

FINISHED FLOOR LEVEL (F.F.L.)
CONCRETE - TOP OF FINISHED SLAB
TIMBER FLOOR - TOP OF FLOORING

FINISHED GROUND LEVEL (F.G.L.)
MEANS THE LEVEL AFTER ALL BACKFILLING, LANDSCAPING AND SURFACE PAVING HAS BEEN COMPLETED

CLEARED GROUND LEVEL (C.G.L.)
MEANS THE LEVEL AFTER THE SITE EXCAVATION HAS BEEN COMPLETED BUT BEFORE BUILDING FOUNDATIONS HAVE BEEN EXCAVATED AND THE AREA OF THE SITE TO BE COVERED BY THE BUILDING IS FREE OF ALL DELETERIOUS MATERIAL

DOMESTIC SMOKE ALARMS.
SMOKE ALARMS SHALL COMPLY WITH APPROVED DOCUMENT F7 WARNING SYSTEMS. SMOKE ALARMS MAY BE BATTERY POWERED, HAVE A HUSH FACILITY HAVING A MIN. 60 SECOND DURATION, HAVE A TEST FACILITY AND BE APPROVED BY A RECOGNIZED AUTHORITY

MANROSE FAN.
MANROSE AIR FLOW EXTRACTOR FAN - REFER LITERATURE FOR MORE DETAILED INFORMATION

GLAZING SCREENS
ALL GLASS SCREENS ARE TO BE CODE COMPLIANT TO ALL RELEVANT SAFETY GLASS STANDARDS AND ARE TO BE INSTALLED TO COMPLY WITH NZBC E3

WET AREAS WATERPROOFING SYSTEM OPTIONS
PROVIDE AN IMPERVIOUS AND EASILY CLEANABLE SURFACE TO ALL WALL AREAS LIKELY TO BE SPLASHED AND TO ALL BATHROOM, TOILET, LAUNDRY, KITCHEN AND MAIN ENTRANCE FLOORS.
USE GIB AQUALINE ON BATHROOM, TOILET, LAUNDRY AND KITCHEN WALLS AND BATHROOM AND LAUNDRY CEILINGS.

TILING / WET AREAS SPECIFICATIONS
INSTALL ALL WET AREA LININGS, MEMBRANES AND TILING WORK IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS, STANDARDS AND MANUFACTURERS LITERATURE:

NZBC E3/AS1 - INTERNAL MOISTURE SPECIFICATION SECTIONS 6221A
GIB AQUALINE WET AREA SYSTEMS AND DETAILS
TECHNOKOLLA RASOGUM LITERATURE
FLOORING INSTALLATION MANUAL
AS3740 WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGS
AS4992.2 CERAMIC TILE GROUTS AND ADHESIVES
AS3958.1 CERAMIC TILES - GUIDE TO THE INSTALLATION OF CERAMIC TILES

WALLS
• FIX TILES WITH APPROVED AND COMPATIBLE TILE ADHESIVE OVER TECHNOKOLLA RASOGUM WPM OVER GIB AQUALINE SHEETS. FOR APPLICATIONS OF TILES 6MM OR LESS - STUDS @ 600CRS & NOGS @ 600CRS. 6MM OR MORE - STUDS @ 400CRS & NOGS @ 600CRS
• APPROVED PAINT SYSTEM, E.G. 1 COAT ALKYD SEALER AND 2 COATS WATER BASED ENAMEL

FLOORING
• TILING OVER CONCRETE FLOOR
FIX TILES WITH APPROVED AND COMPATIBLE TILE ADHESIVE OVER TECHNOKOLLA RASOGUM WATERPROOFING SYSTEM. ENSURE CONCRETE HAS HAD ADEQUATE CURING TIME

FLOORING
• VINYL OVER CONCRETE OR TIMBER FLOOR
FIX VINYL WITH APPROVED AND COMPATIBLE ADHESIVE OVER CONCRETE OR 19MM H3 PLYWOOD FLOOR.
REFER SPECIFICATION SECTION 6411.

VENT ALL FANS THROUGH SOFFIT MECHANICAL EXTRACT FANS (INCLUDING ASSOCIATED DUCTING) MUST HAVE A FLOWRATE NOT LESS THAN:
A) 25L/S FOR SHOWERS AND BATHS, AND
B) 50L/S FOR COOKTOPS.
IN ACCORDANCE WITH G4/AS1 CLAUSE 1.2.5
LAUNDRY FAN TO HAVE A FLOWRATE NOT LESS THAN 40L/S IN ACCORDANCE WITH TABLE B1, AS1668.2
HWC = RINNAI COOPER SS 180L

