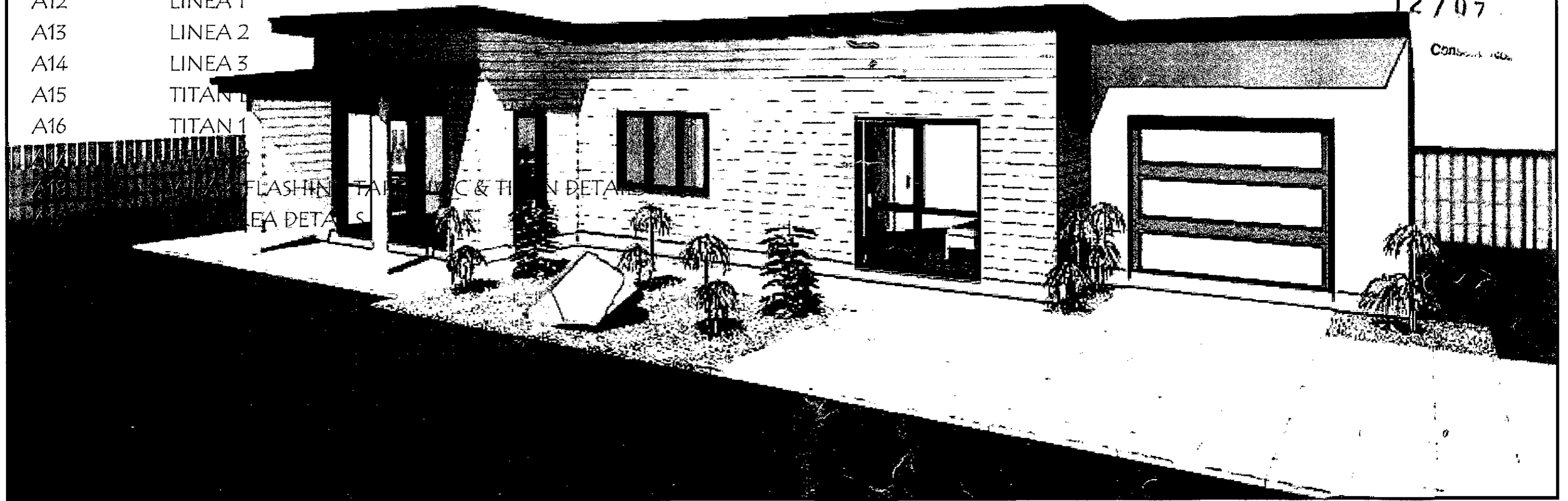


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SHEET NO.	DRAWING
A00	COVER SHEET
A01	SITE PLAN DETAIL
A02	FOUNDATION PLAN
A03	FLOOR PLAN
A04	FRAMING PLAN
A05	PLUMBING PLAN
A06	BRACING PLAN
A07	ROOF PLAN
A08	ELEVATIONS
A09	SECTIONS
A10	SECTION & ROOF CLADDING
A11	DOOR & WINDOW SCHEDULE
A12	LINEA 1
A13	LINEA 2
A14	LINEA 3
A15	TITAN 1
A16	TITAN 1

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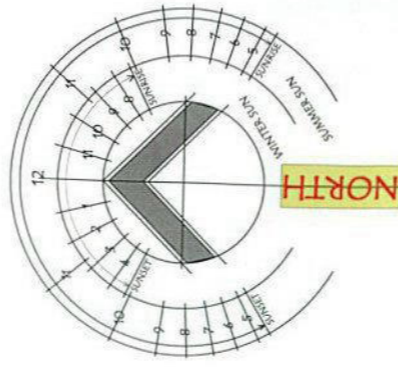
APPROVED
12/07
Construction



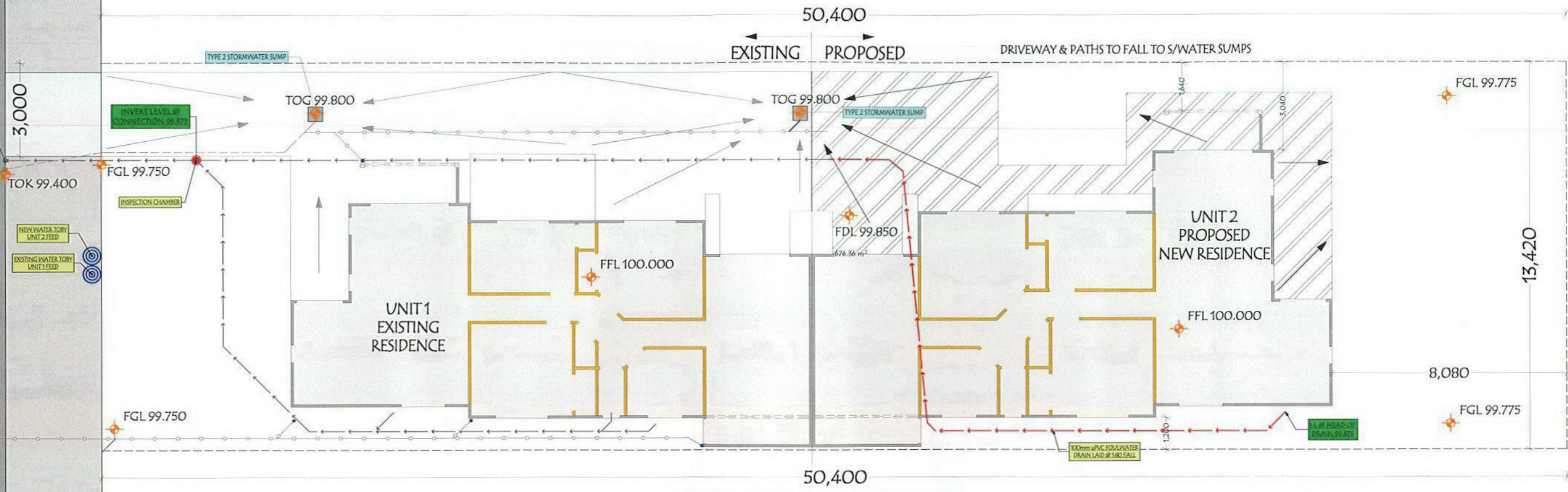
G.J. Gardner.

SIGLEY / GORDON
60 DUNCAN STREET

LOT 3
60 DUNCAN ST
D.P 2351 / 675m²
WANGANUI EAST



DUNCAN STREET



SITE IS VERY FLAT AND LEVEL

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Consent No. 1:150

SITE PLAN

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Construct in accordance with NZS5604(2011) & the NZBC.

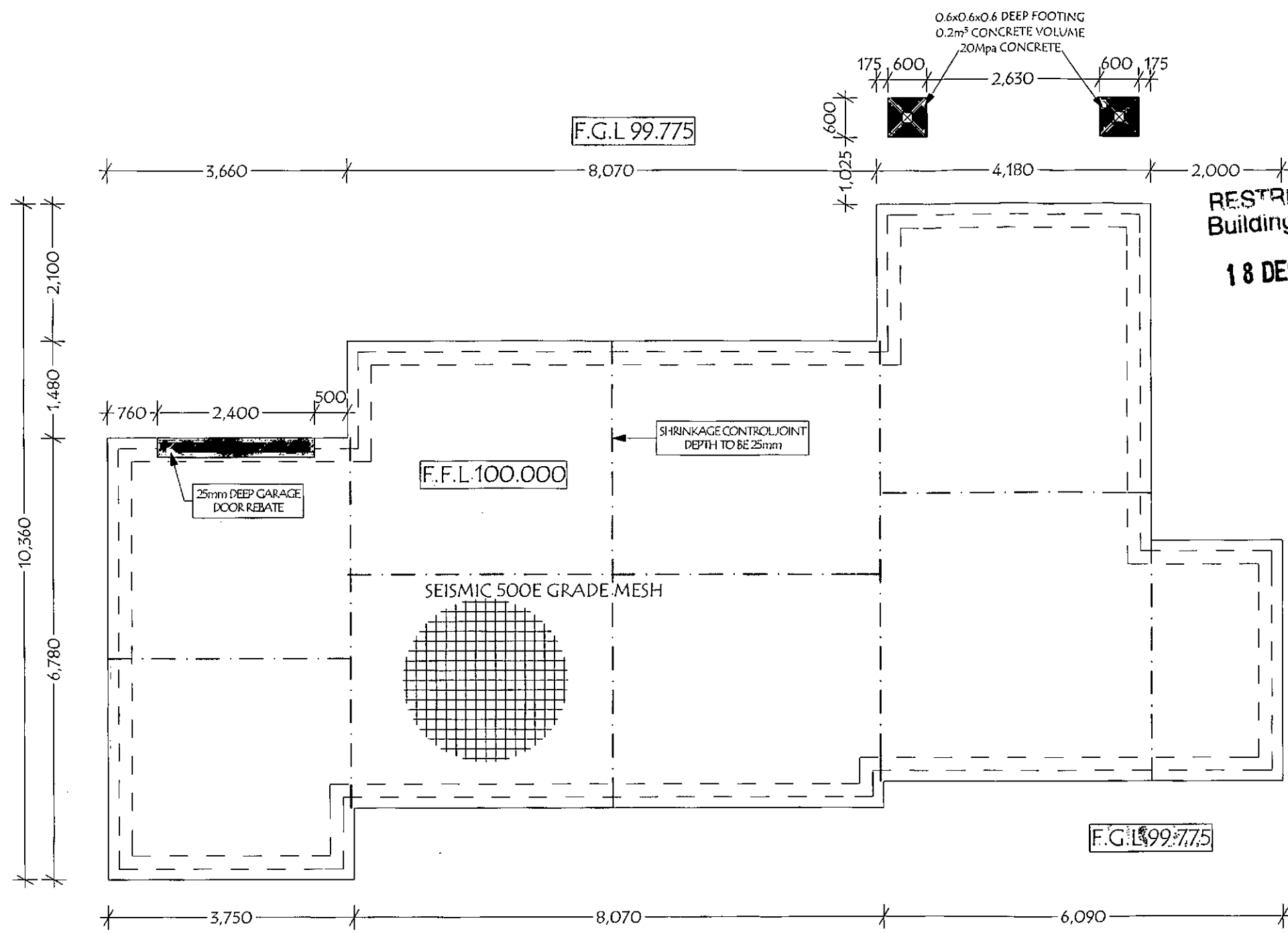
SIGLEY / GORDON
60 DUNCAN STREET
WANGANUI

SITE PLAN DETAIL

BP118443

JOB No:	#PIn
SHEET SIZE:	A3
SCALE:	1:150
DRAWN:	MIKE O'LEARY
PRINTED:	28/01/2013

REVISION NO. A01
28/01/13



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GENERAL NOTES:
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CONFIRM ON SITE PRIOR TO COMMENCEMENT OF WORK.

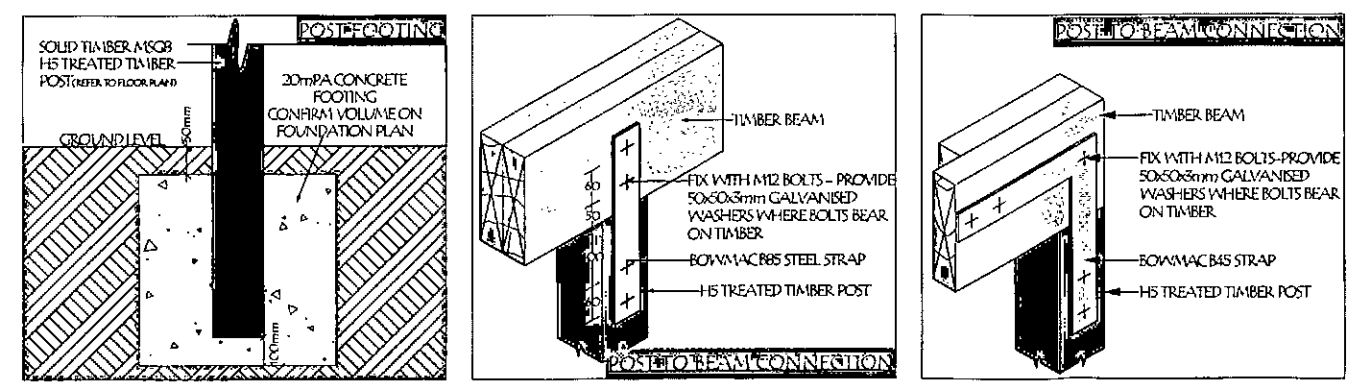
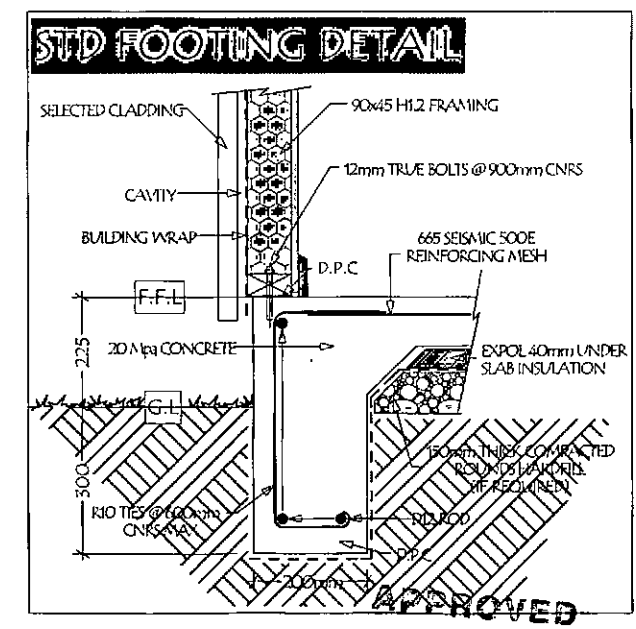
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH NZS 3604(2011) AND THE NZBC.

PLANS TO BE READ IN CONJUNCTION WITH JOB SPECIFICATION & TRADE RELATED PUBLICATIONS.

1. ALL DIMENSIONS ARE TO EXT FOUNDATION LINES.
2. FOR FOOTING INFO REFER TO FOUNDATION DETAILS.
3. FOUNDATION HAS BEEN DESIGNED FOR SITE THAT MEETS NZS3604 STANDARDS.
4. REFER TO BRACING SHEETS FOR ADDITIONAL BOTTOM PLATE FIXING REQUIREMENTS.
5. 100mm THICK CONCRETE SLAB 20MPa WITH SE62 MESH REINFORCING 30mm TOP COVER MINIMUM, OVER THERMATHENE CONCRETE UNDERLAY 250 MICRON DPM LAYER OVER SAND BINDING OVER 150mm GENERAL ALL PURPOSE WALL GRADED HARD FILL, MAX 40mm GRANULAR SIZE.

FOUNDATION NOTE:
-FOUNDATION CONTRACTOR TO CHECK FLOOR PLAN DIMENSIONS WITH FOUNDATION PLAN BEFORE COMMENCING WORK.
-DIMENSIONS ARE TO OUTSIDE EDGE OF FOUNDATION WALL.

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POST & BEAM DETAILS

FOUNDATION PLAN

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60 DUNCAN STREET
WANGANUI

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1:75



FOUNDATION PLAN

JOB No: #Pln
SHEET SIZE: A3
SCALE: 1:10, 1:75
DRAWN: MIKE O'LEARY
PRINTED: 17/12/2012

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PLANS TO BE READ IN CONJUNCTION WITH JOB
SPECIFICATION & TRADE RELATED PUBLICATIONS.




1. 90x45 MSG8 H1.2 EXTERNAL WALL FRAMING,
STUDS @ 600mm CNRS, H1.2 BOTTOM PLATES,
90x45 MSG8 H1.2 INTERNAL WALL FRAMING,
STUDS @ 600mm CNRS,
H3.1 BOTTOM PLATES TO WET AREAS.
2. ALL LINTELS AS PER NZS3604, ALTERNATE
MAY BE USED WITH ACCOMPANYING PRODUCER
STATEMENT FROM THE MANUFACTURER.
3. ALL FRAMING TIMBER IN CONTACT WITH STEEL
OR CONCRETE TO HAVE A DPC SEPERATION
LAYER BETWEEN.
4. REFER TO BRACING SHEETS FOR ADDITIONAL
BOTTOM PLATE FIXING REQUIREMENTS.

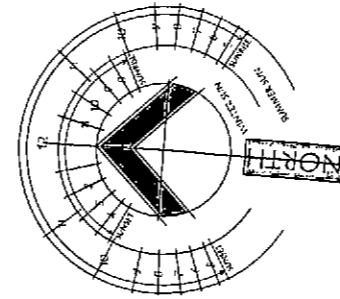
NOTE: LINTEL SIZING HAS BEEN DETERMINED ASSUMING
UNIFORM DISTRIBUTED LOADS FROM A TRUSSED ROOF
AS PER NZS 3604. LINTELS OUTSIDE THIS WHERE
THE SPECIFIC TRUSS DESIGN SUBJECTS LINTELS TO GIRDER
TRUSS (POINT) LOADS, IT'S REQUIRED THAT THE TRUSS
MANUFACTURER RECALCULATE AND SPECIFY THESE
LINTEL SIZES AND FIXING SCHEDULE.

ALL FRAMING TIMBER TO BE MIN MSG8

NOTE:

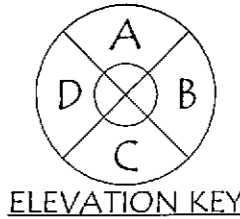
EXT JOINERY SIZES ARE ACTUAL. PLEASE ADD 15mm TO HEIGHT & WIDTH
INT JOINERY IS LEAF SIZE ONLY

-  SELECTED CARPET
-  SELECTED NON SLIP TILES
-  CONCRETE FLOOR



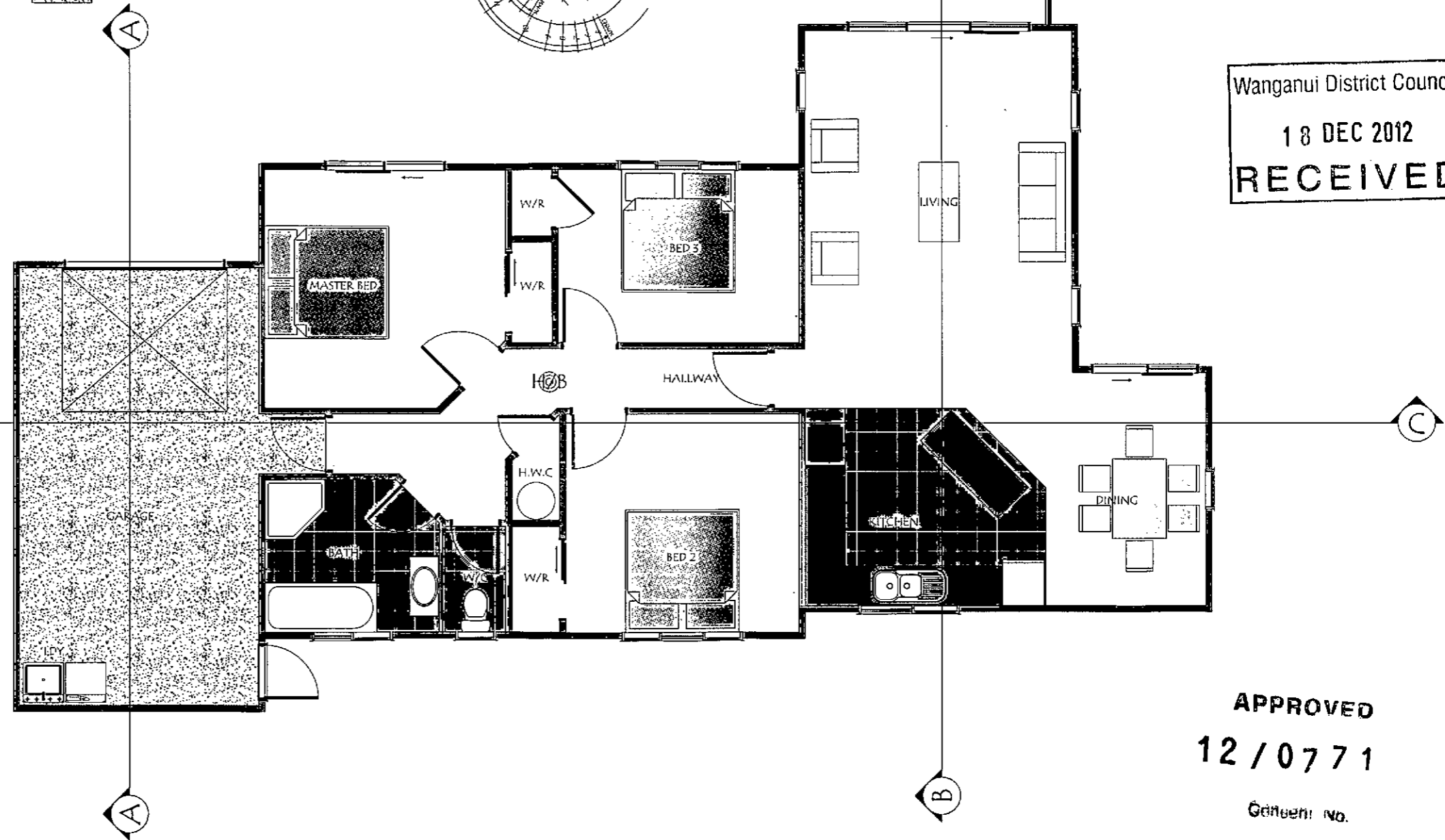
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ELEVATION KEY

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HOB DOMESTIC SMOKE ALARMS
TO BE INSTALLED IN ACCORDANCE WITH NZBC F7

- SMOKE ALARMS SHALL BE PROVIDED WITH A HUSH FACILITY HAVING A MINIMUM DURATION OF 60 SECONDS.
- SMOKE ALARMS SHALL BE LISTED OR APPROVED BY A RECOGNIZED AUTHORITY AS COMPLYING WITH AT LEAST ONE OF: UL 217 CAN/ULC 5531, AS 3786, BS 5446 PART 1.
- WITHIN 3.0m OF EVERY SLEEPING SPACE DOOR.

