
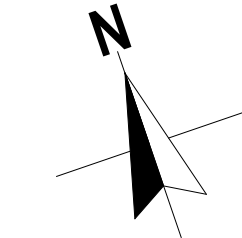


A diagram of a closed traverse, represented by a red scalloped line. Inside the traverse, two points are marked with black arrows pointing to the left. The first point is labeled "Datum Pt. B" above "1020" and "Nail in asphalt". The second point is labeled "Datum Pt. A" above "+1000" and "Nail in asphalt". A red arrow points from Datum Pt. A to Datum Pt. B, and another red arrow points from Datum Pt. B back to Datum Pt. A, forming a closed loop. The text "1/16/02" is written in red at the bottom center of the diagram.

Ashburton District Council

Section 37 2 b no work to be carried out on septic tank or effluent field until ECAN resource consent has been approved and supplied to ADC

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	<div>AMENDMENT DATE: 01.09.22</div>	<div>TECHNICIAN: CM</div>	<div>BASE PLAN: CT5499</div>	<div>VERSION: V10</div>	<div>CODE: 1</div>	<div>JOB # M0470</div>		

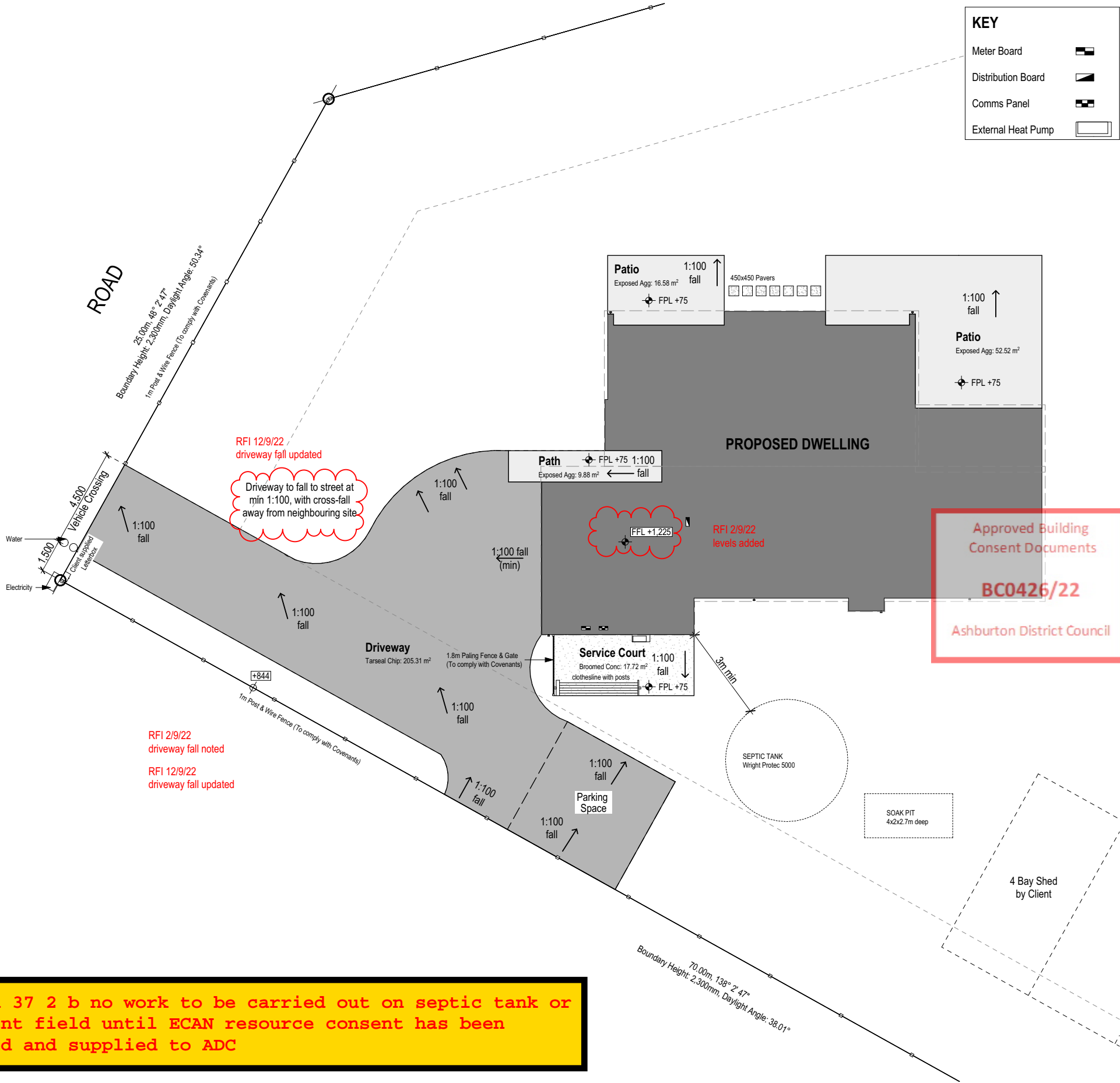


GENERAL NOTES

Site Area	4050m <sup>2</sup>
Site Coverage Area (over Cladding incl. Covered Areas, Gutter)	252.28 m <sup>2</sup>
Site Coverage	6.23% (15% Allowable)
Impervious Surface Area	302.01 m <sup>2</sup> (7.46% Excluding Dwelling & Garage)
Exposure Zone	B
Wind Zone	High
Earthquake Zone	1
Snow Zone	N4, 1.5kPa
Territorial Authority	Ashburton District Council
Planning Zone	RESIDENTIAL D
General:	Concept subject to TA rules and regulations. All dimensions to be confirmed on site Concept may be subject to subdivision developer's approval
Foundation Type:	NZS 3604:2011
Site Information:	Position of road crossing, services locations, street trees, lamp posts, parking bays, pedestrian islands etc. is unknown - to be confirmed when information becomes available.
Landscaping:	This plan is indicative only. Landscaping to be confirmed by the client. All Fencing to comply with the relevant Covenants.
Boundary Information:	To be Confirmed with Certificate of Title
Site Levels:	Levels and other relevant site information for this site to be obtained and concept updated as required prior to a contract being signed
Earthworks:	No Earthworks proposed
Site Services:	<b>Stormwater:</b> Soakpit <b>Sewer Connection:</b> Septic Tank <b>Gas:</b> n/a
Historical Interest:	N/A
Existing Use Rights:	N/A
Flood Management Area:	N/A
On-site Manoeuvring Assessment	N/A
Non Compliances Requiring RC:	ECAN RC FOR SEPTIC TANK
Covenant Non Compliances:	N/A
Extras:	Septic tank Fences, letterbox and clothesline by client Soak pit Power will be from shed

**Steps & Paths:**  
A Step/s or appropriate landscaping is to be provided if drop from external doors is greater than 190mm from FFL to FGL. All access routes must provide a non-slip surface in accordance to NZBC D1/AS Table 2. Convey surface water from sealed drive to an appropriate approved outfall.

**Hard Landscaping Falls:**  
- Driveway falls @ 1:100 min  
- Paving falls @ 1:100 min  
- Service Court Area falls @ 1:100 min



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	<div>AMENDMENT DATE:</div> <div>01.09.22</div>	<div>TECHNICIAN:</div> <div>CM</div>	<div>BASE PLAN:</div> <div>CT5499</div>					
	<div>VERSION:</div> <div>V10</div>	<div>CODE:</div> <div>1</div>	<div>JOB #</div> <div>M0470</div>					

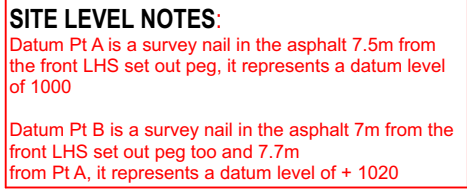


Diagram illustrating two datum points:

- Datum Pt. B**  
1020  
Nail in asphalt
- Datum Pt. A**  
+1000  
Nail in asphalt

RFI 2/9/22  
levels added

Main contractor to provide 2m min. high chain link fence (min. size 50x50mm) to prevent unauthorised entry to the site. All fencing to comply with F5 including relevant hazard signage.

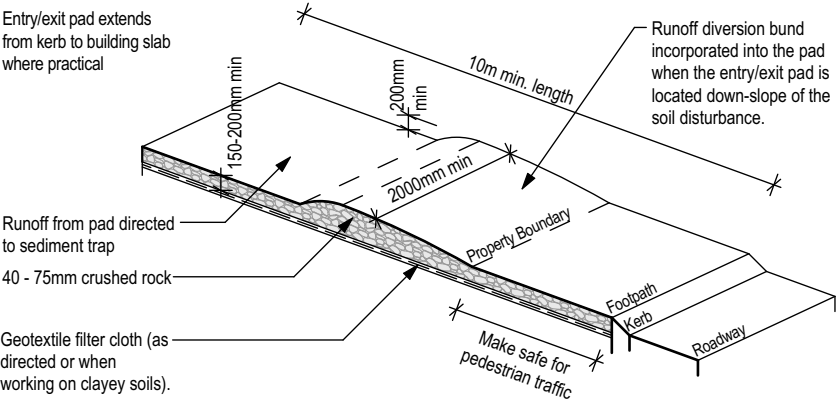
Main Contractor to provide site specific Health & Safety policy which is to be viewed & signed by all persons entering the site.

Main Contractor to ensure Sediment control measures are put in place and maintained throughout construction of building works as per the Sediment Control Plan.

- 1) Rumble pad to be created at point of entry & exit on site (Removed on completion of formed driveway)
- 2) Rumble pad to be created in accordance to guidelines provided by the local Council & maintained in good condition throughout it's period of use.
- 3) All ground cover/vegetation outside of immediate build area to be maintained throughout period of house build. This includes grass verges on the street frontage.
- 4) Any stockpiles of soil or excavated material are to be kept to the rear of the site & covered with impervious sheets.
- 5) Roof downpipes are to be connected to the installed stormwater drainage as soon as practical once roof cladding has been installed. Until this point ensure water run-off from downpipes is directed away from build area but not on to neighbouring properties.

No building work will be started on this project until the construction of an approved stormwater outfall has been completed for this proposed lot.

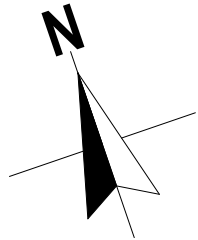
**Please Note: An on-site inspection will be completed prior to construction stage with appropriate control measures to protect stormwater drains installed where relevant.**



### Sediment Management Figure : Stabilised Entry Pad



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	MIKE GREER HOMES For Kelvin & Sharon Inch	Sediment Control & Site Levels Plan	LOT: 7 DP: TBC	Meadowlands Green Meadowslands Ashburton	1. Subject to council approval 2. All measurements to be confirmed on site by the contractor prior to the commencement of work	08.12.21	NM		1:200
						AMENDMENT DATE:	TECHNICIAN:		BASE PLAN:
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						VERSION:	CODE:	JOB #	
						V10	1	M0470	



FOUNDATION NOTES:

- Foundation & Slab:**
- 240mm & 200mm wide concrete foundation footing reinforced with 2/D16 bars & D10 starters @ 600mm crs max. extending 400mm min. into slab.
  - All topsoil should be removed from beneath the area of the floor slab & the CAP40 hard fill should be placed in layers not exceeding 150mm loose depth & compacted to achieve a minimum dry density of 2,150kg/m³.
  - Concrete slab to be 100mm thick min. reinforced with Grade 500E mesh with minimum of 30mm cover on Polythene DPM over compacted AP40.
  - Slab & footings to be 20MPa @ 28 days of standard curing.
  - Maximum dimension (In plan) between shrinkage controls is 6m with mesh.
  - Supplementary reinforcing (2/D12 1200mm long) to internal corners where shrinkage controls do not meet the internal corner.

- Foundations & Plumbing:**
- WC riser locations have a typical offset of 140mm from internal line of framing to centre of waste. (Manufacturers technical specifications should be consulted to confirm offset)
  - Vanity riser locations have a typical offset of 45mm to centre line of wall framing to centre of waste.

**Important Note: Confirm layout of fittings of kitchen & bathroom etc. before foundation commences.**

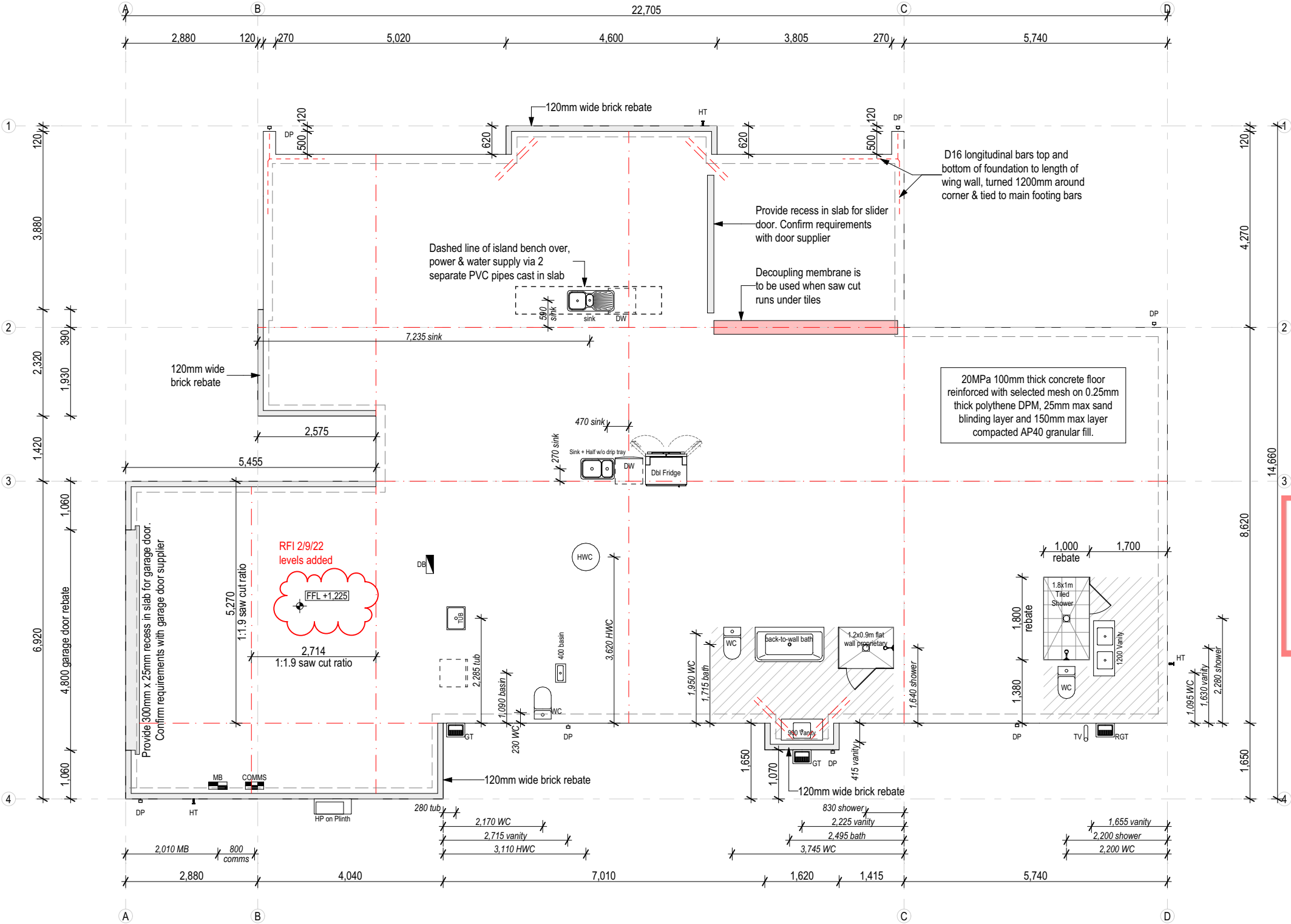
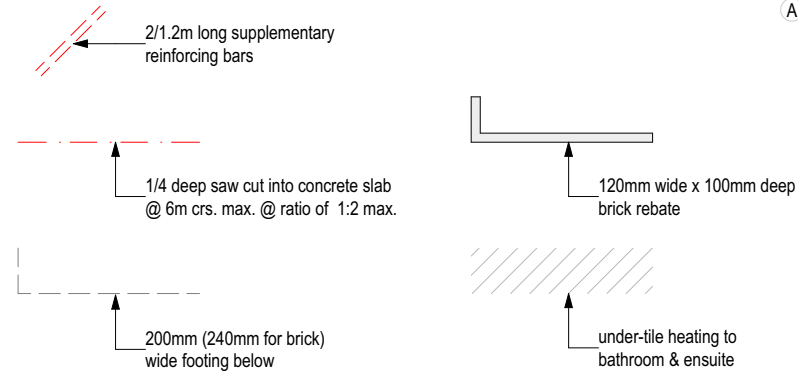
- Mesh in floor slab must be earthed. Earth with 16mm REO rod brought up into garage wall below meter box & wired to the mesh. At prewire, connect a clamp & piece of wire to rod & earth it to the meter box.

