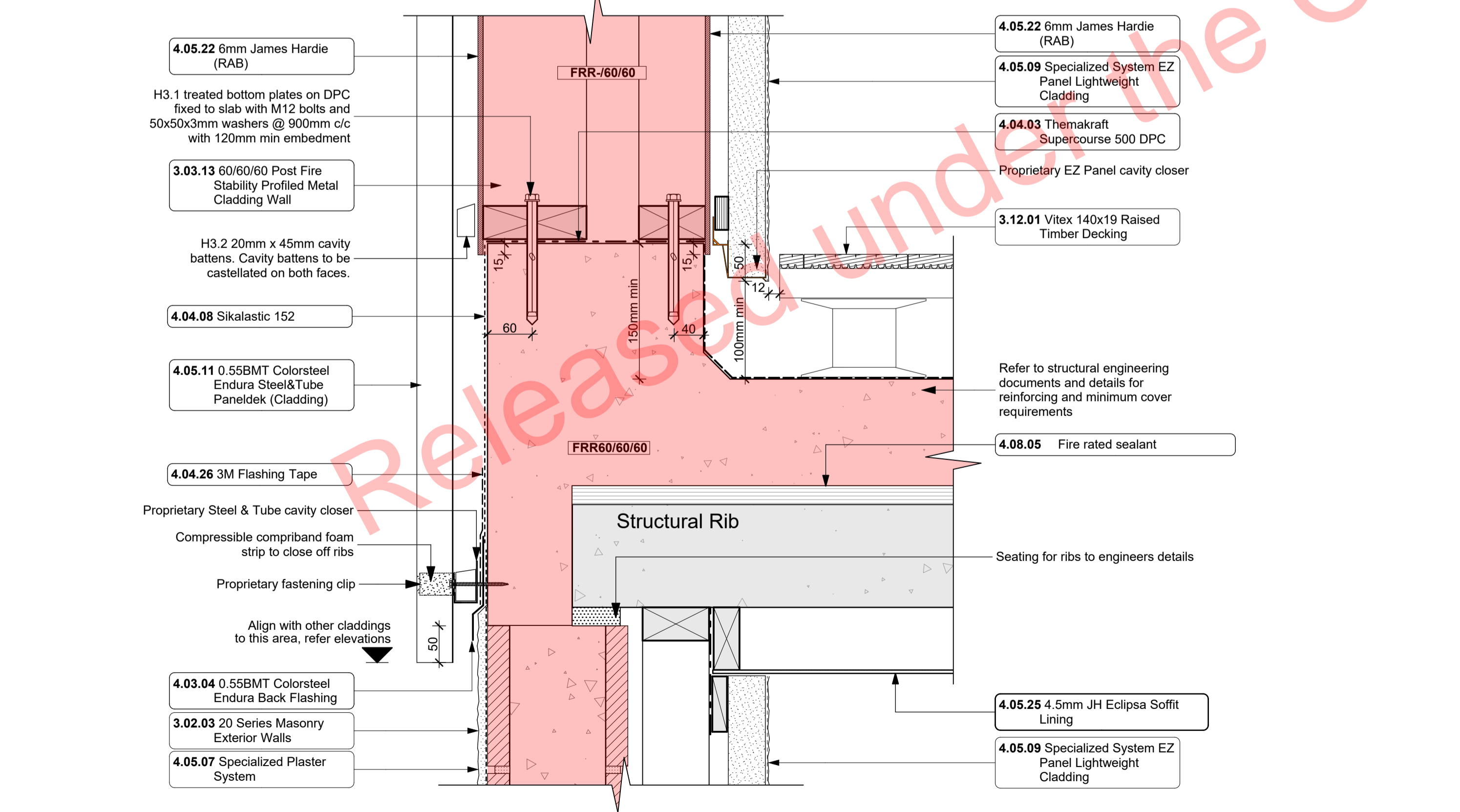
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project title:
Proposed Development for:
for:
Bonair Developments
at:
153 Bonair Crescent (Block C) Silverdale, Auckland
sheet title:
Midfloor Details
drawn: **KN** checked: **JM** dwg n#: **403**
job n#: **2005**
date created: **12/20/2018**
date plotted: **2/7/2019**
issue: **BC Block C** rev n#: **1:5 @ A1**
scale: **1:5 @ A1**
NOTE: Drawings are 1/2 scale @ A3
CAD ref: K:\ns\m\PROJECTS\2005-2009\2005 - Broadway Property Group\4 BC\2005_Broadway Property Group_BLOCK C_BC.dwg

FOR BUILDING CONSENT



C-03 Balcony with Aluminium Balustrade Detail (Section) 1:5



C-11 End Wall Junction at Balcony Slab Detail (Section) 1:5

Notes

3 STRUCTURE

- 3.02.03 20 Series Masonry Exterior Walls 100mm 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
- 3.03.13 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 SGB 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 min 800 AFFL, 13mm Standard Gib above to interior face. Profiled Metal cladding on cavity on 6mm RAB to exterior face. Reduce spacing to 300 crs where stud height exceeds 3.6m.
- 3.11.05 Rib-Infill Floor System Rib and in-fill floor slab as designed and detailed by structural engineer. 150 Rib + 25 in-fill + 100 topping. Refer to structural engineer's plans for structural layout & reinforcing. Refer to architectural plan for recesses, dimensions and levels only. 3155FR
- 3.12.01 Vitex 140x19 Raised Timber Decking Vitex 140x19 timber decking on raised structure Quickbuild aluminium Vitex decking system to have 3mm gaps between boards. Selected coating applied to all faces.

4 ENCLOSURE

- 4.02.05 Steel&Tube Square Plumbline Gutter Steel&Tube Square Plumbline Colorsteel 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
- 4.03.04 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
- 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

- 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
- 4.04.08 Sikalastic 152 Sikalastic 152 Exterior Waterproofing Membrane applied to exposed face of Slab and rebates. All in accordance with manufacturers requirements.
- 4.04.26 3M Flashing Tape Approved 3M 8087 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 50x21mm High Density EPS vertical cavity battens at 600crs max. Float textured finish by Specialized Systems. Min 2 coats of paint. Colour TBD. All installation in accordance with manufacturers specifications. System only for timber framed wing walls.
- 4.05.25 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.
- 4.06.14 Spectrum Clearspan Face Hung Aluminium Fin Balustrade Spectrum Clearspan Face Hung Aluminium Fin Balustrade on Castway 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 Auten 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.
- 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.
- 5.02.01 13mm Gib Ceiling Lining 13mm Gib Ceiling lining fixed to Suspended Rondo or DONN metal grid system @ 600crs. Gib stopped to level 4, finish for painting. Install strictly as per manufacturer's specifications and details. 5113G
- 6.01.02 Carpet on Underlay Selected carpet over underlay, installed as per manufacturer's specification. Selection TBC by client.

5 INTERIOR

6 FINISH

- 4.04.02 Secure deck to concrete to prevent creep with CPC60 fixed to 35x90 blocking installed at 1.2m centres along balcony. Apply second layer of Ardex WPM over blocking to maintain waterproofing.
- 4.04.04 Ardex WPM 189 2 layer Torch-on Membrane
- 3.12.01 Vitex 140x19 Raised Timber Decking
- Aluminium angle to support waterproofing membrane per Spectrum details
- M10 bolts per Spectrum detail, min 90mm embedment
- 4.02.05 Steel&Tube Square Plumbline Gutter
- 4.06.14 Spectrum Clearspan Face Hung Aluminium Fin Balustrade
- 4.04.08 Sikalastic 152
- 4.03.05 0.55BMT Colorsteel Endura Custom Flashings
- 4.05.25 4.5mm JH Eclipsa Soffit Lining
- 3.11.05 Rib-Infill Floor System

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

RevID	Issue	CHD	Comments	Date
01	Building Consent			12/20/2018

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FOR BUILDING CONSENT

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

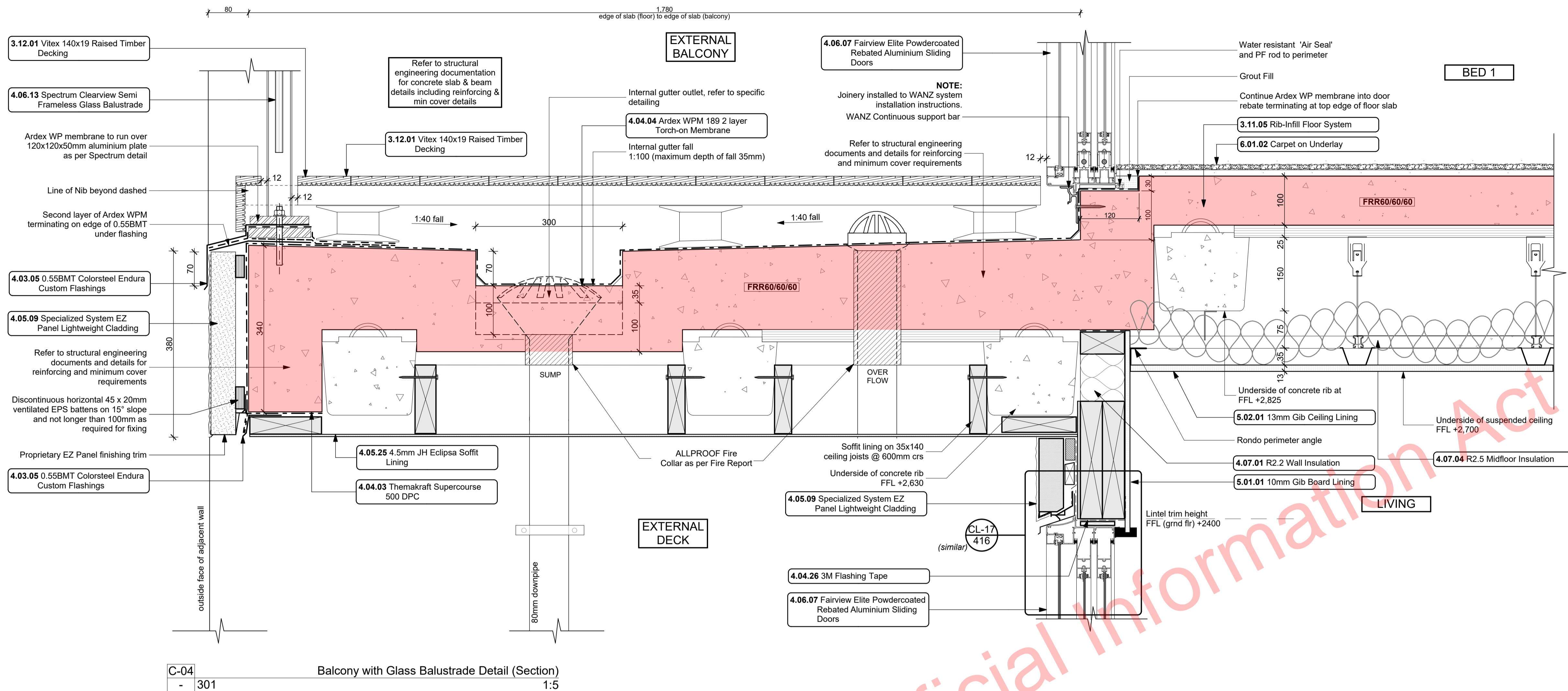
sheet title:
Balcony Details

drawn: **KN** checked: **JM** dwg n#: **404**

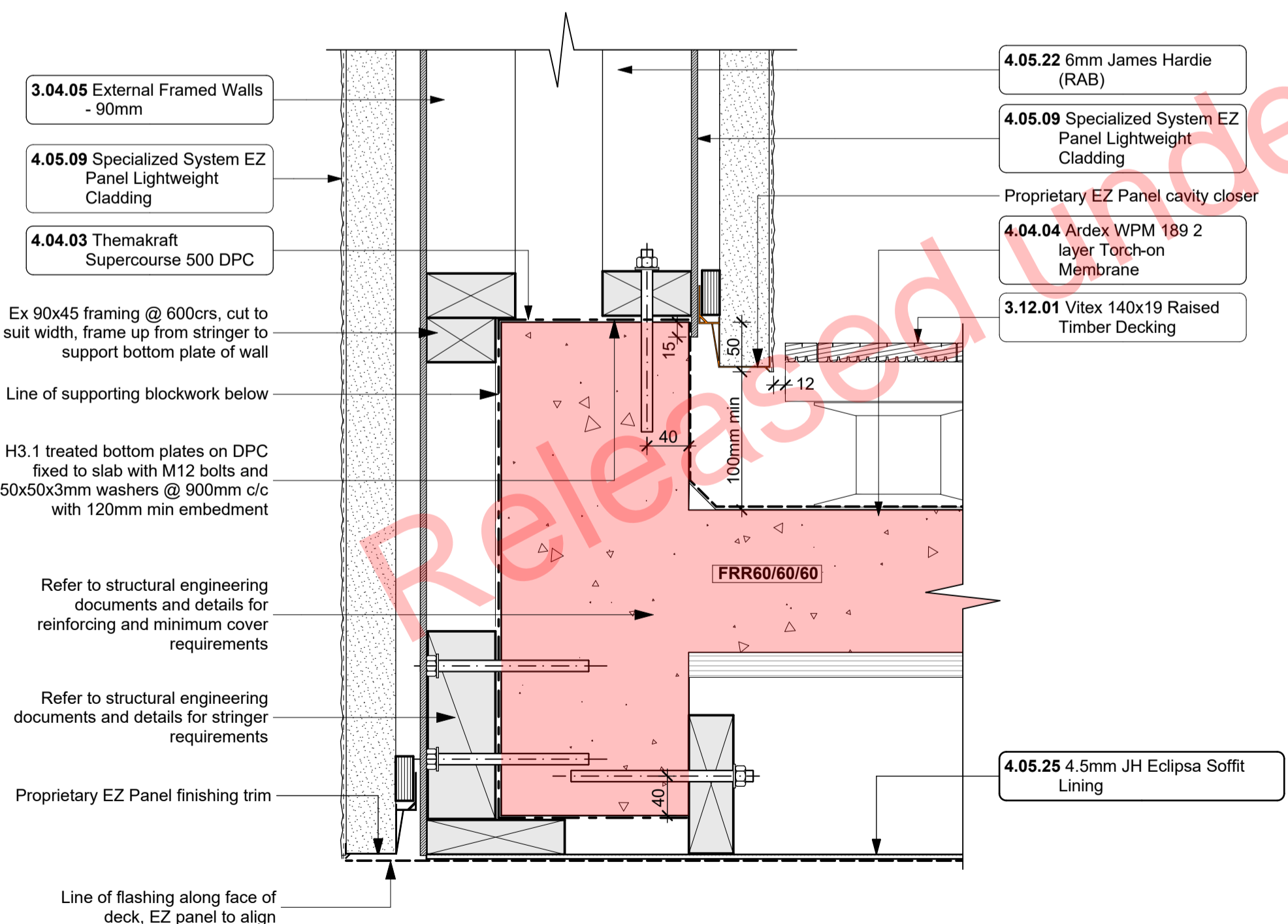
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date created: **12/20/2018**
date plotted: **2/7/2019**

issue: **BC Block C** rev n#: **1:5 @ A1**
scale: **1:5 @ A1**

NOTE: Drawings are 1/2 scale @ A3
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C-04
- 301
Balcony with Glass Balustrade Detail (Section)
1:5



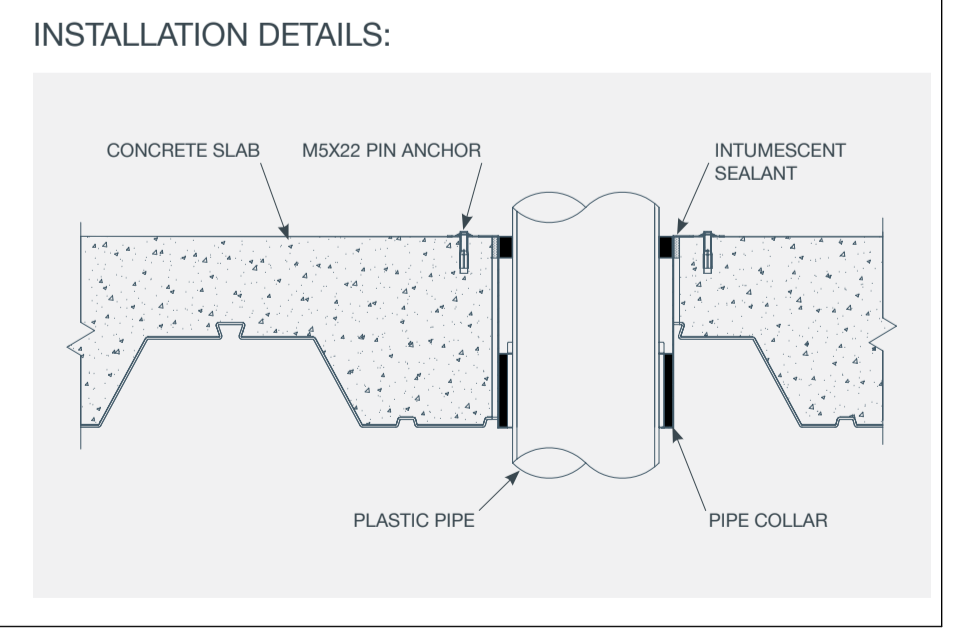
C-12
- 304
Nib Wall Junction at Balcony Slab Detail (Section)
1:5

DROP IN FIRE COLLAR TEST RESULTS:

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

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

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



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

AllProof Drop In Fire Collar Details

Notes

- 3 STRUCTURE**
- 3.04.05 External Framed Walls - 90mm Generally construct with 90x45 SGB KD H1.2 framing with studs on H and Dri packers at crs as per setout plans and nogs @ 600crs to NZS3604.2011 unless noted otherwise. Increase to 2/90x45 studs @ 600 crs where stud height exceeds 2.7m. Reduce stud spacing to 2/90x45 @ 300crs where stud height exceeds 3.0m up to 3.6m. Ensure all insulation within framing where applicable, is secured into place with Dairiband straps in accordance with the requirements of E2/A5.1. 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.
- 3.11.05 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 framing layout & reinforcing. Refer to architectural plan for recesses, dimensions and levels only. 3155FR
- 3.12.01 Vitex 140x19 Raised Timber Decking Vitex 140x19 timber decking on raised Outdure Quickbuild aluminium. Vitex decking system to have 3mm gaps between boards. Selected coating applied to all faces.
- 4 ENCLOSURE**
- 4.03.05 0.55BMT Colorsteel Endura Custom Flashings Prefinished 0.55BMT Endura composite made flashings with turned edge. Ensure all laps & overhangs comply with E2/A5.1 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 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 manufacturer's requirements. Dual Layer system to decks below raised decking.
- 4.04.26 3M Flashing Tape Approved 3M 8067 All weather flashing tape as per manufacturer's specifications and details. Install strictly as per manufacturer's specifications and details.
- 4.05.09 Specialized System EZ Panel Lightweight Cladding Specialized System EZ Panel 50mm autoclaved lightweight concrete Facade System over 50x21mm High Density EPS vertical cavity battens at 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 Fynline. Refer to architectural details. 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 primers @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

- 6.01.02 Carpet on Underlay Selected carpet over underlay, installed as per manufacturer's specification. Selection TBC by client. Confirm size on site prior to manufacture. Install strictly as per manufacturer's specifications and details. Hardware TBC by client.
- 4.06.13 Spectrum Clearview Semi Frameless Glass Balustrade Spectrum Clearview Semi Frameless Glazed Balustrade. Top mounted - No Handrail. Laminated Glazing to 1000 AFFL. Powdercoated finish to match joinery. Install strictly as per manufacturer's specifications and details.
- 4.07.01 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.
- 4.07.04 R2.5 Midfloor Insulation Autex Greenstuff R2.5 Wall / 100mm used in Midfloor insulation, or similar with equivalent R-value. STC 43 insulation installed as per manufacturer's specifications and instructions.
- 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. 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. Confirm size on site prior to manufacture. Install strictly as per manufacturer's specifications and details. Hardware TBC by client.

01	Building Consent	Comments	Date
			12/20/2018

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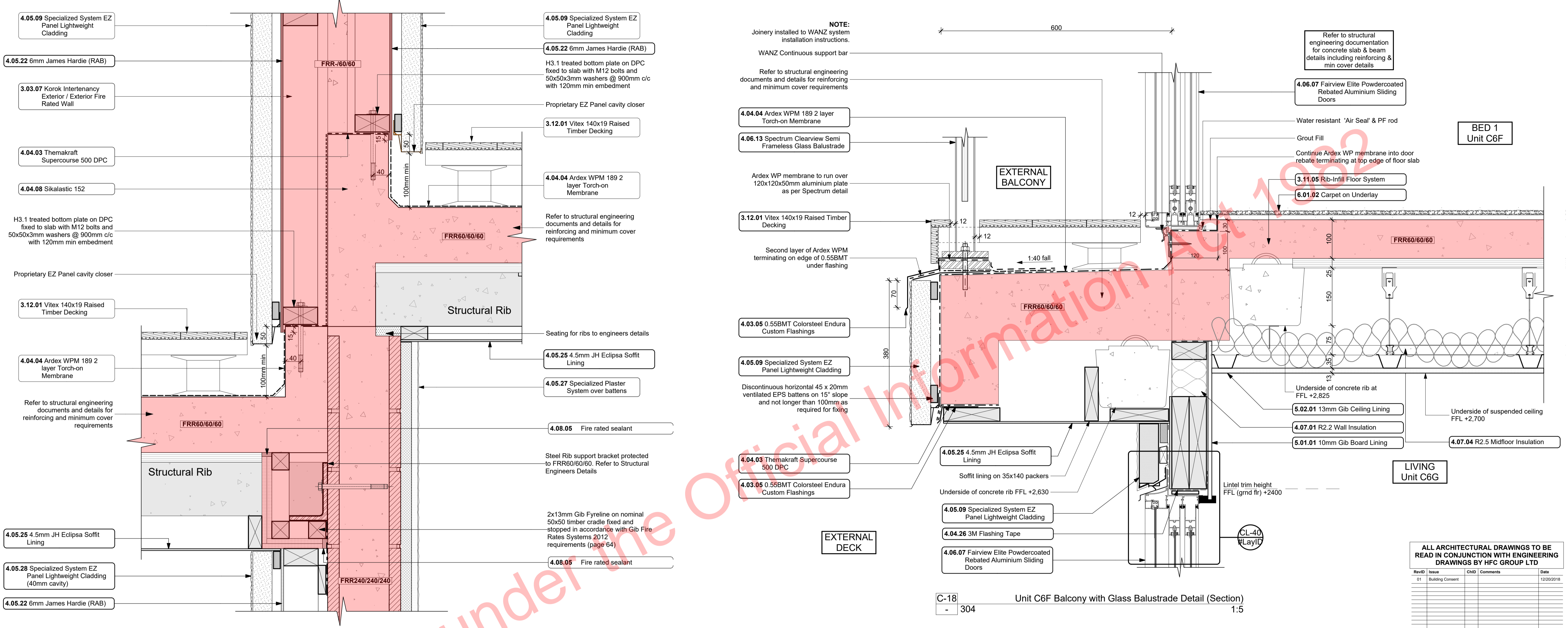
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project title:
Proposed Development for:
for:
Bonair Developments
at:
153 Bonair Crescent (Block C) Silverdale, Auckland
sheet title:
Balcony Details
drawn: **KN** checked: **JM** dwg n#: **405**
job n#: **2005**
date created: **12/20/2018**
date plotted: **2/7/2019**
issue: **BC Block C** (rev n#):
scale: **1:5, 1:1 @ A1**
NOTE: Drawings are 1/2 scale @ A3
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FOR BUILDING CONSENT



C-10 External IT Wall Junction at Balcony Slab Detail (Section)
- 302 1:5

C-18 Unit C6F Balcony with Glass Balustrade Detail (Section)
- 304 1:5

Notes

<p>3 STRUCTURE</p> <p>3.03.07 Korok Intertency Exterior / Exterior Fire Rated Wall KOROK KIT01 -R0/60 Fire Rated Intertency Wall: 5mm KOROK panels with 80x45 timber framing either side - studs at max 600 crs. Min 20mm cavity to one side. Min 15 mm cavity to the other. Autex Greenstuf R2.2 Insulation both sides. Exterior EZ Panel cladding on cavity on 6mm James Hardie RAB to either side. Fire Rated sealant to perimeter of walls. All fixed in accordance with manufacturers requirements.</p> <p>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. 215577</p> <p>3.12.01 Vitex 140x19 Raised Timber Decking Vitex 140x19 timber decking on raised Cluture Quickbuild aluminium. Vitex decking system to have 3mm gaps between boards. Selected coating applied to all faces.</p>	<p>4 ENCLOSURE</p> <p>4.03.05 0.55BMT Colorsteel Endura Custom Flashings Prelfinished 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 prelfinished to matched to adjacent joinery of roofing materials 41617</p> <p>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.</p> <p>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</p> <p>4.04.08 Sikalastic 152 Sikalastic 152 Exterior Waterproofing Membrane applied to exposed face of Slab and rebates. All in accordance with manufacturers requirements.</p>	<p>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.</p> <p>4.05.09 Specialized System EZ Panel Lightweight Cladding Specialized System EZ Panel 50mm autoclaved lightweight concrete Facade System over 50x21mm High Density EPS vertical cavity battens at 600crs max. Float textured finish by Specialized Systems. Min 2 coats of paint. Colour TBD. All installation in accordance with manufacturers specifications.</p> <p>4.05.22 6mm James Hardie (RAB) 6mm thick James Hardie Rigid Air Barrier RAB board fixed in accordance with manufacturer's specifications and details. Use only in areas where fire rating is required on a timber framing system in conjunction with Gib Fyrelite. Refer to architectural details. Install strictly as per manufacturer's specifications and details. Refer to Fire report and drawings. 41617</p> <p>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</p>	<p>4.06.07 Fairview Elite Powdercoated Rebated Aluminium Sliding Doors 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.</p> <p>4.06.13 Spectrum Clearview Semi Frameless Glass Balustrade Spectrum Clearview Semi Frameless Glazed Balustrade. Top mounted - No Handrail. Laminated Glazing to 1000 AFFL. Powdercoated finish to match joinery. Install strictly as per manufacturer's specifications and details.</p> <p>4.07.01 R2.2 Wall Insulation Autex Greenstuf R2.2 Wall insulation (90mm), or similar with equivalent R-value, installed as per manufacturer's specifications and instructions.</p> <p>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.</p> <p>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.</p>	<p>5 INTERIOR</p> <p>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.</p> <p>5.02.01 13mm Gib Ceiling Lining 13mm Gib Ceiling lining fixed to Suspended Rondo or DONN metal grid system @ 600crs. Gib stopped to level 4. finish for painting. Install strictly as per manufacturer's specifications and details.</p> <p>5.02.01 13mm Gib Ceiling Lining 13mm Gib Ceiling lining fixed to Suspended Rondo or DONN metal grid system @ 600crs. Gib stopped to level 4. finish for painting. Install strictly as per manufacturer's specifications and details.</p>	<p>6 FINISH</p> <p>6.01.02 Carpet on Underlay Selected carpet over underlay, installed as per manufacturer's specification. Selection TBC by client.</p>
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FOR BUILDING CONSENT

at:
Bonair Developments
153 Bonair Crescent (Block C)
Silverdale, Auckland
Balcony Details

drawn: KN checked: JM dwg n#: 406
job n#: 2005
date created: 12/20/2018
date plotted: 2/7/2019
issue: BC Block C rev n#: 1:5 @ A1
scale: 1:5 @ A1
NOTE: Drawings are 1/2 scale @ A3

CAD ref: K:\nsd\MI\PROJECTS\2005-2009\2005 - Broadway Property Group\4 BC\2005_Broadway Property Group_BLOCK C_BC.pln

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

RevID	Issue	CHD	Comments	Date
01	Building Consent			12/20/2018

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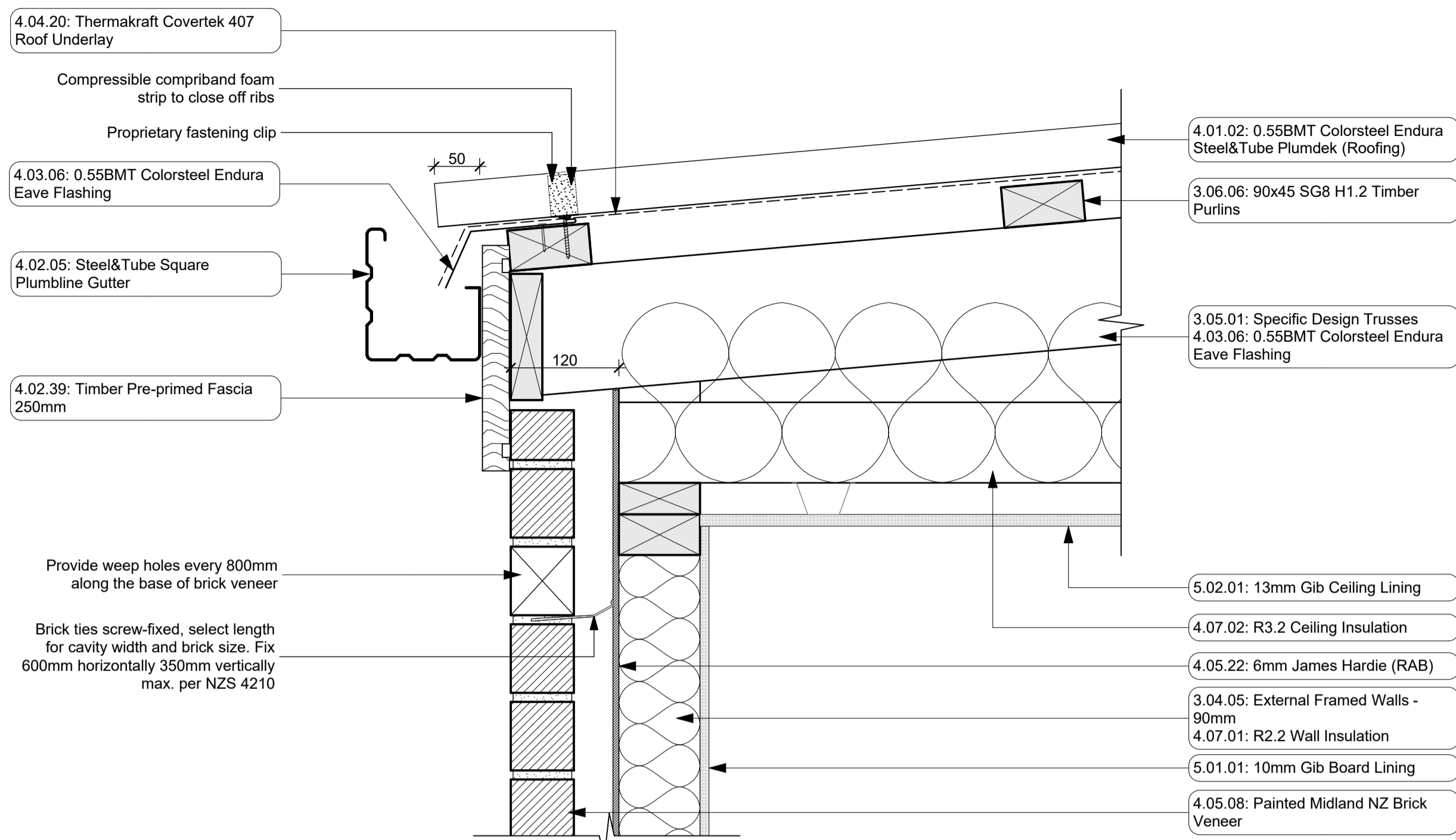
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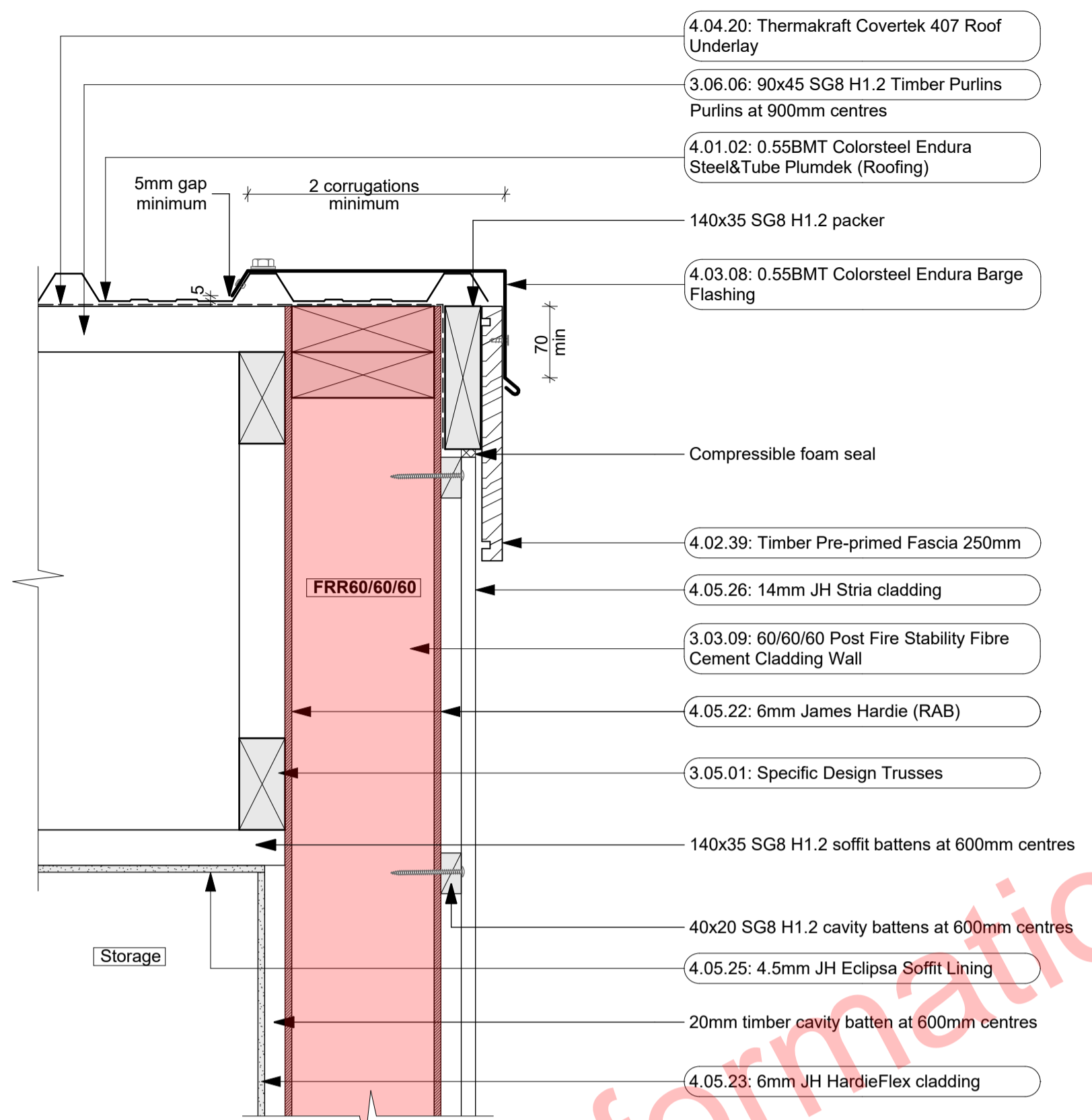
project title:
Proposed Development for:
for:
Bonair Developments
at:
153 Bonair Crescent (Block C)
Silverdale, Auckland
Balcony Details

drawn: KN checked: JM dwg n#: 406
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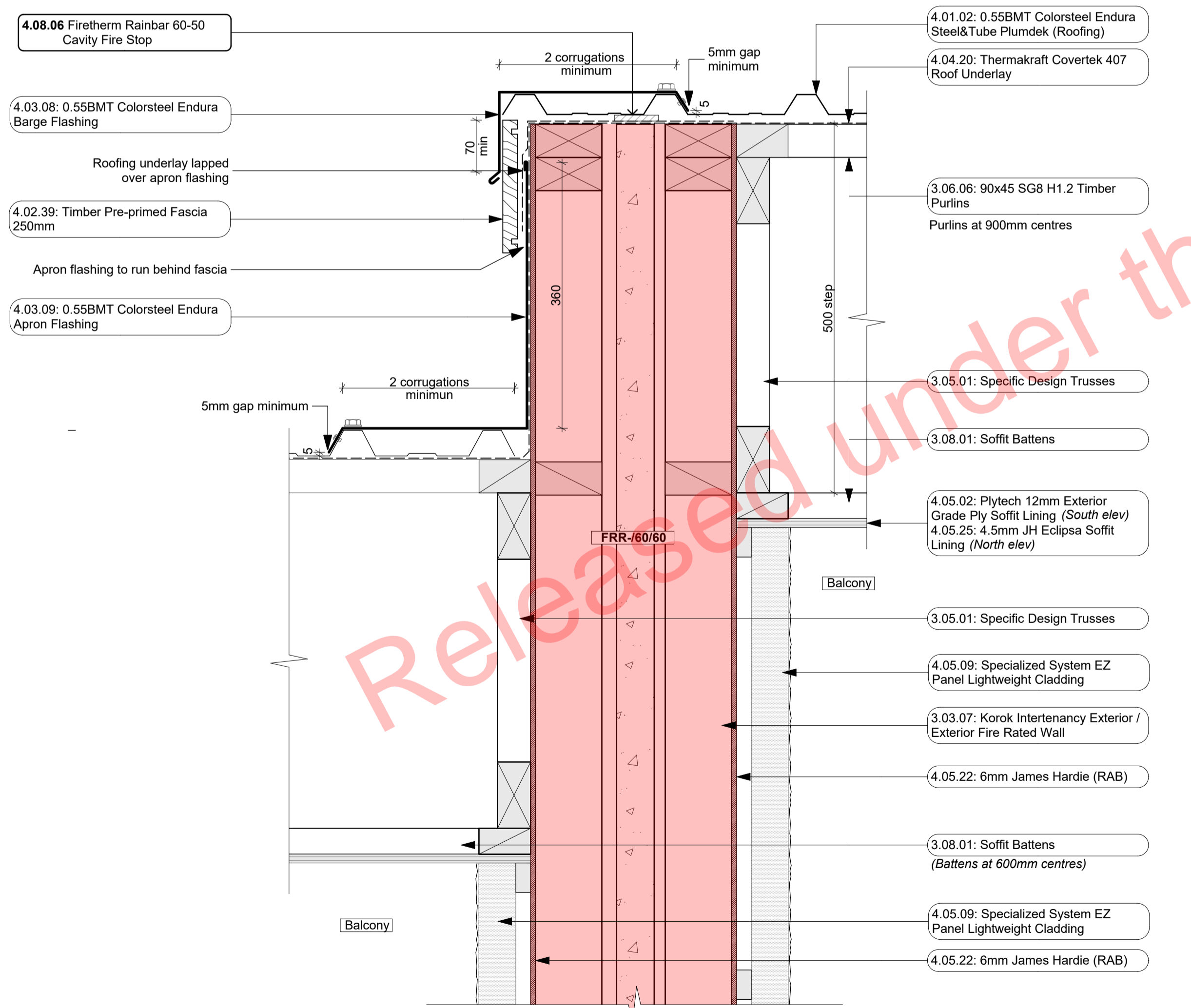
CAD ref: K:\nsd\MI\PROJECTS\2005-2009\2005 - Broadway Property Group\4 BC\2005_Broadway Property Group_BLOCK C_BC.pln



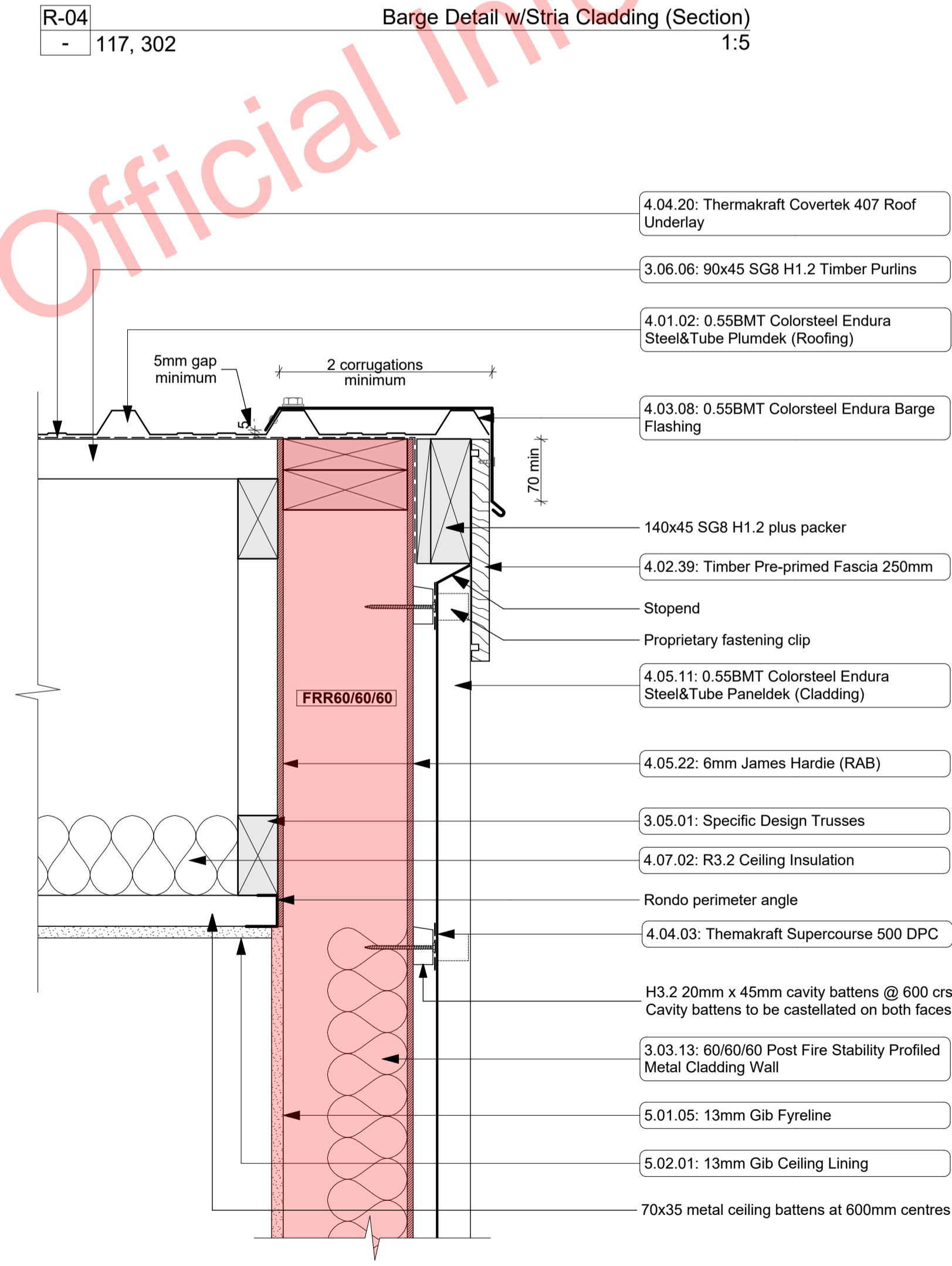
R-01
- 117, 304
Brick to Soffit Detail (Section)
1:5



R-04
- 117, 302
Barge Detail w/Stria Cladding (Section)
1:5



R-02
- 116, 302
Roof Step at IT Wall Detail (Section)
1:5



R-05
- 116, 303
Barge Detail w/Metal Cladding (Section)
1:5

Notes

3 STRUCTURE

- 3.03.07 Korok Intertency Exterior / Exterior Fire Rated Wall KOROK KT01 - 50/50 Fire Rated Intertency Wall. 51mm KOROK panels with 90x45 timber framing either side - studs at max 800 c/s. Min 20mm cavity to one side. Min 15mm cavity to the other. Autex Greenstuff R2.2 insulation both sides. Exterior EZ Panel cladding on cavity on 6mm James Hardie RAB to either side. Fire Rated sealant to perimeter of walls. All fixed in accordance with manufacturers requirements.
- 3.03.08 60/60/60 Post Fire Stability Fibre Cement Cladding Wall James Hardie JHETGR60 60/60/60 Post Fire Stability Exterior Timber Framed Wall with Fibre Cement cladding. 140x45 SG8 H1.2 Full Height Timber Framing. Studs at max 300 c/s. Nogs at max 800 c/s. James Hardie 90mm Mineral Insulation. 6mm RAB to each side. Fibre cement cladding on cavity on 6mm RAB to exterior face. Hardieflex cladding on cavity on 6mm RAB to interior cupboard face.
- 3.03.09 60/60/60 Post Fire Stability Profiled Metal Cladding Wall James Hardie JHETGR60 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 interior face. Profiled Metal cladding on cavity on 6mm RAB to exterior face. Reduce spacing to 300 c/s where stud height exceeds 3.6m.
- 3.04.05 External Framed Walls - 90mm Generally construct with 90x45 SG8 H1.2 framing with studs on Hi and Di packers as per set out plans and nogs @ 600c/s to NZS3604:2011 unless noted otherwise. Increase to 2/90x45 studs @ 600 c/s where stud height exceeds 2.7m. Reduce stud spacing to 2/90x45 @ 300c/s where stud height exceeds 3.0m up to 3.6m. Ensure all insulation within framing where applicable, is secured into place with Danband straps in accordance with the requirements of E2/AS1. Nog for all fittings, fixtures, linings, bracing panels and trims. DPC (pathoid) 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.
- 3.05.01 Specific Design Trusses Specific design trusses @ centres and fixings as noted on the truss manufacturer plans and specifications. Truss treatment to be H1.2 minimum, unless noted otherwise. Refer to manufacturers truss design for details. Trusses shown on architectural are indicative only. All truss information is to be referred to truss manufacturer documents. Building Contractor to ensure all heel heights and roof steps are correct.
- 3.06.06 90x45 SG8 H1.2 Timber Purlins 90x45 SG8 H1.2 treated purlins @ 900mm c/s 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 @ 600c/s.
- 4.04.20 Thermakraft Covertex 407 Roof Underlay
- 3.06.06 90x45 SG8 H1.2 Timber Purlins
- 4.01.02 0.55BMT Colorsteel Endura Steel&Tube Plumdek (Roofing)
- 4.03.08 0.55BMT Colorsteel Endura Barge Flashing
- 140x45 SG8 H1.2 plus packer
- 4.02.39 Timber Pre-primed Fascia 250mm
- Stopend
- Proprietary fastening clip
- 4.05.11 0.55BMT Colorsteel Endura Steel&Tube Paneldek (Cladding)
- 4.05.22 6mm James Hardie (RAB)
- 3.05.01 Specific Design Trusses
- 4.07.02 R3.2 Ceiling Insulation
- Rondo perimeter angle
- 4.04.03 Thermakraft Supercourse 500 DPC
- H3.2 20mm x 45mm cavity battens @ 600 c/s. Cavity battens to be castellated on both faces.
- 3.03.13 60/60/60 Post Fire Stability Profiled Metal Cladding Wall
- 5.01.05 13mm Gib Fyreline
- 5.02.01 13mm Gib Ceiling Lining
- 70x35 metal ceiling battens at 600mm centres
- 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.
- 4.03.08 0.55BMT Colorsteel Endura Barge Flashing 0.55BMT Colorsteel Endura Barge Flashing purpose made to match roofing pitch and profile with birds beak at bottom edge. Ensure flashing cover over roof cladding to be min. 2 ribs and fascia downstand cover to be min. 70mm. Flashing edge notched to fit over roofing profile. Separate all timber members to steel members with a layer of DPC. Prefinished to match roofing.
- 4.03.09 0.55BMT Colorsteel Endura Apron Flashing 0.55BMT Colorsteel Endura Apron Flashing purpose made to match roofing pitch and profile. Ensure flashing cover over roof cladding to be min. 2 ribs. Flashing edge notched to fit over roofing profile. Separate all timber members to steel members with a layer of DPC. Prefinished to match roofing.
- 4.04.03 Thermakraft Supercourse 500 DPC Thermakraft Supercourse 500 DPC between concrete/concrete masonry /aluminum and timber members. Install strictly as per manufacturer's specifications and details. 41617
- 4.04.20 Thermakraft Covertex 407 Roof Underlay Thermakraft Covertex 407 self supporting roof underlay fixed over purlins. Install strictly as per manufacturer's specifications and details. Where roof pitches require, ensure support mesh is installed in conjunction with roofing paper. 41617
- 4.05.02 Plytech 12mm Exterior Grade Ply Soffit Lining Plytech Radiata Decorative SD 12mm Exterior Grade H3.2 LOSP Ply Soffit Lining on 51 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. CS SS screw fixings. Use Shadowclad negative detail at sheet joints. Refer specification.
- 4.05.08 Painted Midland NZ Brick Veneer Midland NZ painted brick veneer with 50mm cavity with RAB on timber framed walls, to NZS 3604 : 2011. Provide weep holes @800mm max centres and 10mm ventilation gap between top of brick and soffit lining. Wall ties and fixings in accordance with NZS 4210 : 2001. Standard range mortar, colour to match brick. The 2 storey brick cladding system used on this building must be completed to 'Design Note TB1' refer to Midland Brick for Design Note TB1. Install strictly as per manufacturer's specifications and details. Install stainless steel lintel bars over openings as per brick window head table details. 51133
- 4.05.09 Specialized System EZ Panel Lightweight Cladding Specialized System EZ Panel 50mm autoclaved lightweight concrete Facade System over 50x21mm High Density EPS vertical cavity battens at 600c/s max. Float textured finish by Specialized Systems. Min 2 coats of paint. Colour TB2. All installation in accordance with manufacturers specifications and details. 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 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. Refer to Fire report and drawings. 41617
- 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 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 cr. 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. Ensure 25mm clearance between top of insulation and underside of roofing.
- 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 manufacturers requirements to all nominal 50mm cavities between horizontal and vertical unit separations.

