

GENERAL NOTES:

Main contractor to confirm all dimensions on site as setting out - report any issues immediately to Vertical Limit for direction.

All framing work to be carried out in accordance with NZS3604:2011 unless modified and detailed by Specific Engineering Design.
All foundation work where applicable shall be subject to SED (in accordance with Getech Report) by BH Williams Consulting Engineers & both to NZBC & Building Act 2004.

All foundation excavations and structural steel shall be inspected by bh Williams Consulting Engineers prior to being concealed and acceptance of compliance issued prior to slab pour to Hastings District Council.

FRAMING NOTES:

Frame Manufacturer to allow for 6mm slab overhang to all external wall framing - dimensions shown are to the slab edge. All framing shall be treated as noted throughout drawings and as scheduled in Carpentry section of main specifications.

Bottom plate anchors to be as follows:
M12x120 Galvanized Trubolts with 50x3.0 washers at 900ctrs max (80mm set in for 140mm framing, 60mm set in for 90mm framing), not more than 150mm from corners - where hold down systems part of bracing elements check relevant manufacturers data included in spec addenda for additional requirements before placing.

Btm plates: 90/140x45 SG8 H3.2CCA KD GGD

Top plates: 2-90/140x45 SG8 H1.2 KD GGD

Studs (LB): (2.4-2.7h) 90x45 SG8 H1.2 400ctrs

(2.7-3.6h) 140x45 SG8 H1.2 600ctrs

(3.6-4.2h) 140x90 SG8 H1.2 400ctrs

Studs (NLB): (2.4-2.7h) 90x45 SG8 H1.2 400ctrs

(2.7-3.6h) 140x45 SG8 H1.2 600ctrs

(3.6-3.9h) 140x45 SG8 H1.2 400ctrs

Nogs: 800 ctrs max generally, 600ctrs to cedarscreen area

Shwr enclosure framing H3.2CCA KD GGD - all studs 400ctrs

All framing shall be SG8 grade unless noted otherwise.

TIMBER JOINERY

New entry door unit height shown is to FFL - allow to check heights on site to suit flooring selections - joinery fabricator to liaise with main building contractor and complete site measure prior to fabrication.

ALUMINIUM JOINERY

All aluminium joinery shall be powder coated with Dulux Duralloy finish in selected colour and shall be double glazed as per schedule under glazing in full spec, any proposed changes to the glazing must be checked with Vertical Limit prior. Glazing tint colour is to be confirmed against final colour schedule on site prior to ordering of glass.
Joinery fabricator is to allow to complete site measure of all openings.

FASTENERS

All nailing to structural framing where enclosed shall be hot dip galvanized - the use of bright nails for any structural work is not permitted (includes all H3.2CCA wall framing).

Exterior trim nailing where punched and filled shall be hot dip galvanized except where in contact with any Cedar, 316SS shall be used.

All concealed bolts shall be hot dip galv - G4.6 timber-timber, G8.8 timber to steel / steel-steel unless detailed otherwise.

STRUCTURAL STEEL

All structural steel being concealed shall be factory primed & painted before delivery to site, where any damage to paint occurs during install allow to patch before concealing, refer specification for paint spec.
Steel to have bolted joints unless detailed otherwise.

INSULATION NOTES:

Insulation designed as in accordance with NZS 4210 & NZS4214. No changes to any specified building envelope materials without approval from Vertical Limit and NCC in writing prior. A minimum of 25mm air space clearance must be maintained between underside of roofing underlay and insulation where ceilings are pitched and at outer edges of trusses.

SMOKE DETECTORS

Install new smoke detectors to NZBC F7 - locate within 3.0m of all bedroom door ways and on escape routes as shown on Fit out Floor Plan.

DESIGN NOTES:

WIND REGION: A
WIND ZONE: HIGH - 44m/s
EARTHQUAKE ZONE: 3
CORROSION ZONE: B - low risk
ZONING: General Residential

