SILVERBROOKE - TYPOLOGY TH1 - LOT 144-149

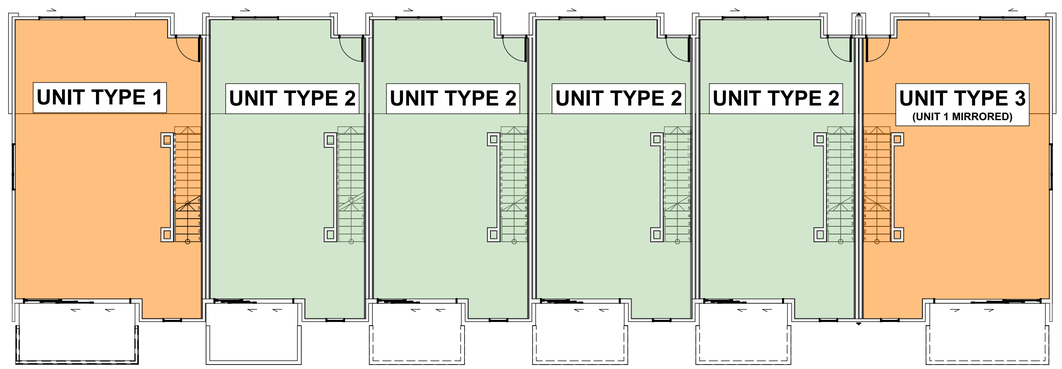
LOT 4, SILVERWOOD, WHITBY, PORIRUA

BUILDING CONSENT ISSUE

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A601	Finishes & Fixtures Schedule	A	9/12/2020 11:09 AM	☒
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A7001	Health and Safety	A	9/12/2020 11:09 AM	☒





Plan - Unit Type Schematic
1:100

Note: Door and window ID's are labelled as per the above diagram.

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SILVERBROOKE
WHITBY

A1 Drawing

Notes:

ChID	Change Name	Date
A	BUILDING CONSENT ISSUE	9/12/2020

Site

Wind zone	Extra High
Exposure zone	C
Earthquake zone	3

Project

Job number	1857
Drawn	IH
Approved	MB

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SILVERBROOKE - TYPOLOGY TH1 - LOT 144-149

LOT 4, SILVERWOOD, WHITBY, PORIRUA

Drawing

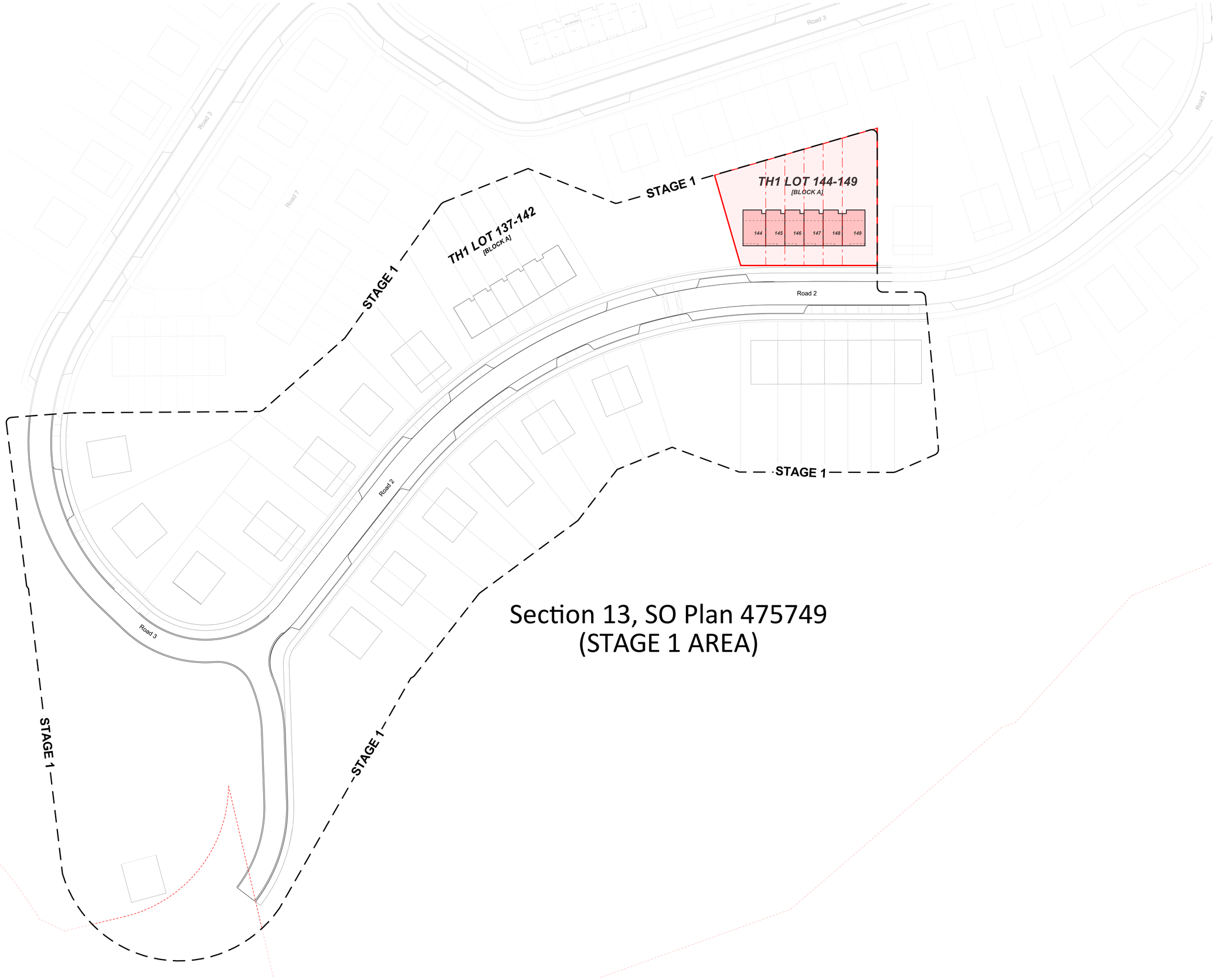
Title Page

Status

BUILDING CONSENT ISSUE

Number	Revision
A001	**A**

Wednesday, 9 December 2020 @ 11:16 AM N:\Data\1857 Silverbrooke\06 Drawings\3DD Files\3DD Typology TH1 -Stepped Mode Lots 144-149.pln Ben



Section 13, SO Plan 475749 (STAGE 1 AREA)

3 Stage 1 Site Plan
- 1:500

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SILVERBROOKE
WHITBY

A1 Drawing

N

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SILVERBROOKE - TYPOLOGY TH1 - LOT 144-149

LOT 4, SILVERWOOD, WHITBY, PORIRUA

Drawing

Location Plan

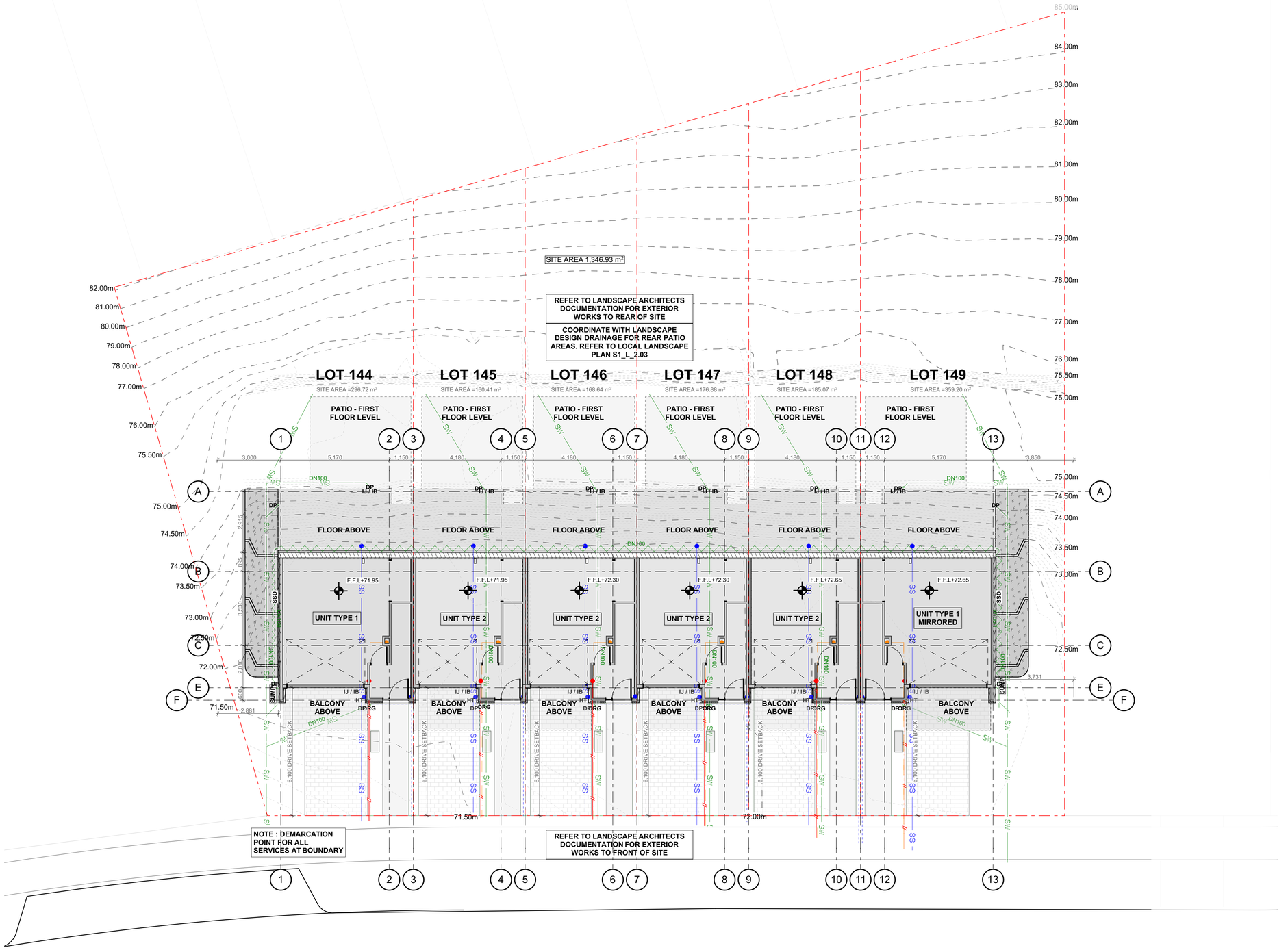
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BUILDING CONSENT ISSUE

Number	Revision
A002	**A**

Wednesday, 9 December 2020 @ 11:16 AM N:\Data\1857 Silverbrooke\06 Drawings\2D Files\2D Typology TH1 -Stepped Model Lots 144-149.pln Ben

All Lots area fee simple sites, and boundarys are “future lot boundary”



1 Site Plan TH1 - BLOCK A
- 1:100

SITE PLAN NOTES:

Site: Refer to Section 13, SO Plan 475749

Legal Description:
LOTS 1-2 4 DP 430237

Zone: Residential Zone (standard density)
Overlays:
- Scheduled Site - Schedule C
- Fault Hazard Overlay
- Land Management Overlay

Site Area: 1347m²
Floor Area (All floors, All units): 853.6m²
Building Coverage: 387.6m²
Max Allowable Site Coverage: 35%
Total Site Coverage 28.7% = **OK**

Max Permitted Building Height: 8m = **NOT**

Boundary Setbacks:
- Front Yard: 1.5m = **OK**
- Side and Rear Yards: 1.5m = **OK**
- Decks >1.2m above GL: 2.0m = **OK**

Building Distance to Nearest Boundary: ~83m

Wind Zone:
Wind Region: A
Ground Roughness: Open
Site Exposure: Exposed
Topographic Class: T1
=> **High** Wind Zone

Impermeable Area Calculation:
proposed impermeable area (roof, paving) = 377m²
less existing permeable area removed (paving) = -295m²
=> proposed additional impermeable area = 82m²

site contours shown are existing

Erosion and Sedimentation Control

The main contractor will use the relevant erosion and sediment control measures to meet the requirements for this site.

Provide protection for neighbouring sites from rubbish or sediment contamination.

Erosion Control
- Minimum existing vegetation and soil will be removed from site
- Sediment Control measures will be in place before earthworks begin
- Earthworks to be kept to minimum
- Stockpiles will be delivered as late as possible, located within the sediment control zone, and protected from run-off and covered were necessary
- Trenching will where possible be done at ones time for all services
- Contractors will be requested to set out, dig, and backfill trenches in such a way as to minimise erosion and run off
- Hard wastes will be placed in the bins provided by company
- Client will be encouraged to landscape and cover over exposed soil on their site as soon as possible

Sediment and Run-off Control
-Upslope water will be diverted from site where possible
- Sediment controls will be placed at bottom of site to minimise runoff leaving the site. These may involve sediment fencing, supplemented with straw bales on steep areas
- Existing vegetation will be used where possible to minimise runoff
- Divert runoff from undisturbed areas above excavations
- Control dust by damping down disturbed areas by hose.
- construct silt trap at stormwater collection point to allow settlement of sediment before discharging into the stormwater system.

SEDIMENT CONTROL FENCE

General Construction Notes

Relative Levels shown are expressed in terms of the PCC datum.

All timber framing to be SG8 unless otherwise noted on plans.

All timber framing and fixing to comply with NZS 3604:2011

DPC between all timber framing and concrete or steel surfaces.

Allow for blocking to wall and roof framing as required to support claddings, linings, fixings and fittings.

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Drainage Key

150mm UPVC STORMWATER	SW	Stormwater nominal 1:120 fall or as indicated on plan
100mm SEWER	SS	Sanitary Sewer falls 1:120 min or as indicated on plan
		Phone or Data
		New Water Supply
		Power
		Novo coil
DP		Down Pipe
IJ / IB		Inspection junction / inspection bend, installed 100mm below finished ground.
SUMP		Driveway sump / Silt Trap
SSD		Sub Soil Drain connected to sump & to approved storm water system.
HT		Hose Tap
FWG		Floor Waste Gully
GT		Gully Trap
ORG		Overflow Relief Gully

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SILVERBROOKE WHITBY

A1 Drawing

N

Notes:

ChID	Change Name	Date
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Exposure zone	C
Earthquake zone	3

Project

Job number	1857
Drawn	IH
Approved	MB

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SILVERBROOKE - TYPOLOGY TH1 - LOT 144-149

LOT 4, SILVERWOOD, WHITBY, PORIRUA

Drawing

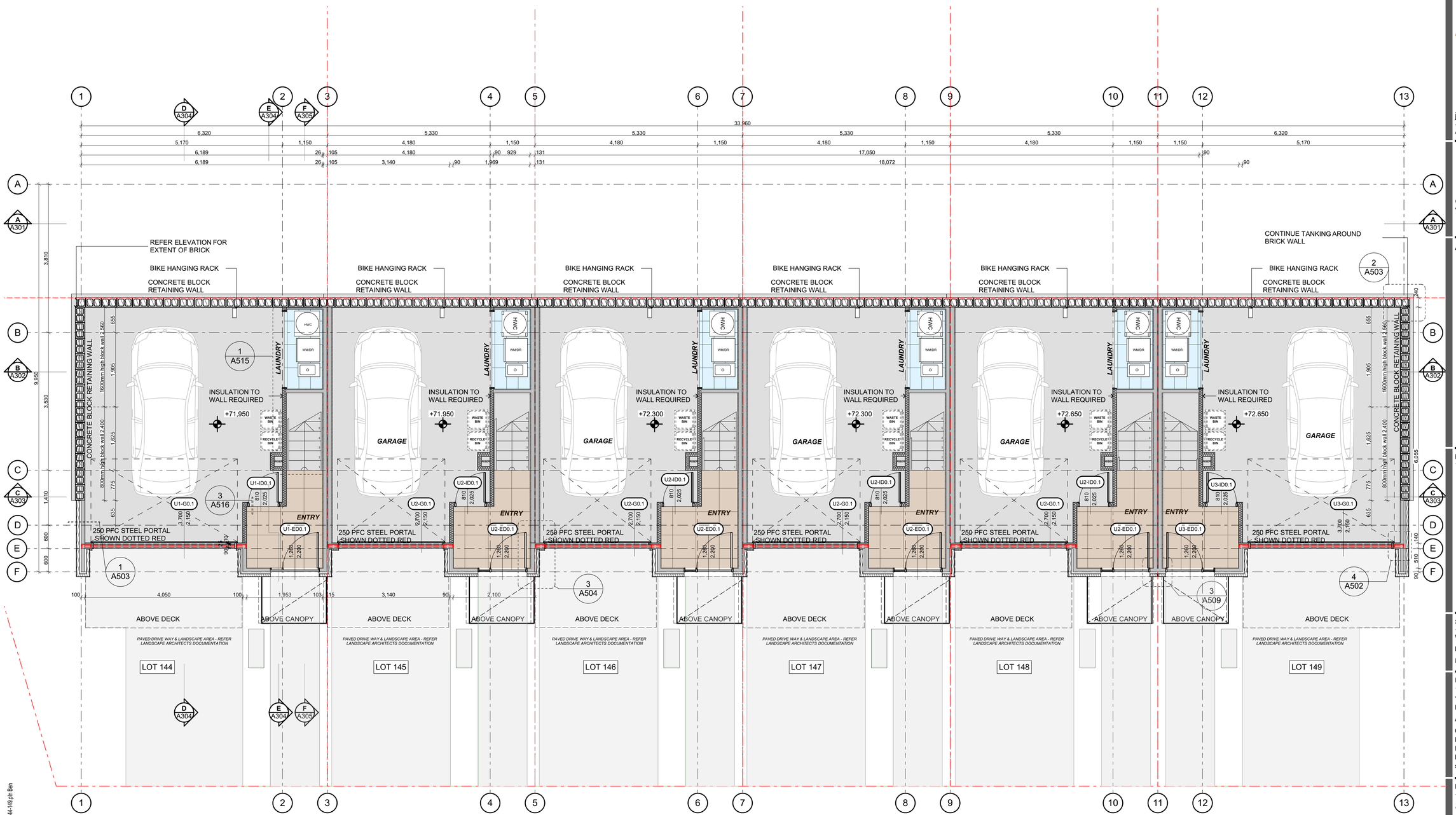
Site Plan TH1 - Block A

Status

BUILDING CONSENT ISSUE

Number	Revision
A101	A

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Ground Floor Plan
1:50

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Schedule of Timber Treatment

H1.2 Structural framing timber including subfloor framing (excluding piles). Framing protected from the weather, above ground, and also exposed to ground atmosphere.
- Exterior wall framing
- Roof and ceiling framing
- Interior wall framing
- Intermediate interior floor framing
- Enclosed skillion roof and purlins
- Roof framing with lined soffits
- Subfloor framing except piles

H3.1 Fascias, weatherboards, facings and other painted trim requiring a not less than 15-year durability.
- Exterior joinery and timber reveals for aluminium windows
- Timber cavity battens

H3.2 Framing exposed to weather above ground with a risk of trapped water.
- Cantilevered enclosed deck joists and associated framing (joist trimmers, nogs, dwangs and blocking)
- Decking and outdoor structures
- Rafters exposed to the weather
- Beams exposed to the weather
- Timber slatted decking joists and bearers
- Uncoated or stained Radiata pine weatherboards and trim
- Fence rails and palings (not in contact with the ground)

H4 Landscape timbers.
- Fence posts
- Horizontal timbers for retaining walls

H5 Timber in contact with ground.
- House piles and poles
- Crib walling
- Retaining wall poles

FLOOR FINISHES KEY

- BALCONY TIMBER DECKING
- CARPET
- TILES - DRY AREA
- TILES - WET AREA WITH MEMBRANE UNDER TILE
- KITCHEN BENCH TOP
- TILES - WET AREA
- EXPOSED CONCRETE - GARAGE

General Framing / Wall Key

- 3821 4.5 5113G 4.4 — H1.2 90 X 45MM TIMBER FRAMING - STUDS AT 400MM CRS - DWANGS AT 800MM CRS [refer spec] GIB® INTERTENANCY WALL SYSTEMS GBTLA 90C [refer spec]
- 3821 4.5 5113G — H1.2 90 X 45MM TIMBER FRAMING - STUDS AT 400MM CRS - DWANGS AT 800MM CRS [refer spec] 10MM GIB® STANDARD PLASTERBOARD [refer spec]
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- 3821 4.5 4261MV 4711P 4.2 — H1.2 90 X 45MM TIMBER FRAMING - STUDS AT 400MM CRS - DWANGS AT 800MM CRS [refer spec] Midland Brick NZ - Clay Brick Veneer [refer spec] PINK® BATTS® ULTRA® WALL INSULATION [refer spec]
- 3821 4.5 4231HL 5113G — H1.2 90 X 45MM TIMBER FRAMING - STUDS AT 400MM CRS - DWANGS AT 800MM CRS [refer spec] James Hardie® Linea™ Cladding [refer spec] PINK® BATTS® ULTRA® WALL INSULATION [refer spec]

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SILVERBROOKE WHITBY

A1 Drawing

Notes:

Site	
Wind zone	Extra High
Exposure zone	C
Earthquake zone	3

Project	
Job number	1857
Drawn	IH
Approved	MB

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Name and address

SILVERBROOKE - TYPOLOGY TH1 - LOT 144-149

LOT 4, SILVERWOOD, WHITBY, PORIRUA

Drawing

Lower Ground Floor Plan - 1:50

Status

BUILDING CONSENT ISSUE

Number	Revision
A102	A

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FLOOR FINISHES KEY

- BALCONY TIMBER DECKING
- CARPET
- TILES - DRY AREA
- TILES - WET AREA WITH MEMBRANE UNDER TILE
- KITCHEN BENCH TOP
- TILES - WET AREA
- EXPOSED CONCRETE - GARAGE

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First Floor Plan
1:50

ARCHITECTS jerram tocker + barron

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SILVERBROOKE
WHITBY

A1 Drawing

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LOT 4, SILVERWOOD, WHITBY, PORIRUA

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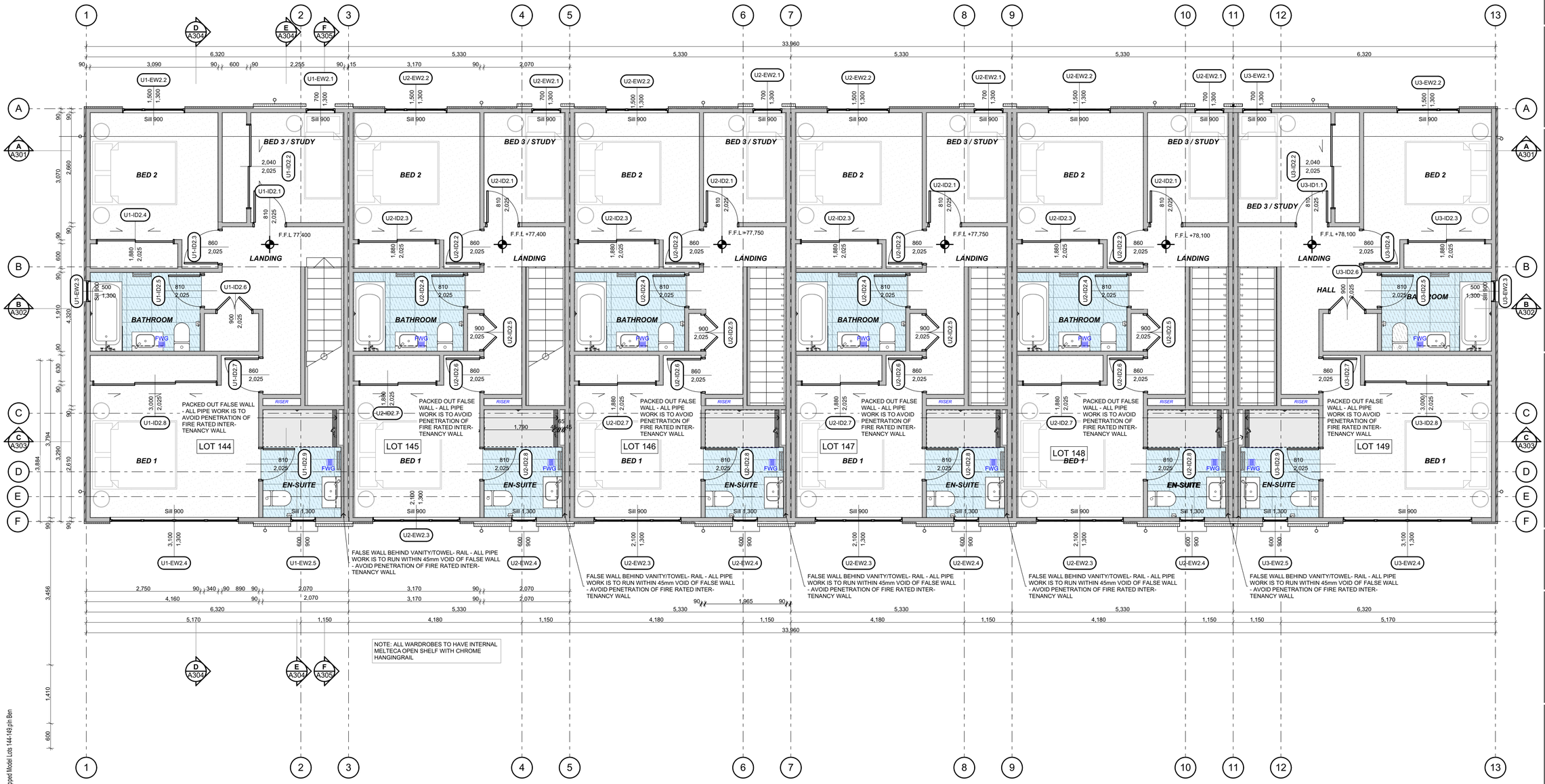
First Floor Plan - 1:50

Status

BUILDING CONSENT ISSUE

Number	Revision
A103	A

Wednesday, 9 December 2020 @ 11:16 AM N:\Data\1857 Silvertrooke\06 Drawings\0D Files\0D Typology TH1 Stepped Model Lots 144-149.pln Ben



Second Floor Plan
1:50

FLOOR FINISHES KEY

BALCONY TIMBER DECKING
CARPET
TILES - DRY AREA
TILES - WET AREA WITH MEMBRANE UNDER TILE
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SILVERBROOKE WHITBY

A1 Drawing

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SILVERBROOKE - TYPOLOGY TH1 - LOT 144-149

LOT 4, SILVERWOOD, WHITBY, PORIRUA

Drawing

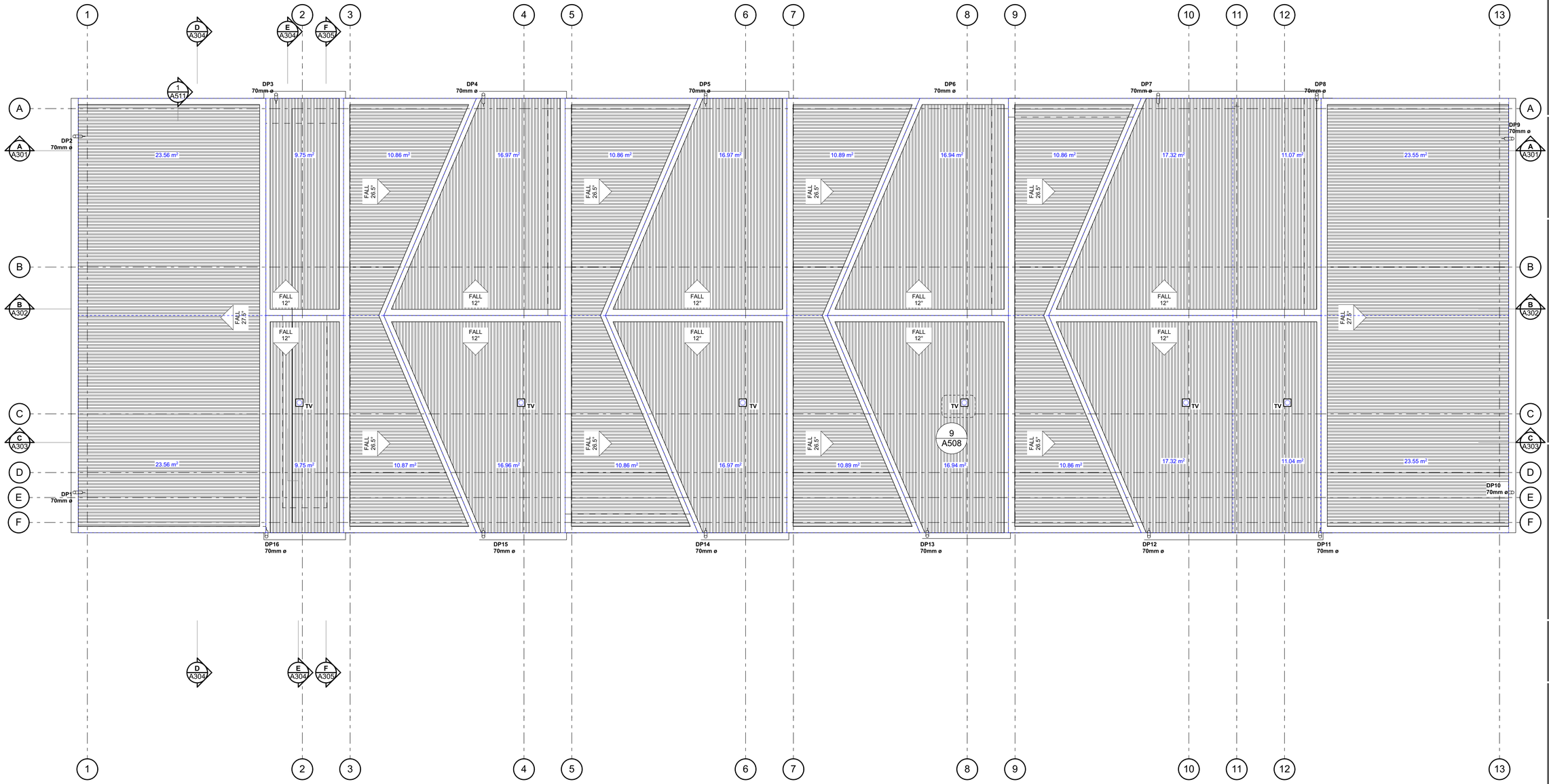
Second Floor Plan - 1:50

Status

BUILDING CONSENT ISSUE

Number	Revision
A104	A

Wednesday, 9 December 2020 @ 11:16 AM N:\Data\1857 Silvertrooke\06 Drawings\0D Files\0D Typology TH1 - Stepped Model Lots 144-149.pln Ben



Roof Plan
1:50

EXTERNAL GUTERS

DOWNPIPE COLLECTION AREAS
DP1 = 23.6M²
DP2 = 23.6M²
DP3 = 9.8M²
DP4 = 27.9M² = (10.9+17.0)
DP5 = 27.9M² = (10.9+17.0)
DP6 = 27.9M² = (10.9+17.0)
DP7 = 28.2M²
DP8 = 11.1M²
DP9 = 23.6M²
DP10 = 23.6M²
DP11 = 11.1M²
DP12 = 28.2M²
DP13 = 27.9M² = (10.9+17.0)
DP14 = 27.9M² = (10.9+17.0)
DP15 = 27.9M² = (10.9+17.0)
DP16 = 11.79M²

ROOF SLOPE = VARIES (27.5^{O}, 12^{O}) - MAX ROOF AREA = 28m2

DOWN PIPE SIZE - (TABLE 5 E1/AS1) - ROOF PITCH 25-35 MAX AREA ALLOWED 50m2 = 63mm DOWN PIPES. THERFORE OUR 70mm DOWN PIPE COMPLY

ROOF AREA DISCHARGING INTO GUTTER (FIGURE 16, E1/AS1) - CROSS SECTION AREA = 5,500mm2 - HALF ROUND GUTTER CROSS SECTION AREA = 6,600mm2 = OK, SO GUTTER COMPLIES

Wednesday, 9 December 2020 @ 11:16 AM N:\Data\1857 Silverbrooke\06 Drawings\DD Files\DD Typology TH1 - Stepped Model Lots 144-149.pln Ben

ARCHITECTS jerram tocker + barron

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SILVERBROOKE
WHITBY

A1 Drawing

Notes:

ChID	Change Name	Date
A	BUILDING CONSENT ISSUE	9/12/2020

Site

Wind zone	Extra High
Exposure zone	C
Earthquake zone	3

Project

Job number	1857
Drawn	IH
Approved	MB

Check all dimensions on site
Do not scale from plans
If in doubt consult the architect
Read in conjunction with the architectural specification and all consultant documentation

Name and address

SILVERBROOKE - TYPOLOGY TH1 - LOT 144-149

LOT 4, SILVERWOOD, WHITBY, PORIRUA

Drawing

Roof Plan

Status

BUILDING CONSENT ISSUE

Number	Revision
A105	**A**

COORDINATE WITH LANDSCAPE DESIGN DRAINAGE FOR REAR PATIO AREAS. REFER TO LOCAL LANDSCAPE PLAN S1_L_2.03

BLOCKWORK CONTROL JOINT

CONCRETE BLOCK RETAINING WALL

CONCRETE BLOCK RETAINING WALL 1600mm high block wall 2.560 / 800mm high block wall 2.400

CONCRETE 125mm SLAB REFER TO ENGINEER INFORMATION, FOUNDATION REFER TO ENGINEER INFORMATION

F.F.L +71,950 / F.F.L +71,950 / F.F.L +72,300 / F.F.L +72,300 / F.F.L +72,650 / F.F.L +72,650

250 PFC STEEL PORTAL SHOWN DOTTED RED

rebate to garage door

rebate

DP IJ / IB ORG HT SUMP GT

DN100 SW SS SSD HWC DHW

TEE LINE SHOWN ORANGE

MAINS POWER LINK

7411 4.5 OVERFLOW RELIEF GULLY [refer spec]

NOTE : DEMARCATION POINT FOR ALL SERVICES AT BOUNDARY

Lower Ground Foundation Plan
1:50

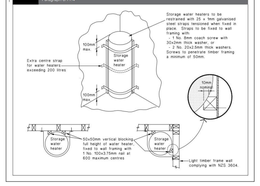
Hot Water Cylinder Notes

HWC to be no greater than 320 litre max. capacity, with tempering valve to ensure hot water is delivered to outlets at 55° max. and be restrained to NZBC G12/AS1 Fig 14 below. Temperature and Pressure Relief valve (TPR) to copper overflow drain to safe place as per Drainage Plan.

The Hot water cylinder must be installed over a safe tray with an incorporated drain with a minimum diameter of 40 mm.

Where the tank overflow discharges into the safe tray, the diameter of the safe tray drain shall be greater than the overflow pipe from the tank. The safe try outlet / overflow must discharge to a visible place within the same property that does not create a nuisance or damage to building elements. The overflow pipe shall be sized so that the discharge capacity is no less than the maximum inlet flow. The outlet of the overflow pipe shall not permit the entry of birds or vermin.

Figure 14: Seismic Restraint of Storage Water Heaters 90 – 360 litres (Paragraph 8.11.4)



Drainage Key

150mm UPVC STORMWATER	SW	Stormwater nominal 1:120 fall or as indicated on plan
100mm SEWER	SS	Sanitary Sewer falls 1:120 min or as indicated on plan
		Phone or Data
		New Water Supply
		Power
		Novo coil
DP		Down Pipe
IJ / IB		Inspection junction / inspection bend, installed 100mm below finished ground.
SUMP		Driveway sump / Silt Trap
SSD		Sub Soil Drain connected to sump & to approved storm water system.
HT		Hose Tap
FWG		Floor Waste Gully
GT		Gully Trap
ORG		Overflow Relief Gully

Foundation Key

- 125mm thick reinforced concrete floor slab.
- 100mm thick reinforced paving concrete slab - exposed aggregate finish
- Inside edge of concrete masonry foundation wall
- SC — Slab saw cut
- CJ — Slab construction joint
- +0000 — Finished Slab & Exterior Paving levels

Foundation Notes

Contractor to confirm all door & window rebate sizes with door and window manufacturer prior to construction.

Foundation plans to be read in conjunction with other specific sub consultants designs and specifications, i.e. Structural engineers.

General Construction Notes

Relative Levels shown are expressed in terms of the PCC datum.

All timber framing to be SG8 unless otherwise noted on plans.

All timber framing and fixing to comply with NZS 3604:2011

DPC between all timber framing and concrete or steel surfaces.

Allow for blocking to wall and roof framing as required to support claddings, linings, fixings and fittings.

All drawings to be read in conjunction with:
- JTB architectural specification
- Silvester Clark structural documentation
-Local Landscaping documentation

Plumbing Notes:

Minimum Pipe Sizes and Gradients

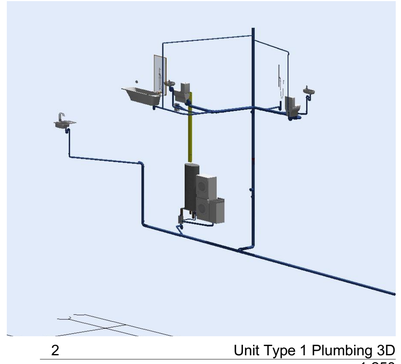
40mm Ø @ 1:40 TO:
BASINS, BATH SHOWERS, FWG

40mm Ø @ 1:20 TO:
KITCHEN SINK, DISHWASHER, TUB / WASHING MACHINE

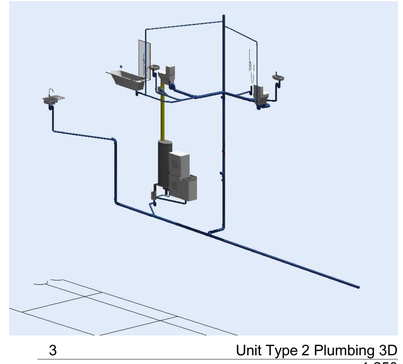
100mm Ø @ 1:60 TO: W.C'S

Plumbing Notes

All sanitary plumbing to comply with NZBC G13/AS1 and to be confirmed on site by a registered plumber.



2 — Unit Type 1 Plumbing 3D
- — 1:250



3 — Unit Type 2 Plumbing 3D
- — 1:250

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SILVERBROOKE WHITBY

A1 Drawing

Notes:

ChID	Change Name	Date
A	BUILDING CONSENT ISSUE	9/12/2020

Site

Wind zone	Extra High
Exposure zone	C
Earthquake zone	3

Project

Job number	1857
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Approved	MB

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Name and address

SILVERBROOKE - TYPOLOGY TH1 - LOT 144-149

LOT 4, SILVERWOOD, WHITBY, PORIRUA

Drawing

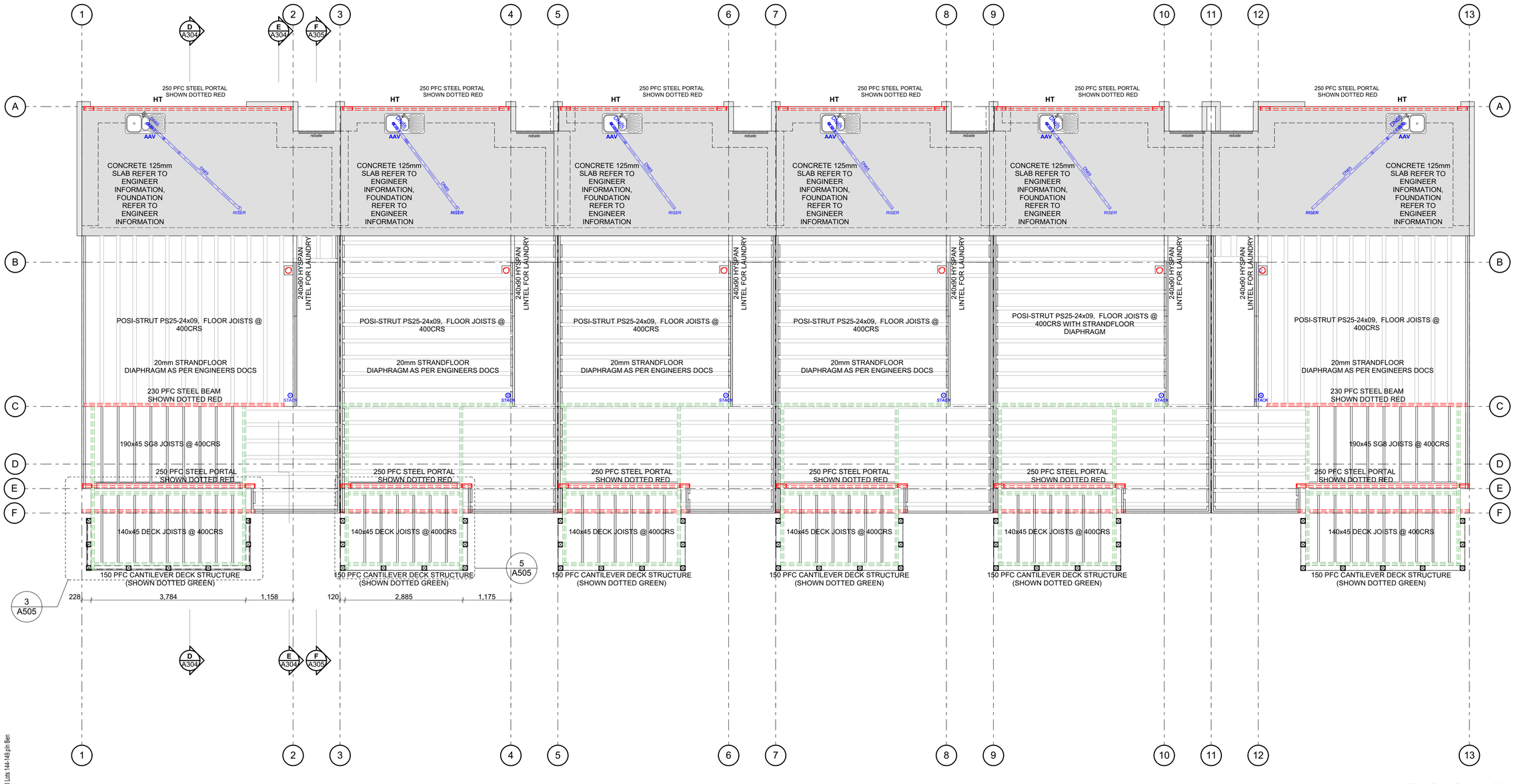
Lower Ground Floor Foundation Plan

Status

BUILDING CONSENT ISSUE

Number	Revision
A106	A

Wednesday, 9 December 2020 @ 11:16 AM N:\Data\1857 Silvertrooke\06 Drawings\DD Files\DD Typology TH1 -Stepped Model Lots 144-149.pln Ben



First Floor Framing Plan
1:50

Drainage Key

150mm UPVC STORMWATER	SW	Stormwater nominal 1:120 fall or as indicated on plan
100mm SEWER	SS	Sanitary Sewer falls 1:120 min or as indicated on plan
		Phone or Data
		New Water Supply
		Power
		Novo coil
DP		Down Pipe
IJ / IB		Inspection junction / inspection bend, installed 100mm below finished ground.
SUMP		Driveway sump / Silt Trap
SSD		Sub Soil Drain connected to sump & to approved storm water system.
HT		Hose Tap
FWG		Floor Waste Gully
GT		Gully Trap
ORG		Overflow Relief Gully

Schedule of Timber Treatment

H1.2 Structural framing timber including subfloor framing (excluding piles). Framing protected from the weather, above ground, and also exposed to ground atmosphere.
- Exterior wall framing
- Roof and ceiling framing
- Interior wall framing
- Intermediate interior floor framing
- Enclosed skillion roof and purlins
- Roof framing with lined soffits
- Subfloor framing except piles

H3.1 Fascias, weatherboards, facings and other painted trim requiring a not less than 15-year durability.
- Exterior joinery and timber reveals for aluminium windows
- Timber cavity battens

H3.2 Framing exposed to weather above ground with a risk of trapped water.
- Cantilevered enclosed deck joists and associated framing (joist trimmers, nogs, dwangs and blocking)
- Decking and outdoor structures
- Rafters exposed to the weather
- Beams exposed to the weather
- Timber slatted decking joists and bearers
- Uncoated or stained Radiata pine weatherboards and trim
- Fence rails and palings (not in contact with the ground)

H4 Landscape timbers.
- Fence posts
- Horizontal timbers for retaining walls

H5 Timber in contact with ground.
- House piles and poles
- Crib walling
- Retaining wall poles

General Construction Notes

Relative Levels shown are expressed in terms of the PCC datum.

All timber framing to be SG8 unless otherwise noted on plans.

All timber framing and fixing to comply with NZS 3604:2011

DPC between all timber framing and concrete or steel surfaces.

Allow for blocking to wall and roof framing as required to support claddings, linings, fixings and fittings.

All drawings to be read in conjunction with:
- JTB architectural specification
- Silvester Clark structural documentation
-Local Landscaping documentation

Plumbing Notes:

Minimum Pipe Sizes and Gradients

40mm Ø @ 1:40 TO:
BASINS, BATH SHOWERS, FWG

40mm Ø @ 1:20 TO:
KITCHEN SINK, DISHWASHER, TUB / WASHING MACHINE

100mm Ø @ 1:60 TO: W.C'S

Plumbing Notes

All sanitary plumbing to comply with NZBC G13/AS1 and to be confirmed on site by a registered plumber.

ARCHITECTS jerram tocker + barron

NZIA PRACTICE

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SILVERBROOKE WHITBY

A1 Drawing

Notes:

ChID	Change Name	Date
A	BUILDING CONSENT ISSUE	9/12/2020

Site

Wind zone	Extra High
Exposure zone	C
Earthquake zone	3

Project

Job number	1857
Drawn	IH
Approved	MB

Check all dimensions on site
Do not scale from plans
If in doubt consult the architect
Read in conjunction with the architectural specification and all consultant documentation

Name and address

SILVERBROOKE - TYPOLOGY TH1 - LOT 144-149

LOT 4, SILVERWOOD, WHITBY, PORIRUA

Drawing

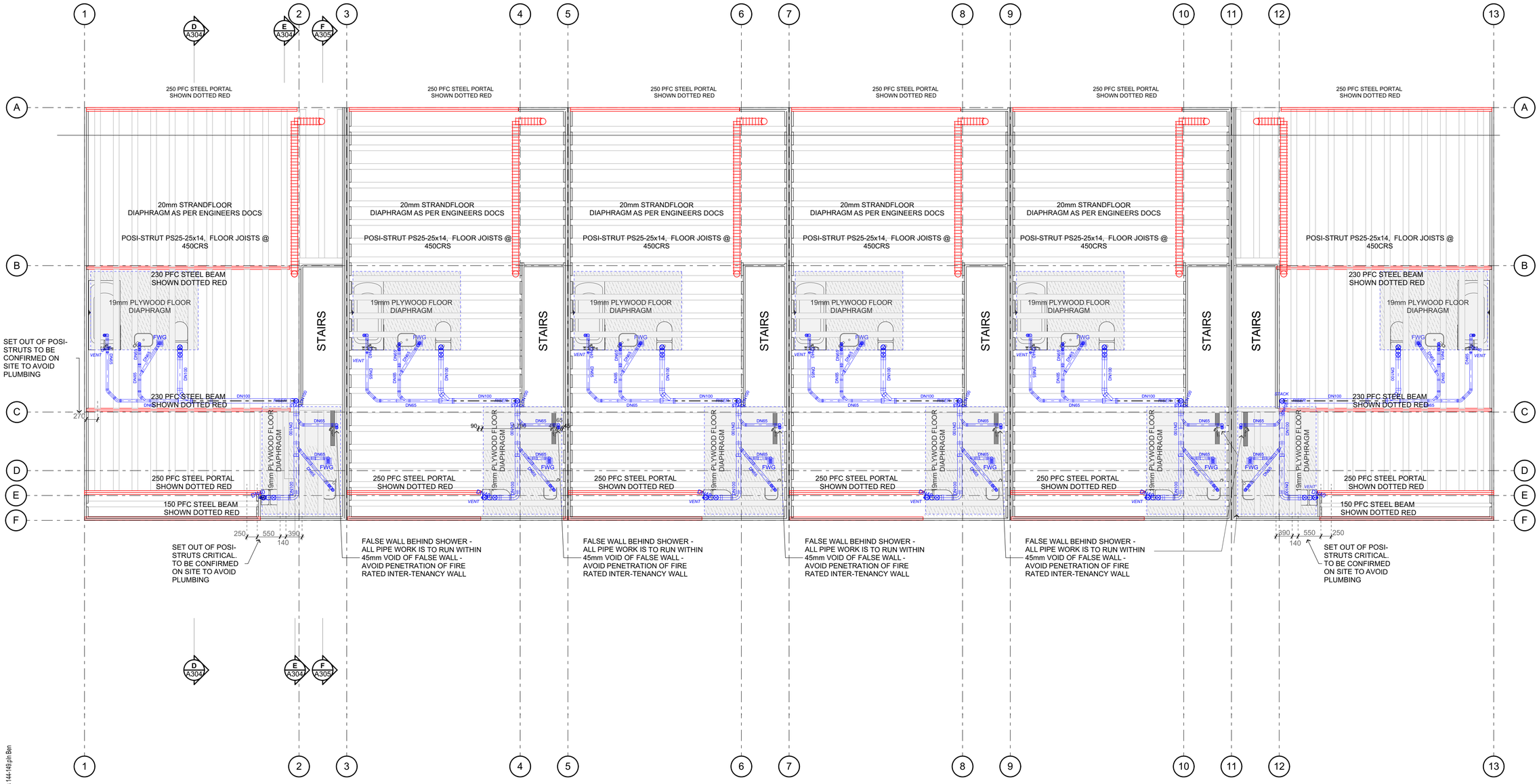
First Floor Framing Plan

Status

BUILDING CONSENT ISSUE

Number	Revision
A107	A

Wednesday, 9 December 2020 @ 11:16 AM N:\Data\1857 Silverbrooke\06 Drawings\DD Files\DD Typology TH1 -Stepped Model Lots 144-149.pln Ben



Second Floor Framing Plan
1:50

Plumbing Key

DN100	PVC waste diameter and falls noted on plan.
	Extrcat ducting
100mm SEWER — SS —	Sanitary Sewer falls 1:120 min or as indicated on plan
IJ / IB	Inspection junction / inspection bend, installed 100mm below finished ground.
FWG	Floor Waste Gully
GT	Gully Trap
ORG	Overflow Relief Gully
TV	Terminal Vent
AAV	Air Admittance Valve

Schedule of Timber Treatment

H1.2 Structural framing timber including subfloor framing (excluding piles). Framing protected from the weather, above ground, and also exposed to ground atmosphere.
- Exterior wall framing
- Roof and ceiling framing
- Interior wall framing
- Intermediate interior floor framing
- Enclosed skillion roof and purlins
- Roof framing with lined soffits
- Subfloor framing except piles

H3.1 Fascias, weatherboards, facings and other painted trim requiring a not less than 15-year durability.
- Exterior joinery and timber reveals for aluminium windows
- Timber cavity battens

H3.2 Framing exposed to weather above ground with a risk of trapped water.
- Cantilevered enclosed deck joists and associated framing (joist trimmers, nogs, dwangs and blocking)
- Decking and outdoor structures
- Rafters exposed to the weather
- Beams exposed to the weather
- Timber slatted decking joists and bearers
- Uncoated or stained Radiata pine weatherboards and trim
- Fence rails and palings (not in contact with the ground)

H4 Landscape timbers.
- Fence posts
- Horizontal timbers for retaining walls

H5 Timber in contact with ground.
- House piles and poles
- Crib walling
- Retaining wall poles

General Construction Notes

Relative Levels shown are expressed in terms of the PCC datum.

All timber framing to be SG8 unless otherwise noted on plans.

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Allow for blocking to wall and roof framing as required to support claddings, linings, fixings and fittings.

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- JTB architectural specification
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-Local Landscaping documentation

Plumbing Notes:

Minimum Pipe Sizes and Gradients

40mm Ø @ 1:40 TO:
BASINS, BATH SHOWERS, FWG

40mm Ø @ 1:20 TO:
KITCHEN SINK, DISHWASHER, TUB / WASHING MACHINE

100mm Ø @ 1:60 TO: W.C'S

Plumbing Notes

All sanitary plumbing to comply with NZBC G13/AS1 and to be confirmed on site by a registered plumber.

