

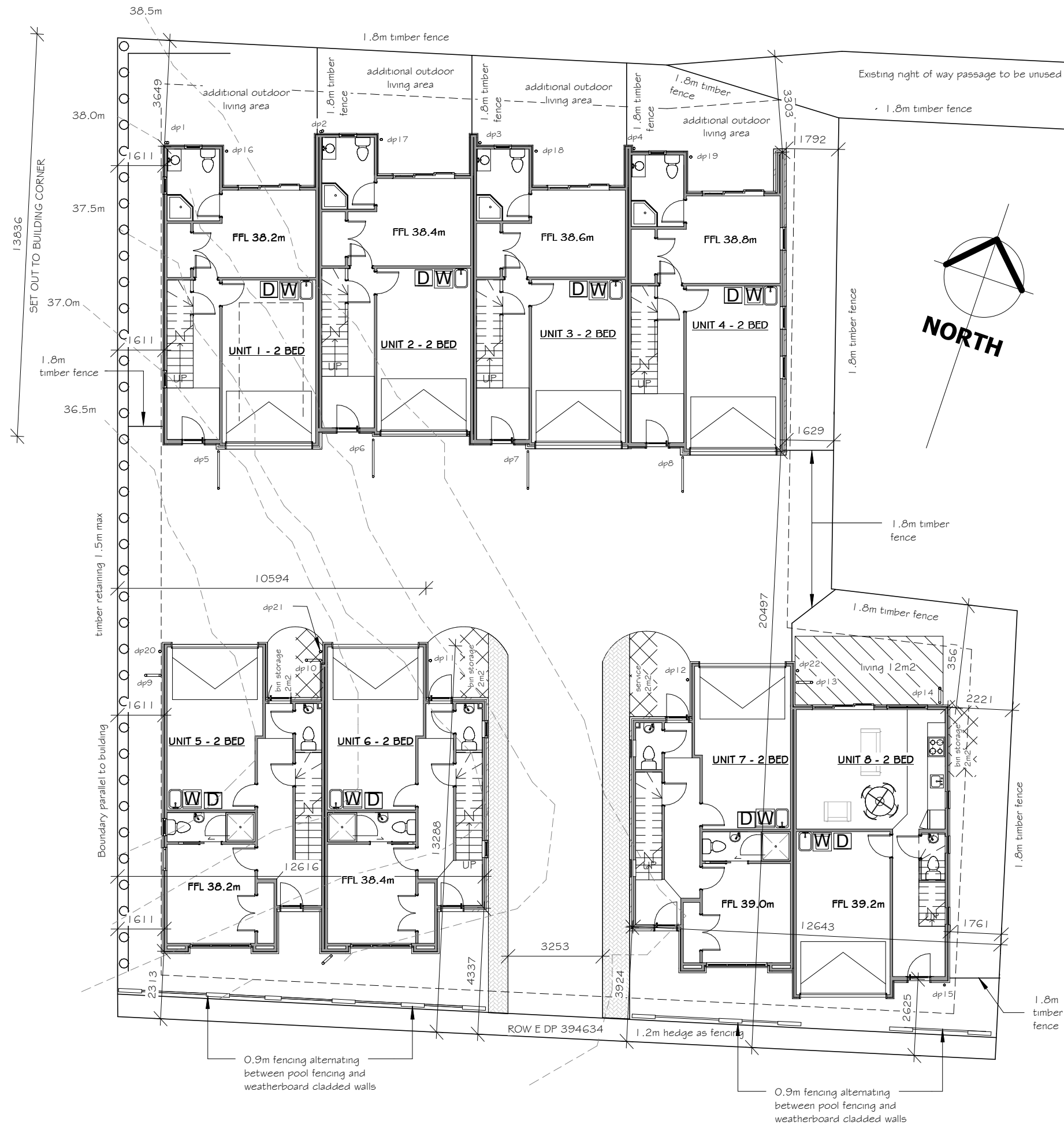
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1.3	OVERALL GROUND FLOOR PLAN
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Rev.	Description	Date
Revision Schedule		
COVER SHEET		
sheet number		rev
1.0		1
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UNIT 1-4		
Down Pipe #	Size	Catchments Area
DP1	80mm Dia	56m ²
DP2	80mm Dia	56m ²
DP3	80mm Dia	56m ²
DP4	80mm Dia	56m ²
DP5	65mm Dia	3m ²
DP6	65mm Dia	3m ²
DP7	65mm Dia	3m ²
DP8	65mm Dia	3m ²
DP16	100mm Dia 12m ²	
DP17	100mm Dia 12m ²	
DP18	100mm Dia 12m ²	
DP19	100mm Dia 12m ²	

TOTAL ROOF AREA 236M²
TOTAL DECK AREA 48M²

UNIT 5-6		
Down Pipe #	Size	Catchments Area
DP9	80mm Dia	57m ²
DP10	80mm Dia	50m ²
DP11	80mm Dia	20m ²
DP23	80mm Dia	20m ²
DP20	100mm Dia	12m ²
DP21	100mm Dia	12m ²

TOTAL ROOF AREA 147M²
TOTAL DECK AREA 24M²

UNIT 7 & 8		
Down Pipe #	Size	Catchments Area
DP12	80mm Dia	20m ²
DP13	80mm Dia	72m ²
DP14	80mm Dia	38m ² (incl spreader load)
DP15	65mm Dia	2m ²
DP22	100mm Dia	12m ²

TOTAL ROOF AREA 132M²
TOTAL DECK AREA 12M²

Spreader #	Size	Catchments Area
DPa	65mm Dia	24m ²

167 Nixon Street, Hamilton
Area: 1042M²
Net Site Area: 942M²
Legal Description Lot 1 DPS 13252
HAMILTON COUNCIL - Residential
WINDZONE - Medium
EARTHQUAKE ZONE - 1

NEW DWELLING FOOT PRINT = 426.8 m²
BUILDING SITE COVERAGE = 0.41%

PAVED SURFACES LIVING/SERVICE - 96.9m²
DRIVE AREAS - 203.5m²
TOTAL IMPERVIOUS SURFACE - 272.2m²

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SITE PLAN

sheet number	rev
1.1a	1

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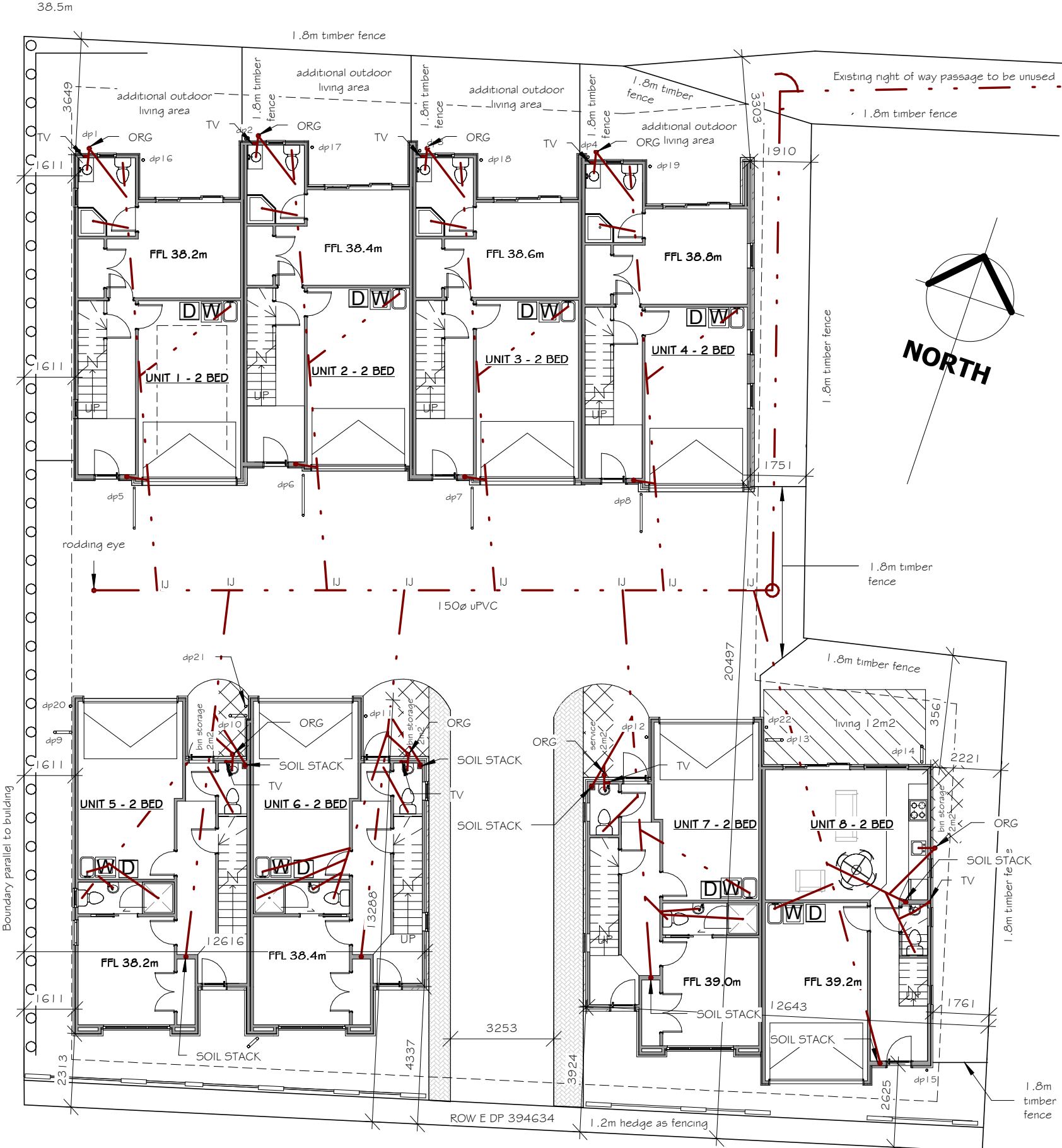
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PLUMBING SYSTEM - AS 3500
UNIT 1/2/3/4 GROUND FLOOR

UNIT	Fixture Type	Waste Size	Min Gradient	Material	Notes
UNITS 1/2/3/4	ENSUITE:				
	Shower	65mm	1:40	uPVC	Discharge to ORG
	Vanity	65mm	1:40	uPVC	Discharge to ORG
	Toilet	100mm	1:60	uPVC	
	LAUNDRY: Tub	65mm	1:40	uPVC	Discharge to ORG
UNIT 5/6/7	ENSUITE:				
	Shower	65mm	1:40	uPVC	Discharge to ORG
	Vanity	65mm	1:40	uPVC	Discharge to ORG
	Toilet	100mm	1:60	uPVC	
	WC:				
UNIT 8	Vanity	65mm	1:40	uPVC	Discharge to ORG
	Toilet	100mm	1:60	uPVC	
	LAUNDRY: Tub	65mm	1:40	uPVC	Discharge to ORG
	KITCHEN: Sink	65mm	1:40	uPVC	Discharge to ORG
	GENERAL:				
ALL UNITS	Soil Stacks	100mm	N/A	uPVC	Conceal in wall frame
	Main SS Line	100mm	1:60	uPVC	
	Main SW Line	100mm	1:60	uPVC	
	Terminal Vent (TV)	50mm	N/A	uPVC	Conceal in wall frame

PLUMBING SYSTEM - AS 3500
UNIT 1/2/3/4 FIRST FLOOR

UNIT	Fixture Type	Waste Size	Min Gradient	Material	Notes
UNITS 1/2/3/4	BATH:				
	Shower	65mm	1:40	uPVC	
	Vanity	65mm	1:40	uPVC	
	Toilet	100mm	1:60	uPVC	
	KITCHEN: Sink	65mm	1:40	uPVC	
UNIT 5/6/7	ENSUITE:				
	Shower	65mm	1:40	uPVC	
	Vanity	65mm	1:40	uPVC	
	Toilet	100mm	1:60	uPVC	
	KITCHEN: Sink	65mm	1:40	uPVC	
UNIT 8	ENSUITE 1:				
	Shower	65mm	1:40	uPVC	
	Vanity	65mm	1:40	uPVC	
	Toilet	100mm	1:60	uPVC	
	ENSUITE 2:				
ALL UNITS	Shower	65mm	1:40	uPVC	Conceal in wall frame
	Vanity	65mm	1:40	uPVC	
	Toilet	100mm	1:60	uPVC	
	GENERAL:				
ALL UNITS	Soil Stacks	100mm	N/A	uPVC	Conceal in wall frame
	Main SS Line	100mm	1:60	uPVC	
	Terminal Vent (TV)	50mm	N/A	uPVC	Conceal in wall frame

WASTE WATER PLAN
1:150

Rev.	Description	Date
Revision Schedule		

WASTE WATER

sheet number	rev
1.1b	1

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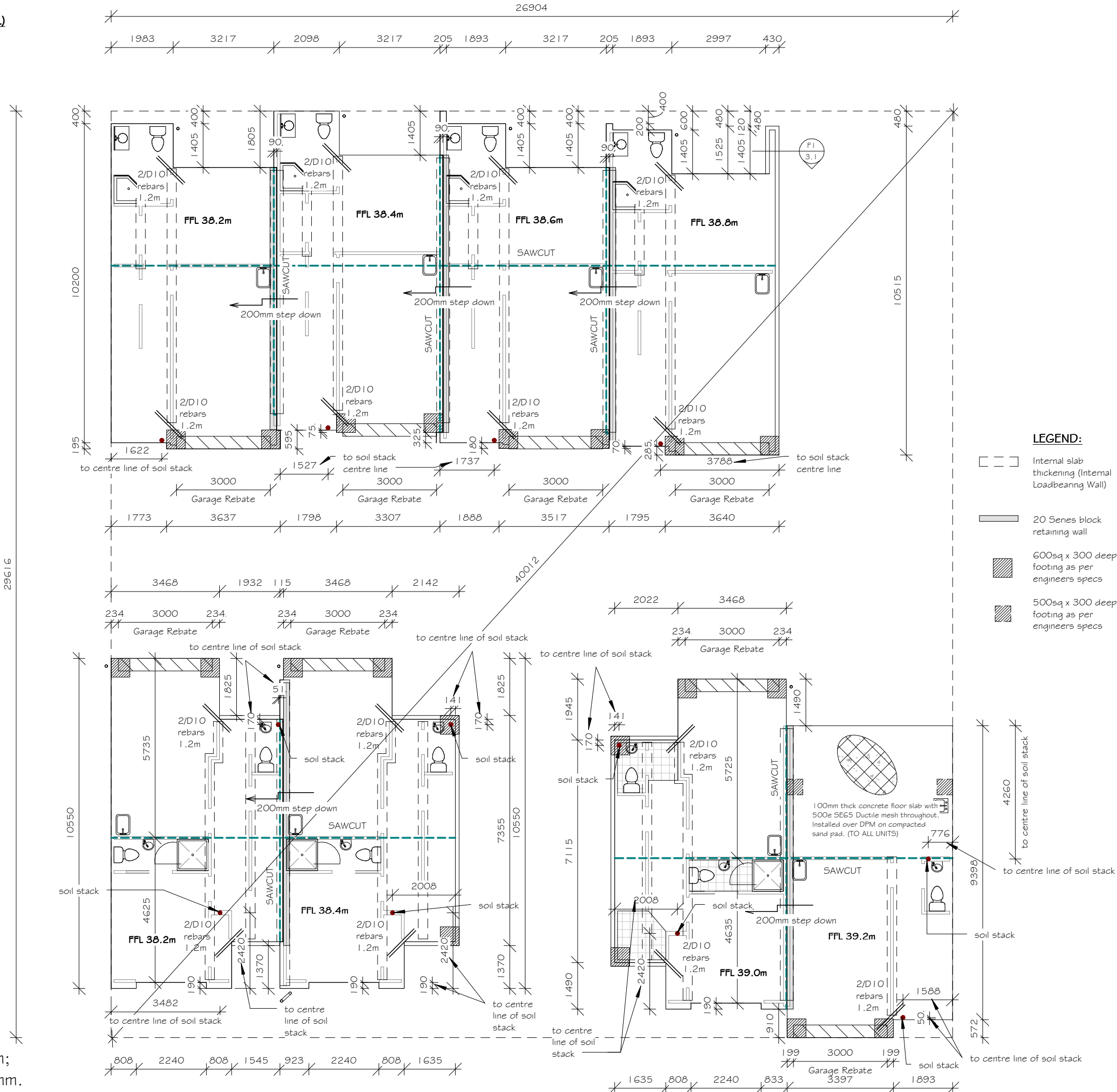
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FINISHED GROUND LEVELS (GENERAL)
225mm FFL to Natural Ground
150mm FFL to Paved Area

FINISHED GROUND LEVELS (BRICK)
150mm FFL to Natural Ground
100mm FFL to Paved Area

NOTES:
Min. external cover to reinforcement
(a) Against ground 75 mm;
(b) Against formwork 50 mm;
(c) Top cover to mesh 30 mm.



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Revision Schedule		
FOUNDATION PLAN		
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1.2		1
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OVERALL GROUND
FLOOR PLAN

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1.3	1
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FLOOR LEVELS:

GROUND LEVEL	
UNITS 1 & 5:	38.2m
UNITS 2 & 6:	38.4m
UNIT 3:	38.6m
UNIT 4:	38.8m
UNIT 7:	39.0m
UNIT 8:	39.2m

FIRST FLOOR LEVEL	
UNITS 1 & 5:	40.655m
UNITS 2 & 6:	40.855m
UNIT 3:	41.055m
UNIT 4:	41.255m
UNIT 7:	41.455m
UNIT 8:	41.655m

Rev.	Description	Date
Revision Schedule		

OVERALL FIRST FLOOR
PLAN

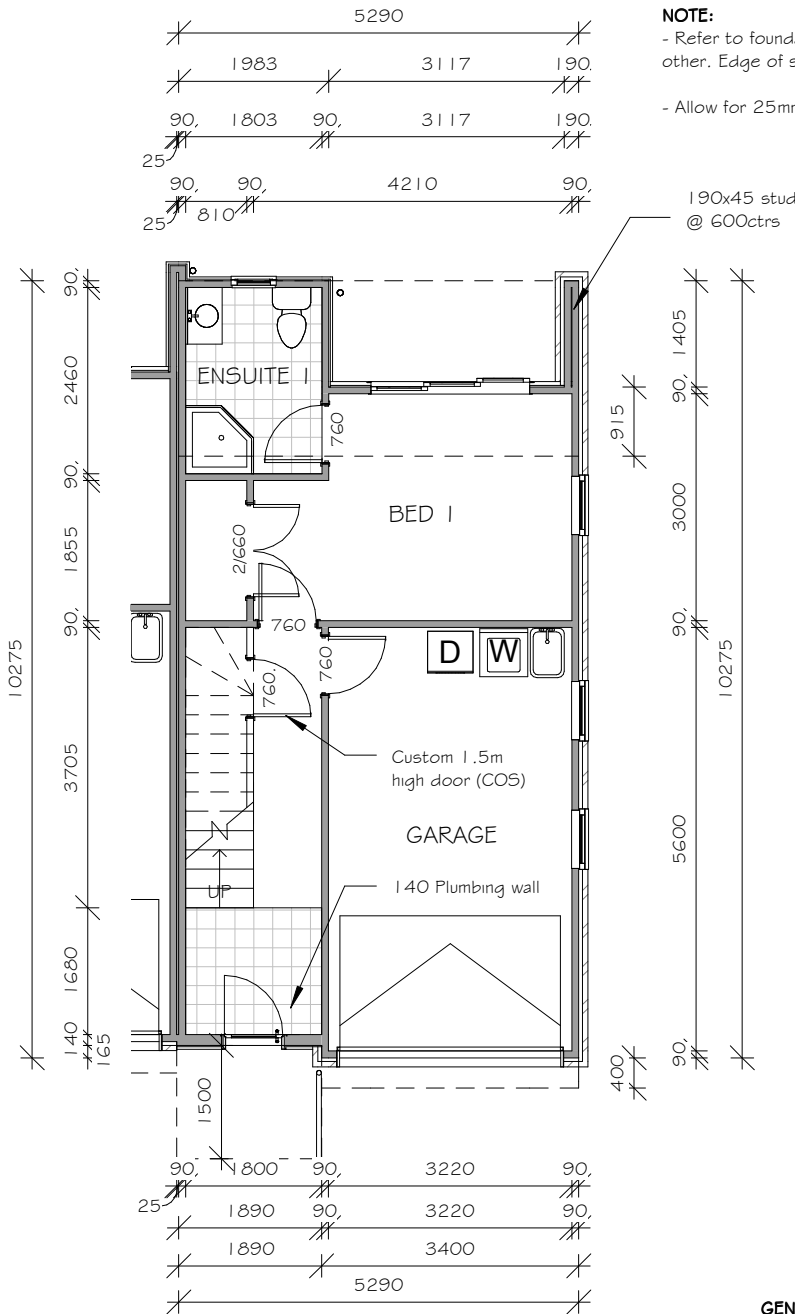
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STANDARD GROUND FLOOR PLAN
- UNIT 1/2/3/4
1:100

UNIT 1/2/3/4 FLOOR AREAS (PER UNIT):

Ground Floor Area Over Framing	= 49m2
Ground Floor Area Over Brick (Unit 4)	= 51m2
First Floor Area Over Framing (excl. void)	= 40m2
Stair Void Area	= 3.1m2
First Floor Deck Area	= 12m2

UNIT 5/6/7 FLOOR AREAS (PER UNIT):

Ground Floor Area Over Framing	= 51m2
Ground Floor Area Over Brick (Unit 4 only)	= 52m2
First Floor Area Over Framing (excl. void)	= 42m2
Stair Void Area	= 3m2
First Floor Deck Area	= 12m2

UNIT 8 FLOOR AREAS:

Ground Floor Area Over Framing	= 52m2
First Floor Area Over Framing (excl. void)	= 40m2
Stair Void Area	= 3m2

NOTE:

- Refer to foundation plan for dimensions of how each unit relates to each other. Edge of slab is in line with exterior face of timber wall framing.
- Allow for 25mm gap between each unit's intertenancy walls.

GENERAL NOTES:

- All Stud Heights 2455mm unless noted otherwise
- Medium windzone
- All dimensions are to framing
- All Soffits to be 600mm to wall framing unless noted otherwise
- All Levels to be check on site prior to commencing on job
- All dimensions to be verified during construction
- All timber to be SG8 unless specified otherwise
- Install Nogging for wall hung vanities

TIMBER TREATMENT:

H1.2

- All internal framing within envelope and subfloor framing (excl Piles)

H3.1

- Cavity battens
- Painted timber elements in contact with exterior elements

H3.2

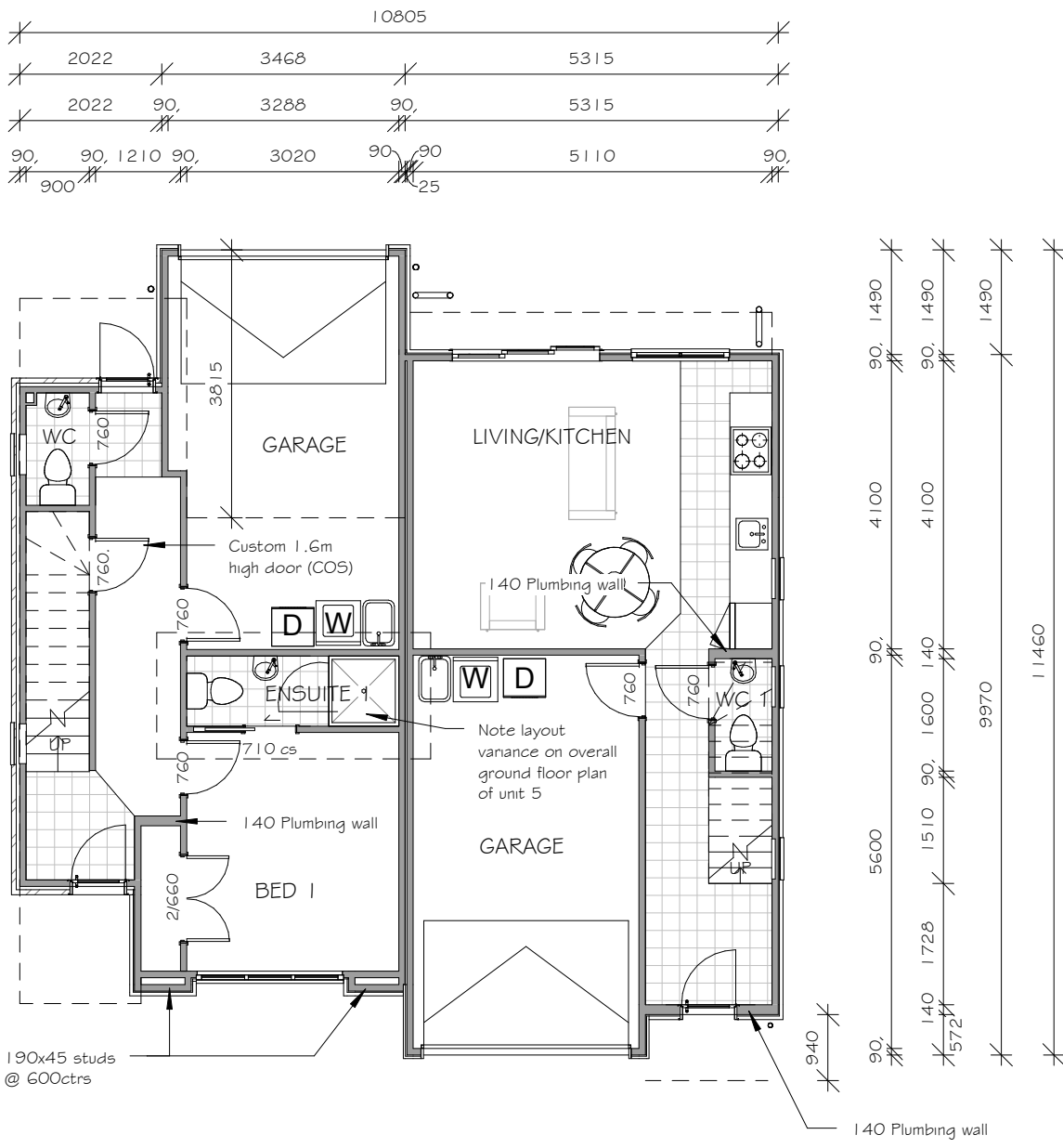
- Fence Pailings and rails not in ground
- External Rafters, Posts and Beams not in contact with ground
- Deck joists and bearers
- Bottom plates

H4

- Fence Posts
- Jack stud walls
- Posts/columns less than 150mm from ground

H5

- Piles or structural post in contact with ground



STANDARD GROUND FLOOR PLAN - UNIT 5/6/7
1:100

UNIT 1/2/3/4/8 PLUMBING FIXTURES (PER UNIT):

ENSUITE 1 FIXTURES

- Shower - 900 X 900 Acrylic
- Vanity - 750mm

ENSUITE 2 FIXTURES

- Shower - 900 X 900 Acrylic
- Vanity - 750mm

LAUNDRY FIXTURES

- Robinhood ST3101 Laundry Sink

UNIT 5/6/7 PLUMBING FIXTURES (PER UNIT):

ENSUITE 1 FIXTURES

- Shower - 1000 X 1000 Acrylic

ENSUITE 2 FIXTURES

- Shower - 900 X 900 Acrylic
- Vanity - 750mm

LAUNDRY FIXTURES

- Robinhood ST3101 Laundry Sink

GROUND FLOOR PLAN - UNIT 8
1:100

GENERAL INTERIOR FINISHES

- Walls - 10mm Gib boards (AQUALINE TO WET AREAS)
- Ceiling - 13mm Gib Board (AQUALINE TO WET AREAS)
- Skirting - 60x10mm SB Pine
- Cornice - 55mm Gib Cove
- Exterior joinery - FJ PP quality reveals with 60x10 architraves
- Interior Doors - MDF HC PQ with 60x10 architraves

RISK MATRIX					
RISK ITEM	L	M	H	VH	SCORE
WIND ZONE		X			0
STOREYS			X		2
ROOF/WALL INTERSECTION				X	5
EAVES WIDTH				X	5
ENVELOPE COMPLEXITY			X		3
DECK DESIGN		X			2
TOTAL					17

Rev.	Description	Date
Revision Schedule		

UNIT GROUND FLOOR PLANS

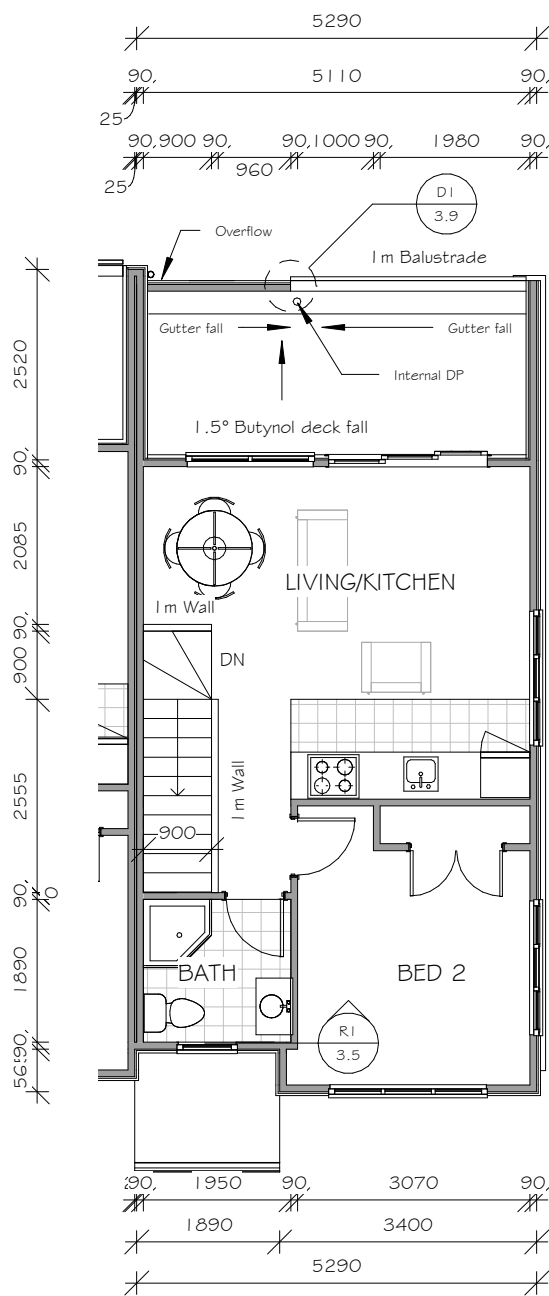
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**STANDARD FIRST FLOOR PLAN -
UNIT 1/2/3/4**
1:100

UNIT 1/2/3/4 FLOOR AREAS (PER UNIT):

Ground Floor Area Over Framing	= 49m ²
Ground Floor Area Over Brck (Unit 4)	= 51m ²
First Floor Area Over Framing (excl. void)	= 40m ²
Stair Void Area	= 3.1m ²
First Floor Deck Area	= 12m ²

UNIT 5/6/7 FLOOR AREAS (PER UNIT):

Ground Floor Area Over Framing	= 51m ²
Ground Floor Area Over Brick (Unit 4 only)	= 52m ²
First Floor Area Over Framing (excl. void)	= 42m ²
Stair Void Area	= 3m ²
First Floor Deck Area	= 12m ²

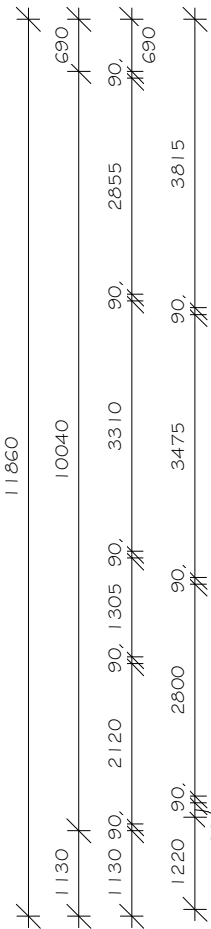
UNIT 5/6/7 FLOOR AREAS (PER UNIT):

Ground Floor Area Over Framing	= 52m ²
First Floor Area Over Framing (excl. void)	= 40m ²
Stair Void Area	= 3m ²

NOTE:

- Refer to foundation plan for dimensions of how each unit relates to each other. Edge of slab is in line with exterior face of timber wall framing.

- Allow for 25mm gap between each unit's intertenancy walls.



GENERAL NOTES:

- All Stud Heights 2455mm unless noted otherwise
- Medium windzone
- All dimensions are to framing
- All Soffits to be 600mm to wall framing unless noted otherwise
- All Levels to be check on site prior to commencing on job
- All dimensions to be verified during construction
- All timber to be SG8 unless specified otherwise
- Install Nogging for wall hung vanities

TIMBER TREATMENT:

H1.2

- All internal framing within envelope and subfloor framing (excl Piles)

H3.1

- Cavity battens
- Painted timber elements in contact with exterior elements

H3.2

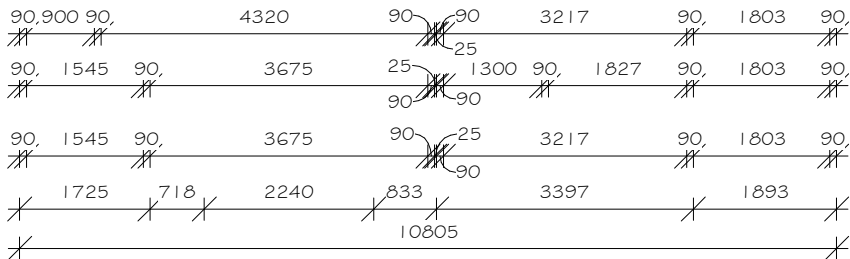
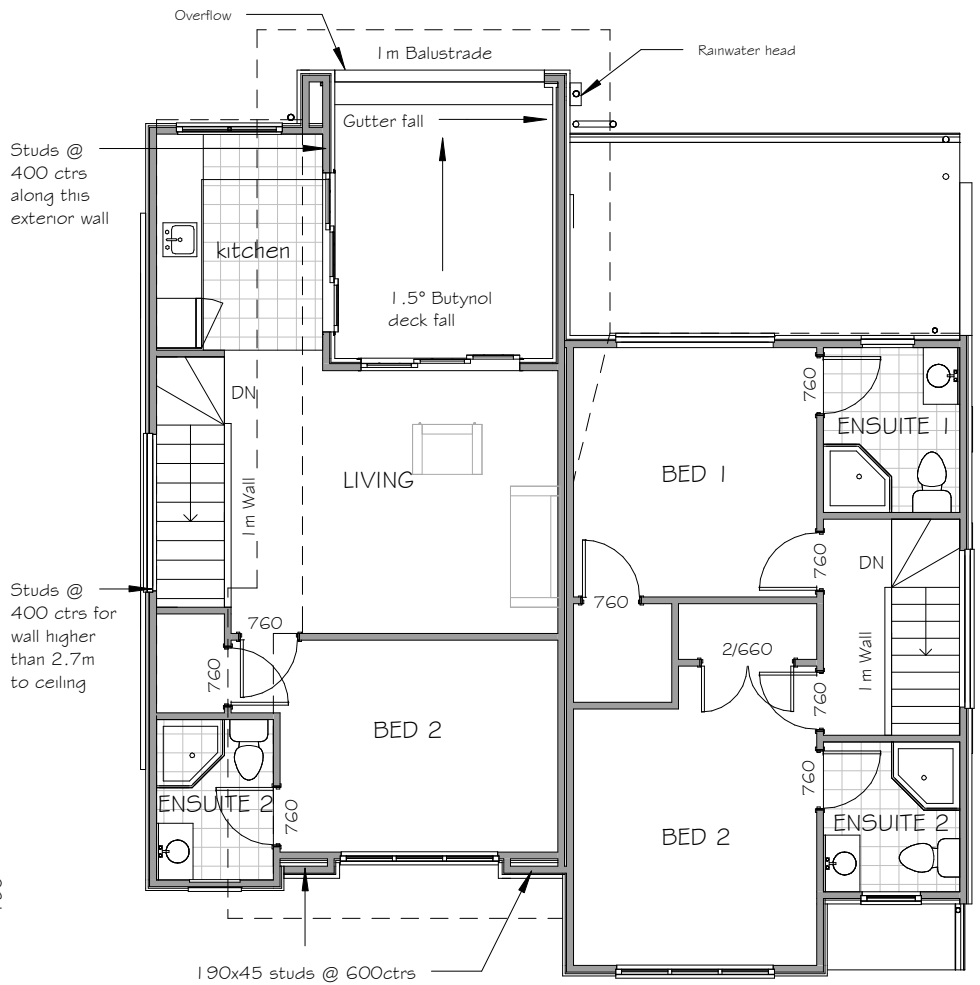
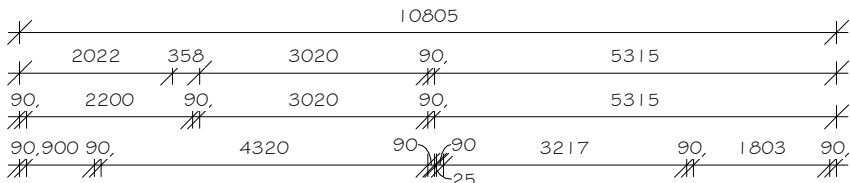
- Fence Pailings and rails not in ground
- External Rafter, Posts and Beams not in contact with ground
- Deck joists and bearers
- Bottom plates

H4

- Fence Posts
- Jack stud walls
- Posts/columns less than 150mm from ground

H5

- Piles or structural post in contact with ground



**STANDARD FIRST FLOOR
PLAN - UNIT 5/6/7**
1:100

UNIT 1/2/3/4/8 PLUMBING FIXTURES (PER UNIT):

ENSUITE 1 FIXTURES

Shower - 900 X 900 Acrylic

Vanity - 750mm

ENSUITE 2 FIXTURES

Shower - 900 X 900 Acrylic

Vanity - 750mm

LAUNDRY FIXTURES

Robinhood ST3101 Laundry Sink

UNIT 5/6/7 PLUMBING FIXTURES (PER UNIT):

ENSUITE 1 FIXTURES

Shower - 1000 X 1000 Acrylic

ENSUITE 2 FIXTURES

Shower - 900 X 900 Acrylic

Vanity - 750mm

LAUNDRY FIXTURES

Robinhood ST3101 Laundry Sink

**FIRST FLOOR PLAN
- UNIT 8**
1:100

**GENERAL INTERIOR
FINISHES**

- Walls - 10mm Gib boards (AQUALINE TO WET AREAS)
- Ceiling - 13mm Gib Board (AQUALINE TO WET AREAS)
- Skirting - 60x10mm SB Pine
- Cornice - 55mm Gib Cove
- Exterior joinery - FJ PP quality reveals with 60x10 architraves
- Interior Doors - MDF HC PQ with 60x10 architraves

RISK MATRIX

RISK ITEM	L	M	H	VH	SCORE
WIND ZONE		X			0
STOREYS			X		2
ROOF/WALL INTERSECTION				X	5
EAVES WIDTH				X	5
ENVELOPE COMPLEXITY			X		3
DECK DESIGN		X			2
TOTAL					17

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**UNIT FIRST FLOOR
PLANS**

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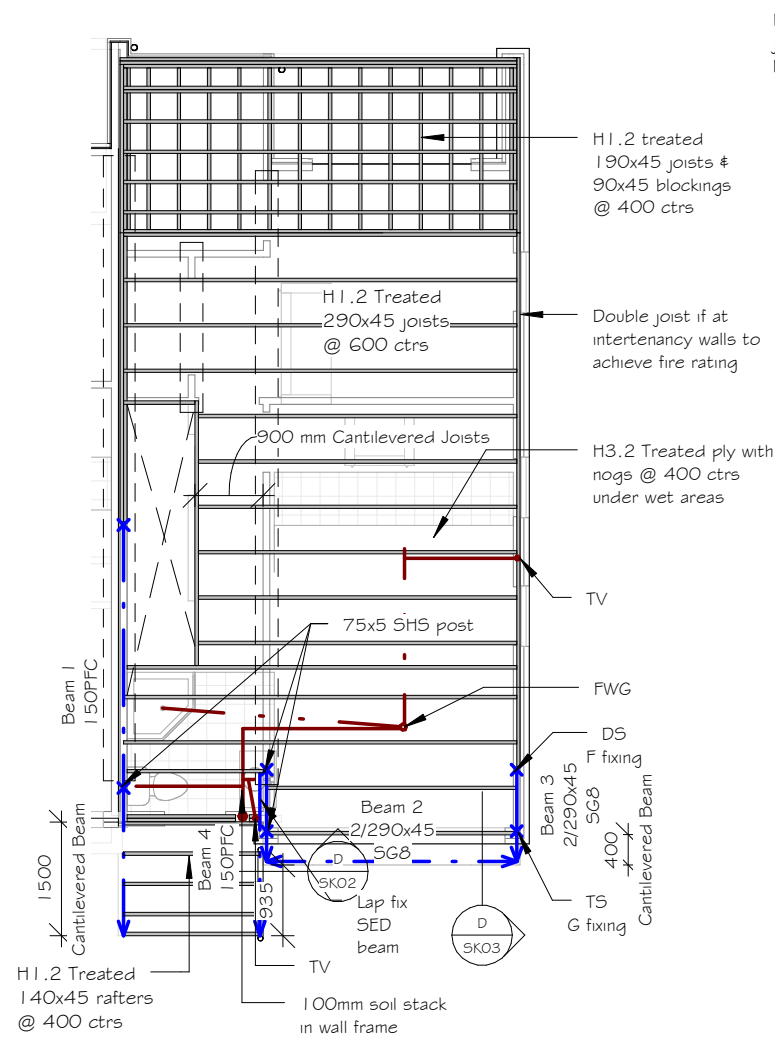
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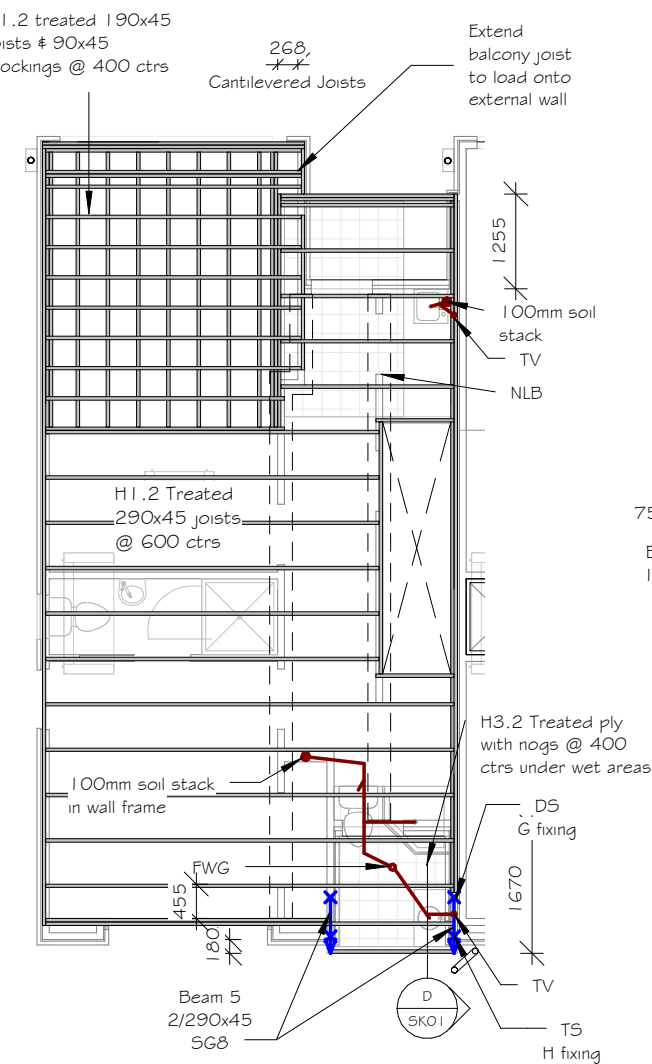
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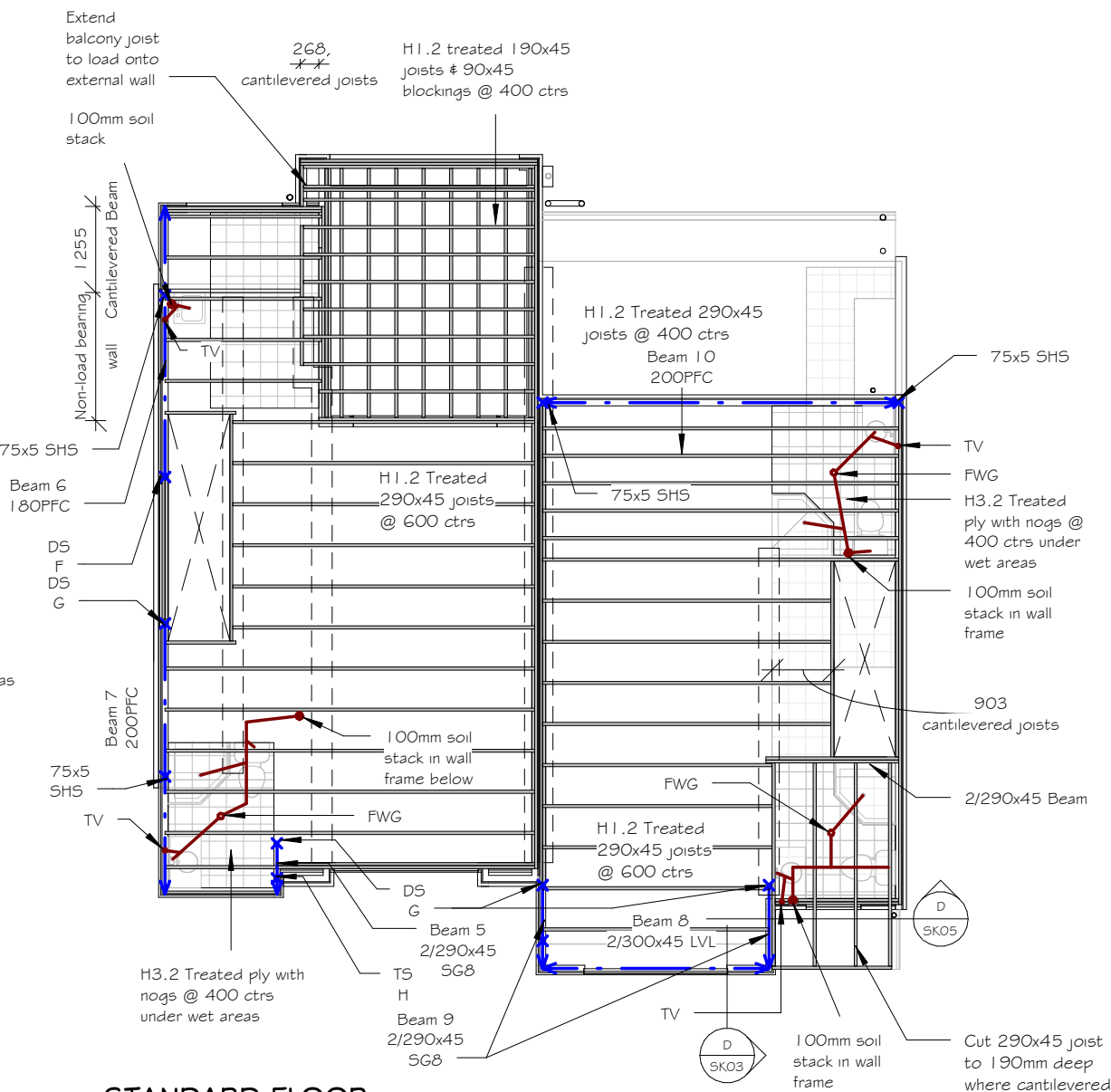
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STANDARD FLOOR FRAMING
PLAN - UNIT 1/2/3/4
1:100



FLOOR FRAMING PLAN - UNIT 5
1:100



STANDARD FLOOR FRAMING
PLAN - UNIT 6/7
1:100

FLOOR FRAMING PLAN - UNIT 8
1:100

FLOOR FRAMING FIXINGS

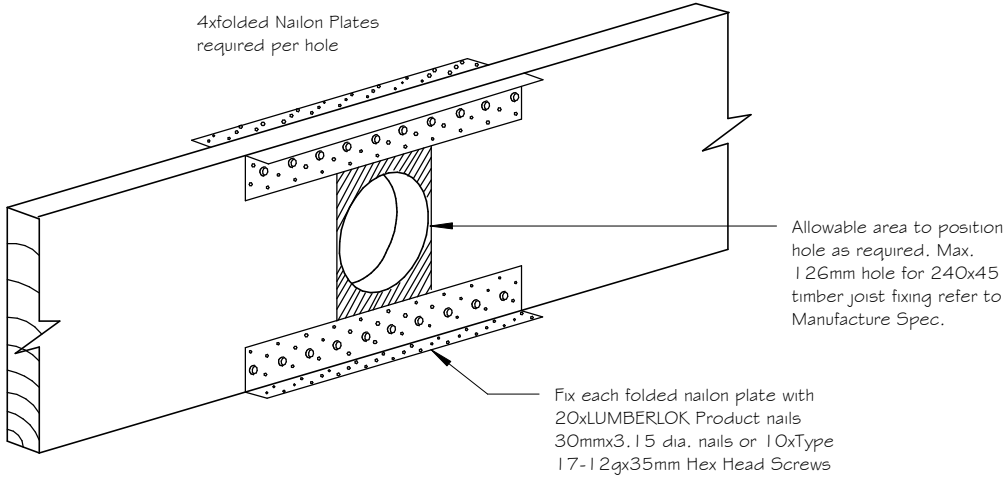
- Boundary joist to end of each joist
90 x 3.15 2 (end nailed)
- Curtailed joist not exceeding 3 m long to trimmer
90 x 3.15 5 (end nailed)
- Curtailed joist to trimmer when half housed
90 x 3.15 3 (end nailed)
- Flitched joint in joist
90 x 3.15 6 (each end)
- Joist to plate on foundation walls
90 x 3.15 -1 8 (skewed) per 1.5 m length
- Joist to plate or bearer
90 x 3.15 3 (skewed)
- Lapped joint in joist
90 x 3.15 3 (each side)
- Solid blocking between joists to plate bearer or stringer
90 x 3.15 6 (skewed)
- Solid blocking to joist
90 x 3.15 -2 (end nailed)
- Flooring
Sheet decking (not exceeding 21 mm thick):
(a) Supports at sheet edges
-Screwed @ 150 mm centres
(b) Intermediate supports
-Screwed @ 300 mm centres

NOTE -
(1) Nail lengths and diameters are the minimum required.

