

Approved Building Consent documents

Please note: A copy of the stamped approved documents must be available on site for all inspections.

Inspection booking timeframes

Call received	before 3pm inspection will be done	after 3pm inspection will be done
Monday	Wednesday	Thursday
Tuesday	Thursday	Friday
Wednesday	Friday	Monday
Thursday	Monday	Tuesday
Friday	Tuesday	Wednesday

For building inspections and enquiries phone ContactUs on: 03 347 2800. Note: where restricted building work is involved, you must provide the relevant LBP numbers for the work to be inspected at the time of booking the inspections.

**Please ensure all work for inspection is ready the day before.
Incomplete work requiring re-inspection will incur an additional inspection fee.**

DRAWING

REGISTER

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A1.02	SEDIMENT CONTROL PLAN
A1.03	PLUMBING & DRAINAGE
A1.04	FOUNDATION PLAN
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A3.02	ELEVATIONS
A4.01	SECTION A
A4.02	SECTION B
A5.01	DETAILS : CLADDING
A5.02	DETAILS : CLADDING
A5.03	DETAILS : CLADDING
A5.04	DETAILS : CLADDING
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JOB D0375

LTJ BUILD

LOT: 4464 DP: 579597
46 FAIRMAID STREET, TE WHARIKI, WRIGHT
NEIGHBOURHOOD (4E)
LINCOLN



PHONE : 03 662 9492
EMAIL : admin@vipdesign.co.nz
ADDRESS : PO Box 19765, WOOLSTON, CHRISTCHURCH 8062
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ADDRESS:

LOT: 4464 DP: 579597
46 FAIRMAID STREET, TE WHARIKI,
WRIGHT NEIGHBOURHOOD (4E)
LINCOLN

STAGE:

WORKING DRAWINGS

VERSION:

1.1A

DATE:

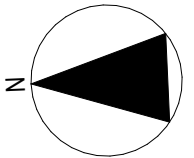
25.06.2025

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A1.01

SITE PLAN



KEY

SYMBOL

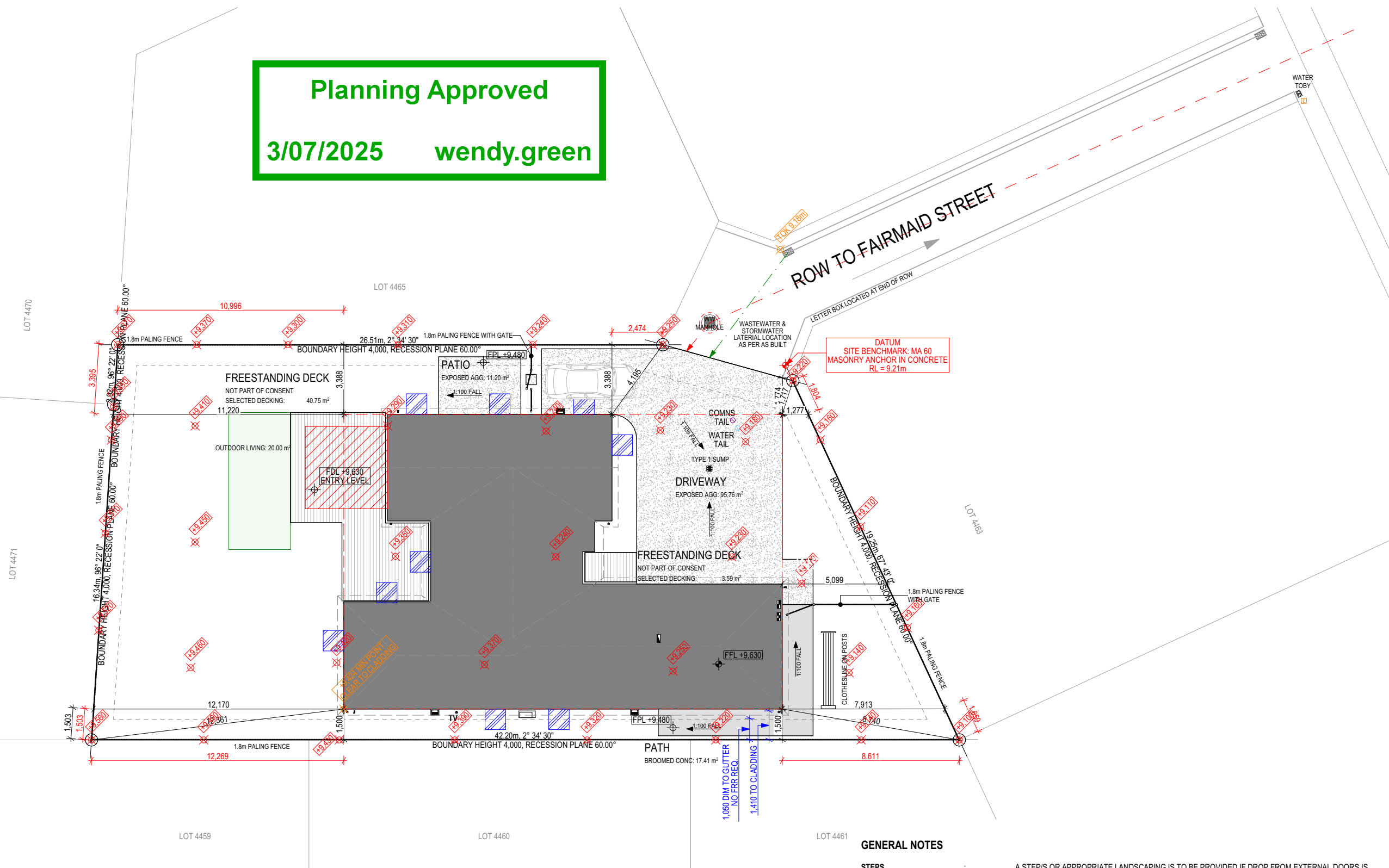
METER BOARD	
DISTRIBUTION BOARD	
COMMS PANEL	
GULLY TRAP	
HOSE TAP	
DOWNPIPE	
INT HEAT PUMP	
EXT HEAT PUMP	
GAS BOTTLES	
GAS METER	
GAS CALIFONT	
SETOUT LINE	
OUTDOOR LIVING	
PRINCIPAL OUTLOOK SPACE 4x4m	
SECONDARY OUTLOOK SPACE 1x1m	

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Planning Approved
3/07/2025 wendy.green



DEVELOPMENT INFORMATION

OVER FRAMING :	206.01 m²	
OVER FOUNDATION :	206.01 m²	
SITE COVERAGE AREA :	241.61 m²	(MEASURED OVER GUTTER)
SITE AREA :	708m² NET	+ 76m² ROW = 784m² TOTAL
SITE COVERAGE :	34.10%	(50% PERMITTED)
IMPERVIOUS SURFACE AREA :	124.37 m²	(17.56% EXCLUDING DWELLING & GARAGE)

TOPOGRAPHICAL INFORMATION

EARTHQUAKE ZONE	:	2
WINDZONE	:	HIGH
SNOW ZONE	:	N4 : 1kPa
EXPOSURE ZONE	:	C

SITE INFORMATION

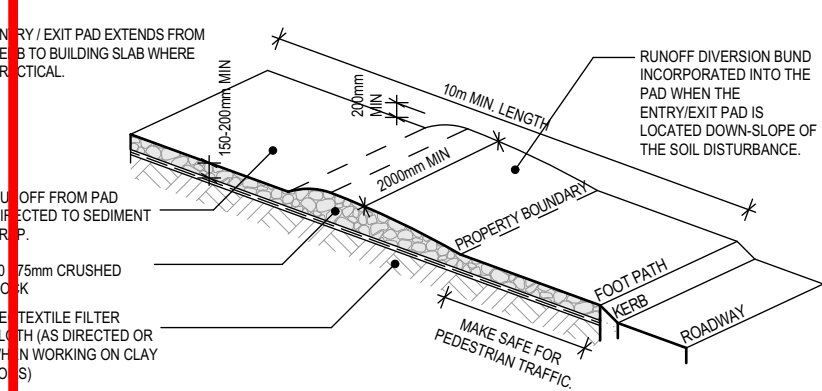
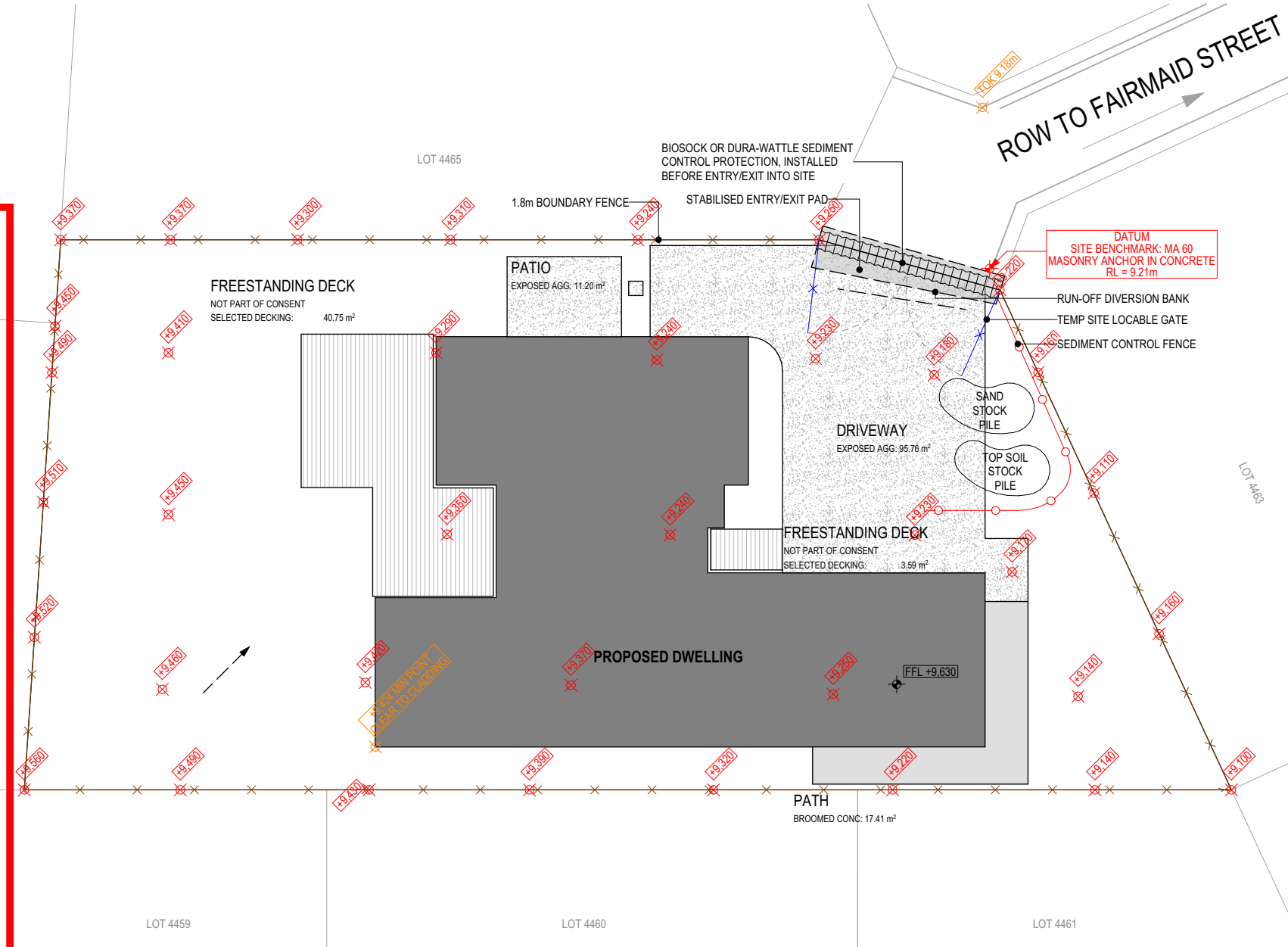
TERRITORIAL AUTHORITY	:	SELWYN DISTRICT COUNCIL
PLANNING ZONE	:	MEDIUM DENSITY RESIDENTIAL
HISTORICAL INTEREST	:	N/A
NATURAL HAZARDS	:	MINOR SURFACE FLOODING, SUBDIVISION INFRASTRUCTURE TO MITGATE THIS
INTERIM FLOOR LEVEL	:	FLOOD LEVEL CERTIFICATE (FC250238) +9.41m MIN FFL NZVD2016
TC CATEGORY	:	TC1
FOUNDATION TYPE	:	NZS 3604:2011 SLAB & PERIMETER (TWO POUR)
BOUNDARY INFO	:	TBC WITH ISSUE OF CT (DRAWN FROM DRAFT TITLE)
SITE LEVELS	:	OBTAINED
SITE INFO	:	LOCATIONS OF ROAD CROSSINGS, SERVICES LOCATIONS, STREET TREES, LAMP POSTS, PARKING BAYS, PEDESTRIAN ISLANDS ETC TBC
LANDSCAPING	:	INDICATIVE ONLY
NON COMPLIANCES	:	N/A
DEVELOPER APPROVAL	:	REQUIRED (NO KNOWN ISSUES)

GENERAL NOTES

STEPS	:	A STEP/S OR APPROPRIATE LANDSCAPING IS TO BE PROVIDED IF DROP FROM EXTERNAL DOORS IS GREATER THAN 190mm FROM FFL TO FGL
PAVED AREAS	:	ALL ACCESS ROUTES MUST PROVIDE A NON-SLIP SURFACE IN ACCORDANCE TO NZBC D1/AS1 TABLE 2 CONVEY SURFACE WATER FROM SEALED DRIVE TO AN APPROPRIATE APPROVED OUTFALL & ENSURE ALL PAVING IS A MINIMUM OF 200mm OFF THE SITE BOUNDARY TO AVOID WATER RUNNING OFF ONTO NEIGHBOURING PROPERTIES.
DECKS	:	TIMBER DECK AREAS ARE TO BE FREESTANDING ELEMENTS - NOT CONNECTED TO MAIN BUILDING & UNDER 1.5m IN HEIGHT. THEREFORE THESE ARE EXEMPT FROM BUILDING CONSENT APPLICATION AS PER THE BUILDING ACT 2004, SCHEDULE 1. DECK & STEPS ARE HOWEVER ARE TO BE CONSTRUCTED IN FULL ACCORDANCE WITH NZBC D1/AS1 4.1.1, 4.1.8, 6.0 & FIG. 26 WHERE DECKING FORMS PART OF THE MAIN ACCESS ROUTE INTO A BUILDING THE TIMBER MUST BE GROOVES UP AND RUN PERPENDICULAR TO THE ACCESS POINT TO ACHIEVE MIN SLIP RESISTANCE OF 0.4 AS PER D1/AS1 (BRANZ BUILD 136) ALTERNATIVLY SLIP RESISTANT STAIN TO BE APPLIED TO DECKING TO ACHIEVE MIN SLIP RESISTANCE COEFFICIENT OF D1/AS1

SITE LEVEL NOTES

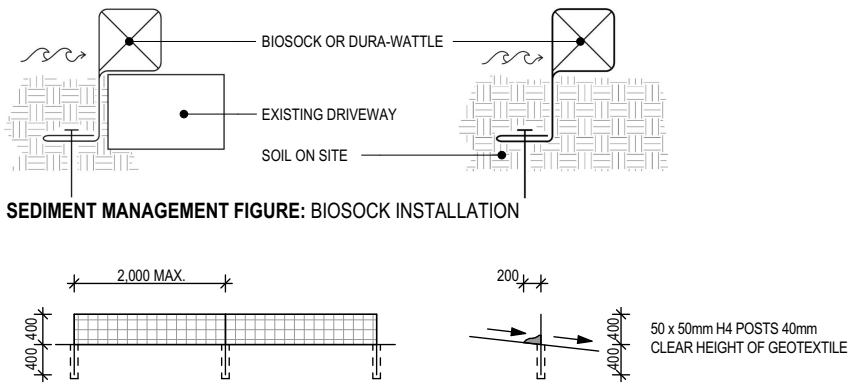
SITE LEVELS	:	OBTAINED REFER TO SITE SURVEY BY (FACTION LAND SURVEYING) IN SUPPORTING DOCUMENTS.
SITE DATUM	:	VERTICAL DATUM IS NEW ZEALAND VERTICAL DATUM 2016 (NZVD16)
ORIGIN OF LEVELS	:	IT III DP 21305 (BCTQ) 8.923m SOURCED LINZ DATA SERVICE (MAY 2025)



SEDIMENT MANAGEMENT FIGURE: STABILISED ENTRY PAD.

GENERAL NOTES

- MAIN CONTRACTOR TO PROVIDE 2m MIN HIGH CHAINLINK FENCE (50x50 MIN) TO PREVENT UNAUTHORISED ENTRY TO THE SITE. ALL FENCING TO COMPLY WITH F5 INCLUDING RELEVANT HAZARD SIGNAGE.
- MAIN CONTRACTOR TO PROVIDE SITE SPECIFIC HEALTH AND SAFETY POLICY WHICH IS TO BE VIEWED AND SIGNED BY ALL PERSONS ENTERING THE SITE.
- MAIN CONTRACTOR TO ENSURE SEDIMENT CONTROL MEASURES ARE PUT IN PLACE AND MAINTAINED THROUGHOUT CONSTRUCTION OF THE BUILDING WORKS AS PER THE SEDIMENT CONTROL PLAN.
- MAIN CONTRACTOR TO ENSURE THAT ADEQUATE DECOMMISSIONING OF SEDIMENT CONTROL FEATURES ARE PUT IN PLACE. REFER TO 'EROSION AND SEDIMENT CONTROL TOOLBOX FOR CANTERBURY' FOR GUIDANCE.
- NO BUILDING WORK WILL BE STARTED ON THIS PROJECT UNTILL THE CONSTRUCTION OF AN APPROVED STORMWATER OUTFALL HAS BEEN COMPLETED FOR THIS PROPOSED LOT.
- AN ON-SITE INSPECTION WILL BE COMPLETED PRIOR TO CONSTRUCTION STAGE, WITH APPROPRIATE CONTROL MEASURES TO PROTECT STORMWATER DRAINS INSTALLED WHERE RELEVANT.



SEDIMENT MANAGEMENT FIGURE: BIOSOCK INSTALLATION

SEDIMENT CONTROL

- RUMBLE PAD TO BE CREATED AT POINT OF ENTRY & EXIT ON SITE (REMOVED ON COMPLETION OF FORMED DRIVEWAY)
- RUMBLE PAD TO BE CREATED IN ACCORDANCE TO GUIDELINES PROVIDED BY THE LOCAL COUNCIL & MAINTAINED IN GOOD CONDITION THROUGHOUT ITS PERIOD OF USE.
- ALL GROUND COVER/VEGETATION OUTSIDE OF IMMEDIATE BUILD AREA TO BE MAINTAINED THROUGHOUT PERIOD OF HOUSE BUILD. THIS INCLUDES GRASS VERGES ON THE STREET FRONTAGE.
- ANY STOCKPILES OF SOIL OR EXCAVATED MATERIAL ARE TO BE KEPT TO THE REAR OF THE SITE & COVERED WITH IMPVIOUS SHEETS.
- ROOF DOWNPIPES ARE TO BE CONNECTED TO THE INSTALLED STORMWATER DRAINAGE AS SOON AS PRACTICAL ONCE ROOF CLADDING HAS BEEN INSTALLED. UNTIL THIS POINT ENSURE WATER RUN-OFF FROM DOWNPIPES IS DIRECTED AWAY FROM BUILD AREA BUT NOT ON TO NEIGHBOURING PROPERTIES.
- SEDIMENT & EROSION CONTROL TO BE DONE IN ACCORDANCE WITH BEST PRACTICE GUIDLINES AS OUTLINED ON THE ECAN TOOLBOX LOCATED ON THEIR WEBSITE.



Silt sock used to provide control during final landscaping works (Source: Erosion Control Ltd)

CONSTRUCTION CHECKLIST : STABILISED ENTRY PAD	YES ☒	NO ☒ ADD EXPLANATION
AREA HAS BEEN CLEARED OF UNSUITABLE MATERIAL AND SMOOTH GRADED.		
WOVEN GEOTEXTILE HAS BEEN PLACED OVER THE AREA, AND IS PROPERLEY PINNED AND OVERLAPPED.		
AT LEAST 10m OF AGGREGATE HAS BEEN PLACED (EXTENDING FROM SITE BOUNDARY), 4m WIDE AND MINIMUM 150mm DEEP USING 50-150mm WASHED AGGREGATE.		
VEHICLES CANNOT BYPASS THE ENTRANCEWAY.		
STREET SWEEP/SUCTION IS DONE AND DATE RECORDED.		
INSPECTION AND MAINTENANCE CHECKS ARE DONE, RECORDED AND DATED, ALONG WITH ANY COMMENTS		
CONSTRUCTION CHECKLIST : SILT SOCK	YES ☒	NO ☒ ADD EXPLANATION
SILT SOCKS ARE INSTALLED ON THE CONTOUR. IF NOT POSSIBLE, OR IF THERE ARE LONG SECTIONS OF SOCK, SHORT SILT SOCK RETURNS ARE INSTALLED, PROJECTING UPSLOPE TO MINIMIZE CONCENTRATION OF FLOWS. RETURNS ARE AT LEAST 2m LONG.		
SILT SOCKS ARE OVERLAPPED BY > 1m		
SILT SOCKS "WINGS" ARE INSTALLED AT EITHER END OF THE SOCK PROJECTING A SUFFICIENT LENGTH UPSLOPE TO STOP OUT FLANKING.		
THE SILT SOCK IS PEGGED AND SECURED, DEPENDING ON THE APPLICATION.		
VEHICLES ARE PREVENTED FROM DRIVING OVER SILT SOCKS, OR THEY ARE MOVED OUT OF THE WAY OF VEHICLES WHEN NEEDED.		
INSPECTION AND MAINTENANCE CHECKS ARE DONE, RECORDED AND DATED, ALONG WITH ANY COMMENTS.		

BIOSOCK INSTALLATION & OPERATION

- ALWAYS INSTALL SILT SOCKS ON THE CONTOUR.
- CONTRACTOR TO VERIFY ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT OF ANY WORK. DO NOT SCALE OFF DRAWINGS.
- IF YOUR ARE USING MORE THAN ONE LENGTH OF SILT SOCK, OVERLAP THEM BY ATLEAST 1m
- INSTALL SILT SOCK WINGS AT EITHER END OF THE SILT SOCK, PROJECTING A SUFFICIENT LENGTH UPSLOPE TO PREVENT OUTFLANKING.
- SILT SOCKS ARE TO BE PEGGED AT 1.5m CRS ON ALTERNATING SIDES.
- FOR ADDITIONAL SECURITY BALE TWINE MAY BE USED. THE BALE TWINE IS SCURED TO THE PINE STAKES AND TENSIONED WHEN THE STAKES ARE DRIVEN INTO PLACE.

TEMP FENCING

- MAIN CONTRACTOR TO PROVIDE 2M MIN. HIGH CHAIN LINK FENCE (MIN. SIZE 50 X 50MM) TO PREVENT UNAUTHORISED ENTRY TO THE SITE. ALL FENCING TO COMPLY WITH F5 INCLUDING RELEVANT HAZARD SIGNAGE.
- MAIN CONTRACTOR TO PROVIDE ON SITE A SPECIFIC HEALTH & SAFETY POLICY WHICH IS TO BE VIEWED & SIGNED BY ALL PERSONS ENTERING THE SITE.

JOB D0375

LTJ BUILD

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STAGE:

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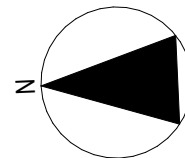
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SEDIMENT CONTROL PLAN



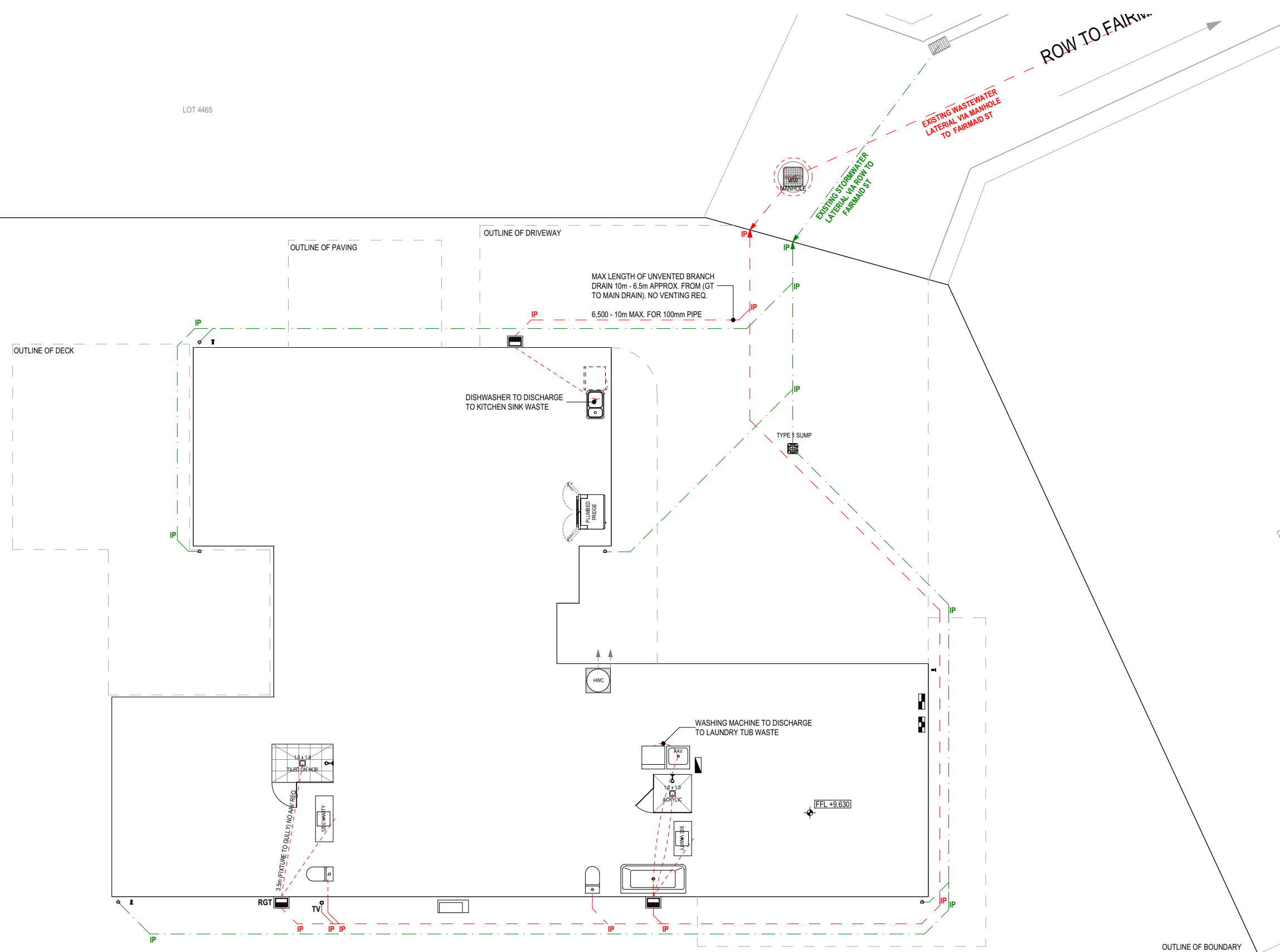
KEY SYMBOL

TEMP SITE FENCE	
1.8m BOUNDARY FENCE	
SEDIMENT CONTROL FENCE	
BOISOCK OR DURA-WATTLE	
STABILISED ENTRY/EXIT PAD	

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PLUMBING & SERVICES INFORMATION

GENERAL	:	ALL PLUMBING & DRAINAGE TO COMPLY WITH G13 ALL PLUMBING & DRAINAGE TO BE DONE BY QUALIFIED TRADESPERSONS WITH SIZES, FALLS, VENTING & DISCHARGE TO BE CONFIRMED BY NZ QUALIFIED PLUMBER.
INSTALLATION	:	POSITION OF STREET LATERALS TO BE CONFIRMED ON SITE. ALLOW TO CHECK ALL DIMENSIONS & FALLS OF DRAINS ONSITE PRIOR TO INSTALLATION. RELIEF GULLY TRAP IS TO BE POSITIONED SO THAT THE TOP OF THE GULLY DISH IS NO LESS THAN 150mm BELOW THE OVERFLOW LEVEL OF THE LOWEST SANITARY FIXTURE SERVED BY THE DRAINAGE SYSTEM. 25mm MIN AIR GAP BETWEEN ALL PIPES DISCHARGING TO GT & GT. WATER INPUT LOCATION & WATER ISOLATION VALVE UNDER MB.
HOT WATER	:	HOT WATER PIPES TO BE SIZED ACCORDING TO NZBC G12 & NZS4305. MAINS PRESSURE; 15mm DIA ALLOWS 12m MAX PIPE LENGTH. PIPE LENGTH BEYOND THIS MUST BE LAGGED. PIPE LENGTHS THAT EXCEED 12m IN DISTANCE MUST BE REDUCED TO A 10mm Ø PIPE IN ACCORDANCE WITH TABLE 5 OF NZD 4305:1996.

HWC	:	HWC TO BE INSTALLED ON A 640x640mm SAFE TRAY. 25mm HWC COPPER OVERFLOW RELIEF PIPE FROM HWC TO DISCHARGE OVER THE NEAREST PLANTING AREA WITH VERMIN PROOFING TO OUTLET. 40mm HWC SAFETY TRAY DISCHARGE PIPE TO DISCHARGE OVER THE NEAREST PLANTING AREA WITH VERMIN PROOFING TO OUTLET. ALL PROOF TUNDISH TO HWC TRAY, PROVIDE 25mm AIR-BREAK AS PER G12/ FIG 12a. ALL PIPING OUTSIDE THE THERMAL ENVELOPE SHALL ALSO BE INSULATED AS PER G12/AS1 7.2.
DUCTED HEATPUMP	:	HEATPUMP DRAIN PIPE TO DISCHARGE TO THE NEAREST PLANTING AREA WITH VERMIN PROOFING TO OUTLET.
MATERIALS	:	75x55mm COLORSTEEL DPS ALL WASTE PIPES PVC INTERNAL WATER PIPES TO BE POLYBUTYLENE ALL PIPEWORK & VALVES EXPOSED TO EXTERNAL WEATHER CONDITIONS TO BE THERMALLY INSULATED (LAGGED WITH CLOSED CELL FOAM).

