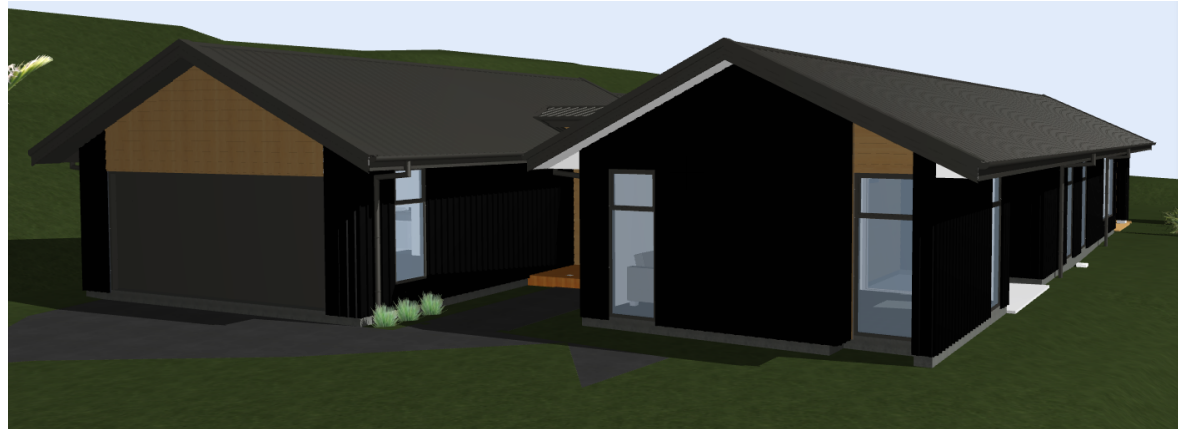




ARTIST IMPRESSION ONLY - as at 22 Dec, 7am



ARTIST IMPRESSION ONLY - as at 1 Jan 9am



ARTIST IMPRESSION ONLY - as at 21 Feb 1pm

IMPORTANT NOTE: ALL LANDSCAPING, PLANTING, LIGHTING AND FENCING IS SHOWN FOR IMAGING PURPOSES ONLY. REFER TO BUILDING CONTRACT AND "FIXTURES AND FITTINGS" FOR LANDSCAPING INCLUSIONS

PROPOSED NEW RESIDENCE

FOR

New Dwelling

Andrew Shepherd,
105 Redvale Road, Galeo

Sheet Index	
Layout ID	Layout Name
A1.01	Site Plan
A1.02	Sediment Control & Site Levels Plan
A1.03	Foundation Plan
A1.04	Plumbing & Drainage Plan
A1.05	Plumbing Wastes Layout
A2.01	Ground Floor Plan
A2.02	Framing Plan
A2.03	Roof Plan
A2.04	Bracing Plan - Wing One
A2.05	Bracing Plan - Wing Two
A2.06	H1 Calculations
A3.01	Elevations
A3.02	Elevations
A4.01	Cross Sections A & B
A4.02	Cross Sections C, D & E & F
A4.03	Cross Section G - G
A5.01	Details - Foundation
A5.02	Details - Roof & Beam Connections
A5.03	Details - Tie Down & Plate Fixings
A5.04	Details - Vertical T-rib Metal Cladding
A5.05	Details - JH 180 Linea Weatherboard
A5.06	Details: Drainage
A5.07	Details: Wet Area & Plumbing
A5.08	Details: Tiled Showers
A5.09	Details - Lintel Fixings
A5.10	Cladding sqms



ARTIST IMPRESSION ONLY - as at 21 Feb., 1pm

GENERAL NOTES

Site Area	.3051 Ha
Floor Area over Framing	211.44m ²
Floor Area over Foundation	211.44m ²
Site Coverage Area	234.83m ² (over foundation incl. covered areas)
Site Coverage:	7.69% (33% Allowable
Impervious Surface Area:	189.42m ² (6.2% Excluding Dwelling & Garage)
Exposure Zone	C
Wind Zone	VERY High
Earthquake Zone	2
Snow Zone	N3, 1kPa
Territorial Authority Planning Zone	Tasman District Council Residential
General:	Concept subject to TA rules & regulations. All dimensions to be confirmed on site. Concept may be subject to subdivision developer's approval.
Foundation Type:	Engineered Raft Slab

GENERAL NOTES (cont.)

Site Information:	Position of road crossing, services locations, street trees, lampposts, parking bays, pedestrian islands etc is unknown - to be confirmed when information becomes available.
Boundary Information:	To be confirmed with release of Certificate of Title
Site Levels:	Levels and other relevant site information for this site to be obtained & concept updated as required prior to a contract being signed
Site Services:	Stormwater: Discharge to on-site tanks. Sewer Connection: On-site wastewater treatment as per WW Design Egr's report.
Non Compliances Requiring RC:	N/A
Covenant Non-Compliances:	N/A
Extras:	N/A



JOB TITLE:

New Dwelling
Andrew Shepherd,
105 Redvale Road, Galeo
DRAWING TITLE:

Site Plan

LEGAL DESCRIPTION:

Lot 14 DP 476117

NOTES:

1. Subject to council approval
2. All measurements to be confirmed on site by the contractor prior to the commencement of work

© Tangata Homes NZ Limited.
All rights reserved. No part of this work covered by copyright may be reproduced or copied in any form or by any means without the written permission of Tangata Homes NZ Limited.

DATE OF ISSUE:	DESIGNER:	
	AB	
24.02.22	TECHNICIAN:	SCALE:
	AB	1:250
AMENDMENT DATE:	VERSION:	
-	V09	
SHEET:		
A1.01	JOB #	#Pln

NOTE: THE SCHEDULE OF FIXTURES AND FITTINGS TAKES PRECEDENCE OVER THESE DRAWINGS

GENERAL NOTES:

Main contractor to provide 2m min. high chain link fence (min. size 50x50mm) to prevent unauthorised entry to the site. All fencing to comply with F5 including relevant hazard signage.

Main Contractor to provide site specific Health & Safety policy which is to be viewed & signed by all persons entering the site.

SEDIMENT CONTROL NOTES:

- 1) Rumble pad to be created at point of entry & exit on site (Removed on completion of formed driveway)
- 2) Rumble pad to be created in accordance to guidelines provided by the local Council & maintained in good condition throughout it's period of use.
- 3) 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.
- 4) Any stockpiles of soil or excavated material are to be kept to the rear of the site & covered with impervious sheets.
- 5) 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.

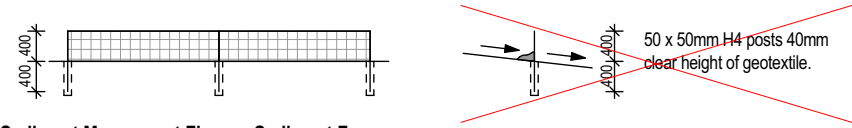
No building work will be started on this project until the construction of an approved stormwater outfall has been completed for this proposed lot.

Please Note: An on-site inspection will be completed prior to construction stage with appropriate control measures to protect stormwater drains installed where relevant.

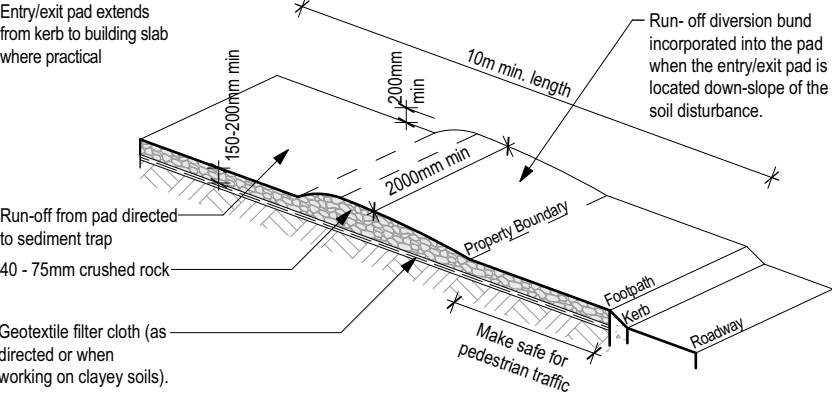
Main contractor to provide 2m min. high chain link fence (min. size 50 x 50mm) to prevent unauthorised entry to the site. All fencing to comply with F5 including relevant hazard signage.

Main contractor to provide on site a specific Health & Safety policy which is to be viewed & signed by all persons entering the site.

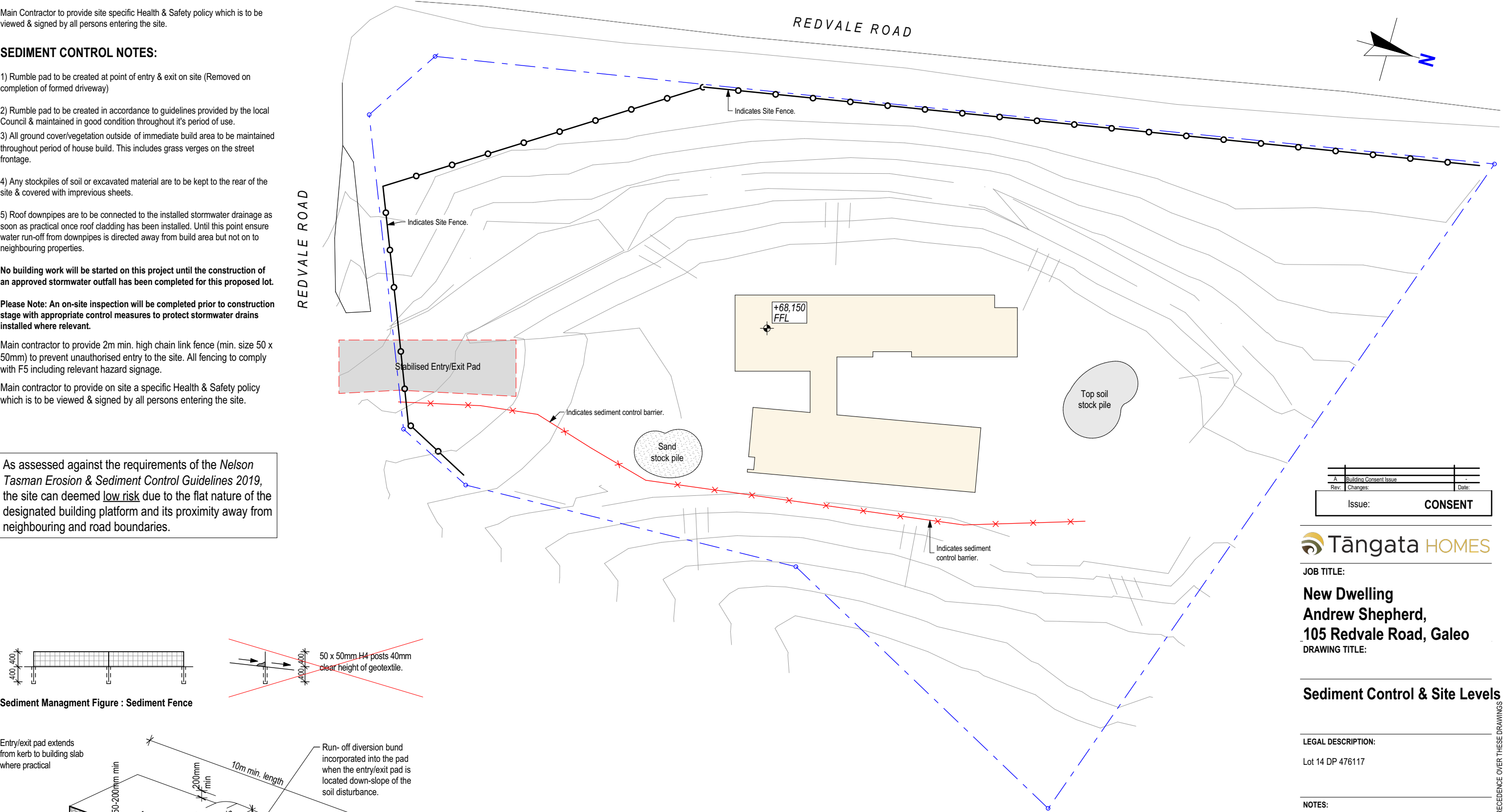
As assessed against the requirements of the *Nelson Tasman Erosion & Sediment Control Guidelines 2019*, the site can deemed **low risk** due to the flat nature of the designated building platform and its proximity away from neighbouring and road boundaries.



Sediment Management Figure : Sediment Fence



Sediment Management Figure : Stabilised Entry Pad



A	Building Consent Issue	-
Rev:	Changes:	Date:
Issue:		CONSENT



JOB TITLE:
New Dwelling
Andrew Shepherd,
105 Redvale Road, Galeo
DRAWING TITLE:

Sediment Control & Site Levels

LEGAL DESCRIPTION:
Lot 14 DP 476117

NOTES:
1. Subject to council approval
2. All measurements to be confirmed on site by the contractor prior to the commencement of work

© Tangata Homes NZ Limited.
All rights reserved. No part of this work covered by copyright may be reproduced or copied in any form or by any means without the written permission of Tangata Homes NZ Limited.

DATE OF ISSUE:	DESIGNER:	
	AB	
24.02.22	TECHNICIAN:	SCALE:
	AB	1:300
AMENDMENT DATE:	VERSION:	
-	V09	
SHEET:		JOB #
A1.02		#Pln

NOTE: THE SCHEDULE OF FIXTURES AND FITTINGS TAKES PRECEDENCE OVER THESE DRAWINGS

Foundation & Slab:

- All foundation footing sizes, reinforcing & backfill will be as per the Structural Engineer's design.

- All topsoil should be removed from beneath the area of the floor slab & the CAP40 hard fill should be placed in layers not exceeding 150mm loose depth & compacted to achieve a minimum dry density of 2,150kg/m³.

- Slab Thickening as per truss design

Foundations & Plumbing:

- WC riser locations have a typical offset of 140mm from internal line of framing to centre of waste. (Manufacturers technical specifications should be consulted to confirm offset)

-Vanity & Tub riser locations have a typical offset of 45mm to centre line of wall framing to centre of waste.

Important Note: Confirm layout of fittings of kitchen & bathroom etc. before foundation commences.

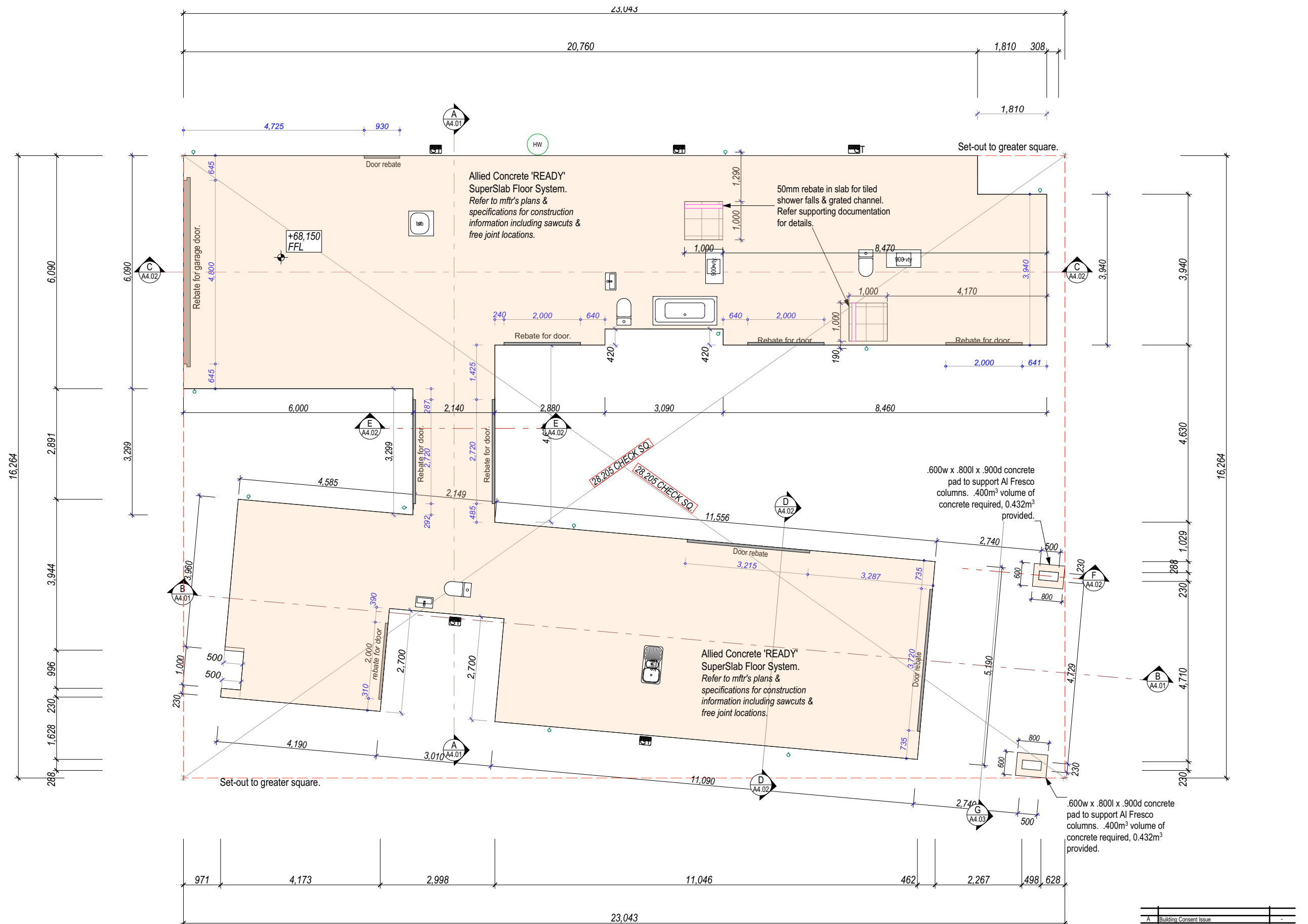
- Mesh in floor slab must be earthed. Earth with 16mm REO rod brought up into garage wall below meter box & wired to the mesh. At prewire, connect a clamp & piece of wire to rod & earth it to the meter box.

Ground Clearances:

Minimum heights of concrete slab on ground
above surrounding ground levels to be:

- All other claddings - 150mm to sealed surface & 225mm to unsealed ground as per NZBC E2

Finished floor level to be 150mm minimum above crown of road as per NZBC E1/AS1.



A	Building Consent Issue	-
Rev:	Changes:	Date:

Issue: **CONSENT**

ONLY PLANS WITH "CONSENT" ISSUE STAMP MAY BE
USED FOR CONSTRUCTION OR PREFABRICATION



Disclaimer

1. These drawings have been prepared on the understanding that the Building Contractor has a sound knowledge of the NZ Building Code & the NZS3604:2011.
2. The main Contractor, Sub Contractor or Authorized Agent of the Owner or builder shall ensure that all works comply with these conditions in addition to any requirements of the Territorial Authority.
3. These drawings are to be read in conjunction with the specifications and documentation that form part of this contract.
4. Where drawings are emailed the contents are confidential and legally privileged. If you are not the intended recipient you may not copy, disclose or use the contents in any way.
5. Do not scale from the drawings - always ask!
6. Any work undertaken outside these requirements without the prior written approval of the designer, Engineer and/or the Territorial Authority hereby indemnifies the Designer or his Agent against any claim, or claims, in respect of the said work.
7. This print is the exclusive property of Tangata Homes Ltd, it shall not be traced, copied or reproduced or used in any manner without the written permission of Tangata Homes Ltd.

Proposed Residence

New Dwelling
Andrew Shepherd,
105 Redvale Road, Galeo

Paper size: ISO full bleed A3 (420.00
x 297.00 MM)

Foundation Plan

GENERATED: 24.02.22		SCALES:	A3	1:100	-
DRAWN: AB		VERSION:	JOB No:		
CHECKED:					
LEGAL DESCRIPTION:		V09	SHEET No: A1.03		
Lot 14 DP 476117					

C:\Users\Anne Blake\Dropbox\WORK\CLIENTS\TANGATA HOMES\CONSENTS\SHEPHARD Galeo\Working Drawings\PLNs\105 R

LEGEND

Ref	Fixture	Waste Size	Gradient
WC	Water Closet	100mm	1:60
B	Bath	40mm	1:40
SH	Shower	40mm	1:40
S	Kitchen Sink + DW	50mm	1:40

Van.U	Vanity Unit	40mm	1:40
WHB	Wash Hand Basin	40mm	1:40

TUB	Laundry Tub + WM	50mm	1:40
HWC	Hot Water Cylinder	40mm	1:40
WM	Washing Machine	Discharge to TUB	

RGT	Sanitary Relief Gully Trap
TV	Terminal Vent
BV	Branch Vent
DP	Downpipe
IP	Inspection Point
AAV	Air Admittance Valve
HT	Hose Tap
HP	Heat Pump

100mm uPVC surface water drain at 1:100 gradient to
existing laterals at boundary. (SW)

100mm uPVC foul water drain at 1:60 gradient to existing laterals at boundary. (FW)

----- All internal waste pipes - Size & gradient shown in above table

NOTE:

- 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.
- Position of drain connections at street laterals to be confirmed on site.
- Allow to thermally insulate all exterior pipework & valves exposed to external weather conditions.

Drain pipes discharging to GT:
- 25mm min air gap between all pipes & GT.

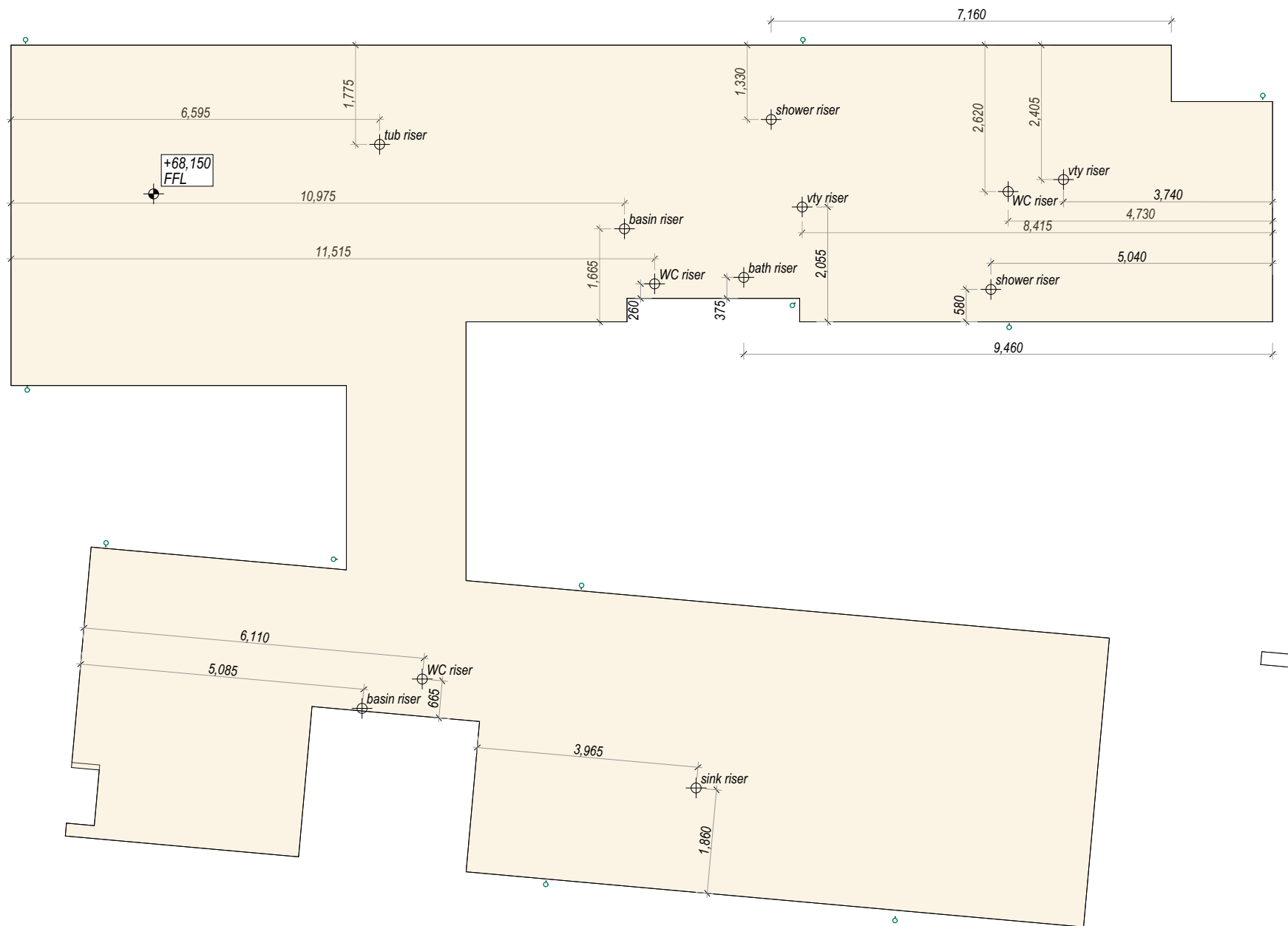
GENERAL NOTES:

All plumbing and drainage to comply with Acceptable Solutions AS/NZ3500 by a qualified trades person. Allow to check all dimensions and falls of drains onsite prior to installation.

Use 75x50 mm downpipes. Contractor to locate all service connections on site prior to earthworks, confirm all boundary setbacks & restrictions comply with current regulations prior to commencement of foundations.

All waste pipes PVC. Sizes, fall, venting & discharge to be confirmed by NZ qualified plumber. Confirm positions of available services cabling etc. on site prior to any excavation.

internal water pipes to be Polybutylene. All pipework & pipes exposed to freezing to be lagged with closed cell foam.



A	Building Consent Issue	-
Rev:	Changes:	Date:

Issue: **CONSENT**

ONLY PLANS WITH "CONSENT" ISSUE STAMP MAY BE
USED FOR CONSTRUCTION OR PREFABRICATION



Tāngata HOMES

Disclaimer:

3. These drawings have been prepared on the understanding that the Building Contractor has a sound knowledge of the NZ Building Code & the NZS3604:2011.

4. The main Contractor, Sub Contractor or Authorized Agent of the Owner or builder shall ensure that all works comply with these codes in addition to any requirements of the Territorial Authority.

5. These Drawings are to be read in conjunction with the specifications and documentation that form part of this contract.

6. Where drawings are emailed the contents are confidential and legally privileged. If you are not the intended recipient you may not copy, disclose or use the contents in any way.

7. Do not scale from the drawings - always ask!

8. Any use or alteration outside those for which these documents were prepared without the prior written approval of the Designer, Engineer and/or the Territorial Authority hereby indemnifies the Designer or its Agent against any claim, or claims, in respect of the said work.

9. This print is the exclusive property of Tangata Homes Ltd, it shall not be traced, copied or reproduced or used in any manner without the written permission of Tangata Homes Ltd.

Proposed Residence

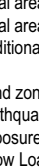
New Dwelling
Andrew Shepherd,
105 Redvale Road, Galeo

Paper size: ISO full bleed A3 (420.00
x 297.00 MM)

Plumbing Wastes Layout

GENERATED: 24.02.22	SCALES:	A3	1:100	-
DRAWN: AB	VERSION:	JOB No:		
CHECKED:	V09	SHEET No: A1.05		
LEGAL DESCRIPTION: Lot 14 DP 476117				

C:\Users\Anne Blake\Dropbox\WORK\CLIENTS\TANGATA HOMES\CONSENTS\SHEPHARD Galeo\Working Drawings\PLNs\105 R

Notes:	
 Elevation Key	
Total area (over frame):	211.44m ²
Total area (over foundation):	211.44m ²
Additional coverage area:	23.30.m ²
Wind zone:	Very High
Earthquake zone:	2
Exposure zone:	C
Snow Loading:	N3
All walls lined internally with 10mm Gib board, stopped to a F4 paint quality finish. Gib Standard to non-wet areas. Gib Aqualine to wet areas. Gib Braceline as per bracing plan.	
Building wrap to all exterior walls to be Thermakraft Watergate Plus, openings to be trimmed with Aluband flexible flashing tape, refer details.	
Prenail manufacturer to allow for double studs on either side of doors where practical to accommodate 60mm architraves.	
Bathroom Shower:	Tiled walls & base.
Ensuite Shower:	Tiled walls & base.
Both with glass screens in accordance with NZS4223. Floor linings to all wet areas to be as shown.	
Artificial lighting to be provided to achieve min. 20 lux in all access routes. Refer to NZBC G8/AS1 Table 1 for the min. wattage required per m2 of floor area to achieve 20 lux.	
Kitchen to have interior linings & work surfaces that are impervious & easily cleaned. All building elements are to be constructed with materials which are free from hazardous substances which could cause contamination to building contents in accordance with NZBC Cl. G3.3.2. Rangehood installed directly over hobs vented to exterior providing min. 50l/s flow rate in accordance with NZBC G4.3.3(a).	
Kitchen layout is shown indicatively only, refer to kitchen design for further detail. Bench depths have been drawn at 650mm deep unless noted otherwise. If dimensions of kitchen or kitchen window placement are critical, please alert Latitude Homes Nelson so that we can revise kitchen layout to suit kitchen design by others.	
Any intended access way to the building to be constructed of either profile timber decking with the profile laid perpendicular to the access or concrete with a broom finish (Class 5 - 6 or wood float finish (Class 2)). Alternatively any other material with a tested wet slip co-efficient of not less than 0.4 when tested against D1/VM1 of the NZBC. Provide step at each entry point with max. riser of 180mm & min. tread depth of 310mm.	
Any window or door size given on this plan is unit size NOT the trim size & is the format of height x width.	

