

# SITE PLAN – 118 JOHNSTON ROAD, RAKAIA

NOT TO SCALE

Approved Building  
Consent Documents

BC0176/20

Ashburton District Council

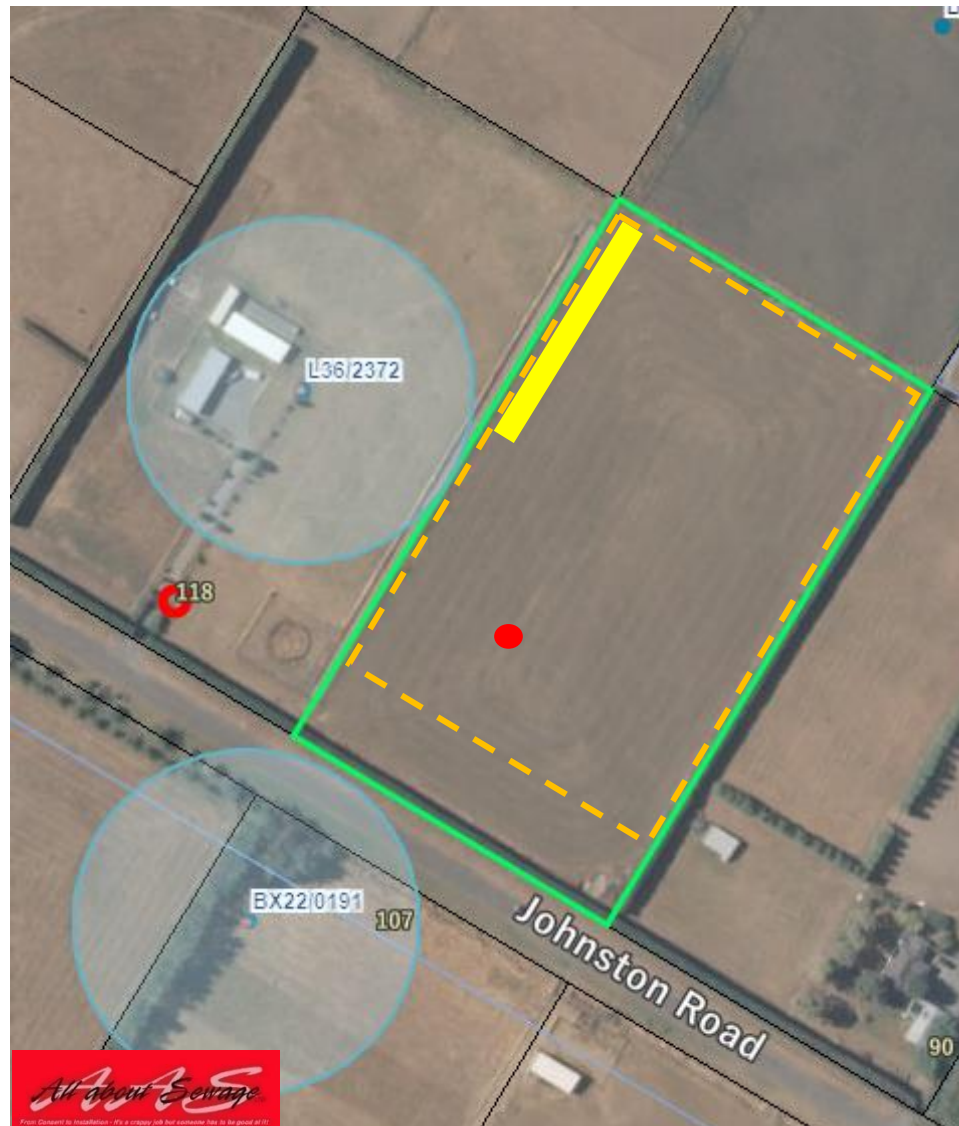


Property Boundary

Land Application Area (LAA) –  
minimum of 500m<sup>2</sup>

Test Hole location

Approx location of drip line  
500m to be moleploughed  
150mm below ground level, 1m  
spacings between lines placed  
within LAA, 2m off boundary,  
20m from waterways, 50m from  
wells. Final location to be  
decided at time of installation.  
This must be fenced to prevent  
vehicle and stock access.





PROPOSED NEW DWELLING  
118 Johnston Road

Approved Building  
Consent Documents

TRIDENT HOMES<sup>®</sup>  
ASHBURTON

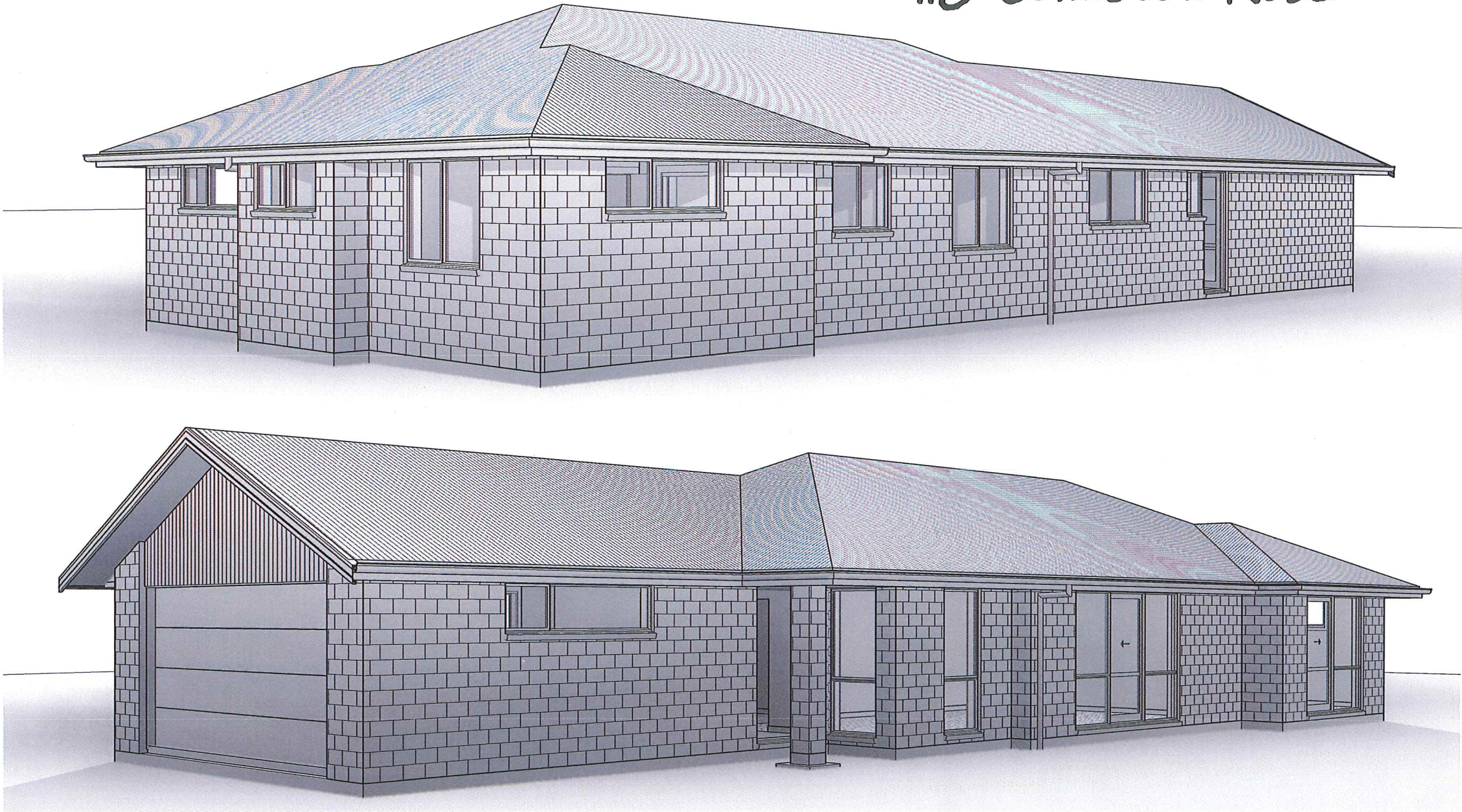
BC0176/20

Licensed Building Practitioner

Ashburton District Council

Building Confidence

Always check the LBP Register to ensure  
you building practitioner is licensed.



| DRAWING LEGEND |                        |
|----------------|------------------------|
| SHT            | SHEET NAME             |
| 01             | SITE & DRAINAGE        |
| 02             | FLOOR PLAN             |
| 03             | ELEVATIONS             |
| 04             | FOUNDATION PLAN        |
| 05             | FOUNDATION DETAILS     |
| 06             | ROOF PLAN              |
| 07             | ROOF FLASHING DETAILS  |
| 08             | BRACING PLAN           |
| 09             | PLUMBING PLAN          |
| 10             | PLUMBING NOTES         |
| 11             | HWC & DRAINS IN GROUND |
| 12             | SECTION                |
| 13             | STRUCTURE DETAILS      |
| 14             | DURABILITY NOTES       |
| 15             | BRICK VENEER NOTES     |
| 16             | CLADDING DETAILS       |
| 17             | WET AREA DETAILS       |
| 18             | FLOOR COVERINGS PLAN   |
| 19             | JOINERY SCHEDULE       |

Wind Zone - High Wind Zone  
Exposure Zone - B  
Earthquake Zone - 1  
Snow Zone - N4  
Snow Loading - 1.5 kPa  
Altitude - 125m - ASL

Legal Description: Sec 6 Blk II RAKAIA VILLAGE SETTLEMENT  
Site Address: 118 Johnston Road  
Valuation Number: 2441040902  
Site Area: 20234 m<sup>2</sup>  
Zone: Rural A  
Region: Ashburton

GENERAL NOTES:

No construction work is to commence until the related building Consent has been obtained. All dimensions & service locations to be checked onsite before commencement of all work. Confirm all Site levels, Floor heights and Site Boundaries before commencement of earthworks. Ground bearing to be confirmed onsite after excavation and before building starts.

F5 - WORK SITE BARRIERS.

If the work site is not completely enclosed, and unauthorized entry by children is likely, allow for site fencing when workers are absent from the immediate vicinity. Allow for 2m min high site fence to proposed building perimeter over duration of construction in accordance with Compliance Document Clause F5 of the NZBC. Allow for toeboards to access and storage platforms, toeboards to be 100min above the platform height (10mm max gap between the platform & toeboard), and no lower than the materials stacked on them unless the materials are restrained from falling.

Proposed NEW DWELLING for  
Anthony Hart,  
Address: 118 Johnston Road



50mm 100mm

Original Scale

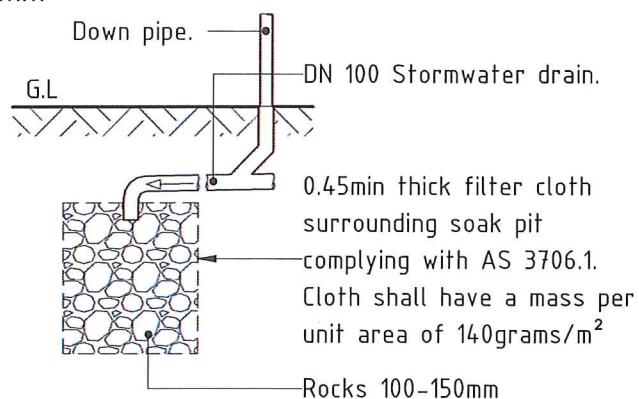
## WIND ZONE CALCULATIONS.

DETERMINATION OF A WIND ZONE - NZS3604:2011

Wind Region - A  
Lee Zone - No  
Ground roughness - Open  
Site exposure - Exposed  
Topography Class - T1 - Undulations <10m.  
Building wind zone - H = Wind speed of 44 m/s

50mm

100mm



## SOAK PIT DETAIL

Scale : N.T.S

## STORMWATER DRAINAGE NOTES:

Stormwater Drains - DN 100 uPVC, min 1:120 gradient, to NZBC E1/AS1. Drainage work must meet durability requirements of NZBC B2/AS1. All pipework shall be from approved uPVC Pipes bends, junctions, fittings and joints to AS/NZS 1260, AS/NZS 1254 & joined to AS 1646, AS/NZS 2032 & AS/NZS 1254. Discharge Storm water to Soak Pit.

Drains must be laid on a uniform line and gradient between points of access, where practical change in direction to be kept less than 45 degrees, but shall not exceed 90 degrees. Where two drains intersect the direction of flow shall be at 60 degrees or less, and where practical at less than 45 degrees. Rodding points shall be installed at 50.0m max intervals, change of direction or where gradient exceeds 45 degrees, and for junctions in drains other than a drain that serves a single downpipe that is less than 2.0m long.

## SITE & DRAINAGE PLAN

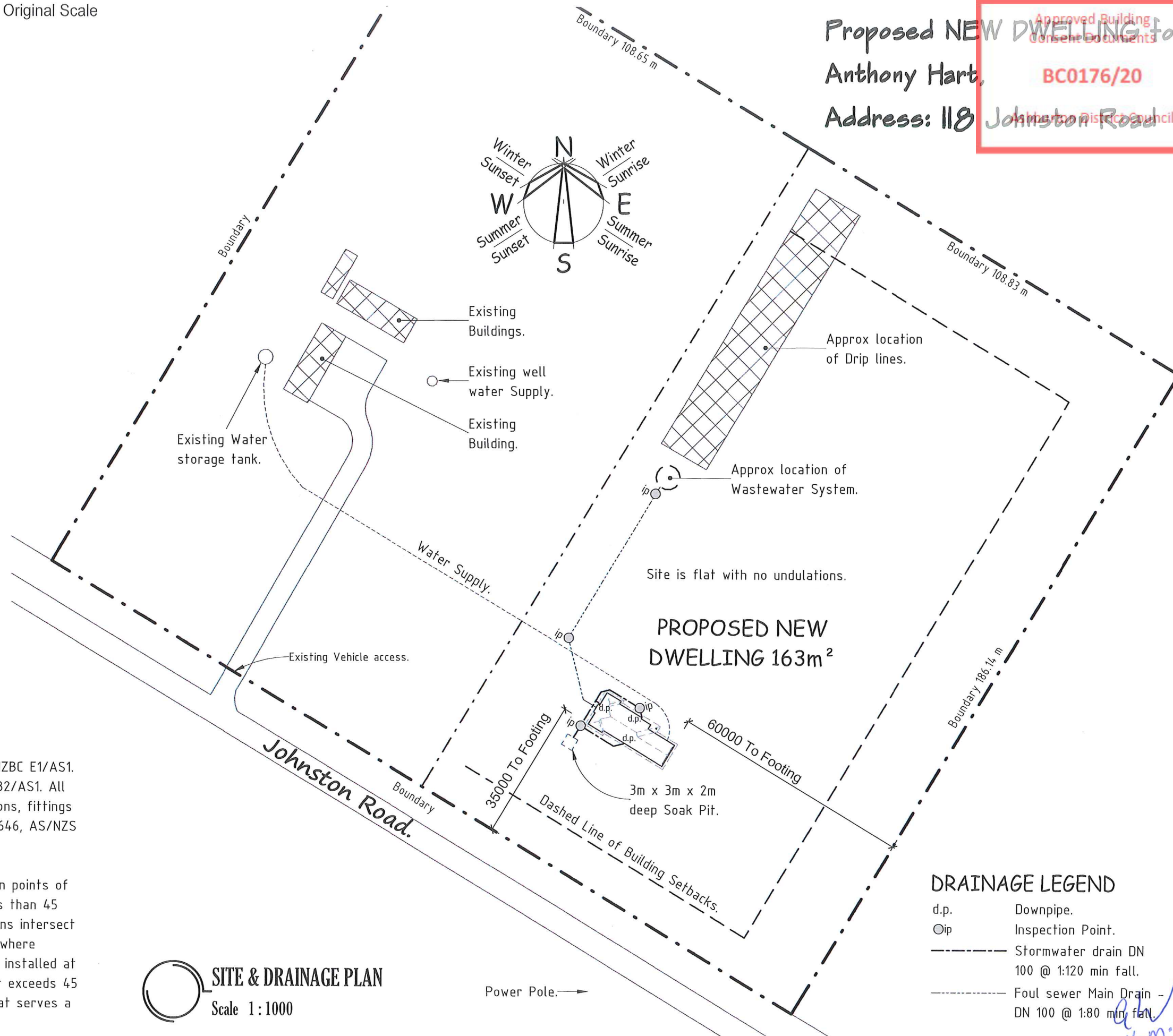
Scale 1:1000

Proposed NEW DWELLING for  
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## DRAINAGE LEGEND

d.p. Downpipe.  
ip Inspection Point.  
--- Stormwater drain DN 100 @ 1:120 min fall.  
--- Foul sewer Main Drain - DN 100 @ 1:80 min fall.



Project : PROPOSED NEW DWELLING for  
Client : Anthony Hart  
Address : 118 Johnston Road

JOB # :  
118\_Johnston  
Drawn By :  
LBP 113870

Drw Name : SITE & DRAINAGE  
DATE :  
JAN 2020

NOTE : do not scale  
from this drawing.

SCALE @ A3 Sht.  
As indicated

Builder.

Client.

REV #  
A

DRW #  
01



50mm 100mm Original Scale

### PLUMBING LEGEND

| Code | Description        | Model           |
|------|--------------------|-----------------|
| BATH | Bath               | Astivita Veneto |
| HWC  | Hot Water Cylinder | Mains Pressure  |
| S    | Kitchen Sink       | Proprietary     |
| SHR  | Acrylic shower     | 1000x1000mm     |
| Tub  | Laundry Tub        | Proprietary     |
| V    | Vanity             | 900x400mm       |
| WC   | Toilet             | S Trap          |
| WM   | Washing Machine    | Proprietary     |

### JOINERY SCHEDULE

| Mark | Width   | Height  | Lintels   |
|------|---------|---------|-----------|
| GD   | 4800 mm | 2150 mm | 2/290x45  |
| W01  | 1300 mm | 2150 mm | 2/140x45  |
| W02  | 2400 mm | 600 mm  | 2/190x45  |
| W03  | 885 mm  | 2150 mm | 2/140x45  |
| W04  | 600 mm  | 800 mm  | Refer W03 |
| W05  | 1800 mm | 900 mm  | 2/190x45  |
| W06  | 1500 mm | 1200 mm | 2/140x45  |
| W07  | 1200 mm | 900 mm  | 2/140x45  |
| W08  | 1800 mm | 600 mm  | 2/140x45  |
| W09  | 1500 mm | 1200 mm | 2/140x45  |
| W10  | 1500 mm | 600 mm  | 2/140x45  |
| W11  | 1800 mm | 600 mm  | 2/140x45  |
| W12  | 2400 mm | 2150 mm | 2/240x45  |
| W13  | 3200 mm | 2150 mm | 2/240x45  |
| W14  | 900 mm  | 2100 mm | 2/90x45   |
| W15  | 900 mm  | 2100 mm | 2/90x45   |

### SMOKE ALARMS:

☉ - Smoke Alarm.  
Purpose Group SH - Escape route Dead ends do not exceed 25m, Open paths do not exceed 60m  
Install Type 1 Smoke alarms with Hush facility in every sleeping space, or within 3m of every sleeping space door. Smoke alarms shall be direct fixed to ceiling in accordance with AS 4514 and the manufacturers specifications.

### DOWNLIGHTS -

Recessed luminaries (a complete lighting unit) to be IC-F, IC, CA-80 or CA-135 rated as specified in AS/NZS 60598.2.2. & Installed to AS/NZS 60598.2.2.

### CONSTRUCTION LEGEND.

- Internal wall.
- External Wall - Brick Veneer Cladding on 50nom cavity.

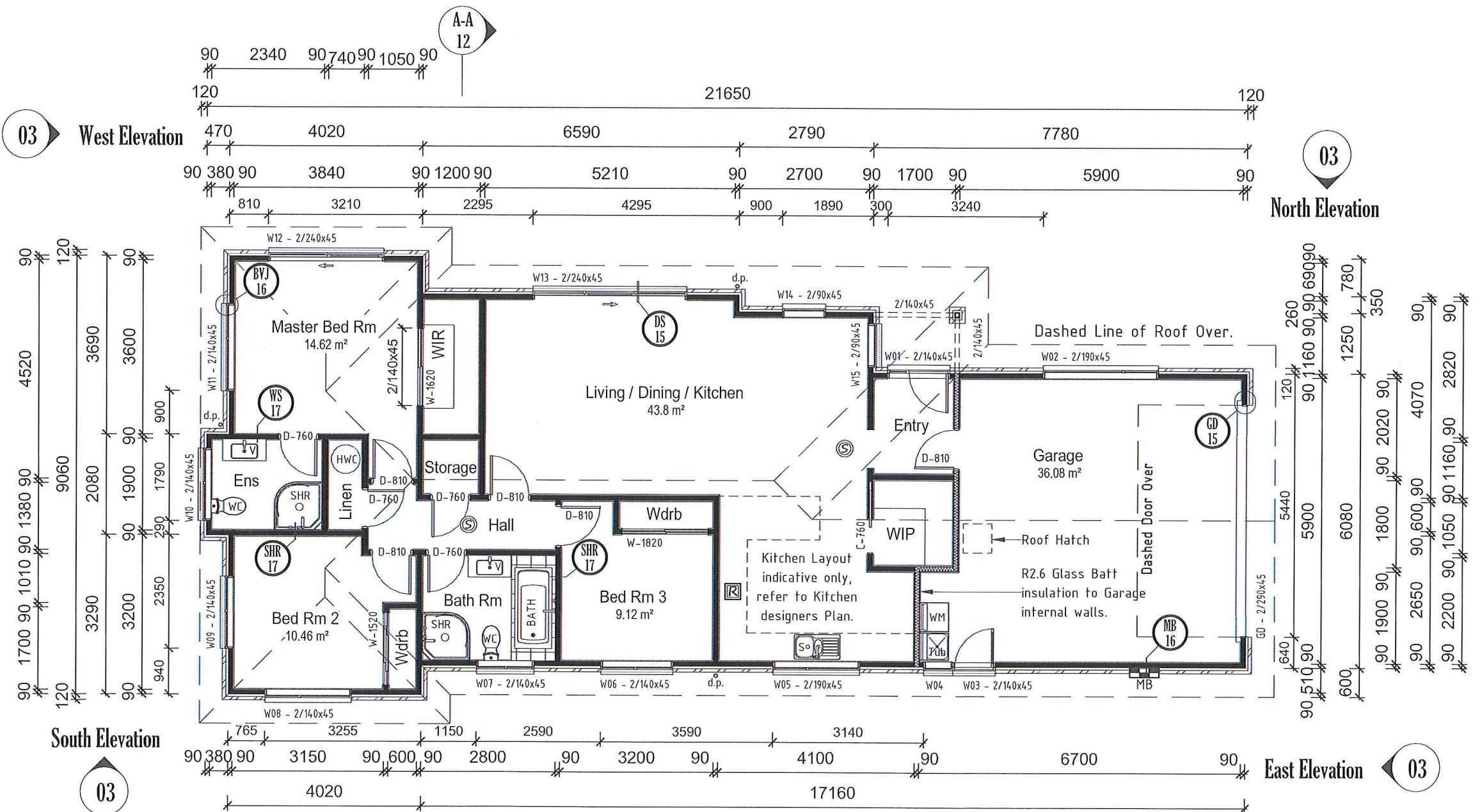
### PROPOSED FLOOR PLAN

Scale 1:100

### FLOOR AREA SCHEDULE - BV

| AREA (O/F) / FRAME    | PERIMETER (O/F) / FRAME | REBATE WIDTH | AREA OVER FOOT        | SLAB VOLUME          |
|-----------------------|-------------------------|--------------|-----------------------|----------------------|
| 155.76 m <sup>2</sup> | 61.42 m                 | 120 mm       | 163.13 m <sup>2</sup> | 15.58 m <sup>3</sup> |

Approved Building Consent Document  
ELECTRICAL LEGEND  
☉ - Smoke Alarm with test & hush facility.  
MB - Meterbox.  
Ashburton District Council



|           |         |
|-----------|---------|
| G.F f.f.l | 0.000 m |
| G.F T.P.  | 2.455 m |



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JOB # :  
118\_Johnston

Drawn By :  
LBP 113870

Drw Name : FLOOR PLAN

DATE :  
JAN 2020

NOTE : do not scale  
from this drawing.