FLOOR AREA UNIT 1127.2m²
STUD HEIGHT 2.420
ROOF PITCH 5 DEG

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Genen: No.

DIMENSIONED FLOOR PLAN

1:75

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Construct in accordance with
NZS3604(2011) & the NZBC.

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WANGANUI

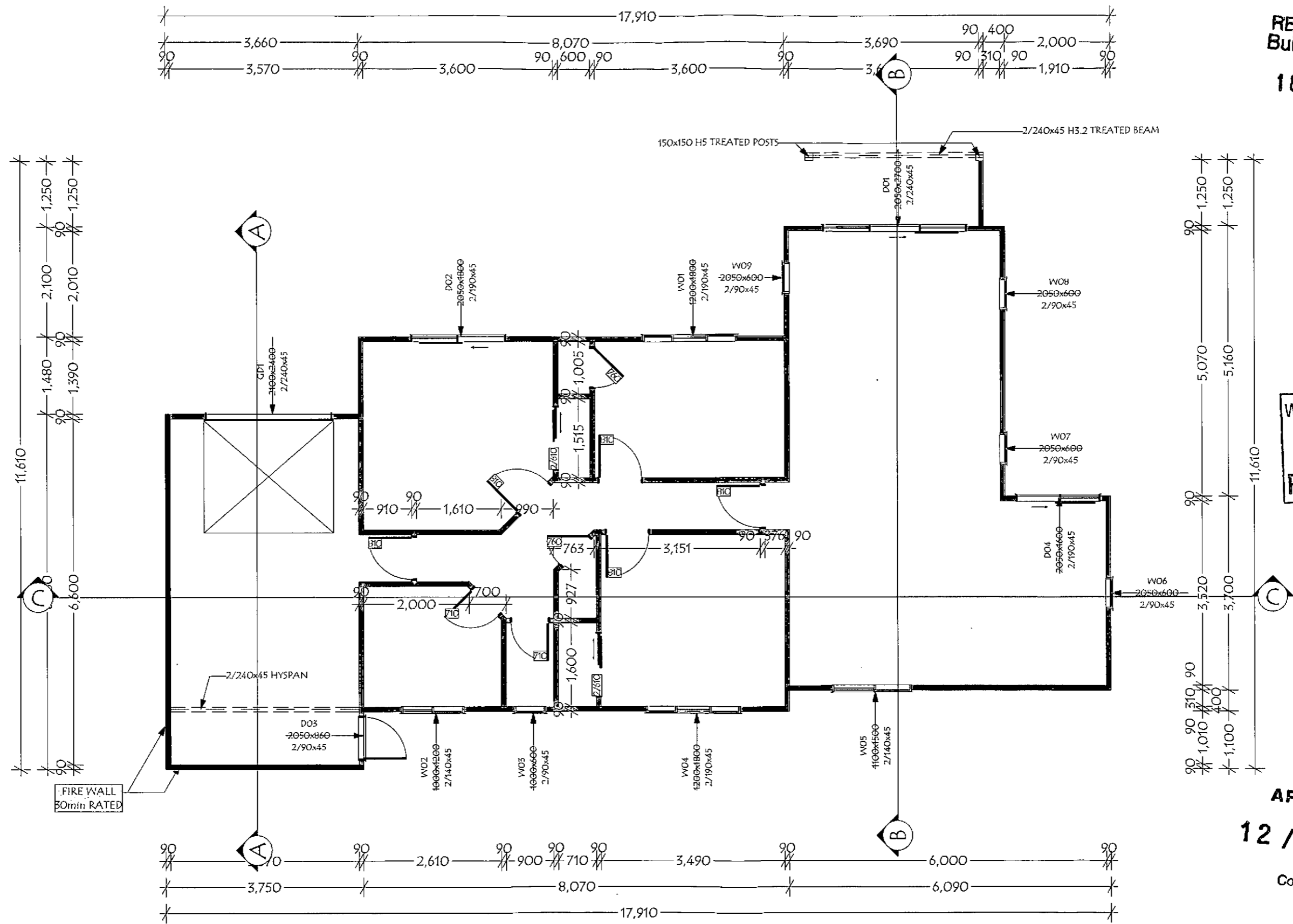


FLOOR PLAN

JOB No. #Pln
SHEET SIZE: A3
SCALE: 1:75
DRAWN: MIKE O'LEARY
PRINTED: 17/12/2012

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FRAMING SETOUT

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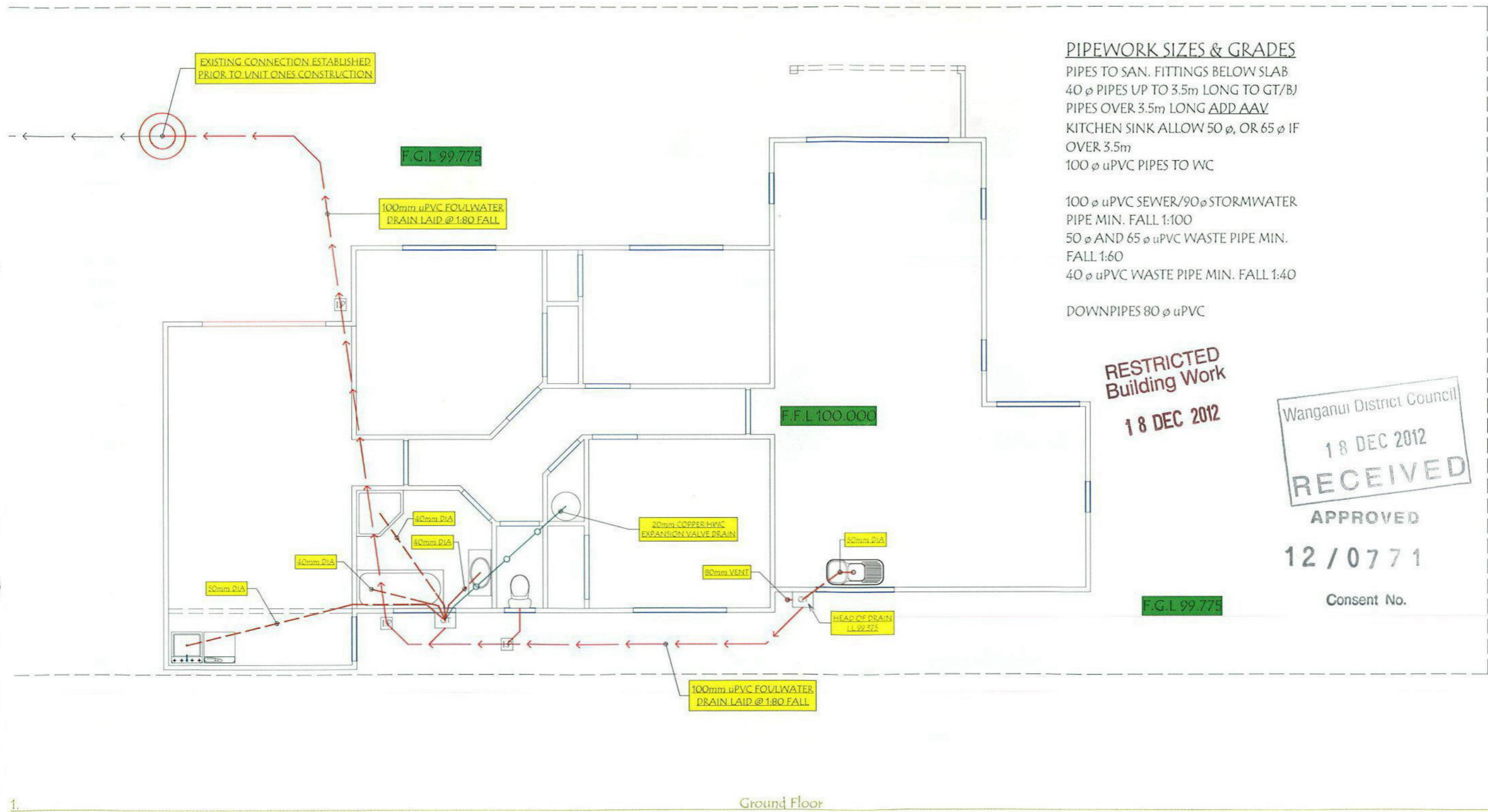
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FRAMING PLAN

JOB No: #Pln
 SHEET SIZE: A3
 SCALE: 1:75
 DRAWN: MIKE O'LEARY
 PRINTED: 17/12/2012

MAIN WATER SUPPLY FROM MAINS TO BE 25mm MDPE PIPE,
 INTERNAL PIPES & FITTINGS TO BE BUTELINE, 20mm HOT & COLD
 MAIN SUPPLY WITH 15mm BRANCHES TO ALL FITTINGS
 PIPEWORK TO BE LAGGED WITH ARMAFLEX PIPE LAGGING



PIPEWORK SIZES & GRADES
 PIPES TO SAN. FITTINGS BELOW SLAB
 40 φ PIPES UP TO 3.5m LONG TO GT/B/
 PIPES OVER 3.5m LONG ADD AAV
 KITCHEN SINK ALLOW 50 φ, OR 65 φ IF
 OVER 3.5m
 100 φ uPVC PIPES TO WC

 100 φ uPVC SEWER/90 φ STORMWATER
 PIPE MIN. FALL 1:100
 50 φ AND 65 φ uPVC WASTE PIPE MIN.
 FALL 1:60
 40 φ uPVC WASTE PIPE MIN. FALL 1:40

 DOWNPIPES 80 φ uPVC

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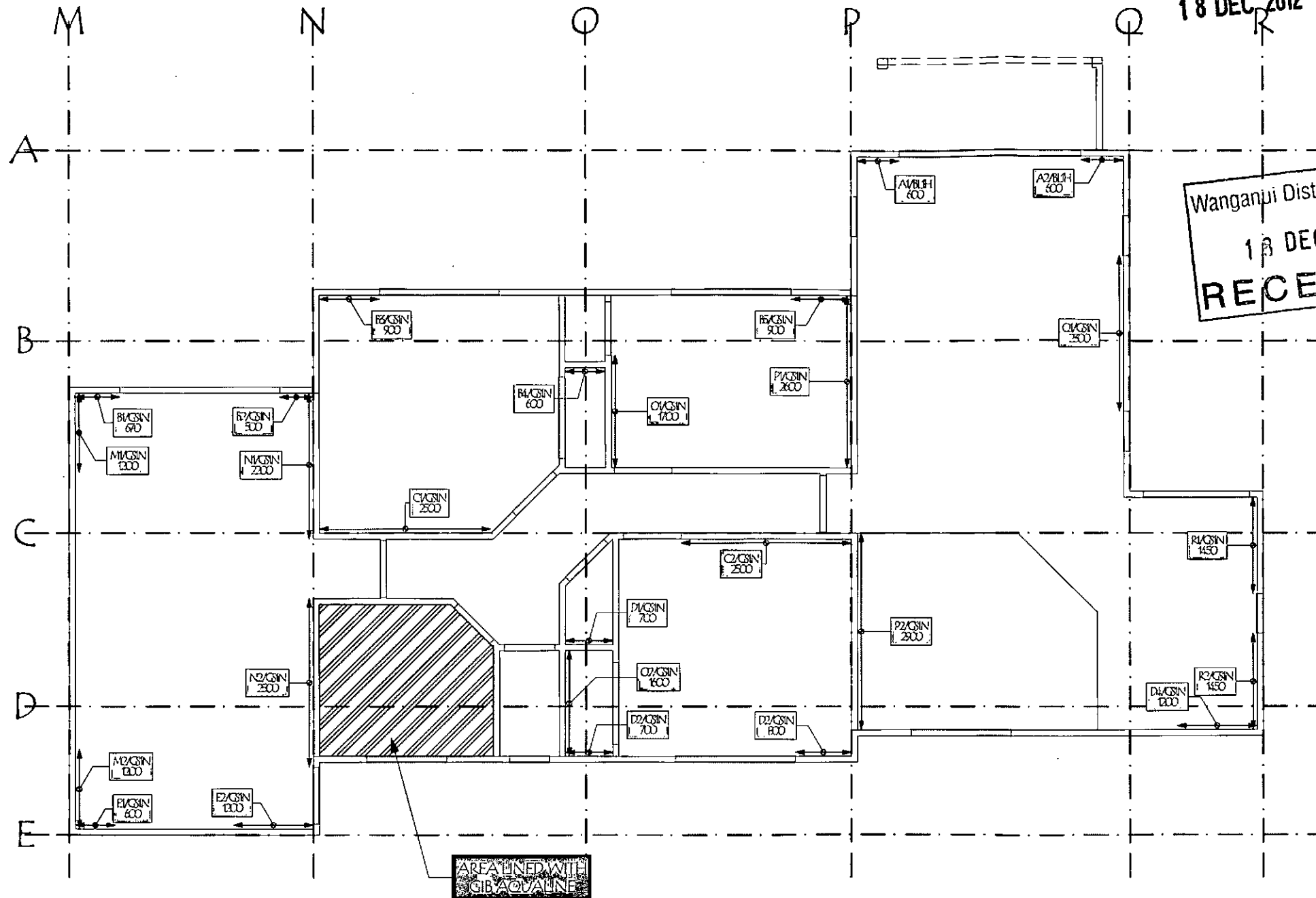
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PLUMBING PLAN
 JOB No: #Pln
 SHEET SIZE: A3
 SCALE: 1:75
 DRAWN: MIKE O'LEARY
 PRINTED: 17/12/2012
A05
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BRACING SETOUT

1:75

GIB EzyBrace® System Specification - GS1-N JUNE 2011

Specification Code	Minimum Length (m)	Linking requirement
GS1-N	0.4	Any 10mm or 13mm GIB® Standard Plasterboard to one side only

WALL FRAMING
Wall framing to comply with:
• NZBC B1 - Structure; AS1 Clause 3.2 Timber (NZS 3604:2011)
• NZBC B2 - Durability AS1 Clause 3.2 Timber (NZS 3602)
Framing dimensions and height as determined by NZS 3604 stud and top plate tables for load bearing and non-bearing walls. The use of kiln dried stress graded timber is recommended.

BOTTOM PLATE FIXING
Timber Floor
Pairs of hand driven 100 x 3.75mm nails at 600mm centres, or
Three power driven 50 x 3.15 nails at 600mm centres.
Concrete floor

INTERNAL WALL BRACING LINES
In accordance with the requirements of NZS 3604:2011 for internal wall plate fixing or 75 x 3.6mm shot fired fasteners with 16mm discs spaced at 150mm and 300mm from end studs and 600mm centres thereafter.

EXTERNAL WALL BRACING LINES
In accordance with the requirements of NZS 3604 for external plate fixing.

WALL LINING
Any 10mm or 13mm GIB® Plasterboard lining.
Sheets can be fixed vertically or horizontally.
Sheet joints shall be touch lited.
Use full length sheets where possible.

PERMITTED SUBSTITUTION
For permitted GIB® Plasterboard substitutions refer to Page 21 in GIB Ezybrace® Systems 2011.

FASTENING THE LINING
Fasteners
32mm x 6g GIB® Grabber® high thread screws, or 30mm GIB® Nails.
Fastener centres
50, 100, 150, 225, 300mm from each corner and 150mm thereafter around the perimeter of the bracing element.
For vertically fixed sheets place fasteners at 300mm centres to intermediate stud joints.
For horizontally fixed sheets place single fasteners to the sheet edge where it crosses the stud.
Use clouts of GIB Fix® adhesive at 300mm centres to intermediate studs.
Place fasteners no closer than 12mm from paper bound sheet edges and 18mm from any sheet end or cut edge.

JOINTING
All fastener heads stopped and all sheet joints paper tape reinforced and stopped in accordance with the GIB® Site Guide.

GIB EzyBrace® System Specification - BL1-H JUNE 2011

Specification Code	Minimum Length (m)	Linking requirement	Other requirements
BL1-H	0.4	10mm or 13mm GIB Braceline® to one side only	Hold downs

WALL FRAMING
Wall framing to comply with:
• NZBC B1 - Structure; AS1 Clause 3.2 Timber (NZS 3604:2011)
• NZBC B2 - Durability AS1 Clause 3.2 Timber (NZS 3602)
Framing dimensions and height as determined by NZS 3604 stud and top plate tables for load bearing and non-bearing walls. The use of kiln dried stress graded timber is recommended.

BOTTOM PLATE FIXING
Timber Floor
Use panel hold downs at each end of the bracing element. The GIB HandBrac® is recommended. See details in GIB Ezybrace® Systems 2011 or GIB® Site Guide.
Pairs of hand driven 100 x 3.75mm nails at 600mm centres, or
Three power driven 90 x 3.15 nails at 600mm centres.
Concrete floor
Use panel hold downs at each end of the bracing element. The GIB HandBrac® is recommended. See details in GIB Ezybrace® Systems 2011 or GIB® Site Guide. Within the length of the bracing element bottom plates are to be fixed in accordance with the requirements of NZS 3604.

WALL LINING
One layer 10mm or 13mm GIB® Braceline.
Sheets can be fixed vertically or horizontally.
Sheet joints shall be touch lited.
Use full length sheets where possible.

PERMITTED SUBSTITUTION
For permitted GIB® Plasterboard substitutions refer to Page 21 in GIB Ezybrace® Systems 2011.

FASTENING THE LINING
Fasteners
32mm x 6g GIB® Grabber® high thread screws. (GIB Braceline® Nails may be used with 10mm GIB Braceline® only.)
Fastener centres
50, 100, 150, 225, 300mm from each corner and 150mm thereafter around the perimeter of the bracing element.
For vertically fixed sheets place fasteners at 300mm centres to the sheet joint.
For horizontally fixed sheets place single fasteners to the sheet edge where it crosses the stud.
Use clouts of GIB Fix® adhesive at 300mm centres to intermediate studs.
Place fasteners no closer than 12mm from paper bound sheet edges and 18mm from any sheet end or cut edge.

JOINTING
All fastener heads stopped and all sheet joints paper tape reinforced and stopped in accordance with the GIB® Site Guide.