LEGEND:

- Specific Engineering Design beams/intels within midfloor framing (unless noted otherwise)
- End of beam/intel span (SED fixing required if applicable)
- SED posts
- Slab thickening for internal loading bearing walls

NOTE:
-INSTALL SOLID BLOCKING AT MID SPAN OF JOISTS IF SPAN EXCEEDS 2.5m AND HAS A DEPTH 4 TIMES OF ITS THICKNESS
-INSTALL BLOCKING @ 1.8m CTRS MAX ALONG LINES OF INTERNAL BRACING WALLS

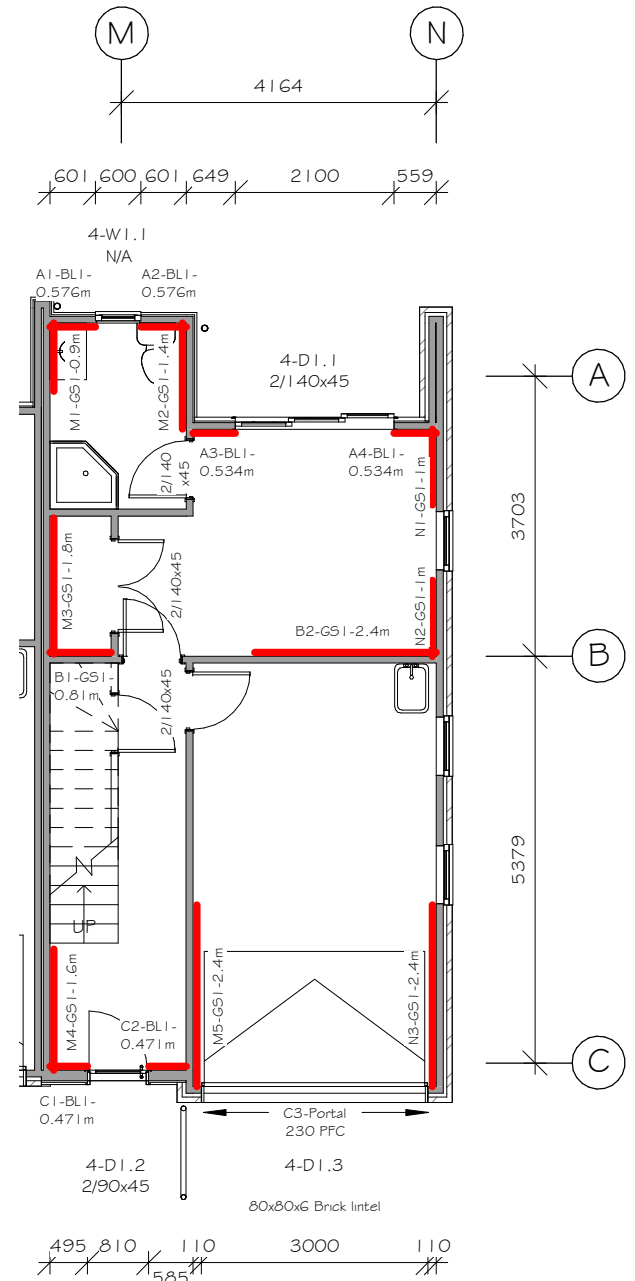


FLOOR JOIST STIFFENER
NTS

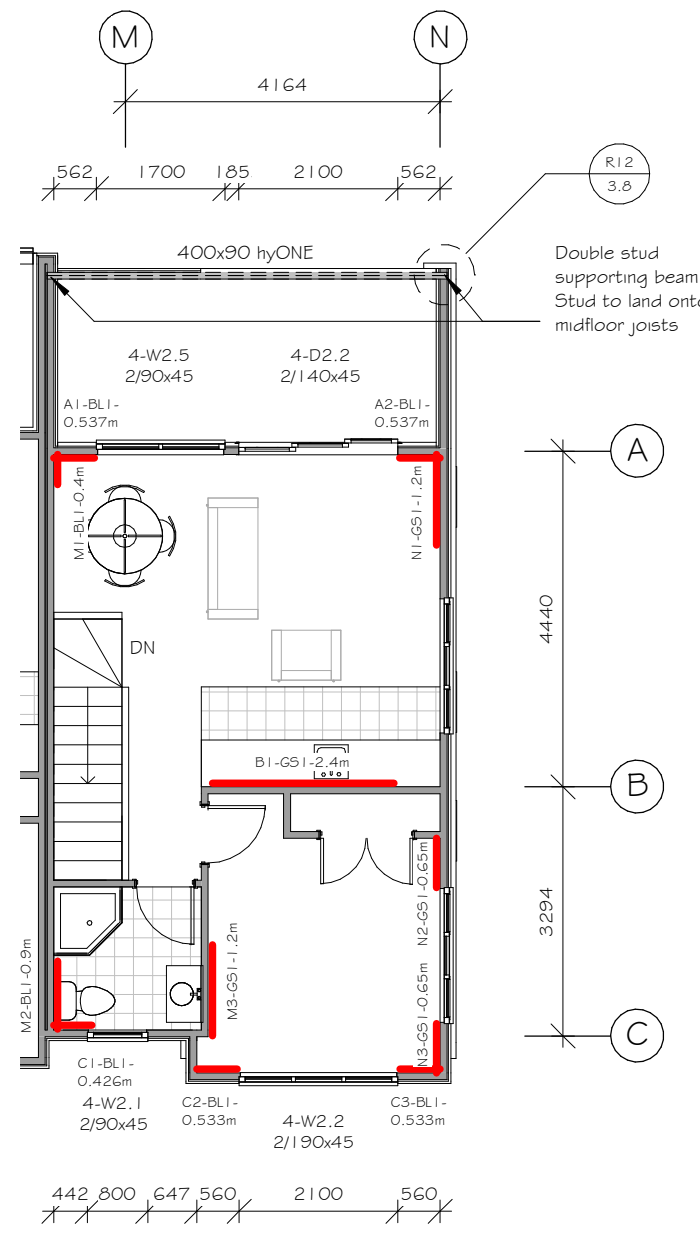
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FLOOR FRAMING PLANS

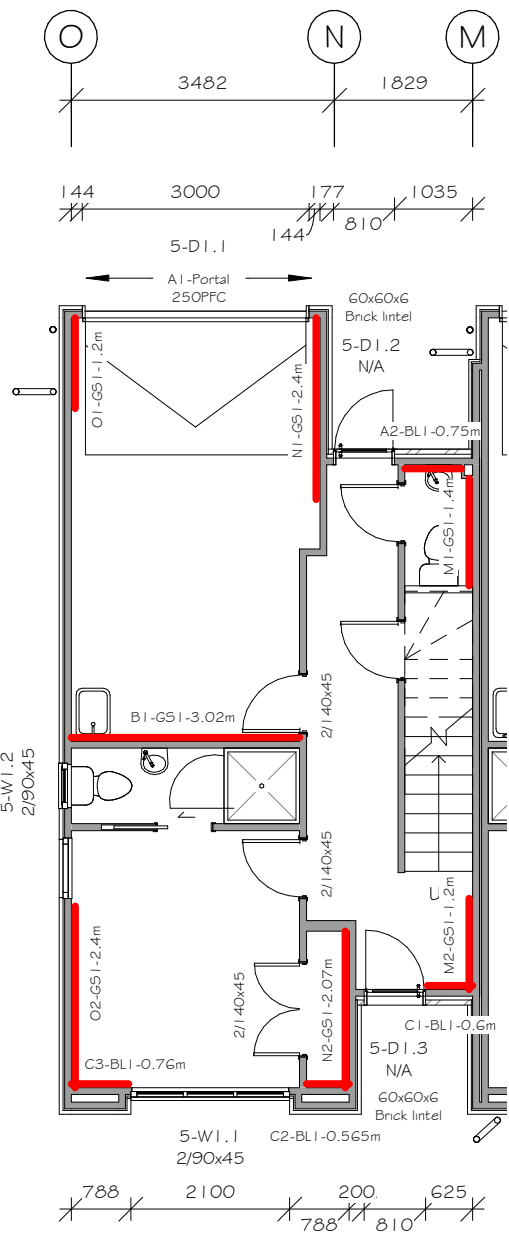
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STANDARD GROUND BRACING/
LINTEL PLAN - UNIT 1/2/3/4
1:100



STANDARD FIRST FLOOR BRACING/
LINTEL PLAN - UNIT 1/2/3/4
1:100



GROUND BRACING/LINTEL
PLAN - UNIT 5
1:100

Concrete Floor		Timber Floor	
External walls	Internal walls	External walls	Internal walls
Position GIB HandiBrac® as close as practicable to the internal edge of the bottom plate	Position GIB HandiBrac® at the stud / plate junction	Position GIB HandiBrac® in the centre of the perimeter joist or bearer	Position GIB HandiBrac® in the centre of floor joist or full depth solid block
Hold-down fastener requirements			
A mechanical fastening with a minimum characteristic uplift capacity of 15kN.		12x150mm galvanised coach screw	

Top plate fixings

FIXING TYPE B -4.7 kN
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud Plus LUMBERLOK (CPC80) 6kN Stud Anchor
OR
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud. Plus 2 x LUMBERLOK CPC40
OR
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud. Plus LUMBERLOK Stud Strap (one face only)

LINTEL FIXINGS
REFER TO MITEK CONNECTION DETAIL SHEET SPEC / SITE GUIDE AND ELEVATIONS FOR TYPE

NOTE: ALL SETOUT DIMENSIONS FOR JOINERY ARE FROM TRIM TO TRIM, ALLOW FOR RELEVANT TRIM SIZE WHEN FRAMING

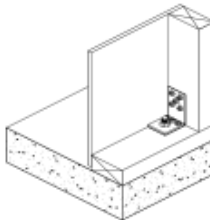
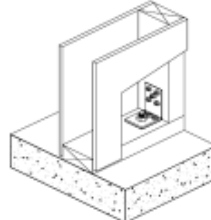
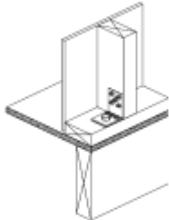
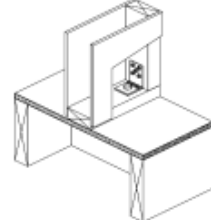
Rev.	Description	Date
Revision Schedule		

LINTEL/ BRACING PLANS
1

sheet number	rev
1.8	1
DRAFTED BY :	R.Z.
DATE:	21-1-2016
CHECKED BY:	JAC
DATE:	-10-2016
SCALE:	1 : 100
ISSUE TYPE:	WD
JOB #	15-085

bulk and location

NOTE: ALL SETOUT DIMENSIONS FOR JOINERY
ARE FROM TRIM TO TRIM, ALLOW FOR
RELEVANT TRIM SIZE WHEN FRAMING

Concrete Floor		Timber Floor	
External walls	Internal walls	External walls	Internal walls
			
Position GIB HandyBrac® as close as practicable to the internal edge of the bottom plate	Position GIB HandyBrac® at the stud / plate junction	Position GIB HandyBrac® in the centre of the perimeter joist or bearer	Position GIB HandyBrac® in the centre of floor joist or full depth solid block
Hold-down fastener requirements			
A mechanical fastening with a minimum characteristic uplift capacity of 15kN.		12x150mm galvanised coach screw	

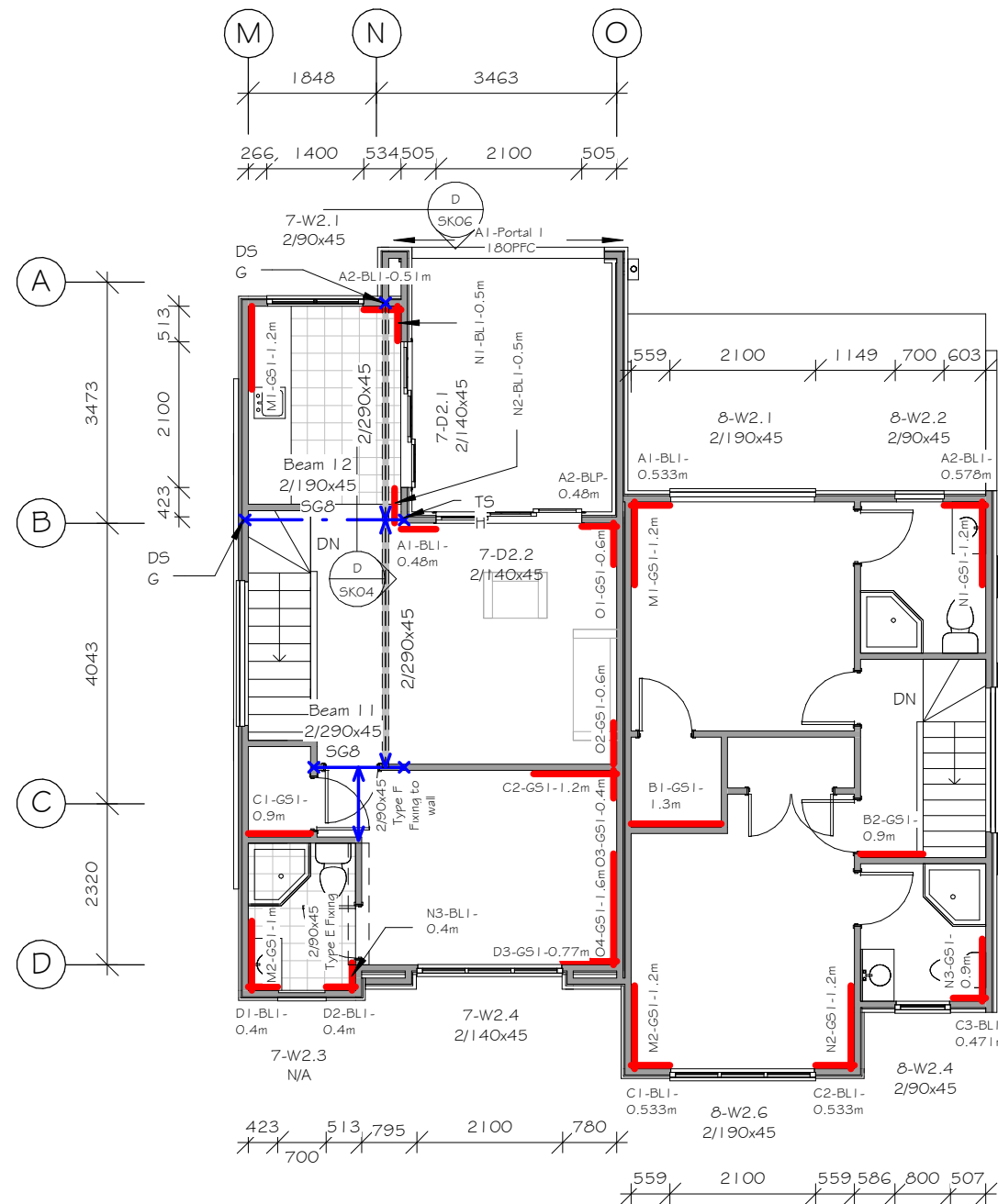


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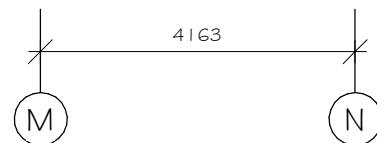
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STANDARD FIRST
FLOOR BRACING/ LINTEL
PLAN - UNIT 5/6/7
1:100



FIRST FLOOR BRACING/
LINTEL PLAN - UNIT 8
1:100

LEGEND:

- Specific Engineering Design beams/intels supporting roof framing (unless noted otherwise)
- End of beam/lintel span (SED fixing required if applicable)
- SED posts
- Internal loading bearing walls

Top plate fixings

FIXING TYPE B -4.7 kN

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud Plus LUMBERLOK (CPC80) Gkn Stud Anchor
OR
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.Plus 2 x LUMBERLOK CPC40
OR
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud. Plus LUMBERLOK Stud Strap (one face only)

LINTEL FIXINGS

REFER TO MITEK CONNECTION DETAIL SHEET SPEC / SITE GUIDE AND ELEVATIONS FOR TYPE

NOTE: ALL SETOUT DIMENSIONS FOR JOINERY ARE FROM TRIM TO TRIM, ALLOW FOR RELEVANT TRIM SIZE WHEN FRAMING

Concrete Floor		Timber Floor	
External walls	Internal walls	External walls	Internal walls
Position GIB HandiBrac® as close as practicable to the internal edge of the bottom plate	Position GIB HandiBrac® at the stud / plate junction	Position GIB HandiBrac® in the centre of the perimeter joist or bearer	Position GIB HandiBrac® in the centre of floor joist or full depth solid block
Hold-down fastener requirements			
A mechanical fastening with a minimum characteristic uplift capacity of 15kN.		12x150mm galvanised coach screw	

Rev.	Description	Date
Revision Schedule		

LINTEL/ BRACING PLANS
3

sheet number	rev
1.10	1
DRAFTED BY : DATE:	R.Z. 21-1-2016
CHECKED BY: DATE:	JAC -10-2016
SCALE:	1 : 100
ISSUE TYPE:	WD
JOB #	15-085

167 Nixon Street,
Hamilton

bulk and location

Window Schedule							
Window #	Head	Height	Width	Glazing	Glass Type	Comments	Lintel Fixing type
1-W1.1	2000	1000	600	Double	Opaque, Safety	Restrictor Stay	N/A
1-W1.2	2000	1000	600	Double	Opaque, Safety		E
1-W1.3	2000	1000	600	Double	Clear		E
1-W2.1	2000	1800	800	Double	Opaque, Safety		F
1-W2.2	2000	2000	2100	Double	Clear, Safety*		G
1-W2.3	2112	2100	1700	Double	Clear, Safety*		E
1-W2.4	2000	900	1800	Double	Opaque		F
1-W2.5	2000	900	1800	Double	Opaque		F
2-W1.1	2000	1000	600	Double	Opaque, Safety	Restrictor Stay	N/A
2-W2.1	2000	1800	800	Double	Opaque, Safety		F
2-W2.2	2000	2000	2100	Double	Clear, Safety*		G
2-W2.3	2112	2100	1700	Double	Clear, Safety*		E
3-W1.1	2000	1000	600	Double	Opaque, Safety	Restrictor Stay	N/A
3-W2.1	2000	1800	800	Double	Opaque, Safety		F
3-W2.2	2000	2000	2100	Double	Clear, Safety*		G
3-W2.3	2112	2100	1700	Double	Clear, Safety*		E
4-W1.1	2000	1000	600	Double	Opaque, Safety	Restrictor Stay	N/A
4-W1.2	1800	1800	800	Single	Clear		E
4-W1.3	1800	1800	800	Single	Clear		E
4-W1.4	1800	1800	800	Double	Clear		E
4-W2.1	2000	1800	800	Double	Opaque, Safety		F
4-W2.2	2000	2000	2100	Double	Clear, Safety*		G
4-W2.3	2000	1000	1800				
4-W2.4	2000	1000	1800				
4-W2.5	2112	2100	1700	Double	Clear, Safety*		E
5-W1.1	2000	2000	2100	Double	Clear, Safety*		E
5-W1.2	2000	1000	600	Double	Opaque, Safety	Restrictor Stay	E
5-W1.3	2000	1800	800	Double	Clear		E
5-W2.1	2000	2000	1400	Double	Clear		E
5-W2.2	2000	1500	2100	Double	Opaque		F
5-W2.3	2000	1800	800	Double	Opaque		E
5-W2.4	2000	2000	2100	Double	Clear, Safety*		F
5-W2.5	2000	1000	700	Double	Opaque, Safety		N/A
6-W1.1	2000	2000	2100	Double	Clear, Safety*		E
6-W1.2	2000	1000	600	Double	Clear		E
6-W1.3	2000	1000	600	Double	Opaque, Safety	Restrictor Stay	N/A
6-W2.1	2000	2000	1400	Double	Clear		E
6-W2.2	2000	2000	2100	Double	Clear, Safety*		F
6-W2.3	2000	1000	700	Double	Opaque, Safety		N/A
6-W2.4	2000	1500	2100	Double	Opaque		F
7-W1.1	2000	2000	2100	Double	Clear, Safety*		E
7-W1.2	2000	1000	600	Double	Clear		E
7-W1.3	2000	1000	600	Double	Opaque, Safety	Restrictor Stay	N/A
7-W2.1	2000	2000	1400	Double	Clear		E
7-W2.2	2000	1500	2100	Double	Opaque		F
7-W2.3	2000	1000	700	Double	Opaque, Safety		N/A
7-W2.4	2000	2000	2100	Double	Clear, Safety*		F
8-W1.1	2100	2000	1400	Double	Clear, Safety*		E
8-W1.2	2000	1000	600	Double	Clear		E
8-W1.3	2000	1000	600	Double	Opaque, Safety	Restrictor Stay	E
8-W1.4	2000	1000	600	Double	Clear		E
8-W2.1	2000	1500	2100	Double	Clear		G
8-W2.2	2000	1500	700	Double	Opaque, Safety		E
8-W2.4	2000	1800	800	Double	Opaque, Safety		E
8-W2.5	2000	1500	2100	Double	Opaque		F
8-W2.6	2000	2000	2100	Double	Clear, Safety*		G

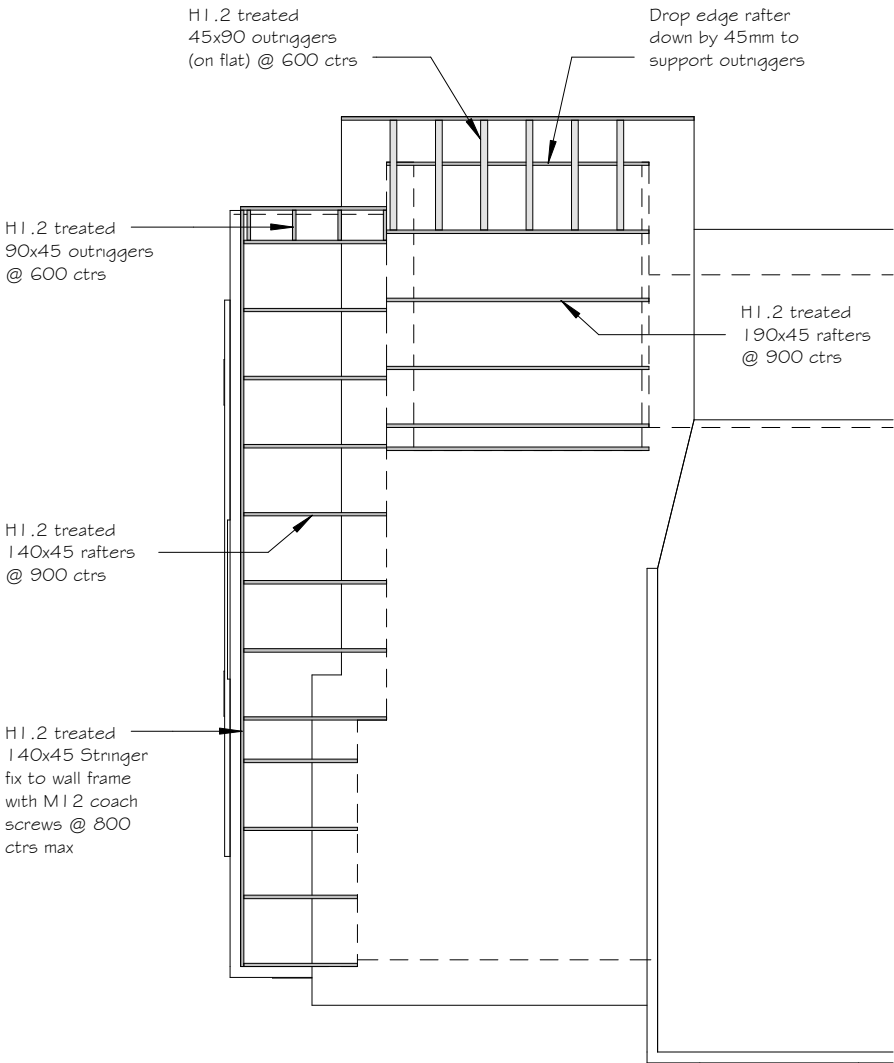
Door Schedule							
Door #	Head	Height	Width	Glazing	Glass Type	Comments	Lintel Fixing type
1-D1.1	2100	2100	2100	Double	Clear, Safety*		E
1-D1.2	2000	2000	740	Double	Clear		F
1-D1.3	2100	2100	3000	N/A	N/A		N/A
1-D2.2	2112	2100	2100	Double	Clear, Safety*		E
2-D1.1	2100	2100	2100	Double	Clear, Safety*		E
2-D1.2	2000	2000	740	Double	Clear		F
2-D1.3	2100	2100	3000	N/A	N/A		N/A
2-D2.2	2112	2100	2100	Double	Clear, Safety*		E
3-D1.1	2100	2100	2100	Double	Clear, Safety*		E
3-D1.2	2000	2000	740	Double	Clear		F
3-D1.3	2100	2100	3000	N/A	N/A		N/A
3-D2.2	2112	2100	2100	Double	Clear, Safety*		E
4-D1.1	2100	2100	2100	Double	Clear, Safety*		E
4-D1.2	2000	2000	740	Double	Clear		F
4-D1.3	2100	2100	3000	N/A	N/A		N/A
4-D2.2	2112	2100	2100	Double	Clear, Safety*		E
5-D1.1	2100	2100	3000	N/A	N/A		N/A
5-D1.2	2000	2000	740	Double	Clear		N/A
5-D1.3	2000	2000	740	Double	Clear		N/A
5-D2.1	2151	2100	2100	Double	Clear, Safety*	NLB	E
5-D2.2	2151	2100	2100	Double	Clear, Safety*		E
6-D1.1	2100	2100	3000	N/A	N/A		N/A
6-D1.2	2000	2000	740	Double	Clear		N/A
6-D1.3	2000	2000	740	Double	Clear		N/A
6-D2.1	2151	2100	2100	Double	Clear, Safety*	NLB	E
6-D2.2	2151	2100	2100	Double	Clear, Safety*		E
7-D1.1	2100	2100	3000	N/A	N/A		N/A
7-D1.2	2000	2000	740	Double	Clear		N/A
7-D1.3	2000	2000	740	Double	Clear		N/A
7-D2.1	2151	2100	2100	Double	Clear, Safety*	NLB	E
7-D2.2	2151	2100	2100	Double	Clear, Safety*		E
8-D1.1	2100	2100	3000	N/A	N/A		N/A
8-D1.2	2000	2000	740	Double	Clear		E
8-D1.3	2100	2100	2100	Double	Clear, Safety*		F

NOTE:
Safety*: SEE ELEVATION FOR GLASS PANES THAT WILL
BE SAFETY (MARKED "SG"). ALL OTHER JOINERY MARKED
SAFETY TO HAVE SAFETY GLASS THROUGHOUT

Rev.	Description	Date
Revision Schedule		
WINDOWS & DOORS SCHEDULE		
sheet number		rev
1.1.1		1
DRAFTED BY : DATE:	R.Z. 21-1-2016	
CHECKED BY: DATE:	JAC -10-2016	
SCALE:		
ISSUE TYPE:	WD	
JOB #	15-085	

167 Nixon Street,
Hamilton

bulk and location



STANDARD ROOF FRAMING

PLAN - UNIT 5/6/7

1:100

ROOF FRAMING FIXINGS

Truss to top plate of external wall
2 / 90 x 3.15 skew nails + 2 wire dogs or 4.7KN connection

Truss to top plate of internal wall
2 / 90 x 3.15

Ceiling batten to parallel top plate of internal wall bracing element
90 x 3.15 -2 @ 400 mm centres

Hip rafter to top plate
2 / 90 x 3.15 skew nails + 2 wire dogs or 4.7KN connection

Steel strip Roof brace
(i) At ends - 3 / 60 x 3.15 or to manufactures spec
(ii) Other cases 2 / 60 x 3.15 or to manufactures spec

Blocking between rafters, joists or truss chords, 90 mm x 45 mm
90 x 3.15 - 2 (end nailed)

Outrigger to gable top plate (as for equivalent purlins)
2 / 90 x 3.15 skew nails + 2 wire dogs or 4.7KN connection

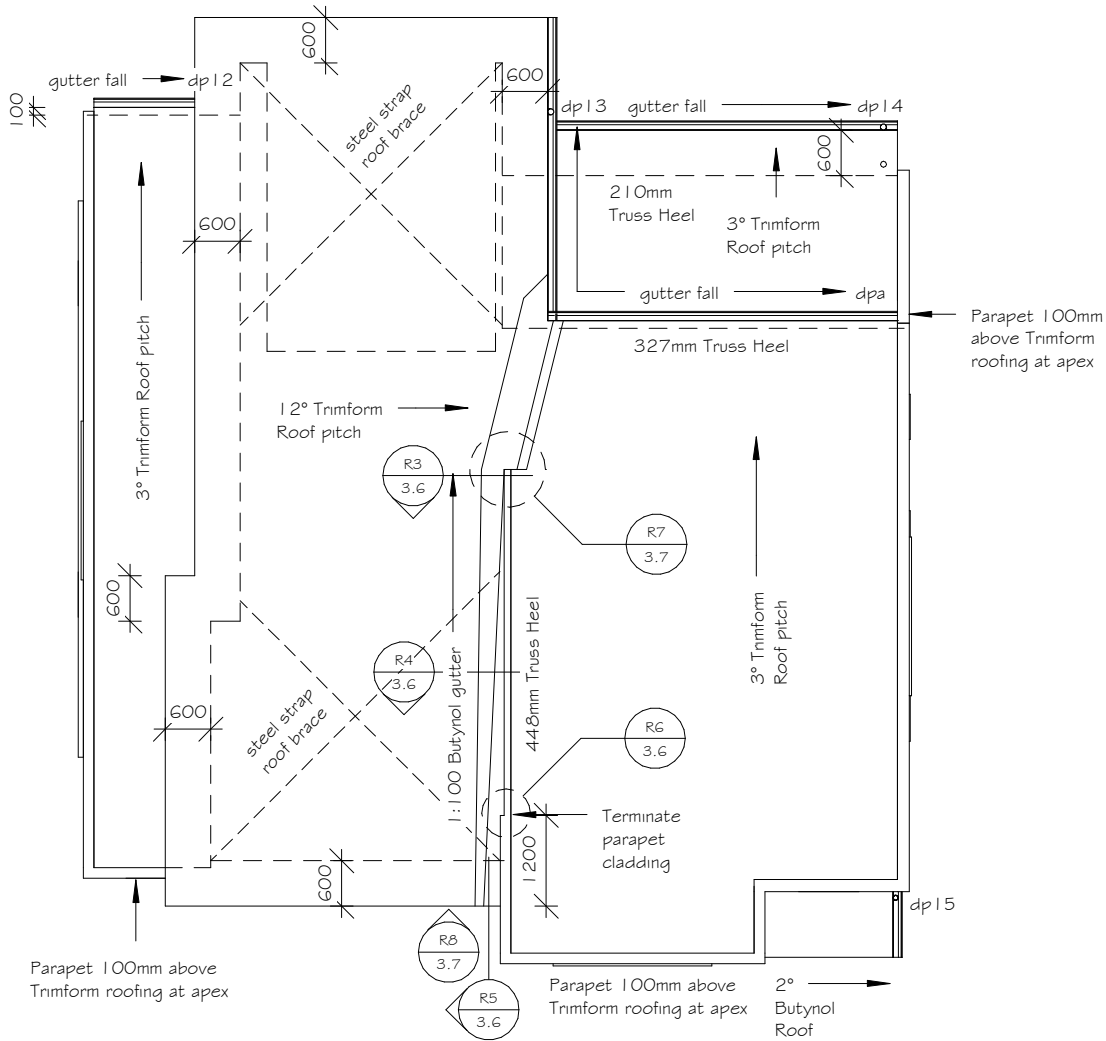
Outrigger to rafter
90 x 3.15 3 (end nailed)

Flying rafter to outrigger
3 / 90 x 3.15

Outrigger blocking to top plate
90 x 3.15 4 (skewed)

Purlin or batten directly to rafter or top chord
1 / 10g self-drilling screw, 80 mm long or 2.4KN connection

NOTE -
(1) Nail lengths and diameters are the minimum required.
(2) Proprietary fixings with the required fixing capacity indicated in the tables may be used.



ROOF PLAN UNIT 7-8

1:100

UNIT 7 & 8

Down Pipe #

DP12

DP13

DP14

DP15

DP22

TOTAL ROOF AREA

TOTAL DECK AREA

Spreader #

DPa

Size Catchments Area

80mm Dia 20m²

80mm Dia 72m²

80mm Dia 38m² (incl spreader load)

65mm Dia 2m²

100mm Dia 12m²

1.32M²

12M²

Size Catchments Area

65mm Dia 24m²

MATERIALS/ CONSTRUCTION NOTES

Roof Cladding:
0.4mm BMT Trniform Colorsteel roofing installed to manufactures specs over Thermakraft Covertex 403 Absorbent Breathable roof underlay on 70x45 H1.2 treated purlins @ 900 ctrs on H1.2 Treated Pre-Manufactured trusses (designed by others) / Rafters @ 900 ctrs.

Butynol membrane roofing installed to manufacture's specs onto H3.2 treated 17mm plywood, glued and screwed to shaped H1.2 treated packers to give 2° fall to gutters. Packers installed over H1.2 treated 190x45 timber joists @ 400 ctrs. Install 90x45 blockings between packers @ 400 ctrs.

Valley:
0.55mm BMT Colorsteel valley trays on H1.2 treated valley boards

Ridge/ Hip:
0.55mm BMT Colorsteel ridge flashing with soft edge

Barge:
0.55mm BMT Colorsteel barge flashing

Fascia and Spouting:
0.55mm BMT 140mm Colorsteel fascia and external 1/4 round spouting (or similar) with internal brackets.

Downpipes:
uPVC painted downpipes (80mm unless noted otherwise)

Soffits:
4.5mm Hardies Soffit lining with PVC jointers fixed to trusses.

Rev.	Description	Date
Revision Schedule		

ROOF FRAMING & ROOF
PLAN 2

sheet number	rev
1.13	1

DRAFTED BY : DATE:	R.Z. 21-1-2016
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CHECKED BY: DATE:	JAC -10-2016
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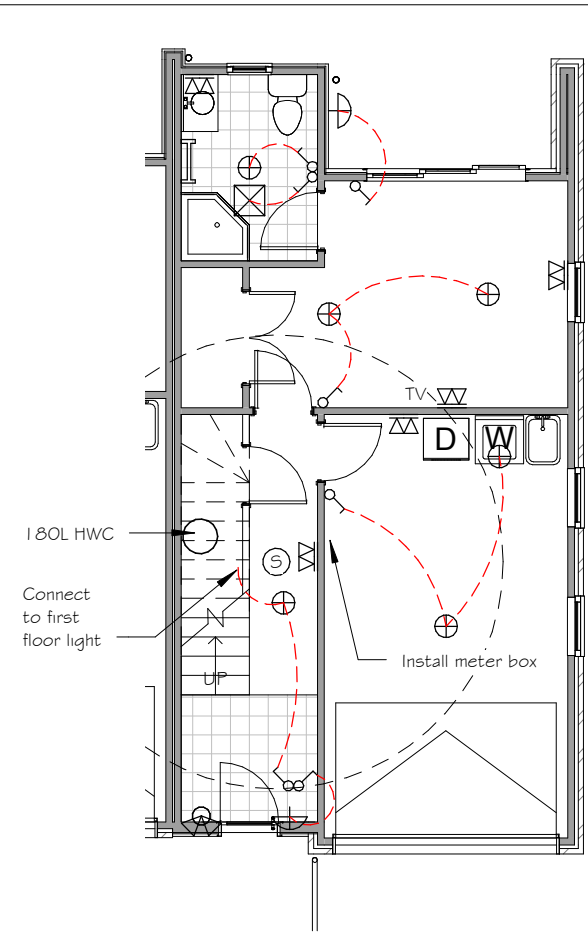
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ISSUE TYPE:	WD
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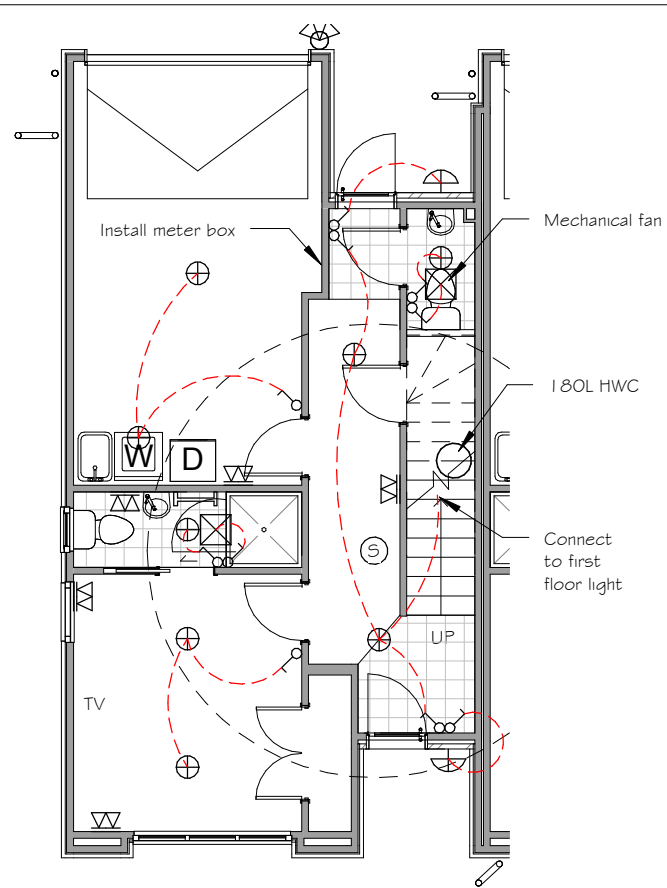
JOB #	15-085
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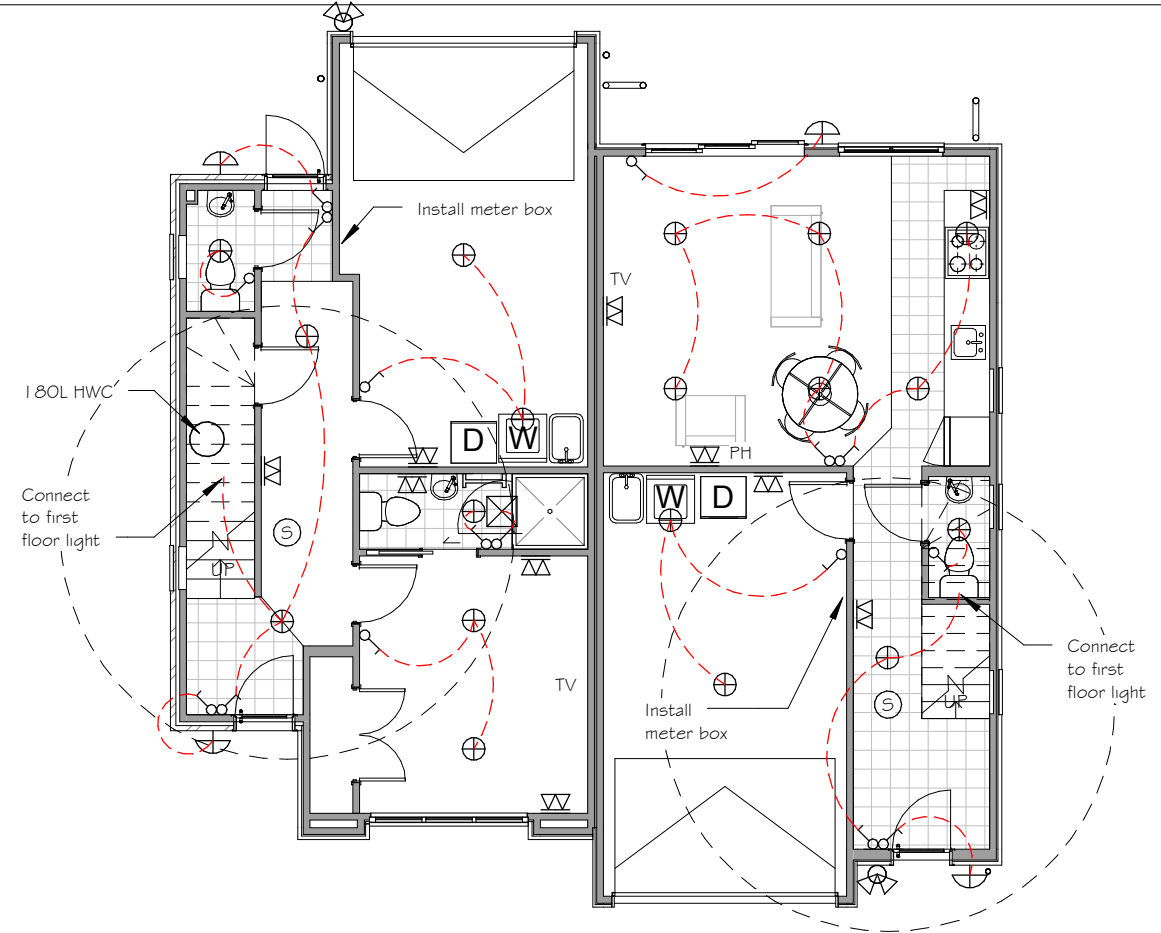
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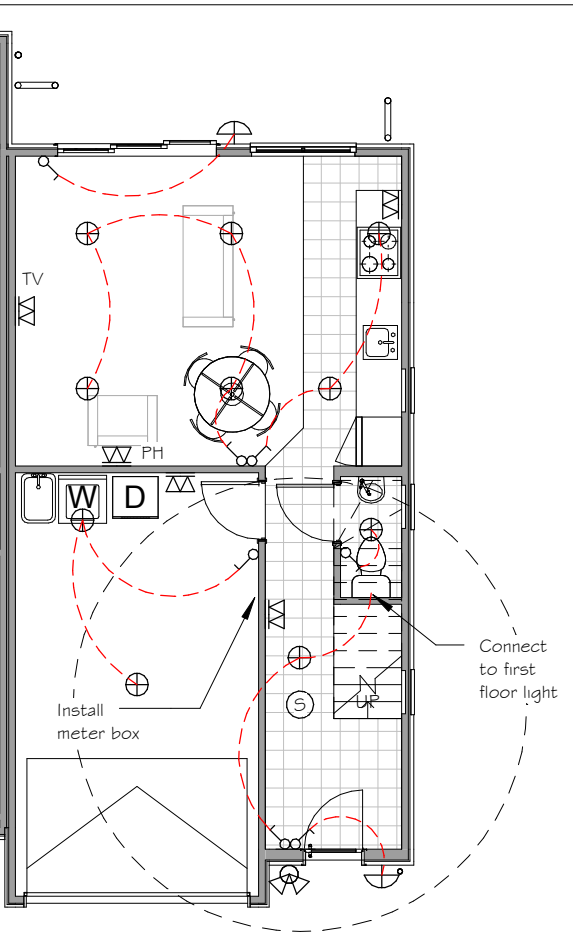
**STANDARD GROUND ELECTRICAL
PLAN - UNIT 1/2/3/4**
1:100



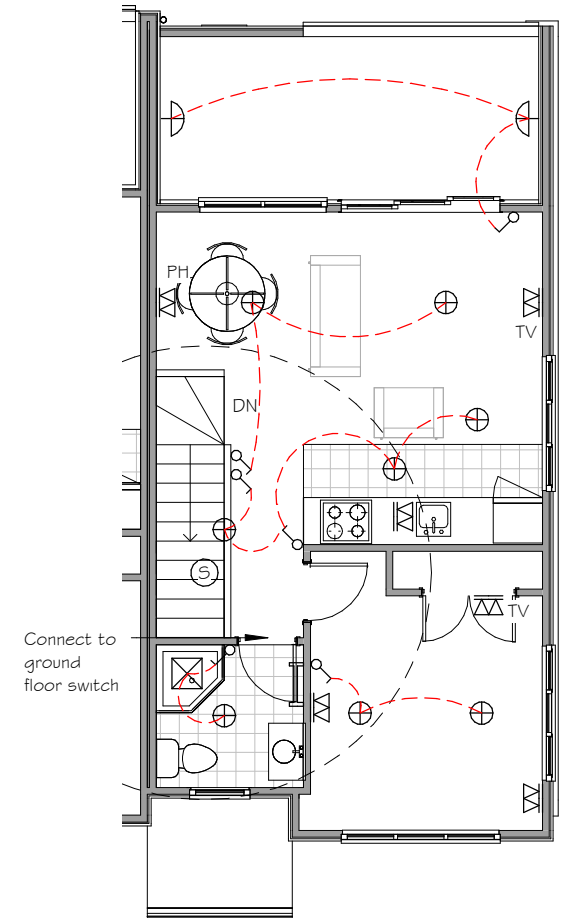
**GROUND ELECTRICAL
PLAN - UNIT 5**
1:100



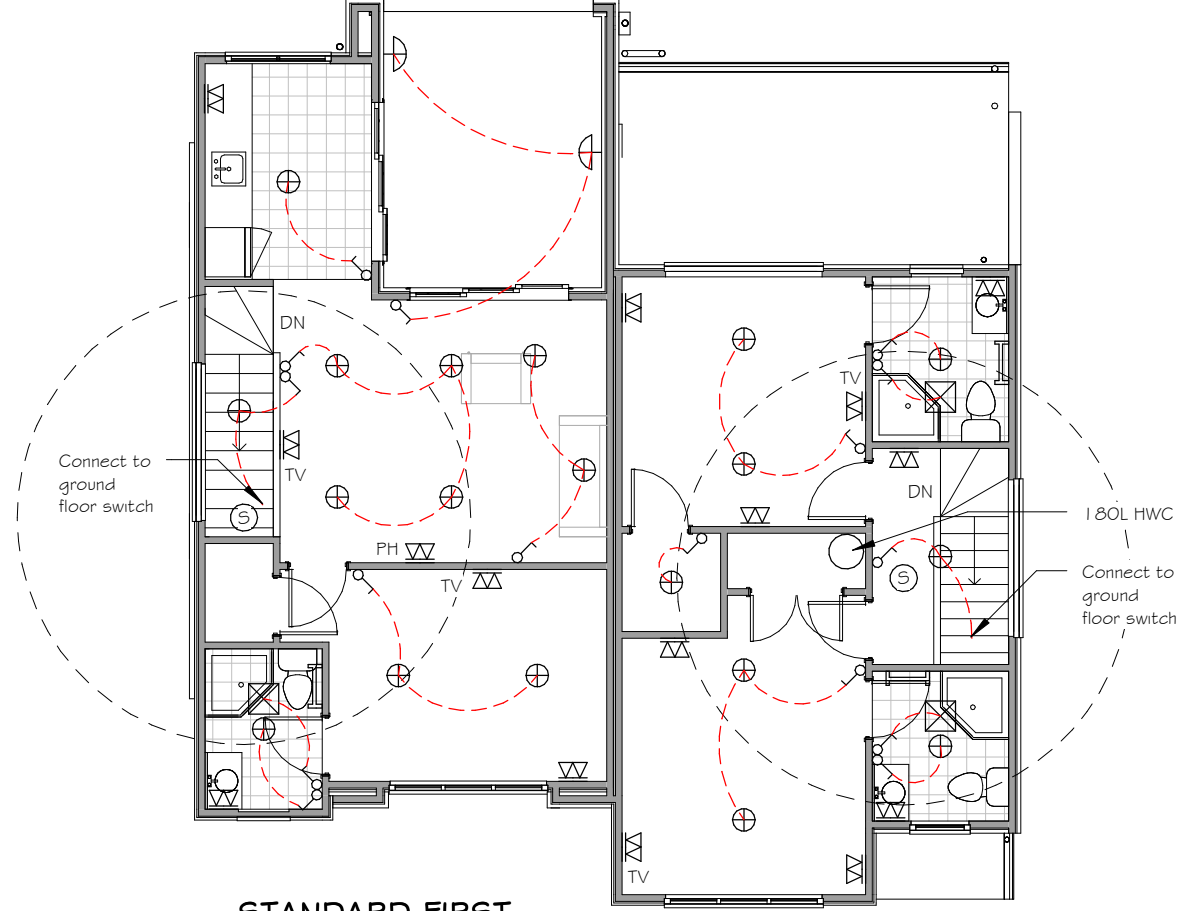
**STANDARD GROUND
ELECTRICAL PLAN - UNIT 6/7**
1:100



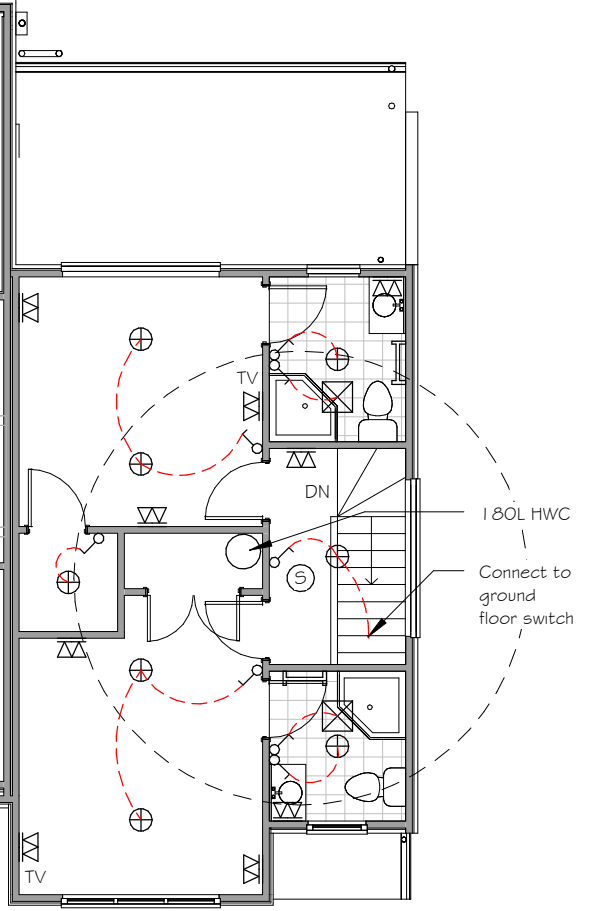
**GROUND ELECTRICAL
PLAN - UNIT 8**
1:100



**STANDARD FIRST FLOOR
ELECTRICAL PLAN - UNIT 1/2/3/4**
1:100



**STANDARD FIRST
FLOOR ELECTRICAL
PLAN - UNIT 5/6/7**
1:100



**FIRST FLOOR ELECTRICAL
PLAN - UNIT 8**
1:100

ELECTRICAL LEGEND

- WALL LIGHT
- CA RATED DOWNLIGHT
- LIGHT SWITCH
- SECURITY SENSOR LIGHT
- DOUBLE POWERPOINT
- TV JACK POINT
- PHONE JACK POINT
- APPROVED SMOKE ALARM
- HEATED TOWEL RAIL
- MANROSE CEILING FAN

Also Allow Wiring For

- Dishwasher
- Oven/ Hob
- Microwave
- Rangehood
- Wastemaster
- Door Chime
- Garage Door Opener
- Washer/ dryer
- Refrigerator

**NOTE: CLIENT TO HAVE CONFIRM FINAL
ELECTRICAL LAYOUT PRIOR TO WIRING**

Rev.	Description	Date
Revision Schedule		

ELECTRICAL PLANS

sheet number	rev
1.14	1
DRAFTED BY : DATE:	R.Z. 21-1-2016
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167 Nixon Street,
Hamilton

bulk and location

Revision Schedule

Revision Number	Revision Description	Revision Date
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140mm Colorsteel
Fascia and Colorsteel
1/4 round spouting

180mm Hardie Linea
weatherboard

Spectrum
powdercoated
balustrade. Baluster to
have 100mm gap max

Monier 70 series
brick veneer

0.4mm BMT Trimform
Coloursteel roofing

UNIT 1-4 NORTH ELEVATION
1:100

50mm Rockcote
Integra AAC
panels cladding

Powdercoated aluminium joinery
with double glazed units

EXISTING
GROUND
LINE

180mm Hardie
Linea weatherboard

Butynol membrane
roofing

Monier 70 series
brick veneer

UNIT 1-4 SOUTH ELEVATION
1:100

EXISTING
GROUND
LINE

Powdercoated
aluminium joinery with
double glazed units

140mm Colorsteel
Fascia and Colorsteel
1/4 round spouting

180mm Hardie Linea
weatherboard

Butynol
membrane
roofing

140mm Colorsteel
Fascia and
Colorsteel 1/4
round spouting

EXISTING GROUND LINE

Monier 70 series brick veneer

UNIT 1-4 EAST ELEVATION
1:100

140mm
Colorsteel
Fascia and
Colorsteel 1/4
round spouting

FFL 41.515m

FFL 38.75m

UNIT 1-4 WEST ELEVATION
1:100

180mm Hardie Linea
weatherboard

Butynol
membrane
roofing

180mm
Hardie Linea
weatherboard

EXISTING GROUND LINE

ELEVATIONS UNIT 1-4

2.1 rev.

