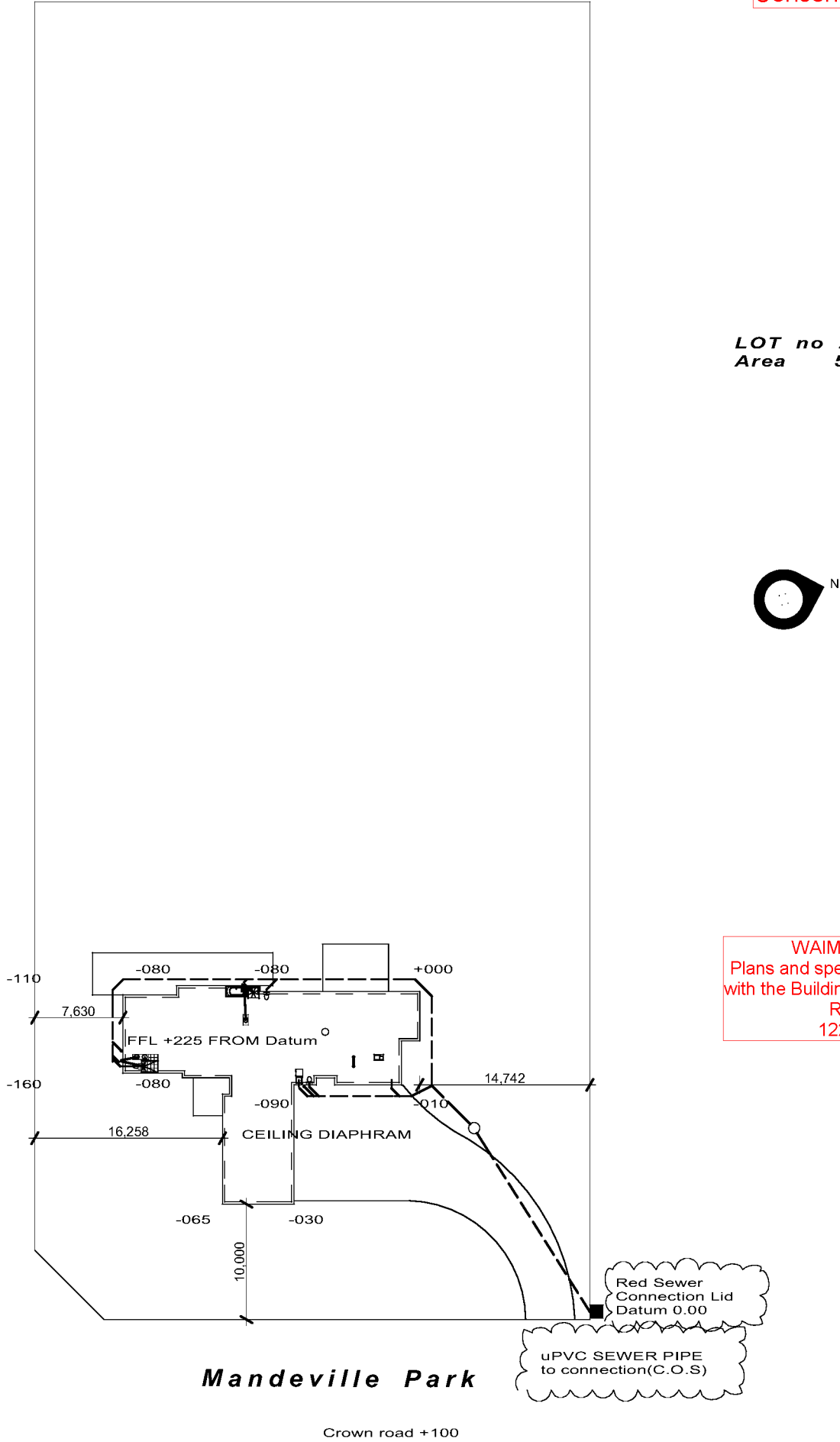


Consent Issued BC122095



WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance
with the Building Act 2004, clause 49 and the Building
Regulations 1992, Clause 3
122095 19/11/2012 brendam

GENERAL

All construction to comply with NZ Building code/
Approved Documents and means of Compliance ,Inc
NZS 3604 2011

All Dimensions and Levels are to be checked by
contractor before commencement of work.Contractor to
report any discrepancy.

Entry Step
All entry step and non slip requirements to comply with
D1/AS1 Table 2

Saftey in Construction
The Contractor shall comply with all aspects of the
construction act and subsequent ammendments and
take every possible saftey precaution.

Health & Saftey
Comply with the requirements of the health & saftey in
employment act to maintain a safe building site at all
times. Identify any existing hazardous material(eg
Asbestos) prior to starting work. Liaise with owner for
sensible means of disposal.

Contractors Reposncibilities.
The contractor shall do the setting out of all works and
shall be responsible for it's accuracy and must ammend
any errors.
Verify all dimensions on site before commencing work
and report any discrepancies to the designer. Figured
dimensions are to be followed in preference to scaled
dimensions.

Hazard Management Temporary Site Fencing
If a work-site is not completely enclosed,and
unauthorised entry by children is likely, it is acceptable
for specific hazards to be fenced only when workers are
absent from the immediate vicinity.

Where the potential hazard at a work-site makes a safety
barrier necessary, a barrier complying with Table 1 is an
acceptable solution.

Site fences and hoardings
Fences and hoardings shall extend at least 2.0 m in
height from ground level on the side accessible to the
public.

Corrosion Zone
Corrosion zone C , Exposed to weather fixings to be Hot
Dip Galv '+' or stainless steel 304.All other fixings to be
Hot Dip Galv as per NZS3604 Tables 4.1 - 4.4

CONCRETE WORK

Concrete
Concrete foundation and floor as documented on
drawings .Refer to foundation plan.
Concrete shall be high grade and conform to NZS3109
.Concrete strength shall be 20MPa at 28 days unless
stated otherwise on plans

CARPENTRY

Timber Treatment
Framing
All enclosed timber framing to be SG8 H1.2 treated as
per NZS 3602.

Exterior timber
Exposed exterior timber above ground to be H3.2 treated
Exterior timber posts not in ground to be H4 Treated
Exterior posts in ground to be H5 treated

Aluminium Joinery
Wlndows meet or exceed the NZ Building Code Mean of
Compliance, NZS 4211 : 1985 Performance of windows
and NZS4223, Glazing in buildings parts 1,2 and 3.

sg - Saftey glazing as per NZS 4223 Part 1,2 & 3

All extiorer joinery to have double glazing, single glazing
to garage.
H1 calculations based on a window and skylight thermal
value of R0.26.

Aluminium windows and door heads to be up to
underside of soffits. Measure on site after soffits are in
place.

Ventilation Notes
Ventilation to comply with AS1 / G4
Sliding doors included in calcs on plan as can be left in
open position
Hinged doors require hold open device

INTERIOR FINISHES

Interior Lining
Bathroom/Ensuite to have Gib Aqualine to walls and
ceiling.All other areas to have Standard Gib unless
stated otherwise

Kitchen Bench
Bench top finish will be in accordance with G3/AS1
decorative high pressure laminate

Flooring
Cerramic tiles or Expona or Floorworks domestic vinyl
to wet floor areas to comply with D1/AS1 for non slip .
Carpet to remainder of dwelling.

INSULATION

Thermal Envelope
H1 Compliance Calculations do not include
garage as not insulated

Allow in install wall batts to interior all between
garage area and dwelling

BRACING SYSTEMS

Gib Bracing
Gib bracing to comply with Gib EzyBrace Systems April
2009

Ecoply Bracing
Plywood bracing to comply with Ecoply Bracing
Specification April 2009

ELECTRICAL

Meter Box
Meter box not to interfere with bracing elements
on Bracing Plan

Downlights
All downlights to be CA rated

Smoke Detector
All Smoke detectors to comply with As
3786

PLUMBING

Plumbing Note
Joining methods to comply with NZs 7643.
PVC pipes in concrete floor to have flexible
lagging material as per G13 6.3 Thermal
Movement.
PVC waste pipes to fittings to have min. falls as
per G13 Table 4.
Plumbing layout indicative only. Final Design to be
completed on site by drainlayer.

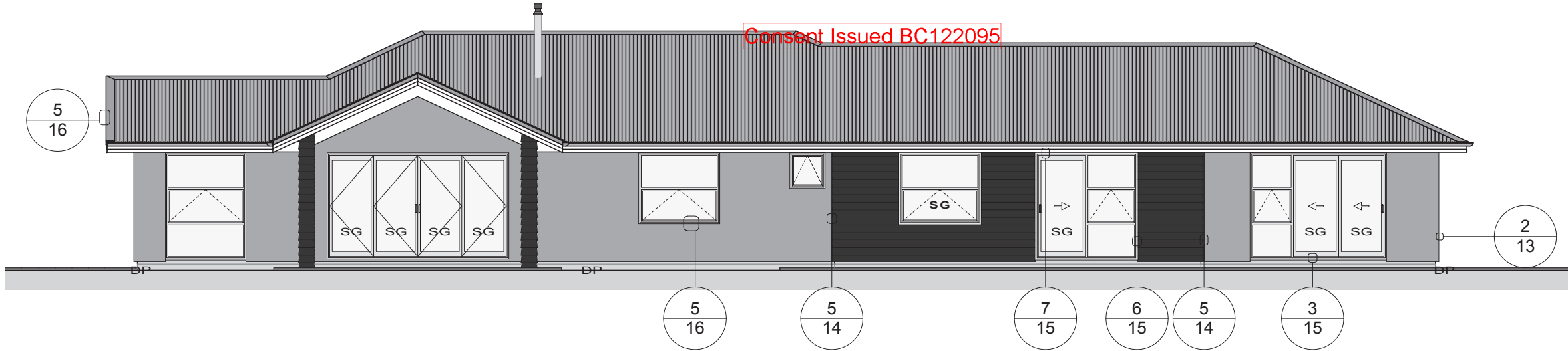
Moulded acrilic showers or wet floor tiled showers
as per plans installed by approved installer to
manufacturers specs.

HWC NOTES
Electric storage water heaters shall have a minimum
insulation material thickness of 25 mm. The insulation
material shall have a thermal conductivity of less than
24 mW/m°C when tested to
ASTM C518-76."
COMPLIANCE
Electric storage heater complies with NZS 4606; parts
1, 2 and 3, AS 1056: Part1

See plans for location and installation details

North Elevation

1:100



East Elevation

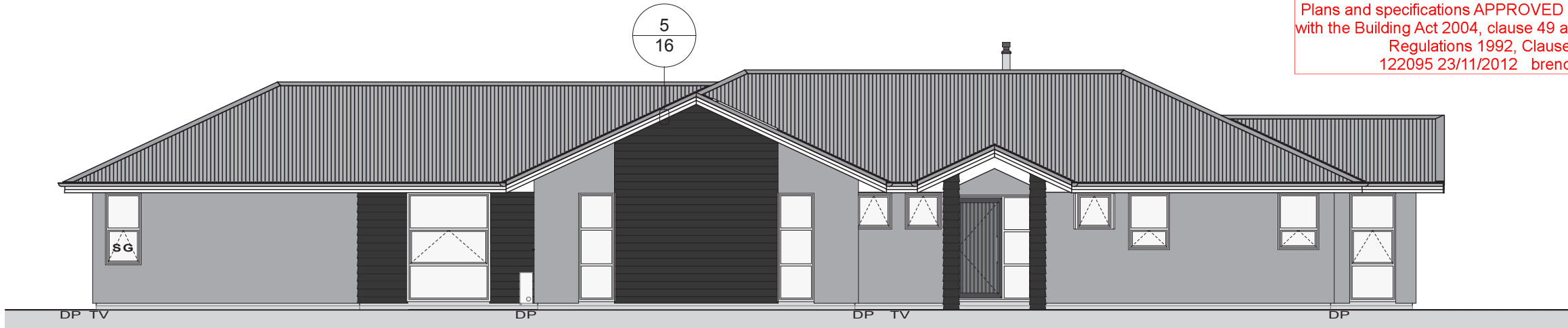
1:100



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

South Elevation

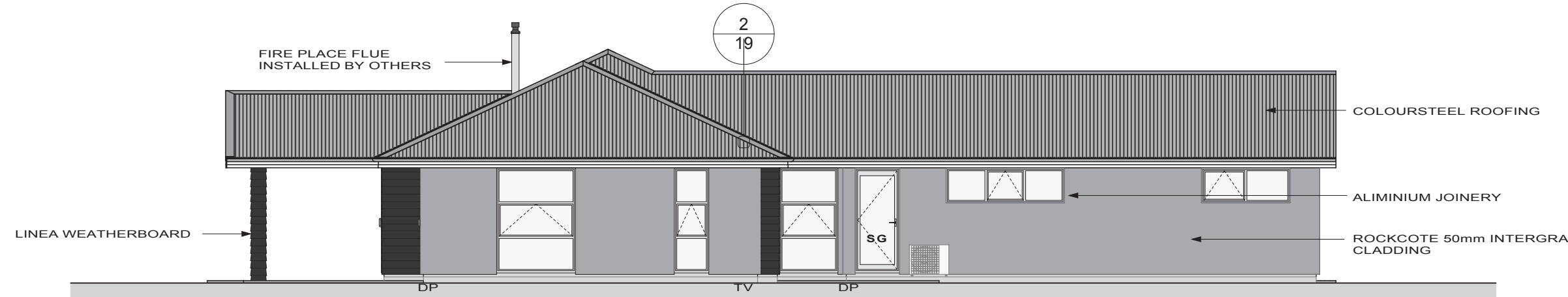
1:100



WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance
with the Building Act 2004, clause 49 and the Building
Regulations 1992, Clause 3
122095 23/11/2012 brendanm

West Elevation

1:100



THE COPYRIGHT OF THIS
DRAWINGS REMAINS
THE PROPERTY OF
JENNIAN HOMES
CANTERBURY LTD

Building Consent 122095
Received 23/11/12

6 Moncur Place
PO Box 79009
Avonhead 8446
Addington , Christchurch
PHONE: (03)338-5812
FAX: (03)338-5814
www.jennianhomes.co.nz

Jennian
HOMES
Your personality Our expertise

McNICHOLL
27 Mandeville Park Drive
Rangiora
Waimakariri

SHEET	SHEET TITLE: ELEVATION
REVISION #:	C2
DRAWN #:	-
SCALE#:	1:100
ISSUED:	21/11/2012
PROJECT #:	11-210

02

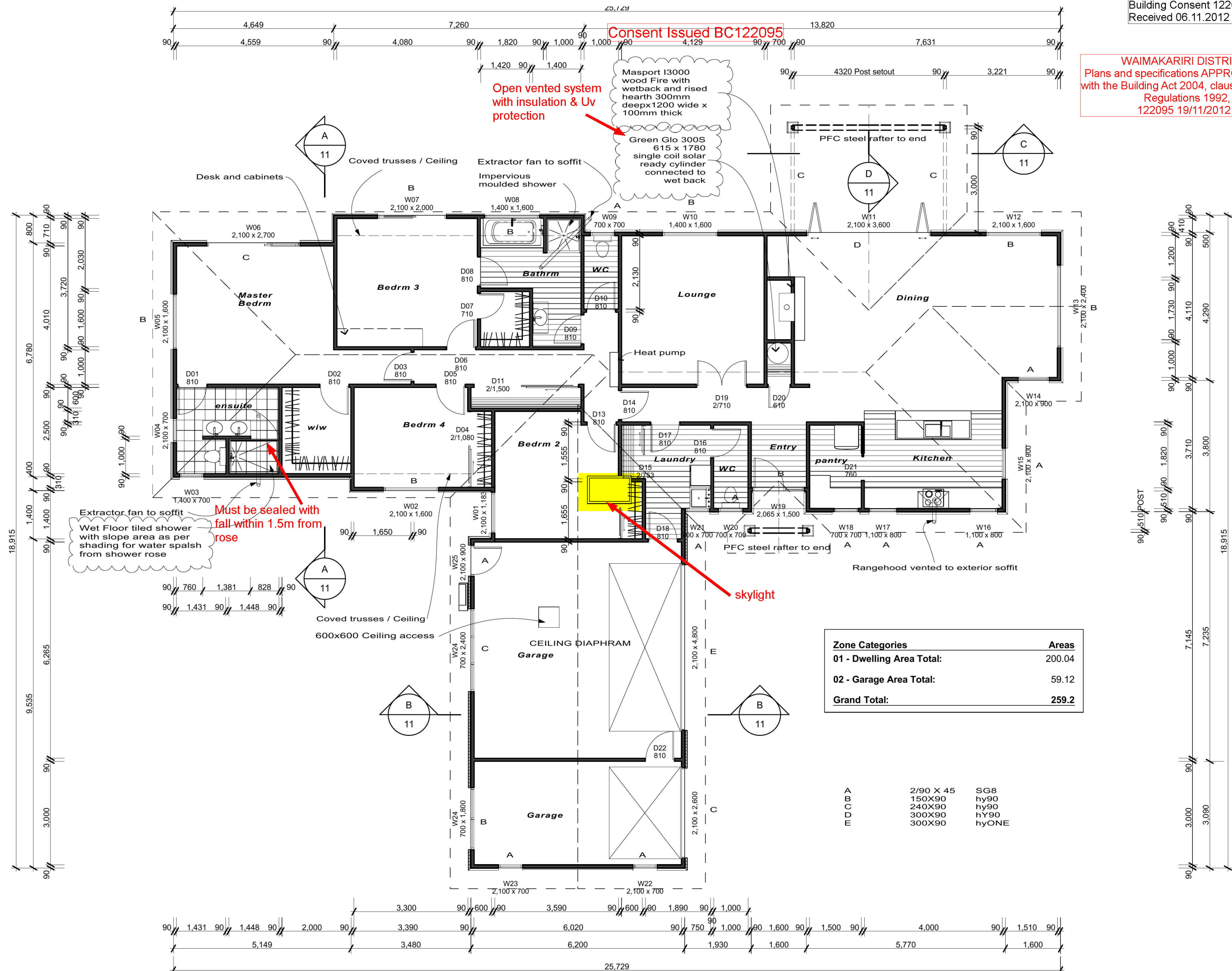
All Dimensions and Levels
are to be checked by
contractor before
commencement of
work. Contractor to report
any discrepancy.

6 Moncur Place
PO Box 79009
Avonhead 8446
Addington , Christchurch
PHONE: (03)338-5812
FAX: (03)338-5814

waimakariri

03

Processed and Approved for validation by agent.
122095 11/6/2012 Steve Dale



6 Moncur Place
PO Box 79009
Avonhead 8446
Addington, Christchurch
PHONE: (03)338-5812
FAX: (03)338-5814
www.jennianhomes.co.nz

Jennian
HOMES
Your personality Our expertise

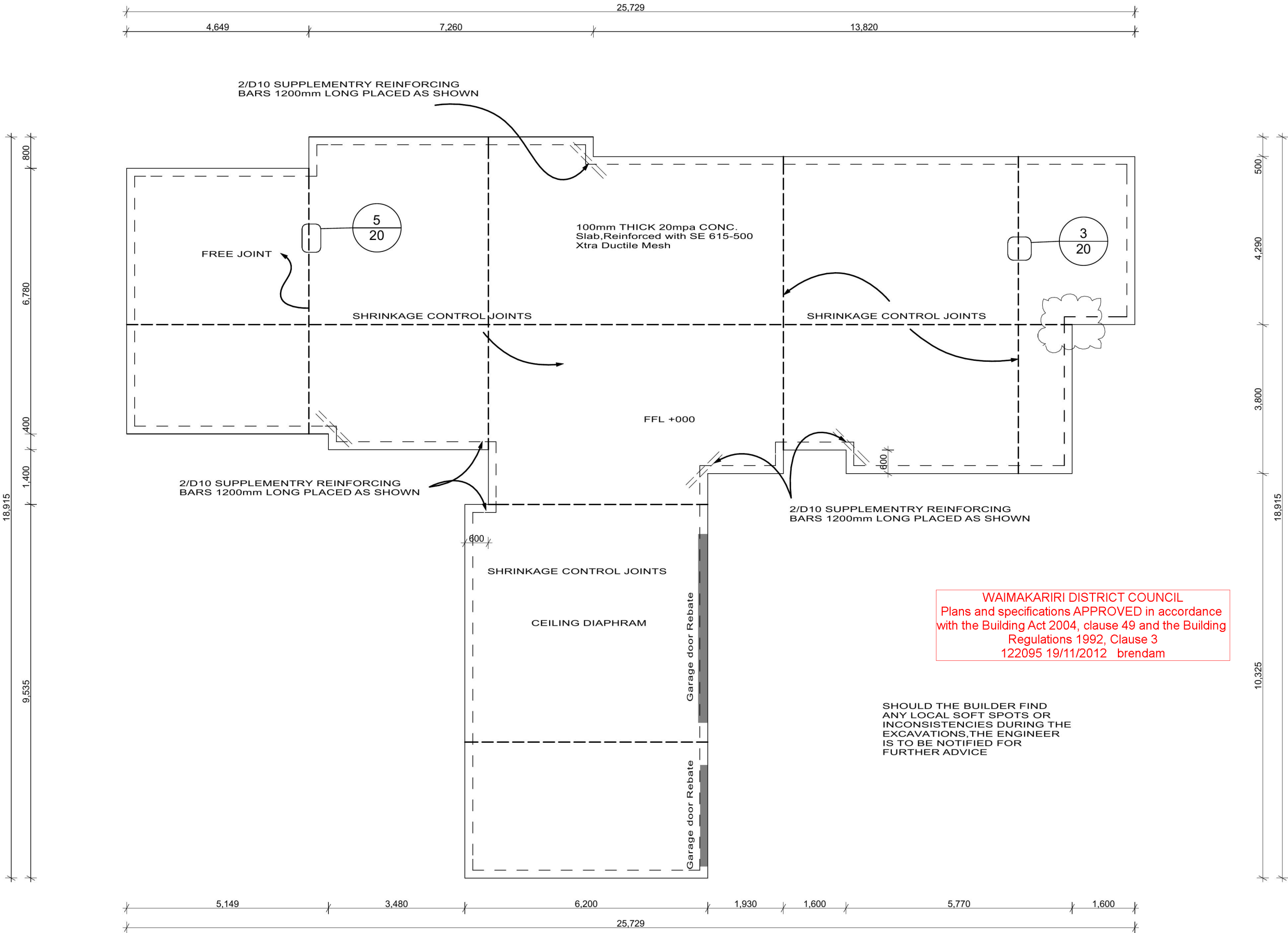
McNICHOLL

27 Mandeville Park Drive
Rangiora
Waimakariri

SHEET	SHEET TITLE: FOUNDATION		
	PLAN		
	REVISION #:	C2	
	DRAWN #:	--	
	SCALE#:	1:100	
	ISSUED:	5/11/2012	
	PROJECT #:	11-210	

04

All Dimensions and Levels
are to be checked by
contractor before
commencement of
work. Contractor to report
any discrepancy.



WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance
with the Building Act 2004, clause 49 and the Building
Regulations 1992, Clause 3
122095 19/11/2012 brendan

6 Moncur Place
PO Box 79009
Avonhead 8446
Addington, Christchurch
PHONE: (03)338-5812
FAX: (03)338-5814
www.jennianhomes.co.nz

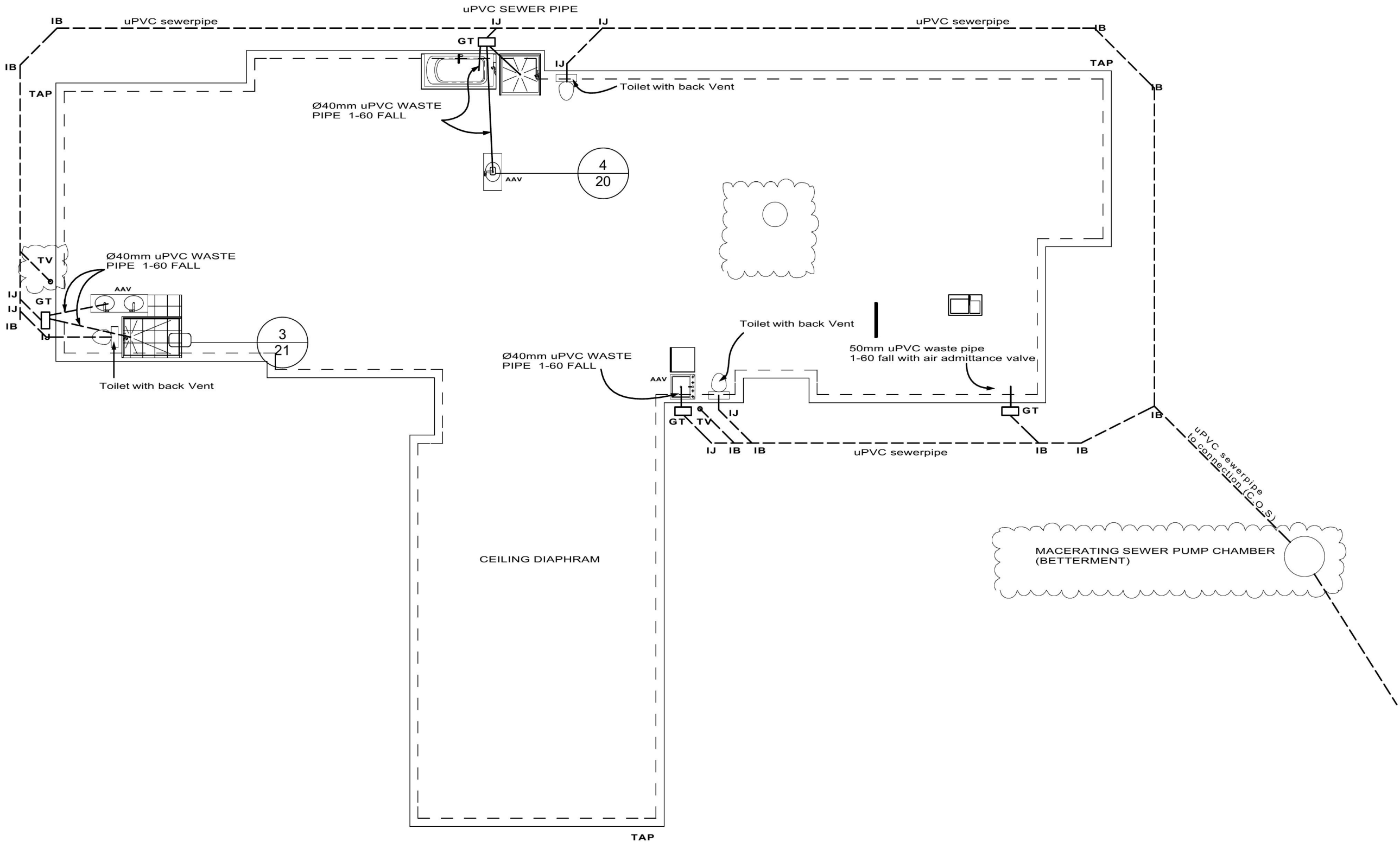
Jennian
HOMES
Your personality Our expertise

McNICHOLL
27 Mandeville Park Drive
Rangiora
Waimakariri

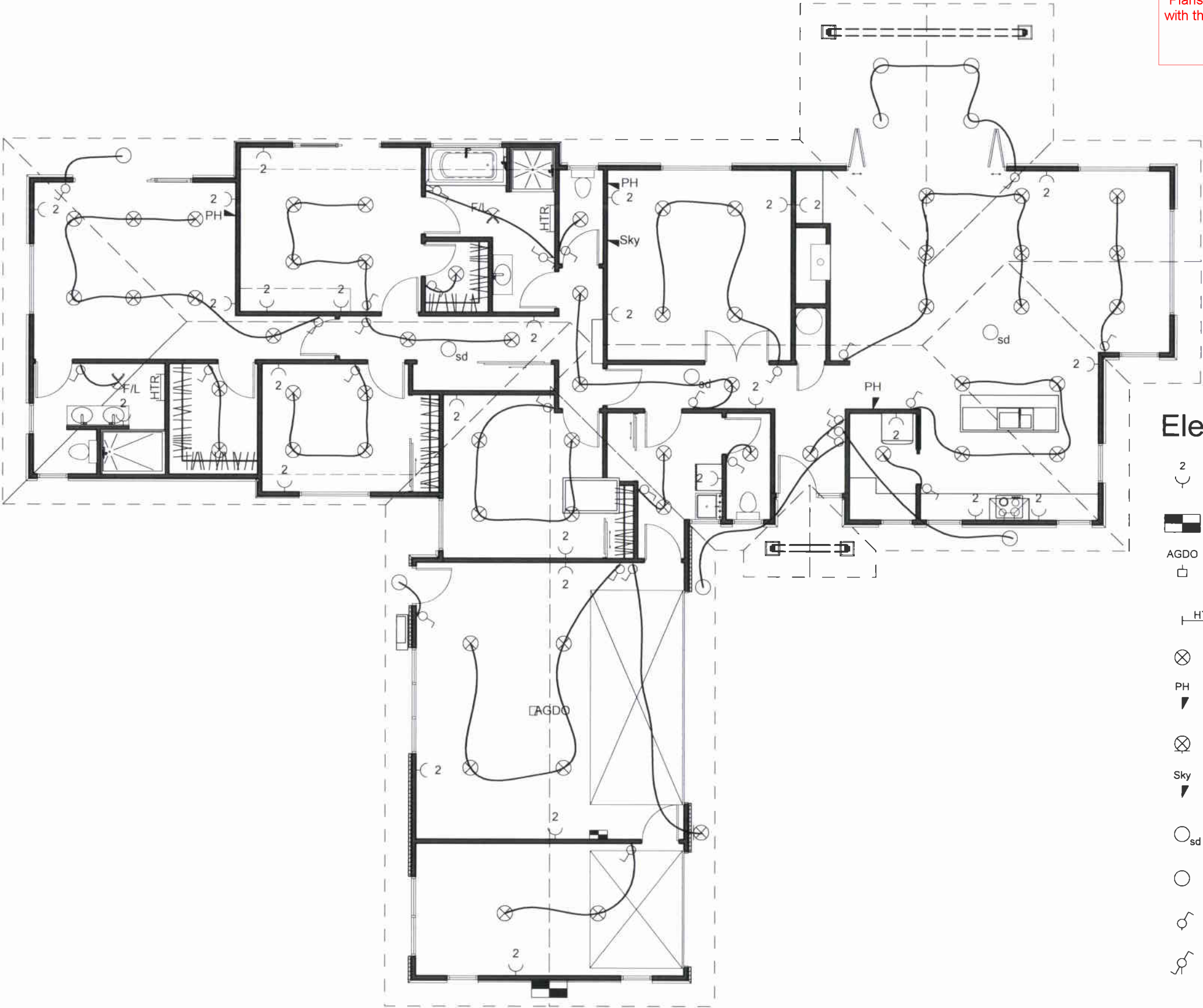
SHEET TITLE: PLUMBING PLAN	C2
REVISION #:	--
DRAWN #:	1:100
SCALE#:	5/11/2012
ISSUED:	11-210
PROJECT #:	

05

All Dimensions and Levels
are to be checked by
contractor before
commencement of
work. Contractor to report
any discrepancy.



WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance
with the Building Act 2004, clause 49 and the Building
Regulations 1992, Clause 3
122095 19/11/2012 brendan



Electrical Schedule

- 2 Double Power Point
- fuse Board
- AGDO Auto Garage Door Opener
- HTR Heated towel rail
- Standard Downlight fitting
- PH Telephone Outlet
- Infra Red Security Light
- Sky Sky Outlet
- sd Smoke detector
- Soffit light
- Single Switch
- Single Switch 2-way

6 Moncur Place
PO Box 79009
Avonhead 8446
Addington, Christchurch
PHONE: (03)338-5812
FAX: (03)338-5814
www.jennianhomes.co.nz

Jennian

HOMES

Your personality. Our expertise

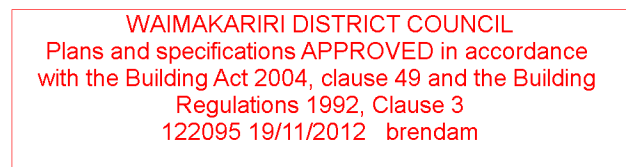
McNICHOLL

27 Mandeville Park Drive

Rangiora
Waimakariri

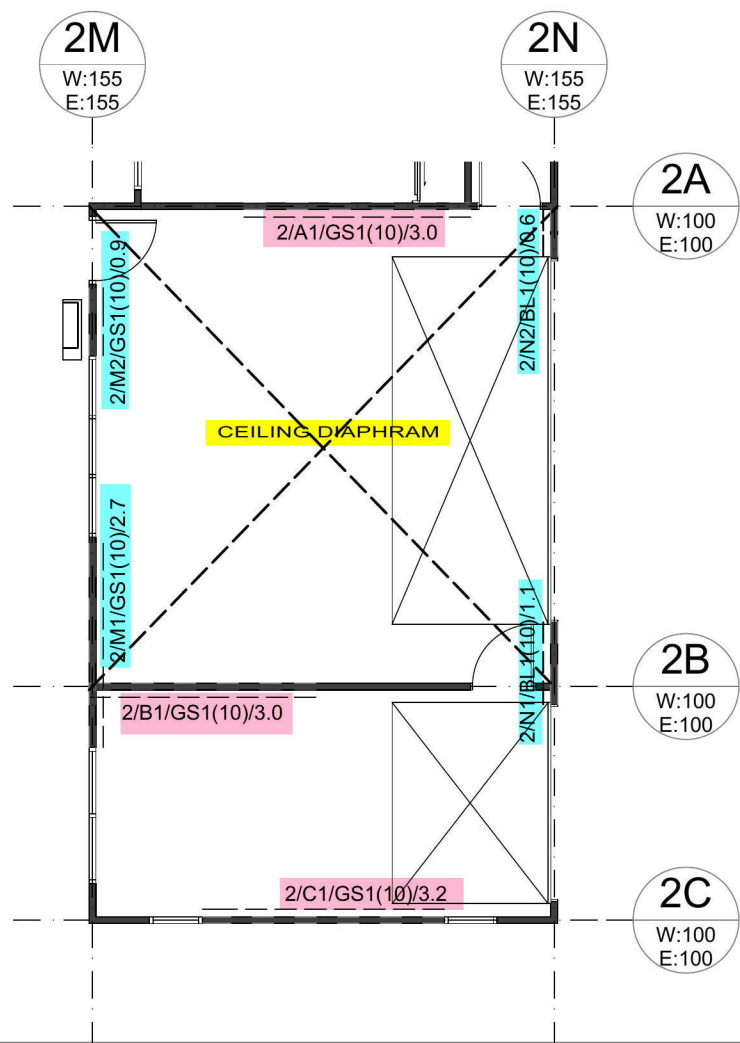
SHEET TITLE: ELECTRICAL PLAN	REVISION #	C1
DRAWN #	SCALE#	1:100
ISSUED:	12/09/2012	
PROJECT #	11-210	

06



McNICHOLL
27 Mandeville Park Drive
Rangiora
Waimakariri

SHEET TITLE: BRACING PLAN	
REVISION #:	C2
DRAWN #:	--
SCALE#:	1:100
ISSUED:	5/11/2012
PROJECT #:	11-210



BRACING CALCULATIONS								TABLE: 2			
Location of Storey			Single		Floor Load			2kPa			
Floor Height to Apex			4.0 m		Roof Weight			Light			
Roof Height Above Eaves			2.0 m		Cladding Weights:						
Roof Pitch			0 - 25 °		- Subfloor			Concrete Floor			
Roof Style			Hip		- Wall Cladding			Medium			
Building Length (BL)			9.5 m		Room in Roof Space			No			
Building Width (BW)			6.2 m		Soil Class			D - Deep or Soft			
Wind Zone			High		Gross Plan Area (GPA)			58.6 m2			
W along			40.0 BUs/m		Earthquake Zone			2			
W across			40.0 BUs/m		EQ			4.8 BUs/m2			
W along x BW			248.0 BUs		EQ x GPA			281.3 BUs			
W across x BL			380.0 BUs								
Calculations based on NZS 3604:2011											
ALONG											
Bracing Line			Bracing Elements Provided					Wind		Earthquake	
Line Label	Min BUs W	Min BUs E	Brace No.	Brace Type	Brace Length	Brace Angle	Brace Height	Rating BUs/m	BUs Achieved	Rating BUs/m	BUs Achieved
2A	100	100	A1	GS1(10)	3.0	0.0	2.4	70	210.0	55	165.0
2B	100	100	B1	GS1(10)	3.0	0.0	2.4	70	210.0	55	165.0
2C	100	100	C1	GS1(10)	3.2	0.0	2.4	70	223.9	55	175.9
Totals Achieved								W	643.9	E	505.9
Totals Required								W	248.0	E	281.3
ACROSS											
Bracing Line			Bracing Elements Provided					Wind		Earthquake	
Line Label	Min BUs W	Min BUs E	Brace No.	Brace Type	Brace Length	Brace Angle	Brace Height	Rating BUs/m	BUs Achieved	Rating BUs/m	BUs Achieved
2M	155	155	M1	GS1(10)	2.7	0.0	2.4	70	189.0	55	148.5
			M2	GS1(10)	0.9	0.0	2.4	60	54.0	55	49.5
2N	155	155	N1	BL1(10)	1.1	0.0	2.4	120	131.5	100	109.5
			N2	BL1(10)	0.6	0.0	2.4	120	74.4	100	62.0
Totals Achieved								W	448.9	E	369.5
Totals Required								W	380.0	E	281.3

Consent Issued BC122095

Building Consent 122095
Received 06.11.2012

Ecoply® Bracing Specification – EP1

July 2011

Single sided structural plywood brace

Specification No.	Minimum Wall Length	Lining Requirements	BUs/m Wind	BUs/m Earthquake
EP1	0.6 m	7mm Ecoply®, Ecoply Barrier or Shadowclad® one side	125	130

Framing

Wall framing must comply with:

- NZBC B1 - Structure: AS1 Clause 3 Timber (NZS3604:2011)
- NZBC B2 - Durability: AS1 Clause 3.2 Timber (NZS3602)

Framing dimensions and height are as determined by the NZS3604 stud and top plate tables for load bearing and non load bearing walls. Kiln dried verified structural grade timber must be used. Machine stress graded timber, such as Laserframe®, is recommended.

Bottom Plate Fixing

Use GIB Handibrac® hold-down connections at each end of the bracing element. Refer to manufacturer installation instructions supplied with the connectors for correct installation instructions and bolt types to be used for either concrete or timber floors. Within the length of the bracing element, bottom plates are fixed in accordance with the requirements of NZS 3604.

Lining

One layer of 7mm Ecoply plywood, Ecoply Barrier or Shadowclad exterior wall cladding fixed directly to framing or over cavity battens. If part sheets are used, ensure nailing at required centres is carried out around the perimeter of each sheet or part sheet. A 2-3mm expansion gap should be left between sheets.

Fastening the Ecoply®

Fasteners

Fasten with 50 x 2.8 mm galvanised or stainless steel flat head nails for direct fix, or 60 x 2.8 mm over cavity battens. Place fasteners no less than 7 mm from sheet edges.

Fasteners for H3.2 CCA treated Ecoply

Where fasteners are in contact with H3.2 CCA treated timber or plywood, fasteners shall be a minimum of hot dip galvanised

In certain circumstances stainless steel fasteners may be required. Refer to table 8 of the Ecoply Specification and Installation Guide for these circumstances and further fastener selection advice.

Stainless steel fasteners must be annular grooved

Fastening Centres

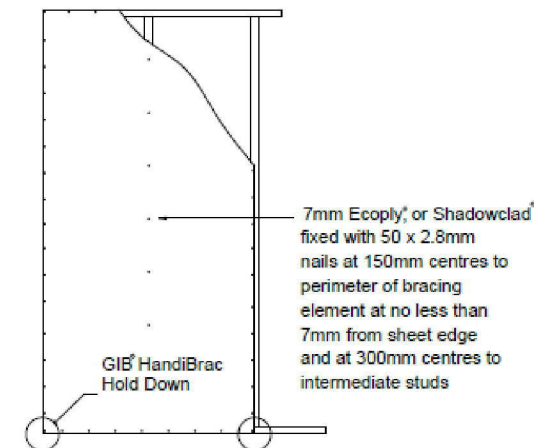
Fasteners are placed at 150 mm centres around the perimeter of each sheet and 300 mm centres to intermediate studs.

Where more than one sheet forms the bracing element each sheet must be nailed off independently.

Fastening to Cavity Battens

The brace element may be fixed over cavity battens.

The cavity battens must be a minimum of 40 x 20mm nailed in staggered formation at 150mm centres to studs around the perimeter of the brace element, and nailed to the intermediate studs within the element at 300mm centres. A minimum of 50mm x 2.8mm flat head galvanised or annular grooved stainless steel nails must be used.



WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance
with the Building Act 2004, clause 49 and the Building
Regulations 1992, Clause 3
122095 19/11/2012 brendan

Ecoply® Bracing Systems are designed to meet the requirements of the New Zealand Building Code and have been tested and analysed using the P21 method referenced in NZS3604:2011 listed as an acceptable solution B1/AS1 Structure. Testing was carried out using Ecoply, Shadowclad and Laserframe SGB timber framing manufactured by Carter Holt Harvey Limited trading as Carter Holt Harvey Woodproducts New Zealand, and GIB® products manufactured by Winstone Wallboards Ltd. **Substituting materials may compromise performance of the system.** GIB® and GIB Handibrac® are registered trade marks of Fletcher Building Holdings Ltd.

0800 746 399
www.chhwoodproducts.co.nz

Processed and Approved for validation by agent.
122095 11/6/2012 Steve Dale

ecoply®
Proven. Durable. Strong.