AS APPROVED BY
KAIPARA DISTRICT COUNCIL
Planning Department

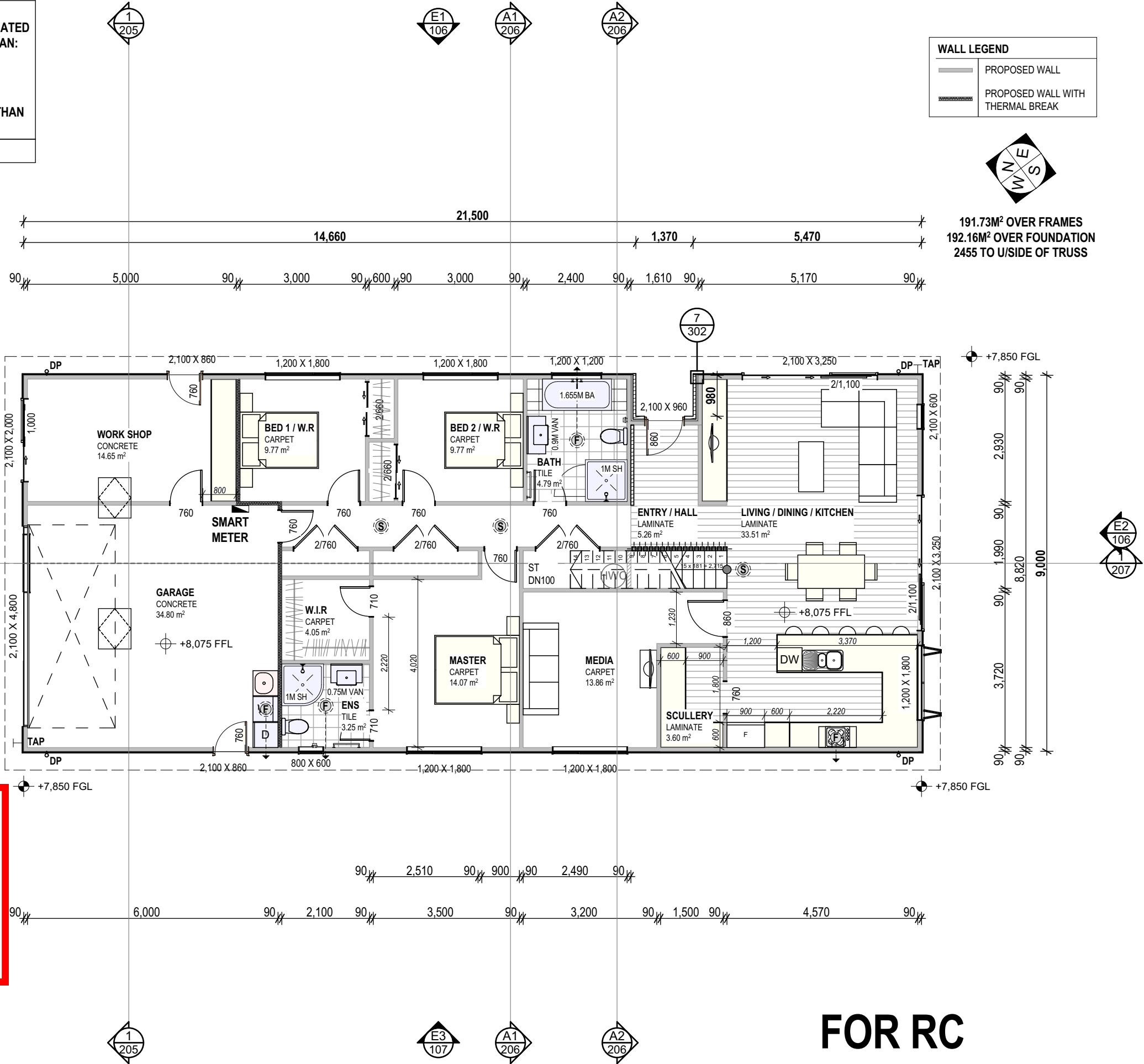
RESOURCE CONSENT
RM220116

6/07/2022 charridge



47 Forge Road, Silverdale
PO Box 88 Waiwera

Telephone: 09 426 7835
email: admin@makingplans.co.nz



Job Title

PROPOSED DWELLING

At

LOT 8 LONGVIEW MANGAWHAI

For

SEAN & KATE FULLAN

Drawing Title

GROUND FLOOR PLAN

THIS DOCUMENT REMAINS THE PROPERTY OF MAKING PLANS LTD / ALL DIMENSIONS TO BE VERIFIED ON SITE

SCALE @ A3.