- Ground Clearances:**
- Minimum heights of concrete slab on ground above surrounding ground levels to be:
- Brick Cladding: 125mm to sealed surface & 200mm to unsealed ground as per NZBC E2. 2/Coats of bituminous liquid to brick rebate
  - Linea Oblique: 150mm to sealed surface & 225mm to unsealed ground as per NZBC E2

For sites above the road: Finished floor level to be 150mm minimum above crown of road as per NZBC E1/AS1.

For sites below the road: Finished floor level to be no less than 150mm above the lowest point on the site boundary, as per NZBC E1/AS1.

FOUNDATION KEY



KEY	
Meter Board	
Distribution Board	
Comms Panel	
Gully Trap	
Hose Tap	
Downpipe	
External Heat Pump	

Approved Building  
Consent Documents

BC0426/22

Ashburton District Council

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									VERSION: V10	CODE: 1	JOB # M0470	

LEGEND

Ref	Fixture	Waste Size	Gradient
WC	Water Closet	100mm	1:60
B	Bath	40mm	1:40
SH	Shower	40mm	1:40
S	Kitchen Sink + DW	50mm	1:40
Van.U	Vanity Unit	40mm	1:40
TUB	Laundry Tub + WM	50mm	1:40
HWC	Hot Water Cylinder	25 & 40mm	1:40
WM	Washing Machine	Discharge to TUB	
BV	Branch Vent	40mm	
TV	Terminal Vent	80mm	
DP	Downpipe	75 x 50mm	
GT	Gully Trap		
RGT	Relief Gully Trap		
RP	Rodding Point		
IP	Inspection Point		
AAV	Air Admittance Valve		
HT	Hose Tap		

- 100mm uPVC surface water drain at 1:100 gradient to rock-filled soak pit (SW)
- 100mm uPVC foul water drain at 1:60 gradient to Oasis septic tank system. (FW)
- All internal waste pipes - Size & gradient shown in above table

GENERAL NOTES:

All plumbing and drainage to comply with NZBC Acceptable Solutions G13/AS1/AS2 by qualified trades person. Allow to check all dimensions and falls of drains onsite prior to installation. Use 75x50mm downpipes. Contractor to locate all service connections on site prior to earthworks, confirm all boundary setbacks & restrictions comply with current regulations prior to commencement of foundations.

All waste pipes PVC. Sizes, fall, venting & discharge to be confirmed by NZ qualified plumber. Confirm positions of available services cabling etc. on site prior to any excavation. Internal water pipes to be Polybutylene. All pipework & pipes exposed to freezing to be lagged with closed cell foam.

Relief Gully Trap is to be positioned so that the top of the gully dish is no less than 150mm below the overflow level of the lowest sanitary fixture served by the drainage system. Position of drain connections at street laterals to be confirmed on site. Allow to thermally insulate all exterior pipework & valves exposed to external weather conditions.

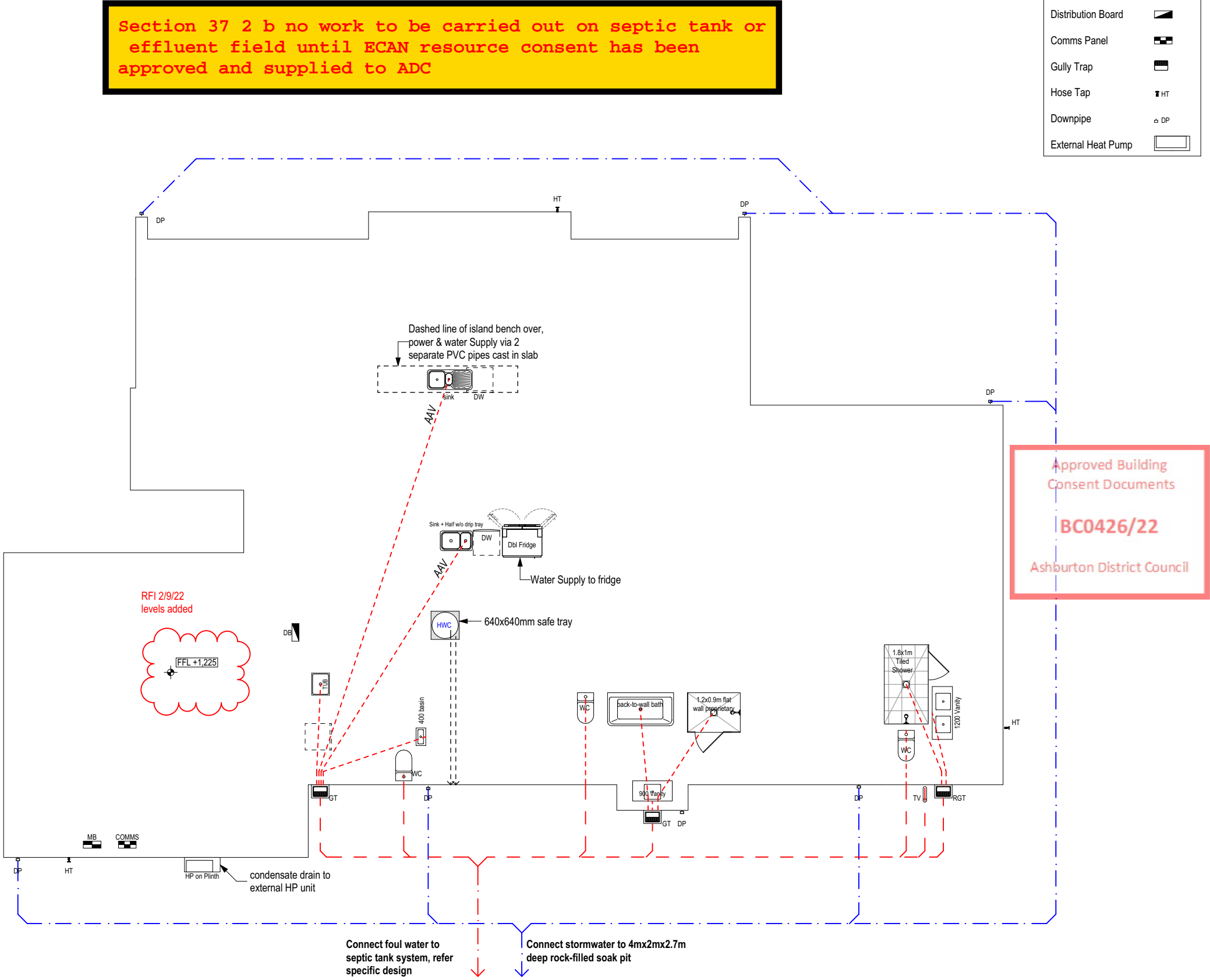
Drain pipes discharging to GT: 25mm min air gap between all pipes & GT.

HWC to be installed on a safe tray with 40mm diameter drain & 25mm copper overflow relief pipe. Both drains to discharge to nearest planting area. Ensure drains are capped with vermin proofing. Refer details.

NZBC E1/VM1 9.0.5 ROCK FILLED SOAK PIT CALCULATOR									
R <sub>c</sub> :	R <sub>c</sub> = 10xCIA	C	0.90	steel & non-absorbant roof					
		I	<input type="text" value="50.00"/>	rainfall intensity mm/hr					
	12.105	A	0.03	catchment area in hectares:					
			roof area:		<input type="text" value="269"/>				
			impervious area:		<input type="text" value="0"/>				
V <sub>soak</sub> = A <sub>sp</sub> S <sub>r</sub> /1000		A <sub>sp</sub>	8.00	m <sup>2</sup> (base of soak pit)					
			length:		<input type="text" value="4"/>				
			width:		<input type="text" value="2"/>				
		S <sub>r</sub>	500.00	soakage rate mm/hr					
V <sub>soak</sub> :	<input type="text" value="4"/>								
volume of storage:									
V <sub>store</sub> = (R <sub>c</sub> - V <sub>soak</sub> )/0.38									
V <sub>store</sub> (m <sup>3</sup> ):	<input type="text" value="21.33"/>								
				soak pit size (m):					
depth of soak pit:				length:		<input type="text" value="4"/>			
V <sub>store</sub> / A <sub>sp</sub>				width:		<input type="text" value="2"/>			
Depth (m):	<input type="text" value="2.67"/>		depth:		<input type="text" value="2.67"/>				

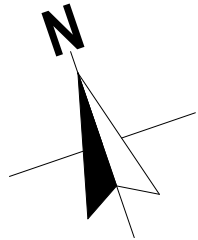
KEY

- Meter Board
- Distribution Board
- Comms Panel
- Gully Trap
- Hose Tap
- Downpipe
- External Heat Pump



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					VERSION: V10	CODE: 1	JOB # M0470	





GENERAL NOTES

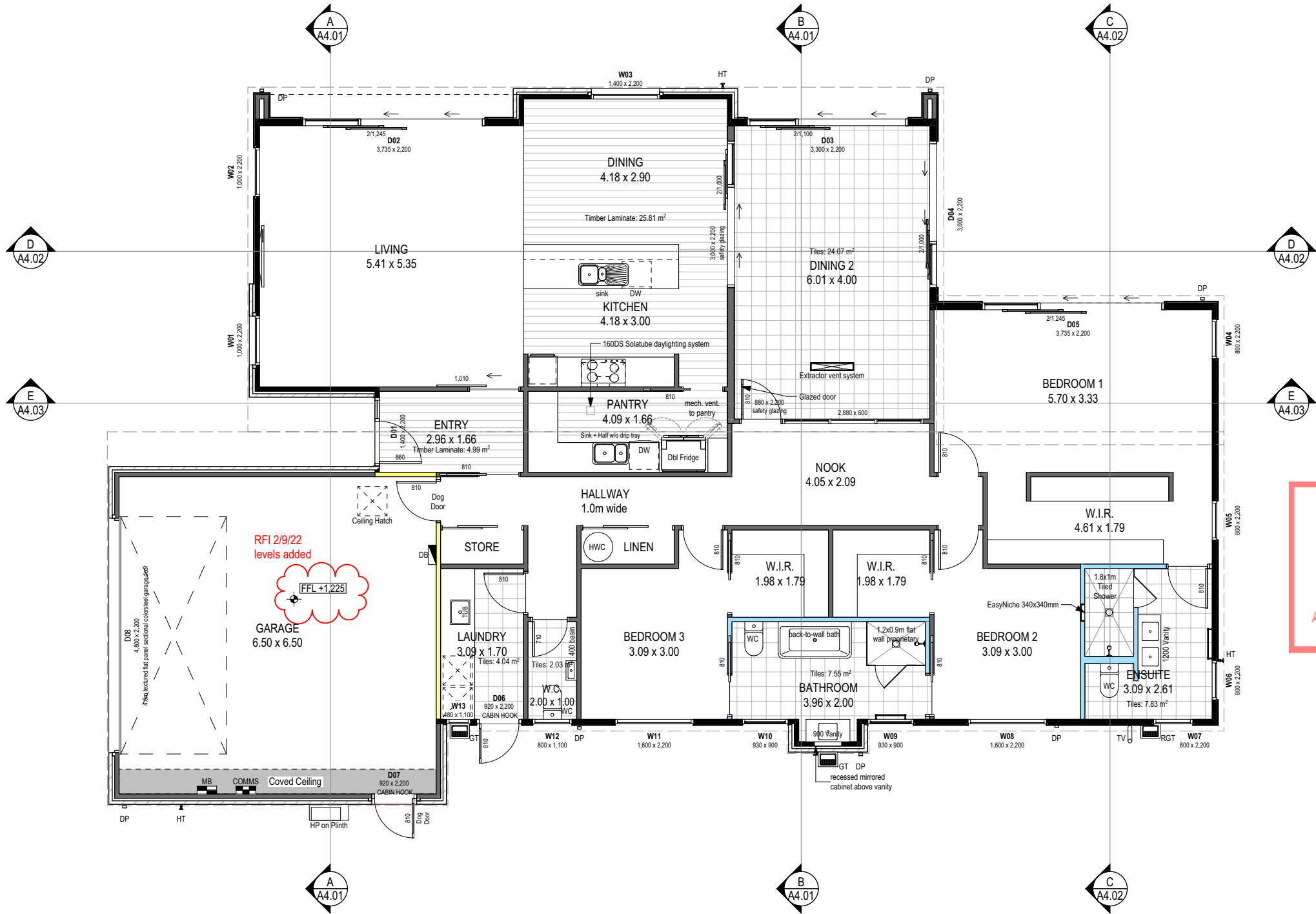
Ground Floor Perimeter	83,040.0 mm	over Foundation
Ground Floor Area	246.57 m²	over Framing
Ground Floor Area	250.59 m²	over Foundation
Roof Pitch	12°	
Eaves Width	150mm	
Gable Width	150mm	
Height To Underside of Truss	2455mm	
Lintel Height	2200mm	
Soffit Height	2380mm	
Soffit Type	Flat & Raking	
Internal Door Leaf Height	Standard	
Linings	GIB	
Ceiling Battens	35mm metal ceiling battens @ 400mm crs, direct fix	
Wall Cladding Materials	70 series brick veneer on 50mm cavity James Hardie Linea Oblique weatherboard, 200mm profile, vertical, on 20mm cavity	
Roofing Materials	Five-rib	
Ceiling Vents:	Bathroom & Ensuite to vent directly to exterior Laundry Room/Area to vent directly to exterior Range Hood to exit through roof	
Smoke Alarms:	Required within 3m of all sleeping areas, change in level & entry/exits as per NZS 4514 & BRANZ Bulletin No 606	
ENGINEERING:	Brick lintel over garage door	
Extras:	Plumbed fridge Induction hob - 900mm Single dishdrawer to pantry Solatube to pantry Ducted heat pumps in bedrooms, lounge, living & hall Under tile heating in bathroom & ensuite Glazed door to hall Easy Niche 340wx340hx80d Barn Door Dog door x 2 Above vanity recessed mirror cabinet in bathroom Hollow core doors to robes, linen & store	

