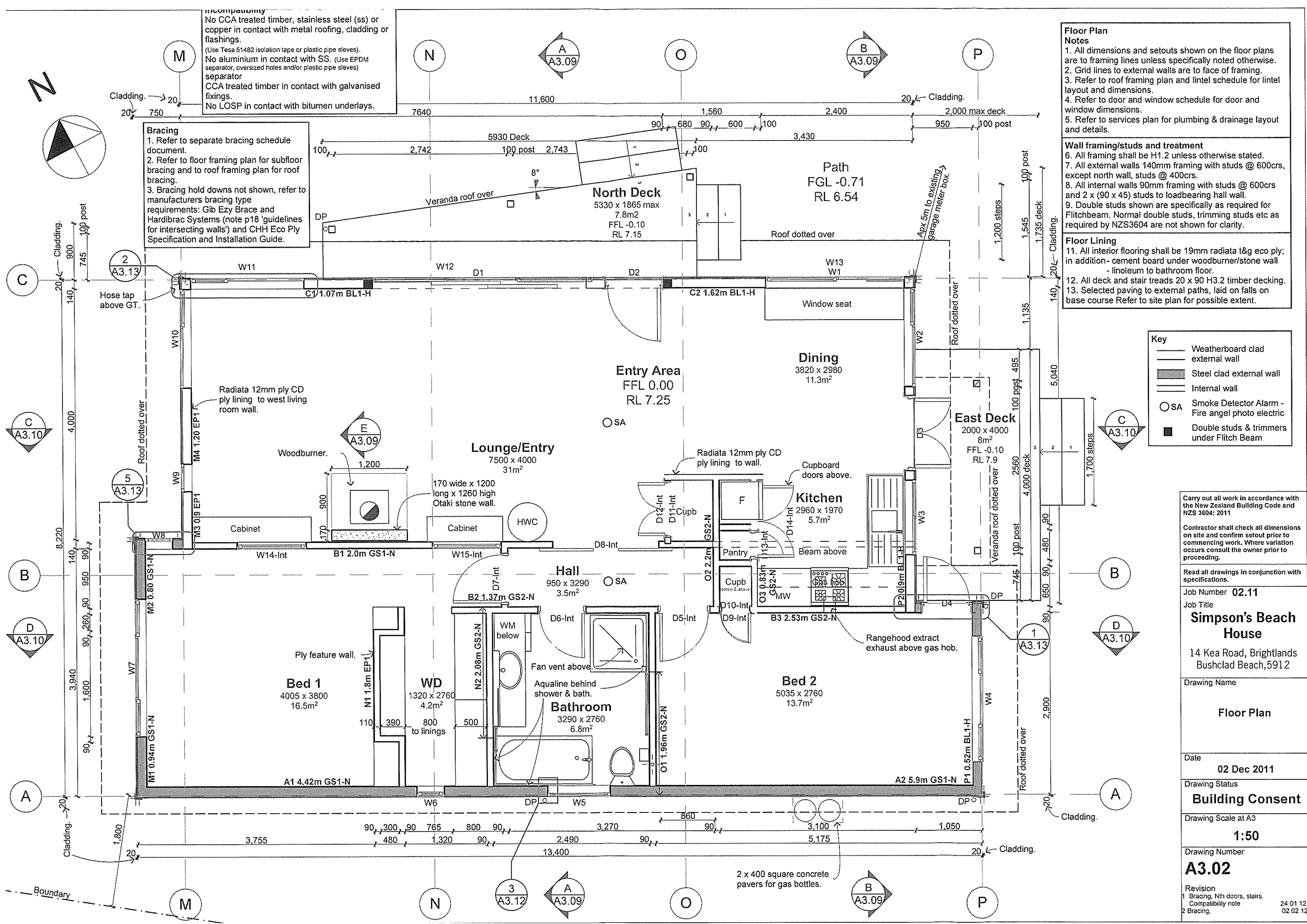
