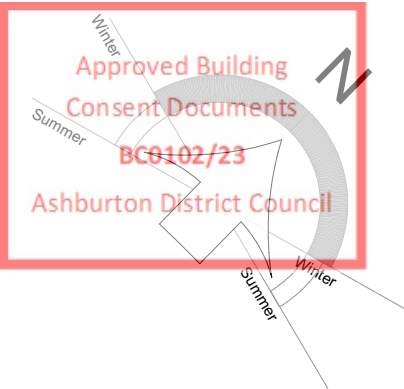




A Site Specific Geotech report from a geo-tech engineer is required before any inspections.

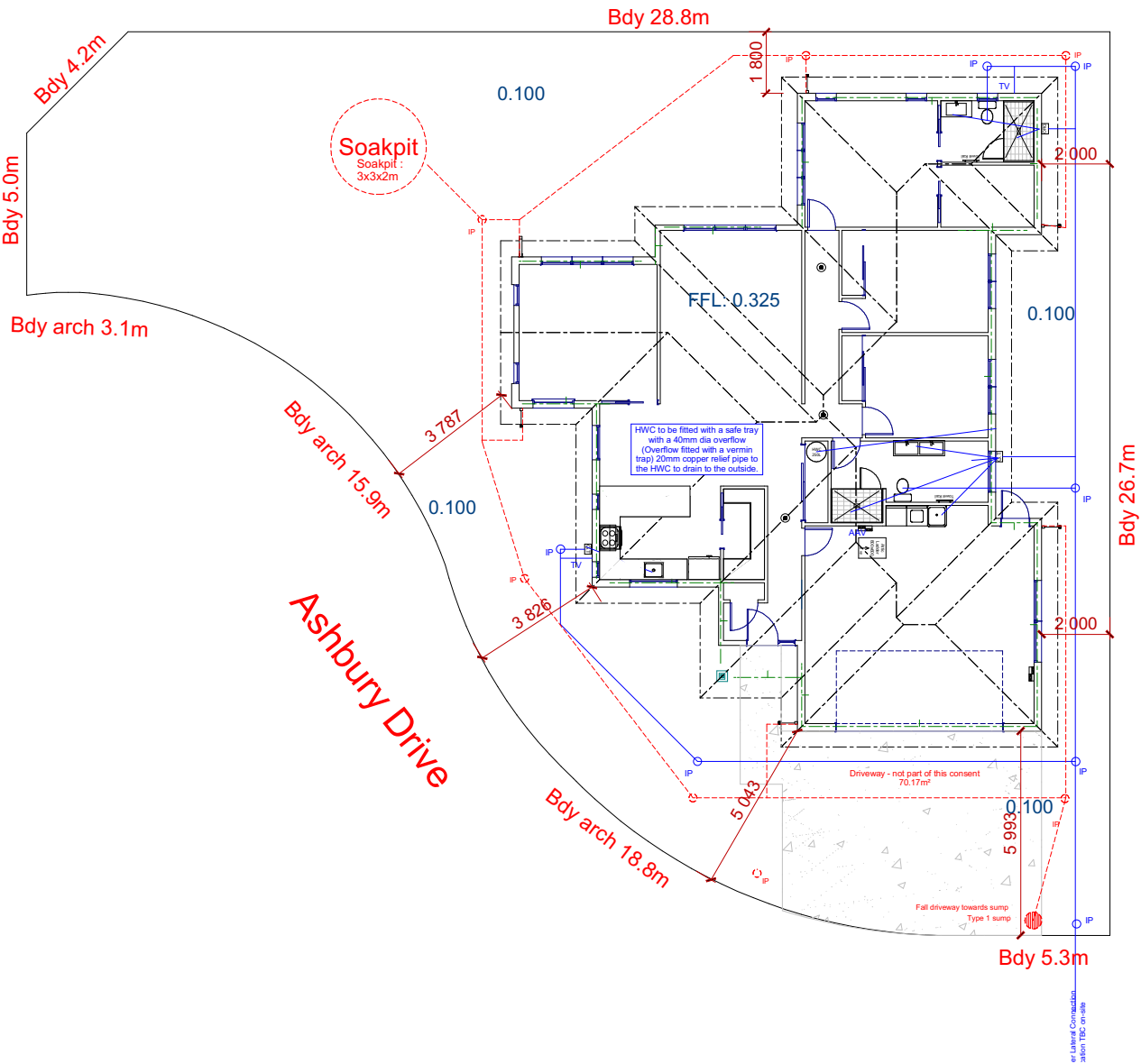
LEGEND	
LEGEND.	
Sewer Pipe	———
S/W Pipe	----
Down Pipe	DP
Gully Trap	GT
Terminal Vent	TV

SITE PLAN NOTES	
Refer to Drainage Plan for specific drainage information	
Refer to sediment control plan in specification and implement where required.	
Convey surface water from sealed drive areas to an appropriate approved outfall.	
Dimensions are shown to cladding face	

SITE INFORMATION	
Zone	A
Wind	High
Earthquake	2
Durability	C
Snow	As Per Truss Design

BUILDING AREA AND SITE COVERAGE	
Site Area =	600 m²
Building Area (O/V) = Including covered area.	201.5 m²
Actual Site Coverage=	33.6 %

Note:
Preliminary Site Plan.
All Dimensions to be confirmed



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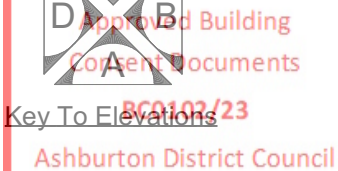
Project: A and S Burrows
Proposed Dwelling At:
Lot 46
Ashbury Drive . Ashburton

Site Plan
Consent Plan

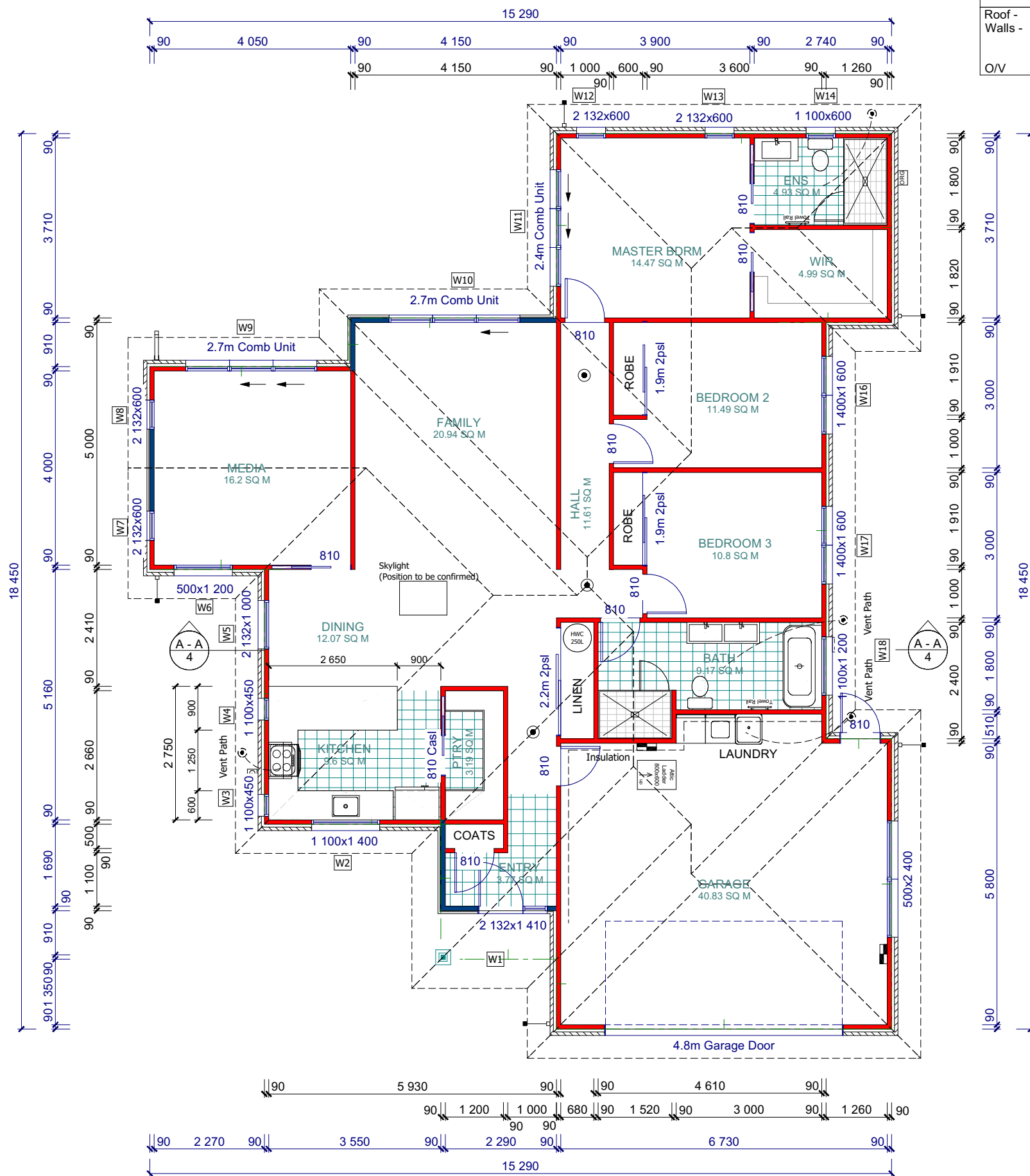
Drawn: Jeremy Harrison LBP # 105491
Scale:

Job Number: 2330
Date: 27/04/2023

SHEET: 1
OF: 14



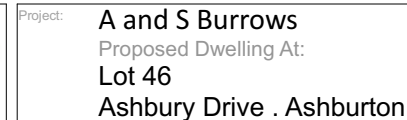
Ashburton District Council



This proposal requires a resource consent. No building work is to be undertaken until the resource consent has been issued.

Soffits -	Hardiflex 4.5mm
-----------	-----------------

Note:
Mansrose Sf 150 S Extract fans to be used.
89l/ Sec 320m³/ hr



OF:

Approved Building
Consent Documents
BC0102/23
Ashburton District Council

**ASHBURTON
DISTRICT COUNCIL**

This proposal requires
a resource consent
No building work is to
be undertaken until the
resource consent has
been issued



Building Height: 5.30m to F.G.L.

Risk Matrix Elevation A	Risk Factor	low medium high Extra high			
	Wind Zone			1	1
	No of Storeys	0			0
	Roof/Wall	0			0
	Eaves Width	0			0
	Building Envelope			3	3
	Decks & Balconies	0			0
		Total			

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

Elevation A



Risk Area 2 Elevation B	Risk Factor	low medium high Extra high			
	Wind Zone			1	1
	No of Storeys	0			0
	Roof/Wall	0			0
	Eaves Width	0			0
	Building Envelope	0			0
	Decks & Balconies	0			0
		Total			

Elevation B



Risk Area 3 Elevation C	Risk Factor	low medium high Extra high			
	Wind Zone			1	1
	No of Storeys	0			0
	Roof/Wall	0			0
	Eaves Width	0			0
	Building Envelope			3	3
	Decks & Balconies	0			0
		Total			

Elevation C



Risk Area 4 Elevation D	Risk Factor	low medium high Extra high			
	Wind Zone			1	1
	No of Storeys	0			0
	Roof/Wall	0			0
	Eaves Width		1		1
	Building Envelope			3	2
	Decks & Balconies	0			0
		Total			

Elevation D



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Project: **A and S Burrows**
Proposed Dwelling At:
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Elevations	Drawn: Jeremy Harrison LBP # 105491	Job Number: 2330	SHEET: 3
Consent Plan	Scale: 1:100	Date: 7/03/2023	OF: 14