GENERAL NOTES:

- Glazing and glazed openings to comply with NZS 4223.3:2016 Glazing in buildings - Part 3: Human impact safety requirements, NZS 4211:2008: Specification for performance of windows, and New Zealand Building Code Clauses: F2 Hazardous Building Materials, & F4:Safety from Falling.
- All hard floor finishes to comply with NZBC D1/AS Table 2. Floor tiles to be non-slip & have a slip coefficient value of 0.35 - 0.65 for grit finished ceramic tiles.
- Impervious floor finishes to within 1.5m radius of sanitary fixtures/fittings
- Timber laminate to wet areas to be Godfrey Hirst 'Amor Classic' water resistant laminate, with moisture barrier
- Waterstop to impervious flooring at doorways
- Hot water pipes to be sized according to NZBC G12 & NZS4305:1996.
- Mains pressure: 15mm dia. allows 12m max. pipe length. Pipe length beyond this must be lagged.
- Satin enamel wall finish to bathroom, ensuite & those walls adjacent to sinks etc. in kitchen & laundry.
- Impervious Lining to be used above basins/ tubs

KEY

Meter Board	
Distribution Board	
Comms Panel	
Gully Trap	
Hose Tap	
Downpipe	
External Heat Pump	




Approved Building  
Consent Documents

BC0426/22

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					AMENDMENT DATE: 01.09.22	TECHNICIAN: CM	BASE PLAN: CT5499	
						VERSION: V10	CODE: 1	

GENERAL NOTES:

Ground Floor Area over Framing:	246.57 m²
Insulation:	R2.6 Exterior walls (+ interior garage walls) R3.6 Ceiling (excluding garage)
<b>Stud Heights: In High wind zone.</b>	
2455mm to underside of truss.	90x45mm SG8 @ 600mm crs max. 140x45mm SG8 @ 600mm crs max
<b>Dwangs:</b> Dwangs by Wall Cladding Type:	Unless noted - All Dwangs @ 800mm crs Vertical Oblique Weatherboards to have Dwangs @ 600crs
Framing to Tiled Walls:	All tiled walls to have dwangs @ 600mm crs, studs at 400mm crs max.
<b>Lintels:</b> Window lintel height: Internal door leaf height:	2200mm Standard, unless noted otherwise
General Notes:	All exterior window & door lintels by truss manufacturer Internal non-loadbearing walls to be SG8 graded. <b>All dimensions to be confirmed on site.</b>
<b>Sizing of timber plates</b> Bottom Plate Top Plate	45mm thick, width to match stud. SG8, H1.2, Pinus Radiata 45mm thick, width to match stud. Additional top plate 35mm thick, 90mm wide if 90mm wall, 140mm wide if 140mm wall. SG8, H1.2, Pinus Radiata

FIXING SCHEDULE:

<b>Joint:</b> Exterior Bottom plate to concrete floor:	<b>Fixing:</b> Pryda Bottom Plate Anchors with 75x4mm dia. concrete nails adjacent to anchor 70mm min from edge of slab. as per manufacturers specifications. @ 900mm crs. max as per NZS3604:2011. <b>Refer to bracing plan for additional hold down fixings.</b>
Interior bottom plate to concrete floor:	75 x 3.8mm shot fired fastenings with 16mm washers @ 600mm crs, within 150mm each end of plate. <b>Refer to bracing plan for additional hold down fixings.</b>
<b>Stud to Top plate:</b>	2/90 x 3.15 end nails + 2/wire dogs (Or Alternative 4.7kN Fixings). As per Table 8.18 NZS3604:2011
<b>Stud to Bottom plate:</b>	Hand Driven 2/100 x 3.75mm end nails Power Driven 2/90 x 3.15mm end nails Hand Driven 2/100 x 3.75mm end nails Power Driven 2/90 x 3.15mm end nails
<b>Dwang to stud:</b>	Hand Driven 4/60 x 2.8mm nails each side Power Driven 4/60 x 2.8mm nails each side
<b>Fish plate to Straightened stud:</b>	Hand Driven 4/75 x 3.15mm nails Power Driven 4/75 x 3.06mm nails
<b>Half Joint in top Plate:</b>	Hand Driven 2/100 x 3.75mm nails Power Driven 3/90 x 3.15mm nails
<b>Standard soffit stringer to stud:</b>	Hand Driven 2/100 x 3.75mm nails Power Driven 3/90 x 3.15mm nails
<b>Double top plate to top plate:</b>	Hand Driven 2/100 x 3.75mm @ 500mm crs Power Driven 3/90 x 3.15mm @ 500mm crs

**Lintel to trimming Stud:**  
As Per Lumberlok Lintel Fixing Schedule (See Schedule at Rear of Drawing Set)

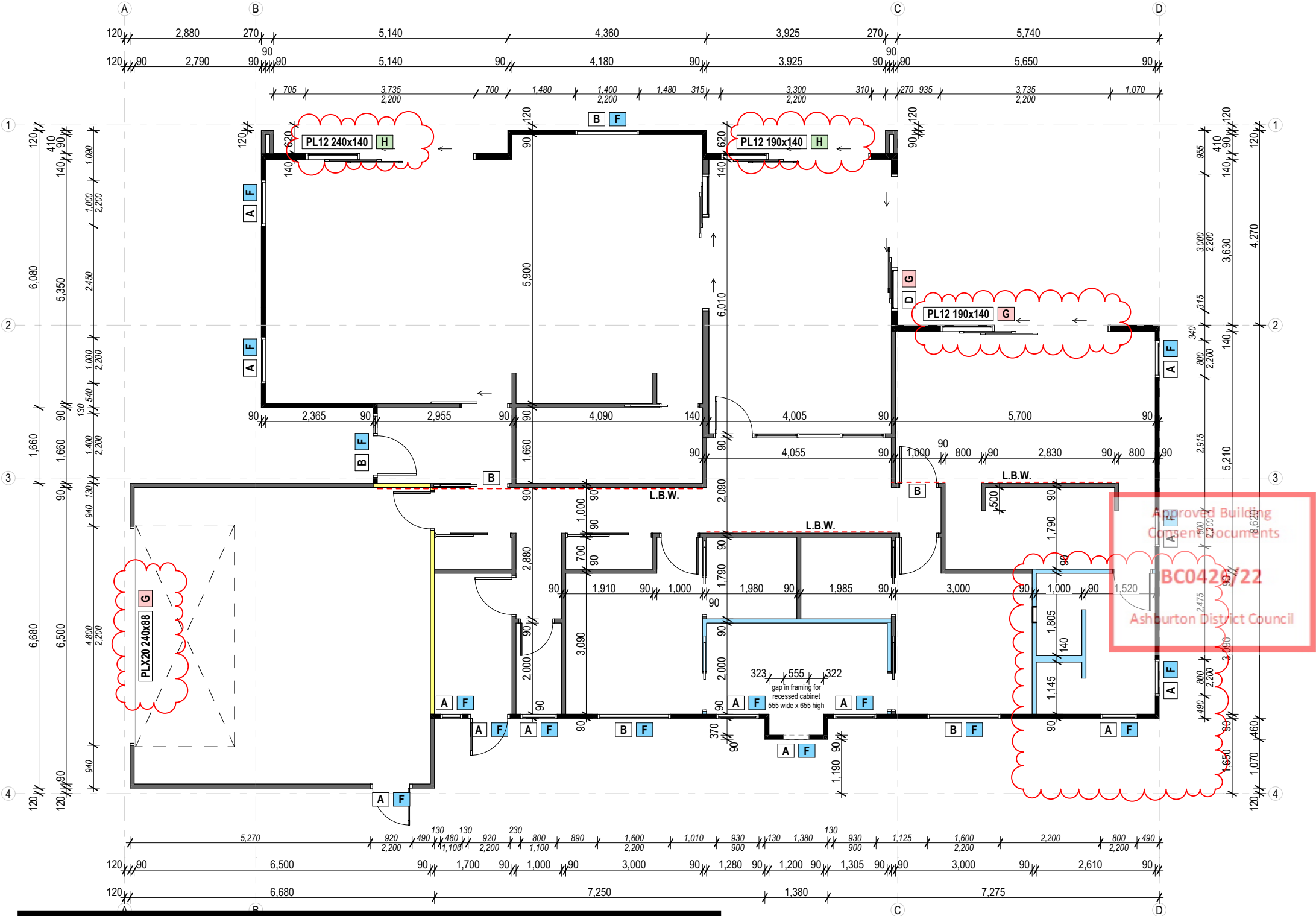
**Sill trimmer to trimming stud for:**  
As Per Lumberlok Lintel Fixing Schedule (See Schedule at Rear of Drawing Set)

**Trimming studs together at openings, studs & blocking at wall intersections:**  
As Per Lumberlok Lintel Fixing Schedule (See Schedule at Rear of Drawing Set)

**Trimming Stud to Doubling Stud immediately under lintels:**  
As Per Lumberlok Lintel Fixing Schedule (See Schedule at Rear of Drawing Set)

SCHEDULE OF FRAMING TIMBERS - GRADING AND TREATMENT

<b>Wall framing</b>		<b>Roof framing</b>	
Exterior walls & lintels	SG8, H1.2, Pinus radiata	Roof trusses - typical	SG8, H1.2, Pinus radiata
Interior walls (loadbearing)	SG8, H1.2, Pinus radiata	Gable end truss	SG8, H1.2, Pinus radiata
Interior walls (non-loadbearing)	SG8, H1.2, Pinus radiata	Coved or attic trusses	SG8, H1.2, Pinus radiata
		Purlins	SG8, H1.2, Pinus radiata
		Valley boards	SG8, H3.2, Pinus radiata
<b>Cavity battens:</b>		<b>Windows</b>	
Dry Cavity	SG8, H3.2, Pinus radiata	Framing and reveals	Dressed, H3.1, Pinus radiata
Wet Cavity	SG8, H3.2, Pinus radiata		

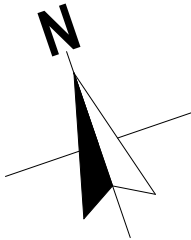


RFI 2/9/22  
lintels updated to match truss design  
Ensuite windows moved

<b>Lintel Sizes as per truss design,</b> truss design to take precedence over these drawings.		<b>Fixings as per Lumberlok Lintel</b> Fixing Schedule. Refer Lumberlok Schedule attached.	
<b>A</b>	2/90x45mm SG8	<b>E</b>	1.4 kN
<b>B</b>	150x90 Hy90	<b>F</b>	4.0 kN
<b>C</b>	200x90 Hy90	<b>G</b>	7.5 kN
<b>D</b>	240x90 Hy90	<b>H</b>	13.5 kN
<b>E</b>	300x90 Hy90		

<b>KEY</b>	
	Indicates insulated external wall (R2.6 batts)
	Indicates non-insulated wall
	Indicates insulated internal wall (R2.6 batts)
	Indicates wet area wall lining to internal wall
<b>L.B.W. = Load Bearing Wall</b>	

 © Mike Greer Homes NZ Ltd (03) 354 0166 I 0800 mikegreer Tower 2, 7 Deans Avenue, Addington, Christchurch 8011 www.mikegreerhomes.co.nz	<b>JOB TITLE:</b> <b>MIKE GREER HOMES For Kelvin &amp; Sharon Inch</b>	<b>DRAWING TITLE:</b> <b>Framing Plan</b>	<b>LEGAL DESCRIPTION:</b> LOT: 7 DP: TBC  Meadowlands Green Meadowlands Ashburton	<b>LEGAL NOTES:</b> 1. Subject to council approval 2. All measurements to be confirmed on site by the contractor prior to the commencement of work  © 2022 Mike Greer Homes NZ Limited. All rights reserved. No part of this work covered by copyright may be reproduced or copied in any form or by any means without the written permission of Mike Greer Homes NZ Limited	<b>DATE OF ISSUE:</b> 08.12.21  <b>AMENDMENT DATE:</b> 01.09.22	<b>DESIGNER:</b> NM  <b>TECHNICIAN:</b> CM  <b>VERSION:</b> V10	<b>SCALE:</b> 1:100  <b>BASE PLAN:</b> CT5499  <b>JOB #</b> M0470	<b>SHEET:</b>   <b>A2.02</b>
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GENERAL NOTES:

**Roof Cladding:**  
12° pitch Colorsteel Five-rib with 150mm overhang (typical) over self supporting underlay on 70x45 H1.2 purlins depending on gauge @ 900mm crs on approved nail plate trusses @ 900 crs max. 185mm Colorsteel Fascia.

Proprietary Colorsteel spouting with concealed brackets @ 600mm crs max. fixed to Colorsteel fascia. (5,550mm² cross sectional area to spouting). With 75x50mm Colorsteel downpipes .

All roof penetrations shall be flashed as per NZBC E2/AS1 external moisture section 8.4 profiled metal roof cladding (8.4.17 Roof Penetrations) as shown in figure 53 & 54

All Flashings to be 0.55 BMT Colorsteel fixed in accordance with NZS3604:2011 and meeting the durability requirements of NZBC E2/AS1 Table 20,21,22

**Roof Framing:**  
All trusses to be designed & approved by a qualified truss manufacturer able to issue a producer statement prior to building consent approval, which shall guarantee satisfactory performance within the parameters of this design. The truss system design shall include bracing in accordance with NZS3604:2011.