LEGEND (G13)

REF	FIXTURE	WASTE SIZE	GRADIENT	DISCHARGE UNITS
WC	TOILET	100mm	1:60	4
B	BATH	40mm	1:20	4
SH	SHOWER	40mm	1:20	2
S	KITCHEN SINK & DW	50mm	1:40	3
V	VANITY	40mm	1:20	1
TUB	LAUNDRY TUB & WM	50mm	1:40	5
WM	WASHING MACHINE	DISCHARGE TO TUB		
HWC	HOT WATER CYLINDER	20mm	1:40	
TV	TERMINAL VENT	80mm		
DP	DOWNPIPE	SIZE AS PER PLANS		

100mm UPVC FOUL WATER DRAIN AT 1:60 GRADIENT TO EXISTING LATERAL VIA R.O.W MANHOLE (FW)

100mm UPVC STORM WATER DRAIN AT 1:100 GRADIENT TO EXISTING LATERAL VIA R.O.W SUMP (SW)

JOB D0375

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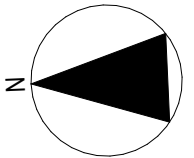
25.06.2025

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A1.03

PLUMBING & DRAINAGE



KEY SYMBOL

FOUL WATER	---
STORM WATER	---
INSPECTION POINT	IP / IP
GULLY TRAP	GT
RELIEF GULLY TRAP	RGT
HOSE TAP	HT
DOWNPIPE	DP / DP
TERMINAL VENT	TV
BRANCH VENT	BV
AIR ADMITTANCE VALVE	AAV

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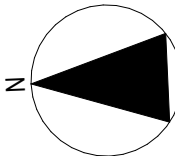
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FOUNDATION PLAN

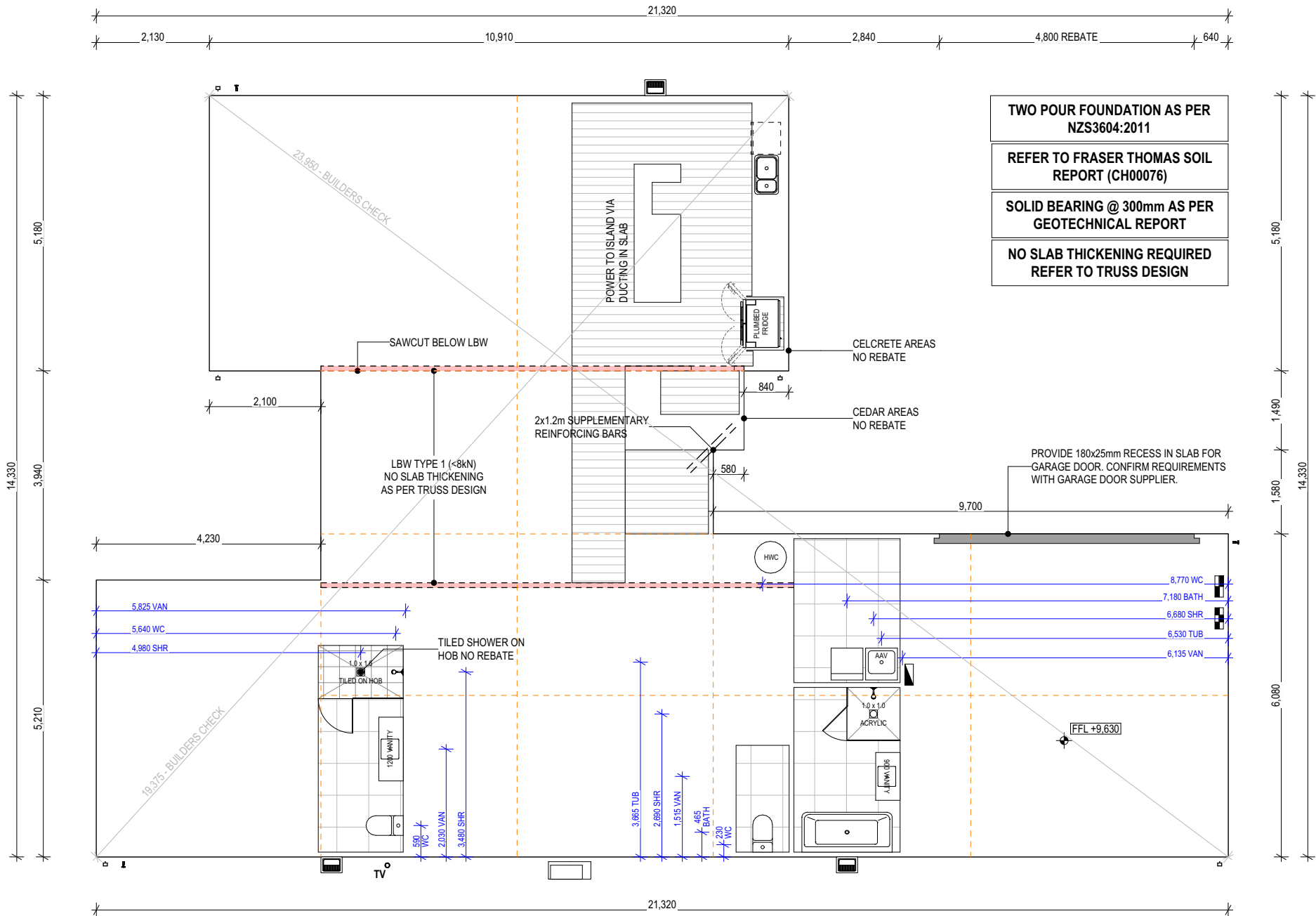


KEY SYMBOL

SAW CUT	
FREE JOINT	
LBW TYPE 1 (<8kN) NO SLAB THICKENING	
LBW TYPE 2 (>8kN) SLAB THICKENING REQ.	
GARAGE DOOR & JOINERY REBATE	
POINT LOAD	
FOUNDATION EDGE DIMENSIONS	
PLUMBING DIMENSIONS	

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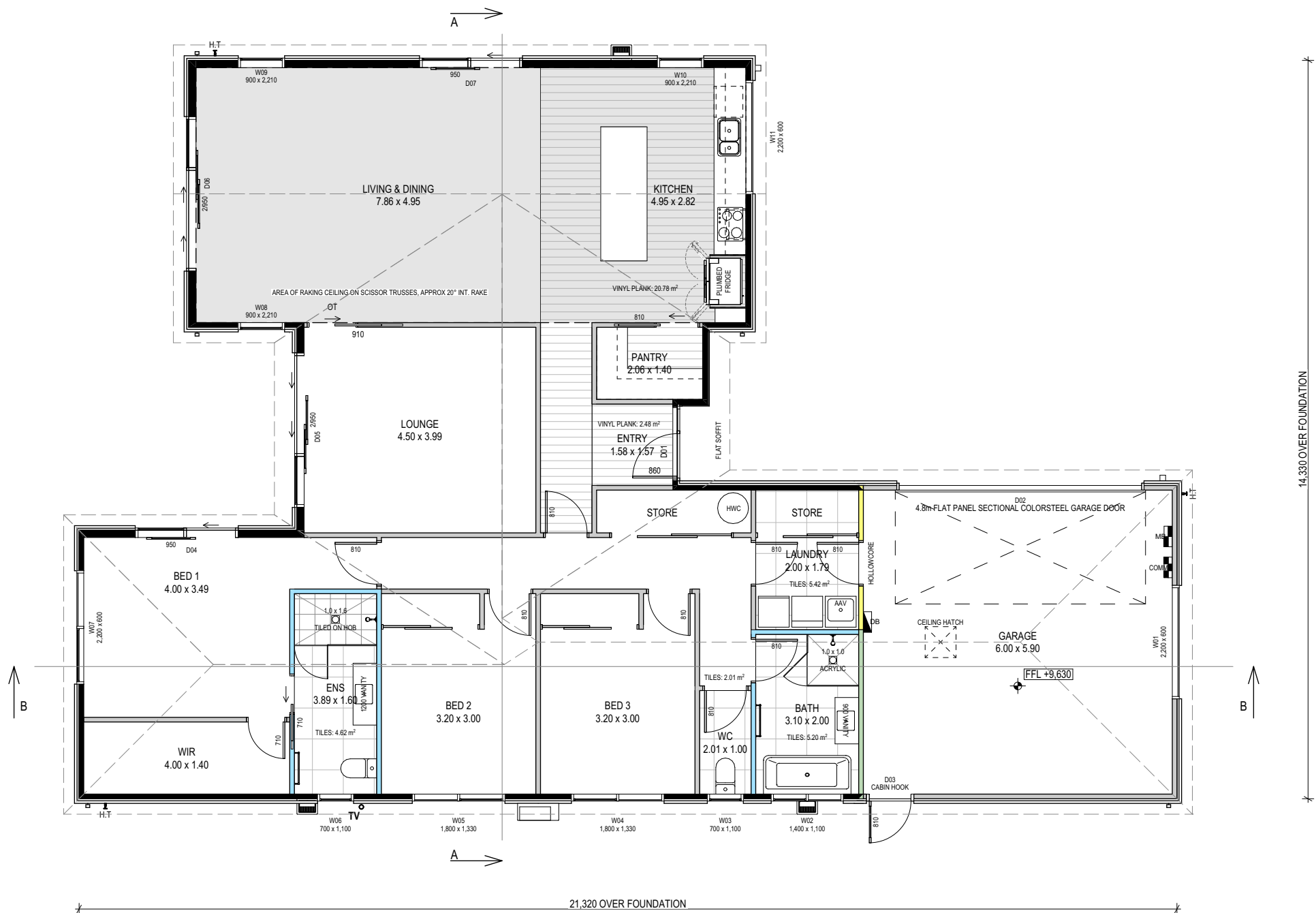
MAIN CONTRACTOR	:	CONFIRM ALL BOUNDARY SETBACKS & RESTRICTIONS COMPLY WITH CURRENT REGULATIONS PRIOR TO COMMENCEMENT OF FOUNDATIONS. CONFIRM POSITIONS OF AVAILABLE SERVICES, CABLING ETC. ON SITE PRIOR TO ANY EXCAVATION, CONFIRM LAYOUT OF KITCHEN & BATHROOM FITTINGS WITH CLIENT BEFORE COMMENCING.
CLEARANCES	:	FFL TO BE 150mm MIN ABOVE CROWN OF ROAD AS PER NZBC E1/AS1. MINIMUM FFL ABOVE SURROUNDING GROUND TO BE 225mm TO UNSEALED GROUND, 150mm TO SEALED GROUND AND TO TERRITORIAL AUTHORITY REQUIREMENT.
PREPARATION	:	ALL TOPSOIL SHOULD BE REMOVED FROM BENEATH THE AREA OF THE FLOOR SLAB & CAP40 HARDFILL SHOULD BE PLACED IN LAYERS NOT EXCEEDING 150mm LOOSE DEPTH & COMPACTED TO ACHIEVE A MINIMUM DRY DENSITY OF 2,150kg/m ³
SLAB LOADING	:	REFER TO TRUSS DESIGN FOR SLAB THICKENING, POINT LOADS & LOAD BEARING WALL LOCATIONS. THICKENINGS TO BE IN ACCORDANCE WITH MITEK INTERNAL LOAD BEARING ON CONCRETE FLOOR SLABS DOC.
EARTHING	:	MESH IN FLOOR SLAB MUST BE EARTHED, EARTH WITH 16mm REO ROD BROUGHT UP INTO GARAGE WALL BELOW METERBOX & WIRED TO MESH. AT PREWIRE, CONNECT A CLAMP & PIECE OF WIRE TO ROD & EARTH TO METERBOX.

INSTALLATION NOTES

FOUNDATION	:	NZS 3604:2011 SLAB & PERIMETER (TWO POUR) FOUNDATION, REFER TO DETAILS FOR MORE INFO/ALL FOUNDATION FOOTING SIZES, REINFORCING & BACKFILL WILL BE AS PER THE STRUCTURAL ENGINEERS DESIGN.
FOOTING	:	200mm WIDE CONCRETE FOUNDATION FOOTING REINFORCED WITH 2/D16 BARS & D10 STARTERS @ 600mm CRS MAX EXTENDING 400mm MIN INTO SLAB, REFER TO DETAILS FOR FURTHER INFO
SLAB	:	100mm THICK CONCRETE SLAB, REINFORCED WITH GRADE 500E MESH TO WITH 30mm COVER MIN ON 0.25mm POLYTHENE DPM, 25mm MAX SAND BLINDING LAYER & 150mm MAX LAYER COMPACTED AP40 GRANULAR FILL. SLAB & FOOTINGS TO BE 20MPa @ 28 DAYS OF CURING
REINFORCING	:	ALL REINFORCING TO COMPLY WITH B1/AS1 AMENDMENT 20 & AS/NZS 4671:2019.
CORNER REINFORCING	:	MESH SUPPLEMENTARY REINFORCING (2/D12 1200mm LONG) TO INTERNAL CORNERS WHERE SHRINKAGE CONTROLS DO NOT MEET THE INTERNAL CORNER.

INSTALLATION NOTES

SHRINKAGE CONTROL	:	1/4 DEEP SAW CUT INTO CONCRETE SLAB @ 6m CRS MAX @ 1:2 RATIO MAX. SHRINKAGE CONTROL JOINTS MAY BE CUT AT AN ANGLE NOT LESS THAN 60°, IN ACCORDANCE WITH NZS 3604:2011 7.5.8.6.1 AVOID CONSTRUCTION JOINTS & SHRINKAGE CONTROLS UNDER TILED AREAS & FRAMING THAT IS TO BE USED AS A BRACING ELEMENT
PLUMBING	:	TYPICAL 140mm OFFSET FROM WALL TO CENTRE OF WC WASTE RISER (CONSULT MANUFACTURER'S TECHNICAL SPEC TO CONFIRM) TYPICAL 45mm OFFSET TO CENTRE LINE OF WALL TO CENTRE OF VANITY & TUB WASTE RISERS



ENVELOPE NOTES

WALL CLADDING : 50mm CELCRETE AAC PANEL ON 40mm CAVITY
HERMPAC HP55 (135mm, 110mm COVER, 7mm NEG DETAIL) VERTICAL
SHIPLAP WEATHERBOARDS ON 20mm CAVITY, WESTERN RED CEDAR

ROOF CLADDING : COLORSTEEL CORRUGATE

CONSTRUCTION NOTES

ENGINEERING : N/A

EXTRAS : BACK TO WALL BATH
PLUMBED FRIDGE
DUCTED HEATPUMP

GENERAL NOTES

ROOF PITCH : 35.0°, 24.5°
EAVE WIDTH : 300mm
GABLE WIDTH : 300mm
PITCHING HEIGHT : 2455mm
HEEL HEIGHT : N/A

LINTEL HEIGHT : 2210mm
SOFFIT HEIGHT : 2215mm
SOFFIT TYPE : FLAT

RAKING CEILING : SCISSOR TRUSSES TO LIV, DIN & KIT
RAISED CEILING : N/A

DOOR R/O HEIGHT : O/H : 2200mm

FASCIA : 185mm COLORSTEEL
SPOUTING : COLORSTEEL COLONIAL QUAD (5550mm²) WITH CONCEALED BRACKETS
DOWNPIPES : 75x55mm COLORSTEEL DPS

GENERAL NOTES

HEATING : DUCTED HEAT PUMP LOCATED AS SHOWN

VENTILATION : REFER TO ELECTRICAL PLAN.

SMOKE ALARMS : REFER TO ELECTRICAL PLAN.

FLOORING : ALL HARD FLOOR FINISHES TO COMPLY WITH NZBC D1/AS1 TABLE 2. FLOOR TILES TO BE NON-SLIP & HAVE A SLIP COEFFICIENT VALUE OF 0.35-0.65 (GRIT FINISHED CERAMIC TILES)

VINYL PLANK / TILE TO COMPLY WITH NZBC E3 AMENDMENT 7: FLOORING TO BE WATER RESISTANT & HAVE SEALED JOINS & PERIMETER TO WET AREAS (WITHIN 1.5m OF SANITARY FIXTURES & APPLIANCES)

WATER-STOPS INSTALLED WHERE LOCATED ON PLANS. REFER TO DETAILS.

WET AREAS : SATIN ENAMEL WALL FINISH TO BATHROOMS & WALLS NEXT TO SINKS
IMPERVIOUS LINING TO BE USED ABOVE BASINS, VANITIES & BENCHES
SEAL BOTTOM EDGE WITH MOULD RESISTANT SEALANT

WATER PROOFING : SELECTED WATERPROOFING MEMBRANE REQUIRED TO BATHROOMS & REBATED/LEVEL ACCESS SHOWERS

JOB D0375

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STAGE:

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VERSION:

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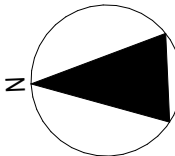
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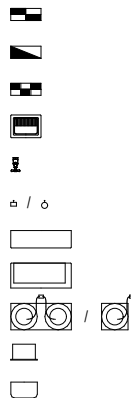
FLOOR PLAN



KEY

SYMBOL

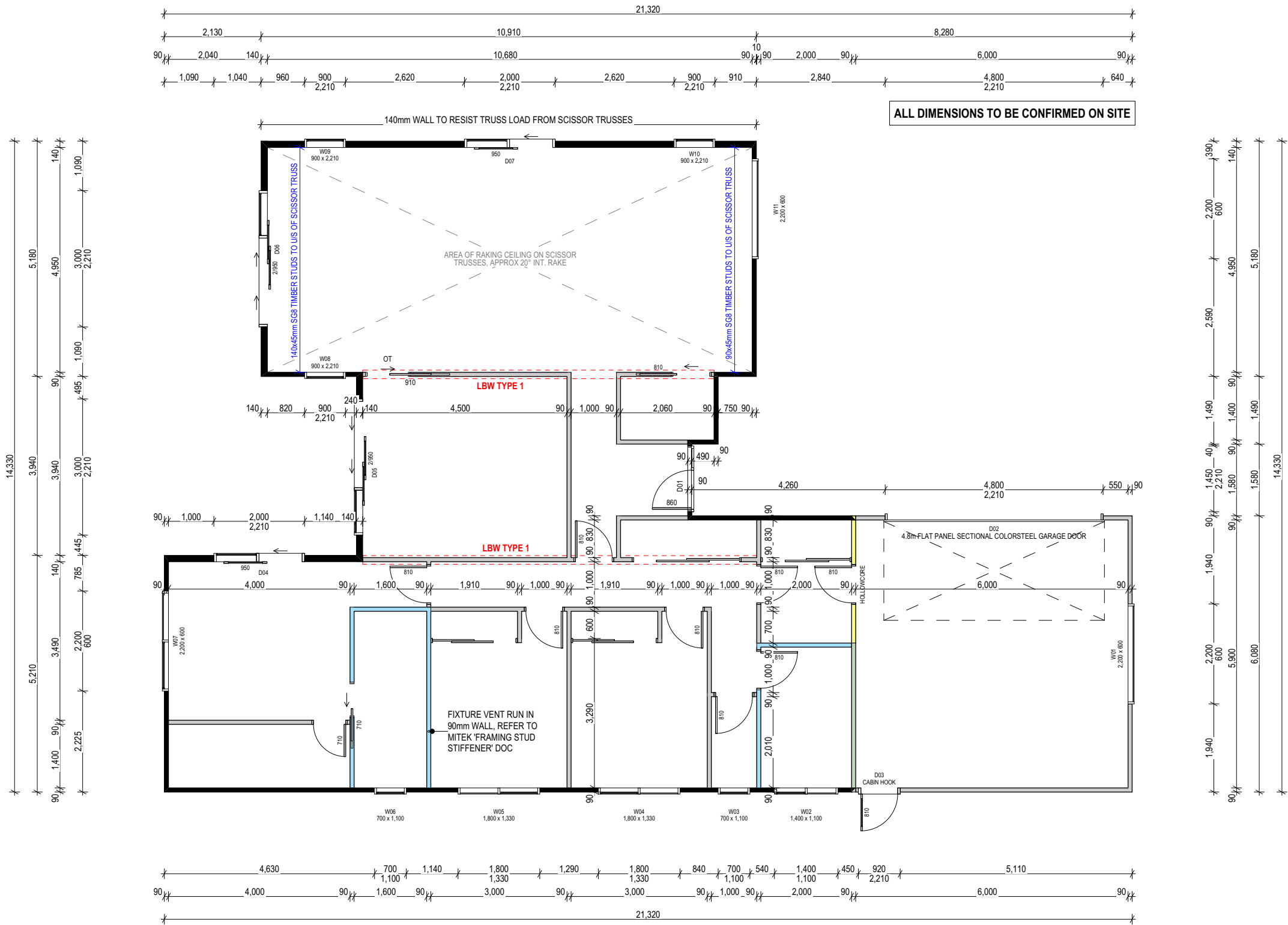
METER BOARD
DISTRIBUTION BOARD
COMMS PANEL
GULLY TRAP
HOSE TAP
DOWNPIPE
INT HEAT PUMP
EXT HEAT PUMP
GAS BOTTLES
GAS METER
GAS CALIFONT



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GENERAL NOTES

WIND ZONE	:	HIGH
FIXING HEIGHT	:	2455mm
WALL STRUCTURE (EXT)	:	90x45mm TIMBER STUDS @ 600mm CRS, DWANGS @ 800mm CRS FOR CELCRETE & DWANGS @ 480mm CRS FOR VERTICAL CEDAR
WALL STRUCTURE (INT)	:	140x45mm TIMBER STUDS @ 600mm CRS, (UP TO 3.6m) DWANGS @ 800mm CRS FOR CELCRETE AND 480mm CRS FOR VERTICL CEDAR
WALL STRUCTURE (INT)	:	90x45mm TIMBER STUDS @ 600mm CRS, DWANGS @ 800mm CRS, STUDS @ 400mm CRS & DWANGS @ 600mm CRS FOR TILED SHOWERS & FULLY TILED WALLS
BOTTOM PLATE	:	45mm THICK, WIDTH TO MATCH STUD
TOP PLATE	:	45mm THICK, WIDTH TO MATCH STUD, ADDITIONAL TOP PLATE 35mm THICK, 140mm WIDE IF 90mm WALL, 190mm WIDE IF 140mm WALL
INSULATION	:	REFER TO H1 PLAN
LINTEL HEIGHT	:	2210mm, REFER TO TRUSS DESIGN FOR SIZES & AS PER LINTEL TABLE ABOVE.
DOOR R/O HEIGHT	:	O/H : 2200mm

FRAMING FIXING SCHEDULE

ROOF FIXINGS	:	REFER TO ROOF PLAN
EXTERIOR BOTTOM PLATE TO SLAB:	:	PROPRITORY SCREW BOLT WITH WASHER @ 900mm CRS MAX, FIXED IN ACCORDANCE WITH MANUFACTURES GUIDELINES & NZS 3604:2011. 90mm MIN EMBEDMENT. 55mm MIN FROM EDGE OF SLAB AS PER MANUFACTURERS SPECIFICATIONS @ 900mm CRS MAX AS PER NZS3604:2011. REFER TO BRACING PLAN FOR ADDITIONAL HOLD DOWN FIXINGS
INTERIOR BOTTOM PLATE TO SLAB:	:	75x3.8mm SHOT FIRED FASTENINGS WITH 16mm WASHERS @ 600mm CRS, WITHIN 150mm EACH END OF PLATE. REFER TO BRACING PLAN FOR ADDITIONAL HOLD DOWN FIXINGS
STUD TO BOTTOM OR TOP PLATE:	:	2/90x3.15mm NAILS + LUMBERLOK STUD STRAP (OR ALTERNATIVE 4.7kN FIXING)
DWANG TO STUD	:	2/90x3.15mm SKEWED NAILS
HALF JOINT IN TOP PLATE	:	4/75x3.06mm SKEWED NAILS
SOFFIT RIBBON BOARD TO STUD:	:	3/90x3.15mm NAILS
DOUBLE TOP PLATE TO TOP PLATE:	:	2/90x3.15mm NAILS @ 500mm CRS

LINTEL TO UNDERSTUD	:	AS PER MITEK FIXING SCHEDULE / TRUSS DESIGN / FRAME & TRUSS AS-BUILT
LINTEL TO TRIMMING STUD	:	AS PER MITEK FIXING SCHEDULE / TRUSS DESIGN / FRAME & TRUSS AS-BUILT
SILL TO TRIMMING STUD	:	TRIMMER NOT EXCEEDING 2400mm; 3/90x3.15mm END NAILED TRIMMER NOT EXCEEDING 3000mm; 5/90x3.15mm END NAILED TRIMMER NOT EXCEEDING 3600mm; 6/90x3.15mm END NAILED
WALL INTERSECTIONS	:	90x3.15mm NAILS @ 600mm CRS
TRIMMING STUD TO DOUBLING STUD:	:	2/90x3.15mm NAILS IMMEDIATELY UNDER LINTELS

SCHEDULE OF FRAMING TIMBER GRADING & TREATMENT

WALL FRAMING	:	EXTERIOR WALLS & LINTELS; SG8, H1.2, PINUS RADIATA INTERIOR WALLS (LOADBEARING); SG8, H1.2, PINUS RADIATA INTERIOR WALLS (NON-LOADBEARING); SG8, H1.2, PINUS RADIATA BOTTOM PLATE & TOP PLATE; SG8, H1.2, PINUS RADIATA H3.2 (MCA), PINUS RADIATA
CAVITY BATTENS	:	ROOF TRUSSES - TYPICAL; SG8, H1.2, PINUS RADIATA
ROOF FRAMING	:	GABLE END TRUSS, SG8, H1.2, PINUS RADIATA COVERED OR ATTIC TRUSSES; SG8, H1.2, PINUS RADIATA PURLINS SG8, H1.2, PINUS RADIATA VALLEY BOARDS, BARGE BOARDS; H3.2, PINUS RADIATA
WINDOWS	:	FRAMING AND REVEALS; DRESSED, H3.1, PINUS RADIATA

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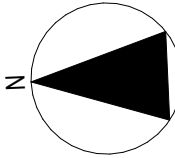
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FRAMING PLAN



KEY

SYMBOL

INSULATED EXTERNAL WALL	
NON-INSULATED WALL	
INSULATED INTERNAL WALL	
WET AREA WALL	
WET AREA & INSULATED WALL	
FRR WALL	
LBW TYPE 1 (<8kN) NO SLAB THICKENING	 LBW
LBW TYPE 2 (>8kN) SLAB THICKENING REQ.	 LBW

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STAGE:
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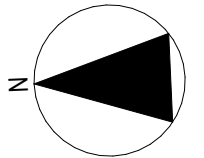
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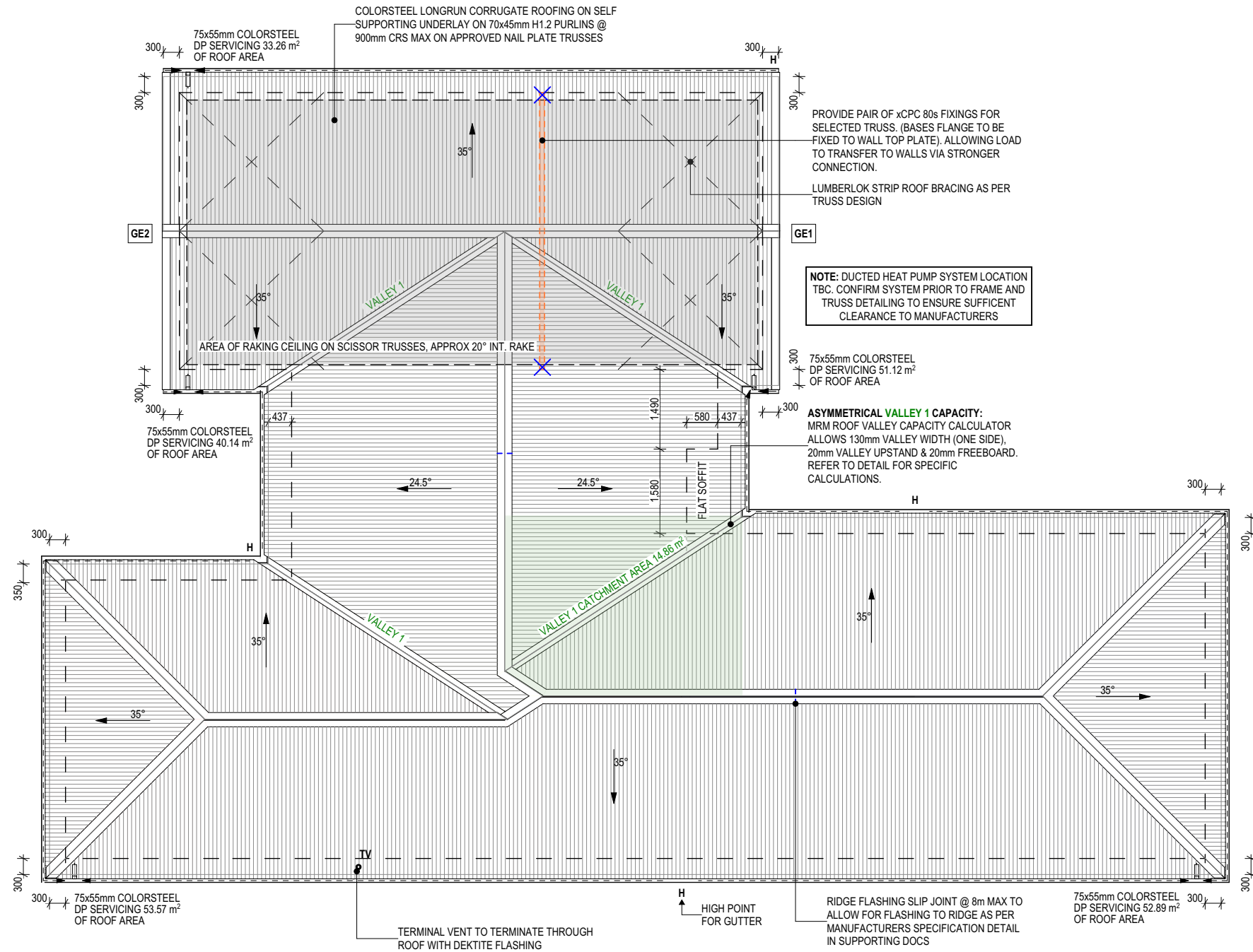
ROOF PLAN



KEY	SYMBOL
METER BOARD	
DISTRIBUTION BOARD	
COMMS PANEL	
GULLY TRAP	
HOSE TAP	
DOWNPIPE	
INT HEAT PUMP	
EXT HEAT PUMP	
GAS BOTTLES	
GAS METER	
GAS CALIFONT	
LUMBERLOK STRIP	
ROOF BRACING	
GUTTER FALL	
GABLE ENDS	

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GENERAL NOTES

ROOF PITCH	:	35.0°, 24.5°
EAVE WIDTH	:	300mm
GABLE WIDTH	:	300mm
PITCHING HEIGHT	:	2455mm
EHEL HEIGHT	:	N/A
SFFIT TYPE	:	FLAT
R KING CEILING	:	SCISSOR TRUSSES TO LIV, DIN & KIT
RISED CEILING	:	N/A

CONSTRUCTION NOTES

ROOF STRUCTURE	:	PREFABRICATED TRUSSES
FASCIA	:	185mm COLORSTEEL
SPOUTING	:	COLORSTEEL COLONIAL QUAD (5550mm²) WITH CONCEALED BRACKETS
DOWNPipes	:	75x55mm COLORSTEEL DPS

CONSTRUCTION NOTES

ROOF STRUCTURE	:	PREFABRICATED NAIL PLATE TRUSSES, TRUSSED ROOF BRACING BY TRUSS DESIGNER 70x45mm H1.2 PURLINS @ 600mm CRS TOP & BOTTOM, @ 900mm CRS MAX TO BODY
ROOF CLADDING	:	0.40mm BMT COLORSTEEL LONGRUN CORRUGATE ROOFING ON SELF SUPPORTING UNDERLAY, FIX TO PURLINS IN ACCORDANCE WITH ROOFING MANUFACTURERS LOAD SPAN FIXING TABLE.
SOFFIT	:	SELECTED 4.5mm SOFFIT LINING WITH PROPRIETARY JOINTERS, PAINT FINISH
GABLE ENDS	:	GE1/GE2 - 70x45mm H1.2 PURLINS @ 900mm CRS, CANTILEVERED 300mm FOR 300mm OVERHANG/EAVE WIDTH, SPAN BACK OVER 3x TRUSSES MIN. AS PER MITEK GABLE END RAKING VERGE TABLE 1.
FLASHINGS	:	ALL ROOF PENETRATIONS & JUNCTIONS SHALL BE FLASHED AS PER NZMRM COP V3.0 & NZBC E2/AS1 EXTERNAL MOISTURE. ALL FLASHINGS TO BE 0.55 BMT COLORSTEEL FIXED IN ACCORDANCE WITH NZMRM COP V3.0 & MEETING THE DURABILITY REQUIREMENTS OF NZBC E2/AS1 TABLE 20.21,22. FLASHINGS TO BE SEPARATED WHERE IN DIRECT CONTACT WITH H3.2 TREATED TIMBER WITH LAYER OF BUILDING/ROOF UNDERLAY BETWEEN.

