

Approved Building Consent Documents

Please Note: A copy of the stamped approved documents must be available on site for all inspections.

Inspection booking timeframes

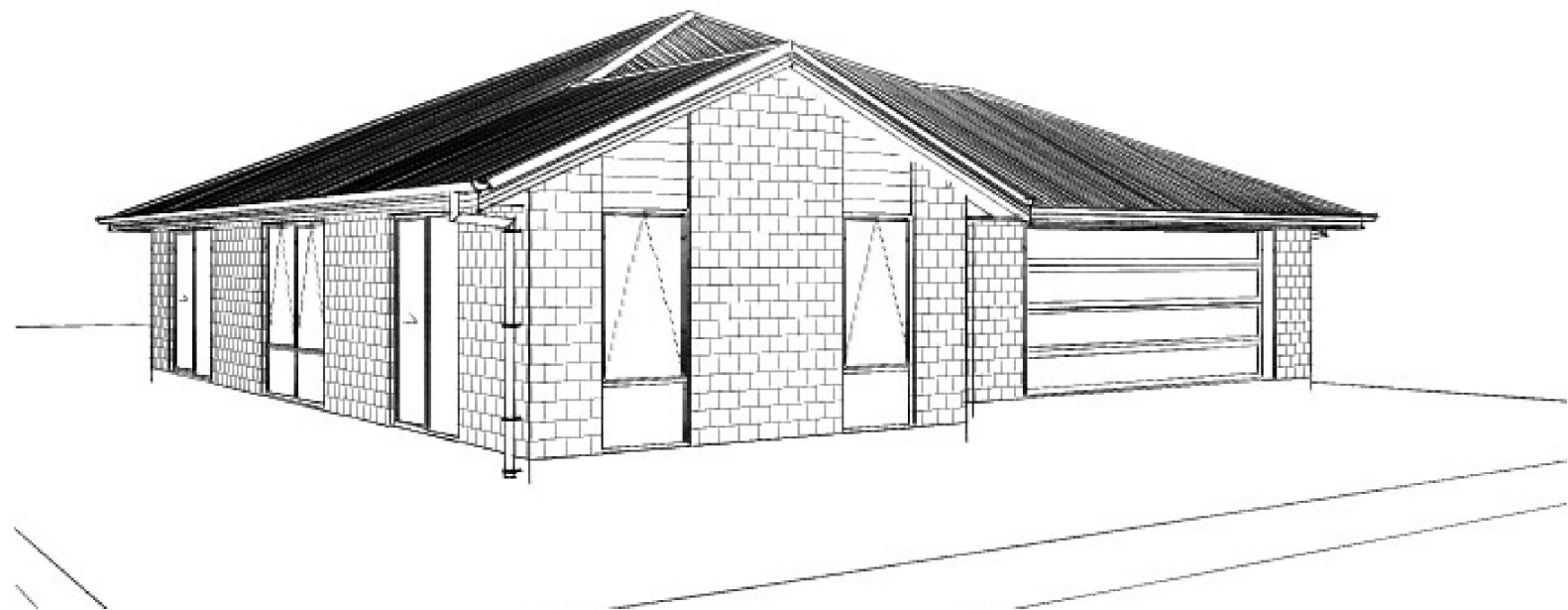
Call received	before 3pm inspection will be done	after 3pm inspection will be done
Monday	Wednesday	Thursday
Tuesday	Thursday	Friday
Wednesday	Friday	Monday
Thursday	Monday	Tuesday
Friday	Tuesday	Wednesday

Building inspections and enquiries phone: 03 347 2839

Please ensure all work for inspection is ready the day before. Incomplete work requiring re-inspection will incur an additional inspection fee.

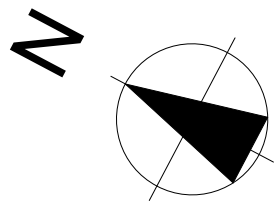
Sheet Index

Layout...	Layout Name	Issued
101	SITE PLAN	<input type="checkbox"/>
102	GROUND FLOOR PLAN	<input type="checkbox"/>
103	ELEVATIONS 1	<input type="checkbox"/>
104	ELEVATIONS 2	<input type="checkbox"/>
105	FOUNDATION PLAN	<input type="checkbox"/>
106	PLUMBING & DRAINAGE PLAN	<input type="checkbox"/>
107	BRACING PLAN	<input type="checkbox"/>
108	FRAMING PLAN	<input type="checkbox"/>
109	ROOF PLAN	<input type="checkbox"/>
110	SECTION A - A	<input type="checkbox"/>
111	SECTION B - B	<input type="checkbox"/>
112	DETAILS 1	<input type="checkbox"/>
113	DETAILS 2	<input type="checkbox"/>
114	DETAILS 3	<input type="checkbox"/>
115	DETAILS 4	<input type="checkbox"/>
116	DETAILS 5	<input type="checkbox"/>
117	DETAILS 6	<input type="checkbox"/>
118	DETAILS 7	<input type="checkbox"/>
119	DETAILS 8	<input type="checkbox"/>
120	DETAILS 9	<input type="checkbox"/>
121	DETAILS 10	<input type="checkbox"/>
122	ELECTRICAL PLAN	<input type="checkbox"/>
123	WINDOW & DOOR LAYOUT	<input type="checkbox"/>
124	WINDOW & DOOR SCHEDULE	<input type="checkbox"/>



SDC - Approved Building Consent Document - BC200607 - Pg 3 of 28 - 5/05/2020 - lloyd

Lot 61
DP 487276



Site area:	863m ²
Floor area:	215.01m ²
Total ground cover:	217.02m ²
Site coverage:	25.14%

Wind zone:	High
Earthquake zone:	2
Snow Zone:	N4
Corrosion Zone:	C

sediment control:
all sediment control to comply with NZBC E1

straw bales to be laid to all boundaries where run off may occur. straw bails to be placed in a 200mm deep trench, tied together and anchored to ground by stakes

surplus gravel and soil to be contained behind sediment fences

downpipes to be connected as soon as roof is finished and drains are laid or as soon as practical

contractor to oversee all sediment control

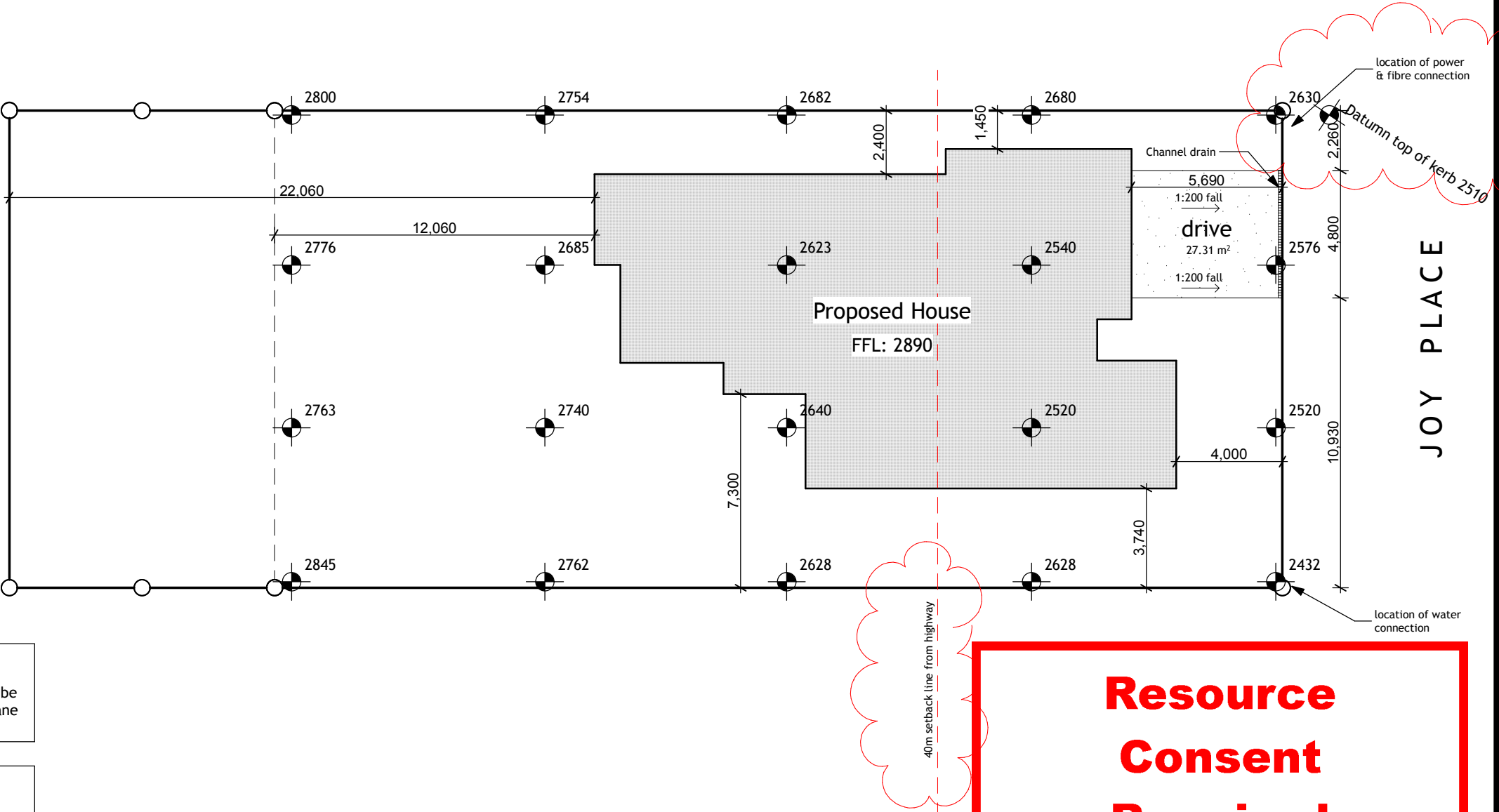
Note:
All levels are to be confirmed on site and to be checked for recession plane compliance.

note:
dimensions to foundation

refer to foundation plan for more detailed drainage

Site to be fully fenced before commencing construction, fence to comply with NZBC clause F5/AS1 part 1

Note: Contractors shall verify all dimensions on site before commencing any work
All dimensions are in millimetres unless otherwise stated
All construction to comply with NZBC/NZS 3604:2011, alongside all current standards alike
Refer to timber treatment and species schedule on Section A-A
All timber to be SG8 grade unless specified otherwise



**Resource
Consent
Required**

5/05/2020 halln

SITE PLAN

Notes:
Antislip floor coverings on all access routes (both external and internal), to comply with NZBC D1/AS1 Table 2 (accept surface areas inside entries as dry areas).

All down lights inside insulation envelope to be CA rated.

All bathroom areas are to have an 150mm inline auto extraction fan.

Wet areas are to have an appropriate finish to the floors and walls that comply with E3/AS1 to ensure the surfaces are impervious and easily cleanable.

Floors:
Vinyl floor covering,
Ceramic floor tiles

Walls:
Gib Aqualine with ceramic wall tiles,
Gib Aqualine with acrylic semi-gloss or gloss coating

Note:

Stud height 2.455m

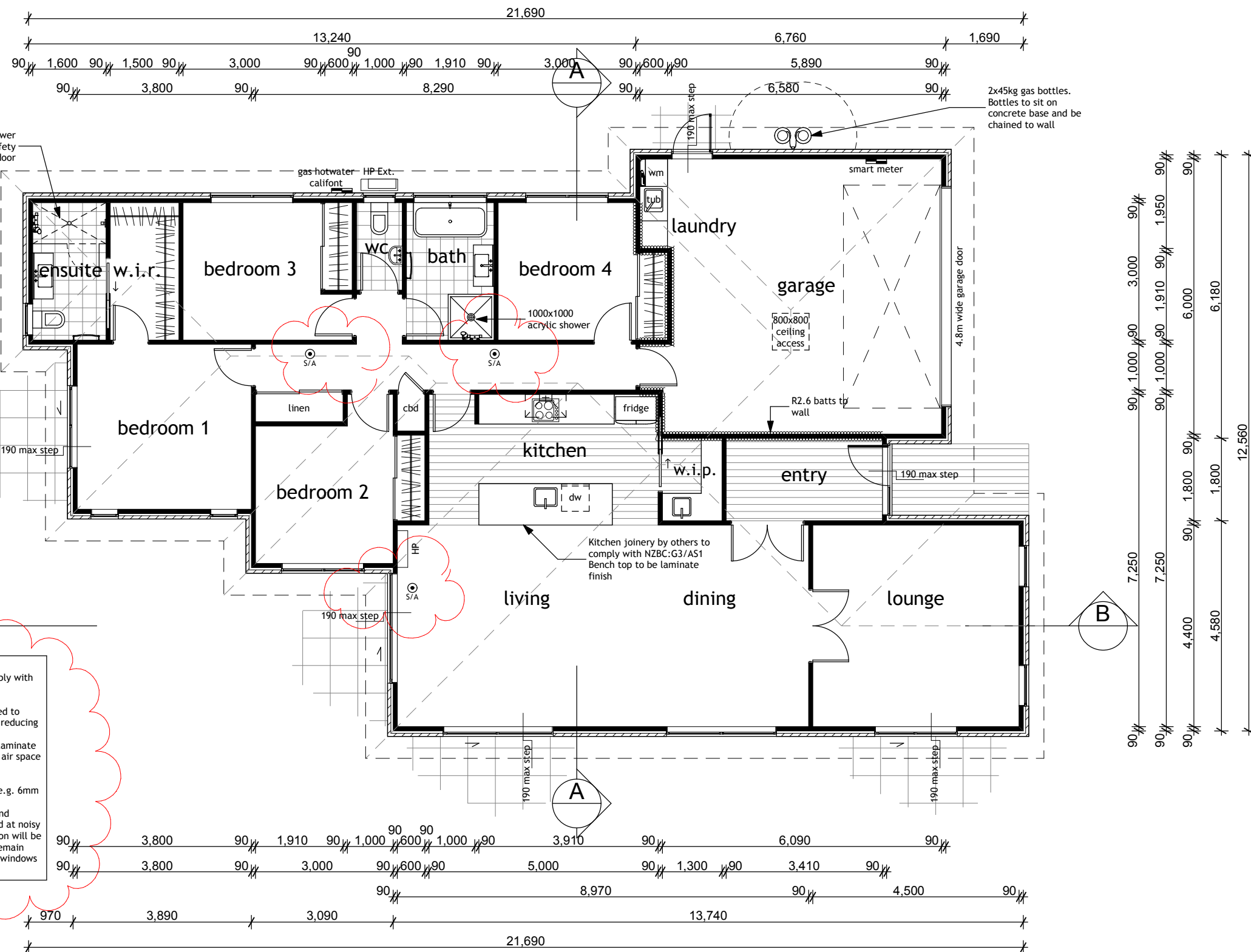
All dimensions to framing only, refer to drainage plan for found dimensions

● S/A smoke detector to comply with NZBC and have a hush button and test facilities

Note:
As per Acoustic Report Glazing shall comply with the following;

The following glazing systems are required to maintain adequate internal noise levels, reducing the road traffic noise.
Bedrooms: STC 34 glazing, e.g. 6.38mm laminate / 6mm air space / 4mm or 5mm / 14mm air space / 4mm or equivalent.

Other habitable spaces: STC 31 glazing, e.g. 6mm / 6mm air space / 6 mm or equivalent.
The windows on the northern, western and eastern facades are required to be closed at noisy periods. Therefore, mechanical ventilation will be required to allow for these windows to remain closed. We would like to clarify that the windows are operable, i.e. not fixed windows.