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.
- 4.02.05 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

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. 51133
- 5.01.05 13mm Gib Fyreline 13mm Gib Fyreline Board lining fixed horizontally or vertically over selected framing. Gib stopped to level 4mm. finish for painting. Square stopped to ceiling. Install strictly as per manufacturer's specifications and details. 51133
- 5.02.01 13mm Gib Ceiling Lining 13mm Gib Ceiling lining fixed to Suspended Rondo or DONN metal grid system @ 600c/s. Gib stopped to level 4. finish for painting. Install strictly as per manufacturer's specifications and details. 51133

6 EXTERIOR

- 6.03.03 Pergola Structure Aluminum Pergola Structure as per engineer drawings and specifications. Refer to Framing Plans. Members powdercoated finish to match roofing. 41617

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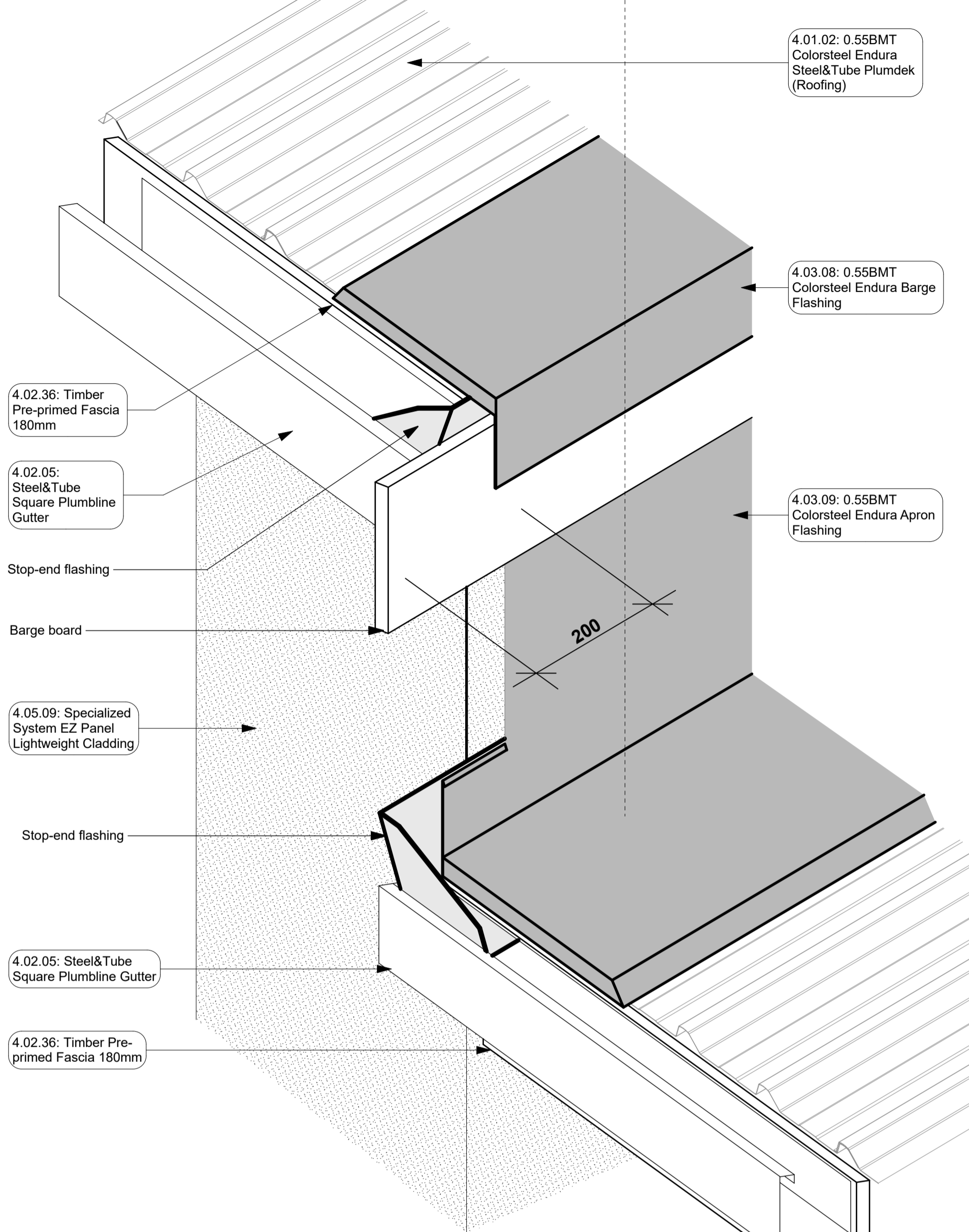
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project title:
Proposed Development for:
for:
Bonair Developments
at:
**153 Bonair Crescent (Block C)
Silverdale, Auckland**
sheet title:
Roof Details

drawn: **KN** checked: **JM** dwg n#: **407**
job n#: **2005**
date created: **12/20/2018**
date plotted: **2/7/2019**
issue: **BC Block C** rev n#: **1:5 @ A1**
scale: **1:5 @ A1**
NOTE: Drawings are 1/2 scale @ A3

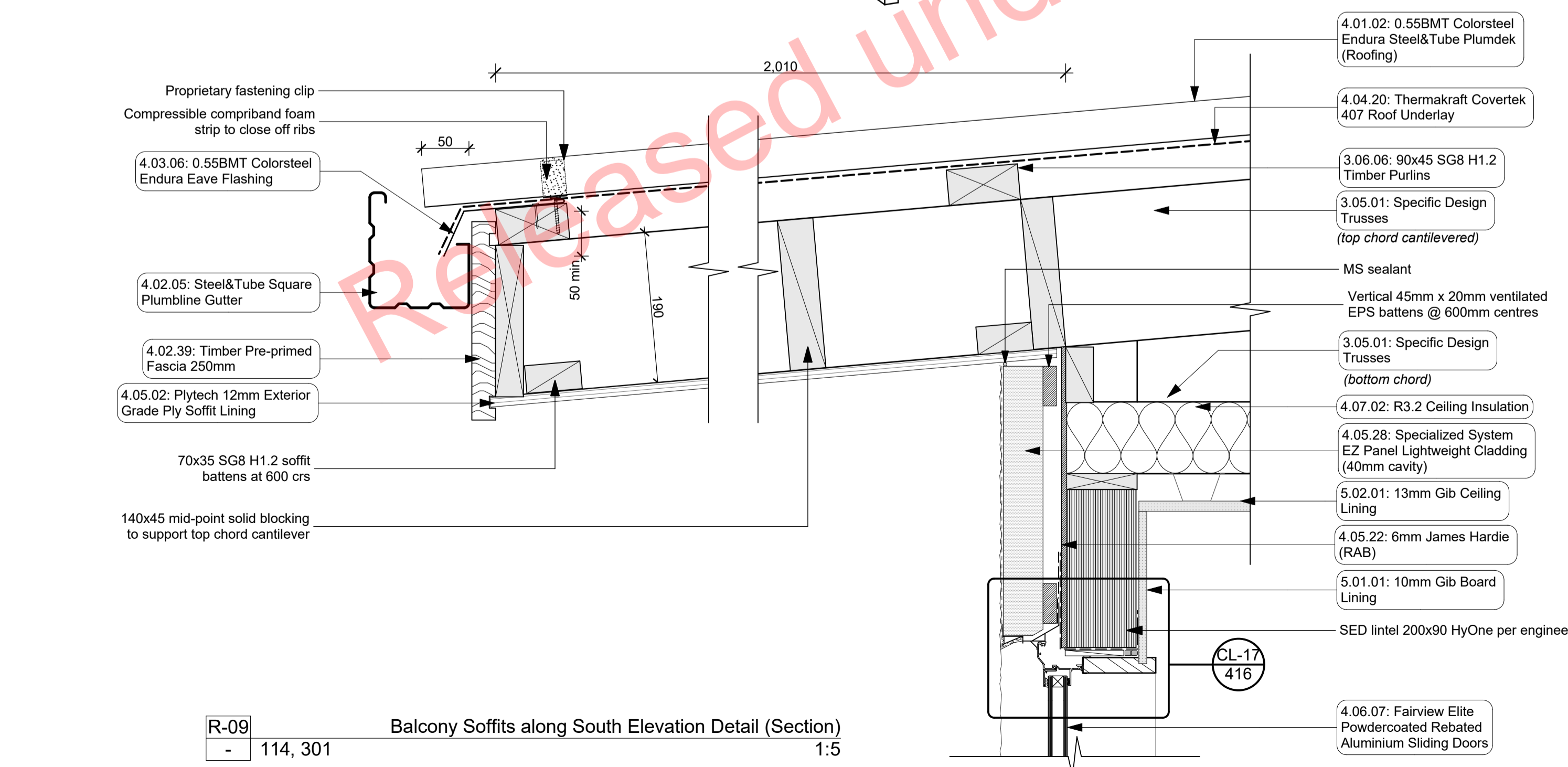
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R-02
407



R-08
203

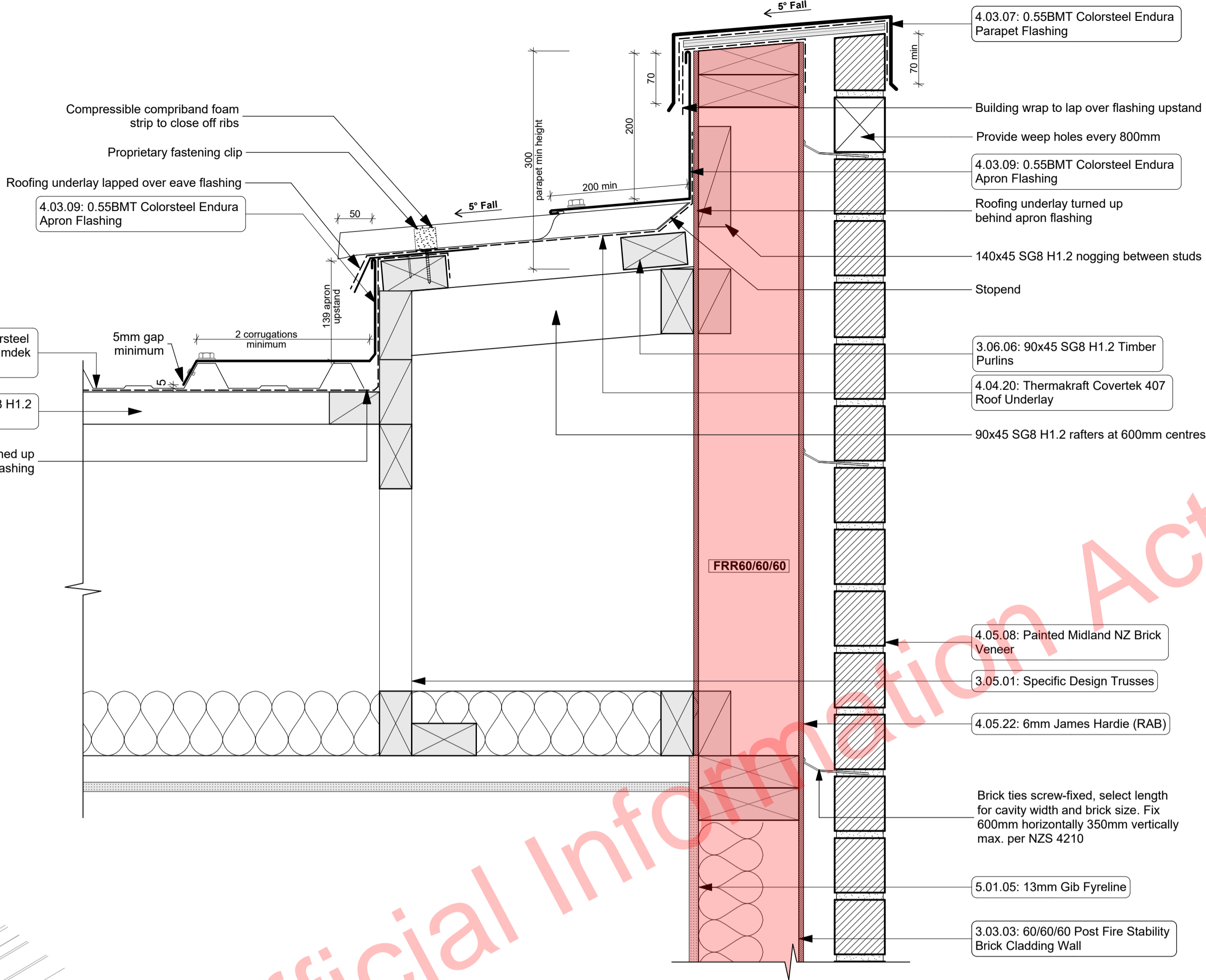
Gutter to Wall/Barge Detail (Isometric) 1:5



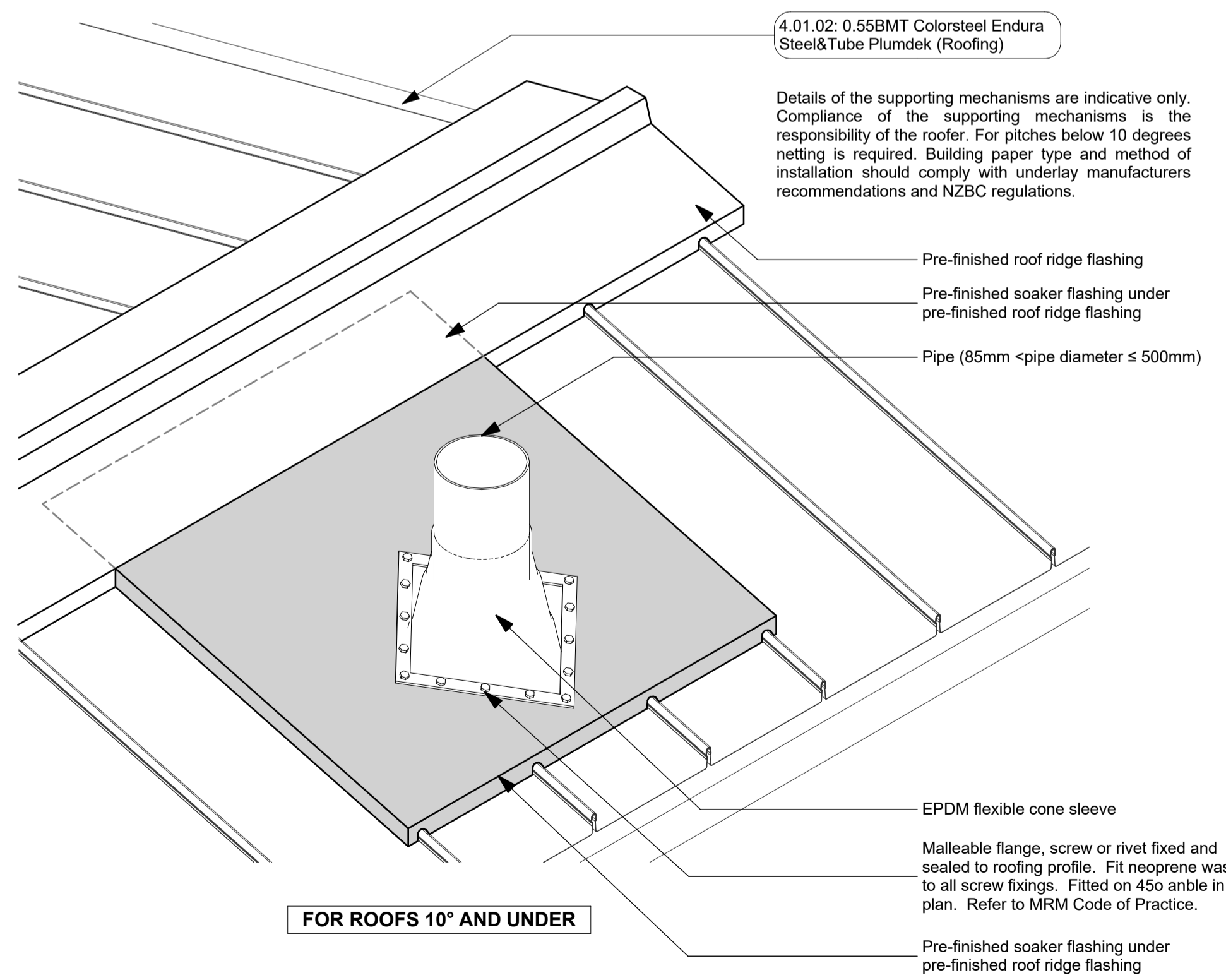
R-09
114, 301

Balcony Soffits along South Elevation Detail (Section) 1:5

R-07
116, 202



Parapet Detail (Section) 1:5



R-03
117

Roof Penetration Detail (Isometric) 1:10

Notes

3 STRUCTURE

- 3.03.03 60/60 Post Fire Stability Brick Cladding Wall James Hardie JHET GR60/60 Post Fire Stability Exterior Timber Framed Wall with Brick Veneer Cladding: 140x45 SG8 H1.2 Full Height Timber Framing, Studs at max 600 crs, Nogs at max 800 crs, James Hardie 50mm Mineral Insulation, 13mm Gib Fyreline to interior face, Brick Veneer on cavity on 6mm RAB to exterior face. Reduce spacing to 300 crs where stud height exceeds 3.6m.
- 3.05.01 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 1710g 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. Refer to Fire report and drawings. 4161T
- 4.02.05 Steel&Tube Square Plumline Gutter: Steel&Tube Square Plumline Gutter on Coloursafe 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
- 4.02.36 Timber Pre-primed Fascia 180mm: 19mm x 180mm Pre-primed paint finish Fascia finished to match roofing. Install strictly as per manufacturer's specifications and details. Refer details for height.
- 4.02.39 Timber Pre-primed Fascia 250mm: 25mm x 250mm 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.
- 4.03.07 0.55BMT Colorsteel Endura Parapet Flashing: 0.55BMT Colorsteel Endura Parapet Flashing purpose made to suit parapet with Birds beak at bottom edges. Ensure flashing has underlay separation to underlying substrate on 6mm H3 ply backing. Min 5 deg slope and 70mm cover to cladding either side. 70mm installed in accordance with E2/AS1. Separate all timber members to steel members with a layer of DPC. Prefinished to match roofing.
- 4.03.08 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 installed in conjunction with roofing paper. 4161T

- 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. CS SS screw fixings. Use Shadowlock negative detail at sheet joints. Refer specification.
- 4.05.08 Painted Midland NZ Brick Veneer: Midland NZ painted brick veneer with 50mm cavity with RAB on timber framed walls, to NZS 3604 : 2011. Provide weep holes @800mm max centres and 10mm ventilation gap between top of brick and soffit lining. Wall ties and fixings in accordance with NZS 4210 : 2001. Standard range mortar, colour to match brick. The 2 storey brick cladding system used on this building must be completed to Design Note TB1 refer to Midland Brick for Design Note TB1. Install strictly as per manufacturer's specifications and details. Install stainless steel lintel bars over openings as per brick window head detail.
- 4.05.09 Specialized System EZ Panel Lightweight Cladding: Specialized System EZ Panel 50mm autoclaved lightweight concrete Facade System over 50x21mm High Density EPS vertical cavity battens at 600crs max. Float textured finish by Specialized Systems. Min 2 coats of paint. Colour TBD. All installation in accordance with manufacturer's specifications. System only for timber framed wing walls.
- 4.05.22 6mm James Hardie (RAB): 6mm thick James Hardie Rigid Air Barrier RAB board fixed in accordance with manufacturer's specifications and details. Use only in areas where fire rating is required on a timber framing system in conjunction with Gib Fyreline. Refer to architectural details. Install strictly as per manufacturer's specifications and details. Refer to Fire report and drawings. 4161T
- 4.05.28 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 manufacturer's specifications. System only for timber framed wing walls.
- 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.
- 4.07.02 R3.2 Ceiling Insulation: Autocel Greenleaf 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 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
- 5.01.05 13mm Gib Fyreline: 13mm Gib Fyreline Board lining fixed horizontally or vertically over selected framing. Gib stopped to level 4mm. Finish for painting. Square stopped to ceiling. Install strictly as per manufacturer's specifications and details. 5113G
- 5.02.01 13mm Gib Ceiling Lining: 13mm Gib Ceiling lining fixed to Suspended Rondo or DCON metal grid system @ 600crs. Gib stopped to level 4, finish for painting. 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

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01	Building Consent			12/20/2018



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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:
for:
Bonair Developments
at:
153 Bonair Crescent (Block C) Silverdale, Auckland
sheet title:
Roof Details
drawn: **KN** checked: **JM** dwg n#: **408**
job n#: **2005**
date created: **12/20/2018**
date plotted: **2/7/2019**
issue: **BC Block C** rev n#: **1**
scale: **1:10, 1:5 @ A1**
NOTE: Drawings are 1/2 scale @ A3
CAD ref: K:\nsdm\PROJECTS\2000-2099\2005 - Broadway Property Group\4 BC2005_Broadway Property Group_BLOCK C_B.C.pln

FOR BUILDING CONSENT

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 600cirs with Audex Greenstuff R1.3 40mm fibreglass insulation installed between with 10mm Gib board lining.
- 3.03.03 60/60/60 Post Fire Stability Brick Cladding Wall
James Hardie JHETGR60a 60/60/60 Post Fire Stability Exterior Timber Framed Wall with Brick Veneer Cladding: 140x45 SGB H1.2 Full Height Timber Framing. Studs at max 600 cirs. Nogs at max 900 cirs. James Hardie 90mm Mineral Insulation. 13mm Gib Fyrelite to interior face. Brick Veneer on cavity on 6mm RAB to exterior face. Reduce spacing to 300 cirs where stud height exceeds 3.6m.
- 3.04.05 External Framed Walls - 90mm
Generally construct with 90x45 SGB KD H1.2 framing with studs on Hi and Di packers at cirs as per set out plans and nogs @ 600cirs to NZS3604.2011 unless noted otherwise. Increase to 2/90x45 studs @ 600 cirs where stud height exceeds 2.7m. Reduce stud spacing to 2/90x45 @ 300cirs where stud height exceeds 3.0m up to 3.6m. Ensure all insulation within framing where applicable, is secured into place with DanBar® straps in accordance with the requirements of E2/AS1. Nog for all fittings, fixtures, linings, bracing panels and trims. DPC (malthoid) between bottom plate and conc. slab and fixed with M12 bolts @ 900cirs. Refer to the Structural Layouts for the bracing requirements. 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
- 4.04.03 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 8087 All weather flashing tape as per manufacturer's specifications and details. Install strictly as per manufacturer's specifications and details.
- 4.05.08 Painted Midland NZ Brick Veneer
Midland NZ painted brick veneer with 50mm cavity with RAB on timber framed walls, to NZS 3604 - 2011. Provide weep holes @800mm max centres and 10mm ventilation gap between top of brick and soffit lining. Wall ties and fixings in accordance with NZS 4210 - 2001. Standard range mortar, colour to match brick. The 2 storey brick cladding system used on this building must be completed to 'Design Note TB1' refer to Midland Brick for Design Note TB1. Install strictly as per manufacturer's specifications and details. Install stainless steel lintel bars over openings as per brick window head table details.
- 4.05.09 Specialized System EZ Panel Lightweight Cladding
Specialized System EZ Panel 50mm autoclaved lightweight concrete Facade System over 50x27mm High Density EPS vertical cavity battens at 600cirs max. Float textured finish by Specialized Systems. Min 2 coats of paint. Colour TBD. All installation in accordance with manufacturers specifications. System only for timber framed wing walls.
- 4.05.22 6mm James Hardie (RAB)
6mm thick James Hardie Rigid Air Barrier RAB board fixed in accordance with manufacturer's specifications and details. Use only in areas where fire rating is required on a timber framing system in conjunction with Gib Fyrelite. Refer to architectural details. Install strictly as per manufacturer's specifications and details. Refer to Fire report and drawings. 4161T
- 4.07.01 R2.2 Wall Insulation
Audex 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.

READ IN CONJUNCTION WITH ENGINEERING

RevID	Issue	CHID	Comments	Date
01	Building Consent			12/20/2018

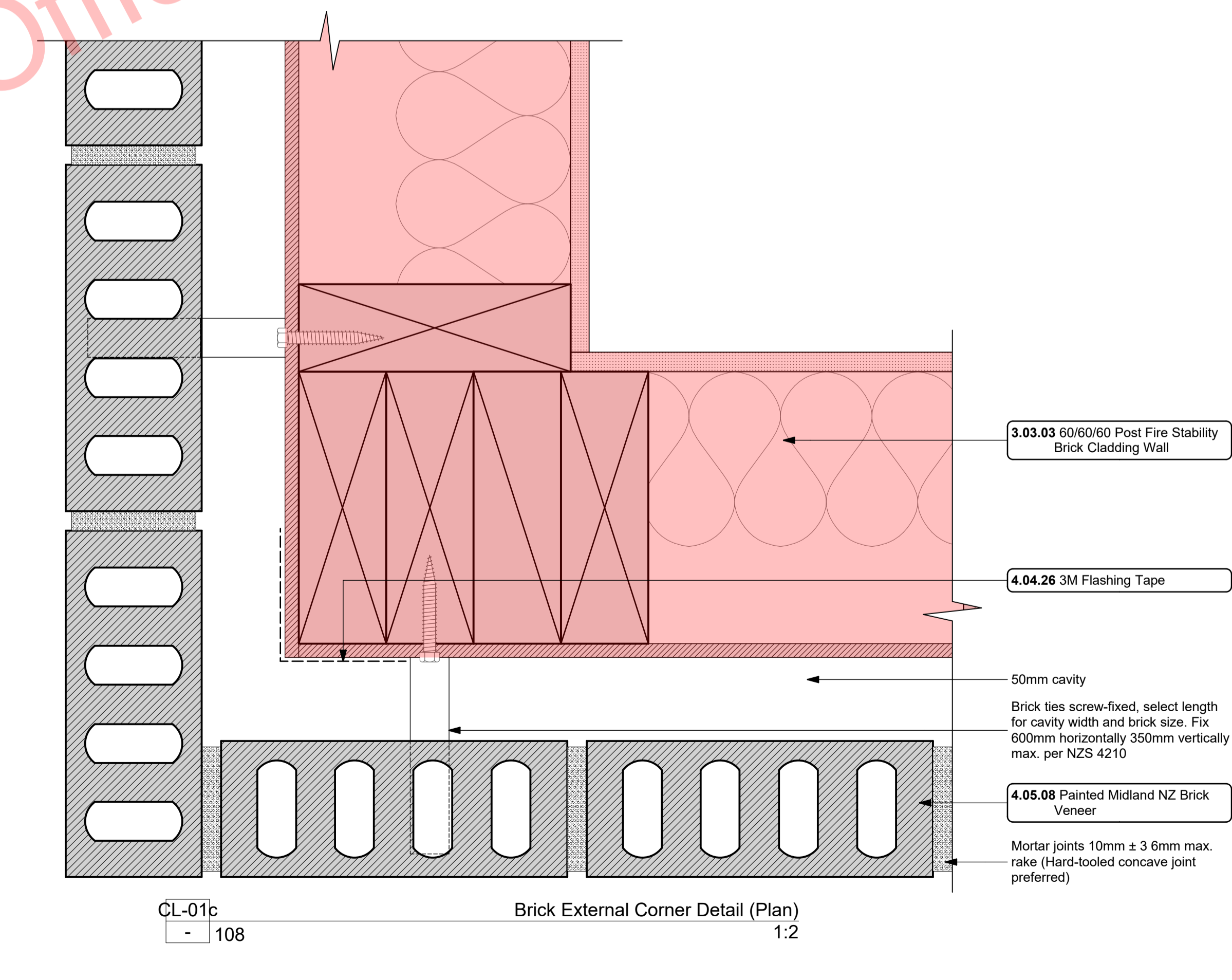
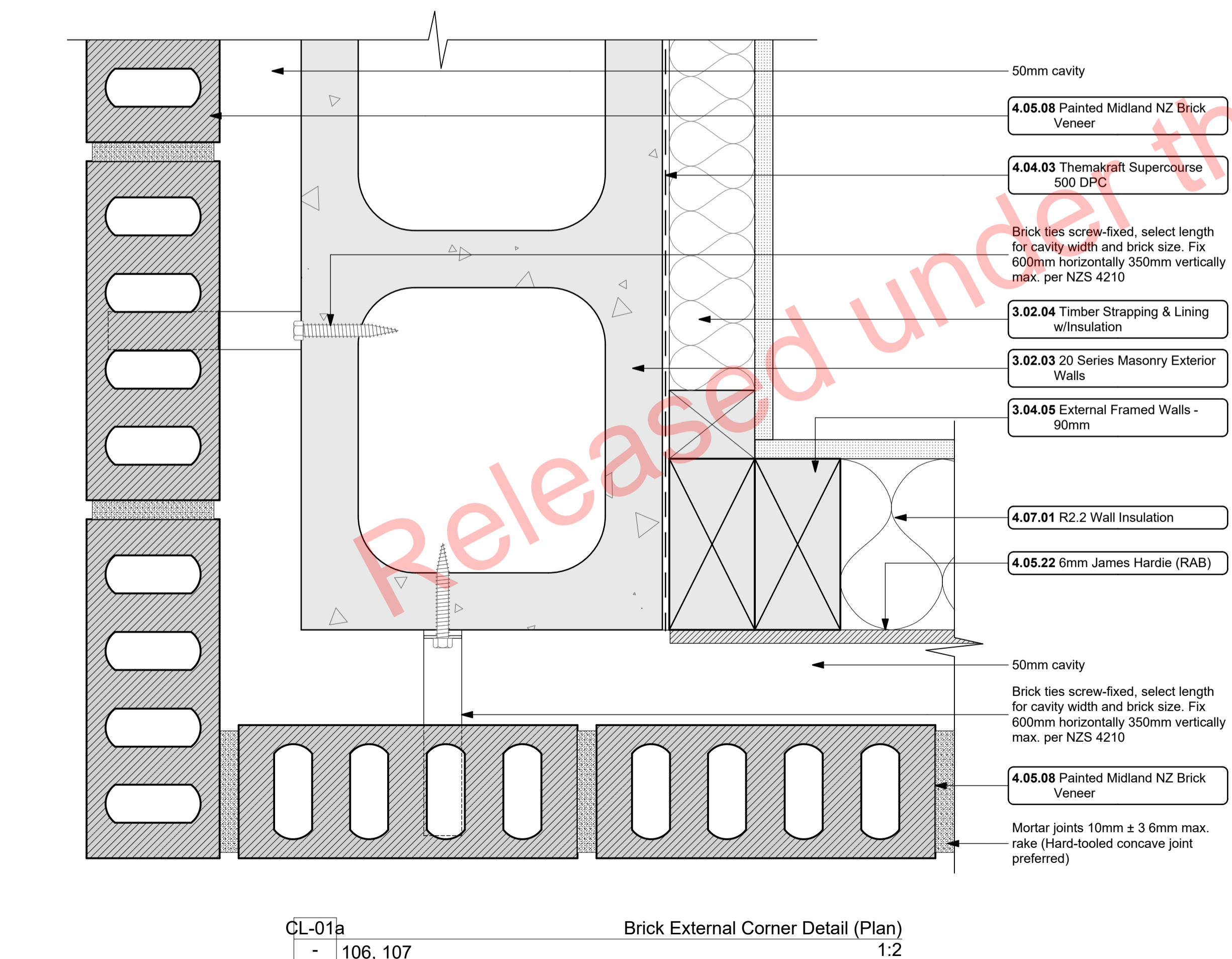
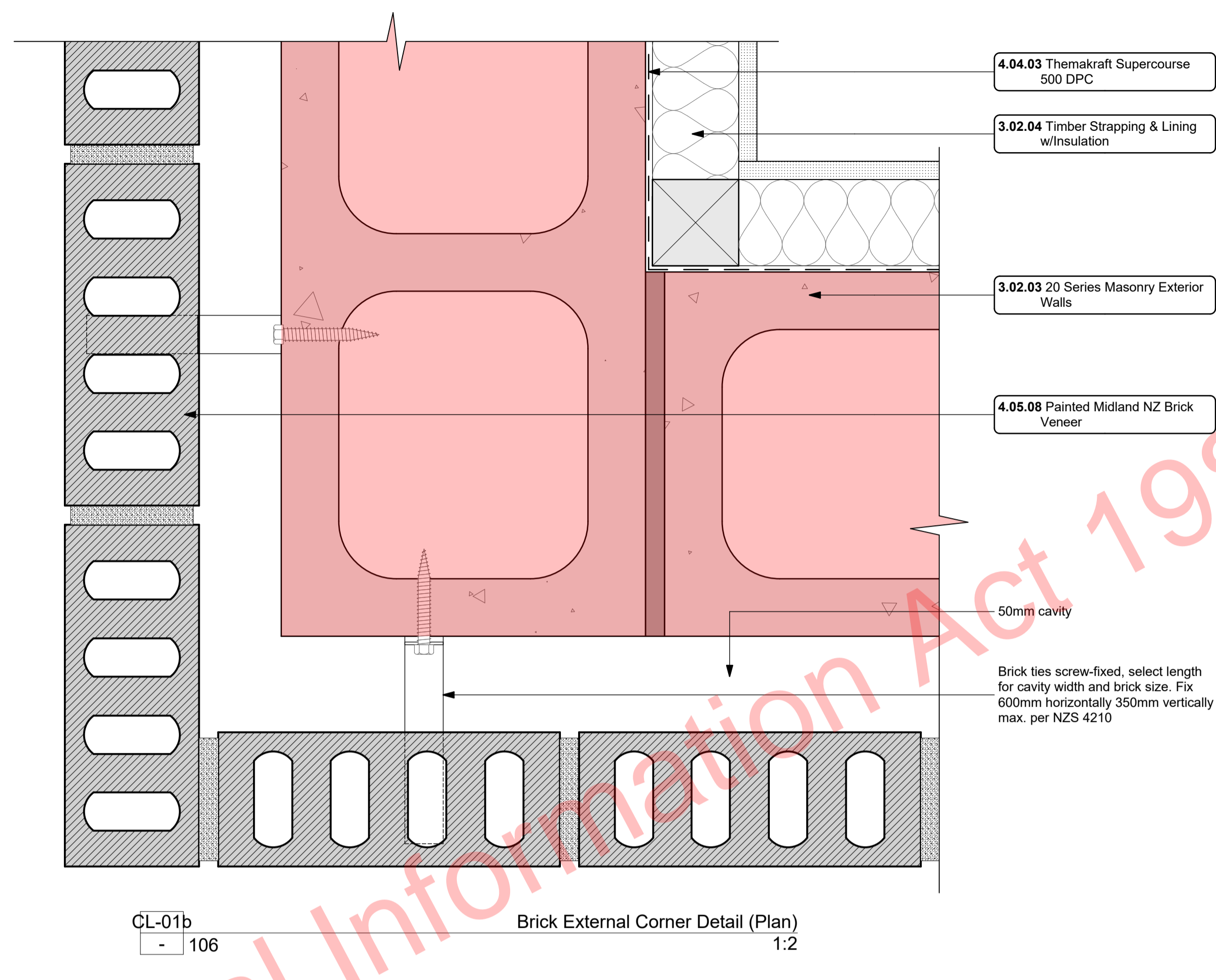
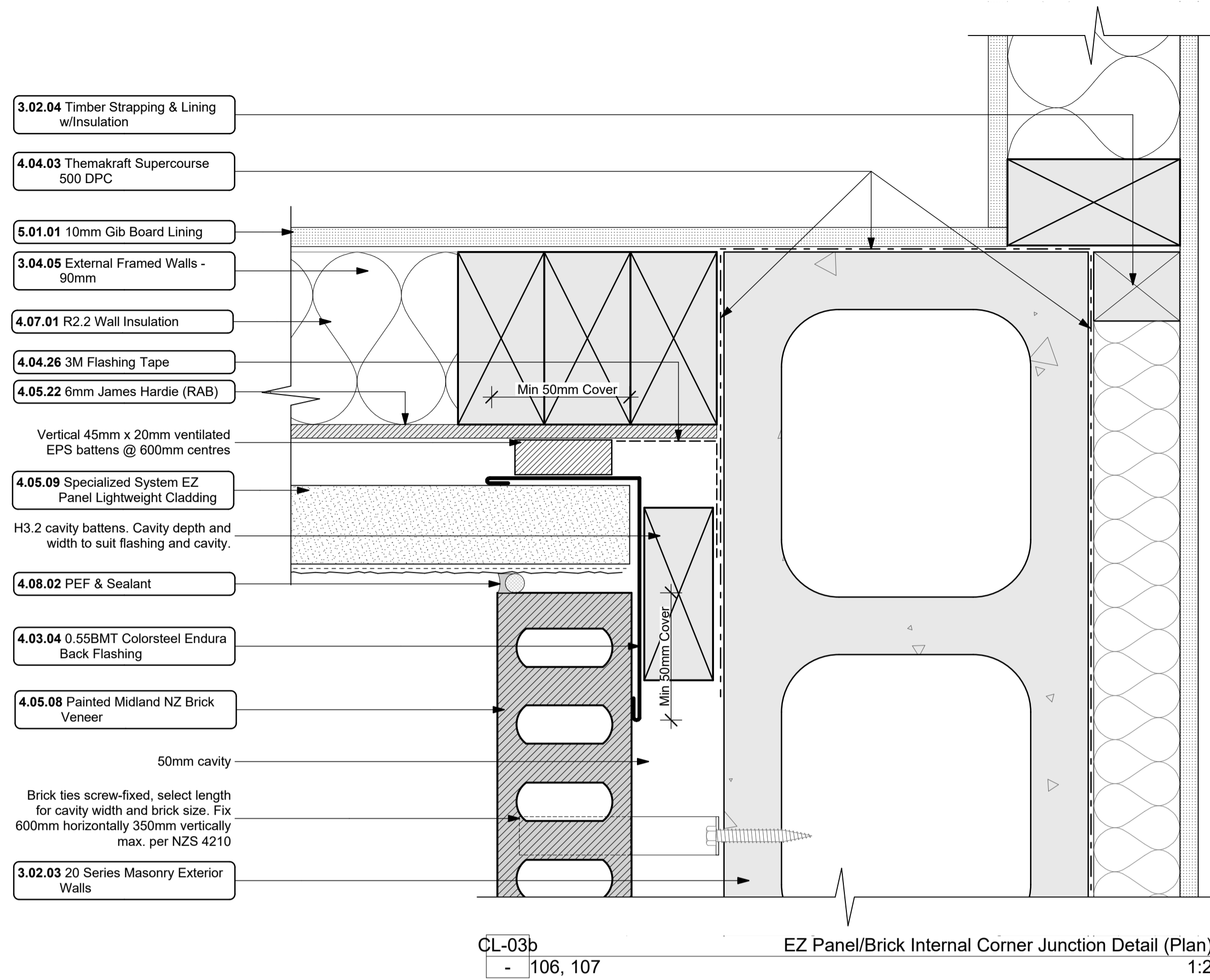


