

34 HAMILTON ROAD

SITE ADDRESS LEGAL DESCRIPTION CERTIFICATE OF TILE IDENTIFIER SITE AREA COUNCIL OTHER CONSENTS

34 HAMILTON ROAD, HERNE BAY, AUCKLAND 1011 PART ALLOTMENT 8 SECTION 8 SUBURBS OF AUCKLAND NA40C/724 1315 m² AUCKLAND CITY COUNCIL LUC60418274 (RESOURCE CONSENT)

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COVER KEY NOTE - LEDGENDS SURVEY - EXISITNG SITE PLAN PROPOSED SITE PLAN SEDAMENT CONTROL EXISTING & DEMO PLANS PROPOSED LOWER FLOOR PROPOSED UPPER FLOOR EXISTING ROOF PLAN PROPOSED ROOF PLAN PLUMBING & DRAIN LOW PLUMBING & DRAIN SCHEM ELECTRICAL PLAN LOWER ELECTRICAL PLAN LOWER ELECTRICAL PLAN UPPER NORTH ELEVATION EX NORTH ELEVATION EX SOUTH ELEVATION EX SOUTH ELEVATION EX SOUTH ELEVATION EX SOUTH ELEVATION EX WEST ELEVATION EX WEST ELEVATION MUSE EAST ELEVATION HOUSE SECTION HOUSE SECTION HOUSE SECTION HOUSE SECTION GARAGE SECTIONS GARAGE SECTIONS GARAGE SECTIONS GARAGE SECTIONS DETAILS - PLAN - HOUSE DETAILS - SEC - GARAGE DETAILS - SEC - INTERIOR POOL



AMX STRUCTURE

CAMPBELL BROWN

KUSABS SURVEYORS

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CONSULTANTS STRUCTURAL ENGINEER TOPO SURVEYOR PLANNING

WD000 ISSUE BC00

COVER TITLE A1 - SCALE 12/06/23 DATE **BUILDING CONSENT** MAR MIL MATTHEW

BUILDING ENVELOPE RISK MATRIX North Elevation		
Medium risk	0	
High risk	2	
High risk	3	
Very high risk	5	
Low risk	0	
Very high risk	6	
	16	
	vation Risk Severity Medium risk High risk High risk Very high risk Low risk	

BUILDING ENVELOPE RISK MATRIX		
South Elev	vation	
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	High risk	2
Roof/wall intersection design	High risk	3
Eaves width	Very high risk	5
Envelope complexity	Low risk	0
Deck design	High risk	4
Total Risk Score:		14

BUILDING ENVELOPE RISK MATRIX			
East Elev	East Elevation		
Risk Factor	Risk Severity	Risk Score	
Wind zone (per NZS 3604)	Medium risk	0	
Number of storeys	High risk	2	
Roof/wall intersection design	High risk	3	
Eaves width	Very high risk	5	
Envelope complexity	Low risk	0	
Deck design	High risk	4	
Total Risk Score:		14	

BUILDING ENVELOPE RISK MATRIX		
West Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Low risk	0
Number of storeys	High risk	2
Roof/wall intersection design	High risk	3
Eaves width	Very high risk	5
Envelope complexity	Low risk	0
Deck design	Very high risk	6
Total Risk Score:		16

KEYNOTES LEGEND READ IN

READ IN CONJUNCTION WITH ARCHITECTURAL	SPECIFICATION		
2310 foundation: Refer engineers documents spec. refer engineer's documents	4- Uracryl - min. 50 DFT general colour: 'white' Confirm colours prior steel manufacture.	4161T Roof Underlay: Thermakraft - Covertek 407 . installed to manufactures literature	4337E Ecoply roof mem 17mm Ecoply Floorin H3.2 CCA
2361 strip footings: refer engineer's documents	3820 wall framing: Radiata pine framing sized, spaced and fixed	4161T DPC Thermakraft Supercourse 500 DPC: nstalled to manufactures litrature	Install to manufacture Grade:DD Stress Grade: F8 (red
·	as per NZS 3604:2011 see structural	4161T flashing tape Thermakraft Aluband:	Thickness options: 17
3101 concrete work - basic: refer engineer's documents for specification	engineers docs for sizes and fixing	Flexible flashing tape over flexible wall underlay. As per Clause 9.1.5 (a)(b) and	Treatment:H3.2 CCA Fixings: 10g x 50mm
& structural design	3820 floor framing:	figure 72A and 72B E2/AS1	Plywood substrates s
3101 concrete floor slab:	Radiata pine framing sized, spaced and fixed as per NZS 3604:2011	4221KH KLC Horizontal Weatherboard	to the following require a) Panels shall be lai
refer engineer's documents for specification	Timber treatment: H1.2	cladding system:	(brick bond),
standard concrete - finish to suit overlay flooring or carport slab to be brush finished	see structural engineers docs for sizes and fixing	Generation 2 Horizontal weatherboard system.	b) Panels shall be lai at right angles to the
refer engineer's documents for specification &		on 20mm nominal cavity batten	c) Supports in b) sha
structural design	3820 roof framing: Radiata pine framing sized, spaced and fixed	profile: bevelback - size to match existing finish: Resene Exterior Paint System	maximum centres
3114E Expol underslab insulation:	as per NZS 3604:2011	colour: WHITE TBC	
Expol X - 50mm R 1.55 install to manufactures literature. confirm with H1	Timber treatment: H1.2 see structural engineers docs for sizes and	4239JH James Hardie soffits:	 d) The edge of sheet with dwangs or frami
report	fixing	6mm fibre cement villa board sheet flush	e) External edges sha
3320 Concrete masonary:	3820 roof truss framing:	stopped and painted soffit. install to manufactures documentation.	a minimum radius of f) A 20 mm H3.2 trian
20 series concrete masonary system. refer	Radiata pine framing sized, spaced and fixed		úsed at the base of a
engineer's documents for specification &	in truss design.	4311DH Dimond Roofing - Profiled.	g) Shall be fixed: i) with 3 mm gaps be
structural design	Timber treatment: H1.2 see structural engineers docs for sizes and	Dimond profile: corrugate ROOFING	i) using 10 g x 50 mm
3410 steel member - enclosed:	fixing	thickness: 0.55mm BMT Zincalume® on steel	countersunk head sc
Refer to both architectural and engineering documentation.Steel Protection specified in	3820 wet area framing:	Coating system: Colorsteel Endura colour: tbc	iii) at 150 mm centres iv) at 200 mm centres
Structural Engineers Notes.	Radiata pine framing sized, spaced and fixed	- Profile height: 18mm	sheets.
3410 steel member - exposed:	as per NZS 3604:2011 - internal wet areas framing at 400mm crs both directions. Timber	 Flashings: To match roof Spouting: To match roof 	4383 timber decking:
refer eng's documents for fixing details.	treatment: H3.2		Hardwood timber deo
spec. 3410 and engineers documentation finish:	see structural engineers docs for sizes and fixing	4331H HARDIE™ FIBRE CEMENT DECKING Hardie™ Panel Compressed Sheet is an	use SPAX SS deckin Radiata pine framing
1- Blast SA 2.5		18mm thick, high density, fibre cement	as per NZS 3604:201
2- Thermal Arc Spray Zinc - min. 200 DFT Treatment Grade P3 in accordance with	4161T DPM Thermakraft Orange : installed to manufactures litrature	structural flooring substrate for ceramic/stone tile finishes over timber floor joists.	4422NT Nuraply membra
AS/NZS 5131 co-ordinate with galvanizer.		Sealant joints, Rigid joints	Nuraply TPO Waterp
3- Armourcoat 220 - min. 200 DFT	4161T Wall Underlay: Thermakraft - Watergate	Stainless steel 316 50mm x 10g for timber	1 Layer: Nuraply TPC

Plus. installed to manufactures literature

joists, Screws driven below the surface,

Screws driven flush.

7E Ecoply roof membrane substrate: 17mm Ecoply Flooring TG staggered joints	Colour: Grey (smooth finish) Install to manufactures literature & refer to	R2.5 - friction fit semi-rigid thickness 90mm	Tiler to Confirm compatibility with selected
H3.2 CCA	standard details	-confirm with H1 Report	tiles.
Install to manufactures litrature & e2		·	
Grade:DD	4511JF JMF exterior timber joinery:	4821 aluminium flashings:	6311 Selected Strip Flooring:
Stress Grade: F8 (red tongue)	Timber joinery frames to be cedar - paint	0.90mm BMT powder coated aluminium	Selected 18mm Laminate strip flooring glued
Thickness options: 17mm	finished to match existing. finish Resene	flashings to match joinery colour, formed to indicated profile and fixed as detailed	down on 15mm EcoPly flooring Substrate or new concrete substrait. Installed to
Treatment:H3.2 CCA Fixings: 10g x 50mm Stainless steel screw	Exterior Paint System. Joinery to be manufactured by an approved	indicated profile and fixed as detailed	manufactures literature
Plywood substrates shall be fixed according	New Zealand Master Joiner (JMF) in	4821 flashings:	เกลานาสิ่งในเครา แต่เสเนเค
to the following requirements:	accordance/compliant with Compliant Timber	0.75mm BMT Zincalume® on steel	7120 water heating:
a) Panels shall be laid with staggered joints	Joinery, and associated project wind zone.	Coating system: Colorsteel Endura	ELECTRIC Rinai mains pressure Hot Water
(brick bond),		prefinished steel flashings to match roof	Cylinder - MS250 250L (3kW)
b) Panels shall be laid with the face grain	4554VS Velux opening and fixed skylights:	colour, formed to indicated profile and fixed	final selection on site.
at right angles to the main supports,	install to manufactures literature with	as detailed to E2/NZBC	
c) Supports in b) shall be at 400 mm	proprietary flashing kit. Refer to H1	4855GV Glass Balustrade:	7411D Dimond rainwater spouting systems:
maximum centres	Compliance Report for required R value	GLASS VICE®	downpipe - 80mm round copper gutter - copper profile to match existing.
	4610MR Metro Performance glass residential	Clearline Balustrade system.	gutter - copper prome to match existing.
d) The edge of sheets shall be supported	glazing residential:	installed to manufactures litrature	7412AR Allproof roof drainage systems:
with dwangs or framing,	Note on H1 calculations and insulation		install to manufactures litrature
e) External edges shall be chamfered with	values:	5113G plasterboard ceiling lining - Gib:	RECONFIRM ON SITE
a minimum radius of 5 mm,	In using the below insulation materials this	13mm Gib Standard plasterboard system on	Type/Brand: Allproof Bronze roof outlet
f) A 20 mm H3.2 triangular fillet shall be	building complies with H1 via the BPI	adjustable Rondo ceiling batten system finish: level 4 finish	Pipe outlet size:To suit pipe size 80mm - Description:80mm Membrane Clamp
used at the base of any 90° upstand, and g) Shall be fixed:	method. Refer to H1 Compliance Report.		Overflow. roof outlets & overflows
i) with 3 mm gaps between all sheets,	required by NZS 4223. Provide safety glass	5113G wall lining - Gib:	
i) using 10 g x 50 mm stainless steel	as required by NZS 4223 Part 3.	10mm Gib Standard plasterboard	7412AI Allproof Interior floor waste systems:
countersunk head screws,	weight restrictions apply (for large doors) -	finish: level 4 finish	install to manufactures litrature
iii) at 150 mm centres on edges, and	All glass to be clear, weight for size as required by NZS 4223. Provide safety glass as required by NZS 4223 Part 3. Double glazing to all new joinery, unless weight restrictions apply (for large doors) - Fabricator to confirm. Windows <1.2m in height (or higher if climbing aids reduce effective height) opening into pool area to have restrictor stays allowing no more than 100mm opening as required		
iv) at 200 mm centres in the body of the	effective height) opening into pool area to	6192H James Hardie tile & slate Underlay:	7451AE Allproof exterior surface drainage
sheets.	have restrictor stays allowing no more than	installed to manufactures litrature	solution: install selected chanel drainage system to manufactures litrature
3 timber decking:	100mm opening as required. Glass Shower doors to be toughened safety	6221M Mapei tiling solutions:	system to manufactures infature
Hardwood timber deck - 140x20	glass. Metro 12mm Temafloat or similar agreed	selected tiles on Mapei waterproofing,	7430 geofabrics cordrain & megaflo:
use SPAX SS decking screws fixed to H3.2	Metto 12mm Temanoat of Similar agreed	adhesive and epoxy grouting system.	cordrain drainage board with geotextile fabric
Radiata pine framing sized, spaced and fixed	4710M Mammoth insulation - ceiling:	MAPEI installation system for floor tiles to	draining to megaflo 170 (punched) high
as per NZS 3604:2011	truss R4.0+R3.2 - thickness 240+200mm.	screed substrate run into channel to manufacturer's specification:	density polyethylene land drainage pannel in suitable geotextile sock
2NT Nuraply membrane roofing:		1 Levelling screed: Mapecem & Planicrete.	spec. refer data sheet
Nuraply TPO Waterproofing system.	skillion R3.6+R2.5 - thickness0165+90mm.	2 Waterproofing: Mapelastic Aquadefense.	
1 Layer: Nuraply TPO 1.5mm thick	insulation needs minimum 20mm gap to ply sarking -confirm with H1 Report	3 Adhesive: Keraflex maxi S1.	
Substrate: plywood		4 Grout: Kerapoxy	
Substrate adhesion: Nuraply TPO Membrane		5 Silicone sealant: Mapesil AC.	

SITE NOTES :

Surveyor to confirm all set out dimensions and boundaries prior to the start of any works.

Relationship of improvements to boundaries is diagrammatic only. DO NOT SCALE OFF PLANS. Where offsets are critical, they should be confirmed by a further survey.

Where the relationship between proposed works and Council's building in relationship between proposed works and council s building in relation to boundary daylight indicators or recession plane controls becomes critical. Contractor is responsible to obtain a further ground level survey at the boundary adjacent the critical position, before starting any works. In such instances a Surveyors certificate is required during construction to confirm compliance with height in relation to boundary controls.

Contractor to contour land around house to ensure any overland flow of water is kept well away from buildings and that water will not pool around or beneath structures.

Services shown on this drawing have been determined from visual evidence and Council records and are subject to the inaccuracies of that data.

Prior to any demolition, excavation or construction on site, the relevant supply authority should be contacted to establish detailed location and depths of all services.

Not all Public & Private services are necessarily shown on this plan.

Confirm location, depth and purpose of all existing services on site prior to start of works including service supply points (electrical / telecom / water / gas). Assess for suitability and provide new connections / runs as required once final site levels are established. Confirm with owner in this regard.

Contractor responsible to verify all dimensions, angles and levels on site before commencing work.

Contours shown depict the topography. Except at spot levels shown they do not represent the exact level at any particular point.

Exterior finished levels adjusted to give 150mm min. clearance from SFL to permanent paved areas & 225mm min. to unpaved ground UNO. This may be reduced to 100mm for enclosed decks. Exterior surfaces to slope away from the building.

Exterior wall cladding to extend 50mm min. below slab / lowest timber framing member (bearer) and to have 100mm min. clearance off paved ground / 175mm off unpaved ground. Ensure 35mm clearance to roofing / decking is maintained UNO.

Builder to allow for temporary silt trap to provide sediment and erosion control during construction. Pool fencing to comply with F9 Residential Pool Barriers.

Maintain the site in a safe condition and comply with all health and safety rules, regulations and standards.

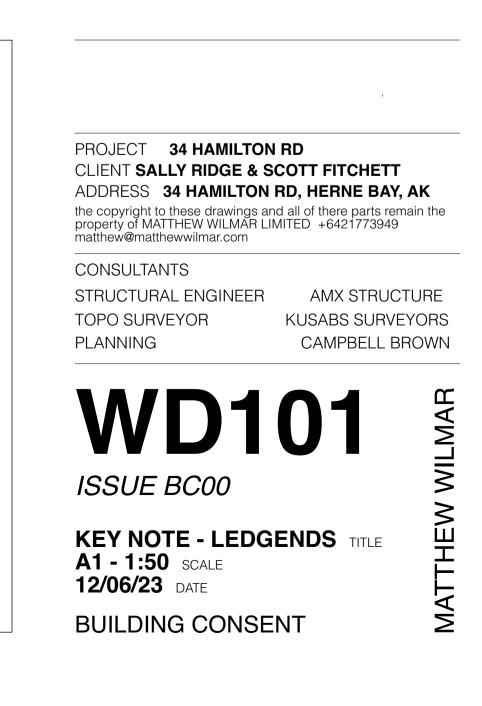
Site fencing enclosing the works to be erected by the builder in accordance with F5 and health and safety requirements.

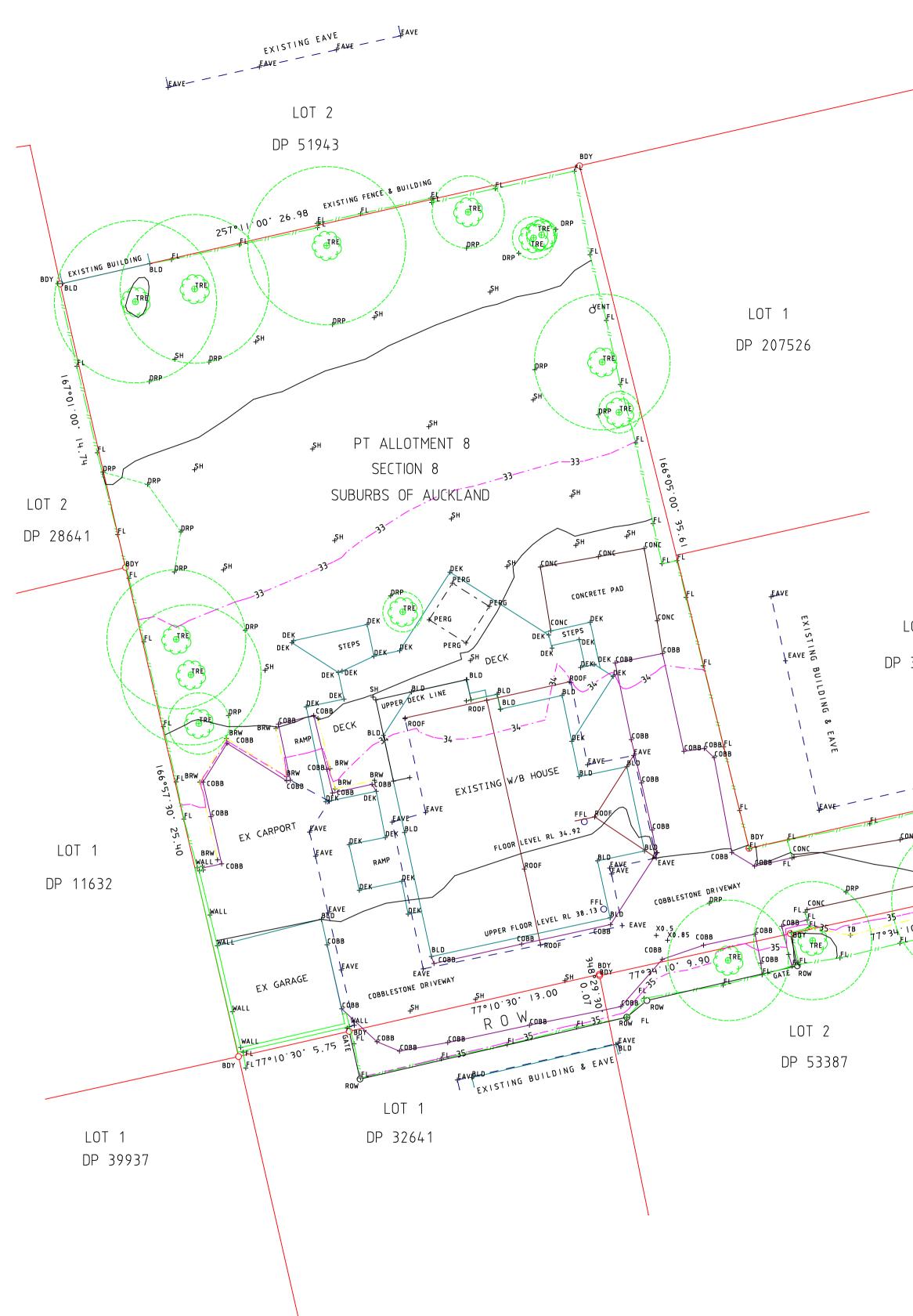
The size and position of all trees shown on the plans is approximate. The tree 'type' is a best guess, if critical trees should be identified by a qualified arborist. No responsibility is taken for incorrectly labélled trees.

No more general tree protection in Auckland Council unless the site is >4,000m². This applies to all zones. Only scheduled trees or trees protected by previous resource consents are now protected.

Building consent not req. for retaining walls \leq 1.5m high with no surcharge on them (if the ground slopes behind it must have a horizontal bench for at least the height of the wall) or for decks <1.5m.

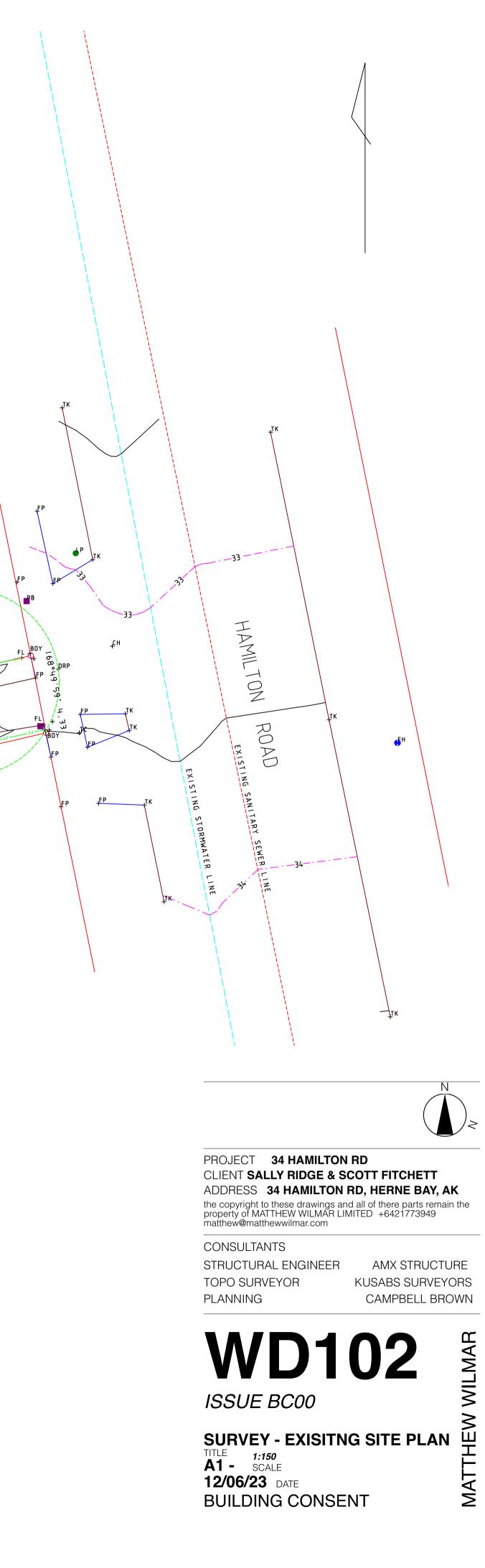
Testing of an existing or proposed soakage system is not required if the additional stormwater discharging to it is $< 20m^2$.

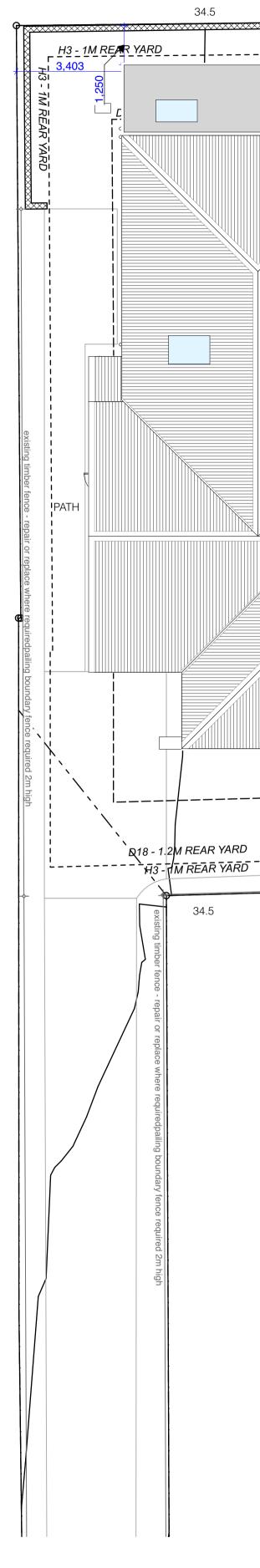


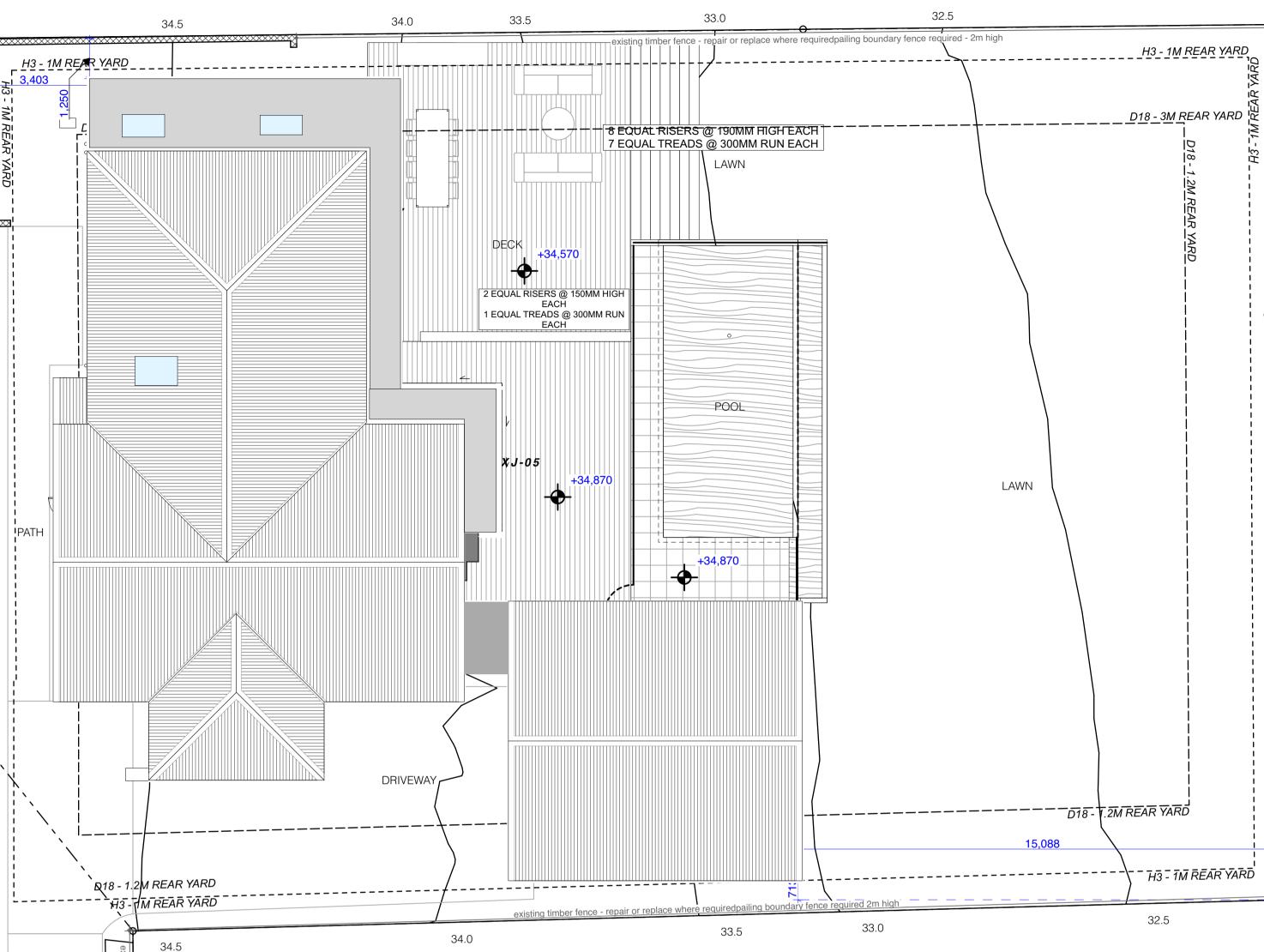


SURVEY BY - KUSABS SURVEYORS

LOT 1 DP 319213 LOT 2 CONCRETE DRIVEWA DP 319213 256°53°20° 45.46 EAVE CONCRETE DRIVEWAY LOT 1 DP 53387 12.03 34 HAMILTON ROAD, HERNE BAY TOPOGRAPHICAL SURVEY SURVEYED BY S.A & L.M KUSABS SURVEYORS 17 JANUARY 2023 ORIGIN OF COORDINATES - GEODETIC 2000 ORIGIN OF LEVELS - LINZ DATUM. MSL 1946 NOTE: LOT BEARINGS & DISTANCES TAKEN FROM LT 328787 SCALE I:150 AT AI SHEET I OF 2







SITE ADDRESS	34 HAMILTON ROAD, HERNE BAY, AUCKLAND 1011
LEGAL DESCRIPTION	PART ALLOTMENT 8 SECTION 8 SUBURBS OF AUCKLAND
CERTIFICATE OF TILE IDENTIFIER	NA40C/724
SITE AREA	1315 m ²
COUNCIL	AUCKLAND CITY COUNCIL
OTHER CONSENTS	LUC60418274 (RESOURCE CONSENT)

Whilst all care has been taken to describe existing construction, Contractor to confirm the accuracy of this information on site and advise Architect immediately should unexpected conditions exist.

New construction generally to match existing materials, profiles, details & finishes unless noted otherwise.

Set-out, levels, dimensions etc based on existing structure. Contractor responsible to verify all dimensions, angles and levels on site before commencing work.

Prop & support existing structure where required until new works are in place to meet structural requirements. Ensure building works remain waterproof & secure for the duration

Make good to new / original condition all areas of works affected by demolition & new works (floors, walls, ceilings etc) as required under the Conditions of Contract.

Notify Engineer of any special braces or other special construction located in existing walls etc to be removed.

of the Contract.

Notify Owner of any sub-standard materials, construction etc which could lead to a failure of the building structure or envelope.

Contractor to ensure all existing services are disconnected as required prior to start of demolition. Disconnect & seal all drains as required by Territorial Authority. Co-ordinate with relevant supply authority and comply with regulations regarding this item.

Read Existing Drawings and specification in conjunction with Proposed Drawings to fully define the scope of works.

NOTES: FLOOR PLAN Contractor to confirm all existing dimensions prior to start of

works. Where dimensions need clarification, contact Designer for instruction. DO NOT SCALE OFF THIS PLAN

Refer Framing Plans for the location of any Structural Elements and Engineer's details for all Structural Connections Refer Finishes Plans and Specification for all Flooring information



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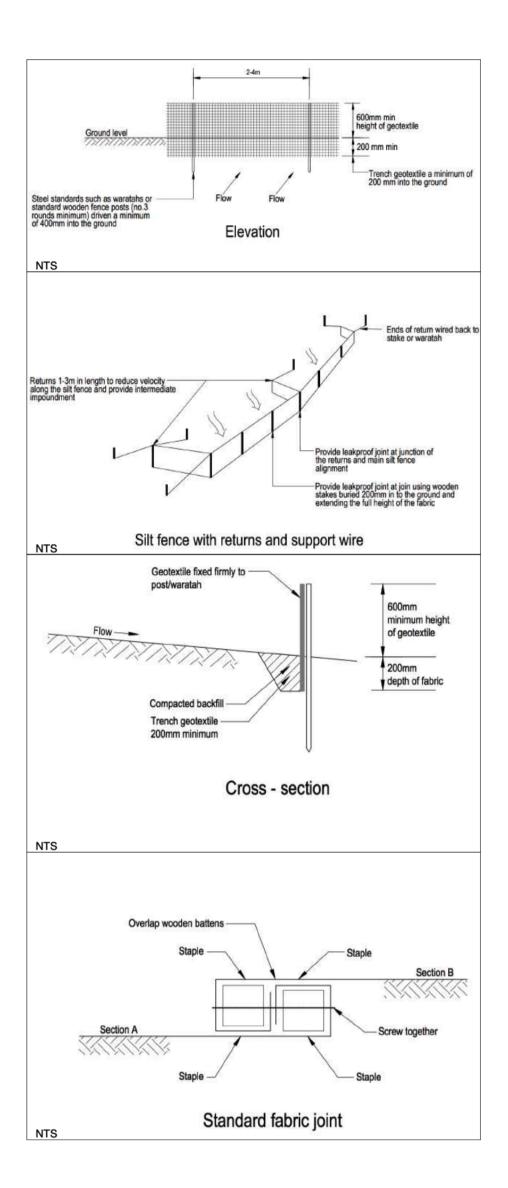
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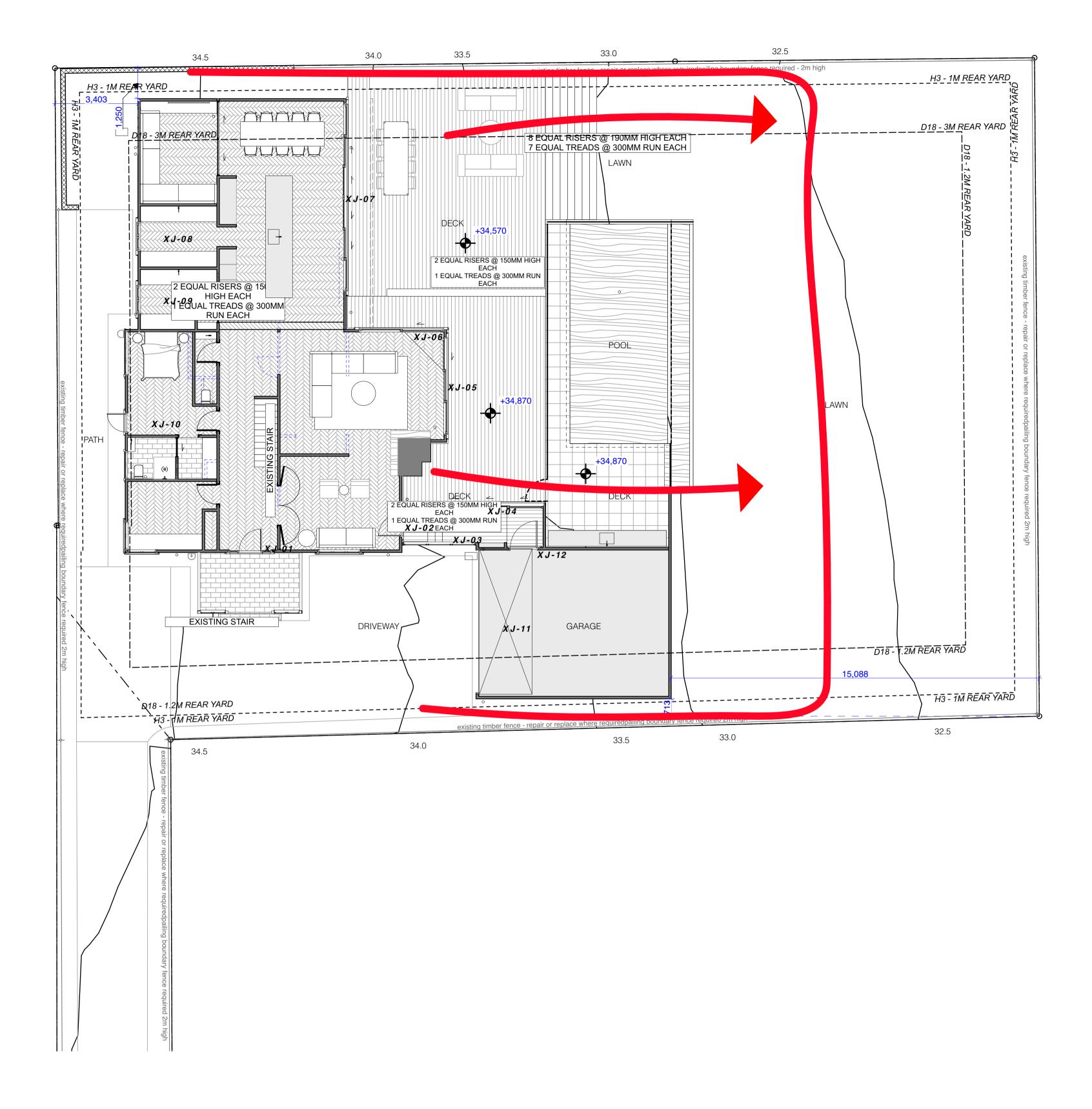
AMX STRUCTURE KUSABS SURVEYORS CAMPBELL BROWN



PROPOSED SITE PLAN TITLE A1 - SCALE 12/06/23 DATE **BUILDING CONSENT**

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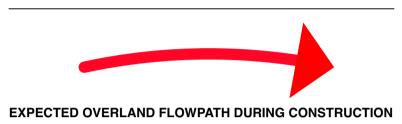


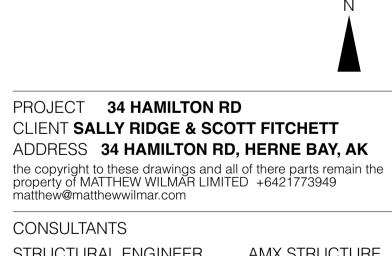


EARTHWORKS NOTES: EROSION & SEDIMENT CONTROL MEASURES 1. CONTRACTOR TO READ ARCHITECTURAL PLANS IN CONJUNCTION WITH GEOTECH & STRUCTURAL ENGINEERING DRAWINGS AND REPORTS. 2. Contractor to confirm location of all existing services on site prior to commencing work. Contractor to check and verify all dimensions, levels and angles on site prior to commencing any work. All dimensions are in millimetres unless stated otherwise. 3. Ensure all weather access is provided in a manner that prevents the access becoming a source of sediment. 4. Material stock piles should be placed upslope of the perimeter controls & covered when not in use. 5. Install perimeter controls. Silt fence or other barrier (straw bale, bund etc) to intercept sediment run off. The contours of the site will determine the extent of silt fences required. 6. Divert overland flow away from the site works to reduce run off from traveling across disturbed land. 7. Waste concrete and household paint should not be allowed to wash off site. 8. Preserve as much grassed area as possible to reduce sediment discharge and filter sediment from other areas. 9. Once grading is complete stabilise bare soil as soon as

SILT TRAP FENCE TO DETAIL

possible.





STRUCTURAL ENGINEER TOPO SURVEYOR PLANNING

AMX STRUCTURE KUSABS SURVEYORS CAMPBELL BROWN

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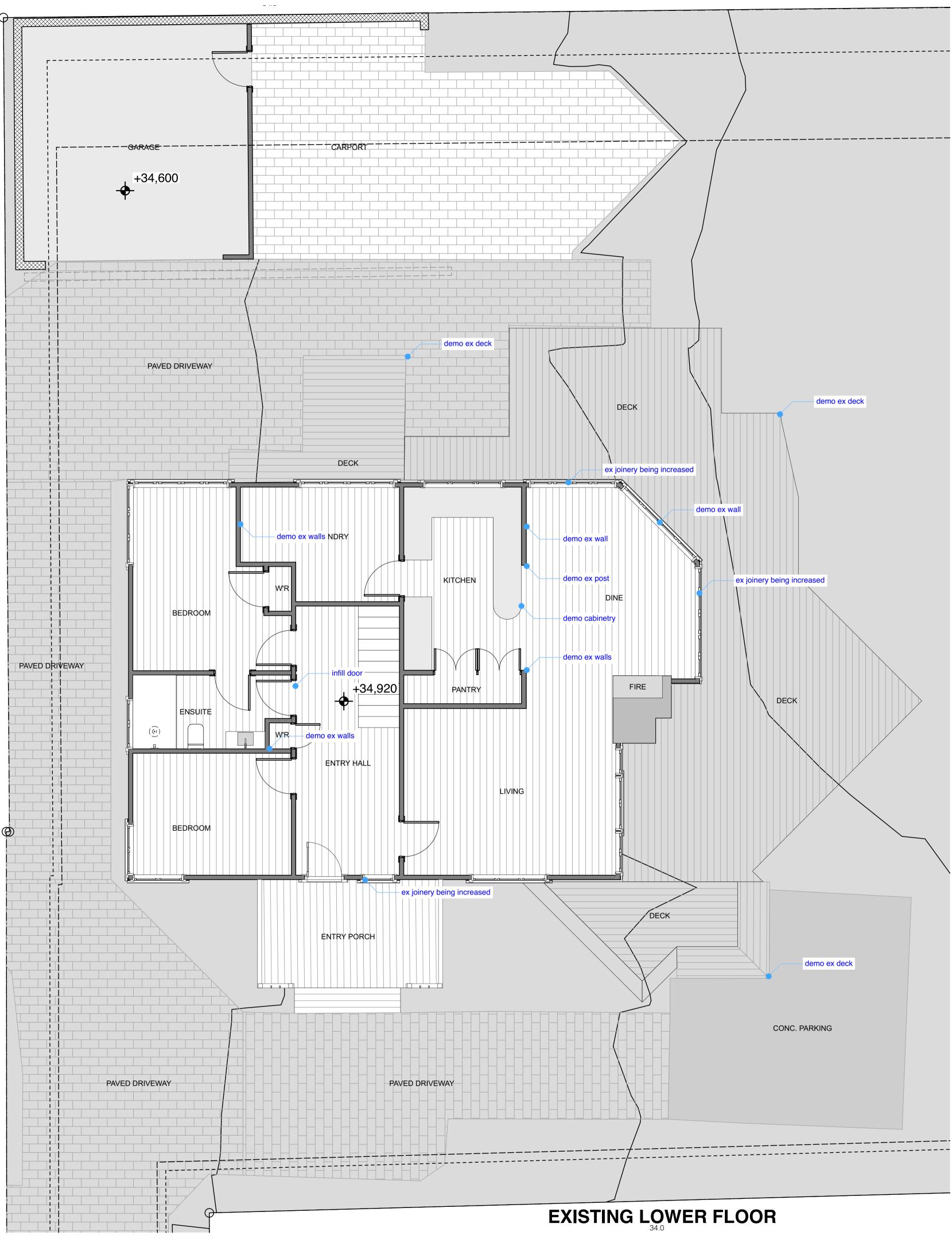
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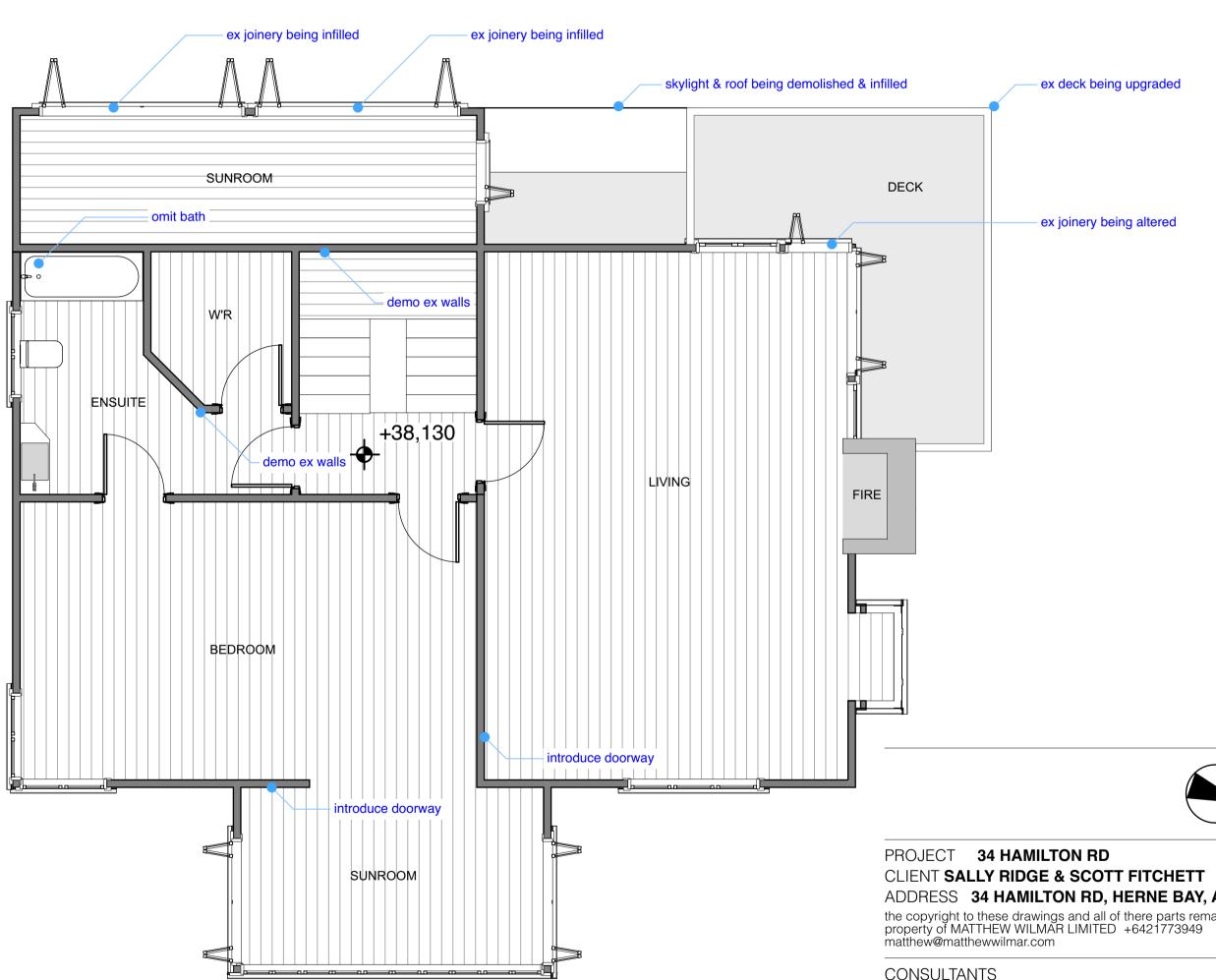
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SEDAMENT CONTROL TITLE A1 - 1:150 12/06/23 DATE





EXISTING UPPER FLOOR

Whilst all care has been taken to describe existing construction, Contractor to confirm the accuracy of this information on site and advise Architect immediately should unexpected conditions exist.

New construction generally to match existing materials, profiles, details & finishes unless noted otherwise. Set-out, levels, dimensions etc based on existing structure.

Contractor responsible to verify all dimensions, angles and levels on site before commencing work.

Prop & support existing structure where required until new works are in place to meet structural requirements. Ensure building works remain waterproof & secure for the duration

of the Contract. Make good to new / original condition all areas of works affected by demolition & new works (floors, walls, ceilings etc) as required under the Conditions of Contract.

Notify Engineer of any special braces or other special construction located in existing walls etc to be removed.

Notify Owner of any sub-standard materials, construction etc which could lead to a failure of the building structure or envelope.

Contractor to ensure all existing services are disconnected as required prior to start of demolition. Disconnect & seal all drains as required by Territorial Authority. Co-ordinate with relevant supply authority and comply with regulations regarding this item.

Read Existing Drawings and specification in conjunction with Proposed Drawings to fully define the scope of works.

NOTES: FLOOR PLAN Contractor to confirm all existing dimensions prior to start of works. Where dimensions need clarification, contact Designer for

instruction. DO NOT SCALE OFF THIS PLAN

Refer Framing Plans for the location of any Structural Elements and Engineer's details for all Structural Connections Refer Finishes Plans and Specification for all Flooring information

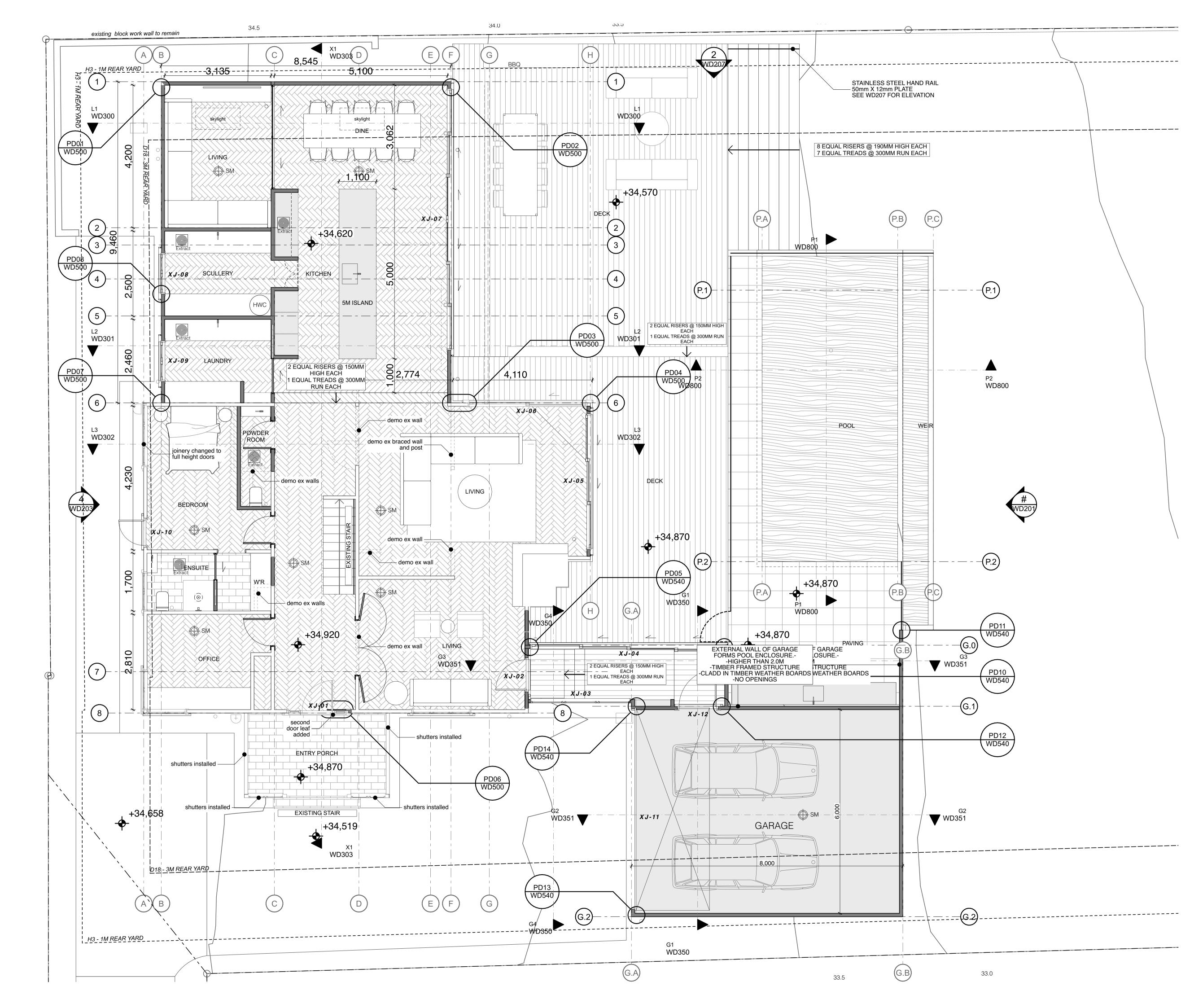
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CONSULTANTS STRUCTURAL ENGINEER TOPO SURVEYOR PLANNING

AMX STRUCTURE **KUSABS SURVEYORS** CAMPBELL BROWN



EXISTING & DEMO PLANS TITLE A1 - SCALE 12/06/23 DATE



NOTES

All work to comply with the Building Act, the Building Code, all other applicable Acts and the requirements of the relevant T.A. Demonstrate compliance with NZBC via Compliance Documents, Determinations, Expert Opinion, Standards or Alternative Solutions as req.