ECOPLY BRACING SPECIFICATION: EP1

6 Moncur Place
PO Box 79009
Avonhead 8446
Addington, Christchurch
PHONE: (03)338-5812
FAX: (03)338-5814
www.jennianhomes.co.nz

Jennian
HOMES
Your personality Our expertise

McNICHOLL
27 Mandeville Park Drive
Rangiora
Waimakariri

SHEET TITLE: Bracing Calculations
REVISION #: C2
DRAWN #: 1-1
SCALE#: 1:100
ISSUED: 5/11/2012
PROJECT #: 11-210

08

All Dimensions and Levels
are to be checked by
contractor before
commencement of
work. Contractor to report
any discrepancy.

Guidelines for intersection walls

Where the lining on a double lined internal GS2 Bracing Element is shorter on one side, the length of the element is taken as the shorter wall length but bracing fasteners can still follow the wall perimeter on both sides.

GIB® Bracing Elements may have intersecting walls with a minimum length of 200mm. Fasteners are required around the perimeter of the bracing element. Vertical joints at T-junctions shall be fixed and jointed as specified for intermediate sheet joints. **The bracing element length must be no less than 900mm.**

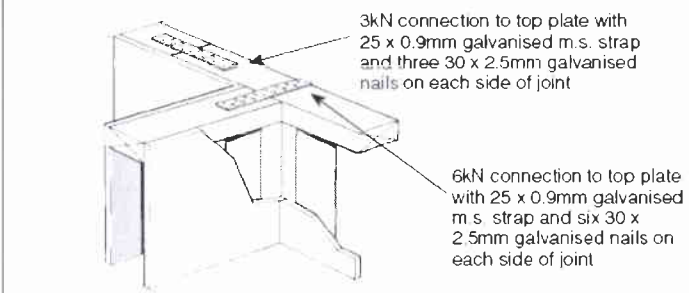
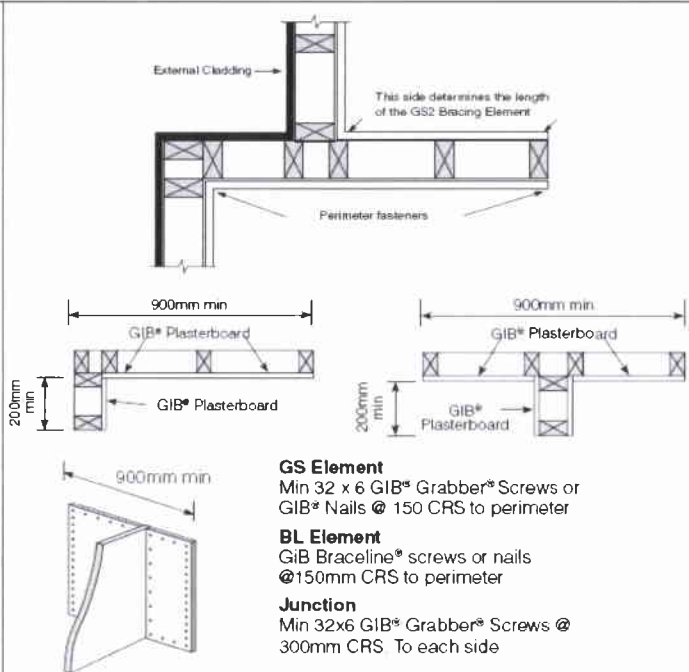
Where a Wall Bracing Element is interrupted by a T or L junction the element is deemed to be continuous for the whole length (900mm in the example illustrated).

When fixing part sheets of GIB® Plasterboard, a minimum width of 300mm applies for bracing elements.

Top Plate Connections

The top plate of a wall that contains one or more wall bracing elements shall be jointed according to the rating of the highest-rated individual wall bracing element as follows:

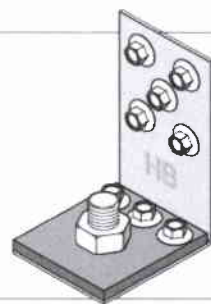
- Rating not exceeding 100 bracing units: A 3kN connection as shown or by an alternative fixing of 3kN capacity in tension or compression along the plate;
- Rating exceeding 100 bracing units: A 6kN connection as shown or by an alternative fixing of 6kN capacity tension or compression along the plate.



GIB HandiBrac® – RECOMMENDED METHOD

Developed in conjunction with MiTek™ NZ, the GIB HandiBrac® has been designed and tested for use as a hold-down in GIB®BL and UP bracing elements.

- The GIB HandiBrac® registered design provides for quick and easy installation
- The GIB HandiBrac® provides a flush surface for the wall linings because it is fitted inside the framing. There is no need to check in the framing as recommended with conventional straps
- The GIB HandiBrac® is suitable for both new and retrofit construction
- The design also allows for installation and inspection at any stage prior to fitting internal linings



Concrete Floor		Timber Floor	
External walls	Internal walls	External walls	Internal walls
Position GIB HandiBrac® as close as practicable to the internal edge of the bottom plate	Position GIB HandiBrac® at the stud / plate junction	Position GIB HandiBrac® in the centre of the perimeter joist or bearer	Position GIB HandiBrac® in the centre of floor joist or full depth solid block
Hold-down fastener requirements		12x150mm galvanised coach screw	
A mechanical fastening with a minimum characteristic uplift capacity of 15kN.			

Consent Issued BC122095
GIB EzyBrace® Systems

GIB EzyBrace® System Specification – GS1-N

JUNE 2011

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

WALL FRAMING

Wall framing to comply with;

- NZBC B1 - Structure; AS1 Clause 3 Timber (NZS 3604:2011)
- NZBC B2 - Durability AS1 Clause 3.2 Timber (NZS 3602)

Framing dimensions and height as determined by NZS 3604 stud and top plate tables for load bearing and non-bearing walls. The use of kiln dried stress graded timber is recommended.

BOTTOM PLATE FIXING

Timber Floor

Pairs of hand driven 100 x 3.75mm nails at 600mm centres; or

Three power driven 90 x 3.15 nails at 600mm centres.

Concrete floor

INTERNAL WALL BRACING LINES

In accordance with the requirements of NZS 3604:2011 for internal wall plate fixing or 75 x 3.8mm shot fired fasteners with 16mm discs spaced at 150mm and 300mm from end studs and 600mm centres thereafter.

EXTERNAL WALL BRACING LINES

In accordance with the requirements of NZS 3604 for external plate fixing.

WALL LINING

Any 10mm or 13mm GIB® Plasterboard lining.

Sheets can be fixed vertically or horizontally.

Sheet joints shall be touch fitted.

Use full length sheets where possible.

PERMITTED SUBSTITUTION

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

FASTENING THE LINING

Fasteners

32mm x 6g GIB® Grabber® high thread screws; or 30mm GIB® Nails.

Fastener centres

50,100,150, 225, 300mm from each corner and 150mm thereafter around the perimeter of the bracing element.

For vertically fixed sheets place fasteners at 300mm centres to intermediate sheet joints.

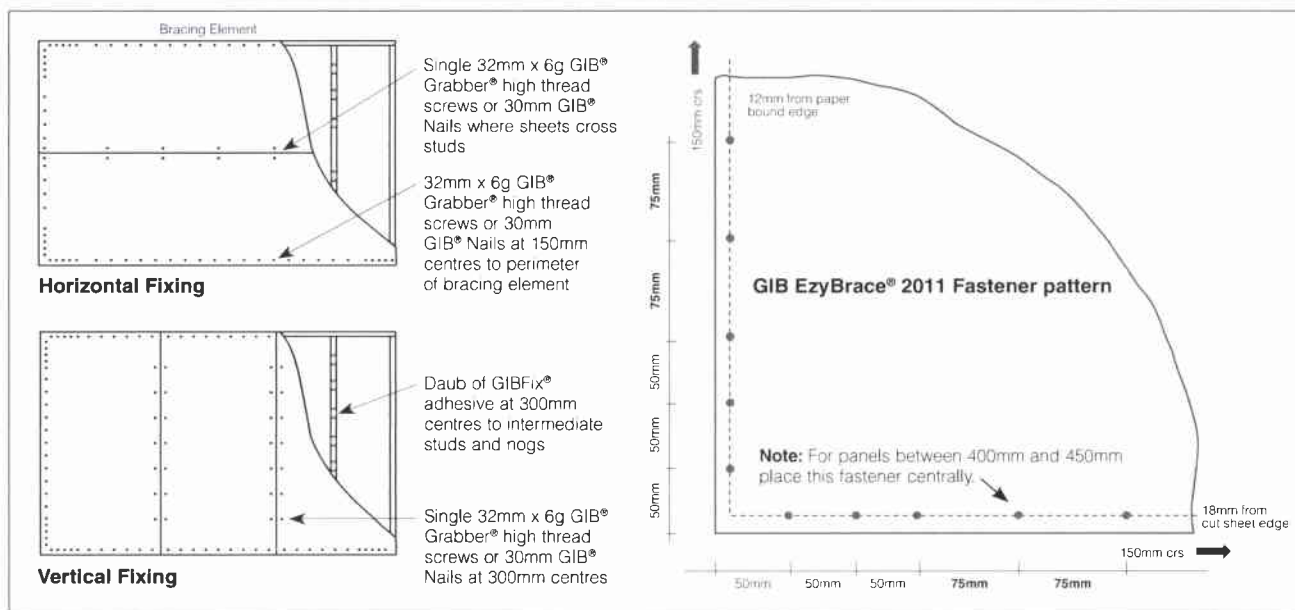
For horizontally fixed sheets place single fasteners to the sheet edge where it crosses the stud.

Use daubs of GIB Fix® adhesive at 300mm centres to intermediate studs.

Place fasteners no closer than 12mm from paper bound sheet edges and 18mm from any sheet end or cut edge.

JOINTING

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



WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance
with the Building Act 2004, clause 49 and the Building
Regulations 1992, Clause 3
122095 19/11/2012 brendanm

Processed and Approved for validation by agent.
122095 11/6/2012 Steve Dale

THE COPYRIGHT OF THIS
DRAWINGS REMAINS
THE PROPERTY OF
JENNIAN HOMES
CANTERBURY LTD

6 Moncur Place
PO Box 79009
Avonhead 8446
Addington, Christchurch
PHONE: (03)338-5812
FAX: (03)338-5814
www.jennianhomes.co.nz

Jennian

HOMES

Your personality Our expertise

McNICHOLL

27 Mandeville Park Drive

Rangiora

Waimakariri

SHEET TITLE: BRACE FIXING	REVISION #	DETAILS	C1
DRAWN #	1:1	ISSUED:	12/09/2012
PROJECT #:	11-210		

09

All Dimensions and Levels
are to be checked by
contractor before
commencement of
work Contractor to report
any discrepancy.

Consent Issued BC122095

THE COPYRIGHT OF THIS
DRAWINGS REMAINS
THE PROPERTY OF
JENNIAN HOMES
CANTERBURY LTD

6 Moncur Place
PO Box 79009
Avonhead 8446
Addington, Christchurch
PHONE: (03)338-5812
FAX: (03)338-5814
www.jennianhomes.co.nz

Jennian
HOMES
Your personality Our expertise

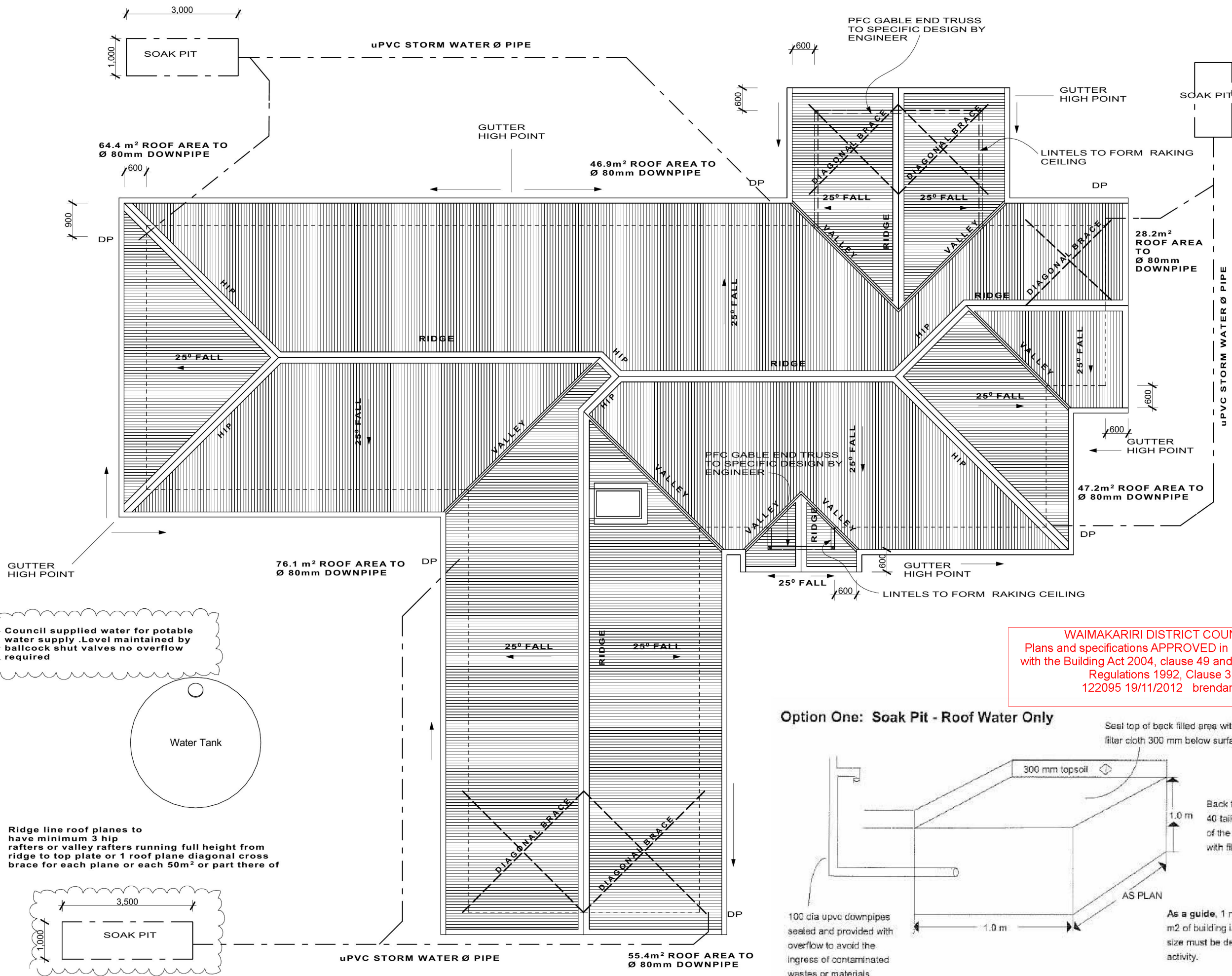
McNICHOLL
27 Mandeville Park Drive
Rangiora
Waimakariri

SHEET TITLE: ROOF PLAN	C2
REVISION #:	-
DRAWN #:	1:100,
SCALE#:	1:1
ISSUED:	5/11/2012
PROJECT #:	11-210

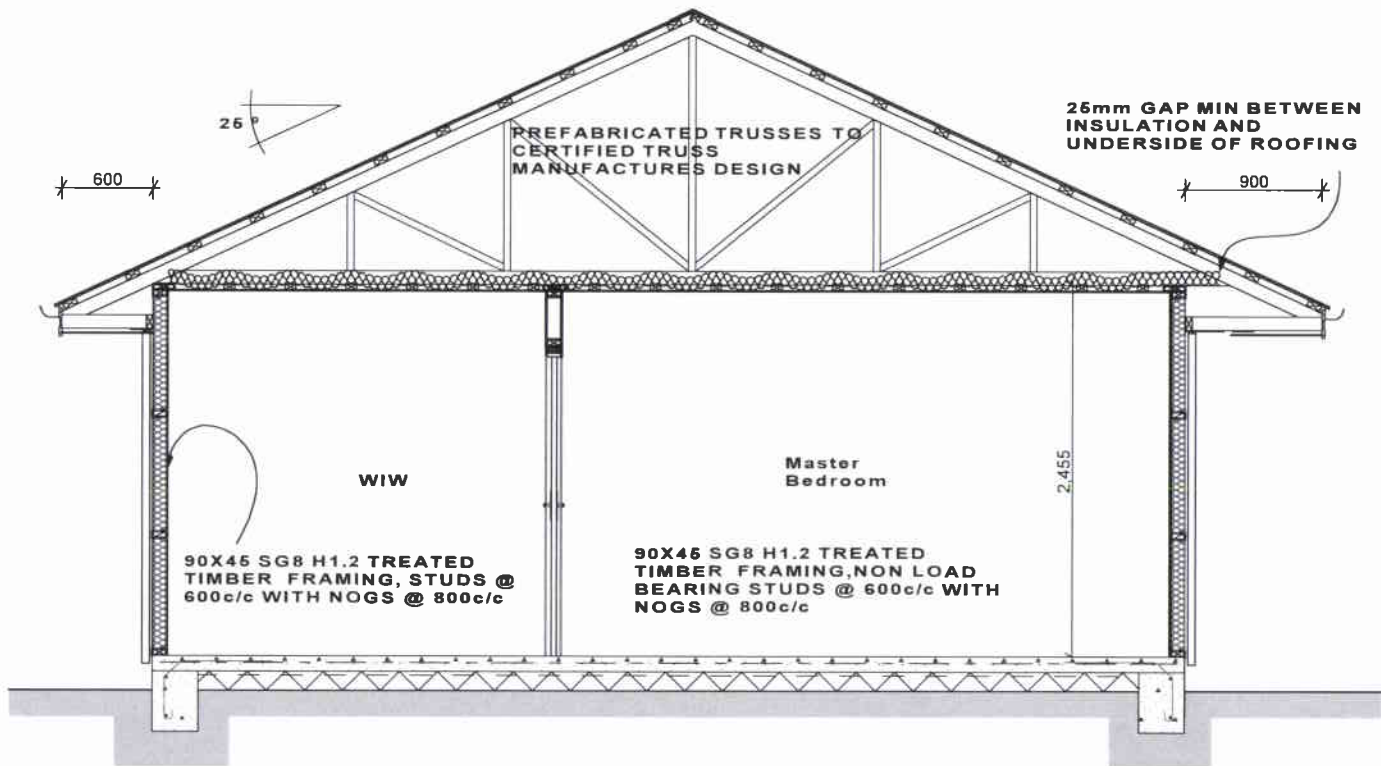
10

All Dimensions and Levels
are to be checked by
contractor before
commencement of
work. Contractor to report
any discrepancy.