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SILVERBROOKE WHITBY

A1 Drawing

Notes:

ChID	Change Name	Date
A	BUILDING CONSENT ISSUE	9/12/2020

Site

Wind zone	Extra High
Exposure zone	C
Earthquake zone	3

Project

Job number	1857
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Approved	MB

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Read in conjunction with the architectural specification and all consultant documentation

Name and address

SILVERBROOKE - TYPOLOGY TH1 - LOT 144-149

LOT 4, SILVERWOOD, WHITBY, PORIRUA

Drawing

Second Floor Framing Plan

Status

BUILDING CONSENT ISSUE

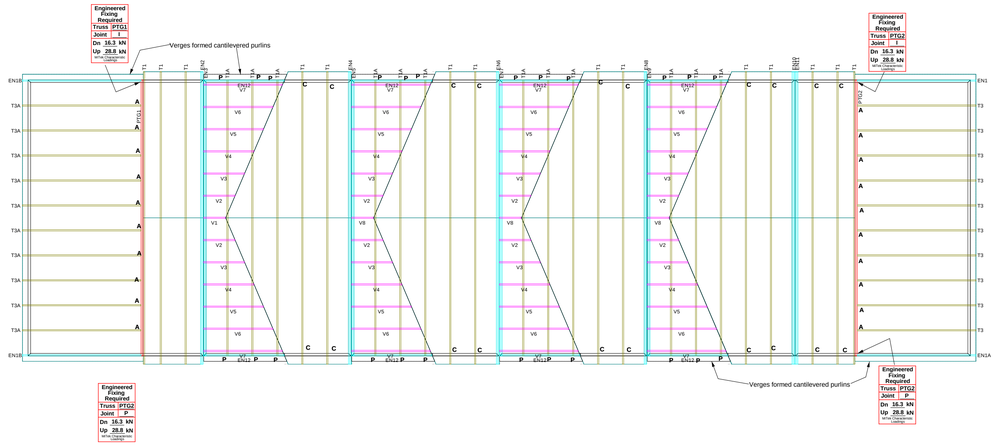
Number	Revision
A108	**A**

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BUILDABLE CONSENT LAYOUT

For valley/saddle truss fixing unless stated otherwise use a pair of wire dogs at 900mm centres for up to and including a very high wind zone.
Or a pair of CT200's at 900mm centres for extra high wind zone.
This fixing is to meet the minimum requirements as per NZS3604.

CARTERS Your Building Partner



If metal ceiling battens on clips are used, 90x45 SG8 bottom chord restraints are required at 1800mm centres fixed with 2/90x3.15dia nails (skew nails if on edge).
All gable trusses are designed to suit cladding manufacturer's framing requirements.
If a gable truss requires a windbeam brace, the type of MiTek brace will be noted as such on the layout.

CARTERS
Carters Manufacturing Wellington
(04) 5670274

JOB No **300918C1**

Client: Jerram Tocker Barron Architects
Job: Silverbrooke TH1
Site: Lot Silverwood
Whitby
Porirua

Pitch: 12.0,27.5 and 26.5 deg
Roof Type: Longrun
Overhang: varies
Wind Area: Extra High
Roof Snow: 0.000kPa
Ceiling Restraint Centres:1800mm

Trusses and rafters at 900mm
max centres unless stated otherwise.
This layout is to be read in conjunction
with the Architectural plans.

DRAWN Paul Shepherd | 2 Sep,2019

FIXINGS

A = 47x90 Joist Hanger
B = 47x120 Joist Hanger
C = CT200 (pair)
D = 47x190 Joist Hanger
E = 95x165 Joist Hanger
F = SH-140 Split Hanger
G = SH-180 Split Hanger
H = SH-220 Split Hanger
J = 2x6kN Strap (12kN Total)
K = 6kN Strap
L = Multigrip (single)
M = Multigrips (pair)
N = Nailon Plate (240x110x1)
P = 16kN Pack
Q = 9kN Pack
S = CPC 40 Single Cleat
T = CPC 40 Short (pair)
U = CPC 80 Single Cleat
V = 16kN Uplift
W= 24kN Uplift
X = 25kN Uplift
Y = 35kN Uplift
Z = 45kN Uplift

Unless otherwise indicated, all specified truss fixings are to use L/Lok product nail fasteners (as per the MiTek On-site Guide) when the choice of using screws or nails is optional.

All truss to frame fixings require 2 additional 2/90x3.15dia skew nails.

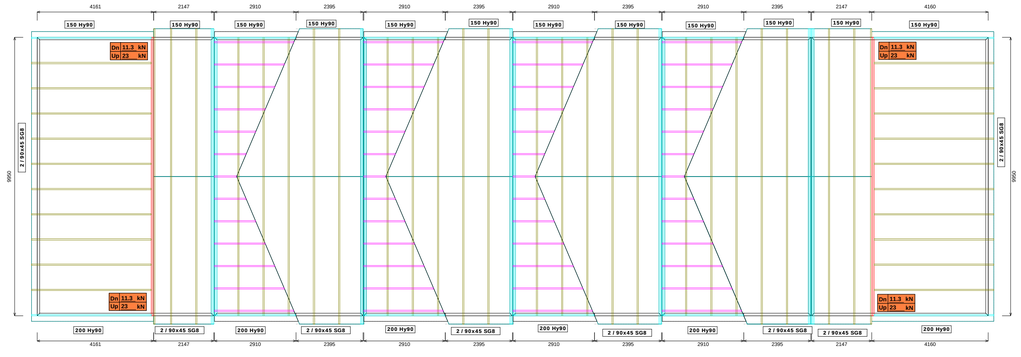
All truss fixings not indicated as above must have 2 wire dogs for cross joints and 2/90x3.15dia nails for butt joins.

Fixings shown are for fixing trusses to the top plate. Any other point load uplift fixings down through the framing stud to top plate, stud to bottom plate, bottom plate to floor remain the responsibility of the architect / draughtsman.

Truss Layout

BUILDABLE CONSENT LAYOUT

CARTERS Your Building Partner



All internal walls shown hatched on this layout are considered to be loadbearing
Lintel fixing specification remains the responsibility of the architect / draughtsperson

CARTERS
Carters Manufacturing Wellington
(04) 5670274

JOB No **300918C1**

Client: Jerram Tocker Barron Architects
Job: Silverbrooke TH1
Site: Lot Silverwood
Whitby
Porirua

Pitch: 12,27.5 and 26.5 deg
Roof Type: Longrun
Overhang: varies
Wind Area: Extra High
Roof Snow: 0.000kPa

Trusses and rafters at 900 mm
max centres unless stated otherwise.
This layout is to be read in conjunction
with the Architectural plans.

DRAWN Paul Shepherd | 2 Sep,2019

Dn kN | Up kN — Ultimate Limit State Loads

Notification of point loaded lintels or point loads on internal walls where the downward load is higher than 8kN (85mm raft type slab) or 10kN (100mm standard slab), or the upward load is greater than 10kN.

Any roof loads as stated on this layout over 16kN up or down are outside the scope of NZS3604, and the architect / draughtsperson is responsible for the design to transfer the loads to the ground.

The lintels have been sized using one of the following:

hy90, hyONE and hySPAN lintels have been sized using the designIT for houses - New Zealand series 6 software.

GANGLAM and FLITCH BEAMS have been sized using the MiTek Beam Program V1.10 June 2011.

Unless otherwise stated the timber grade for all lintels is SG8. Lintels not shown are to be selected as per NZS3604: 2011.

ARCHITECTS jerram tocker + barron

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SILVERBROOKE
WHITBY

A1 Drawing

Notes:

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Approved	MB

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Read in conjunction with the architectural specification and all consultant documentation

Name and address

SILVERBROOKE - TYPOLOGY TH1 - LOT 144-149

LOT 4, SILVERWOOD, WHITBY, PORIRUA

Drawing

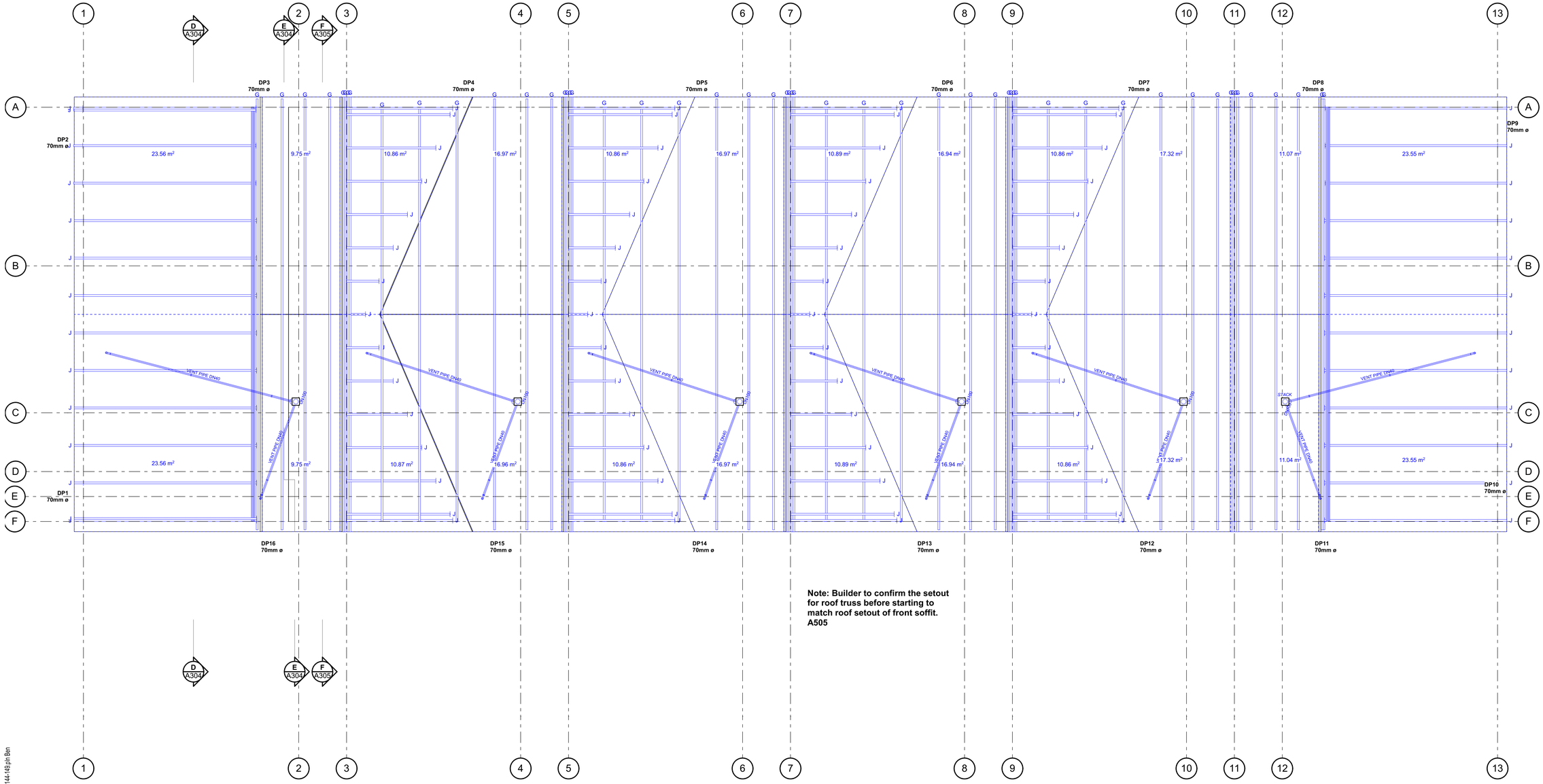
Roof Framing Plan

Status

BUILDING CONSENT ISSUE

Number	Revision
A109	**A**

Wednesday, 9 December 2020 @ 11:17 AM N:\Data\1857 Silverbrooke\06 Drawings\DD Files\DD Typology TH1 -Stepped Model Lots 144-149.pln Ben



Note: Builder to confirm the setout for roof truss before starting to match roof setout of front soffit. A505

Roof Framing
1:50

ARCHITECTS jerram tocker + barron

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SILVERBROOKE
WHITBY

A1 Drawing

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SILVERBROOKE - TYPOLOGY TH1 - LOT 144-149

LOT 4, SILVERWOOD, WHITBY, PORIRUA

Drawing

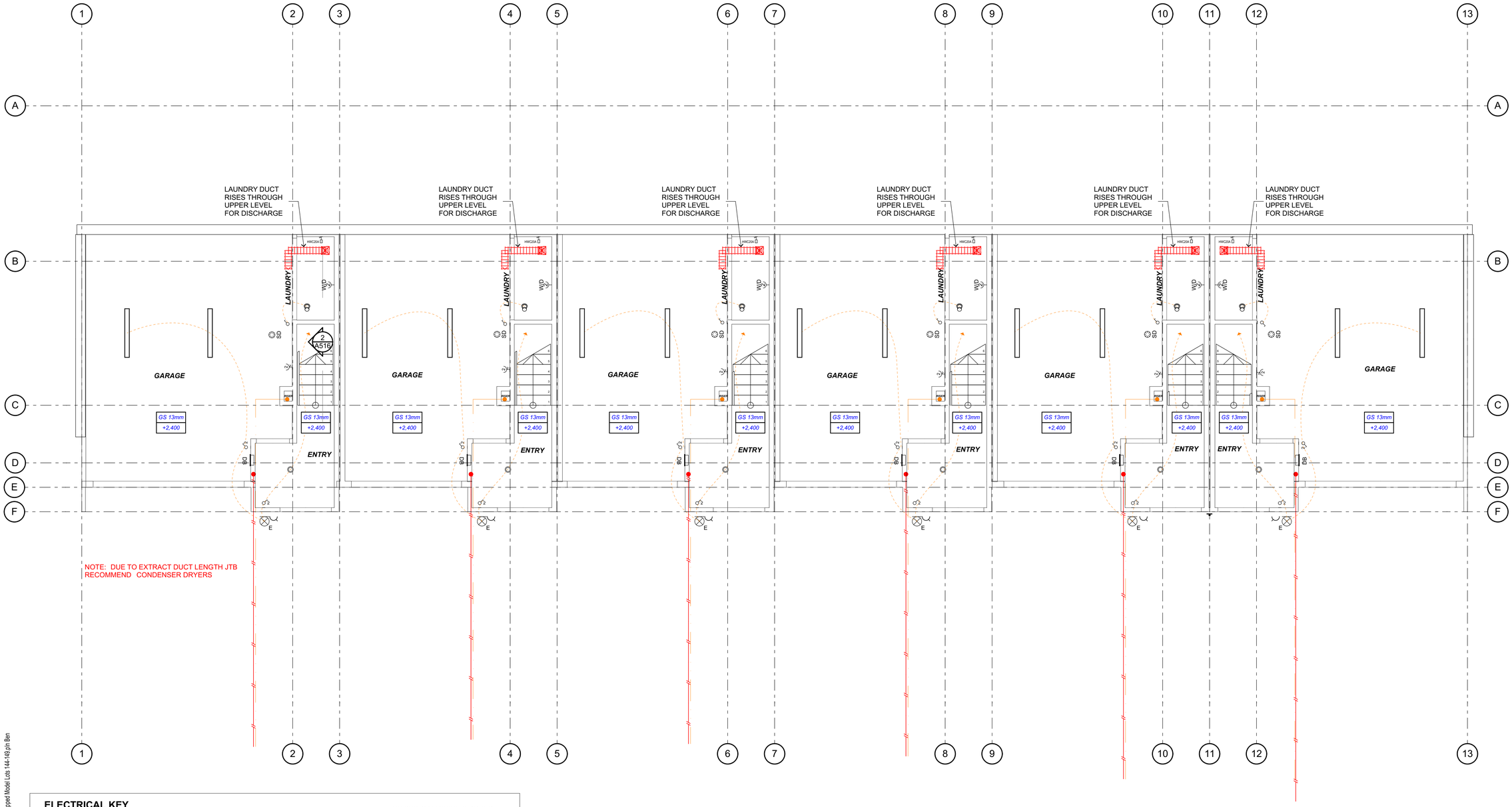
Roof Framing Plan

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A110	**A**

Wednesday, 9 December 2020 @ 11:17 AM N:\Data\1857 Silverbrooke\05 Drawings\DD Files\DD Typology TH1 - Stepped Model Lots 144-149.pln Ben



ELECTRICAL KEY

- PENDANT FITTING
- RECESSED LED
- W — WALL MOUNTED FITTING
- E — WALL MOUNTED FITTING (EXTERNAL)
- LED STRIP LIGHTING IN KITCHEN CABINETRY
- SD — SMOKE DETECTOR - HARDWIRED
- HOME MEDIA DISTRIBUTION
- GARAGE - SURFACE MOUNTED LED BATTEN
- GS 5113G 4.3 13MM GIB® STANDARD PLASTERBOARD - CEILING [refer spec]
- GA 5113G 4.2 10MM GIB® AQUALINE® PLASTERBOARD [refer spec]
- DOUBLE SWITCHED SOCKET
- USB2 — DOUBLE SWITCHED SOCKET WITH DOUBLE USB CHARGING PORTS
- Range — DOUBLE SWITCHED SOCKET WITH OVEN/RANGE SWITCH
- LIGHT SWITCH -1000mm AFFL
- D — LIGHT SWITCH WITH DIMMER SWITCH -1000mm AFFL
- DOOR BELL -1000mm AFFL
- TV+P+D V/E 4 — DATA/PHONE - 2 X RJ45 - SATELLITE TELEVISION CONNECTION
- DB — METER & DISTRIBUTION BOARD
- W/D — WASHING MACHINE & DRYER (READ IN CONJUNCTION WITH LAUNDRY ELEVATION)
- F — FRIDGE (READ IN CONJUNCTION WITH KITCHEN ELEVATION)
- DW — DISHWASHER (READ IN CONJUNCTION WITH KITCHEN ELEVATION)
- B2 — DOUBLE SWITCH SOCKET - ABOVE BENCH
- O — OVEN AND RANGEHOD - (READ IN CONJUNCTION WITH KITCHEN ELEVATION, MANUFACTURER AND SPECIFICATION)
- 20A HWC — HWC (READ IN CONJUNCTION WITH LAUNDRY ELEVATION)
- HEATER — 2KW FIXED ELECTRIC WALL HEATER
- DATA SUPPLY
- POWER SUPPLY

NOTE: ALLOW FOR SKY AND FIBRE OPTIC CONNECTION TO EACH UNIT

Ground Floor Electrical Plan
1:50

jerram tocker + barron ARCHITECTS

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SILVERBROOKE WHITBY

A1 Drawing

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Name and address

SILVERBROOKE - TYPOLOGY TH1 - LOT 144-149

LOT 4, SILVERWOOD, WHITBY, PORIRUA

Drawing

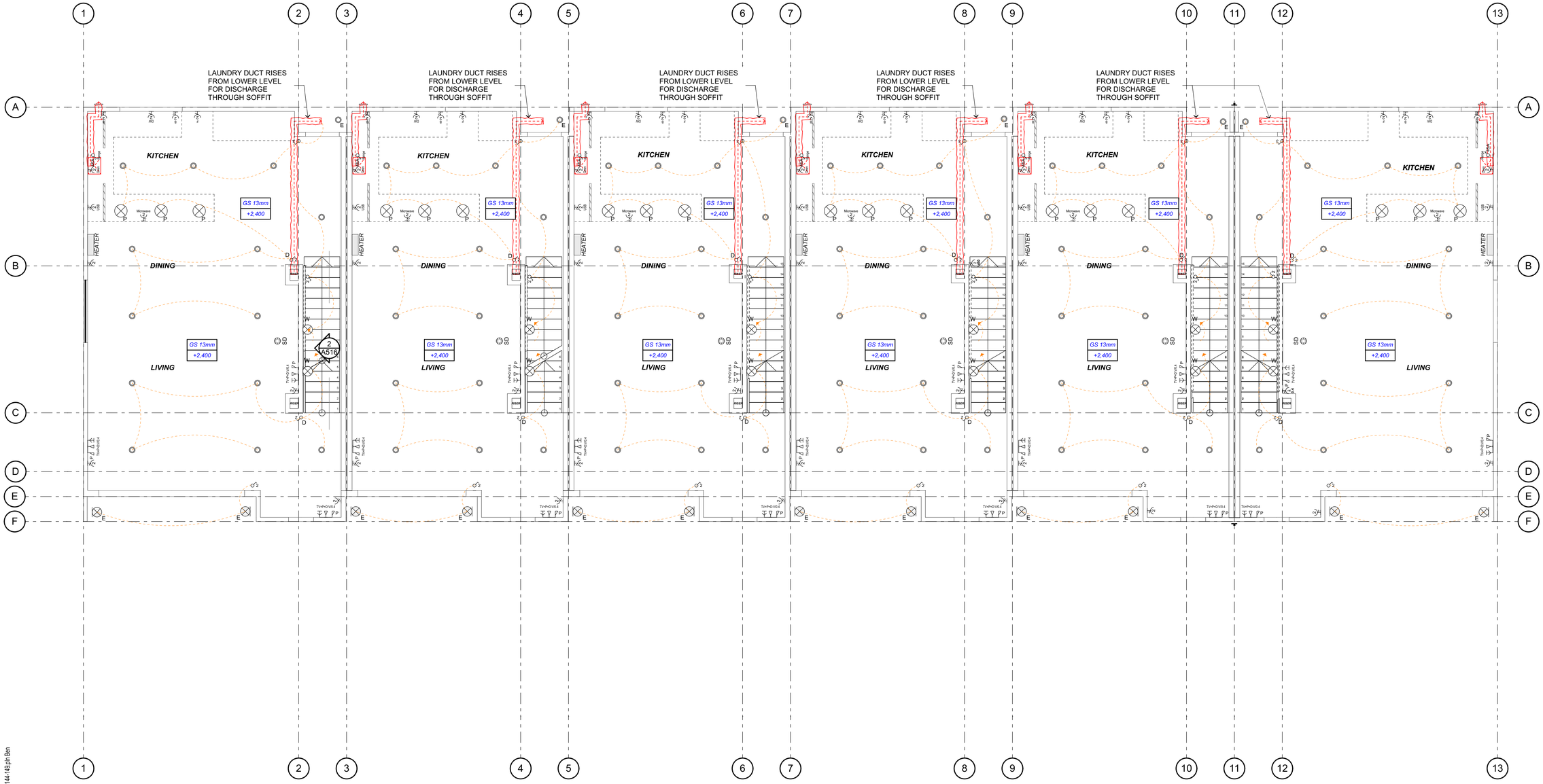
Lower Ground Floor Electrical Plan

Status

BUILDING CONSENT ISSUE

Number	Revision
A111	A

Wednesday, 9 December 2020 @ 11:17 AM N:\Data\1857 Silverbrooke\06 Drawings\DD Files\DD Typology TH1 -Stepped Model Lots 144-149.pln Ben



First Floor Electrical Plan
1:50

ELECTRICAL KEY

- PENDANT FITTING
- RECESSED LED
- W — WALL MOUNTED FITTING
- E — WALL MOUNTED FITTING (EXTERNAL)
- LED STRIP LIGHTING IN KITCHEN CABINETRY
- SD — SMOKE DETECTOR - HARDWIRED
- HOME MEDIA DISTRIBUTION
- GARAGE - SURFACE MOUNTED LED BATTEN
- GS — 5113G 4.3 — 13MM GIB® STANDARD PLASTERBOARD - CEILING [refer spec]
- GA — 5113G 4.2 — 10MM GIB® AQUALINE® PLASTERBOARD [refer spec]
- DOUBLE SWITCHED SOCKET
- USB2 — DOUBLE SWITCHED SOCKET WITH DOUBLE USB CHARGING PORTS
- Range — DOUBLE SWITCHED SOCKET WITH OVEN/RANGE SWITCH
- LIGHT SWITCH -1000mm AFFL
- D — LIGHT SWITCH WITH DIMMER SWITCH -1000mm AFFL
- DOOR BELL -1000mm AFFL
- TV+P+D.V/E.4 — DATA/PHONE - 2 X RJ45 - SATELLITE TELEVISION CONNECTION
- DB — METER & DISTRIBUTION BOARD
- W/D — WASHING MACHINE & DRYER (READ IN CONJUNCTION WITH LAUNDRY ELEVATION)
- F — FRIDGE (READ IN CONJUNCTION WITH KITCHEN ELEVATION)
- DW — DISHWASHER (READ IN CONJUNCTION WITH KITCHEN ELEVATION)
- B2 — DOUBLE SWITCH SOCKET - ABOVE BENCH
- O — OVEN AND RANGEHOD - (READ IN CONJUNCTION WITH KITCHEN ELEVATION, MANUFACTURER AND SPECIFICATION)
- 20A HWC — HWC (READ IN CONJUNCTION WITH LAUNDRY ELEVATION)
- HEATER — 2KW FIXED ELECTRIC WALL HEATER
- DATA SUPPLY
- POWER SUPPLY

NOTE: ALLOW FOR SKY AND FIBRE OPTIC CONNECTION TO EACH UNIT

ARCHITECTS jerram tocker + barron

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SILVERBROOKE WHITBY

A1 Drawing

Notes:

ChID	Change Name	Date
A	BUILDING CONSENT ISSUE	9/12/2020

Site

Wind zone	Extra High
Exposure zone	C
Earthquake zone	3

Project

Job number	1857
Drawn	IH
Approved	MB

Check all dimensions on site
Do not scale from plans
If in doubt consult the architect
Read in conjunction with the architectural specification and all consultant documentation

Name and address

SILVERBROOKE - TYPOLOGY TH1 - LOT 144-149

LOT 4, SILVERWOOD, WHITBY, PORIRUA

Drawing

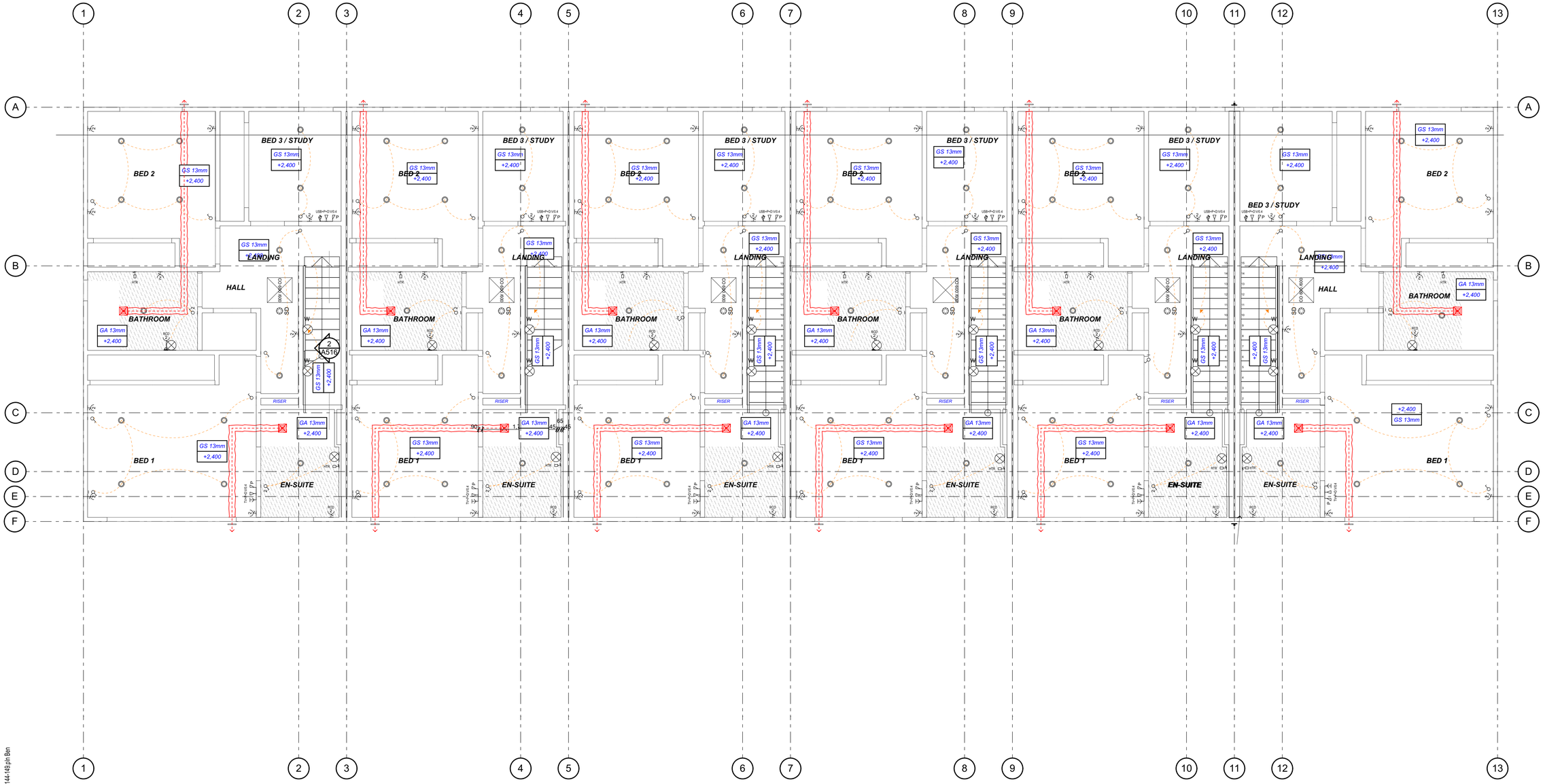
First Floor Electrical Plan

Status

BUILDING CONSENT ISSUE

Number	Revision
A112	A

Wednesday, 9 December 2020 @ 11:17 AM N:\Data\1857 Silverbrooke\09 Drawings\DD Files\DD Typology TH1 - Stepped Model Lots 144-149.pln Ben



Second Floor Electrical Plan
1:50

ELECTRICAL KEY

- PENDANT FITTING
- RECESSED LED
- W — WALL MOUNTED FITTING
- E — WALL MOUNTED FITTING (EXTERNAL)
- LED STRIP LIGHTING IN KITCHEN CABINETRY
- SD — SMOKE DETECTOR - HARDWIRED
- HOME MEDIA DISTRIBUTION
- GARAGE - SURFACE MOUNTED LED BATTEN
- GS — 5113G 4.3 — 13MM GIB® STANDARD PLASTERBOARD - CEILING [refer spec]
- GA — 5113G 4.2 — 10MM GIB® AQUALINE® PLASTERBOARD [refer spec]
- DOUBLE SWITCHED SOCKET
- USB2 — DOUBLE SWITCHED SOCKET WITH DOUBLE USB CHARGING PORTS
- Range — DOUBLE SWITCHED SOCKET WITH OVEN/RANGE SWITCH
- LIGHT SWITCH -1000mm AFFL
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- DOOR BELL -1000mm AFFL
- TV+PHONE — DATA/PHONE - 2 X RJ45 - SATELLITE TELEVISION CONNECTION
- DB — METER & DISTRIBUTION BOARD
- W/D — WASHING MACHINE & DRYER (READ IN CONJUNCTION WITH LAUNDRY ELEVATION)
- F — FRIDGE (READ IN CONJUNCTION WITH KITCHEN ELEVATION)
- DW — DISHWASHER (READ IN CONJUNCTION WITH KITCHEN ELEVATION)
- B2 — DOUBLE SWITCH SOCKET - ABOVE BENCH
- O — OVEN AND RANGEHOD - (READ IN CONJUNCTION WITH KITCHEN ELEVATION, MANUFACTURER AND SPECIFICATION)
- 20A HWC — HWC (READ IN CONJUNCTION WITH LAUNDRY ELEVATION)
- HEATER — 2KW FIXED ELECTRIC WALL HEATER
- DATA SUPPLY
- POWER SUPPLY

NOTE: ALLOW FOR SKY AND FIBRE OPTIC CONNECTION TO EACH UNIT

ARCHITECTS jerram tocker + barron

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SILVERBROOKE
WHITBY

A1 Drawing

Notes:

ChID	Change Name	Date
A	BUILDING CONSENT ISSUE	9/12/2020

Site

Wind zone	Extra High
Exposure zone	C
Earthquake zone	3

Project

Job number	1857
Drawn	IH
Approved	MB

Check all dimensions on site
Do not scale from plans
If in doubt consult the architect
Read in conjunction with the architectural specification and all consultant documentation

Name and address

SILVERBROOKE - TYPOLOGY TH1 - LOT 144-149

LOT 4, SILVERWOOD, WHITBY, PORIRUA

Drawing

Second Floor Electrical Plan

Status

BUILDING CONSENT ISSUE

Number	Revision
A113	A

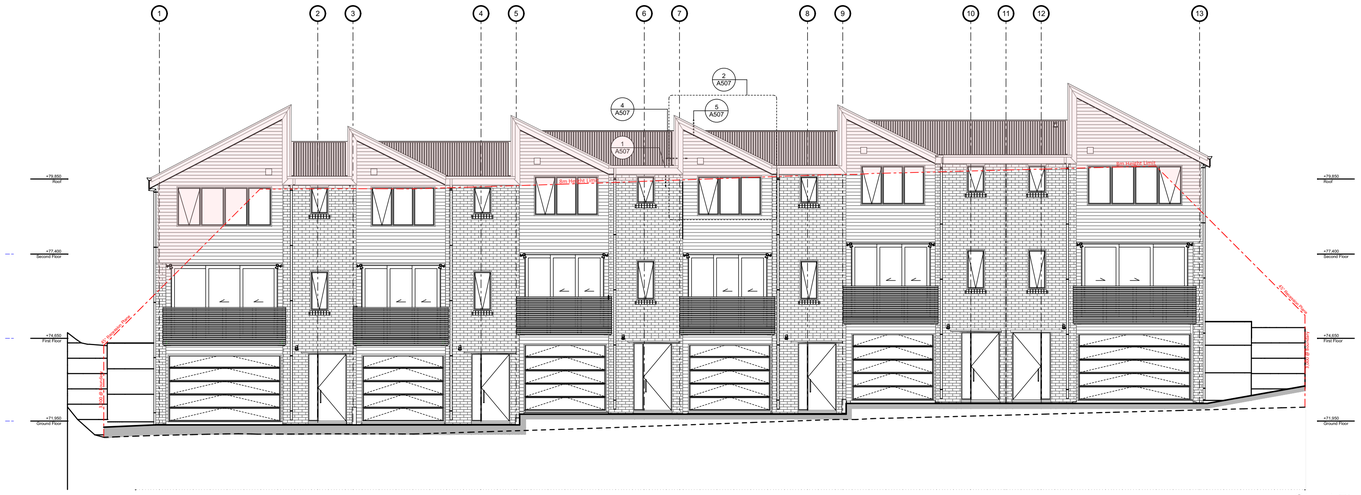
Wednesday, 9 December 2020 @ 11:17 AM N:\Data\1857 Silverbrooke\09 Drawings\DD Files\DD Typology TH1 - Stepped Model Lots 144-149.pln Ben

4311D: Dimond Profiled Metal Roofing [refer spec]

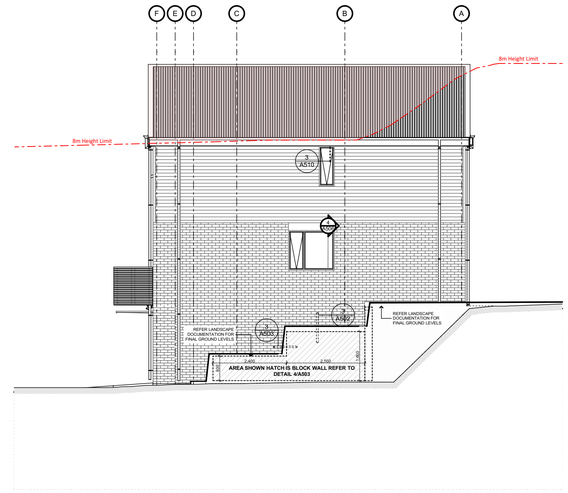
4231HL: James Hardie® Linea™ Cladding [refer spec]

4261MV: Midland Brick NZ - Clay Brick Veneer [refer spec]

7612: Residential Extract Systems [refer spec]



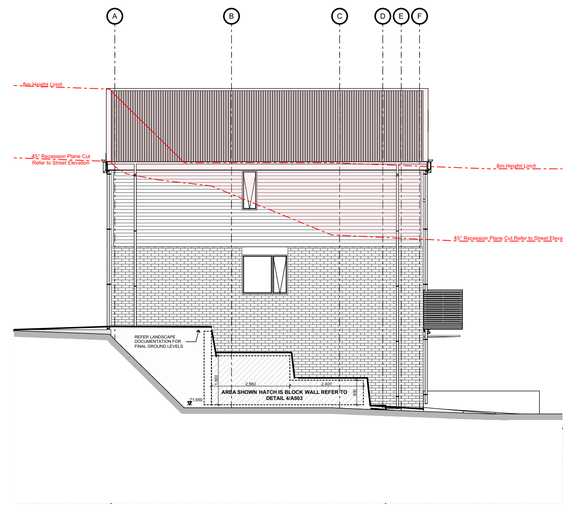
Street Elevation
1:100



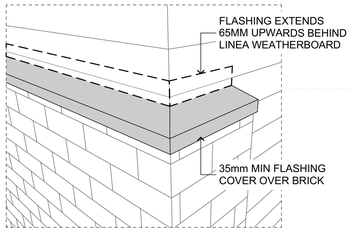
Side Elevation
1:100



Garden Elevation
1:100



Side Elevation
1:100



\- Exterior Wall Flashing - Brick/Linea
\- 1:100

ARCHITECTS jerram tocker + barron

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SILVERBROOKE WHITBY

A1 Drawing

Notes:

ChID	Change Name	Date
A	BUILDING CONSENT ISSUE	9/12/2020

Site

Wind zone	Extra High
Exposure zone	C
Earthquake zone	3

Project

Job number	1857
Drawn	IH
Approved	MB

Check all dimensions on site
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Read in conjunction with the architectural specification and all consultant documentation

Name and address

SILVERBROOKE - TYPOLOGY TH1 - LOT 144-149

LOT 4, SILVERWOOD, WHITBY, PORIRUA

Drawing

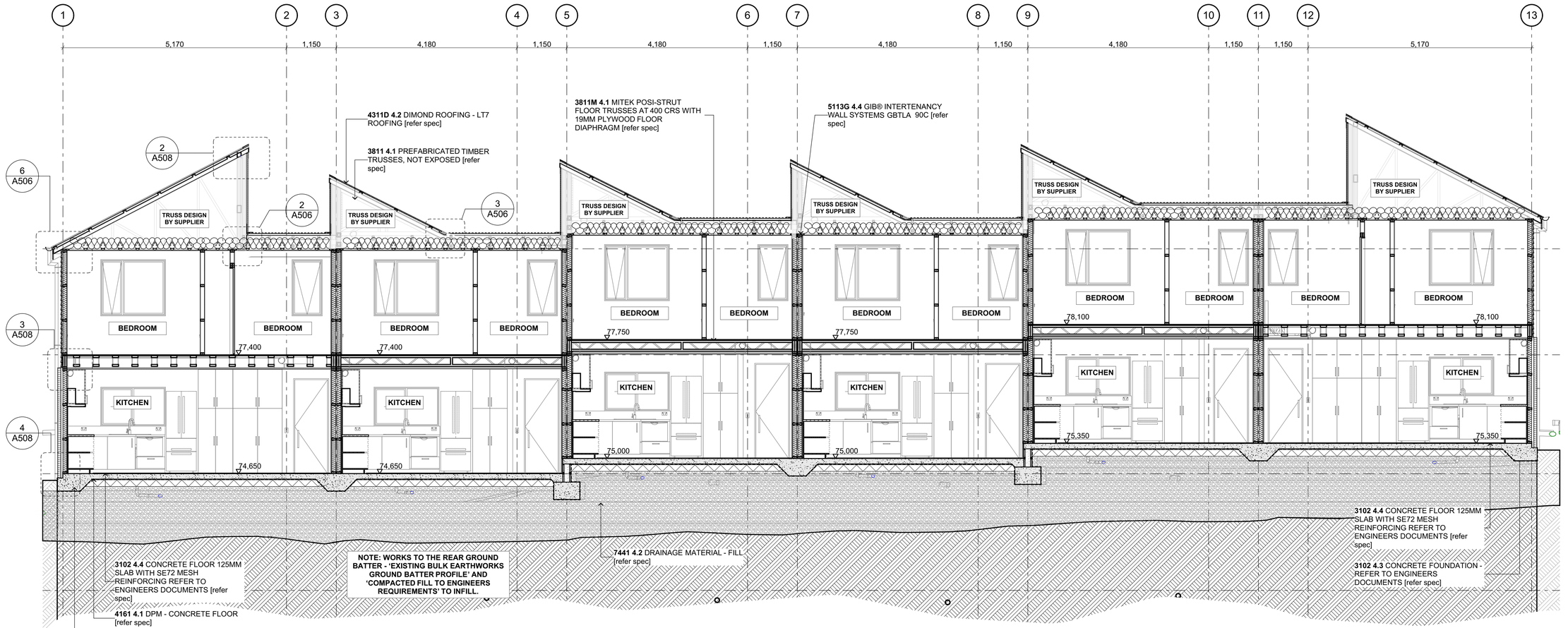
Elevations

Status

BUILDING CONSENT ISSUE

Number	Revision
A201	**A**

Wednesday, 9 December 2020 @ 11:17 AM N:\Data\1857 Silverbrooke\06 Drawings\DD Files\DD Typology TH1 Stepped Model Lots 144-149.pln Ben



Section AA
1:50

General Construction Notes

Relative Levels shown are expressed in terms of the PCC datum.

All timber framing to be SG8 unless otherwise noted on plans.

All timber framing and fixing to comply with NZS 3604:2011

DPC between all timber framing and concrete or steel surfaces.

Allow for blocking to wall and roof framing as required to support claddings, linings, fixings and fittings.

All drawings to be read in conjunction with:
- JTB architectural specification
- Silvester Clark structural documentation
-Local Landscaping documentation

Schedule of Timber Treatment

H1.2 Structural framing timber including subfloor framing (excluding piles). Framing protected from the weather, above ground, and also exposed to ground atmosphere.
- Exterior wall framing
- Roof and ceiling framing
- Interior wall framing
- Intermediate interior floor framing
- Enclosed skillion roof and purlins
- Roof framing with lined soffits
- Subfloor framing except piles

H3.1 Fascias, weatherboards, facings and other painted trim requiring a not less than 15-year durability.
- Exterior joinery and timber reveals for aluminium windows
- Timber cavity battens

H3.2 Framing exposed to weather above ground with a risk of trapped water.
- Cantilevered enclosed deck joists and associated framing (joist trimmers, nogs, dwangs and blocking)
- Decking and outdoor structures
- Rafters exposed to the weather
- Beams exposed to the weather
- Timber slatted decking joists and bearers
- Uncoated or stained Radiata pine weatherboards and trim
- Fence rails and palings (not in contact with the ground)

H4 Landscape timbers.
- Fence posts
- Horizontal timbers for retaining walls

H5 Timber in contact with ground.
- House piles and poles
- Crib walling
- Retaining wall poles

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SILVERBROOKE WHITBY

A1 Drawing

Notes:

ChID	Change Name	Date
A	BUILDING CONSENT ISSUE	9/12/2020

Site

Wind zone	Extra High
Exposure zone	C
Earthquake zone	3

Project

Job number	1857
Drawn	IH
Approved	MB

Check all dimensions on site
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If in doubt consult the architect
Read in conjunction with the architectural specification and all consultant documentation

Name and address

SILVERBROOKE - TYPOLOGY TH1 - LOT 144-149

LOT 4, SILVERWOOD, WHITBY, PORIRUA

Drawing

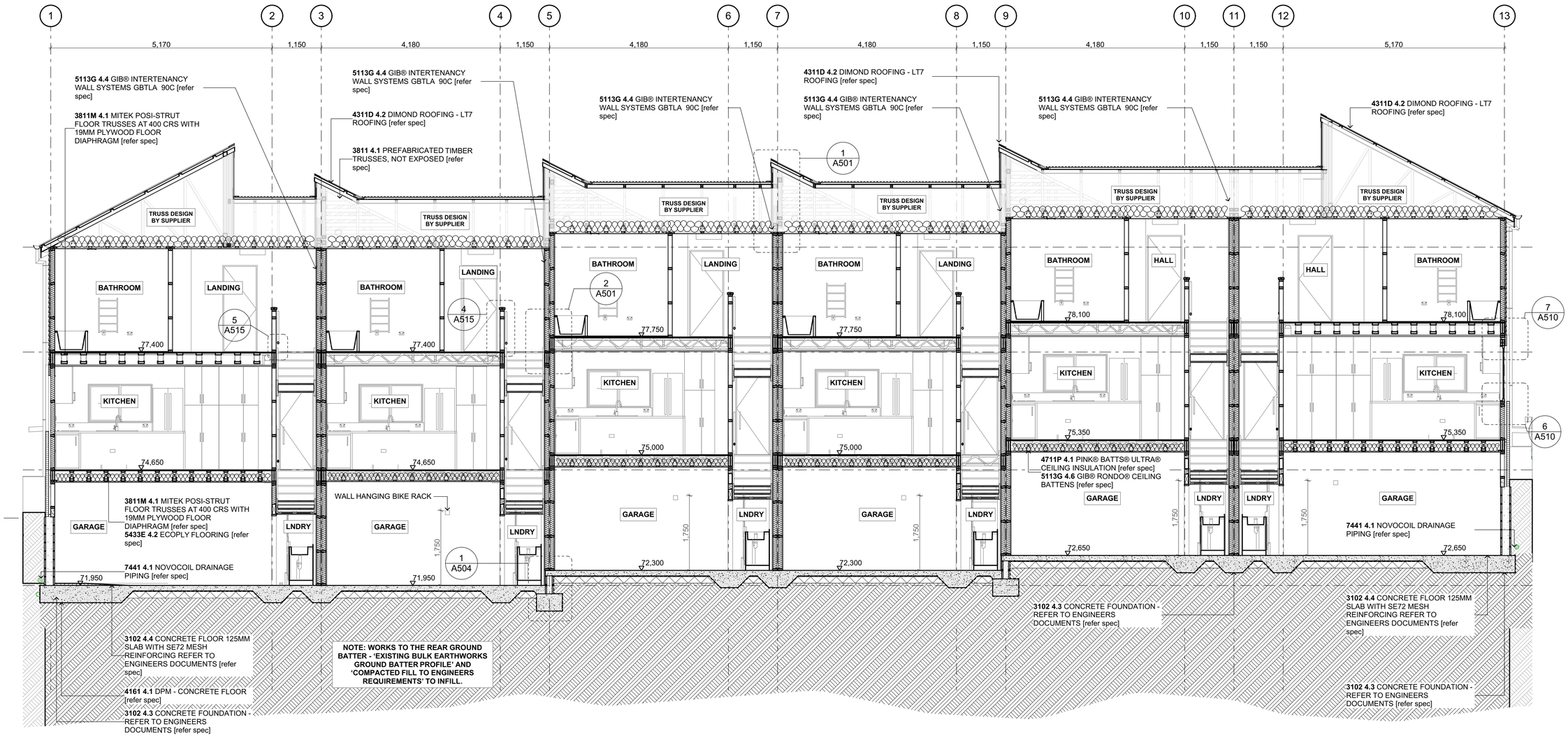
Sections A

Status

BUILDING CONSENT ISSUE

Number	Revision
A301	A

Wednesday, 9 December 2020 @ 11:17 AM N:\Data\1857 Silverbrooke\06 Drawings\DD Files\DD Typology TH1 -Stepped Model Lots 144-149.pln Ben



Section BB
1:50

General Construction Notes

Relative Levels shown are expressed in terms of the PCC datum.

All timber framing to be SG8 unless otherwise noted on plans.

All timber framing and fixing to comply with NZS 3604:2011

DPC between all timber framing and concrete or steel surfaces.

Allow for blocking to wall and roof framing as required to support claddings, linings, fixings and fittings.

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Schedule of Timber Treatment

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- Roof framing with lined soffits
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- Cantilevered enclosed deck joists and associated framing (joist trimmers, nogs, dwangs and blocking)
- Decking and outdoor structures
- Rafters exposed to the weather
- Beams exposed to the weather
- Timber slatted decking joists and bearers
- Uncoated or stained Radiata pine weatherboards and trim
- Fence rails and palings (not in contact with the ground)

H4 Landscape timbers.
- Fence posts
- Horizontal timbers for retaining walls

H5 Timber in contact with ground.
- House piles and poles
- Crib walling
- Retaining wall poles

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SILVERBROOKE WHITBY

A1 Drawing

Notes:

ChID	Change Name	Date
A	BUILDING CONSENT ISSUE	9/12/2020

Site

Wind zone	Extra High
Exposure zone	C
Earthquake zone	3

Project

Job number	1857
Drawn	IH
Approved	MB

Check all dimensions on site
Do not scale from plans
If in doubt consult the architect
Read in conjunction with the architectural specification and all consultant documentation

Name and address

SILVERBROOKE - TYPOLOGY TH1 - LOT 144-149

LOT 4, SILVERWOOD, WHITBY, PORIRUA

Drawing

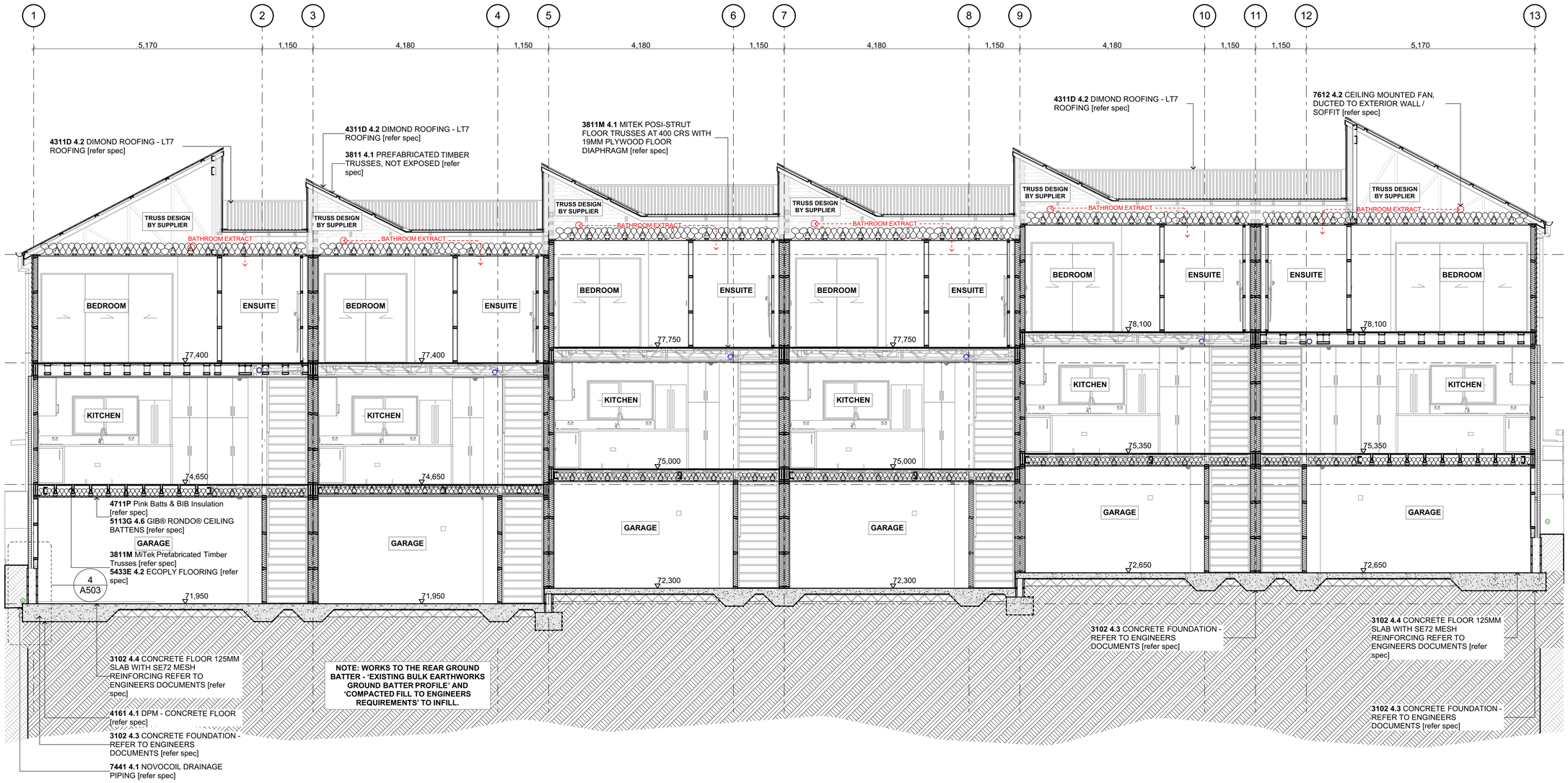
Section B

Status

BUILDING CONSENT ISSUE

Number	Revision
A302	A

Wednesday, 9 December 2020 @ 11:17 AM N:\Data\1857 Silvertrooke\05 Drawings\DD Files\DD Typology TH1 - Stepped Model Lots 144-149.pln Ben



Section CC
1:50

General Construction Notes

Relative Levels shown are expressed in terms of the PCC datum.

All timber framing to be SG8 unless otherwise noted on plans.

All timber framing and fixing to comply with NZS 3604:2011

DPC between all timber framing and concrete or steel surfaces.

Allow for blocking to wall and roof framing as required to support claddings, linings, fixings and fittings.

