

SHEET ID	LAYOUT NAME
WD000	COVER
WD101	KEY NOTE - LEDGENDS
WD102	SURVEY - EXISTING SITE PLAN
WD103	PROPOSED SITE PLAN
WD104	SEDIMENT CONTROL
WD110	EXISTING & DEMO PLANS
WD111	PROPOSED LOWER FLOOR
WD112	PROPOSED UPPER FLOOR
WD115	EXISTING ROOF PLAN
WD116	PROPOSED ROOF PLAN
WD125	PLUMBING & DRAIN LOW
WD126	PLUMBING & DRAIN UPPER
WD127	PLUMBING & DRAIN SCHEM
WD128	ELECTRICAL PLAN LOWER
WD129	ELECTRICAL PLAN UPPER
WD200	NORTH ELEVATION EX
WD201	NORTH ELEVATION EX
WD202	SOUTH ELEVATION EX
WD203	SOUTH ELEVATION EX
WD204	EAST ELEVATION EX
WD205	EAST ELEVATION EX
WD206	WEST ELEVATION EX
WD207	WEST ELEVATION EX
WD300	HOUSE SECTION
WD301	HOUSE SECTION
WD302	HOUSE SECTION
WD303	HOUSE SECTION
WD350	GARAGE SECTIONS
WD351	GARAGE SECTIONS
WD401	WINDOW + DOOR SCHDL
WD500	DETAILS - PLAN - HOUSE
WD510	DETAILS - SEC - HOUSE
WD511	DETAILS - SEC - HOUSE
WD512	DETAILS - SEC - HOUSE
WD513	DETAILS - SEC - HOUSE
WD514	DETAILS - SEC - HOUSE
WD515	DETAILS - SEC - HOUSE
WD540	DETAILS - PLAN - GARAGE
WD550	DETAILS - SEC - GARAGE
WD551	DETAILS - SEC - GARAGE
WD552	DETAILS - SEC - GARAGE
WD553	DETAILS - SEC - GARAGE
WD554	DETAILS - SEC - GARAGE
WD560	DETAILS - SEC - INTERIOR
WD800	POOL



# 34 HAMILTON ROAD

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



PROJECT **34 HAMILTON RD**  
 CLIENT **SALLY RIDGE & SCOTT FITCHETT**  
 ADDRESS **34 HAMILTON RD, HERNE BAY, AK**  
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CONSULTANTS  
 STRUCTURAL ENGINEER AMX STRUCTURE  
 TOPO SURVEYOR KUSABS SURVEYORS  
 PLANNING CAMPBELL BROWN

# WD000

ISSUE BC00

COVER TITLE  
 A1 - SCALE  
 12/06/23 DATE

BUILDING CONSENT

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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	High risk	3
Eaves width	Very high risk	5
Envelope complexity	Low risk	0
Deck design	Very high risk	6
<b>Total Risk Score:</b>		<b>16</b>

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	3
Eaves width	Very high risk	5
Envelope complexity	Low risk	0
Deck design	High risk	4
<b>Total Risk Score:</b>		<b>14</b>

BUILDING ENVELOPE RISK MATRIX		
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
<b>Total Risk Score:</b>		<b>14</b>

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
<b>Total Risk Score:</b>		<b>16</b>

#### 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 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 / r/ris 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 labelled trees.

No more general tree protection in Auckland Council unless the site is >4,000m<sup>2</sup>. 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 ≤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<sup>3</sup>.

#### KEYNOTES LEGEND

##### READ IN CONJUNCTION WITH ARCHITECTURAL SPECIFICATION

<p><b>2310 foundation:</b> Refer engineer's documents spec. refer engineer's documents</p> <p><b>2361 strip footings:</b> refer engineer's documents</p> <p><b>3101 concrete work - basic:</b> refer engineer's documents for specification &amp; structural design</p> <p><b>3101 concrete floor slab:</b> 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 &amp; structural design</p> <p><b>3114E Expol underslab insulation:</b> Expol X - 50mm R 1.55 install to manufactures literature, confirm with H1 report</p> <p><b>3320 Concrete masonry:</b> 20 series concrete masonry system, refer engineer's documents for specification &amp; structural design</p> <p><b>3410 steel member - enclosed:</b> Refer to both architectural and engineering documentation. Steel Protection specified in Structural Engineers Notes.</p> <p><b>3410 steel member - exposed:</b> refer eng's documents for fixing details, spec. 3410 and engineers documentation finish: 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</p>	<p>4- Uracryl - min. 50 DFT general colour: 'white' Confirm colours prior steel manufacture.</p> <p><b>3820 wall framing:</b> Radiata pine framing sized, spaced and fixed as per NZS 3604:2011 see structural engineers docs for sizes and fixing</p> <p><b>3820 floor framing:</b> Radiata pine framing sized, spaced and fixed as per NZS 3604:2011 Timber treatment: H1.2 see structural engineers docs for sizes and fixing</p> <p><b>3820 roof framing:</b> Radiata pine framing sized, spaced and fixed as per NZS 3604:2011 Timber treatment: H1.2 see structural engineers docs for sizes and fixing</p> <p><b>3820 roof truss framing:</b> Radiata pine framing sized, spaced and fixed in truss design. Timber treatment: H1.2 see structural engineers docs for sizes and fixing</p> <p><b>3820 wet area framing:</b> 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</p> <p><b>4161T DPM Thermakraft Orange :</b> installed to manufactures literature</p> <p><b>4161T Wall Underlay:</b> Thermakraft - Watergate Plus. installed to manufactures literature</p>	<p><b>4161T Roof Underlay:</b> Thermakraft - Covertek 407 - installed to manufactures literature</p> <p><b>4161T DPC Thermakraft Supercourse 500 DPC:</b> nstalled to manufactures literature</p> <p><b>4221KH KLC Horizontal Weatherboard cladding system:</b> Generation 2 Horizontal weatherboard system, on 20mm nominal cavity batten profile: bevelback - size to match existing finish: Resene Exterior Paint System colour: WHITE TBC</p> <p><b>4239JH James Hardie soffits:</b> 6mm fibre cement villa board sheet flush stopped and painted soffit, install to manufactures documentation.</p> <p><b>4311DH Dimond Roofing - Profiled.</b> Dimond profile: <b>corrugate</b> ROOFING thickness: 0.55mm BMT Zinalume® on steel Coating system: Colorsteel Endura colour: tbc - Profile height: 18mm - Flashings: To match roof - Spouting: To match roof</p> <p><b>4331H HARDIE™ FIBRE CEMENT DECKING</b> 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.</p>	<p><b>4337E Ecoply roof membrane substrate:</b> 17mm Ecoply Flooring TG staggered joists H3.2 CCA Install to manufactures literature &amp; 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 (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 <b>400 mm maximum centres</b></p> <p>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, j) 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.</p> <p><b>4383 timber decking:</b> 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</p> <p><b>4422NT Nuraply membrane roofing:</b> Nuraply TPO Waterproofing system. 1 Layer: Nuraply TPO 1.5mm thick Substrate: plywood Substrate adhesion: Nuraply TPO Membrane</p>	<p>Colour: Grey (smooth finish) Install to manufactures literature &amp; refer to standard details</p> <p><b>4511JF JMF exterior timber joinery:</b> 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.</p> <p><b>4554VS Velux opening and fixed skylights:</b> install to manufactures literature with proprietary flashing kit. Refer to H1 Compliance Report for required R value</p> <p><b>4610MR Metro Performance glass residential glazing residential:</b> 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 &lt;1.2m in height (or higher if climbing aids reduce effective height) opening into pool areas to have restrictor stays allowing no more than 100mm opening as required. Glass Shower doors to be toughened safety glass. Metro 12mm Terafloat or similar agreed</p> <p><b>4710M Mammoth insulation - ceiling:</b> truss R4.0+R3.2 - thickness 240+200mm.</p> <p><b>skillion</b> R3.6+R2.5 - thickness0165+90mm. insulation needs minimum 20mm gap to ply sarking -confirm with H1 Report</p>	<p><b>4710M Mammoth insulation - wall:</b> R2.5 - friction fit semi-rigid thickness 90mm -confirm with H1 Report</p> <p><b>4821 aluminium flashings:</b> 0.90mm BMT powder coated aluminium flashings to match joinery colour, formed to indicated profile and fixed as detailed</p> <p><b>4821 flashings:</b> 0.75mm BMT Zinalume® on steel Coating system: Colorsteel Endura prefinished steel flashings to match roof colour, formed to indicated profile and fixed as detailed to E2/NZBC</p> <p><b>4855GV Glass Balustrade:</b> GLASS VICE® Clearline Balustrade system, installed to manufactures literature</p> <p><b>5113G plasterboard ceiling lining - Gib:</b> 13mm Gib Standard plasterboard system on adjustable Rondo ceiling batten system finish: level 4 finish</p> <p><b>5113G wall lining - Gib:</b> 10mm Gib Standard plasterboard finish: level 4 finish</p> <p><b>6192H James Hardie tile &amp; slate Underlay:</b> installed to manufactures literature</p> <p><b>6221M Mapei tiling solutions:</b> 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: 1 Levelling screed: Mapecem &amp; Planicrete. 2 Waterproofing: Mapeelastic Aquadefense. 3 Adhesive: Keraflex maxi S1. 4 Grout: Kerapoxy 5 Silicone sealant: Mapeasil AC.</p>	<p>Refer to MAPEI Specification 6221M Tiler to confirm compatibility with selected tiles.</p> <p><b>6311 Selected Strip Flooring:</b> Selected 18mm Laminate strip flooring glued down on 15mm EcoPly flooring Substrate or new concrete substraat. Installed to manufactures literature</p> <p><b>7120 water heating:</b> ELECTRIC Rinai mains pressure Hot Water Cylinder - MS250 250L (3kW) final selection on site.</p> <p><b>7411D Dimond rainwater spouting systems:</b> downpipe - 80mm round copper gutter - copper profile to match existing.</p> <p><b>7412AR Allproof roof drainage systems:</b> install to manufactures literature RECONFIRM ON SITE Type/Brand: Allproof Bronze roof outlet Pipe outlet size: To suit pipe size 80mm - Description: 80mm Membrane Clamp Overflow, roof outlets &amp; overflows</p> <p><b>7412AI Allproof interior floor waste systems:</b> install to manufactures literature</p> <p><b>7451AE Allproof exterior surface drainage solution:</b> install selected chanel drainage system to manufactures literature</p> <p><b>7430 geofabrics cordrain &amp; megallo:</b> cordrain drainage board with geotextile fabric draining to megallo 170 (punched) high density polyethylene land drainage pannel in suitable geotextile sock spec. refer data sheet</p>
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PROJECT **34 HAMILTON RD**  
CLIENT **SALLY RIDGE & SCOTT FITCHETT**  
ADDRESS **34 HAMILTON RD, HERNE BAY, AK**  
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PLANNING CAMPBELL BROWN

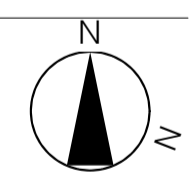
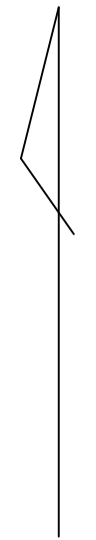
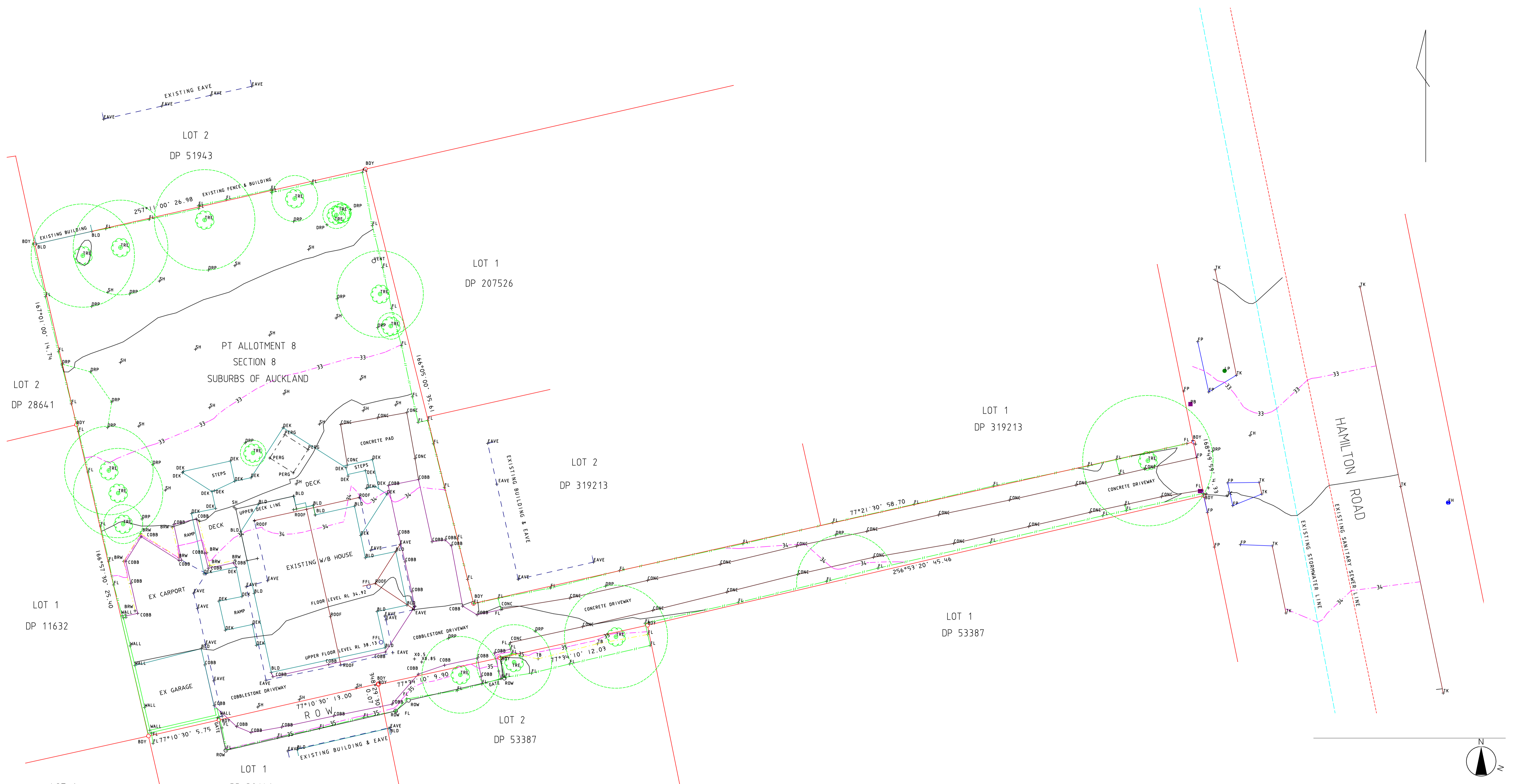
# WD101

ISSUE BC00

KEY NOTE - LEDGENDS TITLE  
**A1 - 1:50** SCALE  
**12/06/23** DATE

BUILDING CONSENT

MATTHEW WILMAR



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 1:150 AT A1  
 SHEET 1 OF 2

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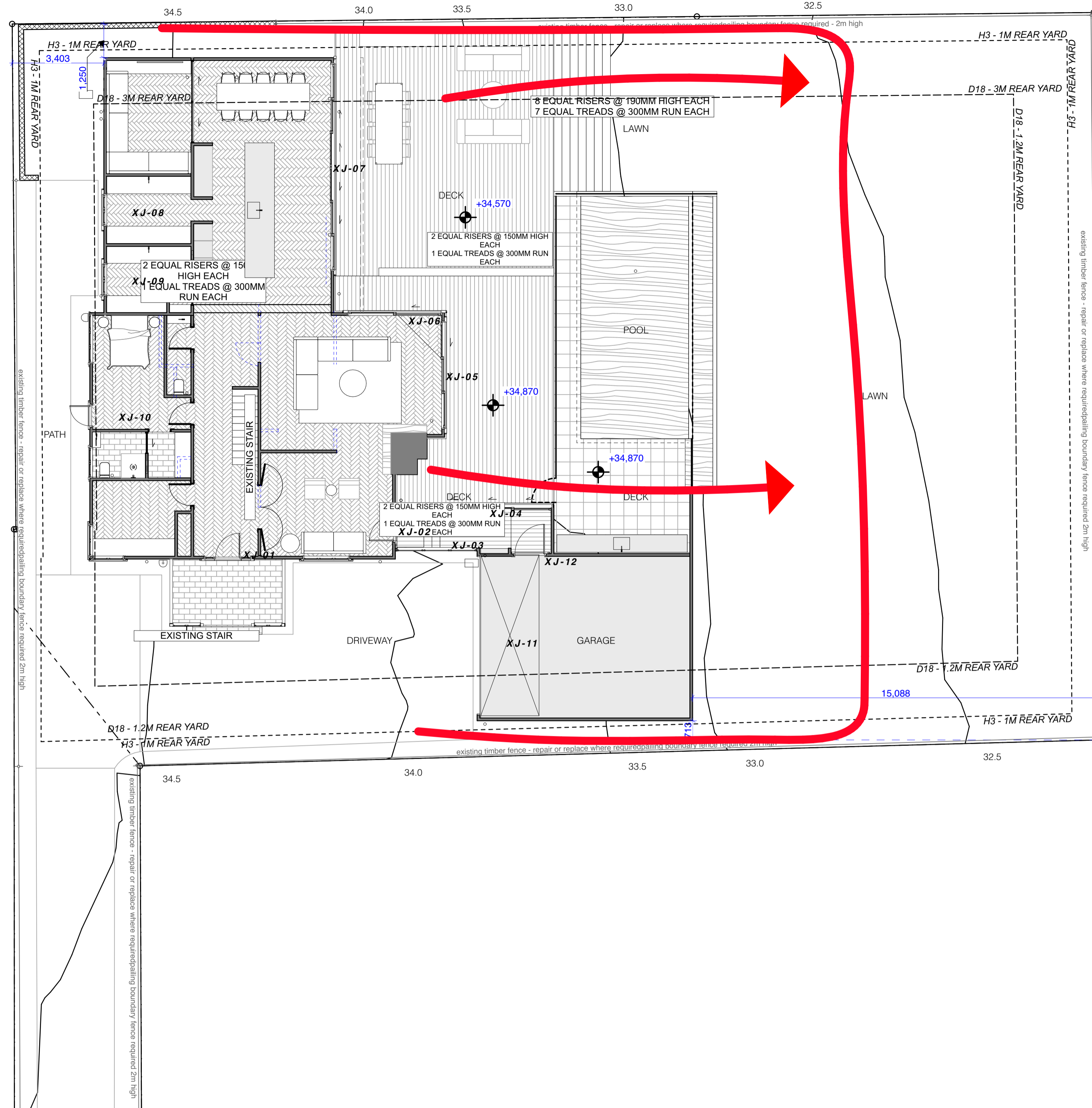
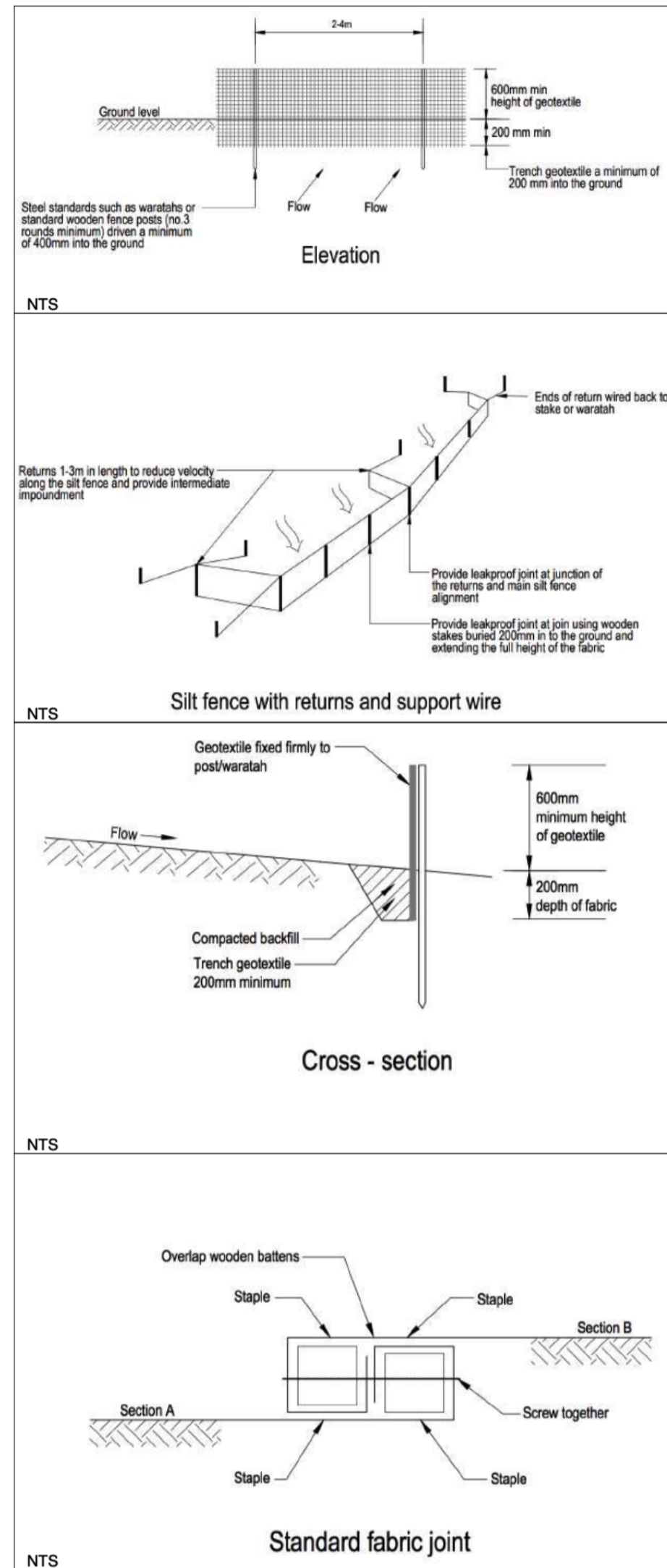
**WD102**  
 ISSUE BC00

SURVEY - EXISITNG SITE PLAN  
 TITLE 1:150  
 A1 - SCALE  
 12/06/23 DATE  
 BUILDING CONSENT

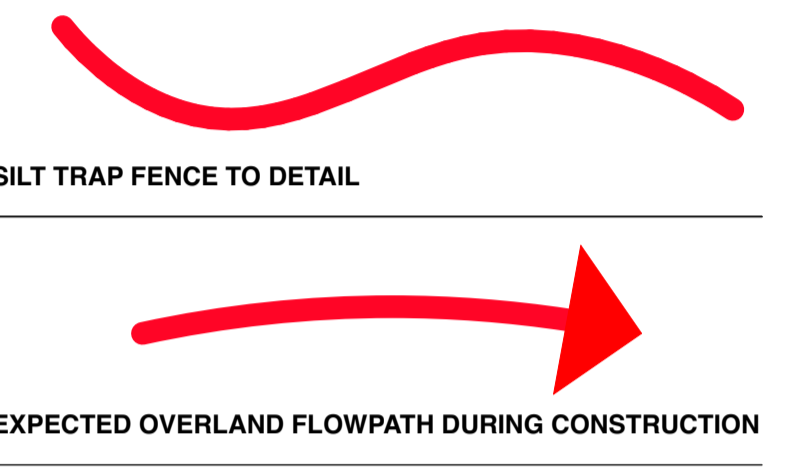
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**SURVEY BY - KUSABS SURVEYORS**





- EARTHWORKS NOTES: EROSION & SEDIMENT CONTROL MEASURES**
- CONTRACTOR TO READ ARCHITECTURAL PLANS IN CONJUNCTION WITH GEOTECH & STRUCTURAL ENGINEERING DRAWINGS AND REPORTS.
  - 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.
  - Ensure all weather access is provided in a manner that prevents the access becoming a source of sediment.
  - Material stock piles should be placed upslope of the perimeter controls & covered when not in use.
  - 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.
  - Divert overland flow away from the site works to reduce run off from traveling across disturbed land.
  - Waste concrete and household paint should not be allowed to wash off site.
  - Preserve as much grassed area as possible to reduce sediment discharge and filter sediment from other areas.
  - Once grading is complete stabilise bare soil as soon as possible.



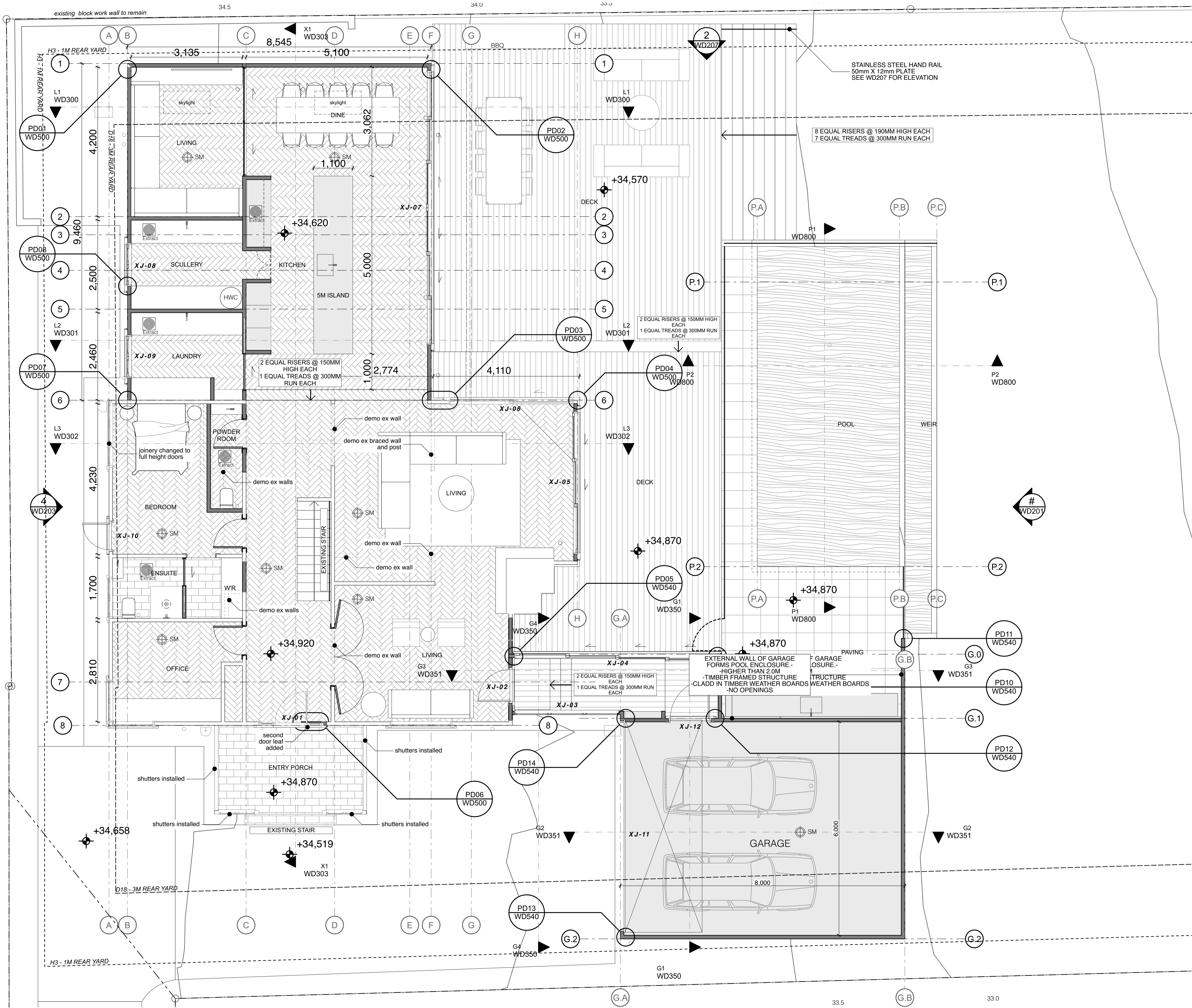
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 PLANNING CAMPBELL BROWN

**WD104**  
 ISSUE BC00  
 SEDAMENT CONTROL TITLE  
 A1 - 1:150  
 12/06/23 DATE  
 BUILDING CONSENT

MATTHEW WILMAR





**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.




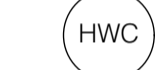


Builder to provide noggings as required for all fixtures, fittings and fixed furniture/cabinetry.

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  
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

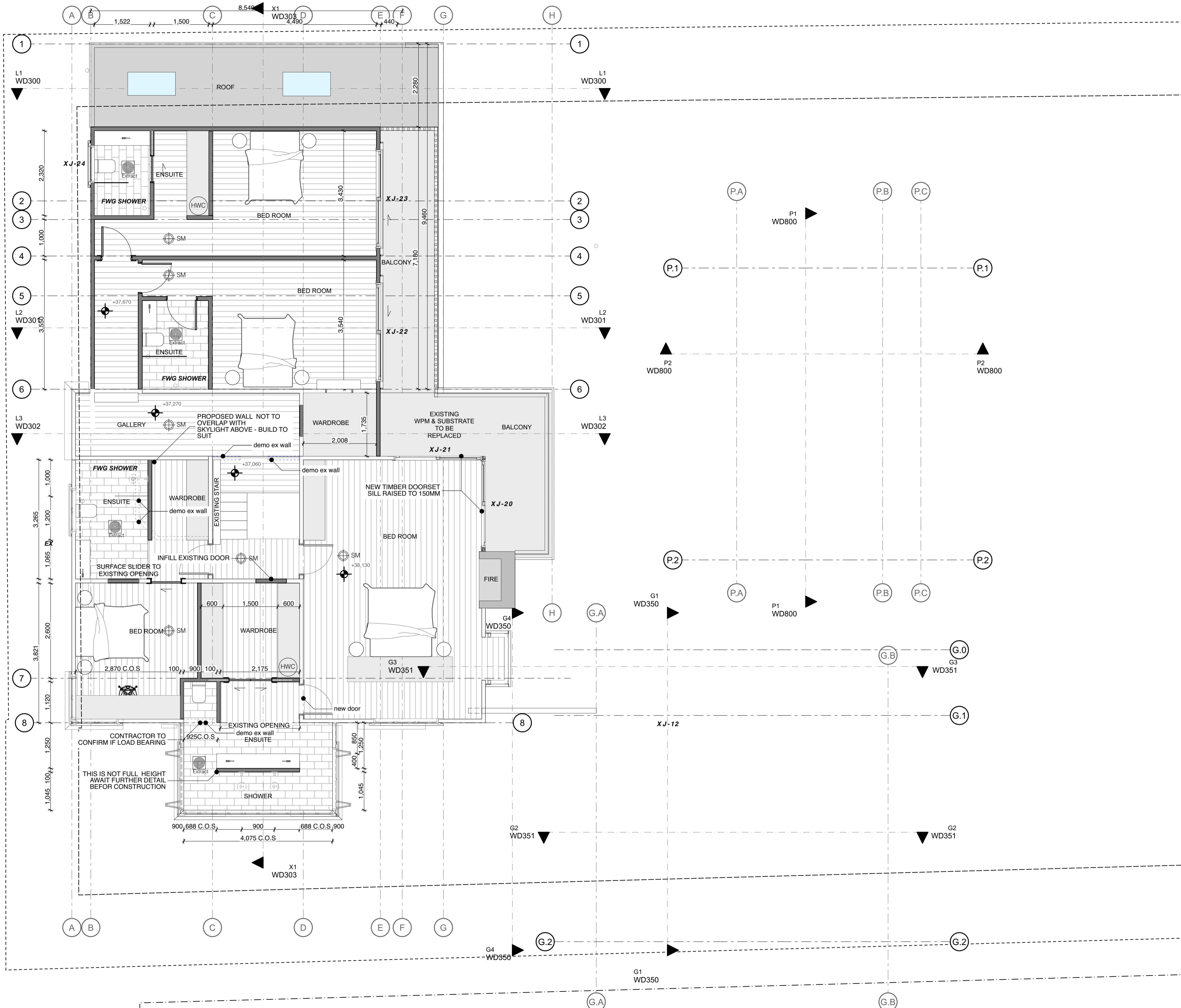
**LEGEND : FLOOR PLAN**

-  **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 loadbearing. NZS3604 Type B 90x45 Dwallgs at 800 crs Nogs @000/c U.N.O.  
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.
-  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 - ME18048BE30 180L (3kW) final selection on site.
-  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 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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TOPO SURVEYOR KUSABS SURVEYORS  
PLANNING CAMPBELL BROWN

**WD111**  
ISSUE BC00  
PROPOSED LOWER FLOOR TITLE  
A1 - SCALE  
12/06/23 DATE  
BUILDING CONSENT  
MATTHEW WILMAR



**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

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 SGB studs @ 400 crs U.N.O. Top plate to lintel or stud fixing where loadbearing. NZS3604 Type B 90x45 Dwallings at 800 crs Nags 800c/c U.N.O. Non load bearing walls to Table 8.4. Plasterboard linings with paint finish UNO.
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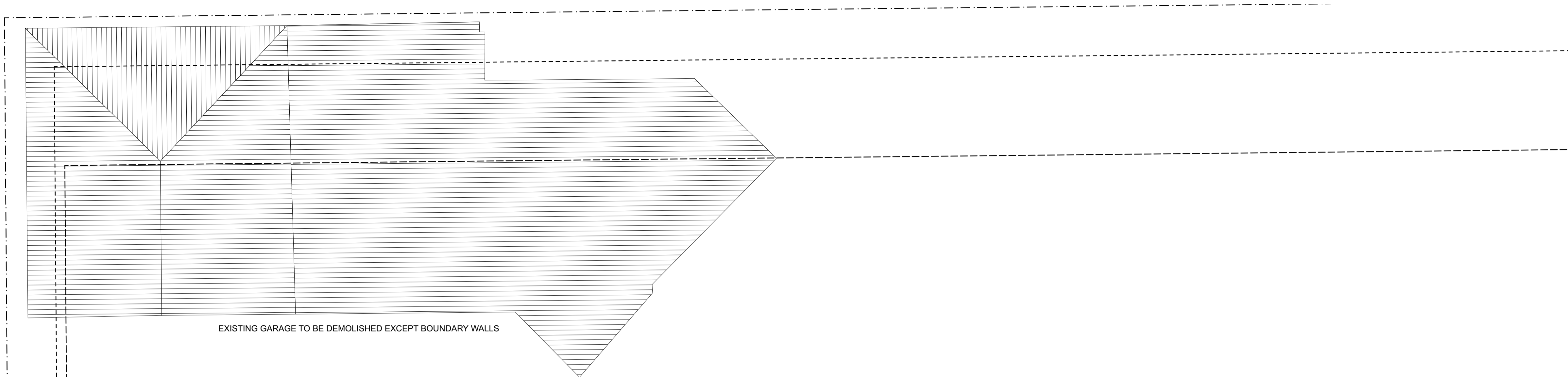
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 STRUCTURAL ENGINEER AMX STRUCTURE  
 TOPO SURVEYOR KUSABS SURVEYORS  
 PLANNING CAMPBELL BROWN

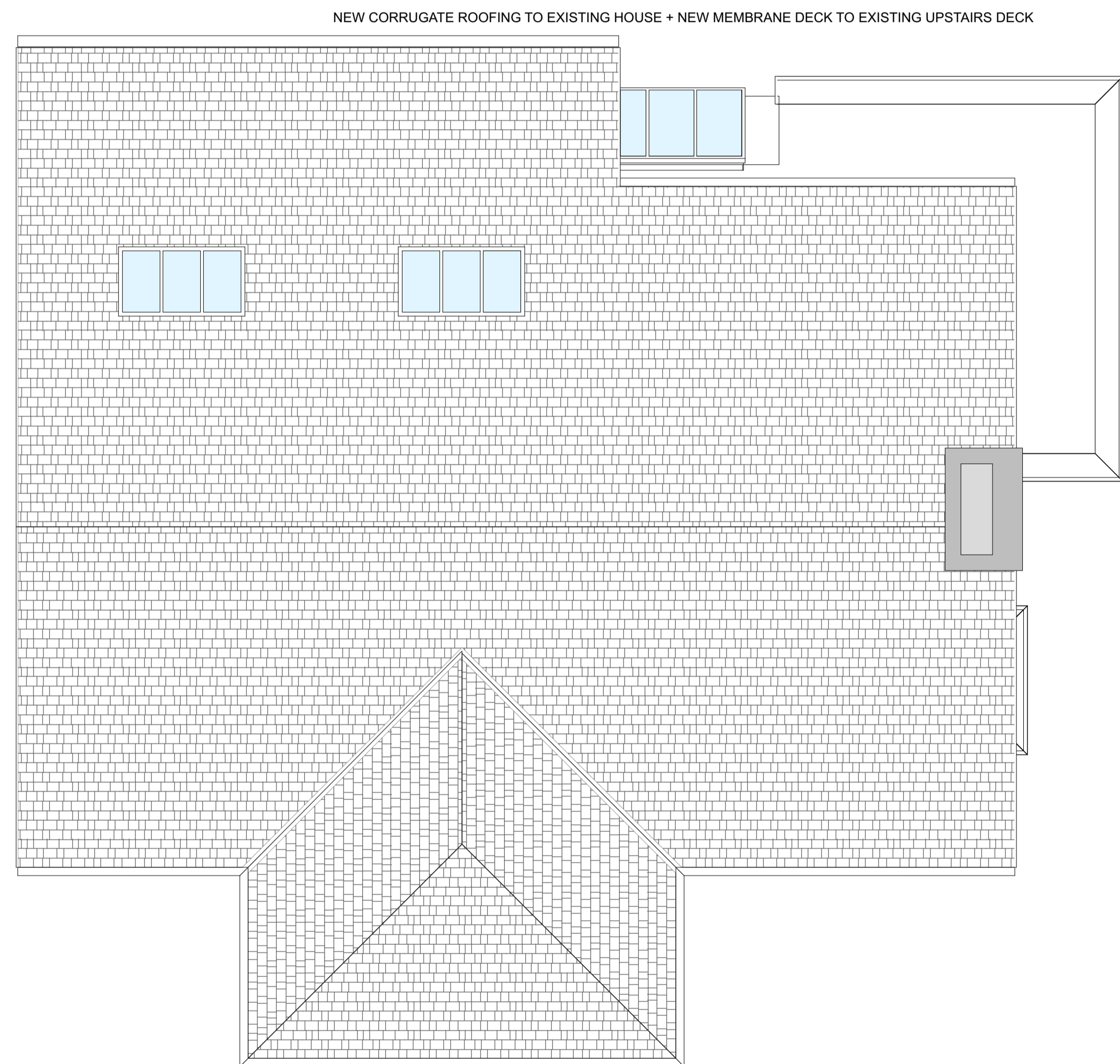
**WD112**  
 ISSUE BC00  
 PROPOSED UPPER FLOOR TITLE  
 A1 - 1:50 SCALE  
 12/06/23 DATE  
 BUILDING CONSENT

MATTHEW WILMAR





EXISTING GARAGE TO BE DEMOLISHED EXCEPT BOUNDARY WALLS



NEW CORRUGATE ROOFING TO EXISTING HOUSE + NEW MEMBRANE DECK TO EXISTING UPSTAIRS DECK

**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.

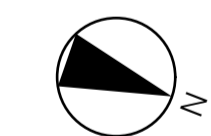
Make good to new / original condition all areas of works affected by demolition & new works (floors, walls, ceilings etc) as required under the Conditions of Contract.

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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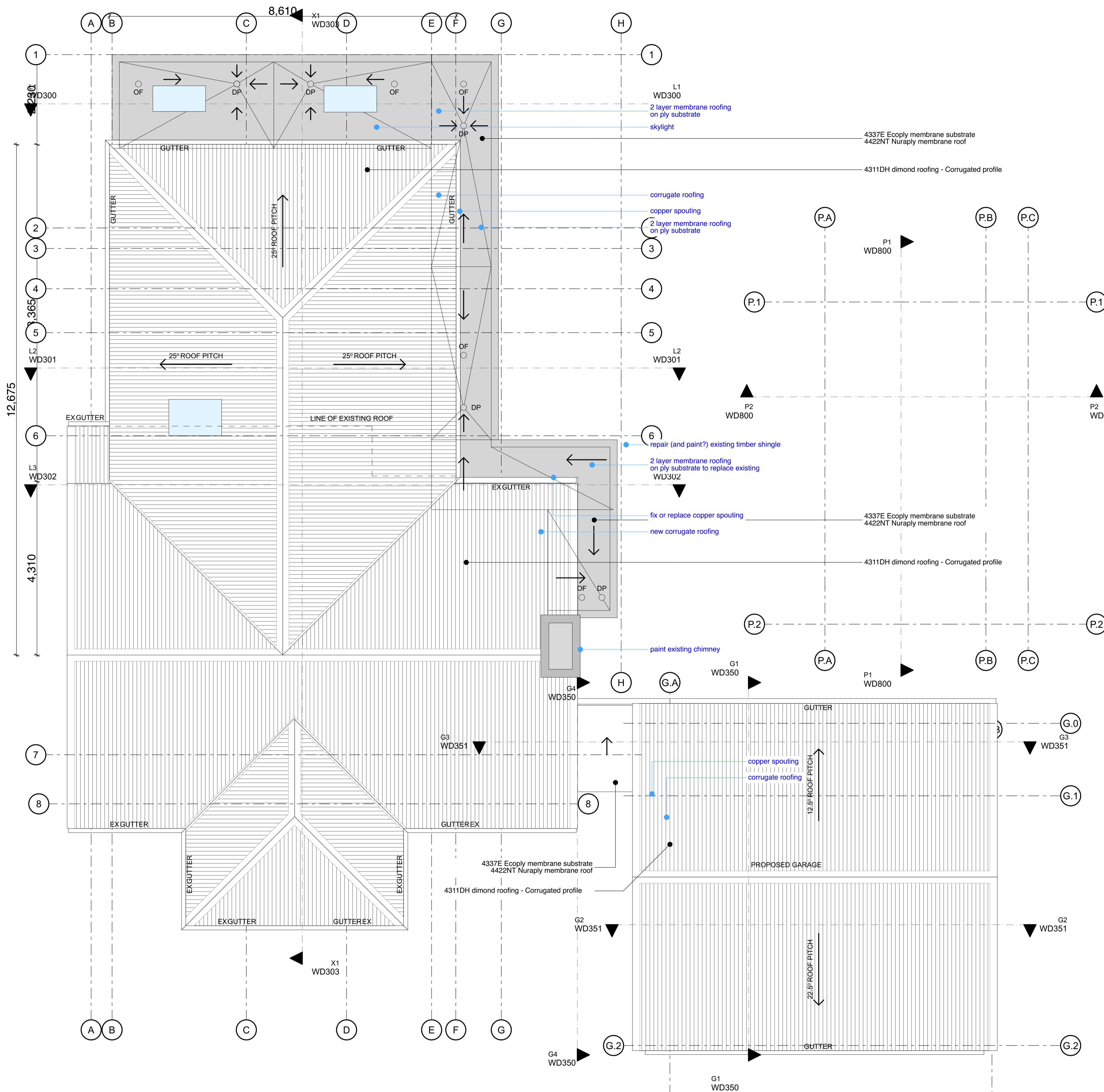
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**WD115**  
 ISSUE BC00

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

BUILDING CONSENT

MATTHEW WILMAR



**ROOF SPECIFICATION KEY NOTES:**

**4422NT Nuraply membrane roofing:**  
 Nuraply TPO Waterproofing system.  
 1 Layer: Nuraply TPO 1.5mm thick  
 Substrate: plywood  
 Substrate adhesion: Nuraply TPO Membrane  
 Colour: Grey (smooth finish)  
 Install to manufactures literature & refer to standard details

**4337E Ecoply roof membrane substrate:**  
 17mm Ecoply Flooring TG staggered joints  
 H3.2 CCA  
 Install to manufactures literature & 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 (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 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,  
 ii) 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.

**4311DH Dimond Roofing - Profiled.**  
 Dimond profile: corrugate  
 ROOFING  
 thickness: 0.55mm BMT Zinalume® on steel  
 Coating system: Colorsteel Endura  
 colour: tbc  
 - Profile height: 18mm  
 - Flashings: To match roof  
 - Spouting: To match roof

**7411D Dimond rainwater spouting systems:**  
 downpipe - 80mm round copper  
 gutter - copper profile to match existing.

**7412AR Allproof roof drainage systems:**  
 install to manufactures literature  
 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

**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 Dekitite 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 all. 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 sheathing.

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 ≥ 50mm above and ≥ 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**

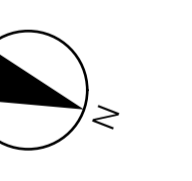
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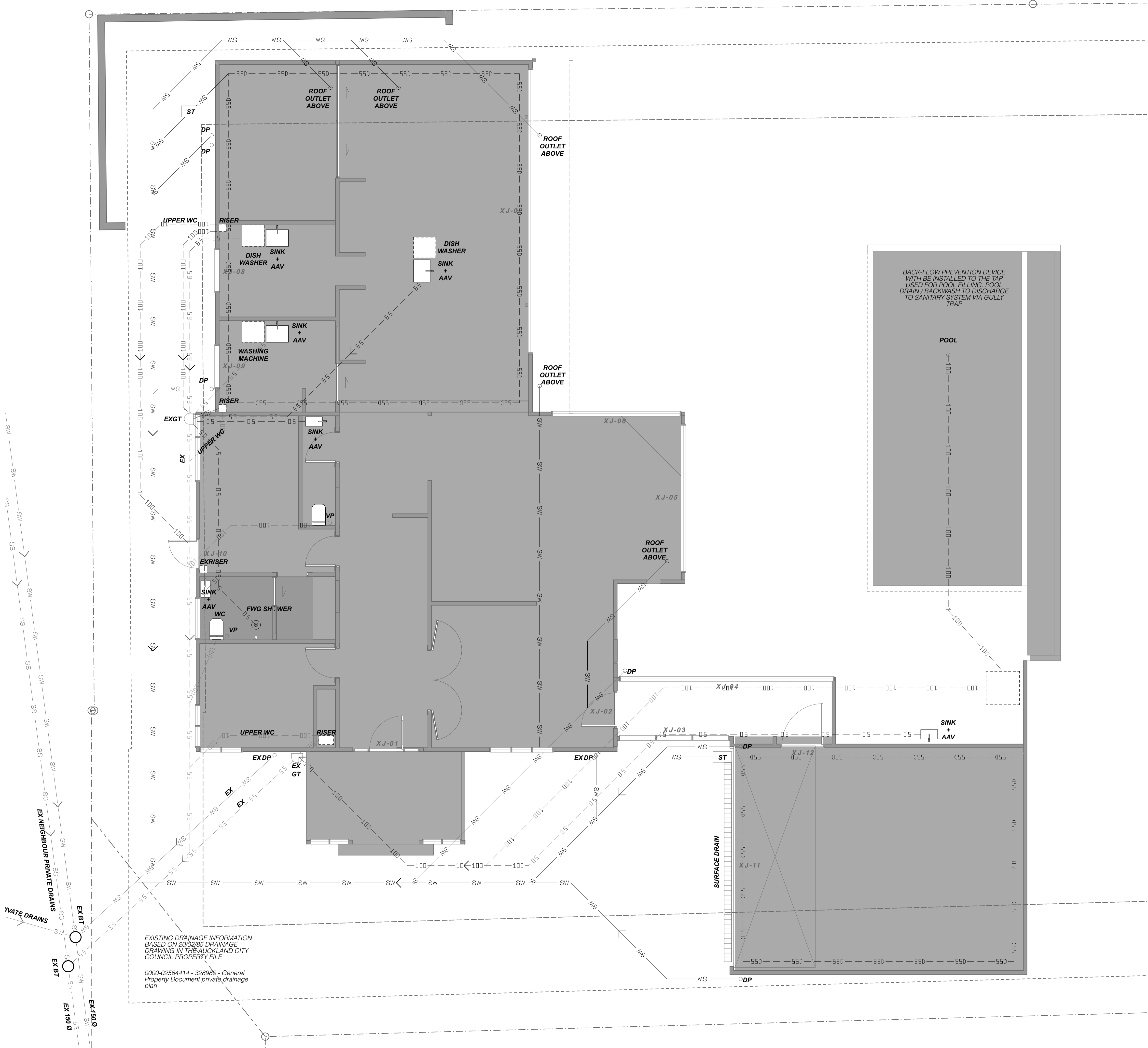
**WD116**  
 ISSUE BC00

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

**BUILDING CONSENT**



MATTHEW WILMAR



**Legend : Plumbing and drainage plan**

ST	Silt Trap
GT	Gully Trap w. Hose Tap over UNO. NB. GT to not be in Overland Flow Path (W.S.L. req.)
DP	DP to Silt Trap / SW disposal system.
FWG	Floor waste gully trap
AAV	Air admittance valve
AP	Access point
IP	Inspection port
Tap	Hose tap
VP	Vent pipe
EX	Existing

1100	Novaflo subsoil drain (single or double as req.) with filter sock to Silt Trap or onsite disposal.
1000	SW drain @ 1:100 gradient to disposal system.
500	Plumbing pipe @ 1:40 gradient to stack, drain or GT.
650	Plumbing pipe @ 1:40 gradient to stack, drain or GT.
800	Plumbing pipe @ 1:60 gradient to stack or drain.
1000	Plumbing pipe @ 1:60 gradient to stack or drain.
1000	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 <math>\leq 30</math> 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 upstream vent of the main drain. Note: the section of drain acting as a vent shall not be <math>< DN 65</math>.

**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  $\geq 150$ mm 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 <math>< DN 65</math>.

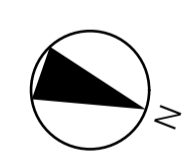
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**Fixture unit ratings** (to be used for the sizing of drains, stacks, and graded discharge pipes) for all fixtures are given in table 6.1 AS/NZS 3500.2.

At least one **overflow relief gully** req. 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 150mm 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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**WD125**  
**ISSUE BC00**

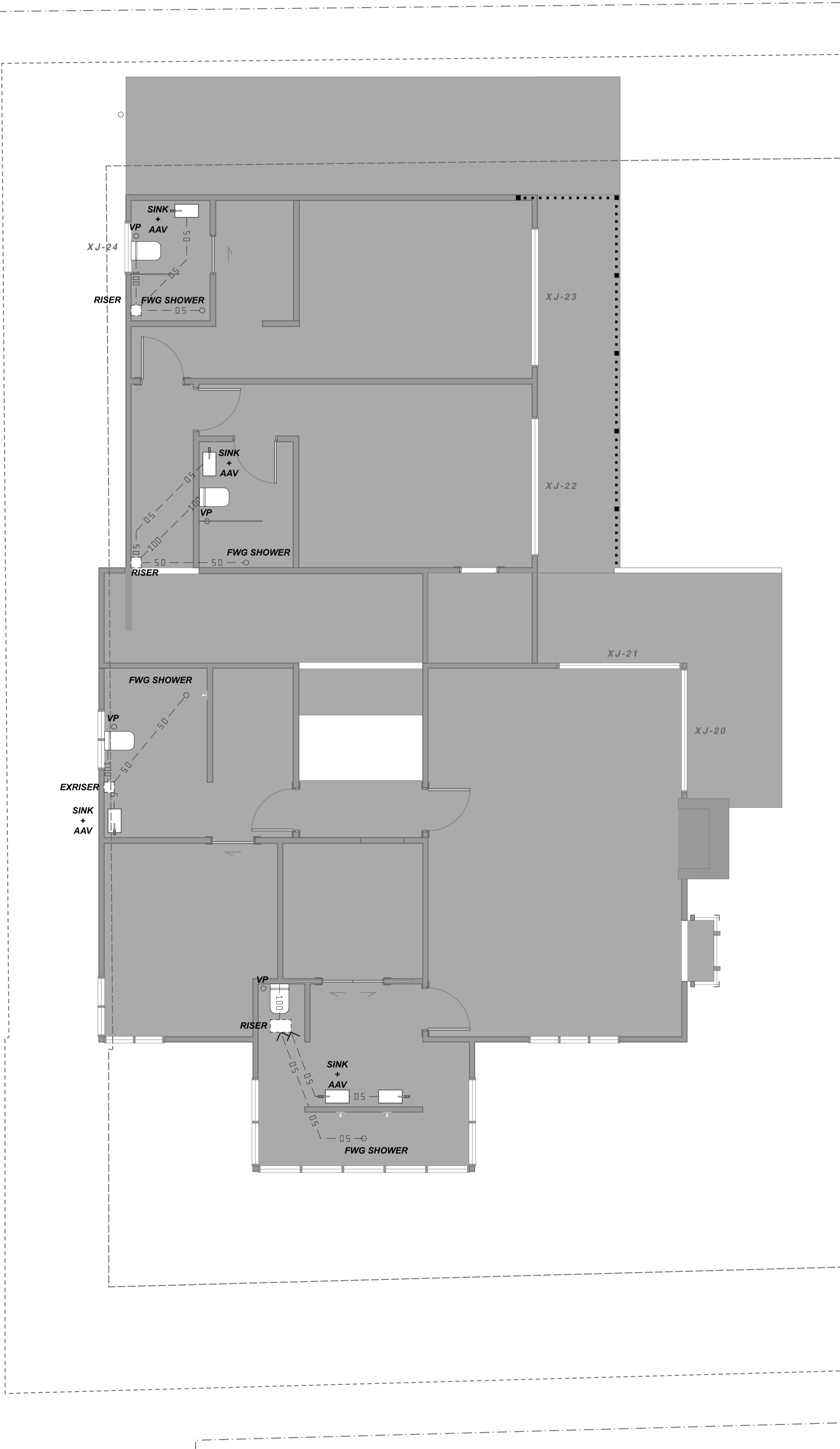
**PLUMBING & DRAIN LOW** TITLE  
**A1 -** SCALE  
**12/06/23** DATE

**BUILDING CONSENT**

**MATTHEW WILMAR**

EXISTING DRAINAGE INFORMATION  
 BASED ON 20/03/85 DRAINAGE  
 DRAWING IN THE AUCKLAND CITY  
 COUNCIL PROPERTY FILE

0000-02564414 - 326980 - General  
 Property Document private drainage  
 plan



**Legend :** Plumbing and drainage plan

	Silt Trap
	Gulley Trap w. Hose Tap over UNO. <i>NB. GT to not be in Overland Flow Path (WSL req.)</i>
	DP to Silt Trap / SW disposal system.
	Floor waste gulley trap
	Air admittance valve
	Access point
	Inspection port
	Hose tap
	Vent pipe
	Existing
	110Ø Novafo subsoil drain (single or double as req.) with filter sock to Silt Trap or onsite disposal.
	100Ø SW drain @ 1:100 gradient to disposal system.
	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.
	100Ø Plumbing pipe @ 1:60 gradient to stack or drain.
	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 <math>\leq 30</math> 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 upstream vent of the main drain. Note: the section of drain acting as a vent shall not be <math>< DN 65</math>.

