

PLANS



002

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LEGAL DESCRIPTION

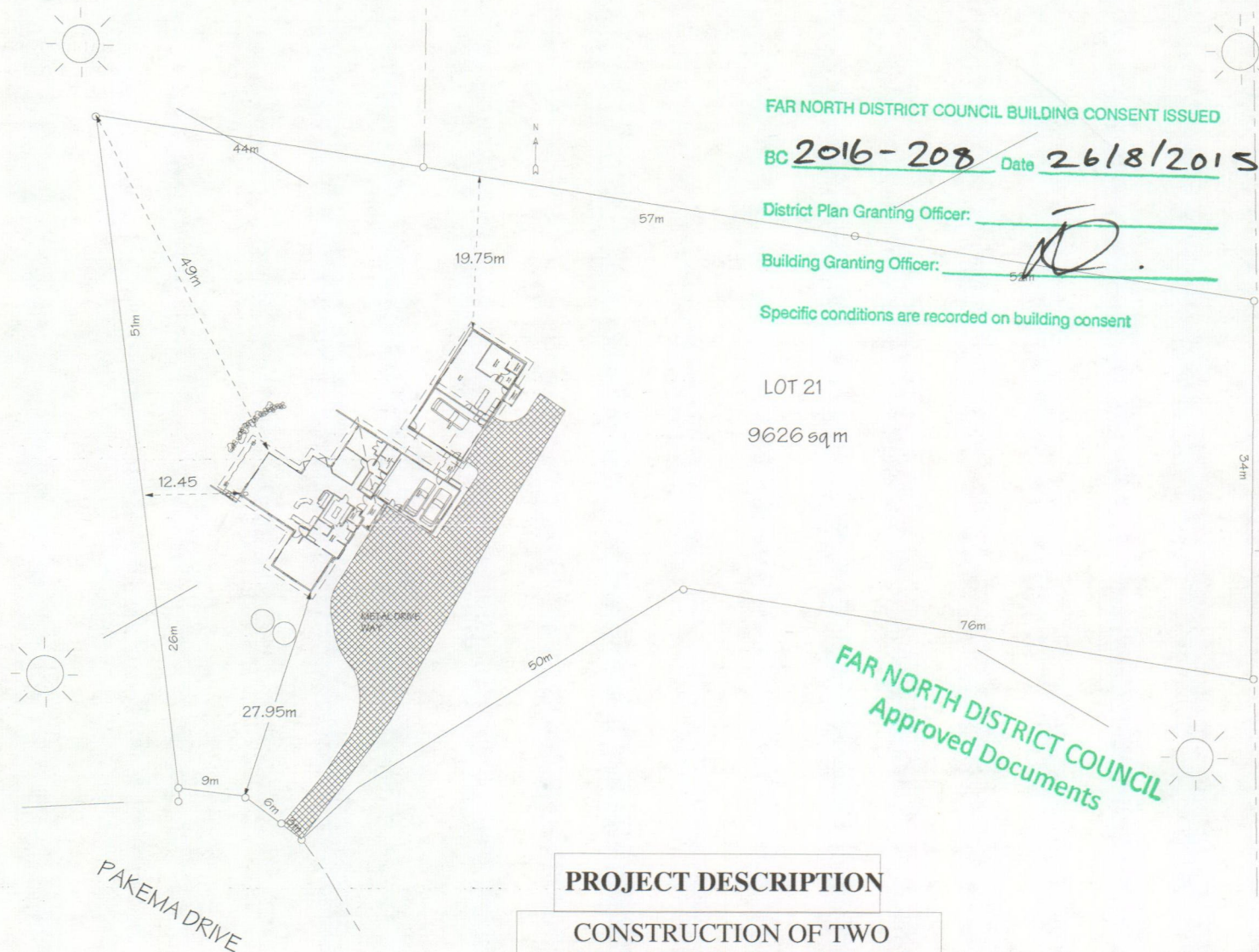
LOT -21.....

DP - 374066

SD - Mangonui

IDENT # -

AREA - 9626 sq.m



FAR NORTH DISTRICT COUNCIL BUILDING CONSENT ISSUED

BC 2016-208 Date 26/8/2015.