1:100

SHEET NUMBER

104

WIND ZONE HIGH

EXPOSURE ZONE D

EQ ZONE 1

ZONE RES HARBOUR

Checked MAKING PLANS

Drawn DRAWN BY NAME

OF: 35 Plot Date 16/05/2022

Job # 21035

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**WET AREAS WATERPROOFING
SYSTEM OPTIONS**
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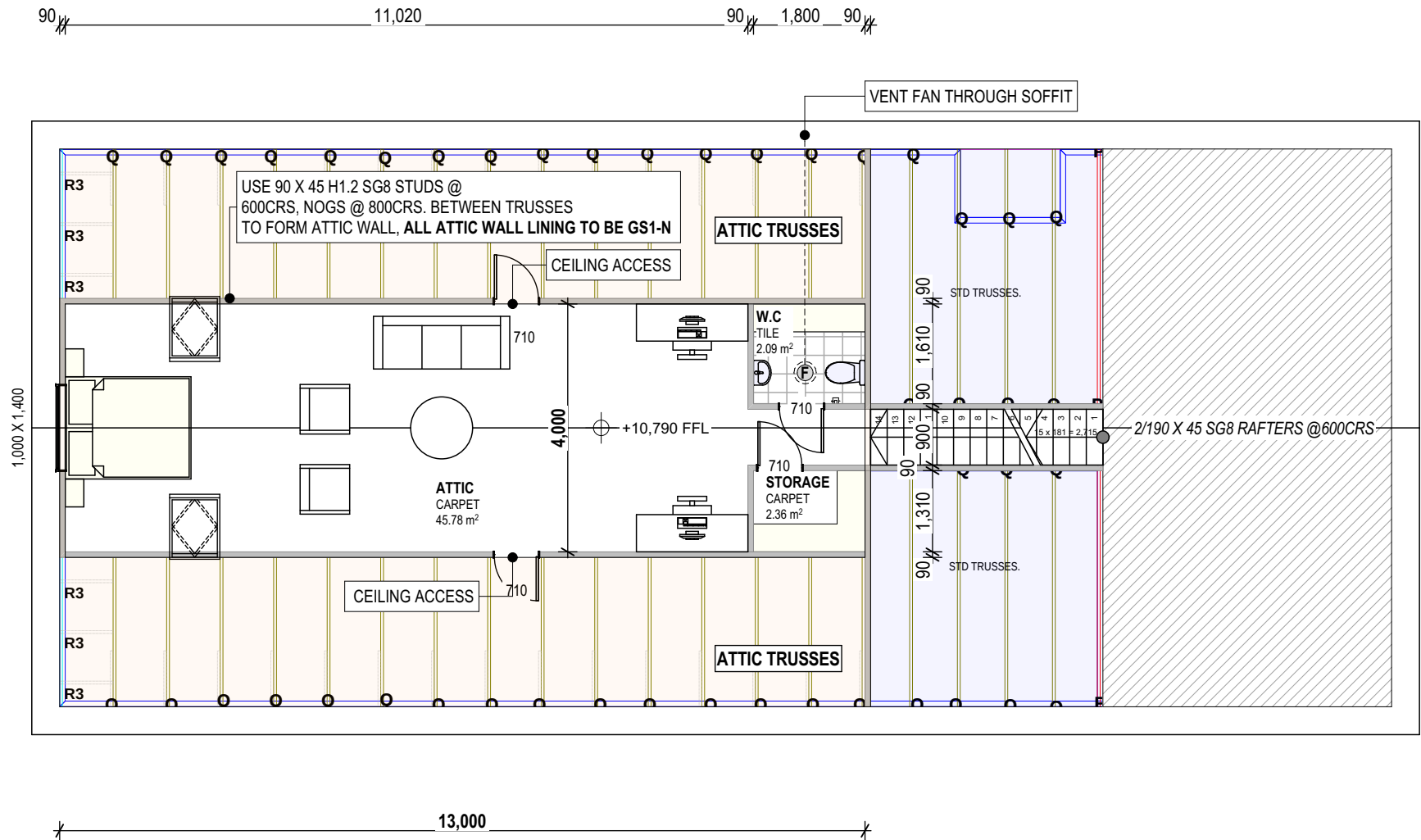
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AS4992.2 CERAMIC TILE GROUTS AND ADHESIVES
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INSTALLATION OF CERAMIC TILES

WALLS
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ADHESIVE OVER TECHNOKOLLA RASOGUM WPM OVER
GIB AQUALINE SHEETS. FOR APPLICATIONS OF TILES
6MM OR LESS - STUDS @ 600CRS & NOGS @ 600CRS.
6MM OR MORE - STUDS @ 400CRS & NOGS @ 600CRS
• APPROVED PAINT SYSTEM, E.G. 1 COAT ALKYD
SEALER AND 2 COATS WATER BASED ENAMEL

FLOORING
• TILING OVER TIMBER FLOOR
FIX TILES WITH APPROVED AND COMPATIBLE TILE
ADHESIVE OVER TECHNOKOLLA RASOGUM WPM
SYSTEM OVER JAMES HARDIE TILE AND SLATE
UNDERLAY OVER 18MM H3.2CCA STRUCTURAL
PLYWOOD OVER FLOOR JOISTS @ 400CRS MAX
DO NOT USE LOSP TREATED BLUEWOOD

4,180
1,400
1,390
2/90 X 45 SG8
H1.2 LINTEL
TYPE F



AS APPROVED BY
KAIPARA DISTRICT COUNCIL
Planning Department

RESOURCE CONSENT
RM220116

6/07/2022 charridge

FOR RC

JOINERY MANUFACTURER TO CHECK AND VERIFY THE FOLLOWING PRIOR TO COMMENCING MANUFACTURE OF JOINERY UNITS.
ALL DIMENSIONS SHOWN ARE ROUGH OPENINGS.
ANY STRUCTURAL SUPPORTS WHERE REQUIRED.
REFER TO ENGINEERS DESIGNS WHERE REQUIRED.

1. ALL JOINERY FAIRVIEW RESIDENTIAL / EVOLUTION SUITE GENERALLY AS REQUIRED FOR OPENING SIZES - UNLESS REQUESTED OTHER BY OWNER
2. ALL FRAMES DOUBLE GLAZED.
3. CONFIRM PANELS / GLAZING FOR FRONT DOOR WITH OWNER.
4. CONFIRM OPAQUE GLAZING WITH OWNER.
5. ALL SAFETY GLAZING SHALL BE SUPPLIED & INSTALLED TO THE REQUIREMENTS OF NZBC B1/AS1 & NZS 4223.3.