Pitching height to be set at 2455mm above Ground Floor Level

FIXING NOTES:

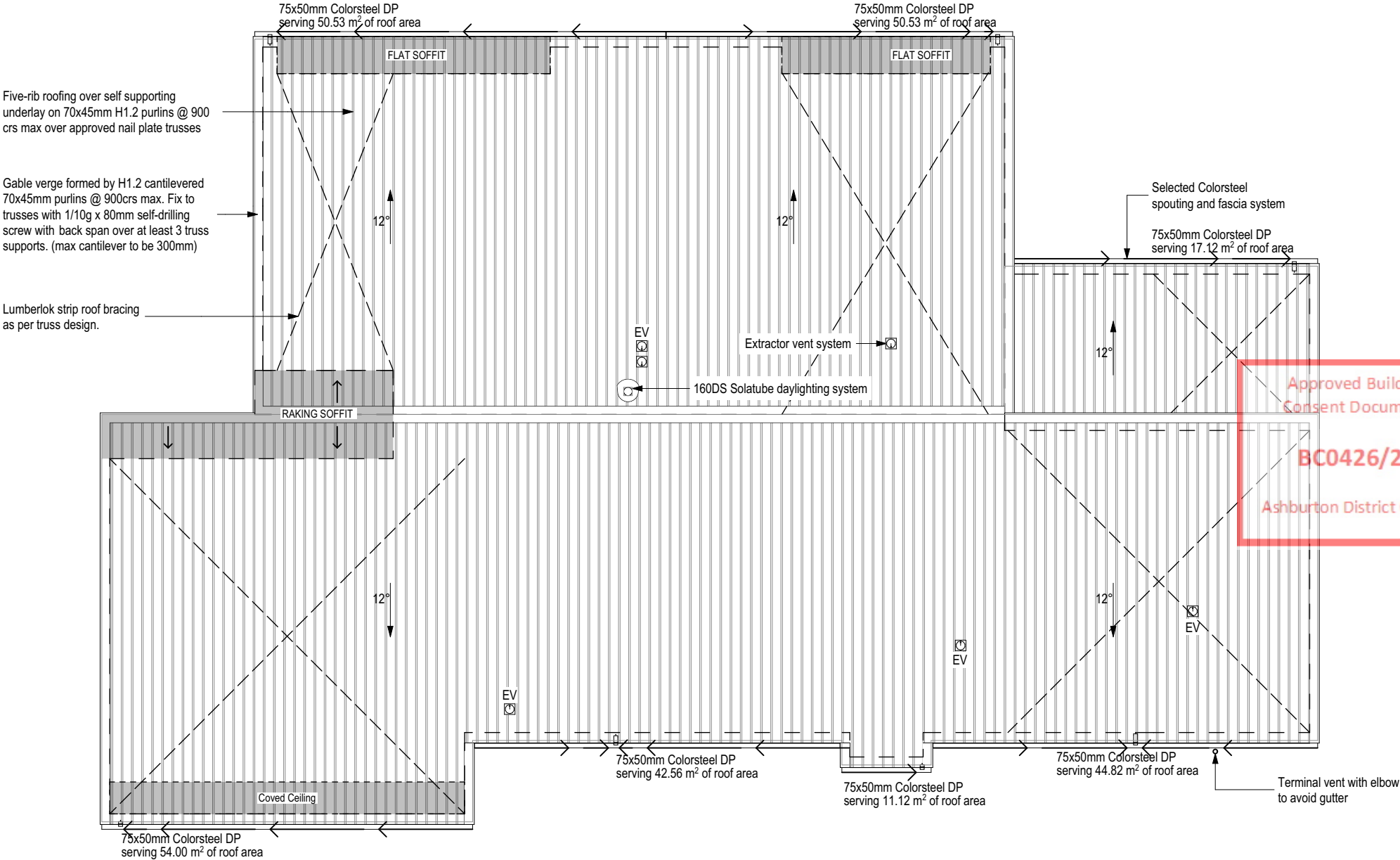
**Trusses to Top Plate**  
Selected nail plate trusses @ 900mm crs max. fixed to top plate as per truss design, or in accordance with NZS3604:2011 (2/90mm x 3.15mm skew nails plus 2/wire dogs. (Alt.fixing 4.7Kn))

**Cantilevered Purlins (Max 300mm Cantilever)**  
70x45mm H1.2 treated SG8 Cantilevered Purlins @ 900crs to gable verge to allow for up 300mm overhang/eave width. Cantilevered purlins to have back span of 3 trusses.

**Cantilevered purlins to be fixed as per NZS3604:2011**  
Fix to trusses with 1/10g x 80mm Self Drilling Screw

**Purlins**  
Purlins fixed to trusses with 1/10g x 80mm self-drilling screw.Top & bottom purlins shall be @ 600mm crs. (Extra High Wind zone) 1/14g Self Drilling Type 17 Screw, 100mm long

**Roof Bracing**  
Roof bracing to be 8.0kN diagonally opposed intersecting steel straps fixed to top chord & top plate as per truss manufacturer's design.



GENERAL KEY:

LUMBERLOK Strip roof bracing as per truss design:



Gutter Fall: → → →

Extract vent through roof: EV

Section 37 2 b no work to be carried out on septic tank or effluent field until ECAN resource consent has been approved and supplied to ADC

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	AMENDMENT DATE: 01.09.22		VERSION: V10		CODE: 1		JOB # M0470		BASE PLAN: CT5499			



BRACING NOTES:

Where exterior ply bracing elements are used & not continued the entire length of the wall, allow to pack out the rest of the cavity battens to achieve an even straight-through cavity for the selected cladding.

Refer to supporting documents for Ecoply fixing requirements. Treatment to be a minimum of H3.2.

Reading the Bracing Plan:

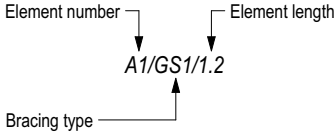
- GS1-N

0.4m min. length.  
Any 10mm or 13mm GIB Standard Plasterboard fixed to one side only
- BL1-H

0.4m min. length.  
10mm or 13mm GIB Braceline fixed to one side only
- BLP-H

0.4m min. length.  
Framing hold downs  
10mm or 13mm GIB Braceline fixed internally  
plus min. 7mm structural plywood manufactured to AS/NZS 2269.0:2012 externally  
Framing hold downs
- EP1

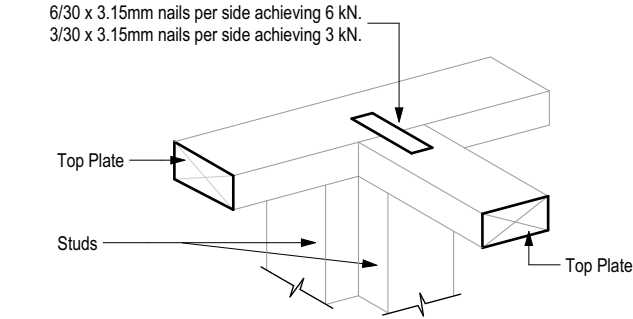
0.4m min. length.  
7mm min Ecoply fixed externally  
Framing hold downs



**Openings in Bracing Elements** (as per GIB EzyBrace System)

**Small openings**  
Small openings (e.g. power outlets) of 90 x 90mm or less may be placed no closer than 90mm to the edge of the braced element. A block may need to be provided alongside the perimeter stud.

**Large openings**  
Openings above 90 x 90mm such as switch boards, recessed cabinets and TV's etc. should be placed outside of the bracing element or locate bracing on the other side of the wall framing.

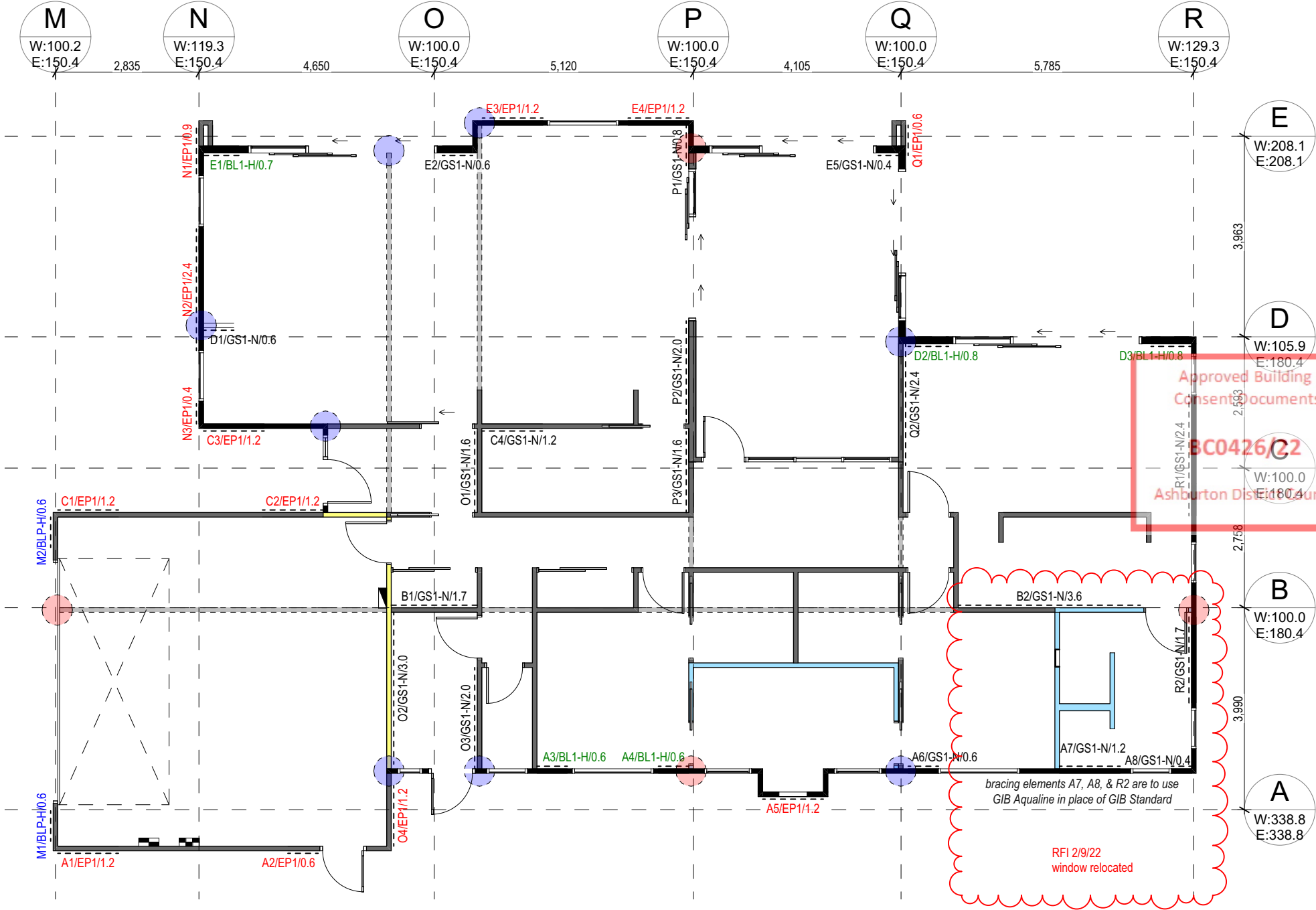


**CONNECTING TOP PLATES TO EXTERNAL WALLS - WALLS CONTAINING BRACING**

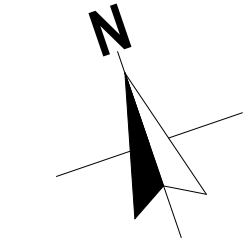
**Note:** "Each wall that contains one or more wall bracing elements shall be connected at the top plate level, either directly, or through a framing member in the line of the wall, to external walls at right angles to it. Top plate fixing(s) of the capacity in tension or compression along the line of the wall bracing element are given as follows:

- (a) For each wall containing wall bracing elements with a total bracing capacity of not more than 125 bracing units: to at least one such external wall by a fixing as shown in figure 8.16 of 6 kN capacity;  
shown as:
- (b) For each wall containing wall bracing elements with a total bracing capacity of not more than 250 bracing units: to at least 2 external walls by fixings as shown in figure 8.16 each of 6 kN capacity;  
shown as:
- (c) For each wall containing wall bracing elements with a total bracing capacity of more than 250 bracing units: to at least 2 external walls by fixings as shown in figure 8.16 each having a rating of not less than 2.4 kN per 100 bracing units."

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ELECTRICAL NOTES

- Allow for single switched power point for standard appliances: Fridge, Dishwasher, Waste Disposal, Rangehood, Hob, Oven, Refer to kitchen design for layout and positions of kitchen area sockets etc. All power points are indicative only and must be positioned and confirmed on site by architect and/or owner.

- All electrical installations to be in accordance with G9/AS1.

- Mesh in floor slab must be earthed, earth with 16mm REO rod brought up into garage wall below meterbox and wired to the mesh. At prewire, connect a clamp and piece of wire to rod and earth it to the meterbox.

- Where downlights are to be installed, only CA 80, CA 135, IC or IC-F downlights are permitted in private or rental dwellings. (Note that IC downlights can only be used with insulation that passes the needle flame test of AS/NZS 60598 2.2 clause 11.5). Recessed downlights that are not labelled as above are not permitted to be installed into residential buildings.

- Total of 20 lux of illuminance for the total wattage required per m2 of floor area as shown in NZBC G8 / AS1 Table 1.

- Lighting and electrical by others, all positions and types to be selected and confirmed by client with contractor unless noted otherwise.

- Mechanical ventilation in housing removing moisture shall be vented outside (includes wet areas & cooker hoods).Refer to NZBC G4/AS1 1.3.3 (a&b), Mechanical Ventilation to be 150 dia. 230 Cu M/H inline fan ducted to soffit. Auto extractor fans shall terminate through roof with an extraction rate as set out in NZBC G4.

- All smoke alarms are to comply with NZBC F7 and be manufactured to at least one of: AS 3786, ISO 12239 or BS EN 14604, Required within 3m of all sleeping areas, change in level & entry/exits as per NZS 4514 & BRANZ Bulletin No 606

-Downlights shall be CA80 check the insulation manufacturers instructions to ensure their product is safe when installed along side proposed downlights

GENERAL PLACEMENT NOTES

- Power points typically 300mm from nearest corner & 300mm from FFL unless otherwise noted.

- Power points in wet areas to be 1,200mm high from FFL and vertically fixed unless otherwise noted.

-Power point for heater to be located 300mm below finished ceiling level

-Power points in kitchen to be 1000mm high from FFL

- Light switches typically 150mm from nearest corner or door frame & 1,200mm from FFL unless otherwise noted.