SCALE @ A3 Sht.  
As indicated

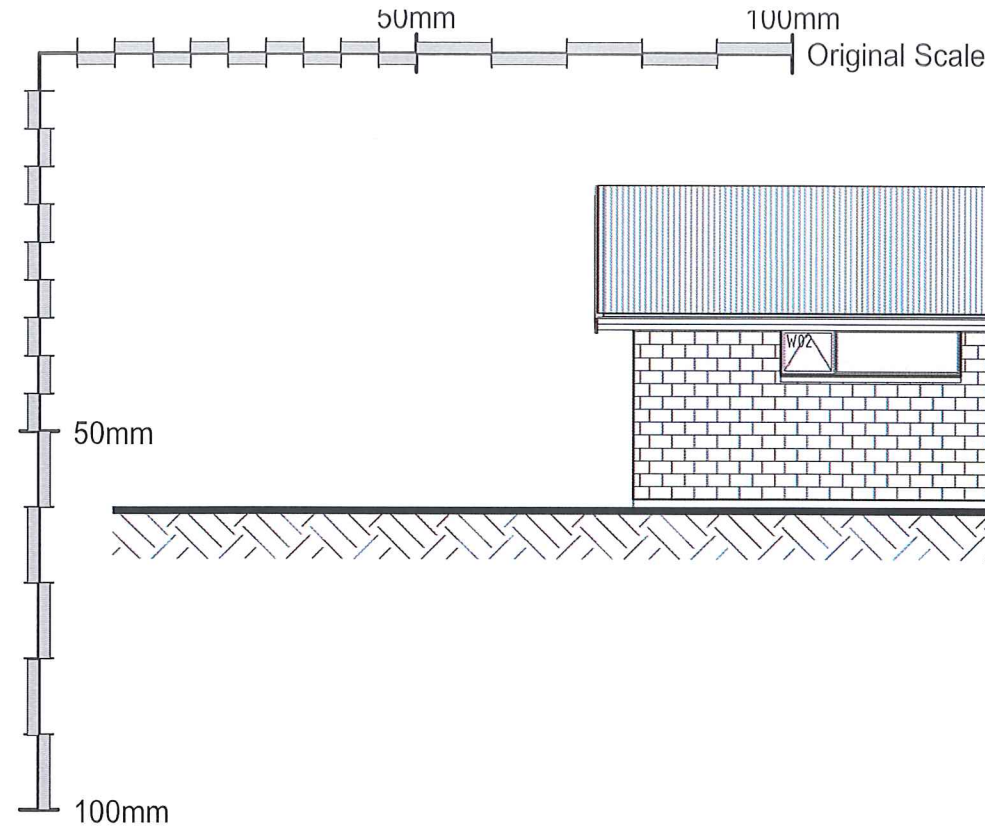
Builder.

REV #  
A

Client.

DRW #  
02





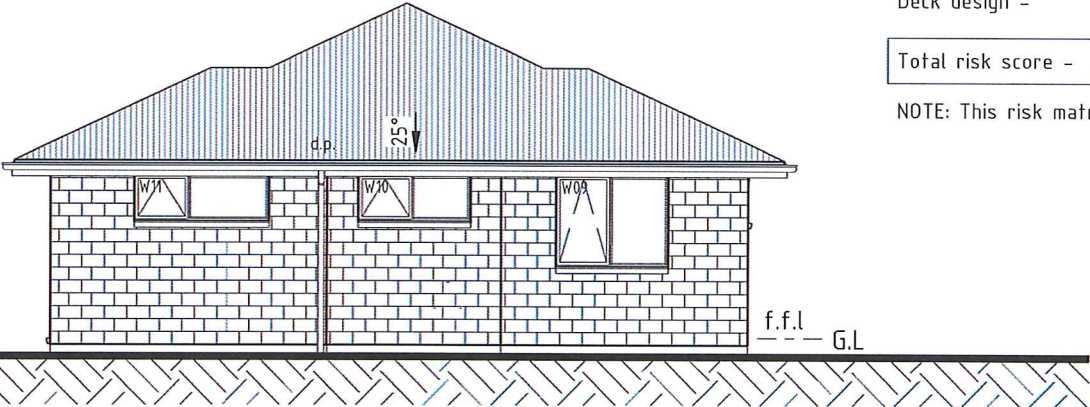
North Elevation  
Scale 1 : 100

BUILDING ENVELOPE RISK MATRIX.

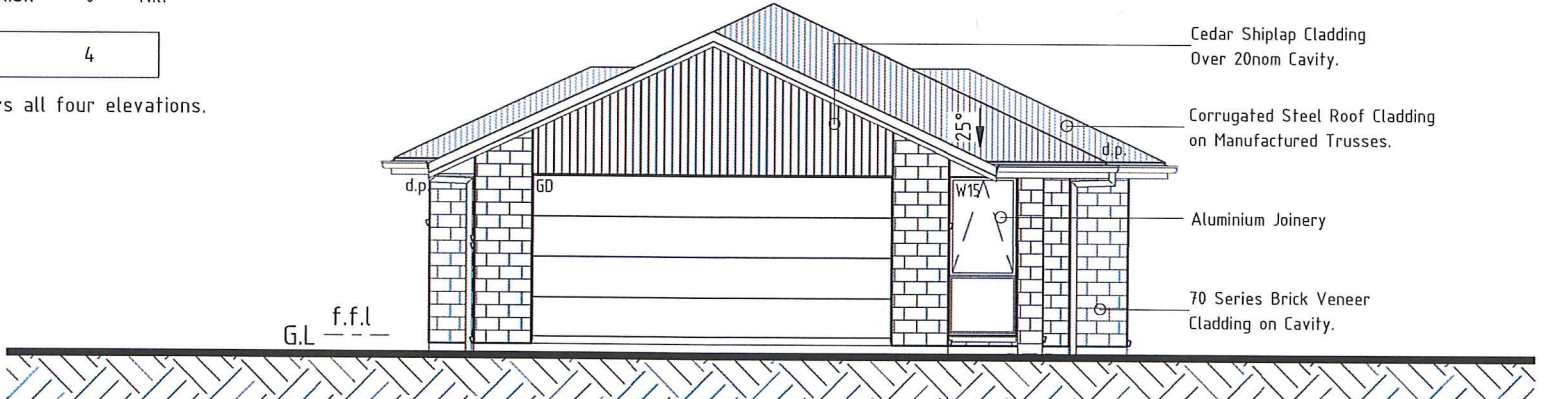
| Risk Factor -         | Risk -      | Score - | Comments -                 |
|-----------------------|-------------|---------|----------------------------|
| Wind Zone -           | High Risk   | 1       | High Wind Zone.            |
| Number of storeys -   | Low Risk    | 0       | One Storey.                |
| Roof/wall design -    | Low Risk    | 0       | Fully Protected.           |
| Eaves width -         | High Risk   | 2       | 100 - 450mm single storey. |
| Envelope complexity - | Medium Risk | 1       | Two claddings.             |
| Deck design -         | Low Risk    | 0       | Nil.                       |

Total risk score - 4

NOTE: This risk matrix covers all four elevations.



West Elevation  
Scale 1 : 100



East Elevation  
Scale 1 : 100

CLAD TO GROUND CLEARANCE NOTES.

f.f.l shall be 150min above crown of road on at least one cross section through the building and road way, or for sites below the road 150min above the lowest point on the Site Boundary.

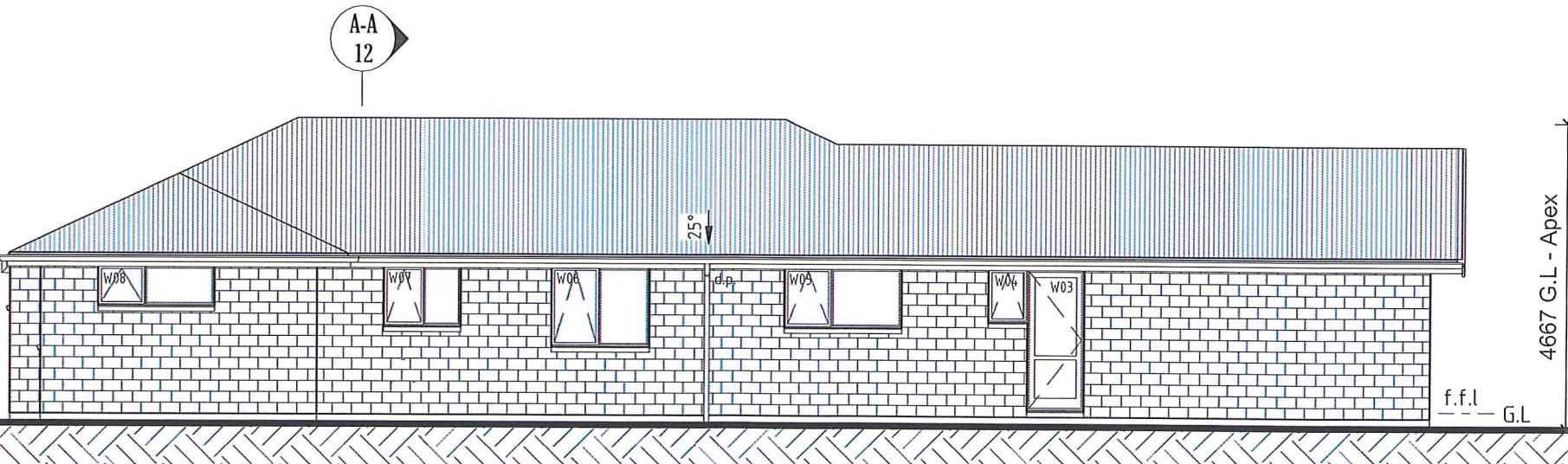
Excavate locally around perimeter of building, ground to fall away from building not less than 1 in 25 for a minimum distance of 1000mm.

Brick veneer adjacent to permanent paving - F.G.L to f.f.l 125min.

F.G.L to Base of footing rebate (Weep holes) 25min.

Brick veneer adjacent to unprotected ground - F.G.L to f.f.l 200min.

F.G.L to Base of footing rebate (Weep holes) 100min.

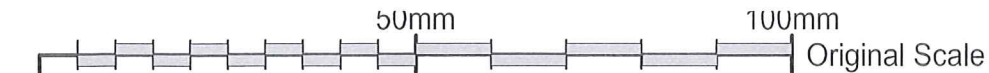


South Elevation  
Scale 1 : 100

Handwritten signature and date: 04/11/2023

|                                                                                             |                                                     |                                             |                                           |                                 |                        |                        |
|---------------------------------------------------------------------------------------------|-----------------------------------------------------|---------------------------------------------|-------------------------------------------|---------------------------------|------------------------|------------------------|
| Project : PROPOSED NEW DWELLING for<br>Client : Anthony Hart<br>Address : 118 Johnston Road | JOB # :<br>118_Johnston<br>Drawn By :<br>LBP 113870 | Drw Name : ELEVATIONS<br>DATE :<br>JAN 2020 | NOTE : do not scale<br>from this drawing. | SCALE @ A3 Sht.<br>As indicated | Builder.<br>REV #<br>A | Client.<br>DRW #<br>03 |
|---------------------------------------------------------------------------------------------|-----------------------------------------------------|---------------------------------------------|-------------------------------------------|---------------------------------|------------------------|------------------------|





## INSITU CONCRETE SLAB NOTES.

Insitu Concrete Slab - Allow for 100mm thick 20MPa Concrete slab with SE62 Grade 500E reinforcing mesh with 30mm top cover on 0.25mm min polyethylene DPC on 10-20mm sand blinding layer on 75min - 600max hardfill to good ground as defined in NZS3604:2011 Sec 3.1.3.

Granular fill material shall be placed and compacted in layers of 150max, compact each layer until the material is tightly bound together and does not visibly deform under the weight of a pressed adult heel, fill material shall be composed of rounded gravel, crushed rock, scoria or approved material, not more than 5 % shall pass through a 2.2mm sieve. 100 % of fill shall pass through a 19mm sieve for any fill thickness or 37.5 mm sieve for a fill thickness exceeding 100mm.

All slab-on-ground reinforcing shall extend to within 75 mm of the outside edge of the slab, be lapped at sheet joints such that the overlap measurement between the outmost cross wires of each fabric sheet is equal to the greater of the spacings of the cross wires plus 50mm, 150mm, or the manufacturer's requirements.

Polyethylene lap joints to have 150min overlap and sealed with pressure sensitive lap tape 50min wide, unless self sealing polythene sheets are used. Penetrations by services, reinforcing or other objects are to be sealed with taping, or by application of wet-applied damp proof membrane material (All damage to DPC to be made good).

Allowances shall be made for all edge rebates as indicated on foundation plan, all in slab plumbing lines to be fully wrapped in Denso tape to allow for thermal movement or sleeved.

Allow for cast in cranked M12 galvanized engineers bolt bottom plate fixings with 50x50x3mm Washers @ 1200crs max, within 150mm of each end of bottom plates and as required for wall bracing elements, anchors shall be set no less than 90mm into concrete maintaining a minimum edge distance of 50mm, Or by alternative Proprietary post fixed anchors fastened & located as specified by manufacturer.

NOTE: Allow for BOWMAC Handibrac blue top bolt or alternative proprietary fixing with 15kN uplift tension strength for Handibrac Bracket fixings on concrete floors.

- Refer to Project spec for alternative Proprietary post fixed anchors.
- Refer to Project spec for additional Bracing fastener requirements.
- All bottom plates to have a DPC separation layer from Concrete slab.

Minimum concrete cover to steel reinforcement shall be :

- 75mm when concrete is placed directly on or against the ground
- 50mm in all other situations where the concrete is placed in form work.
- 30mm from the top of a wall or floor slab which is in a closed area or 50mm from the top of any exposed wall or floor slab.

## FOUNDATION PLAN LEGEND.

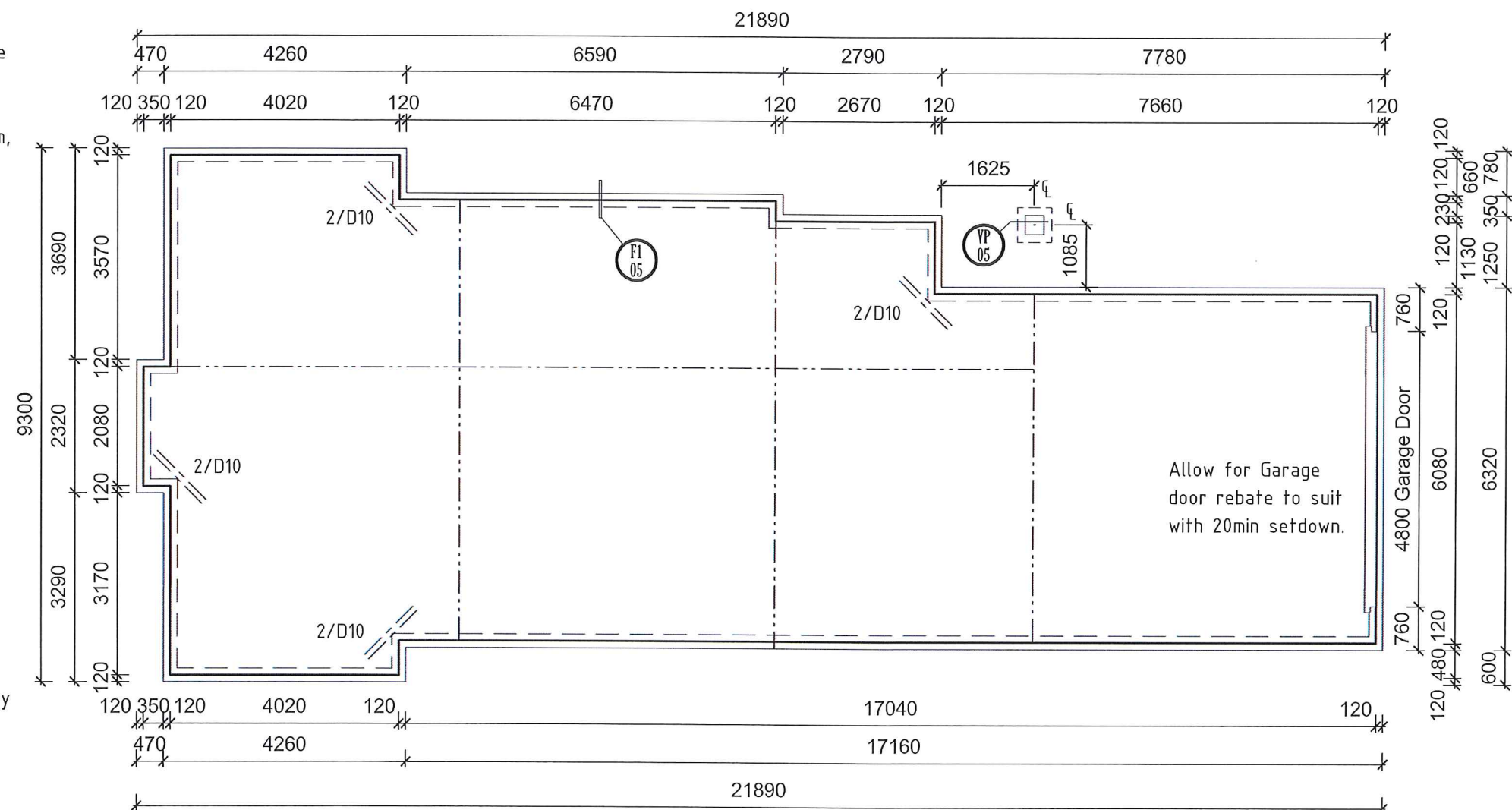
All dimensions over footing face unless noted otherwise.

Shrinkage control joints:

25mm deep x 5mm wide saw cut or other approved technique complying with NZS 3604:2011 7.5.8.6.1.

Dashed line of footings under: - - - - -

2/D10, 1.2m Long @ 200crs tied to mesh with 50mm cover from internal corners not incorporating shrinkage control joints.



**FOUNDATION PLAN**  
Scale 1:100

## FLOOR AREA SCHEDULE - BV

| AREA<br>(O/F/FRAME) / | PERIMETER<br>(O/F/FRAME) / | REBATE<br>WIDTH / | AREA OVER<br>FOOT /   | SLAB<br>VOLUME       |
|-----------------------|----------------------------|-------------------|-----------------------|----------------------|
| 155.76 m <sup>2</sup> | 61.42 m                    | 120 mm            | 163.13 m <sup>2</sup> | 15.58 m <sup>3</sup> |



Project : PROPOSED NEW DWELLING for  
Client : Anthony Hart  
Address : 118 Johnston Road

JOB # :  
118\_Johnston  
Drawn By :  
LBP 113870

Drw Name : FOUNDATION PLAN

DATE :  
JAN 2020

NOTE : do not scale  
from this drawing.

SCALE @ A3 Sht.  
As indicated

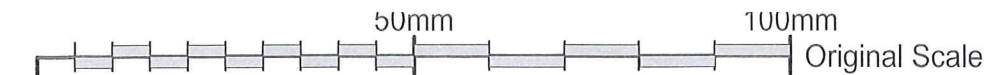
Builder.  
REV #  
A

Client.  
DRW #  
04









## CORRUGATED ROOF CLADDING FIXING NOTES.

Allow for a 0.40mm corrugated steel roof cladding with a minimum profile height of 16.5mm, fix through crests penetrating purlins by 40min for spiral shanked nail fixings or 30min for 12 Gauge min screw fixings, fixings shall have sealing washers made from neoprene or profiled washer and EPDM washer where required to allow for roof expansion.

Roof underlays shall be to Table 23 NZBC E2/AS1 & NZS 2295, and be either R1 Heavy weight kraft supported by corrosion resistant material, or R2 Self supporting kraft (1.2max span between supports). Underlays shall be laid with minimum numbers of laps, with all side and end laps at 150min.

Flashings shall be screw fixed to the structure as specified above for roof fixing, or where fixed to flashings or other roofing with 4mm dia rivets to suit roof cladding type. Refer to NZBC E2 8.4.11.1.