ROOF FIXING NOTES

TRUSSES TO TOP PLATE :	REFER TO TRUSS DESIGN FIXING SCHEDULE OR TRUSS AS-BUILT
TRUSSES TO TIMBER CEILING BATTENS:	2/75x3.15mm NAILS @ CEILING BATTEN CRS
TRUSSES TO PURLINS :	TO BE FIXED AS PER MITEK PURLIN & BATTEN FIXING CHART, 1/80mm x 10g MITEK BLUE SCREW
STANDARD SOFFIT STRINGER TO STUD:	2/90x3.15mm NAILS
OUTRIGGERS :	TO BE FIXED AS PER MITEK GABLE END RAKING VERGE OVERHANG OPTIONS TABLE 2
OUTRIGGER TO GABLE TRUSS:	CT200 BOTH SIDES FULLY NAILED WITH 30x3.15mm OR WIRE DOG + 2/90x3.15 SKEW NAILS. FOR CANTILEVERED PURLINS & OUTRIGGERS; 3/90mm NAILS TO OUTRIGGERS TO SECOND TO LAST TRUSS OF GABLE END. FOR CANTILEVERED OUTRIGGER/PURLIN COMBINATION; 2/90mm NAILS + JOIST HANGERS FULLY NAILED TO OUTRIGGERS TO SECOND TO LAST TRUSS OF GABLE END.
OUTRIGGER TO FLYING RAFTER:	FOR CANTILEVERED PURLINS & OUTRIGGERS; 3/90x3.15mm @ EACH PURLIN/OUTRIGGER FOR THE FIRST 4 PURLINS EACH SIDE OF GABLE THEN FIX OUTER FLY RAFTER WITH 90x3.15mm NAILS @ 150mm CRS STAGGERED. FOR CANTILEVERED OUTRIGGER/PURLIN COMBINATION; 4/90x3.15mm @ EACH PURLIN/OUTRIGGER FOR THE FIRST 4 PURLINS EACH SIDE OF GABLE THEN FIX OUTER FLY RAFTER WITH 90x3.15mm NAILS @ 150mm CRS STAGGERED.
OUTRIGGER TO DWANG :	3/90x3.15mm NAILS

BRACING CALCULATIONS

Location of Storey	Single	Wind Zone	High
Room in Roof Space	No	Earthquake Zone	2
Roof Width (RW)	14.93m	Soil Class	D - Deep or Soft
Roof Length (RL)	21.92m		
Gross Floor Area (GFA)	205.80m²	W along	55BU/m
Floor Height to Apex	5m	W along x RW	821BU
Roof Height Above Eaves	3m	W across	60BU/m
Roof Pitch	26 - 45°	W across x RL	1315BU
Roof Style	Gable		
Double Top Plate	Yes	EQ	6BU/m²
Floor Load	2kPa	EQ x GFA	1152BU
Cladding Weights:			
- Subfloor	Concrete Floor		
- Wall	Medium		
- Roof	Light		
Calculations based on NZS3604:2011			

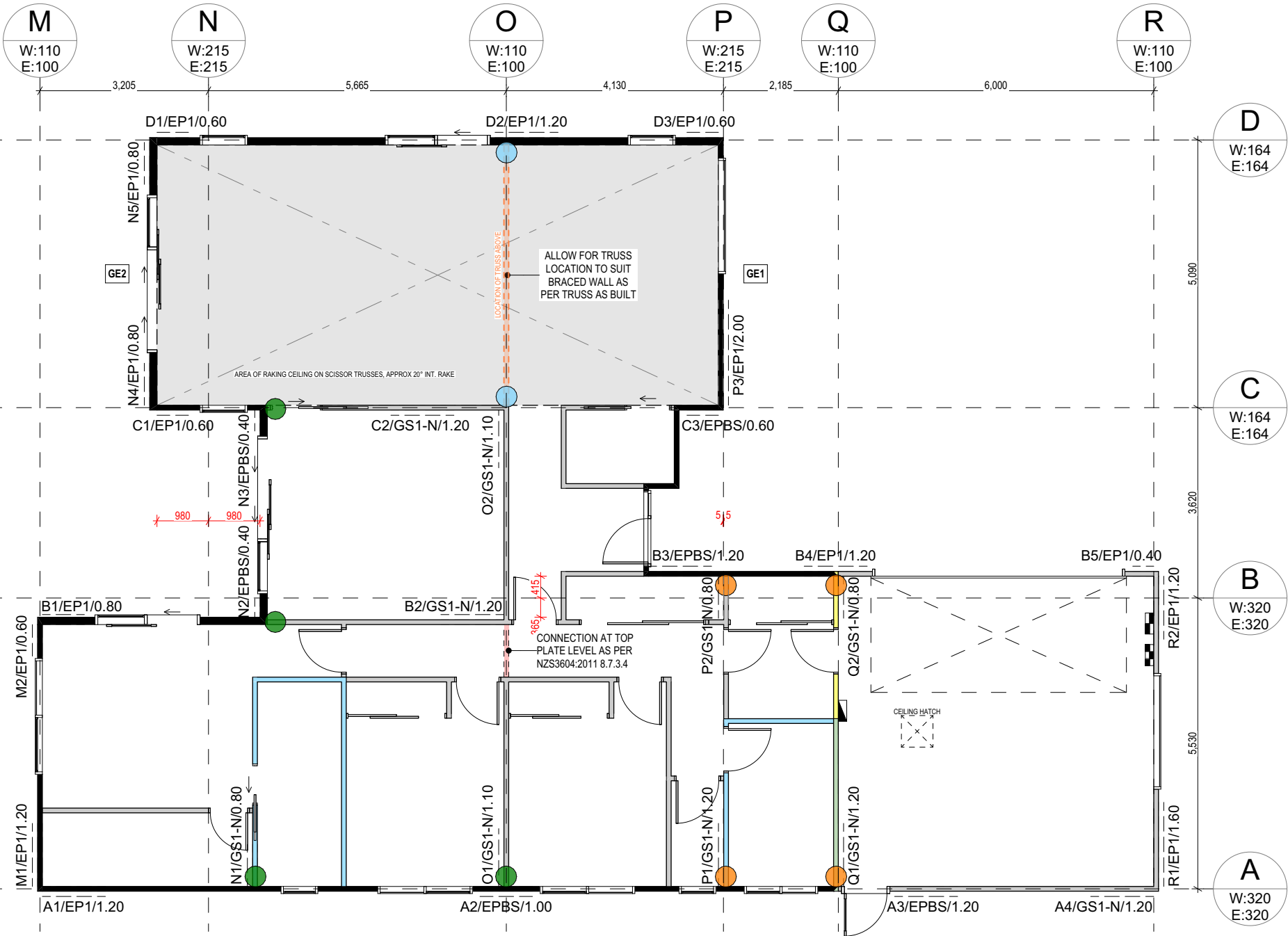
TABLE: Default

BRACING ALONG

Required		Provided							Achieved		
Line	W BU	EQ BU	Brace Type		W BU/m	EQ BU/m	Length m	Height m	Angle	W BU	EQ BU
A	320	320	A-1	EP1	120	135	1.20	2.40	-	144	162
			A-2	EPBS	60	65	1.00	2.40	-	60	65
			A-3	EPBS	65	70	1.20	2.40	-	78	84
			A-4	GS1-N	70	60	1.20	2.40	-	84	72
										366	383
B	320	320	B-1	EP1	95	105	0.80	2.40	-	76	84
			B-2	GS1-N	70	60	1.20	2.40	-	84	72
			B-3	EPBS	65	70	1.20	2.40	-	78	84
			B-4	EP1	120	135	1.20	2.40	-	144	162
			B-5	EP1	80	95	0.40	2.40	-	32	38
							414	440			
C	164	164	C-1	EP1	95	105	0.60	2.40	-	57	63
			C-2	GS1-N	70	60	1.20	2.40	-	84	72
			C-3	EPBS	60	65	0.60	2.40	-	36	39
										177	174
D	164	164	D-1	EP1	95	105	0.60	2.40	-	57	63
			D-2	EP1	120	135	1.20	2.40	-	144	162
			D-3	EP1	95	105	0.60	2.40	-	57	63
										258	288
Total									Achieved	1215	1285
									Required	821	1152

BRACING ACROSS

Line	Required		Provided							Achieved	
	W BU	EQ BU	Brace Type		W BU/m	EQ BU/m	Length m	Height m	Angle	W BU	EQ BU
M	110	100	M-1	EP1	120	135	1.20	2.40	-	144	162
			M-2	EP1	95	105	0.60	2.40	-	57	63
										201	225
N	215	215	N-1	GS1-N	50	55	0.80	2.40	-	40	44
			N-2	EPBS	60	60	0.40	2.40	-	24	24
			N-3	EPBS	60	60	0.40	2.40	-	24	24
			N-4	EP1	95	105	0.80	2.55	-	72	79
			N-5	EP1	95	105	0.80	2.55	-	72	79
							231	250			
O	110	100	O-1	GS1-N	50	55	1.10	2.40	-	55	60
			O-2	GS1-N	50	55	1.10	2.40	-	55	60
							110	121			
P	215	215	P-1	GS1-N	70	60	1.20	2.40	-	84	72
			P-2	GS1-N	50	55	0.80	2.40	-	40	44
			P-3	EP1	120	135	2.00	2.80	-	206	231
							330	347			
Q	110	100	Q-1	GS1-N	70	60	1.20	2.40	-	84	72
			Q-2	GS1-N	50	55	0.80	2.40	-	40	44
							124	116			
R	110	100	R-1	EP1	120	135	1.60	2.40	-	192	216
			R-2	EP1	120	135	1.20	2.40	-	144	162
										336	378
Total									Achieved	1332	1438
									Required	1315	1152



BRACING NOTES

TOP PLATE	:	WHERE THE DISTANCE BETWEEN BRACING LINES AT RIGHT ANGLES TO THE PLATE IS BETWEEN 5.0m & 6.0m, THE 90x45mm TOP PLATE SHALL BE STRENGTHENED BY THE ADDITION OF A 140x35mm PLATE OF AT LEAST THE SAME GRADE AS THE TOP PLATE. REFER TO NZS 3604:2011, 8.7.4.2.
FIXING	:	ANY INTERIOR WALL WITH A BRACING ELEMENT TO BE CONNECTED AT TOP PLATE LEVEL TO EXTERIOR WALL EITHER DIRECTLY OR THROUGH A FRAMING MEMBER (INCLUDES TRUSS BOTTOM CHORD) IN THE LINE OF THE WALL AS PER NZS3604:2011 8.7.3.4
	:	x2 CPC 80s FIXING TRUSS TO TOP PLATE @ O. WITH x4 TYPE 17-14g x 75mm HEX HEAD SCREWS. SIDE FLANGE TO BE FIXED WITH x8 PRODUCT NAILS OR x4 TYPE 17 - 14g x 35mm HEX HEAD SCREWS. REFER TO TRUSS DESIGN.
	:	6kN CONNECTION WHERE BU'S NOT MORE THAN 125, FIX WITH 6/30x3.15mm NAILS PER SIDE OR MITEK PLATE-LOK FIXING - (FIX TO ONE EXTERNAL WALL)
	:	x2 6kN CONNECTION WHERE BU'S NOT MORE THAN 250, FIX WITH 6/30x3.15mm NAILS PER SIDE OR MITEK PLATE-LOK FIXING - (FIX TO TWO EXTERNAL WALLS)
	:	WALLS WITH BU'S GREATER THAN 250, FIX WITH 2.4kN PER 100 BU'S - (FIX TO TWO EXTERNAL WALLS)

BRACING NOTES

OPENINGS	:	OPENINGS ARE ALLOWED WITHIN THE MIDDLE THIRD OF A BRACING ELEMENT'S LENGTH & HEIGHT. NEITHER OPENING DIMENSION SHALL BE MORE THAN ONE THIRD OF THE ELEMENT HEIGHT. WALL LININGS ARE FIXED TO OPENING TRIMMERS @ 150mm CRS. SMALL OPENINGS (E.G. POWER OUTLETS) OF 90x90mm OR LESS MAY BE PLACED NO CLOSER THAN 90mm TO THE EDGE OF THE BRACED ELEMENT.
PLY BRACING	:	REFER TO SUPPORTING DOCUMENTS FOR PLY FIXING REQUIREMENTS. TREATMENT TO BE A MINIMUM OF H3.2. WHERE EXTERIOR PLY BRACING ELEMENTS ARE USED & NOT CONTINUED THE ENTIRE LENGTH OF THE WALL, ALLOW TO PACK OUT THE REST OF THE CAVITY BATTENS TO ACHIEVE AN EVEN CAVITY FOR THE SELECTED CLADDING.
GABLE BRACING	:	GE1/GE2 - GABLE BRACING NOT REQUIRED AS PER MITEK GABLE BRACING TABLE. 2000mm GABLE IS LESS THAN THE 2100mm REQUIREMENT (TABLE 1A, 2/90x45mm DOUBLE GABLE END TRUSSES).

BRACING TYPES

GS1-N	:	0.4m MIN LENGTH. ANY 10mm OR 13mm GIB STANDARD PLASTERBOARD FIXED TO ONE SIDE ONLY, NO HOLD DOWNS
EP1	:	0.4m MIN LENGTH. 7mm ECOPLY FIXED TO EXTERIOR SIDE OF THE WALL FRAMING, GIB HANDIBRACS TO EACH END OF BRACING ELEMENT
EPBS	:	0.4m MIN LENGTH. 7mm ECOPLY FIXED TO EXTERIOR SIDE OF THE WALL FRAMING, NO HOLD DOWNS.

JOB D0375

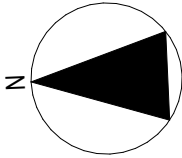
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STAGE: WORKING DRAWINGS
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DATE: 25.06.2025
SCALE: 1:100, 1:105, 14 @ A3

A2.04
BRACING PLAN



KEY	SYMBOL
METER BOARD	
DISTRIBUTION BOARD	
COMMS PANEL	
GULLY TRAP	
HOSE TAP	
DOWNPIPE	
INT HEAT PUMP	
EXT HEAT PUMP	
GAS BOTTLES	
GAS METER	
GAS CALIFONT	

BRACING LABEL	
ELEMENT NUMBER	ELEMENT LENGTH
A1/GS1/1.2M	
BRACING TYPE	

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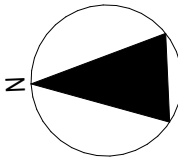
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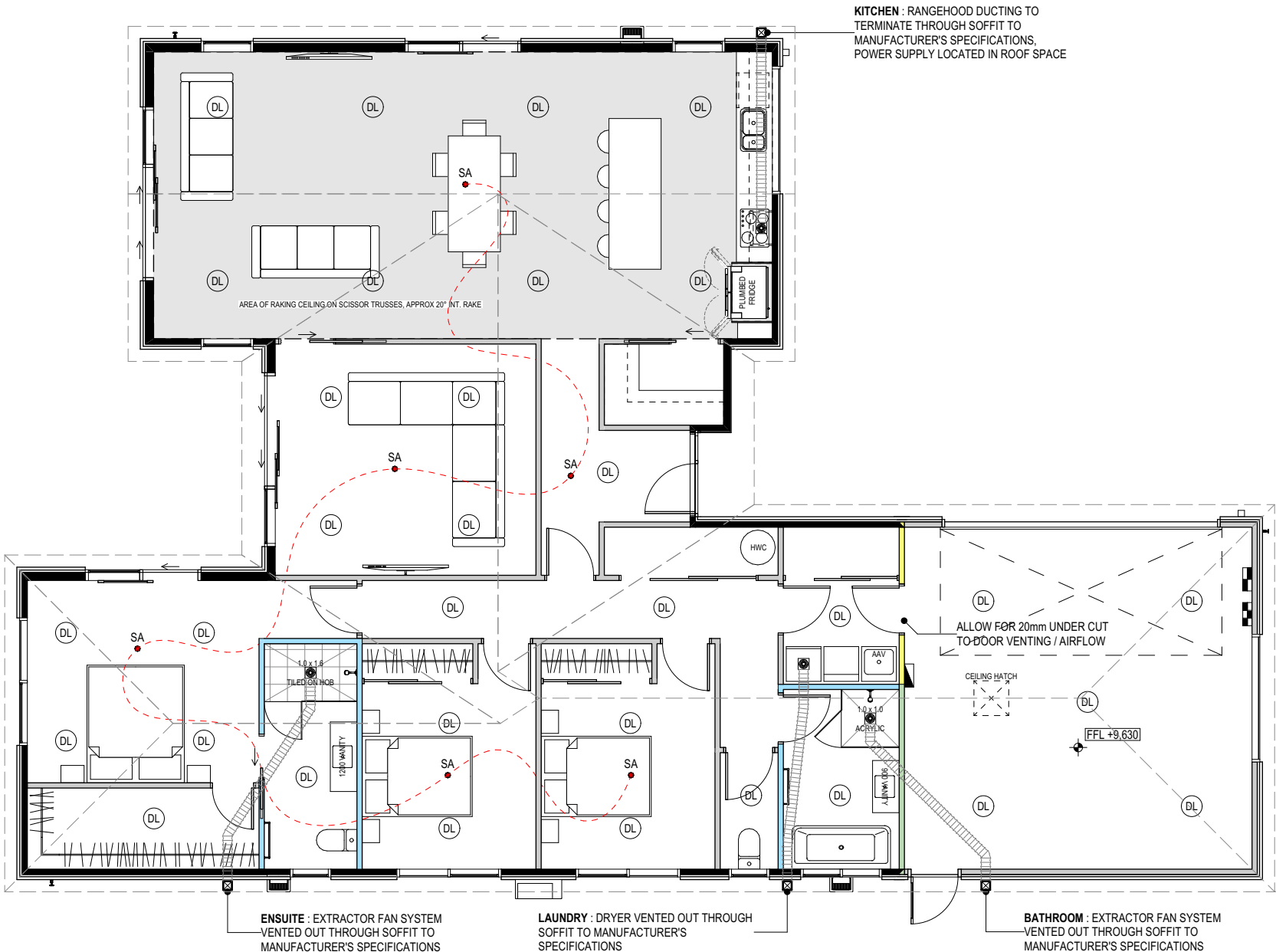
ELECTRICAL PLAN



KEY SYMBOL

METER BOARD	
DISTRIBUTION BOARD	
COMMS PANEL	
INTERCONNECTED SMOKE ALARMS	SA
HOT WATER CYLINDER	HWC
FAN & DUCTING	
EXTERIOR VENT	
INT HEAT PUMP	
EXT HEAT PUMP	
DOWNLIGHT	DL

CONFIRM PLACEMENT OF ALL ELECTRICAL FIXTURES & FITTINGS WITH CLIENT PRIOR TO INSTALLATION



ELECTRICAL NOTES

GENERAL

ALLOW FOR SINGLE SWITCHED POWERPOINT FOR STANDARD APPLIANCES: FRIDGE, DISHWASHER, WASTE DISPOSAL, RANGEHOOD, HOB, OVEN ETC. IF SHOWN, ALL POWER POINTS ARE INDICATIVE ONLY & MUST BE CONFIRMED ON SITE. REFER TO KITCHEN DESIGN FOR LAYOUT & POSITIONS OF KITCHEN AREA SOCKETS & APPLIANCES ETC.
LIGHTING & ELECTRICAL BY OTHERS. ALL POSITIONS AND TYPES TO BE SELECTED & CONFIRMED BY CLIENT WITH CONTRACTOR UNLESS NOTED OTHERWISE.

INSTALLATION

ALL ELECTRICAL INSTALLATION TO BE IN ACCORDANCE WITH G9/AS1 & NZECP 51:2004.

EARTHING

MESH IN FLOOR SLAB MUST BE EARTHED, EARTH WITH 16mm REO ROD BROUGHT UP INTO GARAGE WALL BELOW METERBOX & WIRED TO MESH. AT PREWIRE, CONNECT A CLAMP & PIECE OF WIRE TO ROD & EARTH TO METERBOX.

ARTIFICIAL LIGHT

COMMON AREAS REQUIRE A MINIMUM ILLUMINANCE OF 20 LUX AT FLOOR LEVEL WHILE THE ROOM IS INHABITED. THE TOTAL WATTAGE REQUIRED PER m² OF FLOOR AREA IS SHOWN IN G8/AS1 TABLE 1. RECOMMENDED LIGHTING LEVELS ARE 150-200LUX FOR GENERAL ACTIVITY, 300-500LUX FOR FOCUSED ACTIVITY & 800-1000LUX FOR CONCENTRATED ACTIVITY.

DOWNLIGHTS

WHERE DOWNLIGHTS ARE TO BE INSTALLED, ONLY IC OR IC-F DOWNLIGHTS ARE PERMITTED IN PRIVATE OR RENTAL DWELLINGS (NOTE THAT IC DOWNLIGHTS CAN ONLY BE USED WITH INSULATION THAT PASSES THE NEEDLE FLAME TEST OF AS/NZS 60598 2.2 CLAUSE 11.5). RECESSED DOWNLIGHTS THAT ARE NOT LABELLED AS ABOVE ARE NOT PERMITTED TO BE INSTALLED IN RESIDENTIAL BUILDINGS. CHECK THE INSULATION MANUFACTURERS INFO TO ENSURE THEIR PRODUCT IS SAFE WHEN INSTALLED ALONGSIDE THE PROPOSED DOWNLIGHTS.

MECHANICAL VENTILATION

MOISTURE SHALL BE VENTED OUTSIDE FROM ROOMS CONTAINING COOKTOPS, SHOWERS & BATHS VIA MECHANICAL VENTILATION IN ACCORDANCE WITH G4/AS1 1.5. EXTRACTOR FANS SHALL TERMINATE THROUGH SOFFIT, FASCIA OR ROOF (REFER TO PLAN FOR TERMINATION LOCATIONS).
SELECTED EXTRACT SYSTEMS TO PROVIDE 25L/s AIRFLOW FOR TOILETS WITH NO OPENING WINDOWS, 25L/s FOR BATHROOMS, 40L/s FOR LAUNDRIES WITH NO OPENING WINDOWS & 50L/s FOR KITCHENS IN ACCORDANCE WITH G4/AS1 1.2.5.

SMOKE ALARMS

UNDERCUT WC DOOR 20mm TO ALLOW FOR AIR DRAW IN ACCORDANCE WITH G4/AS1 1.4.2.
ALL TYPE 1 SMOKE ALARMS ARE TO COMPLY WITH NZBC F7/AS1 & COMPLY WITH AT LEAST ONE OF: AS 3786, ISO 12239 OR BS EN 14604.
ALL INTERCONNECTED SMOKE ALARMS TO BE WIRELESS CONNECTED WITH LONG LIFE (10 YEAR), NON REMOVABLE, SEALED BATTERY. SHALL PROVIDE A COMMON ALARM FROM ALL UNITS WHEN ANY ONE IS ACTIVATED. EACH DEVICE TO CONTAIN SMOKE DETECTOR & ALARMING SOUND FEATURE. SYSTEM TO COMPLY WITH NZS 4514:2021. ALL ALARMS MUST INCLUDE HUSH BUTTON ON ALARM OR IN AN ACCESSIBLE LOCATION FOR TEMPORARY SILENCE DURING FALSE ALARMS.
SMOKE ALARMS TO PROVIDE WARNING SOUND NOT LESS THAN 75dB AND NOT MORE THAN 110dB.

PLACEMENT NOTES

LIGHT SWITCHES

TYPICALLY 150mm FROM CORNER OR DOOR FRAME & 1200mm FROM FFL UNLESS OTHERWISE NOTED

HWC

SWITCH 300mm ABOVE FFL

ALARM

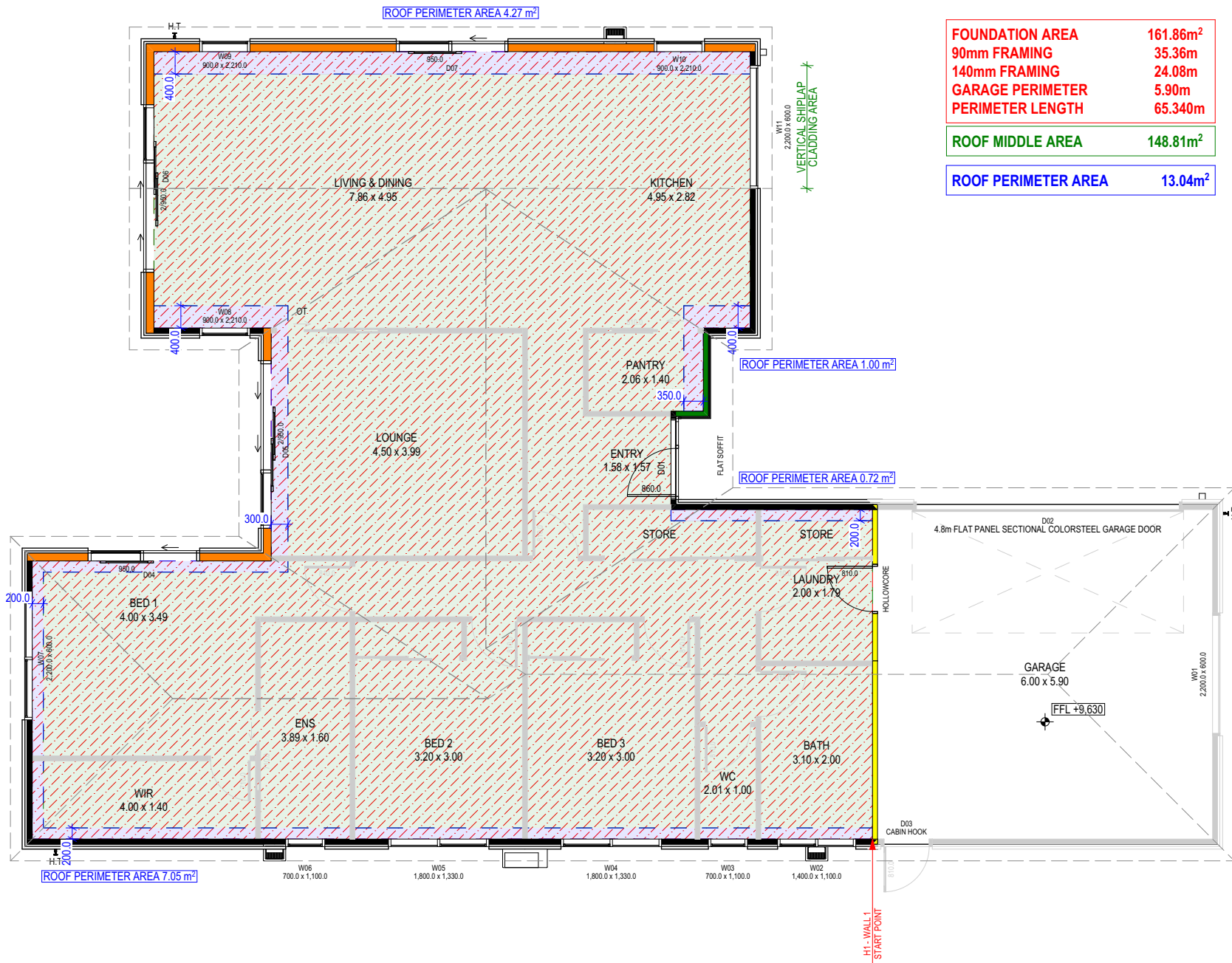
HOUSE TO BE WIRED FOR ALARM WITH KEY PAD @ ENTRANCE & GARAGE

POWERPOINTS

TYPICALLY 300mm FROM CORNER & 300mm FROM FFL UNLESS OTHERWISE NOTED
POWERPOINTS IN WET AREAS TO BE 1200mm FROM FFL & VERTICALLY FIXED UNLESS OTHERWISE NOTED
POWERPOINTS IN KITCHEN & LAUNDRY TO BE 1000mm FROM FFL
POWERPOINT FOR HEATER TO BE LOCATED 300mm BELOW FINISHED CEILING LEVEL

SMOKE ALARMS

INTERCONNECTED SMOKE ALARM DEVICES TO BE INSTALLED IN ALL BEDROOMS, LIVING SPACES, & HALLWAYS WITHIN THE BUILDING.
IN LOCATIONS WHERE SMOKE ALARMS ARE REQUIRED, THE DISTANCE FROM ANY WALL TO A SMOKE ALARM SHALL NOT EXCEED 5m. SMOKE ALARMS SHALL BE WITHIN 10m OF EACH OTHER IN ANY DIRECTION.
IN ROOMS WITH FLAT CEILINGS OR CEILING SLOPES LESS THAN 5° THE SMOKE ALARM MUST BE AT LEAST 200mm FROM THE WALL.
IN ROOMS WITH CEILINGS AT SLOPES GREATER THAN 5° THE SMOKE ALARM MUST BE LOCATED ON THE HIGH SIDE OF THE CEILING BETWEEN 200mm AND 500mm FROM THE APEX.