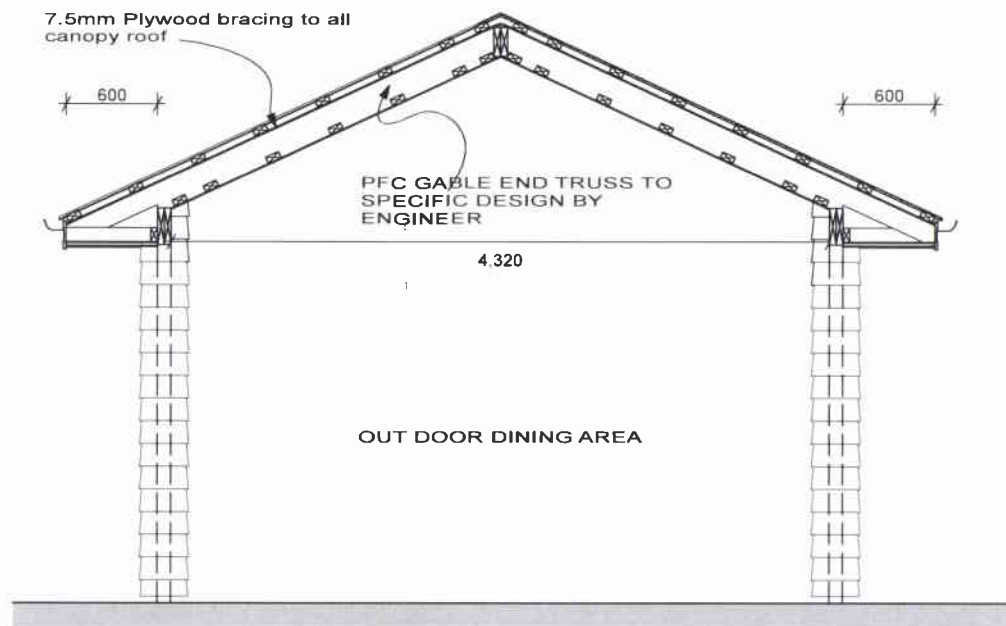
Processed and Approved for validation by agent.
122095 11/6/2012 Steve Dale



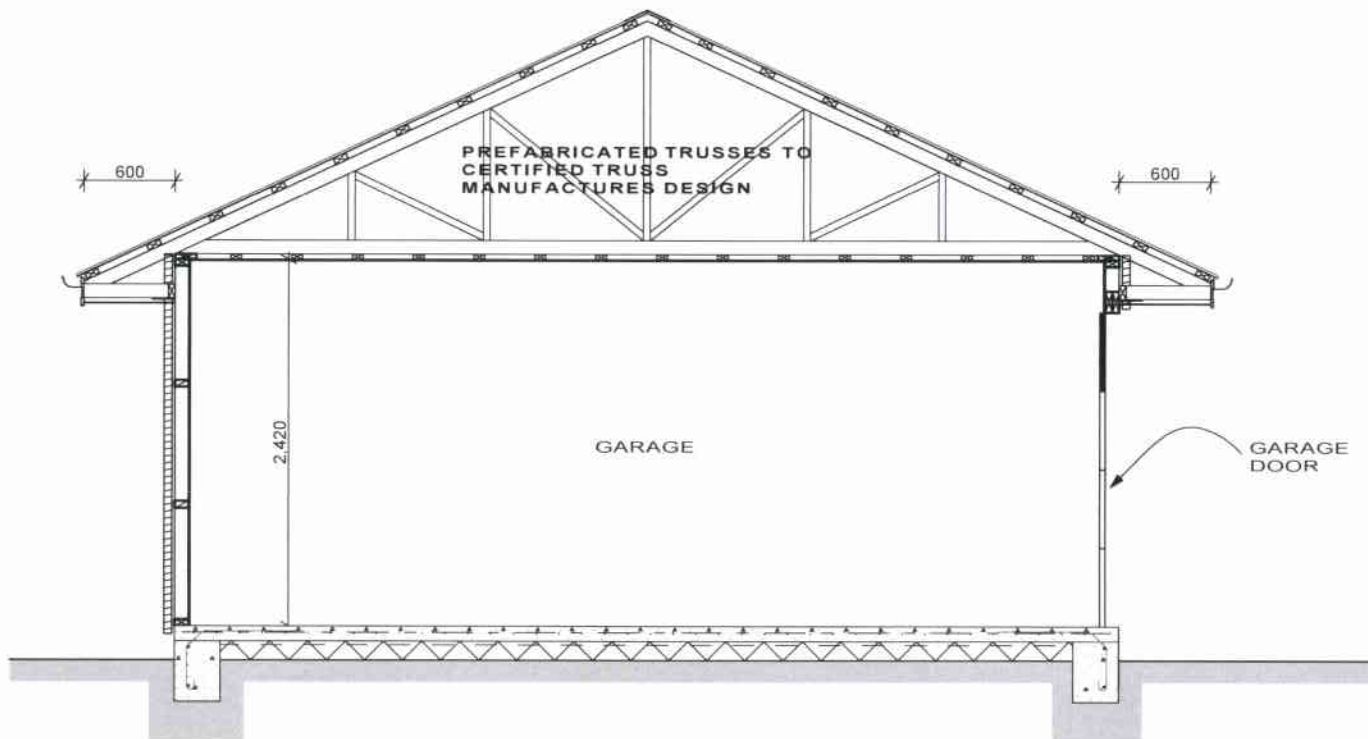
SECTION A - A



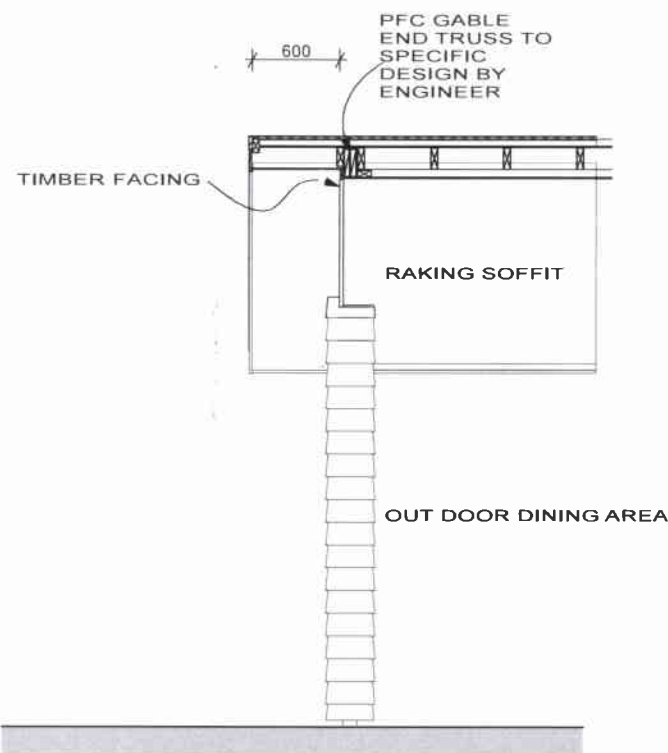
SECTION C - C



SECTION B - B



SECTION D - D



WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance
with the Building Act 2004, clause 49 and the Building
Regulations 1992, Clause 3
122095 19/11/2012 brendan

6 Moncur Place
PO Box 79009
Avonhead 8446
Addington, Christchurch
PHONE: (03)338-5812
FAX: (03)338-5814
www.jennianhomes.co.nz

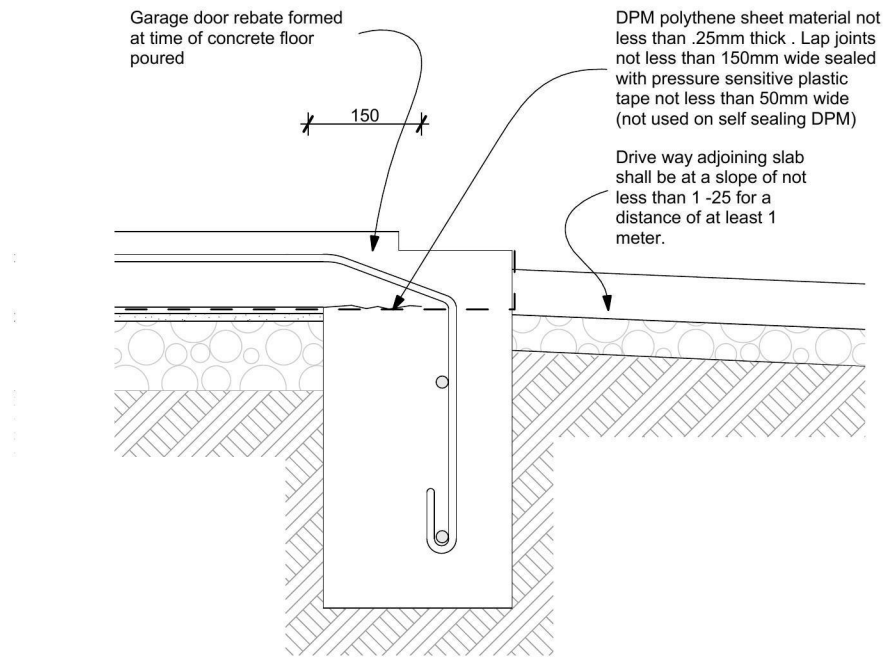
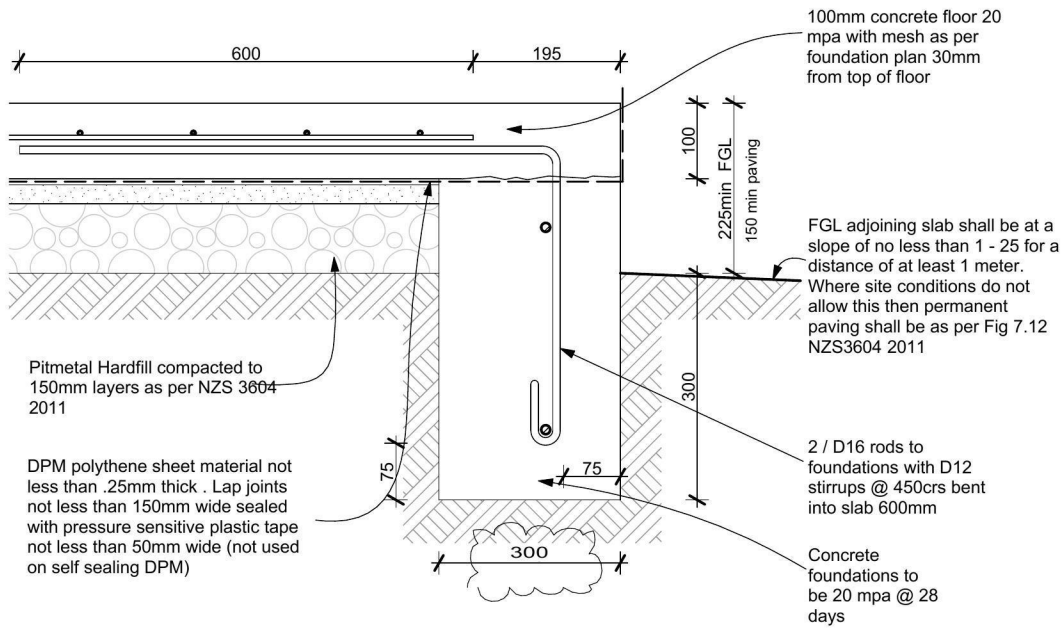
Jennian
HOMES
Your personality Our expertise

McNICHOLL
27 Mandeville Park Drive
Rangiora
Waimakariri

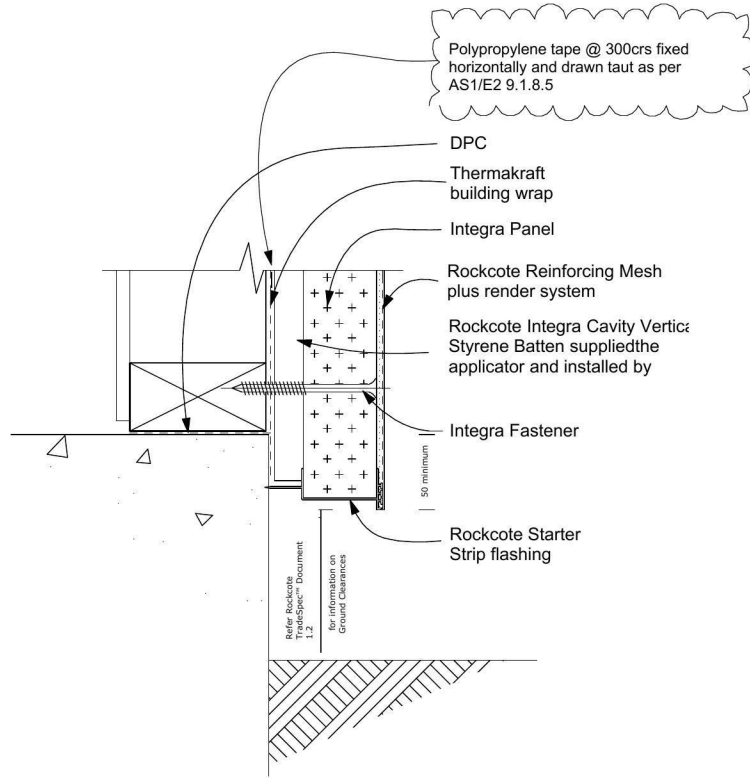
SHEET	SHEET TITLE: CROSS SECTION	REVISION #:	DRAWN #:	SCALE#:	ISSUED:	PROJECT #:
11	C1	-	1:50	12/09/2012	11-210	

All Dimensions and Levels
are to be checked by
contractor before
commencement of
work Contractor to report
any discrepancy

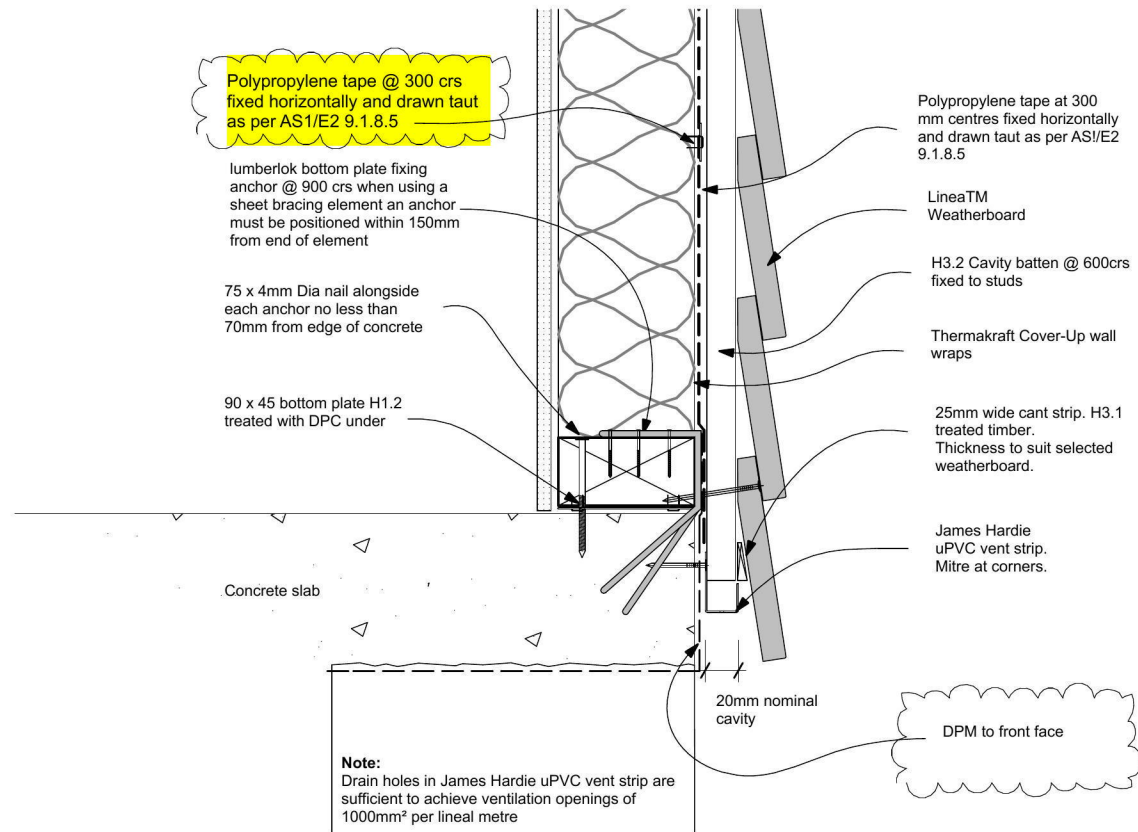
Processed and Approved for validation by agent.
122095 11/6/2012 Steve Dale



4 INTEGRA BASE DETAIL



2 Boxed/Linea Base



WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance
with the Building Act 2004, clause 49 and the Building
Regulations 1992, Clause 3
122095 19/11/2012 brendam

Processed and Approved for validation by agent.
122095 11/6/2012 Steve Dale

Building Consent 122095
Received 06.11.2012

THE COPYRIGHT OF THIS
DRAWINGS REMAINS
THE PROPERTY OF
JENNIAN HOMES
CANTERBURY LTD

6 Moncur Place
PO Box 79009
Avonhead 8446
Addington , Christchurch
PHONE: (03)338-5812
FAX: (03)338-5814
www.jennianhomes.co.nz

Jennian
HOMES
Your personality Our expertise

McNICHOLL
27 Mandeville Park Drive
Rangiora
Waimakariri

SHEET	SHEET TITLE: FOUNDATION	
	DETAILS	
	REVISION #:	C2
	DRAWN #:	--
	SCALE#:	1:10, 1:5
12	ISSUED:	5/11/2012
	PROJECT #:	11-210

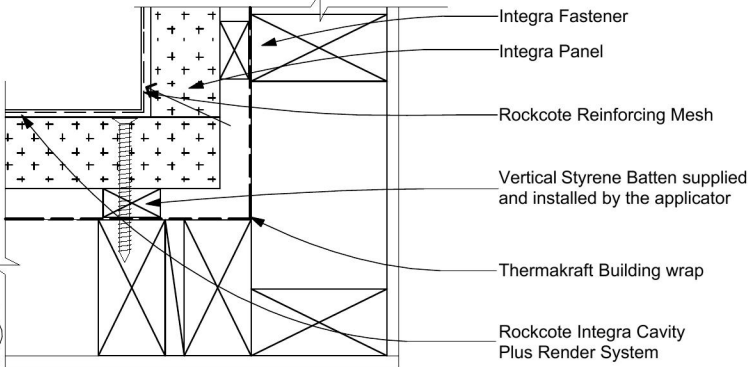
All Dimensions and Levels
are to be checked by
contractor before
commencement of
work. Contractor to report
any discrepancy.

6 Moncur Place
PO Box 79009
Avonhead 8446
Addington, Christchurch
PHONE: (03)338-5812
FAX: (03)338-5814
www.jennianhomes.co.nz

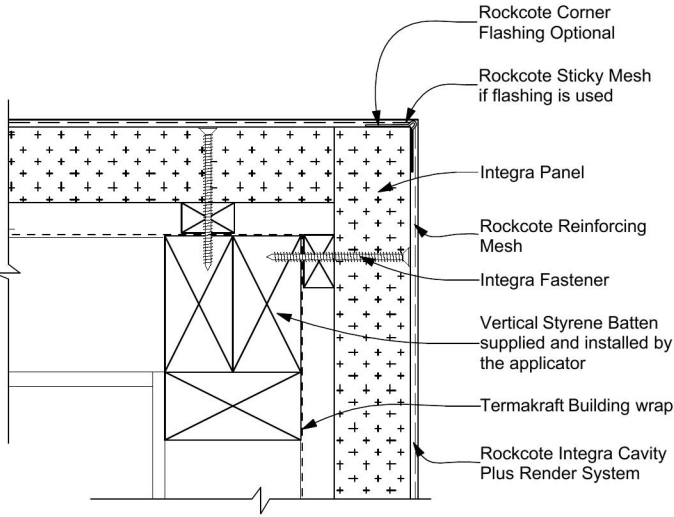
Jennian
HOMES
Your personality Our expertise

WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance
with the Building Act 2004, clause 49 and the Building
Regulations 1992, Clause 3
122095 19/11/2012 brendam