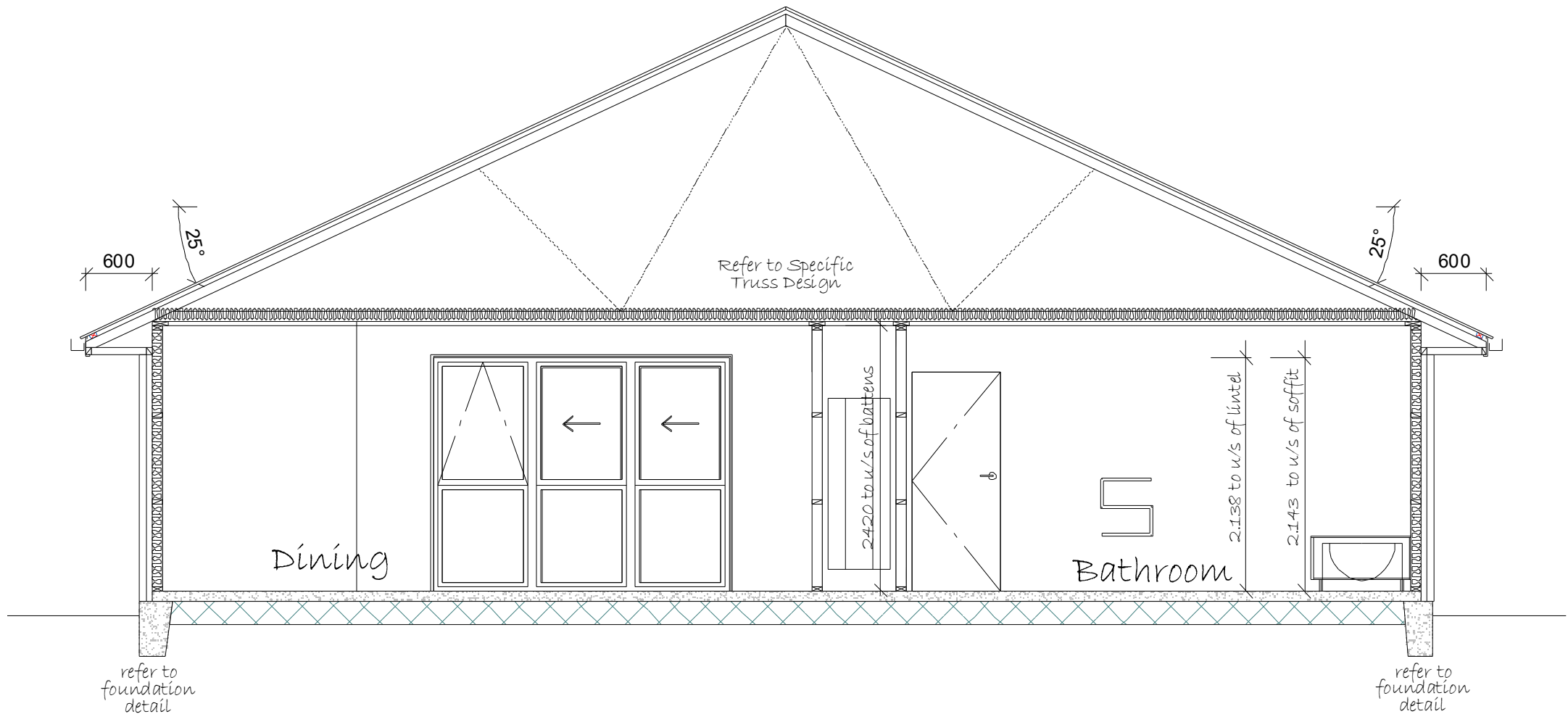
Note:
25mm Min Gap between the Roof underlay and the ceiling Insulation.

Approved Building

Consent Documents

BC0102/23

Ashburton District Council



Cross Section A - A

LEGEND

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

- 1 - Corrugated Colorsteel roofing by Metalcraft on self supporting TheraKraft 215 roof underlay on 70x45mm SG8 H1.2 Purlins @ 900crs fixings 1/10g self-drilling screw, 80mm long
- 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
- 4 - 13mm Standard GIB ceiling lining to underside of Timber 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 Pink Batts insulation & 10mm Std. GIB wall lining (Aqualine to wet areas).
- 6 - Weatherboard with 20mm cavity (refer to manufacturers details). Watergate Plus building wrap on stud framing with R2.6 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 M 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
- 11 -20 MPa 100mm conc floor slab over DPM on sand blinding (refer specification) over compacted AP40 hardfill. Super ductile mesh to entire slab.



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Ashbury Drive . Ashburton

Cross Section

Consent Plan

Drawn:
Jeremy Harrison
LBP # 105491

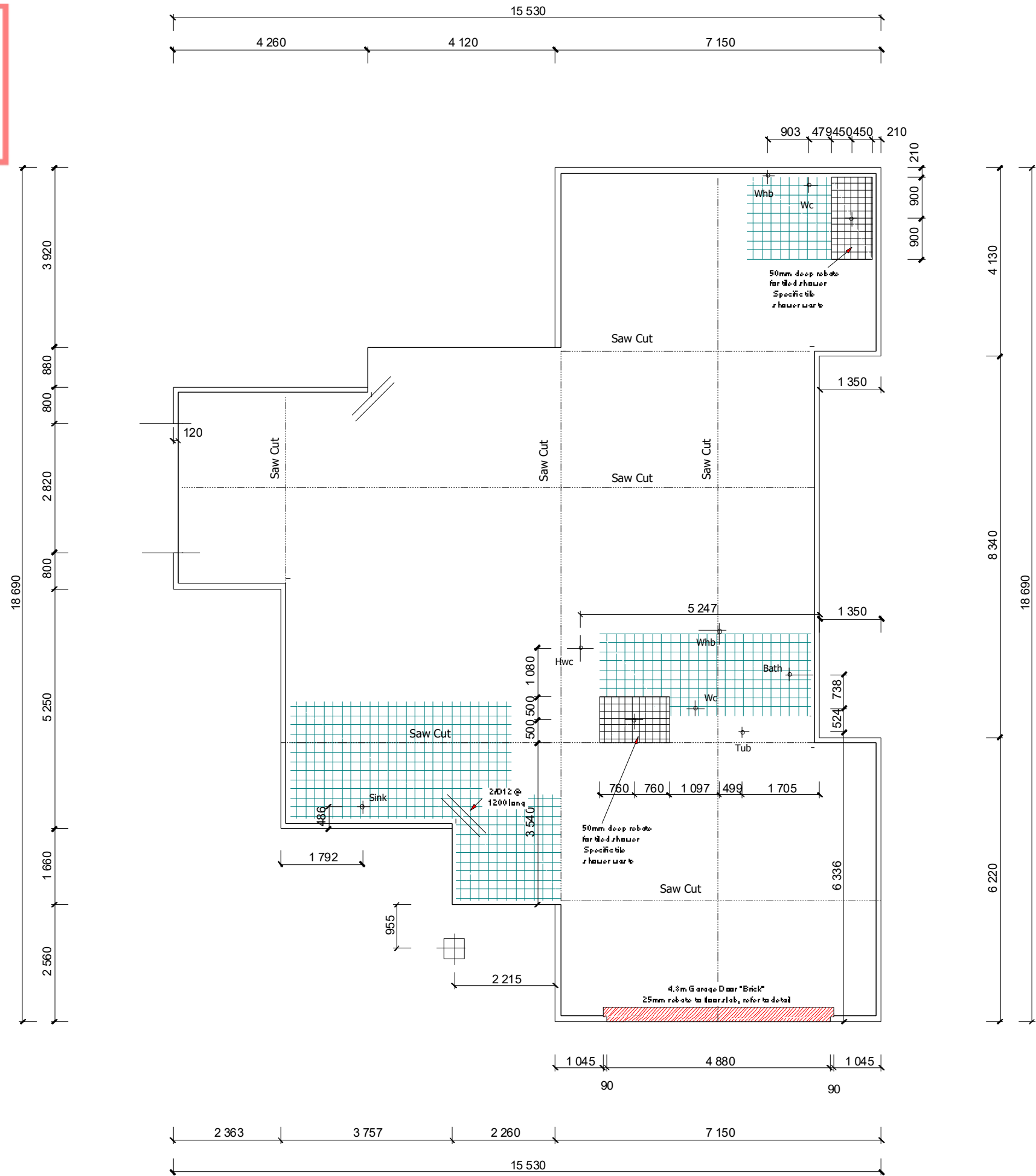
Scale:
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Job Number:
2330

Date:
7/03/2023

SHEET:
4

OF:
14



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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Project:

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Foundation Plan

Consent Plan

Drawn:
Jeremy Harrison
LBP # 105491

Scale:
1:100

Job Number:
2330

Date:
7/03/2023

SHEET:

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OF:

14

LEGEND.	
Sewer Pipe	
SW Pipe	
Down Pipe	DP
Gully Trap	GT
Terminal Vent	TV
Vent	V
Inspection Point	IP
Air Admittance Valve	AAV

[illegible]

GRANT PROPERTY
GROUP LTD

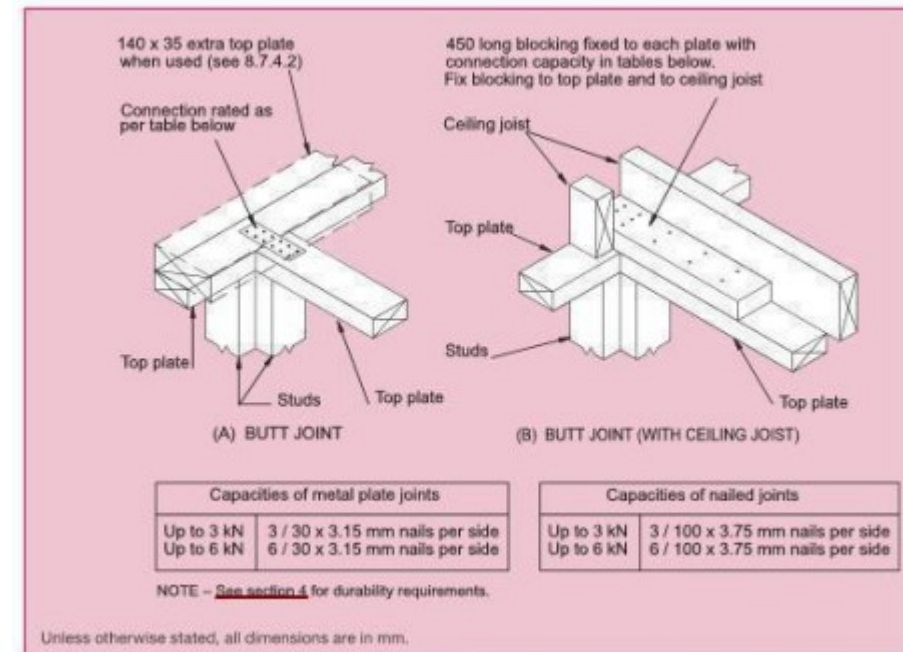
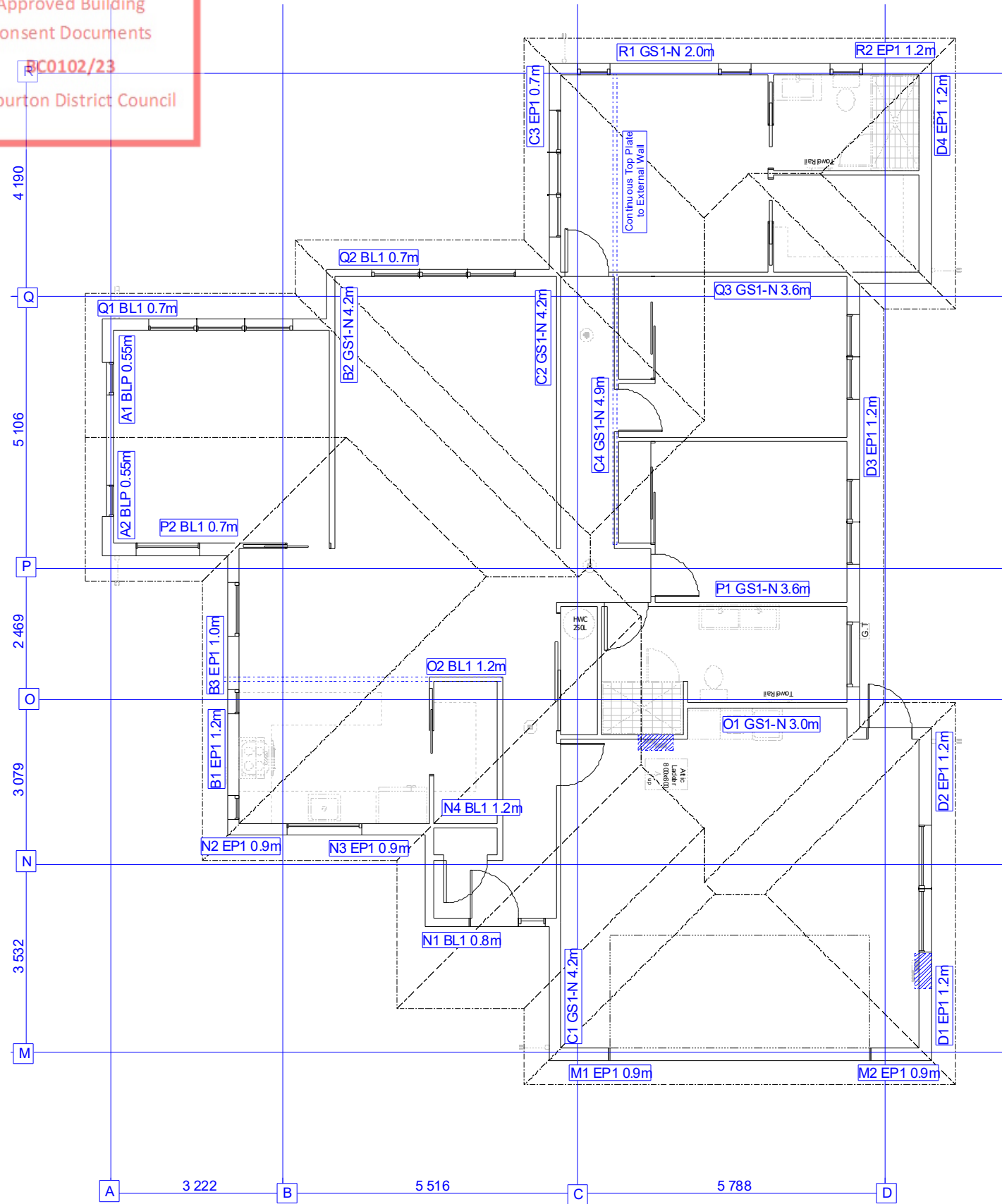