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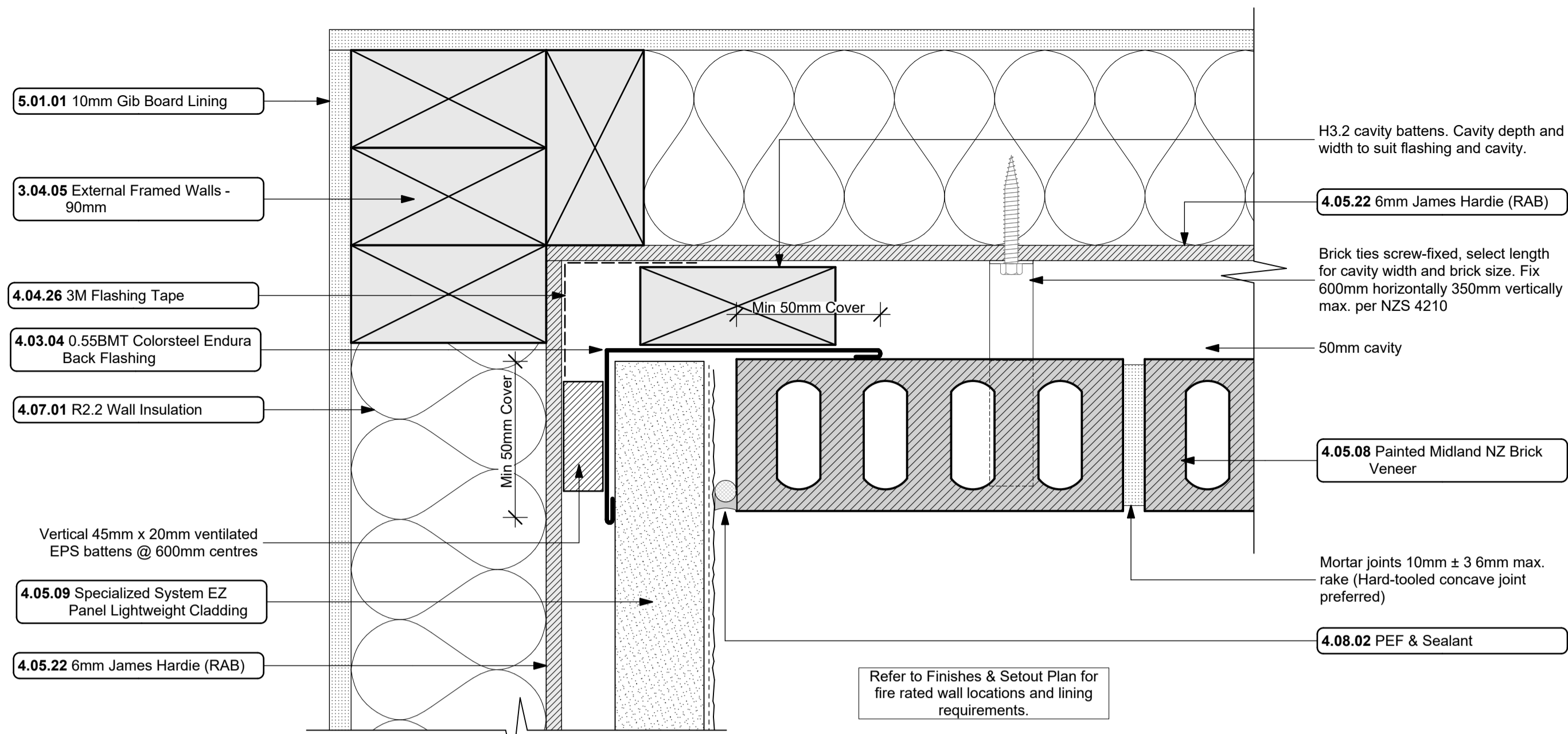
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project title:
Proposed Development for:
Bonair Developments
at:
153 Bonair Crescent (Block C) Silverdale, Auckland
sheet title:
Cladding Junction Details
drawn: **KN** checked: **JM** dwg n#: **410**
job n#: **2005**
date created: **12/20/2018**
date plotted: **2/7/2019**
issue: **BC Block C** rev n#: **1:2 @ A1**
scale: **1:2 @ A1**
NOTE: Drawings are 1/2 scale @ A3
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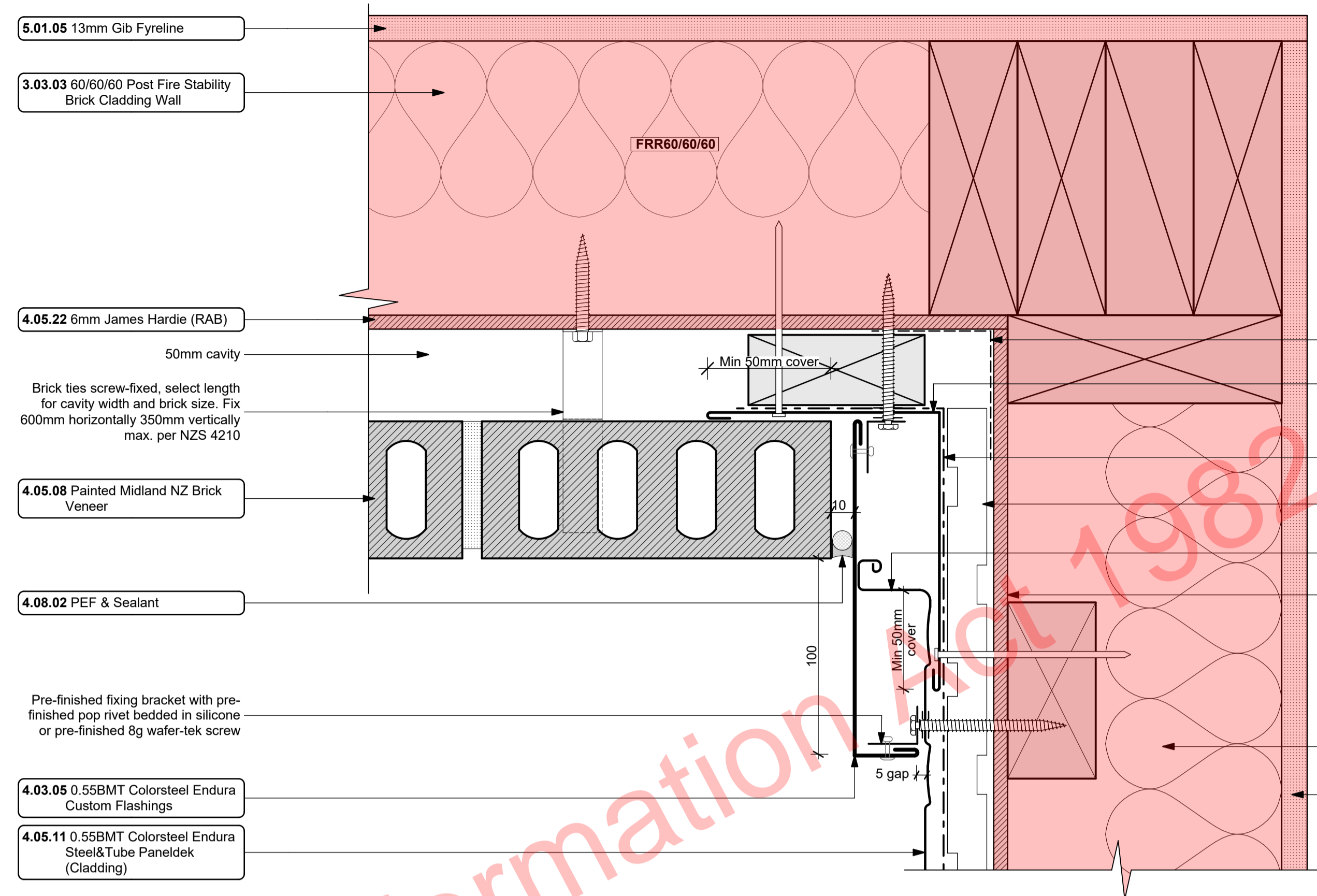
FOR BUILDING CONSENT



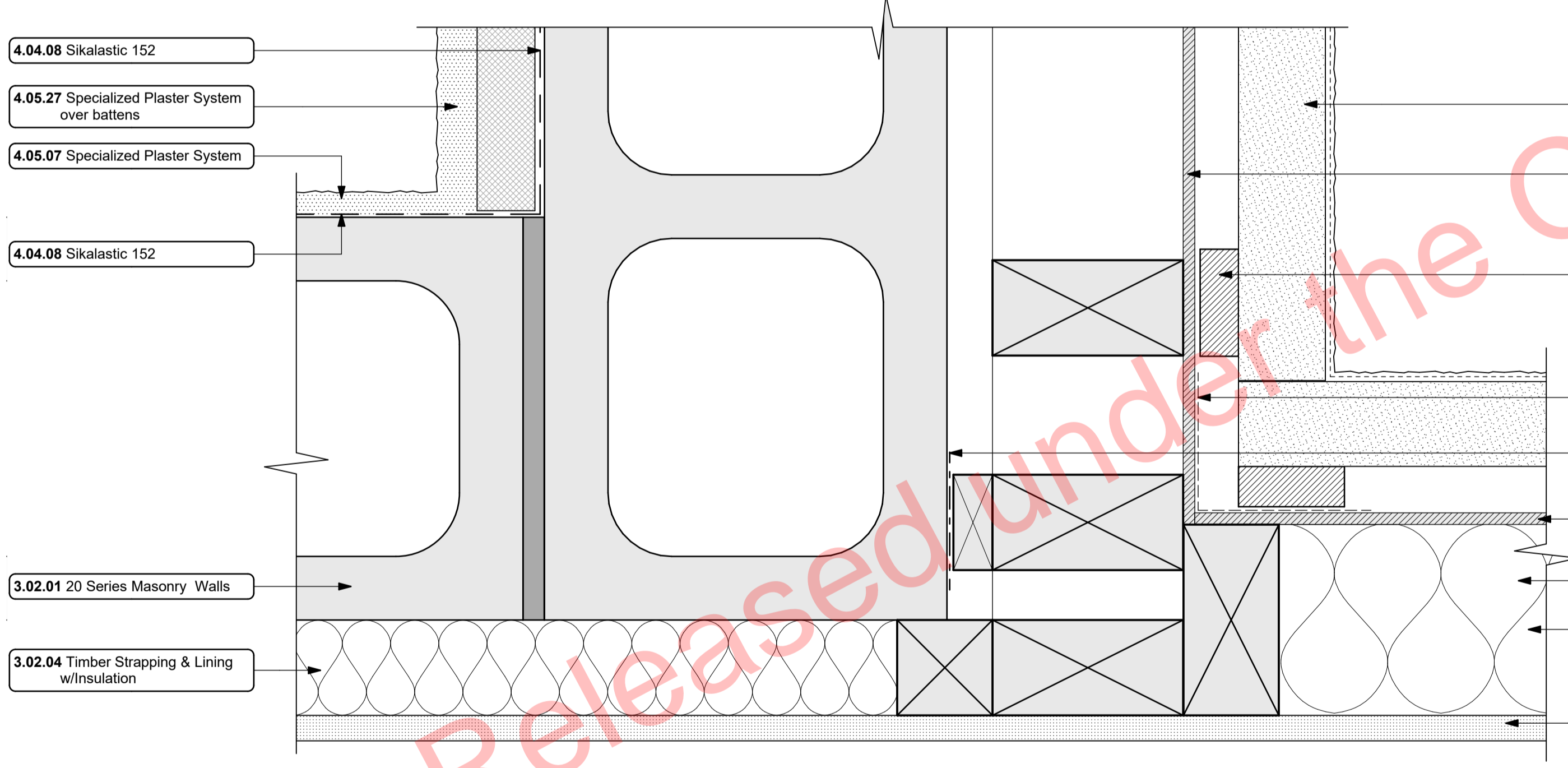
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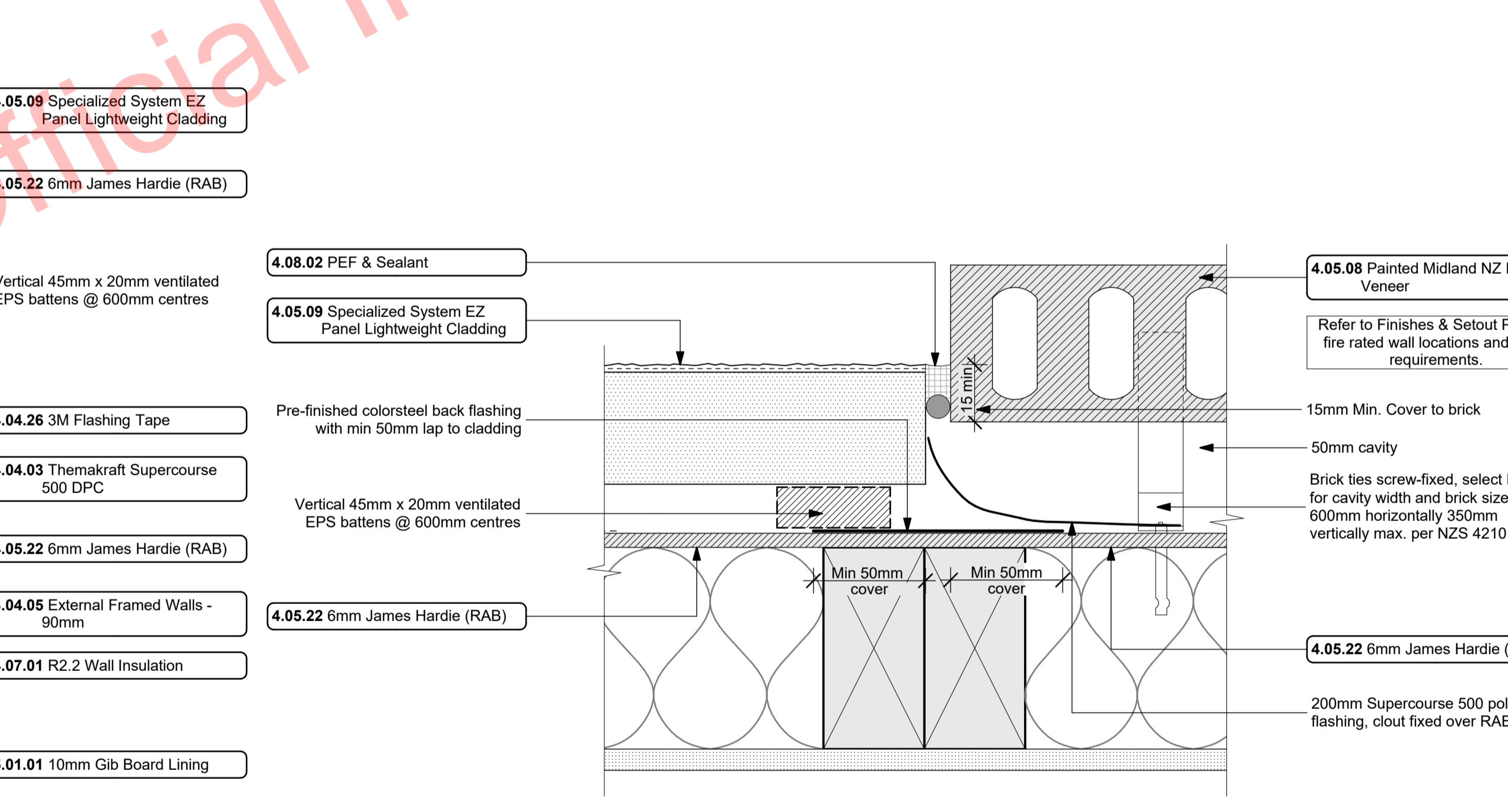
CL-03a
- 108, 109
EZ Panel/Brick Internal Corner Junction Detail (Plan)
1:2



CL-12
- 108
Brick/Metal Cladding Internal Corner Junction Detail (Plan)
1:2



CL-02a
- 106, 107
EZ Panel Internal Corner Detail (Plan)
1:2



CL-16
- 203
Brick/EZ Panel Linear Junction Detail (Plan)
1:2

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
- 3.02.04 **Timber Strapping & Lining**
Masonry block wall to be strapped with 50x50mm H1.2 battens on dpc at 600crs with Audec Greenstuff R1.3 40mm fibreglass insulation installed between with 10mm Gib board lining.
- 3.03.03 **60/60/60 Post Fire Stability Brick Cladding Wall**
James Hardie JHETGR60a 60/60/60 Post Fire Stability Exterior Timber Framed Wall with Brick Veneer Cladding. 140x45 SGB H1.2 Full Height Timber Framing. Studs at max

- 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 SGB 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 cladding to interior face. Profiled Metal cladding on cavity on 6mm RAB to exterior face. Reduce spacing to 300 crs where stud height exceeds 3.6m.
- 3.04.05 **External Framed Walls - 90mm**
Generally construct with 90x45 SGB KD H1.2 framing with studs on Hi and Di packers crs as per setout plans

- 4.03.01 **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
- 4.03.04 **0.55BMT Colorsteel Endura Back Flashing**
Profinished 0.55BMT Colorsteel Endura Back Flashing purpose made flashing with turned edge to be placed behind cladding junction. Separate all

- 4.03.05 **0.55BMT Colorsteel Endura Custom Flashings**
Profinished 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 adjacent joinery of roofing materials.
- 4.04.03 **Themakraft Supercourse 500 DPC**
Themakraft Supercourse 500 DPC between concrete/concrete masonry /aluminum and timber members. Install strictly as per manufacturer's specifications and details. 41617
- 4.04.08 **Sikalastic 152**
Sikalastic 152 Exterior Waterproofing

- 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 manufacturer's specifications.
- 4.05.08 **Painted Midland NZ Brick Veneer**
Midland NZ painted brick veneer with 50mm cavity with RAB on timber framed walls, to NZS 3604 : 2011. Provide weep holes @800mm max centres and 10mm ventilation gap between top of brick and soffit lining. Wall ties and fixings in accordance

- 4.05.09 **Specialized System EZ Panel Lightweight Cladding**
Specialized System EZ Panel autoclaved lightweight concrete Facade System over 50x21mm High Density EPS vertical cavity battens at 600crs max. Float textured finish by Specialized Systems. Min 2 coats of paint. Colour TBD. All installation in accordance with manufacturer's specifications. System only for timber framed wing walls.
- 4.05.11 **0.55BMT Colorsteel Endura Steel&Tube Paneldek (Cladding)**
0.55BMT Colorsteel Endura

- 4.05.22 **6mm James Hardie (RAB)**
6mm thick James Hardie Rigid Air Barrier RAB board fixed in accordance with manufacturer's specifications and details. Use only in areas where fire rating is required on a timber framing system in conjunction with Gib Fyreline. Refer to architectural details. Install strictly as per manufacturer's specifications and details. Refer to Fire report and drawings. 41617
- 4.05.27 **Specialized Plaster System over battens**
Specialized plaster System over

- 4.07.01 **R2.2 Wall Insulation**
Audec 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.
- 5.01.01 **10mm Gib Board Lining**
10mm Gib Board lining fixed horizontally or vertically over selected framing. Gib stopped to level 4mm.

- 5.01.05 **13mm Gib Fyreline**
13mm Gib Fyreline Board lining fixed horizontally or vertically over selected framing. Gib stopped to level 4mm. finish for painting. Square stopped to ceiling. Install strictly as per manufacturer's specifications and details. 5113G

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

RevID	Issue	CHD	Comments	Date
01	Building Consent			12/20/2018



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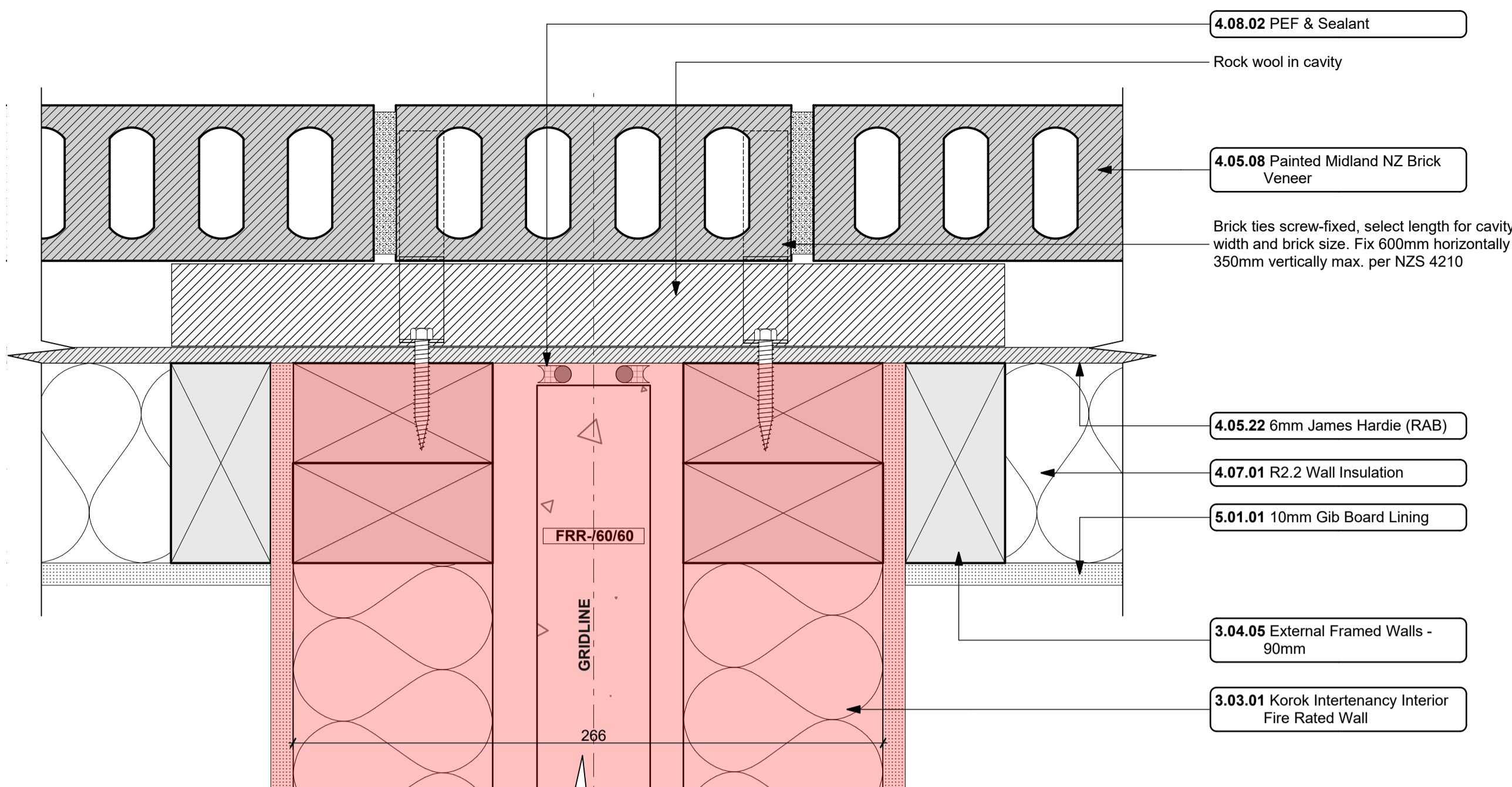
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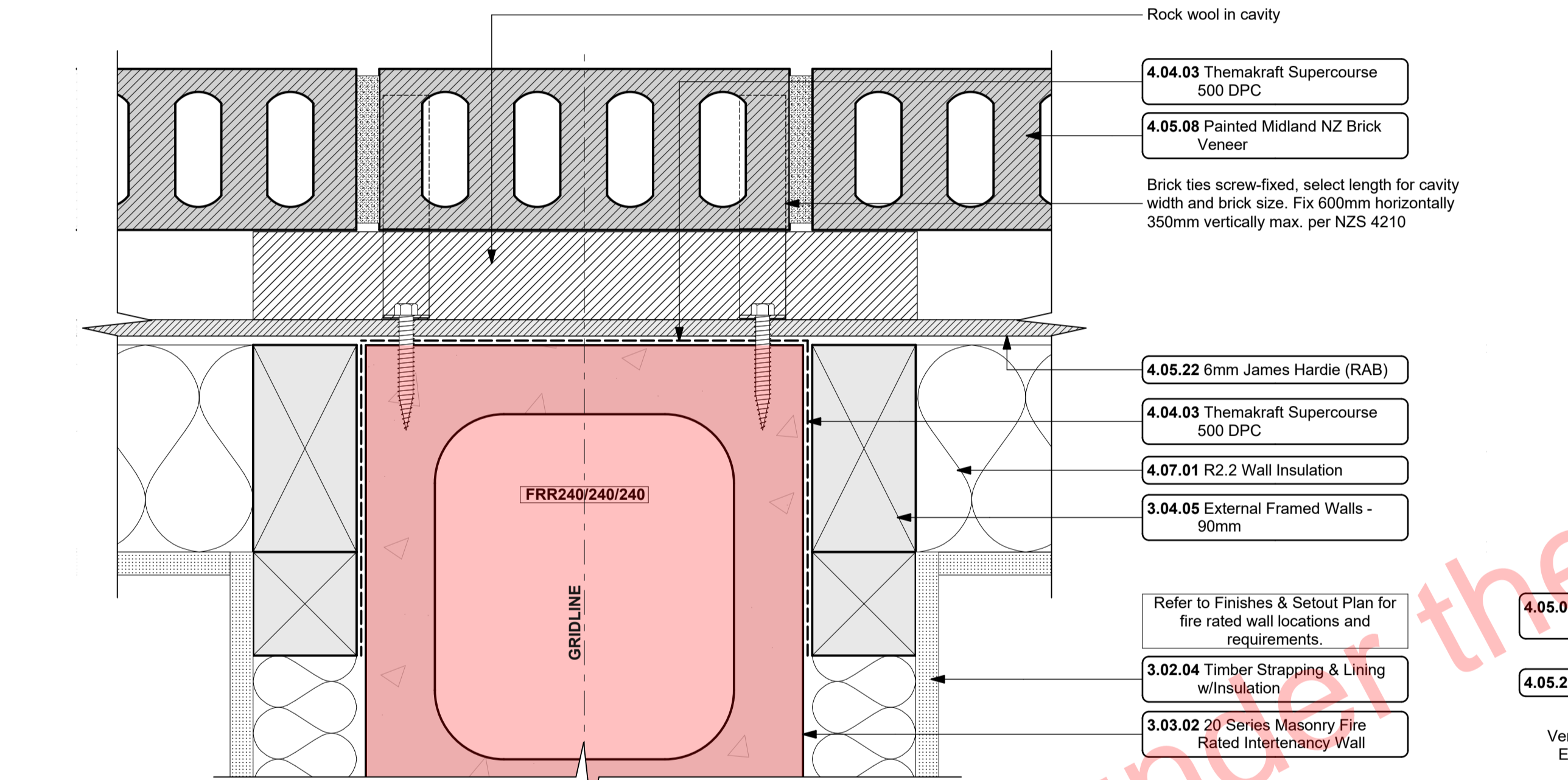
ALL RESTRICTED BUILDING WORK TO BE CARRIED OUT BY LICENSED BUILDING PRACTITIONERS

project title:
Proposed Development for:
Bonair Developments
at:
153 Bonair Crescent (Block C)
Silverdale, Auckland
sheet title:
Cladding Junction Details
drawn: **KN** checked: **JM** dwg n#: **411**
job n#: **2005**
date created: **12/20/2018**
date plotted: **2/7/2019**
issue: **BC Block C** rev n#: **1**
scale: **1:2 @ A1**
NOTE: Drawings are 1/2 scale @ A3
CAD ref: **KrisnaM/PROJECTS/2005-2099/2005 - Broadway Property Group/4 BC2005_Broadway Property Group_BLOCK C_BC.dwg**

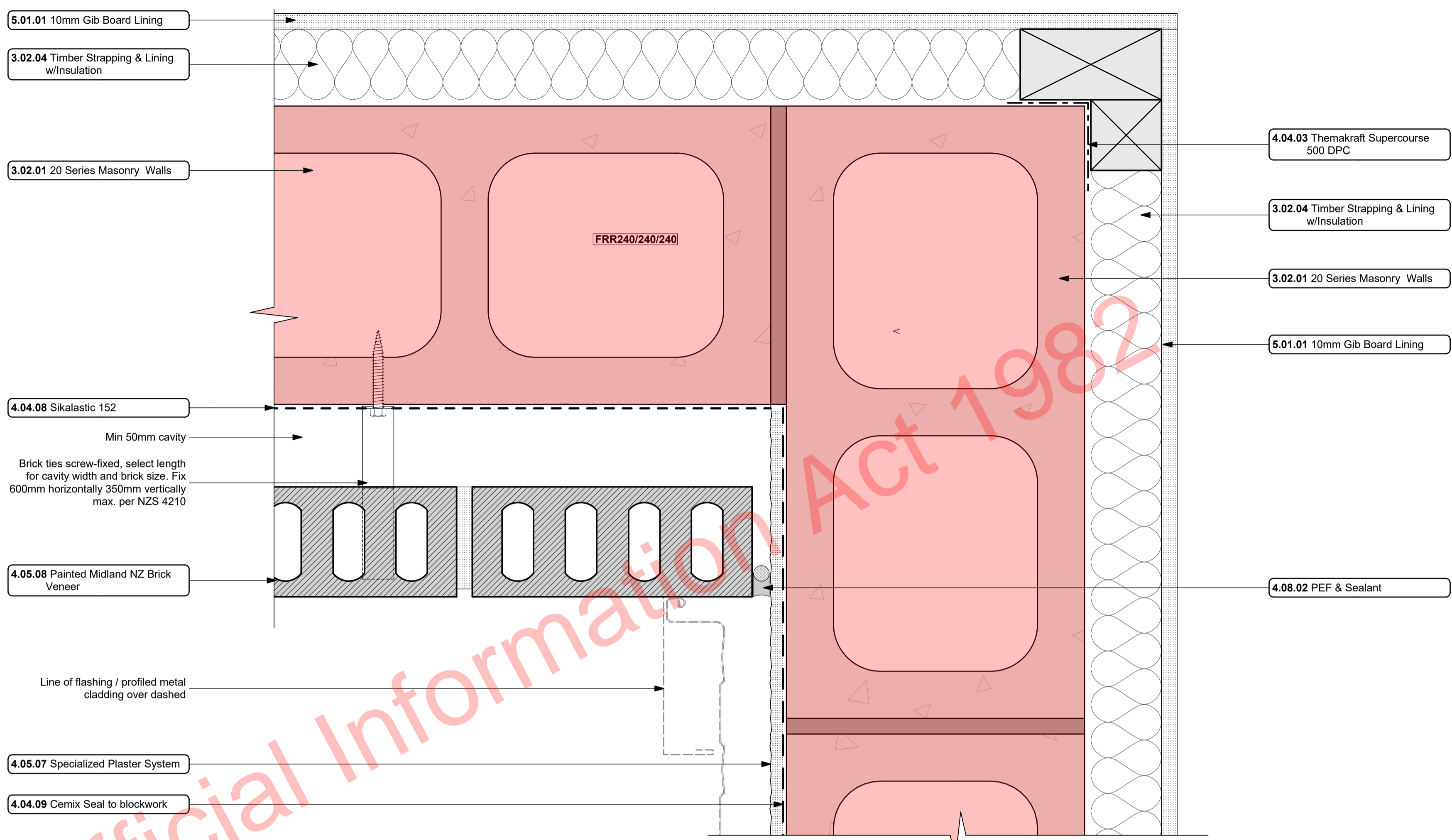
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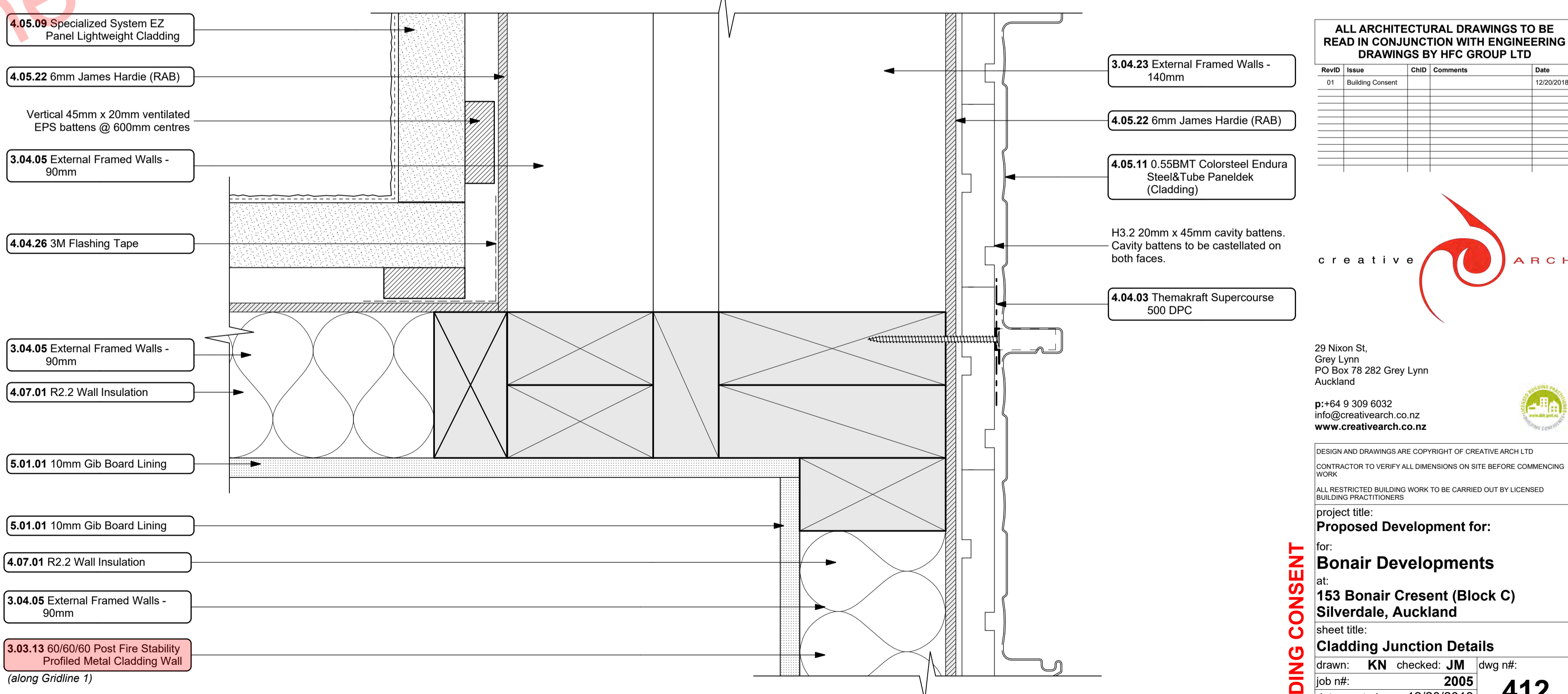
CL-15 First Floor IT Wall End w/Brick Cladding Detail (Plan) 1:2



CL-14 Ground Floor IT Wall End w/Brick Cladding Detail (Plan) 1:2



CL-13 Brick/Plastered Masonry Internal Corner Junction Detail (Plan) 1:2



EZ Panel Internal Corner Detail (Plan) 1:2

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
 - 3.02.04 **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.
 - 3.03.01 **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. Autdex Greenstuff R2.2 Insulation both sides. 10mm Gib Standard Plasterboard either side. Use 6mm RAB in lieu of Gib in ceiling cavity. Fire Rated sealant to perimeter of walls. All fixed in accordance with manufacturers requirements. 5216S
 - 3.03.02 **20 Series Masonry Fire Rated Intertency Wall**
FRR240/240/240 190 mm thick concrete block intertency wall. Installed to Structural Engineers Details. 10mm Paint Finish Gib on 50x50mm H1.2 timber strapping with R1.3 Insulation to either side. Fire Rated sealant to perimeter.
 - 3.03.13 **60/60/60 Post Fire Stability Profiled Metal Cladding Wall**
James Hardie 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 900 crs, James Hardie 90mm Mineral Insulation, 13mm Gib Fyrelite to int. face, 15mm Standard Gib above to exterior face. Profiled Metal cladding on cavity on 6mm RAB to exterior face. Reduce spacing to 300 crs where stud height exceeds 3.6m.
 - 3.04.05 **External Framed Walls - 90mm**
Generally construct with 90x45 SG8 KD H1.2 framing with studs on Hi and Dri packers at crs as per setout plans and nogs @ 600crs to NZS3604:2011 unless noted otherwise. Increase to 230x45 studs @ 600 crs where stud height exceeds 2.7m. Reduce stud spacing to 2/90x45 @ 300crs where stud height exceeds 3.0m up to 3.6m. Ensure all insulation within framing where applicable, is secured into place with DanBand straps in accordance with the requirements of E2/AS1. Nog for all fittings, fixtures, linings, bracing panels and trims. DPC (malthoid) between bottom plate and conc. slab and fixed with M12 bolts @ 900crs. Refer to the Structural Layouts for the bracing requirements. 6mm RAB to exterior face of walls.
 - 3.04.23 **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 @ 300crs to NZS3604:2011 unless noted otherwise. Nog for all fittings, fixtures, linings, bracing panels and trims. DPC (malthoid) between bottom plate and conc. slab and fixed with M12 bolts @ 900crs. 6mm RAB to exterior face of walls.

- 4 ENCLOSURE**
- 4.04.03 **Themakraft Supercourse 500 DPC**
Themakraft Supercourse 500 DPC between concrete/concrete masonry /aluminium and timber members. Install strictly as per manufacturer's specifications and details. 4161T
 - 4.04.08 **Sikalastic 152**
Sikalastic 152 Exterior Waterproofing Membrane applied to exposed face of Slab and rebates. All in accordance with manufacturers requirements.

- 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

- 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.
- 4.05.08 **Painted Midland NZ Brick Veneer**
Midland NZ painted brick veneer with 50mm cavity with RAB on timber framed walls, to NZS 3604 : 2011. Provide weep holes @800mm max centres and 10mm ventilation gap between top of brick and soffit lining. Wall ties and fixings in accordance with NZS 4210 : 2001. Standard range mortar, colour to match brick. The 2 storey brick cladding system used on this building must be completed to 'Design Note TB1' refer to Midland Brick for Design Note TB1. Install strictly as per manufacturer's specifications and details. Install stainless steel lintel bars over openings as per brick window head table details.
- 4.05.09 **Specialized System EZ Panel Lightweight Cladding**
Specialized System EZ Panel 50mm autoclaved lightweight concrete Facade System over 50x21mm High Density EPS vertical cavity battens at 600crs max. Float textured finish by Specialized Systems. Min 2 coats of paint. Colour TBD. All installation in accordance with manufacturers 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 Fyrelite. Refer to architectural details. Install strictly as per manufacturer's specifications and details. Refer to Fire report and drawings. 4161T
- 4.07.01 **R2.2 Wall Insulation**
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.

CL-02b - 108, 109

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

RevID	Issue	CHD	Comments	Date
01	Building Consent			12/20/2018

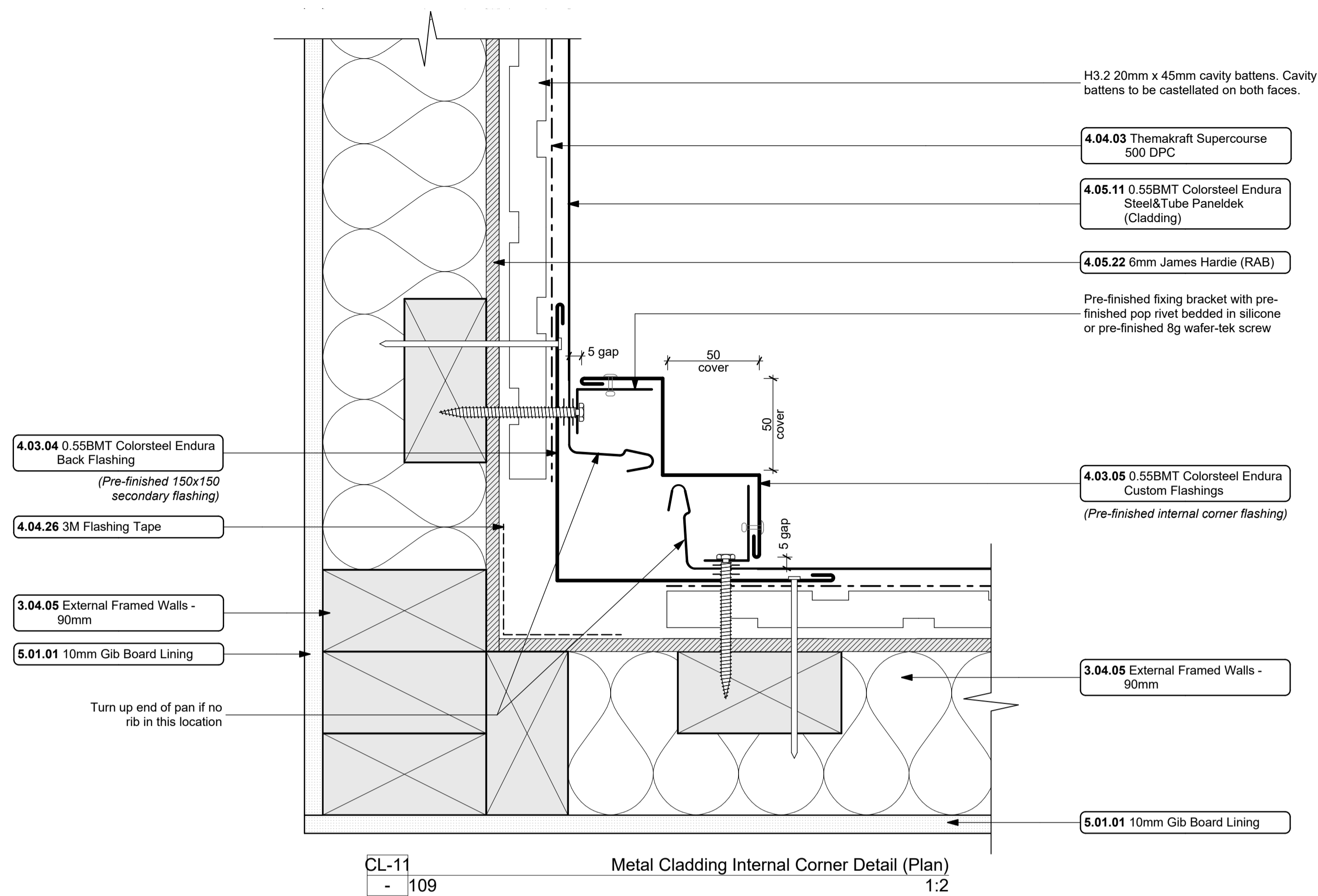


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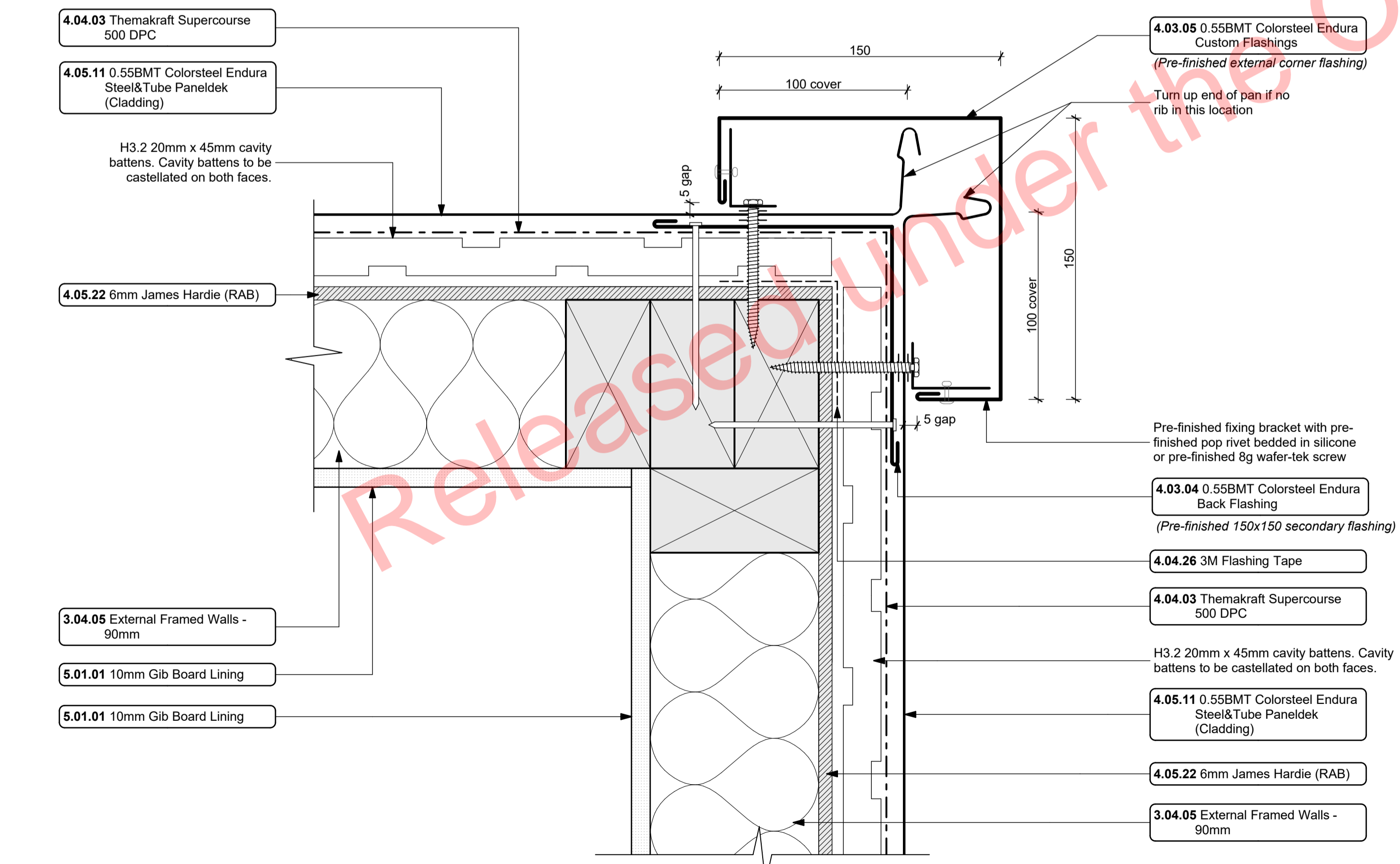
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scale: **1:2 @ A1**
NOTE: Drawings are 1/2 scale @ A3
K:\nsd\1\PROJECTS\2000-2009\2005 - Broadway Property Group\4 BC\2005_Broadway Property Group_BLOCK C_B_C.pht

