WAIMAKARIRI DISTRICT COUNCIL

Consent Issued BC170037

AS BUILT TRUSS LAYOUT REQUIRED –
This must be received by the Building Unit **AT LEAST** 10 WORKING DAYS PRIOR to the Structure Pre-Roof Pre-Wrap Inspection

Truss "As-Built" Designs may be sent to:
buildinginfo@wmk.govt.nz

BC No: 170037

SITE DETAILS:

73 KIPPENBERGER AVENUE

PROPOSED LOT 40

LEGAL:

DP 476332

APPROVED BUILDING CONSENT DOCUMENTS AND PLANS

(FULL SET SUPPLIED)

- ON SITE COPY -

- These plans and specifications must be kept on site during construction, and made available to the building officer on request. Failure to do so will mean an automatic failure of the building inspection and will necessitate re-booking the inspection at the applicant's expense.
- All boundary survey pegs must be located and flagged by the owner before work is commenced.

INSPECTIONS

for bookings or building enquiries

please phone the BUILDING UNIT on:

03 311 8906

or

Email inspection bookings to: bcbooking@wmk.govt.nz

- Please refer to your inspection schedule for details of inspections to be carried out.
- 2-3 working day's notice should be given and provision made to allow access.
- The Code Compliance Certificate will be issued once the:
  - Final inspection has been carried out and passed
  - Audit of WDC building consent file has been completed
  - Payment of any outstanding invoices is received

Layout Template Version 15/06

Consent Issued BC170037

STONEWOOD HOMES

Drawing Index:	
Sheet 1 :	Cover Sheet/Location Plan
Sheet 2 :	Site Plan
Sheet 3 :	Floor Plan
Sheet 4 :	Elevations
Sheet 5 :	Elevations
Sheet 6 :	Cross Sections
Sheet 7 :	Foundation Plan
Sheet 8 :	Drainage Plan
Sheet 9 :	Bracing Plan
Sheet 10 :	Roof Plan
Sheet 11 :	Details
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Sheet 13 :	Details
Sheet 14 :	Details
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WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, Clause 3
170037 13/03/2017 petert

CONCEPT AMENDMENT TABLE

#	Date	Revised By	Brief Description/Connect Log ID
1			
2			
3			
4	20.10.2016	SWH- RM	Flip plan - Change to Lot40
5			
6			
7			
8			
9			
10			

Signed: Date:

STONEWOOD HOMES

Stonewood Homes Ltd
10 Logistics Drive, P.O Box 11 036
Christchurch, New Zealand
Phone: +64 3 354 2344
Fax: +64 3 354 2342
Email: info@stonewood.co.nz
Website: www.stonewood.co.nz

Client :
Gemma Baldock
Proposed Dwelling at:
Lot 40
Elm Green
Rangiora

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COVER PAGE

Drawn By	Checked By		LBP #
Isha	**Jeremy Harrison**		**105491**
Standard Plan	Print Date	Sales	Scale at A3
Core Fairhill 170 Hip	**17/01/2017**	**GB**	
Job Number	Version	Revision	Sheet
153232	**A**	**4**	**1**
			OF
Version:	**CONSENT**		**15**

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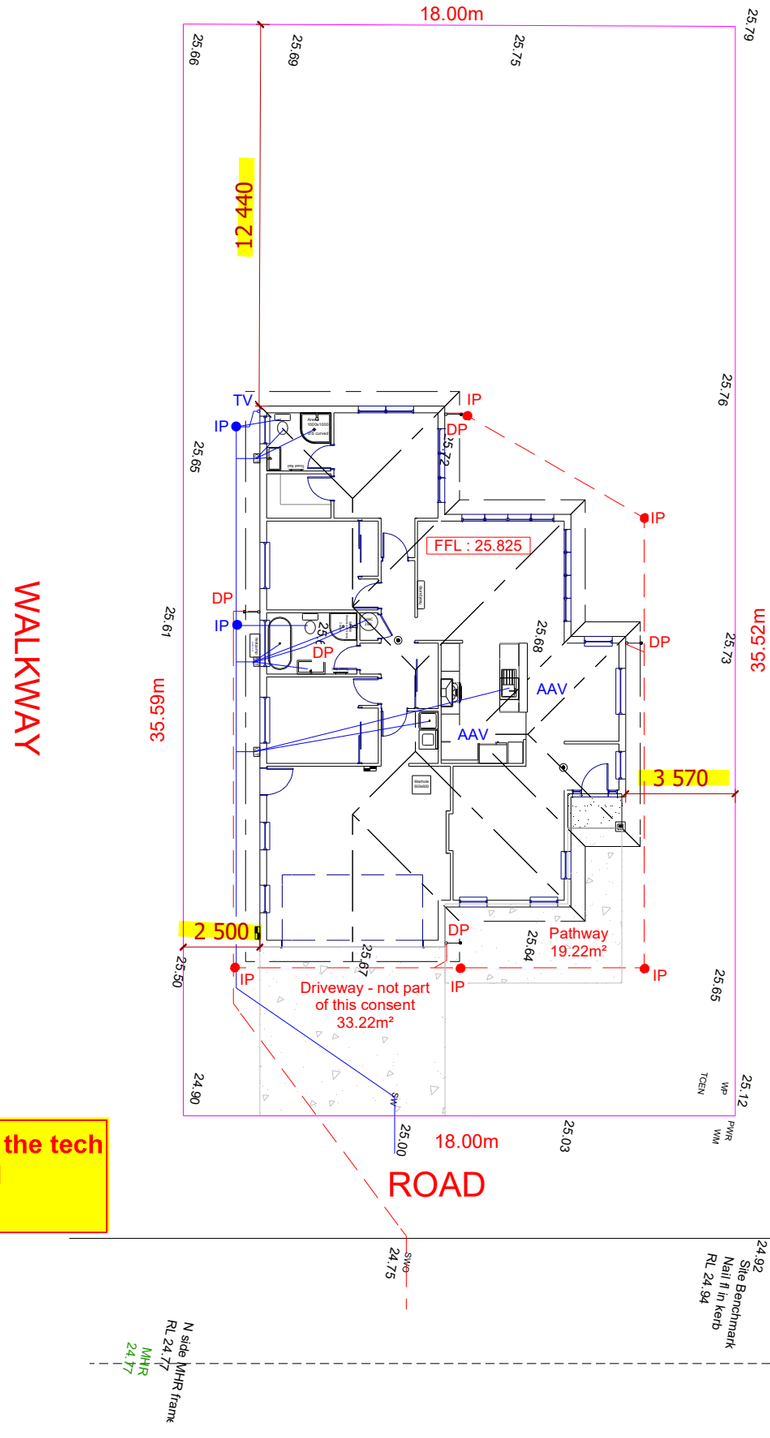
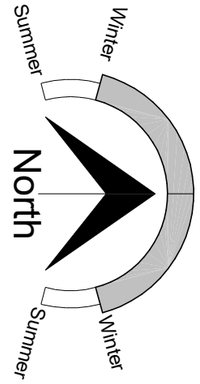


Refer to the SW and FS as builts in the tech specs for the street frontage lateral connection locations



LEGEND	
LEGEND.	
Sewer Pipe	———
S/W Pipe	– – – –
Down Pipe	DP
Gully Trap	GT
Terminal Vent	TV

SITE PLAN NOTES

Refer to Drainage Plan for specific drainage information

Refer to sediment control plan in specification and implement where required.

Driveway – By Stonewood Homes Ltd as shown OR Driveway and Sump not part of this building consent

Convey surface water from sealed drive areas to an appropriate approved outfall.

Dimensions are shown to cladding face

Resource Consent Issues:
1/ No RC Issues known

SITE INFORMATION	
Zone	A
Wind	High
Earthquake	2
Durability	C
Snow	As per truss design

BUILDING AREA AND SITE COVERAGE	
Net Site Area =	653m²
Building Area (O/V) =169.38m² (Includes covered areas)	
Actual Site Coverage=25.93%	

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SITE PLAN

Drawn By	Checked By		LBP #
Isha	Jeremy Harrison		105491
Standard Plan	Print Date	Sales	Scale at A3
Core Fairhill 170 Hip	17/01/2017	GB	1:200
Job Number	Version	Revision	Sheet
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Version: CONSENT			15

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Key To Elevations

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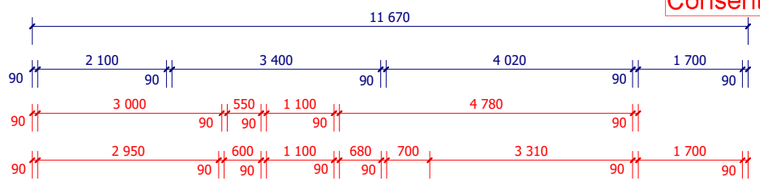

