

OUTLINE SPECIFICATION

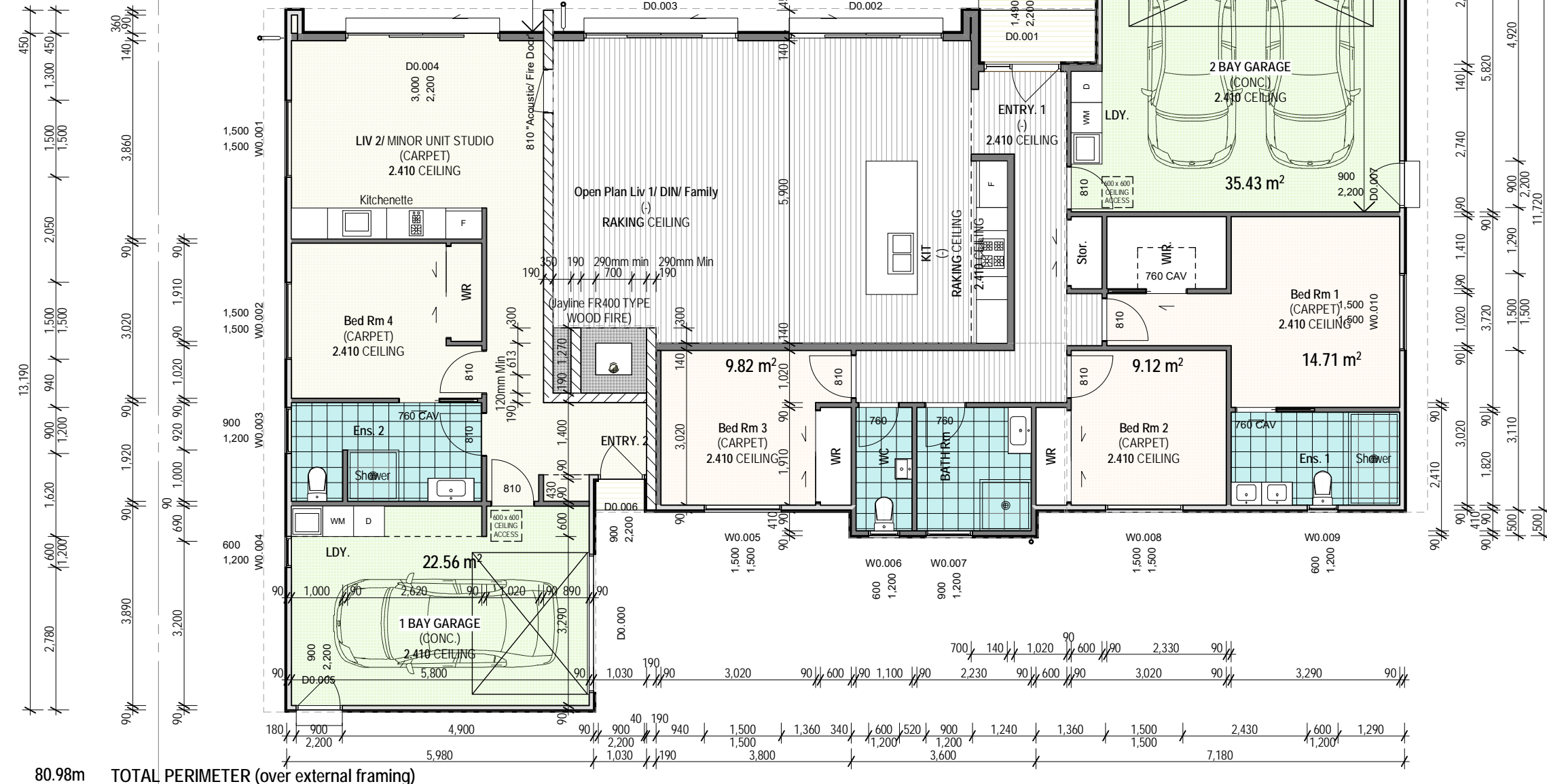
INSTALLATION - FREE STANDING WOOD BURNER
Install the wood burner to AS/NZS2918.
Jayline FR4000 - Freestanding Fire with flue kit;
(JAYLINE MKII DOUBLE
SKIN FLUE SHIELD)

Refer to installation instructions for specific model details.(Back of specification)
For free standing appliances, bolt base down securely to floor/ hearth;
1. Fix seismic restraint brackets inside of base of selected wood burner (2 each side of unit - attached to base)
2. Fix bracket to concrete floor/ heath with 2/ M12 "RAMSET" Solid Concrete Anchors to hold down base securely to floor through seismic restraint brackets.