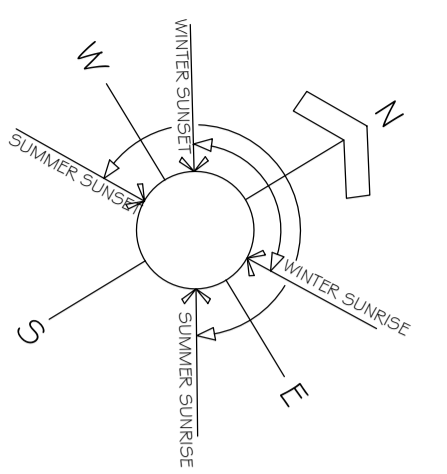
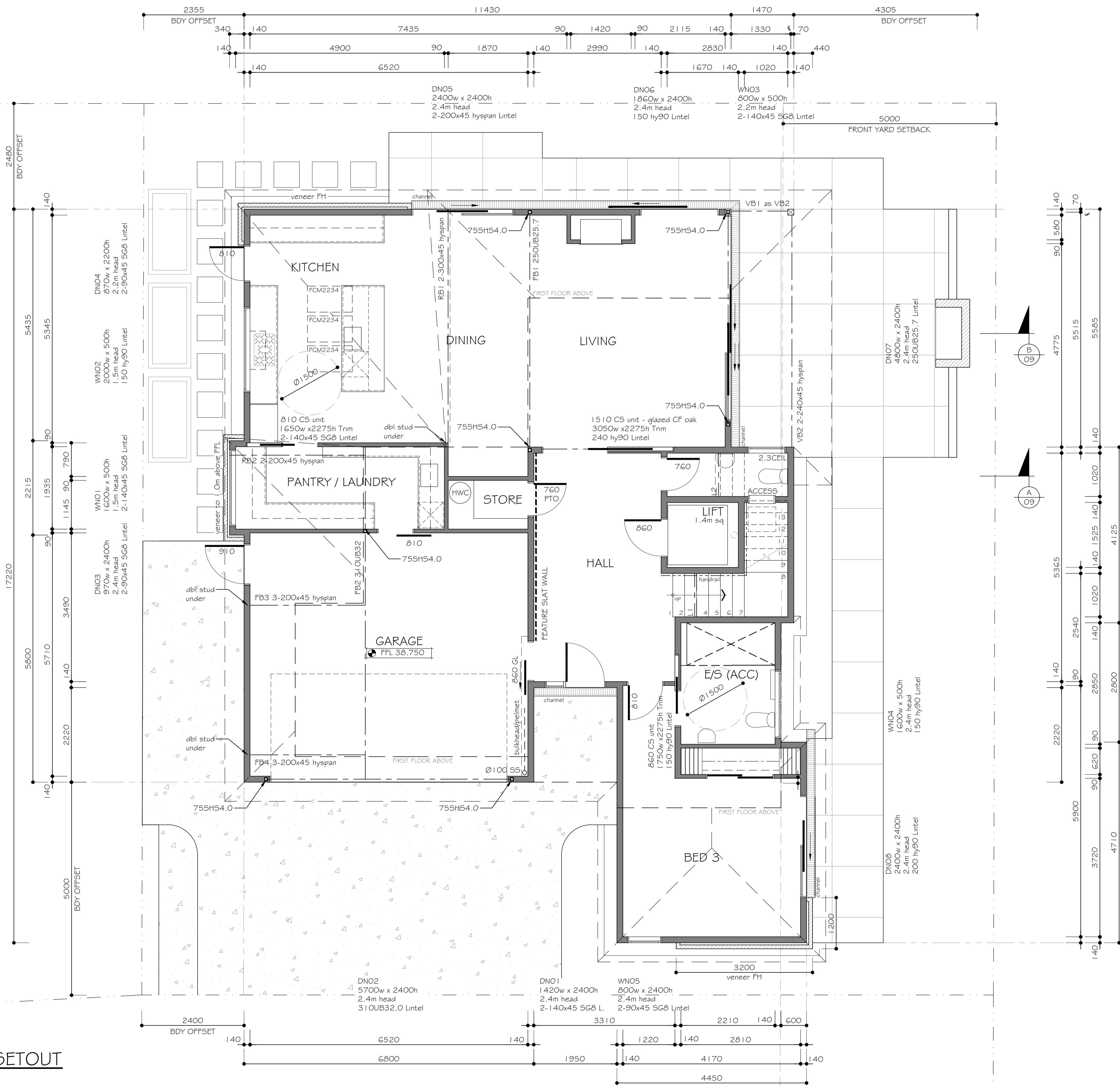
GROUND FLOOR LEVEL: 177.93m²
GF VERANDAS: 15.23m²
FIRST FLOOR LEVEL: 100.75m²
TOTAL PROPOSED AREA: 293.91m²

BOUNDARIES SUBJECT TO FINAL SURVEY PLAN AND TITLE FORMATION.