**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  $\geq 150\text{mm}$  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 <math>< DN 65</math>.

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At least one **overflow relief gully** req. 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 150mm 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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**WD126**  
 ISSUE BC00  
 PLUMBING & DRAIN UPPER TITLE  
 A1 - 1:50 SCALE  
 12/06/23 DATE  
 BUILDING CONSENT  
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**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 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 Sonotube 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 Matley 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, its upper and/or lower level bend, trap and the req. gradient.

Plumber to ensure acceptable flow rates for sanitary fixtures & appliances are achieved CCS with Client.

To avoid plumbing noise nuisance; avoid direct contact with structure (use proppets, 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 ≤ 30m, on the downstream side 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.

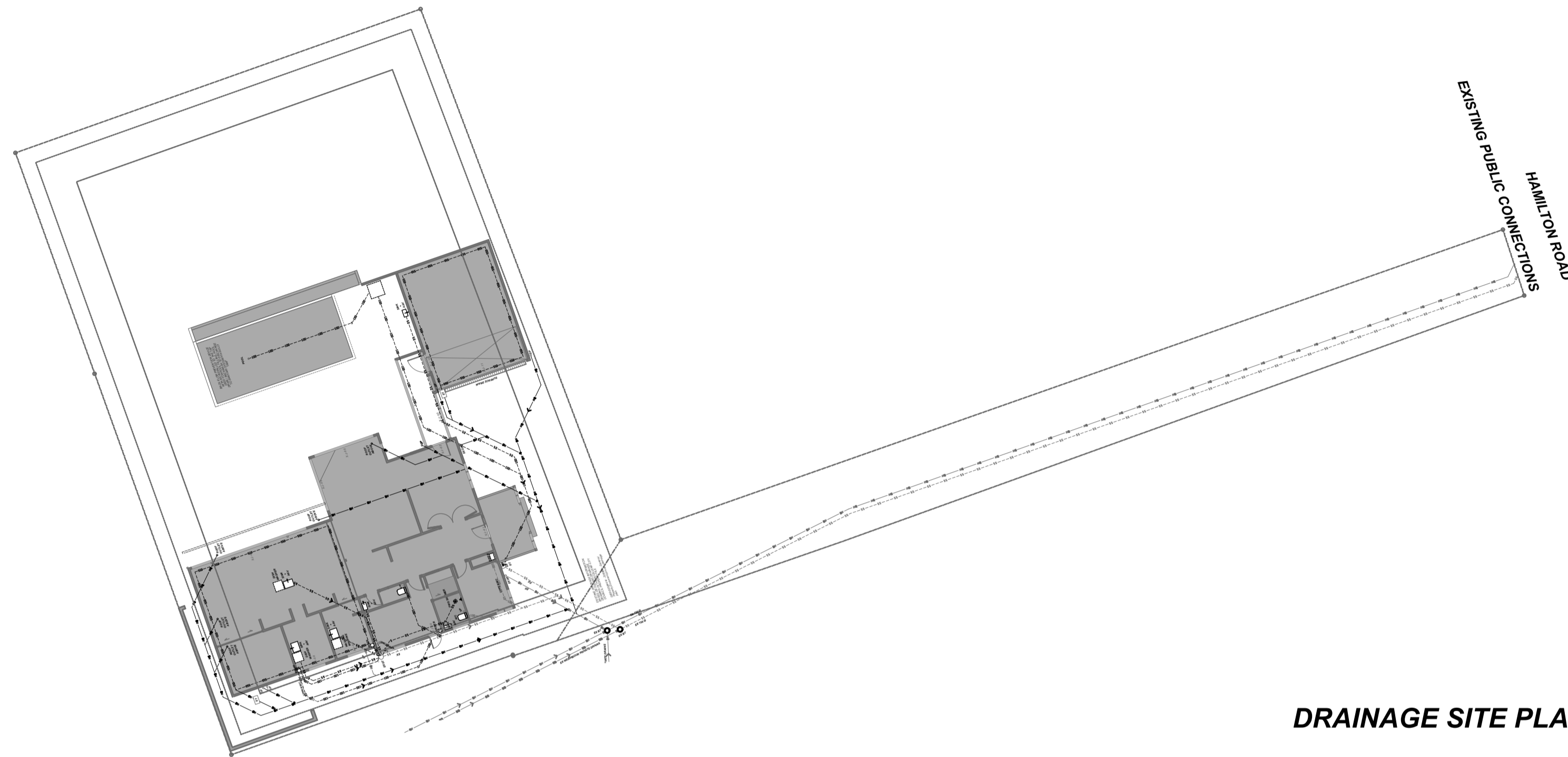
Install gravity drains and sanitary pipelines at the max. gradient possible/practicable. Do not stick to minimums if a greater fall can be achieved. Also if situation allows oversize pipes to provide additional capacity for future.

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 SITE PLAN**

**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.)
- DP DP to Silt Trap / SW disposal system.
- FWG Floor waste gully trap
- AAV Air admittance valve
- AP Access point
- IP Inspection port
- Tap Hose tap
- VP Vent pipe
- EX Existing

- 110Ø Novafoi subsoil drain (single or double as req.) with filter sock to Silt Trap or onsite disposal.
- 100Ø SW drain @ 1:100 gradient to disposal system.
- 50Ø Plumbing pipe @ 1:40 gradient to stack, drain or GT.
- 65Ø Plumbing pipe @ 1:40 gradient to stack or drain.
- 80Ø Plumbing pipe @ 1:60 gradient to stack or drain.
- 100Ø Plumbing pipe @ 1:60 gradient to stack or drain.
- 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 upstream 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.

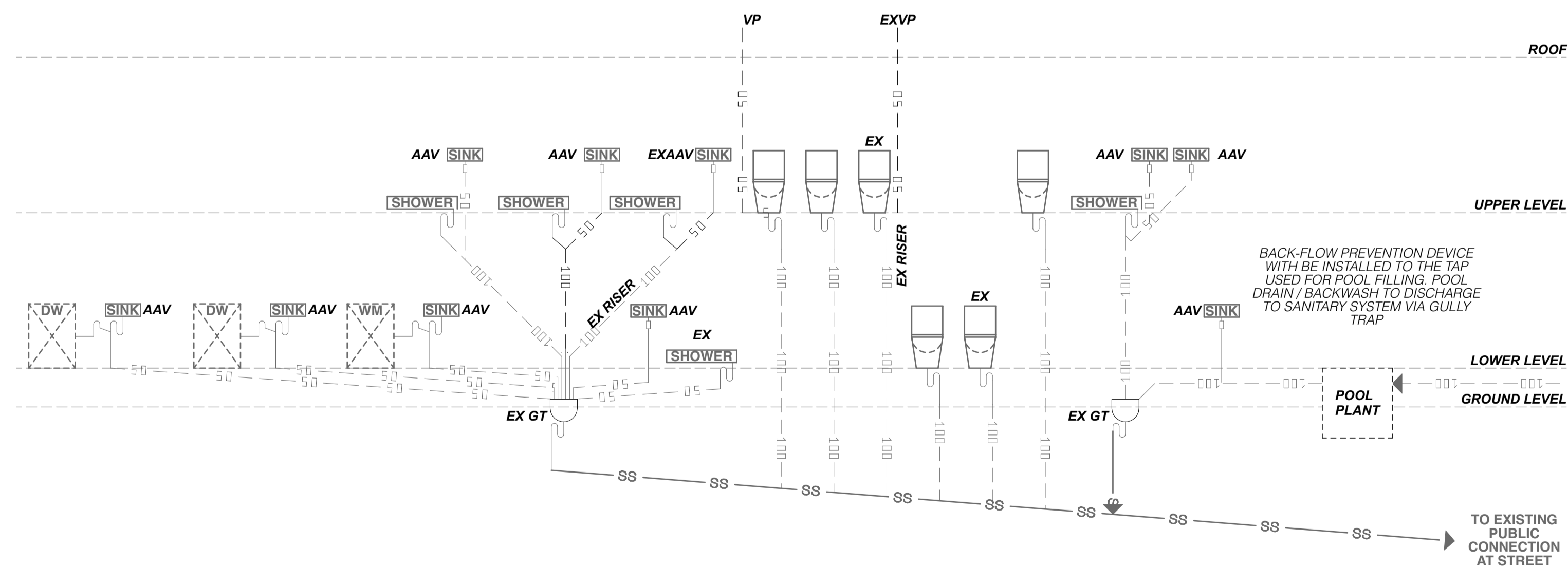
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Fixture unit ratings (to be used for the sizing of drains, stacks and graded discharge pipes) for all fixtures are given in Table 6.1 AS/NZS 3500.2.

At least one overflow relief gully req. 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 150mm 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.



**DRAINAGE SCHEMATIC - NTS**

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 CLIENT SALLY RIDGE & SCOTT FITCHETT  
 ADDRESS 34 HAMILTON RD, HERNE BAY, AK  
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CONSULTANTS  
 STRUCTURAL ENGINEER AMX STRUCTURE  
 TOPO SURVEYOR KUSABS SURVEYORS  
 PLANNING CAMPBELL BROWN

**WD127**

ISSUE BC00

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

BUILDING CONSENT



MATTHEW WILMAR



**Legend : Electrical**

- 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

**Legend : Lighting**

- 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 with owner before wiring out.

**PLUMBING & DRAINAGE NOTES :**

All plumbing, drainage and gasfitting to be carried out by registered tradesmen strictly in accordance with the Gas Safety and Management Regulations 2010 and the Plumbers, Gasfitters and Drainlayers Act 2006.

1:20 min. gradient for 32mm pipes  
 1:24 for pipes < 90mm  
 1:80 for pipes < 100mm / can go to 1:80 for 100mm pipes (HSC)  
 1:100 for stormwater drains

Basins, showers, sinks and tubs to have 500 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 150mm clear 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 Sonoflatic or sim. approved acoustic insulating wrap (Forman Building Products) to reduce noise if applicable.

All pipes within walls / ceiling cavities to be Valer Sliere (Waterware Products) or similar Polphon acoustic pipe system to further reduce noise.

Provide tundish with gravity overflow to outside under H/W.C. Construct in a material that will take the high temperature discharge from relief valves as per requirements. H/W.C 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, batters 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 to upper and/or lower level from trap and the req. gradient.

Plumber to ensure acceptable flow rates for sanitary fixtures & appliances are achieved in CS with CIGRIT.

To avoid plumbing noise nuisance, avoid direct contact with structure (use grommets, cushioned packers, rubber pipes etc). Insulate pipes, keep pipes away from internal joists. 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 preferred 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 48°C (for homes, schools, many child care 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 of 40mm on each discharge pipe. Note: ANY 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 > 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.

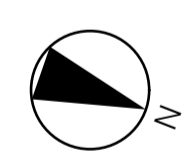
Install gravity drains and sanitary pipelines at the max. gradient possible/ practicable. Do not stick to minimums if a greater fall can be achieved. Also if situation allows oversize pipes to provide additional capacity for future.

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 at 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 diameter roof drains are available for import or alternative 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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 PLANNING CAMPBELL BROWN

**WD128**  
 ISSUE BC00  
**ELECTRICAL PLAN LOWER** TITLE  
**A1 -** SCALE  
**12/06/23** DATE  
 BUILDING CONSENT

MATTHEW WILMAR



**Legend : Electrical**

	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

**Legend : Lighting**

	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 with owner before wiring out.

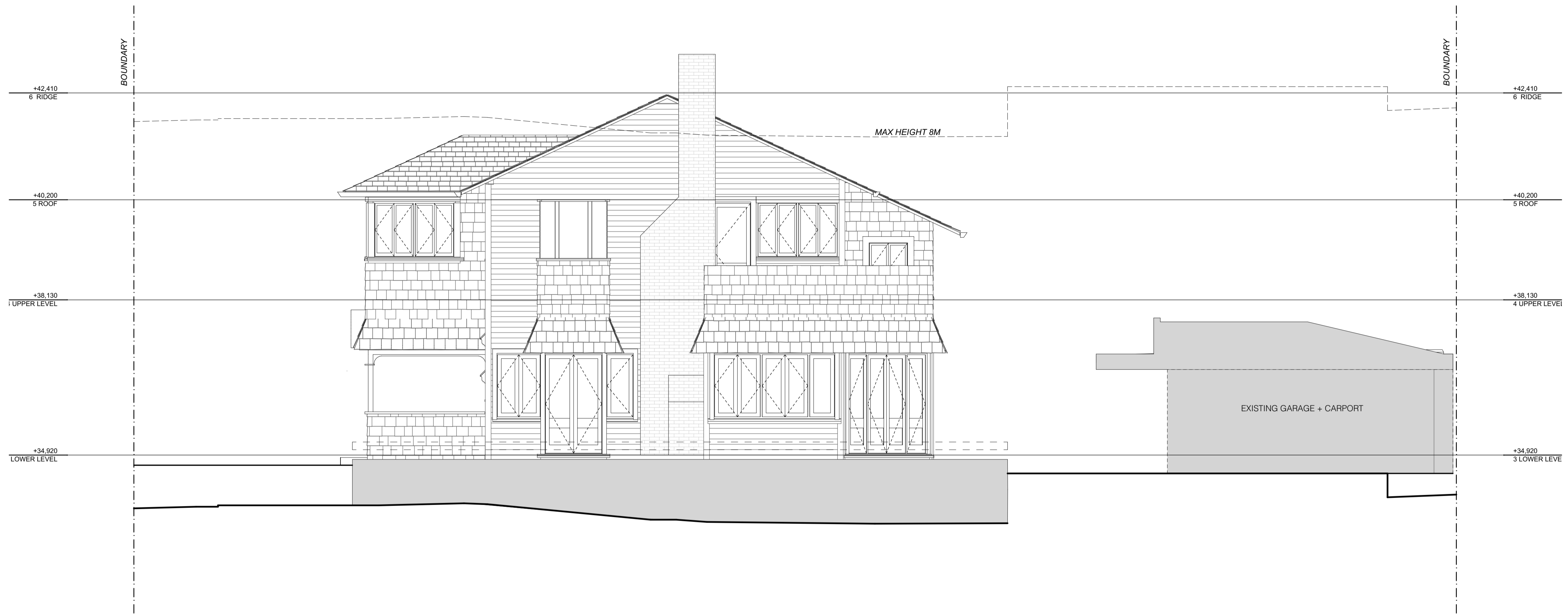
**PLUMBING & DRAINAGE NOTES :**  
 All plumbing, drainage and gasfitting to be carried out by registered tradesmen strictly in accordance with the Gas Safety and Management Regulations 2010 and the Plumbers, Gasfitters and Drainlayers Act 2006.  
 1:20 min. gradient for 32mm pipes  
 1:40 for pipes <math>\leq 50\text{mm}</math>  
 1:60 for pipes <math>\leq 100\text{mm}</math> / can go to 1:80 for 100mm pipes (HSC)  
 1:100 for stormwater drains  
 Basins, showers, sinks and tubs to have 500 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 150mm clear 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 Sonotubric or sim. approved acoustic insulating wrap (Forman Building Products) to reduce noise if applicable.  
 All pipes within walls / ceiling cavities to be Valer Silere (Waterware Products) or similar Polphon acoustic pipe system to further reduce noise.  
 Provide tundish with gravity overflow to outside under HWC. Construct in a material 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, batters 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, C, upper and/or lower level bend, trap and the req. gradient.  
 Plumber to ensure acceptable flow rates for sanitary fixtures & appliances are achieved. C/S with C/GHT.  
 To avoid plumbing noise nuisance, avoid direct contact with structure (use grommets, cushioned packers, rubber pipes etc). Insulate pipes, keep pipes away from internal joists. 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 more suited to 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 48°C (old people's homes, schools, many child care centres, institutions and hospitals) and 55°C for other buildings.  
 Sanitary plumbing and drainage system must be installed to avoid blockage and leakage. For air and gases 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 of 40mm 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 <math>\leq 2.5\text{m}</math> away from the building on any branch carrying soil waste. At intervals <math>\leq 30\text{m}</math>, 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 > 15°.  
 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 at 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/ parapet roof drains are available for import or alternative 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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 PLANNING CAMPBELL BROWN

**WD129**  
 ISSUE BC00  
 ELECTRICAL PLAN UPPER TITLE  
 A1 - SCALE  
 12/06/23 DATE  
 BUILDING CONSENT

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**WD200**

ISSUE BC00

**NORTH ELEVATION EX** TITLE

**A1** - SCALE

**12/06/23** DATE

BUILDING CONSENT

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**WD202**

ISSUE BC00

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

BUILDING CONSENT

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**WD204**

ISSUE BC00

EAST ELEVATION EX TITLE

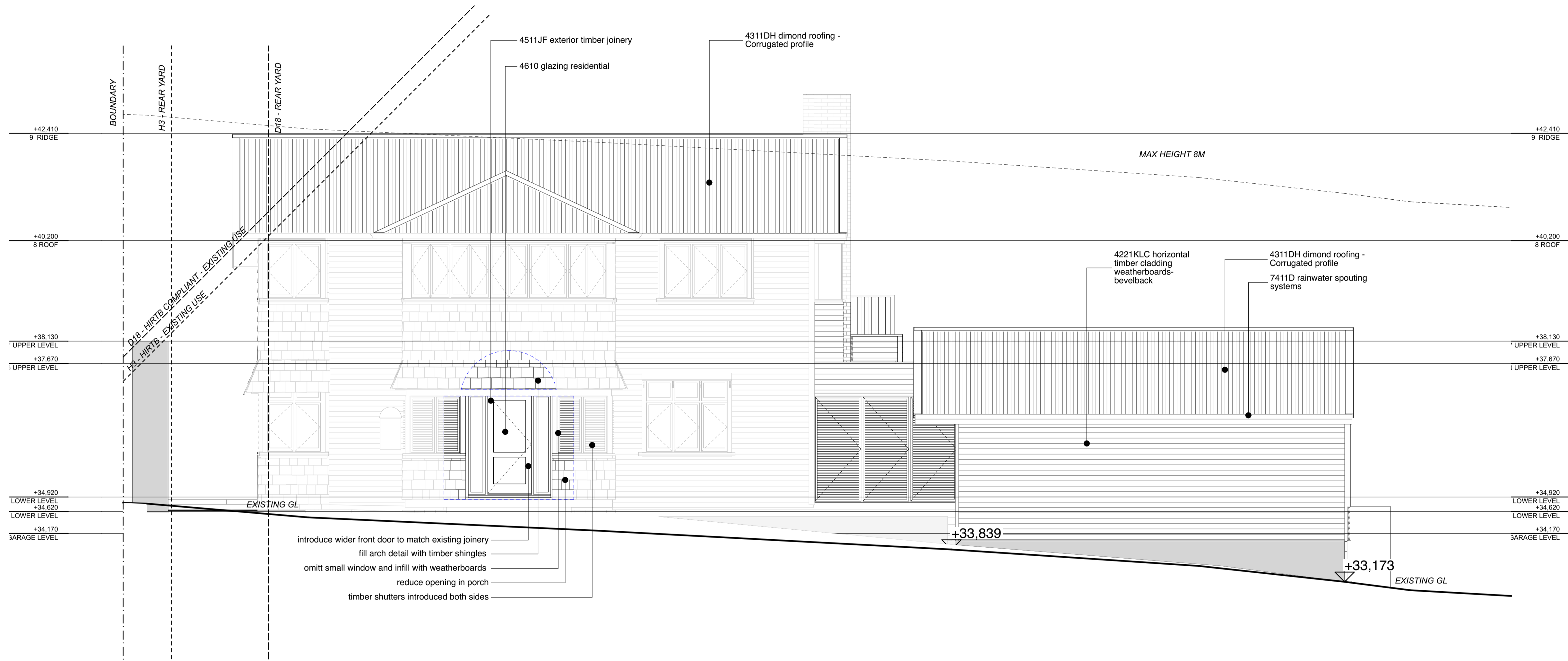
A1 - SCALE

12/06/23 DATE

BUILDING CONSENT

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BUILDING ENVELOPE RISK MATRIX		
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
<b>Total Risk Score:</b>		<b>14</b>



### KEYNOTES LEGEND

READ IN CONJUNCTION WITH ARCHITECTURAL SPECIFICATION

<p><b>2310 foundation:</b> Refer engineers documents spec. refer engineer's documents</p> <p><b>2361 strip footings:</b> refer engineer's documents</p> <p><b>3101 concrete work - basic:</b> refer engineer's documents for specification &amp; structural design</p> <p><b>3101 concrete floor slab:</b> 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 &amp; structural design</p> <p><b>3114E Expol underslab insulation:</b> Expol X - 50mm R 1.55 install to manufactures literature, confirm with H1 report</p> <p><b>3320 Concrete masonry:</b> 20 series concrete masonry system, refer engineer's documents for specification &amp; structural design</p> <p><b>3410 steel member - enclosed:</b> Refer to both architectural and engineering documentation. Steel Protection specified in Structural Engineers Notes.</p> <p><b>3410 steel member - exposed:</b> refer eng's documents for fixing details, spec. 3410 and engineers documentation finish: 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</p>	<p>4- Uracryl - min. 50 DFT general colour: 'white' Confirm colours prior steel manufacture.</p> <p><b>3820 wall framing:</b> Radiata pine framing sized, spaced and fixed as per NZS 3604:2011 see structural engineers docs for sizes and fixing</p> <p><b>3820 floor framing:</b> Radiata pine framing sized, spaced and fixed as per NZS 3604:2011 Timber treatment: H1.2 see structural engineers docs for sizes and fixing</p> <p><b>3820 roof framing:</b> Radiata pine framing sized, spaced and fixed as per NZS 3604:2011 Timber treatment: H1.2 see structural engineers docs for sizes and fixing</p> <p><b>3820 roof truss framing:</b> Radiata pine framing sized, spaced and fixed in truss design. Timber treatment: H1.2 see structural engineers docs for sizes and fixing</p> <p><b>3820 wet area framing:</b> 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</p> <p><b>4161T DPM Thermakraft Orange :</b> installed to manufactures literature</p> <p><b>4161T Wall Underlay:</b> Thermakraft - Watergate Plus. installed to manufactures literature</p>	<p><b>4161T Roof Underlay:</b> Thermakraft - Covertek 407 - installed to manufactures literature</p> <p><b>4161T DPC Thermakraft Supercourse 500 DPC:</b> ninstalled to manufactures literature</p> <p><b>4161T flashing tape Thermakraft Aluband:</b> Flexible flashing tape over flexible wall underlay. As per Clause 9.1.5 (a)(b) and figure 72A and 72B E2/AS1</p> <p><b>4221KH KLC Horizontal Weatherboard cladding system:</b> Generation 2 Horizontal weatherboard system, on 20mm nominal cavity batten profile: bevelback - size to match existing finish: Resene Exterior Paint System colour: WHITE TBC</p> <p><b>4239JH James Hardie soffits:</b> 6mm fibre cement villa board sheet flush stopped and painted soffit, install to manufactures documentation.</p> <p><b>4311DH Dimond Roofing - Profiled.</b> Dimond profile: corrugate ROOFING thickness: 0.55mm BMT Zinalume® on steel Coating system: Colorsteel Endura colour: tbc - Profile height: 18mm - Flashings: To match roof - Spouting: To match roof</p> <p><b>4331H HARDIE™ FIBRE CEMENT DECKING</b> 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.</p>	<p><b>4337E Ecopoly roof membrane substrate:</b> 17mm Ecopoly Flooring TG staggered joints H3.2 CCA Install to manufactures literature &amp; 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 (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 <b>400 mm maximum centres</b></p> <p>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, j) 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.</p> <p><b>4383 timber decking:</b> 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</p> <p><b>4422NT Nuraply membrane roofing:</b> Nuraply TPO Waterproofing system. 1 Layer: Nuraply TPO 1.5mm thick Substrate: plywood Substrate adhesion: Nuraply TPO Membrane</p>	<p>Colour: Grey (smooth finish) R2.5 - friction fit semi-rigid thickness 90mm - confirm with H1 Report</p> <p><b>4511JF JMF exterior timber joinery:</b> 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.</p> <p><b>4554VS Velux opening and fixed skylights:</b> install to manufactures literature with proprietary flashing kit. Refer to H1 Compliance Report for required R1 value</p> <p><b>4610MR Metro Performance glass residential glazing residential:</b> 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 &lt;1.2m in height (or higher if climbing aids reduce effective height) opening into pool areas to have restrictor stays allowing no more than 100mm opening as required. Glass Shower doors to be toughened safety glass. Metro 12mm Terafloat or similar agreed</p> <p><b>4710M Mammoth insulation - ceiling:</b> truss R4.0+R3.2 - thickness 240+200mm.</p> <p><b>skillion R3.6+R2.5 - thickness 0165+90mm.</b> insulation needs minimum 20mm gap to ply sarking - confirm with H1 Report</p>	<p><b>4710M Mammoth insulation - wall:</b> R2.5 - friction fit semi-rigid thickness 90mm - confirm with H1 Report</p> <p><b>4821 aluminium flashings:</b> 0.90mm BMT powder coated aluminium flashings to match joinery colour, formed to indicated profile and fixed as detailed</p> <p><b>4821 flashings:</b> 0.75mm BMT Zinalume® on steel Coating system: Colorsteel Endura prefinished steel flashings to match roof colour, formed to indicated profile and fixed as detailed to E2/NZBC</p> <p><b>4855GV Glass Balustrade:</b> GLASS VICE® 10mm Gib Standard plasterboard system, installed to manufactures literature</p> <p><b>5113G plasterboard ceiling lining - Gib:</b> 13mm Gib Standard plasterboard system on adjustable Rondo ceiling batten system finish: level 4 finish</p> <p><b>5113G wall lining - Gib:</b> 10mm Gib Standard plasterboard finish: level 4 finish</p> <p><b>6192H James Hardie tile &amp; slate Underlay:</b> installed to manufactures literature</p> <p><b>6221M Mapei tiling solutions:</b> 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: 1 Levelling screed: Mapecem &amp; Planicrete. 2 Waterproofing: Mapeelastic Aquadefense. 3 Adhesive: Keraflex maxi S1. 4 Grout: Kerapoxy 5 Silicone sealant: Mapeasil AC.</p>	<p>Refer to MAPEI Specification 6221M Tiler to confirm compatibility with selected tiles.</p> <p><b>6311 Selected Strip Flooring:</b> Selected 18mm Laminate strip flooring glued down on 15mm EcoPly flooring Substrate or new concrete substraat. Installed to manufactures literature</p> <p><b>7120 water heating:</b> ELECTRIC Rinai mains pressure Hot Water Cylinder - MS250 250L (3kW) final selection on site.</p> <p><b>7411D Dimond rainwater spouting systems:</b> downpipe - 80mm round copper gutter - copper profile to match existing.</p> <p><b>7412AR Allproof roof drainage systems:</b> install to manufactures literature RECONFIRM ON SITE Type/Brand: Allproof Bronze roof outlet Pipe outlet size: To suit pipe size 80mm - Description: 80mm Membrane Clamp Overflow, roof outlets &amp; overflows</p> <p><b>7412AI Allproof interior floor waste systems:</b> install to manufactures literature</p> <p><b>7451AE Allproof exterior surface drainage solution:</b> install selected chanel drainage system to manufactures literature</p> <p><b>7430 geofabrics cordrain &amp; megaflo:</b> cordrain drainage board with geotextile fabric draining to megaflo 170 (punched) high density polyethylene land drainage pannel in suitable geotextile sock spec. refer data sheet</p>
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CLIENT **SALLY RIDGE & SCOTT FITCHETT**  
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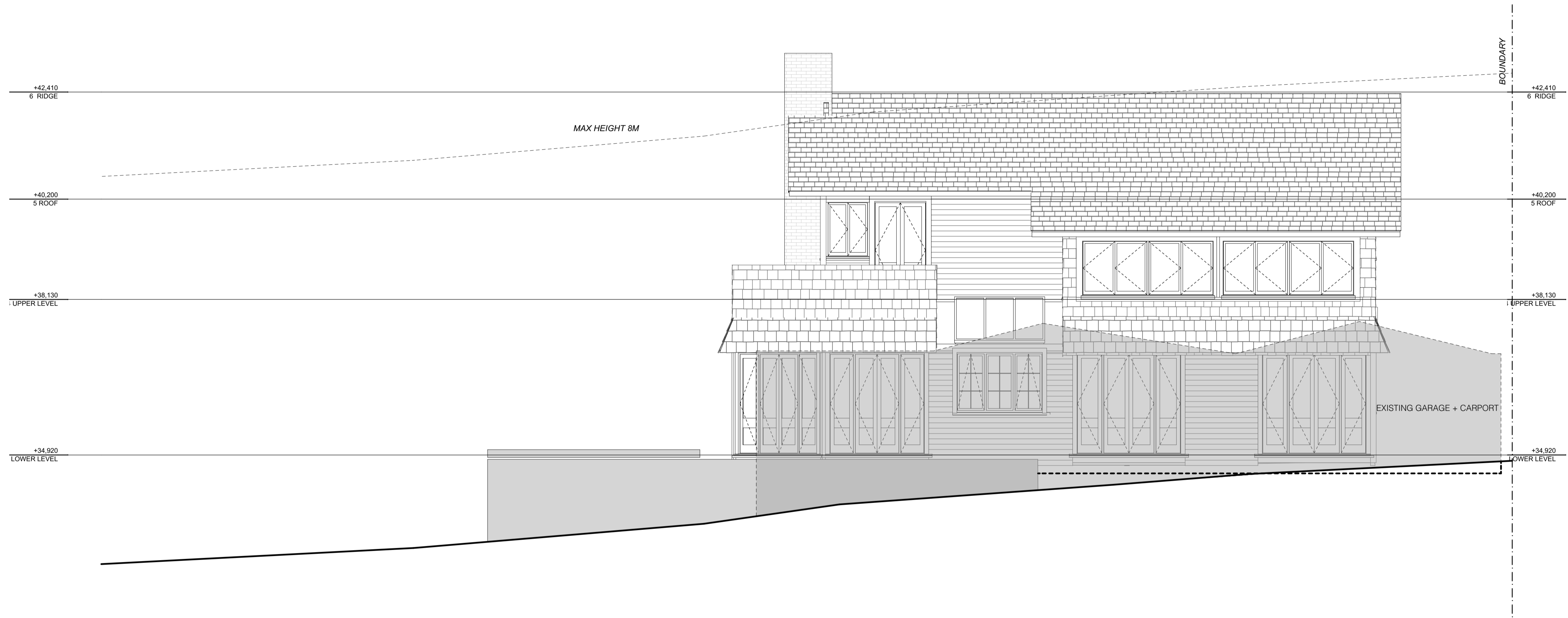
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STRUCTURAL ENGINEER AMX STRUCTURE  
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PLANNING CAMPBELL BROWN

**WD205**  
ISSUE BC00

EAST ELEVATION TITLE  
**A1 - 1:35.4700, 1:50** SCALE  
**12/06/23** DATE

BUILDING CONSENT

MATTHEW WILMAR



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**WD206**

ISSUE BC00

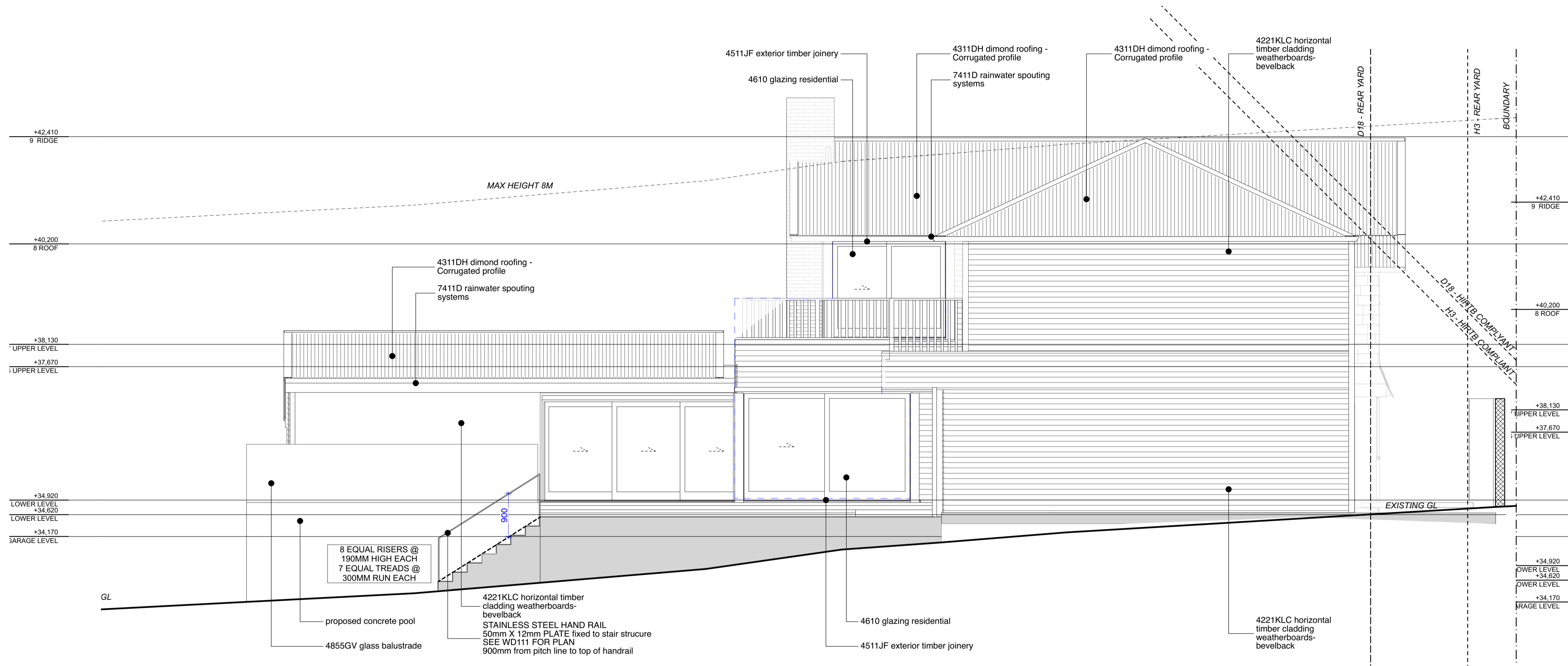
WEST ELEVATION EX TITLE

A1 - SCALE  
 12/06/23 DATE

BUILDING CONSENT

MATTHEW WILMAR

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
<b>Total Risk Score:</b>		<b>16</b>



### KEYNOTES LEGEND

READ IN CONJUNCTION WITH ARCHITECTURAL SPECIFICATION

<p><b>2310 foundation:</b> Refer engineers documents spec. refer engineer's documents</p> <p><b>2361 strip footings:</b> refer engineer's documents</p> <p><b>3101 concrete work - basic:</b> refer engineer's documents for specification &amp; structural design</p> <p><b>3101 concrete floor slab:</b> 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 &amp; structural design</p> <p><b>3114E Expol underslab insulation:</b> Expol X - 50mm R 1.55 install to manufactures literature, confirm with H1 report</p> <p><b>3320 Concrete masonry:</b> 20 series concrete masonry system, refer engineer's documents for specification &amp; structural design</p> <p><b>3410 steel member - enclosed:</b> Refer to both architectural and engineering documentation. Steel Protection specified in Structural Engineers Notes.</p> <p><b>3410 steel member - exposed:</b> refer eng's documents for fixing details, spec. 3410 and engineers documentation finish: 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</p>	<p>4- Uracryl - min. 50 DFT general colour: 'white' Confirm colours prior steel manufacture.</p> <p><b>3820 wall framing:</b> Radiata pine framing sized, spaced and fixed as per NZS 3604:2011 see structural engineers docs for sizes and fixing</p> <p><b>3820 floor framing:</b> Radiata pine framing sized, spaced and fixed as per NZS 3604:2011 Timber treatment: H1.2 see structural engineers docs for sizes and fixing</p> <p><b>3820 roof framing:</b> Radiata pine framing sized, spaced and fixed as per NZS 3604:2011 Timber treatment: H1.2 see structural engineers docs for sizes and fixing</p> <p><b>3820 roof truss framing:</b> Radiata pine framing sized, spaced and fixed in truss design. Timber treatment: H1.2 see structural engineers docs for sizes and fixing</p> <p><b>3820 wet area framing:</b> 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</p> <p><b>4161T DPM Thermakraft Orange :</b> installed to manufactures literature</p> <p><b>4161T Wall Underlay:</b> Thermakraft - Watergate Plus. installed to manufactures literature</p>	<p><b>4161T Roof Underlay:</b> Thermakraft - Covertek 407 - installed to manufactures literature</p> <p><b>4161T DPC Thermakraft Supercourse 500 DPC:</b> nstalled to manufactures literature</p> <p><b>4161T flashing tape Thermakraft Aluband:</b> Flexible flashing tape over flexible wall underlay. As per Clause 9.1.5 (a)(b) and figure 72A and 72B E2/AS1</p> <p><b>4221KH KLC Horizontal Weatherboard cladding system:</b> Generation 2 Horizontal weatherboard system, on 20mm nominal cavity batten profile: bevelback - size to match existing finish: Resene Exterior Paint System colour: WHITE TBC</p> <p><b>4239JH James Hardie soffits:</b> 6mm fibre cement villa board sheet flush stopped and painted soffit. install to manufactures documentation.</p> <p><b>4311DH Dimond Roofing - Profiled.</b> Dimond profile: corrugate ROOFING thickness: 0.55mm BMT Zinalume® on steel Coating system: Colorsteel Endura colour: tbc - Profile height: 18mm - Flashings: To match roof - Spouting: To match roof</p> <p><b>4331H HARDIE™ FIBRE CEMENT DECKING</b> 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.</p>	<p><b>4337E Ecopoly roof membrane substrate:</b> 17mm Ecopoly Flooring TG staggered joints H3.2 CCA Install to manufactures literature &amp; 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 (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</p> <p>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, j) 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.</p> <p><b>4383 timber decking:</b> 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</p> <p><b>4422NT Nuraply membrane roofing:</b> Nuraply TPO Waterproofing system. 1 Layer: Nuraply TPO 1.5mm thick Substrate: plywood Substrate adhesion: Nuraply TPO Membrane</p>	<p>Colour: Grey (smooth finish) Install to manufactures literature &amp; refer to standard details</p> <p><b>4511JF JMF exterior timber joinery:</b> 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.</p> <p><b>4554VS Velux opening and fixed skylights:</b> install to manufactures literature with proprietary flashing kit. Refer to H1 Compliance Report for required R1 value</p> <p><b>4610MR Metro Performance glass residential glazing residential:</b> 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 &lt;1.2m in height (or higher if climbing aids reduce effective height) opening into pool areas to have restrictor stays allowing no more than 100mm opening as required. Glass Shower doors to be toughened safety glass. Metro 12mm Terafloat or similar agreed</p> <p><b>4710M Mammoth insulation - ceiling:</b> truss R4.0+R3.2 - thickness 0165+200mm.</p> <p><b>skillion R3.6+R2.5 - thickness 0165+90mm.</b> insulation needs minimum 20mm gap to ply sarking - confirm with H1 Report</p>	<p><b>4710M Mammoth insulation - wall:</b> R2.5 - friction fit semi-rigid thickness 90mm - confirm with H1 Report</p> <p><b>4821 aluminium flashings:</b> 0.90mm BMT powder coated aluminium flashings to match joinery colour, formed to indicated profile and fixed as detailed</p> <p><b>4821 flashings:</b> 0.75mm BMT Zinalume® on steel Coating system: Colorsteel Endura prefinished steel flashings to match roof colour, formed to indicated profile and fixed as detailed to E2/NZBC</p> <p><b>4855GV Glass Balustrade:</b> GLASS VICE® 10mm Gib Standard plasterboard system, installed to manufactures literature</p> <p><b>5113G plasterboard ceiling lining - Gib:</b> 13mm Gib Standard plasterboard system on adjustable Rondo ceiling batten system finish: level 4 finish</p> <p><b>5113G wall lining - Gib:</b> 10mm Gib Standard plasterboard finish: level 4 finish</p> <p><b>6192H James Hardie tile &amp; slate Underlay:</b> installed to manufactures literature</p> <p><b>6221M Mapei tiling solutions:</b> 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: 1 Levelling screed: Mapecem &amp; Planicrete. 2 Waterproofing: Mapeelastic Aquadefense. 3 Adhesive: Keraflex maxi S1. 4 Grout: Kerapoxy 5 Silicone sealant: Mapeasil AC.</p>	<p>Refer to MAPEI Specification 6221M Tiler to confirm compatibility with selected tiles.</p> <p><b>6311 Selected Strip Flooring:</b> Selected 18mm Laminate strip flooring glued down on 15mm EcoPly flooring Substrate or new concrete substraat. Installed to manufactures literature</p> <p><b>7120 water heating:</b> ELECTRIC Rinai mains pressure Hot Water Cylinder - MS250 250L (3kW) final selection on site.</p> <p><b>7411D Dimond rainwater spouting systems:</b> downpipe - 80mm round copper gutter - copper profile to match existing, installed to manufactures literature</p> <p><b>7412AR Allproof roof drainage systems:</b> install to manufactures literature RECONFIRM ON SITE Type/Brand: Allproof Bronze roof outlet Pipe outlet size: To suit pipe size 80mm - Description: 80mm Membrane Clamp Overflow, roof outlets &amp; overflows</p> <p><b>7412AI Allproof interior floor waste systems:</b> install to manufactures literature</p> <p><b>7451AE Allproof exterior surface drainage solution:</b> install selected chanel drainage system to manufactures literature</p> <p><b>7430 geofabrics cordrain &amp; megallo:</b> cordrain drainage board with geotextile fabric draining to megallo 170 (punched) high density polyethylene land drainage panel in suitable geotextile sock spec. refer data sheet</p>
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PROJECT **34 HAMILTON RD**  
CLIENT **SALLY RIDGE & SCOTT FITCHETT**  
ADDRESS **34 HAMILTON RD, HERNE BAY, AK**  
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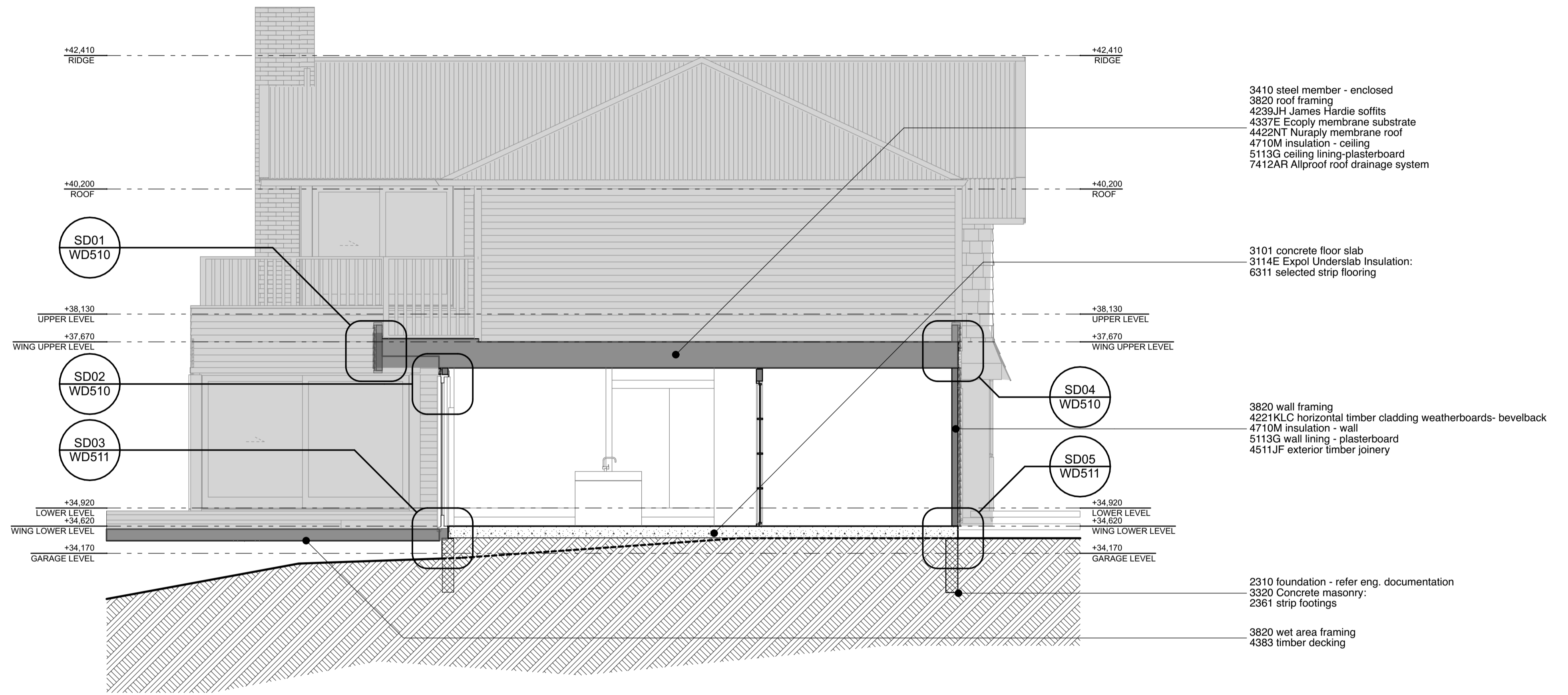
CONSULTANTS  
STRUCTURAL ENGINEER AMX STRUCTURE  
TOPO SURVEYOR KUSABS SURVEYORS  
PLANNING CAMPBELL BROWN

**WD207**  
ISSUE BC00

WEST ELEVATION TITLE  
**A1 - 1:50, 1:35.4700** SCALE  
**12/06/23** DATE

BUILDING CONSENT

MATTHEW WILMAR



**KEYNOTES LEGEND**

READ IN CONJUNCTION WITH ARCHITECTURAL SPECIFICATION

<p><b>2310 foundation:</b> Refer engineer's documents spec. refer engineer's documents</p>	<p>4- Uracryl - min. 50 DFT general colour: 'white' Confirm colours prior steel manufacture.</p>	<p><b>4161T Roof Underlay:</b> Thermakraft - Covertek 407 - installed to manufactures literature</p> <p><b>4161T DPC Thermakraft Supercourse 500 DPC:</b> nstalled to manufactures literature</p>	<p><b>4337E Ecoply roof membrane substrate:</b> 17mm Ecoply Flooring TG staggered joints H3.2 CCA Install to manufactures literature &amp; 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 (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 <b>400 mm maximum centres</b></p>	<p>Colour: Grey (smooth finish) R2.5 - friction fit semi-rigid thickness 90mm -confirm with H1 Report</p>	<p><b>4710M Mammoth insulation - wall:</b> R2.5 - friction fit semi-rigid thickness 90mm -confirm with H1 Report</p>	<p>Refer to MAPEI Specification 6221M Tiler to confirm compatibility with selected tiles.</p>
<p><b>2361 strip footings:</b> refer engineer's documents</p>	<p><b>3820 wall framing:</b> Radiata pine framing sized, spaced and fixed as per NZS 3604:2011 see structural engineers docs for sizes and fixing</p>	<p><b>4161T flashing tape Thermakraft Aluband:</b> Flexible flashing tape over flexible wall underlay. As per Clause 9.1.5 (a)(b) and figure 72A and 72B E2/AS1</p>	<p>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 filler shall be used at the base of any 90° upstand, and g) Shall be fixed: i) with 3 mm gaps between all sheets, j) 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.</p>	<p><b>4511JF JMF exterior timber joinery:</b> 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.</p>	<p><b>4821 aluminium flashings:</b> 0.90mm BMT powder coated aluminium flashings to match joinery colour, formed to indicated profile and fixed as detailed</p>	<p><b>6311 Selected Strip Flooring:</b> Selected 18mm Laminate strip flooring glued down on 15mm EcoPly flooring Substrate or new concrete substraat. Installed to manufactures literature</p>
<p><b>3101 concrete work - basic:</b> refer engineer's documents for specification &amp; structural design</p>	<p><b>3820 floor framing:</b> Radiata pine framing sized, spaced and fixed as per NZS 3604:2011 Timber treatment: H1.2 see structural engineers docs for sizes and fixing</p>	<p><b>4221KH KLC Horizontal Weatherboard cladding system:</b> Generation 2 Horizontal weatherboard system, on 20mm nominal cavity batten profile: bevelback - size to match existing finish: Resene Exterior Paint System colour: WHITE TBC</p>	<p><b>4339JH James Hardie soffits:</b> 6mm fibre cement villa board sheet flush stopped and painted soffit. install to manufactures documentation.</p>	<p><b>4554VS Velux opening and fixed skylights:</b> install to manufactures literature with proprietary flashing kit. Refer to H1 Compliance Report for required R value</p>	<p><b>4821 flashings:</b> 0.75mm BMT Zinalume® on steel Coating system: Colorsteel Endura prefinished steel flashings to match roof colour, formed to indicated profile and fixed as detailed to E2/NZBC</p>	<p><b>7120 water heating:</b> ELECTRIC Rinai mains pressure Hot Water Cylinder - MS250 250L (3kW) final selection on site.</p>
<p><b>3101 concrete floor slab:</b> 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 &amp; structural design</p>	<p><b>3820 roof framing:</b> Radiata pine framing sized, spaced and fixed as per NZS 3604:2011 Timber treatment: H1.2 see structural engineers docs for sizes and fixing</p>	<p><b>4311DH Dimond Roofing - Profiled.</b> Dimond profile: corrugate ROOFING thickness: 0.55mm BMT Zinalume® on steel Coating system: Colorsteel Endura colour: tbc</p>	<p><b>4383 timber decking:</b> 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</p>	<p><b>4610MR Metro Performance glass residential glazing residential:</b> 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 &lt;1.2m in height (or higher if climbing aids reduce effective height) opening into pool areas to have restrictor stays allowing no more than 100mm opening as required. Glass Shower doors to be toughened safety glass. Metro 12mm Terafloat or similar agreed</p>	<p><b>4855GV Glass Balustrade:</b> GLASS VICE® Clearline Balustrade system, installed to manufactures literature</p>	<p><b>7411D Dimond rainwater spouting systems:</b> downpipe - 80mm round copper gutter - copper profile to match existing, installed to manufactures literature</p>
<p><b>3114E Expol underslab insulation:</b> Expol X - 50mm R 1.55 install to manufactures literature, confirm with H1 report</p>	<p><b>3820 roof truss framing:</b> Radiata pine framing sized, spaced and fixed in truss design. Timber treatment: H1.2 see structural engineers docs for sizes and fixing</p>	<p><b>4311HARDIE™ FIBRE CEMENT DECKING</b> 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.</p>	<p><b>4422NT Nuraply membrane roofing:</b> Nuraply TPO Waterproofing system. 1 Layer: Nuraply TPO 1.5mm thick Substrate: plywood Substrate adhesion: Nuraply TPO Membrane</p>	<p><b>46192H James Hardie tile &amp; slate Underlay:</b> installed to manufactures literature</p>	<p><b>5113G plasterboard ceiling lining - Gib:</b> 13mm Gib Standard plasterboard system on adjustable Rondo ceiling batten system finish: level 4 finish</p>	<p><b>7412AR Allproof roof drainage systems:</b> install to manufactures literature RECONFIRM ON SITE Type/Brand: Allproof Bronze roof outlet Pipe outlet size: To suit pipe size 80mm - Description: 80mm Membrane Clamp Overflow: roof outlets &amp; overflows</p>
<p><b>3320 Concrete masonry:</b> 20 series concrete masonry system. refer engineer's documents for specification &amp; structural design</p>	<p><b>3820 wet area framing:</b> 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</p>	<p><b>4161T DPM Thermakraft Orange :</b> installed to manufactures literature</p>	<p><b>4383 timber decking:</b> 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</p>	<p><b>46192H James Hardie tile &amp; slate Underlay:</b> installed to manufactures literature</p>	<p><b>5113G wall lining - Gib:</b> 10mm Gib Standard plasterboard finish: level 4 finish</p>	<p><b>7412AI Allproof interior floor waste systems:</b> install to manufactures literature</p>
<p><b>3410 steel member - enclosed:</b> Refer to both architectural and engineering documentation. Steel Protection specified in Structural Engineers Notes.</p>	<p><b>4161T Wall Underlay:</b> Thermakraft - Watergate Plus. installed to manufactures literature</p>	<p><b>4311HARDIE™ FIBRE CEMENT DECKING</b> 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.</p>	<p><b>4383 timber decking:</b> 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</p>	<p><b>46192H James Hardie tile &amp; slate Underlay:</b> installed to manufactures literature</p>	<p><b>5113G wall lining - Gib:</b> 10mm Gib Standard plasterboard finish: level 4 finish</p>	<p><b>7451AE Allproof exterior surface drainage solution:</b> install selected chanel drainage system to manufactures literature</p>
<p><b>3410 steel member - exposed:</b> refer eng's documents for fixing details, spec. 3410 and engineers documentation finish: 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</p>	<p><b>4161T Wall Underlay:</b> Thermakraft - Watergate Plus. installed to manufactures literature</p>	<p><b>4311HARDIE™ FIBRE CEMENT DECKING</b> 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.</p>	<p><b>4383 timber decking:</b> 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</p>	<p><b>46192H James Hardie tile &amp; slate Underlay:</b> installed to manufactures literature</p>	<p><b>5113G wall lining - Gib:</b> 10mm Gib Standard plasterboard finish: level 4 finish</p>	<p><b>7430 geofabrics cordrain &amp; megallo:</b> cordrain drainage board with geotextile fabric draining to megallo 170 (punched) high density polyethylene land drainage panel in suitable geotextile sock spec. refer data sheet</p>

