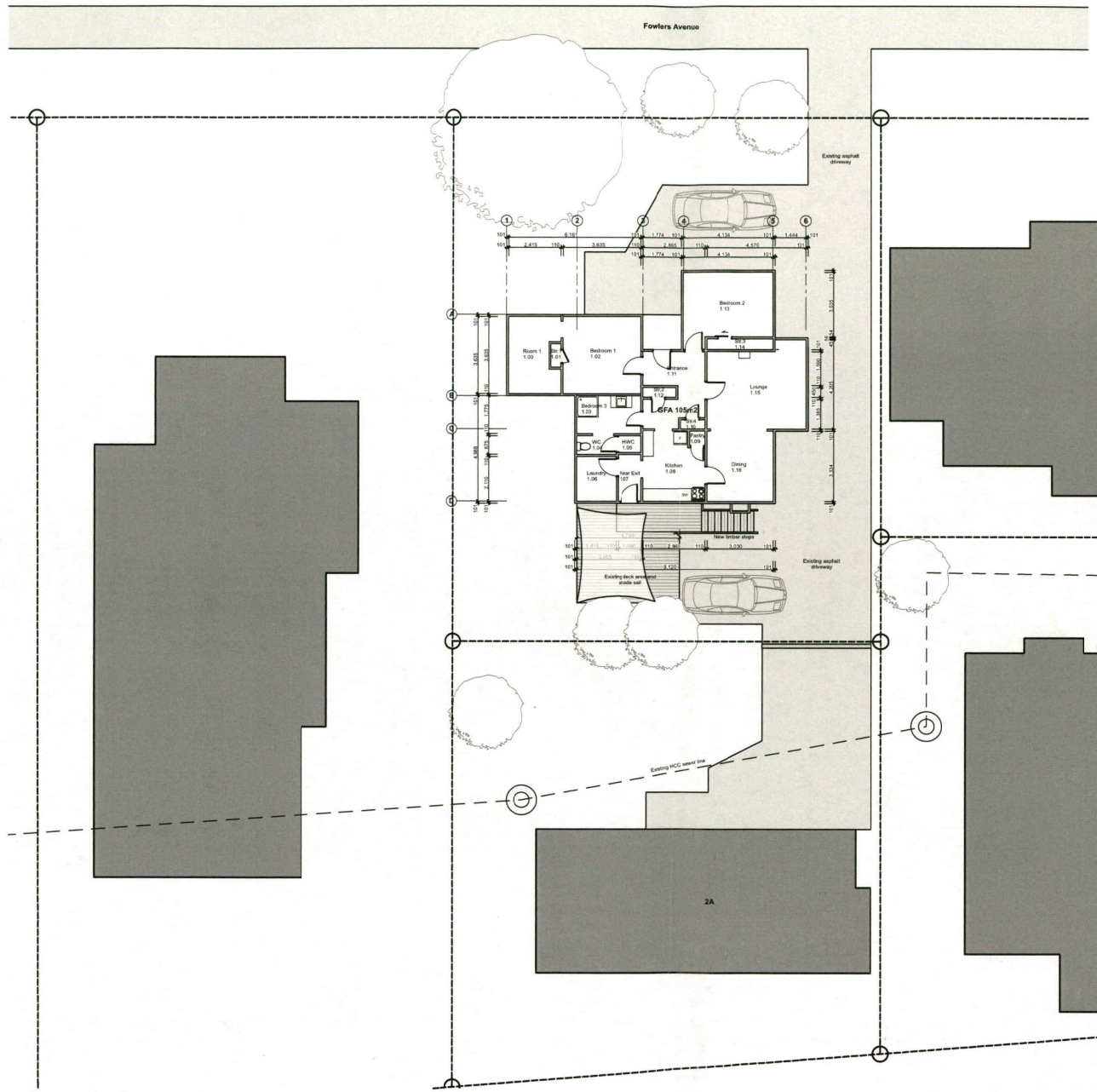


SITE INFORMATION:

LEGAL DESCRIPTION:	FLAT A DP S33546	
REGISTERED OWNER:	Yolanda Cholmondeley-Smith	
ADDRESS:	2 Fowlers Avenue	
TERRITORIAL AUTHORITY:	Hamilton City Council	
WIND ZONE:	High	(as per NZ 3604 : 2011)
EARTHQUAKE ZONE:	Zone 1	(as per NZ 3604 : 2011)
EXPOSURE ZONE:	Zone B	(as per NZ 3604 : 2011)
CLIMATE ZONE:	Zone 2	(as per NZ 4246 : 2006)

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TO BE KEPT ON SITE

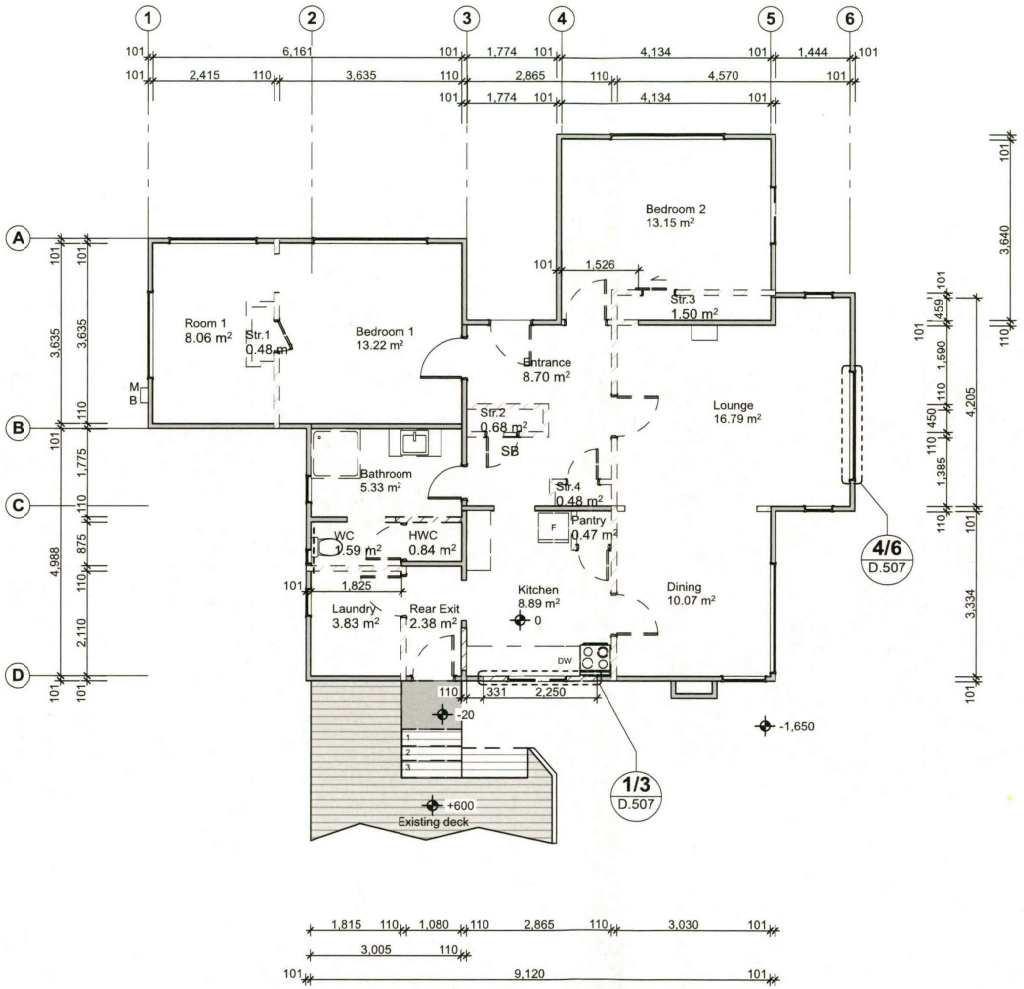
Building Consent Issue rev A / 19.09.2016
comments revision / date

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project 150 **2 Fowler Avenue Renovation**
client Yolanda Cholmondeley-Smith
drawing **Site Plan - Existing** 1:200 @A3
project status Building Consent
drawing no. **A.111**

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EXISTING/DEMOLITION PLAN NOTES:

1. Contractor to visit site during tendering to confirm exact scope of demolition works.
2. It is the responsibility of the Contractor to identify all demolition work for all trades and allow for their removal.
3. Remove and/or demolish elements means to demolish and clear off site completely.
4. Refer to all other drawings in Contract Documents to establish scope of demolition.
5. Support all existing works as required during demolition.
6. Maintain weather tightness and security of building during demolition.
7. Notify Architect immediately if Asbestos is discovered.

