

MCKAIN QUALITY CONSTRUCTION

TREVORS ROAD
LOT 19

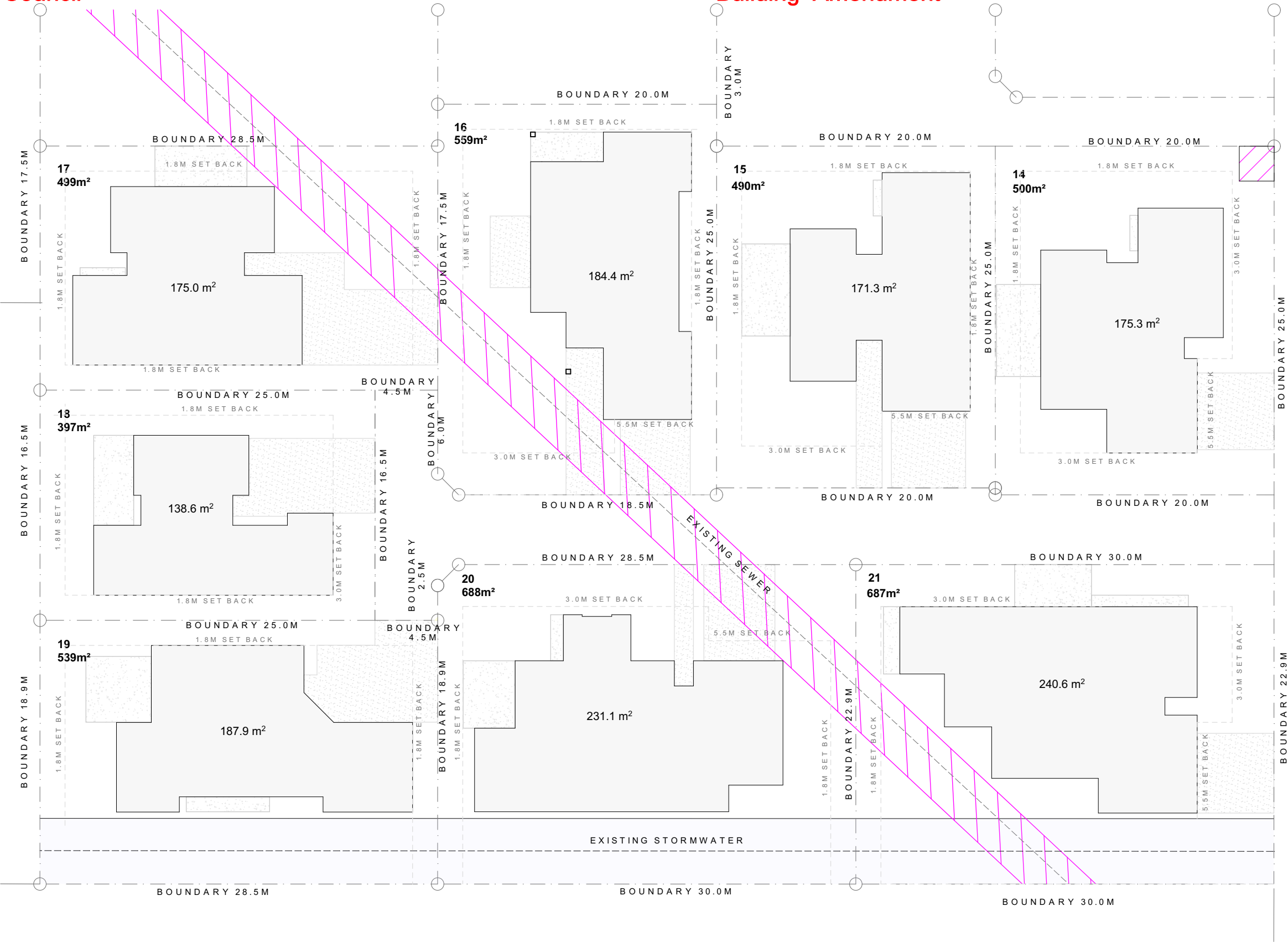
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- 1)All Work shall comply with NZS 3604:2011
- 2)All Work shall comply with New Zealand Building Code.
- 3)Builder to notify council inspector when stages of work are reached.
- 4)Check detail working plans for accurate dimensions "If you do not know ASK"
- 5) All subcontractors or their management are required to have their work inspected and checked by the building contractor for the practical completion and standard of workmanship.
- 6) This plan is designed with the intent to supply the required information & detail for Building Consent & Working Drawings. They are to be used in conjunction with NZS Standards 3604:2011 methods of construction.
- 7) Any errors in measurements or omission of information found in this plan is to be resolved before the on site work is started, the designer accepts no responsibility there after and will not accept any cost incurred for such errors or omissions.
- 8) For all products used in this plan Manufacturers Specifications and installation sheet should be obtained to produce quality results through correct knowledge and application.
- 9) O.S.H. regulations must be implemented on site to minimize the risk of serious harm in the work place.
- THE ARCHITECT/DESIGNER IS PROVIDING A LIMITED ARCHITECTURAL SERVICE.
- THERE IS TO BE NO CONSTRUCTION OBSERVATION BY THE ARCHITECT/DESIGNER





TREVORS ROAD

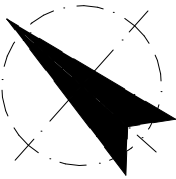
LOT - 19
MCKAIN CONSTRUCTION
DWELLING

TREVORS ROAD ASHBURTON

LOCATION PLAN

DATE -	21.04.2023
SCALE -	1:300 @ A3
PROJECT NO -	23001
SHEET -	01 OF 19

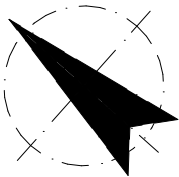
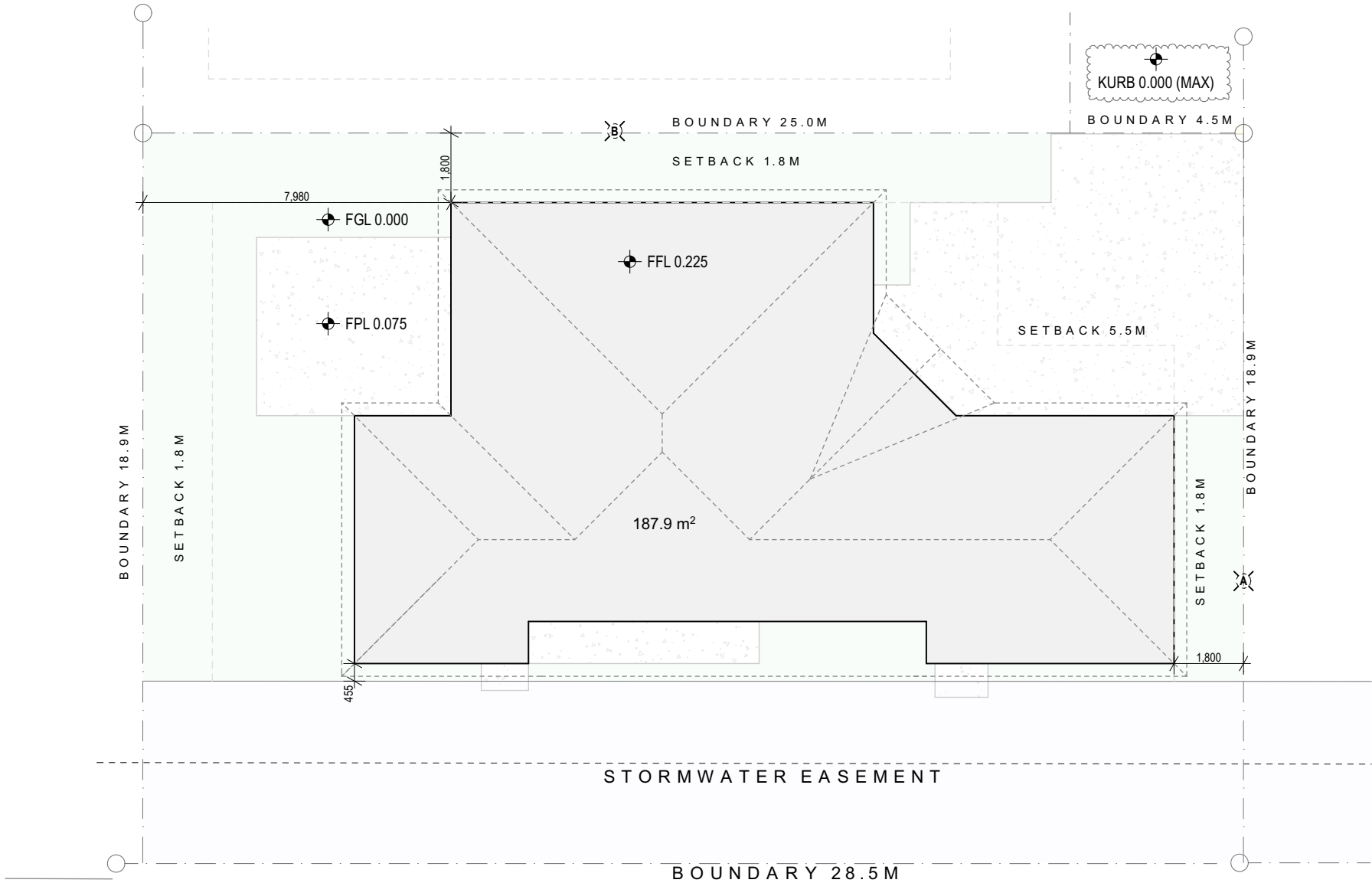
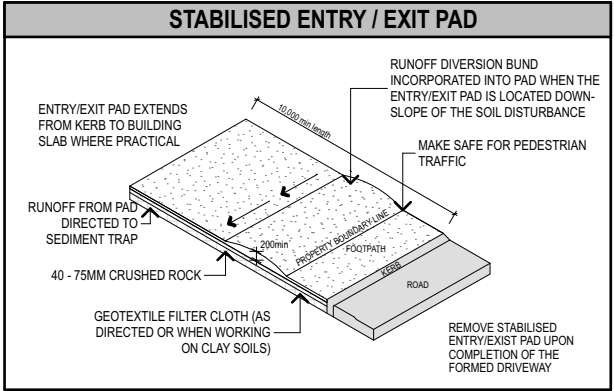
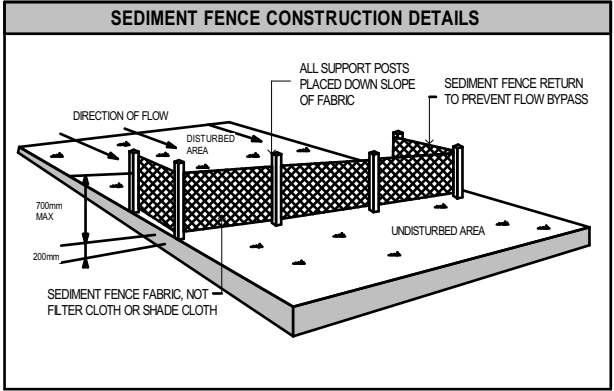
REVISION



LOCATION PLAN

SCALE 1:300

LEGAL DESCRIPTION	
ADDRESS:	TREVORS ROAD, ASHBURTON
LOT:	19
DP:	22436
SITE AREA:	539.0M²
SITE DATA	
TERRITORIAL AUTHORITY:	ASHBURTON COUNCIL
ZONE:	RESIDENTIAL C
EARTHQUAKE ZONE:	ZONE 1
EXPOSURE ZONE:	ZONE B
CLIMATE ZONE:	ZONE 5
WIND REGION:	A
WIND ZONE:	HIGH
RAINFALL INTENSITY:	40-50MM
SITE RESTRICTIONS	
MAX HEIGHT:	8.0M
SET BACKS	INTERNAL: 1.8M
	ROAD FRONT: 3.0M
	GARAGE: 5.0M
MAX. BUILDING COVERAGE:	35%
AREA INFORMATION	
HOUSE AREA:	187.9M²
SITE COVERAGE:	34.9%
STUD HEIGHTS:	2,460MM UNLESS OTHERWISE NOTED



SITE PLAN

SCALE: 1:150

SITE NOTES			
ALL DIMENSIONS ARE TO THE FOUNDATION LINE - REFER FOUNDATION PLAN. NO ALLOWANCE MADE FOR OVERHANG OR CLADDING. ALL SITE DIMENSIONS AND BEARINGS TO BE VERIFIED TO CERTIFICATE OF TITLE PRIOR TO SET OUT. BUILDING LOCATED ON LEVELED PLATFORM, TOPSOIL REMOVED TO NATURAL GROUND LEVEL, ANY FILL TO BE DRY, AND APPROVED BY ENGINEER IF REQUIRED & COMPACTED IN ACCORDANCE WITH NZS 3604:2011	ENSURE FINAL BUILDING PLATFORM AND FINISHED GROUND HAVE AN EVEN FALL SO AS TO DIRECT WATER AWAY FROM THE BUILDING IN ALL CASES. FFL MIN 225mm ABOVE FINISHED GROUND LEVEL, AND 150mm ABOVE PERMANENT PAVING. SCRAPE SITE TO -0.225M - DATUM, REMOVE ALL VEGETATION OVER ENTIRE BUILDING PLATFORM. BUILD PLATFORM UP TO -0.225M - DATUM WITH COMPACTED HARDFILL IN LAYERS OF NO MORE THAN 0.150M	STOCKPILE ANY GOOD QUALITY TOPSOIL ON SITE TO THE OWNERS SATISFACTION, REMOVE ALL VEGETATION (AS SCRAPPED FROM BUILDING PLATFORM) FROM SITE UNO. HAZARDS NEW CONSTRUCTION AREA TO BE FULLY FENCED BEFORE COMMENCING CONSTRUCTION. ALL WORK TO COMPLY WITH NZBC CLAUSE F5/AS1 PART 1.	SEDIMENT CONTROL SEDIMENT TO BE CONTROLLED WHERE FOUNDATIONS OR ROOFING DRAINAGE ARE TO BE REMOVED. ALL SEDIMENT CONTROL TO COMPLY NZBC E1. CONTRACTOR TO OVERSEE ALL SEDIMENT CONTROL "BIOSOCK" EARTH WALL TO BE LAID TO ALL BOUNDARIES WHERE RUN OFF MAY OCCUR. COMPOST FILTER SOCK CONTROLS SEDIMENTATION PROTECTION WHICH IS ENVIRONMENTALLY FRIENDLY

LOT - 19

MCKAIN CONSTRUCTION

DWELLING

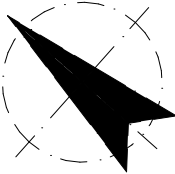
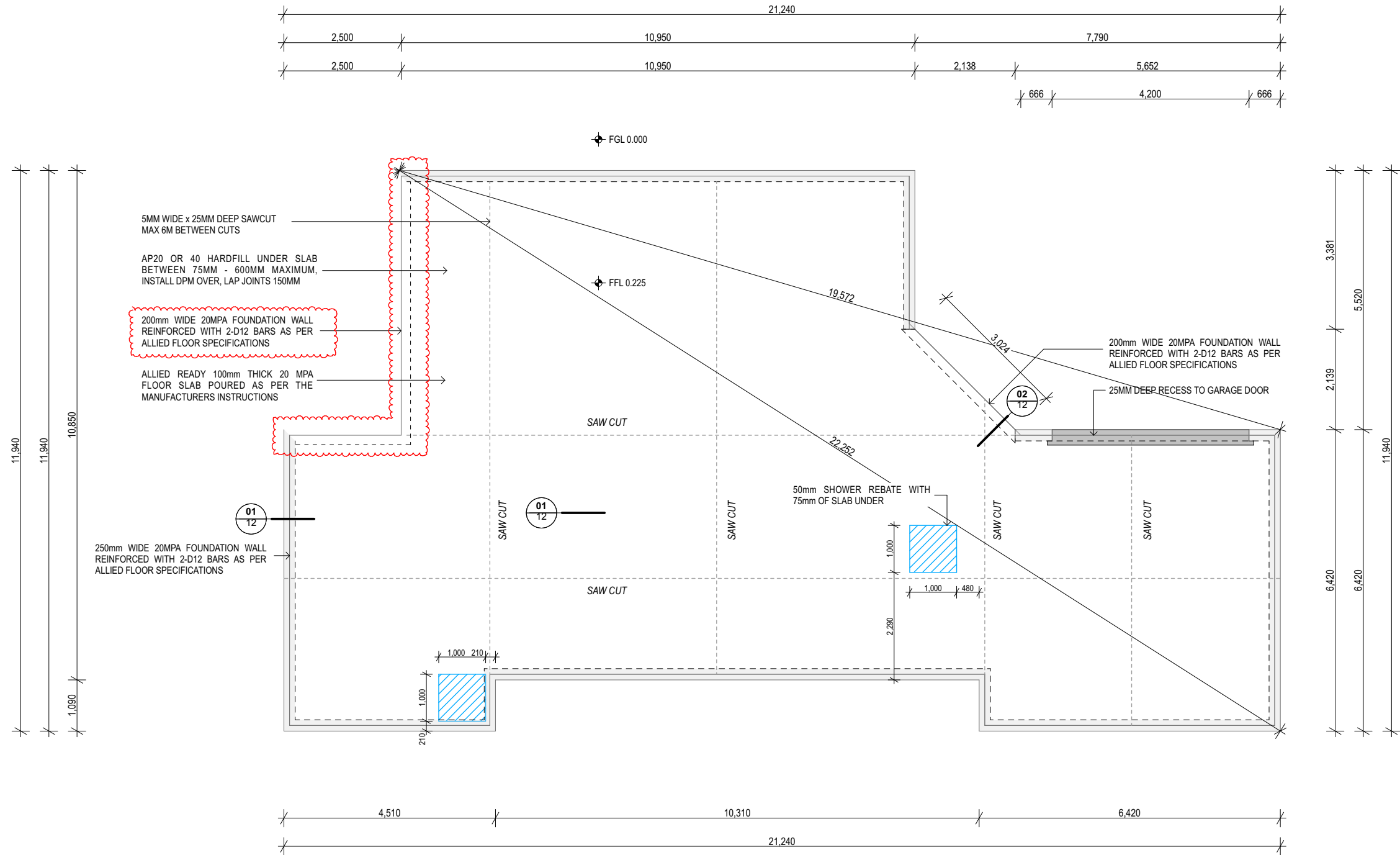
TREVORS ROAD ASHBURTON

SITE PLAN

DATE -	21.04.2023
SCALE -	1:150 @ A3
PROJECT NO -	23001
SHEET -	02 OF 19

REVISION

A - BUILDING RFI - 05.10.2024



FOUNDATION PLAN
SCALE 1:100

LOT - 19
MCKAIN CONSTRUCTION
DWELLING

TREVORS ROAD ASHBURTON

FOUNDATION PLAN

DATE -	21.04.2023
SCALE -	1:100 @ A3
PROJECT NO -	23001
SHEET -	03 OF 19

REVISION	

NOTES

ROOF AREA - 223.1M²
GUTTER = COLORSTEEL 'QUARTER ROUND' PROFILE SPOUTING WITH 4,880MM² CROSSSECTIONAL AREA. FOR A 25-35° ROOF PITCH, A MAXIMUM PLAN AREA OF ROOF DISCHARGING = 80M² PERDOWNPIPE AS PER E1, TABLE 5. PROVIDE MIN. 3 DOWNPIPE'S FOR OVERALL ROOF AREA, MORE MAY BE REQUIRED DUE TO STYLE OF ROOF.