 Indicates battery operated hush button smoke alarm, smoke alarm to be installed on the ceiling, positioned so the test button is readily accessible.

Wall mount is acceptable only when ceiling mount is unavailable, wall mount zone between 100mm & 300mm from ceiling. Note: Exposed beams or other projections in ceiling plane shall be treated as a wall.

	Indicates standard wall framing for exterior walls or internal load bearing walls: 90x45 Sg8 H1.2, 2.4m studs @ 400mm c/c with two rows of dwangs (internal walls @ 400 mm c/c).
	Indicates standard wall framing for interior non-load bearing walls: 90x45 Sg8 H1.2, 2.4m studs @ 600mm c/c with two rows of dwangs for all wind directions as per NZS3604:2011 Table 8.2
	Indicates roof space access hatch, 600 x 600mm min.

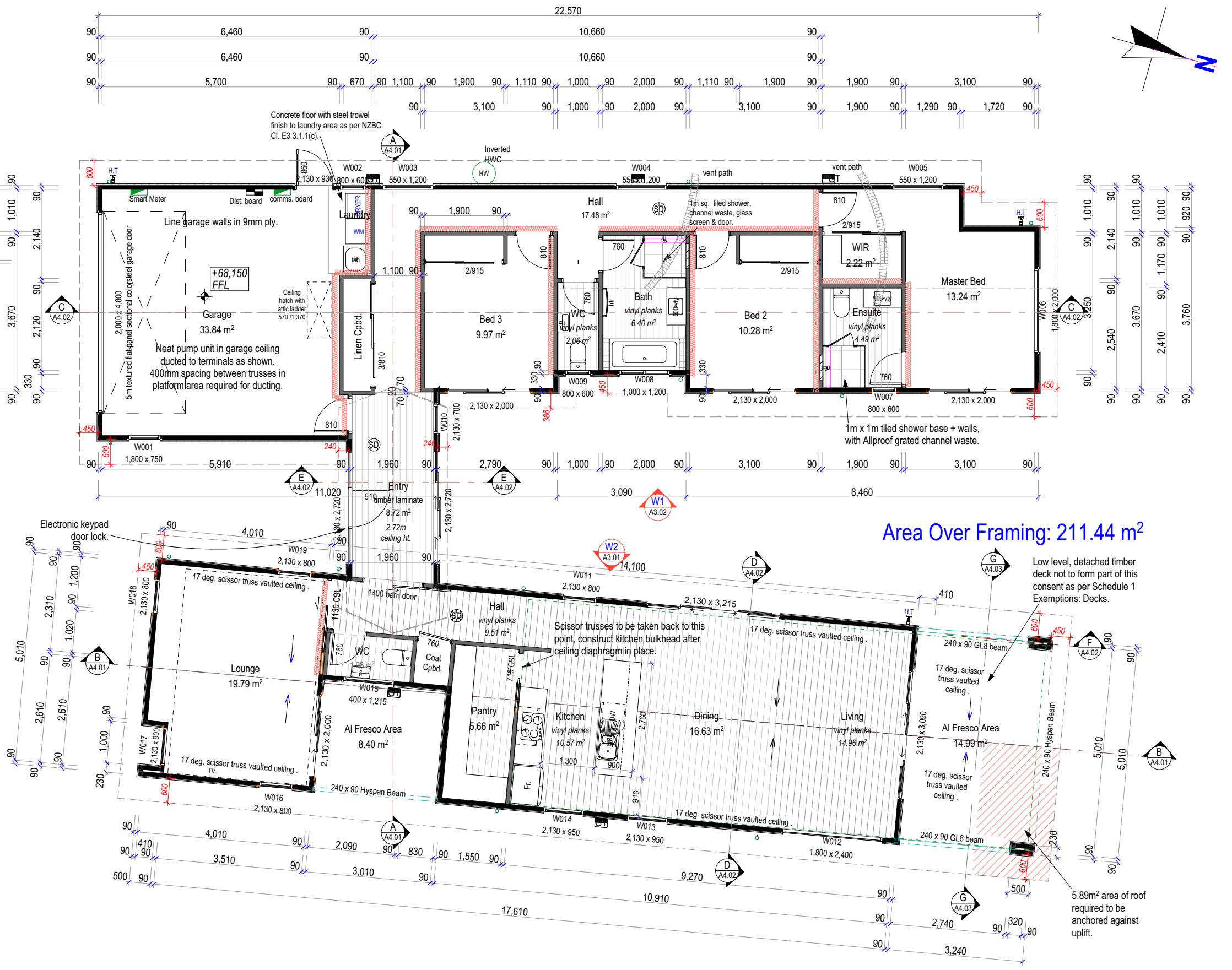
All door sizes noted on layout plan are leaf sizes:

 890 opening = door size + 2 x 30mm jambs + 20mm o/a adjustment

- hinged doors and sliding doors = 2040
- cavity sliders = 2080

All cavity slider and slider door opening widths need to be 2 x the width + 30mm. eg, 2 x 710 doors plus 30mm = 1450mm opening.

 Indicates Manrose EL100S extractor fan, refer A4 Docs for specifications (or other mechanical ventilation unit with equivalent or better performance). Vented to soffit or exterior.



Disclaimer:

1. These drawings have been prepared on the understanding that the Building Contractor has a sound knowledge of the NZ Building Code & the NZS3604:2011.

2. The main Contractor, Sub Contractor or Authorized Agent of the Owner or builder shall ensure that all works comply with these codes in addition to any requirements of the Territorial Authority.

3. These drawings are to be read in conjunction with the specifications and documentation that form part of this contract.

4. Where drawings are emailed the contents are confidential and legally privileged. If you are not the intended recipient you may not copy, disclose or use the contents in any way.

5. Do not scale from the drawings - always use set squares.

6. Any work undertaken outside these requirements without the prior written approval of the Designer, Engineer and/or the Territorial Authority hereby indemnifies the Designer or its Agent against any claim, or claims, in respect of the said work.

7. This print is the exclusive property of Tangata Homes Ltd, it shall not be traced, copied or reproduced or used in any manner without the written permission of Tangata Homes Ltd.

Paper size: ISO full bleed A3 (420.00 x 297.00 MM)

GENERATED: 24.02.22	SCALES: A3 1:100, 1:250	
DRAWN: AB CHECKED:	VERSION:	JOB No:
LEGAL DESCRIPTION: Lot 14 DP 476117	V09	SHEET No: A2.01

C:\Users\Anne Blake\Dropbox\WORK\CLIENTS\TANGATA HOMES\CONSENTS\SHEPHARD Galeo\Working Drawings\PLNs\105 F

GENERAL NOTES:

Floor area over framing:	
Insulation:	R2.8 Exterior walls R3.6 Ceiling (excluding garage)
Stud Heights:	In Very High wind zone.
Typical stud height:	Single Storey 2455mm to underside of truss. 90x45mm SG8 @ 400mm crs max or for heights up to 3.6m 90 x 90 SG8 @ 300 crs as per NZS3604:2011 Table 8.2.
Non-Load Bearing Framing:	Stud heights in non LBWs over 2455mm height to be as per NZS3604:2011 Table 8.4. ie. for heights over 3.3m 90 x 90 SG8 @ 300 crs.
Studs in Gable ends:	Gable ends clad in Brick to have studs @ 400mm crs
Dwangs:	Unless noted - All Dwangs @ 800mm crs Vertical shiplap weatherboards to have dwangs @ 400crs.
Dwangs to Tiled Areas:	All tiled areas to have dwangs @ 600mm crs, studs at 400mm crs max. (Excludes skirting/upstands)
Lintels:	
Window lintel height:	2130mm
Internal door leaf height:	Standard, unless noted otherwise (OH = Overheight)
General Notes:	- (If not noted on framing plan). All exterior window & door lintels by truss manufacturer. - Internal non-loadbearing walls to be SG8 graded. - All dimensions to be confirmed on site.
Sizing of timber plates:	
Bottom Plate:	45mm thick, width to match stud. SG8, H1.2, pinus radiata.
Top Plate	45mm thick, width to match stud. Additional top plate 35mm thick, 90mm wide if 140mm wall, 140mm wide if 140mm wall. SG8, H1.2, Pinus Radiata.

FIXING SCHEDULE:

Joint: Fixing:	
Exterior Bottom plate to concrete floor (Non-braced):	Ramset bottom plate anchors with 75x4mm dia. concrete nails adjacent to anchor 70mm min from edge of slab. as per mfr's specifications @ 900mm crs. max as per NZS3604:2011. Refer to bracing plan for additional hold down fixings.
Interior bottom plate to concrete floor:	75 x 3.8mm 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:	2/90 x 3.15 end nails + 2/wiredogs (or alternative 4.7kN fixings). 2/100 x 3.15mm skewed nails
Dwang to stud:	4/60 x 2.8mm nails each side
Fish plate to Straightened stud:	4/100 x 3.15mm skewed nails
Half Joint in top Plate:	4/100 x 3.15mm skewed nails
Lintel to trimming Stud:	2/100 x 3.75mm nails
Standard soffit stringer to stud:	
Sill trimmer to trimming stud for:	
- Trimmer not exceeding 2400mm	2/100 x 3.75mm end nails
- Trimmer not exceeding 3000mm	3/100 x 3.75mm end nails
- Trimmer not exceeding 3600mm	4/100x3.75mm end nails
Double top plate to top plate:	2/100 x 3.75mm @ 500mm crs
Trimming studs together at openings,	
Studs & blocking at wall intersections:	100 x 3.75mm nails @ 600mm crs
Trimming Stud to Doubling	
Stud immediately under lintels:	2/100 x 3.75mm nails
Trusses to Top Plate:	Refer to truss design (Or 2/90mm x 3.15mm skew nails plus 2/wiredogs. (Alt. fixing 4.7Kn)
Ceiling battens to truss bottom chord:	2/75 x 3.15mm nails @ 400mm crs
Outrigger to Truss/Rafter:	2/90 x 3.15mm skew nails & 2/wire dogs each side
Flying Rafter to Outrigger:	2/100 x 3.75mm end nails
Outrigger Blocking to Top Plate:	4/100 x 3.75mm skewed nails
Purlins to Truss:	1/10g self drilling screw, 80mm long.



SCHEDULE OF FRAMING TIMBERS - GRADING AND 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
Cavity battens:	
- Dry Cavity	SG8, H3.2, Pinus radiata
- Wet Cavity	SG8, H3.2, Pinus radiata
Roof framing	
Roof trusses - typical	SG8, H1.2, Pinus radiata
Gable end truss	SG8, H1.2, Pinus radiata
Coved or attic trusses	SG8, H1.2, Pinus radiata
Purlins/Battens	SG8, H1.2, Pinus radiata
Valley boards, barge boards	SG8, H1.2, Pinus radiata
Windows	
Framing and reveals	Dressed, H3.1, Pinus radiata



Disclaimer:
1. These drawings have been prepared on the understanding that the Building Contractor has a sound knowledge of the NZ Building Code & the NZS3604:2011.
2. The main Contractor, Sub Contractor or Authorized Agent of the Owner or builder shall ensure that all works comply with these codes in addition to any requirements of the Territorial Authority.
3. These drawings are to be read in conjunction with the specifications and documentation that form part of this contract.
4. Where drawings are emailed the contents are confidential and legally privileged. If you are not the intended recipient you may not copy, disclose or use the contents in any way.
5. Do not scale from the drawings - always ask!
6. Any work undertaken outside these requirements without the prior written approval of the designer, Engineer and/or the Territorial Authority hereby indemnifies the Designer or his Agent against any claim, or claims, in respect of the said work.
7. This print is the exclusive property of Tāngata Homes Ltd, it shall not be traced, copied or reproduced or used in any manner without the written permission of Tāngata Homes Ltd.

Original Scale (mm)		0 5 10 15 20 25 30 35 40 45 50 55 60 65 70 80 90 100	
Proposed Residence		Framing Plan	
New Dwelling		LEGAL DESCRIPTION	
Andrew Shepherd,		Lot 14 DP 476117	
105 Redvale Road, Galeo		A2.02	
Paper size:		ISO full bleed A3 (420.00 x 297.00 MM)	
C:\Users\Anne Blake\Dropbox\WORK\CLIENTS\TANGATA HOMES\CONSENTS\SHEPHERD, Galeo\Working Drawings\PLN\105 R			

GENERATED: 24.02.22	SCALES: A3 1:100
DRAWN: AB	VERSION: V09
CHECKED:	JOB No:
LEGAL DESCRIPTION	SHEET No: A2.02

Rev:	Changes:	Date:
A	Building Consent Issue	-
Issue: CONSENT		

ONLY PLANS WITH "CONSENT" ISSUE STAMP MAY BE USED FOR CONSTRUCTION OR PREFABRICATION

GENERAL NOTES:

Roof Cladding:

Selected 25 deg. & 8 deg. pitch Metalcraft ColorSteel T-rib roofing profile with 600mm overhang (450mm in gables) over self supporting underlay on 70x45 H1.2 purlins depending on gauge @ 900mm crs on approved nail plate trusses @ 900 crs max. 185mm Metalcraft Colorsteel fascia.

Proprietary Metalcraft ColorSteel spouting with concealed brackets @ 800mm crs max. fixed to Colorsteel fascia. (5,550mm² cross sectional area to spouting) with 80mm uPVC downpipes.

All roof penetrations shall be flashed as per NZBC E2/AS1 external moisture section 8.4 profiled metal roof cladding (8.4.17 Roof Penetrations) as shown in figure 53 & 54

All flashings to be 0.55 BMT Colorsteel fixed in accordance with NZS3604:2011 & meeting the durability requirements of NZBC E2/AS1 Table 20,21,22

Roof Framing:

All trusses to be designed & approved by a qualified truss manufacturer able to issue a producer statement prior to building consent approval, which shall guarantee satisfactory performance within the parameters of this design. The truss system design shall include bracing in accordance with NZS3604:2011.

Pitching height to be set at 2455mm above GFL
Pitching height to be set at 2455mm above FFL
Plus stub end height of N/Amm

Raised ceiling N/A
Raking ceiling Scissor trusses to Kitchen/Living/Dining/Entry

FIXING NOTES:

Purlins/Battens fixed to trusses with 1/10g x 80mm self-drilling screw or 2/100 x 3.75mm skewed nails & 1/wiredog. Top & bottom purlins shall be @ 600mm crs.

90x45mm H1.2 treated SG8 outriggers to gable verge to allow for 450mm overhang/eave width. Outriggers to span back to next truss.
Outriggers to be fixed as per NZS3604:2011 Table 10.18 & BRANZ adaptation Build 142:
- 2/90 x 3.15mm skew nails & 2/wire dogs each side to gable trusses.
- 2/90 x 3.15mm skew nails & 2/wire dogs each side to rafters.
- 4/90 x 3.15mm skewed nails to blocking.

Selected nail plate trusses @ 900mm crs max. fixed to top plate with 2/100 x 3.75mm skewed nails & 2/wiredogs each side.

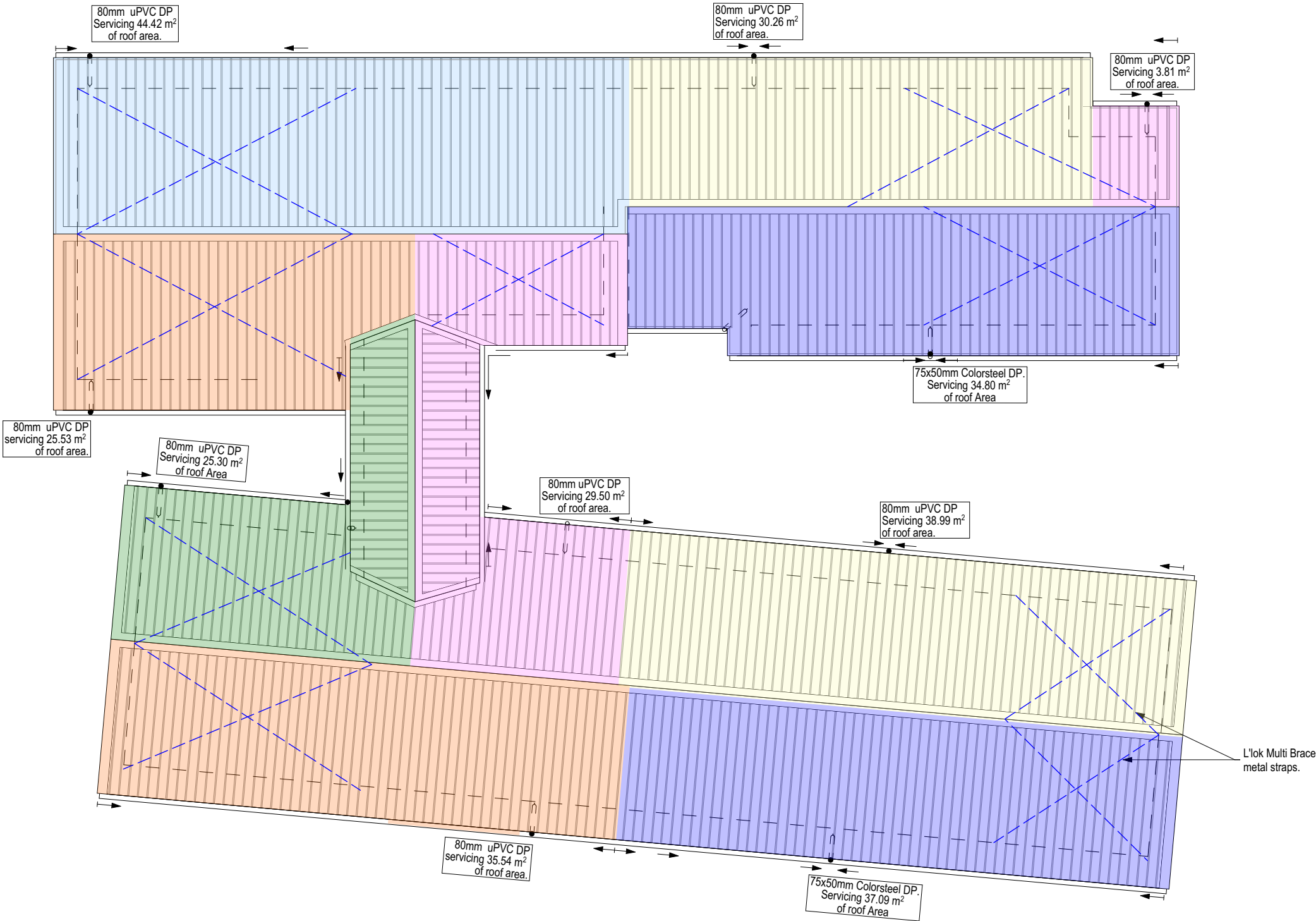
Roof bracing to be 8.0kN diagonally opposed intersecting steel straps fixed to top chord & top plate as per NZS3604:2011, Section 10.3, 10.4 as per to truss manufacturer's design.

GENERAL KEY:

Tensioned metal strap roof bracing:



Gutter Fall:



Disclaimer:

1. These drawings have been prepared on the understanding that the Building Contractor has a sound knowledge of the NZ Building Code & the NZS3604:2011.

2. The main Contractor, Sub Contractor or Authorized Agent of the Owner or builder shall ensure that all works comply with these codes in addition to any requirements of the Territorial Authority.

3. These drawings are to be read in conjunction with the specifications and documentation that form part of this contract.

4. Where drawings are emailed the contents are confidential and legally privileged. If you are not the intended recipient you may not copy, disclose or use the contents in any way.

5. Do not scale from the drawings - always ask!

6. Any work undertaken outside these requirements without the prior written approval of the designer, Engineer and/or the Territorial Authority hereby indemnifies the Designer or his Agent against any claim, or claims, in respect of the said work.

7. This print is the exclusive property of Tāngata Homes Ltd. it shall not be traced, copied or reproduced or used in any manner without the written permission of Tāngata Homes Ltd.

Proposed Residence

New Dwelling

Andrew Shepherd,

105 Redvale Road, Galeo

Roof Plan

GENERATED: 24.02.22

DRAWN: AB

CHECKED:

LEGAL DESCRIPTION: Lot 14 DP 476117

SCALES: A3 1:100

VERSION: V09

JOB No:

SHEET No: A2.03

Issue: CONSENT

ONLY PLANS WITH "CONSENT" ISSUE STAMP MAY BE USED FOR CONSTRUCTION OR PREFABRICATION

Original Scale (mm)

0 5 10 15 20 25 30 35 40 45 50 55 60 65 70 80 90 100

Paper size:

ISO full bleed A3 (420.00 x 297.00 MM)

C:\Users\Anne Blake\Dropbox\WORK\CLIENTS\TANGATA HOMES\CONSENTS\SHEPHARD Galeo\Working Drawings\PLNs\105 R

BRACING NOTES:

Where the distance between bracing lines at right angles to the plate is between 5.0m & 6.0m, the 90 x 45mm top plate shall be strengthened by the addition of a 140 x 35mm plate of at least the same grade as the top plate. Refer to NZS 3604:2011, 8.7.4.2.

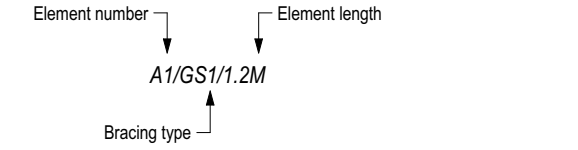
NOTE:

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 straight-through cavity for the selected cladding.

Refer to supporting documents for Ecoply fixing requirements. Treatment to be a minimum of H3.2.

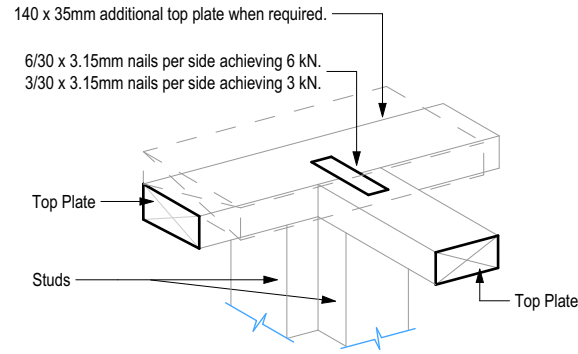
Reading the Bracing Plan:

GS1 - 0.4m min. length. Any 10mm or 13mm GIB Standard Plasterboard fixed to one side only.
GS2 - 0.4m min. length. Any 10mm or 13mm GIB Standard Plasterboard fixed to both sides
EPB1 - 0.4m min. length. 7mm min. Ecoply fixed to exterior side of the wall framing, with hold downs.
EPBS - 0.4m min. length 7mm min. Ecoply fixed to exterior side of wall framing, no hold downs.
EPBG - 0.4m min. length 7mm min. Ecoply fixed to exterior side of wall framing & 10mm Gib to internal side with hold downs.



Openings in Bracing Elements:

(as per GIB EzyBrace System)
Openings are allowed within the middle third of a wall 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 at 150mm crs. Small openings (e.g. power outlets) of 90 x 90mm or less may be placed no closer than 90mm to the edge of the braced element.



CONNECTING TOP PLATES TO EXTERNAL WALLS - WALLS CONTAINING BRACING

Note: "Each wall that contains one or more wall bracing elements shall be connected at the top plate level, either directly, or through a framing member in the line of the wall, to external walls at 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."

BRACING CALCULATIONS

TABLE: Default

Location of Storey	Single
Room in Roof Space	No
Building Width (BW)	5.2m
Building Length (BL)	21.5m
Gross Floor Area (GFA)	95.93m ²
Floor Height to Apex	4m
Roof Height Above Eaves	2m
Roof Pitch	0 - 25°
Roof Style	Monopitch
Double Top Plate	Yes
Floor Load	2kPa
Cladding Weights:	
- Subfloor	Concrete Floor
- Wall	Light
- Roof	Light
Wind Zone	Very High
Earthquake Zone	2
Soil Class	D - Deep or Soft

W along	58.5BU/m
W along x BW	303.6BU
W across	58.5BU/m
W across x BL	1,259.5BU

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	304.4	304.4	A-1	GS1-N	50.0	55.0	0.5	2.4	-	25.0	27.5
			A-2	GS1-N	70.0	60.0	2.3	2.4	-	161.7	138.6
			A-3	GS1-N	70.0	60.0	1.6	2.4	-	108.5	93.0
			A-4	GS1-N	70.0	60.0	2.8	2.4	-	195.1	167.2
			A-5	EPB1	80.0	95.0	0.5	2.4	-	40.0	47.5
										530.3	473.8
B	126.1	126.1	B-1	GS1-N	70.0	60.0	2.8	2.4	-	196.0	168.0
			B-2	GS1-N	70.0	60.0	1.6	2.4	-	108.5	93.0
			B-3	GS1-N	70.0	60.0	3.2	2.4	-	223.8	191.8
			B-4	EPB1	80.0	95.0	0.5	2.4	-	40.0	47.5
Total									Achieved	1,098.6	974.2
									Required	303.6	460.5

BRACING ACROSS

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
M	126.0	100.0	M-1	GS1-N	50.0	55.0	0.4	2.4	-	20.0	22.0
			M-2	GS1-N	70.0	60.0	2.6	2.4	-	181.3	155.4
											201.3
N	126.0	100.0	N-1	GS1-N	50.0	55.0	0.5	2.4	-	22.7	25.0
			N-2	BL1-H	90.0	100.0	1.0	2.4	-	91.8	102.0
			N-3	GS1-N	50.0	55.0	0.4	2.7	-	18.8	20.6
								133.3	147.6		
O	126.0	100.0	O-1	BL1-H	125.0	105.0	3.7	2.4	-	465.0	390.6
			O-2	BL1-H	90.0	100.0	1.0	2.4	-	91.8	102.0
			O-3	EPBS	60.0	60.0	0.5	2.7	-	25.2	25.2
			O-4	EPBS	60.0	60.0	0.4	2.7	-	22.5	22.5
								604.5	540.3		
P	126.0	100.0	P-1	BL1-H	125.0	105.0	2.1	2.4	-	267.8	224.9
											267.8
Q	126.0	100.0	Q-1	EPGS	100.0	115.0	1.1	2.6	-	96.9	111.5
			Q-2	EPGS	100.0	115.0	1.1	2.6	-	96.9	111.5
											193.8
Total									Achieved	1,400.7	1,313.2
									Required	1,259.5	460.5



Disclaimer:
1. These drawings have been prepared on the understanding that the Building Contractor has a sound knowledge of the NZ Building Code & the NZS3604:2011.
2. The main Contractor, Sub Contractor or Authorized Agent of the Owner or builder shall ensure that all works comply with these codes in addition to any requirements of the Territorial Authority.
3. These drawings are to be read in conjunction with the specifications and documentation that form part of this contract.
4. Where drawings are emailed the contents are confidential and legally privileged. If you are not the intended recipient you may not copy, disclose or use the contents in any way.
5. Do not scale from the drawings - always ask!
6. Any work undertaken outside these requirements without the prior written approval of the designer, Engineer and/or the Territorial Authority hereby indemnifies the Designer or his Agent against any claim, or claims, in respect of the said work.
7. This print is the exclusive property of Tāngata Homes Ltd, it shall not be traced, copied or reproduced or used in any manner without the written permission of Tāngata Homes Ltd.

Proposed Residence
New Dwelling
Andrew Shepherd,
105 Redvale Road, Galeo

Bracing Plan - Wing One

GENERATED: 24.02.22	SCALES: A3 1:1, 1:100	
DRAWN: AB	VERSION:	JOB No:
CHECKED:		
LEGAL DESCRIPTION: Lot 14 DP 476117	V09	SHEET No: A2.04

Paper size: ISO full bleed A3 (420.00 x 297.00 MM)

C:\Users\Anne Blake\Dropbox\WORK\CLIENTS\TANGATA HOMES\CONSENTS\SHEPHARD Galeo\Working Drawings\PLNs\105 R

BRACING NOTES:

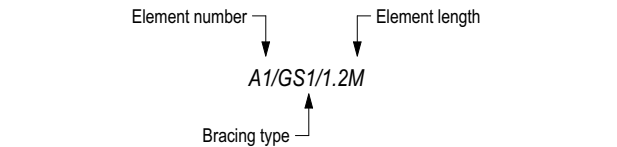
Where the distance between bracing lines at right angles to the plate is between 5.0m & 6.0m, the 90 x 45mm top plate shall be strengthened by the addition of a 140 x 35mm plate of at least the same grade as the top plate. Refer to NZS 3604:2011, 8.7.4.2.

NOTE:
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 straight-through cavity for the selected cladding.