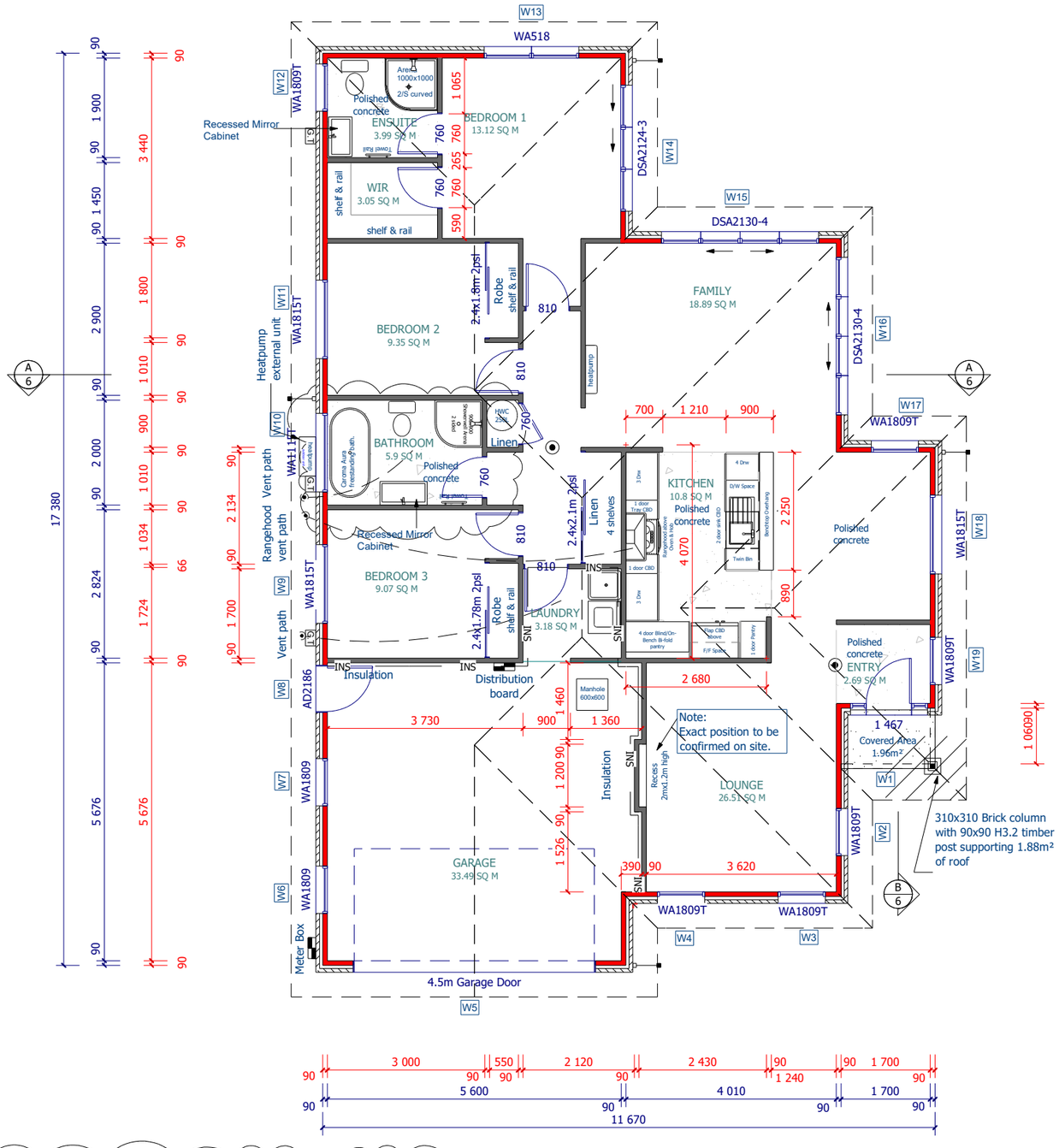

Note:
Wet Areas to have a 3 coat paint System

ROOF & WALL CLADDING

Roof -	25º Metalcraft Metal Pressed Tile Profile
Walls -	Big face Brick Canterbury Clay
	Bricks Heritage 70 Series160 Blocks
Feature -	CHH Shadowclad texture Groove

BUILDING AREA

AREA: 160.73 m² O/F (Perimeter: 58.10m)
AREA: 167.42 m² O/V (Perimeter: 59.14m)
AREA: 169.38 m² (incl Covered Area 1.96 m²)
AREA: 199.12 m² Roof(Perimeter: 62.90m)

Note:
Smoke detectors to be fitted with both a rest and hush button feature to comply with F7/AS1

DOOR SCHEDULE	
LABEL	QTY
2.4X1.78M 2PSL	1
2.4X2.1M 2PSL	1
4.5M GARAGE DOOR	1
810	4
760	4
AD2186	1
1 467	1
2.4X1.8M 2PSL	1

WINDOW SCHEDULE	
LABEL	QTY
WA1809T	6
WA1115T	1
DSA2130-4	2
DSA2124-3	1
WA1809	2
WA518	1
WA1815T	3

GENERAL FLOOR PLAN NOTES

SMOKE ALARMS
Smoke Alarms to be fitted within 3.0m of sleeping areas and on Escape routes, as indicated on plan. Refer to Construction Schedule (Page 2 & 3) in the Specification for more information.

MISCELLANEOUS:
Dimensions shown are to the frame,
GIB thickness not shown.
Refer to Construction Schedule (Page 2 & 3 of Specification) for additional construction information.
Entry through external doors
Mechanical ventilation
Air Seals to have PEF rod & low expansion foam
All windows and doors centered in room unless shown otherwise

FOUNDATION SYSTEM
Standard foundations as per NZS3604:2011 subject to final soil report.

WALL FRAMING -designed to high wind zone
Stud Height: 2420 mm
Exterior Walls: 90x45mm studs @ 600 mm crs
Interior Loadbearing wall:
90x45mm studs @ 600 mm crs
Dwangs Ext: 90x45 @ 800 crs
Non loadbearing: 90x45mm studs @ 600 mm crs
Dwangs Int: 90x45mm @ 1350mm crs max

LINTELS AND BEAMS
Lintels and beams can be found on the Truss Design

BUILDING WRAP
Watergate Building Wrap, refer to manufacturers specifications attached

DOORS
Internal Height: 1980mm
Type: (vertical V groove)
RVG5 MDF
Front Door: APL Axis Vertical Solid 860mm

INSULATION
Wall - Pink Batts Ultra R2.4 Wall Batts
Ceiling - Pink Batts R3.6 Ceiling Batts

WALL AND CEILING LININGS
Wall - Standard 10mm GIB (unless required for bracing)
Ceiling - Standard 13mm GIB
13mm GIB Aqualine (bathrooms)
Bathroom - 10mm GIB Aqualine
Corner Finish - Square

FLOOR FINISHES
Carpet, Tiles

INTERIOR AND EXTERIOR JOINERY
Joinery - Double Glazed Vantage
Standard Aluminium Joinery
Interior - Shelf and rail to wardrobes
Wardrobe Mirrors

WATER HEATING
Electric Hot water system

KITCHEN COOKTOP
Electric Hobb

ROOF CLADDING AND STRUCTURE
Metal Tile - Battens: 50x40 SG6 H1.2 @ 370crs (Fixing

GUTTER/FASCIA/DOWNPIPES/SOFFITS
Gutter - Metalcraft Metalline Quad Gutter
Fascia - Metalcraft Metalline 185 Fascia
Downpipes - Metal 75x55mm
Soffits - Hardiflex 4.5mm

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Rangiora

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FLOOR PLAN

Drawn By	Checked By		LBP #
Isha	Jeremy Harrison		105491
Standard Plan	Print Date	Sales	Scale at A3
Core Fairhill 170 Hip	15/02/2017	GB	1:100
Job Number	Version	Revision	Sheet
153232	A	4	3
			OF
Version: CONSENT			15

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RISK MATRIX ASSESSMENT		
ELEVATION A		
RISK CRITERIA	RISK	SCORE
Wind Zone	High	1
Number of Stories	Low	0
Roof Wall Junction	Low	0
Eaves Width	Low	0
Building Envelope	High	3
Decks & Balconies	Low	0
Total		4

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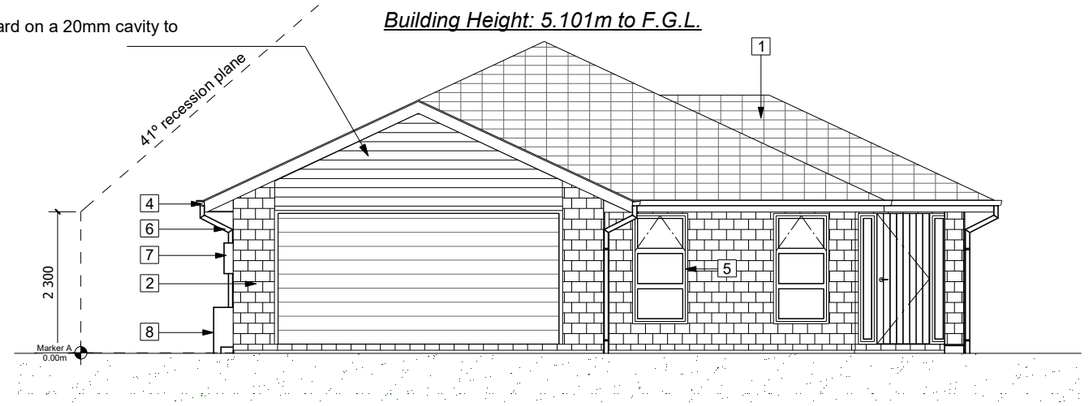
Linea Weatherboard on a 20mm cavity to the Gable

Building Height: 5.101m to F.G.L.



A/3 **ELEVATION A**
1:100

B/3 **ELEVATION B**
1:100

GENERAL ELEVATION NOTES

Air Barrier to unlined wall and gables, refer to the Construction Schedule in the Specification for type.

This sheet to be read in conjunction with the Risk Matrix in specification.

Driveway to fall from 20mm max below garage rebates (By Others).

Key
SS: Security Stay
SG: Safety Glass

LEGEND

1 - Metalcraft Metal Pressed Tile Profile over roof underlay

2 - Big face Brick Canterbury Clay Bricks Heritage 70 Series160 Blocks over 60mm cavity

4 - Metalcraft Fascia and Gutter System

5 - Aluminum Joinery

6 - Colorsteel Downpipe's

7 - Meter Box

8 - Outdoor Heatpump Unit

9 - Terminal Vent

RISK MATRIX ASSESSMENT		
ELEVATION B		
RISK CRITERIA	RISK	SCORE
Wind Zone	High	1
Number of Stories	Low	0
Roof Wall Junction	Low	0
Eaves Width	Low	0
Building Envelope	Low	0
Decks & Balconies	Low	0
Total		1

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RISK MATRIX ASSESSMENT		
ELEVATION C		
RISK CRITERIA	RISK	SCORE
Wind Zone	High	1
Number of Stories	Low	0
Roof Wall Junction	Low	0
Eaves Width	Low	0
Building Envelope	Low	0
Decks & Balconies	Low	0
Total		1

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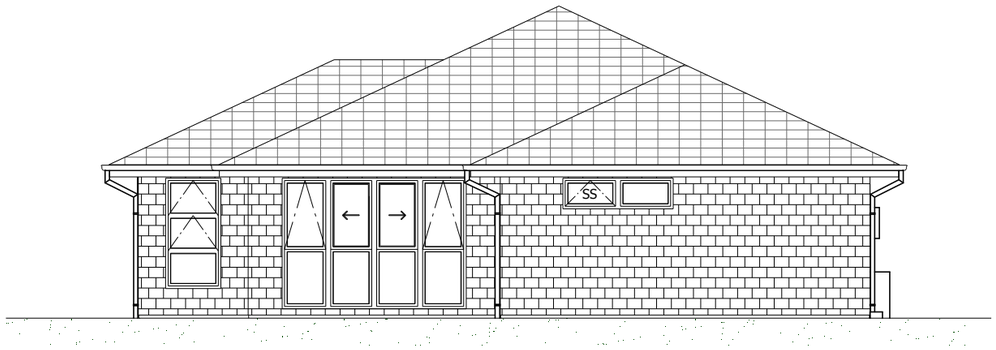

C/3 **ELEVATION C**
1:100

D/3 **ELEVATION D**
1:100

RISK MATRIX ASSESSMENT		
ELEVATION D		
RISK CRITERIA	RISK	SCORE
Wind Zone	High	1
Number of Stories	Low	0
Roof Wall Junction	Low	0
Eaves Width	Low	0
Building Envelope	Low	0
Decks & Balconies	Low	0
Total		1

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GENERAL ELEVATION NOTES

Air Barrier to unlined wall and gables, refer to the Construction Schedule in the Specification for type.