District Plan Granting Officer: _____

Building Granting Officer: _____

Specific conditions are recorded on building consent

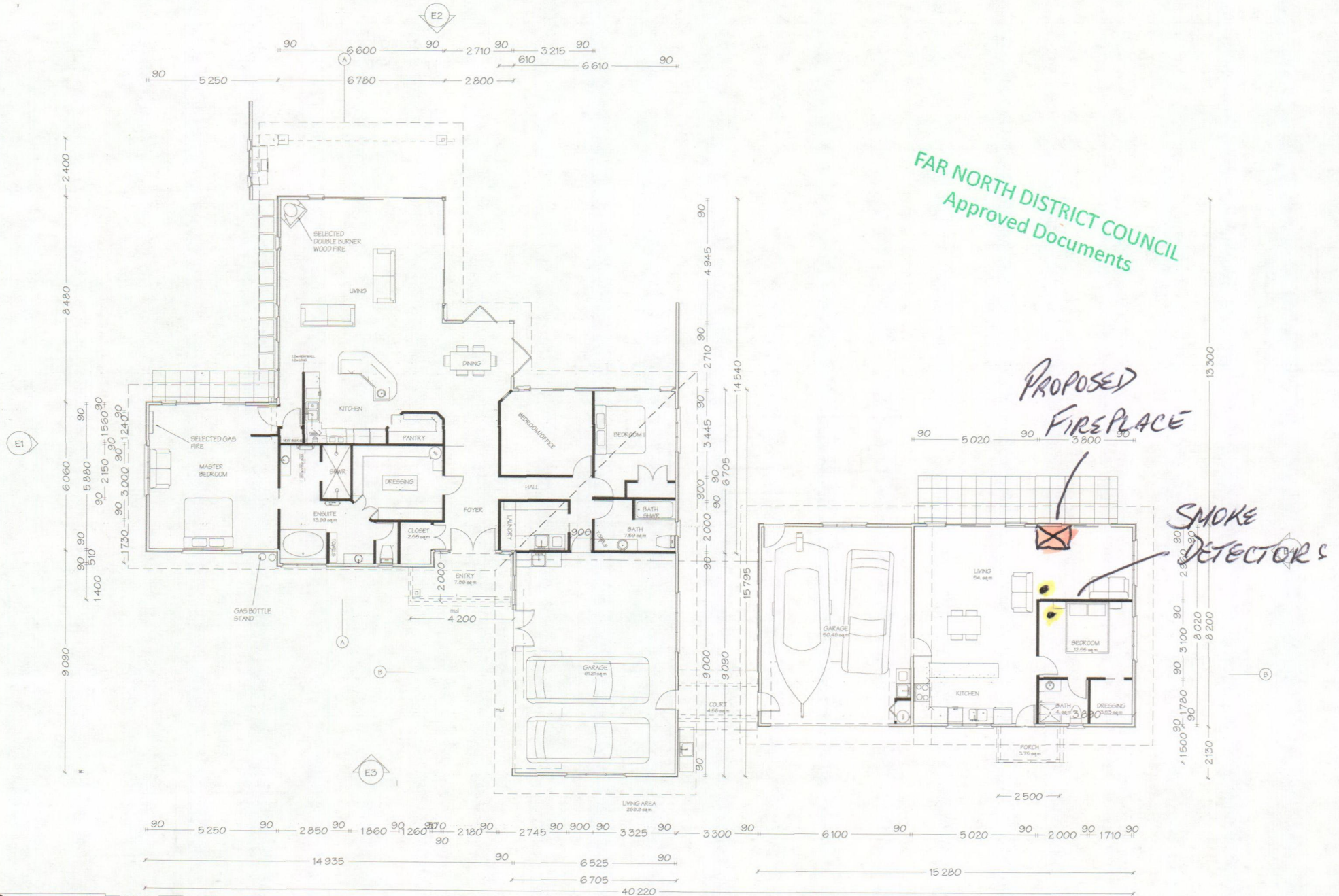
LOT 21

9626 sq.m

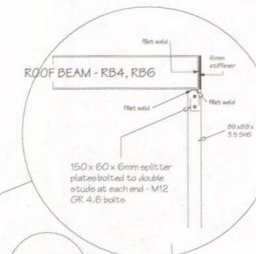
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Approved Documents