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WANGANUI



BRACING PLAN

JOB No.: #P/n
SHEET SIZE: A3
SCALE: 1:75
DRAWN: MIKE O'LEARY
PRINTED: 17/12/2012

METALCRAFT MC760 COLORSTEEL ROOF CLADDING
 ROOF PITCH TO BE 5.00 DEG
 SOFFITS TO BE GENERALLY 450mm
 ROOF SURFACE AREA 157m²

GENERAL NOTES:

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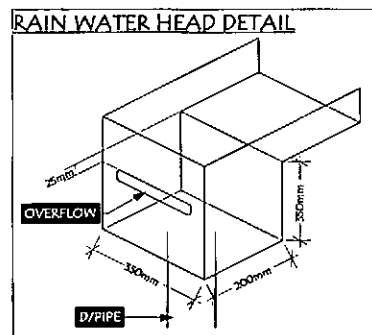
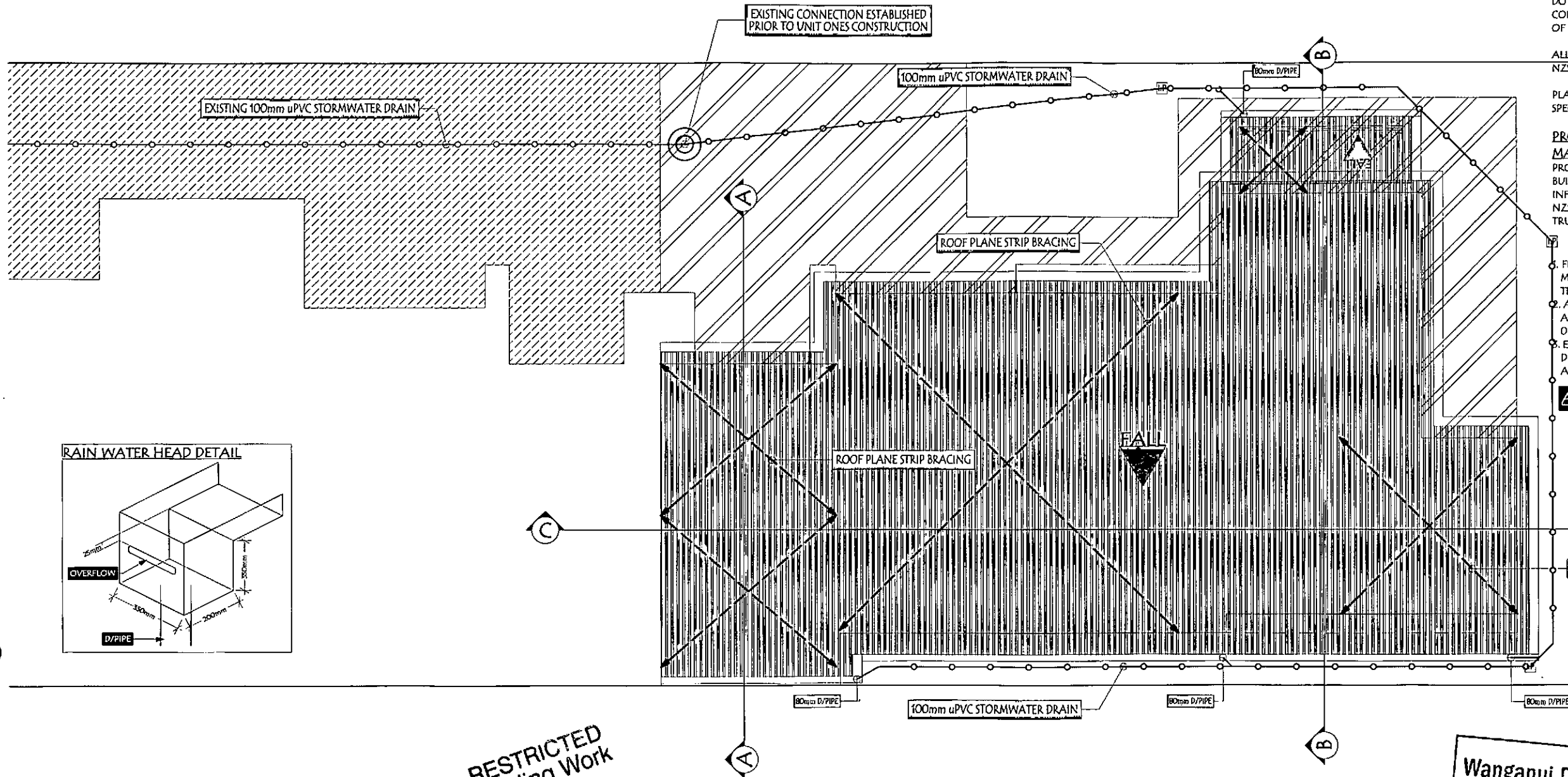
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH
 NZS 3604 AND THE NZBC.

PLANS TO BE READ IN CONJUNCTION WITH JOB
 SPECIFICATION & TRADE RELATED PUBLICATIONS.

PROPRIETARY NAIL PLATE ROOF TRUSSES.
MANUFACTURER:
 PRODUCER STATEMENT TO BE PROVIDED AT TIME OF
 BUILDING CONSENT APPLICATION.
 INFORMATION TO INCLUDE ALL REQUIREMENTS
 NZS 3604 C10.2.2.3.
 TRUSSES TO BE H1.2 TREATED.

- 1. FIX ROOF CLADDING IN ACCORDANCE WITH
 MANUFACTURERS SPECIFICATIONS. RENDER WATER
 TIGHT ALL FLASHINGS AT HIPS, VALLEYS & RIDGES.
- 2. ALL RIDGE, VALLEY, BARGE, EAVES & EXPOSED
 APRON FLASHING TO BE COLORCOTE COLORSTEEL
 0.55BMT UNLESS OTHERWISE STATED.
- 3. EXECUTE AND COMPLETE ALL PLUMBING &
 DRAINAGE REQUIREMENTS IN ACCORDANCE WITH
 AS/NZS 3500.

ALL DOWNPIPES TO BE 80mm DIA



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ROOF PLAN

1:100

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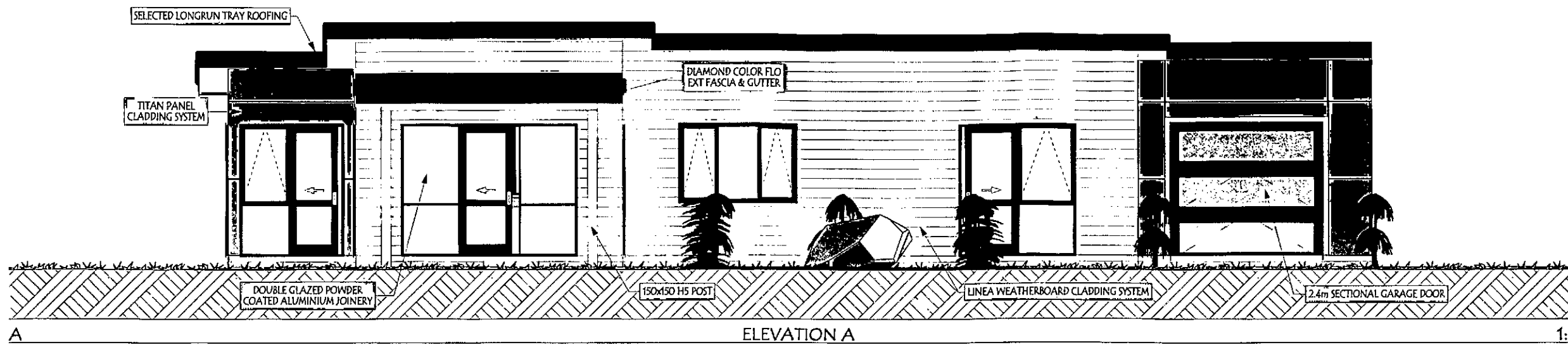
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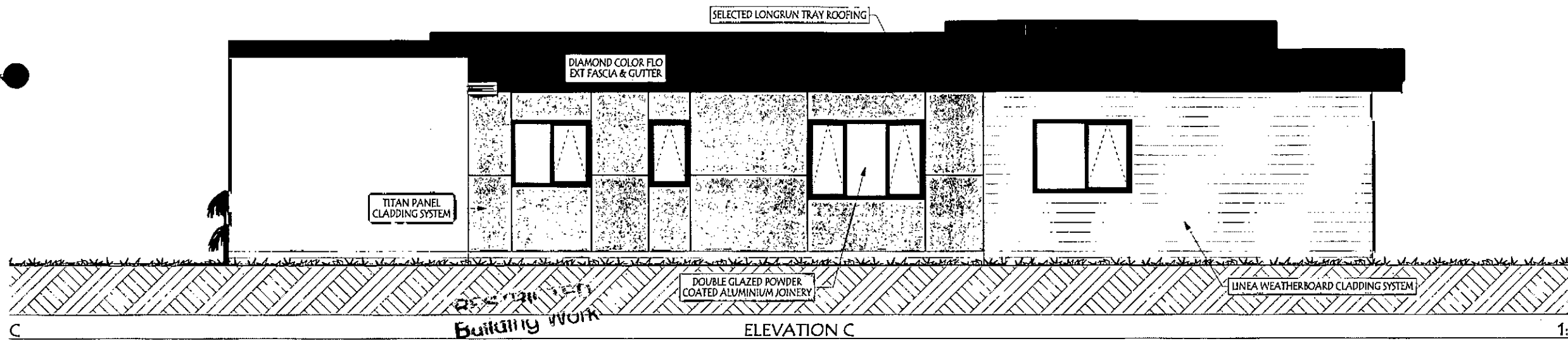
ROOF PLAN

JOB No: #P/n
 SHEET SIZE: A3
 SCALE: 1:100, 1:10
 DRAWN: MIKE O'LEARY
 PRINTED: 28/01/2013

REVISION NO:



BUILDING ENVELOPE RISK MATRIX		
East Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	MED	0
Number of storeys	LOW	0
Roof/wall intersection design	LOW	0
Eaves width	MED	1
Envelope complexity	LOW	0
Deck design	LOW	0
Total Risk Score:		1

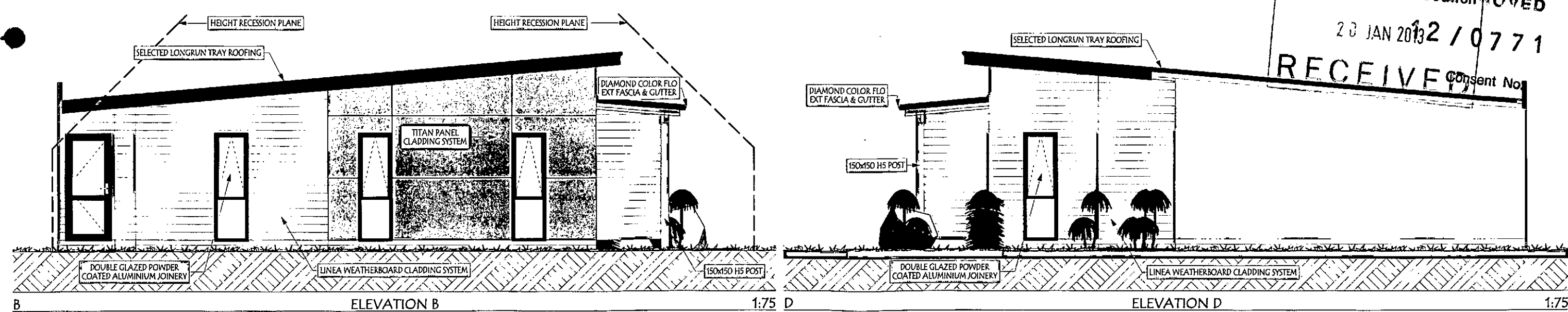


BUILDING ENVELOPE RISK MATRIX		
West Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	MED	0
Number of storeys	LOW	0
Roof/wall intersection design	LOW	0
Eaves width	V-HIGH	5
Envelope complexity	LOW	0
Deck design	LOW	0
Total Risk Score:		5

BUILDING ENVELOPE RISK MATRIX		
South Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	MED	0
Number of storeys	LOW	0
Roof/wall intersection design	LOW	0
Eaves width	V-HIGH	5
Envelope complexity	LOW	0
Deck design	LOW	0
Total Risk Score:		5

BUILDING ENVELOPE RISK MATRIX		
North Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	MED	0
Number of storeys	LOW	0
Roof/wall intersection design	LOW	0
Eaves width	MED	1
Envelope complexity	LOW	0
Deck design	LOW	0
Total Risk Score:		1

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RISK MATRIX
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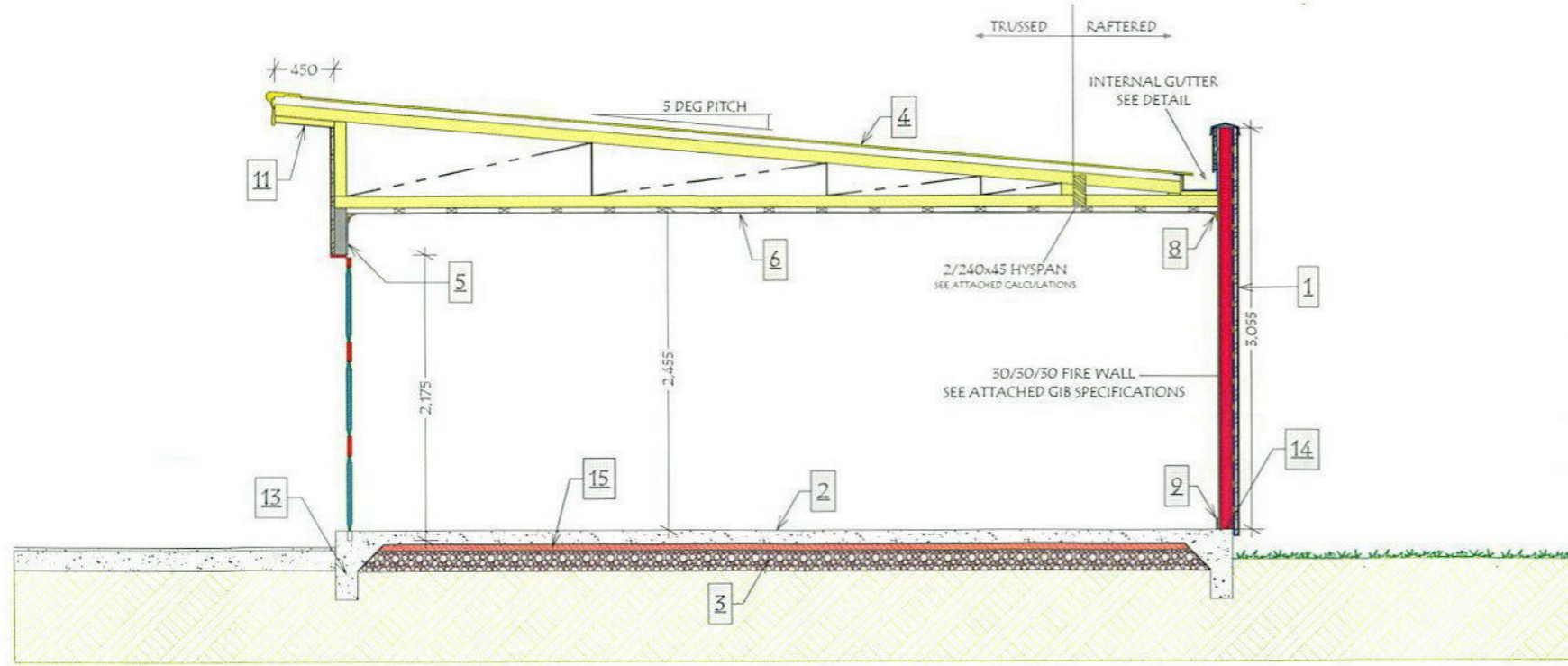
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ELEVATIONS
 JOB No: #PIn
 SHEET SIZE: A3
 SCALE: 1:75, 1:100
 DRAWN: MIKE O'LEARY
 PRINTED: 28/01/2013
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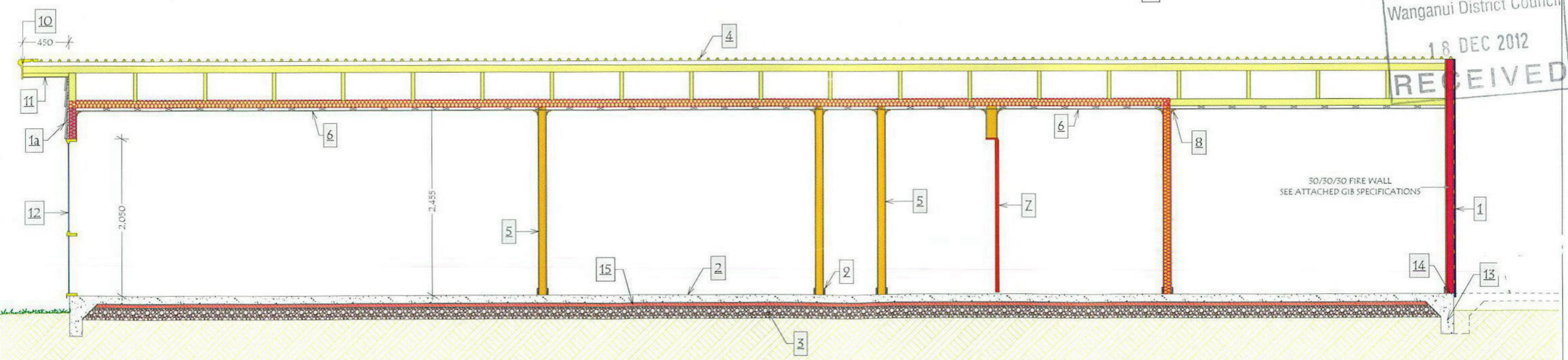
SECTION A-A 1:50

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18 DEC 2012

SECTION LEGEND

- 1 HARDIES TITAN FACADE PANEL CLADDING SYSTEM ON CAVITY BATTONS ON BUILDING PAPER ON 90x45 H1.2 K.D TIMBER FRAMING WITH STUDS @ 400 MAX & DWANGS @ 800mm MAX.
- 1a HARDIES LINEA CLADDING SYSTEM ON CAVITY BATTONS ON BUILDING PAPER ON 90x45 H1.2 K.D TIMBER FRAMING WITH STUDS @ 600mm CRS MAX & DWANGS @ 800mm CRS MAX.
- 2 100mm THICK 20 MPa CONCRETE SLAB WITH S6.2 SEISMIC 500E REINFORCING MESH ON 40mm EXPOL UNDERFLOOR ON DPC ON 150mm DEEP COMPACTED WASH ROUNDS HARDFILL
- 3 150 mm DEEP COMPACTED WASH ROUNDS HARDFILL OR EQUIVALENT IF SITE REQUIRES
- 4 METALCRAFT COLORSTEEL LONGRUN MC760 ROOF CLADDING ON ROOFING UNDERLAY ON 75x50mm PURLINS @ 900mm CRS MAX ON APPROVED TRUSSES @ 900mm CRS MAX DOCUMENTATION TO BE SUPPLIED BY APPROVED TRUSS FABRICATOR
- 5 10mm GIB BOARD WALL LINING ON 90mm H1.2 TREATED TIMBER FRAMING, R2.2 FIBREGLASS INSULATION TO EXT WALL CAVITIES TO FORM BUILDING ENVELOPE
- 6 10mm GIB BOARD CEILING LINING ON METAL BATTONS @ 400mm CRS MAX, R5.6 FIBREGLASS INSULATION TO CEILING CAVITY TO FORM BUILDING ENVELOPE
- 7 INTERNAL DOORS TO BE PAINT QUALITY M.D.F HOLLOW CORE IN 20mm TIMBER JAMBS WITH SELECTED ARCHITRAVE UNLESS OTHERWISE SPECIFIED
- 8 55mm GIB COVE TO CEILING
- 9 60x12mm MDF SKIRTINGS WITH PINUS TO WET AREAS
- 10 SELECTED METAL FASCIA AND QUAD GUTTER SYSTEM
- 11 4.5mm THICK HARDIFLEX SOFFIT LINING WITH PVC JOINTERS
- 12 SELECTED POWDER COATED GLAZED ALUMINIUM WINDOWS AND DOORS WITH TIMBER REVEALS AND SELECTED ARCHITRAVE. GLAZING TO COMPLY WITH NZS 4223 PTS. LINTEL AS PER NZS5604:2011.
- 13 20MPa CONCRETE FOOTING. FOUNDATION FOOTING SHALL BE CONSTRUCTED WITH 5x12s AND R10 TIES @ 600mm crs, REFER TO DETAIL
- 14 LUMBER LOCK BOTTOM PLATE ANCHOR @ 900mm crs WITH RAMSET NAILS 100mm @ 900mm ALTERNATIVE crs
- 15 40mm EXPOL UNDER SLAB INSULATION