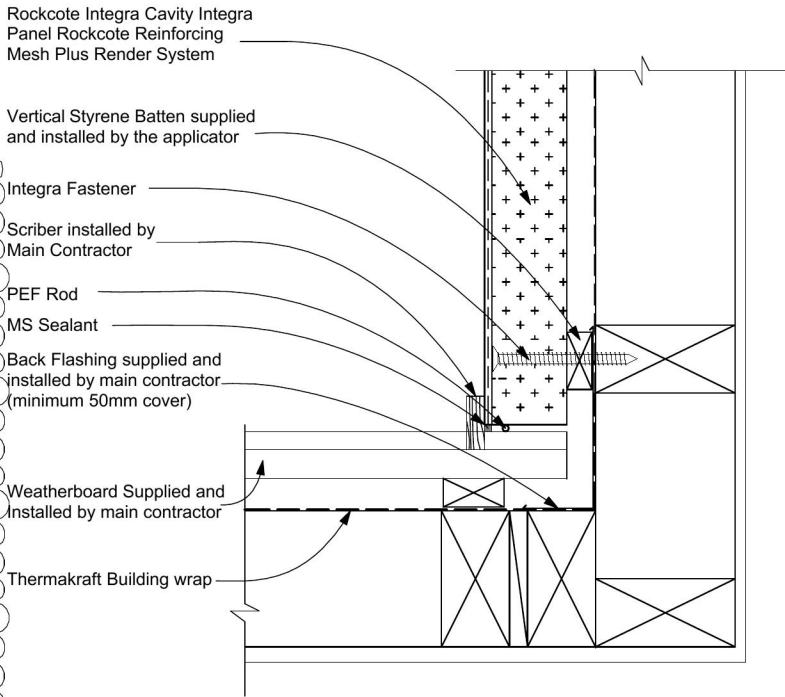
1 Integra Internal Corner



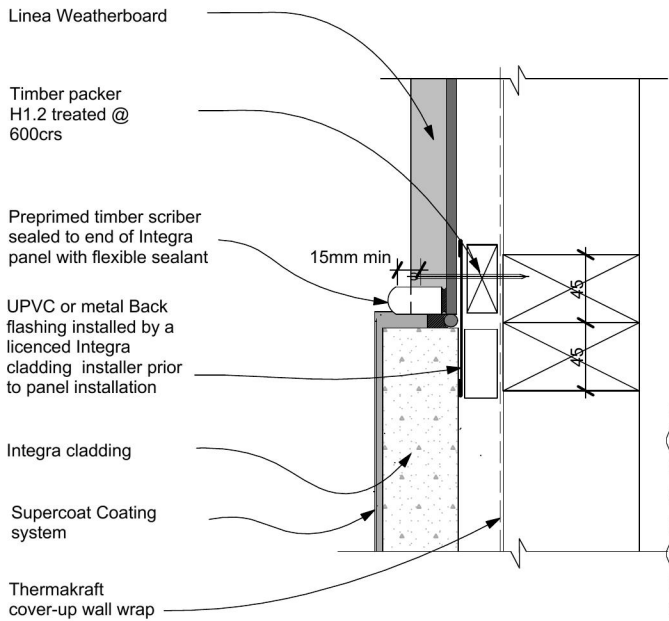
2 Integra External Corner



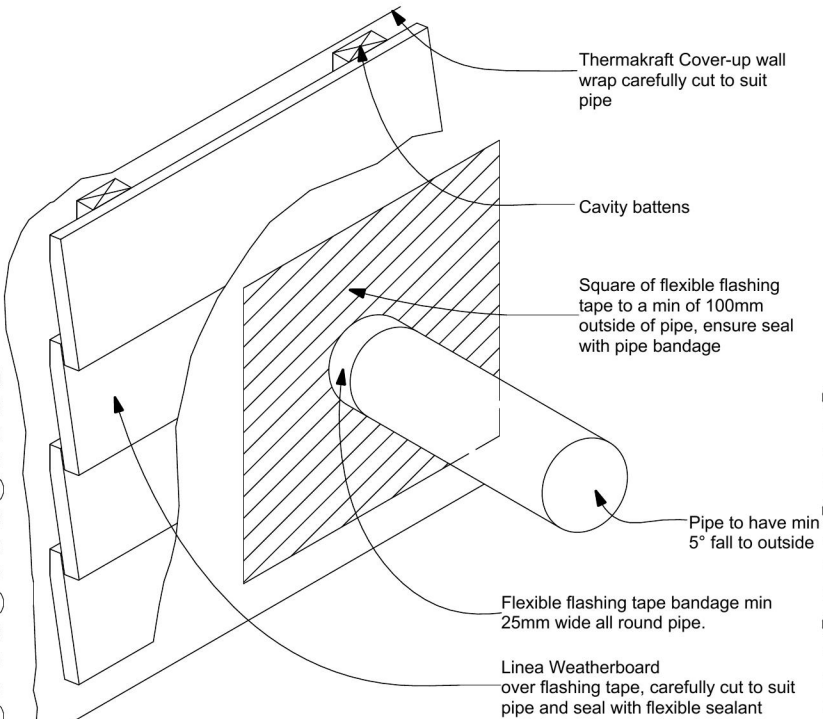
3 Integra/Linea Internal Junction



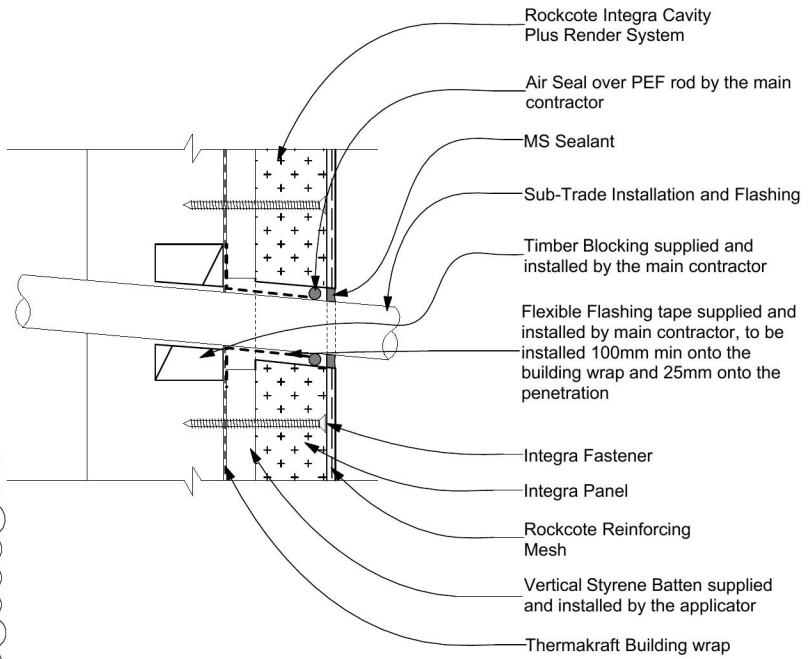
4 Integra/Weatherboard connection



5 Linea Penetration



6 Integra Penetration



The responsibility for the penetration is the responsibility of the main contractor, where possible and practical use a flange.

It is important that there is adequate support for the penetration in the form of timber packing. The penetration should be angled slightly away from the cladding so any moisture is diverted away from the cladding.

McNICHOLL

27 Mandeville Park Drive

Rangiora
Waimakariri

13

SHEET	SHEET TITLE: CLADDING DETAILS								
	REVISION #:	C2	DRAWN #:	--	SCALE#:	1:5	ISSUED:	5/11/2012	PROJECT #:

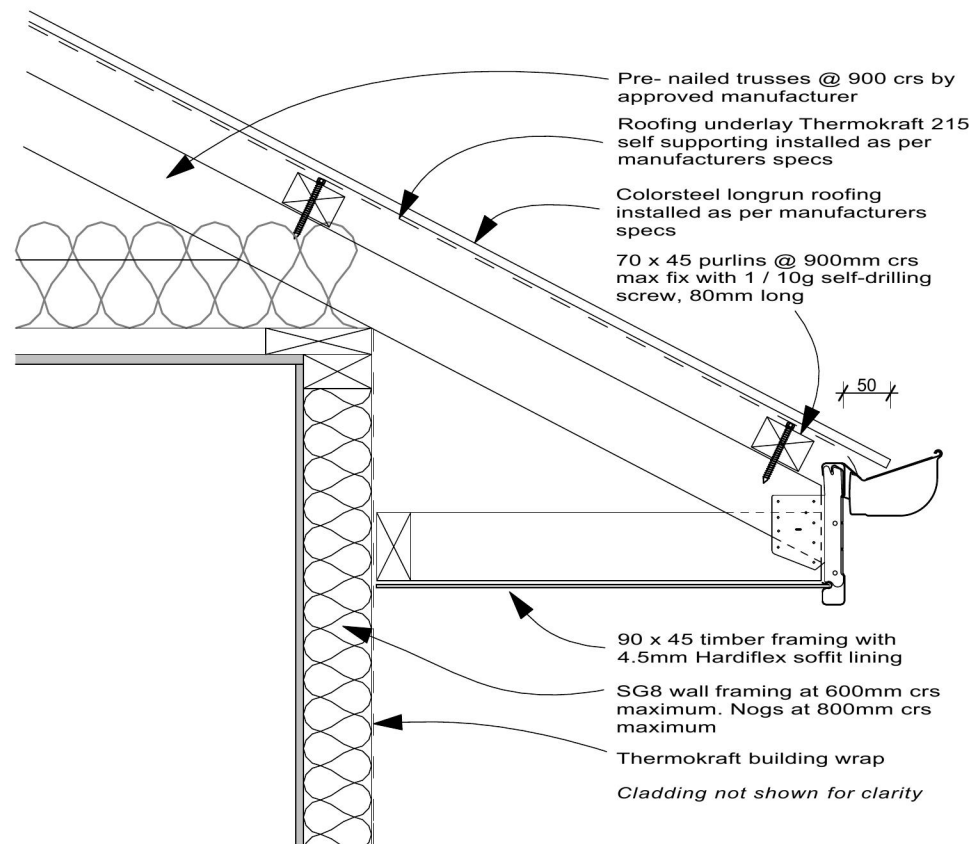
13

All Dimensions and Levels are to be checked by contractor before commencement of work. Contractor to report any discrepancy.

Processed and Approved for validation by agent.
122095 11/6/2012 Steve Dale

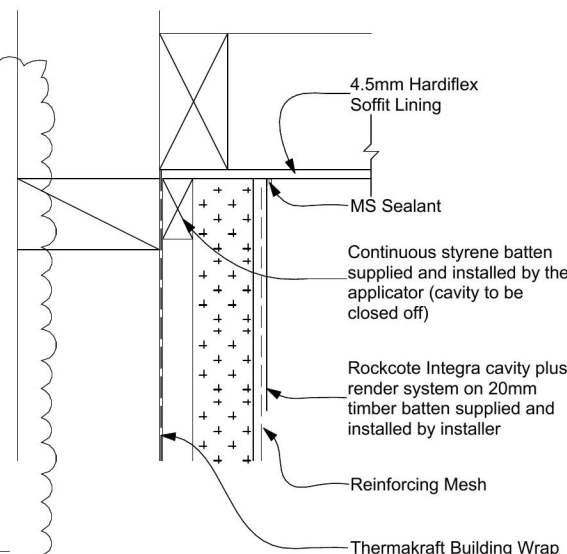
SOFFIT DETAIL

1



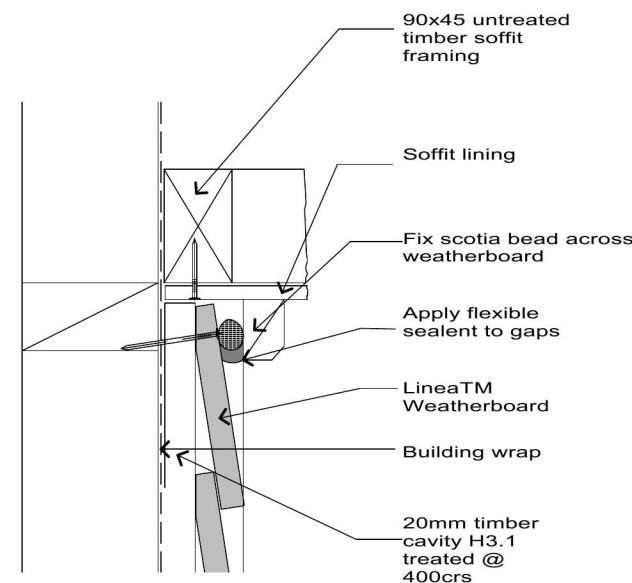
Integra Soffit Detail

2



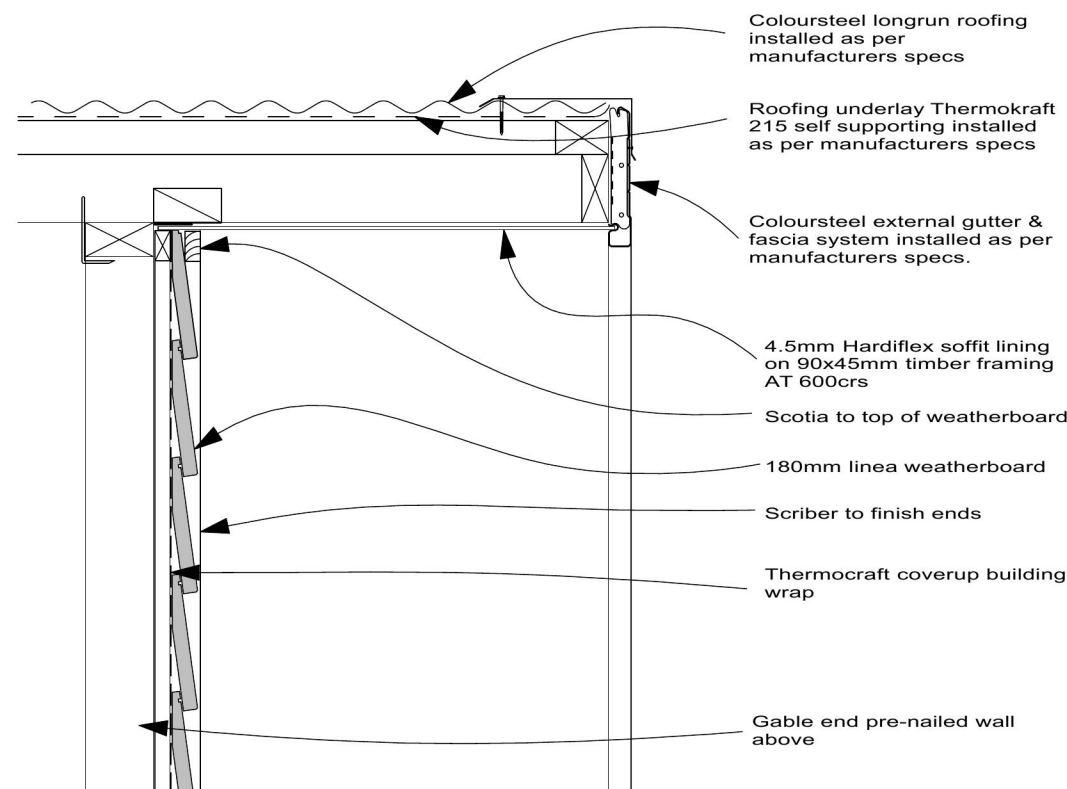
SLOPING LINEA SOFFIT

3



GABLE END EAVES

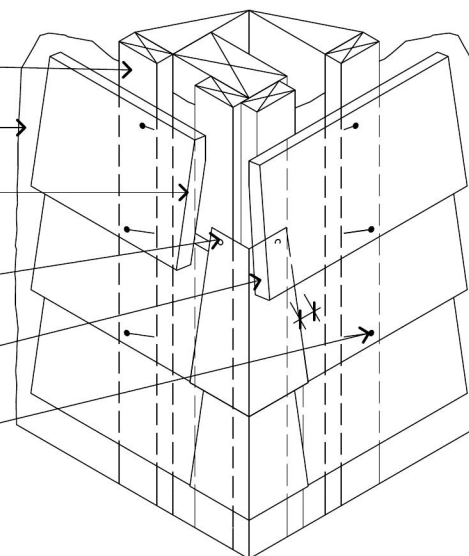
4



LINEA EXTERNAL CORNER

5

- Cavity battens
- Building wrap
- Top board shown stopped short for clarity
- Nail soaker into position with 2 - 40mm nails before fixing ends of weatherboards
- 15mm splay cut to end of weatherboard
- Face nail to second stud from corner



Soaker material	Nail material
Copper	Copper or phosphor bronze
Aluminium	Hot dip galvanised / Stainless steel
Stainless steel	Stainless steel

Consent Issued BC122095

Building Consent 122095
Received 06.11.2012

WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance
with the Building Act 2004, clause 49 and the Building
Regulations 1992, Clause 3
122095 19/11/2012 brendanm

THE COPYRIGHT OF THIS
DRAWINGS REMAINS
THE PROPERTY OF
JENNIAN HOMES
CANTERBURY LTD

6 Moncur Place
PO Box 79009
Avonhead 8446
Addington, Christchurch
PHONE: (03)338-5812
FAX: (03)338-5814
www.jennianhomes.co.nz

Jennian
HOMES
Your personality Our expertise

McNICHOLL
27 Mandeville Park Drive
Rangiora
Waimakariri

SHEET	SHEET TITLE: CLADDING DETAILS	REVISION #:	DRAWN #:	SCALE#:	ISSUED:	PROJECT #:
		C2	--	1:10, 1:5	5/11/2012	11-210

14

Processed and Approved for validation by agent.
122095 11/6/2012 Steve Dale

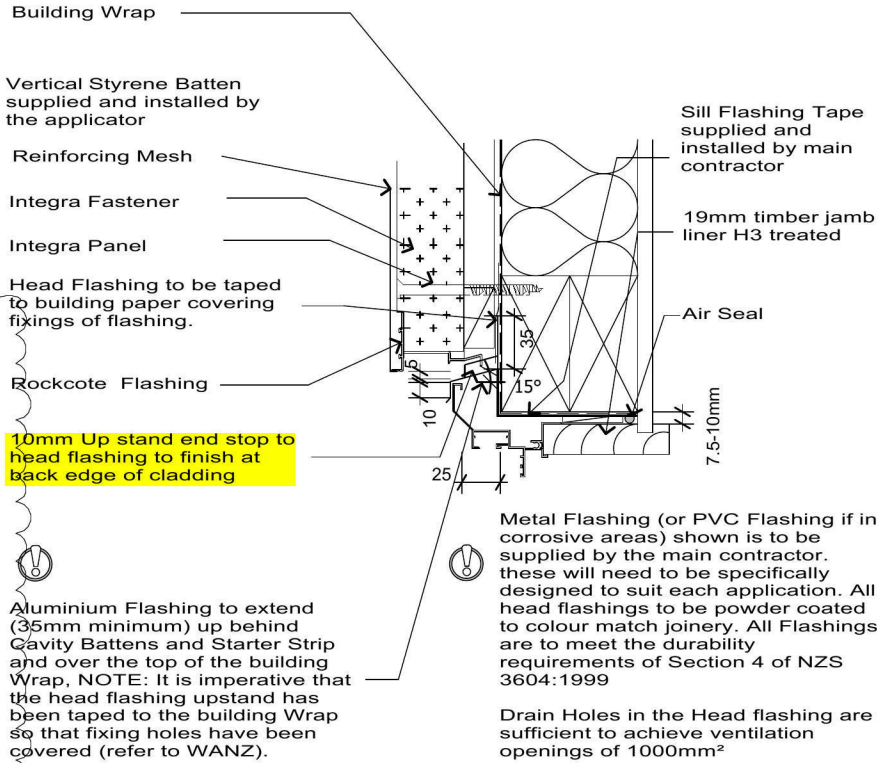
All Dimensions and Levels
are to be checked by
contractor before
commencement of
work. Contractor to report
any discrepancy.

SHEET	SHEET TITLE: WINDOW DETAILS	C2	-	1:5	5/11/2012	11-210
	REVISION #:					
	DRAWN #:					
	SCALE#:					
	ISSUED:					
PROJECT #:						

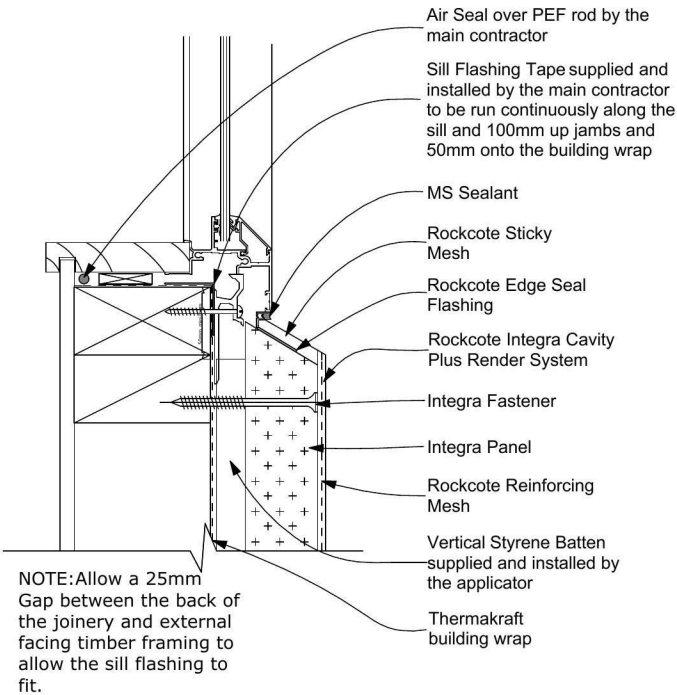
WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, Clause 3
122095 19/11/2012 brendam