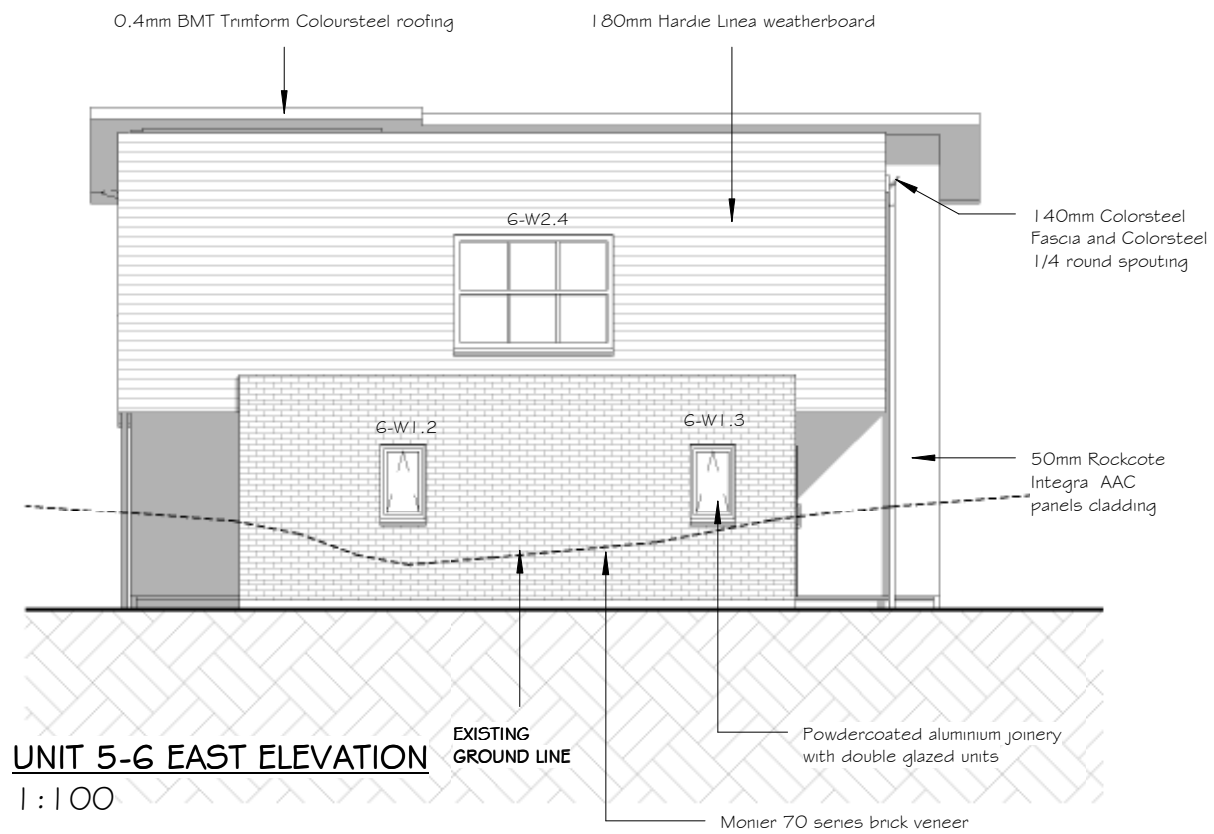
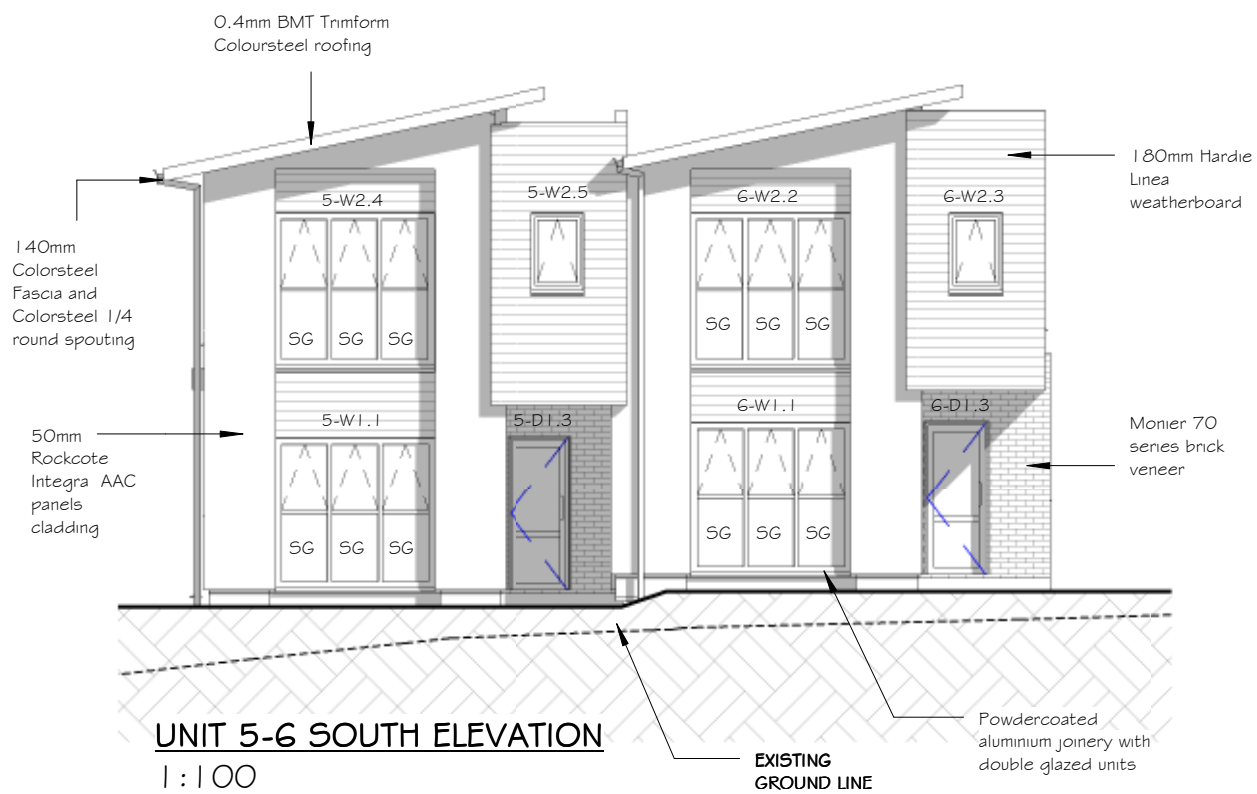
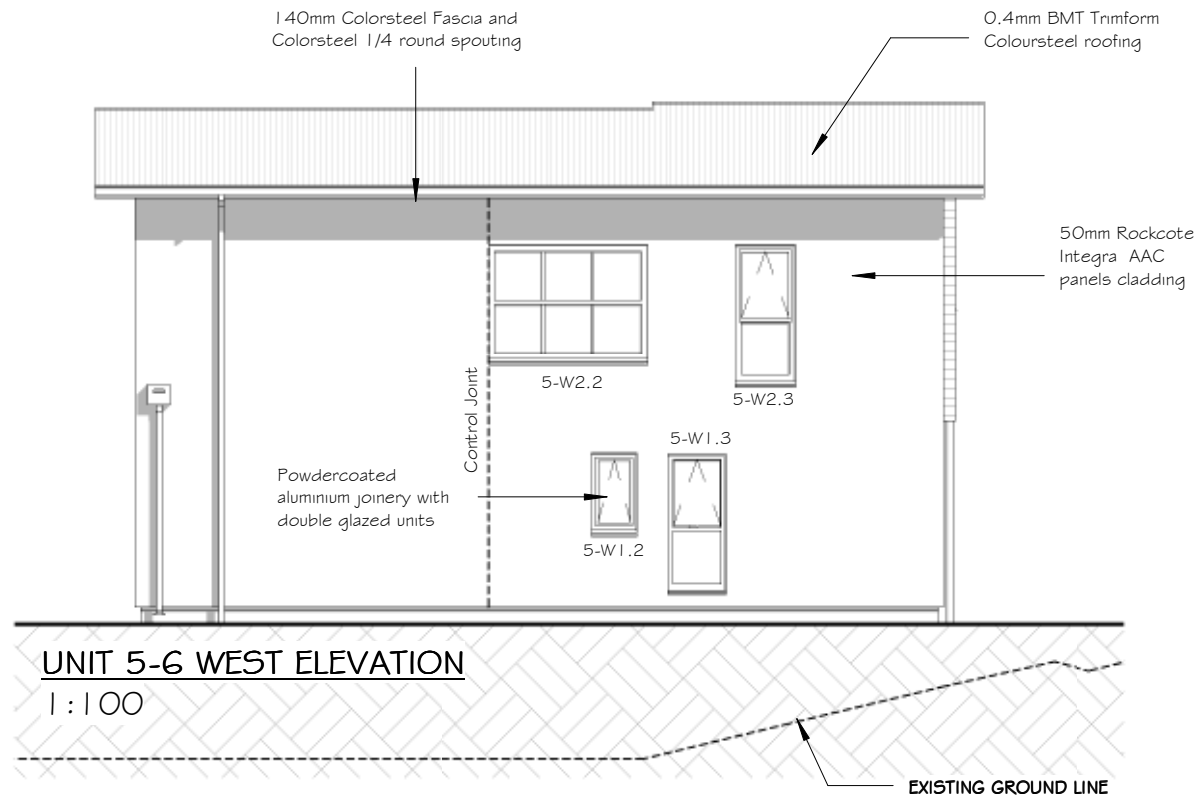
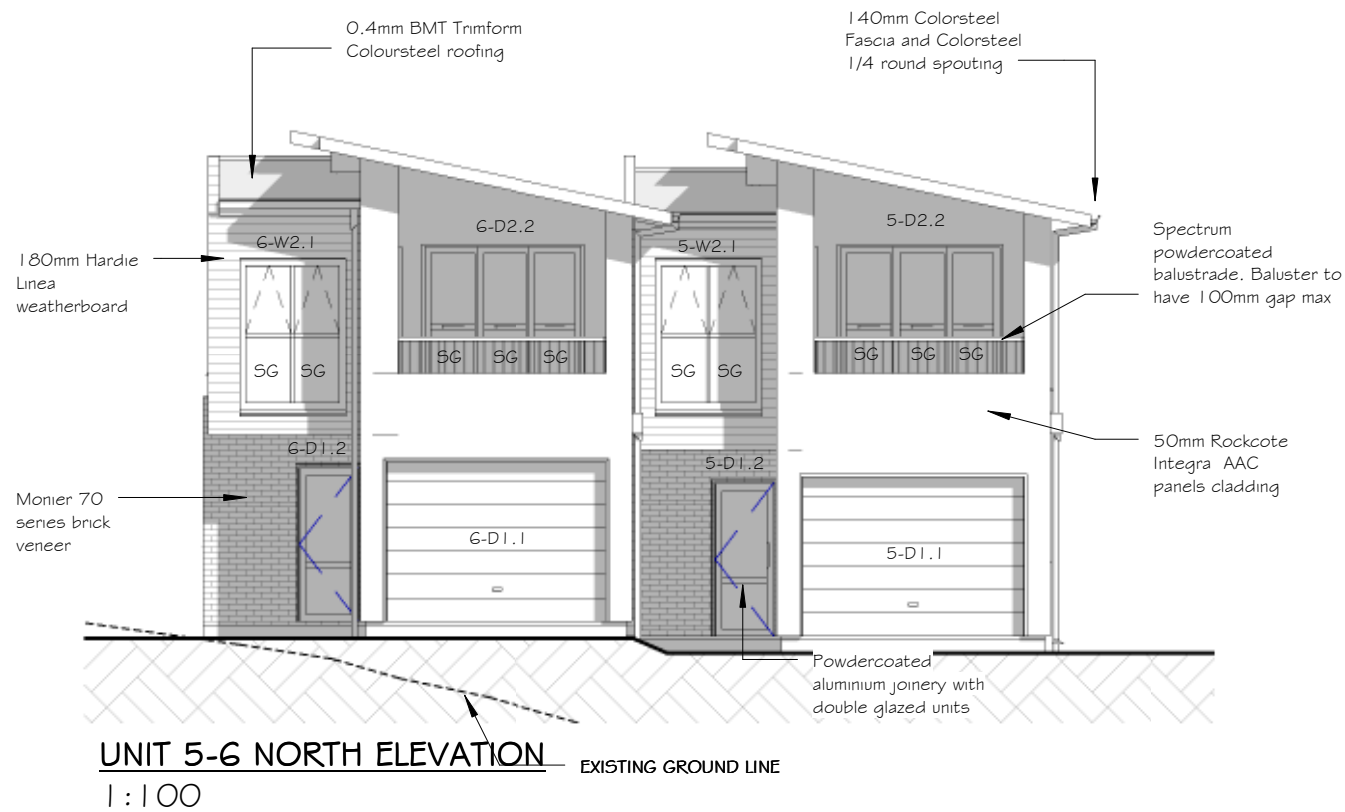
DATE 14-1-16
SCALE 1:100 @A3
ISSUE TYPE WD
DRAWN BY RZ



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bulk and location



2	Consent Issue	18-9-12
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Rev.	Description	Date
Revision Schedule		

ELEVATIONS UNITS 5-6

sheet number	rev
2.2	1

DRAFTED BY :	R.Z.
DATE:	21-1-2016

CHECKED BY:	JAC
DATE:	-10-2016

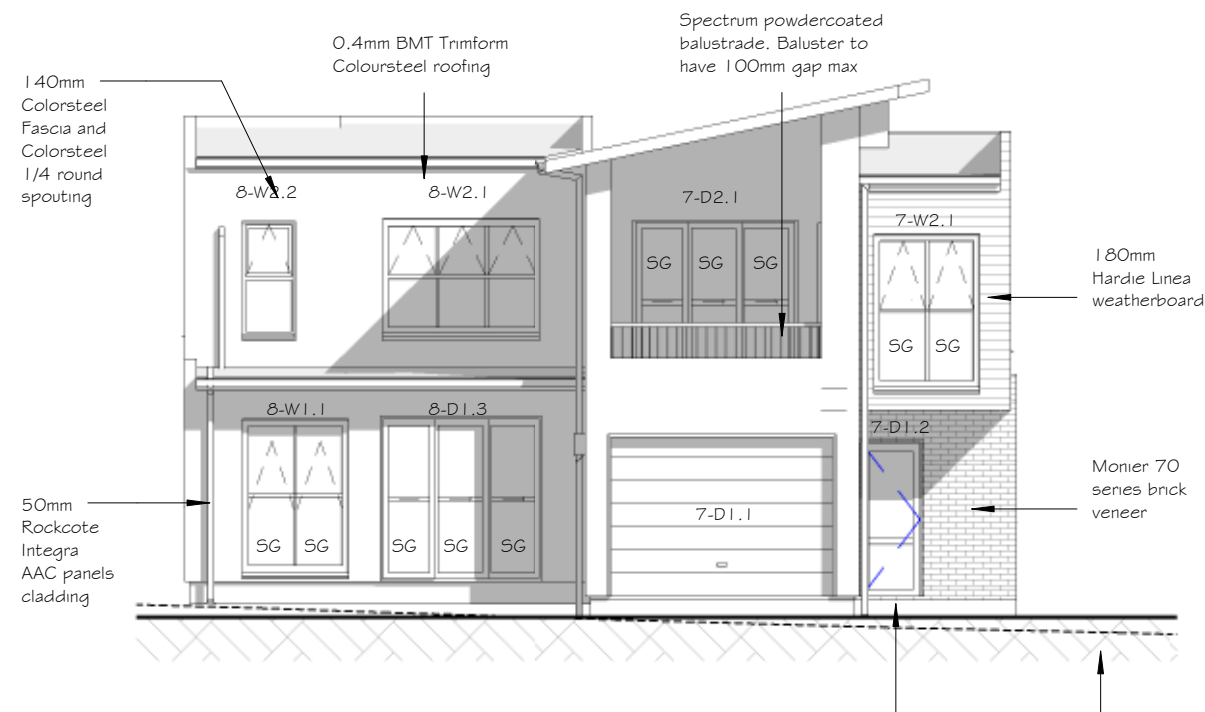
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ISSUE TYPE:	WD
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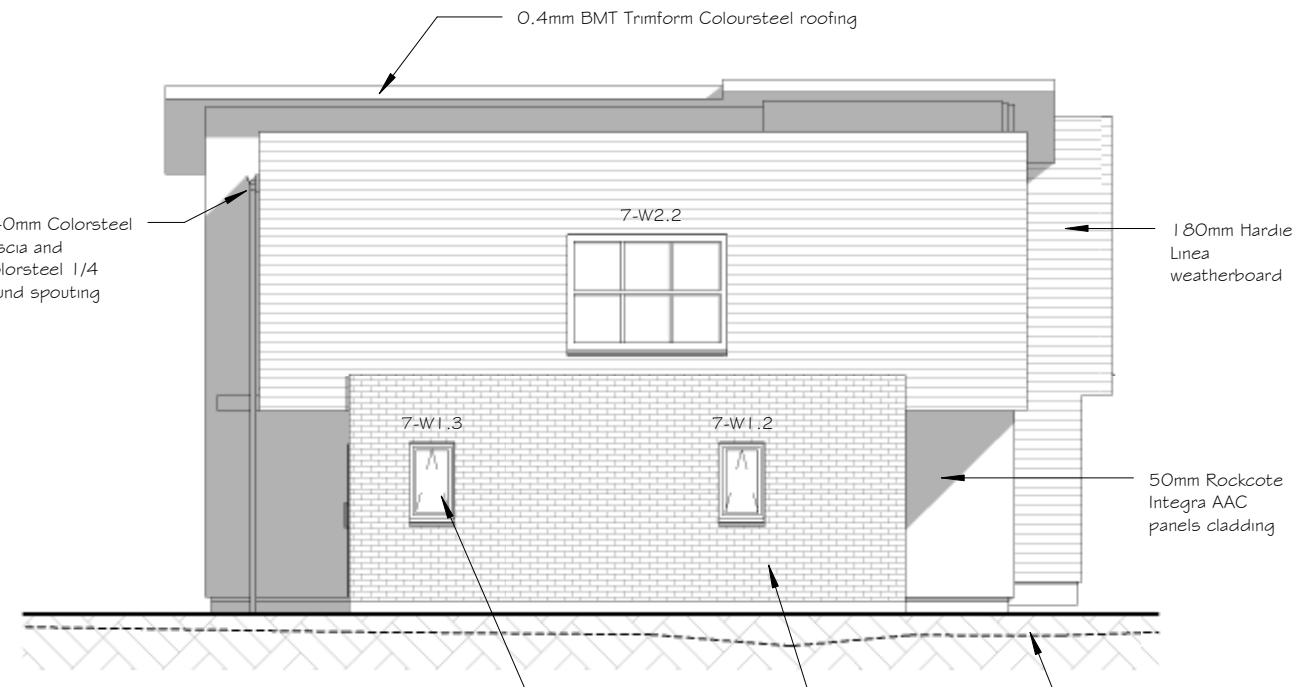
JOB #	15-085
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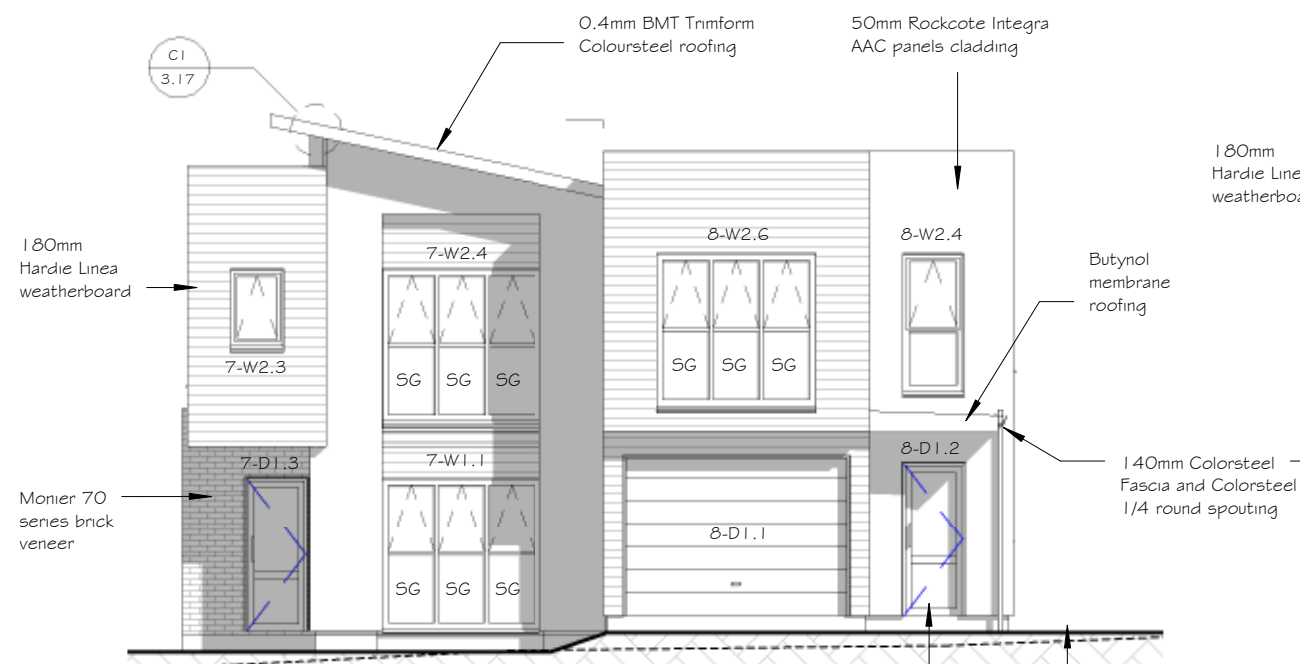
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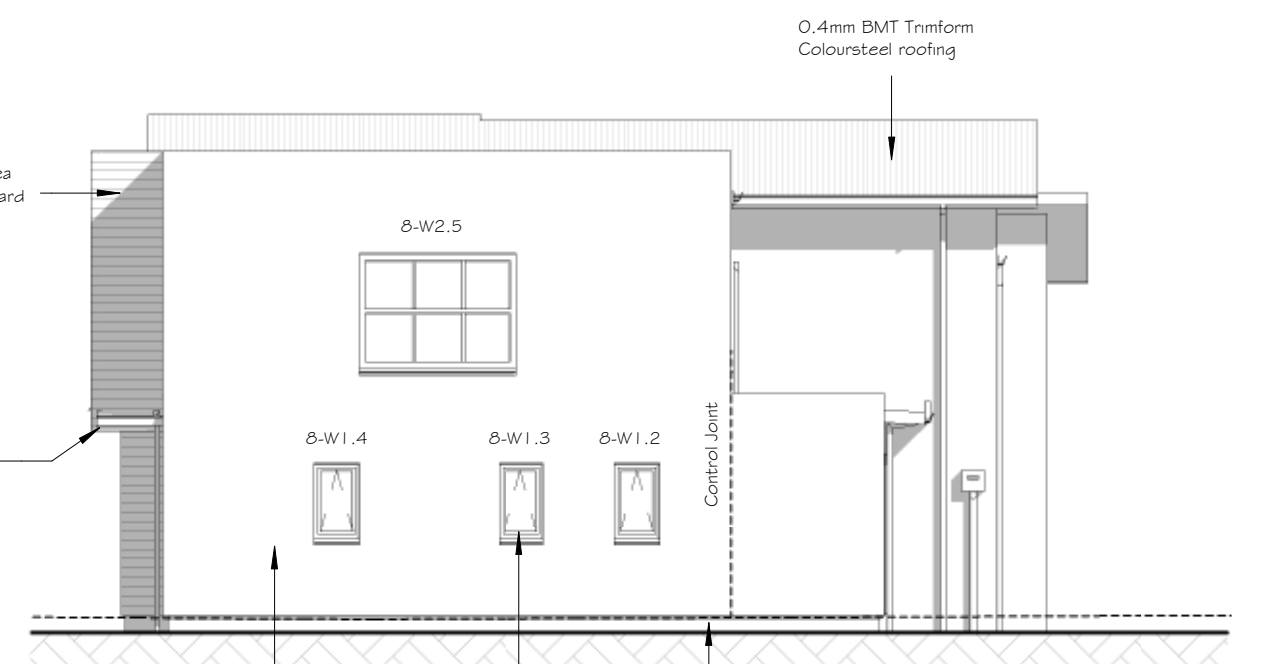
UNIT 7-8 NORTH ELEVATION
1:100



UNIT 7-8 WEST ELEVATION
1:100



UNIT 7-8 SOUTH ELEVATION
1:100



UNIT 7-8 EAST ELEVATION
1:100

Rev.	Description	Date
Revision Schedule		

ELEVATION UNIT 7-8

sheet number	rev
2.3	1
DRAFTED BY :	R.Z.
DATE:	21-1-2016
CHECKED BY:	JAC
DATE:	-10-2016
SCALE:	1 : 100
ISSUE TYPE:	WD
JOB #	15-085

FLOOR FRAMING FIXINGS

Boundary joist to end of each joist
90 x 3.15 2 (end nailed)
Curtailed joist not exceeding 3 m long to trimmer
90 x 3.15 5 (end nailed)
Curtailed joist to trimmer when half housed
90 x 3.15 3 (end nailed)
Fitched joint in joist
90 x 3.15 6 (each end)
Joist to plate on foundation walls
90 x 3.15 -18 (skewed) per 1.5 m length
Joist to plate or bearer
90 x 3.15 3 (skewed)
Lapped joint in joist
90 x 3.15 3 (each side)
Solid blocking between joists to plate bearer or stringer
90 x 3.15 6 (skewed)
Solid blocking to joist
90 x 3.15 -2 (end nailed)
Flooring
Sheet decking (not exceeding 21 mm thick):
(a) Supports at sheet edges
-Screwed @ 150 mm centres
(b) Intermediate supports
-Screwed @300 mm centres

NOTE –
(1) Nail lengths and diameters are the minimum required.

ROOF FRAMING FIXINGS

Truss to top plate of external wall
2 / 90 x 3.15 skew nails + 2 wire dogs or 4.7KN connection
Truss to top plate of internal wall
2/ 90 x 3.15
Ceiling batten to parallel top plate of internal wall bracing element
90 x 3.15 -2 @ 400 mm centres
Hip rafter to top plate
2 / 90 x 3.15 skew nails + 2 wire dogs or 4.7KN connection
Steel strnp Roof brace
(i) At ends - 3/ 60 x 3.15 or to manufactures spec
(ii) Other cases 2/ 60 x 3.15 or to manufactures spec
Blocking between rafters,joists or truss chords,90 mm x 45 mm
90 x 3.15 -2 (end nailed)
Outrigger to gable top plate(as for equivalent purlins)
2 / 90 x 3.15 skew nails + 2 wire dogs or 4.7KN connection
Outrigger to rafter
90 x 3.15 3 (end nailed)
Flying rafter to outrigger
3/ 90 x 3.15
Outrigger blocking to top plate
90 x 3.15 4 (skewed)
Purlin or batten directly to rafter or top chord
1 / 10g self-drilling screw, 80 mm long or 2.4KN connection

NOTE –
(1) Nail lengths and diameters are the minimum required.
(2) Proprietary fixings with the required fixing capacity indicated in the tables may be used.

WALL FRAMING FIXINGS

Bottom plate to floor framing/concrete at:
(a) External walls and internal wall bracing elements
TIMBER: 90 x 3.15- 3 @ 600 mm Ctrs
CONCRETE: M12 ChemSet anchors @ 900 ctrs for in-situ, @ 600 ctrs for masonry header block. (120mm into in-situ and 90mm into concrete block, maintaining a minimum edge distance of 50 mm)
(b) Internal walls (may benailed to floor decking)
TIMBER: 90 x 3.15 - 1 @ 600 ctrs
CONCRETE: Ramset Spfitire @ 1200 ctrs (90 mm into concrete)
(c) Trimmer not exceeding 4.2 m long
90 x 3.15 - 6 (end nailed)
Dwang to stud
75 x 3.06 - 2 (skewed)
90 x 3.15 - 2 (end nailed)
Fishplate to straightened stud
60 x 2.8 - 4 (each side of cut)
Half joint in top plate
4/ 75 x 3.06
Lintel to trimming stud
90 x 3.15 - 3 (end nailed)
Ribbon board to stud
3/ 90 x 3.15

WALL FRAMING FIXINGS ctd.

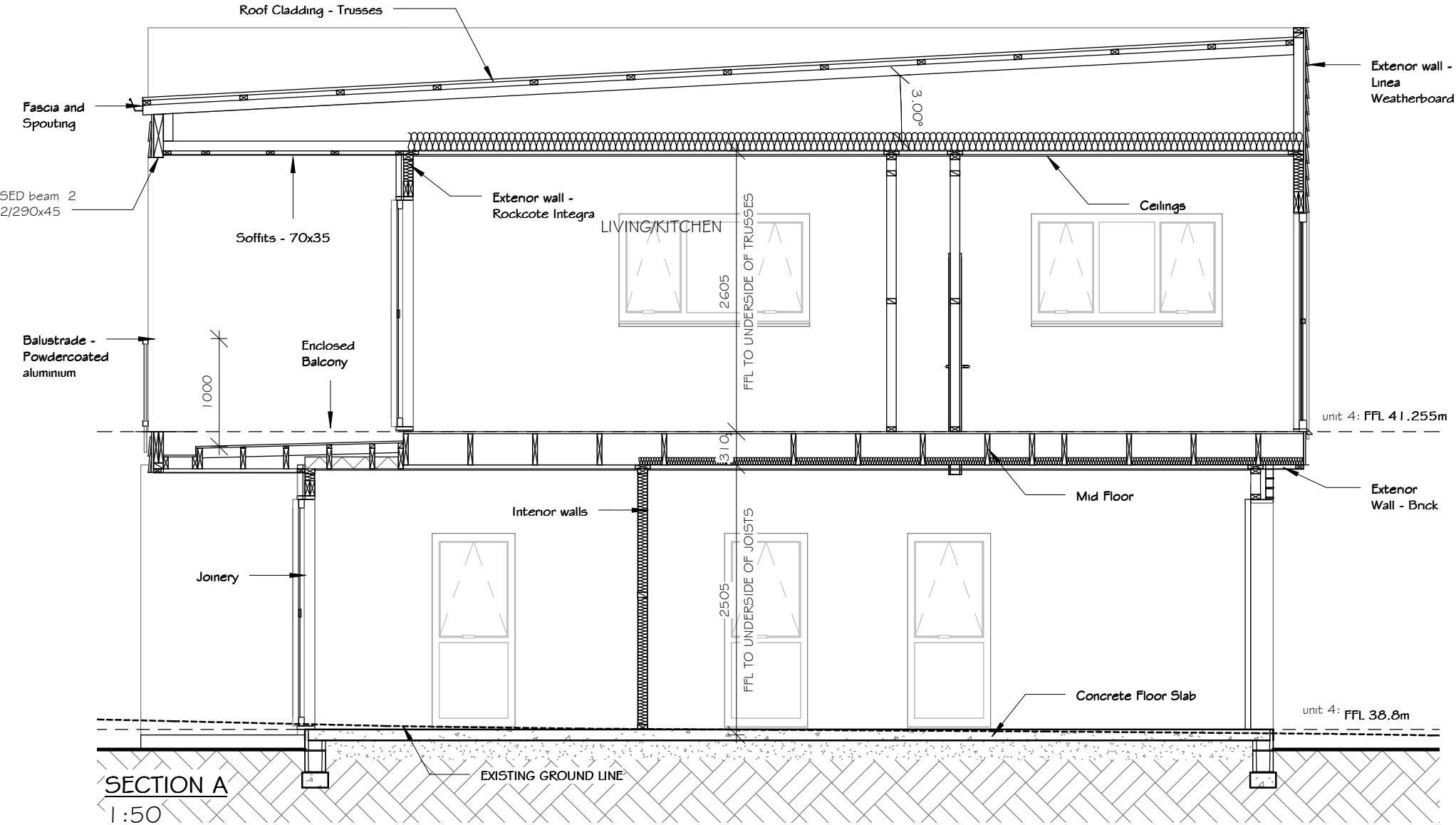
Sill or header trimmer to trimming stud for:
(a) Trimmer not exceeding2.4 m long
90 x 3.15 - 3 (end nailed)
(b) Trimmer not exceeding 3.0 m long
90 x 3.15 - 5 (end nailed)
(c) Trimmers not exceeding 3.6 m long
90 x 3.15-6 (end nailed)
Stud to plate
75 x 3.06- 4 (skewed)
90 x 3.15 - 3 (end nailed)
Top plate 140 mm x 35 mm to 90 mm x 45 mm and top plate to lintel
90 x 3.15- 3 at 500 mm centres
Trimming studs at openings, blocking and studs at wall intersections
90 x 3.15 @ 600 mm centres
Trimming stud to doubled stud immediately under lintel
2/ 90 x 3.15 2

NOTE –
(1) Nail lengths and diameters are the minimum required.
(2) For studs up to 2.7 in length, 2 / 90 x 3.15 power-driven nails (end nailed) are sufficient.

FLOOR LEVELS:

GROUND LEVEL
UNITS 1 & 5: 38.2m
UNITS 2 & 6: 38.4m
UNIT 3: 38.6m
UNIT 4: 38.8m
UNIT 7: 39.0m
UNIT 8: 39.2m

FIRST FLOOR LEVEL
UNITS 1 & 5 : 40.655m
UNITS 2 & 6: 40.855m
UNIT 3: 41.055m
UNIT 4: 41.255m
UNIT 7: 41.455m
UNIT 8: 41.655m



SPECIFICATIONS LEGEND:

Exterior Wall - Brck:

Monier 70 Series brck veneer to be tied back to wall framing with galv. brck ties at spacings no greater than 600 horizontally and 350mm vertically over Tyvek or equivalent building wrap, on 90x45 H1.2 treated wall framing. Studs @ 600 ctrs, Nogs @ midspan. R2.2 Fiberglass batts insulation to all exterior walls (excluding garage). Install DPC between bottom plate and concrete. 10mm Gib Board to interior face

Exterior wall - Linea Weatherboard:

180mm Hardies Classic Linea Board installed to manufactures specs on H3.1 treated 50x20 cavity battens @ 600 ctrs max over Tyvek or equivalent building wrap, onto 90x45 H1.2 treated wall framing. Studs @ 600 ctrs unless noted otherwise on floor plans. Nogs @ 800 ctrs for 600 ctrs studs, and 1200 ctrs for 400 ctrs studs. R2.2 Fiberglass batts insulation to all exterior walls (excluding garage). Install DPC between bottom plate and concrete. 10mm Gib Board to interior face.

Roof Cladding - Trusses:

0.4mm BMT Trmform Colorsteel roofing installed to manufactures specs over Thermakraft Covertek 403 Absorbent Breathable roof underlay on 70x45 H1.2 treated purlins @ 900 ctrs on H1.2 Treated Pre-Manufactured trusses (designed by others) @ 900 ctrs.

Exterior wall - Rockcote Integra:

Plaster over 50mm Rockcote Integra AAC panels installed to manufactures specs on 40x20 Class H EPS cavity battens @ 600 ctrs max over Tyvek or equivalent building wrap, onto 90x45mm H1.2 treated wall framing. Studs @ 600 ctrs unless noted otherwise on floor plans and nogs @ 800 ctrs. R2.2 Fiberglass batts insulation to all exterior walls (excluding garage). Install DPC between bottom plate and concrete. 10mm Gib Board to interior face.

Interior walls:

10mm gib board on 90x45 H1.2 treated wall framing, studs @ 600 ctrs, nogs @ 1200. Install R2.2 fiberglass batts between house and garage.

Joinery:

Powdercoated aluminium joinery with double glazed units. FJ PP reveals fitted with architraves.

Ceilings:

13mm Gib board on 70x35 timber battens @ 600 ctrs. R3.2 fiberglass batts to ceiling at roof. 55mm Gib Coving throughout.

Soffits - 70x35:

4.5mm Hardies Soffit lining with PVC jointers fixed to 70x35 timber battens @ 600 ctrs

Enclosed Balcony:

Butynol membrane installed to manufactures specs onto H3.2 treated 17mm plywood, glued and screwed to shaped H1.2 treated packers to give 1.5° fall to gutters. Packers fixed to 190x45 H1.2 treated joists, both @ 400 ctrs. Install 90x45 blockings between packers/joists @ 400 ctrs. Install R2.97 Expol ThermoSlab M over living areas.

Concrete Floor Slab:

100mm Concrete floor slab with grade 500e ductile mesh on DPM over compacted sand pad, refer to foundation plans/details. 25MPa concrete required.

Mid Floor:

19mm plywood flooring glued and screwed to 290x45 Joists (use H3.1 treated ply under wet areas and nog at 400 ctrs). Install R1.6 fiberglass batts between house and garage or outside.

Balustrade - Powdercoated aluminium:

Spectrum powdercoated aluminium balustrade. Baluster to have max. 100mm gap in between. Face fixed.

Fascia and Spouting:

0.55mm BMT 140mm Colorsteel fascia and external 1/4 round spouting (or similar) with internal brackets.

167 Nixon Street,
Hamilton

bulk and location

Rev.	Description	Date
Revision Schedule		

SECTION A

sheet number	rev
2.4	1
DRAFTED BY : DATE:	R.Z. 21-1-2016
CHECKED BY: DATE:	JAC -10-2016
SCALE:	1 : 50
ISSUE TYPE:	WD
JOB #	15-085



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FLOOR FRAMING FIXINGS

Boundary joist to end of each joist
90 x 3.15 2 (end nailed)
Curtailed joist not exceeding 3 m long to trimmer
90 x 3.15 5 (end nailed)
Curtailed joist to trimmer when half housed
90 x 3.15 3 (end nailed)
Fitched joint in joist
90 x 3.15 6 (each end)
Joist to plate on foundation walls
90 x 3.15 -18 (skewed) per 1.5 m length
Joist to plate or bearer
90 x 3.15 3 (skewed)
Lapped joint in joist
90 x 3.15 3 (each side)
Solid blocking between joists to plate bearer or stringer
90 x 3.15 6 (skewed)
Solid blocking to joist
90 x 3.15 -2 (end nailed)
Flooring
Sheet decking (not exceeding 21 mm thick):
(a) Supports at sheet edges
-Screwed @150 mm centres
(b) Intermediate supports
-Screwed @300 mm centres

NOTE –
(1) Nail lengths and diameters are the minimum required.

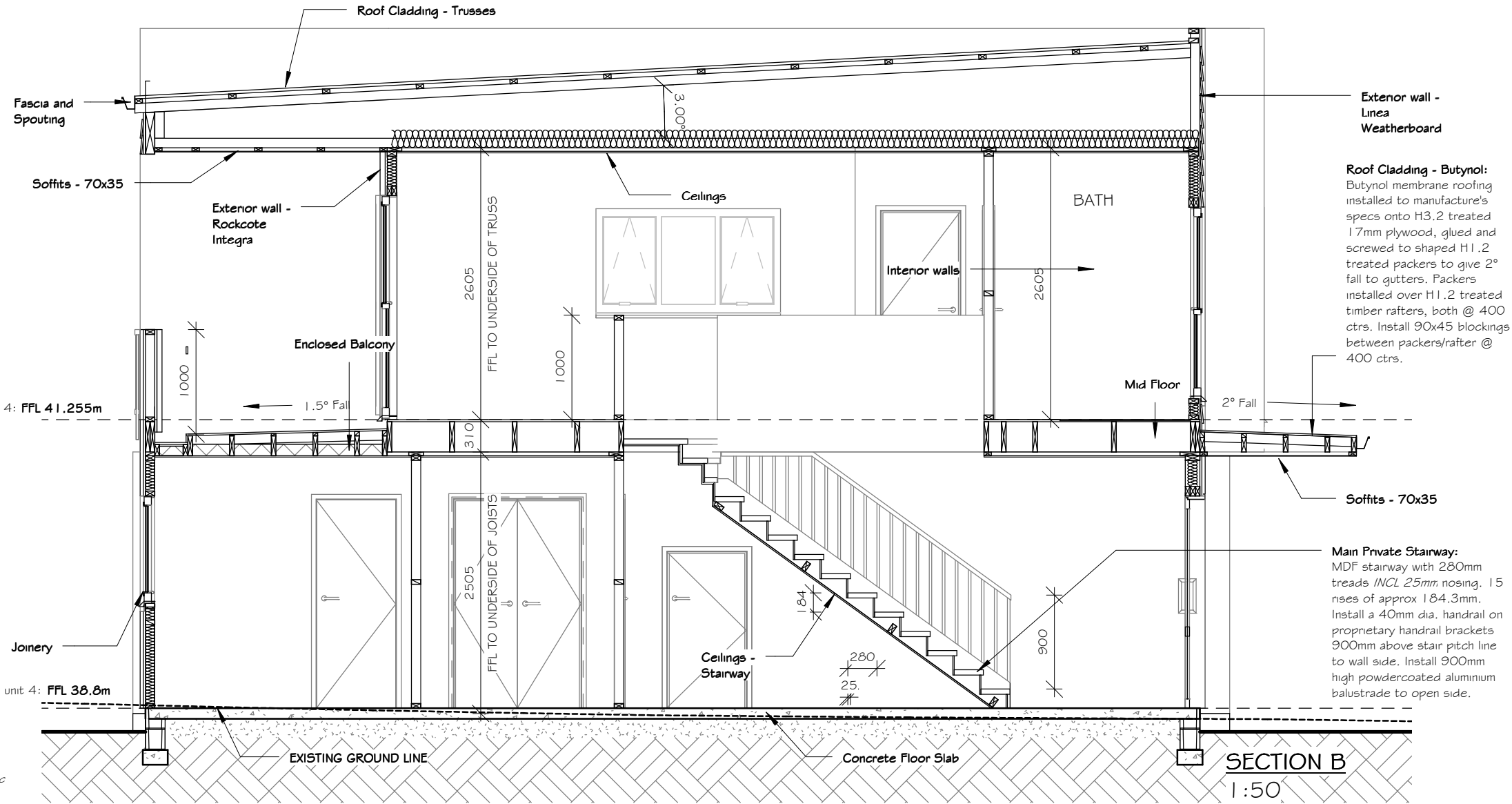
ROOF FRAMING FIXINGS

Truss to top plate of external wall
2 / 90 x 3.15 skew nails + 2 wire dogs or 4.7KN connection
Truss to top plate of internal wall
2/ 90 x 3.15
Ceiling batten to parallel top plate of internal wall bracing element
90 x 3.15 -2 @ 400 mm centres
Hip rafter to top plate
2 / 90 x 3.15 skew nails + 2 wire dogs or 4.7KN connection
Steel strnp Roof brace
(i) At ends - 3/ 60 x 3.15 or to manufactures spec
(ii) Other cases 2/ 60 x 3.15 or to manufactures spec
Blocking between rafters,joists or truss chords,90 mm x 45 mm
90 x 3.15 - 2 (end nailed)
Outrigger to gable top plate(as for equivalent purlins)
2 / 90 x 3.15 skew nails + 2 wire dogs or 4.7KN connection
Outrigger to rafter
90 x 3.15 3 (end nailed)
Flying rafter to outrigger
3/ 90 x 3.15
Outrigger blocking to top plate
90 x 3.15 4 (skewed)
Purlin or batten directly to rafter or top chord
1 / 10g self-drilling screw, 80 mm long or 2.4KN connection

NOTE –
(1) Nail lengths and diameters are the minimum required.
(2) Proprietary fixings with the required fixing capacity indicated in the tables may be used.

WALL FRAMING FIXINGS

Bottom plate to floor framing/concrete at:
(a) External walls and internal wall bracing elements
TIMBER: 90 x 3.15- 3 @ 600 mm Ctrs
CONCRETE: M12 ChemSet anchors @ 900 ctrs for in-situ, @ 600 ctrs for masonry header block. (120mm into in-situ and 90mm into concrete block, maintaining a minimum edge distance of 50 mm)
(b) Internal walls (may benailed to floor decking)
TIMBER: 90 x 3.15 - 1 @ 600 ctrs
CONCRETE: Ramset Spitfire @ 1200 ctrs (90 mm into concrete)
(c) Trimmer not exceeding 4.2 m long
90 x 3.15 - 6 (end nailed)



SPECIFICATIONS LEGEND:

Exterior Wall - Brck:

Monier 70 Series brick veneer to be tied back to wall framing with galv. brick ties at spacings no greater than 600 horizontally and 350mm vertically over Tyvek or equivalent building wrap, on 90x45 H1.2 treated wall framing. Studs @ 600 ctrs, Nogs @ midspan. R2.2 Fiberglass batts insulation to all exterior walls (excluding garage). Install DPC between bottom plate and concrete. 10mm Gib Board to interior face

Exterior wall - Linea Weatherboard:

180mm Hardies Classic Linea Board installed to manufactures specs on H3.1 treated 50x20 cavity battens @ 600 ctrs max over Tyvek or equivalent building wrap, onto 90x45 H1.2 treated wall framing. Studs @ 600 ctrs unless noted otherwise on floor plans. Nogs @ 800 ctrs for 600 ctrs studs, and 1200 ctrs for 400 ctrs studs. R2.2 Fiberglass batts insulation to all exterior walls (excluding garage). Install DPC between bottom plate and concrete. 10mm Gib Board to interior face.

Fascia and Spouting:

0.55mm BMT 140mm Colorsteel fascia and external 1/4 round spouting (or similar) with internal brackets.

Soffits - 70x35:

4.5mm Hardies Soffit lining with PVC jointers fixed to 70x35 timber battens @ 600 ctrs

Exterior wall - Rockcote Integra:

Plaster over 50mm Rockcote Integra AAC panels installed to manufactures specs on 40x20 Class H EPS cavity battens @ 600 ctrs max over Tyvek or equivalent building wrap, onto 90x45mm H1.2 treated wall framing. Studs @ 600 ctrs unless noted otherwise on floor plans and nogs @ 800 ctrs. R2.2 Fiberglass batts insulation to all exterior walls (excluding garage). Install DPC between bottom plate and concrete. 10mm Gib Board to interior face.

Interior walls:

10mm gib board on 90x45 H1.2 treated wall framing, studs @ 600 ctrs, nogs @ 1200. Install R2.2 fiberglass batts between house and garage.