PROJECT DESCRIPTION

CONSTRUCTION OF TWO
BEDROOM DWELLING WITH
ATTACHED GARAGE,
BOATHOUSE AND PARENT UNIT



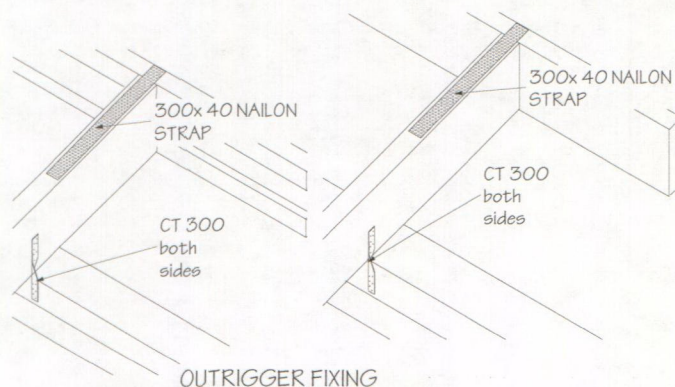
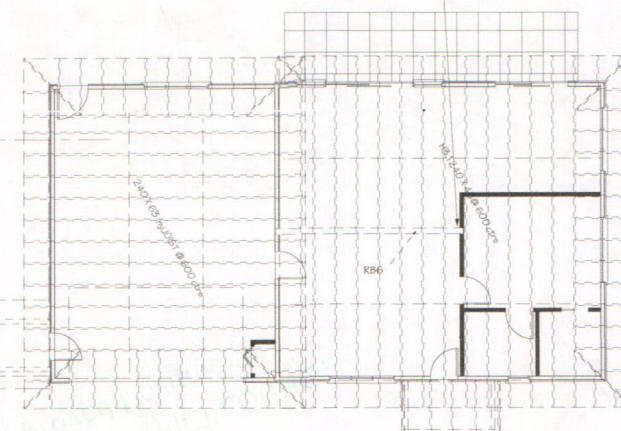
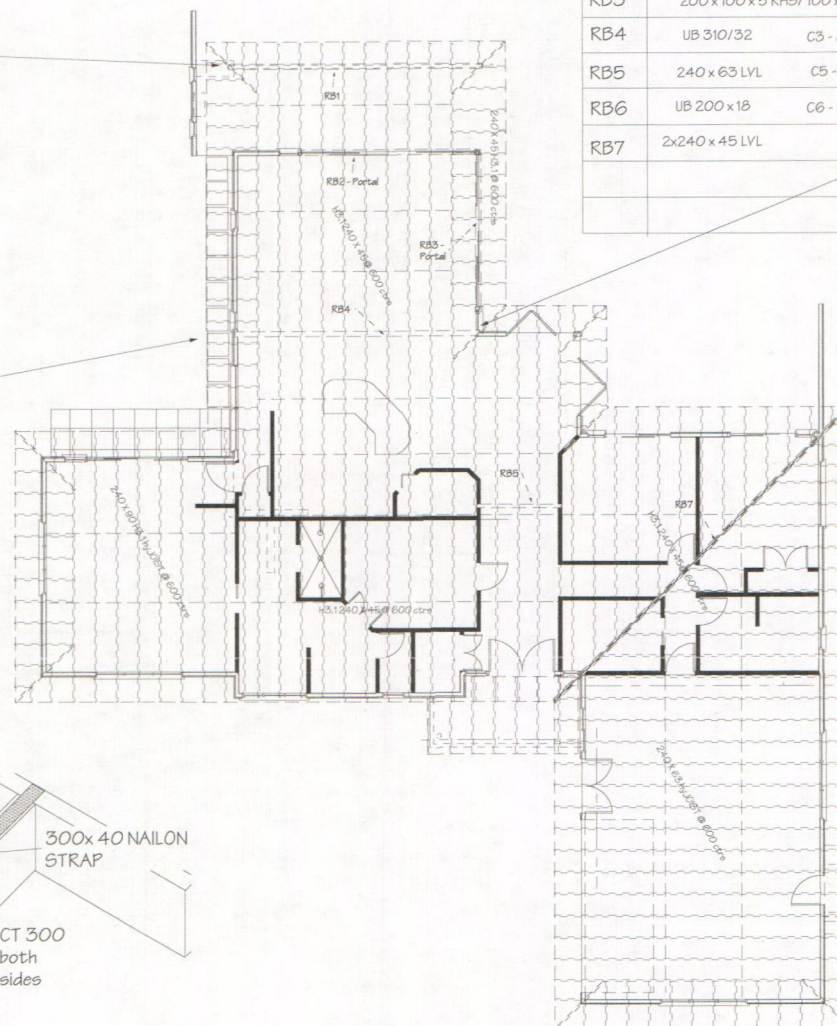
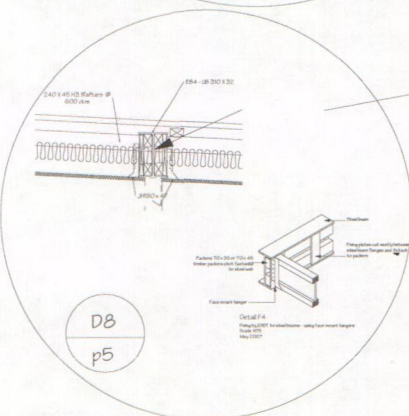
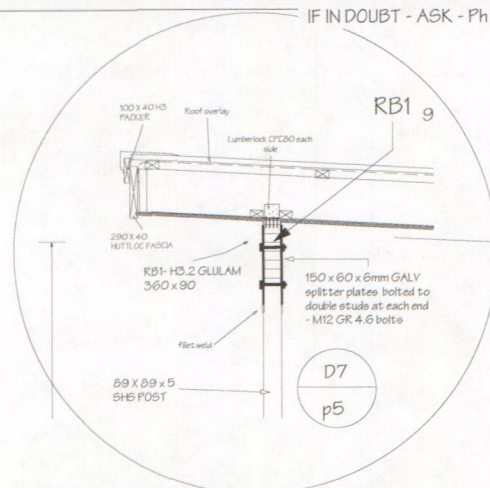
ROOF BEAM SCHEDULE			refer engineer calcs
RB1	390 x 90 GLULAM	C1 - 89x89x3.5 SHS	
RB2	200 x 100 x 5 RHS / 100 x 100 x 5 SHS PORTAL		
RB3	200 x 100 x 5 RHS / 100 x 100 x 5 SHS PORTAL		
RB4	UB 310/32	C3 - 89x89x3.5 SHS	
RB5	240 x 63 LVL	C5 - 3x 90x45 MSG8	
RB6	UB 200 x 18	C6 - 89x89x3.5 SHS	
RB7	2x240 x 45 LVL		



D8
p5

NOTE

1. Rafter fixings to be 1 CPC85 each side
2. Purlins fixed with 2x12g, type 17 screws
3. Full depth rafter blocking @ 2.4 m max