INSTALLATION - FLUE
Install the flue to AS/NZS2918 and to NZBC E2/AS1.

FLOOR PROTECTION - HEARTH
Installation and construction to comply with AS/NZS 2918, manufacturer's specifications and to the design drawings.

49.69 m² MINOR UNIT ONLY -
FLOOR AREA OVER FRAMING/ FOUNDATION



80.98m TOTAL PERIMETER (over external framing)

240.34 m² TOTAL (MAIN DWELLING + MINOR UNIT)
FLOOR AREA OVER FRAMING/ FOUNDATION
(Plus covered roof areas)

PLAN | FLOOR

SCALE 1:100 @ A3

LEGEND |



Solid Filled Masonry 20 SERIES REINFORCED CONC. BLOCK WORK, AS PER ENGINEERS DESIGN. PROVIDE Honed finish with The STO Transparent Coating System or similar.

NOTE: Sound Transmission rating (STC) requirement to be no less than STC55 and Fire rating requirements (FRR) to be no less than 30/30/30 between minor unit and main dwelling.



HP Bevel Back (OIL STAIN) WESTERN RED CEDAR HORIZONTAL WEATHERBOARDS; OVER H3.1 TIMBER CAVITY BATTEN SYSTEM



COLORSTEEL ESPAN® 470 WALL CLADDING, OVER H3.1 TIMBER CAVITY BATTEN SYSTEM (VERTICALLY DRAINING)

Ensure to provide buildwrap/ Underlay over H3.1 ridged backing (extra high wind zone)



(EXTRA HIGH WIND ZONE)
NEW PAINT FINISHED 10mm GIB BD LINED INTERNAL/ EXTERNAL WALLS TO; (loadbearing and non-loadbearing wall locations)
(SG8) H1.2 90 x 45 TIMBER FRAMING;
UP TO 2.4m HIGH STUDS @ 400 CTRS;
(SG8) H1.2 140 x 45 TIMBER FRAMING;
UP TO 3.6m HIGH STUDS @ 400 CTRS.

PROVIDE DWANGS @ 800/ 480 CTRS TO SUIT CLADDING REQUIREMENTS



R2.8 PINK BATTS INSULATION TO EXTERIOR WALL SPACE THROUGH OUT.



NEW "Grit finished Glazed Tiles" to 80 grit sandpaper "feel" level finish; TO ACCESS ROUTES AND WET AREAS



ALL TILES @ ENTRY WAYS TO BE CERAMIC FINISH TO COMPLY WITH NZBC D1/AS1 CLAUSE 2.1.3 (TABLE 2; WET SLIP RESISTANCE)



NOTE: ALL TILE FLOOR FINISH WET AREAS TO BE OVER APPROVED WATER PROOF MEMBRANE ("SUPERFLEX or ASA® Dampfix® Gold"); ENSURE TO PROVIDE Ardex DS60 Matt decoupling system (or similar) under all tile areas where saw cut control joints are located in foundation.



