

KEYNOTES

EXTERNAL FABRIC

WALL CLADDING

CL01 HORIZONTAL TIMBER BEVELBACK WEATHERBOARD CLADDING SYSTEM
Proprietary JSC H3.2 paint finished standard bevelback weatherboard profile to be installed on a 20m nominal vented and drained cavity system over heavy-duty building paper on Timber framed walls to comply with NZBC E2/AS1. Wall cladding to be installed in strict accordance with the details and specifications. Colour as per client's selection.

CL02 FIBRECEMENT WEATHERBOARD CLADDING SYSTEM
Proprietary JH Oblique fiber cement board to be installed on a 20mm nominal vented and drained cavity system over heavy-duty building paper on timber framed walls to comply with NZBC E2/AS1 and as per manufacturer's details and specifications. Colour as per client's selection.

FLOOR FRAMING/ SLAB

FN01 INSITU CONCRETE SLAB
Proposed 100mm 25 MPa In-situ concrete slab with SE67 mesh as per engineers' details and specifications. Concrete slab over 0.25mm DPM over 25mm sand blinding over compacted hardfill. DPM sheet joints lapped 150mm and taped as per NZS3604 7.5.6. DPM continuous under slab and to base of footing. Concrete slab to be casted in strict accordance with engineer's details and specifications.

EXTERNAL JOINERY

JY01 ALUMINIUM JOINERY
Selected Residential-suite Thermally Broken, double-glazed profile aluminium joinery to be installed with all underlays, flashing, fixings, and accessories in strict accordance with details and specifications. All joinery to be double glazed with min R0.46 thermal rating. Restrictor to be provided to all openable window sill height less than 1000mm and with the maximum opening of 100mm to comply with F4/AS1 safety from falling.

WALL FRAMING

WL01 TIMBER WALL FRAMING SYSTEM
90x45 SG8 H1.2 stud wall with studs @600 crs maximum and nogs @800 maximum crs. Top plate to be 2/90x45 (double) to be fixed to the studs with a type B connection: 2/90x3.15 nails + 2 wire dogs. Framing to comply with NZS 3604:2011 unless otherwise specified. Refer engr's bottom plate fixing detail for post fire structural stability

WL02 JHETGO36v - TWO WAY FIRE RATED WALL
Structure: 140x45 SG8 H1.2 stud wall with studs @300 crs maximum and nogs @800 maximum crs. Top plate to be 2/140x45 (double) to be fixed to the studs with a type B connection: 2/90x3.15 nails + 2 wire dogs.
Interior Lining: 10mm Gib Fyreline/ 13mm Standard GIB Lining
Exterior Lining : JH Oblique (Vertical) with Fire retardant underlay.
Framing to comply with NZS 3604:2011 unless otherwise specified. Refer engr's bottom plate fixing detail for post fire structural stability

INTERIOR FINISHES

FLOOR FINISHES

FL01 CARPET FLOOR FINISH
Selected carpet installed over floor substrate over floor slab (unless specified otherwise).

FL02 TILE FLOOR FINISH
Selected tiles over proprietary WPM on 19mm CCA graded H3.2 plywood flooring on joists @400crs nogged at 400crs. Tiles within the shower enclosure to be epoxy grouted. Shower floor to have a minimum fall of 1:80 to waste or 1:50 for open showers.

FL03 HARDWOOD FLOOR FINISH
Selected hardwood plank/ Prefinished Laminate flooring installed over floor substrate as per client's selection.

FL04 GARAGE CARPET FLOOR FINISH
Selected Garage carpet installed over floor substrate over floor slab (unless specified otherwise).

INTERIOR LININGS

IL01 CEILING LININGS
10mm / 13mm GIB ceiling lining on H1.2 SG8 70x30 timber battens @400/600crs fixed to the framing structure, Flush and square stop for level 4 finish.