FLOOR HEIGHTS TO BE CONFIRMED WITH SITE EXCAVATION AND DAYLIGHTING CONTROLS ONCE SITE CLEARED



PROPOSED GROUND FLOOR PLAN - SETOUT
SCALE 1:50 @ A1



VERTICAL LIMIT
ARCHITECTURAL DESIGN LTD

PHYSICAL ADDRESS: 302 EASTBOURNE ST WEST HASTINGS
POSTAL ADDRESS: PETER PASK PO BOX 289 HASTINGS (4156) NEW ZEALAND
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CLIENT: K403 LIMITED

PROJECT: PROPOSED DWELLING LOT 1
SITE ADDRESS: 24 DUART ROAD HAVELOCK NORTH

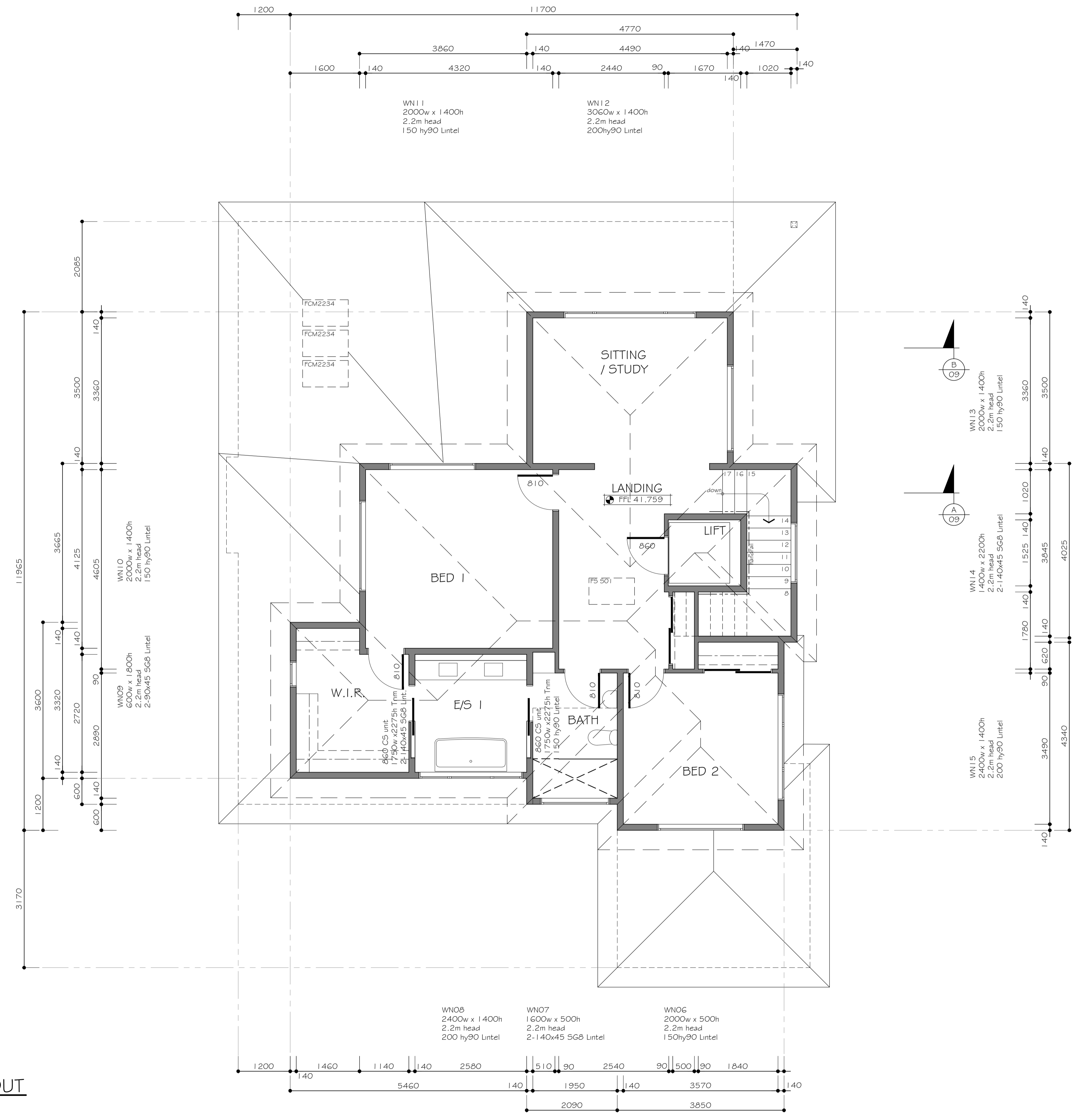
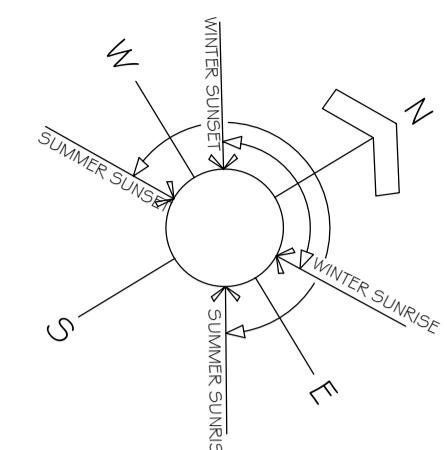
DRAWING: PROPOSED SETOUT FLOOR PLAN GROUND FLOOR