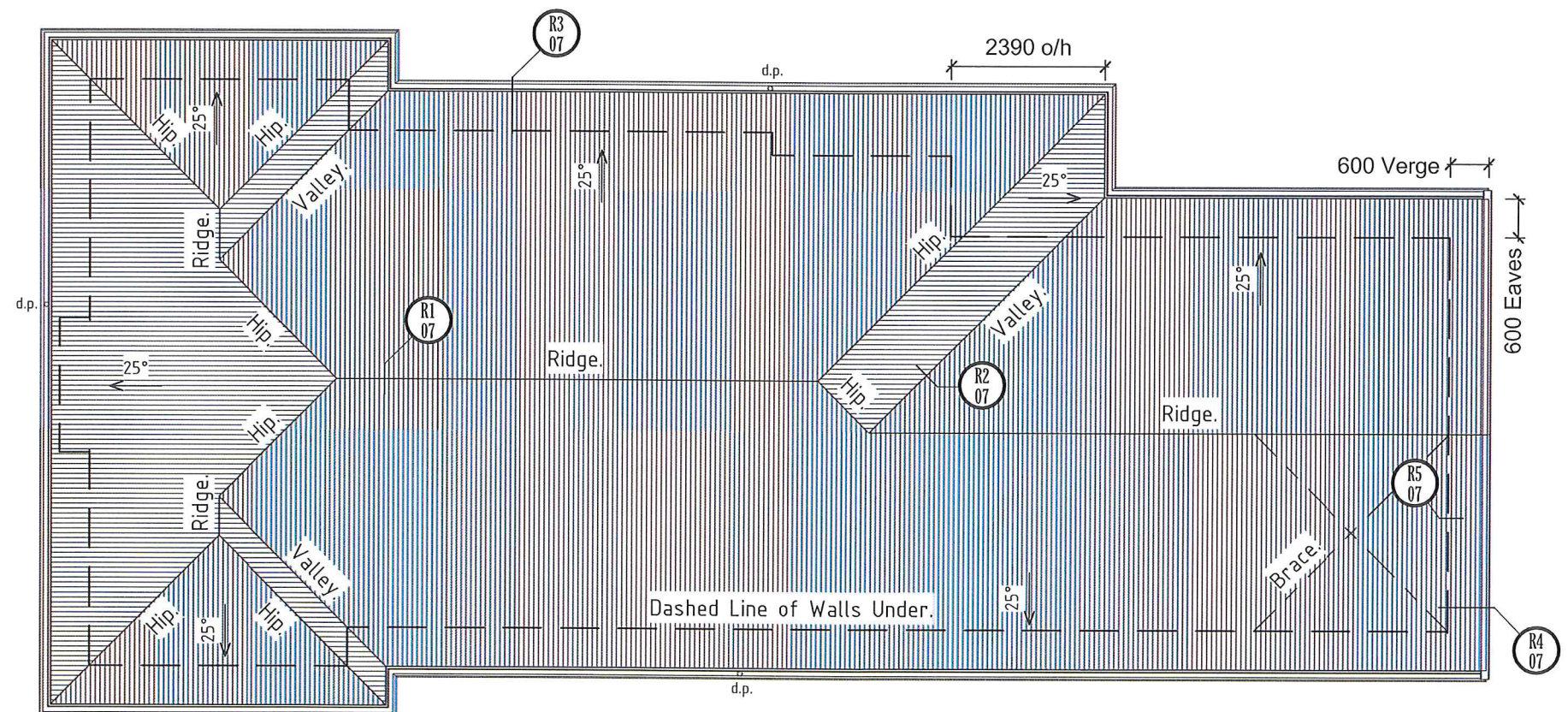
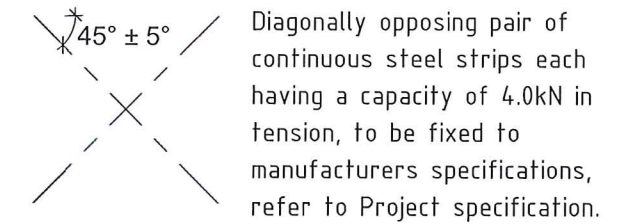
0.40mm Corrugated Steel fixings in Wind Zones up to Very High Wind Zone on Purlins as specified with Intermediate span of 900max & end spans of 600max, fix as follows "Hit 1, Miss1, Hit 1, Miss 2".

| DOWN PIPE SCHEDULE                                                                     |        |      |                    |
|----------------------------------------------------------------------------------------|--------|------|--------------------|
| PITCH                                                                                  | Prefix | Size | Max Area Served    |
| Allow for OG continuous spouting gutters with 5,800mm <sup>2</sup> cross section area. |        |      |                    |
| 25.00°                                                                                 | d.p.   | 80Ø  | 85 m <sup>2</sup>  |
| 25.00°                                                                                 | d.p.   | 80Ø  | 85 m <sup>2</sup>  |
| 25.00°                                                                                 | d.p.   | 80Ø  | 85 m <sup>2</sup>  |
| Total Roof Area Served                                                                 |        |      | 255 m <sup>2</sup> |

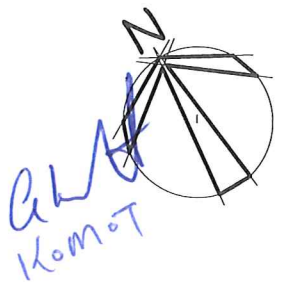
| ROOF AREA & BRACING SCHEDULE - Hip & Gable |                      |                      |            |                 |                |                            |                       |
|--------------------------------------------|----------------------|----------------------|------------|-----------------|----------------|----------------------------|-----------------------|
| PITCH                                      | SURFACE AREA         | PLAN AREA            | Light Roof | Braces Required | Hips & Valleys | Additional Braces Required | ROOF BRACING REQUIRED |
| 25°                                        | 216.7 m <sup>2</sup> | 196.4 m <sup>2</sup> | Yes        | 4               | 8              | 0                          | No                    |

Approved Building Consent Documents  
BC0176/20  
Ashburton District Council

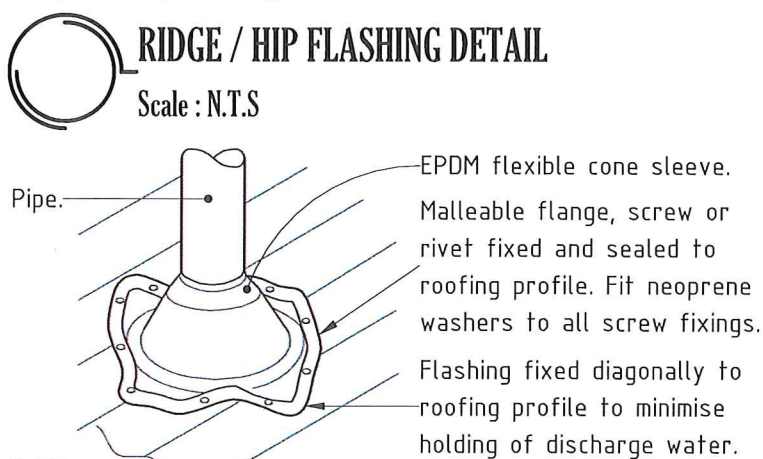
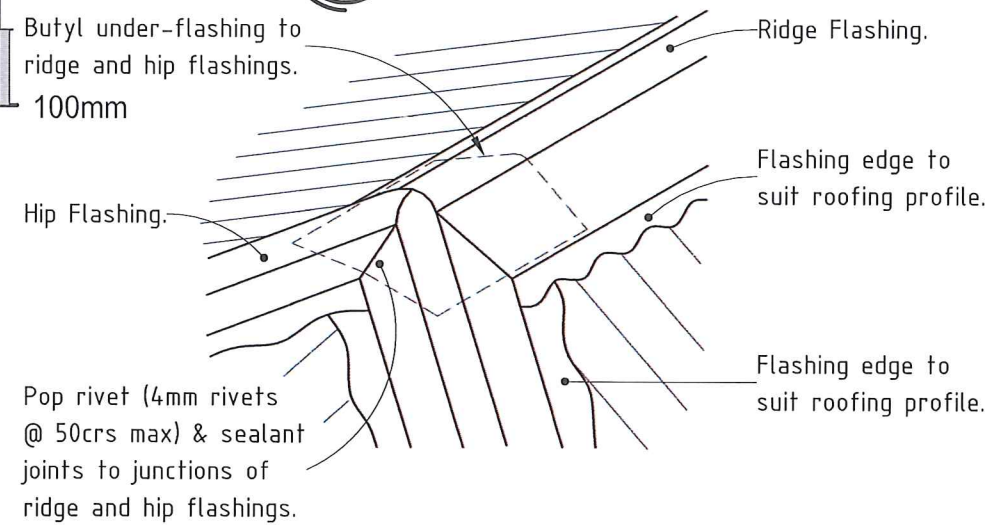
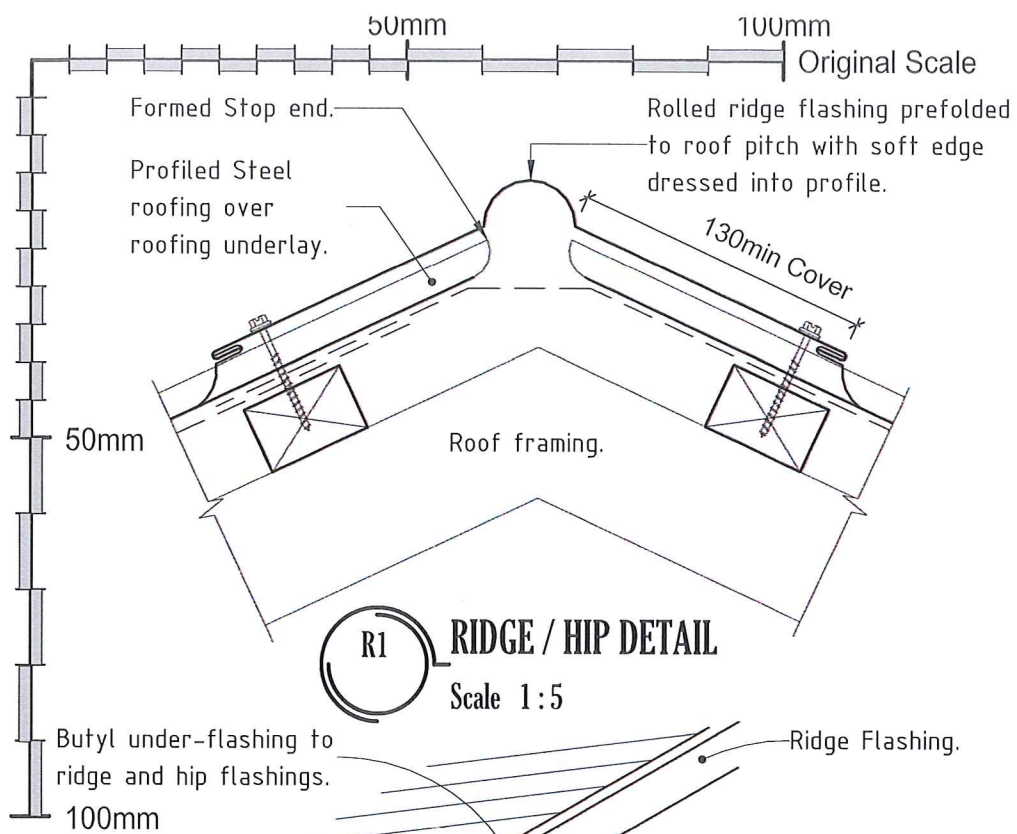
## ROOF BRACING LEGEND.



**ROOF PLAN**  
Scale 1 : 100







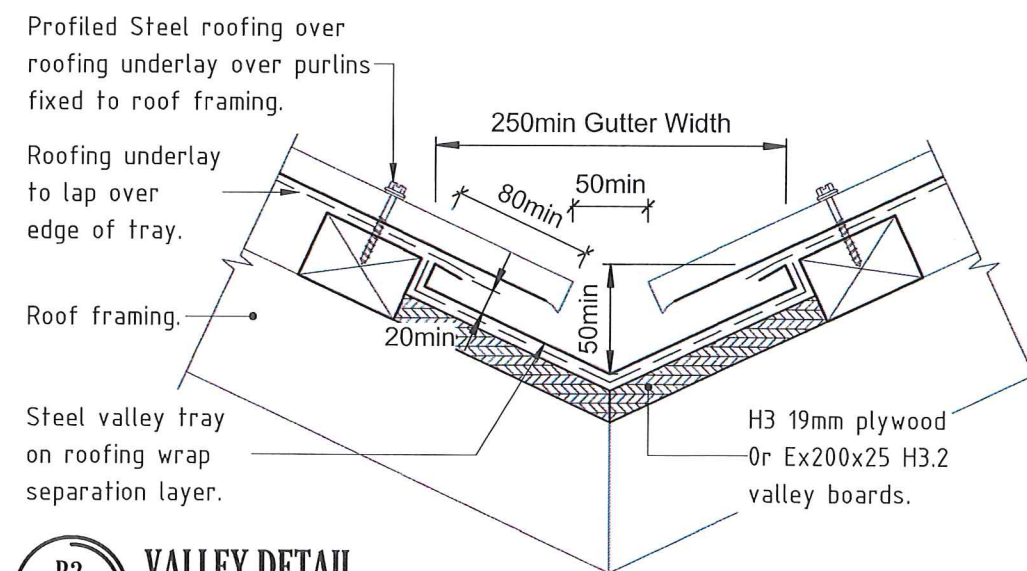
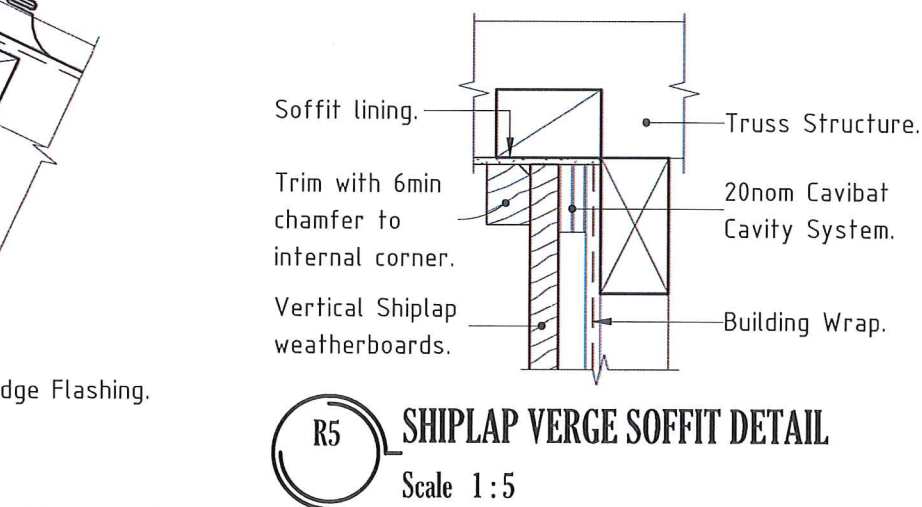
NOTE :

(1) Max roof pitch for this flashing 45°, minimum pitch 10° if base flange covers one or more complete troughs.

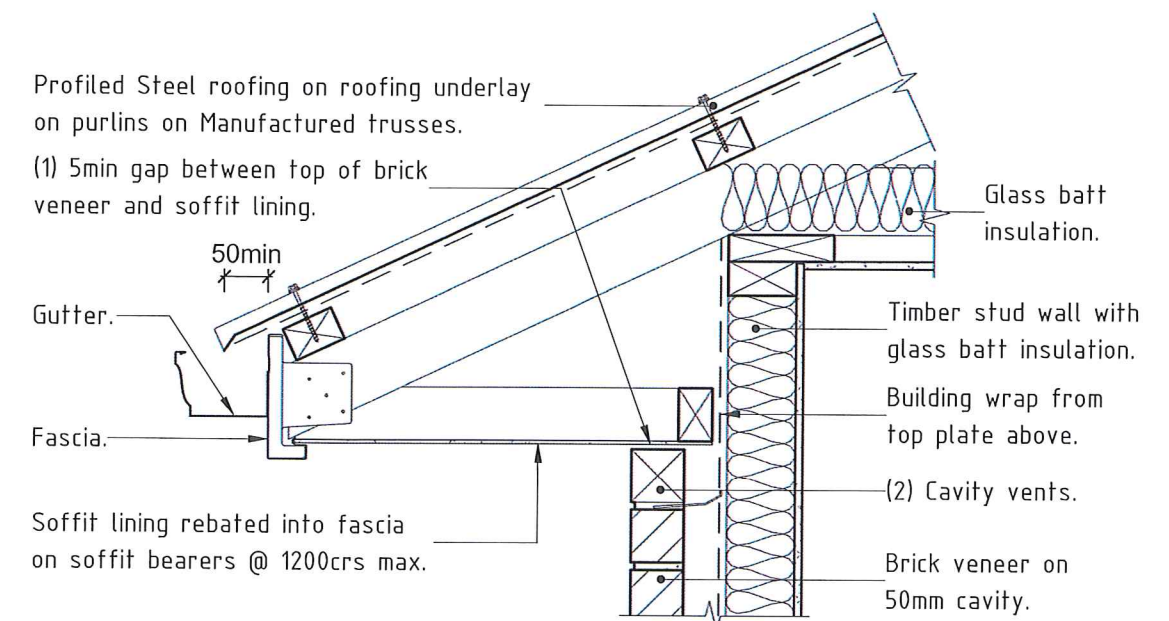
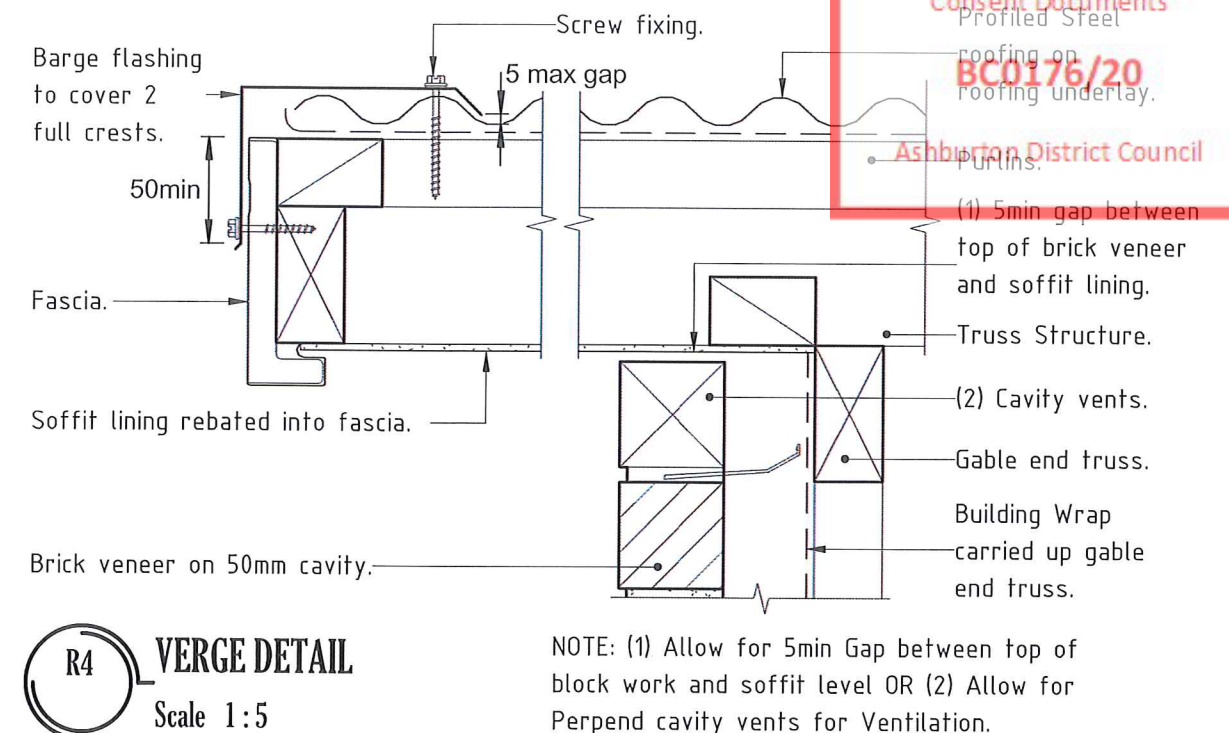
(2) For pipes up to 85mmØ

(3) Not to be used on a side lap.

**PIPE FLASHING DETAIL (Up to 85 DN)**  
Scale : N.T.S

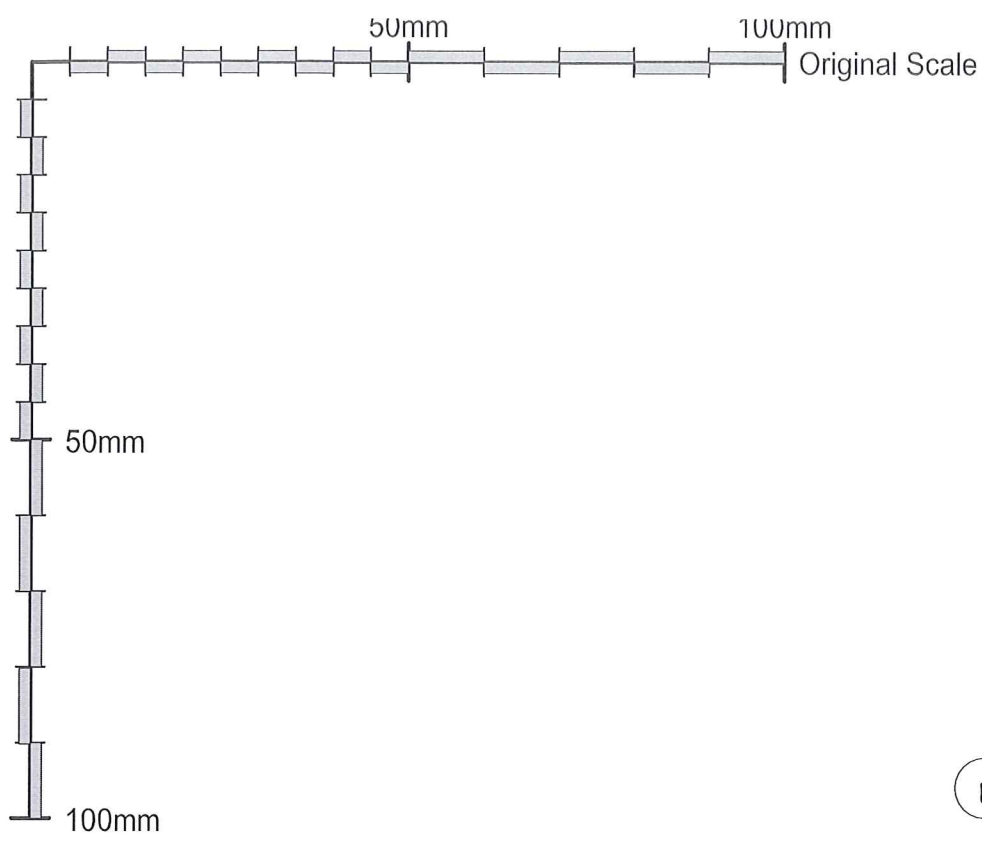


**R2 VALLEY DETAIL**  
Scale 1:5



**R3 BRICK VENEER EAVES DETAIL**  
Scale 1:10

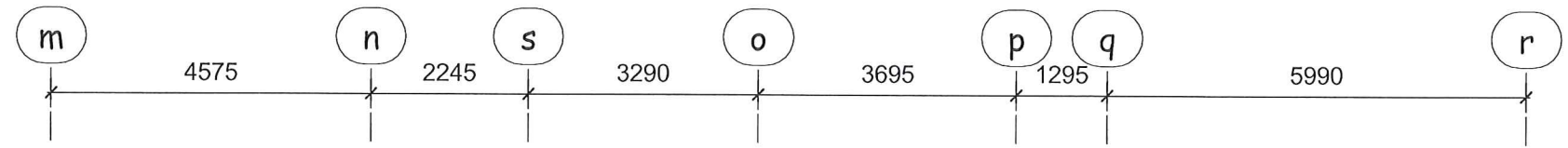




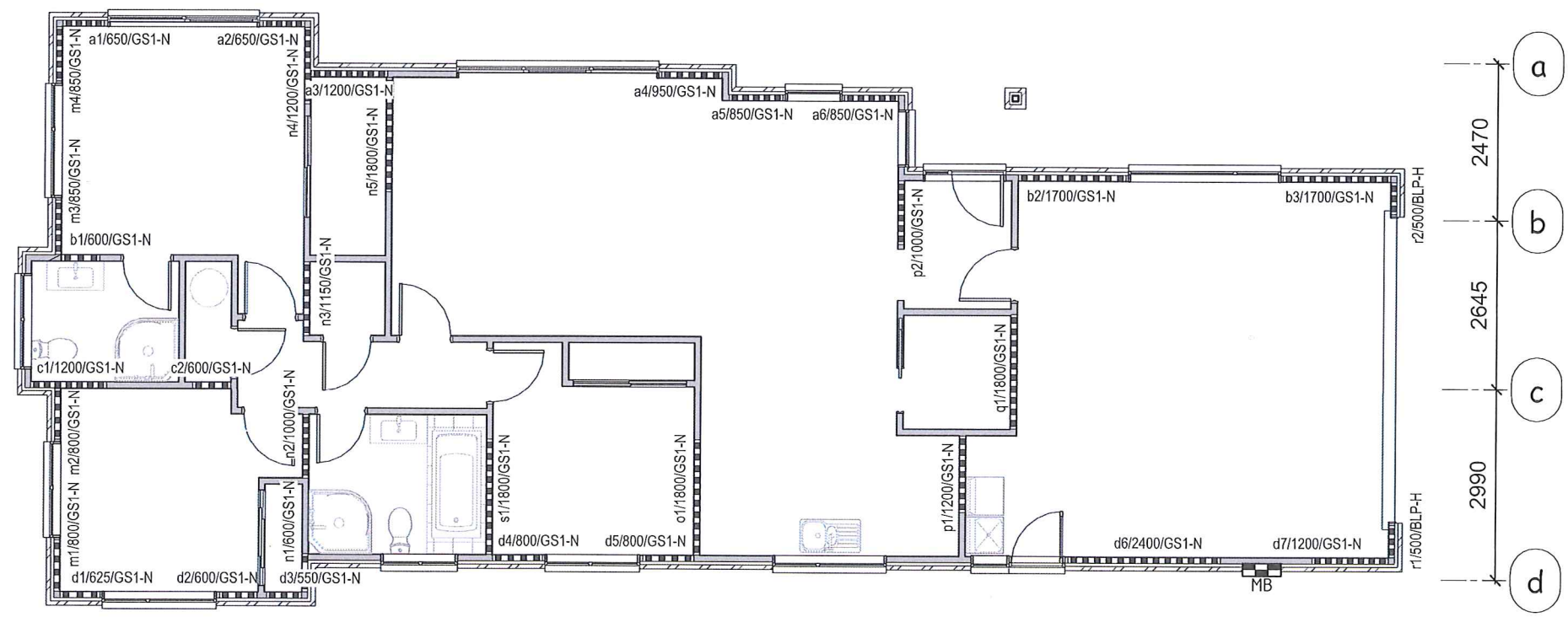
WALL BRACING LEGEND.
Approved Building Consent Documents
BC0176/20
Ashburton District Council

A
Bracing Line
A1/1200/GS1-N
Bracing #/ Length/ Element type
All wall bracing to conform with manufacturers specifications.