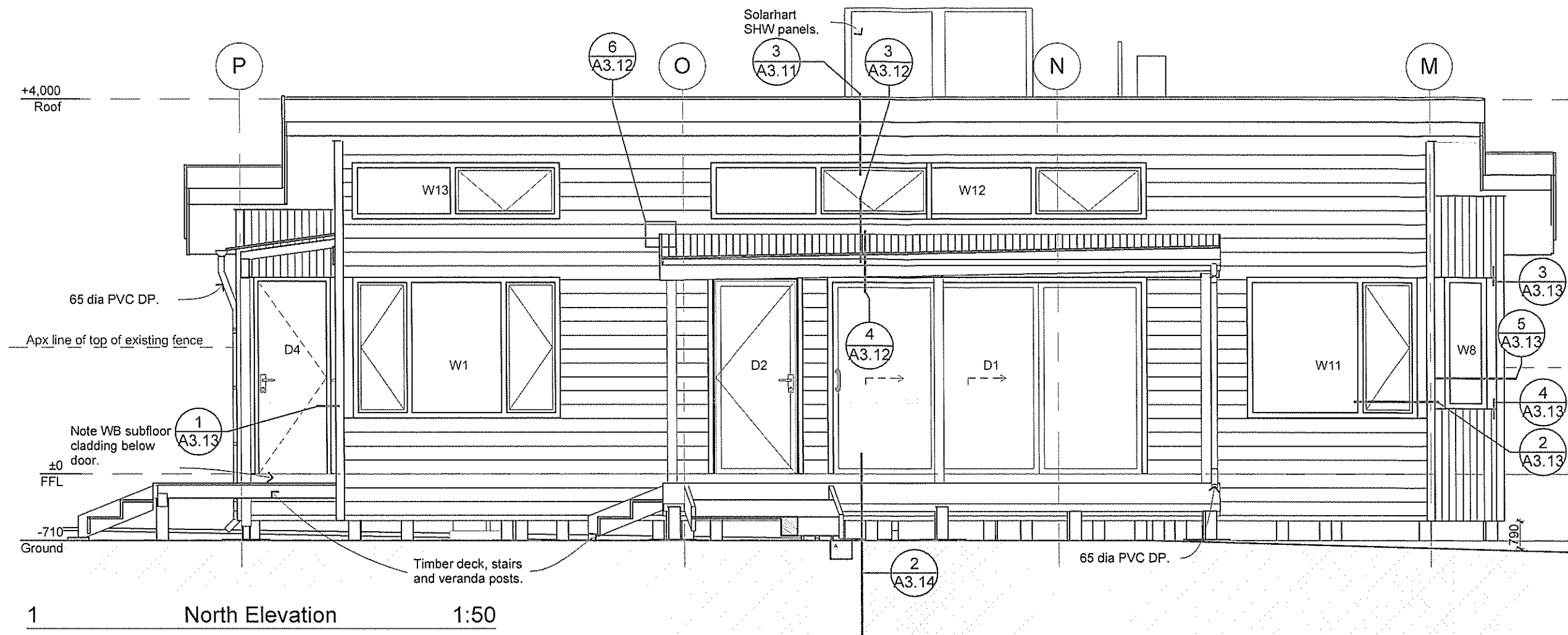