DOWNPIPE SELECTION - 80DIA. COLORSTEEL

PLUMBING TO ASNZ3500.2 BY QUALIFIED TRADESPERSONS.
100MM UPVC STORMWATER DRAINS TO ON SITE SOAK HOLES.
100 DN SANITARY SEWER DRAINS TO STREET CONNECTION AS NOTED. ALL SANITARY SEWER DRAINS INSTALLED UNDER A CONCRETE SLAB / BELOW FOOTINGS TO BE MINIMUM 100DN. WHERE ANY FITTING REQUIRES A DRAIN DIAMETER OF LESS THEN 100DN (WHB, SINK, SHOWER, TUB) A 100DN DRAIN MUST BE BROUGHT THROUGH THE CONCRETE SLAB TO THE UNDERSIDE OF THE BOTTOM PLATE, A REDUCER MUST BE FITTED TO THE 100DN DRAIN TO WHICH THE SMALLER DRAIN MAY CONNECT. CONTRACTOR TO LOCATE ALL GROUND LEVELS & SERVICE CONNECTIONS ON SITE PRIOR TO COMMENCEMENT OF ANY EARTH WORKS. ALL WASTE PIPES, VENTING, & DISCHARGE TO COMMENCEMENT OF ANY EARTH WORKS. ALL WASTE PIPES, VENTING, & DISCHARGE TO COMMENCEMENT OF ANY EARTH WORKS. ALL WASTE PIPES, VENTING, & DISCHARGE TO BE CONFIRMED BY A NEW ZEAL& QUALIFIED PLUMBER. CONFIRM POSITIONS OF EXISTING SERVICES, CABLING ETC. ON SITE PRIOR TO EXCAVATION OR DIGGING OF DRAINS.

AIR ADMITTANCE VALVES MUST:
-BE USED STRICTLY IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
-NOT BE USED AS A MAIN VENT, THESE MUST BE VENTED TO OPEN EXTERNAL AIR.
-ONLY BE USED ON A STACK VENT THAT IS NOT ACTING AS A DRAIN VENT.
-BE A MINIMUM OF 100MM ABOVE THE WEIR OF ANY TRAP THEY SERVE.
-BE INSTALLED IN AN ACCESSIBLE, VENTILATED SPACE PROTECTED FROM V&ALISM, SUN & FREEZING.

ACCEPTABLE MATERIALS FOR SANITARY PLUMBING INCLUDE:
-PIPES & FITTINGS: COPPER (NZS 3501), UPVC OR SIMILAR (AS/NZ 1260)
-TRAPS: COPPER (AS 1589), PVC (AS 2887)
-EXPANSION JOINTS: PVC (NZS 7643)

DRAINS:
DRAINAGE CONTRACTOR TO CHECK ALL INVERT LEVELS, LOCATION OF STORM WATER CONNECTIONS TO SITE & INSPECTION POINTS TO ENSURE SUFFICIENT FALL CAN BE INCORPORATED BEFORE LAYING ANY DRAINS. CHECK MANUFACTURERS INSTALLATION RECOMMENDATION OF PLUMBING OF ALL FIXTURES TO ENSURE SUFFICIENT DEPTH. ENSURE INSTALLATION OF PLUMBING & DRAINAGE MEETS THE REQUIREMENTS SET OUT IN DRAINAGE CODES & ST&ARDS, THESE INCLUDE:
-PIPE DIAMETER & LENGTH
-PIPE GRADIENTS
-THE AMOUNT OF ANTICIPATED DISCHARGE FROM OTHER FIXTURES
-THE NEED FOR VENTING
-RESTRICTIONS ON CONNECTION POSITIONS

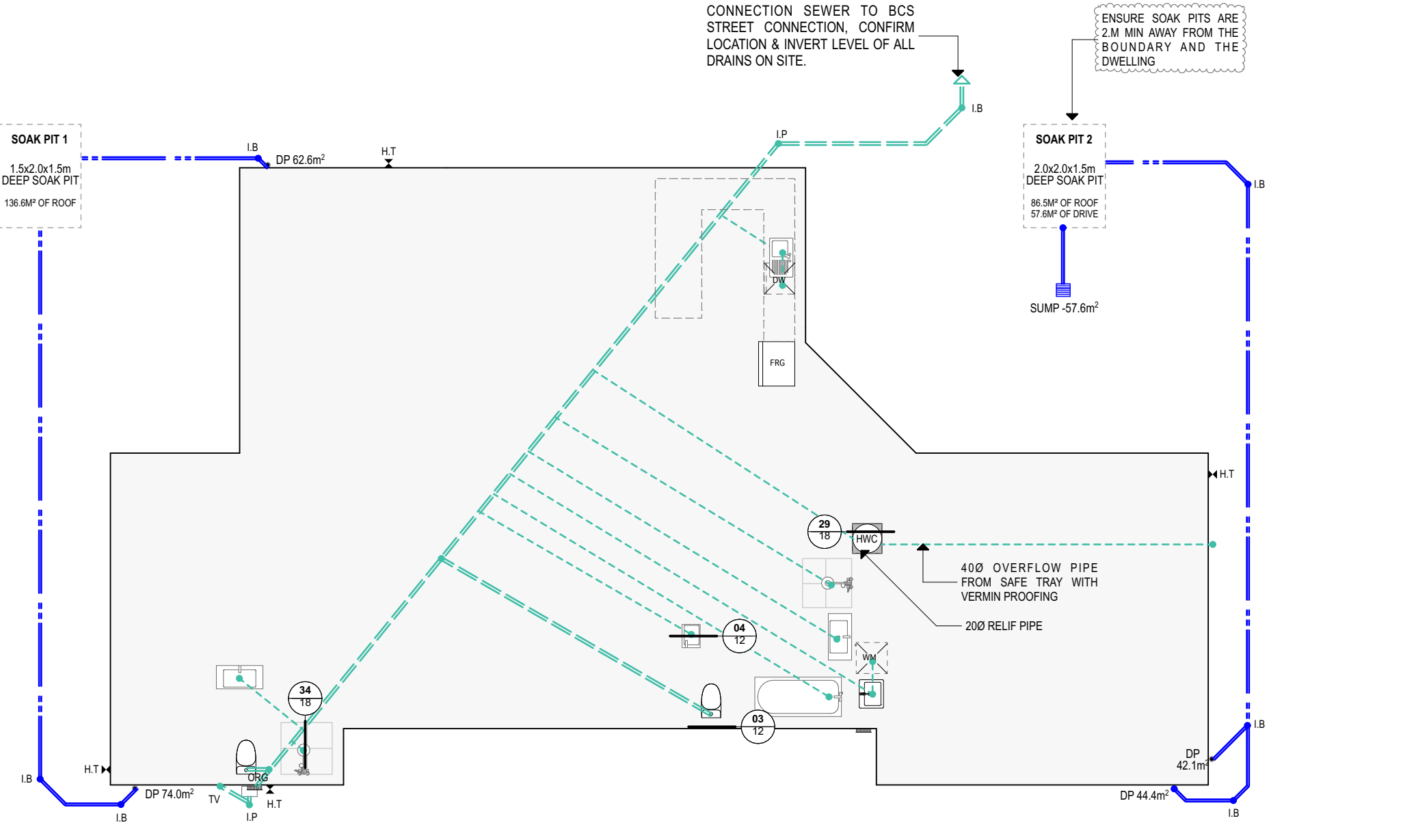
50MM DIA. TERMINATION / BRANCH VENTS TO BE INSTALLED WHERE SHOWN. VENTS MUST BE TO OPEN AIR, & MUST BE VERMIN / BIRD PROOF. 600MM ABOVE EAVES

WATER SUPPLY

WATER SUPPLY
-HOT & COLD WATER RETICULATION TO COMPLY WITH NZBC G12/AS1
-HOT & COLD SUPPLY TO INFINITY UNIT & SHOWERS ALL 20MM POLYBUTYLENE MIN
-HOT WATER SUPPLY TO THE SINK SHALL BE INSULATED AS PER NSZ4305 3.8
-HOT & COLD SUPPLY TO SINK, LAUNDRY & BATH 15MM POLYBUTYLENE MIN
-HOT & COLD SUPPLY TO ALL OTHER FIXTURES 10MM POLYBUTYLENE MIN
-HOSE TAP POSITIONS CONFIRMED BY OWNER
-25MM BLACK & BLUE PIPE FOR THE OFF STREET FEED.
-WATER PIPES THROUGH SLAB TO BE SLEEVED.
-THE LENGTH OF THE PIPE-RUN FROM THE WATER HEATER TO THE KITCHEN SINK
SHALL COMPLY WITH NZS 4305:1996 TABLE 5, & THIS PIPE WORK SHALL BE THERMALLY INSULATED. WATER SHALL BE SUPPLIED FROM INFINITY UNIT AT A MAXIMUM TEMPERATURE OF 55 DEG. C'.

SERVICES PLAN

SCALE 1:100



PLUMBING

ALL SANITARY DRAINAGE TO **AS/NZS 3500 PART 2.2**
UNDER SLAB FIXTURE BRANCH DRAINS TO BE 65MM DIA. WITH MINIMUM FALL 1:40 MINIMUM SIZES FOR TRAP

ALL DISCHARGE PIPES ABOVE SLAB TO BE:
65MM DIA. WITH 1:40 FALL UNLESS OTHERWISE STATED

SERVICES KEY

STORMWATER

SEWER LINE

I.P. INSPECTION POINT

I.B. INSPECTION BEND

TV TERMINAL VENT 50Ø

GT GULLY TRAP

ORG OVERFLOW RELIF GULLY

GRATED YARD SUMP

DOWNPIPE 80Ø

HOSE TAP

SOAKPIT DETAIL

SOAK PIT FOR SURFACE WATER DISPOSAL

REFER TO PLAN

REFER TO PLAN

Pit sized to suit ground soakage and give adequate storage to avoid overflowing.

Rocks 100-150mm.

Filter cloth surrounding soakpit.

SUMP - E1 / FIG 8

300X300MM OPENING WITH HINGED OR REMOVABLE COVER

25MM CROSS FALL

REMOVABLE ACCESS COVER

90MM MIN. PIPE

375MM DIA.

1000MM MAX.

50MM

300MM MIN.

CONCRETE SEAL TO BASE OF SUMP

PIPE TRENCH - G13 / FIG 8

APPROX. GROUND LINE

FOUNDATION

COMPACTED SELECTED FILL

PIPE TRENCH

COMPACTED SELECTED FILL

COMPACTED GRANULAR BEDDING

300mm min

OVER 800mm

100mm min

V or 3V

MINIMUM HORIZONTAL SEPERATION SHALL BE 'V' OR '3V' IF TRENCH IS OPEN MORE THAN 48HRS

ANGLE OF INFLUENCE

LOT - 19
MCKAIN CONSTRUCTION
DWELLING

TREVORS ROAD ASHBURTON

SERVICES PLAN

DATE - 21.04.2023
SCALE - 1:100 @ A3
PROJECT NO - 23001
SHEET - 04 OF 19

REVISION

WALL FRAMING

EXTERNAL WALL FRAMING:
GENERALLY CONSTRUCT 90x45 H1.2 SG.8 FRAMING UNLESS OTHERWISE STATED

STUDS @ 600MM CRS
DWANGS @ 800MM CRS MAX

INTERNAL WALL FRAMING:
GENERALLY CONSTRUCT 90x45 H1.2 SG.8 FRAMING UNLESS OTHERWISE STATED

STUDS @ 600MM CRS
DWANGS @ 800MM CRS MAX

CLADDING

NOTE: REFER TO BRACING PLAN FOR ECO PLY BRACING LOCATIONS

BRICK VENEER - (DWANGS AT 800MM CRS)
70MM FIRTH DEVONSTONE BRICK CLADDING WITH RAKING JOINTS OVER 50MM CAVITY INSTALLED OVER SELECTED BUILDING WRAP

CEDAR - (DWANGS AT 600MM CRS)
140MM BEVAL BACK HORIZONTAL CEDAR CLADDING ON H3.2 CAVITY BATTENS OVER SELECTED BUILDING WRAP

INSULATION

WALLS:
R2.6 PINK BATTS WALL 90mm

CEILING:
R3.6 PINK BATTS 180mm

FLOOR FINISHES KEY

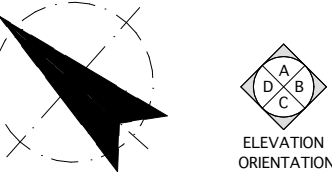
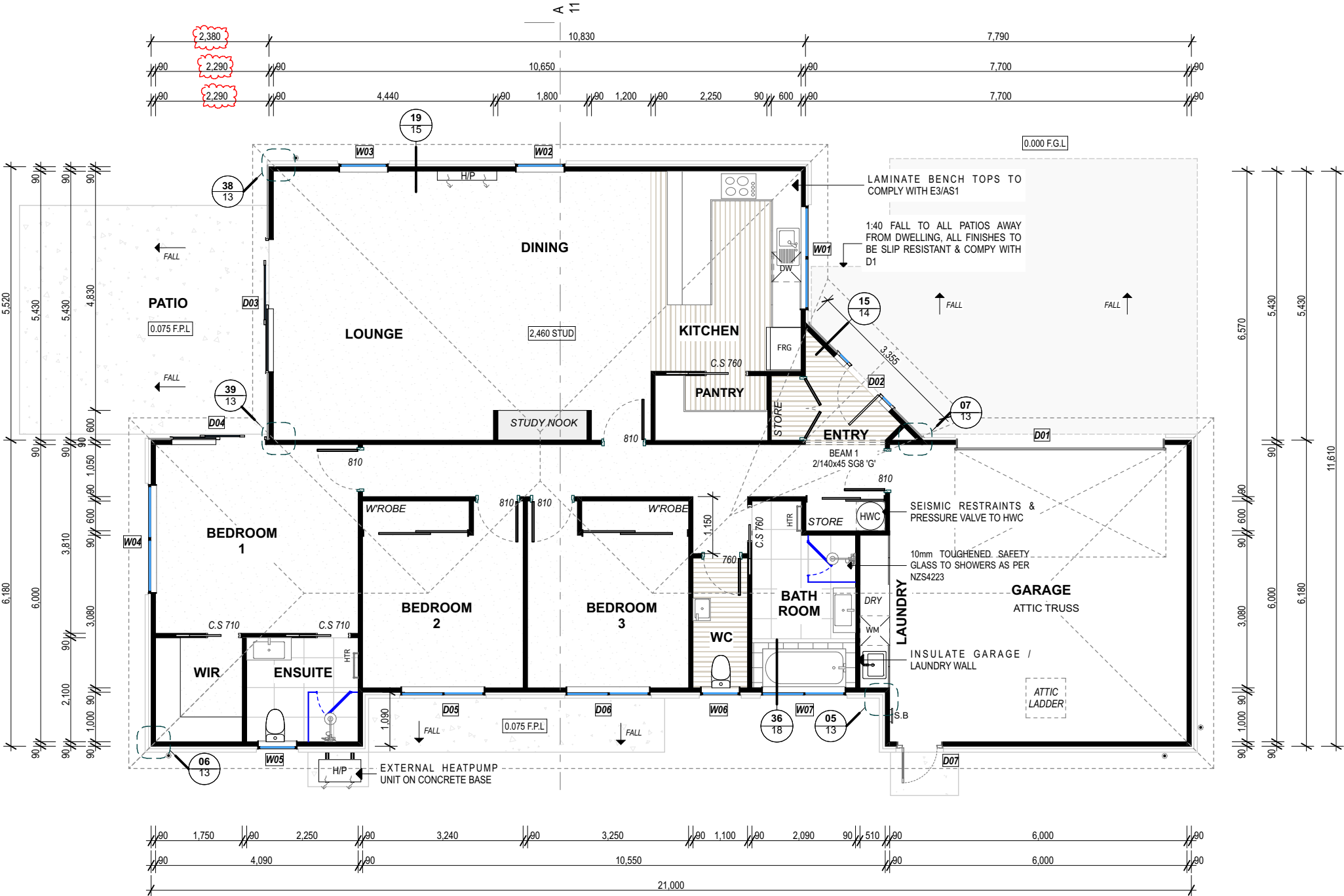
CARPET

LVT AREA

TILE AREA

NOTE: TIMBER FLOORING TO WET AREAS IS NOW AN ALTERNATIVE SOLUTION & WILL REQUIRE A MANUFACTURERS LETTER TO THE COUNCIL. IT WILL BE UP TO THE COUNCIL TO APPROVE OR REJECT IT. IF REJECTED AN ALTERNATIVE FLOORING WILL BE REQUIRED.