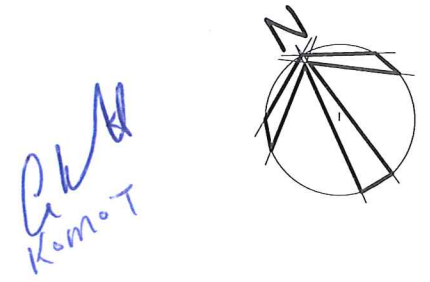
| Code  | Description                                   | Bracket |
|-------|-----------------------------------------------|---------|
| BLP-H | Gib Braceline One Side - 7min Ecoply One Side | Yes     |
| GS1-N | Gib Std One Side Only                         | No      |



Note A - Allow for 7mm Ecoply to entire wall under building wrap for brace elements on brace line r.



**BRACING PLAN**  
Scale 1 : 100



|                                                                                             |  |                         |                                           |                                 |            |             |
|---------------------------------------------------------------------------------------------|--|-------------------------|-------------------------------------------|---------------------------------|------------|-------------|
| Project : PROPOSED NEW DWELLING for<br>Client : Anthony Hart<br>Address : 118 Johnston Road |  | JOB # :<br>118_Johnston | Drw Name : BRACING PLAN                   |                                 | Builder.   | Client.     |
| Drawn By :<br>LBP 113870                                                                    |  | DATE :<br>JAN 2020      | NOTE : do not scale<br>from this drawing. | SCALE @ A3 Sht.<br>As indicated | REV #<br>A | DRW #<br>08 |



50mm 100mm Original Scale

## DRAINAGE LEGEND

- ip Inspection Point.
- ▢O.G.T Overflow relief Gully trap.
- ⊙TV Terminal vent - DN 50.
- BD—BD— Foul sewer Branch Drain - DN 100 @ 1:60 min fall.
- FS—FS— Foul sewer Main Drain - DN 100 @ 1:60 min fall.
- Fixture discharge pipe - Refer to fixture legend for sizing.
- HWC—HWC— 25dia Copper HWC Relief Drain + Separate 40mm PVC drain from safe tray, discharge both drains to a visible position which does not present a hazard or damage to other building elements.

## MECHANICAL VENTILATION NOTES:

Install mechanical ventilation (Extractor fans) as specified on plan with min flow rate as specified below.  
Terminate to an external air space, ie through Roof, External Wall or under Soffit to suit.

AS 1668.2 Exhaust Rates.  
Bathroom & Toilets - 25l/s per Room.  
Laundry - 20l/s per Room.  
Kitchens - 50l/s per Room.

## ELECTRICAL LEGEND

- ▢ - Rangehood Extractor.
- ▢ - Vent - Ceiling extracted.

## PLUMBING - FIXTURE SCHEDULE AS/NZS 3500 - MAINS PRESSURE.

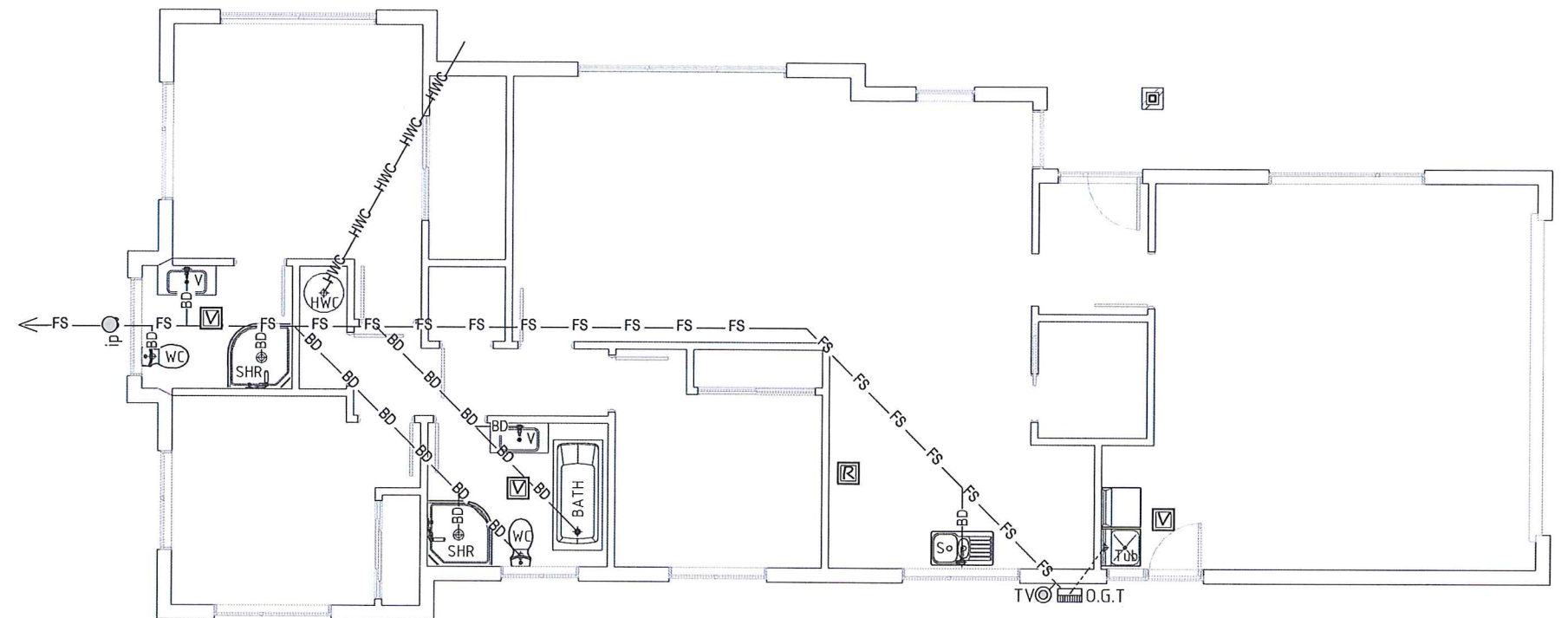
| Code               | # | Description        | Model           | Fixture Construction Standards | Pipe DU's | Pipe Size | Gradient | Max Unvented Developed Length | Vent Pipe Size | HW Pipe $\phi$ | General Notes                                    |
|--------------------|---|--------------------|-----------------|--------------------------------|-----------|-----------|----------|-------------------------------|----------------|----------------|--------------------------------------------------|
| BATH               | 1 | Bath               | Astivita Veneto | NZS 2023                       | 4 DU's    | DN 40     | 1:40     | 2.5m                          | DN 40          | 15mm*          | *Based on 20max pipe run                         |
| HWC                | 1 | Hot Water Cylinder | Mains Pressure  | NZS 4606: Parts 1-3            |           | N/A       |          |                               |                |                | Unvented - Relief valve drain to NZBC G12 6.7    |
| S                  | 1 | Kitchen Sink       | Proprietary     | NZS 1730                       | 3 DU's    | DN 40     | 1:40     | 2.5m                          | DN 32          | 15mm*          | *10mm for pipe run >12m                          |
| SHR                | 2 | Acrylic shower     | 1000x1000mm     | AS3588                         | 2 DU's    | DN 40     | 1:40     | 2.5m                          | DN 32          | 20mm*          | *15mm for separte pipe from HWC to single outlet |
| Tub                | 1 | Laundry Tub        | Proprietary     | NZBC G2/AS1                    | 5 DU's    | DN 40     | 1:40     | 2.5m                          | DN 32          | 15mm*          | *Based on 20max pipe run.                        |
| V                  | 2 | Vanity             | 900x400mm       | NZS 1730                       | 1 DU      | DN 40     | 1:40     | 2.5m                          | DN 32          | 10mm*          | *Based on 20max pipe run.                        |
| WC                 | 2 | Toilet             | S Trap          | G1/AS1                         | 4 DU's    | DN 100    | 1:60     | 6m                            | DN 40          | N/A            | Cisten Flush                                     |
| WM                 | 1 | Washing Machine    | Proprietary     | ~                              | ~         | ~         | ~        | ~                             | ~              | ~              | Discharge to Laundry Tub                         |
| Total Fixtures: 11 |   |                    |                 |                                |           |           |          |                               |                |                |                                                  |

Approved Building Consent Documents

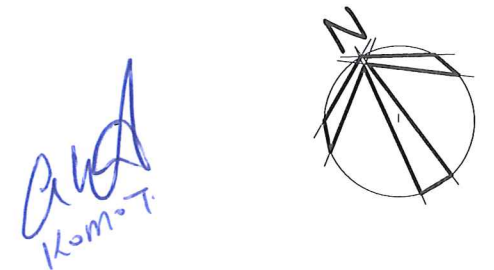
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General Notes

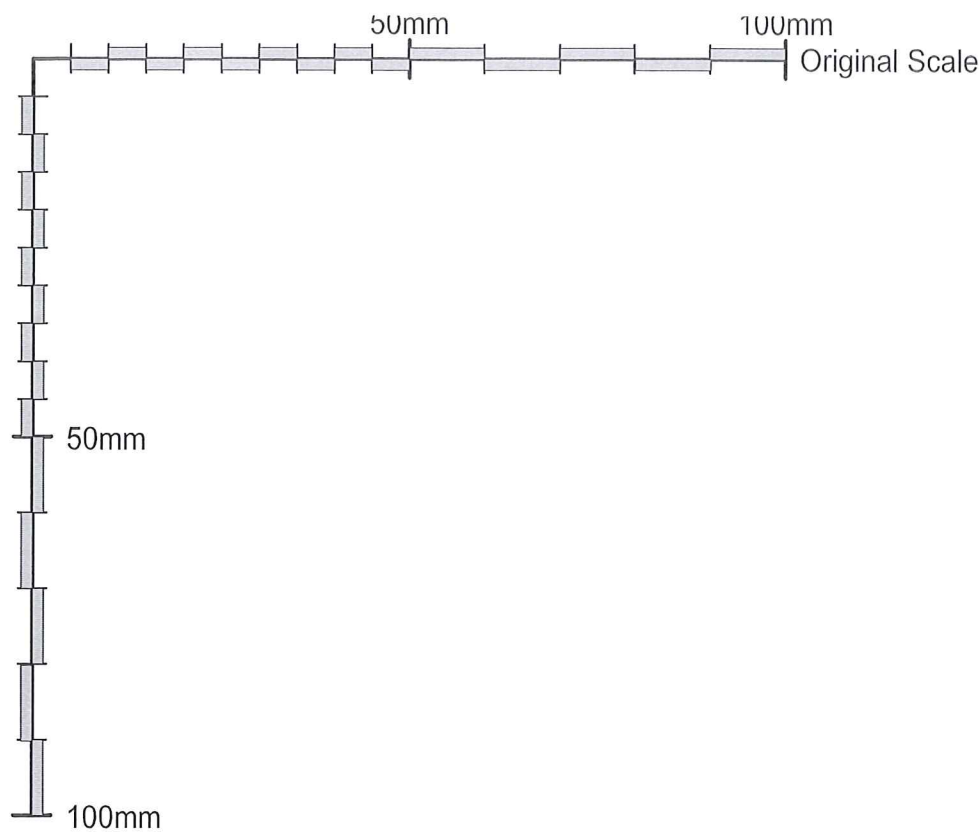
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**PLUMBING PLAN**  
Scale 1:100







## PLUMBING & DRAINAGE NOTES, AS/NZS 3500.

All sanitary plumbing and drainage work to be carried out in accordance with AS/NZS 3500 Part 2 (As modified by NZBC G13/AS3), all materials and products shall comply with NZBC B2 (Durability) and G13/AS1 (Paragraph 2.0 materials). Pipework shall be from uPVC Pipes bends, junctions, fittings and joints to AS/NZS 1260. Air admittance valves to ASSE 1050 or ASSE 1051, EN 12380, AS/NZS 4936, Plastic traps and fittings to AS 2887, Copper pipe to NZS 3501 & copper fittings to AS 1589. Contractor to locate and check all service invert levels, falls, fixture positions and pipe routes before commencement of any work. All above ground sanitary plumbing pipework shall be water tested to AS/NZS 2032 or Air tested to clause 12.3.2 AS/NZS 3500.2.2.

### DRAINS;

Main Drain DN 100 uPVC, min 1:60 gradient or min 1:80 gradient for drains at reduced grades (18DU's Min - 120DU's Max).

Branch Drains - DN 100 uPVC, min 1:60 gradient.

#### HOT WATER CYLINDER WASTE;

Pressure relief Valve drain - Allow for Sleeved 25mm dia Copper waste pipe with a continuous fall from the relief valve, terminate 25min above the highest point of a Gully trap OR discharge to a visible position which does not present a hazard or damage to other building elements. Ensure pipe has continuous fall to outlet, length in meters plus number of changes in direction shall not exceed 12.

#### OVERFLOW GULLY TRAP;

Allow for Overflow gully trap, charge via hose tap above gully or fixture discharge drain. The vertical distance between the overflow of the gully and the lowest fixture connected to the system to be >150mm.

#### FOUL DRAINS ABOVE GROUND;

Drains above ground under buildings shall be protected from mechanical damage and supported to manufacturers recommendations, or for uPVC DN 40-50 vertically at 2m crs & 1m crs for graded drains & uPVC DN 65-150 vertically at 2.5m crs & 1.2m crs for graded drains. Provisions for expansion shall be made.

#### FOUL DRAINS INSTALLED UNDER BUILDINGS;

Drains near or passing under a footing strip, must do so within 45 to 90° of the footing in plan view, allow 25min clearance beneath footing.

Drains passing through a foundation wall or footing, to be separated from the building foundations by 25mm min, wrap in 'Denso' tape or sleeve in uPVC pipe with Hessian packing in void to provide for adequate thermal movement.

#### DRAINS PASSING BENEATH BUILDINGS WITH A CONCRETE SLAB;

Provide 50min clearance from the top of the pipe to the under side of the slab with no junctions at an angle of more than 45°, all pipework cast into concrete slab to be wrapped in 'Denso' tape or sleeve in uPVC pipe with Hessian packing in void to provide for adequate thermal movement.

## INSPECTION OPENINGS;

Provide inspection openings on drains carrying soil waste as close as possible to the building but not further than 2.5m, at intervals less than 30m, at the downstream end of drains under buildings, at a 'Jump up', at connections to sewer or existing drain, and at changes in direction or gradient greater than 45°.

## VENTING & AIR ADMITTANCE VALVES;

Terminal vent - Allow for DN 50 Vent at upstream end of drain, Vent pipes to ascend at a min gradient of 1:80, minimum size of any drain that serves as a vent to be 65mm. Vent to be located downstream of a fixture connection OR gully trap, but not more than 10m from head of drain.

## WATER HEATING NOTES:

Allow for the Installation of a Mains pressure HWC (to G12/AS1 - NZS 4606:Parts 1, 2 & 3), plumbed in accordance with NZBC:G12/AS1 Mains pressure storage water heater system (Unvented). Water heaters to be installed in accordance with the manufacturers instructions, supplied with cold water at a pressure not exceeding their working pressure. Maximum water temperature to any sanitary fixture used for personnel hygiene to be 55°C, with thermostat set at no less than 60°C. Fix water heater with manufacturers code compliant seismic restraint wrap with all fittings compliant to the cylinder manufacturer's specifications. Allow for Safe tray complying with G12 5.2.3 with a 40min drain pipe, discharge to a visible place that does not create a nuisance or damage to building elements, allow for vermin proofing to end of discharge pipe. HWC to have a conveniently located isolating valve that terminates with a cap or plug suitably located to easily empty the vessel for maintenance, or terminate outside the building with a cap only.

Flow rates to sanitary fixtures - Table 3 NZBC G12.

NOTE: Flow rates shall be capable of being delivered simultaneously to Kitchen sink and one other fixture.

| Sanitary Fixture.  | Flow rate & Temp L/s & °C.    | How measured.                                            |
|--------------------|-------------------------------|----------------------------------------------------------|
| Bath               | 0.3 @ 45°C                    | Mix hot and cold.                                        |
| Basin              | 0.1 @ 45°C                    | Mix hot and cold.                                        |
| Shower             | 0.1 @ 42°C                    | Mix hot and cold.                                        |
| Sink & Laundry Tub | 0.2 @ 60°C (Hot) & 0.2 (Cold) | Flow rates required at both taps but not simultaneously. |

## ADDITIONAL NOTES:

Water Supply materials and components shall comply with BS 6920 if non-metallic or AS/NZS 4020 if metallic or non-metallic.

Vitreous china used in sanitary appliances to NZBC G1, AS 1976:1992.