This sheet to be read in conjunction with the Risk Matrix in specification.

Driveway to fall from 20mm max below garage rebates (By Others).

Key
SS: Security Stay
SG: Safety Glass

LEGEND

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6 - Colorsteel Downpipe's

7 - Meter Box

8 - Outdoor Heatpump Unit

9 - Terminal Vent

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Job Number	Version	Revision	Sheet
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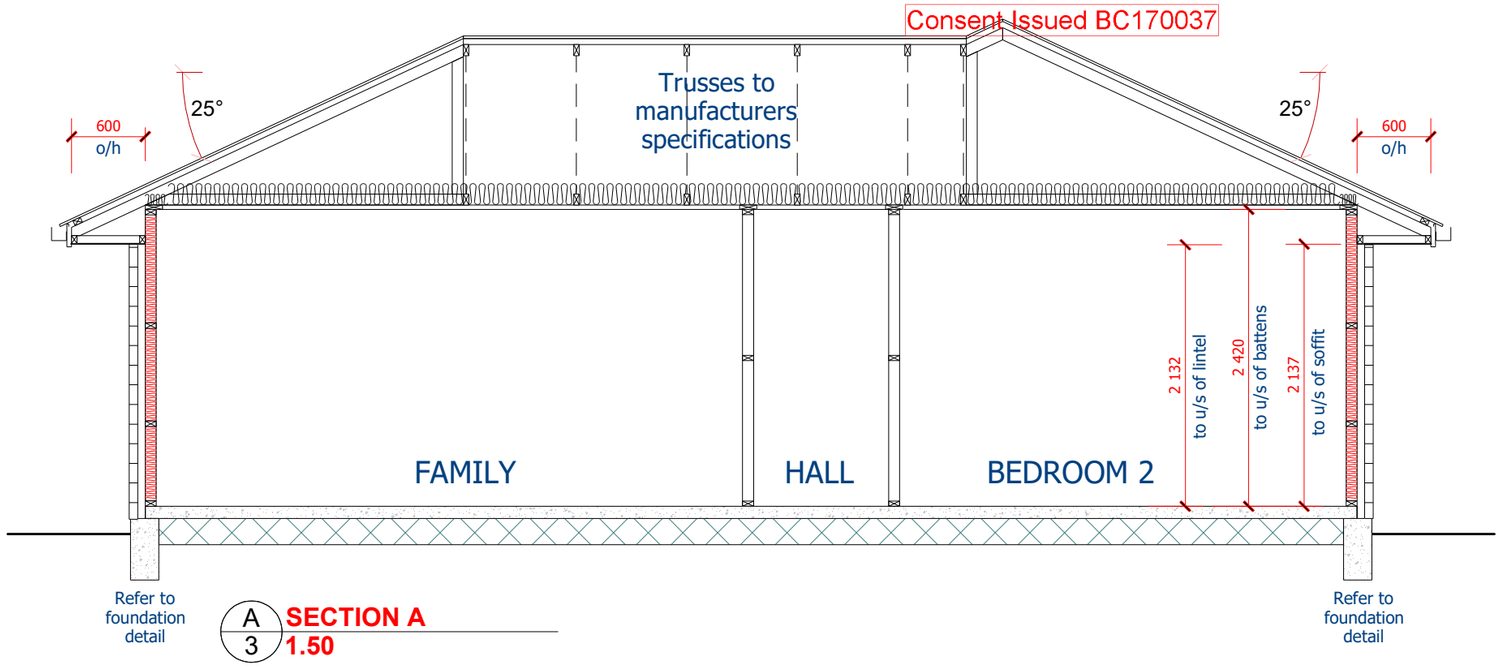
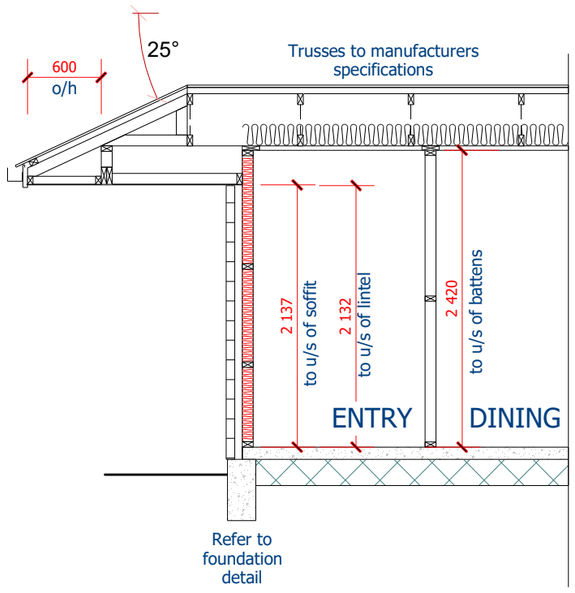


A/3 **SECTION A**
1.50



B/3 **SECTION B**
1.50

LEGEND

Refer to the Construction Schedule (Page 2 & 3) in the Specification for sizing of Building Elements.
General Notes:

1 - Pressed metal tile roof by Metalcraft on self supporting ThermaKraft 215 roof underlay on 50x40mm SG6 H1.2 Battens

2 - Metalcraft fascia & quad gutter system with 4.5mm Hardies soffit lining on 70x35mm H1.2 eaves bearers on edge fixed to ribbon board.

3 - 4.5mm Hardies Soffit lining on 90x45mm H1.2 SG8 Ceiling Joists @ 900crs fixed using JH47x90 joist hangers

4 - 13mm Standard GIB ceiling lining to underside of Rondo metal ceiling battens @ 600 crs with R3.6 Pink Batts insulation.

5 - 70 series Brick veneer on a 50mm cavity (refer to specification) Watergate Plus building wrap on stud framing with R2.4 Ultra Pink Batts insulation & 10mm Std. GIB wall lining (Aqualine to wet areas).

6 - Linea Weatherboard with 20mm cavity (refer to manufacturers details). Watergate Plus building wrap on stud framing with R2.4 Pink Batts insulation & 10mm Std. GIB wall lining (Aqualine to wet areas).

7 - Bottom Plate fixings: Lumberlok bottom plate fixing anchors as per manufacturers spec's @ 900mm crs on all external walls and within 150mm of each end of the plate.
75mmx4mm dia shot fired fasteners @ 600mm crs and within 150mm of each end of the bottom plate to interior load bearing walls.
DPC between bottom plate & floor slab (Refer to Mi Tek spec's attached for specific bottom plate fixing details required for bracing lintels)

8 - Studs 90x45 @ 600crs SG8, Dwangs @ 800crs. (exterior walls) unless otherwise stated

9 - Studs 90x45 @ 600crs SG8, Dwangs @ 800crs. 2 min. (interior loadbearing & non-loadbearing walls) unless otherwise stated

PROTECTION OF FIXINGS
Fixings shall comply with NZS 3604:2011 Section 4 Durability Tables 4.1-4.3
CONCRETE STRENGTH
All concrete to comply with NZS3604:2011 Section 4 Durability Clause 4.5.2
TIMBER GRADE
Timber members specified on these drawings are to be a minimum of SG8 strength graded as per NZS3604:2011

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CROSS SECTION

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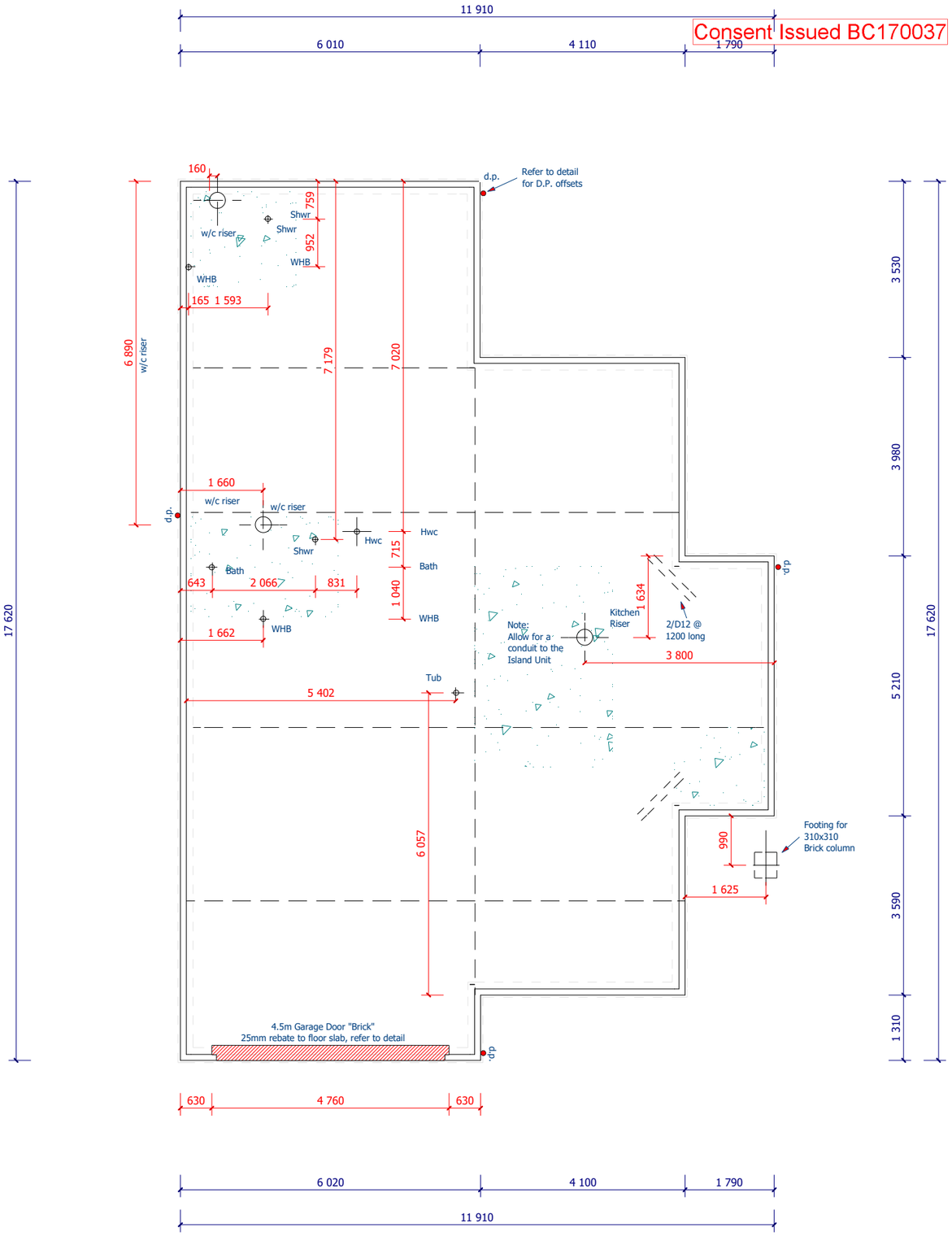

