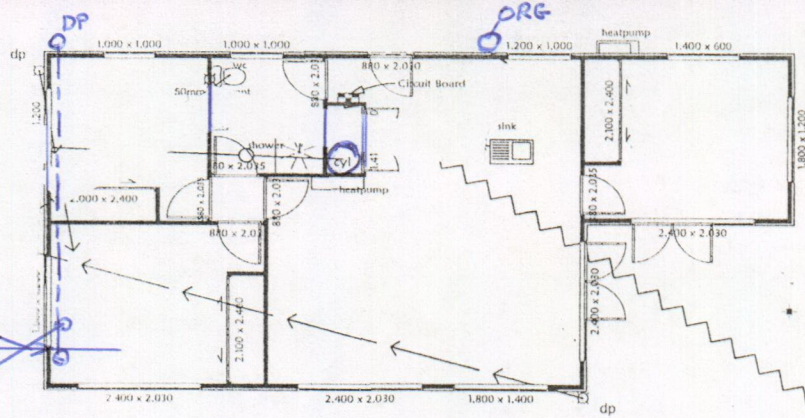
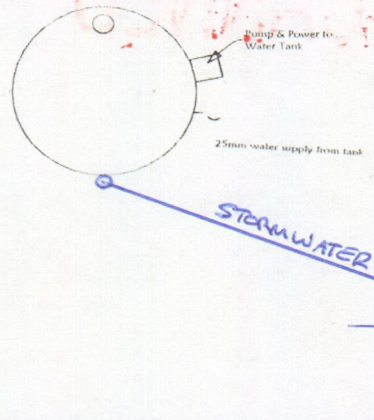


PLANS



002



Services Plan ~ 1:100



TRENCHED DRIPPER LINES

SOIL PIPES SIZES & Min Falls:	
Sewer	~ 100 dia. 1:60
Toilets	~ 100 dia. 1:60
Sinks, w/m. tubs,	
bath, d/w, shower	~ 50 dia. 1:40
whb, vanities	~ 40 dia. 1:40

NOTE:
 THESE DRAWINGS ARE TO READ IN CONJUNCTION WITH THE SPECIFICATION DOCUMENTS, ENGINEERING DETAILS/DRAWINGS, MANUFACTURER'S SPECIFICATIONS & TRUSS DESIGNERS/MANUFACTURER'S DRAWINGS.



Coastal Homes Ltd
 3 Walters Way
 Coopers Beach 0420
 Ph (09) 406 0673
 fax (09) 406 0674



SHEET TITLE:
Plumbing & Services Plan

PROJECT INFORMATION:
FAHEY RESIDENCE
 TURVEY ROAD, MANGONUI, 0420.

REVISION:

SCALE:
 DRAWN BY:
 Hubert Neeson

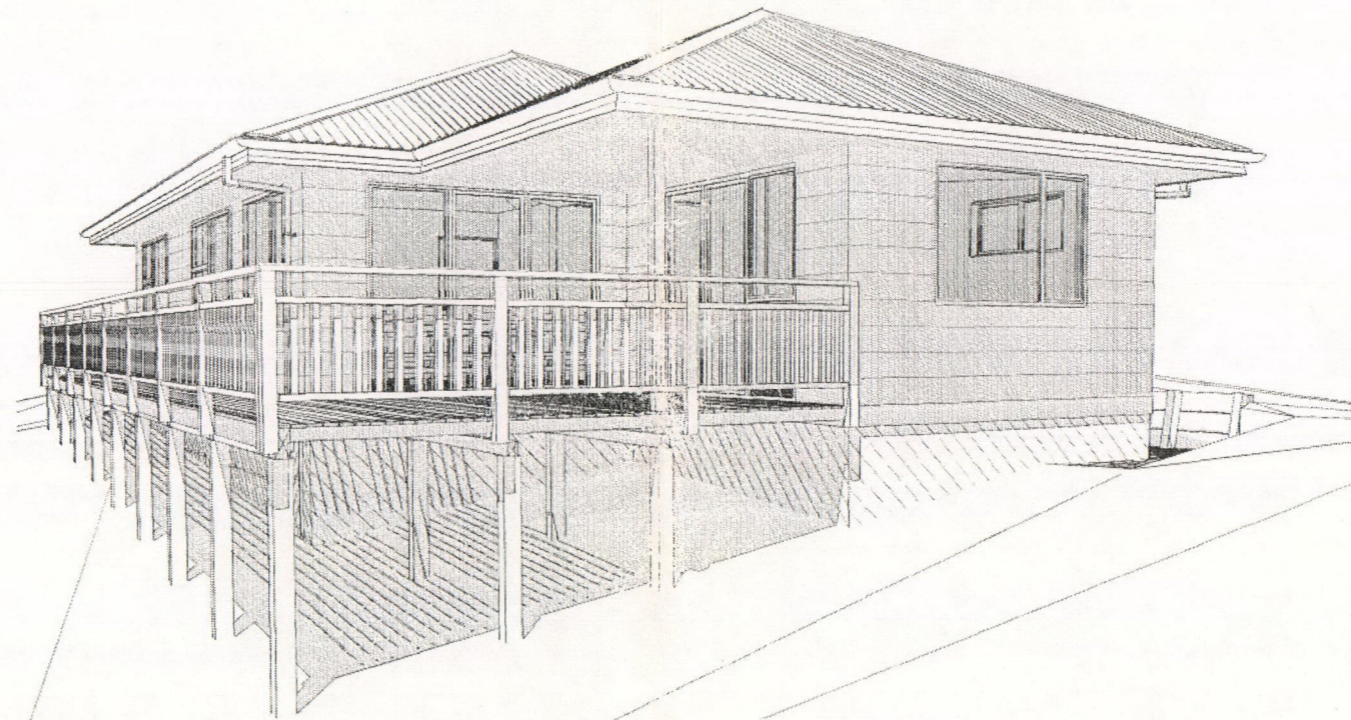
DATE THIS COPY ISSUED:
 4-Nov-2012
 CHANGES TO PLANS AFTER CONCEPT PLANS HAVE BEEN APPROVED WILL BE REVISED

SHEET:
9
 OF 14

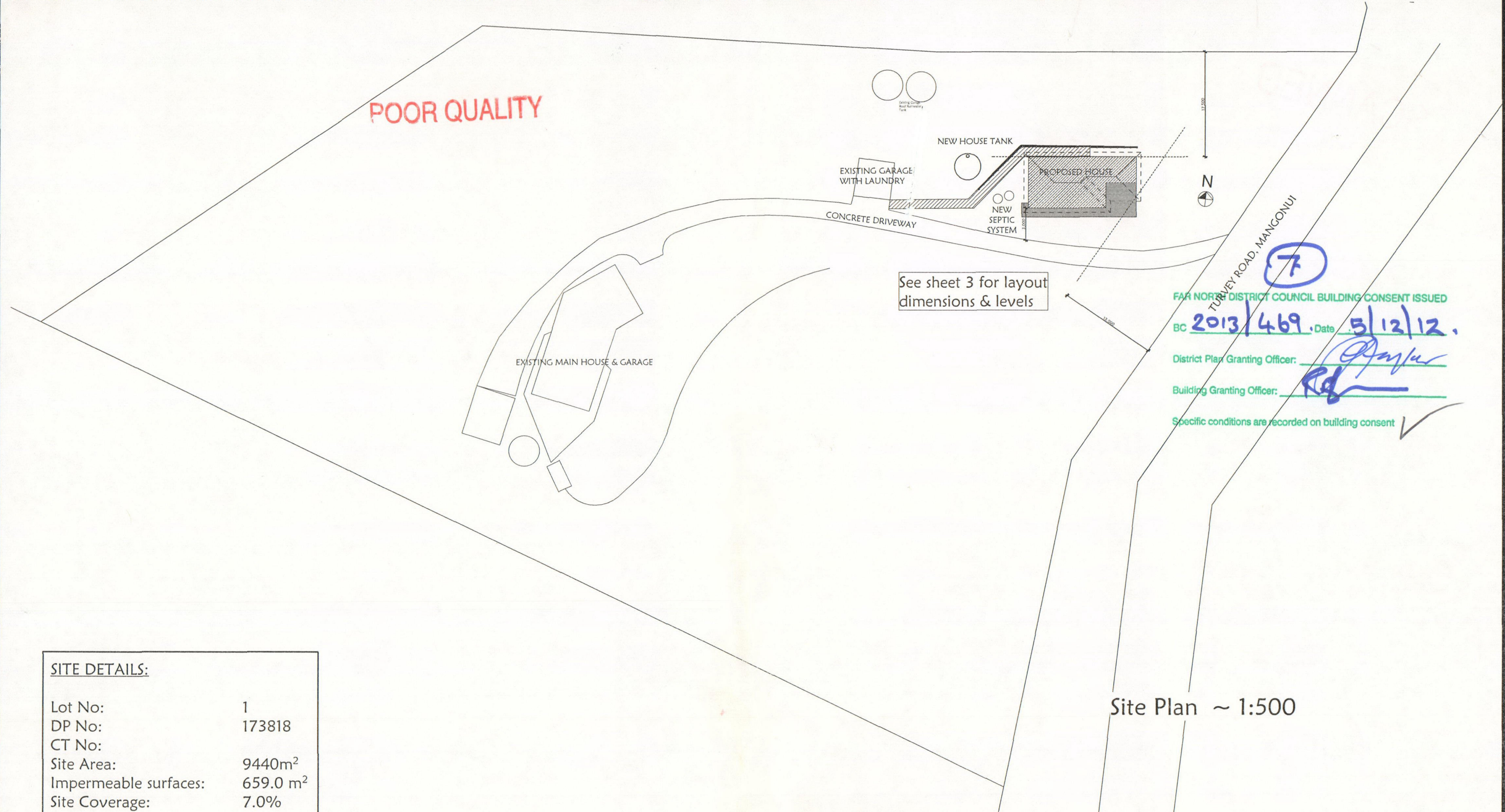
Proposed Fahey Residence at Mongonui

Sheet Index

Layout ID	Layout Name
1	Cover Sheet
2	Site & Services Plan
3	Site layout Plan
4	Foundation Plan
5	Ground Floor Plan
6	Bracing Calcs.
7	Subfloor Bracing Calcs
8	Elevations
9	Plumbing & Services Plan
10	Sections
11	Electrical Plan
12	Fixing Details
13	Lintel Fixings
14	Window Details



BEFORE CONSTRUCTION BEGINS, BUILDER MUST CHECK ALL DIMENSIONS ARE CORRECT AND ALL CONSTRUCTION WORK COMPLIES WITH THE NEW ZEALAND BUILDING CODE, LOCAL BODY BYLAWS AND RELEVANT NEW ZEALAND STANDARDS



See sheet 3 for layout dimensions & levels

FAIR NORTH DISTRICT COUNCIL BUILDING CONSENT ISSUED
 BC 2013/469 Date 5/12/12.
 District Plan Granting Officer: *[Signature]*
 Building Granting Officer: *[Signature]*
 Specific conditions are recorded on building consent ✓

Site Plan ~ 1:500

SITE DETAILS:

Lot No: 1
 DP No: 173818
 CT No:
 Site Area: 9440m²
 Impermeable surfaces: 659.0 m²
 Site Coverage: 7.0%

NOTES:

FFL 600mm minimum above ground level unless otherwise stated.
 Areas & measurements are subject to final survey.

SEDIMENT CONTROL:

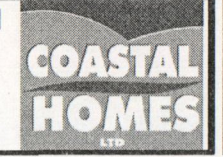
- 1/ All erosion & sediment control structures to be inspected each working day & maintained in good working order.
- 2/ All ground cover vegetation outside the immediate building area to be preserved during the building phase.
- 3/ All erosion & sediment control measures to be installed prior to commencement of major earthworks.
- 4/ Stockpiles of clay materials to be covered with impervious sheet.
- 5/ Roof water downpipes to be connected to the permanent underground stormwater system as soon as practicable after roof is laid.

NOTE:

THESE DRAWINGS ARE TO READ IN CONJUNCTION WITH THE SPECIFICATION DOCUMENTS, ENGINEERING DETAILS/DRAWINGS, MANUFACTURER'S SPECIFICATIONS & TRUSS DESIGNERS/MANUFACTURER'S DRAWINGS.



Coastal Homes Ltd
 3 Walters Way
 Coopers Beach 0420
 Ph (09) 406 0673
 fax (09) 406 0674



SHEET TITLE:
Site & Services Plan

PROJECT INFORMATION:
FAHEY RESIDENCE
 TURVEY ROAD, MANGONUI, 0420.