Joinery:

Powdercoated aluminium joinery with double glazed units. FJ PP reveals fitted with architraves.

Roof Cladding - Trusses:

0.4mm BMT Trimform Colorsteel roofing installed to manufactures specs over Thermakraft Covertex 403 Absorbent Breathable roof underlay on 70x45 H1.2 treated purlins @ 900 ctrs on H1.2 Treated Pre-Manufactured trusses (designed by others) @ 900 ctrs.

Enclosed Balcony:

Butynol membrane installed to manufactures specs onto H3.2 treated 17mm plywood, glued and screwed to shaped H1.2 treated packers to give 1.5° fall to gutters. Packers fixed to 190x45 H1.2 treated joists, both @ 400 ctrs. Install 90x45 blockings between packers/joists @ 400 ctrs. Install R2.97 Expol ThermaSlab M over living areas.

Concrete Floor Slab:

100mm Concrete floor slab with grade 500e ductile mesh on DPM over compacted sand pad, refer to foundation plans/details. 25MPa concrete required.

Mid Floor:

19mm plywood flooring glued and screwed to 290x45 Joists (use H3.1 treated ply under wet areas and nog at 400 ctrs). Install R1.6 fiberglass batts between house and garage or outside.

Balustrade - Powdercoated aluminium:

Spectrum powdercoated aluminium balustrade. Baluster to have max. 100mm gap in between. Face fixed.

Ceilings:

13mm Gib board on 70x35 timber battens @ 600 ctrs. R3.2 fiberglass batts to ceiling at roof. 55mm Gib Coving throughout.

Ceilings - Stairway:

13mm Gib board installed underneath stairway. 55mm Gib Coving throughout.

167 Nixon Street,
Hamilton

bulk and location

Rev.	Description	Date
Revision Schedule		

SECTION B

sheet number	rev
2.5	1
DRAFTED BY : DATE:	R.Z. 21-1-2016
CHECKED BY: DATE:	JAC -10-2016
SCALE:	1 : 50
ISSUE TYPE:	WD
JOB #	15-085



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FLOOR FRAMING FIXINGS

Boundary joist to end of each joist
90 x 3.15 2 (end nailed)
Curtailed joist not exceeding 3 m long to trimmer
90 x 3.15 5 (end nailed)
Curtailed joist to trimmer when half housed
90 x 3.15 3 (end nailed)
Fitched joint in joist
90 x 3.15 6 (each end)
Joist to plate on foundation walls
90 x 3.15 -18 (skewed) per 1.5 m length
Joist to plate or bearer
90 x 3.15 3 (skewed)
Lapped joint in joist
90 x 3.15 3 (each side)
Solid blocking between joists to plate bearer or stringer
90 x 3.15 6 (skewed)
Solid blocking to joist
90 x 3.15 -2 (end nailed)
Flooring
Sheet decking (not exceeding 21 mm thick):
(a) Supports at sheet edges
-Screwed @150 mm centres
(b) Intermediate supports
-Screwed @300 mm centres

NOTE –
(1) Nail lengths and diameters are the minimum required.

ROOF FRAMING FIXINGS

Truss to top plate of external wall
2 / 90 x 3.15 skew nails + 2 wire dogs or 4.7KN connection
Truss to top plate of internal wall
2/ 90 x 3.15
Ceiling batten to parallel top plate of internal wall bracing element
90 x 3.15 -2 @ 400 mm centres
Hip rafter to top plate
2 / 90 x 3.15 skew nails + 2 wire dogs or 4.7KN connection
Steel stnp Roof brace
(i) At ends - 3/ 60 x 3.15 or to manufactures spec
(ii) Other cases 2/ 60 x 3.15 or to manufactures spec
Blocking between rafters,joists or truss chords,90 mm x 45 mm
90 x 3.15 - 2 (end nailed)
Outnigger to gable top plate(as for equivalent purlins)
2 / 90 x 3.15 skew nails + 2 wire dogs or 4.7KN connection
Outnigger to rafter
90 x 3.15 3 (end nailed)
Flying rafter to outnigger
3/ 90 x 3.15
Outnigger blocking to top plate
90 x 3.15 4 (skewed)
Purlin or batten directly to rafter or top chord
1 / 10g self-drilling screw, 80 mm long or 2.4KN connection

NOTE –
(1) Nail lengths and diameters are the minimum required.
(2) Proprietary fixings with the required fixing capacity indicated in the tables may be used.

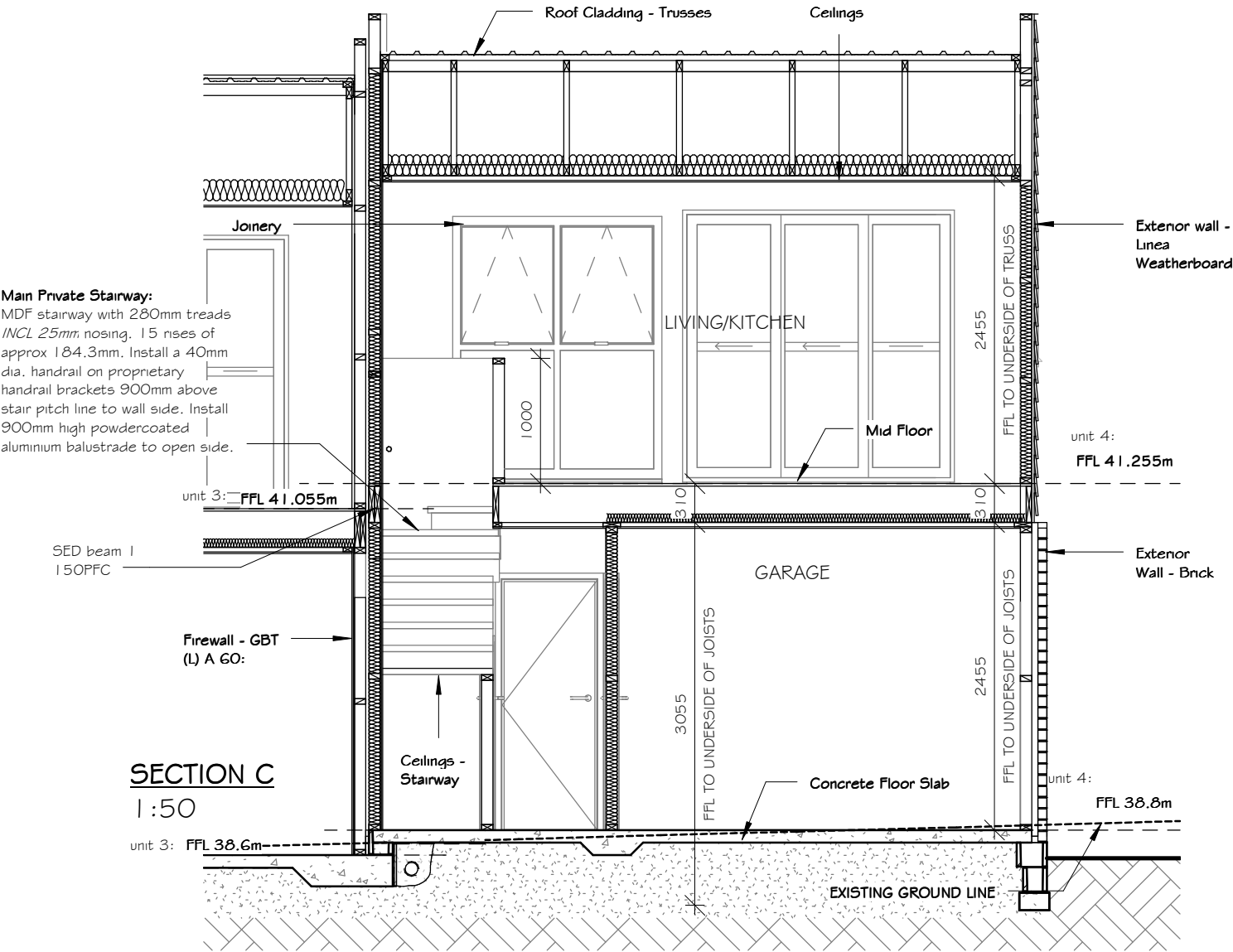
WALL FRAMING FIXINGS

Bottom plate to floor framing/concrete at:
(a) External walls and internal wall bracing elements
TIMBER: 90 x 3.15- 3 @ 600 mm Ctrs
CONCRETE: M12 ChemSet anchors @ 900 ctrs for in-situ, @ 600 ctrs for masonry header block. (120mm into in-situ and 90mm into concrete block, maintaining a minimum edge distance of 50 mm)
(b) Internal walls (may beailed to floor decking)
TIMBER: 90 x 3.15 - 1 @ 600 ctrs
CONCRETE: Ramset Spitfire @ 1200 ctrs (90 mm into concrete)
(c) Tnmmer not exceeding 4.2 m long
90 x 3.15 - 6 (end nailed)
Dwang to stud
75 x 3.06 - 2 (skewed)
90 x 3.15 - 2 (end nailed)
Fishplate to straightened stud
60 x 2.8 - 4 (each side of cut)
Half joint in top plate
4/ 75 x 3.06
Lintel to trimming stud
90 x 3.15 - 3 (end nailed)
Ribbon board to stud
3/ 90 x 3.15

WALL FRAMING FIXINGS ctd.

Sill or header trimmer to trimming stud for:
(a) Tnmmer not exceeding 2.4 m long
90 x 3.15 - 3 (end nailed)
(b) Tnmmer not exceeding 3.0 m long
90 x 3.15 - 5 (end nailed)
(c) Tnmms not exceeding 3.6 m long
90 x 3.15-6 (end nailed)
Stud to plate
75 x 3.06- 4 (skewed)
90 x 3.15 - 3 (end nailed)
Top plate 140 mm x 35 mm to 90 mm x 45 mm and top plate to lintel
90 x 3.15- 3 at 500 mm centres
Trimming studs at openings, blocking and studs at wall intersections
90 x 3.15 @ 600 mm centres
Trimming stud to doubled stud immediately under lintel
2/ 90 x 3.15 2

NOTE –
(1) Nail lengths and diameters are the minimum required.
(2) For studs up to 2.7 in length, 2 / 90 x 3.15 power-driven nails (end nailed) are sufficient.



FLOOR LEVELS:

<u>GROUND LEVEL</u>	
UNITS 1 & 5:	38.2m
UNITS 2 & 6:	38.4m
UNIT 3:	38.6m
UNIT 4:	38.8m
UNIT 7:	39.0m
UNIT 8:	39.2m
<u>FIRST FLOOR LEVEL</u>	
UNITS 1 & 5 :	40.655m
UNITS 2 & 6:	40.855m
UNIT 3:	41.055m
UNIT 4:	41.255m
UNIT 7:	41.455m
UNIT 8:	41.655m

SPECIFICATIONS LEGEND:

Roof Cladding - Trusses:
0.4mm BMT Trimform Colorsteel roofing installed to manufactures specs over Thermakraft Covertek 403 Absorbent Breathable roof underlay on 70x45 H1.2 treated purlins @ 900 ctrs on H1.2 Treated Pre-Manufactured trusses (designed by others) @ 900 ctrs.

Fascia and Spouting:
0.55mm BMT 140mm Colorsteel fascia and external 1/4 round spouting (or similar) with internal brackets.

Ceilings:
13mm Gib board on 70x35 timber battens @ 600 ctrs. R3.2 fiberglass batts to ceiling at roof. 55mm Gib Coving throughout.

Ceilings - Stairway:
13mm Gib board installed underneath stairway. 55mm Gib Coving throughout.

Exterior Wall - Brck:
Monier 70 Series brick veneer to be tied back to wall framing with galv. brck ties at spacings no greater than 600 horizontally and 350mm vertically over Tyvek or equivalent building wrap, on 90x45 H1.2 treated wall framing. Studs @ 600 ctrs, Nogs @ midspan. R2.2 Fiberglass batts insulation to all exterior walls (excluding garage). Install DPC between bottom plate and concrete. 10mm Gib Board to interior face

Exterior wall - Linea Weatherboard:
180mm Hardies Classic Linea Board installed to manufactures specs on H3.1 treated 50x20 cavity battens @ 600 ctrs max over Tyvek or equivalent building wrap, onto 90x45 H1.2 treated wall framing. Studs @ 600 ctrs unless noted otherwise on floor plans. Nogs @ 800 ctrs for 600 ctrs studs, and 1200 ctrs for 400 ctrs studs. R2.2 Fiberglass batts insulation to all exterior walls (excluding garage). Install DPC between bottom plate and concrete. 10mm Gib Board to interior face.

Firewall - GBT (1) A GO:
2/10mm Gib Fyreline board installed to manufacture's specs onto each side of 90x45 H1.2 Treated Wall framing, Studs @ 600 ctrs, Nogs @ 1200 ctrs to achieve a fire rating of 60/60/60. Lining to be full height raking up to roofing. R1.8 Fibreglass batts insulation to one wall.

Interior walls:
10mm gib board on 90x45 H1.2 treated wall framing, studs @ 600 ctrs, nogs @ 1200. Install R2.2 fiberglass batts between house and garage.

Joinery:
Powdercoated aluminium joinery with double glazed units. FJ PP reveals fitted with architraves.

Concrete Floor Slab:
100mm Concrete floor slab with grade 500e ductile mesh on DPM over compacted sand pad, refer to foundation plans/details. 25MPa concrete required.

Mid Floor:
19mm plywood flooring glued and screwed to 290x45 Joists (use H3.1 treated ply under wet areas and nog at 400 ctrs). Install R1.6 fiberglass batts between house and garage or outside.

167 Nixon Street,
Hamilton

bulk and location

Rev.	Description	Date
Revision Schedule		

SECTION C

sheet number	rev
2.6	1
DRAFTED BY : DATE:	R.Z. 21-1-2016
CHECKED BY: DATE:	JAC -10-2016
SCALE:	1 : 50
ISSUE TYPE:	WD
JOB #	15-085


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FLOOR FRAMING FIXINGS

Boundary joist to end of each joist

90 x 3.15 2 (end nailed)

Curtailed joist not exceeding 3 m long to trimmer

90 x 3.15 5 (end nailed)

Curtailed joist to trimmer when half housed

90 x 3.15 3 (end nailed)

Fitched joint in joist

90 x 3.15 6 (each end)

Joist to plate on foundation walls

90 x 3.15 -18 (skewed) per 1.5 m length

Joist to plate or bearer

90 x 3.15 3 (skewed)

Lapped joint in joist

90 x 3.15 3 (each side)

Solid blocking between joists to plate bearer or stringer

90 x 3.15 6 (skewed)

Solid blocking to joist

90 x 3.15 -2 (end nailed)

Flooring

Sheet decking (not exceeding 21 mm thick):

(a) Supports at sheet edges

-Screwed @ 150 mm centres

(b) Intermediate supports

-Screwed @ 300 mm centres

NOTE –

(1) Nail lengths and diameters are the minimum required.

ROOF FRAMING FIXINGS

Truss to top plate of external wall

2 / 90 x 3.15 skew nails + 2 wire dogs or 4.7KN connection

Truss to top plate of internal wall

2/ 90 x 3.15

Ceiling batten to parallel top plate of internal wall bracing element

90 x 3.15 -2 @ 400 mm centres

Hip rafter to top plate

2 / 90 x 3.15 skew nails + 2 wire dogs or 4.7KN connection

Steel strip Roof brace

(i) At ends - 3/ 60 x 3.15 or to manufactures spec

(ii) Other cases 2/ 60 x 3.15 or to manufactures spec

Blocking between rafters,joists or truss chords,90 mm x 45 mm

90 x 3.15 - 2 (end nailed)

Outrigger to gable top plate(as for equivalent purlins)

2 / 90 x 3.15 skew nails + 2 wire dogs or 4.7KN connection

Outrigger to rafter

90 x 3.15 3 (end nailed)

Flying rafter to outrigger

3/ 90 x 3.15

Outrigger blocking to top plate

90 x 3.15 4 (skewed)

Purlin or batten directly to rafter or top chord

1 / 10g self-drilling screw, 80 mm long or 2.4KN connection

NOTE –

(1) Nail lengths and diameters are the minimum required.

(2) Proprietary fixings with the required fixing capacity indicated in the tables may be used.

WALL FRAMING FIXINGS

Bottom plate to floor framing/concrete

at:

(a) External walls and internal wall

bracing elements

TIMBER: 90 x 3.15- 3 @ 600 mm Ctrs

CONCRETE: M12 ChemSet anchors @ 900

ctrs for in-situ, @ 600 ctrs for masonry

header block. (120mm into in-situ and 90mm

into concrete block, maintaining a minimum

edge distance of 50 mm)

(b) Internal walls (may beailed to floor

decking)

TIMBER: 90 x 3.15 - 1 @ 600 ctrs

CONCRETE: Ramset Spitfire @ 1200 ctrs

(90 mm into concrete)

(c) Trimmer not exceeding 4.2 m long

90 x 3.15 - 6 (end nailed)

Dwang to stud

75 x 3.06 - 2 (skewed)

90 x 3.15 - 2 (end nailed)

Fishplate to straightened stud

60 x 2.8 - 4 (each side of cut)

Half joint in top plate

4/ 75 x 3.06

Intel to trimming stud

90 x 3.15 - 3 (end nailed)

Ribbon board to stud

3/ 90 x 3.15

WALL FRAMING FIXINGS ctd.

Sill or header trimmer to trimming stud

for:

(a) Trimmer not exceeding 2.4 m long

90 x 3.15 - 3 (end nailed)

(b) Trimmer not exceeding 3.0 m long

90 x 3.15 - 5 (end nailed)

(c) Trimmers not exceeding 3.6 m long

90 x 3.15-6 (end nailed)

Stud to plate

75 x 3.06- 4 (skewed)

90 x 3.15 - 3 (end nailed)

Top plate 140 mm x 35 mm to 90 mm x

45 mm and top plate to intel

90 x 3.15- 3 at 500 mm centres

Trimming studs at openings, blocking and

studs at wall intersections

90 x 3.15 @ 600 mm centres

Trimming stud to doubled stud

immediately under intel

2/ 90 x 3.15 2

NOTE –

(1) Nail lengths and diameters are the minimum

required.

(2) For studs up to 2.7 in length, 2 / 90 x

3.15 power-driven nails

(end nailed) are sufficient.

FLOOR LEVELS:

GROUND LEVEL

UNITS 1 & 5: 38.2m

UNITS 2 & 6: 38.4m

UNIT 3: 38.6m

UNIT 4: 38.8m

UNIT 7: 39.0m

UNIT 8: 39.2m

FIRST FLOOR LEVEL

UNITS 1 & 5: 40.655m

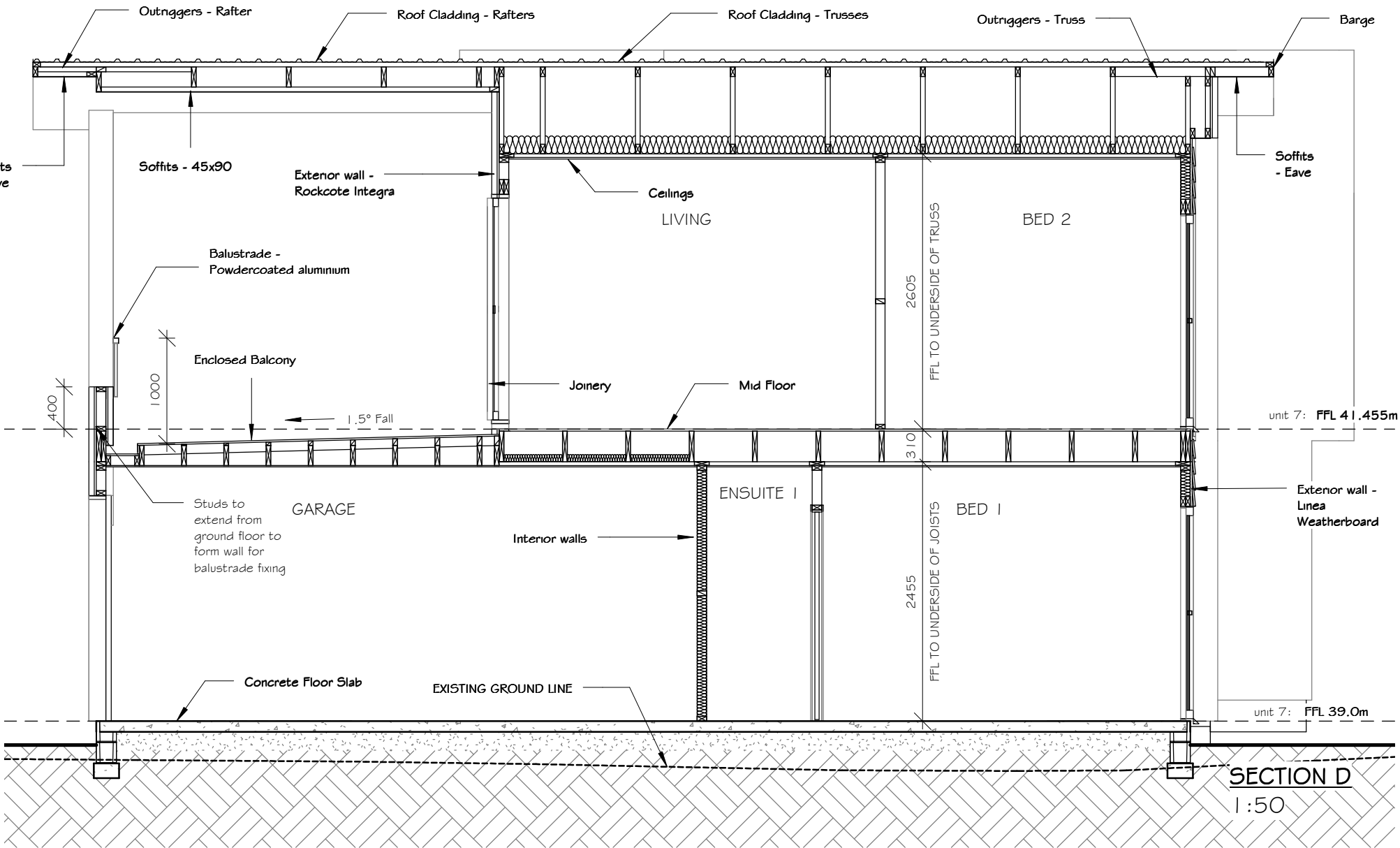
UNITS 2 & 6: 40.855m

UNIT 3: 41.055m

UNIT 4: 41.255m

UNIT 7: 41.455m

UNIT 8: 41.655m



SPECIFICATIONS LEGEND:

Barge:

0.55mm BMT Colorsteel barge flashing

Soffits - 45x90:

4.5mm Hardies Soffit lining with

PVC jointers fixed to 45x90

timber battens (laid flat) @ 600

ctrs

Outriggers - Truss:

70x45 H1.2 treated purlins @ 600

ctrs fixed onto H1.2 treated 90x45

outriggers @ 600 ctrs. Fix H1.2

treated fly rafter at barge.

Outriggers - Rafter:

70x45 H1.2 treated purlins @ 600

ctrs fixed onto H1.2 treated 45x90

outriggers (laid flat) @ 600 ctrs. Fix

H1.2 treated fly rafter at barge.

Fascia and Spouting:

0.55mm BMT 140mm Colorsteel

fascia and external 1/4 round spouting

(or similar) with internal brackets.

Roof Cladding - Rafters:

0.4mm BMT Trimform Colorsteel

roofing installed to manufactures

specs over Thermakraft Covertex

403 Absorbent Breathable roof

underlay on 70x45 H1.2 treated

purlins @ 900 ctrs on H1.2 treated

rafters (refer to roof framing plan).

Soffits - Eave:

4.5mm Hardies Soffit lining with PVC

jointers fixed to trusses/rafters and

blocking and fly rafters

Exterior wall - Rockcote Integra:

Plaster over 50mm Rockcote Integra AAC panels installed

to manufactures specs on 40x20 Class H EPS cavity

battens @ 600 ctrs max over Tyvek or equivalent building

wrap, onto 90x45mm H1.2 treated wall framing. Studs @

600 ctrs unless noted otherwise on floor plans and

nogs @ 800 ctrs. R2.2 Fiberglass batts insulation to all

exterior walls (excluding garage). Install DPC between

bottom plate and concrete. 10mm Gib Board to interior

face.

Exterior wall - Linea Weatherboard:

180mm Hardies Classic Linea Board installed to

manufactures specs on H3.1 treated 50x20 cavity

battens @ 600 ctrs max over Tyvek or equivalent building

wrap, onto 90x45 H1.2 treated wall framing. Studs @

600 ctrs unless noted otherwise on floor plans. Nogs @

800 ctrs for 600 ctrs studs, and 1200 ctrs for 400

ctrs studs. R2.2 Fiberglass batts insulation to all exterior

walls (excluding garage). Install DPC between bottom plate

and concrete. 10mm Gib Board to interior face.

Roof Cladding - Trusses:

0.4mm BMT Trimform Colorsteel roofing installed to

manufactures specs over Thermakraft Covertex 403

Absorbent Breathable roof underlay on 70x45 H1.2

treated purlins @ 900 ctrs on H1.2 Treated Pre-

Manufactured trusses (designed by others) @ 900 ctrs.

Enclosed Balcony:

Butynol membrane installed to manufactures specs onto

H3.2 treated 17mm plywood, glued and screwed to

shaped H1.2 treated packers to give 1.5° fall to

gutters. Packers fixed to 190x45 H1.2 treated joists,

both @ 400 ctrs. Install 90x45 blockings between

packers/joists @ 400 ctrs. Install R2.97 Expol

ThermaSlab M over living areas.

Ceilings:

13mm Gib board on 70x35 timber

battens @ 600 ctrs. R3.2 fiberglass

batts to ceiling at roof. 55mm Gib

Coving throughout.

Joinery:

Powdercoated aluminium joinery with

double glazed units. FJ PP reveals

fitted with architraves.

Concrete Floor Slab:

100mm Concrete floor slab with grade

500e ductile mesh on DPM over

compacted sand pad, refer to foundation

plans/details. 25MPa concrete required.

Mid Floor:

19mm plywood flooring glued and

screwed to 290x45 Joists (use H3.1

treated ply under wet areas and nog at

400 ctrs). Install R1.6 fiberglass batts

between house and garage or outside.

Balustrade - Powdercoated aluminium:

Spectrum powdercoated aluminium

balustrade. Baluster to have max. 100mm

gap in between. Face fixed.

Interior walls:

10mm gib board on 90x45 H1.2 treated

wall framing, studs @ 600 ctrs, nogs @

1200. Install R2.2 fiberglass batts

between house and garage.

167 Nixon Street,
Hamilton

bulk and location

Rev.	Description	Date
Revision Schedule		

SECTION D

sheet number	rev
2.7	1

DRAFTED BY :	R.Z.
DATE:	21-1-2016

CHECKED BY:	JAC
DATE:	-10-2016

SCALE:	1 : 50
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ISSUE TYPE:	WD
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JOB #	15-085
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FLOOR FRAMING FIXINGS

Boundary joist to end of each joist
90 x 3.15 2 (end nailed)
Curtailed joist not exceeding 3 m long to trimmer
90 x 3.15 5 (end nailed)
Curtailed joist to trimmer when half housed
90 x 3.15 3 (end nailed)
Flitched joint in joist
90 x 3.15 6 (each end)
Joist to plate on foundation walls
90 x 3.15 -18 (skewed) per 1.5 m length
Joist to plate or bearer
90 x 3.15 3 (skewed)
Lapped joint in joist
90 x 3.15 3 (each side)
Solid blocking between joists to plate bearer or stringer
90 x 3.15 6 (skewed)
Solid blocking to joist
90 x 3.15 -2 (end nailed)
Flooring
Sheet decking (not exceeding 21 mm thick):
(a) Supports at sheet edges
-Screwed @ 150 mm centres
(b) Intermediate supports
-Screwed @ 300 mm centres

NOTE –
(1) Nail lengths and diameters are the minimum required.

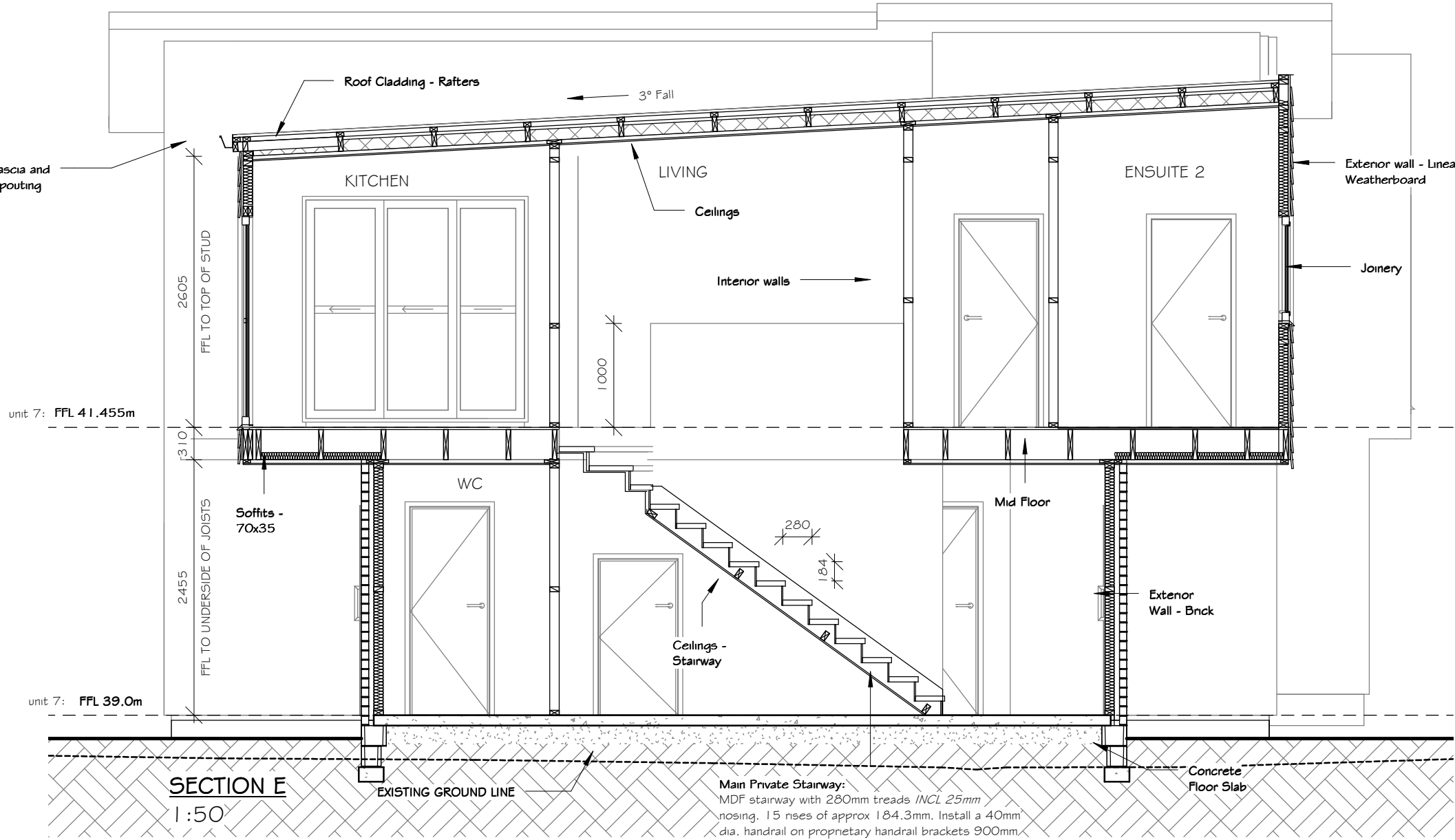
ROOF FRAMING FIXINGS

Truss to top plate of external wall
2 / 90 x 3.15 skew nails + 2 wire dogs or 4.7KN connection
Truss to top plate of internal wall
2 / 90 x 3.15
Ceiling batten to parallel top plate of internal wall
bracing element
90 x 3.15 -2 @ 400 mm centres
Hip rafter to top plate
2 / 90 x 3.15 skew nails + 2 wire dogs or 4.7KN connection
Steel strip Roof brace
(i) At ends - 3 / 60 x 3.15 or to manufactures spec
(ii) Other cases 2 / 60 x 3.15 or to manufactures spec
Blocking between rafters, joists or truss chords, 90 mm x 45 mm
90 x 3.15 - 2 (end nailed)
Outrigger to gable top plate (as for equivalent purlins)
2 / 90 x 3.15 skew nails + 2 wire dogs or 4.7KN connection
Outrigger to rafter
90 x 3.15 3 (end nailed)
Flying rafter to outrigger
3 / 90 x 3.15
Outrigger blocking to top plate
90 x 3.15 4 (skewed)
Purlin or batten directly to rafter or top chord
1 / 10g self-drilling screw, 80 mm long or 2.4KN connection

NOTE –
(1) Nail lengths and diameters are the minimum required.
(2) Proprietary fixings with the required fixing capacity indicated in the tables may be used.

WALL FRAMING FIXINGS

Bottom plate to floor framing/concrete at:
(a) External walls and internal wall bracing elements
TIMBER: 90 x 3.15- 3 @ 600 mm Ctrs
CONCRETE: M12 ChemSet anchors @ 900 ctrs for in-situ, @ 600 ctrs for masonry header block. (120mm into in-situ and 90mm into concrete block, maintaining a minimum edge distance of 50 mm)
(b) Internal walls (may be nailed to floor decking)
TIMBER: 90 x 3.15 - 1 @ 600 ctrs
CONCRETE: Ramset Splitfire @ 1200 ctrs (90 mm into concrete)
(c) Trimmer not exceeding 4.2 m long
90 x 3.15 - 6 (end nailed)
Dwang to stud
75 x 3.06 - 2 (skewed)
90 x 3.15 - 2 (end nailed)
Fishplate to straightened stud
60 x 2.8 - 4 (each side of cut)
Half joint in top plate
4 / 75 x 3.06
Lintel to trimming stud
90 x 3.15 - 3 (end nailed)
Ribbon board to stud
3 / 90 x 3.15



SPECIFICATIONS LEGEND:

Roof Cladding - Rafters:

0.4mm BMT Tmform Colorsteel roofing installed to manufactures specs over Thermakraft Covertex 403 Absorbent Breathable roof underlay on 70x45 H1.2 treated purlins @ 900 ctrs on H1.2 treated rafters (refer to roof framing plan).

Fascia and Spouting:

0.55mm BMT 140mm Colorsteel fascia and external 1/4 round spouting (or similar) with internal brackets.

Ceilings:

13mm Gib board on 70x35 timber battens @ 600 ctrs. R2.97 Expol ThermaSlab M to ceiling at roof. 55mm Gib Coving throughout.

Soffits - Eave:

4.5mm Hardies Soffit lining with PVC jointers fixed to trusses/rafters and blocking and fly rafters

Soffits - 70x35:

4.5mm Hardies Soffit lining with PVC jointers fixed to 70x35 timber battens @ 600 ctrs

Exterior Wall - Brck:

Monier 70 Series brck veneer to be tied back to wall framing with galv. brck ties at spacings no greater than 600 horizontally and 350mm vertically over Tyvek or equivalent building wrap, on 90x45 H1.2 treated wall framing. Studs @ 600 ctrs, Nogs @ midspan. R2.2 Fiberglass batts insulation to all exterior walls (excluding garage). Install DPC between bottom plate and concrete. 10mm Gib Board to interior face

Exterior wall - Linea Weatherboard:

180mm Hardies Classic Linea Board installed to manufactures specs on H3.1 treated 50x20 cavity battens @ 600 ctrs max over Tyvek or equivalent building wrap, onto 90x45 H1.2 treated wall framing. Studs @ 600 ctrs unless noted otherwise on floor plans. Nogs @ 800 ctrs for 600 ctrs studs, and 1200 ctrs for 400 ctrs studs, R2.2 Fiberglass batts insulation to all exterior walls (excluding garage). Install DPC between bottom plate and concrete. 10mm Gib Board to interior face.

Joinery:

Powdercoated aluminium joinery with double glazed units. FJ PP reveals fitted with architraves.

Interior walls:

10mm gib board on 90x45 H1.2 treated wall framing, studs @ 600 ctrs, nogs @ 1200. Install R2.2 fiberglass batts between house and garage.

Ceilings - Stairway:

13mm Gib board installed underneath stairway. 55mm Gib Coving throughout.

Concrete Floor Slab:

100mm Concrete floor slab with grade 500e ductile mesh on DPM over compacted sand pad, refer to foundation plans/details. 25MPa concrete required.

Mid Floor:

19mm plywood flooring glued and screwed to 290x45 Joists (use H3.1 treated ply under wet areas and nog at 400 ctrs). Install R1.6 fiberglass batts between house and garage or outside.

167 Nixon Street,
Hamilton

bulk and location

Rev.	Description	Date
Revision Schedule		

SECTION E

sheet number	rev
2.8	1
DRAFTED BY : DATE:	R.Z. 21-1-2016
CHECKED BY: DATE:	JAC -10-2016
SCALE:	1 : 50
ISSUE TYPE:	WD
JOB #	15-085


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FLOOR FRAMING FIXINGS

Boundary joist to end of each joist
90 x 3.15 2 (end nailed)
Curtailed joist not exceeding 3 m long to trimmer
90 x 3.15 5 (end nailed)
Curtailed joist to trimmer when half housed
90 x 3.15 3 (end nailed)
Fitched joint in joist
90 x 3.15 6 (each end)
Joist to plate on foundation walls
90 x 3.15 -18 (skewed) per 1.5 m length
Joist to plate or bearer
90 x 3.15 3 (skewed)
Lapped joint in joist
90 x 3.15 3 (each side)
Solid blocking between joists to plate bearer or stringer
90 x 3.15 6 (skewed)
Solid blocking to joist
90 x 3.15 -2 (end nailed)
Flooring
Sheet decking (not exceeding 21 mm thick):
(a) Supports at sheet edges
-Screwed @150 mm centres
(b) Intermediate supports
-Screwed @300 mm centres

NOTE –
(1) Nail lengths and diameters are the minimum required.

ROOF FRAMING FIXINGS

Truss to top plate of external wall
2 / 90 x 3.15 skew nails + 2 wire dogs or 4.7KN connection
Truss to top plate of internal wall
2/ 90 x 3.15
Ceiling batten to parallel top plate of internal wall
bracing element
90 x 3.15 -2 @ 400 mm centres
Hip rafter to top plate
2 / 90 x 3.15 skew nails + 2 wire dogs or 4.7KN connection
Steel strnp Roof brace
(i) At ends - 3/ 60 x 3.15 or to manufactures spec
(ii) Other cases 2/ 60 x 3.15 or to manufactures spec
Blocking between rafters/joists or truss chords,90 mm x 45 mm
90 x 3.15 - 2 (end nailed)
Outrigger to gable top plate(as for equivalent purlins)
2 / 90 x 3.15 skew nails + 2 wire dogs or 4.7KN connection
Outrigger to rafter
90 x 3.15 3 (end nailed)
Flying rafter to outrigger
3/ 90 x 3.15
Outrigger blocking to top plate
90 x 3.15 4 (skewed)
Purlin or batten directly to rafter or top chord
1 / 10g self-drilling screw, 80 mm long or 2.4KN connection

NOTE –
(1) Nail lengths and diameters are the minimum required.
(2) Proprietary fixings with the required fixing capacity indicated in the tables may be used.

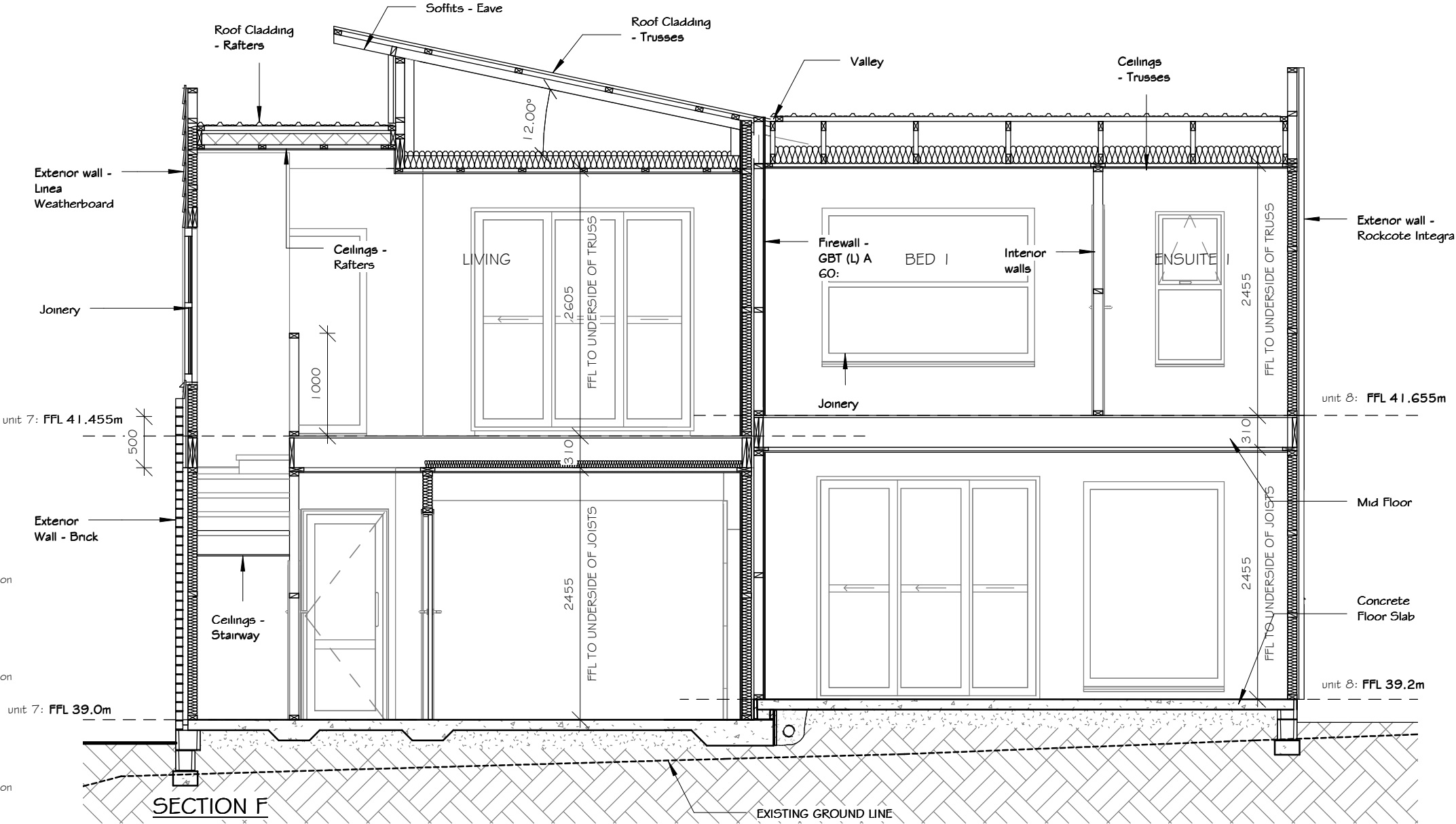
WALL FRAMING FIXINGS

Bottom plate to floor framing/concrete at:
(a) External walls and internal wall bracing elements
TIMBER: 90 x 3.15- 3 @ 600 mm Ctrs
CONCRETE: M12 ChemSet anchors @ 900 ctrs for in-situ, @ 600 ctrs for masonry header block. (120mm into in-situ and 90mm into concrete block, maintaining a minimum edge distance of 50 mm)
(b) Internal walls (may benailed to floor decking)
TIMBER: 90 x 3.15 - 1 @ 600 ctrs
CONCRETE: Ramset Spitfire @ 1200 ctrs (90 mm into concrete)
(c) Trimmer not exceeding 4.2 m long
90 x 3.15 - 6 (end nailed)
Dwang to stud
75 x 3.06 - 2 (skewed)
90 x 3.15 - 2 (end nailed)
Fishplate to straightened stud
60 x 2.8 - 4 (each side of cut)
Half joint in top plate
4/ 75 x 3.06
Lintel to trimming stud
90 x 3.15 - 3 (end nailed)
Ribbon board to stud
3/ 90 x 3.15

WALL FRAMING FIXINGS ctd.

Sill or header trimmer to trimming stud for:
(a) Trimmer not exceeding2.4 m long
90 x 3.15 - 3 (end nailed)
(b) Trimmer not exceeding 3.0 m long
90 x 3.15 - 5 (end nailed)
(c) Trimmers not exceeding 3.6 m long
90 x 3.15-6 (end nailed)
Stud to plate
75 x 3.06- 4 (skewed)
90 x 3.15 - 3 (end nailed)
Top plate 140 mm x 35 mm to 90 mm x 45 mm and top plate to lintel
90 x 3.15- 3 at 500 mm centres
Trimming studs at openings, blocking and studs at wall intersections
90 x 3.15 @ 600 mm centres
Trimming stud to doubled stud immediately under lintel
2/ 90 x 3.15 2

NOTE –
(1) Nail lengths and diameters are the minimum required.
(2) For studs up to 2.7 in length, 2 / 90 x 3.15 power-driven nails (end nailed) are sufficient.



SPECIFICATIONS LEGEND:

Soffits - Eave:

4.5mm Hardies Soffit lining with PVC jointers fixed to trusses/rafters and blocking and fly rafters

Roof Cladding - Trusses:

0.4mm BMT Trimform Colorsteel roofing installed to manufactures specs over Thermakraft Covertex 403 Absorbent Breathable roof underlay on 70x45 H1.2 treated purlins @ 900 ctrs on H1.2 Treated Pre-Manufactured trusses (designed by others) @ 900 ctrs.

Roof Cladding - Rafters:

0.4mm BMT Trimform Colorsteel roofing installed to manufactures specs over Thermakraft Covertex 403 Absorbent Breathable roof underlay on 70x45 H1.2 treated purlins @ 900 ctrs on H1.2 treated rafters (refer to roof framing plan).

Valley:

0.55mm BMT Colorsteel valley trays on H1.2 treated valley boards.

Fascia and Spouting:

0.55mm BMT 140mm Colorsteel fascia and external 1/4 round spouting (or similar) with internal brackets.

Joinery:

Powdercoated aluminium joinery with double glazed units. FJ PP reveals fitted with architraves.

Ceilings - Trusses:

13mm Gib board on 70x35 timber battens @ 600 ctrs. R3.2 fiberglass batts to ceiling at roof. 55mm Gib Coving throughout.

Exterior Wall - Brck:

Monier 70 Series brick veneer to be tied back to wall framing with galv. brck ties at spacings no greater than 600 horizontally and 350mm vertically over Tyvek or equivalent building wrap, on 90x45 H1.2 treated wall framing. Studs @ 600 ctrs, Nogs @ midspan. R2.2 Fiberglass batts insulation to all exterior walls (excluding garage). Install DPC between bottom plate and concrete. 10mm Gib Board to interior face

Exterior wall - Linea Weatherboard:

180mm Hardies Classic Linea Board installed to manufactures specs on H3.1 treated 50x20 cavity battens @ 600 ctrs max over Tyvek or equivalent building wrap, onto 90x45 H1.2 treated wall framing. Studs @ 600 ctrs unless noted otherwise on floor plans. Nogs @ 800 ctrs for 600 ctrs studs, and 1200 ctrs for 400 ctrs studs. R2.2 Fiberglass batts insulation to all exterior walls (excluding garage). Install DPC between bottom plate and concrete. 10mm Gib Board to interior face.

Interior walls:

10mm gib board on 90x45 H1.2 treated wall framing, studs @ 600 ctrs, nogs @ 1200. Install R2.2 fiberglass batts between house and garage.

Ceilings - Rafters:

13mm Gib board on 70x35 timber battens @ 600 ctrs. R2.97 Expol ThermaSlab M to ceiling at roof. 55mm Gib Coving throughout.

Exterior wall - Rockcote Integra:

Plaster over 50mm Rockcote Integra AAC panels installed to manufactures specs on 40x20 Class H EPS cavity battens @ 600 ctrs max over Tyvek or equivalent building wrap, onto 90x45mm H1.2 treated wall framing. Studs @ 600 ctrs unless noted otherwise on floor plans and nogs @ 800 ctrs. R2.2 Fiberglass batts insulation to all exterior walls (excluding garage). Install DPC between bottom plate and concrete. 10mm Gib Board to interior face.

Firewall - GBT (L) A GO:

2/10mm Gib Fyrelite board installed to manufacture's specs onto each side of 90x45 H1.2 Treated Wall framing, Studs @ 600 ctrs, Nogs @ 1200 ctrs to achieve a fire rating of 60/60/60. Lining to be full height raking up to roofing. R1.8 Fibreglass batts insulation to one wall.

Concrete Floor Slab:

100mm Concrete floor slab with grade 500e ductile mesh on DPM over compacted sand pad, refer to foundation plans/details. 25MPa concrete required.

Mid Floor:

19mm plywood flooring glued and screwed to 290x45 Joists (use H3.1 treated ply under wet areas and nog at 400 ctrs). Install R1.6 fiberglass batts between house and garage or outside.

Ceilings - Stairway:

13mm Gib board installed underneath stairway. 55mm Gib Coving throughout.

167 Nixon Street,
Hamilton

bulk and location

Rev.	Description	Date
Revision Schedule		

SECTION F

sheet number	rev
2.9	1

DRAFTED BY :	R.Z.
DATE:	21-1-2016

CHECKED BY:	JAC
DATE:	-10-2016

SCALE:	1 : 50
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ISSUE TYPE:	WD
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JOB #	15-085
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FLOOR FRAMING FIXINGS

Boundary joist to end of each joist
90 x 3.15 2 (end nailed)
Curtailed joist not exceeding 3 m long to trimmer
90 x 3.15 5 (end nailed)
Curtailed joist to trimmer when half housed
90 x 3.15 3 (end nailed)
Fitched joint in joist
90 x 3.15 6 (each end)
Joist to plate on foundation walls
90 x 3.15 -18 (skewed) per 1.5 m length
Joist to plate or bearer
90 x 3.15 3 (skewed)
Lapped joint in joist
90 x 3.15 3 (each side)
Solid blocking between joists to plate bearer or stringer
90 x 3.15 6 (skewed)
Solid blocking to joist
90 x 3.15 -2 (end nailed)
Flooring
Sheet decking (not exceeding 21 mm thick):
(a) Supports at sheet edges
-Screwed @ 150 mm centres
(b) Intermediate supports
-Screwed @300 mm centres

NOTE –
(1) Nail lengths and diameters are the minimum required.