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GENERAL FOUNDATION NOTES

1) All dimensions over foundation face. Allow (120mm rebate) 70mm veneer & 50mm cavity.
2) No construction joints / shrinkage control joints under marked tile areas where possible.
3) The maximum plan dimension of concrete between shrinkage control joints is 6m with mesh to slab. (Standard joint to be formed with 25mm min sawcut & free joint to be at 24m crs max & as per detail CON001AFL).
4) No saw cuts under length of load bearing and bracing walls. (As fixing may not achieve full strength if embedded in sawcuts).
5) Supplementary reinforcing to internal corners to comply with NZS 3604:2011 clause 7.5.8.6.4.
6) W/C location indicated on plan has assumed a 160mm offset from internal frame line, please consult manufacturer's documentation to confirm offset. Contractor to consult manufacturer's documentation to determine the correct location for all wastes positioned through floor slabs.
7) Gully trap positions indicated on ground floor plan.
8) Earth bar to be bonded to the reinforcing mesh
9) Refer to Truss design for exact location of slab thickenings
10) Flexible silicone bondage sealer to fill the saw cuts through vinyl floor areas.

BOTTOM PLATE FIXING

Bottom Plate fixings: Lumberlok bottom plate fixing anchors as per manufacturers spec's @ 900mm crs on all external walls and within 150mm of each end of the plate.
75mmx4mm dia shot fired fasteners @ 600mm crs and within 150mm of each end of the bottom plate to interior load bearing walls.
DPC between bottom plate & floor slab (Refer to Mi Tek spec's attached for specific bottom plate fixing details required for bracing lintels)

REINFORCING

All reinforcing is to be Ductility Class E, in accordance with NZS 4671

PROTECTION OF FIXINGS

Fixings shall comply with NZS 3604:2011 Section 4 Durability Tables 4.1-4.3

CONCRETE STRENGTH

All concrete to comply with NZS3604:2011 Section 4 Durability Clause 4.5.2

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CONSENT

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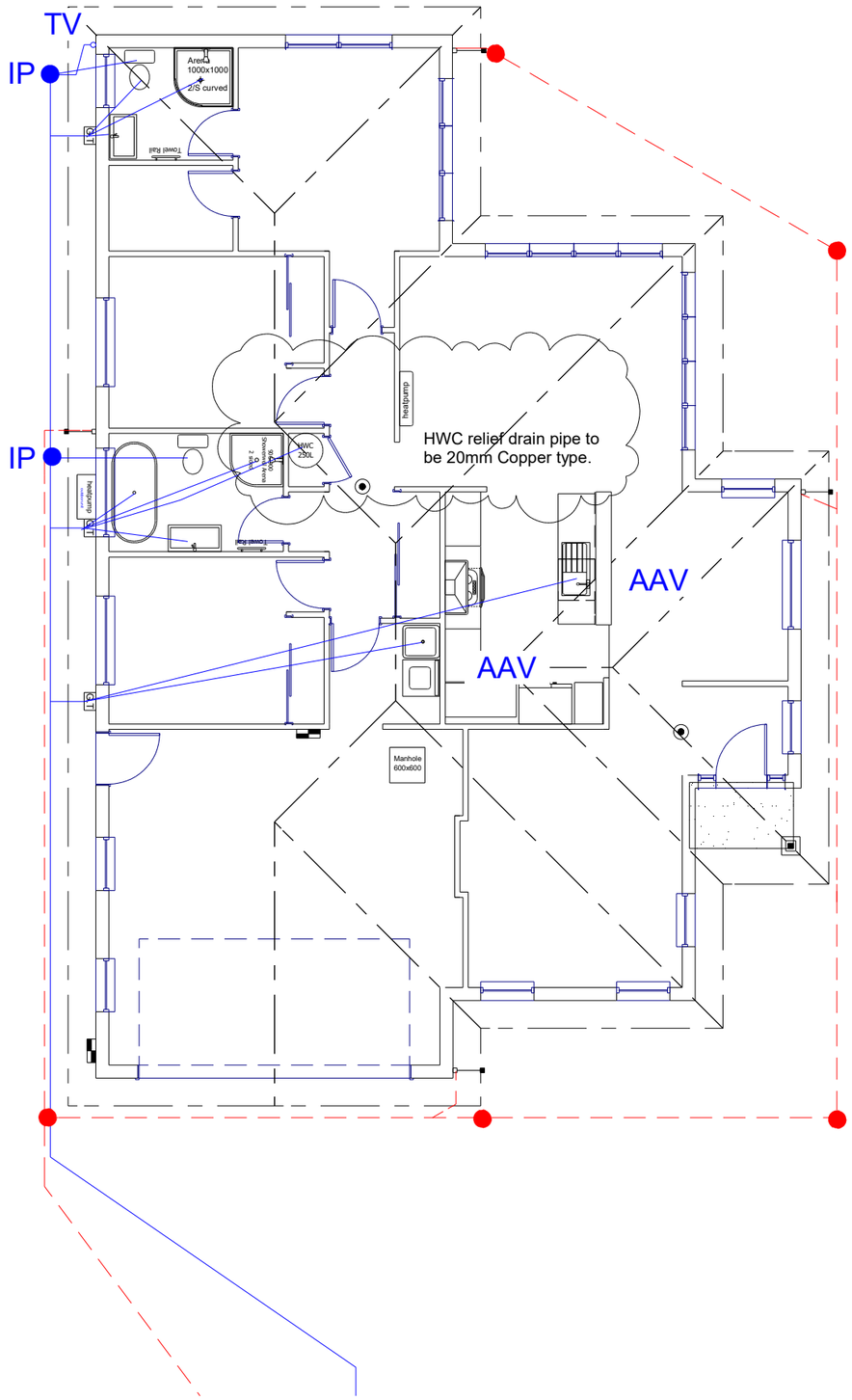

LEGEND.	
Sewer Pipe	————
S/W Pipe	– – – – – – –
Down Pipe	DP
Gully Trap	GT
Terminal Vent	TV
Vent	V
Inspection Point	IP
Air Admittance Valve	AAV

Drainage Schedule	NZBC G13	
(Drainage as per Schedule unless specified otherwise)		
Kitchen		
Sink:	Ø65mm @1:40	(3 discharge units)
Bathrooms		
Vanity:	Ø40mm @ 1:40	(1 discharge units per basin)
Shower:	Ø40mm @1:40	(2 discharge units)
Bath:	Ø40mm @1:40	(4 discharge units)
WC:	Ø100mm @1:40	(4 discharge units)
Laundry		
Sink:	Ø65mm @1:40 min	(5 discharge units)
Main Foulwater Drain	Ø100mm @1:60	
Stormwater Drain	Ø100mm @1:60 (1:120max)	
Terminal Vent	Ø80mm	
Vent	Ø50mm	
Heatpump	Drain over GT	
Hot water Cylinder	Drain over GT	
Services	To existing connections	

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Website: www.stonewood.co.nz

Client :
G Baldock
Proposed Dwelling at:
Lot 40
Elm Green
Rangiora

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DRAINAGE PLAN

Drawn By	Checked By		LBP #
Isha	Jeremy Harrison		105491
Standard Plan	Print Date	Sales	Scale at A3
Core Fairhill 170 Hip	15/02/2017	GB	1:100
Job Number	Version	Revision	Sheet
153232	A	4	8
			OF 15

Version:

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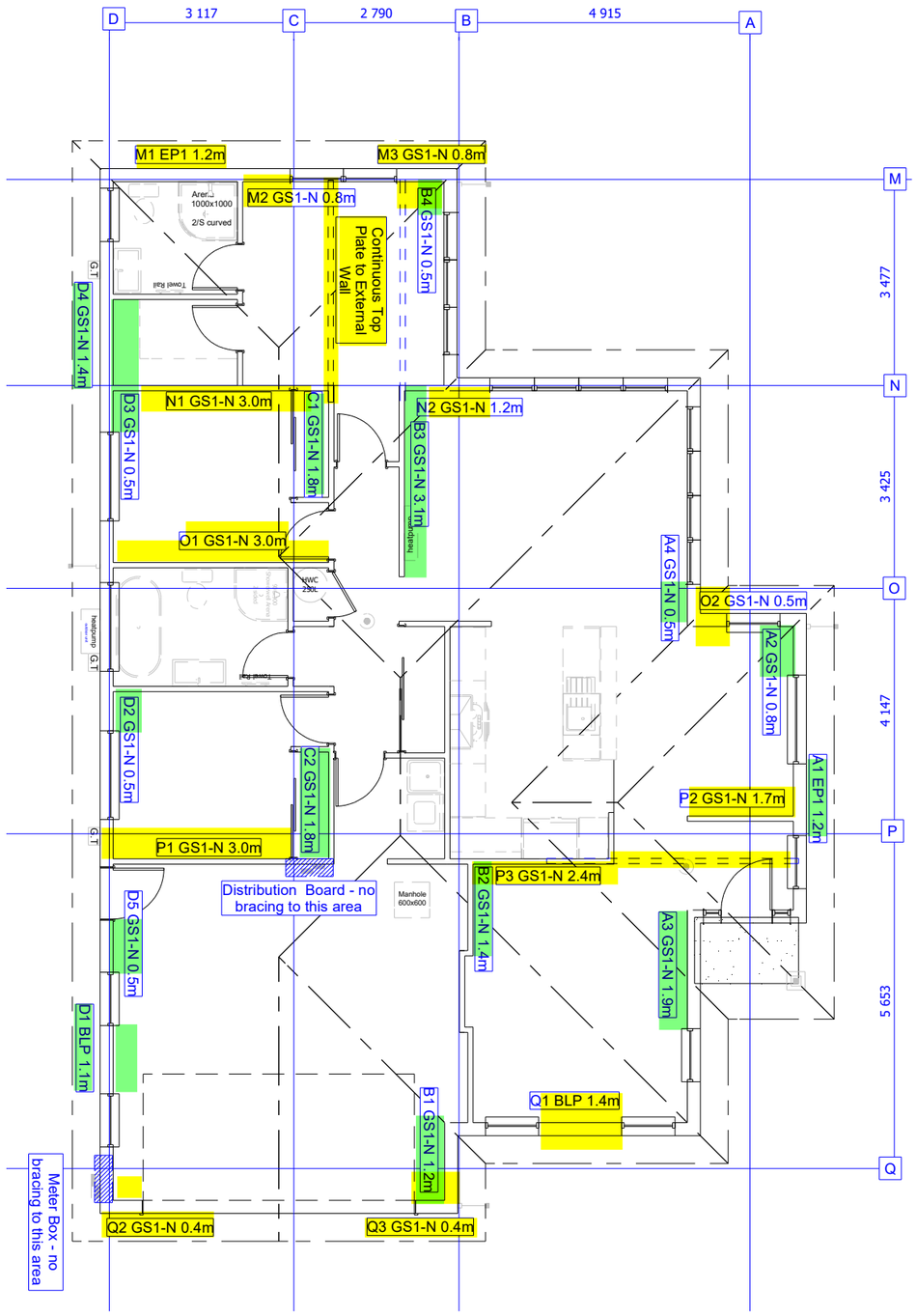
Layout Template Version 15/06

Consent Issued BC170037



GENERAL BRACING NOTES

Bracing plan to be read in conjunction with supplementary bracing calculations

Refer to the supporting documents in the specification for purlin/batten fixing, truss fixing, stud to top plate fixing & lintel fixing schedules.