ALL FLOOR FINISHES TO BE CONFIRMED BY CLIENT



FLOOR PLAN - LOT 19

SCALE 1:100

FLOOR AREA: 187.9M²

COVERAGE: 34.8% 539.0M²

LOT - 19

MCKAIN CONSTRUCTION

DWELLING

TREVORS ROAD ASHBURTON

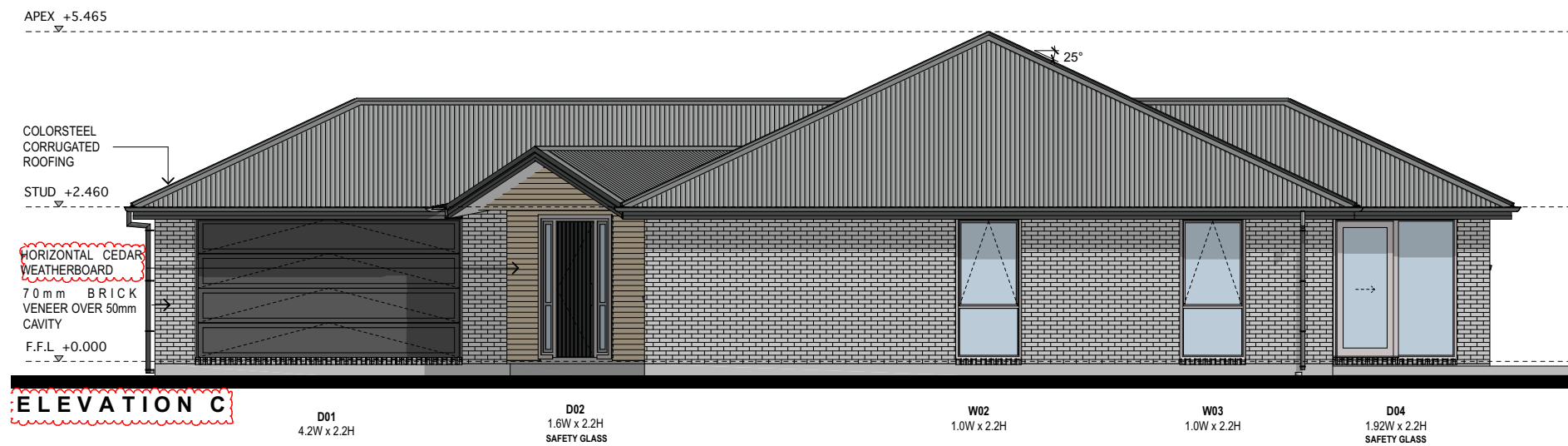
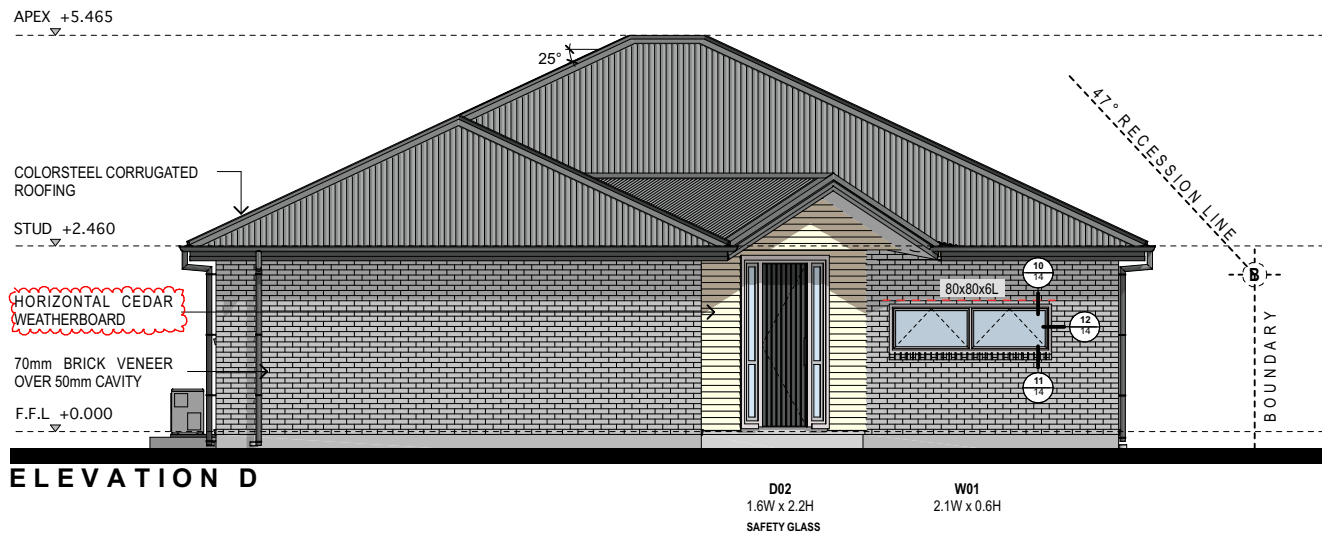
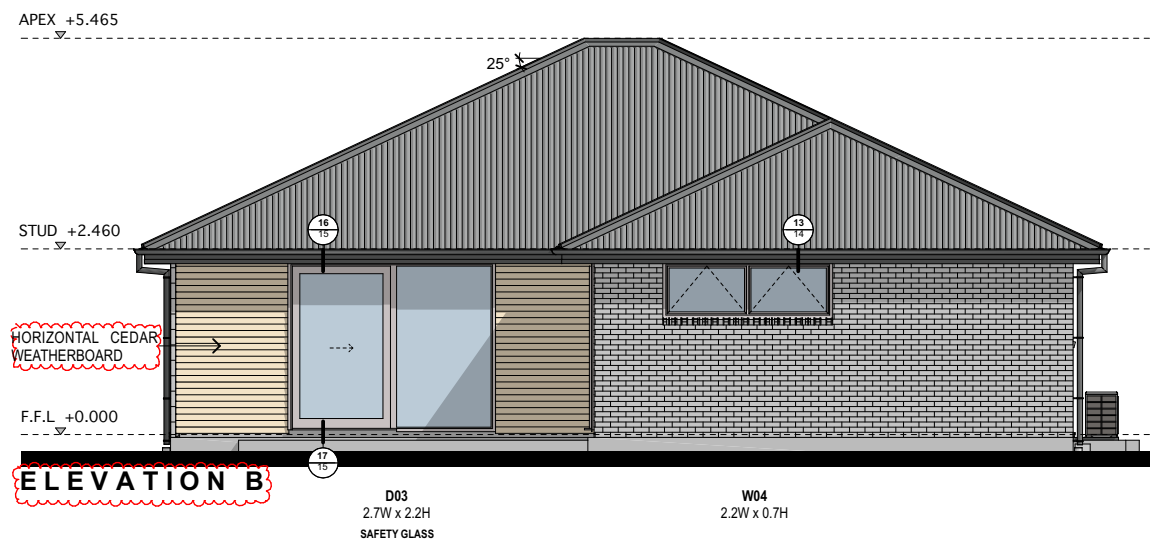
FLOOR PLAN	
DATE -	21.04.2023
SCALE -	1:100 @ A3
PROJECT NO -	23001
SHEET -	05 OF 19

REVISION	
A - BUILDING RFI -	05.10.2024
D - SITE AMENDMENT -	22.01.2025
E - CLADDING VARIATION -	11.02.2025



BUILDING ENVELOPE RISK MATRIX		
All Elevations - worst case		
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

RISK MATRIX ASSESSMENT DOCUMENT UNDERTAKEN AS SET OUT IN NZBC E2/AS, THE BUILDING HAS BEEN ASSESSED ACCORDING TO RISK FACTORS SUMMARISED ABOVE.



ALUMINIUM JOINERY NOTES
1) ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO FABRICATION. CONFIRM THICKNESS OF WALLS AND LININGS AS JAMB WIDTH WILL VARY.
2) EXTERIOR JOINERY IS SHOWN AS VIEWED FROM THE OUT SIDE.
3) SIZE OF WINDOWS HAVE TYPICALLY BEEN SPECIFIED.
4) REFER TO FLOOR PLANS FOR DOOR SWING AND LOCATION.
5) COLOUR TBC.
6) ALL WINDOWS AND DOORS TO BE DOUBLE GLAZED THERMALLY BROKEN MIN. 0.46 R VALUE. TINTING, MANIFESTATIONS, AND OPAQUE FINISHES AS NOTED.
7) HEAD, JAMB AND SILL FLASHINGS TO BE 0.55MM COLORSTEEL. HEAD FLASHING TO EXTEND MIN. 30MM PAST JOINERY, AND TO HAVE STOP ENDS.
8) 60X10MM SINGLE BEVEL ARCHITRAVES. ARCHITRAVES TO BE PRE-PRIMED, PAINT QUALITY.
9) TEKTON BREATHER TYPE BUILDING WRAP TO BE DRESSED INTO WINDOW AND DOOR OPENINGS WITH 'PROTECTO' ONE PIECE SILL FLASHING TAPE SYSTEM OVER. FIX ADDITIONAL LAYER OF 'PROTECTO' OVER HEAD FLASHINGS AS DETAILED.
10) SAFETY GLASS TO COMPLY WITH NZS4223 PART 3 IS TO BE USED IN ALL ROOMS CONTAINING BATH OR SHOWER OR WHERE THE SILL HEIGHT IS LESS THAN 800MM ABOVE FFL. NOTE ALL SAFETY GLASS PANELS MUST CARRY THE APPROPRIATE CODING PERMANENTLY ETCHED INTO THE GLASS SURFACE. WINDOW JOINERY TO COMPLY WITH NZS4211 SPECIFICATION FOR PERFORMANCE OF WINDOWS. WINDOW PANELS MARKED 'S' TO BE CONSTRUCTED USING SAFETY GLASS TO NZS 4223 PART 3.
11) WINDOW MANUFACTURER TO CHECK AND CONFIRM THE PLACEMENT OF ALL SAFETY GLASS PANELS AS COMPLIANT WITH ALL RELEVANT STANDARDS, AND CONSULT WITH THE DESIGNER IF A DISCREPANCY IS ENCOUNTERED.

LOT - 19
MCKAIN CONSTRUCTION
DWELLING

TREVORS ROAD ASHBURTON

ELEVATIONS

DATE - 21.04.2023
SCALE - 1:100 @ A3
PROJECT NO - 23001
SHEET - 06 OF 19

REVISION

D - SITE AMENDMENT - 22.01.2025
E - CLADDING VARIATION - 11.02.2025

NOTES

DO NOT SCALE OFF DRAWINGS, IF IN DOUBT ASK THE DESIGNER OR CONTRACTOR. ALL CONSTRUCTION TO COMPLY WITH NZS3604:2011 LOCAL AUTHORITY BY-LAWS, NZBC.E2/AS1 EXTERNAL MOISTURE.

TIMBER TREATMENT:
-MIN. H1.2 TREATED EXTERNAL FRAME TO HOUSE. KD INTERIOR FRAME, SEE BELOW.
-H3.1 CAVITY BATTENS.
-H4 TIMBER WHERE IT IS PARTIALLY COVERED BY EARTH & EXPOSED TO WEATHER.
-H5 TREATED TIMBER IN GROUND.

EXTERNAL WALLS TREATMENT = H1.2KD FRAMING WITH BOTTOM PLATE TO BE H3.2KD.

INTERNAL WALLS TREATMENT = H1.2KD FRAMING WITH ALL WET AREA FRAMING TO BE ALL H3.2KD

ROOF FRAMING TREATMENT = MIN. H1.2 NB. CHH ENGINEERED WOOD PRODUCTS COME TREATED TO H3.1 AS STANDARD.

ALL EXTERIOR JOINERY TRIM HEIGHT TO BE 2,200MM ABOVE FINISHED FLOOR LEVEL (FFL) EXCEPT WHERE STATED ON DOOR AND WINDOW SCHEDULE. ALL INTERIOR DOORS TRIMMED FOR 2200 DOOR LEAF HEIGHT.

FRAMING NOTES: HIGH WIND ZONE
7.5KN (TENSION) UPLIFT FIXINGS (FIGURE 8.12) ARE REQUIRED TO ALL LINTELS IN LOAD BEARING WALLS EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE. REFER TO CARTERS TRUSS DESIGN AND PS1 FOR LOCATION OF INTERNAL LOAD BEARING WALLS. ALL FIXINGS ARE DESIGNED FOR VERTICAL LOADS ONLY. DEAD LOADS INCLUDE THE ROOF WEIGHT AND STANDARD CEILING WEIGHT OF 0.2 KPA. REFER TABLE 8.19, NZS 3604:2011 FOR NAILING SCHEDULE TO RESIST HORIZONTAL LOADS. ALL FIXINGS ASSUME THICKNESS OF 45MM MAXIMUM.

MEMBERS NOTED AS 70MM OR 90MM THICK MAY BE SUBSTITUTED WITH BUILT-UP
MEMBERS SIZED IN ACCORDANCE WITH WITH NZS 3604:2011 8.5.1.2 AND NAILED TOGETHER IN ACCORDANCE WITH NZS 3604:2011 2.4.4.7.

FIXING OF TOP PLATES: (OF LOAD BEARING WALLS) TO STUDS - TYPE 'B' STUD / TOP PLATE FIXINGS THROUGHOUT - 2 / 90 X 3.15 END NAILS + 2 WIRE DOGS AS PER NZS 3604:2011 TABLE 8.18 NB. ALL STUDS IN EXTERNAL WALLS SHALL BE CONSIDERED LOAD BEARING. REFER TO TRUSS DESIGN AND PS1 FOR LOCATION OF INTERNAL LOAD BEARING WALLS. ALLOW FOR 6MM BOTTOM PLATE OVERHANG AS PER NZS 3604:2011 - 6.11.9.2.

BOTTOM PLATE FIXING: 90X45 OR 140X45 SG8 H1.2 BOTTOM PLATE ON DPC FIXED TO SLAB WITH 140MM RAMSET TRUBOLTS WITH IN 150MM OF EVERY END PLATE AND 900C/CS. BOLTS TO BE FITTED WITH 50X50X3 GALV. WASHERS

INTERNAL WALLS BOTTOM PLATE FIXING: NON BRACED 8X75 DRIVE PIN AND WASHER @ 600CRS

BOTTOM PLATE TO STUD FIXING - EXTERNAL WALLS: FOR STUDS UP TO 2.7MTRS IN LENGTH 2/90X3.15 (END NAILED) POWER DRIVEN NAILS. STUDS OVER 2.7MTRS 3/90X3.15 POWER DRIVEN NAILS AS PER NZS3604 2011 TABLE 8.19. REFER SHEET 5.02 FOR LINTEL FIXING TRIMMER STUDS HOLD DOWN OPTIONS.

WIND ZONE: 'HIGH' AS PER NZS 3604:2011 TABLE 5.4

SOFFIT WIDTH: VARIES REFER TO ROOF PLAN

ROOF: 0.4MM BMT COLORSTEEL CORRUGATED PROFILE

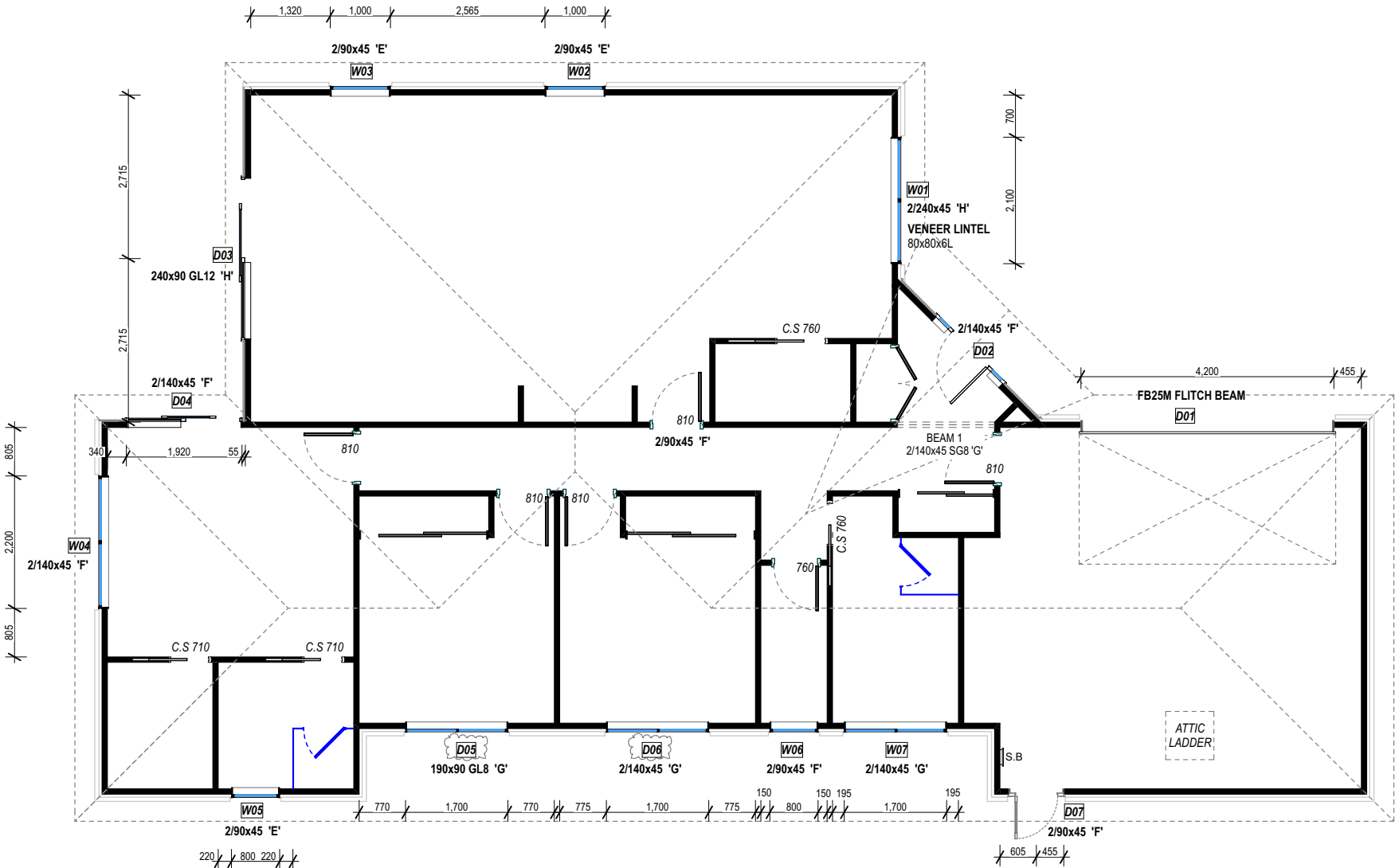
ROOF PITCH: 25° REFER TO ROOF PLAN

ALL STRUCTURAL FIXINGS: (BRACKETS, BOLTS, ETC.) IN 'EXPOSED' SITUATIONS (REFER NZS 3604:2011 FIGURE 4.3(A), 4.3(B)) ARE TO BE GRADE 403 OR GRADE 316 STAINLESS STEEL. ALL STRUCTURAL BRACKETS IN SHELTERED EXTERNAL SITUATIONS ARE TO BE HOT-DIPPED GALVANIZED.