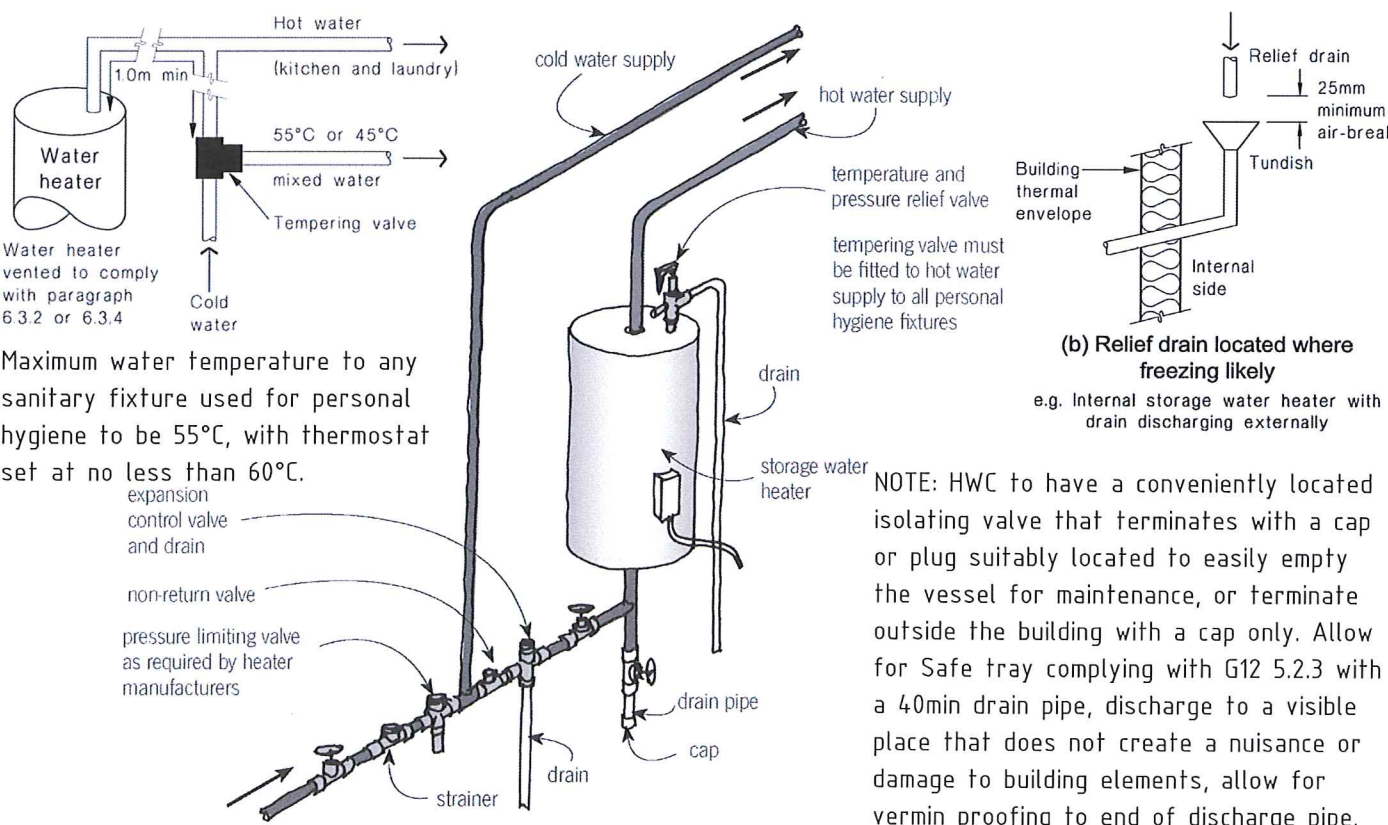
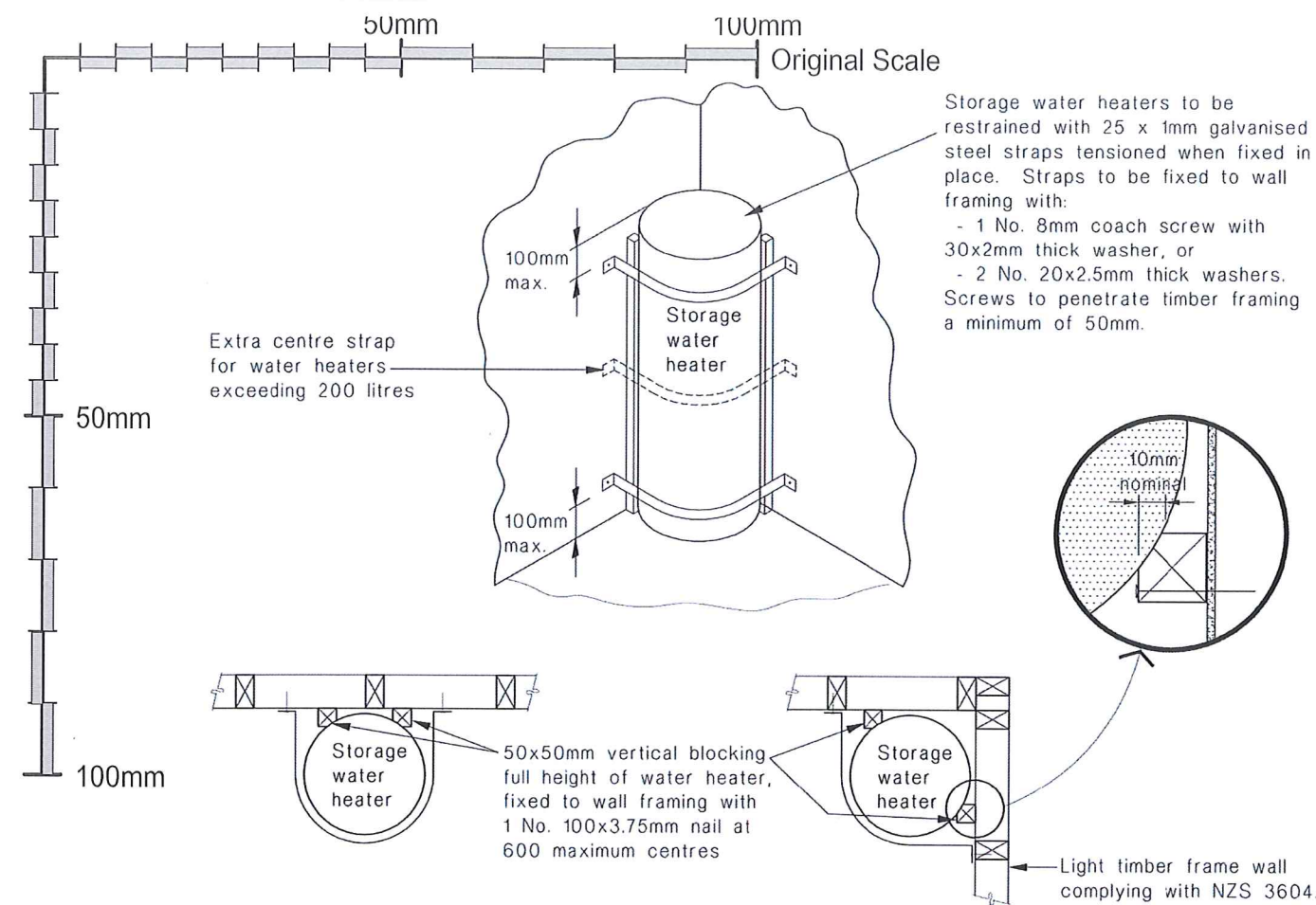
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|                                                                                             |                                                         |                                                     |                                           |                           |             |         |
|---------------------------------------------------------------------------------------------|---------------------------------------------------------|-----------------------------------------------------|-------------------------------------------|---------------------------|-------------|---------|
| Project : PROPOSED NEW DWELLING for<br>Client : Anthony Hart<br>Address : 118 Johnston Road | JOB # :<br>118_Johnston<br><br>Drawn By :<br>LBP 113870 | Drw Name : PLUMBING NOTES<br><br>DATE :<br>JAN 2020 | NOTE : do not scale<br>from this drawing. | SCALE @ A3 Sht.<br>1 : 50 | Builder.    | Client. |
|                                                                                             |                                                         |                                                     |                                           | REV #<br>A                | DRW #<br>10 |         |



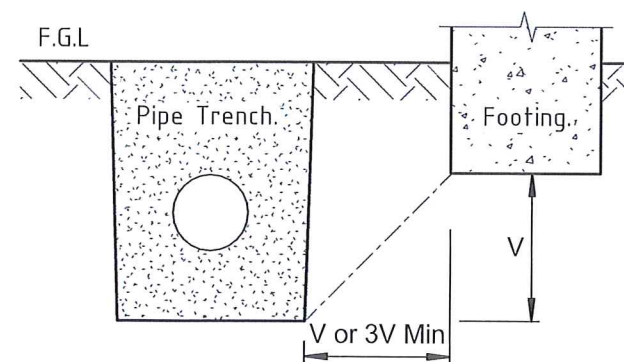


## MAINS PRESSURE HWC UNVENTED SCHEMATIC

Scale : N.T.S



## PIPE TRENCH TO BUILDING FOUNDATION RELATIONSHIP.



Pipe trenches which are open for no longer than 48 hours shall be located no closer than V to the underside of any building foundation, where the trench is to remain open for periods longer than 48 hours the minimum horizontal separation shall increase to 3V in all ground except rock.

## WATER SUPPLY NOTES:

Allow for water supply from existing onsite water tank to G12/AS1, Water supply pipework & fittings shall be approved proprietary Polybutylene tubing to AS/NZS 2642 Parts 1, 2 & 3 complete with fittings and accessories brand-matched, allow for 20 or 25mm medium or high density polyethylene (MDPE/HDPE) for main water supply from street connection to dwelling. All copper pipe work to NZS 3501 complete with copper-alloy compression fittings, or crox type joints and seal ring compression joints complete with fittings and accessories brand matched to the pipe manufacturer's specifications. Water supply systems to be installed to comply with the durability requirements of NZBC B2. Insulate all hot water systems to "NZS 4305 Energy Efficiency" and to the manufacturer's specifications. Insulate piping outside the thermal envelope where there is a likelihood of freezing. Water supply system to be tested to ensure weathertightness by subjecting the hot & cold system to a pressure of 1500 KPa for >15mins, inspect the system for leaks.

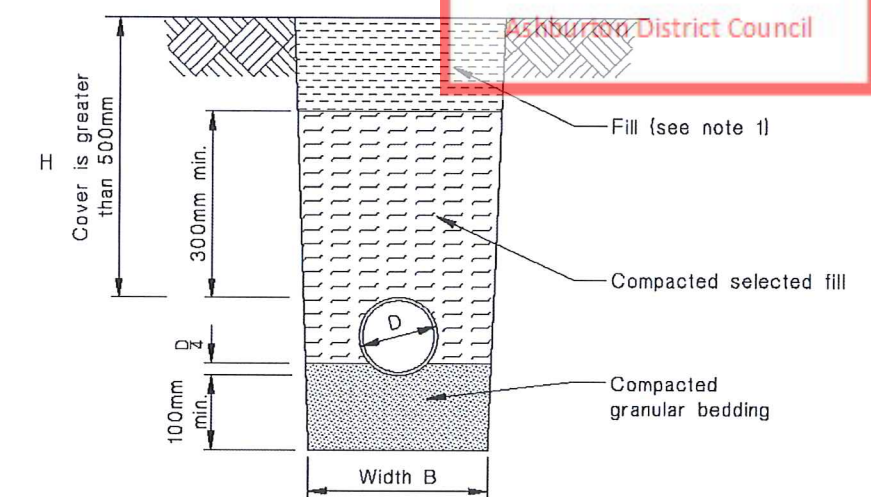
**PROTECTION OF WATER SUPPLY PIPES BELOW GROUND -**  
Provide protection to water supply pipes below ground as follows, Residential driveways and similar areas - 600min ground cover, Gardens & Lawns or other areas not subject to traffic 450min ground cover. Pipes penetrating concrete or masonry elements shall be wrapped in a flexible material or pass through a sleeve or Duct. NOTE: Min cover may need to be increased where the likelihood of freezing is present, increase cover to ensure piping is below a level affected by freezing.

### ABOVE GROUND PIPEWORK -

Above ground supply pipework to be securely supported at centers listed in Table 7 NZBC G12/AS1. Provide anchor points where seal ring joints are used and the joint is not able to resist the thrust imposed by the water pressure.

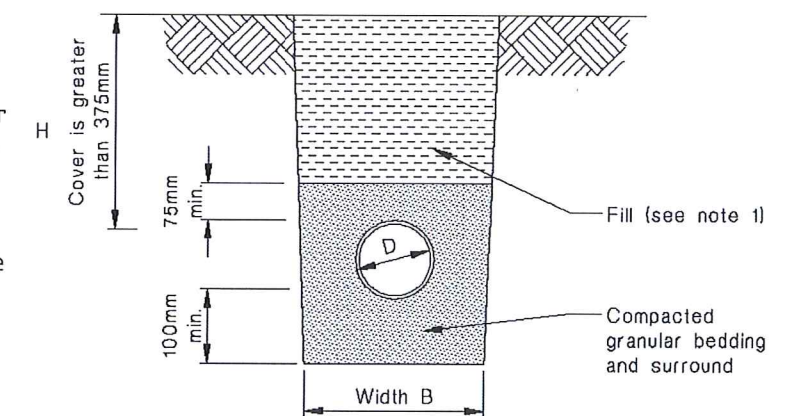
## BEDDING & BACKFILLING DETAILS.

Acceptable method for the bedding and backfilling of drainage pipes except where the trench is located within or above peat, Scouring of the trench is likely due to unstable soils or the cover H to the pipe is more than 2.5m.

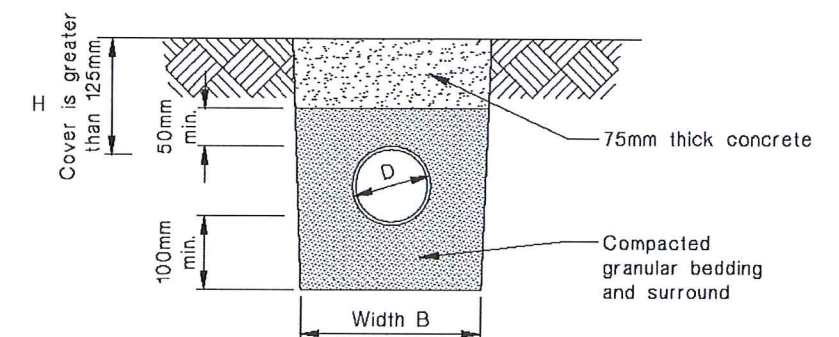


(a) Bedding type 'B' of NZS 7643  
Cover greater than 500mm

Width B = No less than pipe dia plus 200mm



(b) Bedding type 'D' of NZS 7643  
Cover greater than 375mm



(c) Cover between 125mm and 375mm

Note 1: Fill to be ordinary fill where drain located below gardens and open country, allow for compacted selected fill below residential driveways and similar areas subject to light traffic.

Additional Notes: The trench width at the top of the pipe to be no more than 600mm unless covered with 75min concrete topping.

Project : PROPOSED NEW DWELLING for  
Client : Anthony Hart  
Address : 118 Johnston Road

JOB # :  
118\_Johnston

Drawn By :  
LBP 113870

Drw Name : HWC & DRAINS IN GROUND

DATE :  
JAN 2020

NOTE : do not scale  
from this drawing.

SCALE @ A3 Sht.  
As indicated

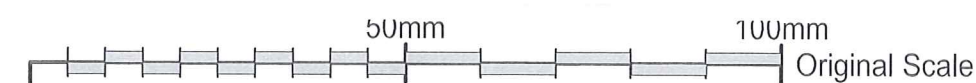
Builder.

REV #  
A

Client.

DRW #  
11





WIND SPECIFIC FIXING SCHEDULE - HIGH WIND ZONE.

NOTE : Allow for fasteners as specified or alternative fasteners with an equivalent capacity.

| Connection / Junction                                                  | Required fixing Type or Alternative fixing requirements.           |
|------------------------------------------------------------------------|--------------------------------------------------------------------|
| Purlins - Roof framing.                                                | 1/10g self drilling screw, 80mm long or 2.4kN alternative fixings. |
| Trusses - Top plate.                                                   | Refer to truss manufacturers specification.                        |
| Top plate fixing @ 600crs for Walls & Lintels supporting roof members. | 2 / 90x3.15 end nails + 2 wire dogs or 4.7kN alternative fixings.  |

GENERAL SPECIFICATION NOTES:

All construction to comply with the current NZBC, NZS 3604:2011, NZ Metal Roof & Wall Cladding COP, Manufacturers specifications, Other standards where relevant and the local territorial authority requirements.

Do not scale from these drawings.

- All timber to be SG8 unless noted otherwise.
- Allow for DPC separation between all timber and concrete.
- All sheltered Wall and Roof framing to be H1.2 treated.
- All External finishing timbers to be H3.1 treated and sealed with a protective paint finish or Cedar.
- Fibre cement external linings to have a protective paint finish.

Where timber members are built up to achieve required thickness eg (2/140x45 to achieve 140x90mm member), they shall be nailed in accordance with NZS3604:2011 2.4.4.7.

All Steel flashings to be 0.55mm Factory Painted Steel.

NOTE : Impervious paint finish must be a quality paint system suitable for the material & environment of use, manufacturers specifications must be followed. Where a protective paint finish is required all surfaces including laps and end grains to be sealed by priming, followed by 2 coats of exterior grade paint to all exposed surfaces.

ROOF STRUCTURE :  
Allow for 0.40mm Corrugated Factory Painted Steel roofing on roofing underlay on 70x45mm Purlins @ 900crs max (with end crs of no more than 600mm) on Manufactured Trusses. All roof flashing softedge to be pressed to roof profile, allow for formed stopends where specified. All roof flashings to be 0.55mm Factory Painted Steel, Colour matched to roof cladding. Allow for snow straps to roof gutters.

CEILING STRUCTURE :  
Allow for 13mm std GIB board linings with R3.6 Glass batt insulation on Direct Fixed GIB Rondo System @ 600crs, Rondo battens to be direct fixed to truss bottom chord with #6 Gib Grabber Scavenger head self tapping screws with 30mm penetration to truss. Wet areas (Bathroom & Ensuite) to have Aqua GIB linings. All linings to be fixed in accordance with latest Gib technical literature.

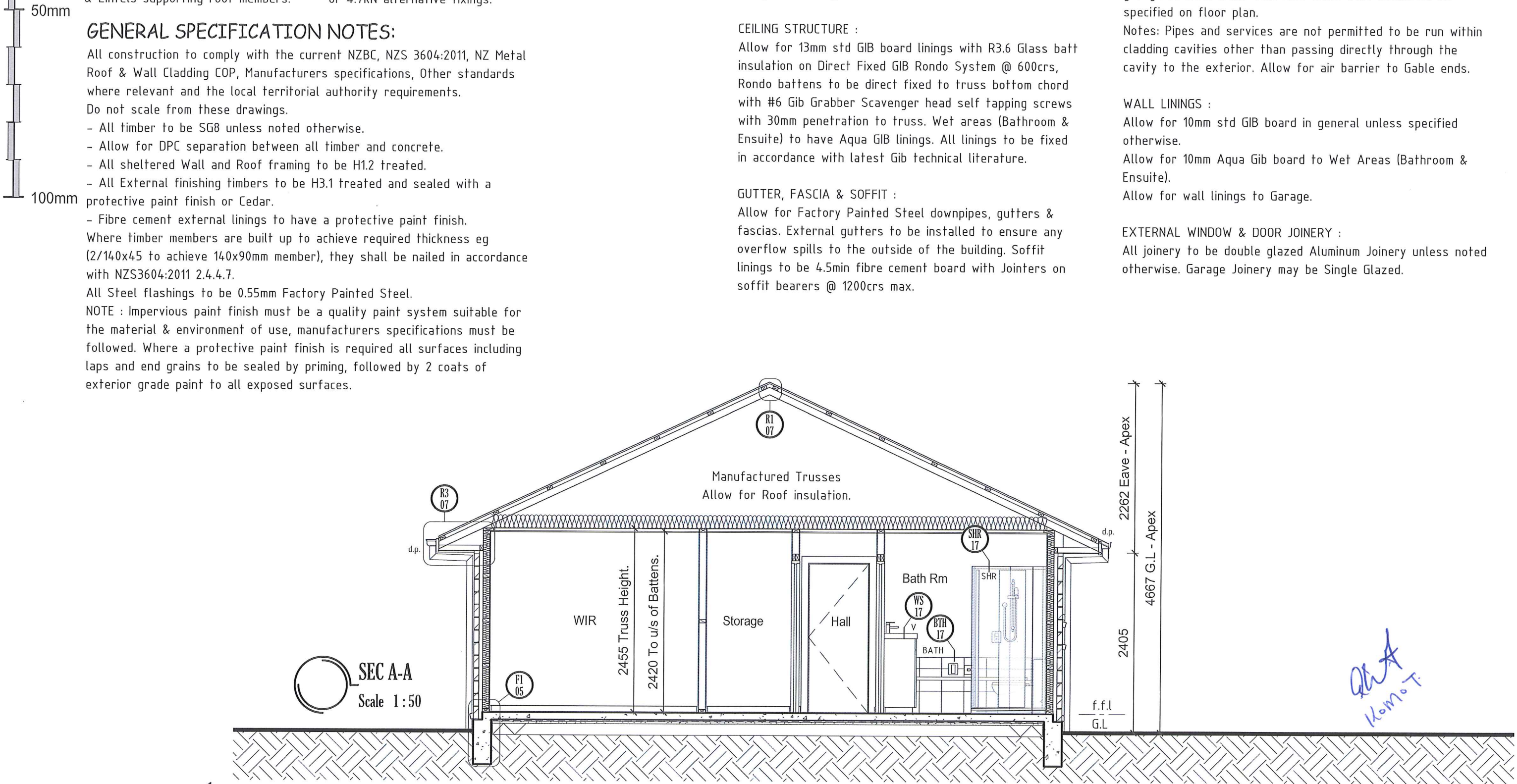
GUTTER, FASCIA & SOFFIT :  
Allow for Factory Painted Steel downpipes, gutters & fascias. External gutters to be installed to ensure any overflow spills to the outside of the building. Soffit linings to be 4.5min fibre cement board with Jointers on soffit bearers @ 1200crs max.

WALL STRUCTURE / CLADDINGS :  
Allow for 70 series brick veneer on 50nom cavity with Cedar Shiplap cladding on 20nom cavity feature cladding, both claddings over Building wrap on 90x45mm timber studs @ 600crs with R2.6 Glass batt insulation. Allow for 140x35 over 90x45 top plates. Allow for 90x45mm timber studs @ 600crs for internal walls. Insulation not required to Garage space external walls (Excluded from thermal envelope), Insulate garage internal walls with R2.6 Glass batt insulation as specified on floor plan.

Notes: Pipes and services are not permitted to be run within cladding cavities other than passing directly through the cavity to the exterior. Allow for air barrier to Gable ends.

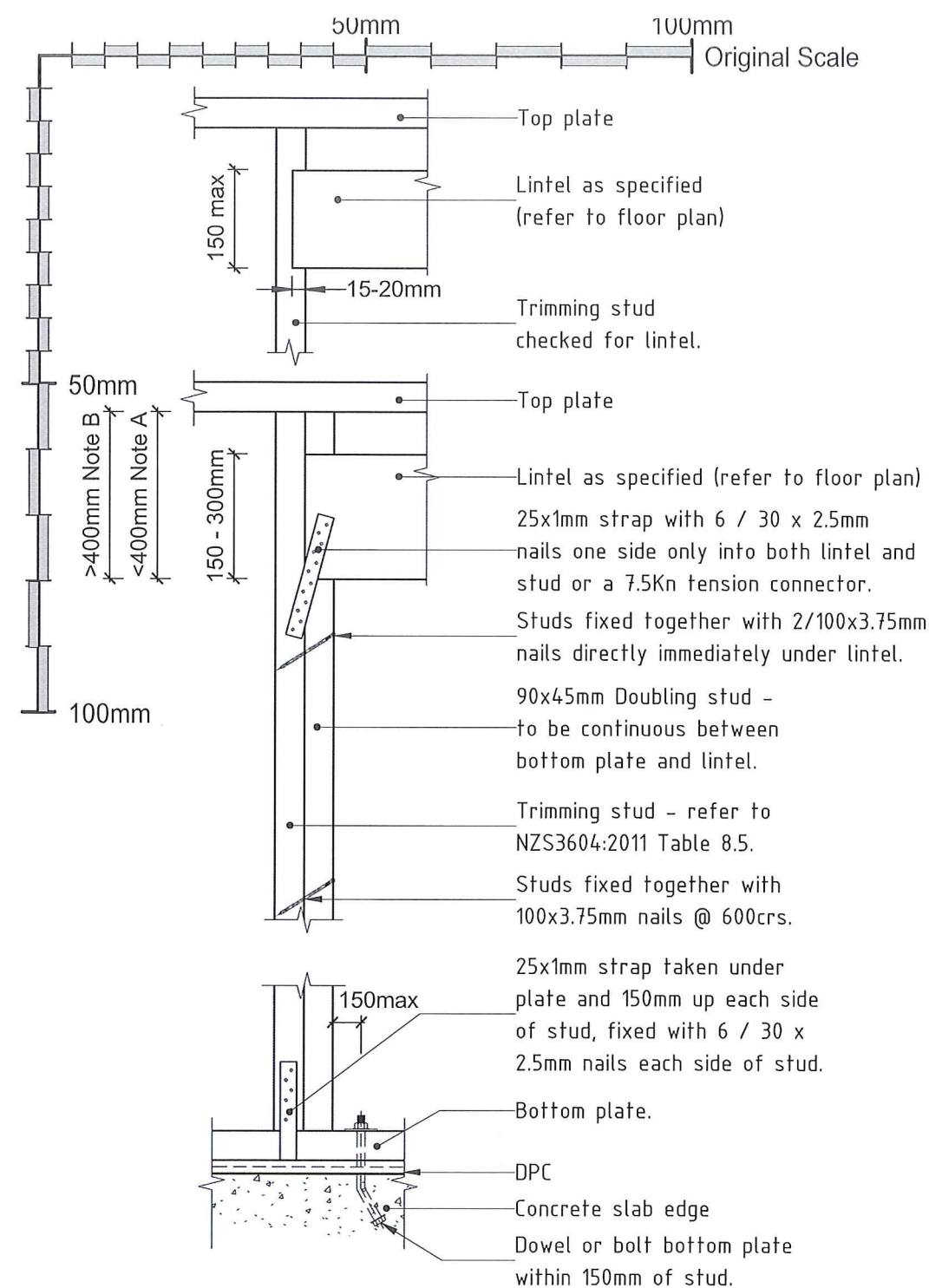
WALL LININGS :  
Allow for 10mm std GIB board in general unless specified otherwise.  
Allow for 10mm Aqua Gib board to Wet Areas (Bathroom & Ensuite).  
Allow for wall linings to Garage.