To be read in conjunction with minimal length bracing detail TAJ002AWA

BRACING SYSTEM

Wall bracing designed in accordance with NZS 3604:2011 & GIB Ezybrace system

Designed to:
Wind: High
Earthquake: 2

LEGEND

A — Brace Line Label

M1 EPBS 1.1m — Brace Length

Brace Type

Brace Number

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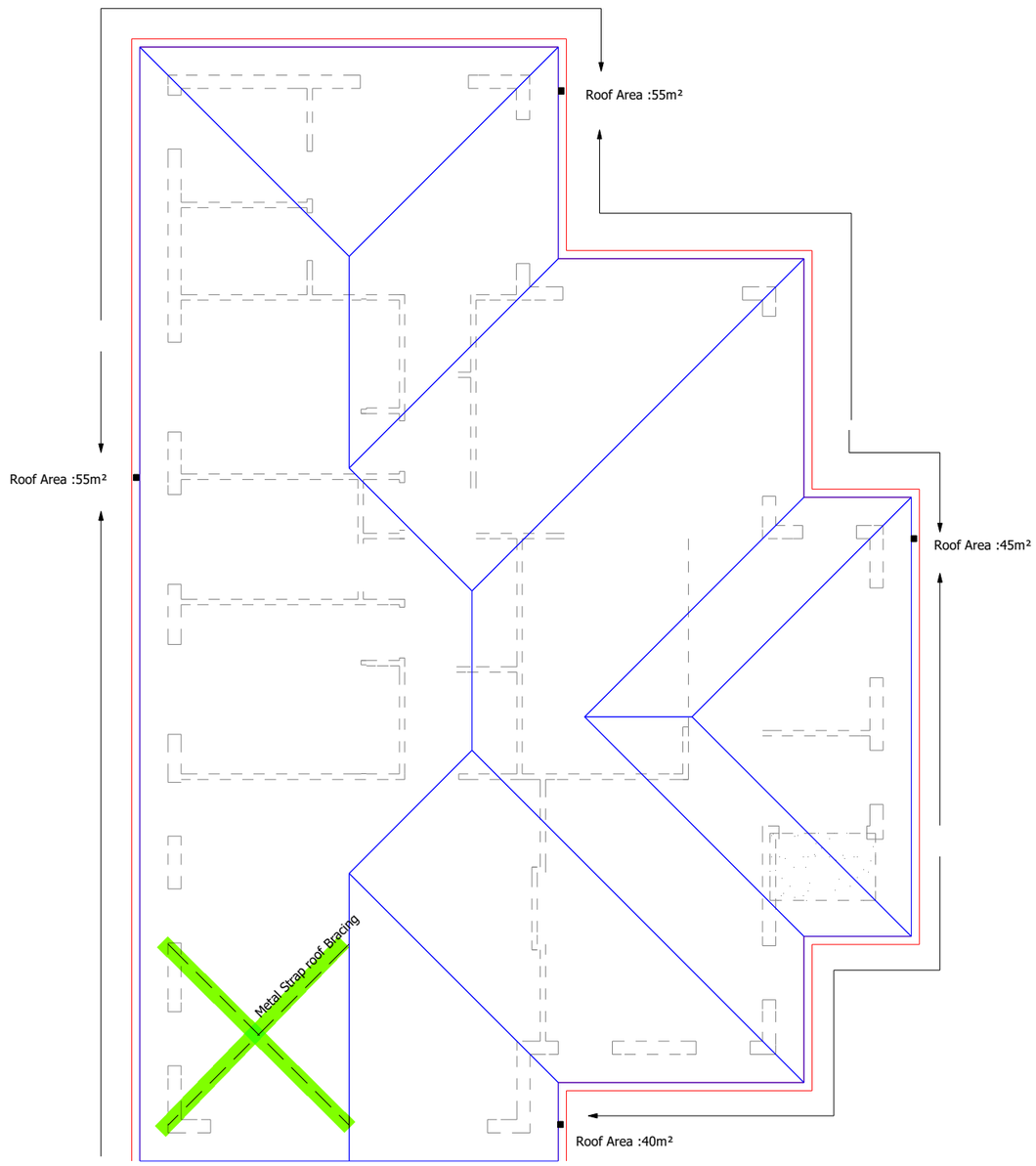

GENERAL ROOF PLAN NOTES

BC 170037

Refer to the Construction Schedule (Page 2 & 3) in the Specification and the manufacturer's specification attached for the gutter and down pipe rainfall catchment area calculations.

RPB - Roof Plane Bracing as per NZS:3604 (Figure: 10.22)

LSB - Lumberlok Strip bracing as per Lumberlok Roof Bracing Specification

ROOF CLADDING

Roof - 25º Pressed metal tile roofl Profile on Thermakraft 215 roof underlay

TRUSS FIXINGS

Refer to the Truss design for truss fixings

TOP PLATE FIXING

Use Lumberlock top plate fixing chart attached to the main specifications to determine top plate fixings

DOWNPIPES

Use 75x55 Rectangular Downpipes
As per NZBC E1/AS1 Table 5 65x50 Rectangular down pipes can collect up to 60m² of 0-25º roof plan area

GUTTERS

Use Metalcraft Metalline Quad Gutter
As per NZ Metal Roof and Wall Cladding Code of Practice Version 2 section 8 the above gutter with a cross sectional area of 5550mm² can collect up to 63.06m² of 0-25º roof plan area. Refer to the specifications for exact calculations.

TIMBER GRADE

Timber members specified on these drawings are to be a minimum of strength of SG8 graded as per NZS3604:2011

PROTECTION OF FIXINGS

Fixings shall comply with NZS 3604:2011 Section 4 Durability Tables 4.1-4.3

VALLEY BOARDS

Thickness:	19mm
Timber Treatment:	H1.2

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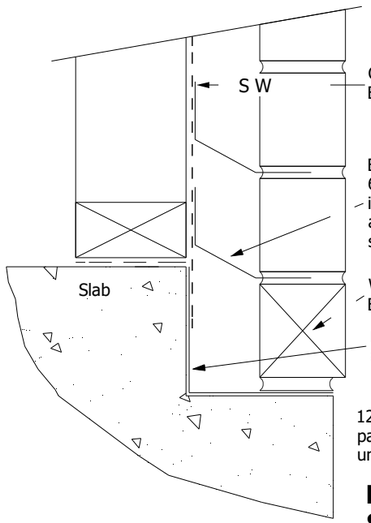


Cladding on cavity over Building wrap over frame

Brick veneer fixed to stud frame via 60mm cavity with brick ties installed in the immediate 2 courses of brick above a DPC then 400mm vertical & stud centers horizontally.

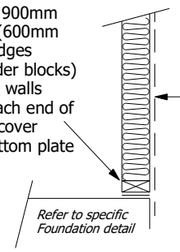
Weep holes @ 800crs max. Brick veneer to overhang 10mm max.

Mulseal top of foundation & slab edge.

125mm min to permanent paving or 150mm min to unpaved ground

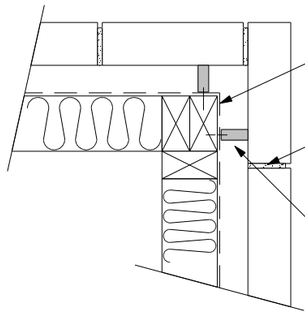
Foundation Edge
Scale 1:5

125mm x 12mm thru bolt with 50mm square washer at 900mm crs on all external walls (600mm crs when used on slab edges formed by masonry header blocks) and interior load bearing walls (Bolts also 150mm for each end of bottom plate) minimum cover 40mm. DPC between bottom plate & floor slab



Building wrap staple fixed to studframe @ 300crs max, wrap to be fixed horizontally with upper sheets to lap over lower sheet, allow 75mm cover min. End laps to be over stud, allow 150mm min lap (Support building wrap with Polypropylene tape at 300 mm centres)

Exterior stud framing to slab (Building Paper)
Scale 1:20



Building wrap continuous around corner.

7-13mm mortar joint Recommend 10mm +/- 2mm Rake joints max 6mm, Tool Joints smooth

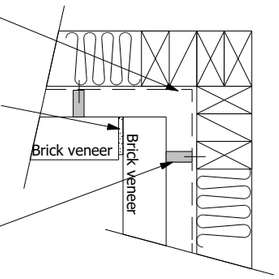
5 screw fixed ties per sq.m 600mm horizontally, 400mm vertically, or alternatives. First brick tie within 400mm of the foundation

Brick Veneer External Corner Detail
scale 1:5

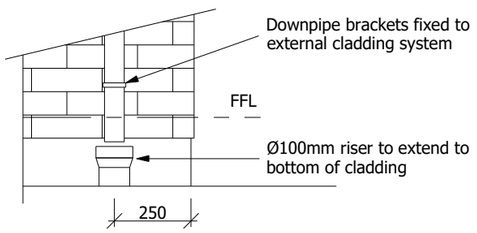
Building wrap continuous around corner.