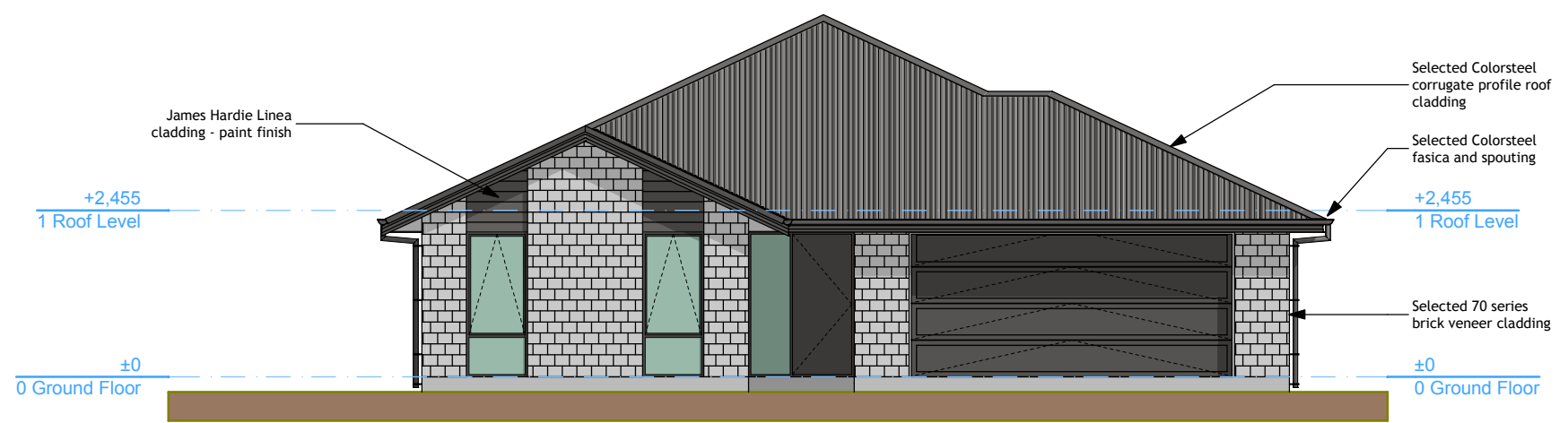


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GROUND FLOOR PLAN

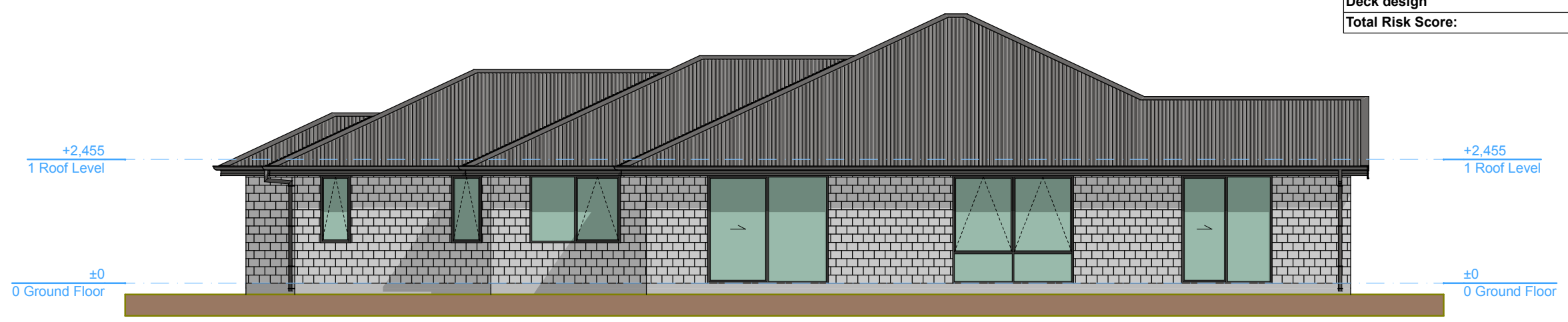
floor area over framing: 206.83m²

floor area over foundation: 215.01m²



SOUTH ELEVATION

BUILDING ENVELOPE RISK MATRIX		
South Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low	0
Eaves width	High risk	2
Envelope complexity	Low risk	0
Deck design	Low	0
Total Risk Score:		3



WEST ELEVATION

BUILDING ENVELOPE RISK MATRIX		
West Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low	0
Eaves width	Medium risk	1
Envelope complexity	Low risk	0
Deck design	Low	0
Total Risk Score:		2

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Refer to timber treatment and species schedule on Section A-A
All timber to be SG8 grade unless specified otherwise

ELEVATIONS 1



NORTH ELEVATION



EAST ELEVATION

BUILDING ENVELOPE RISK MATRIX		
North Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low	0
Eaves width	High risk	2
Envelope complexity	Low risk	0
Deck design	Low	0
Total Risk Score:		3

BUILDING ENVELOPE RISK MATRIX		
East Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low	0
Eaves width	Medium risk	1
Envelope complexity	Low risk	0
Deck design	Low	0
Total Risk Score:		2

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Refer to timber treatment and species schedule on Section A-A
All timber to be SG8 grade unless specified otherwise

ELEVATIONS 2

FOUNDATION LEGEND

- rebate in slab
- free joints in slab
- control joints in slab
- 2/D10 1.2m long corner restraint bars

Notes:

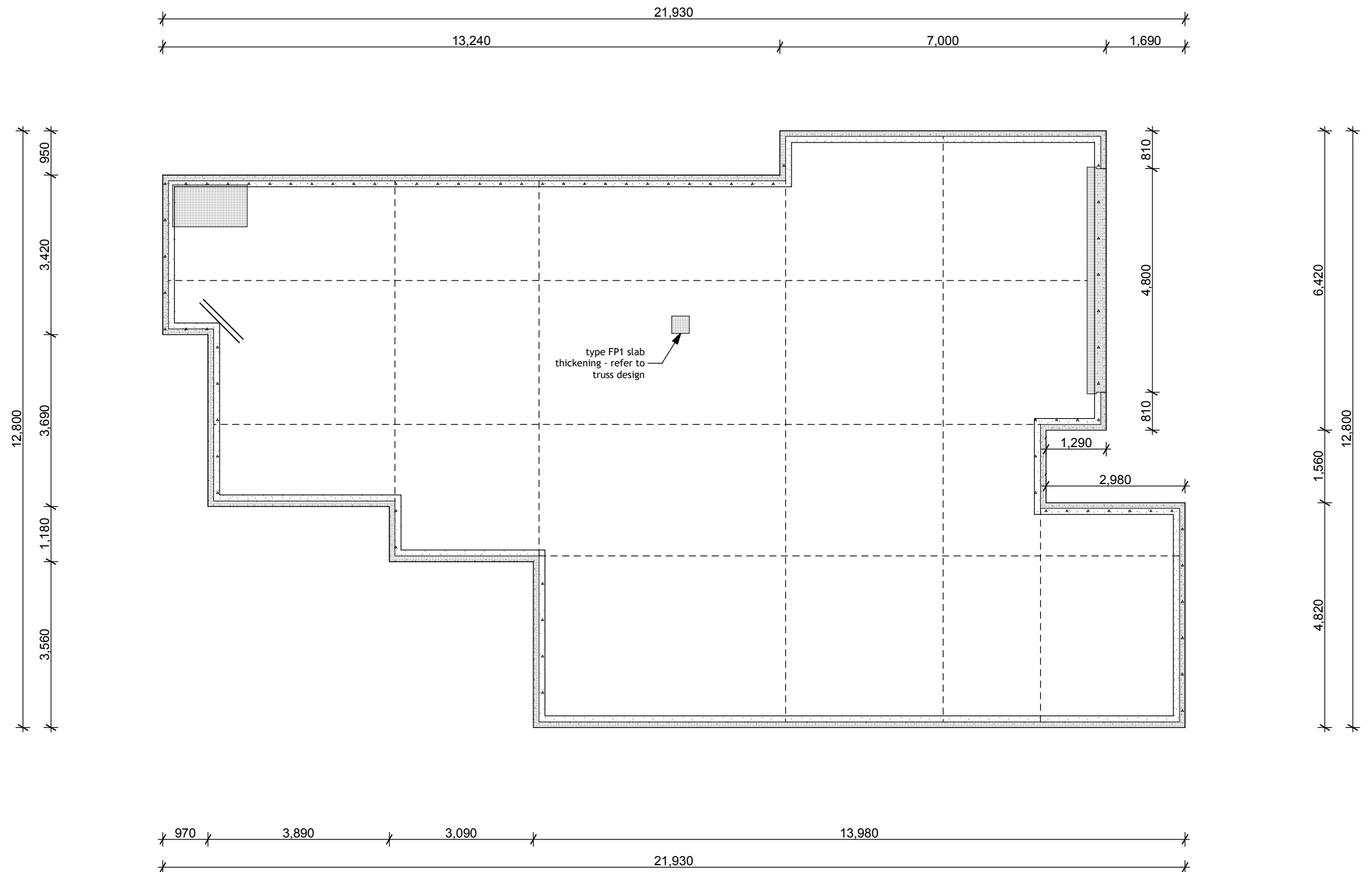
Confirm all dimensions and levels on site.

Refer to Sheet 101 for finished floor level and site ground levels.

Boundary setbacks are to foundation slab, not to frame or cladding face.

Refer to truss design for extra slab thickening if required.

Confirm layout of fittings of kitchen & bathrooms etc before foundation construction commences.



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Refer to timber treatment and species schedule on Section A-A
All timber to be SG8 grade unless specified otherwise

FOUNDATION PLAN

PLUMBING LEGEND

S	Sink
DW	Dishwasher
SH	Shower
tub	Laundry Tub
WM	Washing Machine
WC	Water Closet
WHB	Wash Hand Basin
B	Bath
dp	80mm downpipe
ip	inspection point
tv	80mm terminal vent
ss	100mm soil stack
aav	air admittance valve
gt	gully trap
---	stormwater, dia noted
- - -	foulwater drain, dia noted

Note:

All plumbing and drainage to comply with NZBC G13/AS1 & AS2.

Confirm with owner for exact number and position of exterior taps.

All pipe penetrations through concrete shall be wrapped in 'Denso Tape' or similar product to allow for pipe expansion & movement.

Pipes shall incorporate expansion joints in accordance with chapter 8 of NZS7643.

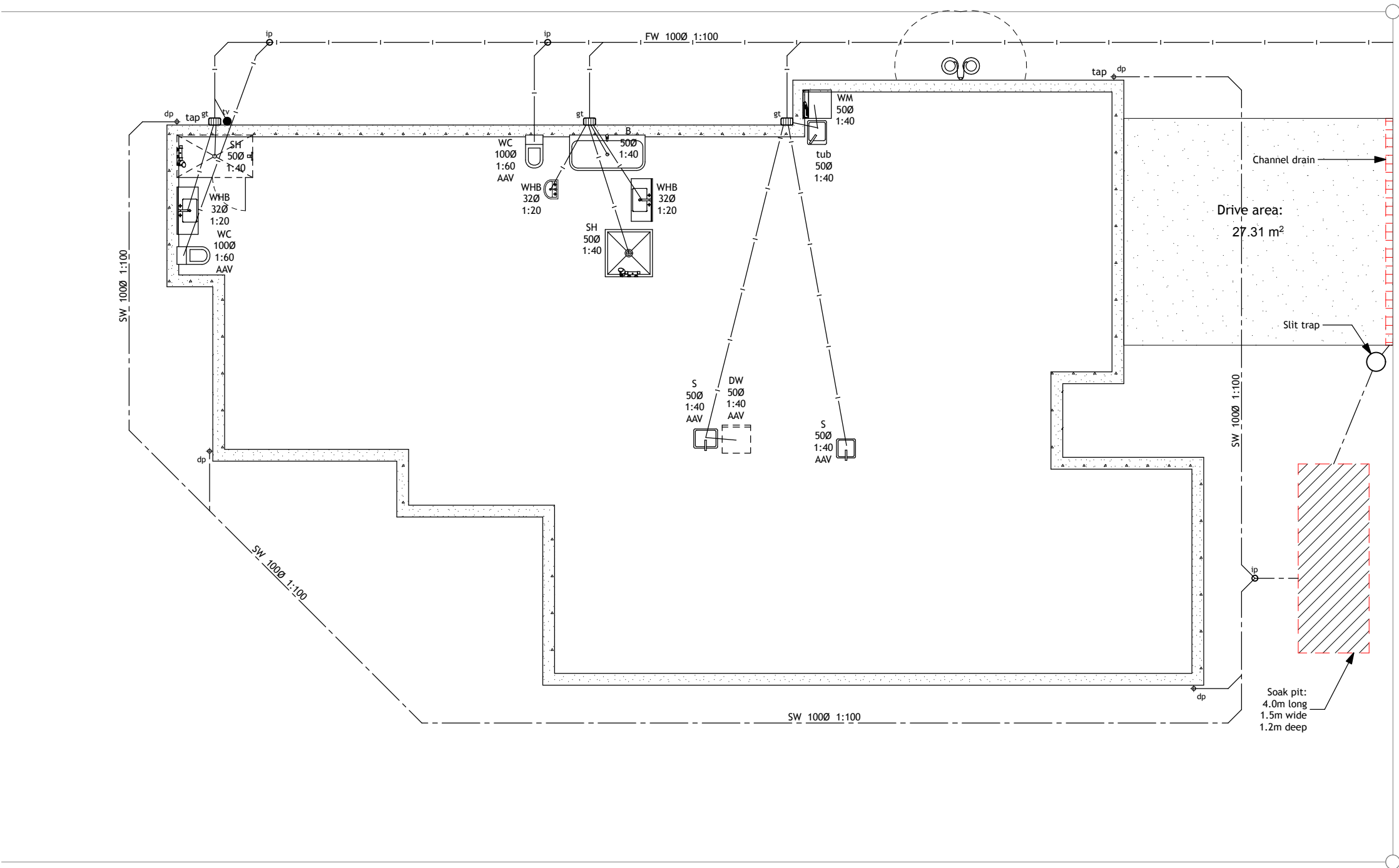
Drains installed under buildings shall be:

A) Straight and of even gradient;

B) Separated from the building foundation by at least 25mm, and;

C) When passing through concrete, sleeved or wrapped in a durable and flexible material to allow for expansion and contraction.

All service trenches are to be backed filled with a low permeability material nominated as lime or cement.



PLUMBING & DRAINAGE PLAN

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Refer to timber treatment and species schedule on Section A-A
All timber to be SG8 grade unless specified otherwise

Notes:

Refer to specification for bracing calculations.

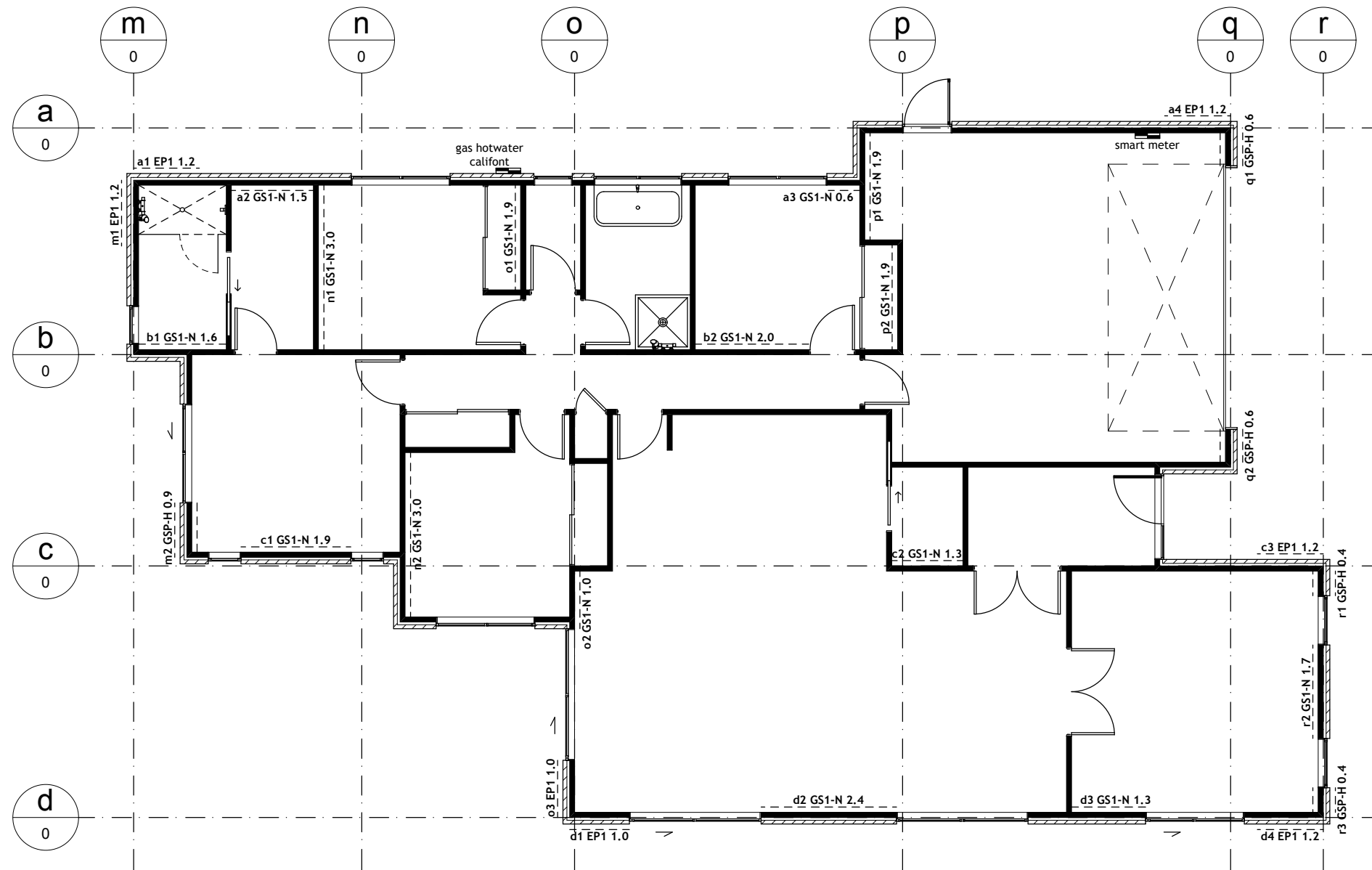
Refer to GIB Ezybrace Systems 2016 technical manual for full bracing information and bracing connections.

Bracing plan to be read in conjunction with bracing calculations and details.

All bracing panels to be fixed in accordance with manufacturer's requirements and comply with NZS3604:2011 or Engineer's design where applicable.

No openings in bracing panels within 90mm of the edge of the sheet.

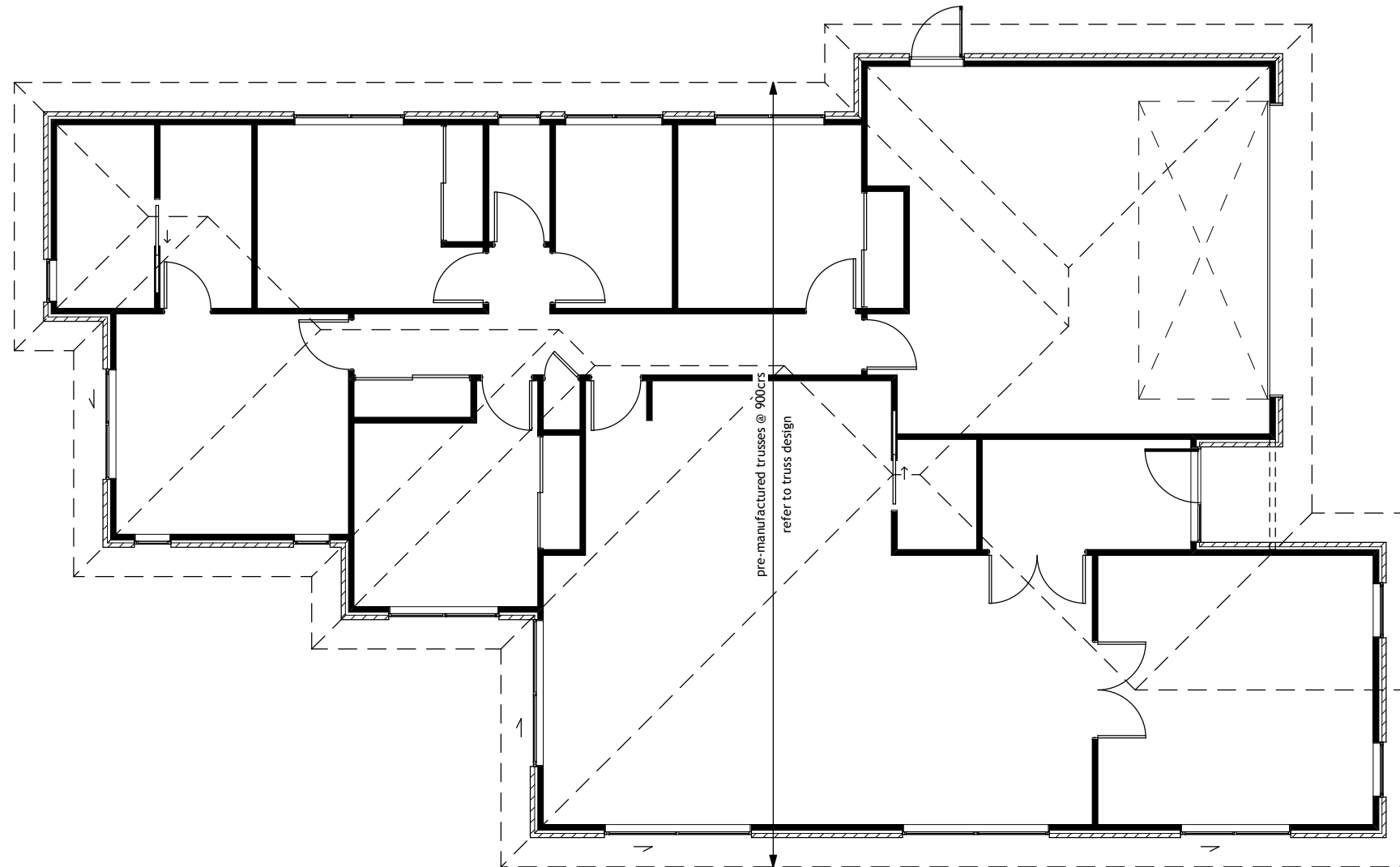
No openings in bracing panels greater than 90x90mm except in middle third.