FOUNDATION AREA	161.86m²
90mm FRAMING	35.36m
140mm FRAMING	24.08m
GARAGE PERIMETER	5.90m
PERIMETER LENGTH	65.340m

ROOF MIDDLE AREA	148.81m²
------------------	----------

ROOF PERIMETER AREA	13.04m²
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H1 COMPLIANCE NOTES

H1 REPORT	:	MEANS OF COMPLIANCE IS H1/AS1 5 TH EDITION CALCULATION METHOD, REFER TO SUPPORTING DOCUMENTS FOR FULL H1 REPORT VIA DESIGN NAVIGATOR
INS ALLATION	:	A 25mm AIR GAP MUST BE MAINTAINED BETWEEN CEILING INSULATION & ROOF UNDERLAY, SELECTED BATTS WILL ALLOW FOR THIS AT THE INSIDE OF THE EXTERNAL WALL LINE, TRIM TO MAINTAIN GAP OVER TOP PLATE AS REQUIRED
GARAGE	:	NO INSULATION TO GARAGE CEILING & EXTERIOR GARAGE WALLS (NOT INCLUDED WITHIN THERMAL ENVELOPE FOR H1 CALCULATIONS)

CONSTRUCTION R VALUES

FOUNDATION	:	NZS 3604:2011 SLAB & PERIMETER (TWO POUR) EXPOL THERMASLAB (H) R1.39 CONCRETE SLAB (50mm) UNDERSLAB POLY CONSTRUCTION R VALUE: R1.57
90mm CELCRETE	:	50mm CELCRETE AAC PANEL ON 40mm CAVITY 90x45mm TIMBER STUDS @ 600mm CRS, DWANGS @ 800mm CRS 10mm GIB LINING, R2.6 ULTRA WALL BATT INSULATION CONSTRUCTION R VALUE: R2.36
90mm VERTICAL SHIPLAP	:	HERMPAC HP55 (135mm, 110mm COVER, 7mm NEG DETAIL) VERTICAL SHIPLAP WEATHERBOARDS ON 20mm CAVITY, WESTERN RED CEDAR 90x45mm TIMBER STUDS @ 600mm CRS, DWANGS @ 480mm CRS 10mm GIB LINING, R2.6 ULTRA WALL BATT INSULATION CONSTRUCTION R VALUE: R2.15

CONSTRUCTION R VALUES

140mm CELCRETE	:	50mm CELCRETE AAC PANEL ON 40mm CAVITY 140x45mm TIMBER STUDS @ 600mm CRS, DWANGS @ 800mm CRS 10mm GIB LINING, R3.2 ULTRA WALL BATT INSULATION CONSTRUCTION R VALUE: R2.99
90mm INTERNAL WALL	:	90x45mm TIMBER STUDS @ 600mm CRS, DWANGS @ 800mm CRS 10mm GIB LININGS BOTH SIDES, R2.8 ULTRA WALL BATT INSULATION CONSTRUCTION R VALUE: R2.27
ROOF MIDDLE	:	LONGRUN COLORSTEEL CORRUGATE ROOFING ON SELF SUPPORTING UNDERLAY 90x45mm TRUSSES @ 900mm CRS 13mm GIB CEILING LINING, R7.0 NOTCHED SUPERBATT INSULATION (275mm DEPTH) CONSTRUCTION R VALUE: R7.20
ROOF PERIMETER	:	LONGRUN COLORSTEEL CORRUGATE ROOFING ON SELF SUPPORTING UNDERLAY 90x45mm TRUSSES @ 900mm CRS 13mm GIB CEILING LININGS, R3.6 ULTRA WALL BATT INSULATION (140mm DEPTH) CONSTRUCTION R VALUE: R3.37

CONSTRUCTION R VALUES

JOINERY SUITE	:	THERMALLY BROKEN ALUMINIUM FRAME WITH THERMALLY IMPROVED SPACER DOUBLE GLAZING WITH LOW-E ₄ COATING & ARGON GAS CONSTRUCTION R VALUE: R0.50
GLAZING UNITS	:	JOINERY TO NON-HABITABLE SPACES CAN BE STANDARD ALUMINIUM FRAME WITH SINGLE GLAZING, CONFIRM WITH CLIENT PRIOR TO ORDERING AGP SOLUX-E, METRO GLASS LOW-E EXTREME & METRO GLASS LOW-E EXCEL, ALL MEET THE REQUIREMENTS OF A LOW-E ₄ COATING
FRONT DOOR	:	POWDERCOATED ALUMINIUM THERMTEK DOOR (EPS FOAM CORE) CONSTRUCTION R VALUE: R0.56
INT DOOR TO GARAGE	:	MDF HOLLOWCORE DOOR CONSTRUCTION R VALUE: R0.46

JOB D0375

LTJ BUILD

ADDRESS:

LOT: 4464 DP: 579597
46 FAIRMAID STREET, TE WHARIKI,
WRIGHT NEIGHBOURHOOD (4E)
LINCOLN

STAGE:

WORKING DRAWINGS

VERSION:

1.1A

DATE:

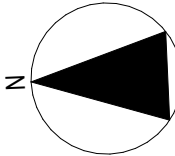
25.06.2025

SCALE:

@ A3

A2.06

H1 PLAN



KEY

SYMBOL

INSULATED 90mm EXTERNAL WALL CELCRETE	
INSULATED 140mm EXTERNAL WALL CELCRETE	
INSULATED 90mm EXTERNAL WALL VERTICAL SHIPLAP	
INSULATED 90mm INTERNAL WALL	
NON-INSULATED WALL	
FOUNDATION AREA	
ROOF MIDDLE	
ROOF PERIMETER	

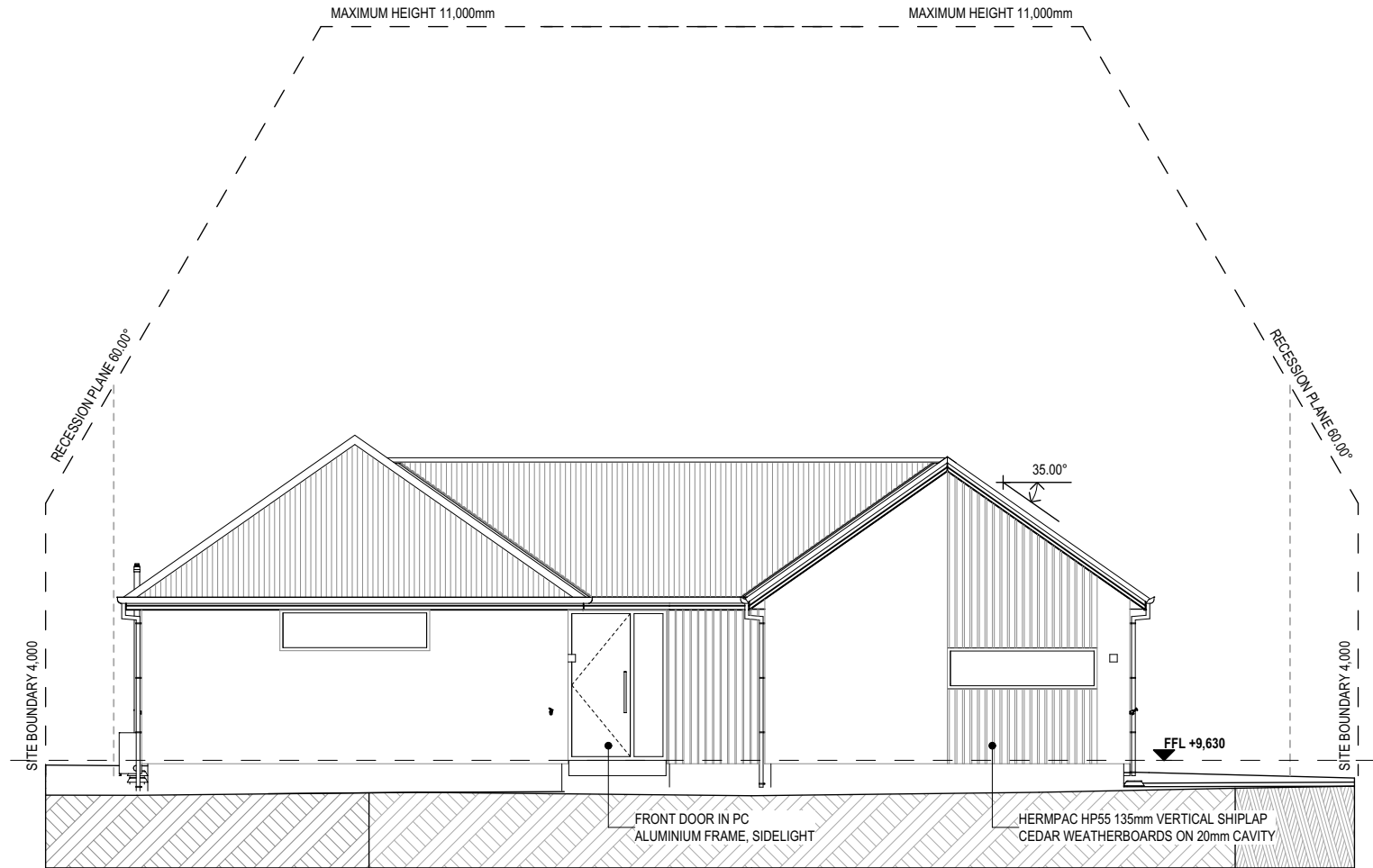
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BUILDING ENVELOPE RISK MATRIX EAST ELEVATION		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1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

BUILDING ENVELOPE RISK MATRIX WEST ELEVATION		
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	Low risk	0
Deck design	Low risk	0
Total Risk Score:		3



JOB D0375

LTJ BUILD

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STAGE:

WORKING DRAWINGS

VERSION:

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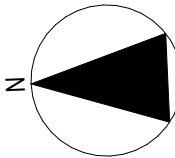
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SCALE:

1:100 @ A3

A3.01

ELEVATIONS



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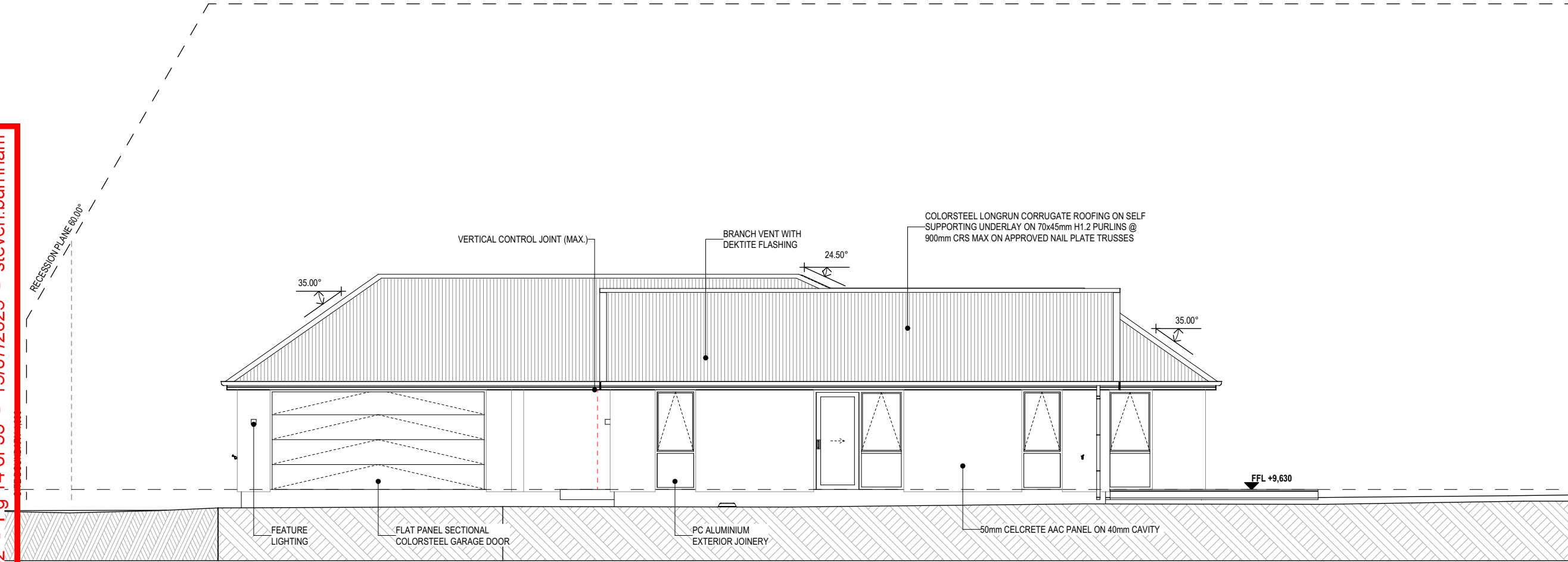
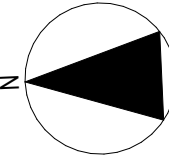


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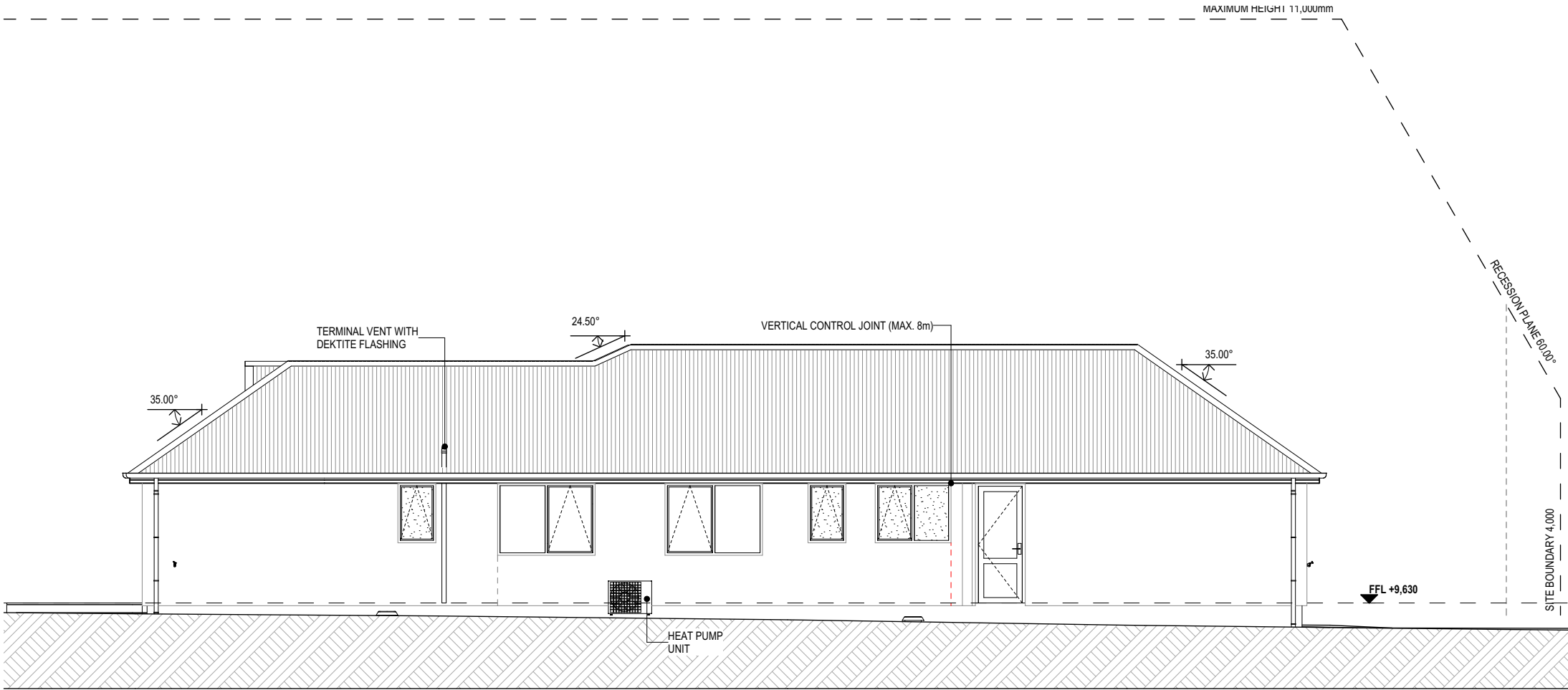
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VERSION: 1.1A

DATE: 25.06.2025
SCALE: 1:100 @ A3

A3.02
ELEVATIONS



DRAWING : NORTH ELEVATION
1:100



DRAWING : SOUTH ELEVATION
1:100

BUILDING ENVELOPE RISK MATRIX		
NORTH ELEVATION		
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	Low risk	0
Deck design	Low risk	0
Total Risk Score:		3

BUILDING ENVELOPE RISK MATRIX		
SOUTH ELEVATION		
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	Low risk	0
Deck design	Low risk	0
Total Risk Score:		3

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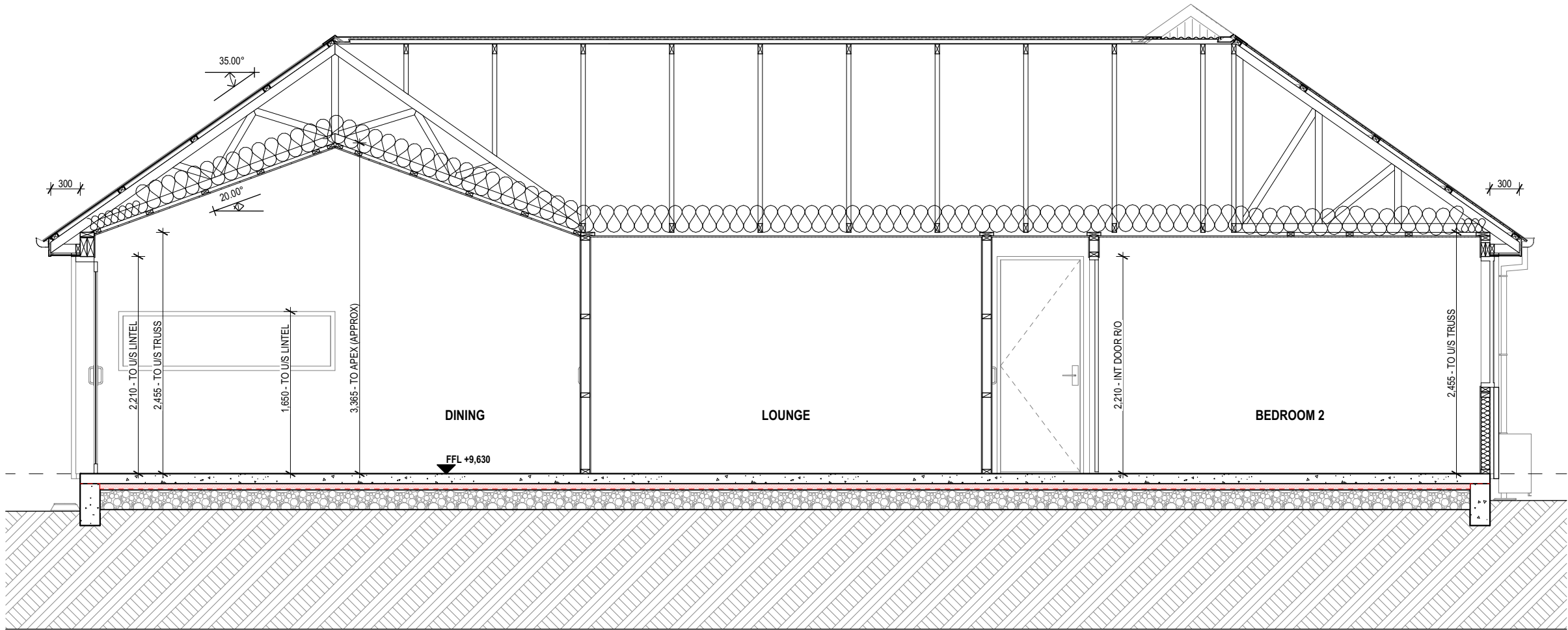
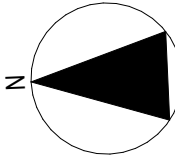
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SCALE:

1:50 @ A3

A4.01

SECTION A



DRAWING : SECTION A

1:50

CONSTRUCTION NOTES

ENGINEERING	:	N/A
FOUNDATION	:	NZS 3604:2011 SLAB & PERIMETER (TWO POUR) FOUNDATION REFER TO DETAILS FOR MORE INFO
WALL STRUCTURE (EXT)	:	90x45mm TIMBER STUDS @ 600mm CRS, DWANGS @ 800mm CRS FOR CELCRETE & DWANGS @ 480mm CRS FOR VERTICAL CEDAR 140x45mm TIMBER STUDS @ 600mm CRS, DWANGS AS ABOVE RAKING WALLS AS NOTED ON FRAMING PLAN
WALL STRUCTURE (INT)	:	90x45mm TIMBER STUDS @ 600mm CRS, DWANGS @ 800mm CRS, STUDS @ 400mm CRS & DWANGS @ 600mm CRS FOR TILED SHOWERS & FULLY TILED WALLS.
WALL CLADDING	:	50mm CELCRETE AAC PANEL ON 40mm CAVITY HERMPAC HP55 (135mm, 110mm COVER, 7mm NEG DETAIL) VERTICAL SHIPLAP WEATHERBOARDS ON 20mm CAVITY, WESTERN RED CEDAR

CONSTRUCTION NOTES

INSULATION	:	REFER TO H1 PLAN
LININGS	:	13mm PLASTERBOARD TO CEILINGS ON 70x35mm TIMBER CEILING BATTENS @ 600mm CRS 10mm PLASTERBOARD TO WALLS, WET AREA PLASTERBOARD TO WET AREAS.
EXTERNAL JOINERY	:	REFER TO JOINERY SCHEDULE
ROOF STRUCTURE	:	PREFABRICATED NAIL PLATE TRUSSES, TRUSSED ROOF BRACING BY TRUSS DESIGNER 70x45mm H1.2 PURLINS @ 600mm CRS TOP & BOTTOM, @ 900mm CRS MAX TO BODY
ROOF CLADDING	:	0.40mm BMT COLORSTEEL LONGRUN CORRUGATE ROOFING ON SELF SUPPORTING UNDERLAY, FIX TO PURLINS IN ACCORDANCE WITH ROOFING MANUFACTURERS LOAD SPAN FIXING TABLE.
SOFFIT	:	SELECTED 4.5mm SOFFIT LINING WITH PROPRIETARY JOINTERS, PAINT FINISH

GENERAL NOTES

ROOF PITCH	:	35.0°, 24.5°
EAVE WIDTH	:	300mm
GABLE WIDTH	:	300mm
PITCHING HEIGHT	:	2455mm
HEEL HEIGHT	:	N/A
LINTEL HEIGHT	:	2210mm
SOFFIT HEIGHT	:	2215mm
SOFFIT TYPE	:	FLAT
RAKING CEILING	:	SCISSOR TRUSSES TO LIV, DIN & KIT
RAISED CEILING	:	N/A
DOOR R/O HEIGHT	:	O/H : 2200mm
FASCIA	:	185mm COLORSTEEL
SPOUTING	:	COLORSTEEL COLONIAL QUAD (5550mm ²) WITH CONCEALED BRACKETS
DOWNPIPES	:	75x55mm COLORSTEEL DPS

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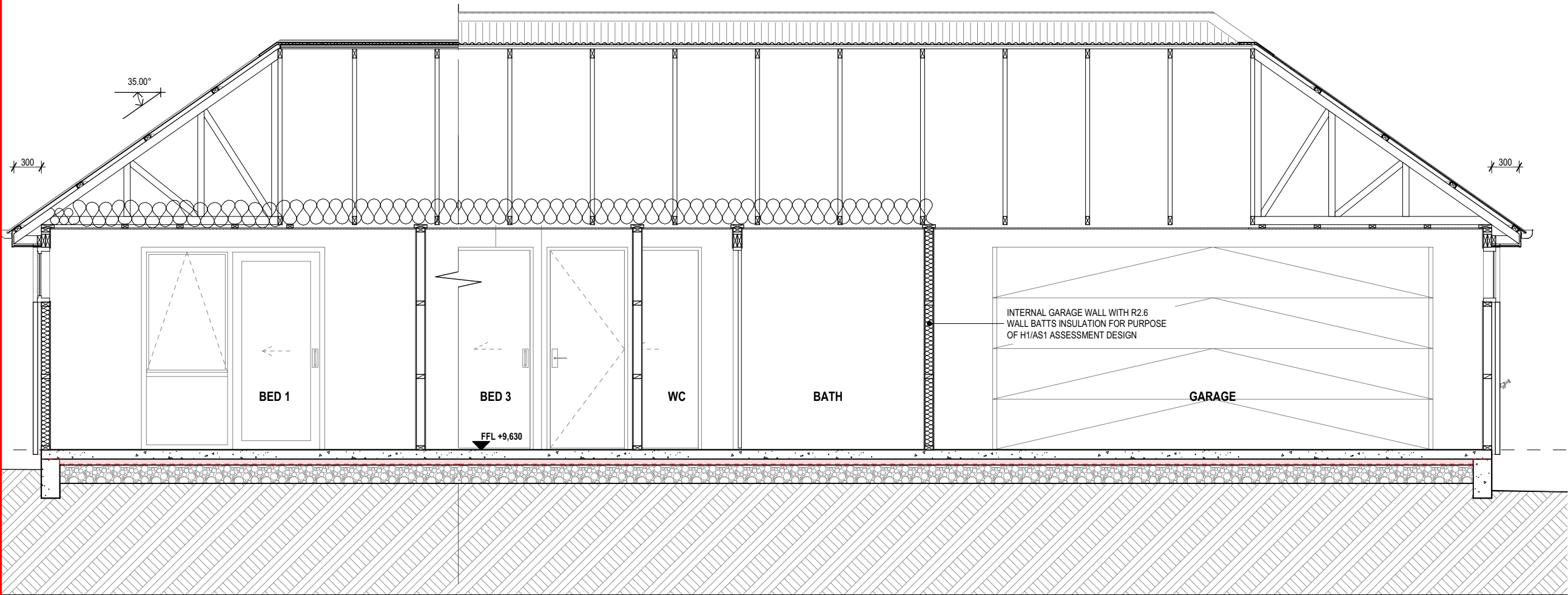
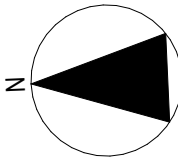
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LINCOLN

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DATE: 25.06.2025	SCALE: 1:50 @ A3

A4.02
SECTION B



DRAWING : SECTION B
1:50

CONSTRUCTION NOTES

ENGINEERING	:	N/A
FOUNDATION	:	NZS 3604:2011 SLAB & PERIMETER (TWO POUR) FOUNDATION REFER TO DETAILS FOR MORE INFO
WALL STRUCTURE (EXT)	:	90x45mm TIMBER STUDS @ 600mm CRS, DWANGS @ 800mm CRS FOR CELCRETE & DWANGS @ 480mm CRS FOR VERTICAL CEDAR 140x45mm TIMBER STUDS @ 600mm CRS, DWANGS AS ABOVE RAKING WALLS AS NOTED ON FRAMING PLAN
WALL STRUCTURE (INT)	:	90x45mm TIMBER STUDS @ 600mm CRS, DWANGS @ 800mm CRS, STUDS @ 400mm CRS & DWANGS @ 600mm CRS FOR TILED SHOWERS & FULLY TILED WALLS.
WALL CLADDING	:	50mm CELCRETE AAC PANEL ON 40mm CAVITY HERMPAC HP55 (135mm, 110mm COVER, 7mm NEG DETAIL) VERTICAL SHIPLAP WEATHERBOARDS ON 20mm CAVITY, WESTERN RED CEDAR

CONSTRUCTION NOTES

INSULATION	:	REFER TO H1 PLAN
LININGS	:	13mm PLASTERBOARD TO CEILINGS ON 70x35mm TIMBER CEILING BATTENS @ 600mm CRS 10mm PLASTERBOARD TO WALLS, WET AREA PLASTERBOARD TO WET AREAS.
EXTERNAL JOINERY	:	REFER TO JOINERY SCHEDULE
ROOF STRUCTURE	:	PREFABRICATED NAIL PLATE TRUSSES, TRUSSED ROOF BRACING BY TRUSS DESIGNER 70x45mm H1.2 PURLINS @ 600mm CRS TOP & BOTTOM, @ 900mm CRS MAX TO BODY
ROOF CLADDING	:	0.40mm BMT COLORSTEEL LONGRUN CORRUGATE ROOFING ON SELF SUPPORTING UNDERLAY, FIX TO PURLINS IN ACCORDANCE WITH ROOFING MANUFACTURERS LOAD SPAN FIXING TABLE.
SOFFIT	:	SELECTED 4.5mm SOFFIT LINING WITH PROPRIETARY JOINTERS, PAINT FINISH

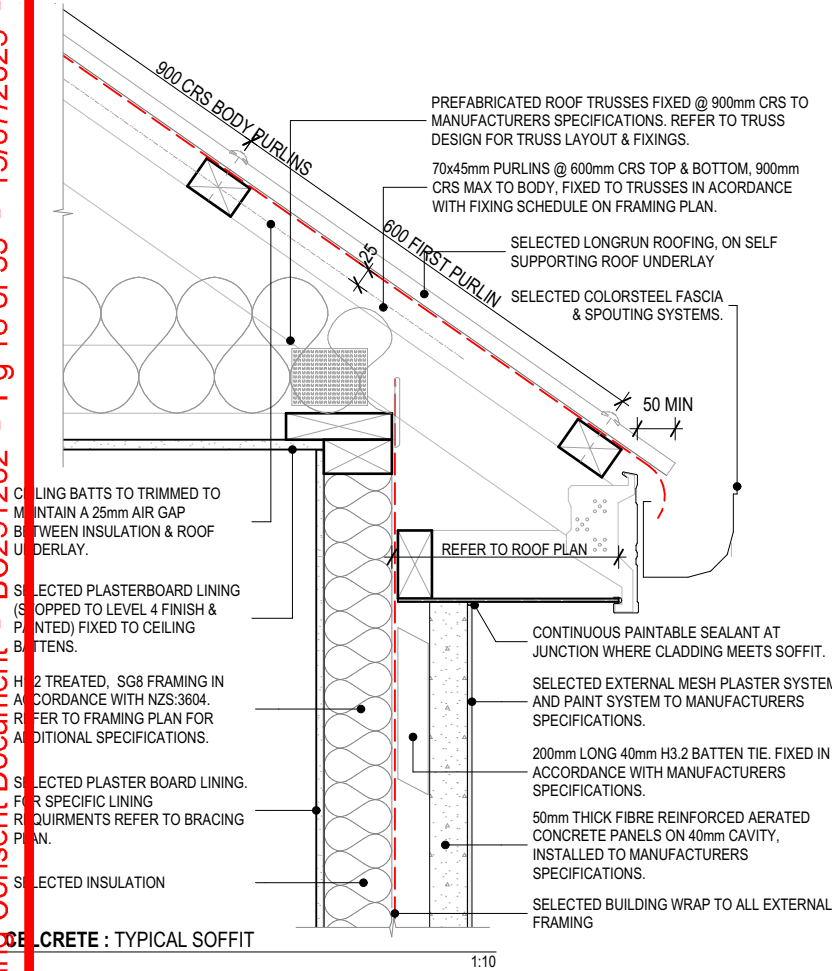
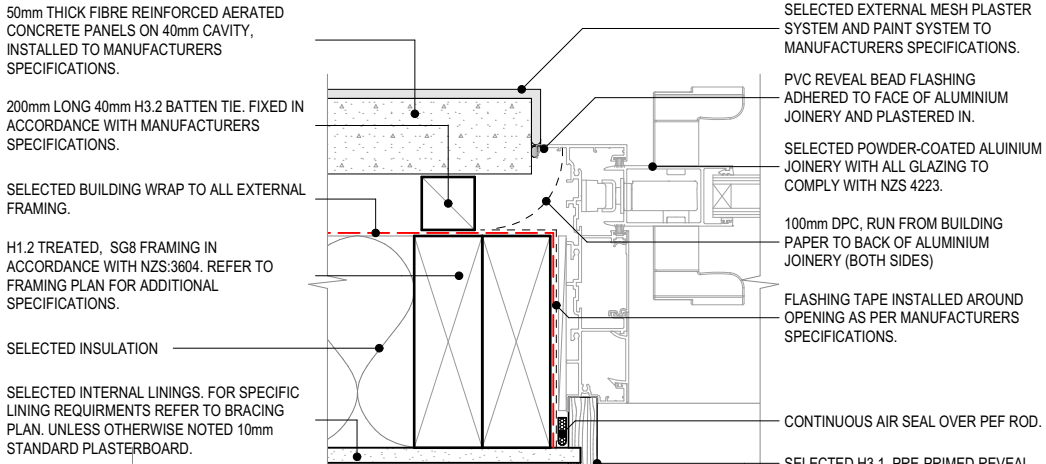
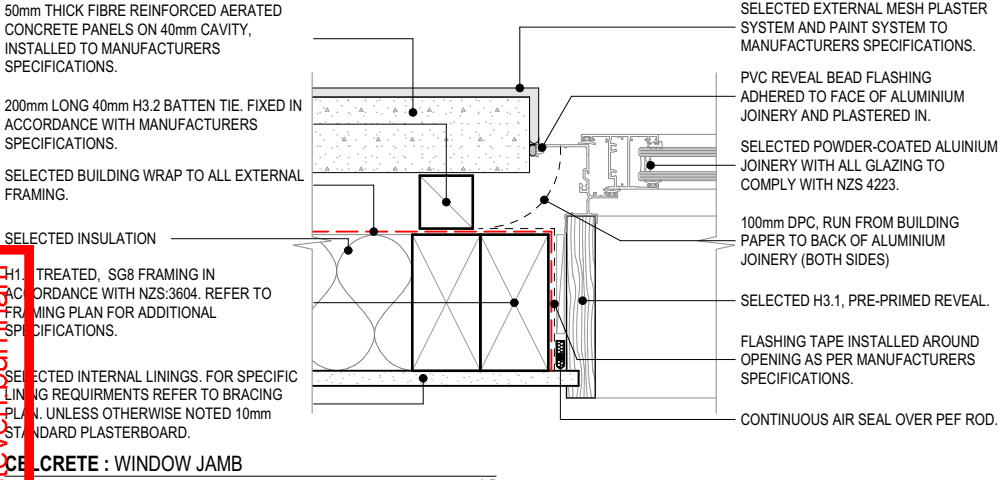
GENERAL NOTES

ROOF PITCH	:	35.0°, 24.5°
EAVE WIDTH	:	300mm
GABLE WIDTH	:	300mm
PITCHING HEIGHT	:	2455mm
HEEL HEIGHT	:	N/A
LINTEL HEIGHT	:	2210mm
SOFFIT HEIGHT	:	2215mm
SOFFIT TYPE	:	FLAT
RAKING CEILING	:	SCISSOR TRUSSES TO LIV, DIN & KIT
RAISED CEILING	:	N/A
DOOR R/O HEIGHT	:	O/H : 2200mm
FASCIA	:	185mm COLORSTEEL
SPOUTING	:	COLORSTEEL COLONIAL QUAD (5550mm ²) WITH CONCEALED BRACKETS
DOWNPIPES	:	75x55mm COLORSTEEL DPS

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PREFABRICATED TIMBER TRUSSES IN ACCORDANCE WITH B1/M1. FIXED BACK TO WALL FRAME TO AS-BUILT REQUIREMENTS.

SOFFIT RIBBON WITH SOFFIT SPROCKETS AT REGULAR CTRS TO SUPPORT SOFFIT LINING.