Contractor to ensure compliance with the Resource and Building consent conditions. Confirm with the client in this

Read architectural drawings in conjunction with specification and all other consultants documentation to fully define scope of work.

All information shown on the drawings, relative to existing conditions, are given as best knowledge, but without guarantee of accuracy. Where actual conditions conflict with the drawings they shall be reported to the Architect, so that the proper revision and amendments can be made.

Figured dimensions take precedence over scaling.

Builder to provide noggings as required for all fixtures, fittings and fixed furniture/cabinetry.

Builder to have a current copy of NZS 3604 on site at all times

Contractor to confirm all existing dimensions prior to start of Where dimensions need clarification, contact Designer for DO NOT SCALE OFF THIS PLAN

Refer Framing Plans for the location of any Structural Elements and Engineer's details for all Structural Connections Refer Finishes Plans and Specification for all Flooring information



	90mm timber framed walls generally. Loadbearing wall stud heights to NZS 3604:2011 Table 8.2 for Medium Wind Zone. Eg 90x45 SG8 studs @ 400 crs U.N.O Top plate to lintel or stud fixing where loard- bering: NZS3604 Type B 90x45 Dwangs at 800 crs Nogs 800c/c UNO. Non load bearing walls to Table 8.4. Plasterboard linings with paint finish UNO.
	Existing timber framed walls. Reline with plasterboard, insulate, rewire and make good where Client instructs.
	Existing walls to be demolished.
HWC	All HWCs: Fit seismic restraints and safe tray as required. Allow for 150-200 mm min. to the side of cylinder for pipe bend and connection. ELECTRIC Rinnai mains pressure Hot Water Cylinder - ME180488E30 180L (3kW) final selection on site.
⊕ SM	Smoke alarms to be fitted in accordance with NZBC F7 / AS1 Section 3.1 Domestic Smoke Alarms (Located in each sleeping room or within 3m of each sleeping room door and audible to other side of the closed door + at least 1 per level).
Extract	Extract bathroom/ laundry moist air to exterior, Weiss FV-130 inline fan or similar approved, 242m3/br. via 1500 flexible duct. Extract

Weiss FV-130 inline fan or similar approved 242m3/hr, via 150Ø flexible duct. Extract installed to manufacturers requirements.



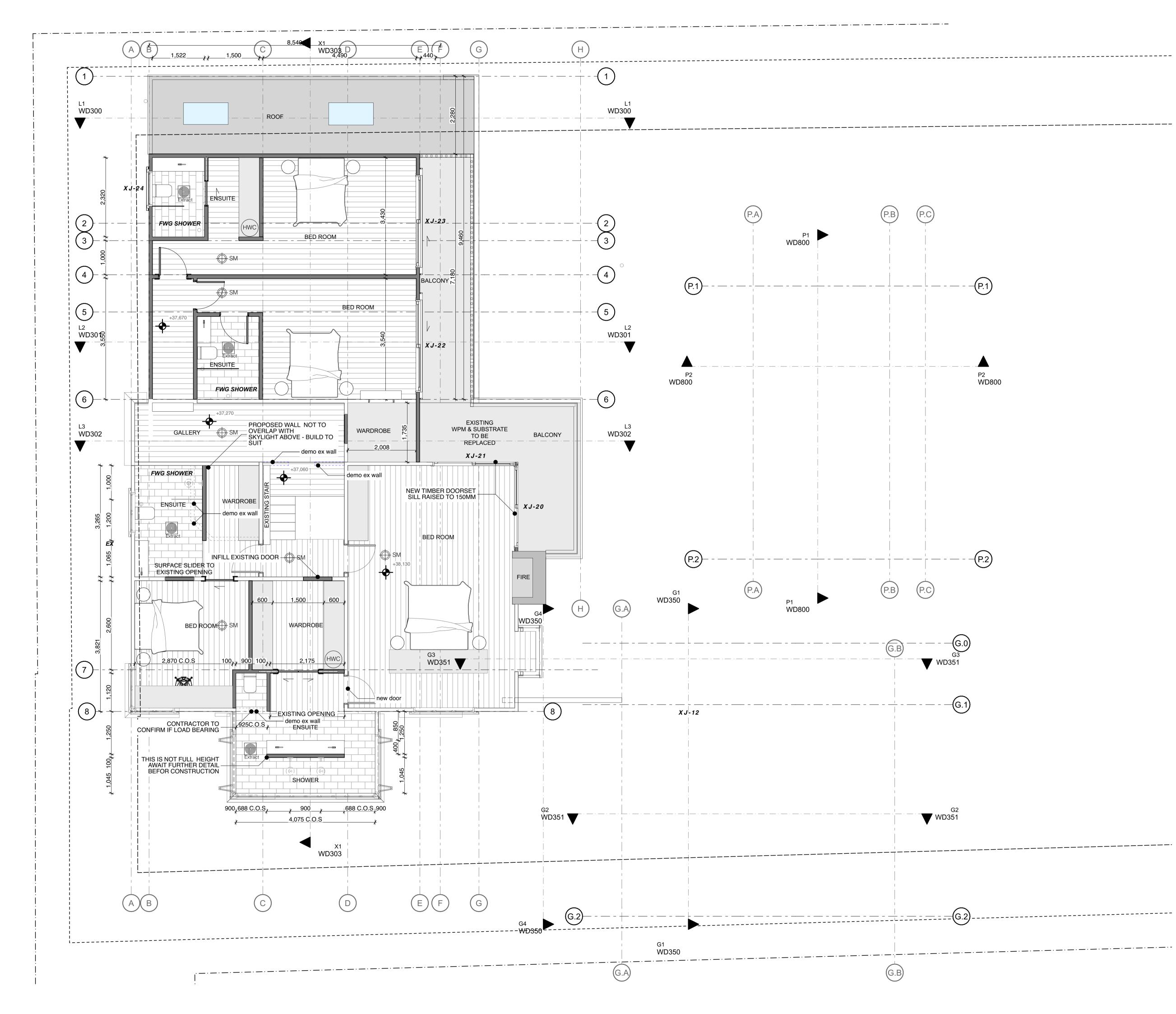
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CONSULTANTS STRUCTURAL ENGINEER TOPO SURVEYOR PLANNING

AMX STRUCTURE **KUSABS SURVEYORS** CAMPBELL BROWN



PROPOSED LOWER FLOOR TITL A1 - SCALE 12/06/23 DATE Ś



NOTES

All work to comply with the Building Act, the Building Code, all other applicable Acts and the requirements of the relevant T.A. Demonstrate compliance with NZBC via Compliance Documents, Determinations, Expert Opinion, Standards or Alternative Solutions as req.

Contractor to ensure compliance with the Resource and Building consent conditions. Confirm with the client in this regard.

Read architectural drawings in conjunction with specification and all other consultants documentation to fully define scope of work.

All information shown on the drawings, relative to existing conditions, are given as best knowledge, but without guarantee of accuracy. Where actual conditions conflict with the drawings they shall be reported to the Architect, so that the proper revision and amendments can be made.

Figured dimensions take precedence over scaling.

Builder to provide noggings as required for all fixtures, fittings and fixed furniture/cabinetry.

Builder to have a current copy of NZS 3604 on site at all times. Contractor to confirm all existing dimensions prior to start of

works. Where dimensions need clarification, contact Designer for Instruction. DO NOT SCALE OFF THIS PLAN

instruction. DO NOT SCALE OFF THIS PLAN Refer Framing Plans for the location of any Structural Elements and Engineer's details for all Structural Connections Refer Finishes Plans and Specification for all Flooring information

LEGEND : FLOOR PLAN

	90mm timber framed walls generally . Loadbearing wall stud heights to NZS 3604:2011 Table 8.2 for Medium Wind Zone. Eg 90x45 SG8 studs @ 400 crs U.N.O Top plate to lintel or stud fixing where loard- bering: NZS3604 Type B 90x45 Dwangs at 800 crs Nogs 800c/c UNO. Non load bearing walls to Table 8.4. Plasterboard linings with paint finish UNO.
	Existing timber framed walls. Reline with plasterboard, insulate, rewire and make good where Client instructs.
	Existing walls to be demolished.
HWC	All HWCs: Fit seismic restraints and safe tray as required. Allow for 150-200 mm min. to the side of cylinder for pipe bend and connection. ELECTRIC Rinnai mains pressure Hot Water Cylinder - ME180488E30 180L (3kW) final selection on site.
SM	Smoke alarms to be fitted in accordance with NZBC F7 / AS1 Section 3.1 Domestic Smoke Alarms (Located in each sleeping room or within 3m of each sleeping room door and audible to other side of the closed door + at least 1 per level).
Extract	Extract bathroom/ laundry moist air to exterior, Weiss FV-130 inline fan or similar approved, 242m3/hr, via 150Ø flexible duct. Extract

installed to manufacturers requirements.



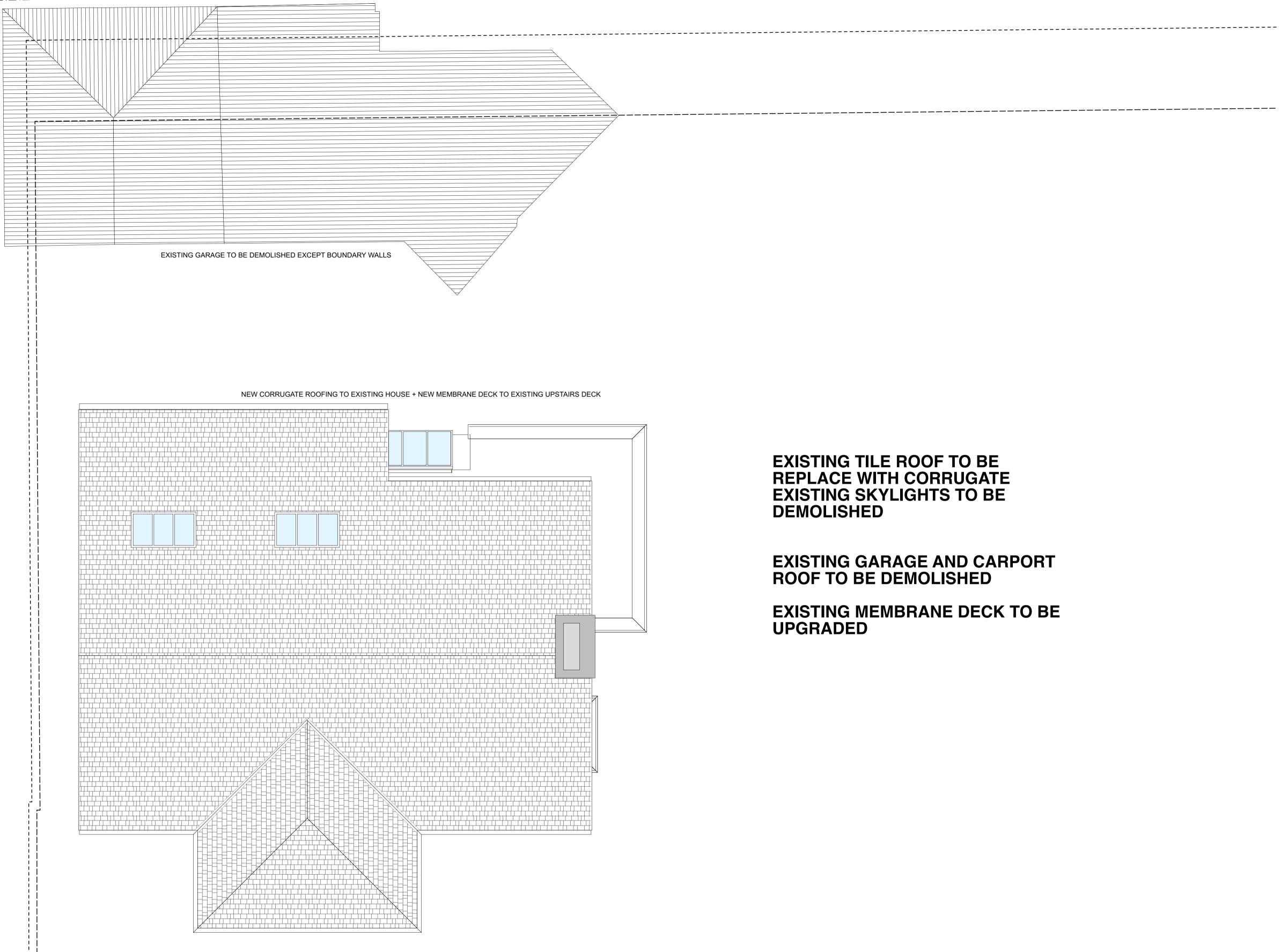
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PROPOSED UPPER FLOOR TITLE A1 - 1:50 SCALE 12/06/23 DATE



EXISTING TILE ROOF TO BE REPLACE WITH CORRUGATE EXISTING SKYLIGHTS TO BE DEMOLISHED

EXISTING GARAGE AND CARPORT ROOF TO BE DEMOLISHED

EXISTING MEMBRANE DECK TO BE UPGRADED

Whilst all care has been taken to describe existing construction, Contractor to confirm the accuracy of this information on site and advise Architect immediately should unexpected conditions exist. New construction generally to match existing materials, profiles,

details & finishes unless noted otherwise. Set-out, levels, dimensions etc based on existing structure.

Contractor responsible to verify all dimensions, angles and levels on site before commencing work.

Prop & support existing structure where required until new works are in place to meet structural requirements. Ensure building works remain waterproof & secure for the duration

of the Contract. Make good to new / original condition all areas of works affected by demolition & new works (floors, walls, ceilings etc) as required under the Conditions of Contract.

Notify Engineer of any special braces or other special construction located in existing walls etc to be removed.

Notify Owner of any sub-standard materials, construction etc which could lead to a failure of the building structure or envelope. Contractor to ensure all existing services are disconnected as

required prior to start of demolition. Disconnect & seal all drains as required by Territorial Authority. Co-ordinate with relevant supply authority and comply with regulations regarding this item.

Read Existing Drawings and specification in conjunction with Proposed Drawings to fully define the scope of works.



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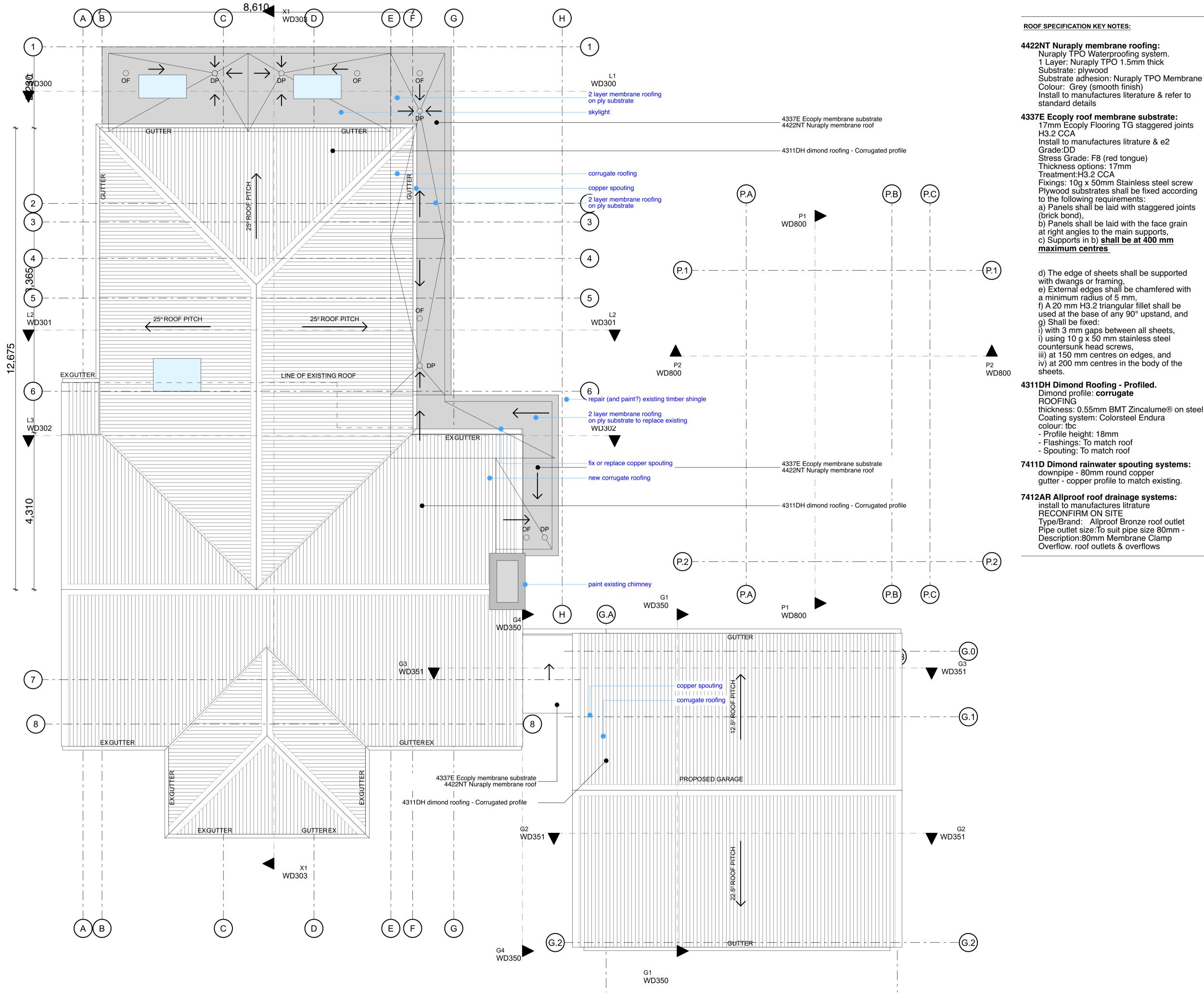
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EXISTING ROOF PLAN TITLE A1 - SCALE 12/06/23 DATE **BUILDING CONSENT**

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1 Layer: Nuraply TPO 1.5mm thick

Install to manufactures literature & refer to

17mm Ecoply Flooring TG staggered joints

Install to manufactures litrature & e2

Fixings: 10g x 50mm Stainless steel screw

a) Panels shall be laid with staggered joints

at right angles to the main supports, c) Supports in b) shall be at 400 mm

d) The edge of sheets shall be supported

e) External edges shall be chamfered with f) A 20 mm H3.2 triangular fillet shall be

i) with 3 mm gaps between all sheets, i) using 10 g x 50 mm stainless steel iii) at 150 mm centres on edges, and iv) at 200 mm centres in the body of the

thickness: 0.55mm BMT Zincalume® on steel Coating system: Colorsteel Endura

7411D Dimond rainwater spouting systems:

Type/Brand: Allproof Bronze roof outlet Pipe outlet size: To suit pipe size 80mm -Description:80mm Membrane Clamp

ROOF NOTES :

Supplier of roofing product to inspect workmanship on site during & after installation & provide written confirmation that their product is installed correctly.

Provide proprietary vents to membrane roofs (not gutters) whether detailed or not, to manufacturer's requirements unless a 'warm roof' system is used. Architect to approve locations of any vents required.

All roof penetrations to be flashed with Dektite or similar proprietary flashings installed to manufacturer's requirements. Domed leaf guards to be installed to all roof outlets.

All internal gutters to have an overflow in addition to the main outlet.

Provide additional framing as required for small penetrations to roof for extracts, flues etc.

Roof fittings (extract cowls etc) to be mechanically fixed as appropriate for the specific wind zone.

Building wrap must comply with acceptable solution NZBC clause E2/AS1 & NZS 3604:2011. Lay underlay horizontally from the bottom up with 150mm min. laps. Install over 0.9 min. galv. wire mesh or alt. support if required for low pitches / large spans, confirm with manufacturer.

Roof gutters & downpipes to comply NZBC E1/AS1 section 4 & 5 calculations based on the appropriate rainfall intensity (100mm/hr for the Auckland region).

All roof gutters to fall to outlets.

Cross sectional area of internal gutters to E1/AS1 as an absolute min. + Internal gutters in membrane roofs to be min. 50mm deep. Internal gutters in metal roofs to be min. 70mm deep with 20mm min. freeboard in addition to calculated gutter capacity. All internal gutters to be 300mm min. wide and to fall at 1:100 min. Form stop ends to profiled metal roofing if pitch is <25°.

Turn-down trapezoidal & trough profile roofing at gutter where roof pitch is <10°.

Do not use preformed compressible seals at eaves.

The maximum overhang for all corrugate and low trapezoidal profiles is 150mm and the first fixing at the gutter or spouting should be within 150mm of the end of the sheeting.

Where upper roofs drain to lower roofs the maximum catchment area is 25m². In such instances fit a spreader in accordance with E2/AS1 fig 20. NB masonry tile roofs require underlay if accepting discharge from a spreader.

Maximum recommended sheet lengths for Aluminium is 10-12 metres for dark coloured and 12-15 metres for plain and light coloured. Max. recommended steel sheet lengths for dark colours in unfavourable* installations is 25m. Allow for roof expansion provisions as required.

* Unfavourable circumstances are; Purlins made of hot rolled steel or thicker than 3mm Laminated timber purlins • Purlin spacing less than 1.5 m

 Pan fixing Dark coloured roof cladding

Insulation close to the roof cladding

 Skillion roof • Rigid profiles e.g. high rib

Min. diameter of outlet to membrane roofs and decks is 75mm. 80mm downpipes are the max size that can be used with most

125 size and quarter round spouting profiles. If 100mm downpipes are required the spouting will typically need to be 150 size or box profile.

Changes in roof pitches are outside the scope of E2/AS1 in Extra high wind zone.

Membrane Overflow Outlets All internal gutters to be fitted with overflow outlets draining to the exterior of the building as req. Plumber to confirm system suitability. Additional outlets to be provided for extra protection as req. Confirm with Designer before installation. Use Allproof Domed Clamp Ring OVERFLOW roof drains and install as per manuf. details. To suit pipe size 65mm, 80mm, 100mm and 150mm. Overflow outlet to sit \geq 50mm above and \geq 50mm below low and

high points of gutter respectively. Cross-sectional area of outlet to be ≥ cross-sectional area of the downpipes.

Stop overflow pipe just below the underside of soffit cladding. Finish with purpose made copper flange, screw fixed to soffit cladding REFER ROOF PLAN FOR OVERFLOW LOCATIONS / SIZES.

MEMBRANE AT NO LESS THAN 2 DEGREE FALLS



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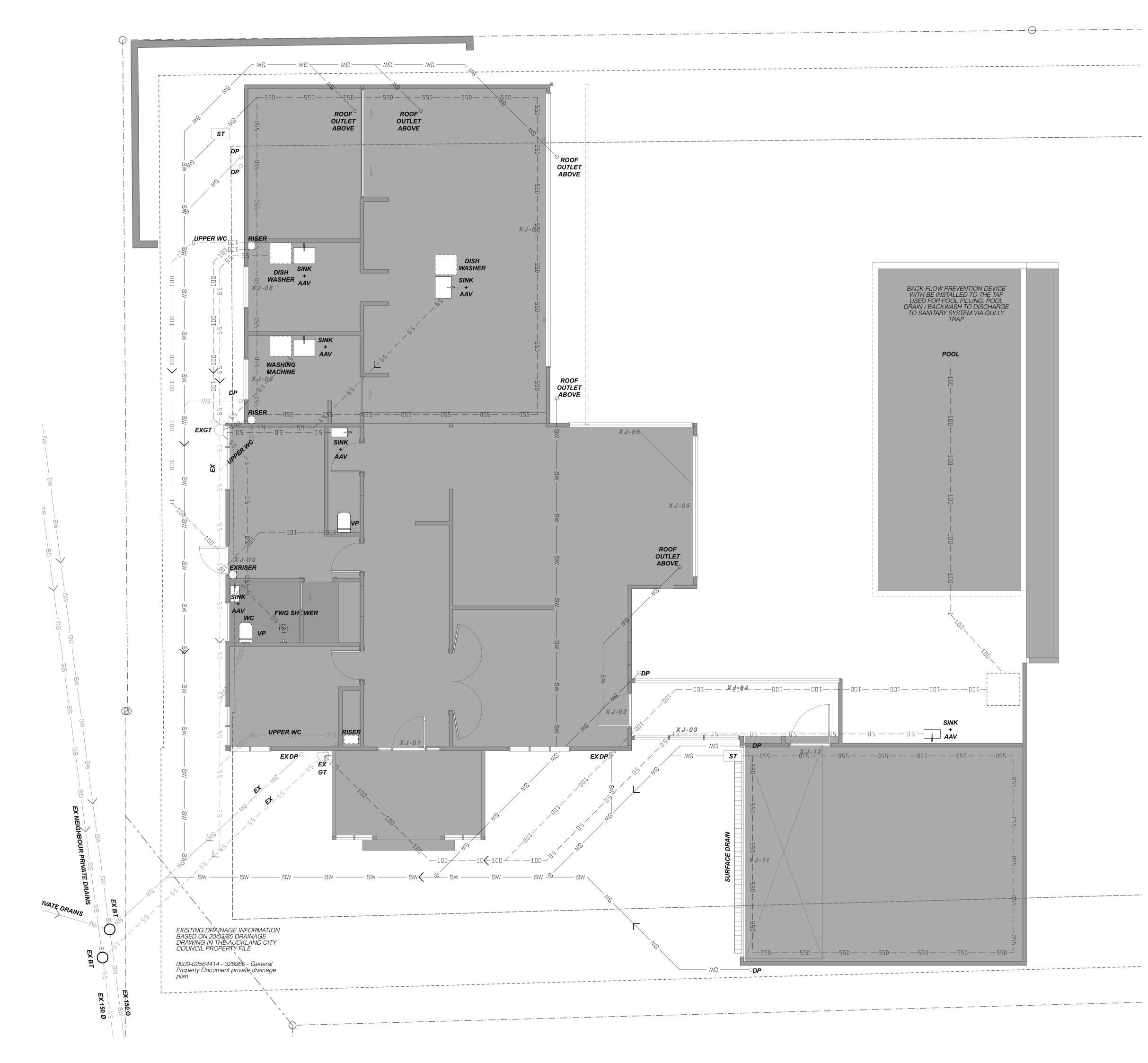
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AMX STRUCTURE **KUSABS SURVEYORS** CAMPBELL BROWN



PROPOSED ROOF PLAN TITLE A1 - 1:39.1622 SCALE 12/06/23 DATE



Legend : Plumbing and drainage plan

	9 - I-
ST	Silt Trap
(+) GT	Gulley Trap w. Hose Tap over UNO. NB. GT to not be in Overland Flow Path (WSL req.).
$_{\bigcirc}$ DP	DP to Silt Trap / SW disposal system.
⊖ <i>FWG</i>	Floor waste gulley trap
AAV	Air admittance valve
AP	Access point
IP	Inspection port
+ Т ар	Hose tap
VP	Vent pipe
EX	Existing
— 55D — — —	110Ø Novaflo subsoil drain (single or double as req.) with filter sock to Silt Trap or onsite disposal.
— 5 W — — —	100Ø SW drain @ 1:100 gradient to disposal system.
— 50 — — –	50Ø Plumbing pipe @ 1:40 gradient to stack, drain or GT.
	65Ø Plumbing pipe @ 1:40 gradient to stack, drain or GT.
	80Ø Plumbing pipe @ 1:60 gradient to stack or drain.
—100— — —	100Ø Plumbing pipe @ 1:60 gradient to stack or drain.
— 55 — — —	100Ø SS drain @ 1:60 gradient to Public Sewer.

NB drains extend to floor level

Main Drain must have an open vent (upstream vent) *DN 50 min.* + typical for ≤ 30 fixture unit rating located downstream from the head of the drain (fixture connection) but not more than 10m from it. Vent pipes must be located downstream of the highest discharge pipe to allow for regular flushing of the drain / vent junction. AAV's can function as a branch vent pipe as long as there is an open upsteam vent off the main drain. Note: the section of drain acting as a vent shall not be < DN 65.

Branch Drains > 10m in length or receiving discharge from three or more WC pans require an open vent (*DN 40 min.*) or an AAV. Waste water fixtures (grey water fixtures) may discharge to a gully trap, a soil stack or directly to a drain.

Soil fixtures must discharge directly to a drain or soil stack.

Vents to be sized in accordance with Table 3.5 AS/NZS 3500.2. If an AAV is used to terminate an upstream vent AAV air flow capacity shall be in accordance with Table 6.6. NB Low level ground vents may be used provided they terminate ≥ 3m from any opening into a building or 5m away from any air duct intake and they are not liable to be damaged or cause injury or obstruction. Ground vents must terminate ≥ 150mm above ground level. A Stack vent may serve as a drain vent provided it complies with the location requirements. The section of drain acting as a vent shall not be < DN 65.

Venting for fixtures: Not required if branch ≤ 10 and ≥ 65 DN waste used nor for fixtures discharging to disconnector gullies unless the distances in Table 4.1 AS/NZS 3500.2 are exceeded. NB An AAV or open vent will be required if the length of the fixture discharge pipe exceeds the length shown in Appendix D (10m with DN 65 wastes).

Fixture unit ratings (to be used for the sizing of drains, stacks and graded discharge pipes) for all fixtures are given in Table 6.1 AS/NZS 3500.2.

At least one **overflow relief gulley** reg. with each household sewer connection at head of drain. GT must be 'charged' with pipe or hose tap and installed below FFL by prescribed distances (top of grate 150min. below lowest fixture/FFL. Grate 25mm above paved surface and 100mm above unpaved areas. Tap on wall above UNO).

Floor waste gully traps req. where overflowing water could penetrate other property e.g. apartment kitchens, bathrooms and laundries. Can use shower outlet. Full height drop of floor waste GT approx. 270mm.

Where possible only use fixtures with **built in overflows** - these may substitute for floor waste gully traps in the above situations.



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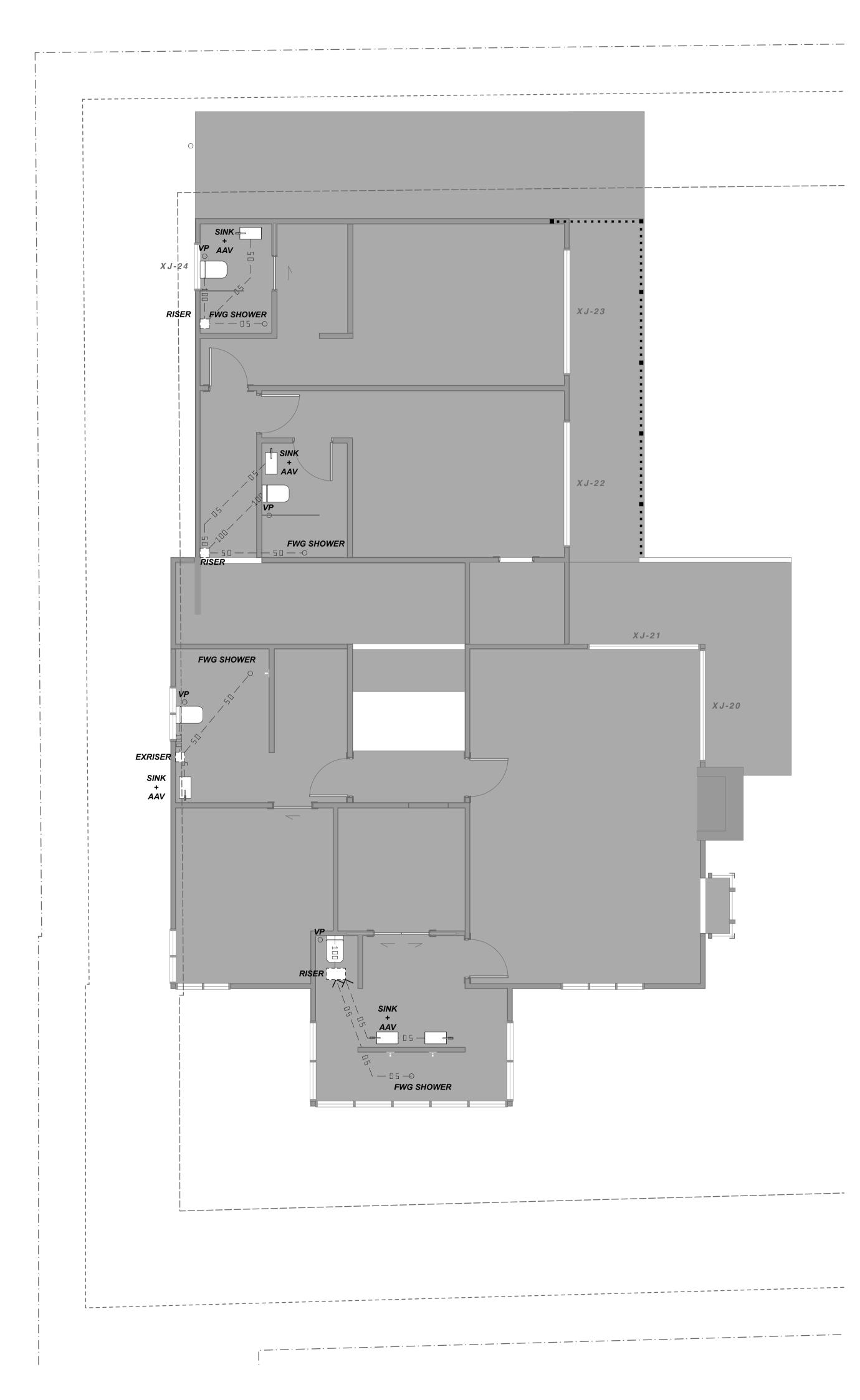
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PLUMBING & DRAIN LOW TITLE A1 - SCALE 12/06/23 DATE **BUILDING CONSENT**





Legend : Plumbing and drainage plan

	Silt Trap	
(+) GT	Gulley Trap w. Hose Tap over UNO. NB. GT to not be in Overland Flow Path (WSL req.).	
_O DP	DP to Silt Trap / SW disposal system.	
⊖ FWG	Floor waste gulley trap	
AAV	Air admittance valve	
AP	Access point	
IP	Inspection port	
+ Тар	Hose tap	
VP	Vent pipe	
EX	Existing	
— 55D — — —	110Ø Novaflo subsoil drain (single or double as req.) with filter sock to Silt Trap or onsite disposal.	
— 5 W — — –	100Ø SW drain @ 1:100 gradient to disposal system.	
— 50 — — —	50Ø Plumbing pipe @ 1:40 gradient to stack, drain or GT.	
— 65 — — —	65Ø Plumbing pipe @ 1:40 gradient to stack, drain or GT.	
	80Ø Plumbing pipe @ 1:60 gradient to stack or drain.	
—100— — —	100Ø Plumbing pipe @ 1:60 gradient to stack or drain.	
— 55 — — —	100Ø SS drain @ 1:60 gradient to Public Sewer.	

NB drains extend to floor level

Main Drain must have an open vent (upstream vent) *DN 50 min.* + typical for \leq 30 fixture unit rating located downstream from the head of the drain (fixture connection) but not more than 10m from it. Vent pipes must be located downstream of the highest discharge pipe to allow for regular flushing of the drain / vent junction. AAV's can function as a branch vent pipe as long as there is an open upsteam vent off the main drain. Note: the section of drain acting as a vent shall not be < DN 65.

Branch Drains > 10m in length or receiving discharge from three or more WC pans require an open vent (*DN 40 min.*) or an AAV. Waste water fixtures (grey water fixtures) may discharge to a gully trap, a soil stack or directly to a drain.

Soil fixtures must discharge directly to a drain or soil stack.

Vents to be sized in accordance with Table 3.5 AS/NZS 3500.2. If an AAV is used to terminate an upstream vent AAV air flow capacity shall be in accordance with Table 6.6. NB Low level ground vents may be used provided they terminate \geq 3m from any opening into a building or 5m away from any air duct intake and they are not liable to be damaged or cause injury or obstruction. Ground vents must terminate \geq 150mm above ground level. A **Stack** vent may serve as a drain vent provided it complies with the location requirements. The section of drain acting as a vent shall not be < DN 65.

Venting for fixtures: Not required if branch ≤ 10 and ≥ 65 DN waste used nor for fixtures discharging to disconnector gullies unless the distances in Table 4.1 AS/NZS 3500.2 are exceeded. NB An AAV or open vent will be required if the length of the fixture discharge pipe exceeds the length shown in Appendix D (10m with DN 65 wastes).

Fixture unit ratings (to be used for the sizing of drains, stacks and graded discharge pipes) for all fixtures are given in Table 6.1 AS/NZS 3500.2.

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Floor waste gully traps req. where overflowing water could penetrate other property e.g. apartment kitchens, bathrooms and laundries. Can use shower outlet. Full height drop of floor waste GT approx. 270mm.

Where possible only use fixtures with **built in overflows** - these may substitute for floor waste gully traps in the above situations.



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PLUMBING & DRAIN UPPER TITL A1 - 1:50 SCALE Ш Н 12/06/23 DATE MAT

PLUMBING & DRAINAGE NOTES :

All plumbing, drainage and gasfitting to be carried out by registered tradesmen strictly in accordance with the Gas (Safety and Measurement) Regulations 2010 and the Plumbers, Gasfitters and Drainlayers Act 2006. 1:20 min. gradient for 32mm pipes

1:40 " for pipes \leq 65mm

1:60 " for pipes \leq 100mm / can go to 1:80 for 100mm pipes (HSC) 1:100 " for stormwater drains

Basins, showers, sinks and tubs to have 50Ø waste outlets, traps & waste pipes unless noted otherwise. Service route locations and connections are indicative only. Contractor to determine the exact locations, routes and connections on site. Ensure all cesspits / silt traps are located at low points and the serviced area drains effectively.

All pipes under floor slabs shall be laid in a correctly excavated trench with correct falls in approved bedding material. Backfill & compaction to be to the approval of the Structural Engineer and the T.A. Min. 25mm clearance to be achieved between the underside of any slab / footing and any pipe. All pipework penetrating slabs or foundation walls to be sleeved and sealed.

Pipe runs should be as short and direct as possible to reduce loss of pressure due to friction.

Water supply point of entry should include an accessible isolating valve, line strainer and pressure limiting valve if req. Install separate point-of-use water heater for fixtures >10m from main water heater / Install reticulating hot water system if req. Confirm w. Client in both regards. Avoid running pipes over/near bedrooms/living areas to prevent noise nuisance.

Insulate all water pipework to avoid heat loss, freezing and to maintain acoustic performance. Use preformed foam thermal insulation for copper hot water pipes (to reduce heat loss) and downpipes (to prevent condensation). Use Sonofabric or sim. approved acoustic insulating wrap (Forman Building Products) to reduce noise if applicable.

All pipes within walls / ceiling cavities to be Valsir Silere (Waterware Products) or Marley Poliphon acoustic pipe system to further reduce noise. Provide tundish with gravity overflow to outside under HWC. Construct in a material that will take the high temperature discharge from relief valves as per requirements. HWC must be easily accessible for maintenance/removal.

Ensure traps to showers, baths and WC's are accessible and do not lie directly over beams, joists, bearers etc. Fixtures should not be located over bedrooms or on walls with cavity sliders.

Contractor to ensure clear floor space is of sufficient depth to accommodate the pipe; Ø, upper and/or lower level bend, trap and the req. gradient. Plumber to ensure acceptable flow rates for sanitary fixtures & appliances are achieved COS with Client.

To avoid plumbing noise nuisance; avoid direct contact with structure (use grommets, cushioned packers, rubber clips etc), insulate pipes, keep pipes away from internal linings, size pipes to avoid excessive water velocity and limit system pressure (350kPa recommended) to regulate flow and prevent water hammer. Should water hammer become an issue, the Plumbing Contractor is to rectify the problem at their expense. Install seismic restraints to tanks, cylinders etc as req.

Plumber to ensure min. durability of 50yrs for pipes and 5yrs for valves (must be readily accessible). Ensure all specified appliances & fixtures directly connected to water supply incorporate a proper air gap or means of preventing backflow.

Contractor to ensure a qualified person considers backflow prevention and the necessary measures are incorporated into the plumbing system in accordance with NZBC G12/AS1 section 3.4.

Approx. 1/3 of household energy is for hot water. Size system to meet peak demand. Continuous flow systems are generally better in high demand situations. Storage systems are more suited to short duration low use situations.

Optimum setting for storage water heater thermostat is between 60-65°. Expert advice req. to ensure protections against Legionella are maintained. To avoid scalding, water to be delivered at 45°C (old people's homes, schools, early childhood centres, institutions and hospitals) and 55°C for other buildings. Sanitary plumbing and drainage system must be installed to avoid blockage and leakage, foul air and gasses entering buildings, provide reasonable access for maintenance, convey foul water to an appropriate outfall and avoid the penetration of roots or the entry of ground water.

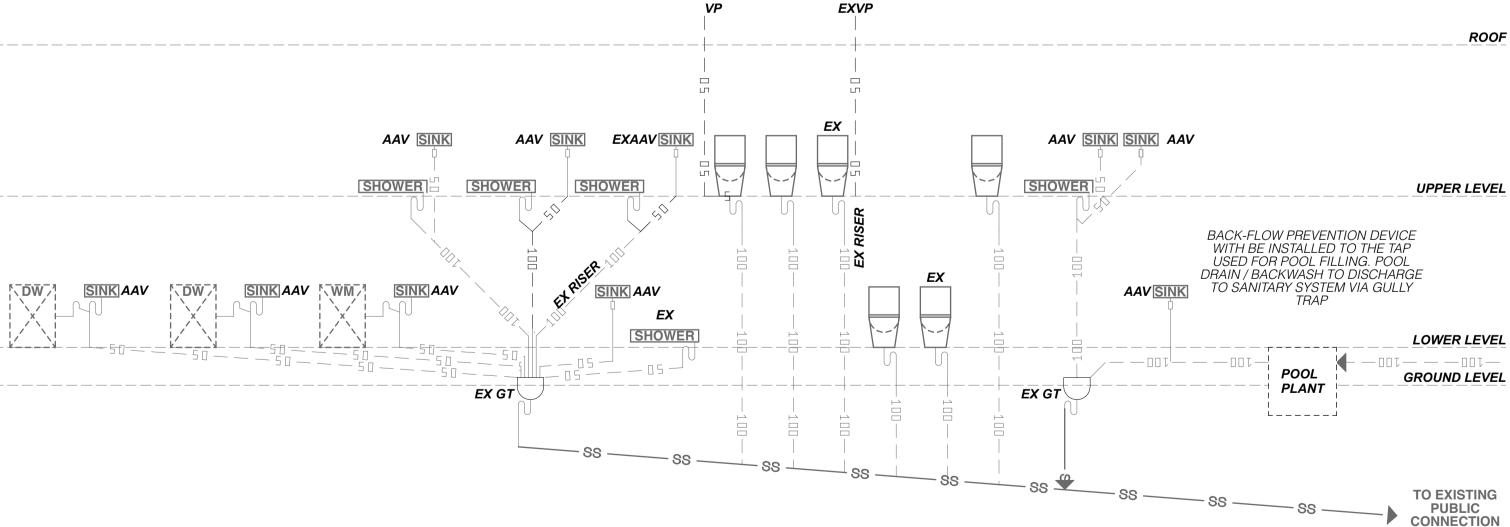
Fit water filled traps at all fixture outlets to create an air lock. To limit pressure fluctuations due to this use a vent pipe or AAV on each discharge pipe. Note: AAV cannot cope with positive pressure or compression. At least one open vent is req. to each drainage system.

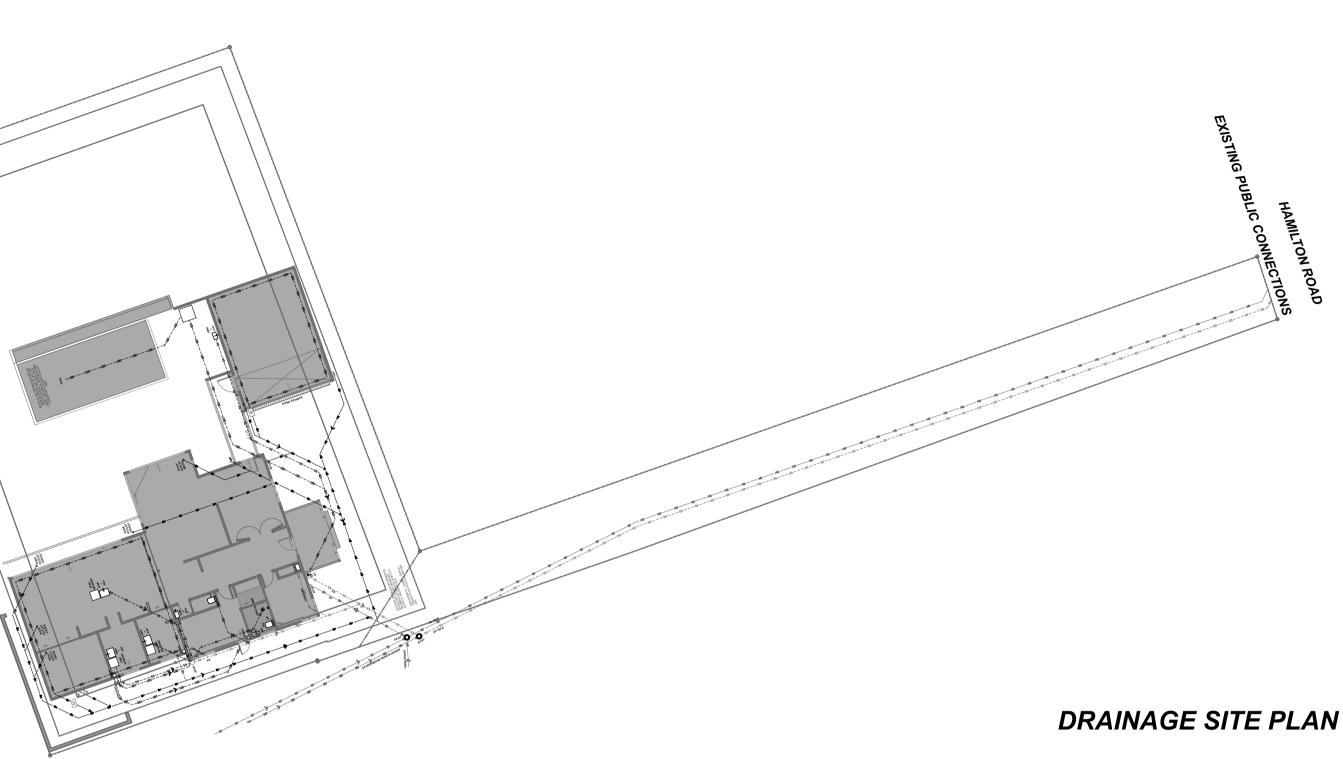
Access points to be provided at all junctions in pipes. Inspection openings (to provide access for maintenance) to be located as close as possible but < 2.5m away from the building on any branch carrying soil waste, at intervals $\leq 30m$, on the downstream end of a drain passing under a building, at a 'jump-up', at the connection with a sewer / existing drain or at changes of direction or gradient > 45° . DN 80mm PVC waste water stack has OD of 85/93mm and will not fit in 90mm framing. DN 100mm PVC stack has OD of 110mm.

Install gravity drains and sanitary pipelines at the max. gradient possible/ practicable. Do not stick to minimums if a greater fall can be achieved. Also if situation allows oversize pipes to provide additional capacity for future. Heat pump condensate drain to fall to nearest trapped fixture or to a tundish if this is not feasible.

Drains laid under buildings must be in a straight line with an even gradient, they must connect with the main drain @ 45°, access points must be provided immediately outside the building at both sides. Where more than one soil fixture is connected to a branch drain an access point is to be provided - this may be a sealed rodding point at floor level in an isolated space complying with G1/AS1 and G4/AS1. 50 year min, durability is required for all inaccessible plumbing components e.g. under concrete slabs.

80mm dp will fit inside 20 series masonry, 100mm dp will not fit. 80mm parapet clamping roof drains are available for import or alternatively transition from 100 to 80 in 20 series blockwork. Allow to fit proprietary cesspit/ sump to all channel drains to collect silt. Use either an inline or pit system as appropriate.





DRAINAGE SCHEMATIC - NTS

Legend : Plumbing and drainage plan

	Silt Trap	
(+) GT	Gulley Trap w. Hose Tap over UNO. NB. GT to not be in Overland Flow Path (WSL req.).	
$_{\bigcirc}$ DP	DP to Silt Trap / SW disposal system.	
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AAV	Air admittance valve	
ΑΡ	Access point	
IP	Inspection port	
– Тар	Hose tap	
VP	Vent pipe	
EX	Existing	
— 55D — — —	110Ø Novaflo subsoil drain (single or double as req.) with filter sock to Silt Trap or onsite disposal.	
— 5 W — — —	100Ø SW drain @ 1:100 gradient to disposal system.	
— 50 — — –	50Ø Plumbing pipe @ 1:40 gradient to stack, drain or GT.	
— 65 — — —	65Ø Plumbing pipe @ 1:40 gradient to stack, drain or GT.	
	80Ø Plumbing pipe @ 1:60 gradient to stack or drain.	
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	100Ø SS drain @ 1:60 gradient to Public Sewer.	

NB drains extend to floor level

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Floor waste gully traps req. where overflowing water could penetrate other property e.g. apartment kitchens, bathrooms and laundries. Can use shower outlet. Full height drop of floor waste GT approx. 270mm.

Where possible only use fixtures with **built in overflows** - these may substitute for floor waste gully traps in the above situations.



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PLUMBING & DRAIN SCHEM A1 - SCALE 12/06/23 DATE 4

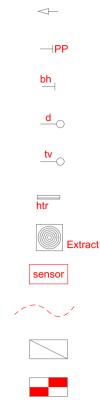
BUILDING CONSENT



AT STREET

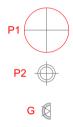


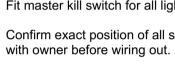
















light switch

double power outlet

power outlet at bench height

data outlet

tv aerial outlet

heated towel rail

extract fan

light sensor

indicative circuit

meter board

distribution board

recessed single downlight directional exterior soffit downlight recessed LED strip light

cabinet light

selected pendant

selected pendant

wall light exterior

Fit master kill switch for all lights at entry / exit points.