7-13mm mortar joint Recommend 10mm +/- 2mm Rake joints max 6mm, Tool Joints smooth

5 screw fixed ties per sq.m 600mm horizontally, 400mm vertically, or alternatives. First brick tie within 400mm of the foundation



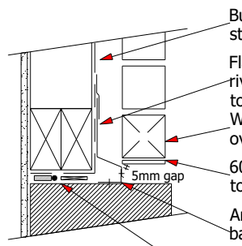
Brick Veneer Internal Corner Detail
scale 1:5



Downpipe brackets fixed to external cladding system

Ø100mm riser to extend to bottom of cladding

Downpipe Corner Offsets (Brick)
Scale 1:20



Building wrap to extend down face of stud frame wall and wrap under lintel

Flashing from building wrap, seal & rivet to angle (Flashing tape flashing to building wrap)

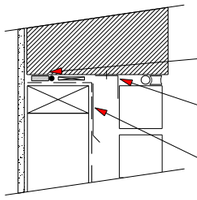
Weep holes @ 800crs to first course over meter box

60x10 Lintel bar over penetration (Refer to table 4 for lintel material)

Angle rivit & sealed to meterbox, plus backing rod, silicon to front in 5-6mm gap to all 4 sides

Expandable foam sealant on pef rod to form air seal between cavity system and wall lining

Brick Veneer Meter Box Head Detail
Scale NTS

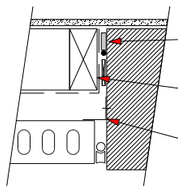


Expandable foam sealant on pef rod to form air seal between cavity system and wall lining

Angle rivit & sealed to meterbox, plus backing rod, silicon to front in 5-6mm gap to all 4 sides

Sill flashing tape to wall/meter box enclosure allow for 75mm returns

Brick Veneer Meter Box Sill Detail
Scale NTS



Expandable foam sealant on pef rod to form air seal between cavity system and wall lining

Building wrap to be turned round trimmer stud to window opening

Angle rivit & sealed to meterbox, plus backing rod, silicon to front in 5-6mm gap to all 4 sides

Brick Veneer Meter Box Jamb Detail
Scale NTS

Note: S01 - 02 rev A in engineers A4 docs
Refer to specific Foundation Design.

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Core Fairhill 170 Hip	17/02/2017	GB	varies
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			OF 15

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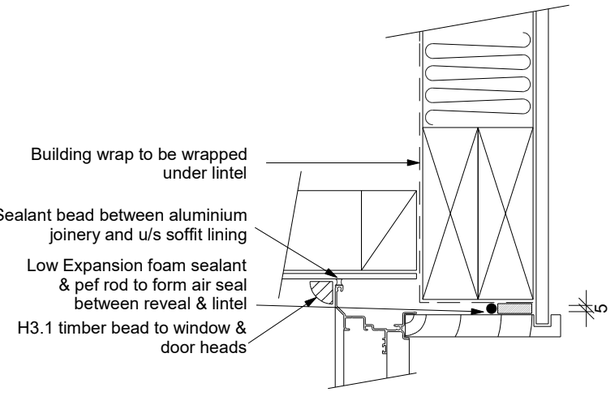
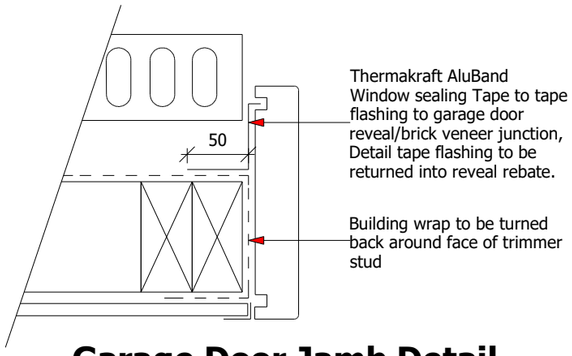
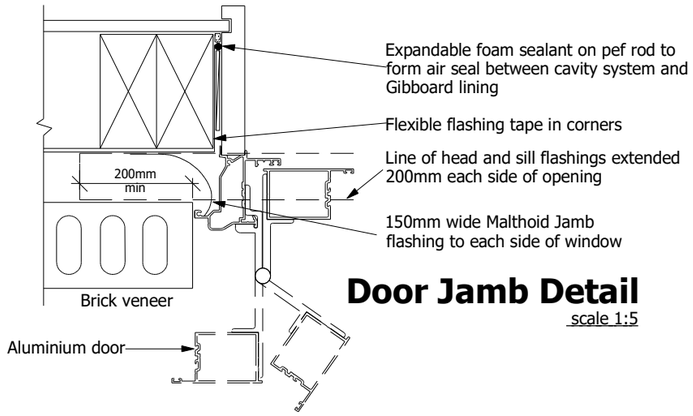