-HWC switch 300mm above FFL

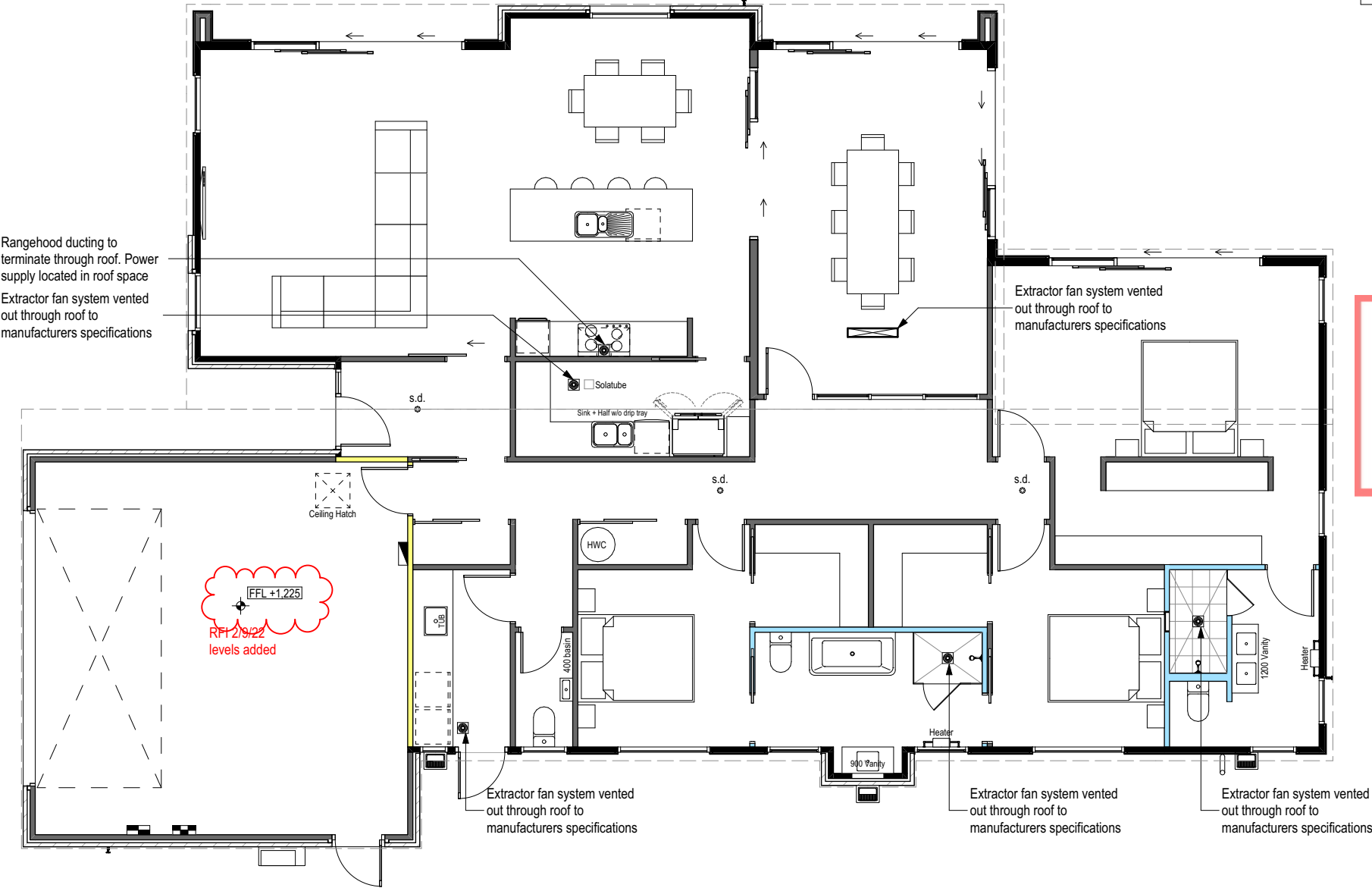
-Laundry Power Point 1000mm above FFL

NZBC G4/AS1 Ventilation			5% min
Room	Room Area	Opening Area (Ventilation)	Ventilation %
Liv/ Din/ Kit	52.43	8.38	15.98%
Bedroom 1	27.65	7.13	25.79%
Bedroom 2	10.06	1.09	10.83%
Bedroom 3	10.06	1.09	10.83%
Covered Area	24.07	10.28	42.71%
Entry	4.91	1.84	37.47%
Ensuite	7.79	1.02	13.09%
Bathroom	8.48	1.36	16.04%
WC	2.00	0.72	36.00%

NZBC G7/AS1 Natural Light			10% min
Room	Room Area	Opening Area (Glazed)	Glazing %
Liv/ Din/ Kit	52.43	11.82	22.54%
Bedroom 1	27.65	8.47	30.63%
Bedroom 2	10.06	2.94	29.22%
Bedroom 3	10.06	2.94	29.22%
Covered Area	24.07	9.35	38.85%
Entry	4.91	0.78	15.89%
Ensuite	7.79	2.72	34.92%
Bathroom	8.48	1.20	14.15%
WC	2.00	0.63	31.50%

ELECTRICAL LEGEND

-  Meterboard / Earth
-  Distribution Board
-  Communications Panel
-  s.d. Smoke Detector
-  HWC Hot Water Cylinder
-  Heated Towel Rail
-  Heater Bathroom Heater
-  Mechanical Vent / Ducting
-  Extract Grille
-  External Heat Pump Unit



Approved Building  
Consent Documents

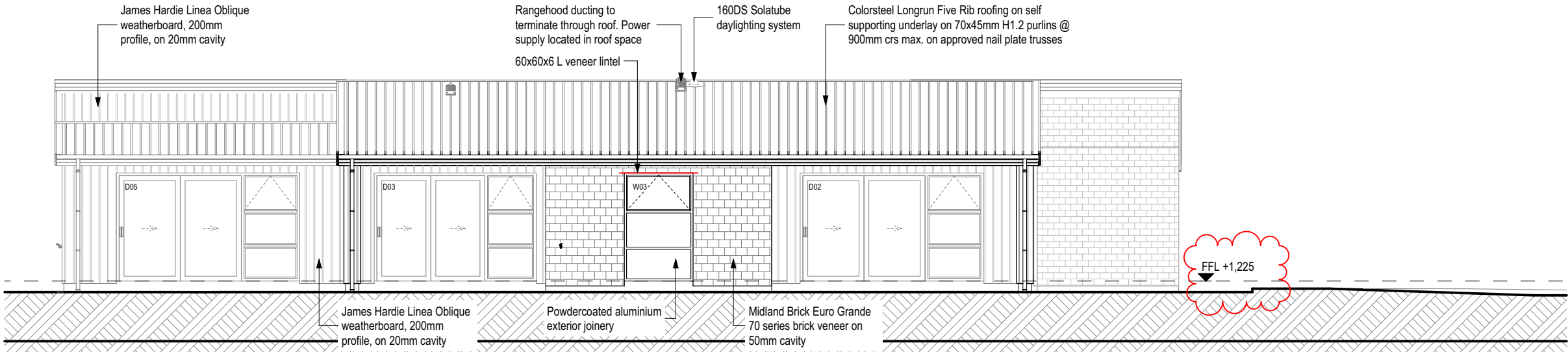
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NOTE:  
House to be wired for alarm with key pad at entrance (pre-wire only)

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						VERSION: V10	CODE: 1	



North Elevation  
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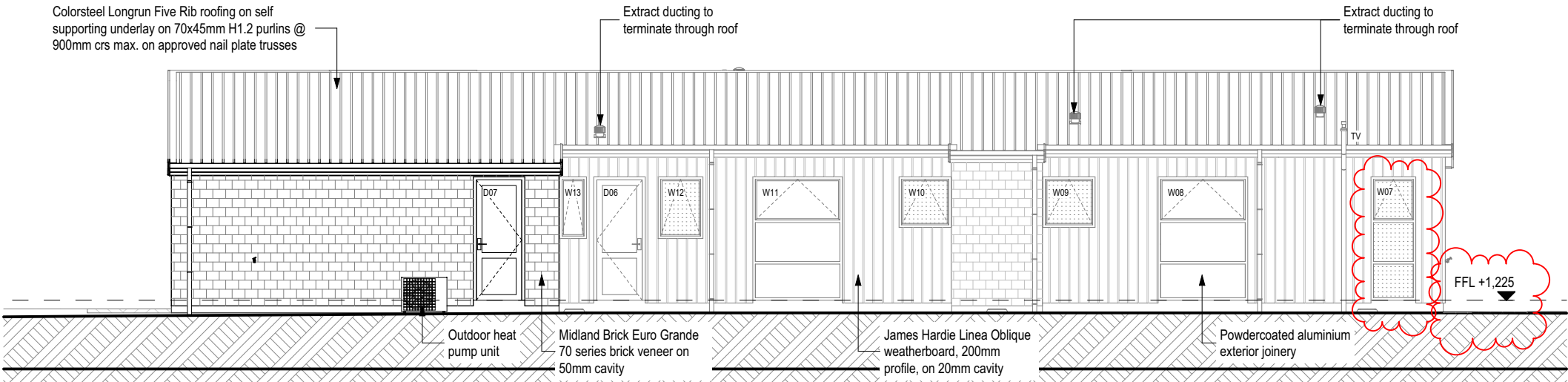
RFI 2/9/22  
levels added

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	Very high risk	5
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		9

Approved Building  
Consent Documents

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South Elevation  
SCALE 1:100 @A3

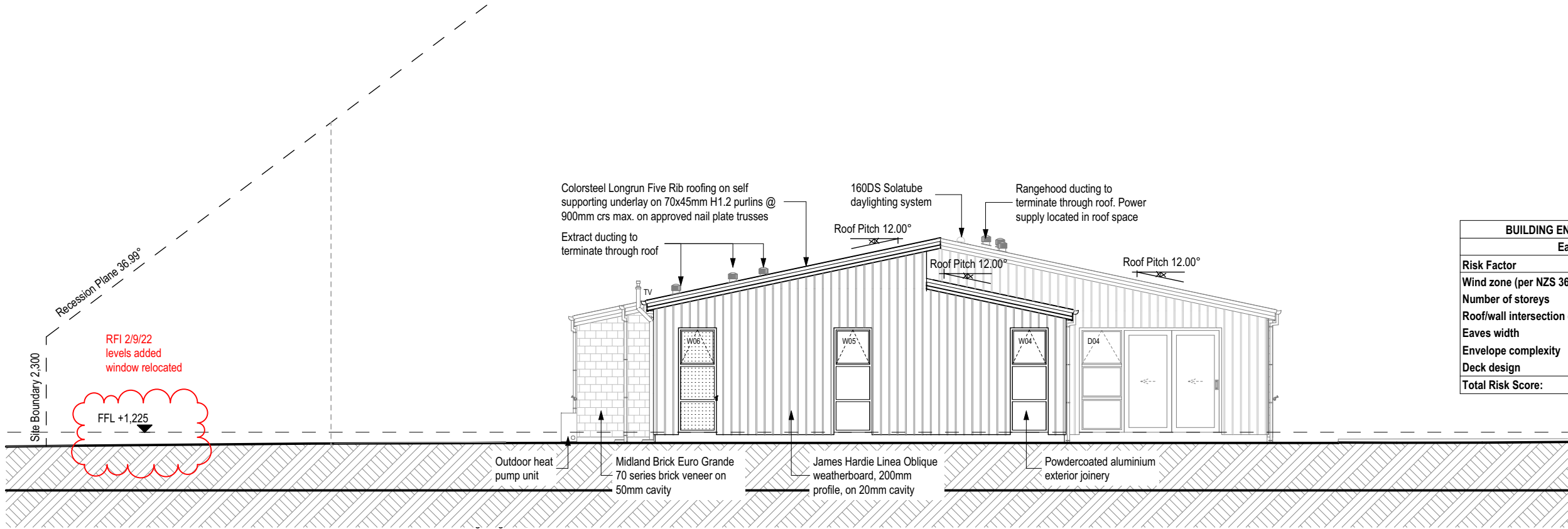
RFI 2/9/22  
levels added  
window relocated

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	Medium risk	1
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		5

**GLAZING NOTES:**  
Glazing and glazed openings to comply with NZS 4223.3:2016 Glazing in buildings - Part 3: Human impact safety requirements, NZS 4211:2008: Specification for performance of windows and New Zealand Building Code Clauses: F2 Hazardous Building Materials & F4: Safety from Falling.

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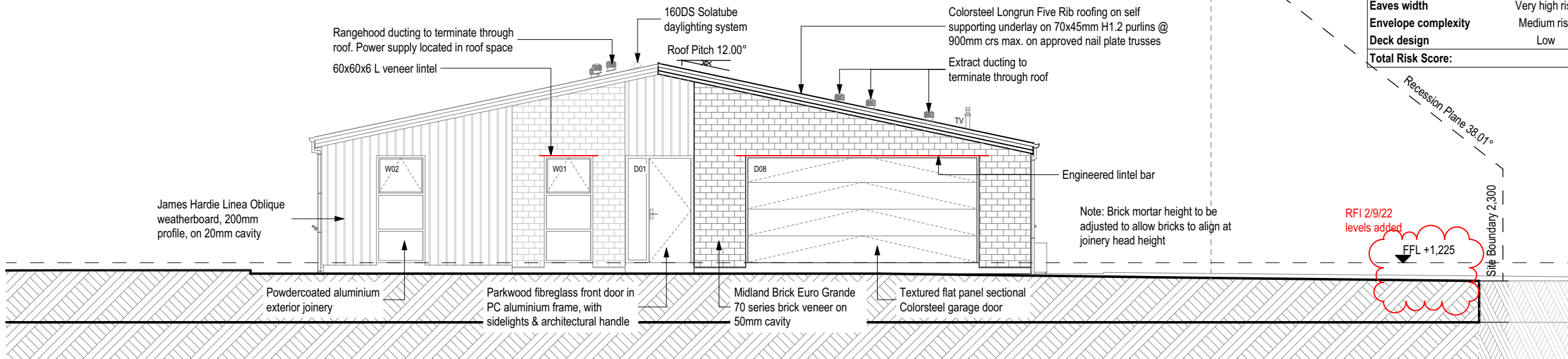




## East Elevation

SCALE 1:100 @A3

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	Very high risk	5
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		12



## West Elevation

SCALE 1:100 @A3

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	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low	0
Total Risk Score:		8

Approved Building  
Consent Documents

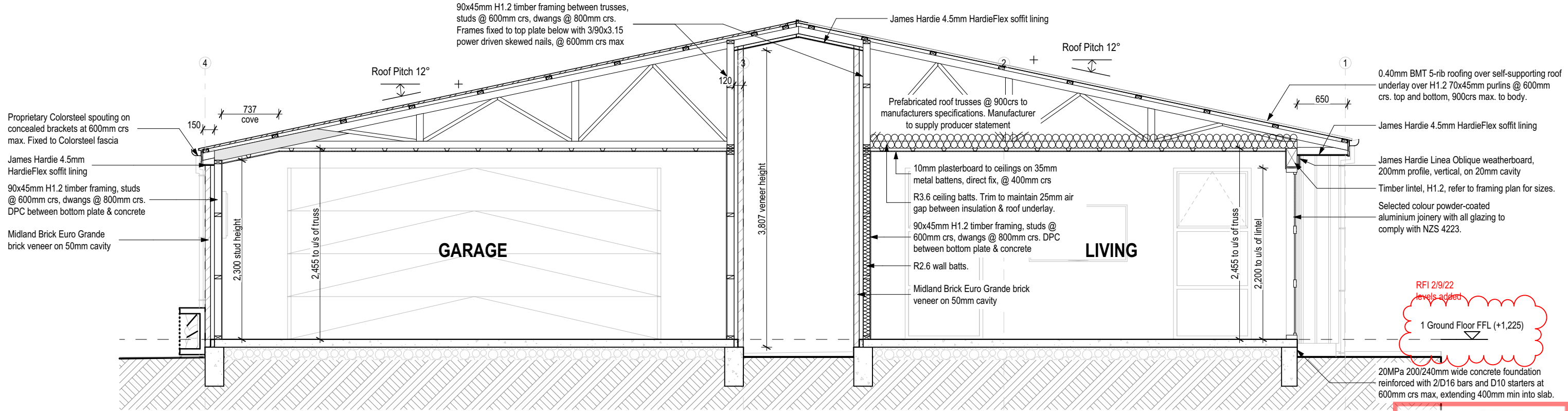
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### GLAZING NOTES:

Glazing and glazed openings to comply with NZS 4223.3:2016 Glazing in buildings - Part 3: Human impact safety requirements, NZS 4211:2008: Specification for performance of windows and New Zealand Building Code Clauses: F2 Hazardous Building Materials & F4: Safety from Falling.