FOR BUILDING CONSENT

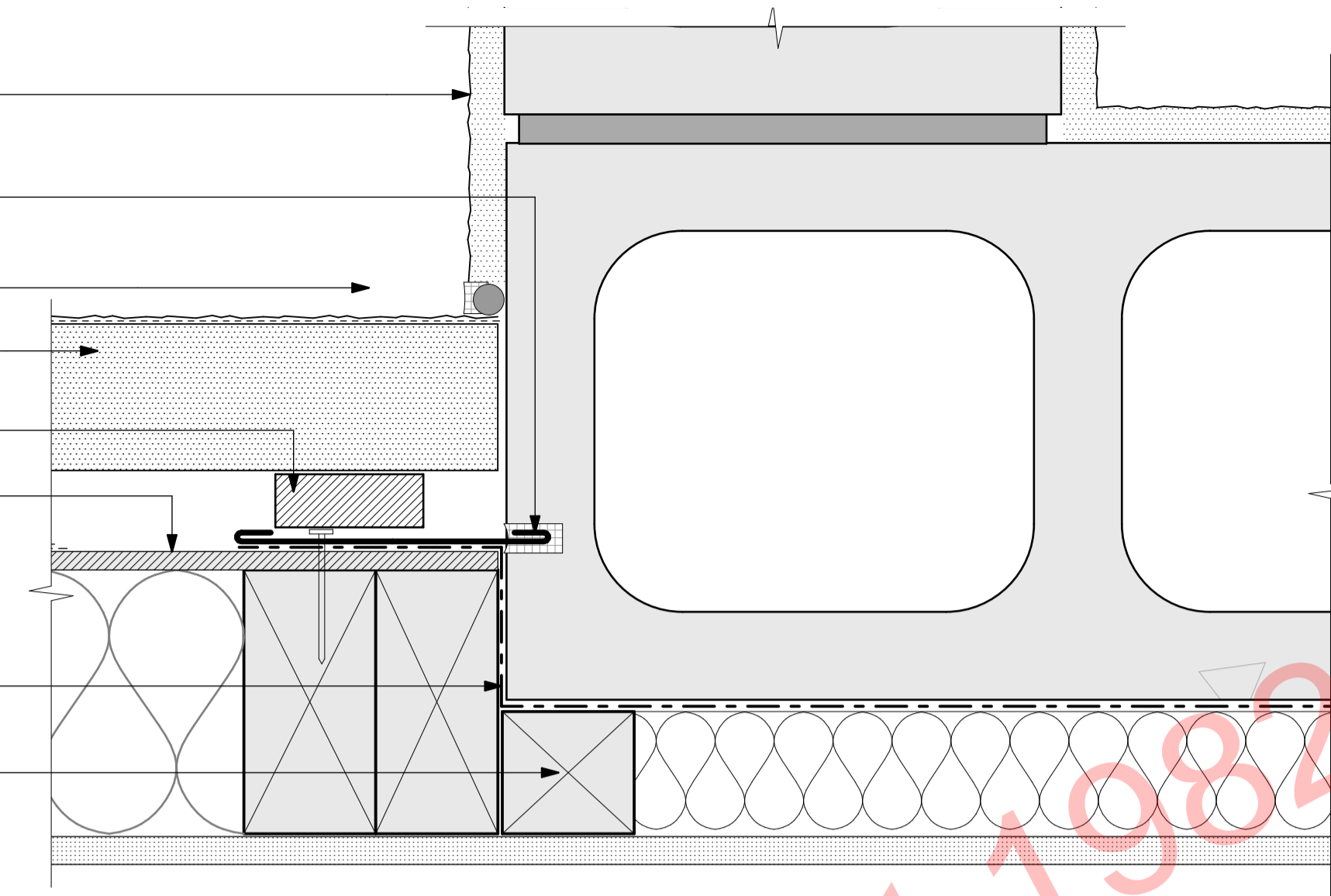


CL-11
- 109
Metal Cladding Internal Corner Detail (Plan)
1:2

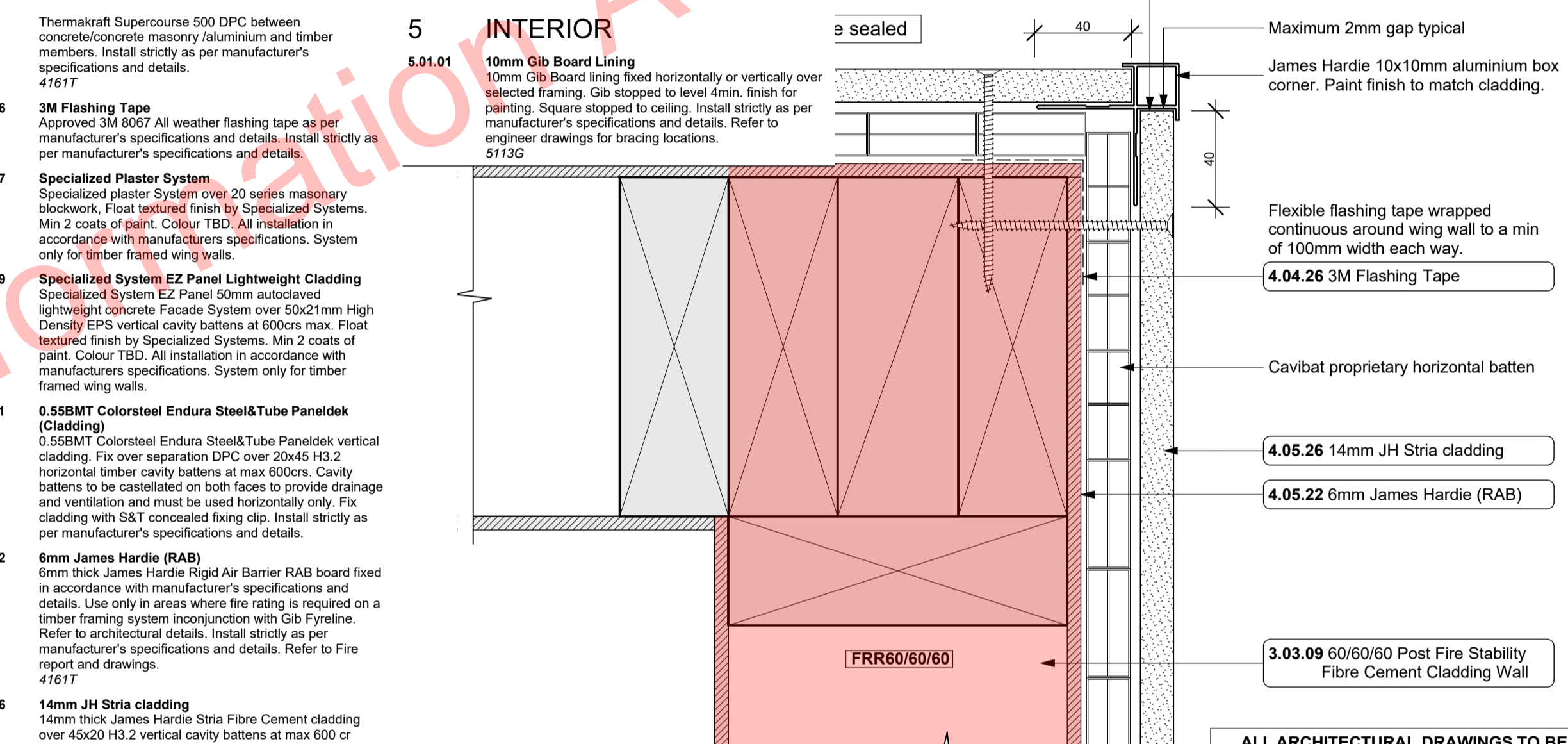


CL-10
- 109
Metal Cladding External Corner Detail (Plan)
1:2

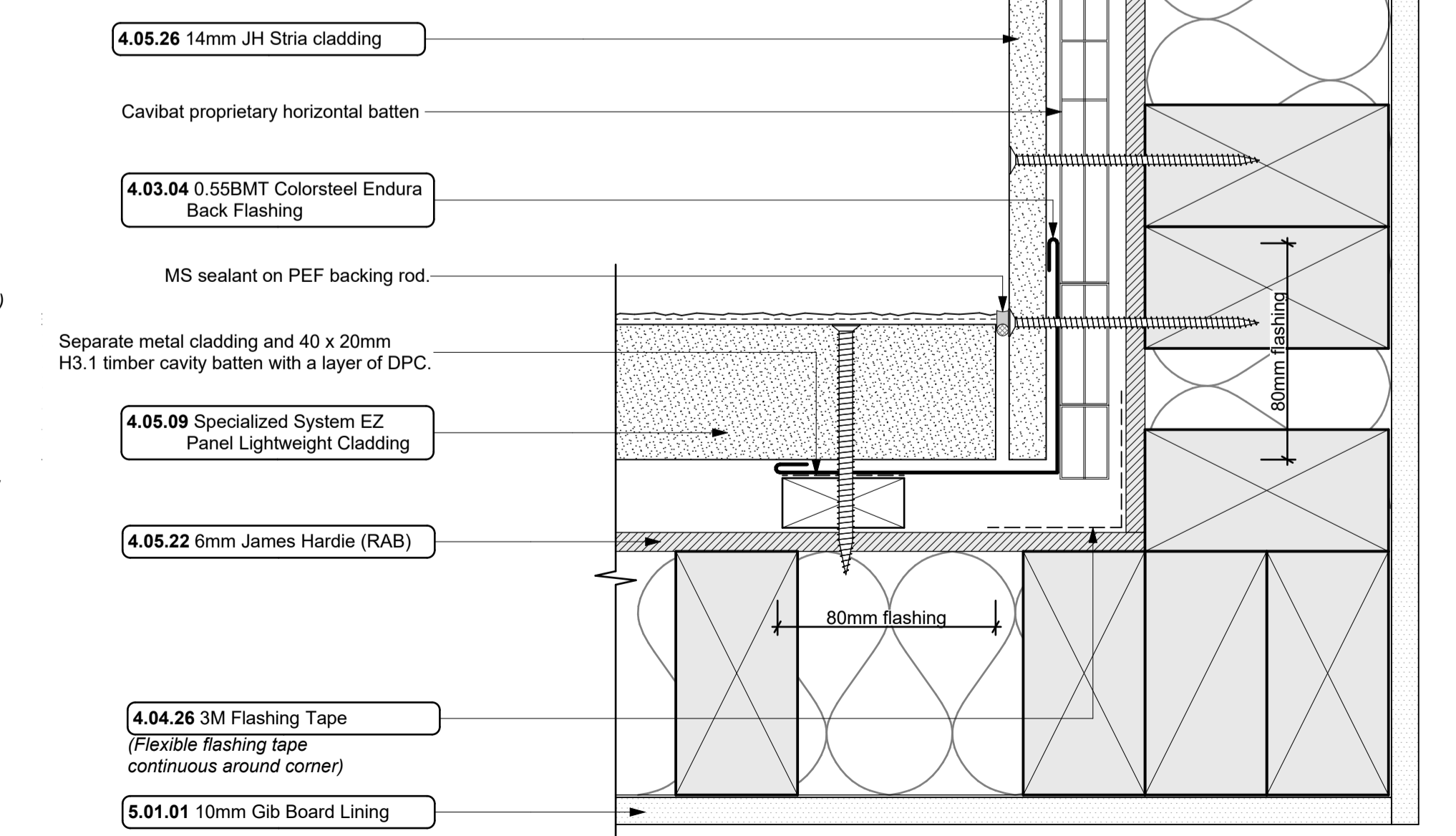
- Notes**
- 3 STRUCTURE**
- 3.02.04 **Timber Strapping & Lining w/Insulation**
Masonry block wall to be strapped with 50x50mm H1.2 battens on dpc at 600c/s with Audex Greenstuff R1.3 40mm fibreglass insulation installed between with 10mm Gib board lining.
- 3.03.09 **60/60/60 Post Fire Stability Fibre Cement Cladding Wall**
James Hardie JHETRR60 60/60/60 Post Fire Stability Exterior Timber Framed Wall with Fibre Cement cladding: 140x45 SG8 H1.2 Full Height Timber Framing. Studs at max 300 c/s, Nogs at max 800 c/s, James Hardie 90mm Mineral Insulation, 6mm RAB to each side. Fibre cement cladding on cavity on 6mm RAB to exterior face. Hardiflex cladding on cavity on 6mm RAB to interior cupboard face.
- 3.04.05 **External Framed Walls - 90mm**
Generally construct with 90x45 SG8 KD H1.2 framing with studs on H1 and Dri packers at c/s as per setout plans and nogs @ 600c/s to NZS3604 2011 unless noted otherwise. Increase to 2/90x45 studs @ 600 c/s where stud height exceeds 2.7m. Reduce stud spacing to 2/90x45 @ 300c/s where stud height exceeds 3.0m up to 3.6m. Ensure all insulation within framing where applicable, is secured into place with DanBand straps in accordance with the requirements of E2/AS1. Nog for all fillings, fixtures, linings, bracing panels and trims. DPC (matted) 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**
- 4.03.04 **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.
- 4.04.03 **Themakraft Supercourse 500 DPC**



CL-06
- 106, 107
EZ Panel/Masonry Internal Corner Junction Detail (Plan)
1:2



CL-04
- 108, 109
Stria External Corner Detail (Plan)
1:2



CL-05
- 108, 109
EZ Panel/Stria Internal Corner Junction Detail (Plan)
1:2

- Cut long edges of Stria to butt into the aluminum external box corner with flexible sealant.
- Maximum 2mm gap typical
- James Hardie 10x10mm aluminium box corner. Paint finish to match cladding.
- Flexible flashing tape wrapped continuous around wing wall to a min of 100mm width each way.
- 4.04.26 3M Flashing Tape
- Cavibat proprietary horizontal batten
- 4.05.26 14mm JH Stria cladding
- 4.05.22 6mm James Hardie (RAB)
- 3.03.09 60/60/60 Post Fire Stability Fibre Cement Cladding Wall
- ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS BY HFC GROUP LTD**
- | RevID | Issue | CHD | Comments | Date |
|-------|------------------|-----|----------|------------|
| 01 | Building Consent | | | 12/20/2018 |
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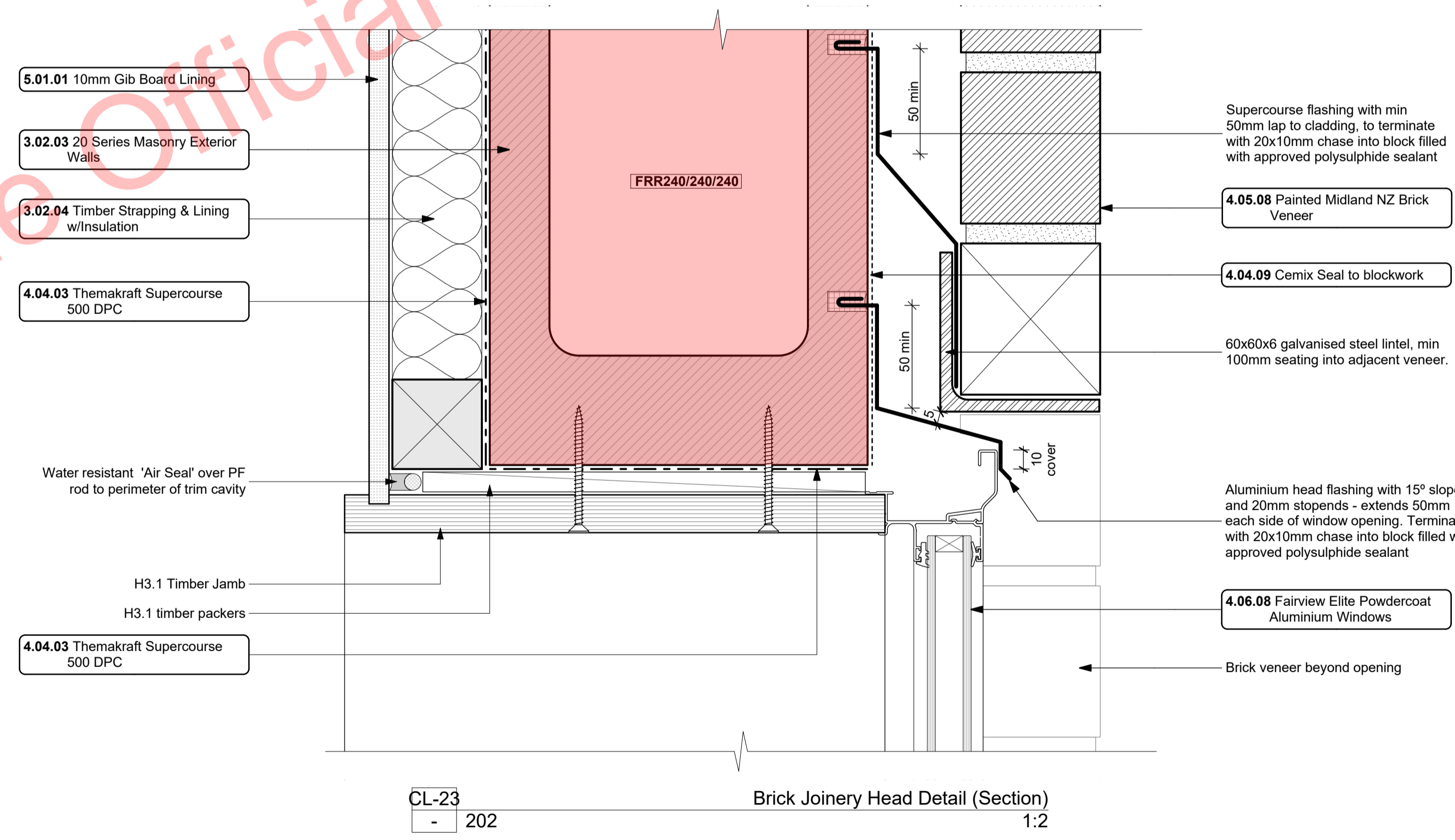
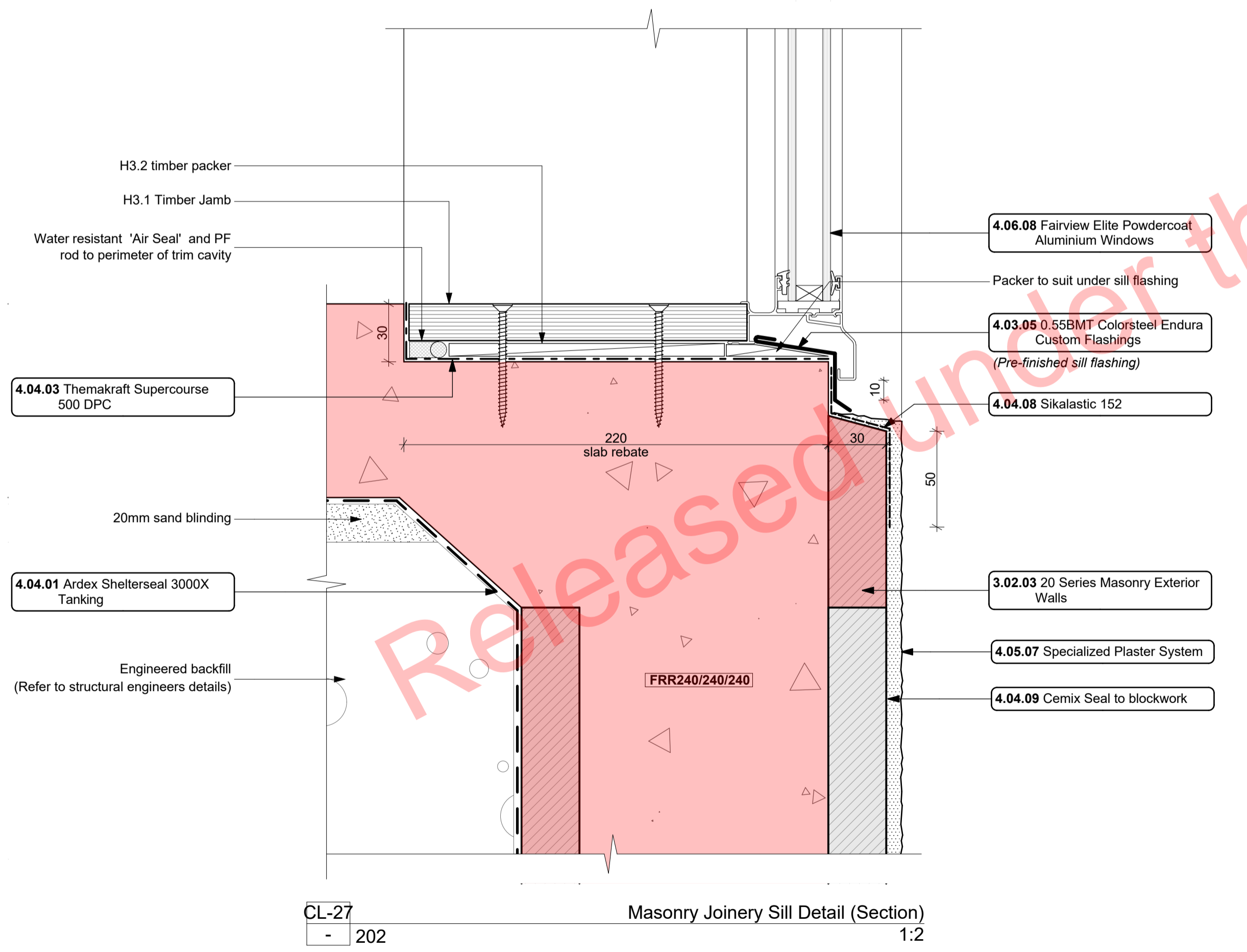
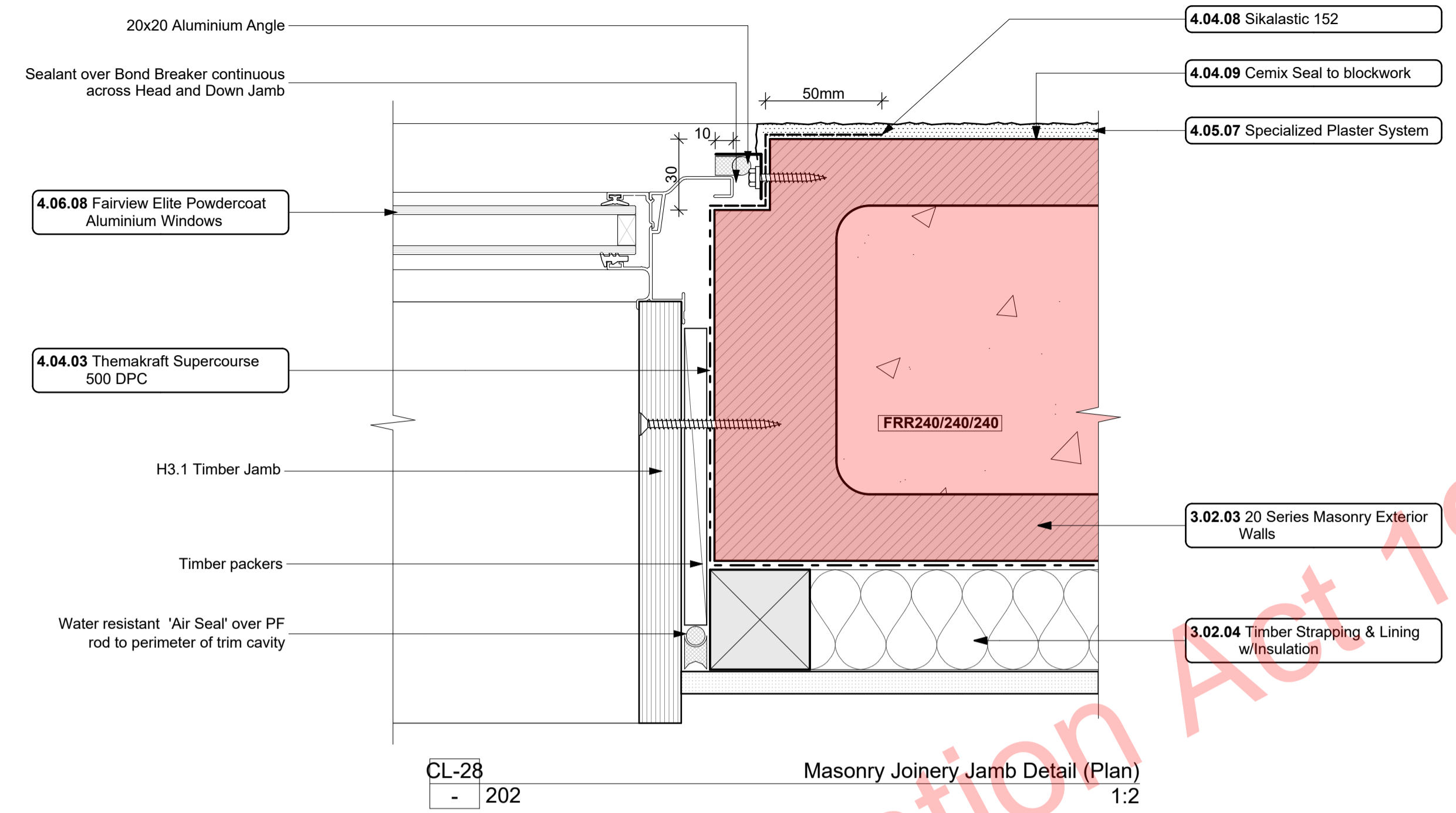
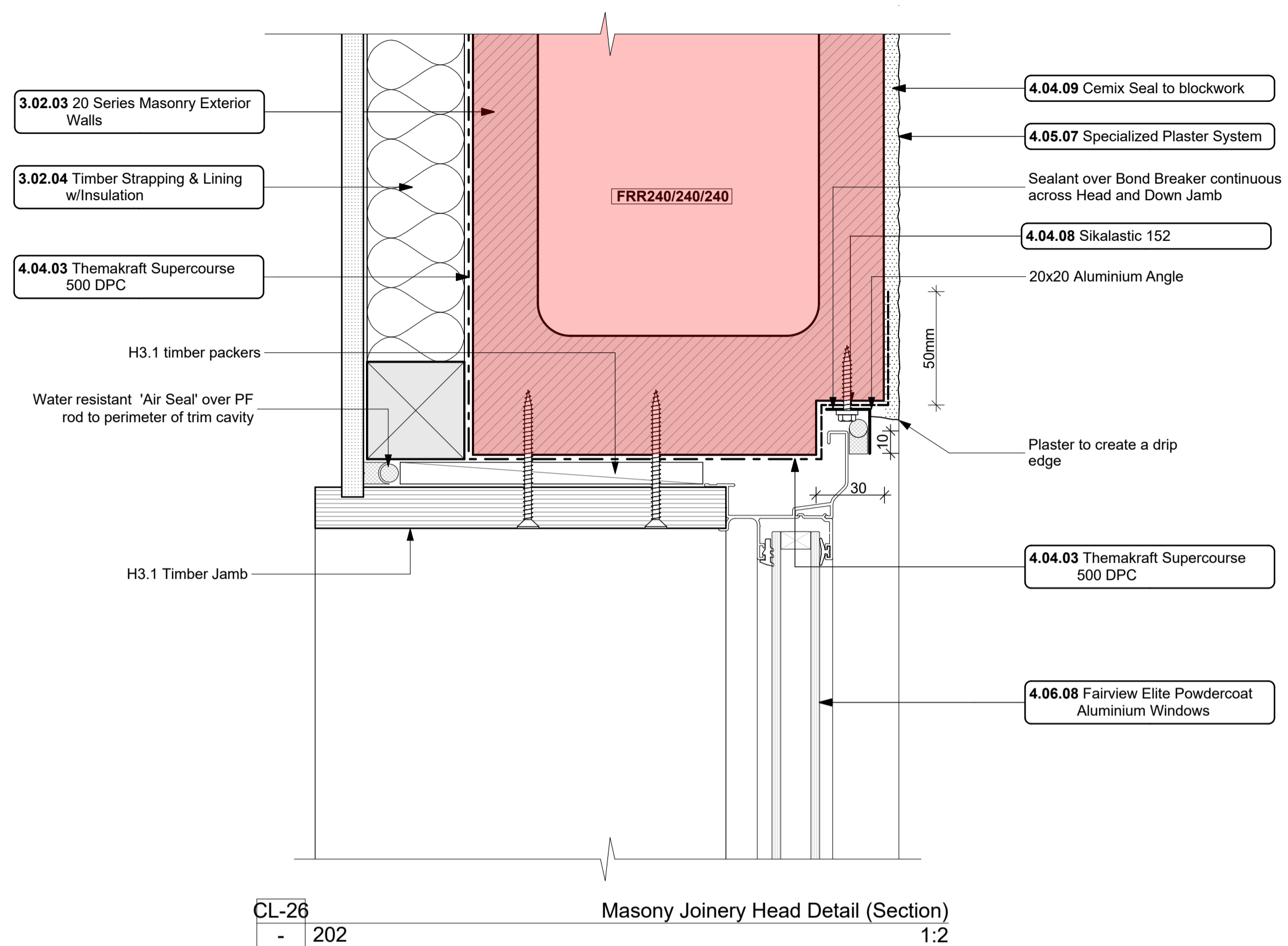
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project title:
Proposed Development for:
for:
Bonair Developments
at:
153 Bonair Crescent (Block C) Silverdale, Auckland
sheet title:
Cladding Junction Details
drawn: **KN** checked: **JM** dwg n#: **413**
job n#: **2005**
date created: **12/20/2018**
date plotted: **2/7/2019**
issue: **BC Block C** rev n#: **1**
scale: **1:2 @ A1**
NOTE: Drawings are 1/2 scale @ A3
CAD ref: **Knsrsm\PROJECTS\2005-2009\2005 - Broadway Property Group\BC2005_Broadway Property Group_BLOCK C_BCP.dwg**

FOR BUILDING CONSENT



- Notes**
- 3 STRUCTURE**
- 3.02.03 20 Series Masonry Exterior Walls
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.
 - 3.02.04 Timber Strapping & Lining w/Insulation
Masonry block wall to be strapped with 50x50mm H1.2 battens on dpc at 600cs with Audex Greenstuff F1.3 40mm fibreglass insulation installed between with 10mm Gib board lining.
- 4 ENCLOSURE**
- 4.03.05 0.55BMT Colorsteel Endura Custom Flashings
Pre-finished 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 pre-finished to match to adjacent joinery of rigging materials.
 - 4.04.01 Ardex Shelterseal 3000X Tanking
Tanking installed strictly as per manufacturer's specifications and details to below ground applications - foundations, retaining walls etc 4731A
 - 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. 4761T
 - 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
- 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. 5713G
- 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 Painted Midland NZ Brick Veneer**
Midland NZ painted brick veneer with 50mm cavity with RAB on timber framed walls. to NZS 3604: 2011. Provide weep holes @800mm max centres and 10mm ventilation gap between top of brick and soffit lining. Wall ties and fixings in accordance with NZS 4210 : 2001. Standard range mortar. colour to match brick. The 2 storey brick cladding system used on this building must be completed to 'Design Note TB1' refer to Midland Brick for Design Note TB1. Install strictly as per manufacturer's specifications and details. Install stainless steel lintel bars over openings as per brick window head table details.
- 4.06.08 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, w'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 TEC by client.

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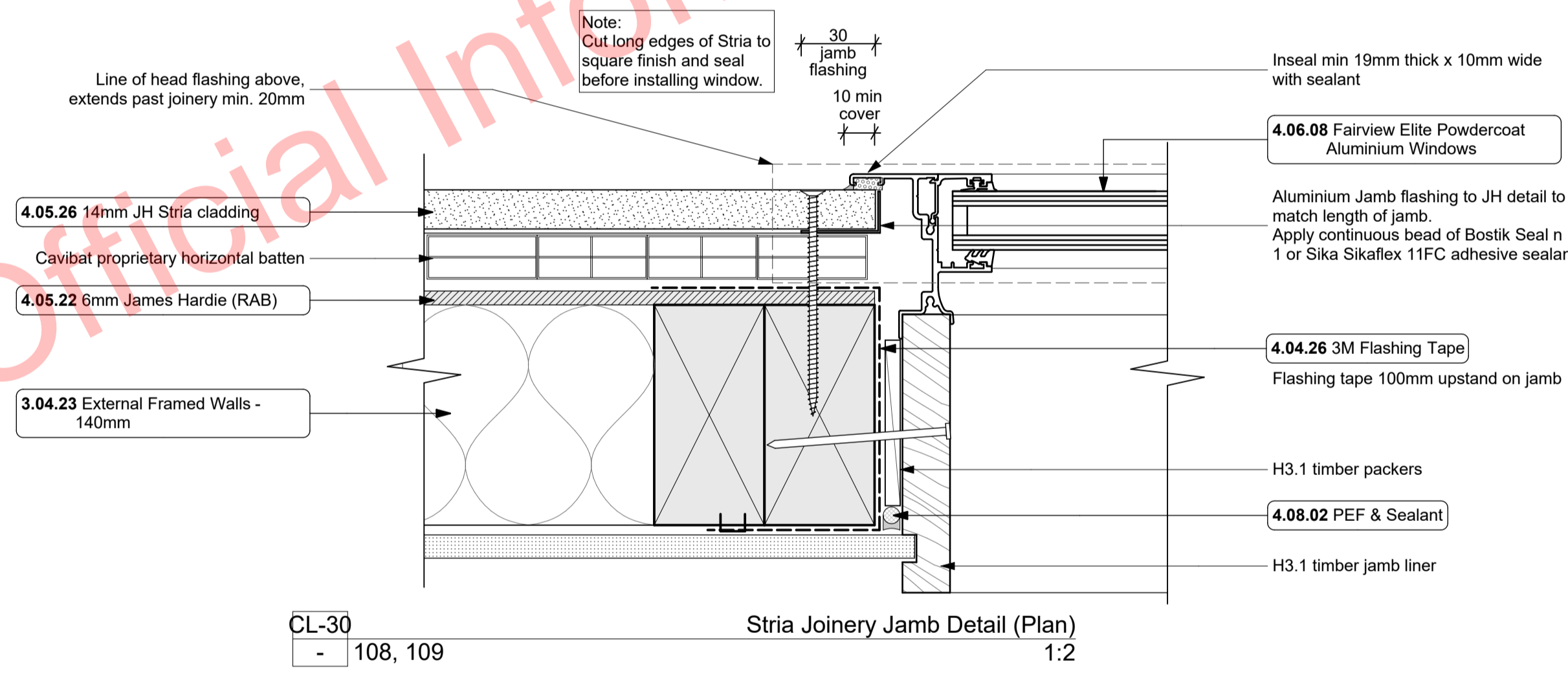
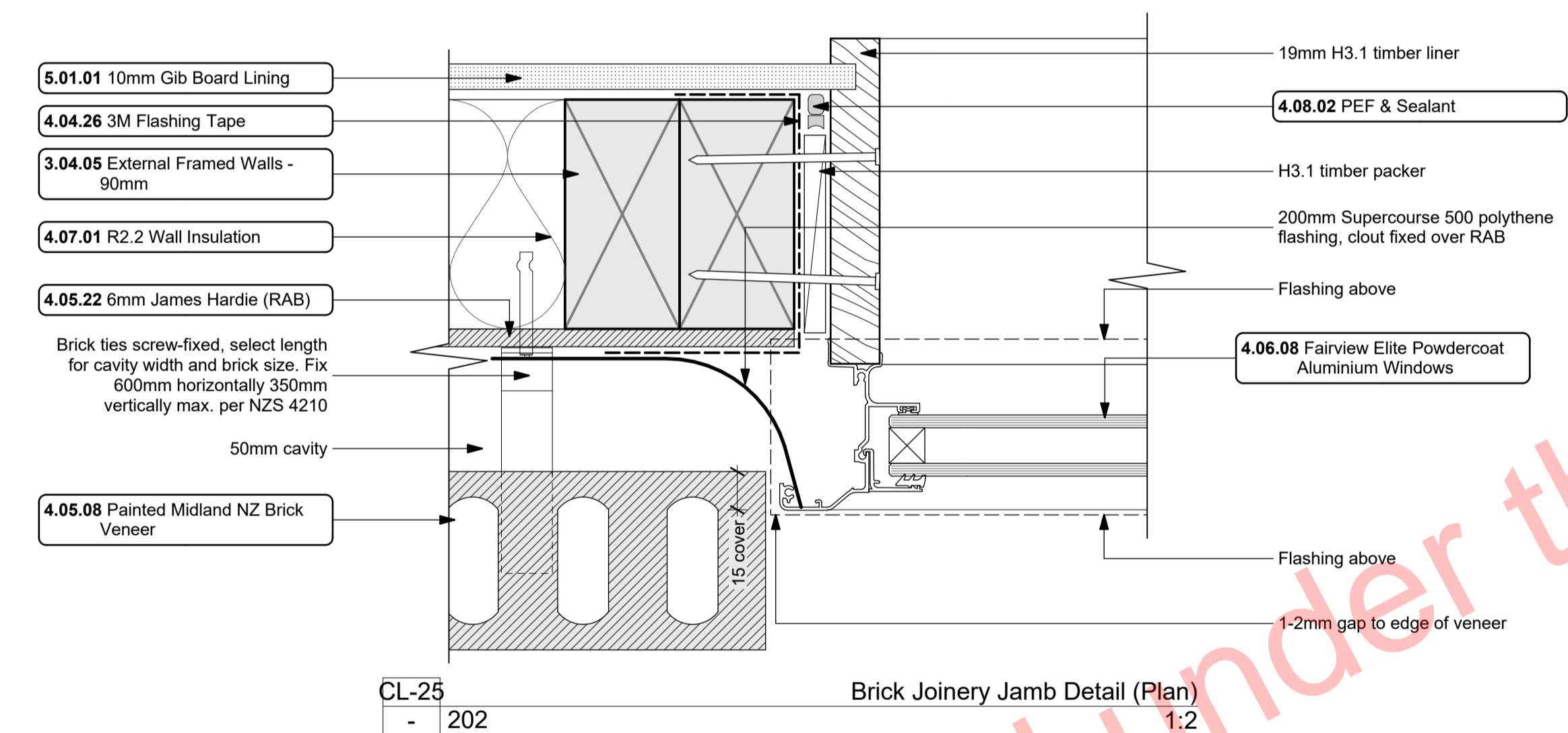
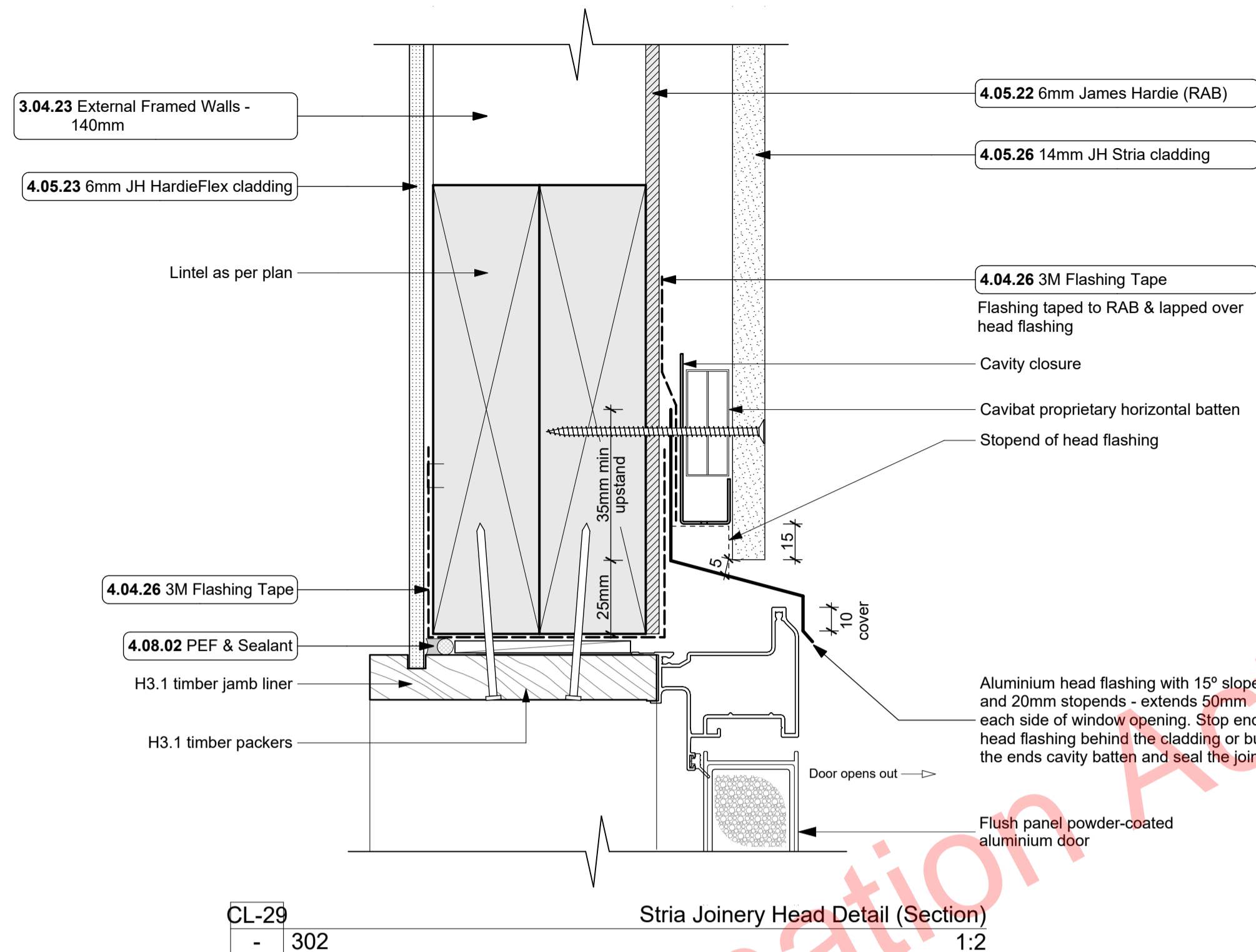
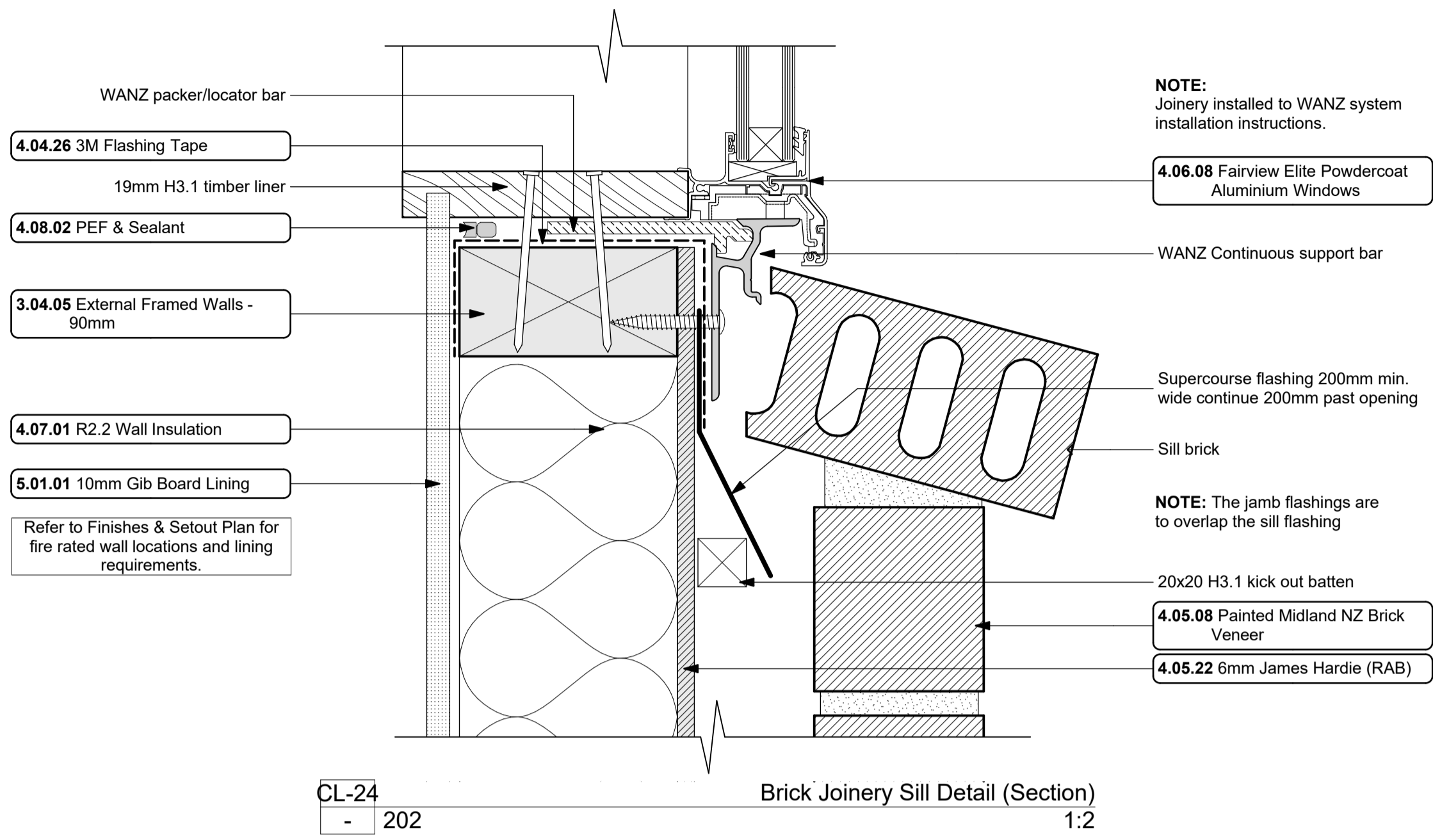
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Proposed Development for:
for:
Bonair Developments
at:
153 Bonair Crescent (Block C) Silverdale, Auckland
sheet title:
Joinery Details
drawn: **KN** checked: **JM** dwg n#: **414**
job n#: **2005**
date created: **12/20/2018**
date plotted: **2/7/2019**
issue: **BC Block C** rev n#: **1:2 @ A1**
scale: **1:2 @ A1**
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Notes

3 STRUCTURE

3.04.05 External Framed Walls - 90mm
Generally construct with 90x45 SG8 KD H1.2 framing with studs on H and Dri packers at crs as per setout plans and nogs @ 600crs to NZS3604:2011 unless noted otherwise. Increase to 2/90x45 studs @ 600 crs where stud height exceeds 2.7m. Reduce stud spacing to 2/50x45 @ 300crs where stud height exceeds 3.0m up to 3.6m. 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 (malthoid) between bottom plate and conc. slab and fixed with M12 bolts @ 900crs. Refer to the Structural Layouts for the bracing requirements. 6mm RAB to exterior face of walls.