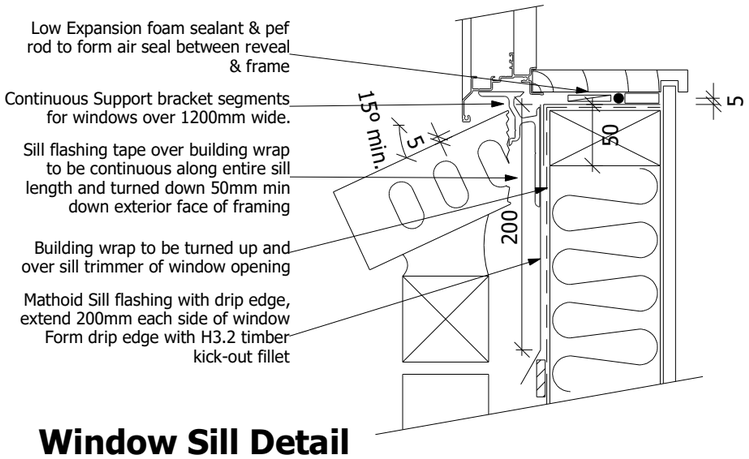
Garage Door Jamb Detail

scale 1:5



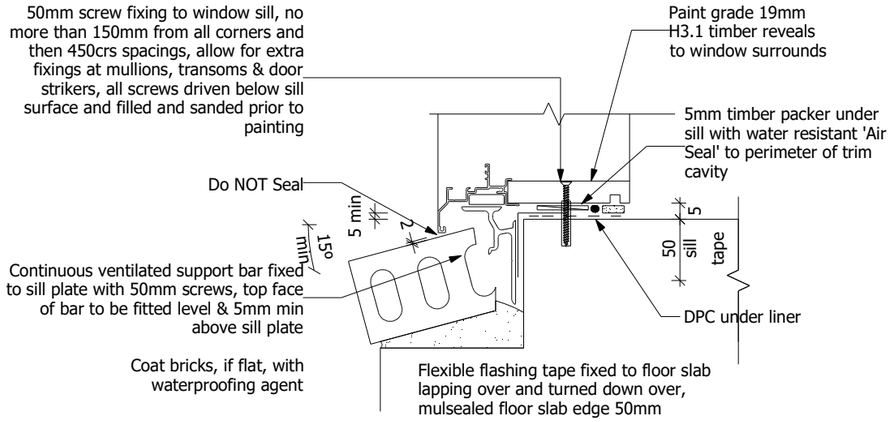
Door Jamb Detail

scale 1:5



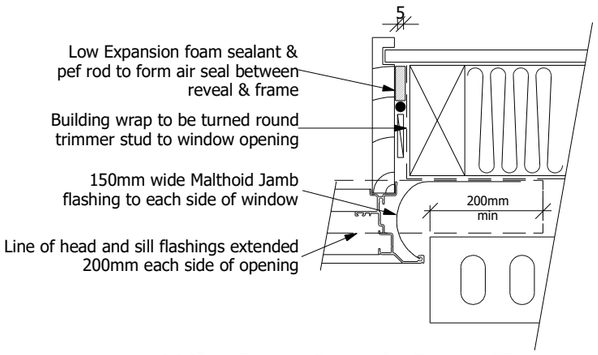
Window Sill Detail

scale 1:5



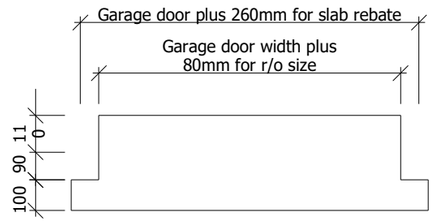
Window Sill to Slab Detail

scale 1:5

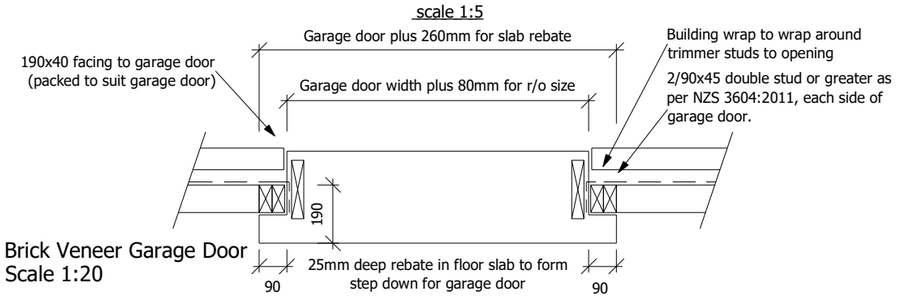


Window Jamb Detail

scale 1:5



Brick Garage Door Rebate
Scale 1:20



Brick Veneer Garage Door
Scale 1:20

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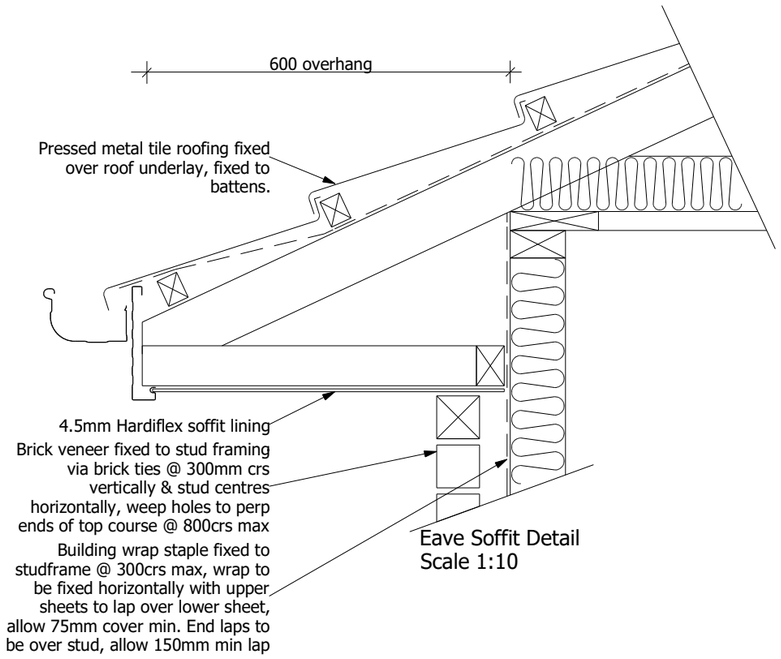
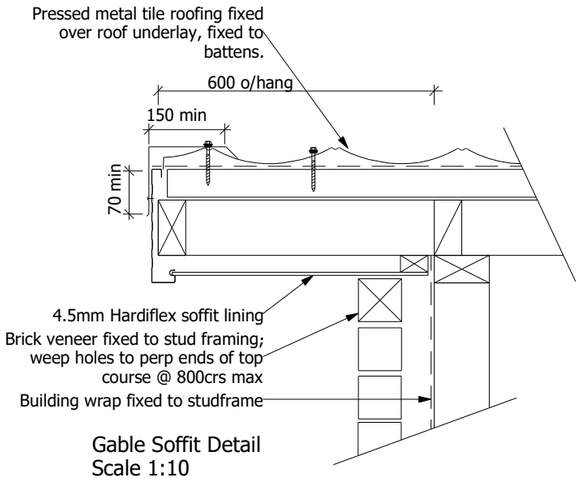
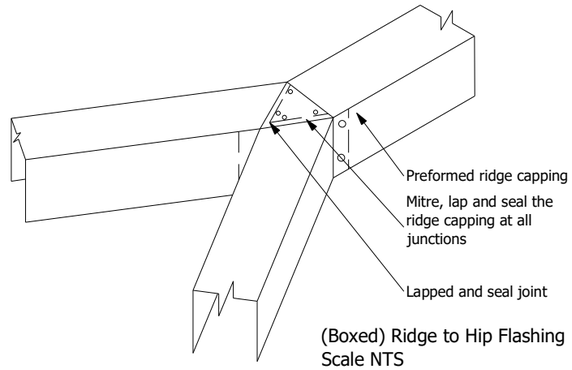


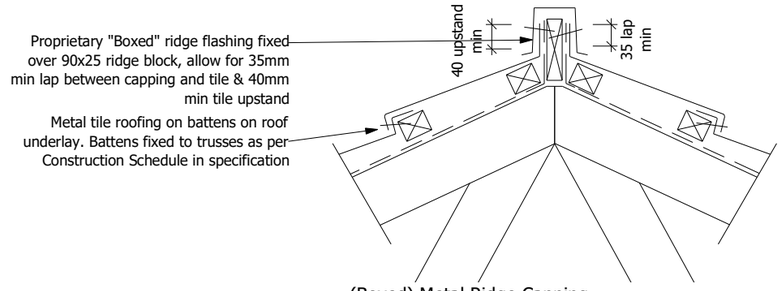
Eave Soffit Detail
Scale 1:10



Gable Soffit Detail
Scale 1:10



(Boxed) Ridge to Hip Flashing
Scale NTS



(Boxed) Metal Ridge Capping
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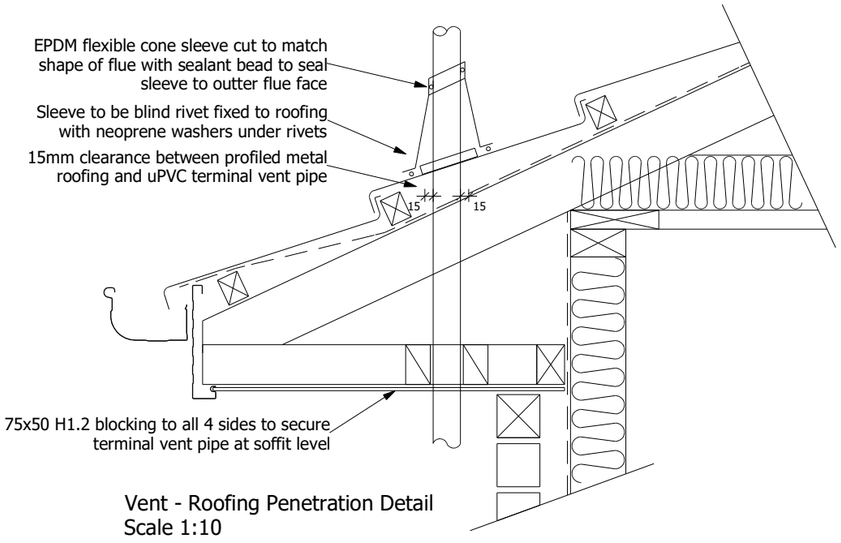
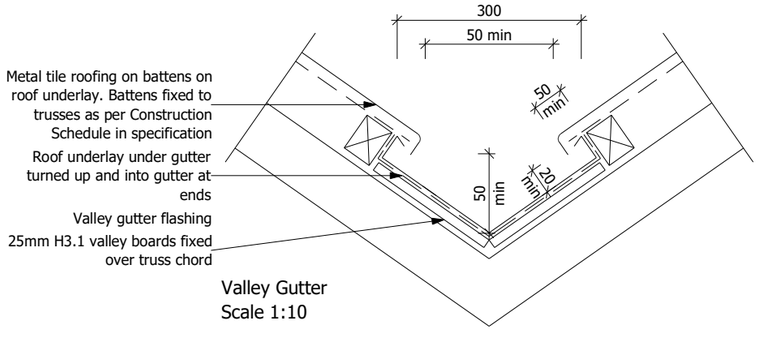


Vent - Roofing Penetration Detail
Scale 1:10



Valley Gutter
Scale 1:10

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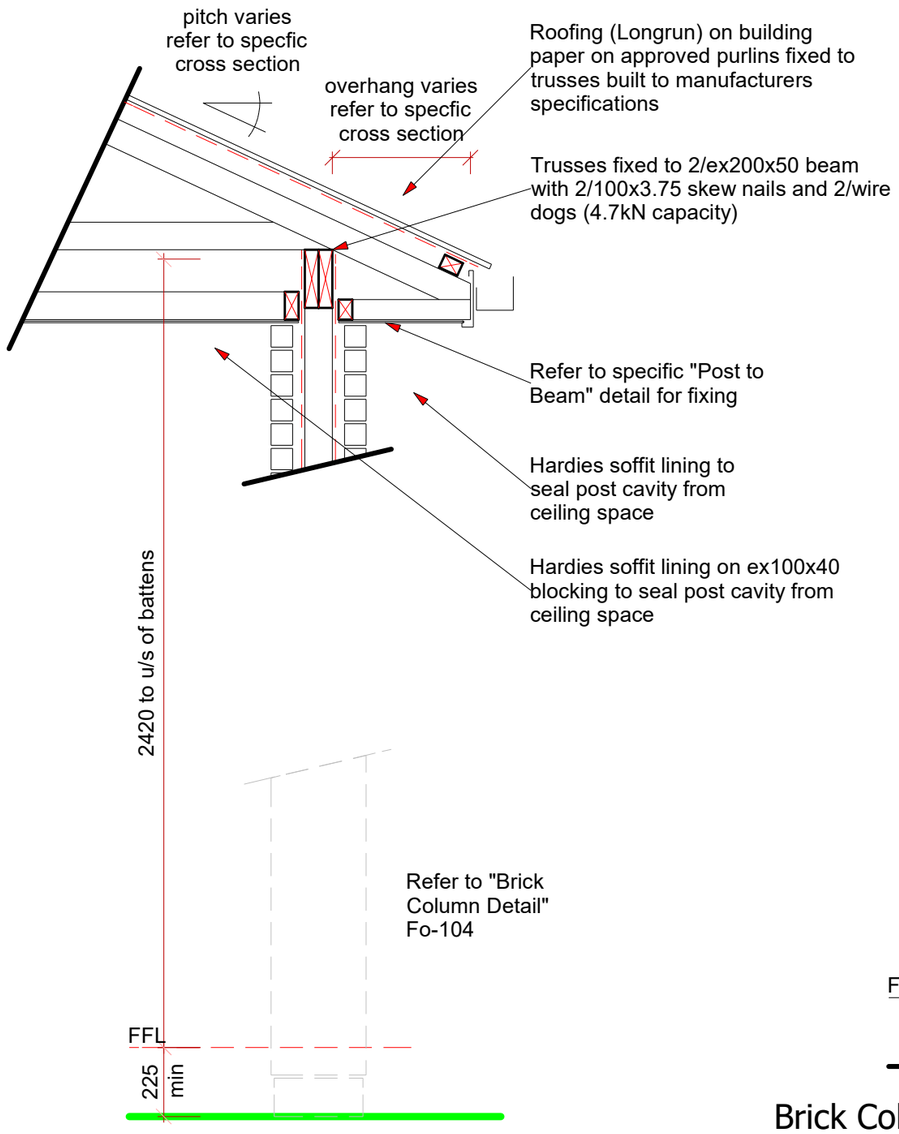
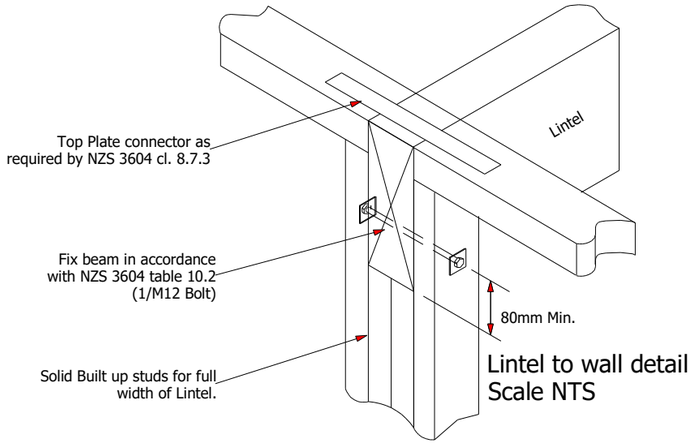
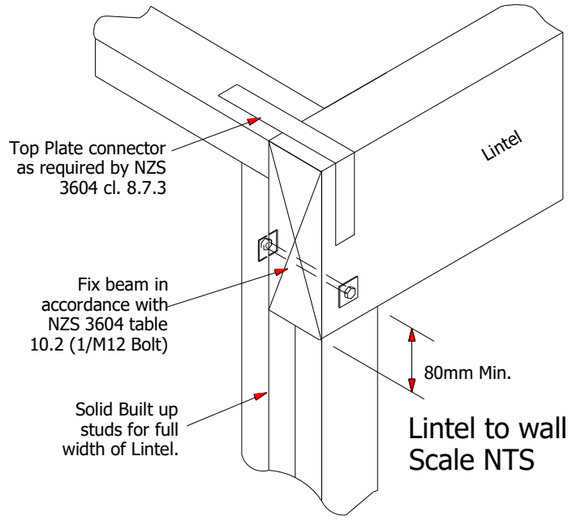


