

GENERAL CONTRACT

CONTRACT: NZS 3915 2003 "CONDITIONS OF CONTRACT FOR BUILDING AND CIVIL ENGINEERING CONSTRUCTION" SHALL BE THE HEAD CONDITIONS OF CONTRACT TO BE REFERRED TO FOR THIS PROJECT. DOCUMENTS: THE WORKS SHALL BE CARRIED OUT TO THE TRUE INTENT OF THE CONTRACT DOCUMENTS AND ANY FURTHER DETAILS WHICH MAY BE ISSUED FROM TIME TO TIME FOR THE PURPOSE OF MORE FULLY EXPLAINING THOSE ALREADY SHOWN. THE DRAWINGS AND SPECIFICATION SHALL BE ACCEPTED AND CONSIDERED SUFFICIENT FOR THE GENERAL DESCRIPTION OF THE WORKS AND THE CONTRACTOR SHALL NOT DEPART FROM THEM WITHOUT WRITTEN CONSENT. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE DRAWINGS AND SPECIFICATION THEN THE DESIGNER MUST BE CONSULTED FOR A RULING.

NO CONTRACT OBSERVATION: NO CONTRACT OBSERVATION IS TO BE UNDERTAKEN ON THIS PROJECT BY THE DESIGNER / CONSULTANT. THE CONTRACT DOCUMENTS PREPARED ARE SUFFICIENT FOR THE CONSTRUCTION OF THE PROJECT BY A COMPETENT CONTRACTOR. CONSEQUENTLY THE CONSULTANTS SHALL NOT BE LIABLE (IN CONTRACT, TORT OR OTHERWISE) FOR ANY CLAIM, DAMAGE, LIABILITY LOSS OR EXPENSE INCURRED ARISING IN ANYWAY IN RELATION TO THE CONTRACTOR NOT CARRYING OUT AND/OR COMPLETING THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS.

GENERAL NOTES

ALL WORKS SHALL CONFORM WITH ALL STATUTORY AND LOCAL AUTHORITY REQUIREMENTS, THE NZ BUILDING CODE AND NZS 3604:2011. ALL PLANS TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS, ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DETAILS AND CALC. WHERE APPLICABLE ENGINEERING DETAILS HAVE BEEN INCLUDED IN THE ARCHITECTURAL DOCUMENTS ALL LEVELS AND DIMENSIONS TO BE VERIFIED ON SITE. LIAISE WITH OWNER FOR SITE ESTABLISHMENT FOR THE CONTRACTED WORKS. STORAGE AREAS SHALL BE CLEARLY DEFINED AND SECURED FROM THE GENERAL PUBLIC AND MEET THE REQUIREMENTS OF THE HEALTH AND SAFETY ACT. NO CHANGES SHALL BE MADE OR SUBSTITUTION TO ANY PRODUCT OR DETAIL WITHOUT THE DESIGNER'S OR LOCAL AUTHORITY AMENDMENT PROCESS APPROVAL IN WRITING.