JOINERY SCHEDULE

MAIN HOUSE

JOINERY ITEM		LINTEL
SOUTH WEST Living Room		
W1	2.4 x .5 A AFF	2 X 100 X 50
W2	2.4 x .5 A AFF	2 X 100 X 50
W3	.4 x 1.2 A	2 X 250 X 50
W4	.4 x 1.2 A	cont over both
NORTH WEST Master Bed		
W5	2.4 x 3.45 ST AA DG	2 x 200 x 45 hySPAN
SOUTH WEST Master Bed		
W6	.6 x 2.0 AA	2X 200 X 50
SOUTH EAST Master Bed		
W7	.6 x 2.4 AA	2 X 250 X 50
SOUTH EAST Ensuite		
W8	.6 x 1.8 AA	2X 200 X 50
W9	.9 x .6 A	2 X 100 X 50
SOUTH EAST Closet & Entry		
W10	2.0 x .6 AA	2 X 250 X 50
W11	2.0 x 1.8 Front Door	cont over both
SOUTH WEST Garage		
W12	.9 x 1.2 S	2 X 150 X 50
W13	2.0 x 1.5 French Door	2 X 150 X 50
W14	2.1 x 4.8 Sectional Electric Door	300 X 90 hyOne
SOUTH EAST Garage		
W15	.9 x 2.4 AA	2 X 250 X 50
NORTH EAST Garage/Bath/ Bed		
W16	2.0 x .810 Door	2 X 100 X 50
W17	.6 x 2.4 AA	2 X 250 X 50
W18	.9 x .6 A	2 X 100 X 50
W19	1.2 x 1.8 AA	2 X 200 X 50
NORTH WEST Office/ Bed		
W20	2.0 x 2.45 AA	2 X 250 X 50
W21	2.0 x 2.45 AA	2 X 250 X 50
NORTH EAST Dining		
W22a	2.4 x 2.2 Bifold DG	2 X 250 X 50
NORTH WEST Dining		
W22	2.4 x 2.2 Bifold DG	2 X 250 X 50
NORTH EAST Living		
W23	2.4 x .6 AA DG	Steel portal (engineer)
W24	2.4 x 4.5 ST DG	Steel portal (engineer)
NORTH WEST Living		
W25	2.4 x 4.8 ST DG	Steel portal (engineer)
W26	2.4 x .6 AA DG	Steel portal (engineer)
LAUNDRY		
W37	.9 x .45 A	2 X 100 X 50

PARENT UNIT/BOAT GARAGE

SOUTH EAST Garage/Unit

W27	2.8 X 4.8 Sectional Door	2 x 290 x 45
W28	.6 x 1.8 AA	2 X 200 X 50
W29	.810 Door	2 X 100 X 50
W30	.6 x .9 A	2 X 100 X 50

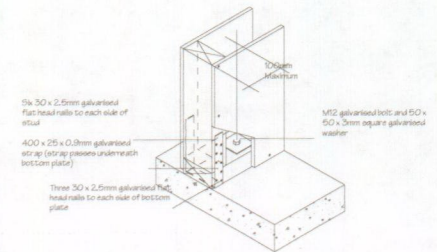
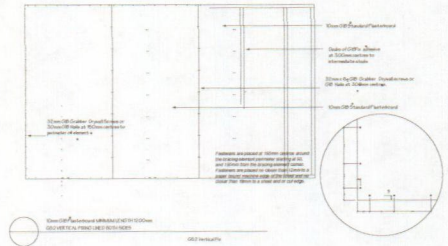
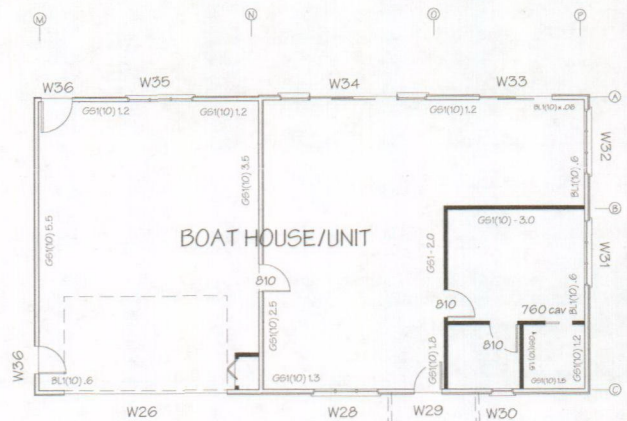
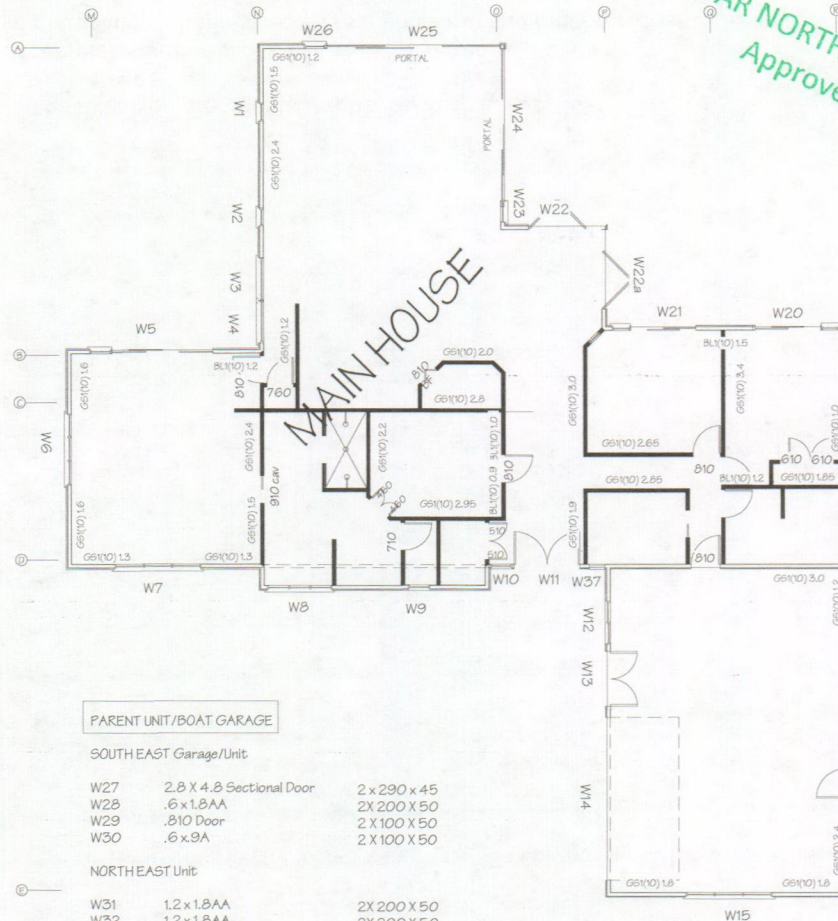
NORTH EAST Unit