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	AMENDMENT DATE: 01.09.22	TECHNICIAN: CM	BASE PLAN: CT5499					
		VERSION: V10	CODE: 1	JOB # M0470				



Section A  
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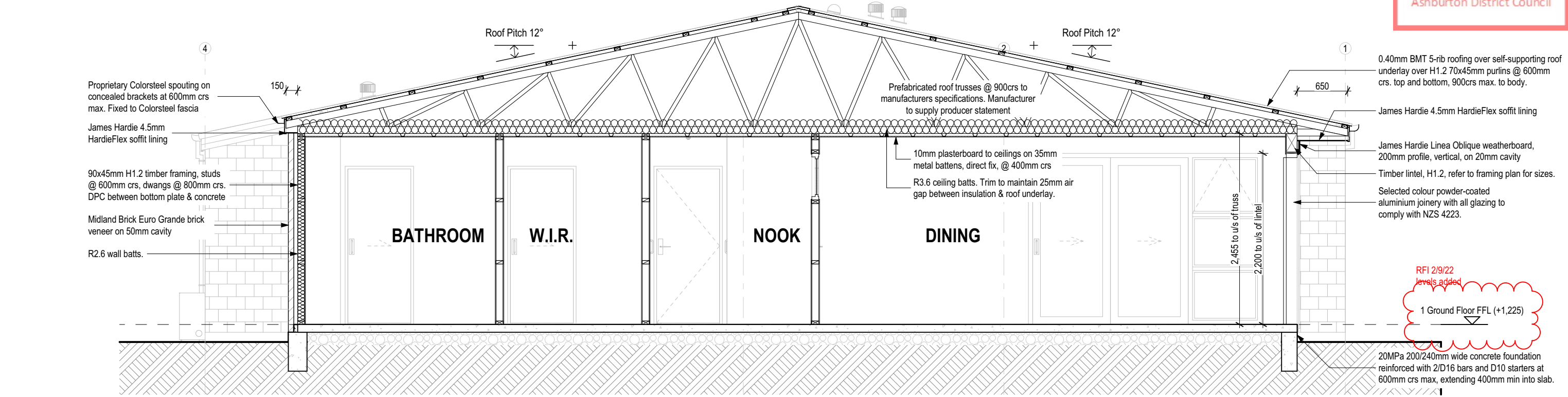
RFI 2/9/22  
levels added

1 Ground Floor FFL (+1,225)

Approved Building  
Consent Documents

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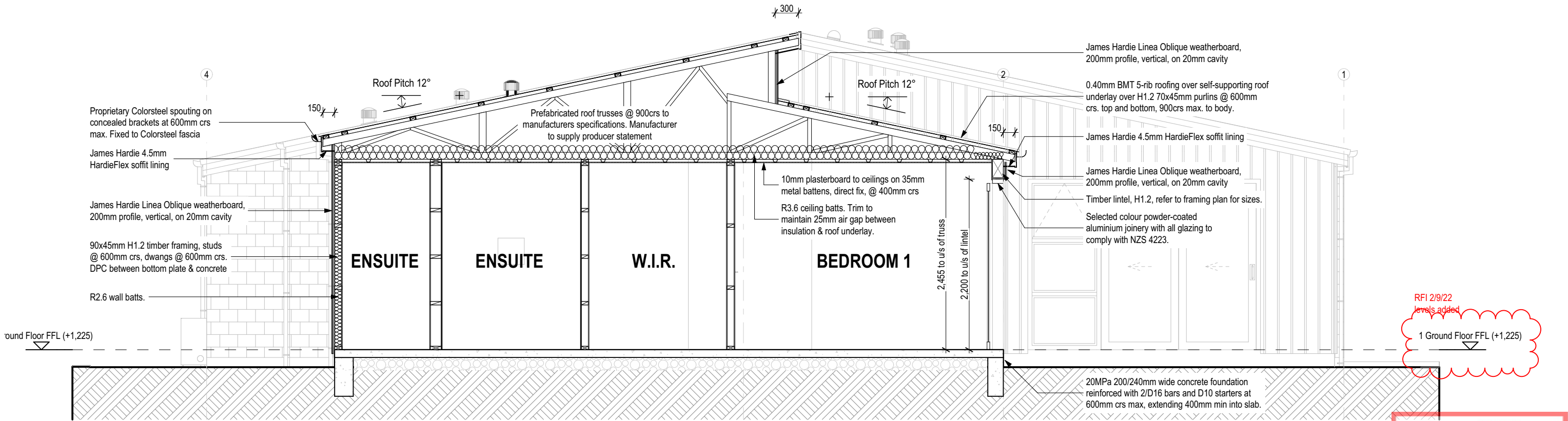


Section B  
SCALE 1:50 @A3

RFI 2/9/22  
levels added

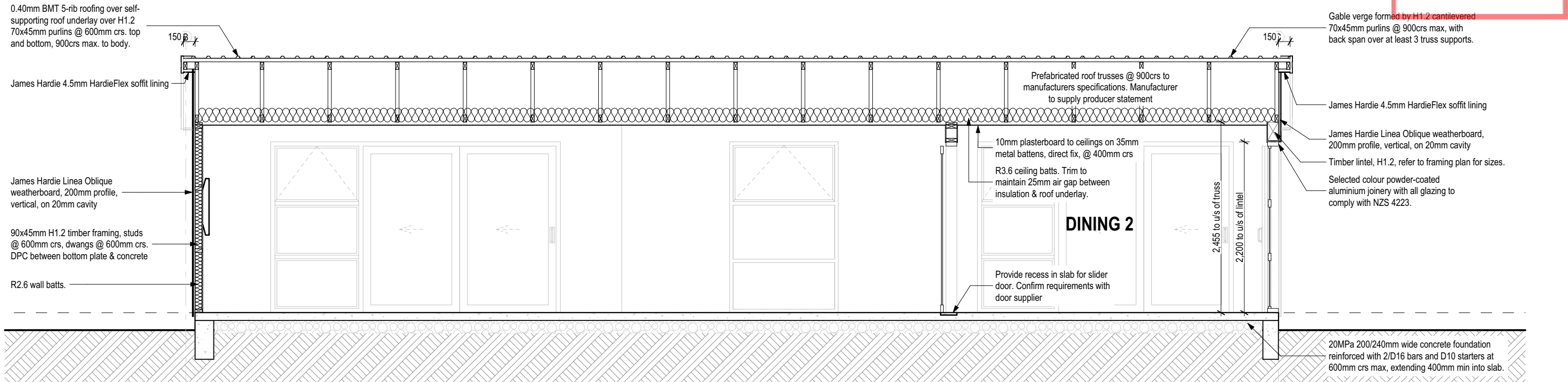
1 Ground Floor FFL (+1,225)

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					VERSION: V10	CODE: 1	JOB # M0470	



## Section C

SCALE 1:50 @A3



## Section D

SCALE 1:50 @A3

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									VERSION: V10	CODE: 1	JOB # M0470	



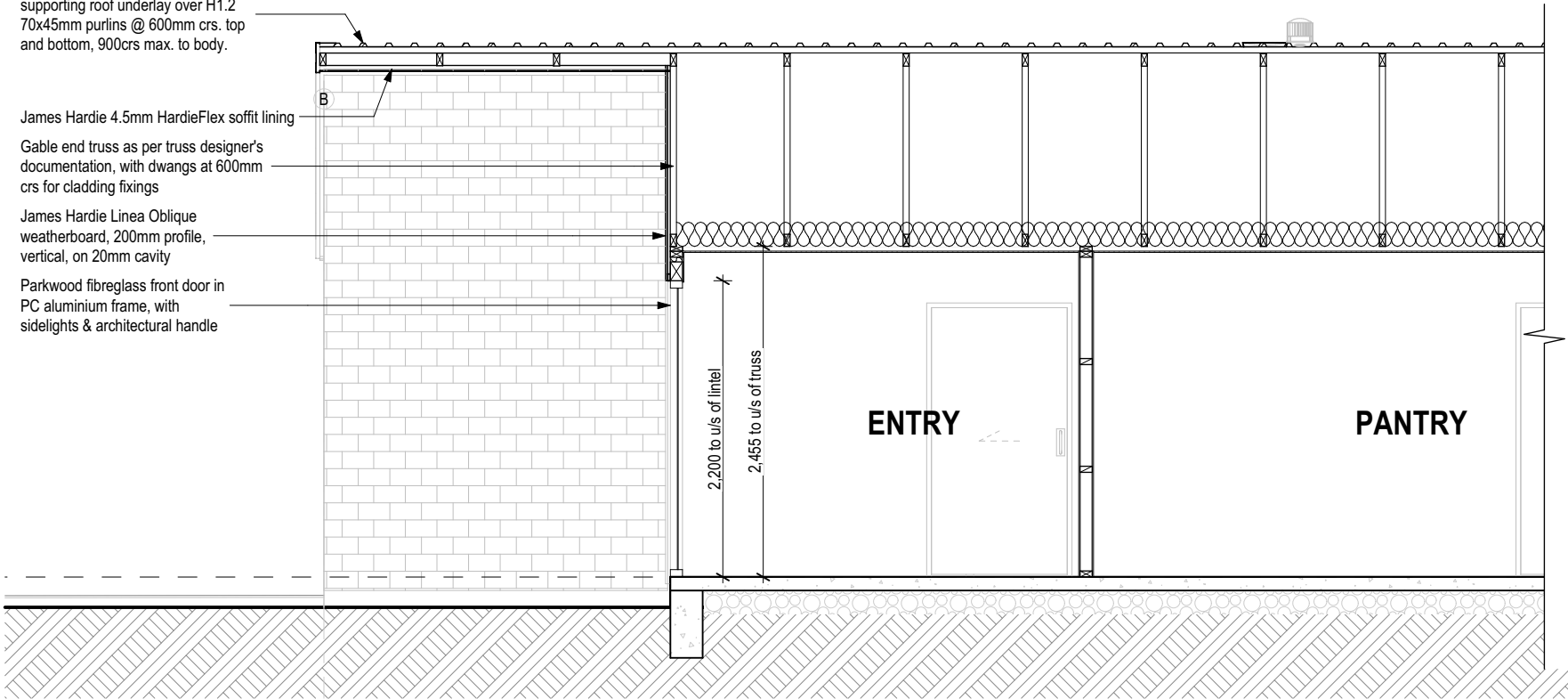
0.40mm BMT 5-rib roofing over self-supporting roof underlay over H1.2 70x45mm purlins @ 600mm crs. top and bottom, 900crs max. to body.

James Hardie 4.5mm HardieFlex soffit lining

Gable end truss as per truss designer's documentation, with dwangs at 600mm crs for cladding fixings

James Hardie Linea Oblique weatherboard, 200mm profile, vertical, on 20mm cavity

Parkwood fibreglass front door in PC aluminium frame, with sidelights & architectural handle