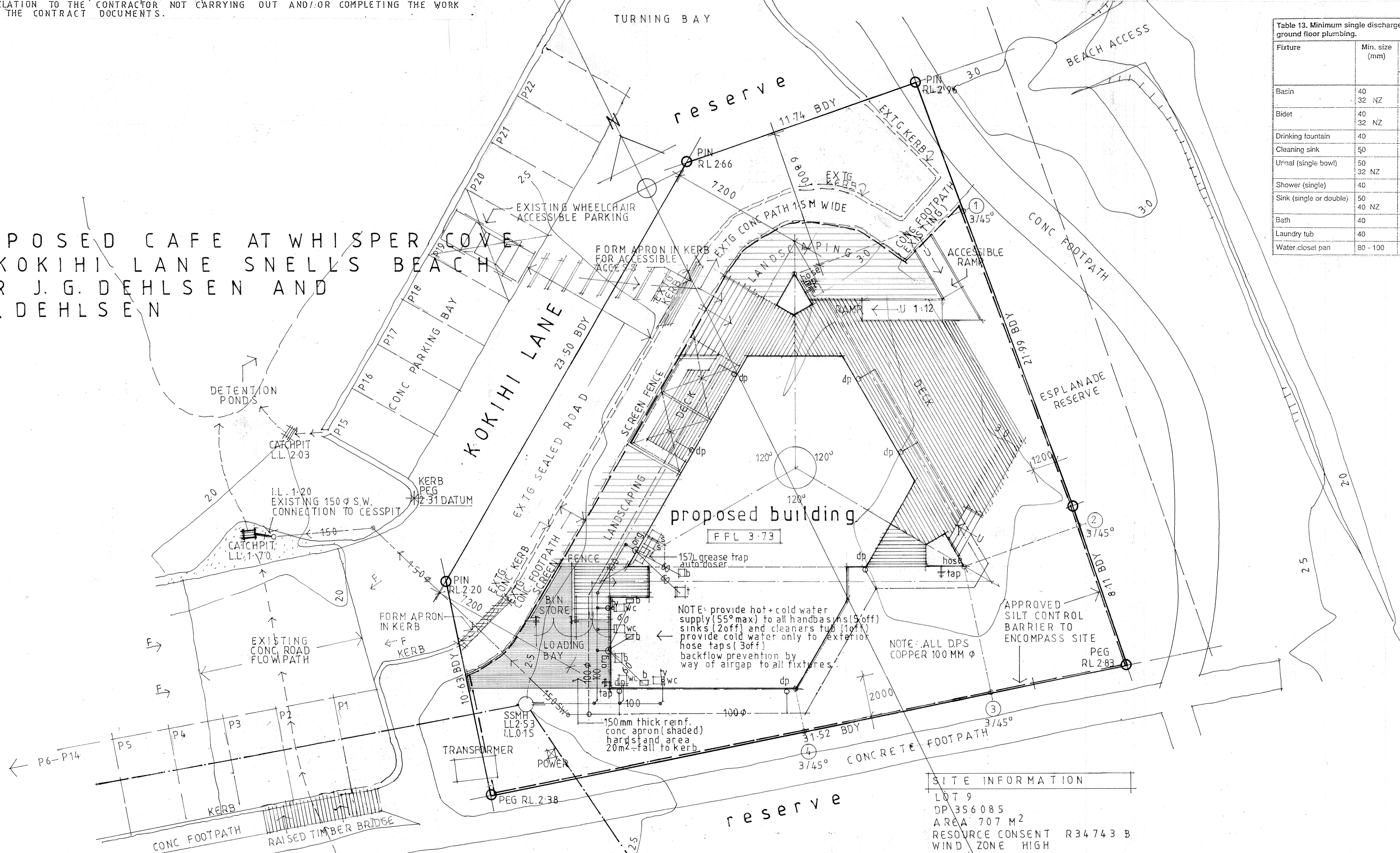
PLUMBING NOTES

PLUMBING SERVICES TO BE PLUMBED IN ACCORDANCE WITH AS/NZS 3500 AND ALL CURRENT REQUIREMENTS OF NZBC SECTION G12 / A1. ALL FOULWATER PIPEWORK SHALL BE FROM APPROVED PROPRIETARY UPVS MATERIAL INCLUDING ALL ACCESSORIES, ALL TO CONFORM TO NZBC DURABILITY REQUIREMENTS: 5 YEARS ALL EXPOSED PIPING AND VALVES 15 YEARS ALL CONCEALED WORKS WITH NO PROVISION FOR ACCESS 50 YEARS ALL PIPEWORK CAST INTO AND BELOW SLABS. ALL PIPEWORK CAST INTO AND BELOW FLOOR SLABS SHALL BE WRAPPED IN DENSO TAPE TO ALLOW FOR ADEQUATE THERMAL MOVEMENT. ALL WATER SUPPLY PIPEWORK SHALL BE REHAU PE-Xa (BRANZ APPRAISAL 434) WITH PROPRIETARY ACCESSORIES ALL TO NZBC / B2 DURABILITY REQUIREMENTS AS LISTED ABOVE.

Table 13. Minimum single discharge pipe sizes, grades and lengths for ground floor plumbing.

Fixture	Min. size (mm)	Min. grade		Max unvented length of fixture discharge pipe (m)
		%	Ratio	
Basin	40 32 NZ	2.5 5	1:40 1:20	2.5 2.5
Bidet	40 32 NZ	2.5 5	1:40 1:20	2.5 2.5
Drinking fountain	40	2.5	1:40	2.5
Cleaning sink	50	2.5	1:40	2.5
Urinal (single bowl)	50 32 NZ	2.5 5	1:40 1:20	2.5 2.5
Shower (single)	40	2.5	1:40	2.5
Sink (single or double)	50 40 NZ	2.5 2.5	1:40 1:40	2.5 2.5
Bath	40	2.5	1:40	2.5
Laundry tub	40	2.5	1:40	2.5
Water closet pan	80 - 100	1.65	1:60	2