Confirm exact position of all switches and fittings on site

PLUMBING & DRAINAGE NOTES :

All plumbing, drainage and gasfitting to be carried out by registered tradesmen strictly in accordance with the Gas (Safety and Measurement) Regulations 2010 and the Plumbers, Gasfitters and Drainlayers Act 2006. 1:20 min. gradient for 32mm pipes 1:40 " for pipes ≤ 65mm 1:60 " for pipes ≤ 100mm / can go to 1:80 for 100mm pipes (HSC) 1:100 " for stormwater drains Basins, showers, sinks and tubs to have 50Ø waste outlets, traps & waste pipes unless noted otherwise. Service route locations and connections are indicative only. Contractor to determine the exact locations, routes and connections on site. Ensure all cesspits / silt traps are located at low points and the serviced area drains effectively. All pipes under floor slabs shall be laid in a correctly excavated trench with correct falls in approved bedding material. Backfill & compaction to be to the approval of the Structural Engineer and the 1.4. Min. 25mm clearance to be achieved between the underside of any slab / footing and any pipe. All pipework penetrating slabs or foundation walls to be sleeved and sealed. Pipe runs should be as short and direct as possible to reduce loss of pressure due to friction. Water supply point of entry should include an accessible isolating valve, line strainer and pressure limiting valve if req. Install separate point-of-use water heater for fixtures >10m from main water heater / Install reticulating hot water system if req. Confirm w. Client in both regards. Avoid running pipes over/near bedrooms/living areas to prevent noise nuisance. Insulate all water pipework to avoid heat loss, freezing and to maintain acoustic performance. Use preformed foam thermal insulation for copper hot water pipes (to reduce heat loss) and downpipes (to prevent condensation). Use Sonofabric or sim, approved acoustic insulating wrap (Forman Building Products) to reduce noise if applicable. All pipes within walls / ceiling cavities to be Valsir Silere (Waterware Products) or Marley Poliphon acoustic pipe system to further reduce hoise. Provide tundish with gravity overflow to outside under HWC. Construct in a material that will take the high temperature discharge from relief valves as per requirements. HWC must be easily accessible for maintenance/removal. Ensure traps to showers, baths and WC's are accessible and do not lie directly over beams, joists, bearers etc. Fixtures should not be located over bedrooms or on walls with cavity sliders. Contractor to ensure clear floor space is of sufficient depth to accommodate the pipe; $\varnothing,$ upper and/or lower level bend, trap and the red. gradient. Plumber to ensure acceptable flow rates for sanitary fixtures & appliances are achieved COS with Client. To avoid plumbing noise nuisance; avoid direct contact with structure (use grommets, cushioned packers, rubber clips etc), insulate pipes, keep pipes away from internal linings, size pipes to avoid excessive water velocity and limit system pressure (350kPa recommended) to regulate flow and prevent water hammer. Should water hammer become an issue, the Plumbing Contractor is to rectify the problem at their expense. Install seismic restraints to tanks, cylinders etc as req. Plumber to ensure min. durability of 50yrs for pipes and 5yrs for valves (must be readily accessible). Ensure all specified appliances & fixtures directly connected to water supply incorporate a proper air gap or means of preventing backflow. Contractor to ensure a qualified person considers backflow prevention and the necessary measures are incorporated into the plumbing system in accordance with NZBC G12/AS1 section 3.4. Approx. 1/3 of household energy is for hot water. Size system to meet peak demand. Continuous flow systems are generally better in high demand situations. Storage systems are more suited to short duration low use situations. Optimum setting for storage water heater thermostat is between 60-65°. Expert advice red, to ensure protections against Legionella are maintained. To avoid scalding, water to be delivered at 45°C (old beople's homes, schools, early childhood centres, institutions and hospitals) and 55°C for other buildings. Sanitary plumbing and drainage system must be installed to avoid blockage and leakage, toul air and gasses entering buildings, provide reasonable access for maintenance, convey toul water to an appropriate outfall and avoid the penetration of roots or the entry of ground water. Fit water filled traps at all fixture outlets to create an air lock. To limit pressure fluctuations due to this use a vent pipe or AAV on each discharge pipe. Note: AAV cannot cope with positive pressure or compression. At least one open vent is req. to each drainage system. Access points to be provided at all junctions in pipes. Inspection openings (tr provide access for maintenance) to be located as close as possible but < 2.5m away from the building on any branch carrying soil waste, at intervals < 30m, on the downstream end of a drain passing under a building, at a "jump-up", at the connection with a sewer / existing drain or at changes of direction or gradient > 45DN 80mm PVC waste water stack has OD of 85/93mm and will not fit in 90mm framing. DN 100mm PVC stack has OD of 110mm. Install gravity drains and sanitary pipelines at the max. gradient possible/ practicable. Do not stick to minimums if a greater fall can be achieved. Also if situation allows oversize pipes to provide additional capacity for future. Heat pump condensate drain to fall to nearest trapped fixture or to a tundish if this is not feasible. Drains laid under buildings must be in a straight line with an even gradjent, they must connect with the main drain @ 45° access points must be provided immediately outside the building at both sides. Where more than one soil fixture is sealed rodding point at floor level in an access point is to be provided - this may be a sealed rodding point at floor level in an isolated space complying with G1/AS1 and G4/AS1. 50 year min, durability is required for all inaccessible plumbing components e.g. under concrete slabs.

80mm dp will fit inside 20 series masonry, 100mm dp will not fit. 80mm parapet clamping roof drains are available for import or alternatively transition from 100 to 80 in 20 series blockwork. Allow to fit proprietary cesspit/ sump to all channel drains to collect silt. Use either an inline or pit system as appropriate.



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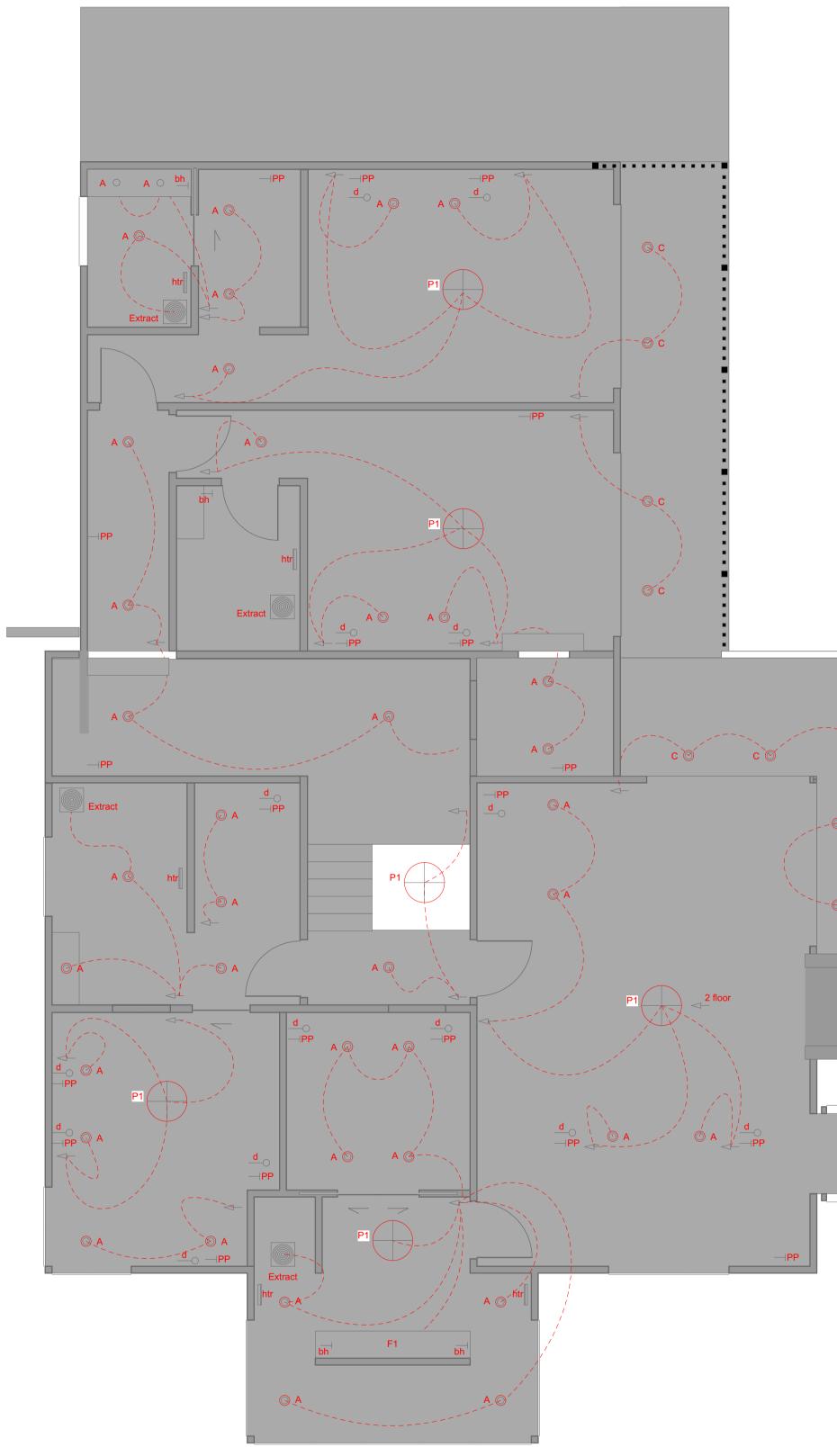
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CONSULTANTS STRUCTURAL ENGINEER **TOPO SURVEYOR** PLANNING

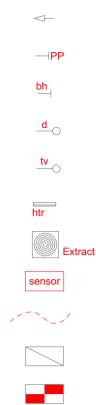
AMX STRUCTURE KUSABS SURVEYORS CAMPBELL BROWN



ELECTRICAL PLAN LOWER TITLE A1 - SCALE 12/06/23 DATE MA



Legend : Electrical



Legend : Lighting

Α 🔘 F -----F1 P2 💮

G 🌘

Fit master kill switch for all lights at entry / exit points. Confirm exact position of all switches and fittings on site with owner before wiring out.



light switch

double power outlet

power outlet at bench height

data outlet

tv aerial outlet

heated towel rail

extract fan

light sensor

indicative circuit

meter board

distribution board

recessed single downlight directional exterior soffit downlight recessed LED strip light

cabinet light

selected pendant

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wall light exterior

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CONSULTANTS STRUCTURAL ENGINEER **TOPO SURVEYOR** PLANNING

AMX STRUCTURE KUSABS SURVEYORS CAMPBELL BROWN

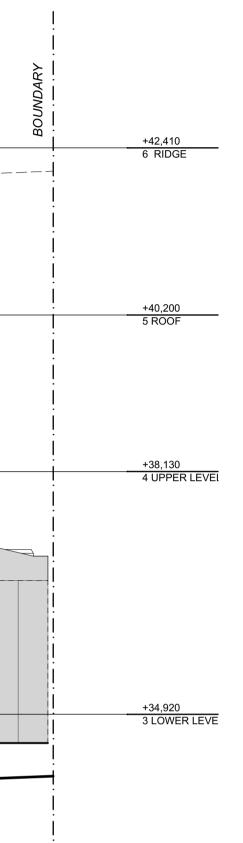


ELECTRICAL PLAN UPPER TITLE A1 - SCALE 12/06/23 DATE

BUILDING CONSENT

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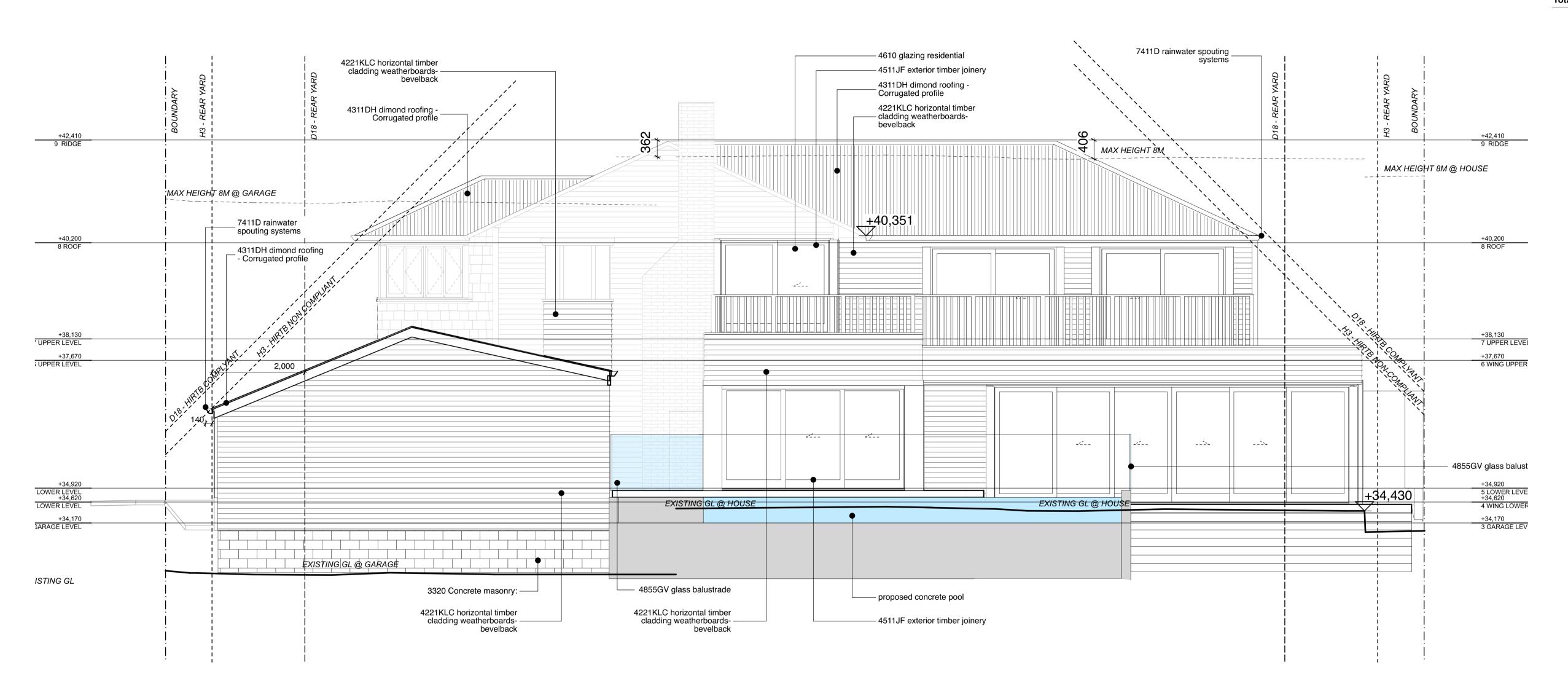
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CONSULTANTS STRUCTURAL ENGINEER TOPO SURVEYOR PLANNING

AMX STRUCTURE KUSABS SURVEYORS CAMPBELL BROWN



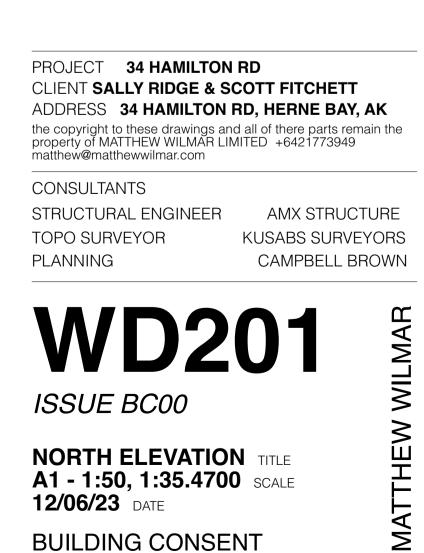
NORTH ELEVATION EX TITLE A1 - SCALE 12/06/23 DATE BUILDING CONSENT MATTHEW WILMAR



KEVNOTES LEGEND

KEYNOTES LEGEND						
READ IN CONJUNCTION WITH ARCHITECTURAL	SPECIFICATION					
2310 foundation:	4- Uracryl - min. 50 DFT	4161T Roof Underlay: Thermakraft - Covertek	4337E Ecoply roof membrane substrate:	Colour: Grey (smooth finish)	4710M Mammoth insulation - wall:	Refer to MAPEI Specification 6221M
Refer engineers documents	general colour: 'white'	407 . installed to manufactures literature	17mm Ecoply Flooring TG staggered joints	Install to manufactures literature & refer to	R2.5 - friction fit semi-rigid thickness 90mm	Tiler to confirm compatibility with selected
spec. refer engineer's documents	Confirm colours prior steel manufacture.		H3.2 CCA	standard details	-confirm with H1 Report	tiles.
		4161T DPC Thermakraft Supercourse 500 DPC:	Install to manufactures litrature & e2			
2361 strip footings:	3820 wall framing:	nstalled to manufactures litrature	Grade:DD	4511JF JMF exterior timber joinery:	4821 aluminium flashings:	6311 Selected Strip Flooring:
refer engineer's documents	Radiata pine framing sized, spaced and fixed		Stress Grade: F8 (red tongue)	Timber joinery frames to be cedar - paint	0.90mm BMT powder coated aluminium	Selected 18mm Laminate strip flooring glued
	as per NZS 3604:2011 see structural	4161T flashing tape Thermakraft Aluband:	Thickness options: 17mm	finished to match existing. finish Resene	flashings to match joinery colour, formed to	down on 15mm EcoPly flooring Substrate or
3101 concrete work - basic:	engineers docs for sizes and fixing	Flexible flashing tape over flexible wall	Treatment:H3.2 CCA	Exterior Paint System.	indicated profile and fixed as detailed	new concrete substrait. Installed to
refer engineer's documents for specification		underlay. As per Clause 9.1.5 (a)(b) and	Fixings: 10g x 50mm Stainless steel screw	Joinery to be manufactured by an approved		manufactures literature
& structural design	3820 floor framing:	figure 72A and 72B E2/AS1	Plywood substrates shall be fixed according	New Zealand Master Joiner (JMF) in	4821 flashings:	7100 wester haatin w
	Radiata pine framing sized, spaced and fixed		to the following requirements:	accordance/compliant with Compliant Timber	0.75mm BMT Zincalume® on steel	7120 water heating:
3101 concrete floor slab:	as per NZS 3604:2011	4221KH KLC Horizontal Weatherboard	a) Panels shall be laid with staggered joints	Joinery, and associated project wind zone.	Coating system: Colorsteel Endura prefinished steel flashings to match roof	ELECTRIC Rinai mains pressure Hot Water Cylinder - MS250 250L (3kW)
refer engineer's documents for specification	Timber treatment: H1.2	cladding system: Generation 2 Horizontal weatherboard	(brick bond), b) Panels shall be laid with the face grain	4554VG Volux opening and fixed abuliantes	colour, formed to indicated profile and fixed	final selection on site.
standard concrete - finish to suit overlay	see structural engineers docs for sizes and		at right angles to the main supports.	4554VS Velux opening and fixed skylights: install to manufactures literature with	as detailed to E2/NZBC	inal selection on site.
flooring or carport slab to be brush finished refer engineer's documents for specification &	fixing	system. on 20mm nominal cavity batten	c) Supports in b) shall be at 400 mm	proprietary flashing kit. Refer to H1	as detailed to EZ/NZDC	7411D Dimond rainwater spouting systems:
structural design	3820 roof framing:	profile: bevelback - size to match existing	maximum centres	Compliance Report for required R value	4855GV Glass Balustrade:	downpipe - 80mm round copper
Siluciulai design	Radiata pine framing sized, spaced and fixed	finish: Resene Exterior Paint System	maximum centres_	Compliance Report for required in value	GLASS VICE®	gutter - copper profile to match existing.
3114E Expol underslab insulation:	as per NZS 3604:2011	colour: WHITE TBC		4610MR Metro Performance glass residential	Clearline Balustrade system.	guiller copper prome to match existing.
Expol X - 50mm R 1.55 install to	Timber treatment: H1.2		d) The edge of sheets shall be supported	glazing residential:	installed to manufactures litrature	7412AR Allproof roof drainage systems:
manufactures literature. confirm with H1	see structural engineers docs for sizes and	4239JH James Hardie soffits:	with dwangs or framing.	Note on H1 calculations and insulation		install to manufactures litrature
report	fixing	6mm fibre cement villa board sheet flush	e) External edges shall be chamfered with	values:	5113G plasterboard ceiling lining - Gib:	RECONFIRM ON SITE
		stopped and painted soffit. install to	a minimum radius of 5 mm,	In using the below insulation materials this	13mm Gib Standard plasterboard system on	Type/Brand: Allproof Bronze roof outlet
3320 Concrete masonary:	3820 roof truss framing:	manufactures documentation.	f) A 20 mm H3.2 triangular fillet shall be	building complies with H1 via the BPI	adjustable Rondo ceiling batten system	Pipe outlet size: To suit pipe size 80mm -
20 series concrete masonary system. refer	Radiata pine framing sized, spaced and fixed		used at the base of any 90° upstand, and	method. Refer to H1 Compliance Report.	finish: level 4 finish	Description:80mm Membrane Clamp
engineer's documents for specification &	in truss design.	4311DH Dimond Roofing - Profiled.	g) Shall be fixed:	All glass to be clear, weight for size as		Overflow. roof outlets & overflows
structural design	Timber treatment: H1.2	Dimond profile: corrugate	i) with 3 mm gaps between all sheets,	required by NZS 4223. Provide safety glass	5113G wall lining - Gib:	
	see structural engineers docs for sizes and	ROOFING	i) using 10 g x 50 mm stainless steel	Double glazing to all new joinery, unless	10mm Gib Standard plasterboard	7412AI Allproof Interior floor waste systems:
3410 steel member - enclosed:	fixing	thickness: 0.55mm BMT Zincalume® on steel	countersunk head screws,	All glass to be clear, weight for size as required by NZS 4223. Provide safety glass as required by NZS 4223 Part 3. Double glazing to all new joinery, unless weight restrictions apply (for large doors) - Fabricator to confirm. Windows <1.2m in height (or higher if climbing aids reduce effective height) opening into pool area to have restrictor stays allowing no more than 100mm opening as required	finish: level 4 finish	install to manufactures litrature
Refer to both architectural and engineering		Coating system: Colorsteel Endura	iii) at 150 mm centres on edges, and	Fabricator to confirm. Windows <1.2m in		
documentation.Steel Protection specified in	3820 wet area framing:	colour: tbc	iv) at 200 mm centres in the body of the	effective height) opening into pool area to	6192H James Hardie tile & slate Underlay:	7451AE Allproof exterior surface drainage
Structural Engineers Notes.	Radiata pine framing sized, spaced and fixed	- Profile height: 18mm	sheets.	have restrictor stays allowing no more than	installed to manufactures litrature	solution: install selected chanel drainage
	as per NZS 3604:2011 - internal wet areas	- Flashings: To match roof	1000 thesh an dealth an	100mm opening as required. Glass Shower doors to be toughened safety		system to manufactures litrature
3410 steel member - exposed:	framing at 400mm crs both directions. Timber	- Spouting: To match roof	4383 timber decking: Hardwood timber deck - 140x20	diass Shower doors to be toughened safety	6221M Mapei tiling solutions: selected tiles on Mapei waterproofing,	7400 sectobrico corducio 9 magnetico
refer eng's documents for fixing details.	treatment: H3.2			glass. Metro 12mm Temafloat or similar agreed	selected tiles on maper waterproofing,	7430 geofabrics cordrain & megaflo: cordrain drainage board with geotextile fabric
spec. 3410 and engineers documentation	see structural engineers docs for sizes and	4331H HARDIE™ FIBRE CEMENT DECKING Hardie™ Panel Compressed Sheet is an	use SPAX SS decking screws fixed to H3.2 Radiata pine framing sized, spaced and fixed		adhesive and epoxy grouting system. MAPEI installation system for floor tiles to	draining to megaflo 170 (punched) high
finish: 1- Blast SA 2.5	fixing	18mm thick, high density, fibre cement	as per NZS 3604:2011	4710M Mammoth insulation - ceiling:	screed substrate run into channel to	density polyethylene land drainage pannel in
2- Thermal Arc Spray Zinc - min. 200 DFT	4161T DPM Thermakraft Orange :	structural flooring substrate for ceramic/stone	as per 1120 0004.2011	truss R4.0+R3.2 - thickness 240+200mm.	manufacturer's specification:	suitable geotextile sock
Treatment Grade P3 in accordance with	installed to manufactures litrature	tile finishes over timber floor joists.	4422NT Nuraply membrane roofing:		1 Levelling screed: Mapecem & Planicrete.	spec. refer data sheet
AS/NZS 5131 co-ordinate with galvanizer.		Sealant joints, Rigid joints	Nuraply TPO Waterproofing system.	skillion R3.6+R2.5 - thickness0165+90mm.	2 Waterproofing: Mapelastic Aquadefense.	
3- Armourcoat 220 - min. 200 DFT	4161T Wall Underlay: Thermakraft - Watergate	Stainless steel 316 50mm x 10g for timber	1 Layer: Nuraply TPO 1.5mm thick	insulation needs minimum 20mm gap to ply	3 Adhesive: Keraflex maxi S1.	
	Plus. installed to manufactures literature	joists, Screws driven below the surface,	Substrate: plywood	sarking -confirm with H1 Report	4 Grout: Kerapoxy	
		Screws driven flush.	Substrate adhesion: Nuraply TPO Membrane		5 Silicone sealant: Mapesil AC.	

BUILDING ENVELOPE RISK MATRIX			
North Elevation			
Risk Factor Risk Severity Risk Score			
Wind zone (per NZS 3604)	Medium risk	0	
Number of storeys	High risk	2	
Roof/wall intersection design	n High risk	3	
Eaves width	Very high risk	5	
Envelope complexity	Low risk	0	
Deck design	Very high risk	6	
Total Risk Score:		16	





+42,410 6 RIDGE +40,200 5 ROOF +38,130 4 UPPER LEVEI ____+34,510*™*

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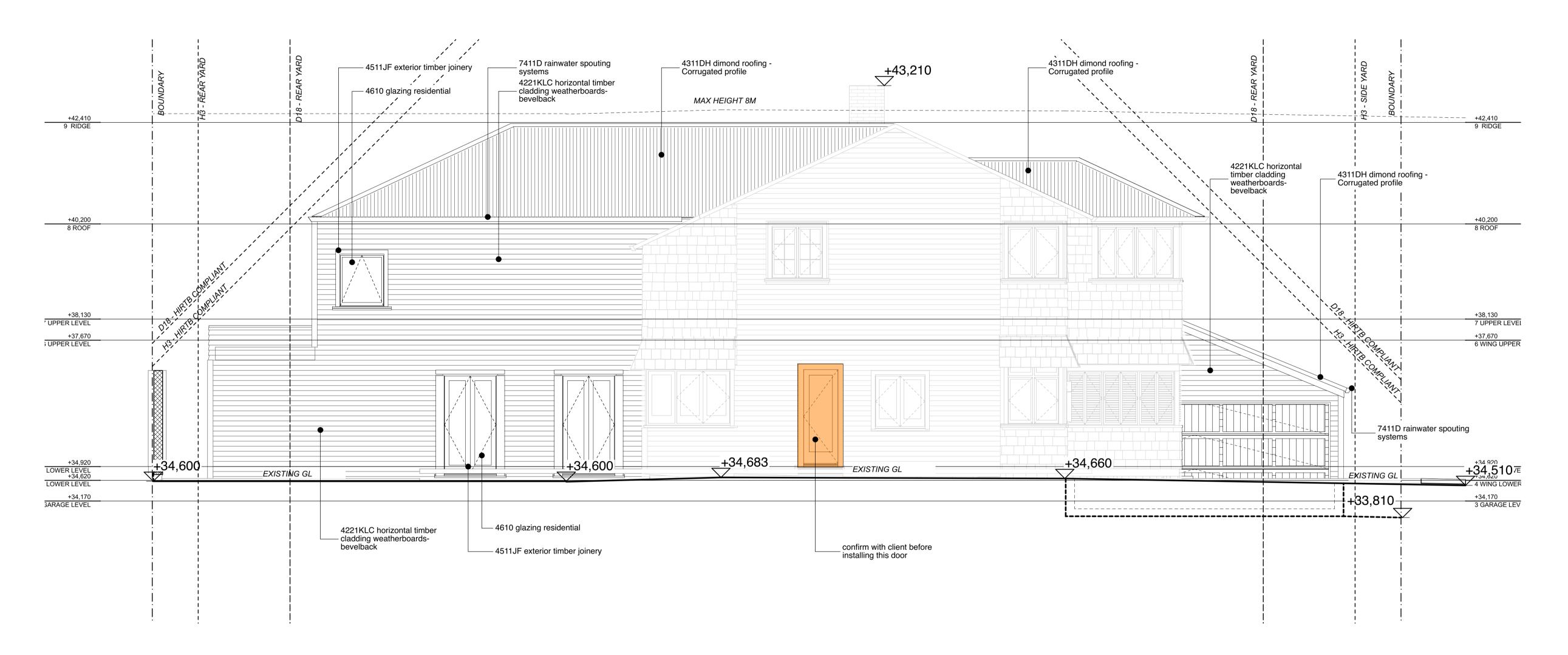
CONSULTANTS STRUCTURAL ENGINEER TOPO SURVEYOR PLANNING

AMX STRUCTURE KUSABS SURVEYORS CAMPBELL BROWN



SOUTH ELEVATION EX TITLE A1 - SCALE 12/06/23 DATE

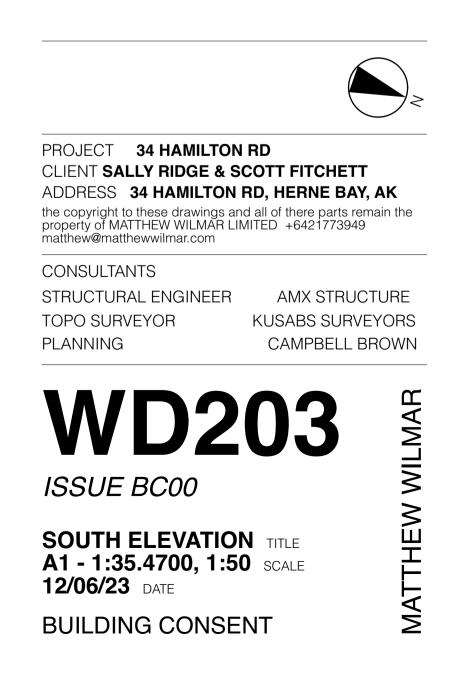




KEYNOTES LEGEND

2310 foundation:	4- Uracryl - min. 50 DFT	4161T Roof Underlay: Thermakraft - Covertek	4337E Ecoply roof membrane substrate:	Colour: Grey (smooth finish)	4710M Mammoth insulation - wall:	Refer to MAPEI Specification 6221M
Refer engineers documents	general colour: 'white'	407 . installed to manufactures literature	17mm Ecoply Flooring TG staggered joints	Install to manufactures literature & refer to	R2.5 - friction fit semi-rigid thickness 90mm	Tiler to confirm compatibility with selected
spec. refer engineer's documents	Čonfirm colours prior steel manufacture.		H3.2 CCA	standard details	-confirm with H1 Report	tiles.
		4161T DPC Thermakraft Supercourse 500 DPC:	Install to manufactures litrature & e2			
2361 strip footings:	3820 wall framing:	nstalled to manufactures litrature	Grade:DD	4511JF JMF exterior timber joinery:	4821 aluminium flashings:	6311 Selected Strip Flooring:
refer engineer's documents	Radiata pine framing sized, spaced and fixed		Stress Grade: F8 (red tongue)	Timber joinery frames to be cedar - paint	0.90mm BMT powder coated aluminium	Selected 18mm Laminate strip flooring glued
	as per NZS 3604:2011 see structural	4161T flashing tape Thermakraft Aluband:	Thickness options: 17mm	finished to match existing. finish Resene	flashings to match joinery colour, formed to	down on 15mm EcoPly flooring Substrate or new concrete substrait. Installed to
101 concrete work - basic:	engineers docs for sizes and fixing	Flexible flashing tape over flexible wall	Treatment:H3.2 CCA	Exterior Paint System.	indicated profile and fixed as detailed	manufactures literature
refer engineer's documents for specification		underlay. As per Clause 9.1.5 (a)(b) and	Fixings: 10g x 50mm Stainless steel screw Plywood substrates shall be fixed according	Joinery to be manufactured by an approved New Zealand Master Joiner (JMF) in	4821 flashings:	manulactures illerature
& structural design	3820 floor framing:	figure 72A and 72B E2/AS1	to the following requirements:	accordance/compliant with Compliant Timber	0.75mm BMT Zincalume® on steel	7120 water heating:
101 concrete floor slab:	Radiata pine framing sized, spaced and fixed as per NZS 3604:2011	4221KH KLC Horizontal Weatherboard	a) Panels shall be laid with staggered joints	Joinery, and associated project wind zone.	Coating system: Colorsteel Endura	ELECTRIC Rinai mains pressure Hot Water
refer engineer's documents for specification	Timber treatment: H1.2	cladding system:	(brick bond).	Joinery, and associated project wind zone.	prefinished steel flashings to match roof	Cylinder - MS250 250L (3kW)
standard concrete - finish to suit overlay	see structural engineers docs for sizes and	Generation 2 Horizontal weatherboard	b) Panels shall be laid with the face grain	4554VS Velux opening and fixed skylights:	colour, formed to indicated profile and fixed	final selection on site.
flooring or carport slab to be brush finished	fixing	system.	at right angles to the main supports,	install to manufactures literature with	as detailed to E2/NZBC	
refer engineer's documents for specification &	l	on 20mm nominal cavity batten	c) Supports in b) shall be at 400 mm	proprietary flashing kit. Refer to H1		7411D Dimond rainwater spouting systems:
structural design	3820 roof framing:	profile: bevelback - size to match existing		Compliance Report for required R value	4855GV Glass Balustrade:	downpipe - 80mm round copper
Silucial design	Radiata pine framing sized, spaced and fixed	finish: Resene Exterior Paint System			GLASS VICE®	gutter - copper profile to match existing.
114E Expol underslab insulation:	as per NZS 3604:2011	colour: WHITE TBC		4610MR Metro Performance glass residential	Clearline Balustrade system.	gutter copper preme to match existing.
Expol X - 50mm R 1.55 install to	Timber treatment: H1.2		d) The edge of sheets shall be supported	glazing residential:	installed to manufactures litrature	7412AR Allproof roof drainage systems:
manufactures literature, confirm with H1	see structural engineers docs for sizes and	4239JH James Hardie soffits:	with dwangs or framing,	Note on H1 calculations and insulation		install to manufactures litrature
report	fixing	6mm fibre cement villa board sheet flush	e) External edges shall be chamfered with	values:	5113G plasterboard ceiling lining - Gib:	RECONFIRM ON SITE
lopon	l interior in the second se	stopped and painted soffit. install to	a minimum radius of 5 mm,	In using the below insulation materials this	13mm Gib Standard plasterboard system on	Type/Brand: Allproof Bronze roof outlet
320 Concrete masonary:	3820 roof truss framing:	manufactures documentation.	f) A 20 mm H3.2 triangular fillet shall be	building complies with H1 via the BPI	adjustable Rondo ceiling batten system	Pipe outlet size: To suit pipe size 80mm -
20 series concrete masonary system. refer	Radiata pine framing sized, spaced and fixed		used at the base of any 90° upstand, and	mothed Defer to U1 Compliance Depart	finish: level 4 finish	Description:80mm Membrane Clamp
engineer's documents for specification &	in truss design.	4311DH Dimond Roofing - Profiled.	g) Shall be fixed:	All glass to be clear, weight for size as		Overflow. roof outlets & overflows
structural design	Timber treatment: H1.2	Dimond profile: corrugate	i) with 3 mm gaps between all sheets,	required by NZS 4223. Provide safety glass	5113G wall lining - Gib:	
	see structural engineers docs for sizes and	ROOFING	i) using 10 g x 50 mm stainless steel	Double glazing to all new joinery unless	10mm Gib Standard plasterboard	7412AI Allproof Interior floor waste systems:
3410 steel member - enclosed:	fixing	thickness: 0.55mm BMT Zincalume® on steel	countersunk head screws,	weight restrictions apply (for large doors) -	finish: level 4 finish	install to manufactures litrature
Refer to both architectural and engineering	5	Coating system: Colorsteel Endura	iii) at 150 mm centres on edges, and	Fabricator to confirm. Windows <1.2m in		
documentation.Steel Protection specified in	3820 wet area framing:	colour: tbc	iv) at 200 mm centres in the body of the	All glass to be clear, weight for size as required by NZS 4223. Provide safety glass as required by NZS 4223 Part 3. Double glazing to all new joinery, unless weight restrictions apply (for large doors) - Fabricator to confirm. Windows <1.2m in height (or higher if climbing aids reduce effective height) opening into pool area to have restrictor stays allowing no more than	6192H James Hardie tile & slate Underlay:	7451AE Allproof exterior surface drainage
Structural Engineers Notes.	Radiata pine framing sized, spaced and fixed	- Profile height: 18mm	sheets.	have restrictor stays allowing no more than	installed to manufactures litrature	solution: install selected chanel drainage
-	as per NZS 3604:2011 - internal wet areas	- Flashings: To match roof		have restrictor stays allowing no more than 100mm opening as required. Glass Shower doors to be toughened safety		system to manufactures litrature
410 steel member - exposed:	framing at 400mm crs both directions. Timber	- Spouting: To match roof	4383 timber decking:	Glass Shower doors to be toughened safety	6221M Mapei tiling solutions:	
refer eng's documents for fixing details.	treatment: H3.2		Hardwood timber deck - 140x20	glass. Metro 12mm Temafloat or similar agreed	selected tiles on Mapei waterproofing,	7430 geofabrics cordrain & megaflo:
spec. 3410 and engineers documentation	see structural engineers docs for sizes and	4331H HARDIE™ FIBRE CEMENT DECKING	use SPAX SS decking screws fixed to H3.2		adhesive and epoxy grouting system.	cordrain drainage board with geotextile fabri
finish:	fixing	Hardie [™] Panel Compressed Sheet is an	Radiata pine framing sized, spaced and fixed	4710M Mammoth insulation - ceiling:	MAPEI installation system for floor tiles to	draining to megaflo 170 (punched) high
1- Blast SA 2.5		18mm thick, high density, fibre cement	as per NZS 3604:2011	truss R4.0+R3.2 - thickness 240+200mm.	screed substrate run into channel to	density polyethylene land drainage pannel ir
2- Thermal Arc Spray Zinc - min. 200 DFT	4161T DPM Thermakraft Orange :	structural flooring substrate for ceramic/stone			manufacturer's specification:	suitable geotextile sock
Treatment Grade P3 in accordance with	installed to manufactures litrature	tile finishes over timber floor joists.	4422NT Nuraply membrane roofing:	skillion R3.6+R2.5 - thickness0165+90mm.	1 Levelling screed: Mapecem & Planicrete.	spec. refer data sheet
AS/NZS 5131 co-ordinate with galvanizer.		Sealant joints, Rigid joints	Nuraply TPO Waterproofing system.	insulation needs minimum 20mm gap to ply	2 Waterproofing: Mapelastic Aquadefense.	
3- Armourcoat 220 - min. 200 DFT	4161T Wall Underlay: Thermakraft - Watergate	Stainless steel 316 50mm x 10g for timber	1 Layer: Nuraply TPO 1.5mm thick	sarking -confirm with H1 Report	3 Adhesive: Keraflex maxi S1.	
	Plus. installed to manufactures literature	joists, Screws driven below the surface,	Substrate: plywood	5	4 Grout: Kerapoxy	
		Screws driven flush.	Substrate adhesion: Nuraply TPO Membrane		5 Silicone sealant: Mapesil AC.	

BUILDING ENVELOPE RISK MATRIX South Elevation				
				Risk Factor Risk Severity Risk Score
Wind zone (per NZS 3604)	Medium risk	0		
Number of storeys	High risk	2		
Roof/wall intersection design High risk				
Eaves width	Very high risk	5		
Envelope complexity	Low risk	0		
Deck design	High risk	4		
Total Risk Score: 14				





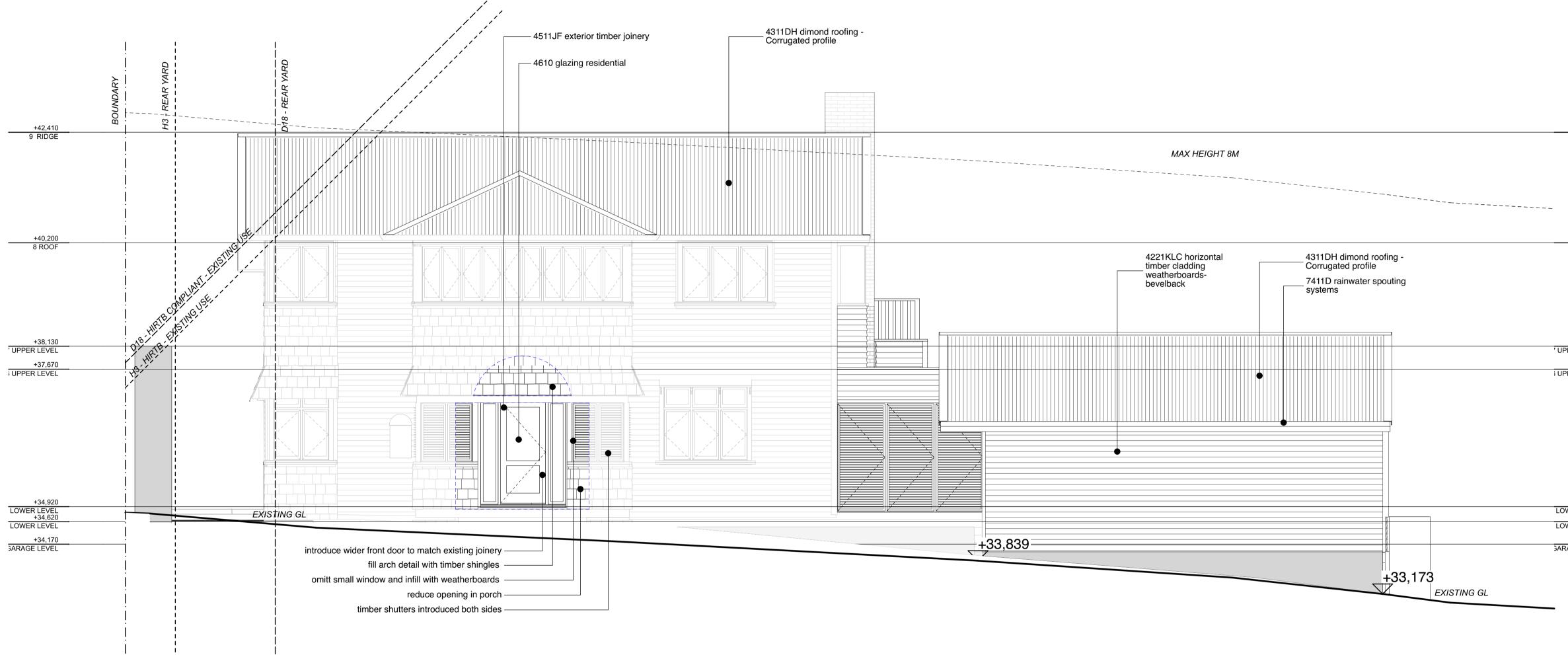


CONSULTANTS STRUCTURAL ENGINEER TOPO SURVEYOR PLANNING

AMX STRUCTURE KUSABS SURVEYORS CAMPBELL BROWN



A1 - SCALE 12/06/23 DATE BUILDING CONSENT MATTHEW WILMAR



KEVNOTES LEGEND

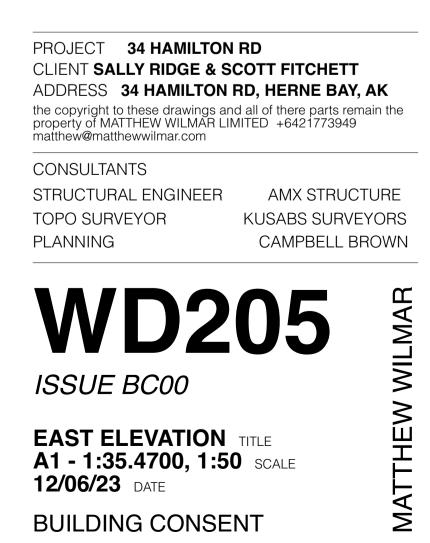
READ IN CONJUNCTION WITH ARCHITECTURAL	SPECIFICATION		
2310 foundation: Refer engineers documents spec. refer engineer's documents	4- Uracryl - min. 50 DFT general colour: 'white' Confirm colours prior steel manufacture.	 4161T Roof Underlay: Thermakraft - Covertek 407 . installed to manufactures literature 4161T DPC Thermakraft Supercourse 500 DPC: 	4337E Ecoply roof membres 17mm Ecoply Flooring H3.2 CCA Install to manufactures
2361 strip footings: refer engineer's documents	3820 wall framing: Radiata pine framing sized, spaced and fixed as per NZS 3604:2011 see structural	4161T flashing tape Thermakraft Aluband:	Grade:DD Stress Grade: F8 (red Thickness options: 17r
3101 concrete work - basic: refer engineer's documents for specification & structural design	as per NZS 3604.2011 see structural engineers docs for sizes and fixing 3820 floor framing:	Flexible flashing tape over flexible wall underlay. As per Clause 9.1.5 (a)(b) and figure 72A and 72B E2/AS1	Treatment:H3.2 CCA Fixings: 10g x 50mm S Plywood substrates sh
3101 concrete floor slab: refer engineer's documents for specification standard concrete - finish to suit overlay flooring or carport slab to be brush finished refer engineer's documents for specification &	Radiata pine framing sized, spaced and fixed as per NZS 3604:2011 Timber treatment: H1.2 see structural engineers docs for sizes and fixing	4221KH KLC Horizontal Weatherboard cladding system: Generation 2 Horizontal weatherboard system. on 20mm nominal cavity batten	to the following require a) Panels shall be laid (brick bond), b) Panels shall be laid at right angles to the m c) Supports in b) shall
structural design 3114E Expol underslab insulation:	3820 roof framing: Radiata pine framing sized, spaced and fixed as per NZS 3604:2011	profile: bevelback - size to match existing finish: Resene Exterior Paint System colour: WHITE TBC	maximum centres
Expol X - 50mm R 1.55 install to manufactures literature. confirm with H1 report	Timber treatment: H1.2 see structural engineers docs for sizes and fixing	4239JH James Hardie soffits: 6mm fibre cement villa board sheet flush stopped and painted soffit. install to	 d) The edge of sheets with dwangs or framing e) External edges shall a minimum radius of 5
3320 Concrete masonary: 20 series concrete masonary system. refer engineer's documents for specification & structural design	3820 roof truss framing: Radiata pine framing sized, spaced and fixed in truss design. Timber treatment: H1.2 see structural engineers docs for sizes and	manufactures documentation. 4311DH Dimond Roofing - Profiled. Dimond profile: corrugate ROOFING	f) A 20 mm H3.2 triang used at the base of an g) Shall be fixed: i) with 3 mm gaps betv i) using 10 g x 50 mm
3410 steel member - enclosed: Refer to both architectural and engineering documentation.Steel Protection specified in Structural Engineers Notes.	fixing 3820 wet area framing: Radiata pine framing sized, spaced and fixed	thickness: 0.55mm BMT Zincalume® on steel Coating system: Colorsteel Endura colour: tbc - Profile height: 18mm - Flashings: To match roof	ii) at 150 mm centres iv) at 200 mm centres sheets.
3410 steel member - exposed: refer eng's documents for fixing details. spec. 3410 and engineers documentation finish: 1- Blast SA 2.5	as per NZS 3604:2011 - internal wet areas framing at 400mm crs both directions. Timber treatment: H3.2 see structural engineers docs for sizes and fixing	 - Flashings. To match roof - Spouting: To match roof 4331H HARDIE™ FIBRE CEMENT DECKING Hardie™ Panel Compressed Sheet is an 18mm thick, high density, fibre cement 	4383 timber decking: Hardwood timber deck use SPAX SS decking Radiata pine framing s as per NZS 3604:2011
2- Thermal Arc Spray Zinc - min. 200 DFT Treatment Grade P3 in accordance with AS/NZS 5131 co-ordinate with galvanizer. 3- Armourcoat 220 - min. 200 DFT	4161T DPM Thermakraft Orange : installed to manufactures litrature 4161T Wall Underlay: Thermakraft - Watergate	structural flooring substrate for ceramic/stone tile finishes over timber floor joists. Sealant joints, Rigid joints Stainless steel 316 50mm x 10g for timber	4422NT Nuraply membrar Nuraply TPO Waterpro 1 Layer: Nuraply TPO
	Plus. installed to manufactures literature	joists, Screws driven below the surface, Screws driven flush.	Substrate: plywood Substrate adhesion: N

mbrane substrate: ring TG staggered joints	Colour: Grey (smooth finish) Install to manufactures literature & refer to standard details	4710M Mammoth insulation - wall: R2.5 - friction fit semi-rigid thickness 90mm -confirm with H1 Report	Refer to MAPEI Specification 6221M Tiler to confirm compatibility with selected tiles.	
ares litrature & e2 red tongue) 17mm CA m Stainless steel screw s shall be fixed according uirements: aid with staggered joints aid with the face grain e main supports,	 4511JF JMF exterior timber joinery: Timber joinery frames to be cedar - paint finished to match existing. finish Resene Exterior Paint System. Joinery to be manufactured by an approved New Zealand Master Joiner (JMF) in accordance/compliant with Compliant Timber Joinery, and associated project wind zone. 4554VS Velux opening and fixed skylights: install to manufactures literature with 	 4821 aluminium flashings: 0.90mm BMT powder coated aluminium flashings to match joinery colour, formed to indicated profile and fixed as detailed 4821 flashings: 0.75mm BMT Zincalume® on steel Coating system: Colorsteel Endura prefinished steel flashings to match roof colour, formed to indicated profile and fixed as detailed to E2/NZBC 	 6311 Selected Strip Flooring: Selected 18mm Laminate strip flooring glued down on 15mm EcoPly flooring Substrate or new concrete substrait. Installed to manufactures literature 7120 water heating: ELECTRIC Rinai mains pressure Hot Water Cylinder - MS250 250L (3kW) final selection on site. 	
hall be at 400 mm	proprietary flashing kit. Refer to H1 Compliance Report for required R value	4855GV Glass Balustrade: GLASS VICE®	7411D Dimond rainwater spouting systems: downpipe - 80mm round copper gutter - copper profile to match existing.	
ets shall be supported ning, shall be chamfered with of 5 mm, angular fillet shall be any 90° upstand, and between all sheets, mm stainless steel screws, res on edges, and res in the body of the eck - 140x20	4610MR Metro Performance glass residential glazing residential: Note on H1 calculations and insulation values: In using the below insulation materials this building complies with H1 via the BPI method. Refer to H1 Compliance Report. All glass to be clear, weight for size as required by NZS 4223. Provide safety glass as required by NZS 4223. Provide safety glass as required by NZS 4223. Provide safety glass weight restrictions apply (for large doors) - Fabricator to confirm. Windows <1.2m in height (or higher if climbing aids reduce effective height) opening into pool area to have restrictor stays allowing no more than 100mm opening as required. Glass Shower doors to be toughened safety glass.	Clearline Balustrade system. installed to manufactures litrature 5113G plasterboard ceiling lining - Gib: 13mm Gib Standard plasterboard system on adjustable Rondo ceiling batten system finish: level 4 finish 5113G wall lining - Gib: 10mm Gib Standard plasterboard finish: level 4 finish 6192H James Hardie tile & slate Underlay: installed to manufactures litrature 6221M Mapei tiling solutions: selected tiles on Mapei waterproofing,	 7412AR Allproof roof drainage systems: install to manufactures litrature RECONFIRM ON SITE Type/Brand: Allproof Bronze roof outlet Pipe outlet size:To suit pipe size 80mm - Description:80mm Membrane Clamp Overflow. roof outlets & overflows 7412AI Allproof Interior floor waste systems: install to manufactures litrature 7451AE Allproof exterior surface drainage solution: install selected chanel drainage system to manufactures litrature 7430 geofabrics cordrain & megaflo: 	
ing screws fixed to H3.2 ng sized, spaced and fixed 011	 Metro 12mm Temafloat or similar agreed 4710M Mammoth insulation - ceiling: truss R4.0+R3.2 - thickness 240+200mm. 	adhesive and epoxy grouting system. MAPEI installation system for floor tiles to screed substrate run into channel to manufacturer's specification:	cordrain drainage board with geotextile fabric draining to megaflo 170 (punched) high density polyethylene land drainage pannel in suitable geotextile sock	
prane roofing: rproofing system. PO 1.5mm thick	skillion R3.6+R2.5 - thickness0165+90mm. insulation needs minimum 20mm gap to ply sarking -confirm with H1 Report	 Levelling screed: Mapecem & Planicrete. Waterproofing: Mapelastic Aquadefense. Adhesive: Keraflex maxi S1. Grout: Kerapoxy 	spec. refer data sheet	
: Nuraply TPO Membrane		5 Silicone sealant: Mapesil AC.		