LUMBERLOK LINTEL FIXINGS

2-240X45 'G'← DENOTES LUMBERLOK LINTEL FIXING TYPE. REFER TO THE SPECIFICATION FOR FURTHER DETAILS

ALL LINTELS ARE BY THE TRUSS DESIGNER & ARE TO BE CHECKED WITH TRUSS DESIGN



LINTEL PLAN

SCALE 1:100

LOT - 19

MCKAIN CONSTRUCTION

DWELLING

TREVORS ROAD ASHBURTON

LINTEL PLAN

DATE - 21.04.2023

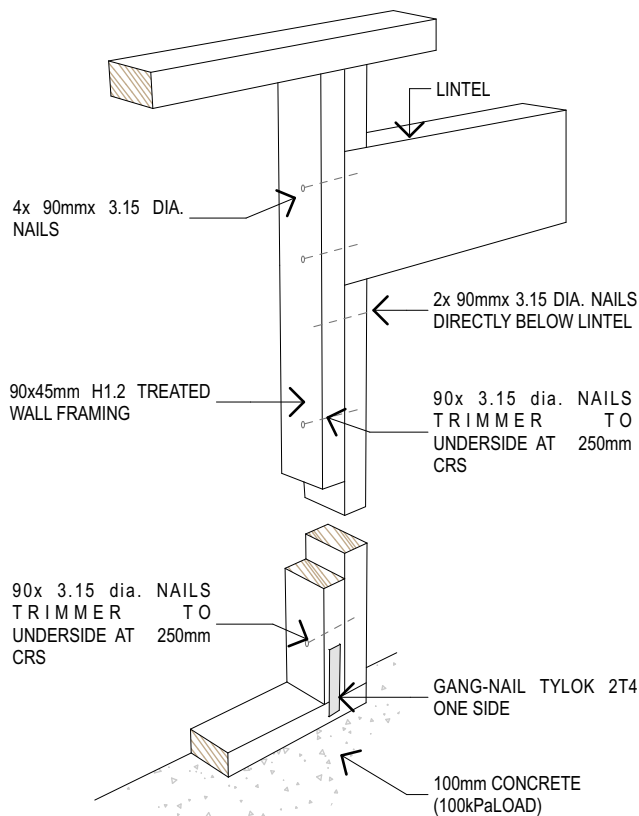
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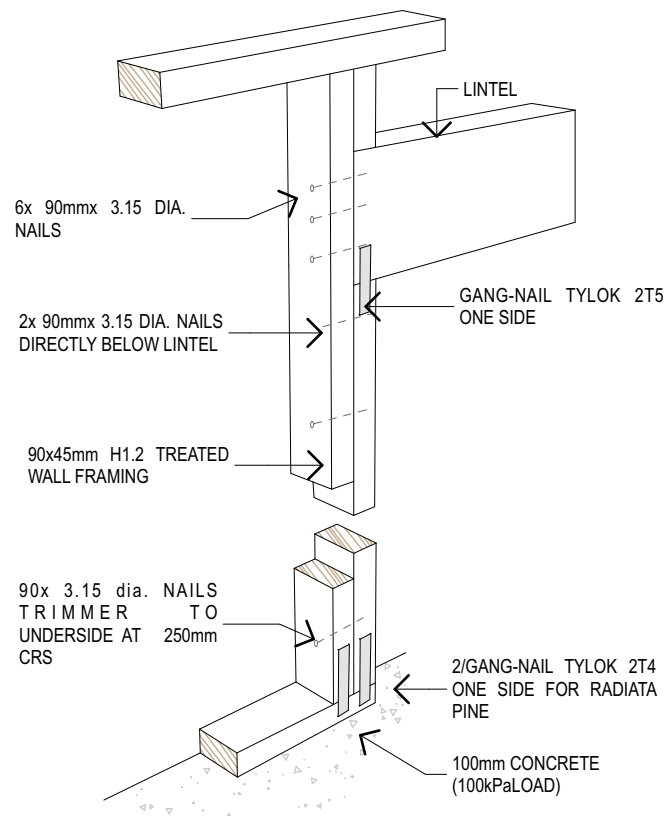
SHEET - 07 OF 19

REVISION

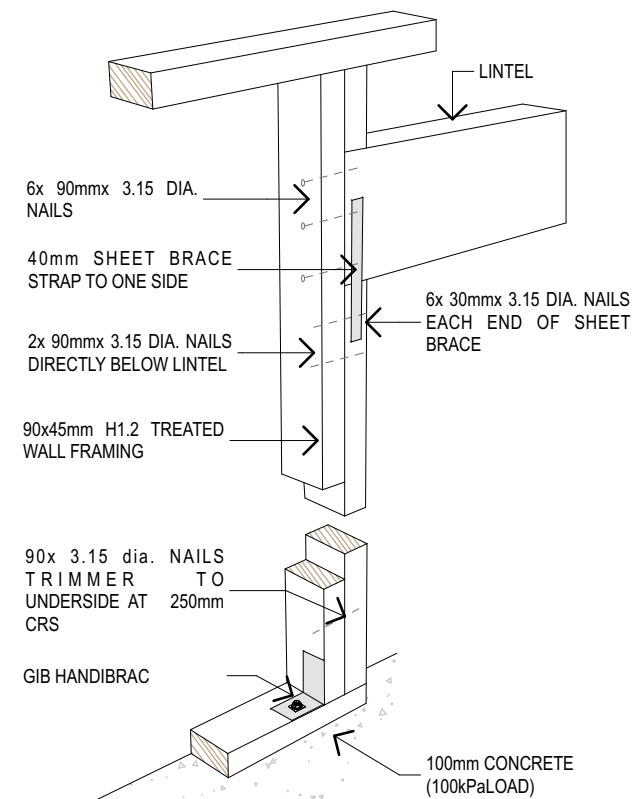
D - SITE AMENDMENT - 22.01.2025



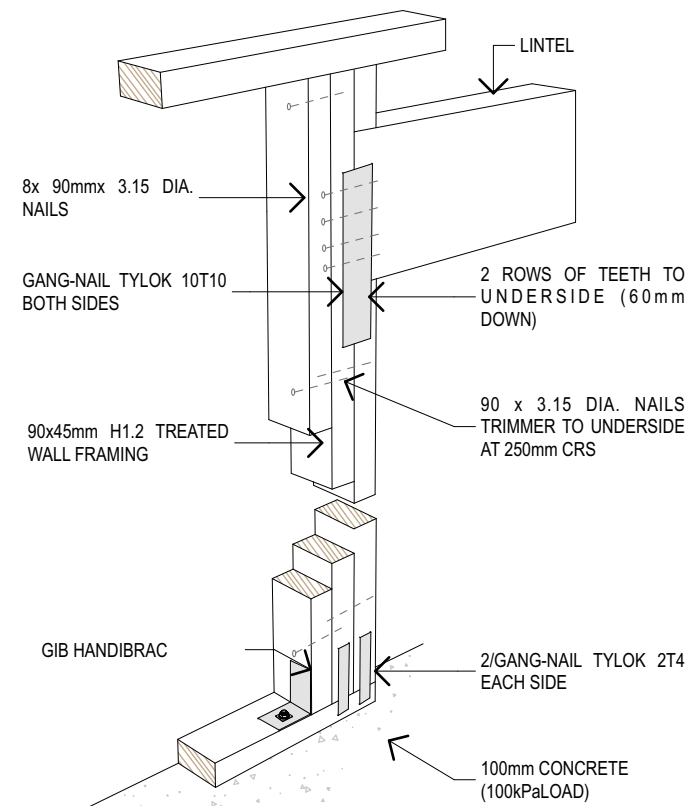
Lintel Fixing
Type E (1.4 kN)



Lintel Fixing
Type F (4.0 kN)



Lintel Fixing
Type G (7.5 kN)



Lintel Fixing
Type H (13.5 kN)

LOT - 19
MCKAIN CONSTRUCTION
DWELLING

TREVORS ROAD ASHBURTON

LINTEL DETAILS

DATE - 21.04.2023
SCALE - 1:20 @ A3
PROJECT NO - 23001
SHEET - 08 OF 19

REVISION

NOTES

ALL ROOF FRAMING AND HOLD-DOWNS DESIGNED AS PER HIGH WIND ZONE. SPECIFIC DESIGNED ROOF TRUSS SYSTEM AS DESIGNED BY TRUSS MANUFACTURER, REFER TO SPECIFICATIONS FOR TRUSS DESIGN & PRODUCER STATEMENT.

TRUSS MANUFACTURER TO NOTIFY DESIGNER OF ANY SPECIAL UP/DOWN LOADING FROM ROOF TRUSSES REQUIRING SLAB THICKENINGS, OR LINTELS GREATER THAN THOSE DESIGNED AND SPECIFIED.

ROOF CATCHMENT AREA (PLAN) - 223.1M²

ROOFING - 25° ROOF PITCH, COLORSTEEL 'CORRUGATED' PROFILE LONGRUN ROOFING, 0.4MM BMT. COLORSTEEL FLASHINGS TO MATCH, 0.55MM BMT. COLOUR TBC AS PER OWNER.

GUTTER - COLORSTEEL 'QUARTER ROUND' PROFILE SPOUTING. FIXED TO 180MM COLORSTEEL FASCIA.

DOWNPIPE SELECTION - 80DIA. COLORSTEEL AS SHOWN ON DRAINAGE PLAN.

ROOF UNDERLAY - DRISTUD RU24 OR AS SELECTED IN SPECIFICATIONS.

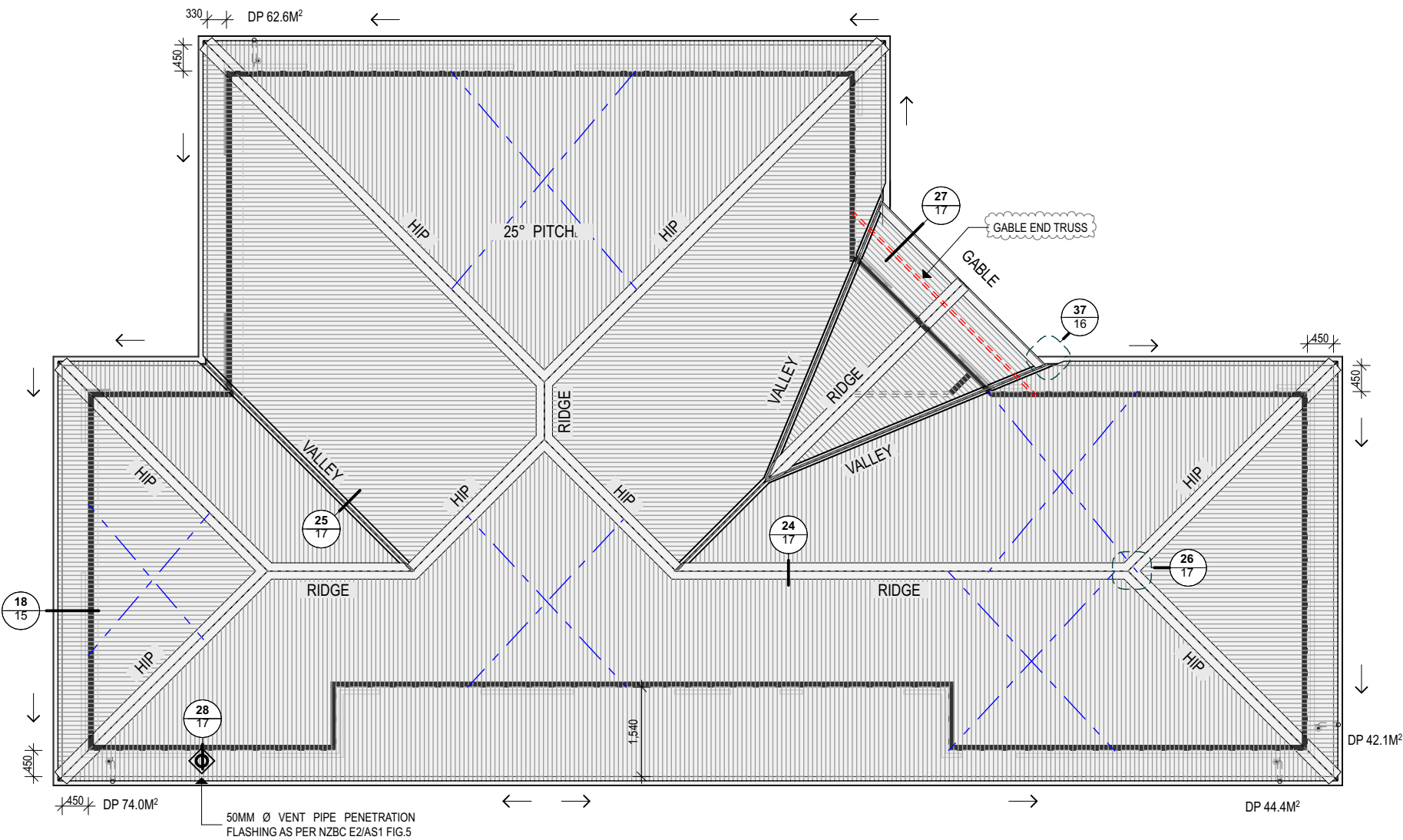
TRUSS FIXINGS:
USE TYPE 'E' FIXING AS PER NZS 3604:2011 TABLE 10.1 - 2/90X3.15 SKEWED NAILS + 2 WIRE DOGS OR ALTERNATIVE FIXING OF 4.7KN OR GREATER CAPACITY. TRUSS MANUFACTURER TO NOTIFY DESIGNER OF ANY SPECIFIC TRUSS FIXINGS REQUIRED OVER AND ABOVE THE TYPE 'E' FIXINGS ALLOWED FOR.

PURLIN FIXINGS:
70X45 H1.2 SG8 ON FLAT @ 900 CRS, (EAVES PURLIN @ 600 CRS), USE TYPE 'T' FIXING AS PER NZS 3604:2011 TABLE 10.10 - 1/10G SELF-DRILLING SCREW, 80 MM LONG OR ALTERNATIVE FIXING OF 2.4KN OR GREATER CAPACITY.
NAILING PATTERN AS PER E2/AS1 TABLE 11, PATTERN C2 - HIT 1, MISS 1, HIT 1, MISS 2...

IN ACCORDANCE WITH E2/AS1 8.4.6, THE MAXIMUM SPAN AND FIXING PATTERN OF THE SELECTED PROFILED METAL ROOF CLADDING BETWEEN PURLINS ARE GIVEN IN TABLE 11. SPANS SHOWN ARE FOR STEEL WITH BMT, GRADE AND PROFILE AS SPECIFIED IN THE TABLE. TABLE PROVIDED BELOW.

STRAP BRACING:
25X1 GALVANISED ROOF STRAP BRACING OVER TRUSSES. FIX EACH END WITH 6/30 X 3.15 NAILS AND 1/3.15. NAIL AT EACH TRUSS AFTER TENSIONING

ROOF PLAN
SCALE 1:100



LOT - 19
MCKAIN CONSTRUCTION
DWELLING

TREVORS ROAD ASHBURTON

ROOF PLAN

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STUD TO TOP PLATE FIXING

FIXING OPTIONS

FIXING TYPE A
0.7 kN

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.

TYPE A IS MINIMUM FIXING REQUIRED UNLESS SPECIFIED OTHERWISE

FIXING TYPE B
4.7 kN

CHOOSE ANY OF THE 3 OPTIONS BELOW

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.

Plus LUMBERLOK 6kN Stud Anchor (CPC80)

2 x LUMBERLOK CPC40

Recommended for internal wall options to avoid lining issues

RECOMMENDED FOR INTERNAL WALL OPTIONS TO AVOID LINING ISSUES

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.