PROPOSED CAFE AT WHISPER COVE 70 KOKIHI LANE SNELLS BEACH FOR J. G. DEHLSSEN AND D. C. DEHLSSEN

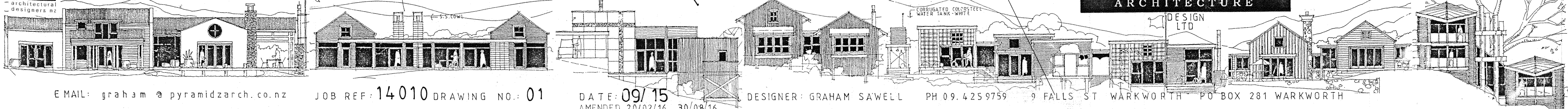


SITE INFORMATION
LOT 9
DP 356085
AREA 707 M²
RESOURCE CONSENT R34743 B
WIND ZONE HIGH
EQ ZONE 1
DURABILITY ZONE D

PYRAMIDZ
ARCHITECTURE

DESIGN LTD

AD
NZ
architectural
designers nz



NOTE: ALL STRUCTURAL TIMBER
FRAMING INCLUDING FLOOR WALL AND
ROOF SHALL BE SG 8 UNLESS
OTHERWISE NOTED.
BUILDING ELEMENT
SKILLION ROOF FRAMING H12
INTERNAL WALL FRAMING EXCLUDING
BOTTOM PLATES H12 BOTTOM PLATES
H12
EXTERIOR WALL FRAMING H12
EXTERIOR CAVITY BATTENS H31
WALL FRAMING TO BATHROOMS AND
WET AREA WALLS H12

INTERNAL WALL FRAMING GENERALLY
90 x 45 STUDS AT 600 CTS.
WALL FRAMING TO TILED AREAS
SHALL BE AT 400 CTS.
EXTERIOR WALL FRAMING GENERALLY
90 x 45 STUDS AT 600 CTS TO
2.4M MAX HEIGHT OR 190 x 45 AT
600 CTS TO 3.0M MAX HEIGHT.
TOP PLATES TO UPPER AND LOWER
FLOORS 140 x 35 OVER 90 x 45
BOTTOM PLATES 90 x 45.

CEILING TO UNDERSIDE OF
UPPER FLOOR INCLUDING
UNDERSIDE OF STAIRCASE
AND ALL SUPPORTING
STEEL BEAMS AND POSTS
TO HAVE MIN. F.R.R. 30MINS
REFER GIB FLOOR/CEILING
SYSTEM GBFC 45
13MM GIB FYRELINE AND
30 MIN FRR COLUMNS
AND BEAMS 16 MM
GIB FYRELINE

ALL FRAMING TO EXTERIOR WALLS OF
CAFE/KITCHEN/STAIR TO BE 190x45
INFILL PANELS BETWEEN PORTAL LEGS

1764 MM RISERS 310MM TREADS
CARPET FINISH TREAD/RISERS
SLIP RESISTANT NOSING BARS ROUNDED
IN CONTRASTING COLOUR TO CARPET
32MM MIN HANDRAILS BOTH SIDES
45 MM FROM WALL
EXTEND RAILS 300MM TOP AND BOTTOM

SCREEN
FENCE AND
GATES TO
SERVICE
AREA

NOTE: FINISHED DECK
LEVELS THRUOUT TO
MATCH ADJACENT
INTERNAL F.F.L.