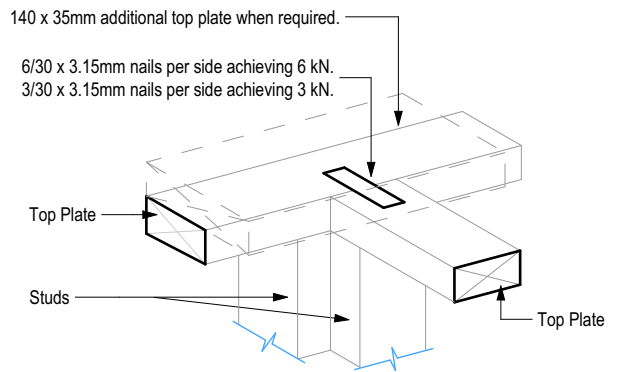
Refer to supporting documents for Ecoply fixing requirements. Treatment to be a minimum of H3.2.

Reading the Bracing Plan:

- GS1** - 0.4m min. length. Any 10mm or 13mm GIB Standard Plasterboard fixed to one side only.
- GS2** - 0.4m min. length. Any 10mm or 13mm GIB Standard Plasterboard fixed to both sides
- EPB1** - 0.4m min. length. 7mm min. Ecoply fixed to exterior side of the wall framing, with hold downs.
- EPBS** - 0.4m min. length 7mm min. Ecoply fixed to exterior side of wall framing, no hold downs.
- EPBG** - 0.4m min. length 7mm min. Ecoply fixed to exterior side of wall framing & 10mm Gib to internal side with hold downs.

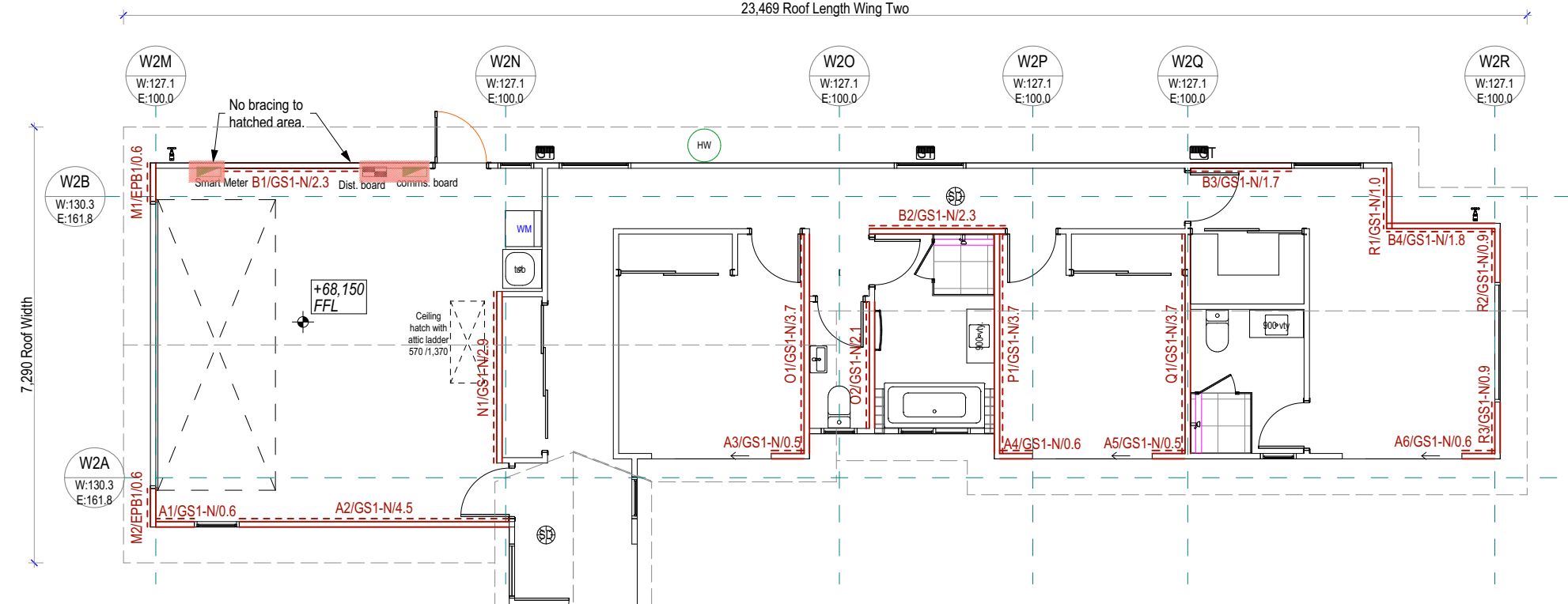


Openings in Bracing Elements:
(as per GIB EzyBrace System)
Openings are allowed within the middle third of a wall bracing element's length & height. Neither opening dimension shall be more than one third of the element height. Wall linings are fixed to opening trimmers at 150mm crs. Small openings (e.g. power outlets) of 90 x 90mm or less may be placed no closer than 90mm to the edge of the braced element.



CONNECTING TOP PLATES TO EXTERNAL WALLS - WALLS CONTAINING BRACING
Note: "Each wall that contains one or more wall bracing elements shall be connected at the top plate level, either directly, or through a framing member in the line of the wall, to external walls at 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."



Bracing Wing Two

SCALE 1:100 @A3

BRACING CALCULATIONS

TABLE: W2 - Wing 2

Location of Storey	Single
Room in Roof Space	No
Roof Width (RW)	7.3m
Roof Length (RL)	23.5m
Gross Floor Area (GFA)	115.58m ²
Floor Height to Apex	5m
Roof Height Above Eaves	2m
Roof Pitch	46 - 60°
Roof Style	Gable
Double Top Plate	Yes
Floor Load	2kPa
Cladding Weights:	
- Subfloor	Concrete Floor
- Wall	Light
- Roof	Light

Wind Zone	Very High
Earthquake Zone	2
Soil Class	D - Deep or Soft

W along	71.5BU/m
W along x RW	521.2BU
W across	65.0BU/m
W across x RL	1,525.6BU

BRACING ALONG

Required		Provided		Achieved	
Line		W	EQ	Brace Type	
		BU	BU		
W2A	130.3	161.8	A-1	GS1-N	50.0
					55.0
			A-1	GS1-N	50.0
					55.0
			A-2	GS1-N	70.0
					60.0
W2B	130.3	161.8	A-3	GS1-N	50.0
					55.0
			A-4	GS1-N	50.0
					55.0
			A-5	GS1-N	50.0
					55.0
W2C	130.3	161.8	A-6	GS1-N	50.0
					55.0
			B-1	GS1-N	70.0
					60.0
			B-2	GS1-N	70.0
					60.0
W2D	130.3	161.8	B-3	GS1-N	70.0
					60.0
			B-4	GS1-N	70.0
					60.0
Total				Achieved	1,052.5
				Required	521.2

BRACING ACROSS

Required		Provided		Achieved	
Line		W	EQ	Brace Type	
		BU	BU		
W2M	127.1	100.0	M-1	BLP-H	135.0
					135.0
			M-1	EPB1	95.0
					105.0
			M-2	EPB1	95.0
					105.0
W2N	127.1	100.0	N-1	GS1-N	70.0
					60.0
			N-3	GS1-N	70.0
					60.0
W2O	127.1	100.0	O-1	GS1-N	70.0
					60.0
			O-2	GS1-N	70.0
					60.0
W2P	127.1	100.0	P-1	GS1-N	70.0
					60.0
W2Q	127.1	100.0	Q-1	GS1-N	70.0
					60.0
W2R	127.1	100.0	R-1	GS1-N	50.0
					55.0
			R-2	GS1-N	50.0
					55.0
			R-3	GS1-N	50.0
					55.0
Total				Achieved	1,650.4
				Required	1,525.6



Disclaimer:
1. These drawings have been prepared on the understanding that the Building Contractor has a sound knowledge of the NZ Building Code & the NZS3604:2011.
2. The main Contractor, Sub Contractor or Authorized Agent of the Owner or builder shall ensure that all works comply with these codes in addition to any requirements of the Territorial Authority.
3. These drawings are to be read in conjunction with the specifications and documentation that form part of this contract.
4. Where drawings are emailed the contents are confidential and legally privileged. If you are not the intended recipient you may not copy, disclose or use the contents in any way.
5. Do not scale from the drawings - always ask!
6. Any work undertaken outside these requirements without the prior written approval of the designer, Engineer and/or the Territorial Authority hereby indemnifies the Designer or his Agent against any claim, or claims, in respect of the said work.
7. This print is the exclusive property of Tāngata Homes Ltd, it shall not be traced, copied or reproduced or used in any manner without the written permission of Tāngata Homes Ltd.

Proposed Residence
New Dwelling
Andrew Shepherd,
105 Redvale Road, Galeo

Bracing Plan - Wing Two

Rev:	Building Consent Issue	Date:
Changes:		

Issue: **CONSENT**

ONLY PLANS WITH "CONSENT" ISSUE STAMP MAY BE USED FOR CONSTRUCTION OR PREFABRICATION

GENERATED: 24.02.22	SCALE: A3 1:1, 1:100
DRAWN: AB	VERSION: 1.0
CHECKED:	JOB No:
LEGAL DESCRIPTION: Lot 14 DP 476117	SHEET No: A2.05

Paper size: ISO full bleed A3 (420.00 x 297.00 MM)

C:\Users\Anne Blake\Dropbox\WORK\CLIENTS\TANGATA HOMES\CONSENTS\SHEPHARD, Galeo\Working Drawings\PLN\105 R

NZBC H1/AS1 Calculated Method

Client	McRae & Gray								
Address	Percy Street								
Lot & DP	Lot 2								
Area	Marlborough								
Job #	ML0040								
Designer	A Blake								

H1 Reference Building		Plan (R)	Area	Rererence	Heat Loss	H1 Proposed Building		Plan	Area	Actual	Heat Loss
Roof	Pink Batts	3.6	163.93	3.30	49.68	Roof	Pink Batts	3.6	163.93	3.37	48.64
Wall	Pink Batts	2.8	246.16	2.00	123.08	Wall	Pink Batts	2.8	246.16	2.25	109.41
Floor	100mm conc	1.90	165.33	1.30	127.18	Floor	100mm conc	1.9	165.33	1.90	87.02
	Heated Floor	1.90	0.00	1.90	0.00		Heated Floor	1.90	0.00	1.90	0.00
Glazing < 30%	Aluminium / Double	0.26	73.85	0.26	284.03	Glazing All	Aluminium / Double	0.26	66.85	0.26	257.12
Glazing > 30%	Aluminium / Double	0.34	-7.00	0.34	-20.58						0.00
Skylights	Area	0	0.00	0.34	0.00	Skylights	Area	0.00	0.00	0.63	0.00
Total Loss					563.38	Total Loss					502.18

	<i>Height</i>	<i>Length</i>		
<i>Total wall length</i>	2.42	101.72	246.16	m ²
<i>Total wall length</i>	0.00	0	0.00	m ²
<i>Total wall length</i>	0.00	0	0.00	m ²
	<i>Total Exterior Wall area</i>		246.16	m ²
	<i>Total Glazing area</i>		66.85	m ²
	<i>Glazing <30%</i>		73.85	m ²
	<i>Glazing >30%</i>		-7.00	m ²

	<i>Reference</i>	<i>Proposed</i>	<i>Difference</i>
<i>Roof</i>	49.68	48.64	1.03
<i>Wall</i>	123.08	109.41	13.68
<i>Floor</i>	127.18	87.02	40.16
<i>Glazing < 30%</i>	284.03	257.12	26.92
<i>Glazing > 30%</i>	-20.58	0.00	-20.58
<i>Skylights</i>	0.00	0.00	0.00
Total Heat Loss	563.38	502.18	61.20

PASS

NZBC H1/AS1 Schedule Method

Client	A Shepherd, Tangata Homes	Designed to:
Address	105 Redvale Road	NZBC H1/AS1
Lot & DP	Lot 14	NZS 4214. Method of Determining the Total Thermal Resistance of Parts of Buildings
Area	Galeo	NZS 4218. Energy Efficiency - Small Building Envelope
Job #	Tangata Homes	BRANZ House Insulation Guide
Designer	A Blake	http://www.designnavigator.co.nz/CRC.php

H1 Schedule: All Walls					West, South & East walls only					North walls only (Recommend 50% max-Best Practice)				
Wall Insulation			R 2.80	Pink Batts	Wall - 90x45 @ 600crs	R 2.25	Refer to Wall openings sheet for Lintel sizes							
Ceiling Insulation			R 3.60	Pink Batts	Ceiling - trusses @ 900 crs	R 3.37	Roof Type (L or H)	Light	(select roof type)					
Glazing Vertical			Double	Standard	Glazing - Standard Double glaze	R 0.26	Wind zone (H or V)	high	(select wind zone)					
Skylights (1.5m max)			0.00	m²	Skylight	R 0.63	Snow zone	N3	(select snow zone)					
Floor	Total Envelope m²		165.33	100mm conc	Floor - Ins. Raft 100mm Conc + DPM	R 1.90	Lintels are shown	On Truss Design						
Heated Floor			m² 0.00	100mm conc	Heated Floor	R 1.90	Altitude	90	(height above sea level)					
Downlights	Closed & Abutted type				Closed & Abutted type				Climate Zone	3	(select climate zone)			
Ground Level	Height	Length				Height	Length				Height	Length		
Total wall length	2.42	101.72	246.16	m²	Total wall length	2.42	85.94	207.98	m²	Total wall length	2.42	15.78	38.18	m²
First Floor														
Total wall length	0.00	0.00	0.00	m²	Total wall length	0.00	0.00	0.00	m²	Total wall length	0.00	0.00	0.00	m²
Total wall length	0.00	0.00	0.00	m²	Total wall length	0.00	0.00	0.00	m²	Total wall length	0.00	0.00	0.00	m²
Total Exterior Wall area			246.16	m²	Total Exterior Wall area			207.98	m²	Total Exterior Wall area			38.18	m²
Total opening area			66.85	m²	Total opening area			49.38	m²	Total opening area			17.47	m²
H1 value			27.16%	OK<30%	H1 value			23.74%	OK<30%	H1 value			45.74%	

A	Building Consent Issue	-
Rev:	Changes:	Date:
Issue:		CONSENT



JOB TITLE:

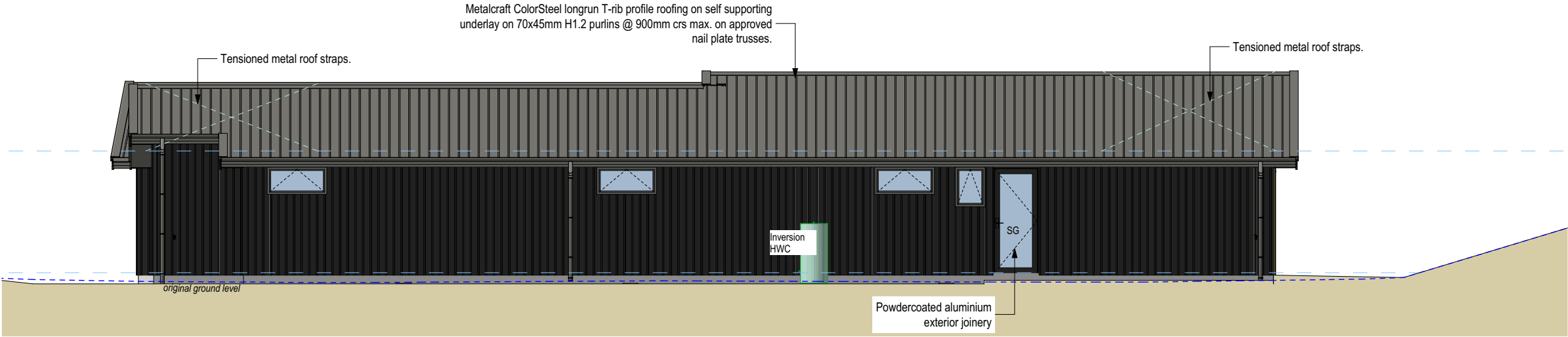
New Dwelling
Andrew Shepherd,
105 Redvale Road, Galeo

DRAWING TITLE:

H1 Calculations

LEGAL DESCRIPTION:		
Lot 14 DP 476117		
NOTES:		
1. Subject to council approval 2. All measurements to be confirmed on site by the contractor prior to the commencement of work		
© Tangata Homes NZ Limited. All rights reserved. No part of this work covered by copyright may be reproduced or copied in any form or by any means without the written permission of Tangata Homes NZ Limited.		
DATE OF ISSUE:	DESIGNER:	
24.02.22	AB	TECHNICIAN:
	AB	SCALE:
AMENDMENT DATE:	VERSION:	
-	V09	
SHEET:		JOB #
A2.06		#Pln

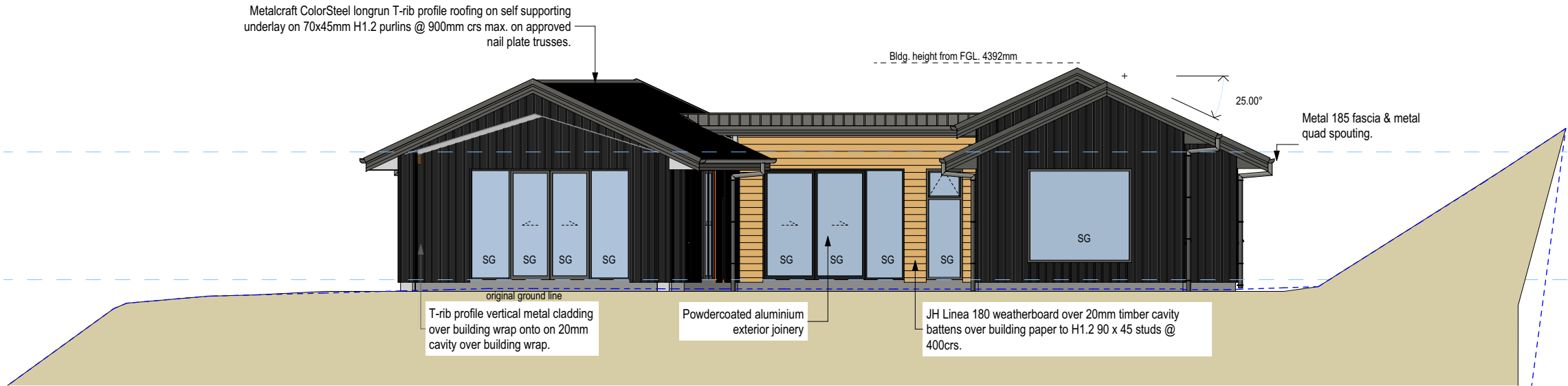
NOTE: THE SCHEDULE OF FIXTURES AND FITTINGS TAKES PRECEDENCE OVER THESE DRAWINGS



West Elevation

SCALE 1:100 @A3

BUILDING ENVELOPE RISK MATRIX		
Highest Risk Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Very high risk	5
Eaves width	Medium risk	1
Envelope complexity	High risk	3
Deck design	Low risk	0
Total Risk Score:		11



North Elevation

SCALE 1:100 @A3



Inner West Elevation

1:100



Tāngata HOMES

Disclaimer:
1. These drawings have been prepared on the understanding that the Building Contractor has a sound knowledge of the NZ Building Code & the NZS3604:2011.
2. The main Contractor, Sub Contractor or Authorized Agent of the Owner or builder shall ensure that all works comply with these codes in addition to any requirements of the Territorial Authority.
3. These drawings are to be read in conjunction with the specifications and documentation that form part of this contract.
4. Where drawings are emailed the contents are confidential and legally privileged. If you are not the intended recipient you may not copy, disclose or use the contents in any way.
5. Do not scale from the drawings - always ask!
6. Any work undertaken outside these requirements without the prior written approval of the designer, Engineer and/or the Territorial Authority hereby indemnifies the Designer or his Agent against any claim, or claims, in respect of the said work.
7. This print is the exclusive property of Tāngata Homes Ltd, it shall not be traced, copied or reproduced or used in any manner without the written permission of Tāngata Homes Ltd.

GLAZING NOTES:
Glazing and glazed openings to comply with NZS 4223.3:2016 Glazing in buildings - Part 3: Human impact safety requirements, NZS 4211:2008: Specification for performance of windows and New Zealand Building Code Clauses: F2 Hazardous Building Materials & F4: Safety from Falling.

Proposed Residence
New Dwelling
Andrew Shepherd,
105 Redvale Road, Galeo

Elevations

Paper size: ISO full bleed A3 (420.00 x 297.00 MM)

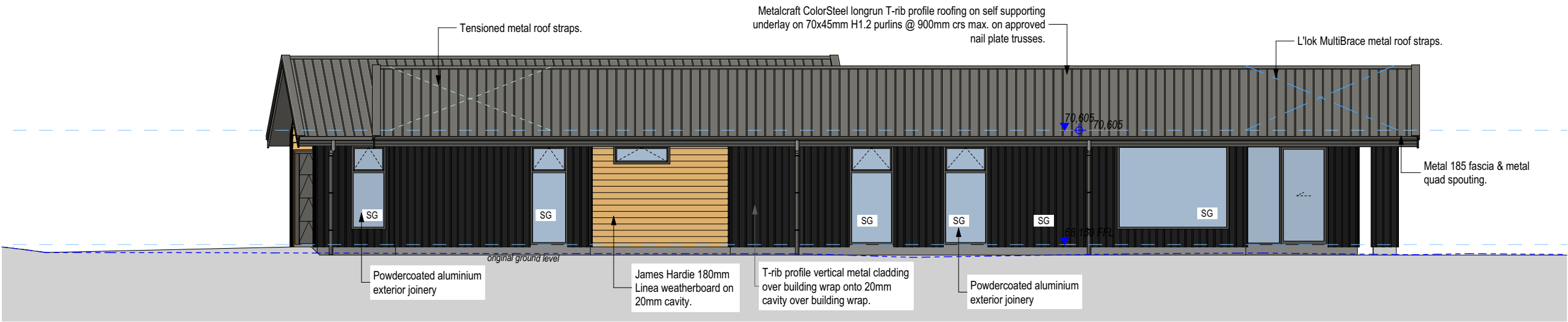
C:\Users\Anne Blake\Dropbox\WORK\CLIENTS\TANGATA HOMES\CONSENTS\SHEPHERD Galeo\Working Drawings\PLN\105 R

Rev:	Changes:	Date:
A	Building Consent Issue	-

Issue: **CONSENT**

ONLY PLANS WITH "CONSENT" ISSUE STAMP MAY BE USED FOR CONSTRUCTION OR PREFABRICATION

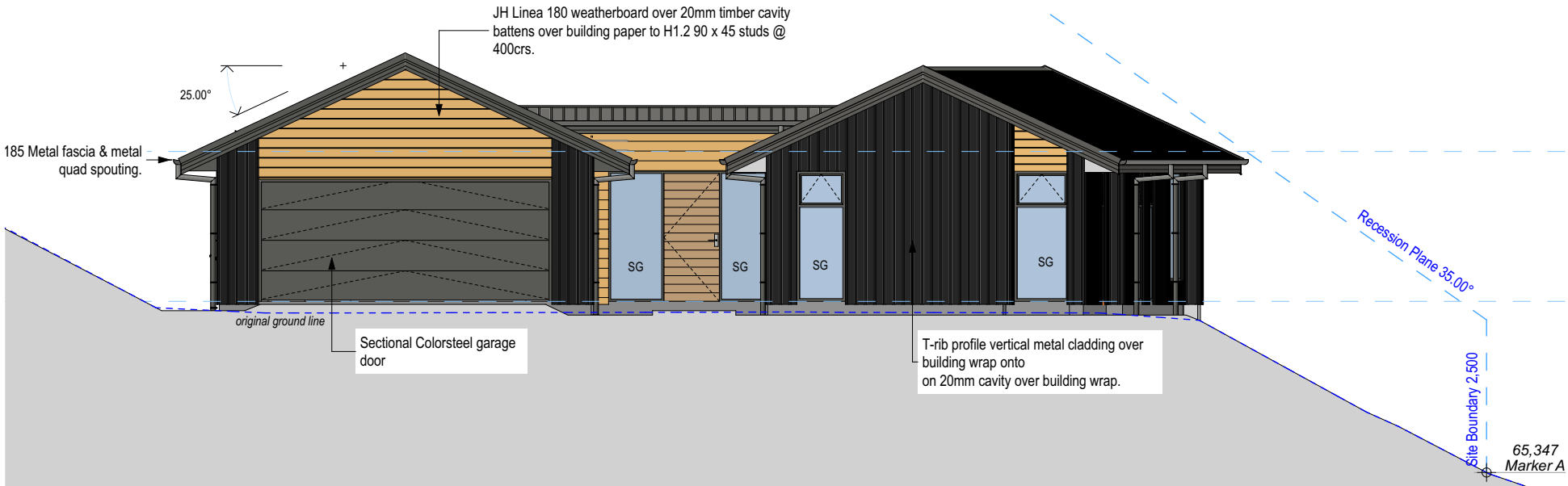
GENERATED: 24.02.22	SCALES: A3 1:100	
DRAWN: AB	VERSION:	JOB No:
CHECKED:		
LEGAL DESCRIPTION: Lot 14 DP 476117	V09	SHEET No: A3.01



East Elevation

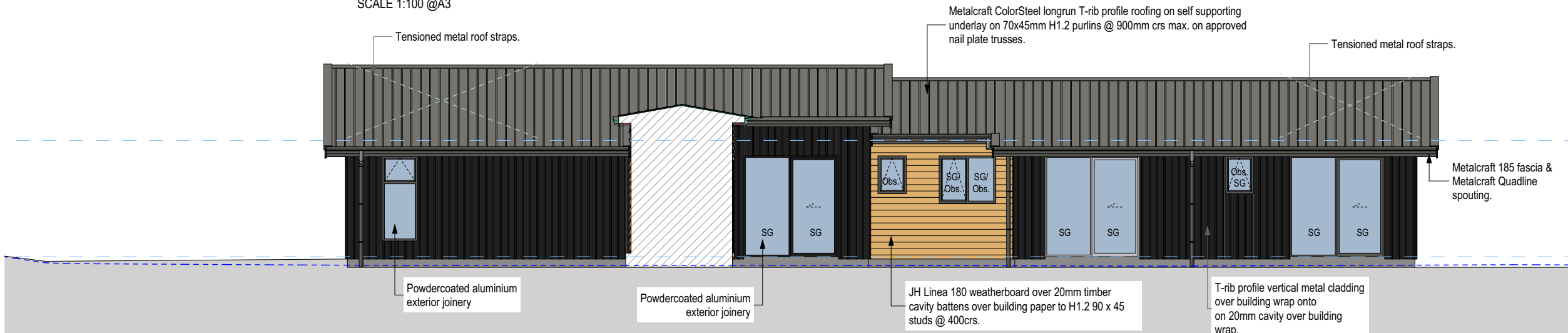
1:100

BUILDING ENVELOPE RISK MATRIX		
Highest Risk Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Very high risk	5
Eaves width	Medium risk	1
Envelope complexity	High risk	3
Deck design	Low risk	0
Total Risk Score:		11



South Elevation

SCALE 1:100 @A3



Inner East Elevation

1:100



Tāngata HOMES

Disclaimer:

- These drawings have been prepared on the understanding that the Building Contractor has a sound knowledge of the NZ Building Code & the NZS3604:2011.
- The main Contractor, Sub Contractor or Authorized Agent of the Owner or builder shall ensure that all works comply with these codes in addition to any requirements of the Territorial Authority.
- These drawings are to be read in conjunction with the specifications and documentation that form part of this contract.
- Where drawings are emailed the contents are confidential and legally privileged. If you are not the intended recipient you may not copy, disclose or use the contents in any way.
- Do not scale from the drawings - always ask!
- Any work undertaken outside these requirements without the prior written approval of the designer, Engineer and/or the Territorial Authority hereby indemnifies the Designer or his Agent against any claim, or claims, in respect of the said work.
- This print is the exclusive property of Tāngata Homes Ltd, it shall not be traced, copied or reproduced or used in any manner without the written permission of Tāngata Homes Ltd.