NEW Vinyl "Floor Plank design" Finish
SLIP RESISTANCE for vinyl to comply with NZBC D1/AS1: 2.1. Sheet and tiles when in place on a level access route to have a mean coefficient of friction (N) not less than 0.4 when tested in accordance with AS/NZS 4586

GENERAL NOTES |

ALL INTERIOR DOORS TO BE PAINT FINISHED "SELECTED" PANEL MDF HOLLOW CORE DOORS WITH SELECTED HARDWARE (760, 810 NOMINAL SIZE x 2.2m R/O HIGH)

WARDROBE SLIDERS; To have 1 x gib panel and 1 x mirror panel (2.2m High Min x 2.4m Wide Max)

ALL CAVITY SLIDERS TO BE CS BRAND

DOOR HARDWARE TO BE BRUSHED NICKEL LEVER HANDLES AND HARDWARE TO MATCH

KITCHEN FINISHED INTERIORS DONE BY OTHERS

PLAN | FLOOR

SHEET TITLE

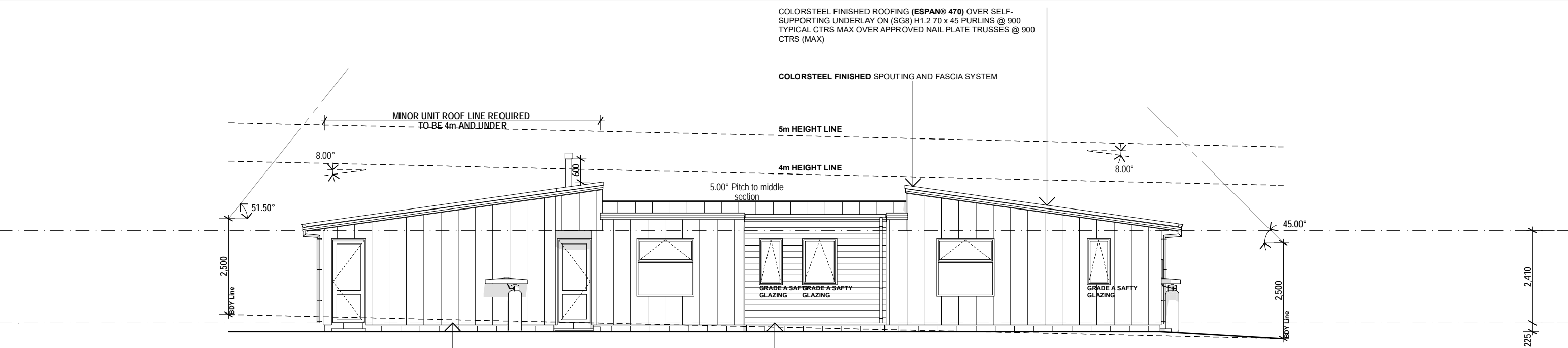
DATE	30/11/2017	Revision	No.
DESIGN	JK MASON		1 BUILDING CONSENT
DRAWN	JK MASON		
SCALES	1:100	Sheet No	
PROJECT NO	170653	OF	41 A2.03