EXISTING/DEMOLITION PLAN KEY:

2111.01 DEMOLISH
Demolish and remove elements from site.

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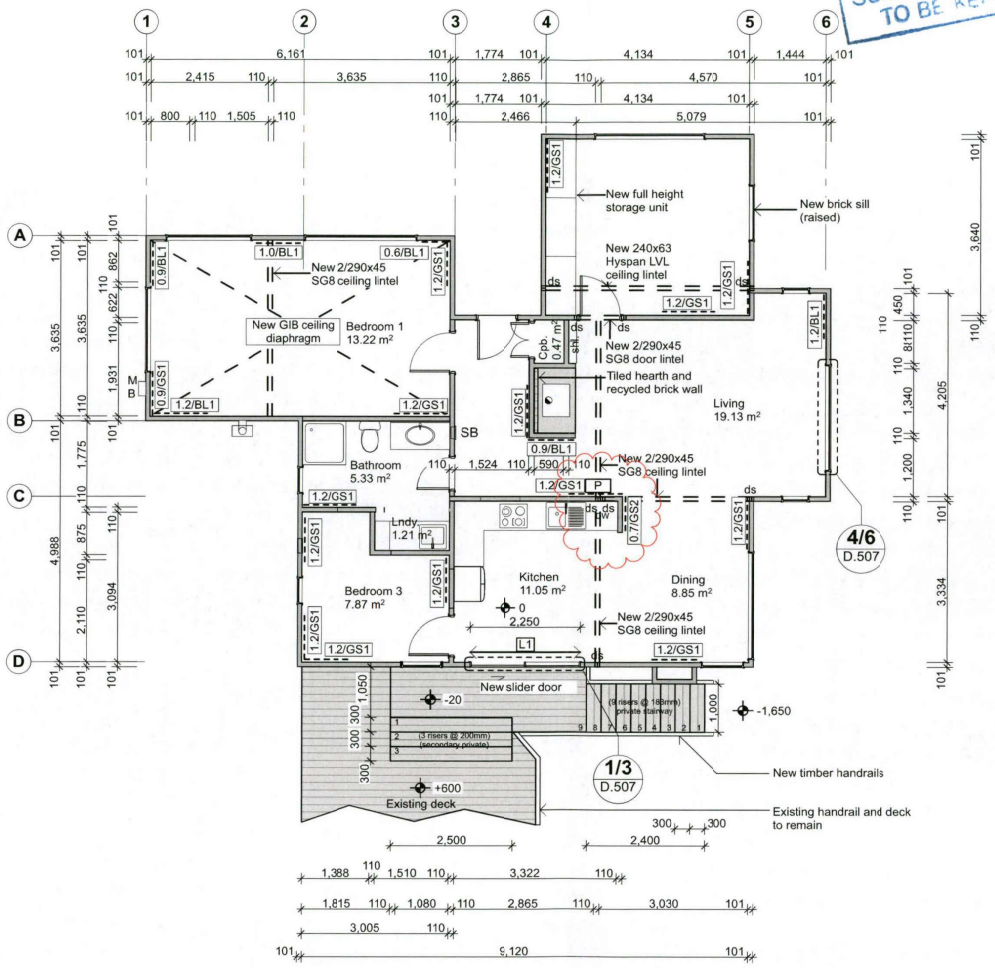
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Building Consent Issue rev B / 19.09.2016
Design revision rev A / 07.09.2016
comments revision / date

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project 150 **2 Fowler Avenue Renovation**
client Yolanda Cholmondeley-Smith
drawing **Existing/Demolition** 1:100 @A3
project status Building Consent
drawing no. **A.201**

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REFERENCE PLAN NOTES:

1. All existng dimensions to be checked on site. New building to be set-out from existing structure.
2. All materials, items, workmanship tc comply with the minimum requirements of the relevant NZ Standards and NZ Building Code.
3. Dimensions of concrete, steel, and timber framing to be checked periodically as work progresses. Architect to be notified of any dimensions that differ from those shown on drawings.
4. All electrical and communications cabling to be concealed in walls. Allow to provide separation between electrical and communications cabling.
5. Refer to performance specification for finishes
6. All ceiling beams to fixed as per NZS3604. Connections to be minimum of 7.5kN straps to wall framing and top plate.
7. All new load bearing posts are to be continuously supported as per NZS3604.
8. Install new GIE Ezybrace ceiling diaphragm to **Bedroom 1** as per marufacturers recommendations
9. Replace all existing timber windows with new aluminium IGU windows

WALL TYPES KEY:

90MM INTERIOR TIMBER FRAMING
H1.2 90 x 45mm SG8 timber framing, studs @600crs, nogs @800crs. DPC to concrete and steel substrates. 10mm GIB to each side of new walls. Walls joining bedrooms to have extra layer of 13mm GIB.

LINTEL / BEAM NOTES:

1. Lintels are to be H1.2 SG8
2. Install all fixngs and hold downs as per NZS3604.

L1 — New 190mm x 90mm SG8 timber lintel. New 80mm x80mm x 6mm galvanised brick lintel to support existing cladding.

ds — New double stud to support new ceiling lintels. Pack walls as required to conceal

sb — New switch board

MB — Existing meter board

P — New SQ125mm H5 Pile footing directly under d/ studs carying new ceiling lintels. Sub-floor to have solid blocking. New pile to have 100mm x 75mm timber braces in each direction with 17kN fixings as per NZS3604. Footing of pile to be D450mm x SQ400mm.

BRACING PLAN NOTES:

Brace Ref / Brace Type / Brace Length

GS1-N 10mm GIB Standard one side of framing.
GS2-N 10mm GIB Standard both sides of framing.
BL1-H 10mm GIB Braceline one side of framing.

PLASTERBOARD FIXINGS:
32 mm - 6g plasterboard gold passivated, bugle head, coarse thread screw with an 8 mm head for fixng plasterboard to timber framing. Refer to Gib Plasterboard Bracing Manual for fixing layouts.

HOLD DOWNS:
Either, 0.9 x 25mm hold down strap
or, Pryda Bracing Anchor with 7 x 35mm - 12g Hex head screws

All bracing elements to be installed as per Gib Bracing Manuals.

BRACING NOTES:

1. Allow to install wet area plasterboard in wet areas.

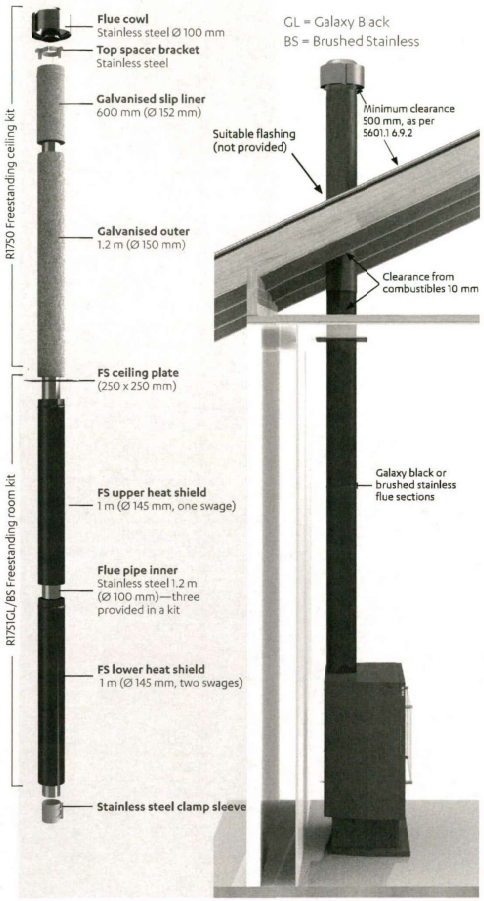
BC RFI rev C / 18.10.2016
Building Consent Issue rev B / 19.09.2016
Design revision rev A / 07.09.2016
comments revision / date

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project 150 **2 Fowler Avenue Renovation**
client Yolanda Cholmondeley-Smith
drawing **Reference Plan** 1:100 @A3
project status Building Consent
drawing no. **A.211**

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The Neo Freestanding GL/BS flue kits come in two boxes:

Box 1: R1750 freestanding ceiling kit
- Flue cowl
- Top spacer bracket
- Galvanised slip liner
- Galvanised outer
- Inner flue pipes x 3
- Clamp sleeve
- Ceramic spacers/screws x 4

Box 2: R1751GL/BS freestanding room kit
- Galaxy black or brushed stainless outers x 2
- Galaxy black or brushed stainless ceiling plate

N.B: Roof flashing materials are not included in the flue kit.