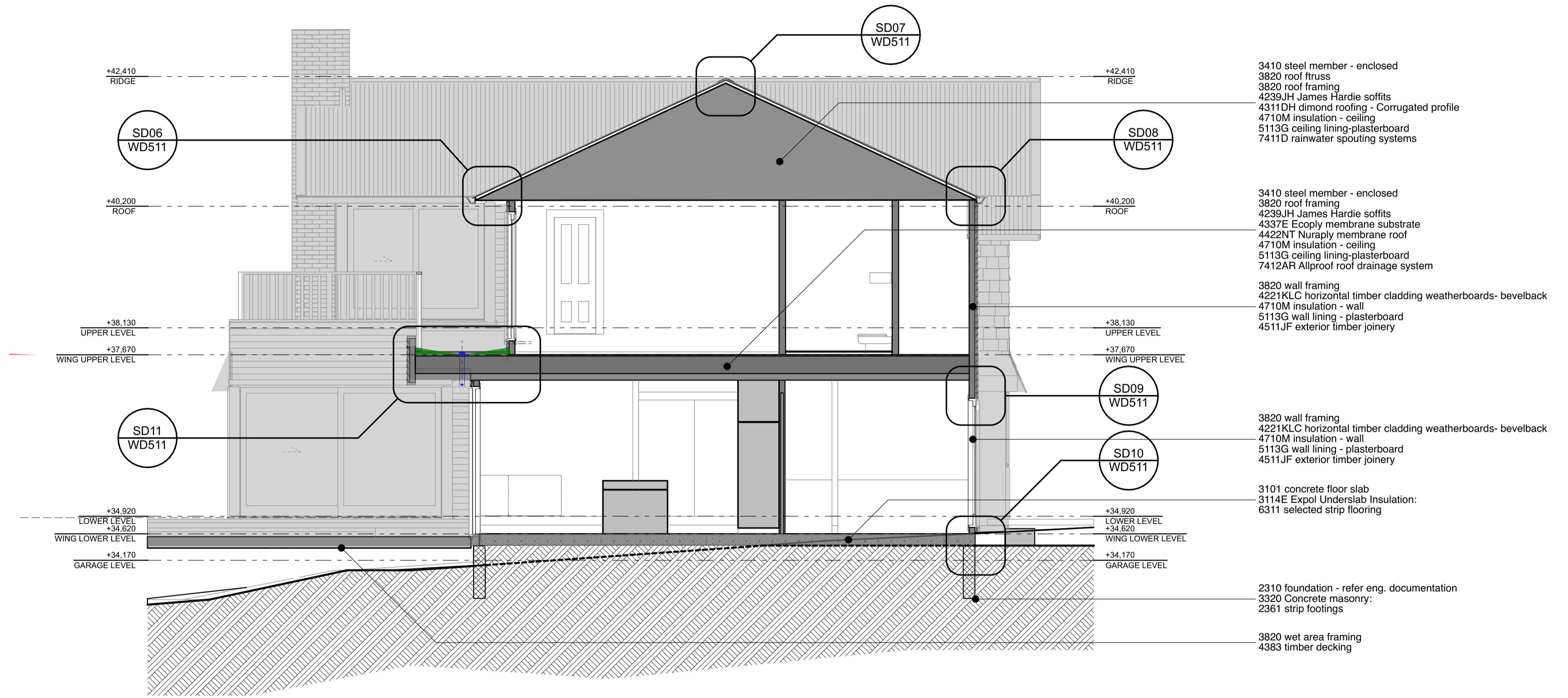
PROJECT **34 HAMILTON RD**  
CLIENT **SALLY RIDGE & SCOTT FITCHETT**  
ADDRESS **34 HAMILTON RD, HERNE BAY, AK**  
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CONSULTANTS  
STRUCTURAL ENGINEER AMX STRUCTURE  
TOPO SURVEYOR KUSABS SURVEYORS  
PLANNING CAMPBELL BROWN

**WD300**  
MATTHEW WILMAR

ISSUE BC00  
HOUSE SECTION TITLE  
**A1 - 1:50** SCALE  
**12/06/23** DATE  
BUILDING CONSENT





- 3410 steel member - enclosed
  - 3820 roof truss
  - 3820 roof framing
  - 4239JH James Hardie soffits
  - 4311DH dimond roofing - Corrugated profile
  - 4710M insulation - ceiling
  - 5113G ceiling lining-plasterboard
  - 7411D rainwater spouting systems
- 
- 3410 steel member - enclosed
  - 3820 roof framing
  - 4239JH James Hardie soffits
  - 4337E Ecoply membrane substrate
  - 4422NT Nuraply membrane roof
  - 4710M insulation - ceiling
  - 5113G ceiling lining-plasterboard
  - 7412AR Allproof roof drainage system
- 
- 3820 wall framing
  - 4221KLC horizontal timber cladding weatherboards- bevelback
  - 4710M insulation - wall
  - 5113G wall lining - plasterboard
  - 4511JF exterior timber joinery
- 
- 3820 wall framing
  - 4221KLC horizontal timber cladding weatherboards- bevelback
  - 4710M insulation - wall
  - 5113G wall lining - plasterboard
  - 4511JF exterior timber joinery
- 
- 3101 concrete floor slab
  - 3114E Expol Underslab Insulation:
  - 6311 selected strip flooring
- 
- 2310 foundation - refer eng. documentation
  - 3320 Concrete masonry:
  - 2361 strip footings
- 
- 3820 wet area framing
  - 4383 timber decking

**KEYNOTES LEGEND**

READ IN CONJUNCTION WITH ARCHITECTURAL SPECIFICATION

<p><b>2310 foundation:</b> Refer engineers documents spec. refer engineer's documents</p>	<p>4- Uracryl - min. 50 DFT general colour: 'white' Confirm colours prior steel manufacture.</p>	<p><b>4161T Roof Underlay:</b> Thermakraft - Covertek 407 - installed to manufactures literature</p> <p><b>4161T DPC Thermakraft Supercourse 500 DPC:</b> nstalled to manufactures literature</p>	<p><b>4337E Ecoply roof membrane substrate:</b> 17mm Ecoply Flooring TG staggered joints H3.2 CCA Install to manufactures literature &amp; 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 (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 <b>400 mm maximum centres</b></p>	<p>Colour: Grey (smooth finish) R2.5 - friction fit semi-rigid thickness 90mm -confirm with H1 Report</p>	<p><b>4710M Mammoth insulation - wall:</b> R2.5 - friction fit semi-rigid thickness 90mm -confirm with H1 Report</p>	<p>Refer to MAPEI Specification 6221M Tiler to confirm compatibility with selected tiles.</p>
<p><b>2361 strip footings:</b> refer engineer's documents</p>	<p><b>3820 wall framing:</b> Radiata pine framing sized, spaced and fixed as per NZS 3604:2011 see structural engineers docs for sizes and fixing</p>	<p><b>4161T flashing tape Thermakraft Aluband:</b> Flexible flashing tape over flexible wall underlay. As per Clause 9.1.5 (a)(b) and figure 72A and 72B E2/AS1</p>	<p>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, j) 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.</p>	<p><b>4511JF JMF exterior timber joinery:</b> 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.</p>	<p><b>4821 aluminium flashings:</b> 0.90mm BMT powder coated aluminium flashings to match joinery colour, formed to indicated profile and fixed as detailed</p>	<p><b>6311 Selected Strip Flooring:</b> Selected 18mm Laminate strip flooring glued down on 15mm EcoPly flooring Substrate or new concrete substraat. Installed to manufactures literature</p>
<p><b>3101 concrete work - basic:</b> refer engineer's documents for specification &amp; structural design</p>	<p><b>3820 floor framing:</b> Radiata pine framing sized, spaced and fixed as per NZS 3604:2011 Timber treatment: H1.2 see structural engineers docs for sizes and fixing</p>	<p><b>4221KH KLC Horizontal Weatherboard cladding system:</b> Generation 2 Horizontal weatherboard system, on 20mm nominal cavity batten profile: bevelback - size to match existing finish: Resene Exterior Paint System colour: WHITE TBC</p>	<p><b>4339JH James Hardie soffits:</b> 6mm fibre cement villa board sheet flush stopped and painted soffit. install to manufactures documentation.</p>	<p><b>4554VS Velux opening and fixed skylights:</b> install to manufactures literature with proprietary flashing kit. Refer to H1 Compliance Report for required R value</p>	<p><b>4821 flashings:</b> 0.75mm BMT Zinalume® on steel Coating system: Colorsteel Endura prefinished steel flashings to match roof colour, formed to indicated profile and fixed as detailed to E2/NZBC</p>	<p><b>7120 water heating:</b> ELECTRIC Rinai mains pressure Hot Water Cylinder - MS250 250L (3kW) final selection on site.</p>
<p><b>3101 concrete floor slab:</b> 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 &amp; structural design</p>	<p><b>3820 roof framing:</b> Radiata pine framing sized, spaced and fixed as per NZS 3604:2011 Timber treatment: H1.2 see structural engineers docs for sizes and fixing</p>	<p><b>4311DH Dimond Roofing - Profiled.</b> Dimond profile: corrugate ROOFING thickness: 0.55mm BMT Zinalume® on steel Coating system: Colorsteel Endura colour: tbc</p>	<p><b>4383 timber decking:</b> 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</p>	<p><b>4610MR Metro Performance glass residential glazing residential:</b> 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 &lt;1.2m in height (or higher if climbing aids reduce effective height) opening into pool areas 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 agreed</p>	<p><b>4855GV Glass Balustrade:</b> GLASS VICE® Clearline Balustrade system, installed to manufactures literature</p>	<p><b>7121D Dimond rainwater spouting systems:</b> downpipe - 80mm round copper gutter - copper profile to match existing.</p>
<p><b>3114E Expol underslab insulation:</b> Expol X - 50mm R 1.55 install to manufactures literature, confirm with H1 report</p>	<p><b>3820 roof truss framing:</b> Radiata pine framing sized, spaced and fixed in truss design. Timber treatment: H1.2 see structural engineers docs for sizes and fixing</p>	<p><b>4311H HARDIE™ FIBRE CEMENT DECKING</b> 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.</p>	<p><b>4422NT Nuraply membrane roofing:</b> Nuraply TPO Waterproofing system. 1 Layer: Nuraply TPO 1.5mm thick Substrate: plywood Substrate adhesion: Nuraply TPO Membrane</p>	<p><b>4710M Mammoth insulation - ceiling:</b> truss R4.0+R3.2 - thickness 240+200mm. <b>skillion R3.6+R2.5 - thickness0165+90mm.</b> insulation needs minimum 20mm gap to ply sarking -confirm with H1 Report</p>	<p><b>5113G plasterboard ceiling lining - Gib:</b> 13mm Gib Standard plasterboard system on adjustable Rondo ceiling batten system finish: level 4 finish</p>	<p><b>7122AR Allproof roof drainage systems:</b> install to manufactures literature RECONFIRM ON SITE Type/Brand: Allproof Bronze roof outlet Pipe outlet size:To suit pipe size 80mm - Description:80mm Membrane Clamp Overflow. roof outlets &amp; overflows</p>
<p><b>3320 Concrete masonry:</b> 20 series concrete masonry system. refer engineer's documents for specification &amp; structural design</p>	<p><b>3820 wet area framing:</b> 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</p>	<p><b>4161T DPM Thermakraft Orange :</b> installed to manufactures literature</p>	<p><b>4161T Wall Underlay:</b> Thermakraft - Watergate Plus. installed to manufactures literature</p>	<p><b>6221M Mapei tiling solutions:</b> 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: 1 Levelling screed: Mapecem &amp; Planicrete. 2 Waterproofing: Mapeelastic Aquadefense. 3 Adhesive: Keraflex maxi S1. 4 Grout: Kerapoxy 5 Silicone sealant: Mapeasil AC.</p>	<p><b>6192H James Hardie tile &amp; slate Underlay:</b> installed to manufactures literature</p>	<p><b>7412AI Allproof interior floor waste systems:</b> install to manufactures literature</p>
<p><b>3410 steel member - enclosed:</b> Refer to both architectural and engineering documentation.Steel Protection specified in Structural Engineers Notes.</p>	<p><b>4161T Wall Underlay:</b> Thermakraft - Watergate Plus. installed to manufactures literature</p>					<p><b>7451AE Allproof exterior surface drainage solution:</b> install selected chanel drainage system to manufactures literature</p>
<p><b>3410 steel member - exposed:</b> refer eng's documents for fixing details, spec. 3410 and engineers documentation finish: 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</p>						<p><b>7430 geofabrics cordrain &amp; megallo:</b> cordrain drainage board with geotextile fabric draining to megallo 170 (punched) high density polyethylene land drainage pannel in suitable geotextile sock spec. refer data sheet</p>

PROJECT **34 HAMILTON RD**  
CLIENT **SALLY RIDGE & SCOTT FITCHETT**  
ADDRESS **34 HAMILTON RD, HERNE BAY, AK**  
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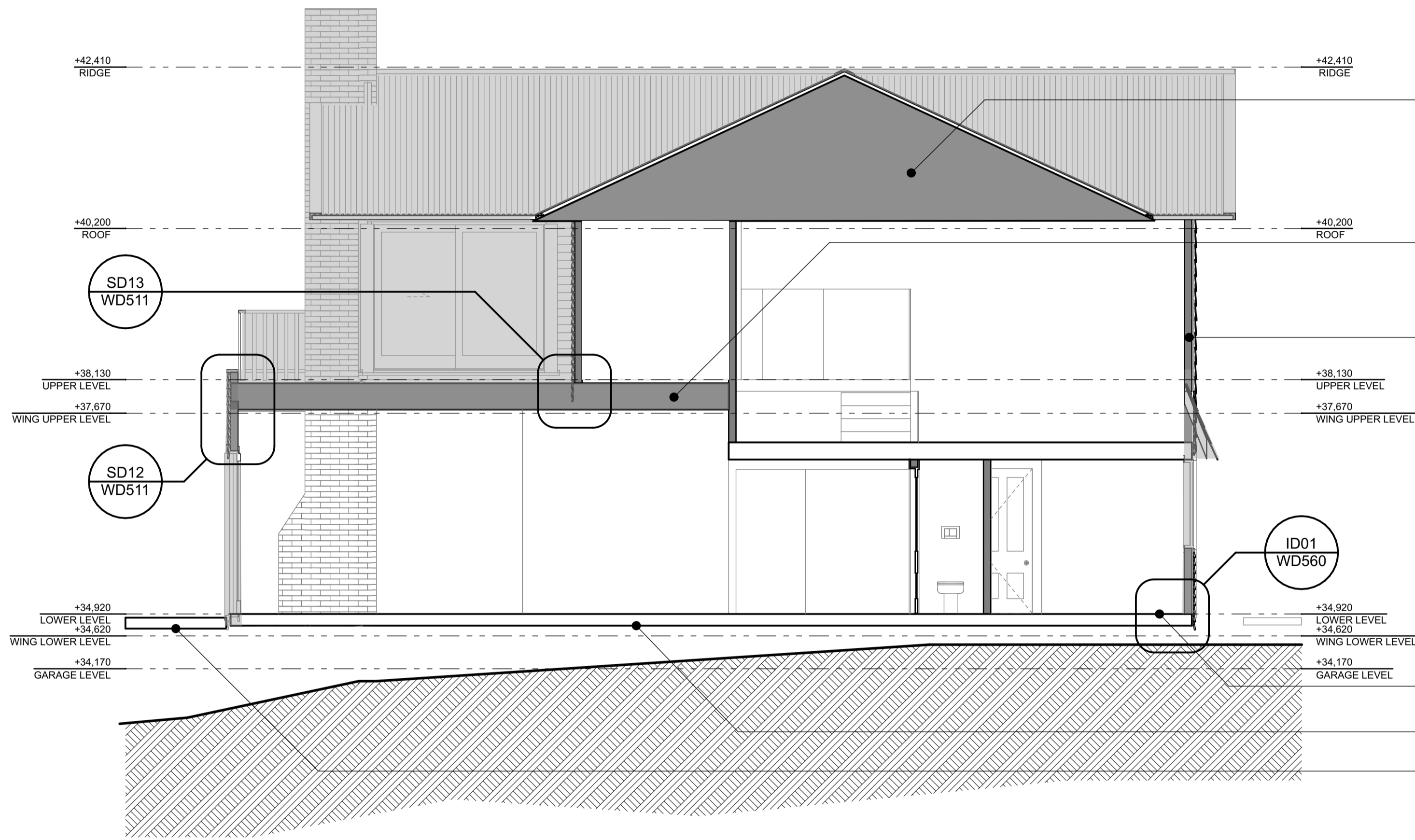
CONSULTANTS  
STRUCTURAL ENGINEER AMX STRUCTURE  
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PLANNING CAMPBELL BROWN

**WD301**  
ISSUE BC00

HOUSE SECTION TITLE  
**A1 - 1:50** SCALE  
**12/06/23** DATE

BUILDING CONSENT

MATTHEW WILMAR



3410 steel member - enclosed  
 3820 roof truss  
 3820 roof framing  
 4239JH James Hardie soffits  
 4311DH dimond roofing - Corrugated profile  
 4710M insulation - ceiling  
 5113G ceiling lining-plasterboard  
 7411D rainwater spouting systems

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

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  
 3820 floor framing  
 6311 selected strip flooring  
 3820 wet area framing  
 4383 timber decking

**KEYNOTES LEGEND**  
 READ IN CONJUNCTION WITH ARCHITECTURAL SPECIFICATION

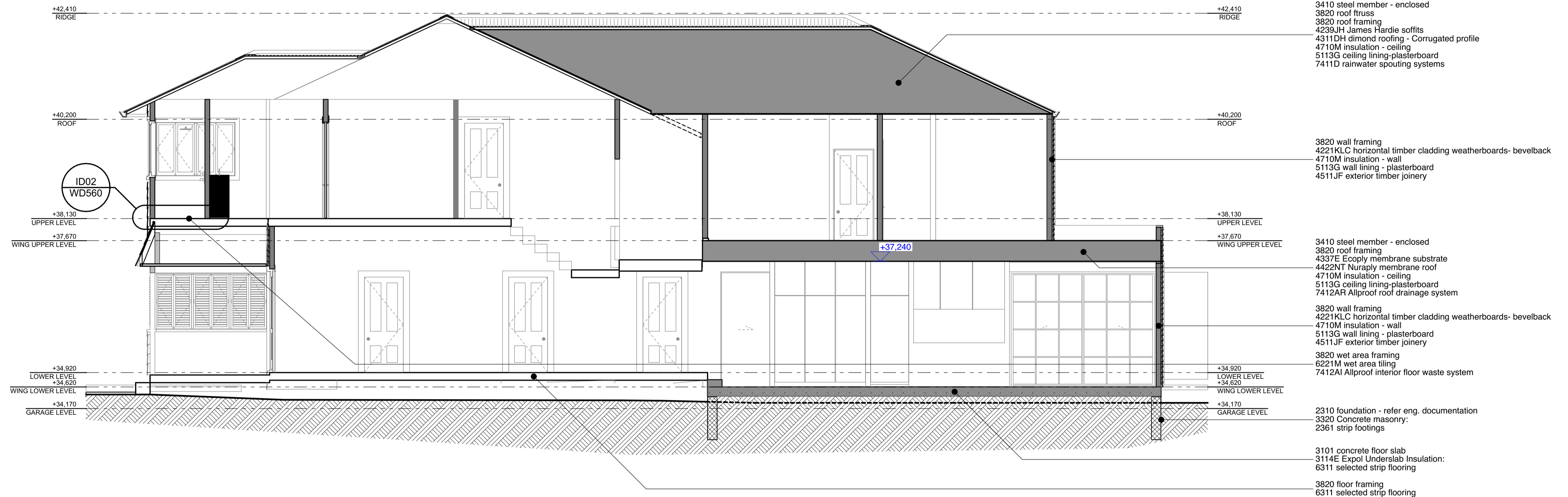
<p><b>2310 foundation:</b> Refer engineers documents spec. refer engineer's documents</p>	<p>4- Uracryl - min. 50 DFT general colour: 'white' Confirm colours prior steel manufacture.</p>	<p><b>4161T Roof Underlay:</b> Thermakraft - Covertek 407 - installed to manufactures literature</p>	<p><b>4373E Ecoply roof membrane substrate:</b> 17mm Ecoply Flooring TG staggered joints H3.2 CCA</p>	<p>Colour: Grey (smooth finish) Install to manufactures literature &amp; refer to standard details</p>	<p><b>4710M Mammoth insulation - wall:</b> R2.5 - friction fit semi-rigid thickness 90mm -confirm with H1 Report</p>	<p>Refer to MAPEI Specification 6221M Tiler to confirm compatibility with selected tiles.</p>
<p><b>2361 strip footings:</b> refer engineer's documents</p>	<p><b>3820 wall framing:</b> Radiata pine framing sized, spaced and fixed as per NZS 3604:2011 see structural engineers docs for sizes and fixing</p>	<p><b>4161T DPC Thermakraft Supercourse 500 DPC:</b> nstalled to manufactures literature</p>	<p>Install to manufactures literature &amp; e2 Grade:DD Stress Grade: F8 (red tongue) Thickness options: 17mm Treatment:H3.2 CCA</p>	<p><b>4511JF JMF exterior timber joinery:</b> Timber joinery frames to be cedar - paint finished to match existing. finish Resene Exterior Paint System.</p>	<p><b>4821 aluminium flashings:</b> 0.90mm BMT powder coated aluminium flashings to match joinery colour, formed to indicated profile and fixed as detailed</p>	<p><b>6311 Selected Strip Flooring:</b> Selected 18mm Laminate strip flooring glued down on 15mm EcoPly flooring Substrate or new concrete substraat. Installed to manufactures literature</p>
<p><b>3101 concrete work - basic:</b> refer engineer's documents for specification &amp; structural design</p>	<p><b>3820 floor framing:</b> Radiata pine framing sized, spaced and fixed as per NZS 3604:2011 Timber treatment: H1.2 see structural engineers docs for sizes and fixing</p>	<p><b>4221KH KLC Horizontal Weatherboard cladding system:</b> Generation 2 Horizontal weatherboard system, on 20mm nominal cavity batten profile: bevelback - size to match existing finish: Resene Exterior Paint System colour: WHITE TBC</p>	<p>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 <b>400 mm maximum centres</b></p>	<p>Joinery to be manufactured by an approved New Zealand Master Joiner (JMF) in accordance/compliant with Compliant Timber Joinery, and associated project wind zone.</p>	<p><b>4821 flashings:</b> 0.75mm BMT Zinalume® on steel Coating system: Colorsteel Endura prefinished steel flashings to match roof colour, formed to indicated profile and fixed as detailed to E2/NZBC</p>	<p><b>7120 water heating:</b> ELECTRIC Rinai mains pressure Hot Water Cylinder - MS250 250L (3kW) final selection on site.</p>
<p><b>3101 concrete floor slab:</b> 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 &amp; structural design</p>	<p><b>3820 roof framing:</b> Radiata pine framing sized, spaced and fixed as per NZS 3604:2011 Timber treatment: H1.2 see structural engineers docs for sizes and fixing</p>	<p><b>4239JH James Hardie soffits:</b> 6mm fibre cement villa board sheet flush stopped and painted soffit. install to manufactures documentation.</p>	<p>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, j) 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.</p>	<p><b>4554VS Velux opening and fixed skylights:</b> install to manufactures literature with proprietary flashing kit. Refer to H1 Compliance Report for required R value</p>	<p><b>4855GV Glass Balustrade:</b> GLASS VICE® Clearline Balustrade system, installed to manufactures literature</p>	<p><b>7411D Dimond rainwater spouting systems:</b> downpipe - 80mm round copper gutter - copper profile to match existing. installed to manufactures literature</p>
<p><b>3114E Expol underslab insulation:</b> Expol X - 50mm R 1.55 install to manufactures literature, confirm with H1 report</p>	<p><b>3820 roof truss framing:</b> Radiata pine framing sized, spaced and fixed in truss design. Timber treatment: H1.2 see structural engineers docs for sizes and fixing</p>	<p><b>4311DH Dimond Roofing - Profiled.</b> Dimond profile: corrugate</p>	<p>ROOFING thickness: 0.55mm BMT Zinalume® on steel Coating system: Colorsteel Endura colour: tbc</p>	<p><b>4610MR Metro Performance glass residential glazing residential:</b> 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 &lt;1.2m in height (or higher if climbing aids reduce effective height) opening into pool areas to have restrictor stays allowing no more than 100mm opening as required. Glass Shower doors to be toughened safety glass. Metro 12mm Temafoat or similar agreed</p>	<p><b>5113G plasterboard ceiling lining - Gib:</b> 13mm Gib Standard plasterboard system on adjustable Rondo ceiling batten system finish: level 4 finish</p>	<p><b>7412AR Allproof roof drainage systems:</b> install to manufactures literature RECONFIRM ON SITE Type/Brand: Allproof Bronze roof outlet Pipe outlet size: To suit pipe size 80mm - Description: 80mm Membrane Clamp Overflow. roof outlets &amp; overflows</p>
<p><b>3320 Concrete masonry:</b> 20 series concrete masonry system. refer engineer's documents for specification &amp; structural design</p>	<p><b>3820 wet area framing:</b> 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</p>	<p><b>4331H HARDIE™ FIBRE CEMENT DECKING</b> 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.</p>	<p><b>4383 timber decking:</b> 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</p>	<p><b>4710M Mammoth insulation - ceiling:</b> truss R4.0+R3.2 - thickness 240+200mm.</p>	<p><b>5113G wall lining - Gib:</b> 10mm Gib Standard plasterboard finish: level 4 finish</p>	<p><b>7412AI Allproof interior floor waste systems:</b> install to manufactures literature</p>
<p><b>3410 steel member - enclosed:</b> Refer to both architectural and engineering documentation. Steel Protection specified in Structural Engineers Notes.</p>	<p><b>4161T DPM Thermakraft Orange :</b> installed to manufactures literature</p>	<p><b>4322NT Nuraply membrane roofing:</b> Nuraply TPO Waterproofing system. 1 Layer: Nuraply TPO 1.5mm thick Substrate: plywood Substrate adhesion: Nuraply TPO Membrane</p>	<p><b>4511JF exterior timber joinery:</b> Timber joinery frames to be cedar - paint finished to match existing. finish Resene Exterior Paint System.</p>	<p><b>4610MR Metro Performance glass residential glazing residential:</b> 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 &lt;1.2m in height (or higher if climbing aids reduce effective height) opening into pool areas to have restrictor stays allowing no more than 100mm opening as required. Glass Shower doors to be toughened safety glass. Metro 12mm Temafoat or similar agreed</p>	<p><b>6192H James Hardie tile &amp; slate Underlay:</b> installed to manufactures literature</p>	<p><b>7451AE Allproof exterior surface drainage solution:</b> install selected channel drainage system to manufactures literature</p>
<p><b>3410 steel member - exposed:</b> refer eng's documents for fixing details, spec. 3410 and engineers documentation finish: 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</p>	<p><b>4161T Wall Underlay:</b> Thermakraft - Watergate Plus. installed to manufactures literature</p>	<p><b>4322NT Nuraply membrane roofing:</b> Nuraply TPO Waterproofing system. 1 Layer: Nuraply TPO 1.5mm thick Substrate: plywood Substrate adhesion: Nuraply TPO Membrane</p>	<p><b>4511JF exterior timber joinery:</b> Timber joinery frames to be cedar - paint finished to match existing. finish Resene Exterior Paint System.</p>	<p><b>4610MR Metro Performance glass residential glazing residential:</b> 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 &lt;1.2m in height (or higher if climbing aids reduce effective height) opening into pool areas to have restrictor stays allowing no more than 100mm opening as required. Glass Shower doors to be toughened safety glass. Metro 12mm Temafoat or similar agreed</p>	<p><b>6192H James Hardie tile &amp; slate Underlay:</b> installed to manufactures literature</p>	<p><b>7451AE Allproof exterior surface drainage solution:</b> install selected channel drainage system to manufactures literature</p>

PROJECT **34 HAMILTON RD**  
 CLIENT **SALLY RIDGE & SCOTT FITCHETT**  
 ADDRESS **34 HAMILTON RD, HERNE BAY, AK**  
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CONSULTANTS  
 STRUCTURAL ENGINEER AMX STRUCTURE  
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 PLANNING CAMPBELL BROWN

**WD302**  
 ISSUE BC00  
 HOUSE SECTION TITLE  
**A1 - 1:50** SCALE  
**12/06/23** DATE  
 BUILDING CONSENT

MATTHEW WILMAR



3410 steel member - enclosed  
3820 roof truss  
3820 roof framing  
4239JH James Hardie soffits  
4311DH dimond roofing - Corrugated profile  
4710M insulation - ceiling  
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4511JF exterior timber joinery

3820 wet area framing  
6221M wet area tiling  
7412AI Allproof interior floor waste system

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  
6311 selected strip flooring

## KEYNOTES LEGEND

READ IN CONJUNCTION WITH ARCHITECTURAL SPECIFICATION

<p><b>2310 foundation:</b> Refer engineers documents spec. refer engineer's documents</p>	<p>4- Uracryl - min. 50 DFT general colour: 'white' Confirm colours prior steel manufacture.</p>	<p><b>4161T Roof Underlay:</b> Thermakraft - Covertek 407 - installed to manufactures literature <b>4161T DPC Thermakraft Supercourse 500 DPC:</b> nstalled to manufactures literature</p>	<p><b>4337E Ecoply roof membrane substrate:</b> 17mm Ecoply Flooring TG staggered joints H3.2 CCA Install to manufactures literature &amp; 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 (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 <b>400 mm maximum centres</b>  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, j) 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.</p>	<p>Colour: Grey (smooth finish) Install to manufactures literature &amp; refer to standard details</p>	<p><b>4710M Mammoth insulation - wall:</b> R2.5 - friction fit semi-rigid thickness 90mm -confirm with H1 Report</p>	<p>Refer to MAPEI Specification 6221M Tiler to confirm compatibility with selected tiles.</p>
<p><b>2361 strip footings:</b> refer engineer's documents</p>	<p><b>3820 wall framing:</b> Radiata pine framing sized, spaced and fixed as per NZS 3604:2011 see structural engineers docs for sizes and fixing</p>	<p><b>4161T flashing tape Thermakraft Aluband:</b> Flexible flashing tape over flexible wall underlay. As per Clause 9.1.5 (a)(b) and figure 72A and 72B E2/AS1</p>	<p><b>4239JH James Hardie soffits:</b> 6mm fibre cement villa board sheet flush stopped and painted soffit. install to manufactures documentation.</p>	<p><b>4511JF JMF exterior timber joinery:</b> 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.</p>	<p><b>4821 aluminium flashings:</b> 0.90mm BMT powder coated aluminium flashings to match joinery colour, formed to indicated profile and fixed as detailed</p>	<p><b>6311 Selected Strip Flooring:</b> Selected 18mm Laminate strip flooring glued down on 15mm EcoPly flooring Substrate or new concrete substraat. Installed to manufactures literature</p>
<p><b>3101 concrete work - basic:</b> refer engineer's documents for specification &amp; structural design</p>	<p><b>3820 floor framing:</b> Radiata pine framing sized, spaced and fixed as per NZS 3604:2011 Timber treatment: H1.2 see structural engineers docs for sizes and fixing</p>	<p><b>4221KH KLC Horizontal Weatherboard cladding system:</b> Generation 2 Horizontal weatherboard system, on 20mm nominal cavity batten profile: bevelback - size to match existing finish: Resene Exterior Paint System colour: WHITE TBC</p>	<p><b>4339JH James Hardie soffits:</b> 6mm fibre cement villa board sheet flush stopped and painted soffit. install to manufactures documentation.</p>	<p><b>4554VS Velux opening and fixed skylights:</b> install to manufactures literature with proprietary flashing kit. Refer to H1 Compliance Report for required R value</p>	<p><b>4821 flashings:</b> 0.75mm BMT Zinalume® on steel Clearline Balustrade system, installed to manufactures literature</p>	<p><b>7120 water heating:</b> ELECTRIC Rinai mains pressure Hot Water Cylinder - MS250 250L (3kW) final selection on site.</p>
<p><b>3101 concrete floor slab:</b> 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 &amp; structural design</p>	<p><b>3820 roof framing:</b> Radiata pine framing sized, spaced and fixed as per NZS 3604:2011 Timber treatment: H1.2 see structural engineers docs for sizes and fixing</p>	<p><b>4311DH Dimond Roofing - Profiled.</b> Dimond profile: corrugate ROOFING thickness: 0.55mm BMT Zinalume® on steel Coating system: Colorsteel Endura colour: tbc</p>	<p><b>4339JH James Hardie soffits:</b> 6mm fibre cement villa board sheet flush stopped and painted soffit. install to manufactures documentation.</p>	<p><b>4610MR Metro Performance glass residential glazing residential:</b> 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 &lt;1.2m in height (or higher if climbing aids reduce effective height) opening into pool areas to have restrictor stays allowing no more than 100mm opening as required. Glass Shower doors to be toughened safety glass. Metro 12mm Terafloat or similar agreed</p>	<p><b>4855GV Glass Balustrade:</b> GLASS VICE® Clearline Balustrade system, installed to manufactures literature</p>	<p><b>7121AE Allproof exterior surface drainage solution:</b> install selected chanel drainage system to manufactures literature</p>
<p><b>3114E Expol underslab insulation:</b> Expol X - 50mm R 1.55 install to manufactures literature, confirm with H1 report</p>	<p><b>3820 roof truss framing:</b> Radiata pine framing sized, spaced and fixed in truss design. Timber treatment: H1.2 see structural engineers docs for sizes and fixing</p>	<p><b>4311DH HARDIE™ FIBRE CEMENT DECKING</b> 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.</p>	<p><b>4383 timber decking:</b> 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</p>	<p><b>4710M Mammoth insulation - ceiling:</b> truss R4.0+R3.2 - thickness 240+200mm.  <b>skillion R3.6+R2.5 - thickness0165+90mm.</b> insulation needs minimum 20mm gap to ply sarking -confirm with H1 Report</p>	<p><b>5113G plasterboard ceiling lining - Gib:</b> 13mm Gib Standard plasterboard system on adjustable Rondo ceiling batten system finish: level 4 finish</p>	<p><b>7121AI Allproof interior floor waste systems:</b> install to manufactures literature</p>
<p><b>3320 Concrete masonry:</b> 20 series concrete masonry system. refer engineer's documents for specification &amp; structural design</p>	<p><b>3820 wet area framing:</b> 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</p>	<p><b>4311DH HARDIE™ FIBRE CEMENT DECKING</b> 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.</p>	<p><b>4383 timber decking:</b> 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</p>	<p><b>4710M Mammoth insulation - ceiling:</b> truss R4.0+R3.2 - thickness 240+200mm.  <b>skillion R3.6+R2.5 - thickness0165+90mm.</b> insulation needs minimum 20mm gap to ply sarking -confirm with H1 Report</p>	<p><b>5113G wall lining - Gib:</b> 10mm Gib Standard plasterboard finish: level 4 finish</p>	<p><b>7451AE Allproof exterior surface drainage solution:</b> install selected chanel drainage system to manufactures literature</p>
<p><b>3410 steel member - enclosed:</b> Refer to both architectural and engineering documentation.Steel Protection specified in Structural Engineers Notes.</p>	<p><b>4161T DPM Thermakraft Orange :</b> installed to manufactures literature</p>	<p><b>4311DH HARDIE™ FIBRE CEMENT DECKING</b> 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.</p>	<p><b>4383 timber decking:</b> 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</p>	<p><b>4710M Mammoth insulation - ceiling:</b> truss R4.0+R3.2 - thickness 240+200mm.  <b>skillion R3.6+R2.5 - thickness0165+90mm.</b> insulation needs minimum 20mm gap to ply sarking -confirm with H1 Report</p>	<p><b>6221M Mapei tiling solutions:</b> 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: 1 Levelling screed: Mapecem &amp; Planicrete. 2 Waterproofing: Mapeelastic Aquadefense. 3 Adhesive: Keraflex maxi S1. 4 Grout: Kerapoxy 5 Silicone sealant: Mapezil AC.</p>	<p><b>7430 geofabrics cordrain &amp; megallo:</b> cordrain drainage board with geotextile fabric draining to megallo 170 (punched) high density polyethylene land drainage pannel in suitable geotextile sock spec. refer data sheet</p>
<p><b>3410 steel member - exposed:</b> refer eng's documents for fixing details, spec. 3410 and engineers documentation finish: 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</p>	<p><b>4161T Wall Underlay:</b> Thermakraft - Watergate Plus. installed to manufactures literature</p>	<p><b>4311DH HARDIE™ FIBRE CEMENT DECKING</b> 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.</p>	<p><b>4383 timber decking:</b> 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</p>	<p><b>4710M Mammoth insulation - ceiling:</b> truss R4.0+R3.2 - thickness 240+200mm.  <b>skillion R3.6+R2.5 - thickness0165+90mm.</b> insulation needs minimum 20mm gap to ply sarking -confirm with H1 Report</p>	<p><b>6221M Mapei tiling solutions:</b> 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: 1 Levelling screed: Mapecem &amp; Planicrete. 2 Waterproofing: Mapeelastic Aquadefense. 3 Adhesive: Keraflex maxi S1. 4 Grout: Kerapoxy 5 Silicone sealant: Mapezil AC.</p>	<p><b>7430 geofabrics cordrain &amp; megallo:</b> cordrain drainage board with geotextile fabric draining to megallo 170 (punched) high density polyethylene land drainage pannel in suitable geotextile sock spec. refer data sheet</p>

PROJECT **34 HAMILTON RD**  
CLIENT **SALLY RIDGE & SCOTT FITCHETT**  
ADDRESS **34 HAMILTON RD, HERNE BAY, AK**  
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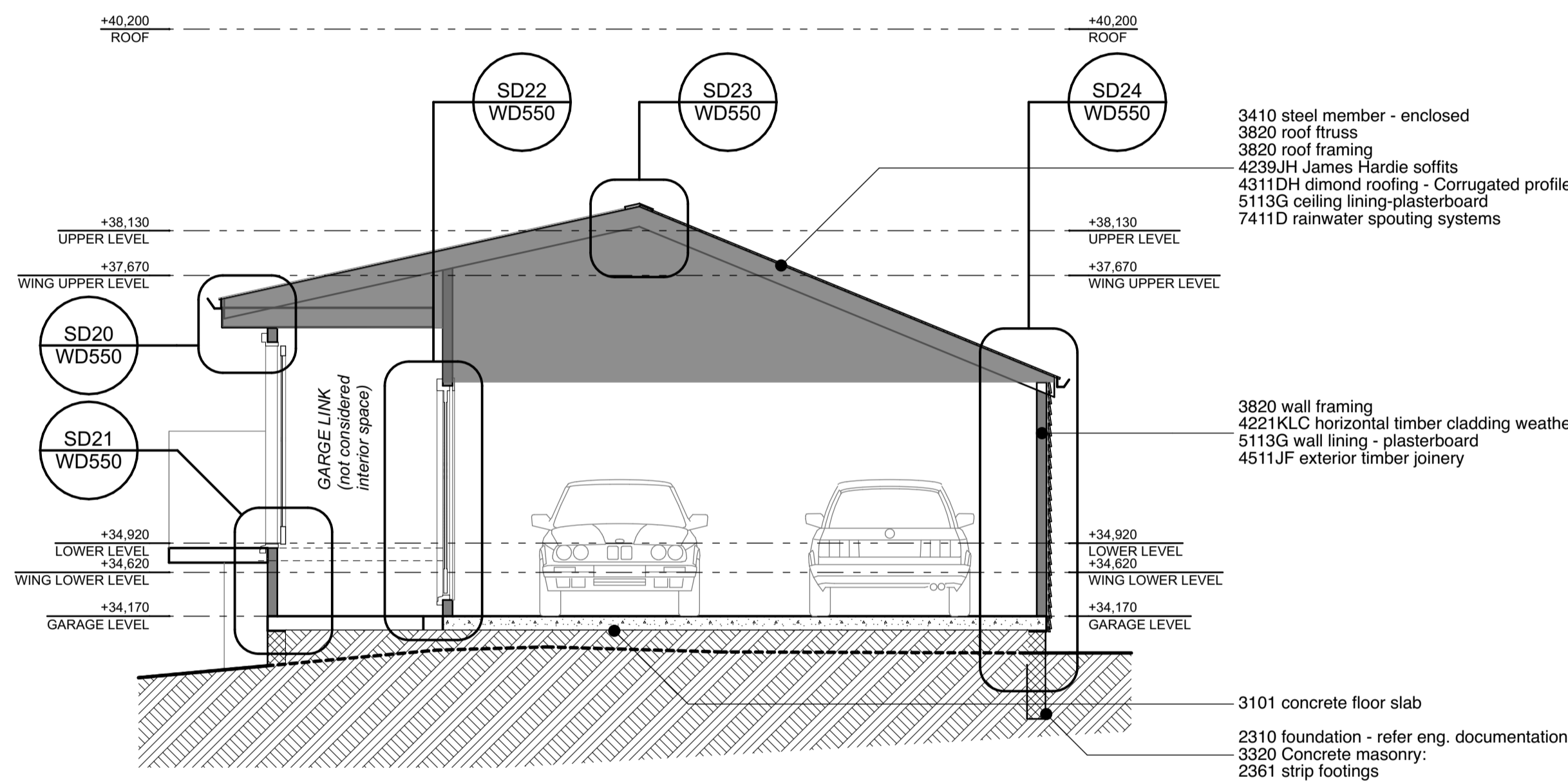
CONSULTANTS  
STRUCTURAL ENGINEER AMX STRUCTURE  
TOPO SURVEYOR KUSABS SURVEYORS  
PLANNING CAMPBELL BROWN

**WD303**  
ISSUE BC00

HOUSE SECTION TITLE  
**A1 - 1:50** SCALE  
**12/06/23** DATE

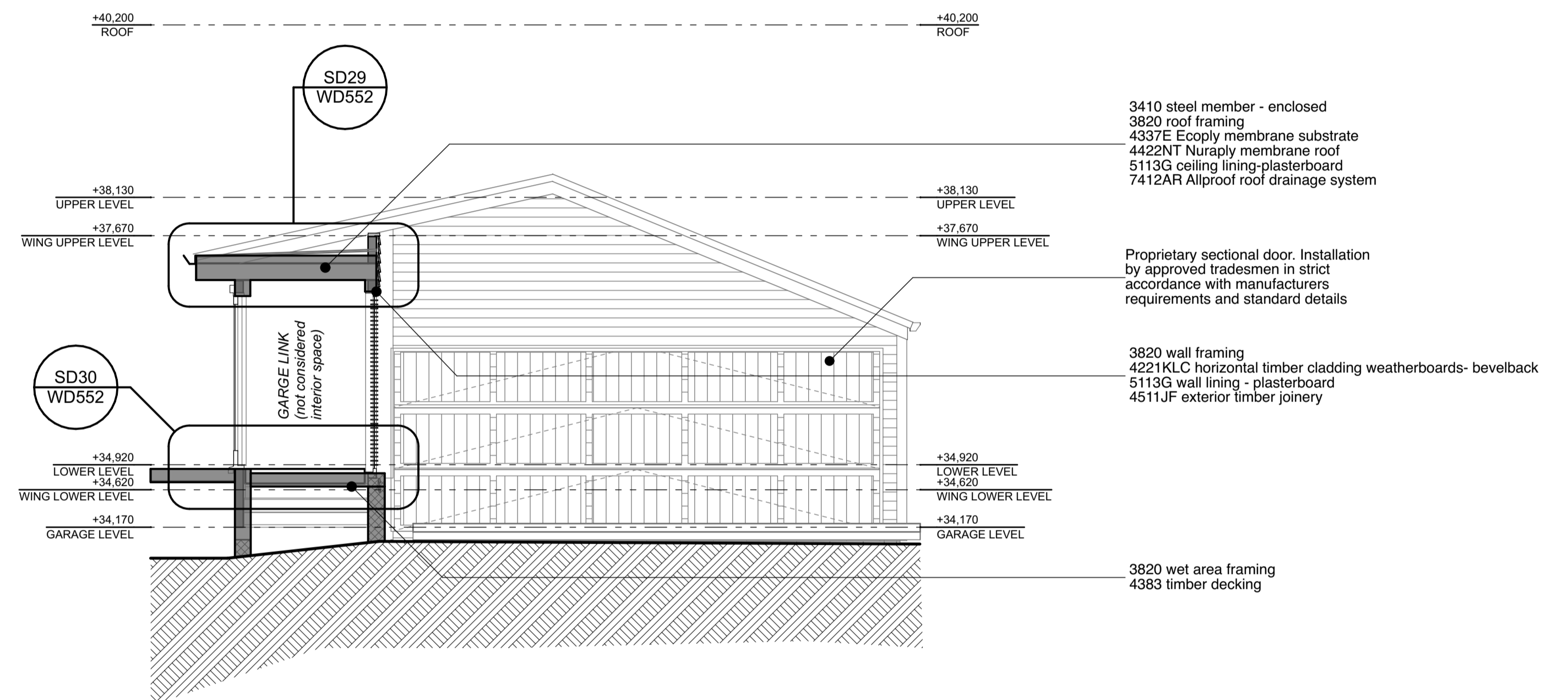
BUILDING CONSENT

MATTHEW WILMAR



G1

1:50



G4

1:50

**KEYNOTES LEGEND**

READ IN CONJUNCTION WITH ARCHITECTURAL SPECIFICATION

<p><b>2310 foundation:</b> Refer engineer's documents spec. refer engineer's documents</p>	<p>4- Uracryl - min. 50 DFT general colour: 'white' Confirm colours prior steel manufacture.</p>	<p><b>4161T Roof Underlay:</b> Thermakraft - Covertek 407 - installed to manufactures literature</p> <p><b>4161T DPC Thermakraft Supercourse 500 DPC:</b> nstalled to manufactures literature</p>	<p><b>4337E Ecoply roof membrane substrate:</b> 17mm Ecoply Flooring TG staggered joints H3.2 CCA Install to manufactures literature &amp; 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 (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 <b>400 mm maximum centres</b></p>	<p>Colour: Grey (smooth finish) Install to manufactures literature &amp; refer to standard details</p>	<p><b>4710M Mammoth insulation - wall:</b> R2.5 - friction fit semi-rigid thickness 90mm -confirm with H1 Report</p>	<p>Refer to MAPEI Specification 6221M Tiler to confirm compatibility with selected tiles.</p>
<p><b>2361 strip footings:</b> refer engineer's documents</p>	<p><b>3820 wall framing:</b> Radiata pine framing sized, spaced and fixed as per NZS 3604:2011 see structural engineers docs for sizes and fixing</p>	<p><b>4161T flashing tape Thermakraft Aluband:</b> Flexible flashing tape over flexible wall underlay. As per Clause 9.1.5 (a)(b) and figure 72A and 72B E2/AS1</p>	<p><b>4337E Ecoply roof membrane substrate:</b> 17mm Ecoply Flooring TG staggered joints H3.2 CCA Install to manufactures literature &amp; 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 (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 <b>400 mm maximum centres</b></p>	<p><b>4511JF JMF exterior timber joinery:</b> 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.</p>	<p><b>4821 aluminium flashings:</b> 0.90mm BMT powder coated aluminium flashings to match joinery colour, formed to indicated profile and fixed as detailed</p>	<p><b>6311 Selected Strip Flooring:</b> Selected 18mm Laminate strip flooring glued down on 15mm EcoPly flooring Substrate or new concrete substraat. Installed to manufactures literature</p>
<p><b>3101 concrete work - basic:</b> refer engineer's documents for specification &amp; structural design</p>	<p><b>3820 floor framing:</b> Radiata pine framing sized, spaced and fixed as per NZS 3604:2011 Timber treatment: H1.2 see structural engineers docs for sizes and fixing</p>	<p><b>4221KH KLC Horizontal Weatherboard cladding system:</b> Generation 2 Horizontal weatherboard system, on 20mm nominal cavity batten profile: bevelback - size to match existing finish: Resene Exterior Paint System colour: WHITE TBC</p>	<p>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, j) 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.</p>	<p><b>4554VS Velux opening and fixed skylights:</b> Install to manufactures literature with proprietary flashing kit. Refer to H1 Compliance Report for required R value</p>	<p><b>4821 flashings:</b> 0.75mm BMT Zinalume® on steel Coating system: Colorsteel Endura prefinished steel flashings to match roof colour, formed to indicated profile and fixed as detailed to E2/NZBC</p>	<p><b>7120 water heating:</b> ELECTRIC Rinai mains pressure Hot Water Cylinder - MS250 250L (3kW) final selection on site.</p>
<p><b>3114E Expol underslab insulation:</b> Expol X - 50mm R 1.55 install to manufactures literature, confirm with H1 report</p>	<p><b>3820 roof framing:</b> Radiata pine framing sized, spaced and fixed as per NZS 3604:2011 Timber treatment: H1.2 see structural engineers docs for sizes and fixing</p>	<p><b>4239JH James Hardie soffits:</b> 6mm fibre cement villa board sheet flush stopped and painted soffit. install to manufactures documentation.</p>	<p><b>4337E Ecoply roof membrane substrate:</b> 17mm Ecoply Flooring TG staggered joints H3.2 CCA Install to manufactures literature &amp; 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 (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 <b>400 mm maximum centres</b></p>	<p><b>4610MR Metro Performance glass residential glazing residential:</b> 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 &lt;1.2m in height (or higher if climbing aids reduce effective height) opening into pool areas to have restrictor stays allowing no more than 100mm opening as required. Glass Shower doors to be toughened safety glass. Metro 12mm Terafloat or similar agreed</p>	<p><b>4855GV Glass Balustrade:</b> GLASS VICE® Clearline Balustrade system, installed to manufactures literature</p>	<p><b>7412AR Allproof roof drainage systems:</b> install to manufactures literature</p>
<p><b>3320 Concrete masonry:</b> 20 series concrete masonry system. refer engineer's documents for specification &amp; structural design</p>	<p><b>3820 roof truss framing:</b> Radiata pine framing sized, spaced and fixed in truss design. Timber treatment: H1.2 see structural engineers docs for sizes and fixing</p>	<p><b>4311DH Dimond Roofing - Profiled.</b> Dimond profile: <b>corrugate</b> ROOFING thickness: 0.55mm BMT Zinalume® on steel Coating system: Colorsteel Endura colour: tbc - Profile height: 18mm - Flashings: To match roof - Spouting: To match roof</p>	<p><b>4383 timber decking:</b> 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</p>	<p><b>4610MR Metro Performance glass residential glazing residential:</b> 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 &lt;1.2m in height (or higher if climbing aids reduce effective height) opening into pool areas to have restrictor stays allowing no more than 100mm opening as required. Glass Shower doors to be toughened safety glass. Metro 12mm Terafloat or similar agreed</p>	<p><b>5113G plasterboard ceiling lining - Gib:</b> 13mm Gib Standard plasterboard system on adjustable Rondo ceiling batten system finish: level 4 finish</p>	<p><b>7412AR Allproof roof drainage systems:</b> install to manufactures literature</p>
<p><b>3410 steel member - enclosed:</b> Refer to both architectural and engineering documentation. Steel Protection specified in Structural Engineers Notes.</p>	<p><b>3820 wet area framing:</b> 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</p>	<p><b>4311DH Dimond Roofing - Profiled.</b> Dimond profile: <b>corrugate</b> ROOFING thickness: 0.55mm BMT Zinalume® on steel Coating system: Colorsteel Endura colour: tbc - Profile height: 18mm - Flashings: To match roof - Spouting: To match roof</p>	<p><b>4383 timber decking:</b> 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</p>	<p><b>4710M Mammoth insulation - ceiling:</b> truss R4.0+R3.2 - thickness 240+200mm.</p>	<p><b>5113G wall lining - Gib:</b> 10mm Gib Standard plasterboard finish: level 4 finish</p>	<p><b>7412AR Allproof roof drainage systems:</b> install to manufactures literature</p>
<p><b>3410 steel member - exposed:</b> refer eng's documents for fixing details, spec. 3410 and engineers documentation finish: 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</p>	<p><b>4161T DPM Thermakraft Orange :</b> installed to manufactures literature</p>	<p><b>4311DH Dimond Roofing - Profiled.</b> Dimond profile: <b>corrugate</b> ROOFING thickness: 0.55mm BMT Zinalume® on steel Coating system: Colorsteel Endura colour: tbc - Profile height: 18mm - Flashings: To match roof - Spouting: To match roof</p>	<p><b>4383 timber decking:</b> 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</p>	<p><b>4710M Mammoth insulation - ceiling:</b> truss R4.0+R3.2 - thickness 240+200mm.</p>	<p><b>5113G wall lining - Gib:</b> 10mm Gib Standard plasterboard finish: level 4 finish</p>	<p><b>7412AR Allproof roof drainage systems:</b> install to manufactures literature</p>
<p><b>3101 concrete floor slab:</b> 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 &amp; structural design</p>	<p><b>4161T Wall Underlay:</b> Thermakraft - Watergate Plus. installed to manufactures literature</p>	<p><b>4311DH Dimond Roofing - Profiled.</b> Dimond profile: <b>corrugate</b> ROOFING thickness: 0.55mm BMT Zinalume® on steel Coating system: Colorsteel Endura colour: tbc - Profile height: 18mm - Flashings: To match roof - Spouting: To match roof</p>	<p><b>4383 timber decking:</b> 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</p>	<p><b>4710M Mammoth insulation - ceiling:</b> truss R4.0+R3.2 - thickness 240+200mm.</p>	<p><b>5113G wall lining - Gib:</b> 10mm Gib Standard plasterboard finish: level 4 finish</p>	<p><b>7412AR Allproof roof drainage systems:</b> install to manufactures literature</p>
<p><b>3101 concrete work - basic:</b> refer engineer's documents for specification &amp; structural design</p>	<p><b>4161T Wall Underlay:</b> Thermakraft - Watergate Plus. installed to manufactures literature</p>	<p><b>4311DH Dimond Roofing - Profiled.</b> Dimond profile: <b>corrugate</b> ROOFING thickness: 0.55mm BMT Zinalume® on steel Coating system: Colorsteel Endura colour: tbc - Profile height: 18mm - Flashings: To match roof - Spouting: To match roof</p>	<p><b>4383 timber decking:</b> 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</p>	<p><b>4710M Mammoth insulation - ceiling:</b> truss R4.0+R3.2 - thickness 240+200mm.</p>	<p><b>5113G wall lining - Gib:</b> 10mm Gib Standard plasterboard finish: level 4 finish</p>	<p><b>7412AR Allproof roof drainage systems:</b> install to manufactures literature</p>
<p><b>3101 concrete floor slab:</b> 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 &amp; structural design</p>	<p><b>4161T Wall Underlay:</b> Thermakraft - Watergate Plus. installed to manufactures literature</p>	<p><b>4311DH Dimond Roofing - Profiled.</b> Dimond profile: <b>corrugate</b> ROOFING thickness: 0.55mm BMT Zinalume® on steel Coating system: Colorsteel Endura colour: tbc - Profile height: 18mm - Flashings: To match roof - Spouting: To match roof</p>	<p><b>4383 timber decking:</b> 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</p>	<p><b>4710M Mammoth insulation - ceiling:</b> truss R4.0+R3.2 - thickness 240+200mm.</p>	<p><b>5113G wall lining - Gib:</b> 10mm Gib Standard plasterboard finish: level 4 finish</p>	<p><b>7412AR Allproof roof drainage systems:</b> install to manufactures literature</p>
<p><b>3114E Expol underslab insulation:</b> Expol X - 50mm R 1.55 install to manufactures literature, confirm with H1 report</p>	<p><b>4161T Wall Underlay:</b> Thermakraft - Watergate Plus. installed to manufactures literature</p>	<p><b>4311DH Dimond Roofing - Profiled.</b> Dimond profile: <b>corrugate</b> ROOFING thickness: 0.55mm BMT Zinalume® on steel Coating system: Colorsteel Endura colour: tbc - Profile height: 18mm - Flashings: To match roof - Spouting: To match roof</p>	<p><b>4383 timber decking:</b> 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</p>	<p><b>4710M Mammoth insulation - ceiling:</b> truss R4.0+R3.2 - thickness 240+200mm.</p>	<p><b>5113G wall lining - Gib:</b> 10mm Gib Standard plasterboard finish: level 4 finish</p>	<p><b>7412AR Allproof roof drainage systems:</b> install to manufactures literature</p>
<p><b>3101 concrete work - basic:</b> refer engineer's documents for specification &amp; structural design</p>	<p><b>4161T Wall Underlay:</b> Thermakraft - Watergate Plus. installed to manufactures literature</p>	<p><b>4311DH Dimond Roofing - Profiled.</b> Dimond profile: <b>corrugate</b> ROOFING thickness: 0.55mm BMT Zinalume® on steel Coating system: Colorsteel Endura colour: tbc - Profile height: 18mm - Flashings: To match roof - Spouting: To match roof</p>	<p><b>4383 timber decking:</b> 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</p>	<p><b>4710M Mammoth insulation - ceiling:</b> truss R4.0+R3.2 - thickness 240+200mm.</p>	<p><b>5113G wall lining - Gib:</b> 10mm Gib Standard plasterboard finish: level 4 finish</p>	<p><b>7412AR Allproof roof drainage systems:</b> install to manufactures literature</p>
<p><b>3101 concrete floor slab:</b> 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 &amp; structural design</p>	<p><b>4161T Wall Underlay:</b> Thermakraft - Watergate Plus. installed to manufactures literature</p>	<p><b>4311DH Dimond Roofing - Profiled.</b> Dimond profile: <b>corrugate</b> ROOFING thickness: 0.55mm BMT Zinalume® on steel Coating system: Colorsteel Endura colour: tbc - Profile height: 18mm - Flashings: To match roof - Spouting: To match roof</p>	<p><b>4383 timber decking:</b> 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</p>	<p><b>4710M Mammoth insulation - ceiling:</b> truss R4.0+R3.2 - thickness 240+200mm.</p>	<p><b>5113G wall lining - Gib:</b> 10mm Gib Standard plasterboard finish: level 4 finish</p>	<p><b>7412AR Allproof roof drainage systems:</b> install to manufactures literature</p>