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 All timber to be SG8 grade unless specified otherwise

BRACING PLAN

Notes:
Refer to truss design for all
lintels

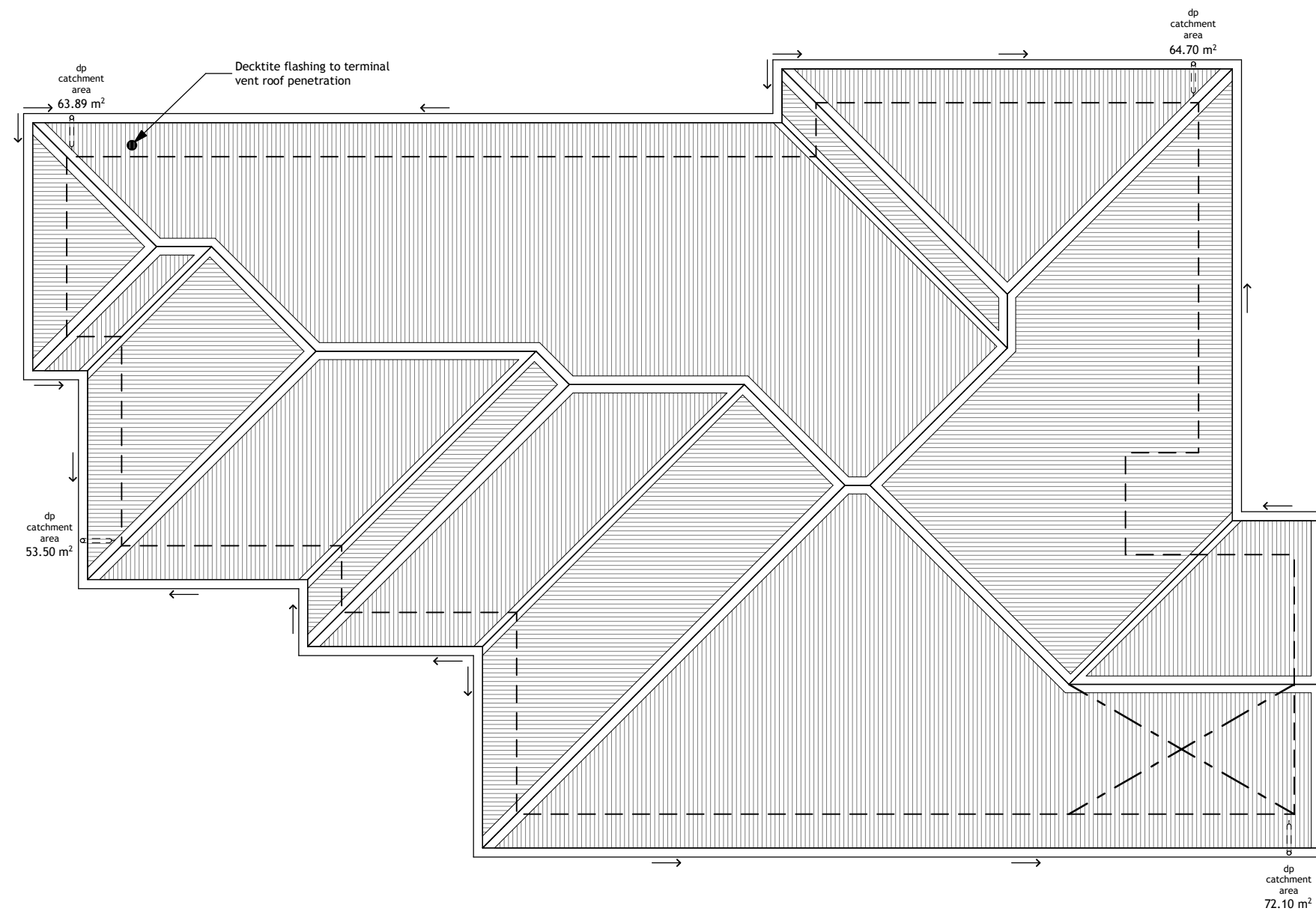


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Refer to timber treatment and species schedule on Section A-A
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FRAMING PLAN

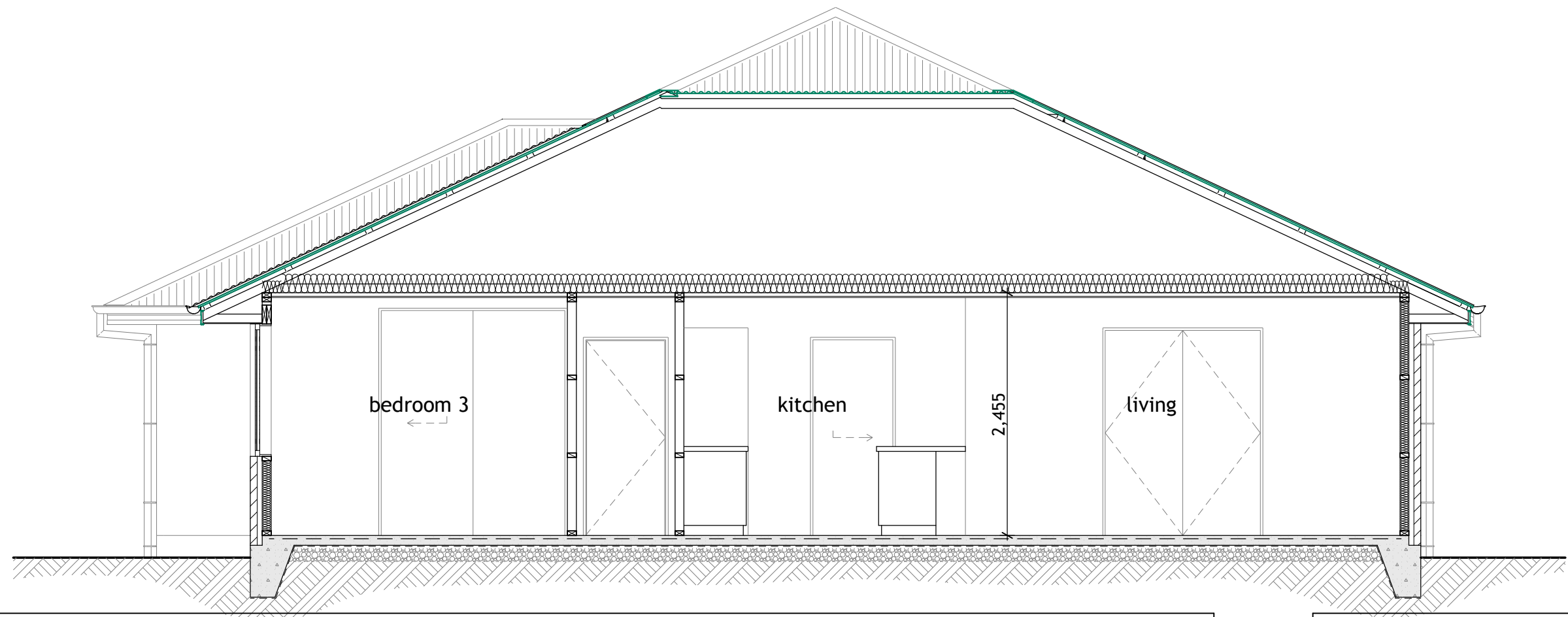
Roof notes:
600mm soffit from framing
450mm barge from framing
roof pitch 25 degrees

Roof Plane Bracing:
Provide single tensioned crossed
LUMBERLOK Strip Brace over top
chords; fix with 5/30x3.15 nails
each end and 1/30x3.15 nail at
crossing (INSTALLED AS PER
LUMBERLOK ROOF BRACING
SPECIFICATION 10/2011)



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All construction to comply with NZBC/NZS 3604:2011, alongside all current standards alike
Refer to timber treatment and species schedule on Section A-A
All timber to be SG8 grade unless specified otherwise

ROOF PLAN



Roof cladding
Selected colour Colorsteel roofing, corrugate profile. Thermakraft 215 self supporting roofing underlay.

Roof framing
Prefabricated roof trusses @ 900mm crs to manufactures specification, manufacturer to supply producer statement. 70x45mm purlins @ 900crs max, first & last row @ 600crs.

Wall framing
Generally construct exterior walls with 90x45 KD H1.2 framing with studs @ 600mm crs, nogs @ 800mm crs all to NZS 3604:2011. Nog for all fittings, fixtures, linings, bracing panels & trims.
Generally construct interior walls with 90x45 dry H1.2 framing with studs @ 600mm crs and nogs @ 800mm crs to NZS 3604:2011.
DPC (malthoid) between bottom plate and conc. slab and fixed with 12mm trubolts at 900mm crs and 300 min from corners or other appropriate proprietary fixing, refer to bracing details for additional fixing. Framing fixing in accordance with Mitek fixings schedule in specification.

Concrete slab
100mm 20Mpa concrete slab reinforced with 500E, SE62 ductile slab mesh over DPM on sand blinding layer 150mm min layers of compacted AP40 hardfill.

Foundation
Generally 240mm min wide x 300mm min deep concrete foundation. 3/D12 reinforcing bars with D10 starters @ 600 crs min 600mm into slab - refer to details for other foundations.

Wall cladding
70 series selected clay brick veneer tied to wall framing with type B galv. / stainless steel brick ties @ 600crs horz max & 400crs vert. & 300mm min from openings as per NZS 4210. Allow for not less than 40mm wall cavity with Thermakraft building wrap over wall framing. Allow for 75mm high by the width of the vertical mortar joint weep holes not exceeding 800mm crs. Bricks to be set on a 50mm min step x 120mm wide ledge over waterproofing membrane, to comply with NZBC:E2/AS1.
James hardie Linea board cladding on H3.1 treated cavity battens @ 600mm crs over Thermakraft building wrap.

Aluminium joinery
Selected colour powder-coated aluminium joinery with glazing weight to comply with NZS 4223.3. Double glazing to all windows except garage which is outside thermal envelope.

Spouting, fascia and downpipes
Selected profile colorsteel spouting and fascia system. 80mm diameter colorsteel downpipes.

Soffit lining
4.5mm thick hardieboard soffit lining on 90x45 soffit bearers @ 900crs.

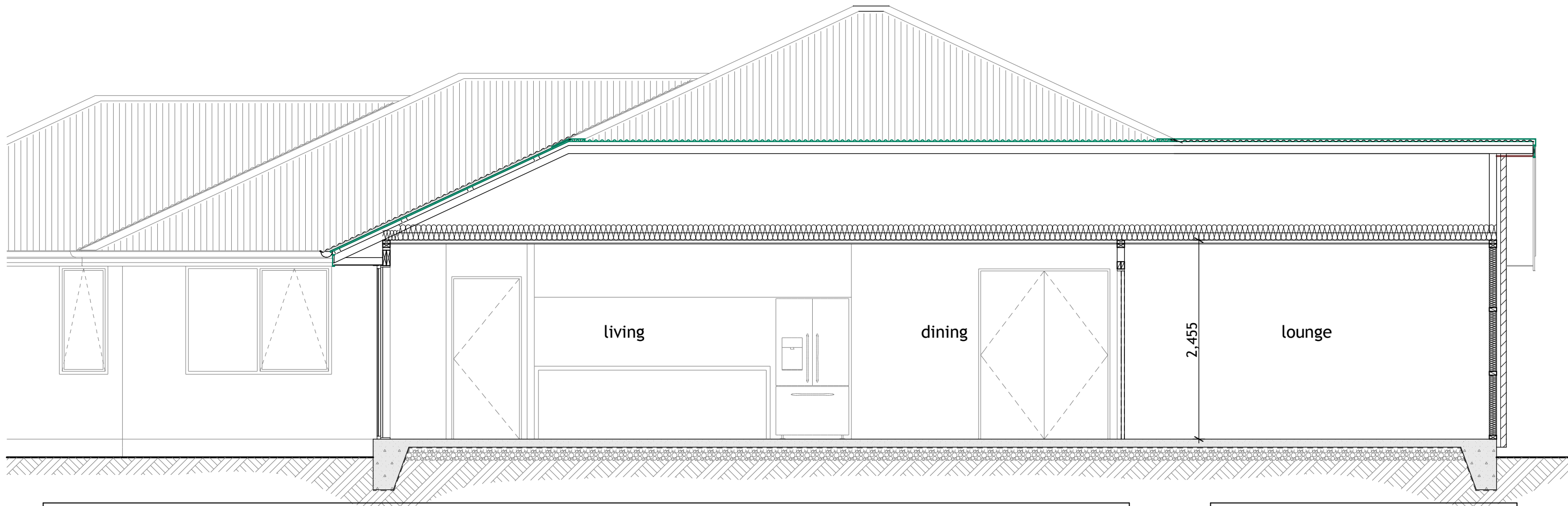
Interior linings
Generally line interiors with 10mm standard Gib board (Aqualine to wet areas) stopped for selected paint finish (unless otherwise indicated). Refer also specific fitout dwgs & bracing schedule for specialist wall linings & requirements.
Generally line ceilings with 13mm standard Gib board ceiling lining on 35mm steel rondo ceiling battens at 600mm crs direct fixed to truss bottom chord.

Insulation
R2.6 Pink batts wall insulation (install strapping where studs are at 600crs)
R3.6 Pink batts ceiling insulation

SCHEDULE OF FRAMING TIMBERS - GRADING AND TREATMENT		
Sub-floor framing	Bearers / joists	SG8, H1.2, Pinus radiata
Wall framing	Exterior walls & lintels	SG8, H1.2, Pinus radiata
	Interior walls (loadbearing)	SG8, H1.2, Pinus radiata
	Interior walls (non-loadbearing)	SG8, H1.2, Pinus radiata
	Cavity battens	SG8, H3.1, Pinus radiata
Roof framing	Roof trusses - typical	SG8, H1.2, Pinus radiata
	Gable end truss	SG8, H1.2, Pinus radiata
	Coved or attic trusses	SG8, H1.2, Pinus radiata
	purlins	SG8, H1.2, Pinus radiata
	Valley boards, barge boards	SG8, H1.2, Pinus radiata
Decks	Beams and posts	SG8, H3.2, Pinus radiata
	Joists	SG8, H3.2, Pinus radiata
Windows	Framing and reveals	Dressed, H3.1, Pinus radiata

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Refer to timber treatment and species schedule on Section A-A
All timber to be SG8 grade unless specified otherwise

SECTION A - A



Roof cladding
Selected colour Colorsteel roofing, corrugate profile. Thermakraft 215 self supporting roofing underlay.

Roof framing
Prefabricated roof trusses @ 900mm crs to manufactures specification, manufacturer to supply producer statement. 70x45mm purlins @ 900crs max, first & last row @ 600crs.

Wall framing
Generally construct exterior walls with 90x45 KD H1.2 framing with studs @ 600mm crs, nogs @ 800mm crs all to NZS 3604:2011. Nog for all fittings, fixtures, linings, bracing panels & trims.
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DPC (malthoid) between bottom plate and conc. slab and fixed with 12mm trubolts at 900mm crs and 300 min from corners or other appropriate proprietary fixing, refer to bracing details for additional fixing. Framing fixing in accordance with Mitek fixings schedule in specification.

Concrete slab
100mm 20Mpa concrete slab reinforced with 500E, SE62 ductile slab mesh over DPM on sand blinding layer 150mm min layers of compacted AP40 hardfill.

Foundation
Generally 240mm min wide x 300mm min deep concrete foundation. 3/D12 reinforcing bars with D10 starters @ 600 crs min 600mm into slab - refer to details for other foundations.

Wall cladding
70 series selected clay brick veneer tied to wall framing with type B galv. / stainless steel brick ties @ 600crs horz max & 400crs vert. & 300mm min from openings as per NZS 4210. Allow for not less than 40mm wall cavity with Thermakraft building wrap over wall framing. Allow for 75mm high by the width of the vertical mortar joint weep holes not exceeding 800mm crs. Bricks to be set on a 50mm min step x 120mm wide ledge over waterproofing membrane, to comply with NZBC:E2/AS1.
James hardie Linea board cladding on H3.1 treated cavity battens @ 600mm crs over Thermakraft building wrap.

Aluminium joinery
Selected colour powder-coated aluminium joinery with glazing weight to comply with NZS 4223.3. Double glazing to all windows except garage which is outside thermal envelope.

Spouting, fascia and downpipes
Selected profile colorsteel spouting and fascia system. 80mm diameter colorsteel downpipes.

Soffit lining
4.5mm thick hardieboard soffit lining on 90x45 soffit bearers @ 900crs.