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(DESIGN 2) No.100560

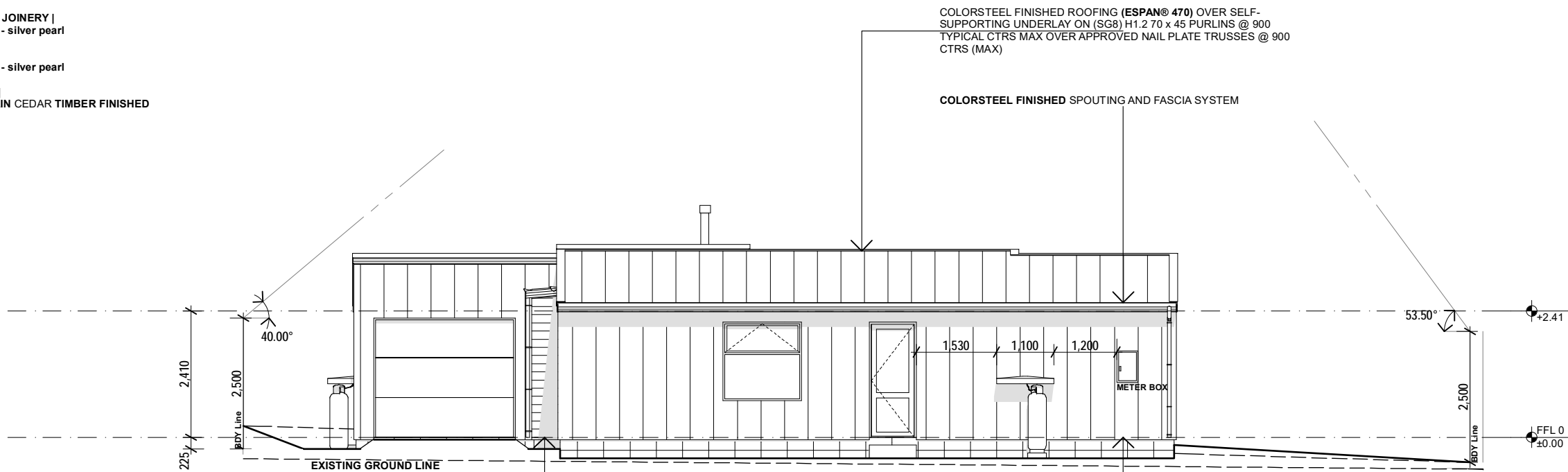


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- EXTERIOR COLOURS |**
- ROOF CLADDING COLORSTEEL FINISHED, SOUTING AND FASCIA SYSTEM |**
Colorsteel "Resene Charade cc" LVR 10
- SOFFIT |**
"White"
- EXTERIOR CLADDING |**
HP Bevel Back (OIL STAIN) WESTERN RED CEDAR
NATURAL OIL STAIN TIMBER FINISHED
- COLORSTEEL ESPAN® 470 WALL CLADDING
Colorsteel "Resene Charade cc" LVR 10
- 20 SERIES REINFORCED CONC. BLOCK WORK,
Honed finish with The STO Transparent Coating System
- WINDOW & DOOR JOINERY |**
POWDERCOATED - silver pearl
- ENTRY DOOR |**
POWDERCOATED - silver pearl
- GARAGE DOORS |**
NATURAL OIL STAIN CEDAR TIMBER FINISHED

ELEVATION | SOUTH
SCALE 1:100 @ A3





- HP Bevel Back (OIL STAIN) WESTERN RED CEDAR HORIZONTAL WEATHERBOARDS; OVER H3.1 TIMBER CAVITY BATTEN SYSTEM
- COLORSTEEL ESPAN® 470 WALL CLADDING, OVER H3.1 TIMBER CAVITY BATTEN SYSTEM

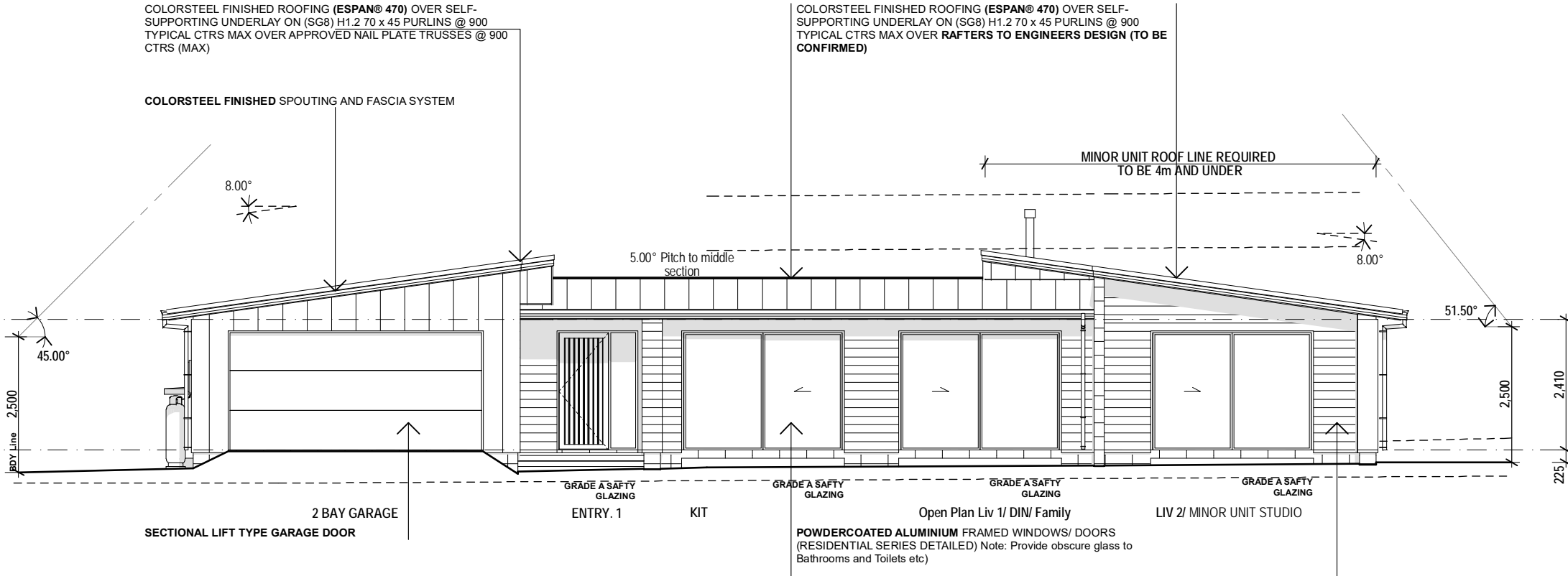
ELEVATION | EAST
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ELEVATIONS