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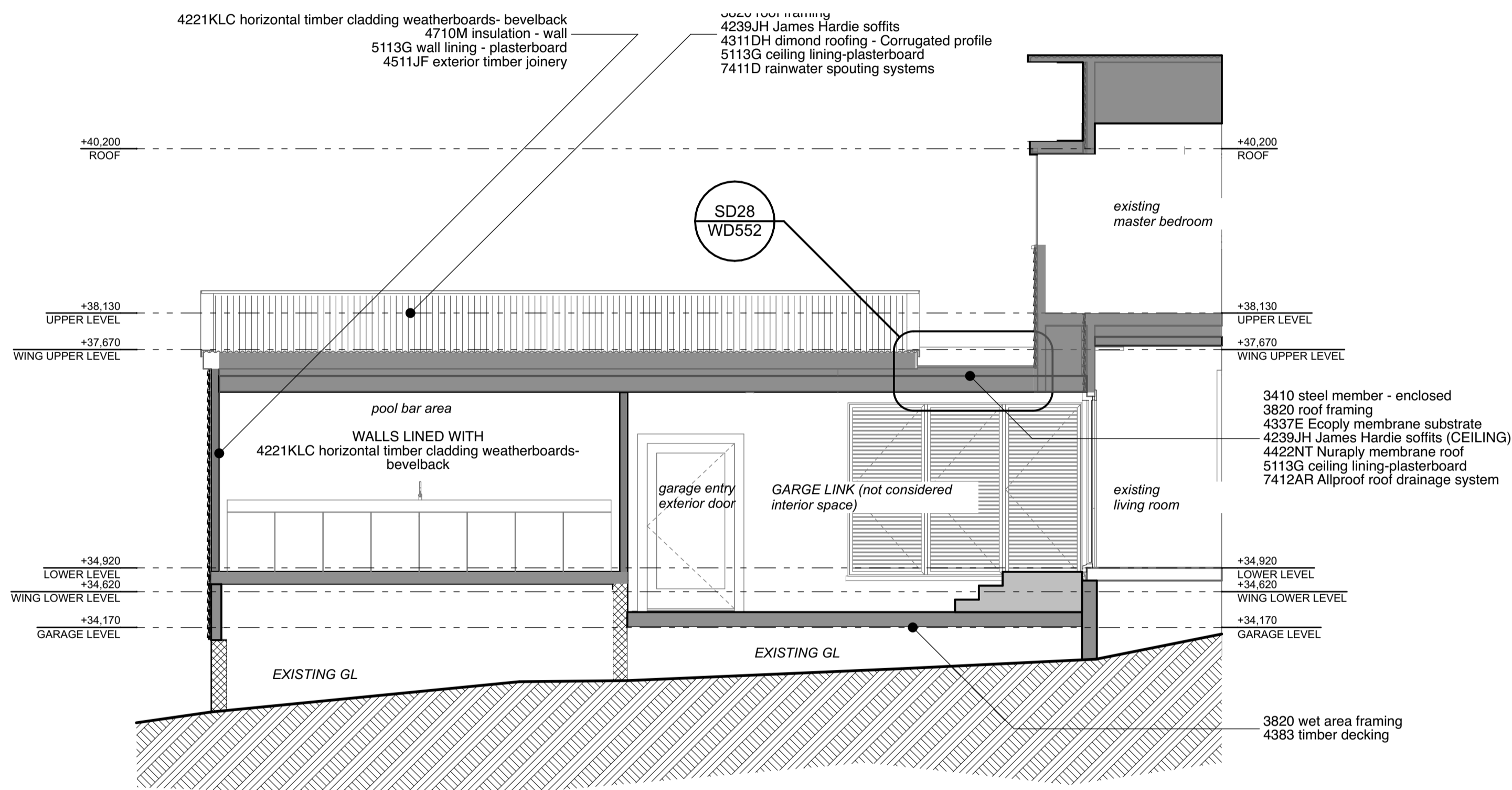
CONSULTANTS  
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PLANNING CAMPBELL BROWN

**WD350**  
ISSUE BC00

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

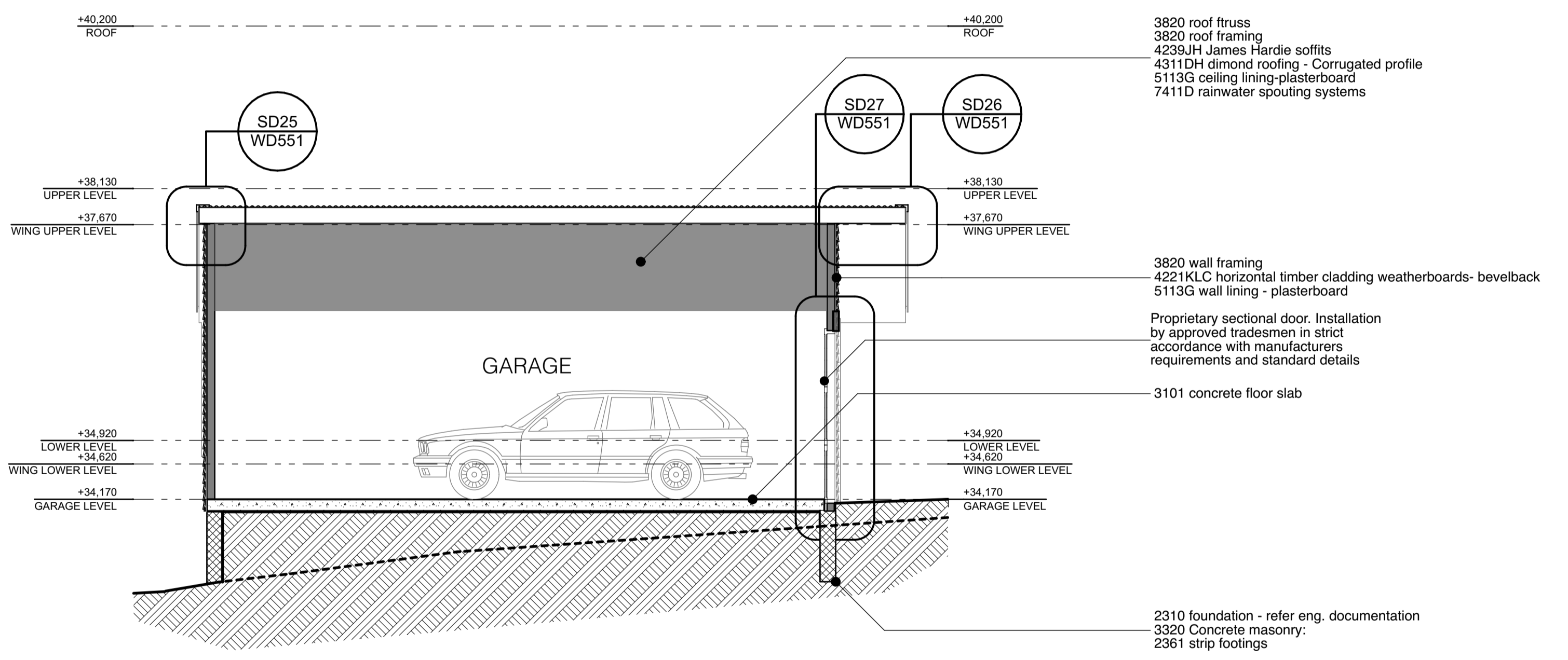
BUILDING CONSENT

MATTHEW WILMAR



G3

1:50



G2

1:50

**KEYNOTES LEGEND**

READ IN CONJUNCTION WITH ARCHITECTURAL SPECIFICATION

<p><b>2310 foundation:</b> Refer engineers documents spec. refer engineer's documents</p>	<p>4- Uracryl - min. 50 DFT general colour: 'white' Confirm colours prior steel manufacture.</p>	<p><b>4161T Roof Underlay:</b> Thermakraft - Covertek 407 - installed to manufactures literature</p> <p><b>4161T DPC Thermakraft Supercourse 500 DPC:</b> installed to manufactures literature</p>	<p><b>4373E Ecoply roof membrane substrate:</b> 17mm Ecoply Flooring TG staggered joints H3.2 CCA Install to manufactures literature &amp; 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 (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 <b>400 mm maximum centres</b></p>	<p>Colour: Grey (smooth finish) Install to manufactures literature &amp; refer to standard details</p>	<p><b>4710M Mammoth insulation - wall:</b> R2.5 - friction fit semi-rigid thickness 90mm -confirm with H1 Report</p>	<p>Refer to MAPEI Specification 6221M Tiler to confirm compatibility with selected tiles.</p>
<p><b>2361 strip footings:</b> refer engineer's documents</p>	<p><b>3820 wall framing:</b> Radiata pine framing sized, spaced and fixed as per NZS 3604:2011 see structural engineers docs for sizes and fixing</p>	<p><b>4161T flashing tape Thermakraft Aluband:</b> Flexible flashing tape over flexible wall underlay. As per Clause 9.1.5 (a)(b) and figure 72A and 72B E2/AS1</p>	<p><b>4373E Ecoply roof membrane substrate:</b> 17mm Ecoply Flooring TG staggered joints H3.2 CCA Install to manufactures literature &amp; 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 (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 <b>400 mm maximum centres</b></p>	<p><b>4511JF JMF exterior timber joinery:</b> 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.</p>	<p><b>4821 aluminium flashings:</b> 0.90mm BMT powder coated aluminium flashings to match joinery colour, formed to indicated profile and fixed as detailed</p>	<p><b>6311 Selected Strip Flooring:</b> Selected 18mm Laminate strip flooring glued down on 15mm EcoPly flooring Substrate or new concrete substraat. Installed to manufactures literature</p>
<p><b>3101 concrete work - basic:</b> refer engineer's documents for specification &amp; structural design</p>	<p><b>3820 floor framing:</b> Radiata pine framing sized, spaced and fixed as per NZS 3604:2011 Timber treatment: H1.2 see structural engineers docs for sizes and fixing</p>	<p><b>4221KH KLC Horizontal Weatherboard cladding system:</b> Generation 2 Horizontal weatherboard system, on 20mm nominal cavity batten profile: bevelback - size to match existing finish: Resene Exterior Paint System colour: WHITE TBC</p>	<p><b>4373E Ecoply roof membrane substrate:</b> 17mm Ecoply Flooring TG staggered joints H3.2 CCA Install to manufactures literature &amp; 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 (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 <b>400 mm maximum centres</b></p>	<p><b>4554VS Velux opening and fixed skylights:</b> install to manufactures literature with proprietary flashing kit. Refer to H1 Compliance Report for required R value</p>	<p><b>4821 aluminium flashings:</b> 0.75mm BMT Zinalume® on steel Coating system: Colorsteel Endura prefinished steel flashings to match roof colour, formed to indicated profile and fixed as detailed to E2/NZBC</p>	<p><b>7120 water heating:</b> ELECTRIC Rinal mains pressure Hot Water Cylinder - MS250 250L (3kW) final selection on site.</p>
<p><b>3101 concrete floor slab:</b> 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 &amp; structural design</p>	<p><b>3820 roof framing:</b> Radiata pine framing sized, spaced and fixed as per NZS 3604:2011 Timber treatment: H1.2 see structural engineers docs for sizes and fixing</p>	<p><b>4221KH KLC Horizontal Weatherboard cladding system:</b> Generation 2 Horizontal weatherboard system, on 20mm nominal cavity batten profile: bevelback - size to match existing finish: Resene Exterior Paint System colour: WHITE TBC</p>	<p><b>4373E Ecoply roof membrane substrate:</b> 17mm Ecoply Flooring TG staggered joints H3.2 CCA Install to manufactures literature &amp; 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 (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 <b>400 mm maximum centres</b></p>	<p><b>4610MR Metro Performance glass residential glazing residential:</b> 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 &lt;1.2m in height (or higher if climbing aids reduce effective height) opening into pool areas to have restrictor stays allowing no more than 100mm opening as required. Glass Shower doors to be toughened safety glass. Metro 12mm Terafloat or similar agreed</p>	<p><b>4855GV Glass Balustrade:</b> GLASS VICE® Clearing Balustrade system, installed to manufactures literature</p>	<p><b>7121D Dimond rainwater spouting systems:</b> downpipe - 80mm round copper gutter - copper profile to match existing.</p>
<p><b>3114E Expol underslab insulation:</b> Expol X - 50mm R 1.55 install to manufactures literature, confirm with H1 report</p>	<p><b>3820 roof truss framing:</b> Radiata pine framing sized, spaced and fixed in truss design. Timber treatment: H1.2 see structural engineers docs for sizes and fixing</p>	<p><b>4221KH KLC Horizontal Weatherboard cladding system:</b> Generation 2 Horizontal weatherboard system, on 20mm nominal cavity batten profile: bevelback - size to match existing finish: Resene Exterior Paint System colour: WHITE TBC</p>	<p><b>4373E Ecoply roof membrane substrate:</b> 17mm Ecoply Flooring TG staggered joints H3.2 CCA Install to manufactures literature &amp; 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 (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 <b>400 mm maximum centres</b></p>	<p><b>4610MR Metro Performance glass residential glazing residential:</b> 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 &lt;1.2m in height (or higher if climbing aids reduce effective height) opening into pool areas to have restrictor stays allowing no more than 100mm opening as required. Glass Shower doors to be toughened safety glass. Metro 12mm Terafloat or similar agreed</p>	<p><b>4855GV Glass Balustrade:</b> GLASS VICE® Clearing Balustrade system, installed to manufactures literature</p>	<p><b>7121D Dimond rainwater spouting systems:</b> downpipe - 80mm round copper gutter - copper profile to match existing.</p>
<p><b>3320 Concrete masonry:</b> 20 series concrete masonry system, refer engineer's documents for specification &amp; structural design</p>	<p><b>3820 wet area framing:</b> 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</p>	<p><b>4221KH KLC Horizontal Weatherboard cladding system:</b> Generation 2 Horizontal weatherboard system, on 20mm nominal cavity batten profile: bevelback - size to match existing finish: Resene Exterior Paint System colour: WHITE TBC</p>	<p><b>4373E Ecoply roof membrane substrate:</b> 17mm Ecoply Flooring TG staggered joints H3.2 CCA Install to manufactures literature &amp; 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 (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 <b>400 mm maximum centres</b></p>	<p><b>4610MR Metro Performance glass residential glazing residential:</b> 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 &lt;1.2m in height (or higher if climbing aids reduce effective height) opening into pool areas to have restrictor stays allowing no more than 100mm opening as required. Glass Shower doors to be toughened safety glass. Metro 12mm Terafloat or similar agreed</p>	<p><b>4855GV Glass Balustrade:</b> GLASS VICE® Clearing Balustrade system, installed to manufactures literature</p>	<p><b>7121D Dimond rainwater spouting systems:</b> downpipe - 80mm round copper gutter - copper profile to match existing.</p>
<p><b>3410 steel member - enclosed:</b> Refer to both architectural and engineering documentation. Steel Protection specified in Structural Engineers Notes.</p>	<p><b>4161T DPM Thermakraft Orange :</b> installed to manufactures literature</p>	<p><b>4221KH KLC Horizontal Weatherboard cladding system:</b> Generation 2 Horizontal weatherboard system, on 20mm nominal cavity batten profile: bevelback - size to match existing finish: Resene Exterior Paint System colour: WHITE TBC</p>	<p><b>4373E Ecoply roof membrane substrate:</b> 17mm Ecoply Flooring TG staggered joints H3.2 CCA Install to manufactures literature &amp; 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 (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 <b>400 mm maximum centres</b></p>	<p><b>4610MR Metro Performance glass residential glazing residential:</b> 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 &lt;1.2m in height (or higher if climbing aids reduce effective height) opening into pool areas to have restrictor stays allowing no more than 100mm opening as required. Glass Shower doors to be toughened safety glass. Metro 12mm Terafloat or similar agreed</p>	<p><b>4855GV Glass Balustrade:</b> GLASS VICE® Clearing Balustrade system, installed to manufactures literature</p>	<p><b>7121D Dimond rainwater spouting systems:</b> downpipe - 80mm round copper gutter - copper profile to match existing.</p>
<p><b>3410 steel member - exposed:</b> refer eng's documents for fixing details, spec. 3410 and engineers documentation finish: 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</p>	<p><b>4161T Wall Underlay:</b> Thermakraft - Watergate Plus. installed to manufactures literature</p>	<p><b>4221KH KLC Horizontal Weatherboard cladding system:</b> Generation 2 Horizontal weatherboard system, on 20mm nominal cavity batten profile: bevelback - size to match existing finish: Resene Exterior Paint System colour: WHITE TBC</p>	<p><b>4373E Ecoply roof membrane substrate:</b> 17mm Ecoply Flooring TG staggered joints H3.2 CCA Install to manufactures literature &amp; 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 (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 <b>400 mm maximum centres</b></p>	<p><b>4610MR Metro Performance glass residential glazing residential:</b> 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 &lt;1.2m in height (or higher if climbing aids reduce effective height) opening into pool areas to have restrictor stays allowing no more than 100mm opening as required. Glass Shower doors to be toughened safety glass. Metro 12mm Terafloat or similar agreed</p>	<p><b>4855GV Glass Balustrade:</b> GLASS VICE® Clearing Balustrade system, installed to manufactures literature</p>	<p><b>7121D Dimond rainwater spouting systems:</b> downpipe - 80mm round copper gutter - copper profile to match existing.</p>
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PROJECT **34 HAMILTON RD**  
CLIENT **SALLY RIDGE & SCOTT FITCHETT**  
ADDRESS **34 HAMILTON RD, HERNE BAY, AK**  
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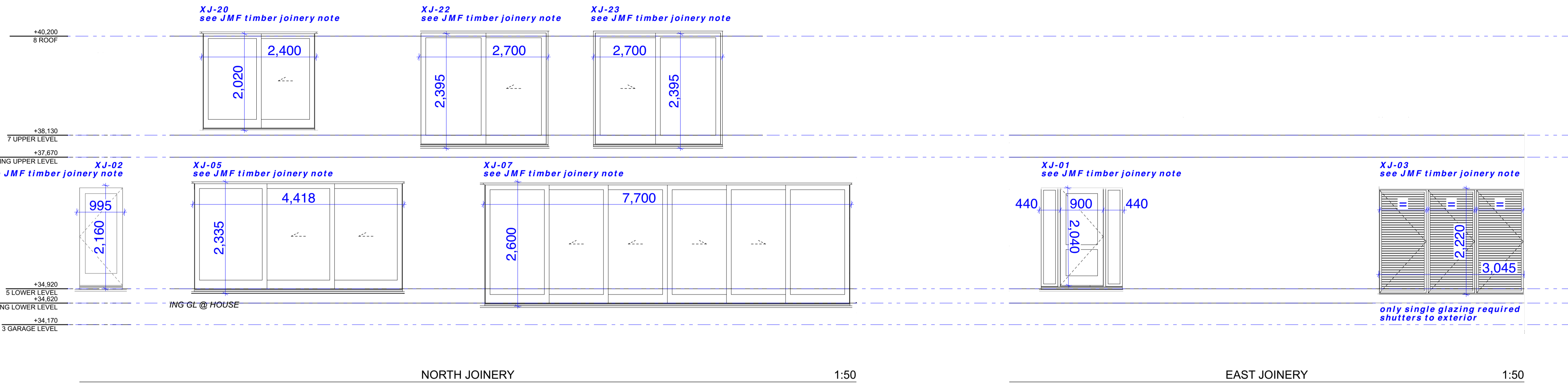
CONSULTANTS  
STRUCTURAL ENGINEER AMX STRUCTURE  
TOPO SURVEYOR KUSABS SURVEYORS  
PLANNING CAMPBELL BROWN

**WD351**  
ISSUE BC00

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

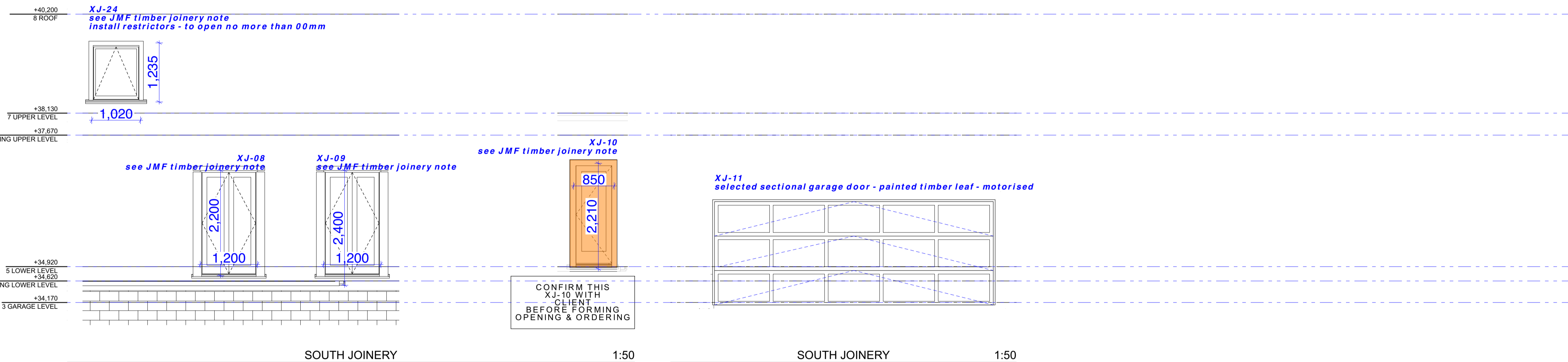
BUILDING CONSENT

MATTHEW WILMAR



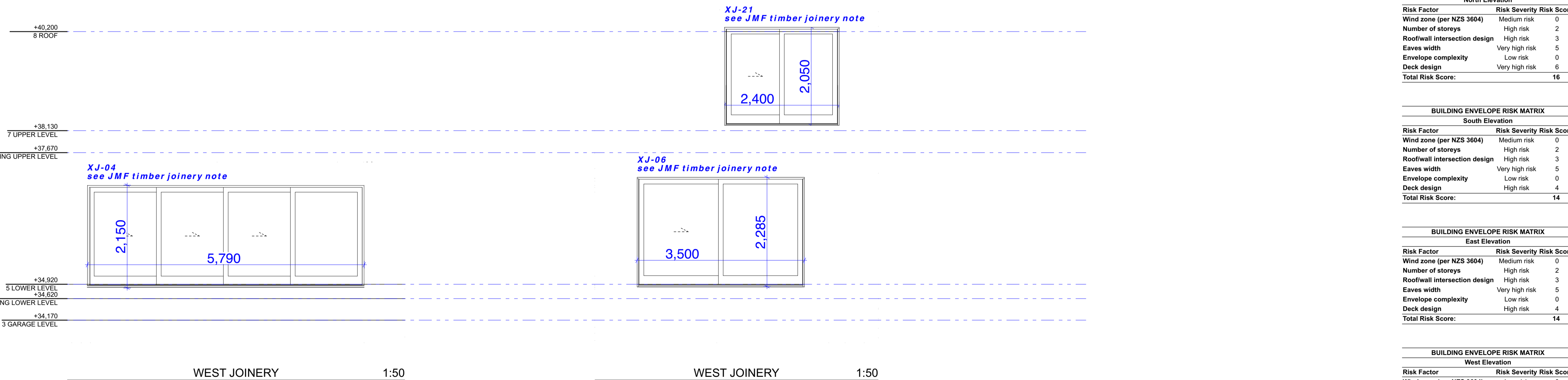
NORTH JOINERY 1:50

EAST JOINERY 1:50



SOUTH JOINERY 1:50

SOUTH JOINERY 1:50



WEST JOINERY 1:50

WEST JOINERY 1:50

Read drawings in conjunction with the Window Association NZ (WANZ) Window Installation System or the JMF installation and preparation 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/PVC 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 AC149 and shall be compatible with adjacent wall/roof underlay and other material with which it comes into contact. Use thin flashing tape so cavity patterns 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 2400mm 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.

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	High risk	3
Eaves width	Very high risk	5
Envelope complexity	Low risk	0
Deck design	Very high risk	6
<b>Total Risk Score:</b>		<b>16</b>

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	3
Eaves width	Very high risk	5
Envelope complexity	Low risk	0
Deck design	High risk	4
<b>Total Risk Score:</b>		<b>14</b>

BUILDING ENVELOPE RISK MATRIX		
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
<b>Total Risk Score:</b>		<b>14</b>

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
<b>Total Risk Score:</b>		<b>16</b>

**JMF TIMBER JOINERY NOTE**

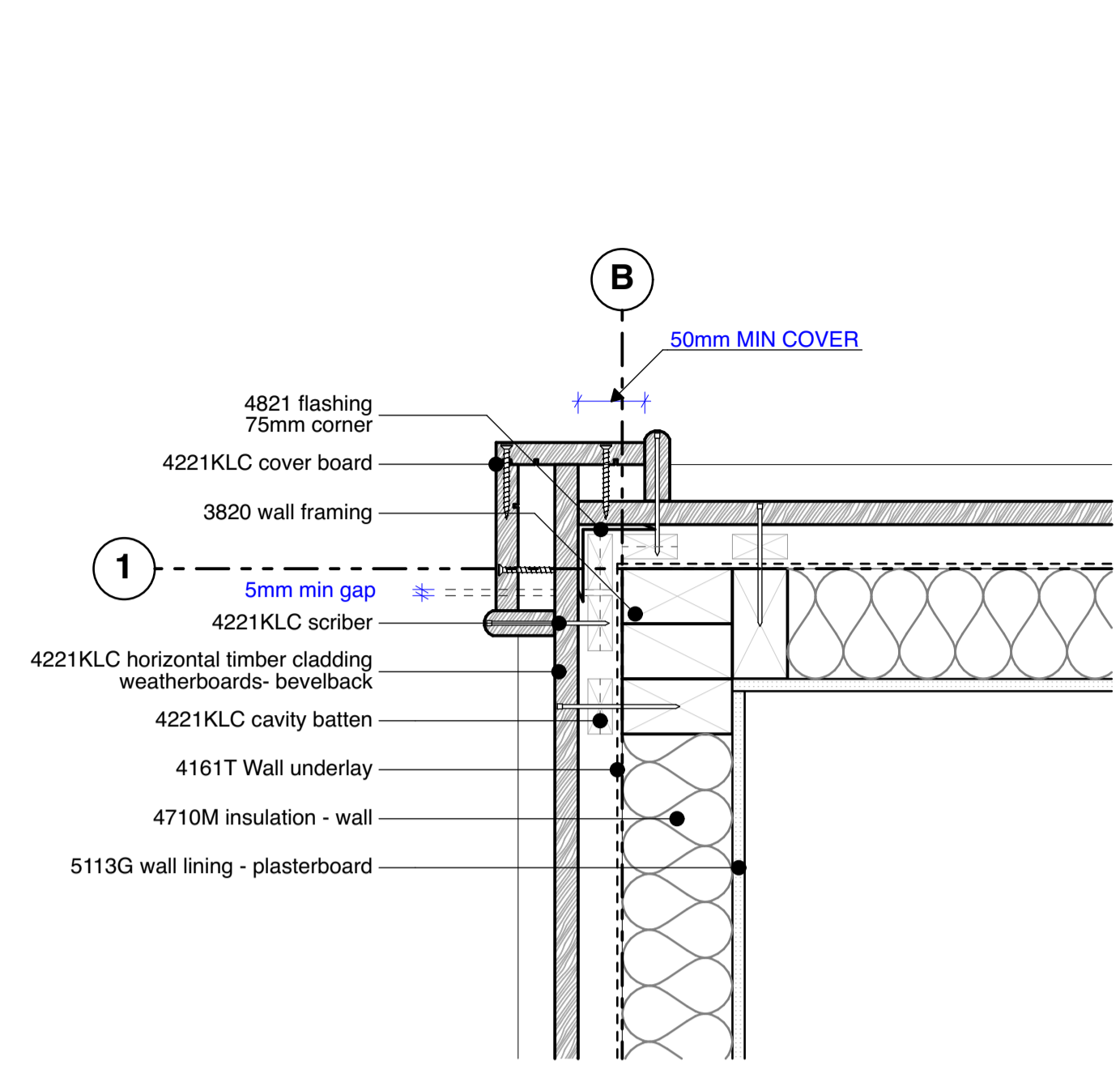
- Exterior Timber Joinery JMF
- Hardwood frames or Ex. 50mm pine jambs w. laminated pine sills. H3.2 As Detailed
- 56mm or 44mm nom. Western Red Cedar sashes, stiles and rails.
- Joinery complete w. facing boards, scribes, brush seals and weatherstops etc. as req.
- Paint Finish TBC
- furniture TBC
- Clear Double glazing

**CHECK ALL DIMENSIONS ON SITE**

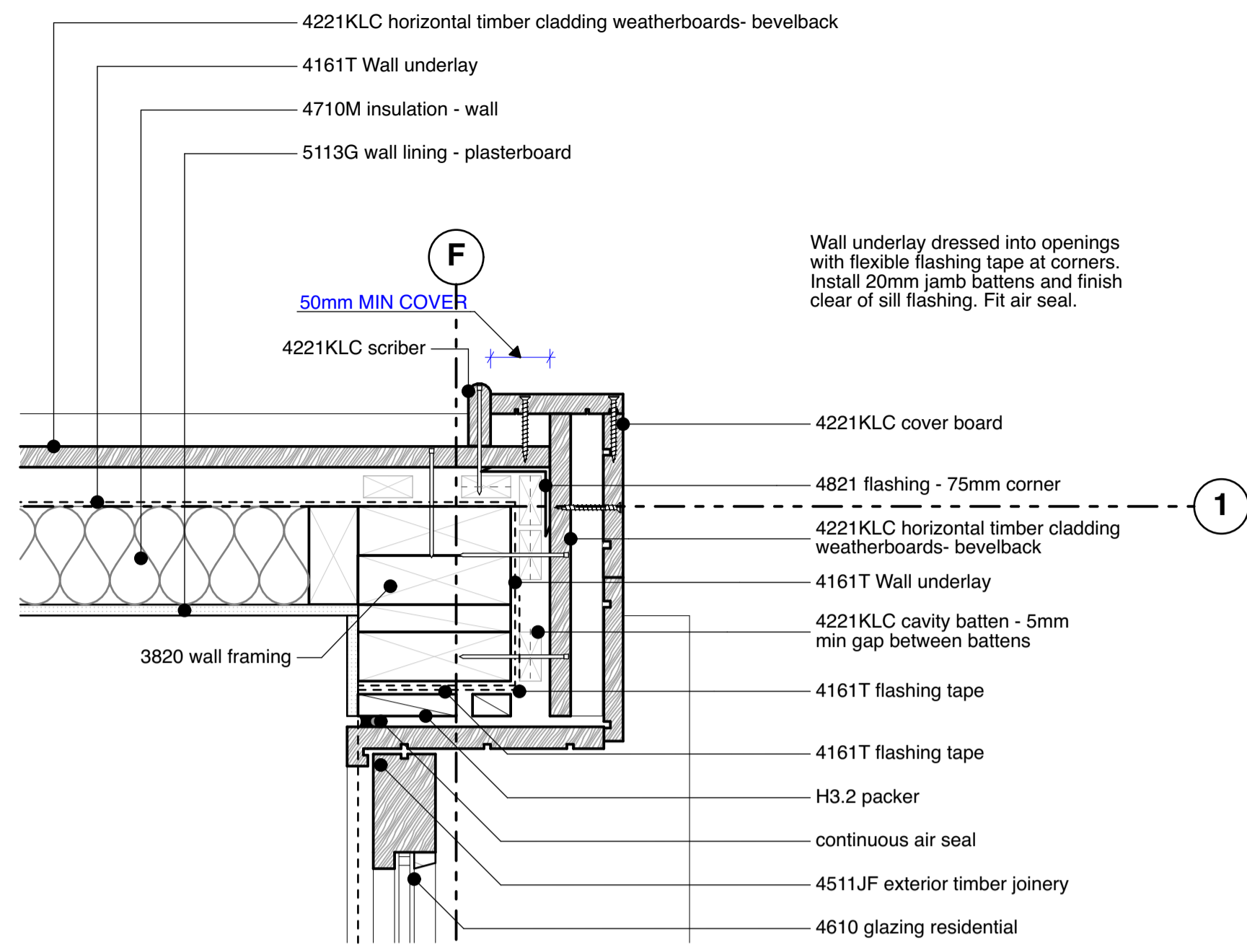
PROJECT **34 HAMILTON RD**  
 CLIENT **SALLY RIDGE & SCOTT FITCHETT**  
 ADDRESS **34 HAMILTON RD, HERNE BAY, AK**  
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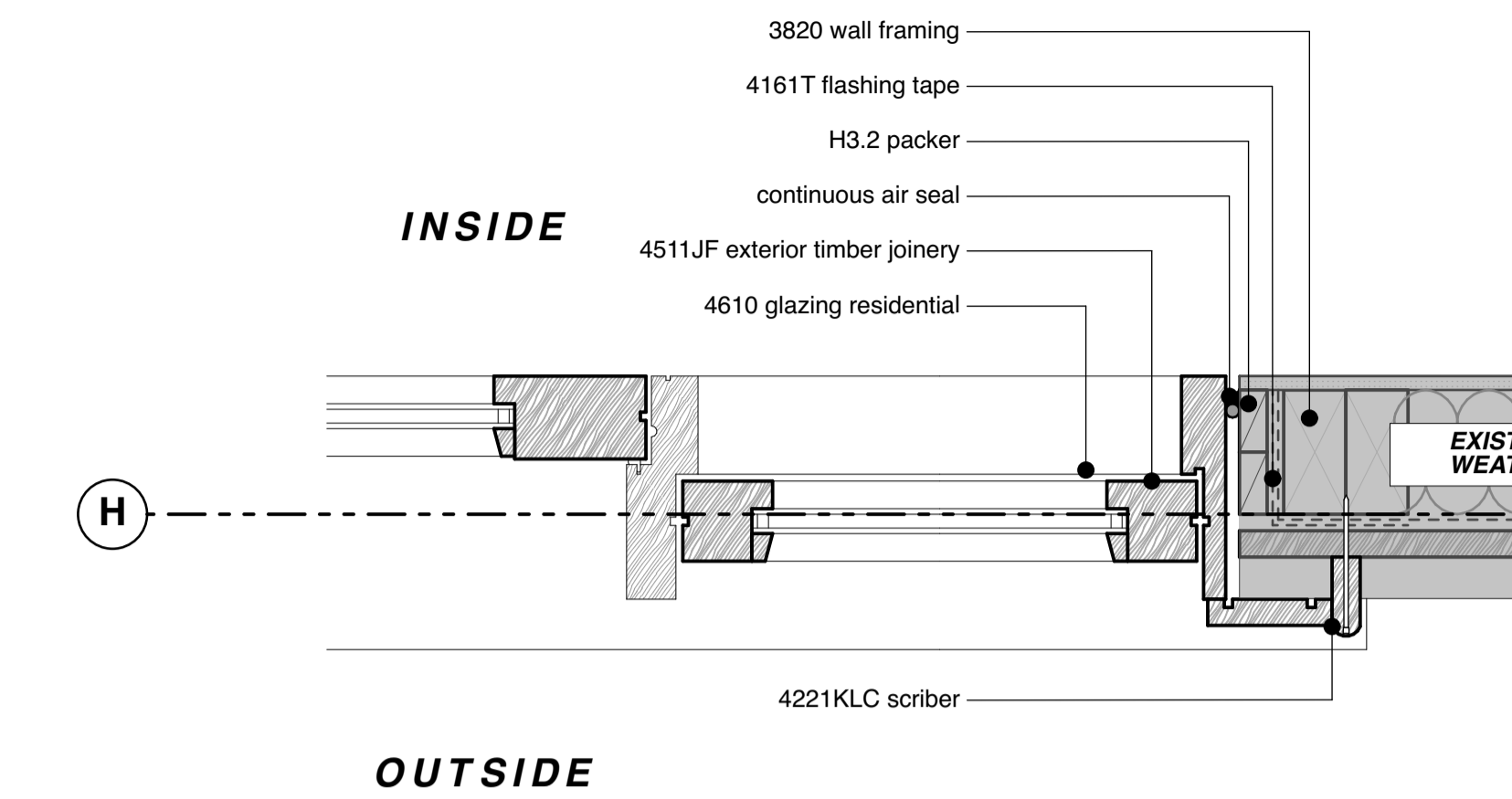
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 ISSUE BC00  
 WINDOW + DOOR SCHDL TITLE  
 A1 - 1:50 SCALE  
 12/06/23 DATE  
 BUILDING CONSENT  
 MATTHEW WILMAR



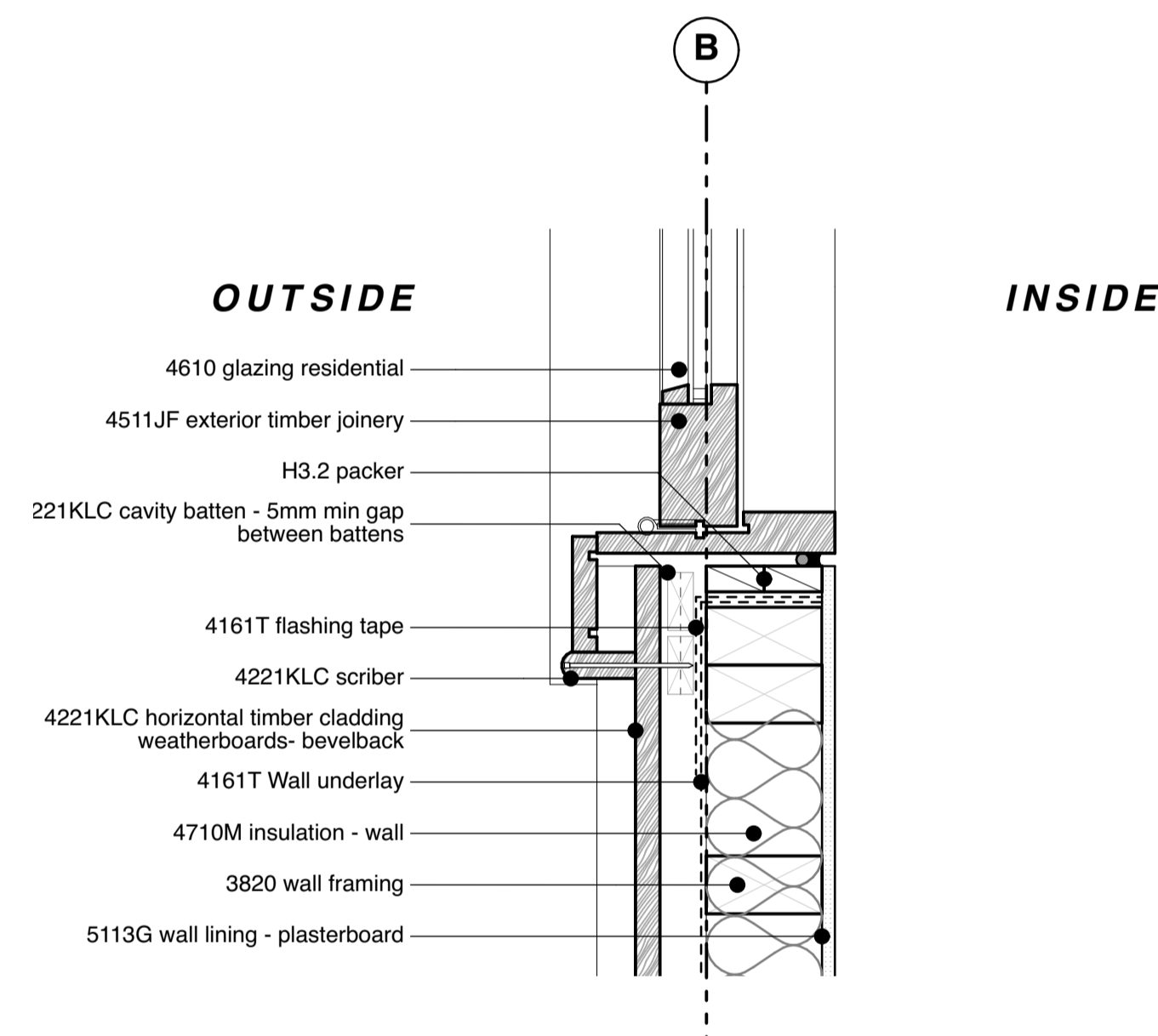
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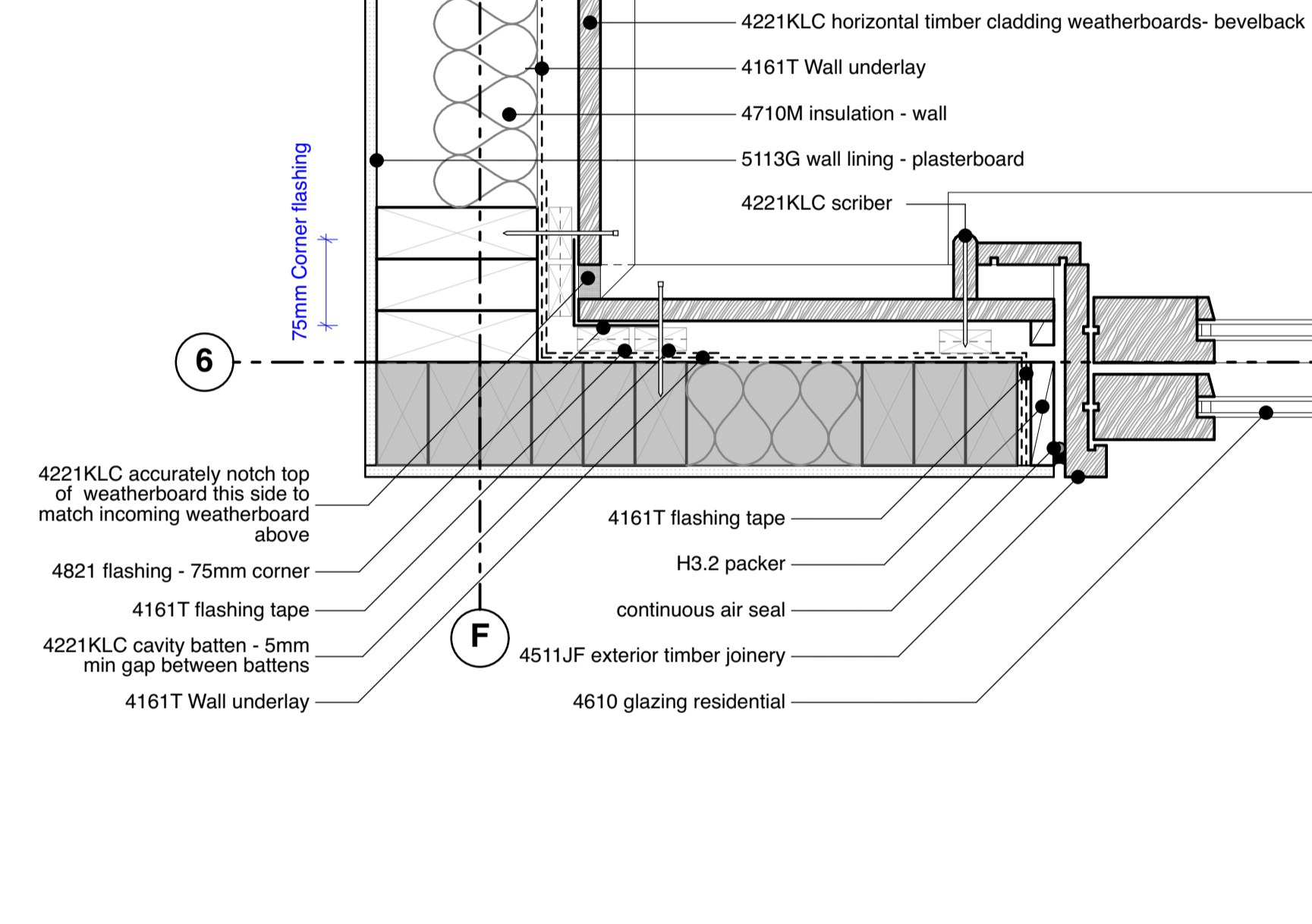
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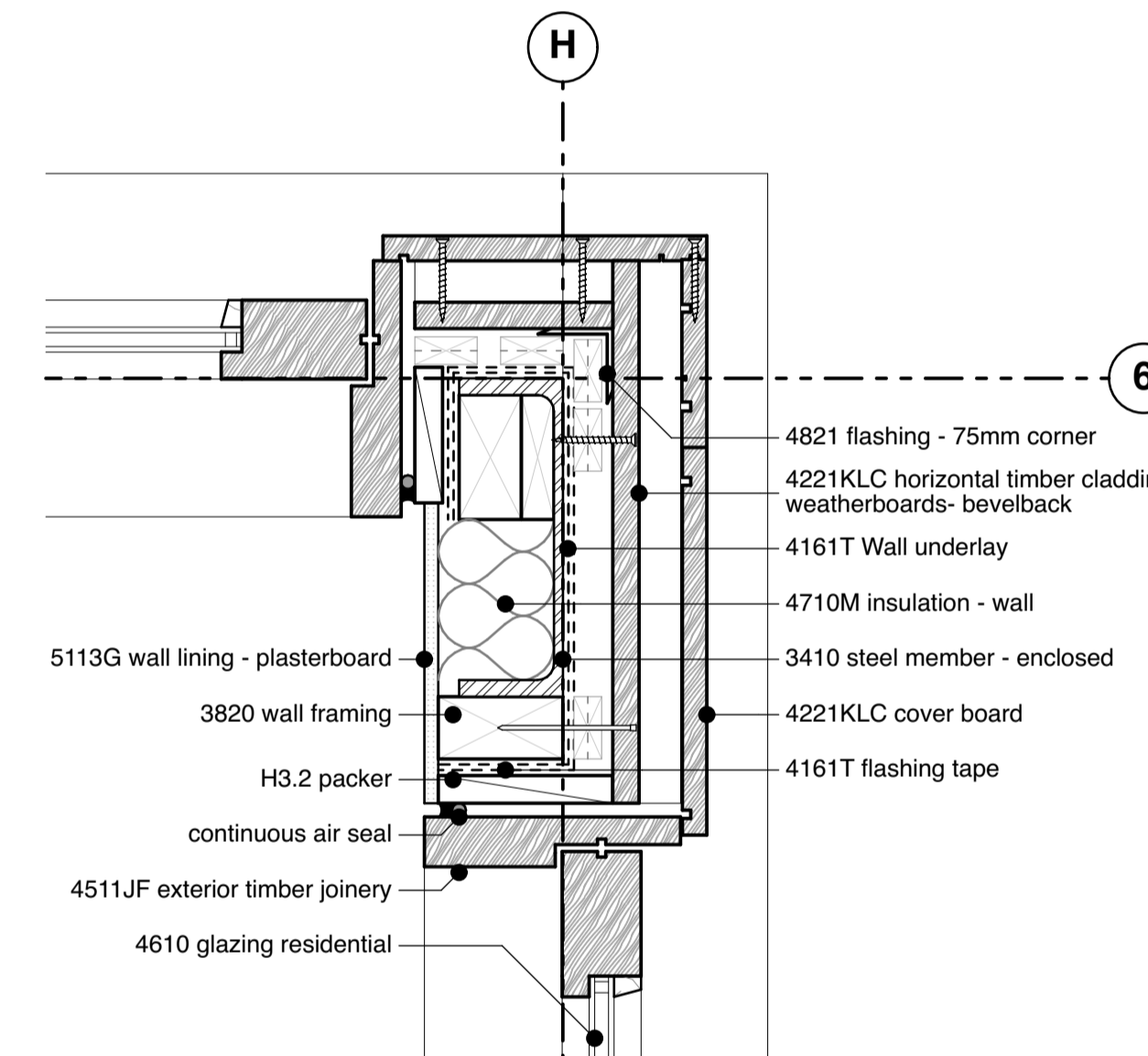
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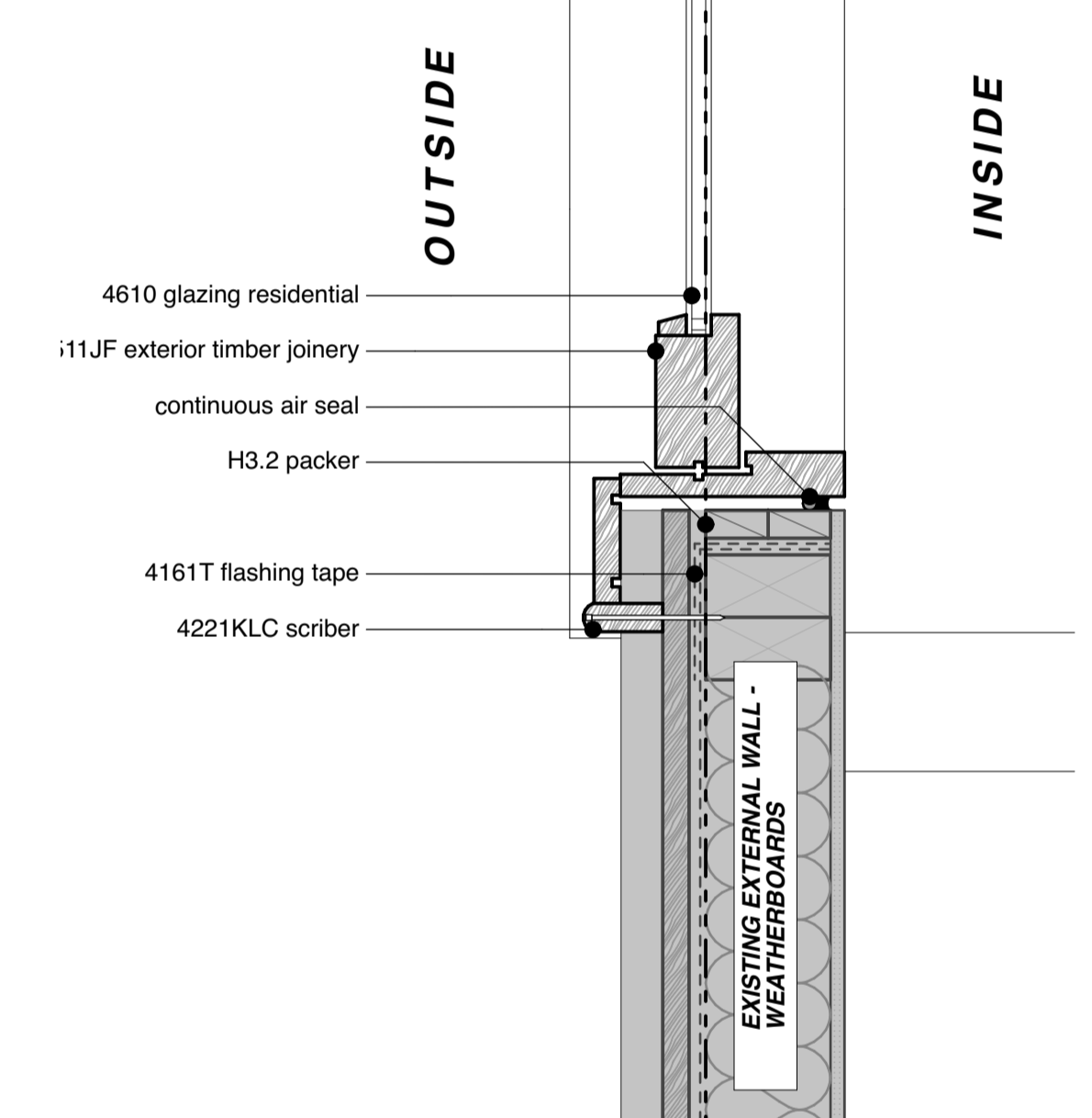
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PD03 1:5