REVISION:

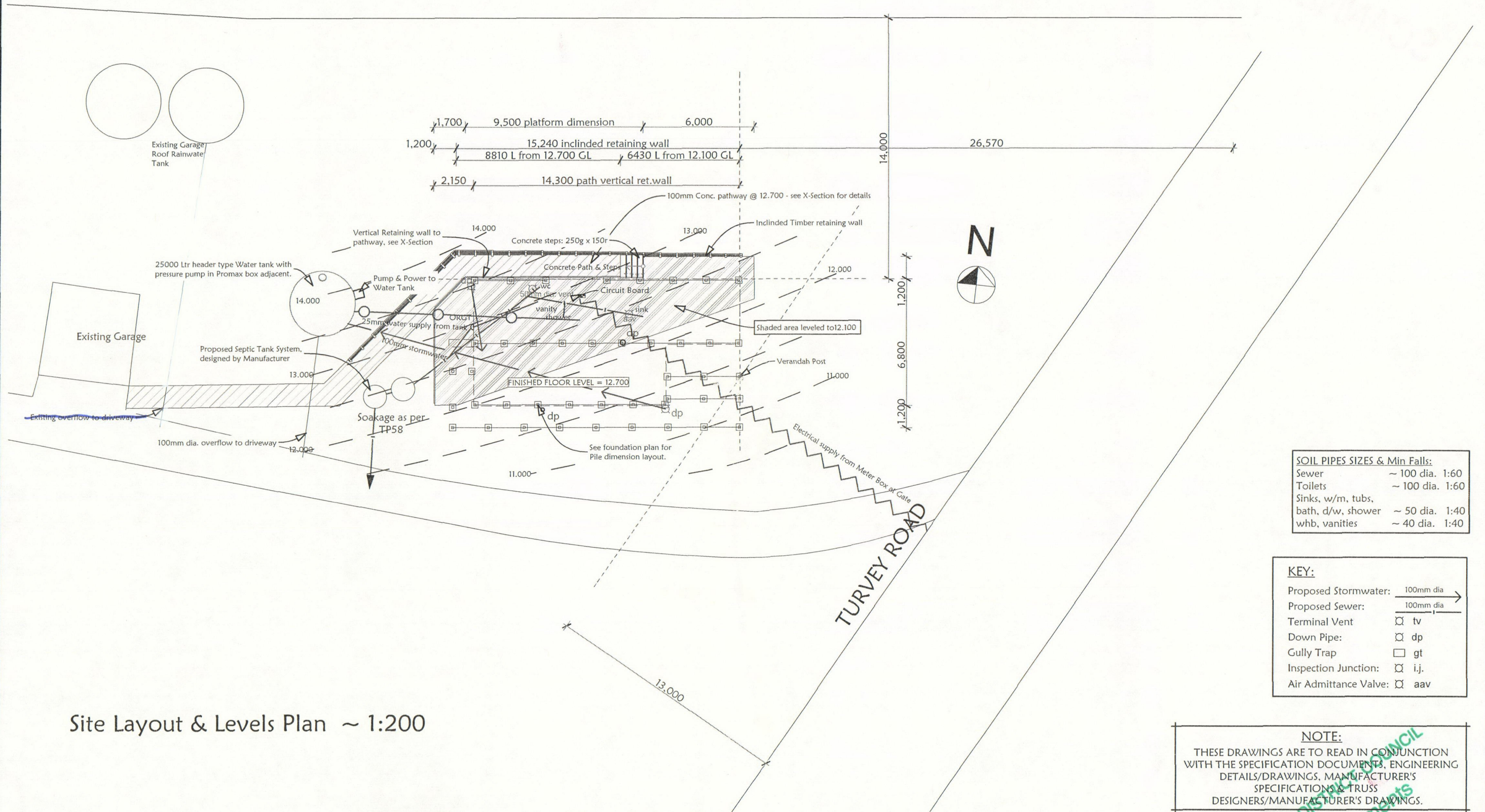
SCALE:
 DRAWN BY:
 Hubert Neeson

DATE THIS COPY ISSUED:
 4-Nov-2012
 CHANGES TO PLANS AFTER CONCEPT PLANS HAVE BEEN APPROVED WILL BE INVOICED

SHEET:
2
 OF 14

FAIR NORTH DISTRICT COUNCIL Approved Documents

POOR QUALITY



Site Layout & Levels Plan ~ 1:200

SOIL PIPES SIZES & Min Falls:	
Sewer	~ 100 dia. 1:60
Toilets	~ 100 dia. 1:60
Sinks, w/m, tubs, bath, d/w, shower	~ 50 dia. 1:40
whb, vanities	~ 40 dia. 1:40

KEY:	
Proposed Stormwater:	100mm dia
Proposed Sewer:	100mm dia
Terminal Vent	tv
Down Pipe:	dp
Gully Trap	gt
Inspection Junction:	i.j.
Air Admittance Valve:	aav

NOTE:
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POOR QUALITY

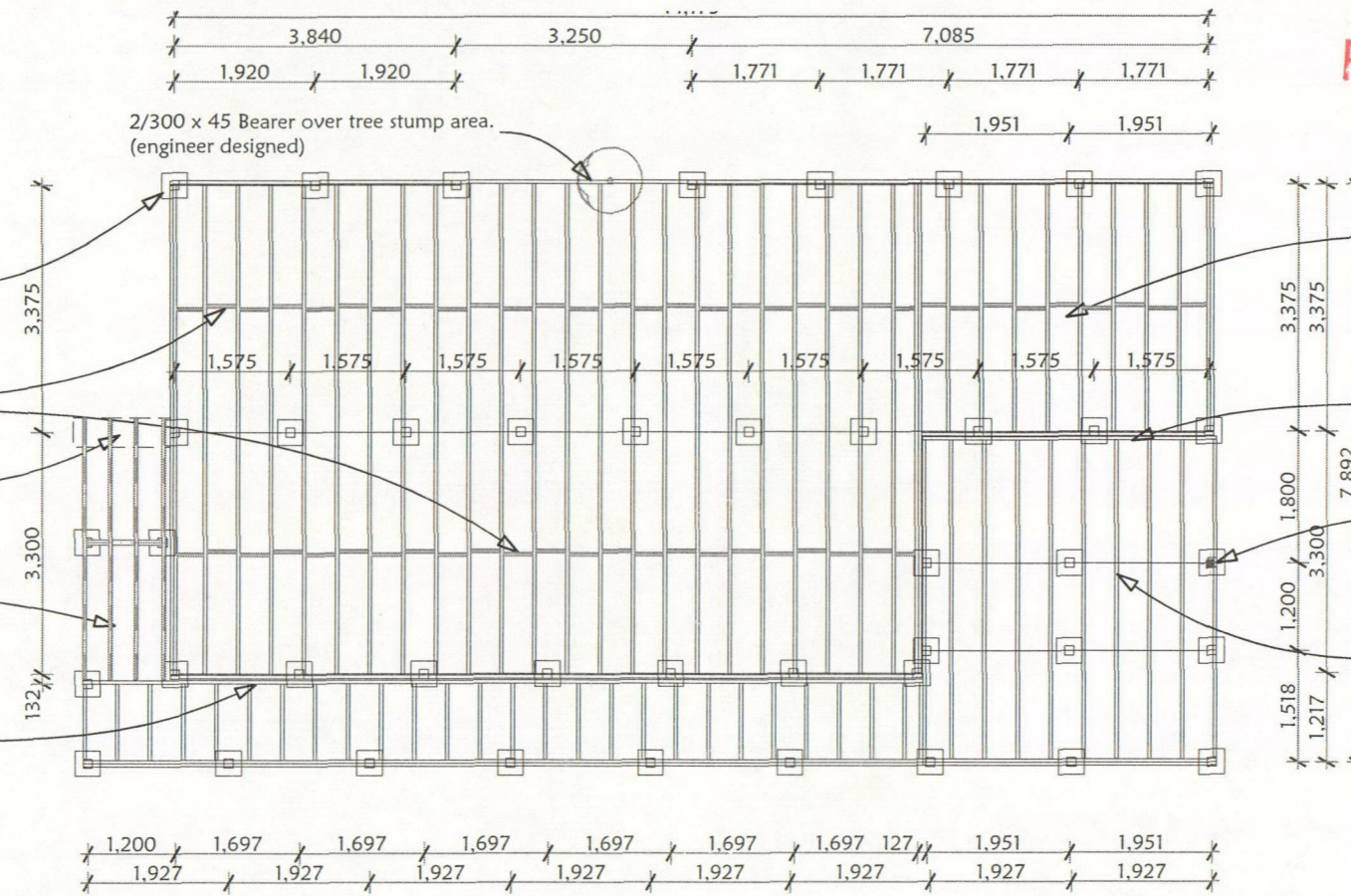
NOTE: Sq pile pads diagramatic only - Timber piles are set in 450mm dia. auger holes, min. 300mm into ground to solid bearing

190 x 45 SG8 (Wet) Mid Span Blocking

Treated bearers set into 1360 x 400 x 300 deep concrete pad with s.s. 'L' brackets & M10 ss bolts.

90° timber ramp: 100 x 25 kwila decking on 190 x 45 SG8 (Wet) Joists on 90 x 45 SG8 (Wet) Bearers on Pile foundations as for Deck.

This 90 x 45 SG8 (Wet) cleat bolted to 190 house end joist 90mm below top level with M12 S.S. bolts @ 600mm CL. Provide 12mm spacers sleeves to bolts between the two joists. Run the decking joists over this cleat.



HOUSE FLOOR: (RL = 12.700)
20mm Strandboard flooring (21mm H3.1. Treated Ply to Bathroom) over 190 x 45 SG8 joists @ 450mm CL. on 2/140 x 45 SG8 bearers @ 3450 CL max. on 125 x 125 SG8 (Wet) piles @ 2000 CL max. (boundary) and 1650 CL max. (middle row), set in 450mm dia. auger x 300 deep concrete pads.

This 90 x 45 SG8 (Wet) cleat bolted to 190 house end joist 90mm below top level with M12 S.S. bolts @ 600mm CL. Provide 12mm spacers sleeves to bolts between the two joists. Run the decking joists over this cleat.

90 x 90 SG8 H3.1 Post fixed to bearer with 2/M12 s.s. Bolts (top & bottom) to 2/90 x 6 s.s. plates, each 300mm long

DECK FLOOR: (RL = 21.700)
100 x 25 Kwila decking set with 3mm gap on, 90 x 45 SG8 (Wet) joists @ 450 CL. on 2/190 x 45 SG8 (Wet) bearers @ 2000 CL max. on 125 x 125 SG8 (Wet) piles @ 2000 CL max. set in 450mm auger x 300 deep concrete pads.

Foundation Plan ~ 1:100
All dimensions to Centreline of piles.

NOTE: ~ ALL timber is MSG8 Grade

1. ALL EXTERNAL WALLS TO BE H3.1 TREATED 90x45 PINUS RADIATA KD FRAMING @ 600crs.
2. ALL INTERNAL WALLS TO BE 90x45 H1.2 PINUS RADIATA KD FRAMING @ 600crs.
3. ALL ROOF FRAMING, & TRUSSES TO BE H3.2 TREATED PINUS RADIATA.

4. SMOKE DETECTORS TO BE INSTALLED THROUGHOUT DWELLING COMPLYING WITH NZ BLDG CODE F7/AS1.

NOTE: do not install smoke detectors more than 3.0m away from a bedroom door.

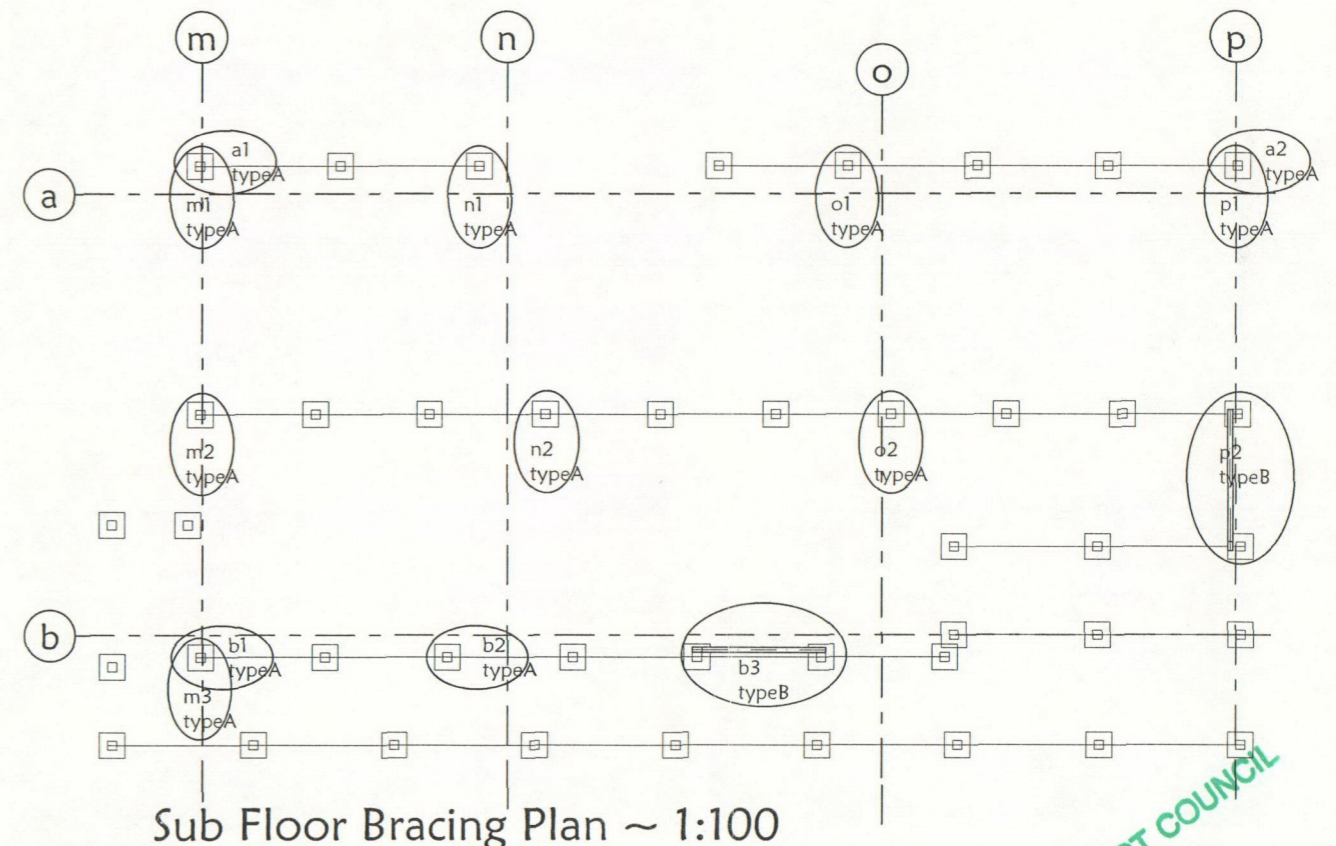
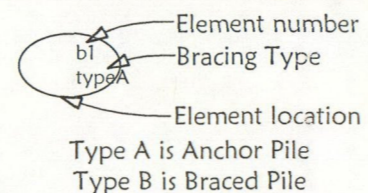
Indicates Smoke Detector Position