GLAZING TO COMPLY WITH THE FOLLOWING STANDARDS

NZS 3504: SPECIFICATION FOR ALUMINIUM WINDOWS
 NZS 4223: CODE OF PRACTISE FOR GLAZING IN
 BUILDINGS
 NZS 4211: SPECIFICATION FOR THE PERFORMANCE OF
 WINDOWS

CLEAR FLOAT GLASS, TOUGHENED AS REQUIRED FOR PANE SIZE.
OPAQUE GLASS - ACID TECH OR LAMINATED WITH OBSCURE INTER LAYER.
ALL FIXINGS AND FLASHINGS TO MANUFACTURERS DETAILS AND SPECIFICATIONS.
INSTALL WITH THERMAKRAFT WINDOW WORM AND ALUBAND FLASHING TAPE SYSTEM TO WRAP MANUFACTURERS SPECIFICATIONS AND DETAILS.
FINISHES TO ALL SILL TRAYS AND FLASHINGS TO MATCH JOINERY FRAMES.
ALL HINGES FOR EXTERIOR JOINERY TO BE MARINE GRADE 316 STAINLESS STEEL.
ALL HARDWARE TO OWNERS SPECIFICATION

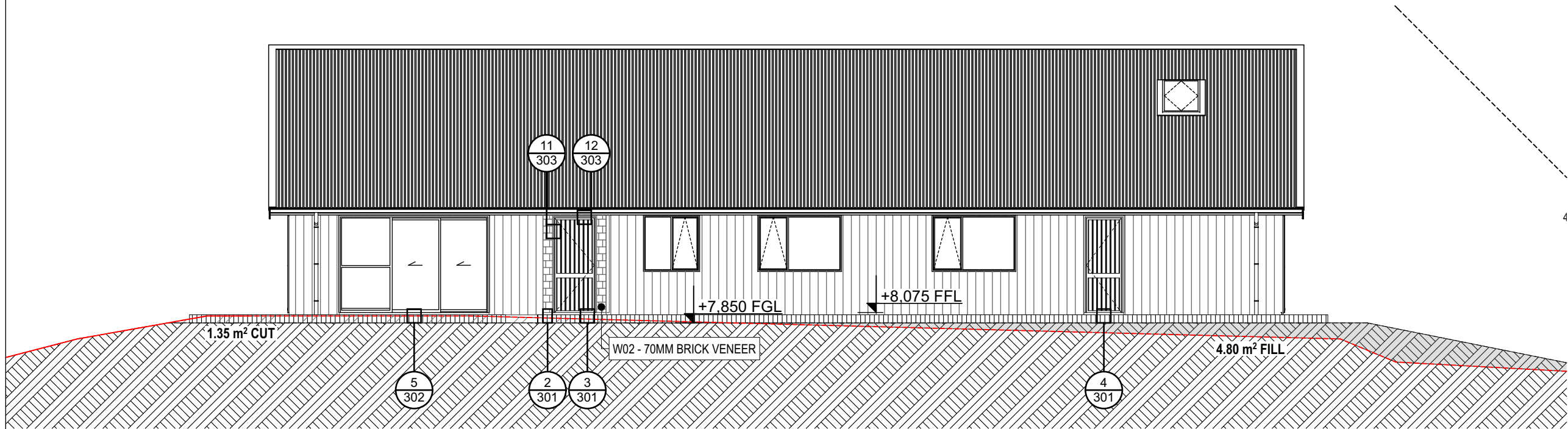
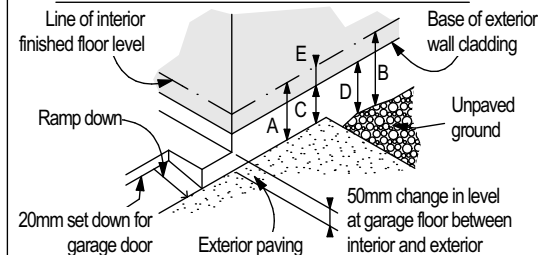
REFER FLOOR PLANS / ELEVATIONS FOR HANGING
ORIENTATIONS.
ALL INTERIOR DOORS TO BE SEMI GLOSS PAINT FINISH.
ALL INTERIOR DOOR HEIGHTS AS SHOWN AND HOLLOW
CORE UNLESS SPECIFIED OTHER.
SOLID SLASH ALL EDGES.

BUILDING ENVELOPE RISK MATRIX		
ALL WALLS		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		4