Figure 8.16 - Connecting top plates to external walls at right angles - Walls containing bracing (see 8.7.3.4)

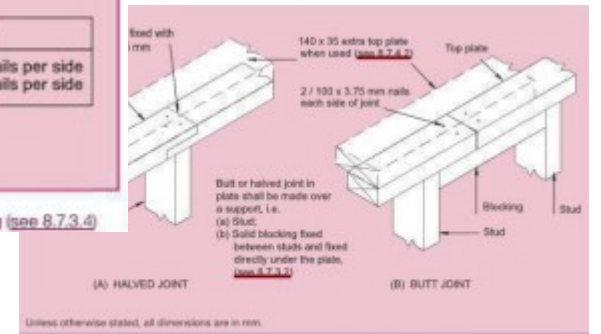


Figure 8.14 - Connecting top plates - Walls not containing bracing (see 8.7.3.2)

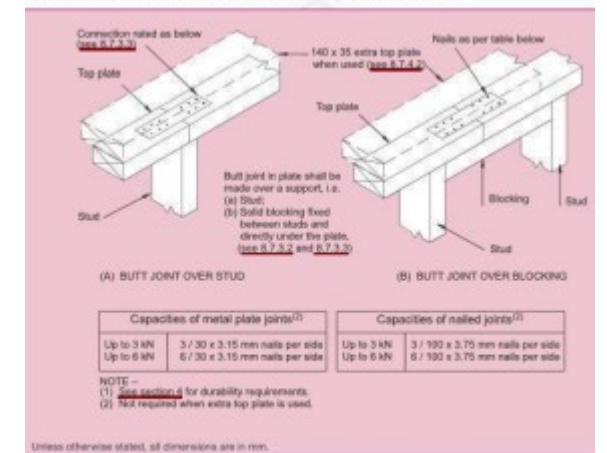


Figure 8.15 - Connecting top plates in line - Walls containing bracing (see 8.7.3.3)

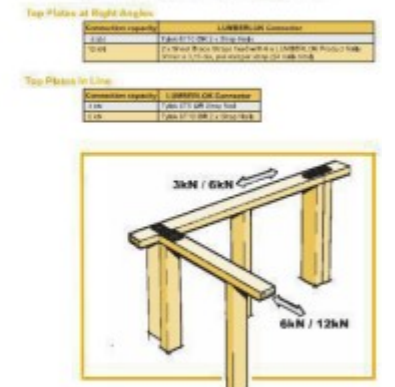
LUMBERLOK EASY-FIX

A SIMPLE ON-SITE GUIDE FOR 3kN, 6kN & 12kN LOADS AS SPECIFIED IN NZS 3604:2011

FIXING LOAD	CONNECTION TYPE			
3kN	Top Plate Joint over Stud	Top Plate Joint	Hip Rafter & Ridge Board Joint	Ceiling Joist to Rafter
	Single T-Joint	Single T-Joint	Pair of T-Joints	Single T-Joint
	See Fig. 8.7.3.1	See Fig. 8.7.3.2	See Fig. 8.7.3.3	See Fig. 8.7.3.4
6kN	Joint to Beam	Top Plate Joint over Stud	Top Plate Joint	Rafter
	See Fig. 8.7.3.5	Single T-Joint	Single T-Joint	See Fig. 8.7.3.6
	See Fig. 8.7.3.5	See Fig. 8.7.3.2	See Fig. 8.7.3.3	See Fig. 8.7.3.6
12kN	Beam to Beam	Beam Joint over Plate	Beam Joint over Plate	Beam Joint over Plate
	Single T-Joint	Single T-Joint	Single T-Joint	Single T-Joint
	See Fig. 8.7.3.7	See Fig. 8.7.3.8	See Fig. 8.7.3.9	See Fig. 8.7.3.10

LUMBERLOK TOP PLATE JOINTING

AS PER CLAUSE 8.7.3 NZS 3604:2011



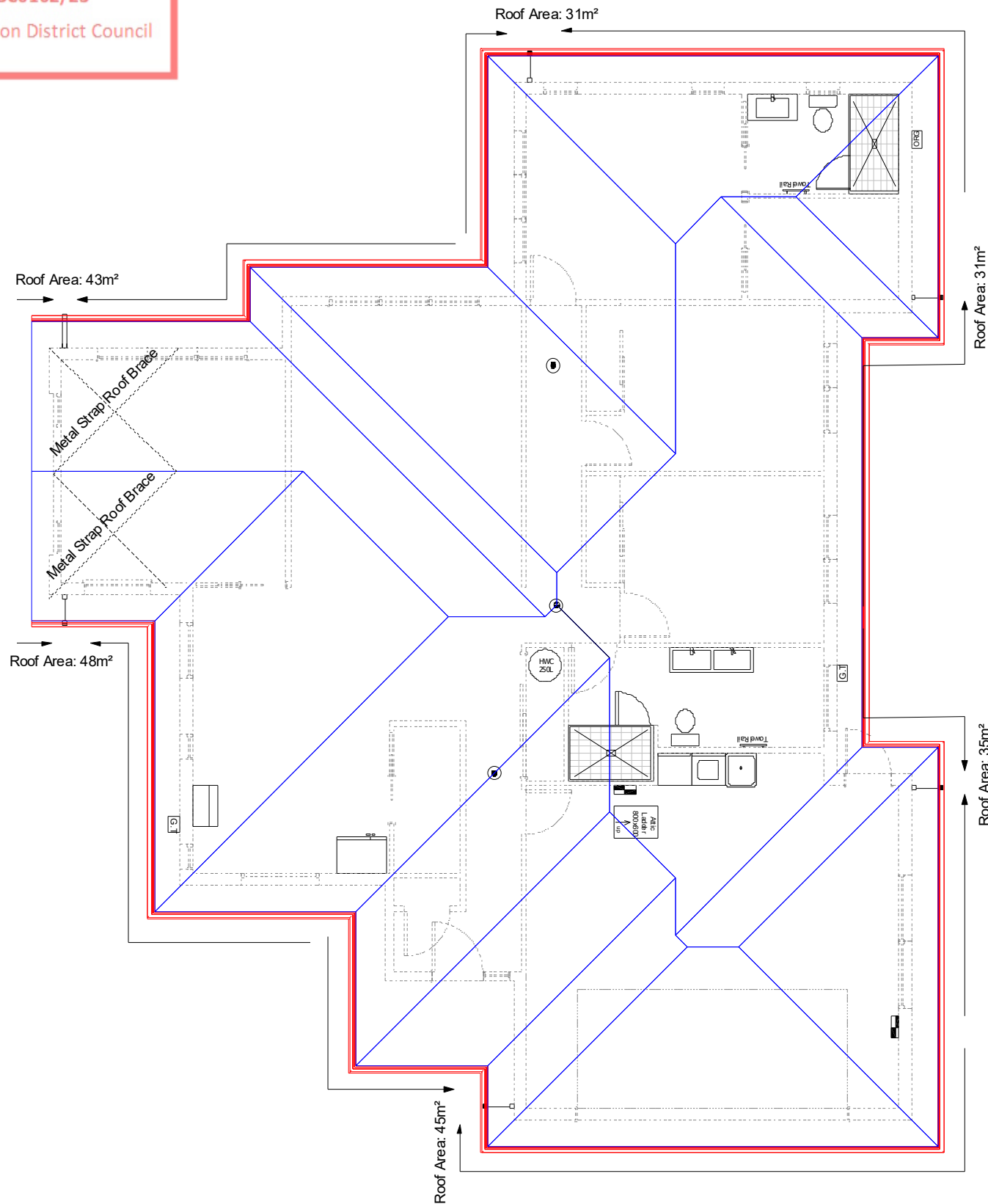
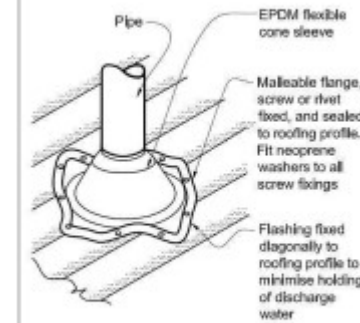


Figure 53: Flashing for small pipes
Paragraphs 8.3.10, 8.4.17, 9.6.8.5
and 9.6.9.6

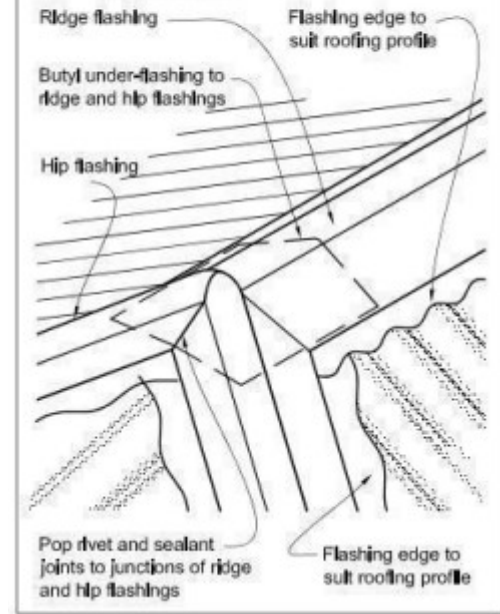


NOTE:

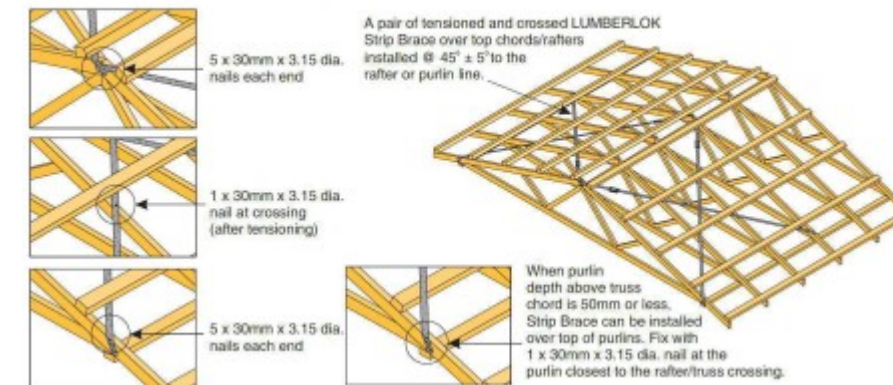
- (1) Max. roof pitch for this flashing 45°, minimum pitch 10° if base of flange covers one or more complete troughs.
- (2) For pipes up to 85 mm diameter.