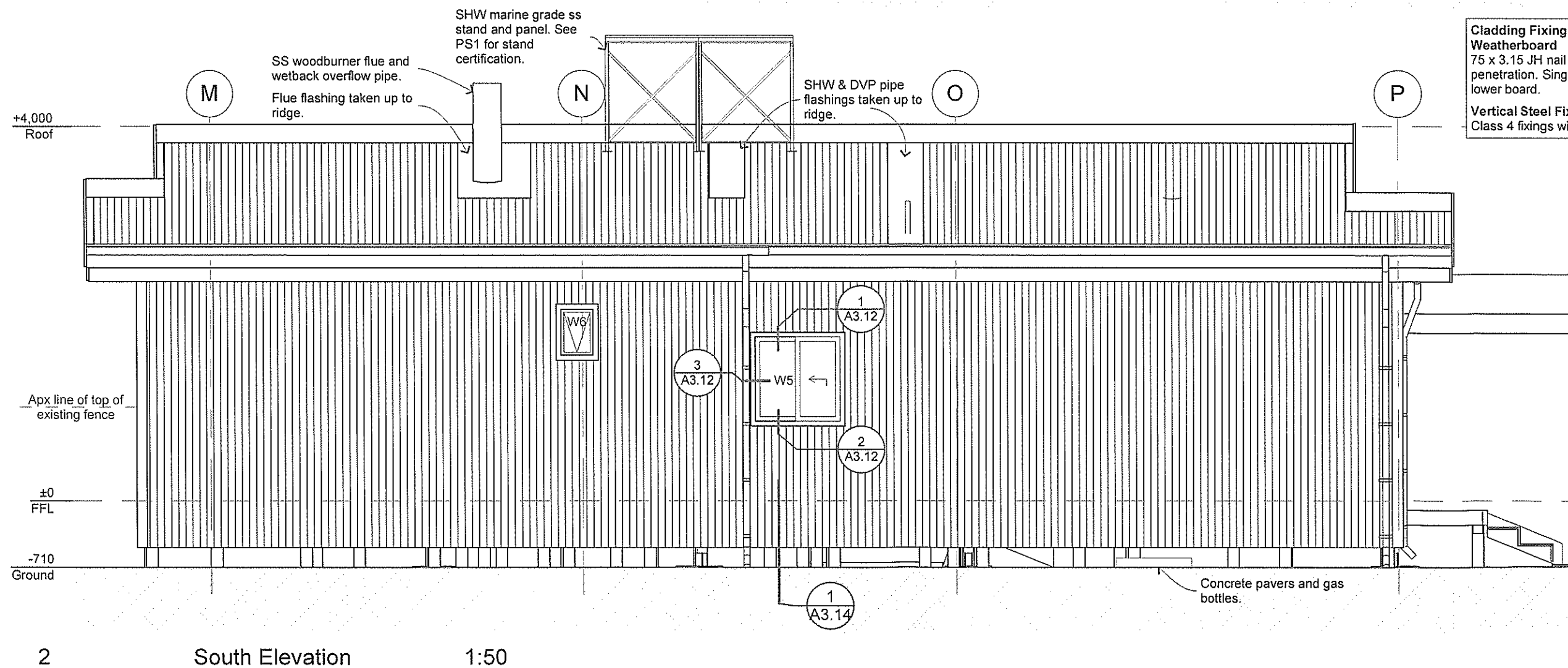






| Elevations Key & Finishes |                                                                                                                                |
|---------------------------|--------------------------------------------------------------------------------------------------------------------------------|
|                           | 180mm (150 seen) pre-primed painted bevelback weatherboard cladding - direct fixed. Colour - Alpine (light) blue, 2 top coats. |
|                           | 0.55mm, ZMX vertical steel cladding- direct fixed. Colour - metallic silver reflectivity 36.12                                 |
|                           | Timber baseboards. Finish - painted dark colour, 2 top coats.                                                                  |
|                           | Painted solid timber facings, trims and fascia. Colour - dark blue, 2 top coats.                                               |
|                           | Painted ply soffit. Colour - white, 2 top coats.                                                                               |
|                           | External timber decking, posts, stairs natural finish.                                                                         |
|                           | External aluminium doors and windows powdercoat. Colour - silver pearl.                                                        |

- Notes**
- All roofing and steel cladding shall be Colorcote corrugated profile
    - 0.55mm G500 ZMX (hot-dipped aluminium/ zinc/magnesium alloy-coated steel substrate)
    - roofing laid on Thermakraft 215 self supporting
    - roof underlay
    - cladding laid on Thermakraft 213 bitumous heavyweight wall underlay
  - All flashings shall be 0.55mm G300 ZMX.
  - All external decking, stairs, veranda framing, posts, beams and fascias shall be timber, H3.2 if exposed to weather.
  - All soffits shall be 12mm H3.2 ply.
  - All gutters and downpipes shall be PVC.
  - All external doors and windows shall be thermally broken extruded aluminium 35mm residential suite. See Door & Window Schedule for window dimensions and details.
  - All external paint to timber and ply shall be:
    - 2 coats quality semi-gloss acrylic, on
    - sanded and primed substrate (regardless whether pre-primed)Scribers
  - Note cladding 50mm below FFL not shown on elevations.