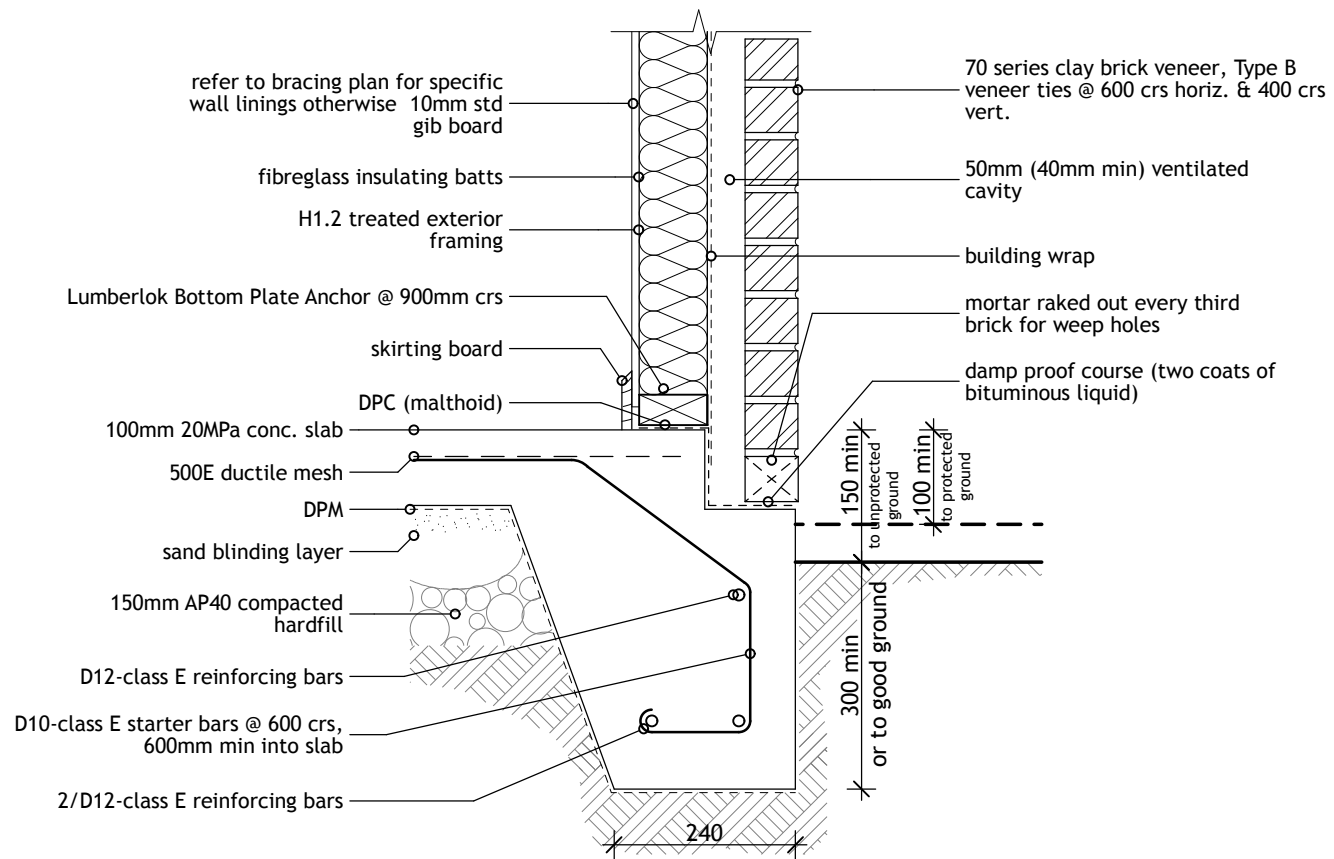
Interior linings
Generally line interiors with 10mm standard Gib board (Aqualine to wet areas) stopped for selected paint finish (unless otherwise indicated). Refer also specific fitout dwgs & bracing schedule for specialist wall linings & requirements.
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R3.6 Pink batts ceiling insulation

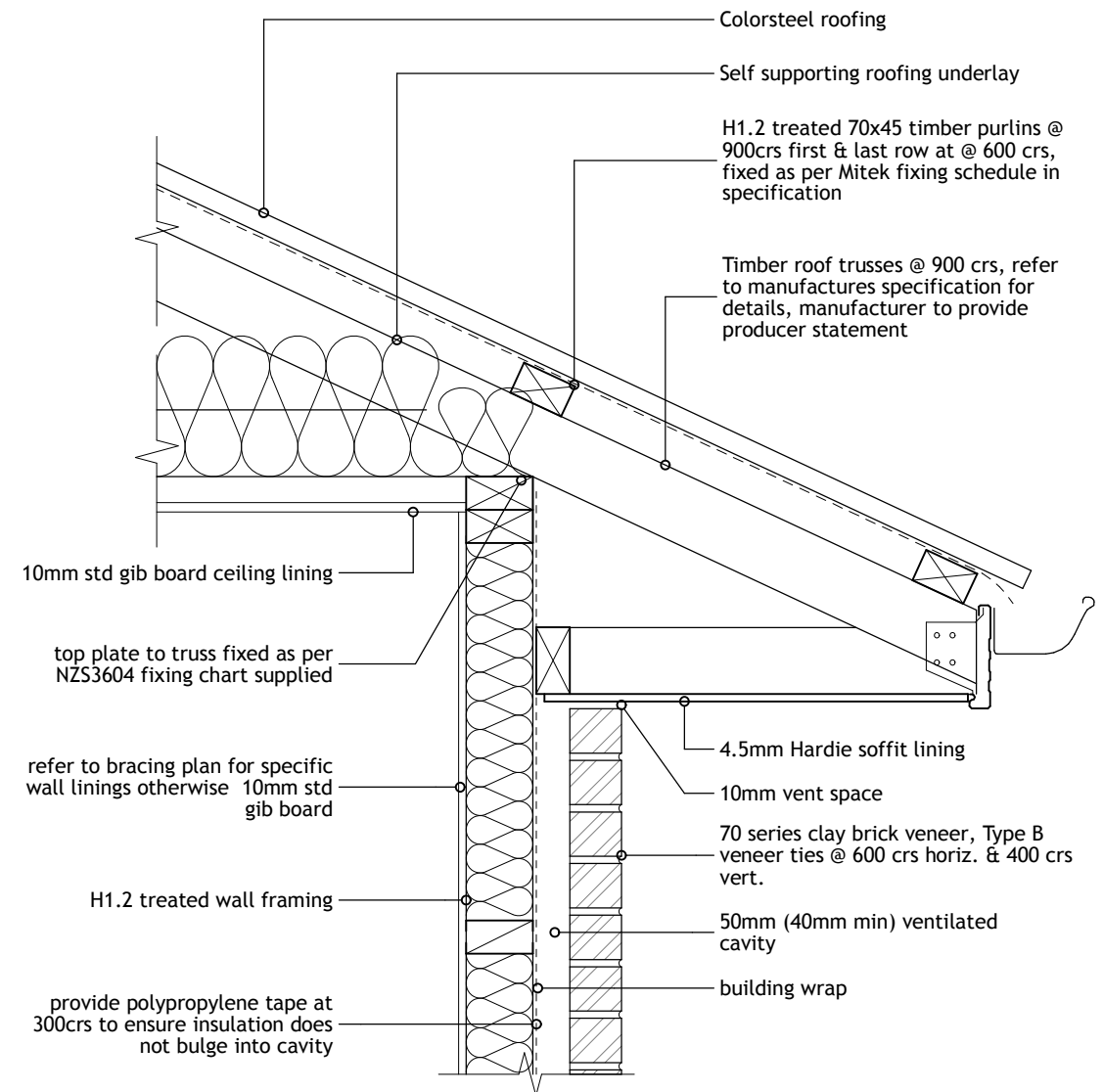
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Roof framing	Roof trusses - typical	SG8, H1.2, Pinus radiata
	Gable end truss	SG8, H1.2, Pinus radiata
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	purlins	SG8, H1.2, Pinus radiata
	Valley boards, barge boards	SG8, H1.2, Pinus radiata
Decks	Beams and posts	SG8, H3.2, Pinus radiata
	Joists	SG8, H3.2, Pinus radiata
Windows	Framing and reveals	Dressed, H3.1, Pinus radiata

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All timber to be SG8 grade unless specified otherwise

SECTION B - B



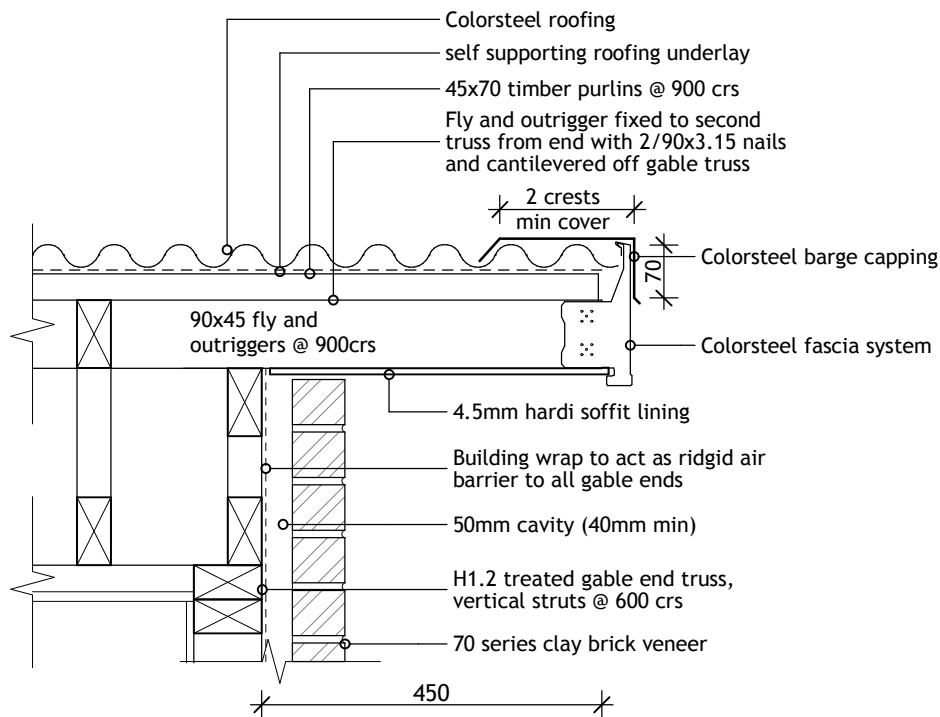
01 BRICK TO FOUNDATION
SCALE 1:10



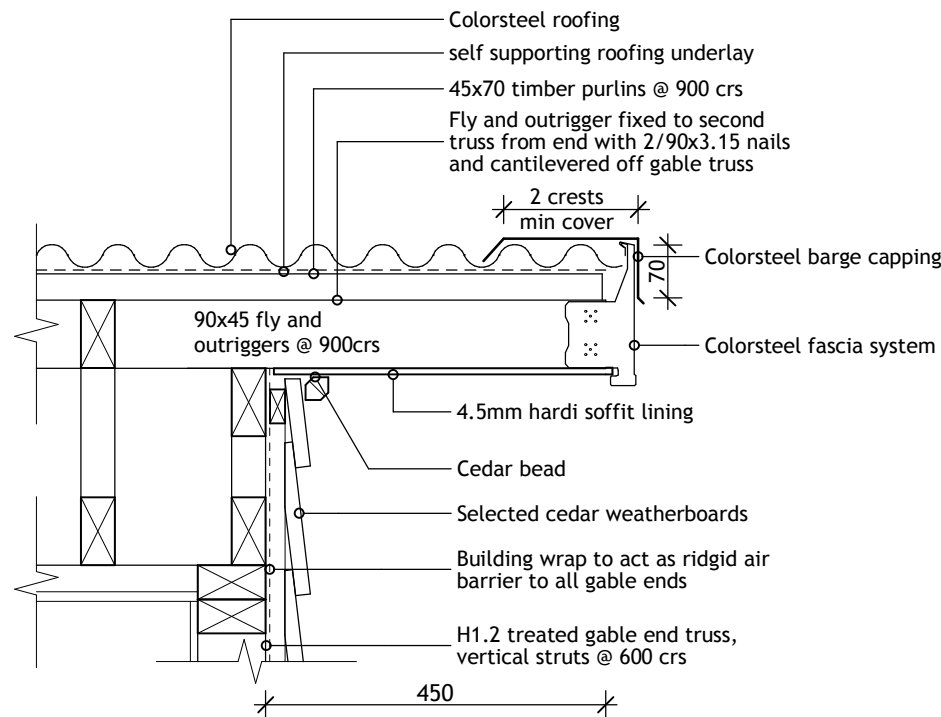
02 BRICK TO SOFFIT
SCALE 1:10

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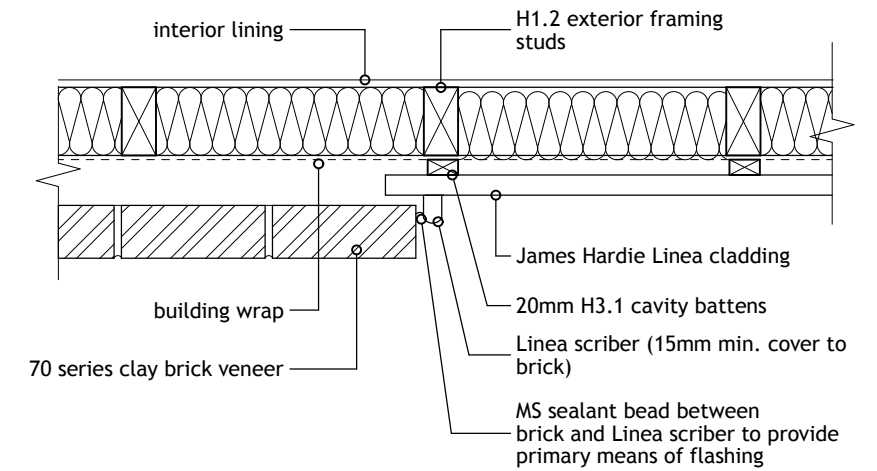
DETAILS 1



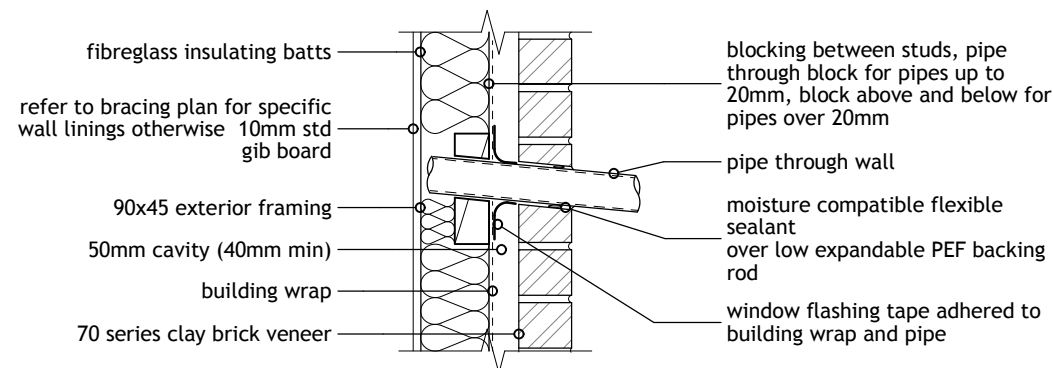
03 BRICK TO BARGE
SCALE 1:10



04 LINEA TO BARGE
SCALE 1:10



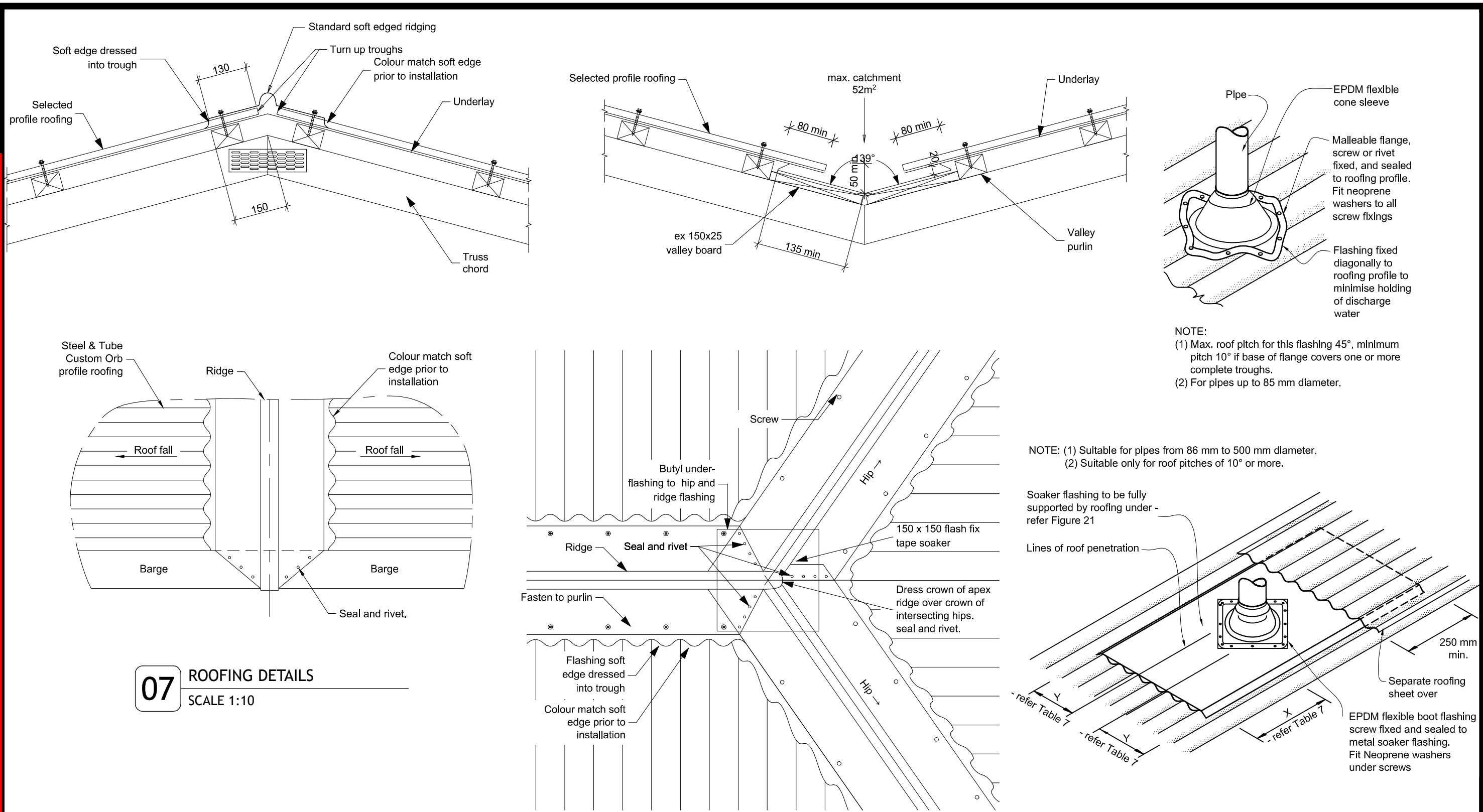
05 BRICK TO LINEA CLADDING CHANGE
SCALE 1:10