Figure 43: Ridge to hip flashings
Paragraphs 8.4.11 and 8.4.12

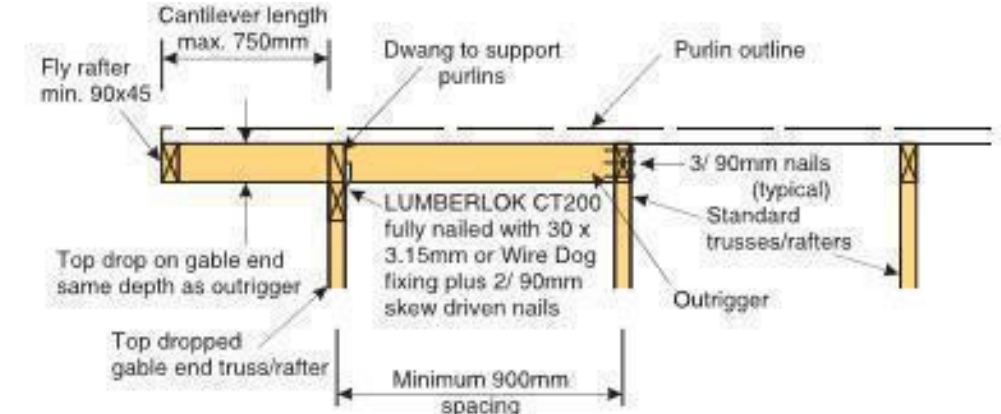
NOTE: Flashing cover varies according to wind zone - refer Table 7.
For other ridge to hip flashings refer to New Zealand Metal Roofing and Wall Cladding Code of Practice.



- A pair of tensioned and crossed LUMBERLOK Strip Brace running continuously from ridge to top plate installed as detailed below.



90x45mm H1.2 Outriggers @ 450mm crs



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.

LSB - Lumberlok Strip bracing as per Lumberlok Roof Bracing Specification

ROOF CLADDING

Roof -	25° Corrugated Colorsteel Profile on Thermakraft 215 roof underlay
--------	---

TRUSS FIXINGS

Refer to the Truss design for truss fixings

PURLINS OR BATTENS

Purlins: 70x45 SG8 H1.2 @ 900crs, fixings 1/10g self-drilling screw, 80mm long
End span of purlins to be 600 crs as per E2 Table 11

TOP PLATE FIXING

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

TIMBER GRADE

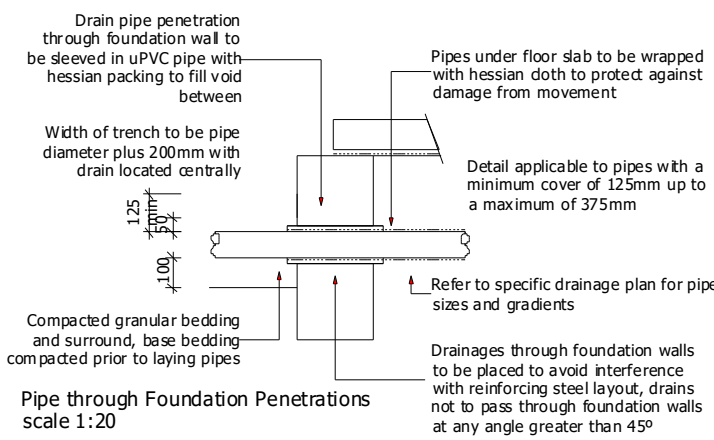
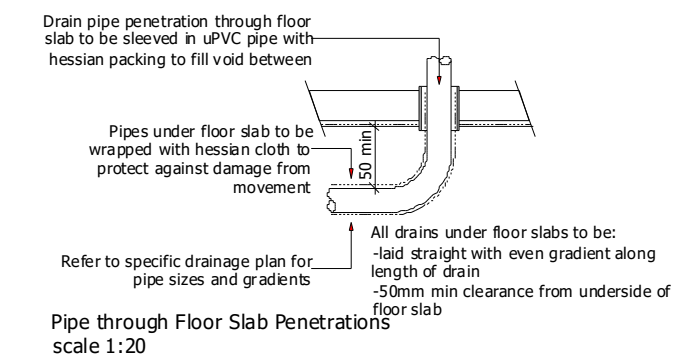
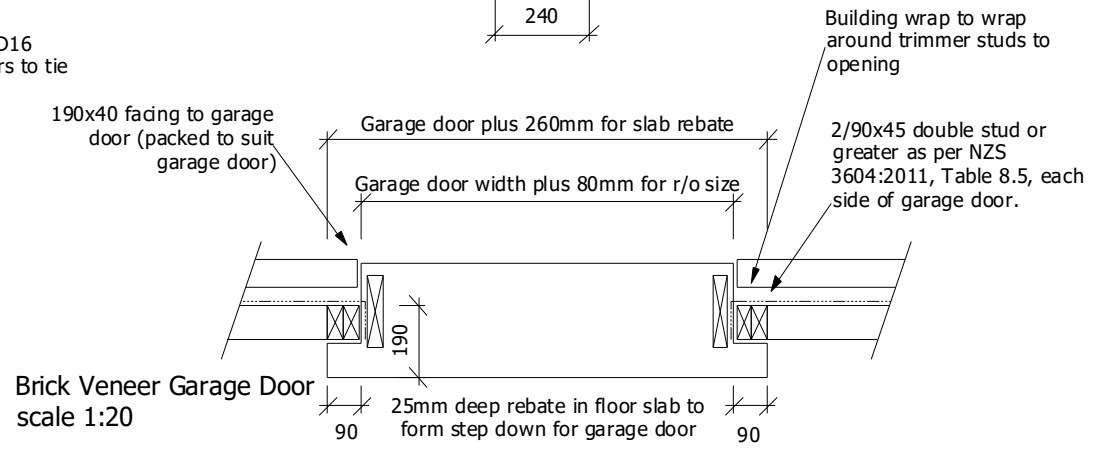
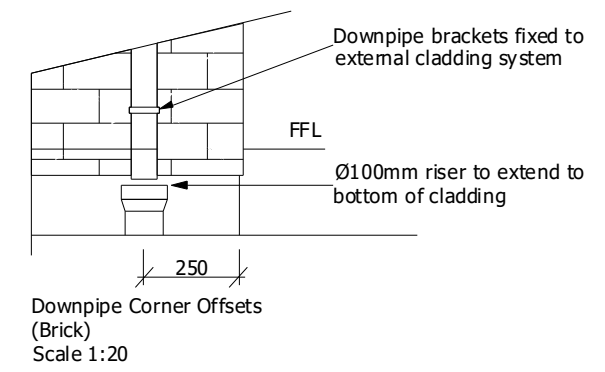
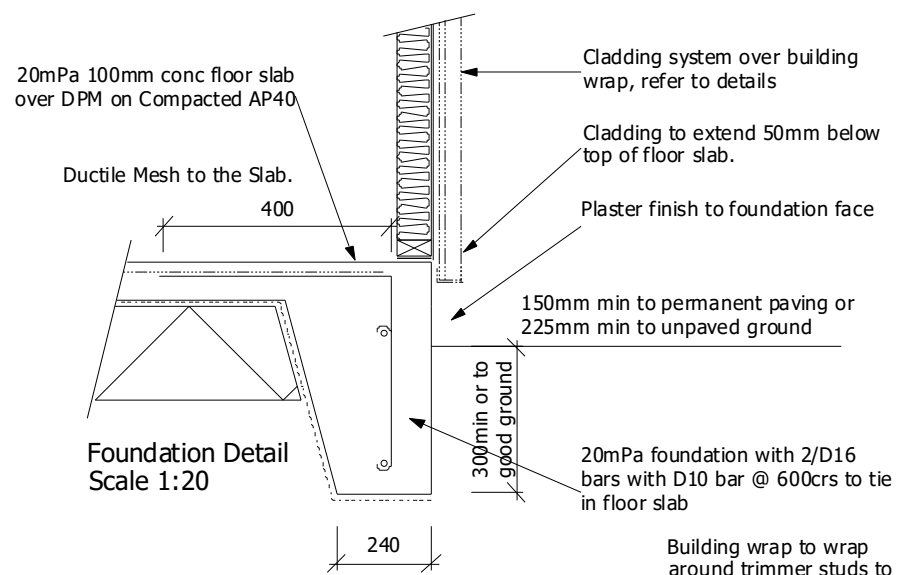
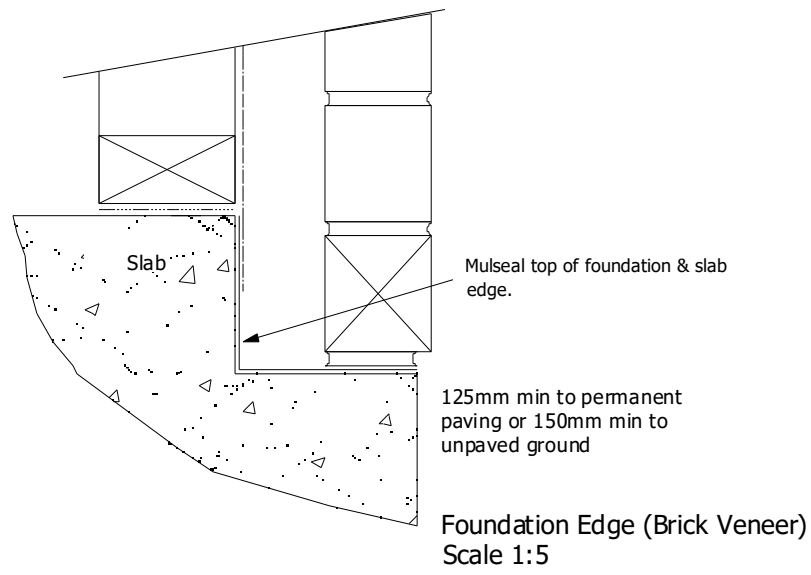
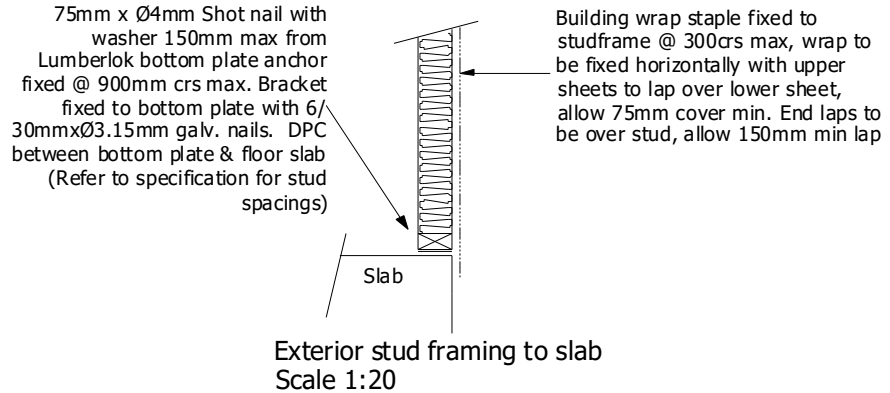
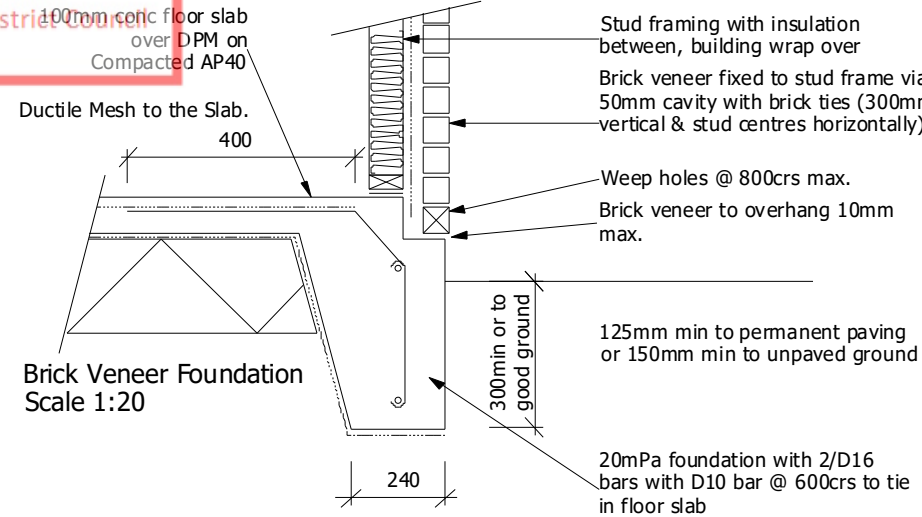
Timber members specified on these drawings are to be a minimum of strength of SG8 graded as per NZS3604:2011
--