**Cladding Fixing Weatherboard**  
75 x 3.15 JH nail with 30 mm min framing penetration. Single fixing 10 mm above top of lower board.

**Vertical Steel Fixing**  
Class 4 fixings with EPDM profile washer.

Carry out all work in accordance with the New Zealand Building Code and NZS 3604: 2011

Contractor shall check all dimensions on site and confirm setout prior to commencing work. Where variation occurs consult the owner prior to proceeding.

Read all drawings in conjunction with specifications.

Job Number 02.11

Job Title

**Simpson's Beach House**

14 Kea Road, Brightlands Bushclad Beach, 5912

Drawing Name

**North Elevation, South Elevation**

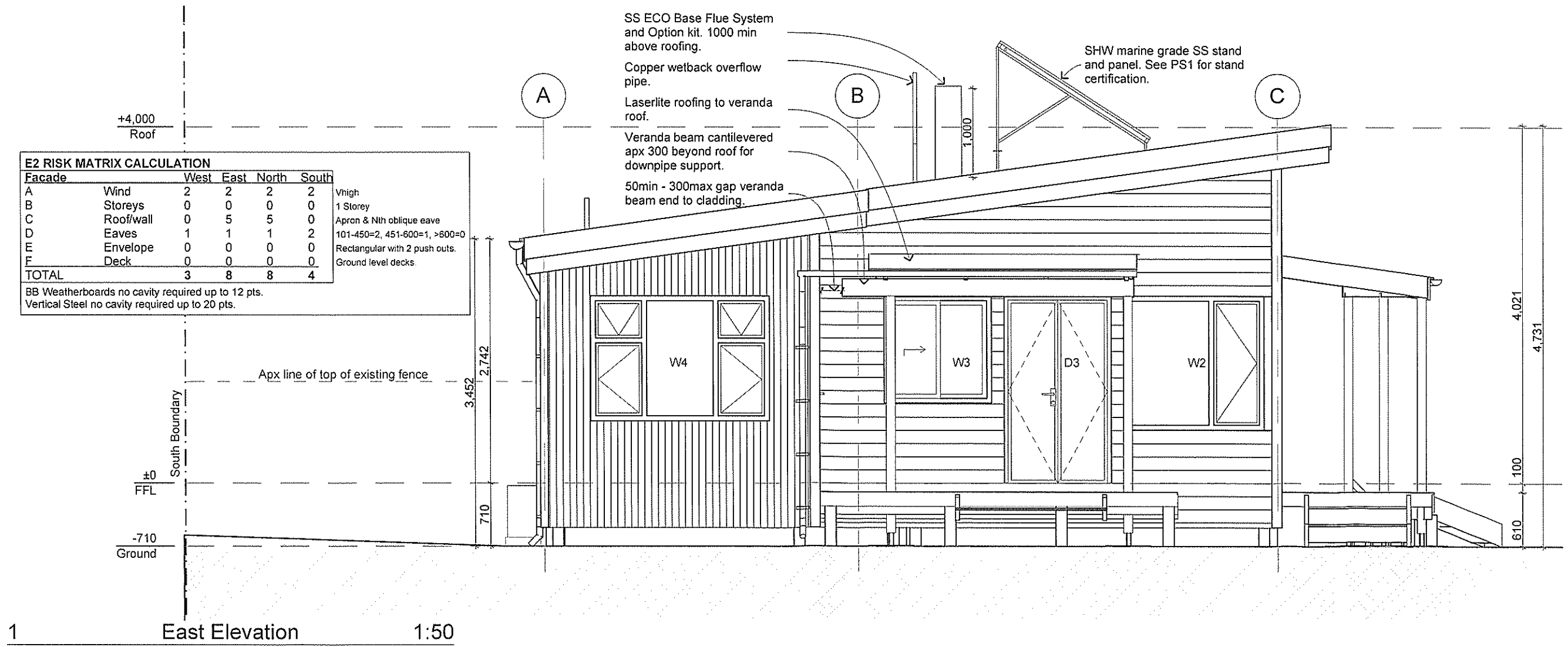
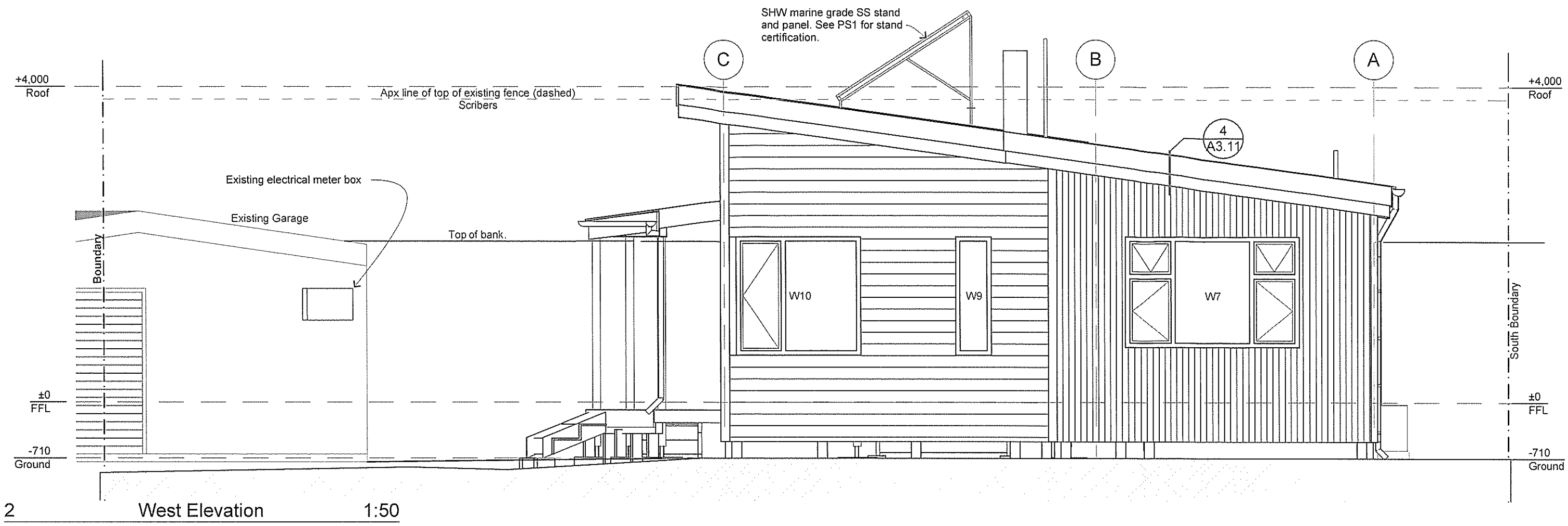
Date 02 Dec 2011