3.04.23 External Framed Walls - 140mm
Generally construct with 140x45 SG8 KD H1.2 framing with studs on H and Dri packers at 600 crs and nogs @ 300crs to NZS3604:2011 unless noted otherwise. Nog for all fittings, fixtures, linings, bracing panels and trims. DPC (malthoid) between bottom plate and conc. slab and fixed with M12 bolts @ 900crs. 6mm RAB to exterior face of walls.

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

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

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

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

5 INTERIOR

5.01.01 10mm Gib Board Lining
10mm Gib Board Lining fixed horizontally or vertically over selected framing. Gib stopped to level 4min. finish for painting. Square stopped to ceiling. Install strictly as per manufacturer's specifications and details. Refer to engineer drawings for bracing locations. 5113G

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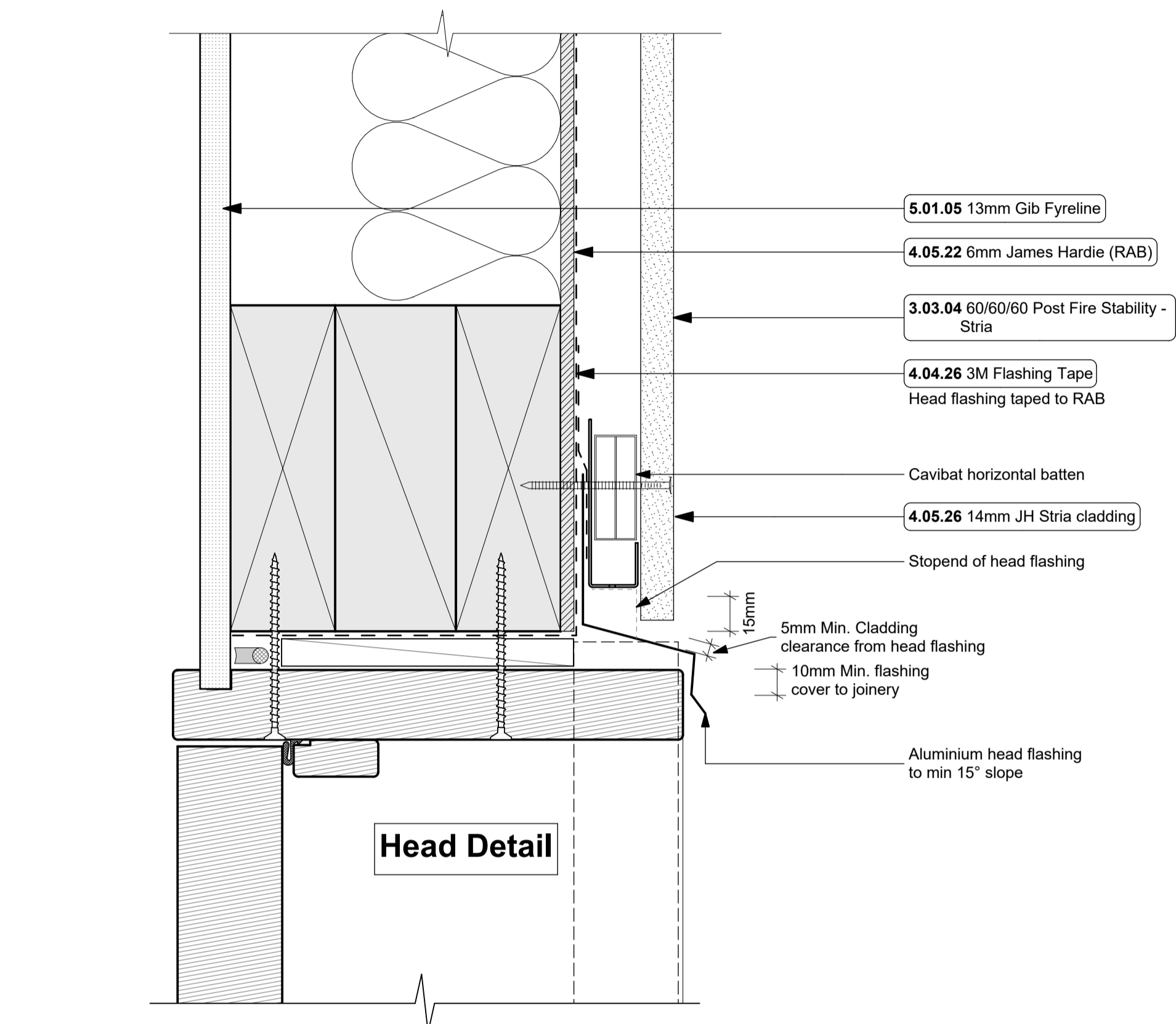
for:
Bonair Developments
at:
153 Bonair Crescent (Block C) Silverdale, Auckland

sheet title:
Joinery Details

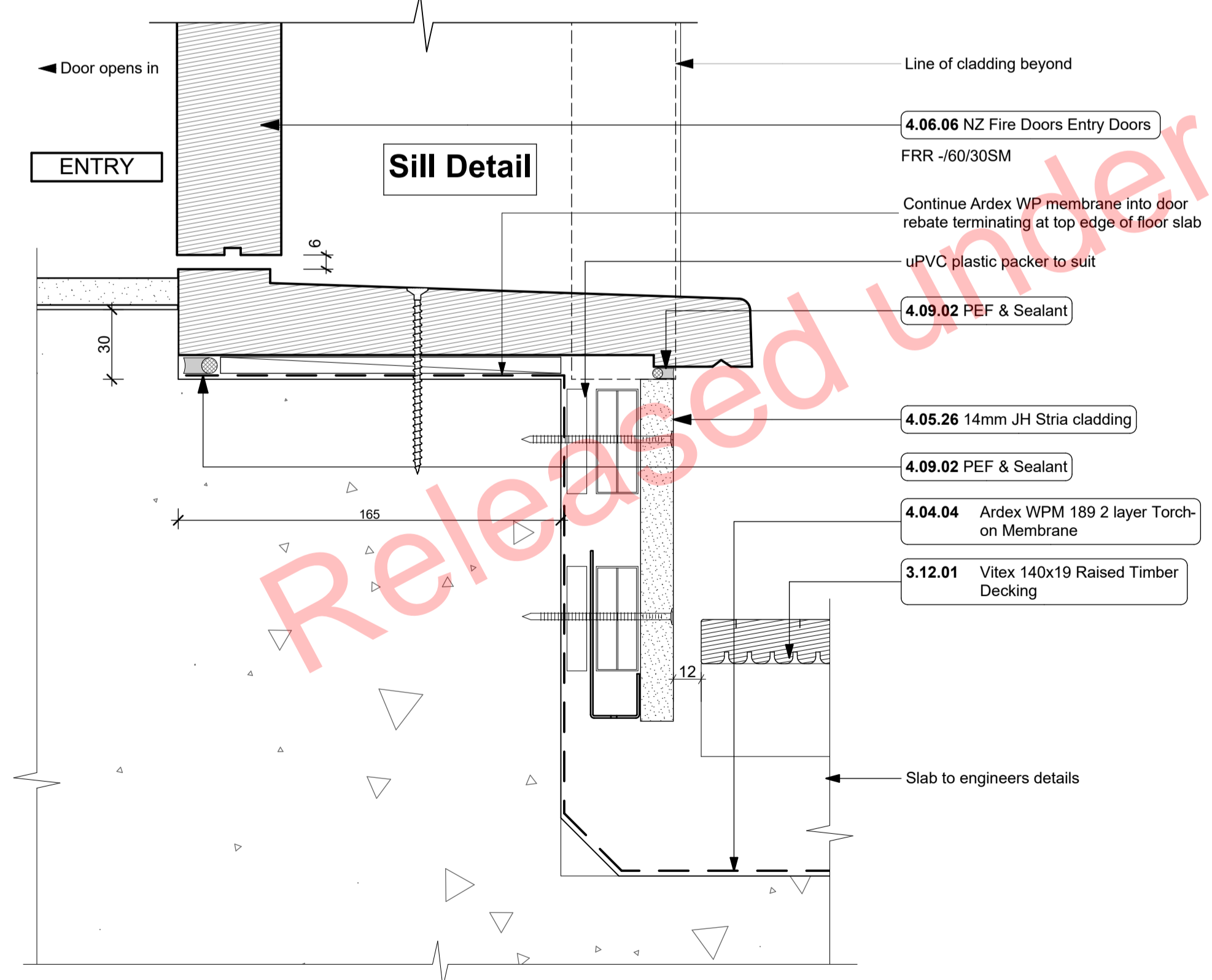
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job n#: **2005** **415**
date created: **12/20/2018**
date plotted: **2/7/2019**
issue: **BC Block C** rev n#:
scale: **1:2 @ A1**
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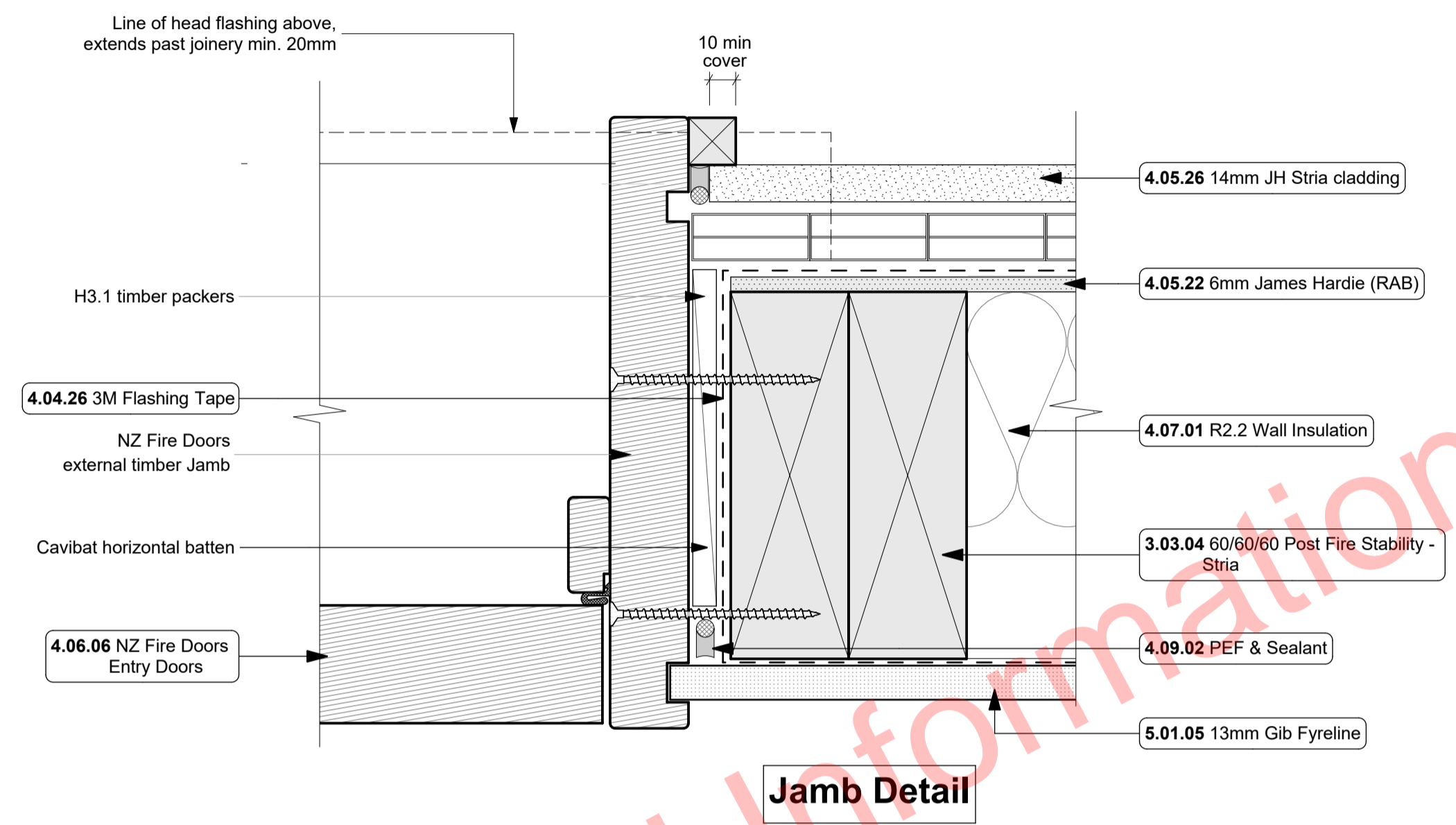
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Head Detail



Sill Detail



Jamb Detail

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 SCB 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. Reduce spacing to 300 crs where stud height exceeds 3.6m.
- 4.05.26 14mm JH Stria cladding 14mm thick James Hardie Stria Fibre Cement cladding over 45x20 H3.2 vertical cavity battens at max 600 cr install strictly as per manufacturer's specifications and details.
- 4.06.06 NZ Fire Doors Entry Doors NZ Fire Doors Entry Doors (-/60/60) with colour as per Resource Consent specifications. Rebate 30mm deep and size must be confirmed with manufacturer prior to rebate installation. Include paint grade radiata pine architraves. Refer to window and door schedule. Confirm size on site prior to manufacture. Install strictly as per manufacturer's specifications and details. Hardware TBC by client.
- 3.12.01 Vitex 140x19 Raised Timber Decking Vitex 140x19 timber decking on raised Outdure Quickbuild aluminium. Vitex decking system to have 3mm gaps between boards. Selected coating applied to all faces.
- 4 ENCLOSURE**
- 4.04.04 Ardex WPM 189 2 layer Torch-on Membrane Ardex WPM 189 2 layer Torch-on Membrane installed strictly in accordance with manufacturer's requirements. Dual Layer system to decks below raised decking
- 4.04.26 3M Flashing Tape Approved 3M 6067 All weather flashing tape as per manufacturer's specifications and details. Install strictly as per manufacturer's specifications and details.
- 4.05.22 6mm James Hardie (RAB) 6mm thick James Hardie Rigid Air Barrier RAB board fixed in accordance with manufacturer's specifications and details.
- 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
- 5 INTERIOR**

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

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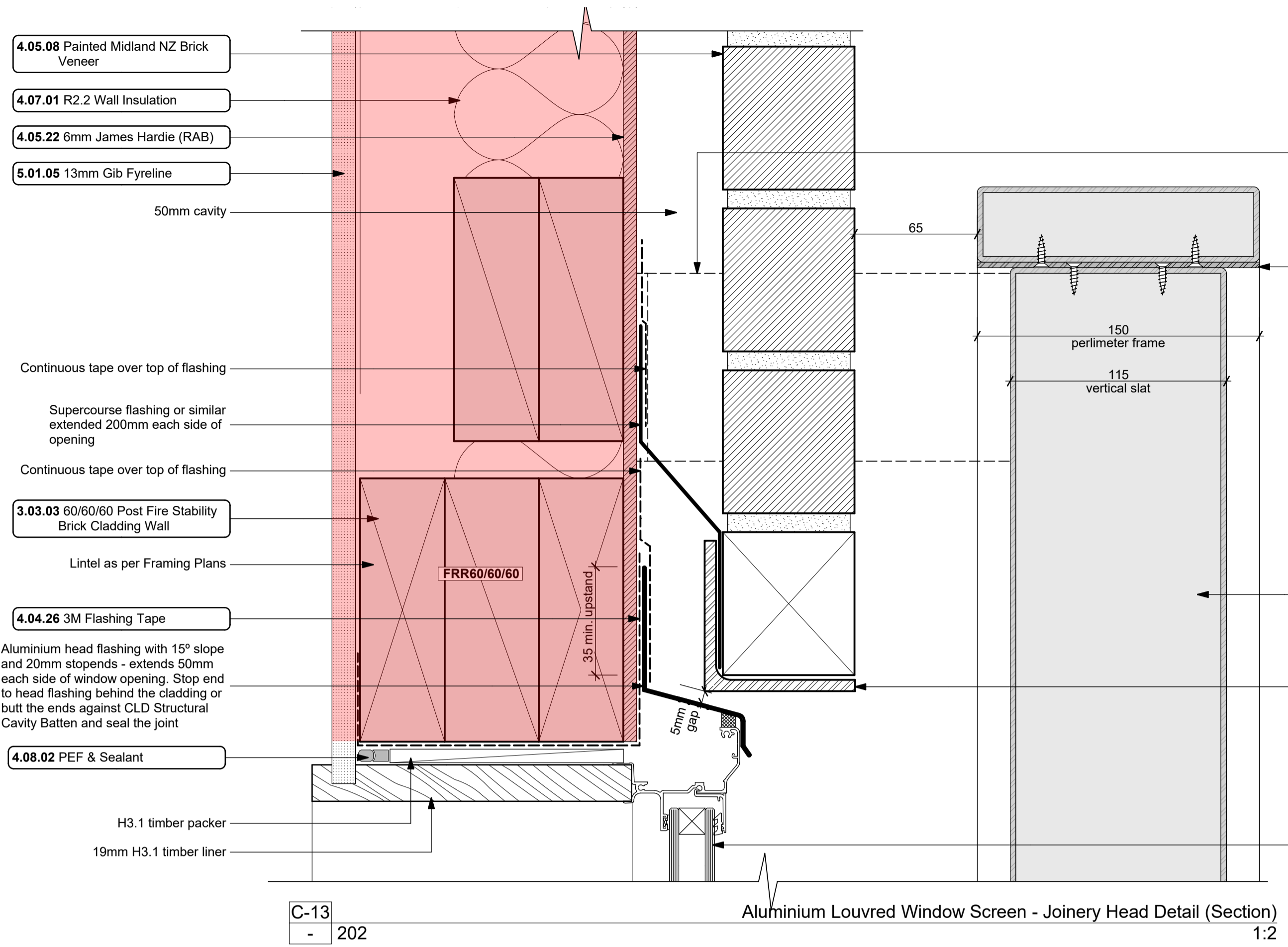


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Proposed Development for:
 for:
Bonair Developments
 at:
**153 Bonair Crescent (Block C)
 Silverdale, Auckland**
 sheet title:
Joinery Details
 drawn: **KN** checked: **JM** dwg n#: **417**
 job n#: **2005**
 date created: **12/20/2018**
 date plotted: **2/7/2019**
 issue: **BC Block C** rev n#: **1:2 @ A1**
 scale: **1:2 @ A1**
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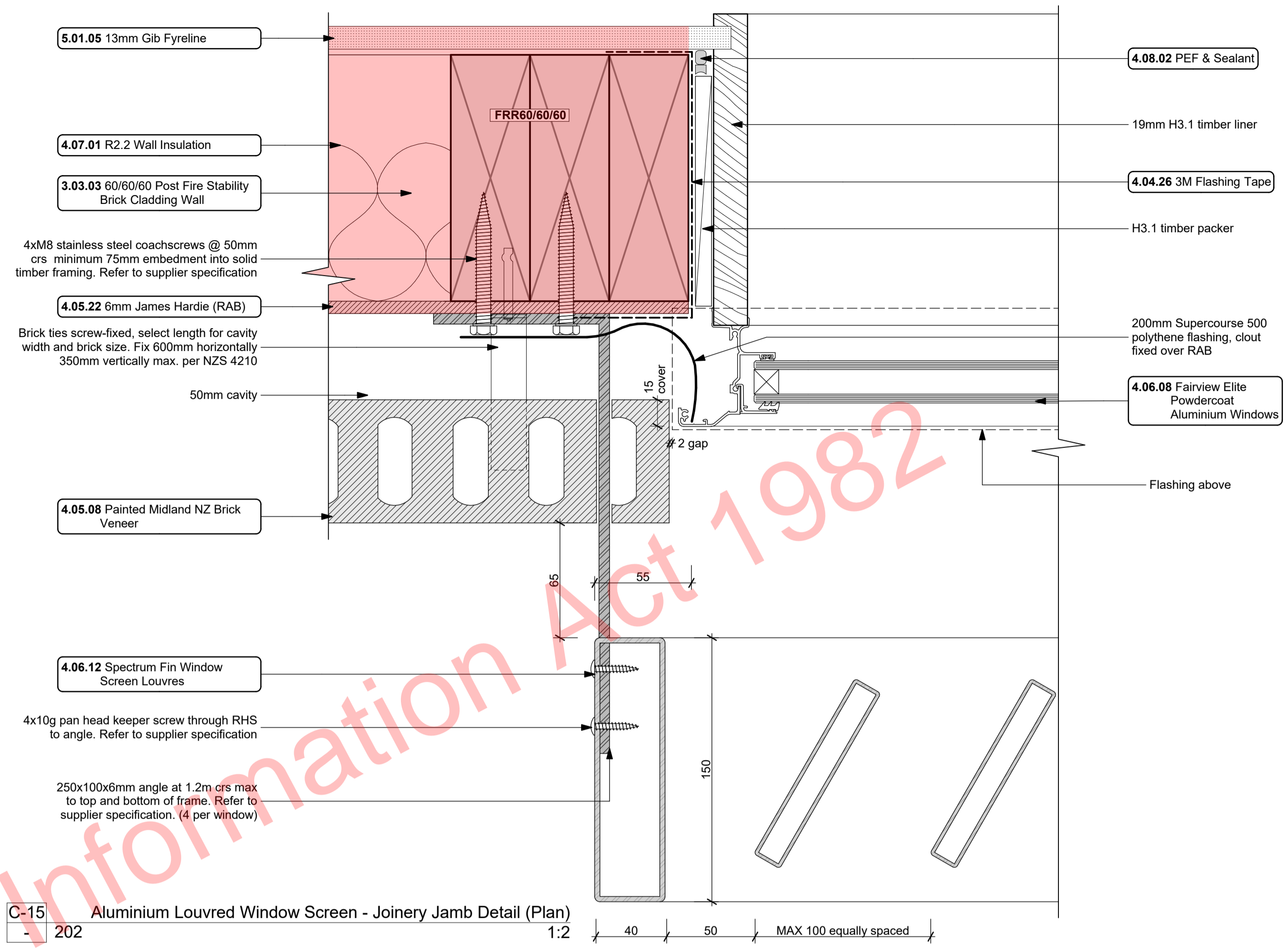
Fixing brackets beyond, refer jamb detail C-15

Vertical slats fixed to perimeter frame by interconnecting 8g CSK screws to 150x3mm flat bar. Refer to supplier specification

GENERAL NOTES

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

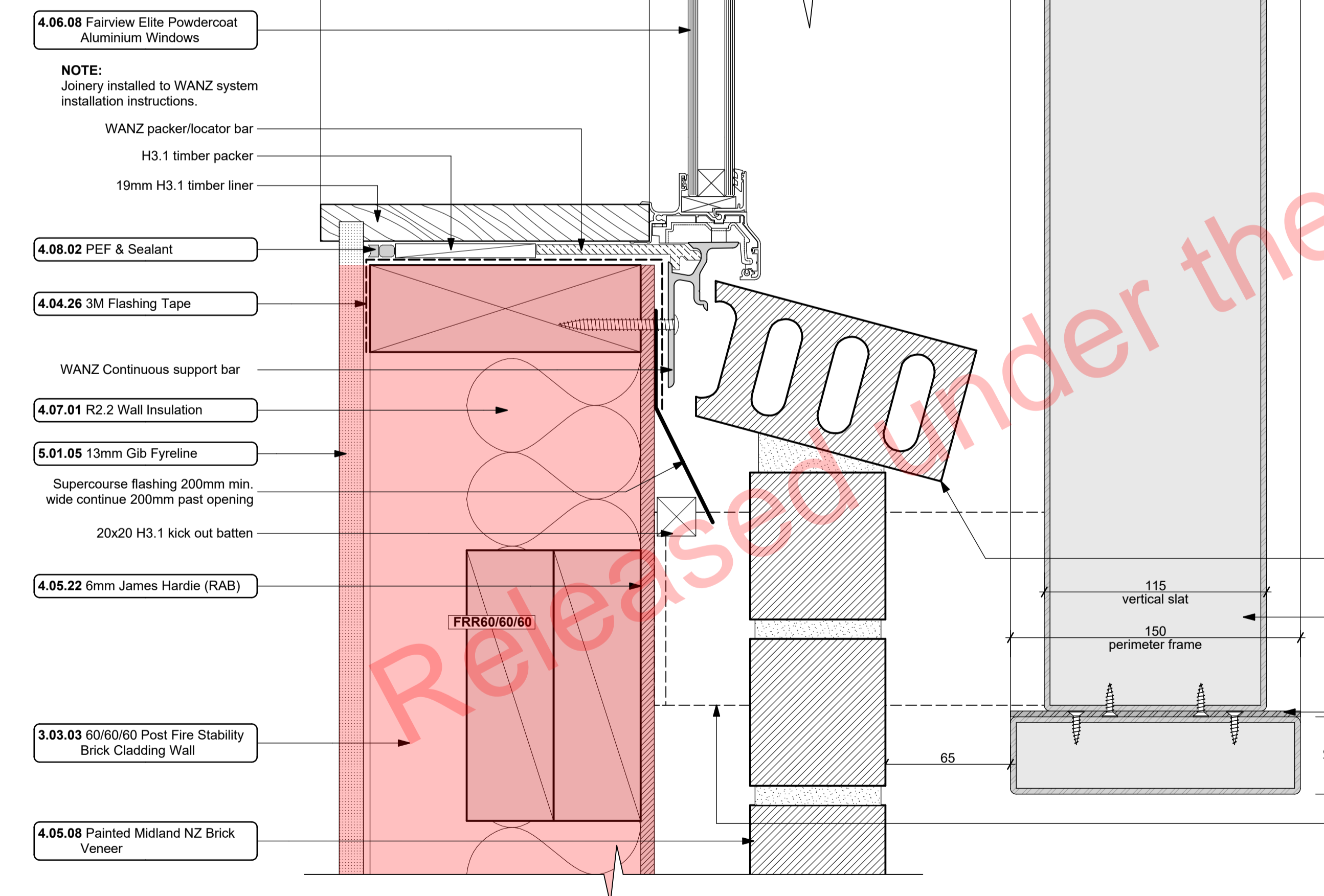
Refer to the manufacturer or supplier for technical information for these materials.



4.06.12 Spectrum Fin Window Screen Louvres

60x60x6 galvanised steel lintel, min 100mm seating into adjacent veneer.

4.06.08 Fairview Elite Powdercoat Aluminium Windows

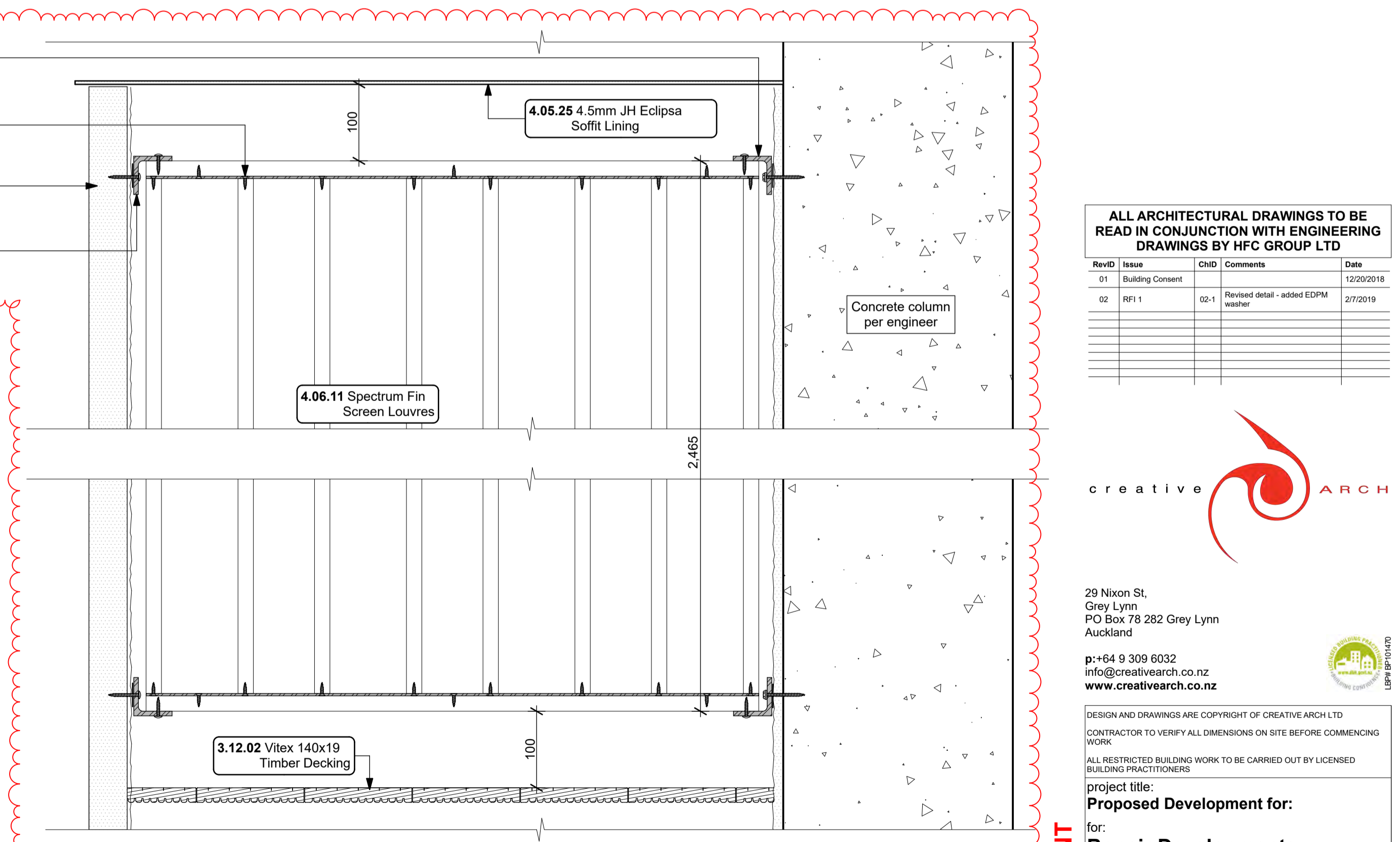


50x90x6mm angle at top and bottom of frame fixed to concrete column cladding with 8m coach screw & EPDM washer. Refer to supplier specification.

Vertical slats fixed to top rail with 8g CSK screws interconnecting to 150x3mm flat bar. Refer to supplier specification.

4.05.28 Specialized System EZ Panel Lightweight Cladding (40mm cavity)

50x90x6mm angle at top and bottom of frame fixed to EZ Panel cladding with 10g screw & EPDM washer. Refer to supplier specification.



Sill brick

4.06.12 Spectrum Fin Window Screen Louvres

Vertical slats fixed to perimeter frame by interconnecting 8g CSK screws to 150x3mm flat bar. Refer to supplier specification

Fixing brackets beyond, refer jamb detail C-15

Notes

3 STRUCTURE

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

3.12.02 Vitex 140x19 Timber Decking

4 ENCLOSURE

4.04.26 3M Flashing Tape

Brick Veneer on cavity on 6mm RAB to exterior face. Reduce spacing to 300 crs where stud height exceeds 3.6m

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 Painted Midland NZ Brick Veneer

4.05.22 6mm James Hardie (RAB)

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.

4.05.25 4.5mm JH Eclipsa Soffit Lining

4.06.08 Fairview Elite Powdercoat Aluminium Windows

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

3.12.02 Vitex 140x19 Timber Decking

4.05.08 Painted Midland NZ Brick Veneer

4.05.22 6mm James Hardie (RAB)

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.

4.05.25 4.5mm JH Eclipsa Soffit Lining

4.06.08 Fairview Elite Powdercoat Aluminium Windows

4.05.28 Specialized System EZ Panel Lightweight Cladding (40mm cavity)

4.06.11 Spectrum Fin Screen Louvres

4.06.12 Spectrum Fin Window Screen Louvres

edge. Powdercoated finish to match joinery. Install strictly as per manufacturer's specifications and details.

4.06.12 Spectrum Fin Window Screen Louvres

4.07.01 R2.2 Wall Insulation

5 INTERIOR

5.01.05 13mm Gib Fyreline

4.08.02 PEF & Sealant

4.08.02 PEF & Sealant

4.06.08 Fairview Elite Powdercoat Aluminium Windows

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

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01	Building Consent			12/20/2018
02	RF1 1	02-1	Revised detail - added EPDM washer	2/7/2019

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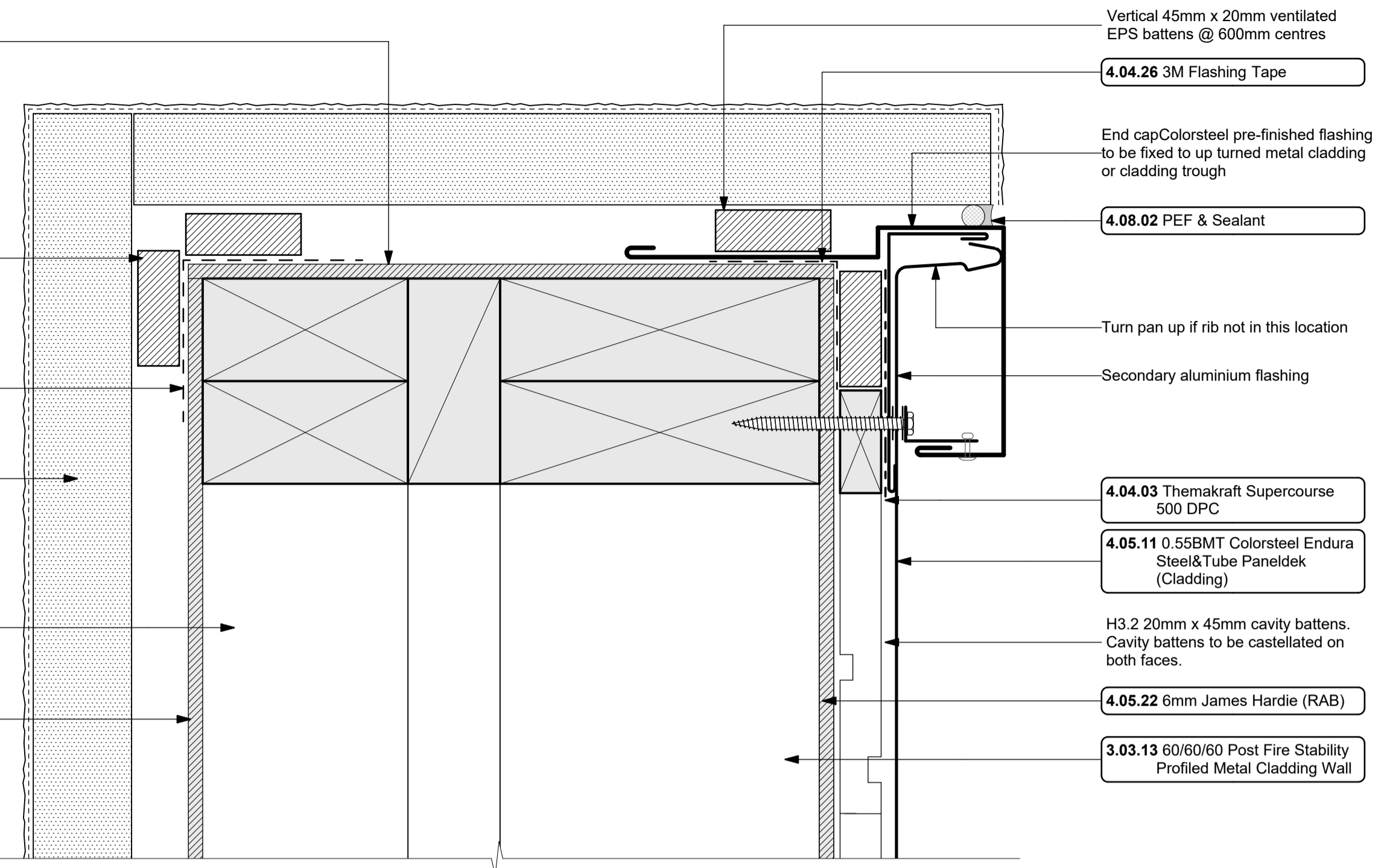
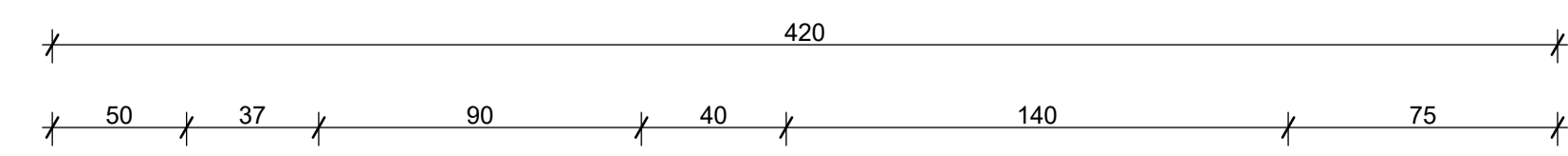
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drawn: **KN** checked: **JM** dwg n^o: **418**

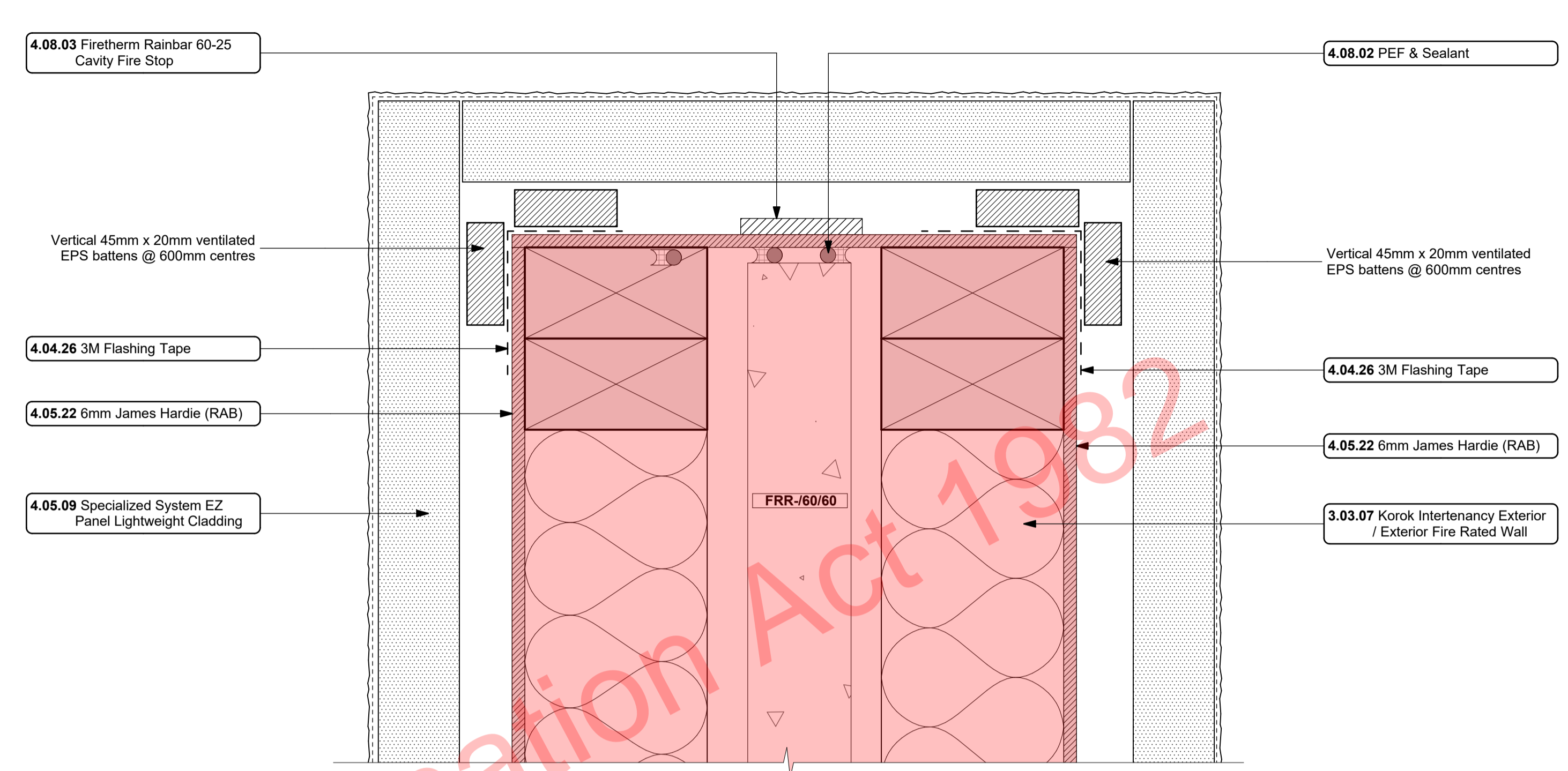
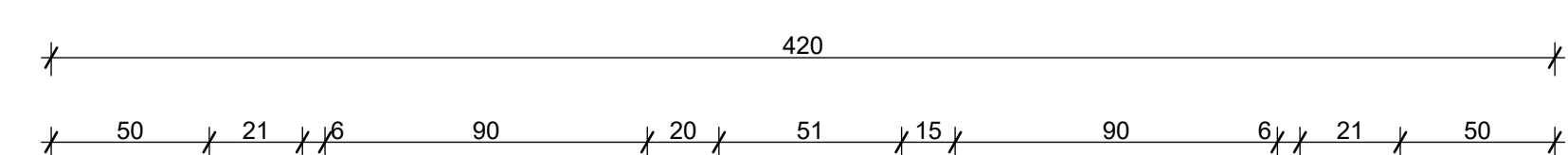
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issue: **BC Block C** rev n^o:
scale: **1:5, 1:2 @ A1**

NOTE: Drawings are 1/2 scale @ A3
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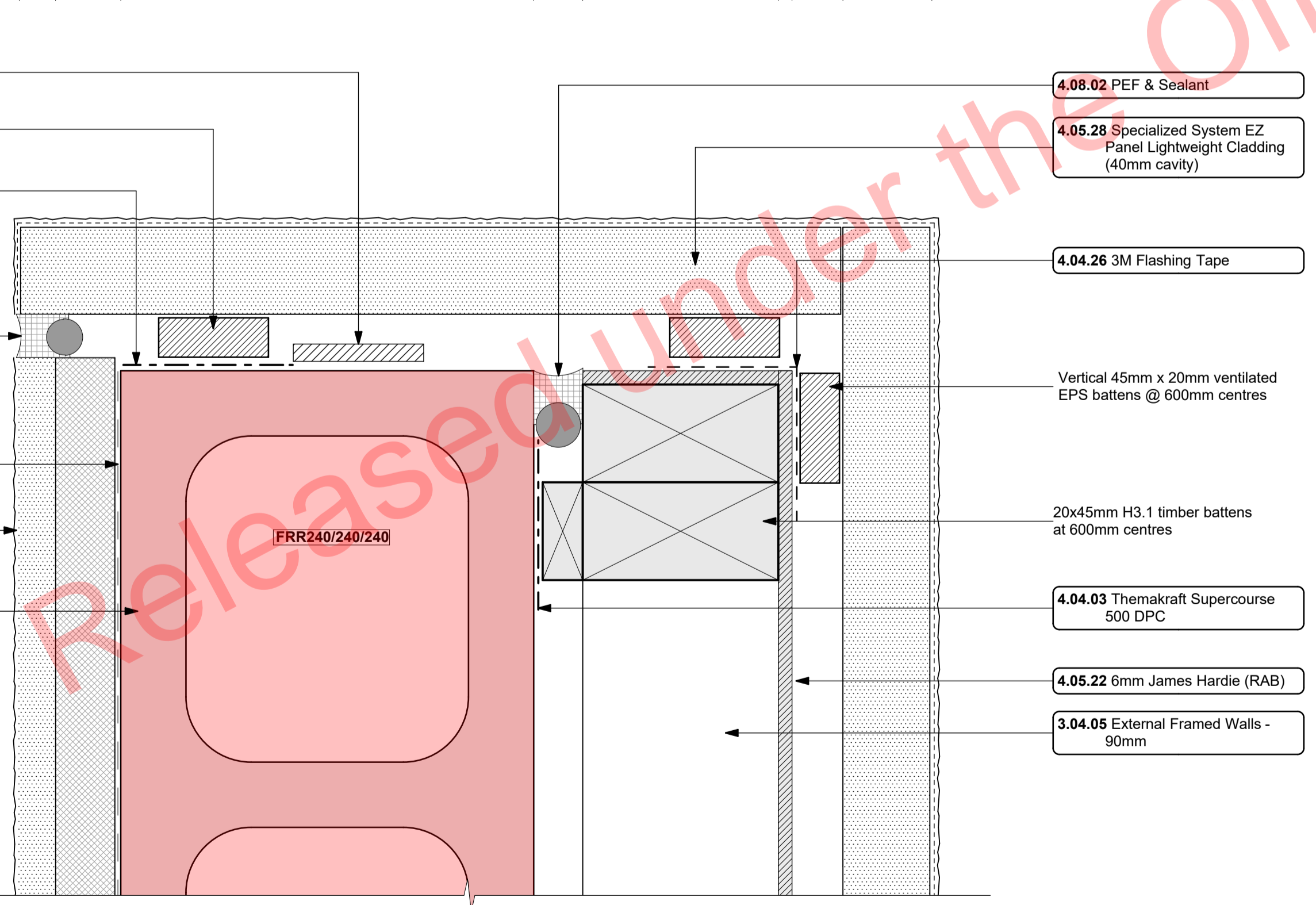
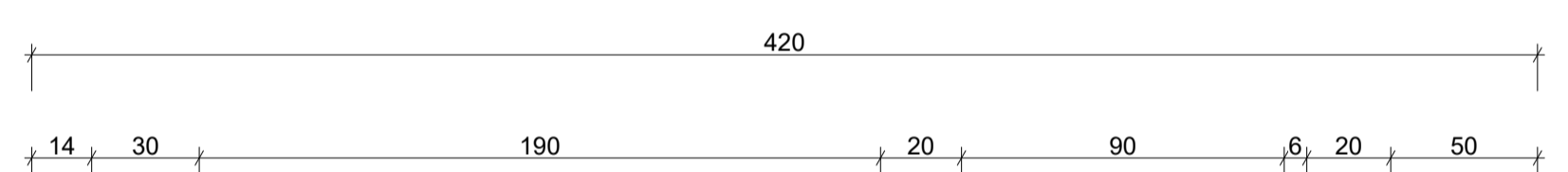
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CL-33
- 108, 109
First Floor Wingwall End Detail at Grids A1, A7 & D7 (Plan)
1:2



CL-34
- 108, 109
First Floor Wingwall End Detail At Grids A3/5 & D3/5 (Plan)
1:2



CL-32
- 106, 107
Ground Floor Wingwall End Detail at Grids A1/3/5/7 & D3/5 (Plan)
1:2

Notes

3 STRUCTURE

- 3.02.03 20 Series Masonry Exterior Walls
100mm Exterior 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
- 3.03.07 Korok Intertency Exterior / Exterior Fire Rated Wall
KOROK KIT01 -60/60 Fire Rated Intertency Wall: 51mm KOROK panels with 90x45 timber framing either side - studs at max 600 crs. Min 20mm cavity to one side. Min 15 mm cavity to the other. Autex Greenstuff R2.2 Insulation both sides. Exterior EZ Panel cladding on cavity on 6mm James Hardie RAB to either side. Fire Rated sealant to perimeter of walls. All fixed in accordance with manufacturers requirements.
- 3.03.13 60/60/60 Post Fire Stability Profiled Metal Cladding Wall
James Hardie JHE7GR60s 60/60/60 Post Fire Stability Exterior Timber Framed Wall with Profiled Metal Cladding: 140x45 SCS 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. Reduce spacing to 300 crs where stud height exceeds 3.6m.
- 3.04.05 External Framed Walls - 90mm
Generally construct with 90x45 SCS KD H1.2 framing with studs on H1 and D1 packers at crs as per setout plans and nogs @ 600crs to NZS3604.2011 unless noted otherwise. Increase to 290x45 studs @ 600 crs where stud height exceeds 2.7m. Reduce stud spacing to 290x45 @ 300crs where stud height exceeds 3.0m up to 3.6m. Ensure all insulation within framing

where applicable, is secured into place with DanBand straps in accordance with the requirements of E2/AS1. Nog for all fittings, fixtures, linings, bracing panels and trims. DPC (malthoid) between bottom plate and core. 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.
- 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 9067 All weather flashing tape as per manufacturer's specifications and details. Install strictly as per manufacturer's specifications and details.
- 4.05.09 Specialized System EZ Panel Lightweight Cladding
Specialized System EZ Panel 50mm autoclaved lightweight concrete Facade System over 50x21mm High Density EPS vertical cavity battens at 600crs max. 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.
- 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.