Original Scale (mm) 0 5 10 15 20 25 30 35 40 45 50 55 60 65 70 80 90 100

Proposed Residence
New Dwelling
Andrew Shepherd,
105 Redvale Road, Galeo

Elevations

A	Building Consent Issue	-
Rev:	Changes:	Date:

Issue: CONSENT

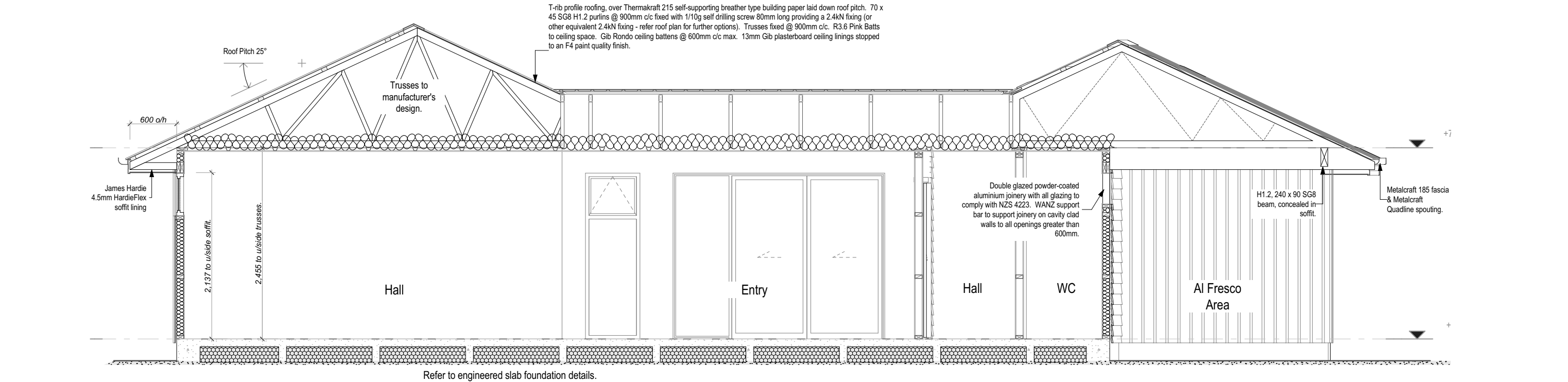
ONLY PLANS WITH "CONSENT" ISSUE STAMP MAY BE USED FOR CONSTRUCTION OR PREFABRICATION

GENERATED: 24.02.22	SCALES: A3 1:100	-
DRAWN: AB	VERSION:	JOB No:
CHECKED:		
LEGAL DESCRIPTION: Lot 14 DP 476117	V09	SHEET No: A3.02

GLAZING NOTES:
Glazing and glazed openings to comply with NZS 4223.3:2016 Glazing in buildings - Part 3: Human impact safety requirements, NZS 4211:2008: Specification for performance of windows and New Zealand Building Code Clauses: F2 Hazardous Building Materials & F4: Safety from Falling.

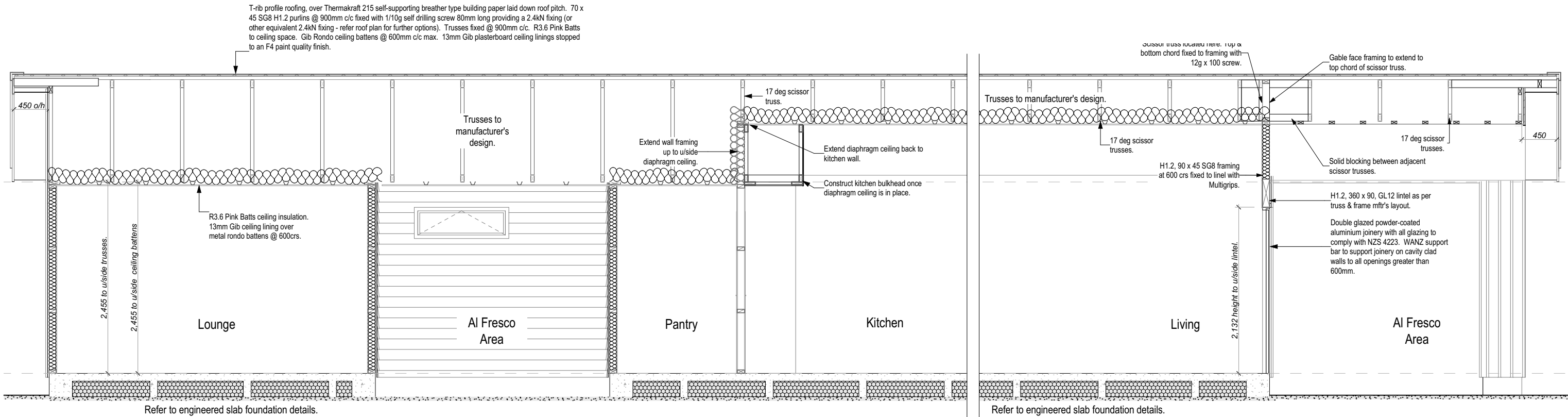
Paper size: ISO full bleed A3 (420.00 x 297.00 MM)

C:\Users\Anne Blake\Dropbox\WORK\CLIENTS\TANGATA HOMES\CONSENTS\SHEPHERD, Galeo\Working Drawings\PLNs\105 R



Cross Section A - A

1:50



Section B - B

1:50



Tāngata HOMES

Disclaimer:
1. These drawings have been prepared on the understanding that the Building Contractor has a sound knowledge of the NZ Building Code & the NZS3604:2011.
2. The main Contractor, Sub Contractor or Authorized Agent of the Owner or builder shall ensure that all works comply with these codes in addition to any requirements of the Territorial Authority.
3. These drawings are to be read in conjunction with the specifications and documentation that form part of this contract.
4. Where drawings are emailed the contents are confidential and legally privileged. If you are not the intended recipient you may not copy, disclose or use the contents in any way.
5. Do not scale from the drawings - always ask!
6. Any work undertaken outside these requirements without the prior written approval of the designer, Engineer and/or the Territorial Authority hereby indemnifies the Designer or his Agent against any claim, or claims, in respect of the said work.
7. This print is the exclusive property of Tāngata Homes Ltd, it shall not be traced, copied or reproduced or used in any manner without the written permission of Tāngata Homes Ltd.

Proposed Residence
New Dwelling
Andrew Shepherd,
105 Redvale Road, Galeo

Cross Sections A & B

Rev:	Building Consent Issue	Date:
Changes:		

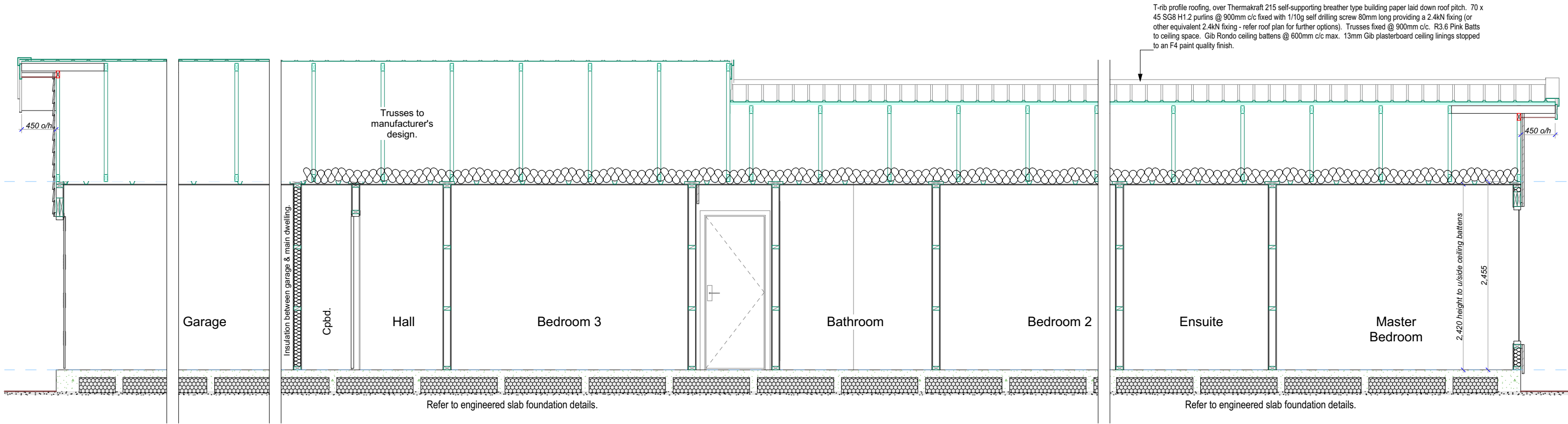
Issue: CONSENT

ONLY PLANS WITH "CONSENT" ISSUE STAMP MAY BE USED FOR CONSTRUCTION OR PREFABRICATION

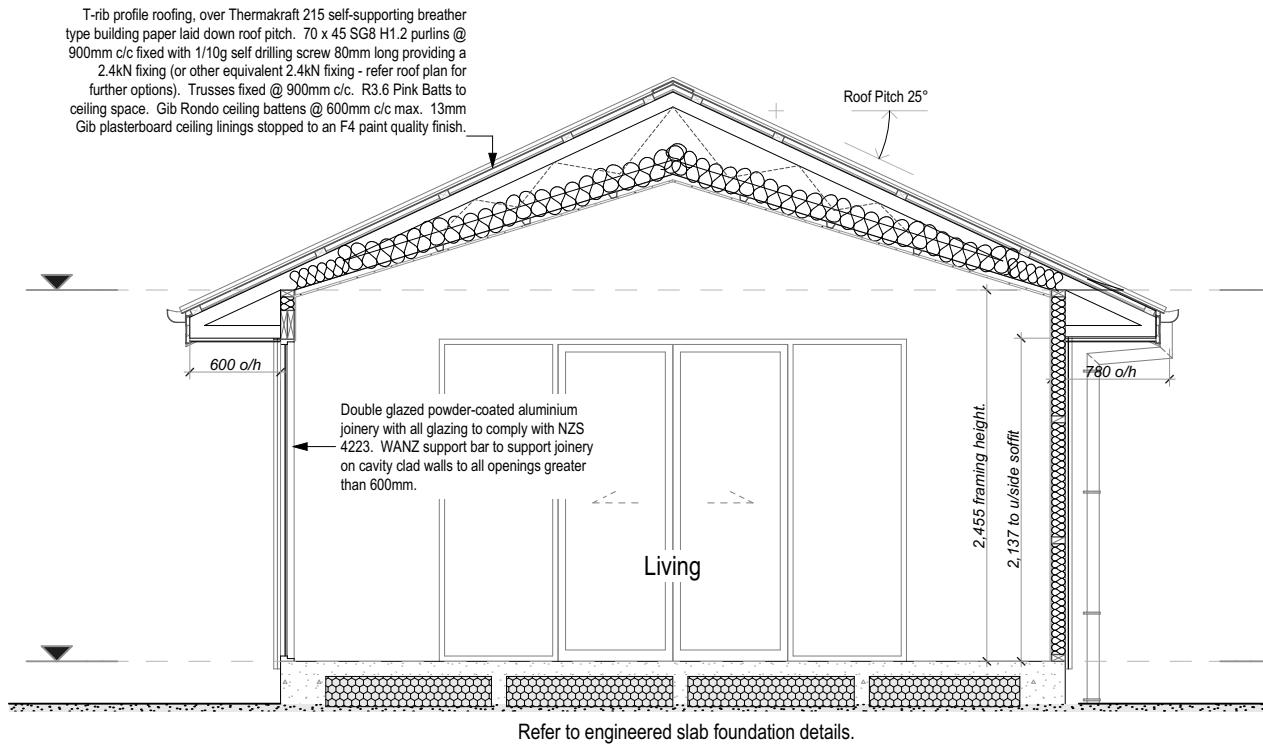
GENERATED: 24.02.22	SCALE: A3 1:50
DRAWN: AB	VERSION: JOB No:
CHECKED:	
LEGAL DESCRIPTION: Lot 14 DP 476117	SHEET No: A4.01
V09	

Paper size: ISO full bleed A3 (420.00 x 297.00 MM)

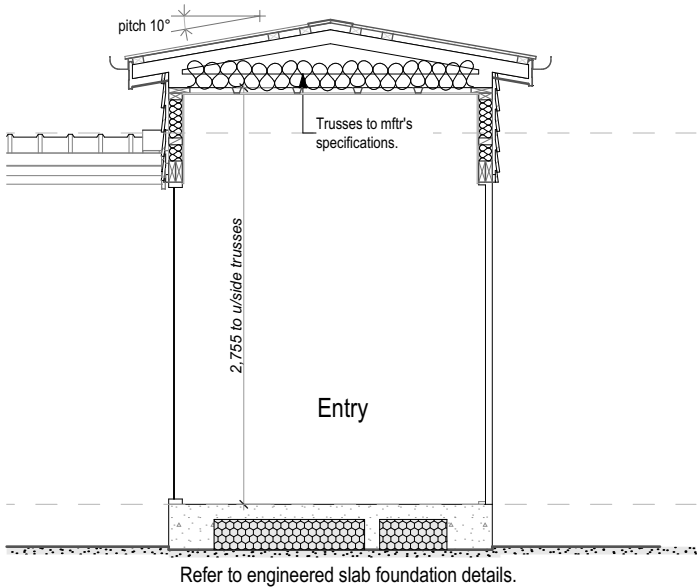
C:\Users\Anne Blake\Dropbox\WORK\CLIENTS\TANGATA HOMES\CONSENTS\SHEPHERD Galeo\Working Drawings\PLNs\105 R



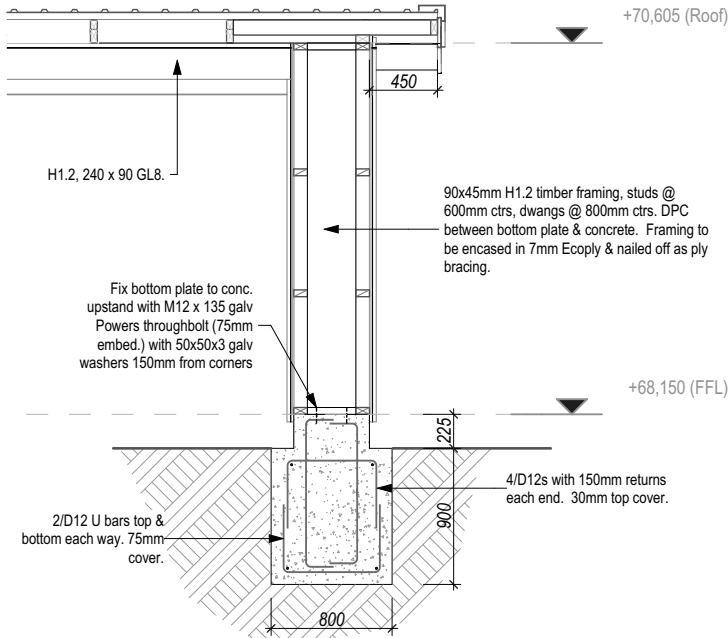
Cross Section C - C 1:50



Cross Section D - D Dining Kitchen 1:50



Section E - E 1:50



Section F 1:50

Rev:	A	Building Consent Issue	Date:
Changes:			

Issue: **CONSENT**

ONLY PLANS WITH "CONSENT" ISSUE STAMP MAY BE USED FOR CONSTRUCTION OR PREFABRICATION



Disclaimer:
1. These drawings have been prepared on the understanding that the Building Contractor has a sound knowledge of the NZ Building Code & the NZS3604:2011.
2. The main Contractor, Sub Contractor or Authorized Agent of the Owner or builder shall ensure that all works comply with these codes in addition to any requirements of the Territorial Authority.
3. These drawings are to be read in conjunction with the specifications and documentation that form part of this contract.
4. Where drawings are emailed the contents are confidential and legally privileged. If you are not the intended recipient you may not copy, disclose or use the contents in any way.
5. Do not scale from the drawings - always ask!
6. Any work undertaken outside these requirements without the prior written approval of the designer, Engineer and/or the Territorial Authority hereby indemnifies the Designer or his Agent against any claim, or claims, in respect of the said work.
7. This print is the exclusive property of Tāngata Homes Ltd, it shall not be traced, copied or reproduced or used in any manner without the written permission of Tāngata Homes Ltd.

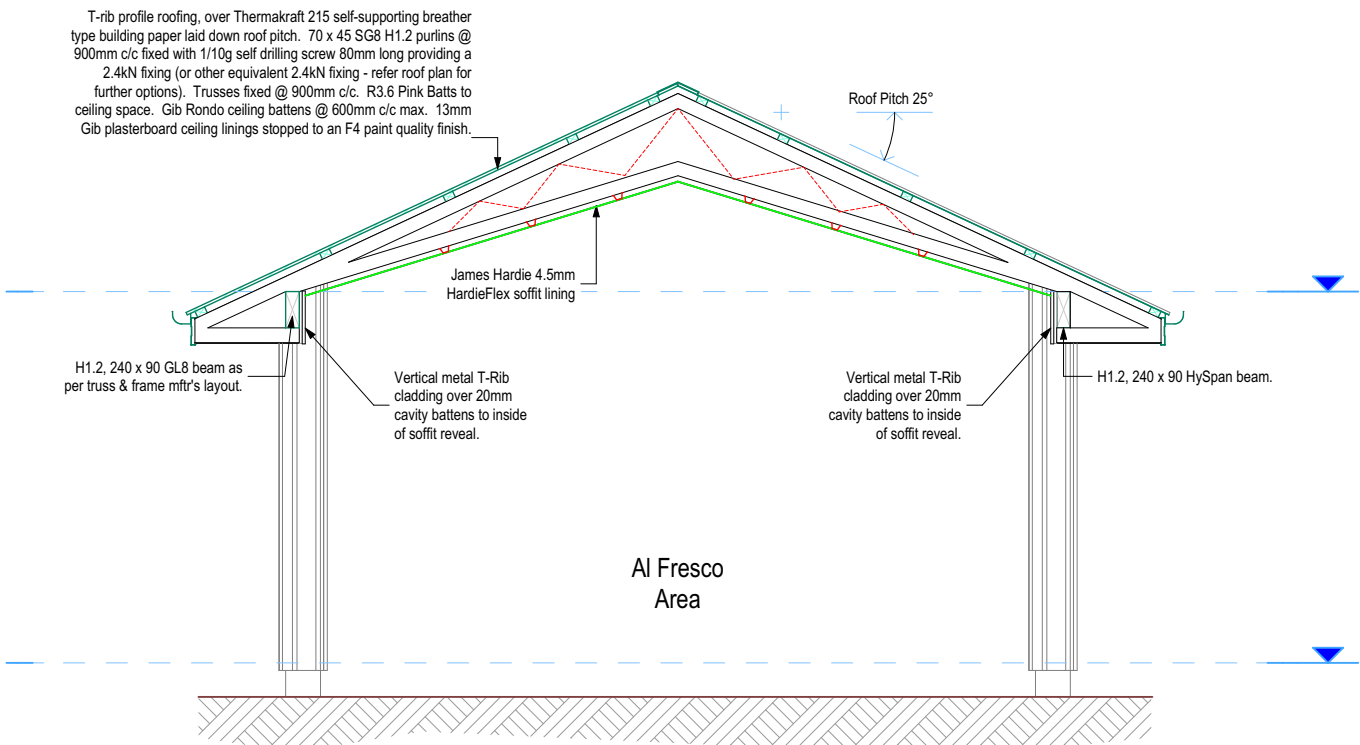
Proposed Residence
New Dwelling
Andrew Shepherd,
105 Redvale Road, Galeo

Cross Sections C, D & E & F

GENERATED: 24.02.22	SCALE: A3 1:50
DRAWN: AB	VERSION: 1
CHECKED:	JOB No:
LEGAL DESCRIPTION: Lot 14 DP 476117	SHEET No: A4.02

Paper size: ISO full bleed A3 (420.00 x 297.00 MM)

C:\Users\Anne Blake\Dropbox\WORK\CLIENTS\TANGATA HOMES\CONSENTS\SHEPHERD Galeo\Working Drawings\PLN\105 R



Cross Section G - G

1:50



Tāngata HOMES

Disclaimer:
1. These drawings have been prepared on the understanding that the Building Contractor has a sound knowledge of the NZ Building Code & the NZS3604:2011.
2. The main Contractor, Sub Contractor or Authorized Agent of the Owner or builder shall ensure that all works comply with these codes in addition to any requirements of the Territorial Authority.
3. These drawings are to be read in conjunction with the specifications and documentation that form part of this contract.
4. Where drawings are emailed the contents are confidential and legally privileged. If you are not the intended recipient you may not copy, disclose or use the contents in any way.
5. Do not scale from the drawings - always ask!
6. Any work undertaken outside these requirements without the prior written approval of the designer, Engineer and/or the Territorial Authority hereby indemnifies the Designer or his Agent against any claim, or claims, in respect of the said work.
7. This print is the exclusive property of Tāngata Homes Ltd, it shall not be traced, copied or reproduced or used in any manner without the written permission of Tāngata Homes Ltd.

Proposed Residence
New Dwelling
Andrew Shepherd,
105 Redvale Road, Galeo

Cross Section G - G

Paper size:

ISO full bleed A3 (420.00
x 297.00 MM)

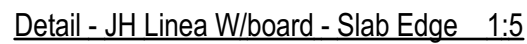
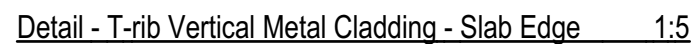
C:\Users\Anne Blake\Dropbox\WORK\CLIENTS\TANGATA HOMES\CONSENTS\SHEPHERD Galeo\Working Drawings\PLNs\105 R

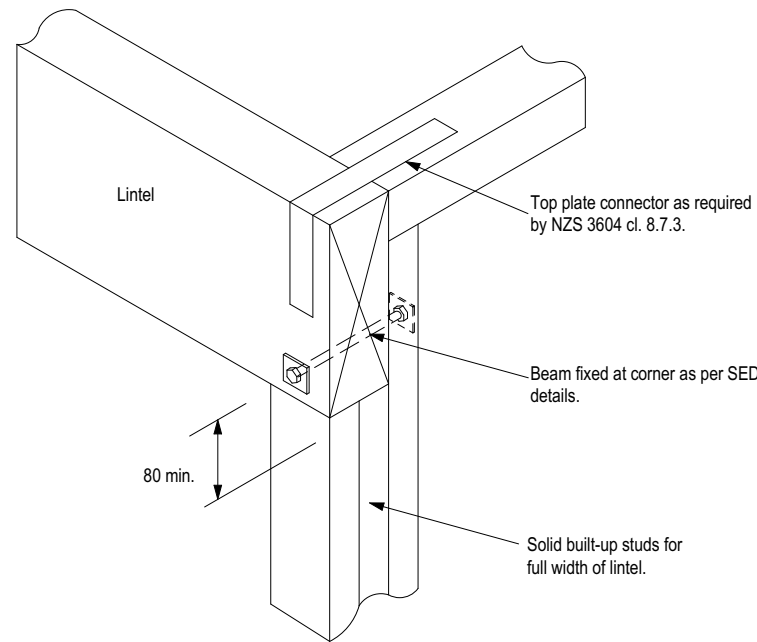
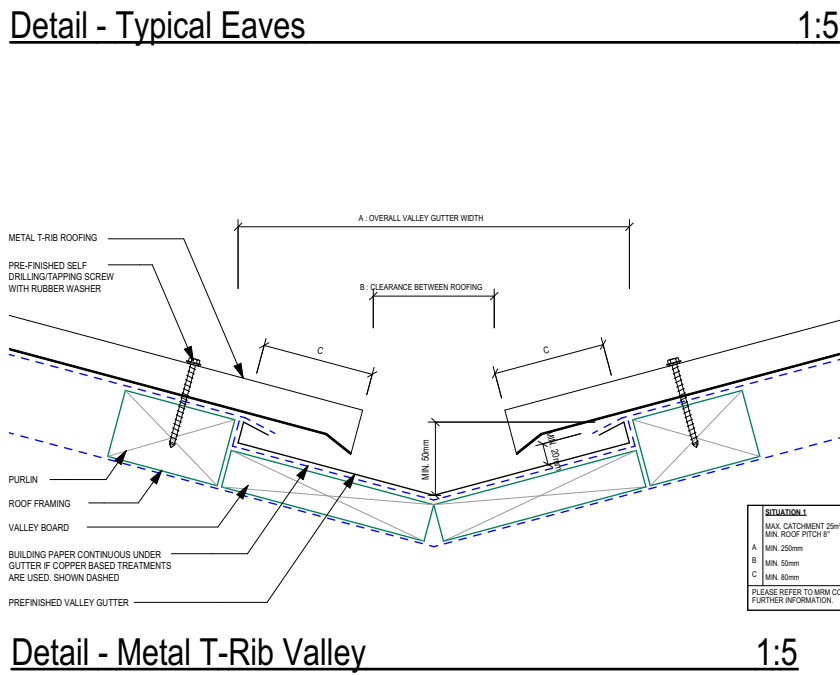
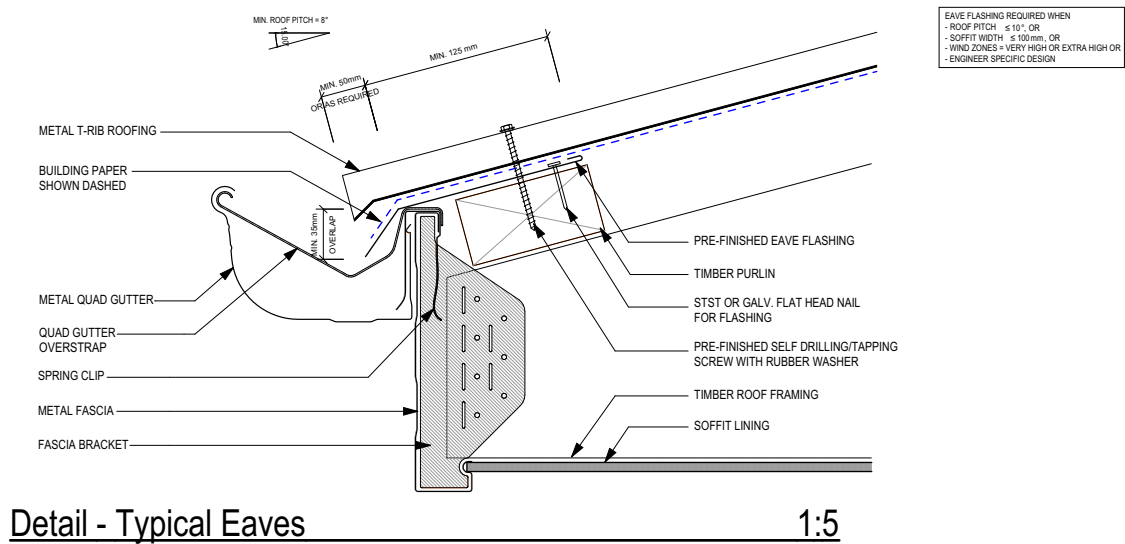
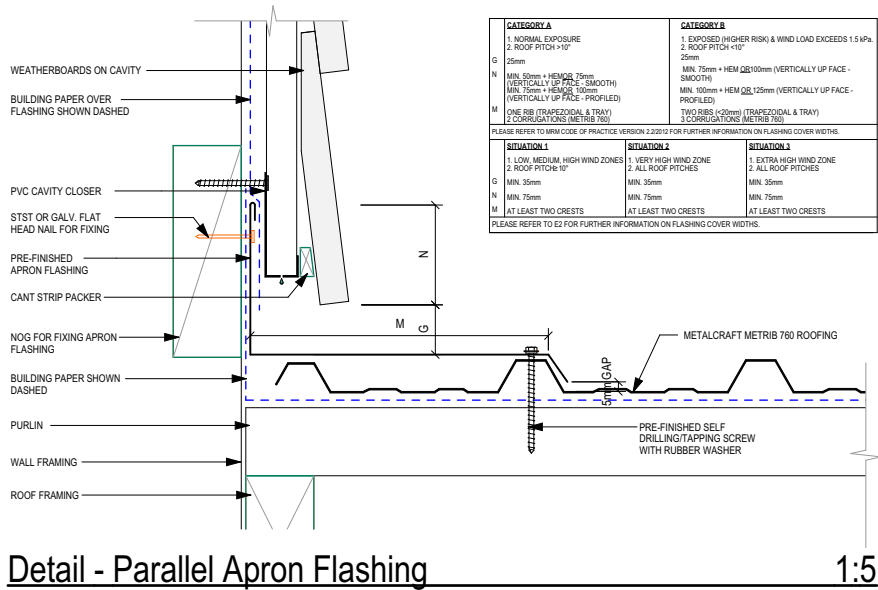
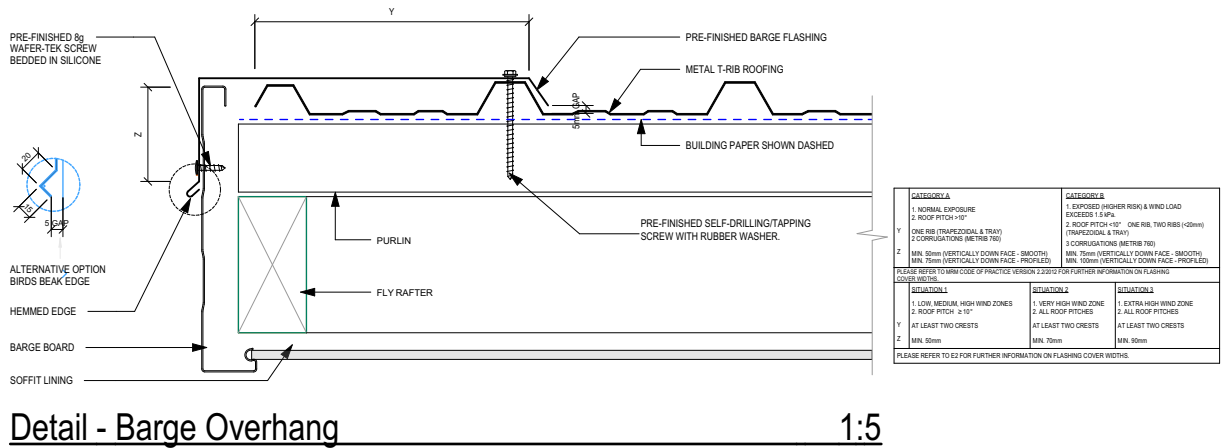
A	Building Consent Issue	-
Rev:	Changes:	Date:

Issue: **CONSENT**

ONLY PLANS WITH "CONSENT" ISSUE STAMP MAY BE
USED FOR CONSTRUCTION OR PREFABRICATION

GENERATED: 24.02.22	SCALE: A3 1:50	-
DRAWN: AB	VERSION:	JOB No:
CHECKED:		
LEGAL DESCRIPTION: Lot 14 DP 476117	V09	SHEET No: A4.03





Detail - Beam to Wall & Columns N.T.S.