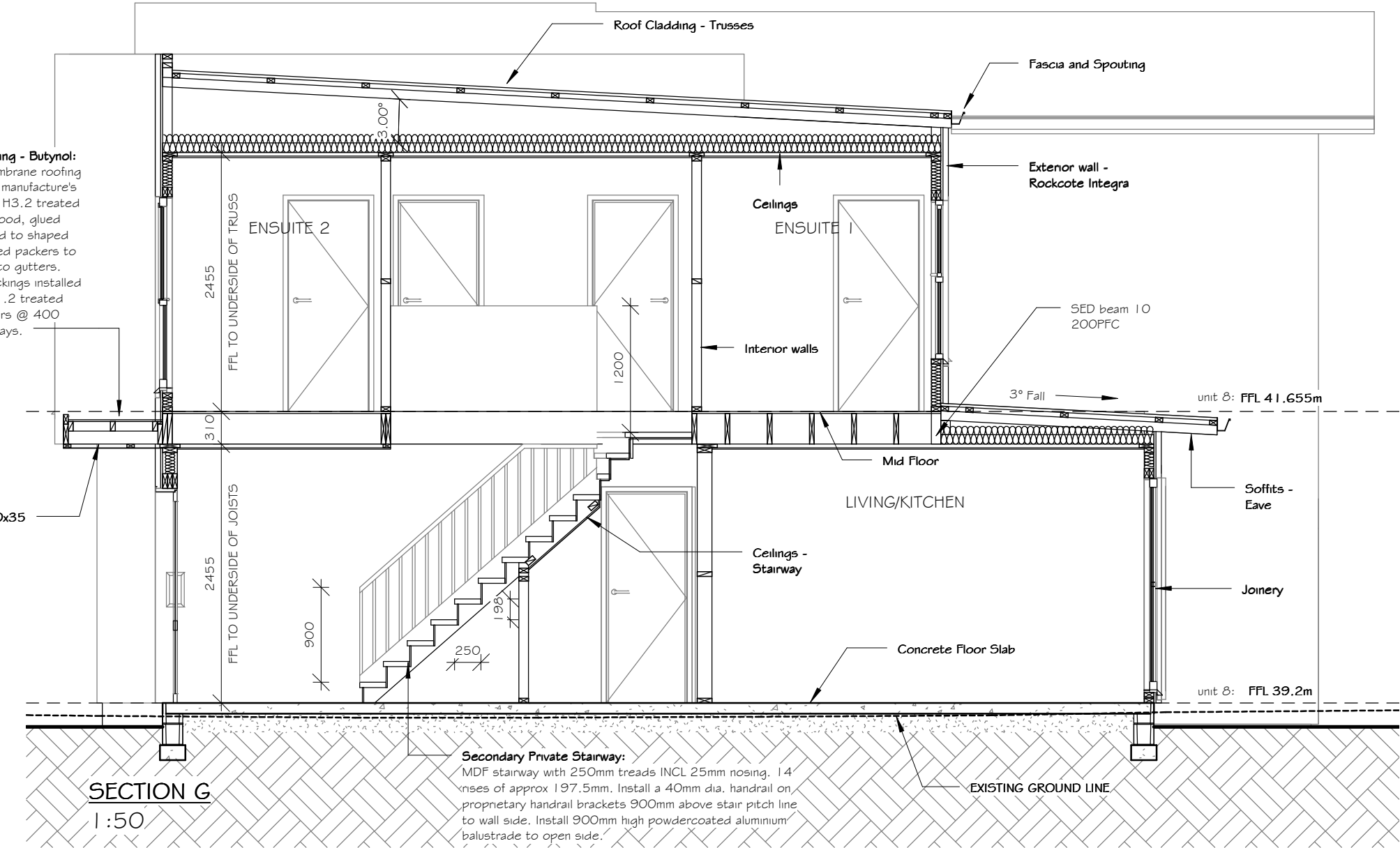
ROOF FRAMING FIXINGS

Truss to top plate of external wall
2 / 90 x 3.15 skew nails + 2 wire dogs or 4.7KN connection
Truss to top plate of internal wall
2/ 90 x 3.15
Ceiling batten to parallel top plate of internal wall
bracing element
90 x 3.15 -2 @ 400 mm centres
Hip rafter to top plate
2 / 90 x 3.15 skew nails + 2 wire dogs or 4.7KN connection
Steel strnp Roof brace
(i) At ends - 3/ 60 x 3.15 or to manufactures spec
(ii) Other cases 2/ 60 x 3.15 or to manufactures spec
Blocking between rafters,joists or truss chords,90 mm x 45 mm
90 x 3.15 - 2 (end nailed)
Outrigger to gable top plate(as for equivalent purlins)
2 / 90 x 3.15 skew nails + 2 wire dogs or 4.7KN connection
Outrigger to rafter
90 x 3.15 3 (end nailed)
Flying rafter to outrigger
3/ 90 x 3.15
Outrigger blocking to top plate
90 x 3.15 4 (skewed)
Purlin or batten directly to rafter or top chord
1 / 10g self-drilling screw, 80 mm long or 2.4KN connection

NOTE –
(1) Nail lengths and diameters are the minimum required.
(2) Propnetary fixings with the required fixing capacity indicated in the tables may be used.

WALL FRAMING FIXINGS

Bottom plate to floor framing/concrete at:
(a) External walls and internal wall bracing elements
TIMBER: 90 x 3.15- 3 @ 600 mm Ctrs
CONCRETE: M12 ChemSet anchors @ 900 ctrs for in-situ, @ 600 ctrs for masonry header block. (120mm into in-situ and 90mm into concrete block, maintaining a minimum edge distance of 50 mm)
(b) Internal walls (may benailed to floor decking)
TIMBER: 90 x 3.15 - 1 @ 600 ctrs
CONCRETE: Ramset Spfitire @ 1200 ctrs (90 mm into concrete)
(c) Trimmer not exceeding 4.2 m long
90 x 3.15 - 6 (end nailed)
Dwang to stud
75 x 3.06 - 2 (skewed)
90 x 3.15 - 2 (end nailed)
Fishplate to straightened stud
60 x 2.8 - 4 (each side of cut)
Half joint in top plate
4/ 75 x 3.06
Lintel to trnmming stud
90 x 3.15 - 3 (end nailed)
Ribbon board to stud
3/ 90 x 3.15



Secondary Private Stairway:
MDF stairway with 250mm treads INCL 25mm nosing. 14 risers of approx 197.5mm. Install a 40mm dia. handrail on proprietary handrail brackets 900mm above stair pitch line to wall side. Install 900mm high powdercoated aluminium balustrade to open side.

SPECIFICATIONS LEGEND:

Roof Cladding - Trusses:

0.4mm BMT Trimform Colorsteel roofing installed to manufactures specs over Thermakraft Covertex 403 Absorbent Breathable roof underlay on 70x45 H1.2 treated purlins @ 900 ctrs on H1.2 Treated Pre-Manufactured trusses (designed by others) @ 900 ctrs.

Fascia and Spouting:

0.55mm BMT 140mm Colorsteel fascia and external 1/4 round spouting (or similar) with internal brackets.

Soffits - Eave:

4.5mm Hardies Soffit lining with PVC jointers fixed to trusses/rafters and blocking and fly rafters

Soffits - 70x35:

4.5mm Hardies Soffit lining with PVC jointers fixed to 70x35 timber battens @ 600 ctrs

Exterior wall - Rockcote Integra:

Plaster over 50mm Rockcote Integra AAC panels installed to manufactures specs on 40x20 Class H EPS cavity battens @ 600 ctrs max over Tyvek or equivalent building wrap, onto 90x45mm H1.2 treated wall framing. Studs @ 600 ctrs unless noted otherwise on floor plans and nogs @ 800 ctrs. R2.2 Fiberglass batts insulation to all exterior walls (excluding garage). Install DPC between bottom plate and concrete. 10mm Gib Board to interior face.

Interior walls:

10mm gib board on 90x45 H1.2 treated wall framing, studs @ 600 ctrs, nogs @ 1200. Install R2.2 fiberglass batts between house and garage.

Joinery:

Powdercoated aluminium joinery with double glazed units. FJ PP reveals fitted with architraves.

Concrete Floor Slab:

100mm Concrete floor slab with grade 500e ductile mesh on DPM over compacted sand pad, refer to foundation plans/details. 25MPa concrete required.

Mid Floor:

19mm plywood flooring glued and screwed to 290x45 Joists (use H3.1 treated ply under wet areas and nog at 400 ctrs). Install R1.6 fiberglass batts between house and garage or outside.

Ceilings:

13mm Gib board on 70x35 timber battens @ 600 ctrs. R3.2 fiberglass batts to ceiling at roof. 55mm Gib Coving throughout.

Ceilings - Stairway:

13mm Gib board installed underneath stairway. 55mm Gib Coving throughout.

167 Nixon Street,
Hamilton

bulk and location

Rev.	Description	Date
Revision Schedule		

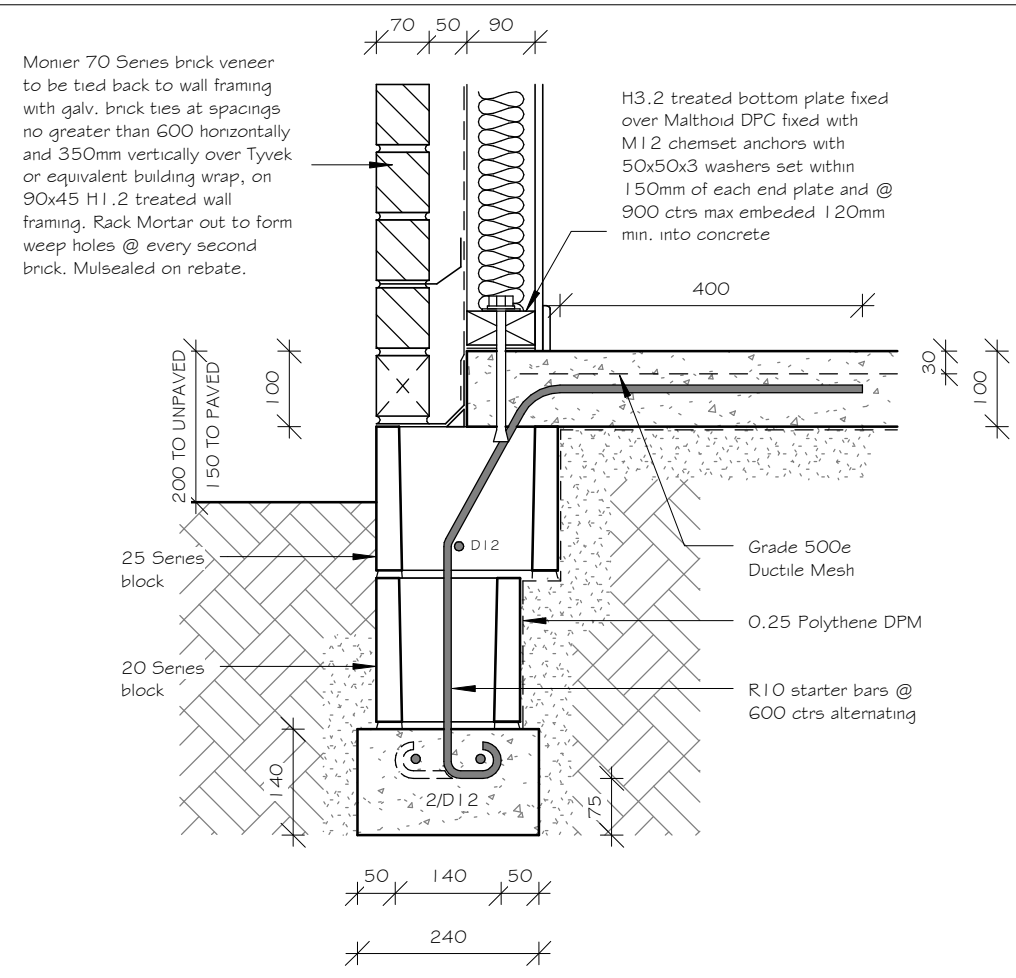
SECTION G

sheet number	rev
2.10	1
DRAFTED BY : DATE:	R.Z. 21-1-2016
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SCALE:	1 : 50
ISSUE TYPE:	WD
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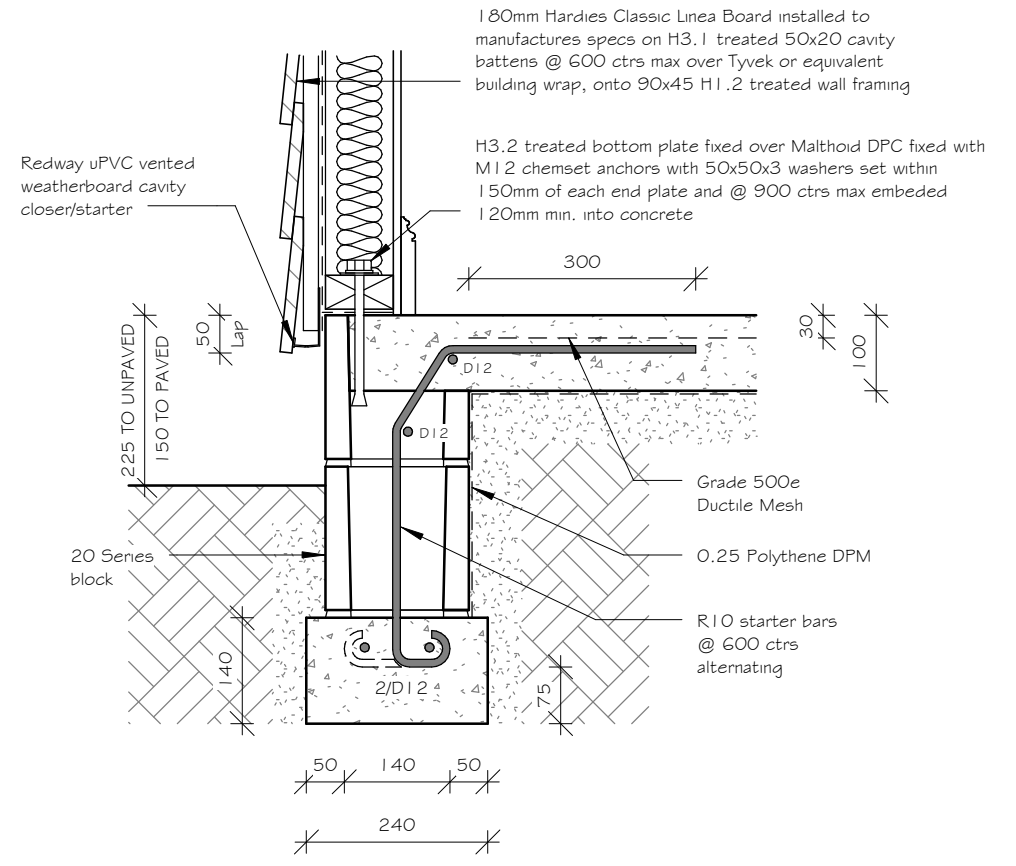


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ARCHITECTURE
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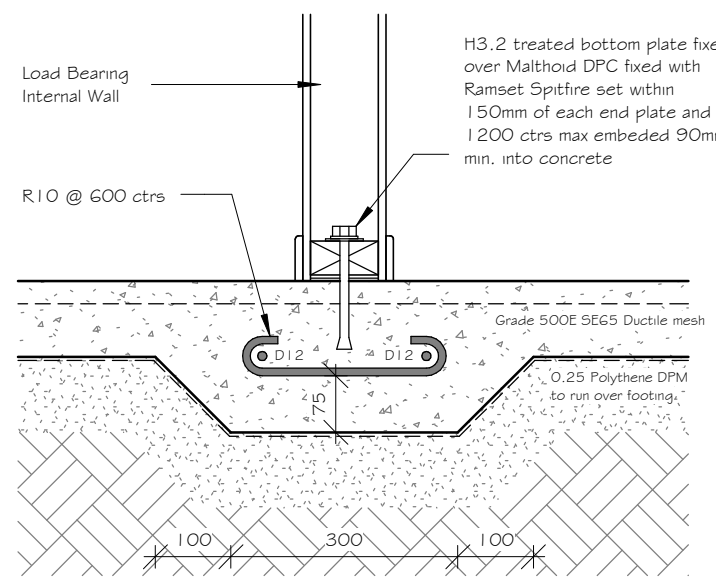
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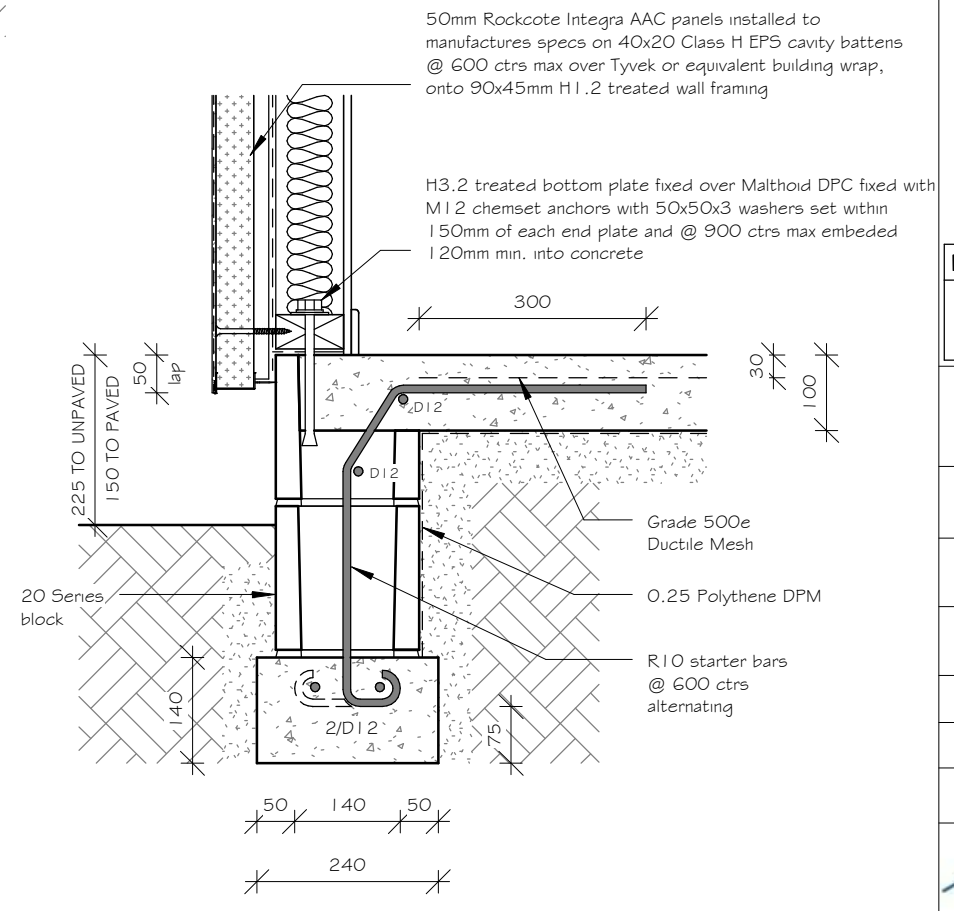
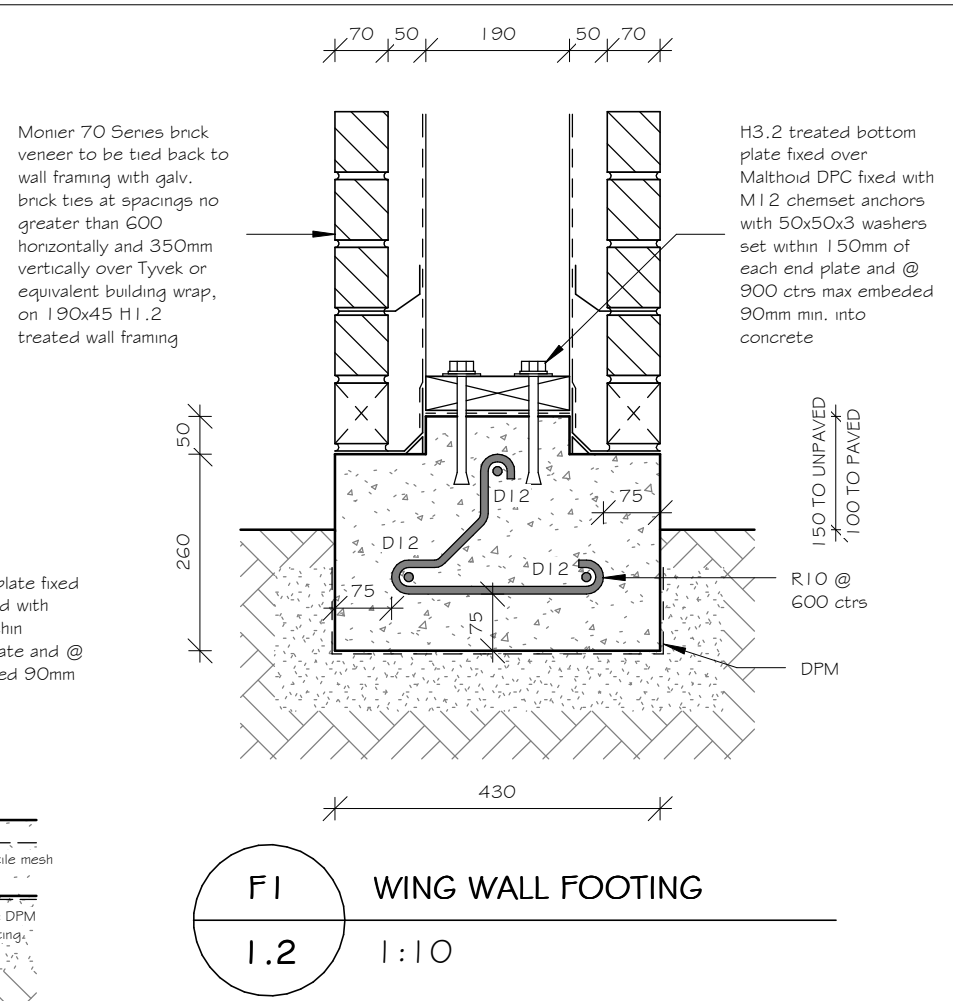
STANDARD EXTERIOR FOOTING
1:10



STANDARD EXTERIOR FOOTING - LINEA WEATHERBOARD
1:10



STANDARD SLAB THICKENING DETAIL
1:10



STANDARD EXTERIOR FOOTING - LINEA WEATHERBOARD
1:10

167 Nixon Street,
Hamilton

bulk and location

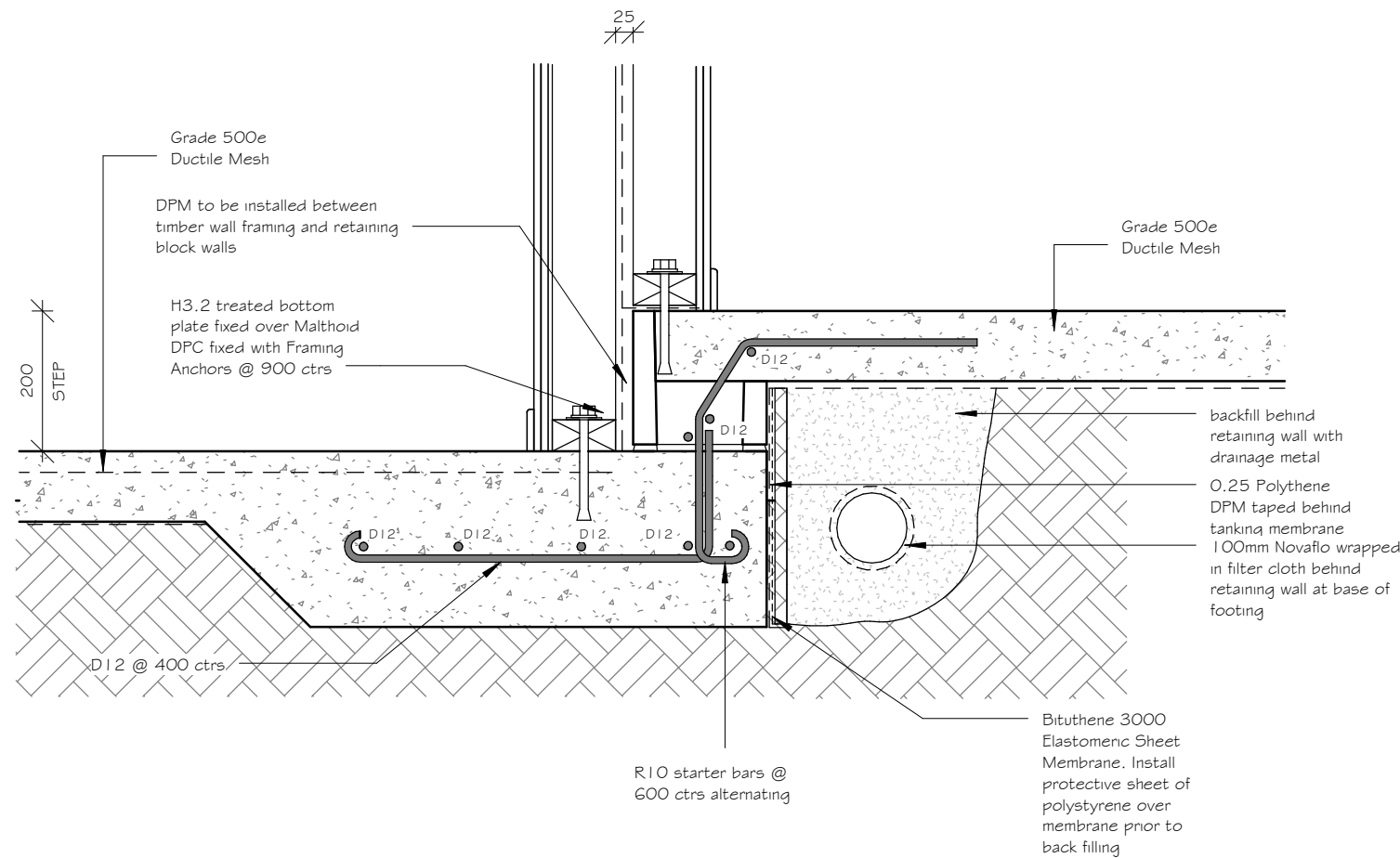
Rev.	Description	Date
Revision Schedule		

FOUNDATION DETAILS I

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CHECKED BY:	JAC	DATE:	-10-2016
SCALE:	1 : 10		
ISSUE TYPE:	WD		
JOB #	15-085		

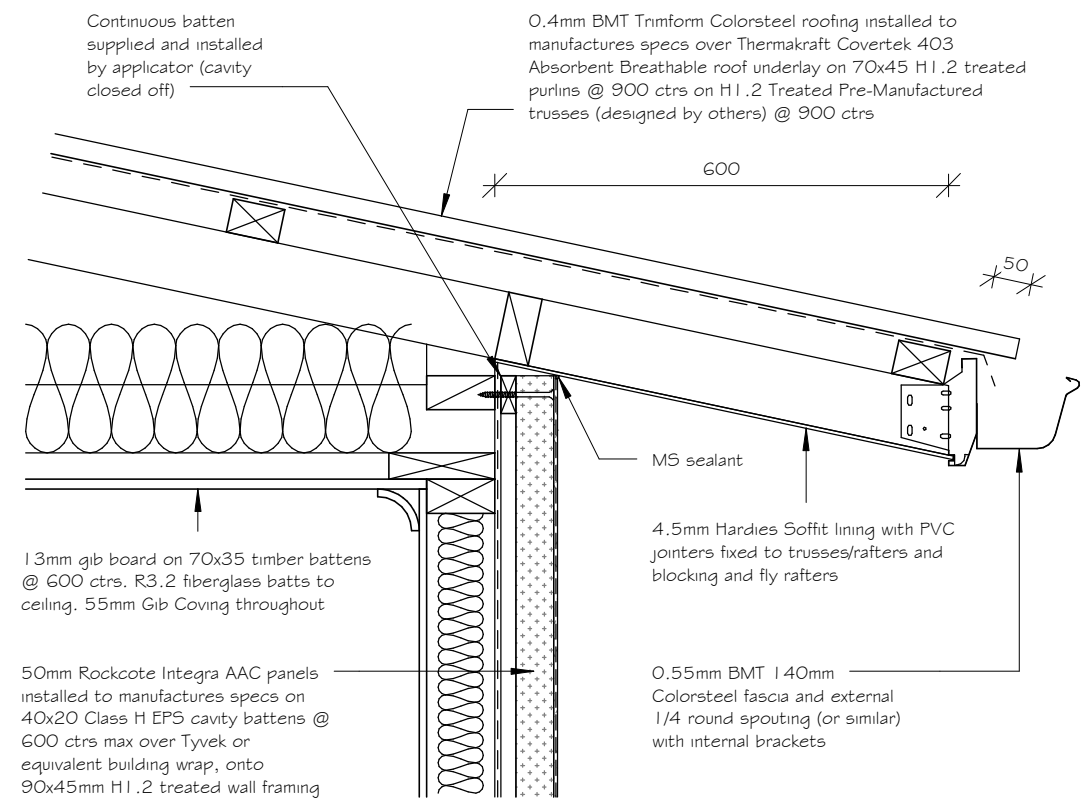
DDL ARCHITECTURE
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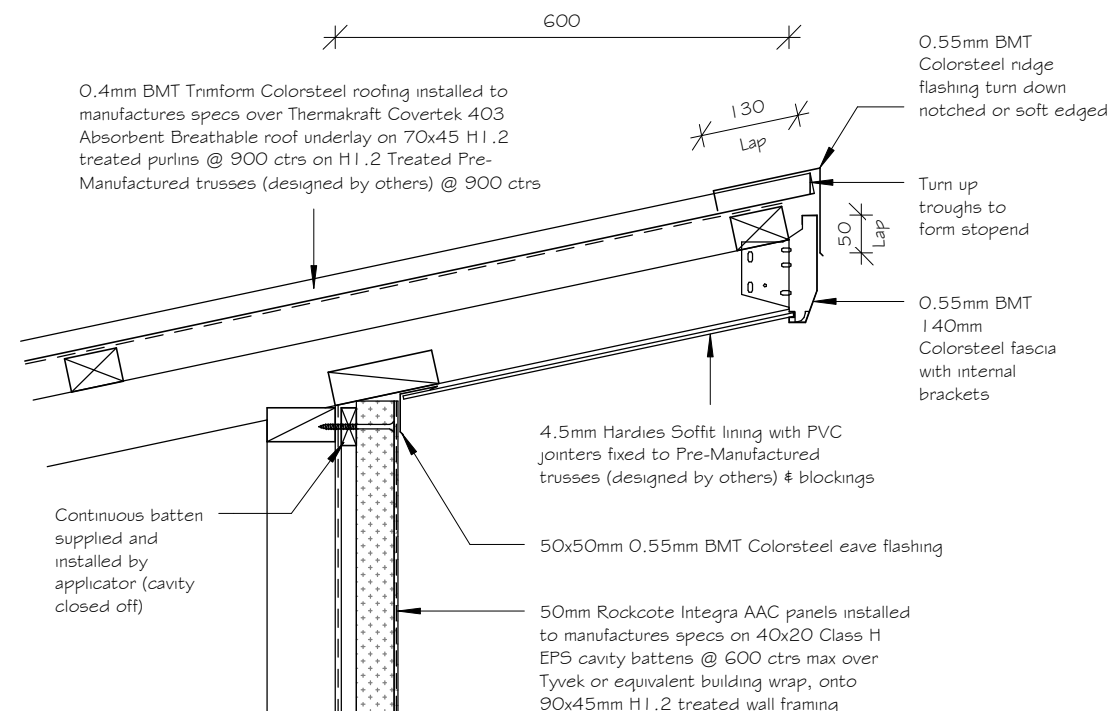


STANDARD RETAINING WALL FLOOR STEPS
1:10

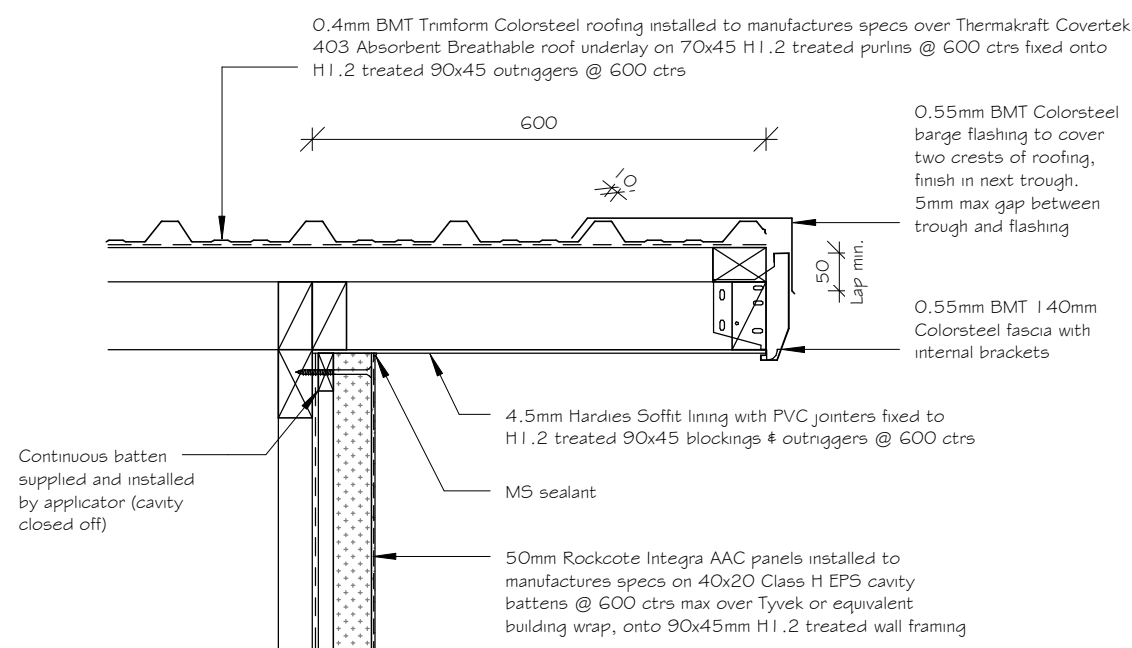
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DATE:	21-1-2016	
CHECKED BY:	JAC	
DATE:	-10-2016	
SCALE:	1 : 10	
ISSUE TYPE:	WD	
JOB #	15-085	



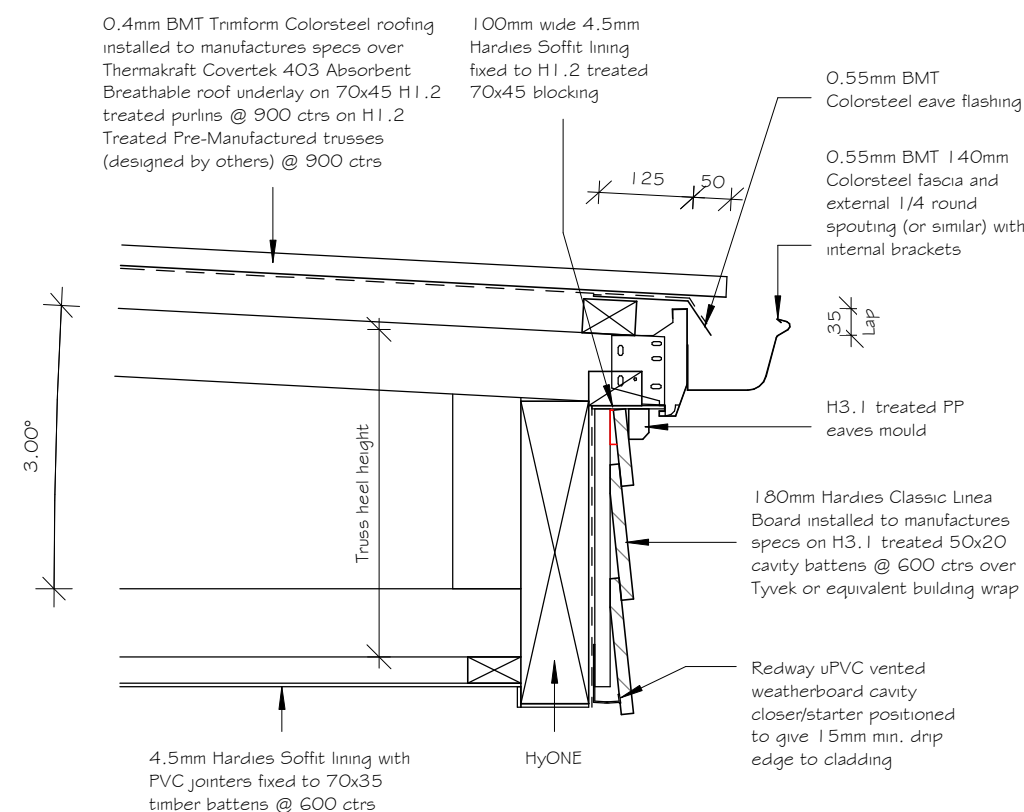
STANDARD EAVE/GUTTER - ROCKCOTE INTEGRA
1:10



STANDARD RIDGE - ROCKCOTE INTEGRA
1:10



STANDARD BARGE - ROCKCOTE INTEGRA
1:10



EAVE/GUTTER AT BEAM - LINEA WEATHERBOARD
1:10

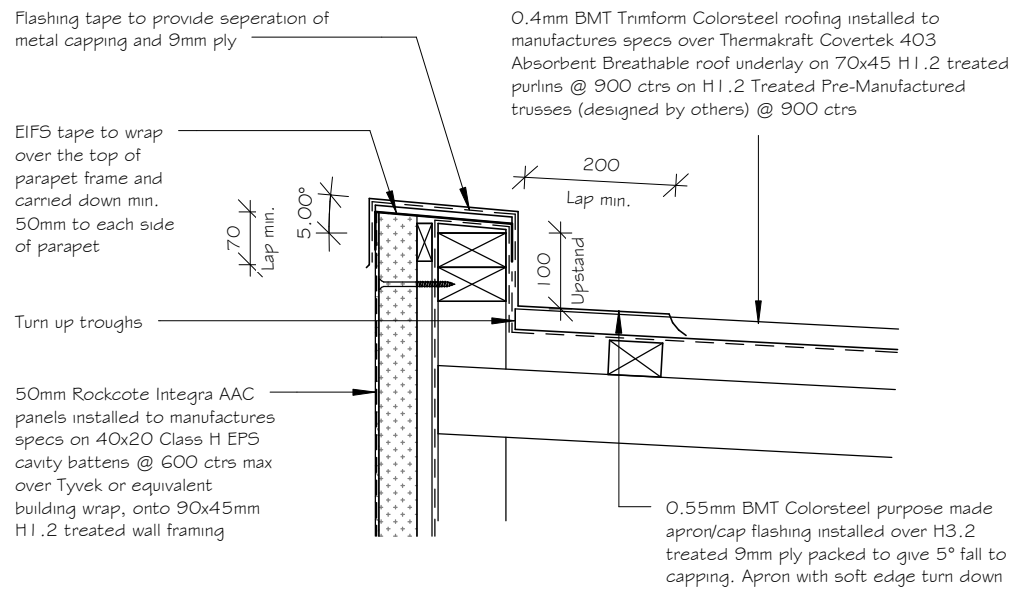
167 Nixon Street,
Hamilton

bulk and location

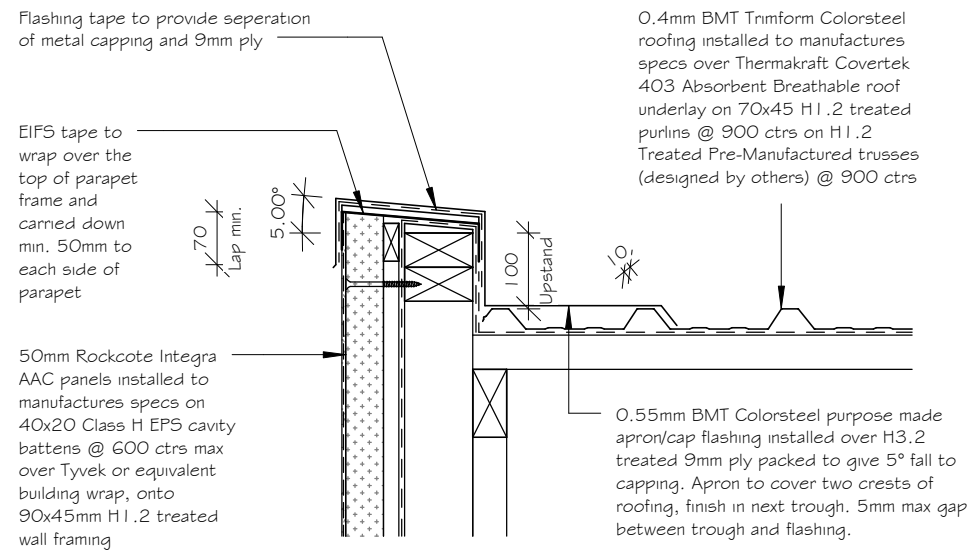
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ROOF DETAILS 1

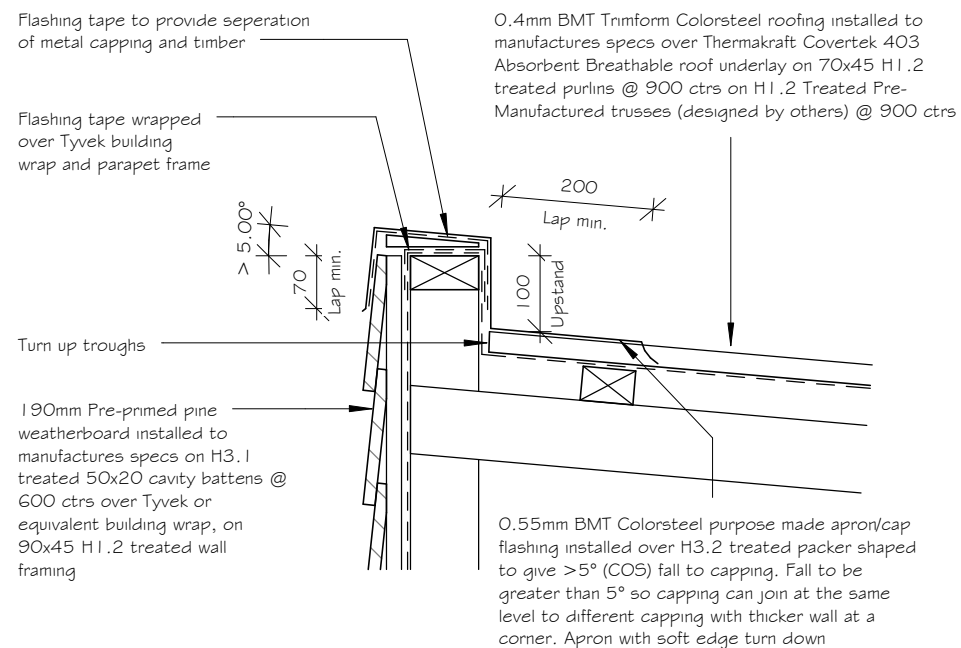
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SCALE:	1 : 10
ISSUE TYPE:	WD
JOB #	15-085



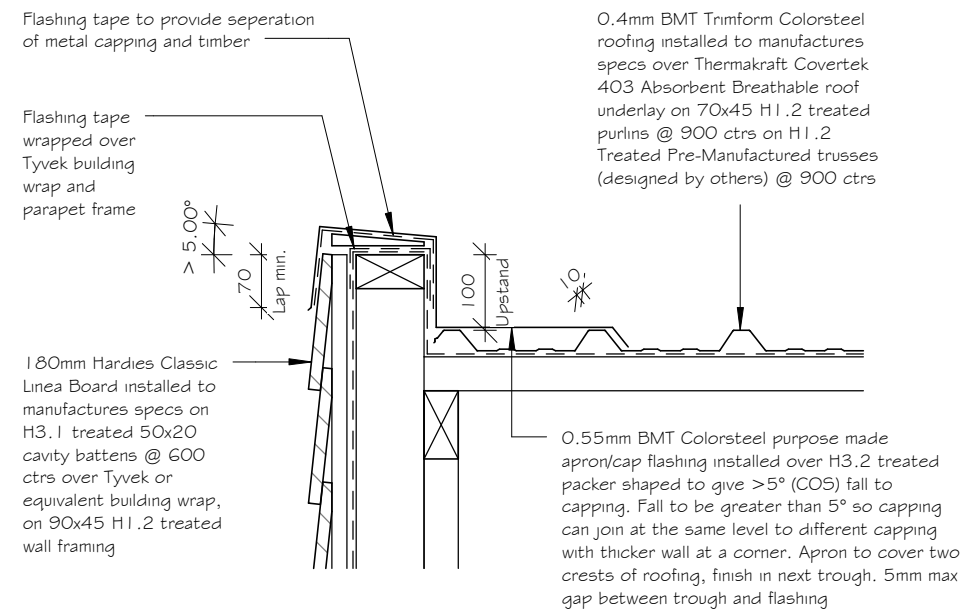
STANDARD PARAPET RIDGE - ROCKCOTE INTEGRA
1:10



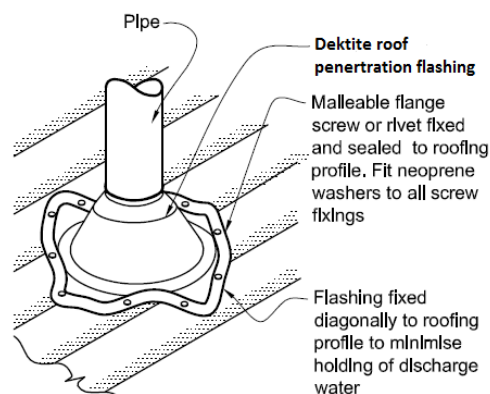
STANDARD PARAPET APRON - ROCKCOTE INTEGRA
1:10



STANDARD PARAPET RIDGE - PINE WEATHERBOARD
1:10



STANDARD PARAPET APRON - PINE WEATHERBOARD
1:10



ROOF PENTRATION DETAIL

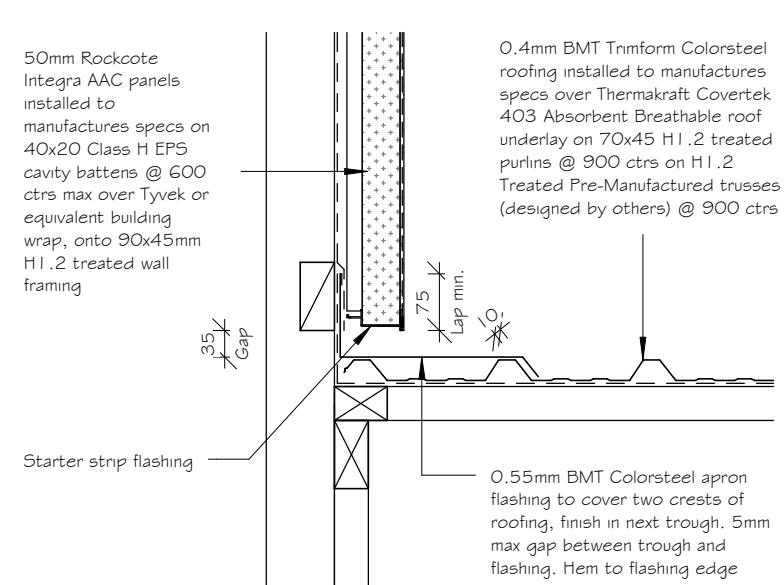
167 Nixon Street,
Hamilton

bulk and location

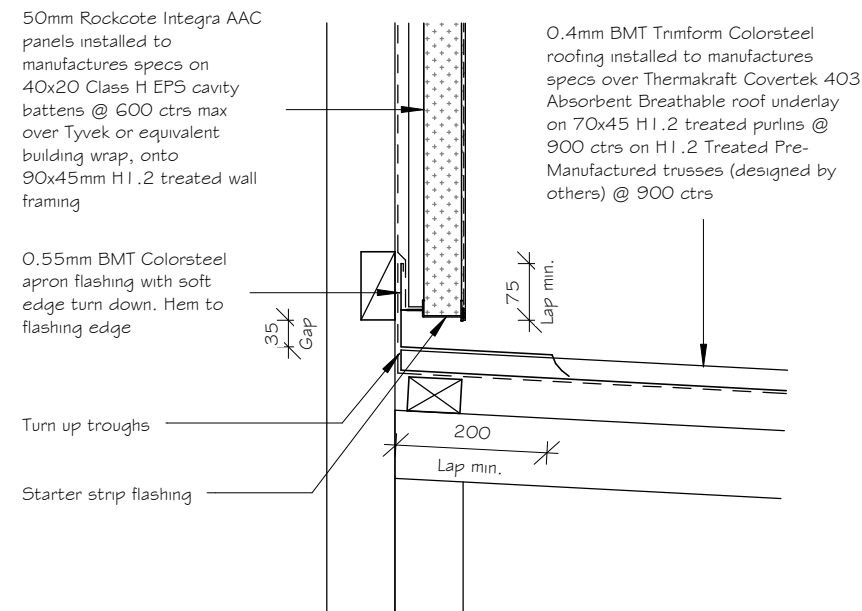
Rev.	Description	Date
Revision Schedule		

ROOF DETAILS 2

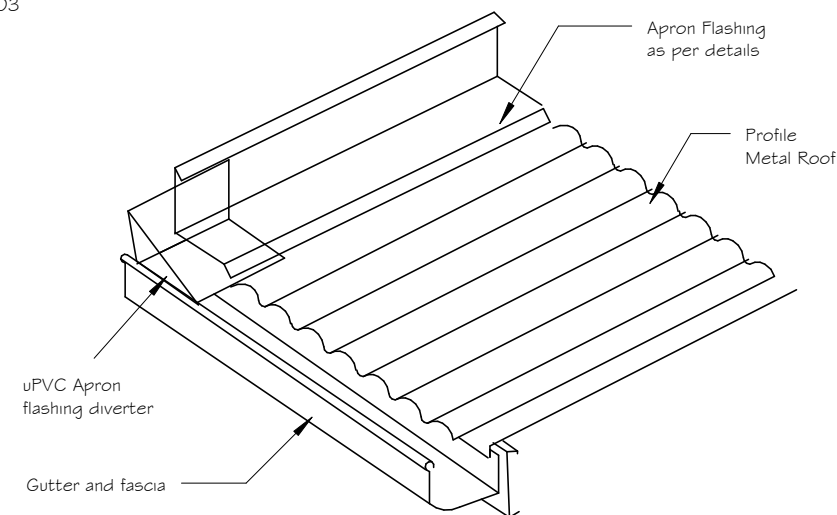
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SCALE:	1 : 10
ISSUE TYPE:	WD
JOB #	15-085