REVISION: DATE: REVISED BY: CHECKED:

SCALE: 1:50 @ A1
DATE: 07.02.2019
DRAWN BY: MF
JOB No: I7VL523

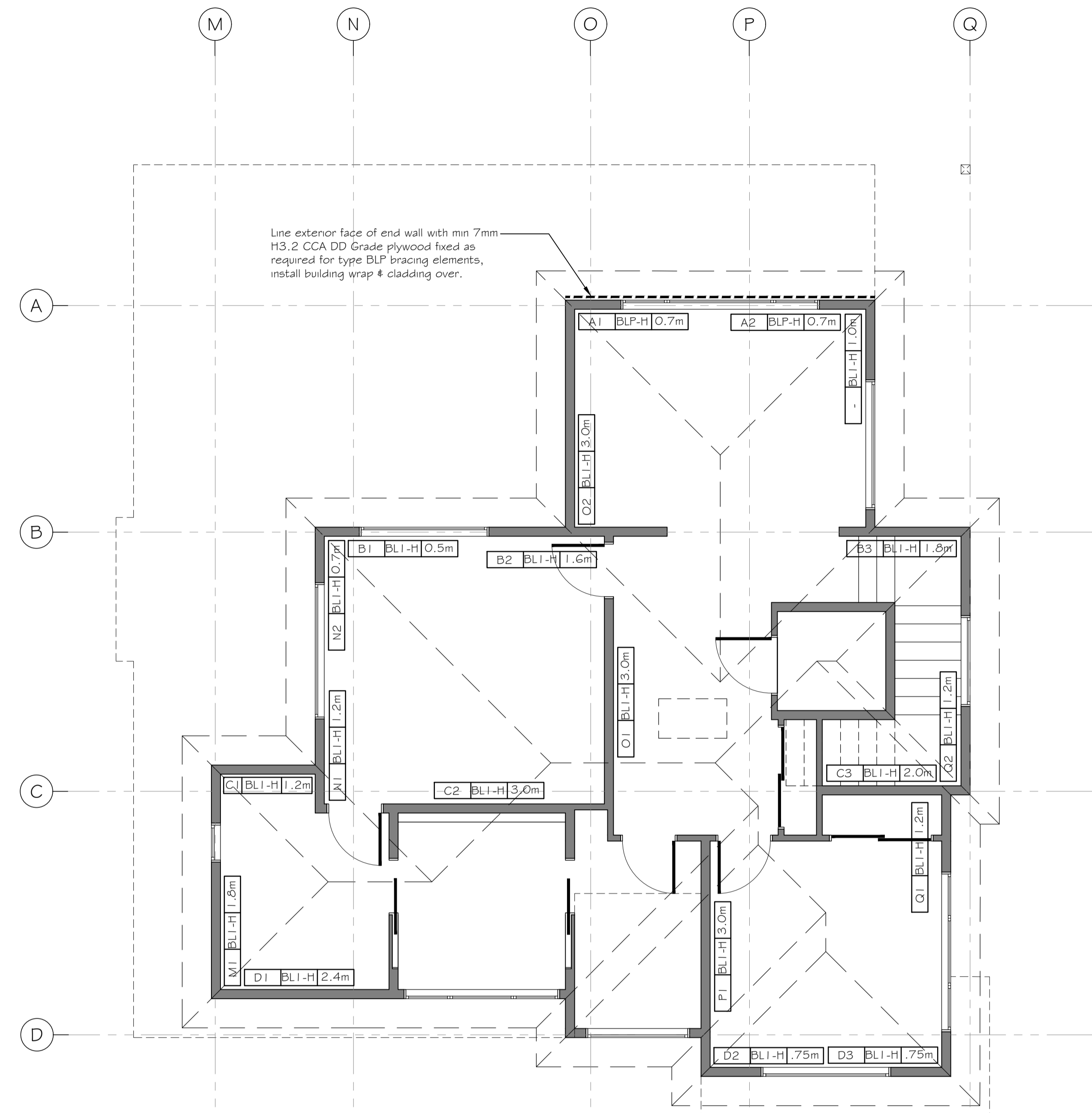