Disclaimer:
1. These drawings have been prepared on the understanding that the Building Contractor has a sound knowledge of the NZ Building Code & the NZS3604:2011.
2. The main Contractor, Sub Contractor or Authorized Agent of the Owner or builder shall ensure that all works comply with these codes in addition to any requirements of the Territorial Authority.
3. These drawings are to be read in conjunction with the specifications and documentation that form part of this contract.
4. Where drawings are emailed the contents are confidential and legally privileged. If you are not the intended recipient you may not copy, disclose or use the contents in any way.
5. Do not scale from the drawings - always ask!
6. Any work undertaken outside these requirements without the prior written approval of the designer, Engineer and/or the Territorial Authority hereby indemnifies the Designer or his Agent against any claim, or claims, in respect of the said work.
7. This print is the exclusive property of Tāngata Homes Ltd, it shall not be traced, copied or reproduced or used in any manner without the written permission of Tāngata Homes Ltd.

Original Scale (mm)

0 5 10 15 20 25 30 35 40 45 50 55 60 65 70 80 90 100

Proposed Residence

New Dwelling

Andrew Shepherd,

105 Redvale Road, Galeo

Details - Roof & Beam Connections

GENERATED: 24.02.22

DRAWN: AB

CHECKED:

LEGAL DESCRIPTION: Lot 14 DP 476117

SCALES: A3 1:10, 1:5

VERSION: V09

JOB No:

SHEET No: A5.02

Rev: Changes:

Date:

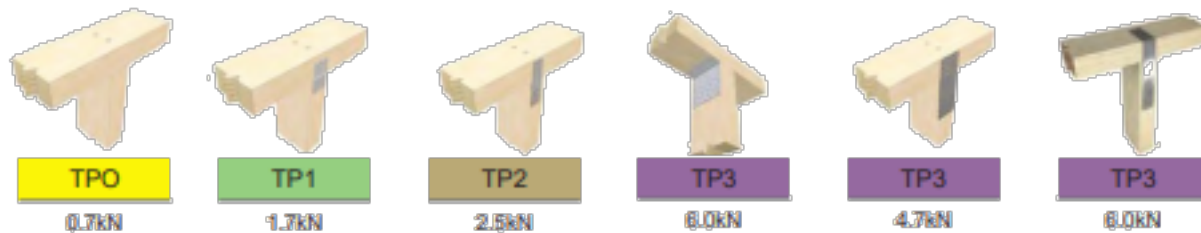
Issue: CONSENT

ONLY PLANS WITH "CONSENT" ISSUE STAMP MAY BE USED FOR CONSTRUCTION OR PREFABRICATION

TOP PLATE TO STUD FIXING GUIDE

ALTERNATIVE SOLUTION TO NZS3604:2011 TABLE 8.18

It is proposed that Pryda Strapnails and Pryda Concealed Cleats be preferred as opposed to Pryda Z and U nails for ease of fixing and to lessen interference with the cladding.



Minimum Top Plate to Stud Joint Fixing Table for roof member 600, 900 & 1200 Centres										
Loaded Dimension (m)	Light Weight Roof Wind Zone					Heavy Weight Roof Wind Zones				
	L	M	H	VH	EH	L	M	H	VH	EH
2.0	TPO	TPO	TP1	TP2	TP3	TPO	TPO	TPO	TP1	TP2
3.0	TPO	TP1	TP2	TP3	TP3	TPO	TPO	TP1	TP2	TP3
4.0	TPO	TP2	TP3	TP3	TP3	TPO	TPO	TP2	TP3	TP3
5.0	TP1	TP2	TP3	TP3	TP3	TPO	TPO	TP2	TP3	TP3
6.0	TP2	TP3	TP3	TP3	TP3	TPO	TPO	TP3	TP3	TP3

Consent Doc Ref.	Fixing Capacity	Fixing Detail
TP0	0.7kN	2/End Nails
TP1	1.7kN	2/End Nails + MP2R4 Knuckle Plate
TP2	2.5kN	2/End Nails + MP5N2 Strapnail
TP3	4.7kN	2/End Nails + SN50L Strapnail
TP3	6.0kN	2/End Nails + NRPC8 with 3/T17 14g x 75mm hex head screws
TP3	6.0kN	2/End Nails + SST

Notes:

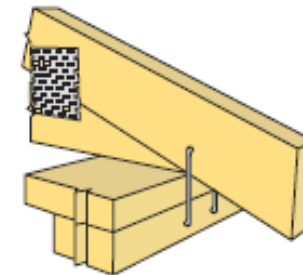
- Refer to NZS3604:2011 Table 8.19 and 8.18.
- All truss to top plates to be fixed as per truss manufacturer's fixing schedule and details.
- SG8 min dry wall framing with moisture content <18%.
- Studs at 600mm centres. For 400mm stud centres divide loaded dimension by 1.5.
- Nails specified are 90 x 3.15mm power driven or 100 x 3.75mm hand driven.
- Assumed that the top plate is 45mm.
- Ceiling Plate must be fixed to the top plate with a connection meeting and exceeding the capacity of the stud and top plate connection

Tāngata HOMES

Disclaimer:
1. These drawings have been prepared on the understanding that the Building Contractor has a sound knowledge of the NZ Building Code & the NZS3604:2011.
2. The main Contractor, Sub Contractor or Authorized Agent of the Owner or builder shall ensure that all works comply with these codes in addition to any requirements of the Territorial Authority.
3. These drawings are to be read in conjunction with the specifications and documentation that form part of this contract.
4. Where drawings are emailed the contents are confidential and legally privileged. If you are not the intended recipient you may not copy, disclose or use the contents in any way.
5. Do not scale from the drawings - always ask!
6. Any work undertaken outside these requirements without the prior written approval of the designer, Engineer and/or the Territorial Authority hereby indemnifies the Designer or his Agent against any claim, or claims, in respect of the said work.
7. This print is the exclusive property of Tāngata Homes Ltd. It shall not be traced, copied or reproduced or used in any manner without the written permission of Tāngata Homes Ltd.

Roof Component Tie Down Connections

Z-Nail

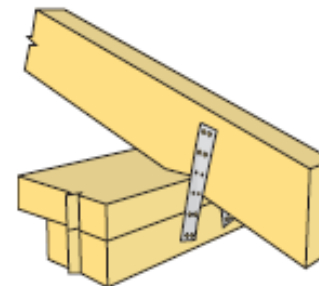


Product Code: ZR & ZL (right & left hand), ZU (U-nail)
Also sold as MPZR, MPZL & MPZU
Suitable for all roof spaces that are closed. Stainless required in open soffits. Compliant with Table 4.1 of NZS3604:2011.
Application: Used in pairs when employed as a truss tie down.

Consent Doc. Ref	Product Code	Capacity Up Pair
Z	ZR & ZL	2.6kN*
U	ZU	2.4kN*

Note: The Z-nails should extend to the lower wall plate and may not terminate in the ceiling plate.
*This is a reduced value from code values recently published but takes into account the serviceability of connection.

Ceiling & Purlin Hanger

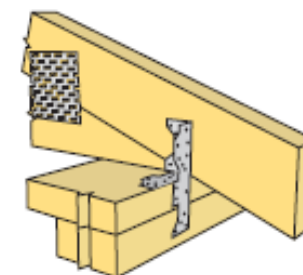


Product Code: CPH126, CPH190 -LH & -RH
Durability: Suitable for all closed roof spaces. Stainless required in open soffits. Compliant with Table 4.1 of NZS3604:2011.
Application: Usually used in pairs when employed as a truss tie down. All holes filled with 30 x 3.15mm Pryda product nails.

Consent Doc. Ref	Product Code	Capacity Up Pair
CP2	CPH126	2.5kN
CP9	CPH190	5.0kN

Note: The fixing is only used as a left and right handed pair.

Multigrip (long)



Product Code: MGL
Durability: Suitable for all roof spaces that are closed. Stainless required in open soffits with MG/S with single top plate. Compliant with Table 4.1 of NZS3604:2011.
Application: All holes filled with 30 x 3.15mm Pryda product nails.

Consent Doc. Ref	Product Code	Capacity
X	MGL	2.6kN
2X	MGL (pair)	5.2kN

Note: MG (short) shall not be used in a double top plate scenario.

All capacities are limit state design values and not characteristic strength therefore these may be compared directly to Pryda design software output. Capacities assume a minimum timber grade of SG8.

Original Scale (mm) 0 5 10 15 20 25 30 35 40 45 50 55 60 65 70 80 90 100

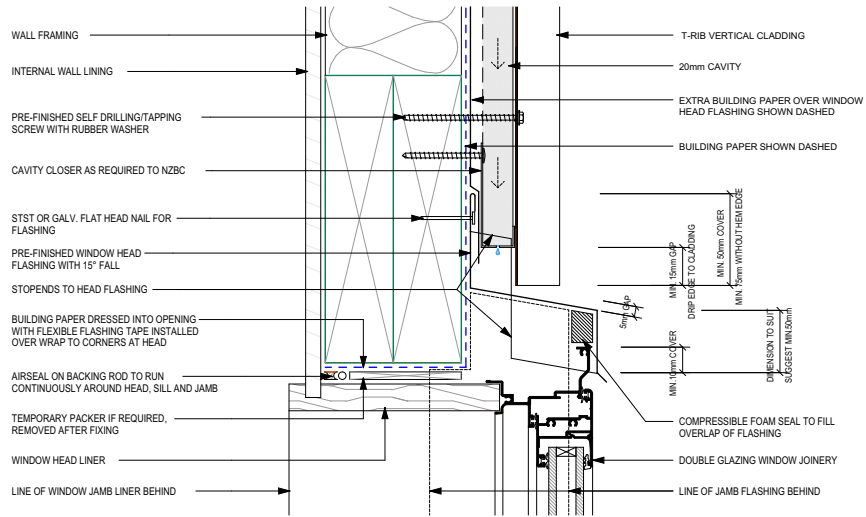
Proposed Residence
New Dwelling
Andrew Shepherd,
105 Redvale Road, Galeo

Details - Tie Down & Plate Fixings

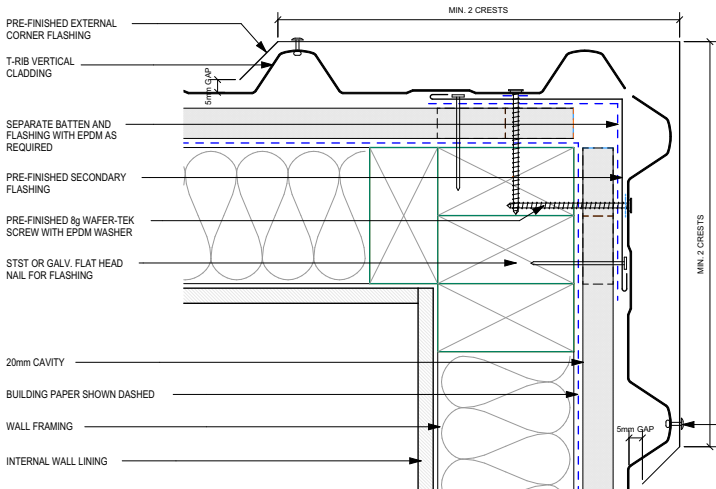
Rev:	Changes:	Date:
Issue: CONSENT		
ONLY PLANS WITH "CONSENT" ISSUE STAMP MAY BE USED FOR CONSTRUCTION OR PREFABRICATION		
GENERATED: 24.02.22	SCALE: A3	
DRAWN: AB	VERSION:	JOB No:
CHECKED:		
LEGAL DESCRIPTION: Lot 14 DP 476117	V09	SHEET No: A5.03

Paper size: ISO full bleed A3 (420.00 x 297.00 MM)

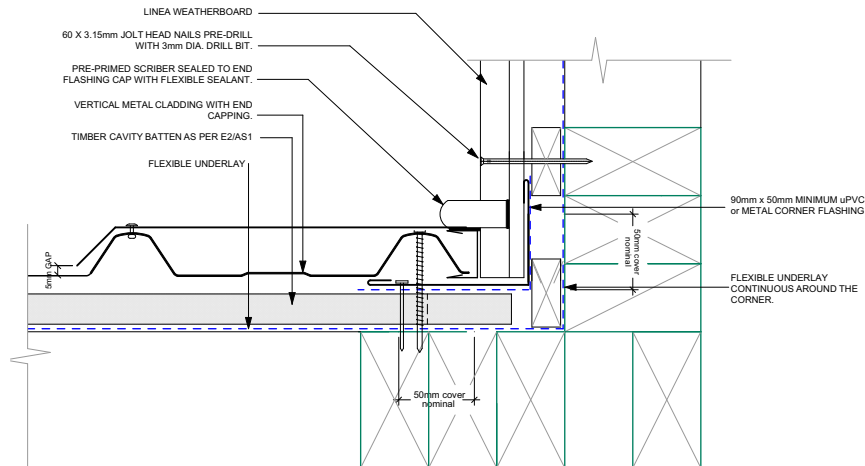
C:\Users\Anne Blake\Dropbox\WORK\CLIENTS\TANGATA HOMES\CONSENTS\SHEPHERD Galeo\Working Drawings\PLN\105 R



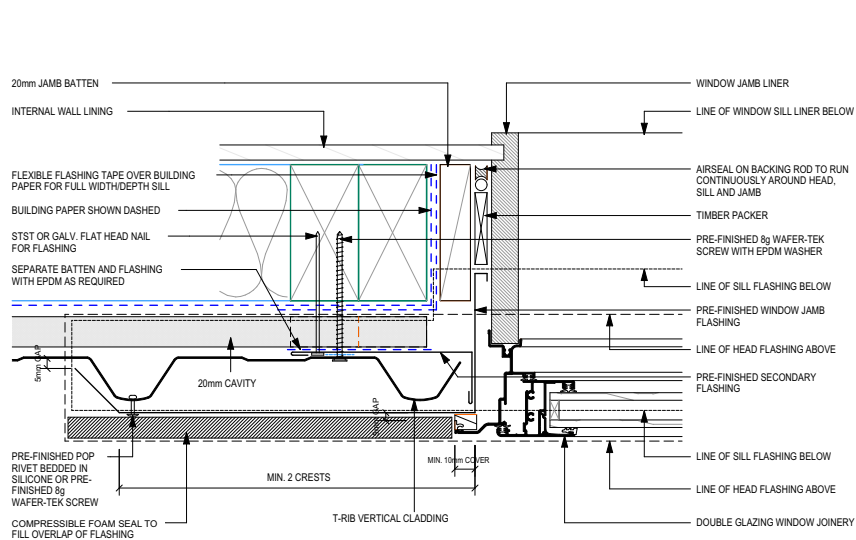
Detail - T-rib Vertical Metal Cladding - Window Head 1:5



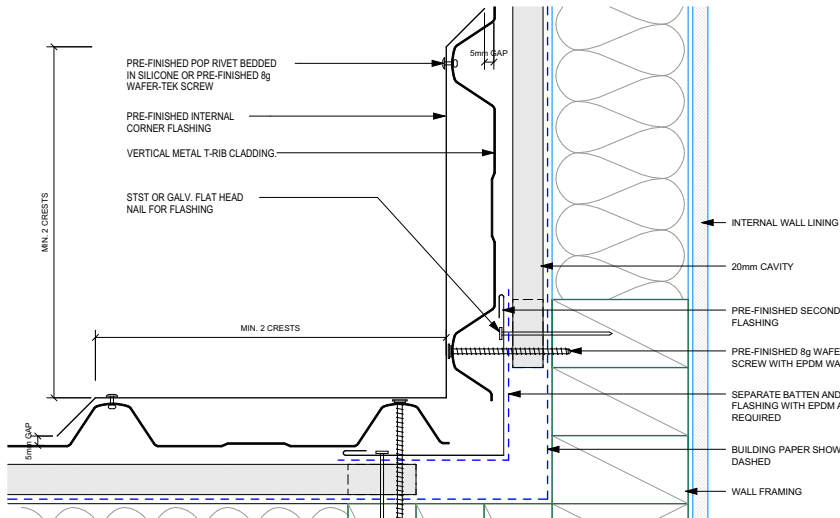
Detail - Detail - T-rib Vertical Metal Cladding - Ext. Cnr 1:5



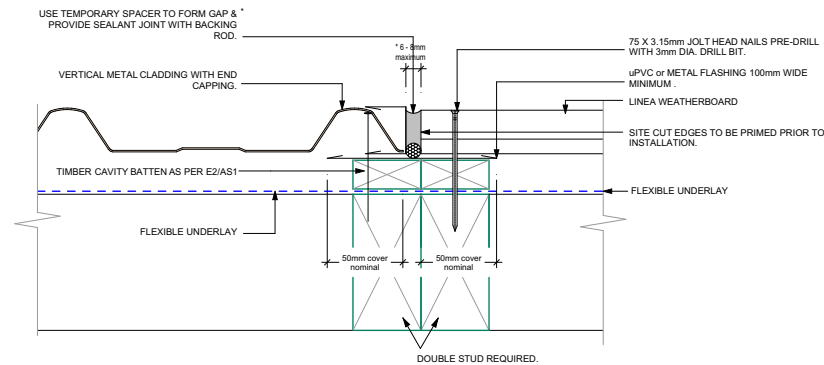
Detail - Junction Between Linea Weatherboard & Vert. Metal Cladding 1.5



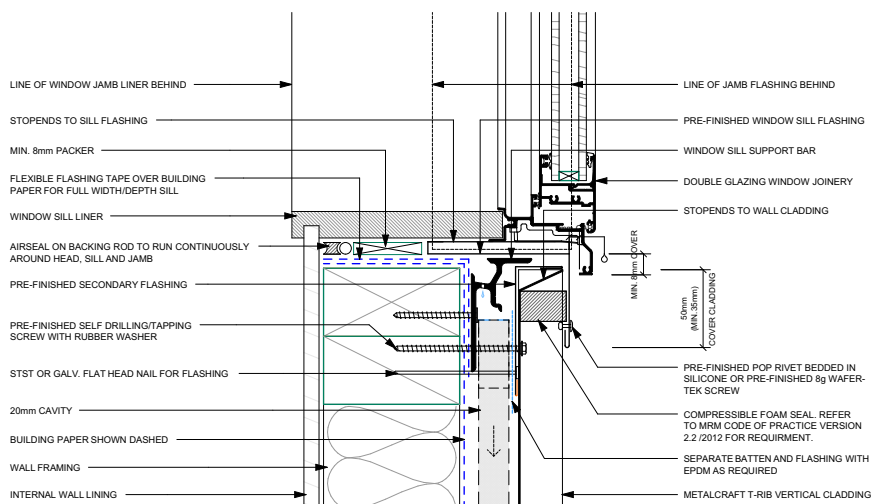
Detail - T-rib Vertical Metal Cladding - Window Jamb 1:5



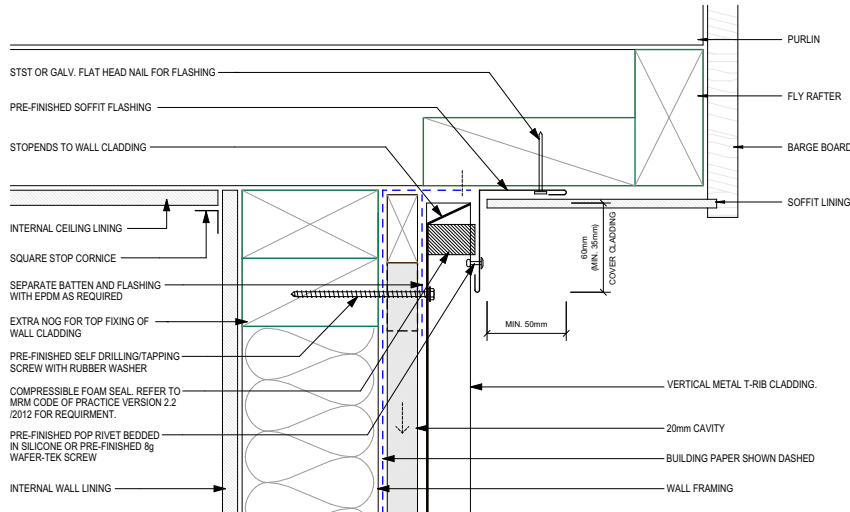
Detail - T-rib Vertical Metal Cladding - Internal Cnr. 1:5



Detail - Vertical Junction Between Linea Weatherboard & Vert. Metal Cladding 1.5



Detail - T-rib Vertical Metal Cladding - Window Sill 1:5



Detail - T-rib Vertical Metal Cladding - Soffit 1:5

Tāngata HOMES

Disclaimer:
1. These drawings have been prepared on the understanding that the Building Contractor has a sound knowledge of the NZ Building Code & the NZS3604:2011.
2. The main Contractor, Sub Contractor or Authorized Agent of the Owner or builder shall ensure that all works comply with these codes in addition to any requirements of the Territorial Authority.
3. These drawings are to be read in conjunction with the specifications and documentation that form part of this contract.
4. Where drawings are emailed the contents are confidential and legally privileged. If you are not the intended recipient you may not copy, disclose or use the contents in any way.
5. Do not scale from the drawings - always ask!
6. Any work undertaken outside these requirements without the prior written approval of the designer, Engineer and/or the Territorial Authority hereby indemnifies the Designer or his Agent against any claim, or claims, in respect of the said work.
7. This print is the exclusive property of Tāngata Homes Ltd, it shall not be traced, copied or reproduced or used in any manner without the written permission of Tāngata Homes Ltd.

Original Scale (mm) 0 5 10 15 20 25 30 35 40 45 50 55 60 65 70 80 90 100

Proposed Residence
New Dwelling
Andrew Shepherd,
105 Redvale Road, Galeo

Details - Vertical T-rib Metal Cladding

Issue: **CONSENT**

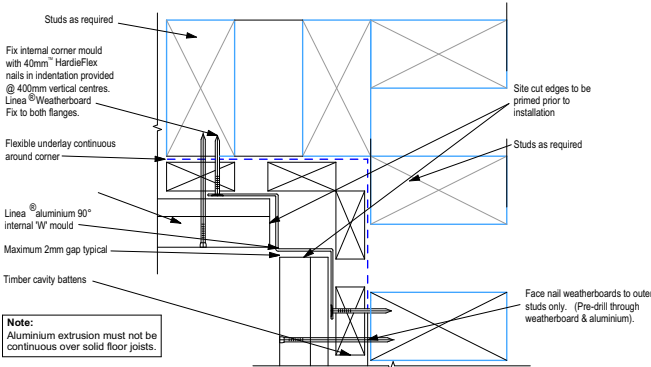
ONLY PLANS WITH "CONSENT" ISSUE STAMP MAY BE USED FOR CONSTRUCTION OR PREFABRICATION

GENERATED: 24.02.22
DRAWN: AB
CHECKED:
LEGAL DESCRIPTION: Lot 14 DP 476117

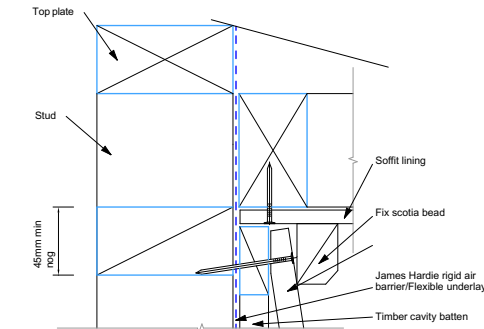
SCALE: A3 1:5, 1:10
VERSION: V09
JOB No:
SHEET No: A5.04

Paper size: ISO full bleed A3 (420.00 x 297.00 MM)

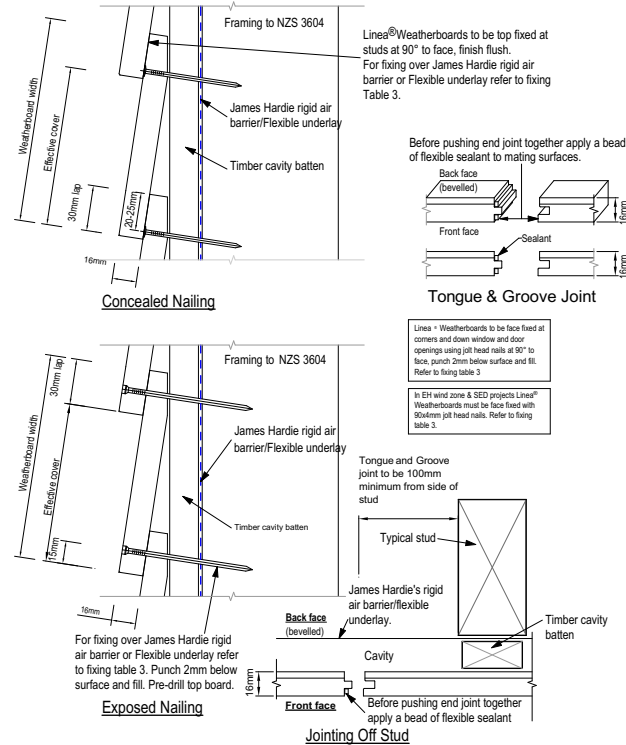
C:\Users\Anne Blake\Dropbox\WORK\CLIENTS\TANGATA HOMES\CONSENTS\SHEPHERD Galeo\Working Drawings\PLNs\105 R



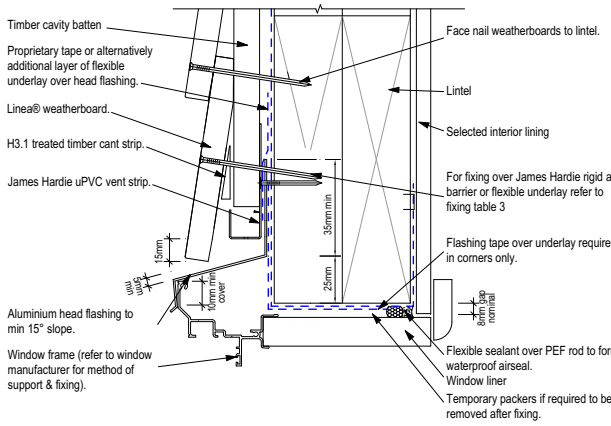
Detail - JH Linea Weatherboard - Aluminium 'W' Mould
- Int. Cnr. 1:5



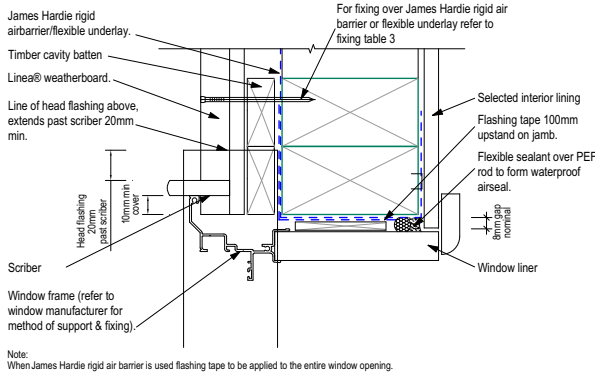
Detail - JH Linea Weatherboard - Soffit
1:5



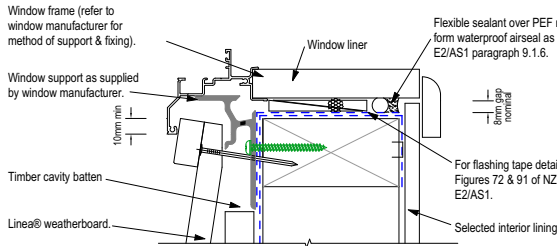
Detail - JH Linea Weatherboard - Fixing over Cavity 1:5



Detail - JH Linea Weatherboard - Joinery Head 1:5



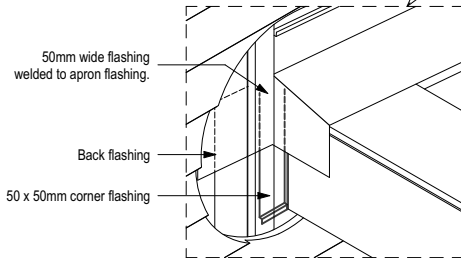
Detail - JH Linea Weatherboard - Joinery Jamb 1:5



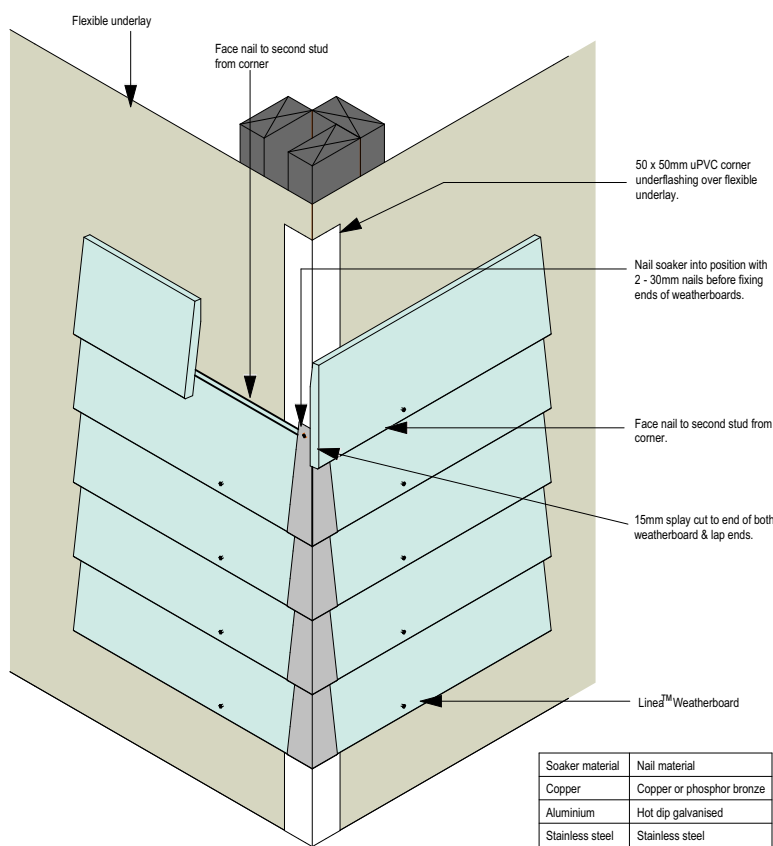
- General notes for materials selection
1. Flashing materials must be selected based on environmental exposure, refer to NZS3604 & Table 20 of NZBC Clause E2/AS1.
 2. Flexible underlay must comply with acceptable solution E2/AS1.
 3. Flashing tape must have proven compatibility with the selected flexible underlay/James Hardie rigid air barrier & other materials with which it comes into contact.
 4. Sill support bars must comply with EM6, E2/VM1 & E2/AS1.