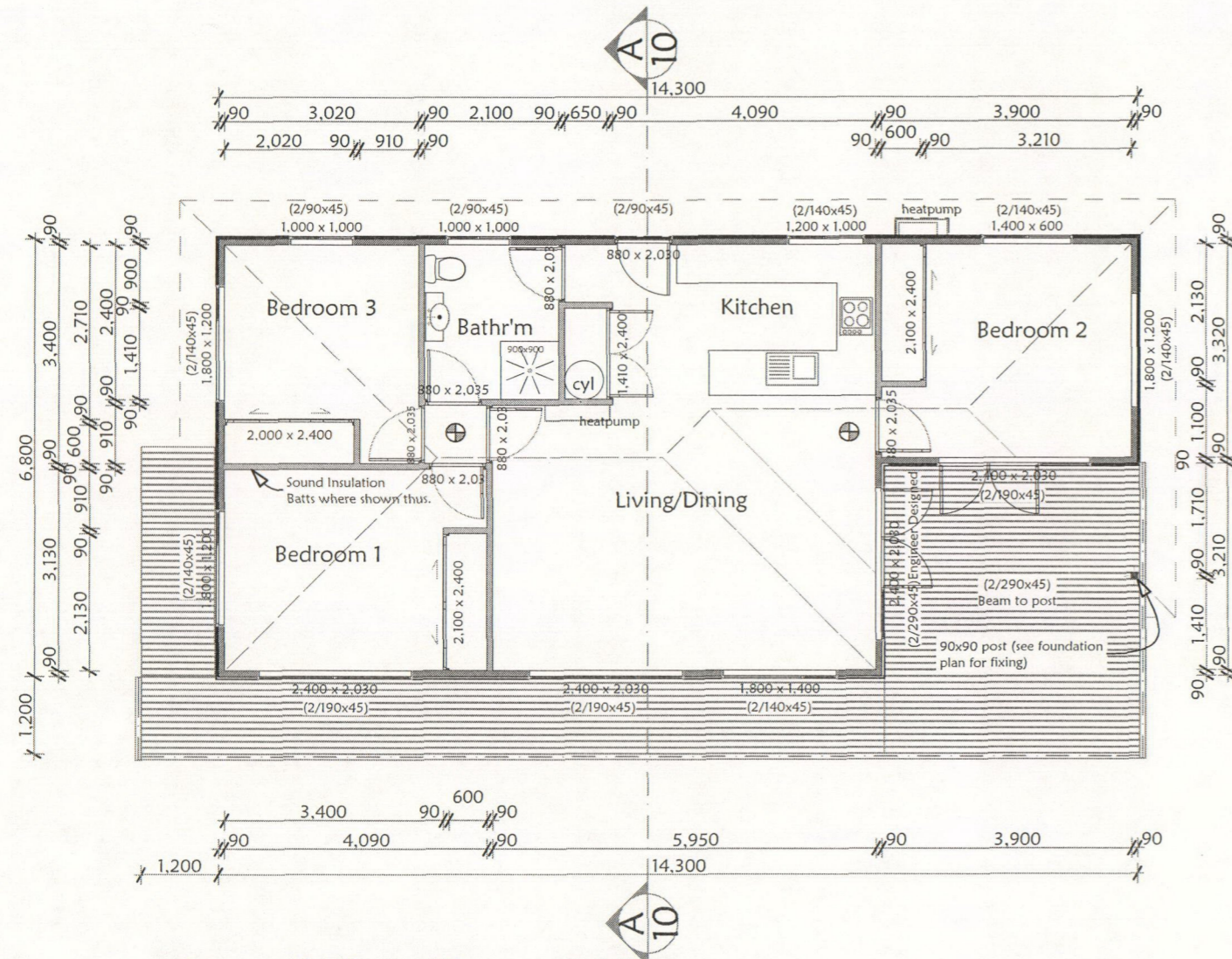
Mount detectors on ceilings, minimum 300mm from any adjacent walls.

5. ALL BEAM SIZES SHOWN ARE TO BE CONFIRMED BY THE PRECUT MANUFACTURER AND SHALL COMPLY WITH NZS 3604: 1999.

NOTE:
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Sub Floor Bracing Key:





Ground Floor Plan ~ 1:100
(NOTE: • Lintels sizes indicated in (brackets adjacent opening)
See sheet 10 for Mitek Lintel fixing details

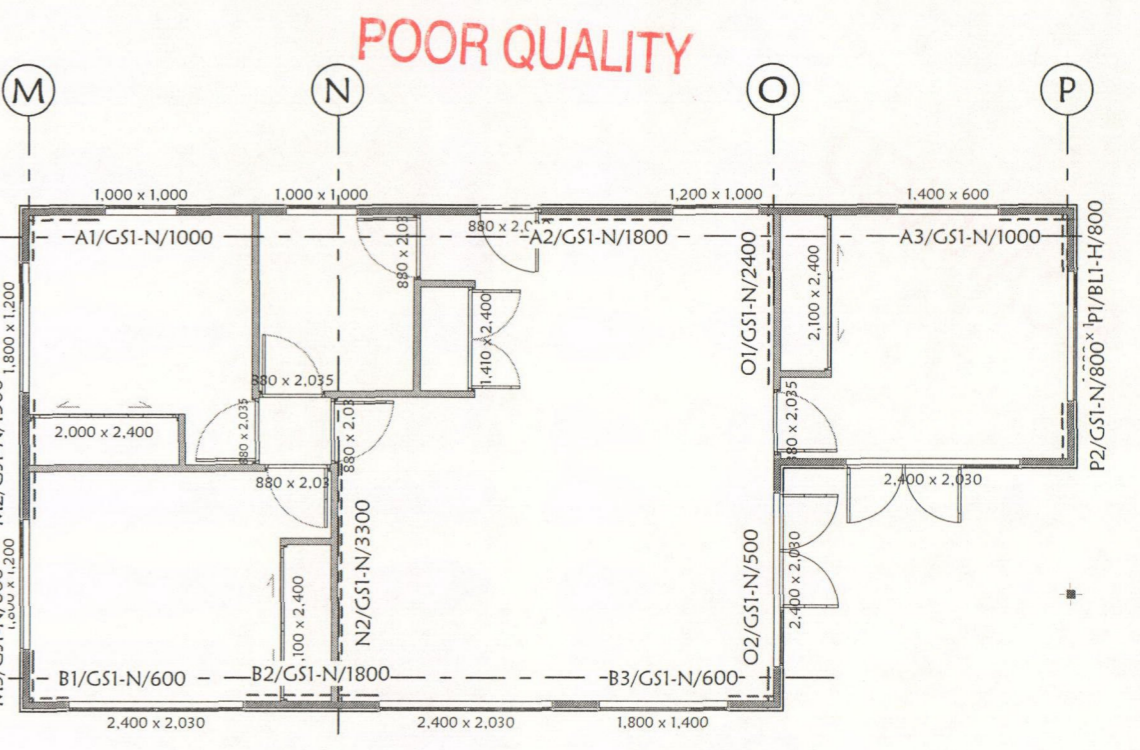
AREAS:

House:
84.1 Sq.m (over frame)

Garage:
36.0 Sq.m (Existing)

Deck:
36.2 Sq.m (total)

Impervious Surfaces:
148.4 Sq.m (Existing house)
118.4 Sq.m (New house)
77.0 Sq.m (Existing Garages)
315.2 Sq.m (Existing Driveway)
TOTAL = 659m²



Ground Floor Bracing Plan ~ 1:100

Bracing Key:

Element number
Element length
Bracing Type

NOTE: ~ ALL timber is MSG8 Grade

- ALL EXTERNAL WALLS TO BE H3.1 TREATED 90x45 PINUS RADIATA KD FRAMING @ 600crs.
- ALL INTERNAL WALLS TO BE 90x45 H1.2 PINUS RADIATA KD FRAMING @ 600crs.
- ALL ROOF FRAMING, & TRUSSES TO BE H3.2 TREATED PINUS RADIATA.
- SMOKE DETECTORS TO BE INSTALLED THROUGHOUT DWELLING COMPLYING WITH NZ BLDG CODE F7/AS1.

NOTE: do not install smoke detectors more than 3.0m away from a bedroom door.


⊕ Indicates Smoke Detector Position
Mount detectors on ceilings, minimum 300mm from any adjacent walls.

- ALL BEAM SIZES SHOWN ARE TO BE CONFIRMED BY THE PRECUT MANUFACTURER AND SHALL COMPLY WITH NZS 3604: 1999.

WET AREA FINISHES:
To Laundry, WC, Bathroom, & Kitchen:
FLOOR finishes are Vinyl.
WALL & CEILING finishes are Acrylic Semi-gloss paint over Aqualine Gibraltarboard linings.
Bench tops are 'Formica'
ALL complying with NZBC E3/AS1 clause 3

NOTE:
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POOR QUALITY

GIB EzyBrace® 2011 Software 

Demand Calculation Sheet single storey V06/11

Job Details

Name: FAHEY Residence
 Street and Number: Turvey Road, Mangonui
 Lot and DP Number: Lot 1 DP 173818
 City/Town/District: Far North D.C.
 Designer: Hubert NEESON
 Company Name: Arcline Design
 Date: 31/10/2012



Select Lining Option: 10 or 13 mm GIB® Plasterboard

Building Specification

Number of storeys: single
 Floor Loading: 2kPa
 Foundation Type: subfloor
 Cladding Weight (subfloor): light

Single Floor **Complete Single Floor Column only**

Cladding Weight: light
 Roof Weight: light
 Room in Roof Space: no
 Roof Pitch (degrees): 25
 Roof height above eaves (m): 2.1
 Building height to apex (m): 5.2
 Ground to lower floor level (m): 1.1

Stud Height (m): 2.4
 Building Length (m): 14.3
 Building Width (m): 6.8
 Building Plan Area (m2): 84

Building Location


Wind Zone: Very High
 Earthquake Zone: 1
 Soil Type: C (shallow)
 Annual exceedance probability: 1/500 (NZS3604:2011 default)

Bracing Units required for Wind

Demand W (BU)	subfloor	Walls single
along	686	388
across	1370	743

Bracing Units required for Earthquake

Demand along / across E (BU)	Walls
subfloor	398
single	264

#REF! Arcline Design
 GIB EzyBrace® 2011 Software 

SINGLE OR UPPER STOREY WALLS ALONG V06/11


Line Total Check	Line Label	Bracing Element No	Available Wall Length L (m)	Angle to Bracing line (degrees)	Element Height H (m)	Bracing Type	Supplier	Bracing Units Achieved	
								W	E
227	A	1	1		2.4	GS1-N	GIB®	65	60
		2	1.8		2.4	GS1-N	GIB®	124	108
		3	1		2.4	GS1-N	GIB®	65	60
178	B	1	0.6		2.4	GS1-N	GIB®	34	35
		2	1.8		2.4	GS1-N	GIB®	124	108
		3	0.6		2.4	GS1-N	GIB®	34	35

Totals Achieved	W	115%	EQ	153%	Wind	Earthq.
Timber Floor, design limit of 120 BU/m		accepted			OK	OK
Totals Required (from Demand)	388				264	

Wall Bracing Systems
 For full construction details see technical literature

Custom Elements to be entered in 'Custom Elements' Worksheet

Supplier	System	Minimum Length (m)	BUs W/m	BUs EQ/m
GIB®	GS1-N	0.4		
GIB®	GS2-N	0.4		
GIB®	GSP-H	0.4		
GIB®	BL1-H	0.4		
GIB®	BLP-H	0.4		
GIB®	BLG-H	0.4		

#REF! Arcline Design
 GIB EzyBrace® 2011 Software 

SINGLE OR UPPER STOREY WALLS ACROSS V06/11

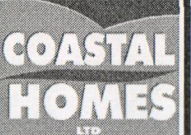
Line Total Check	Line Label	Bracing Element No	Available Wall Length L (m)	Angle to Bracing line (degrees)	Element Height H (m)	Bracing Type	Supplier	Bracing Units Achieved	
								W	E
172	M	1	0.6		2.4	GS1-N	GIB®	34	35
		2	1.5		2.4	GS1-N	GIB®	104	90
		3	0.8		2.4	GS1-N	GIB®	49	47
198	N	1	3.3		2.4	GS1-N	GIB®	228	198
		2			2.4	GS1-N	GIB®		
		3			2.4	GS1-N	GIB®		
173	O	1	2.4		2.4	GS1-N	GIB®	166	144
		2	0.5		2.4	GS1-N	GIB®	28	29
		3			2.4	GS1-N	GIB®		
129	P	1	0.8		2.4	GS1-N	GIB®	87	82
		2	0.8		2.4	GS1-N	GIB®	49	47
		3			2.4	GS1-N	GIB®		

Totals Achieved	W	100%	EQ	254%	Wind	Earthq.
Timber Floor, design limit of 120 BU/m		accepted			OK	OK
Totals Required (from Demand)	743				264	

SEE SHEET 5 FOR BRACING PLAN

NOTE:
 THESE DRAWINGS ARE TO READ IN CONJUNCTION WITH THE SPECIFICATION DOCUMENTS, ENGINEERING DETAILS/DRAWINGS, MANUFACTURER'S SPECIFICATIONS & TRUSS DESIGNERS/MANUFACTURER'S DRAWINGS.

 Coastal Homes Ltd
 3 Walters Way
 Coopers Beach 0420
 Ph (09) 406 0673
 fax (09) 406 0674



SHEET TITLE:
**Bracing Calcs.
 Main Floor**

PROJECT INFORMATION:
FAHEY RESIDENCE
 TURVEY ROAD, MANGONUI, 0420.