W31	1.2 x 1.8 AA	2X 200 X 50
W32	1.2 x 1.8 AA	2X 200 X 50

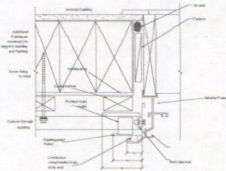
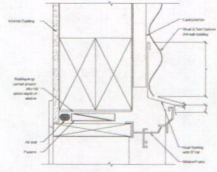
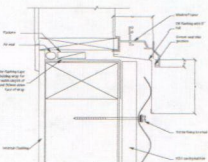
NORTH WEST Garage/ Unit

W33	2.0x2.05L A	2X 200 X 50
W34	2.0x4.0 SL AA X2	2 x 240 x 45 hyJoist
W35	1.0x1.8 AA	2 X 200 X 50
W36x2	860 Door	2 X 100 X 50

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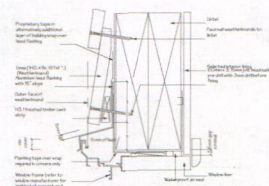


ZINCALUME FLASHINGS

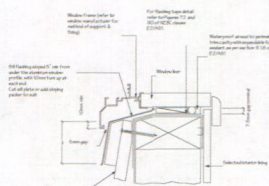
ZINCALUME/WINDOW
JAMB FLASHINGZINCALUME/WINDOW
HEAD FLASHING

NOTES:
1. Flashing must be installed over a continuous layer of building wrap.
2. Flashing must be installed over a continuous layer of building wrap.
3. Flashing must be installed over a continuous layer of building wrap.
4. Flashing must be installed over a continuous layer of building wrap.
5. Flashing must be installed over a continuous layer of building wrap.
6. Flashing must be installed over a continuous layer of building wrap.
7. Flashing must be installed over a continuous layer of building wrap.
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9. Flashing must be installed over a continuous layer of building wrap.
10. Flashing must be installed over a continuous layer of building wrap.

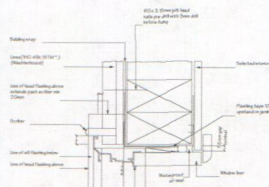
LINEA FLASHINGS



DIRECT FIX WINDOW HEAD WITHOUT FACINGS



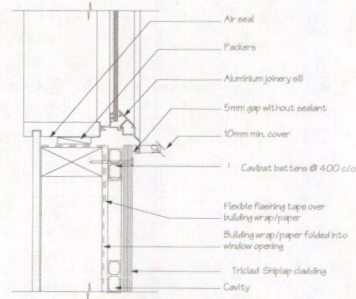
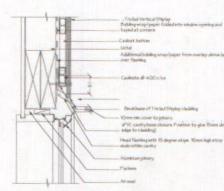
DIRECT FIX WINDOW SILL WITHOUT FACINGS



DIRECT FIX WINDOW JAMB WITHOUT FACINGS

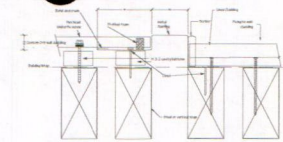
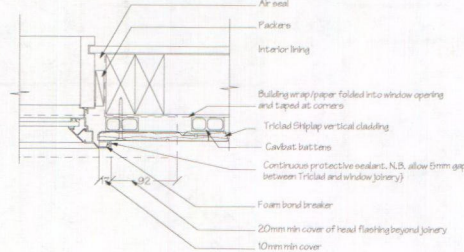
TRICLAD FLASHINGS