SHEET TITLE		
DATE	30/11/2017	Revision
DESIGN	JK MASON	No. 1 BUILDING CONSENT
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ELEVATION | NORTH

SCALE 1:100 @ A3

STREET VIEW

GENERAL NOTES |

NOTE: INSTALL ALL PROPRIETARY PRODUCTS IN ACCORDANCE WITH THEIR MANUFACTURERS INSTRUCTIONS, UNLESS SPECIFIED OTHERWISE

ROOF CLADDING |
COLORSTEEL FINISHED ROOFING (ESPAN® 470) OVER SELF-SUPPORTING UNDERLAY ON (SG8) H1.2 70 x 45 PURLINS @ 900 INTERMEDIATE Max. SPANS WITH 600mm Min. END SPAN, RIDGE AND HIP LOCATIONS. Ensure Double purlins are provided around roof penetrations (Service vents) as required. .

SOFFIT |
PAINTED FINISHED "uPVC" JOINTED 4.5mm FIBRE CEMENT SHEET SOFFIT

EXTERIOR CLADDING |
HP Bevel Back (OIL STAIN) WESTERN RED CEDAR HORIZONTAL WEATHERBOARDS; OVER H3.1 TIMBER CAVITY BATTEN SYSTEM

COLORSTEEL ESPAN® 470 WALL CLADDING, OVER H3.1 TIMBER CAVITY BATTEN SYSTEM.

OVER APPROVED BUILDING WRAP: OVER H3.1 PLY RIGID BACKING

WINDOW JOINERY |
SELECTED POWDERCOATED ALUMINIUM FRAMED WINDOWS (SELECTED SERIES)

ALL WINDOW DIMENSIONS SHOWN ARE ROUGH OPENING, SITE VERIFY PRIOR TO FABRICATION.