General installation information

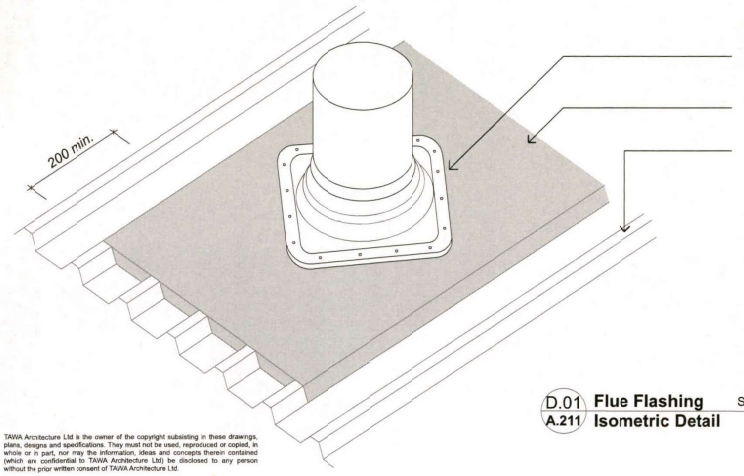
The flue is built from the bottom up.

The galaxy black†/brushed stainless sections of the flue are supported by the fire. In the event of the fire needing to be removed for maintenance, servicing etc. they are designed to be pushed up INSIDE the galvanised section.

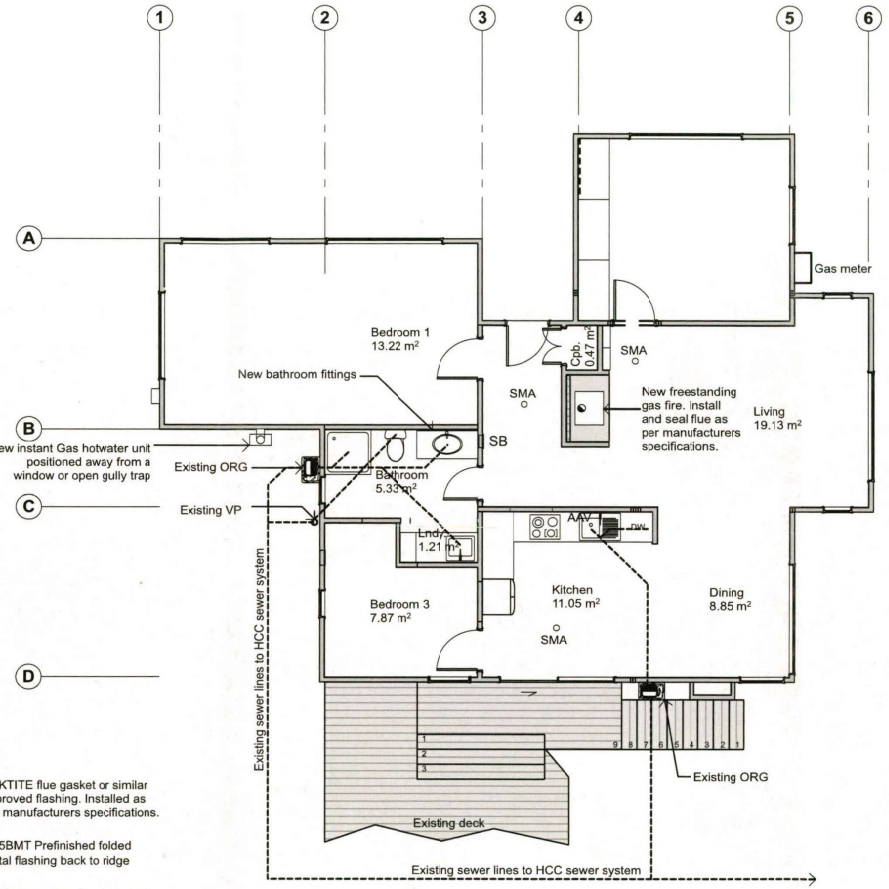
The galvanised slip liner, positioned at the top of the installation, is designed to adjust the height of the flue. In some instances it may not be needed.