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

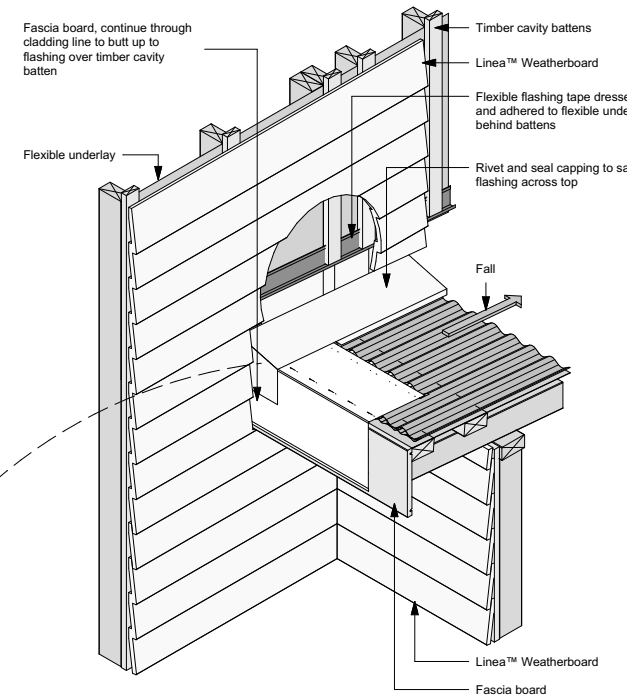
Detail - JH Linea Weatherboard - Joinery Sill 1:5



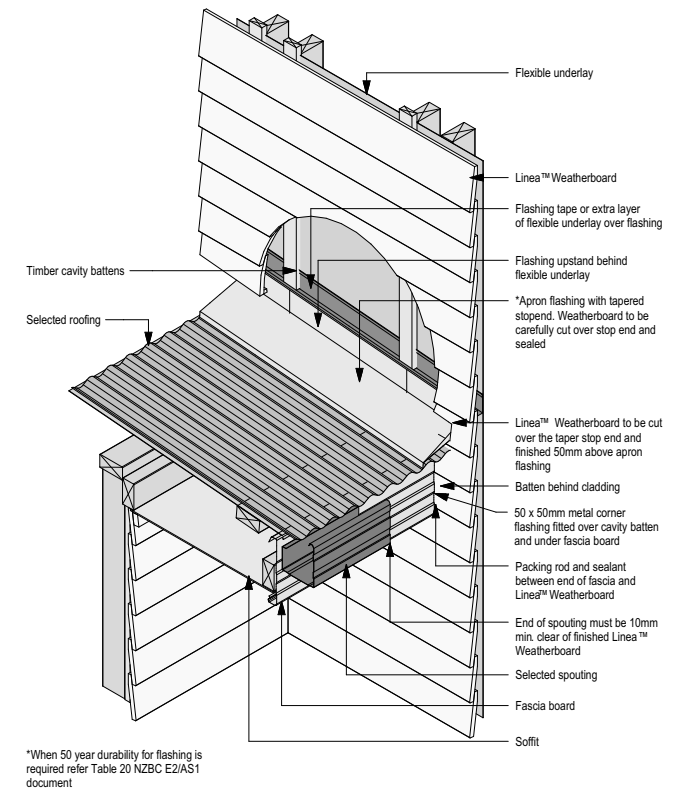
Disclaimer:
1. These drawings have been prepared on the understanding that the Building Contractor has a sound knowledge of the NZ Building Code & the NZS3604:2011.
2. The main Contractor, Sub Contractor or Authorized Agent of the Owner or builder shall ensure that all works comply with these codes in addition to any requirements of the Territorial Authority.
3. These drawings are to be read in conjunction with the specifications and documentation that form part of this contract.
4. Where drawings are emailed the contents are confidential and legally privileged. If you are not the intended recipient you may not copy, disclose or use the contents in any way.
5. Do not scale from the drawings - always ask!
6. Any work undertaken outside these requirements without the prior written approval of the designer, Engineer and/or the Territorial Authority hereby indemnifies the Designer or his Agent against any claim, or claims, in respect of the said work.
7. This print is the exclusive property of Tāngata Homes Ltd, it shall not be traced, copied or reproduced or used in any manner without the written permission of Tāngata Homes Ltd.



Detail - JH Linea Weatherboard - Ext. Corner Soakers 1:5



JH Linea - Enclosed Roof to Wall Intersection



JH Linea - Junction between Linea/Fascia Board

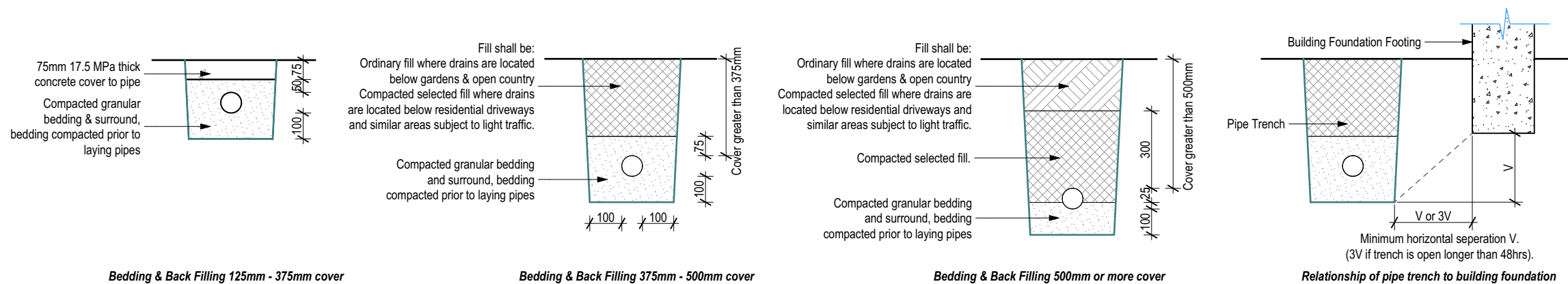
Proposed Residence
New Dwelling
Andrew Shepherd,
105 Redvale Road, Galeo

Details - JH 180 Linea Weatherboard

Paper size: ISO full bleed A3 (420.00 x 297.00 MM)

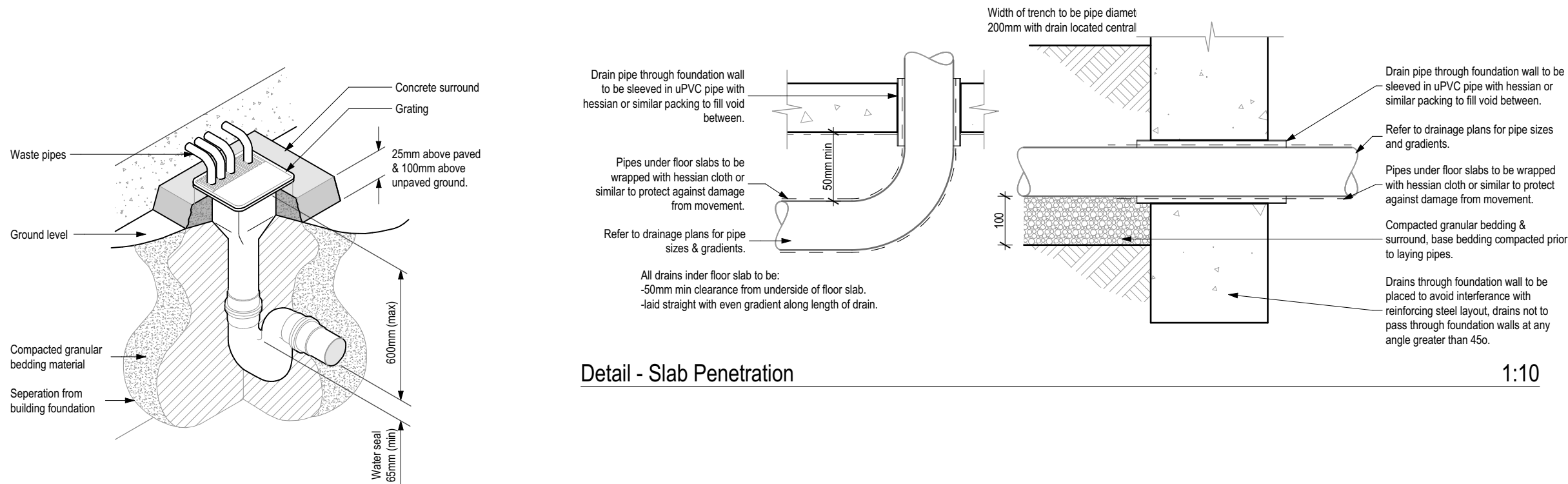
C:\Users\Anne Blake\Dropbox\WORK\CLIENTS\TANGATA HOMES\CONSENTS\SHEPHERD Galeo\Working Drawings\PLN\105 R

A Building Consent Issue		Date:	
Rev:	Changes:		
Issue:		CONSENT	
ONLY PLANS WITH "CONSENT" ISSUE STAMP MAY BE USED FOR CONSTRUCTION OR PREFABRICATION			
GENERATED: 24.02.22		SCALES: A3 1:5, 1:10, 1:20, 1:25, 1:50, 1:100	
DRAWN: AB		VERSION: 1.0	
CHECKED:		JOB No:	
LEGAL DESCRIPTION: Lot 14 DP 476117		SHEET No: A5.05	



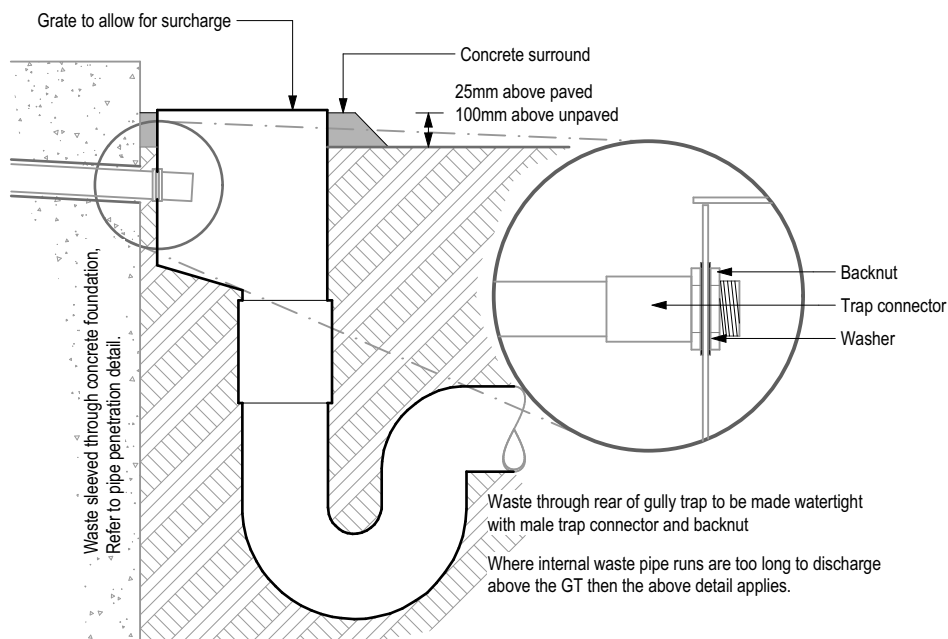
Bedding & Back Filling

SCALE 1:20 @A3



Detail - Slab Penetration

1:10



Gully Trap

SCALE 1:50 @A3

Tāngata HOMES

Disclaimer:
1. These drawings have been prepared on the understanding that the Building Contractor has a sound knowledge of the NZ Building Code & the NZS3604:2011.
2. The main Contractor, Sub Contractor or Authorized Agent of the Owner or builder shall ensure that all works comply with these codes in addition to any requirements of the Territorial Authority.
3. These drawings are to be read in conjunction with the specifications and documentation that form part of this contract.
4. Where drawings are emailed the contents are confidential and legally privileged. If you are not the intended recipient you may not copy, disclose or use the contents in any way.
5. Do not scale from the drawings - always ask!
6. Any work undertaken outside these requirements without the prior written approval of the designer, Engineer and/or the Territorial Authority hereby indemnifies the Designer or his Agent against any claim, or claims, in respect of the said work.
7. This print is the exclusive property of Tāngata Homes Ltd, it shall not be traced, copied or reproduced or used in any manner without the written permission of Tāngata Homes Ltd.

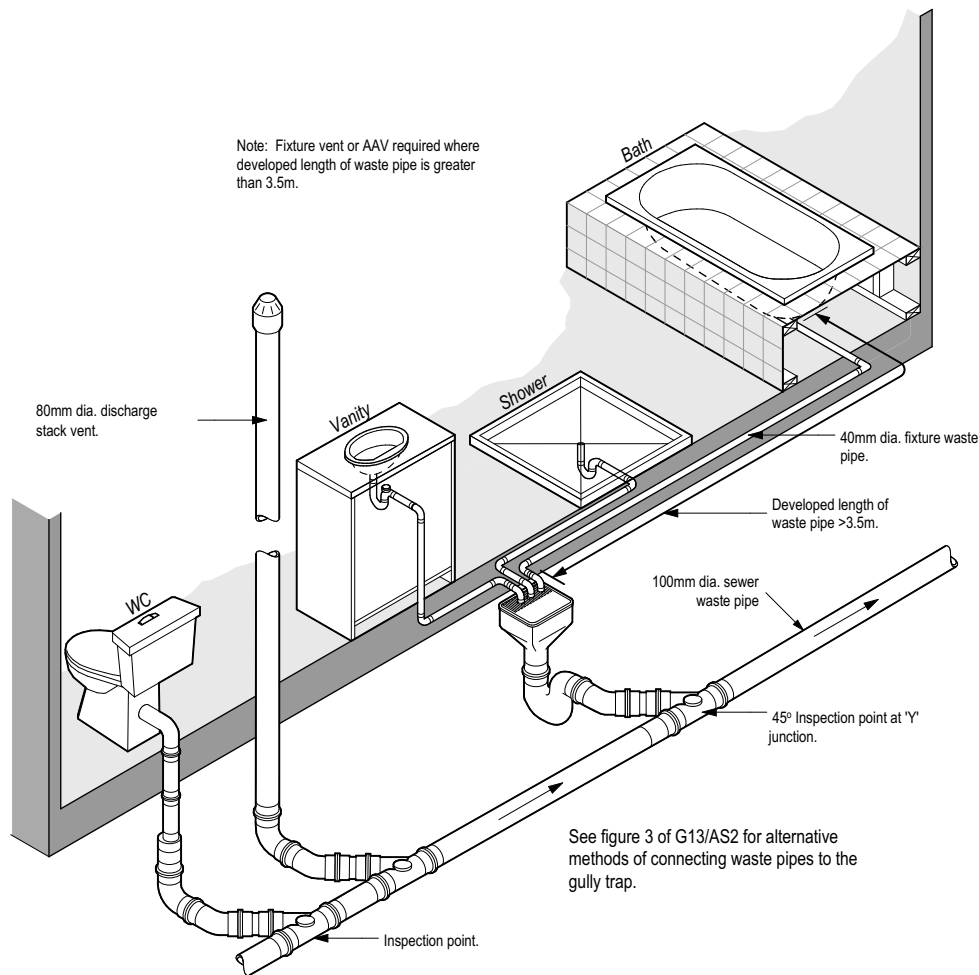
Proposed Residence
New Dwelling
Andrew Shepherd,
105 Redvale Road, Galeo

Details: Drainage

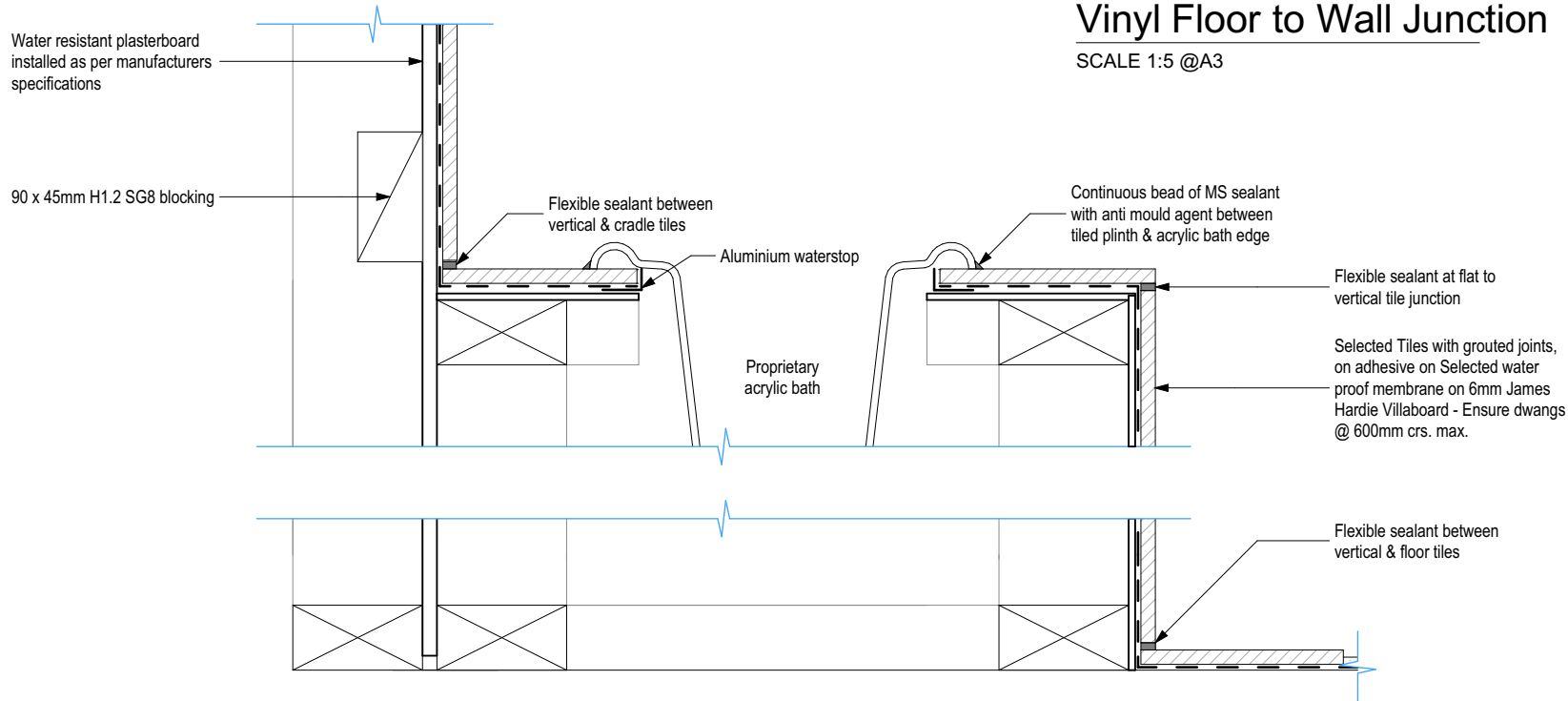
Paper size: ISO full bleed A3 (420.00 x 297.00 MM)

C:\Users\Anne Blake\Dropbox\WORK\CLIENTS\TANGATA HOMES\CONSENTS\SHEPHERD, Galeo\Working Drawings\PLN\105 R

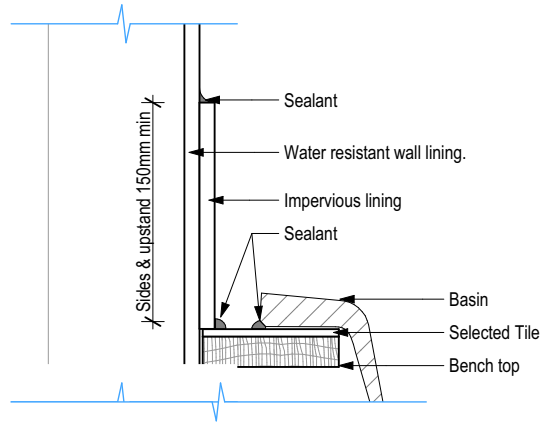
Rev: A		Building Consent Issue		Date: -	
Changes:					
Issue: CONSENT					
ONLY PLANS WITH "CONSENT" ISSUE STAMP MAY BE USED FOR CONSTRUCTION OR PREFABRICATION					
GENERATED: 24.02.22		Scales: A3 1:10, 1:20, 1:50			
DRAWN: AB		VERSION:		JOB No:	
CHECKED:					
LEGAL DESCRIPTION: Lot 14 DP 476117		V09		SHEET No: A5.06	



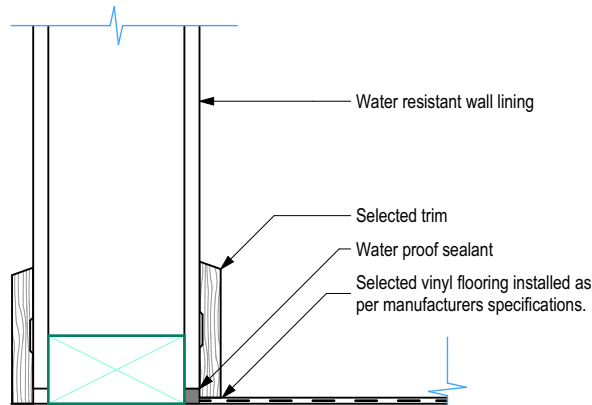
Typical Plumbing Schematic
SCALE 1:50 @A3



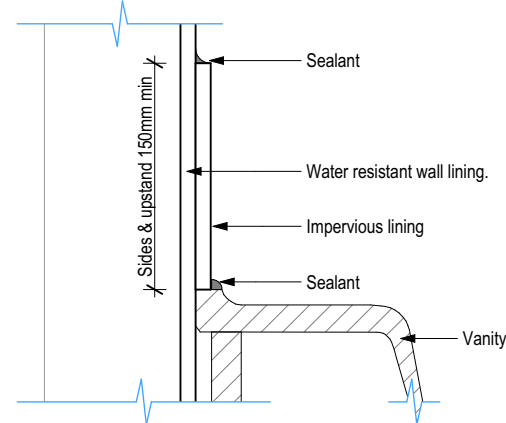
Acrylic Bath w/ Tiled Surround to Wall Junction
SCALE 1:5 @A3



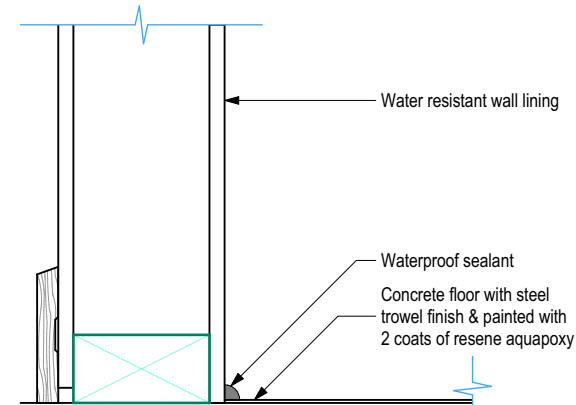
Basin Bench to Wall Junction
SCALE 1:5 @A3



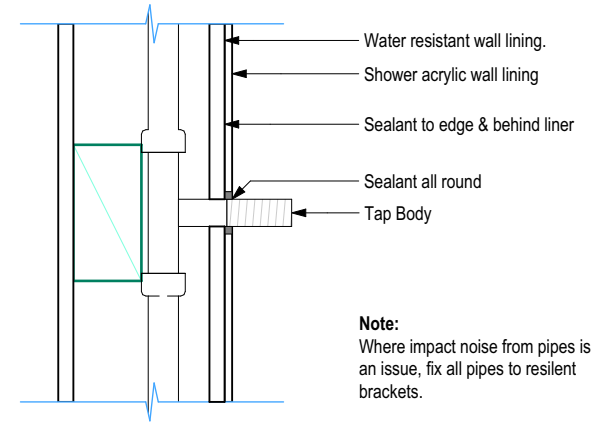
Vinyl Floor to Wall Junction
SCALE 1:5 @A3



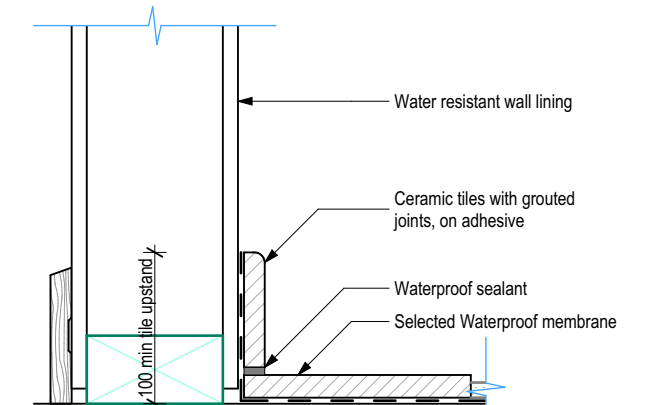
Vanity to Wall Junction
SCALE 1:5 @A3



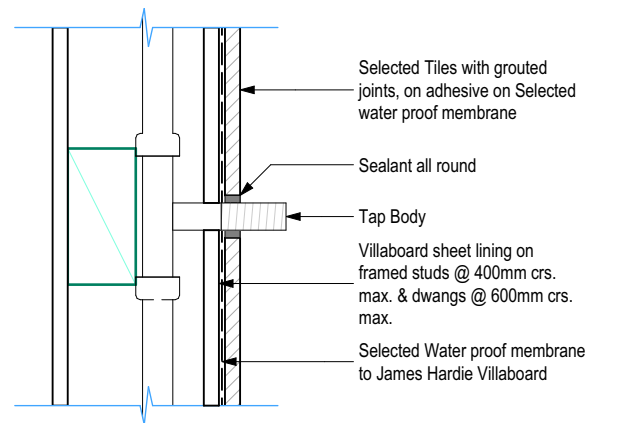
Concrete Floor to Wall Junction
SCALE 1:5 @A3



Pipe Penetration (Acrylic Shower)
SCALE 1:5 @A3



Tile floor to Wall Junction
SCALE 1:5 @A3



Pipe Penetration
SCALE 1:5 @A3

Tāngata HOMES

Disclaimer:
1. These drawings have been prepared on the understanding that the Building Contractor has a sound knowledge of the NZ Building Code & the NZS3604:2011.
2. The main Contractor, Sub Contractor or Authorized Agent of the Owner or builder shall ensure that all works comply with these codes in addition to any requirements of the Territorial Authority.
3. These drawings are to be read in conjunction with the specifications and documentation that form part of this contract.
4. Where drawings are emailed the contents are confidential and legally privileged. If you are not the intended recipient you may not copy, disclose or use the contents in any way.
5. Do not scale from the drawings - always ask!
6. Any work undertaken outside these requirements without the prior written approval of the designer, Engineer and/or the Territorial Authority hereby indemnifies the Designer or his Agent against any claim, or claims, in respect of the said work.
7. This print is the exclusive property of Tāngata Homes Ltd, it shall not be traced, copied or reproduced or used in any manner without the written permission of Tāngata Homes Ltd.