EXTERNAL WINDOW & DOOR JOINERY :  
All joinery to be double glazed Aluminum Joinery unless noted otherwise. Garage Joinery may be Single Glazed.



|                                     |                       |                                        |                        |          |
|-------------------------------------|-----------------------|----------------------------------------|------------------------|----------|
| Project : PROPOSED NEW DWELLING for | JOB # : 118_Johnston  | Drw Name : SECTION                     | Builder.               | Client.  |
| Client : Anthony Hart               | Drawn By : LBP 113870 | DATE : JAN 2020                        | REV # A                | DRW # 12 |
| Address : 118 Johnston Road         |                       | NOTE : do not scale from this drawing. | SCALE @ A3 Sht. 1 : 50 |          |





NOTE A - NZS 3604:2011 - Fig 8.5 Trimming stud thickness for lintels up to 400mm below the top plate includes the thickness of the doubling stud for trimming stud thickness.  
NOTE B - NZS 3604:2011 - Fig 8.5 Trimming stud thickness for lintels more than 400mm below the top plate does not include the thickness of the doubling stud for trimming stud thickness.

#### ADDITIONAL NOTES -

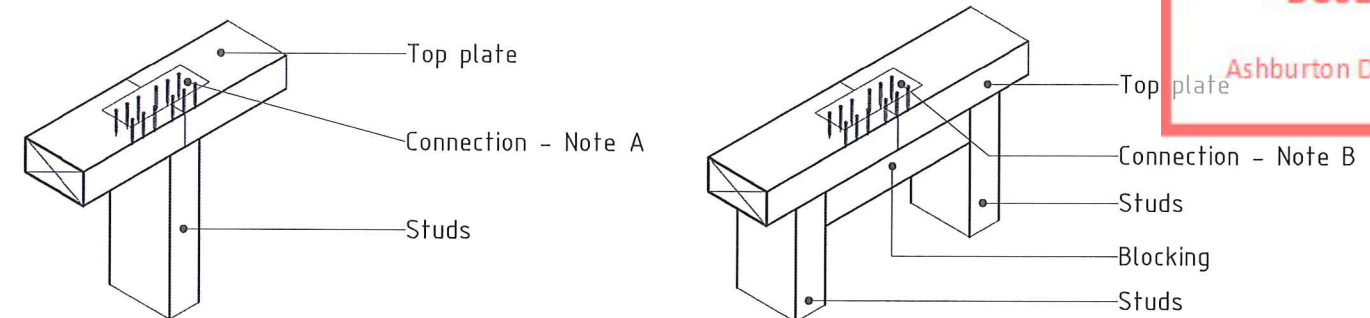
Lintels supporting rafters or trusses of roofs shall be secured against uplift where indicated in table 8.14. NZS3604:2011. Allow for fixings for uplift as detailed or an alternative fixing of 7.5kN in tension along line of trimming stud. Refer to Project spec for Lumberlok Lintel fixing spec for alternative uplift fixings. Where fixings to resist uplift are not required fix lintel to trimming studs with 3 / 90x3.15 power driven end nails or 2 / 100x3.75mm hand driven end nails.

### FIXING OF LINTELS SUPPORTING TRUSSES OR RAFTERS

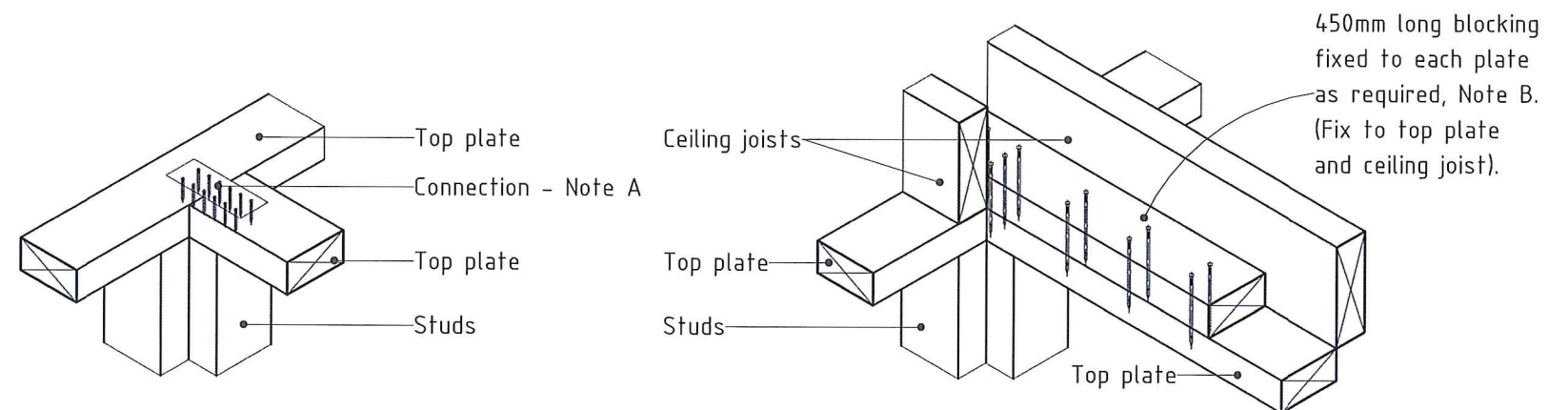
Scale 1:10



Inline joints in top plates where the wall contains bracing elements up to 100 bracing units (BU) per meter, the top plate joint requires a minimum of a 3kN fixing. Inline joints in top plates where the wall contains bracing elements that exceed 100 BU per meter, the top plate joint requires a minimum of a 6kN fixing. Where the wall contains one or more bracing elements, use the value that is required for the top plate jointing that applies to the highest rating bracing element.



### CONNECTION TOP PLATES IN LINE - WALLS CONTAINING BRACING



### CONNECTION TOP PLATES TO EXTERNAL WALLS AT RIGHT ANGLES - WALLS CONTAINING BRACING

Walls that are at right angles to the external walls require jointing at top plates as follows.

Walls that contain bracing elements of not more than 125 BU's require at least one fixing of 6kN capacity to an external wall. Walls that contain bracing elements that exceed 125 BU and up to 250's BU require a minimum of 6kN connections to two external walls. Walls that contain bracing elements over 250 BU's require a minimum of two connections to external walls, each connection to be a minimum of 2.4 kN per 100 BU's contained in the wall. Fixings can be direct attachment or through framing members in line with wall eg. a truss bottom cord or ceiling joist.

Note A - Up to 3kN - Metal plate with 3 / 30x3.15mm nails per side.  
Up to 6kN - Metal plate with 6 / 30x3.15mm nails per side

Note B - Up to 3kN - 3 / 100x3.75mm nails per side.  
Up to 6kN - 6 / 100x3.75mm nails per side.

### TOP PLATE FIXING FOR WALLS WITH BRACING

Scale : N.T.S

### HEAD / SILL TRIMMER NOTES.

Allow for Head trimmers for openings in non load bearing walls.  
Allow for Sill trimmers for openings in all walls.  
Sill and Head trimmer members to be same width as the studs at the opening and at a thickness of :  
45mm for spans up to 2400mm,  
90mm (2/45mm members) for spans up to 3000mm,  
135mm (3/45mm members) for spans up to 3600mm.

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Komet

|                                     |                       |                              |                                        |                              |
|-------------------------------------|-----------------------|------------------------------|----------------------------------------|------------------------------|
| Project : PROPOSED NEW DWELLING for | JOB # : 118_Johnston  | Drw Name : STRUCTURE DETAILS | Builder.                               | Client.                      |
| Client : Anthony Hart               | Drawn By : LBP 113870 | DATE : JAN 2020              | NOTE : do not scale from this drawing. | SCALE @ A3 Sht. As indicated |
| Address : 118 Johnston Road         |                       |                              | REV # A                                | DRW # 13                     |



50mm

100mm

Original Scale

### STEEL FIXING & FASTENER TREATMENT.

| FIXING FASTENING.....        | ENVIRONMENT....      | MATERIAL.....                            |
|------------------------------|----------------------|------------------------------------------|
| Nail plates                  | Closed & Roof spaces | Continuously coated galvanized steel (2) |
| Wire dogs & bolts            | Closed & Roof spaces | Hot-dipped galvanized steel (2)          |
| All other structural fixings | Closed               | Mild Steel (3)                           |

|                                                     |               |                                 |
|-----------------------------------------------------|---------------|---------------------------------|
| Structural fixings, except fabricated brackets (6). | Sheltered (4) | Hot-dipped galvanized steel (2) |
|                                                     | Exposed.      | Type 304 stainless steel (5)    |

(1) Items described in this table are steel fasteners required to last not less than 50 years, used for joining timber such as nail plates, bolts, brackets, wire dogs and similar, but not including nails or screws.

(2) All galvanizing weights to steel shall be as given in table 4.2 NZS3604:2011.

(3) Steel fixings in timber treated with copper-based preservatives – Refer to general spec notes.

(4) "Sheltered" shall be that above a 45° line drawn from the lower edge of a projecting weathertight structure such as a floor, roof or deck. "Exposed" shall be below that 45° line. Refer to diagram A "SHELTERED & EXPOSED DEFINITION" NZS 3604:2011 4.4.

(5) Type 304 stainless steel is sufficient to comply with NZBC requirements, but may have surface rust. Type 316 may be used where appearance is a consideration but exceeds the requirements of the NZBC.

(6) "Fabricated brackets" shall be made from 5min mild steel and shall be hot-dipped galvanized.

### NAIL or SCREW TREATMENT.

Framing in "Closed" areas including roof spaces. Mild Steel (5)

Framing in "Sheltered" areas. Galvanized Steel (5)

Framing in "Exposed" areas. Galvanized Steel (5)

Non - Structural cladding (15 - year durability) Galvanized Steel (6)

(1) Refer to NZS3604 for the definition of Closed, Sheltered & Exposed.

(2) Irrespective of the above, nails and screws shall be compatible with any fixing plate that is used with them.

(3) Where a alternative solution system is specified, durability treatment to be as specified by applicable appraisal.

(4) Galvanized nails shall be hot-dipped galvanized to a minimum of 320 g/m<sup>2</sup>; galvanized screws shall be mechanically zinc plated in accordance with AS 3566: Part2,Class 4.

(5) Steel fixings in timber treated with copper based preservatives – Refer to NZS3604 4.4.4

(6) Where the cladding is a corrosive timber such as Western Red Cedar or Redwood, or is treated with copper based ACQ or CuAz preservatives, use stainless Steel or Silicon Bronze.

(7) Stainless steel to be minimum Type 304 and shall have annular grooves to provide similar withdrawal resistance to hot-dipped galvanized nails.

## G8 ARTIFICIAL LIGHT

Allow for lighting on access routes (The continuous route between the Entrance of the building to spaces within the building) with a minimum illuminance of 20 lux, refer to Table 1 G8/AS1 for the total wattage required per m<sup>2</sup> of floor area for Specific Luminaire Types. All electrical work to NZECP 51.

Notes:

- 1) Incandescent lights with a general diffusing enclosure spaced to achieve 15W/m<sup>2</sup> will achieve 20 lux for Corridors.
- 2) Downlights and other luminaires with concentrated or narrow beam distribution, require particular care with spacing, if minimum illuminance criteria are to be met.
- 3) Downlights to be IC-F, IC, CA-80 or CA-135 rated as specified in AS/NZS 60598.2.2. & Installed to AS/NZS 60598.2.2.
- 4) Allow for an external lighting fixture located to provide adequate lighting to access route at main entry / exit of dwellings.

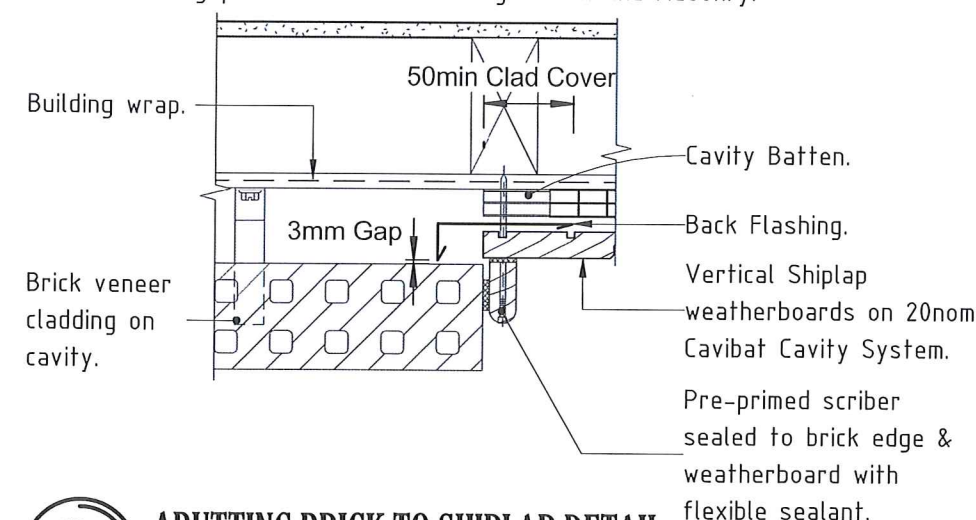
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Notes -

- 1) Brick ties to be fixed 200min from brick edge.
- 2) Scribe to be fixed to weatherboards with flexible sealant to back of scribe and 75x3.15mm jolt head nails in 3mm predrilled holes.
- 3) Seal ends of weatherboards before fixing.
- 4) Allow 3mm gap between back flashing return and Masonry.



**ABUTTING BRICK TO SHIPLAP DETAIL**  
Scale 1:5

## WALL UNDERLAY NOTES.

Flexible wall underlays shall be in accordance with Table 23 NZBC E2, and shall:

- a) Be run horizontally,
- b) Have upper sheets lapped over lower sheets to ensure that direction of laps will allow water to be shed to outside of the wall underlay,
- c) Be lapped not less than 75 mm at horizontal joints,
- d) Be lapped not less than 150 mm over studs at vertical joints, and
- e) Extend 35 mm below bottom plate or bearer,
- f) Be restrained from bulging into a drained cavity as specified below.

Where stud spacings are greater than 450mm crs allow for Polypropylene tape or galvanized wire at 300crs fixed horizontally and drawn taut to stop underlay and insulation bulging into cavity space.

*Handwritten signature:* K. M. M. T.



Project : PROPOSED NEW DWELLING for  
Client : Anthony Hart  
Address : 118 Johnston Road

JOB # :  
118\_Johnston

Drawn By :  
LBP 113870

Drw Name : DURABILITY NOTES

DATE :  
JAN 2020

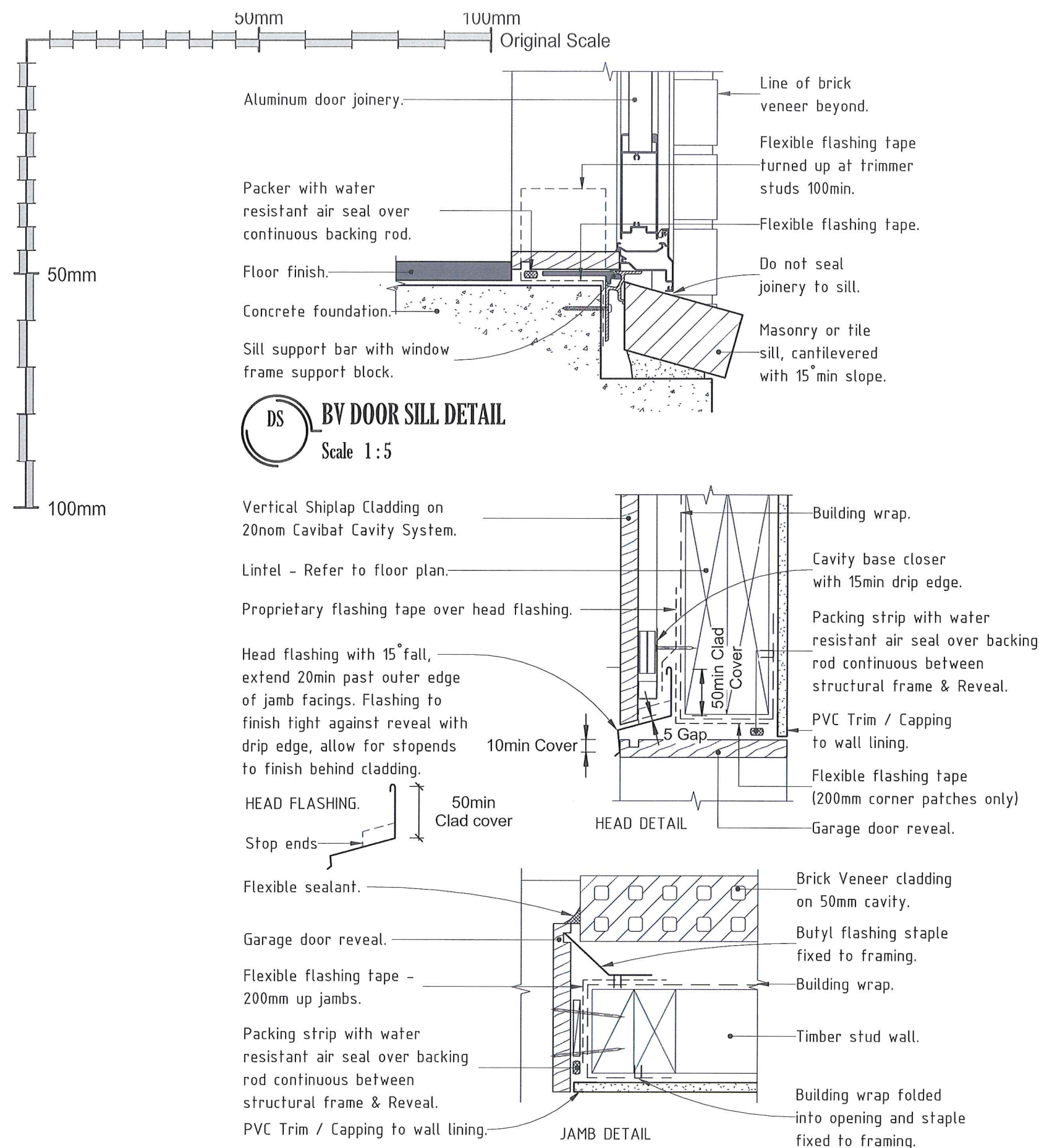
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SCALE @ A3 Sht.  
As indicated

Builder.  
REV #  
A

Client.  
DRW #  
14





## BRICK VENEER GENERAL NOTES.

Allow for Firth Devonstone 70 series brick veneer cladding with 50mm cavity over air barrier (permanently fixed with a 50 year durability) on timber framing as specified. The materials and workmanship of masonry veneer shall be in accordance with SNZ HB 4236, mortar and materials to comply with NZS 4210. Mortar less than 24 hours old shall not be subject to vibration, such as would result from the nailing of interior lining's. Pipes and services are not permitted to be run within the cavity other than passing directly through the cavity to the exterior. Cavity to be drained and vented at the bottom of wall panels and above openings by open perpend 75mm in height x width of the mortar joint @ 800crs, where 75mm height cannot be achieved decrease perpend spacings to achieve 1000mm<sup>2</sup>/meter of wall length vents. Allow for Perpend under openings exceeding 2.4m in length at 1/3 points along opening excluding at opening ends (Cantilevered sill bricks required for water ingress protection). Allow for Vermin proofing where gaps greater than 13mm exist. Allow for Brick ties & Bricktor to very second course to junctions if veneer panel is < 230mm in length.

### FLASHINGS-

Sill and head flashings to be 1.5mm Butyl rubber, 0.5mm pliable polyethylene or 2 ply asphaltic pliable waterproofing membrane. Jamb flashings to be 0.5mm pliable polyethylene or 2 ply asphaltic pliable waterproofing membrane complying with AS/NZS 2904. Allow for 150mm laps for flashings. Slab rebates to have damp proofing material as detailed, damp proofing material to be 1.0mm butyl rubber or bituminous sheet, rebates lower than ground floor level may have 2 coats of bituminous liquid in lieu.

### WALL TIES-

Wall ties, their spacing and embedment to be in accordance with the requirements of NZS4210 and must be screw fixed. Screw fixings to be a minimum 12 Gauge, 35mm long hex washer faced screws. Wall ties to be sized to have an embedment of at least half the width of the veneer with an end cover of 15mm from the recessed depth of the mortar joint, wall ties to be installed to allow mortar cover above and below the tie.

Placement of wall ties as outlined below,

- 1) Unsupported panel sides and edges of openings - Within 300mm of panel edge or side.
- 2) Top of veneer panels & top of panels under openings - Within 300mm or two courses (whichever is the smaller) from top of veneer.
- 3a) Bottom of veneer panel in masonry rebate sealed with liquid applied damp proof-course or Supported on steel angle lintel - Within 300mm or two courses (whichever is the smaller) from bottom on veneer.
- 3b) Bottom of veneer panel in masonry rebate with membrane damp-proof course - In each of the first two courses.

Ties to be type B Veneer ties (Manufactured to AS/NZS 2699.1) spaced @ 600crs max Horizontally and 400crs max Vertically with a Light strength for Veneers up to 180 kg/m<sup>2</sup> or medium strength capacity for Veneers up to 220 kg/m<sup>2</sup>.

### CONTROL JOINTS-

Allow for vertical control joints at twice the wall height crs for walls with no openings, every window corner (one corner for openings < 1.8m) and within 3m of a corner where there is no window within 6m of the corner.

Control Joint Construction - Remove all mortar prior to initial set along the sawtooth line where control joints are required, Place a 12mm or 15mm Ø P.E.F rod continuously into the joint 30mm back from brick face to form a backing strip, leave the joint unmortared as long as possible to allow shrinkage to occur (Use a waterproof filer over the P.E.F rod if desired). Allow to mortar the joint with 20mm of matching mortar, If crack widths are unacceptable, joints can be remortared or the crack filled with matching silicone. Pipes and services are not permitted to be run within the cavity other than passing directly through the cavity to the exterior.