Cavity Aluminium Window Head Detail

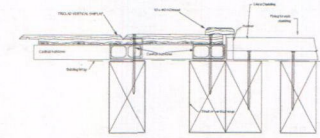


Cavity Aluminium Window Sill Detail

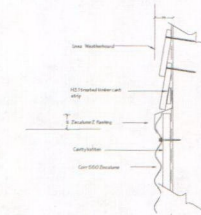
Aluminium Window Jamb Detail



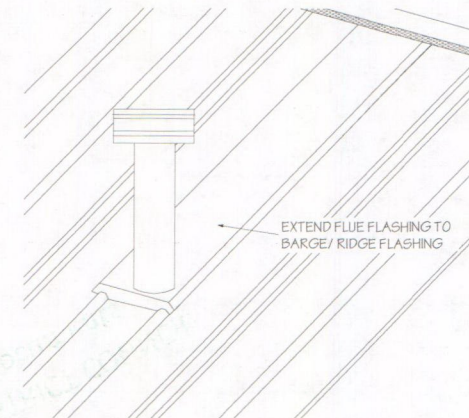
ZINCALUME/LINEA VERTICAL JUNCTION



TRICLAD/LINEA VERTICAL JUNCTION

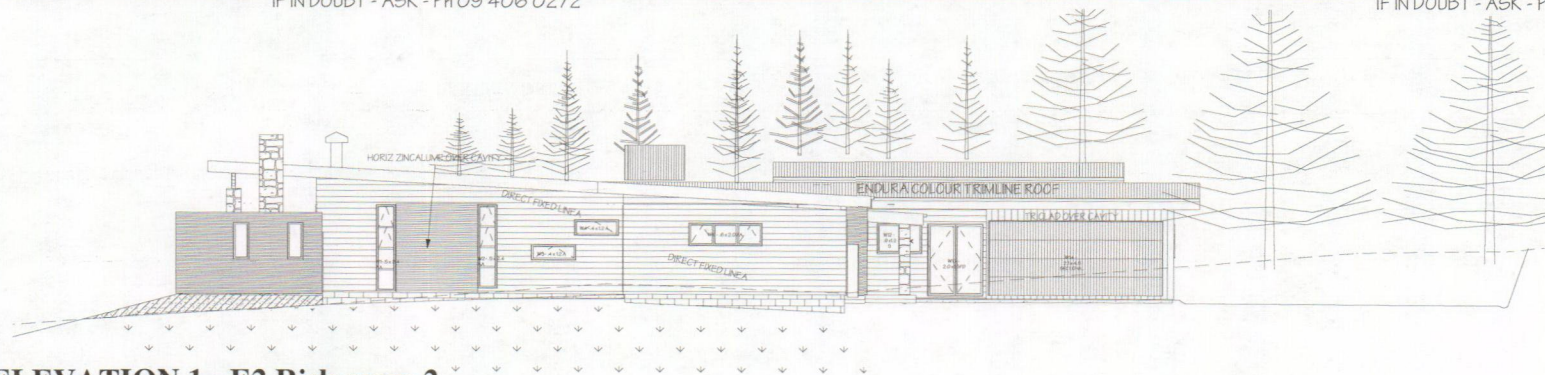
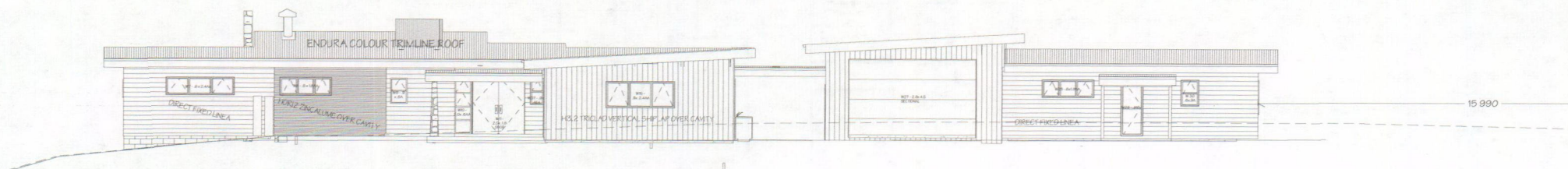
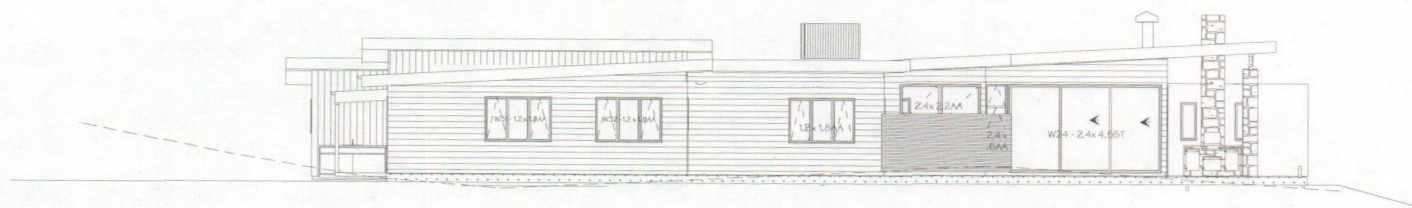