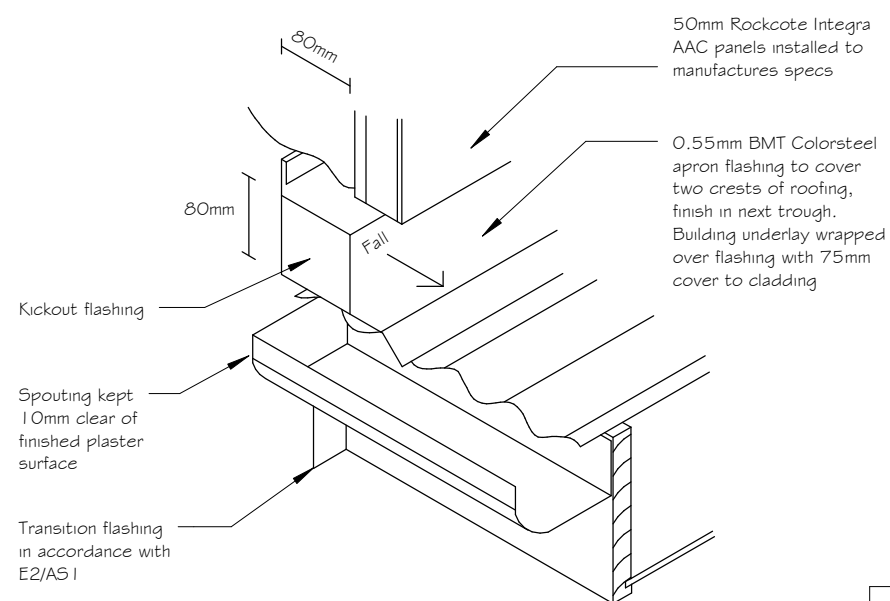
STANDARD PARALLEL APRON - ROCKCOTE INTEGRA
1:10



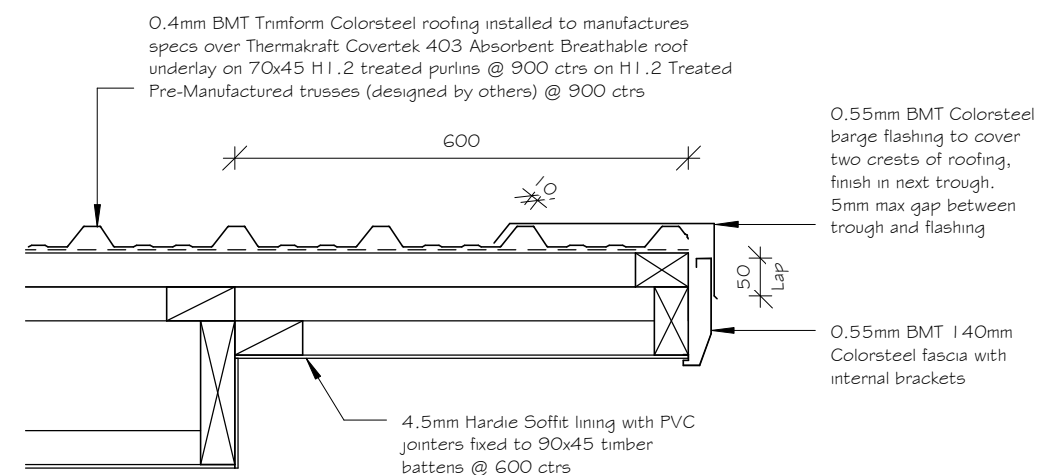
STANDARD APRON - ROCKCOTE INTEGRA
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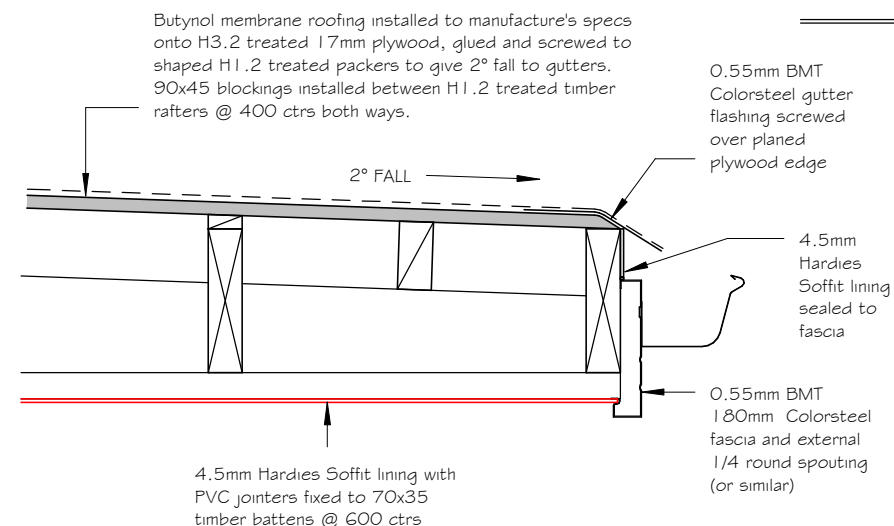
STANDARD STOP END DETAIL
1:10



STANDARD APRON STOP END - ROCKCOTE INTEGRA
nts



STANDARD RAFTER BARGE
1:10



STANDARD BUTYNOL EAVE/GUTTER
1:10

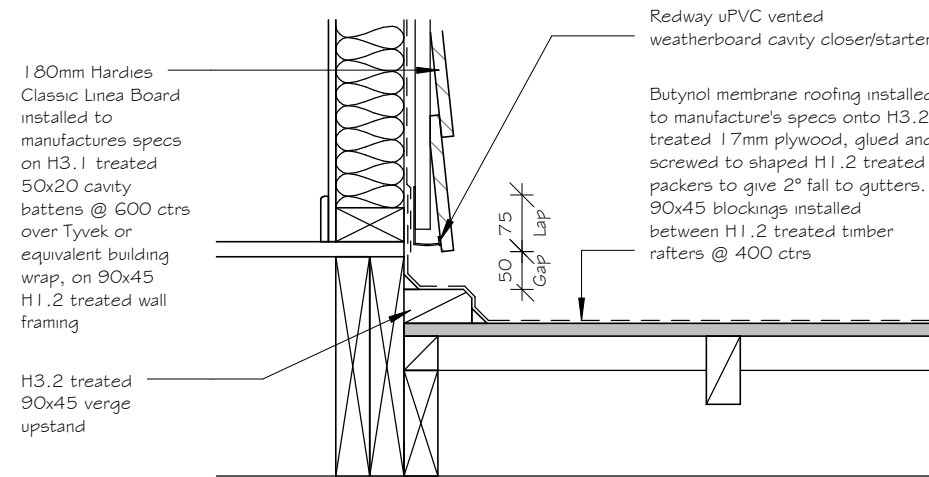
167 Nixon Street,
Hamilton

bulk and location

Rev.	Description	Date
Revision Schedule		

ROOF DETAILS 3

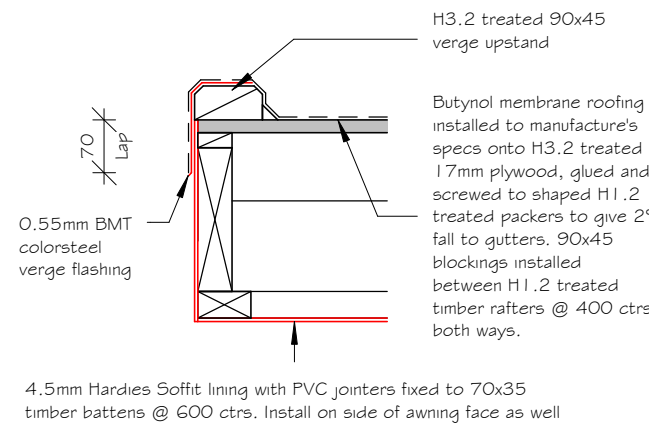
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JOB #	15-085



**BUTYNOL PARALLEL APRON W/
VERGE - LINEA WEATHERBOARD**

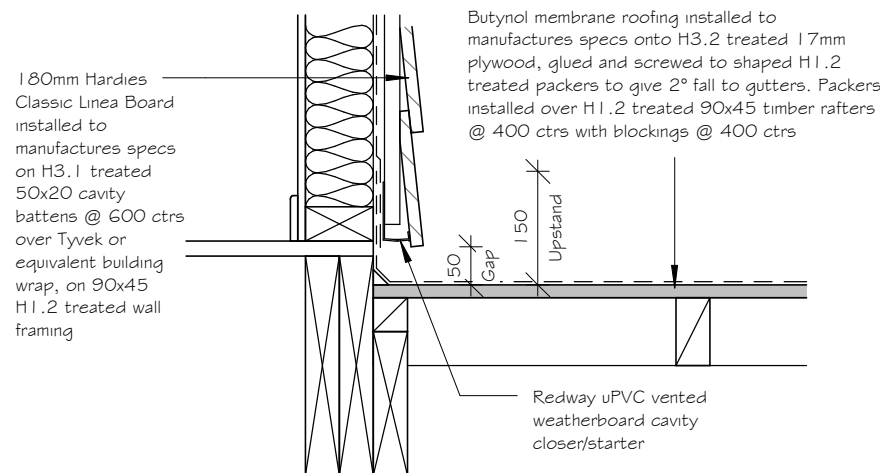
R1

1.6 1:10



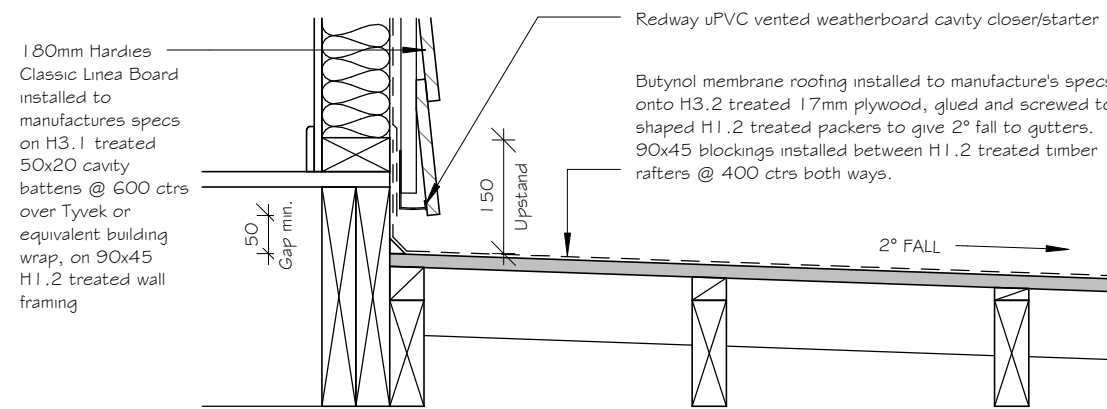
STANDARD BUTYNOL VERGE

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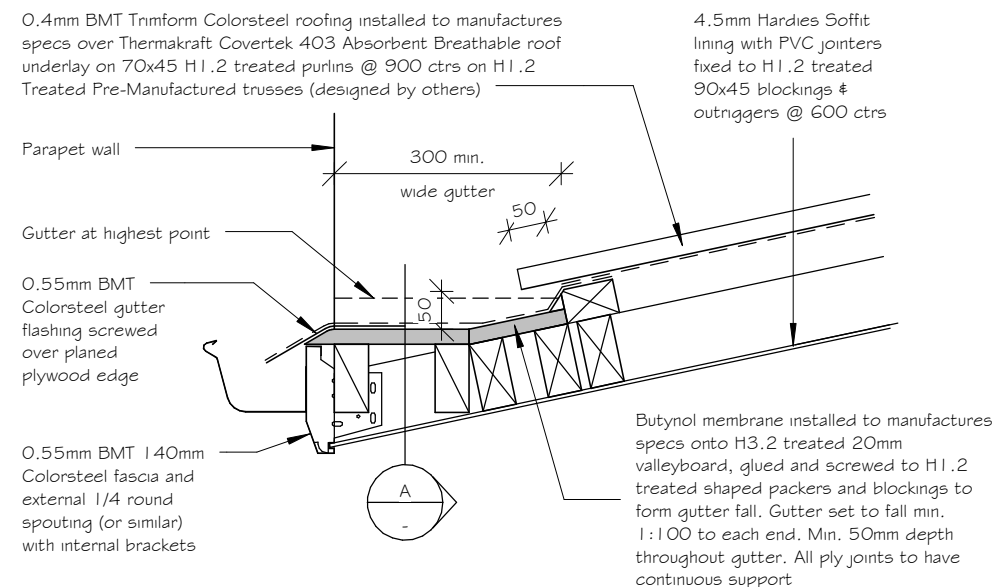
STANDARD BUTYNOL PARALLEL APRON - LINEA WEATHERBOARD

1:10



STANDARD BUTYNOL APRON - LINEA WEATHERBOARD

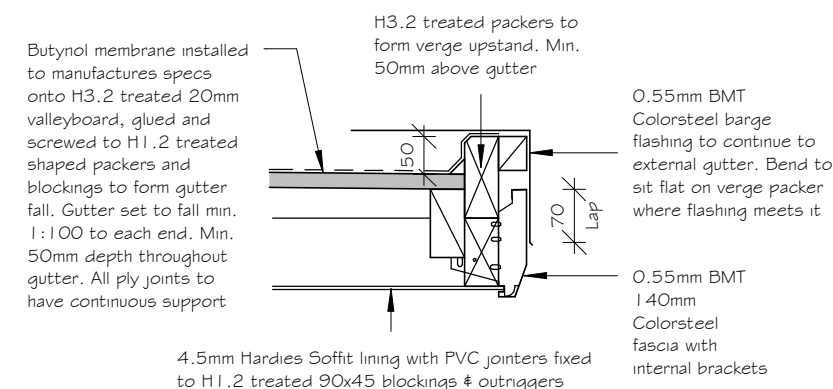
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**INTERNAL GUTTER TO
EXTERNAL GUTTER**

R2

1.12 1:10



INTERNAL GUTTER VERGE

A

- 1:10

167 Nixon Street,
Hamilton

bulk and location

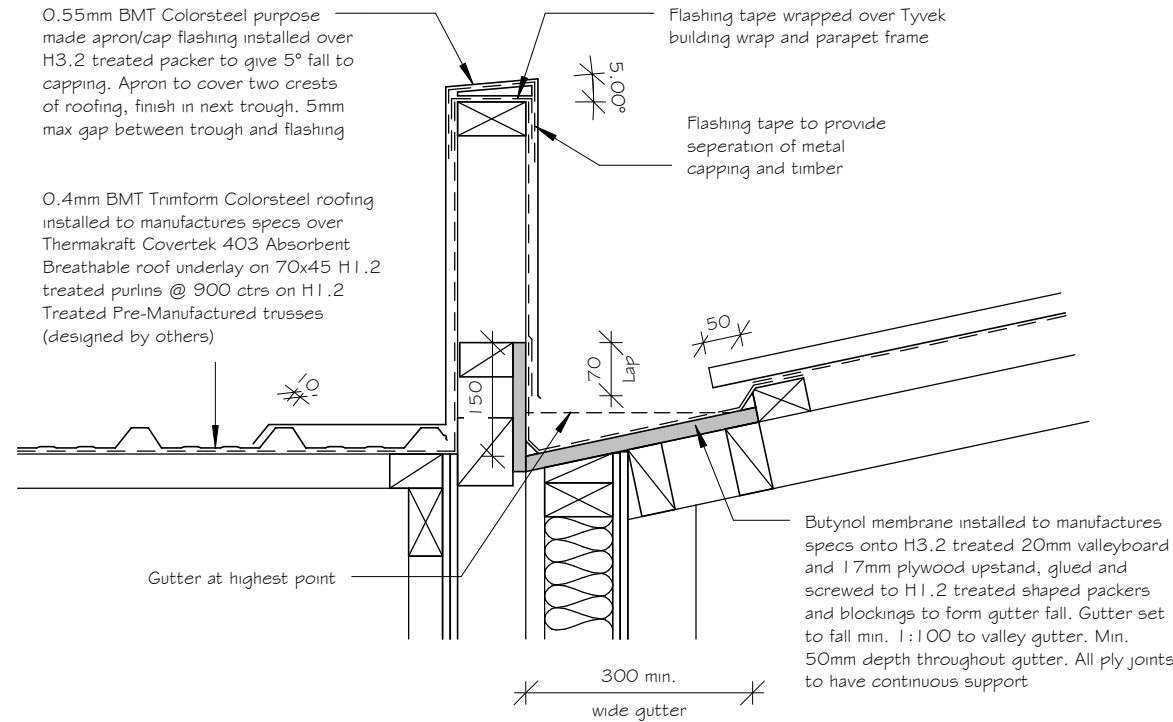
Rev.	Description	Date
Revision Schedule		

ROOF DETAILS 4

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CHECKED BY: DATE:	JAC -10-2016
SCALE:	1:10
ISSUE TYPE:	WD
JOB #	15-085

167 Nixon Street,
Hamilton

bulk and location

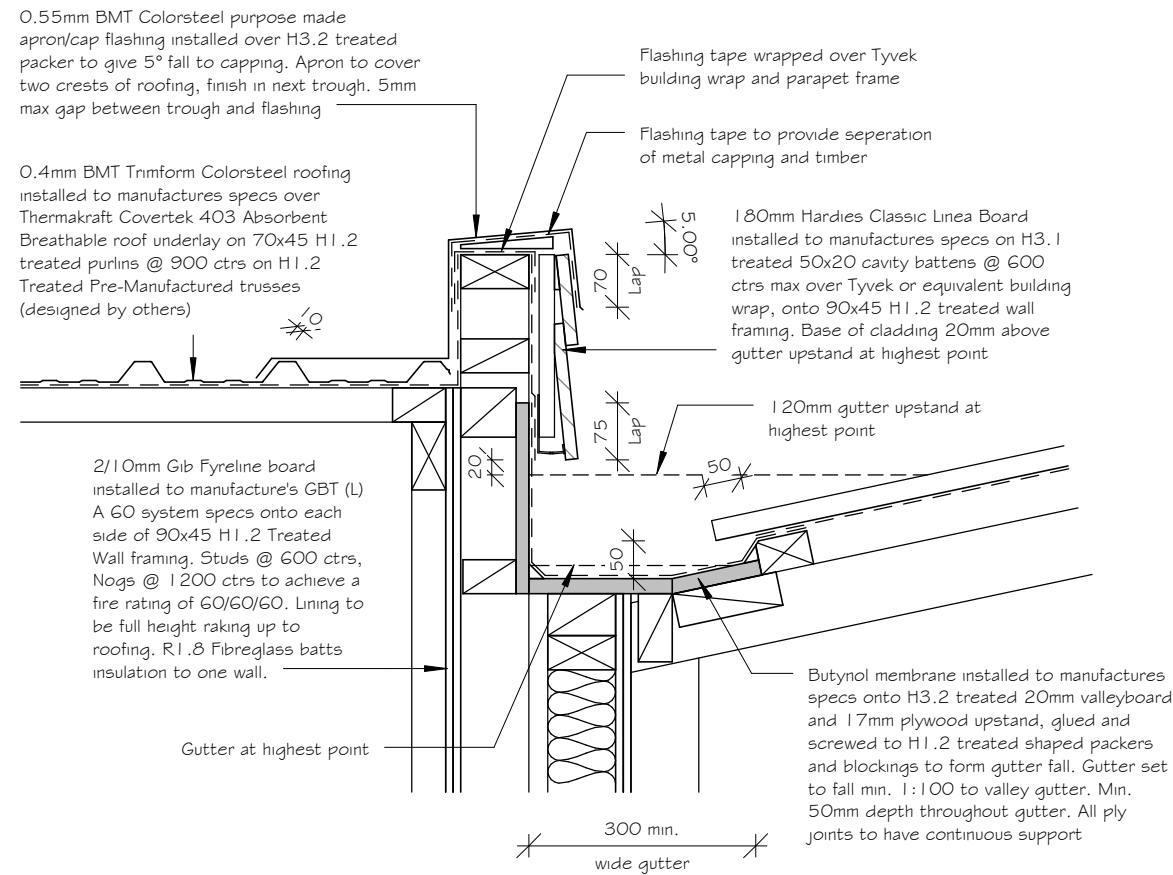


ROOF TO PARAPET INTERNAL
GUTTER - LOWEST POINT

R3

1.13

1:10

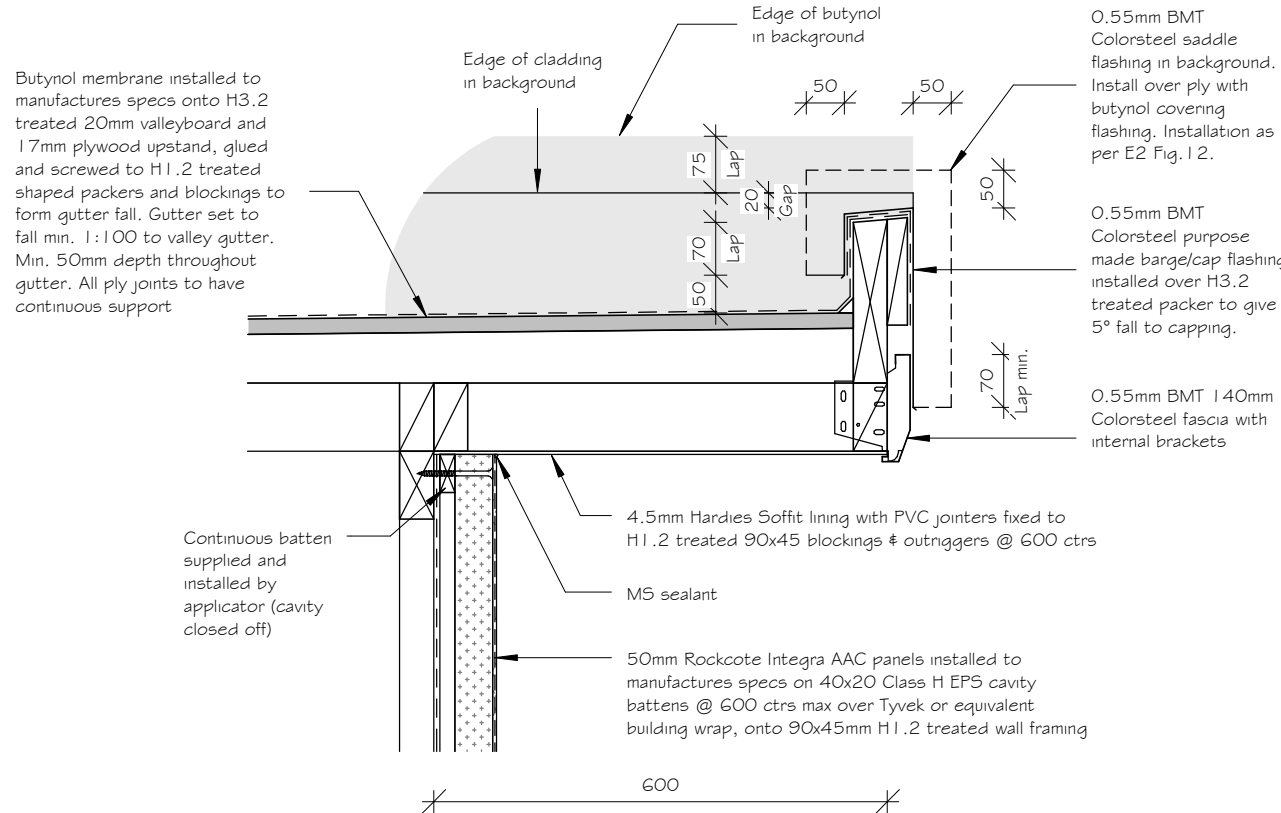


ROOF TO PARAPET INTERNAL
GUTTER - AROUND MID-POINT

R4

1.13

1:10

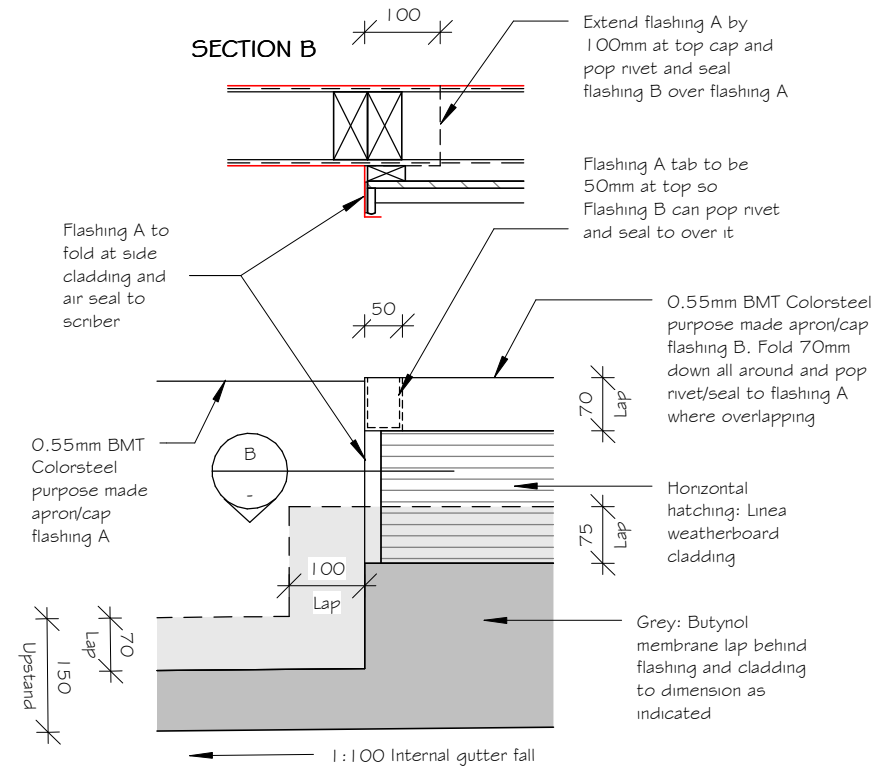


ROOF TO PARAPET INTERNAL
GUTTER - HIGHEST POINT

R5

1.13

1:10



PARAPET CLADDING TERMINATION
ELEVATION - BUTYNOL

R6

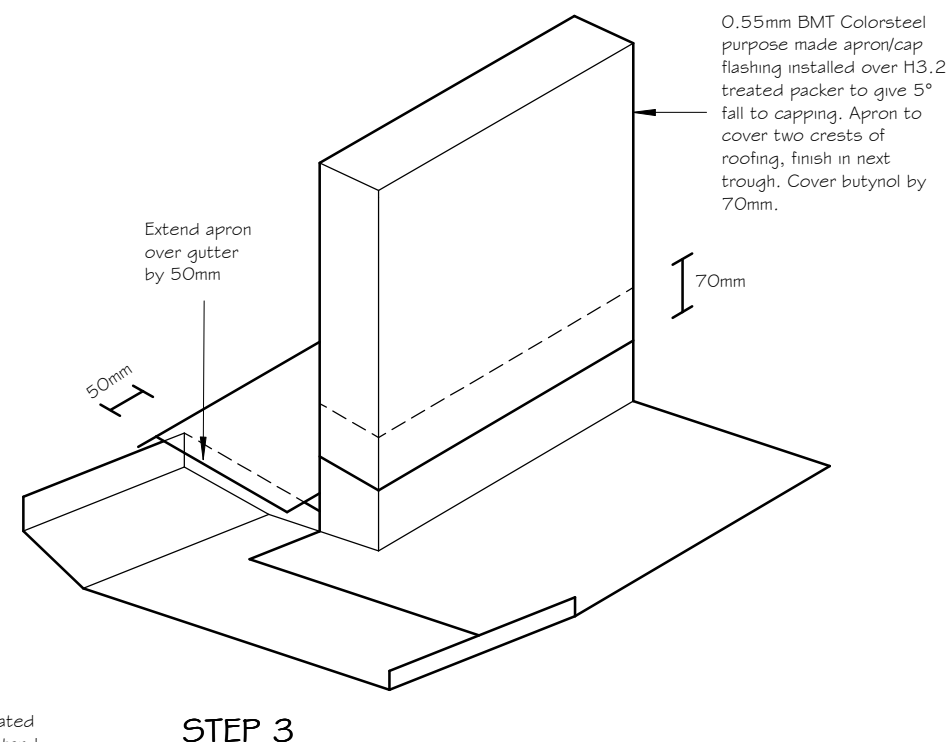
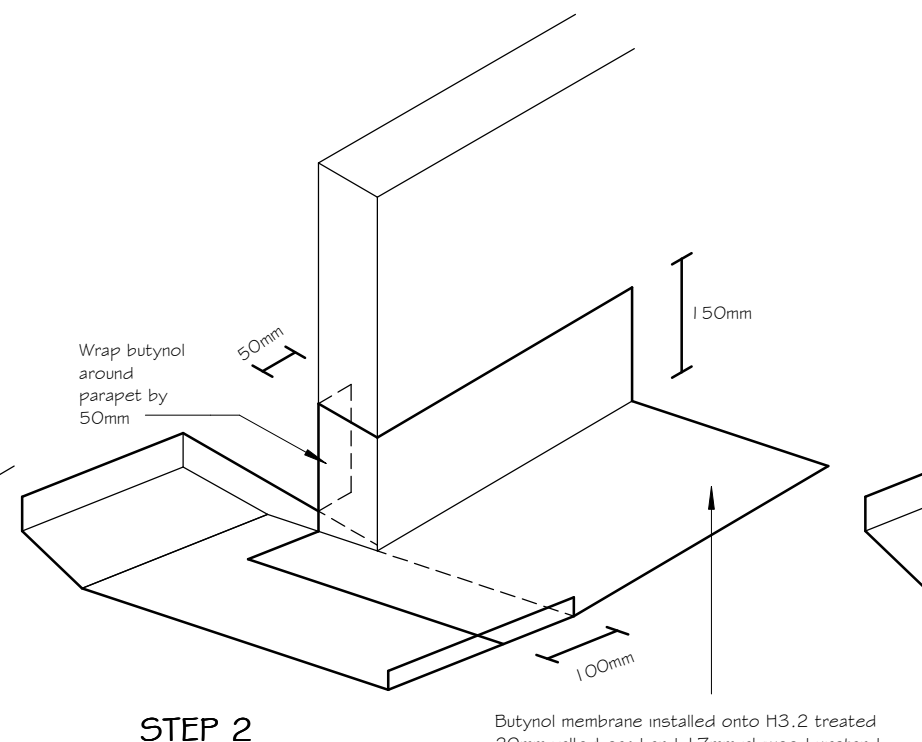
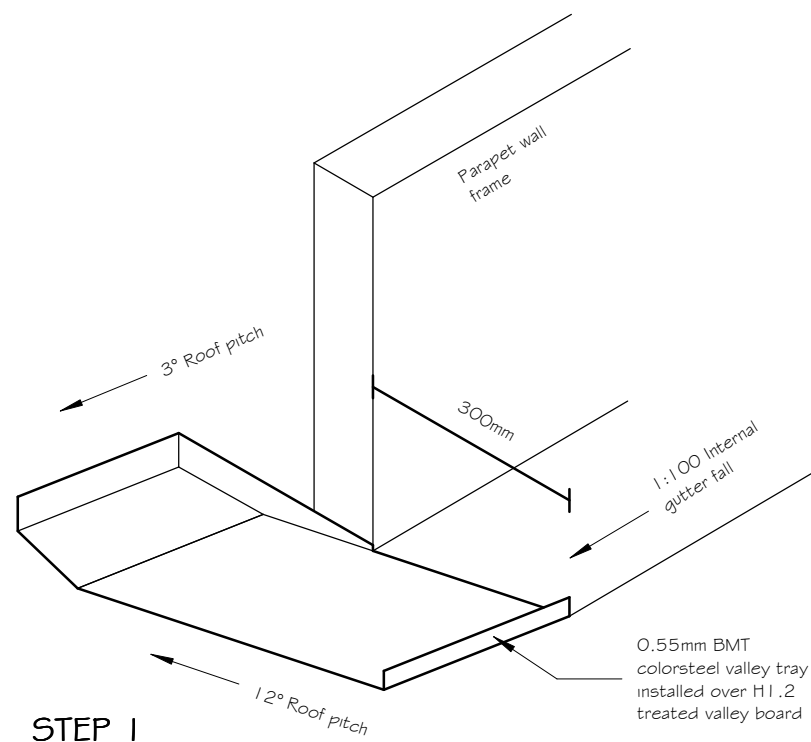
1.13

1:10

Rev.	Description	Date
Revision Schedule		

ROOF DETAILS 6

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SCALE:	1 : 10
ISSUE TYPE:	WD
JOB #	15-085



STEP 1

STEP 2

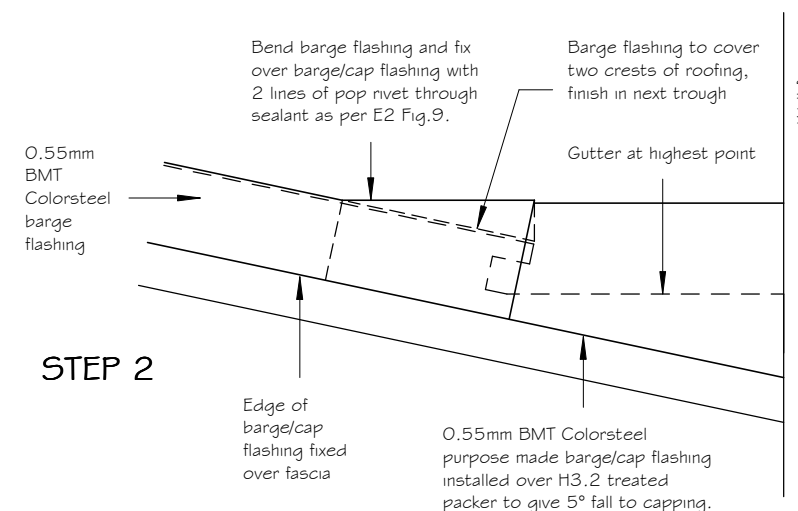
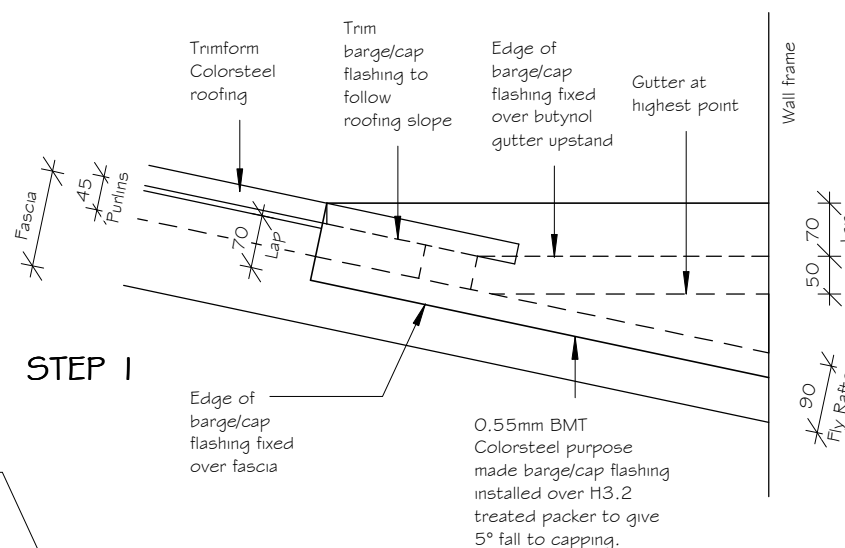
STEP 3

Butynol membrane installed onto H3.2 treated 20mm valleyboard and 17mm plywood upstand, glued and screwed to H1.2 treated shaped packers and blockings to form gutter fall. Gutter set to fall min. 1:100 to valley gutter. All ply joints to have continuous support. Lap butynol onto valley tray.

R7
1.13

INTERNAL GUTTER TO VALLEY GUTTER JUNCTION ISOMETRIC

1:10



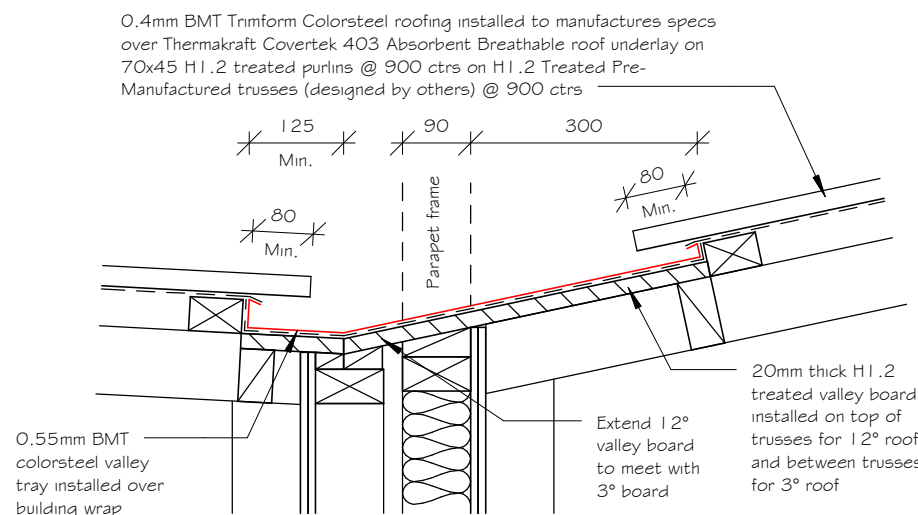
STEP 1

STEP 2

ROOF TO PARAPET INTERNAL GUTTER TERMINAL END FLASHING JUNCTION ELEVATION

R8
1.13

1:10



STANDARD VALLEY

1:10

167 Nixon Street,
Hamilton

bulk and location

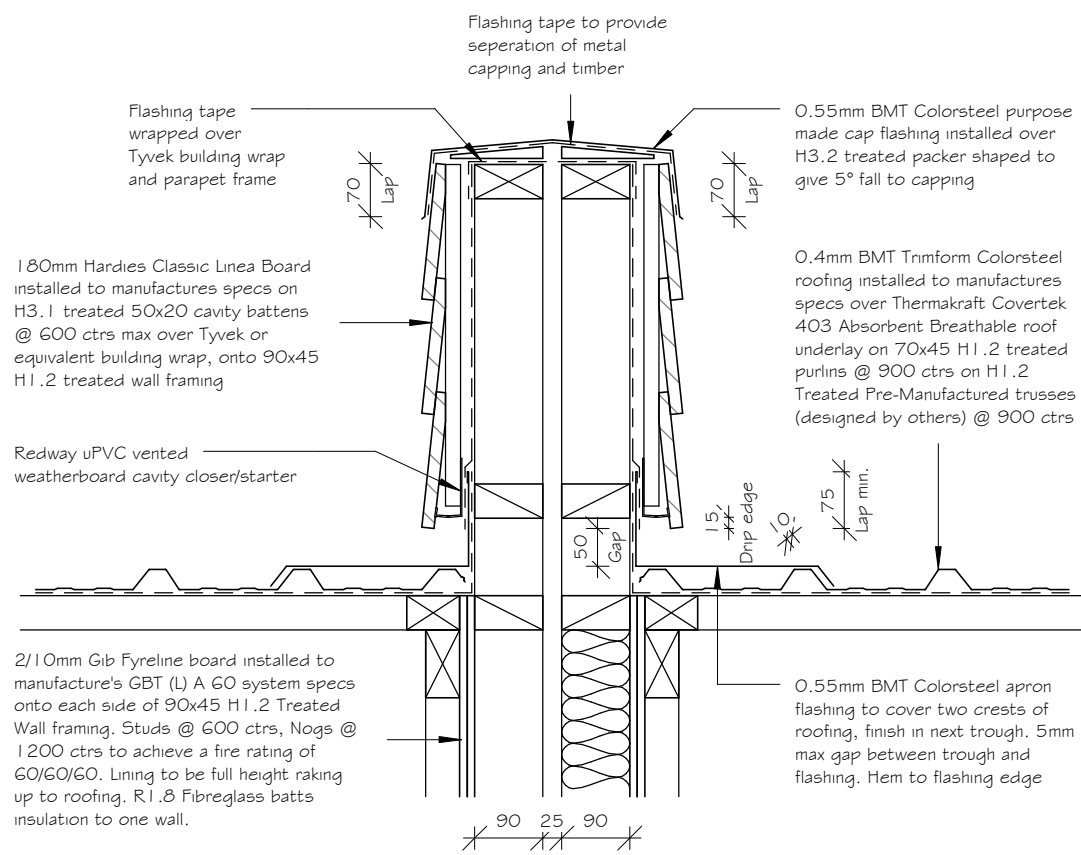
Rev.	Description	Date
Revision Schedule		

ROOF DETAILS 7

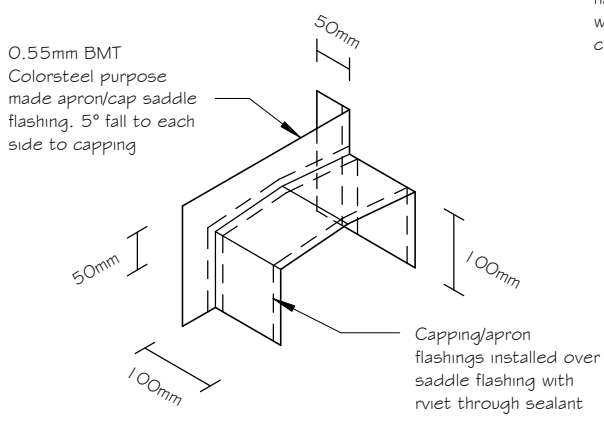
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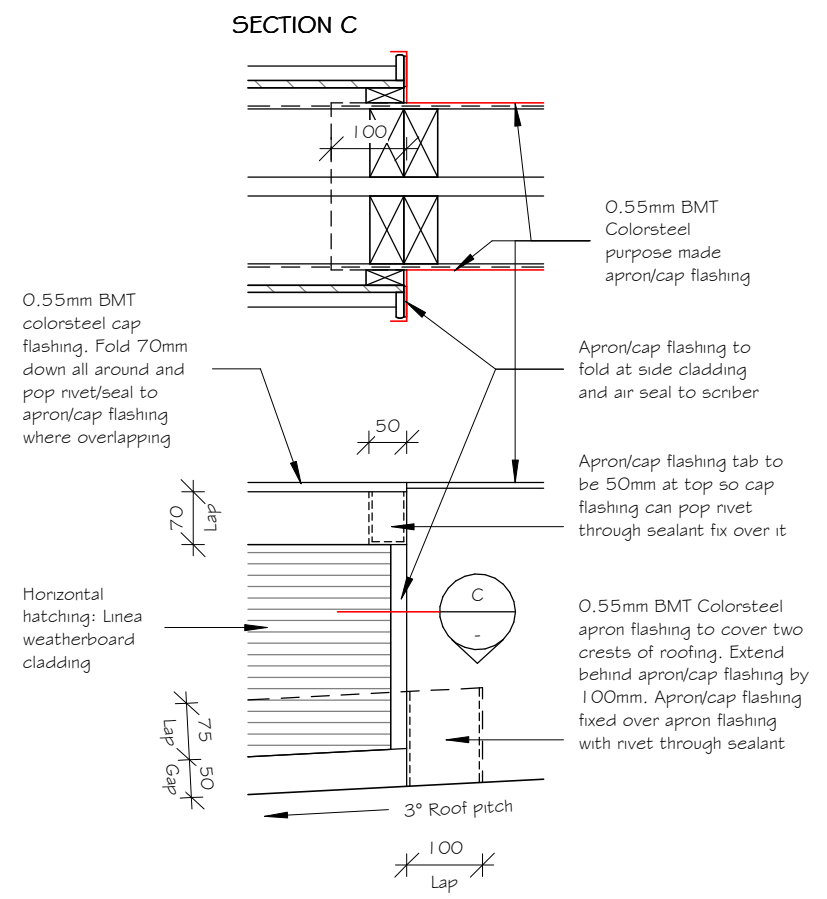
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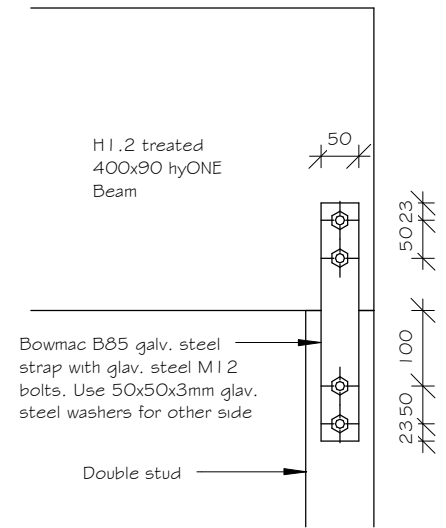
R9
1.12 **INTERTENCY PARAPET**
1:10



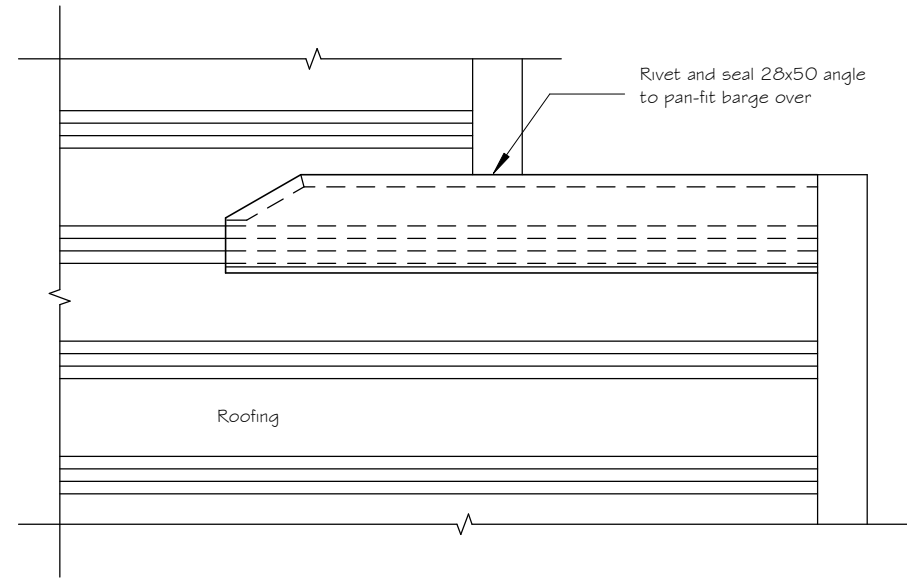
R10
1.12 **SADDLE FLASHING TO PARAPET CORNER**
1:10