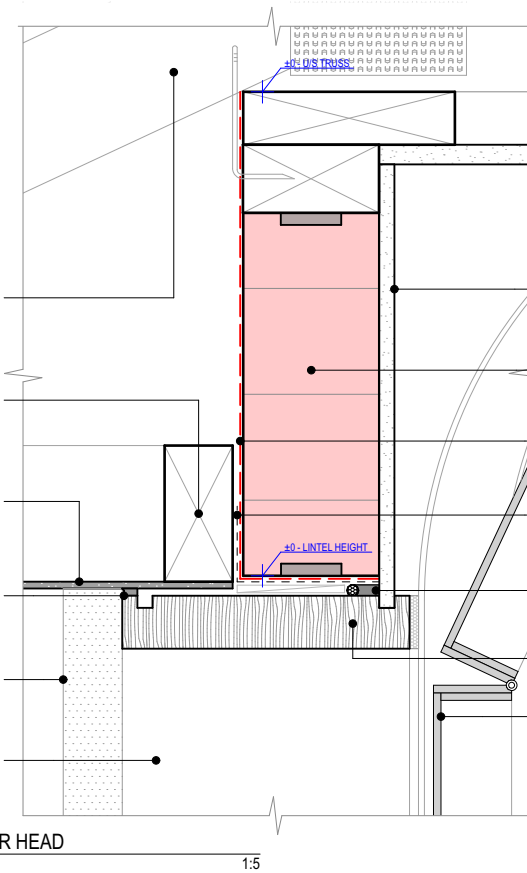
SELECTED 4.5mm SOFFIT LINING, FIXED TO EAVE FRAMING AS PER MANUFACTURERS SPECIFICATIONS. PAINT FINISH.

FLEXIBLE WATERPROOF SEALANT TO JUNCTION OF REVEAL & SOFFIT.

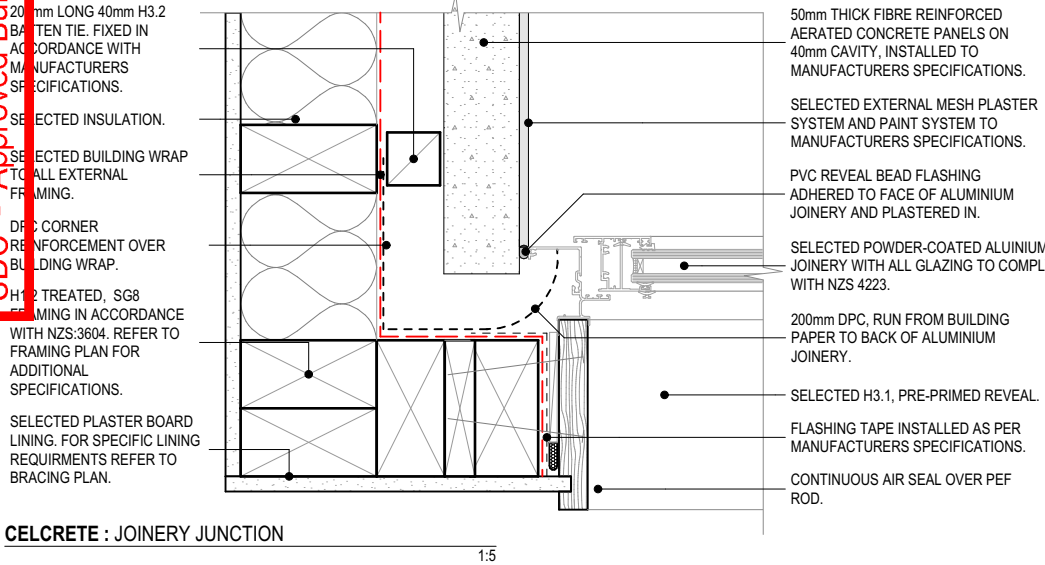
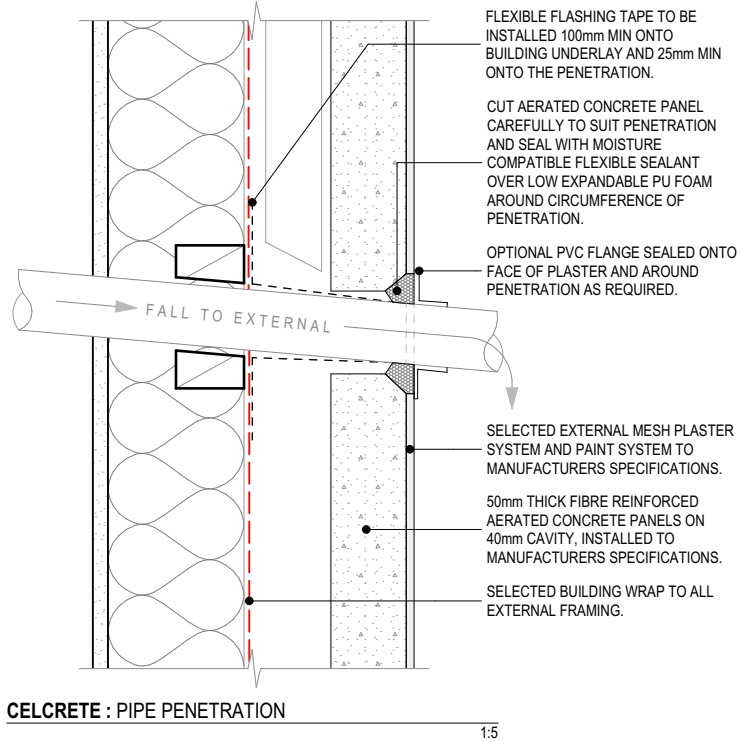
50mm THICK FIBRE REINFORCED AERATED CONCRETE PANEL BEYOND

SELECTED H3.1, PRE-PRIMED REVEAL.

CELCRETE : GARAGE DOOR HEAD



CELCRETE : PIPE PENETRATION



FLEXIBLE WATERPROOF SEALANT TO JUNCTION OF JAMB & CELCRETE

200mm LONG 40mm H3.2 BATTEN TIE. FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

100mm DPC, RUN FROM BUILDING PAPER TO BACK OF ALUMINIUM JOINERY (BOTH SIDES)

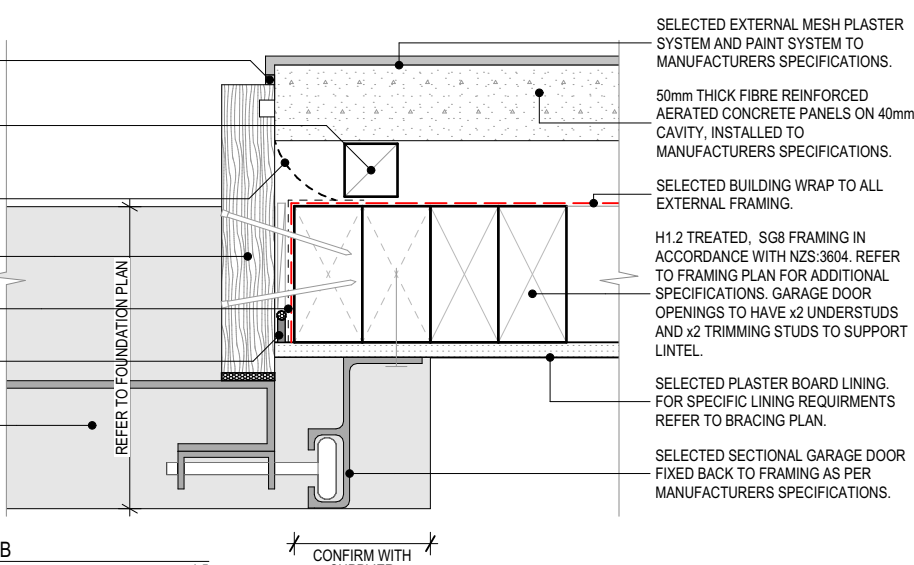
SELECTED H3.1, PRE-PRIMED REVEAL.

FLASHING TAPE INSTALLED AROUND OPENING AS PER MANUFACTURERS SPECIFICATIONS.

CONTINUOUS AIR SEAL OVER PEF ROD.

25mm DEEP REBATE IN SLAB TO FORM STEP DOWN FOR GARAGE DOOR, REFER TO MANUFACTURERS INSTALLATION SPECIFICATIONS FOR DIMENSIONS.

CELCRETE : GARAGE DOOR JAMB



JOB D0375

LTJ BUILD

ADDRESS:

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WRIGHT NEIGHBOURHOOD (4E)
LINCOLN

STAGE:

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DATE:

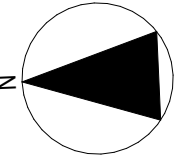
25.06.2025

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1:5, 1:10 @ A3

A5.02

DETAILS : CLADDING



DETAIL SPECIFIC NOTES:

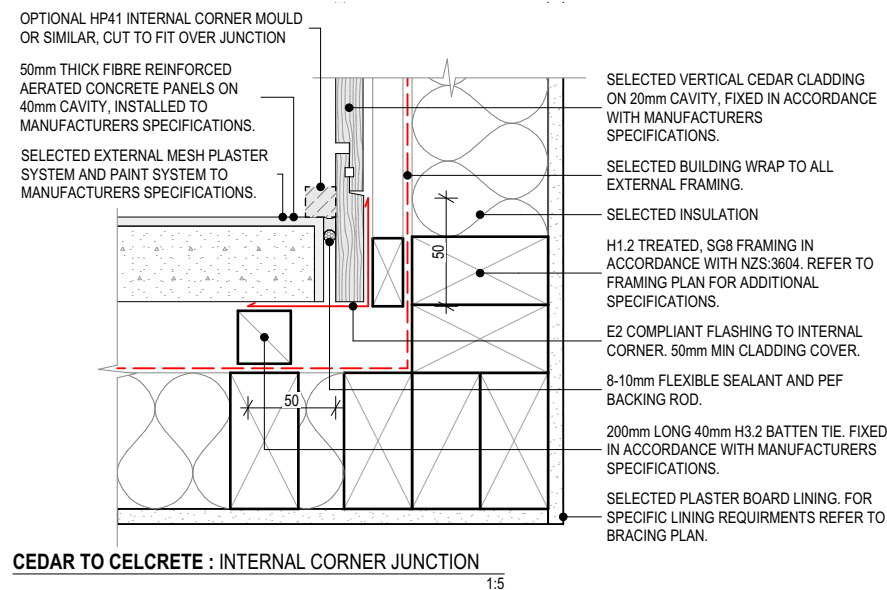
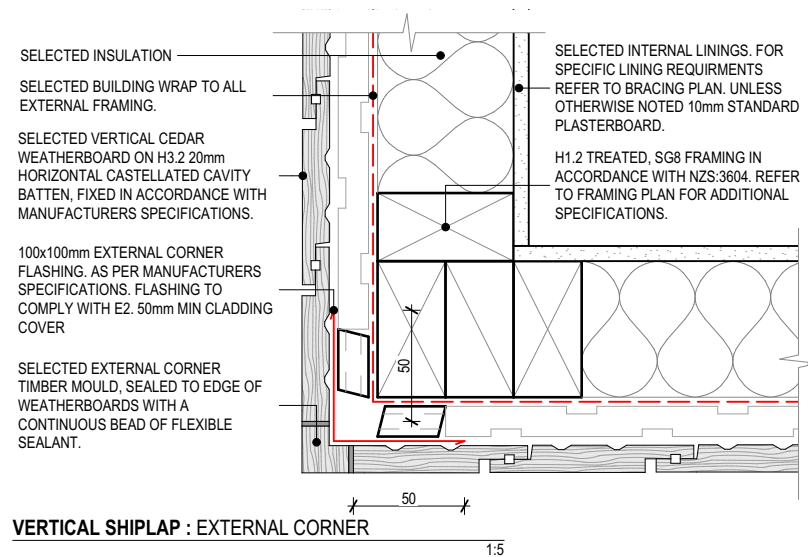
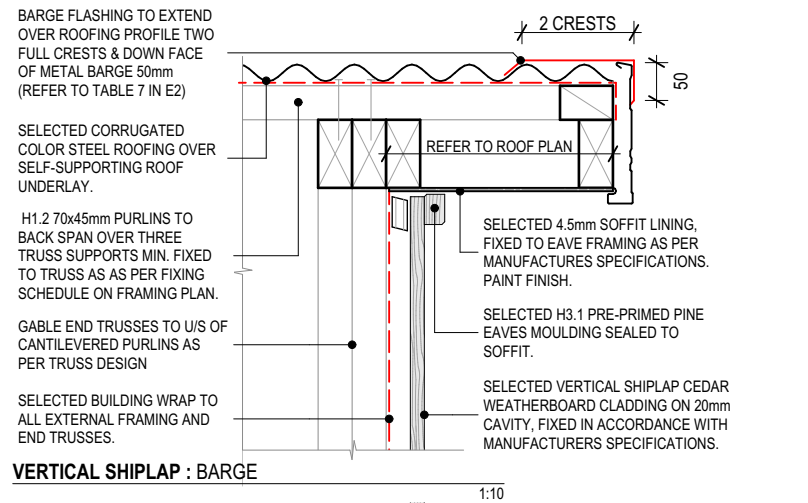
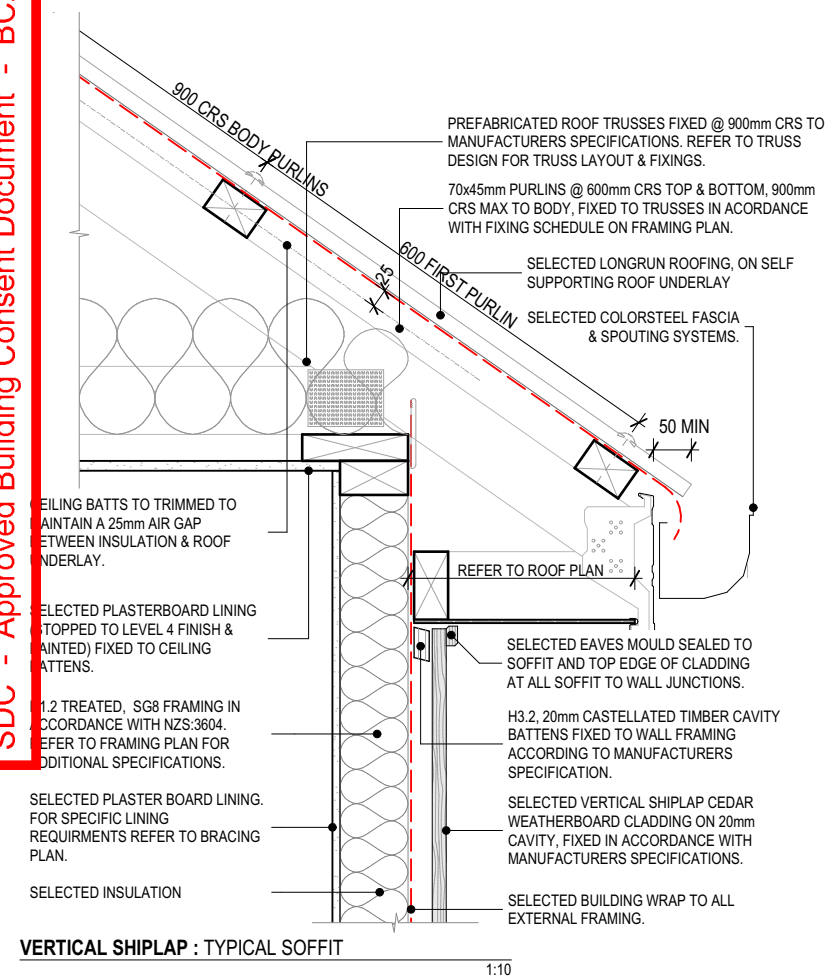
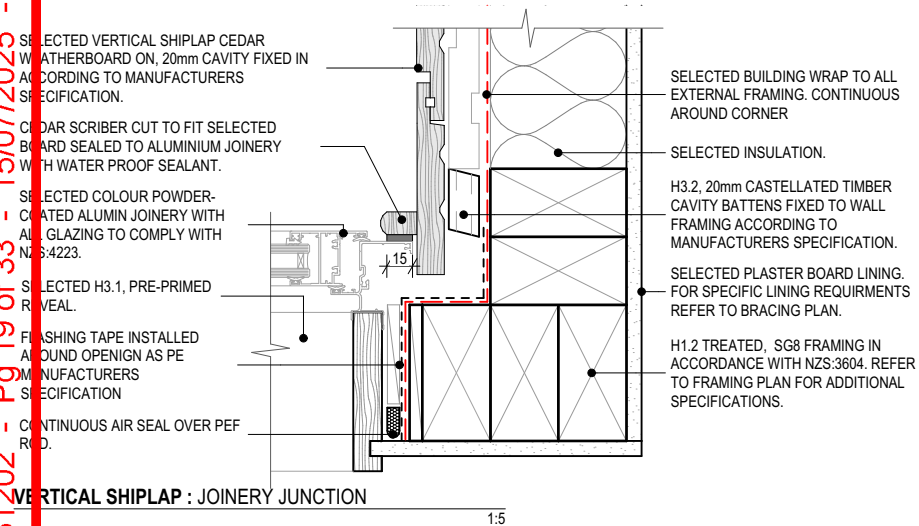
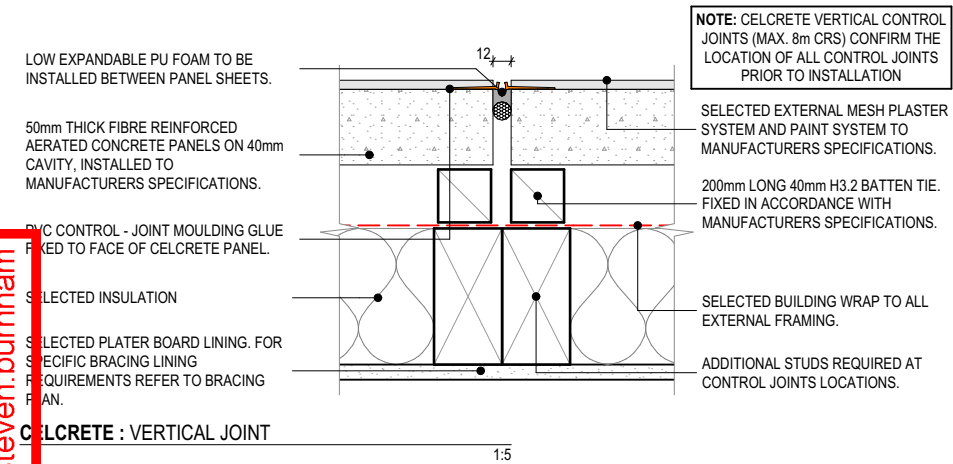
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JOB D0375

LTJ BUILD

ADDRESS:

LOT: 4464 DP: 579597
46 FAIRMAID STREET, TE WHARIKI,
WRIGHT NEIGHBOURHOOD (4E)
LINCOLN

STAGE:

WORKING DRAWINGS

VERSION:

1.1A

DATE:

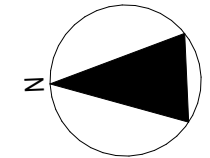
25.06.2025

SCALE:

1:5, 1:10 @ A3

A5.03

DETAILS : CLADDING



DETAIL SPECIFIC NOTES:

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SELECTED EXTERNAL MESH PLASTER SYSTEM AND PAINT SYSTEM TO MANUFACTURERS SPECIFICATIONS.

50mm THICK FIBRE REINFORCED AERATED CONCRETE PANELS ON 40mm CAVITY INSTALLED TO MANUFACTURERS SPECIFICATIONS.

20mm LONG 40mm H3.2 BATTEN TIE, FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

SELECTED BUILDING WRAP TO ALL EXTERNAL FRAMING.

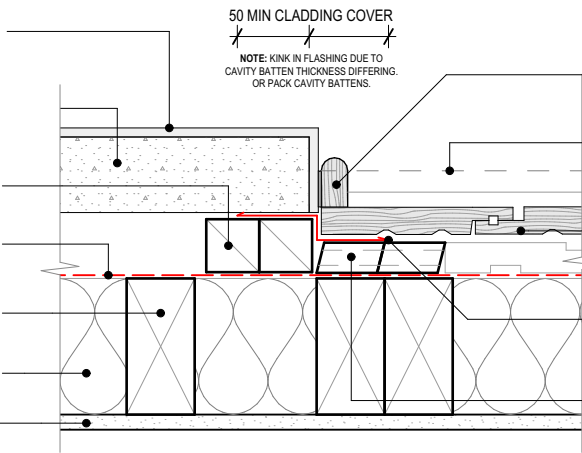
H1.2 TREATED, SG8 FRAMING IN ACCORDANCE WITH NZS:3604. REFER TO FRAMING PLAN FOR ADDITIONAL SPECIFICATIONS.

SELECTED INSULATION.

SELECTED PLASTER BOARD LINING. FOR SPECIFIC LINING REQUIREMENTS REFER TO BRACING PLAN.

CEAR TO CELCRETE : VERTICAL CLADDING JUNCTION

1:5



SELECTED CEDAR SCRIBER, SEALED TO CELCRETE WITH FLEXIBLE SEALANT.

OUTLINE OF HEAD FLASHING WITH STOP ENDS TO TERMINATE AGAINST CELCRETE TO GIVE 20mm MIN. COVER TO CHANGE OF CLADDING FLASHING & DPC BELOW

SELECTED SHIPLAP VERTICAL CEDAR WEATHERBOARDS ON 20mm CAVITY, FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

CHANGE OF CLADDING FLASHING WITH 5mm KICK AT EACH SIDE. MIN 50MM CLADDING COVER TO FLASHING. FLASHING TO BE CUT OVER STOP ENDS & SEALED.

H3.2, 20mm CASTELLATED TIMBER CAVITY BATTENS FIXED TO WALL FRAMING ACCORDING TO MANUFACTURERS SPECIFICATION.

SELECTED WALL INSULATION.
SELECTED PLASTER BOARD LINING. FOR SPECIFIC LINING REQUIREMENTS REFER TO BRACING & FRAMING PLANS.

H1.2 TREATED, SG8 FRAMING IN ACCORDANCE WITH NZS:3604. REFER TO FRAMING PLAN FOR ADDITIONAL SPECIFICATIONS.

SELECTED PROPRIETARY M12 BOLTS & WASHER BOTTOM PLATE HOLD DOWNS, FIXED IN ACCORDANCE WITH MANUFACTURES SPECIFICATIONS @ 900 CRS MAX IN ACCORDANCE WITH NZS:3604. REFER TO SUPPORTING DOCUMENTS FOR ADDITIONAL BRACING HOLD DOWN REQUIREMENTS. 90mm MIN EMBEDMENT.

SELECTED SKIRTING BOARD

DPC BETWEEN FRAMING TIMBER & CONCRETE.

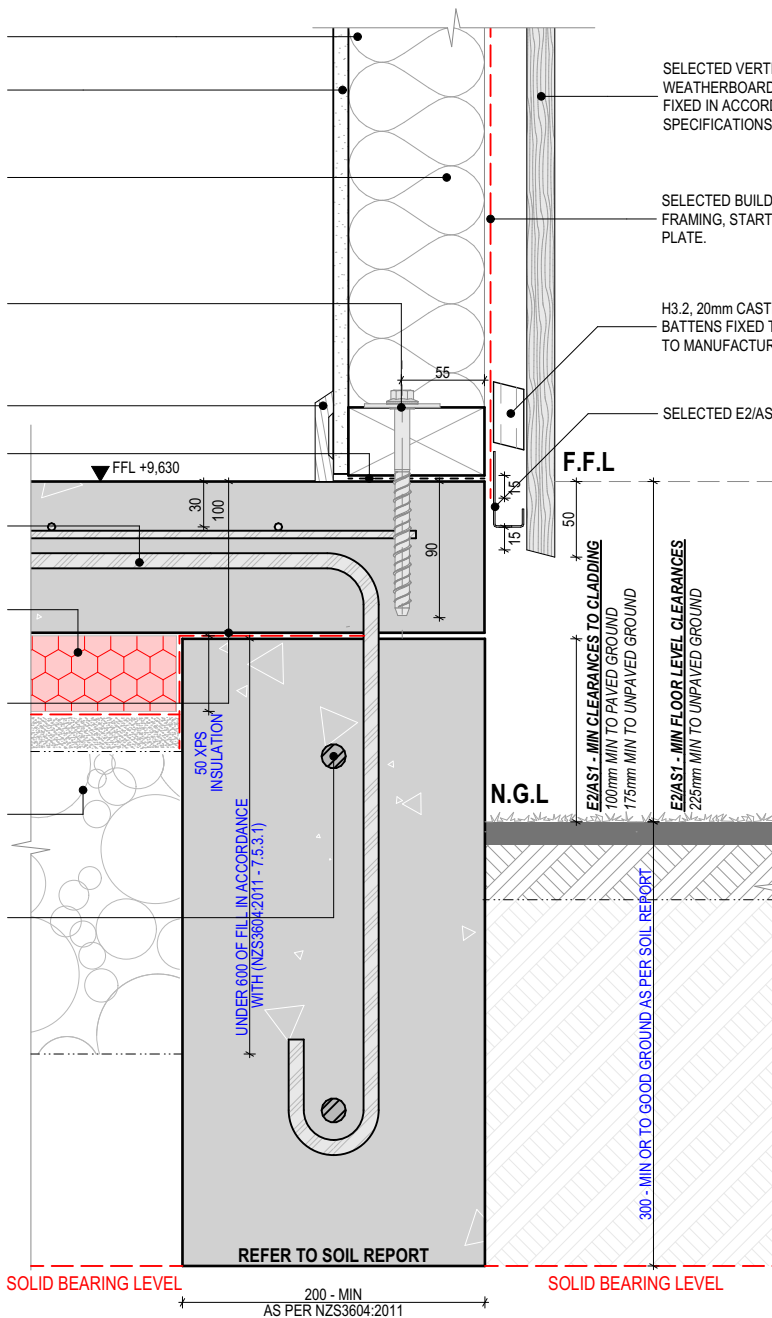
D16 STARTERS @ 600mm CRS, TIED TO D16 HORIZONTAL BARS LAPPED 400mm INTO SELECTED 500E MESH

SELECTED XPS UNDERSLAB INSULATION INSTALLED TO HABITABLE AREAS. REFER TO H1 PLAN & REPORT.

10mm CONCRETE SLAB WITH SELECTED APPROVED REINFORCING MESH, GRADE 500E TO TOP THIRD OF SLAB.

0.5mm THICK POLYTHENE DPM, RUN UPTO REINFORCING STARTERS. DPM TO RUN UNDER SELECTED SLAB INSULATION MATERIAL, OVER 25mm SANDBLINDING ON APPROX COMPACTED HARD FILL @ 150mm DEPTHS.

D16 HORIZONTAL BARS @ TOP & BOTTOM OF FOUNDATION AS SHOWN. MIN COVER TO BACKING 50mm, MIN COVER TO GROUND 75mm.



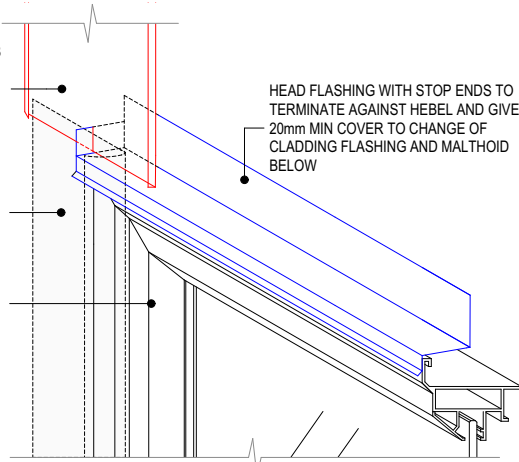
VERTICAL SHIPLAP : FOUNDATION

1:5

0.4mm BMT CHANGE OF CLADDING/JAMB FLASHING WITH 5mm HEMS EACH SIDE AND 50mm MIN COVER TO CLADDING TO BE CUT OVER STOP ENDS AND SEALED WITH SEALANT.

200mm MALTHOID DPC FLASHING TO JAMB. REFER TO DETAILS.

SELECTED COLOUR POWDER-COATED ALUMIN JOINERY WITH ALL GLAZING TO COMPLY WITH NZS:4223.



VERTICAL SHIPLAP : VERTICAL CLADDING FLASHING TRANSITION

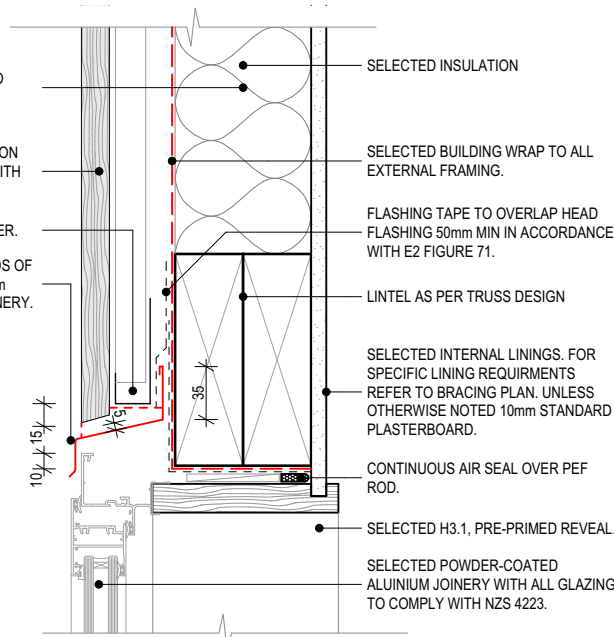
1:5

H1.2 TREATED, SG8 FRAMING IN ACCORDANCE WITH NZS:3604. REFER TO FRAMING PLAN FOR ADDITIONAL SPECIFICATIONS.

SELECTED VERTICAL CEDAR CLADDING ON 20mm CAVITY, FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

SELECTED E2 COMPLIANT CAVITY CLOSER.

HEAD FLASHING WITH 15° FALL MIN. ENDS OF HEAD FLASHING TO BE TURNED UP 20mm MIN. COLOUR TO MATCH SELECTED JOINERY.



VERTICAL SHIPLAP : WINDOW HEAD

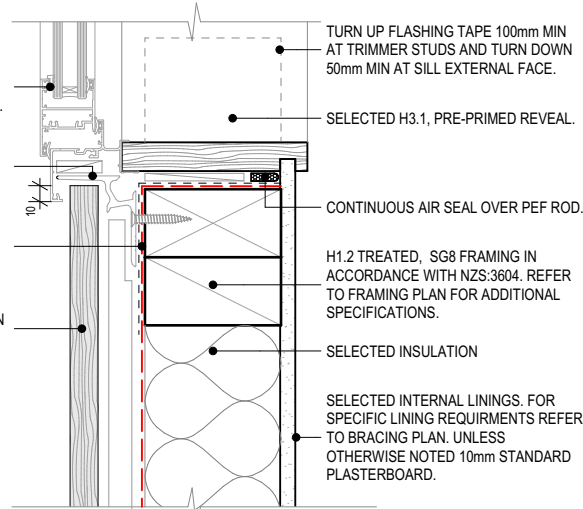
1:5

SELECTED POWDER-COATED ALUMINIUM JOINERY WITH ALL GLAZING TO COMPLY WITH NZS 4223.

WANZ SUPPORT BAR SCREW FIXED TO TRIMMER.

SELECTED BUILDING WRAP TO ALL EXTERNAL FRAMING.

SELECTED VERTICAL CEDAR CLADDING ON 20mm CAVITY, FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.



VERTICAL SHIPLAP : WINDOW SILL

1:5

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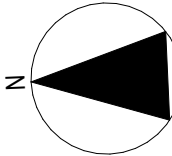
25.06.2025

SCALE:

1:5 @ A3

A5.04

DETAILS : CLADDING



DETAIL SPECIFIC NOTES:

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70x45 H1.2, SG8 PURLINS @ 900mm CRS
MAX, FIXED TO TRUSSES IN
ACCORDANCE WITH FIXING SCHEDULE
ON FRAMING PLAN.

SELECTED SELF-SUPPORTING ROOF
UNDERLAY, RUN OVER VALLEY GUTTER
UPSTAND.

ROOFING UNDERLAY CONTINUOUS
UNDER GUTTER IF COPPER BASED
TIMBER TREATMENTS ARE USED ON THE
VALLEY BOARD TO PROTECT VALLEY
GUTTER FROM CORROSION.

BLOCK AS REQUIRED TO SUPPORT
VALLEY GUTTER.