Plus LUMBERLOK Stud Strap (one face only)

ALL EXTERIOR WALLS TO BE TYPE 'B' FIXINGS

NOTE: REFER TO LUMBERLOK WALL FIXING CHART - STUD TO TOP PLATE FIXING SCHEDULE 09/2011 ALTERNATIVE TO TABLE 8.18 NZS 3604:2011

BRACING NOTES

ALL BRACING AS PER: HIGH WIND ZONE

BRACING DEMAND CALCULATIONS AS PER GIB EZYBRACE AND NZS3604:2011. ALL IN-LINE TOP PLATE CONNECTIONS AND JOINTS TO BE 6kN, UNLESS HIGHEST BRACING ELEMENT IN THAT WALL IS OVER 250 BU'S, SEE DETAIL THIS PAGE. FOR RIGHT ANGLE TOP PLATE CONNECTIONS INCLUDING CORNERS OF WALLS, TOTAL WALL BRACING CAPACITY OF ALL BRACING UNITS IN THAT WALL MUST BE USED TO DETERMINE TOP PLATE CONNECTIONS

GIB BRACING ELEMENTS AS PER 'WINSTONE WALLBOARDS LIMITED' GIB BRACING SYSTEMS - AUGUST 2016 EDITION. ALL GIB WALL BRACES ARE TO BE INSTALLED ON THE INTERNAL FACE OF TIMBER FRAMED WALLS, EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE. BOTTOM PLATE HOLD-DOWN FIXINGS USE GIB HANDIBRAC AS REQUIRED

ECOPLY BRACING ELEMENTS AS PER ECOPLY 'SPECIFICATION & INSTALLATION GUIDE - JUNE 2011'. PLYWOOD FIXED TO THE EXTERNAL FACE OF THE BUILDING ENVELOPE. NB. BOTTOM PLATE HOLD-DOWN FIXINGS USE GIB HANDIBRAC AS REQUIRED

ALL FIXINGS ARE TO BE A MINIMUM OF 10MM FROM SHEET EDGE.

KEY TO BRACING PLAN

GS1-N

10MM GIB STANDARD PLASTERBOARD ONE FACE FIXED HORIZONTAL OR VERTICAL.

EP1

7MM ECOPLY BARRIER ONE SIDE, FIXED AS PER MANUFACTURERS SPECIFICATIONS

ALL BRACING ELEMENTS SHALL BE INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.

NO BRACING TO BE INSTALLED BEHIND METER BOARD, SHOWER, BATH OR CAVITY SLIDERS

KEY TO BRACING PLAN

A1/EP1/3.5

BRACING NUMBER

BRACING LENGTH

BRACING TYPE

BRACING & LINTEL PLAN
SCALE 1:100

LOT - 19
MCKAIN CONSTRUCTION
DWELLING

TREVORS ROAD ASHBURTON

BRACING PLAN

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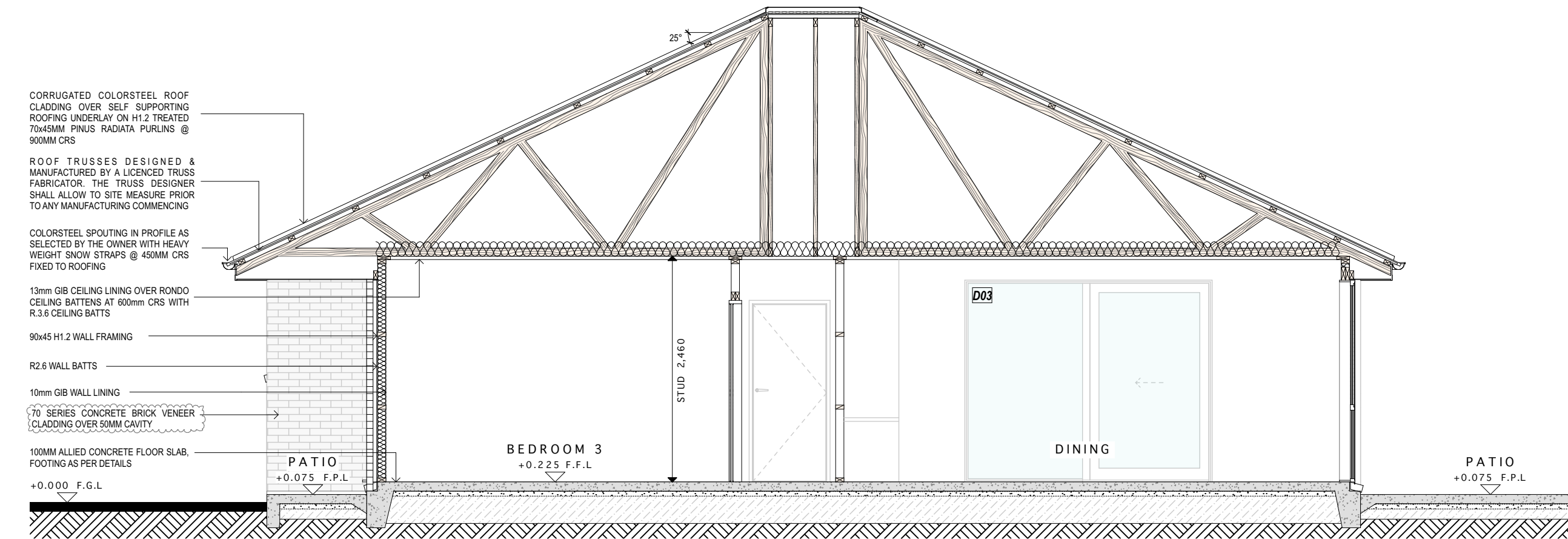
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ENERGY EFFICIENCY ASSESSMENT		
INSULATED AREA	140.5 M²	SOUTH ISLAND, ZONE 3
AREA OF NORTH WALL (INCLUDING GLAZING)	29.0 M²	
AREA OF GLAZING ON NORTH WALL	8.6 M²	
PERCENTAGE OF GLAZING TO NORTH WALL (GLAZING/WALL AREA)	29.6 %	
AREA OF EAST, SOUTH & WEST WALLS (INCLUDING GLAZING)	95.5 M²	
AREA OF GLAZING TO EAST, SOUTH & WEST WALLS	23.8 M²	
PERCENTAGE OF GLAZING TO EAST, SOUTH & WEST WALLS (GLAZING/WALL AREA)	24.9 %	
AREA OF SKYLIGHTS (INCLUDING FRAME)	0.0 M²	
IS THE TOTAL AREA OF GLAZING LESS THAN 30%	YES, 26.0%	
IS THE AREA OF SKYLIGHTS LESS THAN 1.2M²	YES	

H1 SCHEDULE METHOD AS PER NZBC H1/AS1, THIS BUILDING HAS BEEN ASSESSED ACCORDING TO THE FACTORS SUMMARISED ABOVE.



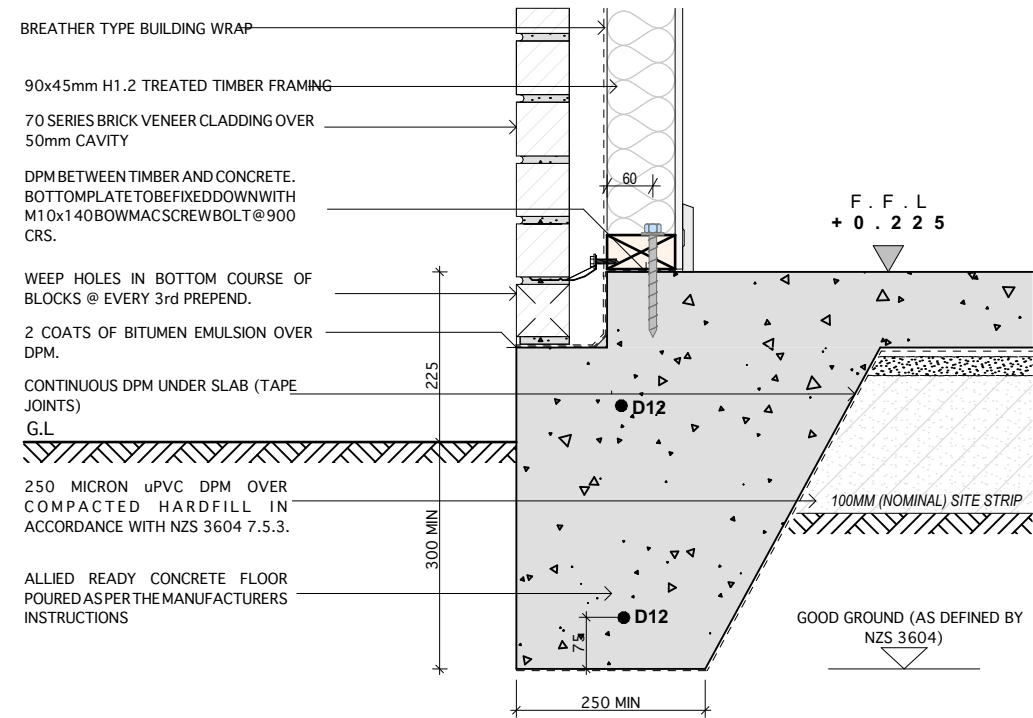
LOT - 19
MCKAIN CONSTRUCTION
DWELLING

TREVORS ROAD ASHBURTON

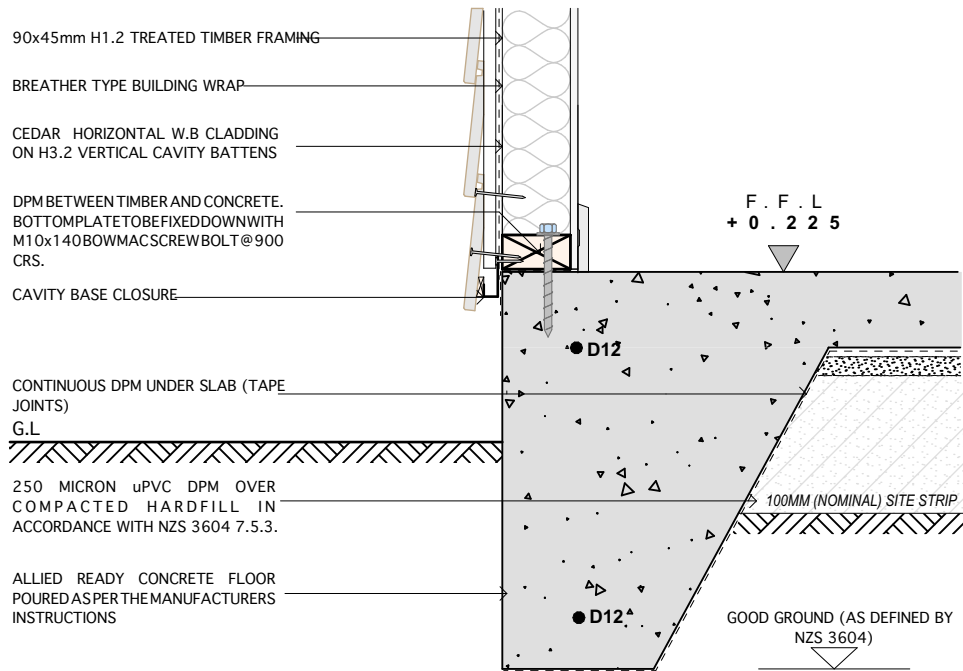
CROSS SECTION A

DATE -	21.04.2023
SCALE -	1:50 @ A3
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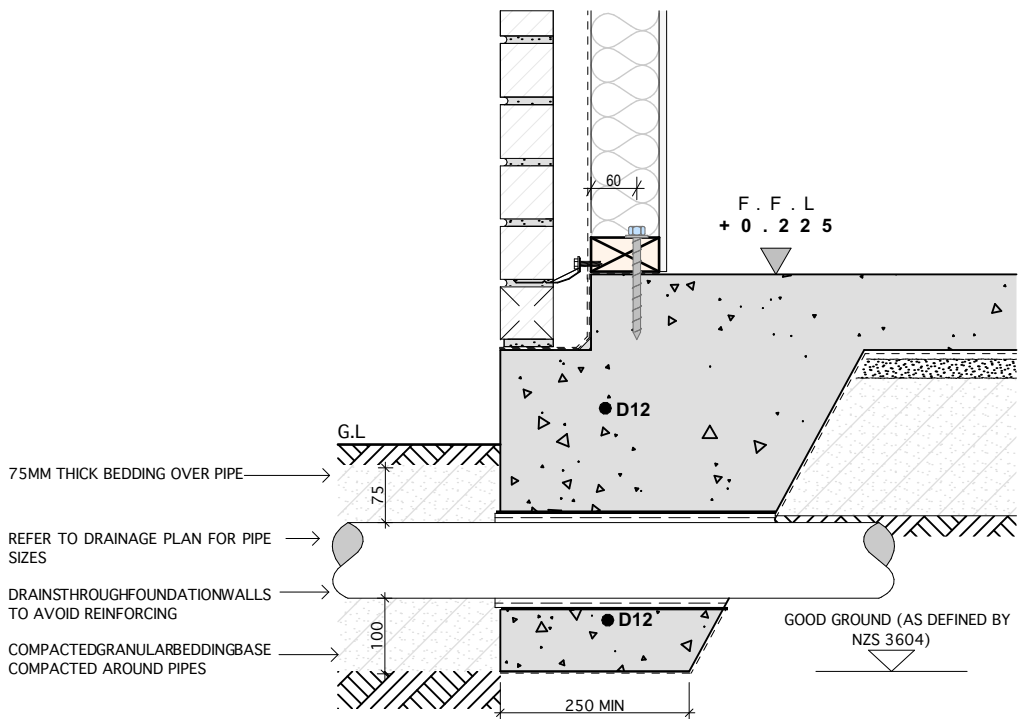
REVISION
A - BUILDING RFI - 05.10.2024
D - SITE AMENDMENT - 22.01.2025



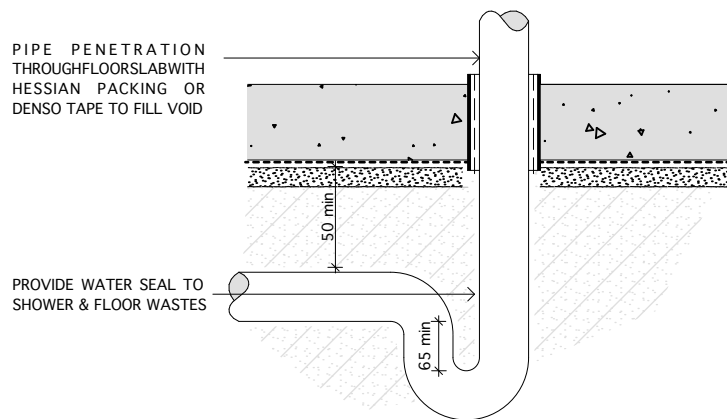
01 FOUNDATION FOOTING
03 1:10



02 FOUNDATION FOOTING
03 1:10



03 FOOTING PENETRATION
04 1:10



04 SLAB PENETRATION
04 1:10

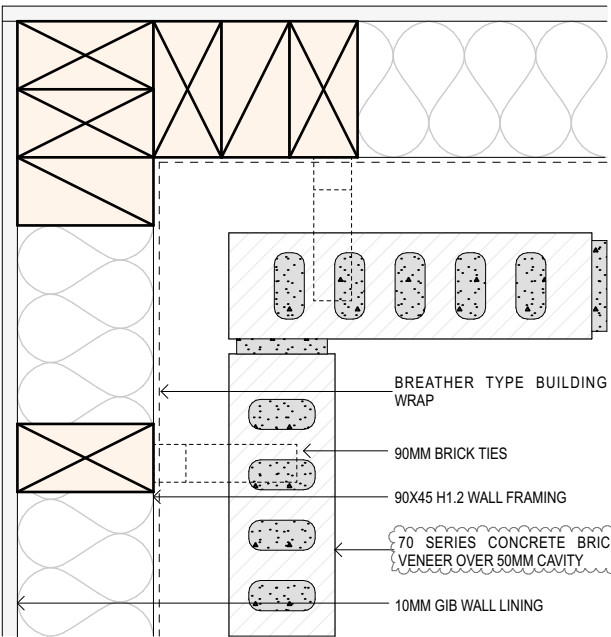
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MCKAIN CONSTRUCTION
DWELLING

TREVORS ROAD ASHBURTON

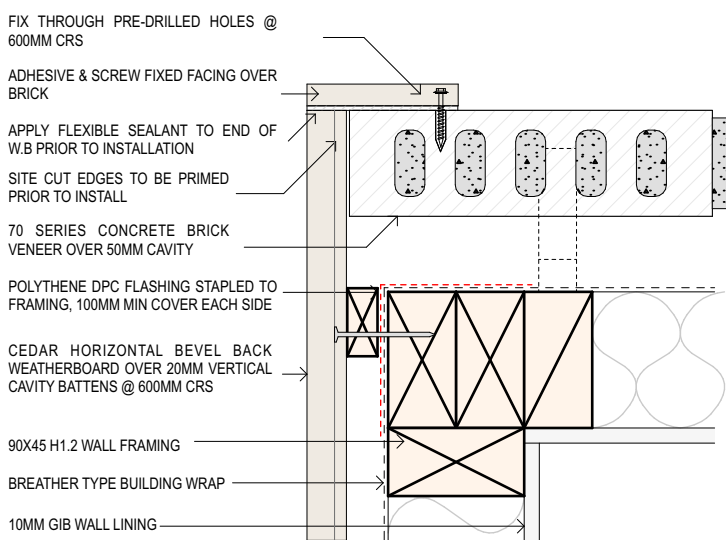
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SCALE - 1:10 @ A3
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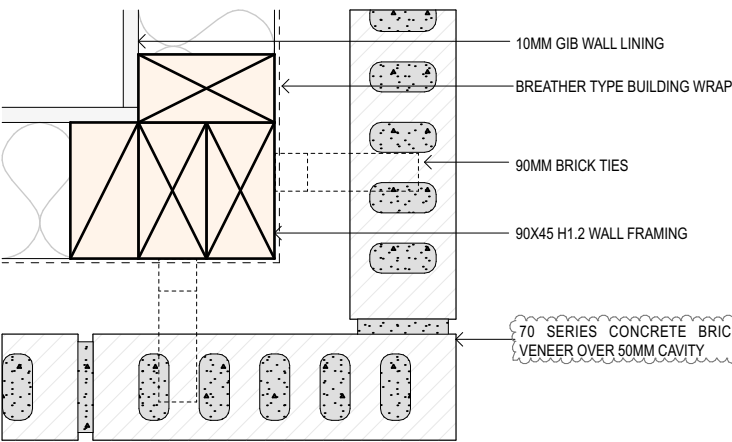
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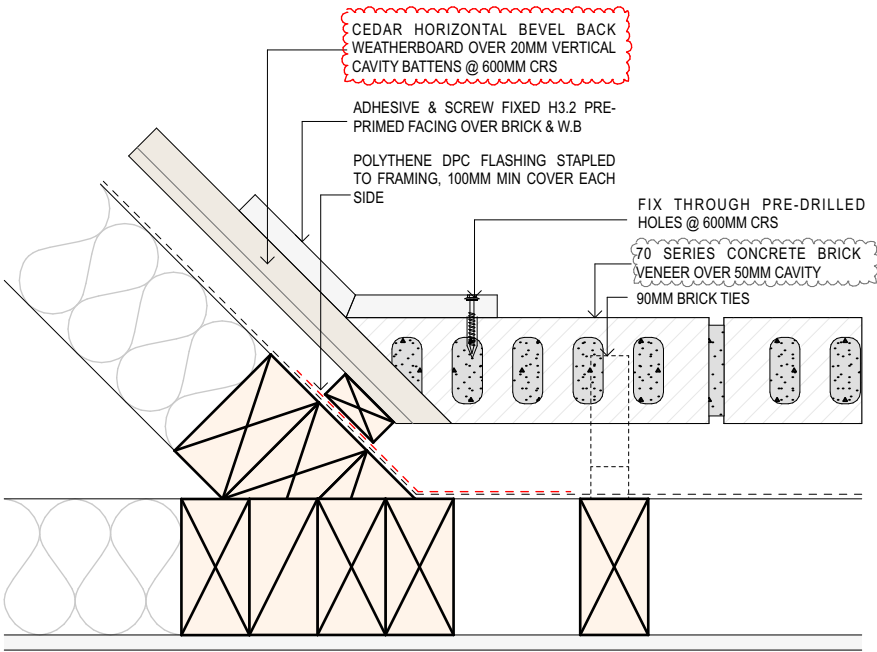
05
05 1:5
INTERNAL CORNER BRICK