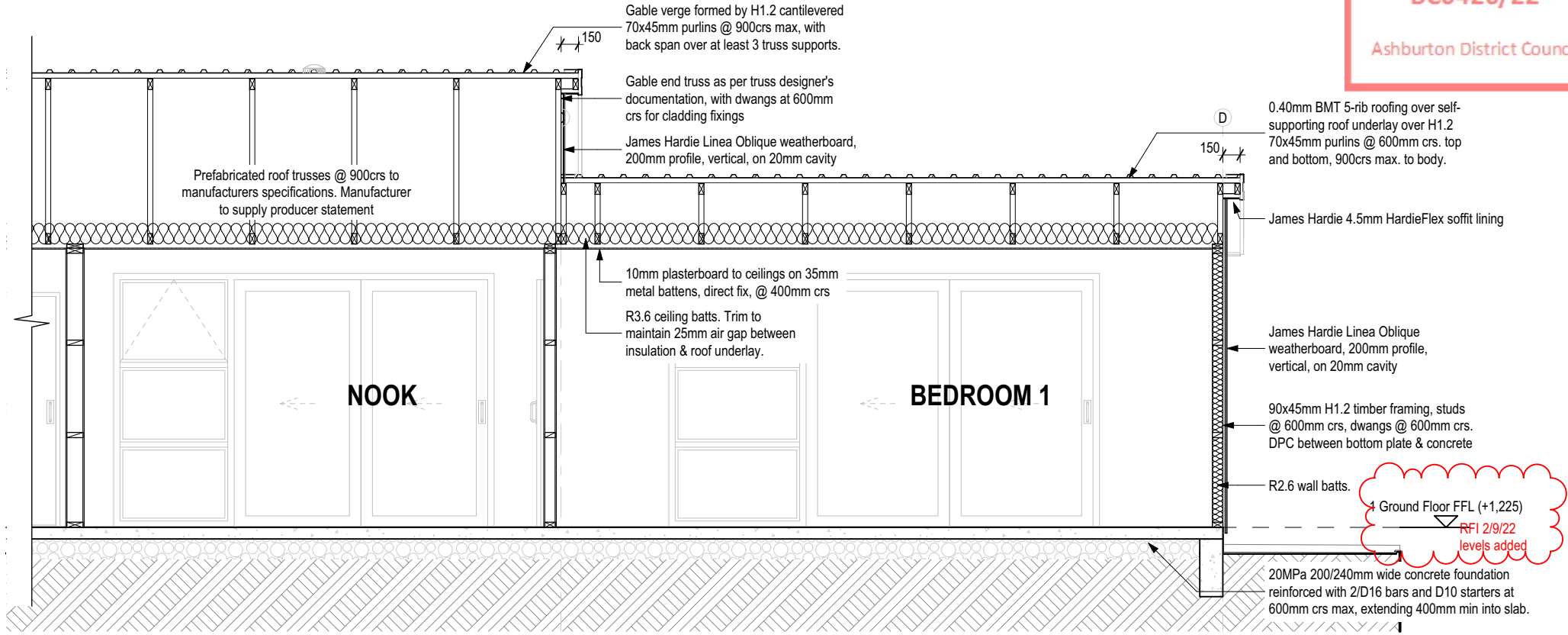
Section E

SCALE 1:50 @A3

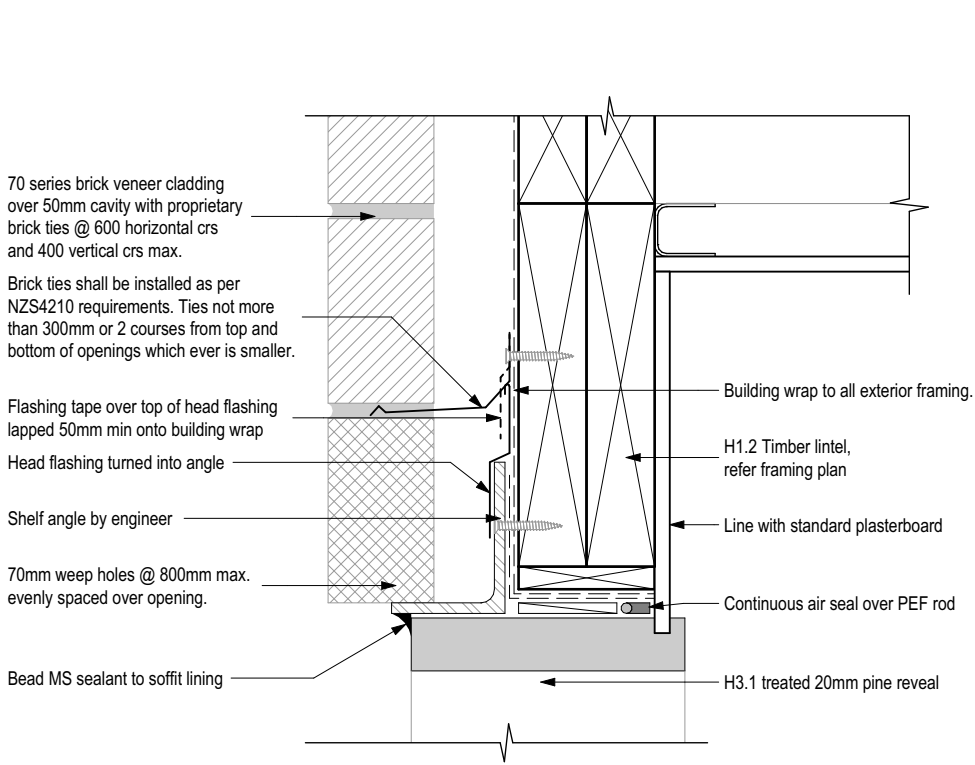
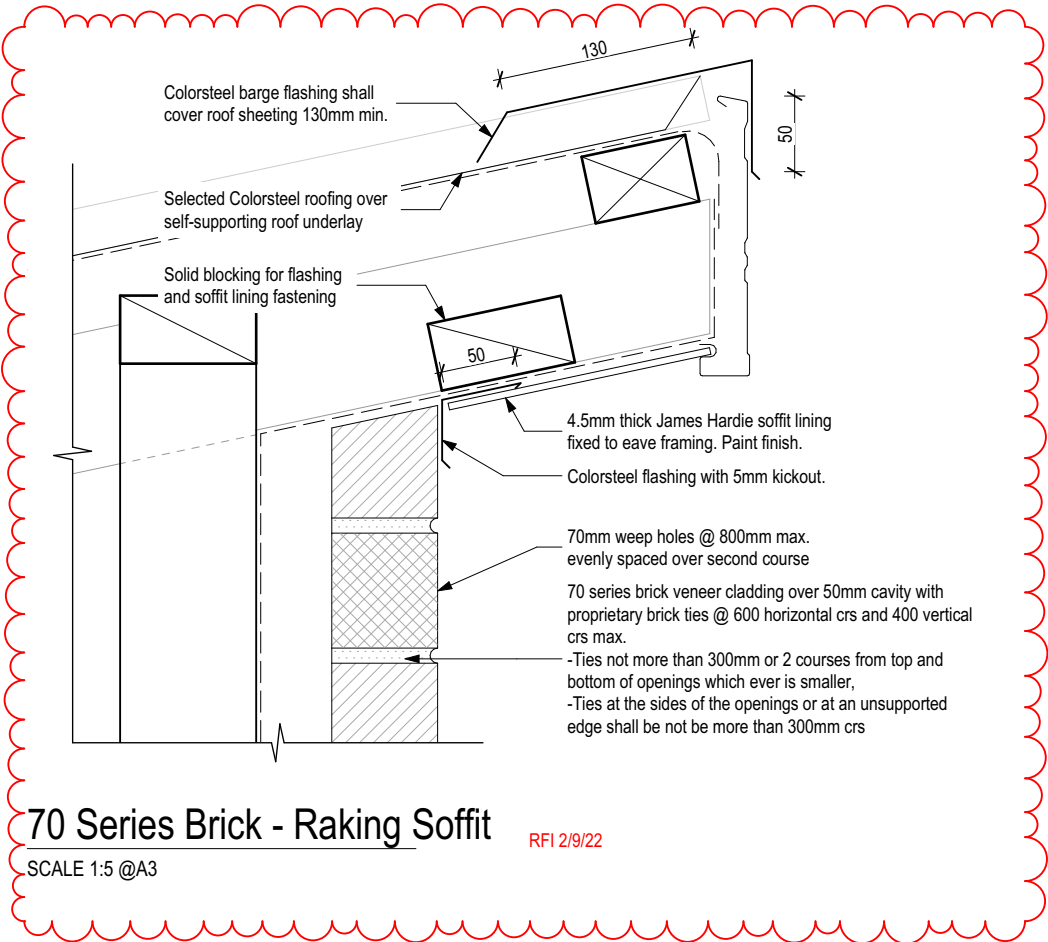
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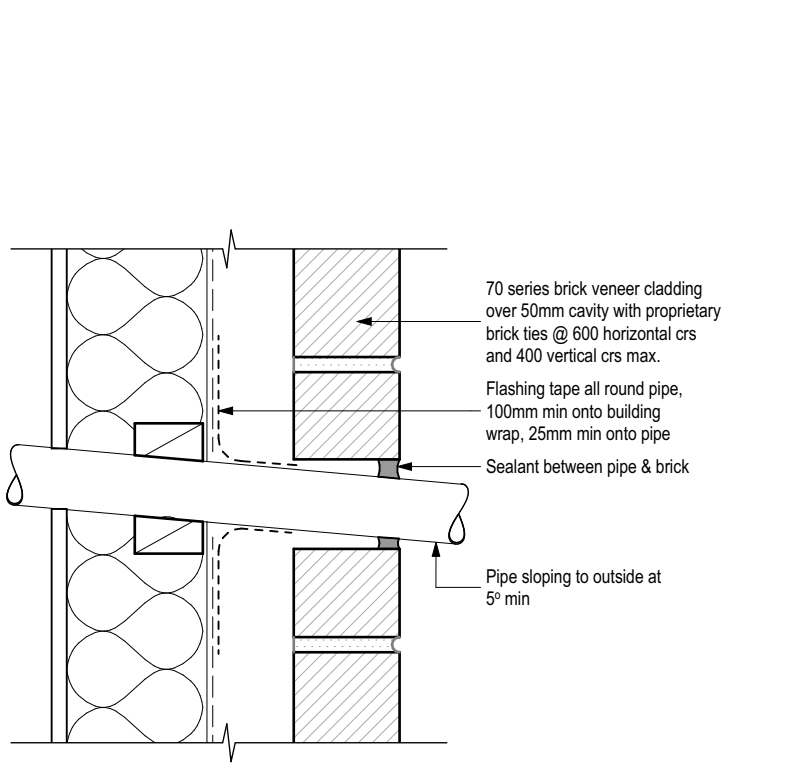






70 Series Brick - Garage Door Head

SCALE 1:5 @A3



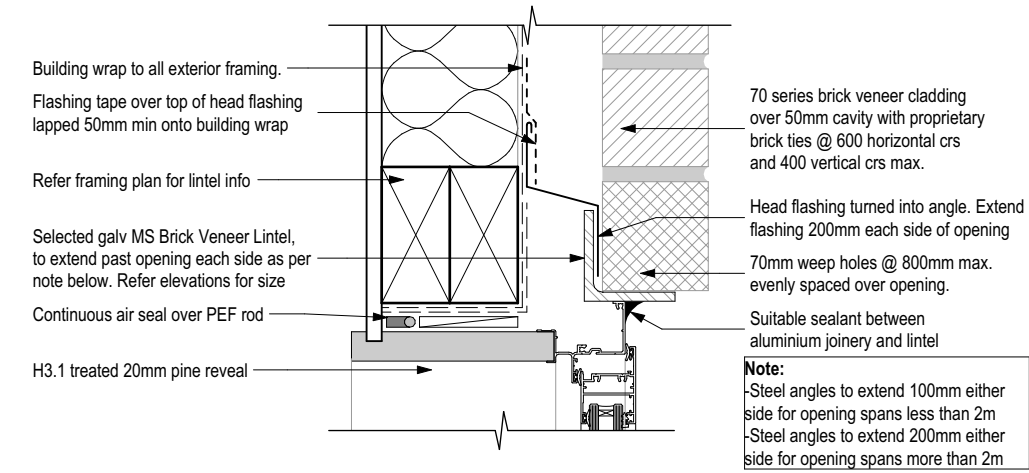
70 Series Brick - Pipe Penetration

SCALE 1:5 @A3

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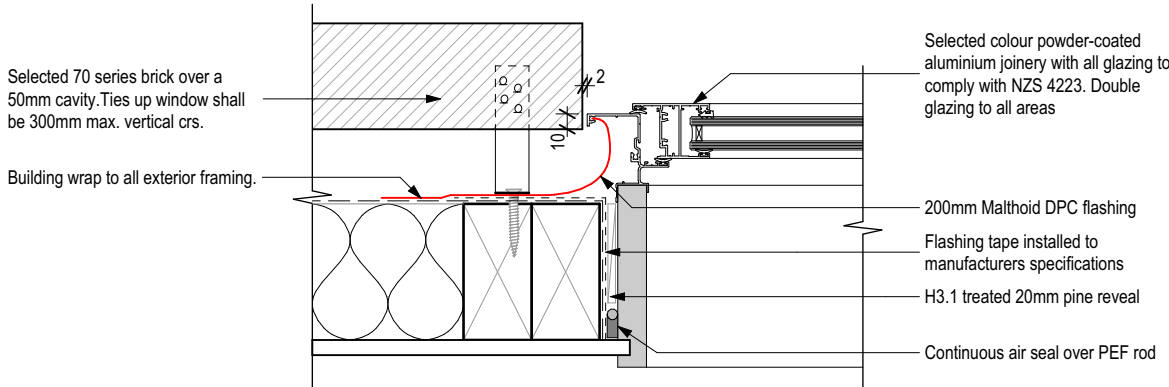
BC0426/22

Ashburton District Council



70 Series Brick - Window Head Detail

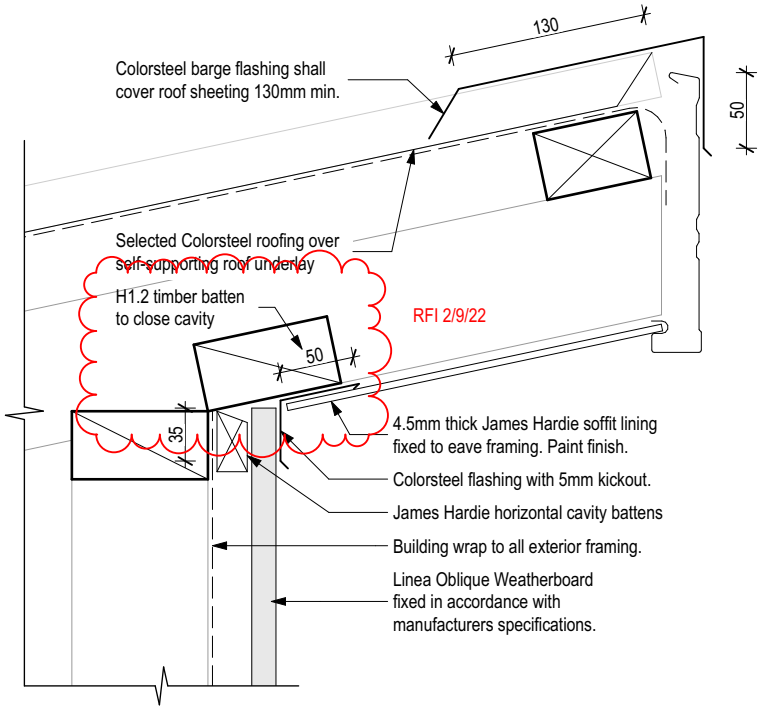
SCALE 1:5 @A3



70 Series Brick - Window Jamb Detail

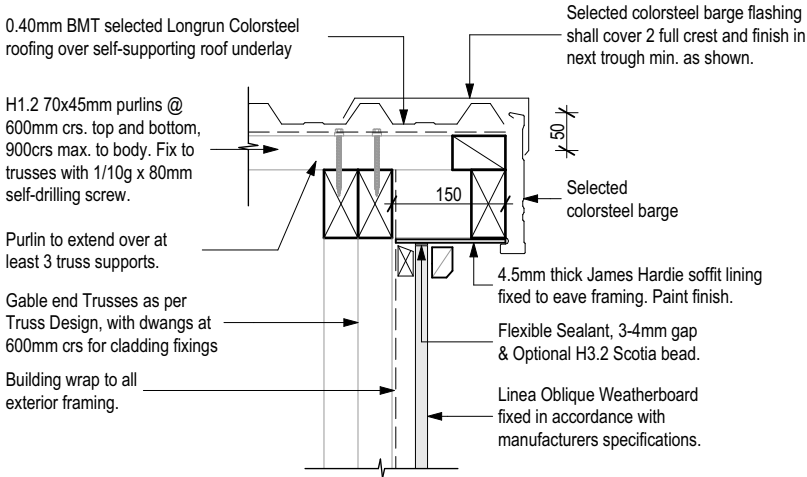
SCALE 1:5 @A3

<div><p><b>mikegreerhomes</b> © Mike Greer Homes NZ Ltd (03) 354 0166   0800 mikegreer Tower 2, 7 Deans Avenue, Addington, Christchurch 8011 www.mikegreerhomes.co.nz</p></div>	JOB TITLE: <b>MIKE GREER HOMES For Kelvin &amp; Sharon Inch</b>	DRAWING TITLE: <b>Details: Brick Veneer</b>	LEGAL DESCRIPTION:  LOT: 7DP: TBC  Meadowlands Green Meadowlands Ashburton	LEGAL NOTES:  1. Subject to council approval 2. All measurements to be confirmed on site by the contractor prior to the commencement of work  © 2022 Mike Greer Homes NZ Limited. All rights reserved. No part of this work covered by copyright may be reproduced or copied in any form or by any means without the written permission of Mike Greer Homes NZ Limited	DATE OF ISSUE: 08.12.21	DESIGNER: NM	SCALE: 1:5	SHEET: <b>A5.02</b>
					AMENDMENT DATE: 01.09.22	TECHNICIAN: CM	BASE PLAN: CT5499	
						VERSION: V10	CODE: 1	