06 PIPE PENETRATION THROUGH BRICK
SCALE 1:10

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DETAILS 2



07 ROOFING DETAILS
SCALE 1:10

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All timber to be SG8 grade unless specified otherwise

DETAILS 3

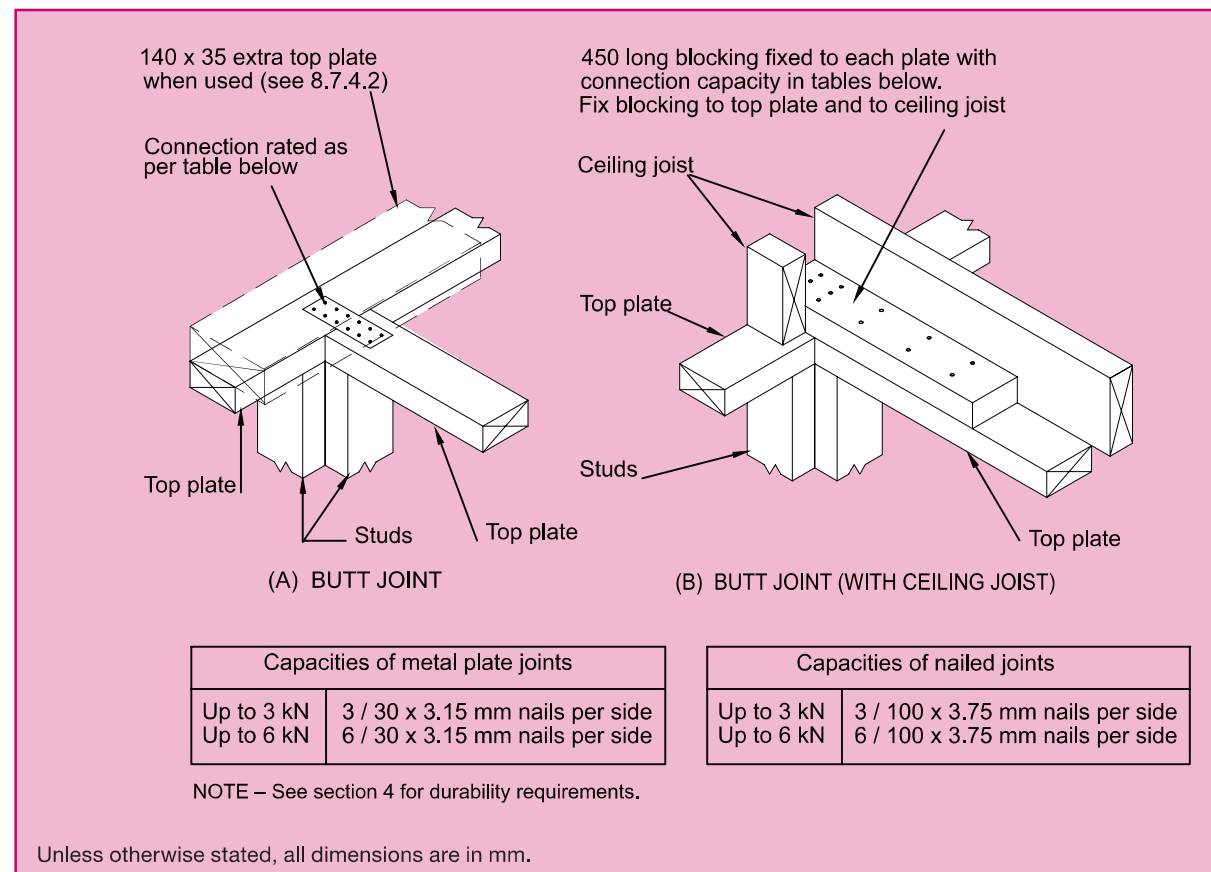
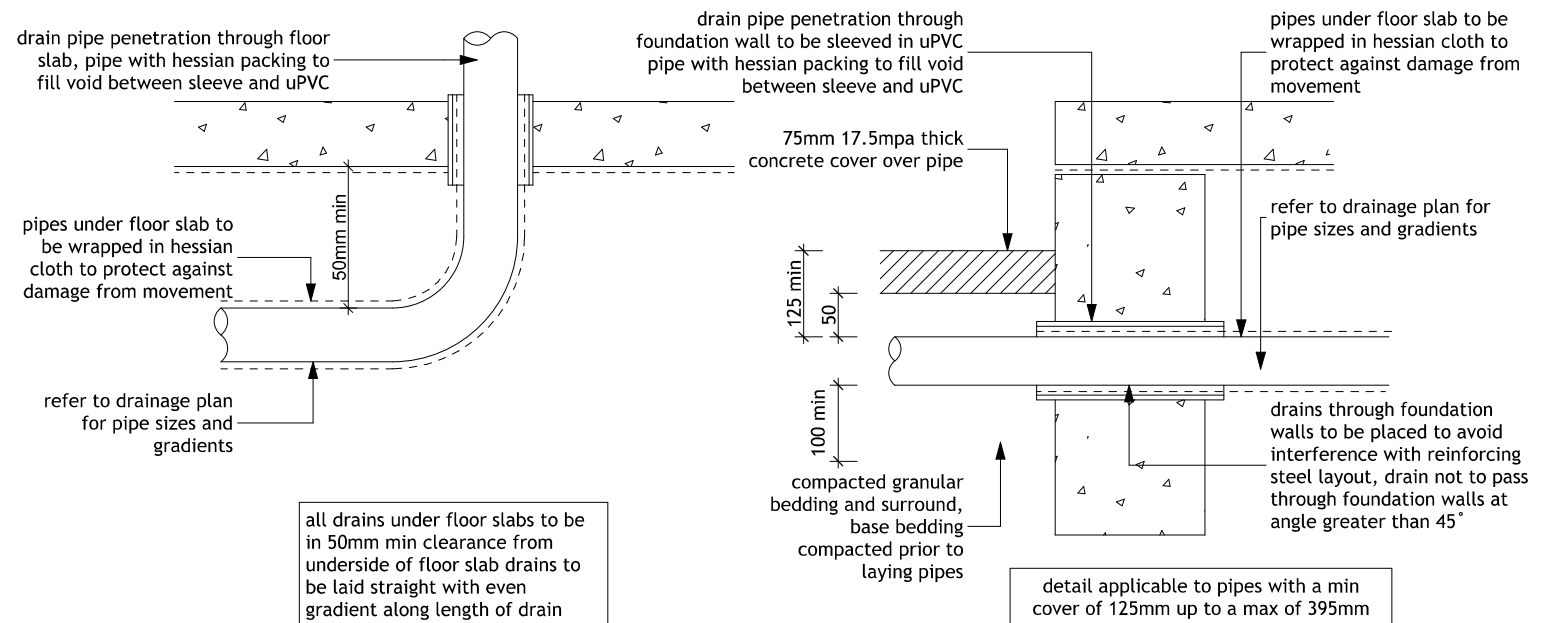


Figure 8.16 - Connecting top plates to external walls at right angles - Walls containing bracing (see 8.7.3.4)

08 TOP PLATE TO WALL CONNECTION

SCALE 1:10

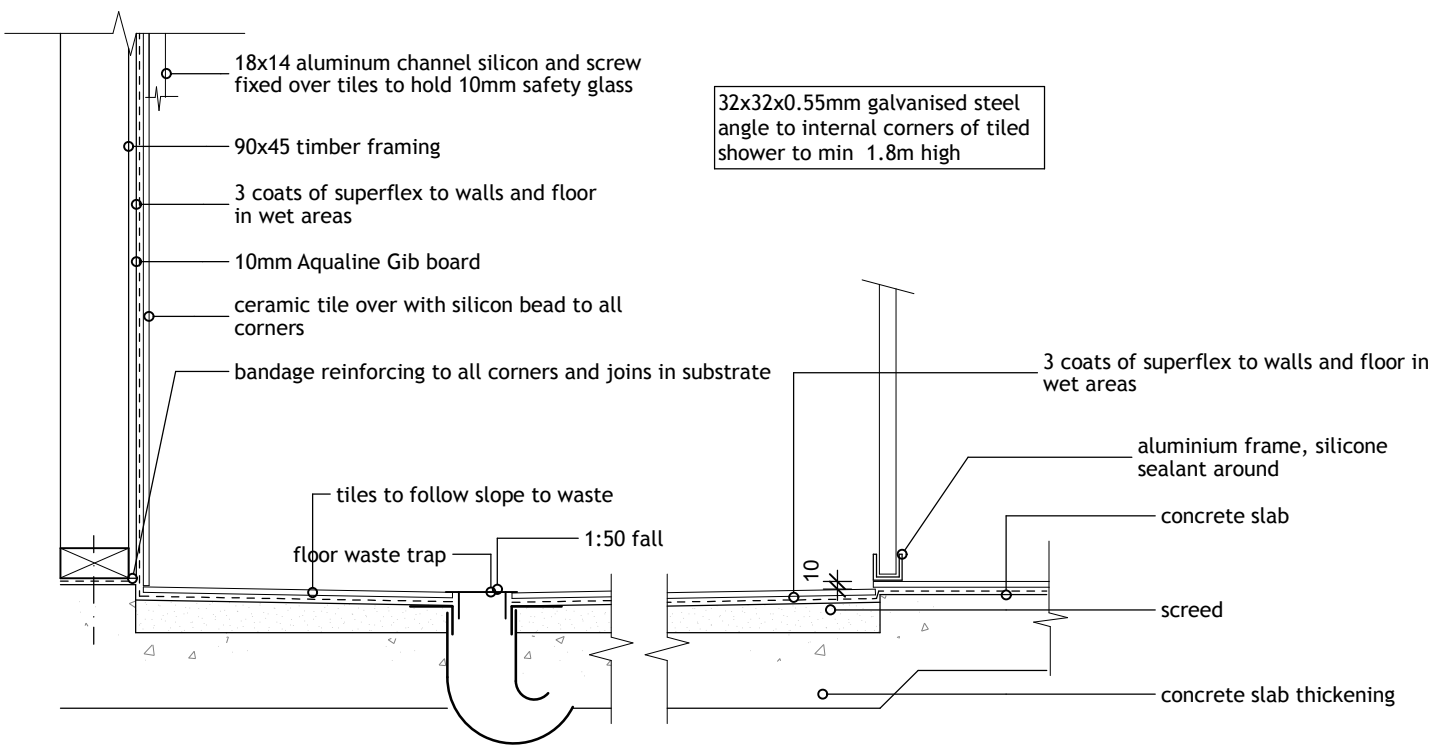


09 SLAB PENETRATION DETAIL

SCALE 1:10

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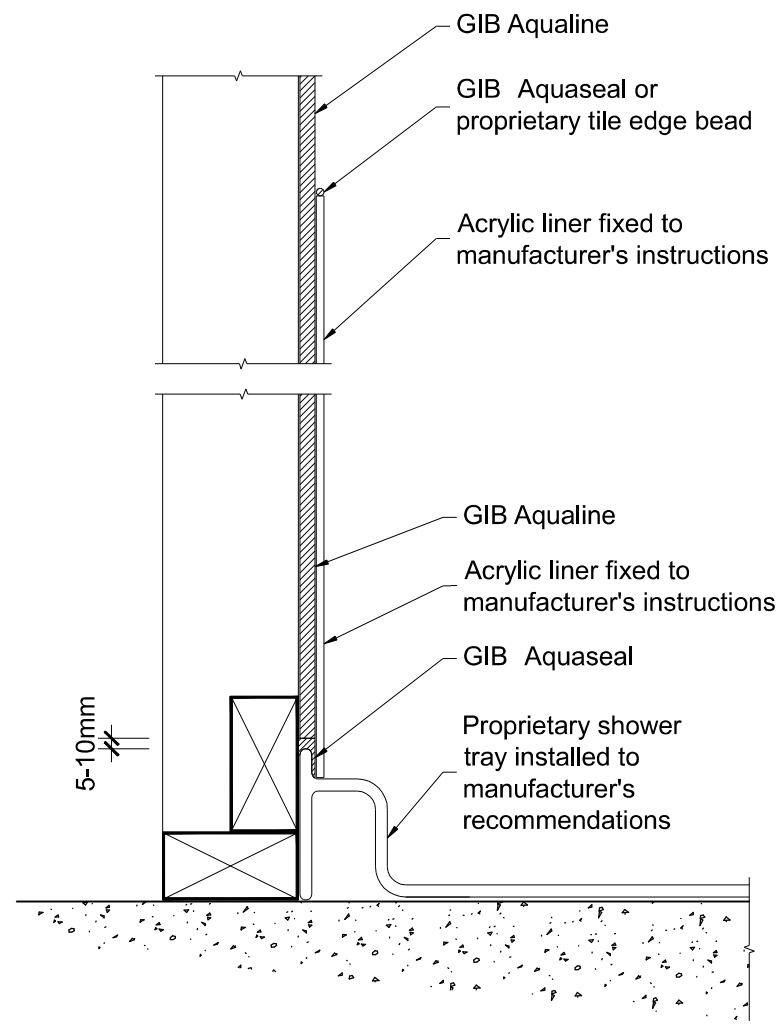
DETAILS 4



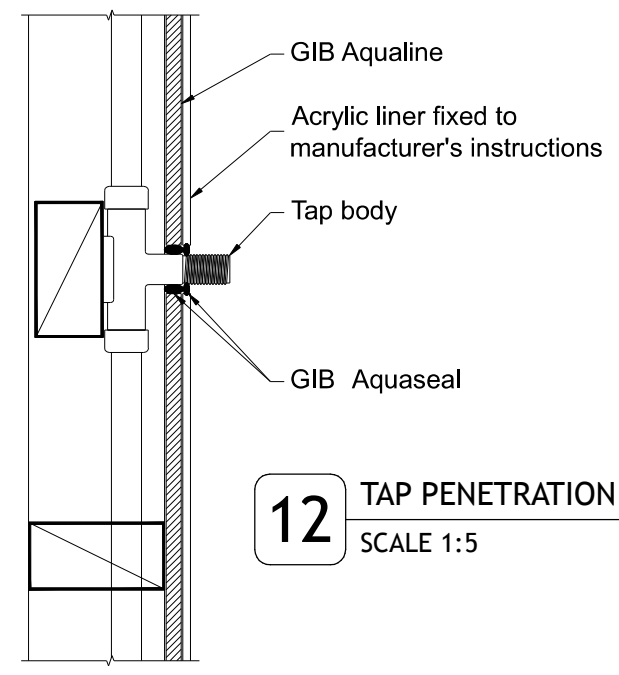
10 TILED SHOWER WATERPROOFING
SCALE 1:10

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Refer to timber treatment and species schedule on Section A-A
All timber to be SG8 grade unless specified otherwise