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-Local Landscaping documentation

Schedule of Timber Treatment

H1.2 Structural framing timber including subfloor framing (excluding piles). Framing protected from the weather, above ground, and also exposed to ground atmosphere.
- Exterior wall framing
- Roof and ceiling framing
- Interior wall framing
- Intermediate interior floor framing
- Enclosed skillion roof and purlins
- Roof framing with lined soffits
- Subfloor framing except piles

H3.1 Fascias, weatherboards, facings and other painted trim requiring a not less than 15-year durability.
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- Timber cavity battens

H3.2 Framing exposed to weather above ground with a risk of trapped water.
- Cantilevered enclosed deck joists and associated framing (joist trimmers, nogs, dwangs and blocking)
- Decking and outdoor structures
- Rafters exposed to the weather
- Beams exposed to the weather
- Timber slatted decking joists and bearers
- Uncoated or stained Radiata pine weatherboards and trim
- Fence rails and palings (not in contact with the ground)

H4 Landscape timbers.
- Fence posts
- Horizontal timbers for retaining walls

H5 Timber in contact with ground.
- House piles and poles
- Crib walling
- Retaining wall poles

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SILVERBROOKE
WHITBY

A1 Drawing

Notes:

ChID	Change Name	Date
A	BUILDING CONSENT ISSUE	9/12/2020

Site

Wind zone	Extra High
Exposure zone	C
Earthquake zone	3

Project

Job number	1857
Drawn	IH
Approved	MB

Check all dimensions on site
Do not scale from plans
If in doubt consult the architect
Read in conjunction with the architectural specification and all consultant documentation

Name and address

SILVERBROOKE - TYPOLOGY TH1 - LOT 144-149

LOT 4, SILVERWOOD, WHITBY, PORIRUA

Drawing

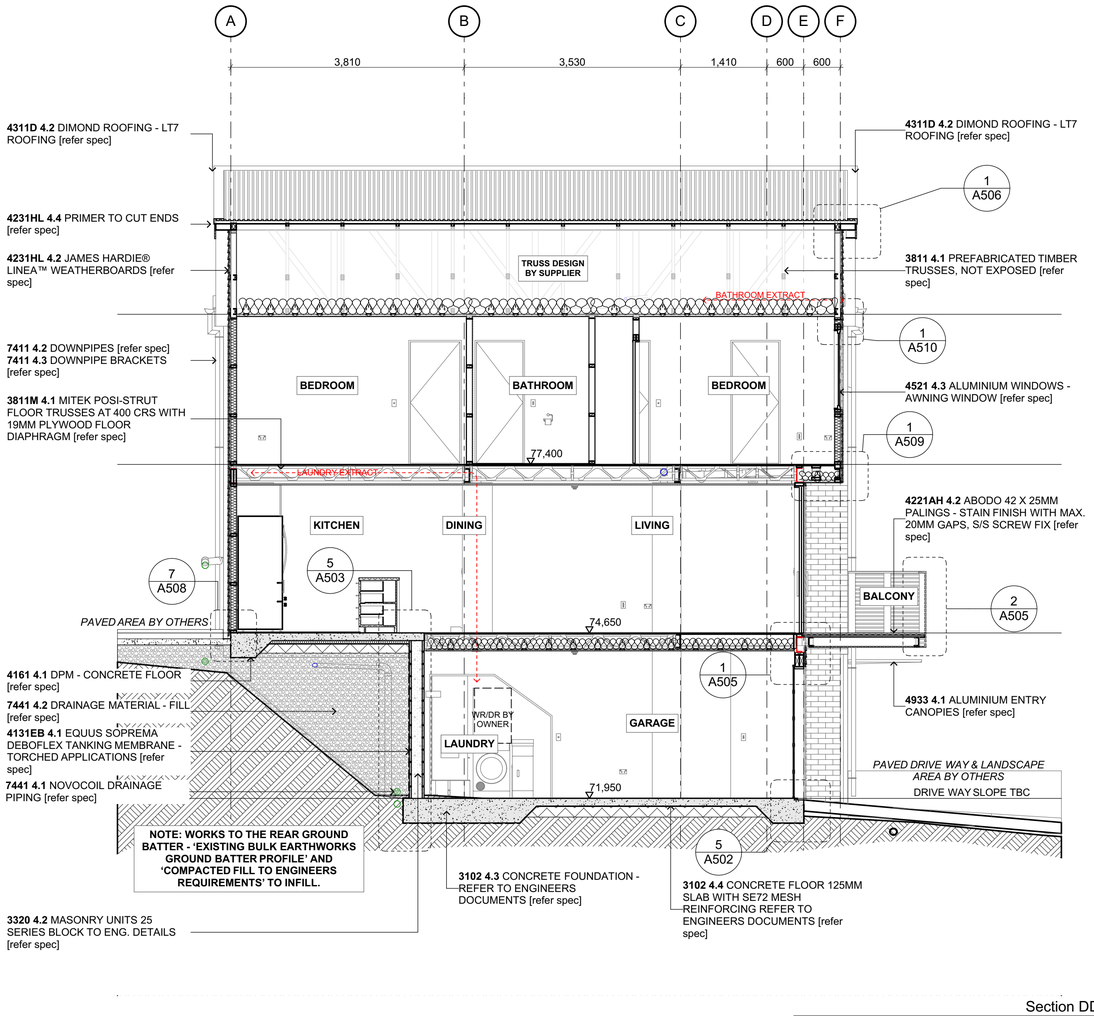
Section C

Status

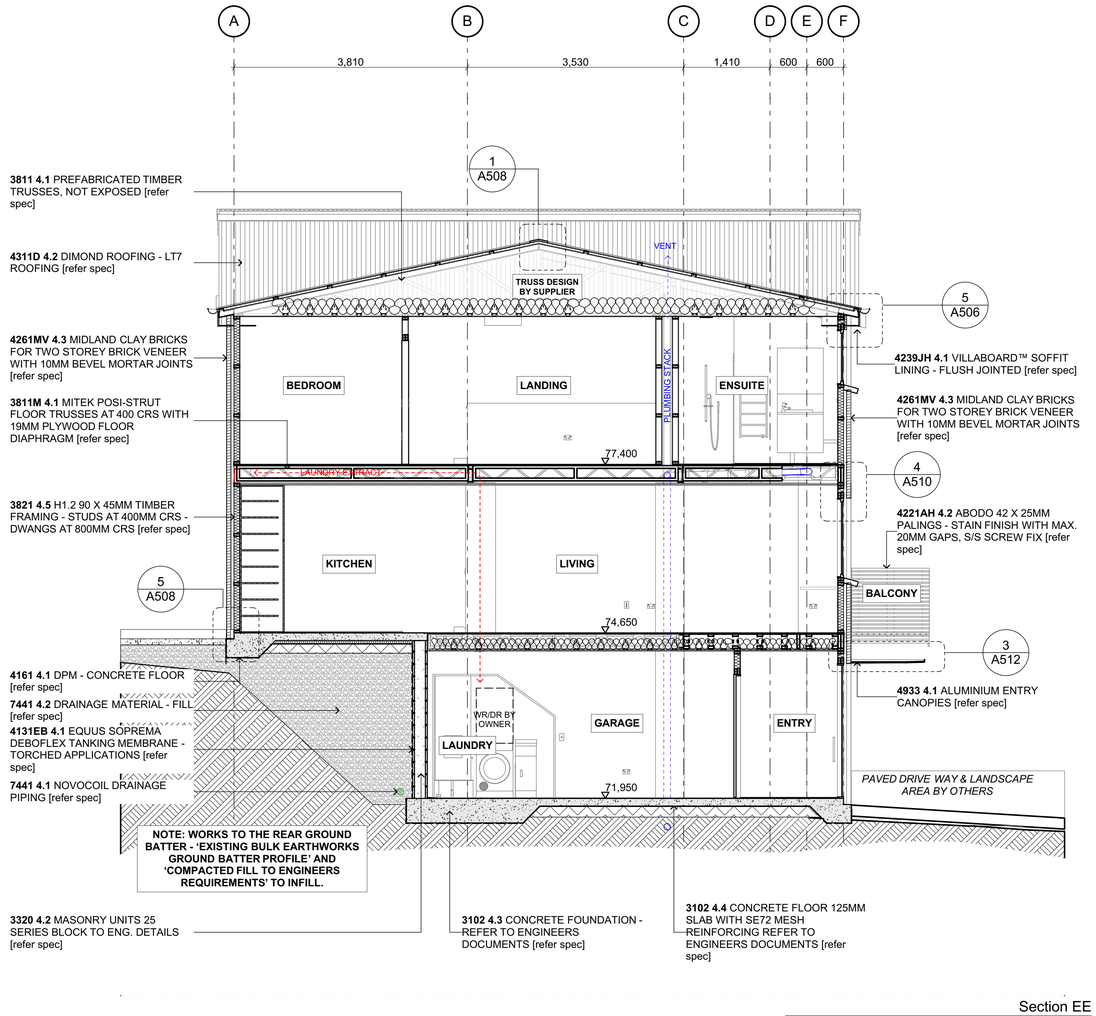
BUILDING CONSENT ISSUE

Number	Revision
A303	A

Wednesday, 9 December 2020 @ 11:17 AM N:\Data\1857 Silverbrooke\06 Drawings\DD Files\DD Typology TH1 -Stepped Model Lots 144-149.pln Ben



Section DD
1:50



Section EE
1:50

General Construction Notes

Relative Levels shown are expressed in terms of the PCC datum.

All timber framing to be SG8 unless otherwise noted on plans.

All timber framing and fixing to comply with NZS 3604:2011

DPC between all timber framing and concrete or steel surfaces.

Allow for blocking to wall and roof framing as required to support claddings, linings, fixings and fittings.

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Schedule of Timber Treatment

H1.2 Structural framing timber including subfloor framing (excluding piles). Framing protected from the weather, above ground, and also exposed to ground atmosphere.
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- Beams exposed to the weather
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- Fence rails and palings (not in contact with the ground)

H4 Landscape timbers.
- Fence posts
- Horizontal timbers for retaining walls

H5 Timber in contact with ground.
- House piles and poles
- Crib walling
- Retaining wall poles

Wednesday, 9 December 2020 @ 11:17 AM N:\Data\1837 Silvertrooke\06 Drawings\DD Files\DD Typology TH1 -Stepped Model Lots 144-149.pln Ben

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SILVERBROOKE
WHITBY

A1 Drawing

Notes:

ChID	Change Name	Date
A	BUILDING CONSENT ISSUE	9/12/2020

Site

Wind zone	Extra High
Exposure zone	C
Earthquake zone	3

Project

Job number	1857
Drawn	IH
Approved	MB

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Name and address

SILVERBROOKE - TYPOLOGY TH1 - LOT 144-149

LOT 4, SILVERWOOD, WHITBY, PORIRUA

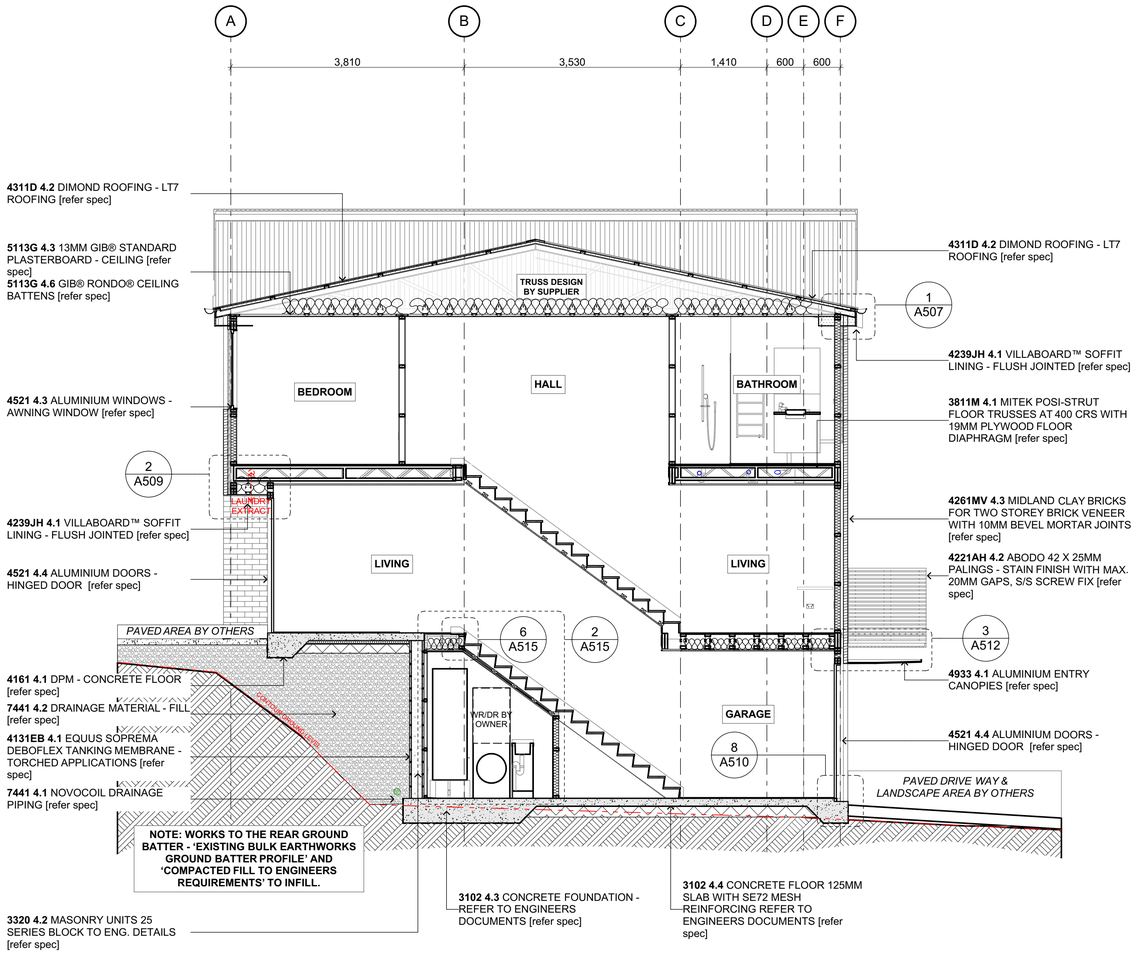
Drawing

Section D & E

Status

BUILDING CONSENT ISSUE

Number	Revision
A304	A



Section FF
1:50

General Construction Notes

Relative Levels shown are expressed in terms of the PCC datum.

All timber framing to be SG8 unless otherwise noted on plans.

All timber framing and fixing to comply with NZS 3604:2011

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Schedule of Timber Treatment

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- Beams exposed to the weather
- Timber slatted decking joists and bearers
- Uncoated or stained Radiata pine weatherboards and trim
- Fence rails and palings (not in contact with the ground)

H4 Landscape timbers.
- Fence posts
- Horizontal timbers for retaining walls

H5 Timber in contact with ground.
- House piles and poles
- Crib walling
- Retaining wall poles

Wednesday, 9 December 2020 @ 11:18 AM N:\Data\1857 Silverbrooke\06 Drawings\DD Files\DD Typology TH1 -Stepped Model Lots 144-149.pln Ben

ARCHITECTS jerram tocker + barron
NZIA PRACTICE
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AUCKLAND | WELLINGTON | NELSON | CHRISTCHURCH

SILVERBROOKE
WHITBY

A1 Drawing

Notes:

ChID	Change Name	Date
A	BUILDING CONSENT ISSUE	9/12/2020

Site

Wind zone	Extra High
Exposure zone	C
Earthquake zone	3

Project

Job number	1857
Drawn	IH
Approved	MB

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Name and address

SILVERBROOKE - TYPOLOGY TH1 - LOT 144-149

LOT 4, SILVERWOOD, WHITBY, PORIRUA

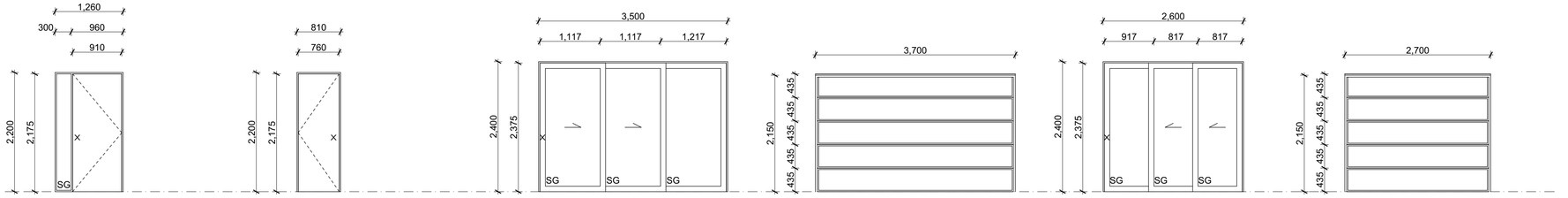
Drawing

Section F

Status

BUILDING CONSENT ISSUE

Number	Revision
A305	**A**



5 items as shown (U1-ED0.1, U2-ED0.1x4); 1 item handed (U3-ED0.1)

Door Finish	Paint
Frame	Aluminium
Glazing	Clear Double Glazed
Hardware	Deadlock as per Hardware Schedule
Frame Finish	Powdercoated
Reveals	25mm Treated Timber Reveal Grooved for Linings
Door	Fibreglass faced EPS core

5 items as shown (U1-ED1.1, U2-ED1.1x4); 1 item handed (U3-ED1.1)

Door Finish	Paint
Frame	Aluminium
Frame Finish	Powdercoated
Reveals	25mm Treated Timber Reveal Grooved for Linings
Door	Fibreglass faced EPS core

1 item as shown (U3-ED1.2); 1 item handed (U1-ED1.2)

Door	Aluminium Sliding Door/s
Finish	Powdercoat
Reveals	25mm Treated Timber Reveal Grooved for Linings
Glazing	Grade A Safety Glass

2 items (U1-G0.1, U3-G0.1)

Door	Steel Sectional Garage Door
Hardware	Garage Door Controller with x2 Remotes
Door	Garador Low Headroom (min headroom 220mm)

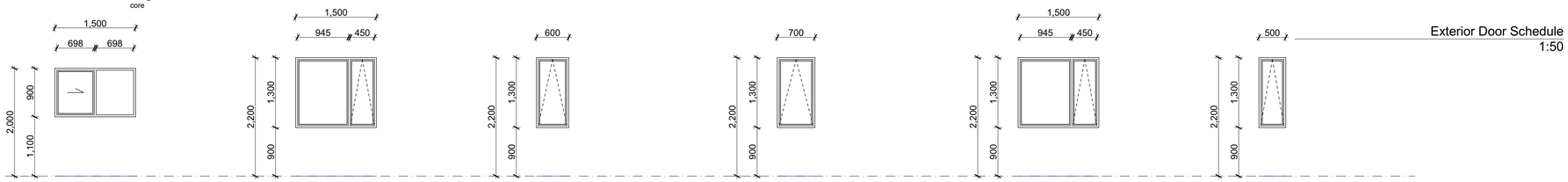
4 items (U2-ED1.2x4)

Door	Aluminium Sliding Door/s
Finish	Powdercoat
Reveals	25mm Treated Timber Reveal Grooved for Linings
Glazing	Grade A Safety Glass

4 items (U2-G0.1x4)

Door	Steel Sectional Garage Door
Hardware	Garage Door Controller with x2 Remotes
Door	Garador Low Headroom (min headroom 220mm)

Exterior Door Schedule
1:50



1 item as shown (U3-EW1.1); 5 items handed (U1-EW1.1, U2-EW1.1)

Frame	Aluminium
Finish	Powdercoat
Glazing	Clear Double Glazed
Reveals	25mm Treated Timber Reveal Grooved for Linings

1 item as shown (U1-EW1.2); 1 item handed (U3-EW1.2)

Frame	Aluminium
Finish	Powdercoat
Glazing	Clear Double Glazed
Reveals	25mm Treated Timber Reveal Grooved for Linings

6 items (U1-EW1.3, U2-EW1.2, U3-EW1.3)

Frame	Aluminium
Finish	Powdercoat
Glazing	Clear Double Glazed
Reveals	25mm Treated Timber Reveal Grooved for Linings
Hardware	Restrictor stays

1 item (U1-EW2.1)

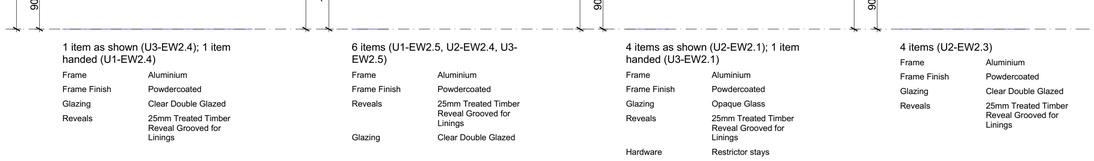
Frame	Aluminium
Frame Finish	Powdercoated
Glazing	Clear Double Glazed
Reveals	25mm Treated Timber Reveal Grooved for Linings
Hardware	Restrictor stays

5 items as shown (U1-EW2.2, U2-EW2.2); 1 item handed (U3-EW2.2)

Frame	Aluminium
Frame Finish	Powdercoated
Glazing	Clear Double Glazed
Reveals	25mm Treated Timber Reveal Grooved for Linings

1 item as shown (U1-EW2.3); 1 item handed (U3-EW2.3)

Frame	Aluminium
Frame Finish	Powdercoated
Reveals	25mm Treated Timber Reveal Grooved for Linings
Hardware	Restrictor stays
Glazing	Clear Double Glazed
	Grade A Safety Glass



1 item as shown (U3-EW2.4); 1 item handed (U1-EW2.4)

Frame	Aluminium
Frame Finish	Powdercoated
Glazing	Clear Double Glazed
Reveals	25mm Treated Timber Reveal Grooved for Linings

6 items (U1-EW2.5, U2-EW2.4, U3-EW2.5)

Frame	Aluminium
Frame Finish	Powdercoated
Reveals	25mm Treated Timber Reveal Grooved for Linings
Glazing	Clear Double Glazed

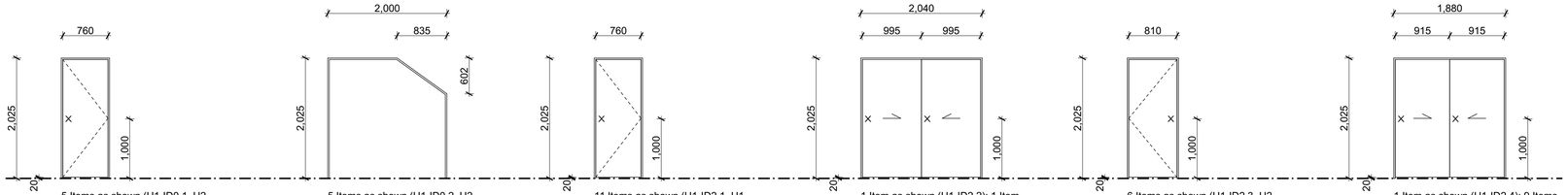
4 items as shown (U2-EW2.1); 1 item handed (U3-EW2.1)

Frame	Aluminium
Frame Finish	Powdercoated
Glazing	Opaque Glass
Reveals	25mm Treated Timber Reveal Grooved for Linings
Hardware	Restrictor stays

4 items (U2-EW2.3)

Frame	Aluminium
Frame Finish	Powdercoated
Glazing	Clear Double Glazed
Reveals	25mm Treated Timber Reveal Grooved for Linings

Exterior Window Schedule
1:50



5 Items as shown (U1-ID0.1, U2-ID0.1); 1 Item handed (U3-ID0.1)

Door	MDF flush faced EPS core
Door Finish	Paint
Frame	25mm Timber Frame Grooved for Linings

5 Items as shown (U1-ID0.2, U2-ID0.2); 1 Item handed (U3-ID0.2)

No Doors to Opening	
Frame	25mm Timber Frame Grooved for Linings
Frame Finish	Paint

11 Items as shown (U1-ID2.1, U1-ID2.9, U2-ID2.1, U2-ID2.8, U3-ID2.5); 7 Items handed (U1-ID2.5, U2-ID2.4, U3-ID1.1, U3-ID2.9)

Door	MDF flush faced EPS core
Finish	Paint
Frame	25mm Timber Frame Grooved for Linings
Frame Finish	Paint

1 Item as shown (U1-ID2.2); 1 Item handed (U3-ID2.2)

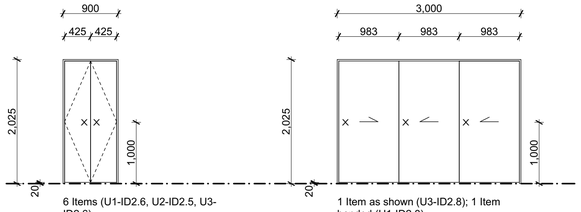
Door	Hollow Core, Flush Face
Finish	Paint
Frame	25mm Timber Frame Grooved for Linings
Frame Finish	Paint

6 Items as shown (U1-ID2.3, U2-ID2.2, U3-ID2.7); 6 Items handed (U1-ID2.7, U2-ID2.6, U3-ID2.4)

Door	MDF flush faced EPS core
Finish	Paint
Frame	25mm Timber Frame Grooved for Linings
Frame Finish	Paint

1 Item as shown (U1-ID2.4); 9 Items handed (U2-ID2.3, U2-ID2.7, U3-ID2.3)

Door	Hollow Core, Flush Face
Finish	Paint
Frame	25mm Timber Frame Grooved for Linings
Frame Finish	Paint



6 Item as shown (U1-ID2.6, U2-ID2.5, U3-ID2.6)

Door	Hollow Core, Flush Face
Finish	Paint
Frame	25mm Timber Frame Grooved for Linings
Frame Finish	Paint

1 Item as shown (U3-ID2.8); 1 Item handed (U1-ID2.8)

Door	Hollow Core, Flush Face
Finish	Paint
Frame	25mm Timber Frame Grooved for Linings
Frame Finish	Paint

Interior Door Schedule
1:50

DOOR AND WINDOW NOTES:

All windows and doors shall be of aluminium & double glazed units.

Opening sizes given are rough opening sizes, and to be confirmed by brick setout & contractor to window manufacturer prior to construction.

Sill heights are measured from floor leve & to be confirmed by brick setout & contractor

Apex of arrow notation points to hinged side of window / door.

Glazing as per specification and to conform to NZS 4223.

SG = Grade A Safety Glass

O = Obscure Glass

Refer to plans for door swings

Refer to elevations for location of opening windows

Set down all exterior doors into slab, contractor to confirm rebate size with door manufacturer prior to laying slab.

Hardware as per specification.

Aluminium colour to be advised.

Aluminium jamb, head and sill liners as required to all external windows and doors.

Allow 10mm space all around between window and door joinery and framing rough opening (allowing for flashing tapes etc).
Contractor to confirm with manufacturer prior to fabrication.

Exterior windows and doors to perform to requirements of:
- NZS 4211
Extra High

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SILVERBROOKE
WHITBY

A1 Drawing

Notes:

ChID	Change Name	Date
A	BUILDING CONSENT ISSUE	9/12/2020

Site

Wind zone	Extra High
Exposure zone	C
Earthquake zone	3

Project

Job number	1857
Drawn	IH
Approved	MB

Check all dimensions on site
Do not scale from plans
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Name and address

SILVERBROOKE - TYPOLOGY TH1 - LOT 144-149

LOT 4, SILVERWOOD, WHITBY, PORIRUA

Drawing

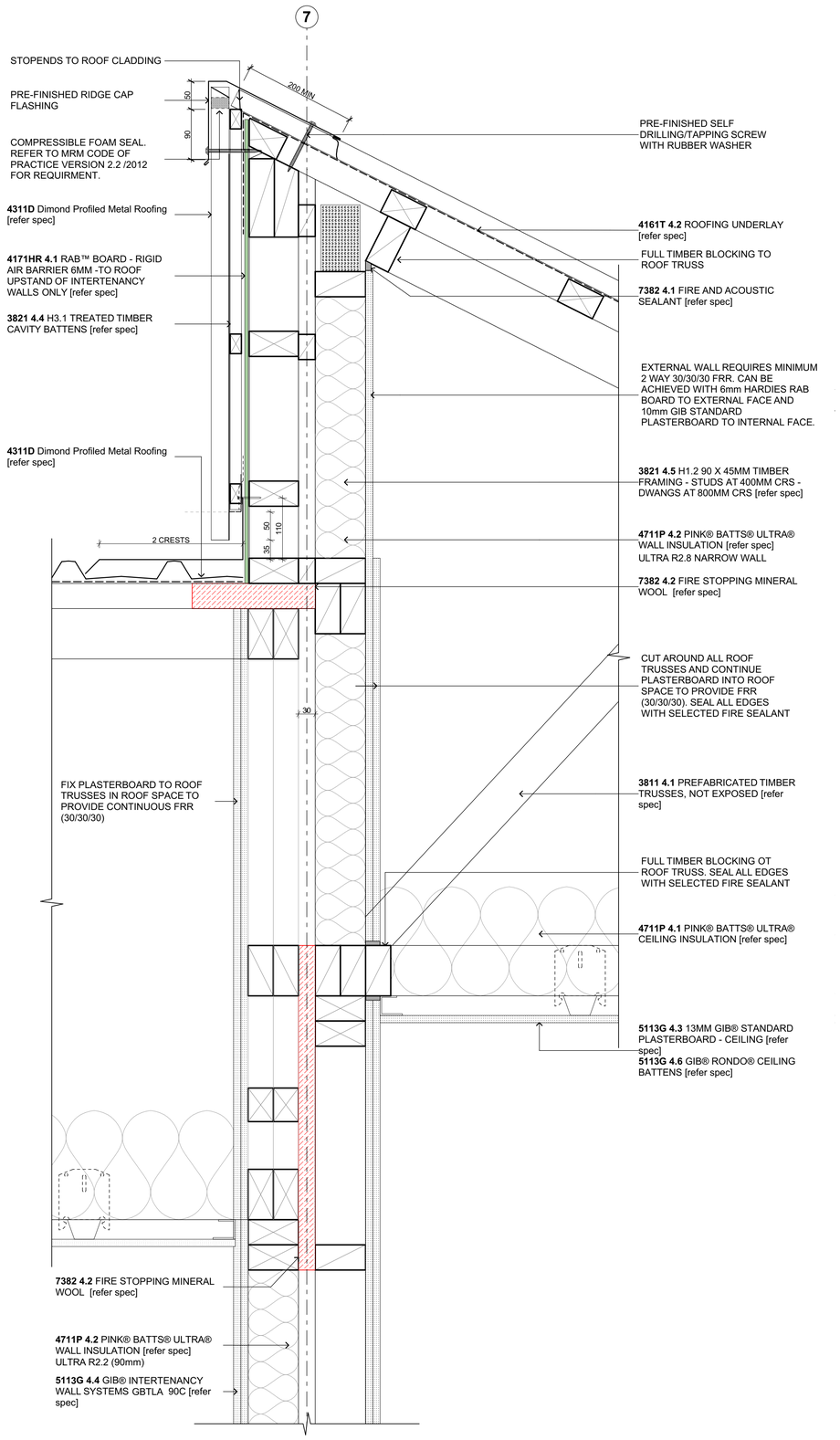
Exterior And Interior Door and Window Schedule

Status

BUILDING CONSENT ISSUE

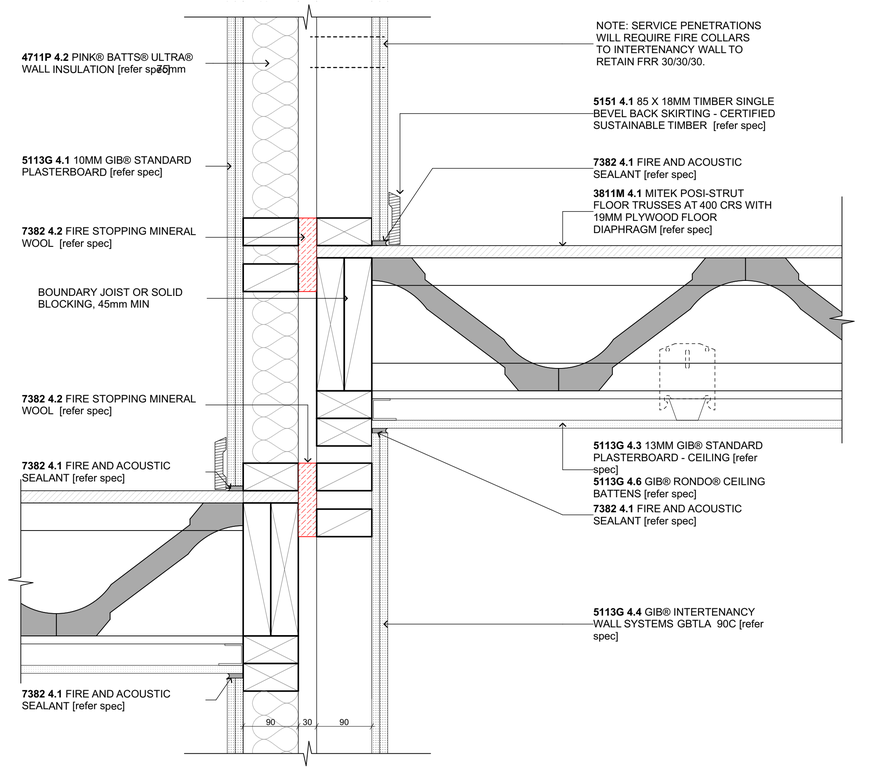
Number	Revision
A401	A

Wednesday, 9 December 2020 @ 11:18 AM N:\Data\1857 Silverbrooke\06 Drawings\DD Files\DD Typology TH1 -Stepped Model Lots 144-149.pln Ben



OPTION B -Noise Control System GBT(L)A 30a

1 Specific Roof Step Detail
A302 1:5



OPTION B -Noise Control System GBT(L)A 30a

2 Standard Roof Mid-Floor Step Detail
A302 1:5

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SILVERBROOKE WHITBY

A1 Drawing

Notes:

ChID	Change Name	Date
A	BUILDING CONSENT ISSUE	9/12/2020

Site

Wind zone	Extra High
Exposure zone	C
Earthquake zone	3

Project

Job number	1857
Drawn	IH
Approved	MB

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Name and address

SILVERBROOKE - TYPOLOGY TH1 - LOT 144-149

LOT 4, SILVERWOOD, WHITBY, PORIRUA

Drawing

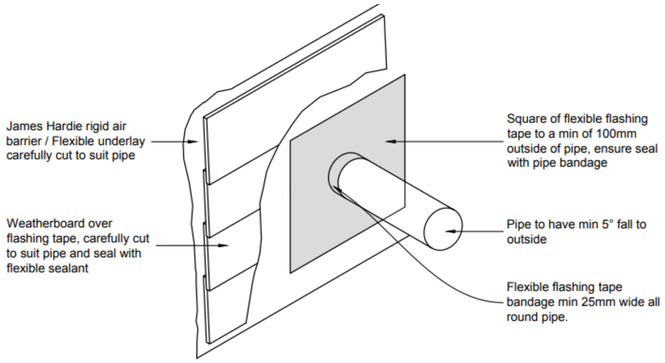
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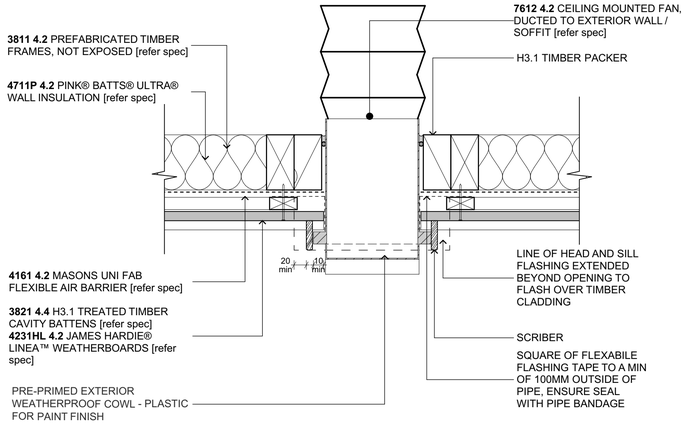
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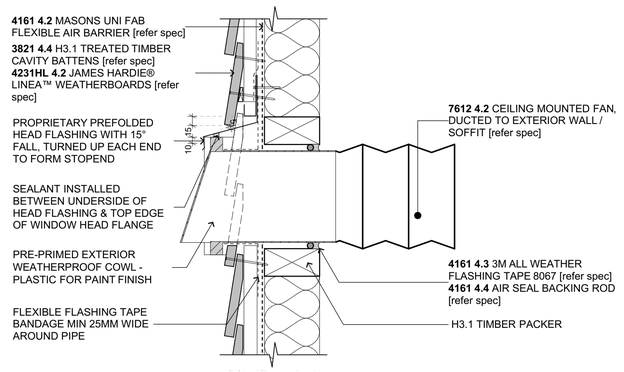
Number	Revision
A501	**A**

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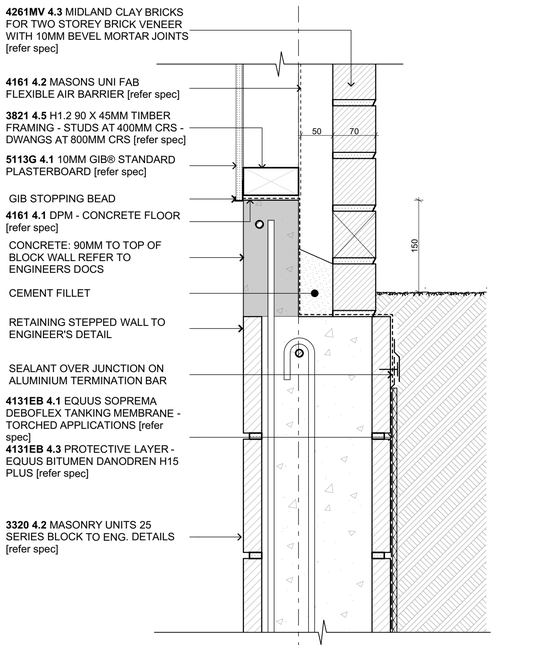




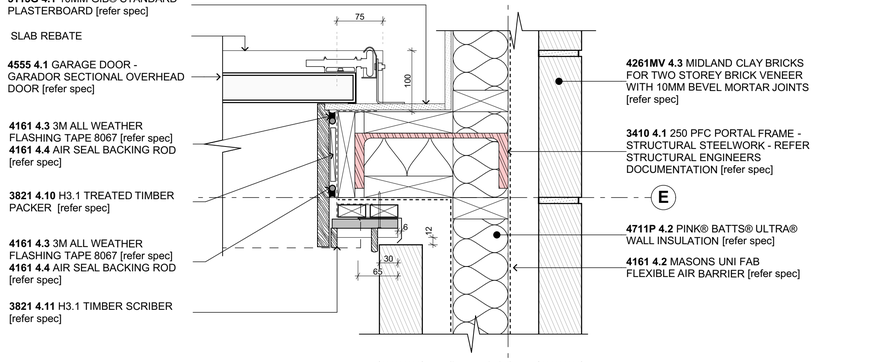
1 A201 — Weatherboard - Extract Cowl Jamb — 1:5



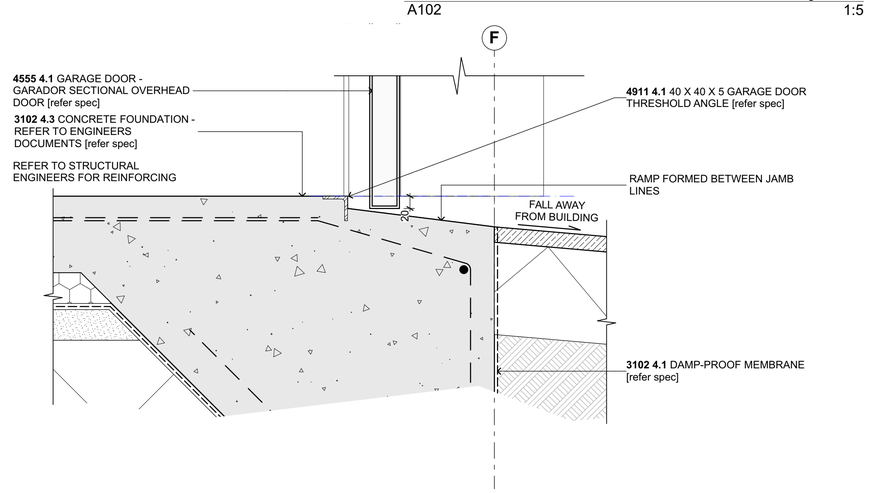
2 A201 — Weatherboard - Extract Cowl Head & Sill — 1:5



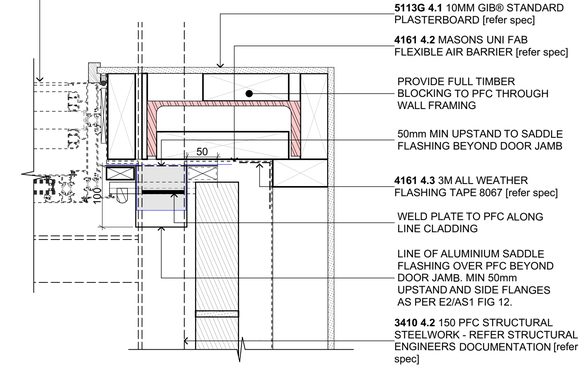
3 A201 — Block / Brick Wall Junction — 1:5



4 A102 — Brick - Garage Jamb — 1:5



5 A304 — Standard Slab - Garage Door Sill Detail — 1:5



6 A103 — Saddle Flashing Detail — 1:5

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SILVERBROOKE WHITBY

A1 Drawing

Notes:

ChID	Change Name	Date
A	BUILDING CONSENT ISSUE	9/12/2020

Site	
Wind zone	Extra High
Exposure zone	C
Earthquake zone	3

Project	
Job number	1857
Drawn	IH
Approved	MB

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Name and address

SILVERBROOKE - TYPOLOGY TH1 - LOT 144-149

LOT 4, SILVERWOOD, WHITBY, PORIRUA

Drawing

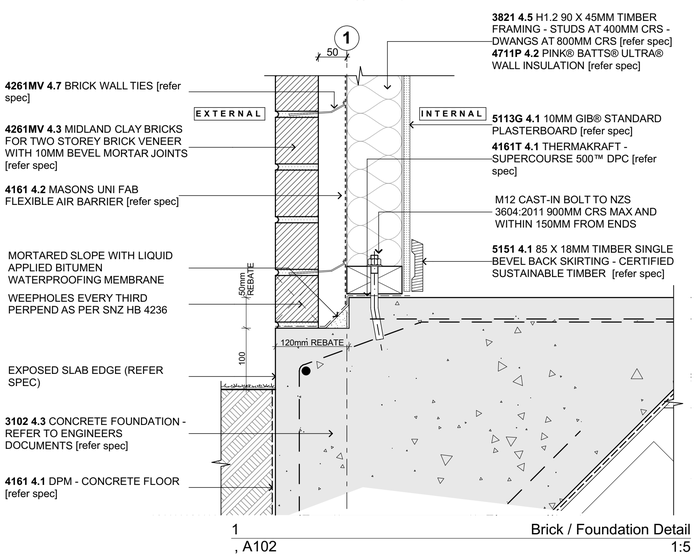
Garage Door & Entrance Door Details

Status

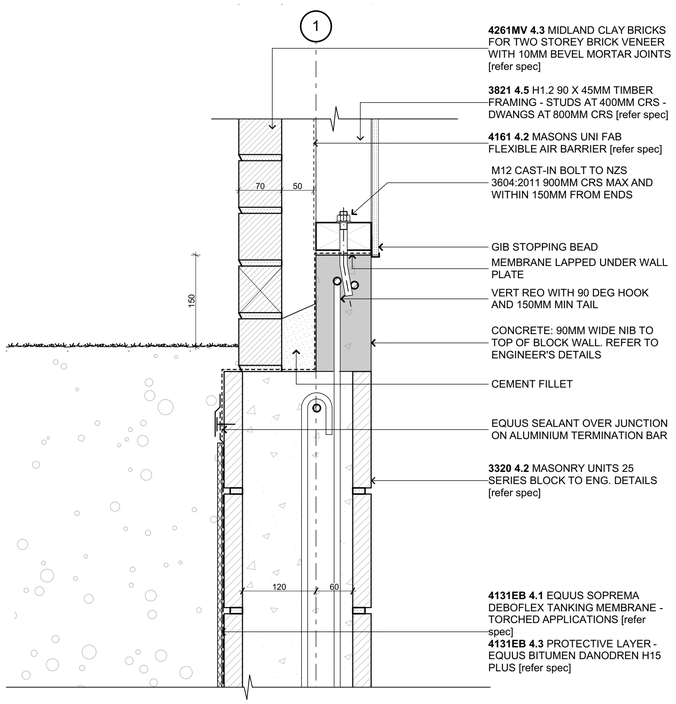
BUILDING CONSENT ISSUE

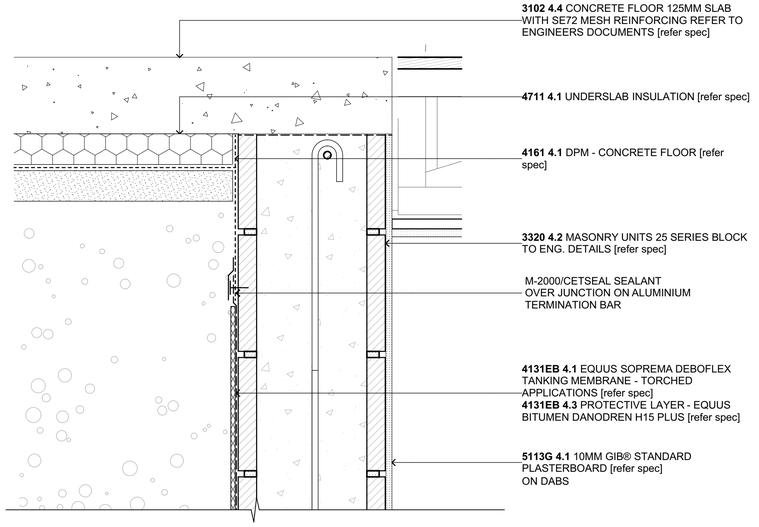
Number	Revision
A502	A

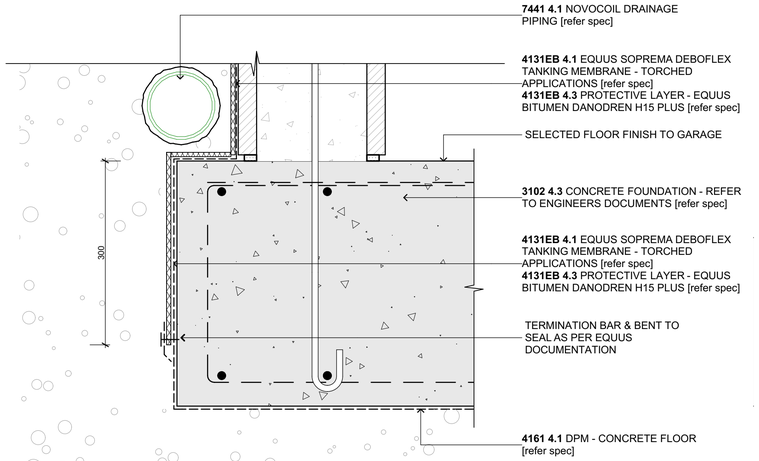
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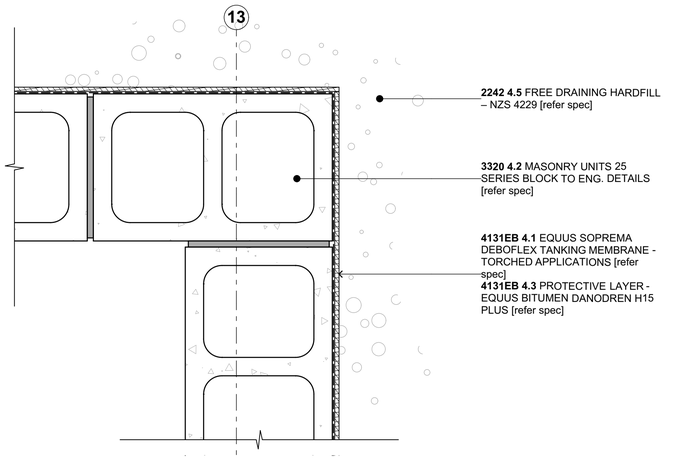
1 Brick / Foundation Detail
, A102 1:5



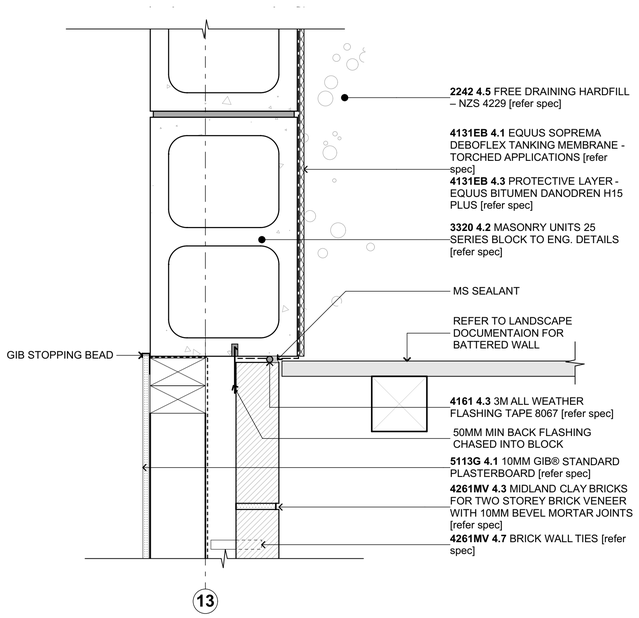




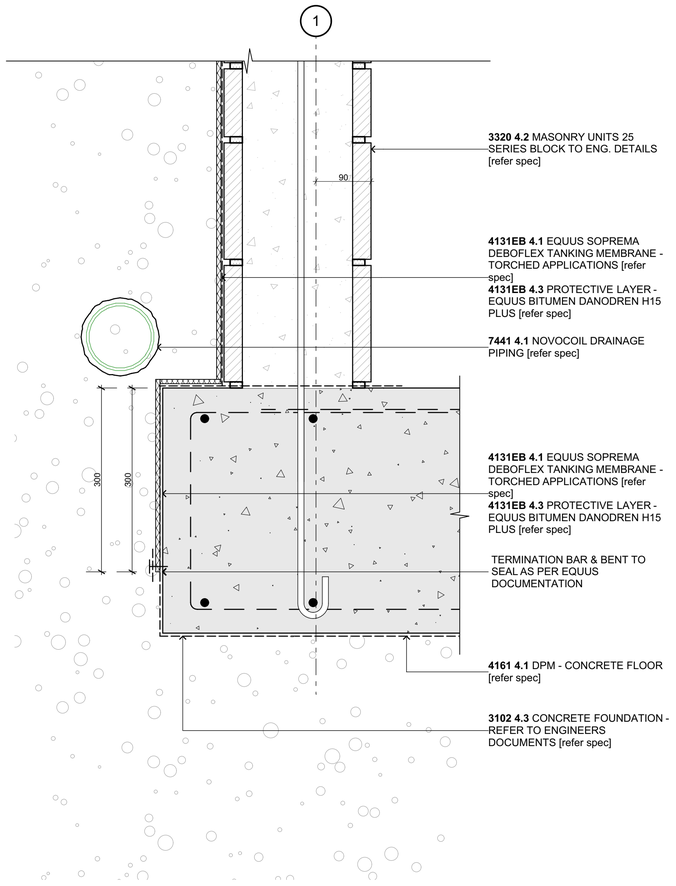
5 Standard Retaining Foundation Detail
A304 1:5



2 Block Wall Corner Detail
A102 1:5



3 Foundation Step Detail
- 1:5



4 Stepped Wall Junction
A303 1:5

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SILVERBROOKE
WHITBY

A1 Drawing

Notes:

ChID	Change Name	Date
A	BUILDING CONSENT ISSUE	9/12/2020

Site

Wind zone	Extra High
Exposure zone	C
Earthquake zone	3

Project

Job number	1857
Drawn	IH
Approved	MB

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Name and address

SILVERBROOKE - TYPOLOGY TH1 - LOT 144-149

LOT 4, SILVERWOOD, WHITBY, PORIRUA

Drawing

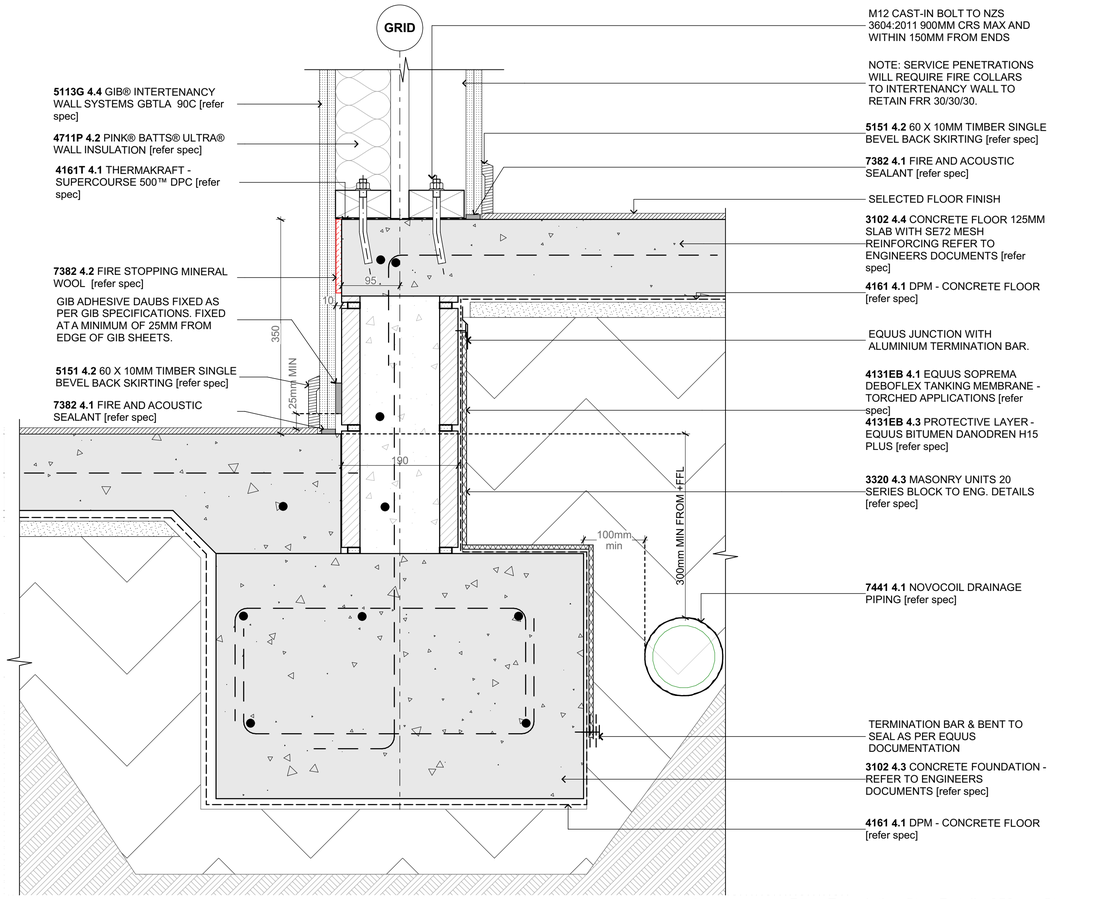
Foundation & Retaining Wall Details

Status

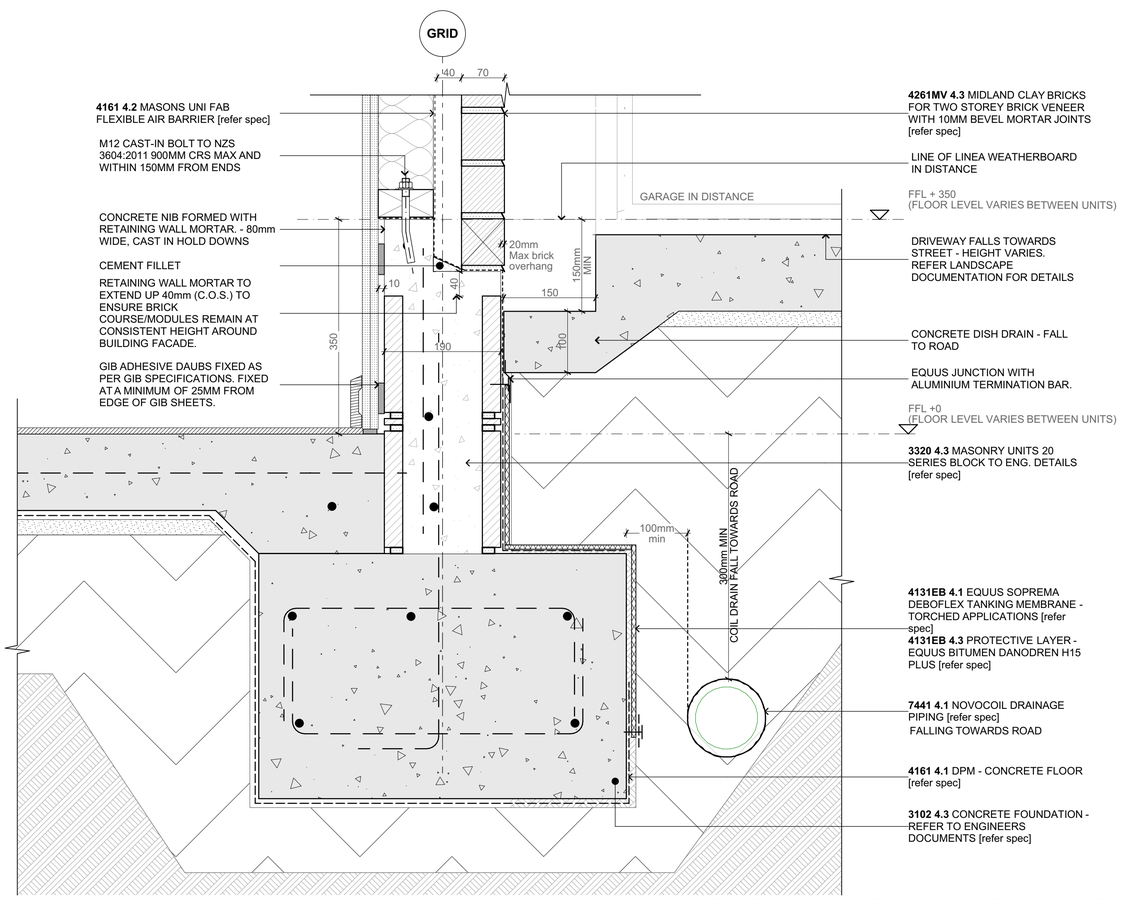
BUILDING CONSENT ISSUE

Number	Revision
A503	A

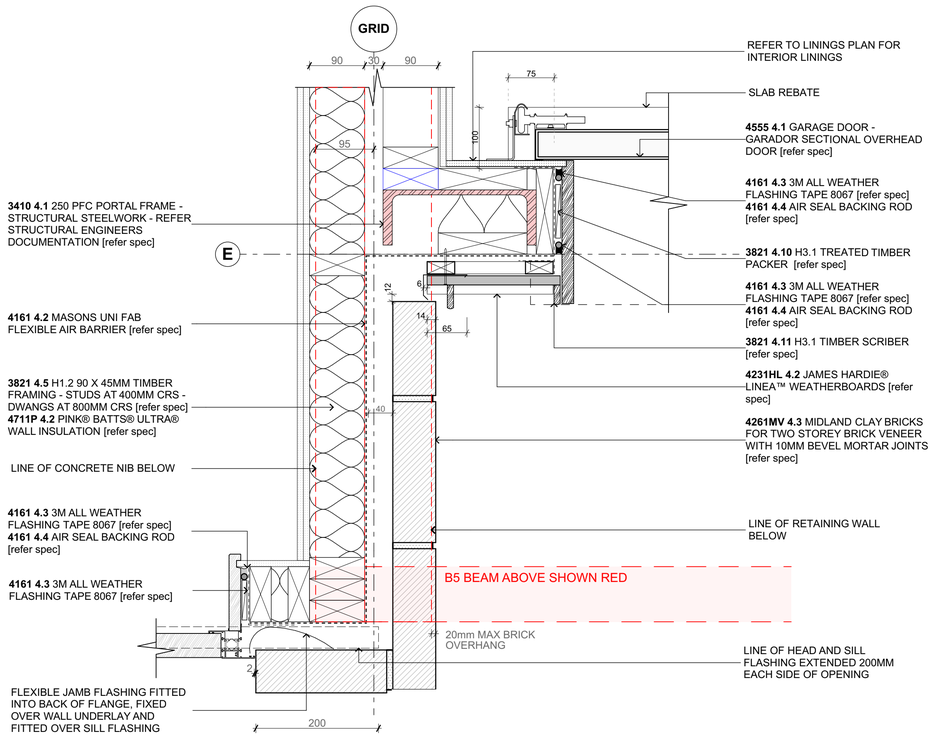
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1 Base Foundation Step Detail - 350mm Step
A302 1:5



2 Base Foundation Step - Driveway Junction Detail - 350mm Step
A302 1:5



3 Base Foundation Step - Plan
- 1:5

ARCHITECTS jerram tocker + barron

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SILVERBROOKE WHITBY

A1 Drawing

Notes:

ChID	Change Name	Date
A	BUILDING CONSENT ISSUE	9/12/2020

Site

Wind zone	Extra High
Exposure zone	C
Earthquake zone	3

Project

Job number	1857
Drawn	IH
Approved	MB

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Name and address

SILVERBROOKE - TYPOLOGY TH1 - LOT 144-149

LOT 4, SILVERWOOD, WHITBY, PORIRUA

Drawing

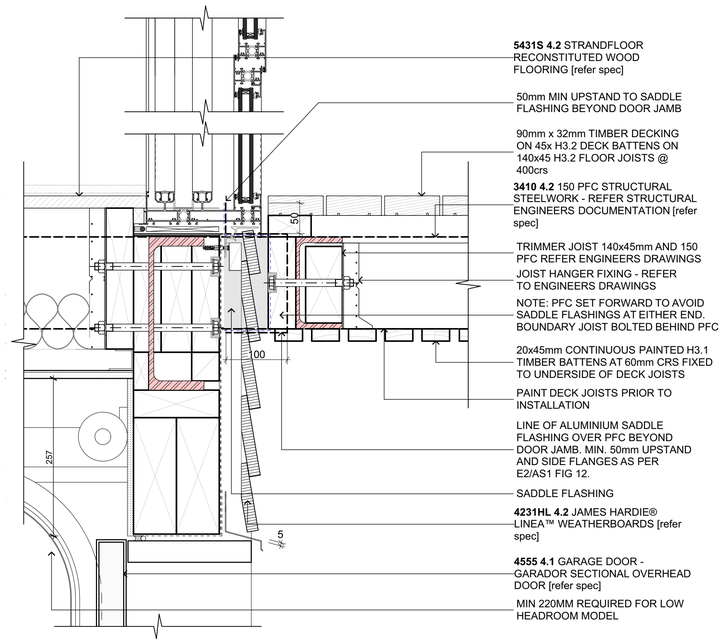
Foundation Details

Status

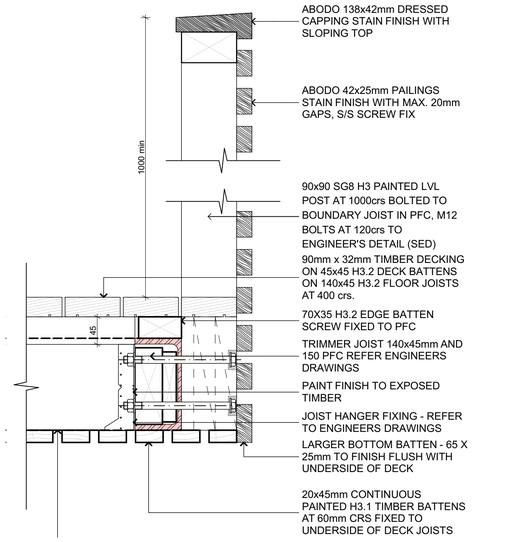
BUILDING CONSENT ISSUE

Number	Revision
A504	A

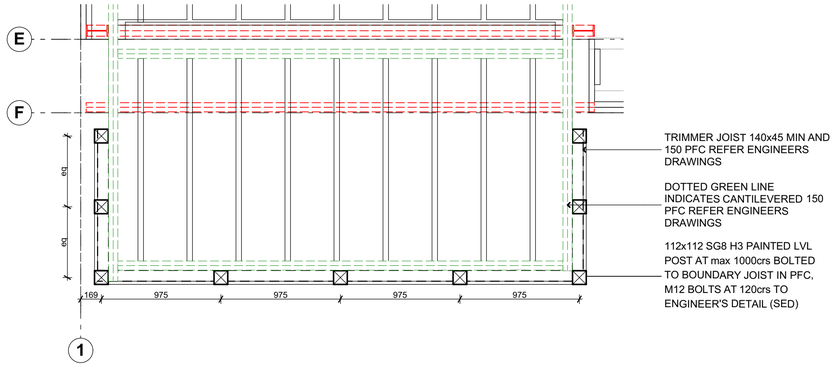
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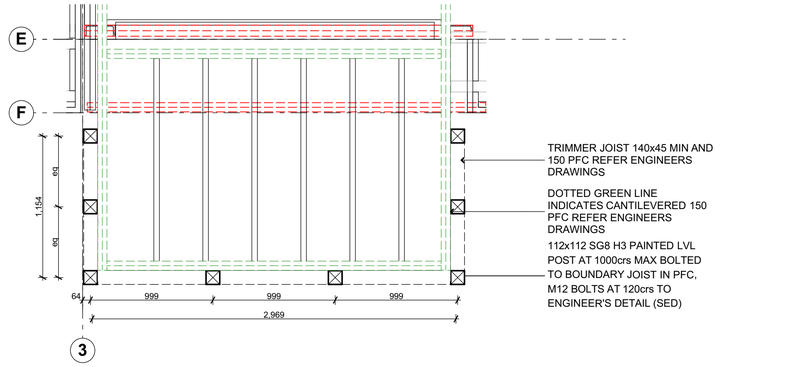
1 House Junction Detail
A304 1:5



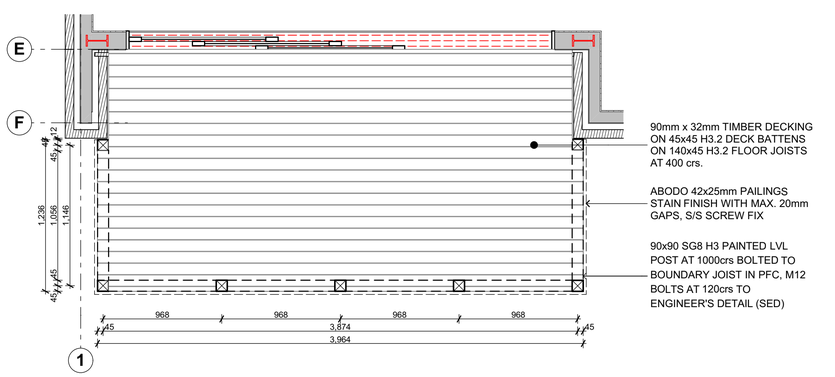
2 Balustrade Detail
A304 1:5



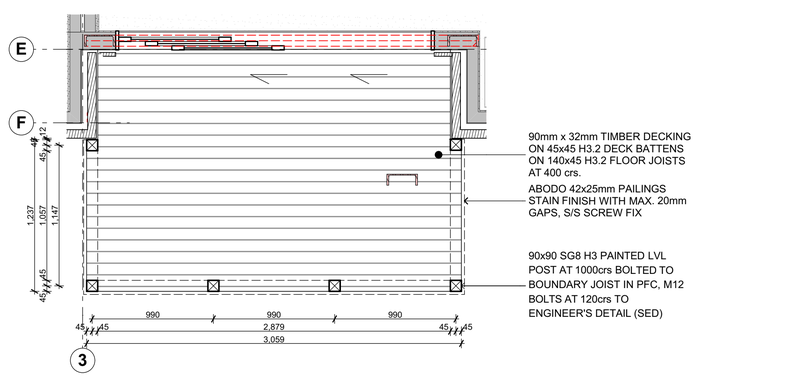
3 Unit Type 1 Framing - Deck / Balustrade Setouts
- 1:25



5 Unit Type 2 Framing - Deck / Balustrade Setouts
- 1:25



4 Unit type 1 - Deck / Balustrade Setouts
- 1:25



6 Unit Type 2 - Deck / Balustrade Setouts
- 1:25

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SILVERBROOKE WHITBY

A1 Drawing

Notes:

ChID	Change Name	Date
A	BUILDING CONSENT ISSUE	9/12/2020

Site

Wind zone	Extra High
Exposure zone	C
Earthquake zone	3

Project

Job number	1857
Drawn	IH
Approved	MB

Check all dimensions on site
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Name and address

SILVERBROOKE - TYPOLOGY TH1 - LOT 144-149

LOT 4, SILVERWOOD, WHITBY, PORIRUA

Drawing

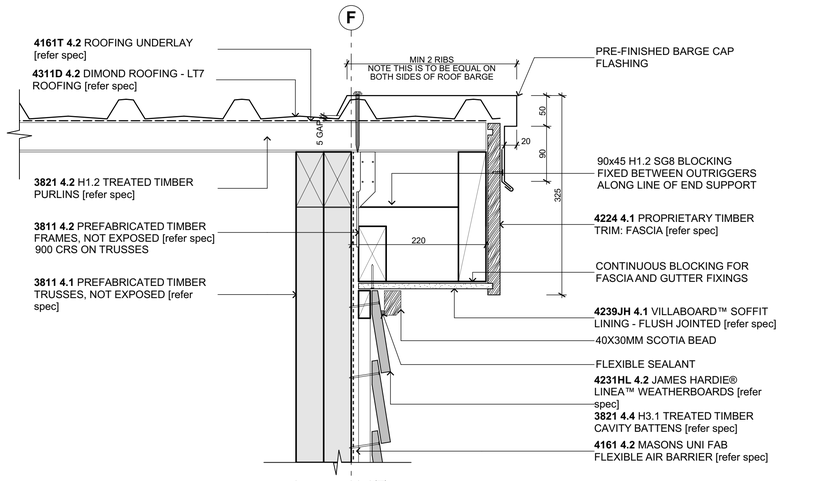
Balustrade

Status

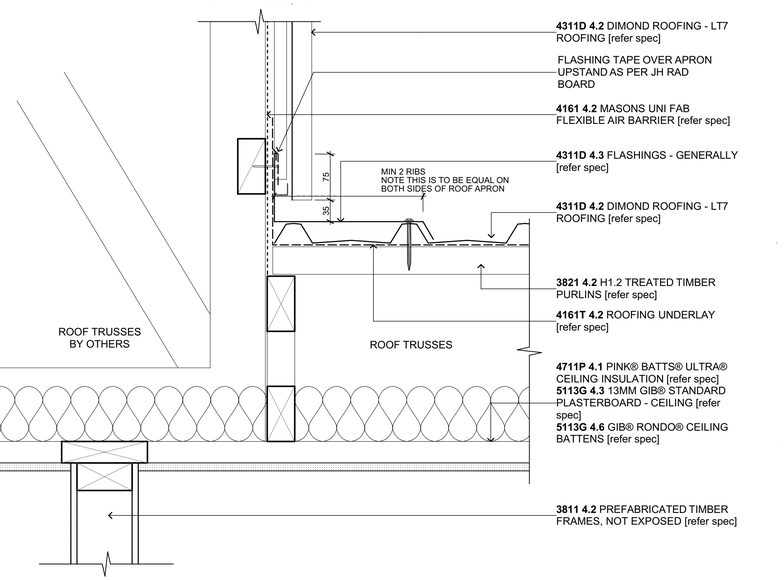
BUILDING CONSENT ISSUE

Number	Revision
A505	A

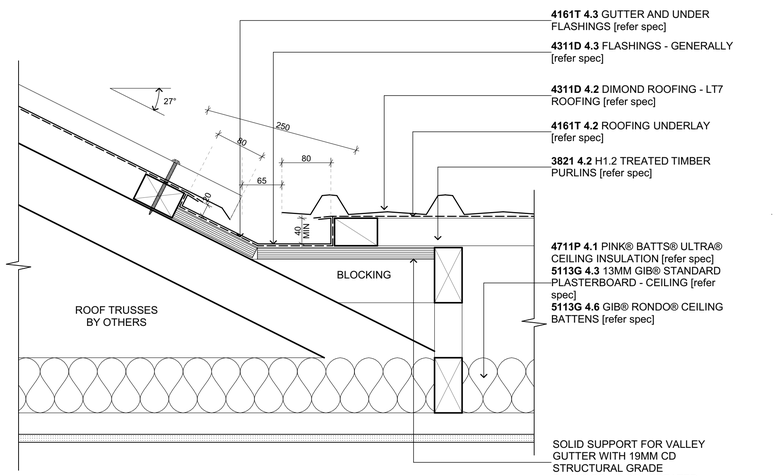
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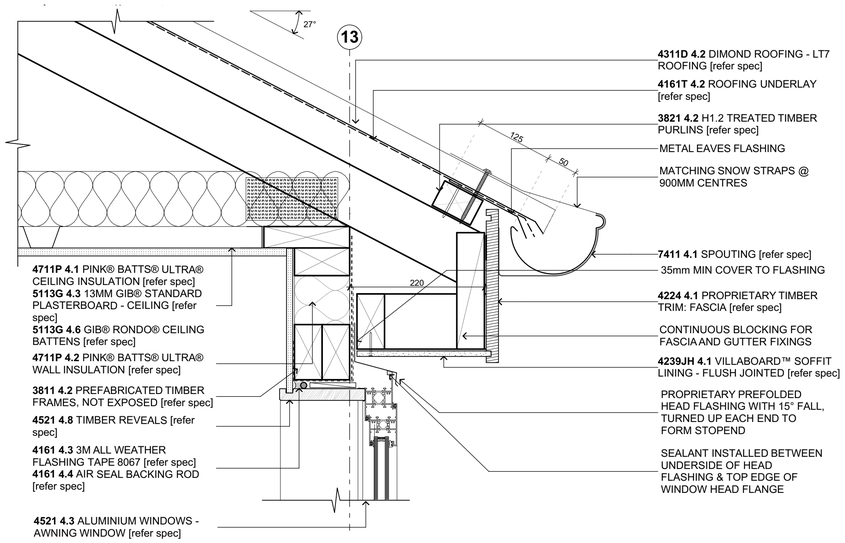
1 — Roof - Barge & Weatherboards
A304 — 1:5



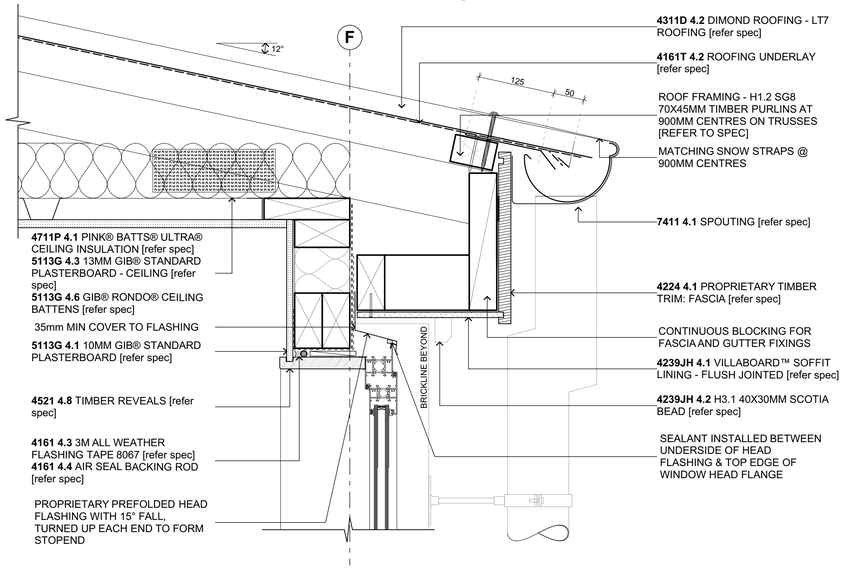
2 — Roof - Apron Flashing
A301 — 1:5



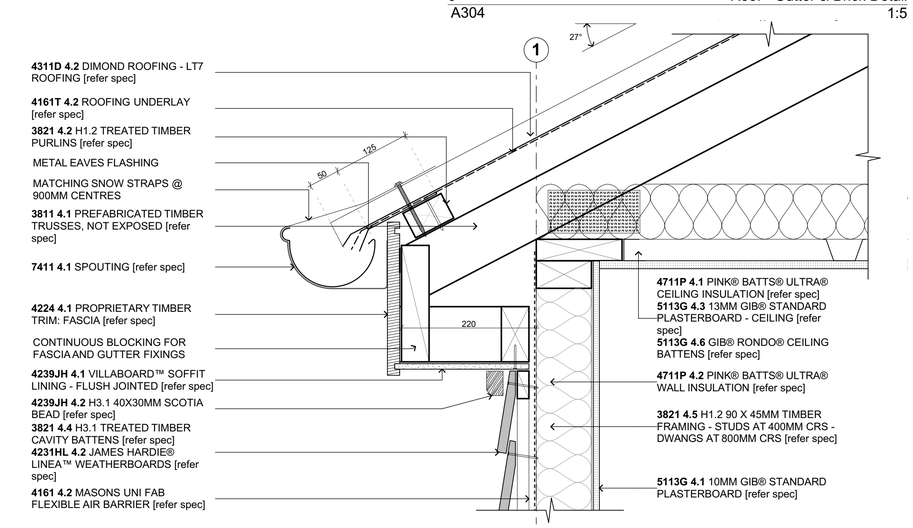
3 — Roof - Valley Flashing
A301 — 1:5



4 — Roof/Window - Gutter & Window Head Detail
- — 1:5



5 — Roof - Gutter & Brick Detail
A304 — 1:5



6 — Roof - Gutter & Weatherboard
A301 — 1:5

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SILVERBROOKE WHITBY

A1 Drawing

Notes:

ChID	Change Name	Date
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Exposure zone	C
Earthquake zone	3

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SILVERBROOKE - TYPOLOGY TH1 - LOT 144-149

LOT 4, SILVERWOOD, WHITBY, PORIRUA

Drawing

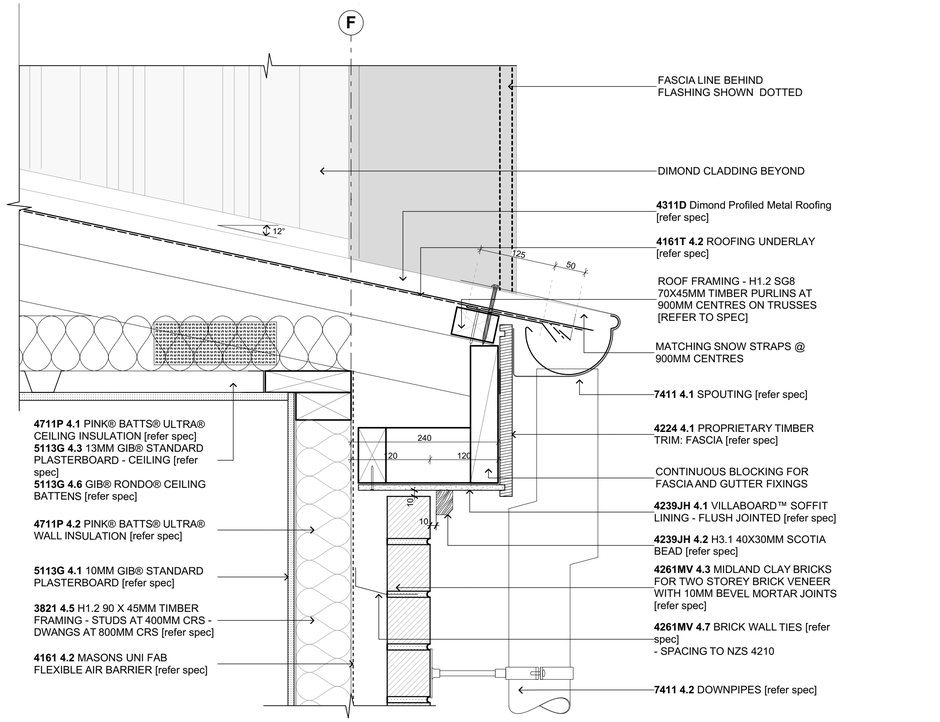
Roof Details

Status

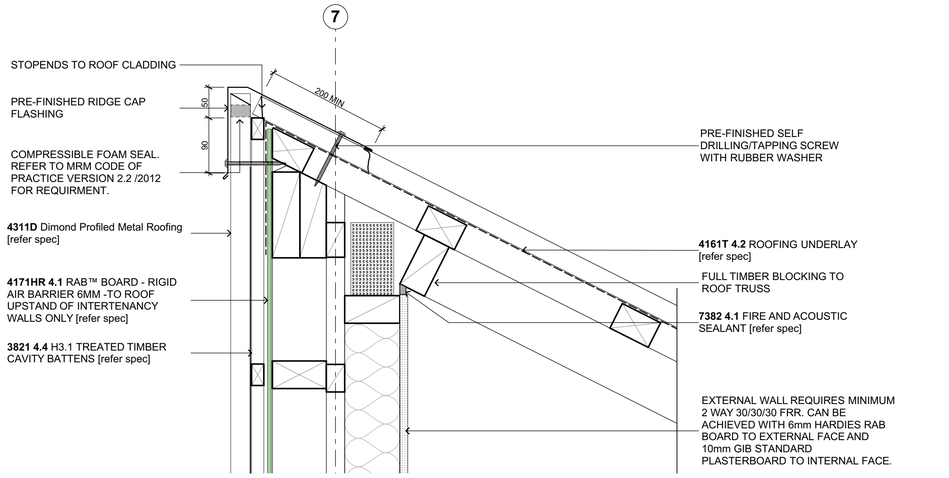
BUILDING CONSENT ISSUE

Number	Revision
A506	A

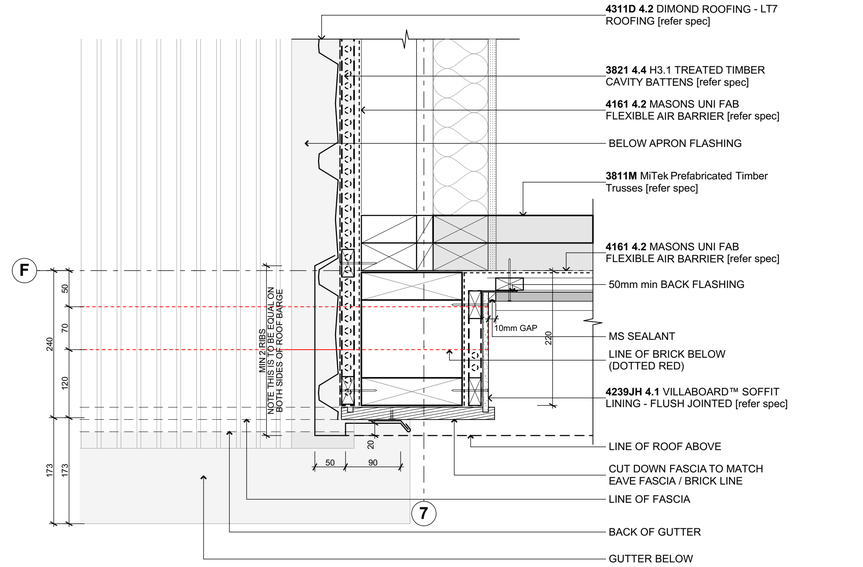
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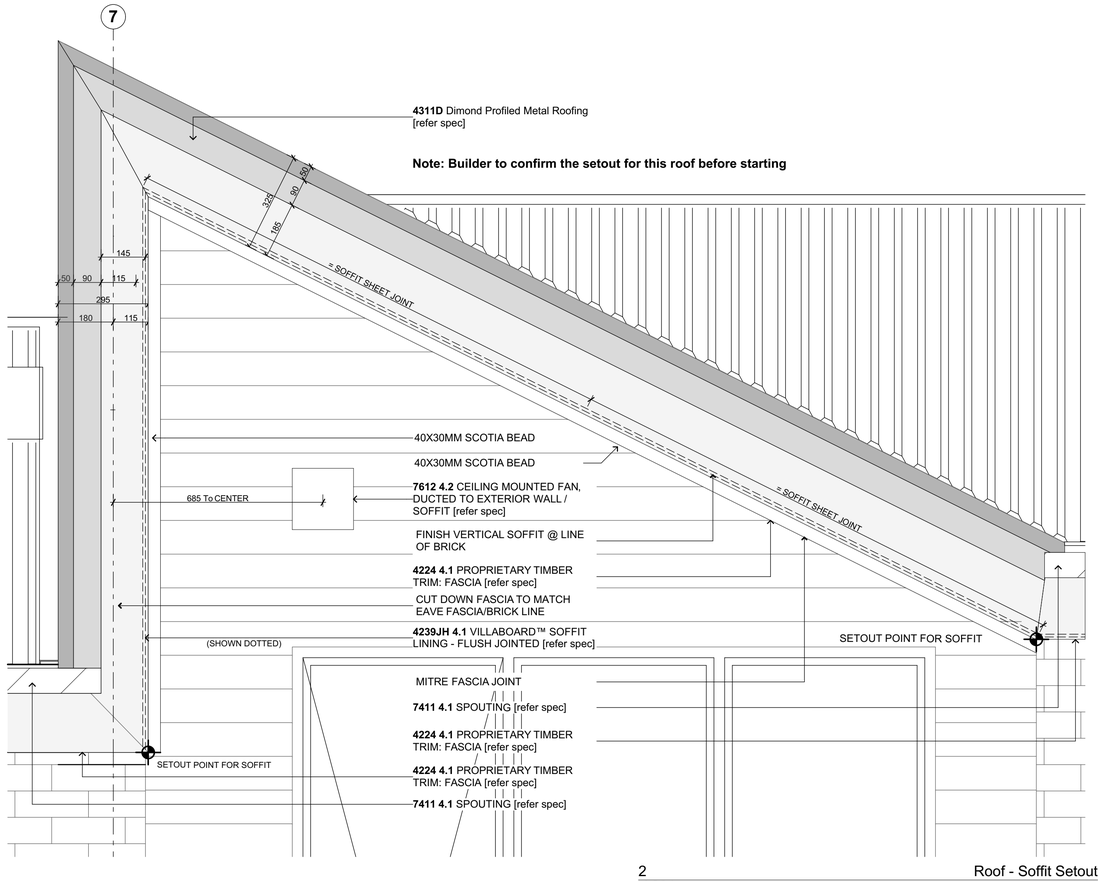
1 Roof - Soffit Detail
A201 1:5



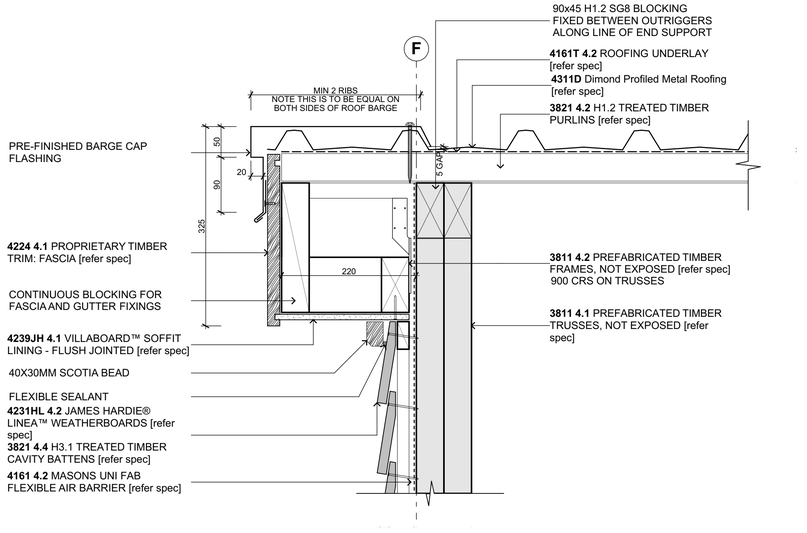
3 Specific Roof Step Detail
A302 1:5



4 Roof - Soffit Detail (Upper Section)
A201 1:5



2 Roof - Soffit Setout
A201 1:10



5 Roof - Soffit Detail
A201 1:5

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SILVERBROOKE WHITBY

A1 Drawing

Notes:

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SILVERBROOKE - TYPOLOGY TH1 - LOT 144-149

LOT 4, SILVERWOOD, WHITBY, PORIRUA

Drawing

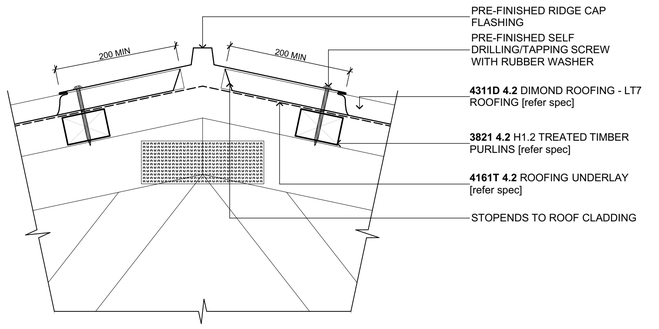
Roof Detail Soffit

Status

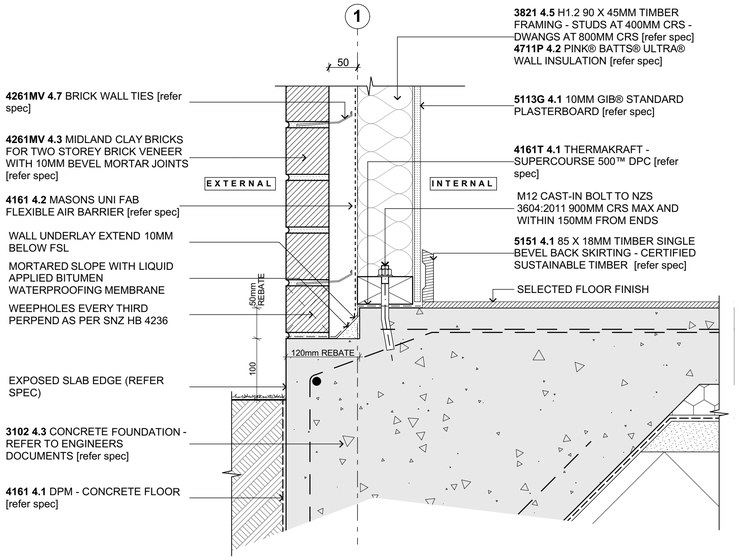
BUILDING CONSENT ISSUE

Number	Revision
A507	A

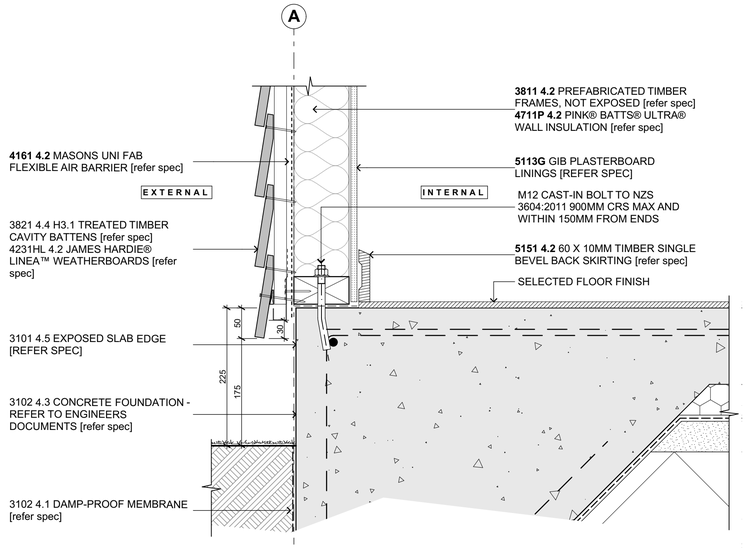
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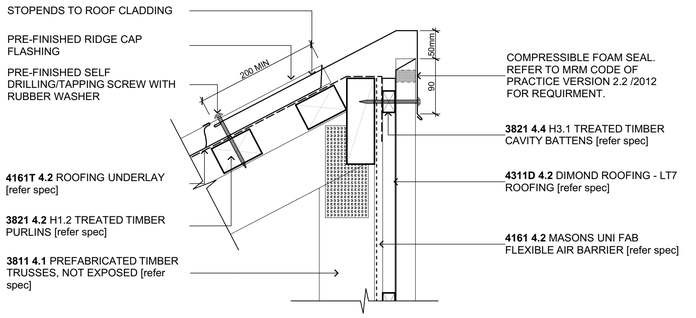
1 Roof - Ridge Detail
A304 1:5



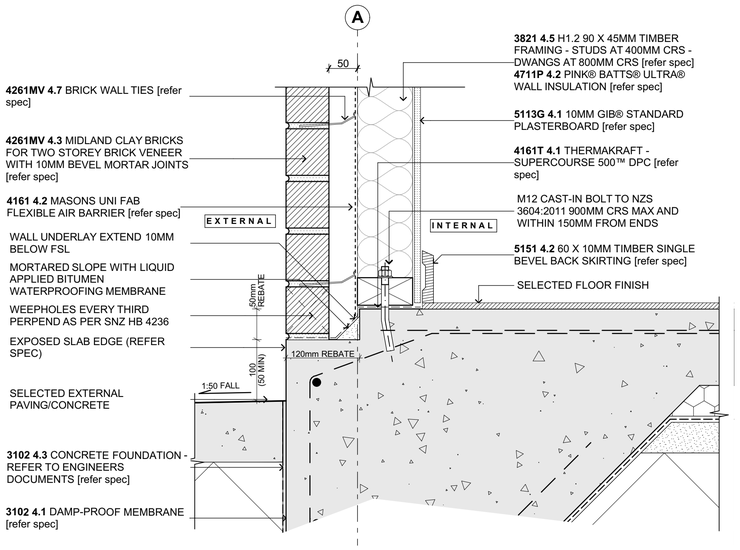
4 Standard Brick - Foundation Detail - Unpaved Ground
A301 1:5



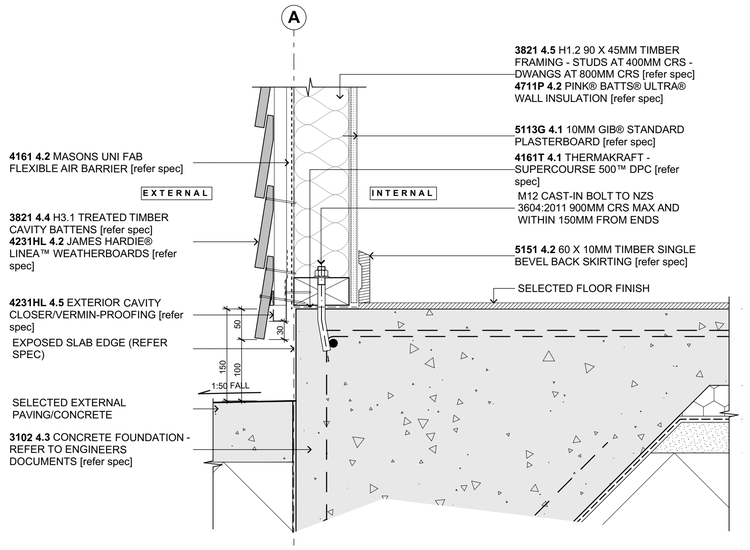
7 Standard Weatherboards - Foundation Detail - Paved Ground
A304 1:5



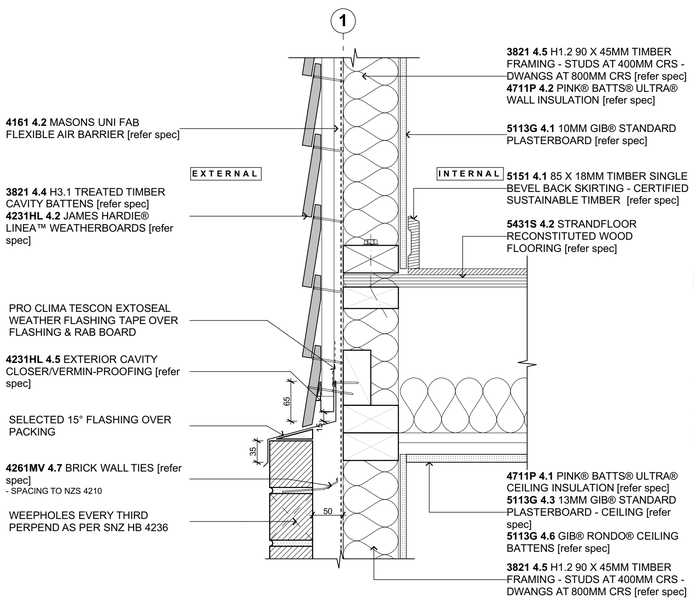
2 Roof - Sawtooth Ridge Detail
A301 1:5



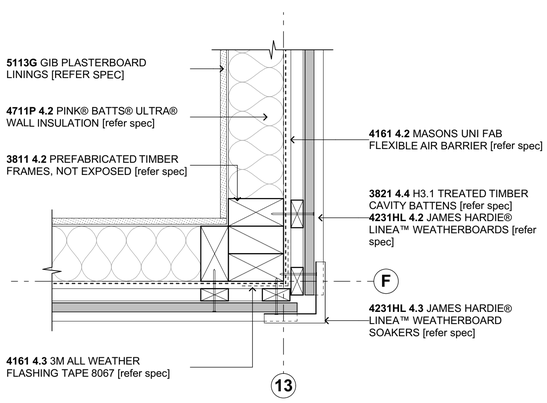
5 Standard Brick - Foundation Detail - Paved Ground
A304 1:5



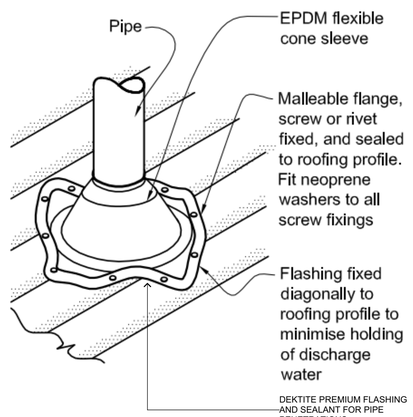
8 Standard Weatherboards - Foundation Detail - Paved Ground
A304 1:5



3 Standard Weatherboard/Brick - Flashing Sectional Juction
A301 1:5



6 Standard Weatherboard - Plan Corner Junction
- 1:5



9 TV Roof Penetration
- 1:5

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SILVERBROOKE
WHITBY

A1 Drawing

Notes:

ChID	Change Name	Date
A	BUILDING CONSENT ISSUE	9/12/2020

Site

Wind zone	Extra High
Exposure zone	C
Earthquake zone	3

Project

Job number	1857
Drawn	IH
Approved	MB

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Name and address

SILVERBROOKE - TYPOLOGY TH1 - LOT 144-149

LOT 4, SILVERWOOD, WHITBY, PORIRUA

Drawing

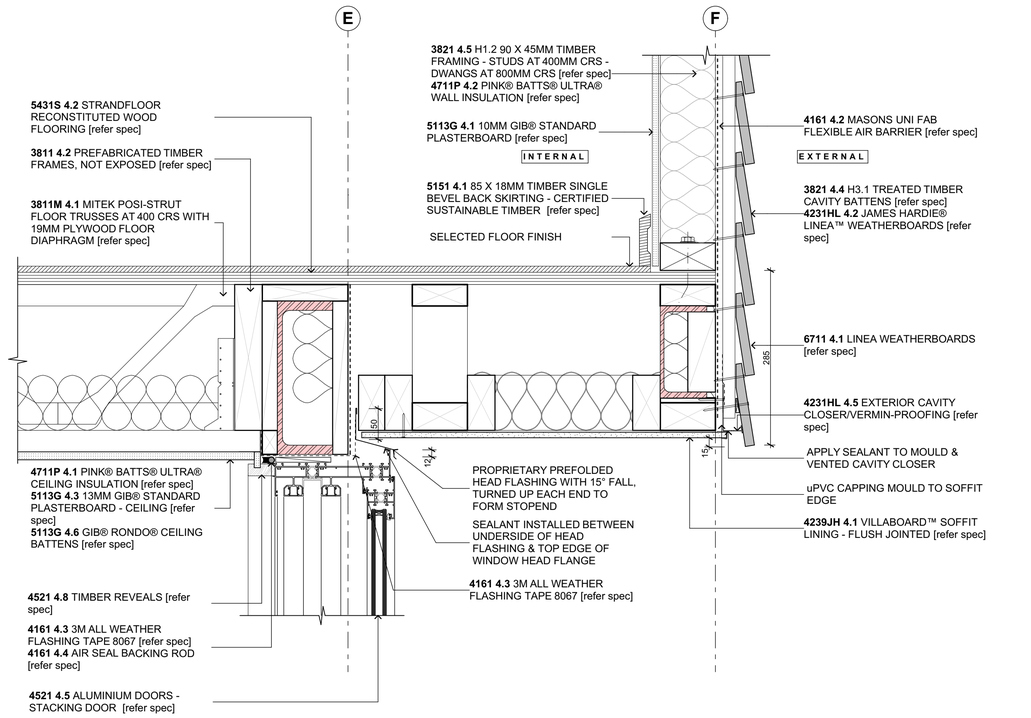
Slab, Roof & Cladding Details

Status

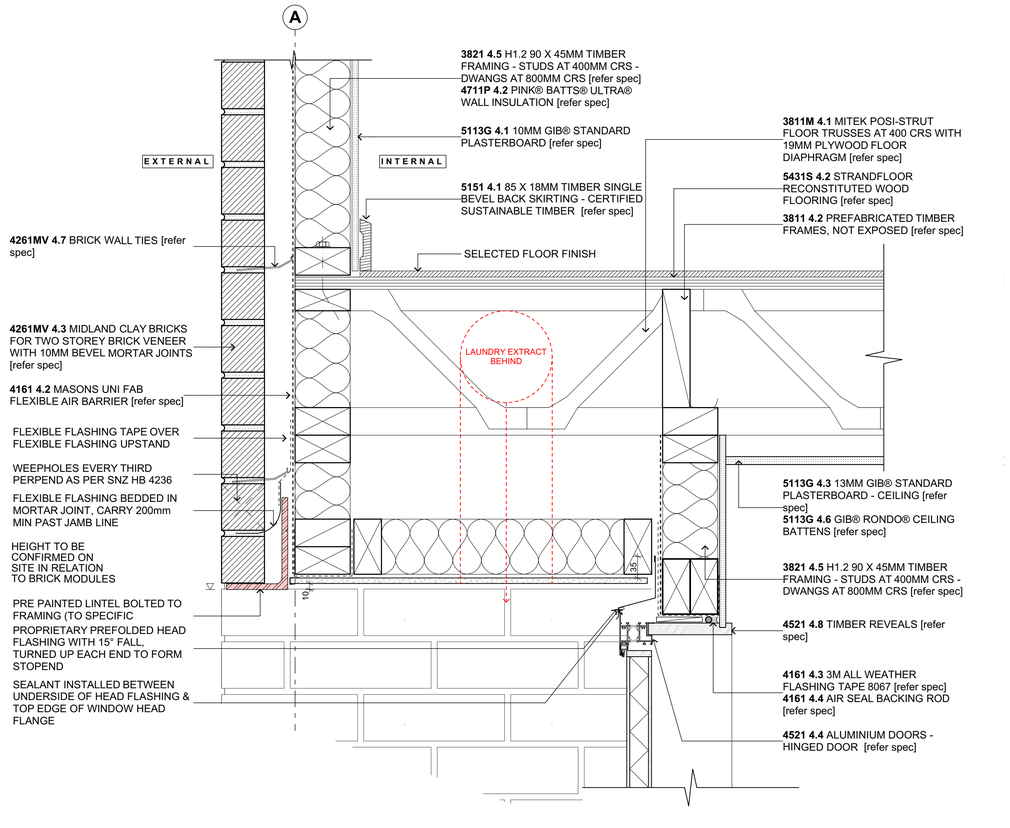
BUILDING CONSENT ISSUE

Number **A508** Revision **A**

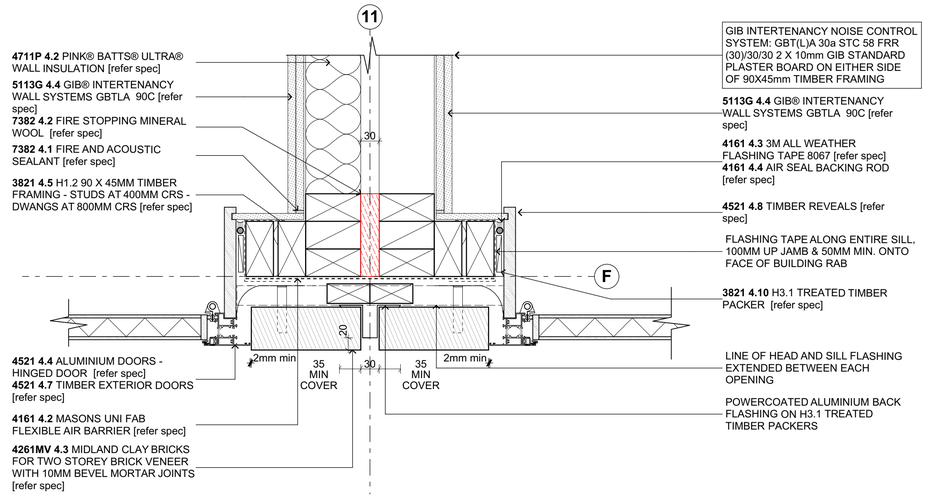
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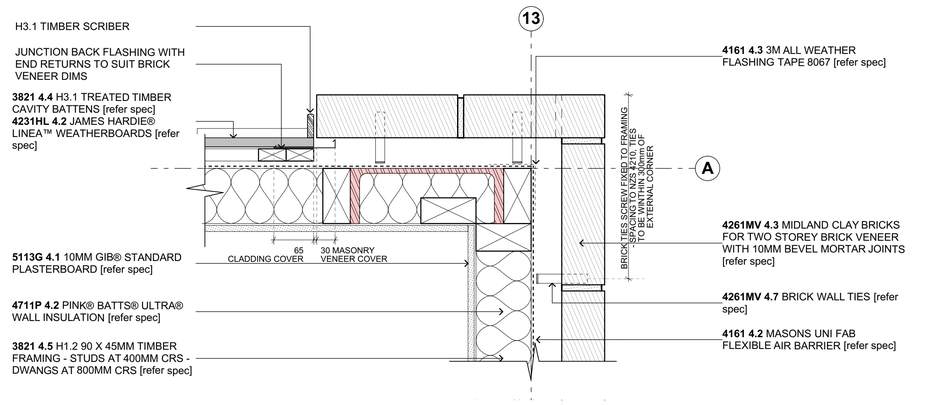
1 Weatherboard - Soffit & Entrance Head Door Detail
A304 1:5