For locations close to the sea, a stainless steel flue extension (R1763SS) is available for any penetrations through the roof—contact Rinnai for more information.

† The galaxy black sections of the flue have two holes at the top of each section—these have been used in the painting process and are not used in the installation of the flue.



D.01 A.211 **Flue Flashing** Scale:NTS
Isometric Detail



PLUMBING & DRAINAGE KEY:

ORG	Overflow relief gully (all existing)
IB	Inspection bend
IJ	Inspection junction
AAV	Air admittance valve
VP	100dia Vent pipe (existing)
ST	100dia Vented stack
DP	Rainwater down pipe, refer to Roof Plan
HW1	Instantaneous gas hot water unit
SMA	New photoelectric smoke alarm

PLUMBING & DRAINAGE PIPE SIZES:

Sink:	65mm	1:40 fall
Vanity basin:	40mm	1:40 fall
Shower:	40mm	1:40 fall
Laundry Tub:	65mm	1:40 fall
WC Pan:	100mm	1:60 fall

GENERAL PLUMBING & DRAINAGE NOTES:

1. All Wastewater plumbing is to be new back to existing gully traps
2. Plumbing & Drainage shown diagrammatically only.
3. All plumbing and drainage to be in accordance with AS/NZS3500.2.2.
4. All bends and junctions to be sweeping.
5. All falls / heights of existing drains to be checked and confirmed on site.
6. Vent all pipe work and drains as necessary.
7. All hot water pipes to be insulated with thermal wrap.

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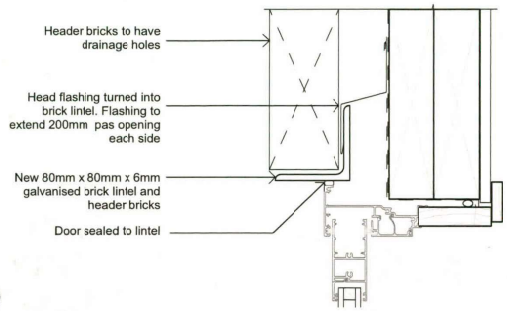
Building Consent Issue rev A / 19.09.2016
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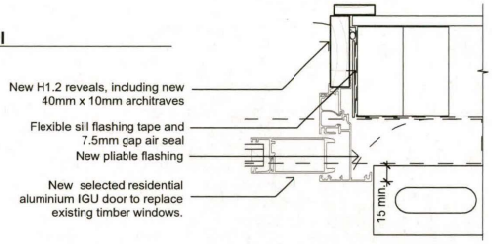
project 150 **2 Fowler Avenue Renovation**
client Yolanca Cholmondeley-Smith
drawing **Plumbing Plan** 1:100, 1:1.3223, 1:10 @A3
project status Building Consent
drawing no. **A.261**

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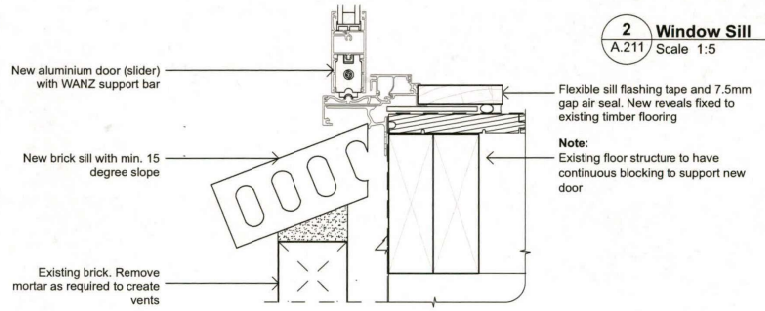
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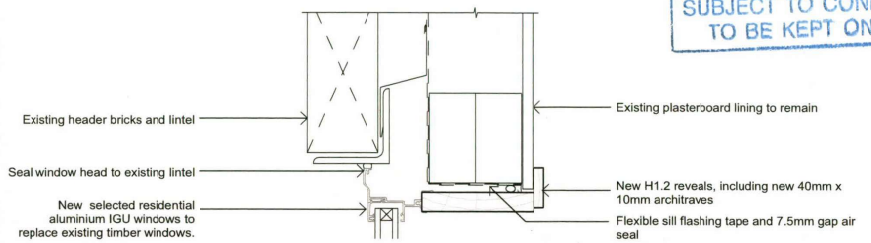
1 A.211 Window Sill
Scale 1:5