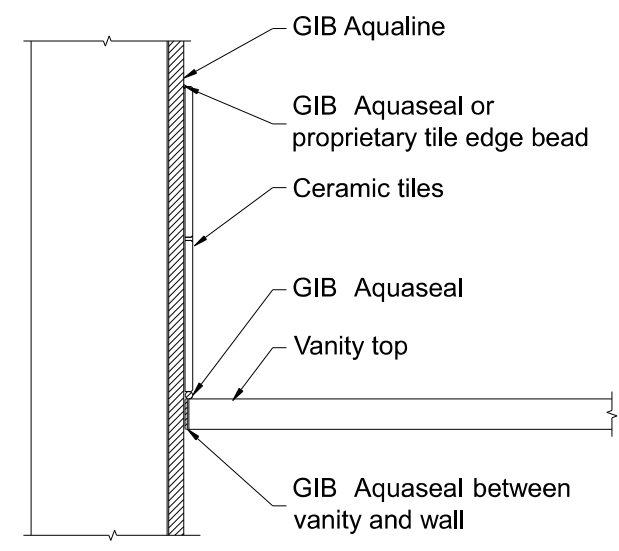
DETAILS 5



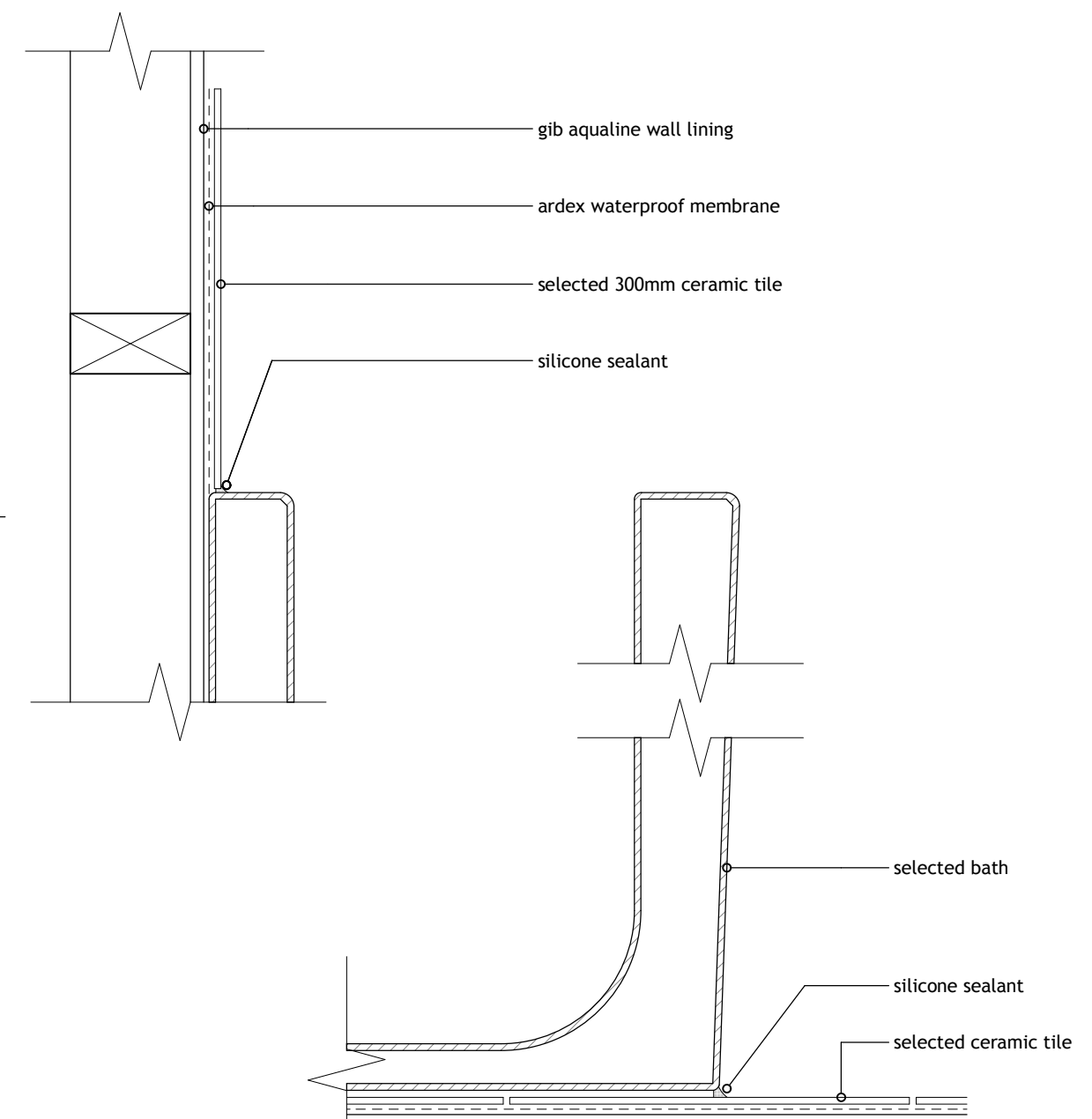
11 SHOWER
SCALE 1:5



12 TAP PENETRATION
SCALE 1:5

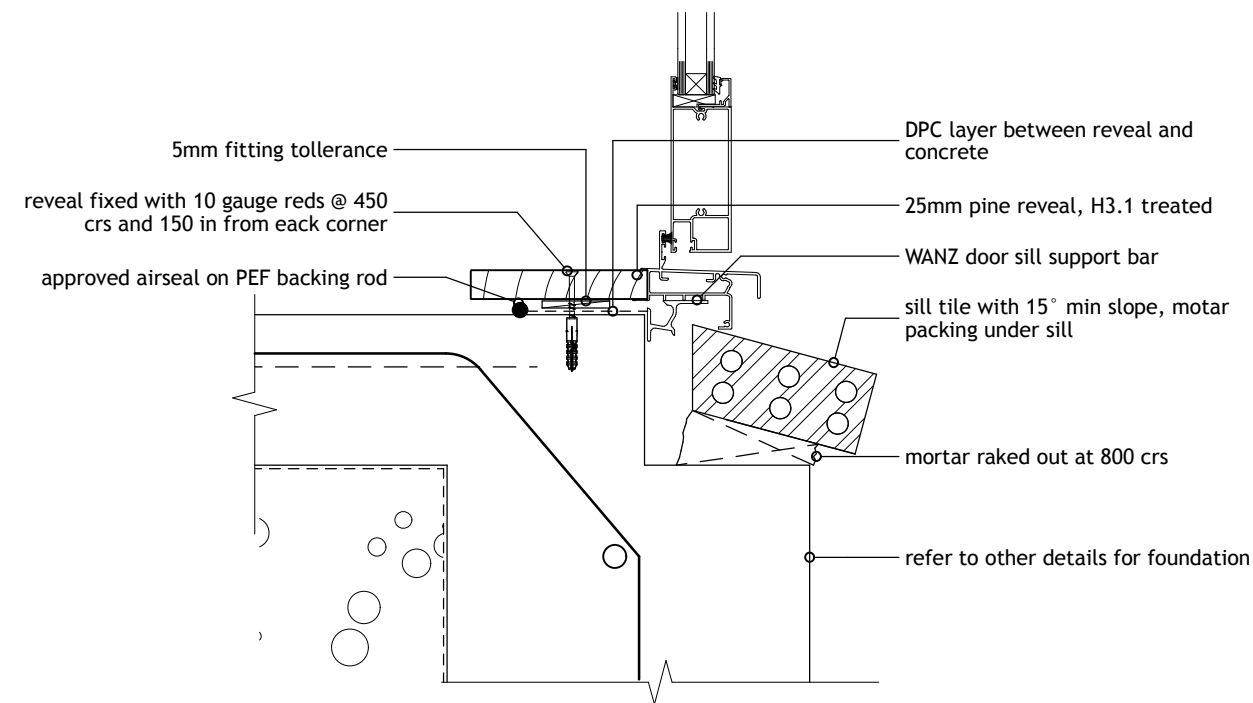


13 VANITY
SCALE 1:5

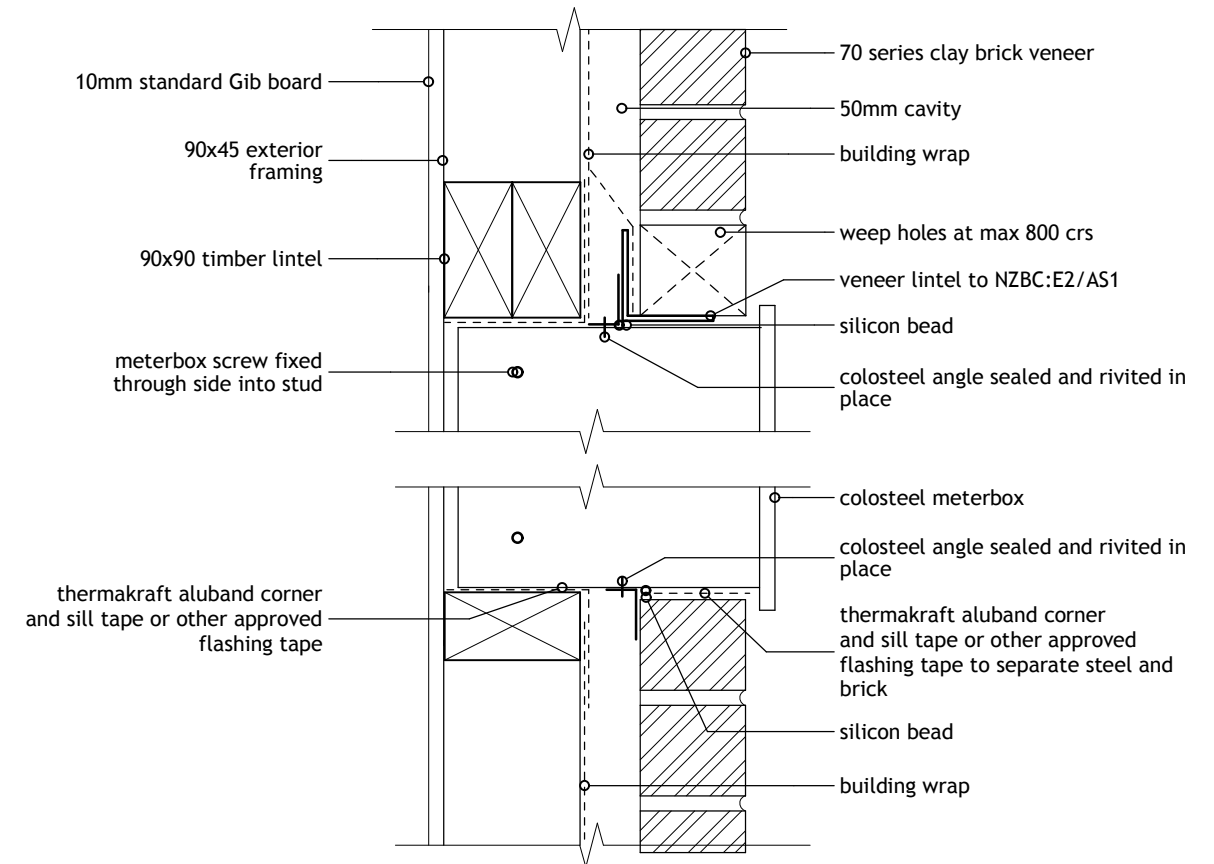


14 BATHTUB
SCALE 1:5

DETAILS 6



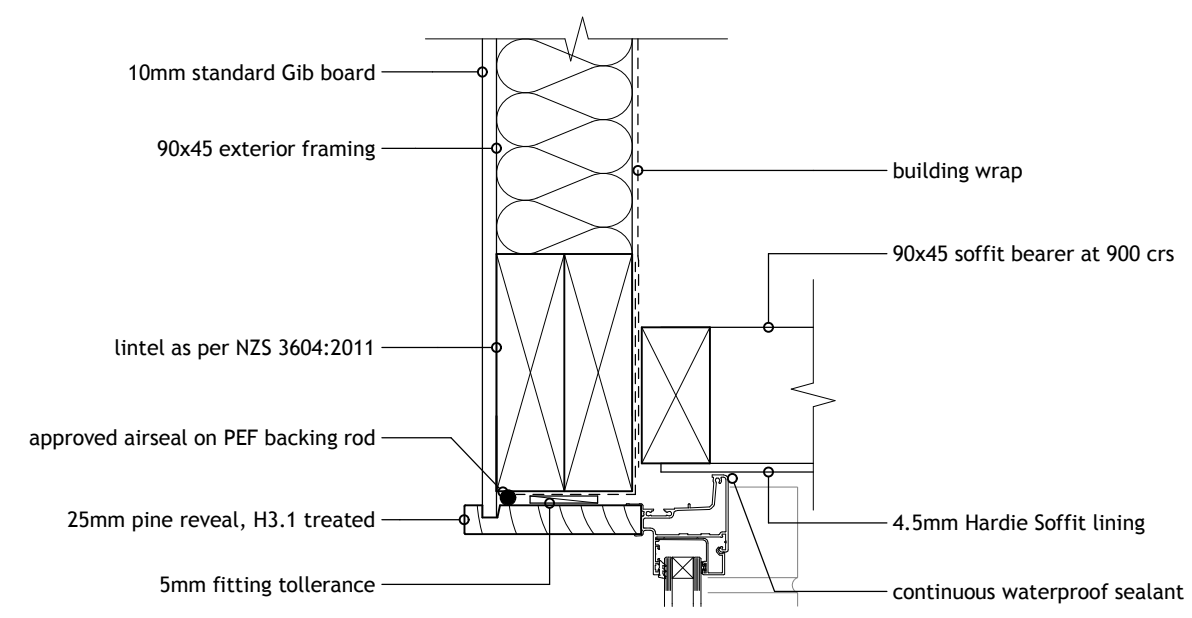
15 DOOR SILL
SCALE 1:5



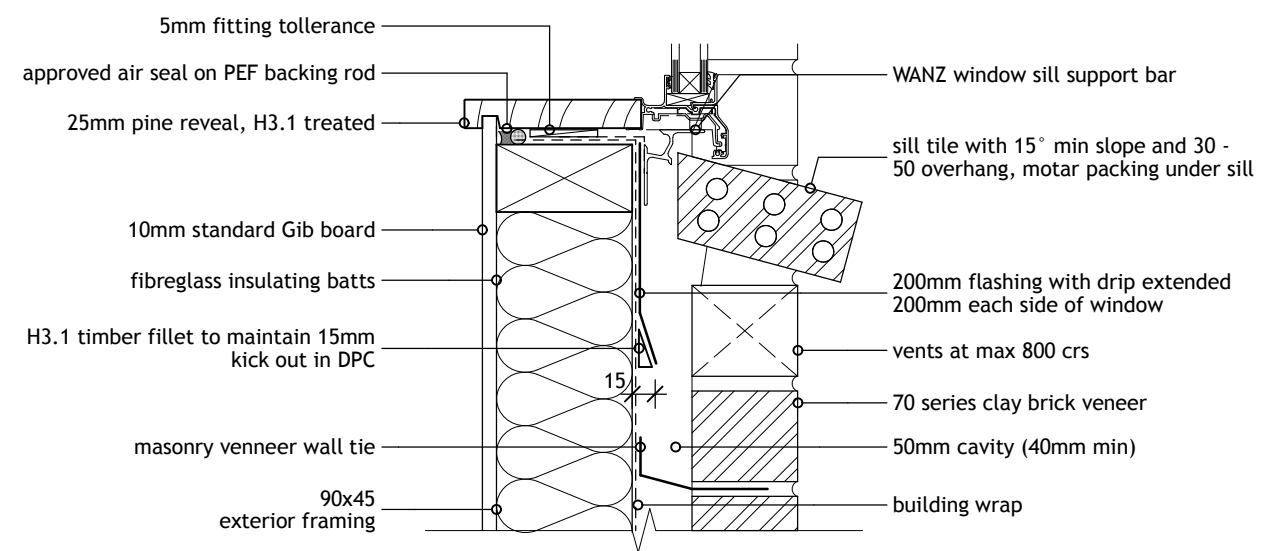
16 METER BOX
SCALE 1:5

Note: Contractors shall verify all dimensions on site before commencing any work
All dimensions are in millimetres unless otherwise stated
All construction to comply with NZBC/NZS 3604:2011, alongside all current standards alike
Refer to timber treatment and species schedule on Section A-A
All timber to be SG8 grade unless specified otherwise