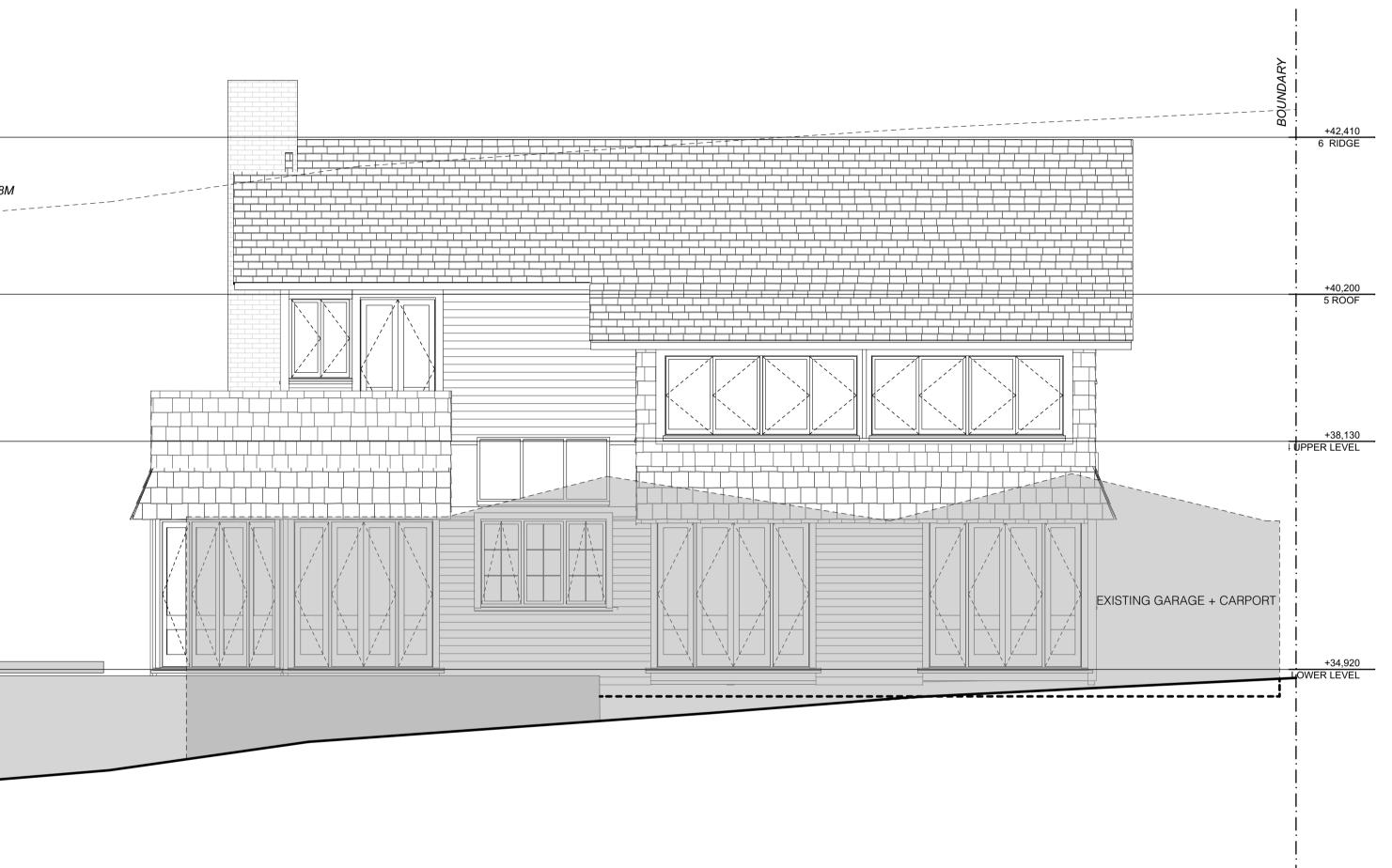
BUILDING ENVELOPE RISK MATRIX East Elevation			
Wind zone (per NZS 3604)	Medium risk	0	
Number of storeys	High risk	2	
Roof/wall intersection design	High risk	3	
Eaves width	Very high risk	5	
Envelope complexity	Low risk	0	
Deck design	High risk	4	
Total Risk Score:		14	

+42,410 9 RIDGE +40,200 8 ROOF +38,130 ' UPPER LEVEL +37,670 UPPER LEVEL

+34,920
LOWER LEVEL +34,620
LOWER LEVEL
+34,170
JARAGE LEVEL



+42,410	
+42,410 6 RIDGE	
	MAX HEIGHT 8M
+40.200	
+40,200 5 ROOF	
011001	
+38 130	
+38,130	
+34,920 LOWER LEVEL	



PROJECT 34 HAMILTON RD
CLIENT SALLY RIDGE & SCOTT FITCHETT
ADDRESS 34 HAMILTON RD, HERNE BAY, AK
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CONSULTANTS STRUCTURAL ENGINEER TOPO SURVEYOR PLANNING

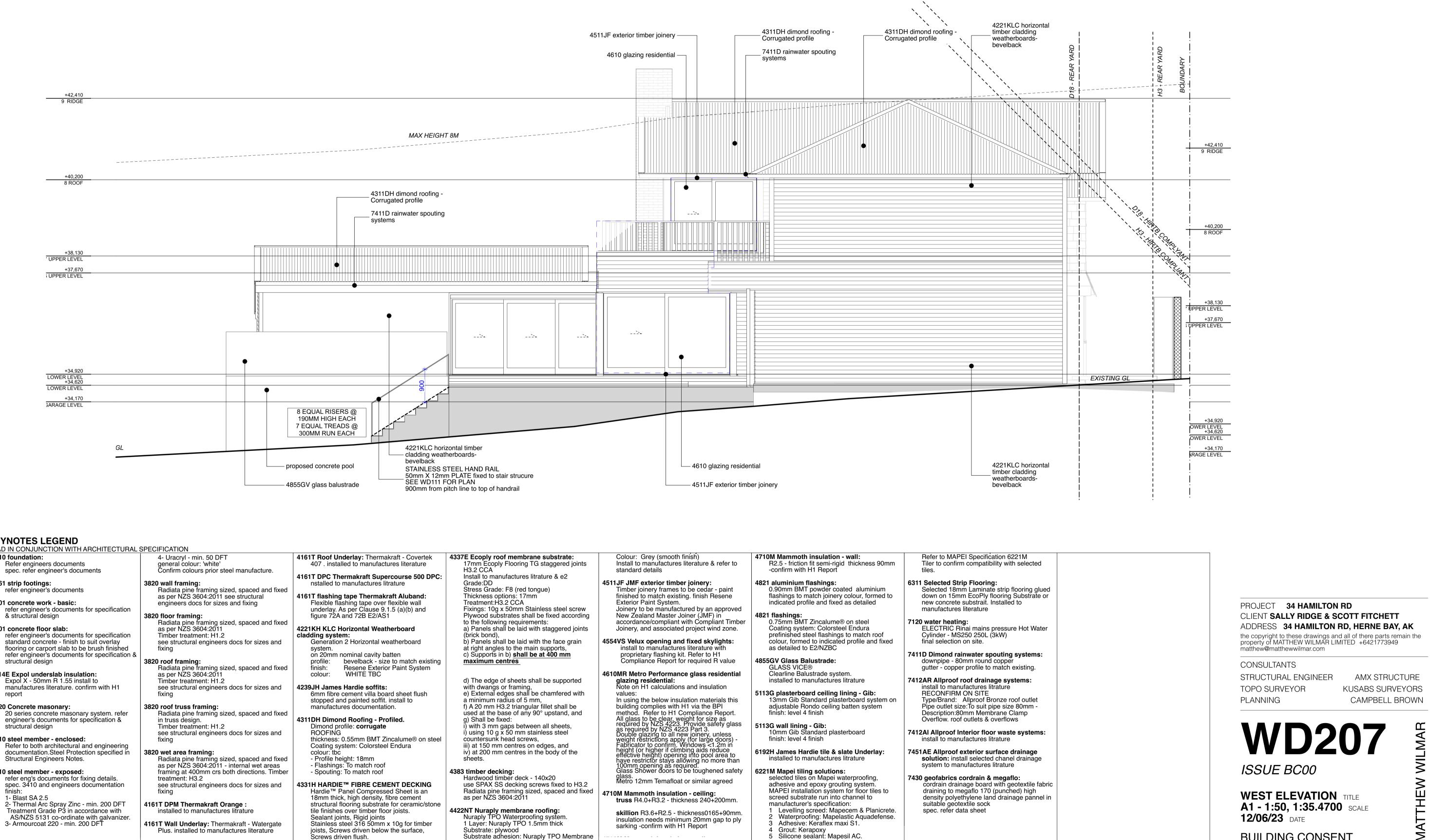
AMX STRUCTURE KUSABS SURVEYORS CAMPBELL BROWN



WEST ELEVATION EX TITLE A1 - SCALE 12/06/23 DATE

BUILDING CONSENT

MATTHEW WILMAR



KEVNOTES I EGEND

KEYNOTES LEGEND			
READ IN CONJUNCTION WITH ARCHITECTURAL	SPECIFICATION	1	1
2310 foundation:	4- Uracryl - min. 50 DFT	4161T Roof Underlay: Thermakraft - Covertek	4337E Ecoply roof mem
Refer engineers documents	general colour: 'white'	407 . installed to manufactures literature	17mm Ecoply Floori
spec. refer engineer's documents	Confirm colours prior steel manufacture.		H3.2 CCA
		4161T DPC Thermakraft Supercourse 500 DPC:	Install to manufactur
2361 strip footings:	3820 wall framing:	nstalled to manufactures litrature	Grade:DD
refer engineer's documents	Radiata pine framing sized, spaced and fixed	Ad Cd T floop in a ton o Thomas lungth Alushan de	Stress Grade: F8 (re
2101 concrete work basis	as per NZS 3604:2011 see structural	4161T flashing tape Thermakraft Aluband:	Thickness options: 1 Treatment:H3.2 CCA
3101 concrete work - basic:	engineers docs for sizes and fixing	Flexible flashing tape over flexible wall	Fixings: 10g x 50mm
refer engineer's documents for specification & structural design	3820 floor framing:	underlay. As per Clause 9.1.5 (a)(b) and figure 72A and 72B E2/AS1	Plywood substrates
a siruciural design	Radiata pine framing sized, spaced and fixed		to the following requ
3101 concrete floor slab:	as per NZS 3604:2011	4221KH KLC Horizontal Weatherboard	a) Panels shall be la
refer engineer's documents for specification	Timber treatment: H1.2	cladding system:	(brick bond),
standard concrete - finish to suit overlay	see structural engineers docs for sizes and	Generation 2 Horizontal weatherboard	b) Panels shall be la
flooring or carport slab to be brush finished	fixing	system.	at right angles to the
refer engineer's documents for specification &		on 20mm nominal cavity batten	c) Supports in b) sha
structural design	3820 roof framing:	profile: bevelback - size to match existing	maximum centres
	Radiata pine framing sized, spaced and fixed	finish: Resene Exterior Paint System	
3114E Expol underslab insulation:	as per NZS 3604:2011	colour: WHITE TBC	
Expol X - 50mm R 1.55 install to	Timber treatment: H1.2		d) The edge of shee
manufactures literature. confirm with H1	see structural engineers docs for sizes and	4239JH James Hardie soffits:	with dwangs or fram
report	fixing	6mm fibre cement villa board sheet flush	e) External edges sh
		stopped and painted soffit. install to	a minimum radius of
3320 Concrete masonary:	3820 roof truss framing:	manufactures documentation.	f) A 20 mm H3.2 tria
20 series concrete masonary system. refer	Radiata pine framing sized, spaced and fixed		used at the base of a
engineer's documents for specification &	in truss design.	4311DH Dimond Roofing - Profiled.	g) Shall be fixed:
structural design	Timber treatment: H1.2	Dimond profile: corrugate	i) with 3 mm gaps be
	see structural engineers docs for sizes and	ROOFING	i) using 10 g x 50 mr
3410 steel member - enclosed:	fixing	thickness: 0.55mm BMT Zincalume® on steel	countersunk head so
Refer to both architectural and engineering		Coating system: Colorsteel Endura	iii) at 150 mm centre
documentation.Steel Protection specified in	3820 wet area framing:	colour: tbc	iv) at 200 mm centre
Structural Engineers Notes.	Radiata pine framing sized, spaced and fixed	- Profile height: 18mm	sheets.
2410 steel member owneed.	as per NZS 3604:2011 - internal wet areas	- Flashings: To match roof	1292 timber decking
3410 steel member - exposed:	framing at 400mm crs both directions. Timber	- Spouting: To match roof	4383 timber decking: Hardwood timber de
refer eng's documents for fixing details. spec. 3410 and engineers documentation	treatment: H3.2	4331H HARDIE™ FIBRE CEMENT DECKING	use SPAX SS deckir
finish:	see structural engineers docs for sizes and fixing	Hardie [™] Panel Compressed Sheet is an	Radiata pine framing
1- Blast SA 2.5		18mm thick, high density, fibre cement	as per NZS 3604:20
2- Thermal Arc Spray Zinc - min. 200 DFT	4161T DPM Thermakraft Orange :	structural flooring substrate for ceramic/stone	
Treatment Grade P3 in accordance with	installed to manufactures litrature	tile finishes over timber floor joists.	4422NT Nuraply membr
AS/NZS 5131 co-ordinate with galvanizer.		Sealant joints, Rigid joints	Nuraply TPO Waterp
3- Armourcoat 220 - min, 200 DFT	4161T Wall Underlay: Thermakraft - Watergate	Stainless steel 316 50mm x 10g for timber	1 Laver: Nuraply TP

BUILDIN	G ENVELOPE RISK MATRIX

West Elev	vation	
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Low risk	0
Number of storeys	High risk	2
Roof/wall intersection design	High risk	3
Eaves width	Very high risk	5
Envelope complexity	Low risk	0
Deck design	Very high risk	6
Total Risk Score:		16

BUILDING CONSENT

MIC THEW MAT

+37,670 WING UPPER LEVEL

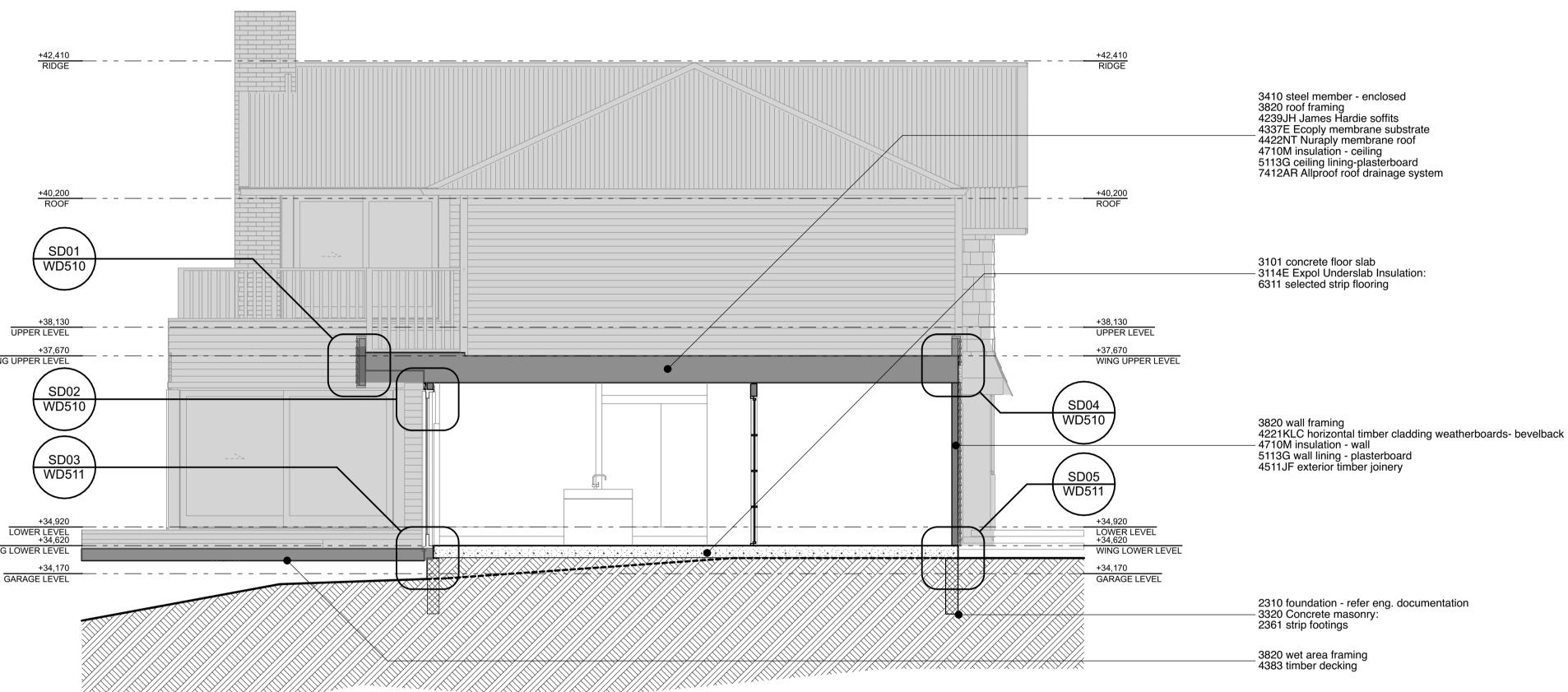
KEYNOTES LEGEND READ IN CONJUNCTION WITH ARCHITECTURAL SPECIFICATION

2310 foundation: 4- Uracryl - min. 50 DFT 4161T Roof Underlay: Thermakraft - Covertek 4337E Ecoply roof mem Refer engineers documents general colour: 'white' 407 . installed to manufactures literature Confirm colours prior steel manufacture. H3.2 CCA ' spec. refer engineer's documents 4161T DPC Thermakraft Supercourse 500 DPC: 3820 wall framing: 2361 strip footings: nstalled to manufactures litrature Radiata pine framing sized, spaced and fixed as per NZS 3604:2011 see structural refer engineer's documents 4161T flashing tape Thermakraft Aluband: 3101 concrete work - basic: engineers docs for sizes and fixing Flexible flashing tape over flexible wall refer engineer's documents for specification underlay. As per Clause 9.1.5 (a)(b) and & structural design 3820 floor framing: figure 72A and 72B E2/AS1 Radiata pine framing sized, spaced and fixed 3101 concrete floor slab: as per NZS 3604:2011 4221KH KLC Horizontal Weatherboard refer engineer's documents for specification Timber treatment: H1.2 cladding system: Generation 2 Horizontal weatherboard standard concrete - finish to suit overlay see structural engineers docs for sizes and flooring or carport slab to be brush finished fixing svstem. on 20mm nominal cavity batten refer engineer's documents for specification & bevelback - size to match existing structural design 3820 roof framing: profile: Radiata pine framing sized, spaced and fixed . finish: Resene Exterior Paint System **3114E Expol underslab insulation:** Expol X - 50mm R 1.55 install to as per NZS 3604:2011 colour: WHITE TBC Timber treatment: H1.2 manufactures literature. confirm with H1 see structural engineers docs for sizes and 4239JH James Hardie soffits: 6mm fibre cement villa board sheet flush report fixing stopped and painted soffit. install to 3320 Concrete masonary: 3820 roof truss framing: manufactures documentation. 20 series concrete masonary system. refer engineer's documents for specification & Radiata pine framing sized, spaced and fixed 4311DH Dimond Roofing - Profiled. in truss design. structural design Timber treatment: H1.2 Dimond profile: corrugate see structural engineers docs for sizes and ROOFING thickness: 0.55mm BMT Zincalume® on steel 3410 steel member - enclosed: fixing Refer to both architectural and engineering Coating system: Colorsteel Endura documentation.Steel Protection specified in 3820 wet area framing: colour: tbc - Profile height: 18mm Structural Engineers Notes. Radiata pine framing sized, spaced and fixed as per NZS 3604:2011 - internal wet areas framing at 400mm crs both directions. Timber Flashings: To match roof **3410 steel member - exposed:** refer eng's documents for fixing details. - Spouting: To match roof treatment: H3.2 4331H HARDIE[™] FIBRE CEMENT DECKING spec. 3410 and engineers documentation see structural engineers docs for sizes and Hardie[™] Panel Compressed Sheet is an fixing 1- Blast SA 2.5 18mm thick, high density, fibre cement 2- Thermal Arc Spray Zinc - min. 200 DFT 4161T DPM Thermakraft Orange : structural flooring substrate for ceramic/stone Treatment Grade P3 in accordance with installed to manufactures litrature tile finishes over timber floor joists. AS/NZS 5131 co-ordinate with galvanizer. 3- Armourcoat 220 - min. 200 DFT Sealant joints, Rigid joints

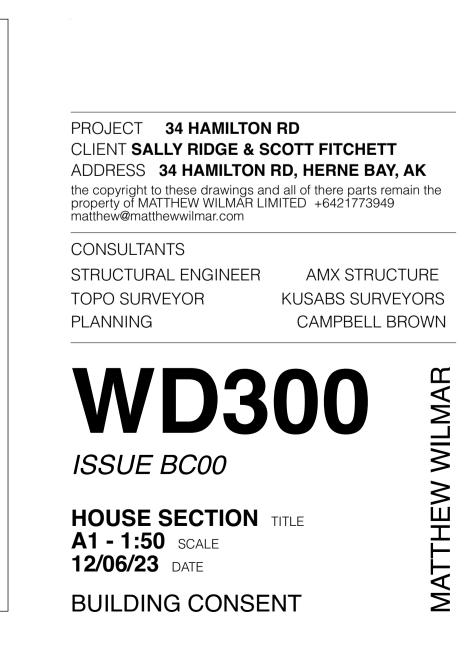
- 4161T Wall Underlay: Thermakraft Watergate Plus. installed to manufactures literature
- Stainless steel 316 50mm x 10g for timber joists, Screws driven below the surface,

Screws driven flush.

- Grade:DD Stress Grade: F8 (re Thickness options: Treatment:H3.2 CC Fixings: 10g x 50mr Plywood substrates to the following requ a) Panels shall be la (brick bond), b) Panels shall be la at right angles to the c) Supports in b) sh maximum centres d) The edge of shee with dwangs or fram e) External edges sh
- a minimum radius o f) A 20 mm H3.2 tria úsed at the base of g) Shall be fixed:) with 3 mm gaps b i) using 10 g x 50 m countersunk head s iii) at 150 mm centre iv) at 200 mm centre sheets.
- 4383 timber decking: Hardwood timber de use SPAX SS decki Radiata pine framing as per NZS 3604:201
- 4422NT Nuraply membr Nuraply TPO Waterr 1 Laver: Nuraply TP Substrate: plywood Substrate adhesion:



337E Ecoply roof membrane substrate: 17mm Ecoply Flooring TG staggered joints H3.2 CCA Install to manufactures litrature & e2 Grade:DD Stress Grade: F8 (red tongue) Thickness options: 17mm Treatment:H3.2 CCA Fixings: 10g x 50mm Stainless steel screw Plywood substrates shall be fixed according to the following requirements: a) Panels shall be laid with staggered joints	Colour: Grey (smooth finish) Install to manufactures literature & refer to standard details 4511JF JMF exterior timber joinery: Timber joinery frames to be cedar - paint finished to match existing. finish Resene Exterior Paint System. Joinery to be manufactured by an approved New Zealand Master Joiner (JMF) in accordance/compliant with Compliant Timber Joinery, and associated project wind zone.	 4710M Mammoth insulation - wall: R2.5 - friction fit semi-rigid thickness 90mm -confirm with H1 Report 4821 aluminium flashings: 0.90mm BMT powder coated aluminium flashings to match joinery colour, formed to indicated profile and fixed as detailed 4821 flashings: 0.75mm BMT Zincalume® on steel Coating system: Colorsteel Endura 	Refer to MAPEI Specification 6221M Tiler to confirm compatibility with selected tiles. 6311 Selected Strip Flooring: Selected 18mm Laminate strip flooring glued down on 15mm EcoPly flooring Substrate or new concrete substrait. Installed to manufactures literature 7120 water heating: ELECTRIC Rinai mains pressure Hot Water	
 (brick bond), b) Panels shall be laid with the face grain at right angles to the main supports, c) Supports in b) shall be at 400 mm maximum centres d) The edge of sheets shall be supported 	 4554VS Velux opening and fixed skylights: install to manufactures literature with proprietary flashing kit. Refer to H1 Compliance Report for required R value 4610MR Metro Performance glass residential glazing residential: 	prefinished steel flashings to match roof colour, formed to indicated profile and fixed as detailed to E2/NZBC 4855GV Glass Balustrade: GLASS VICE® Clearline Balustrade system. installed to manufactures litrature	Cylinder - MS250 250L (3kW) final selection on site. 7411D Dimond rainwater spouting systems: downpipe - 80mm round copper gutter - copper profile to match existing. 7412AR Allproof roof drainage systems:	
 with dwangs or framing, e) External edges shall be chamfered with a minimum radius of 5 mm, f) A 20 mm H3.2 triangular fillet shall be used at the base of any 90° upstand, and g) Shall be fixed: i) with 3 mm gaps between all sheets, i) using 10 g x 50 mm stainless steel countersunk head screws, 	Note on H1 calculations and insulation values: In using the below insulation materials this building complies with H1 via the BPI method. Refer to H1 Compliance Report. All glass to be clear, weight for size as required by NZS 4223. Provide safety glass as required by NZS 4223 Part 3. Double glazing to all new joinery, unless weight restrictions apply (for large doors) - Fabricator to confirm. Windows <1.2m in height (or higher if climbing aids reduce effective height) opening into pool area to bave restrictor stays allowing no more than	 5113G plasterboard ceiling lining - Gib: 13mm Gib Standard plasterboard system on adjustable Rondo ceiling batten system finish: level 4 finish 5113G wall lining - Gib: 10mm Gib Standard plasterboard finish: level 4 finish 	install to manufactures litrature RECONFIRM ON SITE Type/Brand: Allproof Bronze roof outlet Pipe outlet size:To suit pipe size 80mm - Description:80mm Membrane Clamp Overflow. roof outlets & overflows 7412AI Allproof Interior floor waste systems: install to manufactures litrature	
 iii) at 150 mm centres on edges, and iv) at 200 mm centres in the body of the sheets. 383 timber decking: Hardwood timber deck - 140x20 use SPAX SS decking screws fixed to H3.2 	Glass Shower doors to be toughened safety glass. Metro 12mm Temafloat or similar agreed	 6192H James Hardie tile & slate Underlay: installed to manufactures litrature 6221M Mapei tiling solutions: selected tiles on Mapei waterproofing, adhesive and epoxy grouting system. MAPEI installation system for floor tiles to 	 7451AE Allproof exterior surface drainage solution: install selected chanel drainage system to manufactures litrature 7430 geofabrics cordrain & megaflo: cordrain drainage board with geotextile fabric draining to megaflo 170 (punched) high 	
Radiata pine framing sized, spaced and fixed as per NZS 3604:2011 422NT Nuraply membrane roofing: Nuraply TPO Waterproofing system. 1 Layer: Nuraply TPO 1.5mm thick Substrate: plywood Substrate adhesion: Nuraply TPO Membrane	 4710M Mammoth insulation - ceiling: truss R4.0+R3.2 - thickness 240+200mm. skillion R3.6+R2.5 - thickness0165+90mm. insulation needs minimum 20mm gap to ply sarking -confirm with H1 Report 	 MAPEI Installation system for hoor files to screed substrate run into channel to manufacturer's specification: 1 Levelling screed: Mapecem & Planicrete. 2 Waterproofing: Mapelastic Aquadefense. 3 Adhesive: Keraflex maxi S1. 4 Grout: Kerapoxy 5 Silicone sealant: Mapesil AC. 	density polyethylene land drainage pannel in suitable geotextile sock spec. refer data sheet	

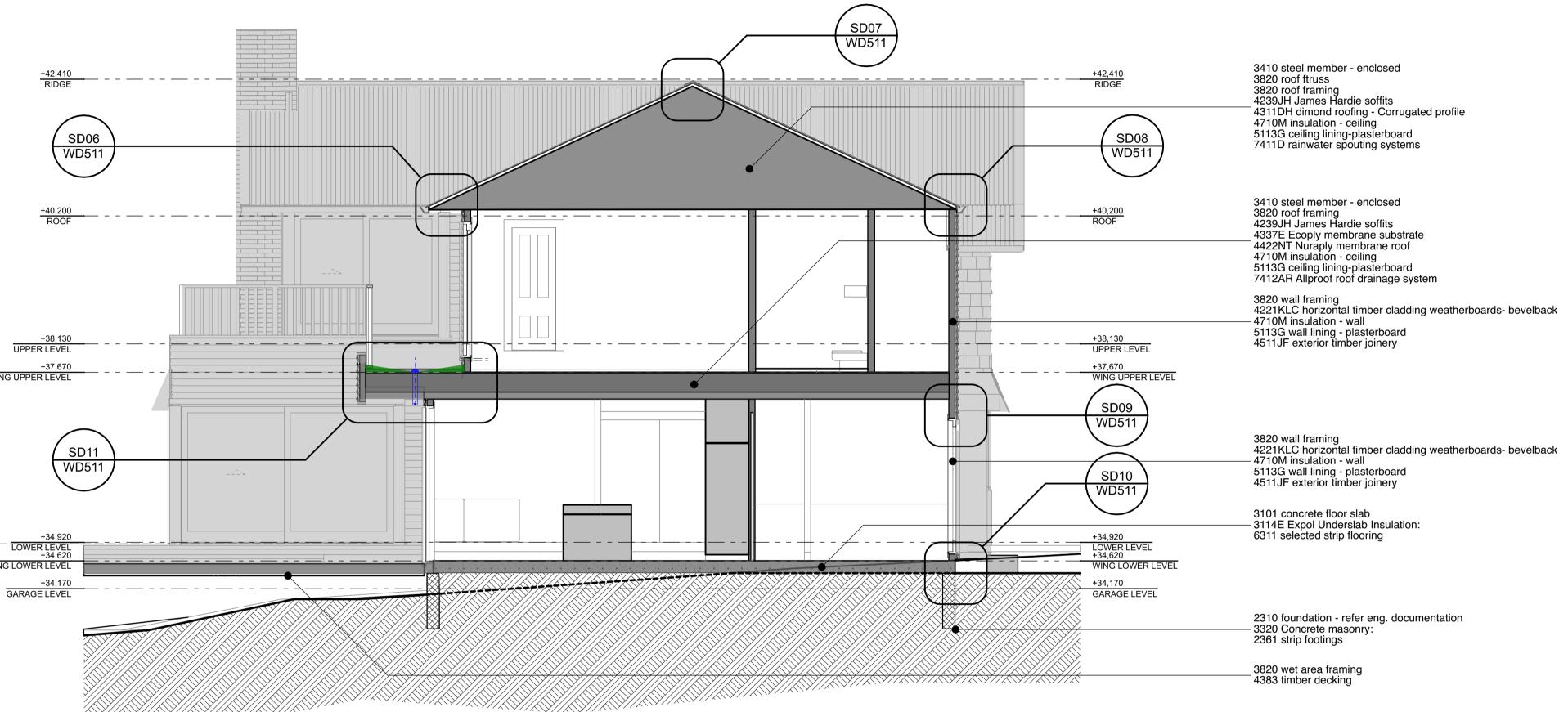


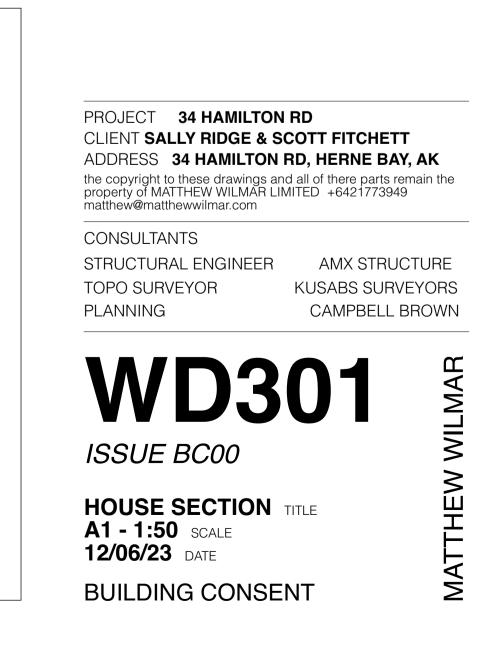
+37,670 WING UPPER LEVEL

WING LOWER LEVE

KEYNOTES READ IN CONJUN

KEYNOTES LEGEND READ IN CONJUNCTION WITH ARCHITECTURAL	SPECIFICATION					
2310 foundation:	4- Uracryl - min. 50 DFT	4161T Roof Underlay: Thermakraft - Covertek	4337E Ecoply roof membrane substrate:	Colour: Grey (smooth finish)	4710M Mammoth insulation - wall:	Refer to MAPEI Specification 6221M
Refer engineers documents	general colour: 'white'	407 . installed to manufactures literature	17mm Ecoply Flooring TG staggered joints	Install to manufactures literature & refer to	R2.5 - friction fit semi-rigid thickness 90mm	Tiler to confirm compatibility with selected
spec. refer engineer's documents	Confirm colours prior steel manufacture.		H3.2 CCA	standard details	-confirm with H1 Report	tiles.
		4161T DPC Thermakraft Supercourse 500 DPC:	Install to manufactures litrature & e2			
2361 strip footings:	3820 wall framing:	nstalled to manufactures litrature	Grade:DD	4511JF JMF exterior timber joinery:	4821 aluminium flashings:	6311 Selected Strip Flooring:
refer engineer's documents	Radiata pine framing sized, spaced and fixed		Stress Grade: F8 (red tongue)	Timber joinery frames to be cedar - paint	0.90mm BMT powder coated aluminium	Selected 18mm Laminate strip flooring glued
	as per NZS 3604:2011 see structural	4161T flashing tape Thermakraft Aluband:	Thickness options: 17mm	finished to match existing. finish Resene	flashings to match joinery colour, formed to	down on 15mm EcoPly flooring Substrate or
3101 concrete work - basic:	engineers docs for sizes and fixing	Flexible flashing tape over flexible wall	Treatment:H3.2 CCA	Exterior Paint System.	indicated profile and fixed as detailed	new concrete substrait. Installed to
refer engineer's documents for specification		underlay. As per Clause 9.1.5 (a)(b) and	Fixings: 10g x 50mm Stainless steel screw	Joinery to be manufactured by an approved	4004 (la al-la an	manufactures literature
& structural design	3820 floor framing:	figure 72A and 72B E2/AS1	Plywood substrates shall be fixed according	New Zealand Master Joiner (JMF) in	4821 flashings:	7400 western her stimme
	Radiata pine framing sized, spaced and fixed		to the following requirements:	accordance/compliant with Compliant Timber	0.75mm BMT Zincalume® on steel Coating system: Colorsteel Endura	7120 water heating:
3101 concrete floor slab:	as per NZS 3604:2011	4221KH KLC Horizontal Weatherboard	a) Panels shall be laid with staggered joints (brick bond),	Joinery, and associated project wind zone.	prefinished steel flashings to match roof	ELECTRIC Rinai mains pressure Hot Water Cylinder - MS250 250L (3kW)
refer engineer's documents for specification standard concrete - finish to suit overlay	Timber treatment: H1.2	cladding system: Generation 2 Horizontal weatherboard	b) Panels shall be laid with the face grain	4554VS Velux opening and fixed skylights:	colour, formed to indicated profile and fixed	final selection on site.
flooring or carport slab to be brush finished	see structural engineers docs for sizes and fixing	system.	at right angles to the main supports,	install to manufactures literature with	as detailed to E2/NZBC	
refer engineer's documents for specification &	lixing	on 20mm nominal cavity batten	c) Supports in b) shall be at 400 mm	proprietary flashing kit. Refer to H1	as detailed to EZ/NZDO	7411D Dimond rainwater spouting systems:
structural design	3820 roof framing:	profile: bevelback - size to match existing	maximum centres	Compliance Report for required R value	4855GV Glass Balustrade:	downpipe - 80mm round copper
Silucial actign	Radiata pine framing sized, spaced and fixed	finish: Resene Exterior Paint System			GLASS VICE®	gutter - copper profile to match existing.
3114E Expol underslab insulation:	as per NZS 3604:2011	colour: WHITE TBC		4610MR Metro Performance glass residential	Clearline Balustrade system.	gatter copper preme to materi existing.
Expol X - 50mm R 1.55 install to	Timber treatment: H1.2		d) The edge of sheets shall be supported	alazina residential:	installed to manufactures litrature	7412AR Allproof roof drainage systems:
manufactures literature. confirm with H1	see structural engineers docs for sizes and	4239JH James Hardie soffits:	with dwangs or framing,	Note on H1 calculations and insulation		install to manufactures litrature
report	fixing	6mm fibre cement villa board sheet flush	e) External edges shall be chamfered with	values:	5113G plasterboard ceiling lining - Gib:	RECONFIRM ON SITE
•		stopped and painted soffit. install to	a minimum radius of 5 mm,	In using the below insulation materials this	13mm Gib Standard plasterboard system on	Type/Brand: Allproof Bronze roof outlet
3320 Concrete masonary:	3820 roof truss framing:	manufactures documentation.	f) A 20 mm H3.2 triangular fillet shall be	building complies with H1 via the BPI	adjustable Rondo ceiling batten system	Pipe outlet size: To suit pipe size 80mm -
20 series concrete masonary system. refer	Radiata pine framing sized, spaced and fixed		used at the base of any 90° upstand, and	method. Refer to H1 Compliance Report.	finish: level 4 finish	Description:80mm Membrane Clamp
engineer's documents for specification &	in truss design.	4311DH Dimond Roofing - Profiled.	g) Shall be fixed:	All glass to be clear, weight for size as		Overflow. roof outlets & overflows
structural design	Timber treatment: H1.2	Dimond profile: corrugate	i) with 3 mm gaps between all sheets,	as required by NZS 4223. 1 Tovide safety glass	5113G wall lining - Gib:	7440 AL Allows of Interior floor weath such as
0440 steel member analoged	see structural engineers docs for sizes and	ROOFING thickness: 0.55mm BMT Zincalume® on steel	i) using 10 g x 50 mm stainless steel countersunk head screws,	Double glazing to all new joinery, unless	10mm Gib Standard plasterboard finish: level 4 finish	7412AI Allproof Interior floor waste systems: install to manufactures litrature
3410 steel member - enclosed: Refer to both architectural and engineering	fixing	Coating system: Colorsteel Endura	iii) at 150 mm centres on edges, and	Weight restrictions apply (for large doors) -	linish. level 4 linish	Install to manufactures iltrature
documentation.Steel Protection specified in	3820 wet area framing:	colour: tbc	iv) at 200 mm centres in the body of the	height (or higher if climbing aids reduce	6192H James Hardie tile & slate Underlay:	7451AE Allproof exterior surface drainage
Structural Engineers Notes.	Radiata pine framing sized, spaced and fixed	- Profile height: 18mm	sheets.	All glass to be clear, weight for size as required by NZS 4223. Provide safety glass as required by NZS 4223 Part 3. Double glazing to all new joinery, unless weight restrictions apply (for large doors) - Fabricator to confirm. Windows <1.2m in height (or higher if climbing aids reduce effective height) opening into pool area to have restrictor stays allowing no more than 100mm opening as required	installed to manufactures litrature	solution: install selected chanel drainage
Olidetaral Engineers Notes.	as per NZS 3604:2011 - internal wet areas	- Flashings: To match roof		100mm opening as required		system to manufactures litrature
3410 steel member - exposed:	framing at 400mm crs both directions. Timber	- Spouting: To match roof	4383 timber decking:	100mm opening as required. Glass Shower doors to be toughened safety	6221M Mapei tiling solutions:	
refer eng's documents for fixing details.	treatment: H3.2		Hardwood timber deck - 140x20	glass. Metro 12mm Temafloat or similar agreed	selected tiles on Mapei waterproofing,	7430 geofabrics cordrain & megaflo:
spec. 3410 and engineers documentation	see structural engineers docs for sizes and	4331H HARDIE™ FIBRE CEMENT DECKING	use SPAX SS decking screws fixed to H3.2	Metro 12mm Tematioat or similar agreed	adhesive and epoxy grouting system.	cordrain drainage board with geotextile fabric
finish:	fixing	Hardie [™] Panel Compressed Sheet is an	Radiata pine framing sized, spaced and fixed	4710M Mammoth insulation - ceiling:	MAPEI installation system for floor tiles to	draining to megaflo 170 (punched) high
1- Blast SA 2.5		18mm thick, high density, fibre cement	as per NZS 3604:2011	truss R4.0+R3.2 - thickness 240+200mm.	screed substrate run into channel to	density polyethylene land drainage pannel in
2- Thermal Arc Spray Zinc - min. 200 DFT	4161T DPM Thermakraft Orange :	structural flooring substrate for ceramic/stone			manufacturer's specification:	suitable geotextile sock
Treatment Grade P3 in accordance with	installed to manufactures litrature	tile finishes over timber floor joists.	4422NT Nuraply membrane roofing:	skillion R3.6+R2.5 - thickness0165+90mm.	1 Levelling screed: Mapecem & Planicrete.	spec. refer data sheet
AS/NZS 5131 co-ordinate with galvanizer.		Sealant joints, Rigid joints	Nuraply TPO Waterproofing system.	insulation needs minimum 20mm gap to ply	2 Waterproofing: Mapelastic Aquadefense.	
3- Armourcoat 220 - min. 200 DFT	4161T Wall Underlay: Thermakraft - Watergate	Stainless steel 316 50mm x 10g for timber	1 Layer: Nuraply TPO 1.5mm thick	sarking -confirm with H1 Report	3 Adhesive: Keraflex maxi S1.	
	Plus. installed to manufactures literature	joists, Screws driven below the surface,	Substrate: plywood Substrate adhesion: Nuraply TPO Membrane		4 Grout: Kerapoxy5 Silicone sealant: Mapesil AC.	
		Screws driven flush.	Substrate autresion: Nurapiy TPO Memorane			