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SECTION C-C 1:50

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Wanganui Franchise for G.J. Gardner Homes
126 Gayton Street, Wanganui
P.O. Box 695, Wanganui

PH: 06 343 3565
FX: 06 343 3964
www.gjgardner.co.nz

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WANGANUI

SECTIONS

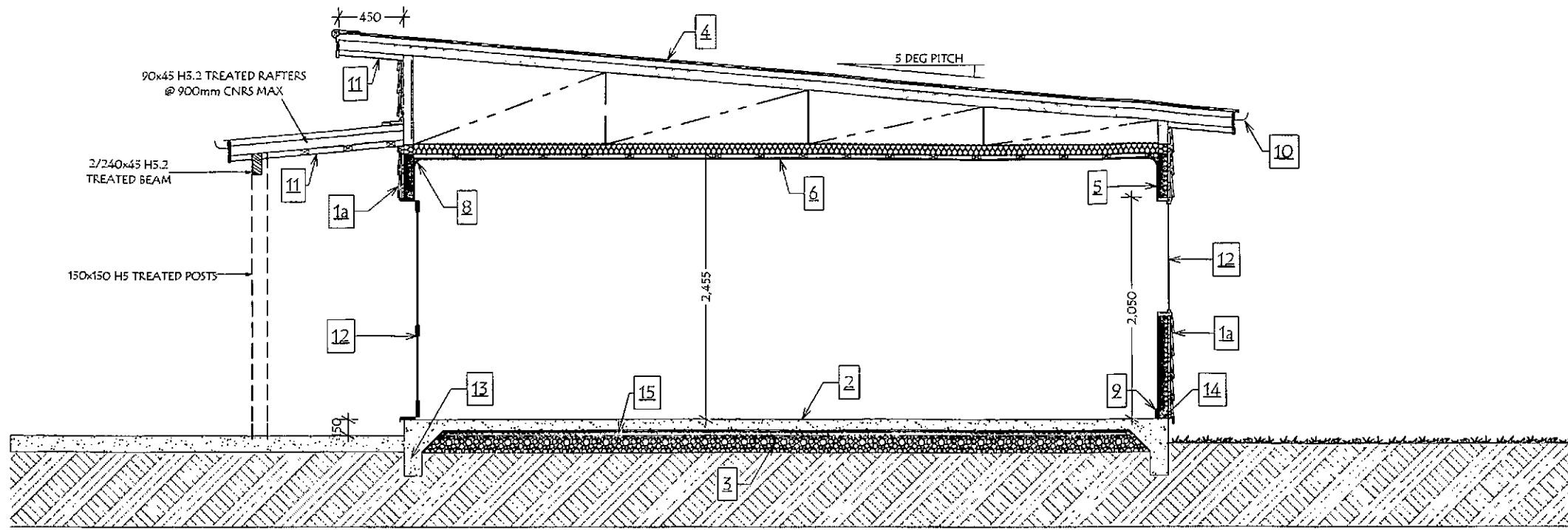
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PRINTED: 17/12/2012

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A09
REVISION NO.

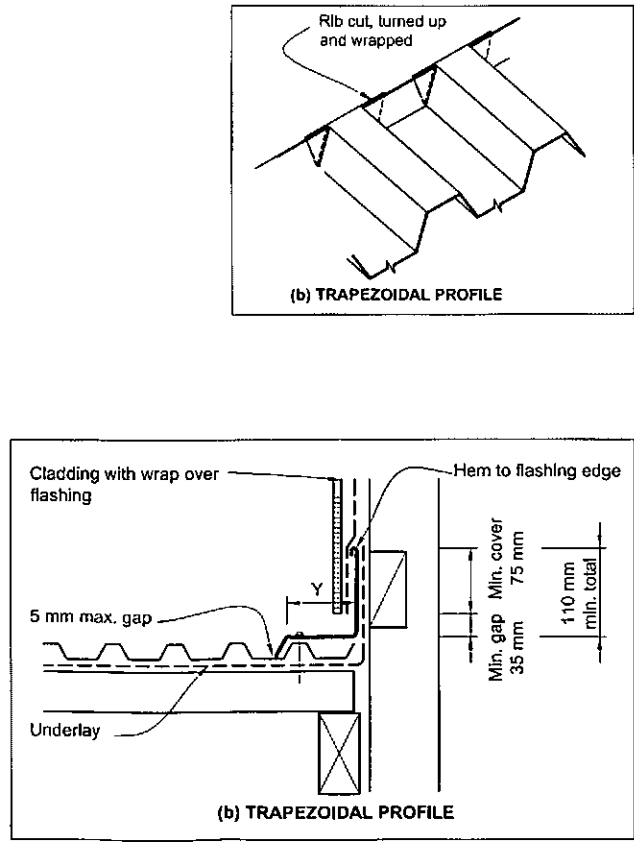
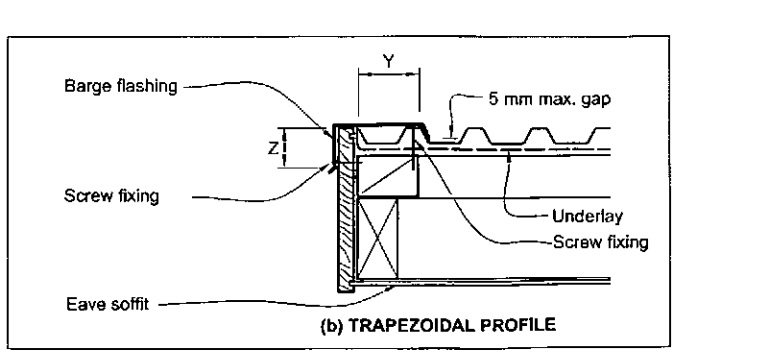
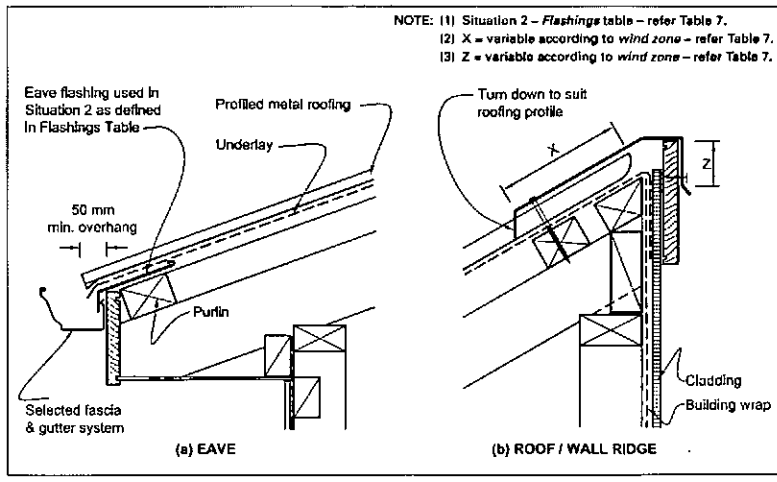
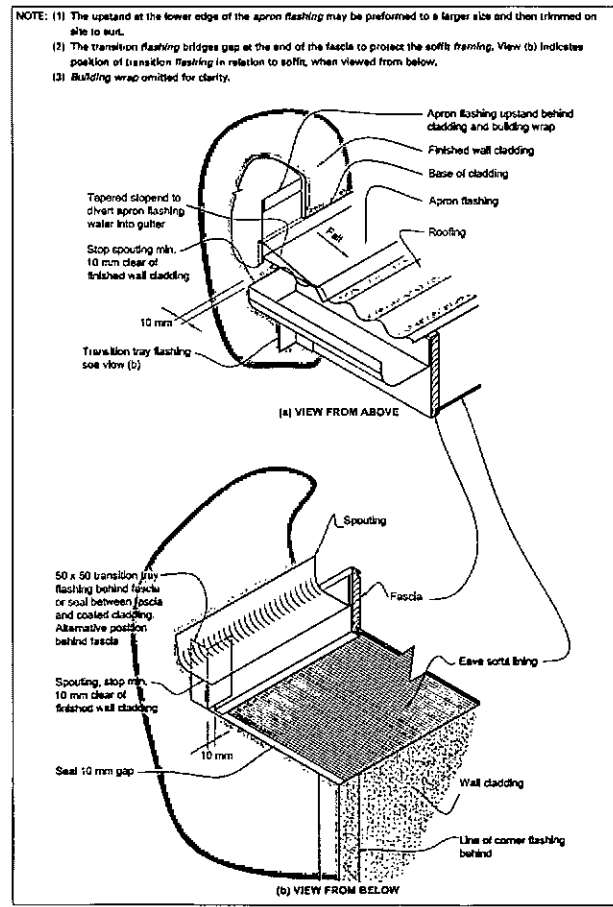
SECTION LEGEND

- 1 HARDIES TITAN FACADE PANEL CLADDING SYSTEM ON CAVITY BATTENS ON BUILDING PAPER ON 90x45 H1.2 K.D TIMBER FRAMING WITH STUDS @ 600mm MAX & DWANGS @ 800mm MAX.
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- 3 150 mm DEEP COMPACTED WASH ROUNDS HARDFILL OR EQUIVALENT IF SITE REQUIRES
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- 15 40mm EXPOL UNDER SLAB INSULATION



SECTION B-B

1:50



ROOF CLADDING DETAILS

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SECTION & ROOF CLADDING

JOB No: #P10
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 SCALE: 1:9.5, 1:50
 DRAWN: MIKE O'LEARY
 PRINTED: 17/12/2012

DOOR SCHEDULE									
Quantity	1	1	1	1	1	2	2	2	5
Height	2,050	2,050	2,050	2,175	2,050	2,040	2,040	2,080	2,040
Width	860	1,600	1,800	2,400	2,730	760	810	1,240	860
2D Symbol									
3D Front View									
Extra Information									
ID	D03	D04	D02	GD1	D01	710	760	2/610	810

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ALL GLAZING TO COMPLY WITH NZS 4223 PT 3
ALL UNITS TO BE DOUBLE GLAZED

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Building Work
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WINDOW SCHEDULE									
Quantity	1	1	1	1	1	1	1	1	1
Height	2,050	2,050	2,050	2,050	1,000	1,000	1,100	1,200	1,200
Width	600	600	600	600	600	1,200	1,500	1,800	1,800
Head Height	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050
Sill Height	0	0	0	0	1,050	1,050	950	850	850
2D Symbol									
3D Front View									
Extra Information									
ID	W06	W07	W08	W09	W03	W02	W05	W01	W04

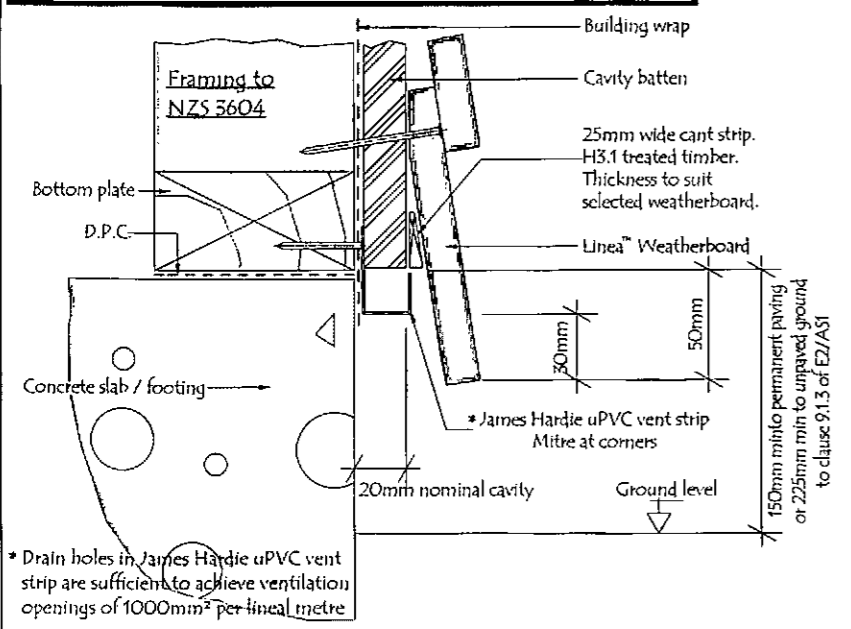
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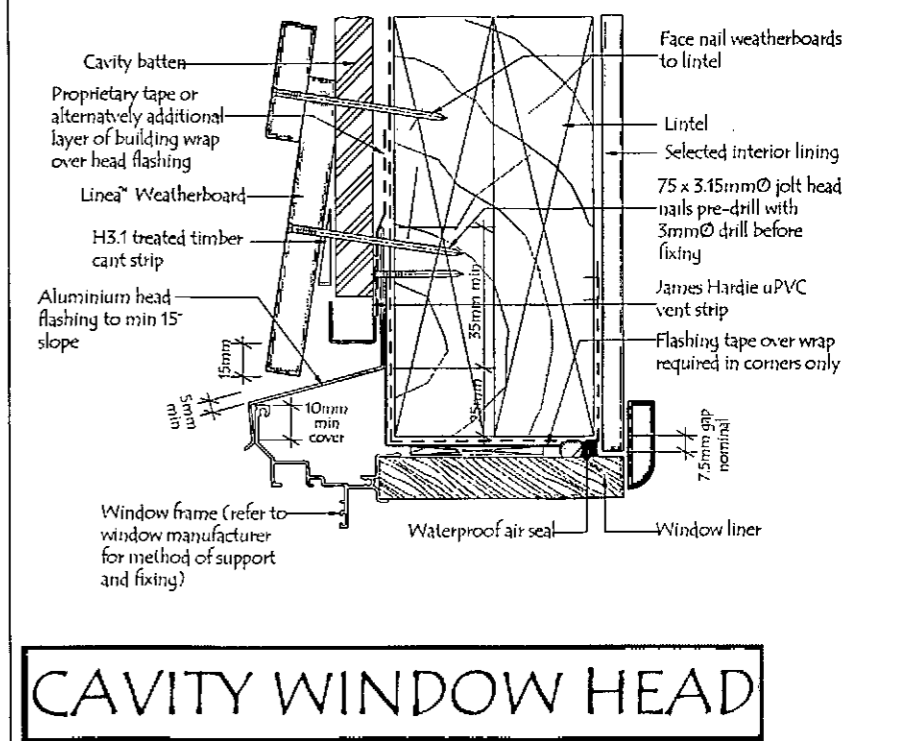
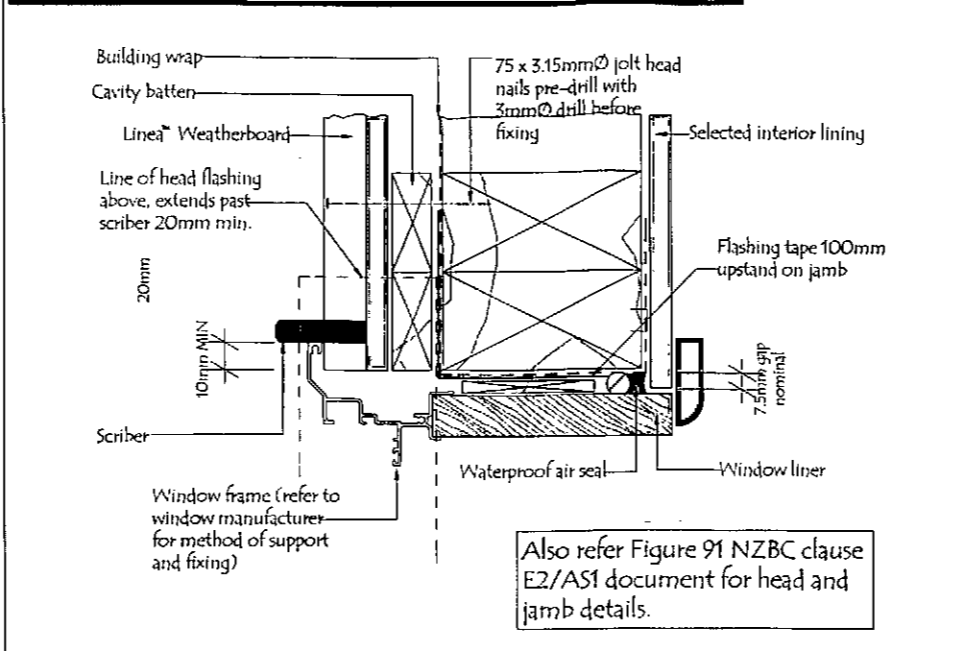
SIGLEY / GORDON
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WANGANUI

DOOR & WINDOW SCHEDULE
JOB No: #PIn
SHEET SIZE: A3
SCALE: 1:0.9, 1:0.8
DRAWN: MIKE O'LEARY
PRINTED: 17/12/2012

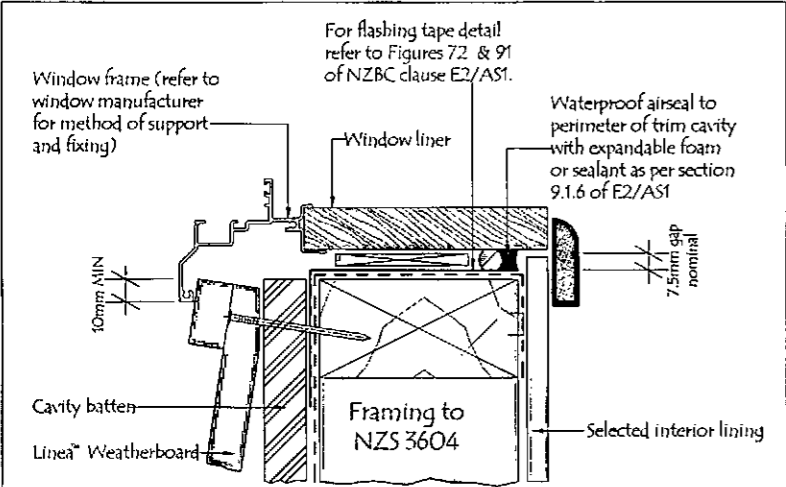
CAVITY FOUNDATION



CAVITY WINDOW JAMB



CAVITY WINDOW HEAD



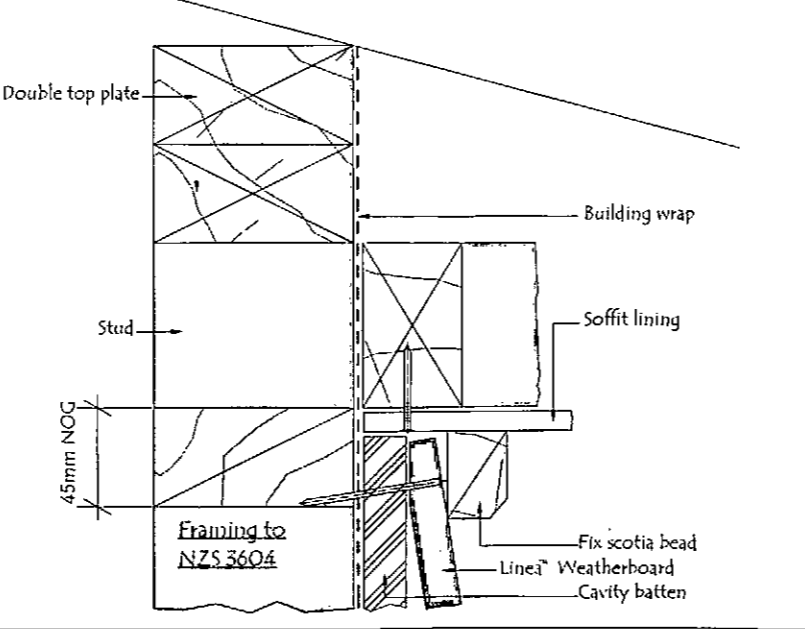
CAVITY WINDOW SILL

General notes for materials selection

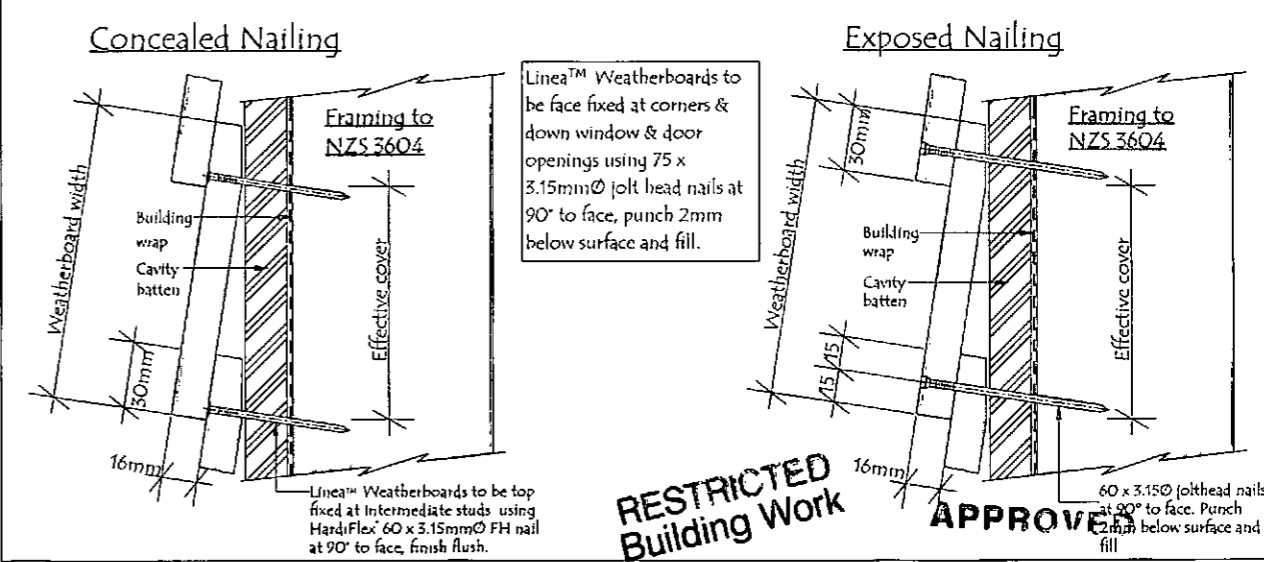
- Flashing materials must be selected based on environmental exposure, refer to NZS 3604 and Table 20 of NZBC clause E2/AS1.
- Building wrap must comply with acceptable solution NZBC clause E2/AS1 and NZS 3604.
- Flashing tape must have proven compatibility with the selected building wrap and other materials with which it comes into contact as per Table 21 of NZBC clause E2/AS1.