PROTECTION OF FIXINGS

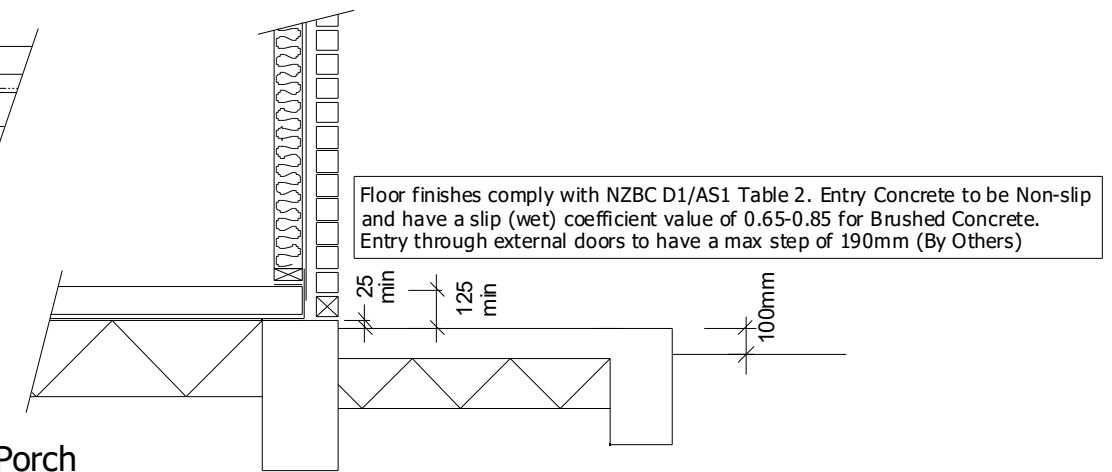
Fixings shall comply with NZS 3604:2011 Section 4 Durability Tables 4.1-4.3

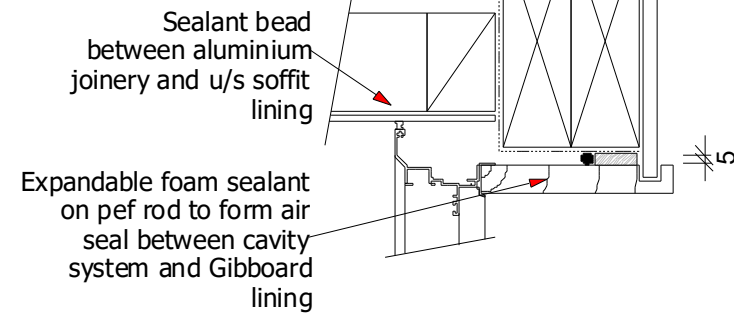
VALLEY BOARDS

Thickness:	19mm
Timber Treatment:	H1.2

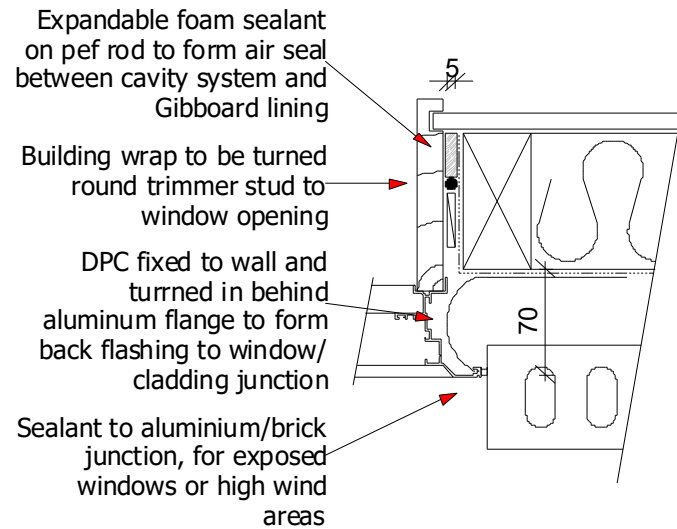


Entry Porch scale 1:20

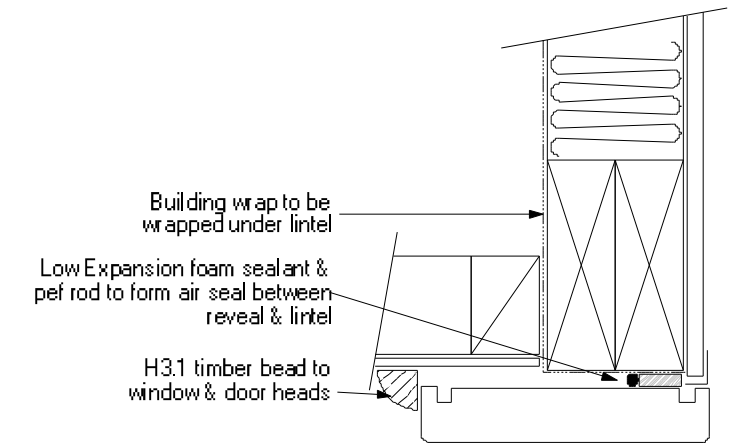
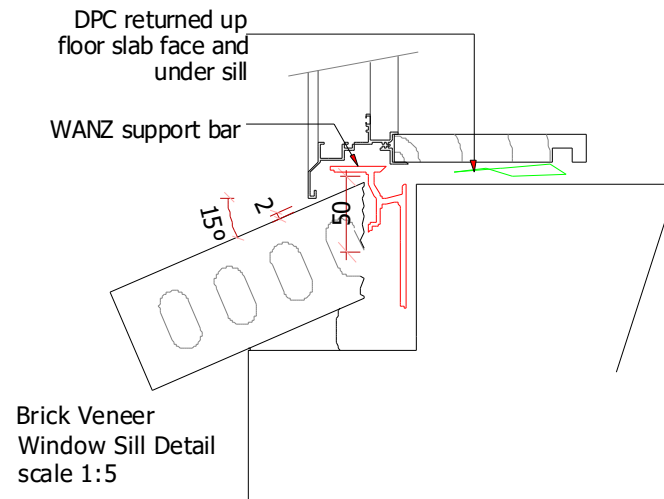




Brick Veneer Window
Head to Soffit Detail
scale 1:5



Brick Veneer Window
Jamb Detail
scale 1:5



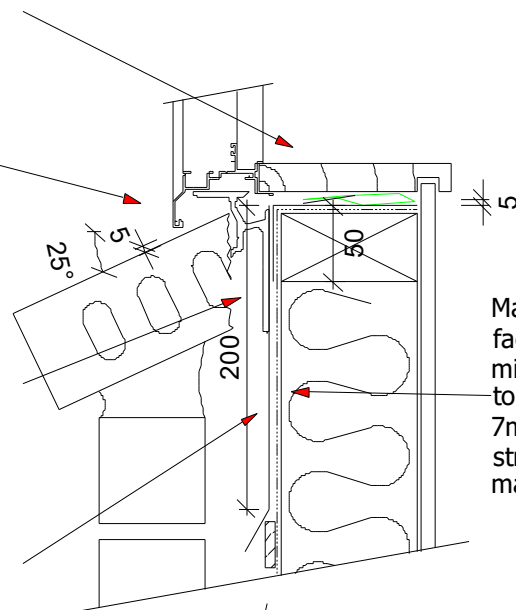
Garage Door Head to Soffit Detail
scale 1:5

5mm timber packer under sill with expandable foam sealant on pef rod to form air seal between cavity system and Gibboard lining

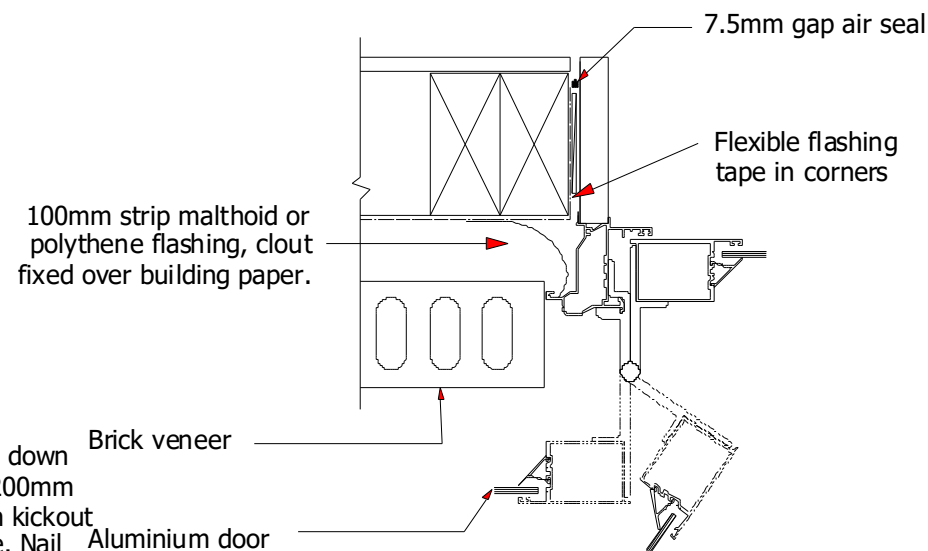
Continuous sill support bars to all windows and doors, as per WANZ specifications.

Sill flashing tape over building wrap to be continuous along entire sill length and turned down 50mm min down exterior face of framing

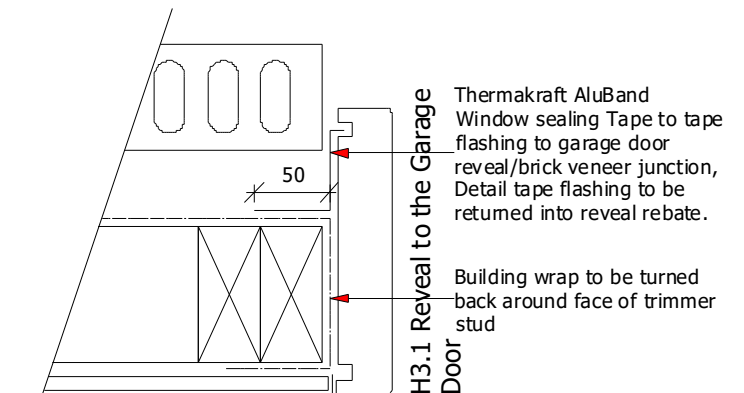
Building wrap to be turned up and over sill trimmer of window opening



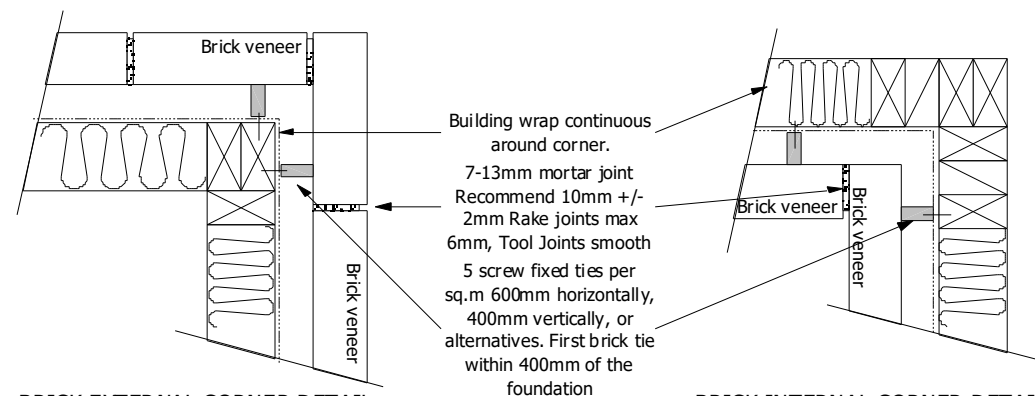
Brick Veneer
Window Sill Detail
scale 1:5