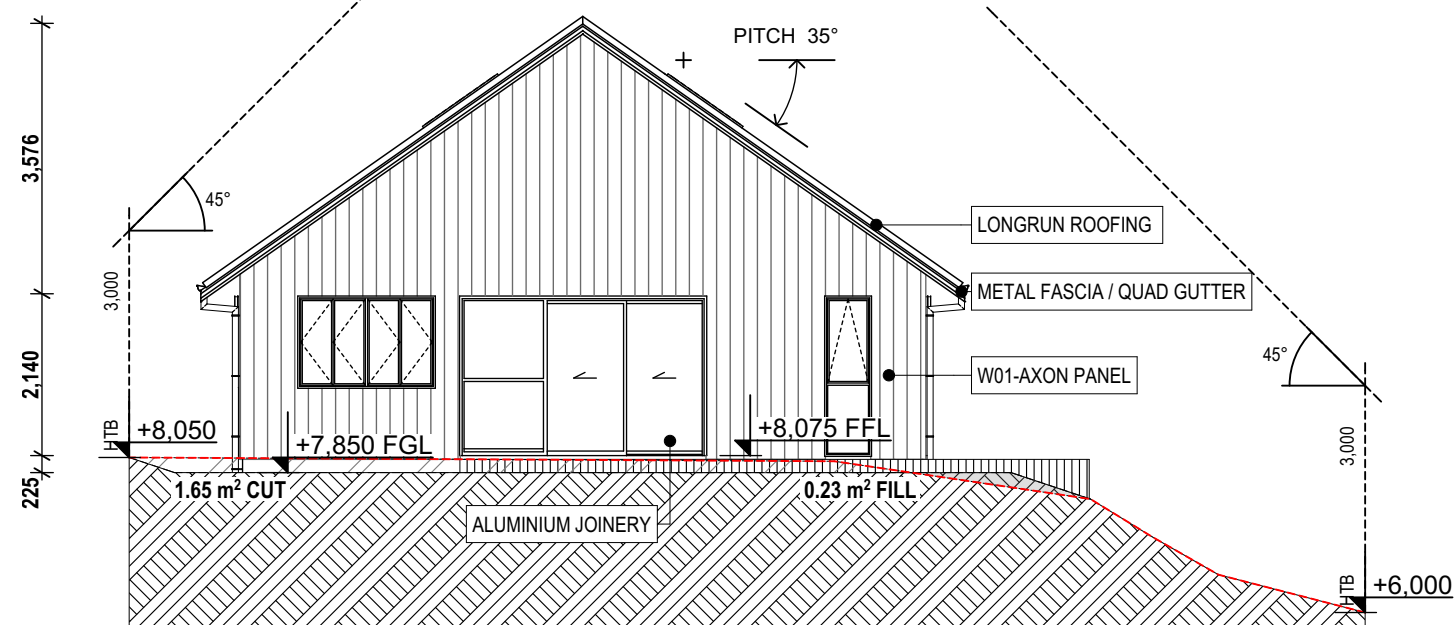
LEVELS AND CLADDING CLEARANCES TO COMPLY WITH E2/AS1 fig.65 / table 18

Min. clearance	Masonry Veneer	Other claddings				
	A B	A	B	C	D	E
CONCRETE SLAB	100 150	150	225	100	175	50
TIMBER FLOOR	refer note			100	175	50

Brick veneer requires additional clearance under slab rebate of 25mm to paved surfaces or 100mm to unpaved ground



E1	EAST ELEVATION
104	1:100



E2 SOUTH ELEVATION

104 1:100

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FOR RC

finished floor level

Ramp down

20mm set down for garage door

Exterior paving

50mm change in level at garage floor between interior and exterior

Unpaved ground

wall cladding

Labels A, B, C, D, E indicate specific levels and transitions.

47 Forge Road, Silverdale
PO Box 88 Waiwera

Telephone: 09 426 7835
email: admin@makingplans.co.nz

Job Title

PROPOSED DWELLING

At

LOT 8 LONGVIEW MANGAWHAI

For

SEAN & KATE FULLAN

Drawing Title

ELEVATIONS

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SCALE @ A3:	1:100
SHEET NUMBER	106
OF: 35	Plot Date 16/05/2022

WIND ZONE	HIGH
EXPOSURE ZONE	D
EQ ZONE	1
ZONE	RES HARBOUR
Checked	MAKING PLANS
Drawn	DRAWN BY NAME

Job # 21035

ALUMINIUM JOINERY NOTES:
JOINERY MANUFACTURER TO CHECK AND VERIFY THE FOLLOWING PRIOR TO COMMENCING MANUFACTURE OF JOINERY UNITS.
ALL DIMENSIONS SHOWN ARE ROUGH OPENINGS.
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REFER TO ENGINEERS DESIGNS WHERE REQUIRED.

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- 2. ALL FRAMES DOUBLE GLAZED.
- 3. CONFIRM PANELS / GLAZING FOR FRONT DOOR WITH OWNER.
- 4. CONFIRM OPAQUE GLAZING WITH OWNER.
- 5. ALL SAFETY GLAZING SHALL BE SUPPLIED & INSTALLED TO THE REQUIREMENTS OF NZBC B1/AS1 & NZS 4223.3.