VALLEY GUTTER CALCULATIONS

VALLEY GUTTER ACTUAL CATCHMENT AREA : 14.86m²
NZMRM COP MAX VALLEY GUTTER AREA : 91.21m²

REFER TO SPECIFIC VALLEY GUTTER CALCULATION IN
SUPPORTING DOCS FROM NEW ZEALAND METAL ROOFING
CODE OF PRACTICE V3.0

ROOF : TYPICAL VALLEY

1:10

ROOFING MANUFACTURERS 0.55 BMT
ROLLED COLORSTEEL RIDGE FLASHING
WITH MALLEABLE EDGES FOLDED OVER
PROFILES. RIDGE FIXED WITH TEK
SCREW WITH EPDM WASHER INTO
PURLIN.

SELECTED ROOFING UNDERLAY
OVERLAPPED AT RIDGE.

SELECTED LONGRUN CORRUGATED
COLORSTEEL ROOFING WITH STOP
ENDS FOLDED AT TOP EDGE OF
ROOFING.

70x45 H1.2, SG8 PURLINS @ 900mm CRS
MAX, FIXED TO TRUSSES IN
ACCORDANCE WITH FIXING SCHEDULE
ON FRAMING PLAN.

PREFABRICATED ROOF TRUSSES TO
MANUFACTURERS SPECIFICATIONS.

ROOF : TYPICAL RIDGE

1:10

SCREW FIX HIP FLASHING TO PURLINS IN
ACCORDANCE WITH NZMRM COP.

SELECTED CORRUGATE ROOFING PROFILE.

50 x 150 FLASH FIX SOAKER TAPE UNDER HIP
TO RIDGE JUNCTIONS.

SEAL AND RIVET FLASHINGS AT JUNCTIONS.

E2/AS1 COMPLIANT RIDGE FLASHING.

FIX END OF RIDGE FLASHING TO APEX PURLIN.

FLASHING SOFT EDGES, DRESSED INTO
TROUGH OF ROOF CLADDING. COLOR MATCH
SOFT EDGE PRIOR TO INSTALLATION.

DRESS CROWN OF RIDGE APEX OVER CROWN
OF INTERSECTING HIPs. SEAL AND RIVET.

ROOF : TYPICAL HIP

1:10

Rainfall Intensity
(10 Min Duration, 50 Year Return Period)
Short-Term Intensity Multiplication Factor

82 mm/hr

3.1

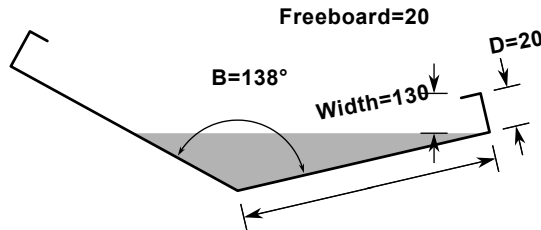
Main Roof Pitch

35 °

Secondary Roof Pitch

24.5 °

Enter Valley Dimensions



Valley Width (One Side)

130 mm

Minimum 80mm

Valley Upstand

20 mm

Freeboard

20 mm

Minimum 20 for current selections

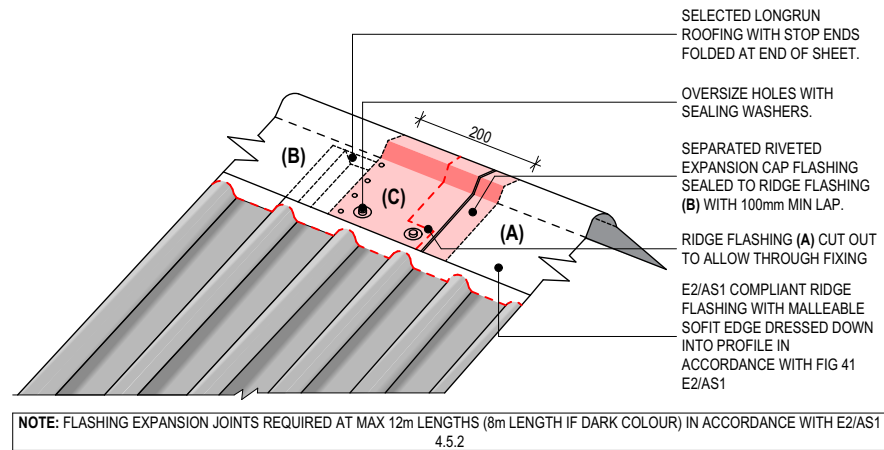
Max Capacity Roof Area

91.21m²

Table A:

Rainfall Intensities continued
10 minute duration rainfall intensities for various locations in New Zealand

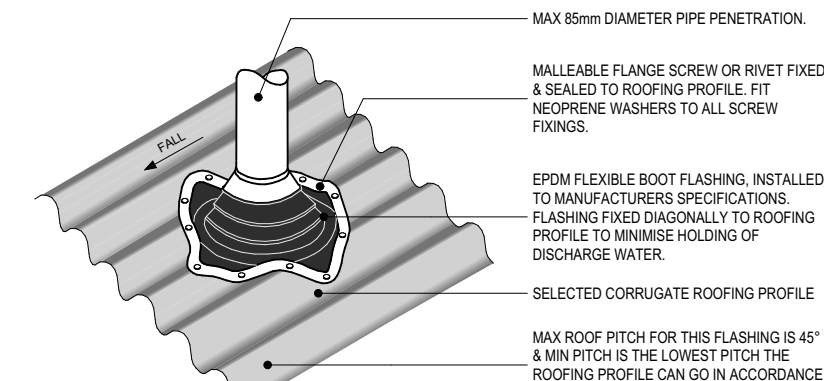
Location	Latitude degrees	Longitude degrees	10% AEP intensity mm/hr	2% AEP intensity mm/hr
CANTERBURY				
Lincoln	-43.63	172.48	51	82



NOTE: FLASHING EXPANSION JOINTS REQUIRED AT MAX 12m LENGTHS (8m LENGTH IF DARK COLOUR) IN ACCORDANCE WITH E2/AS1 4.5.2

ROOF : RIDGE FLASHING JOINT

1:5



ROOF : PENETRATIONS

1:10

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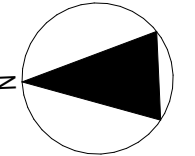
25.06.2025

SCALE:

1:10, 1:5 @ A3

A5.05

DETAILS : ROOF



DETAIL SPECIFIC NOTES:

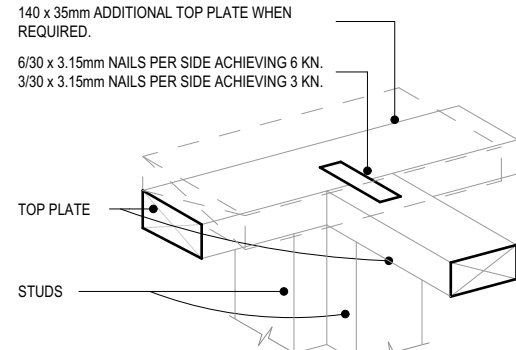
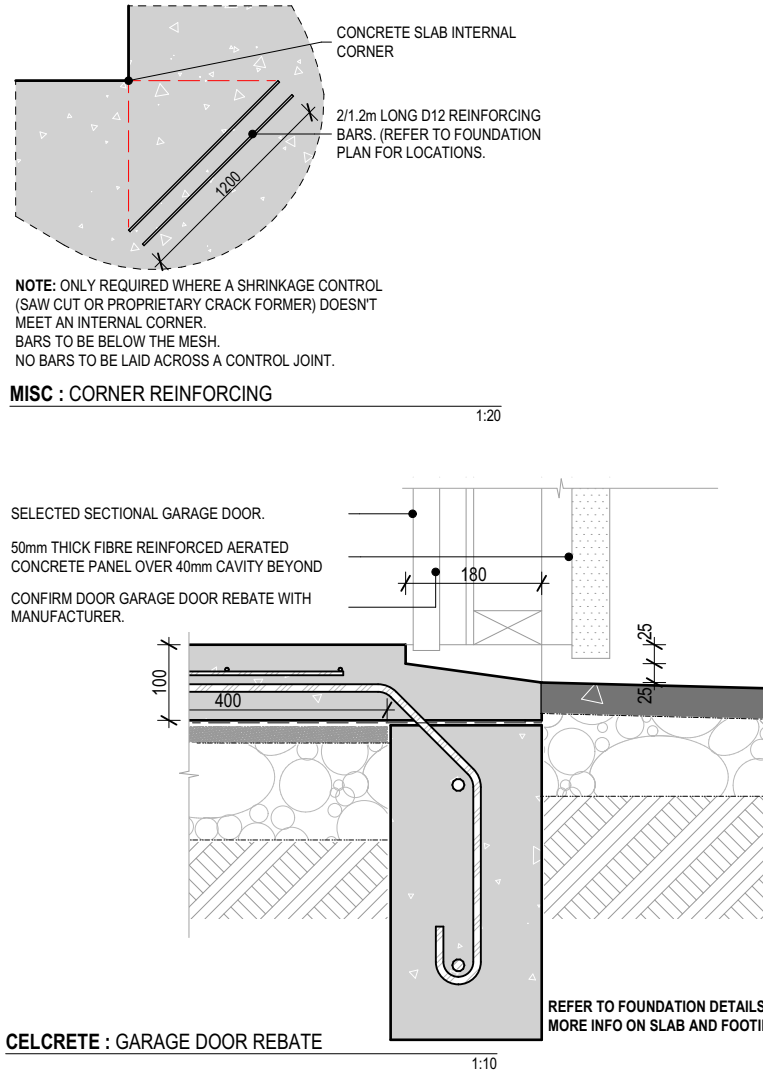
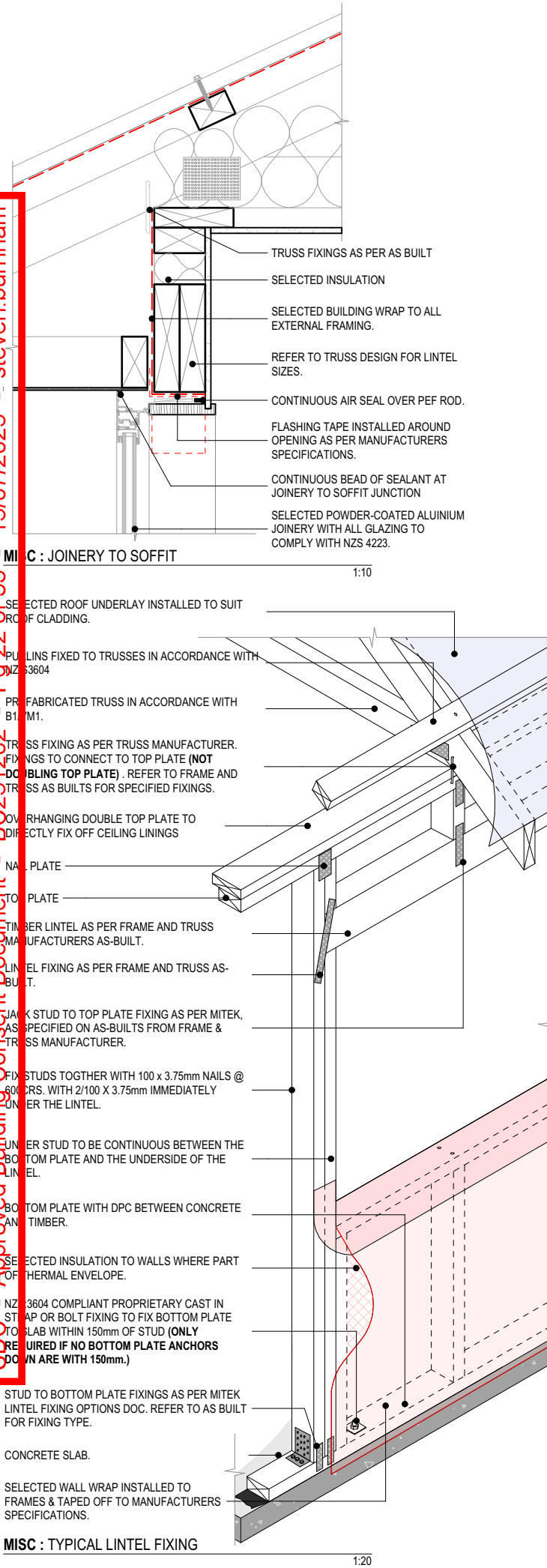
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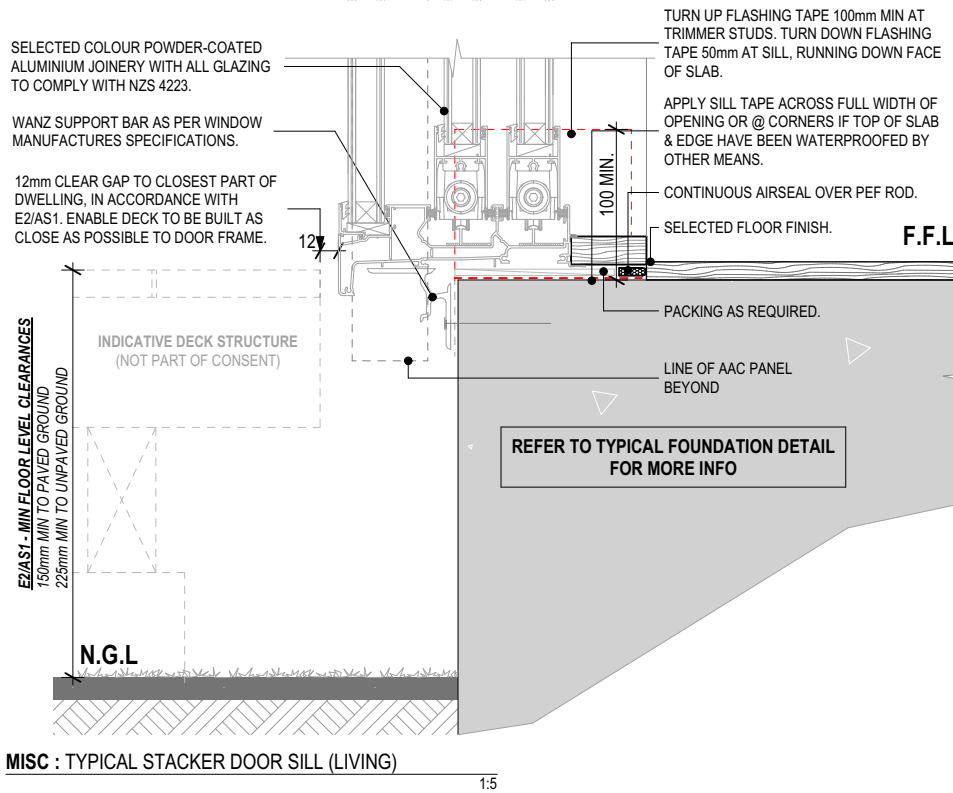
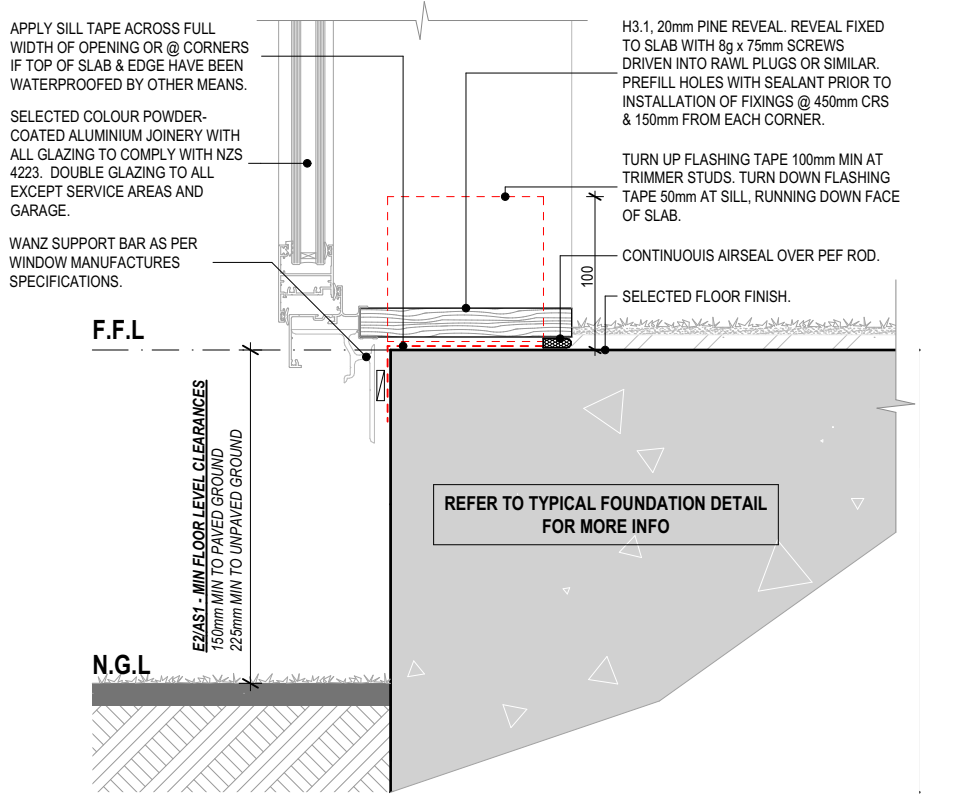
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- CONNECTING TOP PLATES TO EXTERNAL WALLS - WALLS CONTAINING BRACING**
- NOTE:** "EACH WALL THAT CONTAINS ONE OR MORE WALL BRACING ELEMENTS SHALL BE CONNECTED @ THE TOP PLATE LEVEL, EITHER DIRECTLY, OR THROUGH A FRAMING MEMBER IN THE LINE OF THE WALL, TO EXTERNAL WALLS @ RIGHT ANGLES TO IT. TOP PLATE FIXING(S) OF THE CAPACITY IN TENSION OR COMPRESSION ALONG THE LINE OF THE WALL BRACING ELEMENT ARE GIVEN AS FOLLOWS:
- (A) FOR EACH WALL CONTAINING WALL BRACING ELEMENTS WITH A TOTAL BRACING CAPACITY OF NOT MORE THAN 125 BRACING UNITS: TO AT LEAST ONE SUCH EXTERNAL WALL BY A FIXING AS SHOWN IN FIGURE 8.16 OF 6 KN CAPACITY;
 - (B) FOR EACH WALL CONTAINING WALL BRACING ELEMENTS WITH A TOTAL BRACING CAPACITY OF NOT MORE THAN 250 BRACING UNITS: TO AT LEAST 2 EXTERNAL WALLS BY FIXINGS AS SHOWN IN FIGURE 8.16 EACH OF 6 KN CAPACITY;
 - (C) FOR EACH WALL CONTAINING WALL BRACING ELEMENTS WITH A TOTAL BRACING CAPACITY OF MORE THAN 250 BRACING UNITS: TO AT LEAST 2 EXTERNAL WALLS BY FIXINGS AS SHOWN IN FIGURE 8.16 EACH HAVING A RATING OF NOT LESS THAN 2.4 KN PER 100 BRACING UNITS."
- MISC : TOP PLATE BRACING**
- 1:10



JOB D0375

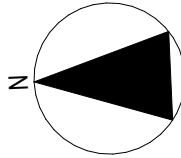
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STAGE:	VERSION:
WORKING DRAWINGS	1.1A
DATE:	SCALE:
25.06.2025	1:20, 1:10, 1:5 @ A3

A5.06 DETAILS : MISC



DETAIL SPECIFIC NOTES:

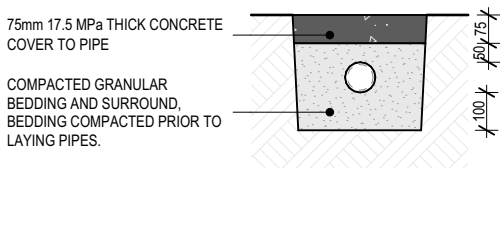
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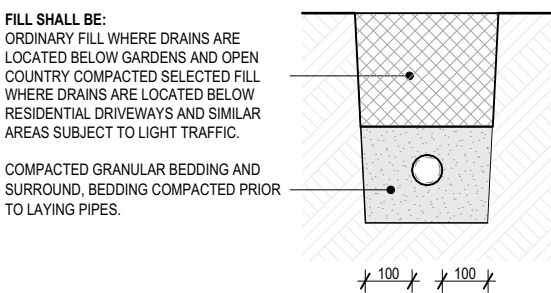
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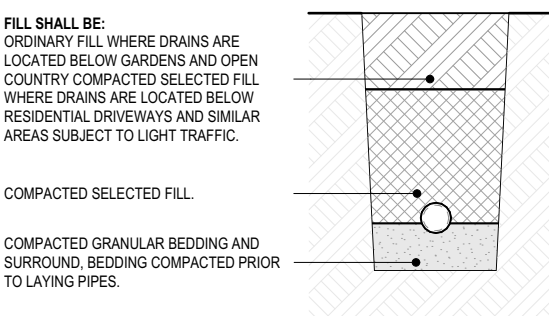
BEDDING & BACK FILLING 125mm - 375mm COVER



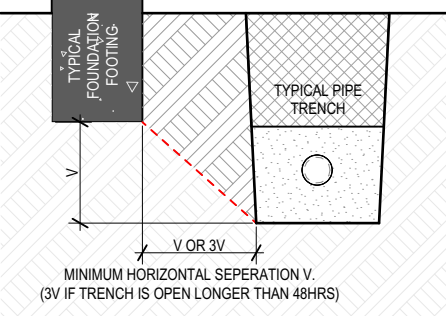
BEDDING & BACK FILLING 375mm - 500mm COVER



BEDDING & BACK FILLING 500mm OR MORE COVER

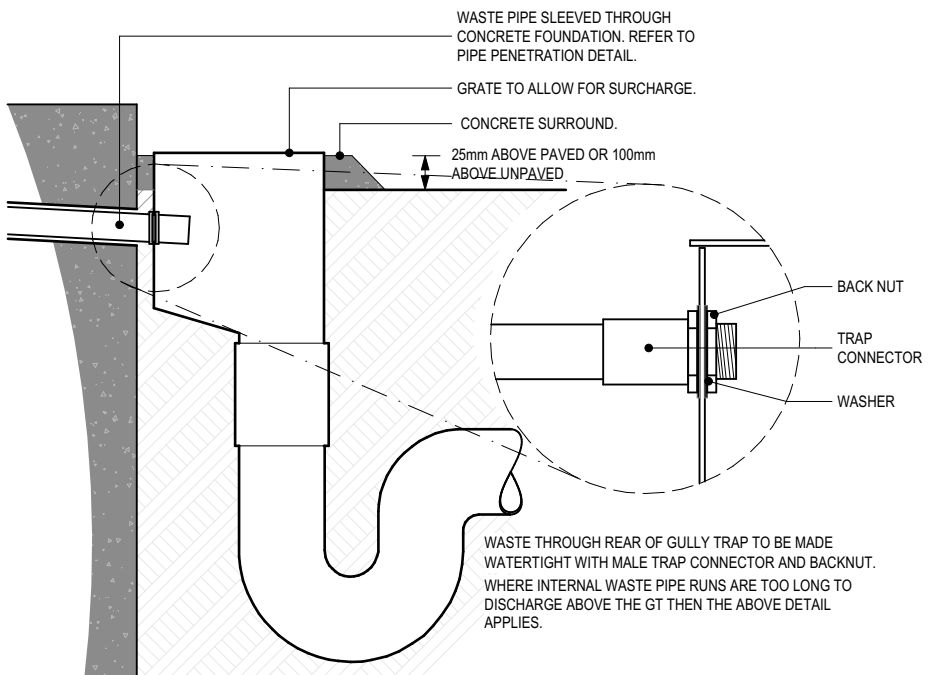
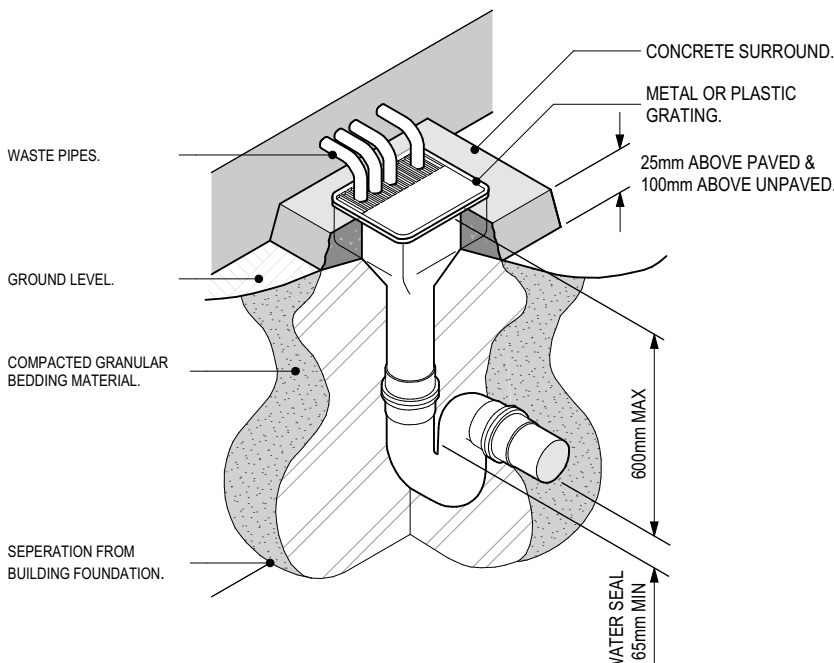


RELATIONSHIP OF PIPE TRENCH TO BUILDING FOUNDATION



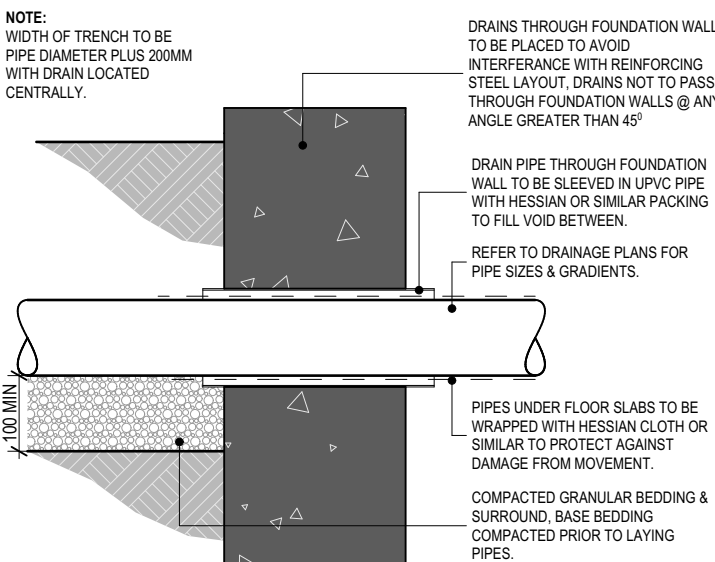
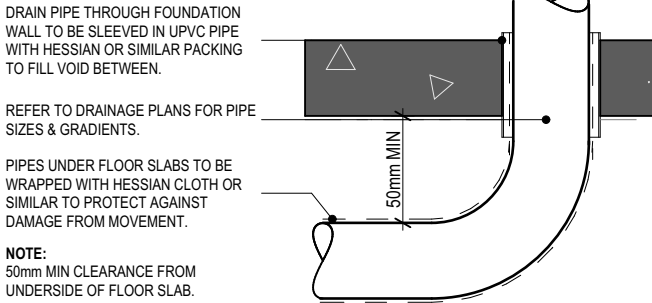
DRAINAGE : BEDDING & BACKFILLING

1:20



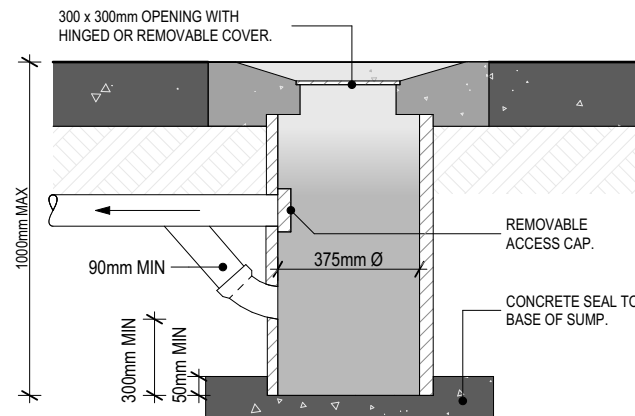
DRAINAGE : GULLY TRAP

1:50



DRAINAGE : SLAB PENETRATION

1:10



DRAINAGE : TYPE 1 SUMP

1:20

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VERSION:

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DATE:

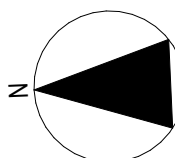
25.06.2025

SCALE:

1:20, 1:50, 1:10 @ A3

A5.07

DETAILS : DRAINAGE



DETAIL SPECIFIC NOTES:

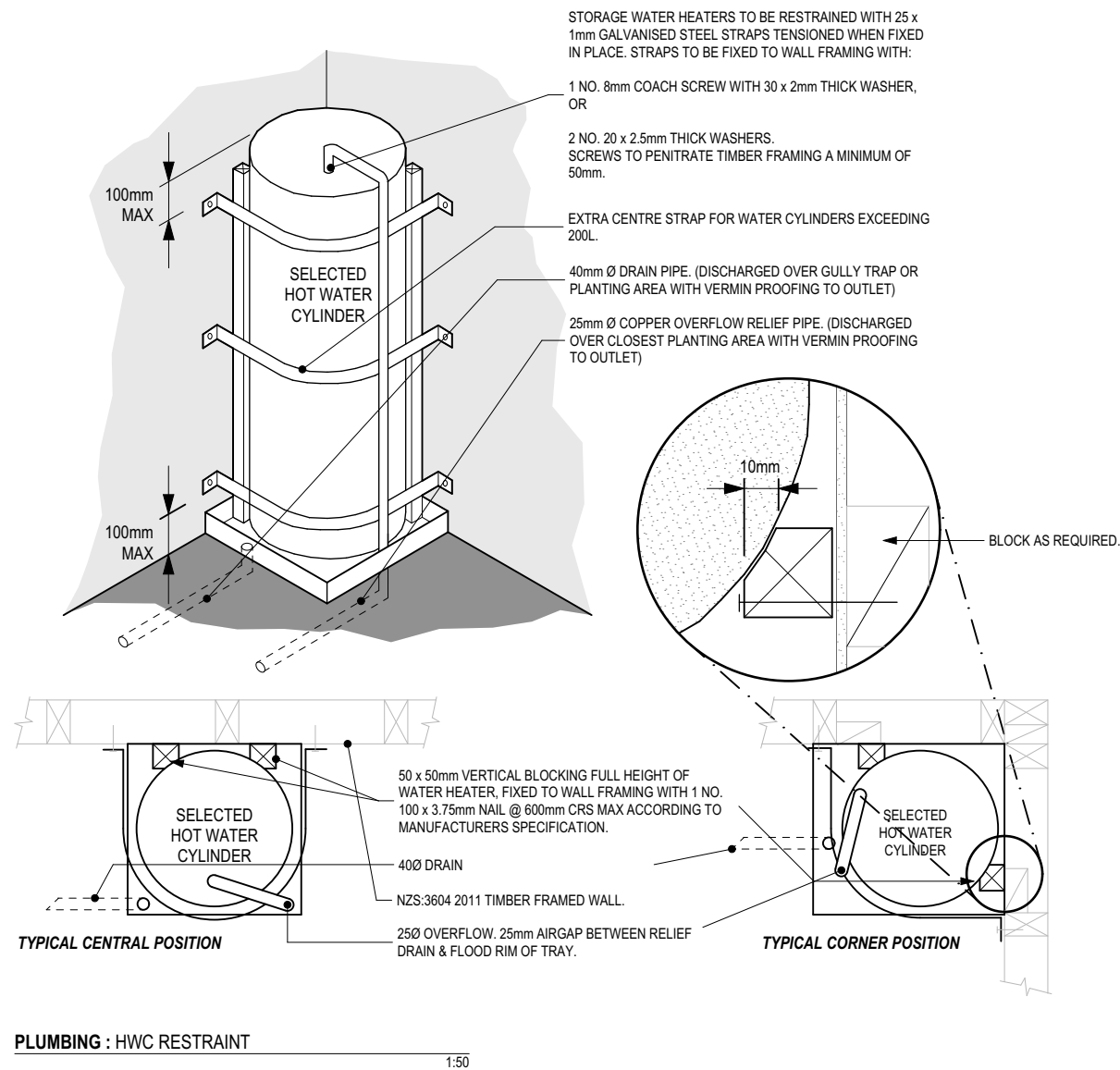
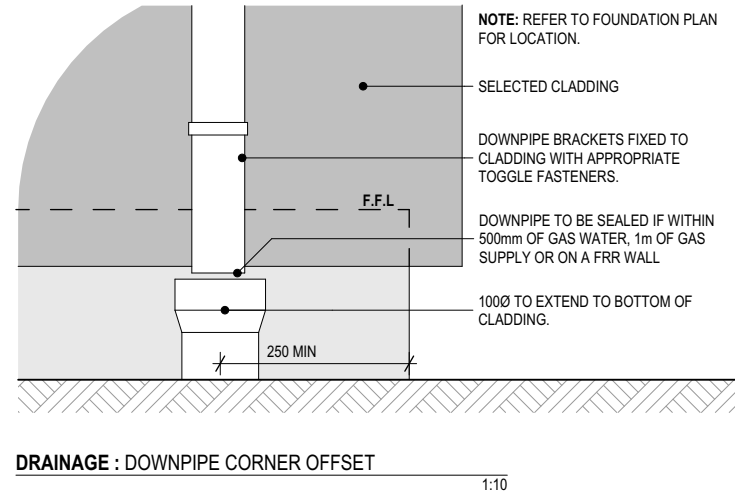
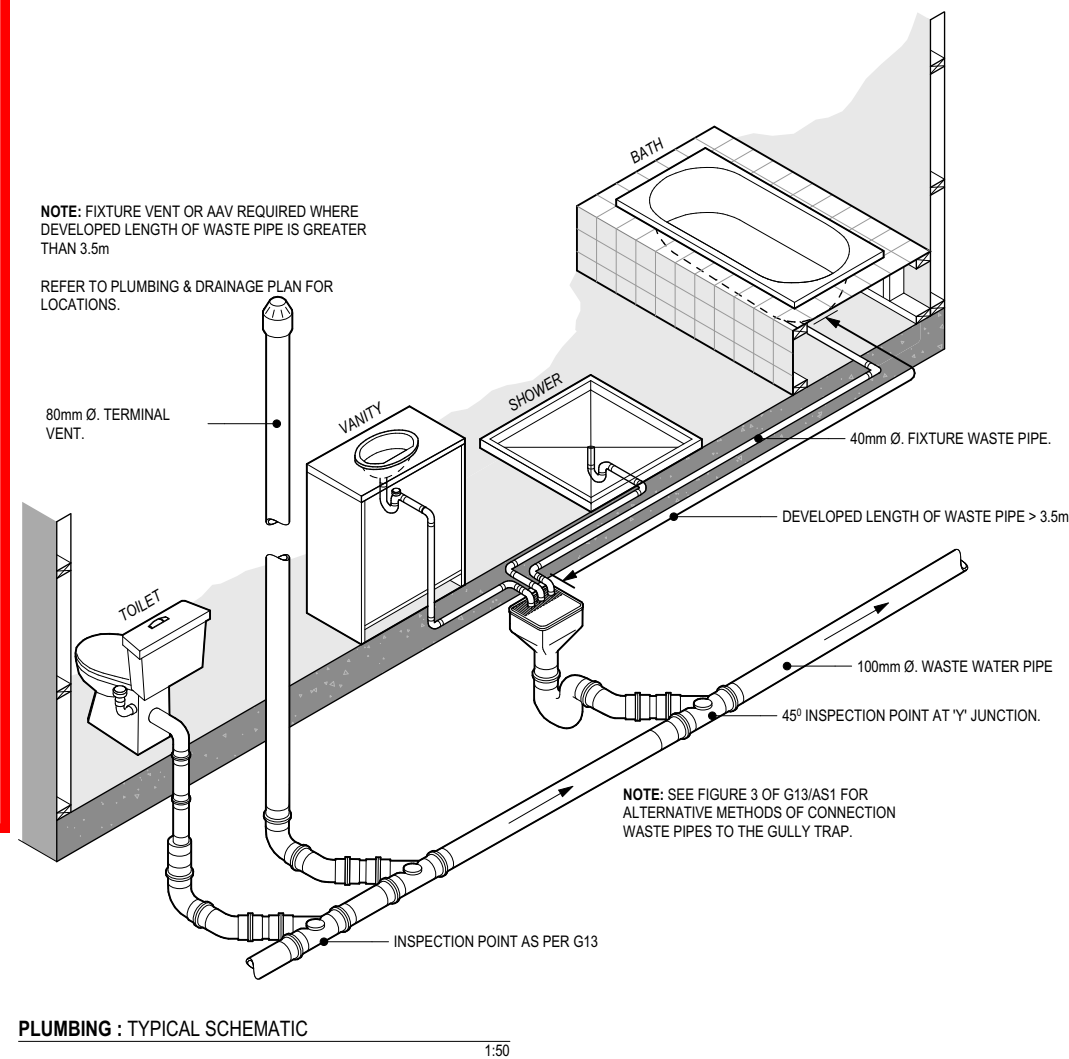
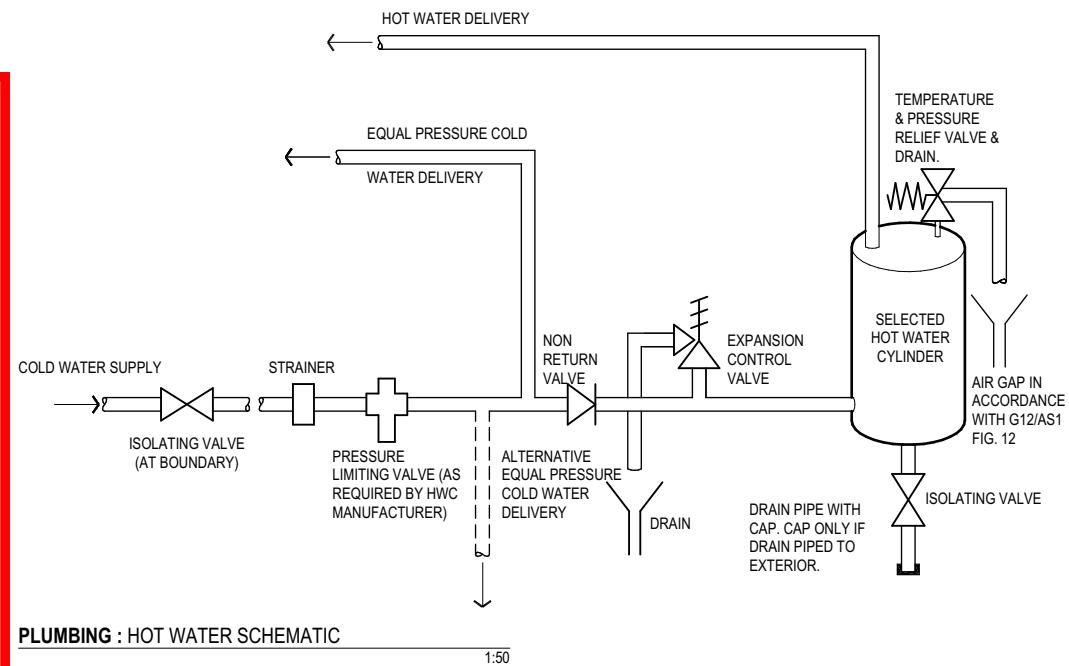
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JOB D0375

LTJ BUILD

ADDRESS:

LOT: 4464 DP: 579597
46 FAIRMAID STREET, TE WHARIKI,
WRIGHT NEIGHBOURHOOD (4E)
LINCOLN

STAGE:

WORKING DRAWINGS

VERSION:

1.1A

DATE:

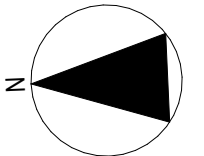
25.06.2025

SCALE:

1:10, 1:50 @ A3

A5.08

DETAILS : PLUMBING



DETAIL SPECIFIC NOTES:

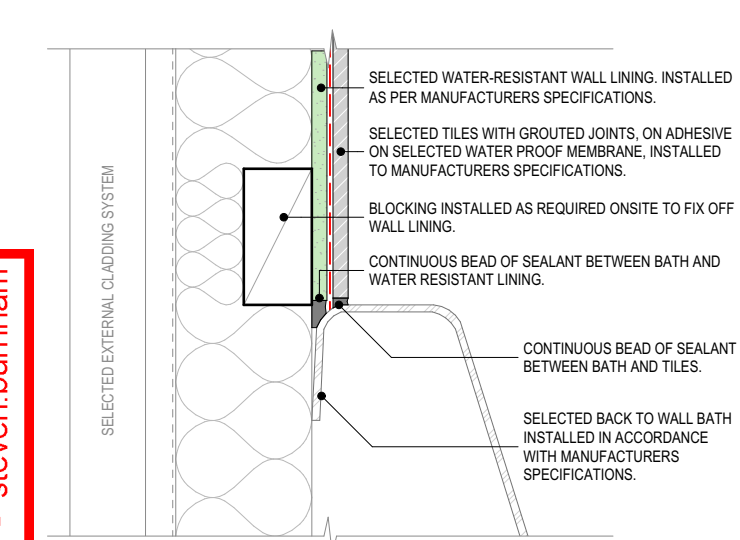
ALL NOTED DIMENSIONS ARE MINIMUMS, UNLESS OTHERWISE NOTED.

REFER TO MANUFACTURER'S SPECIFICATIONS FOR FURTHER INFO.

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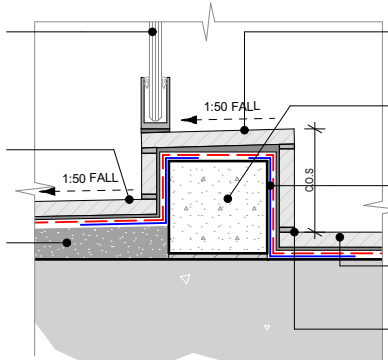
WET AREA : BACK TO WALL BATH

1:5

SELECTED SHOWER SCREEN WITH SAFETY GLASS IN ACCORDANCE WITH NZS 4223.3. SCREEN TO BE LOCATED ON INSIDE FACE OF SHOWER TO AVOID POOLING ON HOB.

ENCLOSED SHOWER BASE FULLY WATERPROOFED IN ACCORDANCE WITH WPM MANUFACTURERS DOCUMENTATION & WMAI CODE OF PRACTICE GUIDELINES.

SELECTED SCREED ON CONCRETE SUBSTRATE TO FORM REQUIRED SHOWER FALL.



WET AREA : SHOWER TO TILE FLOOR

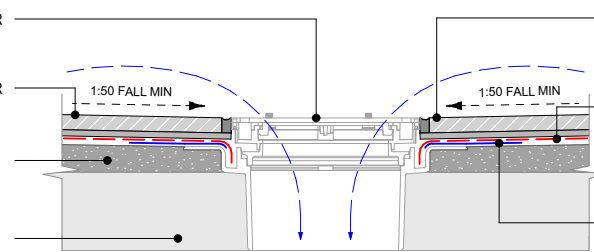
1:5

SELECTED FLANGED FLOOR TILE WASTE WITH REMOVEABLE GRATE FOR CLEANING.

SELECTED FLANGED FLOOR TILE WASTE WITH REMOVEABLE GRATE FOR CLEANING.

SCREED INFILL TO FALL AT 1:50 MIN TO CENTRAL WASTE. FLANGE OF WASTE TO BE CAST INTO RENDER BED.

CONCRETE SLAB FLOOR SUBSTRATE.



WET AREA : TILED SHOWER WASTE

1:5

SELECTED TILES WITH GROUTED JOINTS, ON ADHESIVE ON SELECTED WATER PROOF MEMBRANE ON SELECTED WATER RESISTANT WALL LINING FIXED AND APPLIED TO MANUFACTURERS SPECIFICATIONS.

SELECTED INTERNAL LININGS.

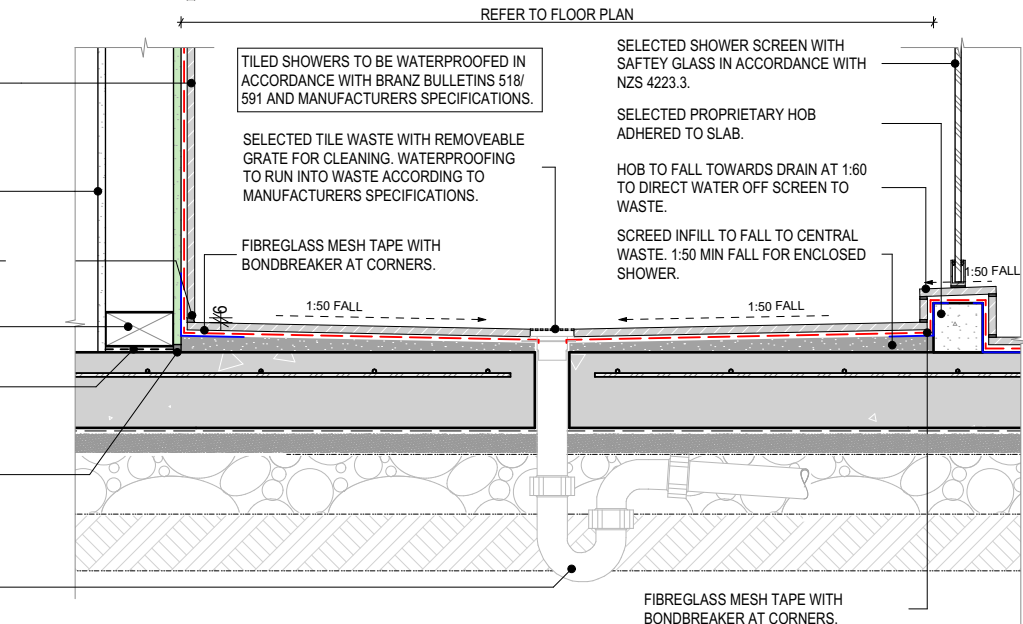
CONTINUOUS BEAD OF SEALANT AT WALL TO FLOOR JUNCTIONS.

INTERNAL TIMBER WALL COMPLIANT WITH NZS3604:2011.

DEPTO TO BOTTOM PLATE OF FRAME.

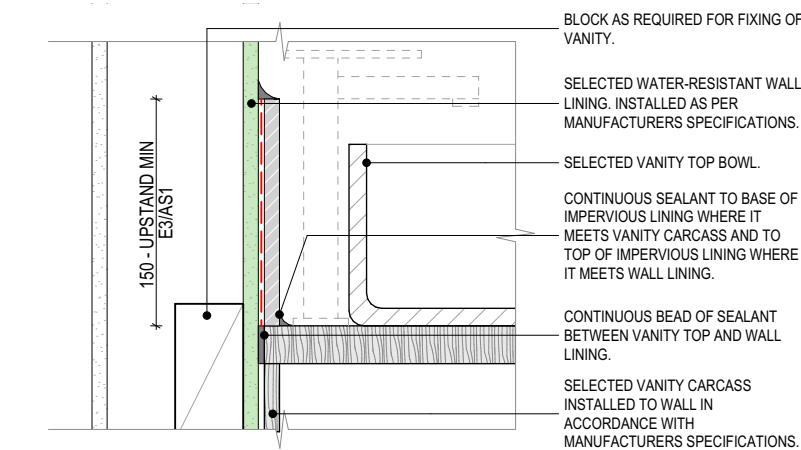
CONTINUOUS BEAD OF SEALANT TO BASE OF LINING AT FLOOR JUNCTION TO ACT AS BOND BREAKER.

FLOOR WASTE WITH 400 DRAIN TO DISCHARGE 50mm ABOVE GULLY TRAP IN ACCORDANCE WITH SELECTED PLUMBING STANDARD.



WET AREA : TILED SHOWER (ON HOB)

1:10



WET AREA : VANITY WITH BOWL TO WALL

1:5

SIZED TO SUIT TOUGHENED GLASS, SHOWER SCREEN. SEAL DOOR THRESHOLD WITH RUBBER CLOSER AGAINST HOB.

CONTINUOUS BEAD OF SEALANT TO BASE OF CHANNEL WHERE IT MEETS TILES.

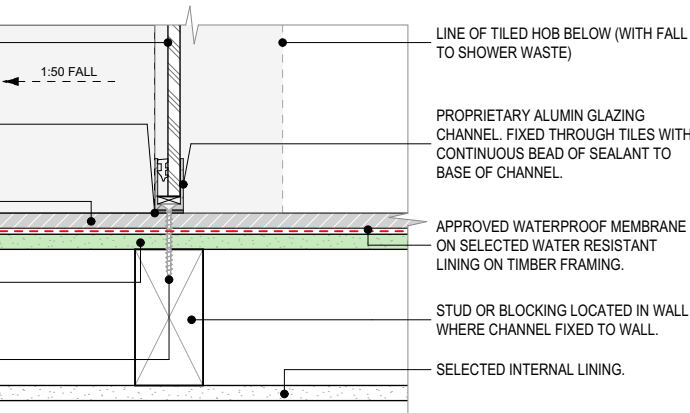
SELECTED CERAMIC WALL TILES OVER APPROVED WATERPROOF MEMBRANE.

SELECTED WATER RESISTANT LINING.

ALUMIN CHANNEL FIXED TO WALL IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

WET AREA : SHOWER TO WALL (ON HOB)

1:5



WET AREA : WATER STOP (TILE TO CARPET)

1:5

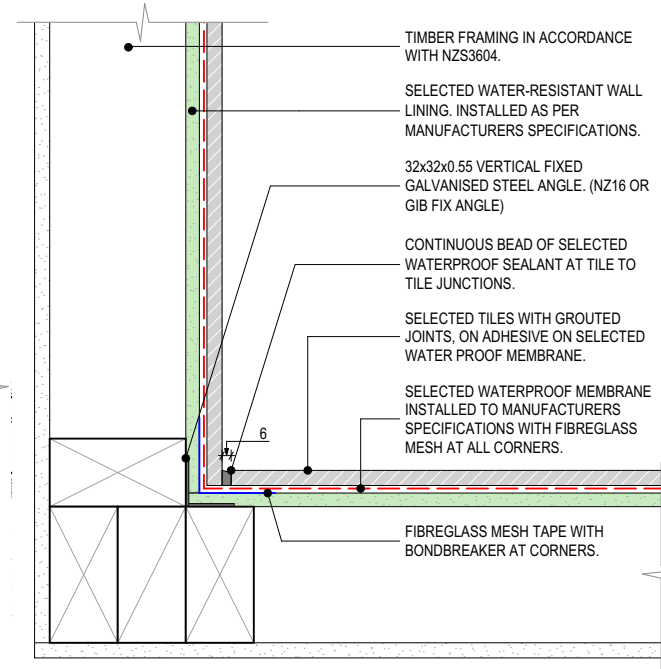
SELECTED TILES WITH GROUTED JOINTS.

SELECTED WATERPROOF MEMBRANE RUN UP AND INTO WATERSTOP ANGLE.

CONTINUOUS BEAD OF SEALANT OVER PEF ROD AT FLOOR JUNCTION TO WATER STOP ANGLE.

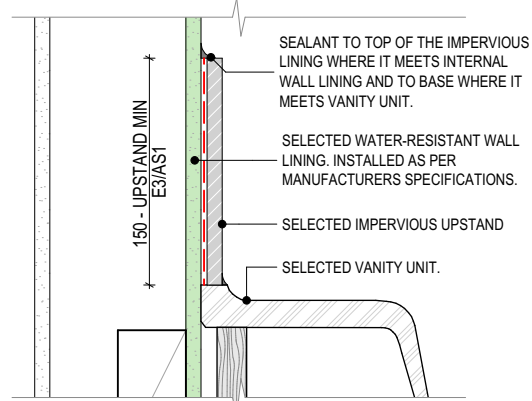
ALUMINIUM WATER-STOP TO FINISH JUST ABOVE FLOORING SURFACE OF CONTAINMENT AREA.

ADJACENT FLOOR SURFACE OUTSIDE WATER SPLASH AREA



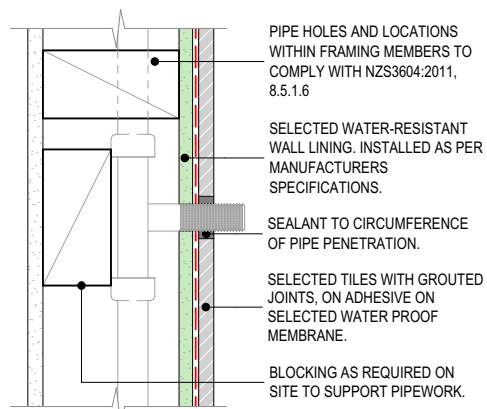
WET AREA : TILED SHOWER INTERNAL CORNER

1:5



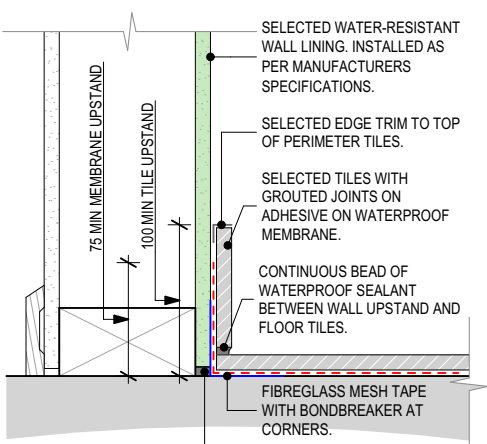
WET AREA : VANITY TO WALL

1:5



WET AREA : TILE PIPE PENETRATION

1:5



WET AREA : TILE FLOOR TO WALL

1:5

JOB D0375

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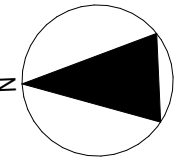
25.06.2025

SCALE:

1:5, 1:10 @ A3

A5.09

DETAILS : WATER CONTAINMENT



DETAIL SPECIFIC NOTES:

ALL NOTED DIMENSIONS ARE MINIMUMS, UNLESS OTHERWISE NOTED.

ALL WET AREAS TO BE IN ACCORDANCE WITH E3/AS1 AMENDMENT 7.

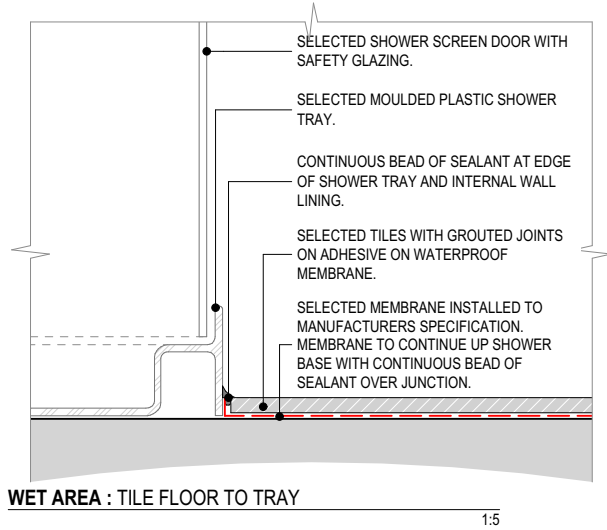
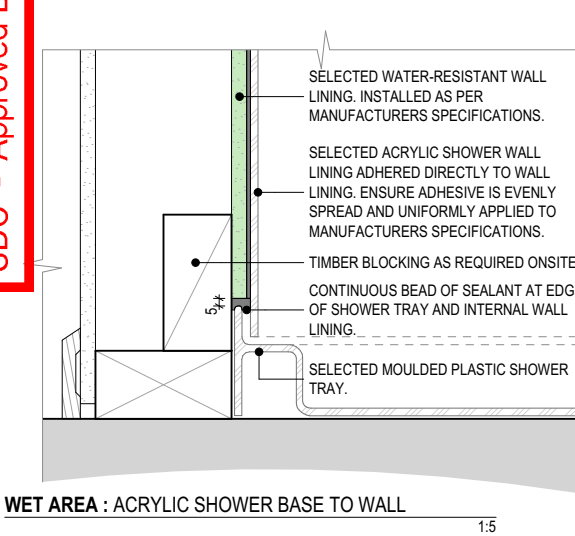
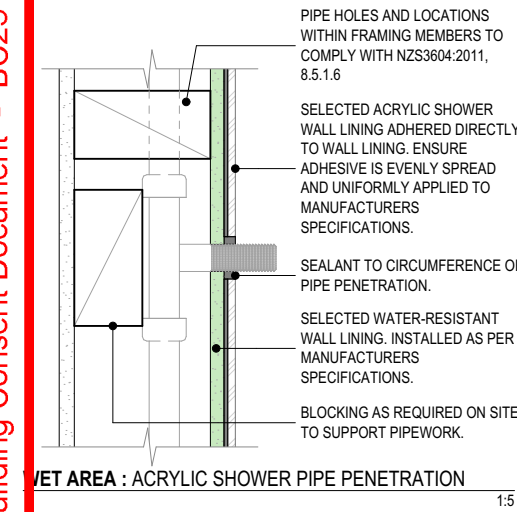
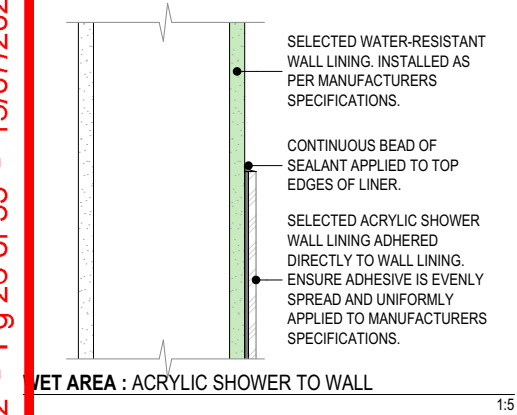
ALL WATER CONTAINMENT AREAS (BATHROOMS & ENSUITES) ARE TO BE PROTECTED WITH SELECTED WATER PROOF MEMBRANES UNDER THE SELECTED FLOORING MATERIAL.

ALL WATER SPLASH AREAS (KITCHEN, WC & LAUNDRY) ARE TO BE WATERPROOF TO THE SURFACE & EDGES OF THE SELECTED FLOORING MATERIAL.

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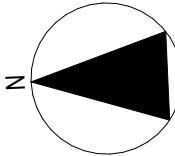
25.06.2025

SCALE:

1:5 @ A3

A5.10

DETAILS : WATER CONTAINMENT



DETAIL SPECIFIC NOTES:

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ALL WET AREAS TO BE IN ACCORDANCE WITH E3/AS1 AMENDMENT 7.

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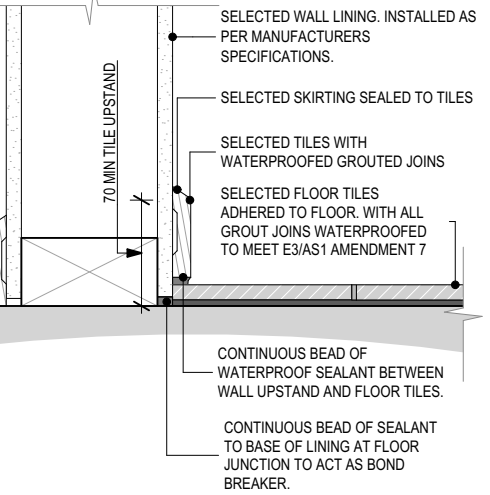
ALL WATER SPLASH AREAS (KITCHEN, WC & LAUNDRY) ARE TO BE WATERPROOF TO THE SURFACE & EDGES OF THE SELECTED FLOORING MATERIAL.

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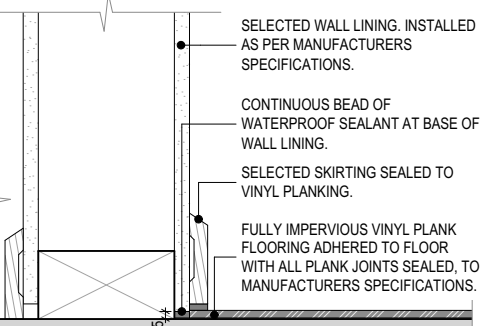


NOTE: DETAIL ONLY APPLICABLE TO LAUNDRY WATER SPLASH AREAS. BATHROOMS ARE TO HAVE SELECTED WATERPROOF MEMBRANE SYSTEM INSTALLED TO SLAB, REFER TO SPECIFIC WET AREA DETAILS FOR MORE INFO.

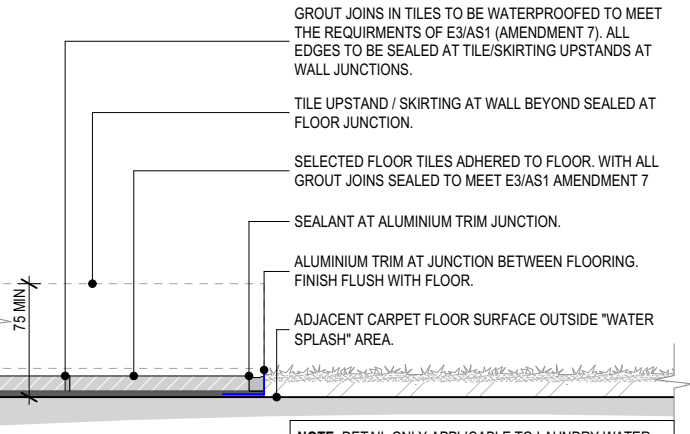


WATER SPLASH : TILE TO WALL (LAUNDRY) 1:5

NOTE: DETAIL ONLY APPLICABLE TO KITCHEN WATER SPLASH AREAS. BATHROOMS ARE TO HAVE SELECTED WATERPROOF MEMBRANE SYSTEM INSTALLED TO SLAB, REFER TO SPECIFIC WET AREA DETAILS FOR MORE INFO.

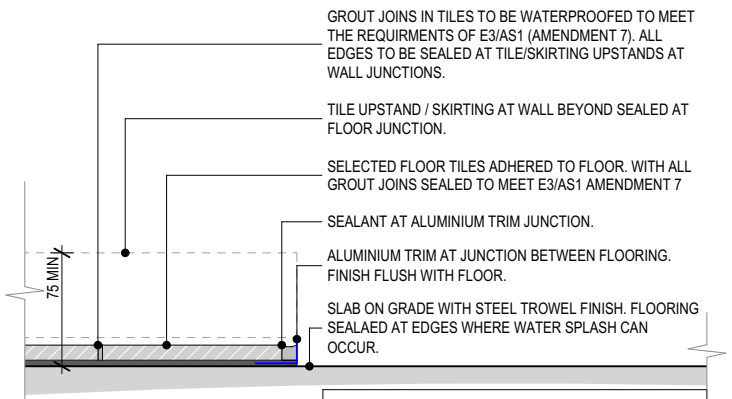


WATER SPLASH : VINYL PLANK TO WALL (KITCHEN) 1:5



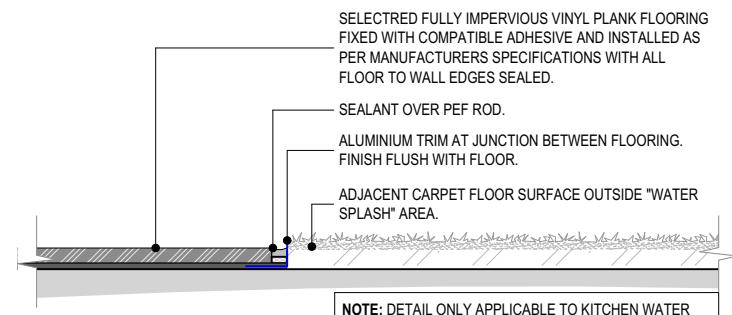
NOTE: DETAIL ONLY APPLICABLE TO LAUNDRY WATER SPLASH AREAS. BATHROOMS ARE TO HAVE SELECTED WATERPROOF MEMBRANE SYSTEM INSTALLED TO SLAB, REFER TO SPECIFIC WET AREA DETAILS FOR MORE INFO.