REVISION:

SCALE:
 DRAWN BY:
 Hubert Neeson

DATE THIS COPY ISSUED:
 4-Nov-2012

SHEET:
6
 OF 14

#REF! Arcline Design
GIB EzyBrace® 2011 Software

#REF! Arcline Design
GIB EzyBrace® 2011 Software

Subfloor Bracing Systems
 For details see NZS3604:1999
 and appropriate manufacturer's literature

Subfloor Bracing Calculation Sheet					Subfloor Across			V06/11
Along								
Bracing Line		Bracing Elements provided			Wind	Earthq.		
1	2	3	4	5	6	8W	9EQ	
Line Label	Minimum BUs Req/Ach	Bracing Element No.	Supplier	Bracing Type	Number or Length L (m)	BUs Achieved	BUs Achieved	
m	line totals	1	NZS3604	anchor pile	1	160	120	
W	480	2	NZS3604	anchor pile	1	160	120	
EQ	360	3	NZS3604	anchor pile	1	160	120	
n	line totals	1	NZS3604	anchor pile	1	160	120	
W	320	2	NZS3604	anchor pile	1	160	120	
EQ	240	3		none				
o	line totals	1	NZS3604	anchor pile	1	160	120	
W	320	2	NZS3604	anchor pile	1	160	120	
EQ	240	3		none				
p	line totals	1	NZS3604	anchor pile	1	160	120	
W	320	2	NZS3604	braced piles	1	160	120	
EQ	240	3		none				
q	line totals	1		none				
W		2		none				
EQ		3		none				
r	line totals	1		none				
W		2		none				
EQ		3		none				
s	line totals	1		none				
W		2		none				
EQ		3		none				
t	line totals	1		none				
W		2		none				
EQ		3		none				
u	line totals	1		none				
W		2		none				
EQ		3		none				
v	line totals	1		none				
W		2		none				
EQ		3		none				

Subfloor Bracing Calculation Sheet					Subfloor Along			V06/11
Along								
Bracing Line		Bracing Elements provided			Wind	Earthq.		
1	2	3	4	5	6	8W	9EQ	
Line Label	Minimum BUs Req/Ach	Bracing Element No.	Supplier	Bracing Type	Number or Length L (m)	BUs Achieved	BUs Achieved	
a	line totals	1	NZS3604	anchor pile	1	160	120	
W	320	2	NZS3604	anchor pile	1	160	120	
EQ	240	3		none				
b	line totals	1	NZS3604	anchor pile	1	160	120	
W	480	2	NZS3604	anchor pile	1	160	120	
EQ	360	3	NZS3604	braced piles	1	160	120	
c	line totals	1		none				
W		2		none				
EQ		3		none				
d	line totals	1		none				
W		2		none				
EQ		3		none				
e	line totals	1		none				
W		2		none				
EQ		3		none				
f	line totals	1		none				
W		2		none				
EQ		3		none				
g	line totals	1		none				
W		2		none				
EQ		3		none				
h	line totals	1		none				
W		2		none				
EQ		3		none				
i	line totals	1		none				
W		2		none				
EQ		3		none				
j	line totals	1		none				
W		2		none				
EQ		3		none				

Supplier	System	Min. No. or Length (m)	BUs W/m	BUs EQ/m
	none			
NZS3604	masonry 0.75	1.5	42	42
NZS3604	masonry 1.5	1.5	100	100
NZS3604	masonry 3.0	1.5	200	200
NZS3604	masonry 4.5	1.5	300	300
NZS3604	braced piles	1	160	120
NZS3604	cantilever pile	1	70	30
NZS3604	anchor pile	1	160	120

Totals Achieved					Wind	Earthq.
					1440	1080
Totals Required (from Sheet A)					OK	OK
					1370	398

Totals Achieved					Wind	Earthq.
					800	600
Totals Required (from Sheet A)					OK	OK
					686	398

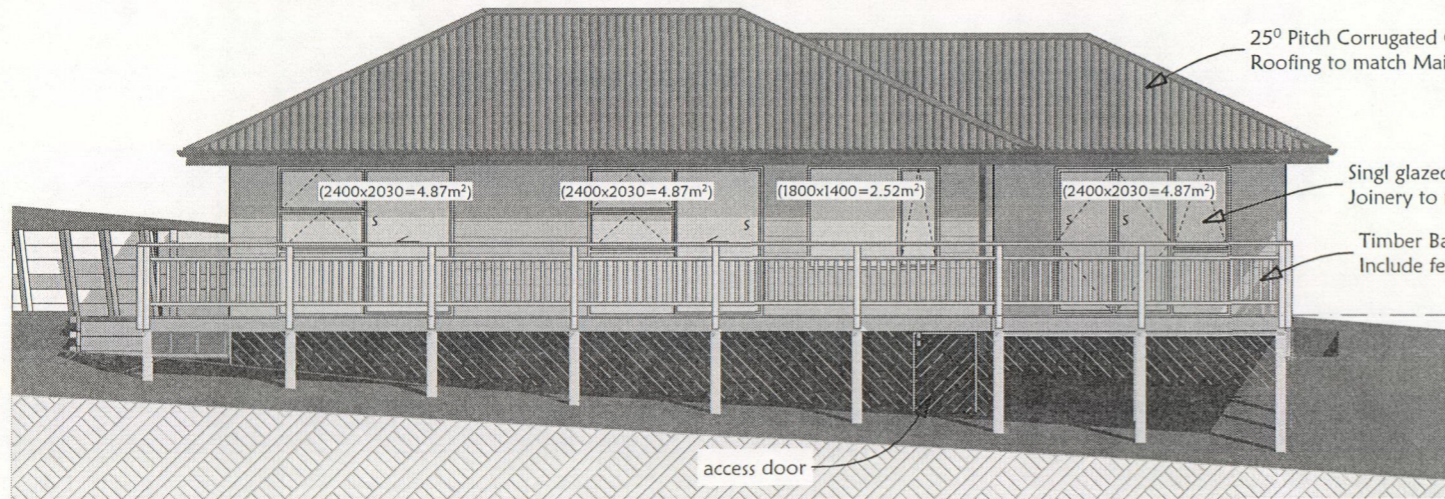
SEE SHEET 4 FOR BRACING PLAN

NOTE:
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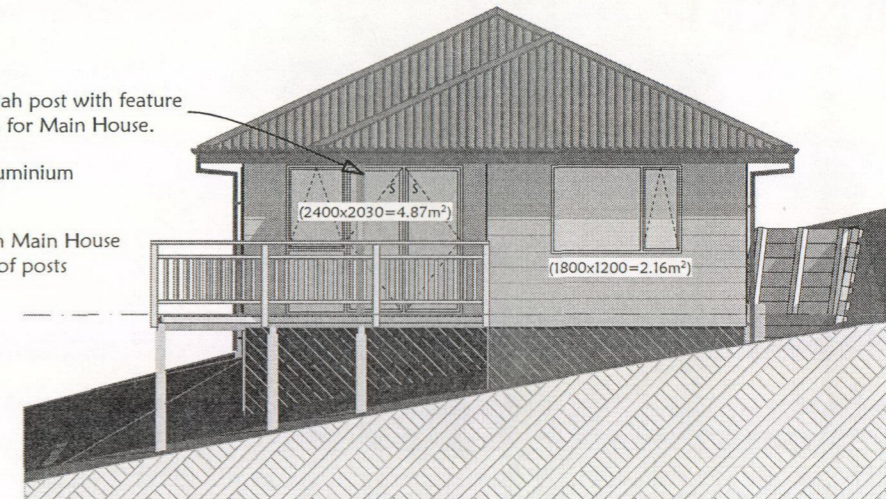
	Coastal Homes Ltd 3 Walters Way Coopers Beach 0420 Ph (09) 406 0673 fax (09) 406 0674		SHEET TITLE:	PROJECT INFORMATION:	REVISION:	SCALE:	DATE THIS COPY ISSUED:	SHEET:
			Bracing Calcs. Subfloor	FAHEY RESIDENCE TURVEY ROAD, MANGONUI, 0420.		HUBERT NEESON	4-Nov-2012	7

CHANGES TO PLANS AFTER CONCEPT PLANS HAVE BEEN APPROVED WILL BE INVOICED

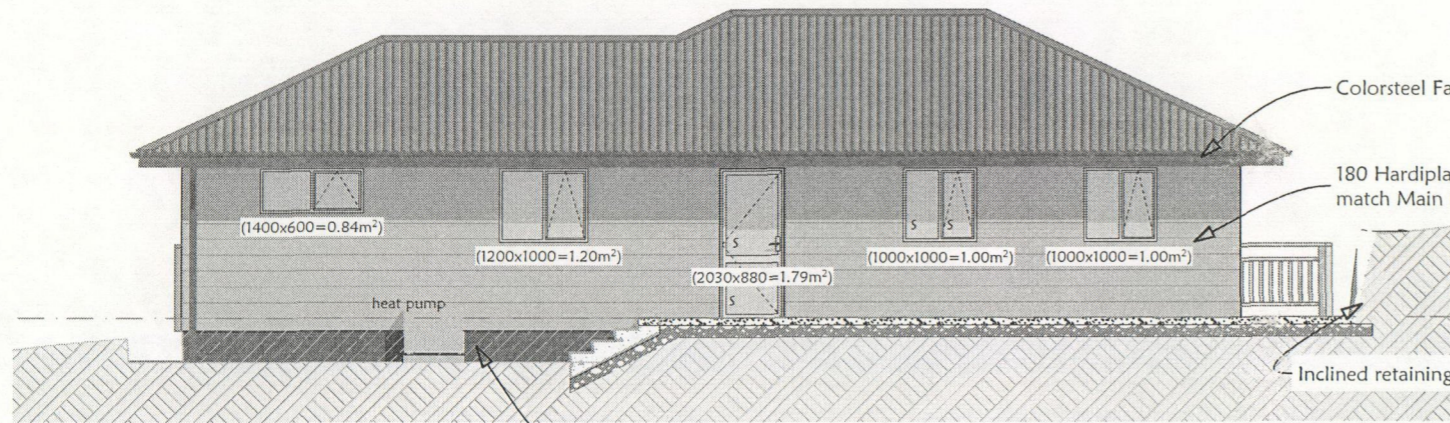
POOR QUALITY



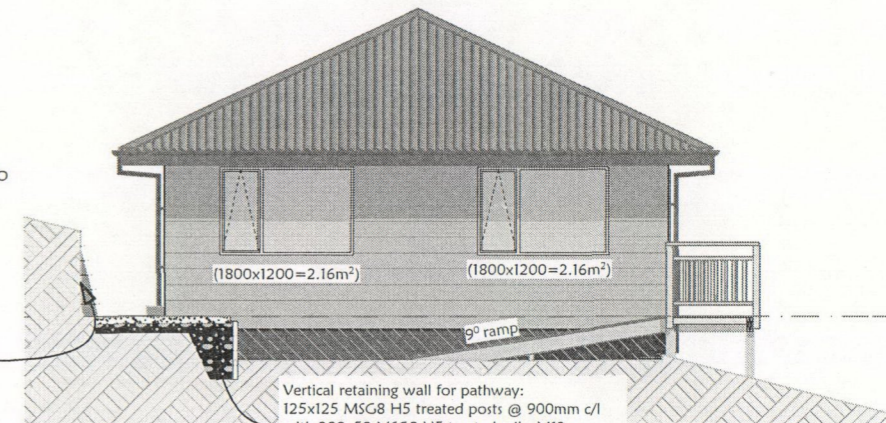
South Elevation ~ 1:100



East Elevation ~ 1:100



North Elevation ~ 1:100



West Elevation ~ 1:100

BUILDING ENVELOPE RISK MATRIX		
ALL Elevations @ Worst case		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Medium risk	1
Roof/wall intersection design	Low risk	0
Eaves width	Medium risk	1
Envelope complexity	Low risk	0
Deck design	Medium risk	2
Total Risk Score:		6

- NOTES:**
- Window & Door opening sizes are approximate.
 - All opening sizes are to be measured on site before windows & doors are to be manufactured.
 - All lintels are to comply with NZS 3604: 1999.
 - All veneer sizes shown are to comply with NZS 3604: 1999.
- (w x h) Indicates size of window & door opening
- 'S' denotes safety glass required, to comply with NZS 4223
 - All glazing, except for garage, is to be rated @ R value = 0.26

- NOTE:** ~ ALL timber is MSG8 Grade
- ALL EXTERNAL WALLS TO BE H3.1 TREATED 90x45 PINUS RADIATA KD FRAMING @ 600crs.
 - ALL INTERNAL WALLS TO BE 90x45 H1.2 PINUS RADIATA KD FRAMING @ 600crs.
 - ALL ROOF FRAMING, & TRUSSES TO BE H3.2 TREATED PINUS RADIATA.
 - SMOKE DETECTORS TO BE INSTALLED THROUGHOUT DWELLING COMPLYING WITH NZ BLDG CODE F7/A51.
- NOTE: do not install smoke detectors more than 3.0m away from a bedroom door.
- Indicates Smoke Detector Position
- Mount detectors on ceilings, minimum 300mm from any adjacent walls.
- ALL BEAM SIZES SHOWN ARE TO BE CONFIRMED BY THE PRECUT MANUFACTURER AND SHALL COMPLY WITH NZS 3604: 1999.

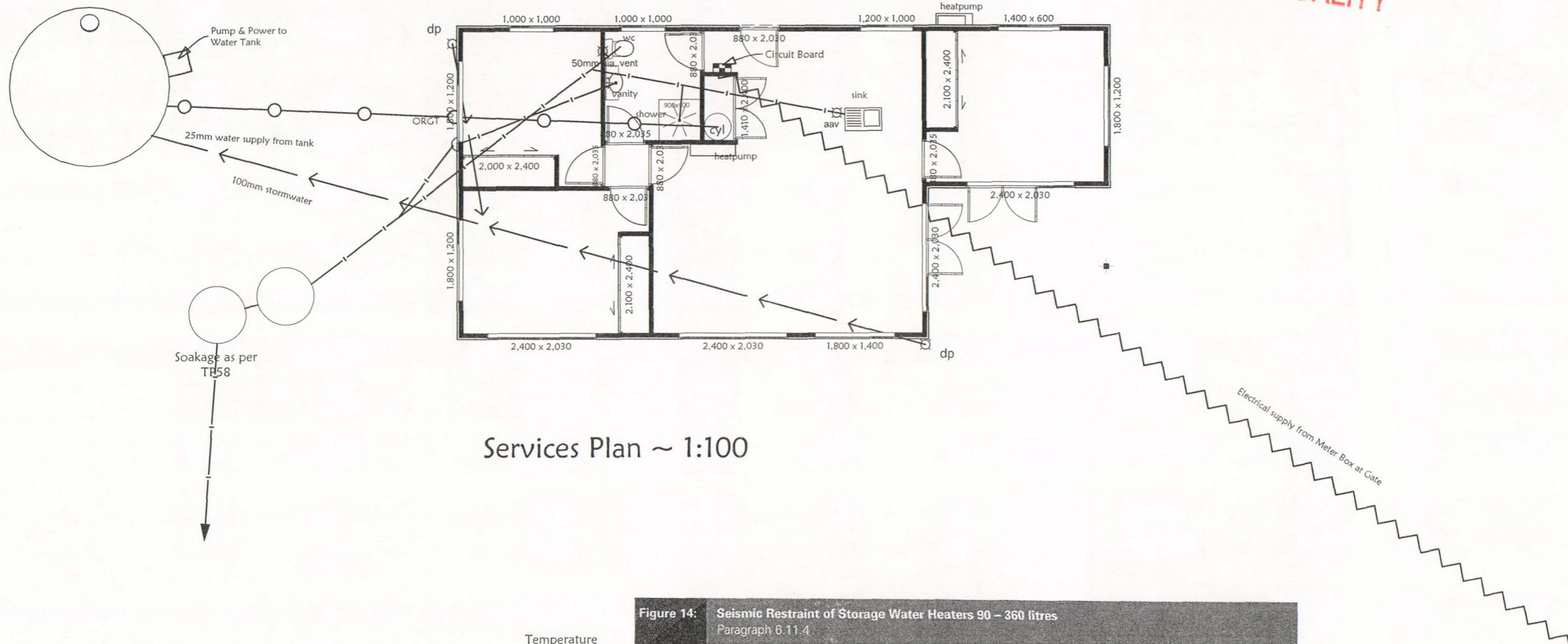
WANZ Support Bar: Provide to all full height Doors & Windows OVER 1300mm wide, all other joinery to have a 300mm length under all vertical mullions. Install all Joinery to WANZ flashing details.