GLAZING TO COMPLY WITH THE FOLLOWING STANDARDS

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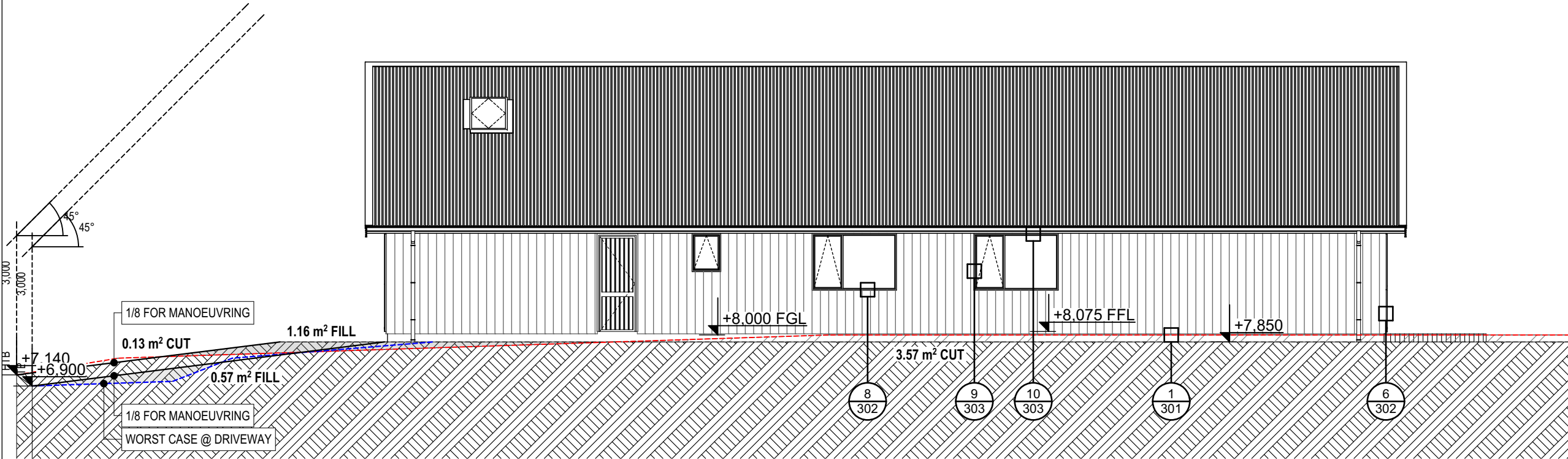
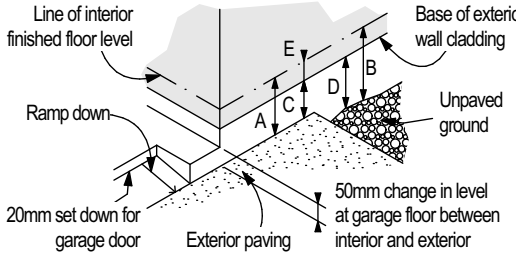
REFER FLOOR PLANS / ELEVATIONS FOR HANGING ORIENTATIONS.
ALL INTERIOR DOORS TO BE SEMI GLOSS PAINT FINISH.
ALL INTERIOR DOOR HEIGHTS AS SHOWN AND HOLLOW CORE UNLESS SPECIFIED OTHER.
SOLID SLASH ALL EDGES.

BUILDING ENVELOPE RISK MATRIX		
ALL WALLS		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		4

LEVELS AND CLADDING CLEARANCES TO COMPLY WITH E2/AS1 fig.65 / table 18							
Min. clearance	Masonry Veneer		Other claddings				
	A	B	A	B	C	D	E
CONCRETE SLAB	100	150	150	225	100	175	50
TIMBER FLOOR	refer note		100 175 50				

NOTE: refer
to NZS3604
for Req.

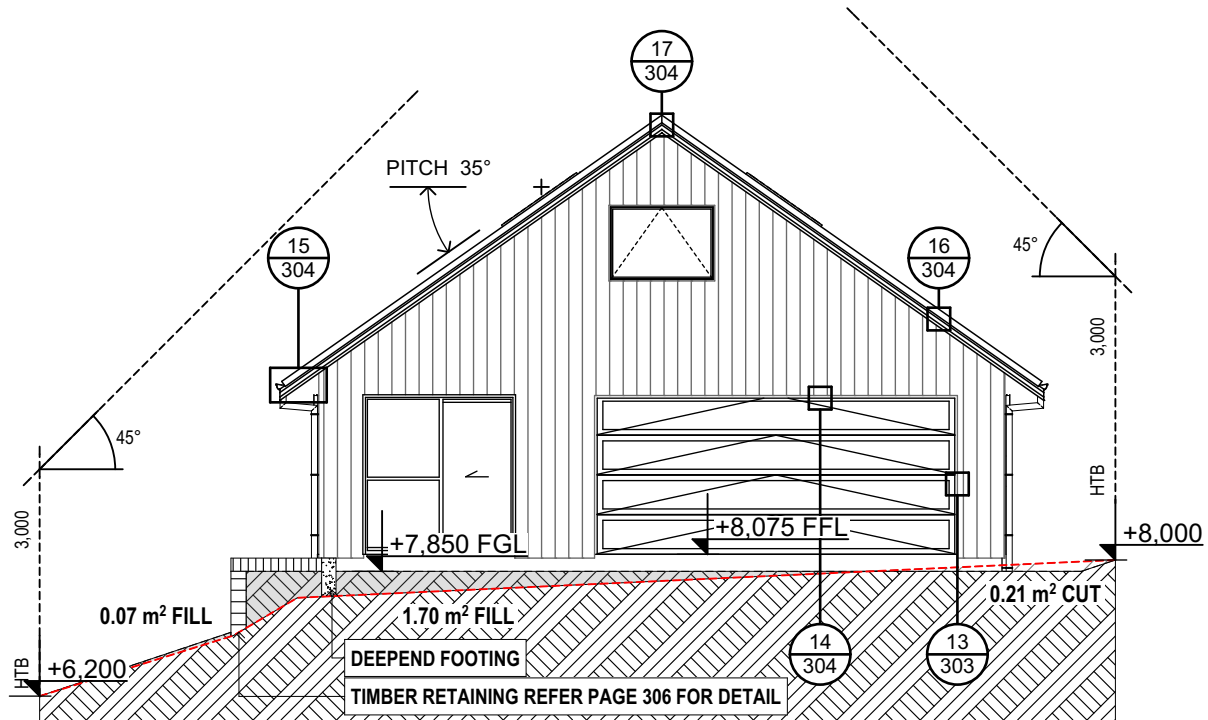
Brick veneer requires additional clearance under slab rebate of 25mm to paved surfaces or 100mm to unpaved ground