ZINCALUME/LINEA HORIZONTAL JUNCTION

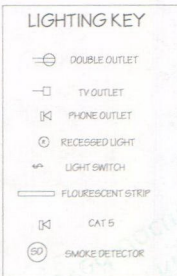


FLUE ROOF PENETRATION

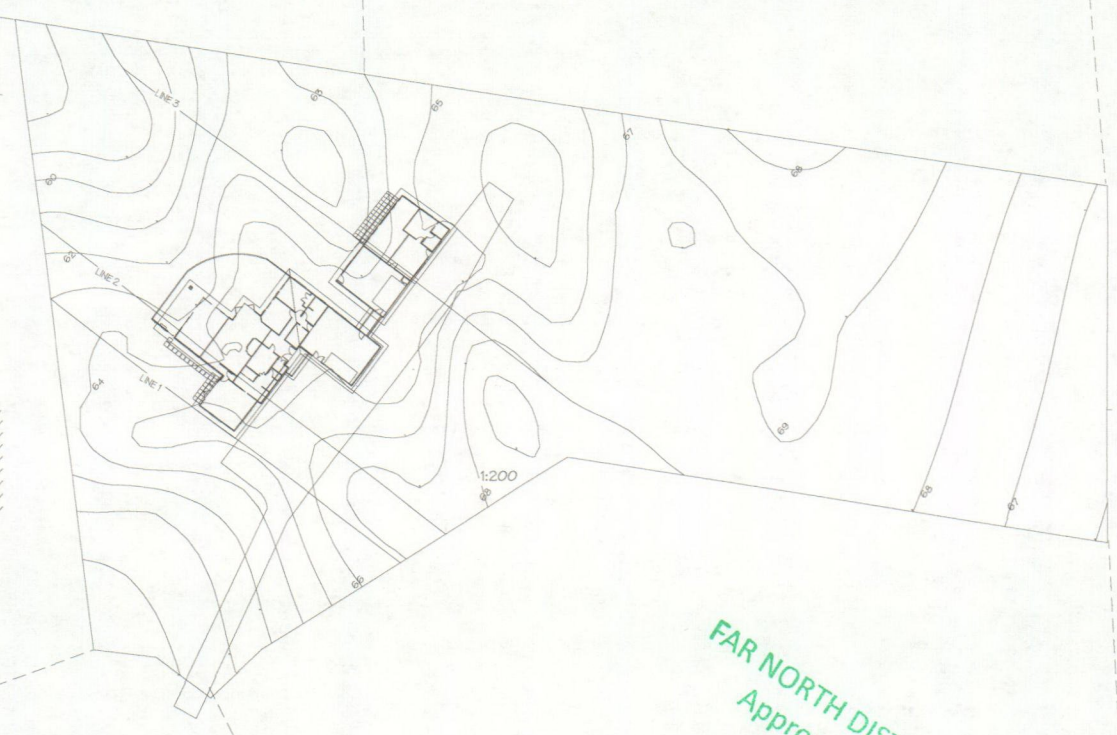
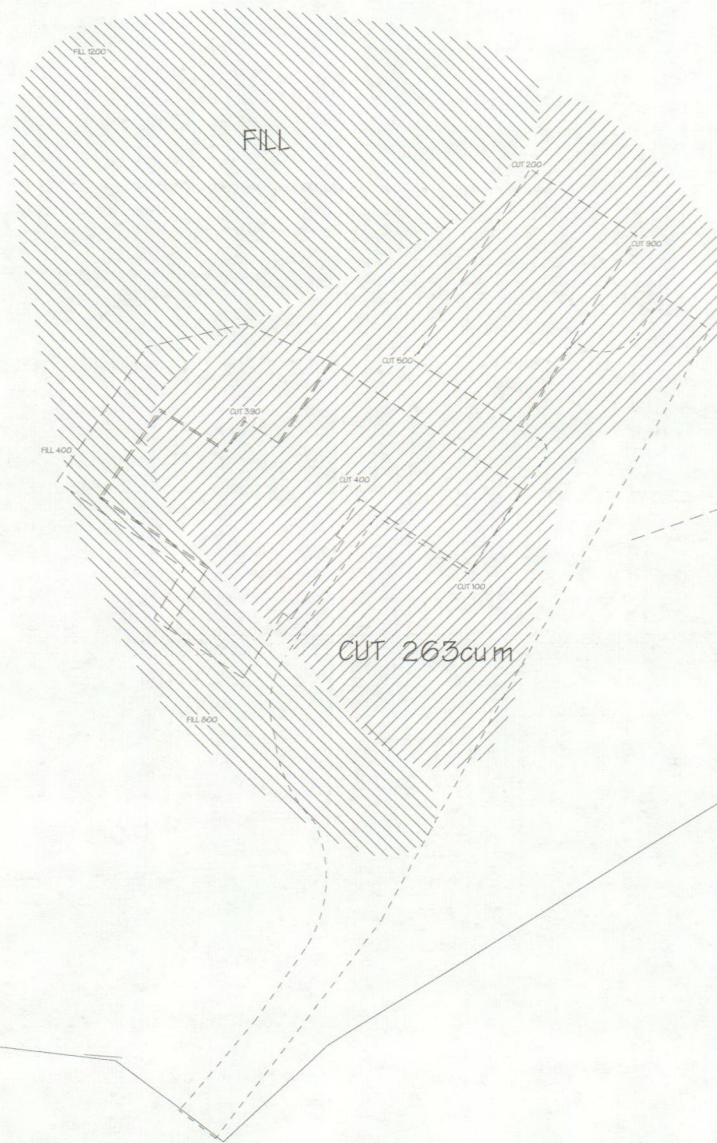
1. Flashing materials must be selected based on environmental exposure, refer to NZS 3604 and Table 20 of NZBC clause E2/AS1.
2. Building wrap must comply with acceptable solution NZBC clause E2/AS1 and NZS 3604.
3. Flashing tape must have proven compatibility with the selected building wrap and other material with which it comes into contact as per Table 21 of NZBC clause E2/AS1.