6mm James Hardie (RAB)
6mm thick James Hardie Rigid Air Barrier RAB board fixed in accordance with manufacturer's specifications and details. Use only in areas where fire rating is required on a timber framing system in conjunction with Gib Fyrelite. Refer to architectural details. Install strictly as per manufacturer's specifications and details. Refer to Fire report and drawings. 41617

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.

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. 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.

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.

horizontal and vertical unit separations.

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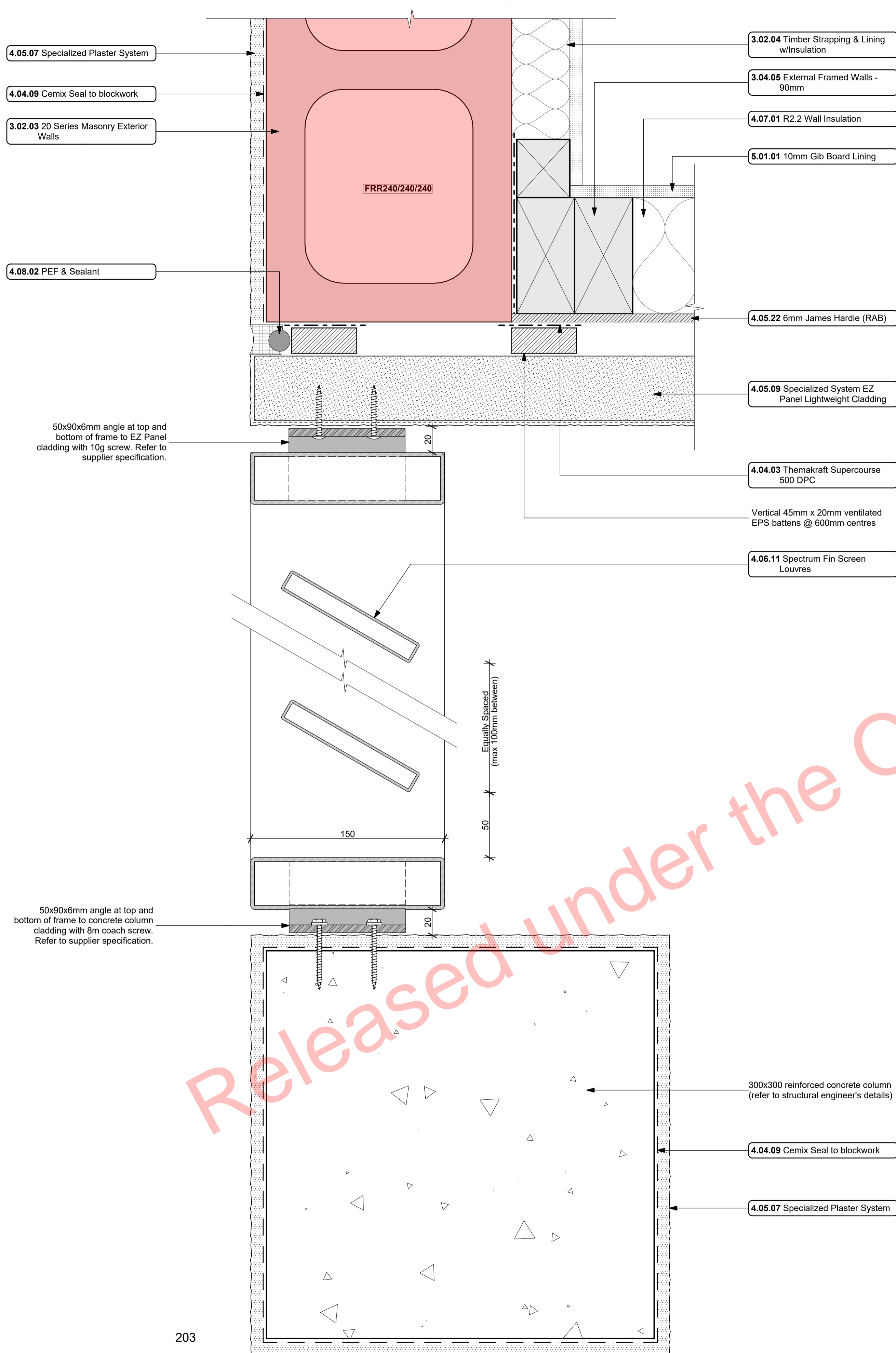
for:
Bonair Developments
at:
**153 Bonair Crescent (Block C)
Silverdale, Auckland**

sheet title:
Wing Wall Plan Details

drawn: **KN** checked: **JM** dwg n#: **419**
job n#: **2005**
date created: **12/20/2018**
date plotted: **2/7/2019**
issue: **BC Block C** rev n#: **1:2 @ A1**
scale: **1:2 @ A1**

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CAD ref: K:\nsd\m\PROJECTS\2005-2009\2005 - Broadway Property Group\4 BC\2005_Broadway Property Group_BLOCK C_B.C.pln

FOR BUILDING CONSENT



CL-36 Ground Floor Wingwall End Detail at Grids D1 & D7 (Plan) 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 600c/s with Autdex 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 c/s as per setout plans and noggs @ 600c/s to NZS3604.2011 unless noted otherwise. Increase to 2/90x45 studs @ 600 c/s where stud height exceeds 2.7m. Reduce stud spacing to 2/90x45 @ 300c/s where stud height exceeds 3.0m up to 3.6m. Ensure all insulation within framing where applicable, is secured into place with DanBand straps in accordance with the requirements of E2/AS1. Nog for all fittings, fixtures, linings, bracing panels and trims. DPC (malthoid) between bottom plate and conc. slab and fixed with M12 bolts @ 900c/s. Refer to the Structural Layouts for the bracing requirements. 6mm RAB to exterior face of walls.

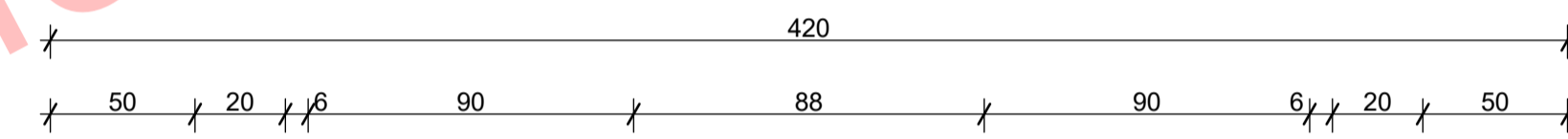
4 ENCLOSURE

- 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. #1617
- 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

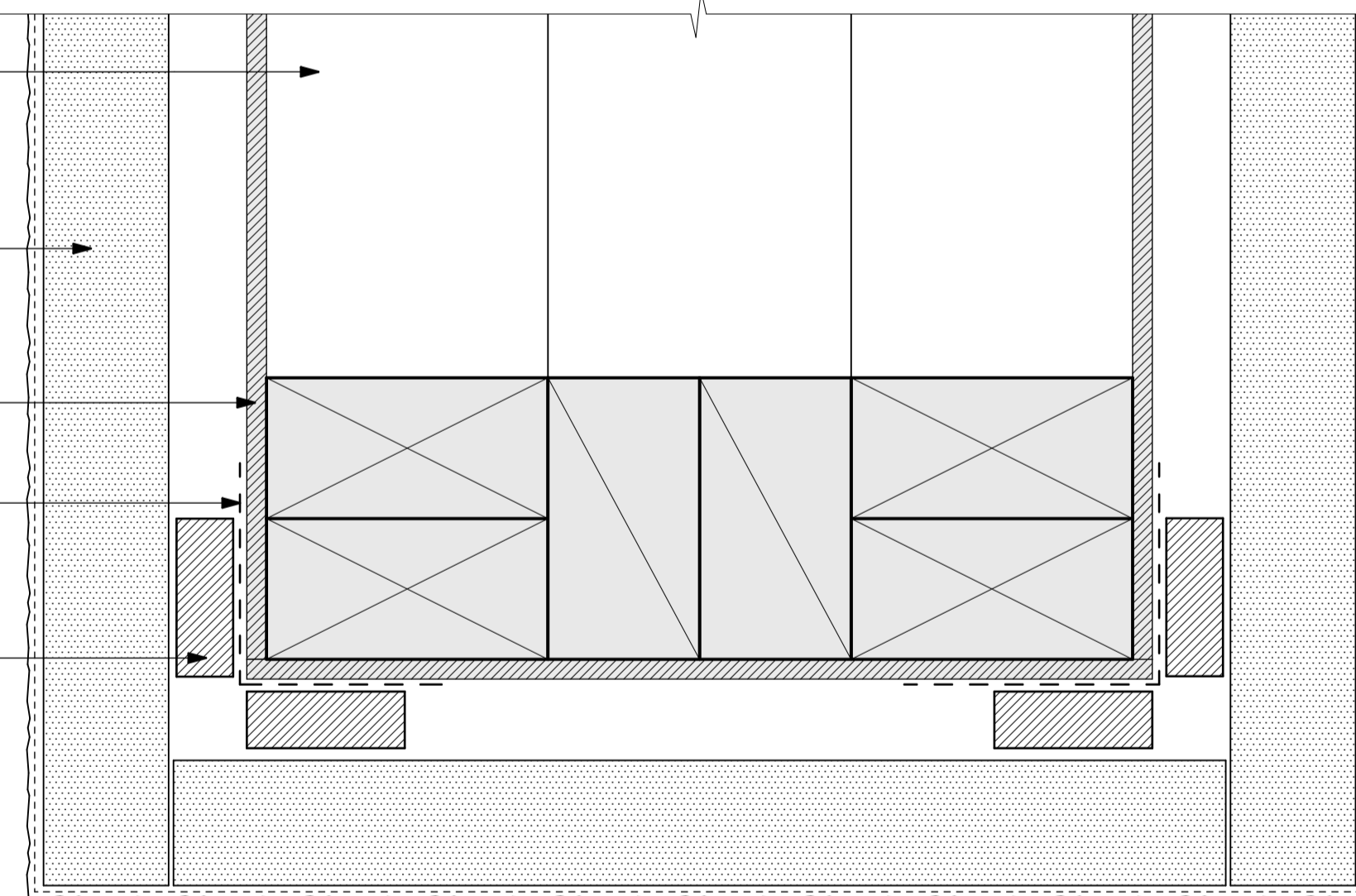
- 4.05.07 Specialized Plaster System
Specialized plaster System over 20 series masonry blockwork. Float textured finish by Specialized Systems. Min 2 coats of paint. Colour TBD. All installation in accordance with manufacturers specifications. System only for timber framed wing walls.
- 4.05.09 Specialized System EZ Panel Lightweight Cladding
Specialized System EZ Panel 50mm autoclaved lightweight concrete Facade System over 50x21mm High Density EPS vertical cavity battens at 600c/s max. Float textured finish by Specialized Systems. Min 2 coats of paint. Colour TBD. All installation in accordance with manufacturers specifications. System only for timber framed wing walls.
- 4.05.22 6mm James Hardie (RAB)
6mm thick James Hardie Rigid Air Barrier RAB board fixed in accordance with manufacturer's specifications and details. Use only in areas where fire rating is required on a timber framing system in conjunction with Gib Fyrelite. Refer to architectural details. Install strictly as per manufacturer's specifications and details. Refer to Fire report and drawings. #1617
- 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. Powderpooled finish to match joinery. Install strictly as per manufacturer's specifications and details.
- 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 4min. finish for painting. Square stopped to ceiling. Install strictly as per manufacturer's specifications and details. Refer to engineer drawings for bracing locations. #113G



- 3.04.05 External Framed Walls - 90mm
- 4.05.09 Specialized System EZ Panel Lightweight Cladding
- 4.05.22 6mm James Hardie (RAB)
- 4.04.26 3M Flashing Tape
- Vertical 45mm x 20mm ventilated EPS battens @ 600mm centres



CL-37 First Floor Nib Wall End along South Elevation Detail (Plan) 1:2

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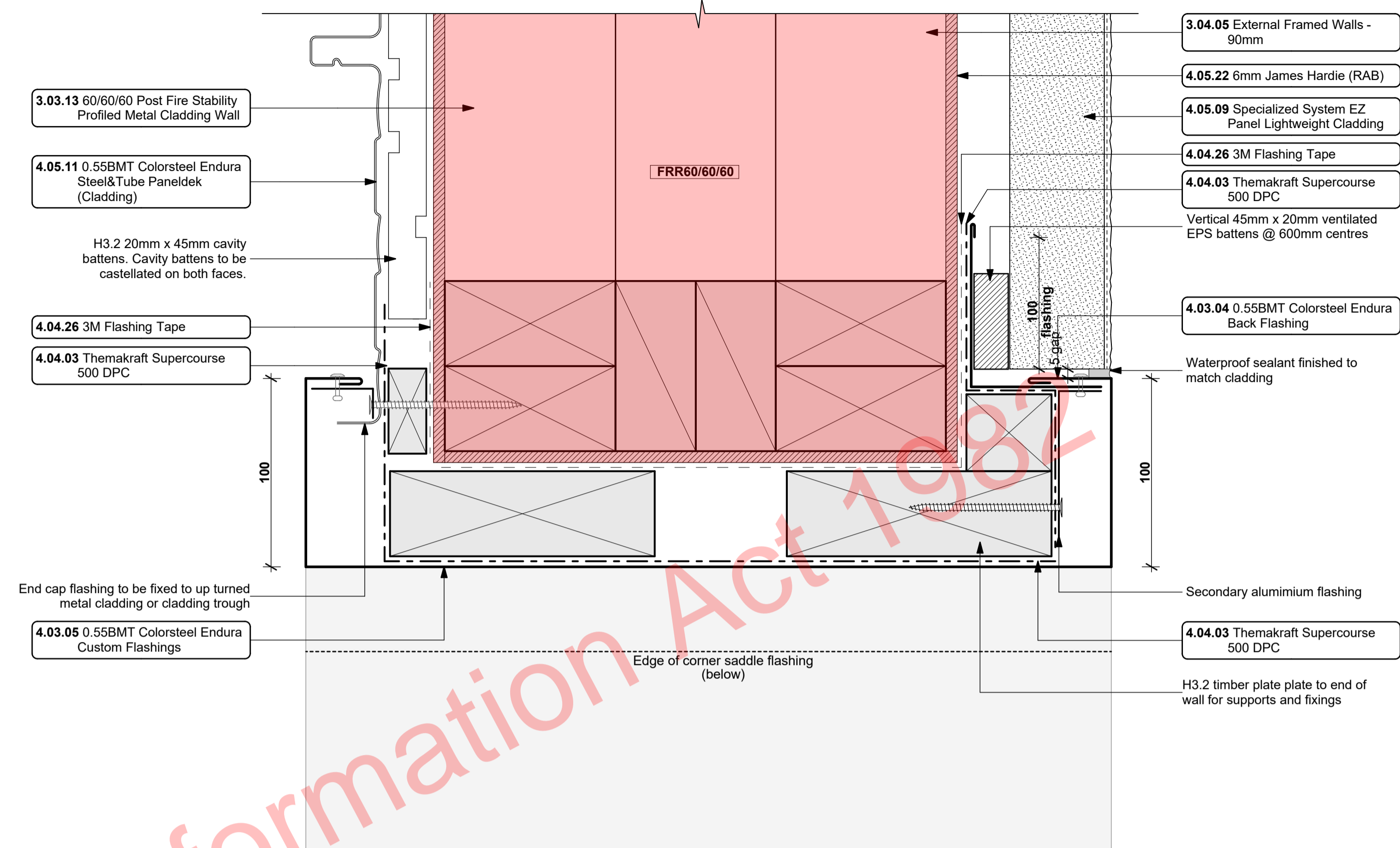
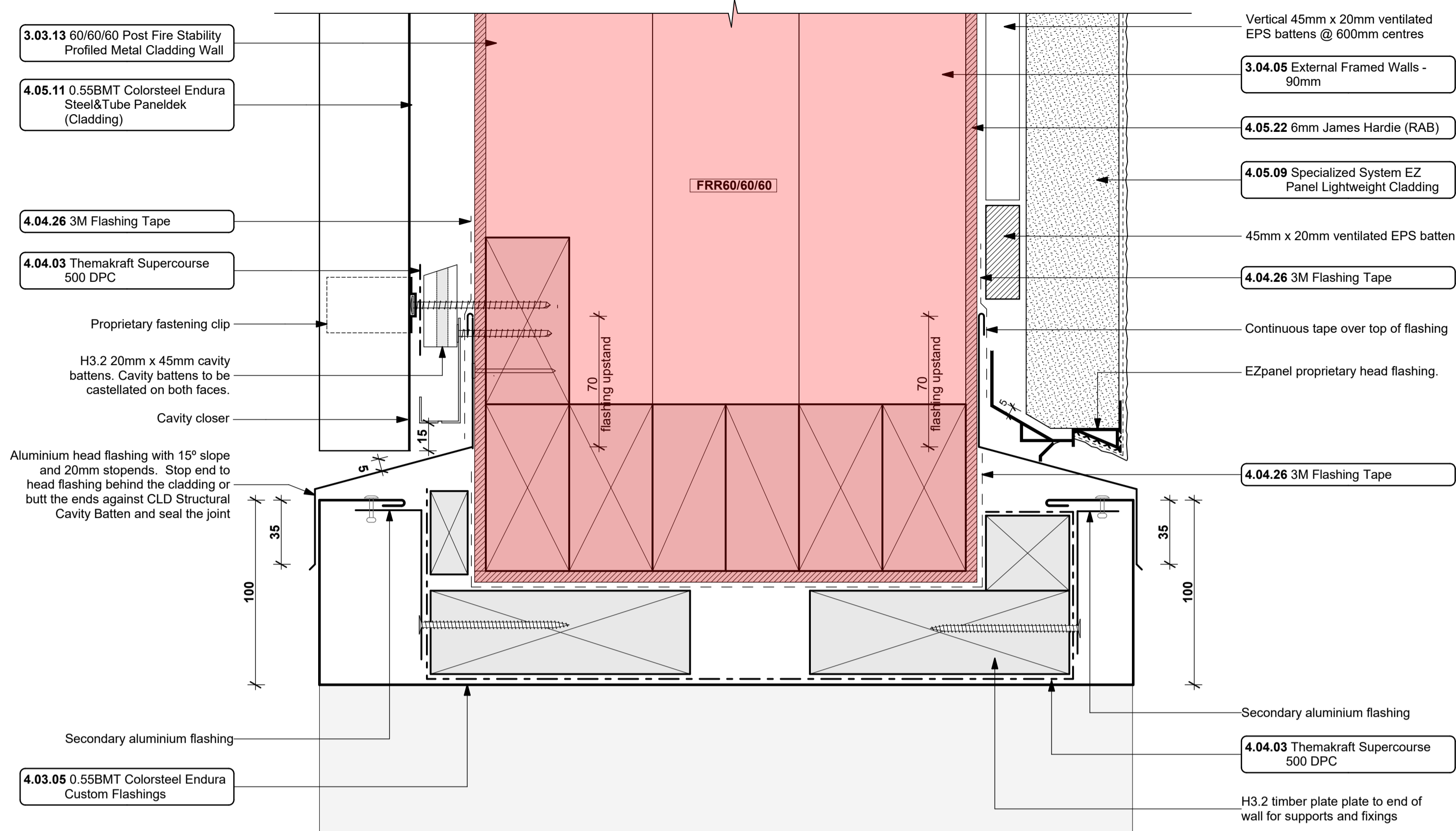
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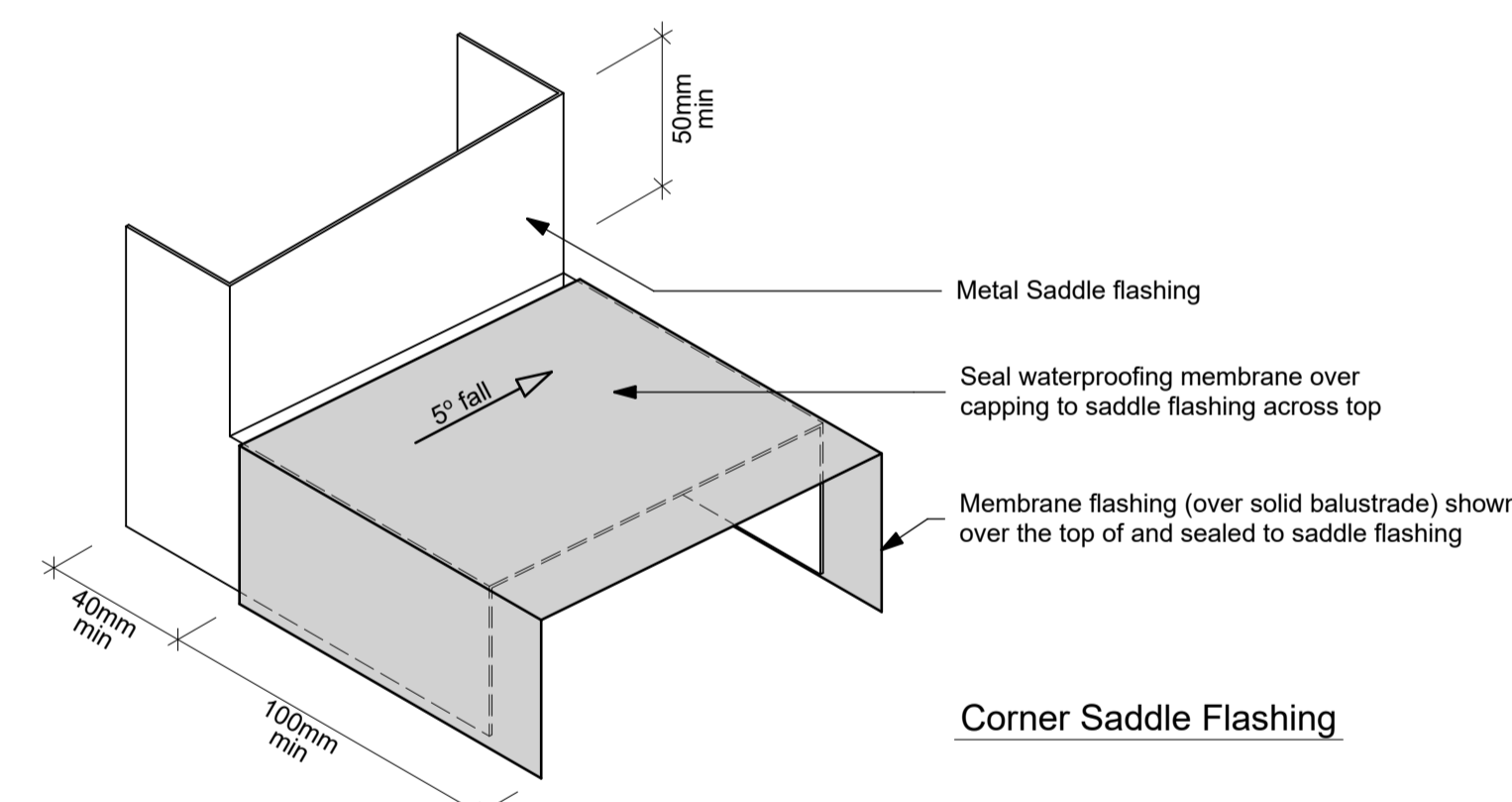
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Proposed Development for:
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Bonair Developments
at:
**153 Bonair Crescent (Block C)
Silverdale, Auckland**
sheet title:
Wing Wall Plan Details
drawn: **KN** checked: **JM** dwg n#: **420**
job n#: **2005**
date created: **12/20/2018**
date plotted: **2/7/2019**
issue: **BC Block C** rev n#: **1:2 @ A1**
scale:
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CAD ref: **KNsmdM-PROJECTS\2005-2009\2005 - Broadway Property Group\4 BC\2005_Broadway Property Group_BLOCK C_3C.dwg**

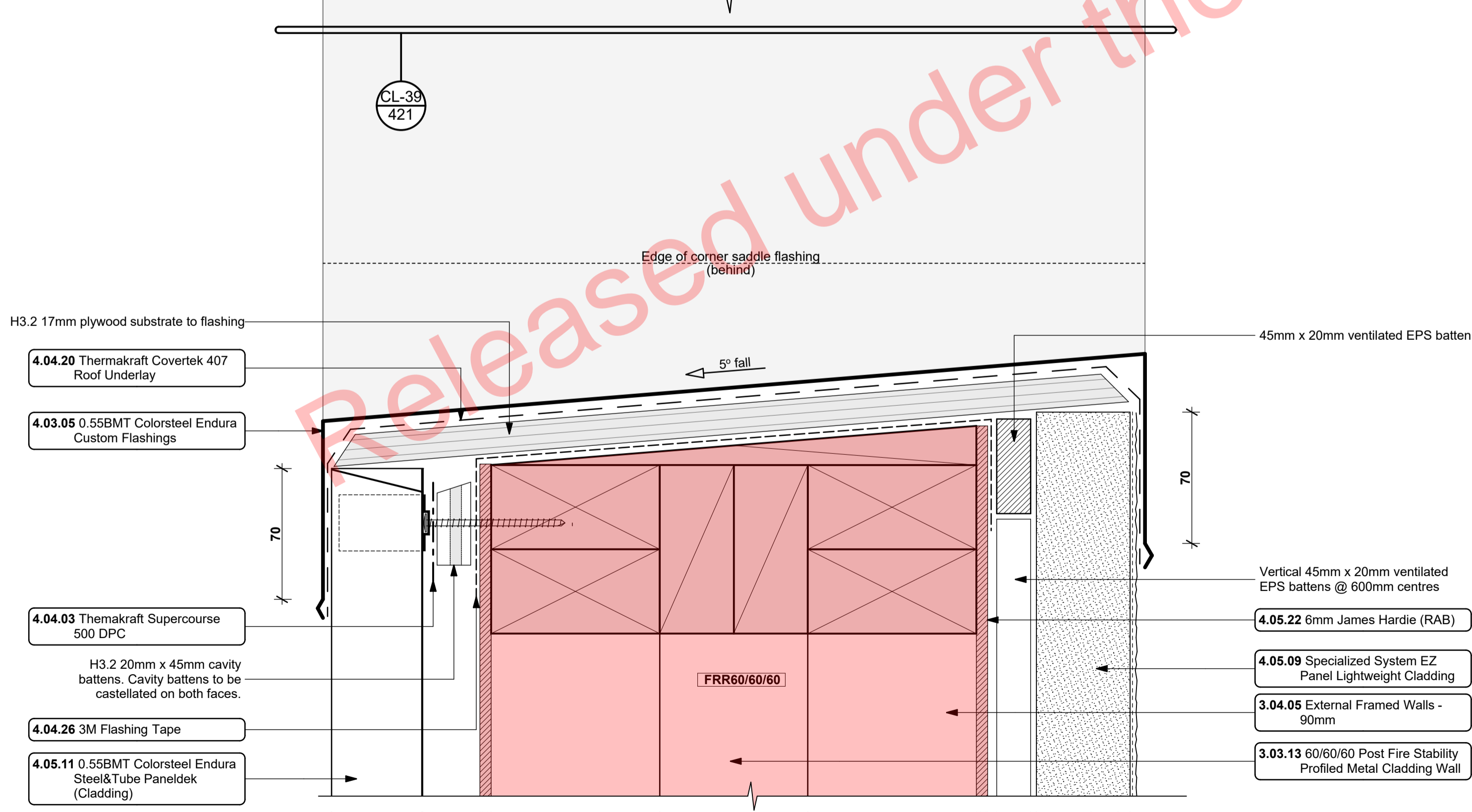
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CL-39
- 108, 202
First Floor Wing Wall Balcony Cut-out (Plan)
1:2



Corner Saddle Flashing



CL-35
- 108, 202
First Floor Wingwall End w/Cutout Detail At Grid D1 (Section)
1:2

Notes

3 STRUCTURE

3.03.13 60/60/60 Post Fire Stability Profiled Metal Cladding Wall
James Hardie JHETGR00a 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 Fyrelite to min 800 AFEL, 13mm Standard Gib above to interior face. Profiled Metal cladding on cavity on 6mm RAB to exterior face. Reduce spacing to 300 c/s where stud height exceeds 3.6m.

3.04.05 External Framed Walls - 90mm
Generally construct with 90x45 SG8 KD H1.2 framing with studs on Hi and Dri packers at c/s as per setout plans and nogs @ 600c/s to NZS3604:2011 unless noted otherwise. Increase to 2/90x45 studs @ 600 c/s where stud height exceeds 2.7m. Reduce stud spacing to 2/90x45 @ 300c/s where stud height exceeds 3.0m up to 3.6m. Ensure all insulation within framing where applicable, is secured into place with DanBand straps in accordance with the requirements of E2/AS1. Nog for all fittings, fixtures, linings, bracing panels and trims. DPC (malthead) 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

4.03.04 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 & overlaps 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 & overlaps comply with E2/AS1 January 2017 Amendment 7. Measure and confirm all dimensions on site prior to manufacturing. Separate all timber members to steel members with a layer of DPC. Visible flashings prefinished to matched to adjacent joinery of roofing materials.

4.04.03 Themakraft Supercourse 500 DPC
Themakraft Supercourse 500 DPC between concrete/concrete masonry /aluminium and timber members. Install strictly as per manufacturer's specifications and details. 41617

4.04.20 Themakraft Covertek 407 Roof Underlay
Themakraft Covertek 407 self supporting roof underlay fixed over purfins. 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 50x2mm 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 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. Install strictly as per manufacturer's specifications and details. Refer to Fire report and drawings. 41617

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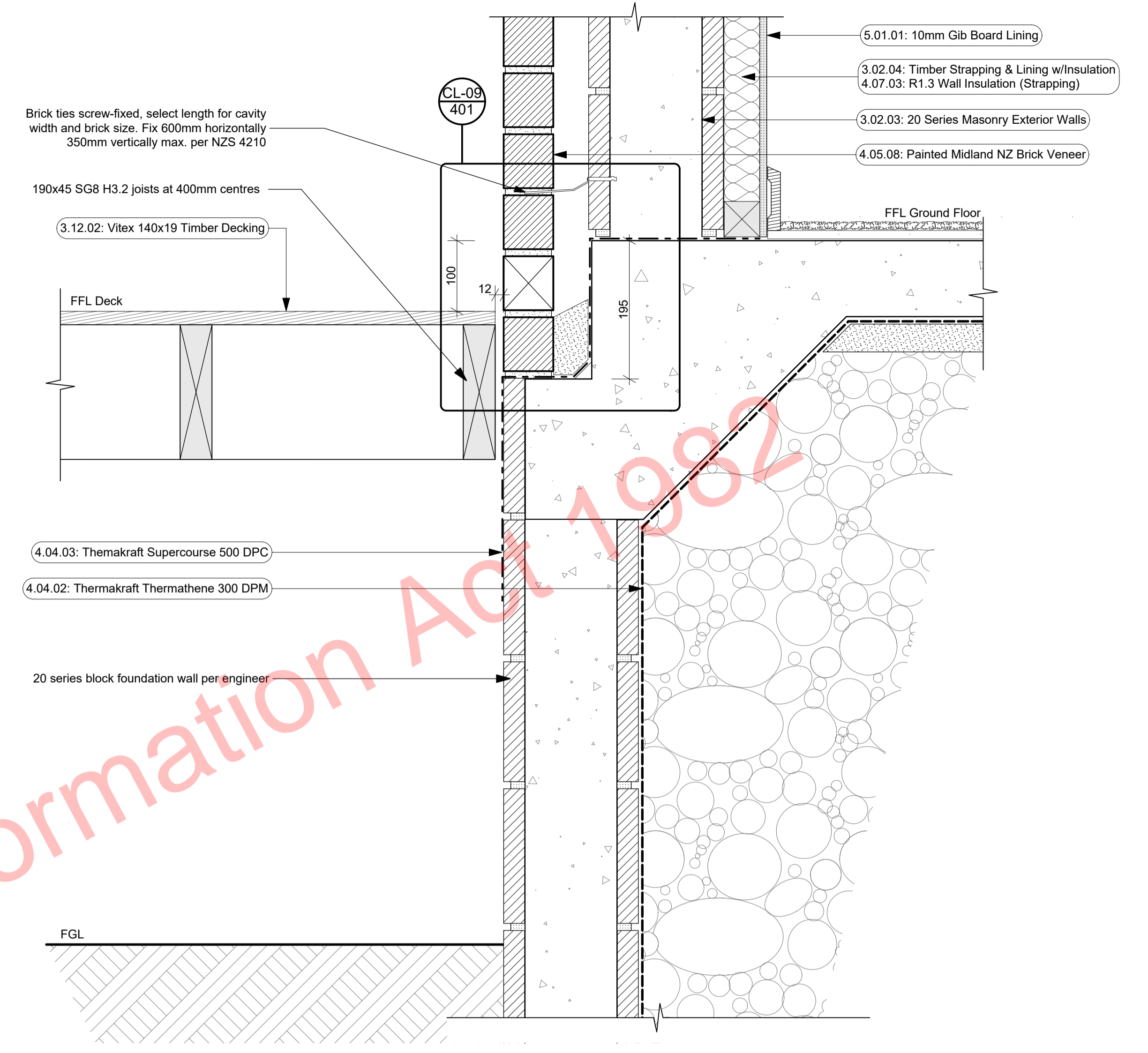
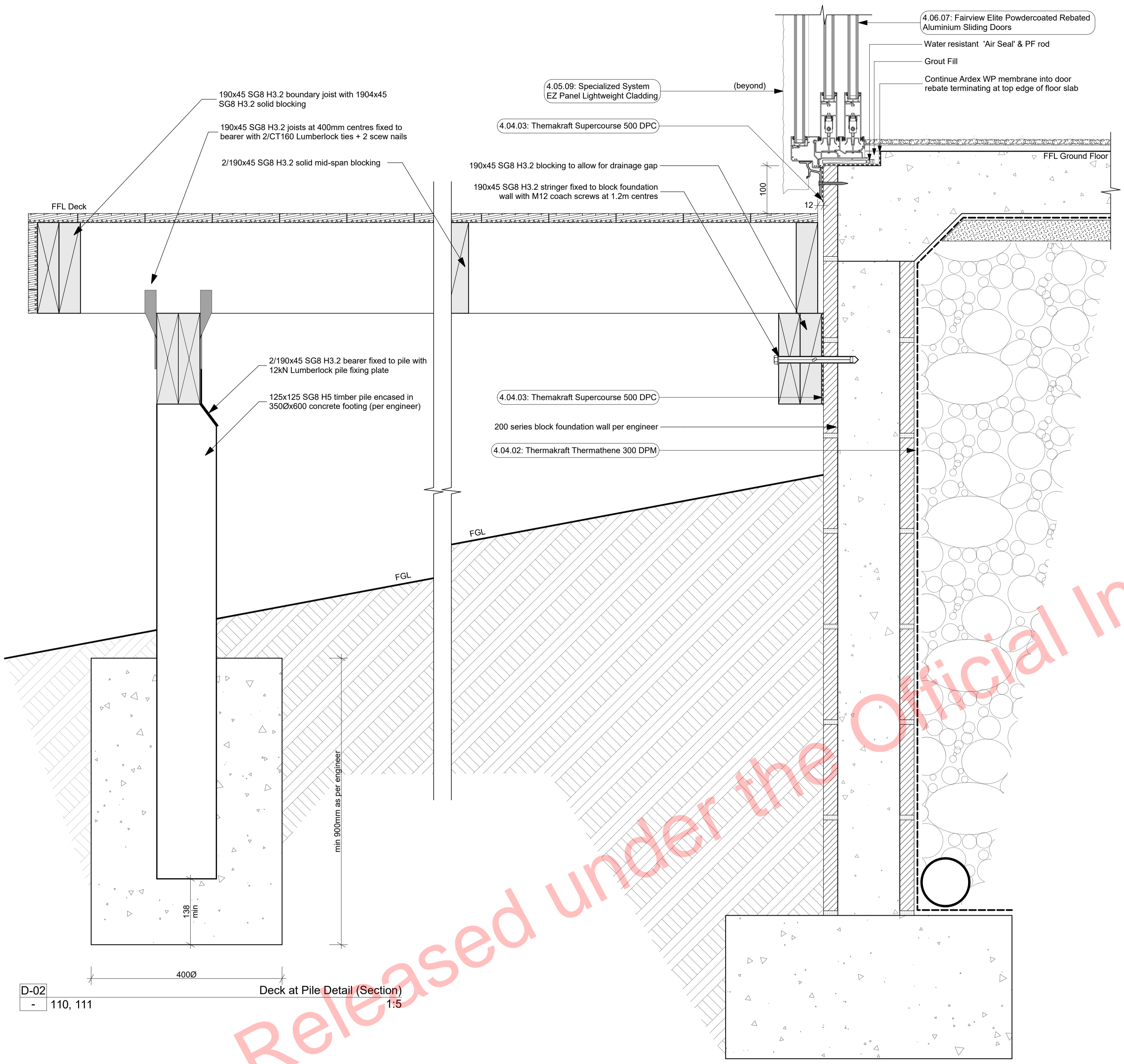
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153 Bonair Crescent (Block C) Silverdale, Auckland

sheet title:
Wing Wall Plan Details

drawn: **KN** checked: **JM** dwg n#: **421**
job n#: **2005**
date created: **12/20/2018**
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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 600cs with Audex Greenstuff R1.3 40mm fireglass insulation installed between with 10mm Gib board lining.
- 3.12.02 **Vitex 140x19 Timber Decking**
 Vitex 140x19 timber decking. Vitex decking system to have 3mm gaps between boards, selected coating applied to all faces.