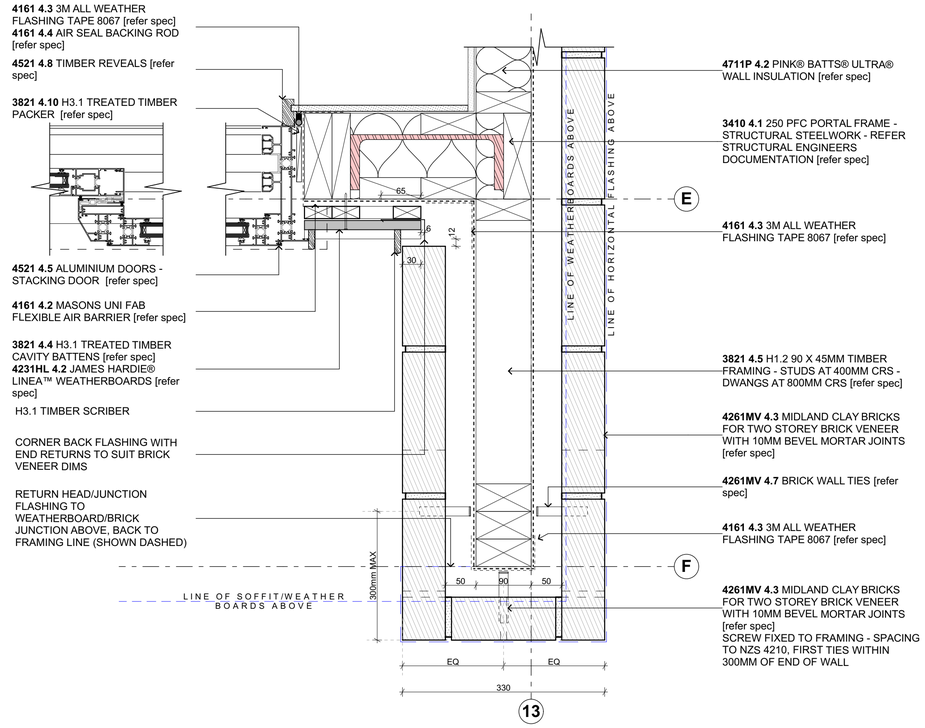
2 Brick - Soffit & Door Head
A305 1:5



3 Grid 11 - Plan Intertenancy Junction
A102 1:5



4 Brick/Weatherboard- Plan Juction
A103 1:5



5 Brick - Plan Wing Wall
A103 1:5

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SILVERBROOKE WHITBY

A1 Drawing

Notes:

ChID	Change Name	Date
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SILVERBROOKE - TYPOLOGY TH1 - LOT 144-149

LOT 4, SILVERWOOD, WHITBY, PORIRUA

Drawing

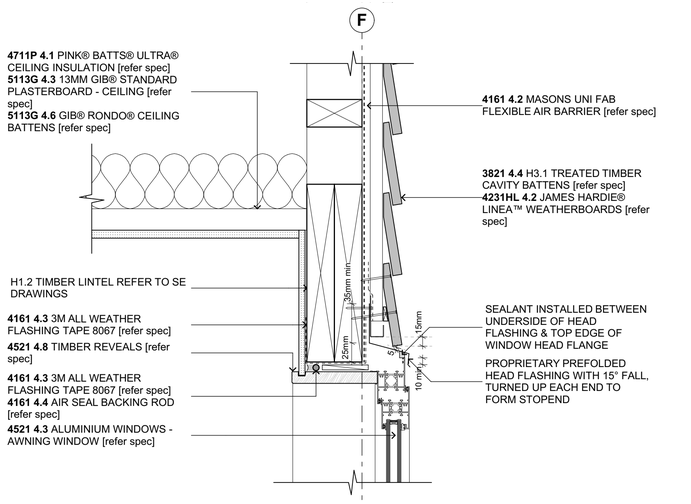
Cladding Details

Status

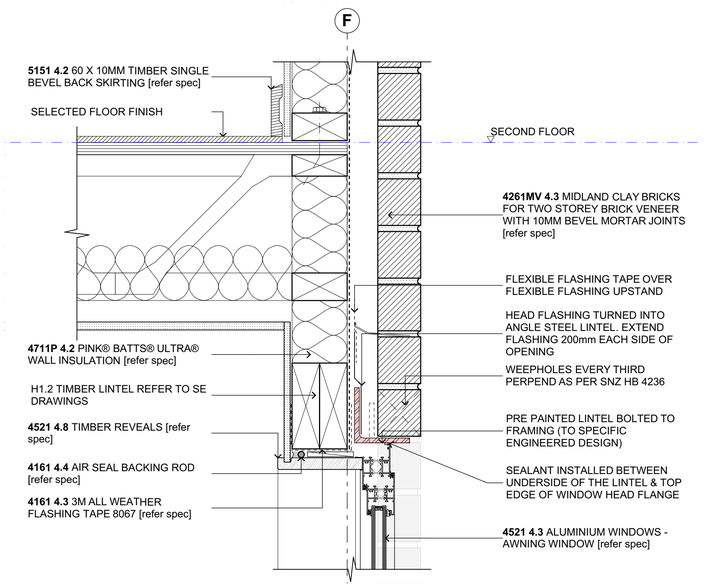
BUILDING CONSENT ISSUE

Number	Revision
A509	A

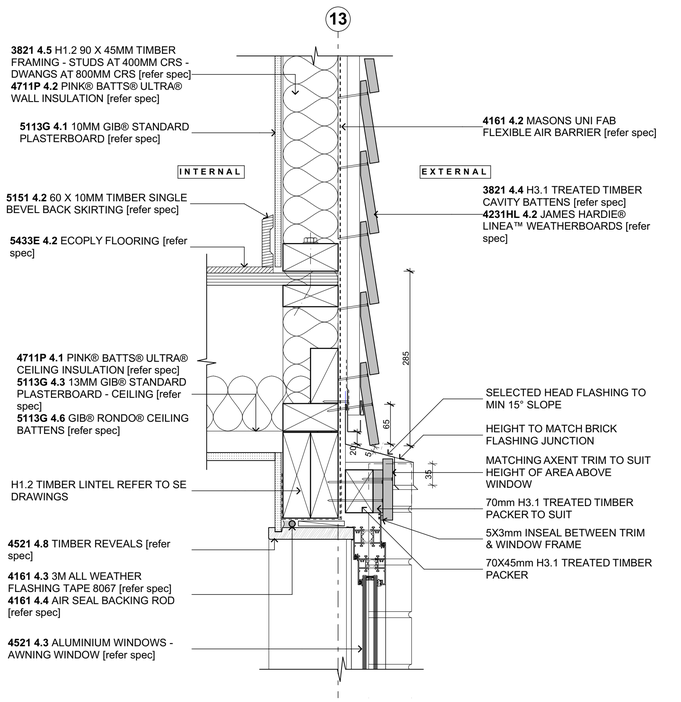
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1 — Standard Weatherboard - Window Head
A304 — 1:5



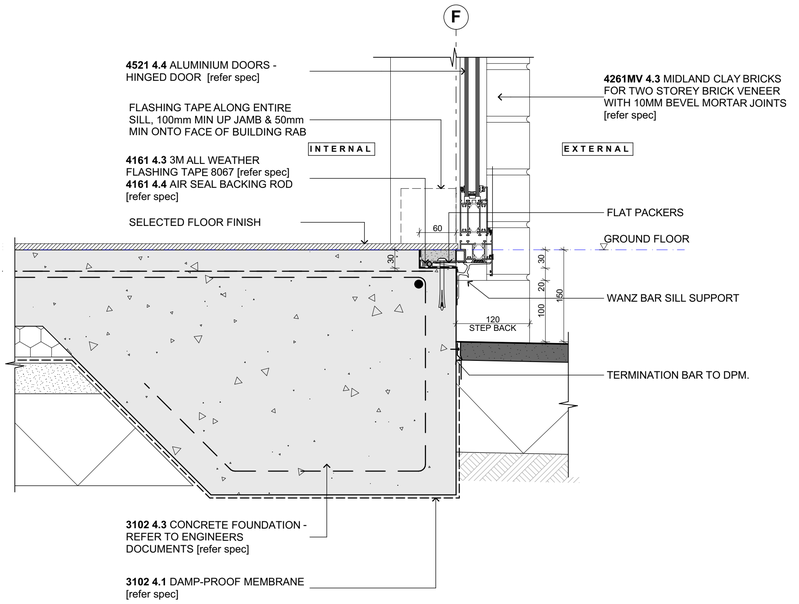
4 — Standard Brick - Window Head Detail
A304 — 1:5



7 — Standard Weatherboard/Brick - Window Head
A302 — 1:5

2 — Standard Weatherboard - Window Jamb
- — 1:5

5 — Standard Brick - Window Jamb
A103, — 1:5



8 — Standard Door - Door Sill
A305 — 1:5

3 — Standard Weatherboard - Weatherboard Sill
A201 — 1:5

6 — Standard Brick - Window Sill
A302 — 1:5

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SILVERBROOKE
WHITBY

A1 Drawing

Notes:

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Name and address

SILVERBROOKE - TYPOLOGY TH1 - LOT 144-149

LOT 4, SILVERWOOD, WHITBY, PORIRUA

Drawing

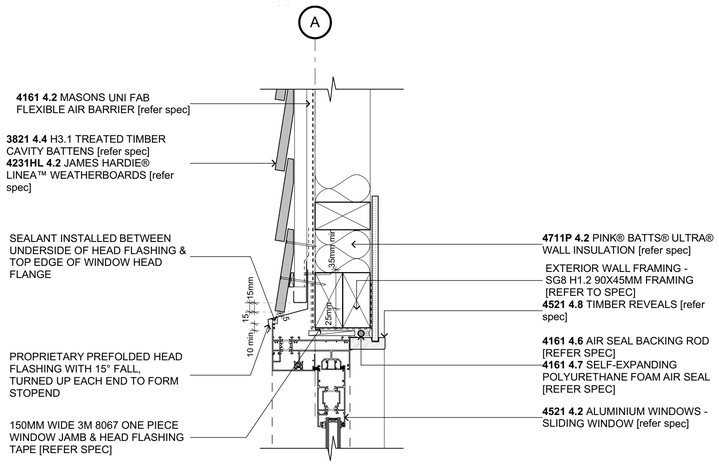
Window & Door Details

Status

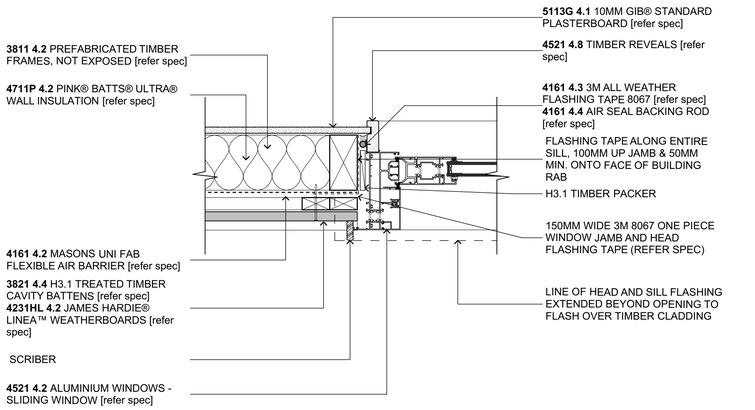
BUILDING CONSENT ISSUE

Number	Revision
A510	A

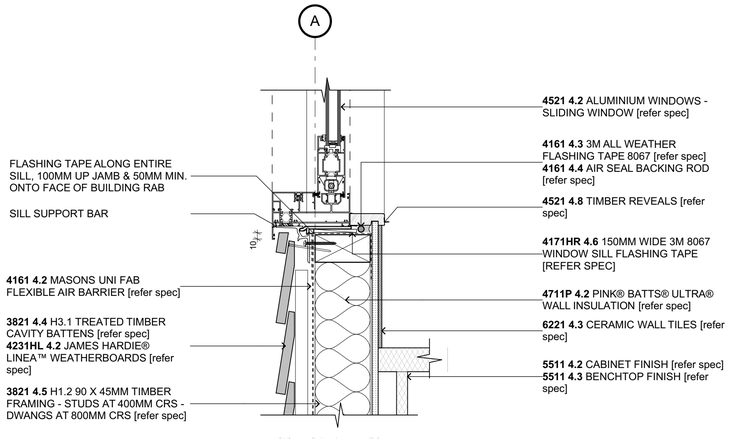
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1 Window - Sliding Window Head
A105 1:5



2 Window - Sliding Window Jamb
A103, 1:5



3 Window - Sliding Window Sill
A105 1:5

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A1 Drawing

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LOT 4, SILVERWOOD, WHITBY, PORIRUA

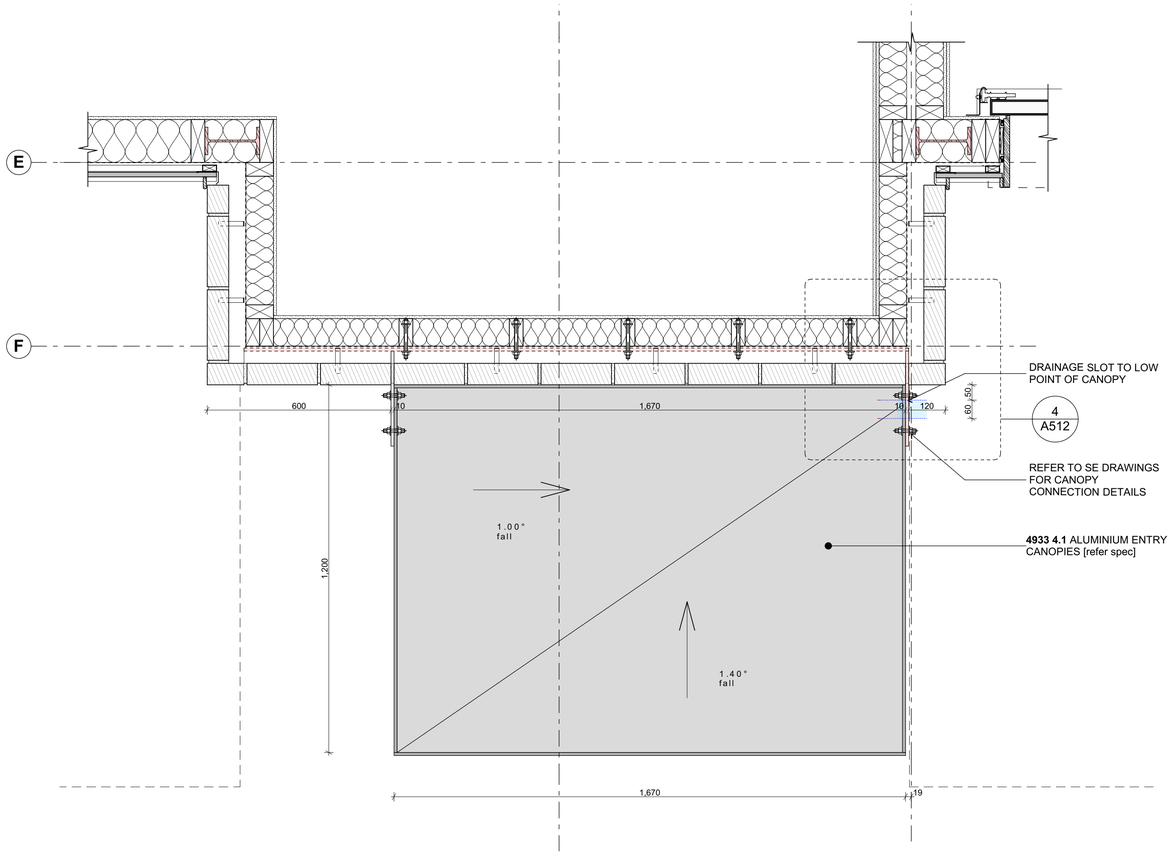
Drawing

Window Details

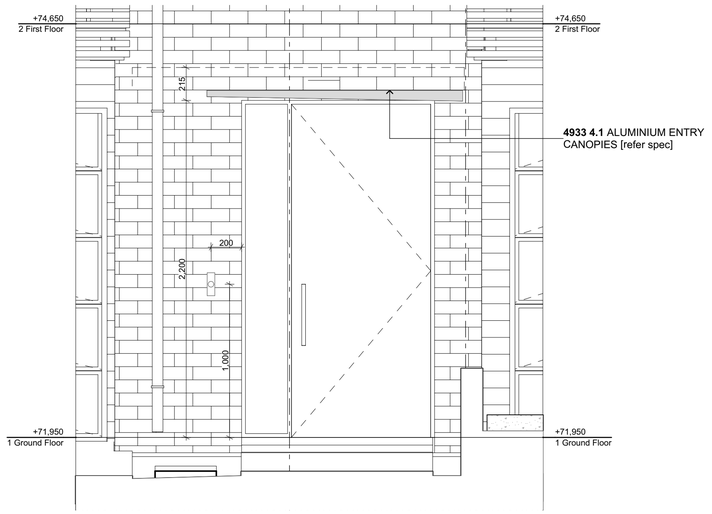
Status

BUILDING CONSENT ISSUE

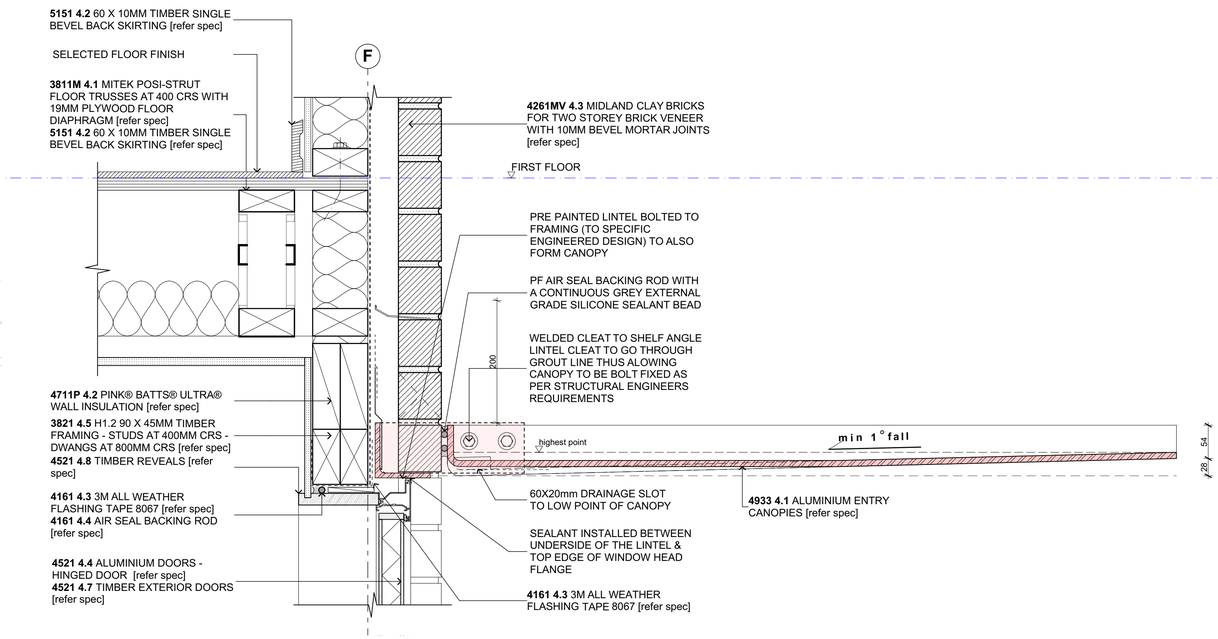
Number	Revision
A511	**A**



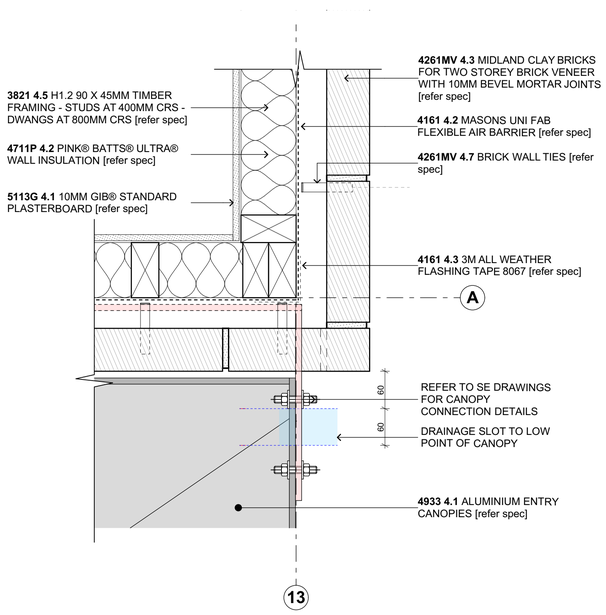
1 Canopy - Plan View
- 1:10



2 Elevations of Canopy
- 1:20



3 Brick - Entrance Canopy Section
A305 1:5



4 Canopy Plan Detail
A512 1:5

ARCHITECTS jerram tocker + barron

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AUCKLAND | WELLINGTON | NELSON | CHRISTCHURCH

SILVERBROOKE
WHITBY

A1 Drawing

Notes:

ChID	Change Name	Date
A	BUILDING CONSENT ISSUE	9/12/2020

Site

Wind zone	Extra High
Exposure zone	C
Earthquake zone	3

Project

Job number	1857
Drawn	IH
Approved	MB

Check all dimensions on site
Do not scale from plans
If in doubt consult the architect
Read in conjunction with the architectural specification and all consultant documentation

Name and address

SILVERBROOKE - TYPOLOGY TH1 - LOT 144-149

LOT 4, SILVERWOOD, WHITBY, PORIRUA

Drawing

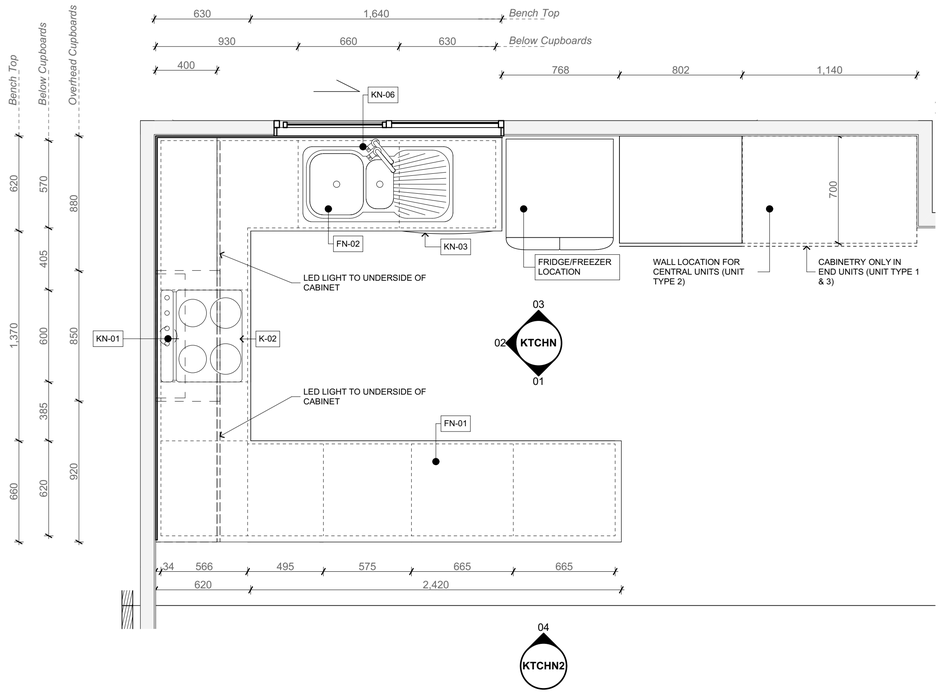
Canopy Details

Status

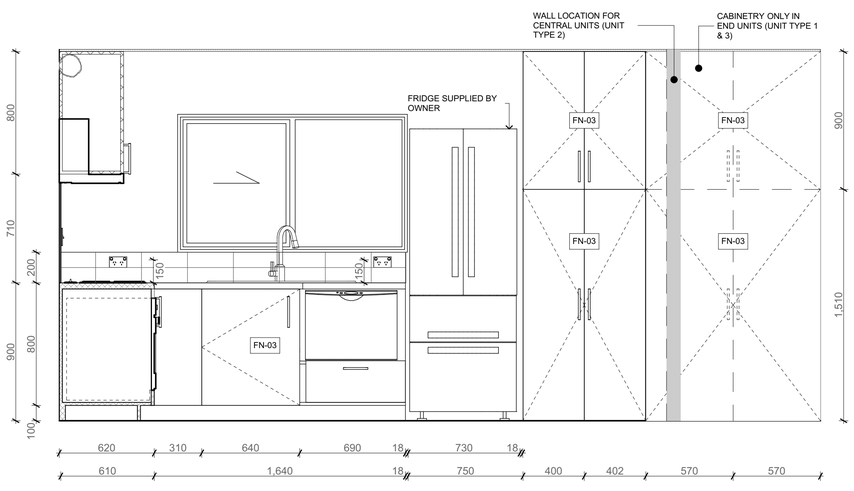
BUILDING CONSENT ISSUE

Number	Revision
A512	A

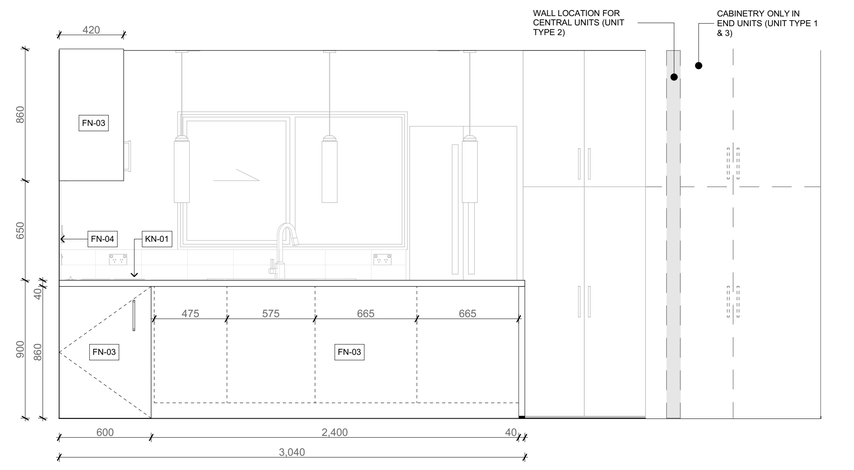
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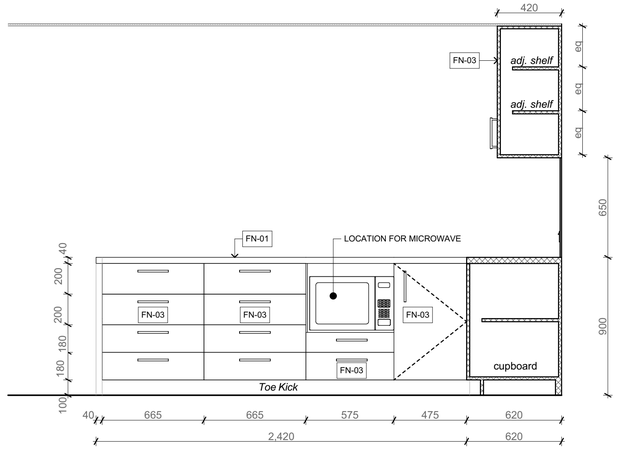
1 Plan - Kitchen 1:20
- 1:20



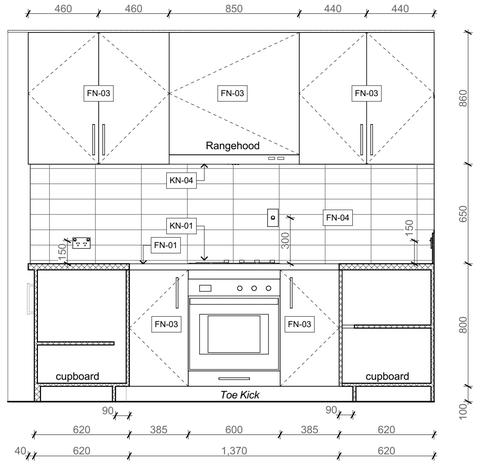
3 Kitchen Interior Elevation 03
- 1:20



4 Kitchen Interior Elevation 04
- 1:20



5 Kitchen Interior Elevation 01
- 1:20



6 Kitchen Interior Elevation 02
- 1:20

KITCHEN LEGEND

To be read in conjunction with FF&E Schedule. Schedule takes priority over drawing as purchaser upgrades may differ from drawing

FINISHES

FN-01	HIGH PRESSURE LAMINATE BENCH TOP
FN-02	STAINLESS STEEL DOUBLE UNDER OR OVER MOUNTED SINK
FN-03	SELECTED MELTECA AND MELAMINE FINISHES TO CABINETRY
FN-04	CERAMIC TILE SPLASH BACK
FN-05	PULL OUT PANTRY'S
FN-06	INTEGRATED RUBBISH BIN
FN-07	QUALITY HINGES AND SOFT CLOSE DRAWERS

FITTINGS

KN-01	CERAMIC COOK TOP, 4 ELEMENTS
KN-02	IN-BUILT UNDER BENCH ELECTRIC OVEN
KN-03	SINGLE DISH DRAWER
KN-04	RANGE HOOD WITH LIGTHS, DUCTED EXTERNALLY
KN-05	FRIDGE TO BE SUPPLIED BY OWNER, 710mm OPENING ALLOWED
KN-06	KITCHEN MIXER TAP
KN-07	PULL OUT RUBBISH BIN

HARDWARE

Handles:
Katalog: KATE10008 - 160mm

Drawers:
Hettich Innotech Quadro silent system or similar approved

Hinges:
90/170deg opening Hettich Quadro soft close system or similar

Construction Notes:

1. Co-ordinate with Main Contractor for all fixings/stud positions/support as required.

2. All fixings to be concealed (ie. no exposed buttons, etc)

3. To be read in conjunction with all other consulants documents and specifications.

4. All shelving to be 25mm MDF

5. All adjustable shelving to be supported on S/S pins with holes pre-drilled

6. Verify all measurements and confirm all appliances on site prior to manufacture.

Plumbing Notes:

1. Drawing to be read in conjunction with Plumbing Specification.

2. All plumbing and drainage works shall comply with NZ Building Code and local Territorial Authroity Requirements.

3. All pipework to be run in shortest route possible and concealed within wall framing or in ceiling void or under floor structure as applicable.

5. Any pipework shown on drawings is indicative only and the exact route shall be determined on site in co-ordination with buildign structure, etc. Plumber to provide as-built drawing of final plumbing layout.

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AUCKLAND | WELLINGTON | NELSON | CHRISTCHURCH

SILVERBROOKE WHITBY

A1 Drawing

Notes:

ChID	Change Name	Date
A	BUILDING CONSENT ISSUE	9/12/2020

Site

Wind zone	Extra High
Exposure zone	C
Earthquake zone	3

Project

Job number	1857
Drawn	IH
Approved	MB

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Do not scale from plans
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Read in conjunction with the architectural specification and all consultant documentation

Name and address

SILVERBROOKE - TYPOLOGY TH1 - LOT 144-149

LOT 4, SILVERWOOD, WHITBY, PORIRUA

Drawing

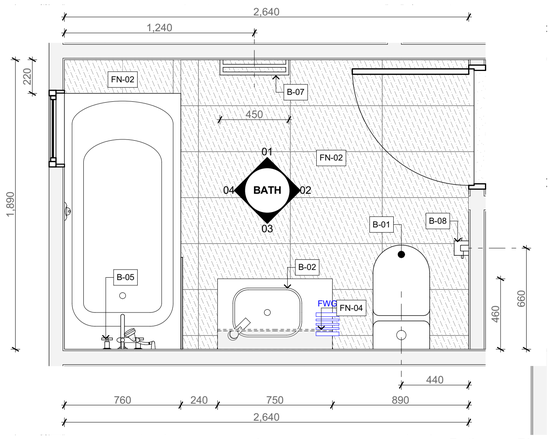
Kitchen Details

Status

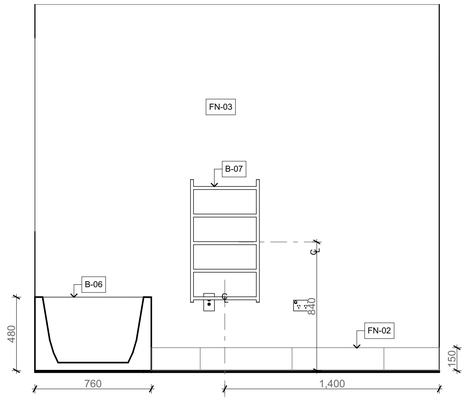
BUILDING CONSENT ISSUE

Number	Revision
A513	**A**

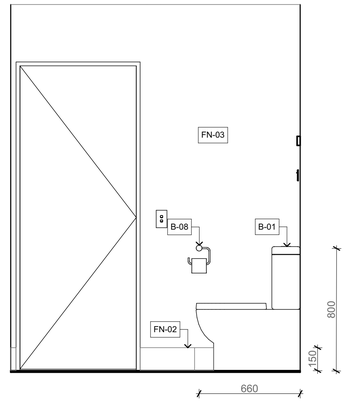
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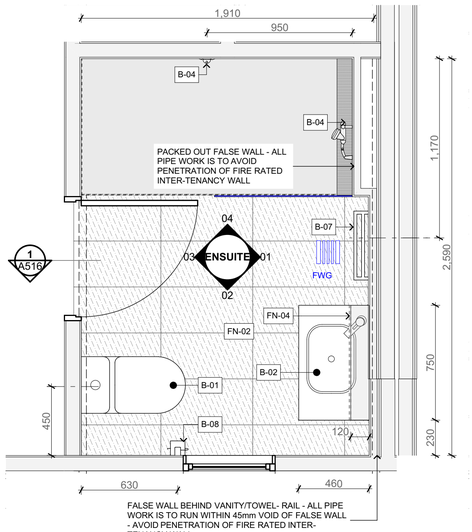
1 — Bathroom Plan
- — 1:20



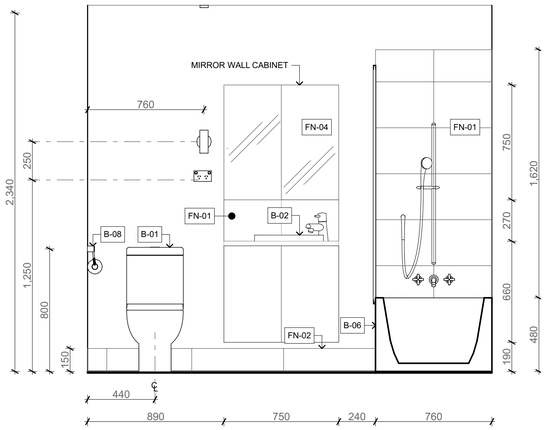
3 — Bathroom - View 01
- — 1:20



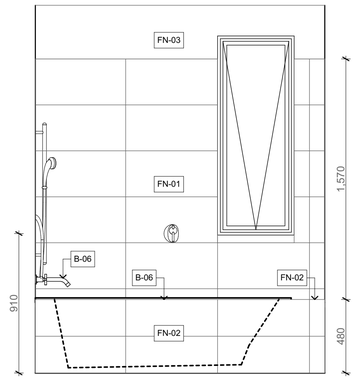
4 — Bathroom - View 02
- — 1:20



2 — Ensuite Plan
- — 1:20



5 — Bathroom - View 03
- — 1:20



6 — Bathroom - View 04
- — 1:20

BATHROOM LEGEND

To be read in conjunction with FF&E Schedule. Schedule takes priority over drawing as purchaser upgrades may differ from drawing

FINISHES

FN-01	CERAMIC TILES (WALL) - SEE FINISHES & FIXTURES SCHEDULE 600 SERIES
FN-02	CERAMIC TILES (FLOOR) - SEE FINISHES & FIXTURES SCHEDULE 600 SERIES
FN-03	GIB AQUALINE - PAINT FINISH - COLOUR TBC
FN-04	750 HIGH CABINET & MIRROR ABOVE VANITY

FITTINGS

B-01	TOILET SUITE: CLOSE-COUPLED WITH DUAL-FLUSH AND SOFT CLOSE SEAT
B-02	VANITY BASIN: GLAZED CERAMIC SEMI-RECESSED VANITY WITH CHROME MIXER
B-03	ATLANTIS TYPE SHOWER TRAY WITH TILE INSERT, TO ENSUITE
B-04	CHROME SHOWER HEAD WITH WALL MOUNTED MIXER, HOSE AND SLIDER
B-05	SHOWER OVER BATH TO MAIN BATHROOMS WITH FRAMELESS GLASS SCREEN - **GRADE A SAFETY GLASS AS PER SPEC**
B-06	BATH: IN-BUILT ACRYLIC BATH WITH CHROME MIXER/SPOUT WHERE INCLUDED WITH TILES TO UP STAND
B-07	LADDER STYLE HEATED CHROME TOWEL RAIL
B-08	BOSTON TOILET ROLL HOLDER

Construction Notes:

1. Co-ordinate with Main Contractor for all fixings/stud positions/support as required.

2. All fixings to be concealed (ie. no exposed buttons, etc)

3. To be read in conjunction with all other consulants documents and specifications.

4. All shelving to be 20mm MDF

5. All adjustable shelving to be supported on S/S pins with holes pre-drilled

6. Verify all measurements and confirm all appliances on site prior to manufacture.

7. Provide timber frame to bath with H3.1 plywood substrate for tiles

Plumbing Notes:

1. Drawing to be read in conjunction with Plumbing Specification.

2. All plumbing and drainage works shall comply with NZ Building Code and local Territorial Authroity Requirements.

3. All pipework to be run in shortest route possible and concealed within wall framing or in ceiling void or under floor structure as applicable.

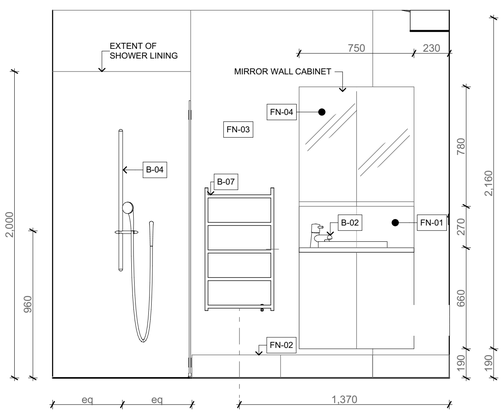
5. Any pipework shown on drawings is indicative only and the exact route shall be determined on site in co-ordination with buildign structure, etc. Plumber to provide as-built drawing of final plumbing layout.

Electrical Notes:

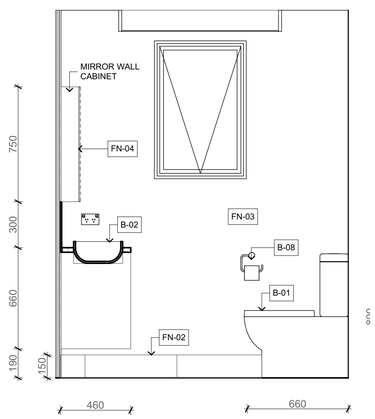
1. All bathrooms, ensuites, toilets to be mechanically vented by Manrose Pro Series SFLP Inline Fan Kit

2. RCD powerpoint located to interior of mirror cabinet

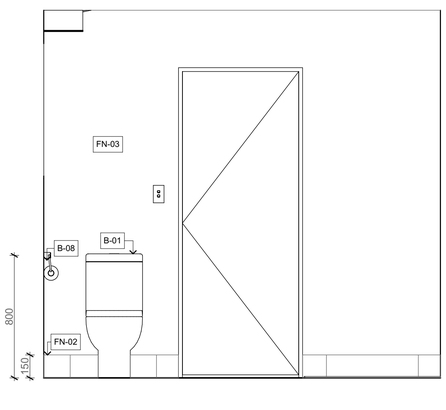
3. Switches and powerpoints to be white PDL 600 series



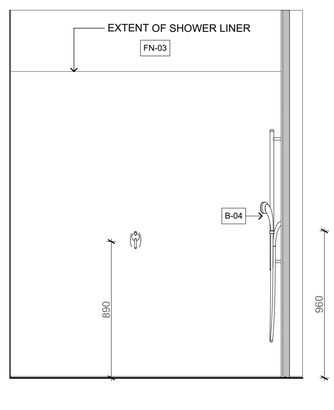
7 — Ensuite - View 01
- — 1:20



8 — Ensuite - View 02
- — 1:20



9 — Ensuite - View 03
- — 1:20



10 — Ensuite - View 04
- — 1:20

ARCHITECTS jerram tocker + barron

NZIA PRACTICE

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SILVERBROOKE WHITBY

A1 Drawing

Notes:

ChID	Change Name	Date
A	BUILDING CONSENT ISSUE	9/12/2020

Site	
Wind zone	Extra High
Exposure zone	C
Earthquake zone	3

Project	
Job number	1857
Drawn	IH
Approved	MB

Check all dimensions on site
Do not scale from plans
If in doubt consult the architect
Read in conjunction with the architectural specification and all consultant documentation

Name and address

SILVERBROOKE - TYPOLOGY TH1 - LOT 144-149

LOT 4, SILVERWOOD, WHITBY, PORIRUA

Drawing

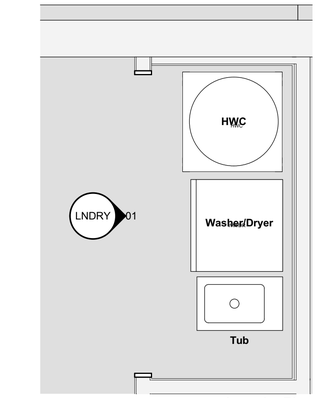
Bathroom Details

Status

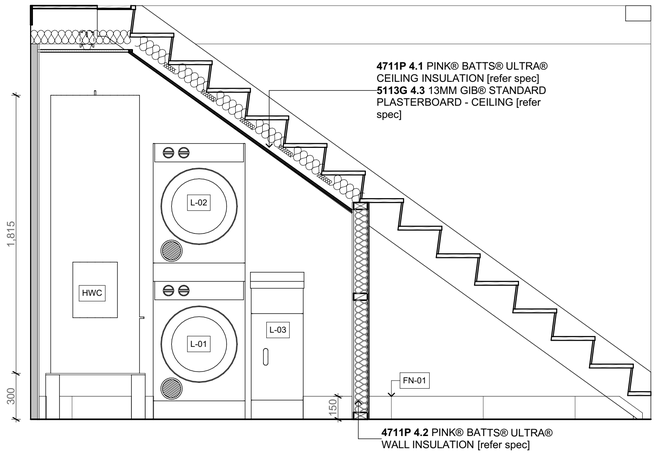
BUILDING CONSENT ISSUE

Number	Revision
A514	**A**

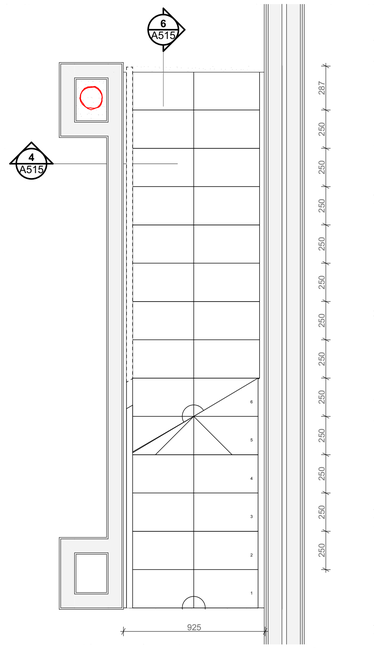
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Laundry Plan
1:20



2 Laundry - View 01
A515 1:20



3 Stair Plan
- 1:20

LAUNDRY LEGEND

To be read in conjunction with FF&E Schedule. Schedule takes priority over drawing as purchaser upgrades may differ from drawing

FINISHES

FN-01	CERAMIC WALL AND FLOOR TILES
FN-02	GIB AQUALINE - PAINT FINISH - COLOUR TBC

FITTINGS

L-01	WASHING MACHINE
L-02	DRIER
L-03	WASHING TUB

Construction Notes:

1. Co-ordinate with Main Contractor for all fixings/stud positions/support as required.

2. All fixings to be concealed (ie. no exposed buttons, etc)

3. To be read in conjunction with all other consulants documents and specifications.

4. All shelving to be 25mm MDF

5. All adjustable shelving to be supported on S/S pins with holes pre-drilled

6. Verify all measurements and confirm all appliances on site prior to manufacture.

Plumbing Notes:

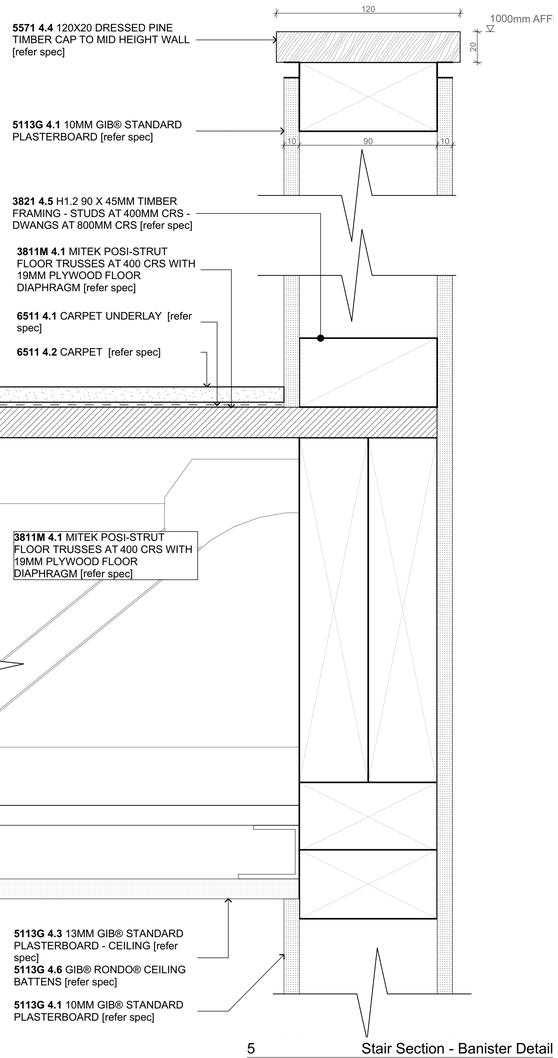
1. Drawing to be read in conjunction with Plumbing Specification.

2. All plumbing and drainage works shall comply with NZ Building Code and local Territorial Authroity Requirements.

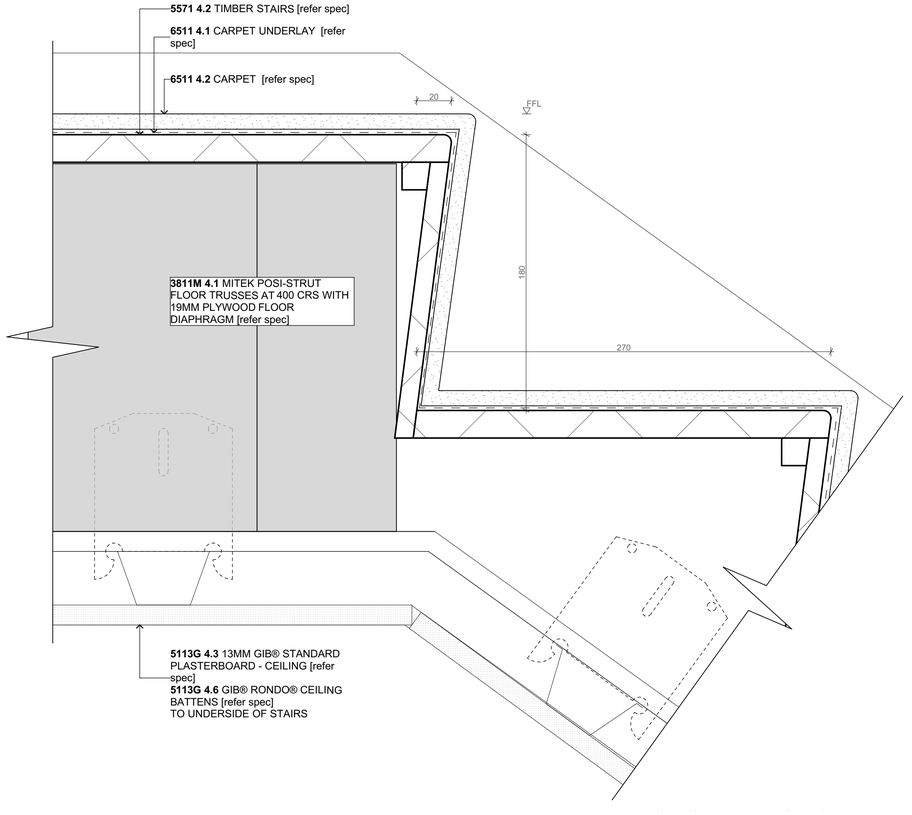
3. All pipework to be run in shortest route possible and concealed within wall framing or in ceiling void or under floor structure as applicable.

5. Any pipework shown on drawings is indicative only and the exact route shall be determined on site in co-ordination with buildign structure, etc. Plumber to provide as-built drawing of final plumbing layout.