WATERHEATER
WITH 2/45KG LPG
BOTTLES ON CONC
PLINTH SECURED TO
WALL

REFER DETAIL (A) SHT 02.
FOR EXPANDED FIXTURE DETAIL

SCALE 1:50 AT A1
FLOOR AREA 158 M²

BOTTOM PLATE:-
 PROPRIETARY FASTENERS COMPLYING
 WITH NZS 3604 7.5:12.3 OR 7.5:12.4
 WITHIN 150 MM FROM ENDS AND
 900 CTS ELSEWHERE.
 STUD TO BOTTOM PLATE:-
 2/100 x 3.75 END NAILED.
 LINTEL STUD TO BOTTOM PLATE:-
 25 x 1 MM STRAP UNDER PLATE AND
 UP STUD BOTH SIDES 150 MM 6/30 x 2.5
 NAILS EACH SIDE.
 LINTEL TO STUD:-
 25 x 1 MM STRAP WITH 6/30 x 2.5 NAILS
 LINTEL TO TOP PLATE:-
 25 x 1 MM STRAP OVER PLATE AND
 150 MM ON EACH SIDE OF LINTEL
 6/30 x 2.5 NAILS EACH SIDE.
 RAFTER TO DOUBLE TOP PLATE:-
 2/100 x 3.75 SKEWED NAILS PLUS
 2 WIRE DOGS 4.7 KN.
 TRUSS TO DOUBLE TOP PLATE:-
 2/100 x 3.75 SKEWED NAILS PLUS
 2 WIRE DOGS 4.7 KN.
 BEAM HOLD DOWN:-
 TO ALL SUPPORT ENDS OF TIMBER
 BEAMS USE 2/90 x 45 STUDS WITH
 25 x 1 MM STRAPS BOTH SIDES 300 MM
 LONG NAILED WITH 12/30 x 2.5 BOTH SIDES
 PURLIN TO RAFTER/TRUSS:- 1/10 g SELF
 DRILLING SCREW 80 MM LONG
 TOP PLATE TO STUD:- 2/90 x 3.15 END
 NAILS PLUS 2 WIRE DOGS.
 LINTEL SUPPORTING STUDS TO FLOOR
 STRUCTURE:- 25 x 1 MM STRAP UNDER
 PLATE AND 150 MM UP EACH SIDE OF
 STUD WITH 6/30 x 2.5 NAILS EACH
 SIDE OF STUD.

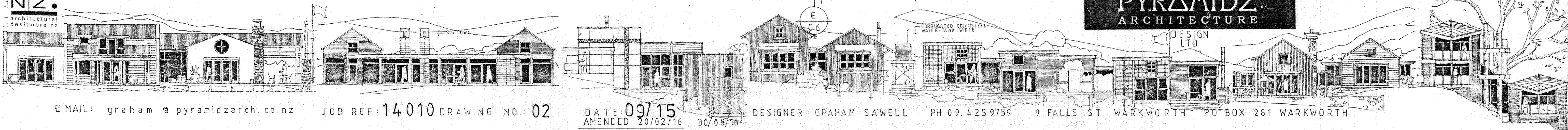
Plan

- 1900mm min.
- 300mm T.O.D. to 750mm
- Space for wheelchair wheels each side of cistern
- 400mm max.
- Alternative toilet dispenser position
- Alternative position for door
- Grab rail to close door 900mm above floor
- Position for sliding door
- Recommended position of door
- 760mm min. clear
- 1800mm min.
- 1500mm max.
- 400mm max.
- 300mm
- 750mm

Elevation A

- Mirror
- Towel and soap dispenser zone
- 750 x 750 mm grab rail 30-40 O.D.
- Toilet pan holder zone
- 1900mm min.
- 850mm min.
- 800 to 850mm min.
- 1000mm
- 1000mm max.
- 300mm
- 700 to 750mm
- 1000mm
- 400mm