Refer to the manufacturer or supplier for technical information for these materials.

CAVITY SOFFIT JUNCTION



CAVITY WEATHERBOARD FIXING



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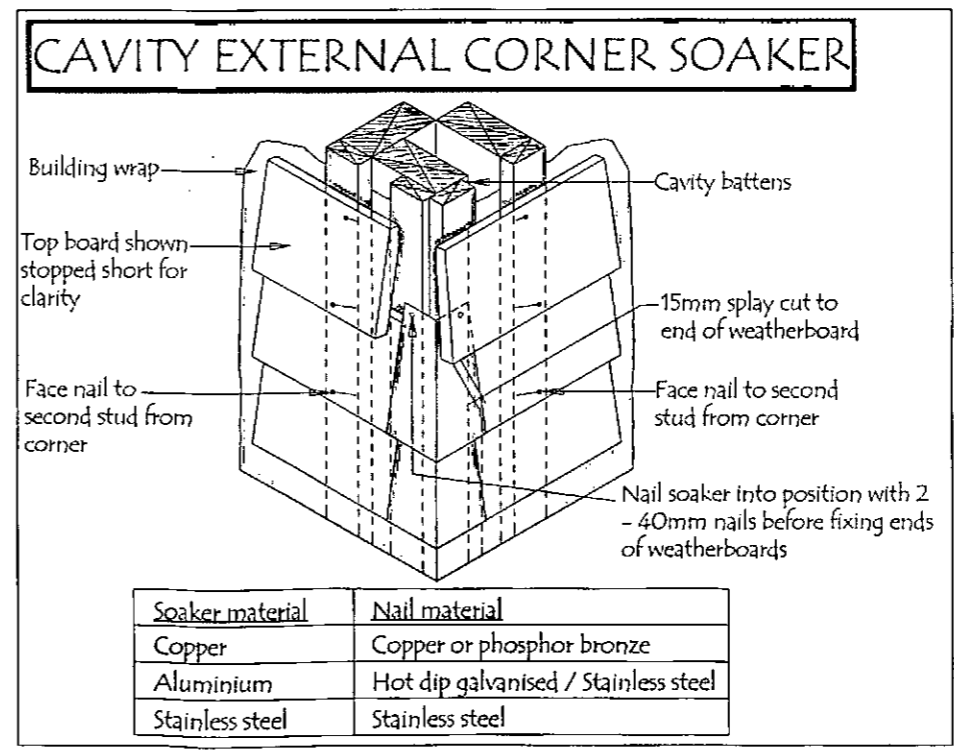
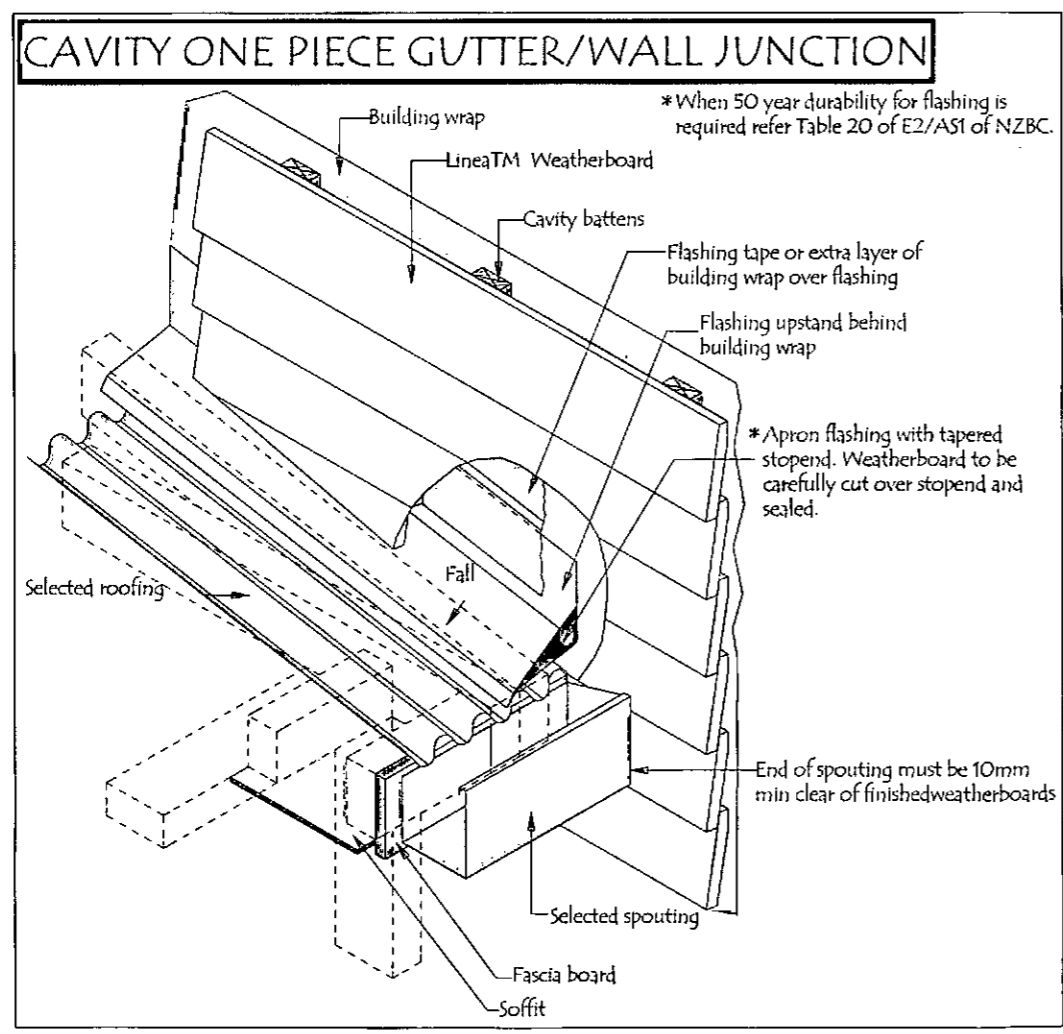
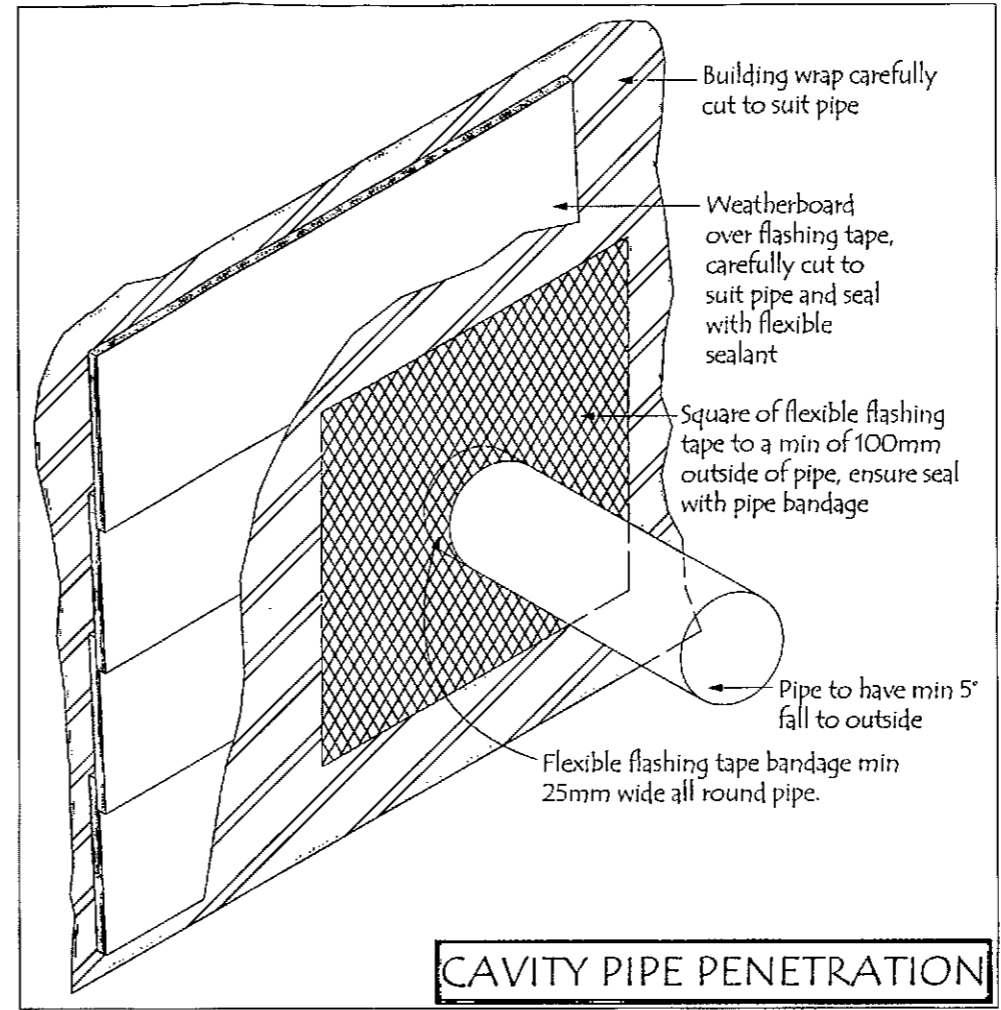
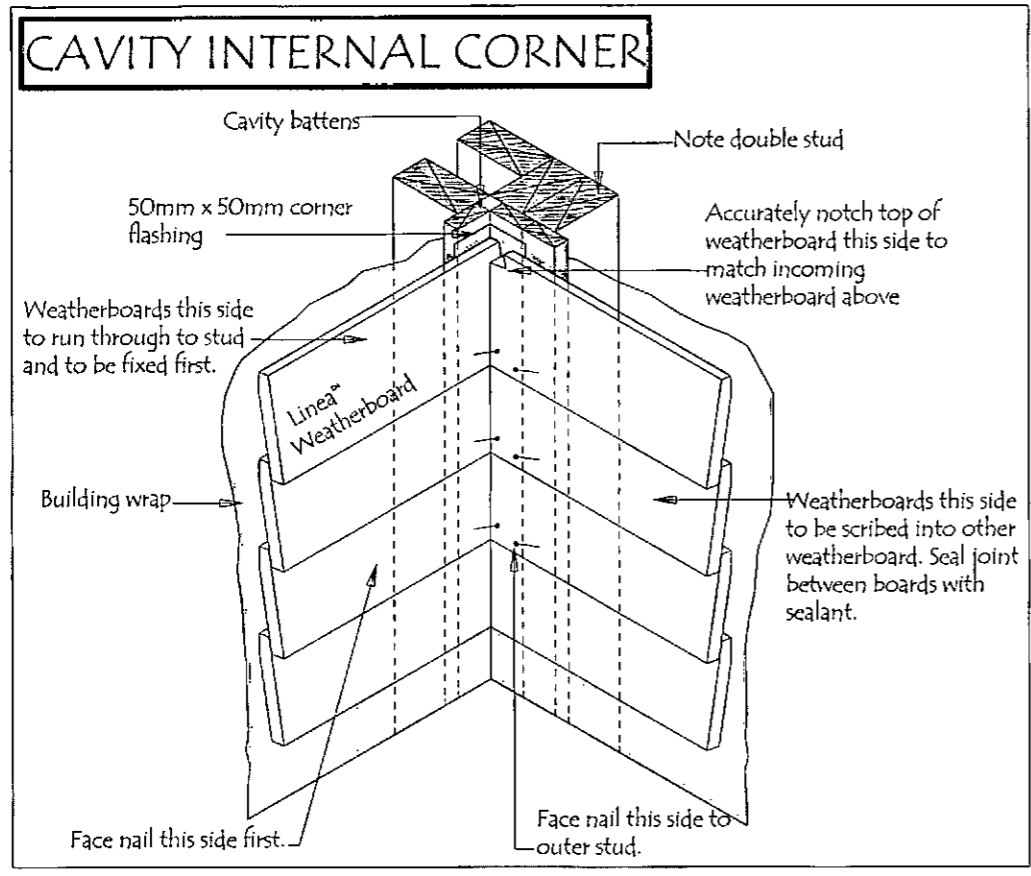
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PRINTER: 17/12/2012

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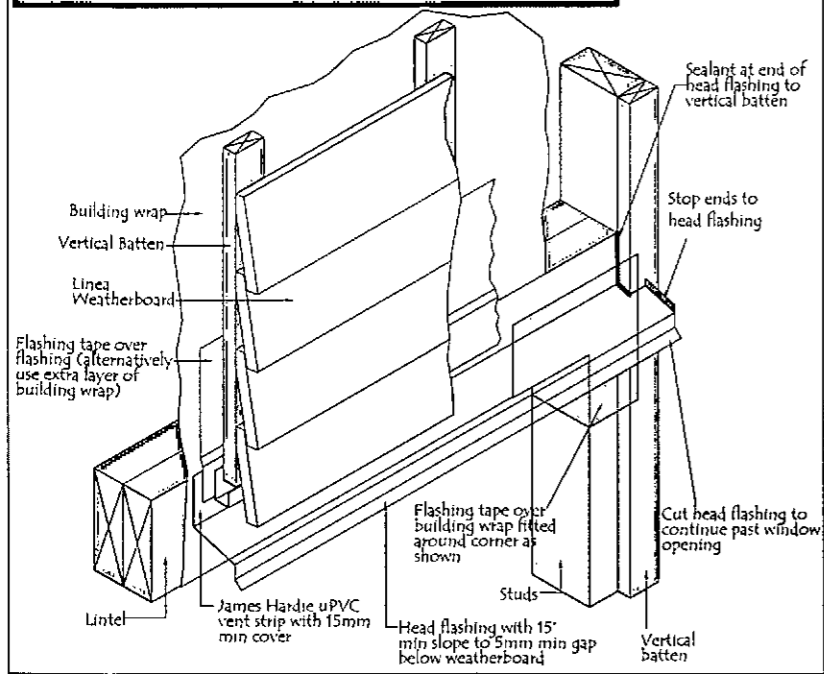
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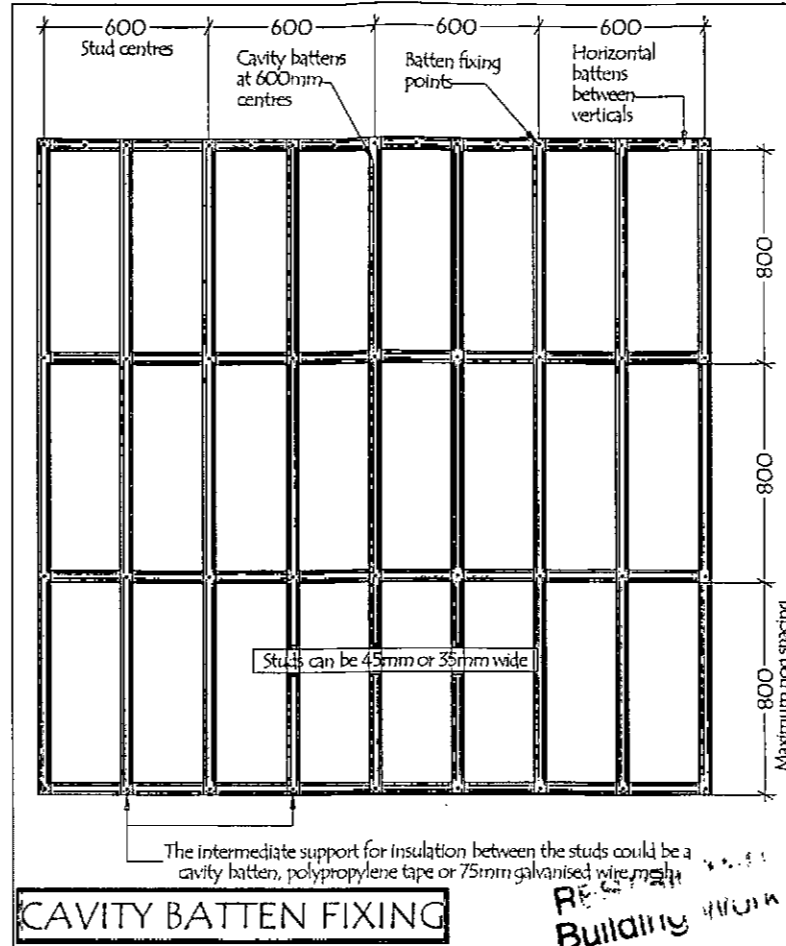
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DRAWN: MIKE O'LEARY
PRINTED: 17/12/2012