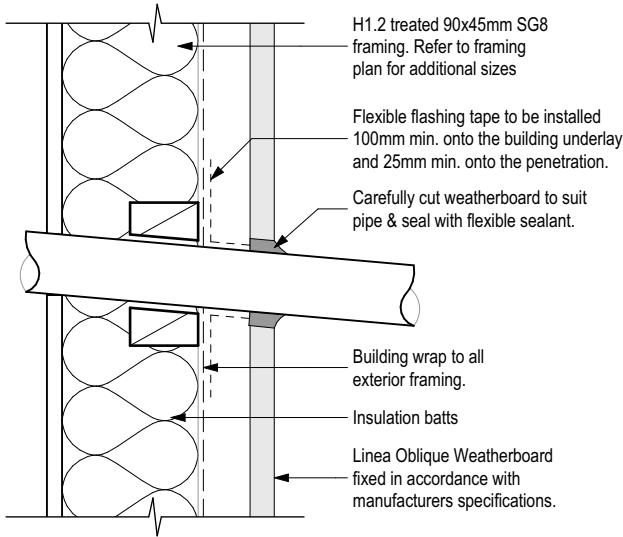
Vertical Weatherboards - Raking Soffit

SCALE 1:5 @A3



Vertical Weatherboards - Barge

SCALE 1:10 @A3



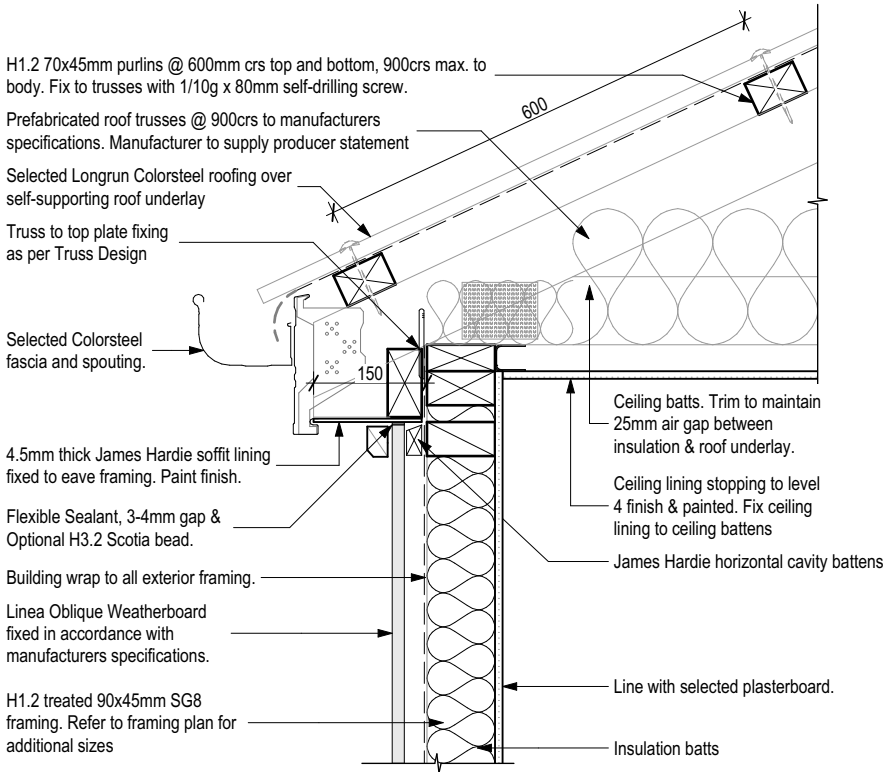
Vertical Weatherboards - Pipe Penetration

SCALE 1:5 @A3

Approved Building  
Consent Documents

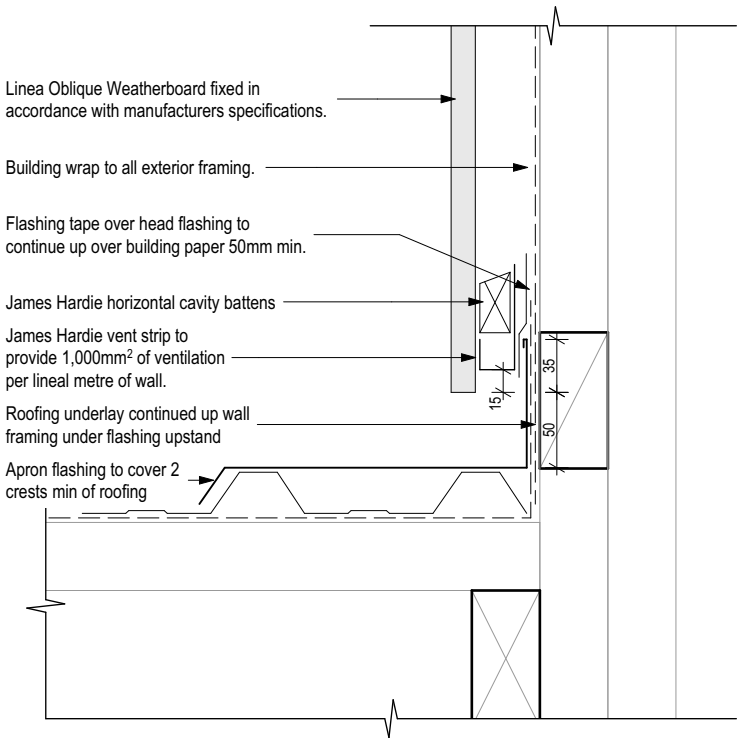
BC0426/22

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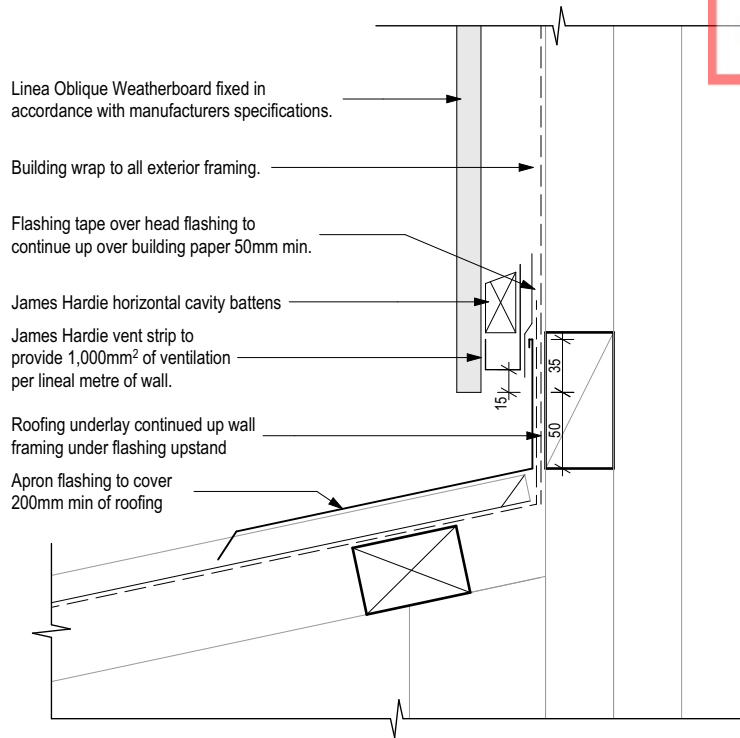
Vertical Weatherboards - Typical Soffit

SCALE 1:10 @A3



Vertical Weatherboards - Apron Flashing (Parallel)

SCALE 1:5 @A3



Vertical Weatherboards - Apron Flashing (Transverse)

SCALE 1:5 @A3

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									AMENDMENT DATE: 01.09.22	TECHNICIAN: CM		
										VERSION: V10	CODE: 1	JOB # M0470

GENERAL NOTE

- Sizes shown are rough opening sizes and & leaf sizes.
- Client to confirm window & door style & finishes.
- Confirm all opening sizes onsite prior to installation
- Refer to ground floor plan for accurate opening location.

-Joinery: -All exterior window and doors to be colorsteel powdercoated aluminium framed with double glazing and dressed timber reveals unless noted otherwise. Refer to specification for full details.

- Internal Door Leaf Height: - Standard.
- Internal Door Leaf Width: - Typically 810mm (unless noted on plan).
- Garage Door: - Typically 710/810mm (wet areas).
- Lintels: - Colorsteel sectional.
- Safety Glazing (SG): - Refer to the Truss Design for lintel sizes.
- Obscure Glazing (OB): - As indicated on Door & Window Schedule
- Restrictor Stays (RS): - To Bathroom, WC and Ensuite
- Restrictor Stays (RS): - As indicated on Door & Window Schedule

NOTE:  
All doors & sliders are taken from **External Elevation**.  
All windows are taken from **External Elevation**.

Floor Plan takes precedence over Window Schedule - Refer to Floor plan & Elevations for opening direction.

Glazing and glazed openings to comply with NZS 4223.3:2016 Glazing in buildings - Part 3: Human impact safety requirements, NZS 4211:2008: Specification for performance of windows and New Zealand Building Code Clauses: F2 Hazardous Building Materials & F4: Safety from Falling.

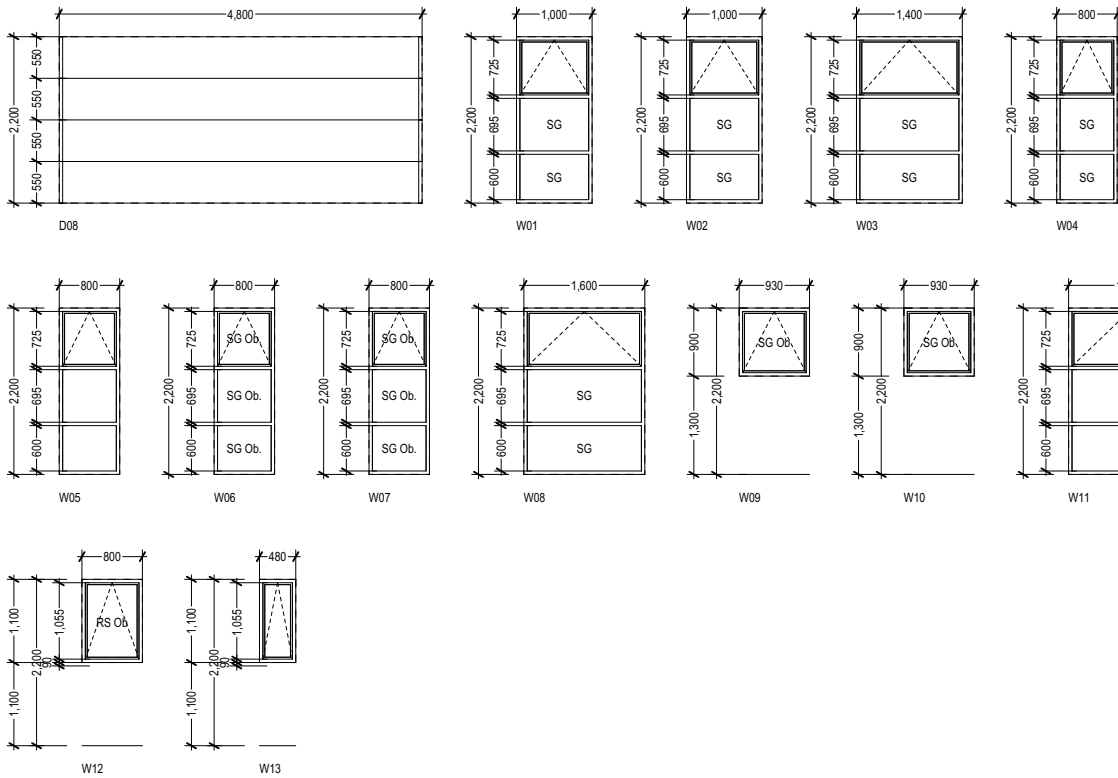
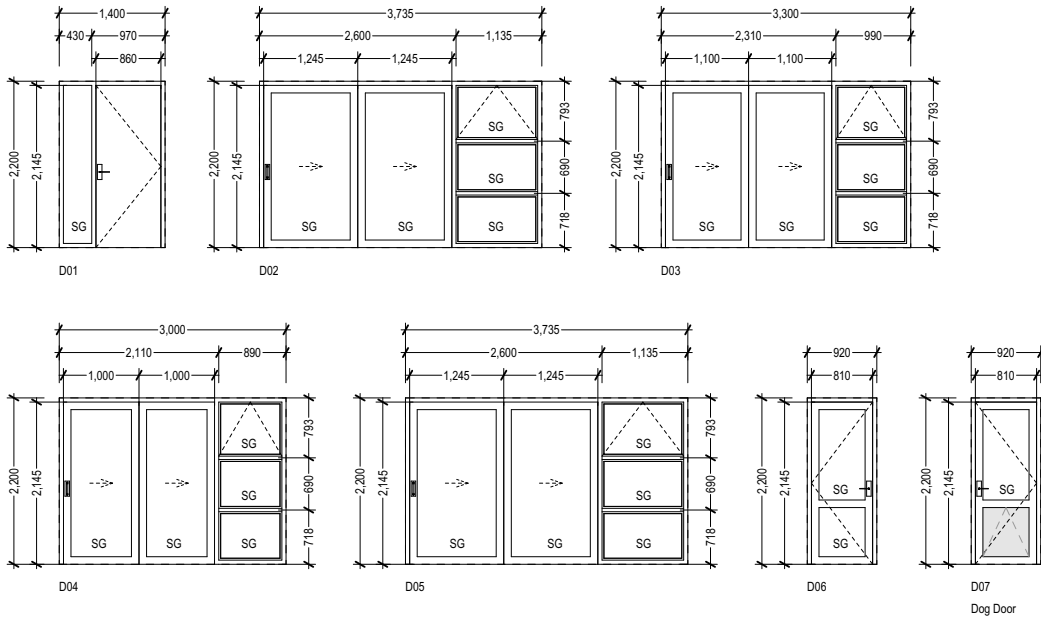
STANDARD GLAZING UNITS USED.

All Double Glazed Units  
Comply with Table C1, NZS 4218:2009 & meet 0.26 (m². °C/W)

Standard Unit  
4mm Glass / 12mm Air Gap / 4mm Glass

Slider Unit  
5mm Glass / 8mm Air Gap / 5mm Glass

Safety Panel  
4mm Toughened / 8mm Air Gap / 6.38mm Laminate



NZBC H1 COMPLIANCE - CALCULATION METHOD  
Building Elements: Construction R Values

**Roof** **R3.35**  
Colorsteel trapezoidal roofing on underlay. Timber purlins, on trusses at 900mm crs. 10mm GIB standard lining on metal battens at 400mm crs, with R3.6 insulation over ceiling battens

**Wall Type 1** **R2.16**  
Linea Oblique cladding on 20mm cavity. 90x45mm framing, with studs at 600mm crs, dwangs at 600mm crs. Building wrap to exterior, R2.6 insulation, and 10mm GIB standard internal lining.

**Wall Type 2** **R2.54**  
Linea Oblique cladding on 20mm cavity. 140x45mm framing, with studs at 600mm crs, dwangs at 600mm crs. Building wrap to exterior, R2.6 insulation, and 10mm GIB standard internal lining.

**Wall Type 3** **R2.10**  
70mm brick veneer on 40mm min cavity. 90x45mm framing, with studs at 600mm crs, dwangs at 800mm crs. Building wrap to exterior, R2.6 insulation, and 10mm GIB standard internal lining.


**Wall Type 4** **R2.18**  
Internal wall to garage, 90x45mm framing, with studs at 600mm crs, dwangs at 800mm crs. R2.6 insulation, with 10mm GIB to each side

**Floor** **R1.60**  
Concrete slab on ground, perimeter ratio 3.0

**Glazing** **R0.26**  
Aluminium joinery with double glazing

PROPOSED BUILDING											
=	$\frac{\text{roof area}}{\text{r-value}}$	+	$\frac{\text{wall area}}{\text{r-value}}$	+	$\frac{\text{floor area}}{\text{r-value}}$	+	$\frac{\text{glazing area}}{\text{r-value}}$	+	$\frac{\text{door area}}{\text{r-value}}$	+	$\frac{\text{skylight area}}{\text{r-value}}$
=	60.34	+	42.22	+	126.34	+	223.88	+	9.08	+	0.00
=	461.85										

REFERENCE BUILDING (OPENING AREA >30% OF WALL AREA) CLIMATE ZONE 3											
=	roof area + skylight area		+	wall area + door area		+	floor area	+	30% of total wall area	+	glazing area - 30% of total wall area
	3.3			2			1.3		0.26		0.4
=	202.14		+	96.73		+	202.14	+	46.48	+	11.73
	3.3			2			1.3		0.26		0.4
=	473.21		is HL <sub>proposed</sub> less than HL <sub>reference</sub> ? YES				GLAZING %:		37.57%		

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