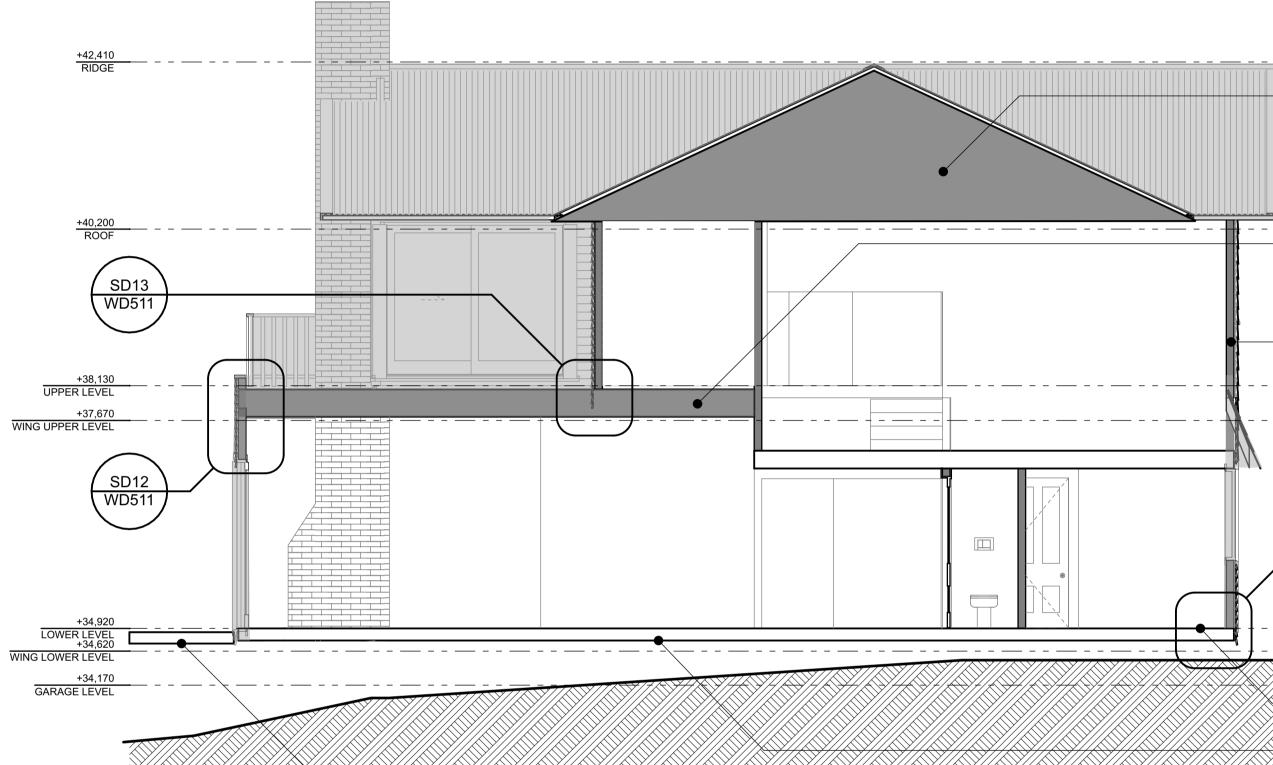




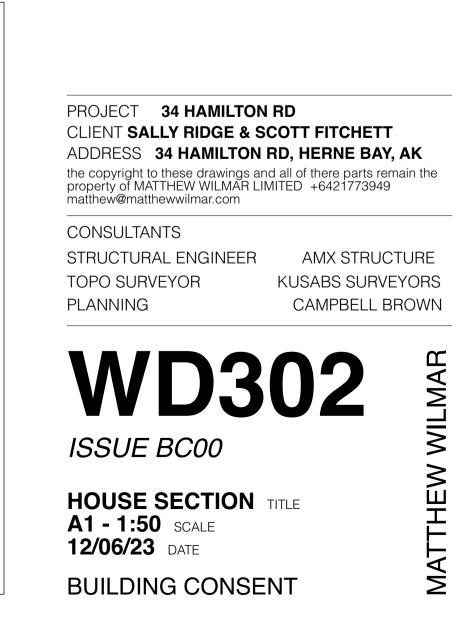
GARAGE LEVEL

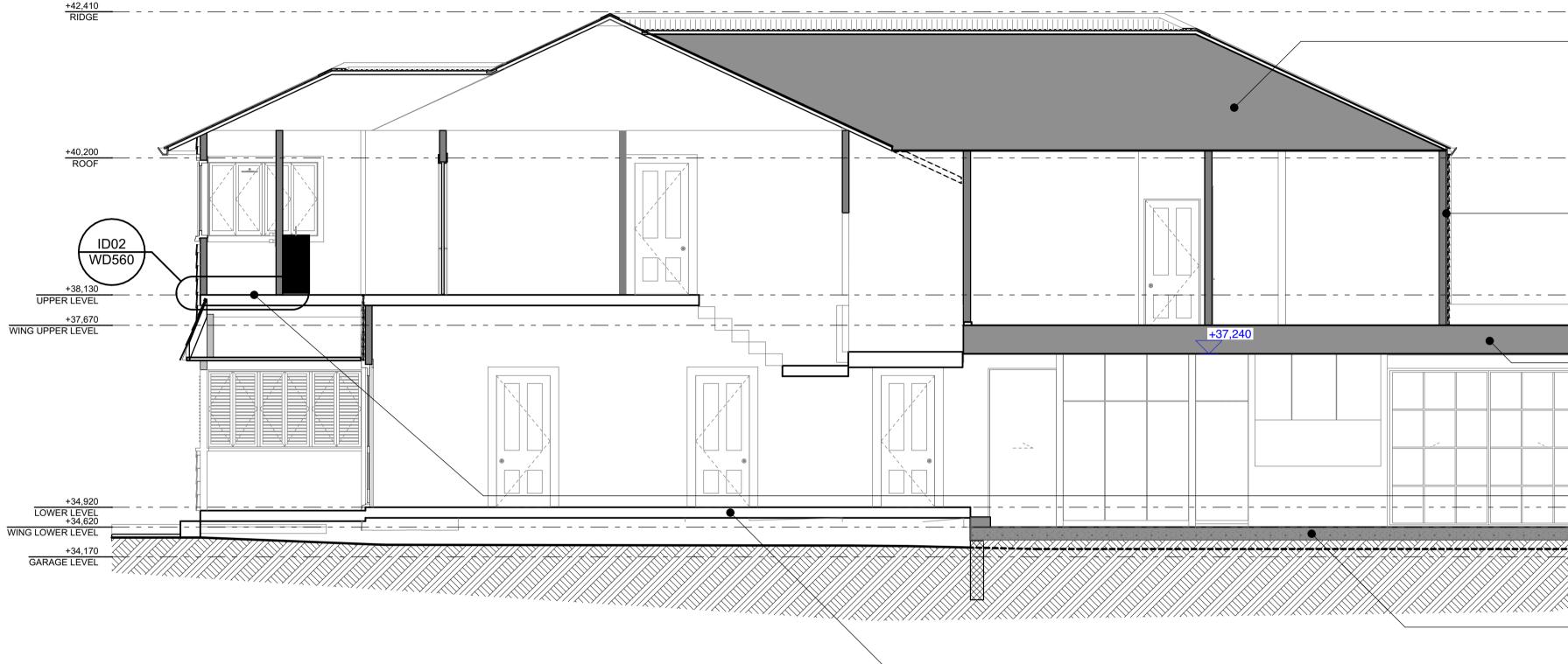
KEYNOTES READ IN CONJU

2310 foundation:	4- Uracryl - min. 50 DFT	4161T Roof Underlay: Thermakraft - Covertek	4337E Ecoply roof membrane substrate:	Colour: Grey (smooth finish)	4710M Mammoth insulation - wall:	Refer to MAPEI Specification 6221M
Refer engineers documents spec. refer engineer's documents	general colour: 'white' Confirm colours prior steel manufacture.	407 . installed to manufactures literature	17mm Ecoply Flooring TG staggered joints H3.2 CCA	Install to manufactures literature & refer to standard details	R2.5 - friction fit semi-rigid thickness 90mm -confirm with H1 Report	Tiler to confirm compatibility with selected tiles.
spec. Teler engineer's documents	Communications phor steel manufacture.	4161T DPC Thermakraft Supercourse 500 DPC:	Install to manufactures litrature & e2	Standard details		uies.
361 strip footings:	3820 wall framing:	nstalled to manufactures litrature	Grade:DD	4511JF JMF exterior timber joinery:	4821 aluminium flashings:	6311 Selected Strip Flooring:
refer engineer's documents	Radiata pine framing sized, spaced and fixed		Stress Grade: F8 (red tongue)	Timber joinery frames to be cedar - paint	0.90mm BMT powder coated aluminium	Selected 18mm Laminate strip flooring glue
	as per NZS 3604:2011 see structural	4161T flashing tape Thermakraft Aluband:	Thickness options: 17mm	finished to match existing. finish Resene	flashings to match joinery colour, formed to	down on 15mm EcoPly flooring Substrate c
101 concrete work - basic:	engineers docs for sizes and fixing	Flexible flashing tape over flexible wall	Treatment:H3.2 CCA	Exterior Paint System.	indicated profile and fixed as detailed	new concrete substrait. Installed to
refer engineer's documents for specification		underlay. As per Clause 9.1.5 (a)(b) and	Fixings: 10g x 50mm Stainless steel screw	Joinery to be manufactured by an approved		manufactures literature
& structural design	3820 floor framing:	figure 72A and 72B E2/AS1	Plywood substrates shall be fixed according	New Zealand Master Joiner (JMF) in	4821 flashings:	
	Radiata pine framing sized, spaced and fixed		to the following requirements:	accordance/compliant with Compliant Timber	0.75mm BMT Zincalume® on steel	7120 water heating:
101 concrete floor slab:	as per NZS 3604:2011	4221KH KLC Horizontal Weatherboard	a) Panels shall be laid with staggered joints	Joinery, and associated project wind zone.	Coating system: Colorsteel Endura	ELECTRIC Rinai mains pressure Hot Wate
refer engineer's documents for specification	Timber treatment: H1.2	cladding system:	(brick bond),	4554VS Velux opening and fixed skylights:	prefinished steel flashings to match roof colour, formed to indicated profile and fixed	Cylinder - MS250 250L (3kW) final selection on site.
standard concrete - finish to suit overlay	see structural engineers docs for sizes and	Generation 2 Horizontal weatherboard	b) Panels shall be laid with the face grain at right angles to the main supports.	install to manufactures literature with	as detailed to E2/NZBC	linal selection on site.
flooring or carport slab to be brush finished refer engineer's documents for specification &	fixing	system. on 20mm nominal cavity batten	c) Supports in b) shall be at 400 mm	proprietary flashing kit. Refer to H1		7411D Dimond rainwater spouting systems:
structural design	3820 roof framing:	profile: bevelback - size to match existing	maximum centres	Compliance Report for required R value	4855GV Glass Balustrade:	downpipe - 80mm round copper
Siluciulai design	Radiata pine framing sized, spaced and fixed	finish: Resene Exterior Paint System	maximum centres	Compliance heport for required in value	GLASS VICE®	gutter - copper profile to match existing.
114E Expol underslab insulation:	as per NZS 3604:2011	colour: WHITE TBC		4610MR Metro Performance glass residential	Clearline Balustrade system.	gatter copper prome to matom existing.
Expol X - 50mm R 1.55 install to	Timber treatment: H1.2		d) The edge of sheets shall be supported	glazing residential:	installed to manufactures litrature	7412AR Allproof roof drainage systems:
manufactures literature. confirm with H1	see structural engineers docs for sizes and	4239JH James Hardie soffits:	with dwangs or framing.	Note on H1 calculations and insulation		install to manufactures litrature
report	fixing	6mm fibre cement villa board sheet flush	e) External edges shall be chamfered with	values:	5113G plasterboard ceiling lining - Gib:	RECONFIRM ON SITE
•	5	stopped and painted soffit. install to	a minimum radius of 5 mm,	In using the below insulation materials this	13mm Gib Standard plasterboard system on	Type/Brand: Allproof Bronze roof outlet
320 Concrete masonary:	3820 roof truss framing:	manufactures documentation.	f) A 20 mm H3.2 triangular fillet shall be	building complies with H1 via the BPI	adjustable Rondo ceiling batten system	Pipe outlet size:To suit pipe size 80mm -
20 series concrete masonary system. refer	Radiata pine framing sized, spaced and fixed		used at the base of any 90° upstand, and	method. Refer to H1 Compliance Report.	finish: level 4 finish	Description:80mm Membrane Clamp
engineer's documents for specification &	in truss design.	4311DH Dimond Roofing - Profiled.	g) Shall be fixed:	All glass to be clear, weight for size as required by NZS 4223. Provide safety glass as required by NZS 4223 Part 3. Double glazing to all new joinery, unless weight restrictions apply (for large doors) - Fabricator to confirm. Windows <1.2m in beight (or biabor if olimbing side reduce		Overflow. roof outlets & overflows
structural design	Timber treatment: H1.2	Dimond profile: corrugate	i) with 3 mm gaps between all sheets,	as required by NZS 4223. Flowide salety glass	5113G wall lining - Gib:	
	see structural engineers docs for sizes and	ROOFING	i) using 10 g x 50 mm stainless steel	Double glazing to all new joinery, unless	10mm Gib Standard plasterboard	7412AI Allproof Interior floor waste systems
410 steel member - enclosed:	fixing	thickness: 0.55mm BMT Zincalume® on steel	countersunk head screws,	weight restrictions apply (for large doors) -	finish: level 4 finish	install to manufactures litrature
Refer to both architectural and engineering documentation.Steel Protection specified in	3820 wet area framing:	Coating system: Colorsteel Endura colour: tbc	iii) at 150 mm centres on edges, and iv) at 200 mm centres in the body of the	height (or higher if climbing aids reduce	6192H James Hardie tile & slate Underlay:	7451AE Allproof exterior surface drainage
Structural Engineers Notes.	Radiata pine framing sized, spaced and fixed	- Profile height: 18mm	sheets.	height (or higher if climbing aids reduce effective height) opening into pool area to	installed to manufactures litrature	solution: install selected chanel drainage
Structural Engineers Notes.	as per NZS 3604:2011 - internal wet areas	- Flashings: To match roof	5110013.	have restrictor stays allowing no more than		system to manufactures litrature
110 steel member - exposed:	framing at 400mm crs both directions. Timber	- Spouting: To match roof	4383 timber decking:	100mm opening as required. Glass Shower doors to be toughened safety	6221M Mapei tiling solutions:	system to manufactures infature
refer eng's documents for fixing details.	treatment: H3.2		Hardwood timber deck - 140x20	glass. Metro 12mm Temafloat or similar agreed	selected tiles on Mapei waterproofing,	7430 geofabrics cordrain & megaflo:
spec. 3410 and engineers documentation	see structural engineers docs for sizes and	4331H HARDIE™ FIBRE CEMENT DECKING	use SPAX SS decking screws fixed to H3.2	Metro 12mm Tematloat or similar agreed	adhesive and epoxy grouting system.	cordrain drainage board with geotextile fat
finish:	fixing	Hardie [™] Panel Compressed Sheet is an	Radiata pine framing sized, spaced and fixed	4710M Mammoth insulation - ceiling:	MAPEI installation system for floor tiles to	draining to megaflo 170 (punched) high
1- Blast SA 2.5		18mm thick, high density, fibre cement	as per NZS 3604:2011	truss R4.0+R3.2 - thickness 240+200mm.	screed substrate run into channel to	density polvethylene land drainage panne
2- Thermal Arc Spray Zinc - min. 200 DFT	4161T DPM Thermakraft Orange :	structural flooring substrate for ceramic/stone			manufacturer's specification:	suitable geotextile sock
Treatment Grade P3 in accordance with	installed to manufactures litrature	tile finishes over timber floor joists.	4422NT Nuraply membrane roofing:	skillion R3.6+R2.5 - thickness0165+90mm.	1 Levelling screed: Mapecem & Planicrete.	spec. refer data sheet
AS/NZS 5131 co-ordinate with galvanizer.		Sealant joints, Rigid joints	Nuraply TPO Waterproofing system.	insulation needs minimum 20mm gap to ply	2 Waterproofing: Mapelastic Aquadefense.	
3- Armourcoat 220 - min. 200 DFT	4161T Wall Underlay: Thermakraft - Watergate	Stainless steel 316 50mm x 10g for timber	1 Layer: Nuraply TPO 1.5mm thick	sarking -confirm with H1 Report	3 Adhesive: Keraflex maxi S1.	
	Plus. installed to manufactures literature	joists, Screws driven below the surface,	Substrate: plywood	5	4 Grout: Kerapoxy	
		Screws driven flush.	Substrate adhesion: Nuraply TPO Membrane		5 Silicone sealant: Mapesil AC.	



+42,410 RIDGE	3410 steel member - enclosed 3820 roof ftruss 3820 roof framing 4239JH James Hardie soffits 4311DH dimond roofing - Corrugated profile 4710M insulation - ceiling 5113G ceiling lining-plasterboard 7411D rainwater spouting systems
<u>+40,200</u> ROOF	3410 steel member - enclosed 3820 roof framing 4337E Ecoply membrane substrate 4422NT Nuraply membrane roof 4710M insulation - ceiling 5113G ceiling lining-plasterboard 7412AR Allproof roof drainage system
+38,130 UPPER LEVEL +37,670 WING UPPER LEVEL	3820 wall framing 4221KLC horizontal timber cladding weatherboards- bevelback — 4710M insulation - wall 5113G wall lining - plasterboard 4511JF exterior timber joinery
ID01 WD560	
- +34,920 LOWER LEVEL +34,620 WING LOWER LEVEL +34,170 GARAGE LEVEL	3820 wet area framing — 6221M wet area tiling 7412AI Allproof interior floor waste system 3820 floor framing 6311 selected strip flooring 3820 wet area framing
/	3820 wet area framing 4383 timber decking





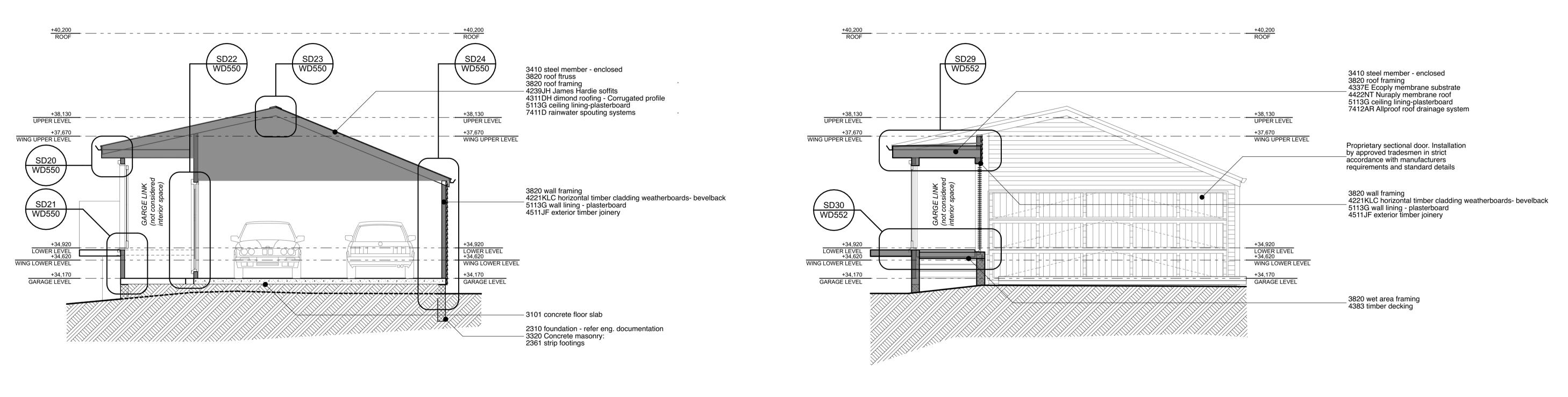
KEYNOTES LEGEND READ IN CONJU

2310 foundation:	4- Uracryl - min. 50 DFT	4161T Roof Underlay: Thermakraft - Covertek	4337E Ecoply roof membrane substrate:	Colour: Grey (smooth finish)	4710M Mammoth insulation - wall:	Refer to MAPEI Specification 6221M
Refer engineers documents	general colour: 'white'	407 . installed to manufactures literature	17mm Ecoply Flooring TG staggered joints	Install to manufactures literature & refer to	R2.5 - friction fit semi-rigid thickness 90mm	Tiler to confirm compatibility with selected
spec. refer engineer's documents	Confirm colours prior steel manufacture.		H3.2 CCA	standard details	-confirm with H1 Report	tiles.
		4161T DPC Thermakraft Supercourse 500 DPC:	Install to manufactures litrature & e2			
2361 strip footings:	3820 wall framing:	nstalled to manufactures litrature	Grade:DD	4511JF JMF exterior timber joinery:	4821 aluminium flashings:	6311 Selected Strip Flooring:
refer engineer's documents	Radiata pine framing sized, spaced and fixed		Stress Grade: F8 (red tongue)	Timber joinery frames to be cedar - paint	0.90mm BMT powder coated aluminium	Selected 18mm Laminate strip flooring glued
	as per NZS 3604:2011 see structural	4161T flashing tape Thermakraft Aluband:	Thickness options: 17mm	finished to match existing. finish Resene	flashings to match joinery colour, formed to	down on 15mm EcoPly flooring Substrate or
3101 concrete work - basic:	engineers docs for sizes and fixing	Flexible flashing tape over flexible wall	Treatment:H3.2 CCA	Exterior Paint System.	indicated profile and fixed as detailed	new concrete substrait. Installed to
refer engineer's documents for specification		underlay. As per Clause 9.1.5 (a)(b) and	Fixings: 10g x 50mm Stainless steel screw	Joinery to be manufactured by an approved	1001 flashinna	manufactures literature
& structural design	3820 floor framing:	figure 72A and 72B E2/AS1	Plywood substrates shall be fixed according	New Zealand Master Joiner (JMF) in	4821 flashings: 0.75mm BMT Zincalume® on steel	7100 water besting.
0101 compute floor cloby	Radiata pine framing sized, spaced and fixed	4004 KUUKUO Ula vizanta UV/a atkanka aval	to the following requirements:	accordance/compliant with Compliant Timber	Coating system: Colorsteel Endura	7120 water heating:
3101 concrete floor slab:	as per NZS 3604:2011	4221KH KLC Horizontal Weatherboard	a) Panels shall be laid with staggered joints	Joinery, and associated project wind zone.	prefinished steel flashings to match roof	ELECTRIC Rinai mains pressure Hot Water Cylinder - MS250 250L (3kW)
refer engineer's documents for specification standard concrete - finish to suit overlay	Timber treatment: H1.2	cladding system: Generation 2 Horizontal weatherboard	(brick bond), b) Panels shall be laid with the face grain	4554VS Velux opening and fixed skylights:	colour, formed to indicated profile and fixed	final selection on site.
flooring or carport slab to be brush finished	see structural engineers docs for sizes and fixing		at right angles to the main supports.	install to manufactures literature with	as detailed to E2/NZBC	linal selection on site.
refer engineer's documents for specification &		system. on 20mm nominal cavity batten	c) Supports in b) shall be at 400 mm	proprietary flashing kit. Refer to H1	as detailed to EZ/NZBC	7411D Dimond rainwater spouting systems:
structural design	3820 roof framing:	profile: bevelback - size to match existing	maximum centres	Compliance Report for required R value	4855GV Glass Balustrade:	downpipe - 80mm round copper
Siluciulal design	Radiata pine framing sized, spaced and fixed	finish: Resene Exterior Paint System		Compliance Report for required in value	GLASS VICE®	gutter - copper profile to match existing.
3114E Expol underslab insulation:	as per NZS 3604:2011	colour: WHITE TBC		4610MR Metro Performance glass residential	Clearline Balustrade system.	gatter copper prome to materi existing.
Expol X - 50mm R 1.55 install to	Timber treatment: H1.2		d) The edge of sheets shall be supported	glazing residential:	installed to manufactures litrature	7412AR Allproof roof drainage systems:
manufactures literature. confirm with H1	see structural engineers docs for sizes and	4239JH James Hardie soffits:	with dwangs or framing.	Note on H1 calculations and insulation		install to manufactures litrature
report	fixing	6mm fibre cement villa board sheet flush	e) External edges shall be chamfered with	values:	5113G plasterboard ceiling lining - Gib:	RECONFIRM ON SITE
· • • • • • •		stopped and painted soffit. install to	a minimum radius of 5 mm,	In using the below insulation materials this	13mm Gib Standard plasterboard system on	Type/Brand: Allproof Bronze roof outlet
3320 Concrete masonary:	3820 roof truss framing:	manufactures documentation.	f) A 20 mm H3.2 triangular fillet shall be	building complies with H1 via the BPI	adjustable Rondo ceiling batten system	Pipe outlet size: To suit pipe size 80mm -
20 series concrete masonary system. refer	Radiata pine framing sized, spaced and fixed		used at the base of any 90° upstand, and	method. Refer to H1 Compliance Report.	finish: level 4 finish	Description:80mm Membrane Clamp
engineer's documents for specification &	in truss design.	4311DH Dimond Roofing - Profiled.	g) Shall be fixed:	All glass to be clear, weight for size as		Overflow. roof outlets & overflows
structural design	Timber treatment: H1.2	Dimond profile: corrugate	i) with 3 mm gaps between all sheets,	as required by NZS 4223. Provide safety glass	5113G wall lining - Gib:	
	see structural engineers docs for sizes and	ROOFING	i) using 10 g x 50 mm stainless steel	Double glazing to all new joinery, unless	10mm Gib Standard plasterboard	7412Al Allproof Interior floor waste systems:
3410 steel member - enclosed:	fixing	thickness: 0.55mm BMT Zincalume® on steel	countersunk head screws,	weight restrictions apply (for large doors) -	finish: level 4 finish	install to manufactures litrature
Refer to both architectural and engineering		Coating system: Colorsteel Endura	iii) at 150 mm centres on edges, and	Fabricator to confirm. Windows <1.2m in beight (or bigher if climbing aids reduce		
documentation.Steel Protection specified in	3820 wet area framing:	colour: tbc	iv) at 200 mm centres in the body of the	method. Refer to H1 Compliance Report. All glass to be clear, weight for size as required by NZS 4223. Provide safety glass as required by NZS 4223 Part 3. Double glazing to all new joinery, unless weight restrictions apply (for large doors) - Fabricator to confirm. Windows <1.2m in height (or higher if climbing aids reduce effective height) opening into pool area to have restrictor stays allowing no more than 100mm opening as required. Glass Shower doors to be toughened safety glass	6192H James Hardie tile & slate Underlay:	7451AE Allproof exterior surface drainage
Structural Engineers Notes.	Radiata pine framing sized, spaced and fixed	- Profile height: 18mm	sheets.	have restrictor stays allowing no more than	installed to manufactures litrature	solution: install selected chanel drainage system to manufactures litrature
2410 steel member eveneed	as per NZS 3604:2011 - internal wet areas	- Flashings: To match roof	4383 timber decking:	100mm opening as required.	6221M Mapei tiling solutions:	system to manufactures infature
3410 steel member - exposed:	framing at 400mm crs both directions. Timber treatment: H3.2	- Spouting: To match roof	Hardwood timber deck - 140x20	alass shower doors to be toughened salety	selected tiles on Mapei waterproofing.	7430 geofabrics cordrain & megaflo:
refer eng's documents for fixing details. spec. 3410 and engineers documentation		4331H HARDIE™ FIBRE CEMENT DECKING	use SPAX SS decking screws fixed to H3.2	Metro 12mm Temafloat or similar agreed	adhesive and epoxy grouting system.	cordrain drainage board with geotextile fabric
finish:	see structural engineers docs for sizes and fixing	Hardie [™] Panel Compressed Sheet is an	Radiata pine framing sized, spaced and fixed		MAPEI installation system for floor tiles to	draining to megaflo 170 (punched) high
1- Blast SA 2.5	ixing	18mm thick, high density, fibre cement	as per NZS 3604:2011	4710M Mammoth insulation - ceiling:	screed substrate run into channel to	density polyethylene land drainage pannel in
2- Thermal Arc Spray Zinc - min. 200 DFT	4161T DPM Thermakraft Orange :	structural flooring substrate for ceramic/stone		truss R4.0+R3.2 - thickness 240+200mm.	manufacturer's specification:	suitable geotextile sock
Treatment Grade P3 in accordance with	installed to manufactures litrature	tile finishes over timber floor joists.	4422NT Nuraply membrane roofing:	abillion DO C. DO F. thiskness of 05, 00 mm	1 Levelling screed: Mapecem & Planicrete.	spec. refer data sheet
AS/NZS 5131 co-ordinate with galvanizer.		Sealant joints, Rigid joints	Nuraply TPO Waterproofing system.	skillion R3.6+R2.5 - thickness0165+90mm.	2 Waterproofing: Mapelastic Aquadefense.	
3- Armourcoat 220 - min. 200 DFT	4161T Wall Underlay: Thermakraft - Watergate	Stainless steel 316 50mm x 10g for timber	1 Layer: Nuraply TPO 1.5mm thick	insulation needs minimum 20mm gap to ply	3 Adhesive: Keraflex maxi S1.	
	Plus, installed to manufactures literature	joists, Screws driven below the surface,	Substrate: plywood	sarking -confirm with H1 Report	4 Grout: Kerapoxy	
		Screws driven flush.	Substrate adhesion: Nuraply TPO Membrane		5 Silicone sealant: Mapesil AC.	

	JGE	3410 steel member - enclosed 3820 roof ftruss 3820 roof framing 4239JH James Hardie soffits 4311DH dimond roofing - Corrugated profile 4710M insulation - ceiling 5113G ceiling lining-plasterboard 7411D rainwater spouting systems
+40 ROC		3820 wall framing 4221KLC horizontal timber cladding weatherboards- bevelback 4710M insulation - wall 5113G wall lining - plasterboard 4511JF exterior timber joinery
+37	PER LEVEL ,670 IG UPPER LEVEL	3410 steel member - enclosed 3820 roof framing 4337E Ecoply membrane substrate 4422NT Nuraply membrane roof 4710M insulation - ceiling 5113G ceiling lining-plasterboard 7412AR Allproof roof drainage system
+34	.920	3820 wall framing 4221KLC horizontal timber cladding weatherboards- bevelback 4710M insulation - wall 5113G wall lining - plasterboard 4511JF exterior timber joinery 3820 wet area framing 6221M wet area tiling 7412AI Allproof interior floor waste system
+34 WIN +34	VER LEVEL 620 IG LOWER LEVEL 170 RAGE LEVEL	2310 foundation - refer eng. documentation 3320 Concrete masonry: 2361 strip footings
		3101 concrete floor slab 3114E Expol Underslab Insulation: 6311 selected strip flooring
		3820 floor framing

_ 3820 floor framing 6311 selected strip flooring





G1

KEYNOTES LEGEND

READ IN CONJUNCTION WITH ARCHITECTURAL SPECIFICATION 2310 foundation: Refer engineers documents spec. refer engineer's documents

2361 strip footings: refer engineer's documents

3101 concrete work - basic: refer engineer's documents for specification & structural design

3101 concrete floor slab: refer engineer's documents for specification standard concrete - finish to suit overlay flooring or carport slab to be brush finished refer engineer's documents for specification & structural design

3114E Expol underslab insulation: Expol X - 50mm R 1.55 install to manufactures literature. confirm with H1 report

3320 Concrete masonary: 20 series concrete masonary system. refer engineer's documents for specification & structural design

3410 steel member - enclosed: Refer to both architectural and engineering documentation.Steel Protection specified in Structural Engineers Notes.

3410 steel member - exposed: refer eng's documents for fixing details. spec. 3410 and engineers documentation

1- Blast SA 2.5 2- Thermal Arc Spray Zinc - min. 200 DFT Treatment Grade P3 in accordance with

AS/NZS 5131 co-ordinate with galvanizer. 3- Armourcoat 220 - min. 200 DFT

- Radiata pine framing sized, spaced and fixed 4161T flashing tape Thermakraft Aluband: as per NZS 3604:2011 see structural Flexible flashing tape over flexible wall engineers docs for sizes and fixing 3820 floor framing: Radiata pine framing sized, spaced and fixed as per NZS 3604:2011 cladding system: Timber treatment: H1.2 see structural engineers docs for sizes and fixing system 3820 roof framing: profile: Radiata pine framing sized, spaced and fixed finish:
- as per NZS 3604:2011 Timber treatment: H1.2 see structural engineers docs for sizes and fixina

Confirm colours prior steel manufacture.

4- Uracrvl - min. 50 DFT

general colour: 'white'

3820 wall framing

- 3820 roof truss framing: Radiata pine framing sized, spaced and fixed in truss design. Timber treatment: H1.2 see structural engineers docs for sizes and fixina
- 3820 wet area framing: Radiata pine framing sized, spaced and fixed as per NZS 3604:2011 - internal wet areas framing at 400mm crs both directions. Timber treatment: H3.2 see structural engineers docs for sizes and fixing
- 4161T DPM Thermakraft Orange : installed to manufactures litrature
- 4161T Wall Underlay: Thermakraft Watergate Plus, installed to manufactures literature

underlay. As per Clause 9.1.5 (a)(b) and figure 72A and 72B E2/AS1 4221KH KLC Horizontal Weatherboard Generation 2 Horizontal weatherboard on 20mm nominal cavity batten bevelback - size to match existing Resene Exterior Paint System

4161T Roof Underlay: Thermakraft - Covertek

nstalled to manufactures litrature

407 . installed to manufactures literature

4161T DPC Thermakraft Supercourse 500 DPC:

- colour: WHITE TBC 4239JH James Hardie soffits: 6mm fibre cement villa board sheet flush stopped and painted soffit. install to manufactures documentation.
- 4311DH Dimond Roofing Profiled. Dimond profile: corrugate ROOFING thickness: 0.55mm BMT Zincalume® on steel Coating system: Colorsteel Endura colour: tbc
 - Profile height: 18mm Flashings: To match roof - Spouting: To match roof
- 4331H HARDIE™ FIBRE CEMENT DECKING Hardie[™] Panel Compressed Sheet is an 18mm thick, high density, fibre cement structural flooring substrate for ceramic/stone tile finishes over timber floor joists. Sealant joints, Rigid joints Stainless steel 316 50mm x 10g for timber joists, Screws driven below the surface.

Screws driven flush.

- sheets.

Refer to MAPEI Specification 6221M 4337E Ecoply roof membrane substrate: Colour: Grey (smooth finish) 4710M Mammoth insulation - wall: Install to manufactures literature & refer to R2.5 - friction fit semi-rigid thickness 90mm Tiler to confirm compatibility with selected 17mm Ecoply Flooring TG staggered joints -confirm with H1 Report H3.2 CCA standard details tiles. Install to manufactures litrature & e2 6311 Selected Strip Flooring: 4511JF JMF exterior timber joinery: Grade:DD 4821 aluminium flashings: Stress Grade: F8 (red tongue) Timber joinery frames to be cedar - paint 0.90mm BMT powder coated aluminium Selected 18mm Laminate strip flooring glued Thickness options: 17mm finished to match existing. finish Resene flashings to match joinery colour, formed to down on 15mm EcoPly flooring Substrate or Treatment:H3.2 CCA Exterior Paint System. indicated profile and fixed as detailed new concrete substrait. Installed to Fixings: 10g x 50mm Stainless steel screw Joinery to be manufactured by an approved manufactures literature Plywood substrates shall be fixed according New Zealand Master Joiner (JMF) in 4821 flashings: 0.75mm BMT Zincalume® on steel 7120 water heating: accordance/compliant with Compliant Timber to the following requirements: a) Panels shall be laid with staggered joints ELECTRIC Rinai mains pressure Hot Water Joinery, and associated project wind zone. Coating system: Colorsteel Endura (brick bond), prefinished steel flashings to match roof Cylinder - MS250 250L (3kW) b) Panels shall be laid with the face grain 4554VS Velux opening and fixed skylights: colour, formed to indicated profile and fixed final selection on site. as detailed to E2/NZBC at right angles to the main supports, install to manufactures literature with 7411D Dimond rainwater spouting systems: c) Supports in b) shall be at 400 mm proprietary flashing kit. Refer to H1 Compliance Report for required R value 4855GV Glass Balustrade: downpipe - 80mm round copper maximum centres GLASS VICE® gutter - copper profile to match existing. 4610MR Metro Performance glass residential Clearline Balustrade system. 7412AR Allproof roof drainage systems: d) The edge of sheets shall be supported glazing residential: Note on H1 calculations and insulation installed to manufactures litrature with dwangs or framing, install to manufactures litrature e) External edges shall be chamfered with 5113G plasterboard ceiling lining - Gib: **RECONFIRM ON SITE** values: 13mm Gib Standard plasterboard system on Type/Brand: Allproof Bronze roof outlet In using the below insulation materials this a minimum radius of 5 mm, f) A 20 mm H3.2 triangular fillet shall be building complies with H1 via the BPI adjustable Rondo ceiling batten system Pipe outlet size: To suit pipe size 80mm used at the base of any 90° upstand, and method. Refer to H1 Compliance Report. finish: level 4 finish Description:80mm Membrane Clamp Method. Refer to H1 Compliance Report. All glass to be clear, weight for size as required by NZS 4223. Provide safety glass as required by NZS 4223 Part 3. Double glazing to all new joinery, unless weight restrictions apply (for large doors) -Fabricator to confirm. Windows <1.2m in height (or higher if climbing aids reduce effective height) opening into pool area to have restrictor stays allowing no more than 100mm opening as required. Overflow. roof outlets & overflows q) Shall be fixed: 5113G wall lining - Gib: 10mm Gib Standard plasterboard) with 3 mm gaps between all sheets, i) using 10 g x 50 mm stainless steel 7412AI Allproof Interior floor waste systems: finish: level 4 finish install to manufactures litrature countersunk head screws, iii) at 150 mm centres on edges, and 6192H James Hardie tile & slate Underlay: iv) at 200 mm centres in the body of the 7451AE Allproof exterior surface drainage solution: install selected chanel drainage installed to manufactures litrature 100mm opening as required. Glass Shower doors to be toughened safety system to manufactures litrature **4383 timber decking:** Hardwood timber deck - 140x20 6221M Mapei tiling solutions: selected tiles on Mapei waterproofing, 7430 geofabrics cordrain & megaflo: Metro 12mm Temafloat or similar agreed cordrain drainage board with geotextile fabric use SPAX SS decking screws fixed to H3.2 adhesive and epoxy grouting system. MAPEI installation system for floor tiles to Radiata pine framing sized, spaced and fixed as per NZS 3604:2011 draining to megaflo 170 (punched) high 4710M Mammoth insulation - ceiling: screed substrate run into channel to density polyethylene land drainage pannel in truss R4.0+R3.2 - thickness 240+200mm. suitable geotextile sock manufacturer's specification: 4422NT Nuraply membrane roofing: Nuraply TPO Waterproofing system. Levelling screed: Mapecem & Planicrete spec. refer data sheet skillion R3.6+R2.5 - thickness0165+90mm. Waterproofing: Mapelastic Aquadefense. insulation needs minimum 20mm gap to ply 1 Layer: Nuraply TPO 1.5mm thick Adhesive: Keraflex maxi S1. sarking -confirm with H1 Report 4 Grout: Kerapoxy5 Silicone sealant: Mapesil AC. Substrate: plywood Substrate adhesion: Nuraply TPO Membrane

1:50

G4



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CONSULTANTS STRUCTURAL ENGINEER TOPO SURVEYOR PLANNING

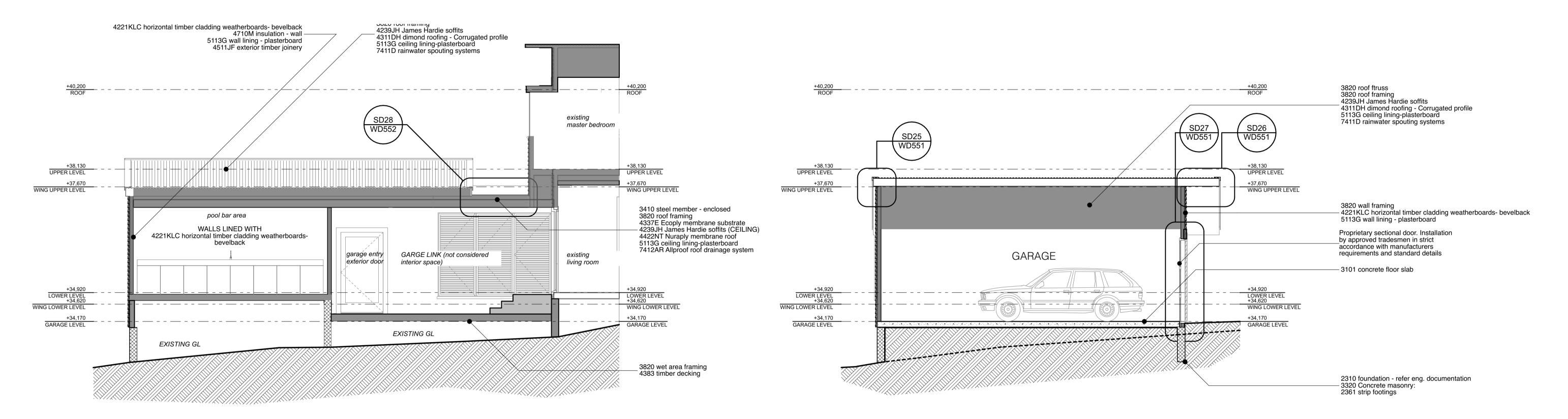
AMX STRUCTURE KUSABS SURVEYORS CAMPBELL BROWN



GARAGE SECTIONS TITLE A1 - 1:50 SCALE 12/06/23 DATE

BUILDING CONSENT

M



KEYNOTES LEGEND

2310 foundation:

report

Structural Engineers Notes.

1- Blast SA 2.5

3410 steel member - exposed: refer eng's documents for fixing details.

spec. 3410 and engineers documentation

2- Thermal Arc Spray Zinc - min. 200 DFT

Treatment Grade P3 in accordance with

AS/NZS 5131 co-ordinate with galvanizer. 3- Armourcoat 220 - min. 200 DFT

2361 strip footings:

READ IN CONJUNCTION WITH ARCHITECTURAL SPECIFICATION 4- Uracryl - min. 50 DFT 4161T Roof Underlay: Thermakraft - Covertek Refer engineers documents general colour: 'white' 407 . installed to manufactures literature spec. refer engineer's documents Confirm colours prior steel manufacture. 4161T DPC Thermakraft Supercourse 500 DPC: 3820 wall framing: nstalled to manufactures litrature Radiata pine framing sized, spaced and fixed as per NZS 3604:2011 see structural refer engineer's documents 4161T flashing tape Thermakraft Aluband: 3101 concrete work - basic: engineers docs for sizes and fixing Flexible flashing tape over flexible wall refer engineer's documents for specification underlay. As per Clause 9.1.5 (a)(b) and & structural design 3820 floor framing: figure 72A and 72B E2/AS1 Radiata pine framing sized, spaced and fixed 3101 concrete floor slab: as per NZS 3604:2011 4221KH KLC Horizontal Weatherboard refer engineer's documents for specification Timber treatment: H1.2 cladding system: Generation 2 Horizontal weatherboard standard concrete - finish to suit overlay see structural engineers docs for sizes and flooring or carport slab to be brush finished fixing svstem. refer engineer's documents for specification & on 20mm nominal cavity batten bevelback - size to match existing structural design 3820 roof framing: profile: Radiata pine framing sized, spaced and fixed finish: Resene Exterior Paint System **3114E Expol underslab insulation:** Expol X - 50mm R 1.55 install to as per NZS 3604:2011 colour: WHITE TBC Timber treatment: H1.2 manufactures literature. confirm with H1 see structural engineers docs for sizes and 4239JH James Hardie soffits: 6mm fibre cement villa board sheet flush fixing stopped and painted soffit. install to 3320 Concrete masonary: 3820 roof truss framing: manufactures documentation. 20 series concrete masonary system. refer engineer's documents for specification & Radiata pine framing sized, spaced and fixed 4311DH Dimond Roofing - Profiled. in truss design. Timber treatment: H1.2 structural design Dimond profile: corrugate see structural engineers docs for sizes and ROOFING 3410 steel member - enclosed: thickness: 0.55mm BMT Zincalume® on steel fixing Refer to both architectural and engineering Coating system: Colorsteel Endura documentation.Steel Protection specified in colour: tbc

G3

- Profile height: 18mm

Flashings: To match roof

4331H HARDIE[™] FIBRE CEMENT DECKING

Hardie[™] Panel Compressed Sheet is an

structural flooring substrate for ceramic/stone

Stainless steel 316 50mm x 10g for timber

joists, Screws driven below the surface,

18mm thick, high density, fibre cement

tile finishes over timber floor joists.

- Spouting: To match roof

Sealant joints, Rigid joints

Screws driven flush.

- 3820 wet area framing: Radiata pine framing sized, spaced and fixed as per NZS 3604:2011 - internal wet areas framing at 400mm crs both directions. Timber treatment: H3.2 see structural engineers docs for sizes and fixing
- 4161T DPM Thermakraft Orange : installed to manufactures litrature
- 4161T Wall Underlay: Thermakraft Watergate Plus. installed to manufactures literature

- maximum centre d) The edge of she with dwangs or fra e) External edges a minimum radius f) A 20 mm H3.2 tr úsed at the base of g) Shall be fixed:
 -) with 3 mm gaps i) using 10 g x 50 countersunk head iii) at 150 mm cen iv) at 200 mm cent sheets.

- 4383 timber decking: Hardwood timber use SPAX SS dec Radiata pine framin as per NZS 3604:2
- 4422NT Nuraply mem Nuraply TPO Wate 1 Layer: Nuraply Substrate: plywoo Substrate adhesio

1:50

G2

4337E Ecoply roof membrane substrate: 17mm Ecoply Flooring TG staggered joints H3.2 CCA Install to manufactures litrature & e2	Colour: Grey (smooth finish) Install to manufactures literature & refer to standard details	4710M Mammoth insulation - wall: R2.5 - friction fit semi-rigid thickness 90mm -confirm with H1 Report	Refer to MAPEI Specification 6221M Tiler to confirm compatibility with selected tiles.
Grade:DD Stress Grade: F8 (red tongue) Thickness options: 17mm Treatment:H3.2 CCA Fixings: 10g x 50mm Stainless steel screw Plywood substrates shall be fixed according to the following requirements: a) Panels shall be laid with staggered joints (brick bond), b) Panels shall be laid with the face grain at right angles to the main supports, c) Supports in b) shall be at 400 mm	 4511 JF JMF exterior timber joinery: Timber joinery frames to be cedar - paint finished to match existing. finish Resene Exterior Paint System. Joinery to be manufactured by an approved New Zealand Master Joiner (JMF) in accordance/compliant with Compliant Timber Joinery, and associated project wind zone. 4554VS Velux opening and fixed skylights: install to manufactures literature with proprietary flashing kit. Refer to H1 	 4821 aluminium flashings: 0.90mm BMT powder coated aluminium flashings to match joinery colour, formed to indicated profile and fixed as detailed 4821 flashings: 0.75mm BMT Zincalume® on steel Coating system: Colorsteel Endura prefinished steel flashings to match roof colour, formed to indicated profile and fixed as detailed to E2/NZBC 	 6311 Selected Strip Flooring: Selected 18mm Laminate strip flooring glued down on 15mm EcoPly flooring Substrate or new concrete substrait. Installed to manufactures literature 7120 water heating: ELECTRIC Rinai mains pressure Hot Water Cylinder - MS250 250L (3kW) final selection on site. 7411D Dimond rainwater spouting systems:
maximum centres	Compliance Report for required R value 4610MR Metro Performance glass residential	4855GV Glass Balustrade: GLASS VICE® Clearline Balustrade system.	downpipe - 80mm round copper gutter - copper profile to match existing.
 d) The edge of sheets shall be supported with dwangs or framing, e) External edges shall be chamfered with a minimum radius of 5 mm, f) A 20 mm H3.2 triangular fillet shall be used at the base of any 90° upstand, and g) Shall be fixed: i) with 3 mm gaps between all sheets, i) using 10 g x 50 mm stainless steel countersunk head screws, iii) at 150 mm centres on edges, and 	 glazing residential: Note on H1 calculations and insulation values: In using the below insulation materials this building complies with H1 via the BPI method. Refer to H1 Compliance Report. All glass to be clear, weight for size as required by NZS 4223. Provide safety glass as required by NZS 4223 Part 3. Double glazing to all new joinery, unless weight restrictions apply (for large doors) - Fabricator to confirm. Windows <1.2m in height (or higher if climbing aids reduce effective height) opening into pool area to have restrictor stays allowing no more than 100mm 	 5113G plasterboard ceiling lining - Gib: 13mm Gib Standard plasterboard system on adjustable Rondo ceiling batten system finish: level 4 finish 5113G wall lining - Gib: 10mm Gib Standard plasterboard finish: level 4 finish 	 7412AR Allproof roof drainage systems: install to manufactures litrature RECONFIRM ON SITE Type/Brand: Allproof Bronze roof outlet Pipe outlet size:To suit pipe size 80mm - Description:80mm Membrane Clamp Overflow. roof outlets & overflows 7412AI Allproof Interior floor waste systems: install to manufactures litrature
iv) at 200 mm centres in the body of the sheets. 4383 timber decking:	height (or higher if climbing aids reduce effective height) opening into pool area to have restrictor stays allowing no more than 100mm opening as required. Glass Shower doors to be toughened safety	6192H James Hardie tile & slate Underlay: installed to manufactures litrature 6221M Mapei tiling solutions:	7451AE Allproof exterior surface drainage solution: install selected chanel drainage system to manufactures litrature
Hardwood timber deck - 140x20 use SPAX SS decking screws fixed to H3.2 Radiata pine framing sized, spaced and fixed as per NZS 3604:2011	 Arrow and the second of the second sec	selected tiles on Mapei waterproofing, adhesive and epoxy grouting system. MAPEI installation system for floor tiles to screed substrate run into channel to manufacturer's specification:	7430 geofabrics cordrain & megaflo: cordrain drainage board with geotextile fabric draining to megaflo 170 (punched) high density polyethylene land drainage pannel in suitable geotextile sock
4422NT Nuraply membrane roofing: Nuraply TPO Waterproofing system. 1 Layer: Nuraply TPO 1.5mm thick Substrate: plywood Substrate adhesion: Nuraply TPO Membrane	skillion R3.6+R2.5 - thickness0165+90mm. insulation needs minimum 20mm gap to ply sarking -confirm with H1 Report	 Levelling screed: Mapecem & Planicrete. Waterproofing: Mapelastic Aquadefense. Adhesive: Keraflex maxi S1. Grout: Kerapoxy Silicone sealant: Mapesil AC. 	spec. refer data sheet



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CONSULTANTS STRUCTURAL ENGINEER TOPO SURVEYOR PLANNING

AMX STRUCTURE **KUSABS SURVEYORS** CAMPBELL BROWN



GARAGE SECTIONS TITLE A1 - 1:50 SCALE 12/06/23 DATE

BUILDING CONSENT

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		XJ-01 see JMF timber joinery note	XJ-03 see JMF timb
ery no	DIE		

Wind zone (per Number of sto Roof/wall inte Eaves width Envelope com Deck design **Total Risk Sco**

DING ENVELOPE RISK MATRIX					
North Elev	vation				
	Risk Severity	Risk Score			
er NZS 3604)	Medium risk	0			
oreys	High risk	2			
rsection design	High risk	3			
	Very high risk	5			
plexity	Low risk	0			
	Very high risk	6			
ore:		16			

South Elevation			
	Risk Severity	Risk Score	
er NZS 3604)	Medium risk	0	
oreys	High risk	2	
rsection design	High risk	3	
	Very high risk	5	
plexity	Low risk	0	
	High risk	4	
ore:		14	

East Elevation			
	Risk Severity	Risk Score	
r NZS 3604)	Medium risk	0	
reys	High risk	2	
rsection design	High risk	3	
	Very high risk	5	
plexity	Low risk	0	
	High risk	4	
ore:		14	

DING ENVELOP	E RISK MATR	IX
West Elev	ation	
	Risk Severity	Risk Score
er NZS 3604)	Low risk	0
oreys	High risk	2
rsection design	High risk	3
	Very high risk	5
nplexity	Low risk	0
	Very high risk	6
ore:		16

Read drawings in conjunction with the Window Association NZ (WANZ) Window Installation System or the JMF installation and preparátion information as appropriate.

This drawing to be read in conjunction with all the construction documents (including other consultants documentation) & approved shop drawings prior to the manufacture of any items. Exterior joinery to be located in the centre of walls unless dimensioned, noted or drawn otherwise.

Ensure consistent visual lines are maintained around joinery as appropriate.

Timber Joinery: Western Red Cedar sashes, stiles and rails ex75 thick to accommodate selected IGU unit. Cedar or Hardwood frames or alternatively use ex50 H3.2 pine jambs and H3.2 laminated pine sills. Paint finish internally and externally. NB timber joinery typically site glazed as opposed to aluminium which normally arrives on site pre-glazed. 50 mm head flashing cover behind cladding to timber joinery (BRANZ recommendation).

All openings to be confirmed by site measure prior to joinery fabrication. Sizes given are generally rough opening / leaf size as appropriate. Refer Specification for supply and installation of all hardware.

All glass to be clear, weight for size as required by NZS 4223. Provide safety glass as required by NZS 4223 Part 3. Where coloured or tinted glass is specified, ensure the same thickness glass is used in all windows which have coloured or tinted glass.

Provide wall mounted, latch-back type door stops or approved alternative to all exterior doors as directed by Client to avoid damaging walls.

Exterior joinery as viewed from outside typically. Check plan and details to confirm opening/ hinged side for all interior and exterior joinery. Refer Floor Plan for door swings.

Double glazing to all new joinery, unless weight restrictions apply (for large doors) - Fabricator to confirm. NB single glazed 'Low E wooden/uPVC joinery will meet the R0.26 H1 glazing requirement. These options give an R-value of 0.27. Skylights to be R0.26 or R0.31 as required.

Swish Door Closers and Safety Latches to be installed to ensure doors with pool access are self closing and self latching in accordance with the Fencing of Swimming Pools Act 1987 and NZS 8500-2006. Pool gates to open out of pool area. No climbing aids to be located within 1.2m of pool gate / fence.

Windows <1.2m in height (or higher if climbing aids reduce effective height) opening into pool area to have restrictor stays allowing no more than 100mm opening as required.

Flexible flashing tape shall comply with Parts 3.2 and 4 of ICBO Acceptance Criteria AC148 and shall be compatible with adjacent wall/roof underlay and other material with which it comes into contact. Use thin flashing tape so cavity battens don't need to be ripped down or notched over.

Joinery to be installed to manufacturers standard details complete with all flashings, tapes, airseals & sealants etc to form a watertight installation designed specifically for this site. Frame profiles as drawn in details are intended to be indicative only. Refer to the selected supplier for specific frame profiles & installation

requirements. Where the fall is >1m: Windows with sills > 760mm but < req. barrier height must have an opening width of < 1m. Install restrictors if req. Windows with sills < 760mm must open no more than 100mm.

900mm max width for aluminium and timber bi-fold door leaves typically NB Architectural series joinery will span further as will Brio and Henderson hardware for timber joinery.

The maximum sized sheet of Toughened Safety Glass is 3900 x 2080mm from metroglass Auckland and Wellington factories, 4500 x 2440mm from the Christchurch factory. To achieve required natural ventilation of occupied spaces, net openable area of windows or other openings to the outside shall not be less than 5% of the floor area.

Can remove sill frame with most suites for hinged doors just need to consider weather protection with roof overhang or canopy etc. With architectural suite can insert a solid core hinged door. Just need the panel width to be 50mm to suit joinery frame. All joinery to meet the requirements of NZS 4211:2008. Certificates to be provided when requested.

JMF TIMBER JOINERY NOTE -Exterior Timber Joinery JMF

- Hardwood frames or Éx. 50mm pine jambs w. laminated pine sills. H3.2 As Detailed

- 56mm or 44mm nom. Western Red Cedar sashes, stiles and rails.