ALL GLAZING TO BE DOUBLE GLAZED

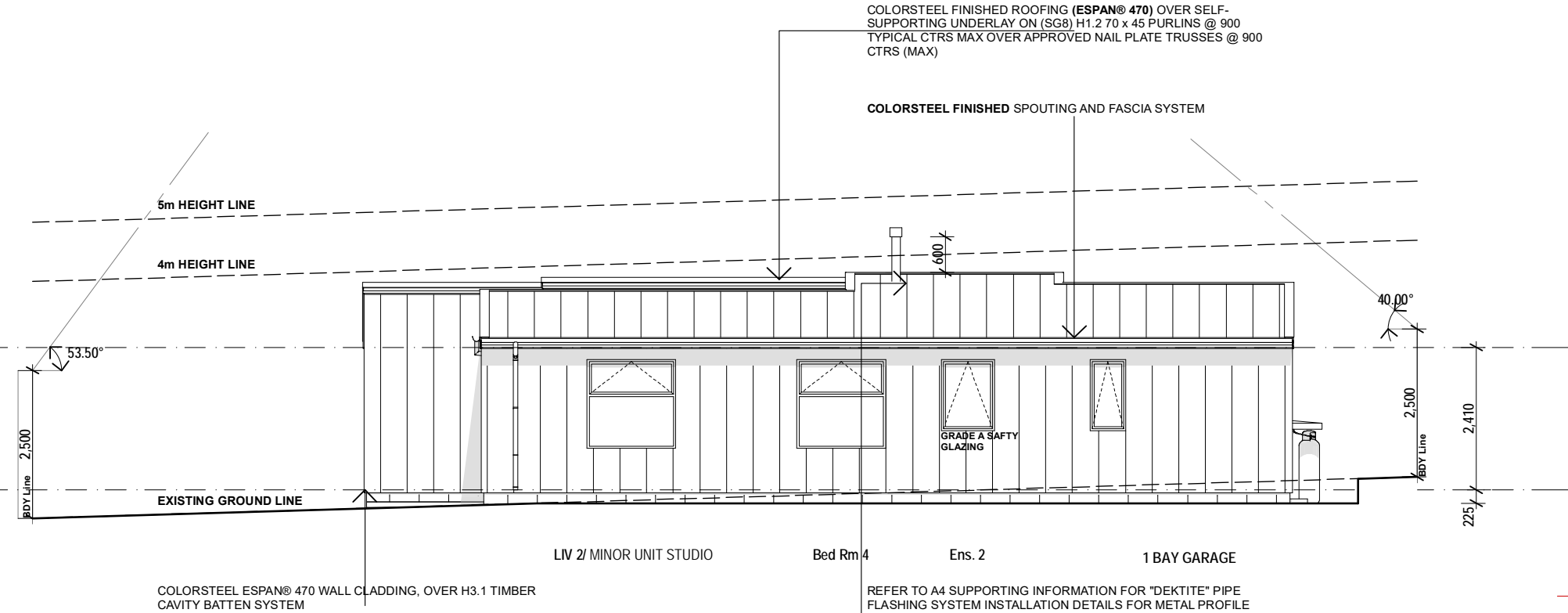
ALL WINDOWS AND DOORS SHALL BE CONSTRUCTED IN ACCORDANCE WITH NZS 4211 TO SUIT LOCATION.

ALL GLAZING SHALL BE TO NZS 4223 PT.3 Human impact safety requirements. i.e GRADE A SAFETY GLASS TO BE INSTALLED IN DOORS, SIDELIGHT PANELS, LOW LEVEL WINDOWS AND ALL OTHER LOCATIONS TO COMPLY WITH NZS 4223.3, AS MODIFIED BY NZBC F2/AS1, 1.0 GLAZING.

EXTERNAL DOORS |
SELECTED POWDERCOATED ALUMINIUM FRAMED DOOR JOINERY (SELECTED SERIES)

GARAGE DOOR |
NATURAL OIL STAIN CEDAR TIMBER FINISHED SECTIONAL LIFT DOOR

SLAB & FOUNDATION CONSTRUCTION |
(REFER TO DETAIL SHEET A5.01)