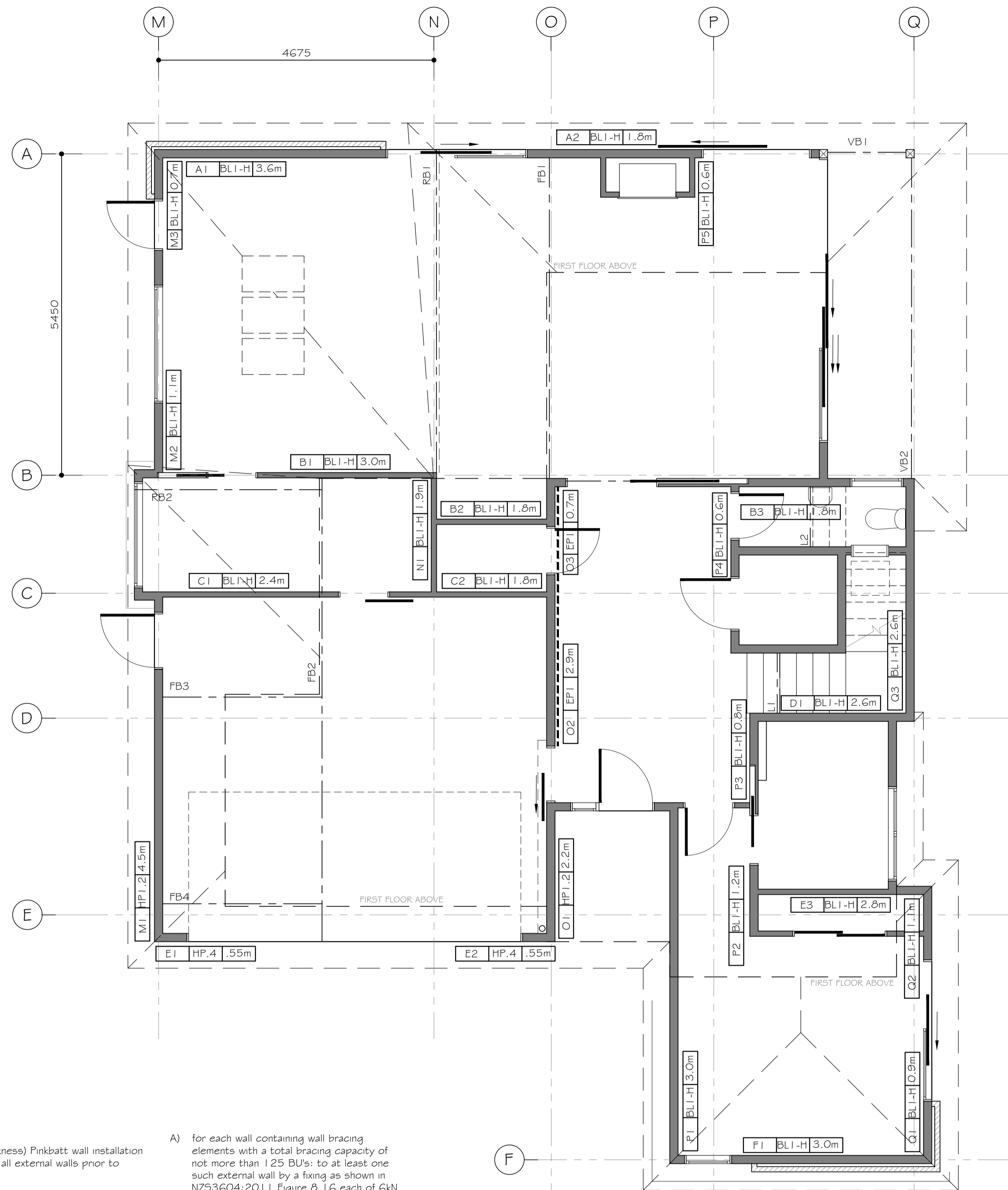
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CHECKED: PP