TOTAL GLAZED/WALLED AREAS:
 glazed area = 34.31 m²
 wall area = 88.62 m²
 percentage = 38.72%
 East, West & South = 28.48/58.59 = 48.61%

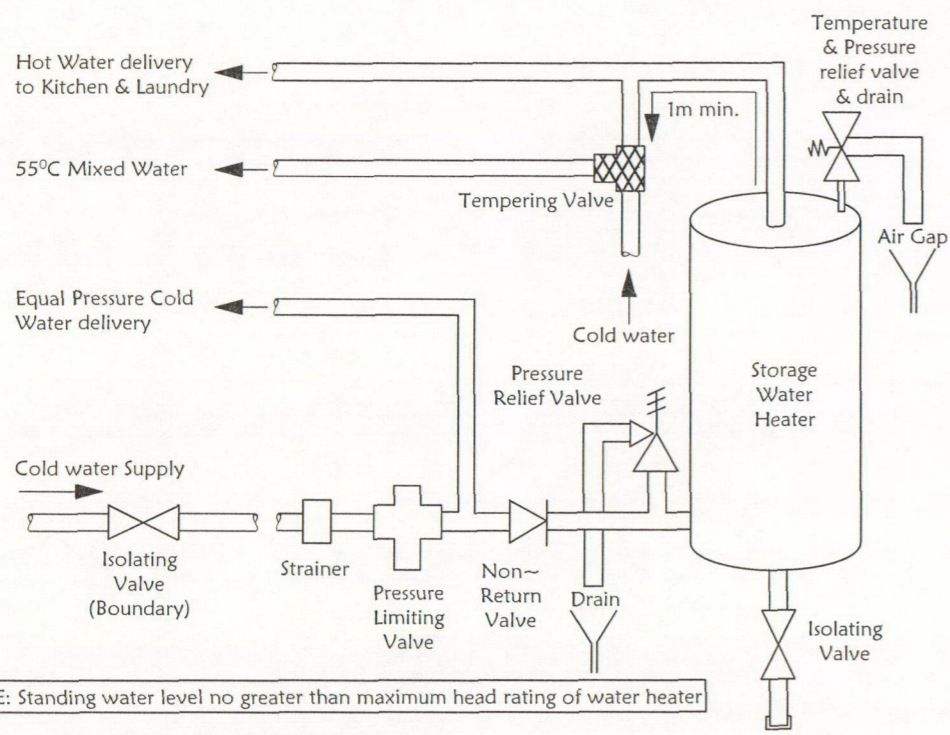
NOTE:
 THESE DRAWINGS ARE TO READ IN CONJUNCTION WITH THE SPECIFICATION DOCUMENTS, ENGINEERING DETAILS/DRAWINGS, MANUFACTURER'S SPECIFICATIONS & TRUSS DESIGNERS/MANUFACTURER'S DRAWINGS.

BEFORE CONSTRUCTION BEGINS, BUILDER MUST CHECK ALL DIMENSIONS ARE CORRECT AND ALL CONSTRUCTION WORK COMPLIES WITH THE NEW ZEALAND BUILDING CODE, LOCAL BODY BYLAWS AND RELEVANT NEW ZEALAND STANDARDS

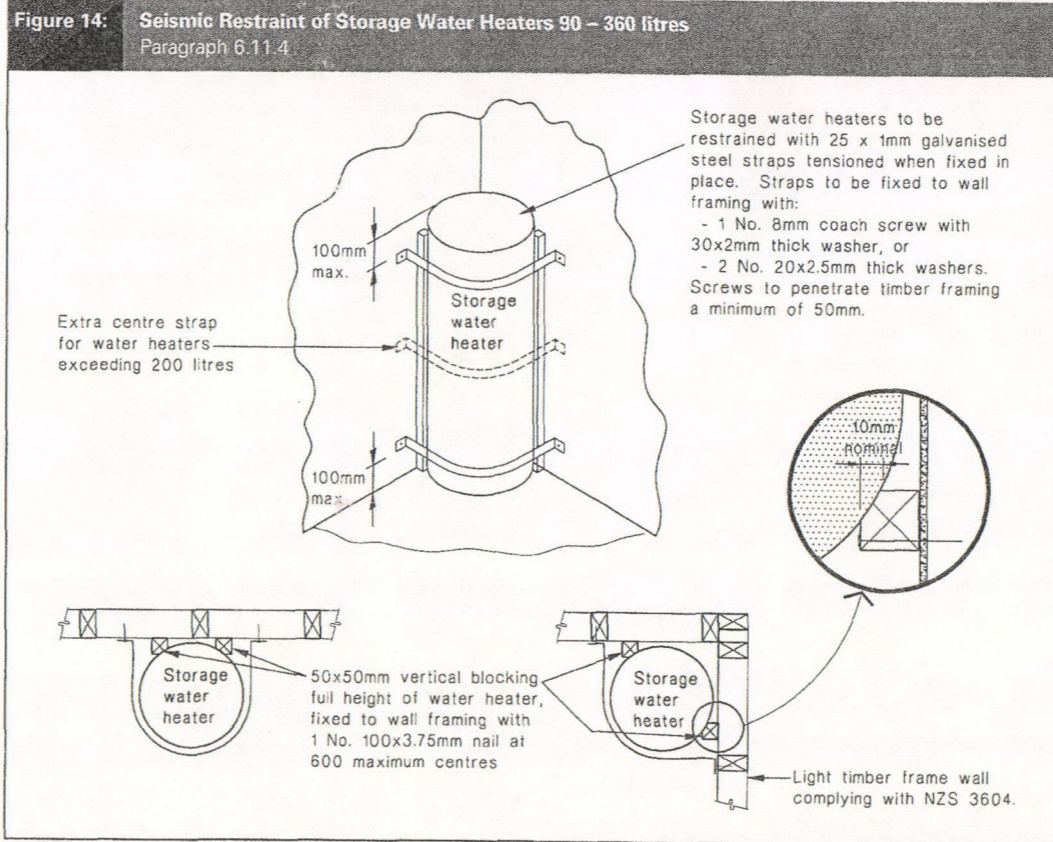
POOR QUALITY



Services Plan ~ 1:100



H.W.C. Valves



SOIL PIPES SIZES & Min Falls:	
Sewer	~ 100 dia. 1:60
Toilets	~ 100 dia. 1:60
Sinks, w/m, tubs,	
bath, d/w, shower	~ 50 dia. 1:40
whb, vanities	~ 40 dia. 1:40

NOTE:
THESE DRAWINGS ARE TO READ IN CONJUNCTION WITH THE SPECIFICATION DOCUMENTS, ENGINEERING DETAILS/DRAWINGS, MANUFACTURER'S SPECIFICATIONS & TRUSS DESIGNERS/MANUFACTURER'S DRAWINGS.

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POOR QUALITY

Interior walls: 90 x 45 SG8 H1.2 studs @ 600mm c/l & nogs @ 800mm c/l with double top plate. (Note: H3.1 timber to wet areas & bottom plate). 10mm Gib interior linings (aqualine to wet areas).

55mm scotia cove to Lounge Area, 40 x18 to other rooms. 60 x 10 Skirting to all rooms.

180mm cover Hardiplank smooth cladding over Frameguard building wrap. (Aluminium corner flashings) on 90 x 45 MSG8 H3.1 KD studs @ 600mm c/l (double top plate) with nogs @ 800mm c/l & R2.4 Batts insulation. 10mm Gib. interior lining (Aqualine to wet areas)

Single glazed, powdercoat finish aluminium windows & doors with Protecta flashings tape to openings. 40 x10 Architraves to Joinery.

Timber balustrade to match design on existing house: All painted H3.1 construction, 90 x 45 rails, with 45 x 45 Balusters. 90 x 90 posts @ approx. 2.000 c/l with 2/M12 s.s. bolt fixings to joists sides. NOTE: include feature brackets to top of balustrade posts & Verandah post as for Main House.

100x25 Kwila deck set 3mm apart on 90x45 joists, on 190x75 bearers -see foundation plan. Joists bracketed off bearers

Hardiflex sheet lining to face of house piles below Joist level. Provide vents at 1800mm c/l, minimum 900 from corners. Install an access door, as shown on elevation, with s.s hinges and padbolt.

20mm Strandboard flooring (21mm ply to bathroom) on 190x45 joists, on 2/140x45 bearers on 125mm sq piles, all as noted on Foundation Plan Sheet 4.

Corrugated Colorsteel roofing @ 25° pitch on Thermakraft self-supporting building paper on 70x45 H3.2 purlins @ 900mm c/s, (fixings: 2 skew nails & 1 wire dog to top & bottom, others 2 nails) on Mitek manufacturer designed trusses @ 900mm c/s. Fix trusses with 2 skew nails & 1 wire dog + Pryda SN50 cleats to top plate/stud connection.

R3.2 Insulation Batts to Roof Space

Continuous colorsteel spouting & fascia with Leaf Filter to downpipe as for main house. Provide cleaning "T" on pipe to Tank.

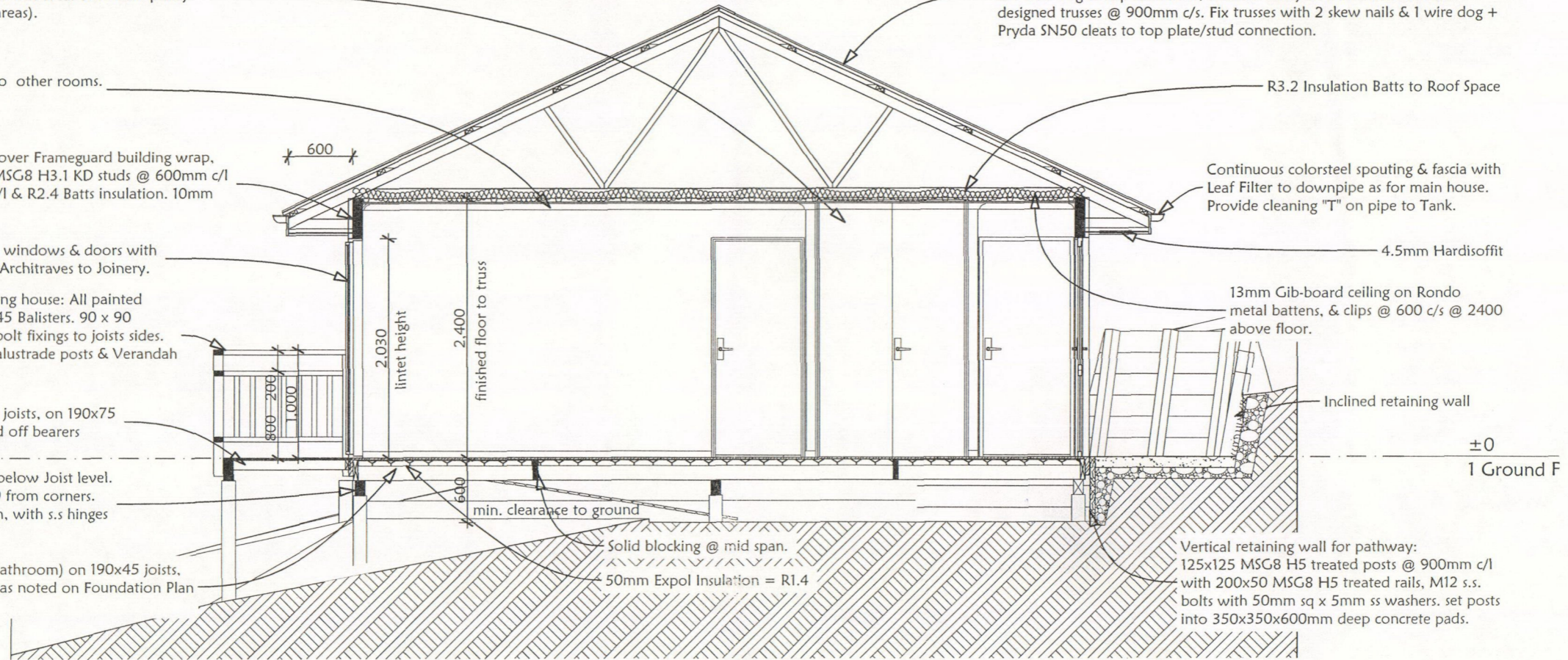
4.5mm Hardisoffit

13mm Gib-board ceiling on Rondo metal battens, & clips @ 600 c/s @ 2400 above floor.

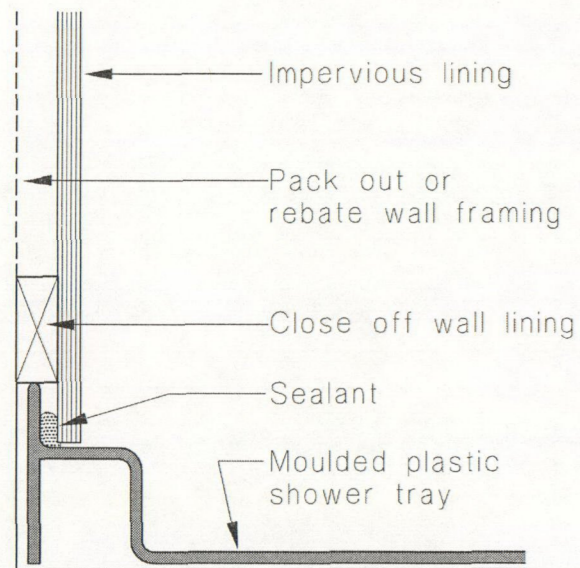
Inclined retaining wall

±0
1 Ground F

Vertical retaining wall for pathway: 125x125 MSG8 H5 treated posts @ 900mm c/l with 200x50 MSG8 H5 treated rails, M12 s.s. bolts with 50mm sq x 5mm ss washers. set posts into 350x350x600mm deep concrete pads.