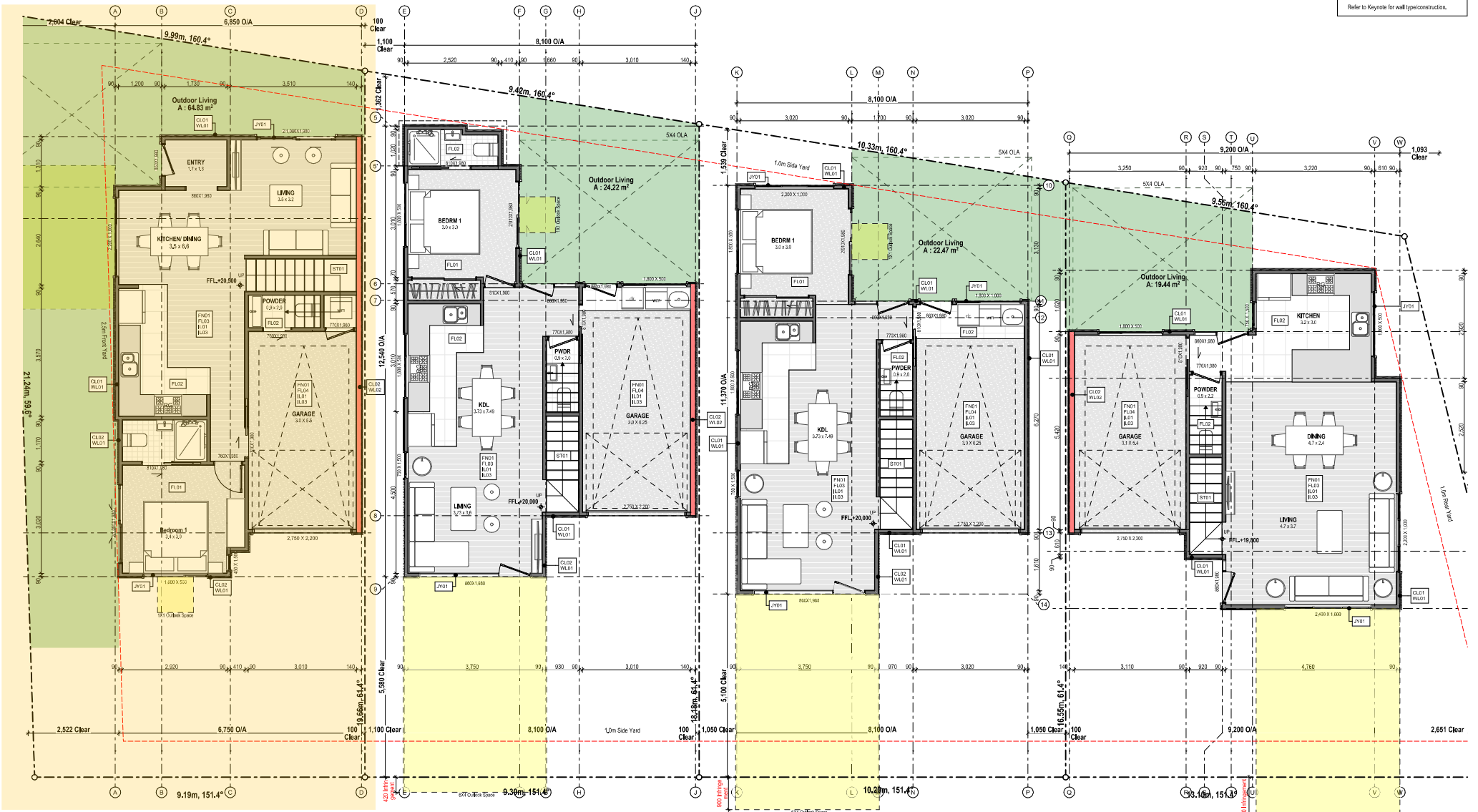
IL03 WALL LININGS
Proprietary 10mm GIB plasterboard installed over wall framing and to be finished off with paint unless otherwise Specified, Wet areas to use wet area rated plasterboard. Bracing elements, use bracing rating sheets, Level 4 finish.

STAIRCASE AND FENCING

ST01 INTERIOR STAIRS AND HANDRAILS
Refer to the floorplans for details. Barrier of staircase to F4/AS1. Handrail (50mm dia.) to be 950mm above pitch line. Access to the front door and stairway shall have a mean coefficient of friction in accordance with AS/NZS 3661.1 for slip resistance compliance. T: 285 mm min. (including 20mm nosing). R: 181 mm. W: 900 mm clear.