WATER SPLASH : TILE TO CARPET (LAUNDRY) 1:5



NOTE: DETAIL ONLY APPLICABLE TO LAUNDRY/GARAGE WATER SPLASH AREAS. BATHROOMS ARE TO HAVE SELECTED WATERPROOF MEMBRANE SYSTEM INSTALLED TO SLAB, REFER TO SPECIFIC WET AREA DETAILS FOR MORE INFO.

WATER SPLASH : TILE TO CONCRETE (LAUNDRY) 1:5



NOTE: DETAIL ONLY APPLICABLE TO KITCHEN WATER SPLASH AREAS. BATHROOMS ARE TO HAVE SELECTED WATERPROOF MEMBRANE SYSTEM INSTALLED TO SLAB, REFER TO SPECIFIC WET AREA DETAILS FOR MORE INFO.

WATER SPLASH : VINYL PLANK TO CARPET (KITCHEN) 1:5

JOB D0375

LTJ BUILD

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46 FAIRMAID STREET, TE WHARIKI,
WRIGHT NEIGHBOURHOOD (4E)
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STAGE:

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1.1A

DATE:

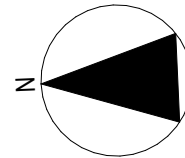
25.06.2025

SCALE:

1:5 @ A3

A5.11

DETAILS : WATER SPLASH



DETAIL SPECIFIC NOTES:

ALL NOTED DIMENSIONS ARE MINIMUMS, UNLESS OTHERWISE NOTED.

ALL WET AREAS TO BE IN ACCORDANCE WITH E3/AS1 AMENDMENT 7.

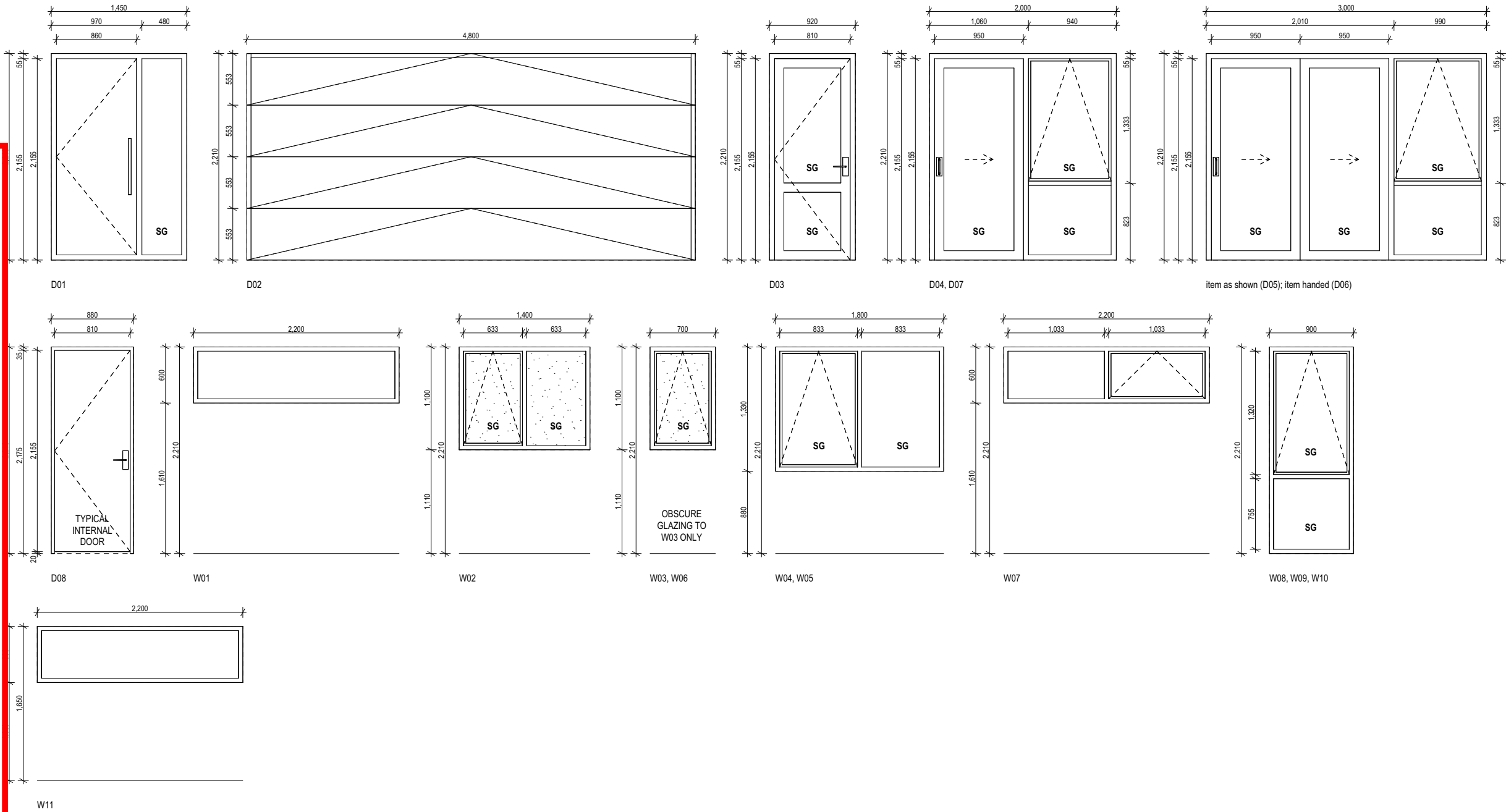
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GENERAL NOTES

INSTALLATION	:	SIZES SHOWN ARE ROUGH OPENING SIZES & LEAF SIZES CONFIRM ALL OPENING SIZES ON SITE PRIOR TO INSTALLATION REFER TO FRAMING PLAN FOR OPENING LOCATIONS & TO ELEVATIONS FOR OPENING DIRECTION
LINEEL SIZING	:	REFER TO TRUSS DESIGN & FRAMING PLAN
LINEEL HEIGHT	:	2210
INTERNAL DOOR R/O HEIGHT	:	O/H : 2200mm DETAILER TO CONFIRM DOOR SUPPLIER WITH BUILDER TO CHECK R/O WIDTH FOR PRENAIL (SOME SUPPLIERS REQUIRE LARGER R/O FOR CAVITY SLIDERS)
INTERNAL DOOR LEAF	:	REFER TO FLOOR PLAN FOR SIZES REFER TO H1 PLAN FOR DOOR TYPE OF DOOR BETWEEN HABITABLE SPACES & NON-HABITABLE SPACES (E.G. INTERNAL DOOR TO GARAGE) UNDERCUT POWDER DOOR 20mm TO ALLOW FOR AIR DRAW IN ACCORDANCE WITH G4/AS1 1.4.2.
FRONT DOOR	:	REFER TO H1 PLAN FOR DOOR TYPE

GENERAL NOTES

EXTERNAL JOINERY	:	ALL EXTERIOR DOORS & WINDOWS TO COMPLY WITH SNZ TS 4211:2022 WITH FRAME SPECIFICATION AS PER H1 PLAN & DRESSED TIMBER REVEALS
GLAZING	:	REFER TO H1 PLAN FOR GLAZING SPECIFICATION
SAFETY GLAZING	:	SAFETY GLAZING IN ACCORDANCE WITH NZS4223.3:2016 APPENDIX A (HUMAN IMPACT SAFETY REQUIREMENTS) & F2/AS1 & F4/AS1. REFER TO SCHEDULE FOR LOCATIONS & TO SELECTED EXTERNAL JOINERY MANUFACTURERS AS-BUILTS.
OBSCURE GLAZING	:	TO BATHROOM, ENSUITE & WC (REFER TO ELEVATIONS), CONFIRM FINISH (MILK OR STIPPOLITE) WITH CLIENT.
REBATES	:	NO REBATES, BOTTOM REVEAL TO ALL JOINERY UNITS.

NATURAL LIGHT & VENTILATION COMPLIANCE

G4 NATURAL VENTILATION	:	REFER TO SUPPORTING DOCS
G7 NATURAL LIGHTING	:	REFER TO SUPPORTING DOCS

JOB D0375

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DATE:

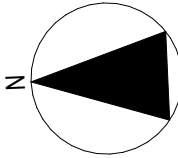
25.06.2025

SCALE:

1:50 @ A3

A6.01

JOINERY SCHEDULE



KEY

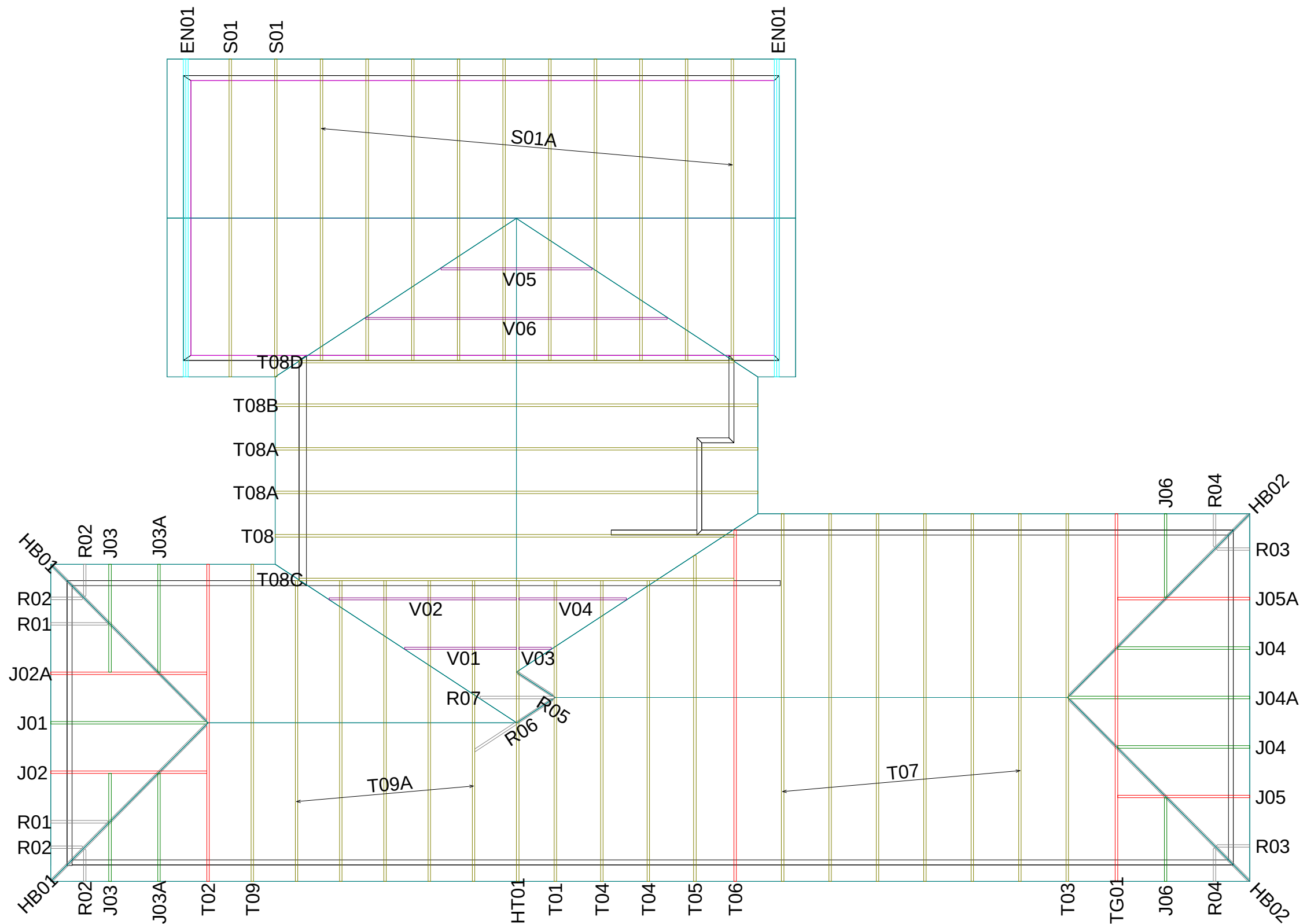
SYMBOL

GRADE A SAFETY GLAZING	SG
OBSCURE GLAZING	
RESTRICTOR STAYS	RS
GIB ADAPTOR	GA

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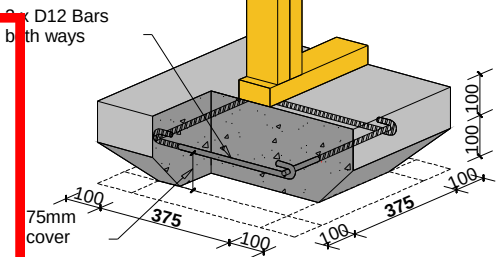


SDC - Approved Building Consent Document - BC251202 - Pg 30 of 33 - 15/07/2025 - steven.burnham

SLAB THICKENING & STUD REQUIREMENTS

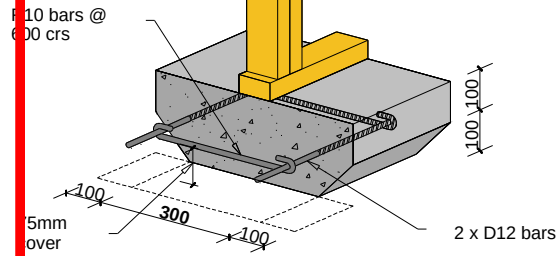
TYPE FP1
375mm² Pad

2 3



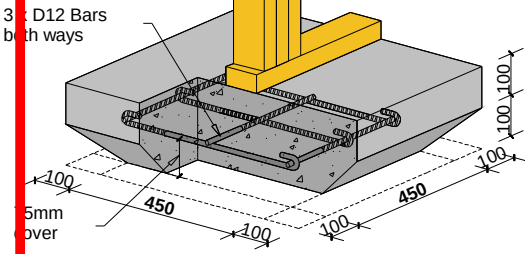
TYPE FS1
300mm Strip

2 3



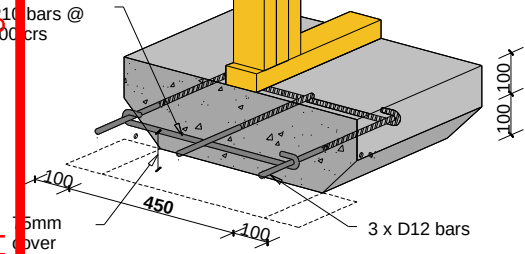
TYPE FP2
450mm² Pad

3 4



TYPE FS2
450mm Strip

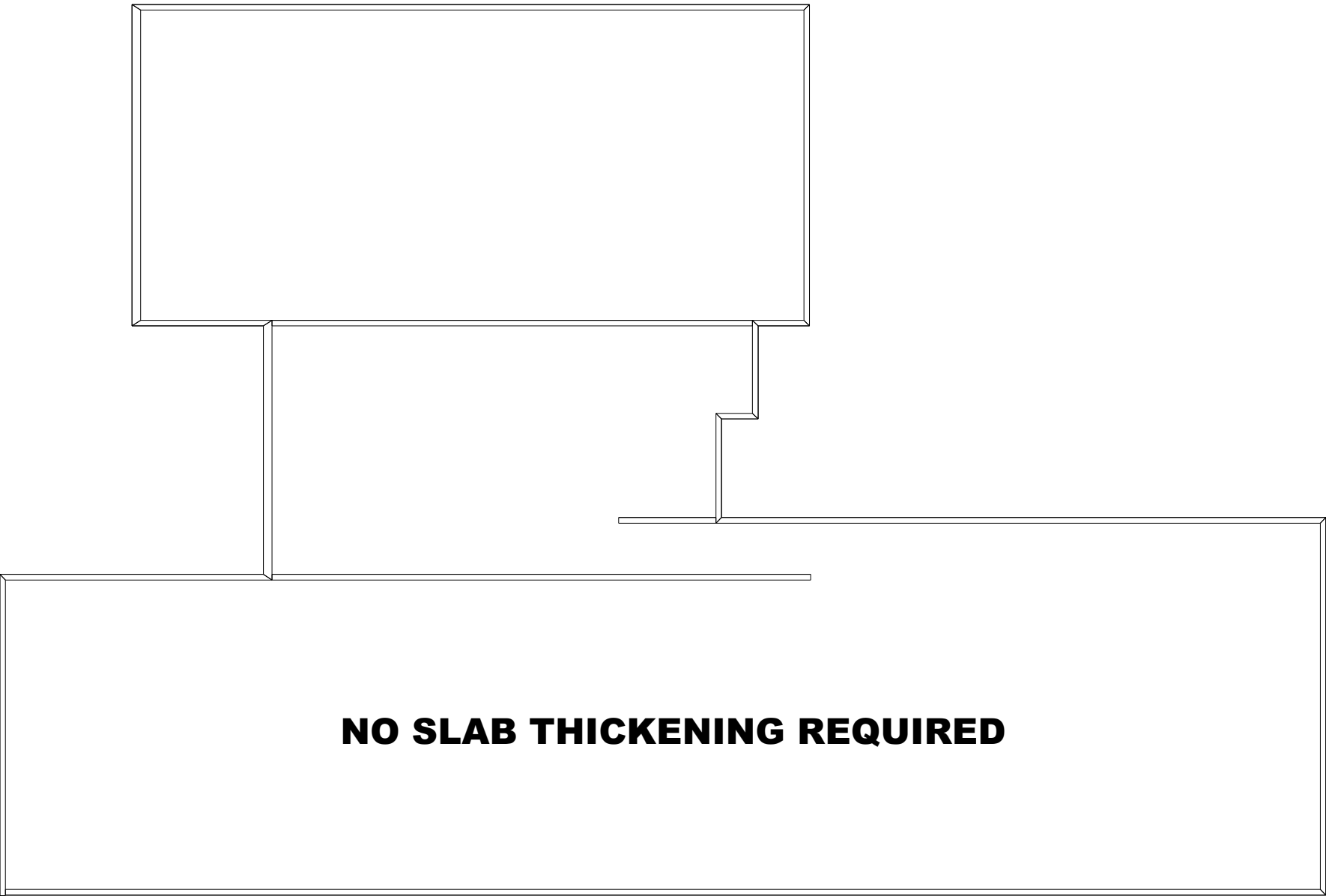
3 4



Notes:
- The numbers found in the hatched areas are the numbers of studs required below each truss
- Standard 100mm reinforcing concrete slab, as per NZS3604:2011

Refer to:
MiTek Internal Load Bearing on Concrete Floor Slabs 10/2011
MiTek Structural Fixings On-Site Guide for Building Code Compliance

Concrete Slab Thickening Guide



WESTLAKE
FRAME TRUSS STEEL
(03) 348 3401
sales@westlake.co.nz
www.westlake.co.nz
17 Frank Coxon Road,
Belfast,
Christchurch

Site Address :
Job D0375
Lot 4464 Te Whariki
Lincoln
Canterbury

Sheet Title :
**For Building Consent
Slab Thickening**
Date : 20 Jan,2023
Scale : 1: 100
Drawn : Isaac Arapai
System : MiTek 20/20

Job Details:
Roof Pitch : 35.00deg
Roof Material : Galv Iron .5mm
Ceiling Material : Standard Plaster Board 13mm
Wind Zone : High
Roof Snow Load : 0.315kPa
Truss Centres : 900mm
Roof Live Load : 0.250kPa
Floor Live Load :
Wind Speed : 44m/s
Overhang : 300mm



Job Title :
220468PS
Sheet :
2
Revision Number :

PrimeCad v4.7.346

SDC - Approved Building Consent Document - BC251202 - Pg 31 of 33 - 15/07/2025 - steven.burnham

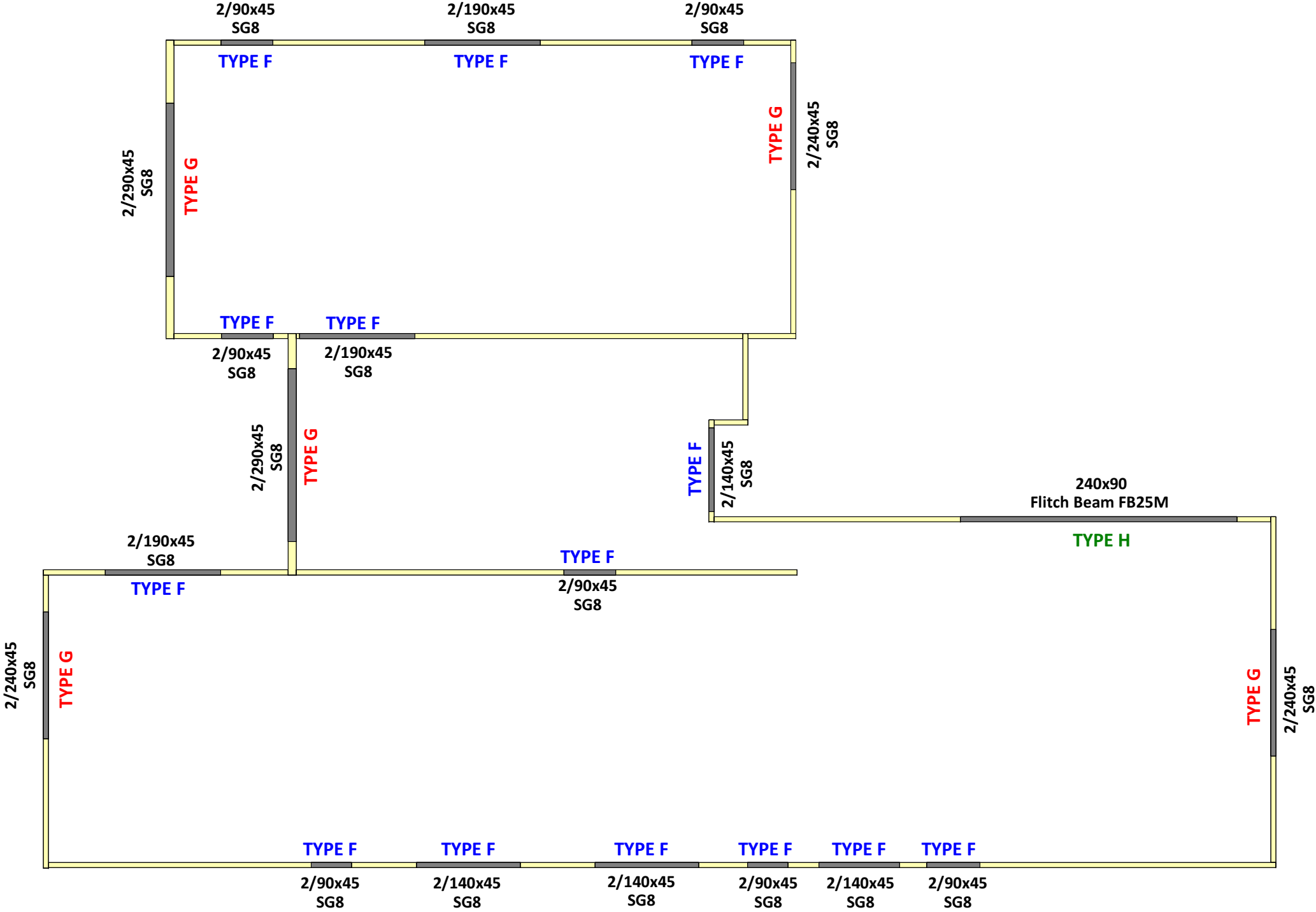
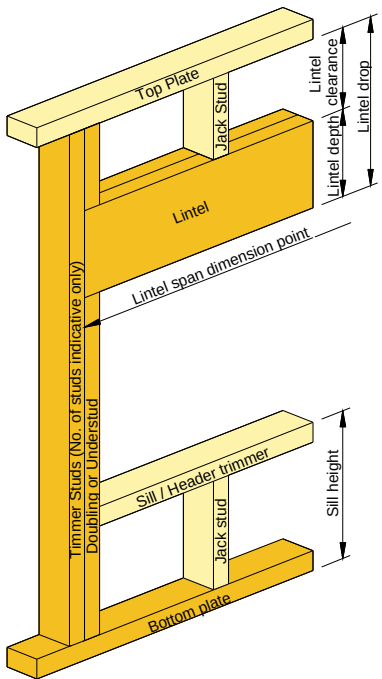
LUMBERLOK®
LINTEL FIXING OPTIONS

TYPE E
1.4 kN

TYPE F
4.0 kN

TYPE G
7.5 kN

TYPE H
13.5 kN



LINTELS SIZED USING GANGLAM CHART 2008 & MITEK BEAM

Refer to:
LUMBERLOK Lintel Fixing Schedule 10/2011
MiTek Structural Fixings **On-Site Guide** for Building Code Compliance
(Alternative to Table 8.14 & Figure 8.12 NZS 3604:2011)

WESTLAKE
FRAME TRUSS STEEL
(03) 348 3401
sales@westlake.co.nz
www.westlake.co.nz
17 Frank Coxon Road,
Belfast,
Christchurch

Site Address :
Job D0375
Lot 4464 Te Whariki
Lincoln
Canterbury

Sheet Title :
**For Building Consent
Lintel Fixing**
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Scale : 1: 100
Drawn : Isaac Arapai
System : MiTek 20/20

Job Details:
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Roof Material : Galv Iron .5mm
Ceiling Material : Standard Plaster Board 13mm
Wind Zone : High
Roof Snow Load : 0.315kPa
Truss Centres : 900mm
Roof Live Load : 0.250kPa
Floor Live Load :
Wind Speed : 44m/s
Overhang : 300mm

MiTek
PrimeCad v4.7.346

Job Title :
220468PS
Sheet :
3
Revision Number :

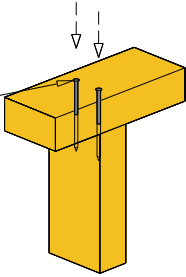
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STUD TO TOP PLATE

TYPE A
0.7 kN

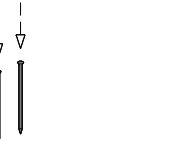
2 x 90mm x 3.15 Ø plain steel wire nails driven vertically into stud.



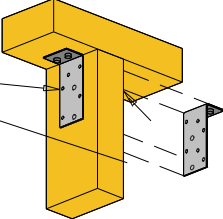
TYPE B
4.7 kN

CHOOSE ANY OF THE 3 OPTIONS BELOW

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



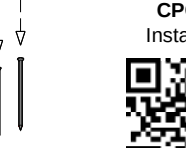
2 x LUMBERLOK CPC40



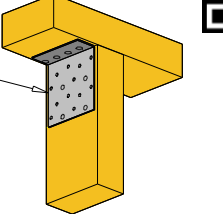
Recommended for internal wall options to avoid lining issues

OR

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



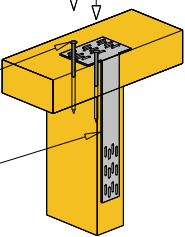
1 x LUMBERLOK 6 kN Stud Anchor (CPC80)



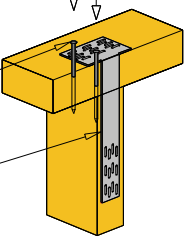
Recommended for internal wall options to avoid lining issues

OR

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



1 x LUMBERLOK Stud Strap



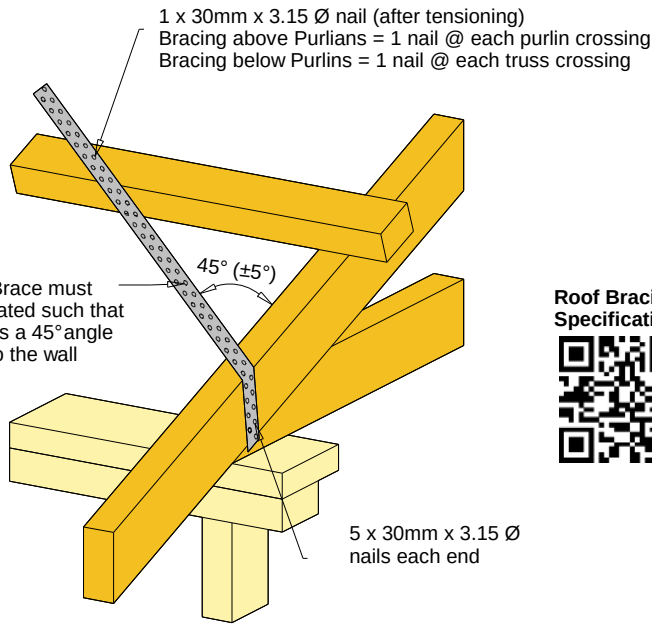
Refer to:
LUMBERLOK Stud to Top Plate Fixing Selection Chart 09/2011
MiTek Structural Fixings **On-Site Guide** for Building Code Compliance
(Alternative to NZS 3604:2011 Table 8.18)



WESTLAKE FRAME TRUSS STEEL (03) 348 3401 sales@westlake.co.nz www.westlake.co.nz 17 Frank Coxon Road, Belfast, Christchurch	Site Address : Job D0375 Lot 4464 Te Whariki Lincoln Canterbury	Sheet Title : For Building Consent Stud To Top Plate Fixing		Job Details: Roof Pitch : 35.00deg Roof Material : Galv Iron .5mm Ceiling Material : Standard Plaster Board 13mm Wind Zone : High Roof Snow Load : 0.315kPa		Truss Centres : 900mm Roof Live Load : 0.250kPa Floor Live Load : Wind Speed : 44m/s Overhang : 300mm		 PrimeCad v4.7.346	Job Title : 220468PS
		Date : 20 Jan,2023	Drawn : Isaac Arapai	Floor Live Load :		Sheet : 4			
		Scale : 1: 100	System : MiTek 20/20			Revision Number :			

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LUMBERLOK[®] ROOF BRACING



Refer to:
LUMBERLOK Roof Bracing Specifications 10/2011
MiTek Structural Fixings **On-Site Guide** for Building Code Compliance
As per NZS 3604:2011)

LUMBERLOK[®] TRUSS FIXINGS

- Pair of Wire Dogs and 2 x 90mm 3.15mm skew nails
- LUMBERLOK JH47x90 Joist Hanger
- LUMBERLOK JH47x120 Joist Hanger
- LUMBERLOK JH47x190 Joist Hanger
- LUMBERLOK JH95x165 Joist Hanger
- LUMBERLOK CT200 Ceiling Tie
- Pair of LUMBERLOK CT200 Ceiling Ties
- LUMBERLOK CT400 Cyclone Tie
- LUMBERLOK CT600 Cyclone Tie
- LUMBERLOK Multi Grip
- Pair of LUMBERLOK Multi Grips
- LUMBERLOK Nailon Plate
- LUMBERLOK N21 Diagonal Cleat
- LUMBERLOK CPC40 Cleat
- Pair of LUMBERLOK CPC40 Cleats
- LUMBERLOK TTP 16kN Truss to Top Plate set
- LUMBERLOK TTP 9kN Truss to Top Plate set

Joist Hanger Installation



CT200 Truss to Top Plate Fixing Installation



16kN & 9kN Truss to Top Plate Fixing Installation



Notes:
All other areas must have the minimum 2 x 90mm 3.15mm skew nails and 2 x wire dogs for truss to top plate connections

Refer to:
LUMBERLOK Timber Connectors Characteristic Loadings Data Brochure 08/2014

WESTLAKE
FRAME TRUSS STEEL
(03) 348 3401
sales@westlake.co.nz
www.westlake.co.nz
17 Frank Coxon Road,
Belfast,
Christchurch

Site Address :
Job D0375
Lot 4464 Te Whariki
Lincoln
Canterbury

Sheet Title :
**For Building Consent
Truss Fixings & Roof Bracing**

Date : 20 Jan,2023
Scale : 1: 100
Drawn : Isaac Arapai
System : MiTek 20/20

Job Details:
Roof Pitch : 35.00deg
Roof Material : Galv Iron .5mm
Ceiling Material : Standard Plaster Board 13mm
Wind Zone : High
Roof Snow Load : 0.315kPa
Truss Centres : 900mm
Roof Live Load : 0.250kPa
Floor Live Load :
Wind Speed : 44m/s
Overhang : 300mm

Job Title :
220468PS
Sheet :
5
Revision Number :
PrimeCad v4.7.346
MiTek