Section A - A ~ 1:50



(b) Moulded plastic shower tray

NOTE: ~ ALL timber is MSG8 Grade

1. ALL EXTERNAL WALLS TO BE H3.1 TREATED 90x45 PINUS RADIATA KD FRAMING @ 600crs.
2. ALL INTERNAL WALLS TO BE 90x45 H1.2 PINUS RADIATA KD FRAMING @ 600crs.
3. ALL ROOF FRAMING, & TRUSSES TO BE H3.2 TREATED PINUS RADIATA.

4. SMOKE DETECTORS TO BE INSTALLED THROUGHOUT DWELLING COMPLYING WITH NZ BLDG CODE F7/AS1.

NOTE: do not install smoke detectors more than 3.0m away from a bedroom door.

Indicates Smoke Detector Position
Mount detectors on ceilings, minimum 300mm from any adjacent walls.

5. ALL BEAM SIZES SHOWN ARE TO BE CONFIRMED BY THE PRECUT MANUFACTURER AND SHALL COMPLY WITH NZS 3604: 1999.

NOTE:
THESE DRAWINGS ARE TO READ IN CONJUNCTION WITH THE SPECIFICATION DOCUMENTS, ENGINEERING DETAILS/DRAWINGS, MANUFACTURER'S SPECIFICATIONS & TRUSS DESIGNERS/MANUFACTURER'S DRAWINGS.

WANZ Support Bar: Provide to all full height Doors & Windows OVER 1300mm wide, all other joinery to have a 300mm length under all vertical mullions. Install all Joinery to WANZ flashing details.



10/2011

POOR QUALITY



LINTEL FIXING SCHEDULE

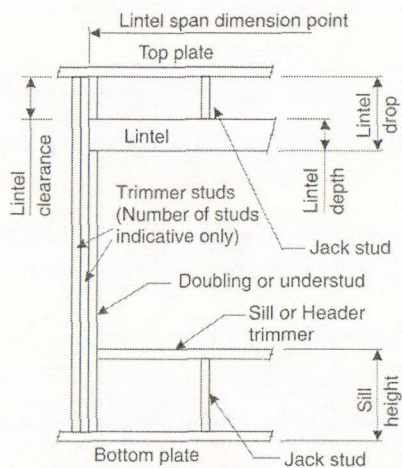
ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12

NZS 3604:2011

NOTE:

- ★ All fixings are designed for vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20 kPa.
- ★ Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist horizontal loads.
- ★ These fixings assume the correct choice of rafter/truss to top plate connections have been made.
- ★ All fixings assume bottom plate thickness of 45mm maximum. Note: TYLOK options on timber species.
- ★ Wall framing arrangements under girder trusses are not covered in this schedule.
- ★ All timber selections are as per NZS 3604:2011.

DEFINITIONS



Lintel Supporting Girder Trusses:

Roof Tributary Area	Light Roof Wind Zone			Heavy Roof Wind Zone		
	L, M, H	VH	EH	L, M, H	VH	EH
8.6 m ²	G	G	H	G	G	H
11.6 m ²	G	H	H	G	G	H
12.1 m ²	G	H	H	G	H	H
15.3 m ²	H	H	-	G	H	H
19.1 m ²	H	-	-	G	H	-
20.9 m ²	H	-	-	H	H	-
21.8 m ²	H	-	-	H	-	-
34.3 m ²	-	-	-	H	-	-

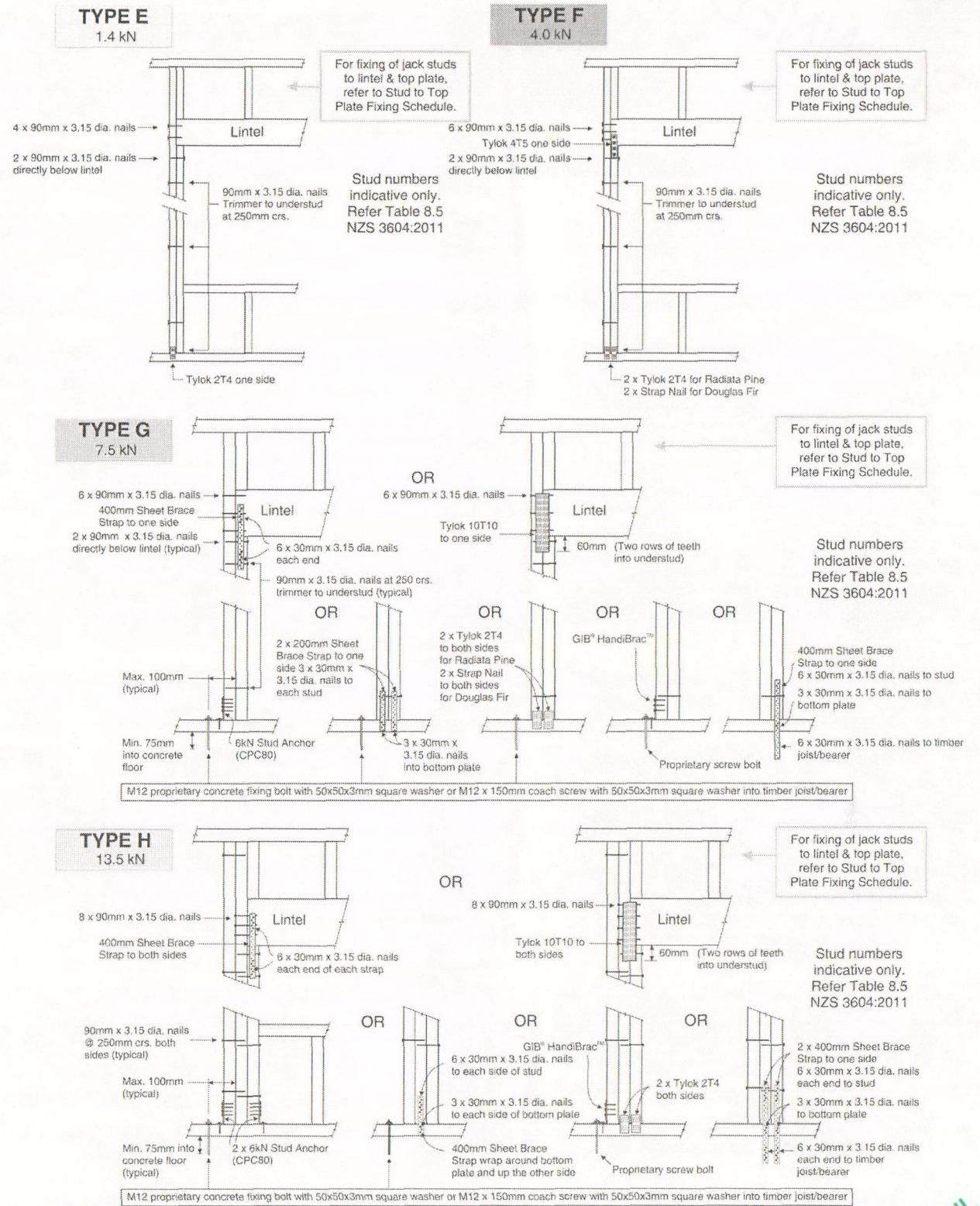
Notes:

- 1) Roof Tributary Area = approx. 1/2 x (Total roof area on girder and rafter trusses supported by lintel)
- 2) Assumed girder truss is at mid-span or middle third span of lintel
- 3) Use similar fixings for both ends of lintel
- 4) All other cases require specific engineering design

SELECTION CHART FOR LINTEL FIXING

Lintel Span	Loaded Dimension (See Fig. 1.3 NZS 3604:2011)	Light Roof Wind Zone					Heavy Roof Wind Zone				
		L	M	H	VH	EH	L	M	H	VH	EH
0.7	2.0	E	E	E	E	F	E	E	E	E	F
	3.0	E	E	E	F	F	E	E	E	F	F
	4.0	E	E	F	F	F	E	E	F	F	F
	5.0	E	F	F	F	G	E	F	F	F	F
	6.0	E	F	F	G	G	E	F	F	G	G
0.9	2.0	E	E	E	F	F	E	E	E	F	F
	3.0	E	E	F	F	F	E	E	F	F	F
	4.0	E	E	F	F	F	E	E	F	F	F
	5.0	E	F	F	F	G	E	F	F	F	F
	6.0	E	F	F	G	G	E	F	F	G	G
1.0	2.0	E	E	E	F	F	E	E	E	F	F
	3.0	E	E	F	F	F	E	E	F	F	F
	4.0	E	F	F	F	G	E	F	F	F	G
	5.0	E	F	F	F	G	E	F	F	F	G
	6.0	E	F	F	G	G	E	F	F	G	G
1.2	2.0	E	E	F	F	F	E	E	F	F	F
	3.0	E	E	F	F	F	E	E	F	F	F
	4.0	E	F	F	F	G	E	F	F	F	G
	5.0	E	F	F	F	G	E	F	F	F	G
	6.0	F	F	G	G	H	E	F	G	G	H
1.5	2.0	E	E	F	F	F	E	E	F	F	F
	3.0	E	F	F	F	G	E	F	F	F	G
	4.0	E	F	F	F	G	E	F	F	F	G
	5.0	F	F	G	G	H	E	F	G	G	H
	6.0	F	F	G	H	H	E	F	G	H	H
2.0	2.0	E	F	F	F	G	E	F	F	F	G
	3.0	E	F	F	F	G	E	F	F	F	G
	4.0	F	F	G	G	H	E	F	G	G	H
	5.0	F	F	G	H	H	E	F	G	H	H
	6.0	F	G	G	H	H	E	F	G	H	H
2.4	2.0	E	F	F	F	G	E	F	F	F	G
	3.0	F	F	G	G	H	E	F	G	G	H
	4.0	F	F	G	H	H	E	F	G	H	H
	5.0	F	G	G	H	H	E	F	G	H	H
	6.0	F	G	H	H	-	E	F	G	H	-
3.0	2.0	E	F	F	F	G	E	F	F	F	G
	3.0	F	F	G	H	H	E	F	G	H	H
	4.0	F	G	H	H	-	E	F	G	H	-
	5.0	F	G	H	-	-	E	F	G	H	-
	6.0	F	G	H	-	-	E	F	G	H	-
3.6	2.0	F	F	G	G	H	E	F	G	G	H
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	5.0	F	G	H	-	-	E	F	G	H	-
	6.0	G	H	H	-	-	F	H	-	-	-
4.2	2.0	F	F	G	G	H	E	F	G	G	H
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	6.0	G	H	-	-	-	F	H	-	-	-
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	5.0	G	H	-	-	-	F	H	-	-	-
4.8	2.0	F	F	G	H	H	E	F	G	H	H
	3.0	F	F	G	H	H	E	F	G	H	H
	3.2	F	G	H	H	-	E	F	G	H	-
	4.0	F	G	H	-	-	E	F	G	H	-
	5.0	G	H	-	-	-	F	H	-	-	-
6.0	G	H	-	-	-	F	H	-	-	-	

LINTEL FIXING OPTIONS



MiTek New Zealand Limited

AUCKLAND
PO Box 58-014, Botany 2163
Phone: 09-274 7109
Fax: 09-274 7100
www.mitek.co.nz