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FOR RC

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PO Box 88 Waiwera

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Job Title
PROPOSED DWELLING
At
LOT 8 LONGVIEW
MANGAWHAI
For
SEAN & KATE FULLAN

Drawing Title
ELEVATIONS

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SCALE @ A3.
1:100

SHEET NUMBER
107

OF: 35 Plot Date 16/05/2022

WIND ZONE	HIGH
EXPOSURE ZONE	D
EQ ZONE	1
ZONE	RES HARBOUR
Checked	MAKING PLANS
Drawn	DRAWN BY NAME

Job # 21035

FLOORS

FS1

90MM RIBRAFT SLAB. REFER FOUNDATION PLAN.

FS2

TIMBER SUBFLOOR WITH 18MM PARTICAL BOARD FLOORING OVER FLOOR JOISTS. REFER FLOOR FRAMING PLAN. (18MM H3 PLY TO ALL WET AREAS)

WALLS

W01

AXON PANEL ON 18MM H3.1 CAVITY BATTENS OVER BUILDING PAPER ON H1.2 SG8 STUDS. 10MM GIB LINING STOPPED TO LEVEL 4. WALL BATTs.

W02

70MM BRICK VENEER ON 50MM VENTED CAVITY OVER BUILDING PAPER ON H1.2 SG8 STUDS. 10MM GIB LINING STOPPED TO LEVEL 4. WALL BATTs.

ROOFS

R01

COLORSTEEL LONGRUN CORRUGATED ROOFING OVER THERMAKRAFT UNDERLAY, 70 X 45 H1.2 SG8 PURLINS @ 900CRS MAX ON 90MM H1.2 GANGNAIL TRUSSES

CEILINGS

C01

13MM ELEPHANT BOARD FIXED TO UNDERSIDE OF 70 X 35 H1.2 BATTENS @ 600CCRS MAX. STOPPED TO LEVEL 4. CEILING BATTs OVER BATTENS.

C02

5MM HARDIESOFFIT LINING TO UNDERSIDE 70 X 45 H1.2 SG8 SOFFIT BATTENS @ 600CRS MAX

INSULATION REQUIREMENTS FOR NON-SOLID TIMBER WALL CONSTRUCTION

NZBC H1 2008 - CALCULATION METHOD.

R-VALUES SHOWN ARE PRODUCT R VALUES FOR CONSTRUCTION PURPOSES

1.0 ROOF.

1.1 COLORSTEEL ROOFING WITH UNDERLAY ON 90MM TRUSSES, R3.6 ECOINSULATION - R3.35

2.0 EXTERNAL WALLS.

2.1 TIMBER WEATHERBOARD ON CAVITY, BUILDING PAPER, 90MM TIMBER, R2.2 ECOINSULATION - R2.00

2.2 70MM BRICK ON CAVITY, BUILDING PAPER, 90MM TIMBER, R2.2 ECOINSULATION - R2.02

3.0 FLOORS.

3.1 RIBRAFT - R1.6

3.2 TIMBER SUBFLOOR, 18MM PARTICAL BOARD FLOORING, OVER 240+MM FLOOR JOISTS, USING R1.4 - R1.65

4.0 GLAZING.

4.1 ALUMINIUM JOINERY.

DOUBLE GLAZING TO ALL JOINERY - R0.26

TIMBER TREATMENT LEVELS:

TREATMENT LEVELS TO COMPLY WITH NZBC CLAUSE B2/AS1 DURABILITY, NZS3602. TIMBER AND WOOD BASED PRODUCTS FOR USE IN BUILDING AND NZS3640 CHEMICAL PRESERVATION OF ROUND AND SAWN TIMBER. THIS TABLE IS A SUMMARY OF THE MINIMUM TREATMENT LEVEL REQUIREMENTS ONLY. HIGHER LEVELS MAY BE USED IN ANY SITUATION.

ALL WALL FRAMING AND ASSOCIATED MEMBERS - H1.2

ROOF FRAMING, TRUSSES AND CEILING JOISTS ENCLOSED FRAMING WITHIN SKILLION / FLAT ROOFS SUBFLOOR FRAMING / INTERIOR FLOOR FRAMING PARAPET FRAMING

FRAMING FOR ENCLOSED DECKs,BALCONIES AND BALUSTRADES - NOT CANTILEVERED

ENCLOSED POST AND BEAM OR WALL TRIMMING STUDS AND LINTELS UNDER ENCLOSED DECKs.