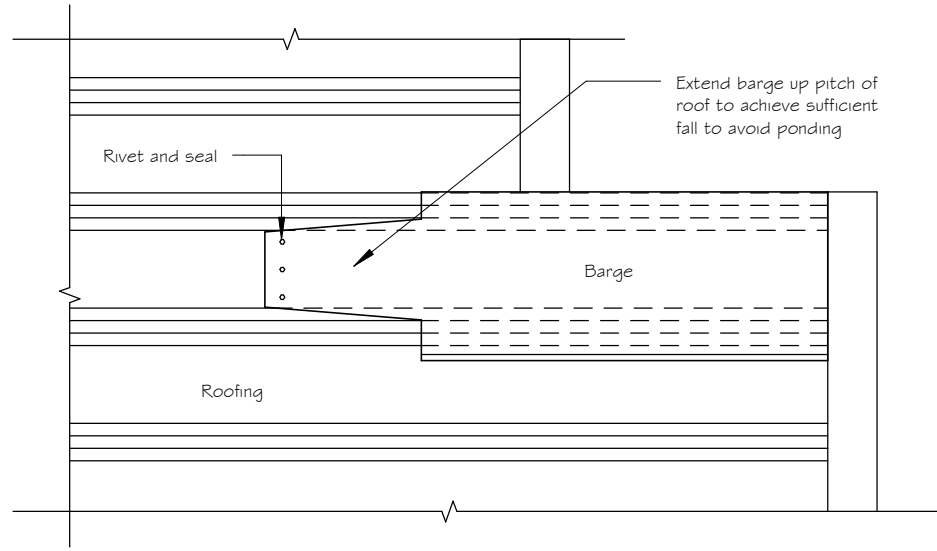
R11
1.12 **PARAPET CLADDING TERMINATION ELEVATION - TRIMFORM**
1:10



R12
1.8 **BEAM TO STUD 6.8 kN FIXING**
1:10



STANDARD BARGE TRANSITION - RIB NOT IN LINE WITH BARGE

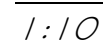


STANDARD BARGE TRANSITION - RIB IN LINE WITH BARGE

Rev.	Description	Date
Revision Schedule		

ROOF DETAIL 8		
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SCALE:	1 : 10	
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JOB #	15-085	

bulk and location

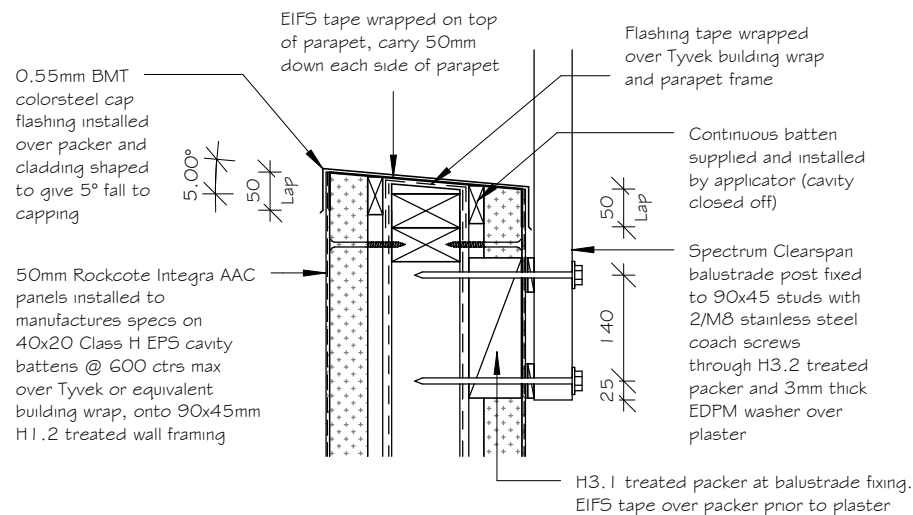


DECK DETAILS I

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JOB #	15-085	

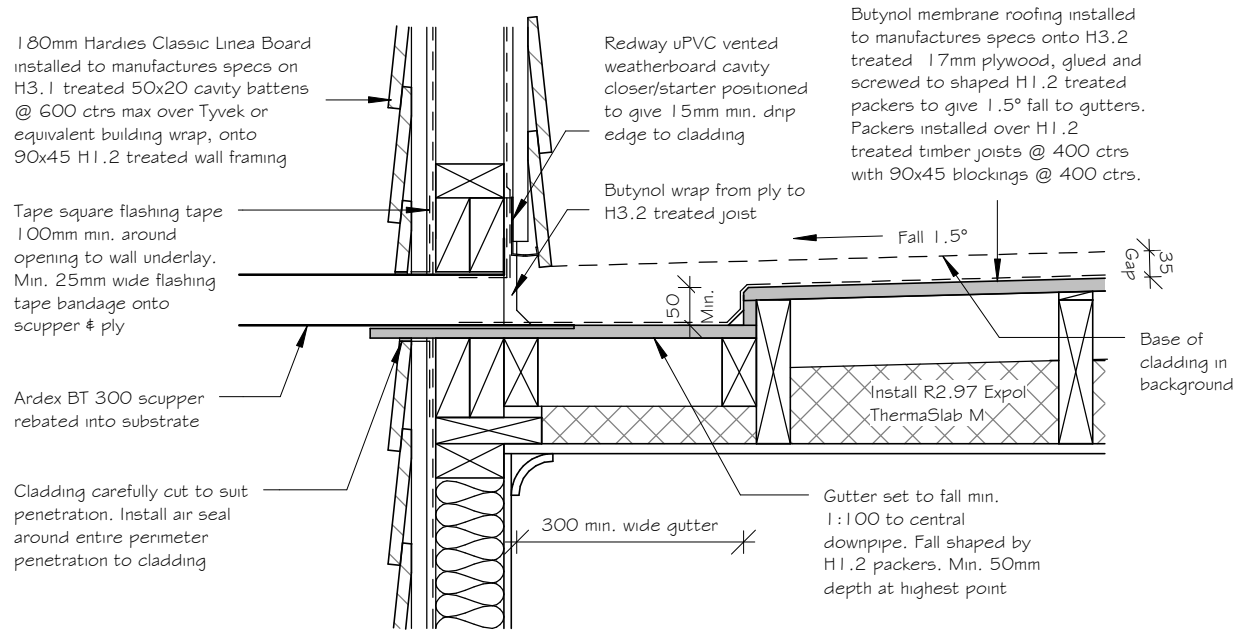
167 Nixon Street,
Hamilton

bulk and location



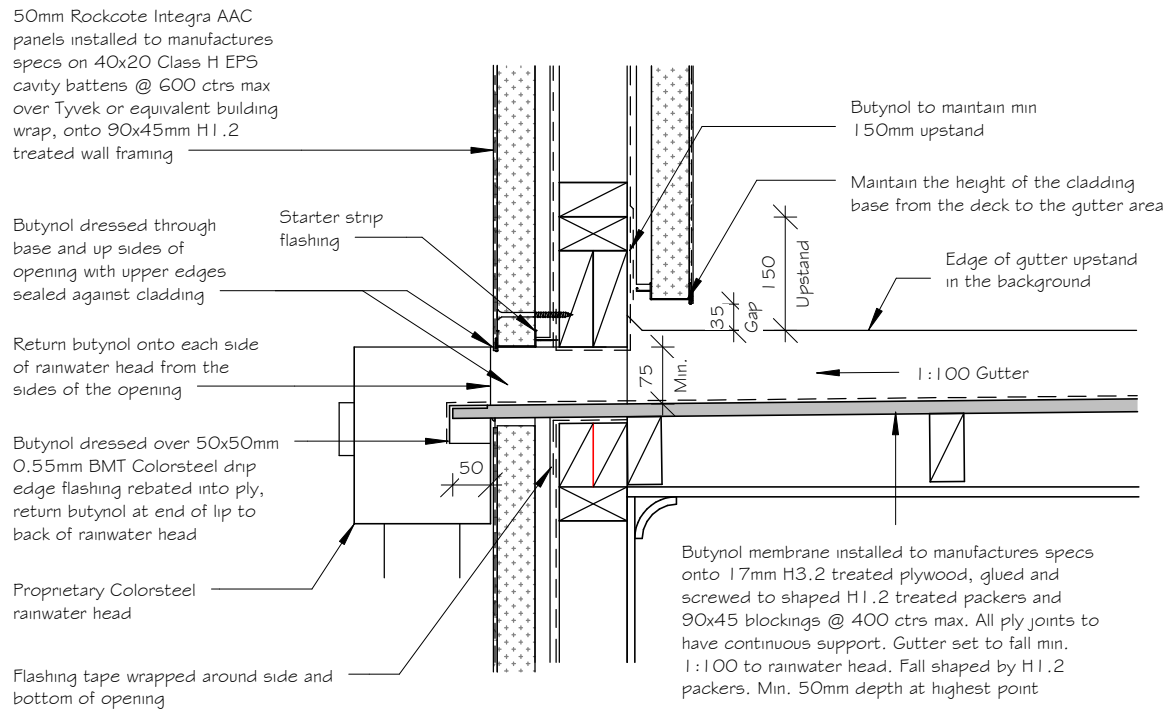
**STANDARD BALUSTRADE TO PARAPET
FIXING - ROCKCOTE INTEGRA**

1:10



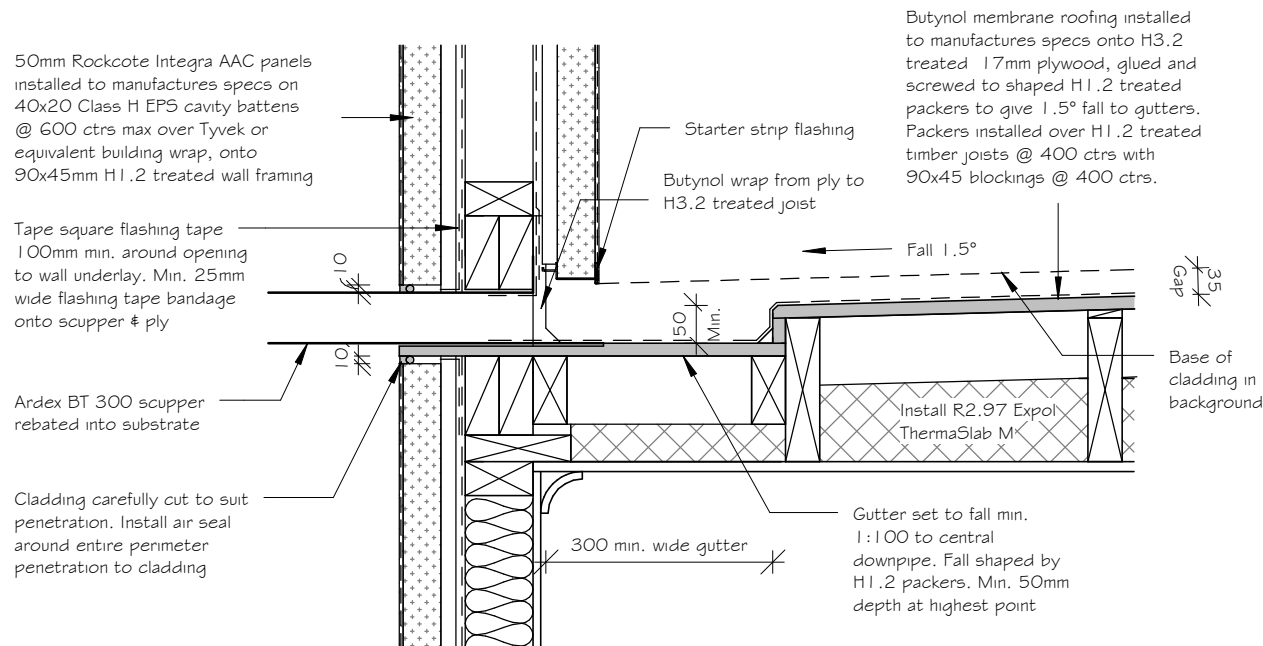
**STANDARD MEMBRANE DECK
OVERFLOW - LINEA WEATHERBOARD**

1:10



STANDARD MEMBRANE DECK RAINWATER HEAD

1:10



**STANDARD MEMBRANE DECK
OVERFLOW - ROCKCOTE INTEGRA**

1:10

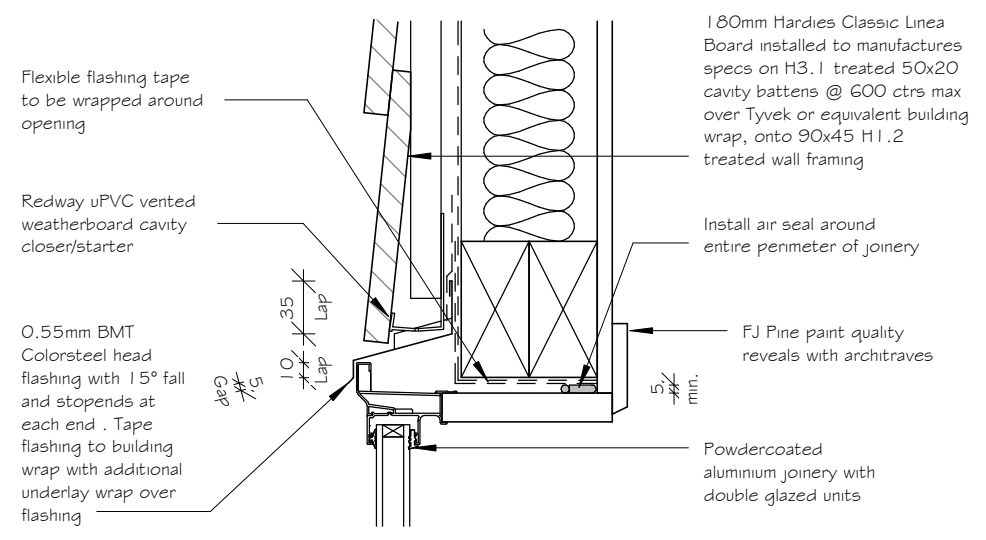
Rev.	Description	Date
Revision Schedule		

DECK DETAILS 2

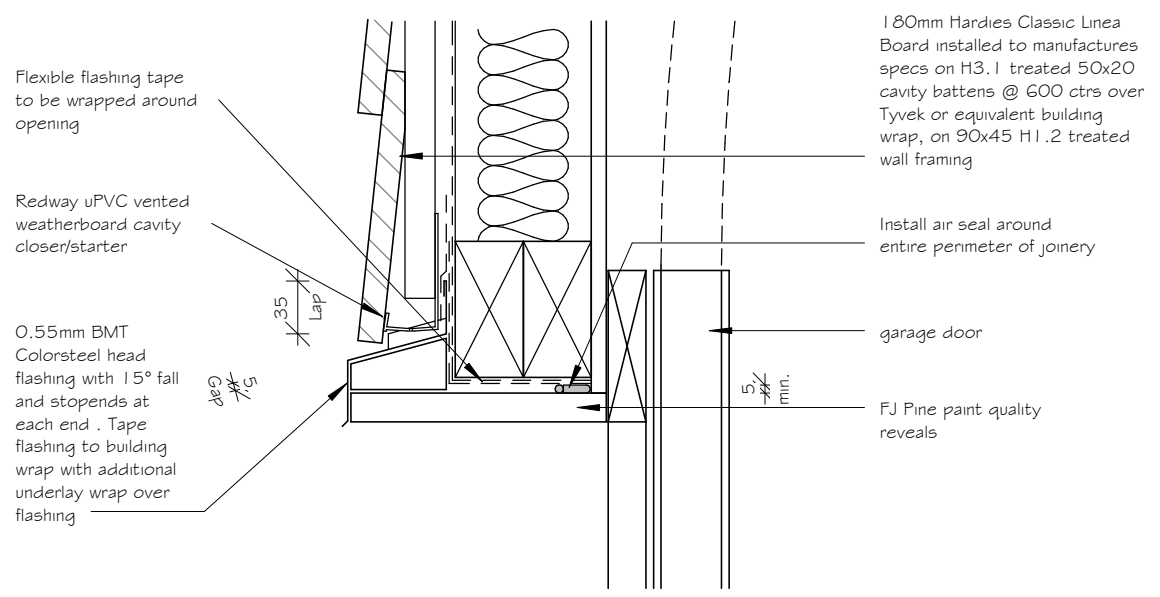
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ISSUE TYPE:	WD
JOB #	15-085

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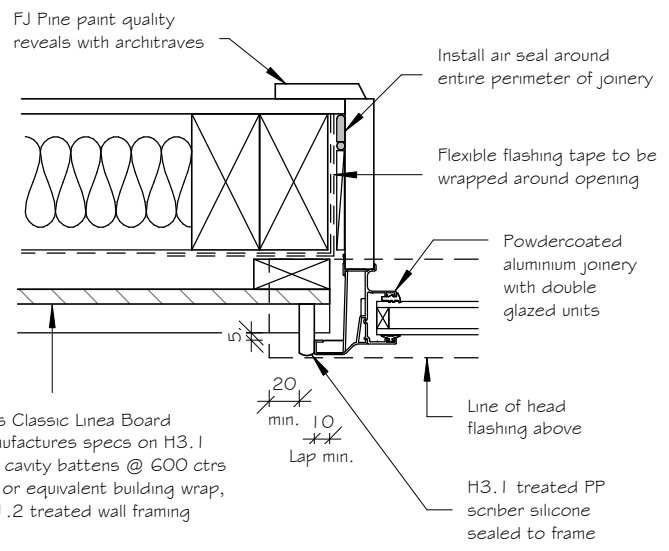
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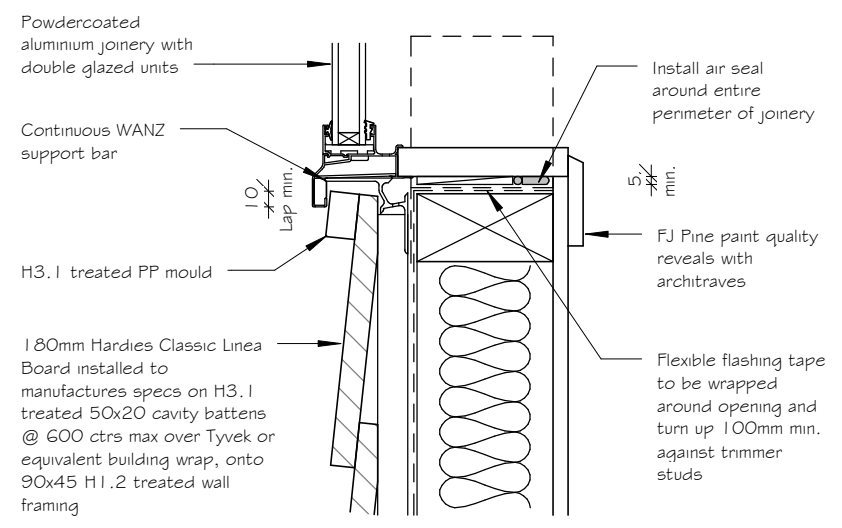
**STANDARD JOINERY HEAD
- LINEA WEATHERBOARD**
1:5



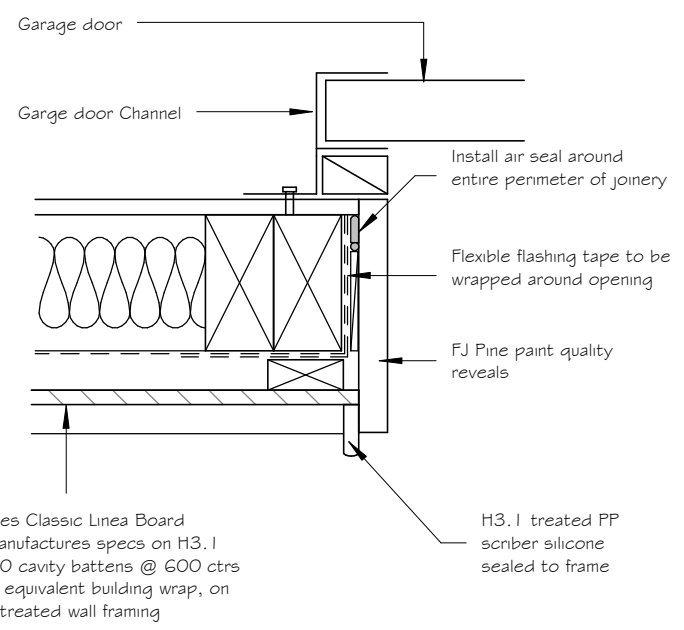
**GARAGE DOOR HEAD DETAIL
- LINEA WEATHERBOARD**
1:5



**STANDARD JOINERY JAMB
- LINEA WEATHERBOARD**
1:5



**STANDARD WINDOW SILL
- LINEA WEATHERBOARD**
1:5

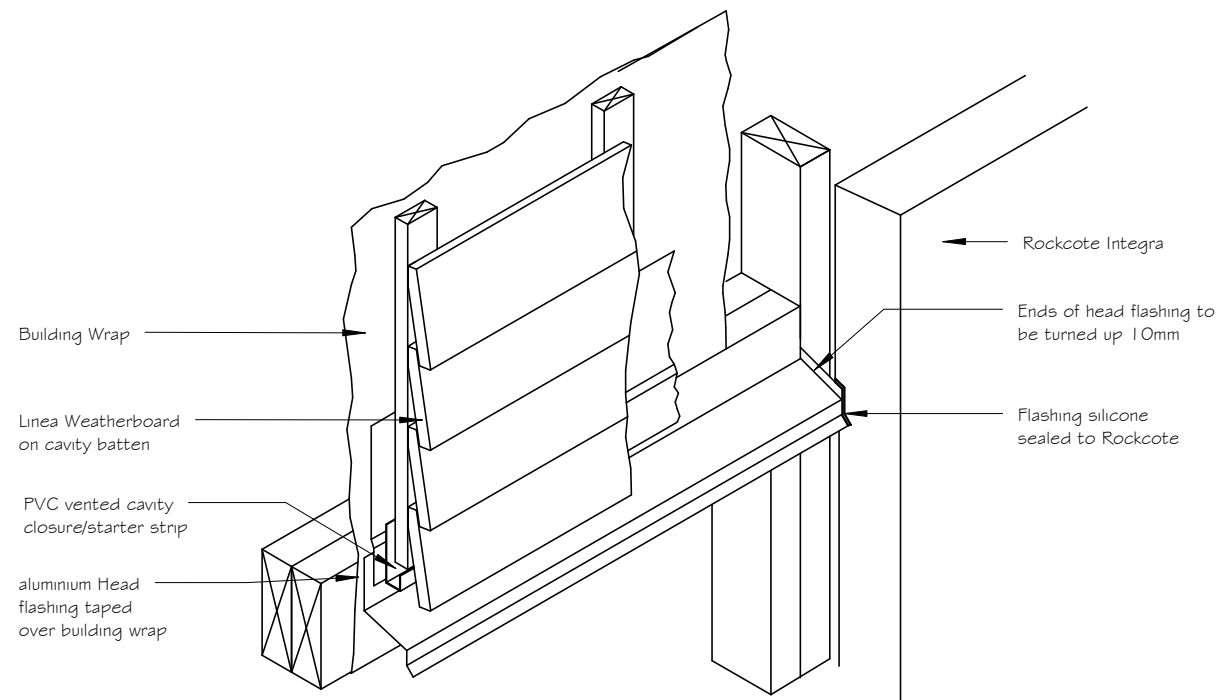


**GARAGE DOOR JAMB DETAIL
- LINEA WEATHERBOARD**
1:5

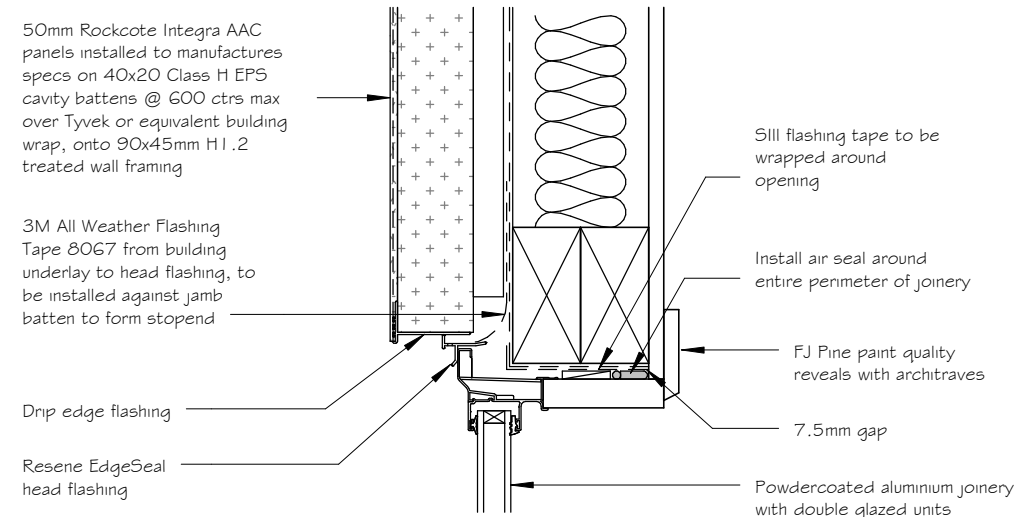
Rev.	Description	Date
Revision Schedule		

JOINERY DETAILS I

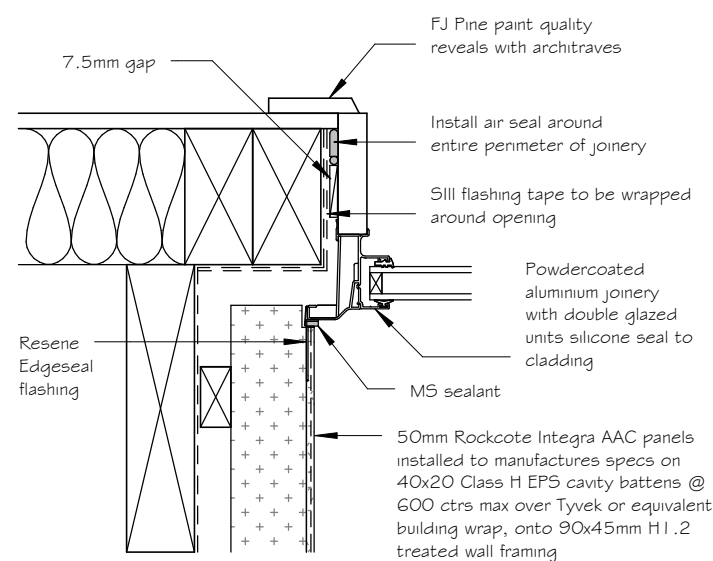
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ISSUE TYPE:	WD
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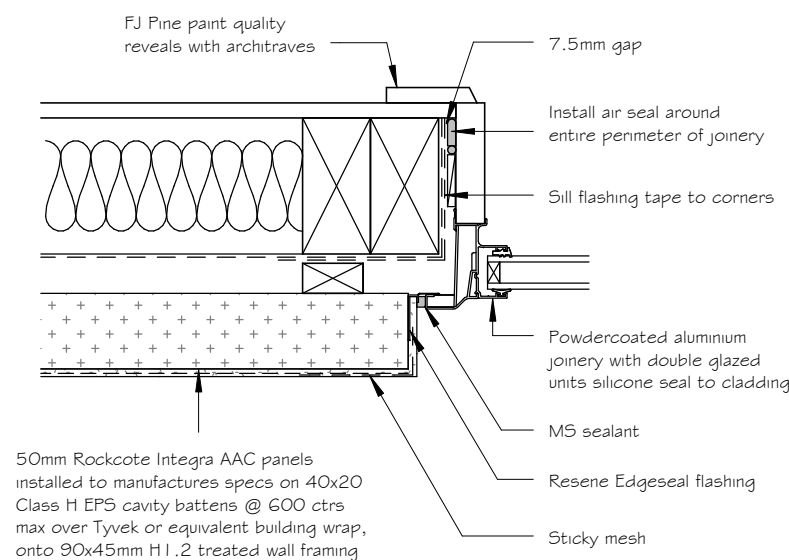
HEAD FLASHING TERMINATION
1:5



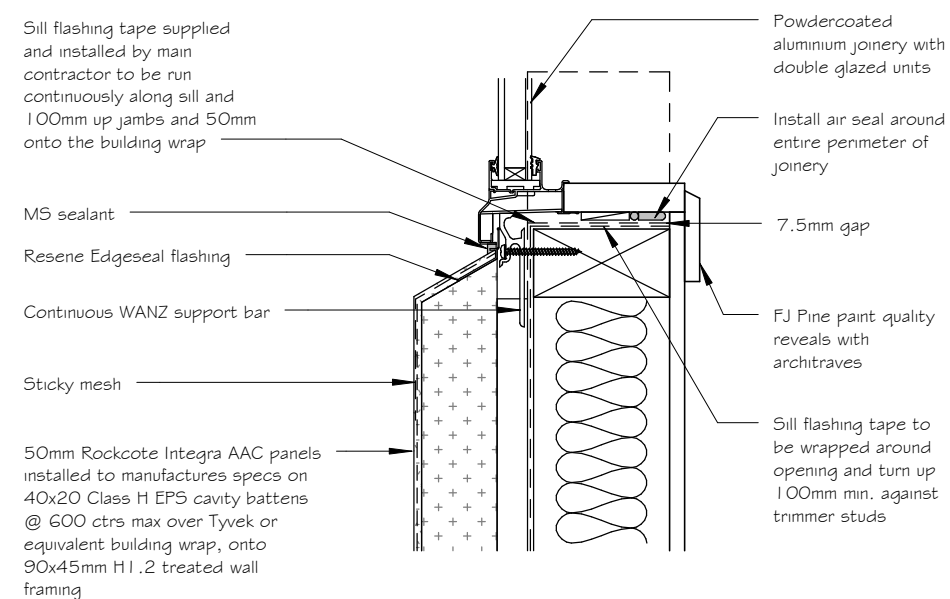
STANDARD JOINERY HEAD - ROCKCOTE INTEGRA
1:5



STANDARD INTERNAL CORNER JOINERY JAMB - ROCKCOTE INTEGRA
1:5



STANDARD JOINERY JAMB - ROCKCOTE INTEGRA
1:5



STANDARD WINDOW SILL - ROCKCOTE INTEGRA
1:5

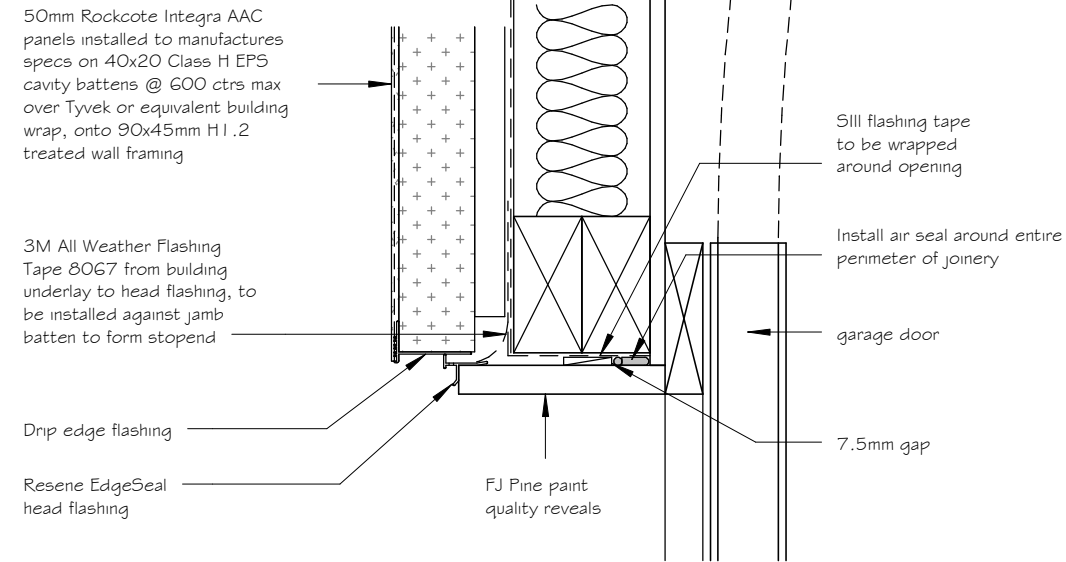
167 Nixon Street,
Hamilton

bulk and location

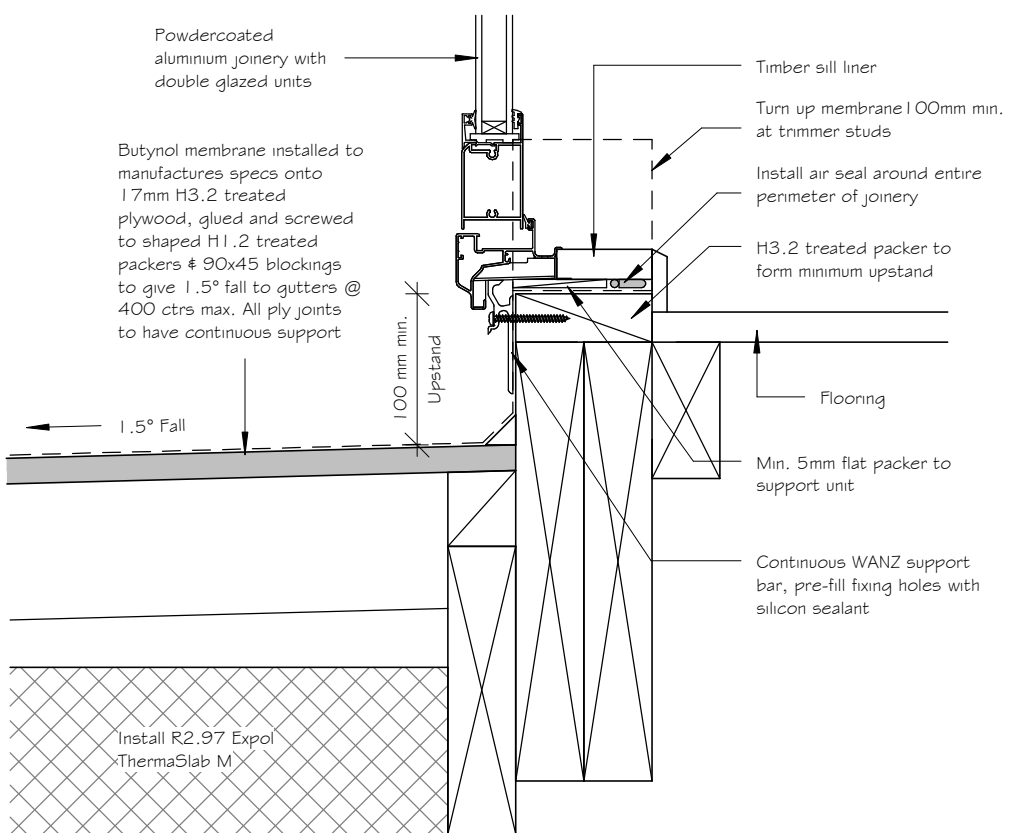
Rev.	Description	Date
Revision Schedule		

JOINERY DETAILS 2

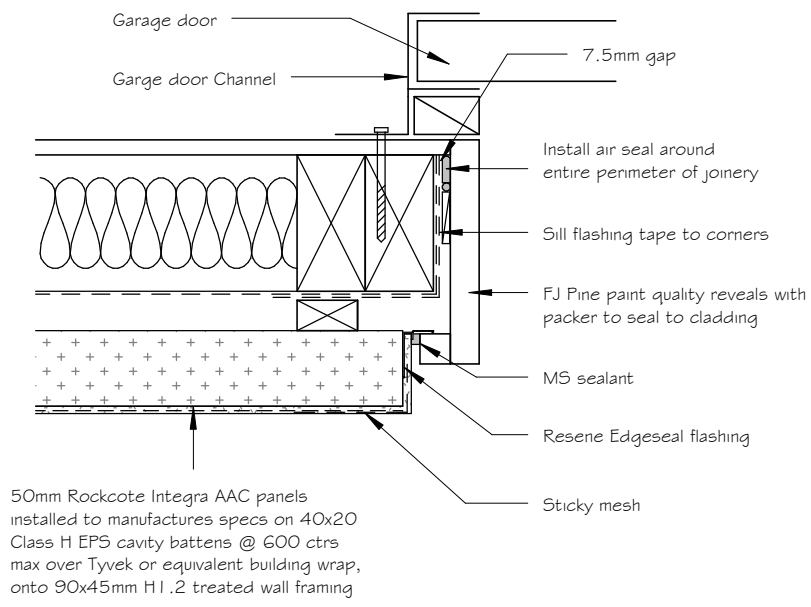
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SCALE:	1 : 5
ISSUE TYPE:	WD
JOB #	15-085



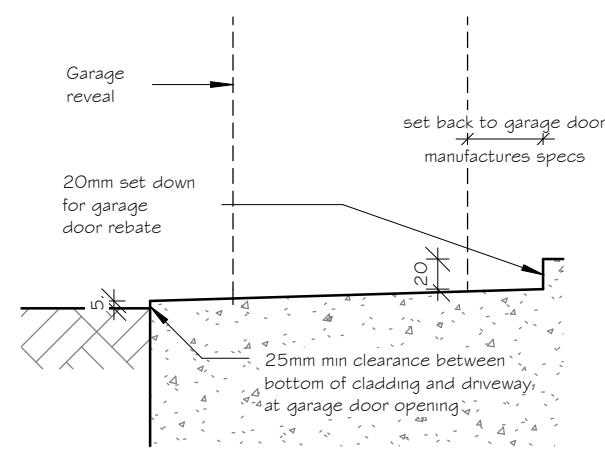
**STANDARD GARAGE DOOR
HEAD - ROCKCOTE INTEGRA**
1:5



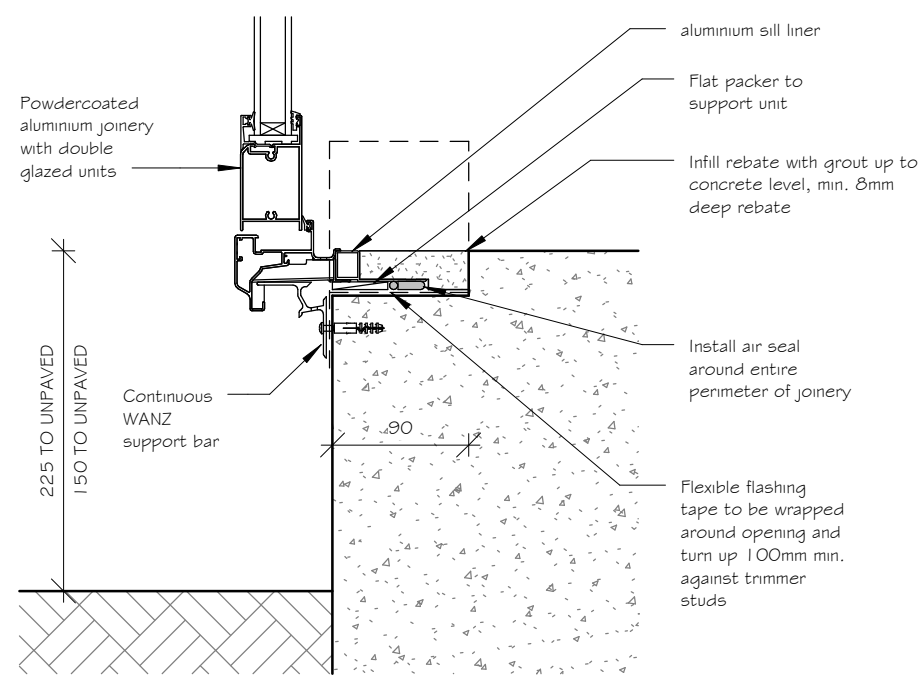
STANDARD MEMBRANE DECK DOOR SILL
1:5



**STANDARD GARAGE DOOR
JAMB - ROCKCOTE INTEGRA**
1:5



STANDARD GARAGE DOOR SILL
1:5

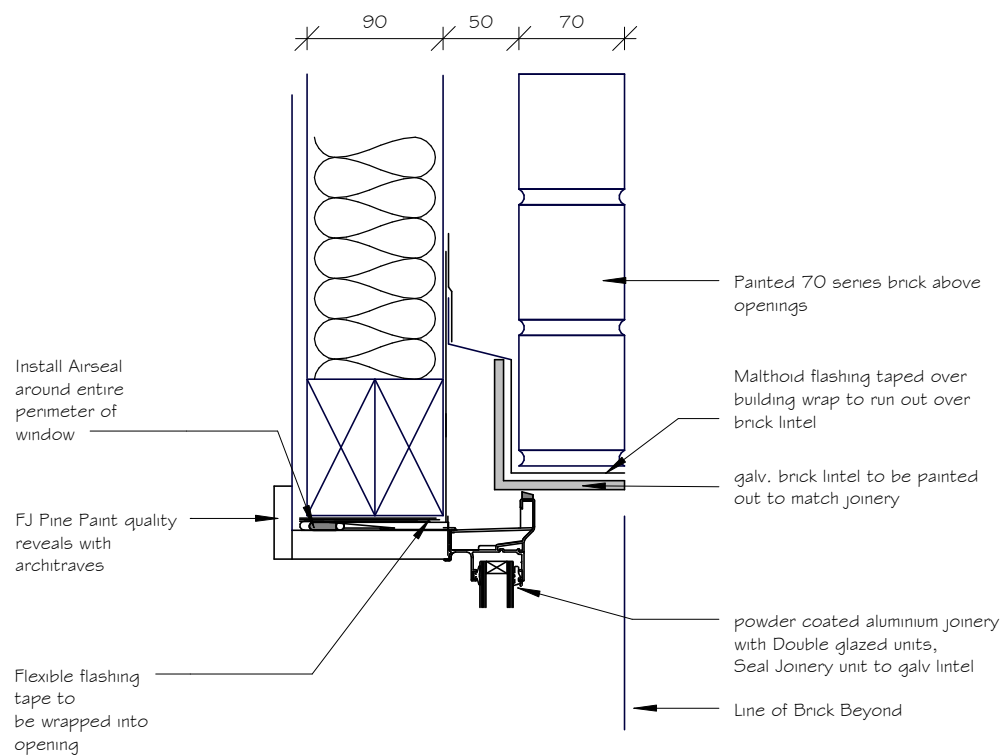


STANDARD DOOR SILL
1:5

Rev.	Description	Date
Revision Schedule		

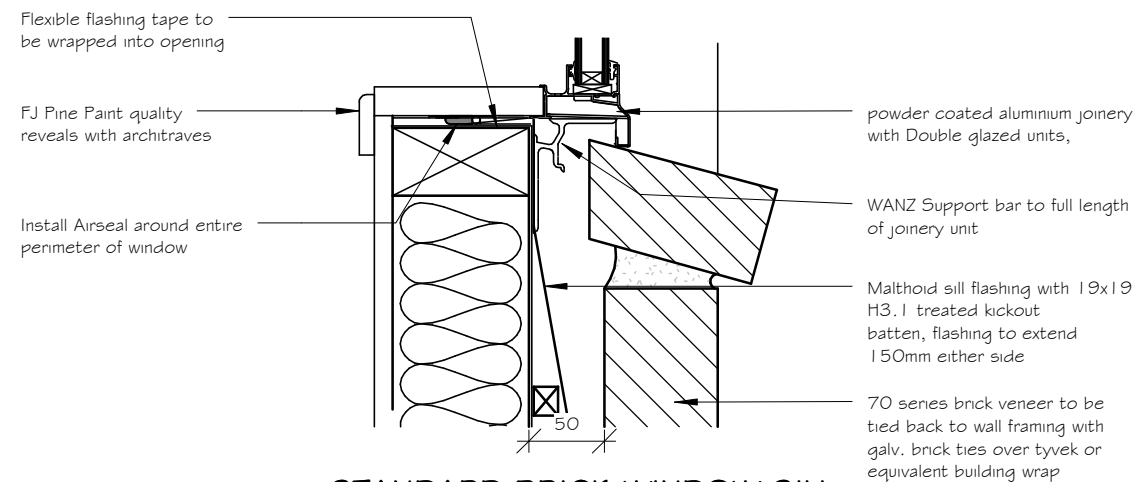
JOINERY DETAILS 3

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JOB #	15-085



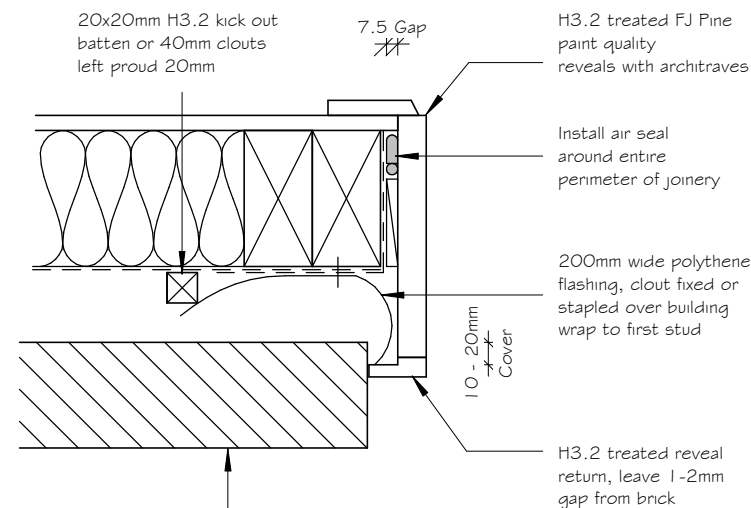
WINDOW HEAD W/ BRICK LINTEL

1:5



STANDARD BRICK WINDOW SILL

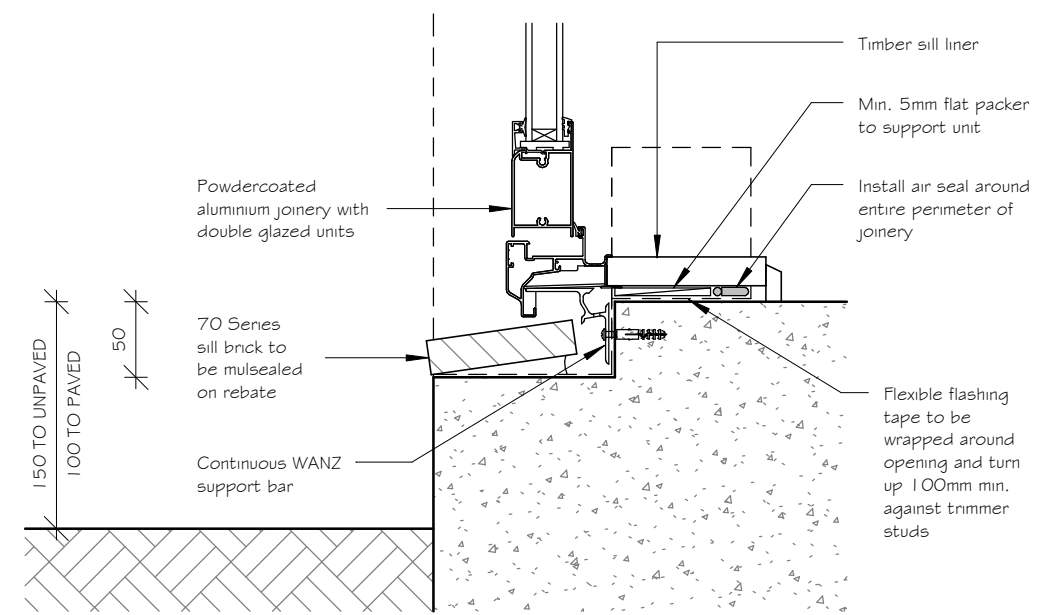
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Monitor 70 Series brick veneer to be tied back to wall framing with galv. brick ties at spacings no greater than 600 horizontally and 350mm vertically over Tyvek or equivalent building wrap, on 90x45 H1.2 treated wall framing