Original Scale (mm) 0 5 10 15 20 25 30 35 40 45 50 55 60 65 70 80 90 100

Proposed Residence
New Dwelling
Andrew Shepherd,
105 Redvale Road, Galeo

Details: Wet Area & Plumbing

Issue: CONSENT

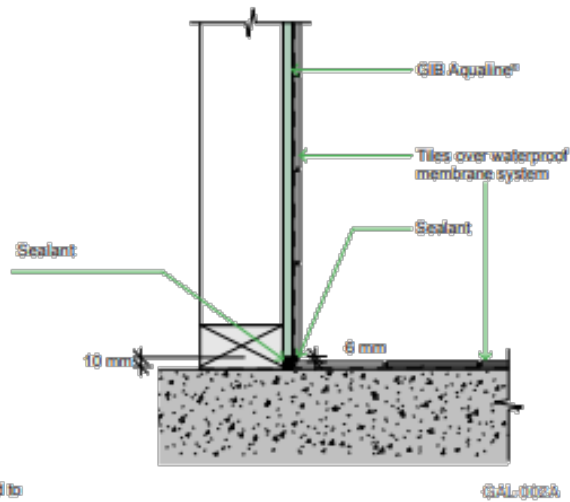
ONLY PLANS WITH "CONSENT" ISSUE STAMP MAY BE USED FOR CONSTRUCTION OR PREFABRICATION

GENERATED: 24.02.22	SCALE: A3 1:5
DRAWN: AB	VERSION: 1.0
CHECKED:	JOB No:
LEGAL DESCRIPTION: Lot 14 DP 476117	SHEET No: A5.07

Paper size: ISO full bleed A3 (420.00 x 297.00 MM)

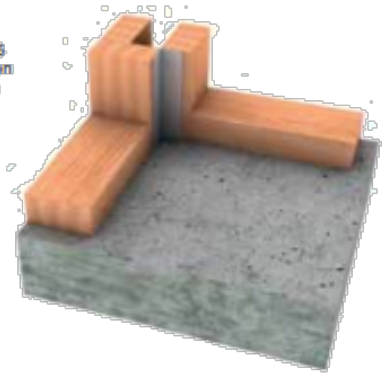
C:\Users\Anne Blake\Dropbox\WORK\CLIENTS\TANGATA HOMES\CONSENTS\SHEPHERD Galeo\Working Drawings\PLN\105 R

C: CERAMIC FLOOR LINING JUNCTION



D: TILED INTERNAL CORNER METAL ANGLE POSITION

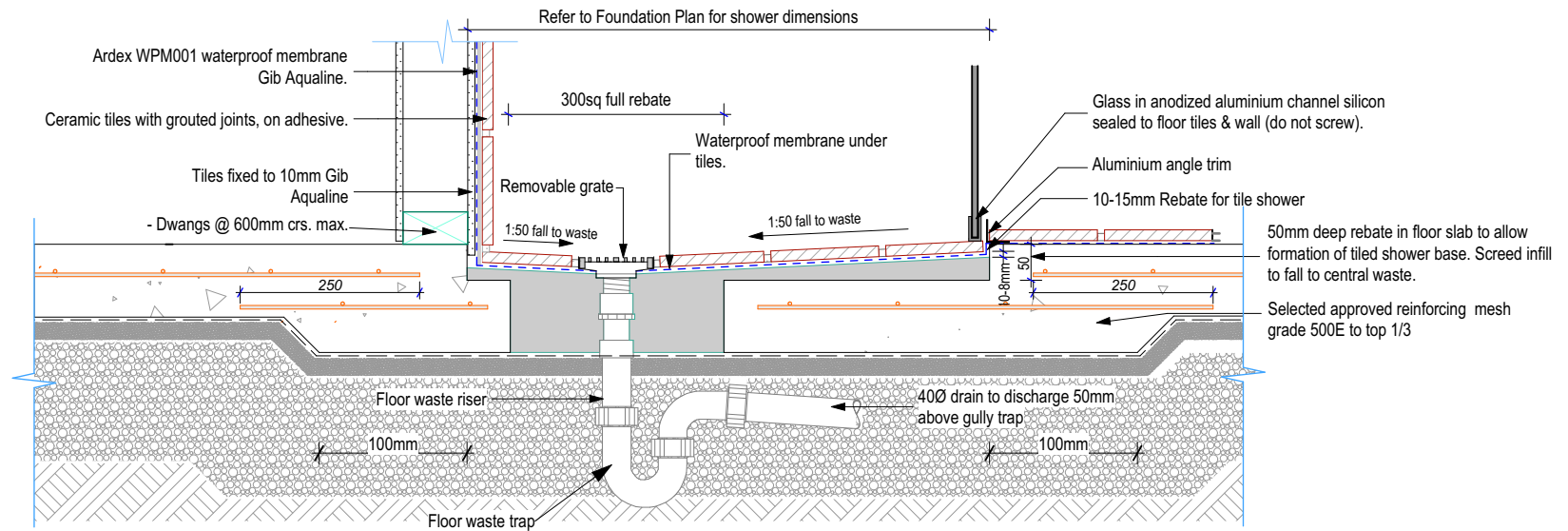
Refer to page 16
of this publication
for specification
and installation
guidance.



E: SHOWER MIXER PENETRATION IN WET WALL LININGS

Diagram illustrating the cross-section of a wall-to-floor junction showing the waterproofing details:

- GIB Aquagline™
- Sealant
- Waterproof membrane system
- Tiles
- 6 mm
- 32 x 32 x 0.55mm vertical fixed galvanised steel angle NZ18 or GIBFix® Angle
- GAL-123



Shower - Floor Waste

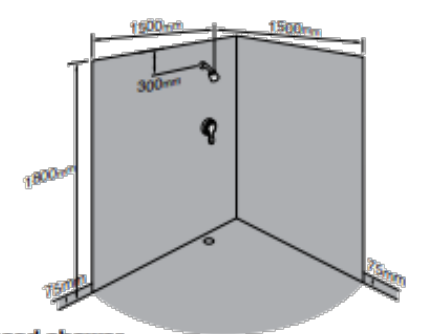
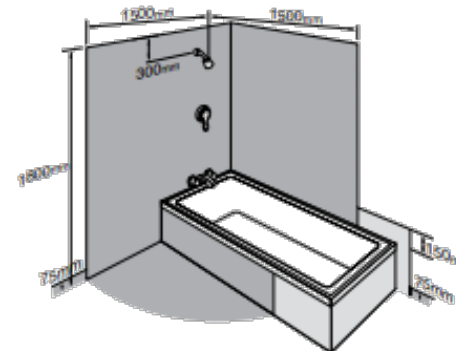
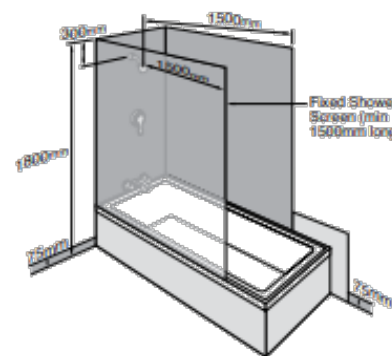
SCALE 1:10

Shower - Floor Waste

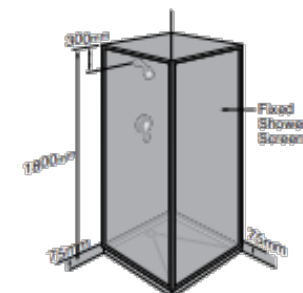
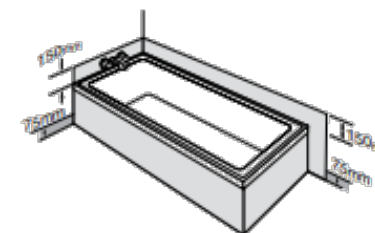
SCALE 1:10 @A3

Shaded areas in the diagrams below represent the minimum extent of wall surfaces requiring impervious sheet materials or waterproof membrane systems prior to tiling.

Unenclosed shower



Enclosed shower



A	Building Consent Issue	-
Rev:	Changes:	Date:

Issue: **CONSENT**

ONLY PLANS WITH "CONSENT" ISSUE STAMP MAY BE
USED FOR CONSTRUCTION OR PREFABRICATION



Disclaimer:

1. These drawings have been prepared on the understanding that the Building Contractor has a sound knowledge of the NZ Building Code and the NZS3604:2011.
2. The main Contractor, Sub Contractor or Authorized Agent of the Owner or builder shall ensure that all works comply with these codes in addition to any requirements of the Territorial Authority.
3. These drawings are to be read in conjunction with the specifications and documentation that form part of this contract.
4. Where drawings are emailed the contents are confidential and legally privileged. If you are not the intended recipient you may not copy, disclose or use the contents in any way.
5. Do not scale from the drawings - always ask!
6. Any work undertaken outside these requirements without the prior written approval of the designer, Engineer and/or the Territorial Authority hereby indemnifies the Designer or its Agent against any claim, or claims, in respect of the said work.
7. This print is the exclusive property of Tangata Homes Ltd, it shall not be traced, copied or reproduced or used in any manner without the written permission of Tangata Homes Ltd.

New Dwelling
Andrew Shepherd,
105 Redvale Road, Galeo

Details: Tiled Showers

GENERATED: 24.02.22	SCALES: A3	1:50, 1:10	-
DRAWN: AB	VERSION:	JOB No:	
CHECKED:	V09	SHEET No: A5.08	
LEGAL DESCRIPTION: Lot 14 DP 476117			

Paper size: ISO full bleed A3 (420.00 x 297.00 MM)

C:\Users\Anne Blake\Dropbox\WORK\CLIENTS\TANGATA HOMES\CONSENTS\SHEPHARD Galeo\Working Drawings\PLNs\105 R

LINTEL FIXING SCHEDULE

ACCEPTABLE SOLUTIONS IN CONJUNCTION WITH TABLES 8:14 & FIG 8:12 OF NZS3604:2011

Span Meters	Wind Zone	LIGHT ROOF Loaded Dimensions Meters					HEAVY ROOF Loaded Dimensions Meters				
		2	3	4	5	6	2	3	4	5	6
0.6	L	L1	L1	L1	L1	L1	L1	L1	L1	L1	L1
	M	L1	L1	L1	L1	L1	L1	L1	L1	L1	L1
	H	L1	L1	L1	L2	L2	L1	L1	L1	L1	L1
	VH	L1	L1	L2	L2	L2	L1	L1	L1	L2	L2
0.9	L	L1	L1	L1	L1	L1	L1	L1	L1	L1	L1
	M	L1	L1	L1	L1	L2	L1	L1	L1	L1	L1
	H	L1	L1	L2	L2	L2	L1	L1	L1	L2	L2
	VH	L1	L2	L2	L3	L3	L1	L2	L2	L2	L2
1.2	L	L1	L1	L1	L1	L1	L1	L1	L1	L1	L1
	M	L1	L1	L2	L2	L2	L1	L1	L1	L1	L1
	H	L1	L2	L2	L3	L3	L1	L1	L2	L2	L2
	VH	L2	L2	L3	L3	L3	L1	L2	L2	L3	L3
1.8	L	L1	L1	L1	L2	L2	L1	L1	L1	L1	L1
	M	L1	L2	L2	L2	L3	L1	L1	L1	L1	L2
	H	L2	L3	L3	L3	L3	L1	L2	L2	L3	L3
	VH	L3	L3	L3	L3	L4	L2	L3	L3	L3	L3
2.1	L	L1	L1	L1	L2	L2	L1	L1	L1	L1	L1
	M	L2	L2	L2	L3	L3	L1	L1	L1	L2	L2
	H	L2	L3	L3	L3	L3	L2	L2	L3	L3	L3
	VH	L3	L3	L3	L4	L4	L2	L3	L3	L3	L3
2.4	L	L1	L1	L1	L2	L2	L1	L1	L1	L1	L1
	M	L2	L2	L2	L3	L3	L1	L1	L1	L2	L2
	H	L2	L3	L3	L3	L4	L2	L2	L3	L3	L3
	VH	L3	L3	L4	L4	L4	L3	L3	L3	L3	L4
3	L	L1	L1	L1	L2	L2	L1	L1	L1	L1	L1
	M	L2	L3	L3	L3	L3	L1	L1	L2	L2	L2
	H	L3	L3	L3	L4	L4	L2	L3	L3	L3	L3
	VH	L3	L4	L4	L4	SED	L3	L3	L3	L4	L4
3.6	L	L1	L1	L1	L2	L2	L1	L1	L1	L1	L1
	M	L2	L2	L2	L3	L3	L1	L1	L1	L1	L1
	H	L3	L3	L4	L4	L4	L2	L3	L3	L3	L4
	VH	L3	L4	L4	SED	SED	L3	L3	L4	L4	L4
4.2	L	L2	L2	L2	L3	L3	L1	L1	L1	L1	L1
	M	L3	L3	L3	L3	L4	L1	L2	L2	L3	L3
	H	L3	L4	L4	L4	SED	L3	L3	L3	L4	L4
	VH	L4	L4	SED	SED	SED	L4	L4	L4	SED	SED
4.8	L	L2	L2	L2	L3	L3	L1	L1	L1	L1	L1
	M	L3	L3	L3	L4	L4	L1	L2	L2	L3	L3
	H	L3	L4	L4	L4	SED	L3	L3	L3	L4	L4
	VH	L4	L4	SED	SED	SED	L3	L4	L4	SED	SED

Notes:
Lintel spans and loaded dimensions measured in metres.

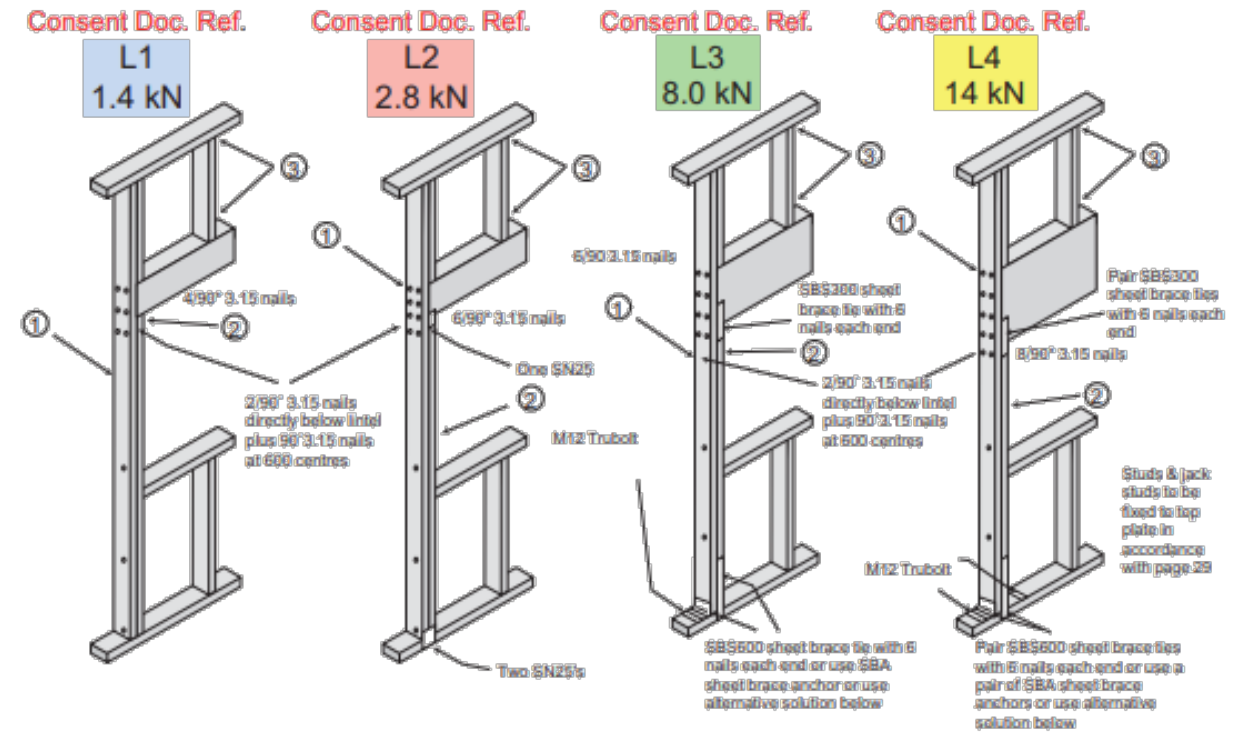
All frame nailing not indicated, refer to table 8.19 of NZS 3604:2011.
In all cases a 90mm thick external wall is assumed.

For girder truss loads use a minimum of: L3 where girder carries more than 10sq.m. of roof and L4 where girder carries more than 18sq.m. of roof.
600mm overhangs allowed for in the tables.

SED designates that a Specific Design is required.

PRYDA BUILDER'S GUIDE

ACCEPTABLE SOLUTIONS IN CONJUNCTION WITH TABLES 8:14 & FIG 8:12 OF NZS3604:2011



- For trimming stud thickness refer to Table 8.5 NZS 3604:2011. Additional studs to that shown to have a minimum stud to stud fixing of 11/90° 3.15 nails.
- Where a double stud which provides support for a lintel is shorter by 400mm or more than the full stud height, its thickness shall not be included as contributing to the thickness of trimming studs.
- Studs & jacks to be fixed to top plate in accordance with the Top Plate to Stud Fixing Guide on pg. 39. Same fixing is required for jack stud to lintel.

Alternative solution for L3 & L4 SBS use

400 strap taker 400 straps
3/30 x 3.15 na with 3/30 x 3.
6 / 30 x 2.5 mn with 6 / 30 x 2.
stud
of each stud

All capacities are limit state design values and not characteristic strength therefore these may be compared directly to Pryda design software output. Capacities assume a minimum timber grade of S68.

PRYDA BUILDER'S GUIDE

Tāngata HOMES

Disclaimer:
1. These drawings have been prepared on the understanding that the Building Contractor has a sound knowledge of the NZ Building Code & the NZS3604:2011.
2. The main Contractor, Sub Contractor or Authorized Agent of the Owner or builder shall ensure that all works comply with these codes in addition to any requirements of the Territorial Authority.
3. These drawings are to be read in conjunction with the specifications and documentation that form part of this contract.
4. Where drawings are emailed the contents are confidential and legally privileged. If you are not the intended recipient you may not copy, disclose or use the contents in any way.
5. Do not scale from the drawings - always ask!
6. Any work undertaken outside these requirements without the prior written approval of the designer, Engineer and/or the Territorial Authority hereby indemnifies the Designer or his Agent against any claim, or claims, in respect of the said work.
7. This print is the exclusive property of Tāngata Homes Ltd, it shall not be traced, copied or reproduced or used in any manner without the written permission of Tāngata Homes Ltd.

Proposed Residence
New Dwelling
Andrew Shepherd,
105 Redvale Road, Galeo

Details - Lintel Fixings

Rev:	Building Consent Issue	Date:	
Changes:			
Issue:		CONSENT	
ONLY PLANS WITH "CONSENT" ISSUE STAMP MAY BE USED FOR CONSTRUCTION OR PREFABRICATION			
GENERATED: 24.02.22	SCALE: A3	VERSION:	
DRAWN: AB	CHECKED:	JOB No:	
LEGAL DESCRIPTION: Lot 14 DP 476117	V09	SHEET No:	A5.09

Paper size: ISO full bleed A3 (420.00 x 297.00 MM)

C:\Users\Anne Blake\Dropbox\WORK\CLIENTS\TANGATA HOMES\CONSENTS\SHEPHERD Galeo\Working Drawings\PLN\105 R

GENERAL NOTES:

1. Foundation drawings shall be read in conjunction with the geotechnical report and the building consent drawings and specifications by any other consultants involved in the building consent.
2. Unless otherwise noted, all levels are in meters, and all dimensions are in millimeters. and shall be checked by contractor prior to construction.
3. Dimensions shall not be obtained by scaling from drawings. Refer to architects drawings for all setout dimensions, recesses and service positions. Internal slab thickenings and pad foundations to be accurately set out using the Architects drawings.
4. All discrepancies shall be referred to the architect or engineer for resolution before proceeding with the work.
5. The stability of the structure during construction is the responsibility of the builder.
6. All materials and workmanship shall be in accordance with the current codes of practice except where varied by the specification and/or drawings.
7. Where proprietary products are specified in the documents the contractor may submit an alternative product for approval.
8. Temporary work and propping is the responsibility of the builder.
9. Concrete slabs should be cured for 7 days in accordance with NZS3109. Saw cuts are recommended to mitigate shrinkage cracking. Saw cuts can be omitted providing the contractor takes appropriate measures and is responsible for controlling shrinkage.

Site soil conditions:

- A. Allowable bearing pressure = 100kPa
- B. Dependable bearing pressure = 150kPa
- C. Geotechnical ultimate bearing = 300kpa
- D. Subgrade (if required) to be prepared as per geotechnical report or compacted to 95% of maximum dry density determined by test NZS 4402: Test 4.1.1. or equivalent unless noted otherwise.

Cover & Strength:
Cast against DPM = 50mm
Within Ribs: Side cover = 40mm
Cast against ground = 75mm
Foundations and slab to be 25MPa (min)
Refer Mix Code below

Surface Finishes: (NZS 3114:1987)
Concealed work = F1
Exposed edges of foundation = F5
Floor slab = U3

CONCRETE AND REINFORCING MESH SUMMARY

MESH OPTIONS - 146.1 mm2/m,2.29 Kg/m2 or greater

Mesh SE62 (Grade 500E as per AS/NZS4671),

Concrete - Allied Super Slab Mix
Use mix code 252RSS

Allied Concrete

HFC
STRUCTURES LTD

LEVEL 2, 19 MORGAN ST PO BOX 109 106
NEWMARKET AUCKLAND NEW ZEALAND
T: +64 9 3671070 F: 09 367 1071 E: DESIGN@HFC.CO.NZ
DATE PLOTTED: 9/12/2021 10:16:03 am

NOTE 1: Site excavation

All topsoil & unsuitable material should be removed from building platform. Certified compacted hard fill (well graded AP40) extending 200mm(or the depth of the hardfill which ever is greater) out from building footprint may be required to bring slab up to level. The prepared building platform should be inspected by a qualified engineer to confirm design conditions.

NOTE 2: Inspection Schedule notes

It is recommended the following inspection are carried out to enable a PS4 to be issued for construction review by a local engineer or as per local council requirements.

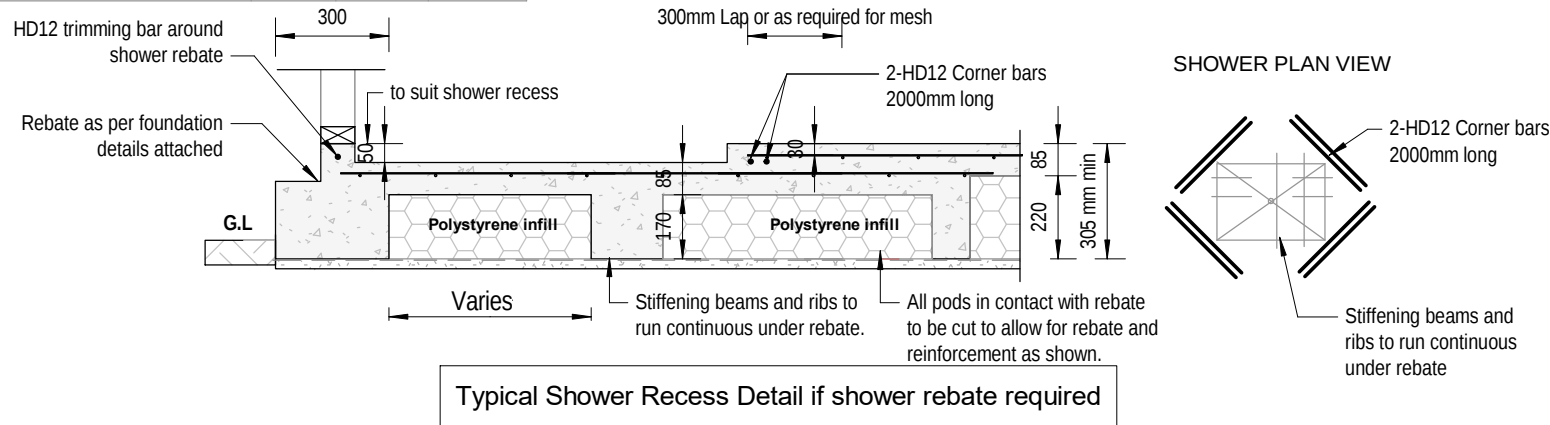
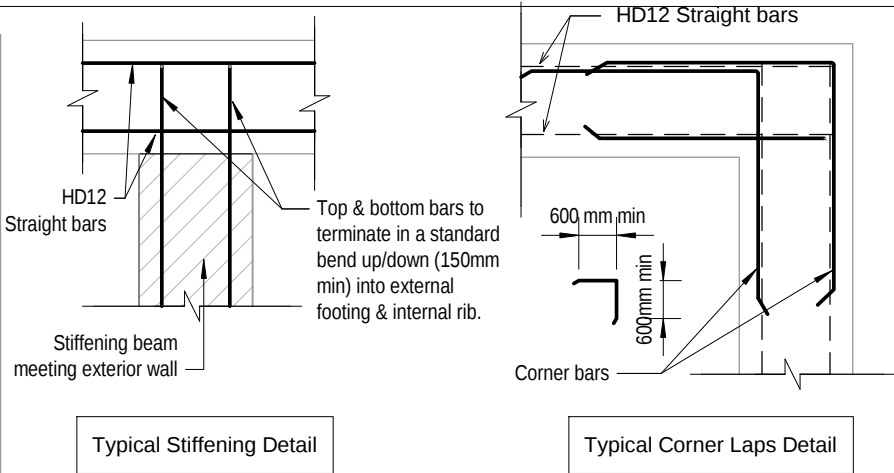
1. Cut platform inspection
2. Pre pour inspection and any other structural items if applicable to this consent.
- Please allow 48hr notice to ensure availability of the inspecting engineer.
- A PS4 can not be issued without doing the inspection. We advise checking the project conditions of consent and discussing the required inspections with the council. please give us a call if you are unsure.

NOTE 3: Bridging note

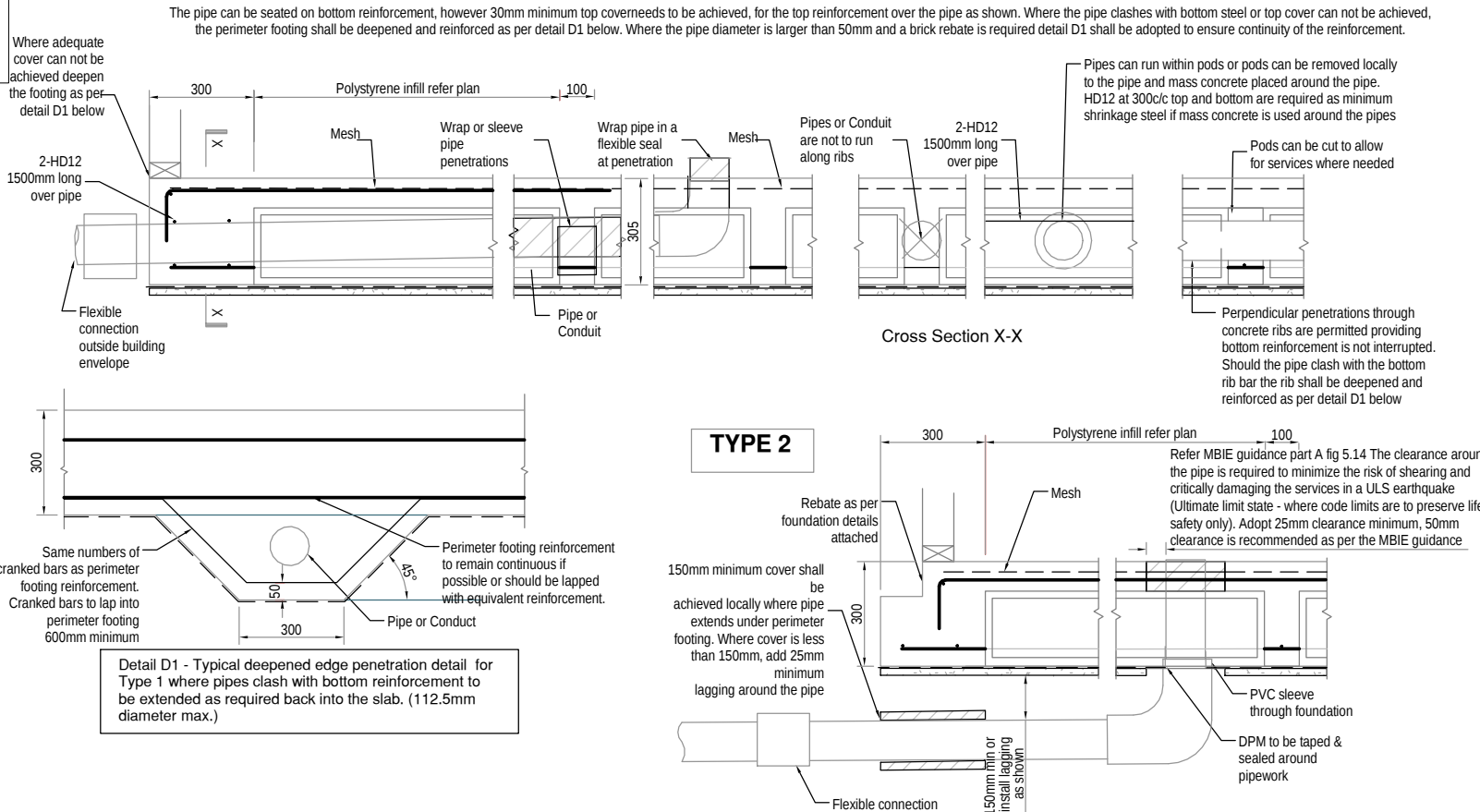
Bridging of public services has not been allowed for unless indicated on the foundation layout (refer S100).
No construction is permitted within a 45 degree line of influence from 500mm below the pipe invert (or as per geotechnical or council requirements). Minimum proximity and pile embedment's as per local council and government standards need to be followed when constructing in this zone.
HFC and the architect should be notified for specific bridging design if applicable.