Drawing Status **Building Consent**

Drawing Scale at A3 1:50

Drawing Number **A3.07**

Revision  
1 Nth layout, stairs, cladding 24.01.12  
2 Details, flashing note 02.02.12



| E2 RISK MATRIX CALCULATION |           |      |      |       |       |
|----------------------------|-----------|------|------|-------|-------|
| Facade                     |           | West | East | North | South |
| A                          | Wind      | 2    | 2    | 2     | 2     |
| B                          | Storeys   | 0    | 0    | 0     | 0     |
| C                          | Roof/wall | 0    | 5    | 5     | 0     |
| D                          | Eaves     | 1    | 1    | 1     | 2     |
| E                          | Envelope  | 0    | 0    | 0     | 0     |
| F                          | Deck      | 0    | 0    | 0     | 0     |
| TOTAL                      |           | 3    | 8    | 8     | 4     |

BB Weatherboards no cavity required up to 12 pts.  
Vertical Steel no cavity required up to 20 pts.

Carry out all work in accordance with the New Zealand Building Code and NZS 3604: 2011

Contractor shall check all dimensions on site and confirm setout prior to commencing work. Where variation occurs consult the owner prior to proceeding.

Read all drawings in conjunction with specifications.

Job Number **02.11**

Job Title  
**Simpson's Beach House**

14 Kea Road, Brightlands  
Bushclad Beach, 5912

Drawing Name  
**East Elevation, West Elevation**

Date  
**02 Dec 2011**

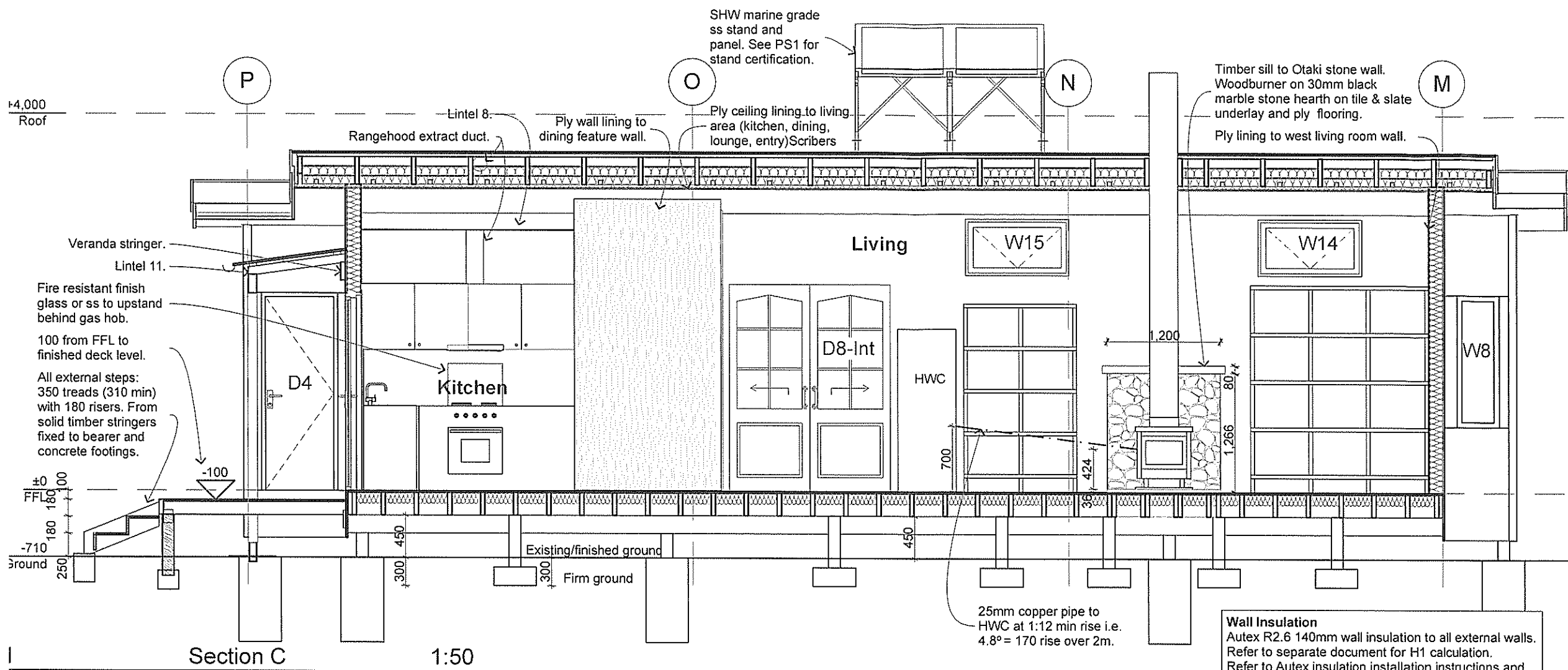
Drawing Status  
**Building Consent**

Drawing Scale at A3  
**1:50**

Drawing Number  
**A3.08**

Revision  
1 Joinery W3, stairs, Cladding 24.01.12  
2 Risk matrix 02.02.12





**Interior Wall Linings & Fixings**  
10mm Gib throughout, fixed and stopped to L4 for new paint finish, except:  
- 12mm eco ply to west living room wall, dining feature wall and bedroom wardrobe cabinet wall.  
- Aqualine directly behind shower and bath.

**Gib Fixings**  
All fixings at 300crs to top and bottom plates and studs (only) plus a single fastener to each stud at sheet joints. Place fasteners 12mm from sheet edges with a 5-10mm gap at the floor line.  
Nogs to be evenly spaced (or staggered 150 max either side of a horizontal joint line) with a maximum spacing of 1350mm max. Nogs only required behind horizontal joints behind shower.