AD:
NZ:
architectural
designers nz



E MAIL: graham@pyramidzarch.co.nz

JOB REF: 14010 DRAWING NO.: 02

DATE: 09/15
AMENDED 20/02/16 30/08/16

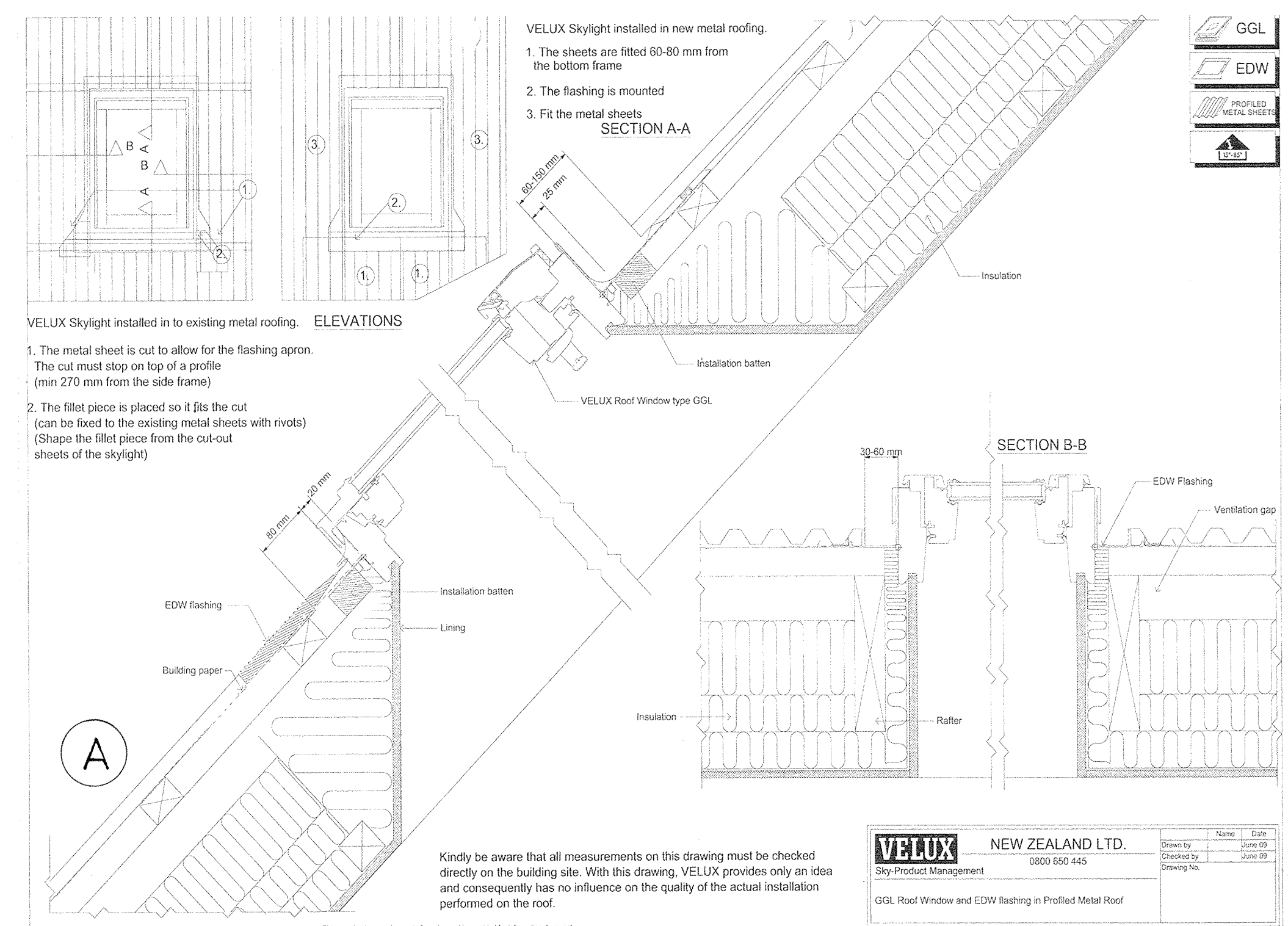
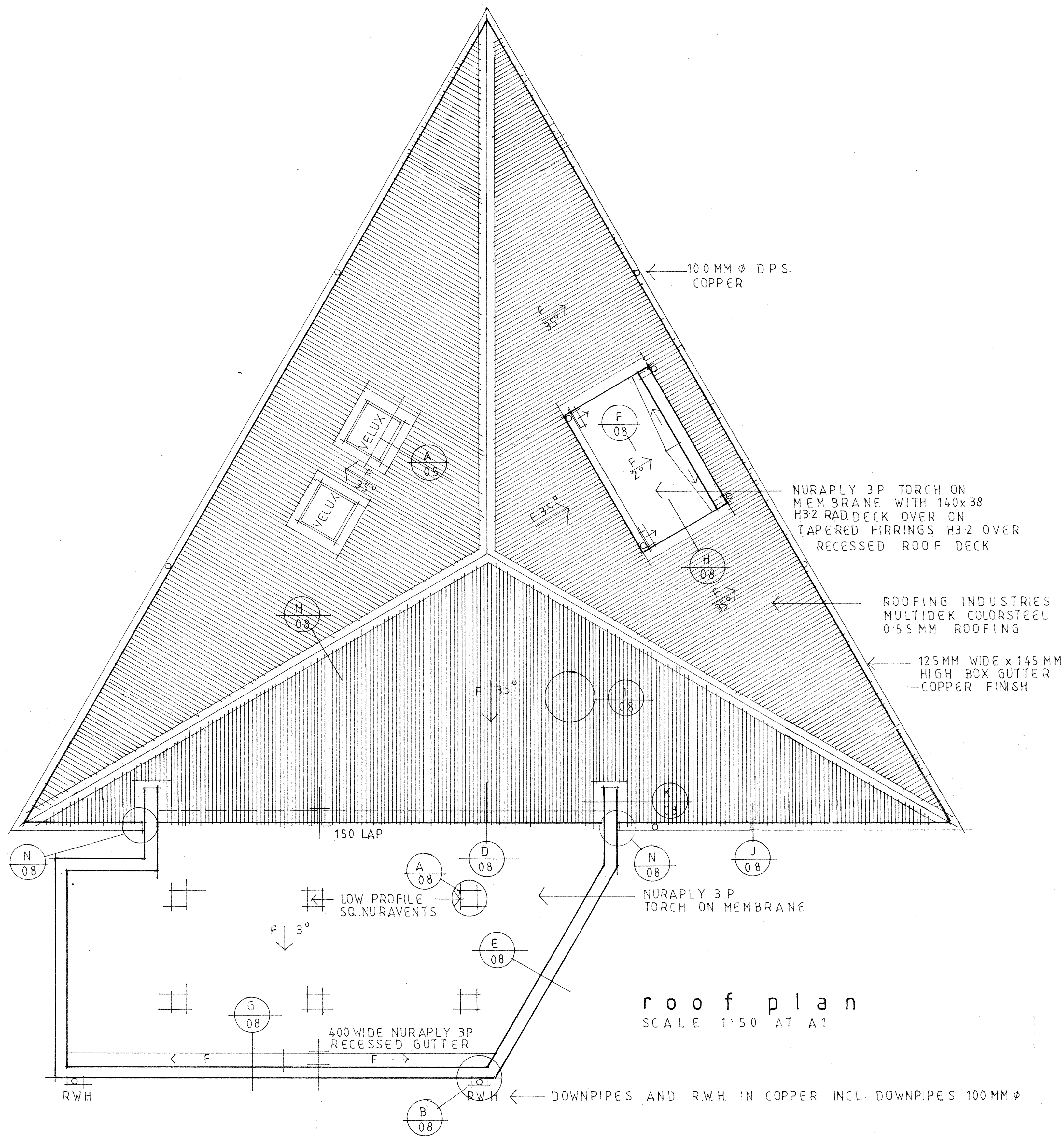
DESIGNER: GRAHAM SAWELL