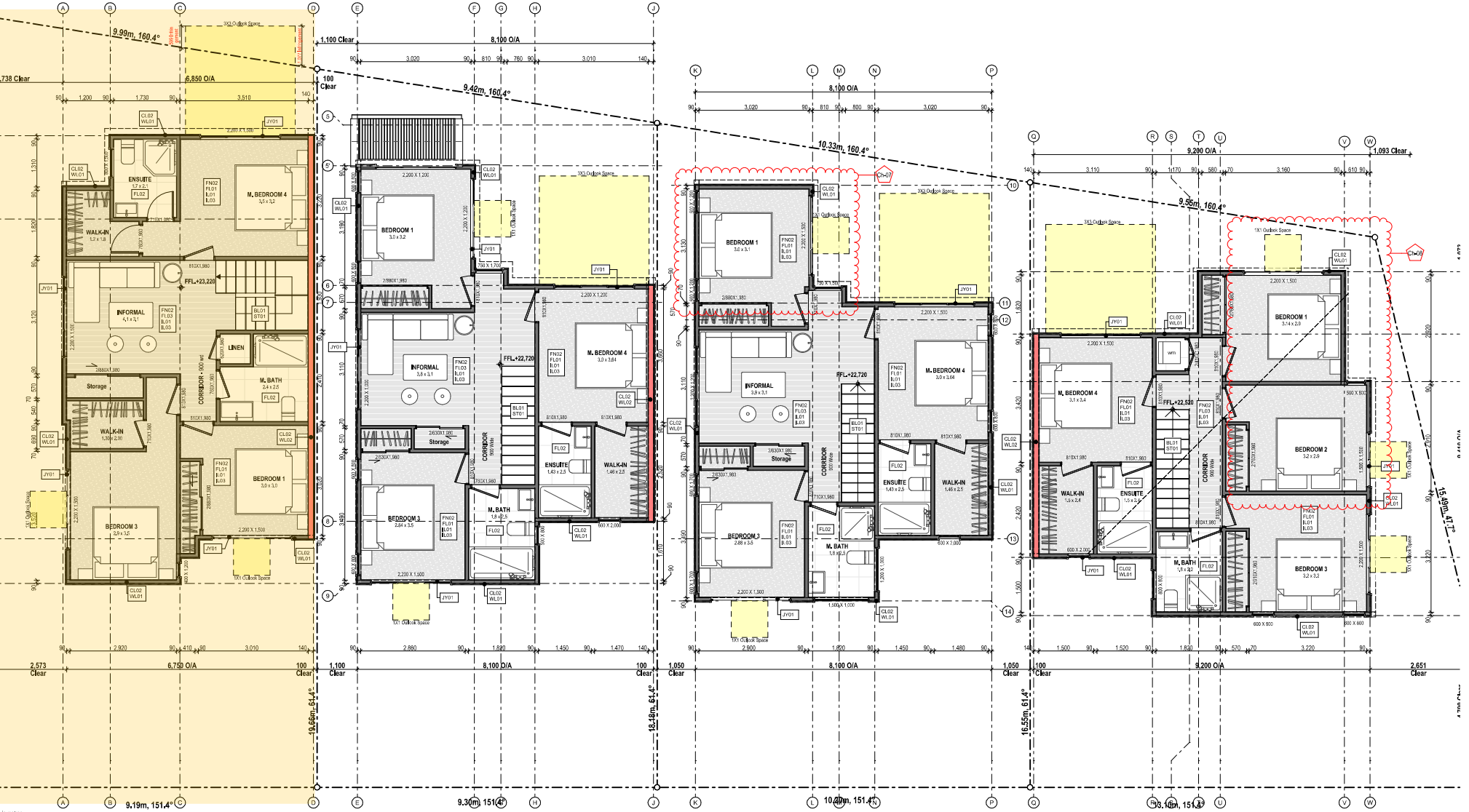
DO NOT SCALE OFF THIS PLAN.
Contractors shall notify Epic Design Works Ltd in writing of any conflicts or discrepancies found in the documentation.
There shall be no substitutions of any specified material or system without written prior approval by Epic Design Works Ltd.
Any changes to proposed works may require Building Consent amendment or minor variation, Epic Design works Ltd shall be notified for approval of any proposed changes prior to construction. DRAWINGS WILL NOT BE ISSUED RETROSPECTIVELY FOR CHANGES MADE WITHOUT EPIC DESIGN WORKS APPROVAL.

WALL STATUS
Existing timber framed wall
Proposed timber framed wall.
Refer to Keynote for wall type/construction.



scale in metres
0 1 2 3 4 5

PROJECT NUMBER: 2BULL	EPIC DESIGNWORKS Pro Architecture | Consent Specialists	40a St Leonards Road, Mount Eden, Akl-1024 P. 09393 3742, 0223473742 admin@epicdesign.nz www.epicdesign.nz	PROJECT NAME + ADDRESS: Four Lot Subdivision, 2 Buller Crescent Manurewa Auckland 2102	SHEET TITLE: PROPOSED GROUND FLOOR PLAN	Transmittal Set Name: RESOURCE CONSENTS APPLICATION	CHD	Change Name	Date: 13/02/2024	DESIGN: YI DRAWN: VS CHECKED: YI CURRENT REV: VS	1:50 @A1 1:100 @A3 PRINT DATE: 13/02/2024	SHEET NUMBER: 1.6	REVISION: -



KEYNOTES

EXTERNAL FABRIC

WALL CLADDING

CL02 FIBRECEMENT WEATHERBOARD CLADDING SYSTEM
Proprietary JH Oblique fiber cement board to be installed on a 20mm nominal vented and drained cavity system over heavy-duty building paper on timber framed walls to comply with NZBC E2/AS1 and as per manufacturer's details and specifications. Colour as per client's selection.