4 Stair Section - Banister Detail
A515 1:2



5 Stair Section - Banister Detail
A515 1:2



6 Stair Section - Tread/Riser Detail
A515 1:2

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SILVERBROOKE
WHITBY

A1 Drawing

Notes:

ChID	Change Name	Date
A	BUILDING CONSENT ISSUE	9/12/2020

Site

Wind zone	Extra High
Exposure zone	C
Earthquake zone	3

Project

Job number	1857
Drawn	IH
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Name and address

SILVERBROOKE - TYPOLOGY TH1 - LOT 144-149

LOT 4, SILVERWOOD, WHITBY, PORIRUA

Drawing

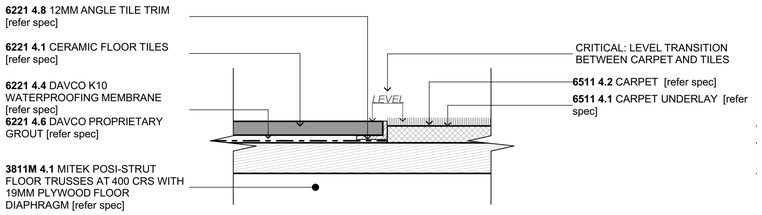
Laundry/Stair Details

Status

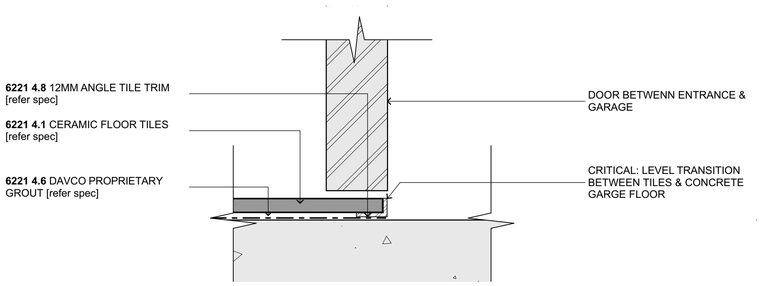
BUILDING CONSENT ISSUE

Number	Revision
A515	A

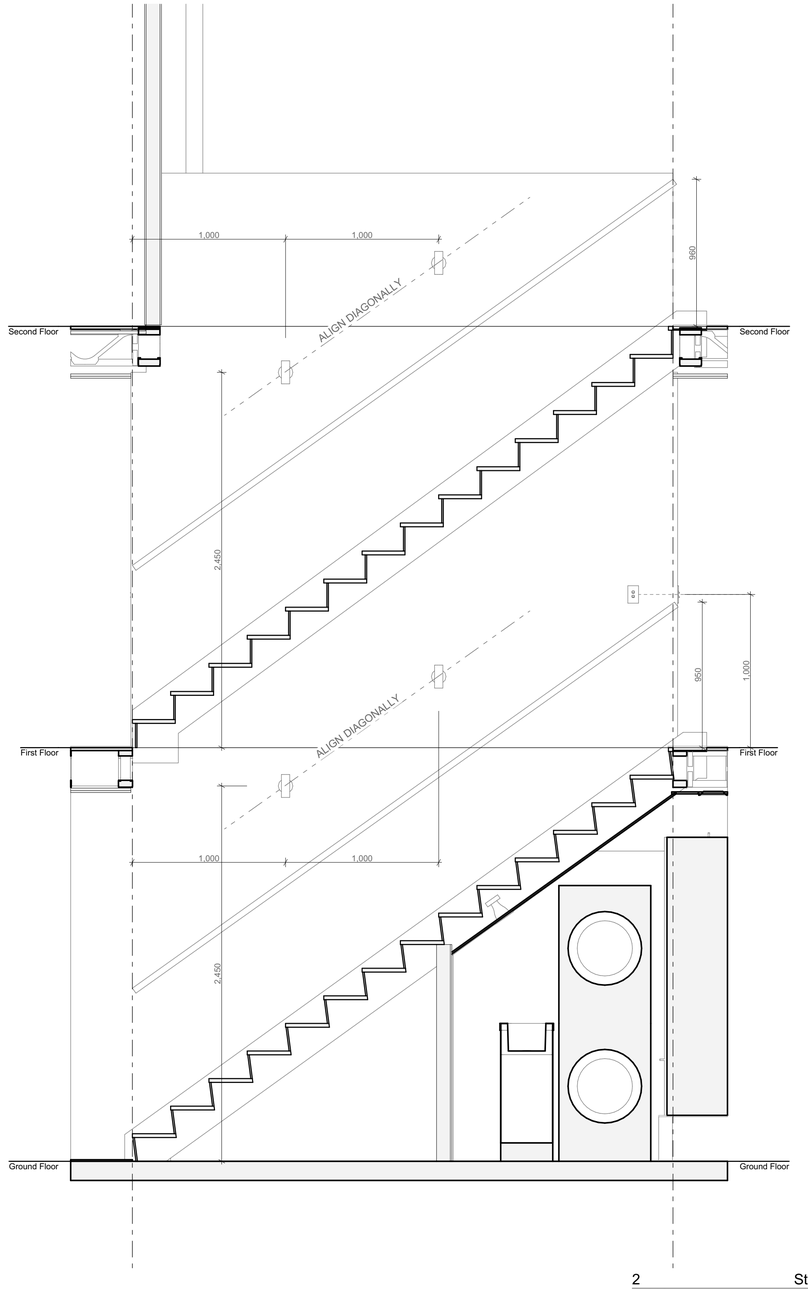
Wednesday, 9 December 2020 @ 11:19 AM N:\Data\1857 Silverbrooke\06 Drawings\DD Files\DD Typology TH1 -Stepped Model Lots 144-149.pln Ben



1 Tile/Carpet Transition
A514, #LayID 1:2



3 Tile Concrete Transition Detail
, A102 1:2



2 Stair Interior Elevation
A113 1:20

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SILVERBROOKE WHITBY

A1 Drawing

Notes:

ChID	Change Name	Date
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Site

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Name and address

SILVERBROOKE - TYPOLOGY TH1 - LOT 144-149

LOT 4, SILVERWOOD, WHITBY, PORIRUA

Drawing

Internal Details

Status

BUILDING CONSENT ISSUE

Number	Revision
A516	**A**

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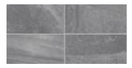
SILVERBROOKE
WHITBY

Finishes, Fixtures and Equipment Schedule

Typology TH1

Code	Image	Item	Specification
EXTERIOR FINISHES			
1.0 Exterior Palette			
1.01		Exterior Cladding Brick Veneer	Manufacturer: Midland – Euro Colour: Modus Metallic Black
1.02		Exterior Cladding Linea Weatherboards	Manufacturer: James Hardie Finish: Paint Resene Parchment
1.03		Exterior Balustrade	Manufacturer: Abodo Product: Vulcan Screening Colour: Vulcan Straw Finish: Stain
2.0 Front Door Colour Options			
2.01		Front Door Painted	Door per specifications Resene Dauntless
2.02		Front Door Painted	Door per specifications Resene Renew
2.03		Front Door Painted	Door per specifications Resene Red Red Red
2.04		Front Door Painted	Door per specifications Resene Melting Moment
2.05		Front Door Painted	Door per specifications Resene Starstruck
2.06		Front Door Painted	Door per specifications Resene Koru
2.07		Front Door Painted	Door per specifications Resene Clementine Orange
3.0 Roofing			
3.01		Metal roofing	Supplier: TBC Product: Colorsteel Profile metal Finish: Powdercoat Colour: Ironsand
3.02		Metal gutters	Supplier: TBC Product: Metal gutters Finish: Powdercoat Colour: Ironsand
3.03		Metal downpipes	Supplier: TBC Product: Metal downpipes Finish: Powdercoat Colour: Ironsand
4.0 Door and Window Joinery			
4.01		Door and Window Joinery	Manufacturer: TBC Product: Aluminium joinery Finish: Powdercoat Colour: to match Colorsteel Ironsand

INTERIOR FINISHES			
5.0 Wall Finishes			
5.01		Painted plasterboard	Resene Black White (tbc) Finish: Level 4
~~5.02~~			Deleted – refer to kitchen splashback within palette options.
5.03		Wall Tile Bathroom	Supplier: Jacobsen's Product: Rhin Colour: Ivory
6.0 Ceiling Finishes			
6.01		Painted plasterboard	GIB Standard Plasterboard Resene Black White

Code	Image	Item	Specification
7.0 Interior Finish Palette #1 (City)			
7.01		Floor Tiles Kitchen and bathroom	Manufacturer: Tile Space Series: Shell Colour: Dark Grey Code: MT1570 Size: 300 x 600
7.02		Broadloom carpet Floors as noted	Alternate (36oz): Manufacturer: Godfrey Hirst/Feltex Series: Cable Bay Colour: Pelorus Underlay: Dunlop 120kg 11mm foam
7.03		Wall Tile Kitchen splashback	Manufacturer: Tile Space Series: Honeycombe Int Colour: Black Matte Code: MT1536 Size: 260 x 270
7.04		Wall Tile Bathroom splashback	Manufacturer: Tile Space Series: Vic Colour: Cristal Matt Code: POR175 Size: 300 x 900
7.05		Joinery cabinets Kitchen	Manufacturer: Bestwood Product: Wood Veneer American White Oak Quarter Cut
7.06		Joinery benchtop Kitchen	Manufacturer: Caesarstone Pattern: White Attica
7.07		Melamine toe kicks Kitchen joinery	Manufacturer: Bestwood Product: Melamine Colour: Carbon Finish: Embossed
8.0 Interior Finish Palette #2 (Coast)			
8.01		Floor Tiles Kitchen and bathroom	Manufacturer: Tile Space Series: Shell Colour: White Code: MT1568 Size: 300 x 600
8.02		Broadloom carpet Floors as noted	Manufacturer: Godfrey Hirst/Feltex Series: Cable Bay Colour: Cockle Underlay: Dunlop 120kg 11mm foam

Code	Image	Item	Specification
8.03		Wall Tile Kitchen splashback	Manufacturer: Tile Space Series: Camp Glaze Colour: White Code: DSL026 Size: 100 x 300
8.04		Wall Tile Bathroom splashback	Manufacturer: Tile Space Series: Vic Colour: Acero Matt Code: POR174 Size: 300 x 900
8.05		Joinery cabinets Kitchen	Manufacturer: Bestwood Product: Wood Veneer American White Oak Quarter Cut
8.06		High Pressure Laminate Benchtop Kitchen	Manufacturer: Prime Laminate Colour: White Concrete
8.07		Melamine toe kicks Kitchen joinery	Manufacturer: Bestwood Product: Melamine Colour: Arctic White Finish: Embossed
9.0 Interior Finish Palette #3 (Pathways)			
9.01		Floor Tiles Kitchen and bathroom	Manufacturer: Tile Space Series: Shell Colour: Dark Grey Code: MT1570 Size: 300 x 600
9.02		Broadloom carpet Floors as noted	Manufacturer: Godfrey Hirst/Feltex Series: Cable Bay Colour: Stone Underlay: Dunlop 120kg 11mm foam
9.03		Wall Tile Kitchen splashback	Manufacturer: Tile Space Series: Honeycombe Int Colour: White Matt Code: MT1534 Size: 260 x 270
9.04		Wall Tile Bathroom splashback	Manufacturer: Tile Space Series: Vic Colour: Cristal Matt Code: POR175 Size: 300 x 900
9.05		Joinery cabinets Kitchen	Manufacturer: Bestwood Product: Melamine Colour: Tasman Elm Wilderness Size: 2440x1220x18 mm Substrate: MDF
9.06		High Pressure Laminate Benchtop Kitchen	Manufacturer: Prime Laminate Colour: Buller Stone
9.07		Melamine toe kicks Kitchen joinery	Manufacturer: Bestwood Product: Melamine Colour: Carbon Finish: Embossed
10.0 Kitchen Hardware			
10.01		Cabinet handles Kitchen	Supplier: NZ Hardware Product: Mardeco 1092 Finish: TBD (satin chrome pictured)
10.02		Drawer pulls – soft close	Supplier: Hafele Product: Soft close roller drawer runner 500mm white Version: Soft close Capacity: 30kg
10.04		Pull out rubbish Kitchen	Manufacturer: Hideaway bins Product code: KC40SCD Size: 300W x 415H x 510D Accessories: 2 x 20L buckets, door pull Colour: White
10.05		Cutlery tray Kitchen	Manufacturer: Hafele Product: Basic cutlery tray Width: 501-559 mm Colour: White

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SILVERBROOKE
WHITBY

A1 Drawing

Notes:

ChID	Change Name	Date
A	BUILDING CONSENT ISSUE	9/12/2020

Site

Wind zone	Extra High
Exposure zone	C
Earthquake zone	3

Project

Job number	1857
Drawn	IH
Approved	MB

Check all dimensions on site
Do not scale from plans
If in doubt consult the architect
Read in conjunction with the architectural specification and all consultant documentation

Name and address

SILVERBROOKE - TYPOLOGY TH1 - LOT 144-149

LOT 4, SILVERWOOD, WHITBY, PORIRUA

Drawing

Finishes & Fixtures Schedule

Status

BUILDING CONSENT ISSUE

Number	Revision
A601	**A**

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Code	Image	Item	Specification
11.03		Dishdrawer Kitchen Client to supply	Manufacturer: Fisher and Paykel Code: DD60SCTX9 Product: Tall, 7 Place Settings, Sanitise
11.04		Extraction Rangehood Kitchen To outside	Manufacturer: Robinhood Code: RWE3CL9SS Product: 600 Wall Canopy
12.0 Plumbing Fixtures			
12.01		Sink Kitchen	Sink: Manufacturer: Valore Code: PS151R Product: Stainless steel top mount double bowl sink and drainer Mixer: Manufacturer: Grohe Code: 32534002 Product: Eurosmart kitchen mixer WELS rating: 4 Star
12.02		Toilet Bathroom and WC	Manufacturer: Plumbline Product: Nova Code: NOV1000 WELS: 4 Star
12.03		Vanity and Basin Bathroom	Manufacturer: Plumbline Product: Future 750 2 drawer wall vanity Size: 750W x 460D x 630H
12.04		Mirror wall cabinet	Manufacturer: Michel Cesar Product: M75 Mirror Unit 750 2 door wall mounted Size: 730W x 750H x 120D
12.05		Basin Mixer Bathroom	Manufacturer: Methven Product: Turoa Basin Mixer WELS: 5 Star
12.06		Bathtub Bathroom	Manufacturer: Plumbline Product: Pure 1700 insert bath Code: PUR1700IN Waste: Bath/Co bath waste with click clack push button CW2 Screen: Bath/Co Square shower bath glass screen 2A1.1206
12.07		Bath shower Screen	Manufacturer: Englefield Product: Premium bath screen 760 x 1420mm Code: A2090A-CP-0
12.08		Bathtub Mixer And Shower Rail Bathroom	Manufacturer: Methven Product: Turoa Wall Mounted Bath Spout S/Steel Product: Turoa Shower Diverter (no mixer) S/Steel WELS: 4 Star Product: Turoa Shower Mixer S/Steel WELS: 4 Star Product: VJet Turoa Rail Shower (White) WELS: 3 Star

Code	Image	Item	Specification
12.09		Shower cubicle Bathroom	Manufacturer: Bath Co - VCBC <u>Acrylic Shower Tray</u> Product code: 1B2.1309 Size: W1800 x H35mm x D900mm <u>Glass Screen Package</u> Assisi Glass Front Screen 1200mm Product: Assisi BOX 2 Size: W1126 x H2000 x D8 mm Accessories: Product: Assisi BOX 5 Wall Profile Set Product: Assisi BOX 6 Wall Support Bar Product: White acrylic wall liner 3 sided 900x800x900mm 2000mm tall Product: Upstand Short Short Side Less than 1200
12.10		Shower Rail and Mixer Bathroom	<u>Shower Rail</u> Manufacturer: Methven Product: VJet Turoa Rail Shower (White) WELS: 3 Star <u>Mixer</u> Manufacturer: Methven Product: Turoa Shower Mixer with Large Faceplate
12.11		Toilet Roll Holder Bathroom	Manufacturer: Methven Product: Turoa Paper holder Code: TUTHSS
12.12		Heated Towel Rail Bathroom	Manufacturer: Newtech Product: Evoke SL130 Size: 800x450 mm Concealed Cable
12.13		Extraction Fan Through wall Bathroom Ensuite	Manufacturer: Simx Product: Contour Centrifugal Ceiling Fan Code: FAN7031 Product: Countour Round Fascia (white) Code: FAN4510 c/w Semi-rigid or rigid ducting for runs more than 6m in length
12.14		Extraction Fan Through Soffit Laundry	Manufacturer: Simx Product: Contour Centrifugal Ceiling Fan Code: FAN7032 Product: Countour Round Fascia (white) Code: FAN4510 Product: PDL625F Fan Speed Controller Code: FAN2104 Product: Fixed Louvre Grille (soffit) Code: DCT0063 Size: 174 x 174 x 150mm dia Product: Ultecon Humidistat Sensor Code: FAN6085 Model: UT-H1 c/w Semi-rigid or rigid ducting for runs more than 6m in length
12.15		Hot water cylinder Laundry	Manufacturer: Rheem Product: Mains Pressure Vitreous Enamel Code: MPVE 31230015 Capacity: 300 Litres Size: 1815mm H x 580mm Dia. Element Rating: 3.0kW
12.16		Laundry Tub Laundry	Manufacturer: Robinhood Product: Slim Sized Tub with Storage Cupboard Code: STSLIMTAP
12.17		Space Heater Living Space	Manufacturer: Novello Type: Ceramic 2kW wall mount Or equal approved

Code	Image	Item	Specification
13.0 Lighting Fixtures			
13.01		LED Recessed Downlight Dimmable Throughout unless noted otherwise	Manufacturer: Lightplan Description: IP44 13W 80° 3000K/4000K LED recessed round fixed downlight c/w 350mA dimmable driver. 850lm IC Rated (Outer trim: 110mm dia. Depth:45mm Cutout: 88-100mm dia)
13.02		LED Surface mount Batten Garage	Manufacturer: Lightplan Brand: Vana 120 Description: Low Profile 40W linear LED Batten 0W, Epistar LED, 2600lm, CRI 83, 4000K, 50,000 hours, integral driver (Not dimmable) Length:1200mm x 105mm Height:40mm
13.03		LED Surface mount vanity light Bathroom	Manufacturer: Lightplan Description: IP40 Surface mounted tiltable wall light c/w integrated 12W 3000K LED, integral driver and on/off switch on base (Not dimmable) 900lm CRI>83 Length:634mm Height:27mm Projects from wall:102mm
13.04		LED Suspended Pendants Kitchen	Manufacturer: Lightplan Description: LEDlux Canteen Pendant White 17088
13.05		LED Recessed wall light Location Stair	Manufacturer: Lightplan Description: 1.2W/m LED recessed wall light 350mA non dimmable driver.
13.06		LED Recessed Strip Lighting Location TBD	Manufacturer: Lightplan Description: 9.6W/m 12V LED strip in shallow recessed aluminium channel c/w 1x 20W constant voltage driver.
13.07		LED Surface mount exterior ceiling light Entry	Manufacturer: Lightplan Description: 220 dia 15w 3000K warm white LED round surface mounted light c/w non-dimmable 1350 lm projects from ceiling 50mm

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SILVERBROOKE - TYPOLOGY TH1 - LOT 144-149

LOT 4, SILVERWOOD, WHITBY, PORIRUA

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Number	Revision
A602	**A**

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Commercial Hazards

Ref	Activity	Hazard	Risk L	Risk M	Risk H	Risk A	Design Control Measure	Document/ Drawing Reference	Residual Risk L	Residual Risk M	Residual Risk H	Residual Risk A	Further Suggested Control Measures
Design													
1.01	Access and egress for vehicles	Vehicle traffic potential reversing within site area and out onto road		2M			Design out requirement to reverse with separate entry and exit points to site and underground parking. Potential reversing of vehicles only in parking spaces -designed with compliant aisle widths as per AS/NZS 2890:2004		1L				
1.02	Pedestrian Public access to site and main entrance -Designing traffic areas to separate vehicles and pedestrians	Risk to pedestrians from interaction with vehicle traffic			3H		Designated pedestrian footpaths around entrance with separate footpath from road		1L				
1.03	Forklift work: externally and internally	Interaction with staff and loading vehicles			3H		Designated pedestrian footpaths. Clear line of sight provided Warning signs where visibility is poor		1L				Vehicle speed control measures and speed restriction signage
1.04	Non-slip materials on floor surfaces in areas exposed to the weather or dedicated wet areas	Risk from falling	1L				Design and or specify non-slip surfaces where required.		1L				
1.05	Provide adequate lighting for intended tasks in the structure	Risk from tripping or falling	1L				Appropriate lighting lux levels designed for all spaces -Electrical Engineer		1L				
1.06	Designing adequate access widths	Provide adequate width to access routes for movement of people, egress and movement of equipment		2M			Design in sufficient corridor widths and lift sizes for movement of beds, egress routes as per Fire Engineer's report, door, stair and landing platform widths and depth.		1L				
1.07	Designing effective noise barriers and acoustical treatments to walls and ceilings	Health and wellbeing for occupants	1L				Design in requirements for acoustic separation to apartments, separation between basement car parking - refer to Acoustic Engineers preliminary report		1L				Consider further recommendations within report
1.08	Specification of safer materials and finishes	Risk to worker and public health & wellbeing through exposure		2M			Consider the specification of safer materials and finishes, e.g. low VOC paints, polyester insulation.		1L				
1.09	Roof access safety system -cleaning & maintenance	Risk from falling				4A	See item 5.1			2M			
Construction													
2.01	Site hazards: protecting the public	Unauthorised public access onto site during construction and falling hazards Risk to public health, exposure to risks on site to machinery and plant				4A	Requires site areas to be defined, identified and isolated. Ensure Contractor has worksite fenced off from the public, boundary secure after hours, prevention of unauthorised access such as ladders, roadworks to have barriers, safety protection measures from falling material, clear signage warning of dangers, all plant immobilised to prevent unauthorised use.			2M			Security systems such as CCTV. Maintain adequate fencing for duration of contract
2.02	Access on site	Identify site hazards such as trip hazards, safety from falling, falling material				4A	Ensure access routes in good condition and clearly signposted, site is tidy and materials stored safely, suitable edge protection where people could fall, holes protected with clearly marked and fixed covers to prevent falls, safety protection measures from falling material			2M			Contractor site management plan required
2.03	Existing Services	Hazards from existing services such as electrical cables, gas mains, overhead power lines may cause injury and obstruction				4A	Locate and identify accurately routes and depths of existing services present on site and re-route or isolate to prevent harm from them			2M			Contractor site management plan required
2.04	Adjoining areas: Clearance required for construction equipment and techniques	Risk of contact and damage with adjacent structures, services, trees. Risk of damage from vibration.				4A	Site areas to be defined and identified. Height limitations established. Accessibility and loads of plant required for construction.			2M			Contractor site management plan required
2.05	Electricity on site	Risk of injury from high voltage				4A	Supply to be isolated from earth with a voltage between phase and earth conductors not exceeding 230 volts, lectrical extension cords connected to power tools using RCD or isolating transformer, protect cables and leads from damage, tools and equipment checked, inspected and tested by a competent person			2M			Contractor site management plan required
2.06	Site contamination	Risk to worker and public health & wellbeing through exposure to contaminants		2M			Requires site areas to be defined, identified and isolated or remediated		1L				Contractor to confirm level of contamination, if any
2.07	Storage and handling of hazardous substances/ dangerous goods, or work with high energy hazards and health hazards such as biological materials.	Risk of exposure			3H		Identify harmful substances and materials, prevent or control exposure by working differently to remove the risk, use less hazardous material, use tools fitted with dust extraction or water suppression, install warning signs. Protective clothing and respiratory equipment. Information and training to workers, health surveillance for employees exposed to certain hazardous substances. Flammable or dangerous substances locked in secure storage.			2M			Avoid use of dangerous goods and contact with biological materials. Management plan required and appropriate means of isolation provided.
2.08	Traffic, Vehicles and Plant. Moving heavy plant and equipment inside or around building	Risk of injury from traffic control, unstable plant, poor maintenance. Risk of crushing, entrapment, objects overhead, heavy lifting				4A	Site areas to be defined and identified. All vehicles and plant maintained, fully trained workers, barriers and warning signs, avoid reversing or with alarms and spotters, avoid dangerous slopes, secure loads. Provide sufficient plant access routes to and within the building.			2M			Contractor site management plan required
2.09	Tools and machinery	Risk of injury to workers				4H	Correct tools and machinery to be used, dangerous parts guarded, good maintenance, operators trained and competent.			2M			Contractor site management plan required
2.10	Noise exposure to excessive noise or loud noise for a prolonged period	Risk to workers health and wellbeing			3H		Site areas to be defined and identified. Reduce noise by different working methods, isolate noisy areas, hearing protection to be provided and worn, information and training to workers to avoid risks from noise on site, health surveillance for workers exposed to high levels of noise.		1L				Contractor site management plan required
2.11	Possibility of the structure to exacerbate the consequences after an incident due to inadequate egress, siting of assembly areas, inadequate emergency services access.	Risk of congestion. Limited emergency services access		2M			Siting of assembly points to be identified. Egress routes to be kept clear.		1L				Contractor H&S plan required
2.12	Excavations	Risk of engulfment and subsidence of ground. Risk of unstable working platforms		2M			Edge protection, sheet pile or batter excavation sides and isolate			1L			Contractor site management plan required
2.13	Construction of external envelope from height, construction assembly process	Risk to workers from falls, hazards overhead				4A	Implement safety access systems -with full edge protection. Consider design components that can be pre-fabricated off-site or on the ground to avoid assembling or erecting at heights and to reduce worker exposure to falls from heights or being struck by falling objects			2M			
2.14	Construction assembly of components at height Lifting/overhead hazards and propping requirements	Risk to workers from falls, hazards overhead. Risk to workers moving heavy components into place		2M			Use continual support beams for beam to column connections, add a beam seat, extra bolt hole or other redundant connection points during the connection process. Structural Engineer to identify opportunities for pre-fabrication of components			1L			Contractors assembly strategy
2.15	Accessing multi storey building platforms, movement of contractors around building, accessing all floors.	Risk to workers from falls, hazards overhead. Risk to workers moving materials and tools to work areas	1L				Construct permanent stairway to help prevent falls and other hazards associated with temporary stairs and scaffolding, schedule these at the beginning of construction -enable main stair to be constructed and used for access as construction progresses.			1L			Identify access routes, protection of building fabric.
2.16	Construction assembly of components such as trusses/purlins to a roof	Risk to workers from falls, hazards overhead		2M			Reducing the space between roof structure, design rigid diaphragm roof - create diaphragm roof to act as working platform			1L			Provide fall restraint system
2.17	Guard rails/integrated edge protection	Risk from falling		2M			Make provision for temporary rails/scaffold -install suitable guardrails and have certified						Maintenance and ongoing certification
2.18	Roofing materials and surface characteristics such as fragility, slip resistance and pitch	Risk from falling	1L				Design in components that have a level of slip resistance, provide duck boards or similar. Architect to specify suitable non-slip surfaces and/or finishes. Contractor to limit access						Provide suitable fall restraint, limit access
2.19	Working within confined spaces (gas concentrations/explosive or fire risk/means of egress)	Risk to worker health from exposure to harmful substances Risk of entrapment in confined spaces		2M			Design out need for creation of confined spaces, do not require confined spaces to be accessed by workers or building owner			1L			
Commissioning													
3.01	Electrical	Risk of electrocution		2M			Trained personnel only to liven switchboards. Notices placed on site informing danger live services. Procedures in place to lock off boards / allow access to major plant room.			1L			
3.02	Electrical	Run up of plant and equipment for testing.		2M			Provision of appropriate temporary supplies and procedures for livening equipment.			1L			
3.03	Mechanical	Working at height		2M			Setting of dampers / controllers / balancing valves etc are at high level. Appropriate access provided. Layout all items which need to be accessed during commissioning in easily accessible locations.			1L			
3.04	Mechanical moving parts	Risk of contact with moving parts such as fans / pumps etc.	1L				Ensure procedures in place around access when guards may not be fitted during commissioning process.			1L			
3.05	Basement sumps and sewage pumping station	Enclosed environment / potentially could be open during construction / potential water filled or gas filled.		2M			Procedure in place for access / proper barriers in place around pit / no single person working.			1L			
Operation													
4.01	Operational procedures	Ongoing risk around access and operation of systems	1L				Proper O&M Manuals / training and supervision, O&M shall have section around safety.			1L			
4.02	Consider the intended function of the structure, including the likely systems of use, and the type of machinery and equipment that may be used	Height above ground Glass cleaning/ maintenance and replacement. Risk from falling		2M									
4.03	Providing sufficient space to safely install, operate and maintain plant and machinery	Risk of entrapment, risk from falling.		2M			Plant room and maintenance at lower basement level with direct egress route. Plant room adjacent to swimming pool			1L			
4.04	Storage and use of hazardous chemicals, including cleaning products	Risk of exposure to harmful substances	1L				Cleaners cupboards, storage units, swimming pool chemicals within adjacent plant room			1L			
4.05	Control and operation of external A/C units on individual balconies	Risk from falling			3H		Ensure fall edge protection is high enough to restrain people from falling if they stand on the external a/c unit			1L			
Maintenance													
5.01	Access to working spaces for cleaning, maintenance and repairs	Glass/façade cleaning/maintenance and replacement. Risk falling from height				4A	Permanent roof access, pull down ladder and hatch, raptor guide rails, primary and diversion anchor points for abseiling and fall arrest. Signage throughout roof access safety system			2M			Restricted access to fully trained Qualified personnel only
5.02	Eliminating or minimising the need for entry into confined spaces	Risk of entrapment	1L				Design out the requirement for confined spaces.			1L			
5.03	Location of serviceable elements (lighting, grilles, louvres, etc.) that avoid the need for working at height protocols	Access to services via vertical risers. Working in confined spaces Access to ceiling mounted equipment -Falling from height		2M			Provision of data / comms riser, access at every level. Ceiling access panels easily accessible from level landing spaces. Proper procedures / access hatches positioned and sizes properly.			1L			
5.04	Use durable materials that do not need to be re-coated or treated	On-going maintenance and associated risks -Working at height		2M			Consider pre-finished cladding materials			1L			

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Project Details

Job	SILVERBROOKE - TYPOLOGY TH1 - LOT 144-149 LOT 4, SILVERWOOD, WHITBY, PORIRUA
Job number	1857
Discipline	Architecture
Prepared by	IH
Approved by	MB
Office location	Auckland | Wellington | Nelson | Christchurch
Date	07.12.20

Notes

General H &S issues controlled by normal practices are not included. Client or Principal Contractor should provide Risk Assessments (RA) and Method Statements (MS) for all high and extreme risk activities.

The tables to the left illustrate our shared responsibility under section 39 of the Health and Safety at Work Act 2015 for design matters that we have influence and control over.

We each play an active role in identifying and managing risks associated with the design and construction of this project.

Where two or more PCBU's (Person Conducting a Business or Undertaking) working on a project have an overlapping safety and design duty under section 30 of the Health and Safety at Work Act 2015, the PCBU with the most ability to influence and control a given aspect of the project design will take the coordinating lead (i.e. assume the role of Primary Lead) in relation to that design aspect on the basis that they are best placed to do so.

Safety in Design - Designer Identified Hazards

In accordance with Safe Design in Practice AS/NZS ISO 31000

This template can be used to identify unusual hazards not controlled by normal practices. Update the risks to reflect those in the project using this register.

LIKELIHOOD How likely it is to happen?	CONSEQUENCES How severely it hurts someone (if it happens) Insignificant no treatment required	Minor first aid treatment only; contained at site	Moderate medical treatment; contained but with outside help	Major extensive injuries, loss of production	Catastrophic death, irreversible damage
Almost certain expected in most circumstances	2 M	3 H	4 A	4 A	4 A
Likely will will occur in most circumstances	2 M	3 H	3 H	4 A	4 A
Possible might occur at some time	1 L	2 M	3 H	4 A	4 A
Unlikely could occur at some time	1 L	1 L	2 M	3 H	4 A
Rare may occur only in exceptional circumstances	1 L	1 L	2 M	3 H	3 H

SCORE AND STATEMENT		ACTION
4 A	Acute	ACT NOW – do something about the risks immediately. Requires immediate attention. Redesign to eliminate or reduce risk.
3 H	High	Highest management attention is required, action plans and management responsibility specified. Redesign as far as is reasonably practicable and alert others of any residual risk.
2 M	Moderate	Manage by specific monitoring or response procedures, with management responsibility specified. Redesign if reasonably practicable.
1 L	Low	Manage by routine procedures, unlikely to need specific application of resources.

Figure 13: Risk assessment matrix [39]

Using the risk matrix – example

1. Determine the hazard → Work at height - maintaining air conditioning plant located on the roof. There is a potential fall risk.
2. Evaluate the raw risk level (with no controls) → 4A (consequence: catastrophic, likelihood: possible)
3. Implement design control → Relocate air conditioning plant to the ground level.
4. Revise risk level → 1L (consequence: insignificant, likelihood: rare) The risk of falling has been eliminated.

Definitions

Ref No	Reference number for each item.
Activity	An identified activity associated with the construction work.
Hazard	An object, substance or set of circumstances with the potential to cause harm.
Risk	Risk = *consequence* of harm X **probability** of occurrence. Refer to the Risk Guide **AS/NZS ISO 31000**.
Design Control Measure	Control measure employed by the Designers to eliminate, minimise or control the risk.
Drawings \ Document Reference	Reference to additional documentation (tender drawings, specification) detailing the control measures.
Residual Risk	Remaining risks after application of the design control measures.
Further Suggested Control Measures	Details of additional control measures which may be employed to further reduce the residual risk, but which are out of the control of the Designer and are, therefore, suggestions only.

SiD (Safety in Design) Responsibility Matrix

1 Primary Lead
2 Secondary Lead

Project Element	Client	JTB Architects	Landscape	Geo Technical	Surveyor and civil	Structural Engineers	Mechanical	Hydraulics Engineers	Electrical Engineers	Fire Protection	Acoustic Engineering	Façade Engineer	Interior Designer
Site (building placement)	2	2			1								
Earthworks				1	2								
Civils infrastructure					1			2	2				
Sub-structure foundations				1		2							
Structure	2	2				1							
Enclosure	2	2										1	
Interior	2	2									2		1
Architectural furniture, fittings and equipment	2	1											2
Mechanical		2				2	1						
Hydraulics		2						1					
Electrical & Lighting	2	2							1				
Fire Engineering		2								1			
Fire Protection		2								1			
Landscaping	2	2	1										

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SILVERBROOKE - TYPOLOGY TH1 - LOT 144-149

LOT 4, SILVERWOOD, WHITBY, PORIRUA

Drawing

Health and Safety

Status

BUILDING CONSENT ISSUE

Number	Revision
A7001	A

STANDARD DETAILS

These Standard Details are to be read in conjunction with the drawings and the specifications.

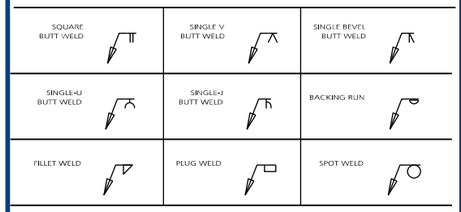
All dimensions are to be verified on site before commencement of the work. Any discrepancies are to be advised to the Engineer for resolution before any related work commences.

The Engineer requires 24 hours notice before any foundation excavation is covered up and before any concrete is poured, in order to make inspections.

All tolerances shall comply with AS3600:2001 Table 4.

Additional reinforcement not shown on the drawings may be necessary as bar supports.

BASIC WELD SYMBOLS



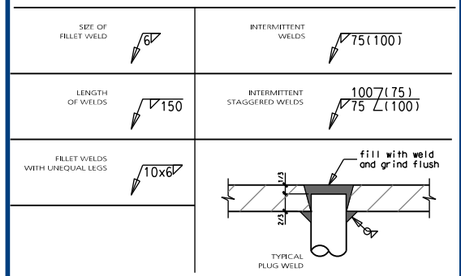
COMPLEMENTARY SYMBOLS



SUPPLEMENTARY INDICATIONS



WELD DIMENSIONS



ABBREVIATIONS

AF	alternate faces	h.d.	holding down (bolts)
alt.	alternate	HWC	hot water cylinder
BM	bench mark	ID	inside diameter
B	bottom	IP	inspection pipe
C	central	IL	invert level
CP	centrally placed	LAR	lap at random
ctr	centre	M	ISO metric (bolts)
c/c	centre to centre	ms	mild steel
crs	centres	MSF	mild steel flat
c.o.s	check on site	MSP	mild steel plate
col.	column	NF	near face
CJ	construction joint	NTS	not to scale
cvr.	cover	OD	outside diameter
CL	cover level (manholes)	O/A	over all
D	deformed bar Grade 300	PFC	parallel flange channel
DPM	damp proof membrane	R	plain round bar Grade 300
deg.	degree	RB	Reid Bar
dia.	diameter	rad.	radius
DHS	Dimond Hi-Span	RHS	rectangular hollow section
DP	downpipe	RL	reduced level
drg.	drawing	RC	reinforced concrete
EA	equal angle	reinf.	reinforcement
EF	each face	sq.	square
EW	each way	SHS	square hollow section
EL	existing level	SS	stainless steel
FF	far face	SL	structural level
FL	final level	T	top
FFL	finished floor level	trim.	trimmer
galv.	galvanised	UA	unequal angle
GL	ground level	UB	universal beam
GT	gully trap	UC	universal column
		Y	deformed bar Grade 500E

MINIMUM COVER (mm)

POSITION	COMPONENT	TYPE OF REINFORCEMENT	
Not exposed to the weather nor in contact with the ground.	Beams and columns	Principal reinforcement	40
		Prestressing tendons or ducts	40
		Secondary reinforcement including stirrups, ties and spirals	25
	Walls, slabs, panels and ribs.	Reinforcing bars and prestressing tendons or ducts	20
	Shells and folded plate members	Reinforcing bars and prestressing tendons or ducts	20 •
Exposed to the weather or in contact with the ground.	Beams and columns	Principal reinforcement	50
		Prestressing tendons or ducts	50
		Secondary reinforcement including stirrups, ties and spirals	40
	Walls, slabs, panels and ribs.	Reinforcing bars.	40 •
		Prestressing tendons or ducts	30
	Shells and folded plate members	Reinforcing bars and prestressing tendons or ducts	40 •
Cast against and permanently exposed to the ground	All components	Reinforcing bars and prestressing tendons or ducts	75

MINIMUM RADII OF REINFORCEMENT BENDS

BAR DIAMETER d_b	DEFORMED BARS Y, D & RB		PLAIN BARS YR & R		ALL GALVANIZED REINFORCING BARS
	MAIN STEEL	TIES	MAIN STEEL	TIES	
6			30	12	30
10	50	40	50	20	50
12	60	48	60	24	60
16	80	64	80	32	80
20	100	80	100	40	160
25	150	150			200
28	168	168			224
32	192	192			256
40	240	240			320

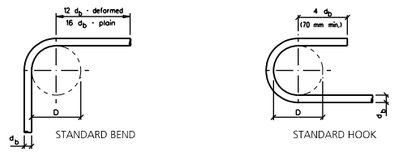
Except as provided below all bars shall be bent cold.
Proper bending tools shall be used, thus guarding against notching.

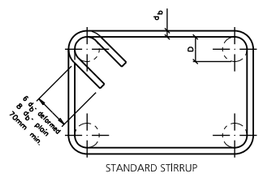
Grade 300E bars which have bent and which are required to be straightened or re-bent may be re-bent once only.
Grade 500 bars shall not be straightened or re-bent

Where Grade 500E of Grade 500N bars that have been bent are required to be straightened or re-bent, the bar shall be heated to 750 +/- 15 deg C [cherry red heat] over the length of the bend and are to be bent at that temperature. Such heated bars shall be permitted to air cool to ambient temperature with protection from accelerated cooling by wind, rain or similar influences.

Any re-bending, may only take place in the plane of the original bend, and shall not bend the bar past the original straight position.
Re-bending shall be carried out using smoothly applied force in a continuous action, not using impact loads, and using a bending tool that avoids surface damage.

The surface of all re-bent areas is to be inspected after completion of re-bending and if cracking of bars is found, those bars shall be rejected.





DEVELOPMENT LENGTHS OF BARS IN TENSION

BAR DIAMETER d_b	CONCRETE STRENGTH MPa					
Grade 500E	17.5	20	25	30	35	40
10	600	560	500	460	430	400
12	720	680	600	550	510	480
16	960	900	800	740	680	640
20	1200	1120	1000	920	850	800
25	1500	1400	1250	1150	1060	990
32	1920	1790	1600	1470	1340	1270
Grade 300E						
10	360	340	300	300	300	300
12	440	410	360	330	310	300
16	580	540	480	440	410	380
20	720	680	600	550	510	480
25	900	840	750	690	640	600
32	1150	1080	960	880	820	760

DRAWING INDEX

1

		07/12/2020
Drawing Register		
1.1	FOUNDATION PLAN	4
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5.1	CONCRETE DETAILS	2
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AMENDED FOR BUILDING CONSENT

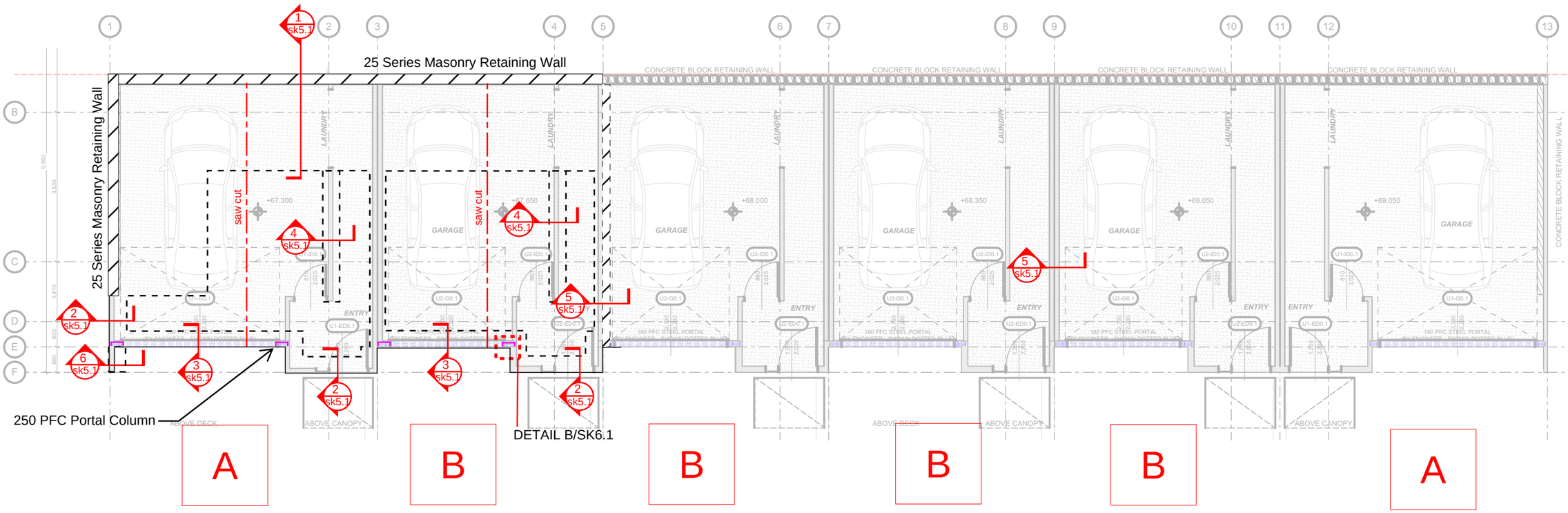
23555

SILVERBROOKE LOTS 144-149

BUILDING TYPE TH1

SILVESTER/CLARK
CONSULTING ENGINEERS
Wellington ☐ Palmerston North

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GROUND FLOOR FOUNDATION PLAN

NOT TO SCALE

r2 08/09/2020 text corrected as shown RRM

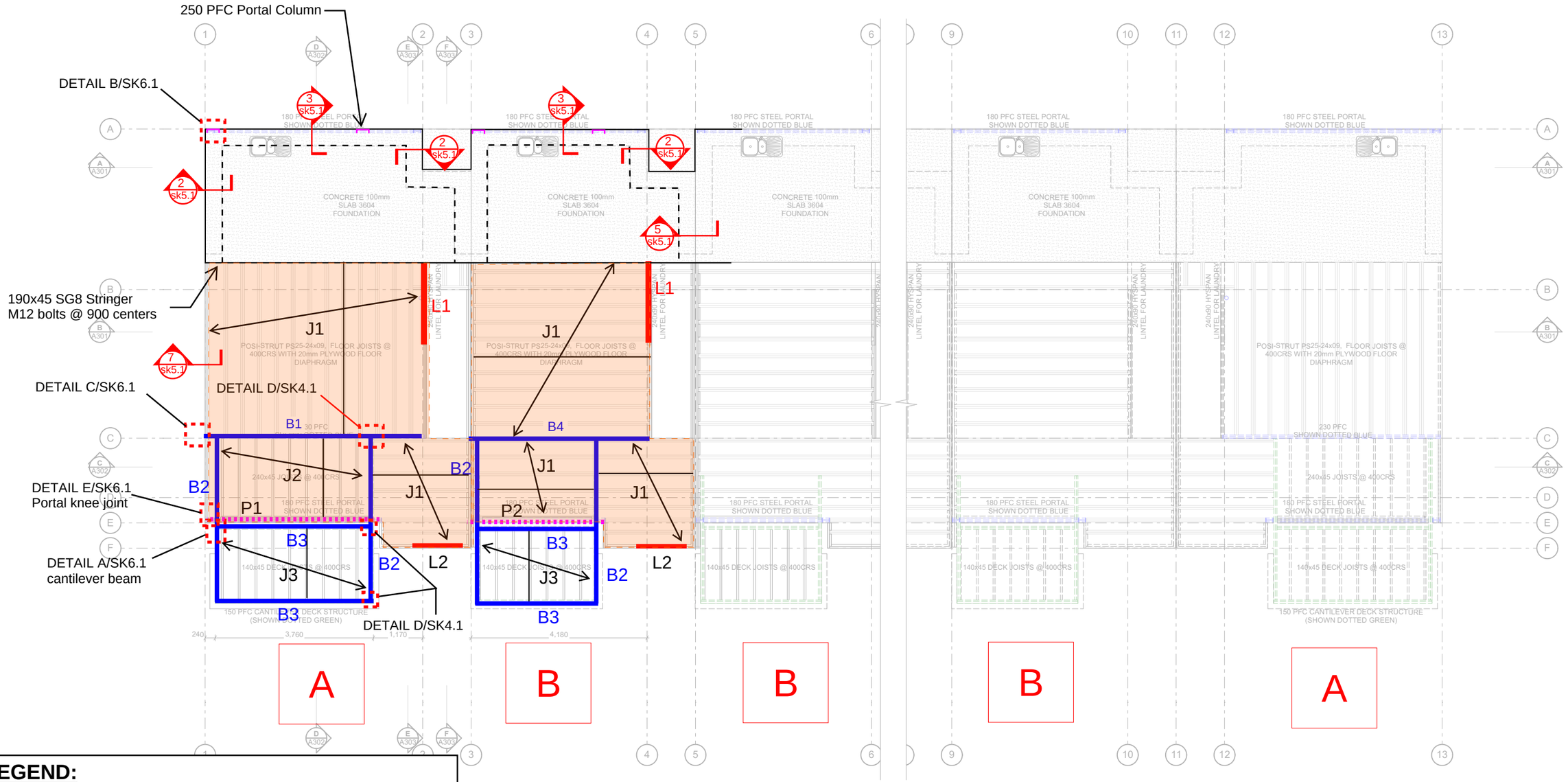
Date:	07/12/2020
By:	NS

SILVESTER/CLARK CONSULTING ENGINEERS

SILVERBROOKE LOTS 144-149
BUILDING TYPE TH1

Sketch #: SK 1.1 r4

Project #: 23555



LEGEND:

L1 = 240x90 HySPAN Lintel - Mitek Type G Fixings
L2 = 2/190x45 SG8 Lintel - Mitek Type G Fixings

J1 = Posi-strut PS25-24x09 Joists @ 400crs
J2 = 190x45 SG8 joists @ 400crs
J3 = 140x45 SG8 joists @ 400crs

B1 = 230PFC
B2 = 150PFC
B3 = 150PFC
B4 = 150PFC

P1 = 250 PFC Portal beam (4.1m long)
P2 = 250 PFC Portal beam (3.1m long)

FIRST FLOOR FRAMING AND SLAB PLAN

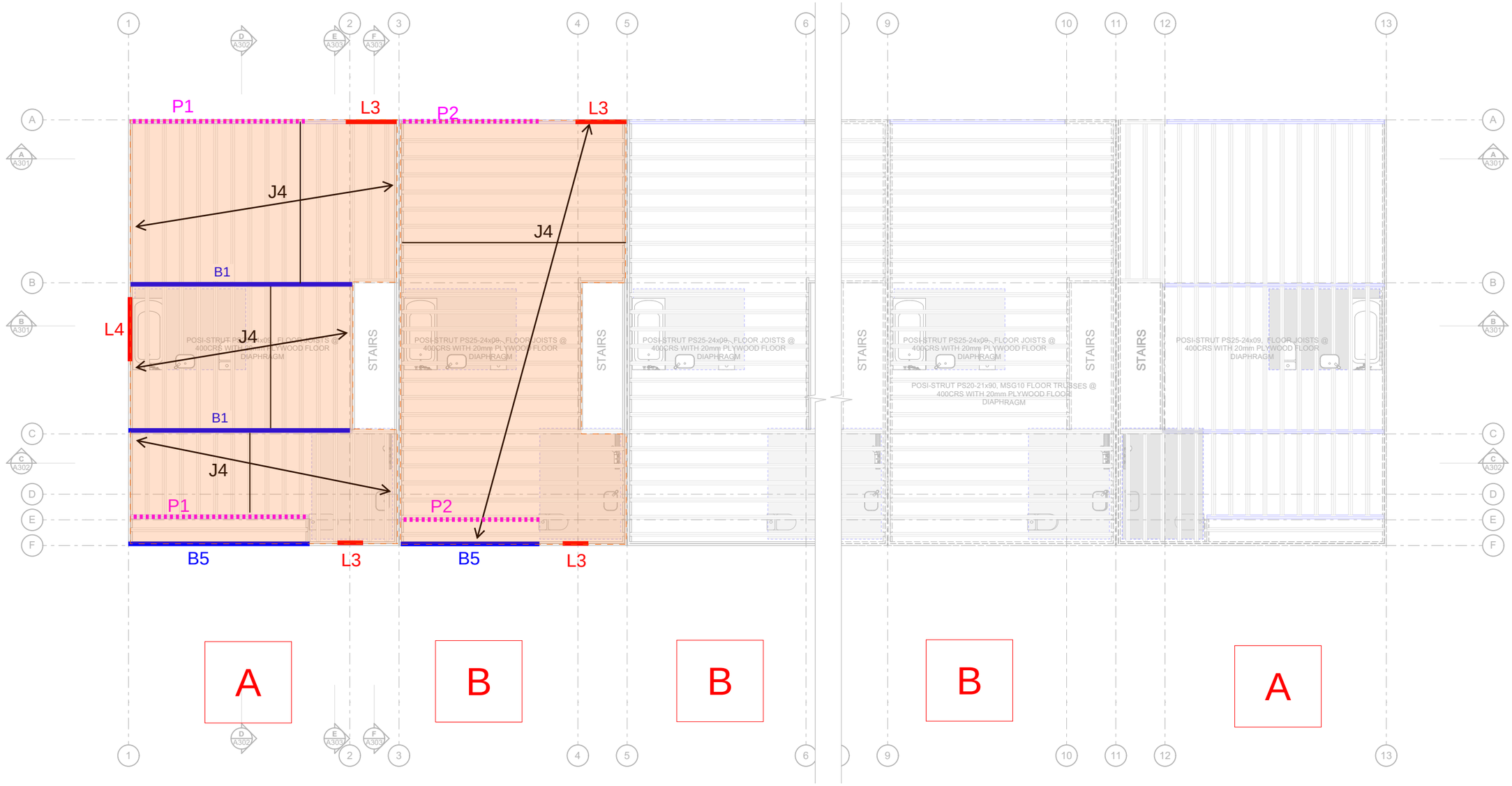
Floor diaphragms to NZS 3604 section 7
Fix sheets to framing:
60x2.8mm FH nails @ 150mm around sheet edges
60x2.8mm FH nails @ 150mm to intermediate joists
All sheet joints on a joist or on back blocking.

Fix boundary joists and blocking to top plate of supporting wall with12/ 100x3.75mm skew nails per 1.5m length

NOT TO SCALE

r4 15/10/20 as shown RRM

Date: 07/12/2020 By: NS	SILVESTER/CLARK CONSULTING ENGINEERS	SILVERBROOKE LOTS 144-149 BUILDING TYPE TH1	Sketch #: SK 1.2 r4	Project #: 23555



LEGEND:

L3 = 2/140x45 SG8 Lintel - Mitek Type F Fixings
L4 = 2/140x45 SG8 Lintel - Mitek Type F Fixings

J4 = Posi-strut PS25-25x14 MSG8 Joists @ 450crs

B1 = 230PFC
B5 = 150PFC

P1 = 250 PFC Portal beam
P2 = 250 PFC Portal beam

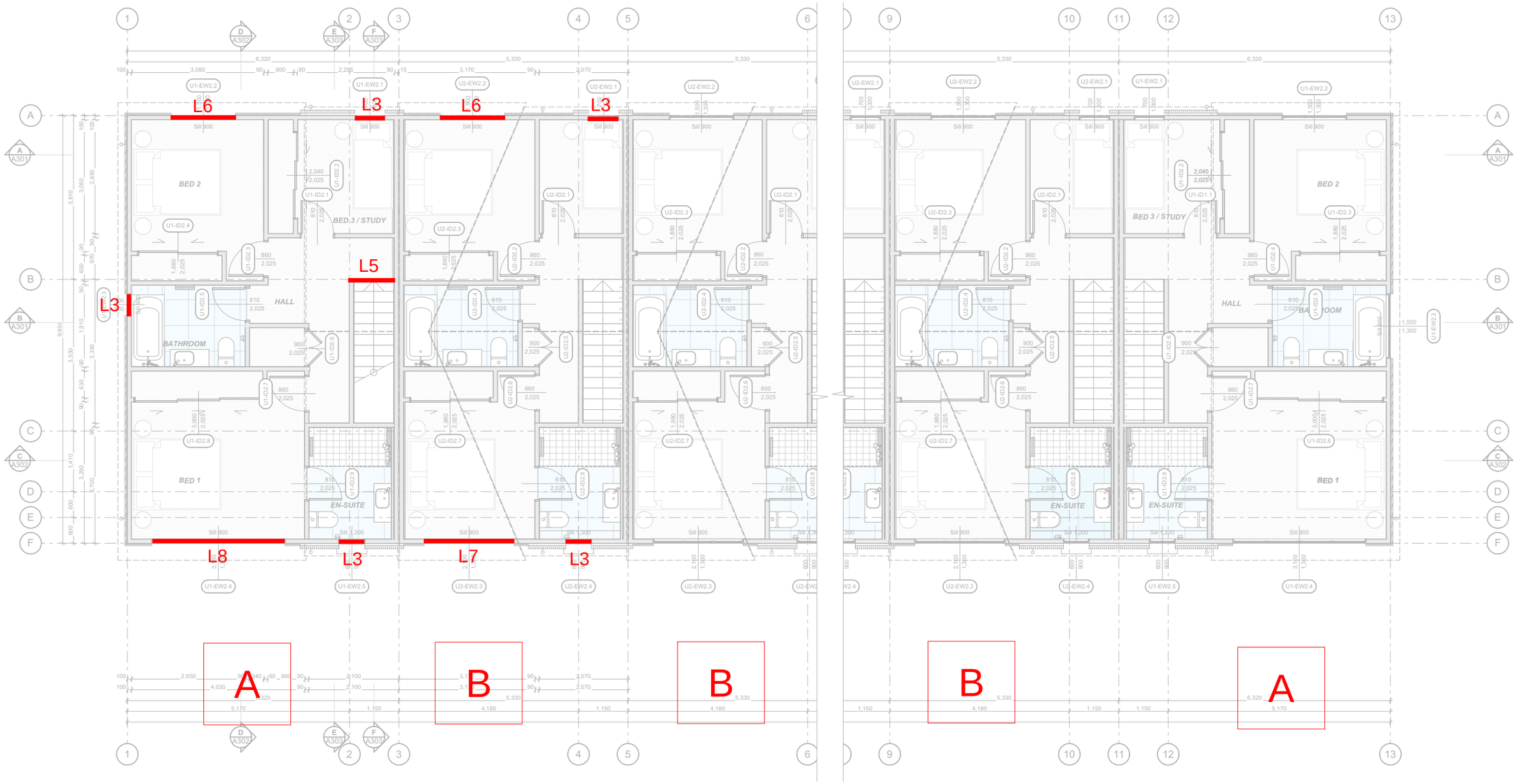
SECOND FLOOR FRAMING PLAN

Floor diaphragms to NZS 3604 section 7
Fix sheets to framing:
60x2.8mm FH nails @ 150mm around sheet edges
60x2.8mm FH nails @ 150mm to intermediate joists
All sheet joints on a joist or on back blocking.