**Gib Standard and Aqualine**  
Minimum 25mm x 6g GIB® Grabber® High Thread Drywall Screws or 30mm x 2.8mm GIB® Nails. 10mm Aqualine to bathroom walls, at least behind shower, bath. With impervious paint finish to 150mm high upstand above vanity and bath.

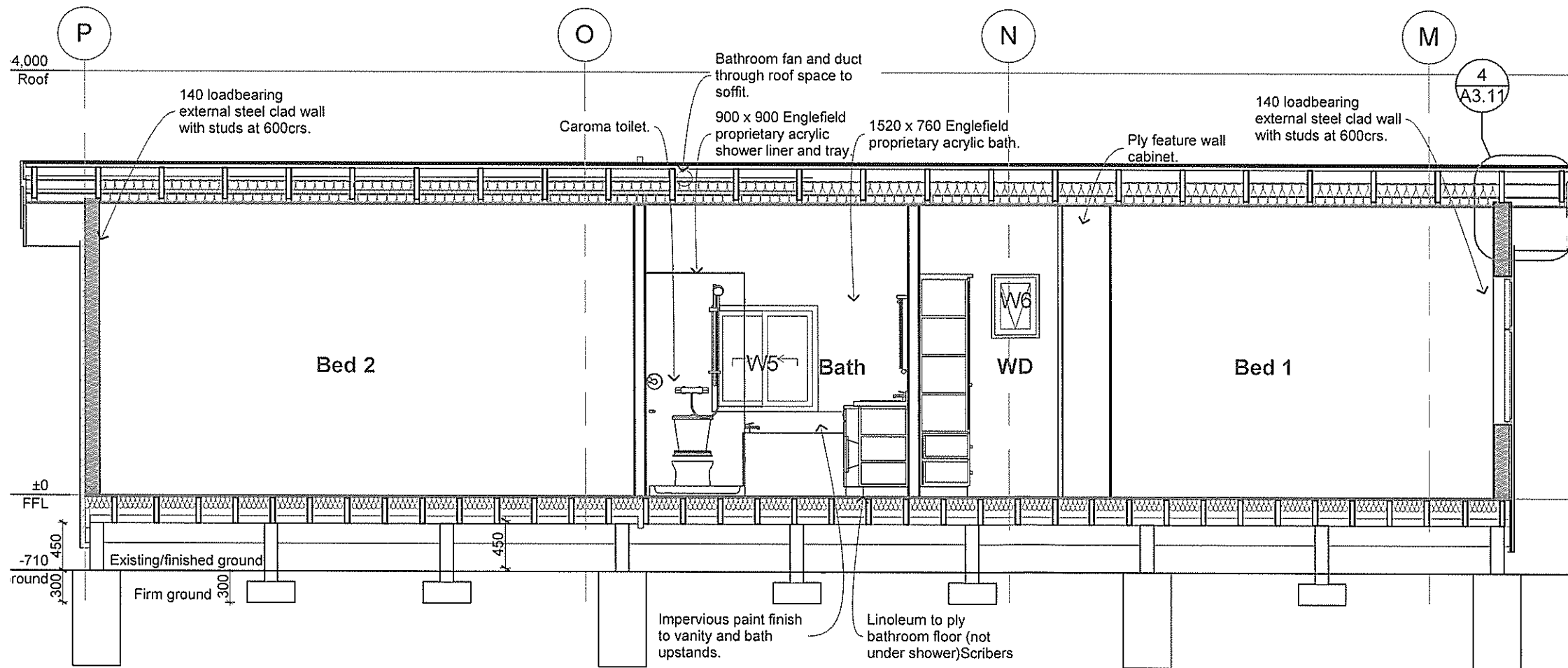
**Gib Bracing**  
Fix additional screws @100 crs around sheet edges with 3/90x3.15 power driven nails @600crs. Intersecting walls min 32 x 6g Gib Grabber high thread screws @ 300crs. Use GIB Handibrac® hold-down connections at each end bracing element (see below)Scribers Refer to Gib Ezy Brace Systems.