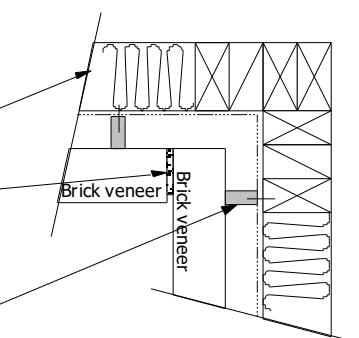
Brick Veneer Door Jamb Detail
(Aluminium)
scale 1:5



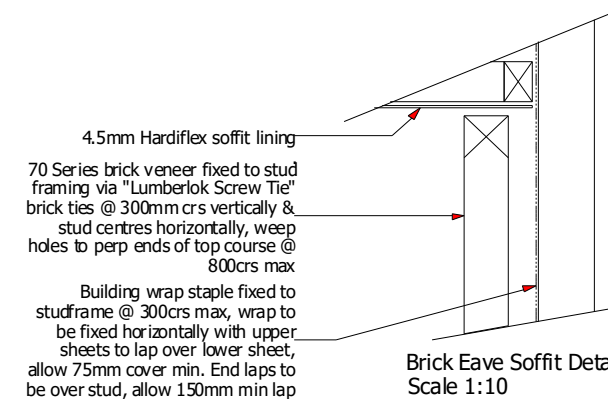
Garage Door/Brick Veneer Flashing Detail
Scale 1:5



BRICK EXTERNAL CORNER DETAIL
Scale 1:5



BRICK INTERNAL CORNER DETAIL
Scale 1:5



Brick Eave Soffit Detail
Scale 1:10



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Ashbury Drive . Ashburton

Details

Consent Plan

Drawn:
Jeremy Harrison
LBP # 105491

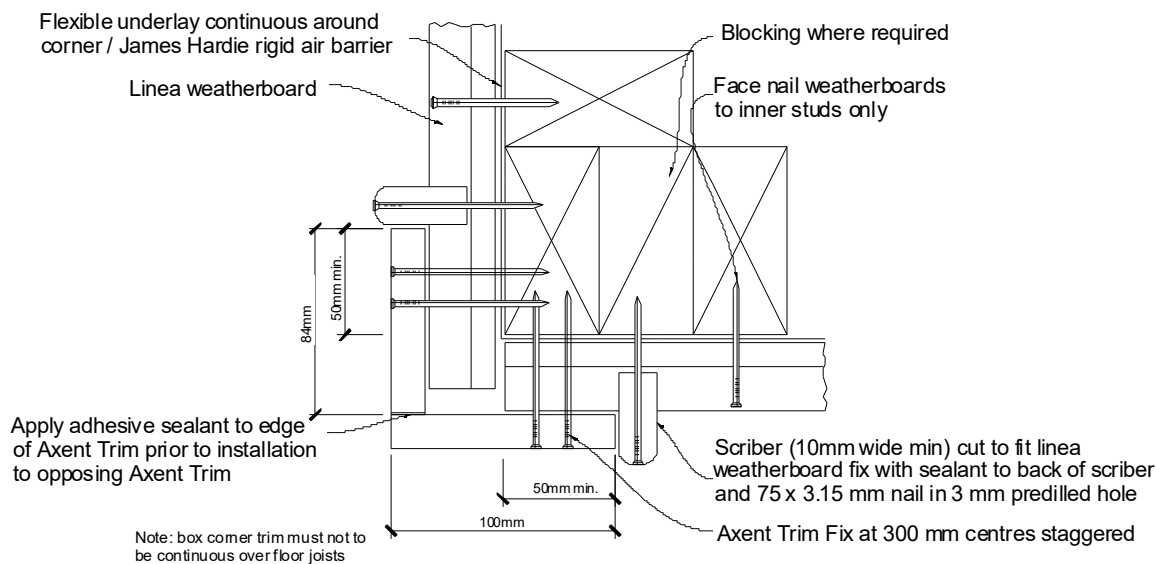
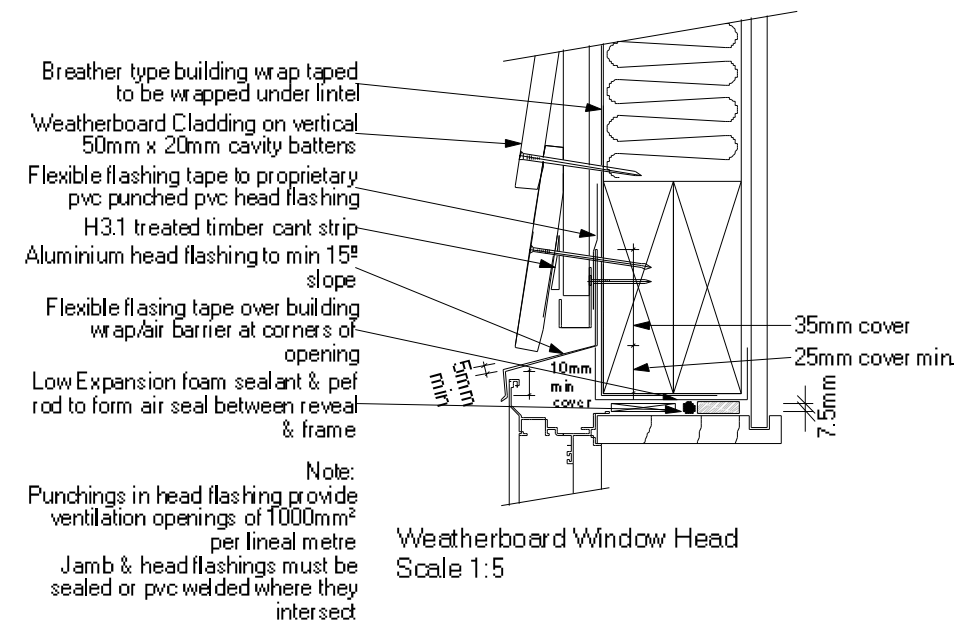
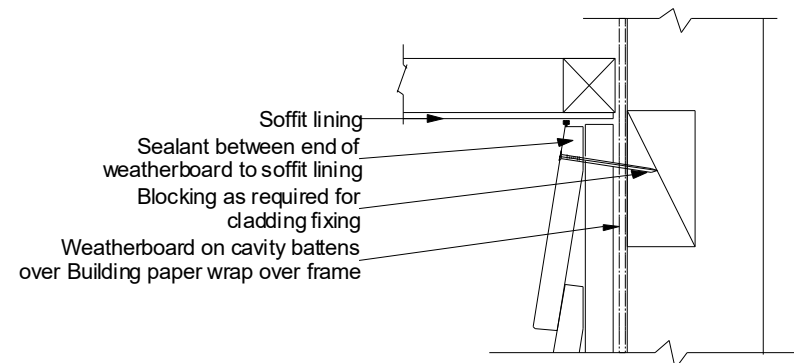
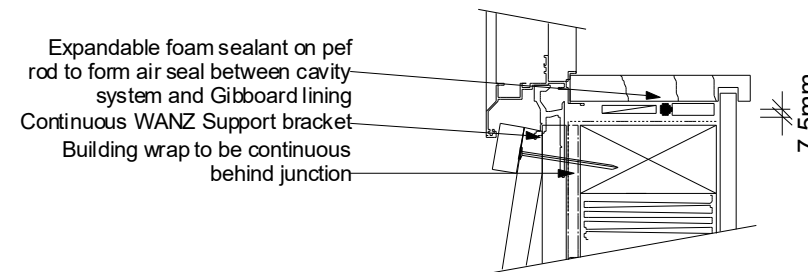
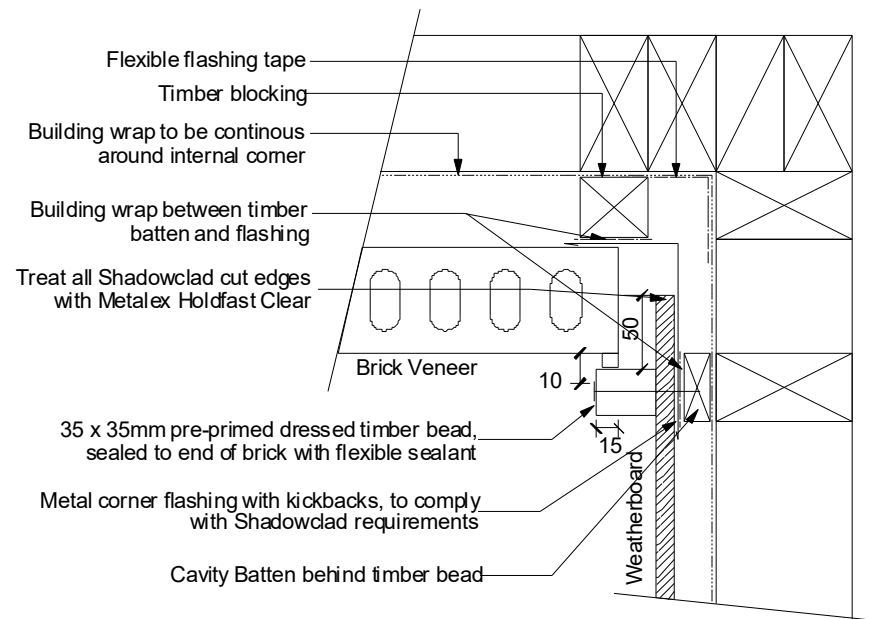
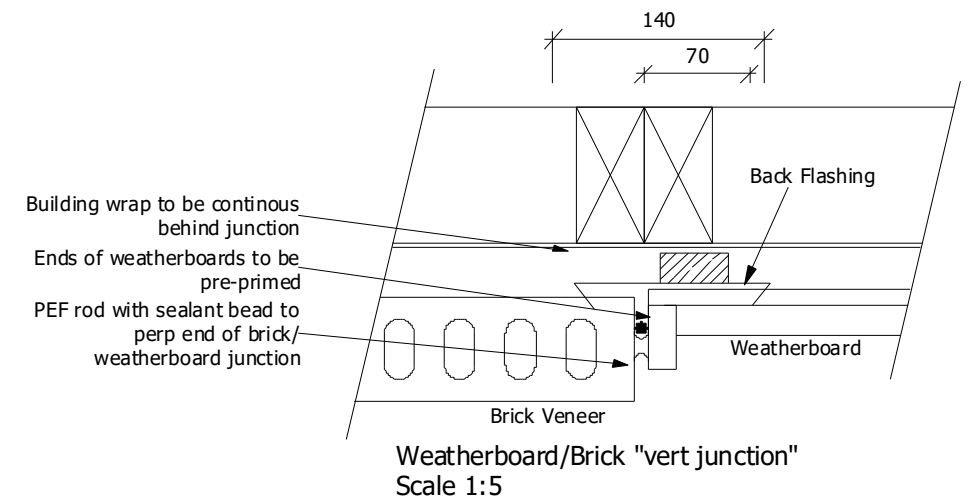
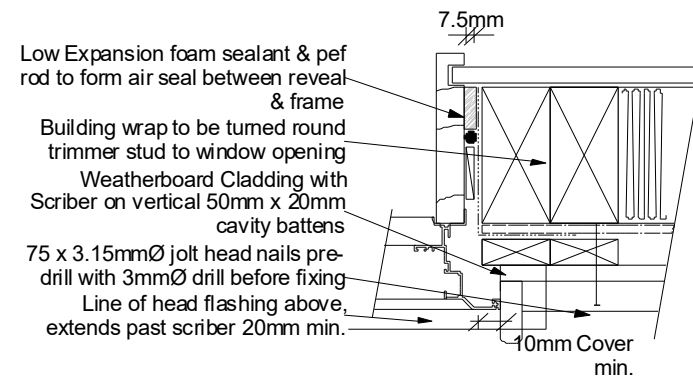
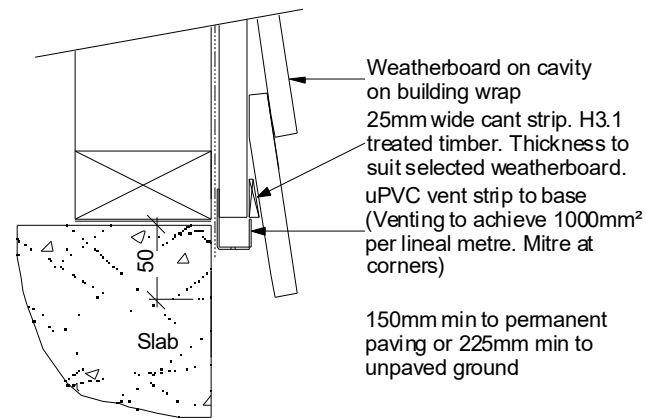
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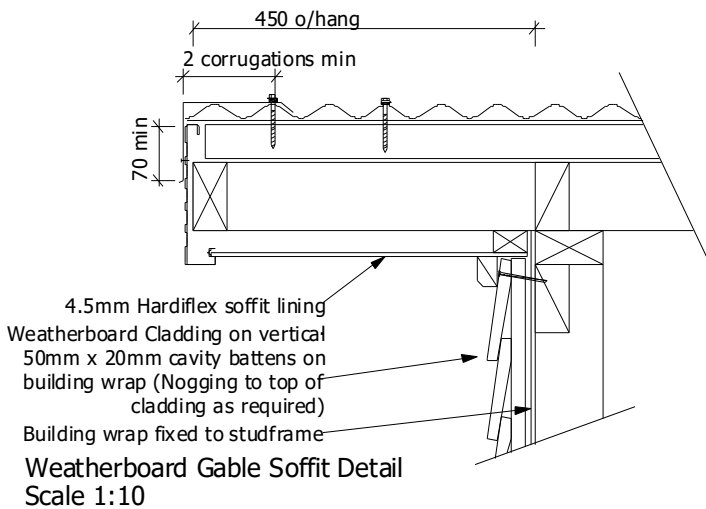
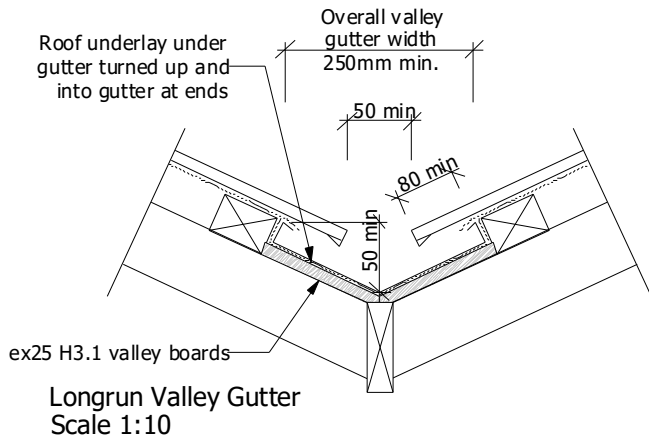
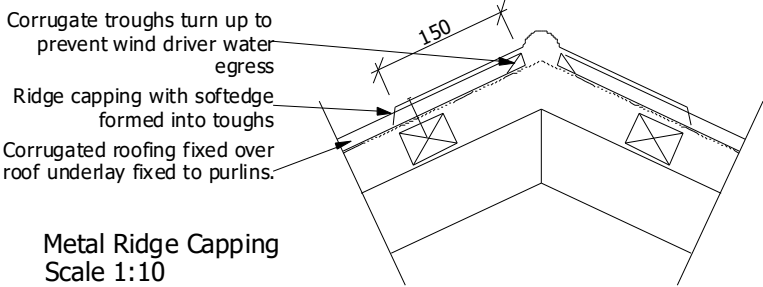
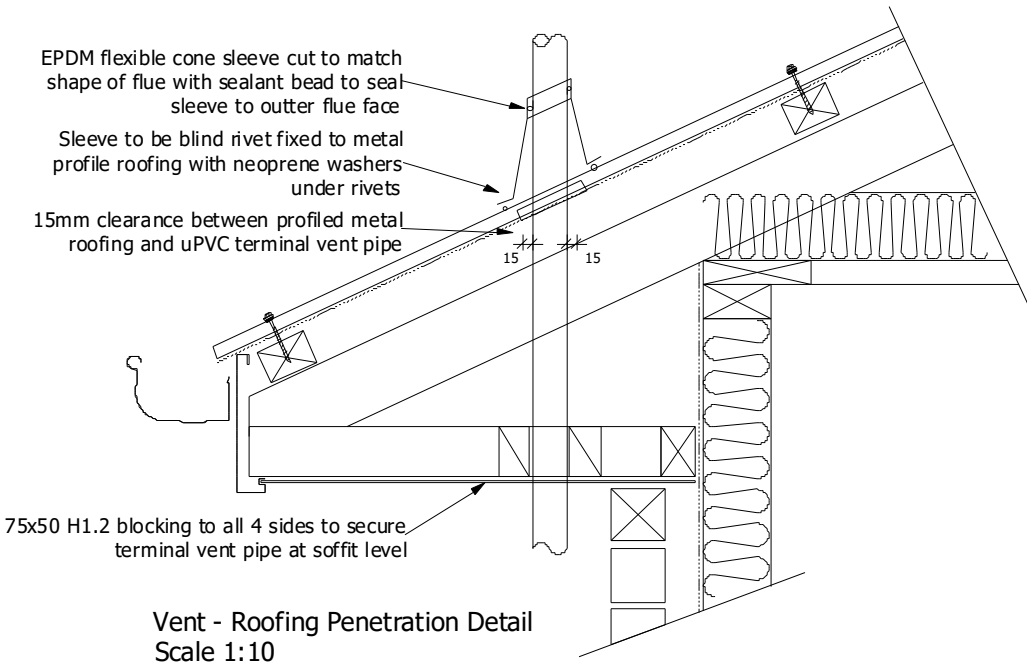
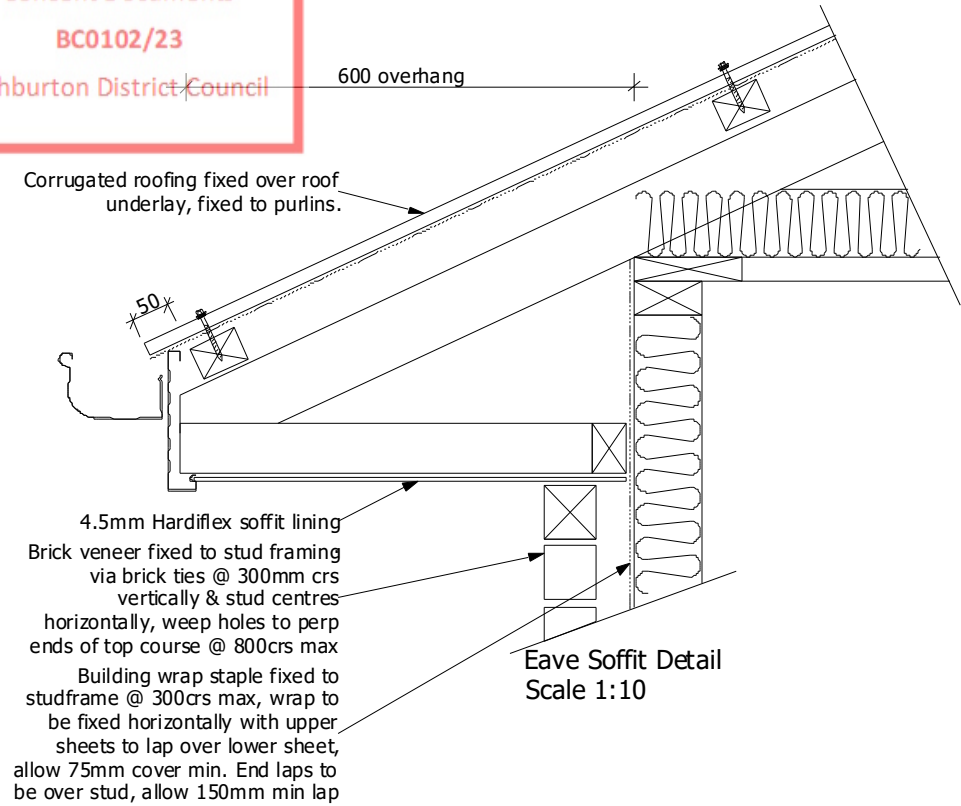
Job Number:
2330