Fix boundary joists and blocking to top plate of supporting wall with12/ 100x3.75mm skew nails per 1.5m length

NOT TO SCALE

Date: 07/12/2020 By: NS	SILVESTER/CLARK CONSULTING ENGINEERS	SILVERBROOKE LOTS 144-149 BUILDING TYPE TH1	Sketch #: SK 1.3 r2	Project #: 23555



LEGEND:

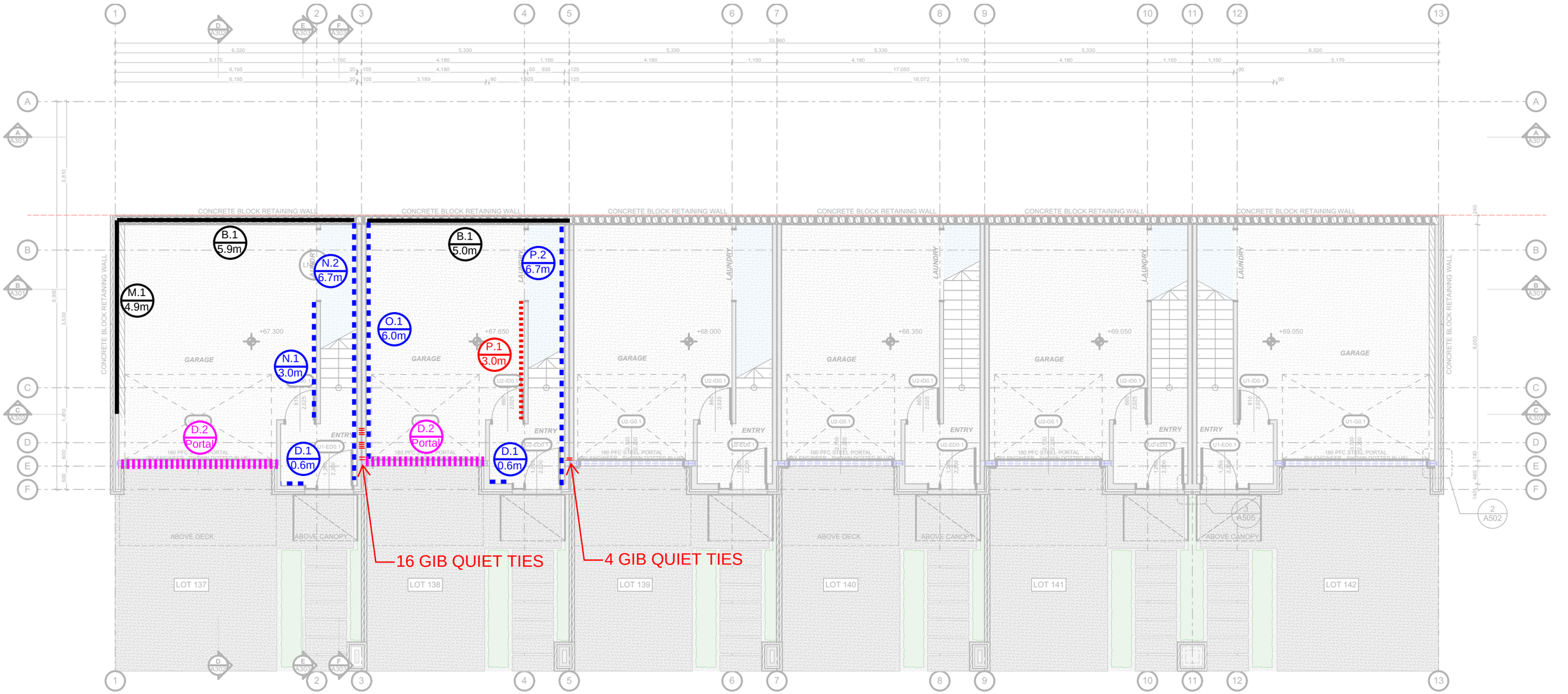
L3 = 2/140x45 SG8 Lintel - Mitek Type F Fixings
L5 = 2/240x45 SG8 Lintel - Mitek Type F Fixings
L6 = 2/190x45 SG8 Lintel - Mitek Type H Fixings
L7 = 2/290x45 SG8 Lintel - Mitek Type H Fixings
L8 = 2/290x45 SG8 Lintel - Mitek Type H Fixings

ROOF FRAMING PLAN

NOTE:
Prenail roof trusses to manufacturer's design

NOT TO SCALE

Date: 07/12/2020 By: NS	SILVESTER/CLARK CONSULTING ENGINEERS	SILVERBROOKE LOTS 144-149 BUILDING TYPE TH1	Sketch #: SK 1.4 r2	Project #: 23555



A | B | B | B | B | A

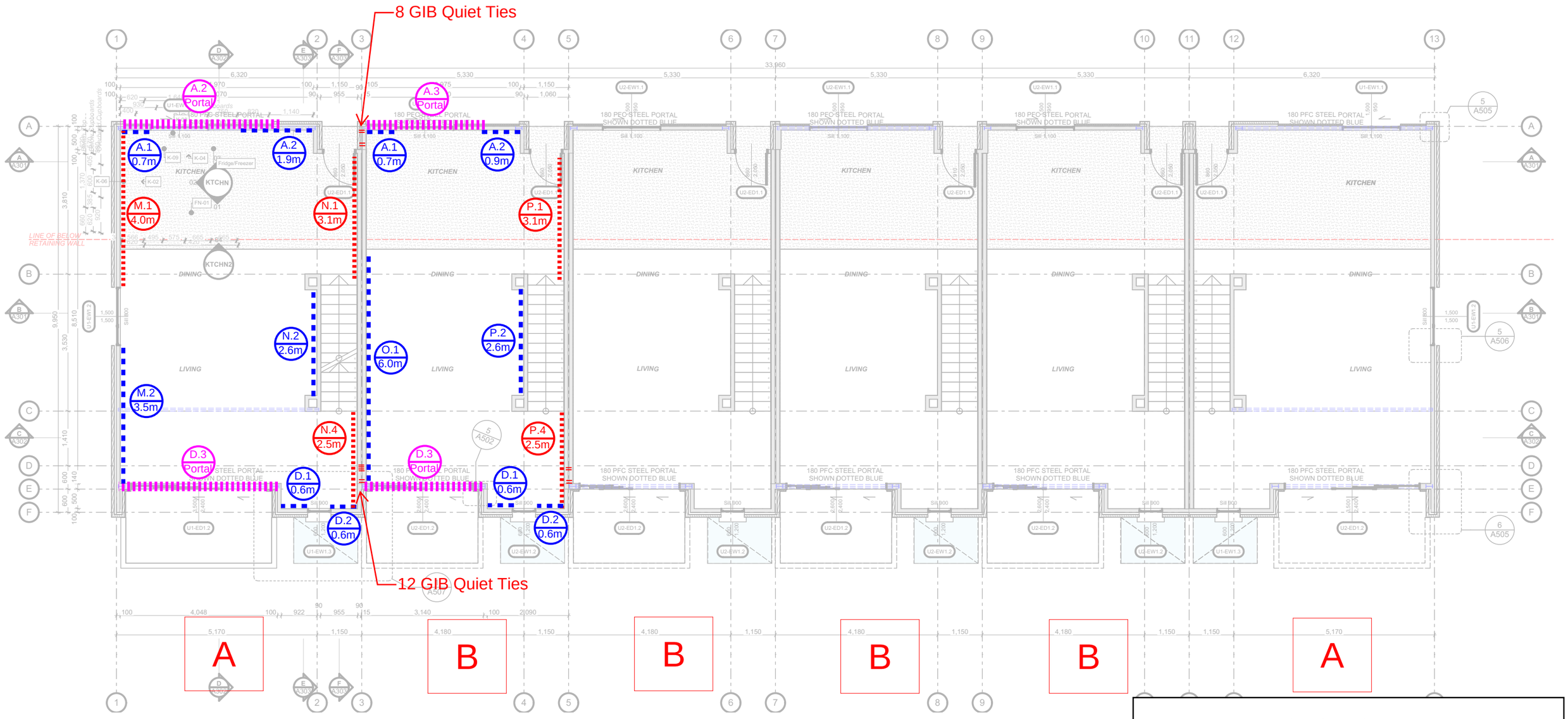
GROUND FLOOR BRACING SCHEDULE

BRACING LEGEND:

- GS1-N - refer Gib Ezybrace systems for specification
- BL1-H - refer Gib Ezybrace systems for specification
- 250 PFC — Steel portal frame with beam size indicated. Each end of beam is supported on a column with the same section size as the beam.
- 25 Series masonry retaining wall

NOT TO SCALE

Date: 07/12/2020 By: NS	SILVESTER/CLARK CONSULTING ENGINEERS	SILVERBROOKE LOTS 144-149 BUILDING TYPE TH1	Sketch #: SK 2.1 r2	Project #: 23555



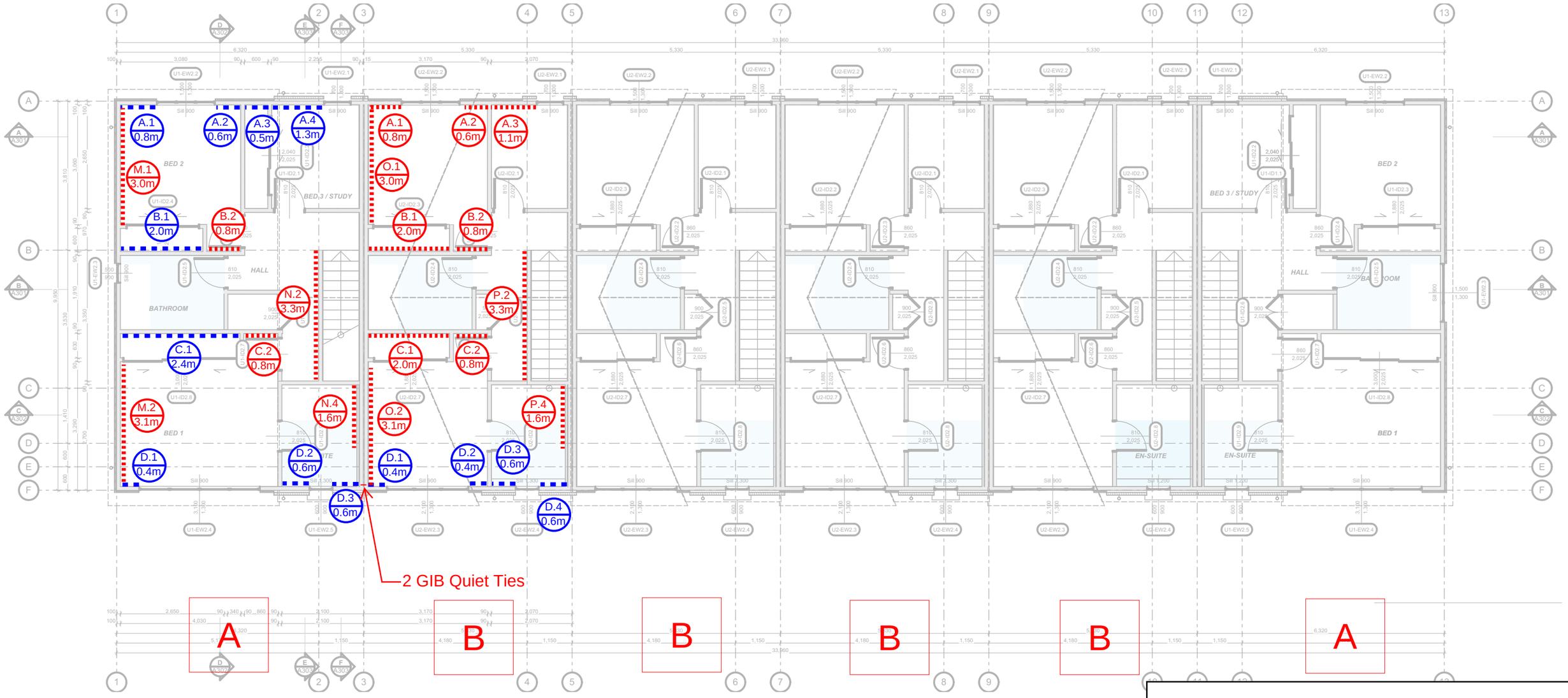
FIRST FLOOR BRACING SCHEDULE

BRACING LEGEND:

- GS1-N - refer Gib Ezybrace systems for specification
- BL1-H - refer Gib Ezybrace systems for specification
- 250 PFC — Steel portal frame with beam size indicated. Each end of beam is supported on a column with the same section size as the beam.
- 25 Series masonry retaining wall

NOT TO SCALE

Date: 07/12/2020 By: NS	SILVESTER/CLARK CONSULTING ENGINEERS	SILVERBROOKE LOTS 144-149 BUILDING TYPE TH1	Sketch #: SK 2.2 r2	Project #: 23555



SECOND FLOOR BRACING SCHEDULE

BRACING LEGEND:

GS1-N - refer Gib Ezybrace systems for specification

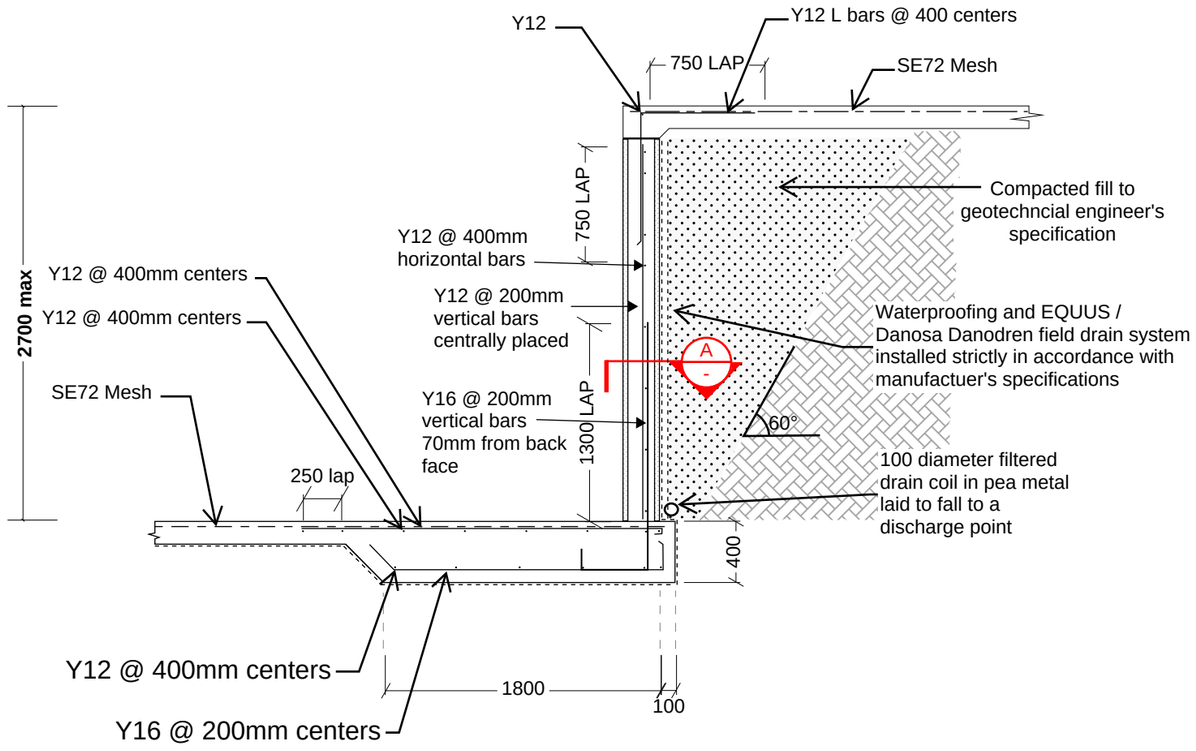
BL1-H - refer Gib Ezybrace systems for specification

250 PFC — Steel portal frame with beam size indicated
Each end of beam is supported on a column with the same section size as the beam.

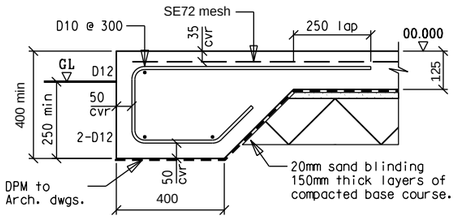
25 Series masonry retaining wall

NOT TO SCALE

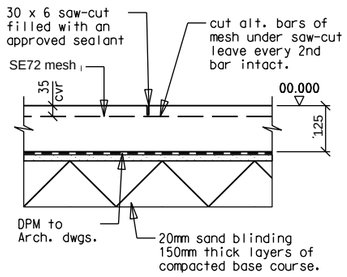
Date: 07/12/2020 By: NS	SILVESTER/CLARK CONSULTING ENGINEERS	SILVERBROOKE LOTS 144-149 BUILDING TYPE TH1	Sketch #: SK 2.3 r2	Project #: 23555



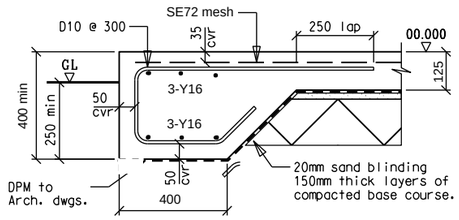
1 / 1.1 **25 Series Masonry Wall - 2700mm max retained above ground level**



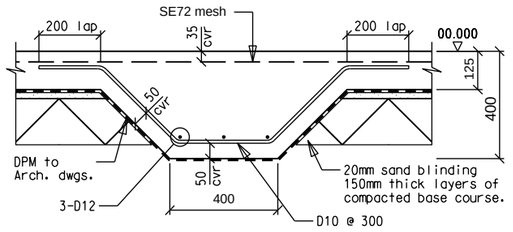
2 / 1.1 **Typical Edge Thickening**



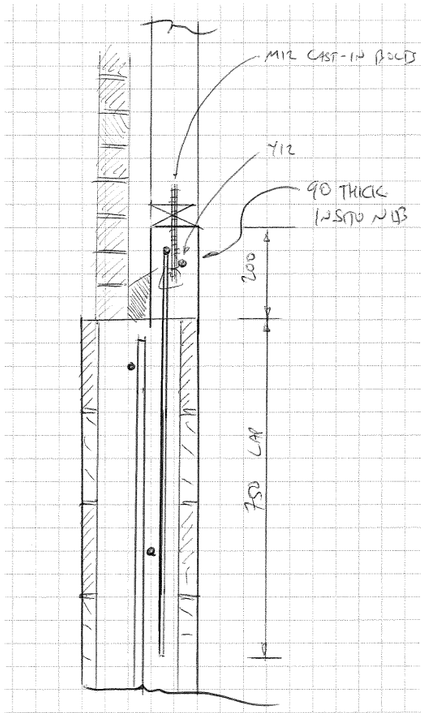
Typical saw cut detail



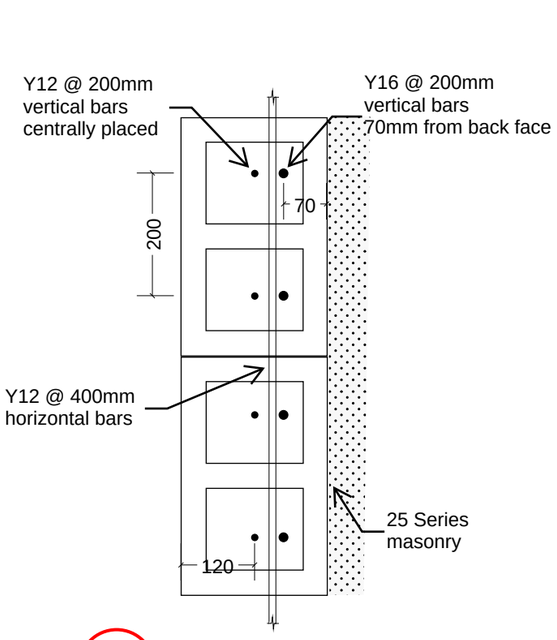
3 / 1.1 **Edge Thickening / Ground Beam Below Portal**



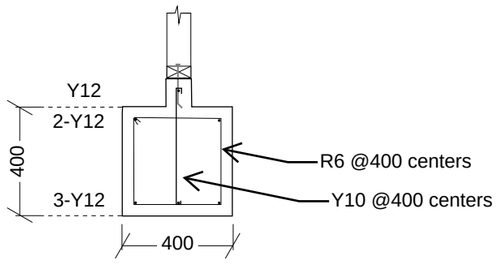
4 / 1.1 **Typical Section Through Internal Footing**



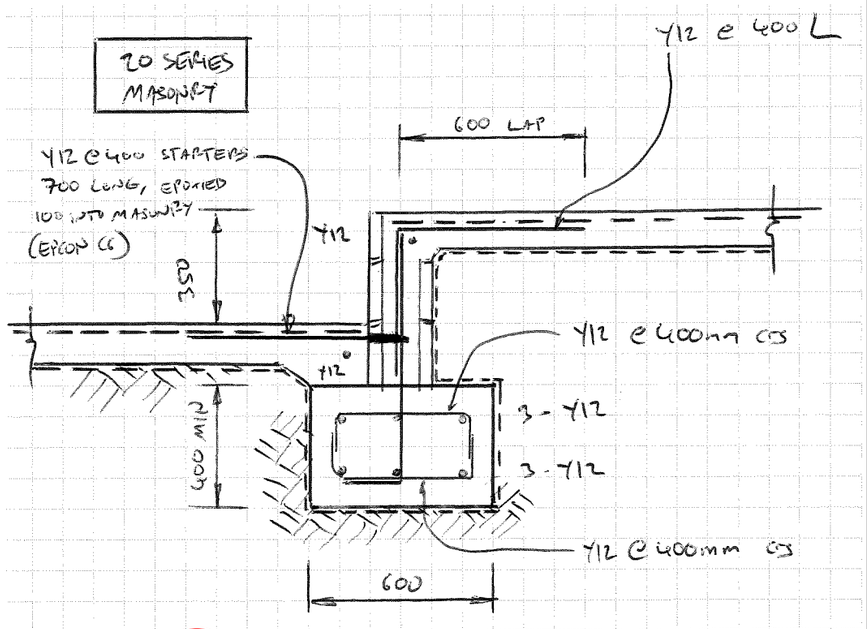
7 / 1.2 **25 Series Masonry wall brick veneer detail**



A / - **Reinforcement in 25 Series Masonry Retaining wall**



6 / 1.1 **Wall Extention Foundation**



5 / 1.1 **Typical Step in Concrete Slab Foundation**

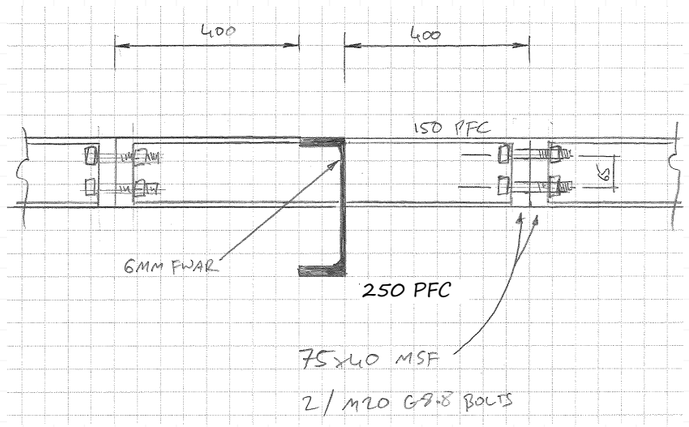
NOT TO SCALE

Date: 07/12/2020 By: NS	SILVESTER/CLARK CONSULTING ENGINEERS	SILVERBROOKE LOTS 144-149 BUILDING TYPE TH1	Sketch #: SK 5.1 r2	Project #: 23555

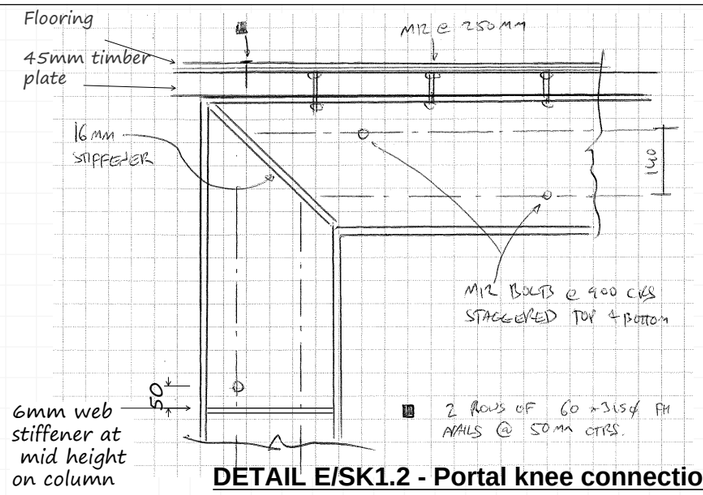
SILVESTER/CLARK
CONSULTING ENGINEERS

153 Thorndon Quay, Pipitea, Wellington 6011
+64 44738361
wgtnoffice@silvesterclark.co.nz
www.silvesterclark.co.nz

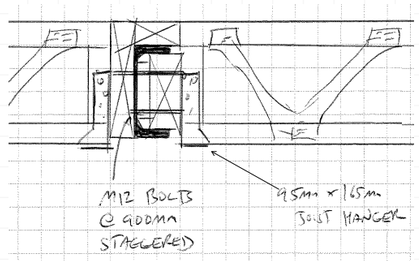
Job No	23555	Page	6.1	Ver	4
Date	07/12/2020	Eng	RRM	Chd	IPRB
Job	TH1 - SILVERBROOKE lots 144-149				



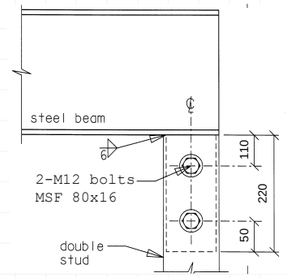
DETAIL A/SK1.2 - Cantilever beam passing through portal beam connection



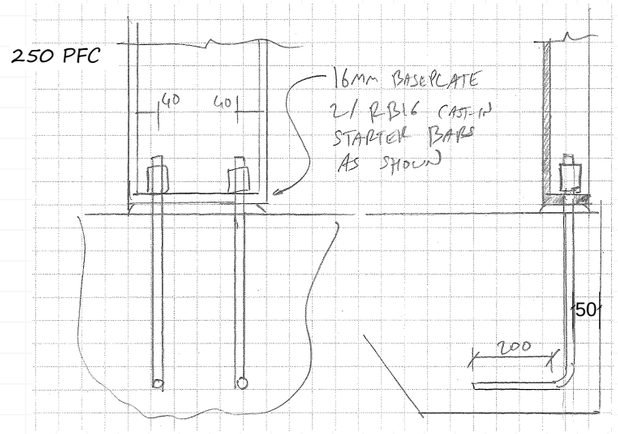
DETAIL E/SK1.2 - Portal knee connection



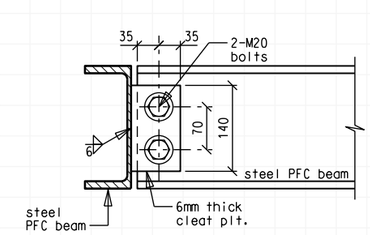
Joist to beam

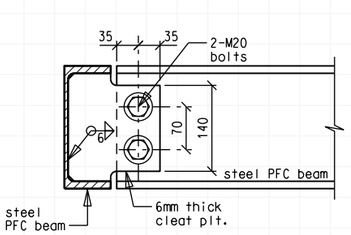


DETAIL C/SK1.2
Typical steel beam to timber stud connection

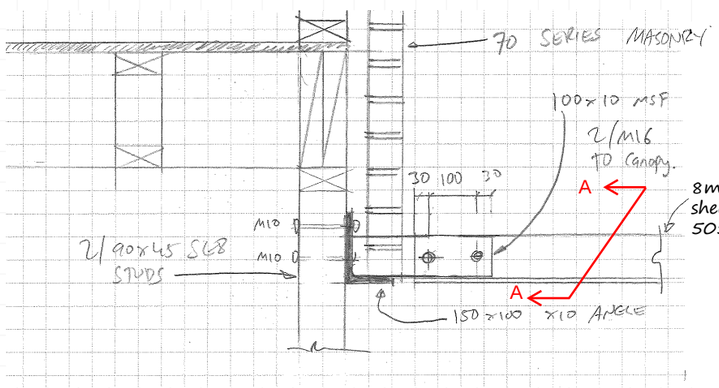


DETAIL B/SK1.2 - Portal base plate connection

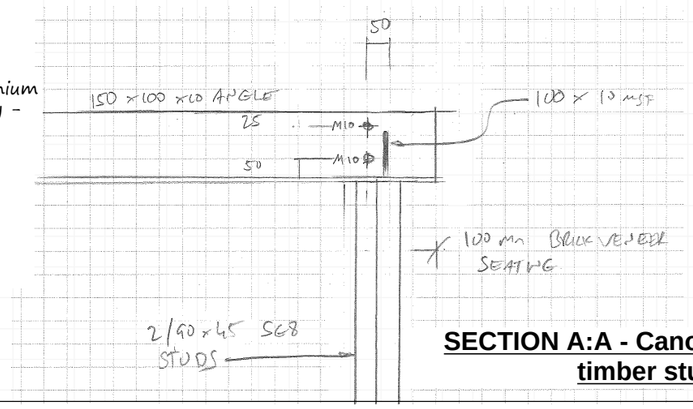




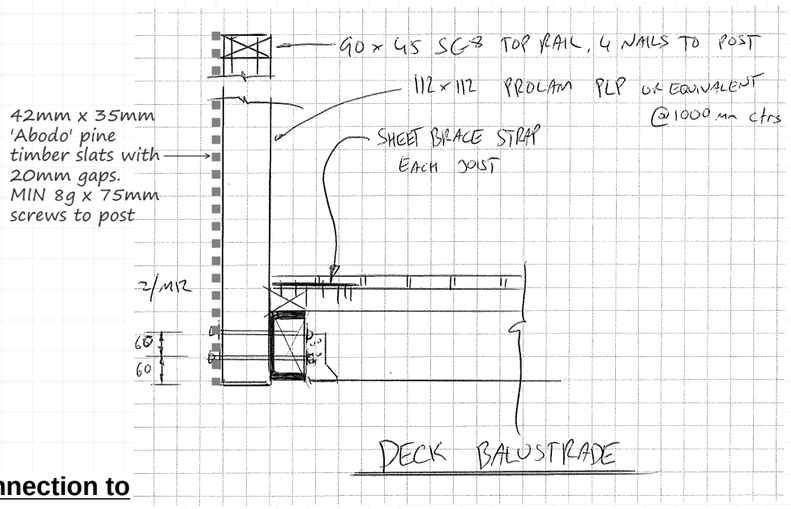
DETAIL D/SK1.2 - Typical steel beam to steel beam connection



Canopy connection to timber stud wall above entrance way



SECTION A:A - Canopy connection to timber stud wall



Key:

- Scope of works
- Lawn
- Garden Bed
- Revegetation (by others)
- Proposed trees
- PT1 — Paving Type 1 - Exposed Aggregate Insitu Concrete ped. loading. Refer to TYP_L_5.01
- PT2 — Paving Type 2 - Unit Paving with Timber Edge (TE) Firth Forum Paver in 'Black Sands'. Refer to TYP_L_5.01
- PT3 — Paving Type 1 - Exposed Aggregate Insitu Concrete veh. loading.Refer to TYP_L_5.01
- Insitu Concrete Steppers (Typ. 1000x400). Refer to TYP_L_5.01
- RW — Timber Retaining wall (under 900mm). Refer to S1_L_1.02 and TYP_L_5.20
- Timber Fence. Refer to S1_L_1.01
- RW — Timber Fence with Retaining wall (under 700mm). Refer to S1_L_1.02 and TYP_L_1.01
- Insitu Concrete steps. Refer to TYP_L_5.21
- Timber steps. Refer to TYP_L_5.21
- Single unit letterbox. Refer to TYP_L_5.22
- Washing Line
- 69.775 — Proposed levels
- Dish drain. Refer to TYP_L_5.01
- Subsoil drain Refer to TYP_L_5.20
- SW connection
- 300x300x630mm Humes Flat Top Cesspit

General Notes:

1. (TE1) Timber edge required between lawn and garden bed.
2. (TE1) Timber edge required between PT2 and soft landscape.
3. Refer to S1_L_2.01 for fence types.
4. Refer to S1_L_2.02 for retaining walls. All retaining walls under 900mm high.
5. Refer to TYP_L_5.XX series for all details.
6. Refer to TYP_L_2.XX for all planting plans.
7. Refer to SCH01 for Landscape Specification.
8. Refer to SCH02 for Selections Schedule.
9. Refer to SCH03 for Planting Schedule.



Do not scale. Verify dimensions on site before commencing work.

B.	For Building Consent	08.12.2020
A.	For Tender	13.11.2020

No.	Revision Notes.	Date
	Not For Construction	

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North: <

Scale: **1:100 @A1** **1:200 @A3**

Job Number: **1804-0991**

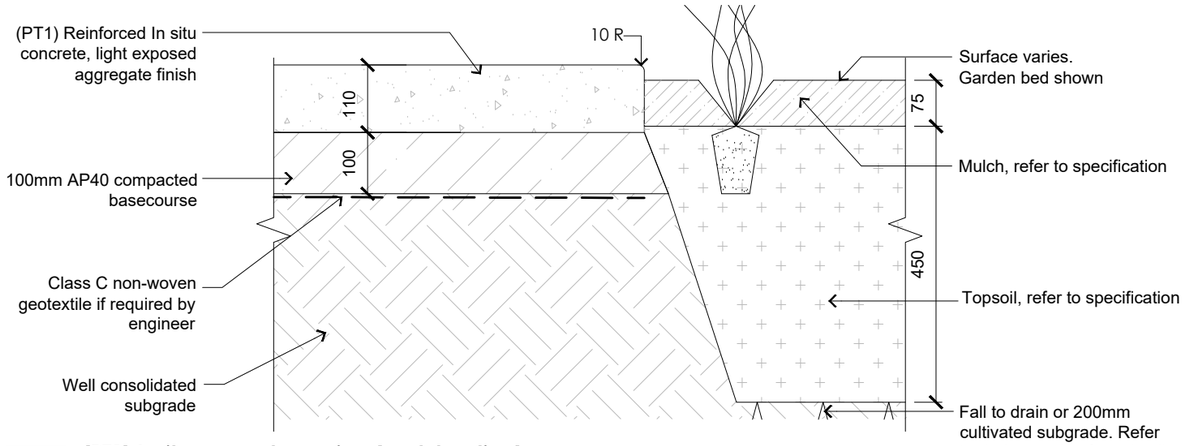
Revision: **B**

Issued For: For Building Consent

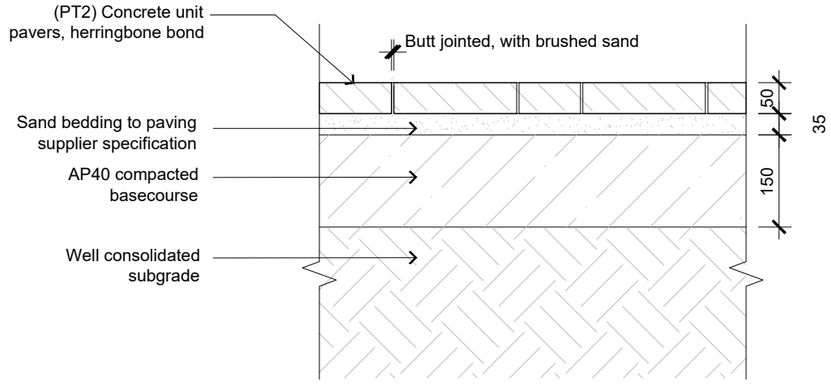
Project: **Silverbrooke, Whitby Porirua**

Drawing Title: **Lots 144-149 Landscape Plan**

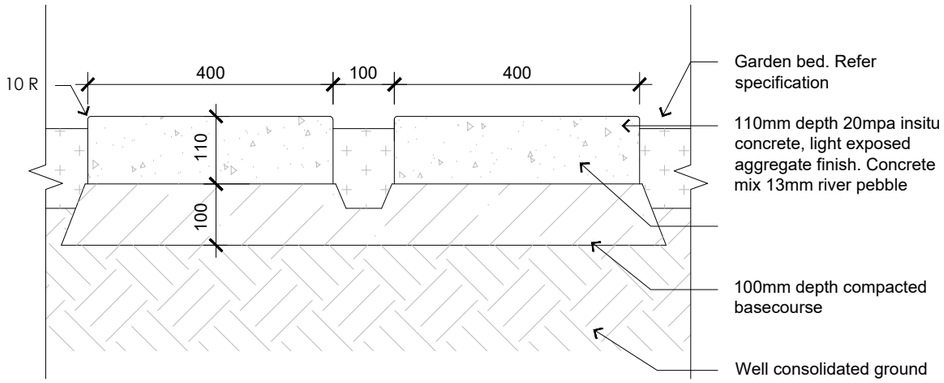
Drawing No: **S1_L_2.03**



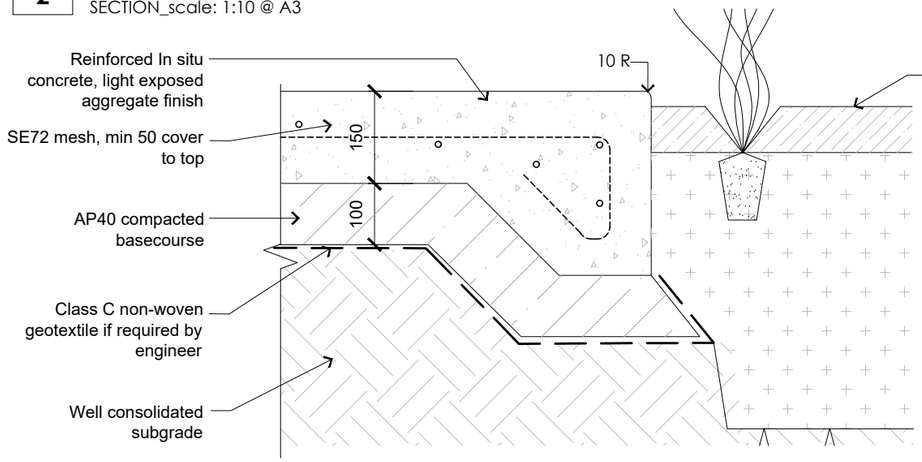
1 **(PT1) Insitu concrete paving (ped. loading)**
SECTION_scale: 1:10 @ A3



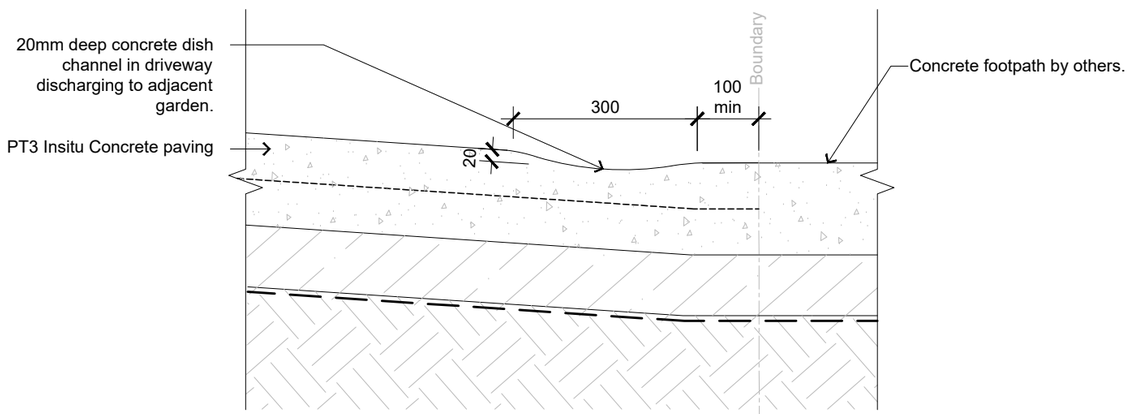
2 **(PT2) Concrete unit paving**
SECTION_scale: 1:10 @ A3



3 **Insitu Concrete steppers**
SECTION_scale: 1:10 @ A3



4 **(PT3) Insitu concrete paving (veh. loading)**
SECTION_scale: 1:10 @ A3



5 **Driveway Dish Channel**
SECTION_scale: 1:10 @ A3

Do not scale. Verify dimensions on site before commencing work.

D	For Tender	13.11.2020
C	For Review	22.10.2020
B	For Comment	13.10.2020

No.	Revision Notes.	Date

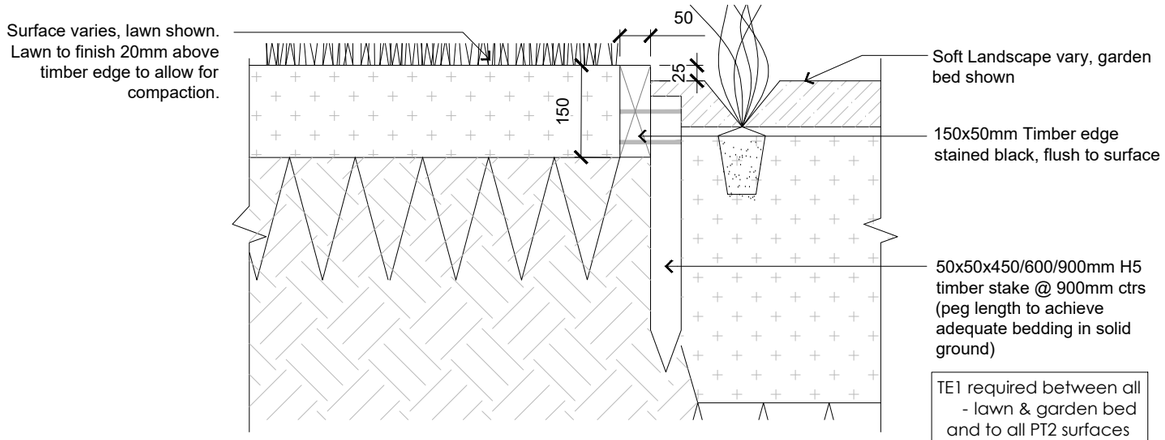
Not For Construction

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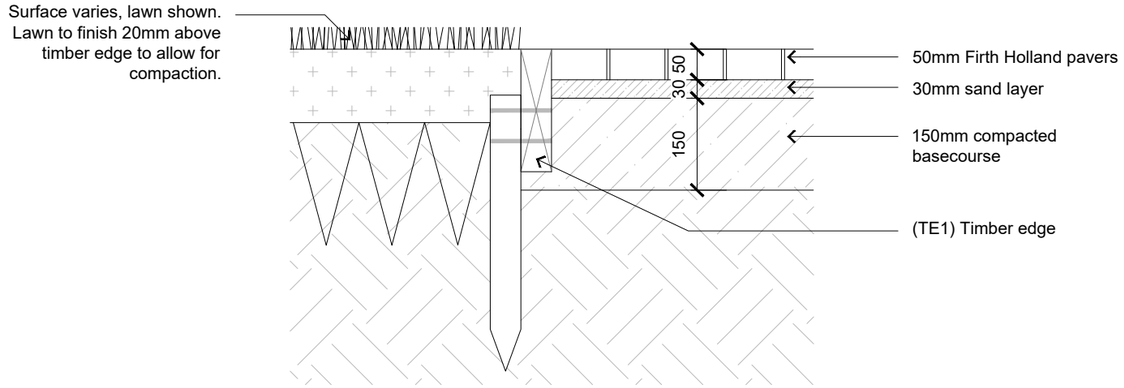
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North: **NA**
Job Number: **1804-0991**
Project: **Silverbrooke, Whitby Porirua**
Scale: **As shown @A3**
Revision: **D**
Drawing Title: **Details - Surfaces & Edges**
Issued For: For Tender
Drawing No: **TYP_L_5.01**



1 **(TE1) Timber edge to garden bed:** Typical detail
SECTION_scale: 1:10 @ A3



2 **(PT2) Unit pavers to (TE1) Timber edge**
SECTION_scale: 1:10 @ A3

Do not scale. Verify dimensions on site before commencing work.

B	For Tender	13.11.2020
A	Review	22.10.2020

No.	Revision Notes.	Date

Not For Construction

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North: **NA**

Scale: **As shown @A3**

Issued For: For Tender

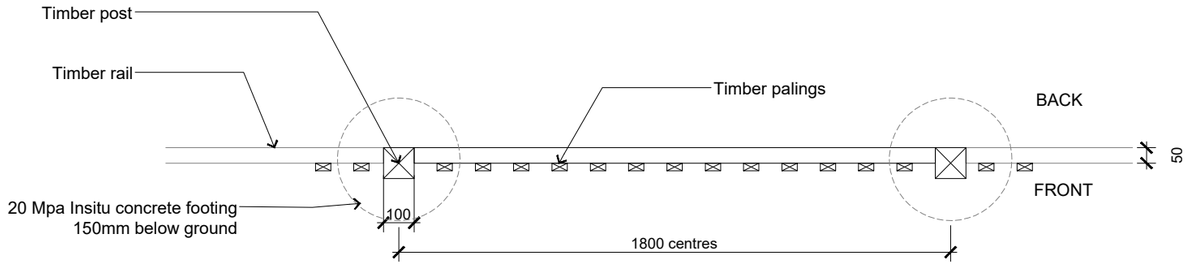
Job Number: **1804-0991**

Revision: **B**

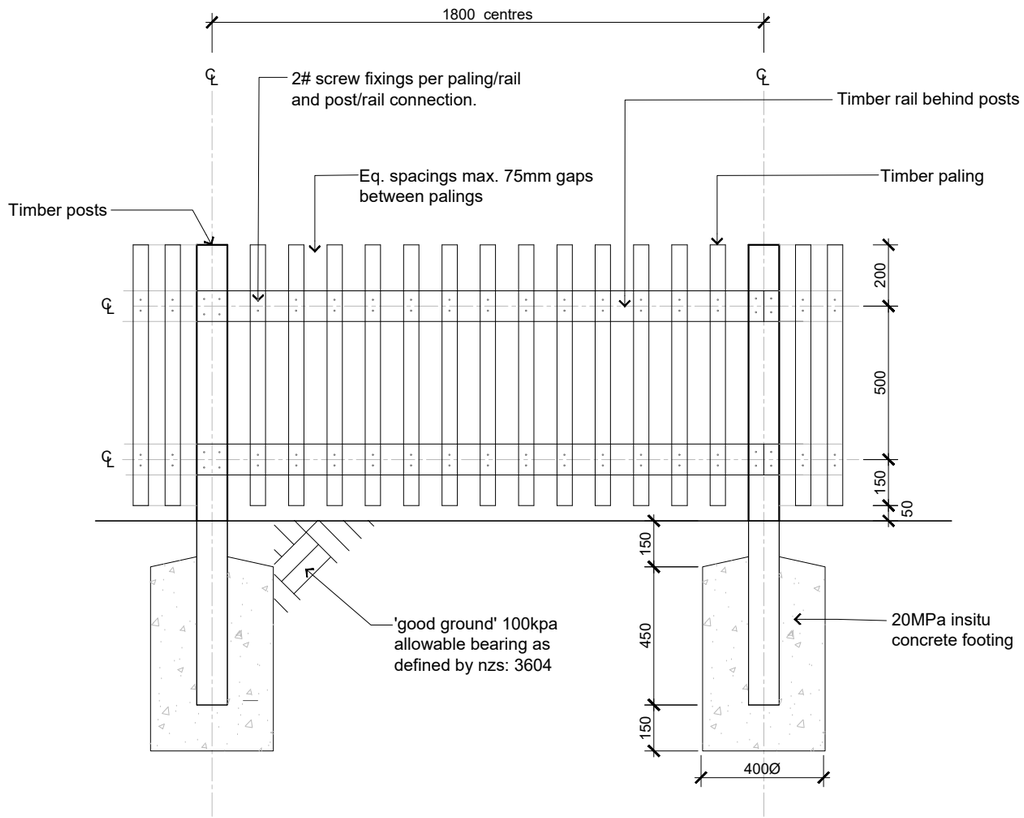
Project: **Silverbrooke, Whitby Porirua**

Drawing Title: **Details - Surfaces & Edges**

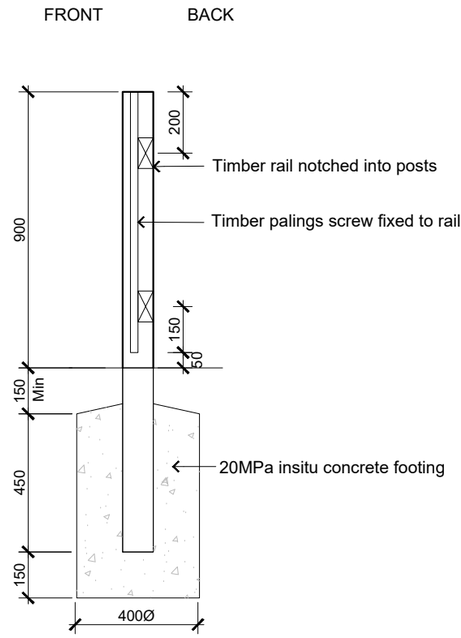
Drawing No: **TYP_L_5.02**



1 **Fence type 1 - 900mm high timber**
PLAN _ Scale: 1:20 @ A3



2 **Fence type 1 - 900mm high timber, typical**
ELEVATION _Scale 1:20 @ A3



3 **Fence type 1 - 900mm high timber**
SECTION _ Scale: 1:20 @ A3

FENCE TIMBER SIZE SCHEDULE:

All fixings to be Galvanised unless otherwise specified.

Timber Palings:
50x25 H3.2 treated rough sawn No.1 grade radiata timbers, set out as shown.

Post:
100x100mm H5 treated rough sawn No.1 grade radiata timbers, set out as shown.

Rail:
100x50mm H3.2 treated rough sawn No.1grade radiata timbers. 2 per Panel, set out as shown.

Stain all pine timber black: 2 coats Resene Crowshead Waterborne Woodsman stain. Stain all timber work before attaching palings.

Do not scale. Verify dimensions on site before commencing work.

B	For Tender	13.11.2020
A.	For Review	22.10.2020

No.	Revision Notes.	Date

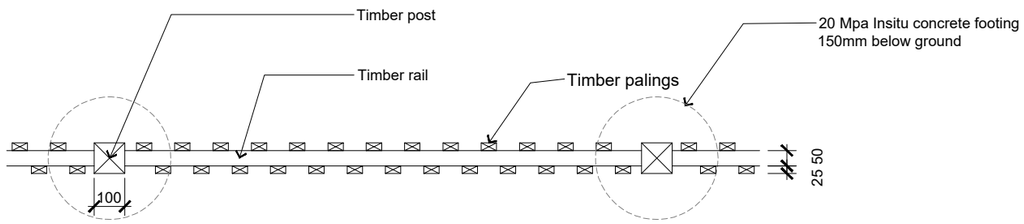
Not For Construction

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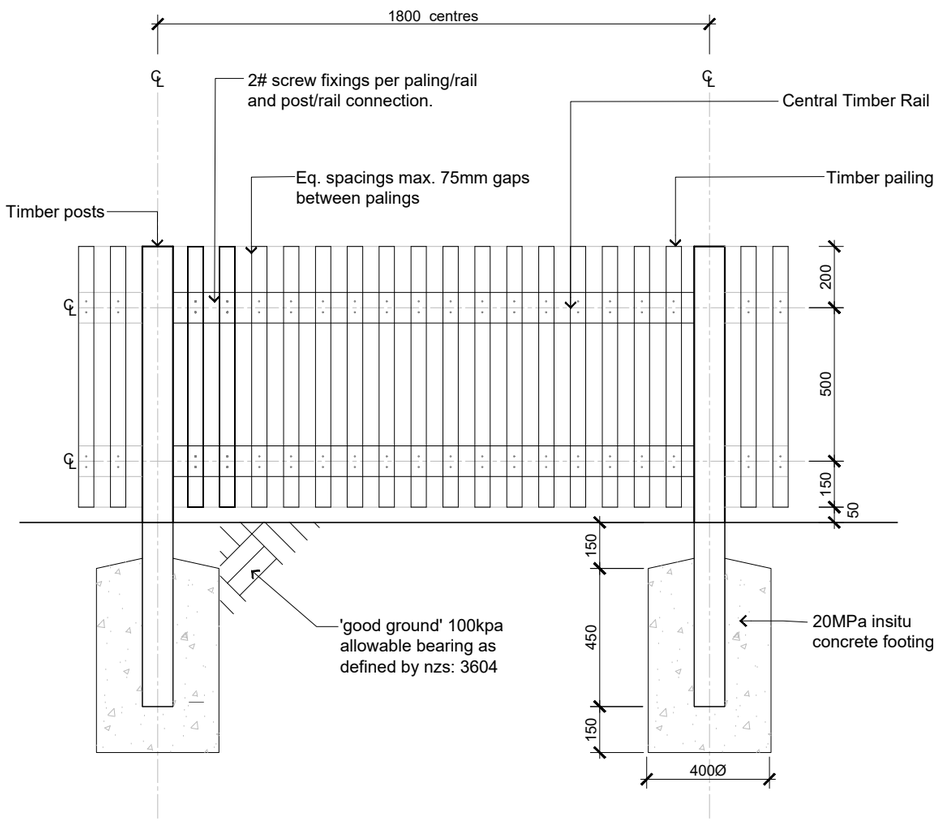
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North: **NA**
Scale: **As shown @A3**
Issued For: For Tender
Job Number: **1804-0991**
Revision: **B**
Project: **Silverbrooke, Whitby Porirua**
Drawing Title: **Details - Fences**
Drawing No: **TYP_L_5.10**



1 **Fence type 2 - 900mm high timber**
PLAN _ Scale: 1:20 @ A3



2 **Fence type 2 - 900mm high timber, typical**
ELEVATION _Scale 1:20 @ A3

3 **Fence type 2 - 900mm high timber**
SECTION _ Scale: 1:20 @ A3

4 **Fence type 2 with retaining edge where required**
SECTION _ Scale: 1:20 @ A3

FENCE TIMBER SIZE SCHEDULE:

All fixings to be Galvanised unless otherwise specified.