PD04 1:5



PD07 1:5

**KEYNOTES LEGEND**

**READ IN CONJUNCTION WITH ARCHITECTURAL SPECIFICATION**

<p><b>2310 foundation:</b> Refer engineer's documents spec. refer engineer's documents</p>	<p>4- Uracryl - min. 50 DFT general colour: 'white' Confirm colours prior steel manufacture.</p>	<p><b>4161T Roof Underlay:</b> Thermakraft - Covertek 407 - installed to manufactures literature</p>	<p><b>4337E Ecoply roof membrane substrate:</b> 17mm Ecoply Flooring TG staggered joints H3.2 CCA Install to manufactures literature &amp; 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 (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 <b>400 mm maximum centres</b> 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, j) 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.</p>	<p>Colour: Grey (smooth finish) Install to manufactures literature &amp; refer to standard details</p>	<p><b>4710M Mammoth insulation - wall:</b> R2.5 - friction fit semi-rigid thickness 90mm -confirm with H1 Report</p>	<p>Refer to MAPEI Specification 6221M Tiler to confirm compatibility with selected tiles.</p>
<p><b>2361 strip footings:</b> refer engineer's documents</p>	<p><b>3820 wall framing:</b> Radiata pine framing sized, spaced and fixed as per NZS 3604:2011 see structural engineers docs for sizes and fixing</p>	<p><b>4161T DPC Thermakraft Supercourse 500 DPC:</b> nstalled to manufactures literature</p>	<p><b>4161T flashing tape Thermakraft Aluband:</b> Flexible flashing tape over flexible wall underlay. As per Clause 9.1.5 (a)(b) and figure 72A and 72B E2/AS1</p>	<p><b>4511JF JMF exterior timber joinery:</b> 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.</p>	<p><b>4821 aluminium flashings:</b> 0.90mm BMT powder coated aluminium flashings to match joinery colour, formed to indicated profile and fixed as detailed</p>	<p><b>6311 Selected Strip Flooring:</b> Selected 18mm Laminate strip flooring glued down on 15mm EcoPly flooring Substrate or new concrete substraat. Installed to manufactures literature</p>
<p><b>3101 concrete work - basic:</b> refer engineer's documents for specification &amp; structural design</p>	<p><b>3820 floor framing:</b> Radiata pine framing sized, spaced and fixed as per NZS 3604:2011 Timber treatment: H1.2 see structural engineers docs for sizes and fixing</p>	<p><b>4221KH KLC Horizontal Weatherboard cladding system:</b> Generation 2 Horizontal weatherboard system, on 20mm nominal cavity batten profile: bevelback - size to match existing finish: Resene Exterior Paint System colour: WHITE TBC</p>	<p><b>4239JH James Hardie soffits:</b> 6mm fibre cement villa board sheet flush stopped and painted soffit. install to manufactures documentation.</p>	<p><b>4554VS Velux opening and fixed skylights:</b> install to manufactures literature with proprietary flashing kit. Refer to H1 Compliance Report for required R value</p>	<p><b>4821 flashings:</b> 0.75mm BMT Zinalume® on steel Coating system: Colorsteel Endura prefinished steel flashings to match roof colour, formed to indicated profile and fixed as detailed to E2/NZBC</p>	<p><b>7120 water heating:</b> ELECTRIC Rinal mains pressure Hot Water Cylinder - MS250 250L (3kW) final selection on site.</p>
<p><b>3101 concrete floor slab:</b> refer engineer's documents for specification standard concrete - finish to suit overlay flooring or carpet slab to be brush finished refer engineer's documents for specification &amp; structural design</p>	<p><b>3820 roof framing:</b> Radiata pine framing sized, spaced and fixed as per NZS 3604:2011 Timber treatment: H1.2 see structural engineers docs for sizes and fixing</p>	<p><b>4311DH Dimond Roofing - Profiled.</b> Dimond profile: corrugate ROOFING thickness: 0.55mm BMT Zinalume® on steel Coating system: Colorsteel Endura colour: tbc - Profile height: 18mm - Flashings: To match roof - Spouting: To match roof</p>	<p><b>4383 timber decking:</b> 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</p>	<p><b>4610MR Metro Performance glass residential glazing residential:</b> 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 &lt;1.2m in height (or higher if climbing aids reduce effective height) opening into pool areas to have restrictor stays allowing no more than 100mm opening as required. Glass Shower doors to be toughened safety glass. Metro 12mm Terafloat or similar agreed</p>	<p><b>4855GV Glass Balustrade:</b> GLASS VICE® Clearline Balustrade system, installed to manufactures literature</p>	<p><b>7411D Dimond rainwater spouting systems:</b> downpipe - 80mm round copper gutter - copper profile to match existing.</p>
<p><b>3114E Expol underslab insulation:</b> Expol X - 50mm R 1.55 install to manufactures literature, confirm with H1 report</p>	<p><b>3820 roof truss framing:</b> Radiata pine framing sized, spaced and fixed in truss design. Timber treatment: H1.2 see structural engineers docs for sizes and fixing</p>	<p><b>4311H HARDIE™ FIBRE CEMENT DECKING</b> Hardie™ Panel Compressed Steel 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.</p>	<p><b>4422NT Nuraply membrane roofing:</b> Nuraply TPO Waterproofing system. 1 Layer: Nuraply TPO 1.5mm thick Substrate: plywood Substrate adhesion: Nuraply TPO Membrane</p>	<p><b>4710M Mammoth insulation - ceiling:</b> truss R4.0+R3.2 - thickness 240+200mm.</p>	<p><b>5113G plasterboard ceiling lining - Gib:</b> 13mm Gib Standard plasterboard system on adjustable Rondo ceiling batten system finish: level 4 finish</p>	<p><b>7412AR Allproof roof drainage systems:</b> install to manufactures literature RECONFIRM ON SITE Type/Brand: Allproof Bronze roof outlet Pipe outlet size: To suit pipe size 80mm - Description: 80mm Membrane Clamp Overflow, roof outlets &amp; overflows</p>
<p><b>3320 concrete masonry:</b> 20 series concrete masonry system, refer engineer's documents for specification &amp; structural design</p>	<p><b>3820 wet area framing:</b> 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</p>	<p><b>4161T DPM Thermakraft Orange :</b> installed to manufactures literature</p>	<p><b>4161T Wall Underlay:</b> Thermakraft - Watergate Plus. installed to manufactures literature</p>	<p><b>4710M Mammoth insulation - wall:</b> R2.5 - friction fit semi-rigid thickness 90mm -confirm with H1 Report</p>	<p><b>5113G wall lining - Gib:</b> 10mm Gib Standard plasterboard finish: level 4 finish</p>	<p><b>7412AI Allproof interior floor waste systems:</b> install to manufactures literature</p>
<p><b>3410 steel member - enclosed:</b> Refer to both architectural and engineering documentation. Steel Protection specified in Structural Engineers Notes.</p>	<p><b>4161T DPM Thermakraft Orange :</b> installed to manufactures literature</p>	<p><b>4161T Wall Underlay:</b> Thermakraft - Watergate Plus. installed to manufactures literature</p>	<p><b>4161T Wall Underlay:</b> Thermakraft - Watergate Plus. installed to manufactures literature</p>	<p><b>6192H James Hardie tile &amp; slate Underlay:</b> installed to manufactures literature</p>	<p><b>6221M Mapei tiling solutions:</b> 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: 1 Levelling screed: Mapecem &amp; Planicrete. 2 Waterproofing: Mapeplast Aquadefense. 3 Adhesive: Keraflex maxi S1. 4 GROUT: Kerapoxy 5 Silicone sealant: Mapeasil AC.</p>	<p><b>7451AE Allproof exterior surface drainage solution:</b> install selected chanel drainage system to manufactures literature</p>
<p><b>3410 steel member - exposed:</b> refer eng's documents for fixing details, spec. 3410 and engineers documentation finish: 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</p>	<p><b>4161T Wall Underlay:</b> Thermakraft - Watergate Plus. installed to manufactures literature</p>	<p><b>4161T Wall Underlay:</b> Thermakraft - Watergate Plus. installed to manufactures literature</p>	<p><b>4161T Wall Underlay:</b> Thermakraft - Watergate Plus. installed to manufactures literature</p>	<p><b>6192H James Hardie tile &amp; slate Underlay:</b> installed to manufactures literature</p>	<p><b>6221M Mapei tiling solutions:</b> 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: 1 Levelling screed: Mapecem &amp; Planicrete. 2 Waterproofing: Mapeplast Aquadefense. 3 Adhesive: Keraflex maxi S1. 4 GROUT: Kerapoxy 5 Silicone sealant: Mapeasil AC.</p>	<p><b>7430 geofabrics cordrain &amp; megallo:</b> cordrain drainage board with geotextile fabric draining to megallo 170 (punched) high density polyethylene land drainage panel in suitable geotextile sock spec. refer data sheet</p>

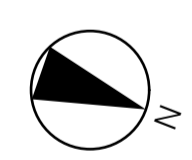
PROJECT **34 HAMILTON RD**  
CLIENT **SALLY RIDGE & SCOTT FITCHETT**  
ADDRESS **34 HAMILTON RD, HERNE BAY, AK**  
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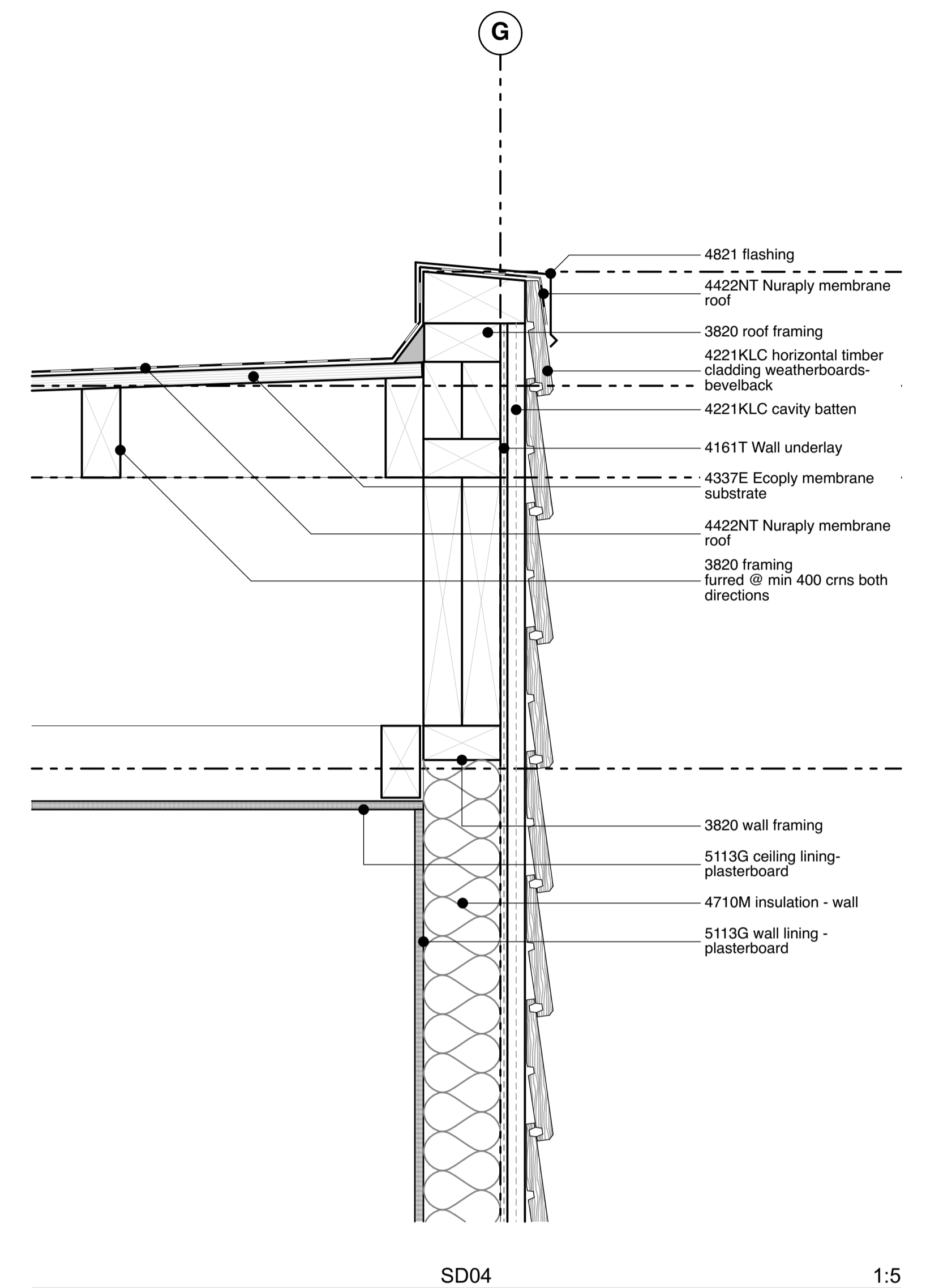
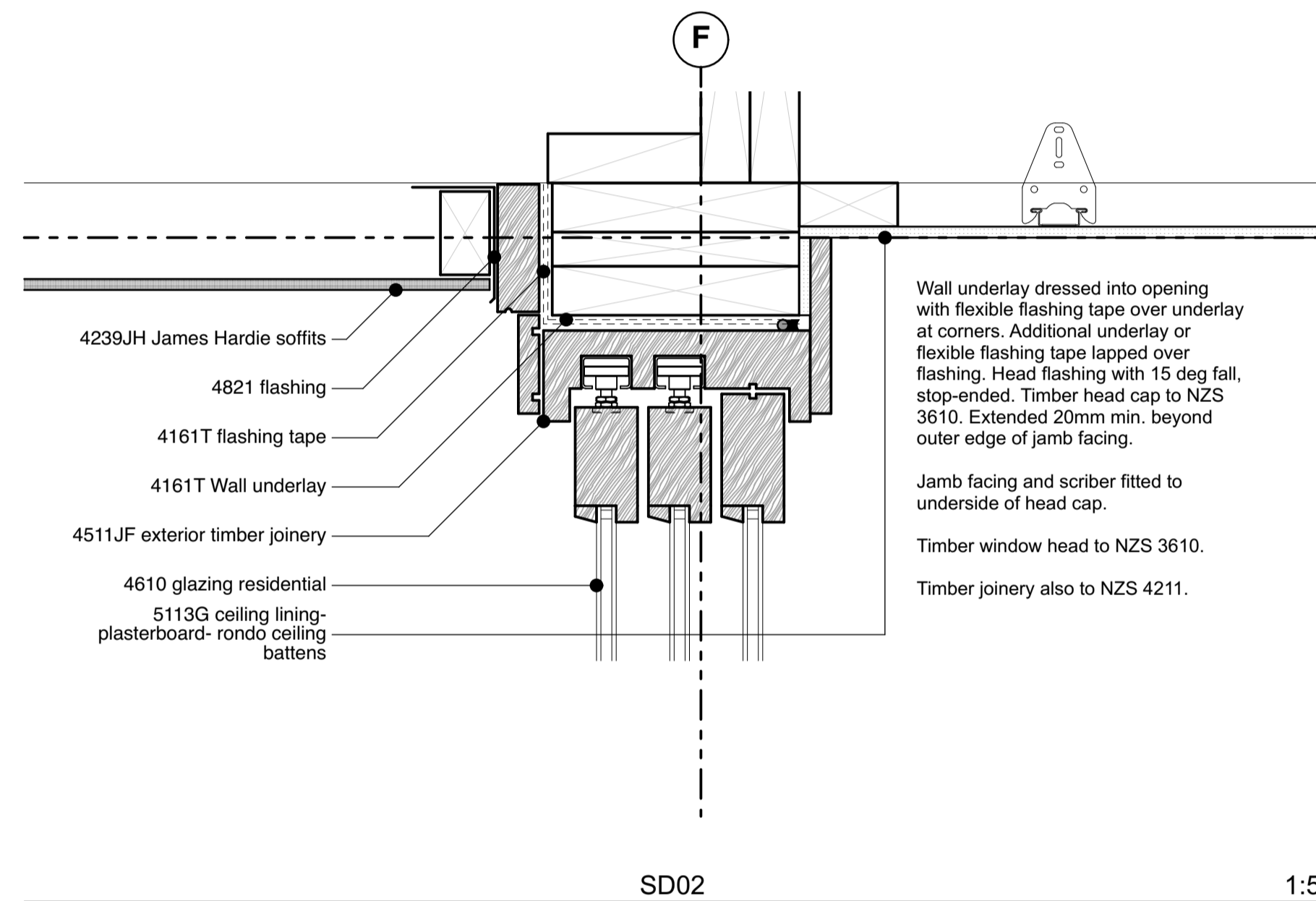
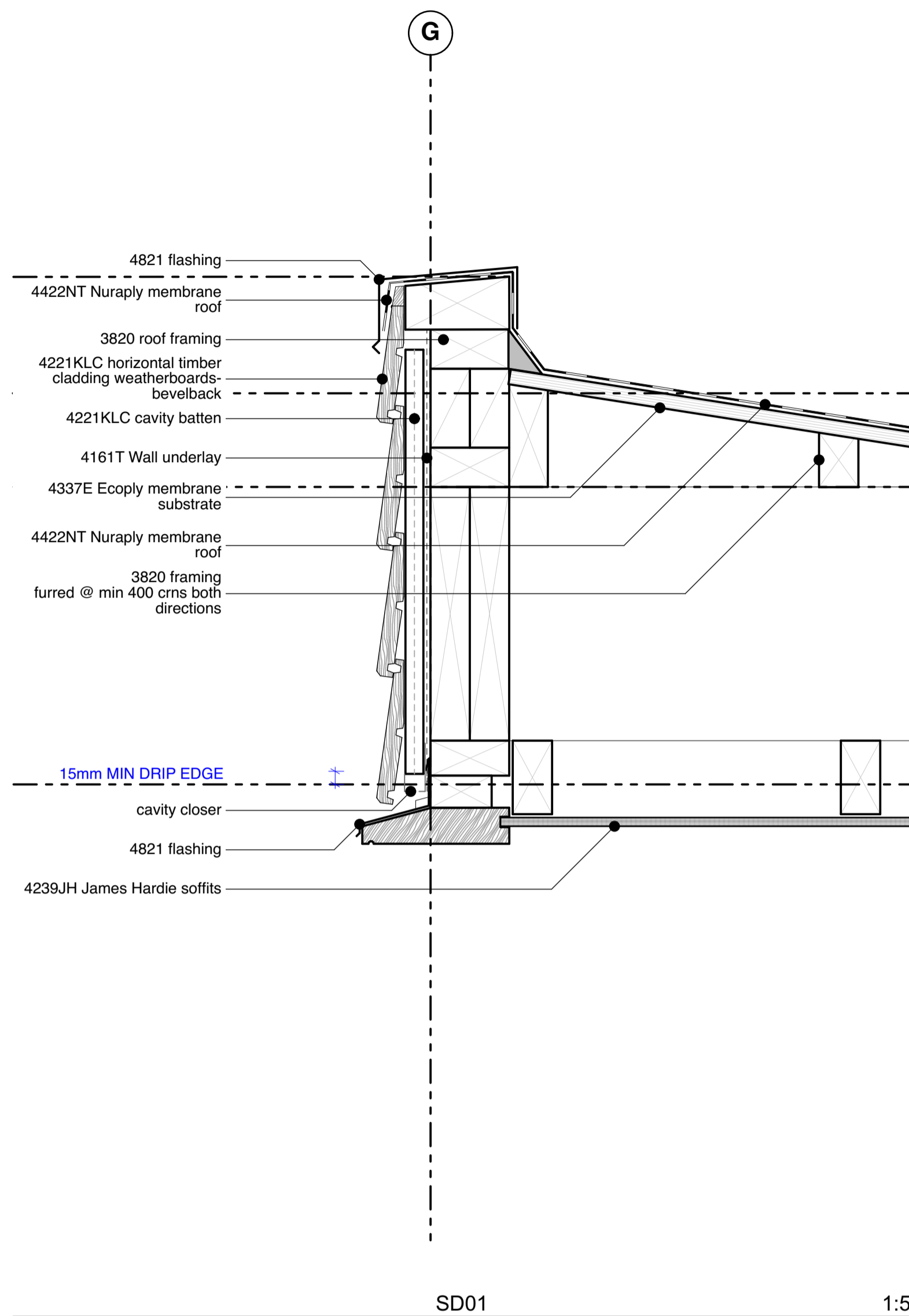
**WD500**  
ISSUE BC00

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

BUILDING CONSENT



MATTHEW WILMAR



**KEYNOTES LEGEND**

READ IN CONJUNCTION WITH ARCHITECTURAL SPECIFICATION

<p><b>2310 foundation:</b> Refer engineers documents spec. refer engineer's documents</p>	<p>4- Uracryl - min. 50 DFT general colour: 'white' Confirm colours prior steel manufacture.</p>	<p><b>4161T Roof Underlay:</b> Thermakraft - Covertek 407 - installed to manufactures literature</p>	<p><b>4337E Ecoply roof membrane substrate:</b> 17mm Ecoply Flooring TG staggered joints H3.2 CCA Install to manufactures literature &amp; 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 (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 <b>400 mm maximum centres</b></p>	<p>Colour: Grey (smooth finish) 17mm Ecoply Flooring TG staggered joints H3.2 CCA Install to manufactures literature &amp; refer to standard details</p>	<p><b>4710M Mammoth insulation - wall:</b> R2.5 - friction fit semi-rigid thickness 90mm -confirm with H1 Report</p>	<p>Refer to MAPEI Specification 6221M Tiler to confirm compatibility with selected tiles.</p>
<p><b>2361 strip footings:</b> refer engineer's documents</p>	<p><b>3820 wall framing:</b> Radiata pine framing sized, spaced and fixed as per NZS 3604:2011 see structural engineers docs for sizes and fixing</p>	<p><b>4161T DPC Thermakraft Supercourse 500 DPC:</b> nstalled to manufactures literature</p>	<p>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, j) 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.</p>	<p><b>4511JF JMF exterior timber joinery:</b> 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.</p>	<p><b>4821 aluminium flashings:</b> 0.90mm BMT powder coated aluminium flashings to match joinery colour, formed to indicated profile and fixed as detailed</p>	<p><b>6311 Selected Strip Flooring:</b> Selected 18mm Laminate strip flooring glued down on 15mm EcoPly flooring Substrate or new concrete substraat. Installed to manufactures literature</p>
<p><b>3101 concrete work - basic:</b> refer engineer's documents for specification &amp; structural design</p>	<p><b>3820 floor framing:</b> Radiata pine framing sized, spaced and fixed as per NZS 3604:2011 Timber treatment: H1.2 see structural engineers docs for sizes and fixing</p>	<p><b>4221KH KLC Horizontal Weatherboard cladding system:</b> Generation 2 Horizontal weatherboard system, on 20mm nominal cavity batten profile: bevelback - size to match existing finish: Resene Exterior Paint System colour: WHITE TBC</p>	<p><b>4383 timber decking:</b> 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</p>	<p><b>4554VS Velux opening and fixed skylights:</b> install to manufactures literature with proprietary flashing kit. Refer to H1 Compliance Report for required R value</p>	<p><b>4821 flashings:</b> 0.75mm BMT Zinalume® on steel Coating system: Colorsteel Endura prefinished steel flashings to match roof colour, formed to indicated profile and fixed as detailed to E2/NZBC</p>	<p><b>7120 water heating:</b> ELECTRIC Rinai mains pressure Hot Water Cylinder - MS250 250L (3kW) final selection on site.</p>
<p><b>3101 concrete floor slab:</b> 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 &amp; structural design</p>	<p><b>3820 roof framing:</b> Radiata pine framing sized, spaced and fixed as per NZS 3604:2011 Timber treatment: H1.2 see structural engineers docs for sizes and fixing</p>	<p><b>4239JH James Hardie soffits:</b> 6mm fibre cement villa board sheet flush stopped and painted soffit. install to manufactures documentation.</p>	<p><b>4311DH Dimond Roofing - Profiled.</b> Dimond profile: corrugate ROOFING thickness: 0.55mm BMT Zinalume® on steel Coating system: Colorsteel Endura colour: tbc - Profile height: 18mm - Flashings: To match roof - Spouting: To match roof</p>	<p><b>4610MR Metro Performance glass residential glazing residential:</b> 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 &lt;1.2m in height (or higher if climbing aids reduce effective height) opening into pool areas to have restrictor stays allowing no more than 100mm opening as required. Glass Shower doors to be toughened safety glass. Metro 12mm Terafloat or similar agreed</p>	<p><b>4855GV Glass Balustrade:</b> GLASS VICE® Clearline Balustrade system, installed to manufactures literature</p>	<p><b>7121 water heating:</b> ELECTRIC Rinai mains pressure Hot Water Cylinder - MS250 250L (3kW) final selection on site.</p>
<p><b>3114E Expol under slab insulation:</b> Expol X - 50mm R 1.55 install to manufactures literature, confirm with H1 report</p>	<p><b>3820 roof truss framing:</b> Radiata pine framing sized, spaced and fixed in truss design. Timber treatment: H1.2 see structural engineers docs for sizes and fixing</p>	<p><b>4311H HARDIE™ FIBRE CEMENT DECKING</b> 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.</p>	<p><b>4383 timber decking:</b> 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</p>	<p><b>4610MR Metro Performance glass residential glazing residential:</b> 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 &lt;1.2m in height (or higher if climbing aids reduce effective height) opening into pool areas to have restrictor stays allowing no more than 100mm opening as required. Glass Shower doors to be toughened safety glass. Metro 12mm Terafloat or similar agreed</p>	<p><b>4855GV Glass Balustrade:</b> GLASS VICE® Clearline Balustrade system, installed to manufactures literature</p>	<p><b>7121 water heating:</b> ELECTRIC Rinai mains pressure Hot Water Cylinder - MS250 250L (3kW) final selection on site.</p>
<p><b>3320 Concrete masonry:</b> 20 series concrete masonry system. refer engineer's documents for specification &amp; structural design</p>	<p><b>3820 wet area framing:</b> 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</p>	<p><b>4311H HARDIE™ FIBRE CEMENT DECKING</b> 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.</p>	<p><b>4383 timber decking:</b> 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</p>	<p><b>4610MR Metro Performance glass residential glazing residential:</b> 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 &lt;1.2m in height (or higher if climbing aids reduce effective height) opening into pool areas to have restrictor stays allowing no more than 100mm opening as required. Glass Shower doors to be toughened safety glass. Metro 12mm Terafloat or similar agreed</p>	<p><b>4855GV Glass Balustrade:</b> GLASS VICE® Clearline Balustrade system, installed to manufactures literature</p>	<p><b>7121 water heating:</b> ELECTRIC Rinai mains pressure Hot Water Cylinder - MS250 250L (3kW) final selection on site.</p>
<p><b>3410 steel member - enclosed:</b> Refer to both architectural and engineering documentation. Steel Protection specified in Structural Engineers Notes.</p>	<p><b>4161T DPM Thermakraft Orange :</b> installed to manufactures literature</p>	<p><b>4311H HARDIE™ FIBRE CEMENT DECKING</b> 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.</p>	<p><b>4383 timber decking:</b> 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</p>	<p><b>4610MR Metro Performance glass residential glazing residential:</b> 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 &lt;1.2m in height (or higher if climbing aids reduce effective height) opening into pool areas to have restrictor stays allowing no more than 100mm opening as required. Glass Shower doors to be toughened safety glass. Metro 12mm Terafloat or similar agreed</p>	<p><b>4855GV Glass Balustrade:</b> GLASS VICE® Clearline Balustrade system, installed to manufactures literature</p>	<p><b>7121 water heating:</b> ELECTRIC Rinai mains pressure Hot Water Cylinder - MS250 250L (3kW) final selection on site.</p>
<p><b>3410 steel member - exposed:</b> refer eng's documents for fixing details, spec. 3410 and engineers documentation finish: 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</p>	<p><b>4161T Wall Underlay:</b> Thermakraft - Watergate Plus. installed to manufactures literature</p>	<p><b>4311H HARDIE™ FIBRE CEMENT DECKING</b> 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.</p>	<p><b>4383 timber decking:</b> 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</p>	<p><b>4610MR Metro Performance glass residential glazing residential:</b> 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 &lt;1.2m in height (or higher if climbing aids reduce effective height) opening into pool areas to have restrictor stays allowing no more than 100mm opening as required. Glass Shower doors to be toughened safety glass. Metro 12mm Terafloat or similar agreed</p>	<p><b>4855GV Glass Balustrade:</b> GLASS VICE® Clearline Balustrade system, installed to manufactures literature</p>	<p><b>7121 water heating:</b> ELECTRIC Rinai mains pressure Hot Water Cylinder - MS250 250L (3kW) final selection on site.</p>
<p><b>3410 steel member - exposed:</b> refer eng's documents for fixing details, spec. 3410 and engineers documentation finish: 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</p>	<p><b>4161T Wall Underlay:</b> Thermakraft - Watergate Plus. installed to manufactures literature</p>	<p><b>4311H HARDIE™ FIBRE CEMENT DECKING</b> 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.</p>	<p><b>4383 timber decking:</b> 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</p>	<p><b>4610MR Metro Performance glass residential glazing residential:</b> 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 &lt;1.2m in height (or higher if climbing aids reduce effective height) opening into pool areas to have restrictor stays allowing no more than 100mm opening as required. Glass Shower doors to be toughened safety glass. Metro 12mm Terafloat or similar agreed</p>	<p><b>4855GV Glass Balustrade:</b> GLASS VICE® Clearline Balustrade system, installed to manufactures literature</p>	<p><b>7121 water heating:</b> ELECTRIC Rinai mains pressure Hot Water Cylinder - MS250 250L (3kW) final selection on site.</p>
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PROJECT **34 HAMILTON RD**  
CLIENT **SALLY RIDGE & SCOTT FITCHETT**  
ADDRESS **34 HAMILTON RD, HERNE BAY, AK**  
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CONSULTANTS  
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TOPO SURVEYOR KUSABS SURVEYORS  
PLANNING CAMPBELL BROWN

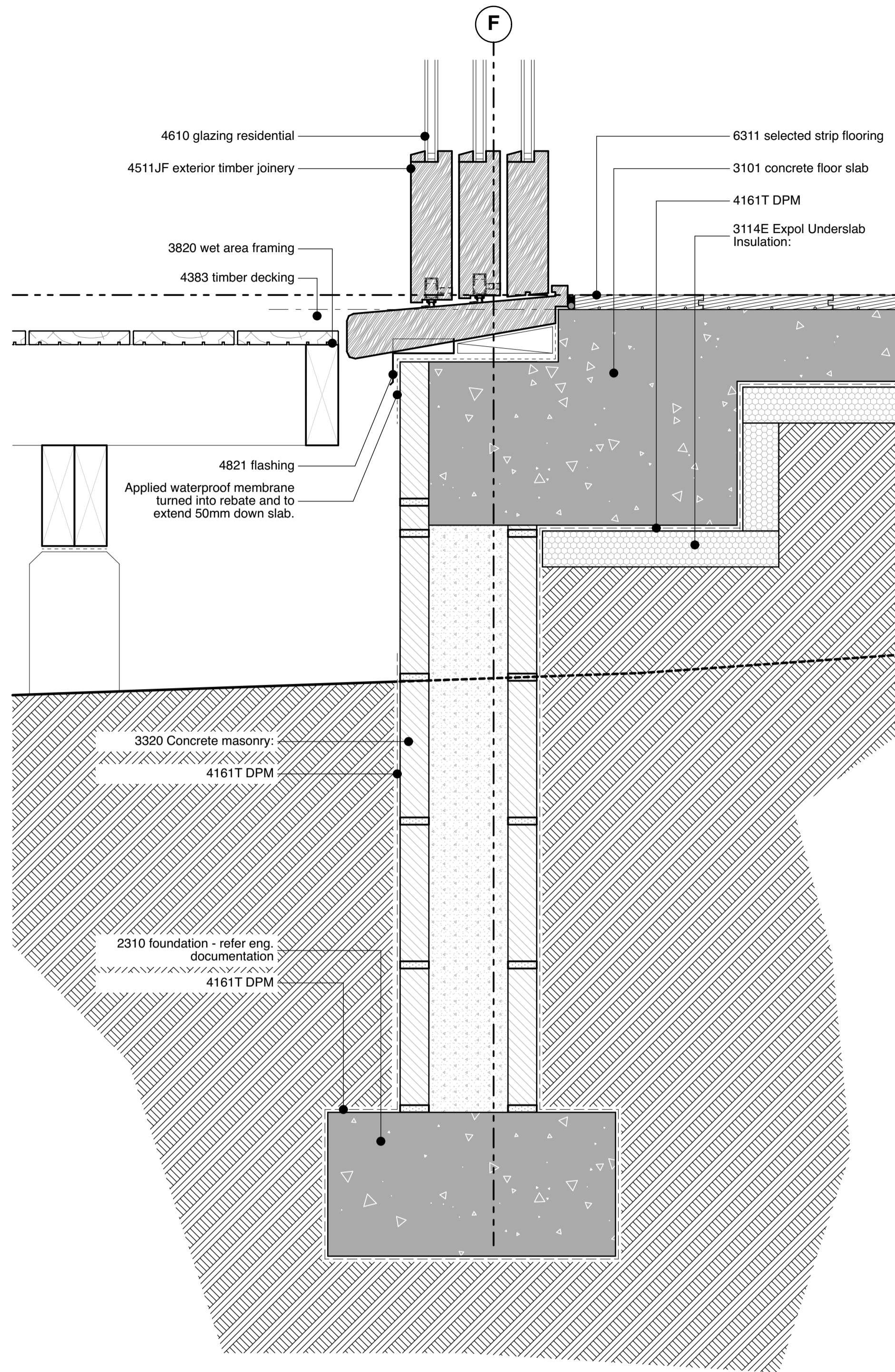
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12/06/23 DATE

BUILDING CONSENT

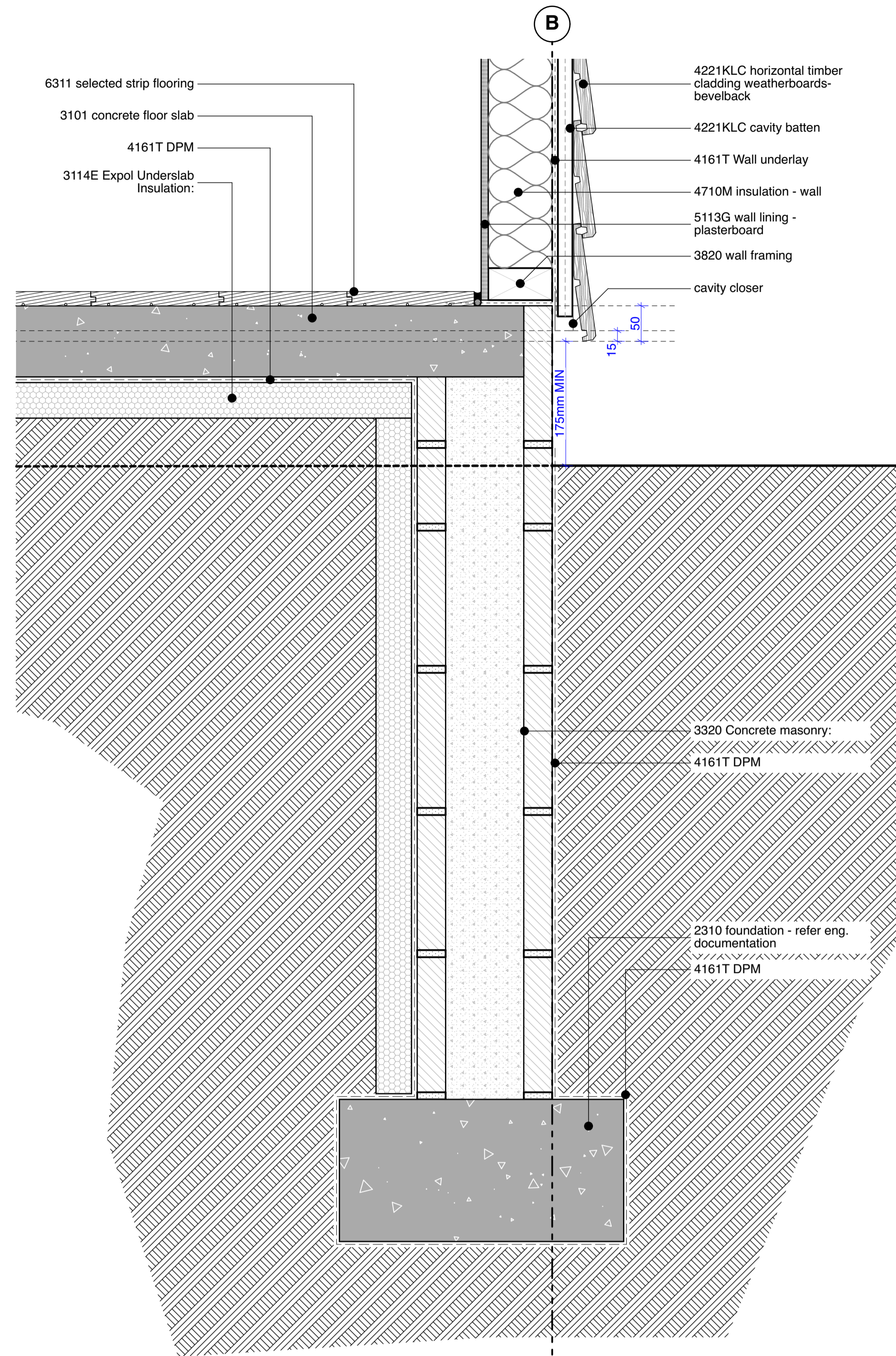
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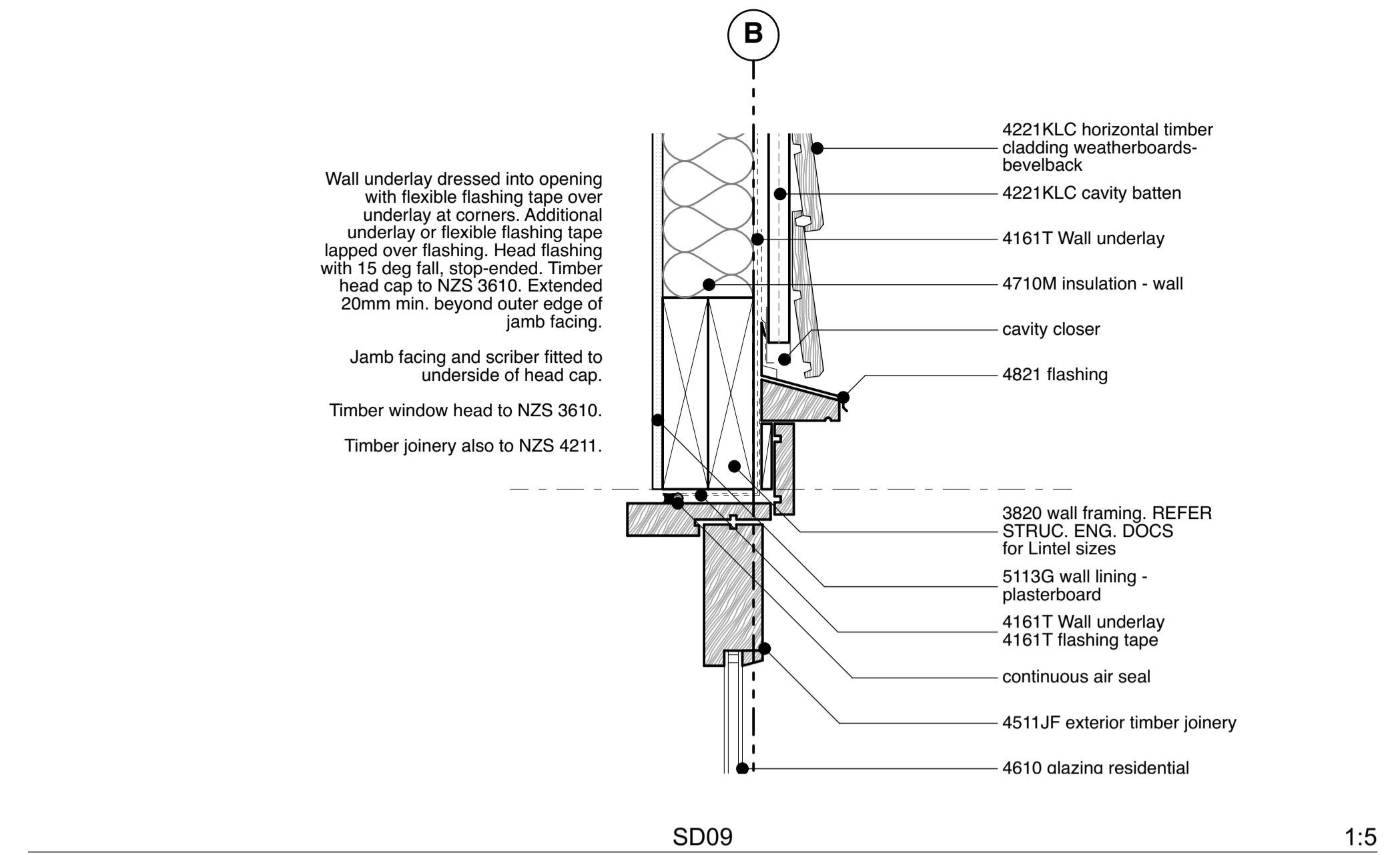
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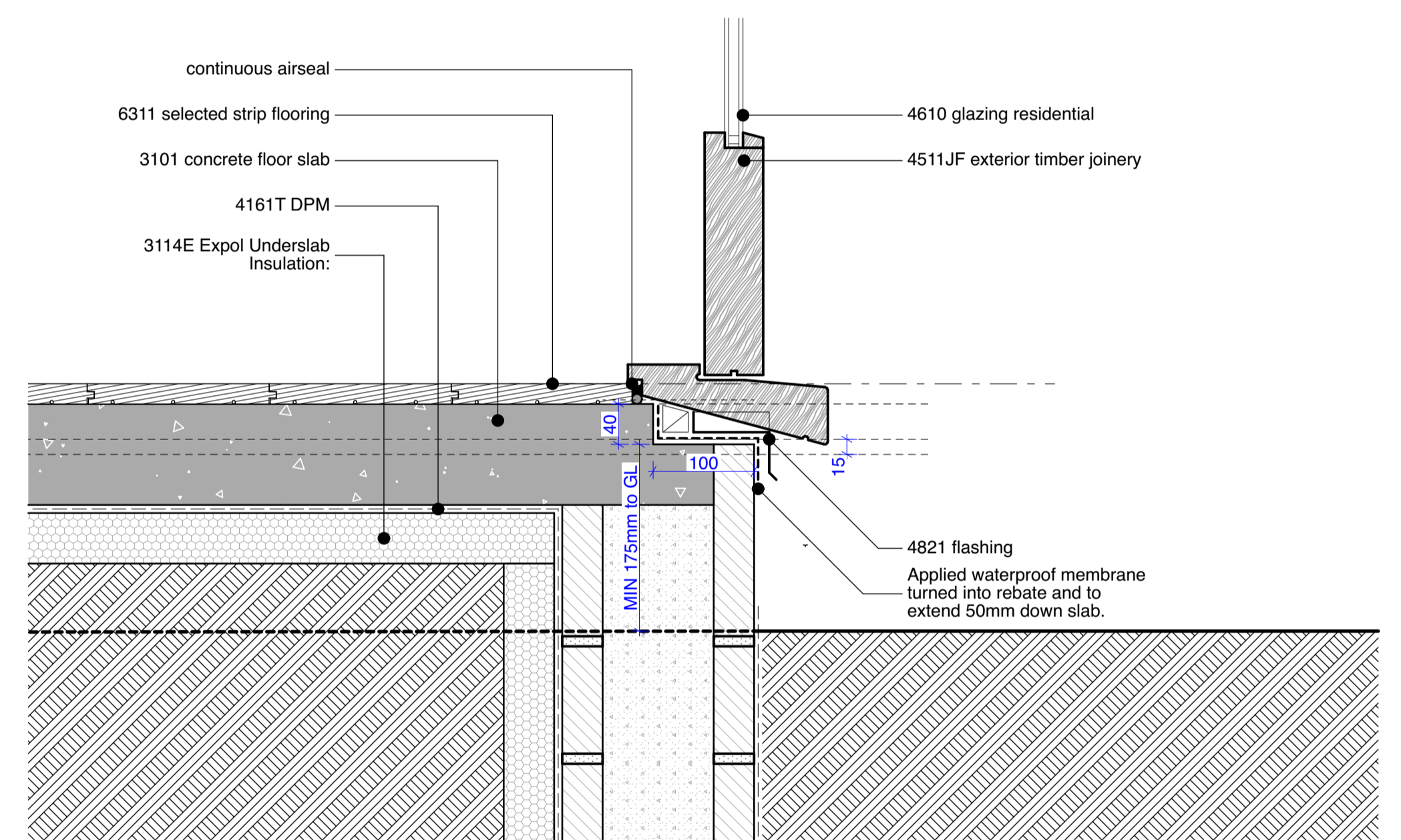
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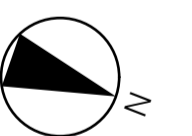
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8 METER HEIGHT

1:5



PROJECT 34 HAMILTON RD  
 CLIENT SALLY RIDGE & SCOTT FITCHETT  
 ADDRESS 34 HAMILTON RD, HERNE BAY, AK  
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**WD511**

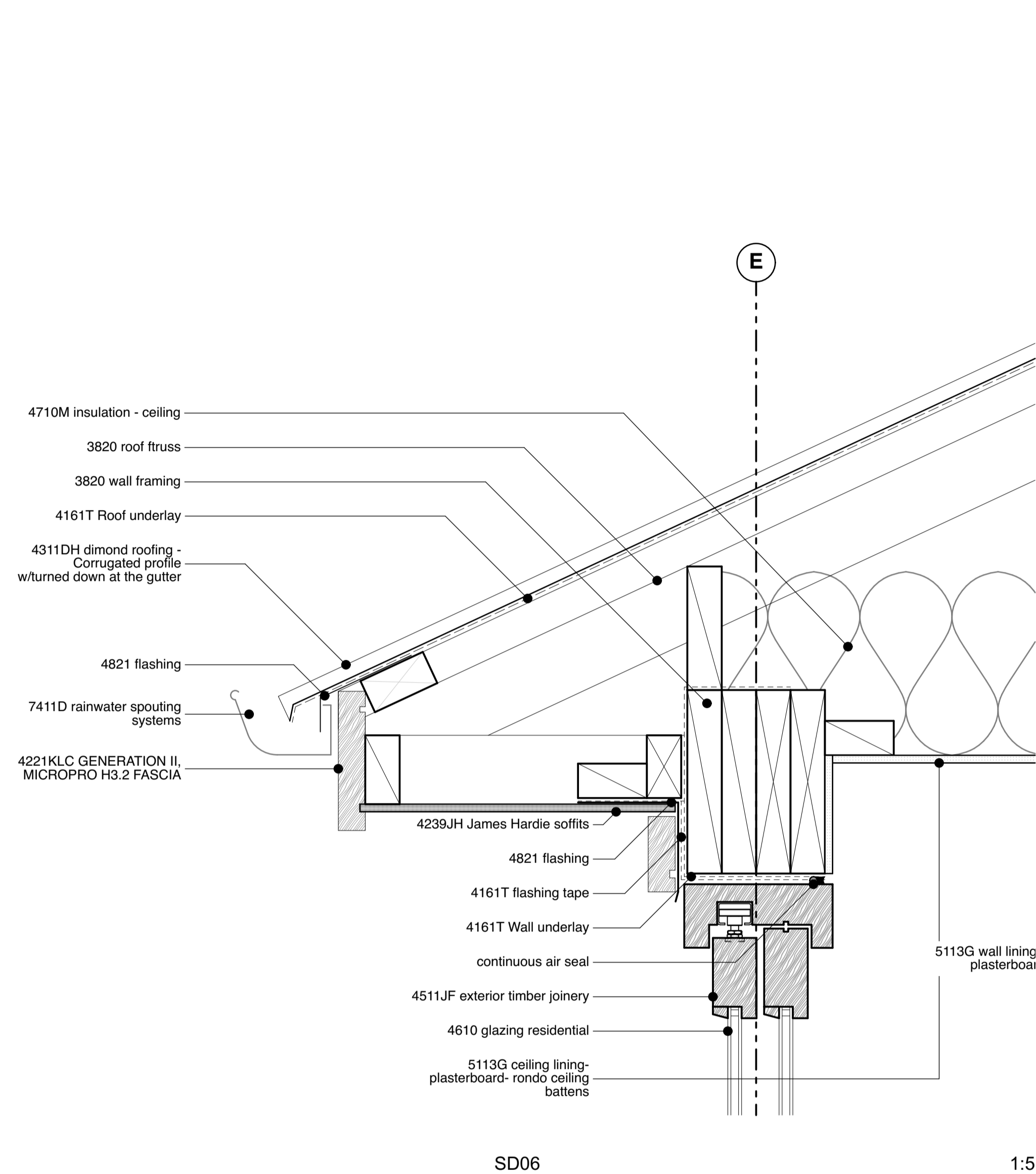
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DETAILS - SEC - HOUSE TITLE

A1 - SCALE  
 12/06/23 DATE

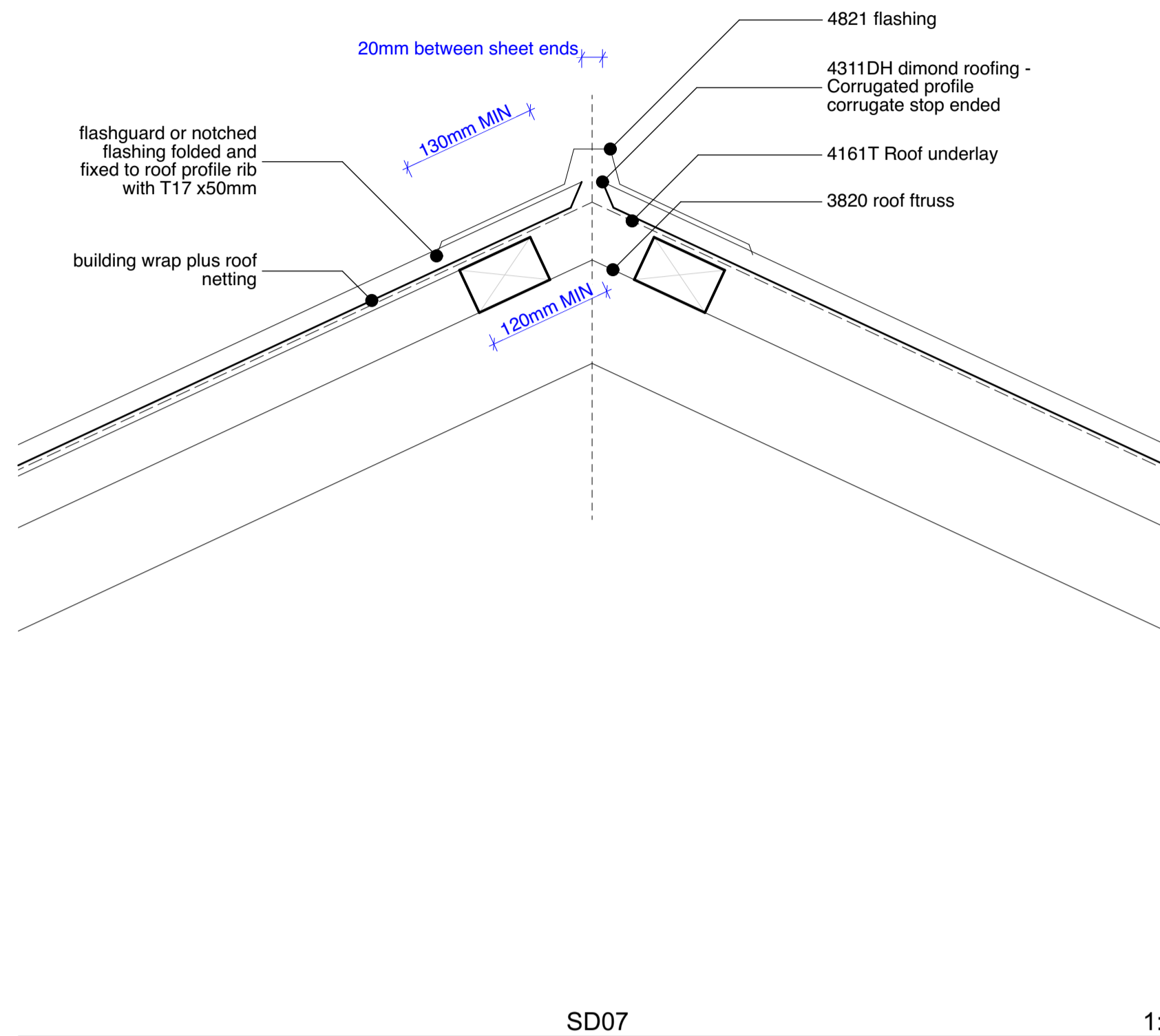
BUILDING CONSENT

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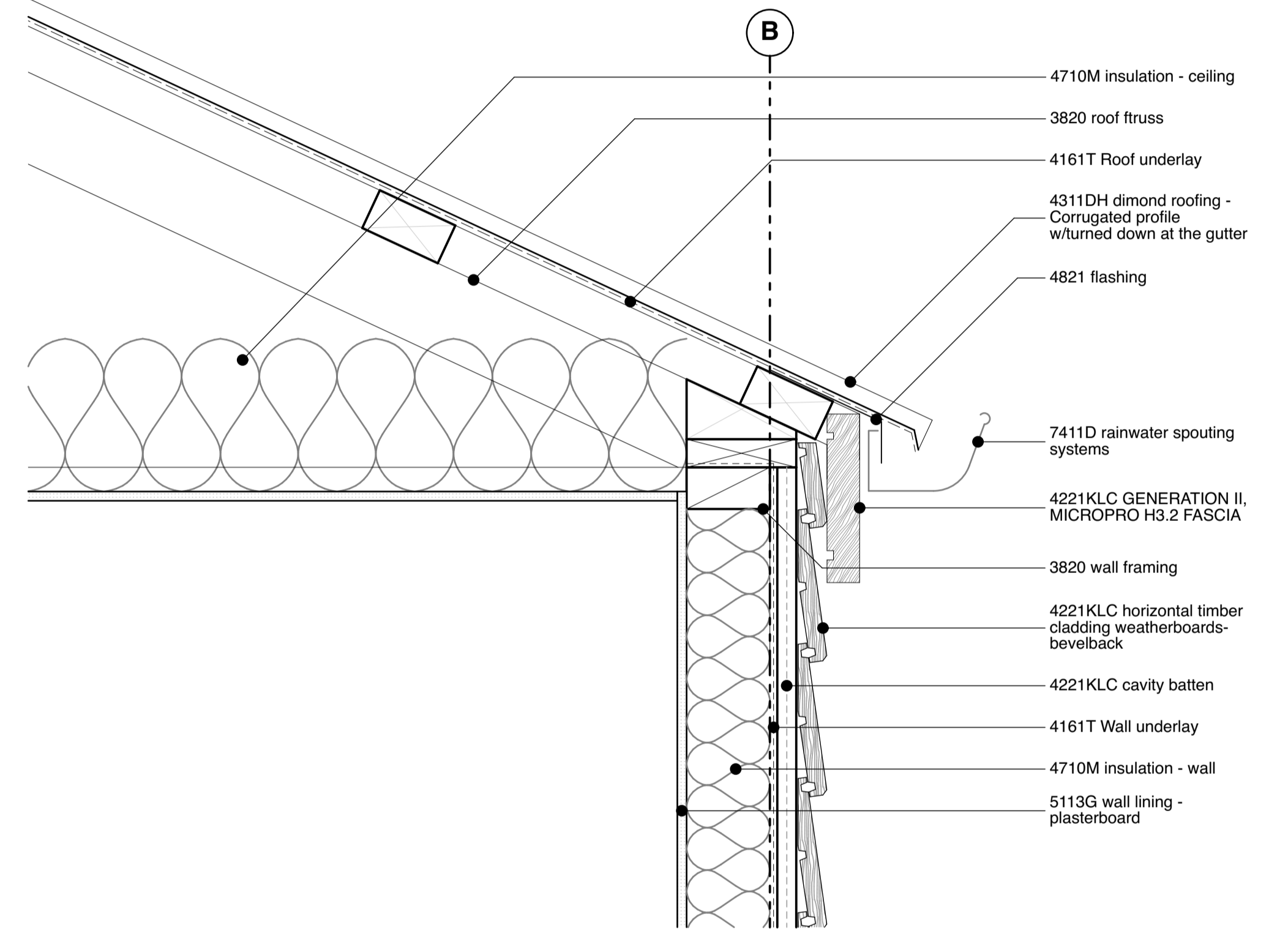
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SD07