Date:
7/03/2023

SHEET:
10

OF:
14





J and A Design Ltd
12 Murfitt St
Pegasus 7612
Ph: 027 7715816
Email : admin@jandadesign.co.nz



Project:

A and S Burrows
Proposed Dwelling At:
Lot 46
Ashbury Drive . Ashburton

Drawn:
Jeremy Harrison
LBP # 105491

Scale:

Job Number:
2330

Date:
7/03/2023

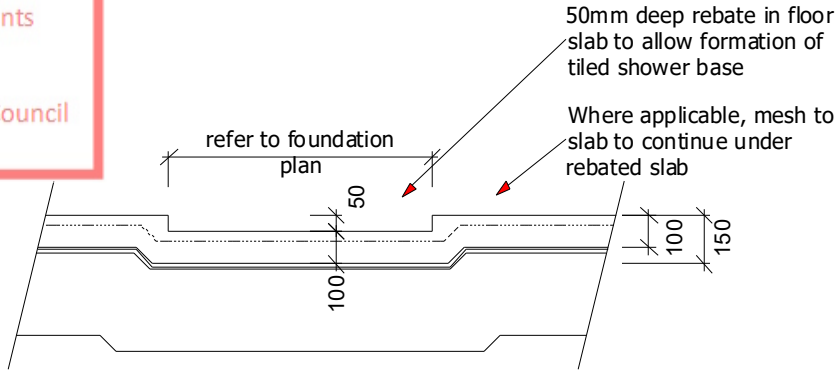
SHEET:

12

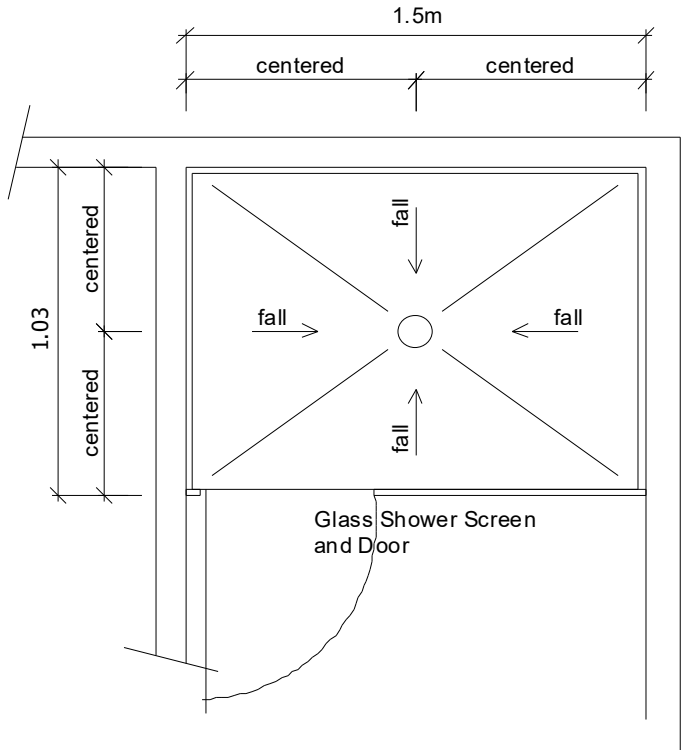
OF:

14

Consent Plan



Tiled Shower Floor Slab
Rebate Detail
scale 1:20



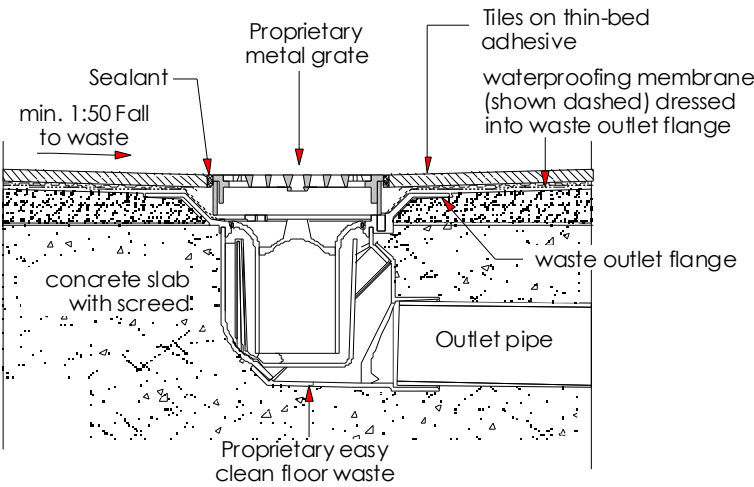
Tiled Shower Waterproof
Sealing Detail
scale 1:20