- Joinery complete w. facing boards, scribers, brush seals and weatherstops etc. as req. - Paint Finish TBC

- furniture TBC

- Clear Double glazing

CHECK ALL DIMENSIONS ON SITE

PROJECT 34 HAMILTON RD CLIENT SALLY RIDGE & SCOTT FITCHETT ADDRESS 34 HAMILTON RD, HERNE BAY, AK the copyright to these drawings and all of there parts remain the property of MATTHEW WILMAR LIMITED +6421773949 matthew@matthewwilmar.com

CONSULTANTS STRUCTURAL ENGINEER **TOPO SURVEYOR** PLANNING

AMX STRUCTURE **KUSABS SURVEYORS** CAMPBELL BROWN

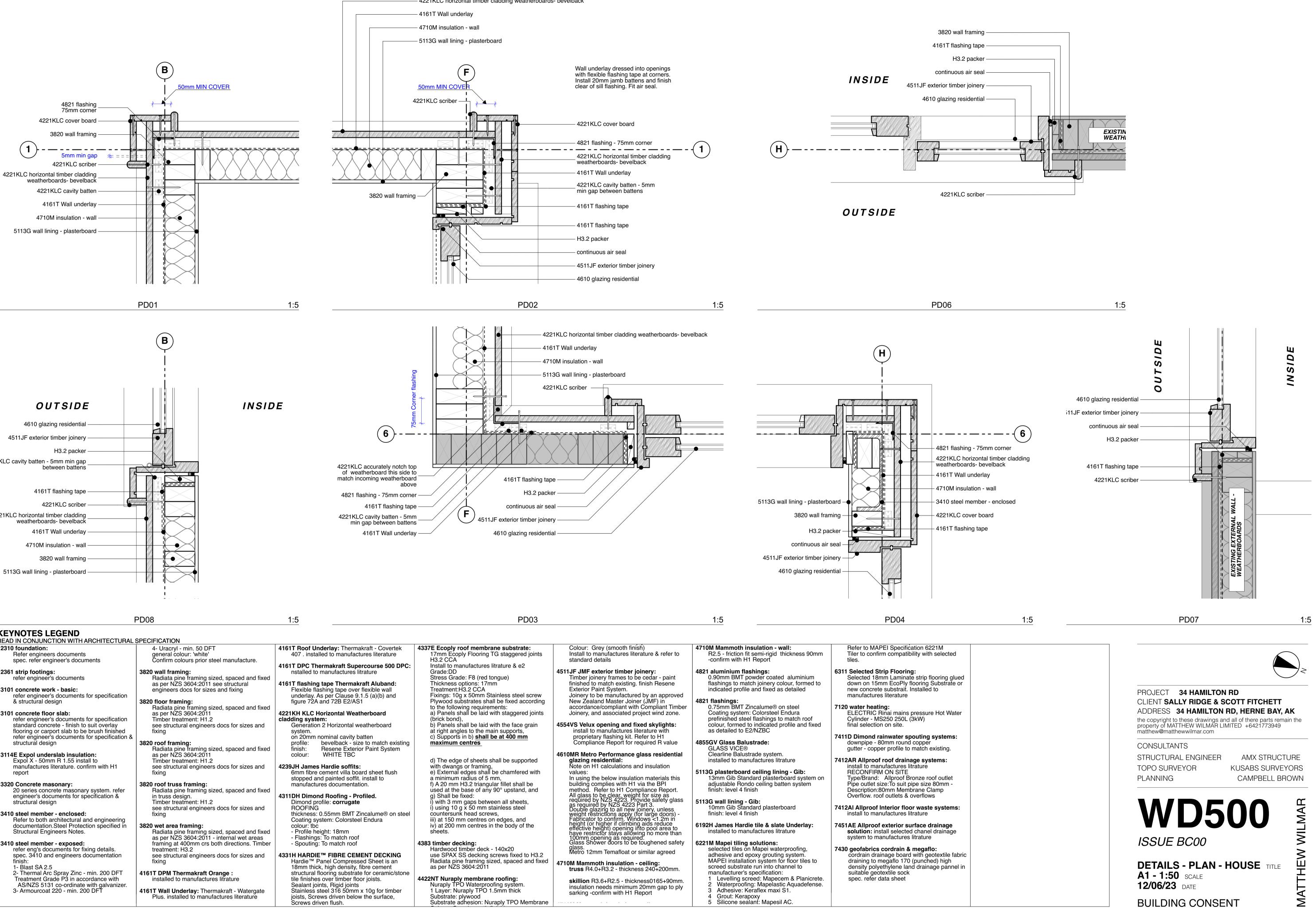


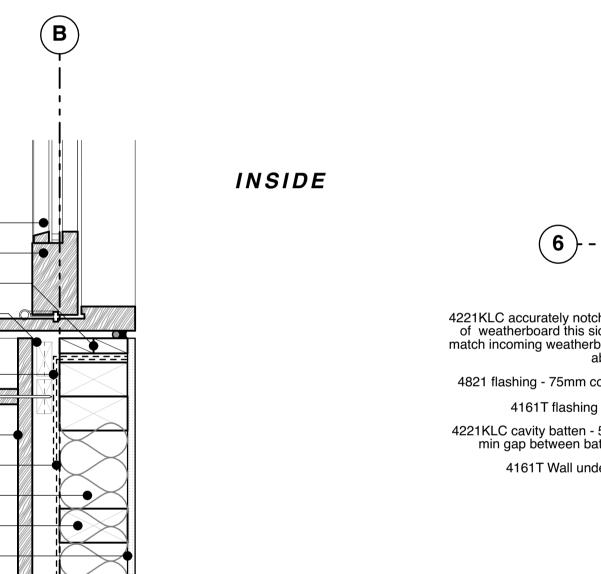


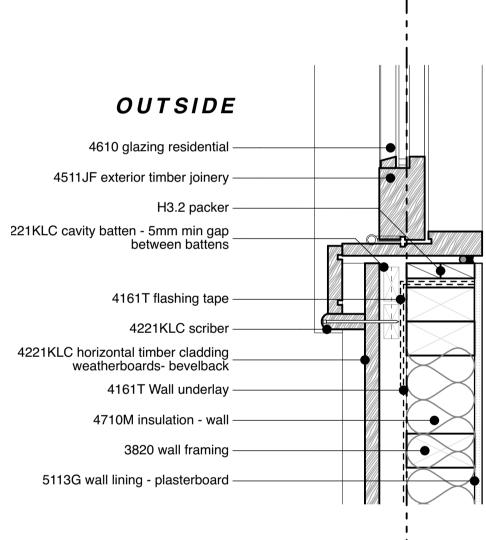
WINDOW + DOOR SCHDL TITLE A1 - 1:50 SCALE 12/06/23 DATE

BUILDING CONSENT

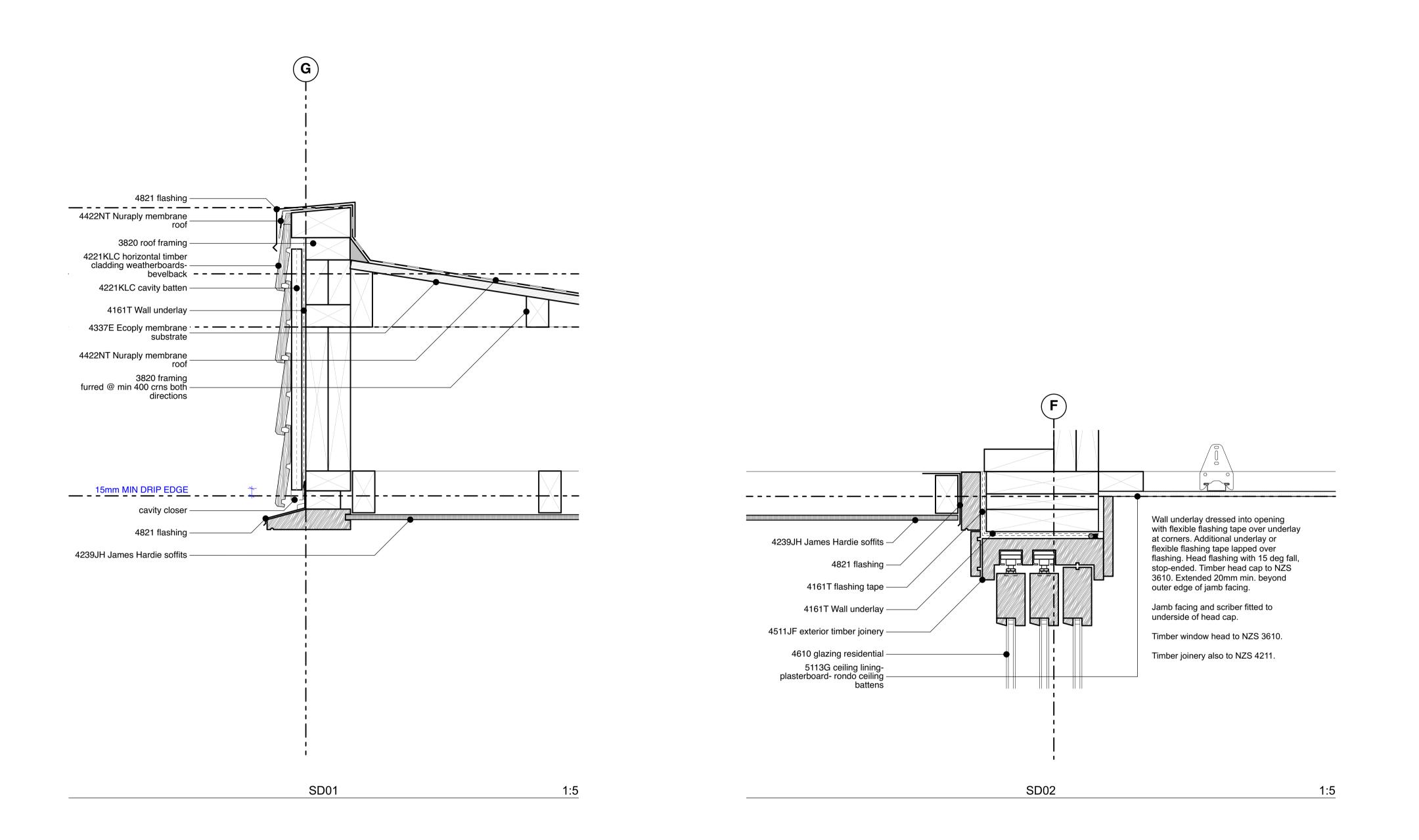
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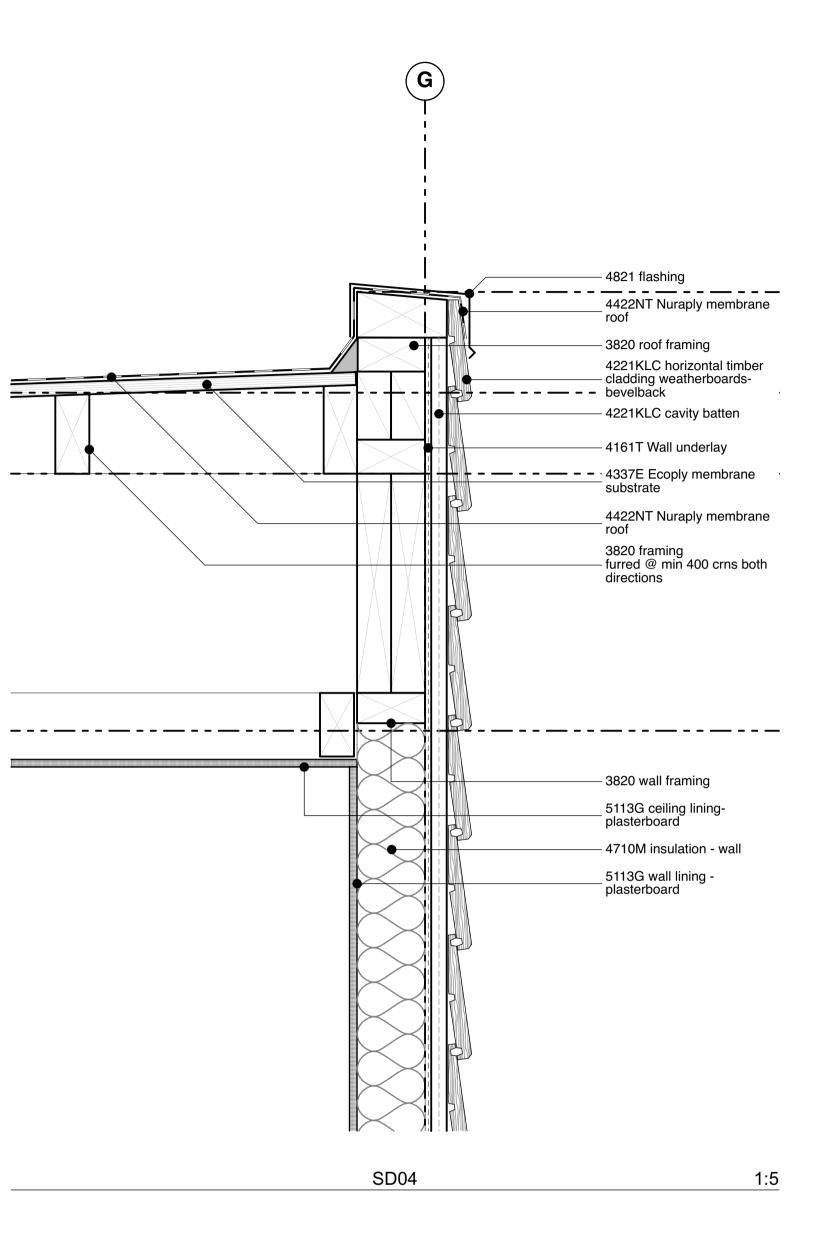
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KEYNOTES LEGEND			
READ IN CONJUNCTION WITH ARCHITECTURAL	SPECIFICATION		
2310 foundation: Refer engineers documents	4- Uracryl - min. 50 DFT general colour: 'white'	4161T Roof Underlay: Thermakraft - Covertek 407 . installed to manufactures literature	4337E Ecoply roof memb
spec. refer engineer's documents	Čonfirm colours prior steel manufacture.	4161T DPC Thermakraft Supercourse 500 DPC:	H3.2 CCA Install to manufactures
2361 strip footings: refer engineer's documents	3820 wall framing: Radiata pine framing sized, spaced and fixed	nstalled to manufactures litrature	Grade:DD Stress Grade: F8 (red
3101 concrete work - basic: refer engineer's documents for specification & structural design	as per NZS 3604:2011 see structural engineers docs for sizes and fixing 3820 floor framing:	4161T flashing tape Thermakraft Aluband: Flexible flashing tape over flexible wall underlay. As per Clause 9.1.5 (a)(b) and figure 72A and 72B E2/AS1	Thickness options: 17 Treatment:H3.2 CCA Fixings: 10g x 50mm S Plywood substrates sh
3101 concrete floor slab: refer engineer's documents for specification	Radiata pine framing sized, spaced and fixed as per NZS 3604:2011 Timber treatment: H1.2	4221KH KLC Horizontal Weatherboard cladding system:	to the following require a) Panels shall be laid (brick bond),
standard concrete - finish to suit overlay flooring or carport slab to be brush finished refer engineer's documents for specification & structural design	see structural engineers docs for sizes and fixing	Generation 2 Horizontal weatherboard system. on 20mm nominal cavity batten profile: bevelback - size to match existing	 b) Panels shall be laid at right angles to the r c) Supports in b) shal maximum centres
3114E Expol underslab insulation:	3820 roof framing: Radiata pine framing sized, spaced and fixed as per NZS 3604:2011	finish: Resene Exterior Paint System colour: WHITE TBC	maximum centres
Expol X - 50mm R 1.55 install to manufactures literature. confirm with H1 report	Timber treatment: H1.2 see structural engineers docs for sizes and fixing	4239JH James Hardie soffits: 6mm fibre cement villa board sheet flush stopped and painted soffit. install to	d) The edge of sheets with dwangs or framin e) External edges sha a minimum radius of 5
3320 Concrete masonary: 20 series concrete masonary system. refer	3820 roof truss framing: Radiata pine framing sized, spaced and fixed	manufactures documentation.	f) A 20 mm H3.2 triang used at the base of ar
engineer's documents for specification & structural design	in truss design. Timber treatment: H1.2	4311DH Dimond Roofing - Profiled. Dimond profile: corrugate	g) Shall be fixed: i) with 3 mm gaps betw
3410 steel member - enclosed: Refer to both architectural and engineering	see structural engineers docs for sizes and fixing	ROOFING thickness: 0.55mm BMT Zincalume® on steel Coating system: Colorsteel Endura	i) using 10 g x 50 mm countersunk head scru iii) at 150 mm centres
documentation.Steel Protection specified in Structural Engineers Notes.	3820 wet area framing: Radiata pine framing sized, spaced and fixed as per NZS 3604:2011 - internal wet areas	colour: tbc - Profile height: 18mm - Flashings: To match roof	iv) at 200 mm centres sheets.
3410 steel member - exposed: refer eng's documents for fixing details.	framing at 400mm crs both directions. Timber treatment: H3.2	- Spouting: To match roof	4383 timber decking: Hardwood timber deck
spec. 3410 and engineers documentation finish: 1- Blast SA 2.5	see structural engineers docs for sizes and fixing	4331H HARDIE™ FIBRE CEMENT DECKING Hardie™ Panel Compressed Sheet is an 18mm thick, high density, fibre cement	use SPAX SS decking Radiata pine framing s as per NZS 3604:201
2- Thermal Arc Spray Zinc - min. 200 DFT Treatment Grade P3 in accordance with AS/NZS 5131 co-ordinate with galvanizer.	4161T DPM Thermakraft Orange : installed to manufactures litrature	structural flooring substrate for ceramic/stone tile finishes over timber floor joists. Sealant joints, Rigid joints	4422NT Nuraply membra Nuraply TPO Waterpro
3- Armourcoat 220 - min. 200 DFT	4161T Wall Underlay: Thermakraft - Watergate Plus. installed to manufactures literature	Stainless steel 316 50mm x 10g for timber joists, Screws driven below the surface,	1 Layer: Nuraply TPO Substrate: plywood

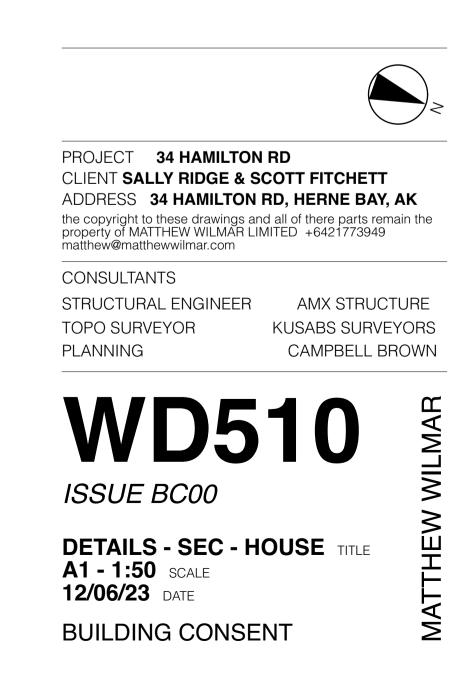


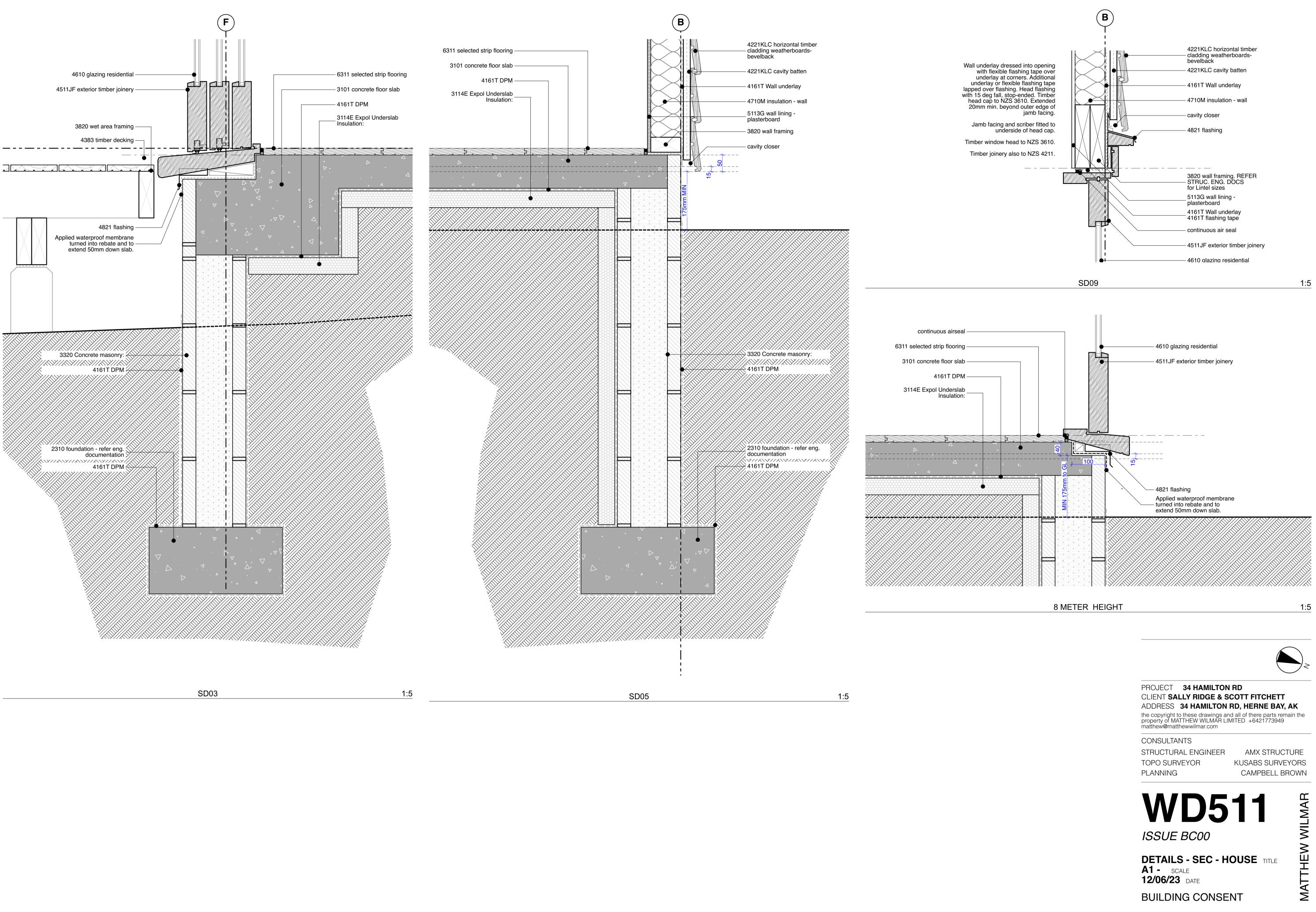
KEYNOTES LEGEND

2310 foundation: Refer engineers documents			
Beler engineers oocumenis	4- Uracryl - min. 50 DFT general colour: 'white'	4161T Roof Underlay: Thermakraft - Covertek 407 . installed to manufactures literature	4337E Ecoply roof mem 17mm Ecoply Floorin
spec. refer engineer's documents	Confirm colours prior steel manufacture.		H3.2 CCA
		4161T DPC Thermakraft Supercourse 500 DPC:	Install to manufacture
2361 strip footings:	3820 wall framing:	nstalled to manufactures litrature	Grade:DD
refer engineer's documents	Radiata pine framing sized, spaced and fixed		Stress Grade: F8 (ree
	as per NZS 3604:2011 see structural	4161T flashing tape Thermakraft Aluband:	Thickness options: 1
3101 concrete work - basic:	engineers docs for sizes and fixing	Flexible flashing tape over flexible wall	Treatment:H3.2 CCA
refer engineer's documents for specification		underlay. As per Clause 9.1.5 (a)(b) and	Fixings: 10g x 50mm
& structural design	3820 floor framing:	figure 72A and 72B E2/AS1	Plywood substrates s
3101 concrete floor slab:	Radiata pine framing sized, spaced and fixed as per NZS 3604:2011	4221KH KLC Harizontal Weatherboard	to the following requi a) Panels shall be lai
refer engineer's documents for specification	Timber treatment: H1.2	4221KH KLC Horizontal Weatherboard cladding system:	(brick bond),
standard concrete - finish to suit overlay	see structural engineers docs for sizes and	Generation 2 Horizontal weatherboard	b) Panels shall be lai
flooring or carport slab to be brush finished	fixing	system.	at right angles to the
refer engineer's documents for specification &	lixing	on 20mm nominal cavity batten	c) Supports in b) sha
structural design	3820 roof framing:	profile: bevelback - size to match existing	maximum centres
	Radiata pine framing sized, spaced and fixed	finish: Resene Exterior Paint System	
3114E Expol underslab insulation:	as per NZS 3604:2011	colour: WHITE TBC	
Expol X - 50mm R 1.55 install to	Timber treatment: H1.2		d) The edge of sheet
manufactures literature. confirm with H1	see structural engineers docs for sizes and	4239JH James Hardie soffits:	with dwangs or frami
report	fixing	6mm fibre cement villa board sheet flush	e) External edges sh
0000 Operate management		stopped and painted soffit. install to	a minimum radius of
3320 Concrete masonary:	3820 roof truss framing:	manufactures documentation.	f) A 20 mm H3.2 trian used at the base of a
20 series concrete masonary system. refer engineer's documents for specification &	Radiata pine framing sized, spaced and fixed in truss design.	4311DH Dimond Roofing - Profiled.	g) Shall be fixed:
structural design	Timber treatment: H1.2	Dimond profile: corrugate	i) with 3 mm gaps be
Structural design	see structural engineers docs for sizes and	ROOFING	i) using 10 g x 50 mm
3410 steel member - enclosed:	fixing	thickness: 0.55mm BMT Zincalume® on steel	countersunk head sc
Refer to both architectural and engineering	·······	Coating system: Colorsteel Endura	iii) at 150 mm centres
documentation.Steel Protection specified in	3820 wet area framing:	colour: tbc	iv) at 200 mm centres
Structural Engineers Notes.	Radiata pine framing sized, spaced and fixed	- Profile height: 18mm	sheets.
	as per NZS 3604:2011 - internal wet areas	- Flashings: To match roof	
3410 steel member - exposed:	framing at 400mm crs both directions. Timber	- Spouting: To match roof	4383 timber decking:
refer eng's documents for fixing details.	treatment: H3.2		Hardwood timber deo
spec. 3410 and engineers documentation	see structural engineers docs for sizes and	4331H HARDIE™ FIBRE CEMENT DECKING	use SPAX SS deckin
finish:	fixing	Hardie [™] Panel Compressed Sheet is an	Radiata pine framing
1- Blast SA 2.5 2- Thermal Arc Spray Zinc - min. 200 DFT	4161T DPM Thermakraft Orange :	18mm thick, high density, fibre cement structural flooring substrate for ceramic/stone	as per NZS 3604:201
Treatment Grade P3 in accordance with	installed to manufactures litrature	tile finishes over timber floor joists.	4422NT Nuraply membra
AS/NZS 5131 co-ordinate with galvanizer.		Sealant joints, Rigid joints	Nuraply TPO Waterp
3- Armourcoat 220 - min. 200 DFT	4161T Wall Underlay: Thermakraft - Watergate	Stainless steel 316 50mm x 10g for timber	1 Layer: Nuraply TPC
	Plus, installed to manufactures literature	joists, Screws driven below the surface,	Substrate: plywood
		Screws driven flush.	Substrate adhesion:

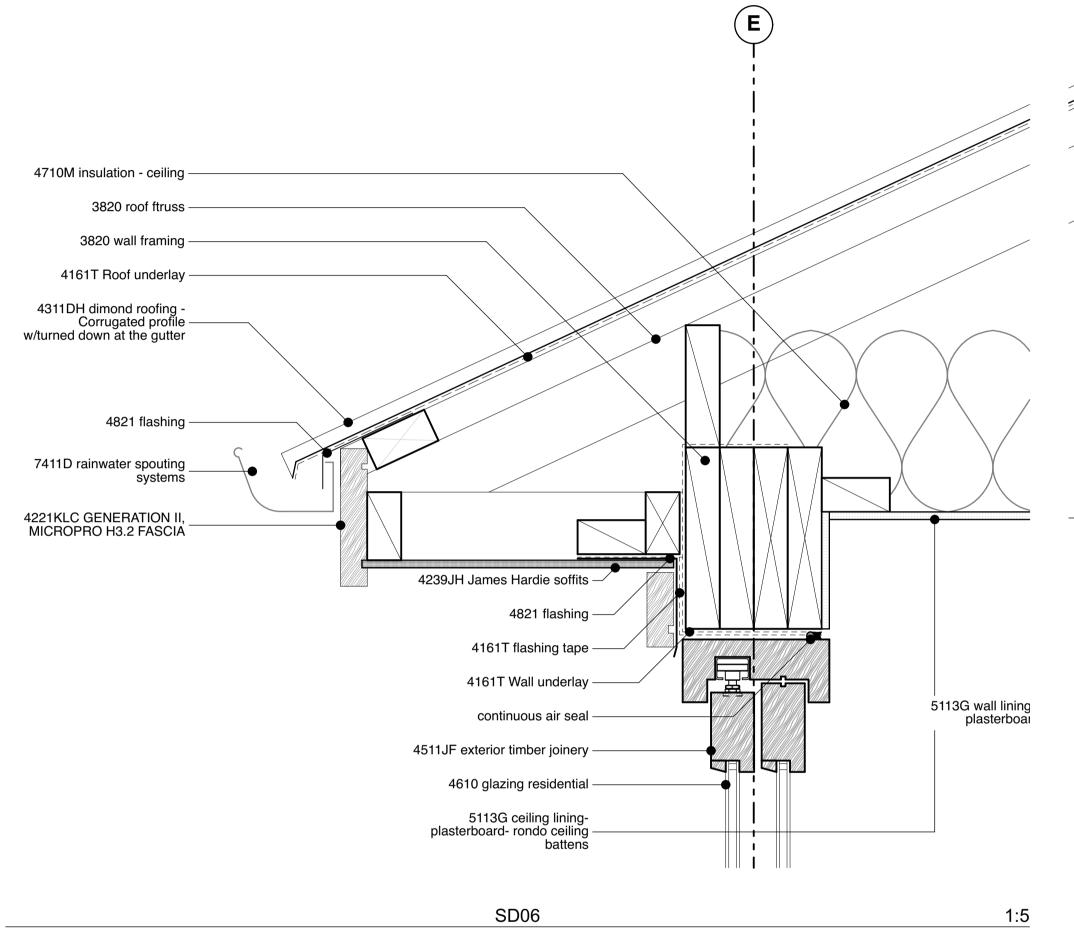
 Install to manufactures literature & refer to standard details Install to manufactures literature & refer to standard details Install to manufactures literature & refer to standard details Install to manufactures literature & refer to standard details Install to manufactures literature with proprietary lashing kt. Refer to H1 compliance Report for required Rivel System: colorstell Endura prefinished steel Endura prefinishe					
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urres litrature & e2 4511 JF JWF exterior timber joinery: 4511 JF JWF exterior timber joinery: 3511 Selected Strip Flooring: Yammer CA Selected 18mm Laminate strip flooring glued 4621 aluminium flashings: 0.90mm BM rev colut, former y colut, formery colut, former y colut, former y colut, fo	oring TG staggered joints				
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 17mm CA m Stailbes steel screw in Stailbes steel scr	(red tongue)	Timber joinery frames to be cedar - paint	0.90mm BMT powder coated aluminium	Selected 18mm Laminate strip flooring glued	
Imm Stailless steel screwr s shall be fixed according juirements: laid with staggered joints Joinery to be manufactured by an approved New Zealand Master Joiner (JMF) in accordance/compliant with Compliant Timber Joinery, and associated project wind zone. 421 flashings: 0.75m BMT Zincalume® on steel Coating system: install to manufactures literature with proprietary flashing in gesidential: Mall be at 400 mm set. 4554VS Veiux opening and fixed skylights: install to manufactures literature with proprietary flashing in gesidential: Mote on H1 calculations and insulation values: In using the below insulation materials this building compliance Heepot: Targouter files thall be far any 90° upstand, and trees in the body of the res on edges, and res in the body of the serves, sing steed, spaced and fixed strews, sing the bedive for 12m Termaficat or sinular agreed things: Double of 12m Termaficat or sinular agreed theff citre Heffinit opening into pool area to ng sized, spaced and fixed strews. Droofing system. Torsofing system. The solution remarks the body of the res on edges, and res in the body of the serves, sing in the body of the res on edges, and res in the body of the serves fixed to 12m. Target area finds: Data to 2mm Termaficat or sinular agreed things: Droofing system. Torsofing	: 17mm				
 s shall be fixed according jurifements: laid with staggered joints laid with staggered joints laid with the face grain laid with the face grain emain supports. hall be at 400 nm set in stalled to manufactures literature with proprietary flashing kit. Refer to H1 Compliance Report for required R value 4554VS Velux opening and fixed skylights: install to manufactures literature with proprietary flashing kit. Refer to H1 Compliance Report for required R value 4610MR Metro Performance glass residential glazing residential: Note on H1 calculations and insulation values: In using the below insulation materials this building complies with H1 via the BP1 method. Refer to H1 Compliance Report. All glass to be clear, weight for size as required to V12S 422.3 Provide safety glass are required for to higher if for size as the function paids are required to V12S 422.3 Provide safety glass are required for to higher if for size as the function paid are required. Who will be oblighed and final set extra the stature finish: level 4 finish between all sheets, mm stainless steel sorews, res on edges, and res in the body of the sign frammet insulation regimer allowing to required. Who shall care predived for size as the required. Who shall care predived for size as the required. Who shall care predived for size as the required. Who shall care predived for size as the required. Who shall care predived for size as the required. Who shall care predived for size as the required. Who shall care predived for size as the required. Who shall care predived for size as the required. Who shall care predived for size as the required. Who shall care predived for size as the required. Who have the restrictions and plasterboard finish: level 4 finish fany 90° upstand, and difter predived for size as the required. Who have the restrictions and plasterboard finish: level 4 finish fany 90° upstand, and difter predived for size as the required. Who have the streage and re			indicated profile and fixed as detailed		
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and memory hall be at 400 mm sinstall to manufactures literature with proprietary flashing kit. Refer to H1 Compliance Report for required R valueas detailed to E2/NZBC7411D Dimond rainwater spouting systems: downpipe - 80mm round copper gutter - copper profile to match existing.test shall be supported ming, shall be chamfered with of 5 mm, langular fillet shall be far y80° upstand, and between all sheets, mm stainless steel sorews, reso in deges, and tres in the body of the4610MR Metro Performance glass residential glazing residential: Note on H1 calculations and insulation values: In using the below insulation materials this building complies with H1 via the BPI method. Refer to H1 Compliance Report, All glass to be clear, weight for size as required by NZS 4223. Provide safety glass as required by NZS 4223. Provide safety glass as sequired to nanufactures litrature5113G plasterboard finish: level 4 finish7412Al Allproof Interior floor waste systems: install to manufactures litraturefack - 140x20 king screws fixed to H3.2 ng sized, spaced and fixed builtion necker minimum 2000 more than 100mm opening as required.61100000000000000000000000000000000000			prefinished steel flashings to match roof	Cylinder - MS250 250L (3kW)	
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f añy 90° upstand, and between all sheets, nm stainless steel screws, res on edges, and tres in the body of themethod. Refer to H1 Compliance Report. All glass to be clear, weight for size as required by NZS 4223. Provide safety glass as required by NZS 4223. Provide safety glass as required. The height (or higher if climbing aids reduce effective height) (opening into pool area to have restrictor stays allowing no more than 100mm opening as required. Glass Shower doors to be toughened safety glass. Metro 12mm Temafloat or similar agreedfinish: level 4 finishDescription:80mm Membrane Clamp Overflow. roof outlets & overflows4710M Mammoth insulation - ceiling: ropofing system. PO 1.5mm thick dfinish: level 4 finishfinish: level 4 finishfinish: level 4 finish501skillion R3.6+R2.5 - thickness 240+200mm. insulation needs minimum 20mm gap to ply sarking -confirm with H1 Reportfinish: level 4 finishfinish: level 4 finish61selected tiles on Mapei waterproofing. Adhesive: Keraflex maxis S1. <b< td=""><td></td><td>building complies with H1 via the BPI</td><td></td><td></td><td></td></b<>		building complies with H1 via the BPI			
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Metro 12mm Temafloat or similar agreedMetro 12mm Temafloat or similar agreedAfter 12mm Temafloat or similar agreedAng sized, spaced and fixed4710M Mammoth insulation - ceiling: truss R4.0+R3.2 - thickness 240+200mm.adhesive and epoxy grouting system.Cordrain drainage board with geotextile fabric draining to megaflo 170 (punched) high screed substrate run into channel to manufacturer's specification:MAPEI installation system for floor tiles to screed substrate run into channel to manufacturer's specification:Mapei adhesive and epoxy grouting system.Cordrain drainage board with geotextile fabric draining to megaflo 170 (punched) high density polyethylene land drainage pannel in suitable geotextile sockbrane roofing: erproofing system. PO 1.5mm thick dskillion R3.6+R2.5 - thickness0165+90mm. insulation needs minimum 20mm gap to ply sarking -confirm with H1 Report1 Levelling screed: Mapecem & Planicrete. 2 Waterproofing: Mapelastic Aquadefense. 3 Adhesive: Keraflex maxi S1. 4 Grout: KerapoxyPlanicrete. 2 Waterproofing: Mapelastic Aquadefense. 3 Adhesive: Keraflex maxi S1.Planicrete. 4 Grout: Kerapoxy	deals 140x20	diass	6221M Mapel tiling solutions:	7420 geofebrieg cordrein 8 magaflet	
ng sized, spaced and fixed 20114710M Mammoth insulation - ceiling: truss R4.0+R3.2 - thickness 240+200mm.MAPEI installation system for floor tiles to screed substrate run into channel to manufacturer's specification: 1 Levelling screed: Mapecam & Planicrete. 2 Waterproofing: Mapelastic Aquadefense. 3 Adhesive: Keraflex maxi S1. 4 Grout: Kerapoxydraining to megaflo 170 (punched) high density polyethylene land drainage pannel in suitable geotextile sock spec. refer data sheet		Metro 12mm Temafloat or similar agreed		cordrain drainage board with geotextile fabric	
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brane roofing: erproofing system. PO 1.5mm thickskillion R3.6+R2.5 - thickness0165+90mm. insulation needs minimum 20mm gap to ply sarking -confirm with H1 Reportnanufacturer's specification: 1 Levelling screed: Mapecem & Planicrete. 2 Waterproofing: Mapelastic Aquadefense. 3 Adhesive: Keraflex maxi S1. 4 Grout: Kerapoxysuitable geotextile sock spec. refer data sheet	2011	truss B4 0+B3 2 - thickness 240+200mm	screed substrate run into channel to	density polyethylene land drainage pannel in	
Profing system. PO 1.5mm thick a sarking -confirm with H1 Report 20 Waterproofing: Mapelastic Aquadefense. d Grout: Kerapoxy					
PO 1.5mm thick sarking -confirm with H1 Report 3 Adhesive: Keraflex maxi S1. 4 Grout: Kerapoxy			Levelling screed: Mapecem & Planicrete. Waterproofing: Mapelastic Aquadeforce	spec. reter data sneet	
d 4 Grout: Kerapoxy	PO 1 5mm thick	insulation needs minimum 20mm gap to ply	3 Adhesive: Keraflex maxi S1		
	d	sarking -confirm with H1 Report			
	n: Nuraply TPO Membrane	·			





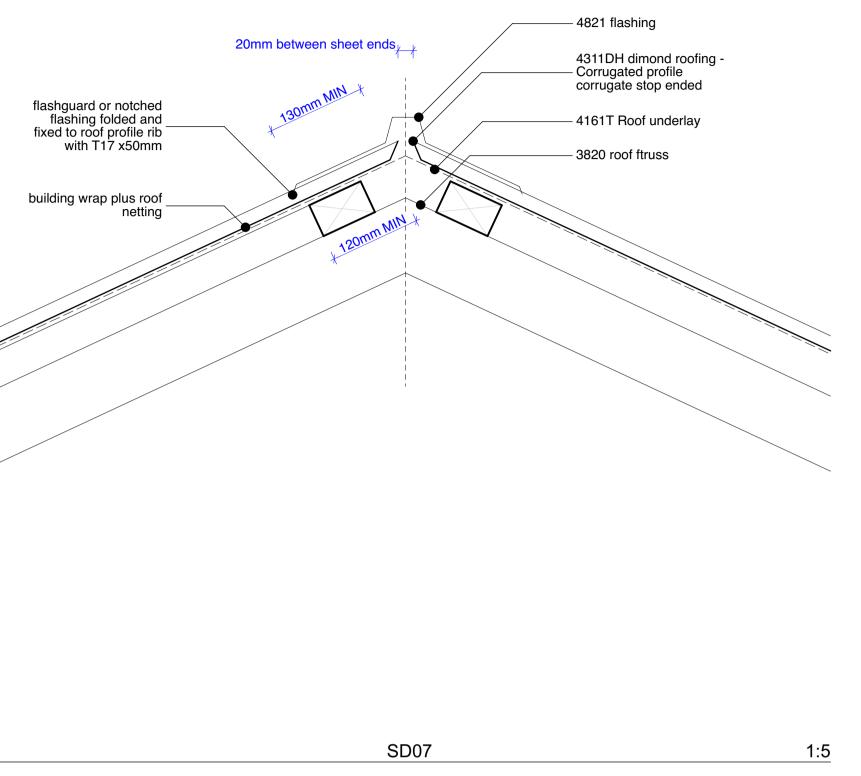


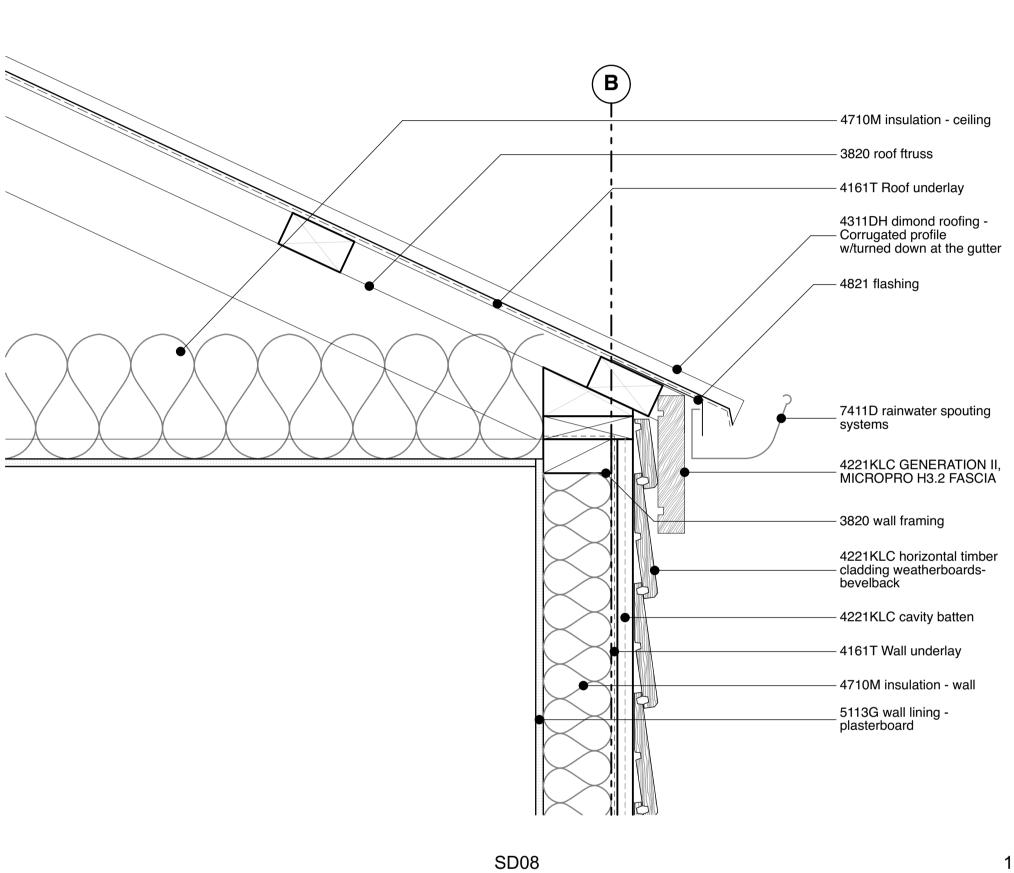
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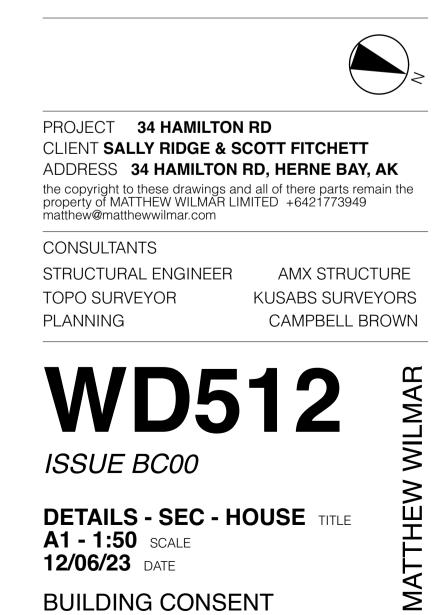


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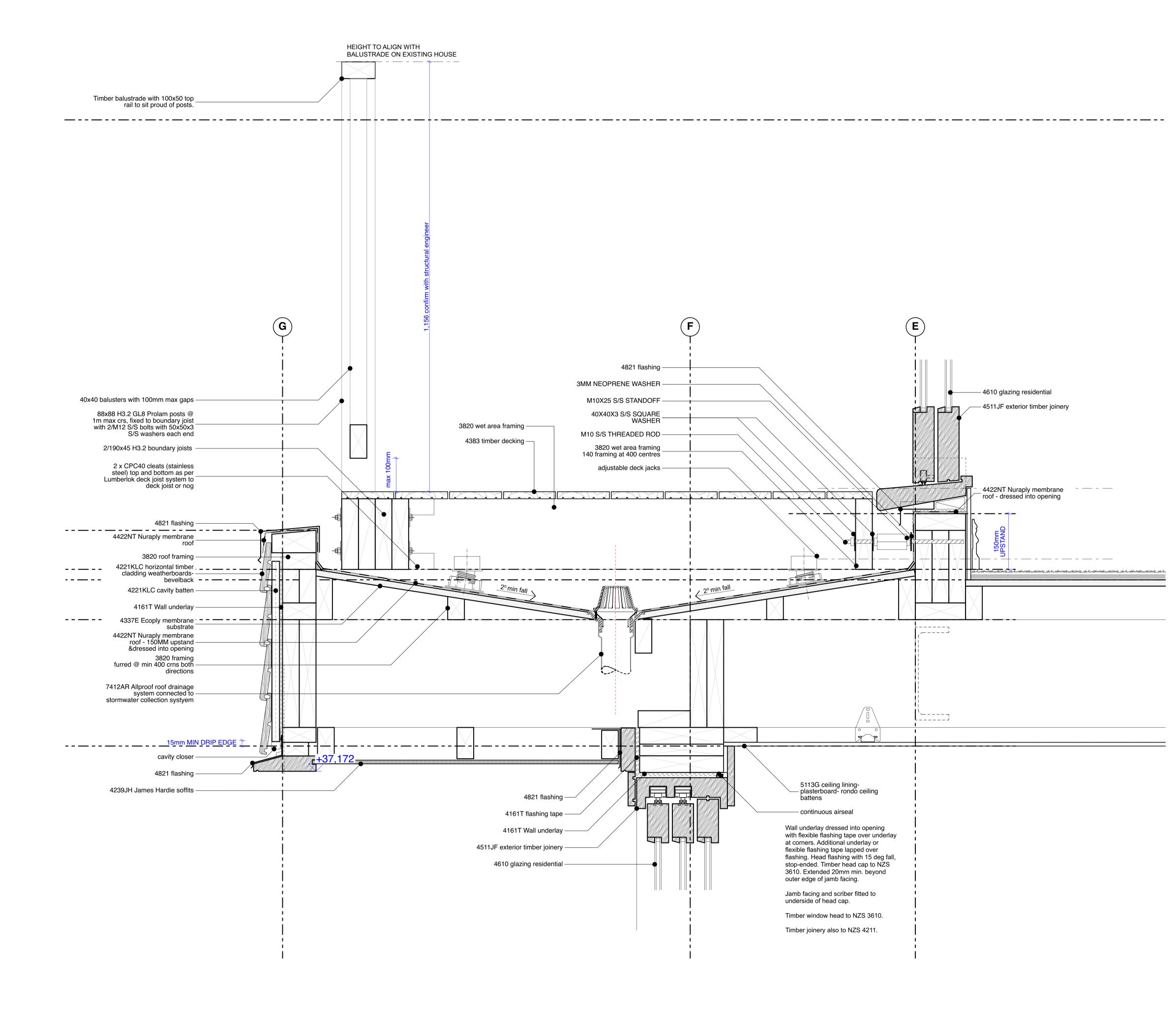
2310 foundation:	4- Uracryl - min. 50 DFT	4161T Roof Underlay: Thermakraft - Covertek	4337E Ecoply roof membrane substrate:	Colour: Grey (smooth finish)	4710M Mammoth insulation - wall:	Refer to MAPEI Specification 6221M
Refer engineers documents	general colour: 'white'	407 . installed to manufactures literature	17mm Ecoply Flooring TG staggered joints	Install to manufactures literature & refer to	R2.5 - friction fit semi-rigid thickness 90mm	Tiler to confirm compatibility with selected
spec. refer engineer's documents	Confirm colours prior steel manufacture.		H3.2 CCA	standard details	-confirm with H1 Report	tiles.
2361 strip footings:	3820 wall framing:	4161T DPC Thermakraft Supercourse 500 DPC: nstalled to manufactures litrature	Install to manufactures litrature & e2 Grade:DD	4511JF JMF exterior timber joinery:	4821 aluminium flashings:	6311 Selected Strip Flooring:
refer engineer's documents	Radiata pine framing sized, spaced and fixed		Stress Grade: F8 (red tongue)	Timber joinery frames to be cedar - paint	0.90mm BMT powder coated aluminium	Selected 18mm Laminate strip flooring glued
Telef engineer 3 documents	as per NZS 3604:2011 see structural	4161T flashing tape Thermakraft Aluband:	Thickness options: 17mm	finished to match existing. finish Resene	flashings to match joinery colour, formed to	down on 15mm EcoPly flooring Substrate or
3101 concrete work - basic:	engineers docs for sizes and fixing	Flexible flashing tape over flexible wall	Treatment:H3.2 CCA	Exterior Paint System.	indicated profile and fixed as detailed	new concrete substrait. Installed to
refer engineer's documents for specification		underlay. As per Clause 9.1.5 (a)(b) and	Fixings: 10g x 50mm Stainless steel screw	Joinery to be manufactured by an approved	•	manufactures literature
& structural design	3820 floor framing:	figure 72A and 72B E2/AS1	Plywood substrates shall be fixed according	New Zealand Master Joiner (JMF) in	4821 flashings:	
5	Radiata pine framing sized, spaced and fixed	3	to the following requirements:	accordance/compliant with Compliant Timber	0.75mm BMT Zincalume® on steel	7120 water heating:
3101 concrete floor slab:	as per NZS 3604:2011	4221KH KLC Horizontal Weatherboard	a) Panels shall be laid with staggered joints	Joinery, and associated project wind zone.	Coating system: Colorsteel Endura	ELECTRIC Rinai mains pressure Hot Water
refer engineer's documents for specification	Timber treatment: H1.2	cladding system:	(brick bond),		prefinished steel flashings to match roof	Cylinder - MS250 250L (3kW)
standard concrete - finish to suit overlay	see structural engineers docs for sizes and	Generation 2 Horizontal weatherboard	b) Panels shall be laid with the face grain	4554VS Velux opening and fixed skylights:	colour, formed to indicated profile and fixed	final selection on site.
flooring or carport slab to be brush finished	fixing	system.	at right angles to the main supports,	install to manufactures literature with	as detailed to E2/NZBC	
refer engineer's documents for specification &		on 20mm nominal cavity batten	c) Supports in b) shall be at 400 mm	proprietary flashing kit. Refer to H1		7411D Dimond rainwater spouting systems:
structural design	3820 roof framing:	profile: bevelback - size to match existing	maximum centres	Compliance Report for required R value	4855GV Glass Balustrade:	downpipe - 80mm round copper
	Radiata pine framing sized, spaced and fixed	finish: Resene Exterior Paint System			GLASS VICE®	gutter - copper profile to match existing.
3114E Expol underslab insulation:	as per NZS 3604:2011	colour: WHITE TBC		4610MR Metro Performance glass residential	Clearline Balustrade system.	
Expol X - 50mm R 1.55 install to	Timber treatment: H1.2		d) The edge of sheets shall be supported	glazing residential:	installed to manufactures litrature	7412AR Allproof roof drainage systems:
manufactures literature. confirm with H1	see structural engineers docs for sizes and	4239JH James Hardie soffits:	with dwangs or framing,	Note on H1 calculations and insulation	E1120 plastarbased sailing lining. Cib.	install to manufactures litrature RECONFIRM ON SITE
report	fixing	6mm fibre cement villa board sheet flush	e) External edges shall be chamfered with a minimum radius of 5 mm.	values:	5113G plasterboard ceiling lining - Gib: 13mm Gib Standard plasterboard system on	Type/Brand: Allproof Bronze roof outlet
2200 Constate masonative	3820 roof truss framing:	stopped and painted soffit. install to manufactures documentation.	f) A 20 mm H3.2 triangular fillet shall be	In using the below insulation materials this building complies with H1 via the BPI	adjustable Rondo ceiling batten system	Pipe outlet size:To suit pipe size 80mm -
3320 Concrete masonary: 20 series concrete masonary system. refer	Radiata pine framing sized, spaced and fixed	manufactures documentation.	used at the base of any 90° upstand, and	mathead Defende Lle Osmanlianes Demant	finish: level 4 finish	Description:80mm Membrane Clamp
engineer's documents for specification &	in truss design.	4311DH Dimond Roofing - Profiled.	a) Shall be fixed:	All glass to be clear, weight for size as		Overflow. roof outlets & overflows
structural design	Timber treatment: H1.2	Dimond profile: corrugate		required by NZS 4223. Provide safety glass	5113G wall lining - Gib:	
Silucial design	see structural engineers docs for sizes and	ROOFING	i) with 3 mm gaps between all sheets, i) using 10 g x 50 mm stainless steel	as required by NZS 4223 Part 3.	10mm Gib Standard plasterboard	7412AI Allproof Interior floor waste systems:
3410 steel member - enclosed:	fixing	thickness: 0.55mm BMT Zincalume® on steel	countersunk head screws.	Double glazing to all new joinery, unless weight restrictions apply (for large doors) -	finish: level 4 finish	install to manufactures litrature
Refer to both architectural and engineering	lixing	Coating system: Colorsteel Endura	iii) at 150 mm centres on edges, and	Fabricator to confirm. Windows <1.2m in		
documentation.Steel Protection specified in	3820 wet area framing:	colour: tbc	iv) at 200 mm centres in the body of the	All glass to be clear, weight for size as required by NZS 4223. Provide safety glass as required by NZS 4223 Part 3. Double glazing to all new joinery, unless weight restrictions apply (for large doors) - Fabricator to confirm. Windows <1.2m in height (or higher if climbing aids reduce effective height) opening into pool area to have restrictor stays allowing no more than 100mm opening as required	6192H James Hardie tile & slate Underlay:	7451AE Allproof exterior surface drainage
Structural Engineers Notes.	Radiata pine framing sized, spaced and fixed	- Profile height: 18mm	sheets.	effective neight) opening into pool area to	installed to manufactures litrature	solution: install selected chanel drainage
	as per NZS 3604:2011 - internal wet areas	- Flashings: To match roof		100mm opening as required.		system to manufactures litrature
3410 steel member - exposed:	framing at 400mm crs both directions. Timber	- Spouting: To match roof	4383 timber decking:	100mm opening as required. Glass Shower doors to be toughened safety	6221M Mapei tiling solutions:	,
refer eng's documents for fixing details.	treatment: H3.2		Hardwood timber deck - 140x20	glass. Metro 12mm Temafloat or similar agreed	selected tiles on Mapei waterproofing,	7430 geofabrics cordrain & megaflo:
spec. 3410 and engineers documentation	see structural engineers docs for sizes and	4331H HARDIE™ FIBRE CEMENT DECKING	use SPAX SS decking screws fixed to H3.2	Metro 12mm remandat di Similar agreed	adhesive and epoxy grouting system.	cordrain drainage board with geotextile fabrie
finish:	fixing	Hardie [™] Panel Compressed Sheet is an	Radiata pine framing sized, spaced and fixed	4710M Mammoth insulation - ceiling:	MAPEI installation system for floor tiles to	draining to megaflo 170 (punched) high
1- Blast SA 2.5		18mm thick, high density, fibre cement	as per NZS 3604:2011	truss R4.0+R3.2 - thickness 240+200mm.	screed substrate run into channel to	density polyethylene land drainage pannel in
2- Thermal Arc Spray Zinc - min. 200 DFT	4161T DPM Thermakraft Orange :	structural flooring substrate for ceramic/stone			manufacturer's specification:	suitable geotextile sock
Treatment Grade P3 in accordance with	installed to manufactures litrature	tile finishes over timber floor joists.	4422NT Nuraply membrane roofing:	skillion R3.6+R2.5 - thickness0165+90mm.	1 Levelling screed: Mapecem & Planicrete.	spec. refer data sheet
AS/NZS 5131 co-ordinate with galvanizer.		Sealant joints, Rigid joints	Nuraply TPO Waterproofing system.	insulation needs minimum 20mm gap to ply	2 Waterproofing: Mapelastic Aquadefense.	
3- Armourcoat 220 - min. 200 DFT	4161T Wall Underlay: Thermakraft - Watergate	Stainless steel 316 50mm x 10g for timber	1 Layer: Nuraply TPO 1.5mm thick	sarking -confirm with H1 Report	3 Adhesive: Keraflex maxi S1.	
	Plus. installed to manufactures literature	joists, Screws driven below the surface,	Substrate: plywood		4 Grout: Kerapoxy	
		Screws driven flush.	Substrate adhesion: Nuraply TPO Membrane		5 Silicone sealant: Mapesil AC.	