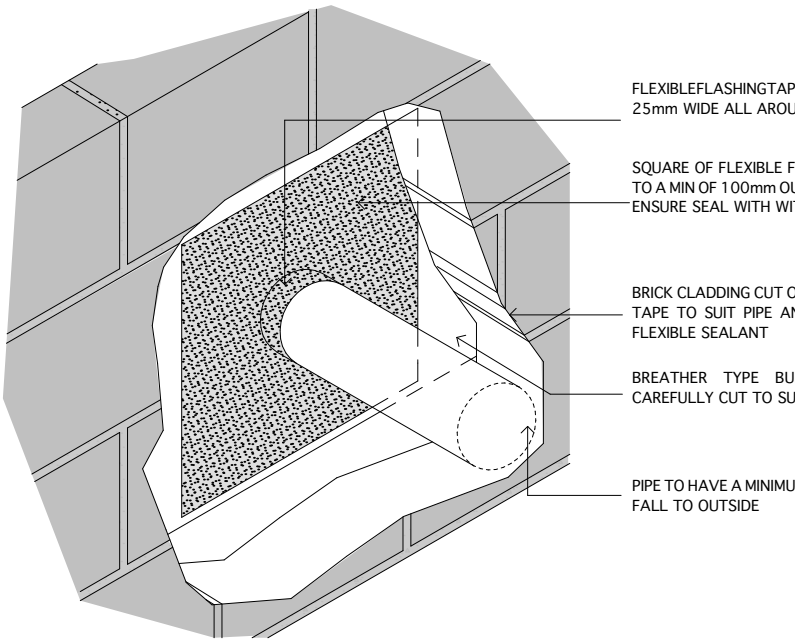
38
05 1:5
EXTERNAL CORNER BRICK - W.B



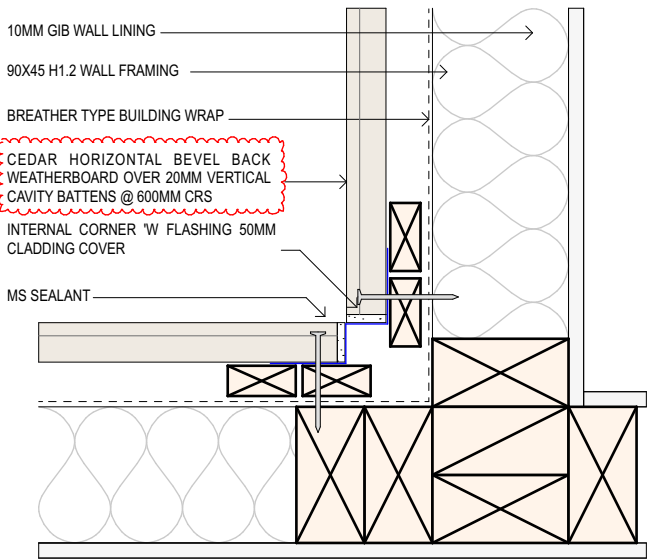
06
05 1:5
EXTERNAL CORNER BRICK



07
05 1:5
ANGLED CORNER



08
N.T.S
PIPE PENETRATION BRICK



39
05 1:5
INTERNAL CORNER - W.B

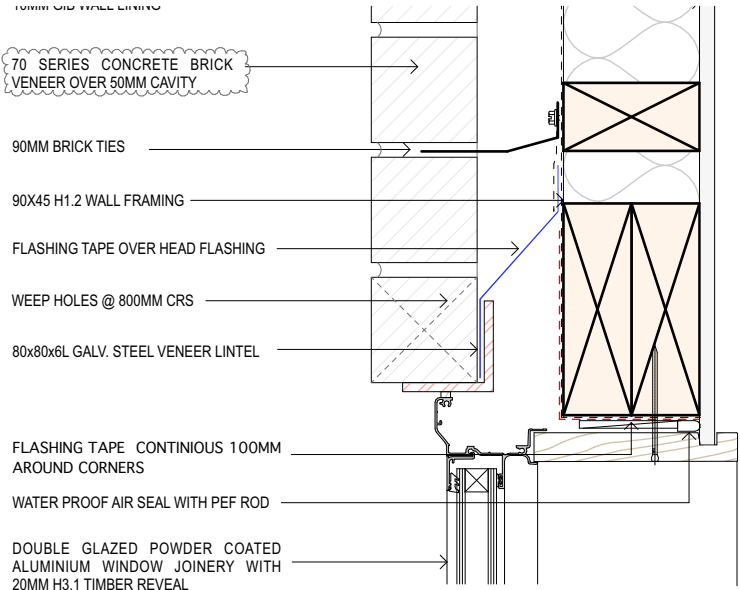
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MCKAIN CONSTRUCTION
DWELLING

TREVORS ROAD ASHBURTON

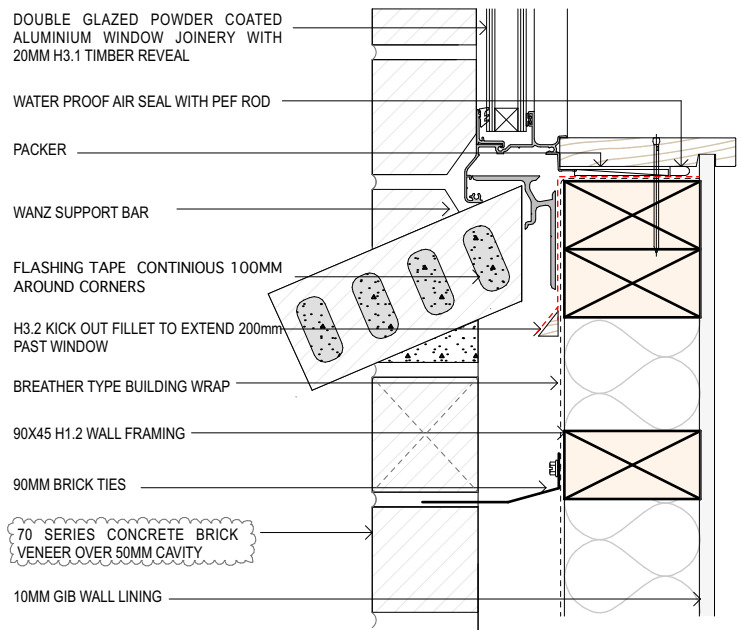
CONSTRUCTION
DETAILS

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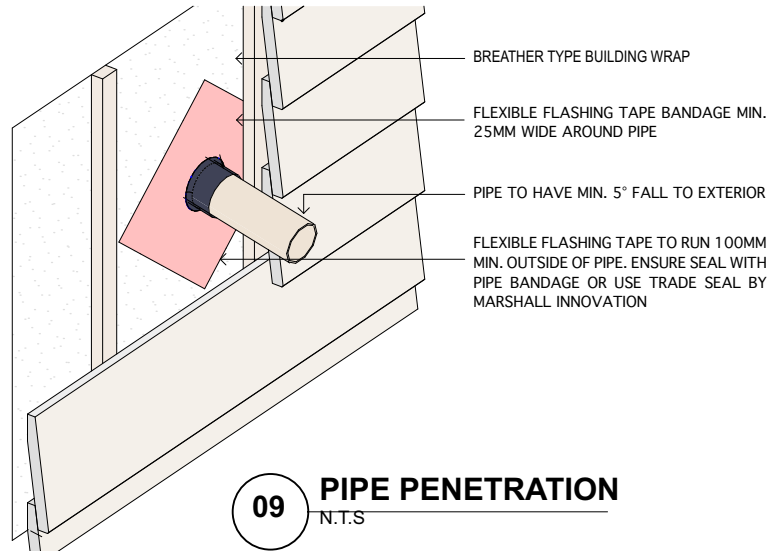
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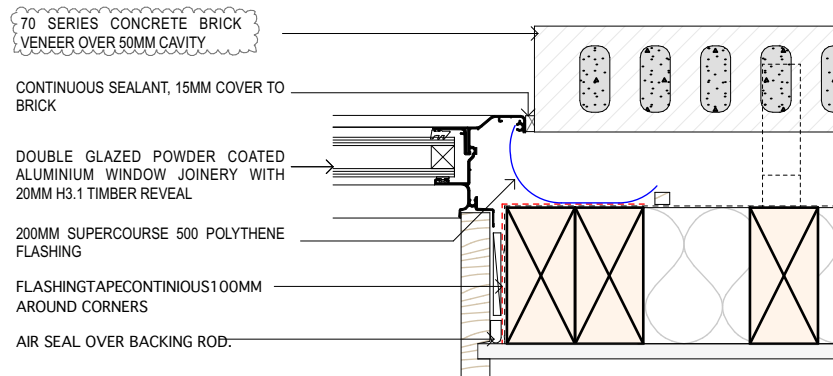
10 WINDOW HEAD - BRICK
06 1:5