CHRISTCHURCH
PO Box 8387, Riccarton 8440
Phone: 03-348 8691
Fax: 03-348 0314

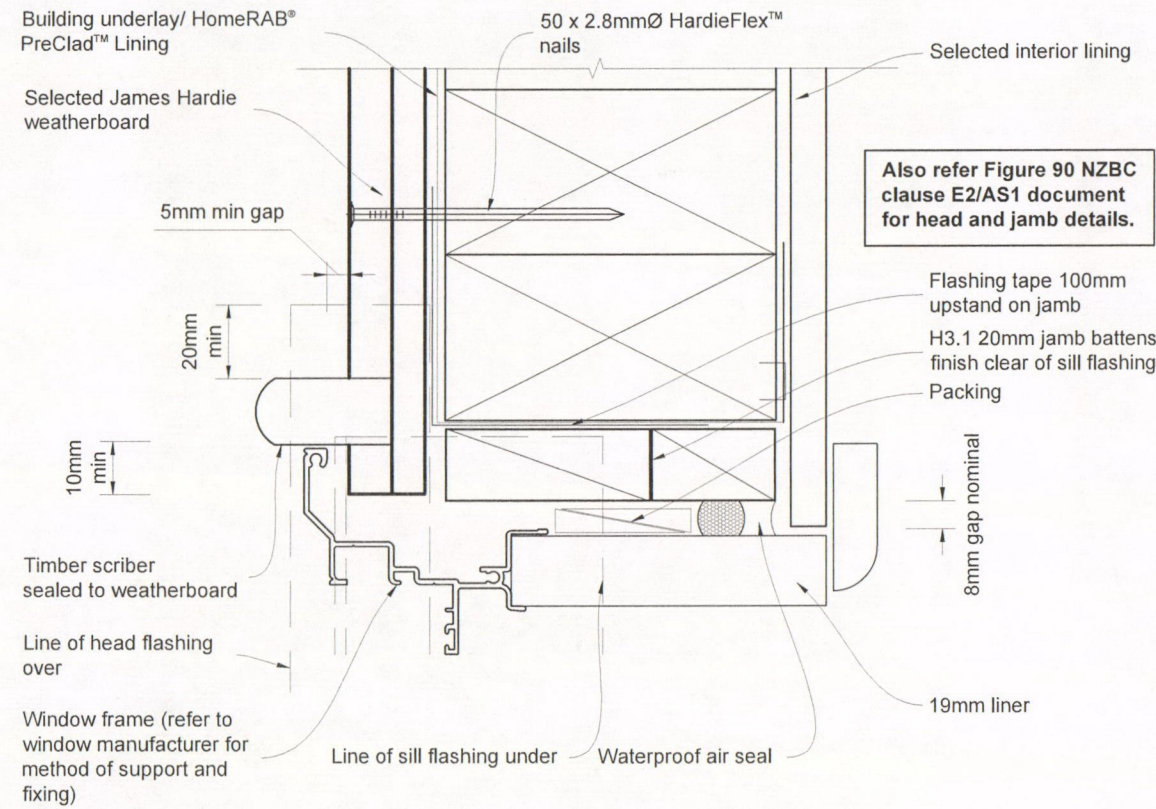


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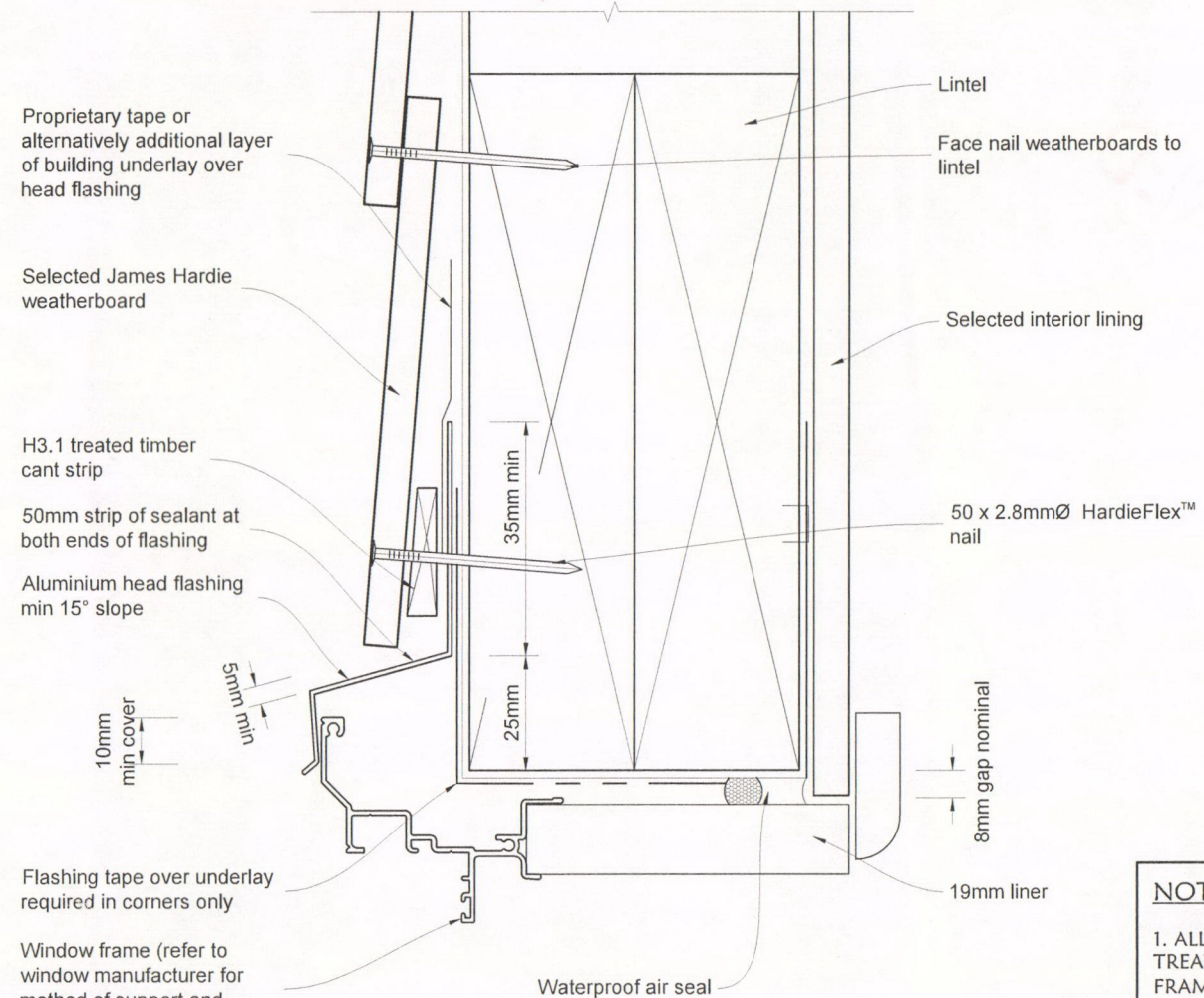
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	Coastal Homes Ltd 3 Walters Way Coopers Beach 0420 Ph (09) 406 0673 fax (09) 406 0674 	SHEET TITLE:	PROJECT INFORMATION:	REVISION:	SCALE:	DATE THIS COPY ISSUED:	SHEET:
		Lintel Fixings	FAHEY RESIDENCE TURVEY ROAD, MANGONUI, 0420.			4-Nov-2012	13
				Hubert Neeson		CHANGES TO PLANS AFTER CONCEPT PLANS HAVE BEEN APPROVED WILL BE INVOICED	OF 14

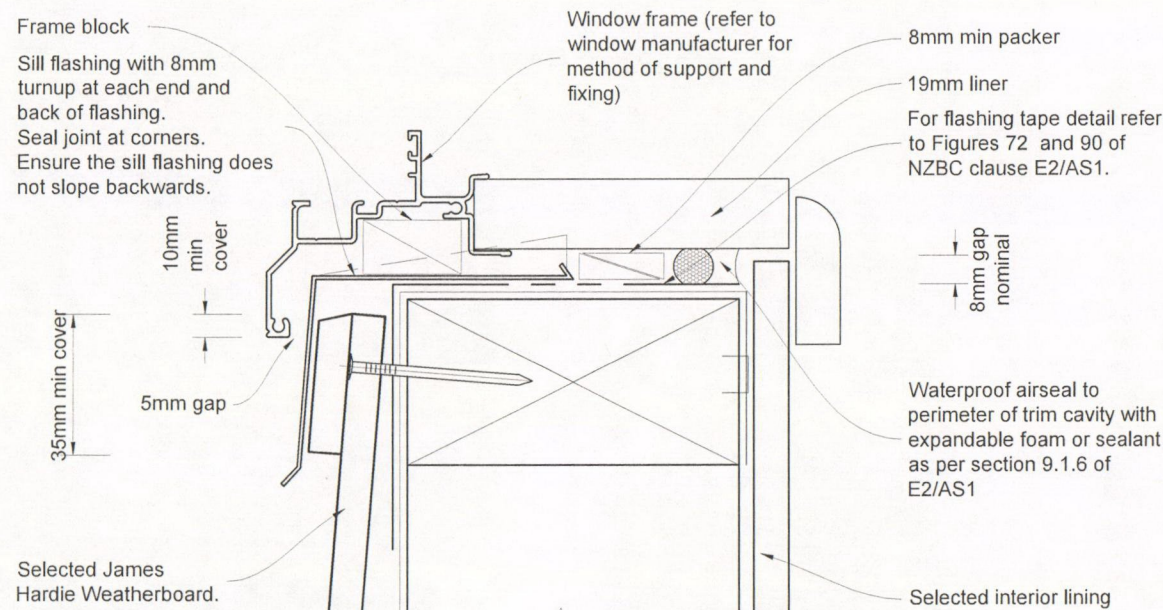
POOR QUALITY



Also refer Figure 90 NZBC clause E2/AS1 document for head and jamb details.



Note: Sealant between head flashing and window flange in VH and EH wind zones and SED projects. Refer Figure 71 of E2/AS1



General notes for materials selection

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

Refer to the manufacturer or supplier for technical information for these materials.

NOTE: ~ ALL timber is MSG8 Grade

1. ALL EXTERNAL WALLS TO BE H3.1 TREATED 90x45 PINUS RADIATA KD FRAMING @ 600crs.
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⊙ Indicates Smoke Detector Position

Mount detectors on ceilings, minimum 300mm from any adjacent walls.

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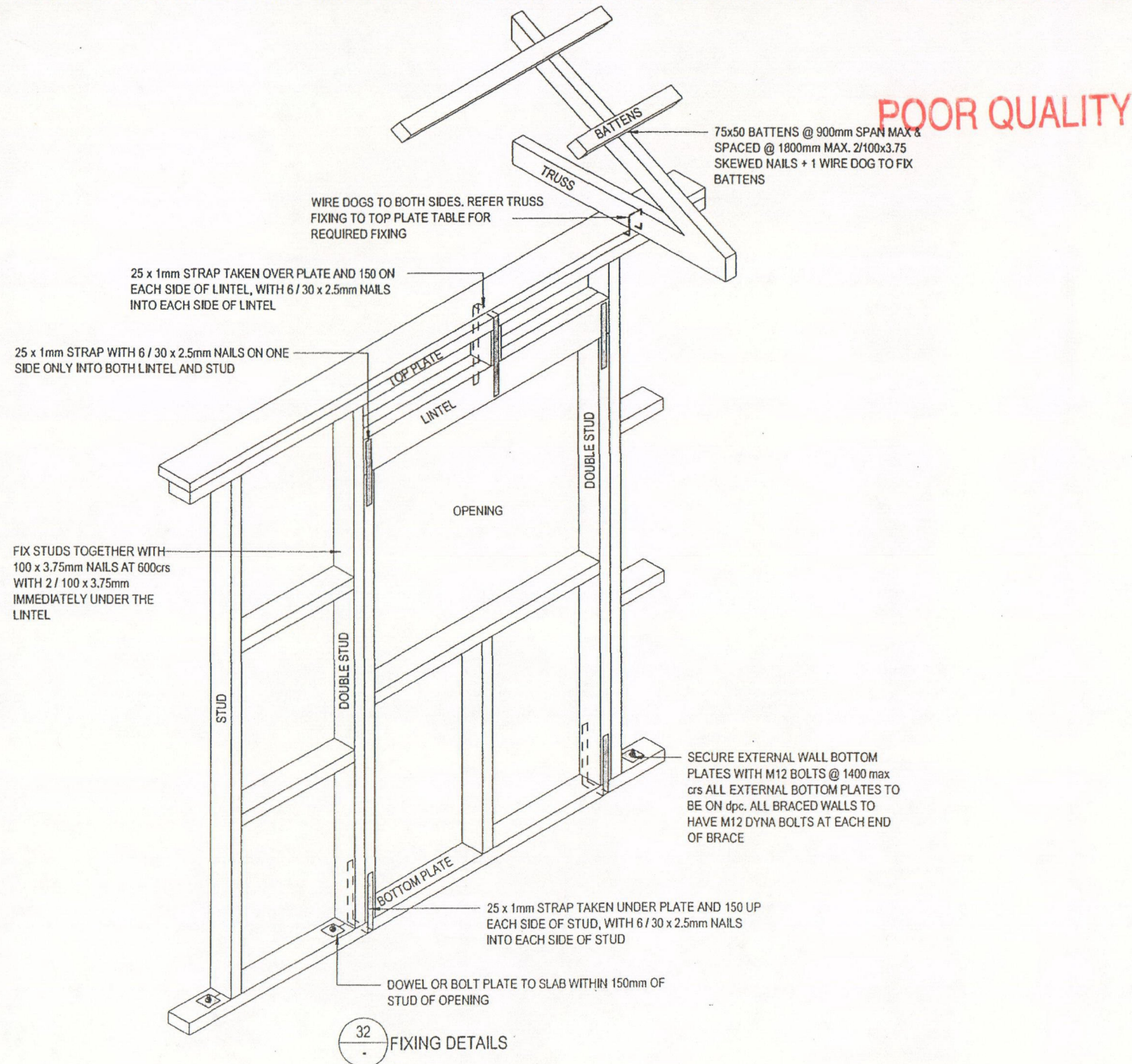


Figure 3: Fixing of plywood bracing sheets

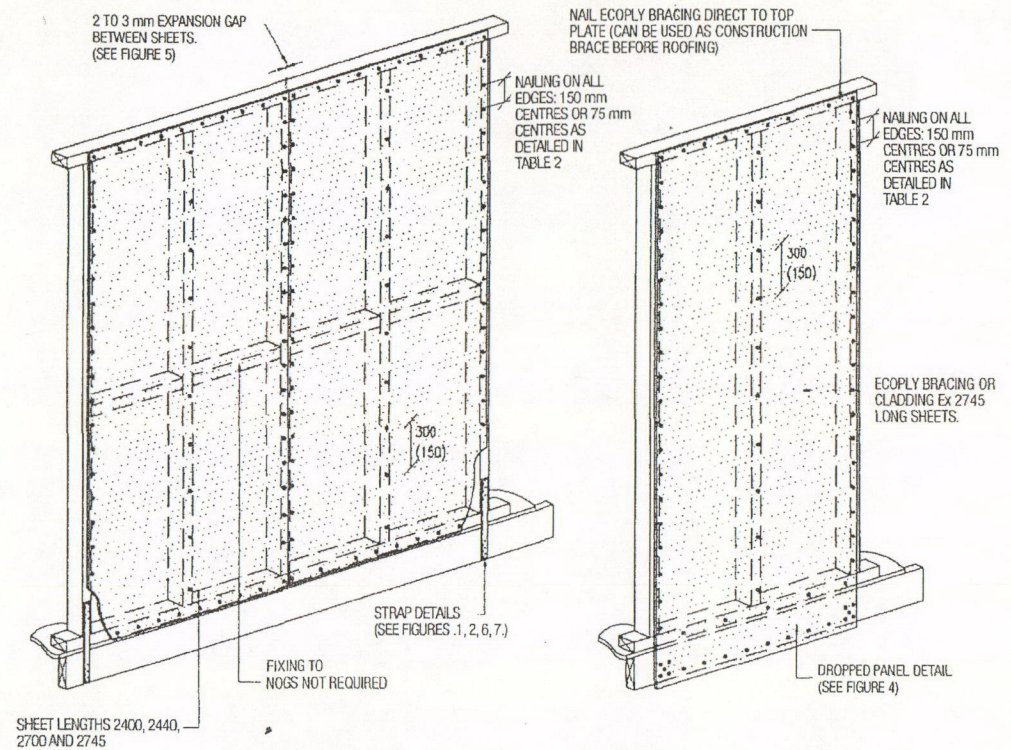
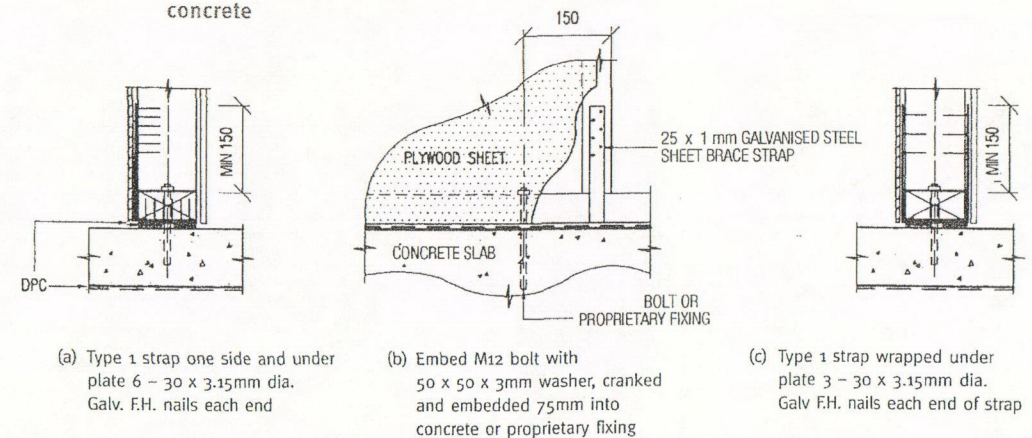