Consent Issued BC122095

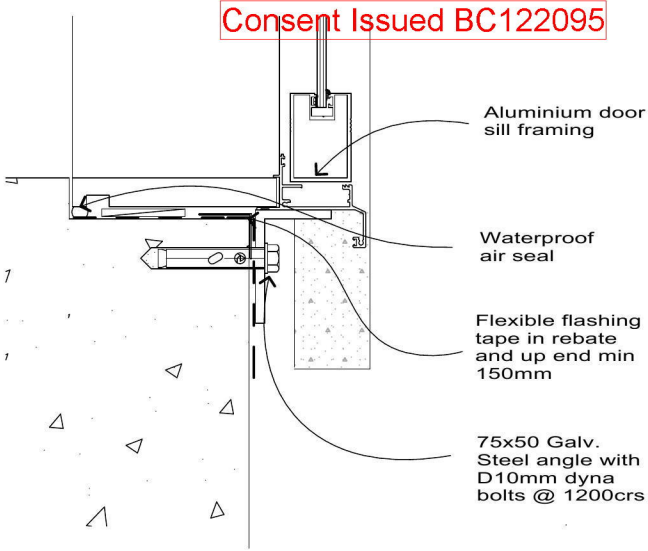
1 INTEGRA WINDOW HEAD



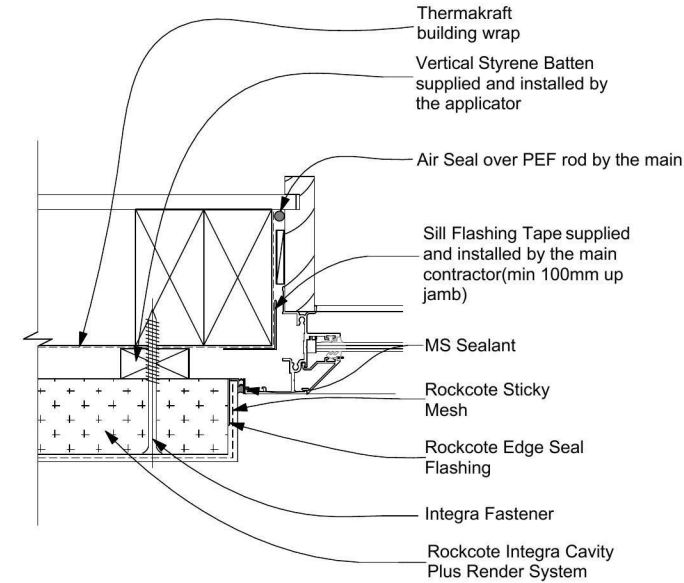
2 INTEGRA SILL DETAIL



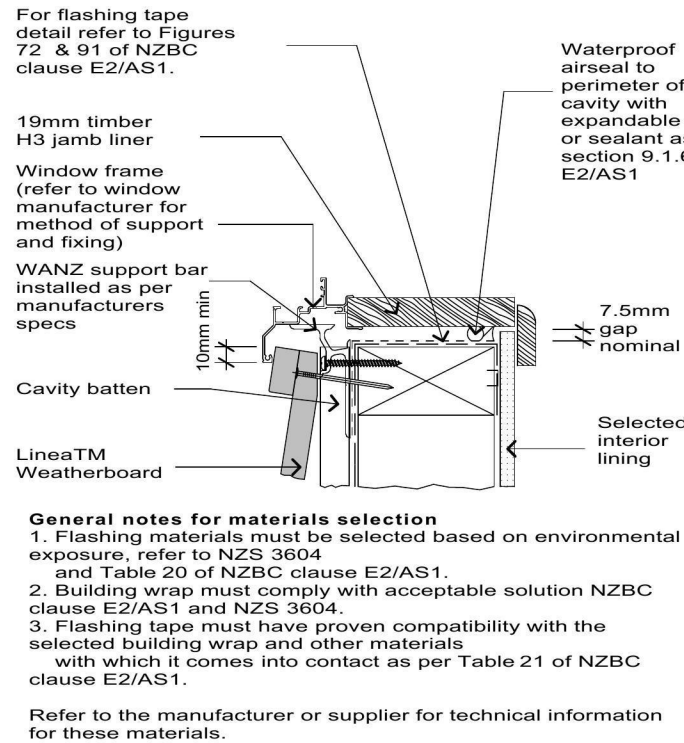
3 INTEGRA DOOR SILL



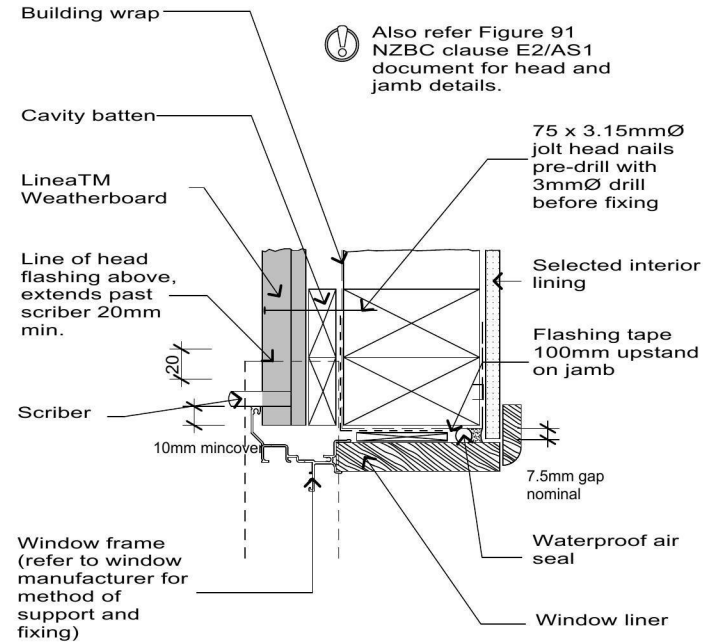
4 INTEGRA JAMB DETAIL



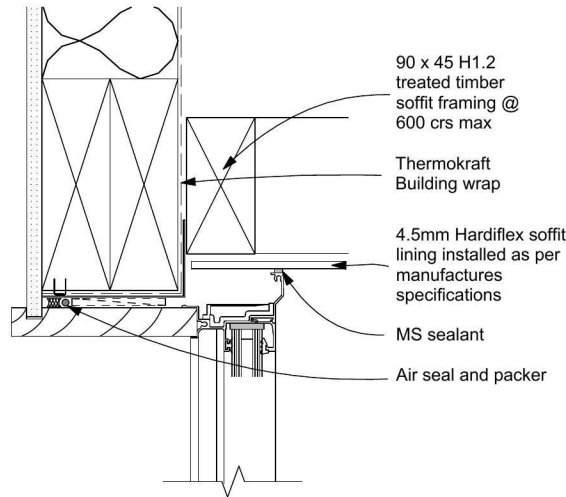
5 LINEA WINDOW SILL



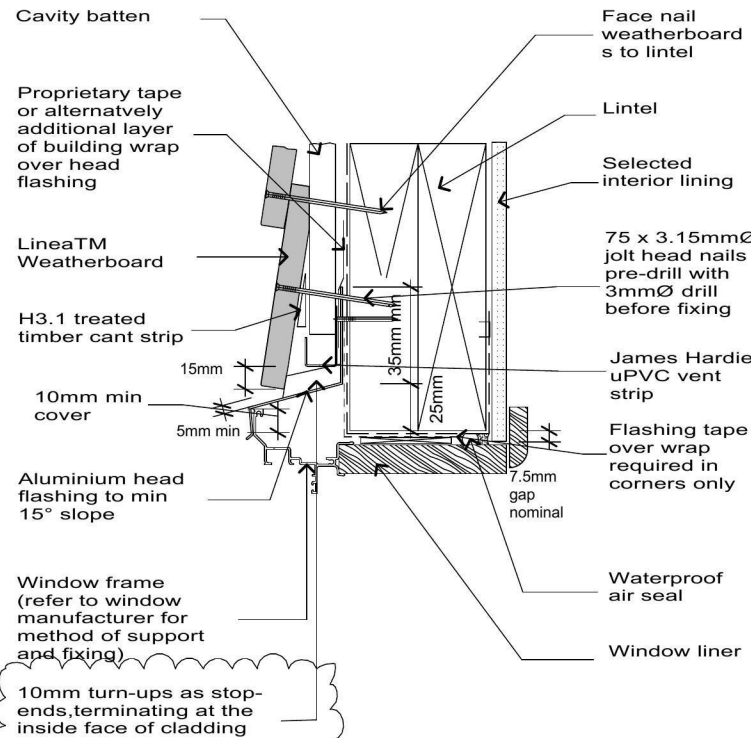
6 LINEA WB JAMB DETAIL



7 HEAD SOFFIT DETAIL

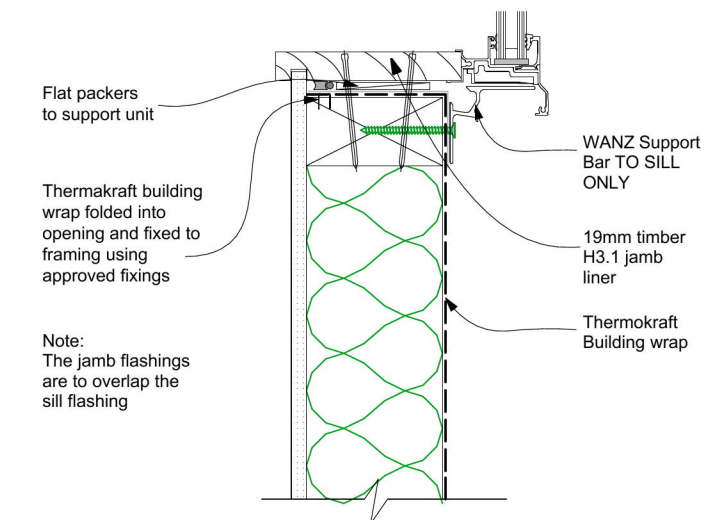
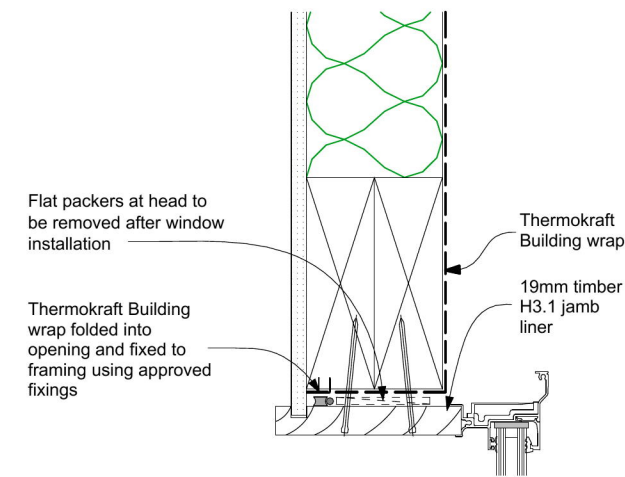


8 LINEA HEAD FLASHING



Processed and Approved for validation by agent.
122095 11/6/2012 Steve Dale

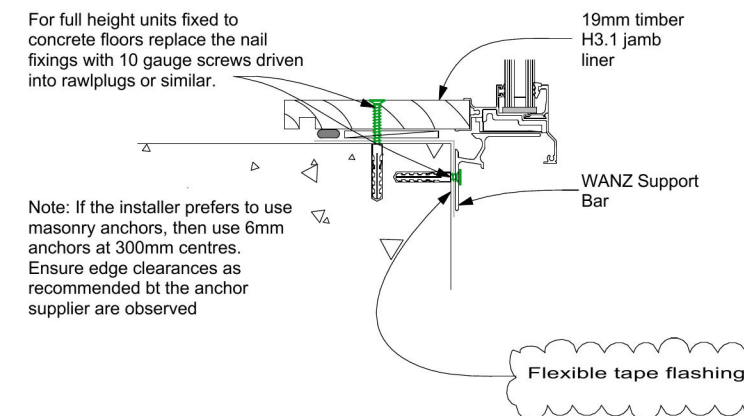
5



Install windows and doors using pairs of minimum 75 x 3.15 galvanized jolt head nails or 8 gauge x 65mm stainless screws, through reveals into surrounding framing at: a) Maximum 450mm centres along sills, jamb and heads, and b) maximum 150mm from reveal ends.

Install packers between reveals and framing at all fixing points, except between head reveals and lintels.

Refer to E2/AS1 9.1.10.8 Attachments for windows and doors



Processed and Approved for validation by agent.
122095 11/6/2012 Steve Dale

6 Moncur Place
PO Box 79009
Avonhead 8446
Addington, Christchurch

PHONE: (03)338-5812
FAX: (03)338-5814

www.jenianhomes.co.nz

Jennian
HOMES
Your personality. Our expertise.

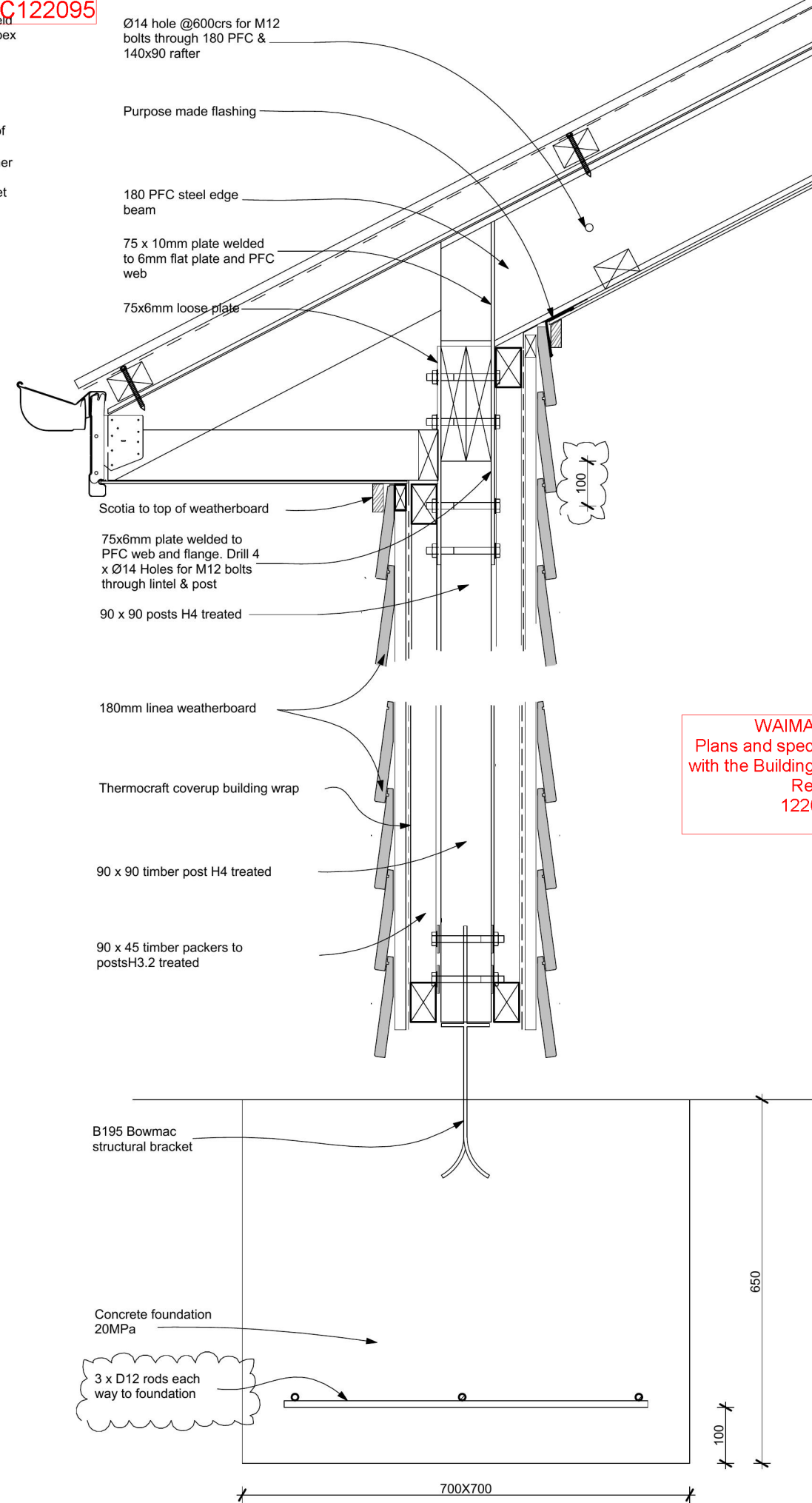
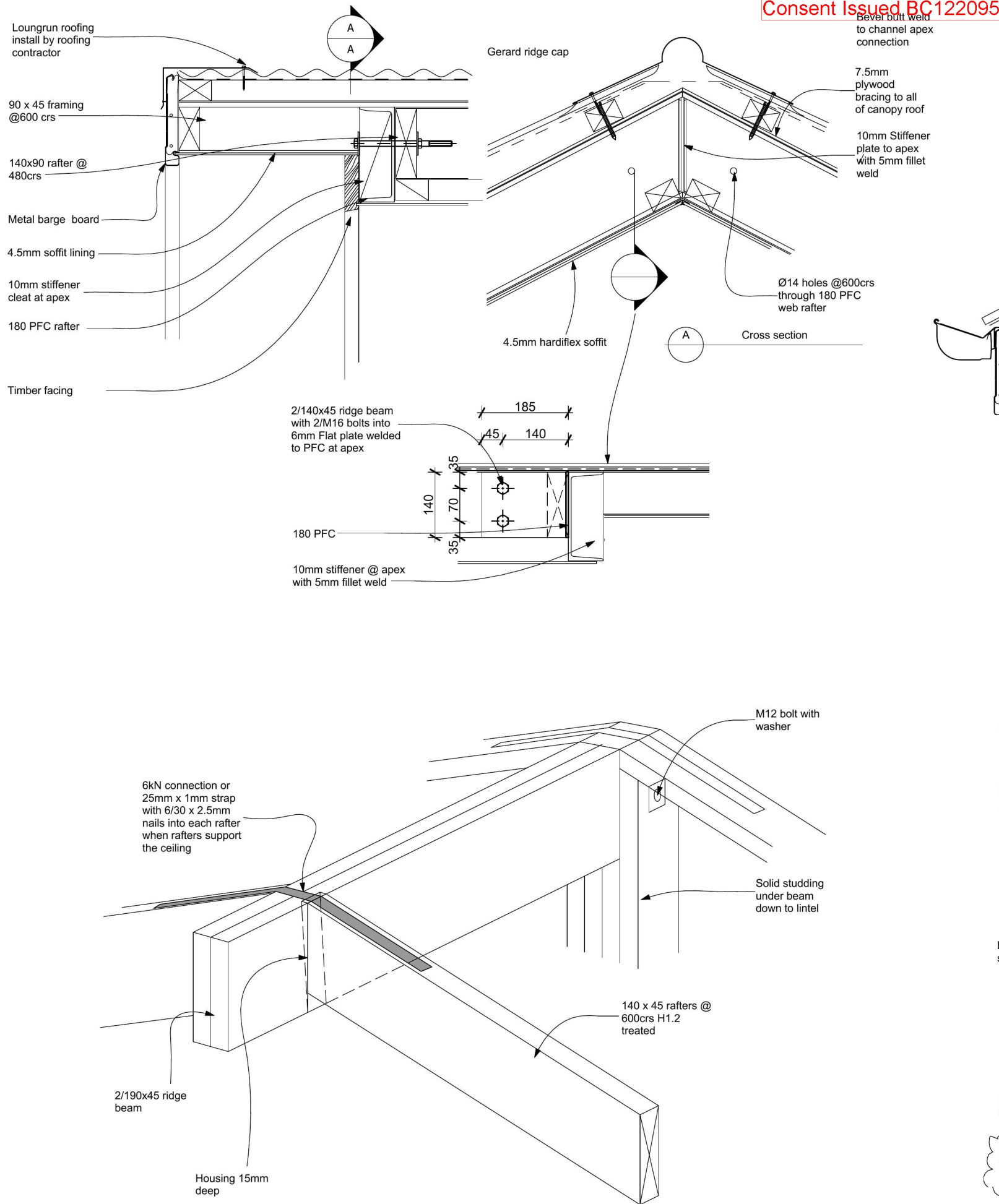
WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance
with the Building Act 2004, clause 49 and the Building
Regulations 1992, Clause 3
122095 19/11/2012 brendam

McNICHOLL
27 Mandeville Park Drive
Rangiora
Waimakariri

SHEET	SHEET TITLE: WINDOW FLASHING
REVISION #:	C2
DRAWN #:	--
SCALE#:	1:10, 1:5
ISSUED:	5/11/2012
PROJECT #:	11-210

16

All Dimensions and Levels are to be checked by contractor before commencement of work. Contractor to report any discrepancy.



Building Consent 122095
Received 06.11.2012

THE COPYRIGHT OF THIS
DRAWINGS REMAINS
THE PROPERTY OF
JENNIAN HOMES
CANTERBURY LTD

6 Moncur Place
PO Box 79009
Avonhead 8446
Addington, Christchurch
PHONE: (03)338-5812
FAX: (03)338-5814
www.jennianhomes.co.nz

Jennian
HOMES
Your personality Our expertise

WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance
with the Building Act 2004, clause 49 and the Building
Regulations 1992, Clause 3
122095 19/11/2012 brendan

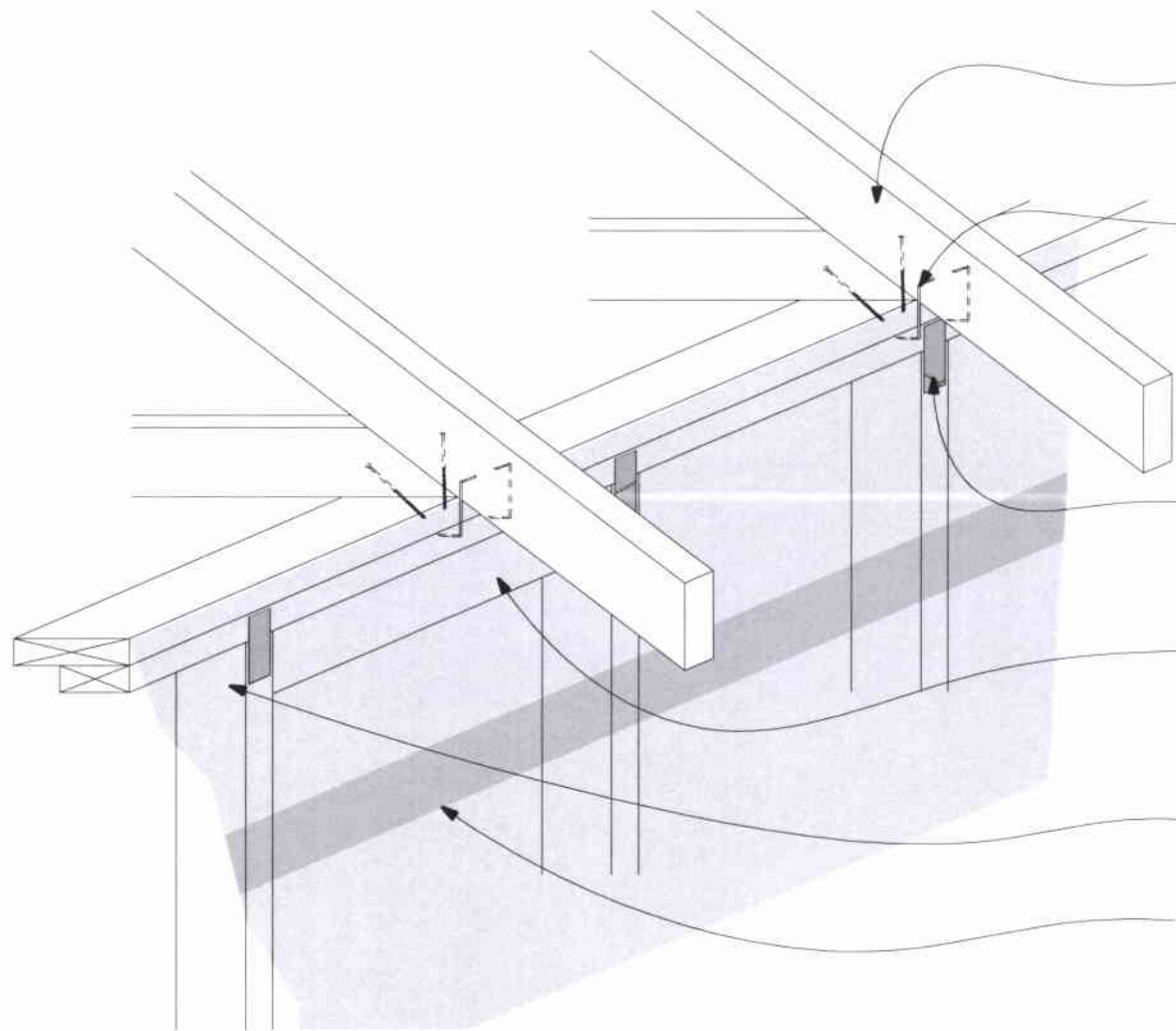
McNICHOLL
27 Mandeville Park Drive
Rangiora
Waimakariri

SHEET	SHEET TITLE: PORTICO DETAILS
REVISION #:	C2
DRAWN #:	--
SCALE#:	1:10
ISSUED:	5/11/2012
PROJECT #:	11-210

17

Processed and Approved for validation by agent.
122095 11/6/2012 Steve Dale

All Dimensions and Levels
are to be checked by
contractor before
commencement of
work. Contractor to report
any discrepancy.