FLOOR FRAMING/ SLAB

FN02 MID FLOOR SUBSTRATE
17mm HD particle board installed over midfloor framing structure. Substrate fixing to midfloor structure to comply with NZS3604:2011 unless otherwise specified.

EXTERNAL JOINERY

JY01 ALUMINIUM JOINERY
Selected Residential-suite Thermally Broken, double-glazed profile aluminium joinery to be installed with all underlays, flashing, fixings, and accessories in strict accordance with details and specifications. All joinery to be double glazed with min R0.46 thermal rating. Restrictor to be provided to all openable window sill height less than 1000mm and with the maximum opening of 100mm to comply with F4/AS1 safety from falling.

WALL FRAMING

WL01 TIMBER WALL FRAMING SYSTEM
90x45 SG8 H1.2 stud wall with studs @600 crs maximum and nogs @800 maximum crs. Top plate to be 2/90x45 (double) to be fixed to the studs with a type B connection: 2/90x3.15 nails + 2 wire dogs. Framing to comply with NZS 3604:2011 unless otherwise specified. Refer engr's bottom plate fixing detail for post fire structural stability

WL02 JHETGO3W- TWO WAY FIRE RATED WALL
Structure: 140x45 SG8 H1.2 stud wall with studs @300 crs maximum and nogs @600 maximum crs. Top plate to be 2/140x45 (double) to be fixed to the studs with a type B
connection: 2/90x3.15 nails + 2 wire dogs.
Interior Lining: 10mm Gib Fyreline/ 13mm Standard GIB Lining
Exterior Lining : JH Oblique (Vertical) with Fire
retardant underlay.
Framing to comply with NZS 3604:2011 unless
otherwise specified. Refer engr's bottom

INTERIOR FINISHES

FLOOR FINISHES

FL01 CARPET FLOOR FINISH
Selected carpet installed over floor substrate over floor slab (unless specified otherwise).

FL02 TILE FLOOR FINISH
Selected tiles over proprietary WPM on 19mm CCA graded H3.2 plywood flooring on joists @400crs nogged at 400crs. Tiles within the shower enclosure to be epoxy grouted. Shower floor to have a minimum fall of 1:60 to waste or 1:50 for open showers.

FL03 HARDWOOD FLOOR FINISH
Selected hardwood plank/ Prefinished Laminate flooring installed over floor substrate as per client's selection.

INTERIOR LININGS

IL01 CEILING LININGS
10mm / 13mm GIB ceiling lining on H1.2 SG8 70x30 timber battens @400/600crs fixed to the framing structure. Flush and square stop for level 4 finish.

IL03 WALL LININGS
Proprietary 10mm GIB plasterboard installed over wall framing and to be finished off with paint unless otherwise Specified. Wet areas to use wet area rated plasterboard. Bracing elements, use bracing rating sheets. Level 4 finish.

STAIRCASE AND FENCING

BL01 FRAMED ALUMINIUM BALUSTRADE
0.7BMT Powder coated aluminium balustrade to be top/side fixed with minimum 1000mm above finished floor level. Aluminium framed balustrade designed and installed by the manufacturer glassvice in accordance with NZBC F4/AS1 and manufacturer's details and specifications unless otherwise specified.

ST01 INTERIOR STAIRS AND HANDRAILS
Refer to the floorplans for details. Barrier of staircase to F4/AS1, Handrail (50mm dia.) to be 850mm above pitch line. Access to the front door and stairway shall have a mean coefficient of friction in accordance with AS/NZS 3661.1 for slip resistance compliance. T: 285 mm min. (including 20mm nosing), R: 181 mm, W: 900 mm clear.

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WALL STATUS
- Existing timber framed wall
- Proposed timber framed wall.

Refer to Keynote for wall type/construction.

scale in metres
0 1 2 3 4 5

PROJECT NUMBER: 2BULL	EPIC DESIGNWORKS Pro Architecture | Consent Specialists	45a St Leonards Road, Mount Eden, Akl-1024. P. 09393 3747, 0275473747. admin@epicdesign.nz. www.epicdesign.nz	PROJECT NAME + ADDRESS: Four Lot Subdivision, 2 Buller Crescent Manurewa Auckland 2102	SHEET TITLE: PROPOSED FIRST FLOOR PLAN			

Transmittal/Issue Name	CHG	Change Name	Date		
RESOURCE CONSENTS APPLICATION			13/02/2024	DESIGN: YI	1:50 @A1
RC RFI 1	CHG 01	Window Size Reviewed, Window Removed	12/04/2024	DRAWN: VS	1:100 @A3
				CHECKED: YI	
				CURRENT REV: VS	PRINT DATE: 17/04/2024

SHEET NUMBER: 1.7
REVISION: -0