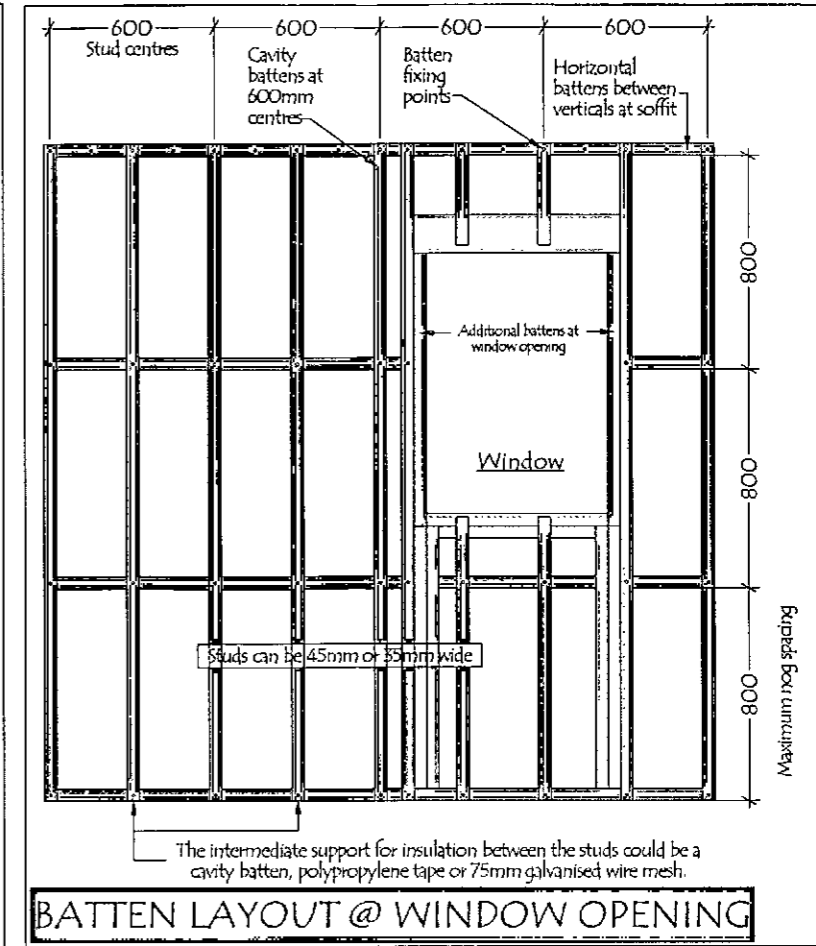
HEAD FLASHING TERMINATION



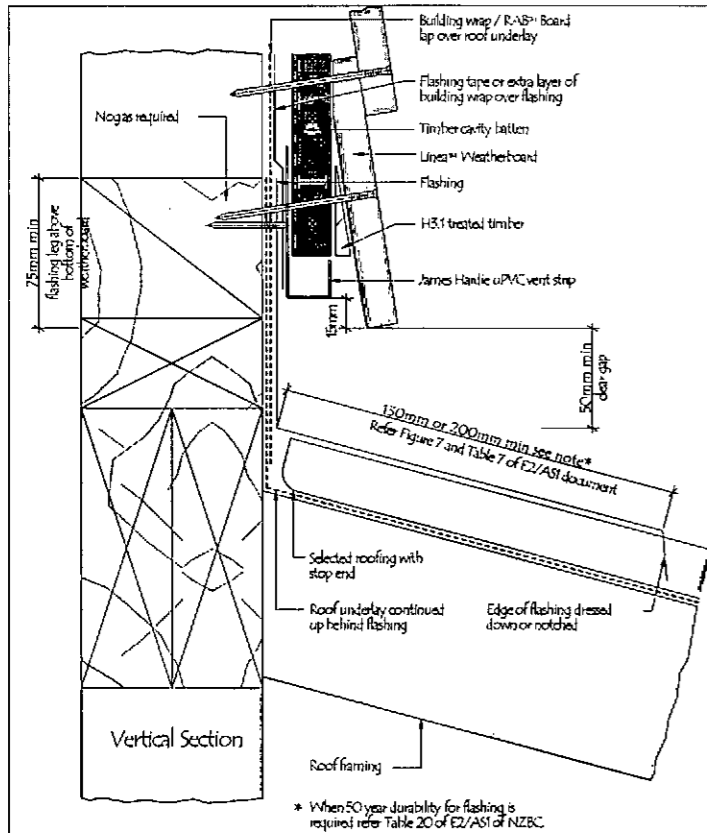
3D WINDOW HEAD



LINEA BATTEN DETAILS

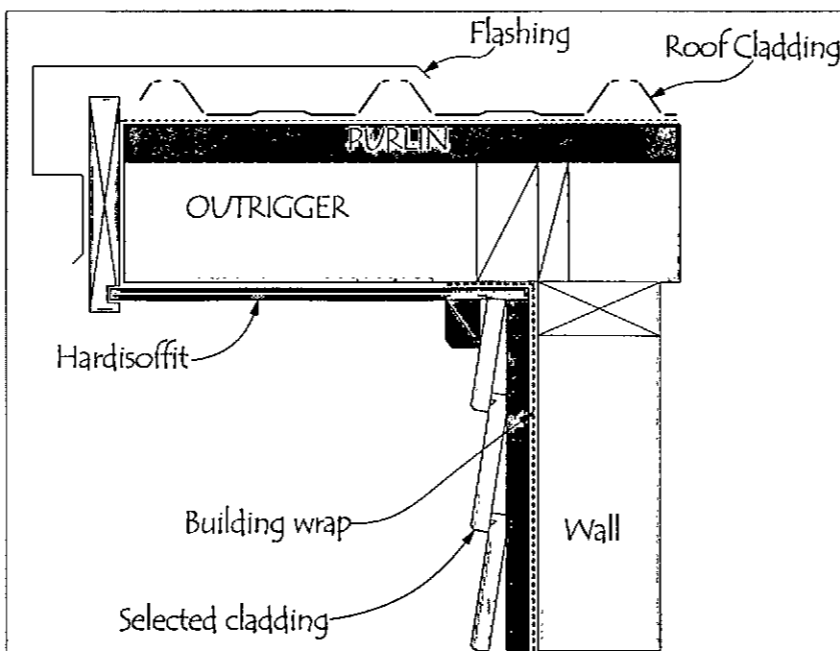


BATTEN LAYOUT @ WINDOW OPENING

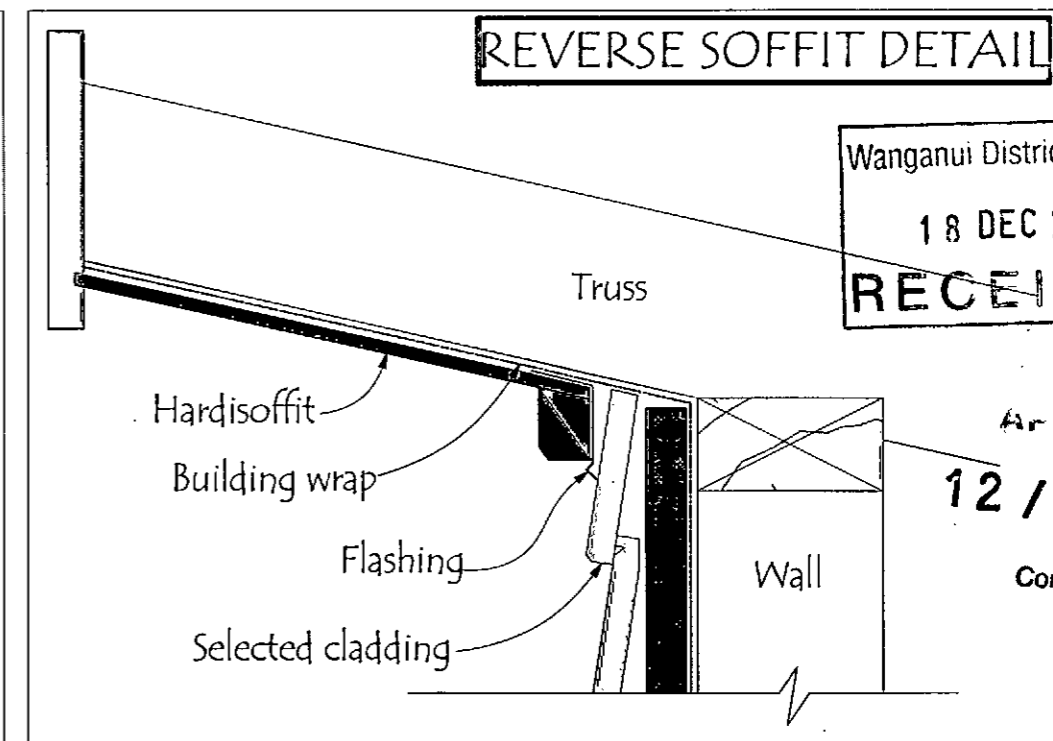


TIMBER CAVITY ONE PIECE APRON FLASHING JOINT

SOFFIT DETAILS



BARGE DETAIL - RAKING END



REVERSE SOFFIT DETAIL

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LINEA 3

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SHEET SIZE: A3
SCALE: 1:20, 1:3.6
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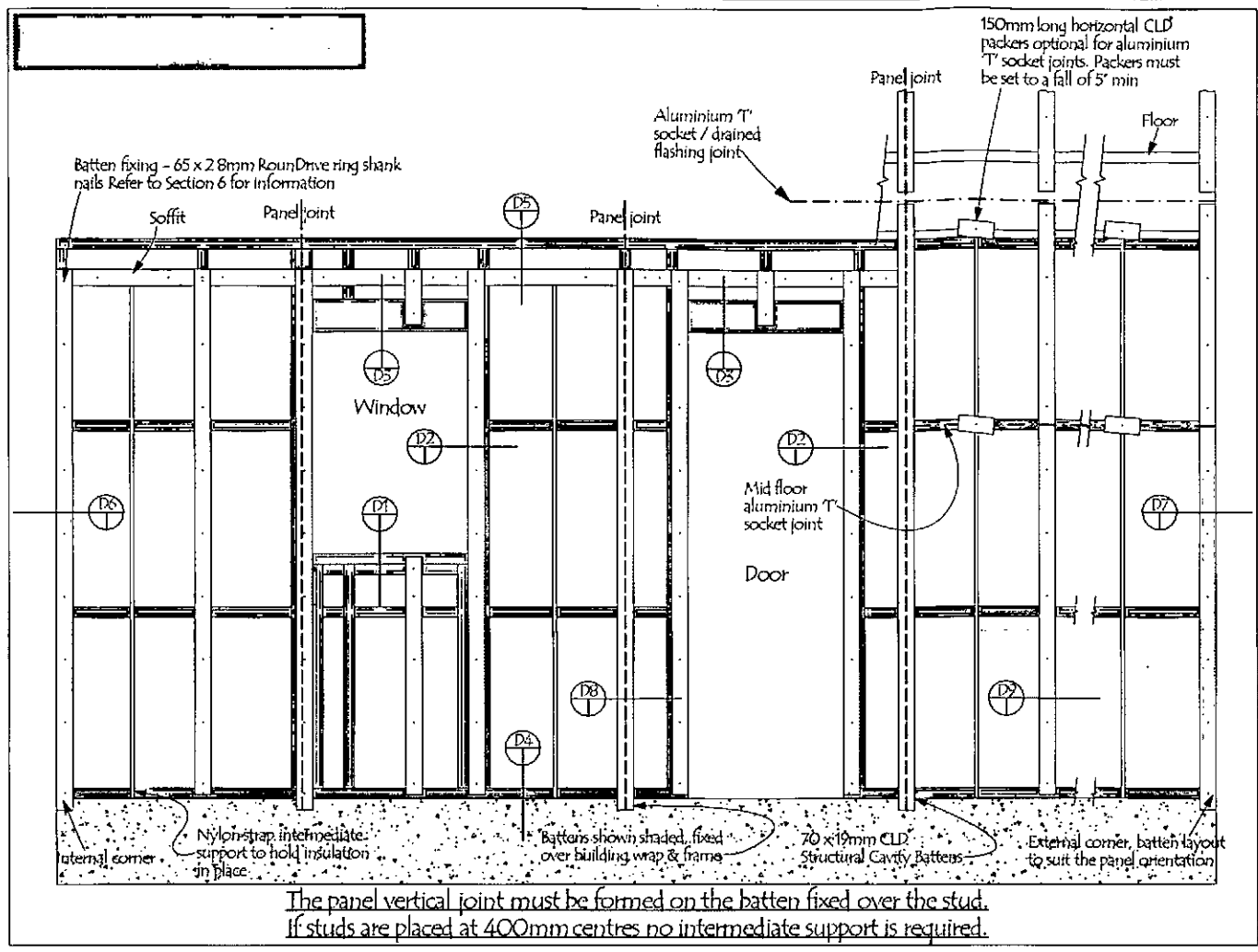
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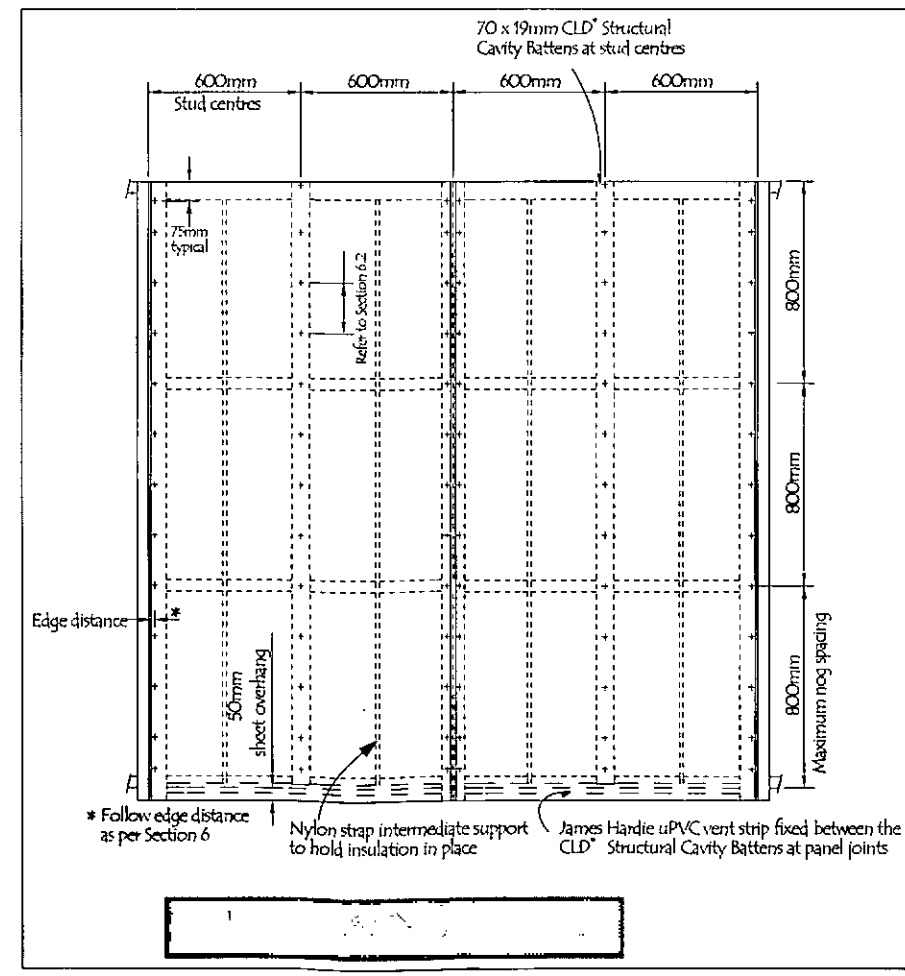
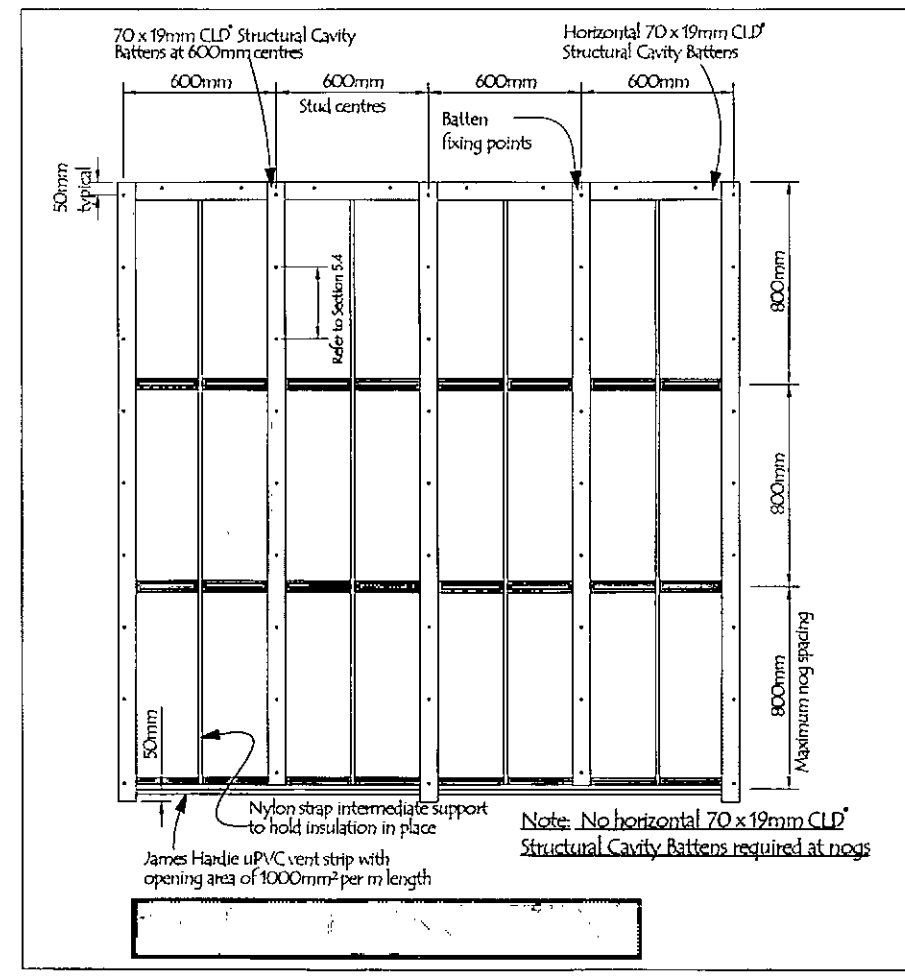


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The panel vertical joint must be formed on the batten fixed over the stud.
If studs are placed at 400mm centres no intermediate support is required.



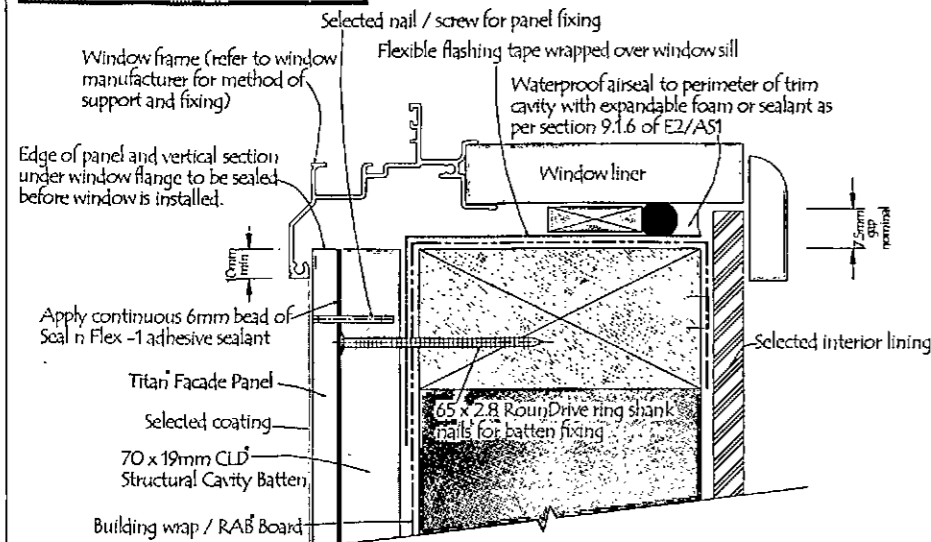
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TEAN BATTEN
JOB No. #Pln
SHEET SIZE: A3
SCALE: 1:20
DRAWN: MIKE O'LEARY
PRINTED: 17/12/2012

WINDOW SILL



General notes for materials selection

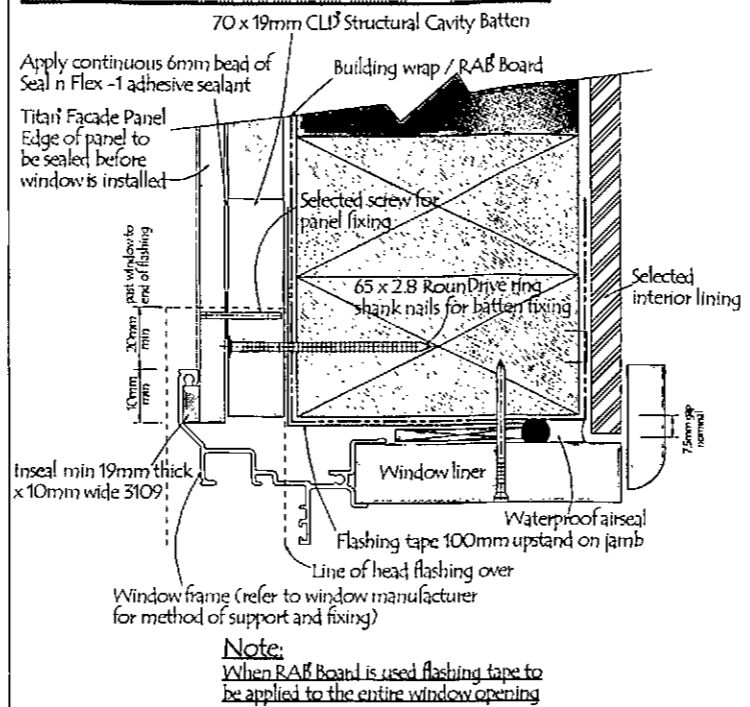
Flashing materials must be selected based on environmental exposure, refer to NZS 3604 and Table 20 of NZBC E2/AS1