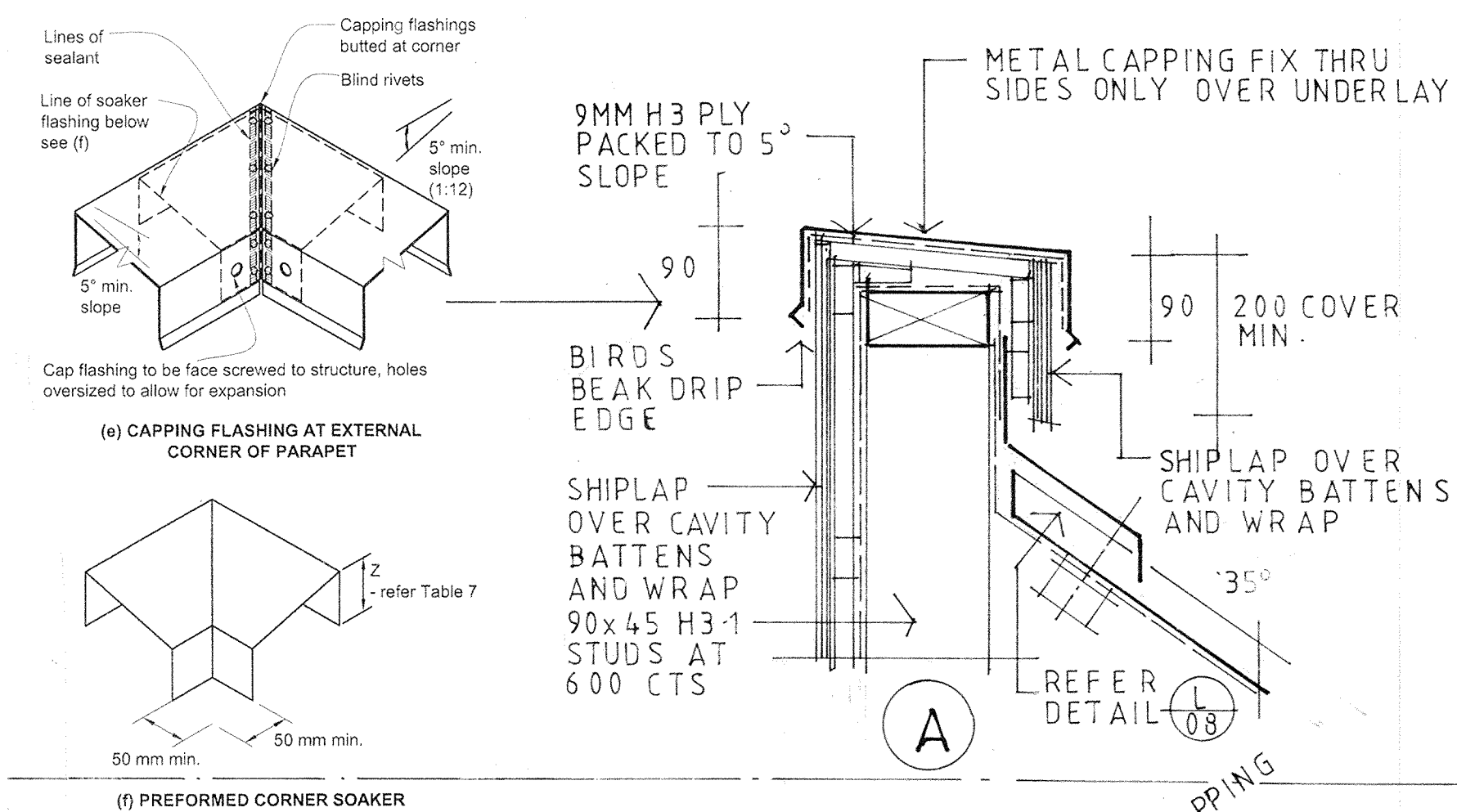
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9 FALLS ST WARKWORTH PO BOX 281 WARKWORTH