ELEVATION | WEST

SCALE 1:100 @ A3

ELEVATIONS

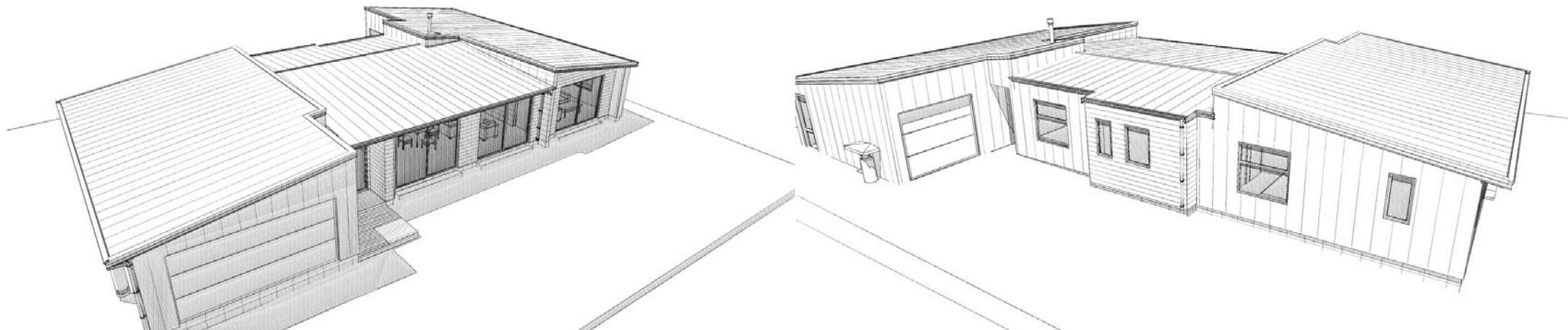
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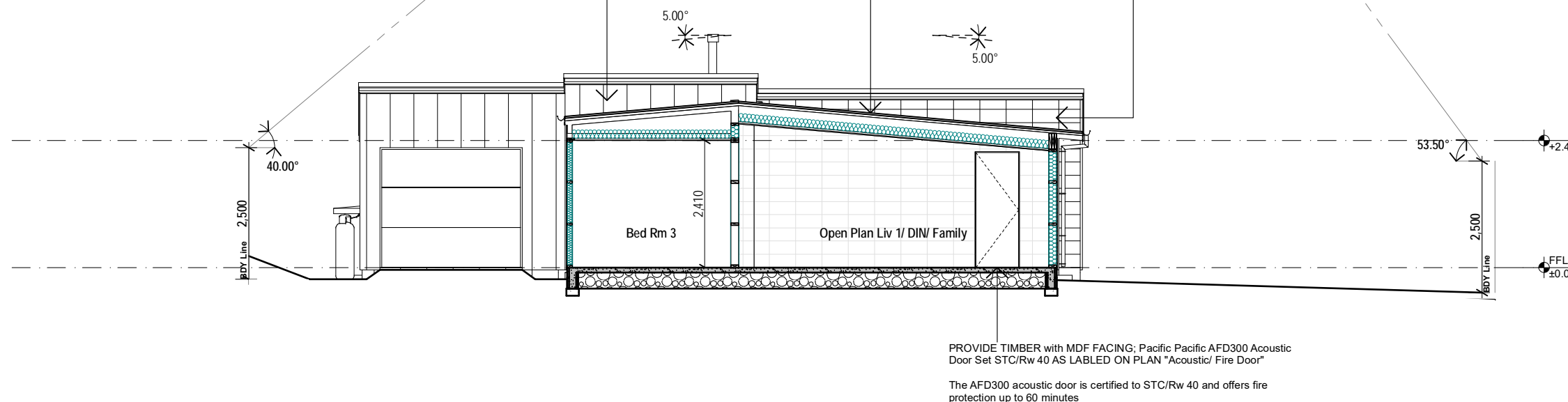
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COLORSTEEL ESPAN® 470 WALL CLADDING, OVER H3.1 TIMBER CAVITY BATTEN SYSTEM; **NOTE** CLADDING TO BE APPLIED OVER BLOCK FIRE WALL AND RETURN AROUND FIRE FLUE LOCATION.
EXPOSED BLOCK WORK LOCATED ONLY BETWEEN LIVING AREAS.

COLORSTEEL FINISHED ROOFING (**ESPAN® 470**) OVER SELF-SUPPORTING UNDERLAY ON (SG8) H1.2 70 x 45 PURLINS @ 900 TYPICAL CTRS MAX OVER APPROVED NAIL PLATE TRUSSES @ 900 CTRS (MAX)

EXTERNAL EXPOSED; Solid Filled Masonry 20 SERIES REINFORCED CONC. BLOCK WORK, AS PER ENGINEERS DESIGN. PROVIDE Honed finish with The STO Transparent Coating System or similar.
LOCATED BETWEEN LIVING AREAS ONLY



ELEVATION/ SECTION | EAST
SCALE 1:100 @ A3

ELEVATIONS

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