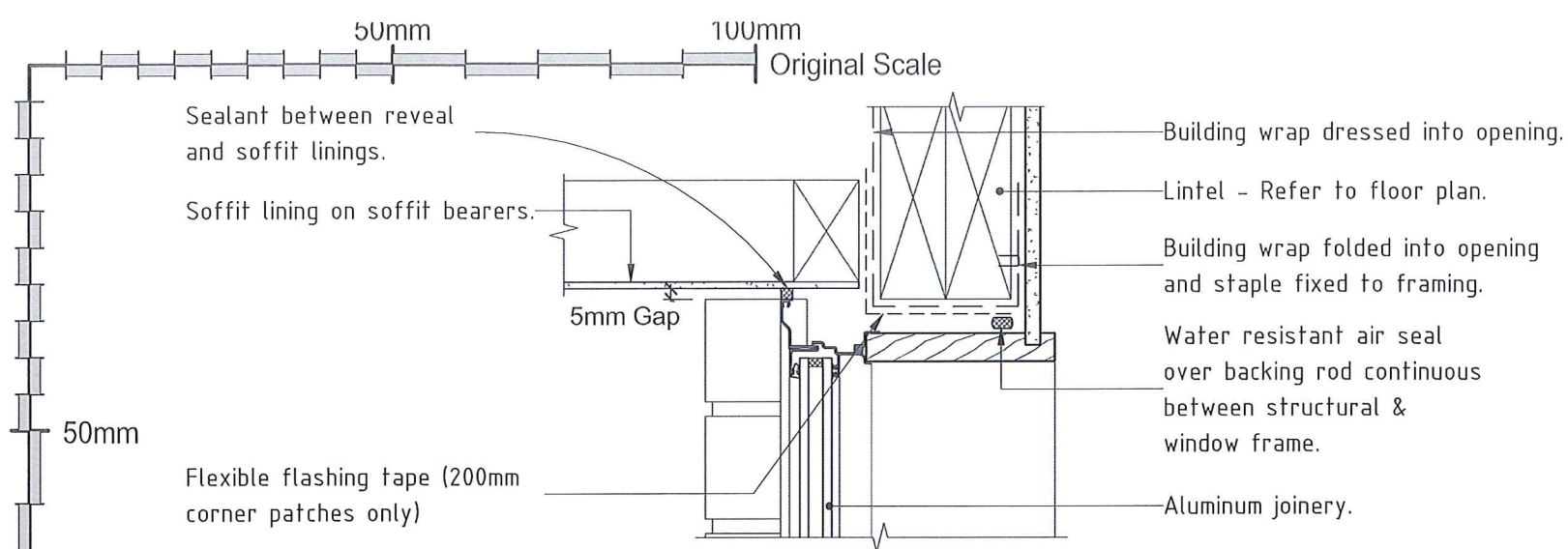
### DURABILITY-

Wall ties and Screws - 470g/m<sup>2</sup> Galvanizing on mild steel, or 316, 316L, or 304 Stainless Steel.

Approved Building  
Consent Documents  
BC0176/20  
Ashburton District Council

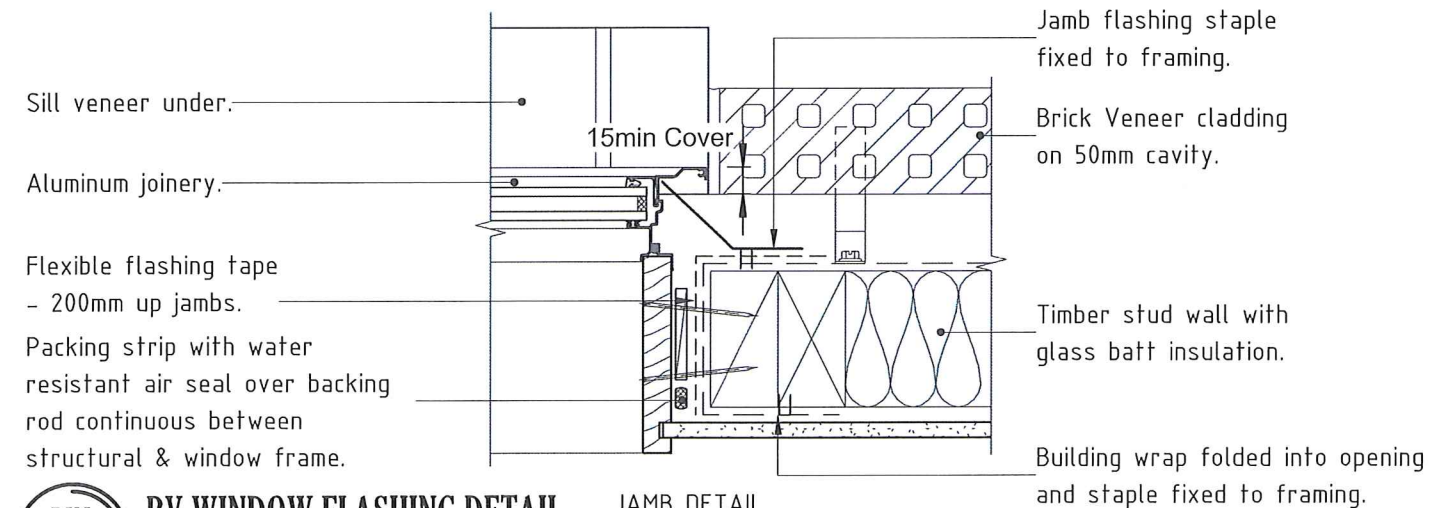
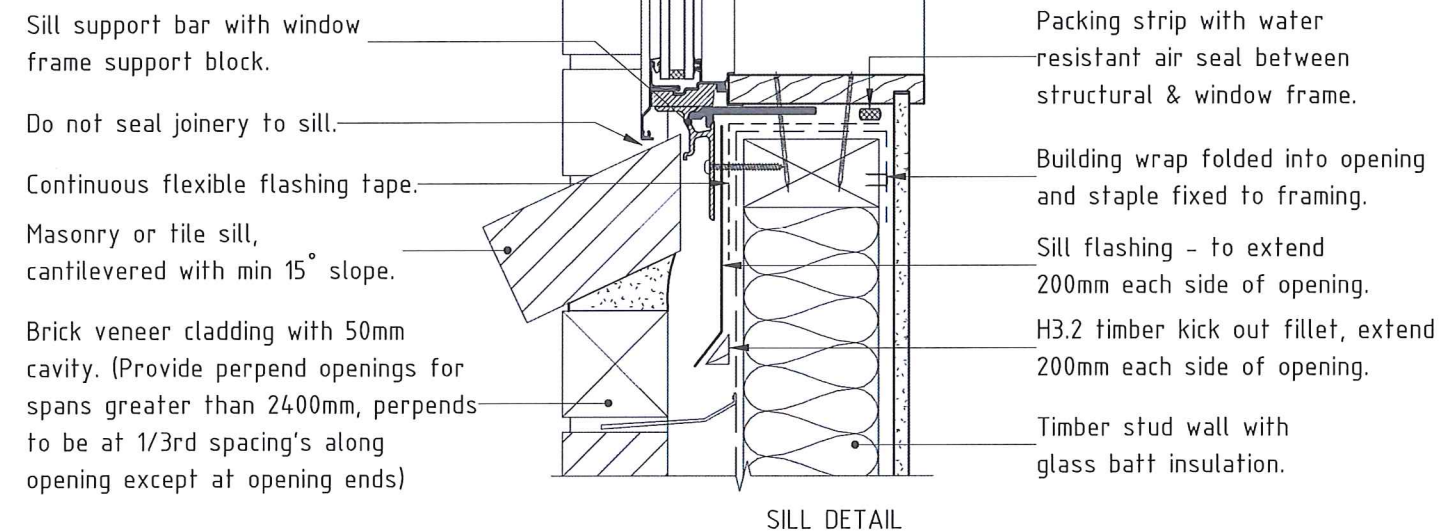
AKA  
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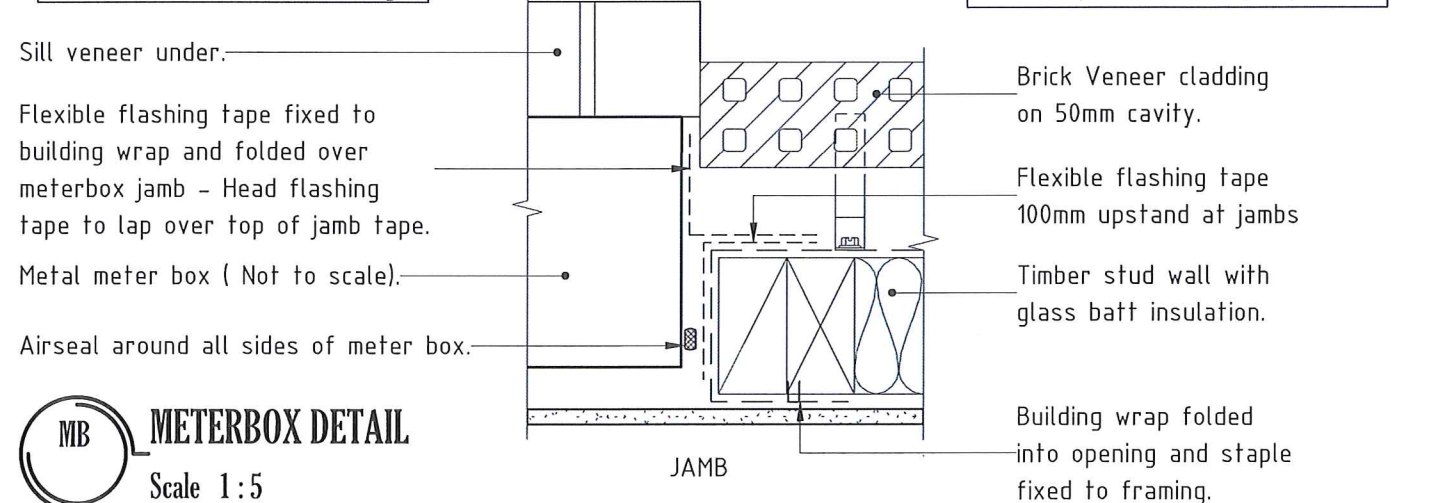
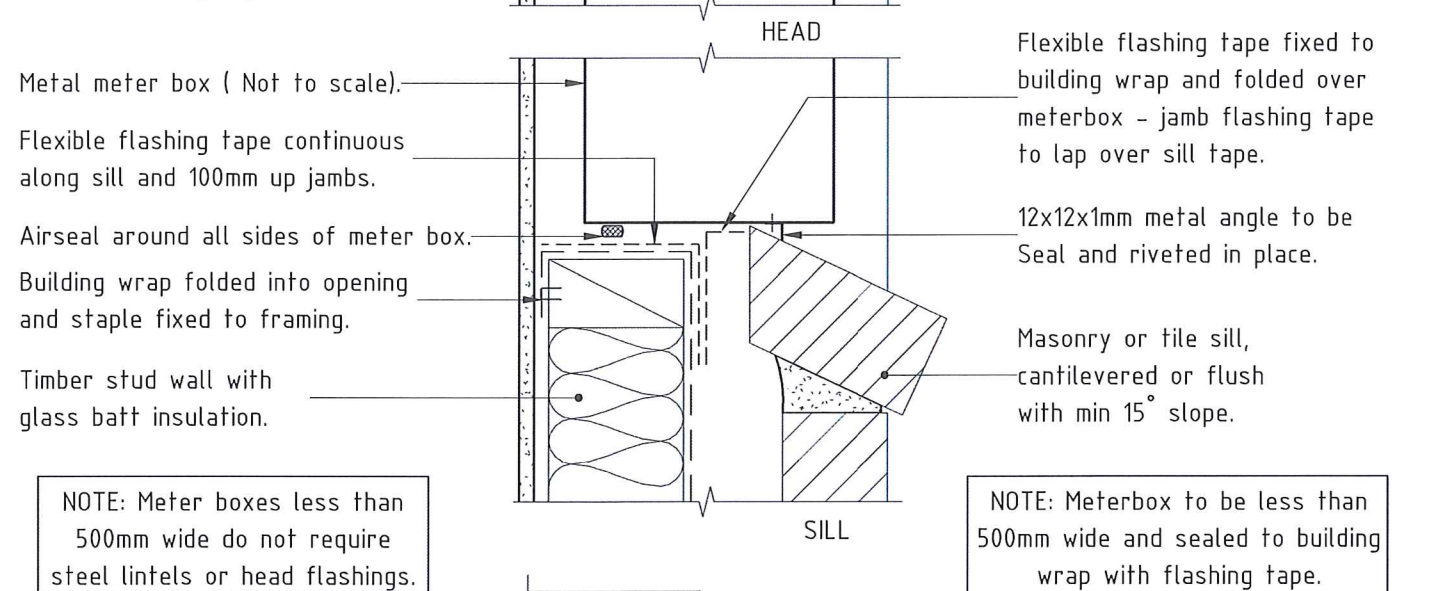
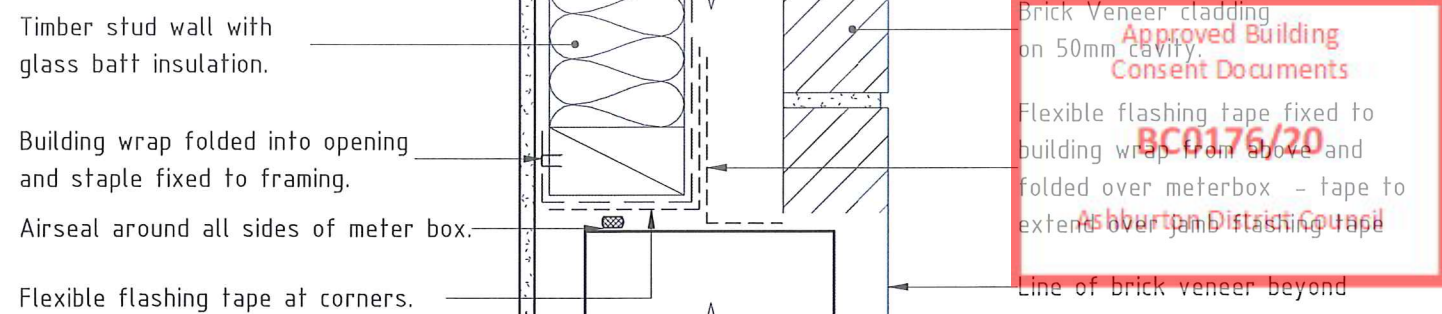


**BVH** **BV WINDOW HEAD AT SOFFIT DETAIL**  
Scale 1:5

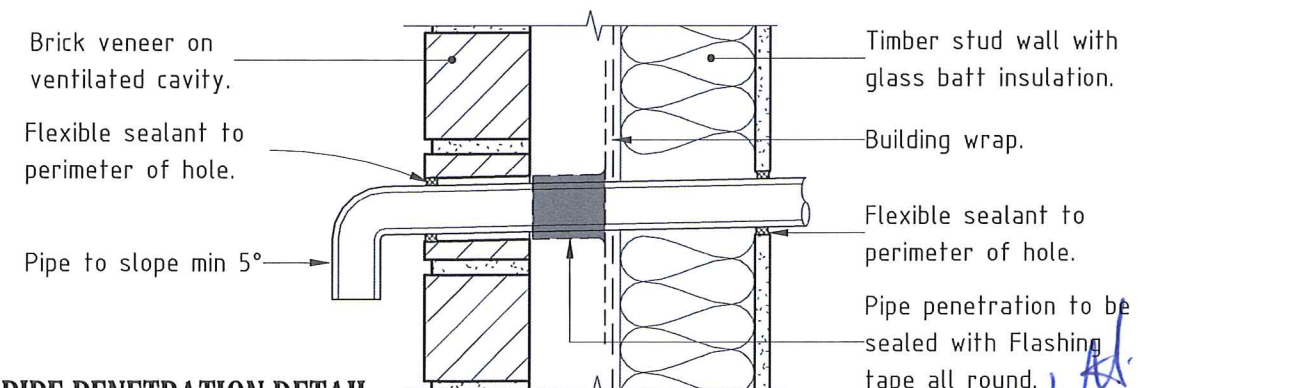
NOTE: Rebated Reveal indicative only and maybe replaced with Architraves.



**BVJ** **BV WINDOW FLASHING DETAIL**  
Scale 1:5



**MB** **METERBOX DETAIL**  
Scale 1:5

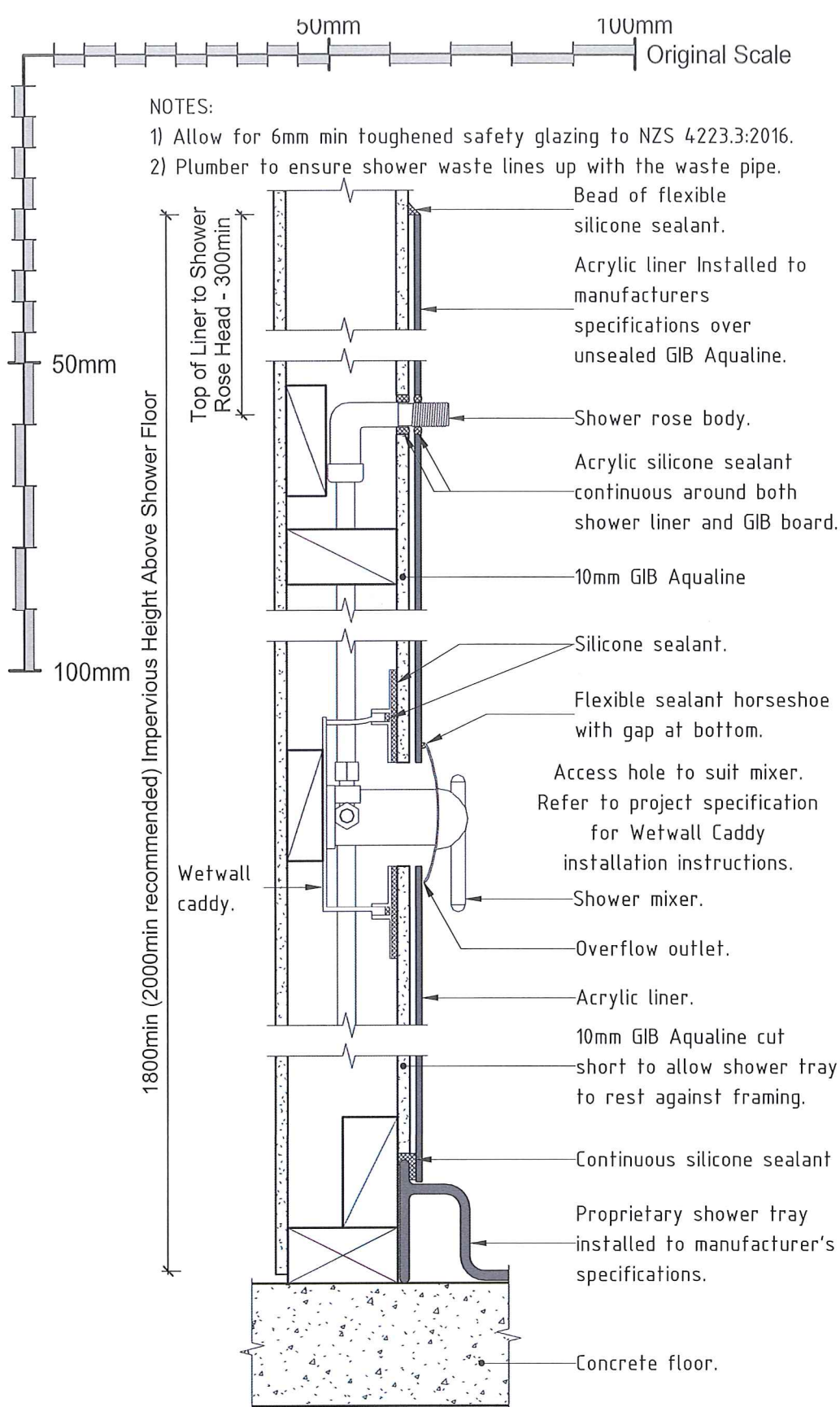


**PP** **PIPE PENETRATION DETAIL**  
Scale 1:5

|                                     |              |                  |                                        |                 |
|-------------------------------------|--------------|------------------|----------------------------------------|-----------------|
| Project : PROPOSED NEW DWELLING for | JOB # :      | Drw Name :       | Builder.                               | Client.         |
| Client : Anthony Hart               | 118_Johnston | CLADDING DETAILS |                                        |                 |
| Address : 118 Johnston Road         | Drawn By :   | DATE :           | NOTE : do not scale from this drawing. | SCALE @ A3 Sht. |
|                                     | LBP 113870   | JAN 2020         | 1 : 5                                  | REV #           |
|                                     |              |                  |                                        | A               |
|                                     |              |                  |                                        | DRW #           |
|                                     |              |                  |                                        | 16              |