Pre- nailed trusses @ 900 crs by approved manufacturer

TRUSS CONNECTION to be min as NZS3604 2011 or Carters truss layout

Lumberlok Tylok plate 4T5 to outside of framing to top plate / Stud connection for 4.7kn connection as NZS3604 2011

90 x 45 dwang fixed under top plate where truss lands more than 150mm from edge of stud below NZS3604 2011

90 x 45 dwang fixed each end with 2/100x3.75mm nails for light roofs or 4/100x3.75mm nails for heavy roofs

Thermakraft Cover-Up wall wraps with min 150mm lap

Connection to top plates to comply with 8.7.3.2 & 8.7.3.3 with Fig 8.14 & 8.15 NZS3604 2011

Top plate

Lumberlok Tylok plate 4T5 from stud to top plate connection for 4.7kn connection as NZS3604 2011

Lintel

25 x 1mm strap with 6 / 30 x 2.5mm nails on one side only into both lintel and stud, or a 7.5 kN (tension) connection (see 8.6.1.8)

Fix studs together with 100 x 3.75mm nails at 600crs with 2 / 100 x 3.75mm nails immediately under the lintel

Double stud to be continuous between the bottom plate and the underside of the lintel

Table 10.14 – Fixing types of roof trusses at supports for all wind zones (see 10.2.2.6)

Truss spacing (mm)	Fixing type														
	Light roofs										Heavy roofs				
	900					1200					900				
Wind zone	L	M	H	VH	EH	L	M	H	VH	EH	L	M	H	VH	EH
Loaded dimension of support (m)															
3.0	E	E	E	E	F	E	E	E	F	F	E	E	E	E	E
3.5	E	E	E	F	F	E	E	E	F	SED	E	E	E	E	E
4.0	E	E	E	F	F	E	E	F	SED	SED	E	E	E	E	F
4.5	E	E	E	F	SED	E	E	F	SED	SED	E	E	E	E	F
5.0	E	E	E	F	SED	E	E	F	SED	SED	E	E	E	E	F
5.5	E	E	F	F	SED	E	E	F	SED	SED	E	E	E	F	F
6.0	E	E	F	SED	SED	E	E	SED	SED	SED	E	E	E	F	SED
Fixing type	Fixing to resist uplift										Alternative fixing capacity (kN)				
E	2 / 90 x 3.15 skew nails + 2 wire dogs										4.7				
F	2 / 90 x 3.15 skew nails + strap fixing (see figure 10.6)										7.0				

WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, Clause 3
122095 19/11/2012 brendanm

1
2
LINTE FIXING DETAIL

Fix studs together with 100 x 3.75mm nails at 600crs with 2 / 100 x 3.75mm nails immediately under the lintel

Wall plate

Thru bolt plate to slab within 150mm of stud

D P C

Concrete slab

90 x 45 sill plate to window

Jack studs under sill plate at centres to match studs

25 x 1mm strap taken under plate and 150 up each side of stud, with 6 / 30 x 2.5mm nails into each side of stud.

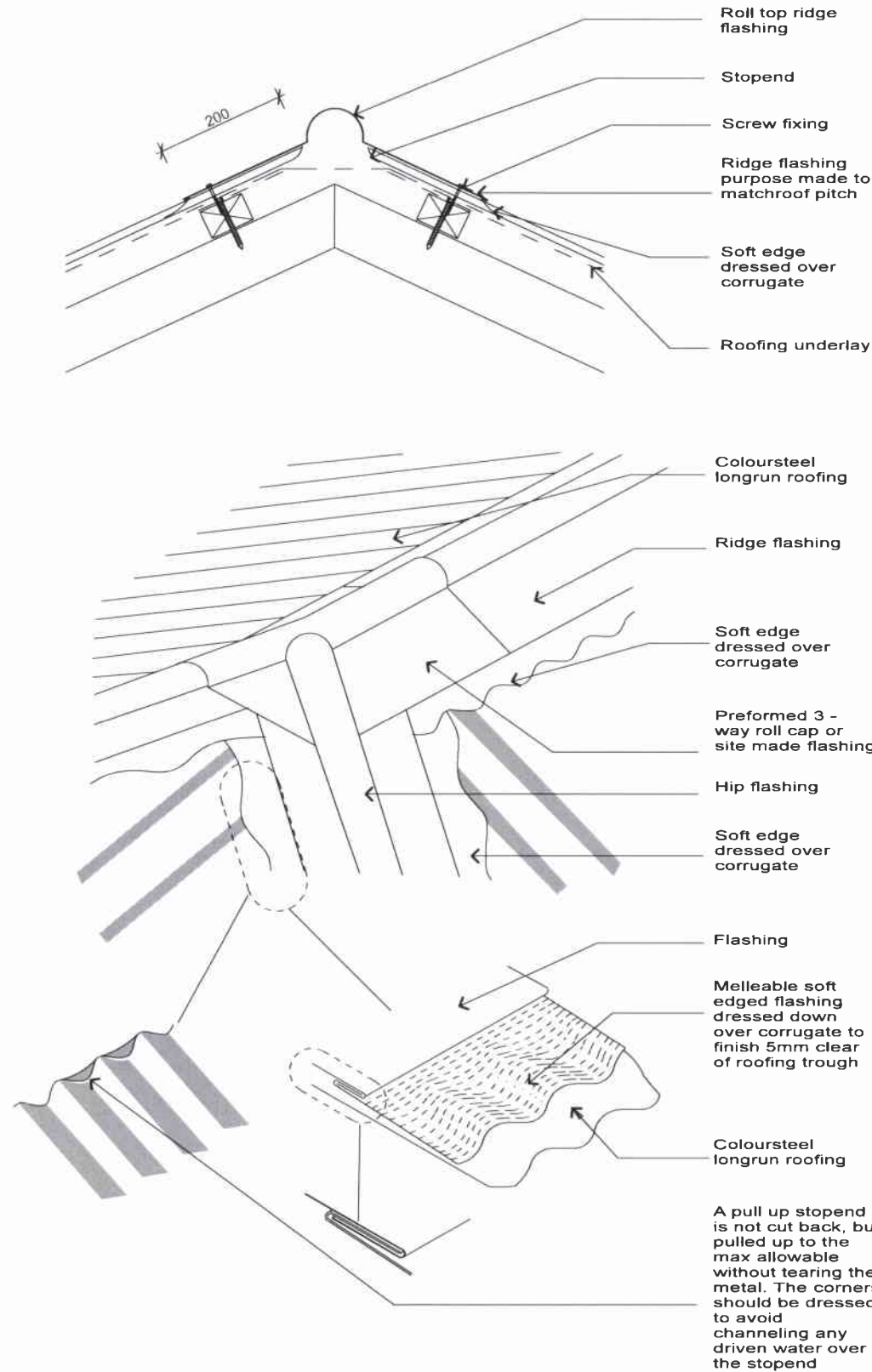
Processed and Approved for validation by agent.
122095 11/6/2012 Steve Dale

6 Moncur Place
PO Box 79009
Avonhead 8446
Addington, Christchurch
PHONE: (03)338-5812
FAX: (03)338-5814
www.jennianhomes.co.nz

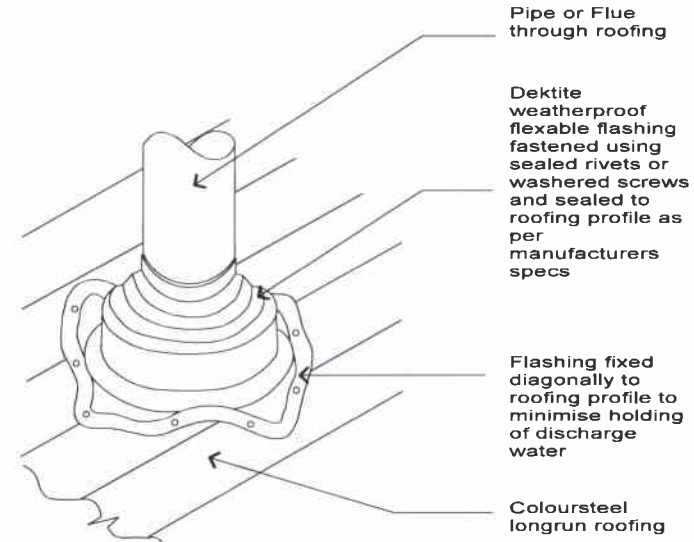
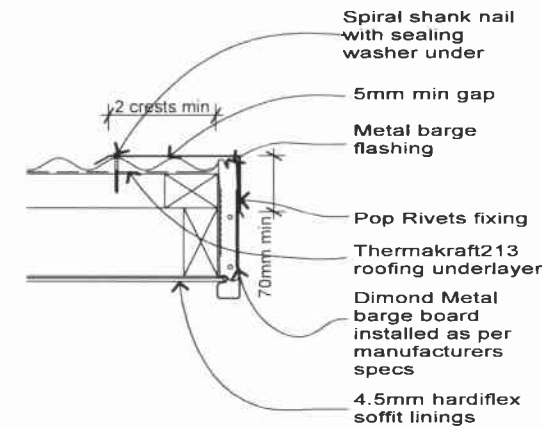
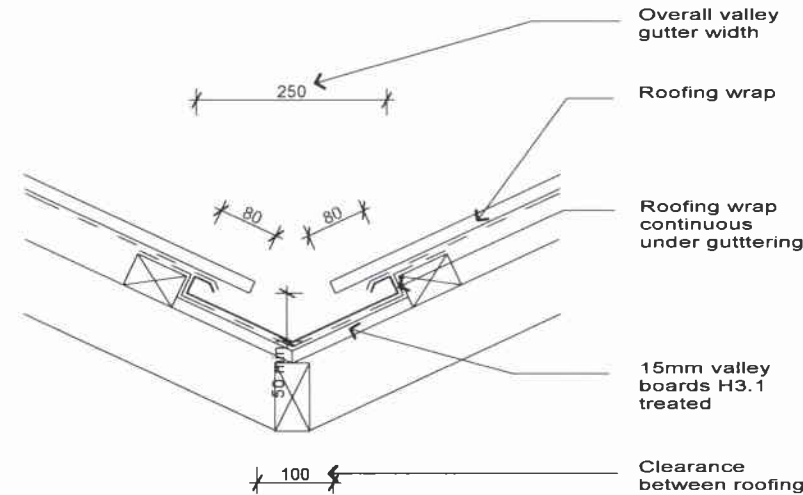
Jennian
HOMES
Your personality Our expertise

McNICHOLL
27 Mandeville Park Drive
Rangiora
Waimakariri

SHEET TITLE: ROOF FIXING DETAILS
REVISION #: C1
DRAWN #: -
SCALE: 1:10, 1:1
ISSUED: 12/09/2012
PROJECT #: 11-210



WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, Clause 3 122095 19/11/2012 brendanm



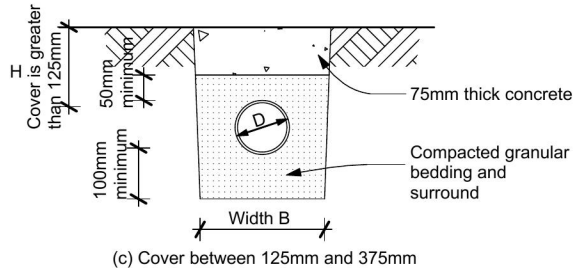
DEKTITE CAN BE USE FOR PIPE FROM 35MM - 440MM

6 Moncur Place
PO Box 79009
Avonhead 8446
Addington, Christchurch
PHONE: (03)338-5812
FAX: (03)338-5814
www.jennianhomes.co.nz

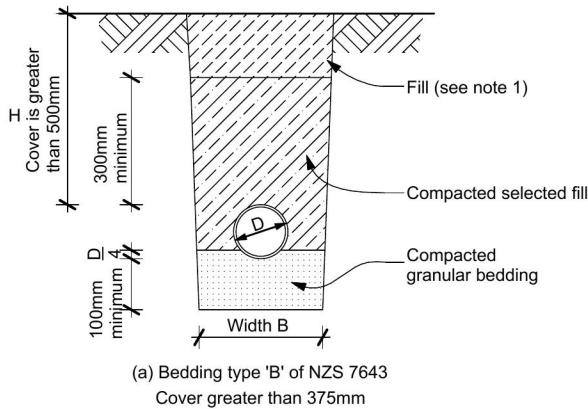
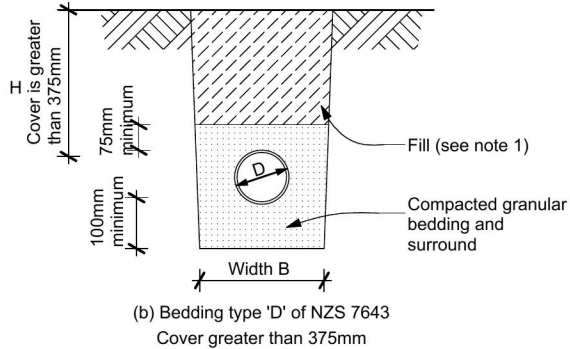
Jennian
H O M E S
Your personality Our expertise

McNICHOLL
27 Mandeville Park Drive
Rangiora
Waimakariri

SHEET	SHEET TITLE	ROOF DETAILS
REVISION #:	C1	
DRAWN #:		
SCALE#:	1:10	
ISSUED:	12/09/2012	
PROJECT #:	11-210	

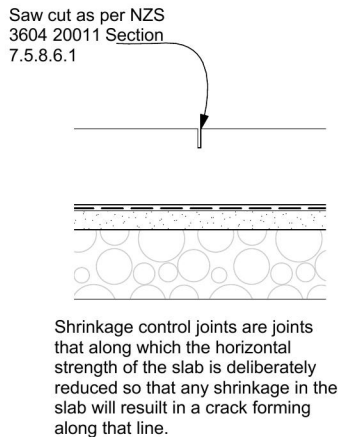


NOTE:
1. Fill shall be:
-Ordinary fill where drains are located below gardens and open country.
-Compacted selected fill where the drains are located below residential driveways and similar areas subject to light traffic.



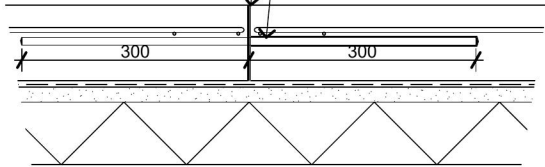
2 HOT WATER CYLINDER

3 Shrinkage Control Joints



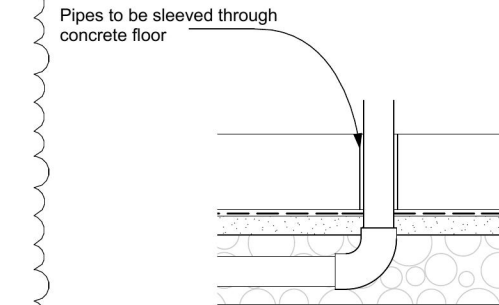
Consent Issued BC122095

Bonding between slabs to be prevented with building paper or a bituminous coating as per NZS 3604 2011 section 7.5.8.3
R12 @ 300 crs with one side wrapped with petroleum based tape



WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, Clause 3 122095 19/11/2012 brendam

4 Pipe Floor Penetration



Storage water heaters to be restrained with 25 x 1mm galvanised steel straps tensioned when fixed in place. Straps to be fixed to wall framing with:
- 1 no 8mm coach screw with 30 x 2mm thick washer, or
- 2 no 20 x 2.5mm thick washers.
Screws to penetrate timber framing a minimum of 50mm.

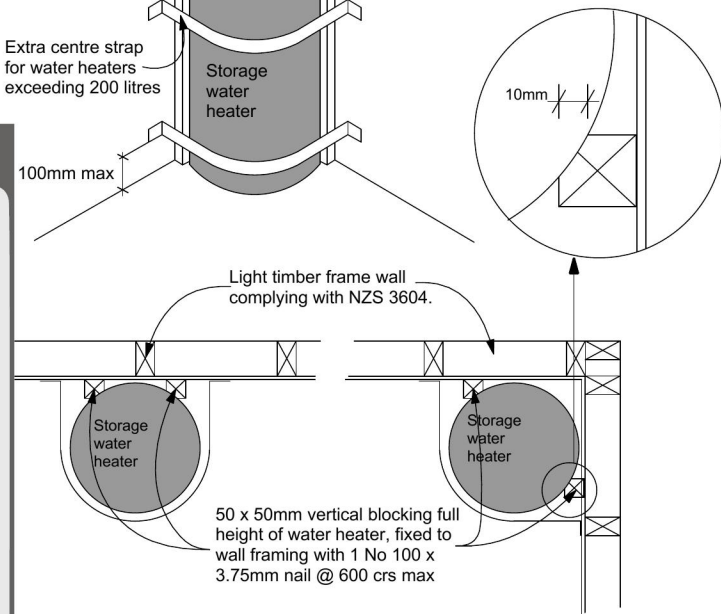


Table 4:	Tempering Valve and Nominal Pipe Diameters		
	Paragraphs 5.3.1 and 6.12.1		
	Low pressure (i.e. header tank supply or low pressure)	Low and medium pressure unvented (valve vented) and open vented	Mains pressure
Pressure of water at tempering valve (kPa)	20 – 30	30 – 120	over 300
Metres head (m)	2 – 3	>3 – 12	over 30
Minimum tempering valve size	25 mm	20 mm	15 mm
Pipes to tempering valve	25 mm (see Note 3)	20 mm	20 mm (15 mm optional) (see Note 1)
Pipes to shower	20 mm	20 mm (see Note 4)	20 mm (see Note 5) (15 mm optional) (see Note 1)
Pipes to sink/laundry (see Note 2)	20 mm	20 mm	15 mm
Pipes to bath (see Note 2)	20 mm	20 mm	15 mm
Pipes to basins (see Note 2)	15 mm	15 mm	10 mm

Notes:
1. If supplied by separate pipe from *storage water heater* to a single outlet.
2. This table is based on maximum pipe lengths of 20 metres.
3. 2 m maximum length from *water heater* outlet to tempering valve.
4. 15 mm if dedicated line to shower.
5. 10 mm if dedicated line to shower.
6. Table 3 pipe sizes have been calculated to deliver water simultaneously to the kitchen sink and one other *fixture*.