Building wrap must comply with acceptable solution E2/AS1 and NZS 3604

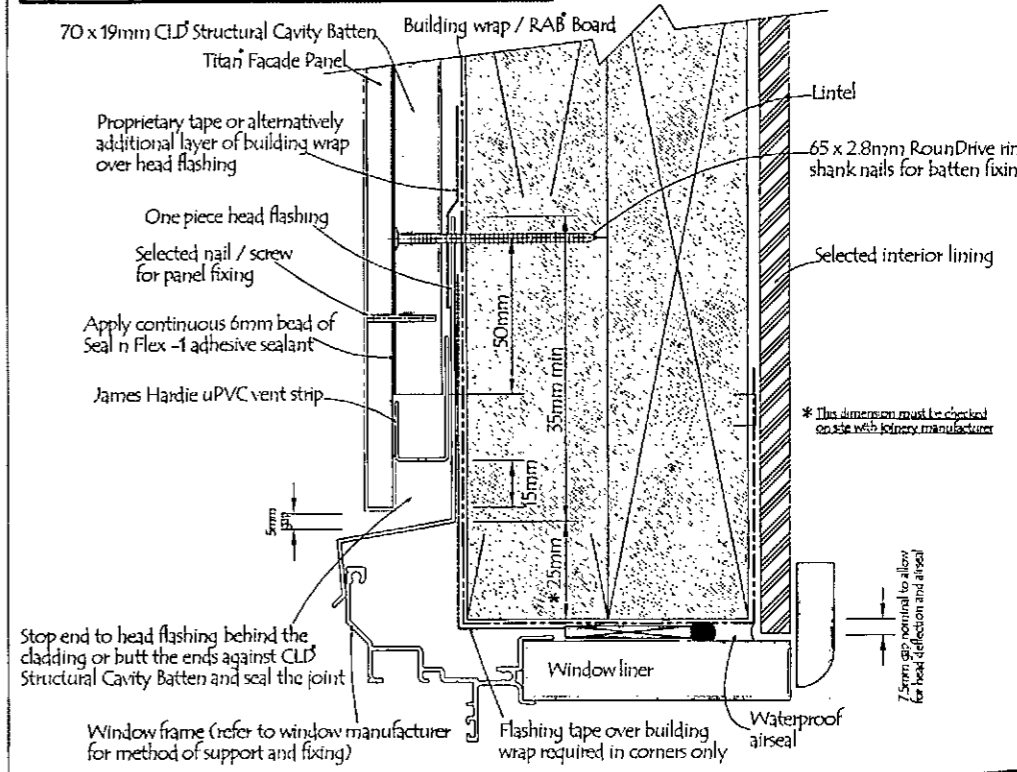
Flashing tape must have proven compatibility with the selected building wrap and other materials with which it comes into contact as per Table 21 of E2/AS1

Refer to the manufacturer or supplier for technical information for these materials

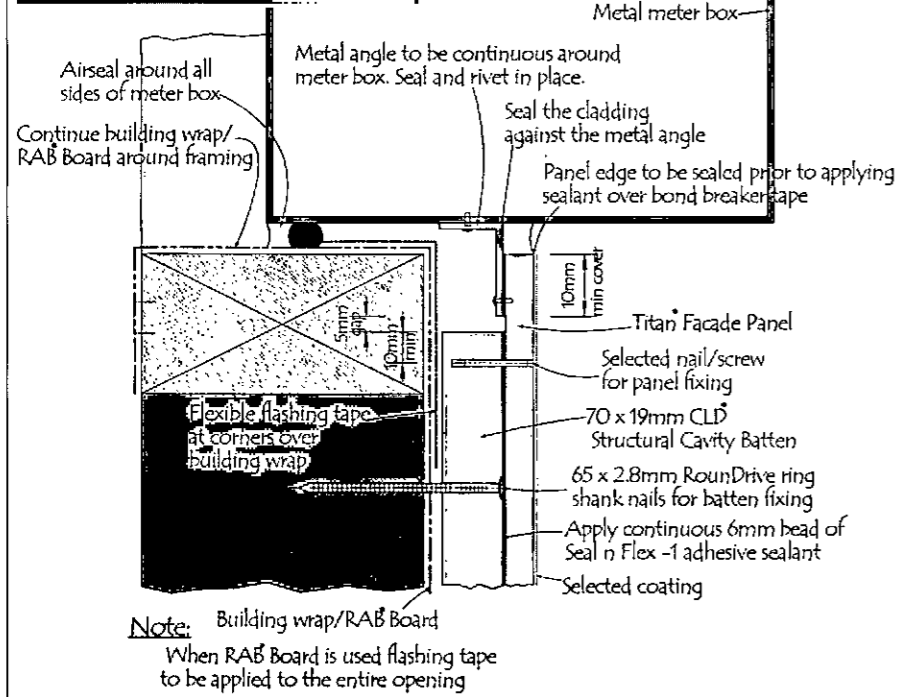
WINDOW / DOOR JAMB



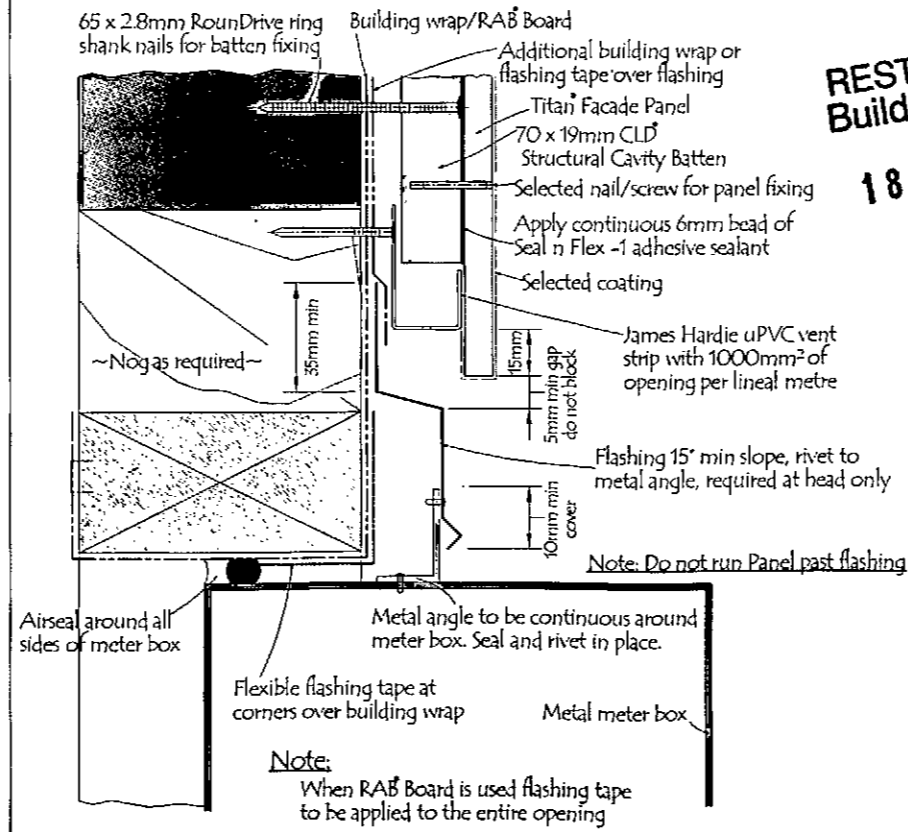
WINDOW / DOOR HEAD



WINDOW / DOOR CORNER

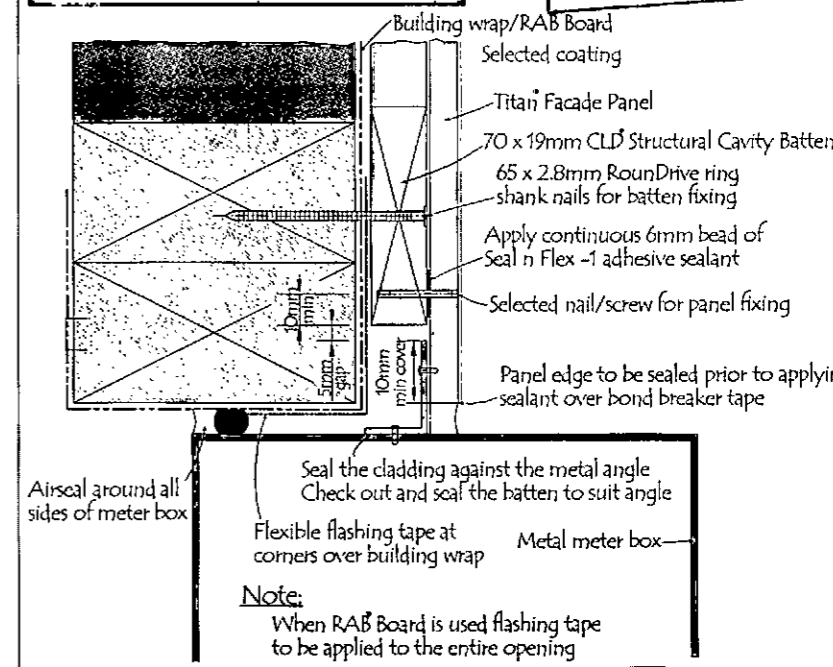


WINDOW / DOOR CORNER



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WINDOW / DOOR CORNER



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TITAN DETAILS

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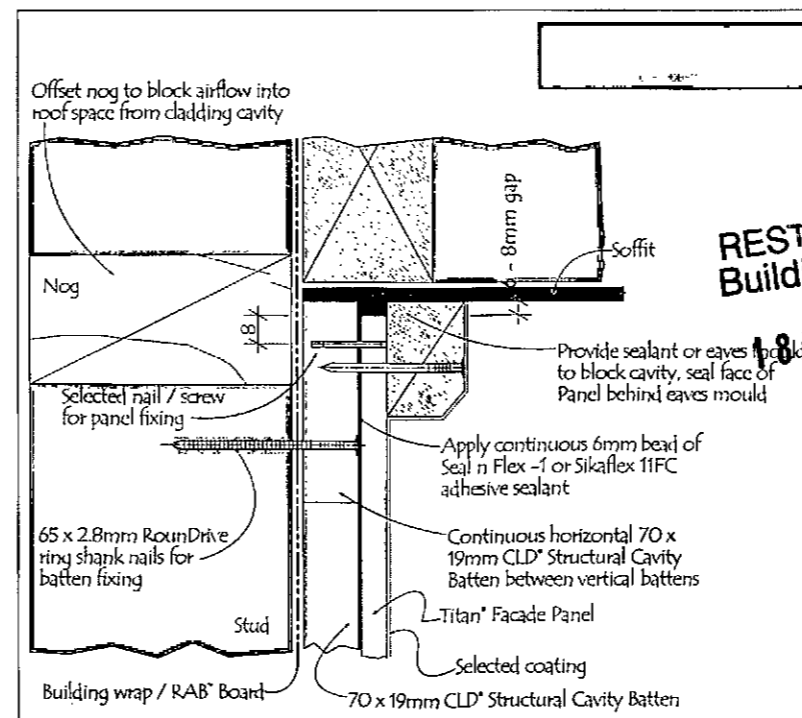
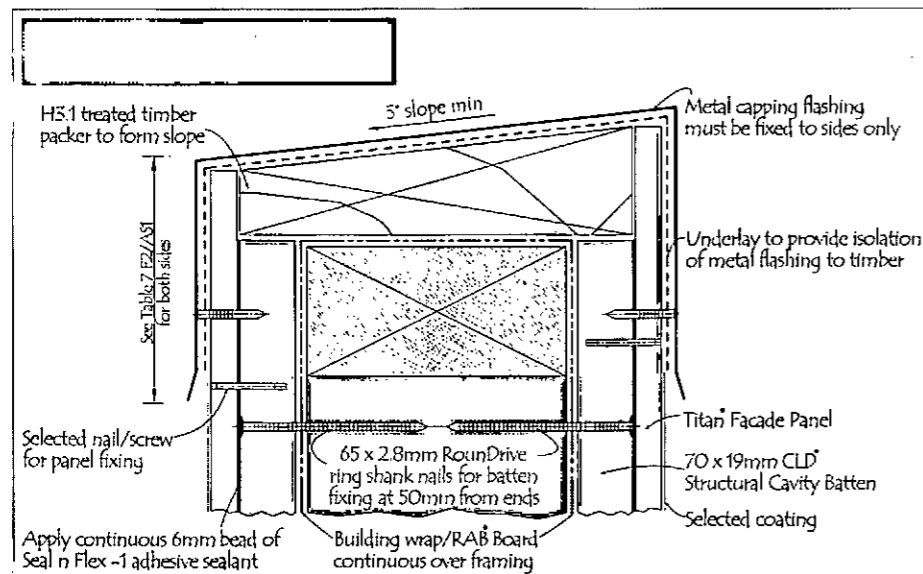
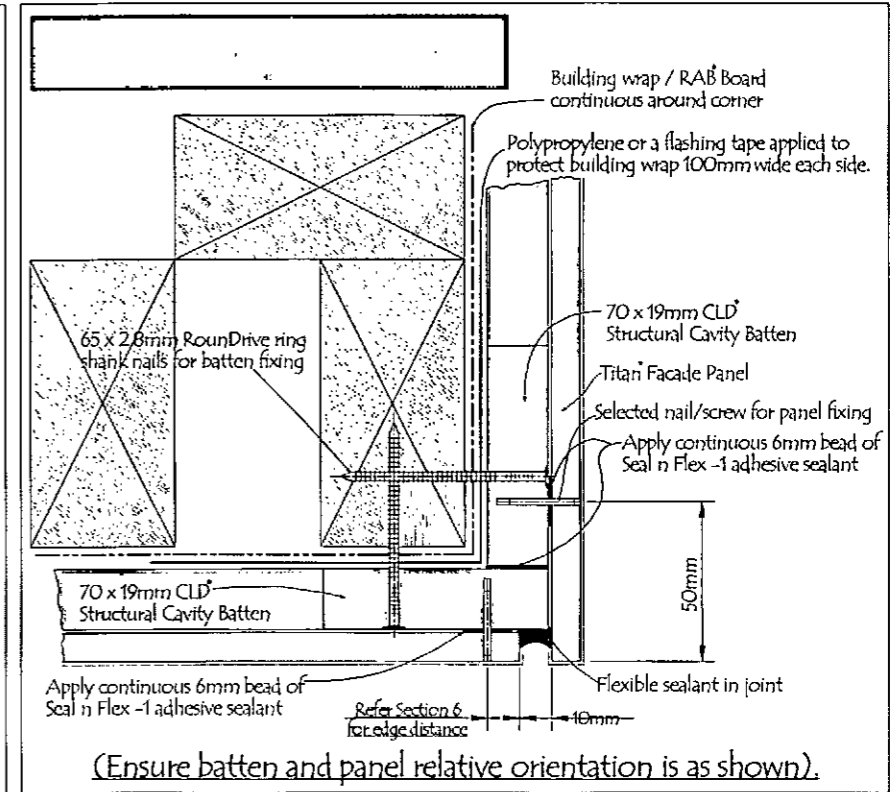
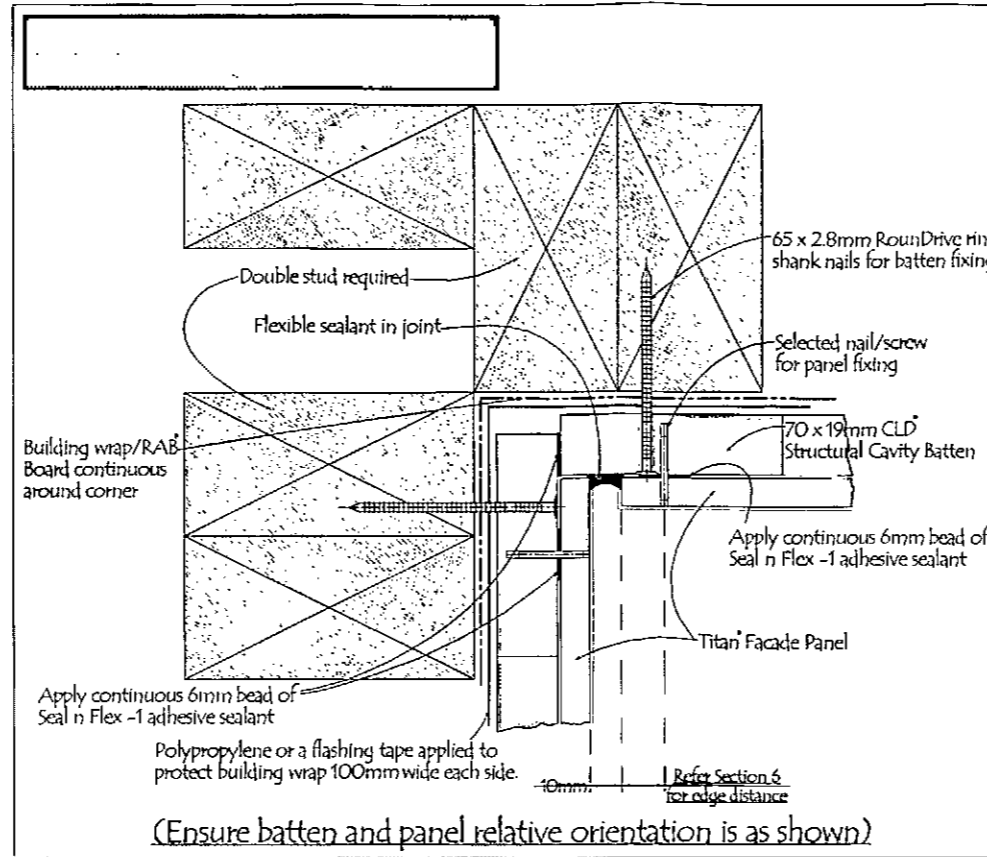
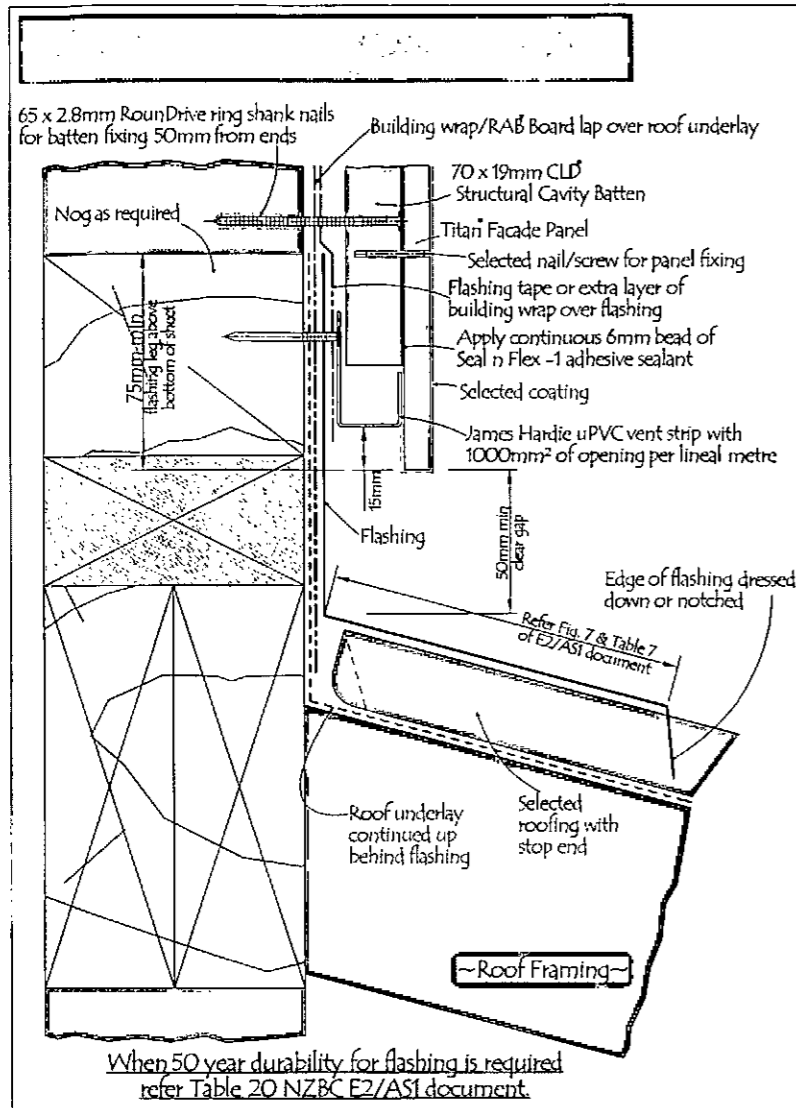
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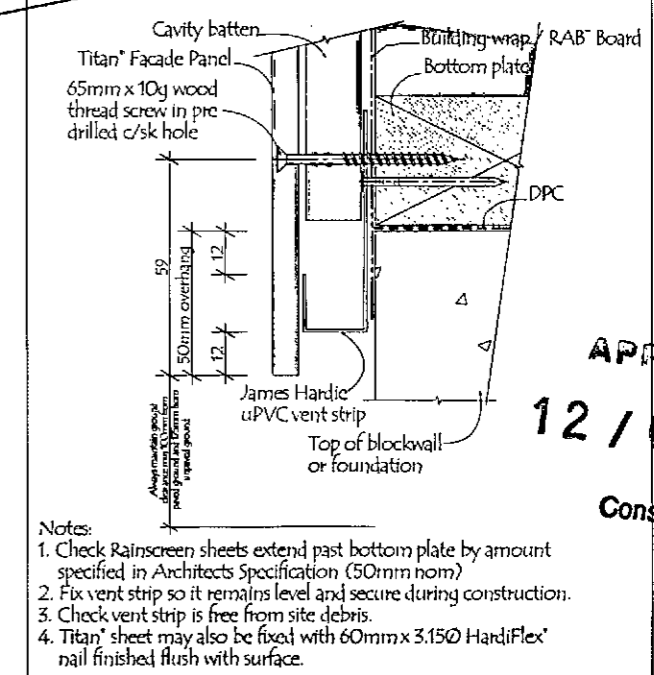
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TITAN 2

JOB No. #Pln
SHEET SIZE: A3
SCALE: 1:2
DRAWN: MIKE O'LEARY
PRINTED: 17/12/2012

THERMAKRAFT COVER-UP

Technical Specification

4.1 Thermakraft Cover-Up™ is a 95 g/m² white sheet membrane material approximately 0.25 mm thick.

4.2 The product is supplied in rolls 2.54 and 2.74 m wide by 18.5, 27.5 and 36.5 m long and 1.37 m wide by 18.5, 27.5 and 73.0 m long. The product is printed with a two colour Thermakraft Cover-Up™ logo repeated along the length of the roll and is labelled with the marketing or construction company's name. The rolls are wrapped in clear polythene film.