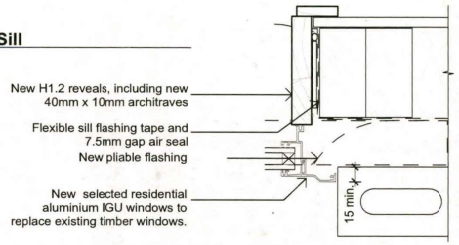
2 A.211 Window Sill
Scale 1:5



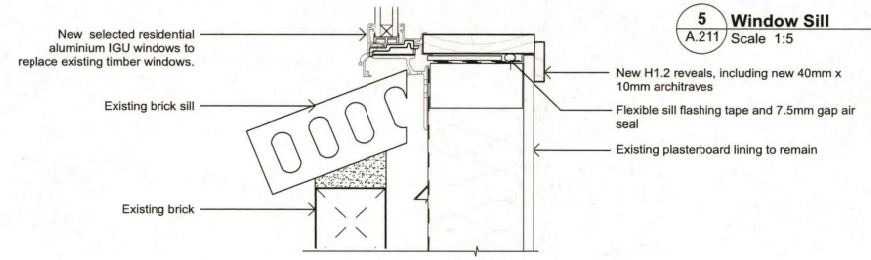
3 A.211 Window Sill
Scale 1:5



4 A.211 Window Sill
Scale 1:5



5 A.211 Window Sill
Scale 1:5



6 A.211 Window Sill
Scale 1:5

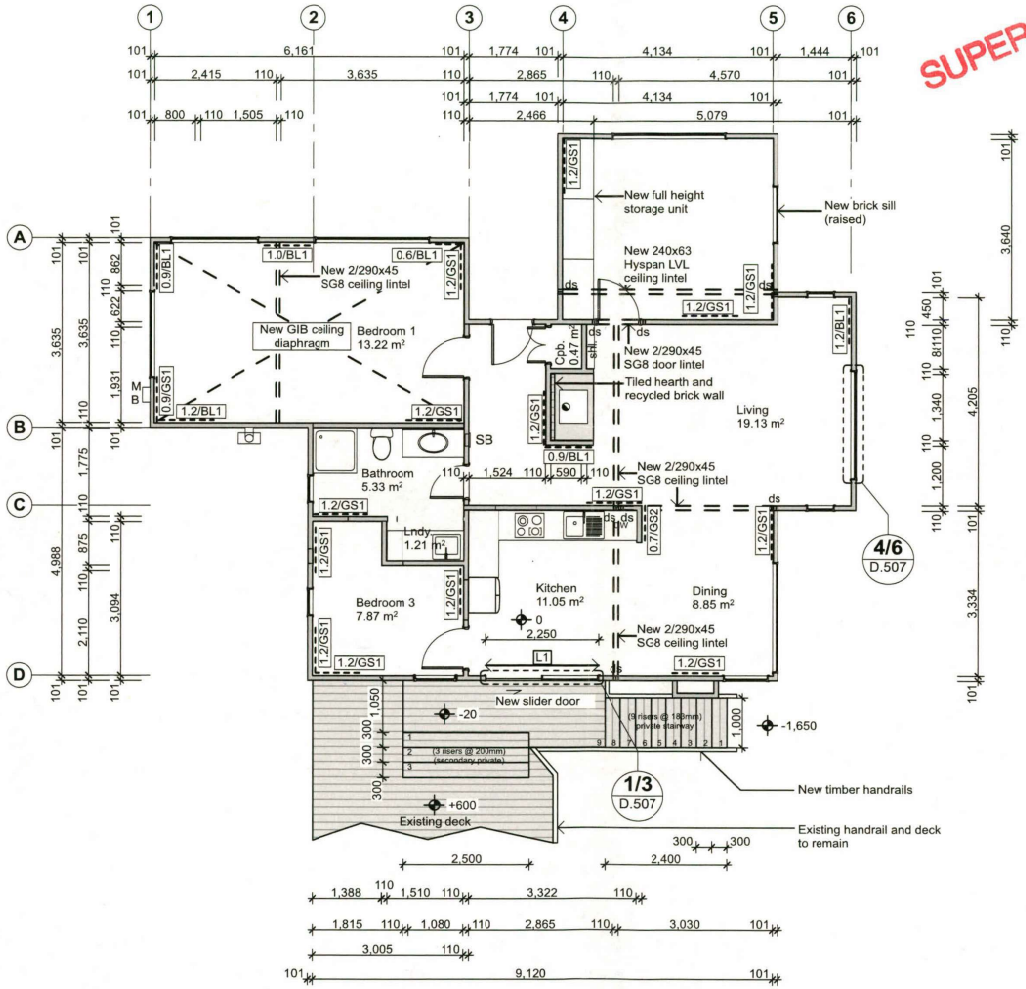
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comments revision / date