4 ENCLOSURE

- 4.04.02 **Themakraft Thermathene 300 DPM**
 Themakraft Thermathene Orange 300 micron polythene damp-proof membrane (DPM) under slab / footings. Install strictly as per manufacturer's specifications and details. 4161T
- 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
- 4.05.08 **Painted Midland NZ Brick Veneer**
 Midland NZ painted brick veneer with 50mm cavity with RAB on timber framed walls, to NZS 3604 : 2011. Provide weep holes @800mm max centres and 10mm ventilation gap between top of brick and soffit lining. Wall ties and fixings in accordance with NZS 4210 : 2001. Standard range 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

- 4.05.09 **Specialized System EZ Panel Lightweight Cladding**
 Specialized System EZ Panel 50mm autoclaved lightweight concrete Facade System over 50x21mm High Density EPS vertical cavity battens at 600cs 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
- 4.07.03 **R1.3 Wall Insulation (Strapping)**
 Audex 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. Gibs 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

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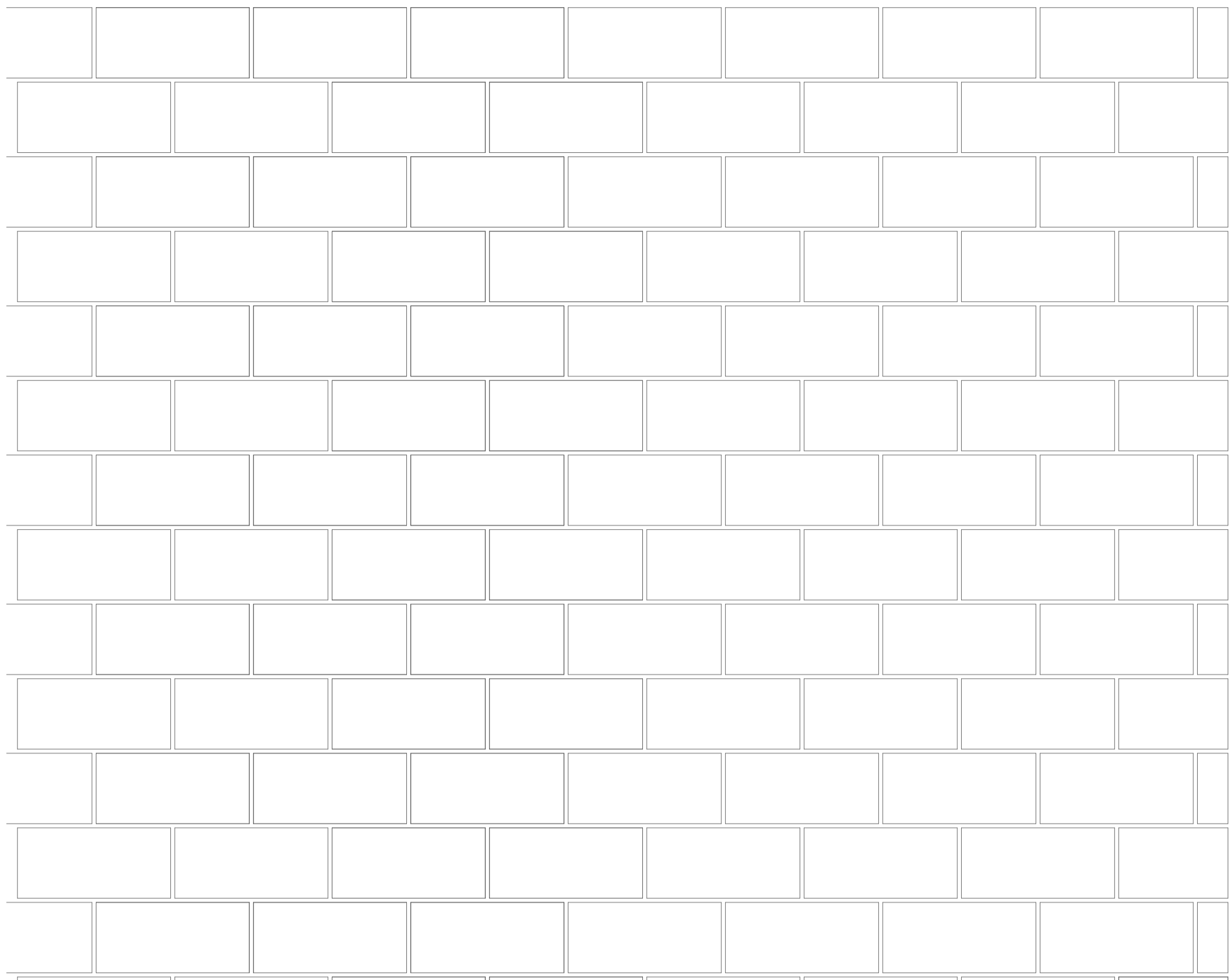
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 for:
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 at:
153 Bonair Crescent (Block C) Silverdale, Auckland
 sheet title:
Deck Details
 drawn: **KN** checked: **JM** dwg n#: **422**
 job n#: **2005**
 date created: **12/20/2018**
 date plotted: **2/7/2019**
 issue: **BC Block C** rev n#: **1:5 @ A1**
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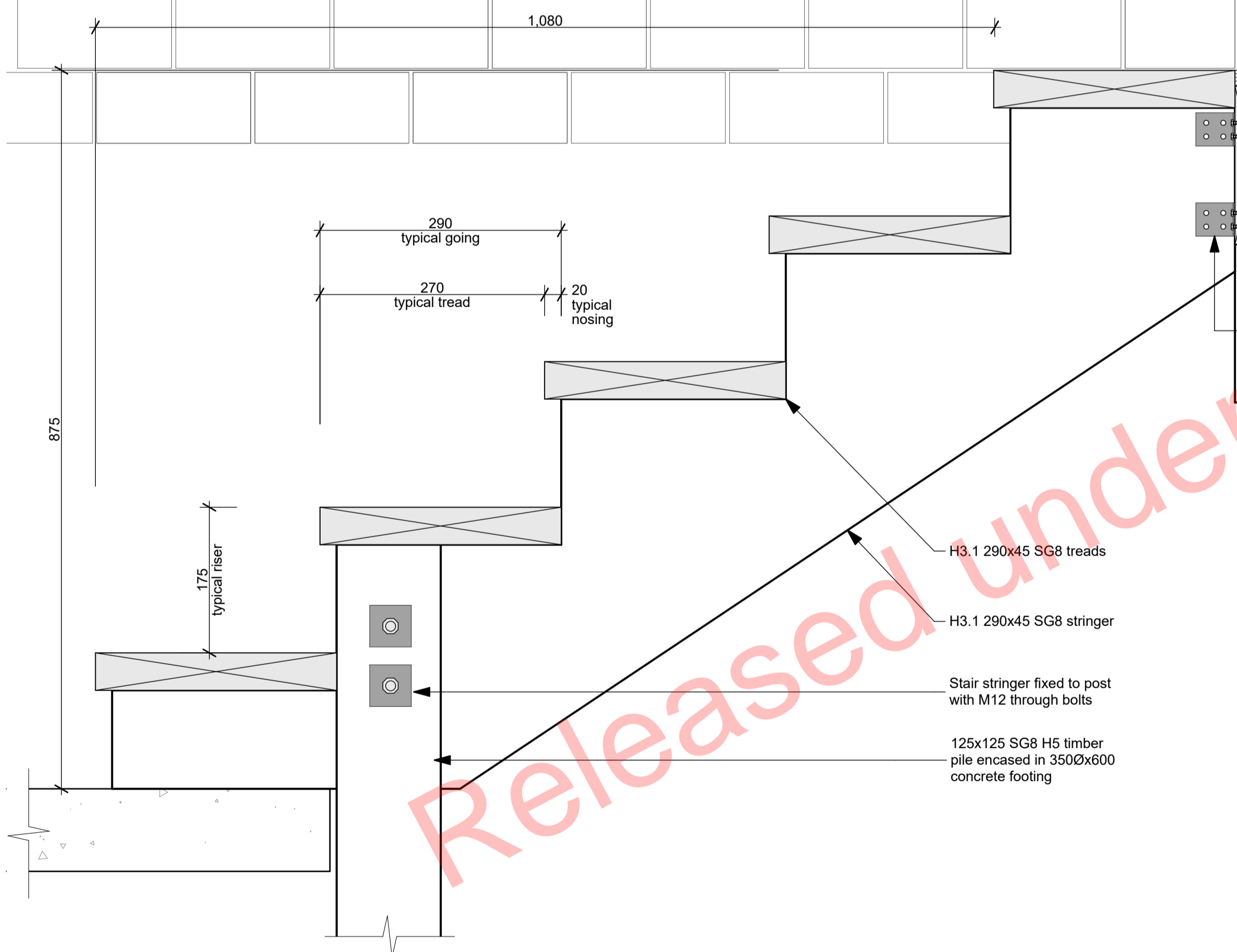


**TIMBER STAIRS
(South Entrance to Deck)**

LENGTH:
4 treads x 270mm each
= 1,080mm overall length

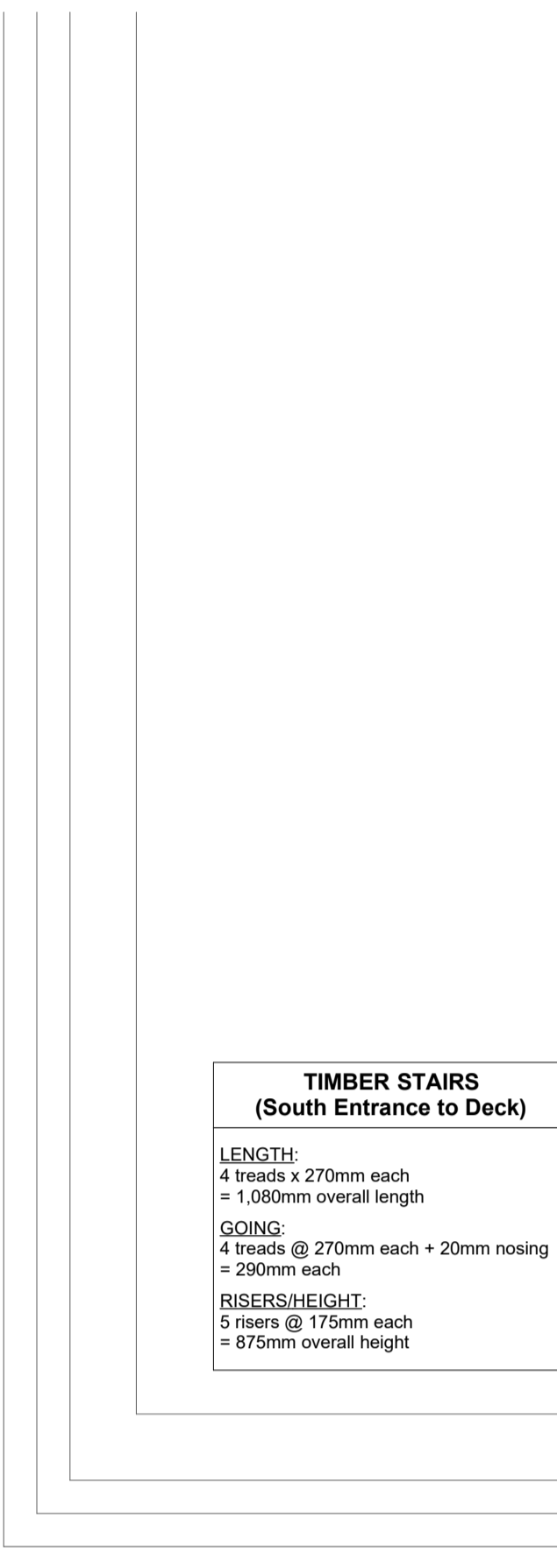
GOING:
4 treads @ 270mm each + 20mm nosing
= 250mm each

RISERS/HEIGHT:
5 risers @ 175mm each
= 875mm overall height



S-02
- 101, 110, 111

Deck Stairs (Section)
1:5



3.12.02: Vitex 140x19 Timber Decking

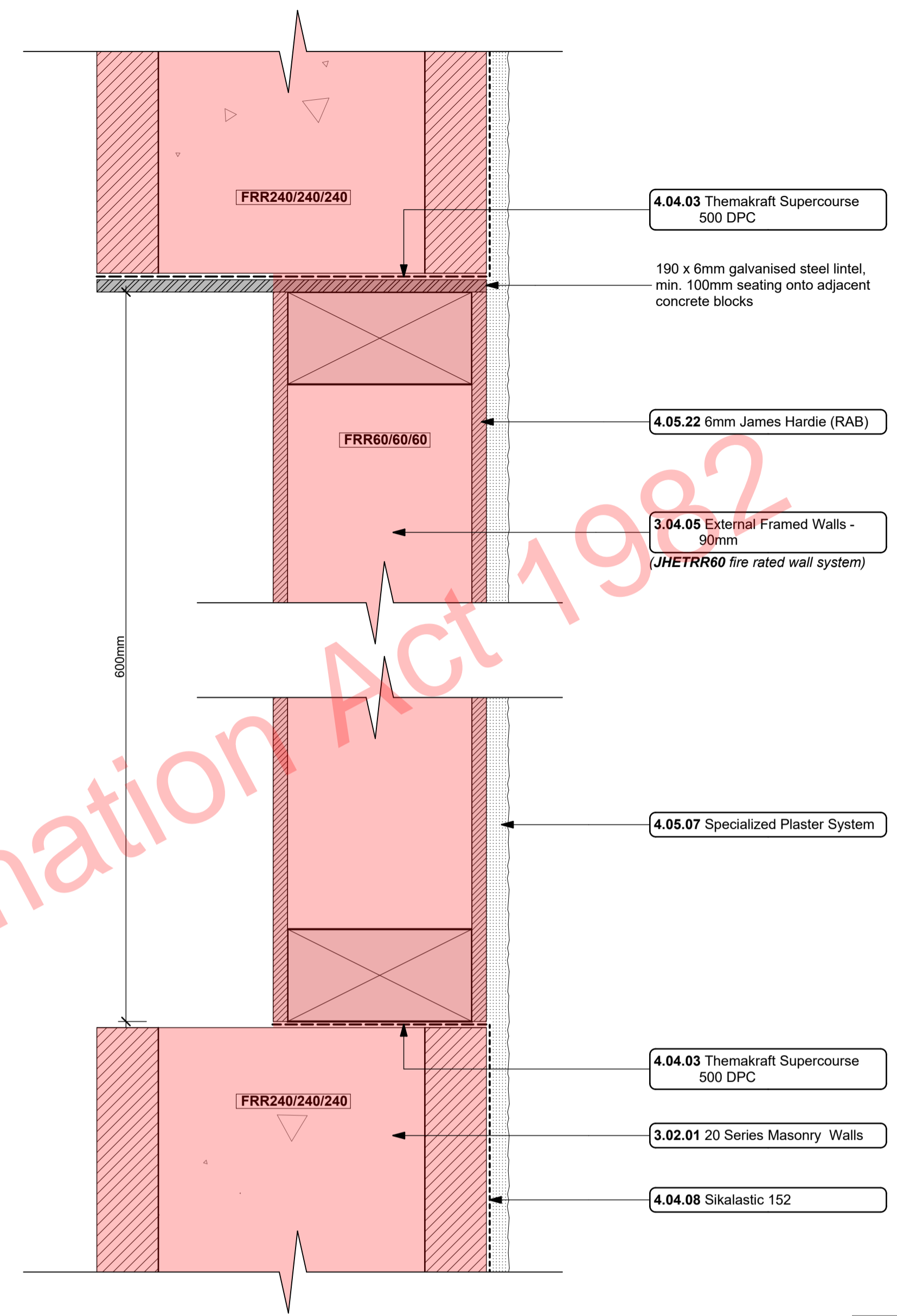
125x125 SG8 H5 timber pile encased in 3500x600 concrete footing (per engineer)

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
- 3.04.05 **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 noqs @ 600crs to NZS3904.2011 unless noted otherwise. Increase to 2/90x45 studs @ 600 crs where stud height exceeds 2.7m. Reduce stud spacing to 2/90x45 @ 300crs where stud height exceeds 3.0m up to 3.6m. Ensure all insulation within framing where applicable, is secured into place with DanBand straps in accordance with the requirements of E2/AS1. Nog for all fittings, fixtures, linings, bracing panels and trims. DPC (malthoid) between bottom plate and conc. slab and fixed with M12 bolts @ 900crs. Refer to the Structural Engineer for the

- 4.05.22 **6mm James Hardie (RAB)**
Barrier RAB board fixed in accordance with manufacturer's specifications and details. Use only in areas where fire rating is required on a timber framing system in conjunction with Gib Fyreline. Refer to architectural details. Install strictly as per manufacturer's specifications and details. Refer to Fire report and drawings. 41617



C-19 Block wall framed opening (section)
- 106, 107 1:2

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

sheet title:
Stair Details

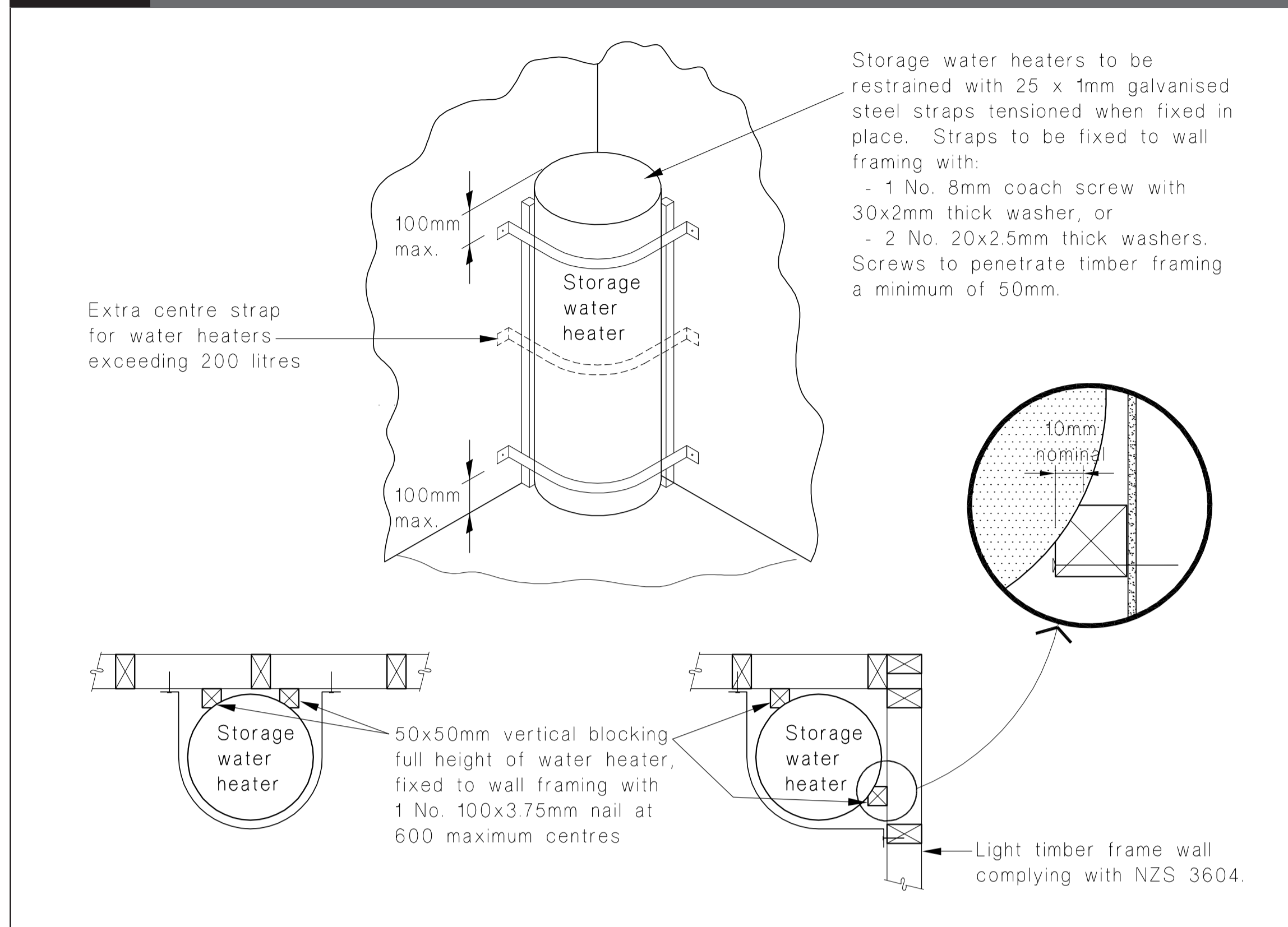
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job n#: **2005**
date created: **12/20/2018**
date plotted: **2/7/2019**

issue: **BC Block C** rev n#: **1:5, 1:2 @ A1**

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



HWC Seismic Restraint

DROP IN FIRE COLLAR TEST RESULTS:

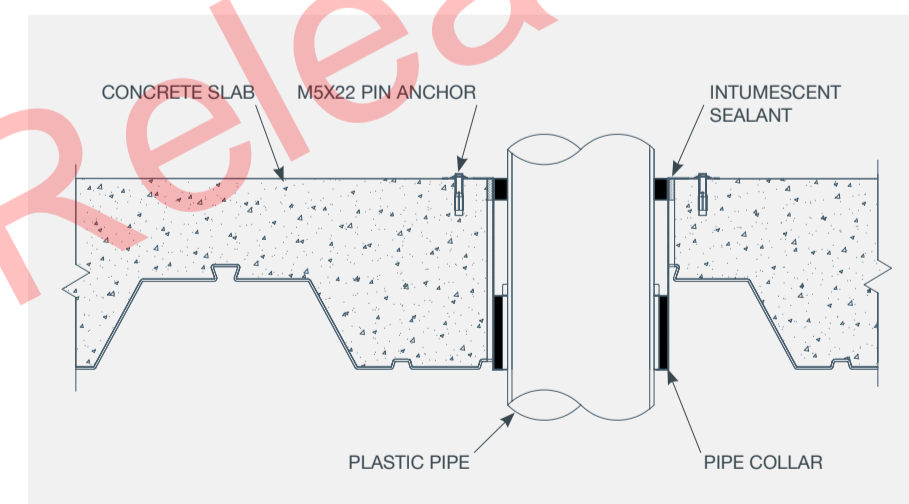
Tested on a trapezoidal steel tray concrete floor with 70mm minimum thickness and 130mm maximum thickness.

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

INSTALLATION INSTRUCTIONS:

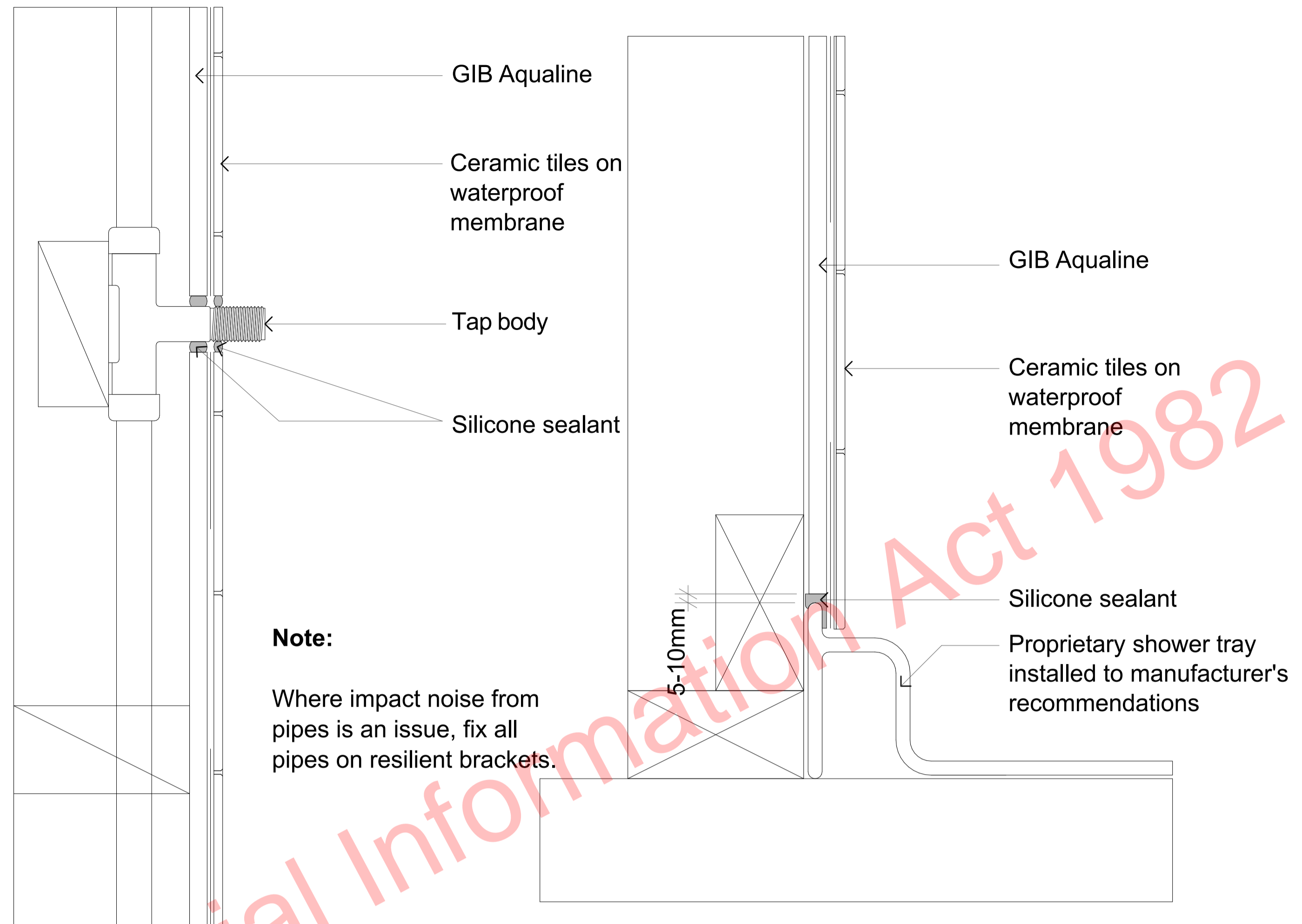
1. Core drill hole to specified diameter to suit pipe size.
2. Install drop in fire collar fixing with two M5x22mm metal pin anchors.
3. Insert pipework through collar.
4. Seal gaps between concrete/collar and collar/pipe with Allproof intumescent sealant.

INSTALLATION DETAILS:



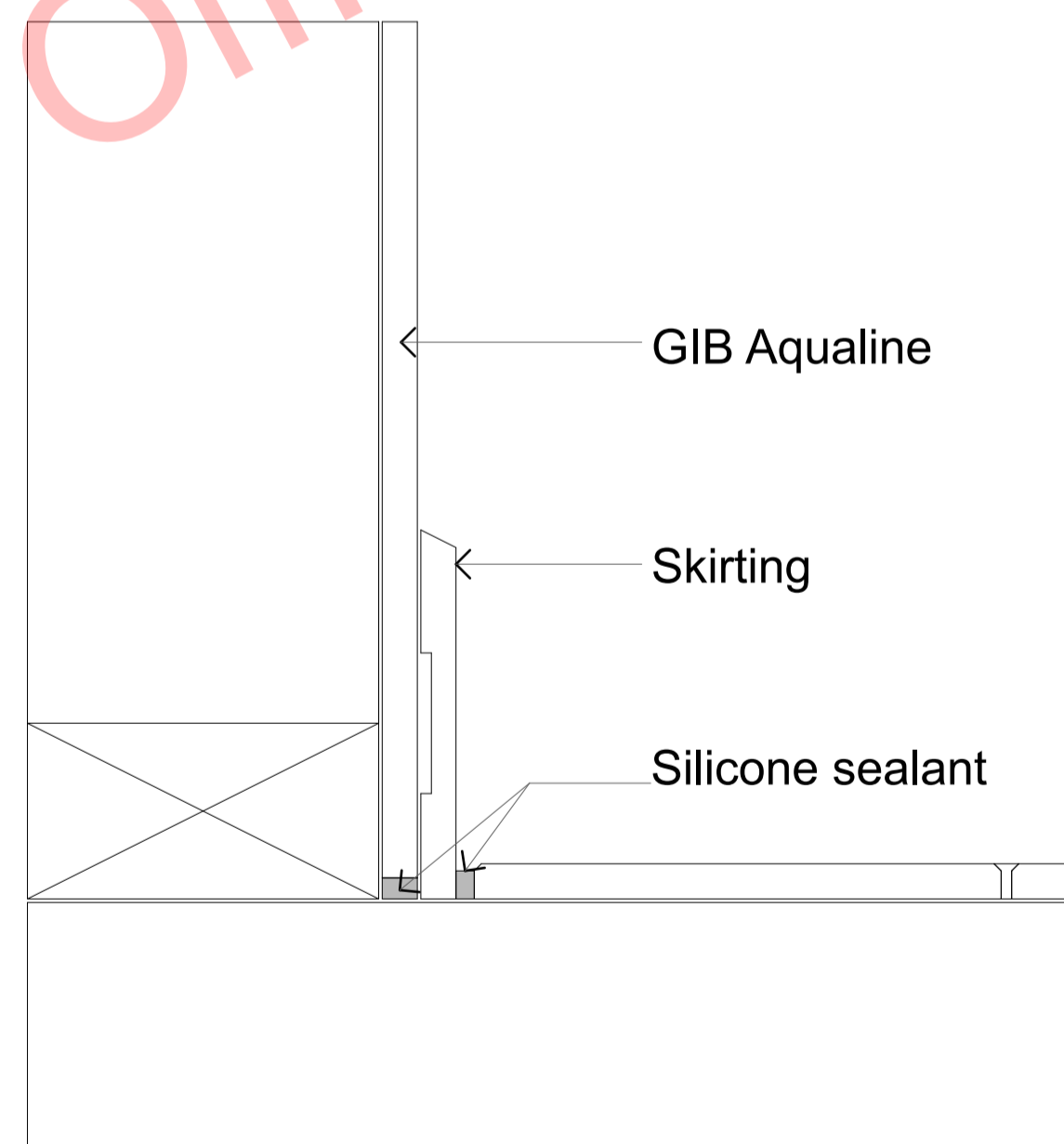
Allproof Drop In Fire Collars Details

1:1

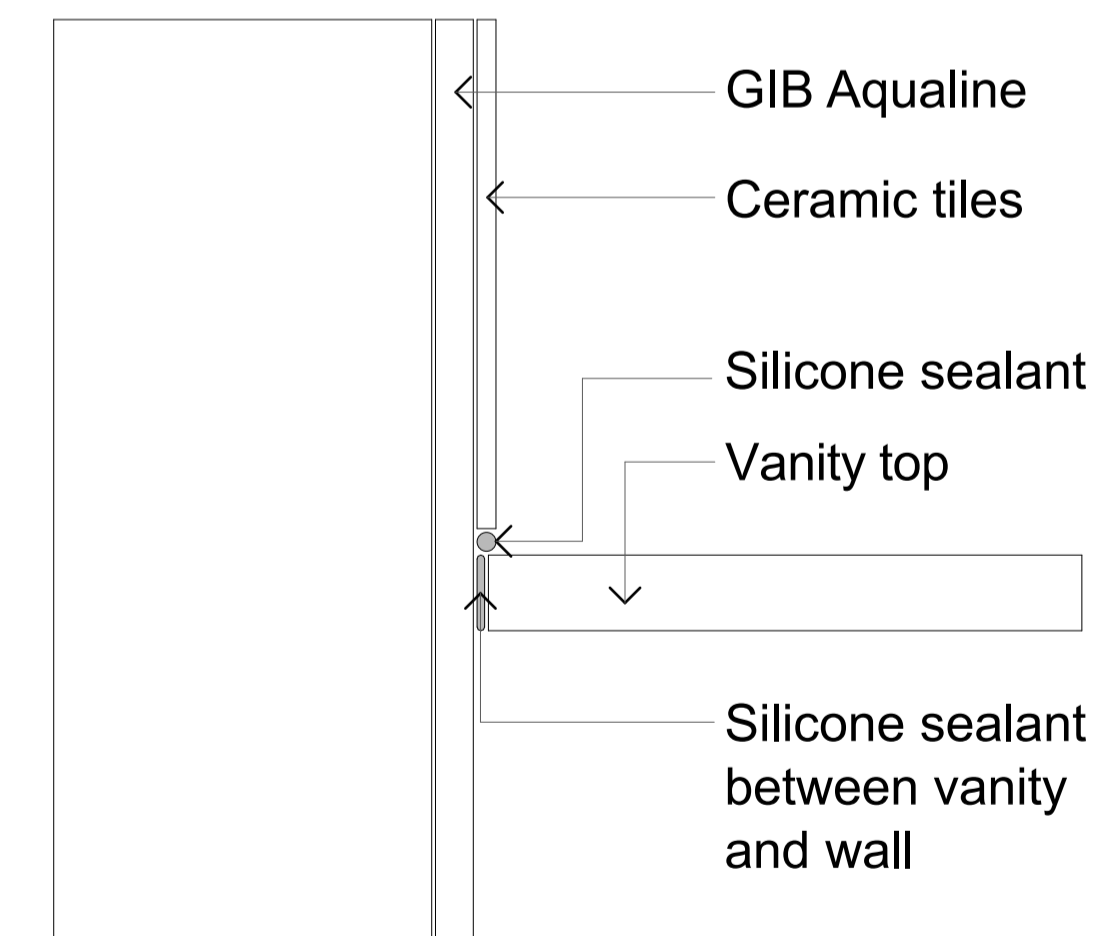


Penetration Detail

Shower Wall/Tray Detail



Wall/Floor Detail



Vanity Top Detail

Bathroom Detail
1:2

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project title:
Proposed Development for:

for:
Bonair Developments

at:
153 Bonair Crescent (Block C)

Silverdale, Auckland

sheet title:
Bathroom & HW Cyclinder Details

drawn: **KN** checked: **JM** dwg n#:
job n#: **2005**

date created: **12/20/2018** **424**

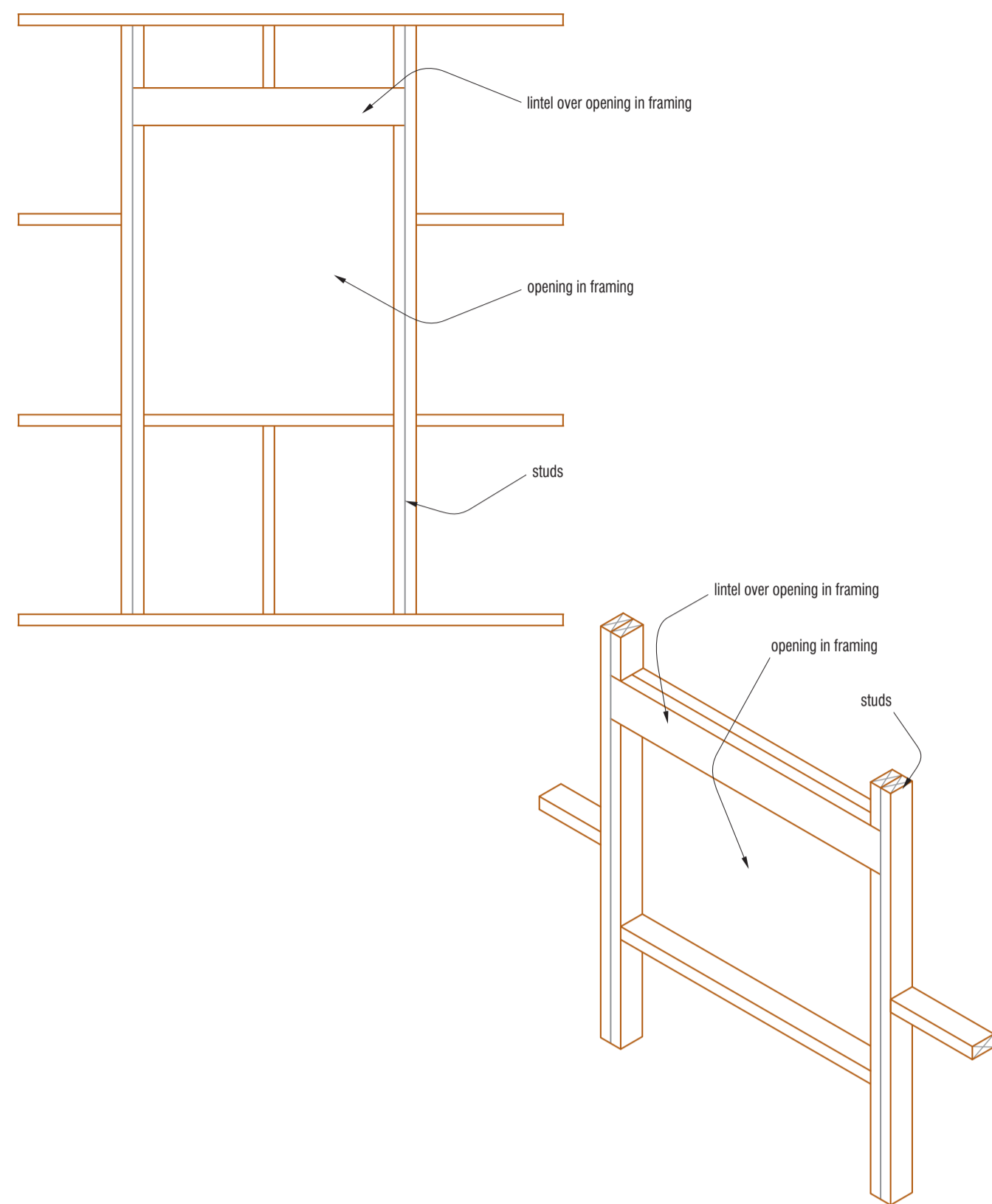
date plotted: **2/7/2019**

issue: **BC Block C** rev n#:

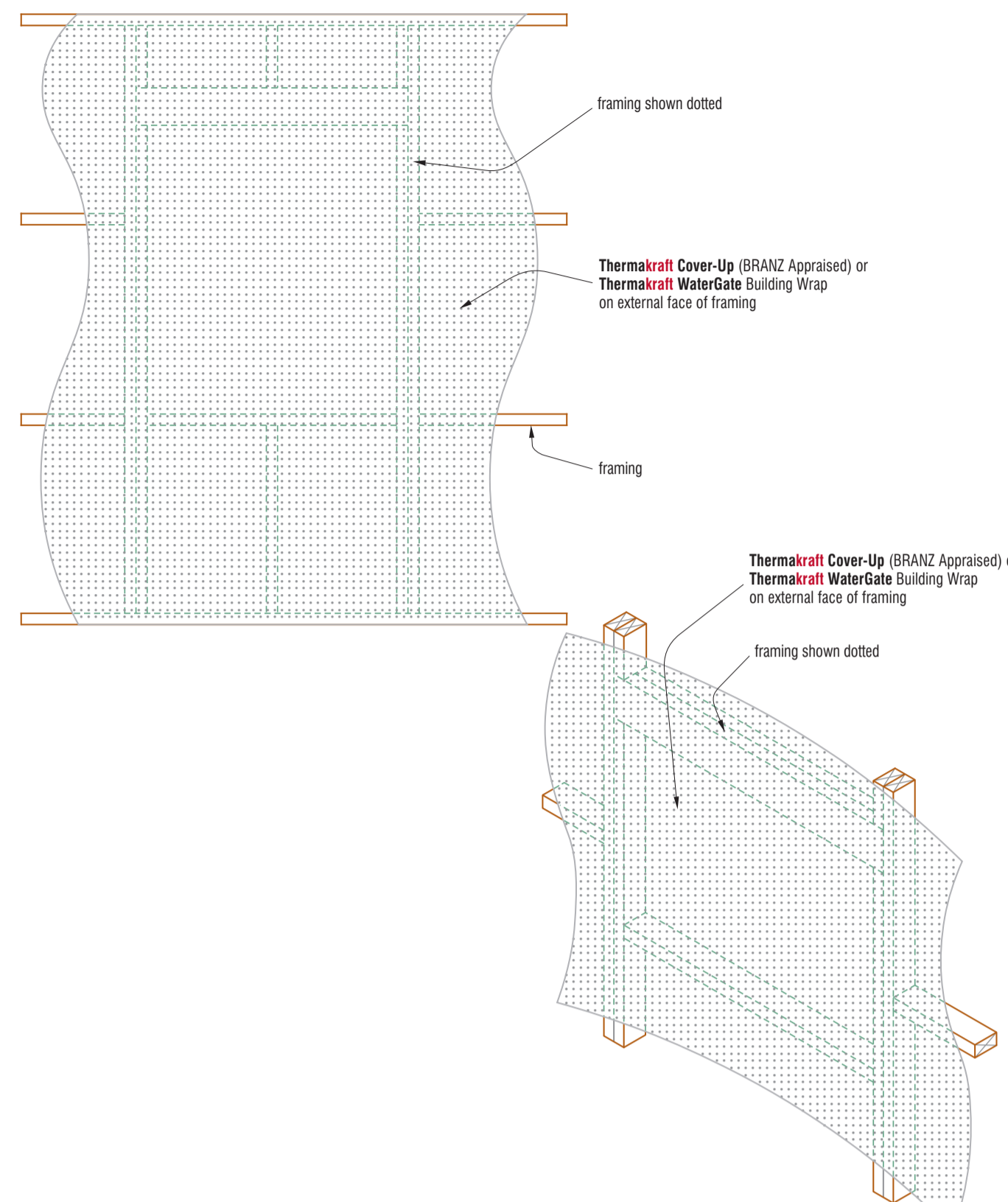
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NOTE: Drawings are 1/2 scale @ A3
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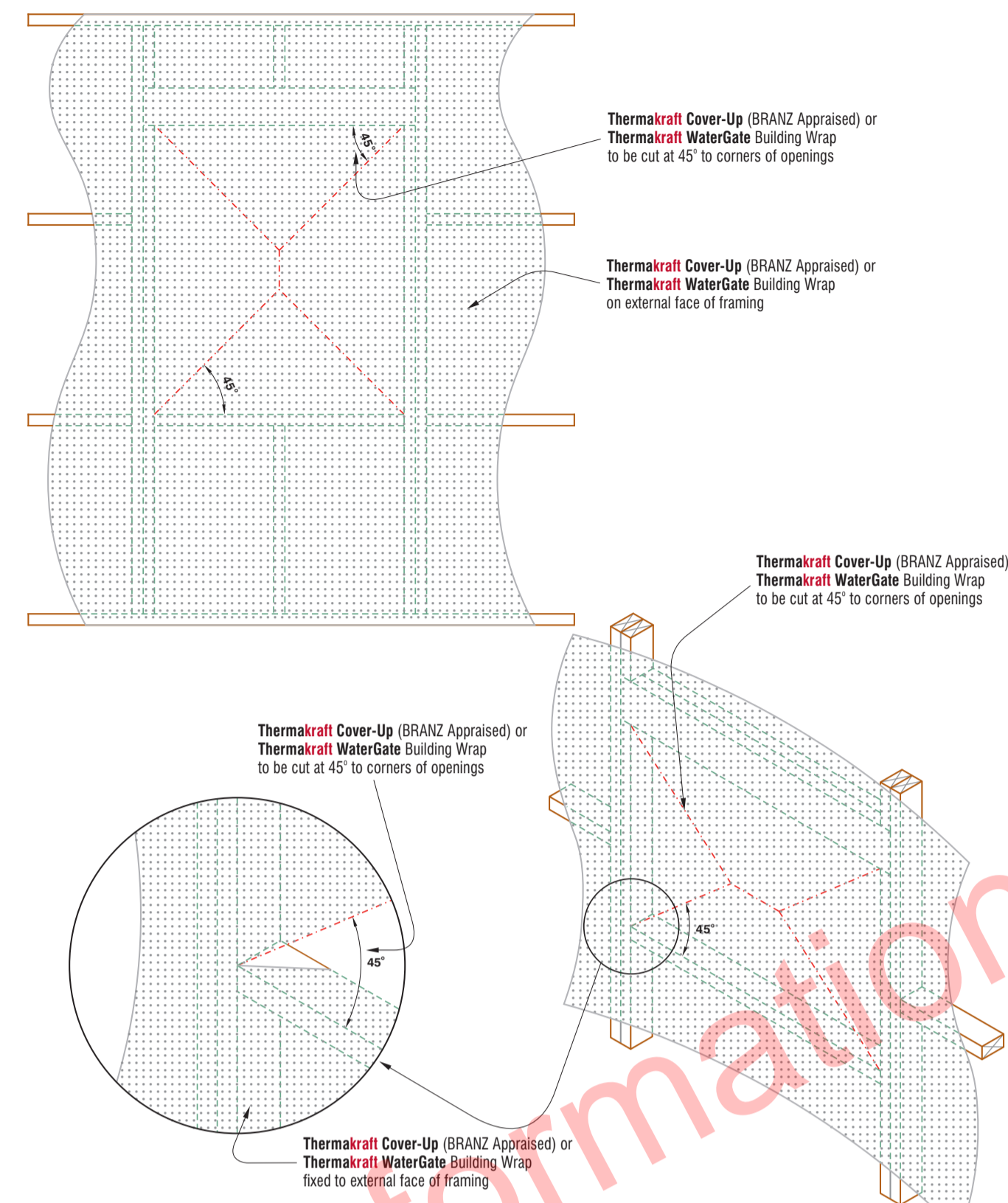
FOR BUILDING CONSENT