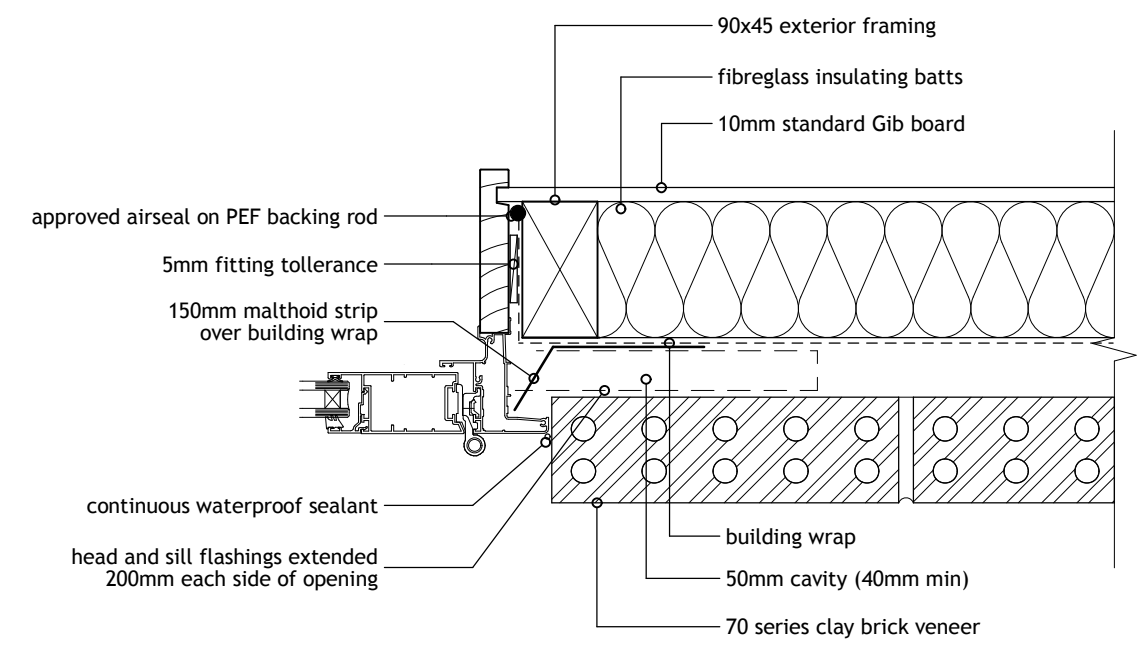
DETAILS 7



17 WINDOW HEAD TO SOFFIT
SCALE 1:5



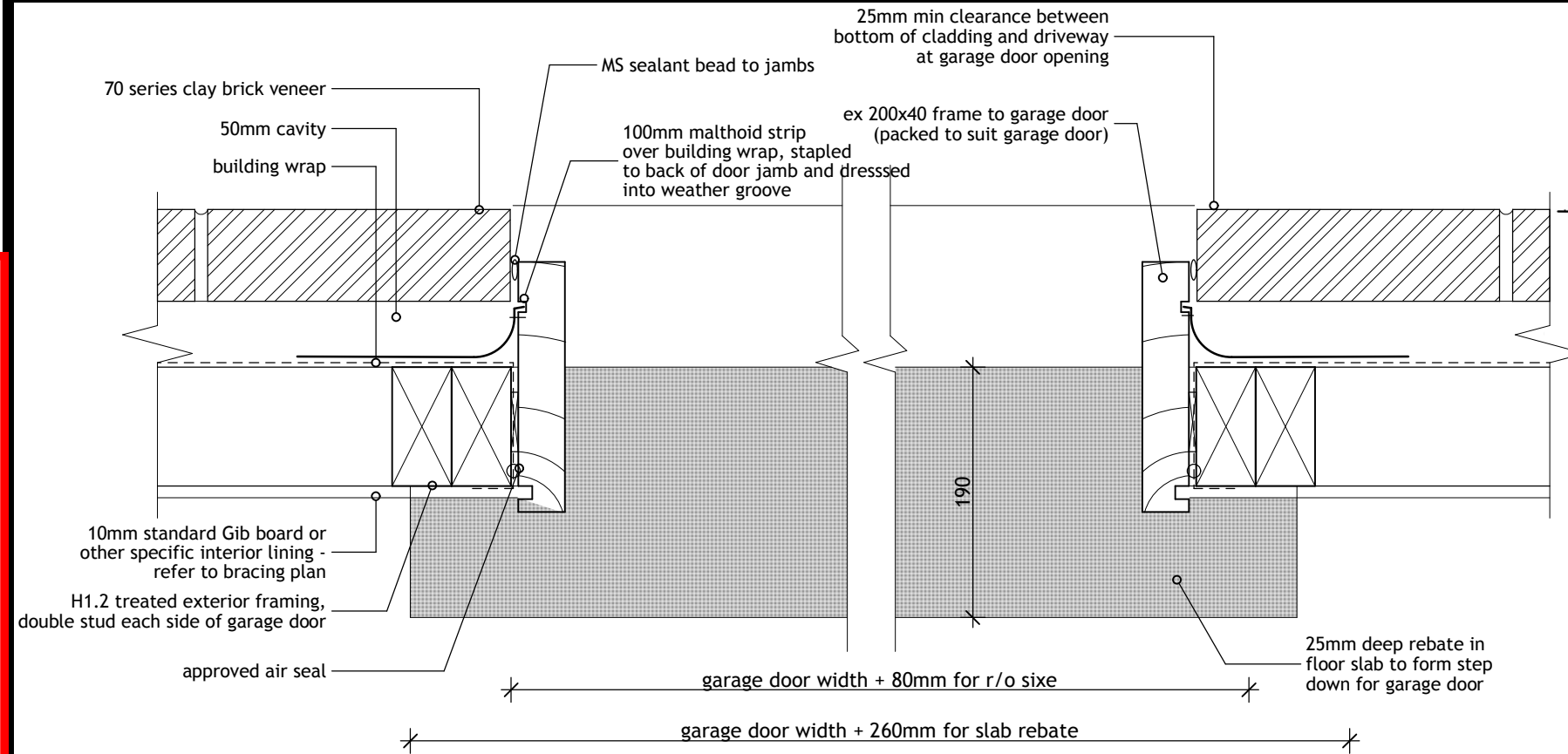
18 BRICK VENEER SILL
SCALE 1:5



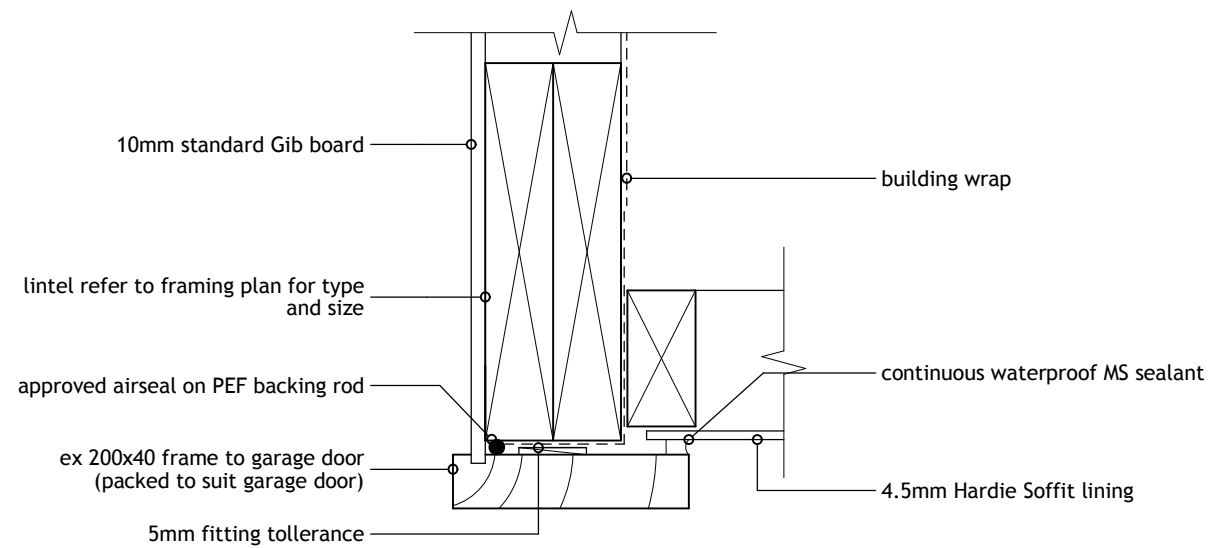
19 BRICK VENEER JAMB
SCALE 1:5

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All timber to be SG8 grade unless specified otherwise

DETAILS 8



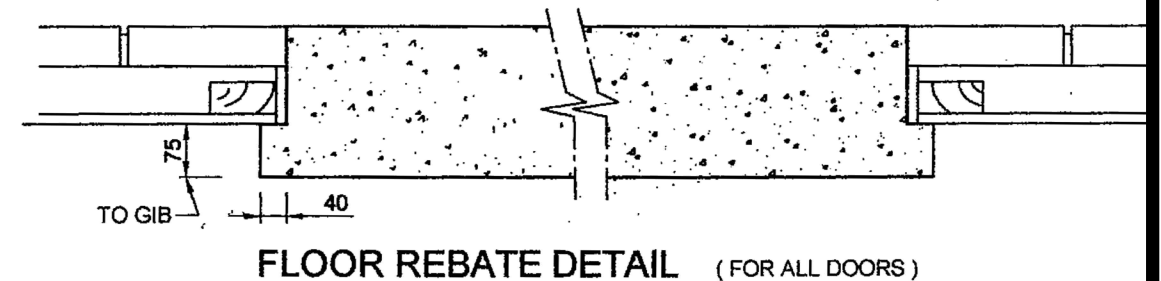
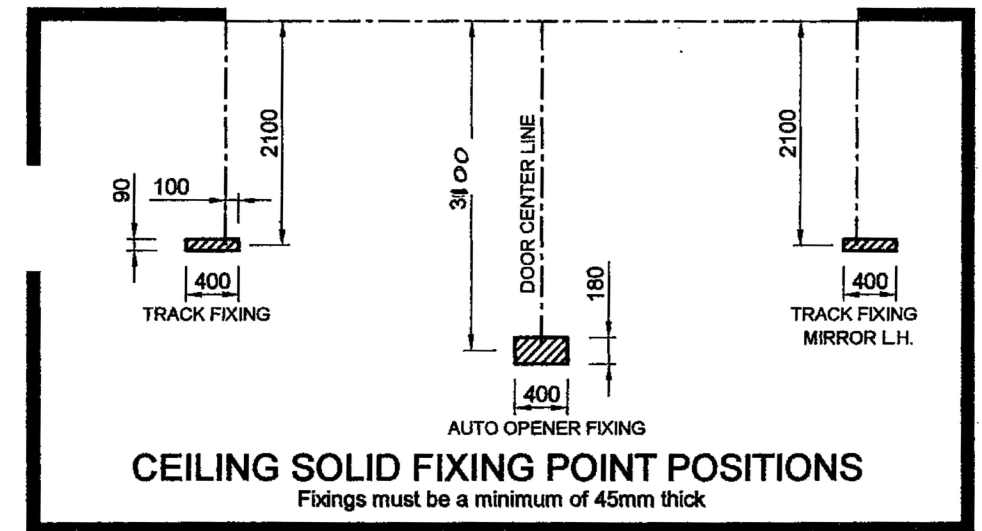
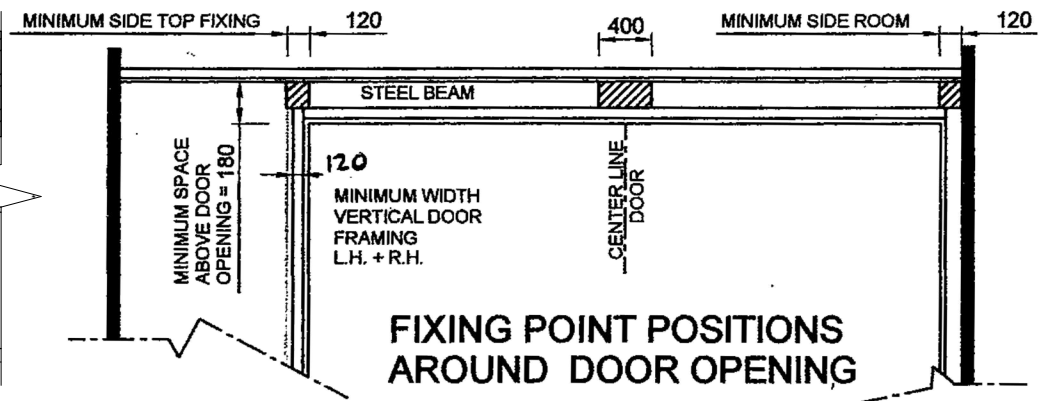
20 GARAGE DOOR JAMB
SCALE 1:5



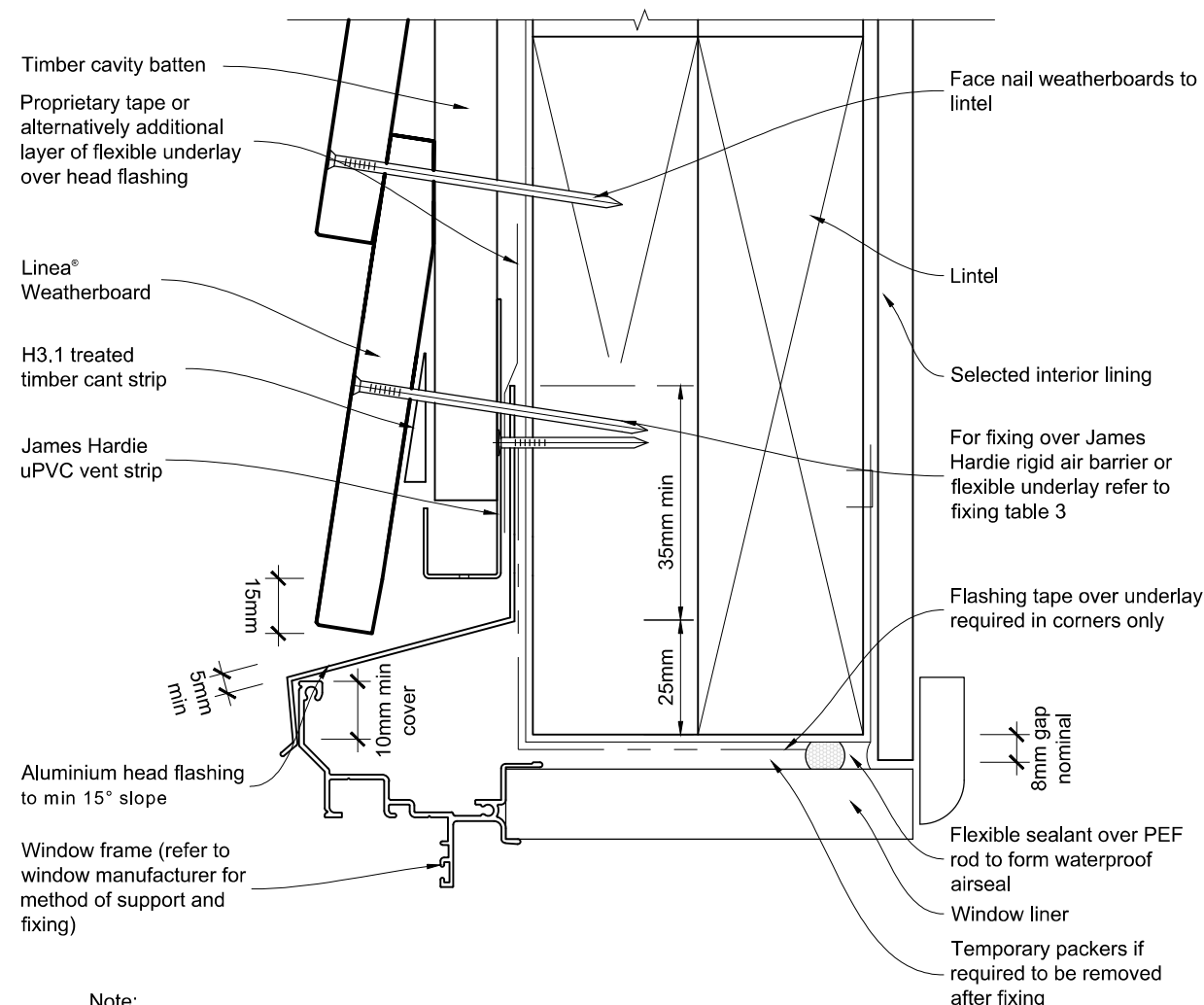
21 GARAGE DOOR HEAD
SCALE 1:5

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Refer to timber treatment and species schedule on Section A-A
All timber to be SG8 grade unless specified otherwise

STANDARD GARAGE DOOR FIXING POINTS BY BUILDER



NOTE: See separate sheet for:
Heavy doors (esp. Timber) or extra height doors.
Please contact us for:
Headroom less than 180mm, or to determine headroom for cove ceilings.



- Note:
- When James Hardie rigid air barrier is used flashing tape to be applied to the entire window opening.
 - Sealant must be installed between head flashing and flashing and trim in VH and EH wind zones and SED projects.
 - Alternatively, the head flashings can be formed with stop ends as per E2/AS1

22 LINEA WINDOW HEAD
SCALE 1:2

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All timber to be SG8 grade unless specified otherwise

DETAILS 10

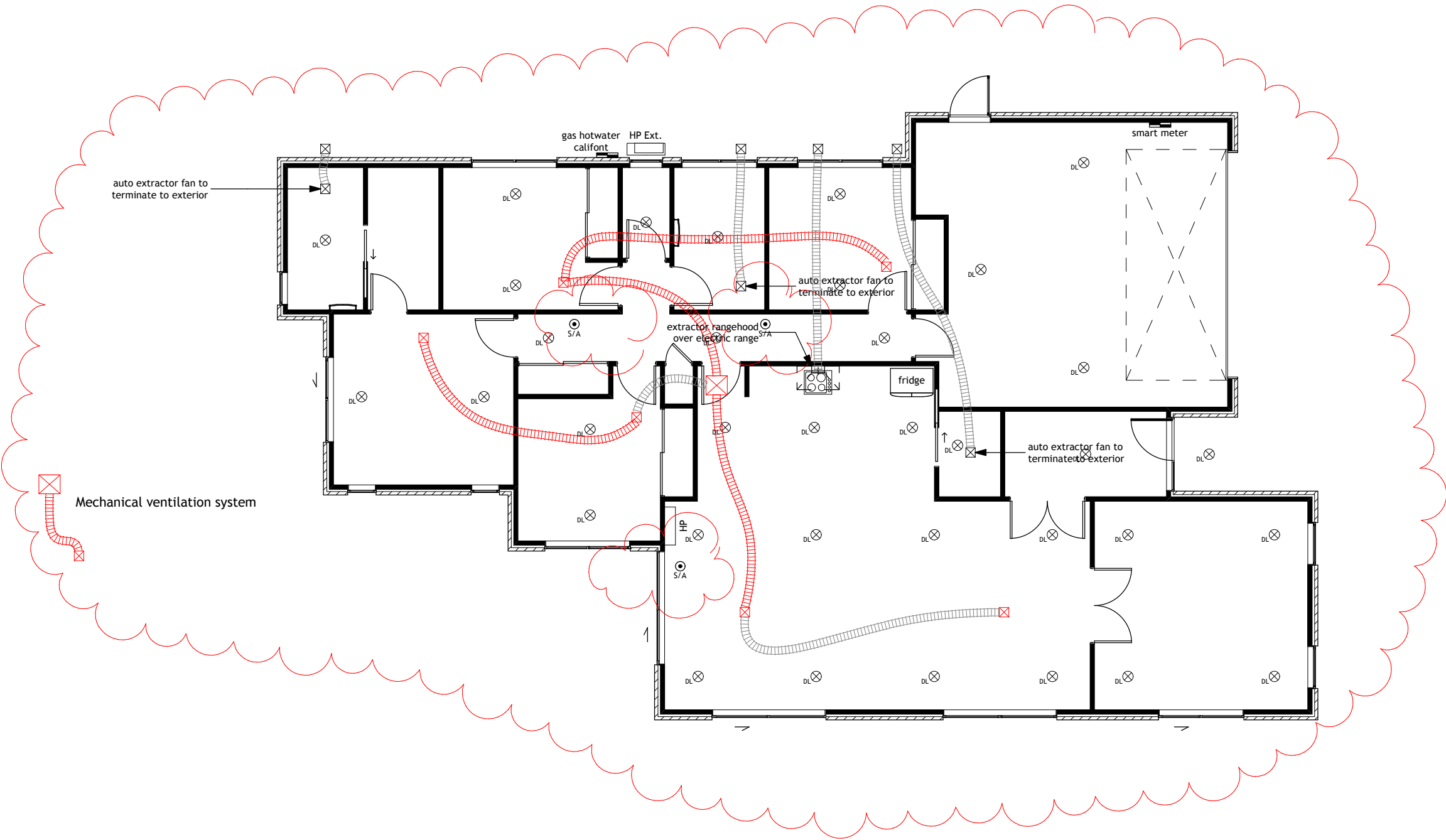
ELECTRICAL LEGEND

- PL ⊗ Pendant Light
- DL ⊗ CA Down Light
- ext. ⊗ Exterior soffit mounted
- ext. ⊗ Exterior wall mounted
- sensor ⊗ Motion Sensor
- stair ⊗ Stairway Lighting
- Heated Towel Rail
- S/A ⊙ Smoke Alarm
- ⊗ Extractor Fan
- HP Ext. External Heatpump unit
- HP Internal Heatpump unit
- Smart meter / switch board