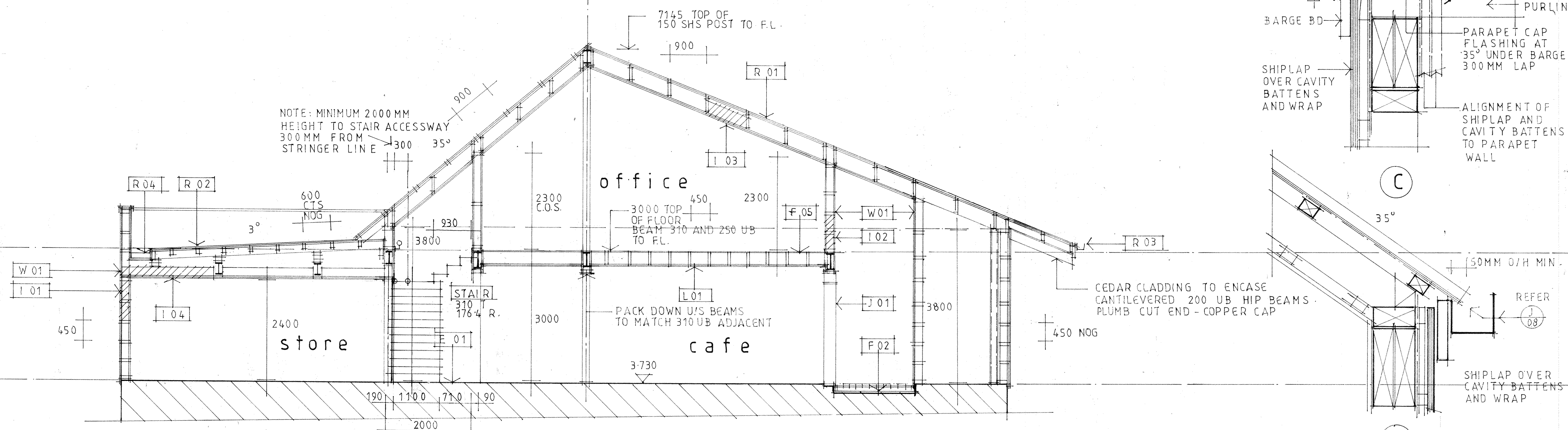
PYRAMIDZ
ARCHITECTURE

7IDE SIG

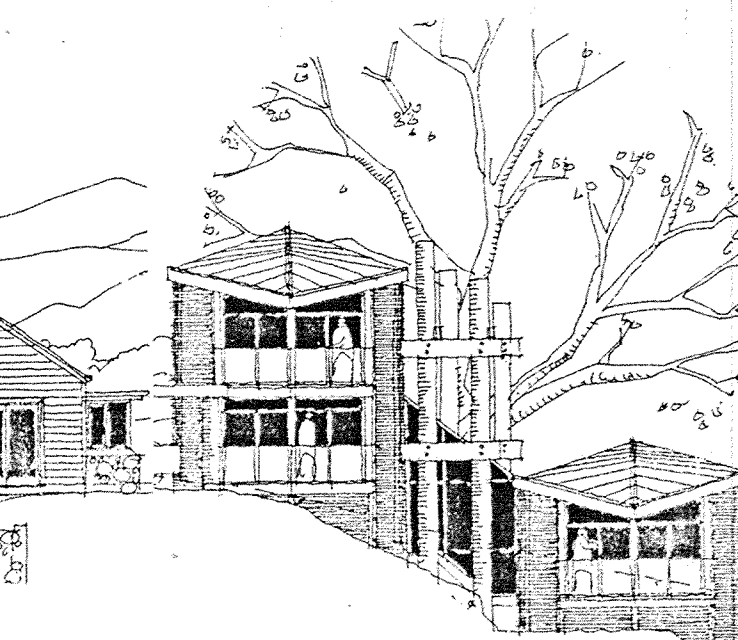
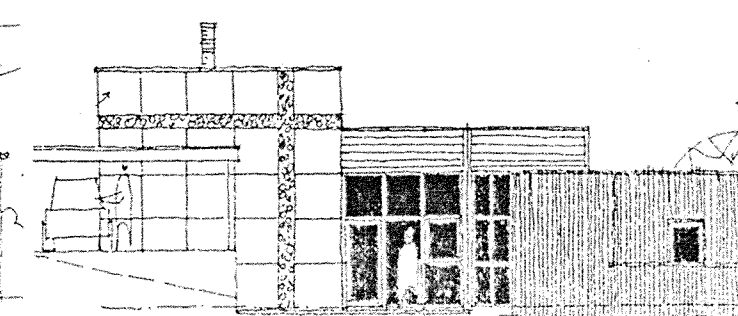
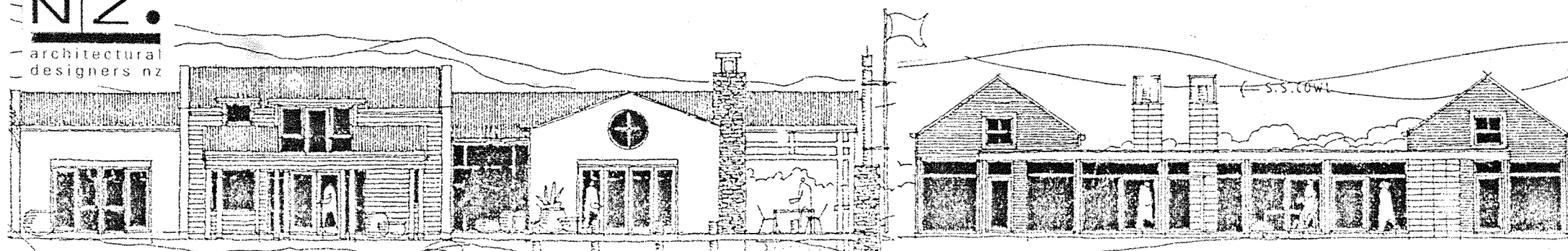




section F/F
1:50 AT A1



section E:E
1:50 AT A1



F.F.L. RL 3.730

CEDAR RUSTICATED W BD SCREEN WALLS / FENCES

n o r t h e a s t

COLORSTEEL MULTIDEK ROOF

COPPER 125MM SQ GUTTERS

①
3M 45°

BDY

④
3M 45°
FL 3.730

BDY

⑤
09

⑥
09

PLASTER FINISH MASONRY

n o r t h w e s t

NATURAL FINISH CEDAR VERTICAL SHIPLAP WEATHERBOARD EXTERIOR

s o u t h e a s t

9 M MAX.

BDY

②
3M 45°

FL 3.730

BDY

③
3M 45°

BDY

ALUMINIUM JOINERY

s o u t h w e s t

e a s t

e l e v a t i o n s

SCALE 1:100 AT A1

AD:
NZ:
architectural
designers nz

PYRAMIDZ
ARCHITECTURE

DESIGN
LTD

E MAIL: graham @ pyramidzarch.co.nz

JOB REF: 14010 DRAWING NO. 10

DATE: 09/15
AMENDED 30/08/16

DESIGNER: GRAHAM SA'WELL

PH 09.425 9759

9 FALLS ST WARKWORTH PO BOX 281 WARKWORTH