A D N Z
ARCHITECTURAL DESIGNERS NZ INC PROFESSIONAL MEMBER
CAD Ref:



PROPOSED FIRST FLOOR PLAN - SETOUT
SCALE 1:50 @ A1

VERTICAL LIMIT ARCHITECTURAL DESIGN LTD <small>PHYSICAL ADDRESS: 302 EASTBOURNE ST WEST HASTINGS POSTAL ADDRESS: PETER PASK PO BOX 289 HASTINGS (4156) NEW ZEALAND PETEPASK@VERTICALLIMIT.CO.NZ</small>	CLIENT: K403 LIMITED	PROJECT: PROPOSED DWELLING LOT 1 SITE ADDRESS: 24 DUART ROAD HAVELOCK NORTH	DRAWING: PROPOSED SETOUT FLOOR PLAN FIRST FLOOR	REVISION: DATE: REVISED BY: CHECKED:	SCALE: 1:50 @ A1 DRAWN BY: MF	DATE: 07.02.2019 JOB No: 17VL523	SHEET Ref: 06. CHECKED: PP	A D N Z ARCHITECTURAL DESIGNERS NZ INC PROFESSIONAL MEMBER CAD Ref:
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GENERAL NOTES:
 R2.0 (90mm thickness) Pinkbatt wall installation to be installed to all external walls prior to linings.

All GIB linings to be installed in strict accordance with manufacturers fixing requirements appended to spec addenda - check all framing straight and level prior to fixing sheets in place.

BRACING NOTES: Clause 8.7.3.4 (NZS3604) Each wall that contains one or more wall bracing elements shall be connected at the top plate level, either directly, or through a framing member in the line of the wall, to external walls at right angles to it.

Top plate fixing(s) of the capacity in tension or compression along the line of the wall bracing element are given as follows:

- A) for each wall containing wall bracing elements with a total bracing capacity of not more than 125 BU's: to at least one such external wall by a fixing as shown in NZS3604:2011 Figure 8.16 each of 6kN capacity.
- B) for each wall containing wall bracing elements with a total bracing capacity of not more than 250 BU's: to at least 2 external walls by a fixing as shown in NZS3604:2011 Figure 8.16 each of 6kN capacity.
- C) for each wall containing wall bracing elements with a total bracing capacity of not more than 250 BU's: to at least 2 external walls by a fixing as shown in NZS3604:2011 Figure 8.16 each have a rating of not less than 2.4kN per 100 BU's.

PROPOSED BRACING PLAN

SCALE 1:50 @ A1

WALL BRACING SCHEDULE:					
TYPE	MIN LENGTH (m)	LINING REQUIREMENTS	ADDITIONAL REQUIREMENTS	MAX STUD SPACINGS	BU's per metre
					WIND EQ
GSI-N	0.4	10mm GIB Standard Plasterboard - one face fixed horizontal or vertical	N/A	600	50 55
	1.2	10mm GIB Standard Plasterboard - one face fixed horizontal or vertical	N/A	600	70 60
BLI-H	0.4	10mm GIB Braceline Plasterboard one face - fixed horizontal or vertical	HOLD DOWNS	600	90 100
	1.2	10mm GIB Braceline Plasterboard one face - fixed horizontal or vertical	HOLD DOWNS	600	125 105
EPI	0.6	12mm CHH Ecoply FB grade - one side fixed vertically or horizontally	HOLD DOWNS	600	95 105
	1.2	12mm CHH Ecoply FB grade - one side fixed vertically or horizontally	HOLD DOWNS	600	120 135
HP	0.4	4.5mm JH HomeRAB to outside face - one side fixed vertically or horizontally	HOLD DOWNS	600	85 91
	0.6	4.5mm JH HomeRAB to outside face - one side fixed vertically or horizontally	HOLD DOWNS	600	99 103
	1.2	4.5mm JH HomeRAB to outside face - one side fixed vertically or horizontally	HOLD DOWNS	600	133 104
BLP-H	0.4	10mm or 15mm GIB Braceline on face plus min 7mm structural plywood - fixed vertically or horizontally	HOLD DOWNS	600	150 150