Note:
Confirm locations of all electrical and light fittings with owner

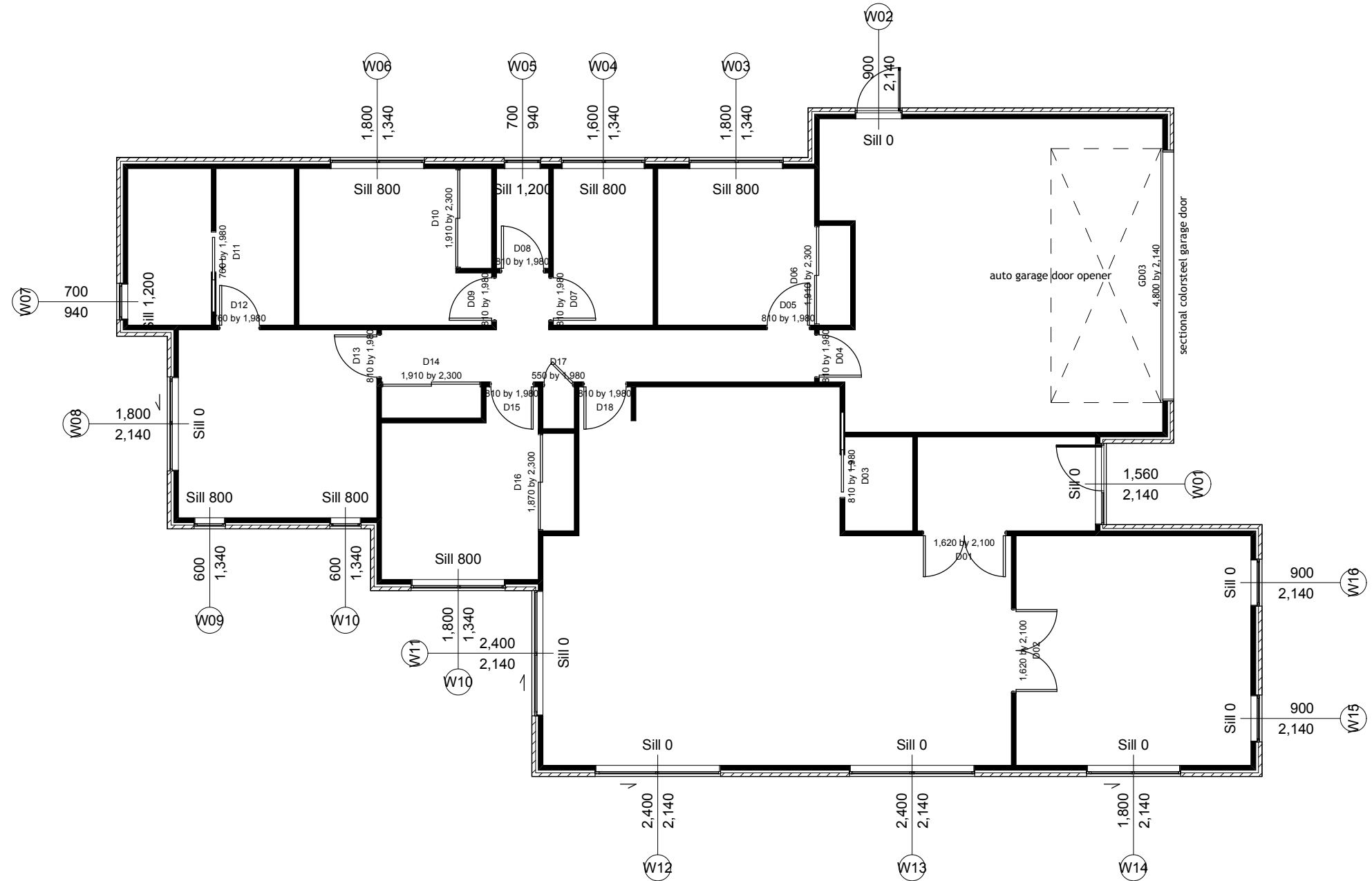
CA rated downlights are to comply with the Electrical safety Regulations 2010 and are to be either;
CA80 downlights
CA135 downlights
IC downlights
IC-F downlights

Lighting to provide min 20 lux at floor level



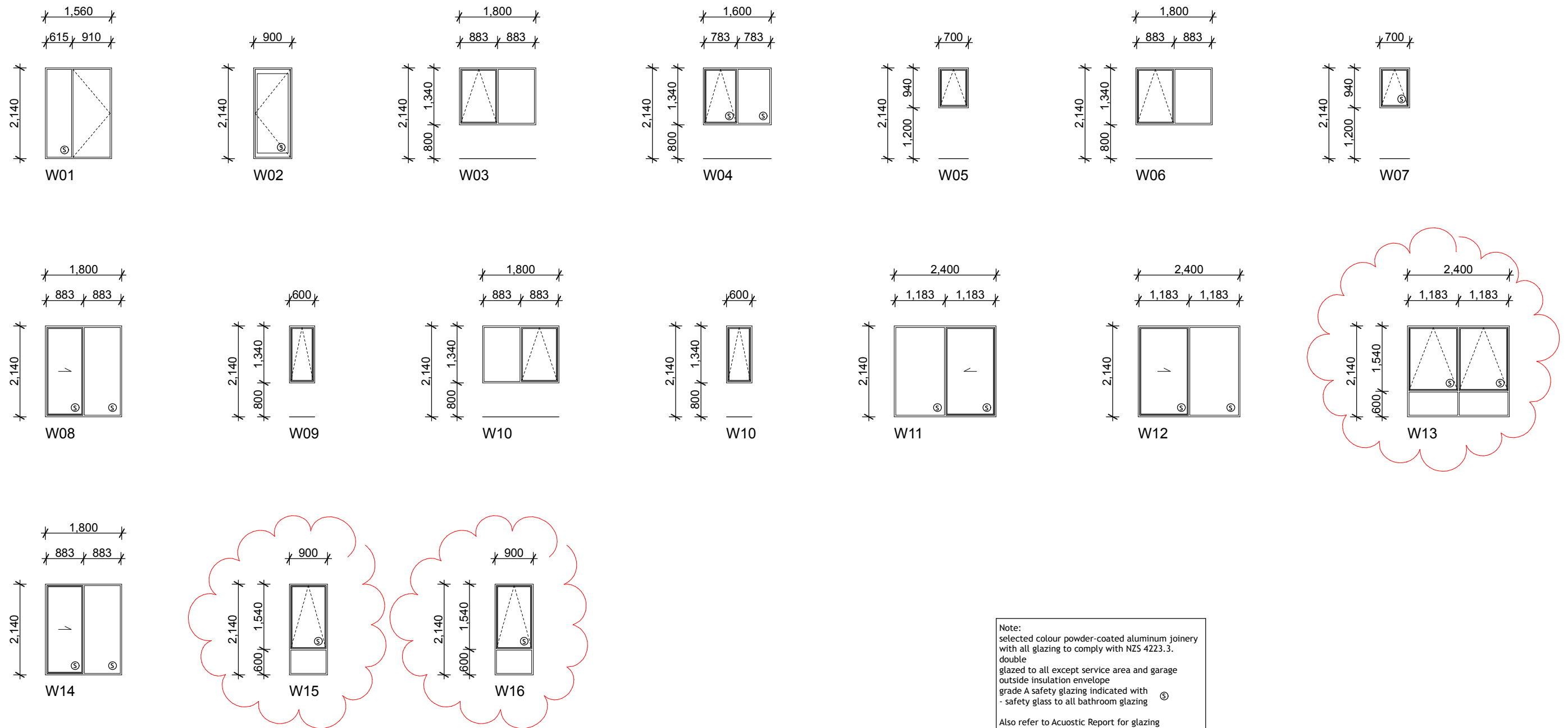
Note: Contractors shall verify all dimensions on site before commencing any work
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All construction to comply with NZBC/NZS 3604:2011, alongside all current standards alike
Refer to timber treatment and species schedule on Section A-A
All timber to be SG8 grade unless specified otherwise

ELECTRICAL PLAN



Note: Contractors shall verify all dimensions on site before commencing any work
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 All construction to comply with NZBC/NZS 3604:2011, alongside all current standards alike
 Refer to timber treatment and species schedule on Section A-A
 All timber to be SG8 grade unless specified otherwise

WINDOW & DOOR LAYOUT



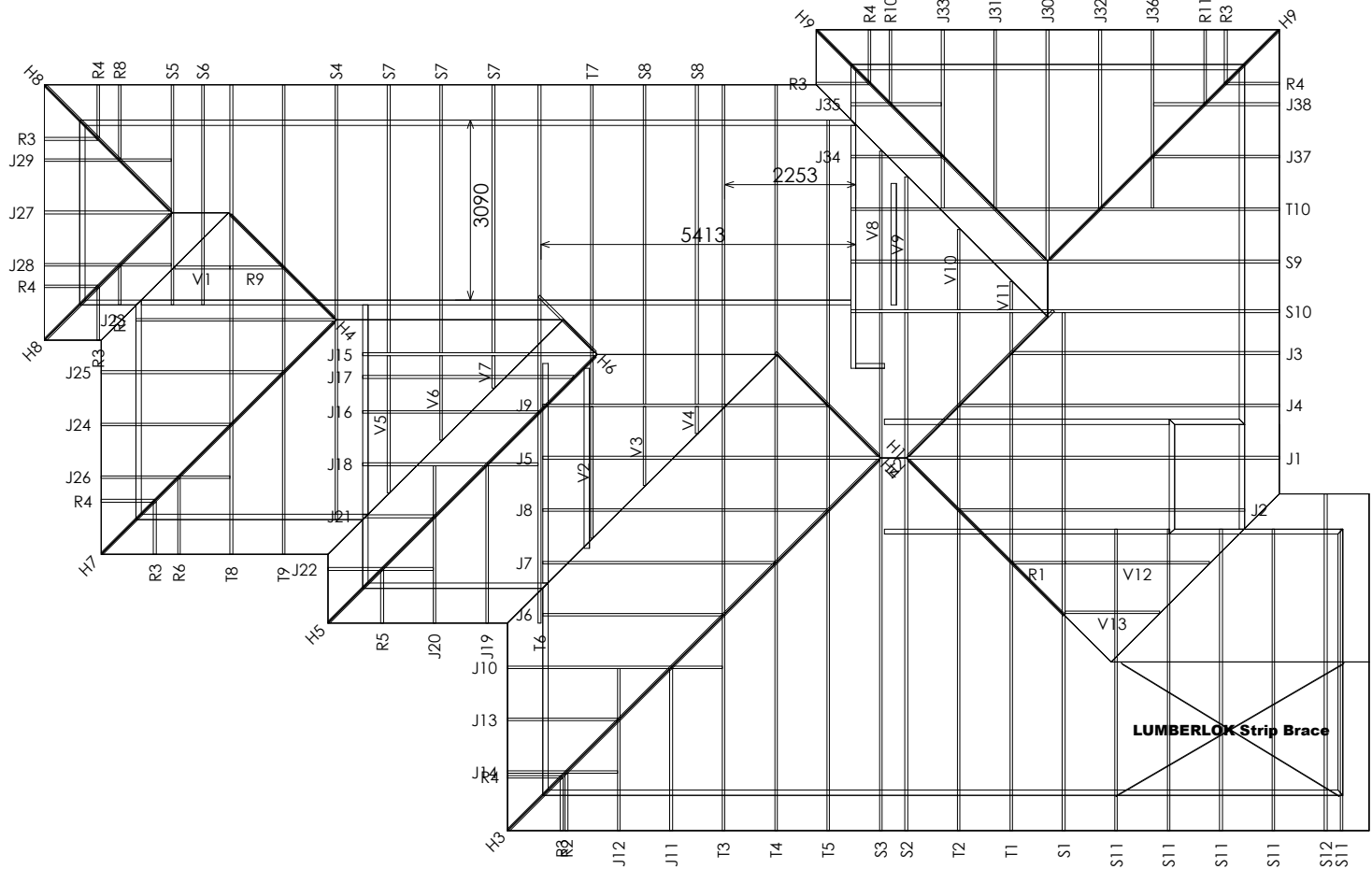
Note:
selected colour powder-coated aluminum joinery
with all glazing to comply with NZS 4223.3.
double
glazed to all except service area and garage
outside insulation envelope
grade A safety glazing indicated with ⑤
- safety glass to all bathroom glazing ⑤

Also refer to Acoustic Report for glazing
requirements;

All window sizes and measurements are to be
confirmed on site.

Note: Contractors shall verify all dimensions on site before commencing any work
All dimensions are in millimetres unless otherwise stated
All construction to comply with NZBC/NZS 3604:2011, alongside all current standards alike
Refer to timber treatment and species schedule on Section A-A
All timber to be SG8 grade unless specified otherwise

WINDOW & DOOR SCHEDULE



VIP*Frames & Trusses*
CHRISTCHURCH | AUCKLAND

65 Wickham St,
PO Box 19-765,
Christchurch

91 Adams Drive,
Pukekohe,
Auckland

0800 PRENAIL
(0800 7736245)

JOB No 80554

Client: Hillside ITM

Job Name: New House

Address: Lot 61
Joy Place

Pitch: 25.000

Roof Material: Longrun Iron

Soffit Overhang: 600

Wind Area: High

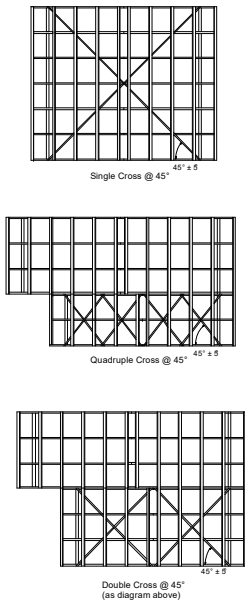
Snow Load: 0.441

Trusses And Rafters At 900 Centres
Unless Stated Otherwise

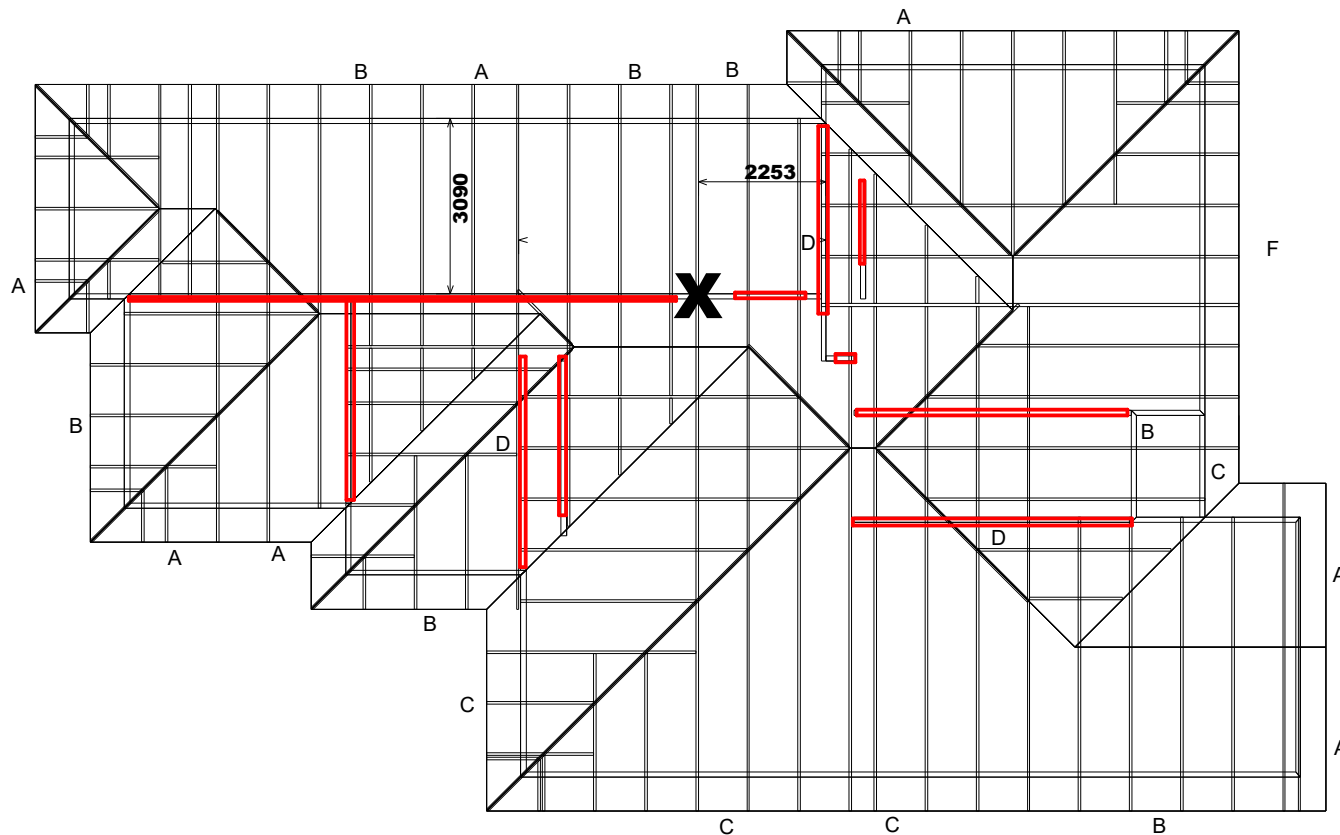
DRAWN BY Michael Lim

DATE 23 Mar,2020 PAGE 1 of

Roof Bracing Details



NOTES:
Refer to:
Lumberlok roof bracing brochure
07/2006



= Load Bearing Walls Not Requiring Slab Thickening (Under 10kN)

X = Type FP1 375x375 Slab Pad

VIP Frames & Trusses
CHRISTCHURCH | AUCKLAND

65 Wickham St,
PO Box 19-765,
Christchurch

91 Adams Drive,
Pukekohe,
Auckland

0800 PRENAIL
(0800 7736245)

JOB No 80554

Client: Hillside ITM
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Trusses And Rafters At 900 Centres
Unless Stated Otherwise

DRAWN BY Michael Lim

DATE 23 Mar,2020 PAGE 1 of

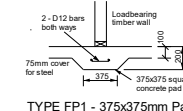
These lintels have been sized as per the GANGLAM and FLITCH BEAM selection manuals as provided by MiTek NZ Ltd.

HYSpan lintels have been sized as per the HYSpan selection charts.

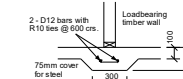
Unless otherwise stated all lintels are as per NZS3604 2011

LINTEL	SIZE	
A	2/90x45	MSG8
B	2/140x45	MSG8
C	2/190x45	MSG8
D	2/240x45	MSG8
E	2/290x45	MSG8
F	315x90	PL12

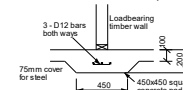
Slab Thickening Details



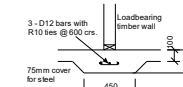
TYPE FP1 - 375x375mm Pad



TYPE FS1 - 300mm Strip footing



TYPE FP2 - 450x450mm Pad



TYPE FS2 - 450mm Strip footing