Timber Palings:
50x25 H3.2 treated rough sawn No.1 grade radiata timbers, set out as shown.

Post:
100x100mm H5 treated rough sawn No.1 grade radiata timbers, set out as shown.

Rail:
100x50mm H3.2 treated rough sawn No.1grade radiata timbers. 2 per Panel, set out as shown.

Stain all pine timber black: 2 coats Resene Crowshead Waterborne Woodsman stain. Stain all timber work before attaching palings.

Do not scale. Verify dimensions on site before commencing work.

B	For Tender	13.11.2020
A.	For Review	22.10.2020

No.	Revision Notes.	Date

Not For Construction

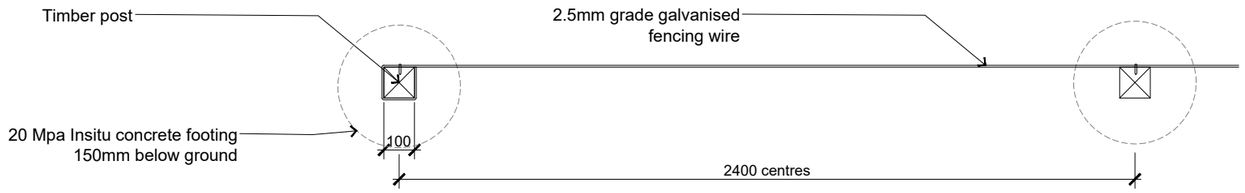
local

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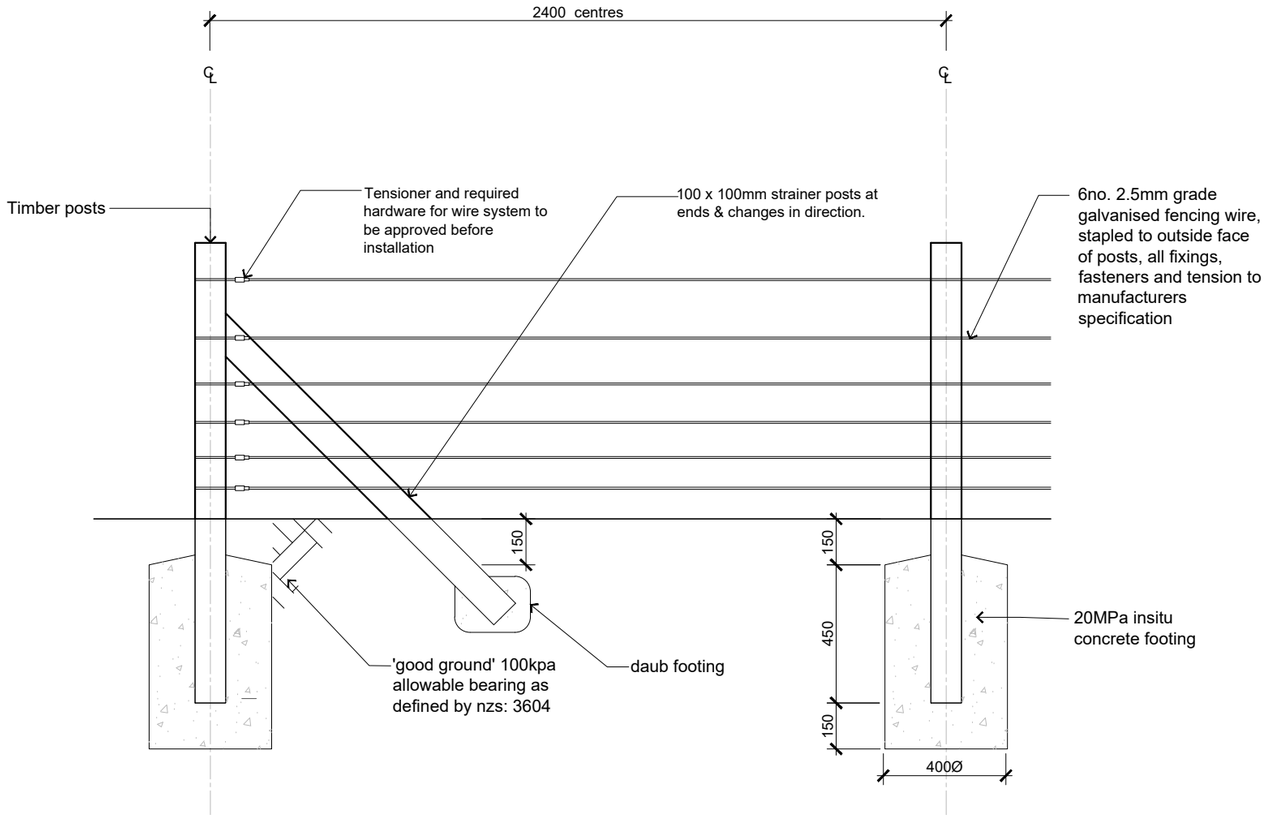
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North: **NA**
Scale: **As shown @A3**
Job Number: **1804-0991**
Revision: **B**
Issued For: For Tender

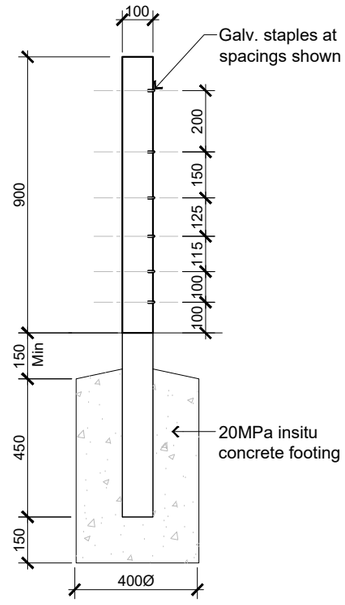
Project: **Silverbrooke, Whitby Porirua**
Drawing Title: **Details - Fences**
Drawing No: **TYP_L_5.11**



1 **Fence type 3 - 900mm high post and wire fence**
PLAN _ Scale: 1:20 @ A3



2 **Fence type 3 - 900mm high 900mm high post and wire fence**
ELEVATION _Scale 1:20 @ A3



3 **Fence type 3 - 900mm high 900mm high post and wire fence**
SECTION _ Scale: 1:20 @ A3

FENCE TIMBER SIZE SCHEDULE:

All fixings to be Galvanised unless otherwise specified.

Post:
100x100mm H5 treated rough sawn No.1 grade radiata timbers, set out as shown.

Strainer Post:
100x100mm H5 treated rough sawn No.1 grade radiata timbers, set out as shown.

Stain all pine timber black: 2 coats Resene Crowshead Waterborne Woodsman stain. Stain all timber work before attaching wires.

Do not scale. Verify dimensions on site before commencing work.

B	For Tender	13.11.2020
A.	For Review	22.10.2020

No.	Revision Notes.	Date

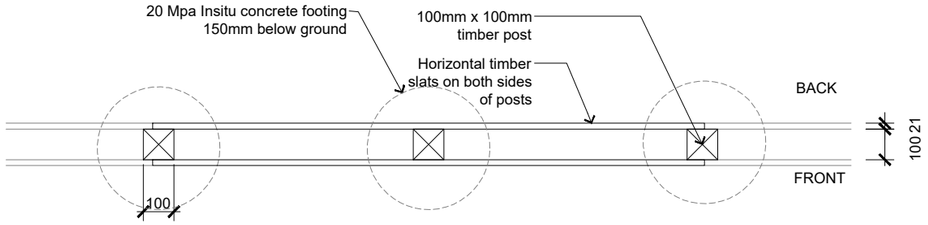
Not For Construction

local

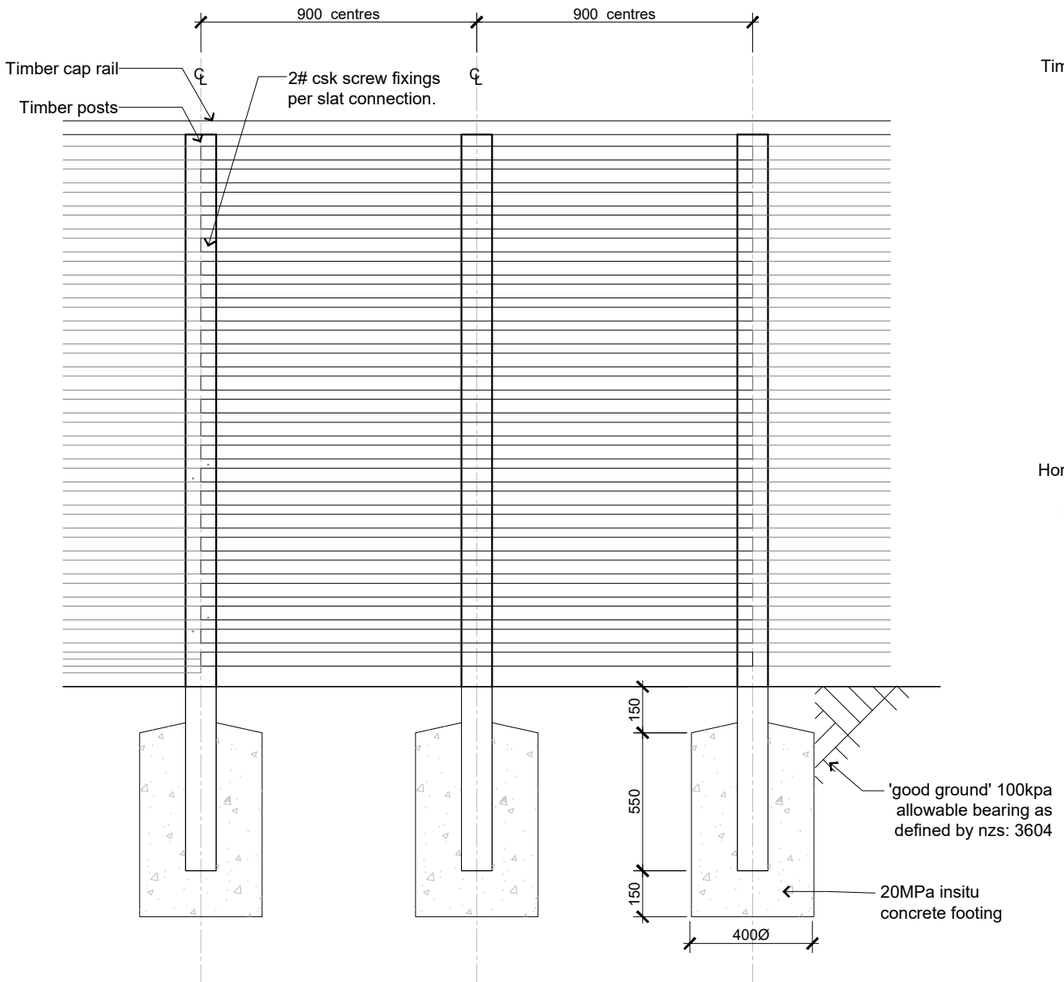
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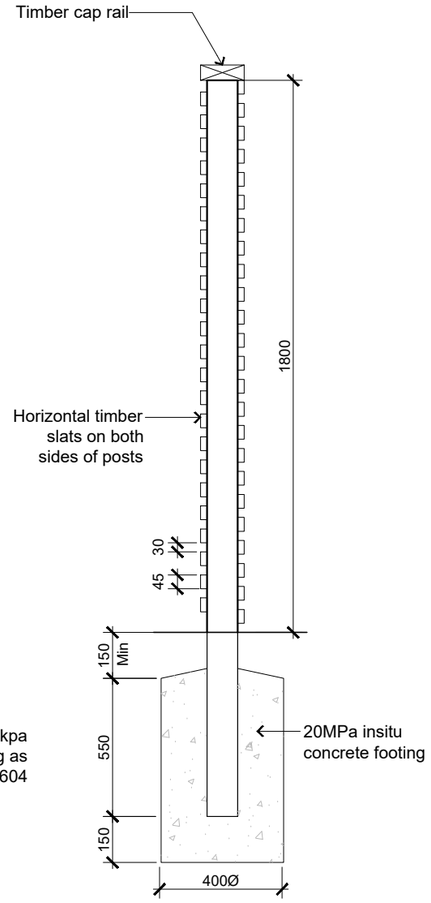
North: **NA**
Scale: **1:20 @A3**
Issued For: For Tender
Job Number: **1804-0991**
Revision: **B**
Project: **Silverbrooke, Whitby Porirua**
Drawing Title: **Details - Fences**
Drawing No: **TYP_L_5.12**



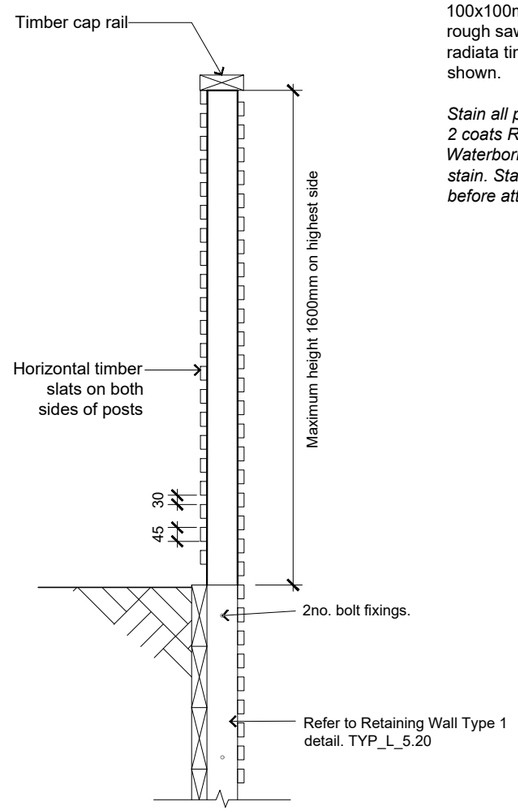
1 **Fence type 4 - 1800mm high timber with retaining edge**
PLAN _ Scale: 1:20 @ A3



2 **Fence type 4 - 1800mm high timber, typical**
ELEVATION _Scale 1:20 @ A3



3 **Fence type 4 - 1800mm high timber**
SECTION _ Scale: 1:20 @ A3



4 **Fence type 4-1800mm high timber with retaining edge where required**
SECTION _ Scale: 1:20 @ A3

FENCE TIMBER SIZE SCHEDULE:

All fixings to be Galvanised unless otherwise specified.

Timber Slats:
45X21mm H3.2 treated dressed No.1 grade radiata timbers, set out as shown.

Timber Cap Rail:
150X50mm H3.2 treated rough sawn No.1 grade radiata timbers, set out as shown. 2# screw fixings to top of post

Post:
100x100mm H5 treated rough sawn No.1 grade radiata timbers, set out as shown.

Stain all pine timber black: 2 coats Resene Crowshead Waterborne Woodsman stain. Stain all timber work before attaching slats.

Do not scale. Verify dimensions on site before commencing work.

B	For Tender	13.11.2020
A.	For Review	22.10.2020

No.	Revision Notes.	Date

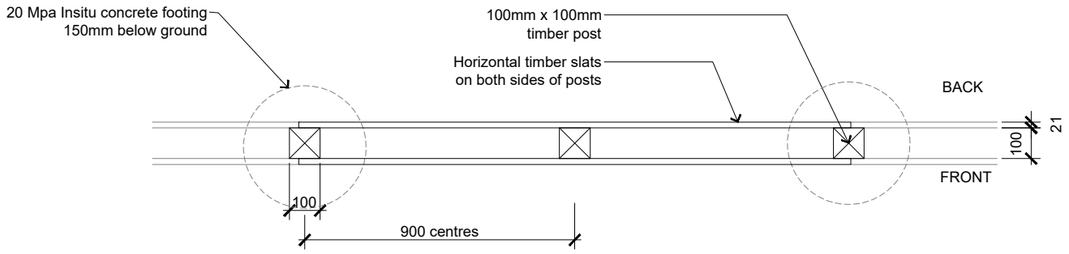
Not For Construction

local

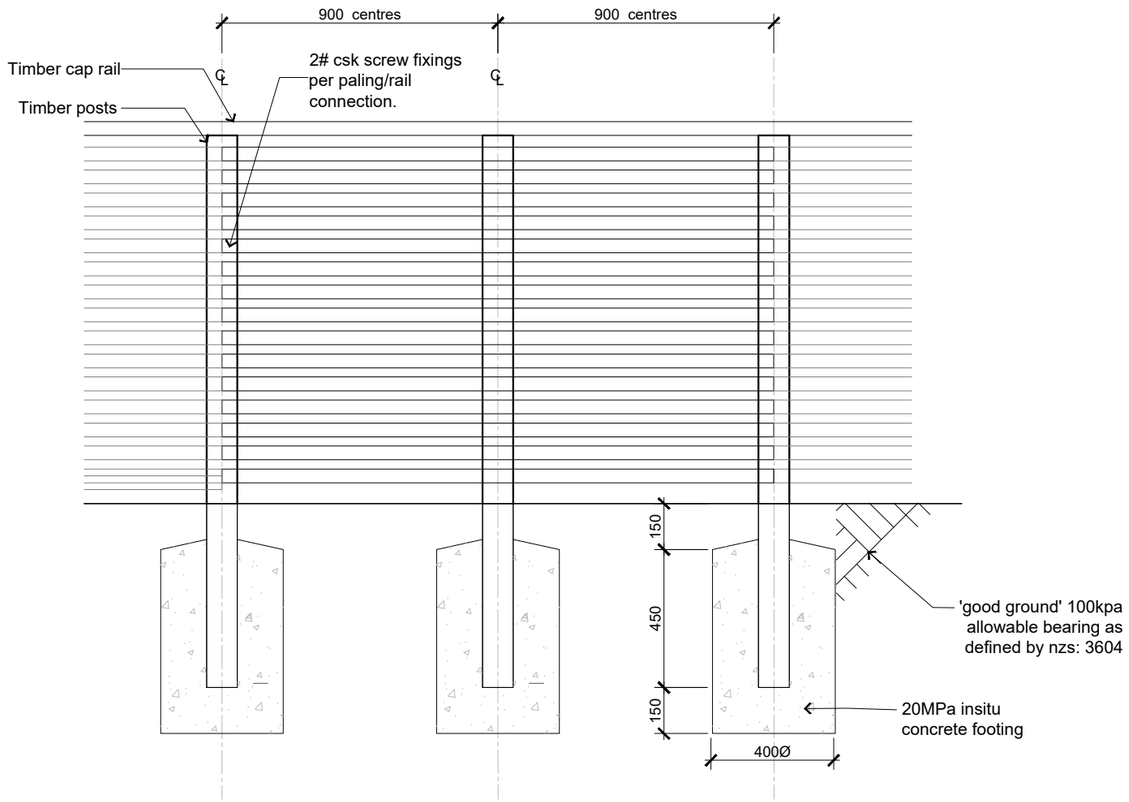
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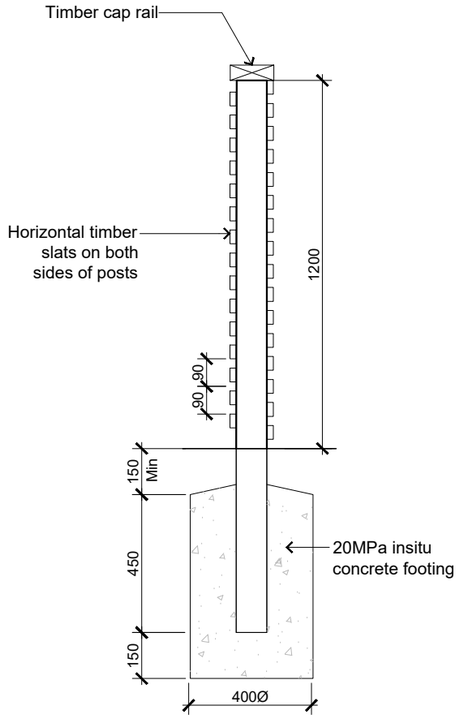
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Scale: **1:20 @A3**
Issued For: For Tender
Job Number: **1804-0991**
Revision: **B**
Project: **Silverbrooke, Whitby Porirua**
Drawing Title: **Details - Fences**
Drawing No: **TYP_L_5.13**



1 **Fence type 5 - 1200mm high timber**
PLAN _ Scale: 1:20 @ A3



2 **Fence type 5 - 1200mm high timber, typical**
ELEVATION _Scale 1:20 @ A3



3 **Fence type 5 - 1200mm high timber**
SECTION _ Scale: 1:20 @ A3

FENCE TIMBER SIZE SCHEDULE:

All fixings to be Galvanised unless otherwise specified.

Timber Palings:
45X21mm H3.2 treated dressed sawn No.1 grade radiata timbers, set out as shown.

Timber Cap Rail:
150X50mm H3.2 treated rough sawn No.1 grade radiata timbers, set out as shown. 2# screw fixings to top of post

Post:
100x100mm H5 treated rough sawn No.1 grade radiata timbers, set out as shown.

Stain all pine timber black: 2 coats Resene Crowshead Waterborne Woodsman stain. Stain all timber work before attaching slats.

Do not scale. Verify dimensions on site before commencing work.

B	For Tender	13.11.2020
A.	For Review	22.10.2020

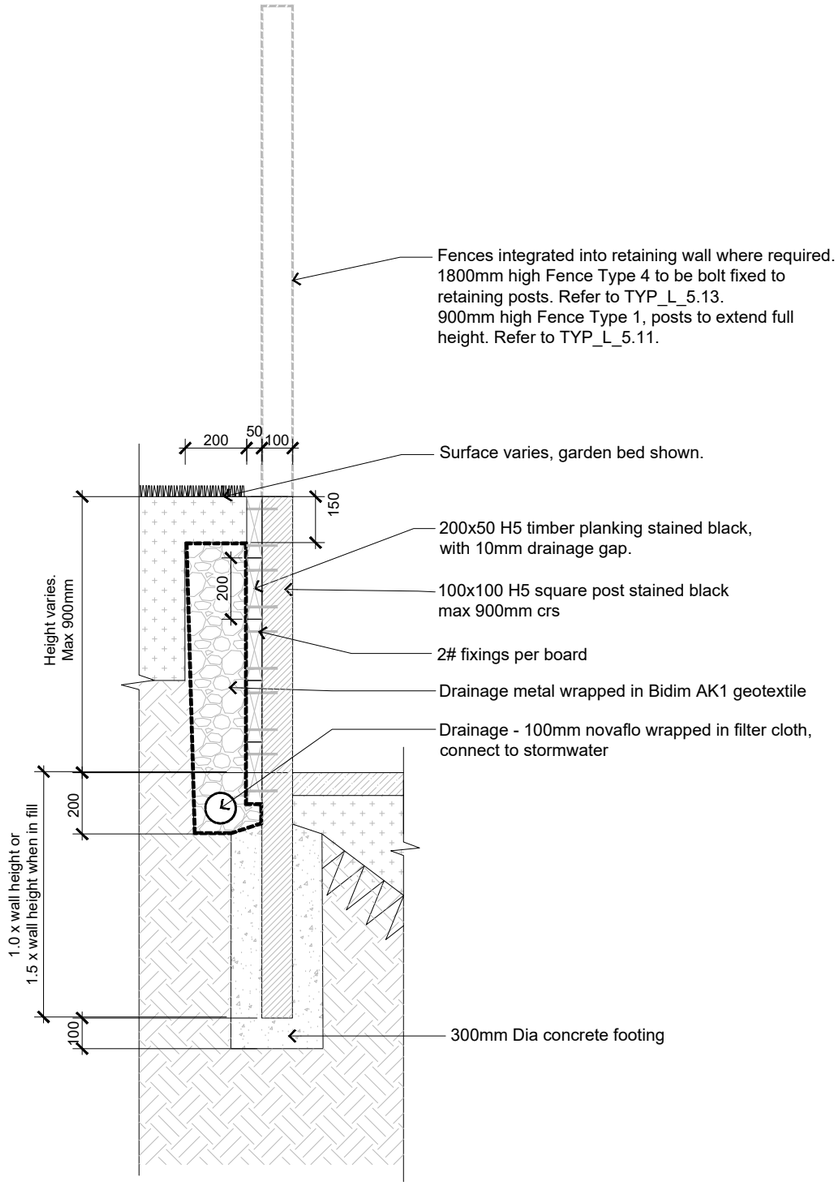
No.	Revision Notes.	Date
	Not For Construction	

local

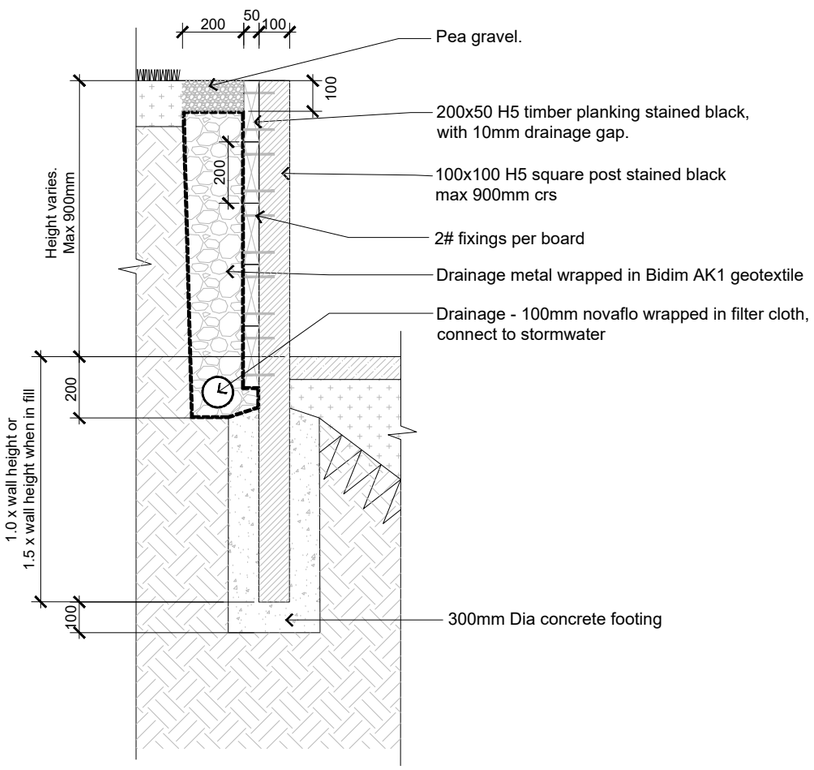
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North: **NA**
Scale: **1:20 @A3**
Issued For: For Tender
Job Number: **1804-0991**
Revision: **B**
Project: **Silverbrooke, Whitby Porirua**
Drawing Title: **Details - Fences**
Drawing No: **TYP_L_5.14**



1 **Timber retaining wall type 1**
SECTION_ Scale: 1:20 @ A3



2 **Timber retaining wall type 2**
SECTION_ Scale: 1:20 @ A3

Do not scale. Verify dimensions on site before commencing work.

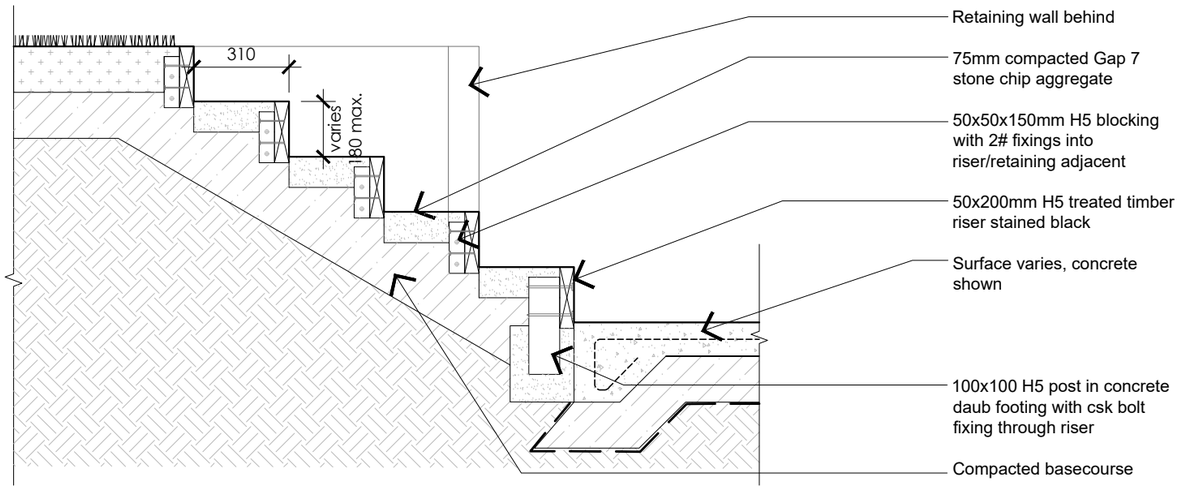
E.	For Tender	13.11.2020
D.	For Review	22.10.2020
C.	For Comment	10.12.2020
B.	For Information	21.09.2020
A.	100% Detailed Design	31.01.2020
No.	Revision Notes.	Date

local

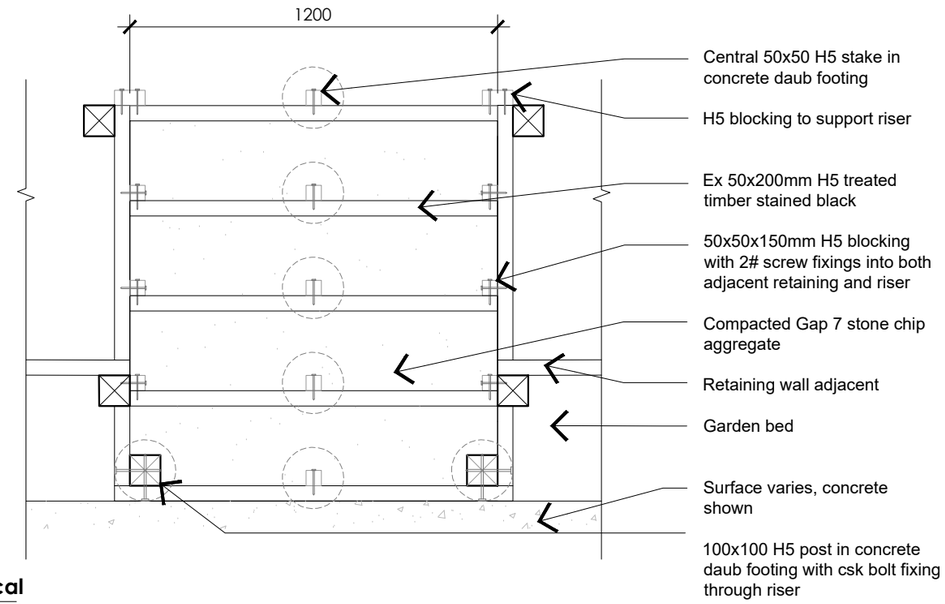
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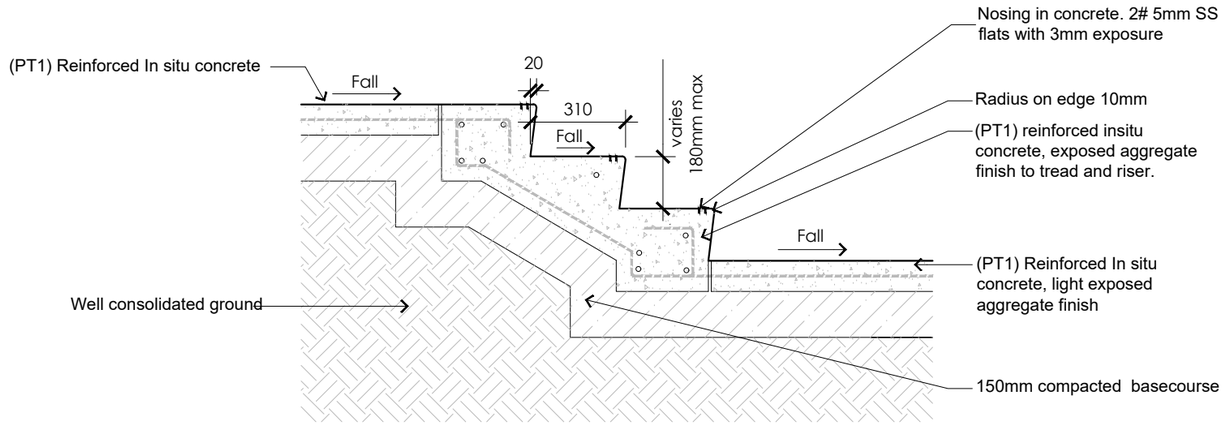
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Scale: **1:20 @A3**
Issued For: For Tender
Job Number: **1804-0991**
Revision: **E**
Project: **Silverbrooke, Whitby Porirua**
Drawing Title: **Details - Retaining walls**
Drawing No: **TYP_L_5.20**



1 **Timber stairs Typical**
SECTION_ Scale: 1:20 @ A3



2 **Timber stairs Typical**
PLAN_ Scale: 1:20 @ A3



3 **Insitu Concrete Stairs Typical**
SECTION_ Scale: 1:20 @ A3

Do not scale. Verify dimensions on site before commencing work.

B	For Tender	13.11.2020
A.	For Review	22.10.2020

No.	Revision Notes.	Date

Not For Construction

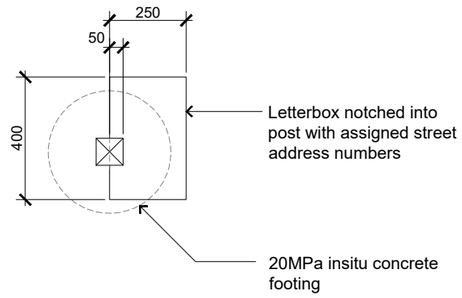
local

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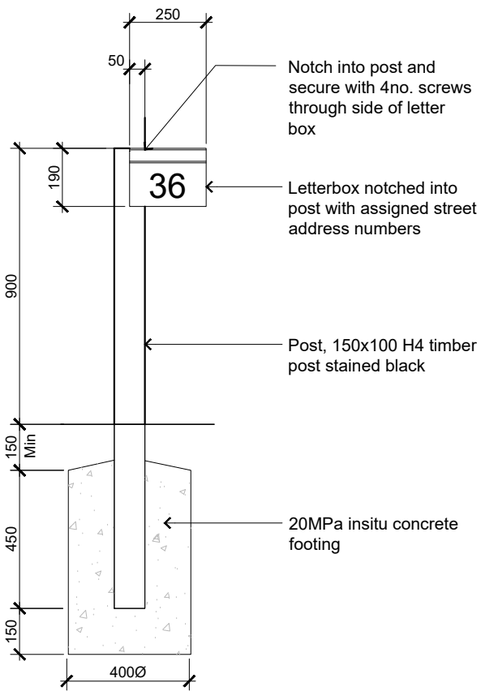
North: **NA**
Scale: **1:20 @A3**
Job Number: **1804-0991**
Revision: **B**
Issued For: For Tender

Project: **Silverbrooke, Whitby Porirua**
Drawing Title: **Details - Stairs**
Drawing No: **TYP_L_5.21**

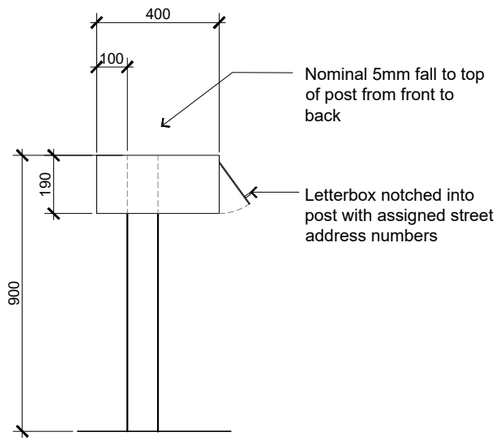
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1 **Letter Box - Typical Detail**
PLAN _ Scale: 1:20 @ A3



2 **Letter Box - Typical Detail**
SECTION/ELEVATION _ Scale: 1:20 @ A3



3 **Letter Box - Typical Detail**
ELEVATION _ Scale: 1:20 @ A3

Do not scale. Verify dimensions on site before commencing work.

B	For Tender	13.11.2020
A.	For Review	22.10.2020

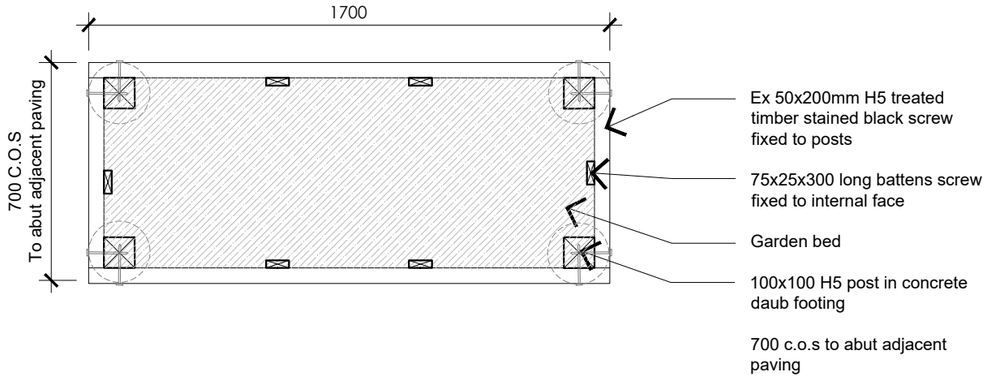
No.	Revision Notes.	Date

Not For Construction

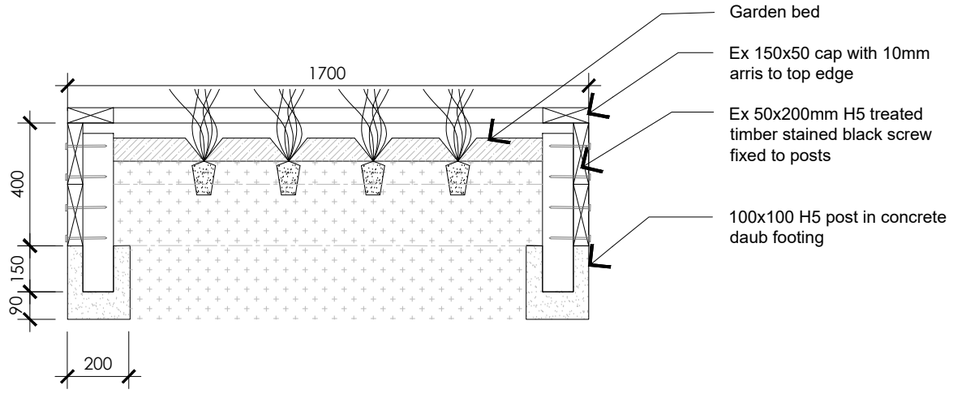
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North: **NA**
Scale: **1:20 @A3**
Issued For: For Tender
Job Number: **1804-0991**
Revision: **B**
Project: **Silverbrooke, Whitby Porirua**
Drawing Title: **Details - Letterboxes**
Drawing No: **TYP_L_5.22**



1 **Rasied Timber Planter**
PLAN_ Scale: 1:20 @ A3



2 **Raised Timber Planter**
SECTION_ Scale: 1:20 @ A3

Do not scale. Verify dimensions on site before commencing work.

A.	For Tender	13.11.2020

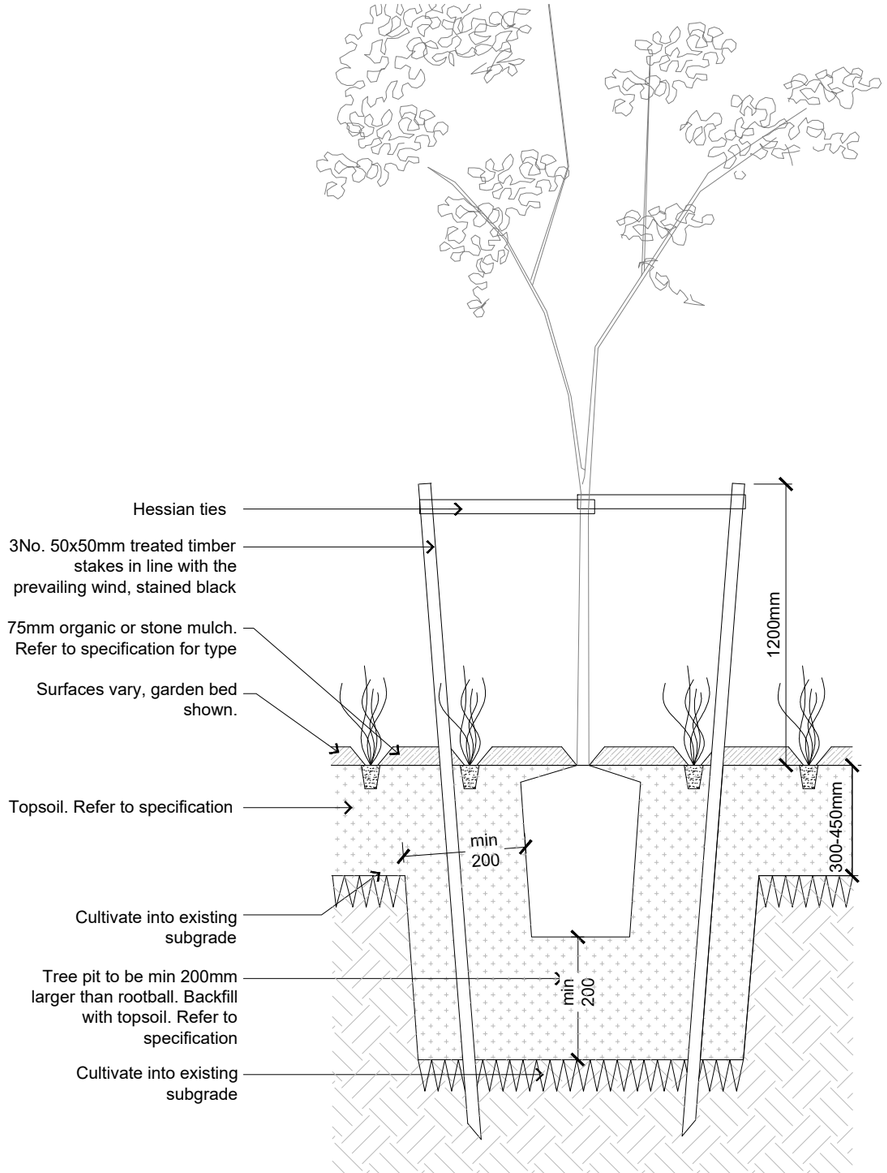
No.	Revision Notes.	Date

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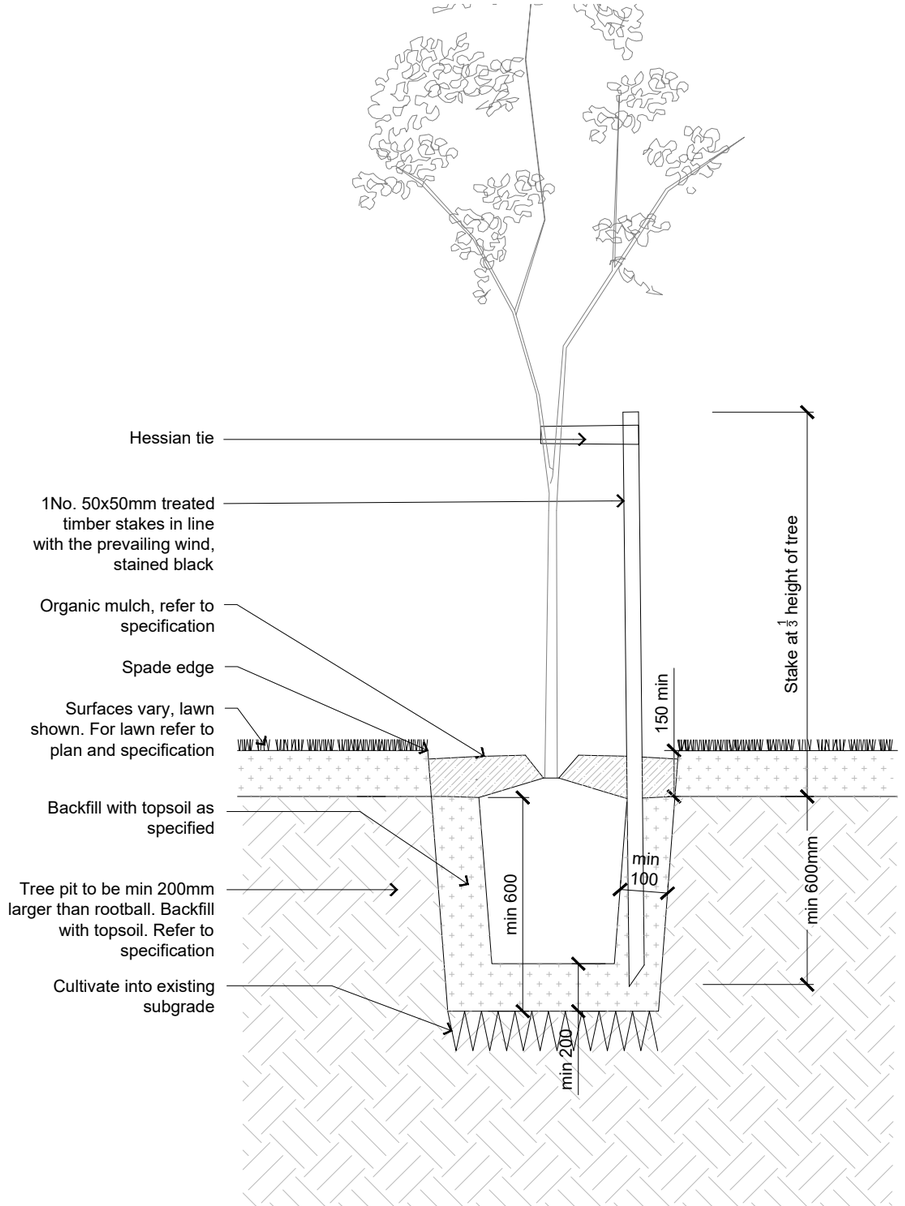
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North: **NA**
Scale: **1:20 @A3**
Issued For: For Tender
Job Number: **1804-0991**
Revision: **A**
Project: **Silverbrooke, Whitby Porirua**
Drawing Title: **Details - Raised Planter**
Drawing No: **TYP_L_5.24**



1 **Tree pit:** Typical detail
SECTION_ Scale: 1:20 @ A3



2 **Tree pit in revegetation:** Typical detail
SECTION_ Scale: 1:20 @ A3

Do not scale. Verify dimensions on site before commencing work.

C.	For Tender	13.11.2020
B.	For Tender	02.03.2020
A.	For Review	12.20.2019

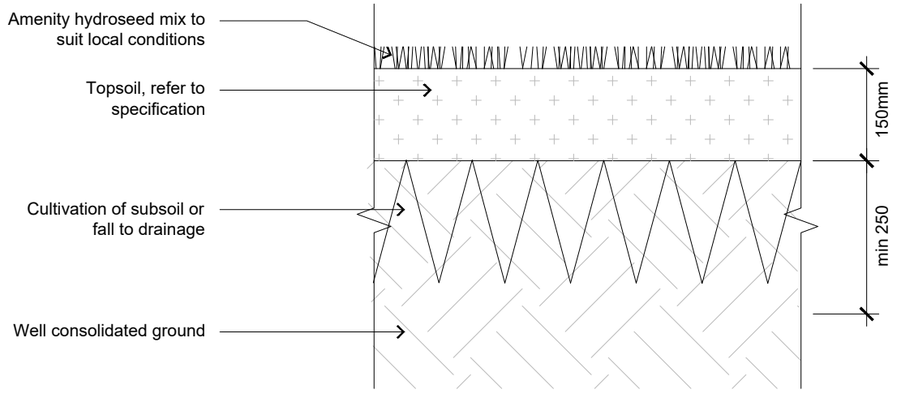
No.	Revision Notes.	Date

Not For Construction

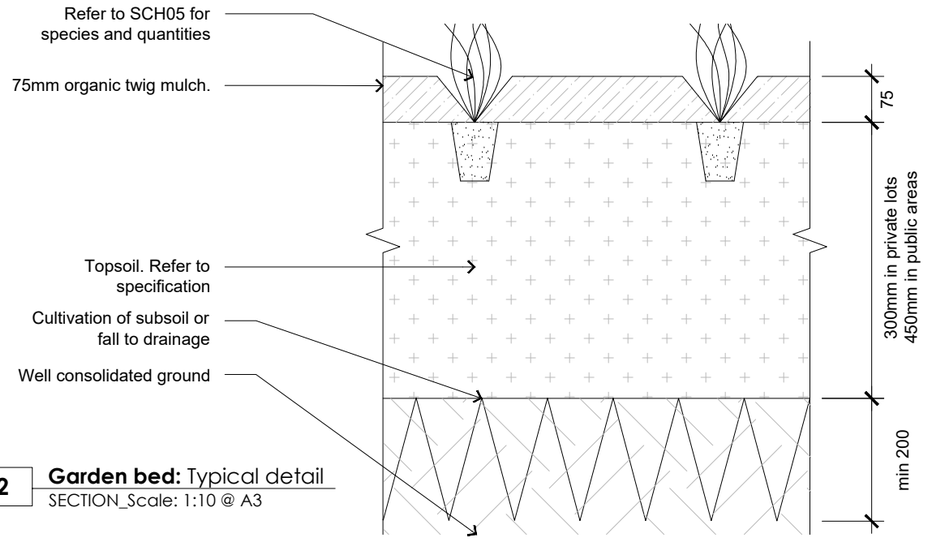
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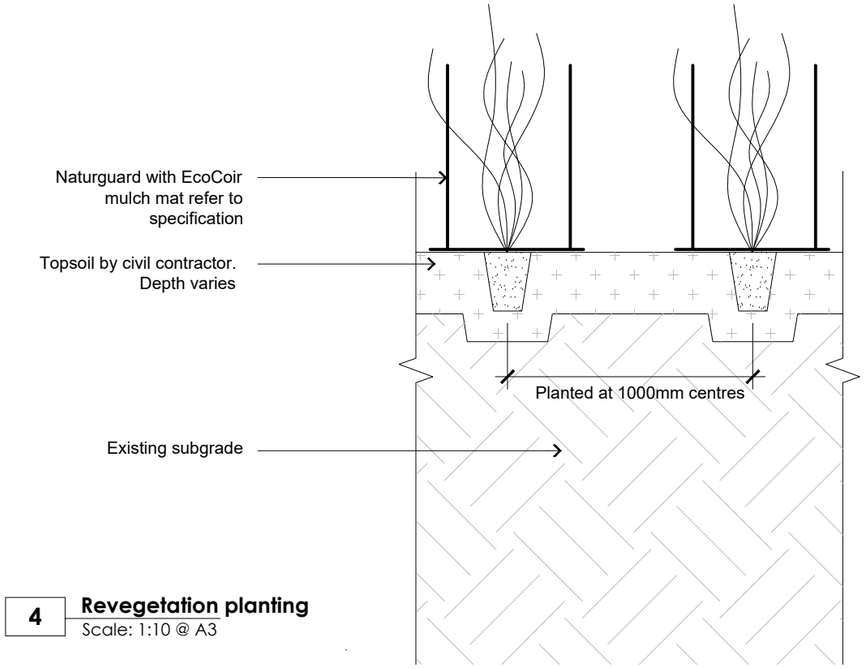
North: **NA**
Scale: **1:20 @A3**
Issued For: For Tender
Job Number: **1804-0991**
Revision: **C**
Project: **Silverbrooke, Whitby Porirua**
Drawing Title: **Details - Tree planting**
Drawing No: **TYP_L_5.50**



1 **Lawn:** Typical detail
SECTION_Scale: 1:10 @ A3



2 **Garden bed:** Typical detail
SECTION_Scale: 1:10 @ A3



4 **Revegetation planting**
Scale: 1:10 @ A3

Do not scale. Verify dimensions on site before commencing work.

No.	Revision Notes.	Date
E.	For Tender	13.11.2020
D.	Information	29.06.2020
C.	Information	03.06.2020
B.	For Tender	02.03.2020
A.	For Review	12.20.2019

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North: **NA**
Scale: **1:20 @A3**
Job Number: **1804-0991**
Revision: **E**
Issued For: For Tender

Project: **Silverbrooke, Whitby Porirua**
Drawing Title: **Details - planting**
Drawing No: **TYP_L_5.53**