**Ply - including ply bracing (to west living room wall)**  
12mm BB grade radiata ply with 2-3mm expansion gap btn sheets. Fasten with 50 x 2.8 mm hot dipped galvanised flat head nails @ 150crs at perimeter 7mm min from sheet edge and @ 300crs at intermediate studs. Use GIB Handibrac® hold-down connections at each end ply bracing element (see below)Scribers Refer to CHH Eco Ply Specification & Installation Guide.

**GIB HandiBrac®**  
< 100 BU's - 12 x 155 gal coach screws & 25 x 0.9 gal MS strap  
>100 BU's/element - 3 (6 30 x 2.5) gal nails  
Refer to Gib Handibrac Installation Method.

**Otaki River Stone Interior Wall**  
Otaki river stone boulders fixed back to stud framing on 20 x 40 cavity battens with galvanised brick ties @ 300 high crs max fixed with 10 x 65mm screw. Cavity battens fixed through 10mm Gib board to studs with 40mm screws.

**Wall Insulation**  
Autex R2.6 140mm wall insulation to all external walls. Refer to separate document for H1 calculation. Refer to Autex insulation installation instructions and specifications and NZS 4246:2006 for installation.



**Interior Ceiling Linings and Fixings**  
1. All interior ceiling lining shall be 10mm Gib, square stopped to L4 for new paint finish - except 12mm ply to living area (including lounge, entry, dining and kitchen areas)Scribers

**Gib**  
450 max batten spacing max for 10mm gib.  
Fix to battens with 32mm x 6g GIB® Grabber High Thread Drywall screws to edges and centre of sheets across each batten, 12mm from sheet edges. And daubs of adhesive @ 200crs between screws (not at sheet edges or under fasteners)Scribers Refer to Gib Site Guide 2010 and Ezy Brace Systems June 2011.

**Ply (to living area)**  
600 max batten spacing max for 12mm ply.  
12mm Euro Poplar 'light' ply (or 12mm BB grade radiata), with negative detail btn sheets.  
Fixed 20mm min into battens with 40mm x 6 gauge min screws @ 150crs around perimeter and 300 around middle (if gluing as well 300 at edges ok)Scribers Water based polyurethane finish. Refer to CHH EcoPly Specification and Installation Guide June 2011.

**Interior Floor Linings and Fixings**  
**Ply**  
19mm untreated Ecoply® structural plywood t&g flooring throughout; except H3.2 (CCA) treated sheets where partly or wholly forming part of the floor to bathroom. F8 grade, longspan sheets fix with 10 gauge 45mm zinc screws @ 150 crs to sheet edges and 300crs to sheet centres, 15 mm from t&g edges - use ss screws for CCA treated ply. Leave 5 mm expansion gap at the perimeter of floor or deck. Sheets must be continuous over at least two spans (three framing members) with grain at right angles to joists.

**Hearth**  
30mm granite glued with granite adhesive to 6mm Hardies tile and slate underlay glued & fixed with 25 annular grooved nails to 40mm steel joists.

|                                                                                                                                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| the New Zealand Building Code and NZS 3604: 2011                                                                                                         |
| Contractor shall check all dimensions on site and confirm setout prior to commencing work. Where variation occurs consult the owner prior to proceeding. |
| Read all drawings in conjunction with specifications.                                                                                                    |
| Job Number <b>02.11</b>                                                                                                                                  |
| Job Title                                                                                                                                                |
| <b>Simpson's Beach House</b>                                                                                                                             |
| 14 Kea Road, Brightlands Bushclad Beach, 5912                                                                                                            |
| Drawing Name                                                                                                                                             |
| <b>Section C, Section D</b>                                                                                                                              |
| Date                                                                                                                                                     |
| <b>02 Dec 2011</b>                                                                                                                                       |
| Drawing Status                                                                                                                                           |
| <b>Building Consent</b>                                                                                                                                  |
| Drawing Scale at A3                                                                                                                                      |
| <b>1:50</b>                                                                                                                                              |
| Drawing Number                                                                                                                                           |
| <b>A3.10</b>                                                                                                                                             |
| Revision                                                                                                                                                 |
| 1 Cladding, stairs                                                                                                                                       |
| 24.01.12                                                                                                                                                 |