Brick Entry
Std Height
With Overhang



Lintel to wall detail
Scale NTS



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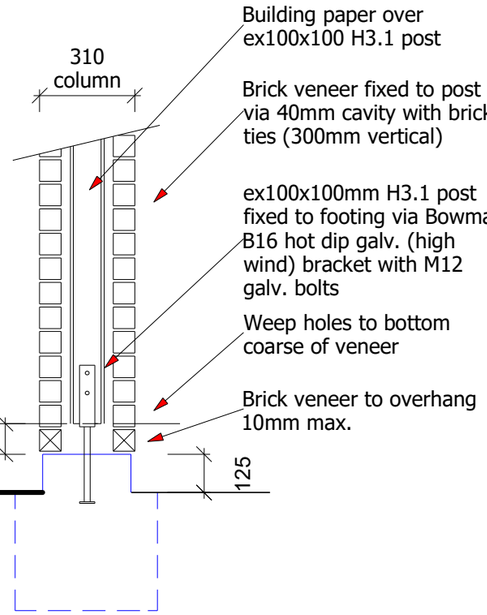
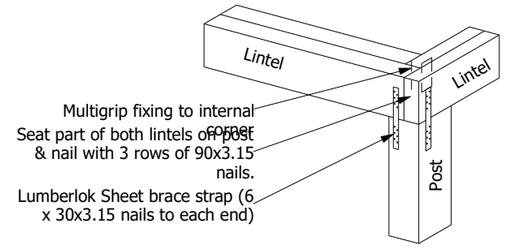
Scale NTS



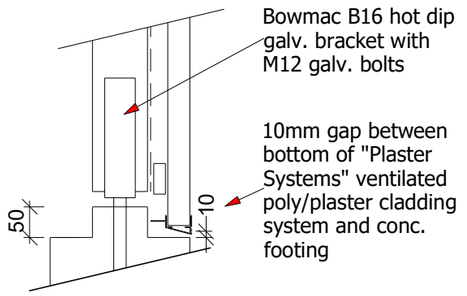
Brick Column
(Timber Post)
scale 1:20

Brick Column footing as per Engineers Design
Sk1 rev A; in engineers A4 docs



Post to Lintel Detail

scale: NTS



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Drawn By	Checked By		LBP #
Isha	Jeremy Harrison		105491
Standard Plan	Print Date	Sales	Scale at A3
Core Fairhill 170 Hip	17/02/2017	GB	varies
Job Number	Version	Revision	Sheet
153232	A	4	14
			OF 15

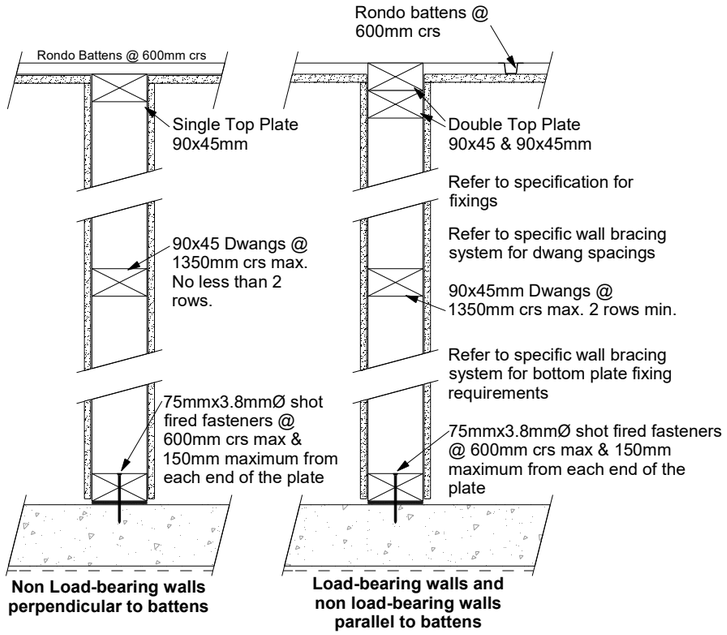
Version:
CONSENT

C:\2016 files\G B Plans\Baldock 153232.layout

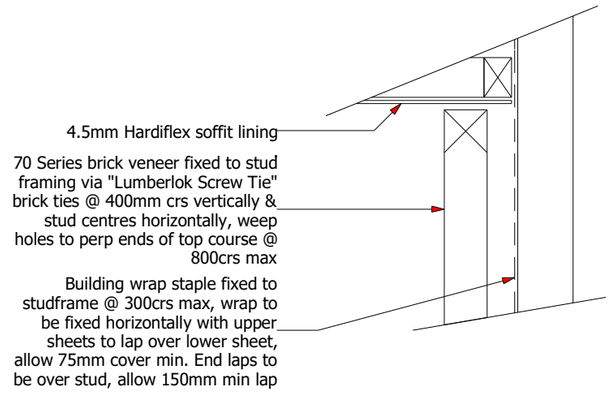
Layout Template Version 15/06

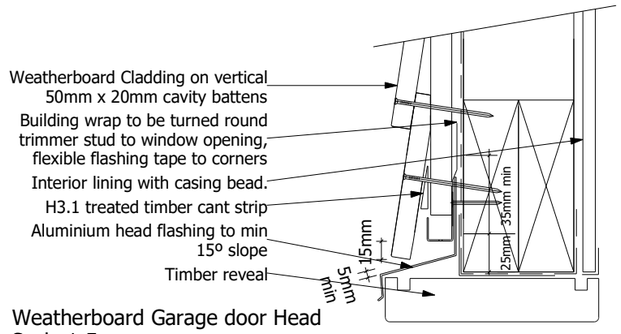
Building Consent 170037
Received 21/2/17

Consent Issued BC170037



Interior Wall Framing
Scale 1:10

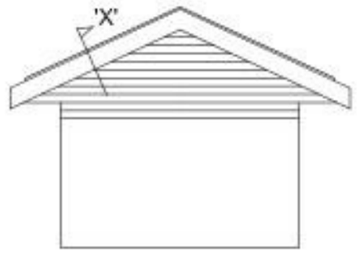


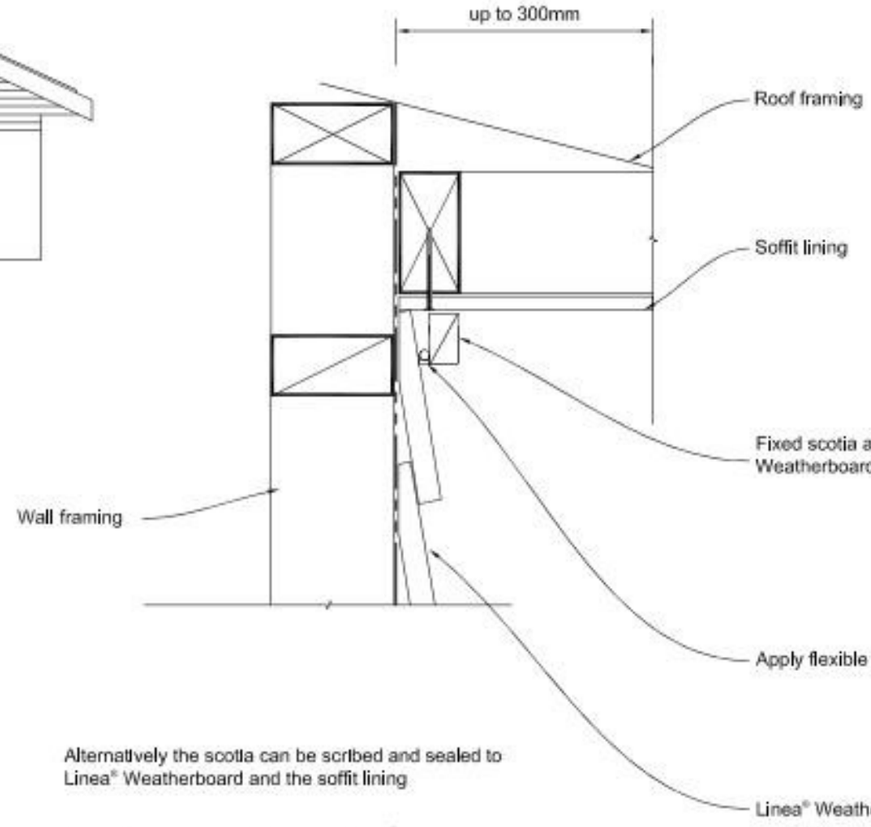


Weatherboard Garage door Head
Scale 1:5

Brick Veneer Soffit Detail

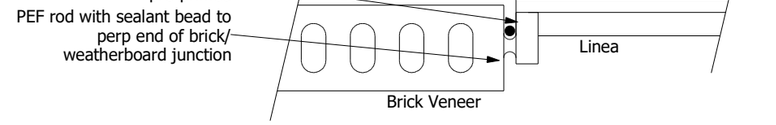
scale 1:10



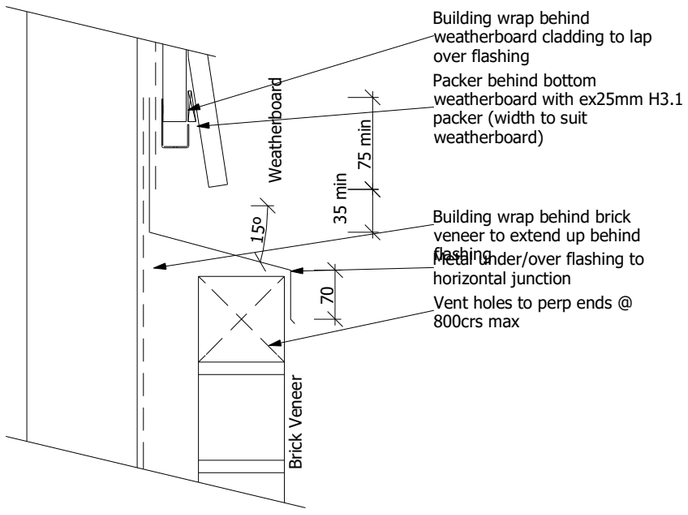


Alternatively the scotia can be scribed and sealed to Linea® Weatherboard and the soffit lining

For soffits more than 300mm the Linea® Weatherboard must be neat cut and silicone sealed to angle of soffit



Linea/Brick "vert junction"
Scale 1:5



Weatherboard/Brick Inline Detail "horizontal junction"
Scale 1:5

WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, Clause 3
170037 13/03/2017 petert

STONEWOOD HOMES

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Christchurch, New Zealand
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Fax: +64 3 354 2342
Email: info@stonewood.co.nz
Website: www.stonewood.co.nz

Client :
G Baldock
Proposed Dwelling at:
Lot 40
Elm Green
Rangiora

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All dimensions and levels are to be checked and verified on site by contractor prior to commencement of any work

Signed: | Date:

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