Figure 2: Type 1 strap fixings and capacities to each end stud of braced panels on concrete



(a) Type 1 strap one side and under plate 6 - 30 x 3.15mm dia. Galv. F.H. nails each end
 (b) Embed M12 bolt with 50 x 50 x 3mm washer, cranked and embedded 75mm into concrete or proprietary fixing
 (c) Type 1 strap wrapped under plate 3 - 30 x 3.15mm dia. Galv F.H. nails each end of strap

32 FIXING DETAILS

TOP PLATE FIXING TO STUD
 Light Roof
 Truss Spacing = 900mm
 Wind Zone = High

Loaded Dimension of Wall	Fixing Type
3.0	2 / 100 x 3.75 skewed nails + 1 wire dog
3.5	2 / 100 x 3.75 skewed nails + 1 wire dog
4.0	2 / 100 x 3.75 skewed nails + 2 wire dog
4.5	2 / 100 x 3.75 skewed nails + 2 wire dog
5.0	2 / 100 x 3.75 skewed nails + 2 wire dog
5.5	2 / 100 x 3.75 skewed nails + 2 wire dog
6.0	2 / 100 x 3.75 skewed nails + 2 wire dog

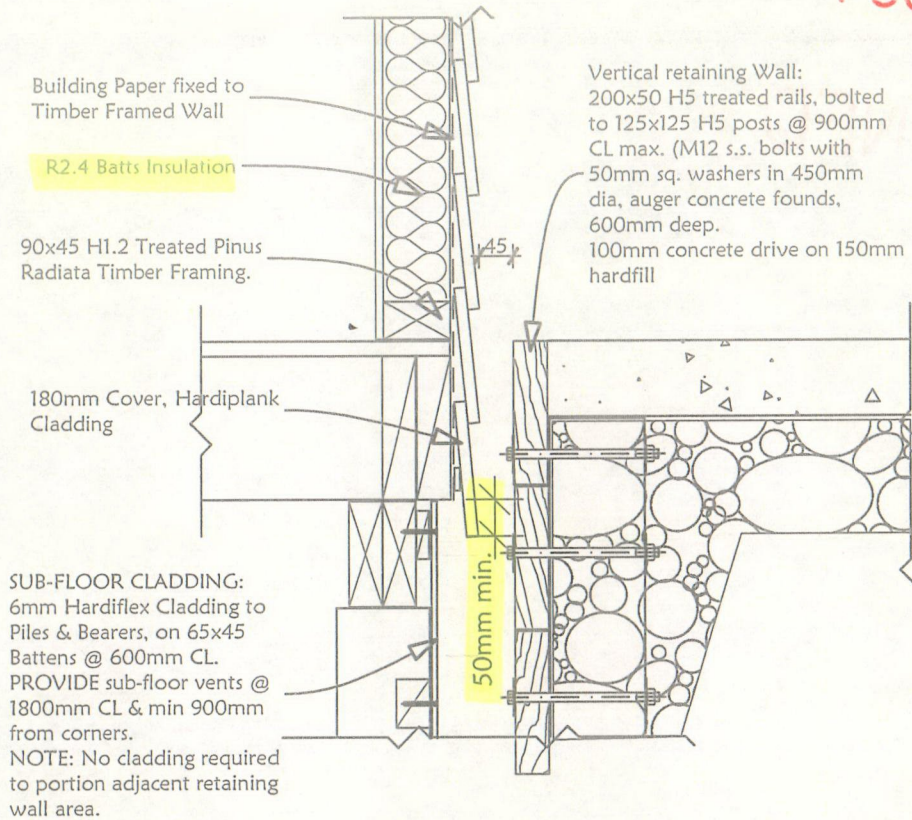
TRUSS FIXING TO TOP PLATE
 Light Roof
 Truss Spacing = 900mm
 Wind Zone = High

Loaded Dimension of Support	Fixing Type
3.0	2 / 100 x 3.75 skewed nails + 2 wire dog
3.5	2 / 100 x 3.75 skewed nails + 2 wire dog
4.0	2 / 100 x 3.75 skewed nails + 2 wire dog
4.5	2 / 100 x 3.75 skewed nails + 3 wire dog
5.0	2 / 100 x 3.75 skewed nails + 3 wire dog
5.5	2 / 100 x 3.75 skewed nails + 3 wire dog
6.0	2 / 100 x 3.75 skewed nails + 3 wire dog

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POOR QUALITY

POOR QUALITY



Details of: Sub-Floor Cladding Bottom Edge Weatherboard Clearance Pathway Retaining Wall

 	<p>Coastal Homes Ltd 3 Walters Way Coopers Beach 0420 Ph (09) 406 0673 fax (09) 406 0674</p>		<p>PROJECT INFORMATION: FAHEY RESIDENCE TURVEY ROAD, MANGONUI 0420.</p>
<p>SHEET TITLE: Sub-Floor/Foundation/ Retaining Wall Details</p>	<p>REVISION</p> <p>DRAWN BY: Hubert Neeson</p>	<p>DATE THIS COPY ISSUED: 27 Dec-2012</p> <p>CHANGES TO PLANS AFTER CONCEPT PLANS HAVE BEEN APPROVED WILL BE INVOICED</p>	<p>SUPPLEMENTARY SHEET: D1</p>

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Rodney Spooner

From: Coastal Homes [info@coastal-homes.co.nz]

Sent: Monday, 3 December 2012 4:01 p.m.

To: Rodney Spooner

Subject: BC 2013-469

Attachments: letter for FNDC.doc; 12003WD-Fahey-BC RFI Plans 03-12-12.pdf; TP58 Plan.pdf

Hi Rodney

Please see attached, we will post you a hardcopy.

Also re item 1: This was our original estimate for the project – we have reviewed this now that we have the working

drawings and the total price comes to \$167,821.00, we can provide a breakdown if requested.

Thanks

Celina Yardley

Administration

Ph 09 406 0673

Fax 09 406 0674

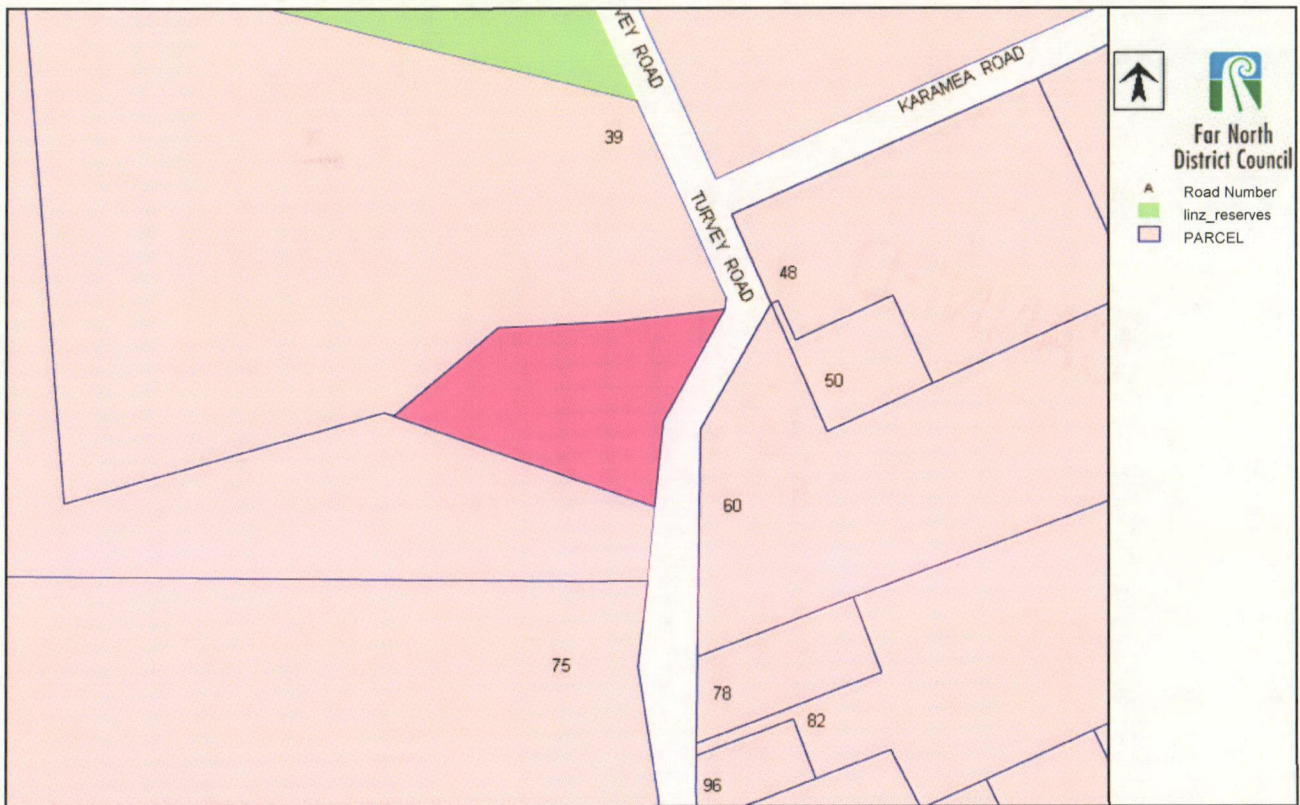
www.coastal-homes.co.nz

Coastal Homes (2008) Ltd

Postal Address: PO Box 12, Mangonui 0442

Office & Showroom: 3 Walter Way, Coopers Beach

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200 m

1 : 2391





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- A HOUSE_ANNOT_NUM
-  Aerial Low 2002
-  Satellite 2008
-  Aerial High 2006
-  AerialHigh 2000-2003

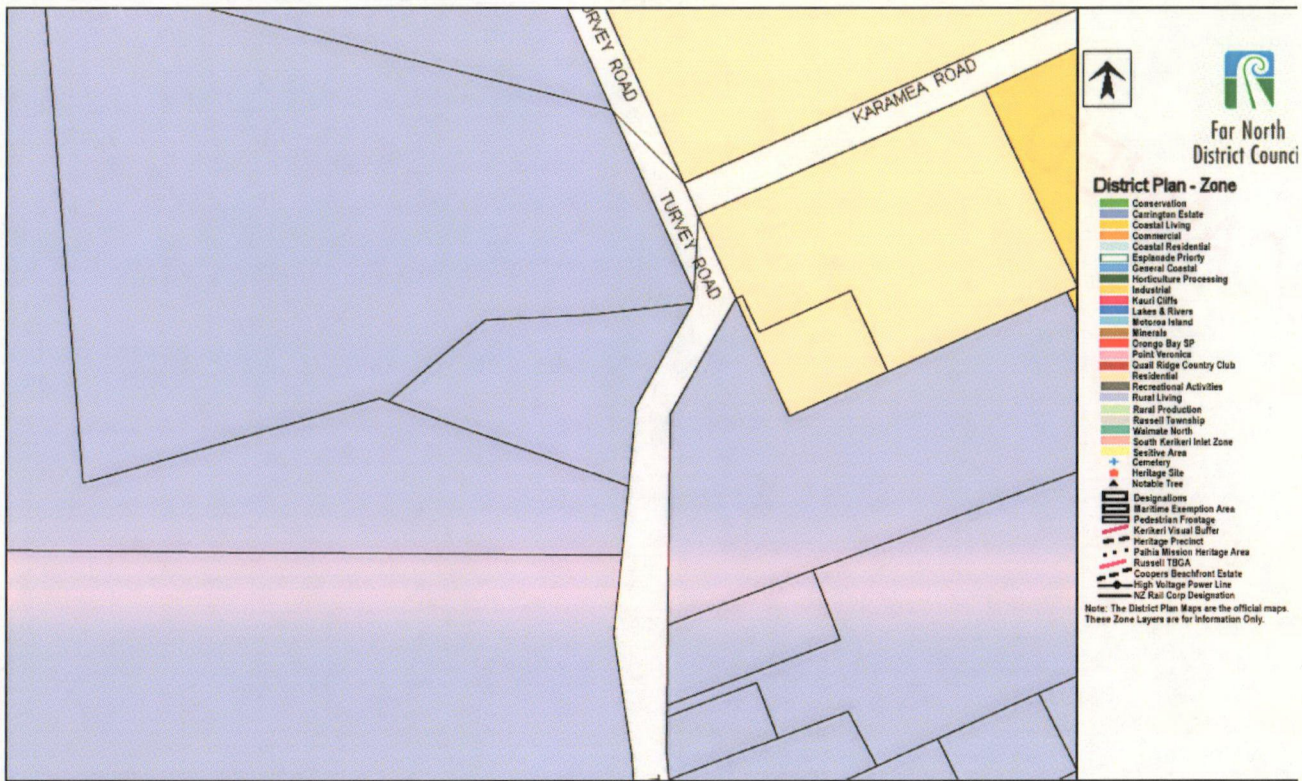
200 m 

1 : 2500

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200 m 1 : 2500

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