All water proofing to custom tiled showers be be "Ardex" fibreglass water proofing system

50mm deep rebate in floor slab for tiled shower to allow for screeded fall to specific tile shower waste

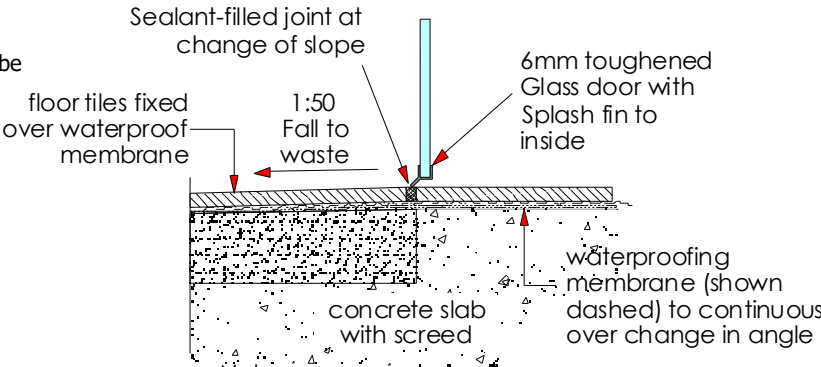
Tiles fixed to Aqua Line Gib sheet lining on stud frame wall

Water proof membrane to the Entire Bathroom Floor
As per E3/ AS1



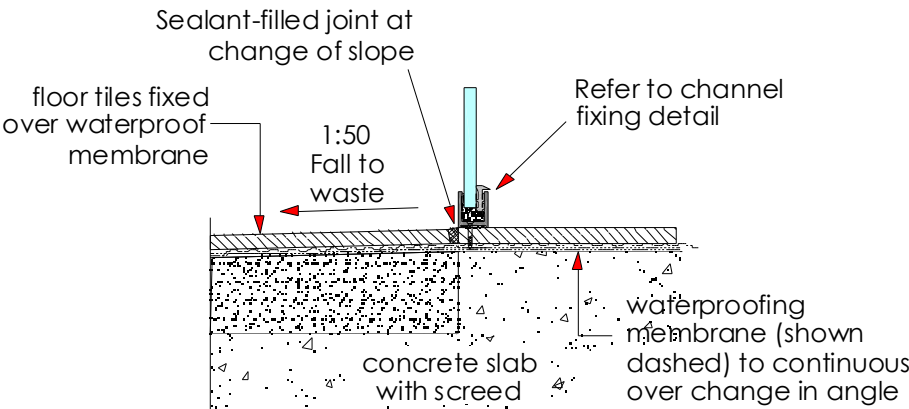
Tiled Shower Floor Waste
scale 1:5

Refer to specific floor plan for partition wall location, if applicable



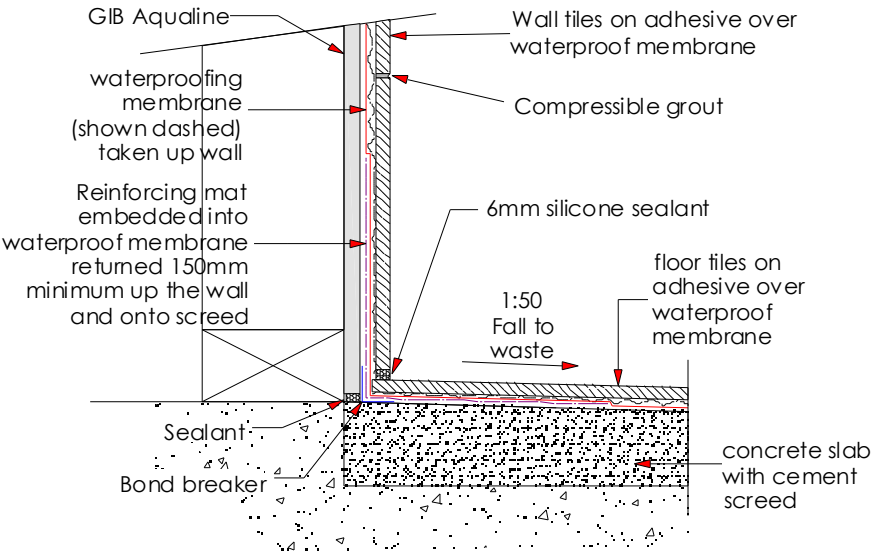
Note:
- Extending waterproofing over the entire floor is recommended for tiled wet areas.

Level-access shower Entry - falls
formed in the floor scale 1:5



Note:
- Extending waterproofing over the entire floor is recommended for tiled wet areas.

Level-access shower Entry -
Glass screen to floor detail
scale 1:5



A - Tiled Shower Wall to floor junction detail
scale 1:5



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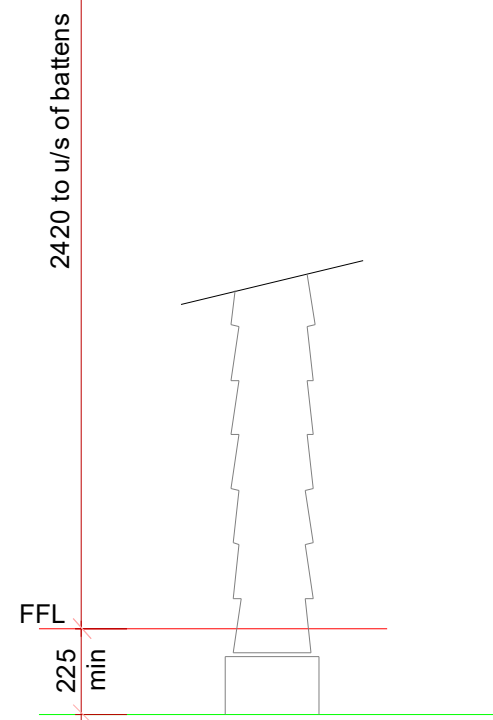
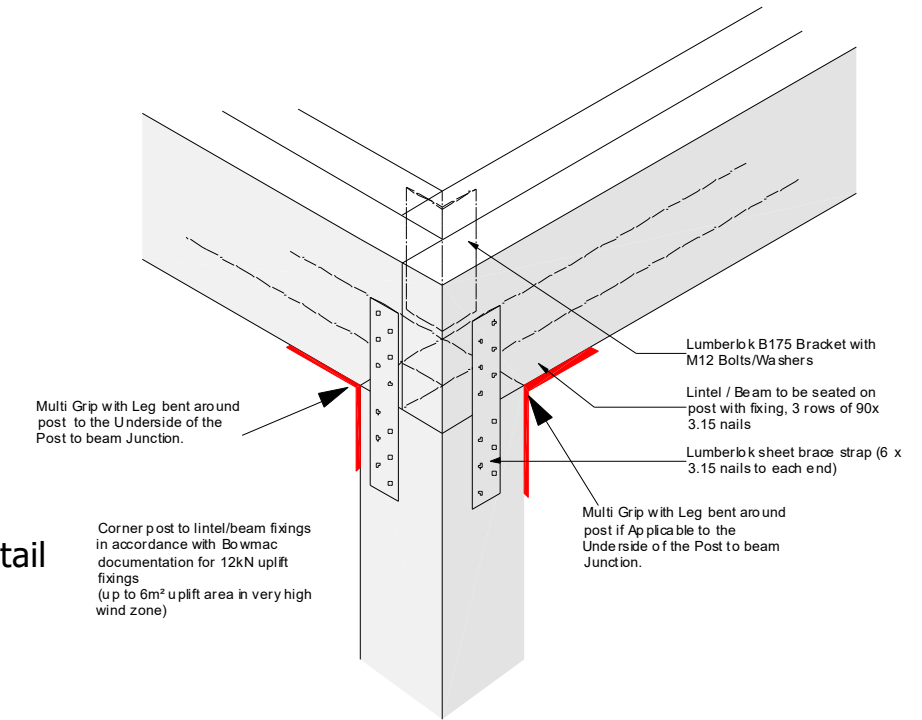
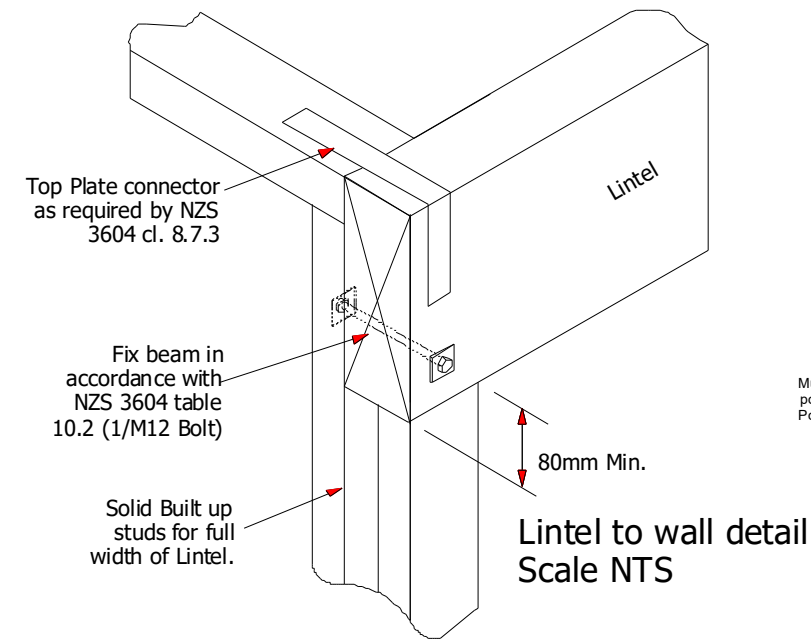
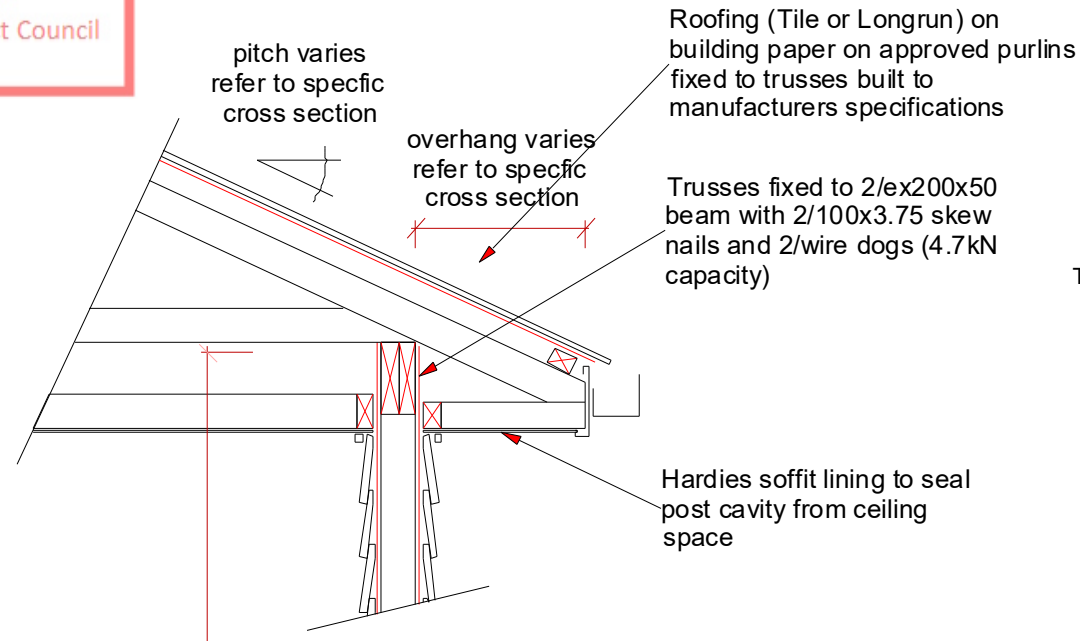
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Weatherboard Entry
Std Height
With Overhang