**ELEVATION 1 - E2 Risk score 2****ELEVATION 2 - E2 Risk score 2****ELEVATION 3 - E2 Risk score 2****ELEVATION 4 - E2 Risk score 2**

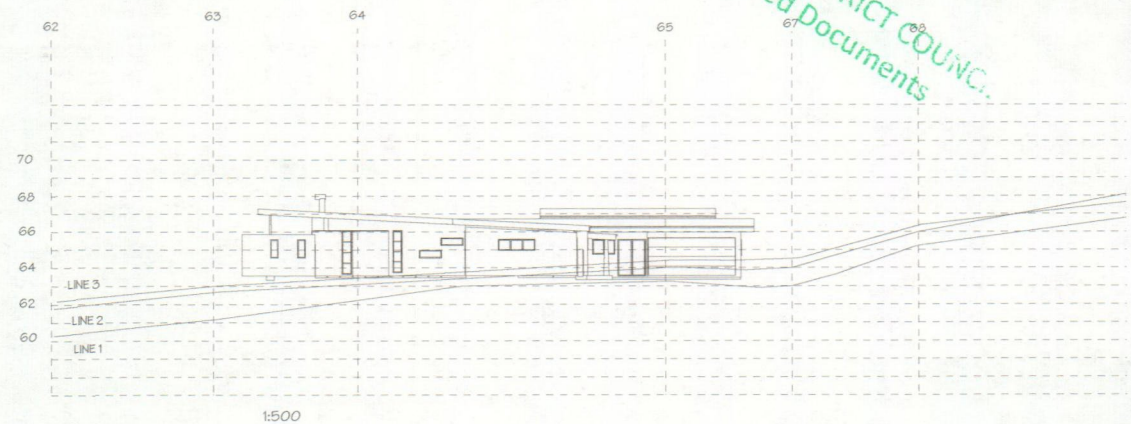
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IMPERMEABLE
SURFACES - 976 sqm



FAR NORTH DISTRICT COUNCIL
Approved Documents



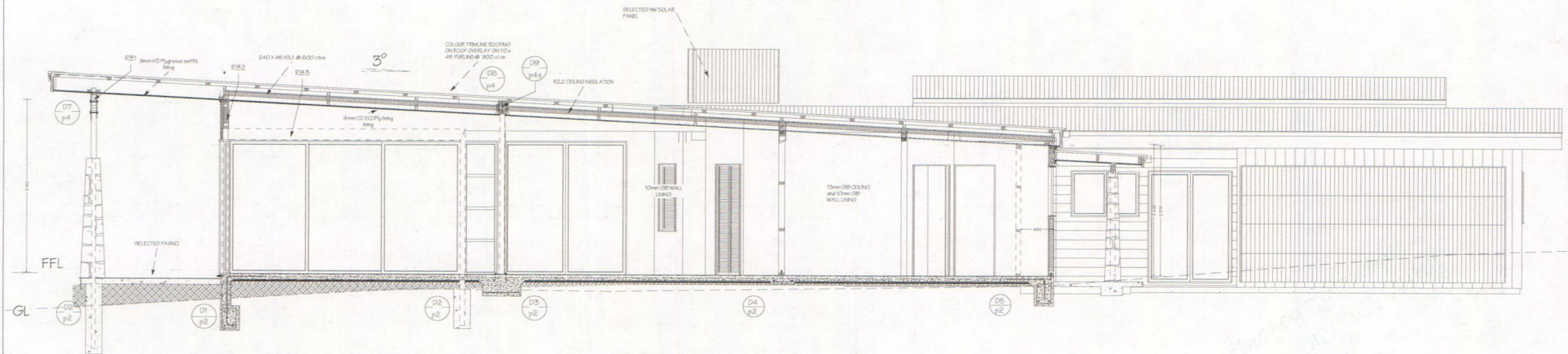
LININGS

SOFFIT LINING - 9mm H3.1 PLYGROOVE

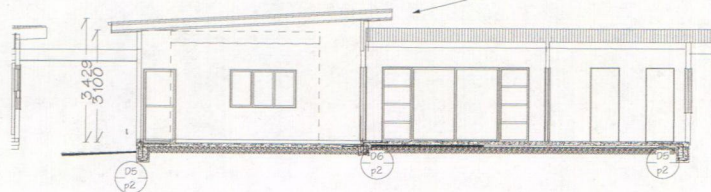
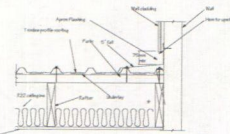
CEILING LINING OVER LIVING ROOMS AND ENTRY - 9mm ECOPLY

CEILING LINING OVER UTILITY ROOMS AND BEDROOMS - 13mm GIB Standard - WET areas 13mm Aqualine

WALL LINING TO ALL WALLS - BRACELINE, AQUALINE, STANDARD 10mm GIB, villaboard to walls for showers and bath



SECTION A/A



SECTION B/B

NOTES - WALL FRAMING

All wall to have double top plates

All wall studs H1.290 x 45 @ 400 c/c - nogs @ 1200 c/c max

nogs for Triclad @ 400 c/c

Wall cavities to be filled with R1.8 insulation

Building wrap with taped flashing on openings