Accessories

4.3 Accessories used with Thermakraft Cover-Up™ which are supplied by the installer are:

- Fixings - staples, clouts or proprietary wrap fixings, or other temporary fixings to attach the wall wrap to the framing.
- Building wrap support - polypropylene strap, 75 mm galvanised mesh or galvanised wire, or vertical cavity battens where required to support the wall wrap in accordance with NZBC Acceptable Solution E2/AS1, Paragraph 9.1.8.5.

Handling and Storage

5.1 Handling and storage of the product, whether on or off site, is under the control of the installer. The rolls must be protected from damage and weather. They must be stored on end, under cover, in clean, dry conditions and must not be crushed.

Table 1: NZBC E2/AS1 Table 23 Requirements

NZBC E2/AS1 Table 23 Wall Wrap Properties	Property Performance Requirement	Actual Property Performance
Absorbency	≥ 100 g/m ²	Does not comply
Vapour Resistance	≤ 7 MN s/g	2.7 MN s/g
Water Resistance	≥ 20 mm	Pass
pH of Extract	≥ 6 and ≤ 9	6.8
Shrinkage	≥ 0.5%	-0.015%
Mechanical	Edge tear and tensile strength	Edge tear: Machine direction = 380 N Cross direction = 299 N Tensile strength: Machine direction = 7.82 kN/m Cross direction = 5.90 kN/m
Air Barrier	Edge tear strength: 90 N Air resistance: ≥ 0.1 MN s/m ³	Pass 0.205 MN s/m ³

FLASHING TAPES

FrameFlash™



Installation

Please ensure you have read the limitations of this product before commencing installation

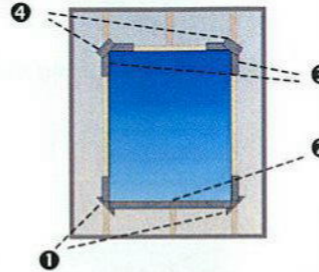
Tools Required:

- Knife/Scissors
- Hammer

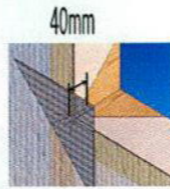
Window Installation

- Install building wrap in accordance with the manufacturer's instructions. Ensure it completely covers the joinery opening
- Cut the building wrap on a 45° angle away from each corner of the opening so the flaps can be folded into the opening and secured to the interior face of the timber framing
- Ensure substrate surfaces are clean, dry and free from any dust or other contaminants that may reduce adhesion
- Cut the FrameFlash™ tape to form the 4 components below:

- 1 **CornerGuards:** Cut a 150mm x 150mm square (200mm x 200mm for the wider tape) of FrameFlash™ tape. Cut into 2 triangle pieces for flashing the bottom section of the framing
- 2 **Sill piece:** Cut one piece of FrameFlash™ tape to the length of the sill plus 400 mm
- 3 **Lintel piece:** Cut two 400mm long pieces of FrameFlash™ tape.
- 4 **Butterflies:** Cut two 75mm x 150mm pieces of FrameFlash™ tape for flashing the top section of the framing

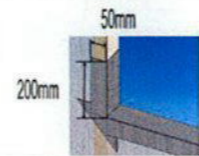


Install **CornerGuards** into the bottom corners of the frame with a 40mm apex fitted neatly into the corners of the sill/jamb junction (top face) of the frame. Fold the remainder of the CornerGuard against the outer face of the frame/building wrap, trying to minimise creases that may occur

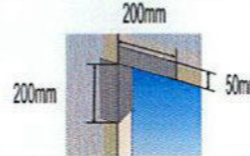


The **CornerGuards** must be placed under the FrameFlash™ Sill piece

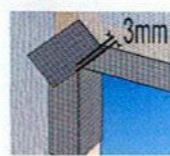
Install the **Sill piece** flush with the interior face of the opening. Apply along the entire length of the sill continuing 200 mm up each jamb. Slit the overhanging tape at the corner of the opening. Fold the overhanging tape (at least 50mm) onto the outer face of the building wrap



At each of the top corners of the window or door joinery opening, install the **Lintel pieces** 200 mm down the jamb and 200 mm along the lintel. Slit at each corner and fold at least 50 mm of tape onto the outer face of the building wrap



Install the **Butterflies** at 45° across the corner of the head/jamb junction overlapping the corner by 3 mm to create a seal at the corner junction



Notes:

- Where cladding is direct fixed to wall, the crease lines in the CornerGuards may interfere with the installation. Remove crease lines in the CornerGuard flashings by lightly tapping out with a hammer - Do not puncture the foil
- FrameFlash™ must not be stretched. When joining 2 sections of tape, overlap by 100 mm (minimum)
- If FrameFlash™ is exposed to the weather or UV light for more than 30 days, it must be replaced

Door Installation

Follow installation instructions for windows

Window Head Flashing Installation

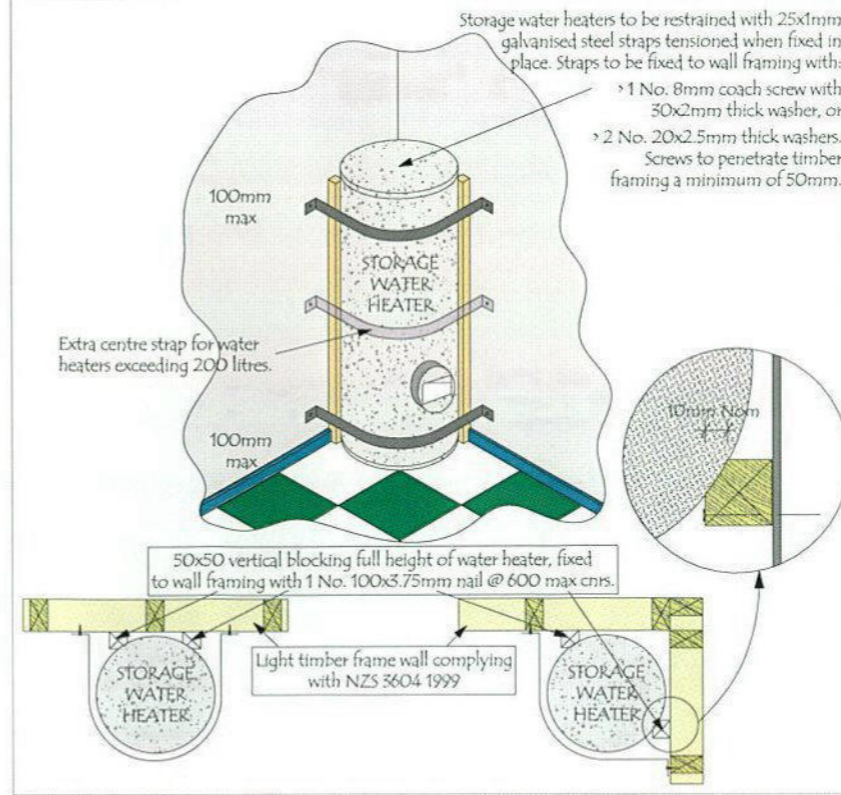
Apply FrameFlash™ flashing tape to the top of the window head flashing upstand and the building wrap. Refer to window and cladding manufacturers details for specific application requirements

Steel Frame Flashing

Follow installation instructions for windows

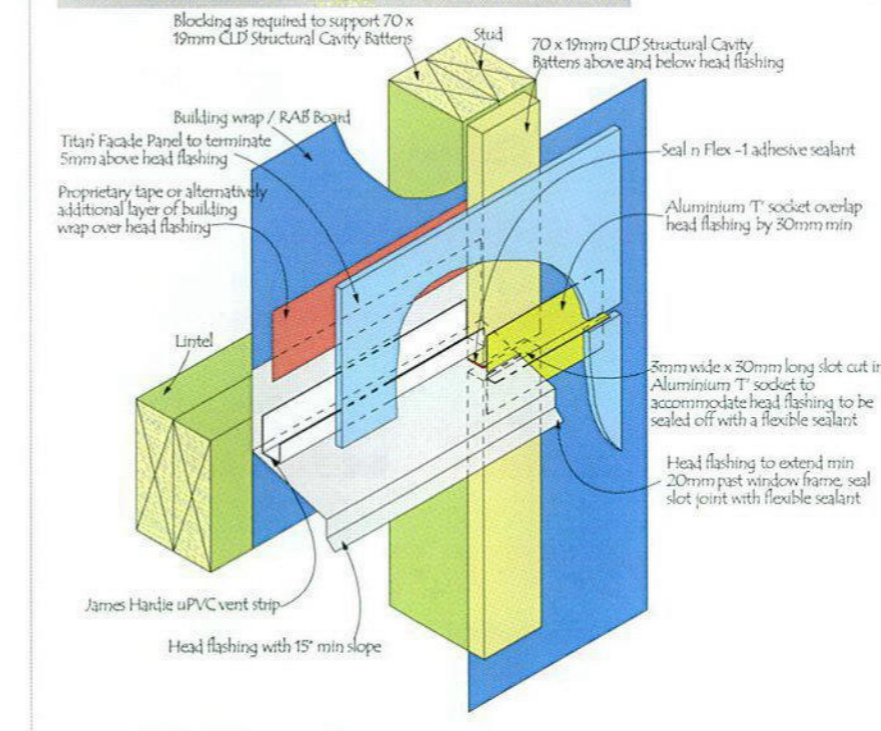
SEISMIC RESTRAINT OF STORAGE WATER HEATERS

(90 - 360 LITRES)



HWC RESTRAINT

T-SOCKET JOINT @ WINDOW HEAD



TITAN DETAILS

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All Construction to comply with Local Authority requirements, NZ Building Code/ Approved Documents, and Means of Compliance, Inc NZS5604. All Dimensions and levels are to be checked by contractor before commencement of work. Contractor to report any discrepancy. Construct in accordance with NZS5604(2011) & the NZBC.



Wanganui District Council
18 DEC 2012
RECEIVED

RESTRICTED Building Work
18 DEC 2012
APPROVED 12/0771

Consent No.
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WANGANUI

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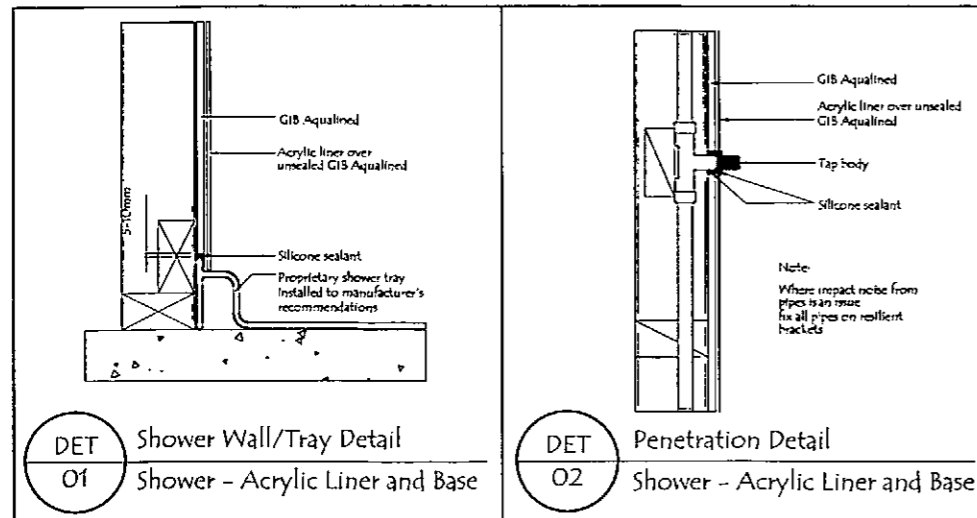
WRAP, FLASHING TAPE,
HWC & TITAN DETAILS

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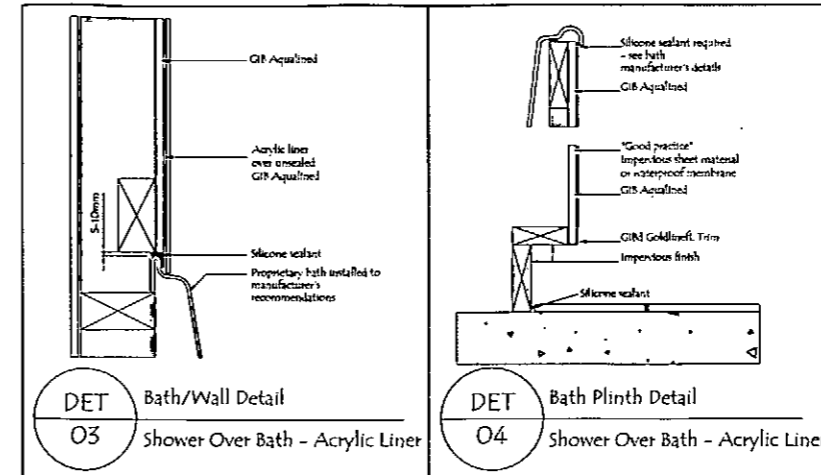
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REVISION NO.

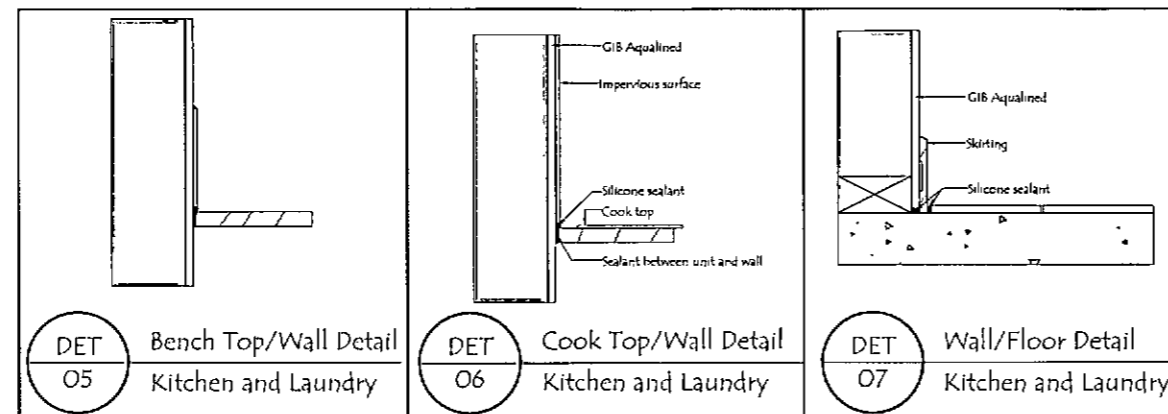
SHOWER- ACRYLIC LINER & BASE



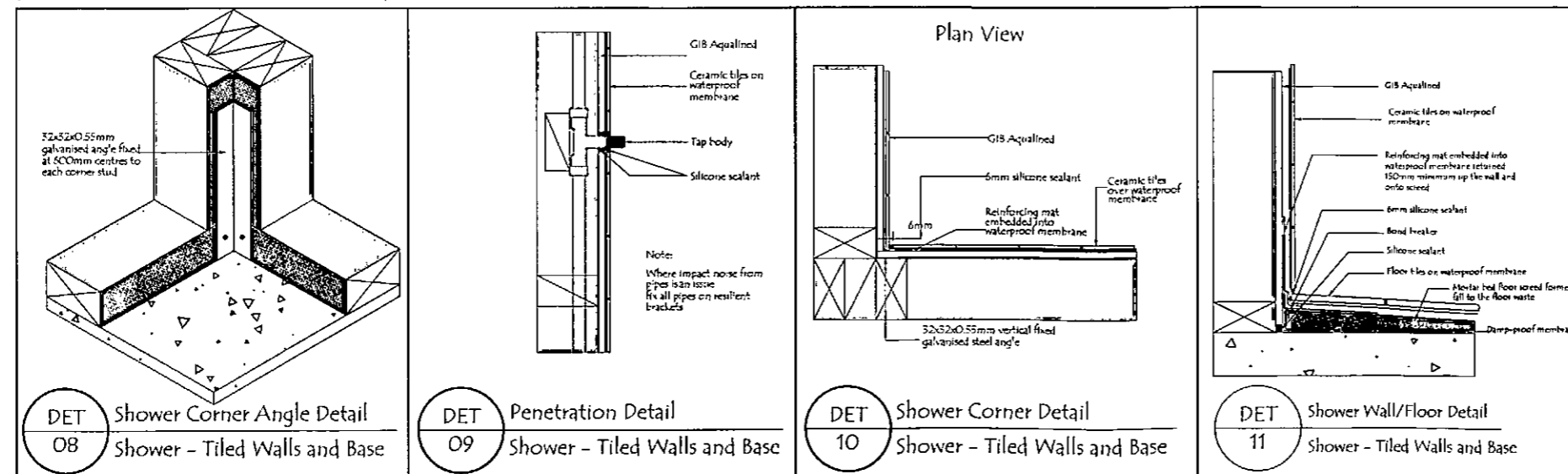
BATH



KITCHEN & LAUNDRY



SHOWER- TILED WALLS & BASE



MEMBRANE TO BE 'MAPEI' FULL TANKING SYSTEM

All Construction to comply with Local Authority requirements, NZ Building Code/ Approved Documents, and Means of Compliance, Inc NZS3604. All Dimensions and levels are to be checked by contractor before commencement of work. Construct in accordance with NZS5604(2011) & the NZBC.



APPROVED
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18 DEC 2012
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18 DEC 2012

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WET AREA DETAILS

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