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SD08

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### KEYNOTES LEGEND

READ IN CONJUNCTION WITH ARCHITECTURAL SPECIFICATION

<p><b>2310 foundation:</b> Refer engineer's documents spec. refer engineer's documents</p>	<p>4- Uracryl - min. 50 DFT general colour: 'white' Confirm colours prior steel manufacture.</p>	<p><b>4161T Roof Underlay:</b> Thermakraft - Covertek 407 - installed to manufactures literature</p> <p><b>4161T DPC Thermakraft Supercourse 500 DPC:</b> n'stalled to manufactures literature</p>	<p><b>4337E Ecoply roof membrane substrate:</b> 17mm Ecoply Flooring TG staggered joints H3.2 CCA Install to manufactures literature &amp; 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 (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 <b>400 mm maximum centres</b></p>	<p>Colour: Grey (smooth finish) Install to manufactures literature &amp; refer to standard details</p>	<p><b>4710M Mammoth insulation - wall:</b> R2.5 - friction fit semi-rigid thickness 90mm -confirm with H1 Report</p>	<p>Refer to MAPEI Specification 6221M Tiler to confirm compatibility with selected tiles.</p>
<p><b>2361 strip footings:</b> refer engineer's documents</p>	<p><b>3820 wall framing:</b> Radiata pine framing sized, spaced and fixed as per NZS 3604:2011 see structural engineers docs for sizes and fixing</p>	<p><b>4161T flashing tape Thermakraft Aluband:</b> Flexible flashing tape over flexible wall underlay. As per Clause 9.1.5 (a)(b) and figure 72A and 72B E2/AS1</p>	<p>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, j) 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.</p>	<p><b>4511JF JMF exterior timber joinery:</b> 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.</p>	<p><b>4821 aluminium flashings:</b> 0.90mm BMT powder coated aluminium flashings to match joinery colour, formed to indicated profile and fixed as detailed</p>	<p><b>6311 Selected Strip Flooring:</b> Selected 18mm Laminate strip flooring glued down on 15mm EcoPly flooring Substrate or new concrete substraat. Installed to manufactures literature</p>
<p><b>3101 concrete work - basic:</b> refer engineer's documents for specification &amp; structural design</p>	<p><b>3820 floor framing:</b> Radiata pine framing sized, spaced and fixed as per NZS 3604:2011 Timber treatment: H1.2 see structural engineers docs for sizes and fixing</p>	<p><b>4221KH KLC Horizontal Weatherboard cladding system:</b> Generation 2 Horizontal weatherboard system, on 20mm nominal cavity batten profile: bevelback - size to match existing finish: Resene Exterior Paint System colour: WHITE TBC</p>	<p><b>4383 timber decking:</b> 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</p>	<p><b>4554VS Velux opening and fixed skylights:</b> install to manufactures literature with proprietary flashing kit. Refer to H1 Compliance Report for required R value</p>	<p><b>4821 flashings:</b> 0.75mm BMT Zinalume® on steel Coating system: Colorsteel Endura prefinished steel flashings to match roof colour, formed to indicated profile and fixed as detailed to E2/NZBC</p>	<p><b>7120 water heating:</b> ELECTRIC Rinai mains pressure Hot Water Cylinder - MS250 250L (3kW) final selection on site.</p>
<p><b>3101 concrete floor slab:</b> 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 &amp; structural design</p>	<p><b>3820 roof framing:</b> Radiata pine framing sized, spaced and fixed as per NZS 3604:2011 Timber treatment: H1.2 see structural engineers docs for sizes and fixing</p>	<p><b>4239JH James Hardie soffits:</b> 6mm fibre cement villa board sheet flush stopped and painted soffit. install to manufactures documentation.</p>	<p><b>4331H HARDIE™ FIBRE CEMENT DECKING</b> 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.</p>	<p><b>4610MR Metro Performance glass residential glazing residential:</b> 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 &lt;1.2m in height (or higher if climbing aids reduce effective height) opening into pool areas to have restrictor stays allowing no more than 100mm opening as required. Glass Shower doors to be toughened safety glass. Metro 12mm Terafloat or similar agreed</p>	<p><b>4855GV Glass Balustrade:</b> GLASS VICE® Clearline Balustrade system, installed to manufactures literature</p>	<p><b>7121D Dimond rainwater spouting systems:</b> downpipe - 80mm round copper gutter - copper profile to match existing. installed to manufactures literature</p>
<p><b>3114E Expol underslab insulation:</b> Expol X - 50mm R 1.55 install to manufactures literature, confirm with H1 report</p>	<p><b>3820 roof truss framing:</b> Radiata pine framing sized, spaced and fixed in truss design. Timber treatment: H1.2 see structural engineers docs for sizes and fixing</p>	<p><b>4311DH Dimond Roofing - Profiled.</b> Dimond profile: corrugate ROOFING thickness: 0.55mm BMT Zinalume® on steel Coating system: Colorsteel Endura colour: tbc - Profile height: 18mm - Flashings: To match roof - Spouting: To match roof</p>	<p><b>4422N Nuraply membrane roofing:</b> Nuraply TPO Waterproofing system. 1 Layer: Nuraply TPO 1.5mm thick Substrate: plywood Substrate adhesion: Nuraply TPO Membrane</p>	<p><b>4710M Mammoth insulation - ceiling:</b> truss R4.0+R3.2 - thickness 240+200mm.</p>	<p><b>5113G plasterboard ceiling lining - Gib:</b> 13mm Gib Standard plasterboard system on adjustable Rondo ceiling batten system finish: level 4 finish</p>	<p><b>7121A Allproof interior floor waste systems:</b> install to manufactures literature</p>
<p><b>3320 Concrete masonry:</b> 20 series concrete masonry system. refer engineer's documents for specification &amp; structural design</p>	<p><b>3820 wet area framing:</b> 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</p>	<p><b>4161T DPM Thermakraft Orange :</b> installed to manufactures literature</p>	<p><b>4422N Nuraply membrane roofing:</b> Nuraply TPO Waterproofing system. 1 Layer: Nuraply TPO 1.5mm thick Substrate: plywood Substrate adhesion: Nuraply TPO Membrane</p>	<p><b>4710M Mammoth insulation - ceiling:</b> truss R4.0+R3.2 - thickness 240+200mm.</p>	<p><b>5113G wall lining - Gib:</b> 10mm Gib Standard plasterboard finish: level 4 finish</p>	<p><b>7121A Allproof interior floor waste systems:</b> install to manufactures literature</p>
<p><b>3410 steel member - enclosed:</b> Refer to both architectural and engineering documentation. Steel Protection specified in Structural Engineers Notes.</p>	<p><b>4161T Wall Underlay:</b> Thermakraft - Watergate Plus. installed to manufactures literature</p>	<p><b>4422N Nuraply membrane roofing:</b> Nuraply TPO Waterproofing system. 1 Layer: Nuraply TPO 1.5mm thick Substrate: plywood Substrate adhesion: Nuraply TPO Membrane</p>	<p><b>4710M Mammoth insulation - ceiling:</b> truss R4.0+R3.2 - thickness 240+200mm.</p>	<p><b>6221M Mapei tiling solutions:</b> 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: 1 Levelling screed: Mapecem &amp; Planicrete. 2 Waterproofing: Mapeelastic Aquadefense. 3 Adhesive: Keraflex maxi S1. 4 Grout: Kerapoxy 5 Silicone sealant: Mapeasil AC.</p>	<p><b>6192H James Hardie tile &amp; slate Underlay:</b> installed to manufactures literature</p>	<p><b>7451AE Allproof exterior surface drainage solution:</b> install selected channel drainage system to manufactures literature</p>
<p><b>3410 steel member - exposed:</b> refer eng's documents for fixing details. spec. 3410 and engineers documentation finish: 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</p>	<p><b>4221KLC GENERATION II, MICROPRO H3.2 FASCIA</b></p>	<p><b>4221KLC horizontal timber cladding weatherboards-bevelback</b></p>	<p><b>4221KLC cavity batten</b></p>	<p><b>4710M insulation - wall</b></p>	<p><b>5113G wall lining - plasterboard</b></p>	<p><b>7451AE Allproof exterior surface drainage solution:</b> install selected channel drainage system to manufactures literature</p>
<p><b>4221KLC GENERATION II, MICROPRO H3.2 FASCIA</b></p>	<p><b>4239JH James Hardie soffits</b></p>	<p><b>4221KLC horizontal timber cladding weatherboards-bevelback</b></p>	<p><b>4221KLC cavity batten</b></p>	<p><b>4710M insulation - wall</b></p>	<p><b>5113G wall lining - plasterboard</b></p>	<p><b>7451AE Allproof exterior surface drainage solution:</b> install selected channel drainage system to manufactures literature</p>
<p><b>4221KLC GENERATION II, MICROPRO H3.2 FASCIA</b></p>	<p><b>4239JH James Hardie soffits</b></p>	<p><b>4221KLC horizontal timber cladding weatherboards-bevelback</b></p>	<p><b>4221KLC cavity batten</b></p>	<p><b>4710M insulation - wall</b></p>	<p><b>5113G wall lining - plasterboard</b></p>	<p><b>7451AE Allproof exterior surface drainage solution:</b> install selected channel drainage system to manufactures literature</p>
<p><b>4221KLC GENERATION II, MICROPRO H3.2 FASCIA</b></p>	<p><b>4239JH James Hardie soffits</b></p>	<p><b>4221KLC horizontal timber cladding weatherboards-bevelback</b></p>	<p><b>4221KLC cavity batten</b></p>	<p><b>4710M insulation - wall</b></p>	<p><b>5113G wall lining - plasterboard</b></p>	<p><b>7451AE Allproof exterior surface drainage solution:</b> install selected channel drainage system to manufactures literature</p>
<p><b>4221KLC GENERATION II, MICROPRO H3.2 FASCIA</b></p>	<p><b>4239JH James Hardie soffits</b></p>	<p><b>4221KLC horizontal timber cladding weatherboards-bevelback</b></p>	<p><b>4221KLC cavity batten</b></p>	<p><b>4710M insulation - wall</b></p>	<p><b>5113G wall lining - plasterboard</b></p>	<p><b>7451AE Allproof exterior surface drainage solution:</b> install selected channel drainage system to manufactures literature</p>

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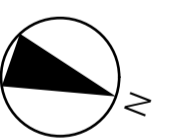
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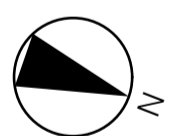
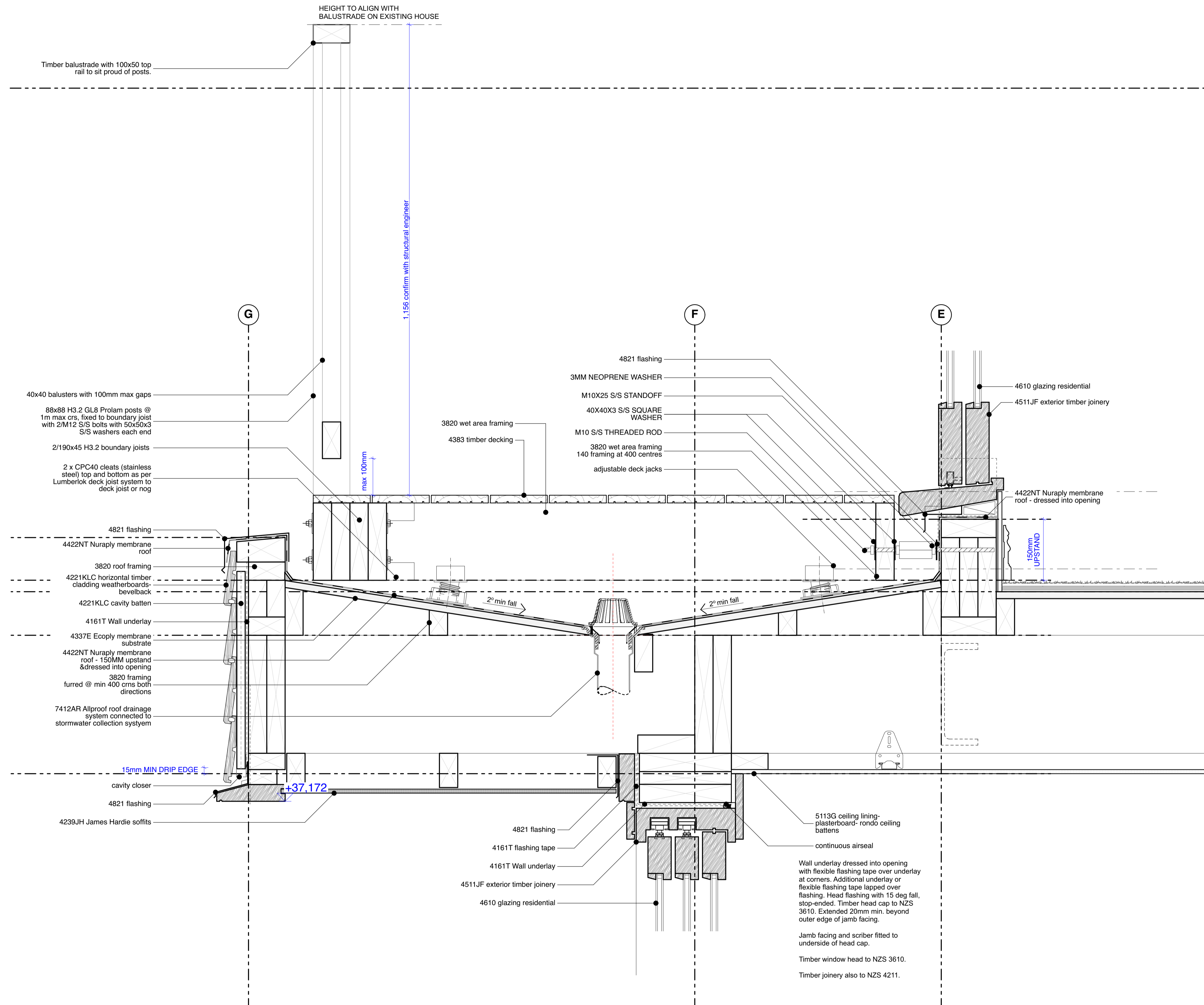
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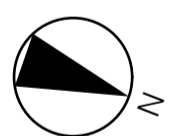
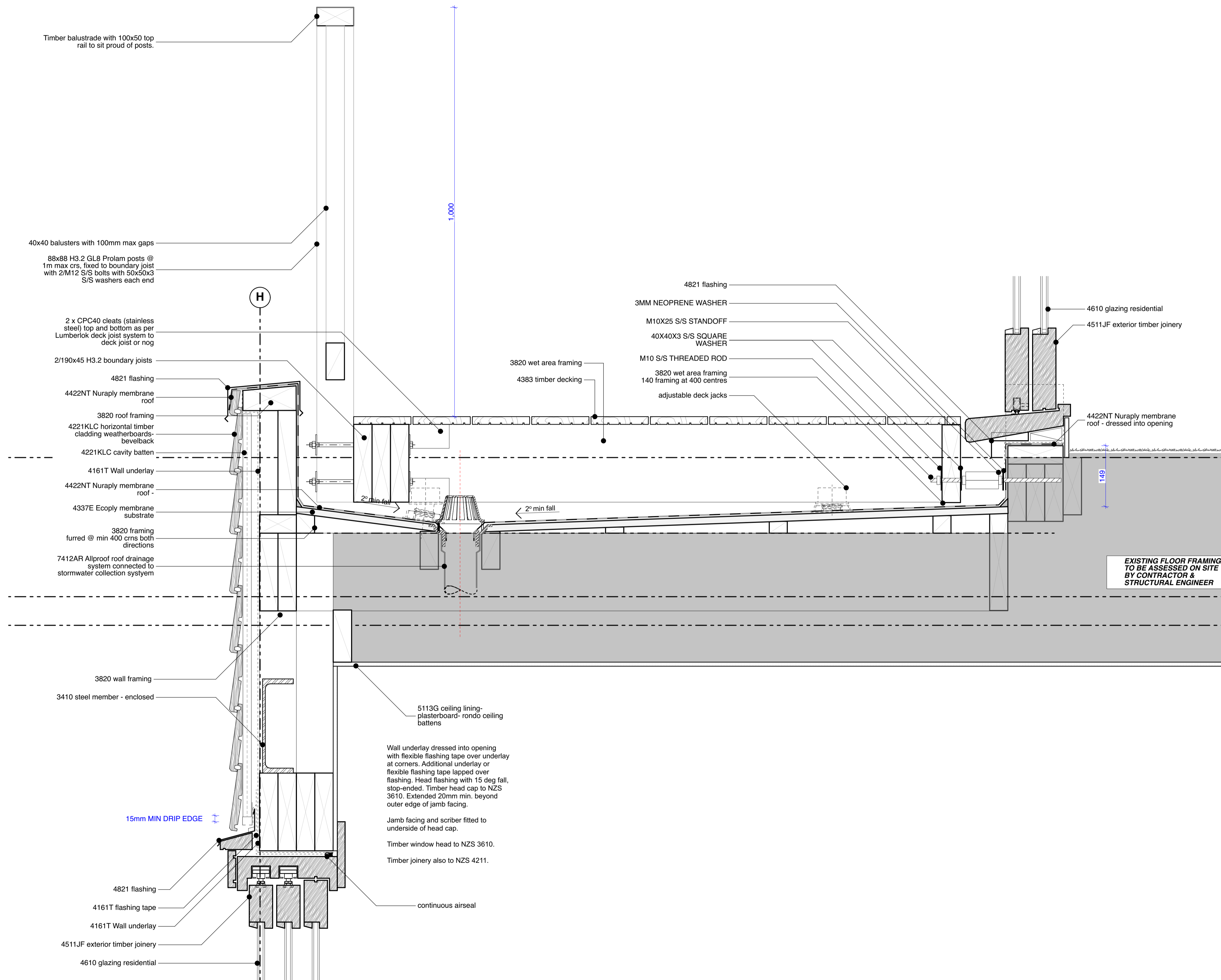
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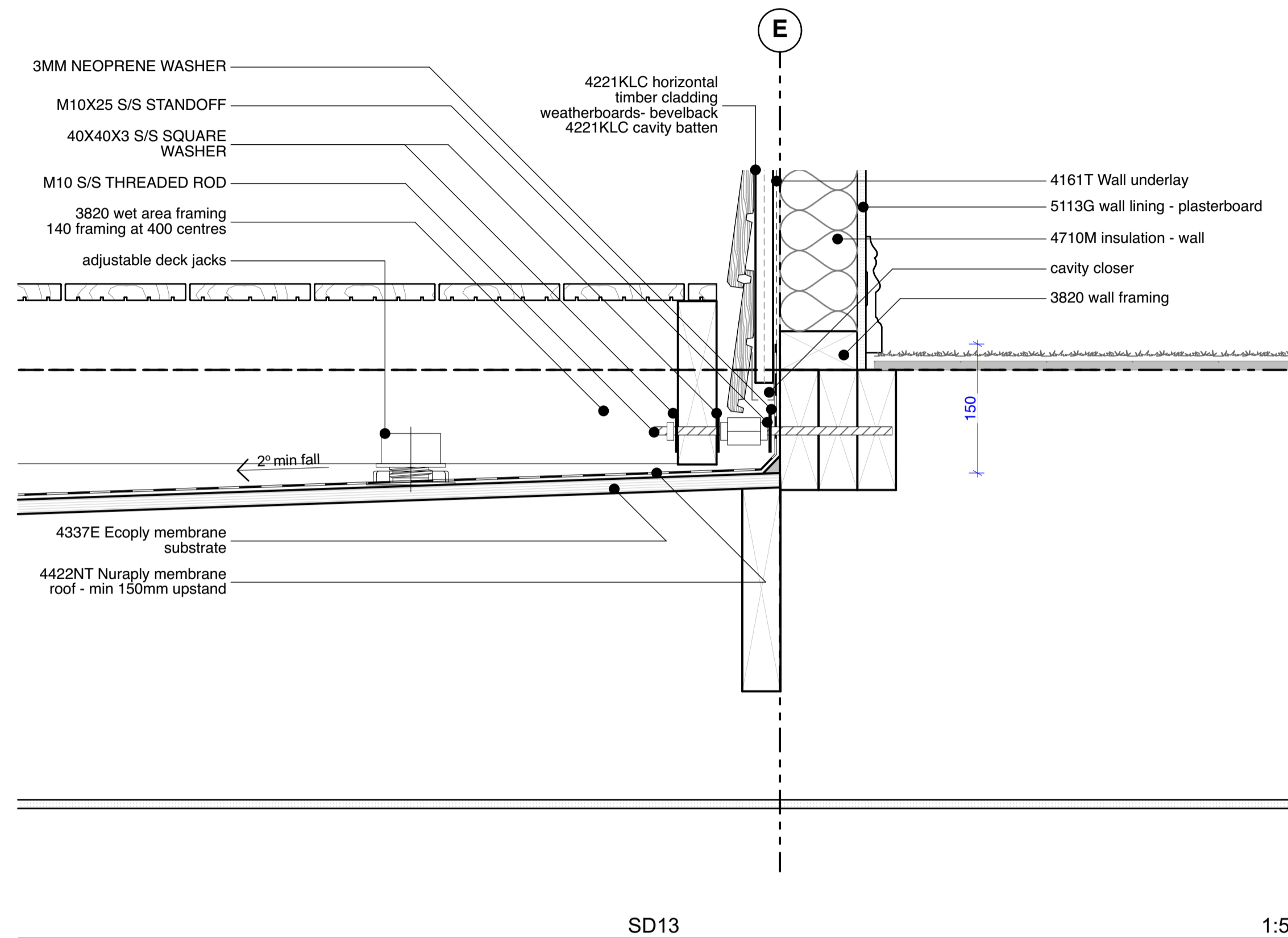
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A1 - SCALE  
 12/06/23 DATE

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**KEYNOTES LEGEND**

READ IN CONJUNCTION WITH ARCHITECTURAL SPECIFICATION

<p><b>2310 foundation:</b> Refer engineer's documents spec. refer engineer's documents</p>	<p>4- Uracryl - min. 50 DFT general colour: 'white' Confirm colours prior steel manufacture.</p>	<p><b>4161T Roof Underlay:</b> Thermakraft - Covertek 407 - installed to manufactures literature</p> <p><b>4161T DPC Thermakraft Supercourse 500 DPC:</b> nstalled to manufactures literature</p>	<p><b>4337E Ecoply roof membrane substrate:</b> 17mm Ecoply Flooring TG staggered joints H3.2 CCA Install to manufactures literature &amp; 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 (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 <b>400 mm maximum centres</b></p>	<p>Colour: Grey (smooth finish) R2.5 - friction fit semi-rigid thickness 90mm - confirm with H1 Report</p>	<p><b>4710M Mammoth insulation - wall:</b> R2.5 - friction fit semi-rigid thickness 90mm - confirm with H1 Report</p>	<p>Refer to MAPEI Specification 6221M Tiler to confirm compatibility with selected tiles.</p>
<p><b>2361 strip footings:</b> refer engineer's documents</p>	<p><b>3820 wall framing:</b> Radiata pine framing sized, spaced and fixed as per NZS 3604:2011 see structural engineers docs for sizes and fixing</p>	<p><b>4161T flashing tape Thermakraft Aluband:</b> Flexible flashing tape over flexible wall underlay. As per Clause 9.1.5 (a)(b) and figure 72A and 72B E2/AS1</p>	<p>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, j) 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.</p>	<p><b>4511JF JMF exterior timber joinery:</b> 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.</p>	<p><b>4821 aluminium flashings:</b> 0.90mm BMT powder coated aluminium flashings to match joinery colour, formed to indicated profile and fixed as detailed</p>	<p><b>6311 Selected Strip Flooring:</b> Selected 18mm Laminate strip flooring glued down on 15mm EcoPly flooring Substrate or new concrete substraat. Installed to manufactures literature</p>
<p><b>3101 concrete work - basic:</b> refer engineer's documents for specification &amp; structural design</p>	<p><b>3820 floor framing:</b> Radiata pine framing sized, spaced and fixed as per NZS 3604:2011 Timber treatment: H1.2 see structural engineers docs for sizes and fixing</p>	<p><b>4221KH KLC Horizontal Weatherboard cladding system:</b> Generation 2 Horizontal weatherboard system, on 20mm nominal cavity batten profile: bevelback - size to match existing finish: Resene Exterior Paint System colour: WHITE TBC</p>	<p><b>4337E Ecoply roof membrane substrate:</b> 6mm fibre cement villa board sheet flush stopped and painted soffit. install to manufactures documentation.</p>	<p><b>4554VS Velux opening and fixed skylights:</b> install to manufactures literature with proprietary flashing kit. Refer to H1 Compliance Report for required R value</p>	<p><b>4821 flashings:</b> 0.75mm BMT Zinalume® on steel Coating system: Colorsteel Endura prefinished steel flashings to match roof colour, formed to indicated profile and fixed as detailed to E2/NZBC</p>	<p><b>7120 water heating:</b> ELECTRIC Rinai mains pressure Hot Water Cylinder - MS250 250L (3kW) final selection on site.</p>
<p><b>3101 concrete floor slab:</b> 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 &amp; structural design</p>	<p><b>3820 roof framing:</b> Radiata pine framing sized, spaced and fixed as per NZS 3604:2011 Timber treatment: H1.2 see structural engineers docs for sizes and fixing</p>	<p><b>4239JH James Hardie soffits:</b> 6mm fibre cement villa board sheet flush stopped and painted soffit. install to manufactures documentation.</p>	<p><b>4383 timber decking:</b> 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</p>	<p><b>4610MR Metro Performance glass residential glazing residential:</b> 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 &lt;1.2m in height (or higher if climbing aids reduce effective height) opening into pool areas to have restrictor stays allowing no more than 100mm opening as required. Glass Shower doors to be toughened safety glass. Metro 12mm Terafloat or similar agreed</p>	<p><b>4855GV Glass Balustrade:</b> GLASS VICE® Clearline Balustrade system, installed to manufactures literature</p>	<p><b>7411D Dimond rainwater spouting systems:</b> downpipe - 80mm round copper gutter - copper profile to match existing.</p>
<p><b>3114E Expol underslab insulation:</b> Expol X - 50mm R 1.55 install to manufactures literature, confirm with H1 report</p>	<p><b>3820 roof truss framing:</b> Radiata pine framing sized, spaced and fixed in truss design. Timber treatment: H1.2 see structural engineers docs for sizes and fixing</p>	<p><b>4311DH Dimond Roofing - Profiled.</b> Dimond profile: corrugate ROOFING thickness: 0.55mm BMT Zinalume® on steel Coating system: Colorsteel Endura colour: tbc</p>	<p><b>4383 timber decking:</b> 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</p>	<p><b>4610MR Metro Performance glass residential glazing residential:</b> 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 &lt;1.2m in height (or higher if climbing aids reduce effective height) opening into pool areas to have restrictor stays allowing no more than 100mm opening as required. Glass Shower doors to be toughened safety glass. Metro 12mm Terafloat or similar agreed</p>	<p><b>5113G plasterboard ceiling lining - Gib:</b> 13mm Gib Standard plasterboard system on adjustable Rondo ceiling batten system finish: level 4 finish</p>	<p><b>7412AR Allproof roof drainage systems:</b> install to manufactures literature RECONFIRM ON SITE Type/Brand: Allproof Bronze roof outlet Pipe outlet size: To suit pipe size 80mm - Description: 80mm Membrane Clamp Overflow: roof outlets &amp; overflows</p>
<p><b>3320 Concrete masonry:</b> 20 series concrete masonry system. refer engineer's documents for specification &amp; structural design</p>	<p><b>3820 wet area framing:</b> 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</p>	<p><b>4331H HARDIE™ FIBRE CEMENT DECKING</b> 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.</p>	<p><b>4383 timber decking:</b> 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</p>	<p><b>4710M Mammoth insulation - ceiling:</b> truss R4.0+R3.2 - thickness 240+200mm.</p>	<p><b>5113G wall lining - Gib:</b> 10mm Gib Standard plasterboard finish: level 4 finish</p>	<p><b>7412AI Allproof interior floor waste systems:</b> install to manufactures literature</p>
<p><b>3410 steel member - enclosed:</b> Refer to both architectural and engineering documentation. Steel Protection specified in Structural Engineers Notes.</p>	<p><b>4161T DPM Thermakraft Orange :</b> installed to manufactures literature</p>	<p><b>4331H HARDIE™ FIBRE CEMENT DECKING</b> 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.</p>	<p><b>4383 timber decking:</b> 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</p>	<p><b>4710M Mammoth insulation - ceiling:</b> truss R4.0+R3.2 - thickness 240+200mm.</p>	<p><b>5113G wall lining - Gib:</b> 10mm Gib Standard plasterboard finish: level 4 finish</p>	<p><b>7451AE Allproof exterior surface drainage solution:</b> install selected channel drainage system to manufactures literature</p>
<p><b>3410 steel member - exposed:</b> refer eng's documents for fixing details. spec. 3410 and engineers documentation finish: 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</p>	<p><b>4161T Wall Underlay:</b> Thermakraft - Watergate Plus. installed to manufactures literature</p>	<p><b>4331H HARDIE™ FIBRE CEMENT DECKING</b> 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.</p>	<p><b>4383 timber decking:</b> 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</p>	<p><b>4710M Mammoth insulation - ceiling:</b> truss R4.0+R3.2 - thickness 240+200mm.</p>	<p><b>6221M Mapei tiling solutions:</b> 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: 1 Levelling screed: Mapecem &amp; Planicrete. 2 Waterproofing: Mapelastc Aquadefense. 3 Adhesive: Keraflex maxi S1. 4 Grout: Kerapoxy 5 Silicone sealant: Mapefil AC.</p>	<p><b>7430 geofabrics cordrain &amp; megallo:</b> cordrain drainage board with geotextile fabric draining to megallo 170 (punched) high density polyethylene land drainage panel in suitable geotextile sock spec. refer data sheet</p>



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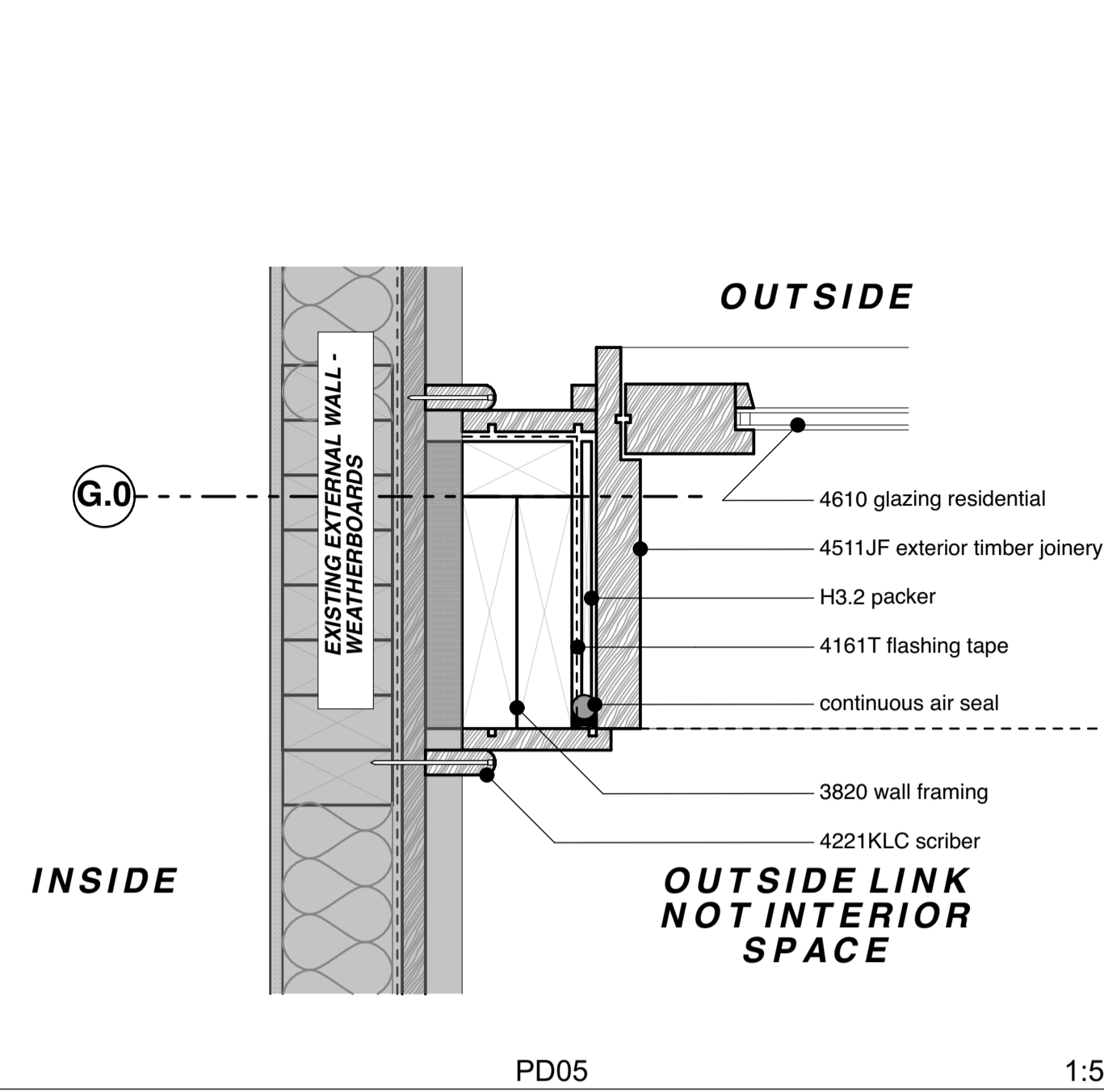
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ISSUE BC00

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**12/06/23** DATE

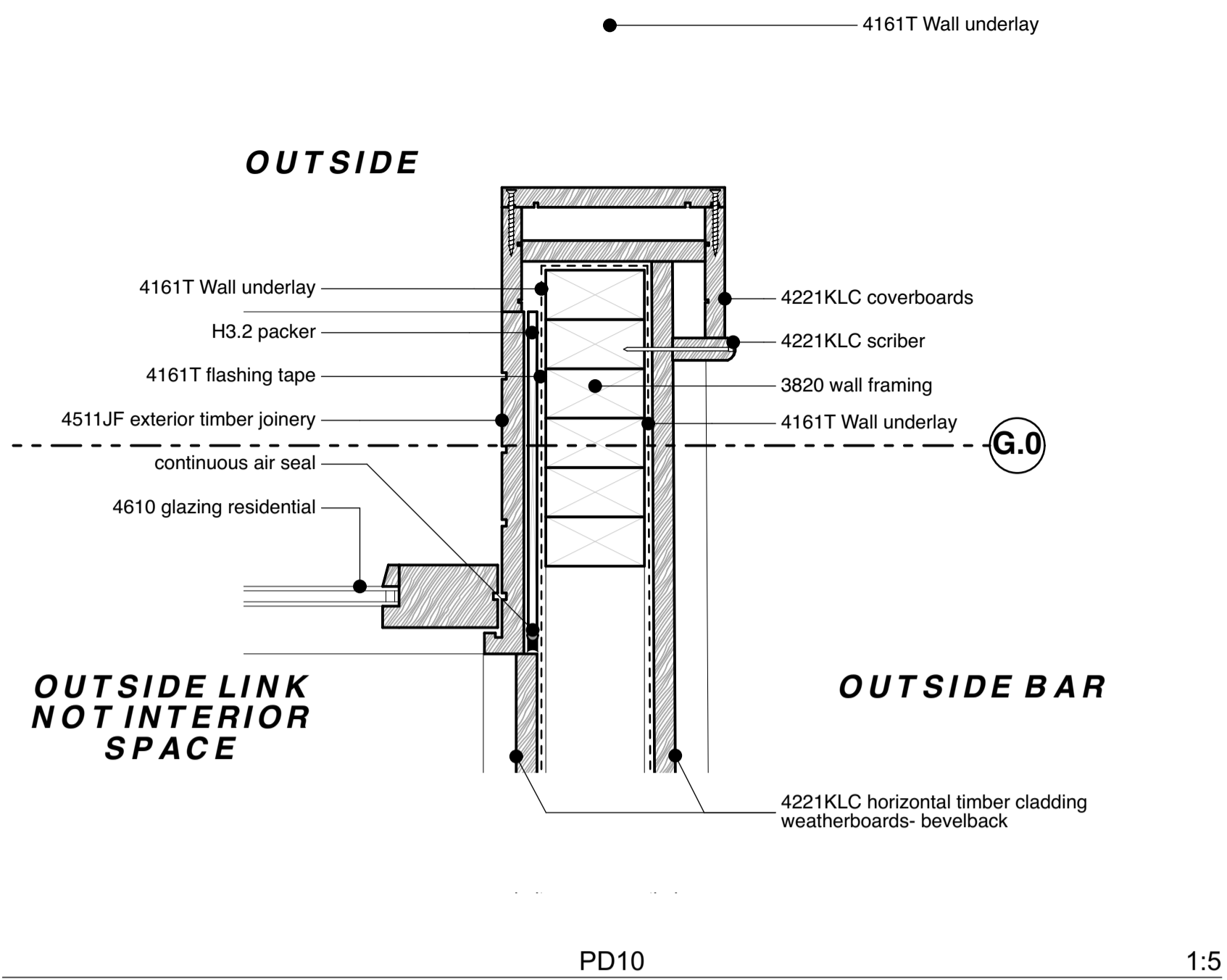
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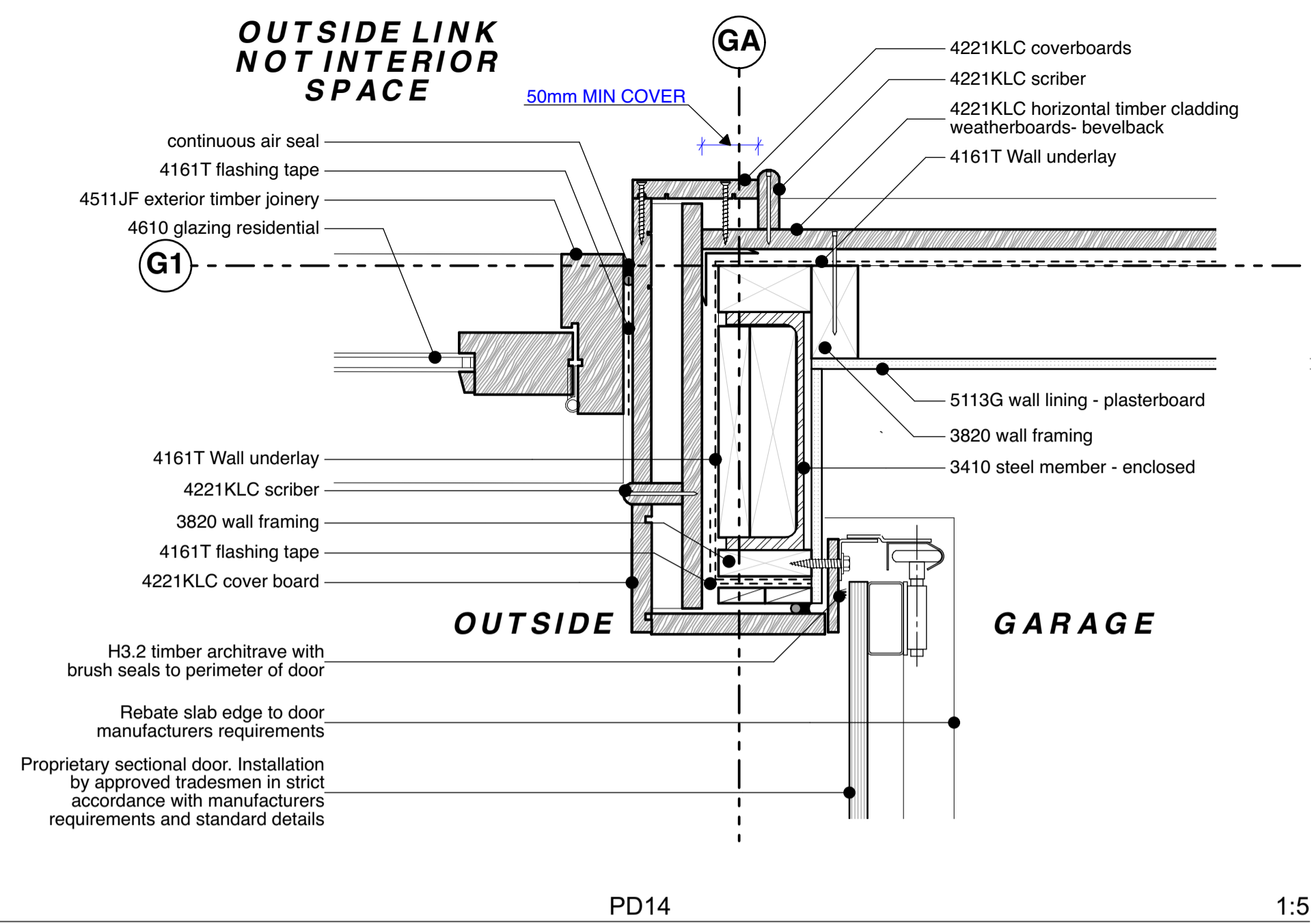
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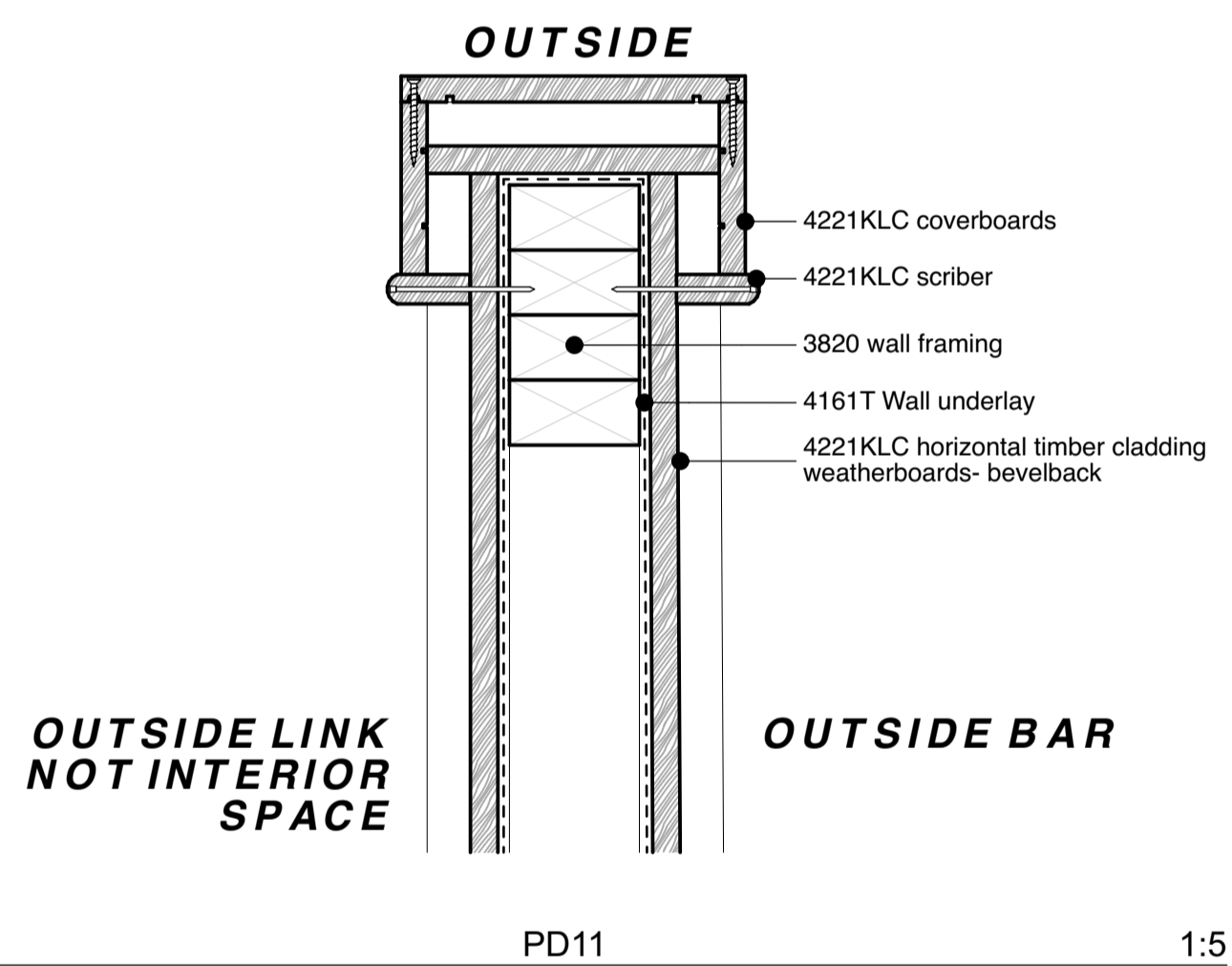
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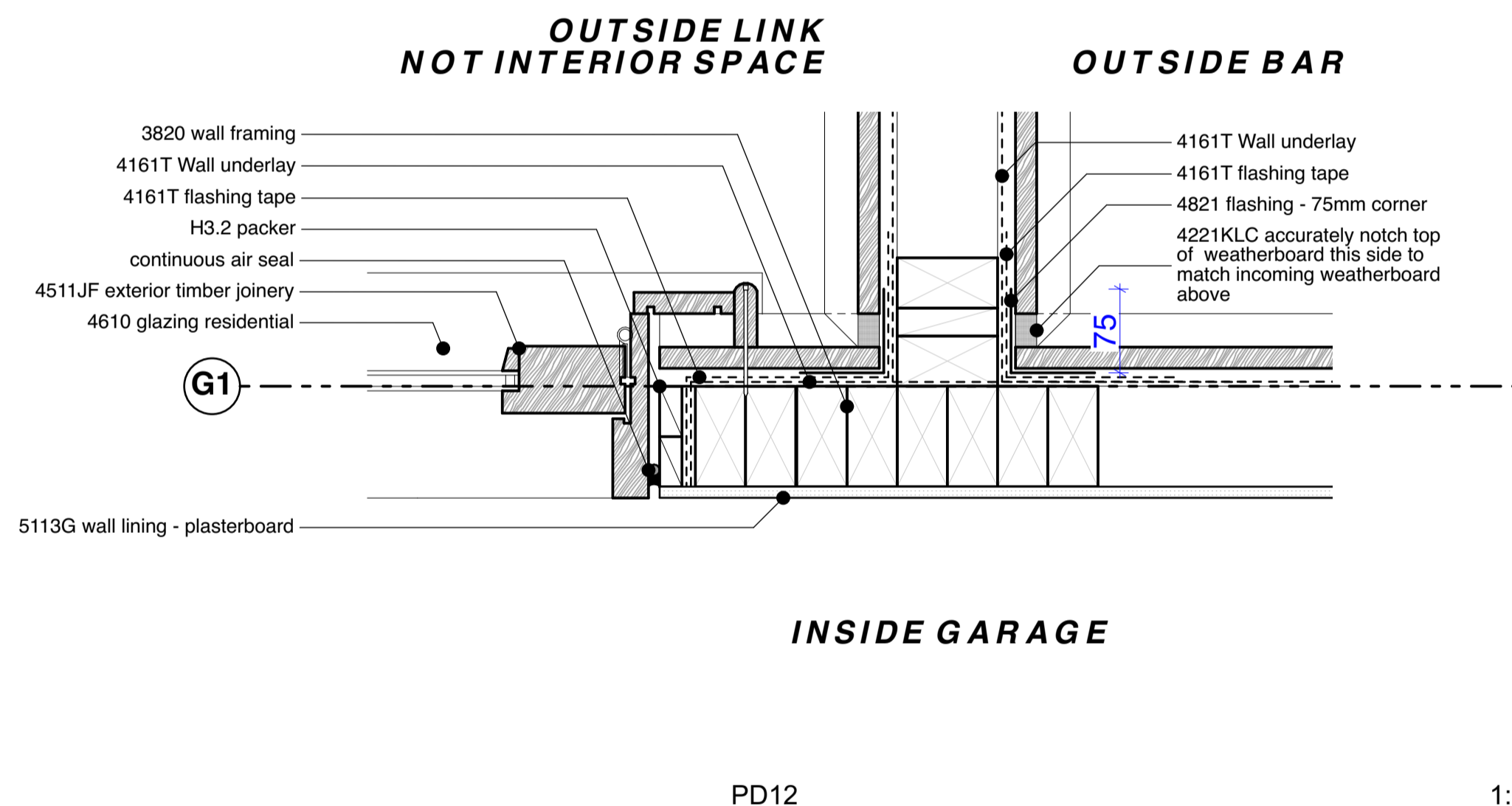
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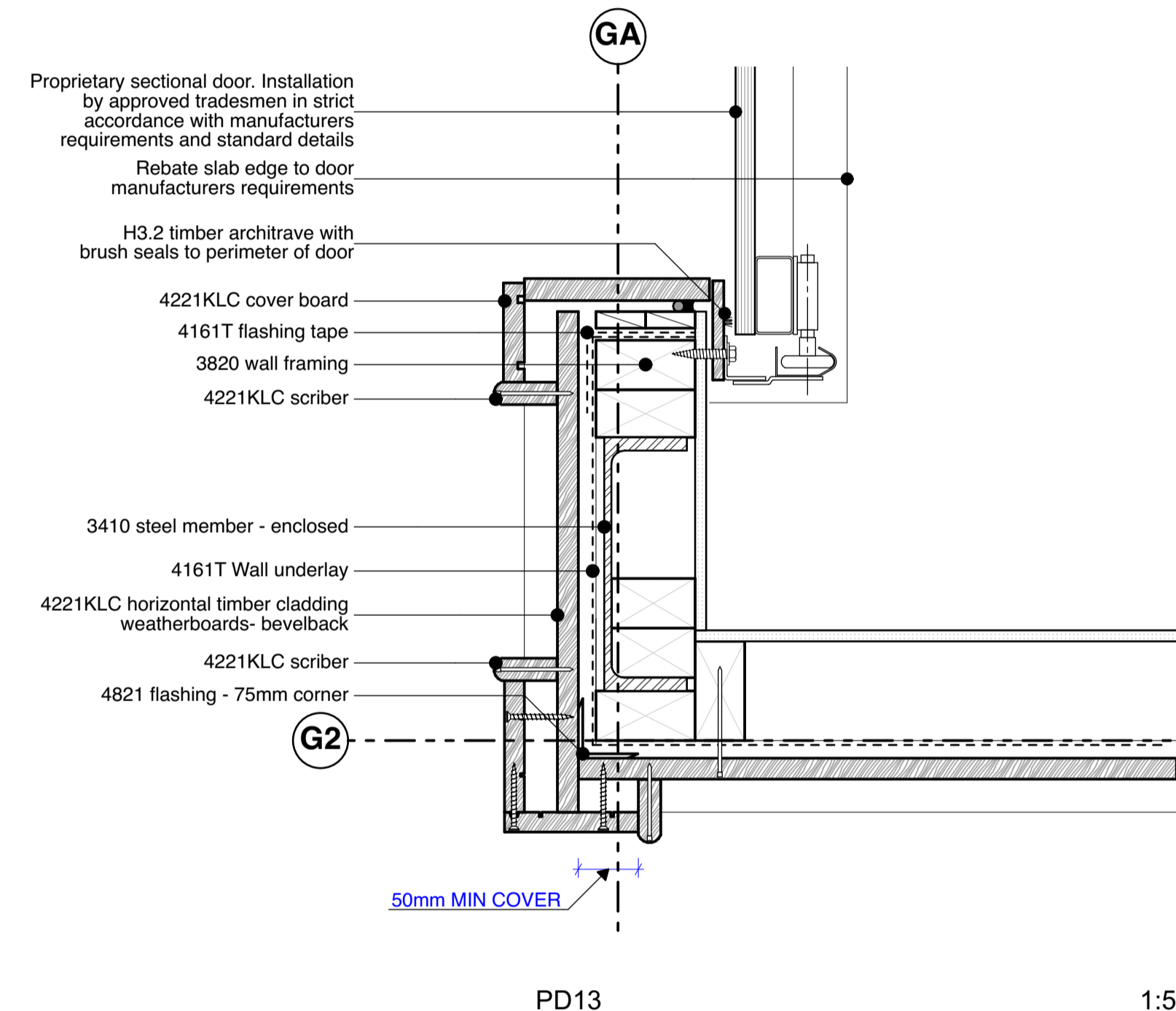
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PD12