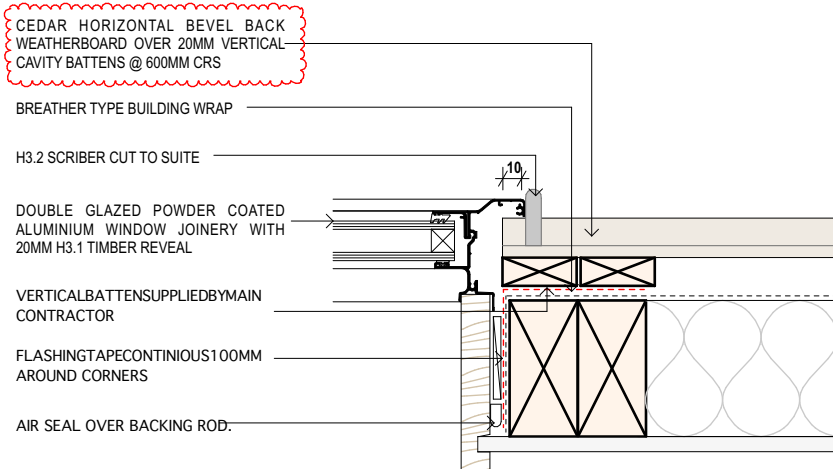
11 WINDOW SILL - BRICK
06 1:5



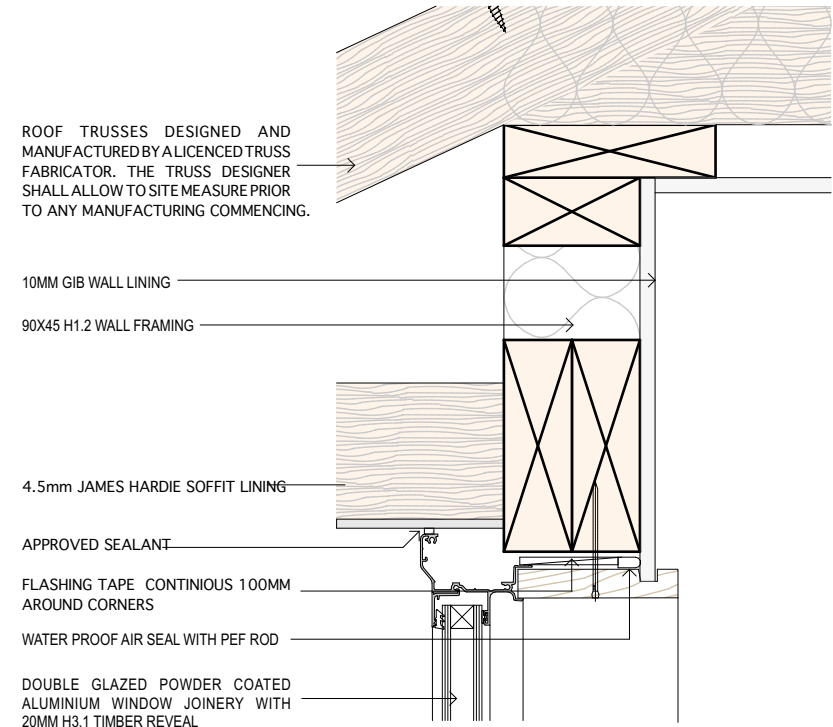
09 PIPE PENETRATION
N.T.S



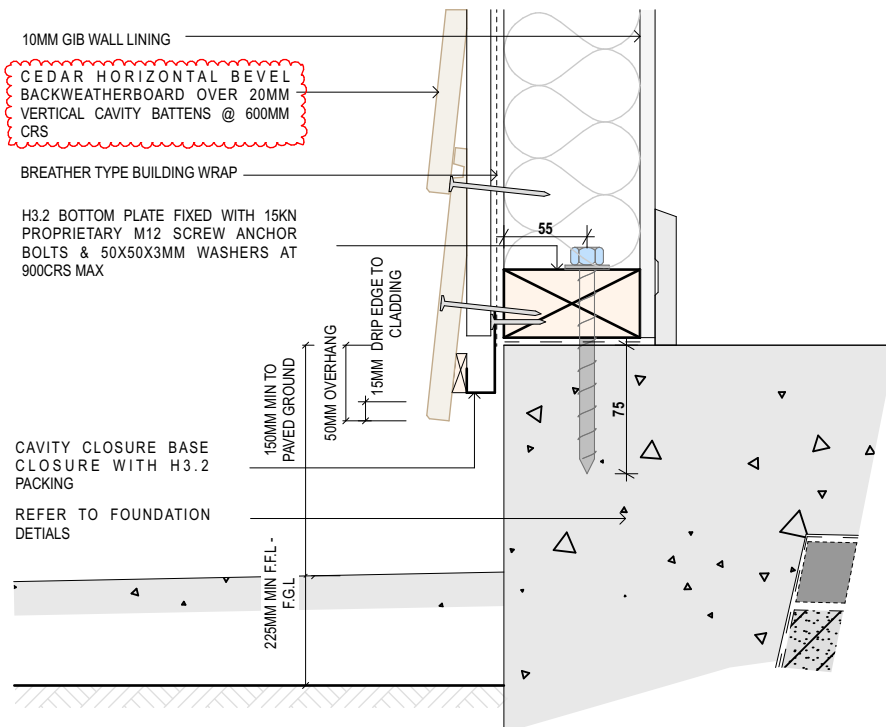
12 WINDOW JAMB - BRICK
06 1:5



14 WINDOW JAMB - W.B
06 1:5



13 WINDOW HEAD - SOFFIT
06 1:5



15 CLADIDNG BASE
05 1:5

LOT - 19
MCKAIN CONSTRUCTION
DWELLING

TREVORS ROAD ASHBURTON

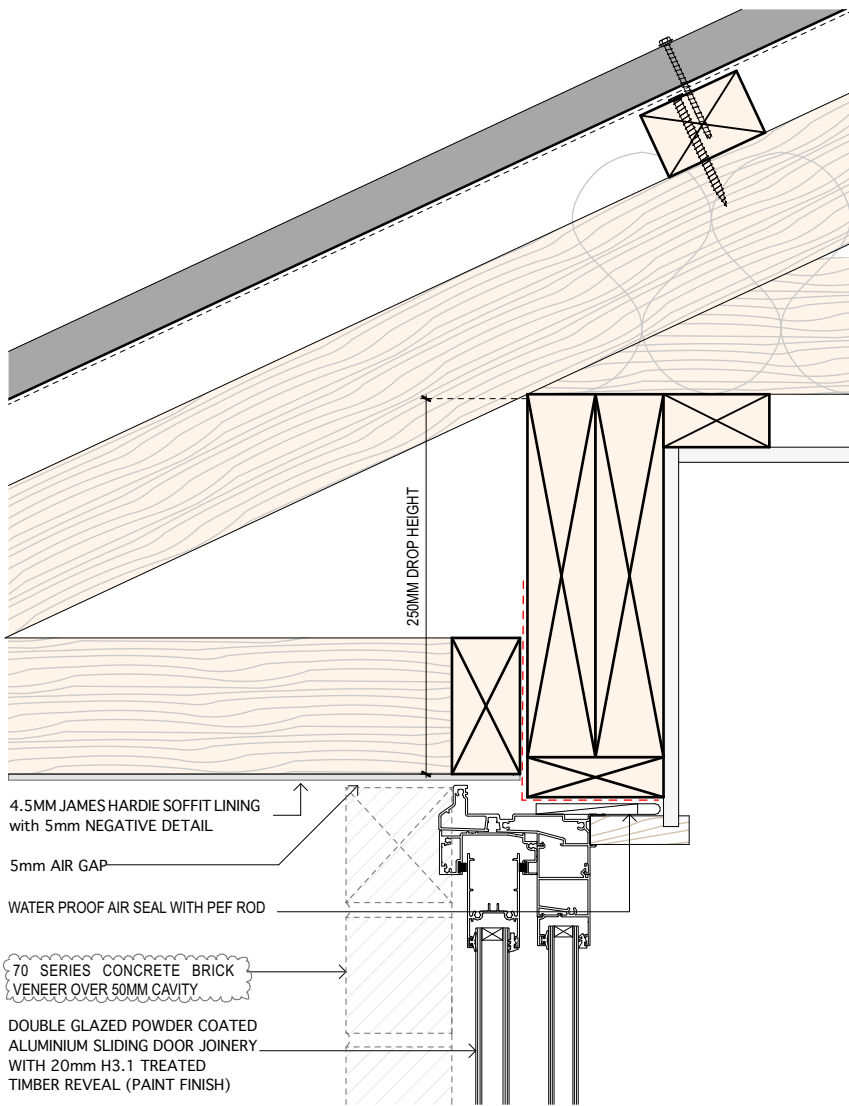
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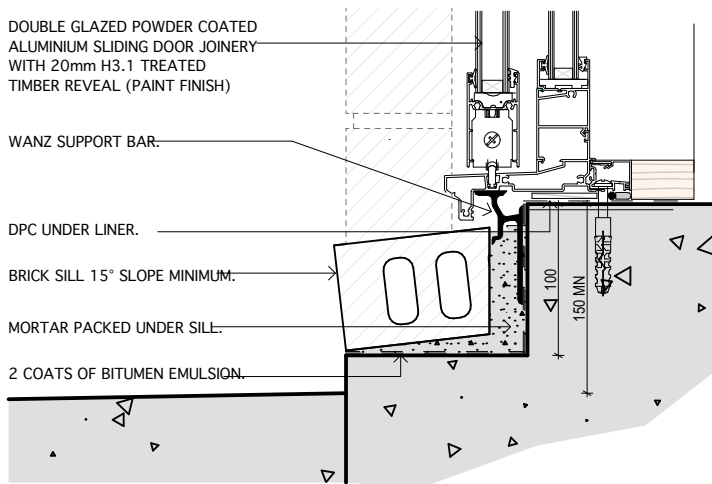
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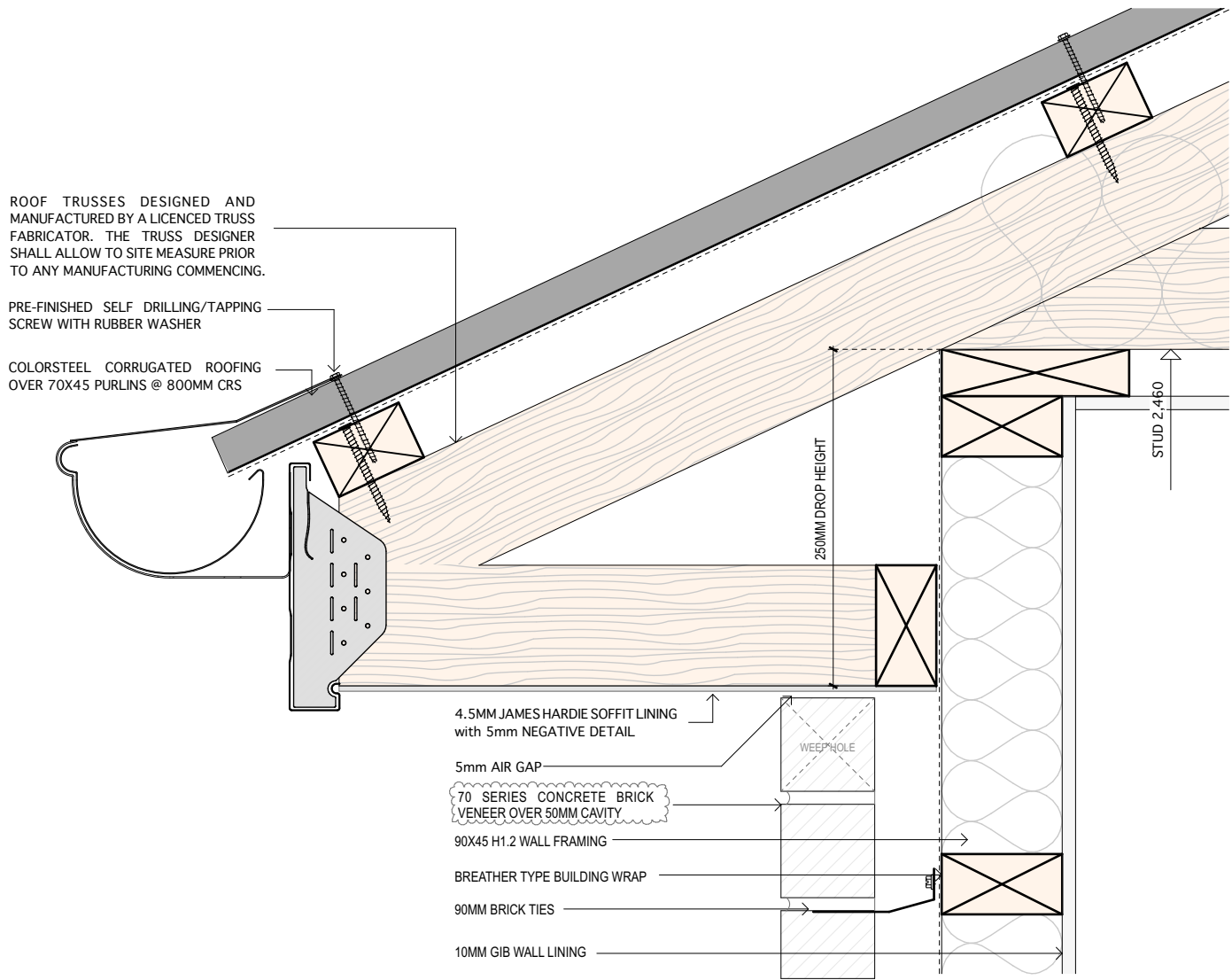
E - CLADDING VARIATION - 11.02.2025



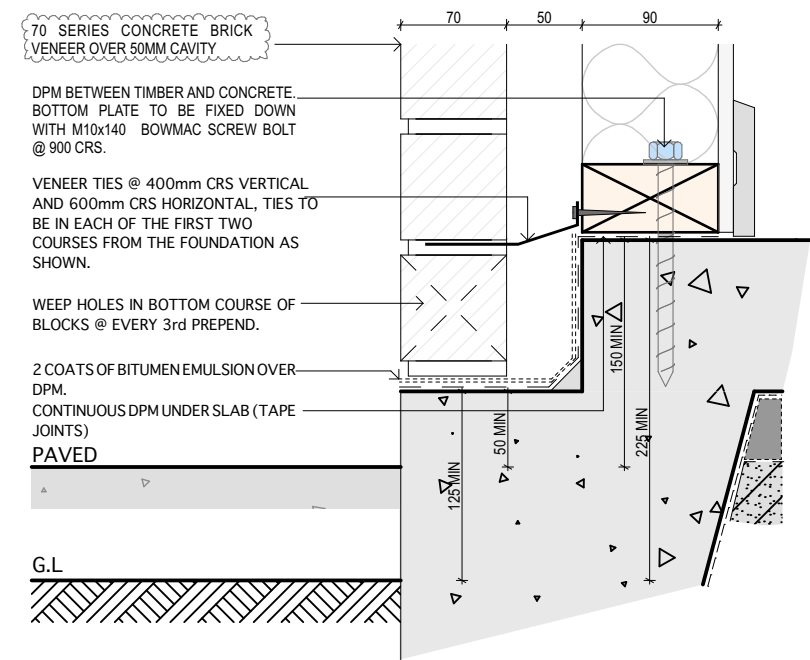
16 DOOR HEAD
06 1:5



17 DOOR SILL
06 1:5



18 BRICK SOFFIT
09 1:5



19 CLADDING BASE - BRICK
05 1:5

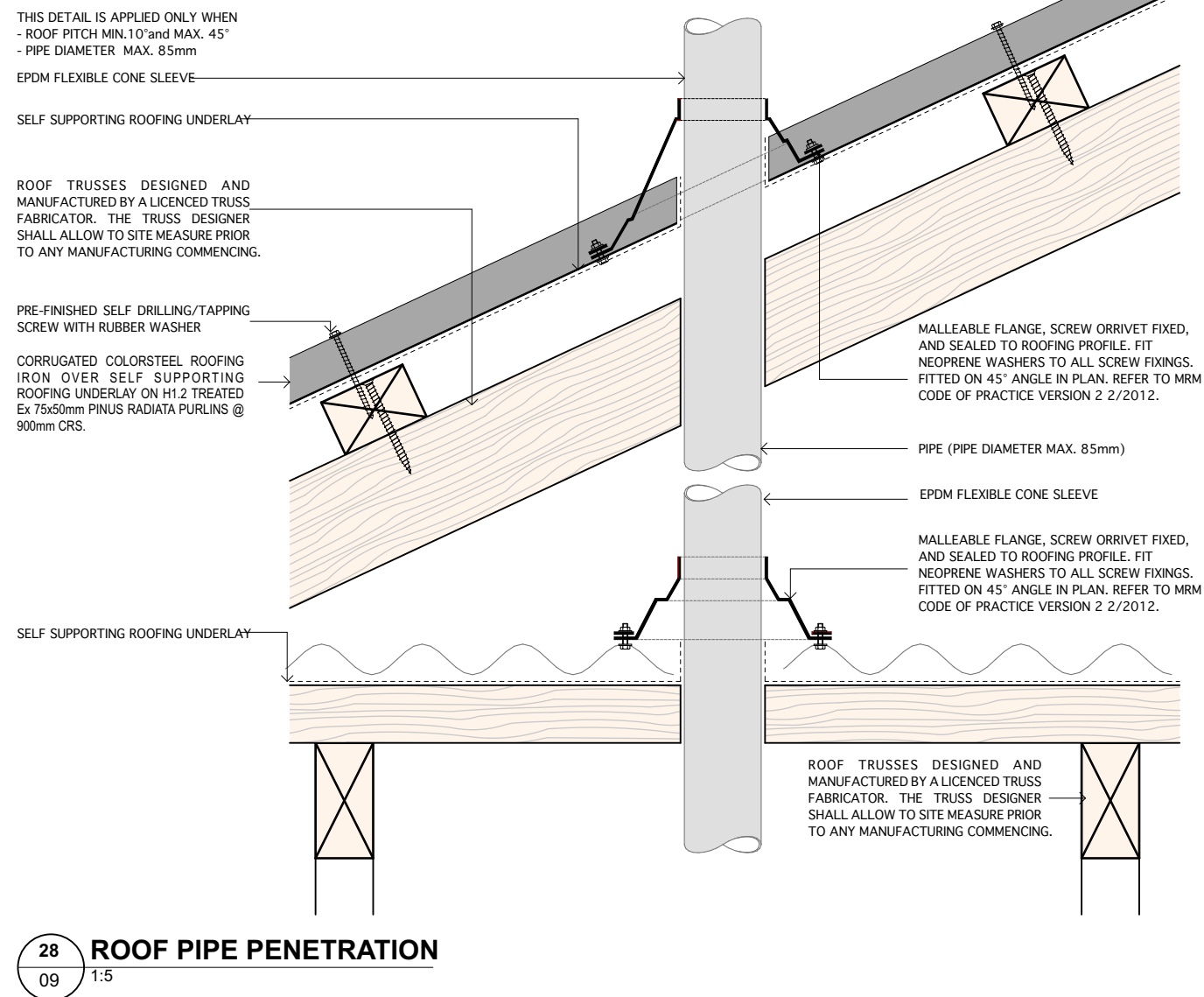
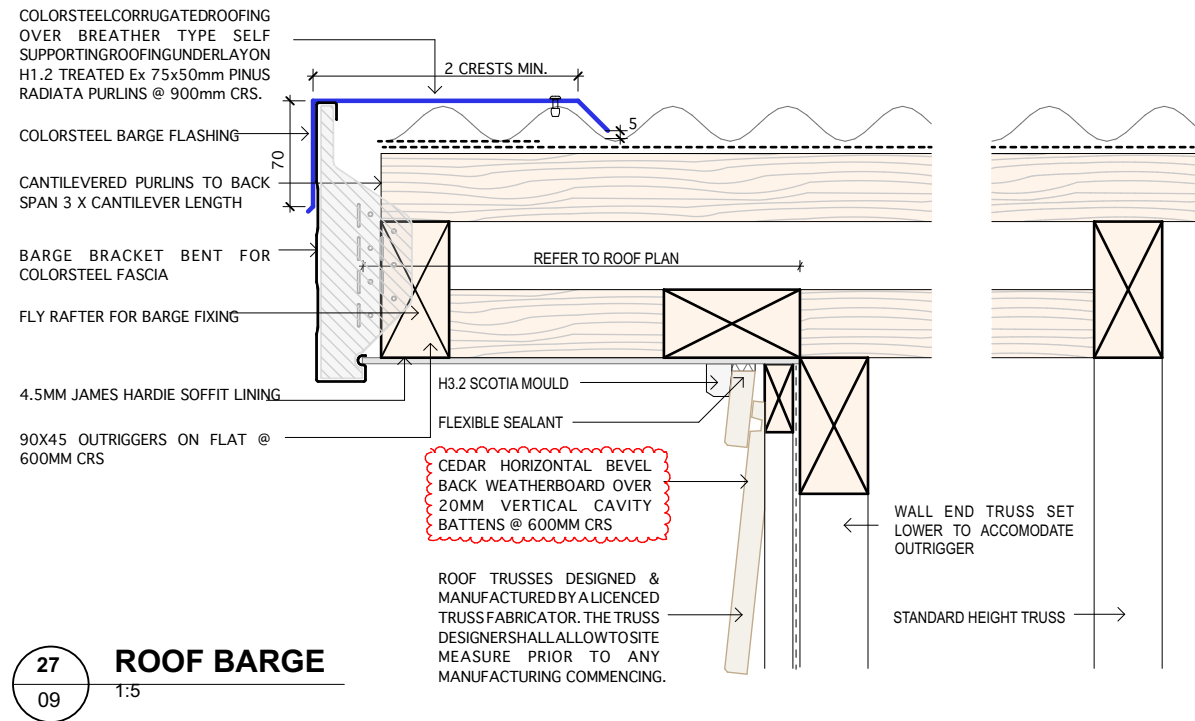
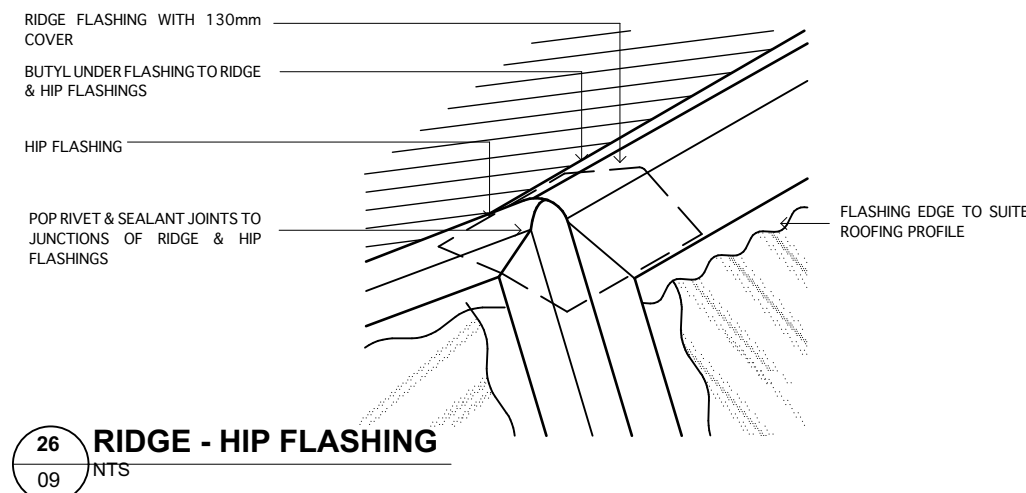
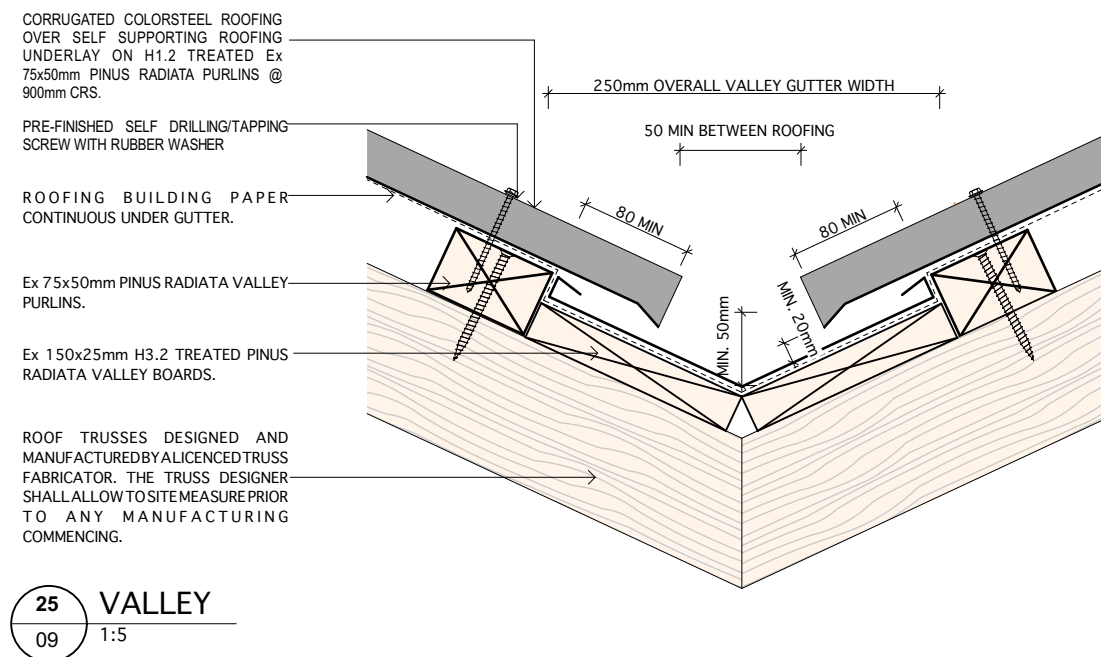
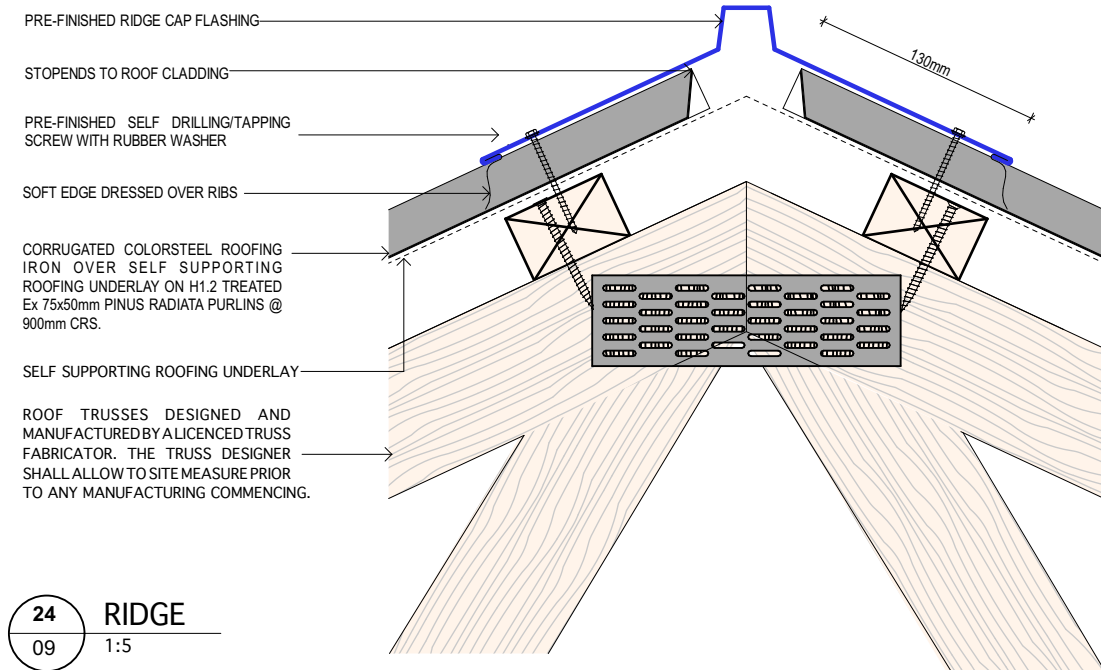
LOT - 19
MCKAIN CONSTRUCTION
DWELLING