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project 150 **2 Fowler Avenue Renovation**
client Yolanda Cholmondeley-Smith
drawing **Details: Door & Windows** 1:5 @A3
project status Building Consent
drawing no. **A.507**

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REFERENCE PLAN NOTES:

1. All existing dimensions to be checked on site. New building to be set-out from existing structure.
2. All materials, items, workmanship to comply with the minimum requirements of the relevant NZ Standards and NZ Building Code.
3. Dimensions of concrete, steel, and timber framing to be checked periodically as work progresses. Architect to be notified of any dimensions that differ from those shown on drawings.
4. Refer to Elevations for all external claddings.
5. All electrical and communications cabling to be concealed in walls. Allow to provide separation between electrical and communications cabling.
6. Refer to performance specification for finishes
7. All ceiling beams to fixed as per NZS3604. Connections to be minimum of 7.5kN straps to wall framing and top plate.
8. All new load bearing posts are to be continuously supported as per NZS3604.
9. Install new GIB Ezybrace ceiling diaphragm to **Bedroom 1** as per manufacturers recommendations
10. Replace all existing timber windows with new aluminium IGU windows

SUPERSEDED

WALL TYPES KEY:

90MM INTERIOR TIMBER FRAMING
H1.2 90 x 45mm SG8 timber framing, studs @600crs, nogs @800crs. DPC to concrete and steel substrates. 10mm GIB to each side of new walls. Walls joining bedrooms to have extra layer of 13mm GIB.

LINTEL / BEAM NOTES:

1. Lintels are to be H1.2 SG8
2. Install all fixings and hold downs as per NZS3604.

L1	New 190mm x 90mm SG8 timber lintel. New 80mm x 80mm x 6mm galvanised brick lintel to support existing cladding.
ds	New double stud to support new ceiling lintels. Park walls as required to conceal
sb	New switch board
MB	Existing meter board

BRACING PLAN NOTES:

Brace Ref / Brace Type / Brace Length

GS1-N	10mm GIB Standard one side of framing.
GS2-N	10mm GIB Standard both sides of framing.
BL1-H	10mm GIB Braceline one side of framing.

PLASTERBOARD FIXINGS:
32 mm - 6g plasterboard gold passivated, bugle head, coarse thread screw with an 8 mm head for fixing plasterboard to timber framing. Refer to Gib Plasterboard Bracing Manual for fixing layouts.

HOLD DOWNS:
Either, 0.9 x 25mm hold down strap
or, Pryda Bracing Anchor with 7 x 35mm - 12g Hex head screws

All bracing elements to be installed as per Gib Bracing Manuals.

BRACING NOTES:

1. Allow to install wet area plasterboard in wet areas.

SUPERSEDED

PLANNING & COUNCIL BUILDING UNIT APPROVED SUBJECT TO CONDITIONS TO BE KEPT ON SITE

Building Consent Issue rev B / 19.09.2016
Design revision rev A / 07.09.2016
comments revision / date

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project 150 **2 Fowler Avenue Renovation**
client Yolanda Cholmondeley-Smith
drawing **Reference Plan** 1:100 @A3
project status Building Consent
drawing no **A.211**

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