CLADDING CAVITY BATTENS - H3.1

EXPOSED DECKING / FRAMING AND EXTERNAL POST, BEAM AND BALUSTRADE

FRAMING FOR ENCLOSED DECKs, BALCONIES AND ASSOCIATED MEMBERS - CANTILEVERED

PILES AND POSTS IN GROUND - H5

FLASHING AND WRAP SYSTEMS

ALL FLASHINGS, FLASHING TAPES, WRAPS, UNDERLAYS AND ASSOCIATED ACCESSORIES ARE TO BE INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS AND AS PER DETAILS PROVIDED. NO SUBSTITUTIONS ARE PERMITTED WITHOUT PRIOR APPROVAL. IF SUBSTITUTIONS ARE MADE WITHOUT APPROVAL IT IS AT THE INSTALLERS RISK AND RESPONSIBILITY. INSTALLER ON SITE IS TO CHECK COMPATIBILITY OF ALL PRODUCTS.

Westmoreland HOMES

LICENSED BUILDING PRACTITIONER

www.dbh.govt.nz

BUILDING CONFIDENCE

MAKING PLANS LTD

ARCHITECTURAL : DESIGN

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1:50

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205

OF: 35

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16/05/2022

WIND ZONE

EXPOSURE ZONE

EQ ZONE

ZONE

RES HARBOUR

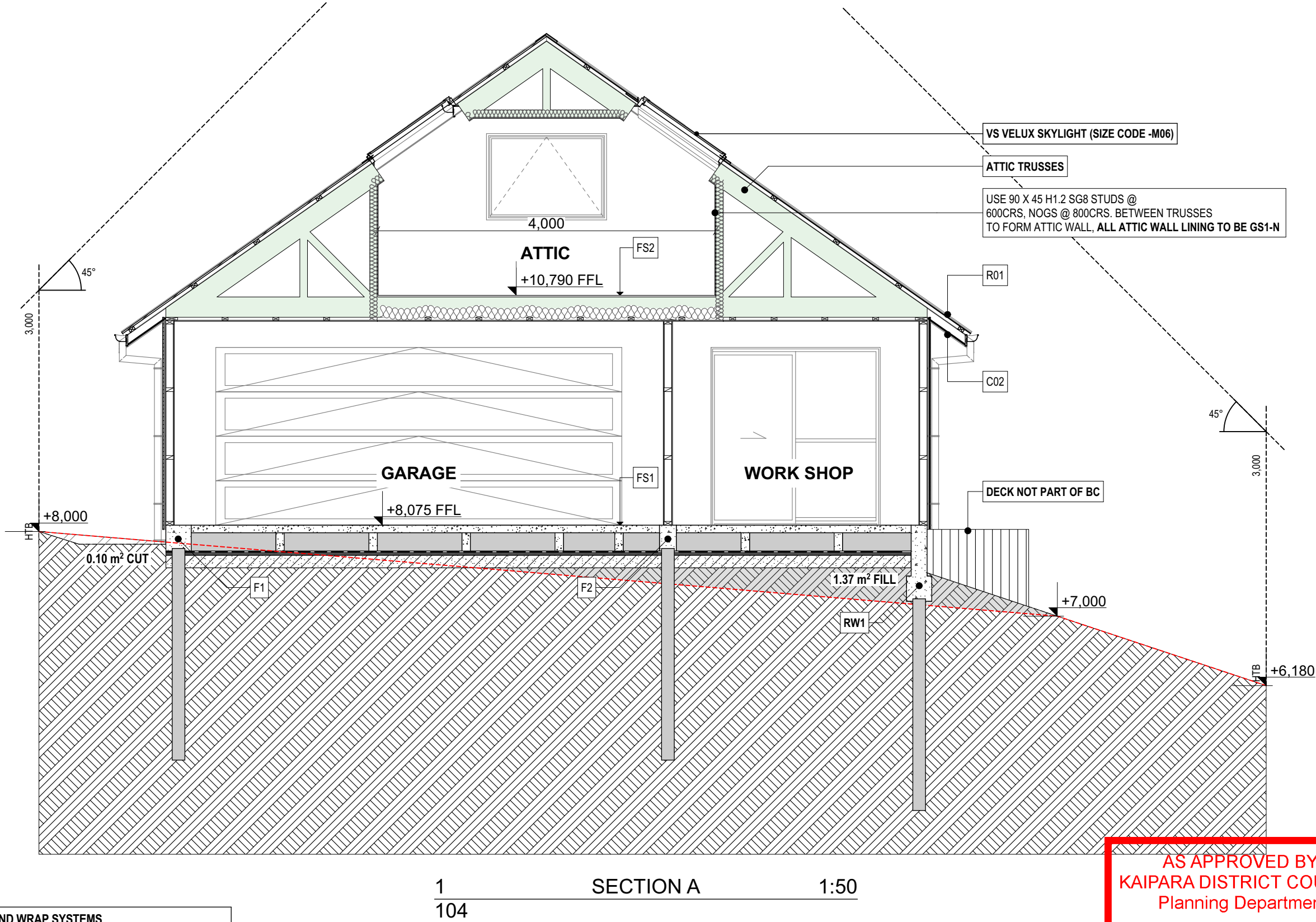
Checked

MAKING PLANS

Drawn

DRAWN BY NAME

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