TREVORS ROAD ASHBURTON

CONSTRUCTION DETAILS

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LOT - 19
MCKAIN CONSTRUCTION
DWELLING

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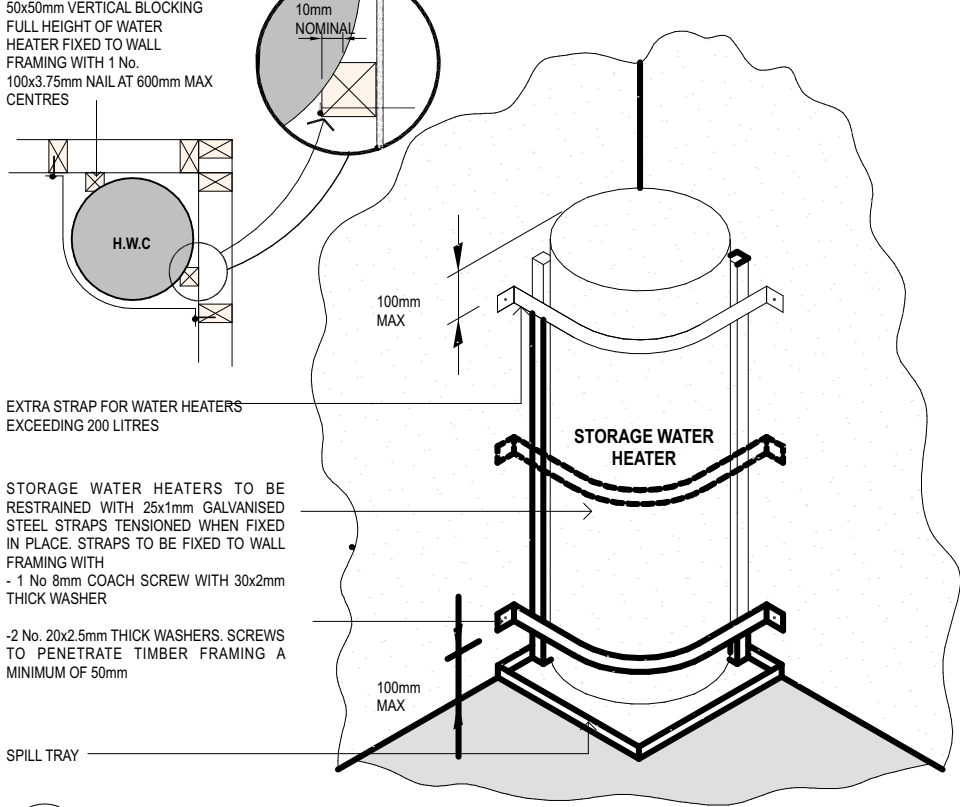
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PROJECT NO - 23001

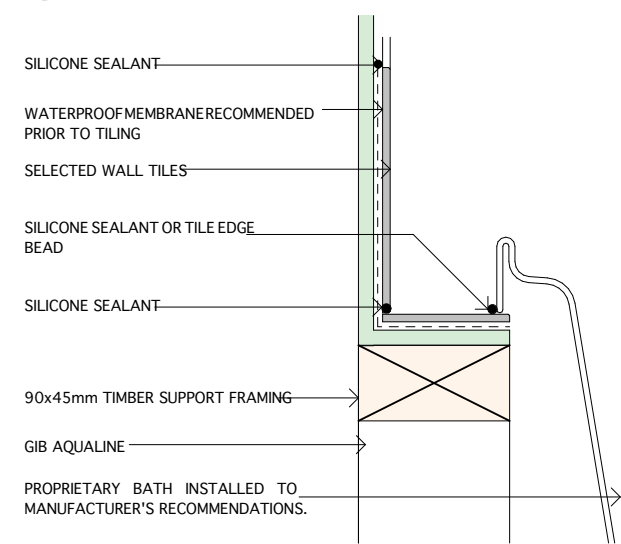
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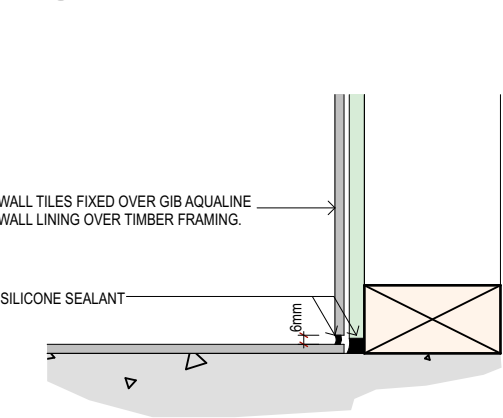
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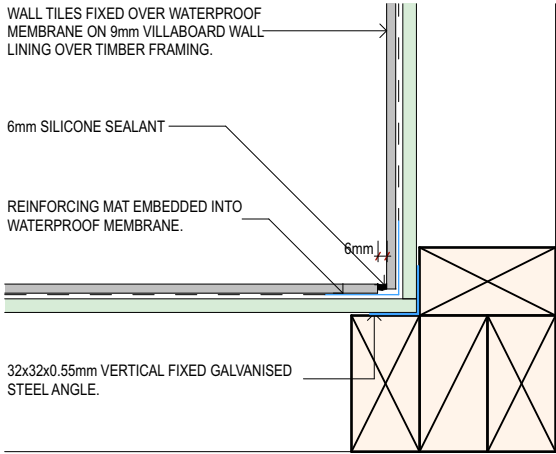
29 H.W.C N.T.S



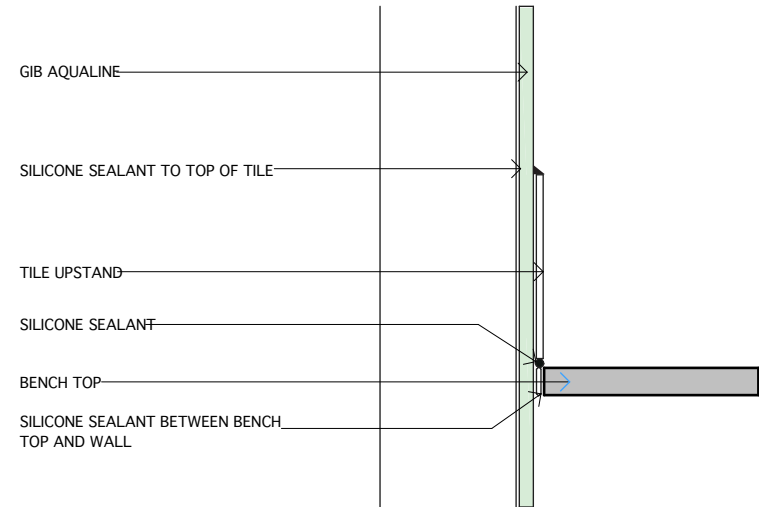
36 BATH DETAIL 1:5



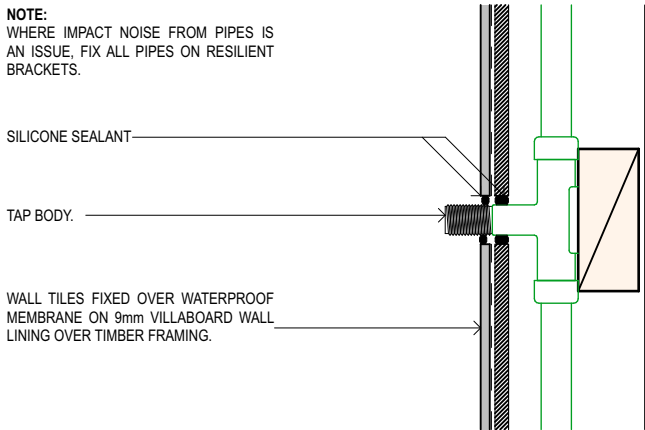
33 TILED BASE 1:5



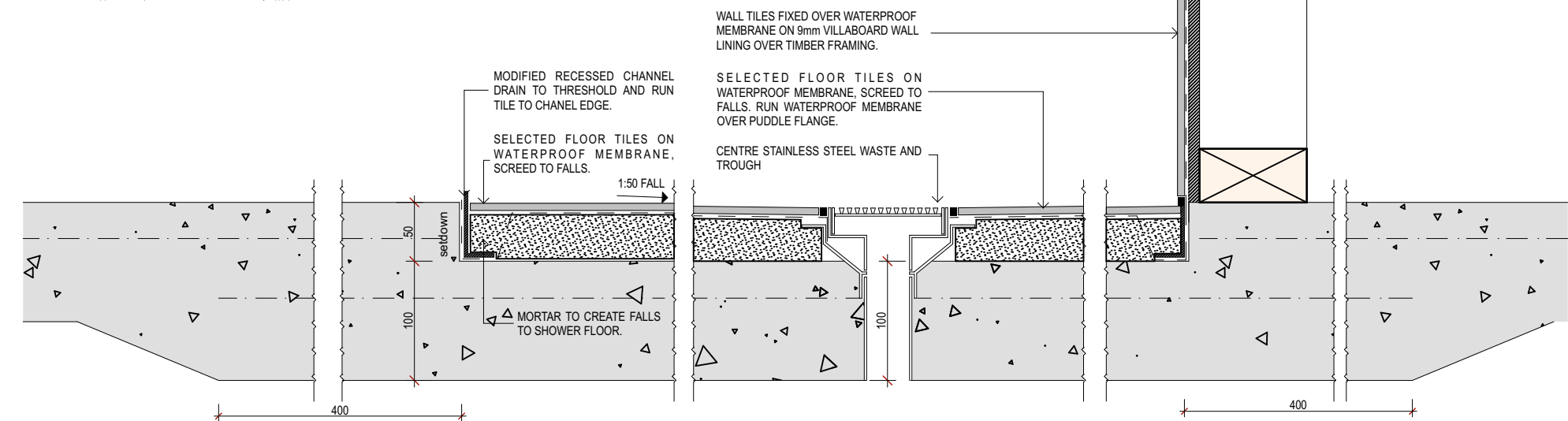
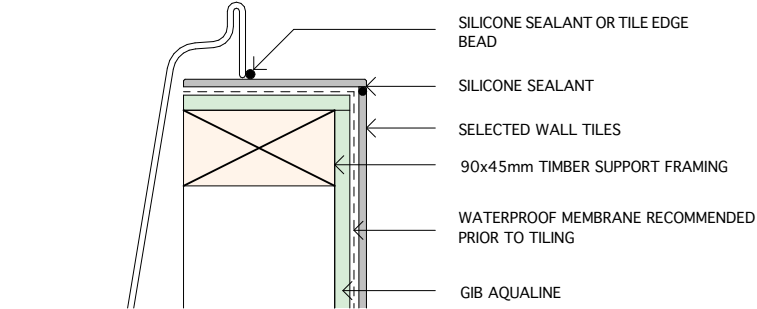
30 INTERNAL CORNER 1:5



31 BENCHTOP 1:5



32 TAP 1:5



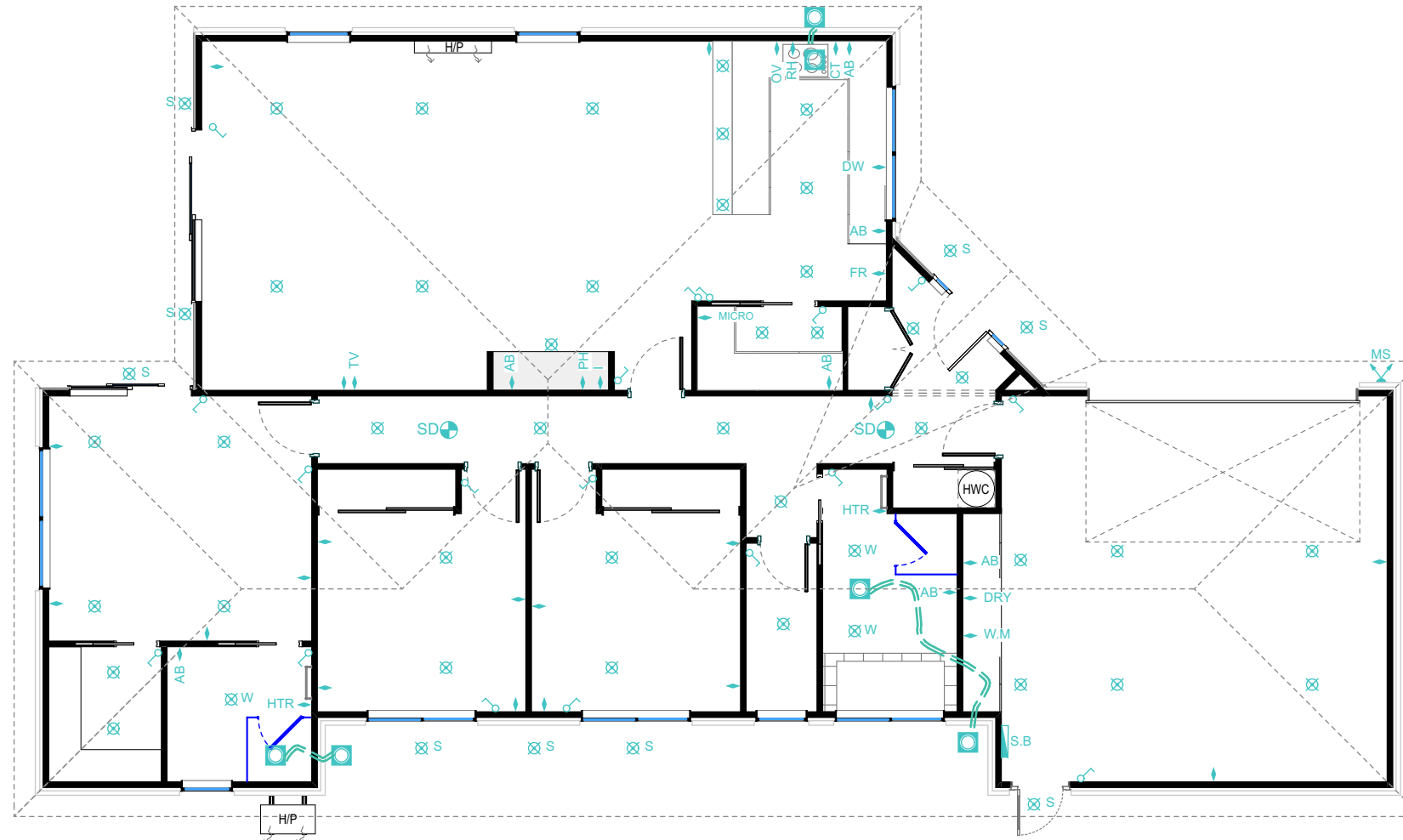
34 THRESHOLD 1:5

35 DRAIN 1:5

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SCALE 1:100

LOT - 19
MCKAIN CONSTRUCTION
DWELLING

TREVORS ROAD ASHBURTON

ELECTRICAL PLAN

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