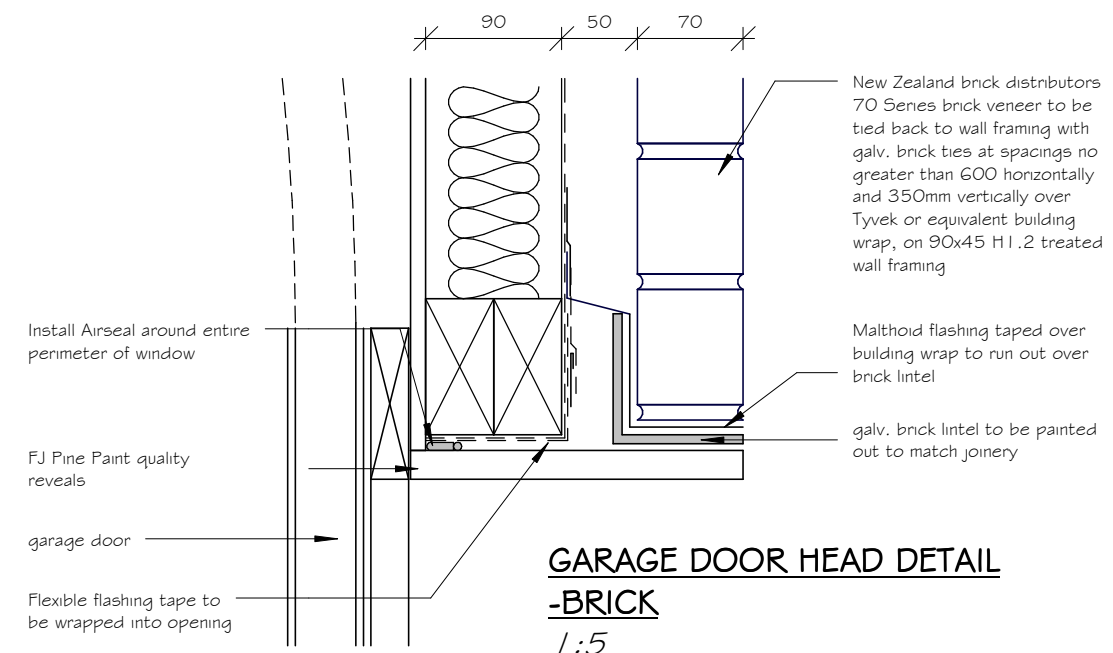
GARAGE BRICK DOOR JAMB

1:5



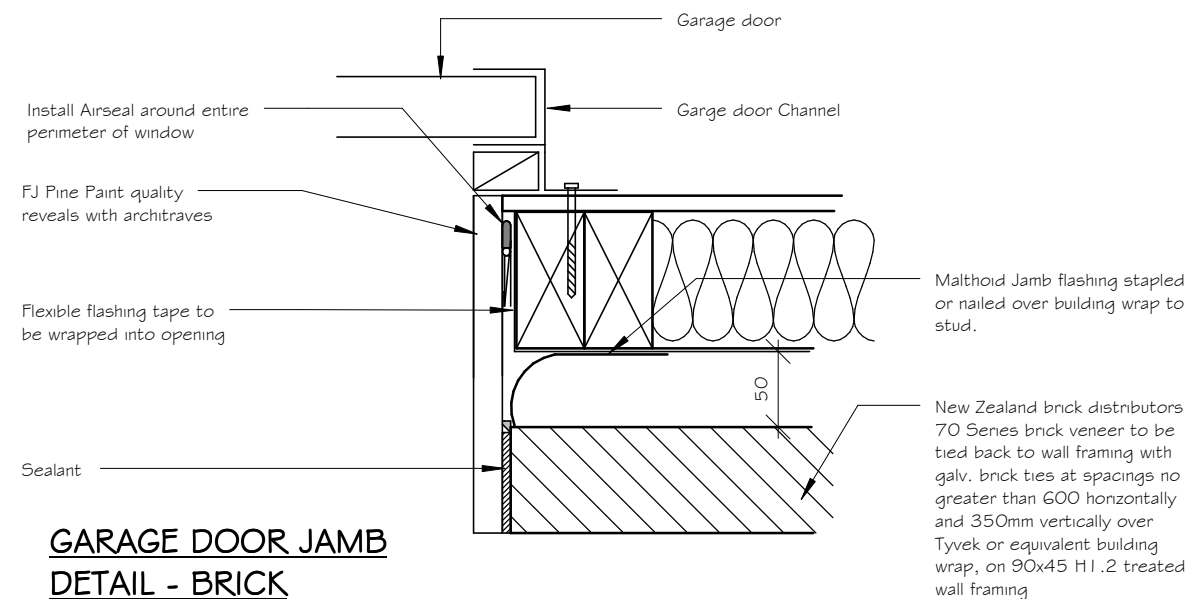
STANDARD DOOR SILL

1:5



GARAGE DOOR HEAD DETAIL -BRICK

1:5



GARAGE DOOR JAMB DETAIL - BRICK

1:5

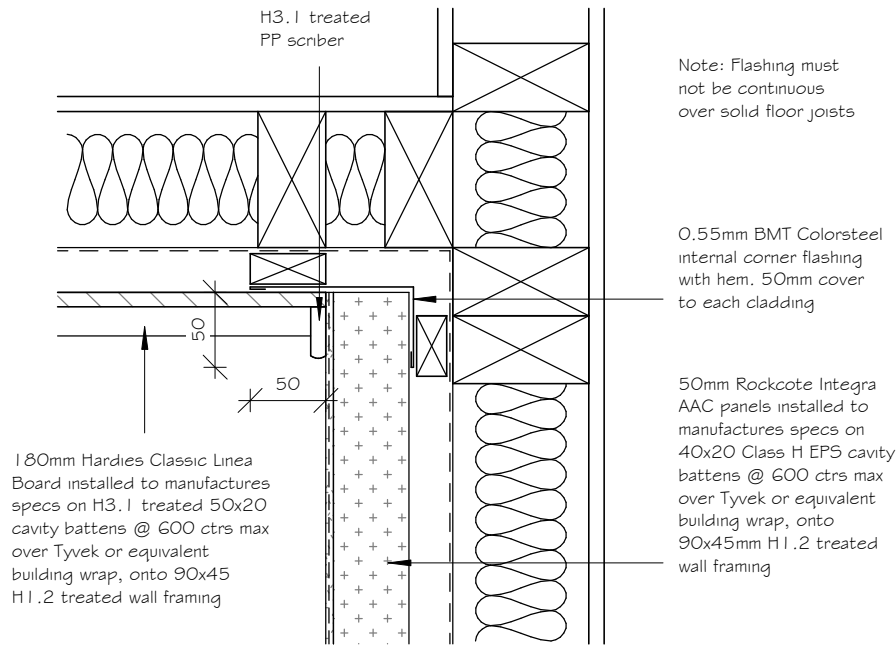
167 Nixon Street,
Hamilton

bulk and location

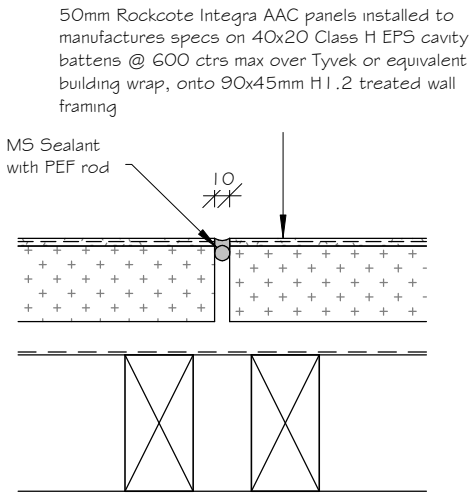
Rev.	Description	Date
Revision Schedule		

JOINERY DETAILS 4

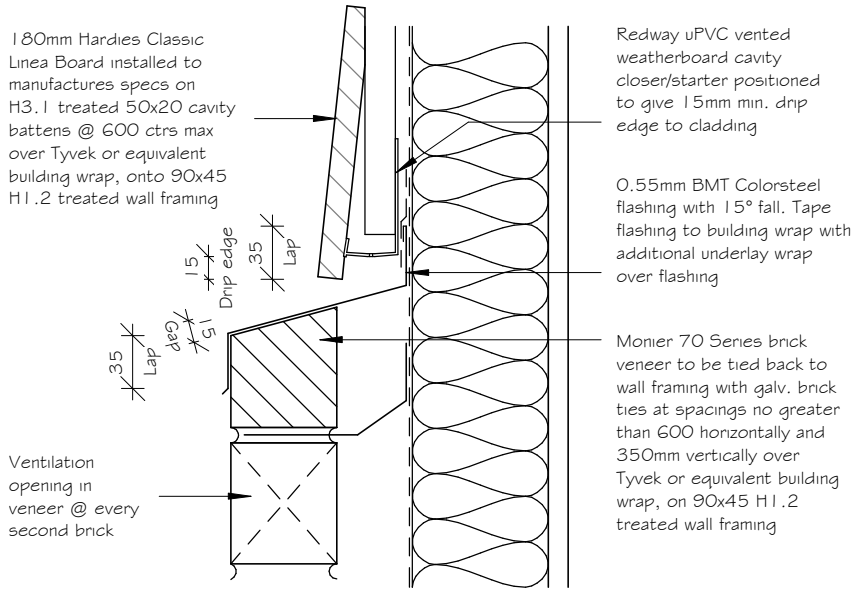
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JOB #	15-085



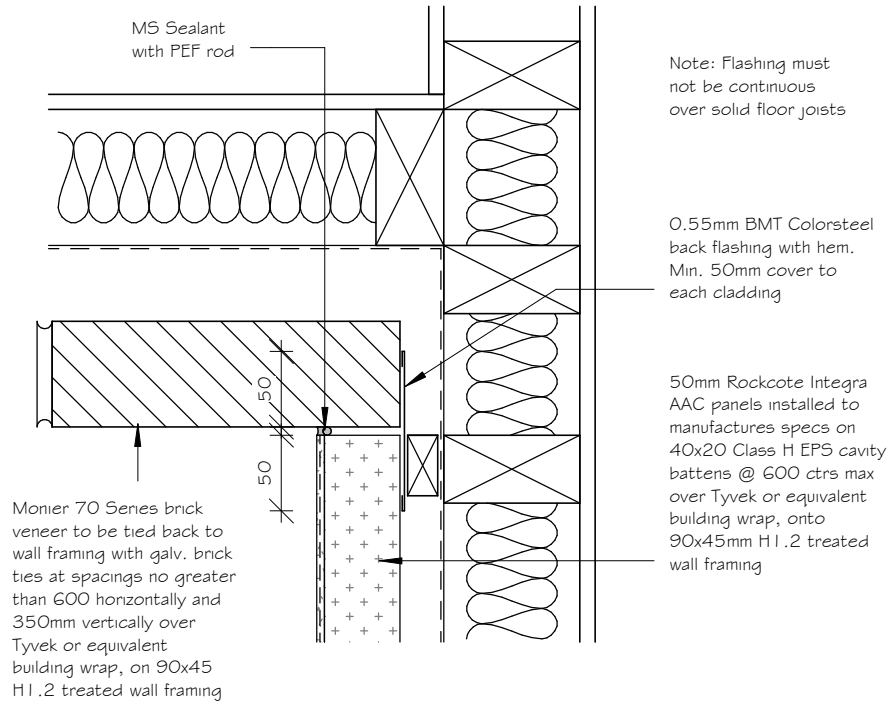
**STANDARD INTERNAL CORNER -
LINEA/ROCKCOTE**
1:5



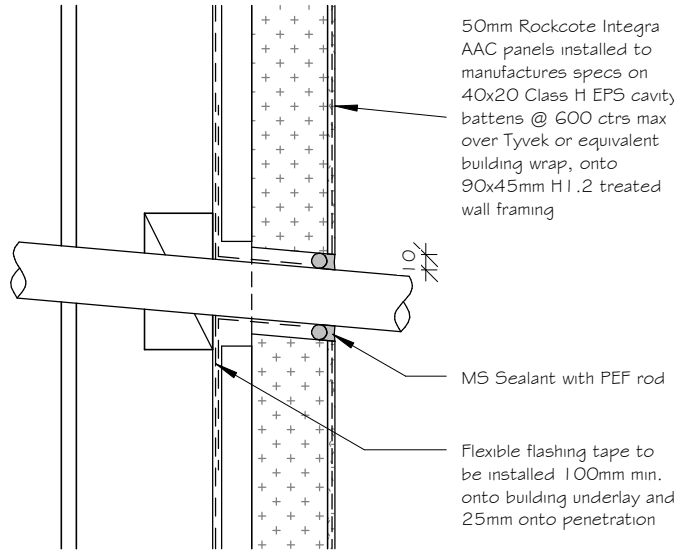
**VERTICAL CONTROL JOINT -
ROCKCOTE INTEGRA**
1:5



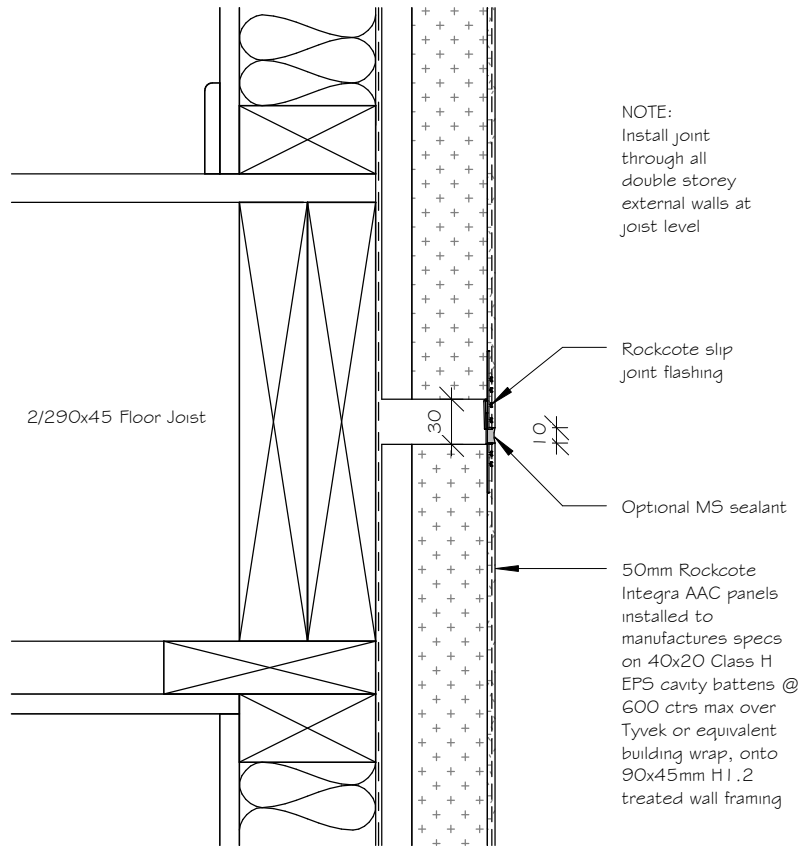
LINEA/BRICK INTER-STOREY JUNCTION
1:5



**STANDARD INTERNAL CORNER -
BRICK/ROCKCOTE**
1:5



**PIPE PENETRATION -
ROCKCOTE INTEGRA**
1:5

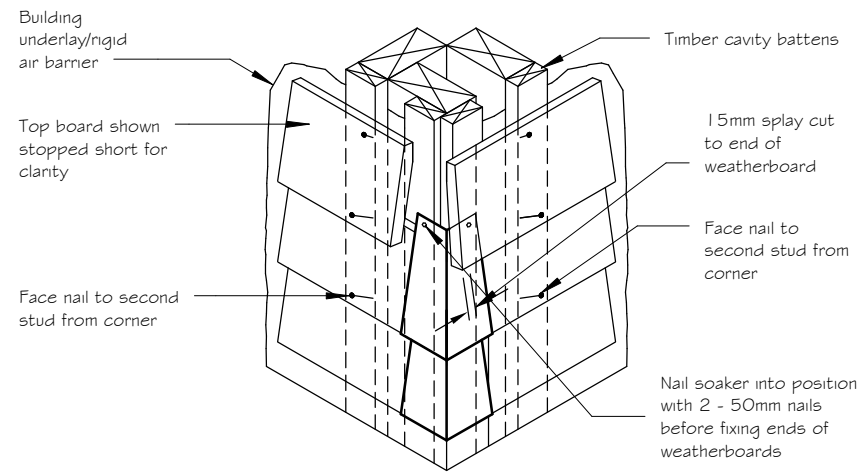


**HORIZONTAL CONTROL JOINT -
ROCKCOTE INTEGRA**
1:5

Rev.	Description	Date
Revision Schedule		

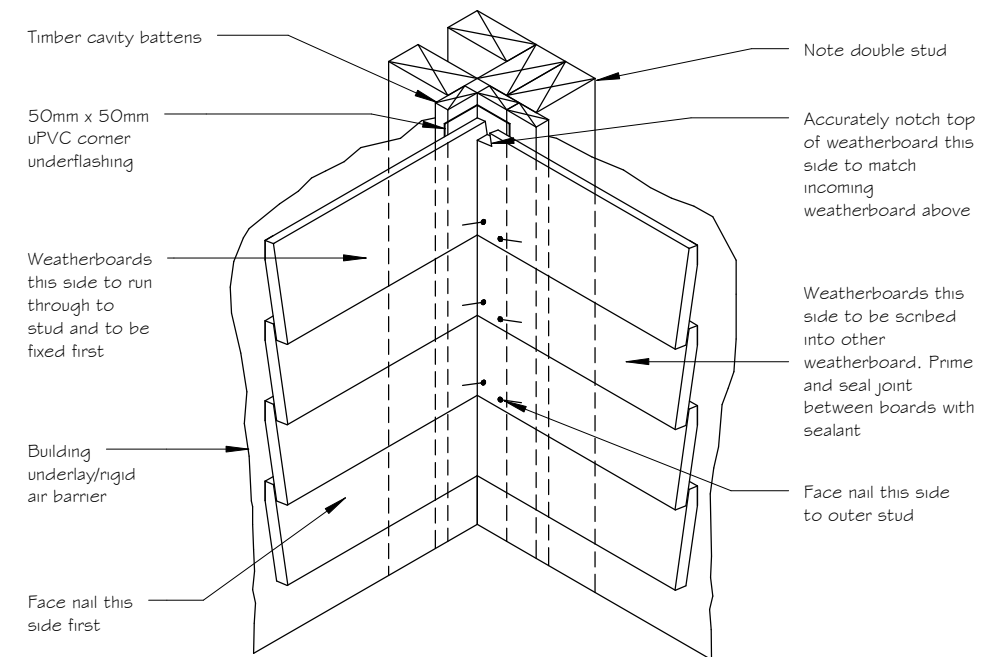
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SCALE:	1 : 5
ISSUE TYPE:	WD
JOB #	15-085

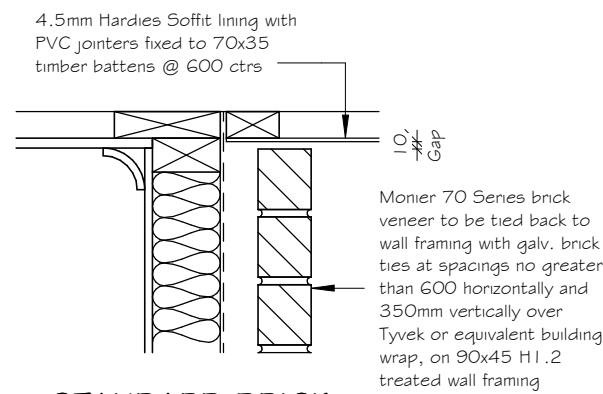


Soaker material	Nail material
Copper	Copper or phosphor bronze
Aluminium	Hot dip galvanised
Stainless steel	Stainless steel

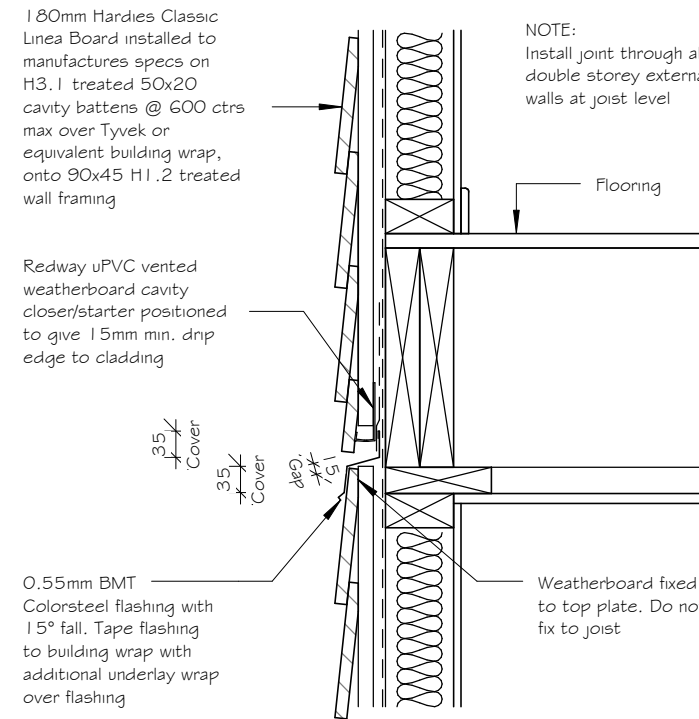
WEATHERBOARD EXTERNAL CORNER SOAKER



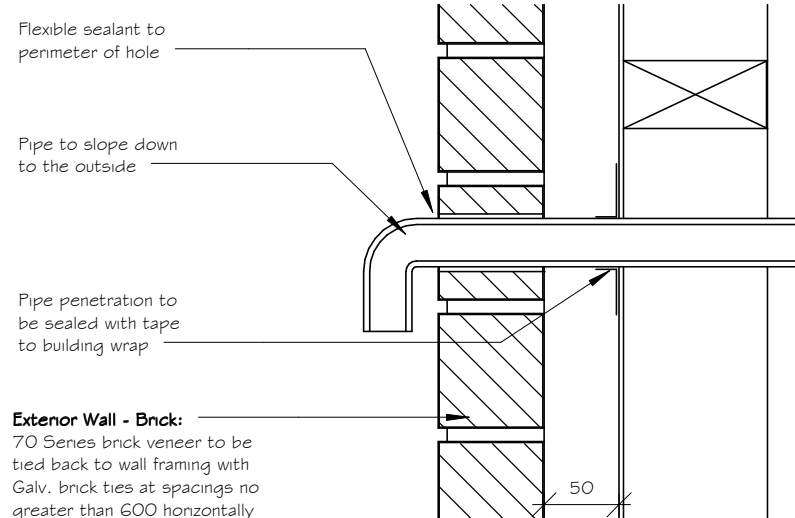
WEATHERBOARD INTERNAL CORNER



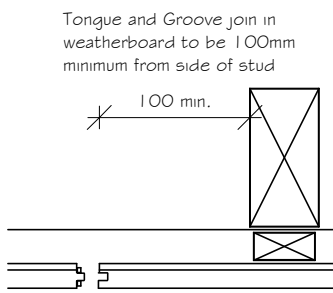
STANDARD BRICK TO SOFFIT
1:10



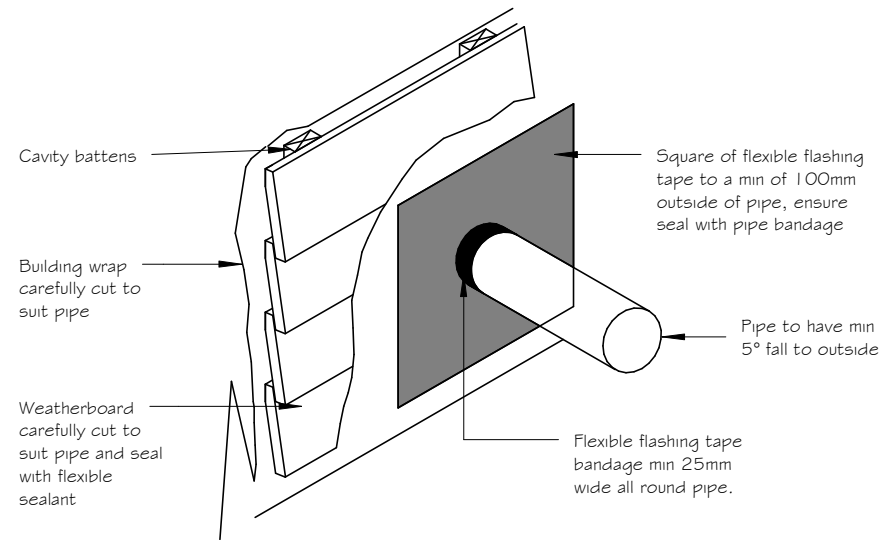
STANDARD LINEA DRAINAGE JOINT
1:10



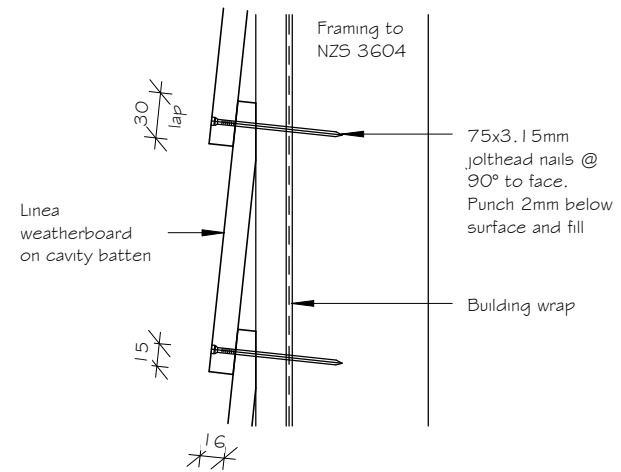
BRICK PENETRATION DETAIL
1:5



LINEA JOINT OFF STUD



PIPE PENETRATION DETAIL



LINEA WEATHERBOARD FIXING
1:5

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bulk and location

Rev.	Description	Date
Revision Schedule		

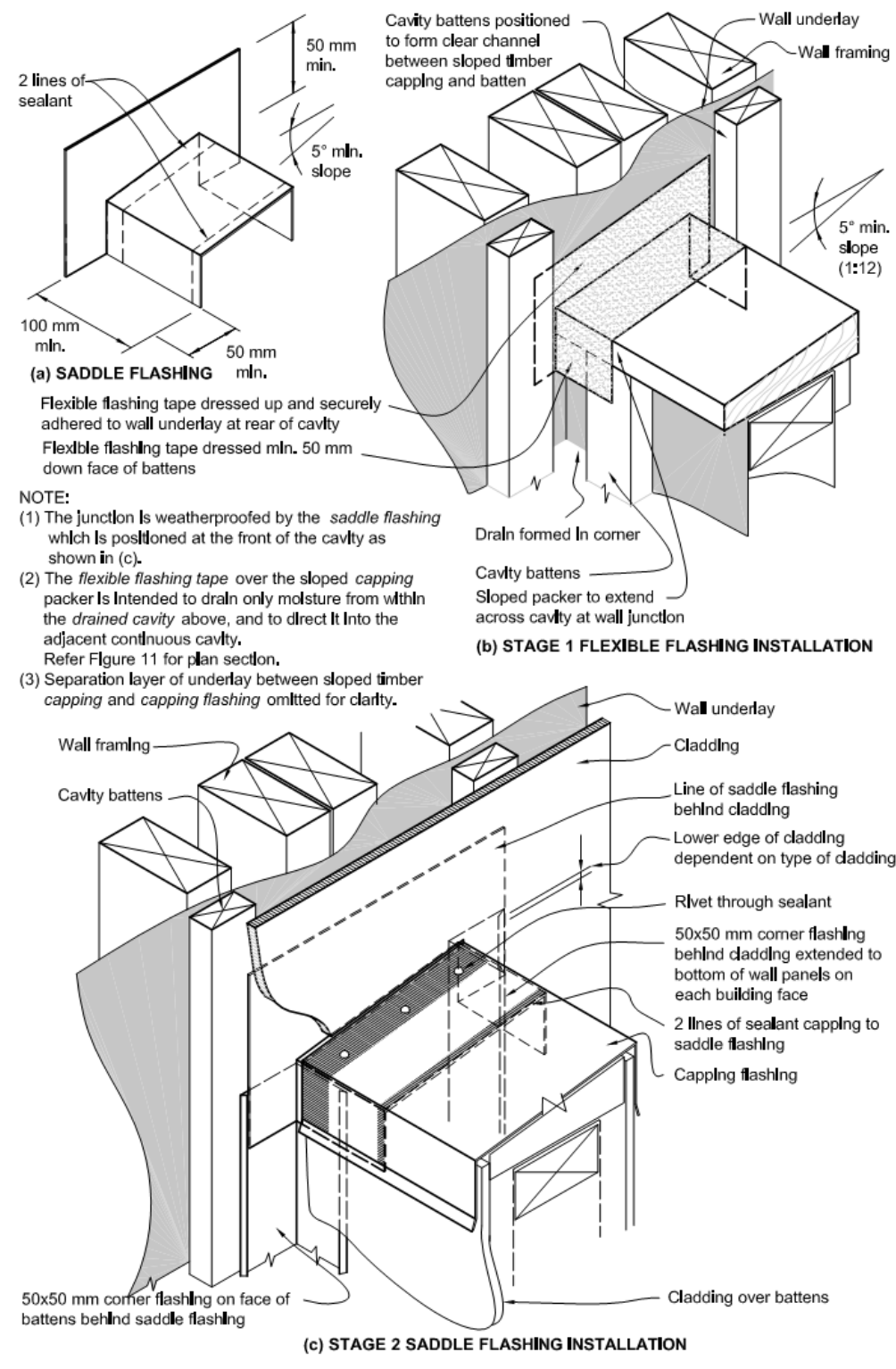
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ISSUE TYPE:	WD
JOB #	15-085

DDL ARCHITECTURE
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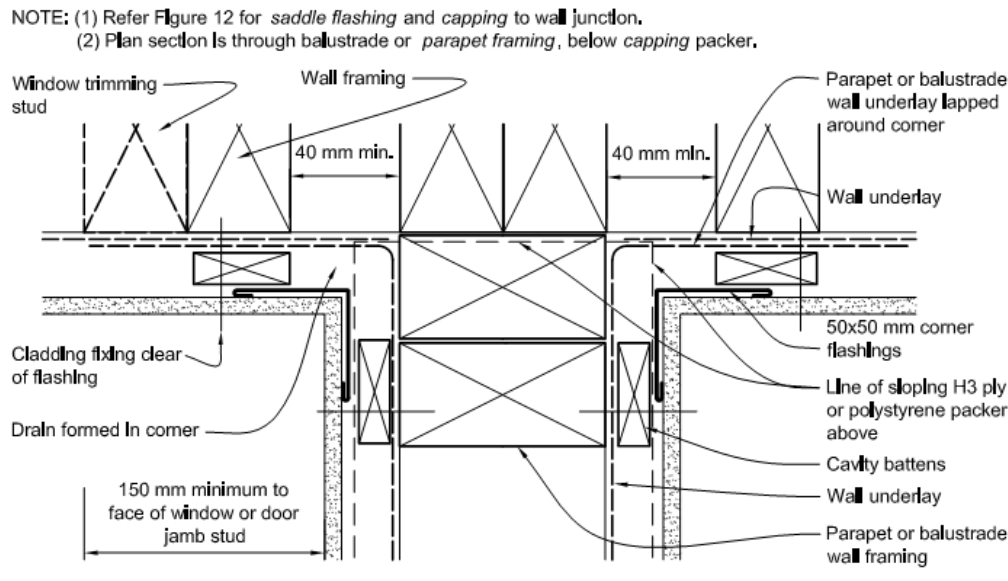
P: (07) 8498184
E: admin@diversedesign.co.nz
www.diversedesign.co.nz

Figure 12: General junction of parapet and enclosed balustrade to wall
Paragraphs 6.4.1, 7.4.2, 7.4.4.1, 7.4.4.2 and 9.9.10.1, Figures 10, 12, 117, 129 and 130

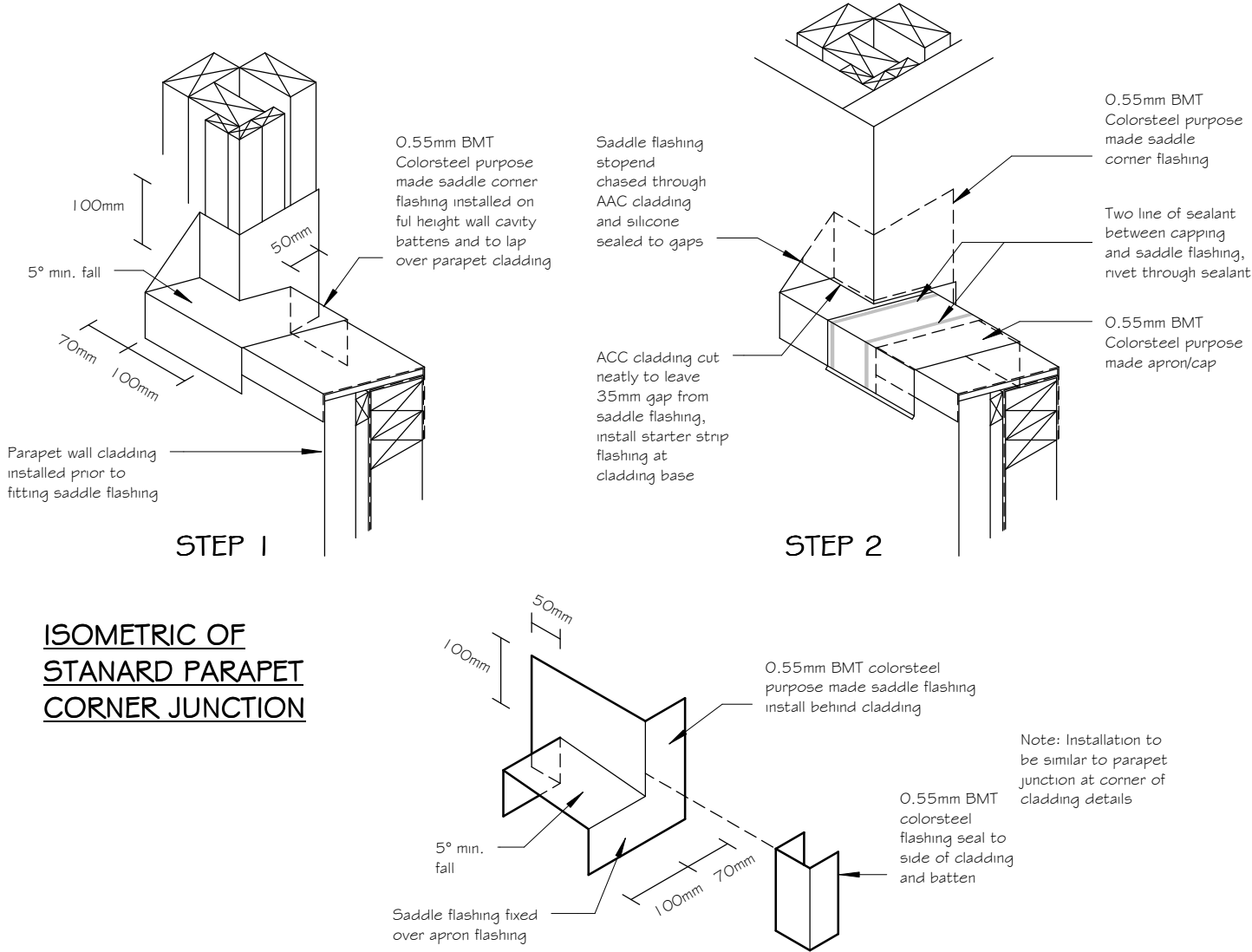


STANDARD PARAPET/WALL T-JUNCTION (3D ISOMETRIC)
NTS

Figure 11: Parapet/enclosed balustrade-to-wall junctions – plan section
Paragraphs 6.4.1, 7.4.2, 7.4.4.1 and 7.4.4.2, Figures 10, 12, 117, 129 and 130



STANDARD PARAPET/WALL T-JUNCTION (PLAN)
NTS



C1
2.3

PARAPET CORNER JUNCTION AT ROOF
1:10

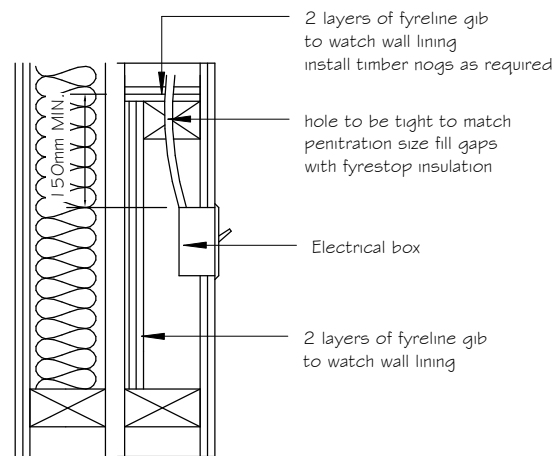
167 Nixon Street,
Hamilton

bulk and location

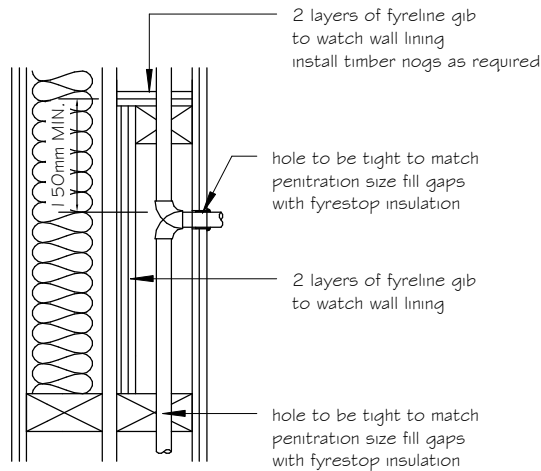
Rev.	Description	Date
Revision Schedule		

CLADDING DETAILS 5

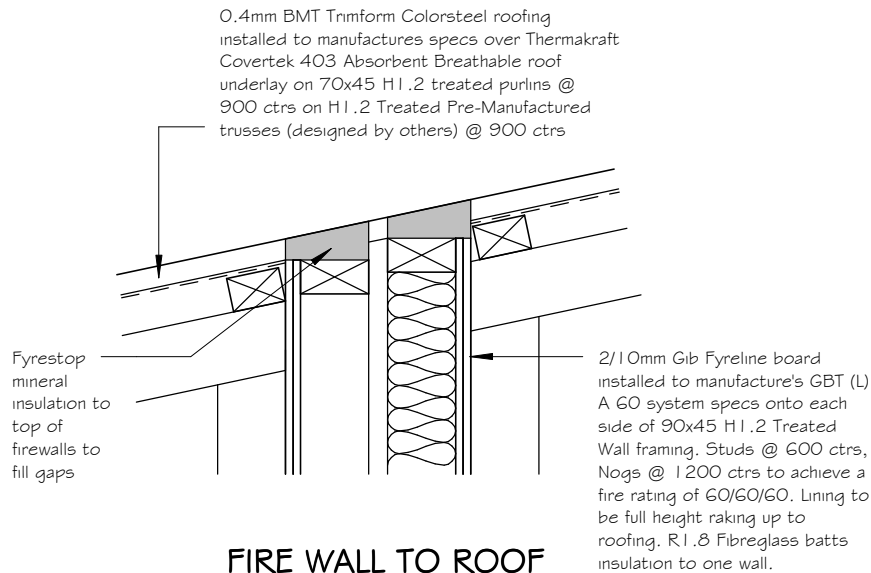
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SCALE:	1:10	ISSUE TYPE:	WD
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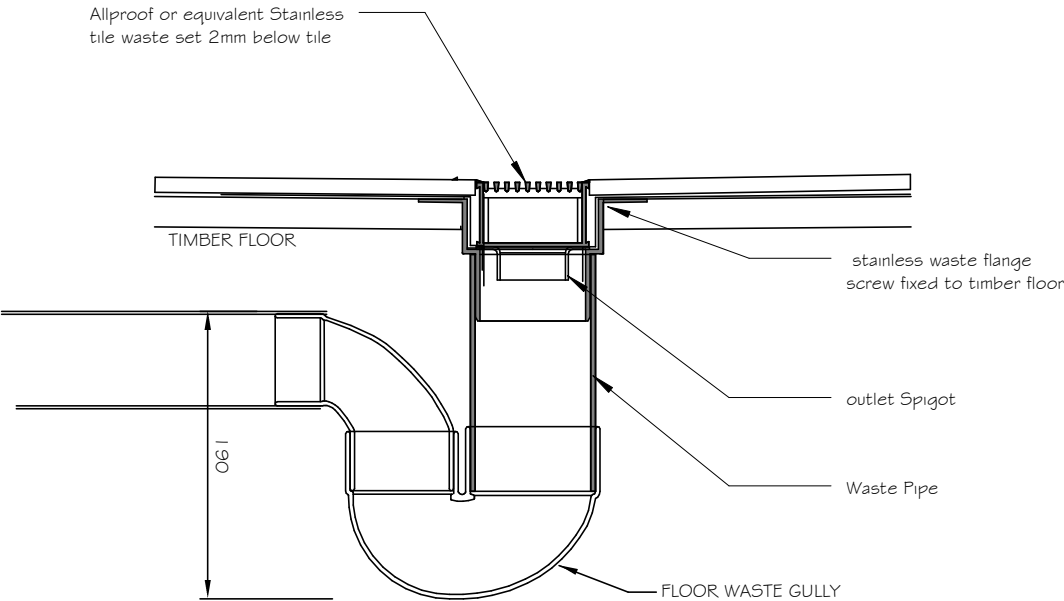
ELECTRICAL PENETRATION DETAIL



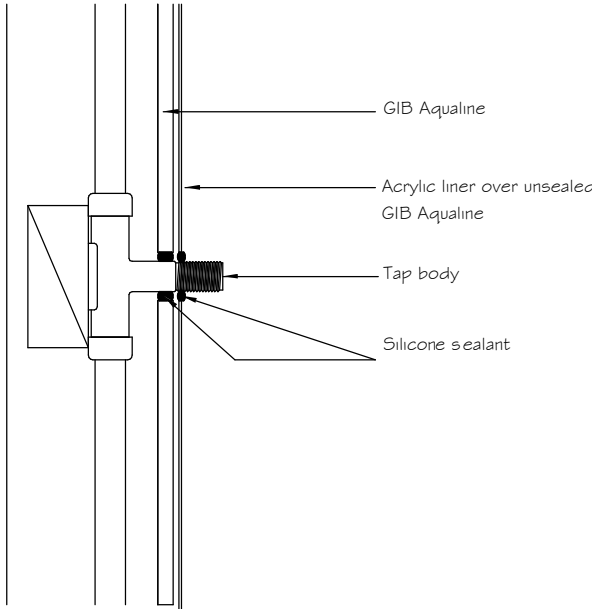
PIPE PENETRATION DETAIL



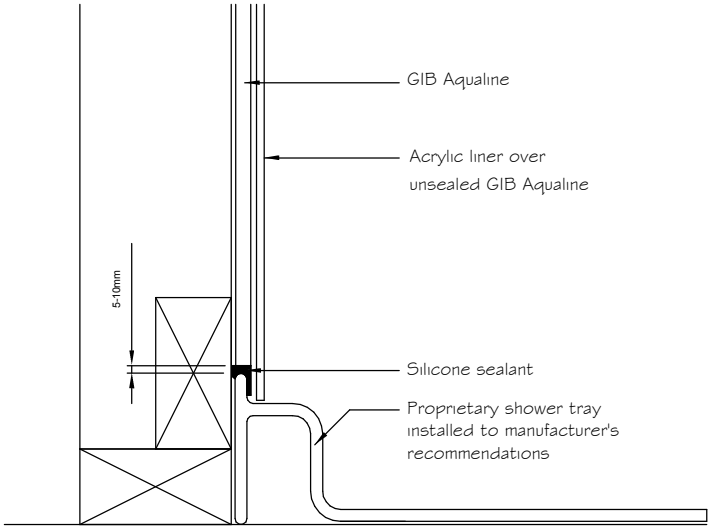
FIRE WALL TO ROOF
1:10



FLOOR WASTE GULLY
1:5



ACRYLIC SHOWER LINER PENETRATION DETAIL

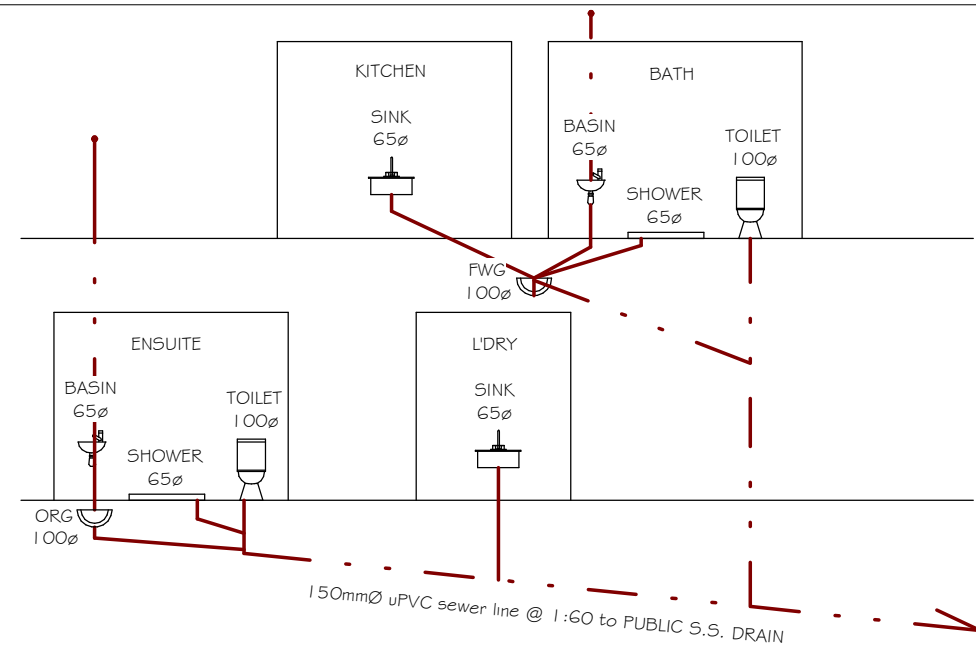


ACRYLIC SHOWER BASE DETAIL

Rev.	Description	Date
Revision Schedule		

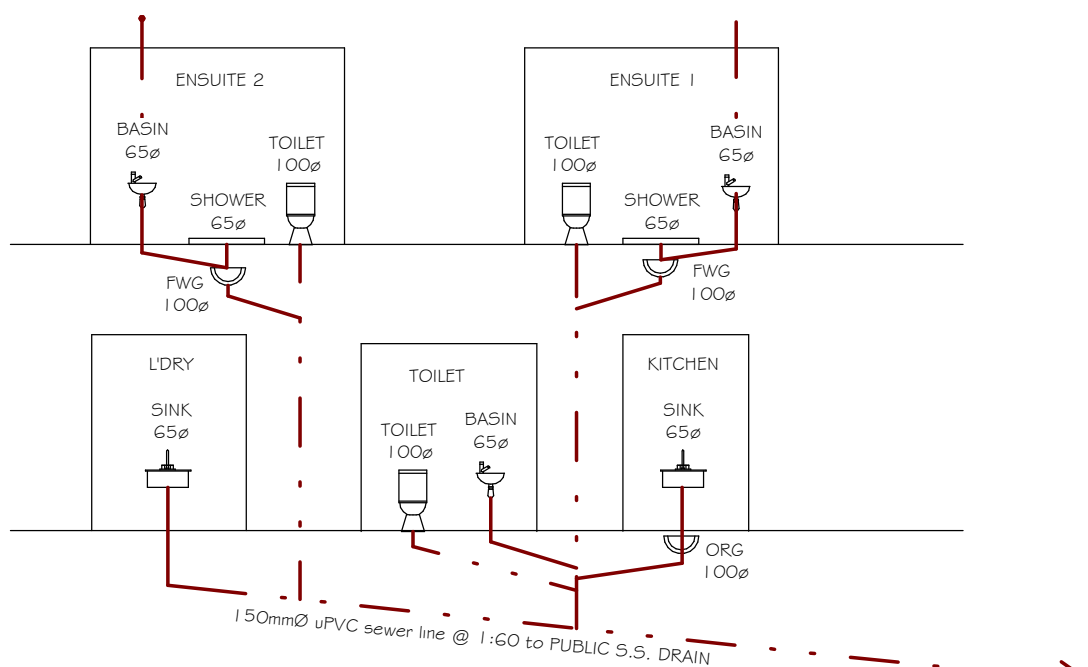
WET AREA & FIRE
DETAILS

sheet number	rev
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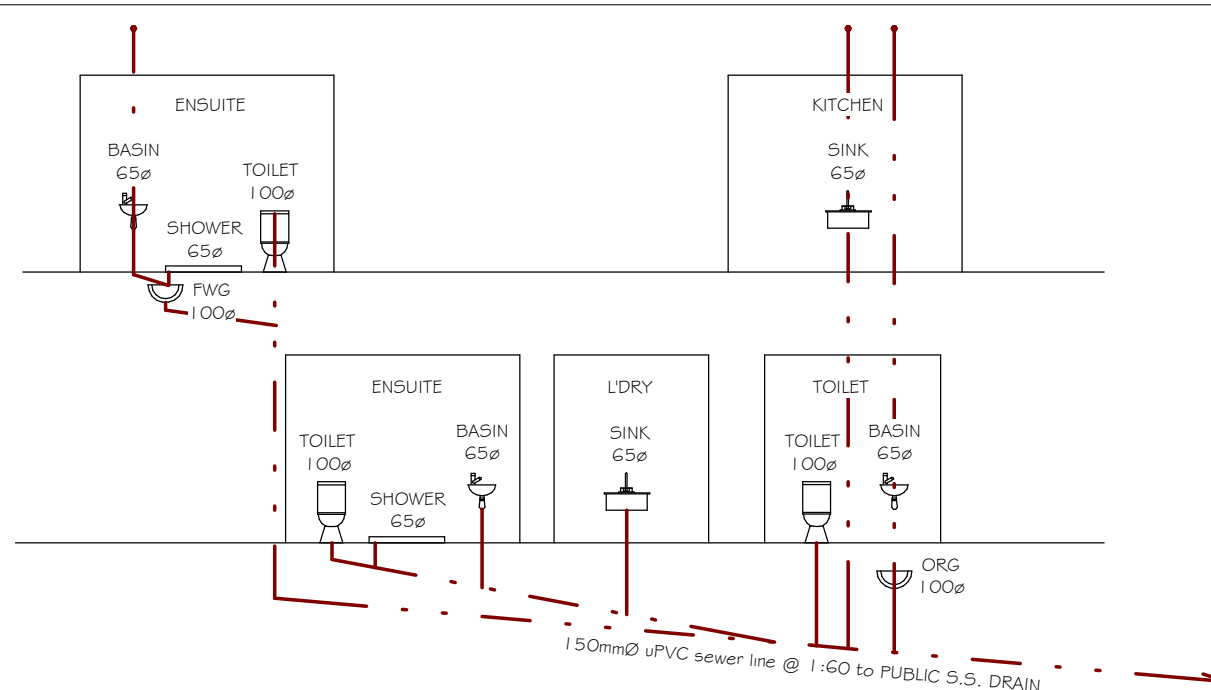
PLUMBING SCHEMATIC - UNITS 1-4

NTS



PLUMBING SCHEMATIC - UNIT 8

NTS



PLUMBING SCHEMATIC - UNITS 5-7

NTS

PLUMBING SYSTEM - AS 3500
UNIT 1/2/3/4 GROUND FLOOR

UNIT	Fixture Type	Waste Size	Min Gradient	Material	Notes
UNITS 1/2/3/4	ENSUITE:				
	Shower	65mm	1:40	uPVC	Discharge to ORG
	Vanity	65mm	1:40	uPVC	Discharge to ORG
	Toilet	100mm	1:60	uPVC	
	LAUNDRY: Tub	65mm	1:40	uPVC	Discharge to ORG
UNIT 5/6/7	ENSUITE:				
	Shower	65mm	1:40	uPVC	Discharge to ORG
	Vanity	65mm	1:40	uPVC	Discharge to ORG
	Toilet	100mm	1:60	uPVC	
	WC:				
UNIT 8	Vanity	65mm	1:40	uPVC	Discharge to ORG
	Toilet	100mm	1:60	uPVC	
	LAUNDRY: Tub	65mm	1:40	uPVC	Discharge to ORG
	KITCHEN: Sink	65mm	1:40	uPVC	Discharge to ORG
	GENERAL:				
ALL UNITS	Soil Stacks	100mm	N/A	uPVC	Conceal in wall frame
	Main SS Line	100mm	1:60	uPVC	
	Main SW Line	100mm	1:60	uPVC	
	Terminal Vent (TV)	50mm	N/A	uPVC	Conceal in wall frame

PLUMBING SYSTEM - AS 3500
UNIT 1/2/3/4 FIRST FLOOR

UNIT	Fixture Type	Waste Size	Min Gradient	Material	Notes
UNITS 1/2/3/4	BATH:				
	Shower	65mm	1:40	uPVC	
	Vanity	65mm	1:40	uPVC	
	Toilet	100mm	1:60	uPVC	
	KITCHEN: Sink	65mm	1:40	uPVC	
UNIT 5/6/7	ENSUITE:				
	Shower	65mm	1:40	uPVC	
	Vanity	65mm	1:40	uPVC	
	Toilet	100mm	1:60	uPVC	
	KITCHEN: Sink	65mm	1:40	uPVC	
UNIT 8	ENSUITE 1:				
	Shower	65mm	1:40	uPVC	
	Vanity	65mm	1:40	uPVC	
	Toilet	100mm	1:60	uPVC	
	ENSUITE 2:				
ALL UNITS	Shower	65mm	1:40	uPVC	
	Vanity	65mm	1:40	uPVC	
	Toilet	100mm	1:60	uPVC	
	GENERAL:				
	Soil Stacks	100mm	N/A	uPVC	Conceal in wall frame
ALL UNITS	Main SS Line	100mm	1:60	uPVC	Conceal in wall frame
	Terminal Vent (TV)	50mm	N/A	uPVC	

167 Nixon Street,
Hamilton

bulk and location

Rev.	Description	Date
Revision Schedule		

PLUMBING
SCHEMATICS

sheet number	rev
3.20	1
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