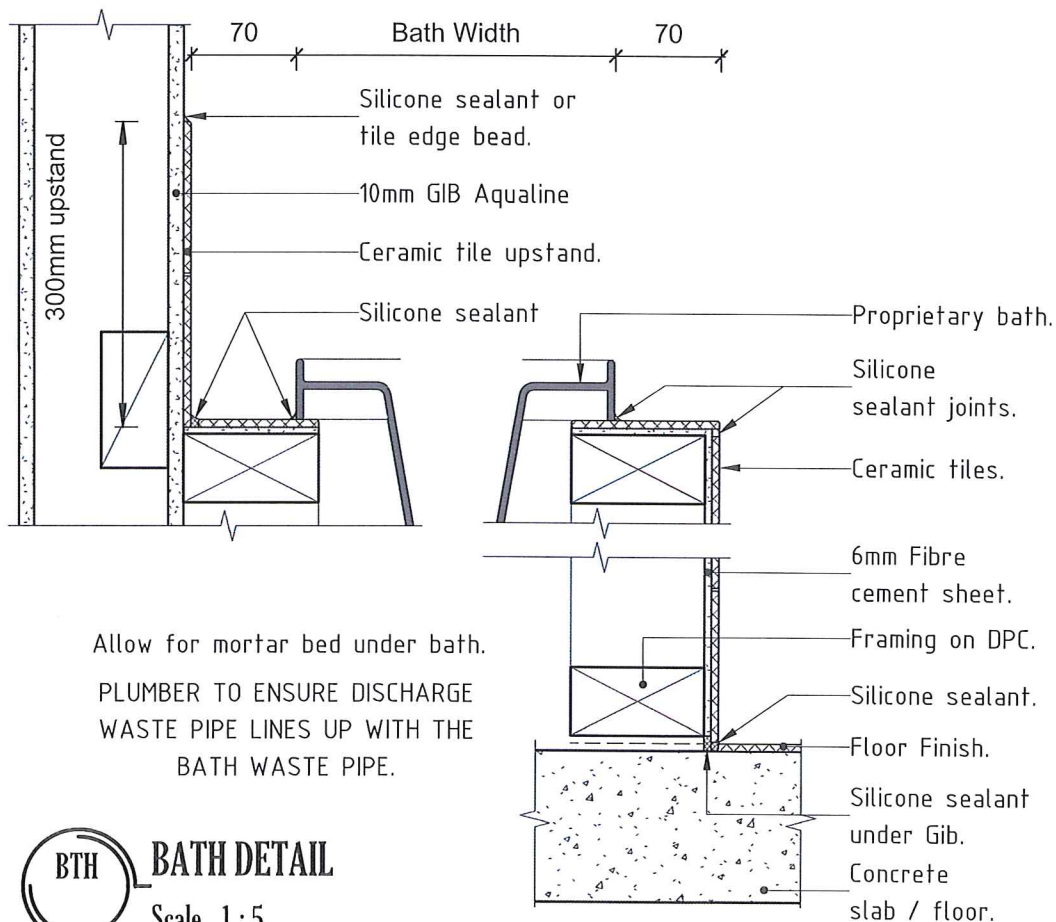
*Handwritten signature: P.W. K.M.T.*





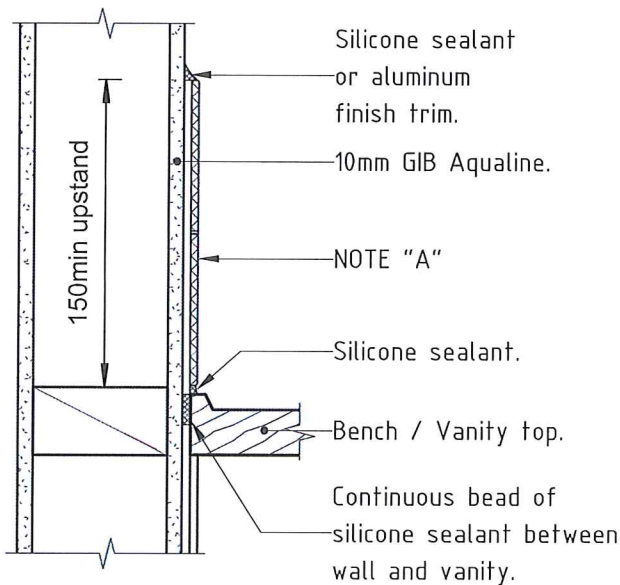
SILICONE SEALANT TO BE APPLIED AROUND PERIMETER OF SHOWER BASE WHERE IT MEETS THE FLOOR AND WALL

**SHR** ACRYLIC SHOWER DETAIL  
Scale 1:5



**BTH** BATH DETAIL  
Scale 1:5

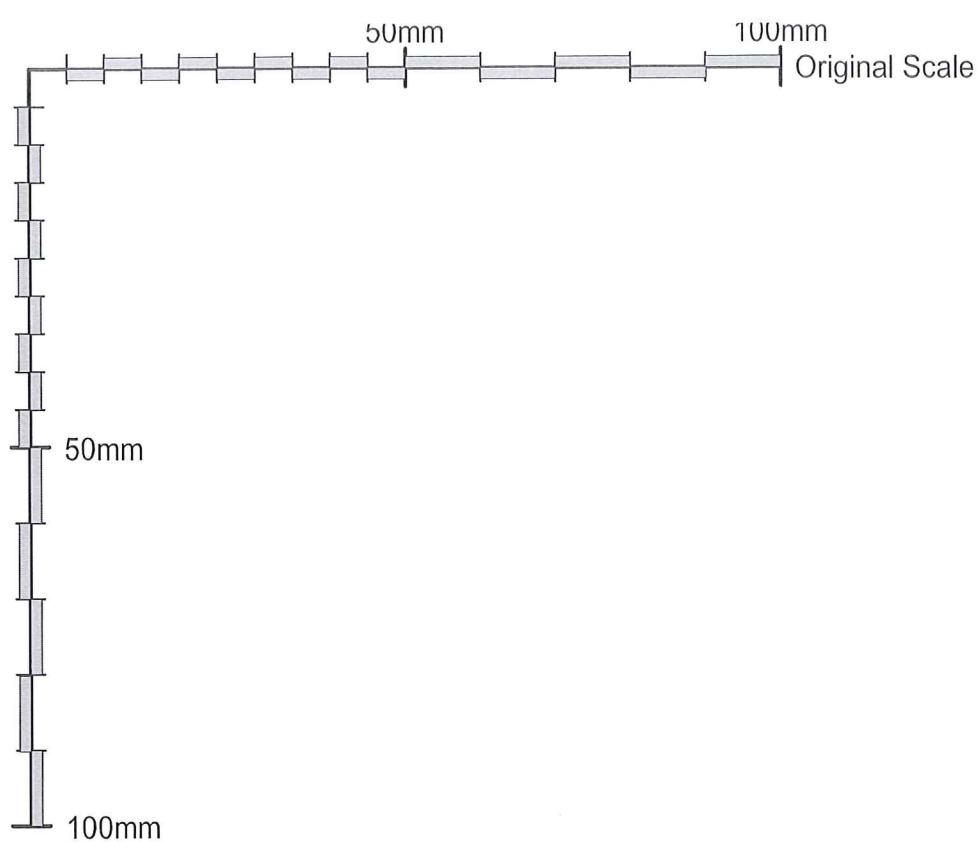
Wall surfaces adjacent to sanitary fixtures, appliances and areas likely to be splashed or become contaminated must be impervious and easily cleaned as detailed below.



NOTE "A", Allow for an Ceramic or stone tiles having 6% max water absorption, waterproof grouted joints & bedded with an adhesive specified by the tile manufacturer as being suitable for the tiles, substrate material and the environment of use, or finish wall linings with vinyl coated wall paper, semi gloss or gloss impervious paint coating.

**WS** WALL SPLASH IMPERVIOUS DETAIL  
Scale 1:5





## ACCESS ROUTE SLIP RESISTANCE.

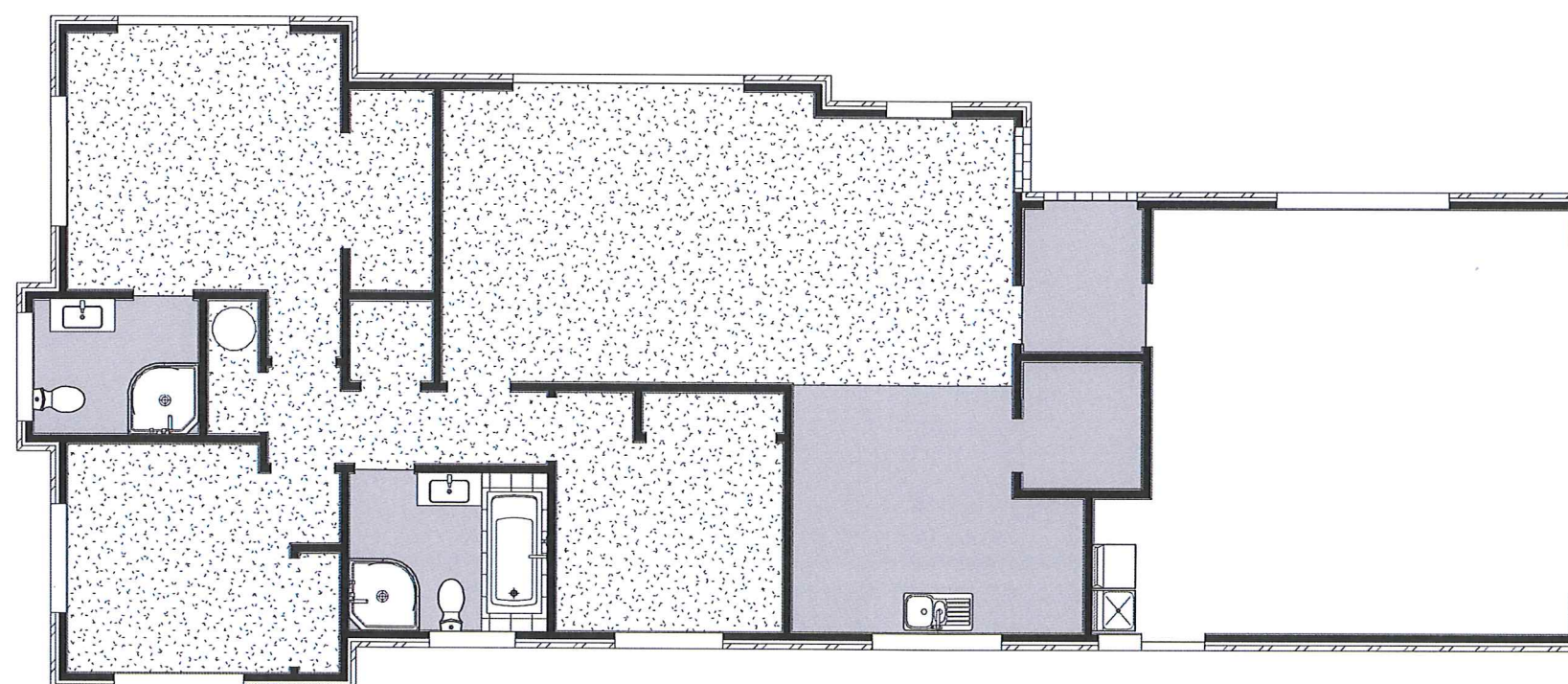
Allow for a finish to outdoor access routes ie Driveway, Decks & Paths leading to main entrance of dwelling as listed below.

NOTE: Where the surface of an access route is subject to wetting the surface shall have a cross fall of no less than 1 in 100 unless it is constructed to drain water such as timber decking. The surface of any access route shall not have a cross fall steeper than 1:50.

Allow for 190 max height from external ground level / walking surface to dwelling f.f.l. adjacent to dwelling access route.

- 1) Uncoated Profiled timber run adjacent to direction of travel (Allow for coated and sand/grit impregnated for stairs or sloping surfaces subject to wetting).
- 2) Portland Cement Concrete with a Broomed (Class 5 or 6 complying with NZS 3114), Wood float finish (Class U2), a Coated and sand/grit impregnated finish, Exposed crushed aggregate finish or Exposed rounded aggregate finish (To be tested for compliance) OR
- 3) Asphaltic Concrete, Marble & Granite with flamed surface, Sandstone or Concrete pavers (Test required for surfaces subject to wetting) OR
- 4) Other Code compliant finish to D1/AS1 2.0 Access Routes.

NOTE: Finishes above cover Sloping surfaces < 1:10 slope for wet or 1:8 for dry conditions, refer to AS 4586 Appendix F for slip classification for walking surfaces for other slopes.

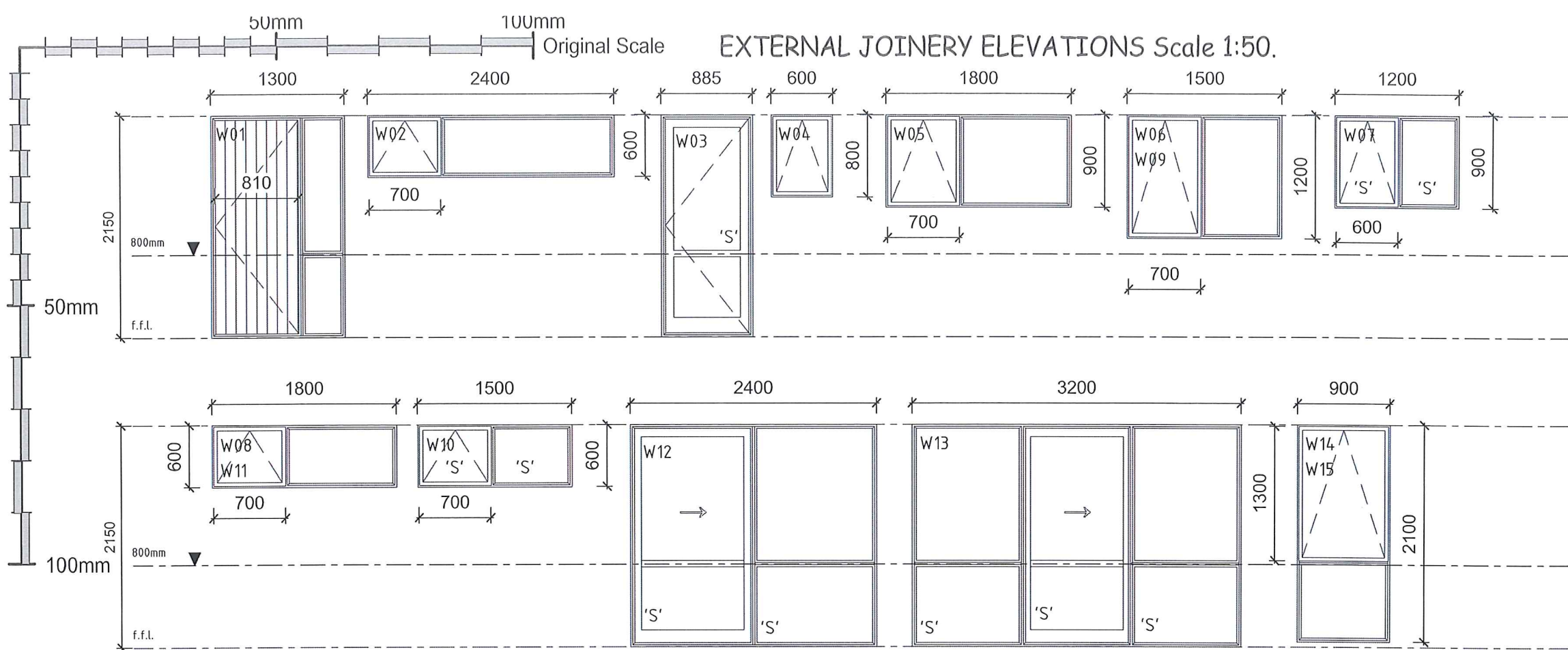


**FLOOR COVERINGS PLAN**  
Scale 1:100



|                                                                                             |                          |                                 |                                           |                                 |             |
|---------------------------------------------------------------------------------------------|--------------------------|---------------------------------|-------------------------------------------|---------------------------------|-------------|
| Project : PROPOSED NEW DWELLING for<br>Client : Anthony Hart<br>Address : 118 Johnston Road | JOB # :<br>118_Johnston  | Drw Name : FLOOR COVERINGS PLAN |                                           | Builder.                        | Client.     |
|                                                                                             | Drawn By :<br>LBP 113870 | DATE :<br>JAN 2020              | NOTE : do not scale<br>from this drawing. | SCALE @ A3 Sht.<br>As indicated | REV #<br>A  |
|                                                                                             |                          |                                 |                                           |                                 | DRW #<br>18 |





| JOINERY SCHEDULE - EXTERNAL |                    |                |               |             |   |
|-----------------------------|--------------------|----------------|---------------|-------------|---|
| Type                        | Description        | Overall Height | Overall Width | Panel Width | # |
| C-760                       | Cavity Slider      | 2000 mm        | 760 mm        | 760 mm      | 1 |
| D-760                       | Hinged Single Door | 2000 mm        | 760 mm        | 760 mm      | 4 |
| D-810                       | Hinged Single Door | 2000 mm        | 810 mm        | 810 mm      | 5 |
| W-1520                      | Wardrobe Sliding   | 2000 mm        | 1520 mm       | 760 mm      | 1 |
| W-1620                      | Wardrobe Sliding   | 2000 mm        | 1620 mm       | 810 mm      | 1 |
| W-1820                      | Wardrobe Sliding   | 2000 mm        | 1820 mm       | 910 mm      | 1 |

IMPORTANT NOTE: Refer to Floor Plan & Elevations for correct joinery configurations, joinery as shown on schedule may need mirrored to correct door direction and sash placement.

| JOINERY SCHEDULE - EXTERNAL MASTER |           |         |         |           |             |             |                           |                      |                      |                     |                     |
|------------------------------------|-----------|---------|---------|-----------|-------------|-------------|---------------------------|----------------------|----------------------|---------------------|---------------------|
| Mark                               | Model     | Width   | Height  | Lintels   | Sill Height | Head Height | Space Name                | Space Area           | Orientation          | Glazing Area        | Openable Area       |
| GD                                 |           | 4800 mm | 2150 mm | 2/290x45  | 0 mm        | 2150 mm     | Garage                    | 36.08 m <sup>2</sup> | N/A                  |                     |                     |
| W01                                | 0501 0600 | 1300 mm | 2150 mm | 2/140x45  | 0 mm        | 2150 mm     | Entry                     | 3.36 m <sup>2</sup>  | North                | 1.05 m <sup>2</sup> | 1.68 m <sup>2</sup> |
| W02                                | 0017      | 2400 mm | 600 mm  | 2/190x45  | 1550 mm     | 2150 mm     | Garage                    | 36.08 m <sup>2</sup> | N/A                  | 1.44 m <sup>2</sup> | 0.34 m <sup>2</sup> |
| W03                                | 0701      | 885 mm  | 2150 mm | 2/140x45  | 0 mm        | 2150 mm     | Garage                    | 36.08 m <sup>2</sup> | N/A                  | 1.9 m <sup>2</sup>  | 1.67 m <sup>2</sup> |
| W04                                | 0702      | 600 mm  | 800 mm  | Refer W03 | 1350 mm     | 2150 mm     | Garage                    | 36.08 m <sup>2</sup> | South                | 0.48 m <sup>2</sup> | 0.37 m <sup>2</sup> |
| W05                                | 0025      | 1800 mm | 900 mm  | 2/190x45  | 1250 mm     | 2150 mm     | Living / Dining / Kitchen | 43.8 m <sup>2</sup>  | South                | 1.62 m <sup>2</sup> | 0.53 m <sup>2</sup> |
| W06                                | 0034      | 1500 mm | 1200 mm | 2/140x45  | 950 mm      | 2150 mm     | Bed Rm 3                  | 9.12 m <sup>2</sup>  | South                | 1.8 m <sup>2</sup>  | 0.73 m <sup>2</sup> |
| W07                                | 0023      | 1200 mm | 900 mm  | 2/140x45  | 1250 mm     | 2150 mm     | Bath Rm                   | 6.06 m <sup>2</sup>  | South                | 1.08 m <sup>2</sup> | 0.45 m <sup>2</sup> |
| W08                                | 0015      | 1800 mm | 600 mm  | 2/140x45  | 1550 mm     | 2150 mm     | Bed Rm 2                  | 10.46 m <sup>2</sup> | South                | 1.08 m <sup>2</sup> | 0.34 m <sup>2</sup> |
| W09                                | 0034      | 1500 mm | 1200 mm | 2/140x45  | 950 mm      | 2150 mm     | Bed Rm 2                  | 10.46 m <sup>2</sup> | West                 | 1.8 m <sup>2</sup>  | 0.73 m <sup>2</sup> |
| W10                                | 0014      | 1500 mm | 600 mm  | 2/140x45  | 1550 mm     | 2150 mm     | Ens                       | 4.36 m <sup>2</sup>  | West                 | 0.9 m <sup>2</sup>  | 0.34 m <sup>2</sup> |
| W11                                | 0015      | 1800 mm | 600 mm  | 2/140x45  | 1550 mm     | 2150 mm     | Master Bed Rm             | 14.62 m <sup>2</sup> | West                 | 1.08 m <sup>2</sup> | 0.34 m <sup>2</sup> |
| W12                                | 0152      | 2400 mm | 2150 mm | 2/240x45  | 0 mm        | 2150 mm     | Master Bed Rm             | 14.62 m <sup>2</sup> | North                | 5.16 m <sup>2</sup> | 2.34 m <sup>2</sup> |
| W13                                | 0182      | 3200 mm | 2150 mm | 2/240x45  | 0 mm        | 2150 mm     | Living / Dining / Kitchen | 43.8 m <sup>2</sup>  | North                | 6.88 m <sup>2</sup> | 2.04 m <sup>2</sup> |
| W14                                | 0062      | 900 mm  | 2100 mm | 2/90x45   | 50 mm       | 2150 mm     | Living / Dining / Kitchen | 43.8 m <sup>2</sup>  | North                | 1.89 m <sup>2</sup> | 1.03 m <sup>2</sup> |
| W15                                | 0062      | 900 mm  | 2100 mm | 2/90x45   | 50 mm       | 2150 mm     | Living / Dining / Kitchen | 43.8 m <sup>2</sup>  | East                 | 1.89 m <sup>2</sup> | 1.03 m <sup>2</sup> |
| Grand total: 16                    |           |         |         |           |             |             |                           |                      | 30.06 m <sup>2</sup> |                     |                     |

## JOINERY GLAZING NOTES.

All Glazing to be in accordance with NZS 4223.2&3:2016.

Note: Glass Shelves, Fittings & Mirrors (unless hung from a hook, stand on a cabinet, fitted into a cabinet or fully adhered to a wall surface) to be safety glass.

### JOINERY LEGEND :

'S' - Safety Glazing.

### G7 NATURAL LIGHT COMPLIANCE

| SPACE NAME                | SPACE AREA           | TOTAL GLAZING AREA   | GLAZING % OF FLOOR AREA |
|---------------------------|----------------------|----------------------|-------------------------|
| Bed Rm 2                  | 10.46 m <sup>2</sup> | 2.88 m <sup>2</sup>  | 28%                     |
| Bed Rm 3                  | 9.12 m <sup>2</sup>  | 1.8 m <sup>2</sup>   | 20%                     |
| Living / Dining / Kitchen | 43.8 m <sup>2</sup>  | 12.28 m <sup>2</sup> | 28%                     |
| Master Bed Rm             | 14.62 m <sup>2</sup> | 6.24 m <sup>2</sup>  | 43%                     |

## EXTERNAL JOINERY NOTES.

All Windows/Doors to be double glazed aluminum unless noted otherwise, joinery excluded from thermal envelope may be single glazed. External Windows and doors shall comply with the requirements of NZS 4211, all joinery dimensions to be confirmed on Site.

Air Seals shall be provided between the reveal or frame and the wrapped opening for wall openings where specified, Installed over a closed cell polyethylene foam (PEF) backing rod or similar, made of self-expanding polyurethane foam or sealant complying with:

- Type F, Class 20LM or 25LM of ISO 11600, or
- low modulus Type II Class A of Federal Specification TT-S-00230C.

Flexible flashing tape shall comply with NZBC, be compatible with the building wrap / roof underlay and be used only in fully concealed applications. Sill support bars to comply with BRANZ evaluation method EM6, E2/VM1 and B2/AS1.

Joinery shall be fixed using pairs of 75x3.15mm galvanized jolt head nails or 8 gauge x 65mm stainless steel screws through reveals into surrounding framing at 450max centers all round and within 150mm from reveal ends. Allow for packers between reveals and framing at all fixing points except between head reveals and lintels.