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CLIENT SALLY RIDGE & SCOTT FITCHETT
ADDRESS 34 HAMILTON RD, HERNE BAY, AK
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CONSULTANTS STRUCTURAL ENGINEER TOPO SURVEYOR PLANNING

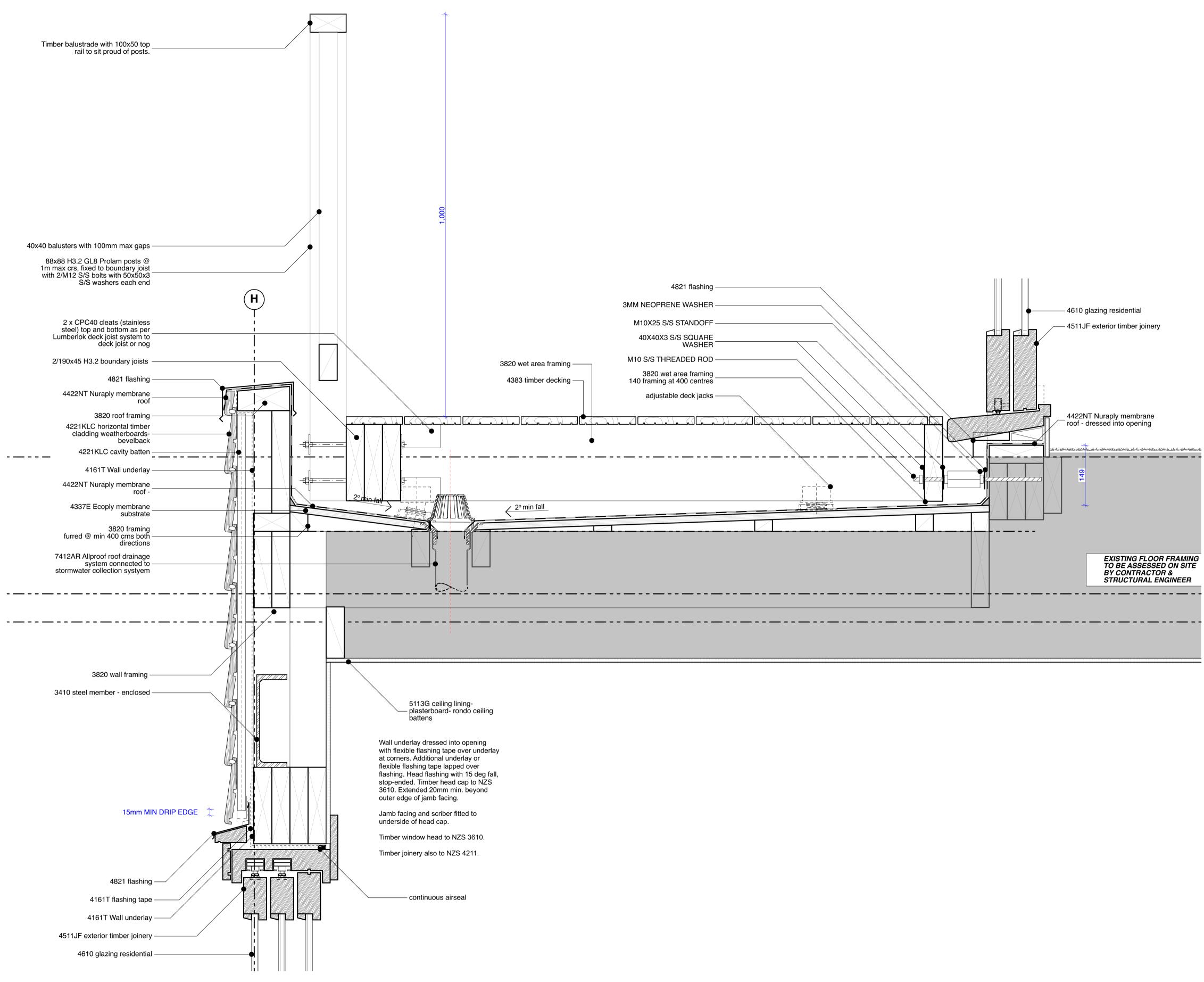
AMX STRUCTURE KUSABS SURVEYORS CAMPBELL BROWN



DETAILS - SEC - HOUSE TITLE A1 - SCALE 12/06/23 DATE

BUILDING CONSENT

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CONSULTANTS STRUCTURAL ENGINEER **TOPO SURVEYOR** PLANNING

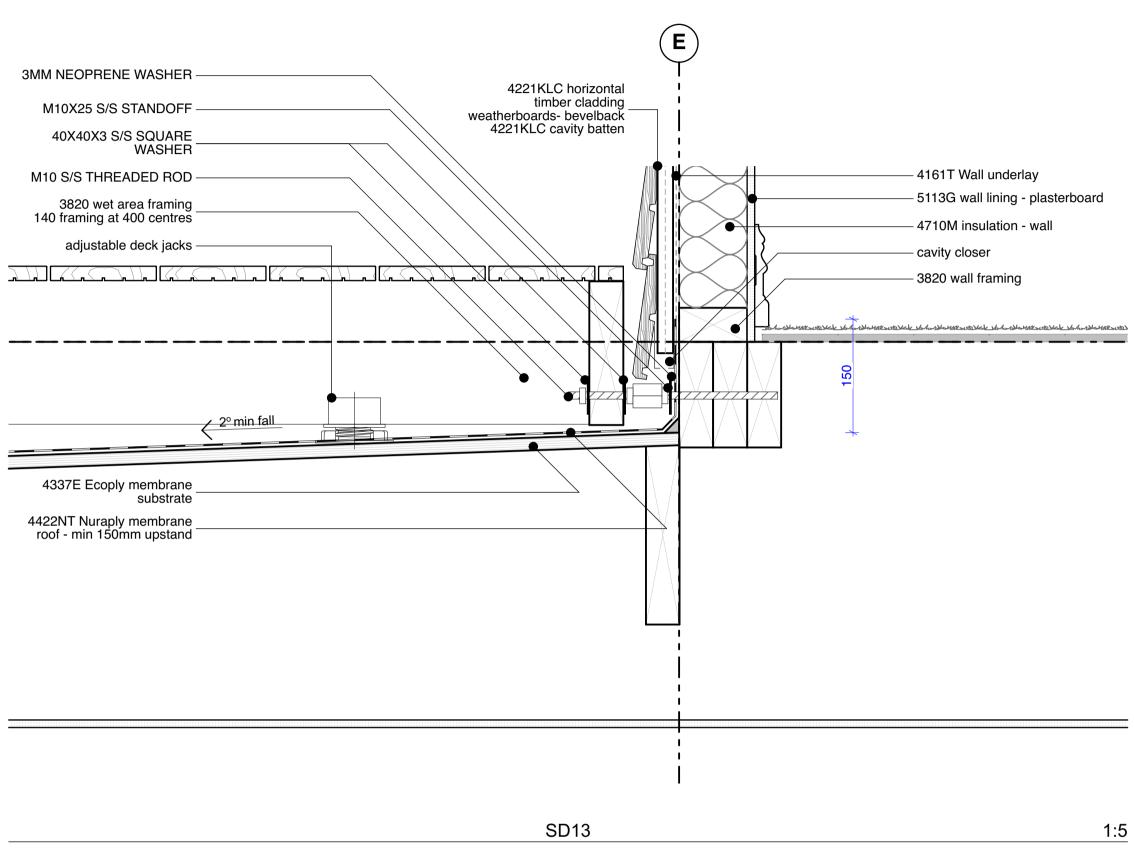
AMX STRUCTURE KUSABS SURVEYORS CAMPBELL BROWN



DETAILS - SEC - HOUSE TITLE A1 - SCALE 12/06/23 DATE

BUILDING CONSENT

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KEYNOTES LEGEND READ IN CONJUNCTION WITH ARCHITECTURAL S	SPECIFICATION		
2310 foundation: Refer engineers documents spec. refer engineer's documents	4- Uracryl - min. 50 DFT general colour: 'white' Confirm colours prior steel manufacture.	4161T Roof Underlay: Thermakraft - Covertek 407 . installed to manufactures literature	4337E Ecoply roof mem 17mm Ecoply Floorin H3.2 CCA
2361 strip footings: refer engineer's documents	3820 wall framing: Radiata pine framing sized, spaced and fixed	4161T DPC Thermakraft Supercourse 500 DPC: nstalled to manufactures litrature	Install to manufactur Grade:DD Stress Grade: F8 (re
3101 concrete work - basic: refer engineer's documents for specification & structural design	as per NZS 3604:2011 see structural engineers docs for sizes and fixing 3820 floor framing:	4161T flashing tape Thermakraft Aluband: Flexible flashing tape over flexible wall underlay. As per Clause 9.1.5 (a)(b) and figure 72A and 72B E2/AS1	Thickness options: 1 Treatment:H3.2 CCA Fixings: 10g x 50mm Plywood substrates
3101 concrete floor slab: refer engineer's documents for specification standard concrete - finish to suit overlay flooring or carport slab to be brush finished refer engineer's documents for specification & structural design	Radiata pine framing sized, spaced and fixed as per NZS 3604:2011 Timber treatment: H1.2 see structural engineers docs for sizes and fixing 3820 roof framing:	4221KH KLC Horizontal Weatherboard cladding system: Generation 2 Horizontal weatherboard system. on 20mm nominal cavity batten profile: bevelback - size to match existing	to the following requ a) Panels shall be la (brick bond), b) Panels shall be la at right angles to the c) Supports in b) <u>sha</u> <u>maximum centres</u>
3114E Expol underslab insulation: Expol X - 50mm R 1.55 install to manufactures literature. confirm with H1 report	Radiata pine framing sized, spaced and fixed as per NZS 3604:2011 Timber treatment: H1.2 see structural engineers docs for sizes and fixing	finish: Resene Exterior Paint System colour: WHITE TBC 4239JH James Hardie soffits: 6mm fibre cement villa board sheet flush stopped and painted soffit. install to	d) The edge of shee with dwangs or fram e) External edges sh a minimum radius of
3320 Concrete masonary: 20 series concrete masonary system. refer engineer's documents for specification & structural design	3820 roof truss framing: Radiata pine framing sized, spaced and fixed in truss design. Timber treatment: H1.2	manufactures documentation. 4311DH Dimond Roofing - Profiled. Dimond profile: corrugate	f) A 20 mm H3.2 trian used at the base of a g) Shall be fixed: i) with 3 mm gaps be
3410 steel member - enclosed: Refer to both architectural and engineering documentation.Steel Protection specified in Structural Engineers Notes.	see structural engineers docs for sizes and fixing 3820 wet area framing: Radiata pine framing sized, spaced and fixed	ROOFING thickness: 0.55mm BMT Zincalume® on steel Coating system: Colorsteel Endura colour: tbc - Profile height: 18mm	i) using 10 g x 50 mr countersunk head so iii) at 150 mm centre iv) at 200 mm centre sheets.
3410 steel member - exposed: refer eng's documents for fixing details.	as per NZS 3604:2011 - internal wet areas framing at 400mm crs both directions. Timber treatment: H3.2	- Flashings: To match roof - Spouting: To match roof	4383 timber decking: Hardwood timber de
spec. 3410 and engineers documentation finish: 1- Blast SA 2.5 2- Thermal Arc Spray Zinc - min. 200 DFT	see structural engineers docs for sizes and fixing 4161T DPM Thermakraft Orange :	4331H HARDIE [™] FIBRE CEMENT DECKING Hardie [™] Panel Compressed Sheet is an 18mm thick, high density, fibre cement structural flooring substrate for ceramic/stone	use SPAX SS deckir Radiata pine framing as per NZS 3604:20
Treatment Grade P3 in accordance with AS/NZS 5131 co-ordinate with galvanizer. 3- Armourcoat 220 - min. 200 DFT	41611 DFM Thermakraft Orange : installed to manufactures litrature 4161T Wall Underlay: Thermakraft - Watergate	tile finishes over timber floor joists. Sealant joints, Rigid joints Stainless steel 316 50mm x 10g for timber	4422NT Nuraply membr Nuraply TPO Water 1 Layer: Nuraply TP
	Plus. installed to manufactures literature	joists, Screws driven below the surface,	Substrate adhesion:

Screws driven flush.

- 4161T Wall underlay - 5113G wall lining - plasterboard – 4710M insulation - wall cavity closer

1:5

7E Ecoply roof membrane substrate: 17mm Ecoply Flooring TG staggered joints H3.2 CCA Install to manufactures litrature & e2	Colour: Grey (smooth finish) Install to manufactures literature & refer to standard details	4710M Mammoth insulation - wall: R2.5 - friction fit semi-rigid thickness 90mm -confirm with H1 Report	Refer to MAPEI Specification 6221M Tiler to confirm compatibility with selected tiles.
Grade:DD Stress Grade: F8 (red tongue) Thickness options: 17mm Treatment:H3.2 CCA Fixings: 10g x 50mm Stainless steel screw Plywood substrates shall be fixed according to the following requirements:	4511JF JMF exterior timber joinery: Timber joinery frames to be cedar - paint finished to match existing. finish Resene Exterior Paint System. Joinery to be manufactured by an approved New Zealand Master Joiner (JMF) in accordance/compliant with Compliant Timber	 4821 aluminium flashings: 0.90mm BMT powder coated aluminium flashings to match joinery colour, formed to indicated profile and fixed as detailed 4821 flashings: 0.75mm BMT Zincalume® on steel 	 6311 Selected Strip Flooring: Selected 18mm Laminate strip flooring glued down on 15mm EcoPly flooring Substrate or new concrete substrait. Installed to manufactures literature 7120 water heating:
 a) Panels shall be laid with staggered joints (brick bond), b) Panels shall be laid with the face grain at right angles to the main supports, 	4554VS Velux opening and fixed skylights: install to manufactures literature with	Coating system: Colorsteel Endura prefinished steel flashings to match roof colour, formed to indicated profile and fixed as detailed to E2/NZBC	ELECTRIC Rinai mains pressure Hot Water Cylinder - MS250 250L (3kW) final selection on site.
c) Supports in b) shall be at 400 mm maximum centres	proprietary flashing kit. Refer to H1 Compliance Report for required R value 4610MR Metro Performance glass residential	4855GV Glass Balustrade: GLASS VICE® Clearline Balustrade system.	7411D Dimond rainwater spouting systems: downpipe - 80mm round copper gutter - copper profile to match existing.
 d) The edge of sheets shall be supported with dwangs or framing, e) External edges shall be chamfered with a minimum radius of 5 mm, f) A 20 mm H3.2 triangular fillet shall be used at the base of any 90° upstand, and g) Shall be fixed: i) with 3 mm gaps between all sheets, i) using 10 a x 50 mm etaiplage start 	glazing residential: Note on H1 calculations and insulation values: In using the below insulation materials this building complies with H1 via the BPI	 installed to manufactures litrature 5113G plasterboard ceiling lining - Gib: 13mm Gib Standard plasterboard system on adjustable Rondo ceiling batten system finish: level 4 finish 5113G wall lining - Gib: 	7412AR Allproof roof drainage systems: install to manufactures litrature RECONFIRM ON SITE Type/Brand: Allproof Bronze roof outlet Pipe outlet size:To suit pipe size 80mm - Description:80mm Membrane Clamp Overflow. roof outlets & overflows
i) using 10 g x 50 mm stainless steel countersunk head screws, iii) at 150 mm centres on edges, and iv) at 200 mm centres in the body of the sheets.	Method. Refer to H1 Compliance Report. All glass to be clear, weight for size as required by NZS 4223. Provide safety glass as required by NZS 4223 Part 3. Double glazing to all new joinery, unless weight restrictions apply (for large doors) - Fabricator to confirm. Windows <1.2m in height (or higher if climbing aids reduce effective height) opening into pool area to have restrictor stays allowing no more than 100mm opening as required. Glass Shower doors to be toughened safety glass.	10mm Gib Standard plasterboard finish: level 4 finish 6192H James Hardie tile & slate Underlay: installed to manufactures litrature	 7412AI Allproof Interior floor waste systems: install to manufactures litrature 7451AE Allproof exterior surface drainage solution: install selected chanel drainage system to manufactures litrature
3 timber decking: Hardwood timber deck - 140x20 use SPAX SS decking screws fixed to H3.2 Radiata pine framing sized, spaced and fixed as per NZS 3604:2011	Glass Shower doors to be toughened safety glass. Metro 12mm Temafloat or similar agreed 4710M Mammoth insulation - ceiling: truss R4.0+R3.2 - thickness 240+200mm.	6221M Mapei tiling solutions: selected tiles on Mapei waterproofing, adhesive and epoxy grouting system. MAPEI installation system for floor tiles to screed substrate run into channel to manufacturer's specification:	7430 geofabrics cordrain & megaflo: cordrain drainage board with geotextile fabric draining to megaflo 170 (punched) high density polyethylene land drainage pannel in suitable geotextile sock
22NT Nuraply membrane roofing: Nuraply TPO Waterproofing system. 1 Layer: Nuraply TPO 1.5mm thick Substrate: plywood Substrate adhesion: Nuraply TPO Membrane	skillion R3.6+R2.5 - thickness0165+90mm. insulation needs minimum 20mm gap to ply sarking -confirm with H1 Report	 Levelling screed: Mapecem & Planicrete. Waterproofing: Mapelastic Aquadefense. Adhesive: Keraflex maxi S1. Grout: Kerapoxy Silicone sealant: Mapesil AC. 	spec. refer data sheet



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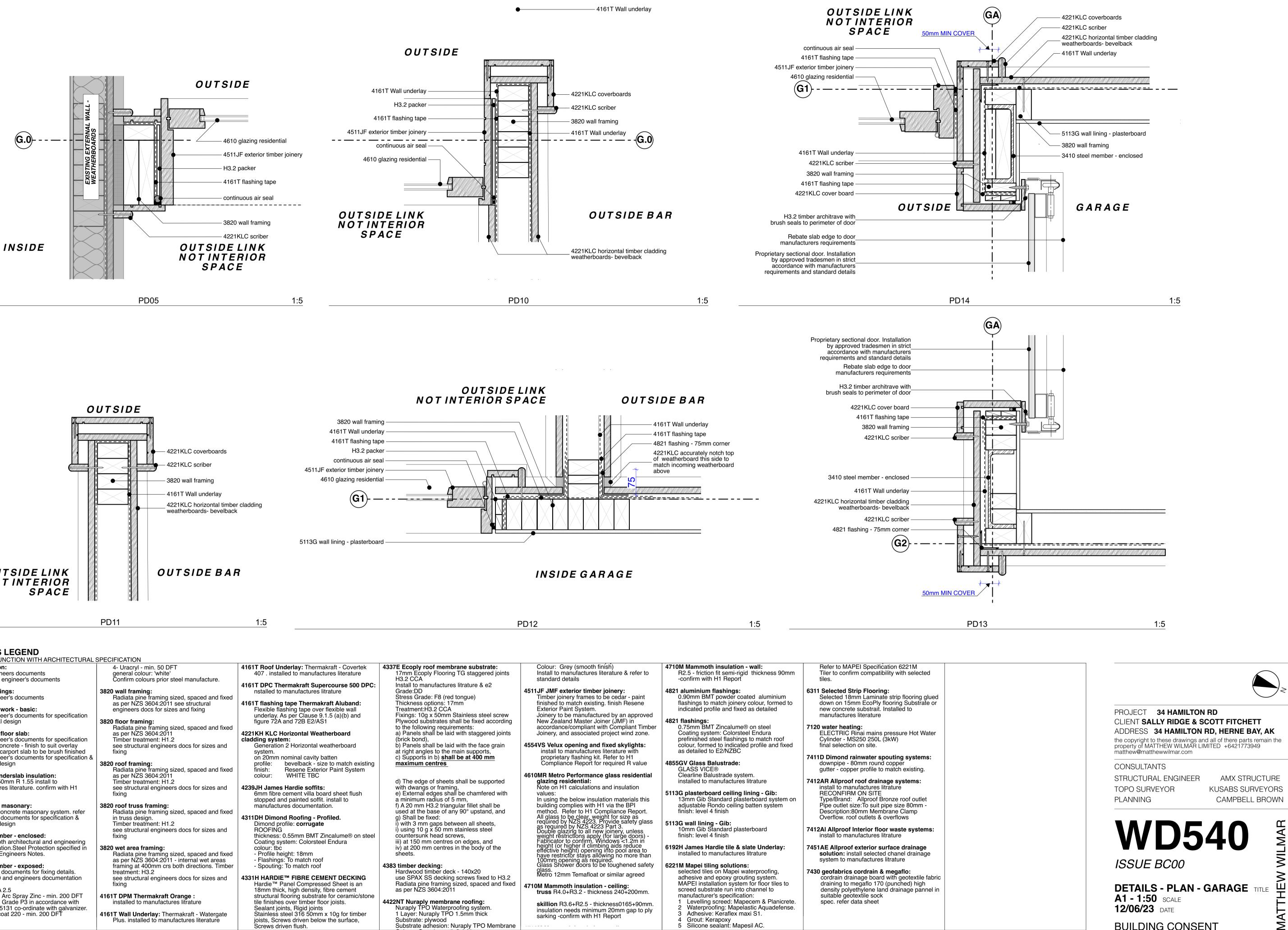
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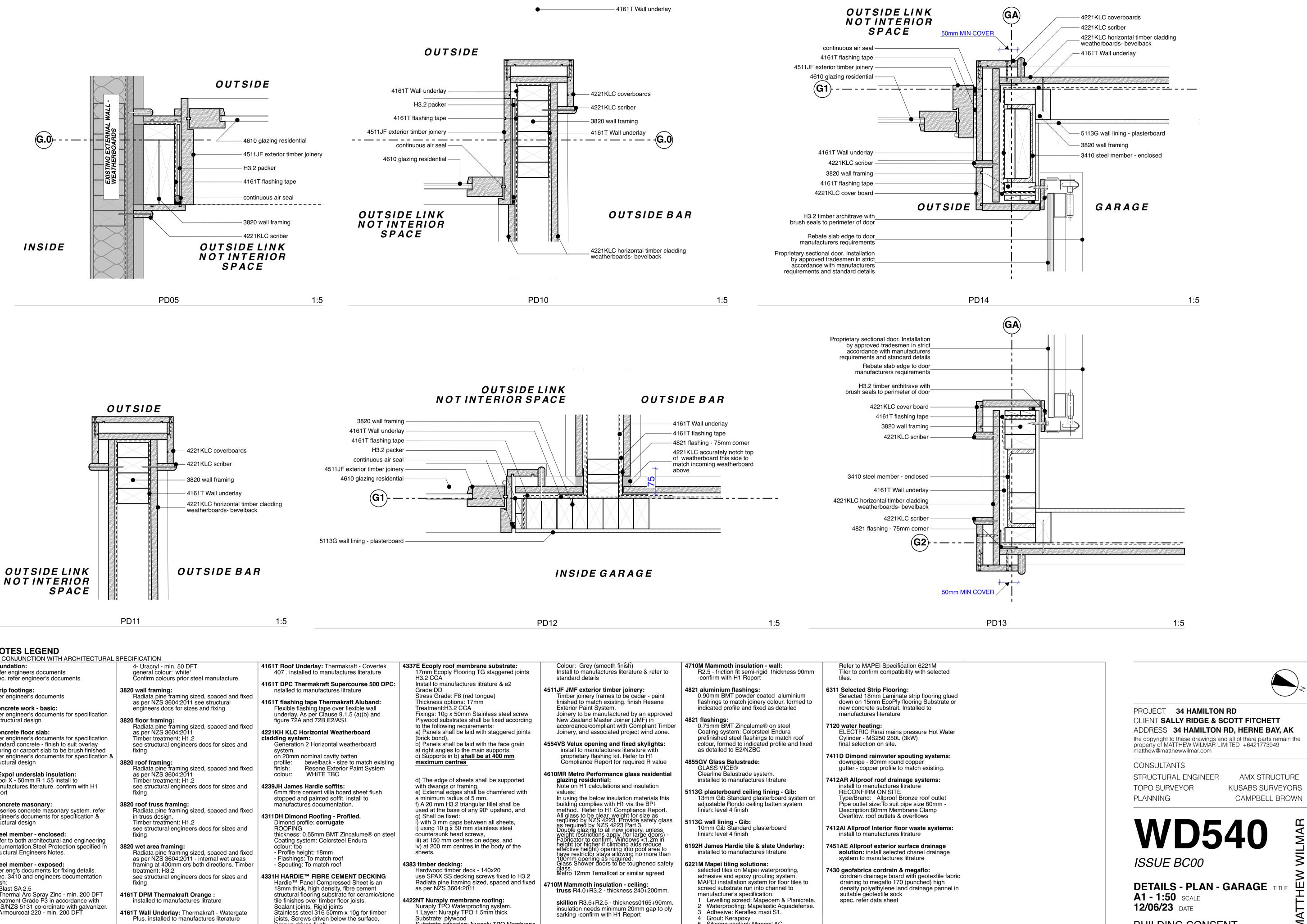
CONSULTANTS STRUCTURAL ENGINEER TOPO SURVEYOR PLANNING

AMX STRUCTURE KUSABS SURVEYORS CAMPBELL BROWN



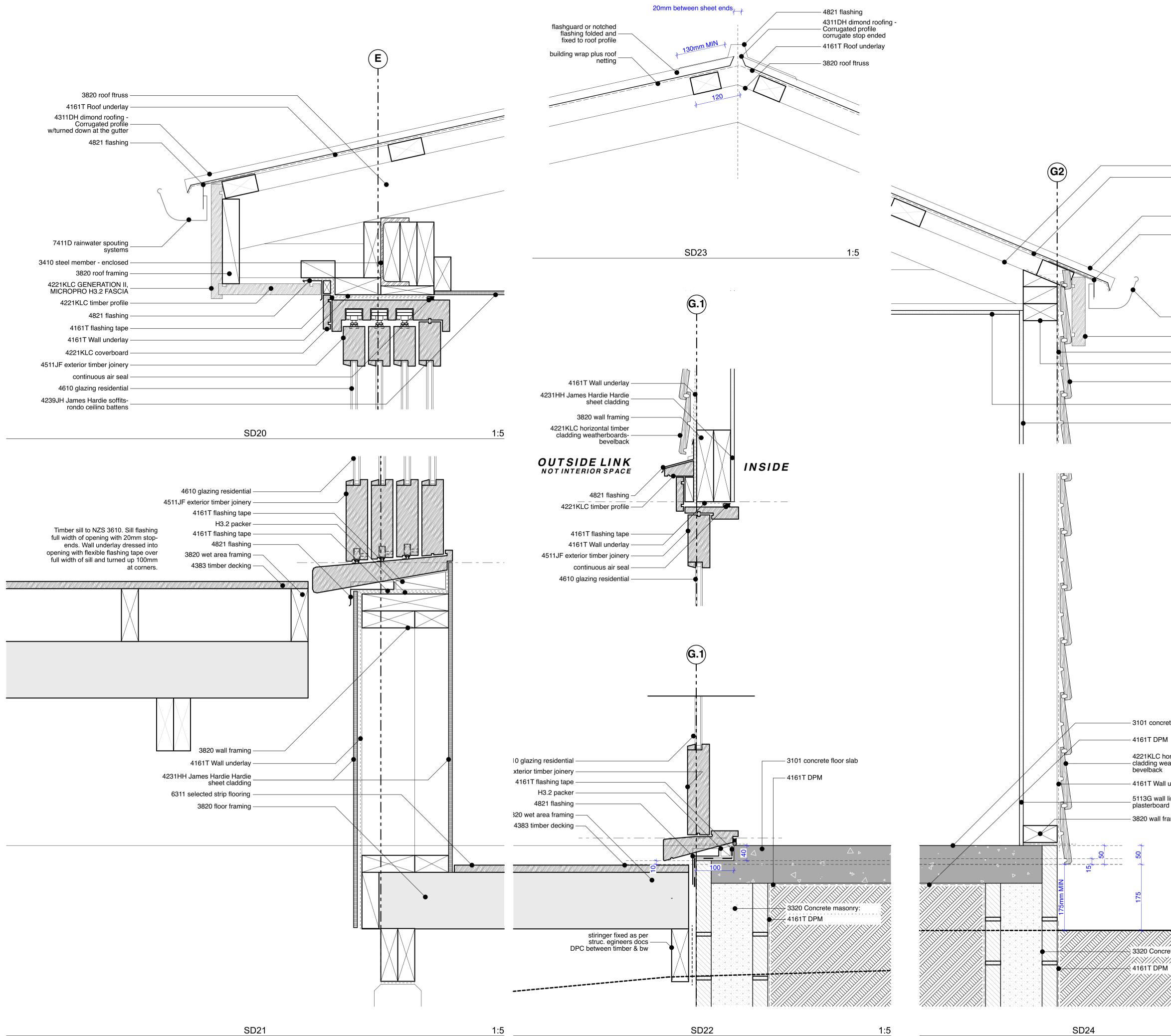
DETAILS - SEC - HOUSE TITLE A1 - 1:50 SCALE 12/06/23 DATE





KEYNOTES LEGEND

2310 foundation:	4- Uracryl - min. 50 DFT	4161T Roof Underlay: Thermakraft - Covertek	4337E Ecoply roof mem
Refer engineers documents	general colour: 'white'	407 . installed to manufactures literature	17mm Ecoply Floorir
spec. refer engineer's documents	Confirm colours prior steel manufacture.		H3.2 CCA
	· ·	4161T DPC Thermakraft Supercourse 500 DPC:	Install to manufactur
2361 strip footings:	3820 wall framing:	nstalled to manufactures litrature	Grade:DD
refer engineer's documents	Radiata pine framing sized, spaced and fixed		Stress Grade: F8 (re
-	as per NZS 3604:2011 see structural	4161T flashing tape Thermakraft Aluband:	Thickness options: 1
3101 concrete work - basic:	engineers docs for sizes and fixing	Flexible flashing tape over flexible wall	Treatment:H3.2 CCA
refer engineer's documents for specification		underlay. As per Clause 9.1.5 (a)(b) and	Fixings: 10g x 50mm
& structural design	3820 floor framing:	figure 72A and 72B E2/AS1	Plywood substrates
	Radiata pine framing sized, spaced and fixed		to the following requ
3101 concrete floor slab:	as per NZS 3604:2011	4221KH KLC Horizontal Weatherboard	a) Panels shall be la
refer engineer's documents for specification	Timber treatment: H1.2	cladding system:	(brick bond),
standard concrete - finish to suit overlay	see structural engineers docs for sizes and	Generation 2 Horizontal weatherboard	b) Panels shall be la
flooring or carport slab to be brush finished	fixing	system.	at right angles to the
refer engineer's documents for specification &		on 20mm nominal cavity batten	c) Supports in b) sha
structural design	3820 roof framing:	profile: bevelback - size to match existing	maximum centres
	Radiata pine framing sized, spaced and fixed	finish: Resene Exterior Paint System	
3114E Expol underslab insulation:	as per NZS 3604:2011	colour: WHITE TBC	
Expol X - 50mm R 1.55 install to	Timber treatment: H1.2		d) The edge of shee
manufactures literature. confirm with H1	see structural engineers docs for sizes and	4239JH James Hardie soffits:	with dwangs or fram
report	fixing	6mm fibre cement villa board sheet flush	e) External edges sh
		stopped and painted soffit. install to	a minimum radius of
3320 Concrete masonary:	3820 roof truss framing:	manufactures documentation.	f) A 20 mm H3.2 triar
20 series concrete masonary system. refer	Radiata pine framing sized, spaced and fixed	4044 DH Dimond Doofing Deafiled	used at the base of a
engineer's documents for specification &	in truss design.	4311DH Dimond Roofing - Profiled.	g) Shall be fixed:
structural design	Timber treatment: H1.2	Dimond profile: corrugate	i) with 3 mm gaps be
2410 steel member analoged	see structural engineers docs for sizes and	ROOFING	i) using 10 g x 50 mr countersunk head so
3410 steel member - enclosed:	fixing	thickness: 0.55mm BMT Zincalume® on steel	
Refer to both architectural and engineering	2000 wat area froming.	Coating system: Colorsteel Endura	iii) at 150 mm centre
documentation.Steel Protection specified in	3820 wet area framing:	colour: tbc	iv) at 200 mm centre sheets.
Structural Engineers Notes.	Radiata pine framing sized, spaced and fixed	- Profile height: 18mm	sneets.
2410 steel member expected	as per NZS 3604:2011 - internal wet areas	- Flashings: To match roof	4383 timber decking:
3410 steel member - exposed:	framing at 400mm crs both directions. Timber	- Spouting: To match roof	Hardwood timber de
refer eng's documents for fixing details.	treatment: H3.2	4331H HARDIE™ FIBRE CEMENT DECKING	use SPAX SS deckir
spec. 3410 and engineers documentation finish:	see structural engineers docs for sizes and	Hardie [™] Panel Compressed Sheet is an	Radiata pine framing
1- Blast SA 2.5	fixing		as per NZS 3604:20
2- Thermal Arc Spray Zinc - min. 200 DFT	4161T DPM Thermakraft Orange :	18mm thick, high density, fibre cement structural flooring substrate for ceramic/stone	
Treatment Grade P3 in accordance with	installed to manufactures litrature	tile finishes over timber floor joists.	4422NT Nuraply membr
AS/NZS 5131 co-ordinate with galvanizer.		Sealant joints, Rigid joints	Nuraply TPO Waterp
3- Armourcoat 220 - min. 200 DFT	4161T Wall Underlay: Thermakraft - Watergate	Stainless steel 316 50mm x 10g for timber	1 Layer: Nuraply TPC
0- AMUUIUUAI 220 - MIIII. 200 DE I	Plus. installed to manufactures literature	joists, Screws driven below the surface,	Substrate: plywood
		Corours driven fluch	Substrate adhesion:



3320 Concrete masonry:

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A1 - 1:50 SCALE 12/06/23 DATE

ISSUE BC00

DETAILS - SEC - GARAGE TITLE

BUILDING CONSENT

PROJECT 34 HAMILTON RD

matthew@matthewwilmar.com

STRUCTURAL ENGINEER

CONSULTANTS

TOPO SURVEYOR

PLANNING

CLIENT SALLY RIDGE & SCOTT FITCHETT

ADDRESS 34 HAMILTON RD, HERNE BAY, AK

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AMX STRUCTURE

_ 5113G wall lining plasterboard – 3820 wall framing

– 4161T Wall underlay

4221KLC horizontal timber — cladding weatherboards-bevelback

– 4161T DPM

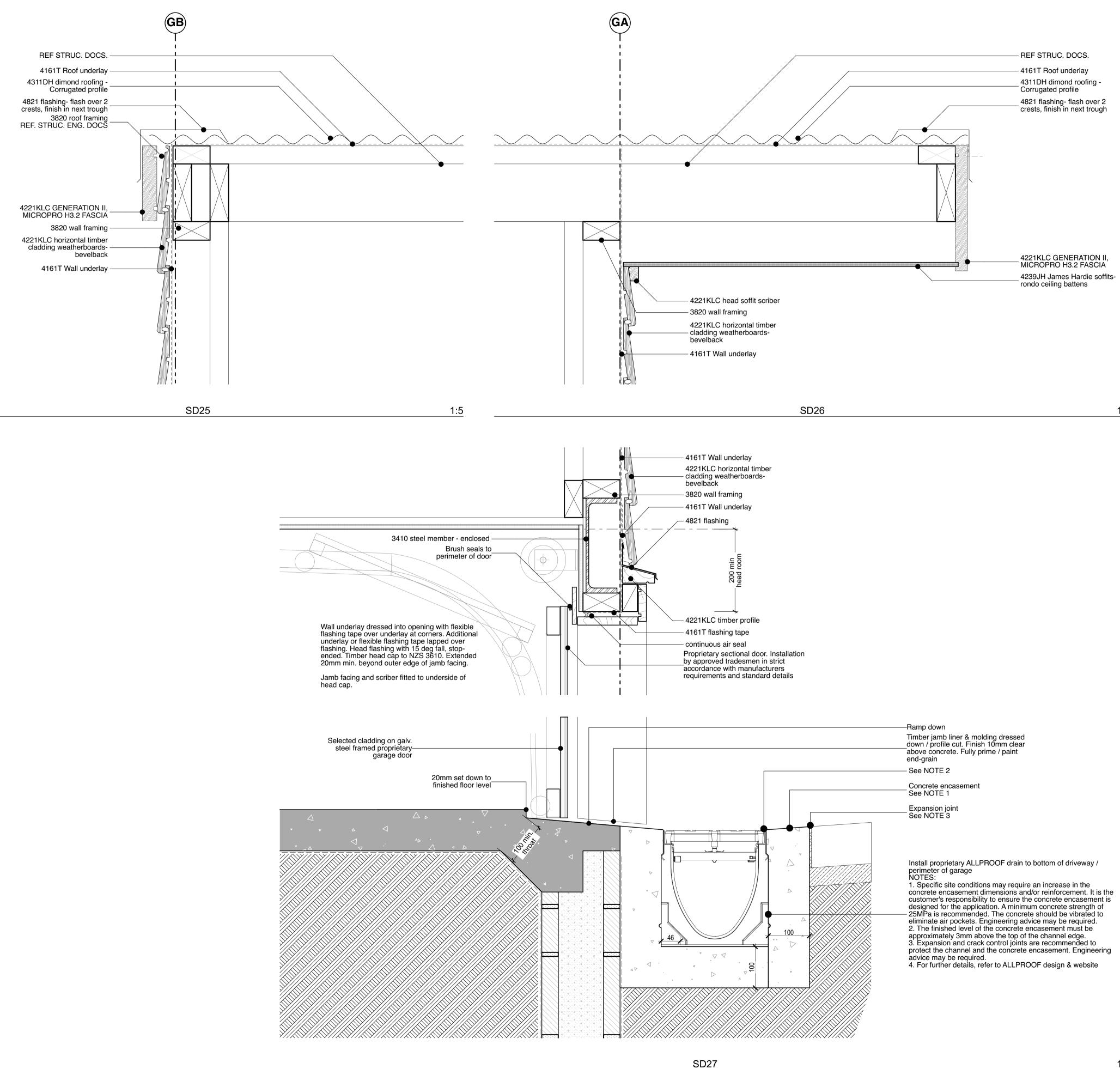
- 3101 concrete floor slab

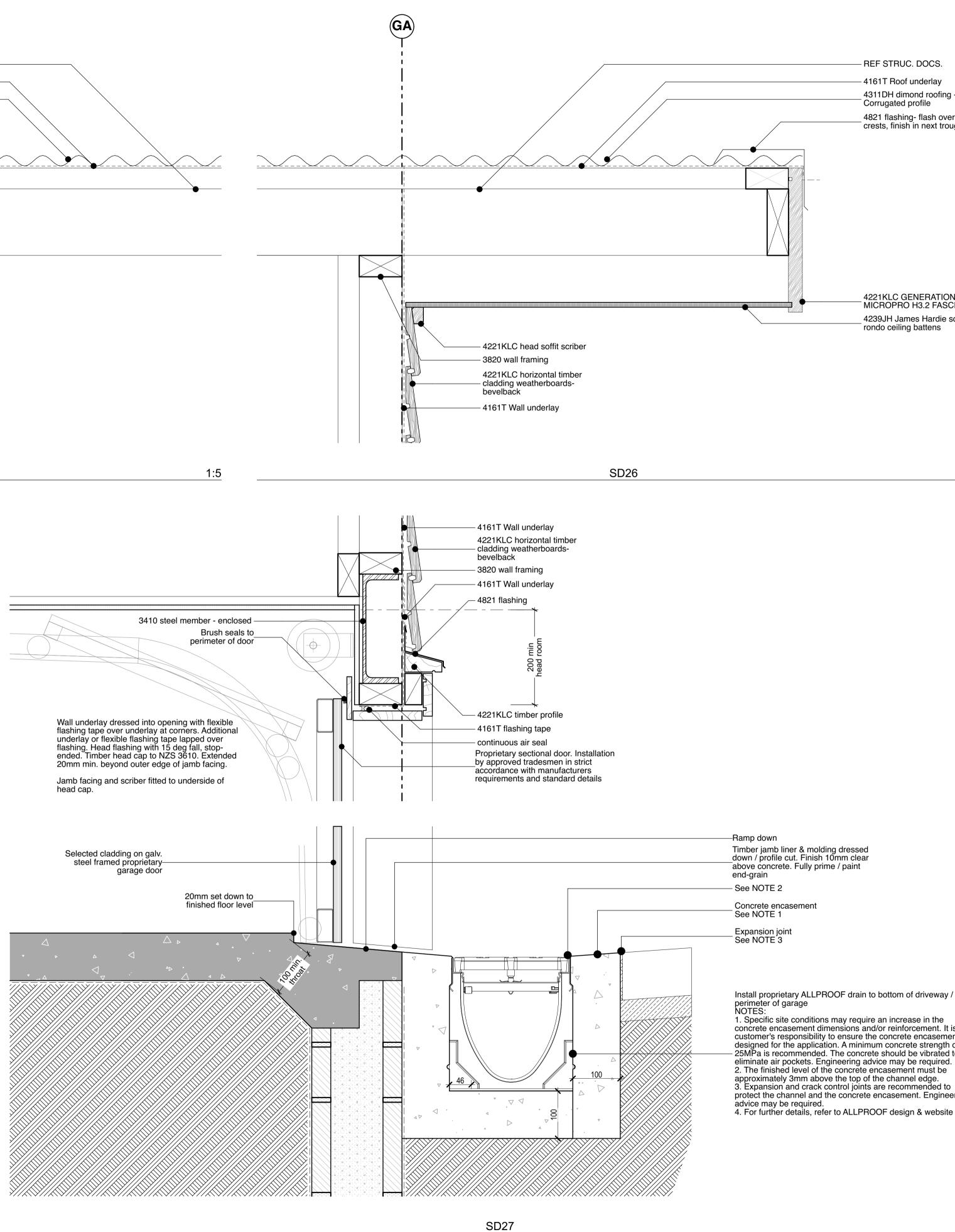


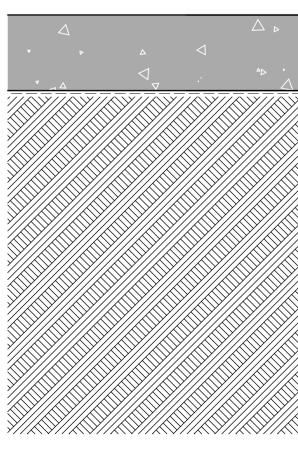
7411D rainwater spouting systems
4221KLC GENERATION II MICROPRO H3.2 FASCIA
4161T Wall underlay
3820 wall framing
 4221KLC horizontal timber cladding weatherboards- bevelback
5113G ceiling lining- plasterboard
5113G wall lining - plasterboard

4311DH dimond roofing - Corrugated profile w/turned down at the gutter - 4821 flashing

- 3820 roof ftruss - 4161T Roof underlay







1:5



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CONSULTANTS STRUCTURAL ENGINEER TOPO SURVEYOR PLANNING

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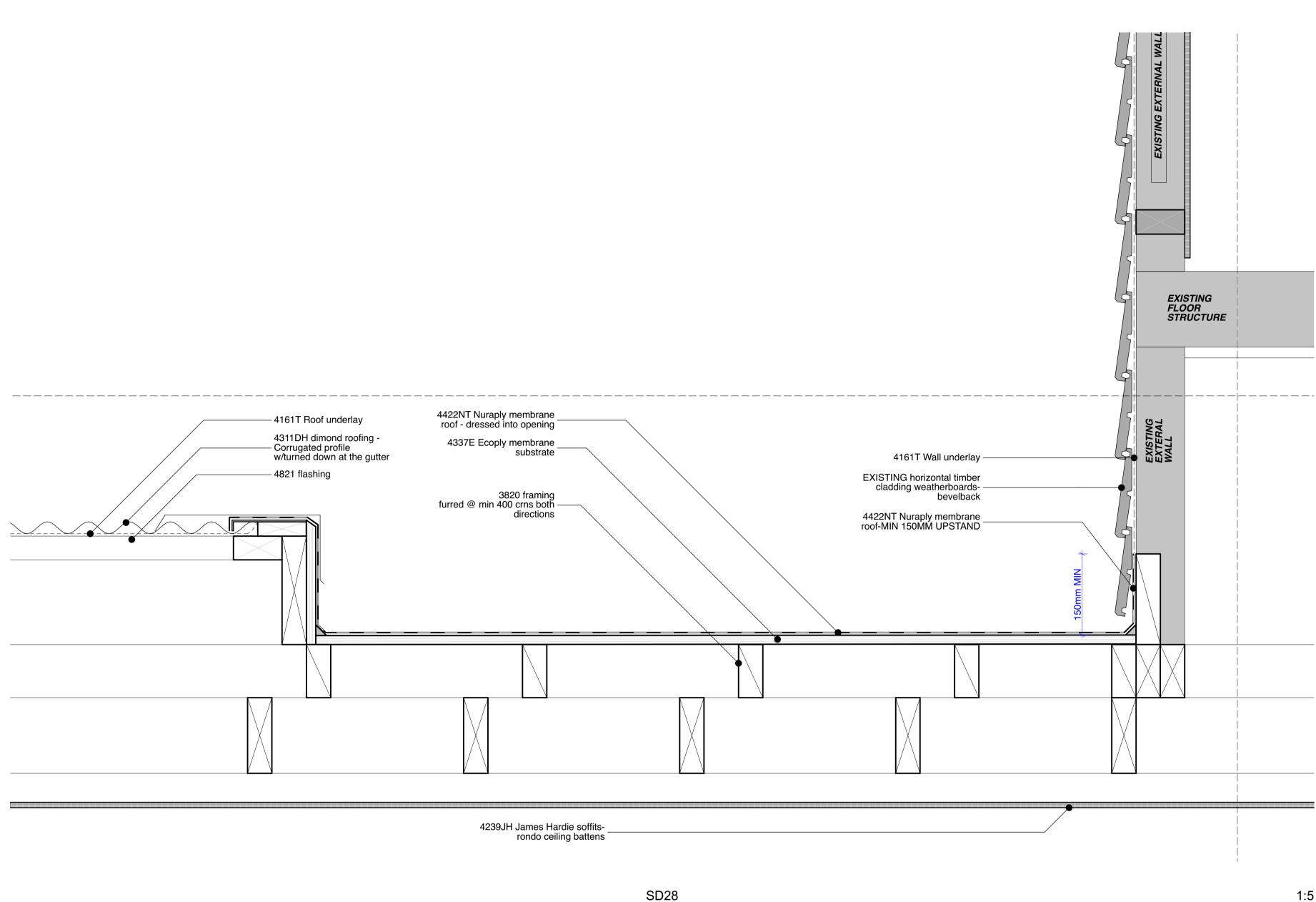
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DETAILS - SEC - GARAGE TITLE A1 - SCALE 12/06/23 DATE