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PD13

1:5

**KEYNOTES LEGEND**

READ IN CONJUNCTION WITH ARCHITECTURAL SPECIFICATION

<p><b>2310 foundation:</b> Refer engineer's documents spec. refer engineer's documents</p>	<p>4- Uracryl - min. 50 DFT general colour: 'white' Confirm colours prior steel manufacture.</p>	<p><b>4161T Roof Underlay:</b> Thermakraft - Covertek 407 - installed to manufactures literature</p>	<p><b>4372E Ecoply roof membrane substrate:</b> 17mm Ecoply Flooring TG staggered joints H3.2 CCA Install to manufactures literature &amp; 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 (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</p>	<p>Colour: Grey (smooth finish) Install to manufactures literature &amp; refer to standard details</p>	<p><b>4710M Mammoth insulation - wall:</b> R2.5 - friction fit semi-rigid thickness 90mm -confirm with H1 Report</p>	<p>Refer to MAPEI Specification 6221M Tiler to confirm compatibility with selected tiles.</p>
<p><b>2361 strip footings:</b> refer engineer's documents</p>	<p><b>3820 wall framing:</b> Radiata pine framing sized, spaced and fixed as per NZS 3604:2011 see structural engineers docs for sizes and fixing</p>	<p><b>4161T DPC Thermakraft Supercourse 500 DPC:</b> nstalled to manufactures literature</p>	<p>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, j) 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.</p>	<p><b>4511JF JMF exterior timber joinery:</b> 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.</p>	<p><b>4821 aluminium flashings:</b> 0.90mm BMT powder coated aluminium flashings to match joinery colour, formed to indicated profile and fixed as detailed</p>	<p><b>6311 Selected Strip Flooring:</b> Selected 18mm Laminate strip flooring glued down on 15mm EcoPly flooring Substrate or new concrete substraat. Installed to manufactures literature</p>
<p><b>3101 concrete work - basic:</b> refer engineer's documents for specification &amp; structural design</p>	<p><b>3820 floor framing:</b> Radiata pine framing sized, spaced and fixed as per NZS 3604:2011 Timber treatment: H1.2 see structural engineers docs for sizes and fixing</p>	<p><b>4221KH KLC Horizontal Weatherboard cladding system:</b> Generation 2 Horizontal weatherboard system, on 20mm nominal cavity batten profile: bevelback - size to match existing finish: Resene Exterior Paint System colour: WHITE TBC</p>	<p><b>4383 timber decking:</b> 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</p>	<p><b>4554VS Velux opening and fixed skylights:</b> install to manufactures literature with proprietary flashing kit. Refer to H1 Compliance Report for required R value</p>	<p><b>4821 flashings:</b> 0.75mm BMT Zinalume® on steel Coating system: Colorsteel Endura prefinished steel flashings to match roof colour, formed to indicated profile and fixed as detailed to E2/NZBC</p>	<p><b>7120 water heating:</b> ELECTRIC Rinai mains pressure Hot Water Cylinder - MS250 250L (3kW) final selection on site.</p>
<p><b>3101 concrete floor slab:</b> 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 &amp; structural design</p>	<p><b>3820 roof framing:</b> Radiata pine framing sized, spaced and fixed as per NZS 3604:2011 Timber treatment: H1.2 see structural engineers docs for sizes and fixing</p>	<p><b>4221KH KLC Horizontal Weatherboard cladding system:</b> Generation 2 Horizontal weatherboard system, on 20mm nominal cavity batten profile: bevelback - size to match existing finish: Resene Exterior Paint System colour: WHITE TBC</p>	<p><b>4393JH James Hardie soffits:</b> 6mm fibre cement villa board sheet flush stopped and painted soffit. install to manufactures documentation.</p>	<p><b>4610MR Metro Performance glass residential glazing residential:</b> 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 &lt;1.2m in height (or higher if climbing aids reduce effective height) opening into pool areas to have restrictor stays allowing no more than 100mm opening as required: Glass Shower doors to be toughened safety glass. Metro 12mm Terafloat or similar agreed</p>	<p><b>4855GV Glass Balustrade:</b> GLASS VICE® Clearline Balustrade system, installed to manufactures literature</p>	<p><b>7121D Dimond rainwater spouting systems:</b> downpipe - 80mm round copper gutter - copper profile to match existing.</p>
<p><b>3114E Expol underslab insulation:</b> Expol X - 50mm R 1.55 install to manufactures literature, confirm with H1 report</p>	<p><b>3820 roof truss framing:</b> Radiata pine framing sized, spaced and fixed in truss design. Timber treatment: H1.2 see structural engineers docs for sizes and fixing</p>	<p><b>4311DH Dimond Roofing - Profiled.</b> Dimond profile: corrugate ROOFING thickness: 0.55mm BMT Zinalume® on steel Coating system: Colorsteel Endura colour: tbc - Profile height: 18mm - Flashings: To match roof - Spouting: To match roof</p>	<p><b>4329JH James Hardie soffits:</b> 6mm fibre cement villa board sheet flush stopped and painted soffit. install to manufactures documentation.</p>	<p><b>4610MR Metro Performance glass residential glazing residential:</b> 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 &lt;1.2m in height (or higher if climbing aids reduce effective height) opening into pool areas to have restrictor stays allowing no more than 100mm opening as required: Glass Shower doors to be toughened safety glass. Metro 12mm Terafloat or similar agreed</p>	<p><b>5113G plasterboard ceiling lining - Gib:</b> 13mm Gib Standard plasterboard system on adjustable Rondo ceiling batten system finish: level 4 finish</p>	<p><b>7121D Dimond rainwater spouting systems:</b> downpipe - 80mm round copper gutter - copper profile to match existing.</p>
<p><b>3320 Concrete masonry:</b> 20 series concrete masonry system. refer engineer's documents for specification &amp; structural design</p>	<p><b>3820 wet area framing:</b> 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</p>	<p><b>4311DH Dimond Roofing - Profiled.</b> Dimond profile: corrugate ROOFING thickness: 0.55mm BMT Zinalume® on steel Coating system: Colorsteel Endura colour: tbc - Profile height: 18mm - Flashings: To match roof - Spouting: To match roof</p>	<p><b>4383 timber decking:</b> 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</p>	<p><b>4710M Mammoth insulation - ceiling:</b> truss R4.0+R3.2 - thickness 240+200mm.</p>	<p><b>5113G wall lining - Gib:</b> 10mm Gib Standard plasterboard finish: level 4 finish</p>	<p><b>7121D Dimond rainwater spouting systems:</b> downpipe - 80mm round copper gutter - copper profile to match existing.</p>
<p><b>3410 steel member - enclosed:</b> Refer to both architectural and engineering documentation. Steel Protection specified in Structural Engineers Notes.</p>	<p><b>4161T DPM Thermakraft Orange :</b> installed to manufactures literature</p>	<p><b>4311DH Dimond Roofing - Profiled.</b> Dimond profile: corrugate ROOFING thickness: 0.55mm BMT Zinalume® on steel Coating system: Colorsteel Endura colour: tbc - Profile height: 18mm - Flashings: To match roof - Spouting: To match roof</p>	<p><b>4383 timber decking:</b> 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</p>	<p><b>4710M Mammoth insulation - ceiling:</b> truss R4.0+R3.2 - thickness 240+200mm.</p>	<p><b>5113G wall lining - Gib:</b> 10mm Gib Standard plasterboard finish: level 4 finish</p>	<p><b>7121D Dimond rainwater spouting systems:</b> downpipe - 80mm round copper gutter - copper profile to match existing.</p>
<p><b>3410 steel member - exposed:</b> refer eng's documents for fixing details. spec. 3410 and engineers documentation finish: 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</p>	<p><b>4161T Wall Underlay:</b> Thermakraft - Watergate Plus. installed to manufactures literature</p>	<p><b>4311DH Dimond Roofing - Profiled.</b> Dimond profile: corrugate ROOFING thickness: 0.55mm BMT Zinalume® on steel Coating system: Colorsteel Endura colour: tbc - Profile height: 18mm - Flashings: To match roof - Spouting: To match roof</p>	<p><b>4383 timber decking:</b> 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</p>	<p><b>4710M Mammoth insulation - ceiling:</b> truss R4.0+R3.2 - thickness 240+200mm.</p>	<p><b>5113G wall lining - Gib:</b> 10mm Gib Standard plasterboard finish: level 4 finish</p>	<p><b>7121D Dimond rainwater spouting systems:</b> downpipe - 80mm round copper gutter - copper profile to match existing.</p>
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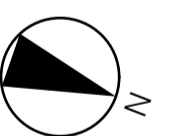
PROJECT **34 HAMILTON RD**  
CLIENT **SALLY RIDGE & SCOTT FITCHETT**  
ADDRESS **34 HAMILTON RD, HERNE BAY, AK**  
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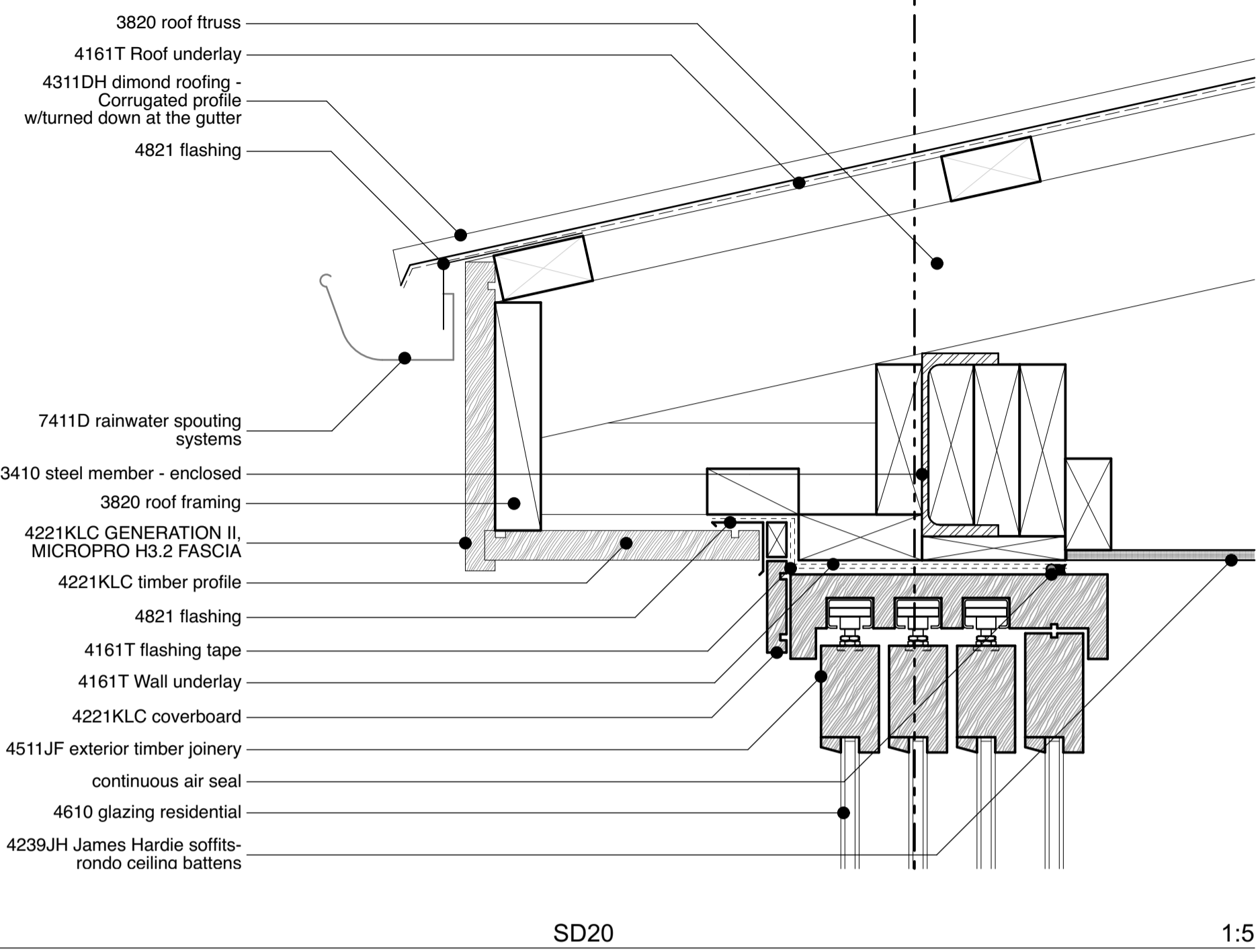
**WD540**  
ISSUE BC00

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

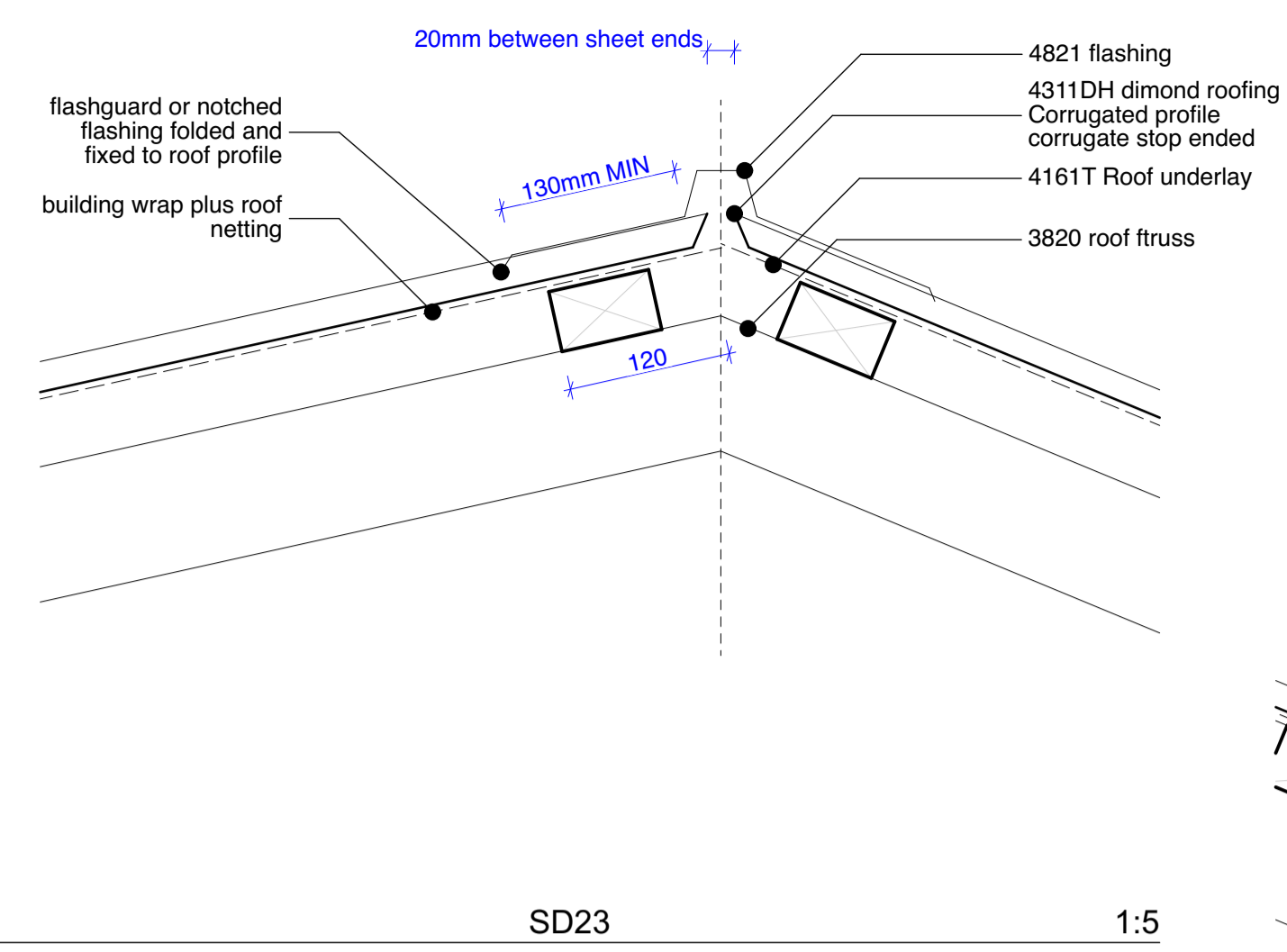
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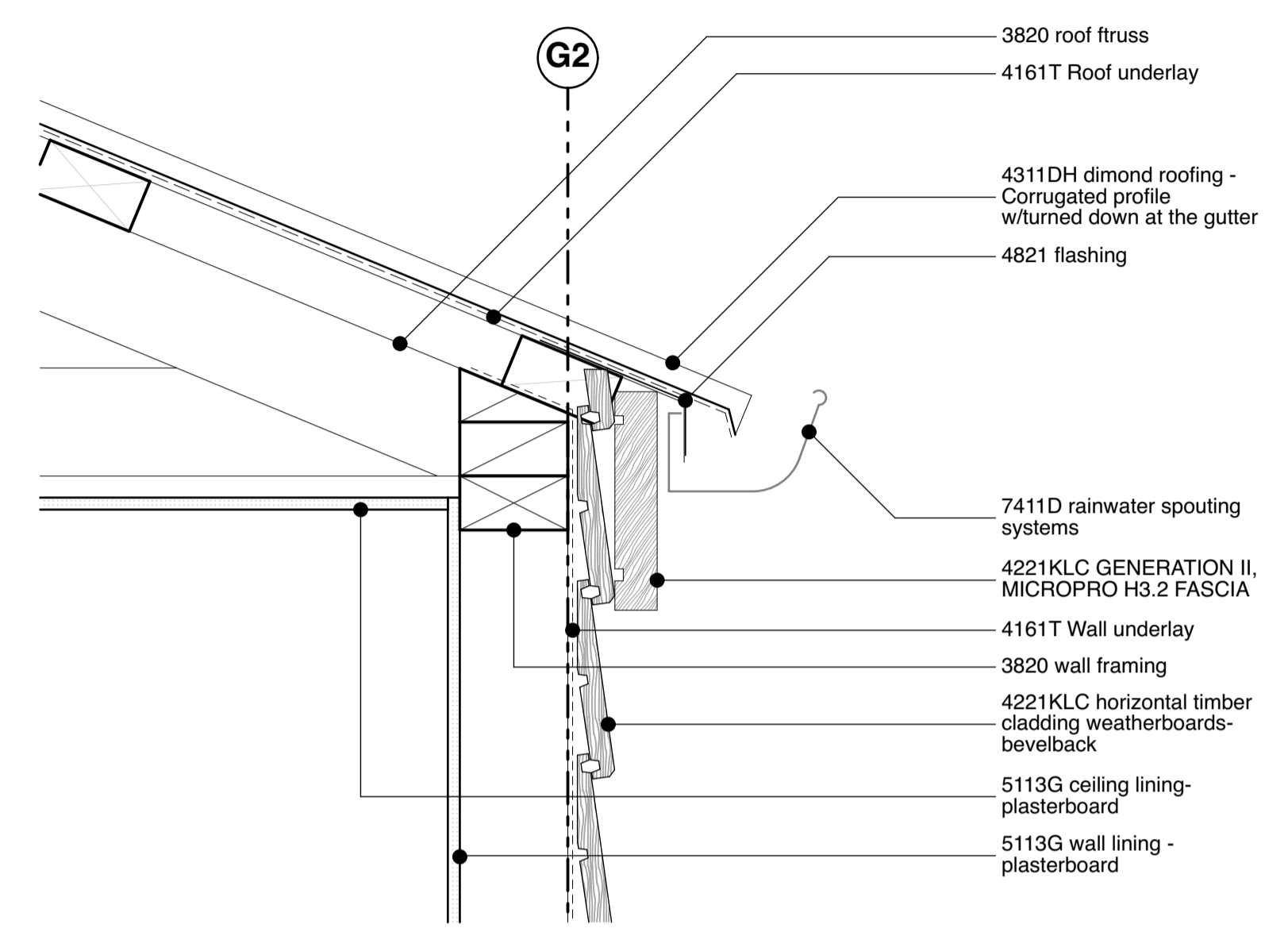
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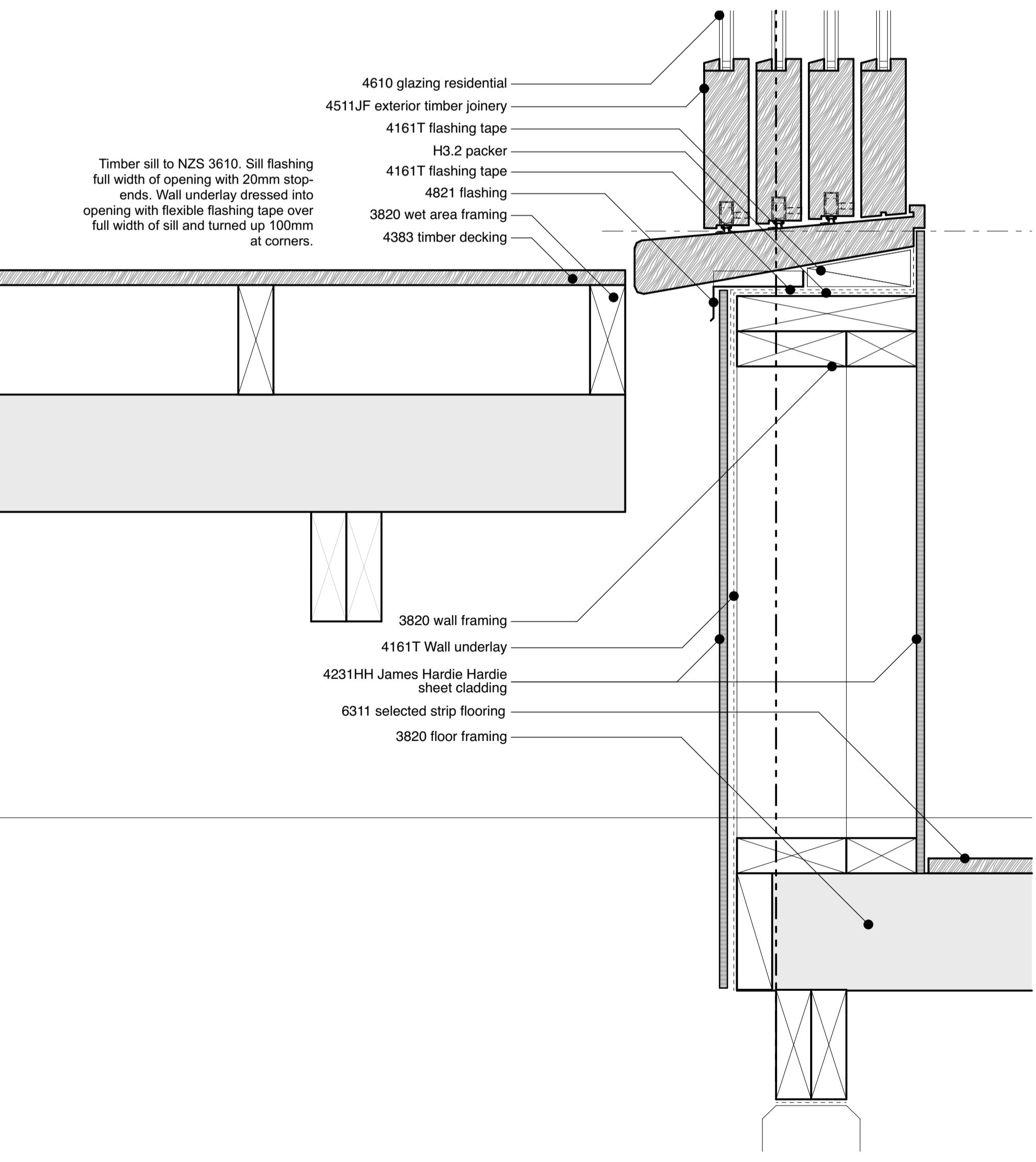
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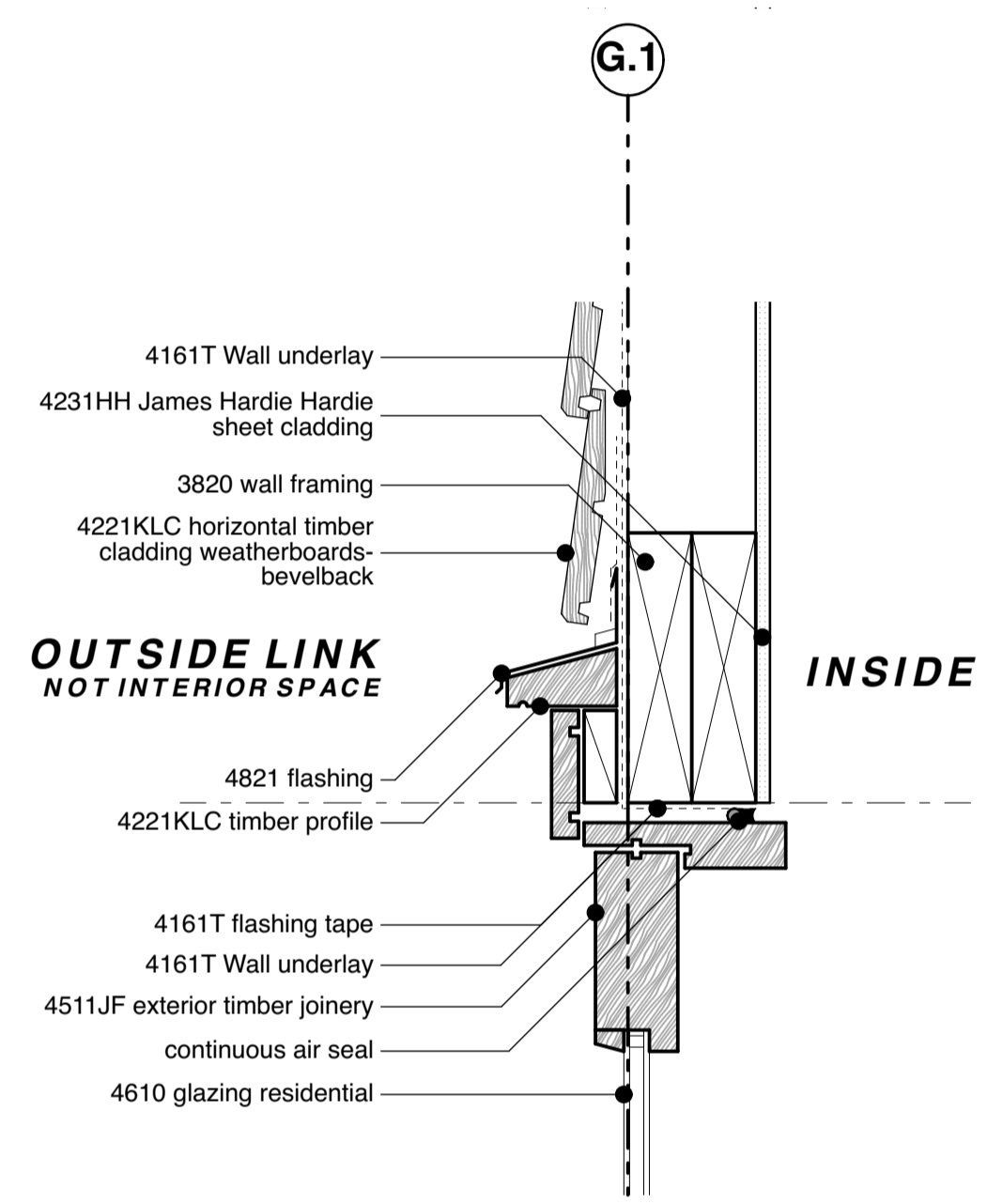
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G2

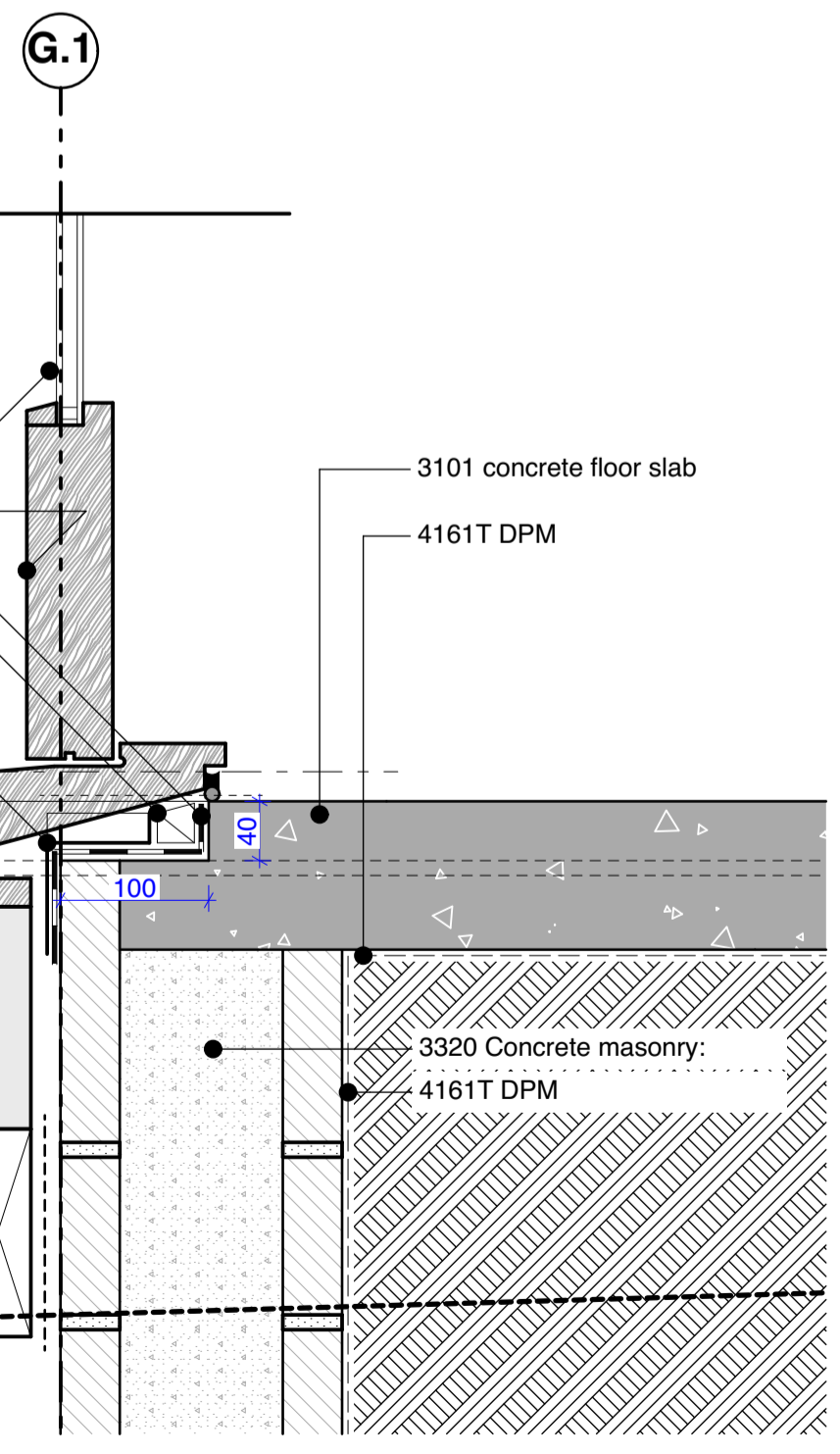


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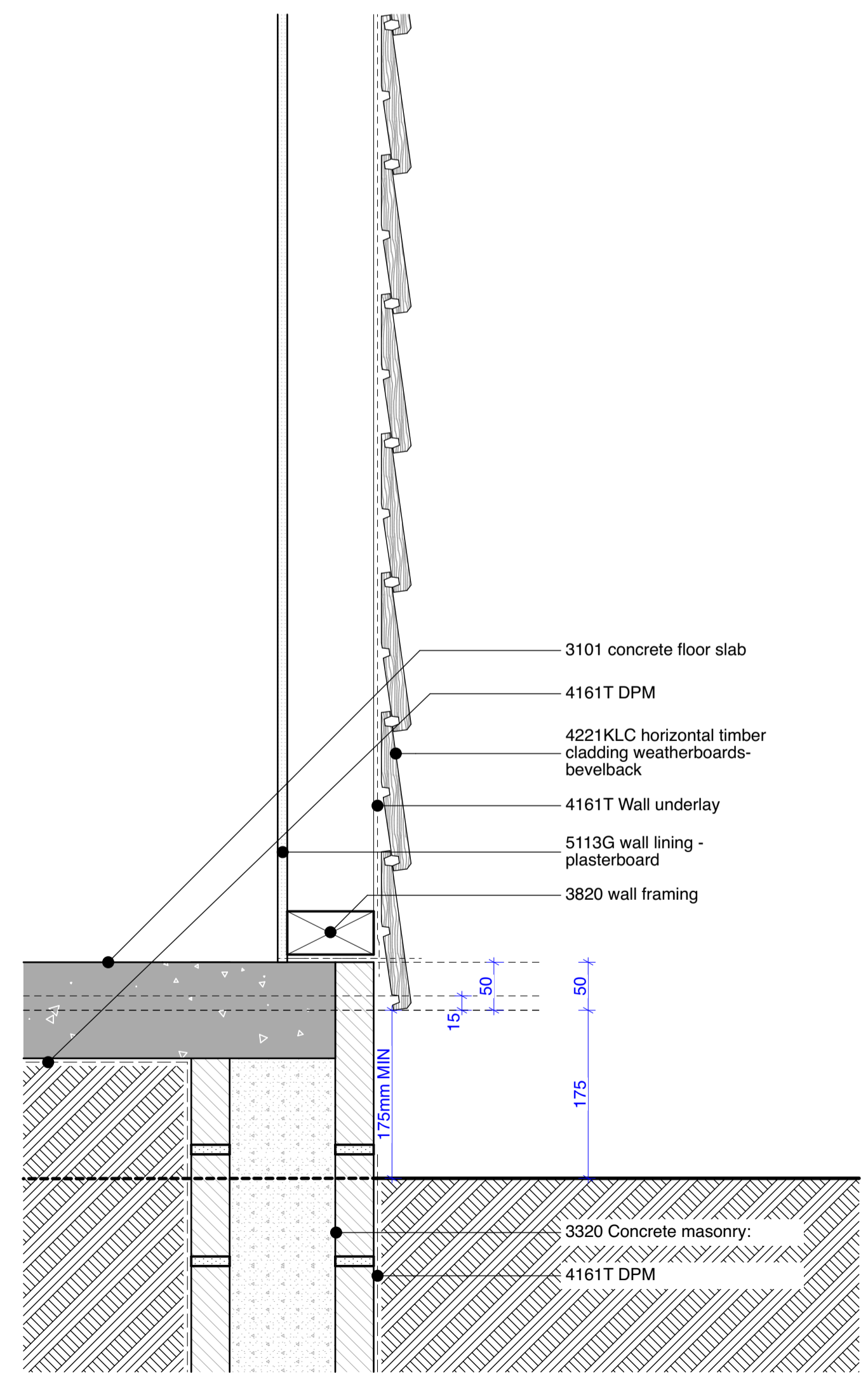


**OUTSIDE LINK**  
NOT INTERIOR SPACE

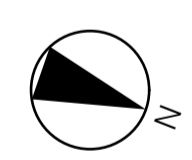
INSIDE



SD22 1:5



SD24 1:5



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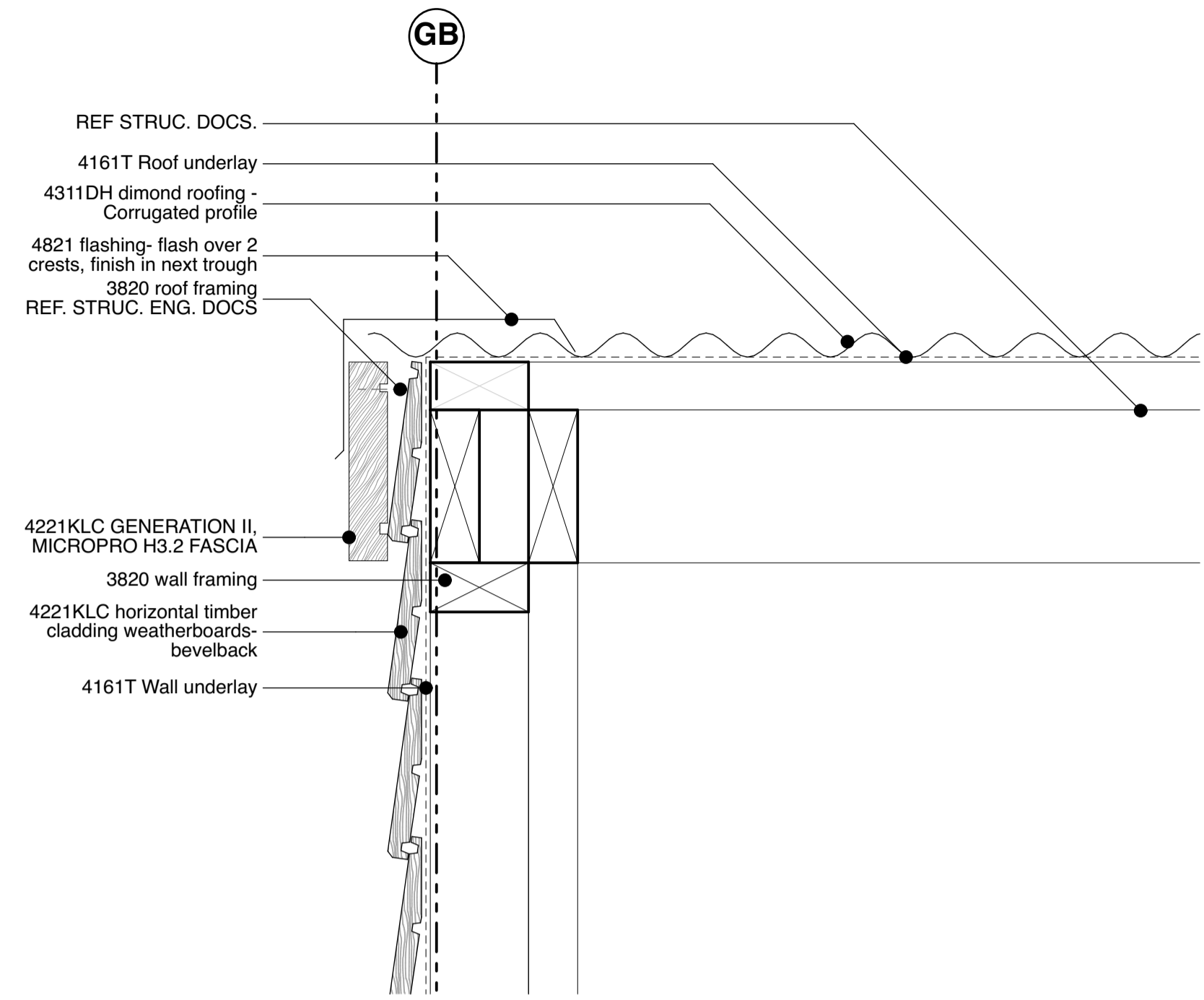
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**WD550**  
ISSUE BC00

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

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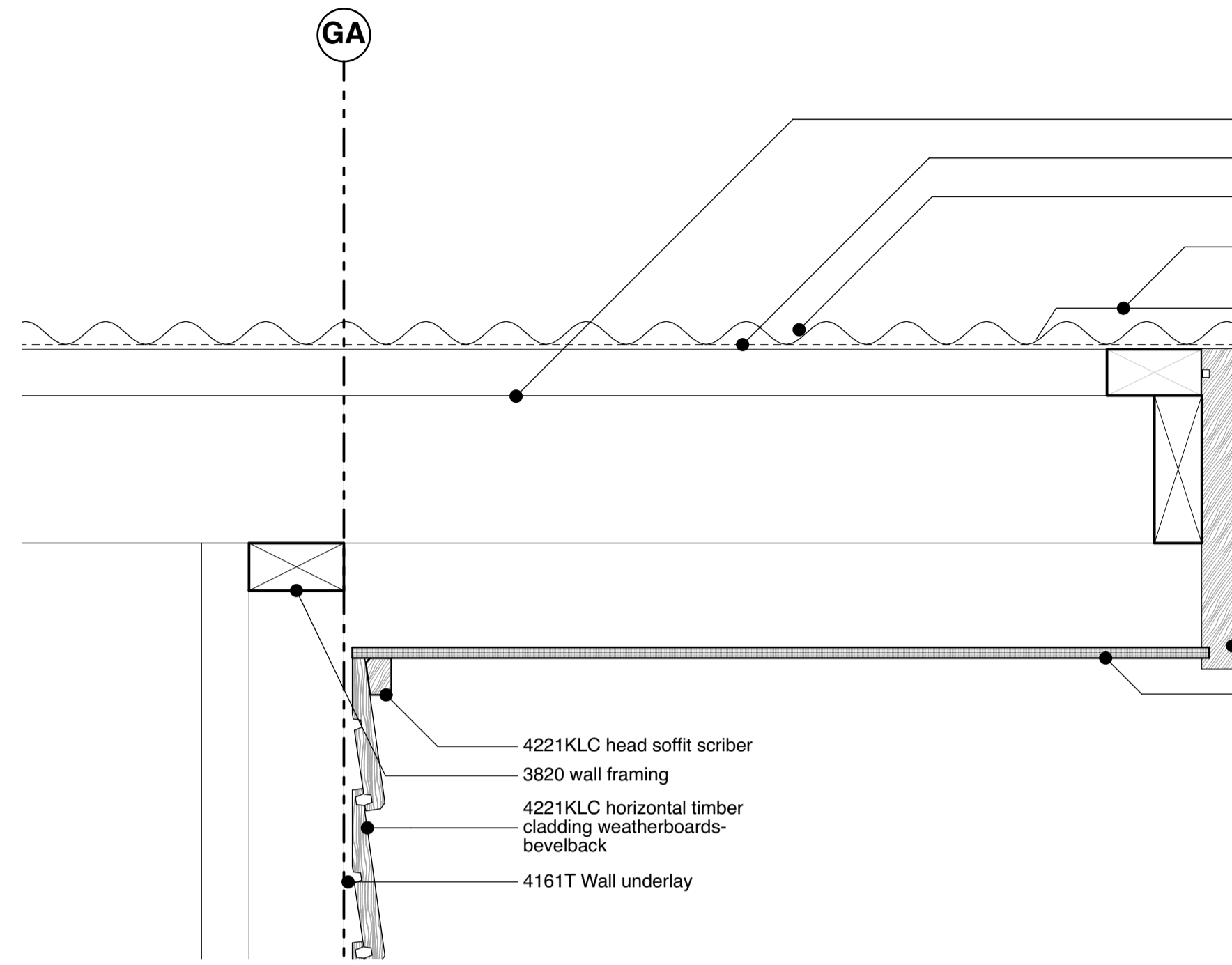


REF STRUC. DOCS.  
4161T Roof underlay  
4311DH dimond roofing - Corrugated profile  
4821 flashing- flash over 2 crests, finish in next trough  
3820 roof framing  
REF. STRUC. ENG. DOCS

4221KLC GENERATION II, MICROPRO H3.2 FASCIA  
3820 wall framing  
4221KLC horizontal timber cladding weatherboards-bevelback  
4161T Wall underlay

SD25

1:5



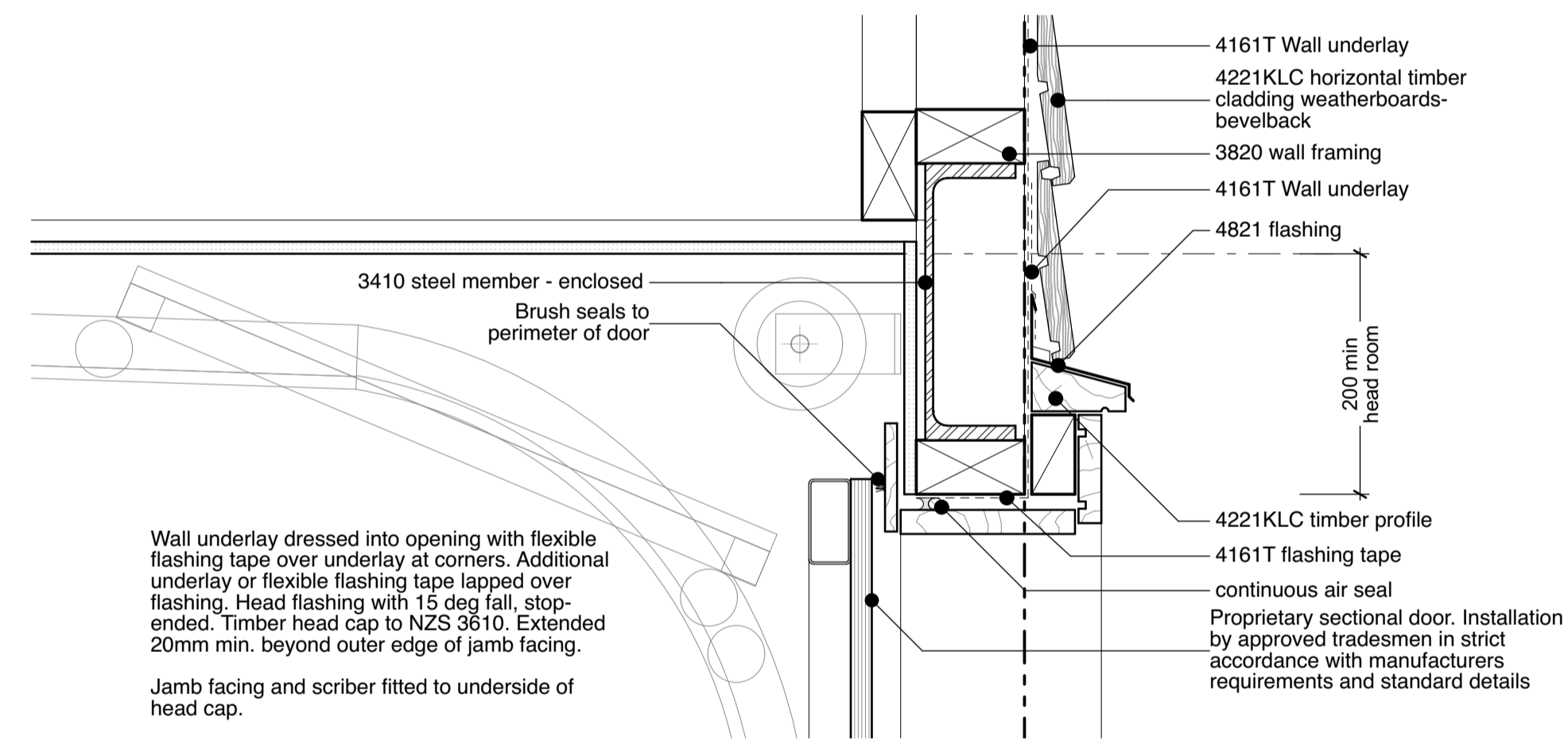
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4311DH dimond roofing - Corrugated profile  
4821 flashing- flash over 2 crests, finish in next trough

4221KLC GENERATION II, MICROPRO H3.2 FASCIA  
4239JH James Hardie soffits-rondo ceiling battens

4221KLC head soffit scribe  
3820 wall framing  
4221KLC horizontal timber cladding weatherboards-bevelback  
4161T Wall underlay

SD26

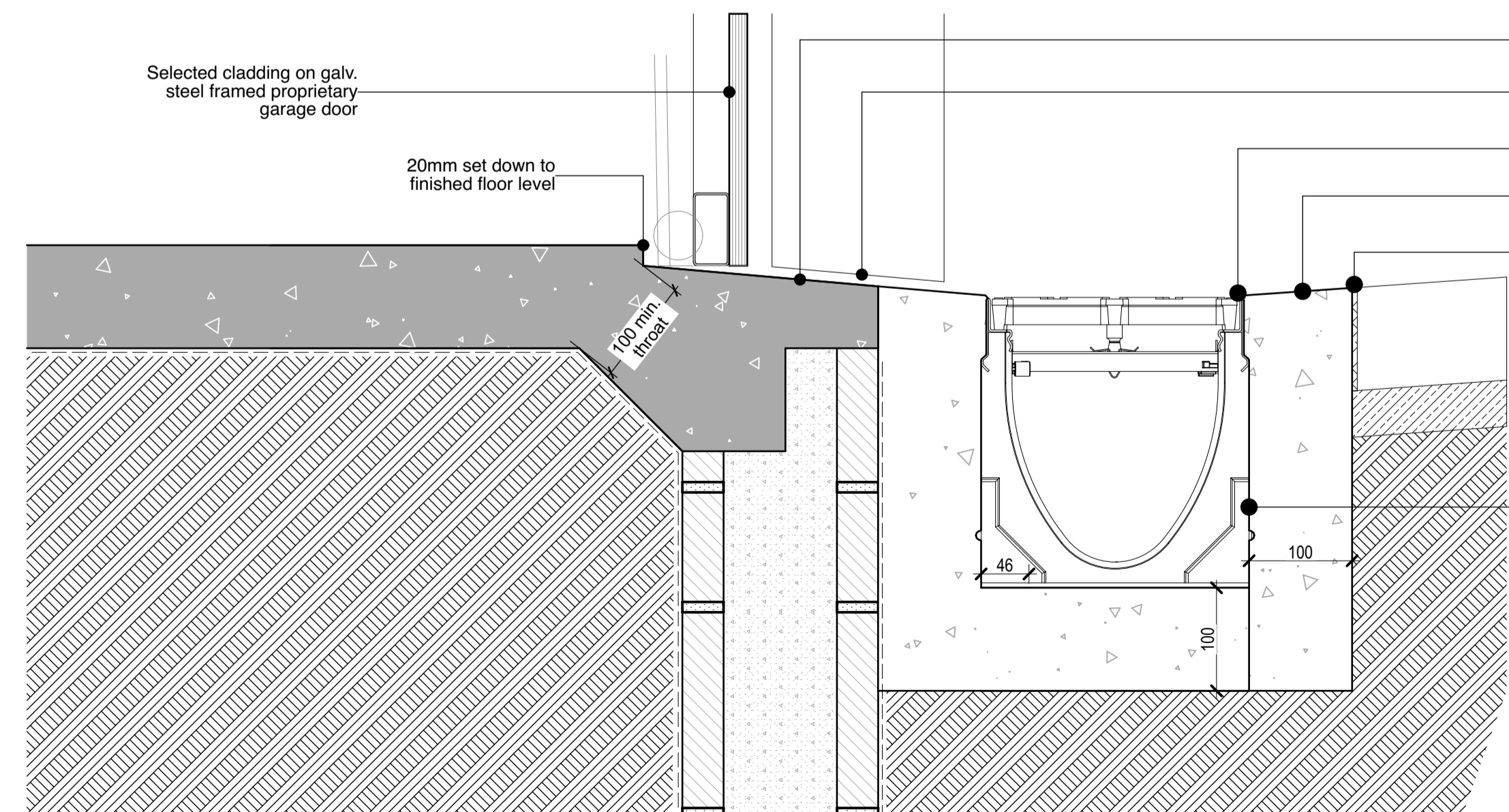
1:5



3410 steel member - enclosed  
Brush seals to perimeter of door

Wall underlay dressed into opening with flexible flashing tape over underlay at corners. Additional underlay or flexible flashing tape lapped over flashing. Head flashing with 15 deg fall, stop-ended. Timber head cap to NZS 3610. Extended 20mm min. beyond outer edge of jamb facing.  
Jamb facing and scribe fitted to underside of head cap.