Reinforcing:

Symbol	Type
R	Plain bars grade 300E to NZS 4671 (300 MPa)
D	Deformed bars grade 300E to NZS 4671 (300 MPa)
HR	Plain bars grade 500E to NZS 4671 (500 MPa)
HD	Deformed bars grade 500E to NZS 4671 (500 MPa)
BAR SIZE HD	101216
LAP LENGTH (25 MPa)	450600900



Pipe Penetration Details For High Seismic Zones
Refer to MBIE Guidelines Section A figure S14 & S15 and building code clause G13
TYPE 1 PIPE PENETRATIONS



JOB TITLE

105 REDVALE ROAD
GALEO, TASMAN

DRAWING TITLE

GENERAL NOTE

JOB NO.

21798

DESIGNED

JK

DRAWN

RS

CHECK

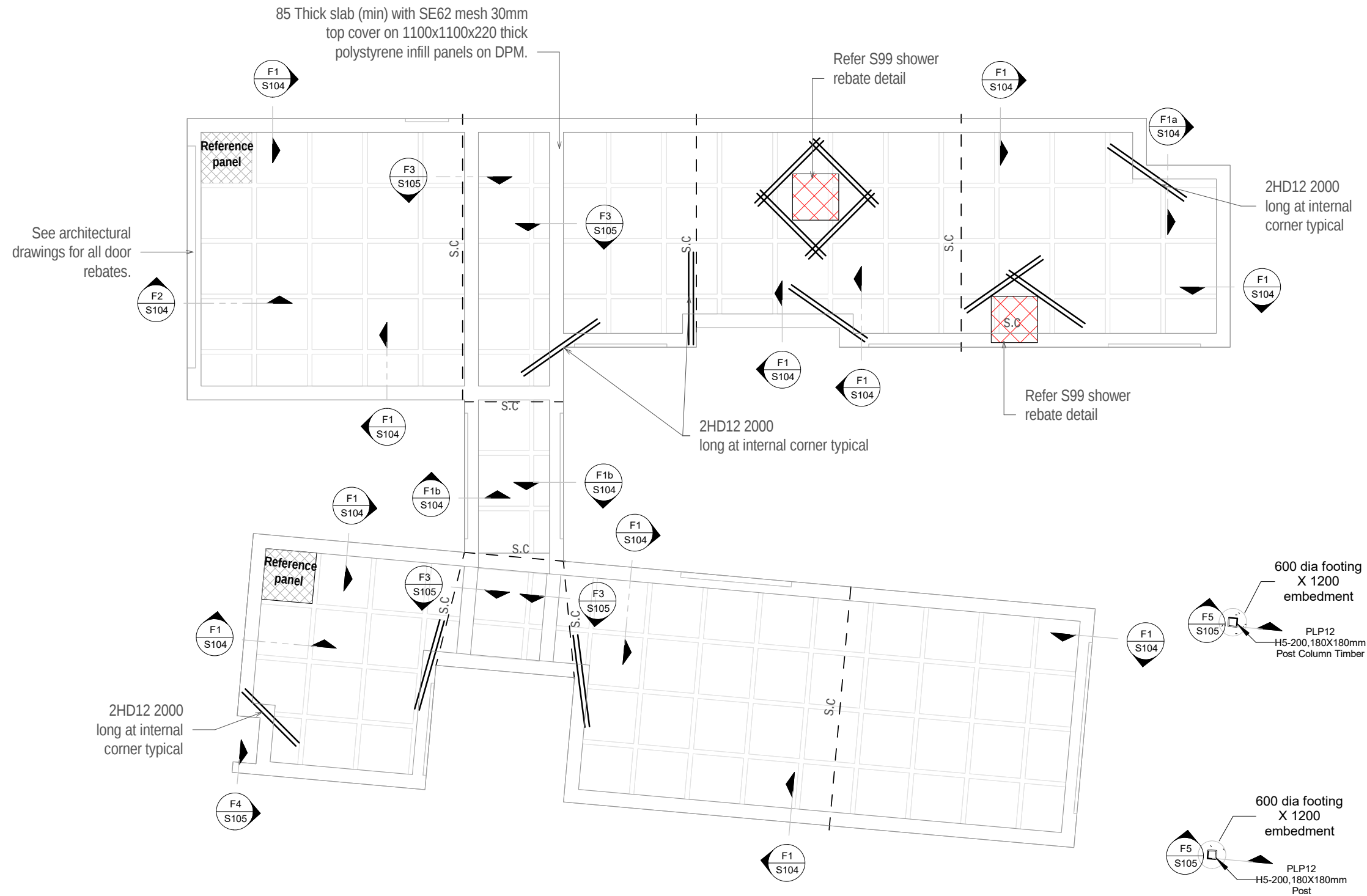
RC

SHEET NO.

S99

SCALE @ A3

1 : 20



REFER TO S99 FOR GENERAL
NOTES AND REQUIRED
INSPECTION

SUPER SLAB LAYOUT

Slab area: $\pm 211.43 \text{ m}^2$

 Tiled area. Any sawcut crossing tiled area require a free joint in the tiles above the sawcut.

S.C.
Point load


25mm deep saw cut within 24 hours. Refer S99 general notes item 9.
Internal stiffening beam or thickening for point loads or load bearing walls larger than 13 kN

HFC
STRUCTURES LTD
LEVEL 2, 19 MORGAN ST PO BOX 109 106
NEWMARKET AUCKLAND NEW ZEALAND
T: +64 9 3671070 F: 09 367 1071 E: DESIGN@HFC.CO.NZ
DATE PLOTTED: 9/12/2021 10:16:03 am

JOB TITLE
105 REDVALE ROAD
GALEO, TASMAN

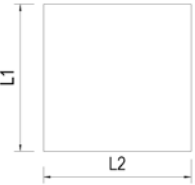
DRAWING TITLE
SUPER SLAB FOUNDATION
LAYOUT

Rev No.	Description	Date
1	Foundation layout change	9/12/2021
0	Residential standalone	13/10/2021

JOB NO.
21798
DESIGNED
JK

DRAWN
RS
CHECK
RC

SHEET NO.
S100
SCALE @ A3
1 : 100

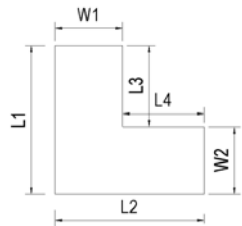


Mark	L1	L2	Count	Material: Name
------	----	----	-------	----------------

1	1100	1100	82	POLYPOD
2	990	1100	10	POLYPOD
3	916	1100	1	POLYPOD
4	750	1100	5	POLYPOD
5	690	1100	6	POLYPOD
6	330	1100	2	POLYPOD
7	1100	929	3	POLYPOD
8	750	929	1	POLYPOD
9	1100	900	4	POLYPOD
10	690	900	1	POLYPOD
11	1100	890	3	POLYPOD
12	990	890	1	POLYPOD
13	1100	705	2	POLYPOD
14	690	705	2	POLYPOD
15	990	600	1	POLYPOD
16	1100	490	1	POLYPOD
17	1100	340	6	POLYPOD
18	916	340	1	POLYPOD
19	690	340	1	POLYPOD
20	1100	297	1	POLYPOD
21	690	280	1	POLYPOD

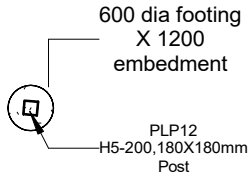
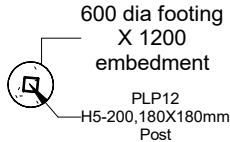
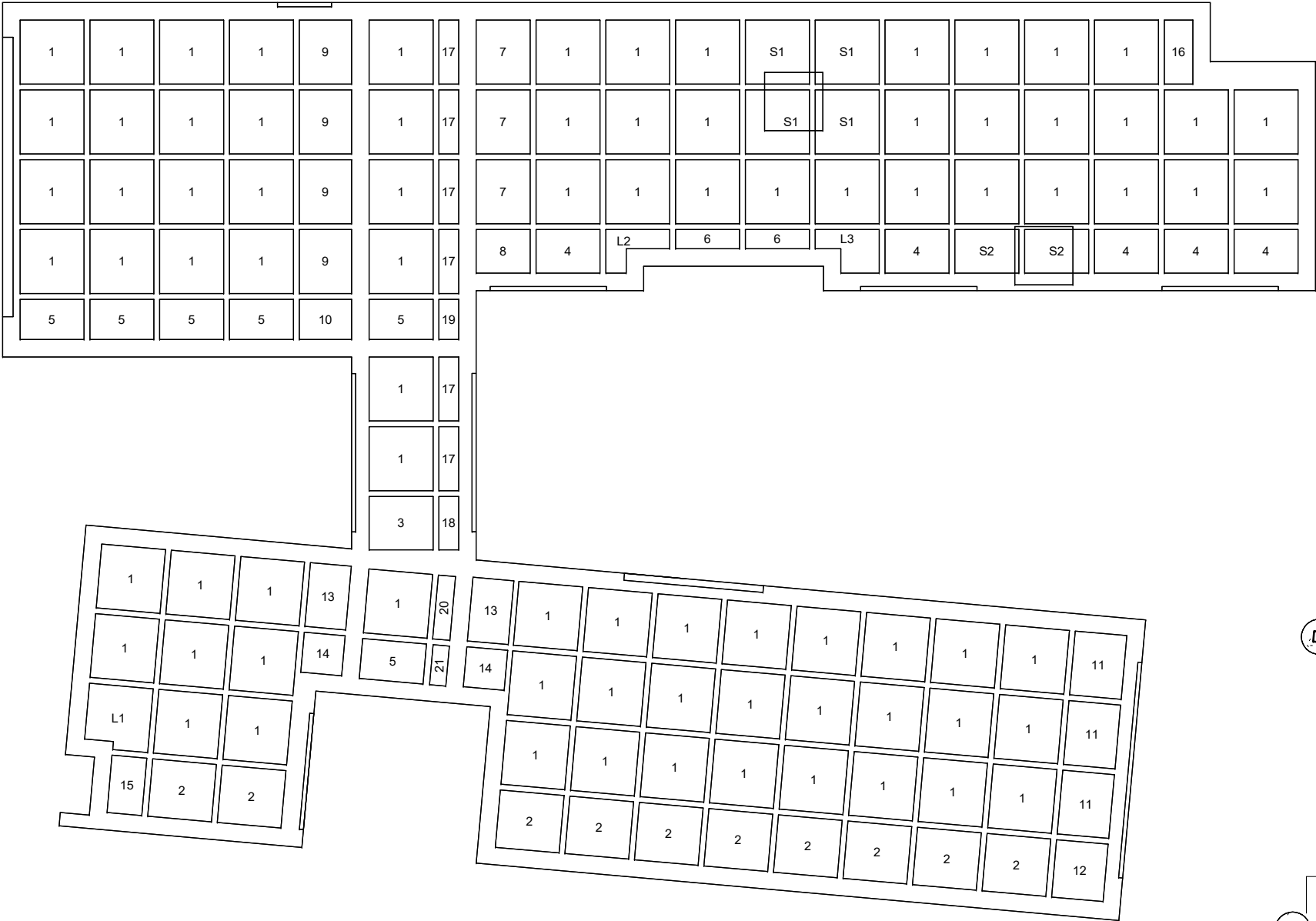
PODS IN SHOWER AREA				
Mark	L1	L2	Count	Material: Name

S1	1100	1100	4	POLYPOD 170
S2	750	1100	2	POLYPOD 170



Mark	L1	L2	L3	L4	Count	Material: Name
------	----	----	----	----	-------	----------------

L1	1100	1100	138	497	1	POLYPOD-L
L3	1100	750	420	440	1	POLYPOD-L
L2	750	1100	749	420	1	POLYPOD-L



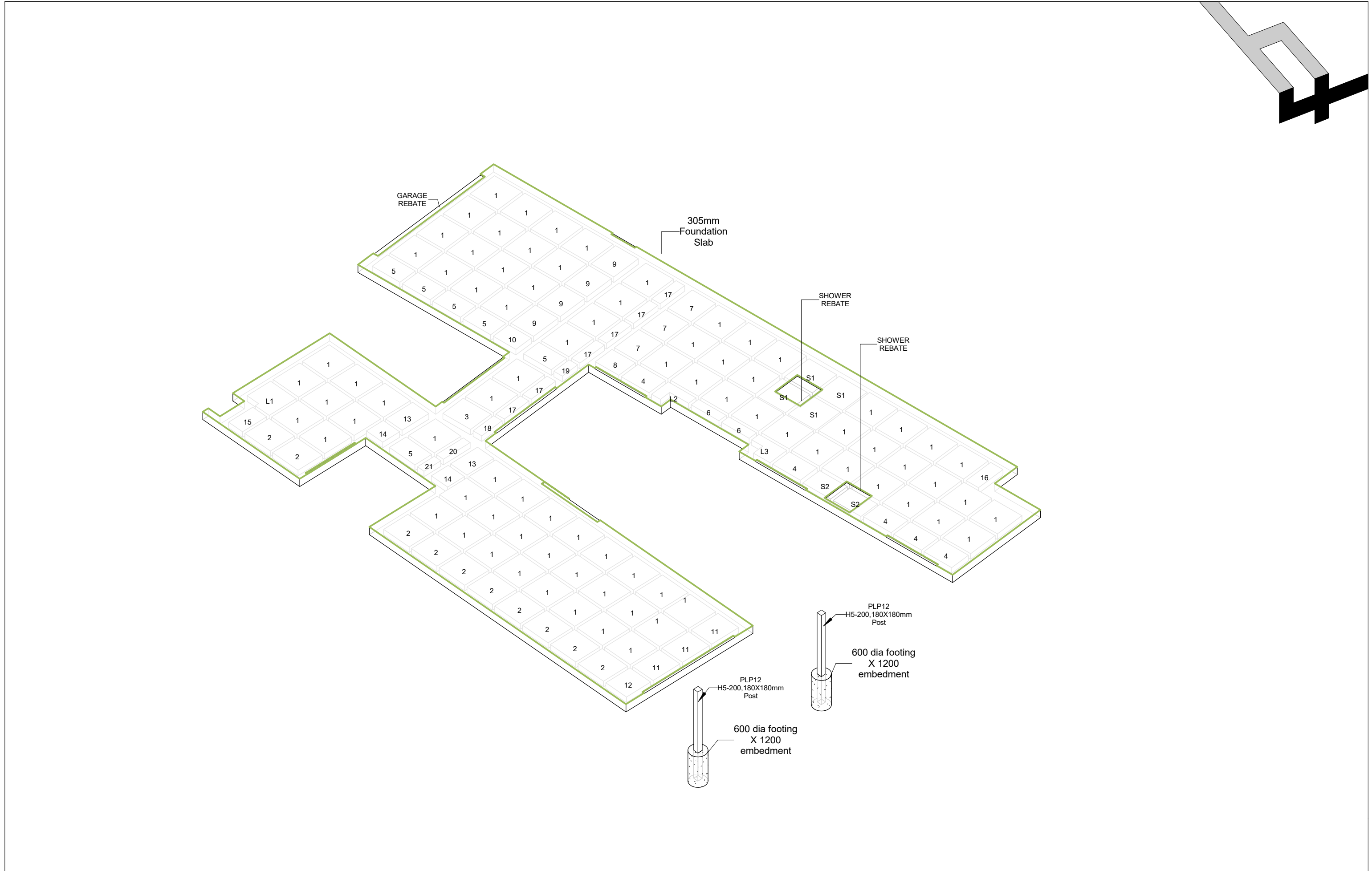
NOTE: Approximate quantities only, not including site wastage

Structural Foundation Material Takeoff						
Structural Material	Foundation Thickness	Material: Volume	Length	Width	Perimeter	Area

Concrete,25Mpa	305	31.98 m³	22569	15778	114018	207 m²
----------------	-----	----------	-------	-------	--------	--------

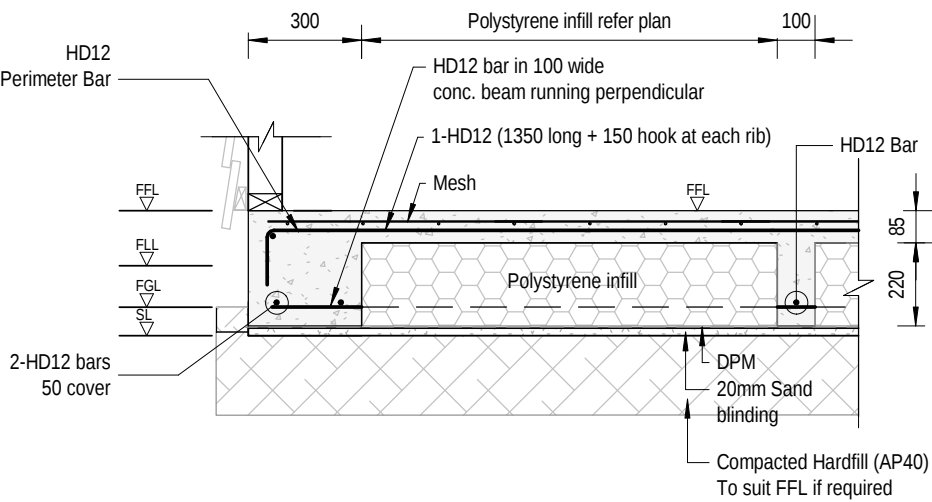
Structural Material	Foundation Thickness	Volume	Type	Count
---------------------	----------------------	--------	------	-------

Concrete,25Mpa	1200	0.61 m³	600 dia footing X 1200 embedment	2
----------------	------	---------	----------------------------------	---

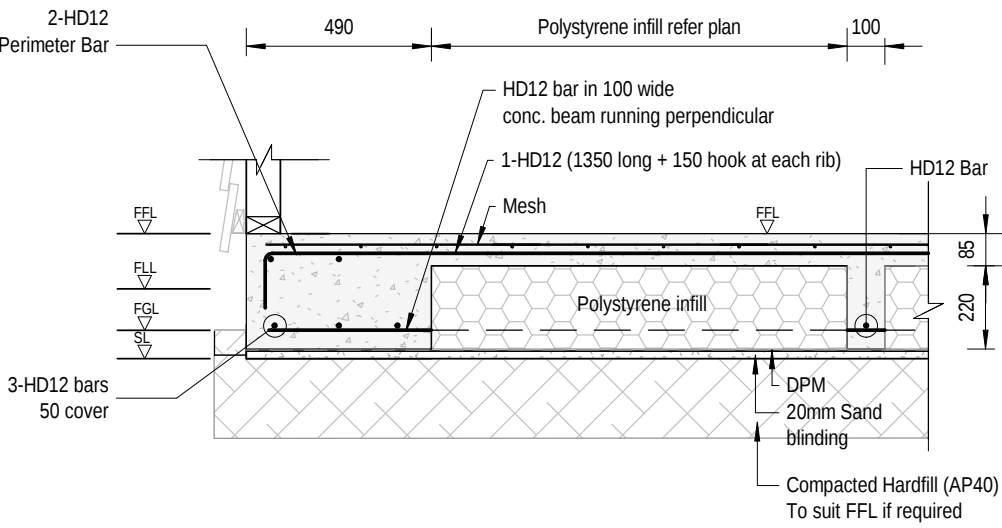


REFER TO EARTHWORKS AND ARCHITECTURAL
PLAN FOR ALL SET OUT LEVEL

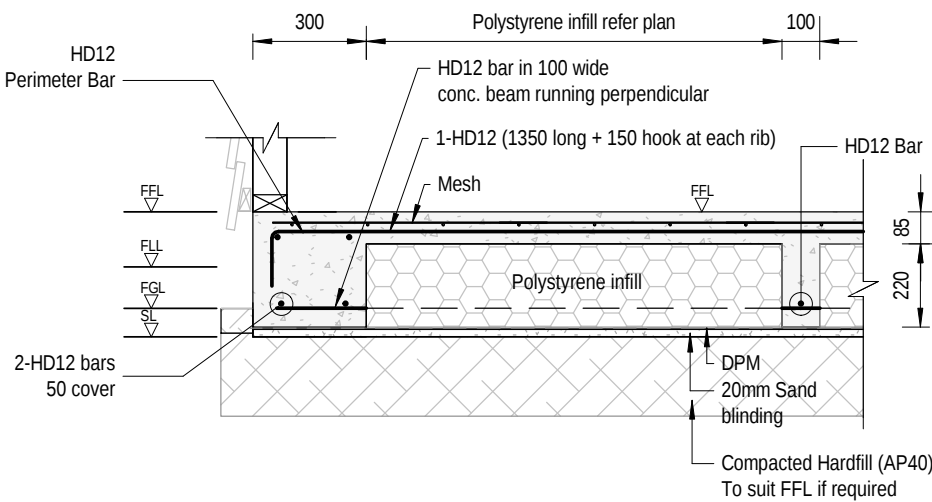
FFL = FINISHED FLOOR LEVEL
FLL = FINISHED LANDSCAPING LEVEL
FGL= FINISHED GROUND LEVEL
SL = SUBGRADE LEVEL
NGL= NATURAL GROUND LEVEL



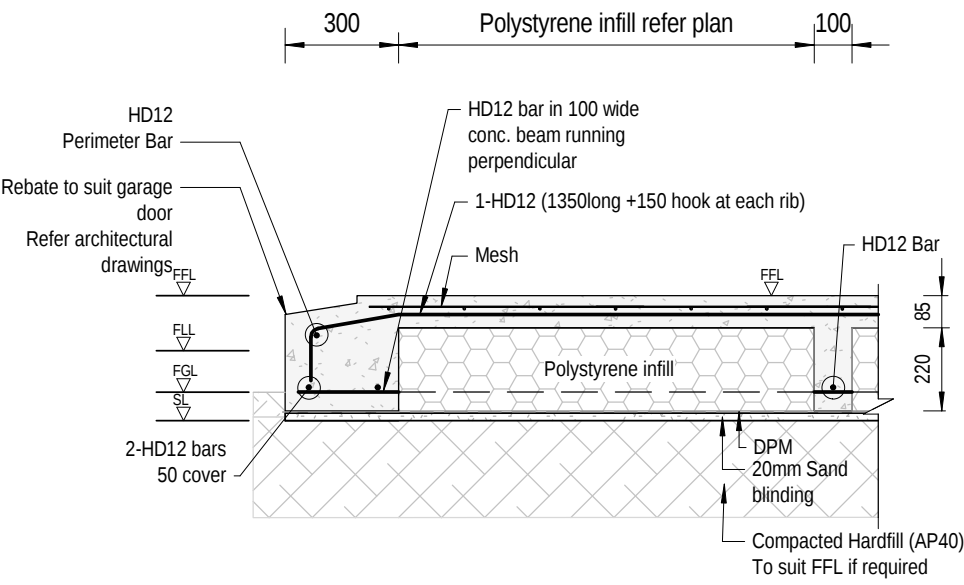
DETAIL F1
SCALE 1 : 20 S100



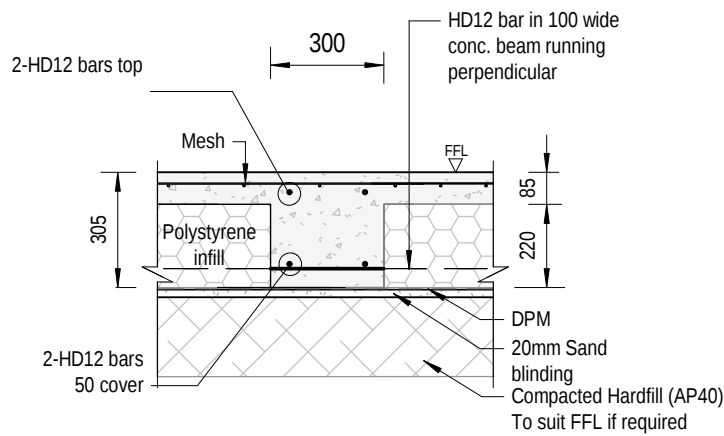
DETAIL F1a
SCALE 1 : 20 S100



DETAIL F1b
SCALE 1 : 20 S100

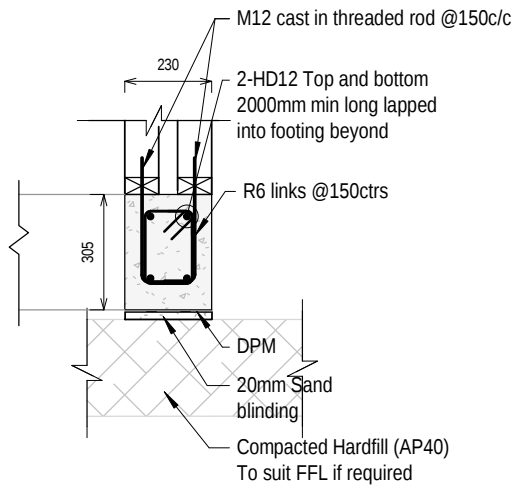


DETAIL F2
SCALE 1 : 20 S100



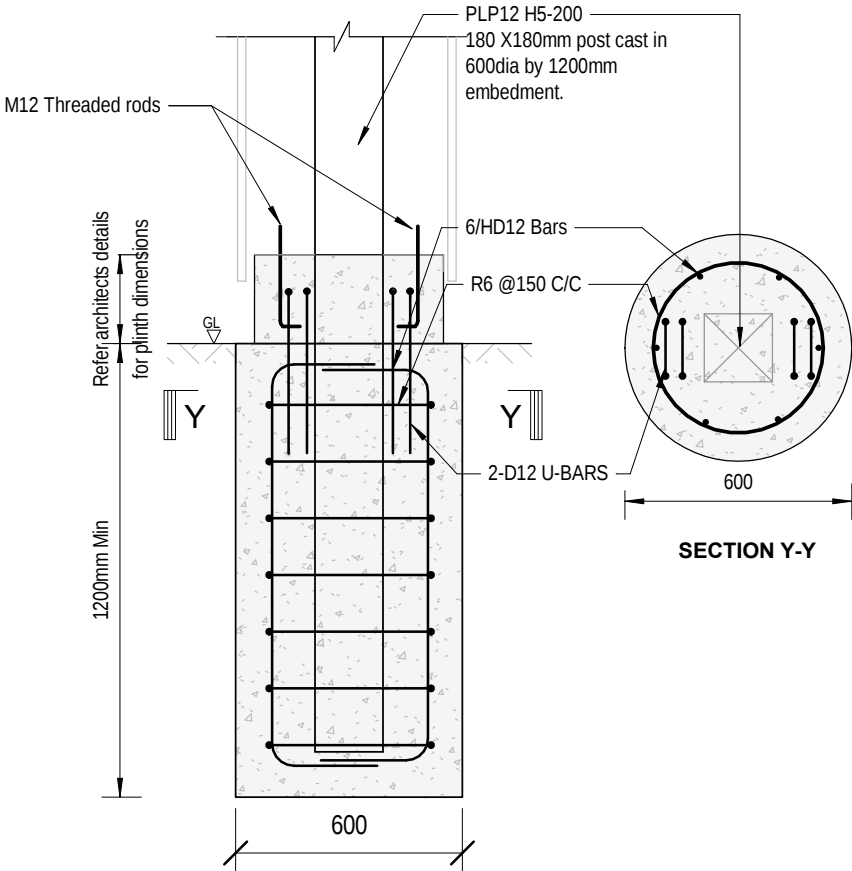
DETAIL
SCALE 1 : 20

F3
S100



DETAIL
SCALE 1 : 20

F4
S100



DETAIL
SCALE 1 : 20

F5
S100