BUILDING CONSENT

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KEYNOTES LEGEND

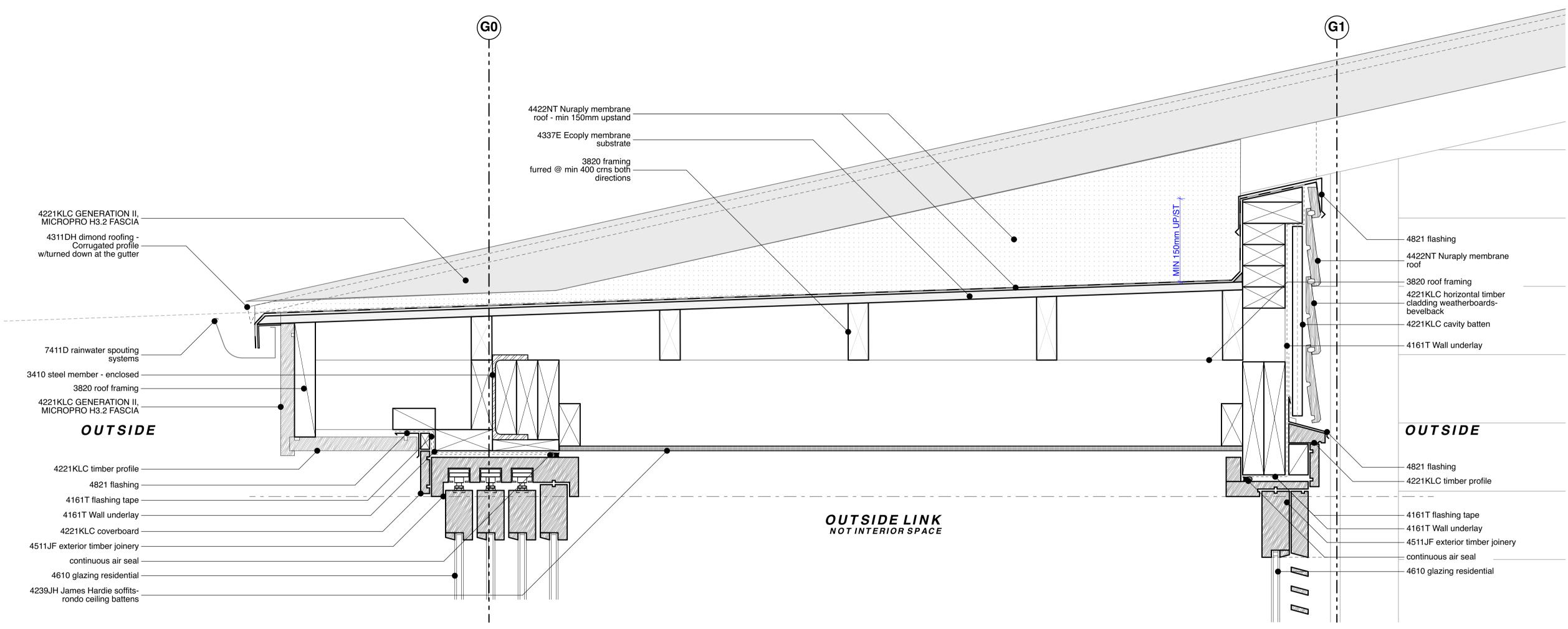
2310 foundation:	4- Uracryl - min. 50 DFT	4161T Roof Underlay: Thermakraft - Covertek	4337E Ecoply roof men
Refer engineers documents	general colour: 'white'	407 . installed to manufactures literature	17mm Ecoply Floor
spec. refer engineer's documents	Confirm colours prior steel manufacture.		H3.2 CCA
		4161T DPC Thermakraft Supercourse 500 DPC:	Install to manufactu
2361 strip footings:	3820 wall framing:	nstalled to manufactures litrature	Grade:DD
refer engineer's documents	Radiata pine framing sized, spaced and fixed	4161T flashing tape Thermakraft Aluband:	Stress Grade: F8 (re Thickness options:
3101 concrete work - basic:	as per NZS 3604:2011 see structural engineers docs for sizes and fixing	Flexible flashing tape over flexible wall	Treatment:H3.2 CC
refer engineer's documents for specification	engineers docs for sizes and fixing	underlay. As per Clause 9.1.5 (a)(b) and	Fixings: 10g x 50mr
& structural design	3820 floor framing:	figure 72A and 72B E2/AS1	Plywood substrates
a shushara assign	Radiata pine framing sized, spaced and fixed		to the following requ
3101 concrete floor slab:	as per NZS 3604:2011	4221KH KLC Horizontal Weatherboard	a) Panels shall be la
refer engineer's documents for specification	Timber treatment: H1.2	cladding system:	(brick bond),
standard concrete - finish to suit overlay	see structural engineers docs for sizes and	Generation 2 Horizontal weatherboard	b) Panels shall be la
flooring or carport slab to be brush finished	fixing	system.	at right angles to the
refer engineer's documents for specification &		on 20mm nominal cavity batten	c) Supports in b) sh
structural design	3820 roof framing:	profile: bevelback - size to match existing	maximum centres
	Radiata pine framing sized, spaced and fixed	finish: Resene Exterior Paint System	
3114E Expol underslab insulation:	as per NZS 3604:2011	colour: WHITE TBC	
Expol X - 50mm R 1.55 install to	Timber treatment: H1.2		d) The edge of shee
manufactures literature. confirm with H1	see structural engineers docs for sizes and	4239JH James Hardie soffits:	with dwangs or fran
report	fixing	6mm fibre cement villa board sheet flush	e) External edges s a minimum radius o
3320 Concrete masonary:	3820 roof truss framing:	stopped and painted soffit. install to manufactures documentation.	f) A 20 mm H3.2 tria
20 series concrete masonary system. refer	Radiata pine framing sized, spaced and fixed		used at the base of
engineer's documents for specification &	in truss design.	4311DH Dimond Roofing - Profiled.	g) Shall be fixed:
structural design	Timber treatment: H1.2	Dimond profile: corrugate	i) with 3 mm gaps b
en detarar deelign	see structural engineers docs for sizes and	ROOFING	i) using 10 g x 50 m
3410 steel member - enclosed:	fixing	thickness: 0.55mm BMT Zincalume® on steel	countersunk head s
Refer to both architectural and engineering		Coating system: Colorsteel Endura	iii) at 150 mm centre
documentation.Steel Protection specified in	3820 wet area framing:	colour: tbc	iv) at 200 mm centr
Structural Engineers Notes.	Radiata pine framing sized, spaced and fixed	- Profile height: 18mm	sheets.
-	as per NZS 3604:2011 - internal wet areas	- Flashings: To match roof	
3410 steel member - exposed:	framing at 400mm crs both directions. Timber	- Spouting: To match roof	4383 timber decking:
refer eng's documents for fixing details.	treatment: H3.2		Hardwood timber de
spec. 3410 and engineers documentation	see structural engineers docs for sizes and	4331H HARDIE [™] FIBRE CEMENT DECKING	use SPAX SS deck
finish:	fixing	Hardie [™] Panel Compressed Sheet is an	Radiata pine framin
1- Blast SA 2.5		18mm thick, high density, fibre cement	as per NZS 3604:20
2- Thermal Arc Spray Zinc - min. 200 DFT Treatment Grade P3 in accordance with	4161T DPM Thermakraft Orange :	structural flooring substrate for ceramic/stone	4422NIT Nuranhy mamb
	installed to manufactures litrature	tile finishes over timber floor joists.	4422NT Nuraply memb Nuraply TPO Water
AS/NZS 5131 co-ordinate with galvanizer. 3- Armourcoat 220 - min. 200 DFT	4161T Wall Underlay: Thermakraft - Watergate	Sealant joints, Rigid joints Stainless steel 316 50mm x 10g for timber	1 Layer: Nuraply TP
0- AIIIIUUIUUAI 220 - IIIIII. 200 DE I	Plus. installed to manufactures literature	joists, Screws driven below the surface,	Substrate: plywood
		Screws driven flush.	Substrate adhesion

f membrane substrate: Flooring TG staggered joints	Colour: Grey (smooth finish) Install to manufactures literature & refer to standard details	4710M Mammoth insulation - wall: R2.5 - friction fit semi-rigid thickness 90mm -confirm with H1 Report	Refer to MAPEI Specification 6221M Tiler to confirm compatibility with selected tiles.
Ifactures litrature & e2			theo.
F8 (red tongue)	4511JF JMF exterior timber joinery: Timber joinery frames to be cedar - paint	4821 aluminium flashings: 0.90mm BMT powder coated aluminium	6311 Selected Strip Flooring: Selected 18mm Laminate strip flooring glued
ons: 17mm 2 CCA	finished to match existing. finish Resene Exterior Paint System.	flashings to match joinery colour, formed to indicated profile and fixed as detailed	down on 15mm EcoPly flooring Substrate or new concrete substrait. Installed to
50mm Stainless steel screw trates shall be fixed according	Joinery to be manufactured by an approved New Zealand Master Joiner (JMF) in	4821 flashings:	manufactures literature
g requirements:	accordance/compliant with Compliant Timber	0.75mm BMT Zincalume® on steel	7120 water heating:
I be laid with staggered joints	Joinery, and associated project wind zone.	Coating system: Colorsteel Endura	ELECTRIC Rinai mains pressure Hot Water
l be laid with the face grain to the main supports,	4554VS Velux opening and fixed skylights: install to manufactures literature with	prefinished steel flashings to match roof colour, formed to indicated profile and fixed as detailed to E2/NZBC	Cylinder - MS250 250L (3kW) final selection on site.
b) shall be at 400 mm	proprietary flashing kit. Refer to H1		7411D Dimond rainwater spouting systems:
ntres	Compliance Report for required R value	4855GV Glass Balustrade: GLASS VICE®	downpipe - 80mm round copper gutter - copper profile to match existing.
f sheets shall be supported	4610MR Metro Performance glass residential glazing residential:	Clearline Balustrade system. installed to manufactures litrature	7412AR Allproof roof drainage systems:
r framing,	Note on H1 calculations and insulation		install to manufactures litrature
ges shall be chamfered with	values:	5113G plasterboard ceiling lining - Gib:	RECONFIRM ON SITE
dius of 5 mm, .2 triangular fillet shall be	In using the below insulation materials this building complies with H1 via the BPI	13mm Gib Standard plasterboard system on adjustable Rondo ceiling batten system	Type/Brand: Allproof Bronze roof outlet Pipe outlet size:To suit pipe size 80mm -
se of any 90° upstand, and	mathead Defaute Ltd Opmanianas Demant	finish: level 4 finish	Description:80mm Membrane Clamp Overflow. roof outlets & overflows
aps between all sheets,	required by NZS 4223. Provide safety glass	5113G wall lining - Gib:	
50 mm stainless steel ead screws, centres on edges, and	All glass to be clear, weight for size as required by NZS 4223. Provide safety glass as required by NZS 4223 Part 3. Double glazing to all new joinery, unless weight restrictions apply (for large doors) - Fabricator to confirm. Windows <1.2m in height (or higher if climbing aids reduce effective height) opening into pool area to have restrictor stays allowing no more than 100mm opening as required.	10mm Gib Standard plasterboard finish: level 4 finish	7412Al Allproof Interior floor waste systems: install to manufactures litrature
centres in the body of the	height (or higher if climbing aids reduce	6192H James Hardie tile & slate Underlay:	7451AE Allproof exterior surface drainage
	have restrictor stays allowing no more than 100mm opening as required. Glass Shower doors to be toughened safety	installed to manufactures litrature	solution: install selected chanel drainage system to manufactures litrature
ng: per deck - 140x20	alass	6221M Mapei tiling solutions: selected tiles on Mapei waterproofing,	7430 geofabrics cordrain & megaflo:
decking screws fixed to H3.2	Metro 12mm Temafloat or similar agreed	adhesive and epoxy grouting system.	cordrain drainage board with geotextile fabric
raming sized, spaced and fixed	4710M Mammoth insulation - ceiling:	MAPEI installation system for floor tiles to	draining to megaflo 170 (punched) high
04:2011	truss R4.0+R3.2 - thickness 240+200mm.	screed substrate run into channel to manufacturer's specification:	density polyethylene land drainage pannel in suitable geotextile sock
nembrane roofing: Waterproofing system.	skillion R3.6+R2.5 - thickness0165+90mm.	 Levelling screed: Mapecem & Planicrete. Waterproofing: Mapelastic Aquadefense. 	spec. refer data sheet
bly TPO 1.5mm thick	insulation needs minimum 20mm gap to ply sarking -confirm with H1 Report	3 Adhesive: Keraflex maxi S1.	
wood		4 Grout: Kerapoxy	
esion: Nuraply TPO Membrane		5 Silicone sealant: Mapesil AC.	









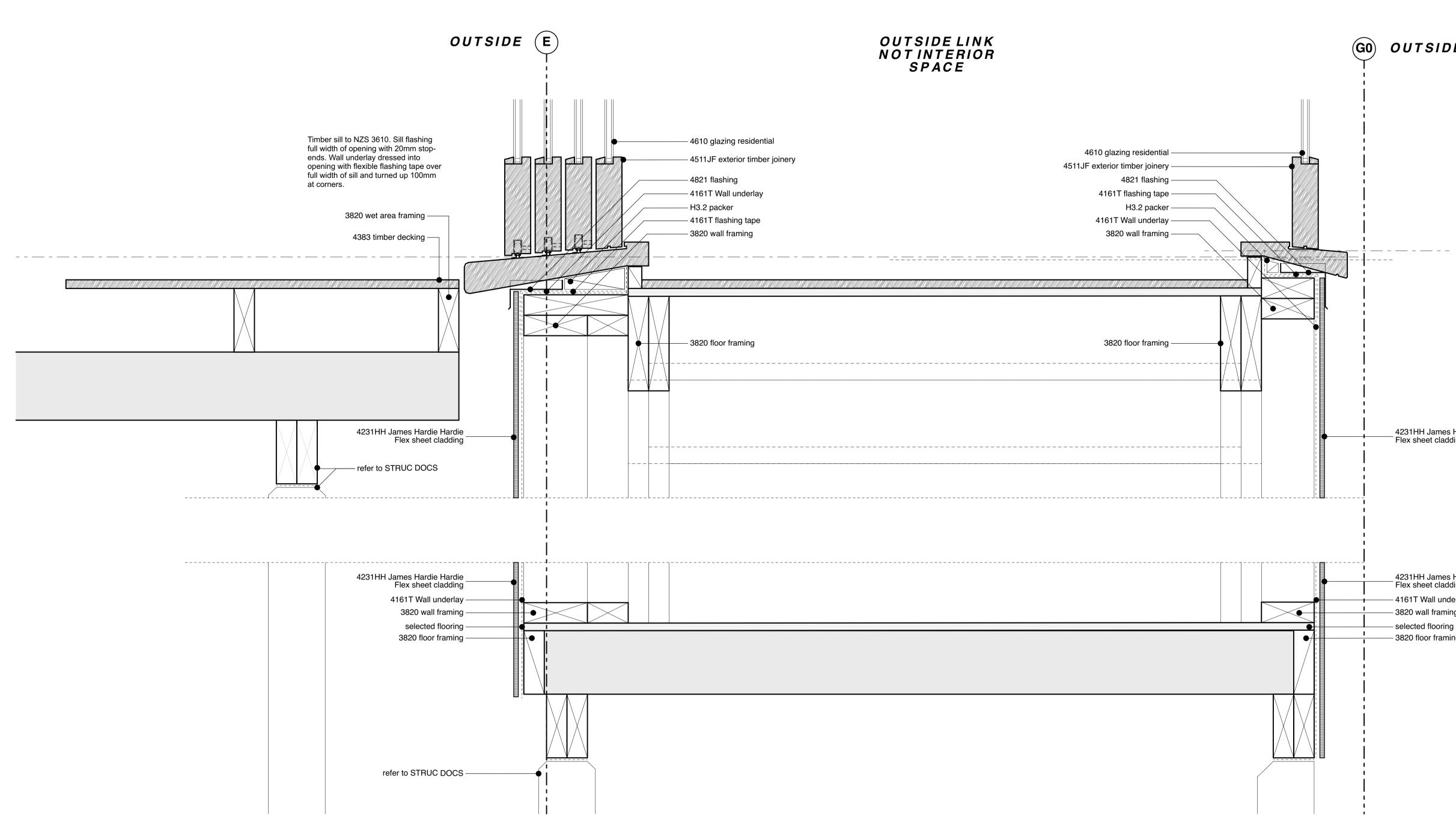
KEYNOTES LEGEND READ IN CC

2310 foundation: Refer engineers documents	4- Uracryl - min. 50 DFT general colour: 'white'	4161T Roof Underlay: Thermakraft - Covertek 407 . installed to manufactures literature	4337E Ecoply roof membrane substrate: 17mm Ecoply Flooring TG staggered joints	Colour: Grey (smooth finish) Install to manufactures literature & refer to	4710M Mammoth insulation - wall: R2.5 - friction fit semi-rigid thickness 90mm	Refer to MAPEI Specification 6221M Tiler to confirm compatibility with selected
spec. refer engineer's documents	Čonfirm colours prior steel manufacture.	4161T DPC Thermakraft Supercourse 500 DPC:	H3.2 CCA Install to manufactures litrature & e2	standard details	-confirm with H1 Report	tiles.
2361 strip footings:	3820 wall framing:	nstalled to manufactures litrature	Grade:DD	4511JF JMF exterior timber joinery:	4821 aluminium flashings:	6311 Selected Strip Flooring:
refer engineer's documents	Radiata pine framing sized, spaced and fixed as per NZS 3604:2011 see structural	4161T flashing tape Thermakraft Aluband:	Stress Grade: F8 (red tongue) Thickness options: 17mm	Timber joinery frames to be cedar - paint finished to match existing. finish Resene	0.90mm BMT powder coated aluminium flashings to match joinery colour, formed to	Selected 18mm Laminate strip flooring glued down on 15mm EcoPly flooring Substrate or
3101 concrete work - basic:	engineers docs for sizes and fixing	Flexible flashing tape over flexible wall	Treatment:H3.2 CCA	Exterior Paint System.	indicated profile and fixed as detailed	new concrete substrait. Installed to
refer engineer's documents for specification		underlay. As per Clause 9.1.5 (a)(b) and	Fixings: 10g x 50mm Stainless steel screw	Joinery to be manufactured by an approved		manufactures literature
& structural design	3820 floor framing:	figure 72A and 72B E2/AS1	Plywood substrates shall be fixed according	New Zealand Master Joiner (JMF) in	4821 flashings:	
	Radiata pine framing sized, spaced and fixed		to the following requirements:	accordance/compliant with Compliant Timber	0.75mm BMT Zincalume® on steel	7120 water heating:
3101 concrete floor slab:	as per NZS 3604:2011	4221KH KLC Horizontal Weatherboard	a) Panels shall be laid with staggered joints	Joinery, and associated project wind zone.	Coating system: Colorsteel Endura	ELECTRIC Rinai mains pressure Hot Water
refer engineer's documents for specification standard concrete - finish to suit overlay	Timber treatment: H1.2	cladding system: Generation 2 Horizontal weatherboard	(brick bond), b) Panels shall be laid with the face grain	4554VS Velux opening and fixed skylights:	prefinished steel flashings to match roof colour, formed to indicated profile and fixed	Cylinder - MS250 250L (3kW) final selection on site.
flooring or carport slab to be brush finished	see structural engineers docs for sizes and fixing	system.	at right angles to the main supports.	install to manufactures literature with	as detailed to E2/NZBC	
refer engineer's documents for specification 8		on 20mm nominal cavity batten	c) Supports in b) shall be at 400 mm	proprietary flashing kit. Refer to H1		7411D Dimond rainwater spouting systems:
structural design	3820 roof framing:	profile: bevelback - size to match existing	maximum centres	Compliance Report for required R value	4855GV Glass Balustrade:	downpipe - 80mm round copper
	Radiata pine framing sized, spaced and fixed	finish: Resene Exterior Paint System			GLASS VICE®	gutter - copper profile to match existing.
3114E Expol underslab insulation:	as per NZS 3604:2011	colour: WHITE TBC		4610MR Metro Performance glass residential	Clearline Balustrade system.	
Expol X - 50mm R 1.55 install to	Timber treatment: H1.2		d) The edge of sheets shall be supported	glazing residential: Note on H1 calculations and insulation	installed to manufactures litrature	7412AR Allproof roof drainage systems: install to manufactures litrature
manufactures literature. confirm with H1	see structural engineers docs for sizes and	4239JH James Hardie soffits: 6mm fibre cement villa board sheet flush	with dwangs or framing, e) External edges shall be chamfered with	values:	5113G plasterboard ceiling lining - Gib:	RECONFIRM ON SITE
report	fixing	stopped and painted soffit. install to	a minimum radius of 5 mm.	In using the below insulation materials this	13mm Gib Standard plasterboard system on	Type/Brand: Allproof Bronze roof outlet
3320 Concrete masonary:	3820 roof truss framing:	manufactures documentation.	f) A 20 mm H3.2 triangular fillet shall be	building complies with H1 via the BPI	adjustable Rondo ceiling batten system	Pipe outlet size:To suit pipe size 80mm -
20 series concrete masonary system. refer	Radiata pine framing sized, spaced and fixed		used at the base of any 90° upstand, and	mathed Defends Lit Compliance Depart	finish: level 4 finish	Description:80mm Membrane Clamp
engineer's documents for specification &	in truss design.	4311DH Dimond Roofing - Profiled.	g) Shall be fixed:	All glass to be clear, weight for size as		Overflow. roof outlets & overflows
structural design	Timber treatment: H1.2	Dimond profile: corrugate	i) with 3 mm gaps between all sheets,	required by NZS 4223. Provide safety glass	5113G wall lining - Gib:	
	see structural engineers docs for sizes and	ROOFING	i) using 10 g \tilde{x} 50 mm stainless steel	Double glazing to all new joinery, unless	10mm Gib Standard plasterboard	7412AI Allproof Interior floor waste systems:
3410 steel member - enclosed:	fixing	thickness: 0.55mm BMT Zincalume® on steel	countersunk head screws,	weight restrictions apply (for large doors) -	finish: level 4 finish	install to manufactures litrature
Refer to both architectural and engineering documentation.Steel Protection specified in	2000 wet eree freming.	Coating system: Colorsteel Endura	iii) at 150 mm centres on edges, and iv) at 200 mm centres in the body of the	height (or higher if climbing aids reduce	6192H James Hardie tile & slate Underlay:	7451AE Allproof exterior surface drainage
Structural Engineers Notes.	3820 wet area framing: Radiata pine framing sized, spaced and fixed	colour: tbc - Profile height: 18mm	sheets.	All glass to be clear, weight for size as required by NZS 4223. Provide safety glass as required by NZS 4223 Part 3. Double glazing to all new joinery, unless weight restrictions apply (for large doors) - Fabricator to confirm. Windows <1.2m in height (or higher if climbing aids reduce effective height) opening into pool area to have restriction stave allowing no more than	installed to manufactures litrature	solution: install selected chanel drainage
Structural Engineers Notes.	as per NZS 3604:2011 - internal wet areas	- Flashings: To match roof	310013.			system to manufactures litrature
3410 steel member - exposed:	framing at 400mm crs both directions. Timber	- Spouting: To match roof	4383 timber decking:	100mm opening as required. Glass Shower doors to be toughened safety	6221M Mapei tiling solutions:	
refer eng's documents for fixing details.	treatment: H3.2		Hardwood timber deck - 140x20	glass. Metro 12mm Temafloat or similar agreed	selected tiles on Mapei waterproofing,	7430 geofabrics cordrain & megaflo:
spec. 3410 and engineers documentation	see structural engineers docs for sizes and	4331H HARDIE™ FIBRE CEMENT DECKING	use SPAX SS decking screws fixed to H3.2	Metro 12mm remandat di Similar agreed	adhesive and epoxy grouting system.	cordrain drainage board with geotextile fabric
finish:	fixing	Hardie™ Panel Compressed Sheet is an	Radiata pine framing sized, spaced and fixed	4710M Mammoth insulation - ceiling:	MAPEI installation system for floor tiles to	draining to megaflo 170 (punched) high
1- Blast SA 2.5	AIGIT DDM Thormolyseft Oregans	18mm thick, high density, fibre cement	as per NZS 3604:2011	truss R4.0+R3.2 - thickness 240+200mm.	screed substrate run into channel to manufacturer's specification:	density polyethylene land drainage pannel in suitable geotextile sock
2- Thermal Arc Spray Zinc - min. 200 DFT Treatment Grade P3 in accordance with	4161T DPM Thermakraft Orange : installed to manufactures litrature	structural flooring substrate for ceramic/stone tile finishes over timber floor joists.	4422NT Nuraply membrane roofing:		1 Levelling screed: Mapecem & Planicrete.	spec. refer data sheet
AS/NZS 5131 co-ordinate with galvanizer.		Sealant joints, Rigid joints	Nuraply TPO Waterproofing system.	skillion R3.6+R2.5 - thickness0165+90mm.	2 Waterproofing: Mapelastic Aquadefense.	שיש
3- Armourcoat 220 - min. 200 DFT	4161T Wall Underlay: Thermakraft - Watergate	Stainless steel 316 50mm x 10g for timber	1 Layer: Nuraply TPO 1.5mm thick	insulation needs minimum 20mm gap to ply	3 Adhesive: Keraflex maxi S1.	
	Plus. installed to manufactures literature	joists, Screws driven below the surface,	Substrate: plywood	sarking -confirm with H1 Report	4 Grout: Kerapoxy	
		Screws driven flush.	Substrate adhesion: Nuraply TPO Membrane		5 Silicone sealant: Mapesil AC.	

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KEYNOTES LEGEND

KEYNOTES LEGEND						
READ IN CONJUNCTION WITH ARCHITECTURA	L SPECIFICATION					
2310 foundation:	4- Uracryl - min. 50 DFT	4161T Roof Underlay: Thermakraft - Covertek	4337E Ecoply roof membrane substrate:	Colour: Grey (smooth finish)	4710M Mammoth insulation - wall:	Refer to MAPEI Specification 6221M
Refer engineers documents	general colour: 'white'	407 . installed to manufactures literature	17mm Ecoply Flooring TG staggered joints	Install to manufactures literature & refer to	R2.5 - friction fit semi-rigid thickness 90mm	Tiler to confirm compatibility with selected
spec. refer engineer's documents	Confirm colours prior steel manufacture.		H3.2 CCA	standard details	-confirm with H1 Report	tiles.
		4161T DPC Thermakraft Supercourse 500 DPC:	Install to manufactures litrature & e2			
2361 strip footings:	3820 wall framing:	nstalled to manufactures litrature	Grade:DD	4511JF JMF exterior timber joinery:	4821 aluminium flashings:	6311 Selected Strip Flooring:
refer engineer's documents	Radiata pine framing sized, spaced and fixed		Stress Grade: F8 (red tongue)	Timber joinery frames to be cedar - paint	0.90mm BMT powder coated aluminium	Selected 18mm Laminate strip flooring glued
	as per NZS 3604:2011 see structural	4161T flashing tape Thermakraft Aluband:	Thickness options: 17mm	finished to match existing. finish Resene	flashings to match joinery colour, formed to	down on 15mm EcoPly flooring Substrate or
3101 concrete work - basic:	engineers docs for sizes and fixing	Flexible flashing tape over flexible wall	Treatment:H3.2 CCA	Exterior Paint System.	indicated profile and fixed as detailed	new concrete substrait. Installed to
refer engineer's documents for specification		underlay. As per Clause 9.1.5 (a)(b) and	Fixings: 10g x 50mm Stainless steel screw	Joinery to be manufactured by an approved New Zealand Master Joiner (JMF) in	4821 flashings:	manufactures literature
& structural design	3820 floor framing:	figure 72A and 72B E2/AS1	Plywood substrates shall be fixed according	accordance/compliant with Compliant Timber	0.75mm BMT Zincalume® on steel	7120 water heating:
3101 concrete floor slab:	Radiata pine framing sized, spaced and fixed as per NZS 3604:2011	4221KH KLC Horizontal Weatherboard	to the following requirements: a) Panels shall be laid with staggered joints	Joinery, and associated project wind zone.	Coating system: Colorsteel Endura	ELECTRIC Rinai mains pressure Hot Water
refer engineer's documents for specification	Timber treatment: H1.2	cladding system:	(brick bond),	Joinery, and associated project wind zone.	prefinished steel flashings to match roof	Cylinder - MS250 250L (3kW)
standard concrete - finish to suit overlay	see structural engineers docs for sizes and	Generation 2 Horizontal weatherboard	b) Panels shall be laid with the face grain	4554VS Velux opening and fixed skylights:	colour, formed to indicated profile and fixed	final selection on site.
flooring or carport slab to be brush finished	fixing	system.	at right angles to the main supports,	install to manufactures literature with	as detailed to E2/NZBC	final selection on site.
refer engineer's documents for specification a		on 20mm nominal cavity batten	c) Supports in b) shall be at 400 mm	proprietary flashing kit. Refer to H1		7411D Dimond rainwater spouting systems:
structural design	3820 roof framing:	profile: bevelback - size to match existing	maximum centres	Compliance Report for required R value	4855GV Glass Balustrade:	downpipe - 80mm round copper
Structural design	Radiata pine framing sized, spaced and fixed	finish: Resene Exterior Paint System			GLASS VICE®	gutter - copper profile to match existing.
3114E Expol underslab insulation:	as per NZS 3604:2011	colour: WHITE TBC		4610MR Metro Performance glass residential	Clearline Balustrade system.	ganna copper promo comunication ga
Expol X - 50mm R 1.55 install to	Timber treatment: H1.2		d) The edge of sheets shall be supported	glazing residential:	installed to manufactures litrature	7412AR Allproof roof drainage systems:
manufactures literature. confirm with H1	see structural engineers docs for sizes and	4239JH James Hardie soffits:	with dwangs or framing,	Note on H1 calculations and insulation		install to manufactures litrature
report	fixing	6mm fibre cement villa board sheet flush	e) External edges shall be chamfered with	values:	5113G plasterboard ceiling lining - Gib:	RECONFIRM ON SITE
1		stopped and painted soffit. install to	a minimum radius of 5 mm,	In using the below insulation materials this	13mm Gib Standard plasterboard system on	Type/Brand: Allproof Bronze roof outlet
3320 Concrete masonary:	3820 roof truss framing:	manufactures documentation.	f) A 20 mm H3.2 triangular fillet shall be	building complies with H1 via the BPI	adjustable Rondo ceiling batten system	Pipe outlet size:To suit pipe size 80mm -
20 series concrete masonary system. refer	Radiata pine framing sized, spaced and fixed		used at the base of any 90° upstand, and	method. Refer to H1 Compliance Report.	finish: level 4 finish	Description:80mm Membrane Clamp
engineer's documents for specification &	in truss design.	4311DH Dimond Roofing - Profiled.	g) Shall be fixed:	All glass to be clear, weight for size as		Overflow. roof outlets & overflows
structural design	Timber treatment: H1.2	Dimond profile: corrugate	i) with 3 mm gaps between all sheets,	as required by NZS 4223. Flovide salety glass	5113G wall lining - Gib:	
	see structural engineers docs for sizes and	ROOFING	i) using 10 g x 50 mm stainless steel	All glass to be clear, weight for size as required by NZS 4223. Provide safety glass as required by NZS 4223 Part 3. Double glazing to all new joinery, unless weight restrictions apply (for large doors) - Fabricator to confirm. Windows <1.2m in height (or higher if climbing aids reduce effective height) opening into pool area to have restrictor stays allowing no more than 100mm opening as required	10mm Gib Standard plasterboard	7412AI Allproof Interior floor waste systems:
3410 steel member - enclosed:	fixing	thickness: 0.55mm BMT Zincalume® on steel	countersunk head screws,	weight restrictions apply (for large doors) -	finish: level 4 finish	install to manufactures litrature
Refer to both architectural and engineering		Coating system: Colorsteel Endura	iii) at 150 mm centres on edges, and	height (or higher if climbing aids reduce	C100LL Jamaa Uardia tila 8 alata Undarlau	7454 A 5 Allows of outputs a surface dusing the
documentation.Steel Protection specified in	3820 wet area framing:	colour: tbc - Profile height: 18mm	iv) at 200 mm centres in the body of the sheets.	effective height) opening into pool area to	6192H James Hardie tile & slate Underlay: installed to manufactures litrature	7451AE Allproof exterior surface drainage solution: install selected chanel drainage
Structural Engineers Notes.	Radiata pine framing sized, spaced and fixed as per NZS 3604:2011 - internal wet areas	- Flashings: To match roof	Sheets.	have restrictor stays allowing no more than		system to manufactures litrature
3410 steel member - exposed:	framing at 400mm crs both directions. Timber	- Flashings. To match roof	4383 timber decking:	100mm opening as required. Glass Shower doors to be toughened safety	6221M Mapei tiling solutions:	System to manufactures infature
refer eng's documents for fixing details.	treatment: H3.2	- Spouling. To match root	Hardwood timber deck - 140x20	glass.	selected tiles on Mapei waterproofing,	7430 geofabrics cordrain & megaflo:
spec. 3410 and engineers documentation	see structural engineers docs for sizes and	4331H HARDIE™ FIBRE CEMENT DECKING	use SPAX SS decking screws fixed to H3.2	glass. Metro 12mm Temafloat or similar agreed	adhesive and epoxy grouting system.	cordrain drainage board with geotextile fabric
finish:	fixing	Hardie [™] Panel Compressed Sheet is an	Radiata pine framing sized, spaced and fixed		MAPEI installation system for floor tiles to	draining to megaflo 170 (punched) high
1- Blast SA 2.5	lixing	18mm thick, high density, fibre cement	as per NZS 3604:2011	4710M Mammoth insulation - ceiling: truss R4.0+R3.2 - thickness 240+200mm.	screed substrate run into channel to	density polyethylene land drainage pannel in
2- Thermal Arc Spray Zinc - min. 200 DFT	4161T DPM Thermakraft Orange :	structural flooring substrate for ceramic/stone		truss R4.0+R3.2 - thickness 240+200mm.	manufacturer's specification:	suitable geotextile sock
Treatment Grade P3 in accordance with	installed to manufactures litrature	tile finishes over timber floor joists.	4422NT Nuraply membrane roofing:	skillion R3.6+R2.5 - thickness0165+90mm.	1 Levelling screed: Mapecem & Planicrete.	spec. refer data sheet
AS/NZS 5131 co-ordinate with galvanizer.		Sealant joints, Rigid joints	Nuraply TPO Waterproofing system.	insulation needs minimum 20mm gap to ply	2 Waterproofing: Mapelastic Aquadefense.	
3- Armourcoat 220 - min. 200 DFT	4161T Wall Underlay: Thermakraft - Watergate	Stainless steel 316 50mm x 10g for timber	1 Laver: Nuraply TPO 1.5mm thick	sarking -confirm with H1 Report	3 Adhesive: Keraflex maxi S1.	
	Plus. installed to manufactures literature	joists, Screws driven below the surface,	Substrate: plywood		4 Grout: Kerapoxy	
		Screws driven flush.	Substrate adhesion: Nuraply TPO Membrane		5 Silicone sealant: Mapesil AC.	

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OUTSIDE

_4231HH James Hardie Hardie Flex sheet cladding

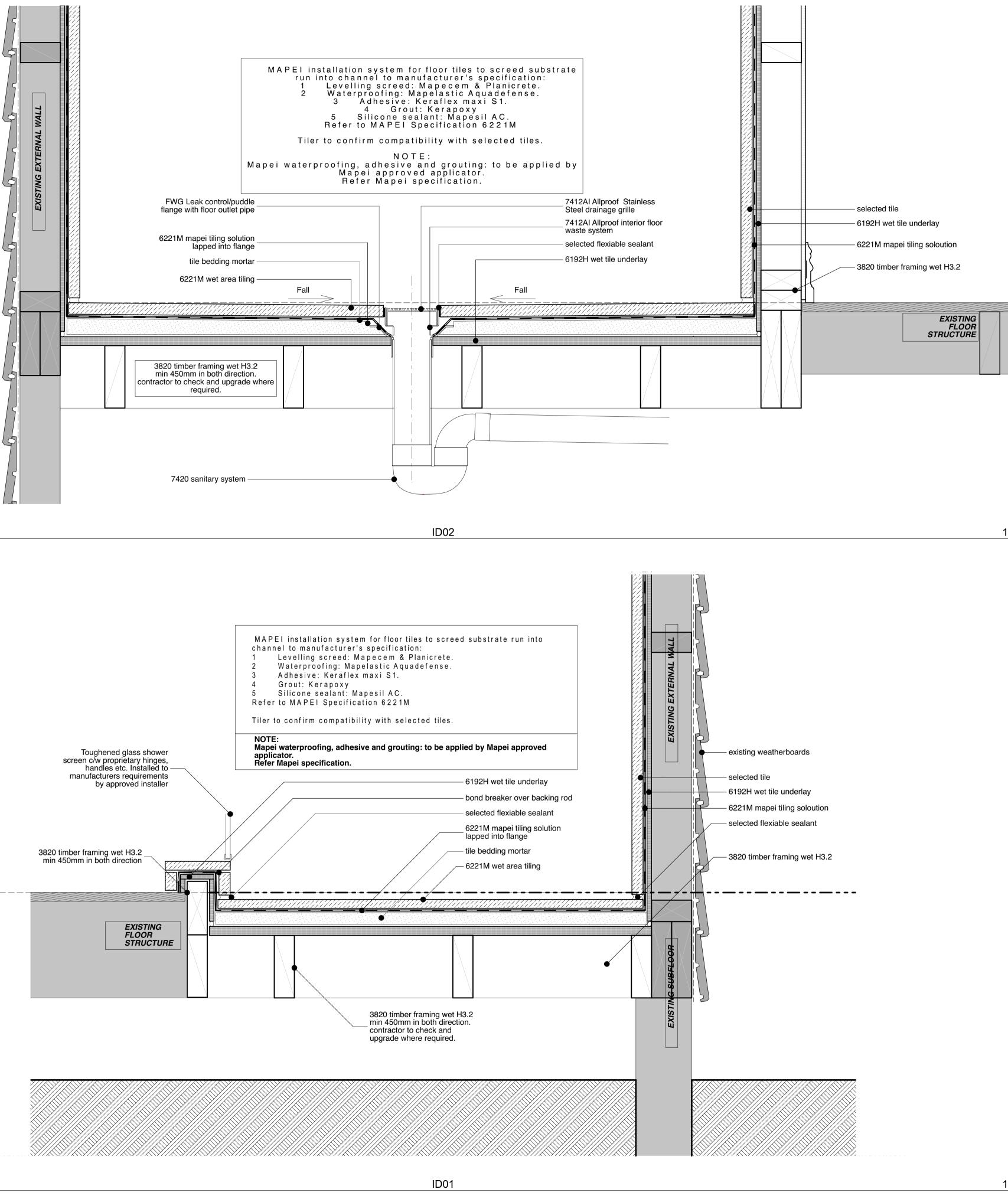
_4231HH James Hardie Hardie Flex sheet cladding - 4161T Wall underlay 3820 wall framing selected flooring - 3820 floor framing

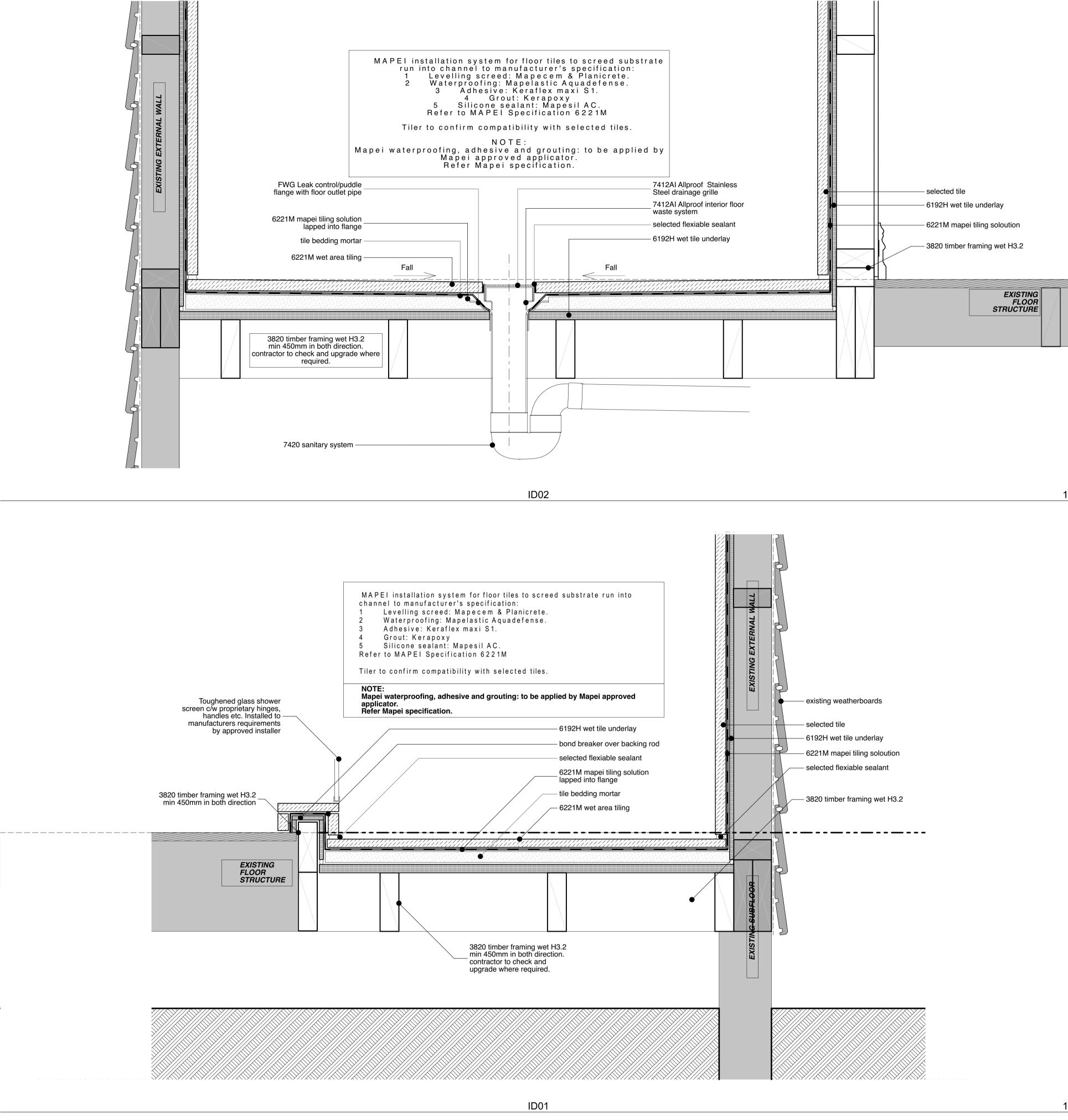
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BUILDING CONSENT

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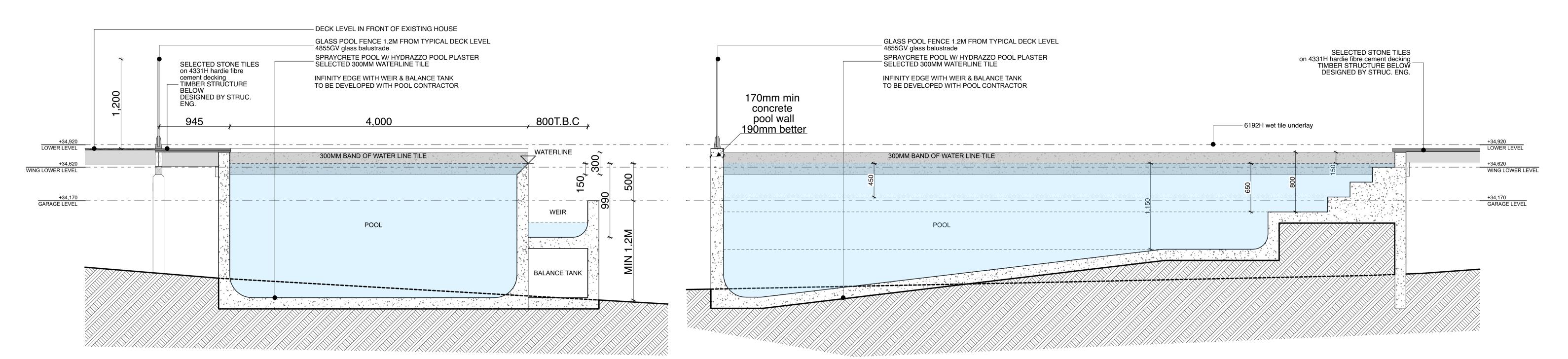
CONSULTANTS STRUCTURAL ENGINEER TOPO SURVEYOR PLANNING

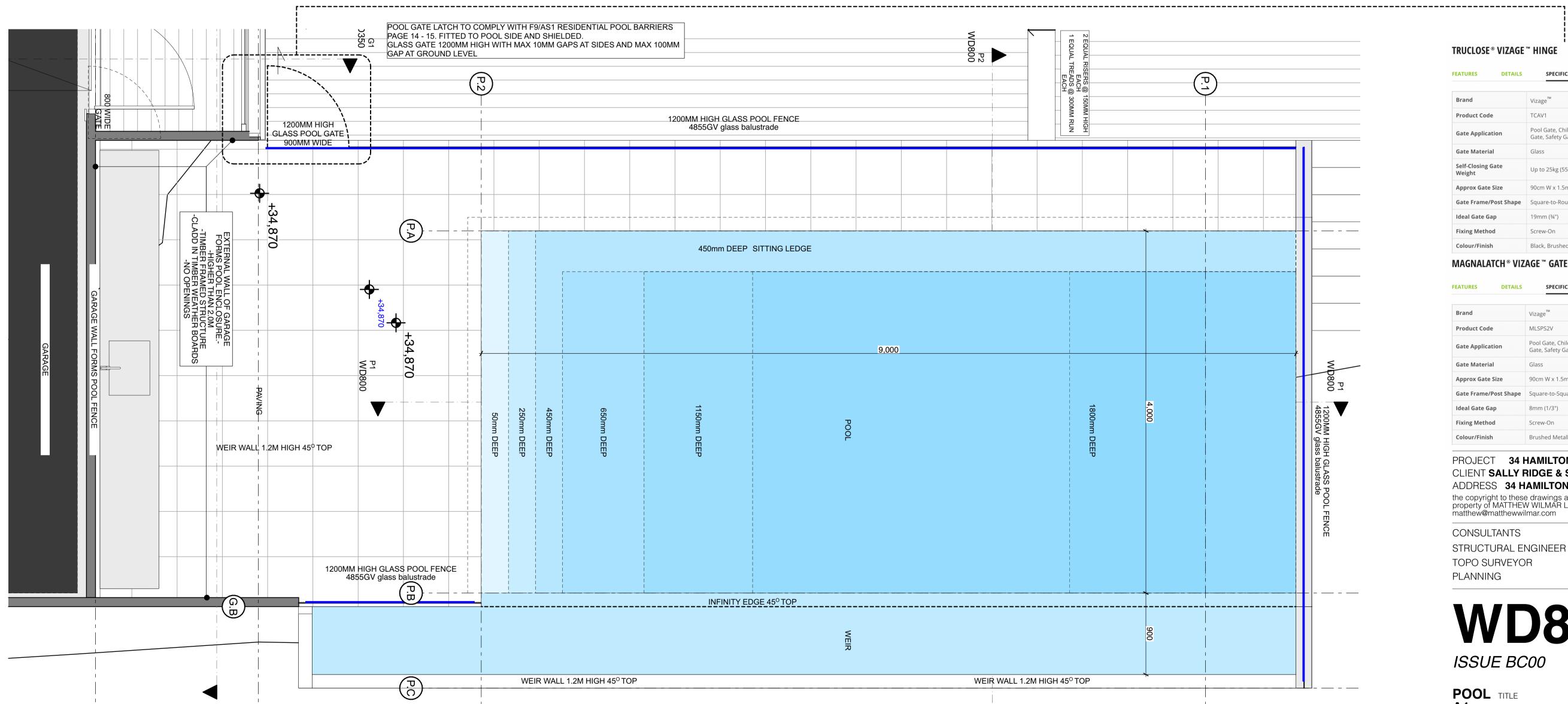
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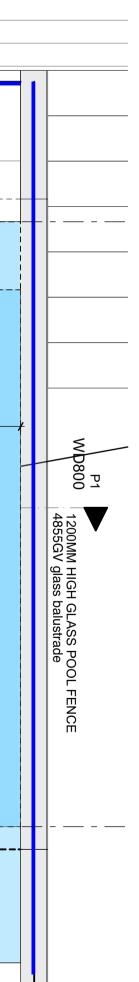
DETAILS - SEC - INTERIOR TITLE A1 - SCALE 12/06/23 DATE **BUILDING CONSENT**

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EL	ESIDENTIAL POOL BAI DED. APS AT SIDES AND MA		POOL FENCE lustrade	WD800		2 EQUAL RISERS @ 150MM HIGH EACH 1 EQUAL TREADS @ 300MM RUN)	· -
		450mm DEEP	SITTING LEDGE						
			9,	000					
	650mm DEEP	1150mm DEEP	POOL			1800mm DEEP	4,000		
			DGE 45 ⁰ TOP						
			WEIR				900		
L	1.2M HIGH 45 ⁰ TOP			WE	R WALL 1.2M HIGH 4	5° TOP	*		_
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TRUCLOSE [®] VIZAGE [™] HINGE

DETAILS SPECIFICATIONS

FFATURES

FEATORES DETAILS	SPECIFICATIONS
Brand	Vizage [™]
Product Code	TCAV1
Gate Application	Pool Gate, Child Safety Gate, Side Gate, Pet Gate, Privacy Gate, Safety Gate, Glass Gate
Gate Material	Glass
Self-Closing Gate Weight	Up to 25kg (55lbs)
Approx Gate Size	90cm W x 1.5m H (3ft x 5ft)
Gate Frame/Post Shape	Square-to-Round
ldeal Gate Gap	19mm (¾")
Fixing Method	Screw-On
Colour/Finish	Black, Brushed Metallic, Polished Metallic

MAGNALATCH [®] VIZAGE [™] GATE LATCH

FEATURES	DETAILS	SPECIFICATIONS	

Brand	Vizage™
Product Code	MLSPS2V
Gate Application	Pool Gate, Child Safety Gate, Side Gate, Pet Gate, Privacy Gate, Safety Gate, Glass Gate
Gate Material	Glass
Approx Gate Size	90cm W x 1.5m H (3ft x 5ft)
Gate Frame/Post Shape	Square-to-Square
ldeal Gate Gap	8mm (1/3")
Fixing Method	Screw-On
Colour/Finish	Brushed Metallic, Polished Metallic, Stainless Steel

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POOL TITLE A1 - SCALE 12/06/23 DATE **BUILDING CONSENT** 1AR M MEW MAT