4161T Wall underlay  
4221KLC horizontal timber cladding weatherboards-bevelback  
3820 wall framing  
4161T Wall underlay  
4821 flashing  
200 min. head room  
4221KLC timber profile  
4161T flashing tape  
continuous air seal  
Proprietary sectional door. Installation by approved tradesmen in strict accordance with manufacturers requirements and standard details



Selected cladding on galv. steel framed proprietary garage door

20mm set down to finished floor level

100 min. throat

Ramp down  
Timber jamb liner & molding dressed down / profile cut. Finish 10mm clear above concrete. Fully prime / paint end-grain  
See NOTE 2  
Concrete encasement  
See NOTE 1  
Expansion joint  
See NOTE 3

Install proprietary ALLPROOF drain to bottom of driveway / perimeter of garage  
NOTES:  
1. Specific site conditions may require an increase in the concrete encasement dimensions and/or reinforcement. It is the customer's responsibility to ensure the concrete encasement is designed for the application. A minimum concrete strength of 25MPa is recommended. The concrete should be vibrated to eliminate air pockets. Engineering advice may be required.  
2. The finished level of the concrete encasement must be approximately 3mm above the top of the channel edge.  
3. Expansion and crack control joints are recommended to protect the channel and the concrete encasement. Engineering advice may be required.  
4. For further details, refer to ALLPROOF design & website

SD27

1:5

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PLANNING CAMPBELL BROWN

**WD551**

ISSUE BC00

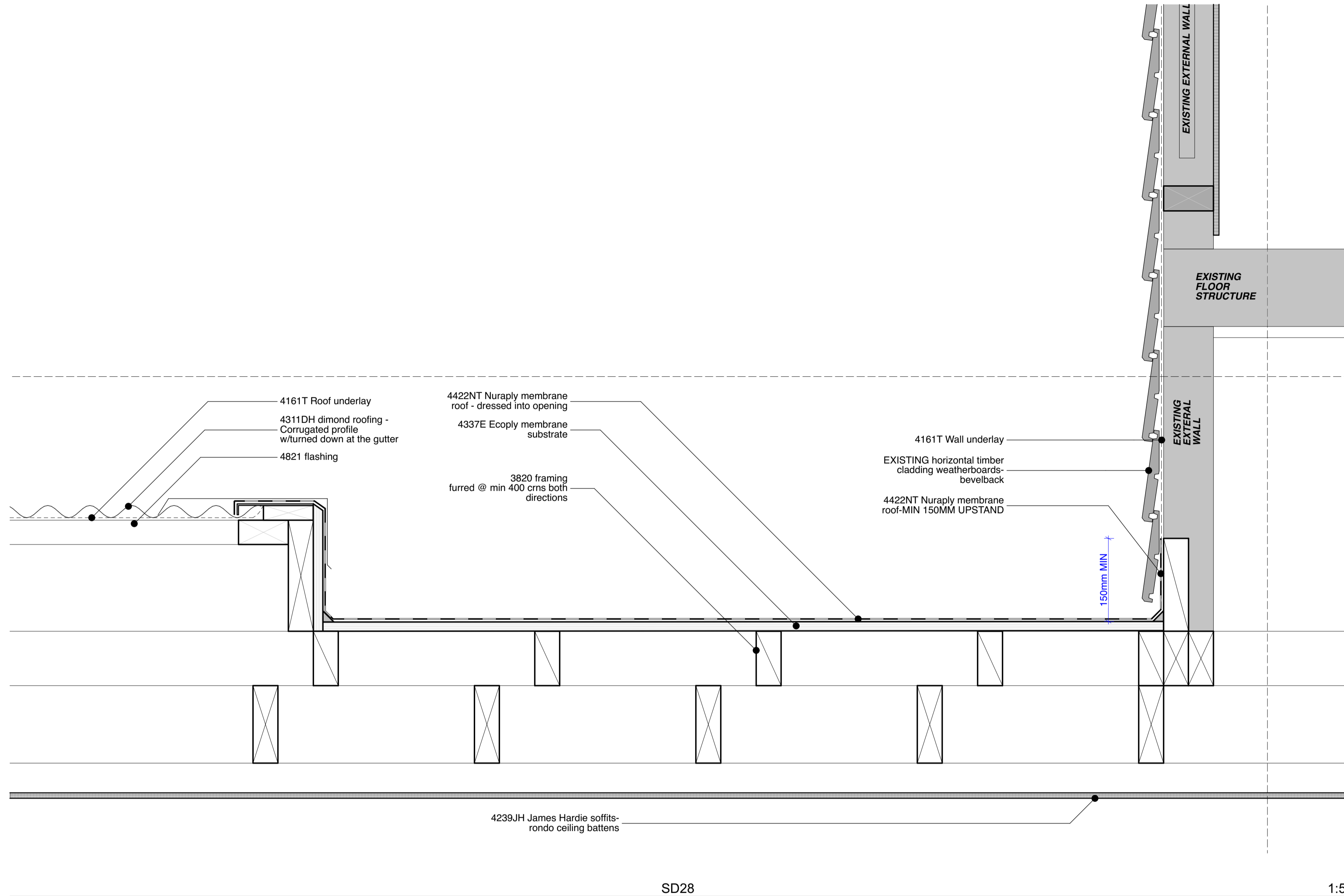
DETAILS - SEC - GARAGE TITLE

A1 - SCALE  
12/06/23 DATE

BUILDING CONSENT

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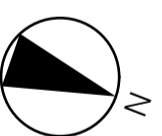
SD28

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**KEYNOTES LEGEND**

READ IN CONJUNCTION WITH ARCHITECTURAL SPECIFICATION

<p><b>2310 foundation:</b> Refer engineers documents spec. refer engineer's documents</p>	<p>4- Uracryl - min. 50 DFT general colour: 'white' Confirm colours prior steel manufacture.</p>	<p><b>4161T Roof Underlay:</b> Thermakraft - Covertek 407 - installed to manufactures literature</p>	<p><b>4337E Ecoply roof membrane substrate:</b> 17mm Ecoply Flooring TG staggered joints H3.2 CCA Install to manufactures literature &amp; 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 (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 <b>400 mm maximum centres</b></p>	<p>Colour: Grey (smooth finish) Install to manufactures literature &amp; refer to standard details</p>	<p><b>4710M Mammoth insulation - wall:</b> R2.5 - friction fit semi-rigid thickness 90mm -confirm with H1 Report</p>	<p>Refer to MAPEI Specification 6221M Tiler to confirm compatibility with selected tiles.</p>
<p><b>2361 strip footings:</b> refer engineer's documents</p>	<p><b>3820 wall framing:</b> Radiata pine framing sized, spaced and fixed as per NZS 3604:2011 see structural engineers docs for sizes and fixing</p>	<p><b>4161T DPC Thermakraft Supercourse 500 DPC:</b> nstalled to manufactures literature</p>	<p>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, j) 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.</p>	<p><b>4511JF JMF exterior timber joinery:</b> 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.</p>	<p><b>4821 aluminium flashings:</b> 0.90mm BMT powder coated aluminium flashings to match joinery colour, formed to indicated profile and fixed as detailed</p>	<p><b>6311 Selected Strip Flooring:</b> Selected 18mm Laminate strip flooring glued down on 15mm EcoPly flooring Substrate or new concrete substraat. Installed to manufactures literature</p>
<p><b>3101 concrete work - basic:</b> refer engineer's documents for specification &amp; structural design</p>	<p><b>3820 floor framing:</b> Radiata pine framing sized, spaced and fixed as per NZS 3604:2011 Timber treatment: H1.2 see structural engineers docs for sizes and fixing</p>	<p><b>4161T flashing tape Thermakraft Aluband:</b> Flexible flashing tape over flexible wall underlay. As per Clause 9.1.5 (a)(b) and figure 72A and 72B E2/AS1</p>	<p><b>4239JH James Hardie soffits:</b> 6mm fibre cement villa board sheet flush stopped and painted soffit. install to manufactures documentation.</p>	<p><b>4554VS Velux opening and fixed skylights:</b> install to manufactures literature with proprietary flashing kit. Refer to H1 Compliance Report for required R1 value</p>	<p><b>4821 flashings:</b> 0.75mm BMT Zinalume® on steel Coating system: Colorsteel Endura prefinished steel flashings to match roof colour, formed to indicated profile and fixed as detailed to E2/NZBC</p>	<p><b>7120 water heating:</b> ELECTRIC Rinal mains pressure Hot Water Cylinder - MS250 250L (3kW) final selection on site.</p>
<p><b>3101 concrete floor slab:</b> 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 &amp; structural design</p>	<p><b>3820 roof framing:</b> Radiata pine framing sized, spaced and fixed as per NZS 3604:2011 Timber treatment: H1.2 see structural engineers docs for sizes and fixing</p>	<p><b>4221KH KLC Horizontal Weatherboard cladding system:</b> Generation 2 Horizontal weatherboard system, on 20mm nominal cavity batten profile: bevelback - size to match existing finish: Resene Exterior Paint System colour: WHITE TBC</p>	<p><b>4383 timber decking:</b> 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</p>	<p><b>4610MR Metro Performance glass residential glazing residential:</b> 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 &lt;1.2m in height (or higher if climbing aids reduce effective height) opening into pool areas to have restrictor stays allowing no more than 100mm opening as required. Glass Shower doors to be toughened safety glass. Metro 12mm Terafloat or similar agreed</p>	<p><b>4855GV Glass Balustrade:</b> GLASS VICE® Clearline Balustrade system, installed to manufactures literature</p>	<p><b>7121D Dimond rainwater spouting systems:</b> downpipe - 80mm round copper gutter - copper profile to match existing, installed to manufactures literature</p>
<p><b>3114E Expol underslab insulation:</b> Expol X - 50mm R 1.55 install to manufactures literature, confirm with H1 report</p>	<p><b>3820 roof truss framing:</b> Radiata pine framing sized, spaced and fixed in truss design. Timber treatment: H1.2 see structural engineers docs for sizes and fixing</p>	<p><b>4311DH Dimond Roofing - Profiled.</b> Dimond profile: corrugate ROOFING thickness: 0.55mm BMT Zinalume® on steel Coating system: Colorsteel Endura colour: tbc - Profile height: 18mm - Flashings: To match roof - Spouting: To match roof</p>	<p><b>4321KH KLC Horizontal Weatherboard cladding system:</b> Generation 2 Horizontal weatherboard system, on 20mm nominal cavity batten profile: bevelback - size to match existing finish: Resene Exterior Paint System colour: WHITE TBC</p>	<p><b>4610MR Metro Performance glass residential glazing residential:</b> 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 &lt;1.2m in height (or higher if climbing aids reduce effective height) opening into pool areas to have restrictor stays allowing no more than 100mm opening as required. Glass Shower doors to be toughened safety glass. Metro 12mm Terafloat or similar agreed</p>	<p><b>4855GV Glass Balustrade:</b> GLASS VICE® Clearline Balustrade system, installed to manufactures literature</p>	<p><b>7121D Dimond rainwater spouting systems:</b> downpipe - 80mm round copper gutter - copper profile to match existing, installed to manufactures literature</p>
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<p><b>3410 steel member - enclosed:</b> Refer to both architectural and engineering documentation.Steel Protection specified in Structural Engineers Notes.</p>	<p><b>4161T DPM Thermakraft Orange :</b> installed to manufactures literature</p>	<p><b>4311DH Dimond Roofing - Profiled.</b> Dimond profile: corrugate ROOFING thickness: 0.55mm BMT Zinalume® on steel Coating system: Colorsteel Endura colour: tbc - Profile height: 18mm - Flashings: To match roof - Spouting: To match roof</p>	<p><b>4321KH KLC Horizontal Weatherboard cladding system:</b> Generation 2 Horizontal weatherboard system, on 20mm nominal cavity batten profile: bevelback - size to match existing finish: Resene Exterior Paint System colour: WHITE TBC</p>	<p><b>4610MR Metro Performance glass residential glazing residential:</b> 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 &lt;1.2m in height (or higher if climbing aids reduce effective height) opening into pool areas to have restrictor stays allowing no more than 100mm opening as required. Glass Shower doors to be toughened safety glass. Metro 12mm Terafloat or similar agreed</p>	<p><b>4855GV Glass Balustrade:</b> GLASS VICE® Clearline Balustrade system, installed to manufactures literature</p>	<p><b>7121D Dimond rainwater spouting systems:</b> downpipe - 80mm round copper gutter - copper profile to match existing, installed to manufactures literature</p>
<p><b>3410 steel member - exposed:</b> refer eng's documents for fixing details, spec. 3410 and engineers documentation finish: 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</p>	<p><b>4161T Wall Underlay:</b> Thermakraft - Watergate Plus. installed to manufactures literature</p>	<p><b>4311DH Dimond Roofing - Profiled.</b> Dimond profile: corrugate ROOFING thickness: 0.55mm BMT Zinalume® on steel Coating system: Colorsteel Endura colour: tbc - Profile height: 18mm - Flashings: To match roof - Spouting: To match roof</p>	<p><b>4321KH KLC Horizontal Weatherboard cladding system:</b> Generation 2 Horizontal weatherboard system, on 20mm nominal cavity batten profile: bevelback - size to match existing finish: Resene Exterior Paint System colour: WHITE TBC</p>	<p><b>4610MR Metro Performance glass residential glazing residential:</b> 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 &lt;1.2m in height (or higher if climbing aids reduce effective height) opening into pool areas to have restrictor stays allowing no more than 100mm opening as required. Glass Shower doors to be toughened safety glass. Metro 12mm Terafloat or similar agreed</p>	<p><b>4855GV Glass Balustrade:</b> GLASS VICE® Clearline Balustrade system, installed to manufactures literature</p>	<p><b>7121D Dimond rainwater spouting systems:</b> downpipe - 80mm round copper gutter - copper profile to match existing, installed to manufactures literature</p>
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PROJECT **34 HAMILTON RD**  
CLIENT **SALLY RIDGE & SCOTT FITCHETT**  
ADDRESS **34 HAMILTON RD, HERNE BAY, AK**  
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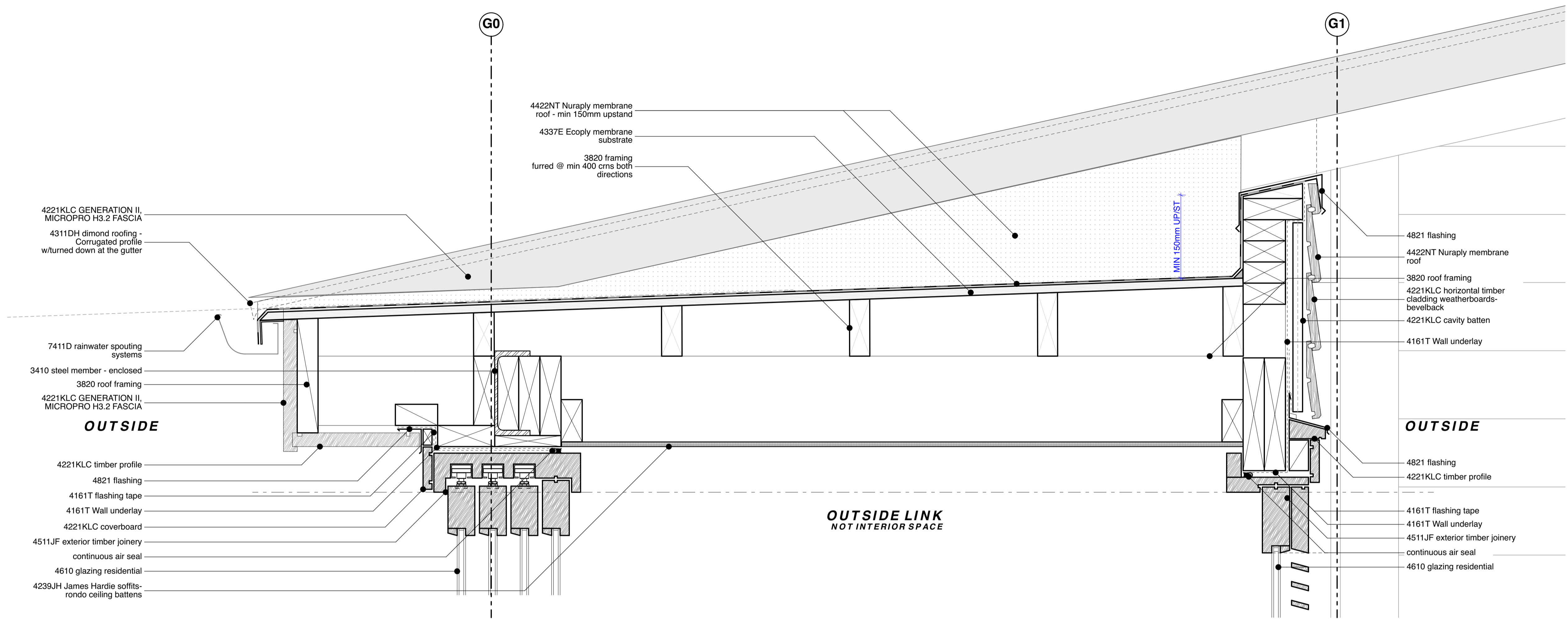
CONSULTANTS  
STRUCTURAL ENGINEER AMX STRUCTURE  
TOPO SURVEYOR KUSABS SURVEYORS  
PLANNING CAMPBELL BROWN

**WD552**  
ISSUE BC00

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

BUILDING CONSENT

MATTHEW WILMAR



SD29

1:5

**KEYNOTES LEGEND**

READ IN CONJUNCTION WITH ARCHITECTURAL SPECIFICATION

<p><b>2310 foundation:</b> Refer engineer's documents spec. refer engineer's documents</p>	<p>4- Uracryl - min. 50 DFT general colour: 'white' Confirm colours prior steel manufacture.</p>	<p><b>4161T Roof Underlay:</b> Thermakraft - Covertek 407 - installed to manufactures literature</p> <p><b>4161T DPC Thermakraft Supercourse 500 DPC:</b> installed to manufactures literature</p>	<p><b>4337E Ecoply roof membrane substrate:</b> 17mm Ecoply Flooring TG staggered joints H3.2 CCA Install to manufactures literature &amp; 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 (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 <b>400 mm maximum centres</b></p>	<p>Colour: Grey (smooth finish) Install to manufactures literature &amp; refer to standard details</p>	<p><b>4710M Mammoth insulation - wall:</b> R2.5 - friction fit semi-rigid thickness 90mm - confirm with H1 Report</p>	<p>Refer to MAPEI Specification 6221M Tiler to confirm compatibility with selected tiles.</p>
<p><b>2361 strip footings:</b> refer engineer's documents</p>	<p><b>3820 wall framing:</b> Radiata pine framing sized, spaced and fixed as per NZS 3604:2011 see structural engineers docs for sizes and fixing</p>	<p><b>4161T flashing tape Thermakraft Aluband:</b> Flexible flashing tape over flexible wall underlay. As per Clause 9.1.5 (a)(b) and figure 72A and 72B E2/AS1</p>	<p>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, j) 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.</p>	<p><b>4511JF JMF exterior timber joinery:</b> 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.</p>	<p><b>4821 aluminium flashings:</b> 0.90mm BMT powder coated aluminium flashings to match joinery colour, formed to indicated profile and fixed as detailed</p>	<p><b>6311 Selected Strip Flooring:</b> Selected 18mm Laminate strip flooring glued down on 15mm EcoPly flooring Substrate or new concrete substraat. Installed to manufactures literature</p>
<p><b>3101 concrete work - basic:</b> refer engineer's documents for specification &amp; structural design</p>	<p><b>3820 floor framing:</b> Radiata pine framing sized, spaced and fixed as per NZS 3604:2011 Timber treatment: H1.2 see structural engineers docs for sizes and fixing</p>	<p><b>4221KH KLC Horizontal Weatherboard cladding system:</b> Generation 2 Horizontal weatherboard system, on 20mm nominal cavity batten profile: bevelback - size to match existing finish: Resene Exterior Paint System colour: WHITE TBC</p>	<p><b>4239JH James Hardie soffits:</b> 6mm fibre cement villa board sheet flush stopped and painted/soffit. install to manufactures documentation.</p>	<p><b>4554VS Velux opening and fixed skylights:</b> install to manufactures literature with proprietary flashing kit. Refer to H1 Compliance Report for required R value</p>	<p><b>4821 flashings:</b> 0.75mm BMT Zinalume® on steel Coating system: Colorsteel Endura prefinished steel flashings to match roof colour, formed to indicated profile and fixed as detailed to E2/NZBC</p>	<p><b>7120 water heating:</b> ELECTRIC Rinal mains pressure Hot Water Cylinder - MS250 250L (3kW) final selection on site.</p>
<p><b>3101 concrete floor slab:</b> refer engineer's documents for specification standard concrete - finish to suit overlay flooring or carpet slab to be brush finished refer engineer's documents for specification &amp; structural design</p>	<p><b>3820 roof framing:</b> Radiata pine framing sized, spaced and fixed as per NZS 3604:2011 Timber treatment: H1.2 see structural engineers docs for sizes and fixing</p>	<p><b>4311DH Dimond Roofing - Profiled.</b> Dimond profile: corrugate ROOFING thickness: 0.55mm BMT Zinalume® on steel Coating system: Colorsteel Endura colour: tbc - Profile height: 18mm - Flashings: To match roof - Spouting: To match roof</p>	<p><b>4383 timber decking:</b> 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</p>	<p><b>4610MR Metro Performance glass residential glazing residential:</b> 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 &lt;1.2m in height (or higher if climbing aids reduce effective height) opening into pool areas to have restrictor stays allowing no more than 100mm opening as required. Glass Shower doors to be toughened safety glass. Metro 12mm Terafloat or similar agreed</p>	<p><b>4855GV Glass Balustrade:</b> GLASS VICE® Clearline Balustrade system, installed to manufactures literature</p>	<p><b>7412A Allproof roof drainage systems:</b> install to manufactures literature RECONFIRM ON SITE Type/Brand: Allproof Bronze roof outlet Pipe outlet size: To suit pipe size 80mm - Description: 80mm Membrane Clamp Overflow, roof outlets &amp; overflows</p>
<p><b>3114E Expol underslab insulation:</b> Expol X - 50mm R 1.55 install to manufactures literature, confirm with H1 report</p>	<p><b>3820 roof truss framing:</b> Radiata pine framing sized, spaced and fixed in truss design. Timber treatment: H1.2 see structural engineers docs for sizes and fixing</p>	<p><b>4311H HARDIE™ FIBRE CEMENT DECKING</b> 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.</p>	<p><b>4383 timber decking:</b> 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</p>	<p><b>4610MR Metro Performance glass residential glazing residential:</b> 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 &lt;1.2m in height (or higher if climbing aids reduce effective height) opening into pool areas to have restrictor stays allowing no more than 100mm opening as required. Glass Shower doors to be toughened safety glass. Metro 12mm Terafloat or similar agreed</p>	<p><b>5113G plasterboard ceiling lining - Gib:</b> 13mm Gib Standard plasterboard system on adjustable Rondo ceiling batten system finish: level 4 finish</p>	<p><b>7412AI Allproof interior floor waste systems:</b> install to manufactures literature</p>
<p><b>3320 Concrete masonry:</b> 20 series concrete masonry system, refer engineer's documents for specification &amp; structural design</p>	<p><b>3820 wet area framing:</b> 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</p>	<p><b>4311H HARDIE™ FIBRE CEMENT DECKING</b> 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.</p>	<p><b>4383 timber decking:</b> 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</p>	<p><b>4610MR Metro Performance glass residential glazing residential:</b> 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 &lt;1.2m in height (or higher if climbing aids reduce effective height) opening into pool areas to have restrictor stays allowing no more than 100mm opening as required. Glass Shower doors to be toughened safety glass. Metro 12mm Terafloat or similar agreed</p>	<p><b>5113G wall lining - Gib:</b> 10mm Gib Standard plasterboard finish: level 4 finish</p>	<p><b>7412AI Allproof interior floor waste systems:</b> install to manufactures literature</p>
<p><b>3410 steel member - enclosed:</b> Refer to both architectural and engineering documentation. Steel Protection specified in Structural Engineers Notes.</p>	<p><b>4161T DPM Thermakraft Orange :</b> installed to manufactures literature</p>	<p><b>4311H HARDIE™ FIBRE CEMENT DECKING</b> 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.</p>	<p><b>4383 timber decking:</b> 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</p>	<p><b>4610MR Metro Performance glass residential glazing residential:</b> 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 &lt;1.2m in height (or higher if climbing aids reduce effective height) opening into pool areas to have restrictor stays allowing no more than 100mm opening as required. Glass Shower doors to be toughened safety glass. Metro 12mm Terafloat or similar agreed</p>	<p><b>6192H James Hardie tile &amp; slate Underlay:</b> installed to manufactures literature</p>	<p><b>7451AE Allproof exterior surface drainage solution:</b> install selected channel drainage system to manufactures literature</p>
<p><b>3410 steel member - exposed:</b> refer eng's documents for fixing details, spec. 3410 and engineers documentation finish: 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</p>	<p><b>4161T Wall Underlay:</b> Thermakraft - Watergate Plus. installed to manufactures literature</p>	<p><b>4311H HARDIE™ FIBRE CEMENT DECKING</b> 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.</p>	<p><b>4383 timber decking:</b> 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</p>	<p><b>4610MR Metro Performance glass residential glazing residential:</b> 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 &lt;1.2m in height (or higher if climbing aids reduce effective height) opening into pool areas to have restrictor stays allowing no more than 100mm opening as required. Glass Shower doors to be toughened safety glass. Metro 12mm Terafloat or similar agreed</p>	<p><b>6221M Mapei tiling solutions:</b> 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: 1 Levelling screed: Mapecem &amp; Planicrete. 2 Waterproofing: Mapeelastic Aquadefense. 3 Adhesive: Keraflex maxi S1. 4 Grout: Kerapoxy 5 Silicone sealant: Mapeasil AC.</p>	<p><b>7430 geofabrics cordrain &amp; megallo:</b> cordrain drainage board with geotextile fabric draining to megallo 170 (punched) high density polyethylene land drainage panel in suitable geotextile sock spec. refer data sheet</p>

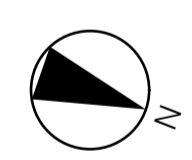
PROJECT **34 HAMILTON RD**  
CLIENT **SALLY RIDGE & SCOTT FITCHETT**  
ADDRESS **34 HAMILTON RD, HERNE BAY, AK**  
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CONSULTANTS  
STRUCTURAL ENGINEER AMX STRUCTURE  
TOPO SURVEYOR KUSABS SURVEYORS  
PLANNING CAMPBELL BROWN

**WD553**  
ISSUE BC00

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

BUILDING CONSENT

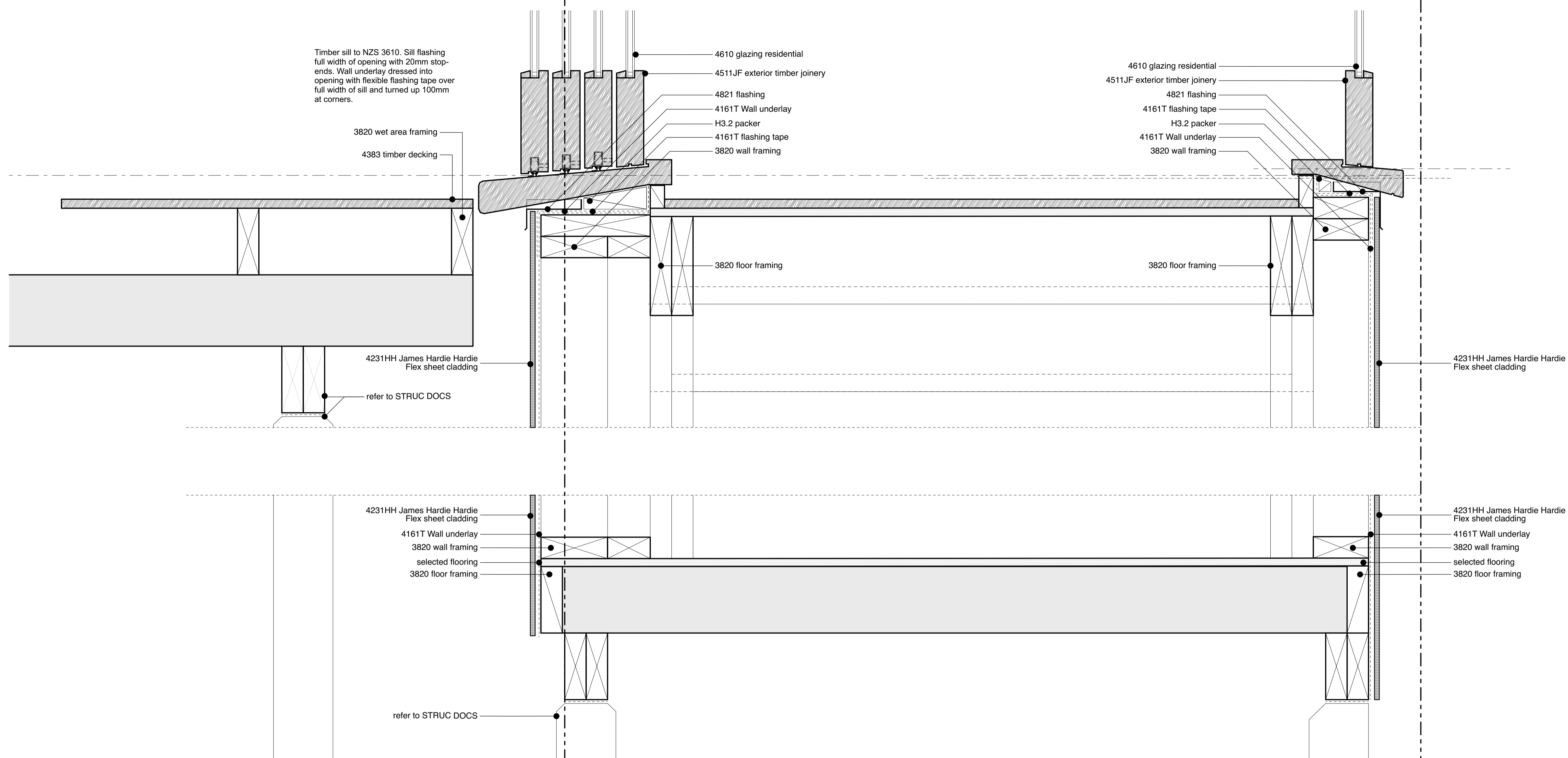


MATTHEW WILMAR

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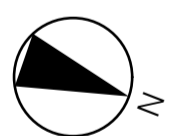
SD30

1:5

**KEYNOTES LEGEND**

READ IN CONJUNCTION WITH ARCHITECTURAL SPECIFICATION

<p><b>2310 foundation:</b> Refer engineer's documents spec. refer engineer's documents</p>	<p>4- Uracryl - min. 50 DFT general colour: 'white' Confirm colours prior steel manufacture.</p>	<p><b>4161T Roof Underlay:</b> Thermakraft - Covertek 407 - installed to manufactures literature</p>	<p><b>4337E Ecoply roof membrane substrate:</b> 17mm Ecoply Flooring TG staggered joints H3.2 CCA Install to manufactures literature &amp; 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 (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</p>	<p>Colour: Grey (smooth finish) In using the below insulation materials this building complies with H1 via the BPI method. Refer to H1 Compliance Report. <b>4511JF JMF exterior timber joinery:</b> 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.</p>	<p><b>4710M Mammoth insulation - wall:</b> R2.5 - friction fit semi-rigid thickness 90mm - confirm with H1 Report</p>	<p>Refer to MAPEI Specification 6221M Tiler to confirm compatibility with selected tiles.</p>
<p><b>2361 strip footings:</b> refer engineer's documents</p>	<p><b>3820 wall framing:</b> Radiata pine framing sized, spaced and fixed as per NZS 3604:2011 see structural engineers docs for sizes and fixing</p>	<p><b>4161T DPC Thermakraft Supercourse 500 DPC:</b> installed to manufactures literature</p>	<p>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, j) 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.</p>	<p><b>4554VS Velux opening and fixed skylights:</b> install to manufactures literature with proprietary flashing kit. Refer to H1 Compliance Report for required R value</p>	<p><b>4821 aluminium flashings:</b> 0.90mm BMT powder coated aluminium flashings to match joinery colour, formed to indicated profile and fixed as detailed</p>	<p><b>6311 Selected Strip Flooring:</b> Selected 18mm Laminate strip flooring glued down on 15mm EcoPly flooring Substrate or new concrete substraat. Installed to manufactures literature</p>
<p><b>3101 concrete work - basic:</b> refer engineer's documents for specification &amp; structural design</p>	<p><b>3820 floor framing:</b> Radiata pine framing sized, spaced and fixed as per NZS 3604:2011 Timber treatment: H1.2 see structural engineers docs for sizes and fixing</p>	<p><b>4161T flashing tape Thermakraft Aluband:</b> Flexible flashing tape over flexible wall underlay. As per Clause 9.1.5 (a)(b) and figure 72A and 72B E2/AS1</p>	<p><b>4239JH James Hardie soffits:</b> 6mm fibre cement villa board sheet flush stopped and painted soffit. install to manufactures documentation.</p>	<p><b>4610MR Metro Performance glass residential glazing residential:</b> 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 &lt;1.2m in height (or higher if climbing aids reduce effective height) opening into pool areas to have restrictor stays allowing no more than 100mm opening as required. Glass Shower doors to be toughened safety glass. Metro 12mm Terafloat or similar agreed</p>	<p><b>4855GV Glass Balustrade:</b> GLASS VICE® Clearline Balustrade system, installed to manufactures literature</p>	<p><b>7120 water heating:</b> ELECTRIC Rinal mains pressure Hot Water Cylinder - MS250 250L (3kW) final selection on site.</p>
<p><b>3101 concrete floor slab:</b> 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 &amp; structural design</p>	<p><b>3820 roof framing:</b> Radiata pine framing sized, spaced and fixed as per NZS 3604:2011 Timber treatment: H1.2 see structural engineers docs for sizes and fixing</p>	<p><b>4221KH KLC Horizontal Weatherboard cladding system:</b> Generation 2 Horizontal weatherboard system, on 20mm nominal cavity batten profile: bevelback - size to match existing finish: Resene Exterior Paint System colour: WHITE TBC</p>	<p><b>4311DH Dimond Roofing - Profiled.</b> Dimond profile: corrugate ROOFING thickness: 0.55mm BMT Zinalume® on steel Coating system: Colorsteel Endura colour: tbc</p>	<p><b>4610MR Metro Performance glass residential glazing residential:</b> 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 &lt;1.2m in height (or higher if climbing aids reduce effective height) opening into pool areas to have restrictor stays allowing no more than 100mm opening as required. Glass Shower doors to be toughened safety glass. Metro 12mm Terafloat or similar agreed</p>	<p><b>4855GV Glass Balustrade:</b> GLASS VICE® Clearline Balustrade system, installed to manufactures literature</p>	<p><b>7121D Dimond rainwater spouting systems:</b> downpipe - 80mm round copper gutter - copper profile to match existing.</p>
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<p><b>3410 steel member - enclosed:</b> Refer to both architectural and engineering documentation. Steel Protection specified in Structural Engineers Notes.</p>	<p><b>4161T DPM Thermakraft Orange :</b> installed to manufactures literature</p>	<p><b>4311DH Dimond Roofing - Profiled.</b> Dimond profile: corrugate ROOFING thickness: 0.55mm BMT Zinalume® on steel Coating system: Colorsteel Endura colour: tbc</p>	<p><b>4383 timber decking:</b> 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</p>	<p><b>4610MR Metro Performance glass residential glazing residential:</b> 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 &lt;1.2m in height (or higher if climbing aids reduce effective height) opening into pool areas to have restrictor stays allowing no more than 100mm opening as required. Glass Shower doors to be toughened safety glass. Metro 12mm Terafloat or similar agreed</p>	<p><b>5113G wall lining - Gib:</b> 10mm Gib Standard plasterboard finish: level 4 finish</p>	<p><b>7121D Dimond rainwater spouting systems:</b> downpipe - 80mm round copper gutter - copper profile to match existing.</p>
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<p><b>3410 steel member - exposed:</b> refer eng's documents for fixing details, spec. 3410 and engineers documentation finish: 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</p>	<p><b>4161T Wall Underlay:</b> Thermakraft - Watergate Plus. installed to manufactures literature</p>	<p><b>4311DH Dimond Roofing - Profiled.</b> Dimond profile: corrugate ROOFING thickness: 0.55mm BMT Zinalume® on steel Coating system: Colorsteel Endura colour: tbc</p>	<p><b>4383 timber decking:</b> 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</p>	<p><b>4610MR Metro Performance glass residential glazing residential:</b> 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 &lt;1.2m in height (or higher if climbing aids reduce effective height) opening into pool areas to have restrictor stays allowing no more than 100mm opening as required. Glass Shower doors to be toughened safety glass. Metro 12mm Terafloat or similar agreed</p>	<p><b>5113G wall lining - Gib:</b> 10mm Gib Standard plasterboard finish: level 4 finish</p>	<p><b>7121D Dimond rainwater spouting systems:</b> downpipe - 80mm round copper gutter - copper profile to match existing.</p>
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PROJECT **34 HAMILTON RD**  
CLIENT **SALLY RIDGE & SCOTT FITCHETT**  
ADDRESS **34 HAMILTON RD, HERNE BAY, AK**  
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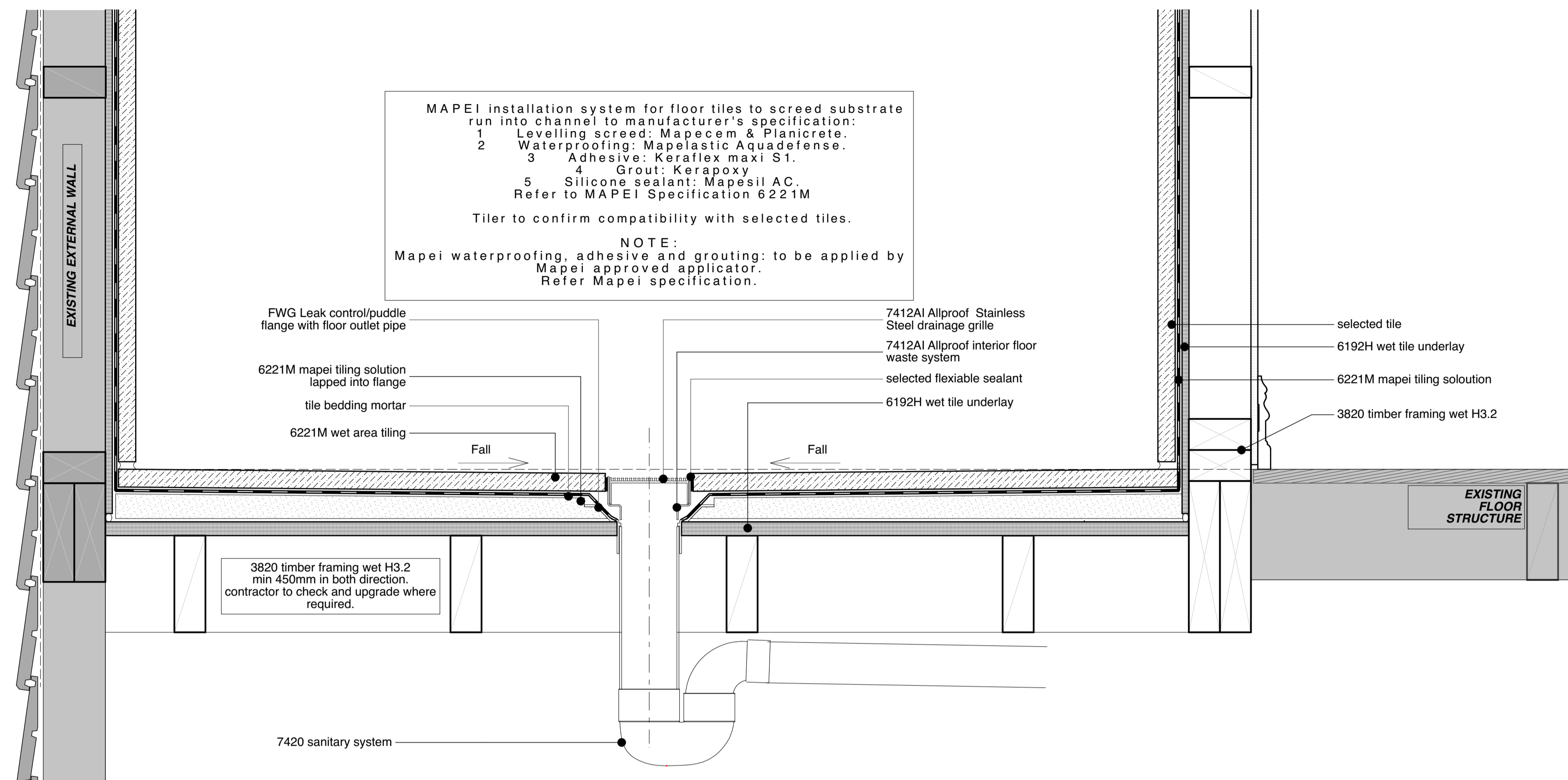
CONSULTANTS  
STRUCTURAL ENGINEER AMX STRUCTURE  
TOPO SURVEYOR KUSABS SURVEYORS  
PLANNING CAMPBELL BROWN

**WD554**  
ISSUE BC00

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

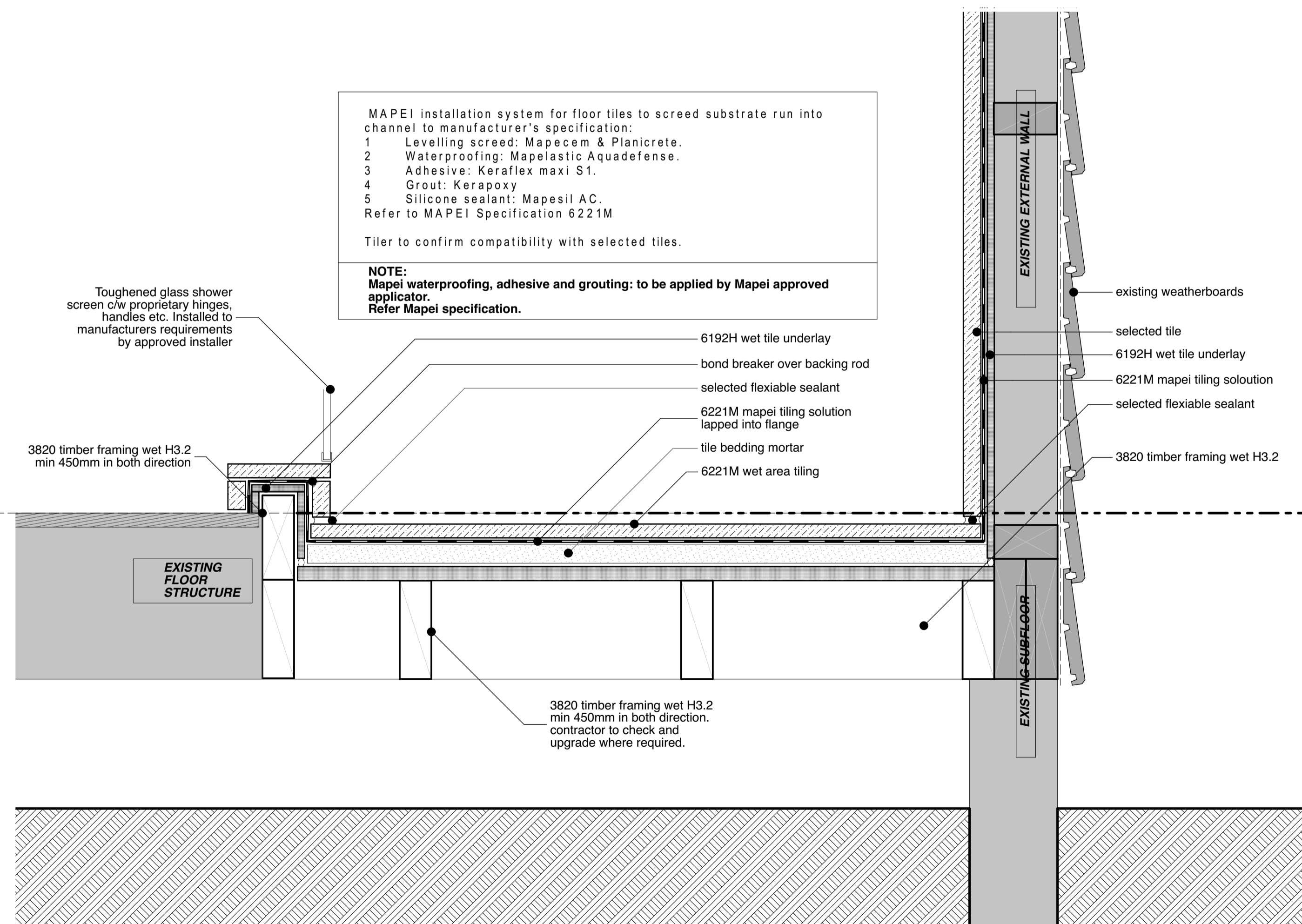
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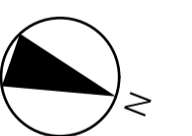
ID02

1:5



ID01

1:5



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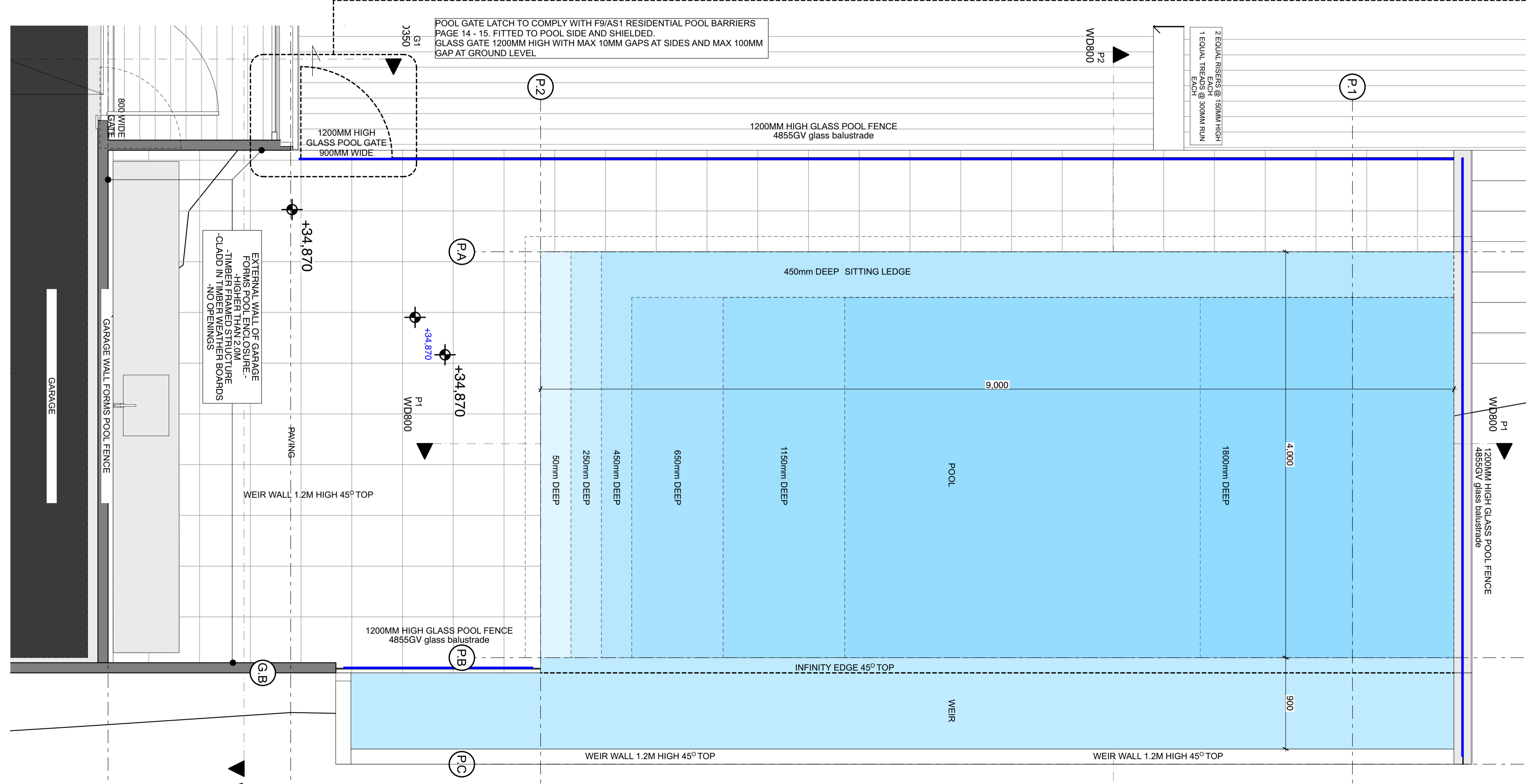
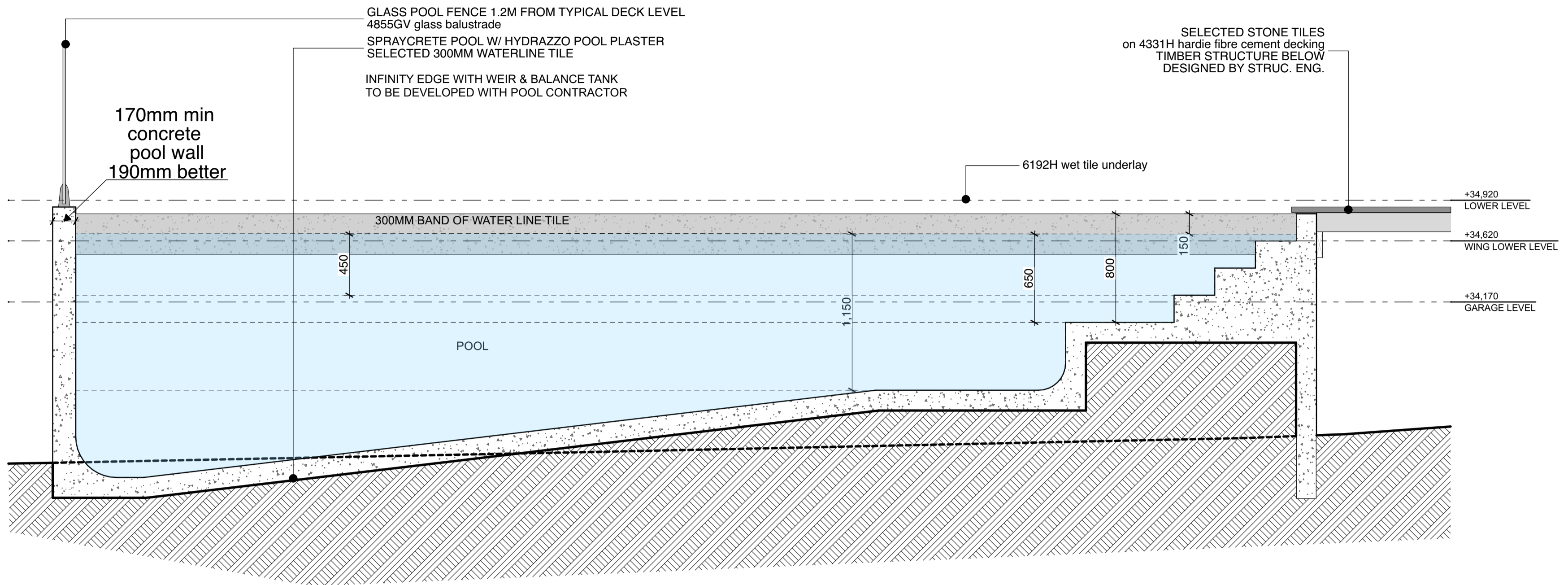
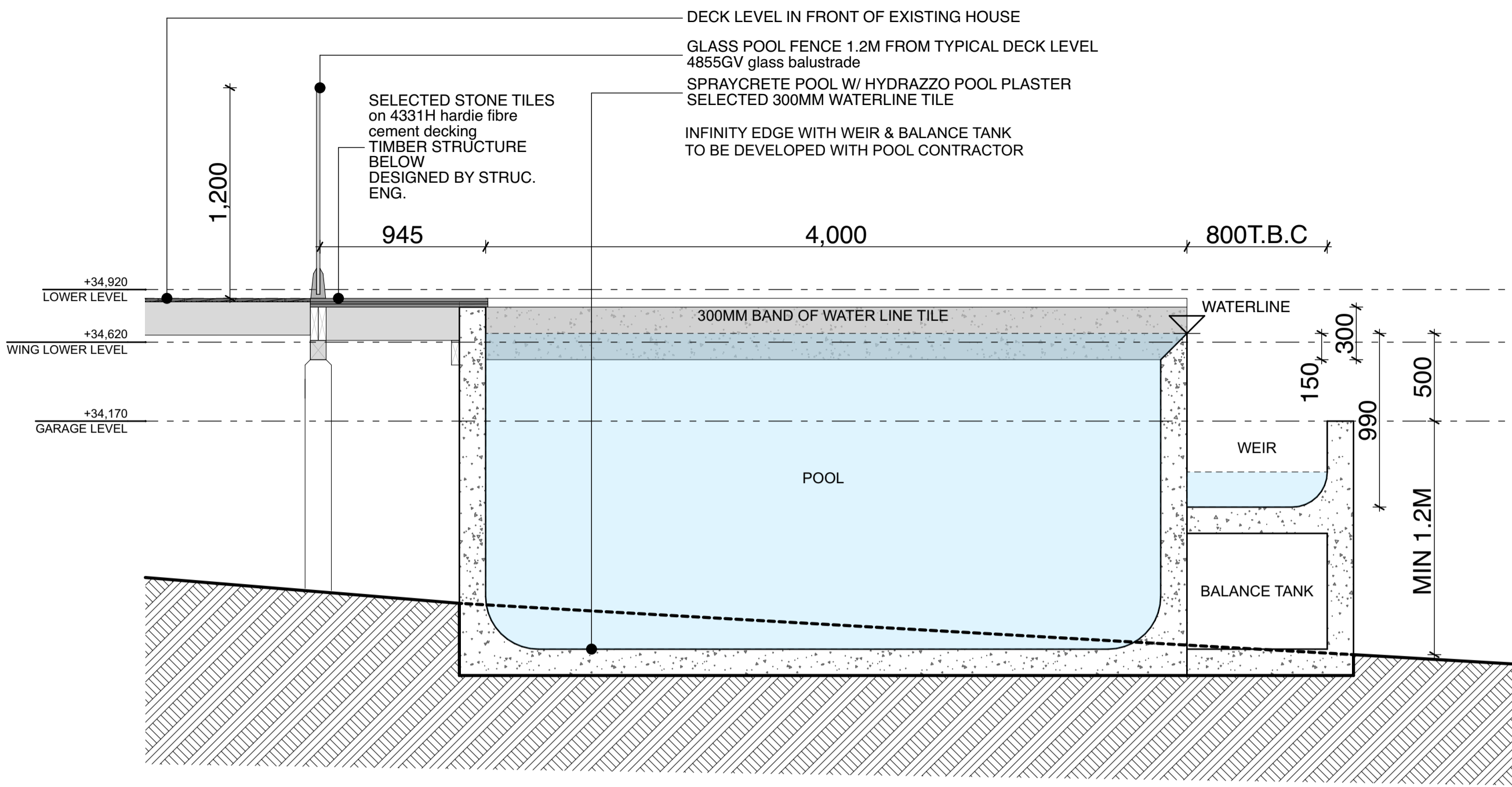
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**WD560**  
 ISSUE BC00

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

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**TRUCLOSE® VIZAGE™ HINGE**

FEATURES	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	
Ideal 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	MLSP52V	
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	
Ideal Gate Gap	8mm (1/3")	
Fixing Method	Screw-On	
Colour/Finish	Brushed Metallic, Polished Metallic, Stainless Steel	

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 PLANNING CAMPBELL BROWN

**WD800**

ISSUE BC00

**POOL** TITLE  
**A1 -** SCALE  
**12/06/23** DATE

**BUILDING CONSENT**

**MATTHEW WILMAR**

POOL VOLUME 45,000L