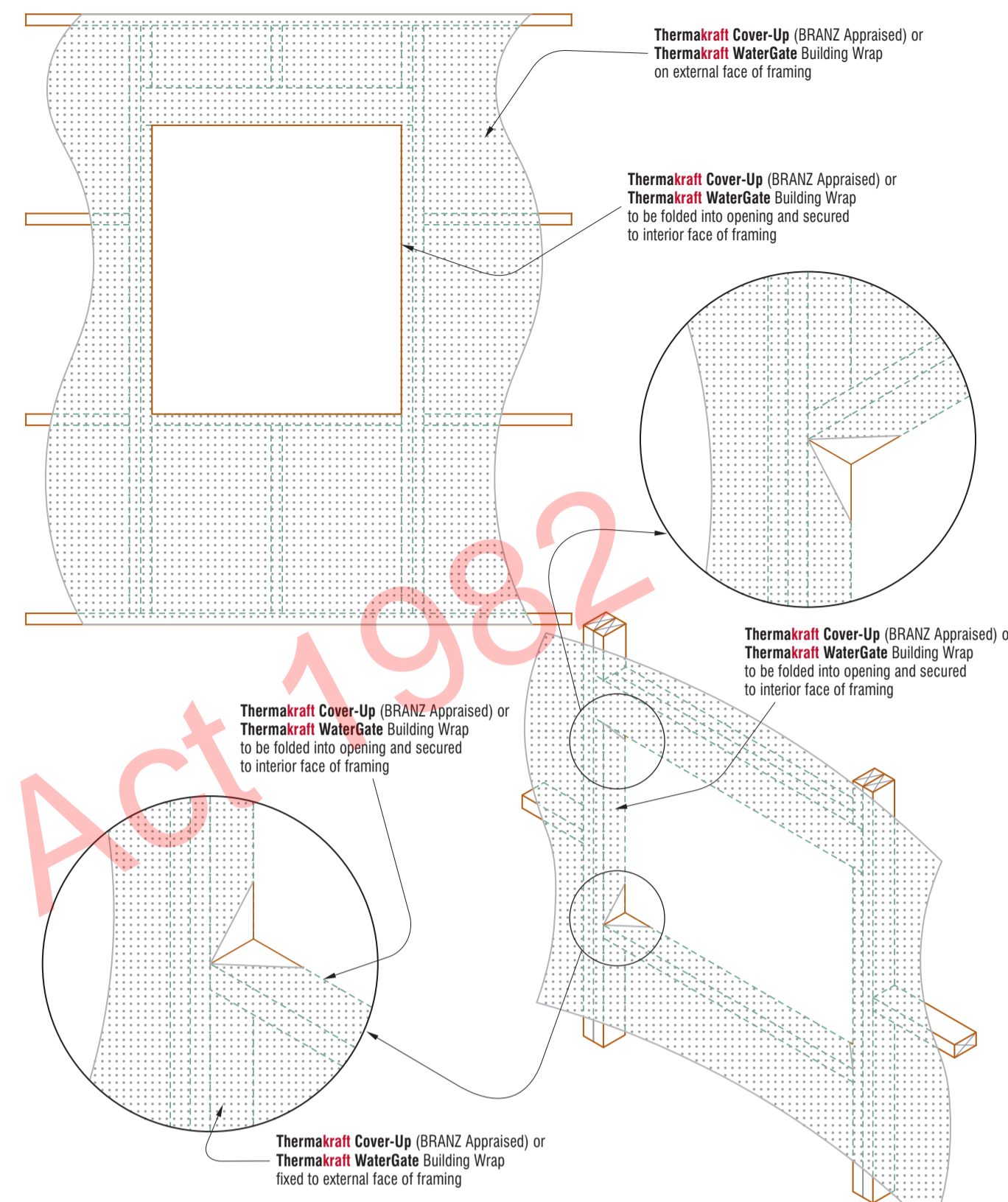
Thermakraft Industries (NZ) Ltd 11 Turin Place, Auckland P.O. Box 58-112, Greenmount, Auckland Ph: +64 9-273 3727 Fax: +64 9-273 3726 Free Phone 0800 806 595	DRAWING TITLE	DATE	SHEET No.
	Opening in Framing	JUNE 2005	W1
	DRAWN © Copyright	SCALE	
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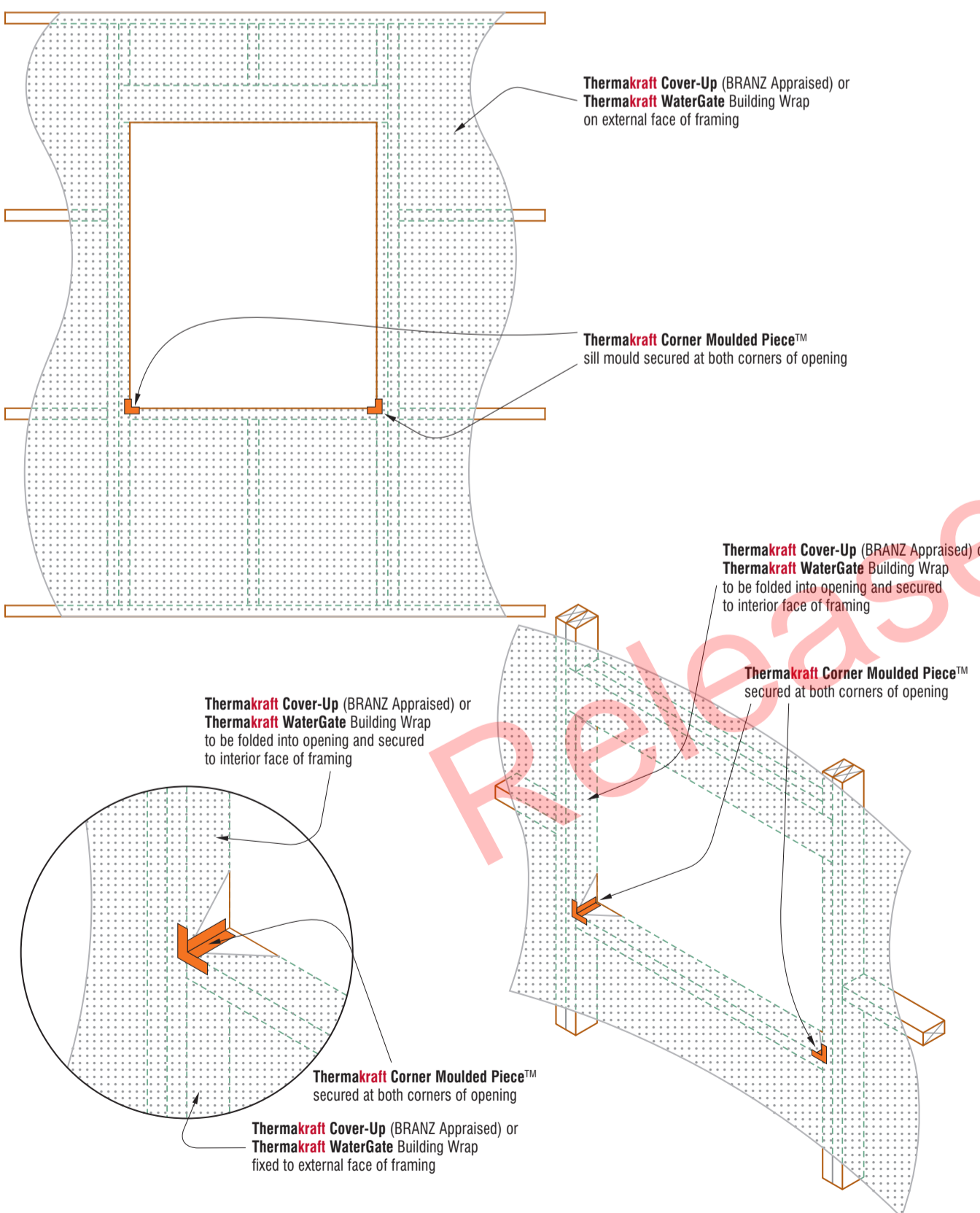
Thermakraft Industries (NZ) Ltd 11 Turin Place, Auckland P.O. Box 58-112, Greenmount, Auckland Ph: +64 9-273 3727 Fax: +64 9-273 3726 Free Phone 0800 806 595	DRAWING TITLE	DATE	SHEET No.
	Building Wrap over Framing	JUNE 2005	W2
	DRAWN © Copyright	SCALE	
	MKN	NTS	



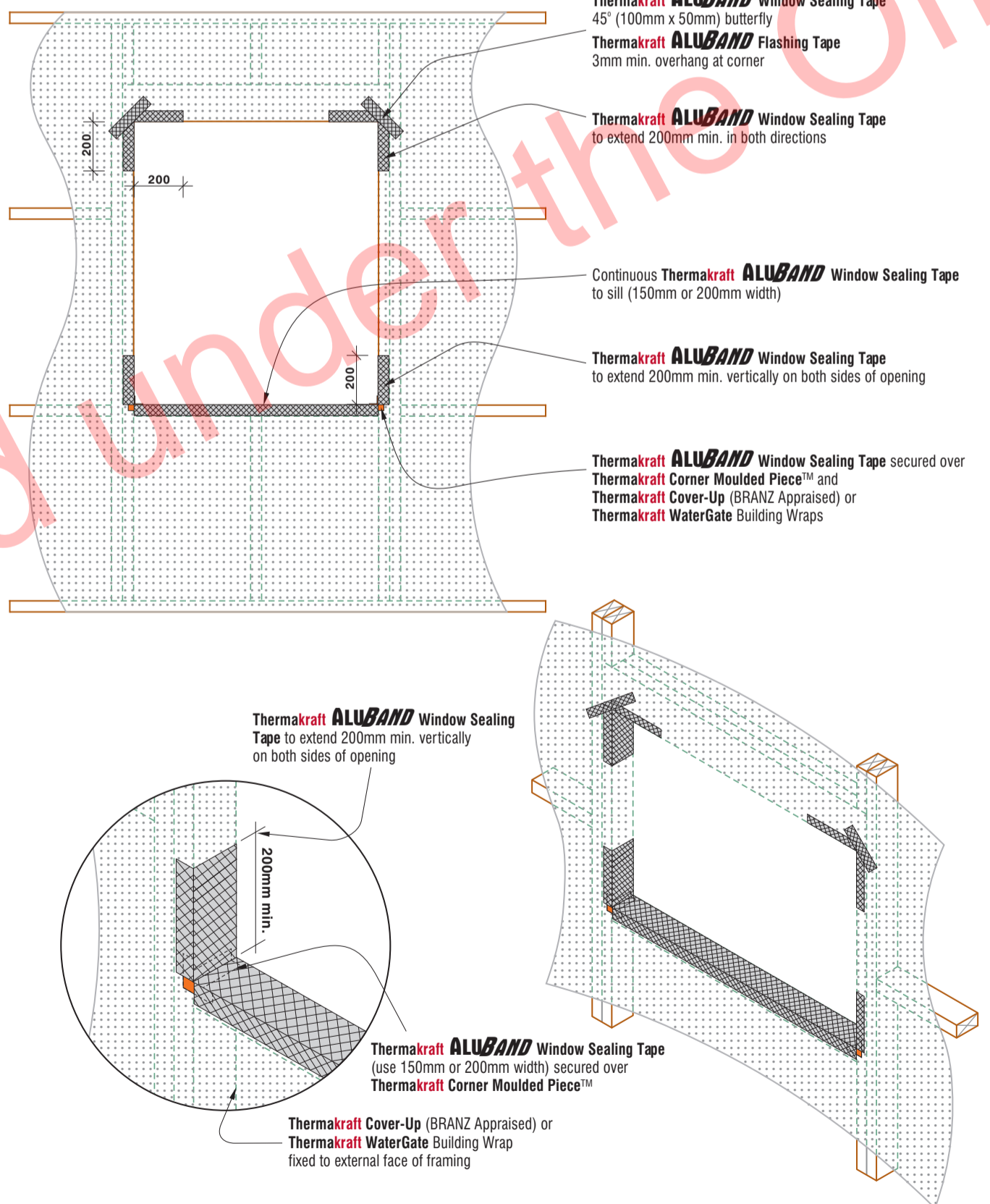
Thermakraft Industries (NZ) Ltd 11 Turin Place, Auckland P.O. Box 58-112, Greenmount, Auckland Ph: +64 9-273 3727 Fax: +64 9-273 3726 Free Phone 0800 806 595	DRAWING TITLE	DATE	SHEET No.
	Cut Building Wrap at Opening	JUNE 2005	W3
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	MKN	NTS	



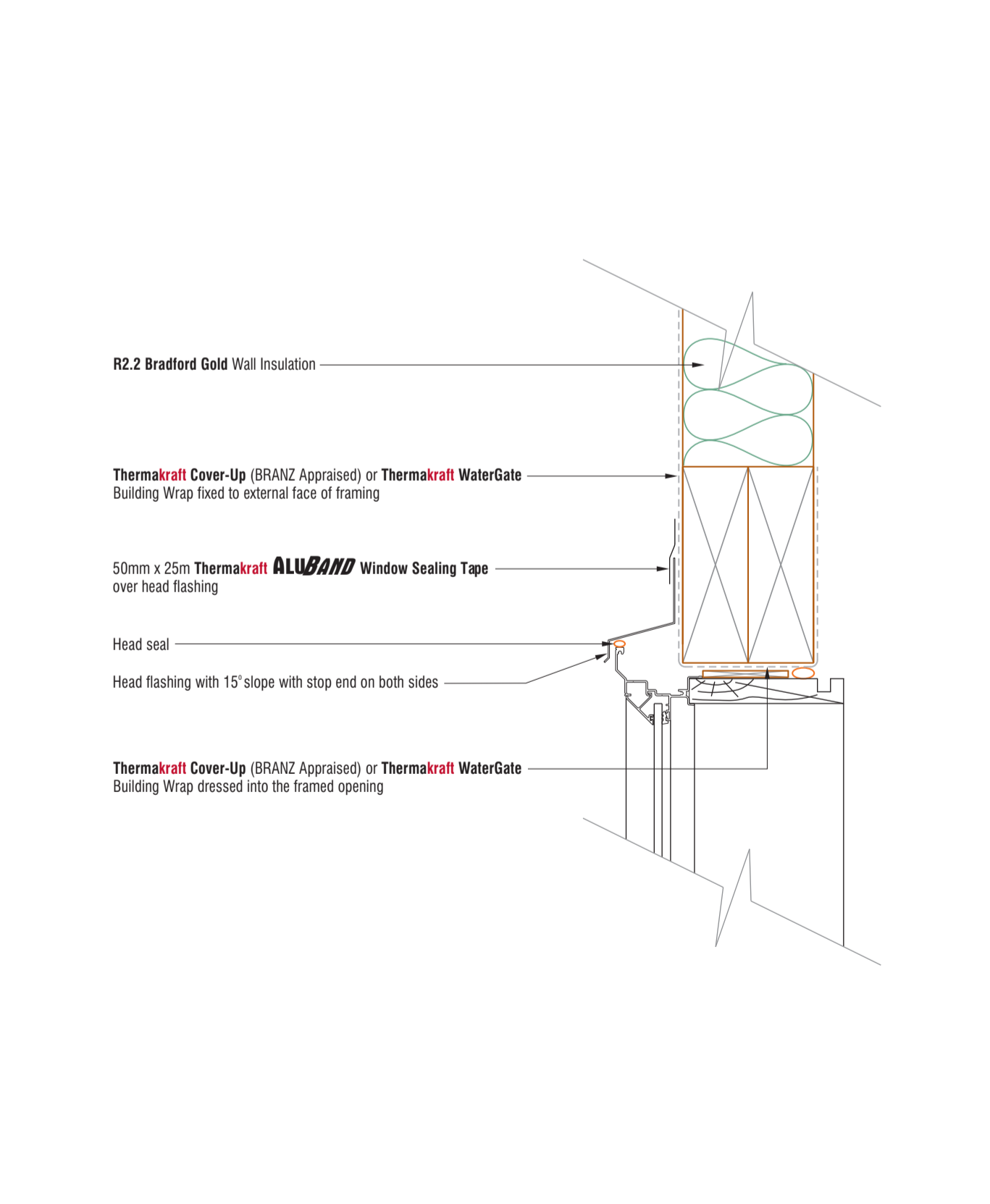
Thermakraft Industries (NZ) Ltd 11 Turin Place, Auckland P.O. Box 58-112, Greenmount, Auckland Ph: +64 9-273 3727 Fax: +64 9-273 3726 Free Phone 0800 806 595	DRAWING TITLE	DATE	SHEET No.
	Fold Building Wrap into Opening	JUNE 2005	W4
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	Corner Moulded Piece	JUNE 2005	W5
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	Window Sealing Tape	JUNE 2005	W6
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	Window Sealing Tape	JUNE 2005	W7
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Proposed Development for:
for:
Bonair Developments
at:
153 Bonair Crescent (Block C) Silverdale, Auckland
sheet title:
Thermakraft Methodology
drawn: **KN** checked: **JM** dwg n#: **425**
job n#: **2005**
date created: **12/20/2018**
date plotted: **2/7/2019**
issue: **BC Block C** rev n#: **1:1.1111 @ A1**
scale:
NOTE: Drawings are 1/2 scale @ A3
CAD ref: K:\nsd\MI-PROJECTS\2005-2009\2005 - Broadway Property Group\4 BC\2005_Broadway Property Group_BLOCK C_9C.dwg

FOR BUILDING CONSENT

LINTEL FIXING SCHEDULE
ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12
NZS 3604:2011

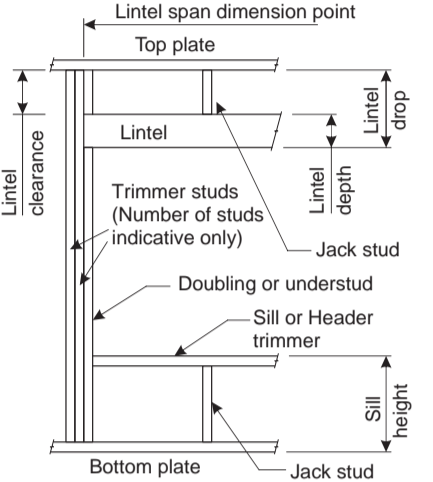
NOTE:

- 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: TYLOR options on timber species.
- Wall framing arrangements under girder trusses are not covered in this schedule.
- All timber selections are as per NZS 3604:2011.

SELECTION CHART FOR LINTEL FIXING

Lintel Span (m)	Loaded Dimension (mm)	Light Roof		Heavy Roof		
		Wind Zone	Wind Zone	Wind Zone	Wind Zone	
		L	M	H	VH	EH
0.7	2.0	E	F	F	F	F
	3.0	E	F	F	F	F
	4.0	E	F	F	F	F
	5.0	E	F	F	F	F
0.9	2.0	E	F	F	F	F
	3.0	E	F	F	F	F
	4.0	E	F	F	F	F
	5.0	E	F	F	F	F
1.0	2.0	E	F	F	F	F
	3.0	E	F	F	F	F
	4.0	E	F	F	F	F
	5.0	E	F	F	F	F
1.2	2.0	E	F	F	F	F
	3.0	E	F	F	F	F
	4.0	E	F	F	F	F
	5.0	E	F	F	F	F
1.5	2.0	E	F	F	F	F
	3.0	E	F	F	F	F
	4.0	E	F	F	F	F
	5.0	E	F	F	F	F
2.0	2.0	E	F	F	F	F
	3.0	E	F	F	F	F
	4.0	E	F	F	F	F
	5.0	E	F	F	F	F
2.4	2.0	E	F	F	F	F
	3.0	E	F	F	F	F
	4.0	E	F	F	F	F
	5.0	E	F	F	F	F
3.0	2.0	E	F	F	F	F
	3.0	E	F	F	F	F
	4.0	E	F	F	F	F
	5.0	E	F	F	F	F
3.6	2.0	E	F	F	F	F
	3.0	E	F	F	F	F
	4.0	E	F	F	F	F
	5.0	E	F	F	F	F
4.2	2.0	E	F	F	F	F
	3.0	E	F	F	F	F
	4.0	E	F	F	F	F
	5.0	E	F	F	F	F
4.5	2.0	E	F	F	F	F
	3.0	E	F	F	F	F
	4.0	E	F	F	F	F
	5.0	E	F	F	F	F
4.8	2.0	E	F	F	F	F
	3.0	E	F	F	F	F
	4.0	E	F	F	F	F
	5.0	E	F	F	F	F
	6.0	E	F	F	F	F

DEFINITIONS

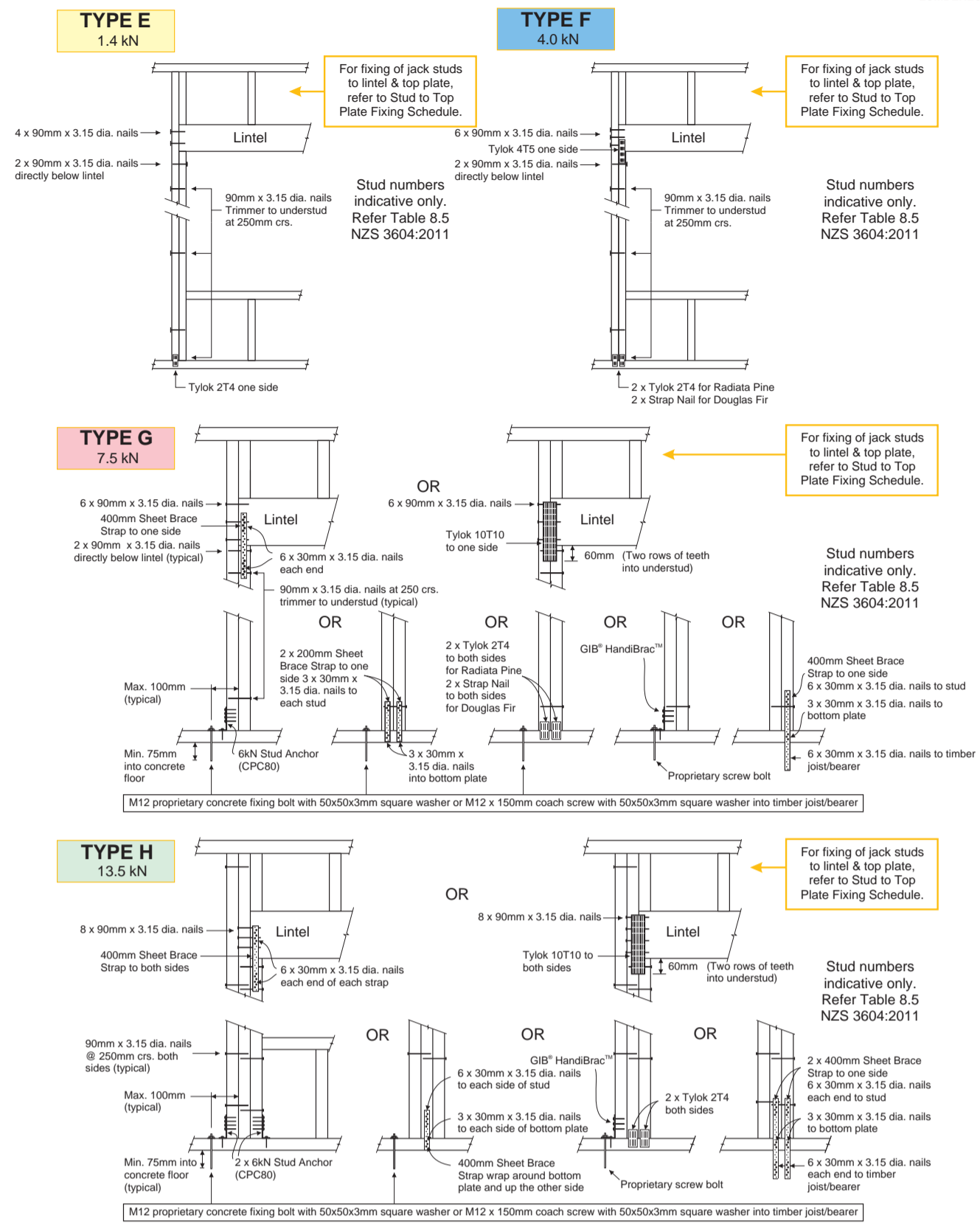


Lintel Supporting Girder Trusses:

Roof Tributary Area	Light Roof	Heavy Roof
Area	L, M, H, VH, EH	L, M, H, VH, EH
8.6 m²	G, H	G, H
11.6 m²	G, H	G, H
12.1 m²	G, H	G, H
15.3 m²	G, H	G, H
19.1 m²	H	H
20.9 m²	H	H
21.8 m²	H	H
34.3 m²	H	H

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

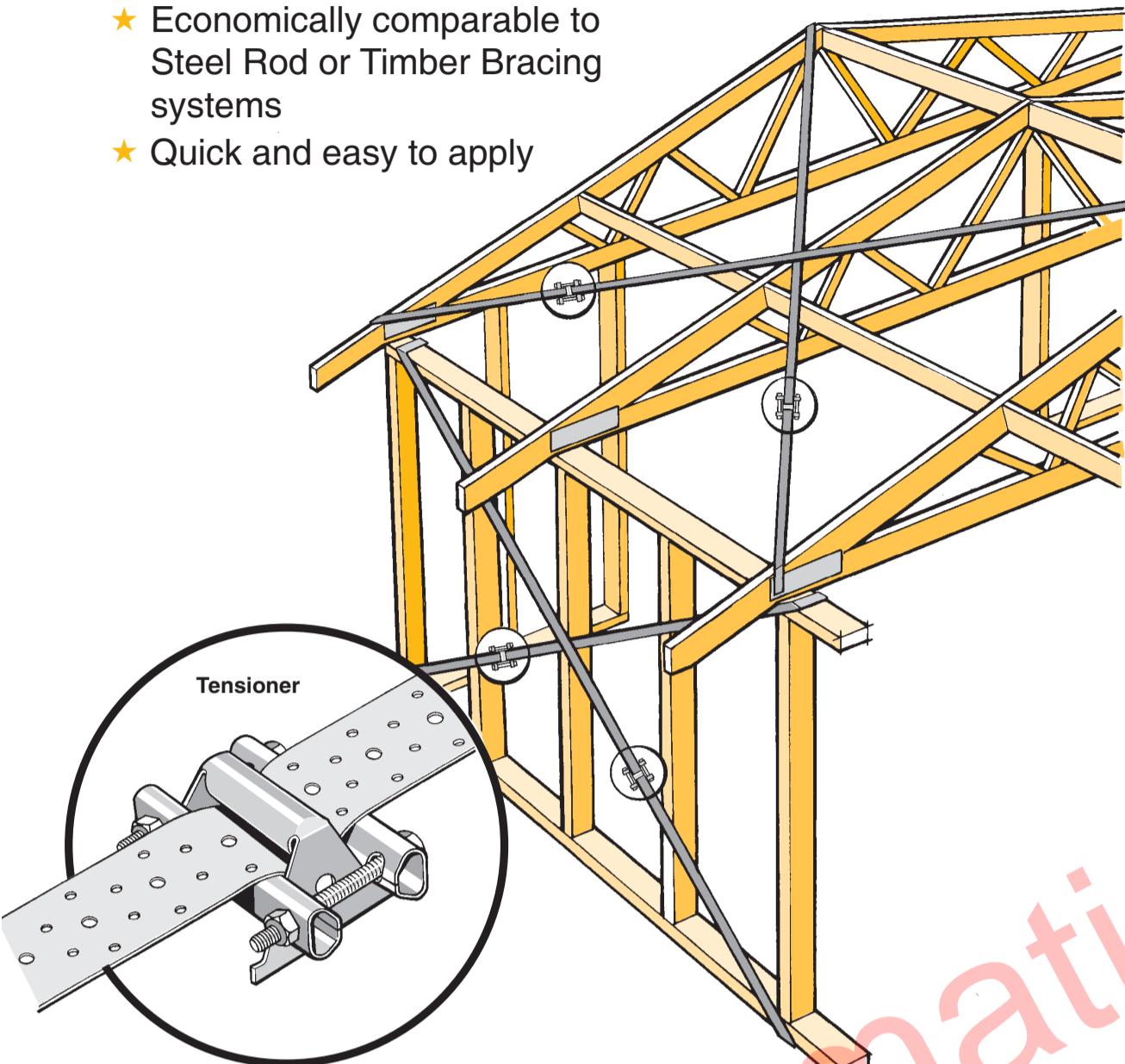
LINTEL FIXING OPTIONS



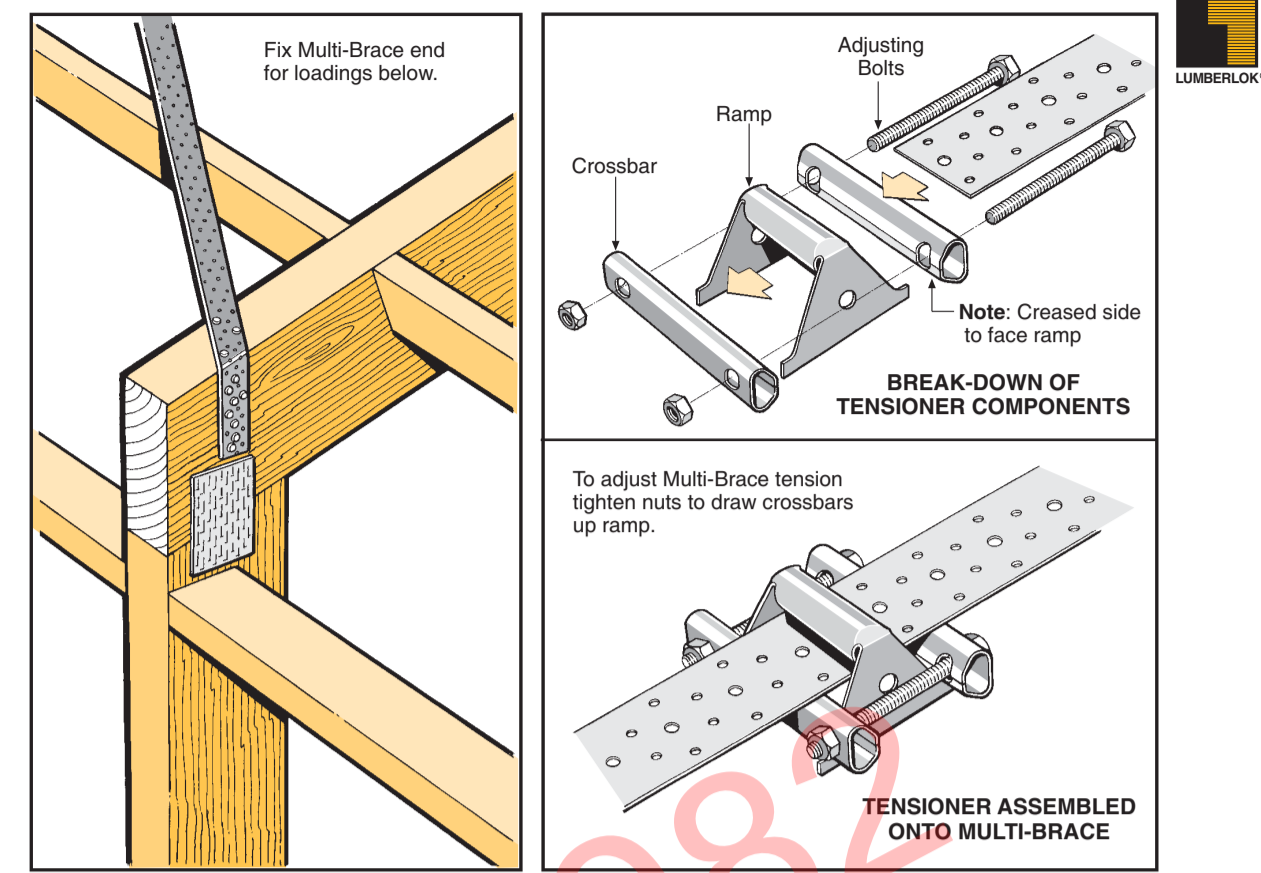
MULTI-BRACE

- Commercial and Industrial Roof/Wall Bracing
- Economically comparable to Steel Rod or Timber Bracing systems
- Quick and easy to apply

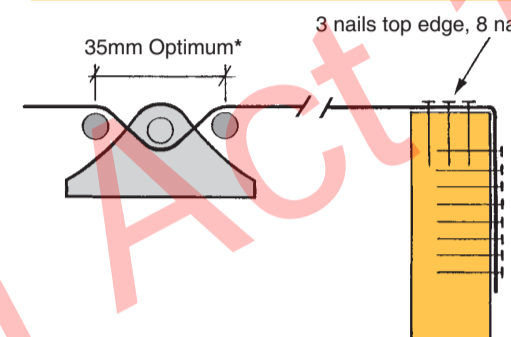
USE STAINLESS STEEL OPTION IN EXTERIOR SITUATIONS



Available from leading Builders Supply Merchants throughout New Zealand



Loadings



0.91mm x 53mm G300 Z275 GALVANISED STEEL 0.9mm x 53mm STAINLESS STEEL 304-2B		
Tension	Multi-Brace Only	Multi-Brace With Tensioner*
Characteristic Load	14.8 kN	14.8 kN*
Elongation	0.2mm/mkN including nail slip	
End nail fixing -11 x LUMBERLOK Product Nails 30mm x 3.15 dia.		

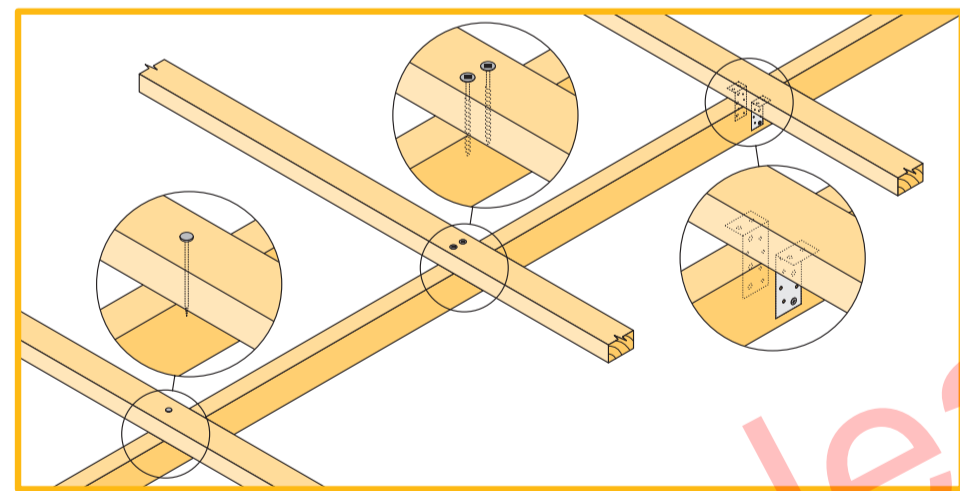
Tensioner Use tensioner to ensure Multi-Brace is taut prior to roof fixing.
*Note: Not available in Stainless Steel so tension must be provided during installation phase.

Availability Multi-Brace is available in 10m, 15m and 30m coil lengths which may be ordered through your local LUMBERLOK merchant. (Special lengths available on request).

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.



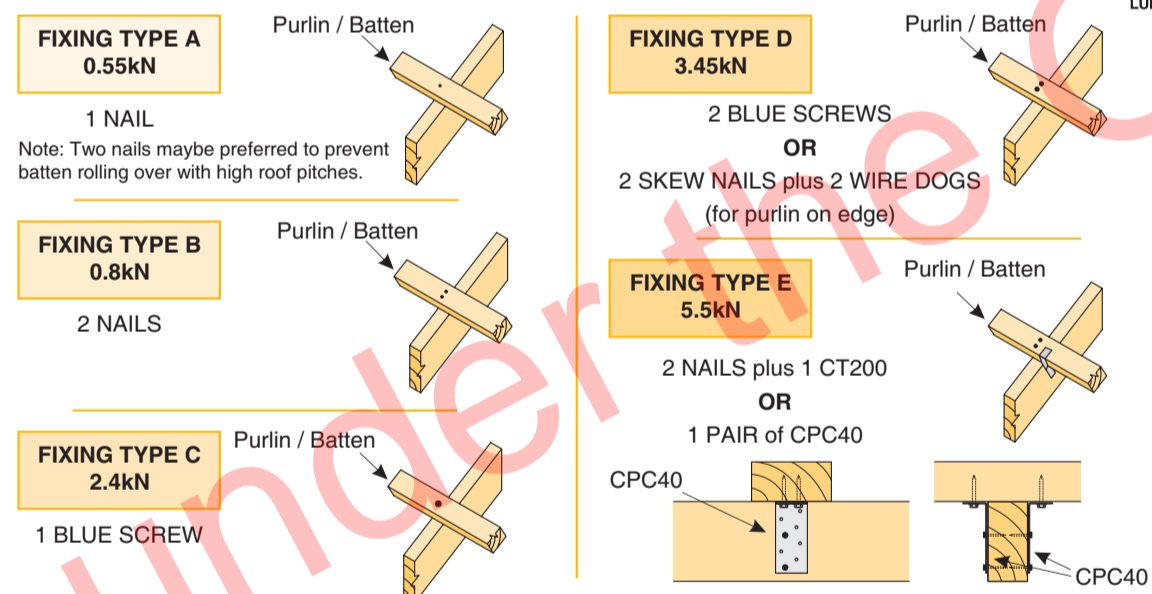
SELECTION CHART FIXING OPTIONS
(minimum fixing requirements)

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
	1200	370	A	A	B	C	C
LIGHT ROOF Tile Battens	900	370	A	A	B	C	C
	1200	370	A	A	B	C	C
LIGHT ROOF Purlins	900	370	C	C	C	C	D
	1200	370	C	C	C	C	D
LIGHT ROOF Purlins	900	370	C	C	C	D	D
	1200	370	C	C	C	D	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

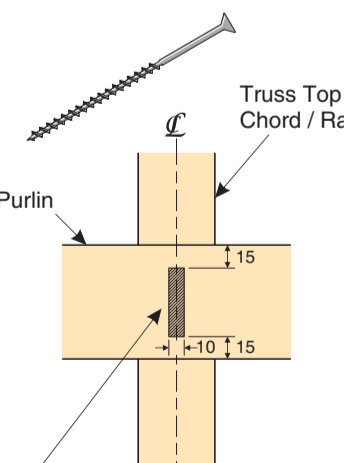
STANDARD FIXING OPTIONS



NAIL = Either 90mm x 3.15 dia. power-driven nail or 100mm x 3.75 dia. hand-driven nail
BLUE SCREW = 80mm x 10 gauge LUMBERLOK BLUE SCREW
WIRE DOG = LUMBERLOK WIRE DOG either LH or RH

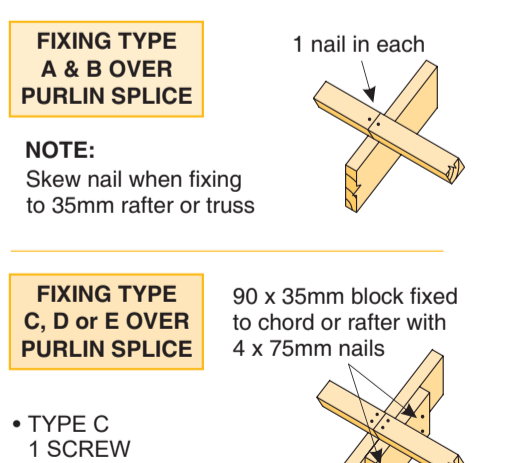
CT200 = LUMBERLOK Ceiling Tie CT200 bend over purlin, 4 x LUMBERLOK Product Nails 30mm x 3.15 dia. each end
CPC40 = LUMBERLOK CPC40 with 2 x Type 17-14g x 35mm Hex Head Screws per flange

FIXING TOLERANCES
LUMBERLOK BLUE SCREW



NOTE:
Locate fixings within the shaded area. Care to be taken to avoid over tightening of screws.

PURLIN / BATTEN SPLICE FIXING OPTIONS



NOTE:
Skew nail when fixing to 35mm rafter or truss

FIXING TYPE A & B OVER PURLIN SPLICE: 1 nail in each

FIXING TYPE C, D or E OVER PURLIN SPLICE: 90 x 35mm block fixed to chord or rafter with 4 x 75mm nails

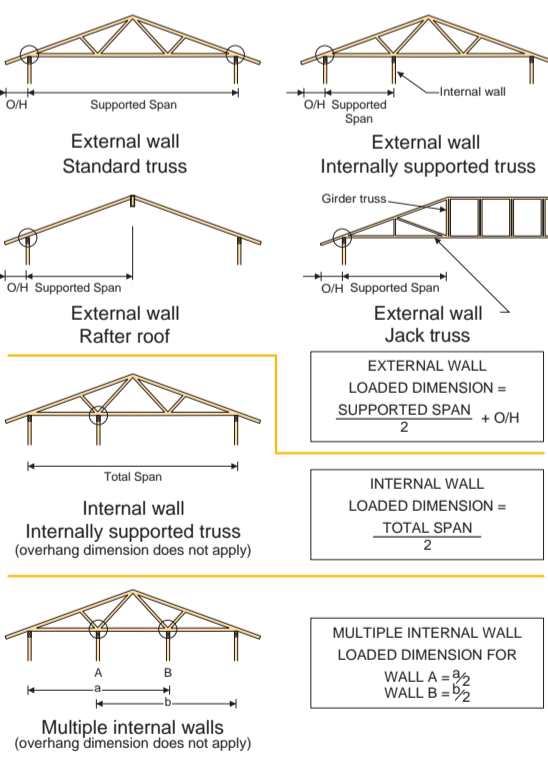
FIXING TYPE F: 1 nail plus 1 SCREW to each purlin

STUD TO TOP PLATE FIXING SCHEDULE
ALTERNATIVE TO TABLE 8.18 NZS 3604:2011

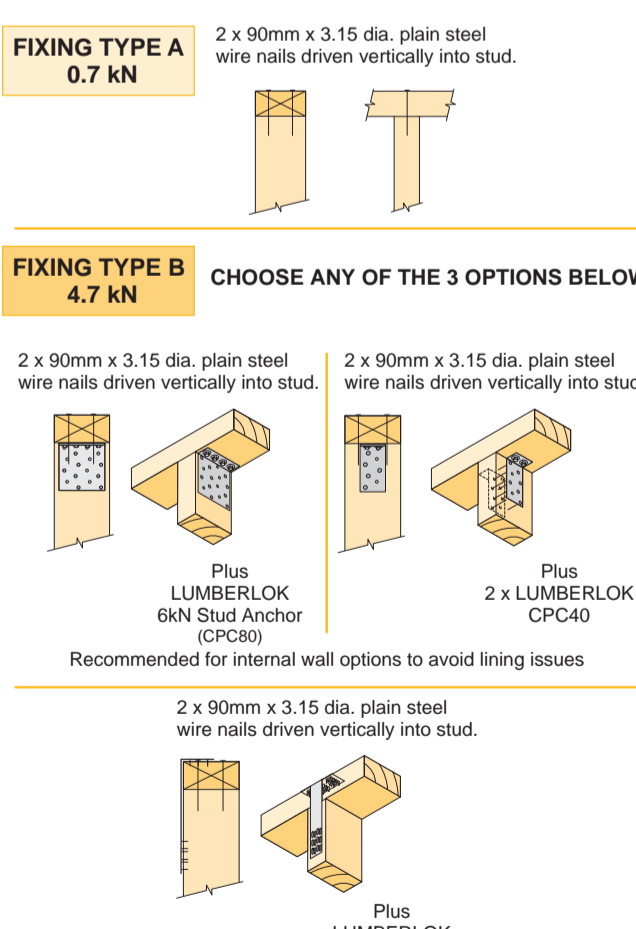
NOTE:

- All fixings are designed to resist vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20 kPa.
- Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist horizontal loads.
- These fixings assume the correct choice of rafter/truss to top plate connections have been made.
- Gable end wall top plate/stud connections where the adjacent rafter/truss is located within 1200mm of gable end wall with a maximum verge overhang of 750mm, requires fixing type A as shown below.
- All fixings assume top plate thickness of 45mm maximum.
- Wall framing arrangements under girder trusses are not covered in this schedule.
- All timber selections are as per NZS 3604:2011.

LOADED DIMENSION DEFINITION



FIXING OPTIONS



FIXING SELECTION CHART
(Suitable for walls supporting roof members at 600, 900 or 1200mm crs.)

Loaded Dimension (m)	Stud Centres	Light Roof					Heavy Roof				
		L	M	H	VH	EH	L	M	H	VH	EH
3.0	2.3	1.5	A	A	B	B	A	A	B	B	
4.0	3.0	2.0	A	A	B	B	A	A	B	B	
5.0	3.8	2.5	A	B	B	B	A	A	B	B	
6.0	4.5	3.0	A	B	B	B	A	A	B	B	
7.0	5.3	3.5	A	B	B	B	A	A	B	B	
8.0	6.0	4.0	A	B	B	B	A	A	B	B	
9.0	6.8	4.5	B	B	B	B	A	A	B	B	
10.0	7.5	5.0	B	B	B	B	A	A	B	B	
11.0	8.3	5.5	B	B	B	B	A	A	B	B	
12.0	9.0	6.0	B	B	B	B	A	A	B	B	

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

sheet title:
Mitek Details

drawn: **KN** checked: **JM** dwg n#: **426**

job n#: **2005**
date created: **12/20/2018**
date plotted: **2/7/2019**

issue: **BC Block C** rev n#: **1:1.1111 @ A1**
scale: **1:1.1111 @ A1**

NOTE: Drawings are 1/2 scale @ A3
CAD ref: K:\ns\m\PROJECTS\2005-2009\2005 - Broadway Property Group\4 BC2005_Broadway Property Group_BLOCK C_B.C.plt