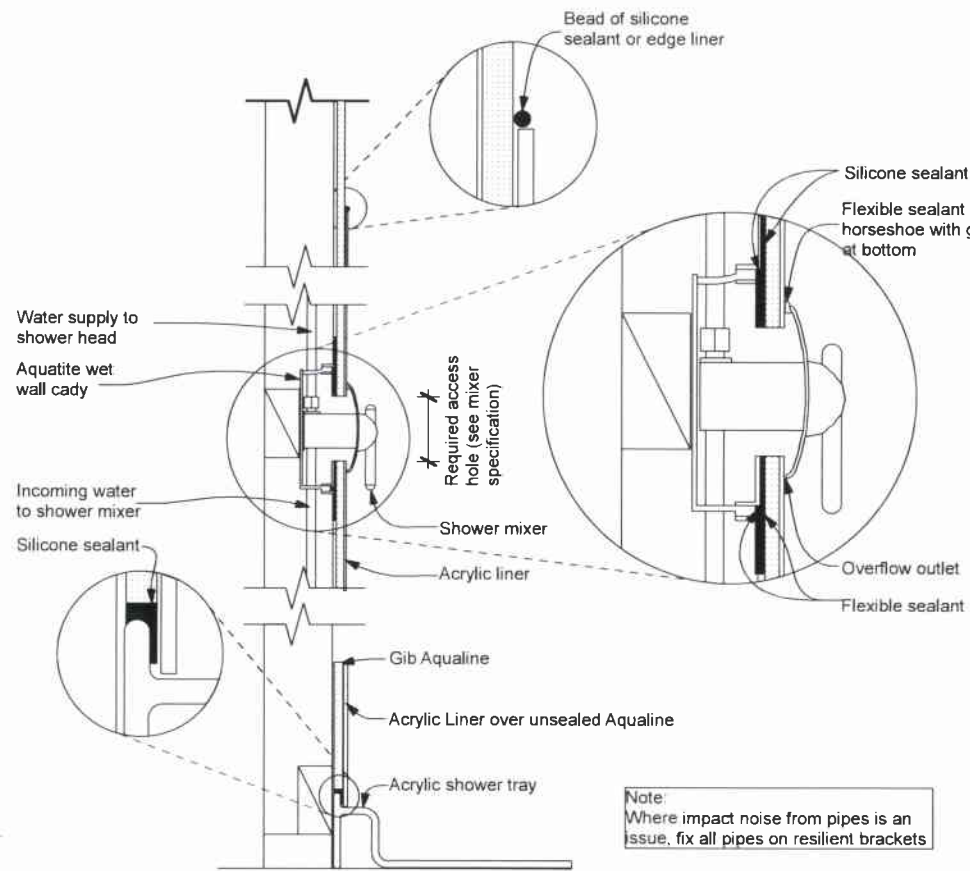
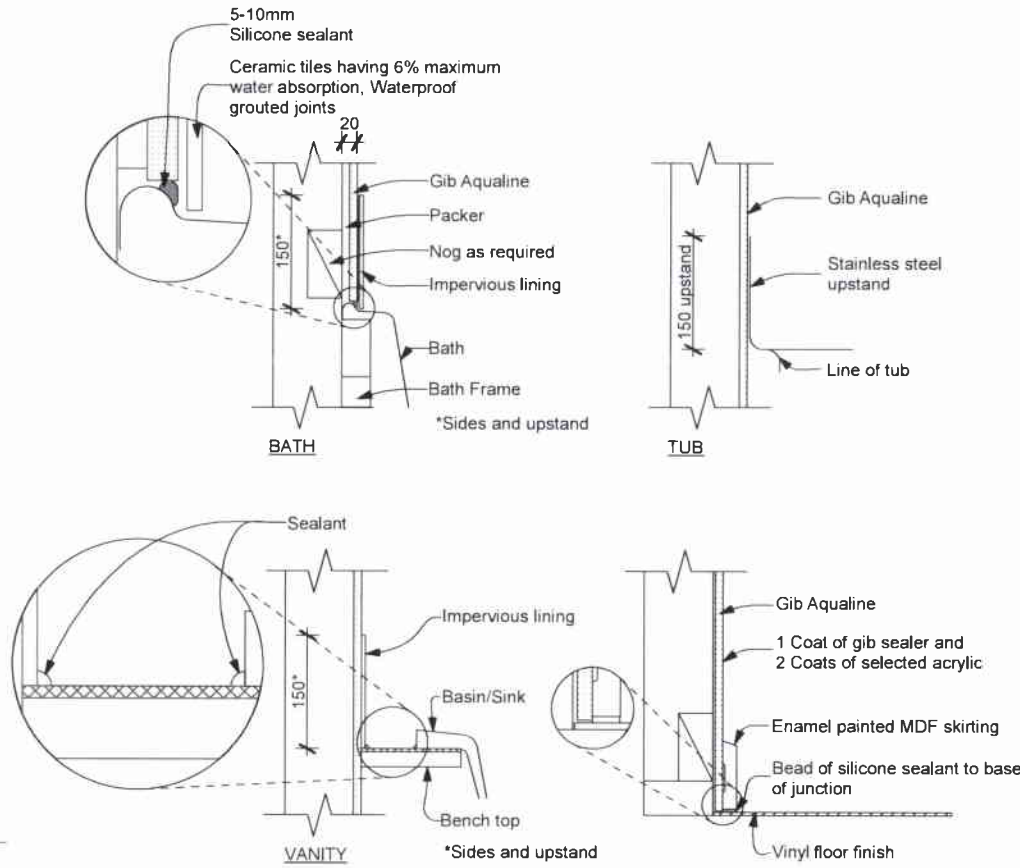
Processed and Approved for validation by agent. 122095 11/6/2012 Steve Dale

6 Moncur Place
PO Box 79009
Avonhead 8446
Addington, Christchurch
PHONE: (03)338-5812
FAX: (03)338-5814
www.jennianhomes.co.nz

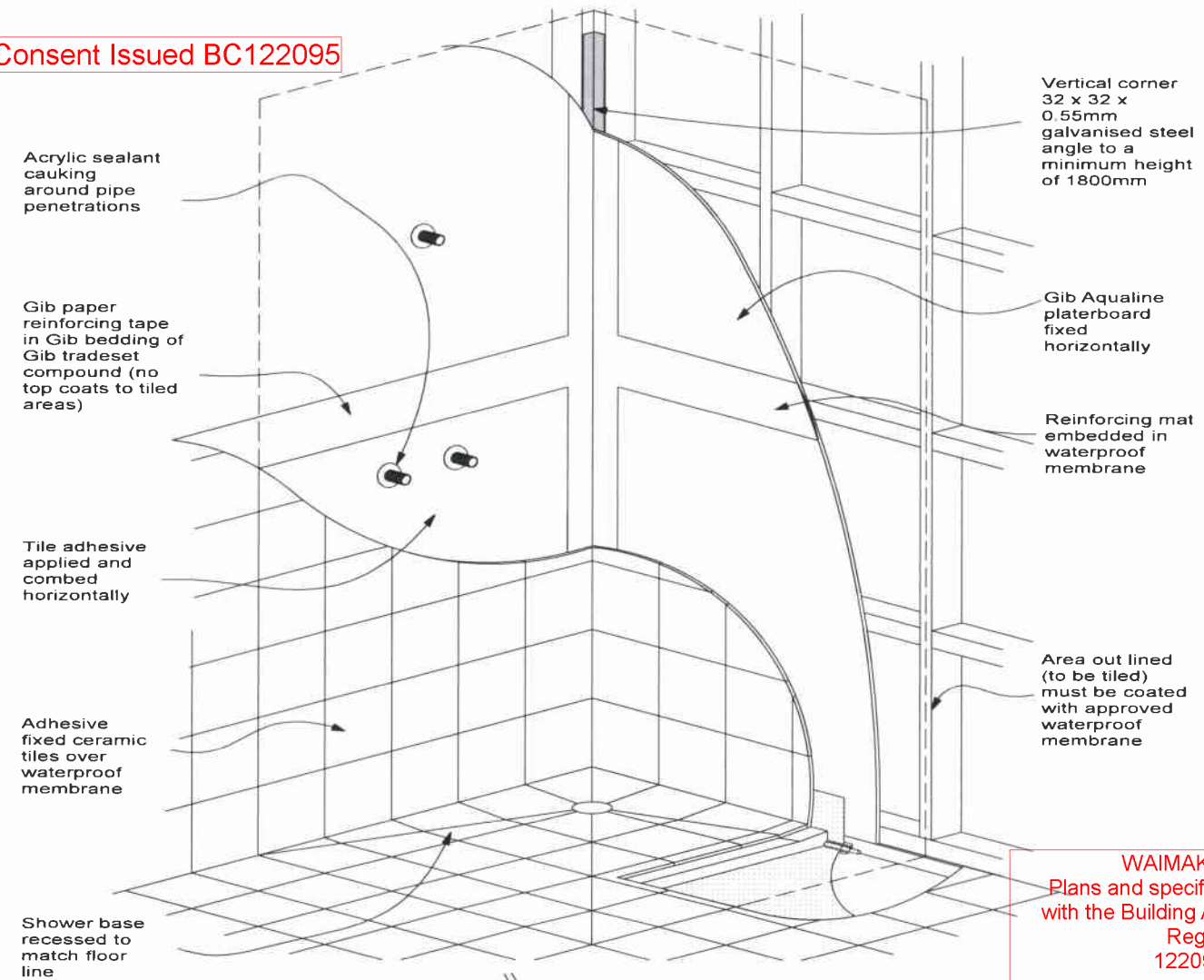
Jennian
HOMES
Your personality Our expertise

McNICHOLL
27 Mandeville Park Drive
Rangiora
Waimakariri

SHEET	SHEET TITLE: DETAILS
REVISION #:	C2
DRAWN #:	-
SCALE#:	1:10, 1:1
ISSUED:	5/11/2012
PROJECT #:	11-210



Consent Issued BC122095



WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, Clause 3
122095 19/11/2012 brendam

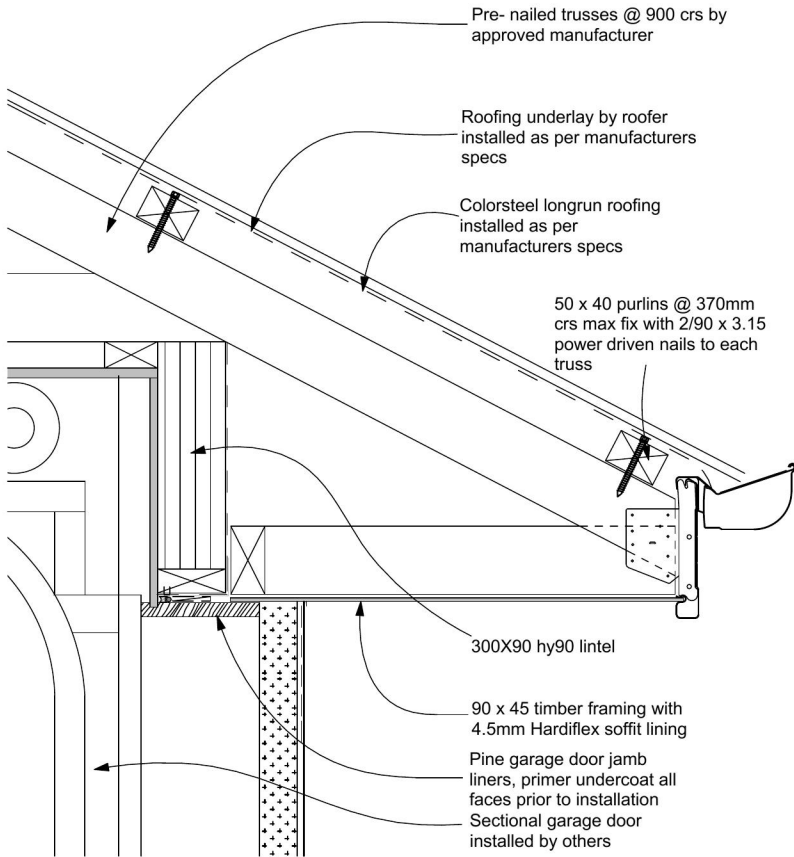
McNICHOLL
27 Mandeville Park Drive
Rangiora
Waimakariri

SHEET TITLE: WETWALL DETAILS
REVISION #: C1
DRAWN #: 1:10
SCALE#: 12/09/2012
ISSUED: 11-210
PROJECT #:

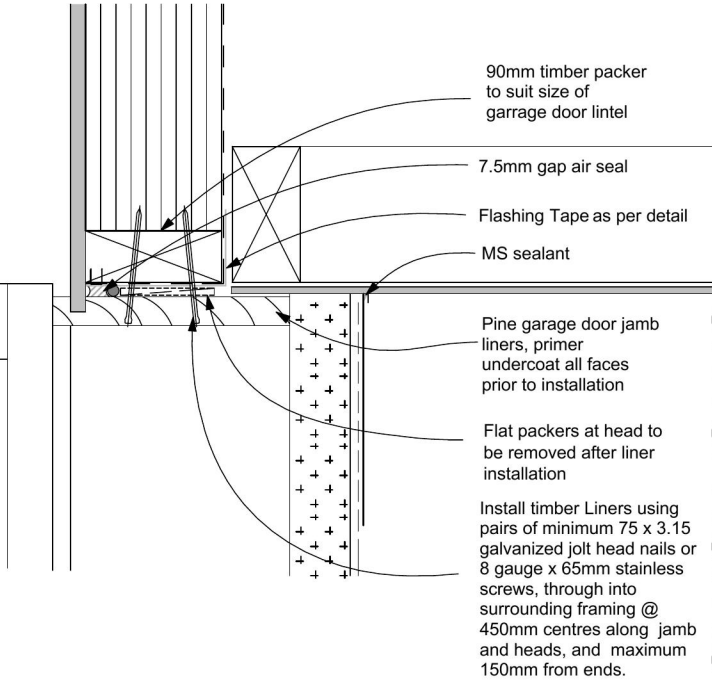
6 Moncur Place
PO Box 79009
Avonhead 8446
Addington , Christchurch
PHONE: (03)338-5812
FAX: (03)338-5814
www.jennianhomes.co.nz

Jennian
HOMES
Your personality Our expertise

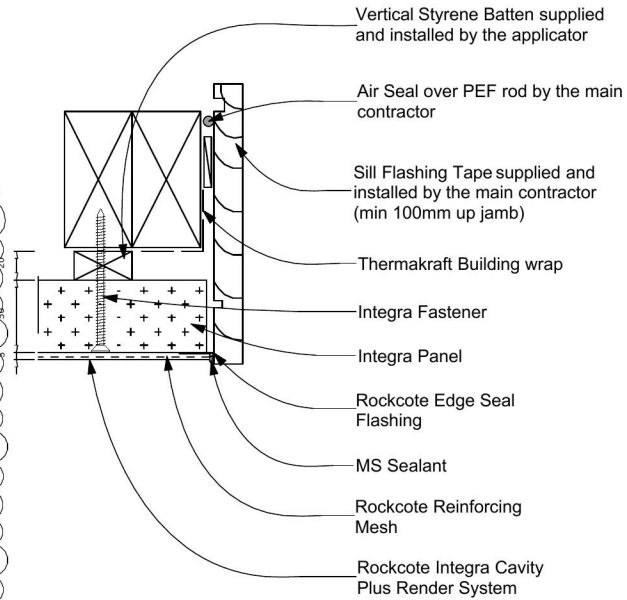
1 Garage Door Head Detail



2 Integra/Soffit/Garage Door Head



3 Integra Garage Door Jamb



WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, Clause 3
122095 19/11/2012 brendan

McNICHOLL

27 Mandeville Park Drive
Rangiora
Waimakariri

SHEET TITLE: Details	C2
REVISION #:	--
DRAWN #:	1:5, 1:10
SCALE#:	5/11/2012
ISSUED:	11-210
PROJECT #:	

22

All Dimensions and Levels are to be checked by contractor before commencement of work. Contractor to report any discrepancy.

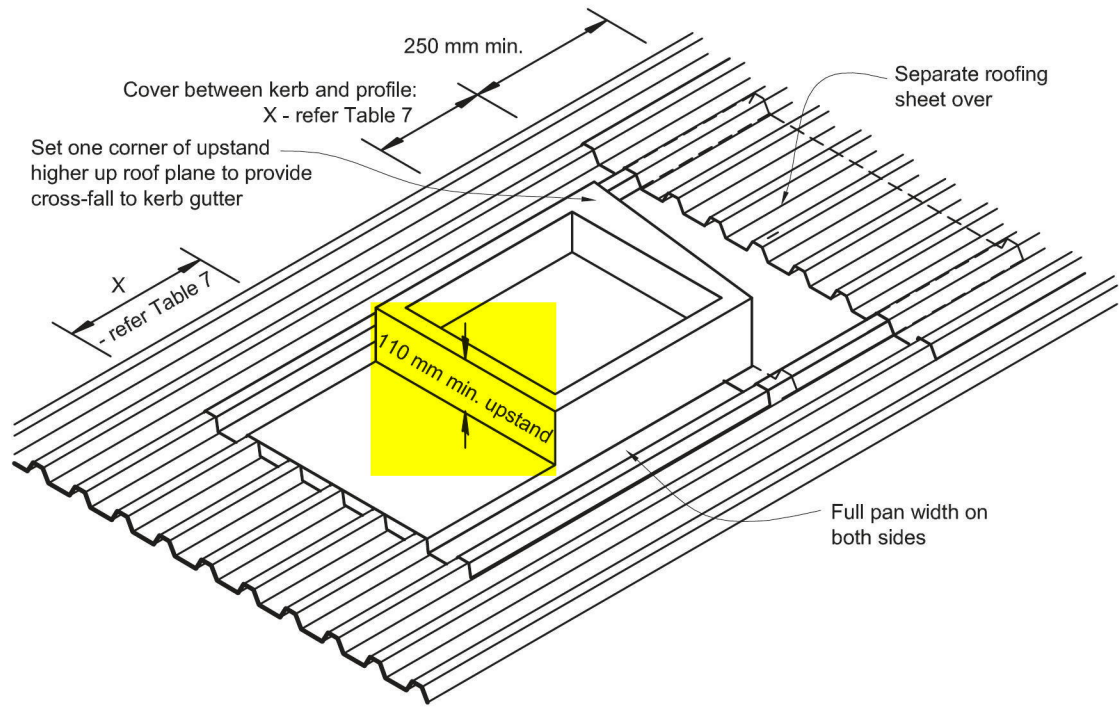
Processed and Approved for validation by agent.
122095 11/6/2012 Steve Dale

HAGLEY SKYLITE SUITE

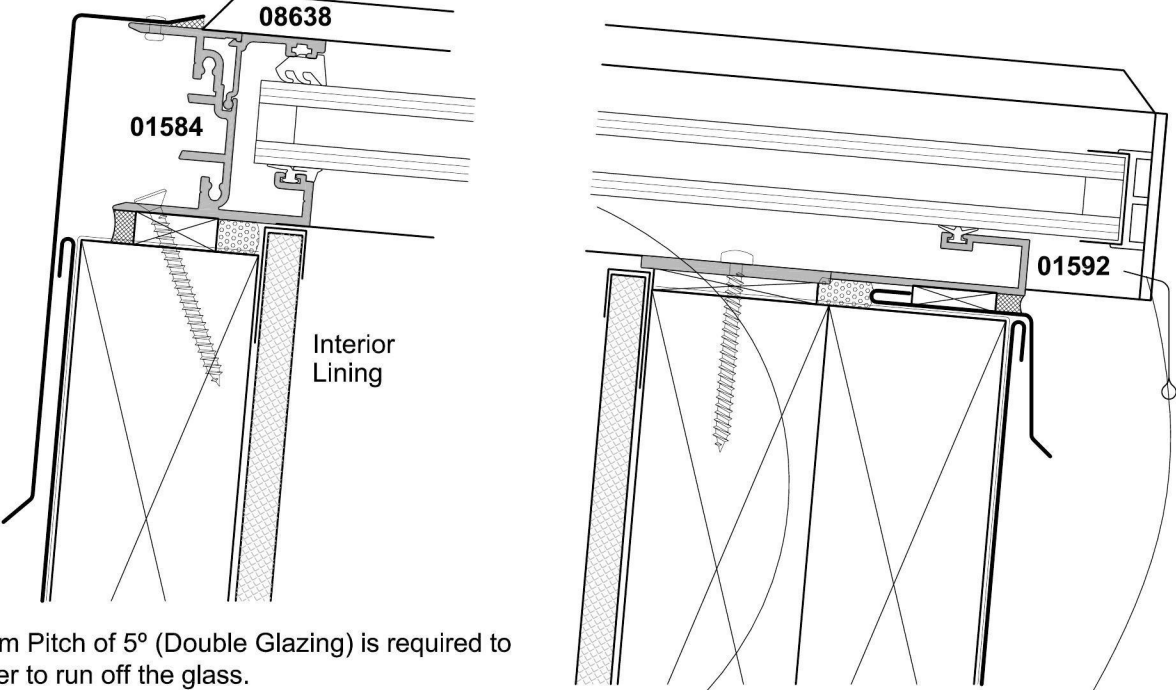
Consent Issued By 122095

Figure 55 Soaker flashing for other penetrations
Paragraph 8.4.17, Table 17

NOTE: (1) Suitable for penetrations up to 1200 mm wide.
(2) Suitable only for roof pitches of 10° or higher.



Purpose Bent Flashing
Sealed to Joinery



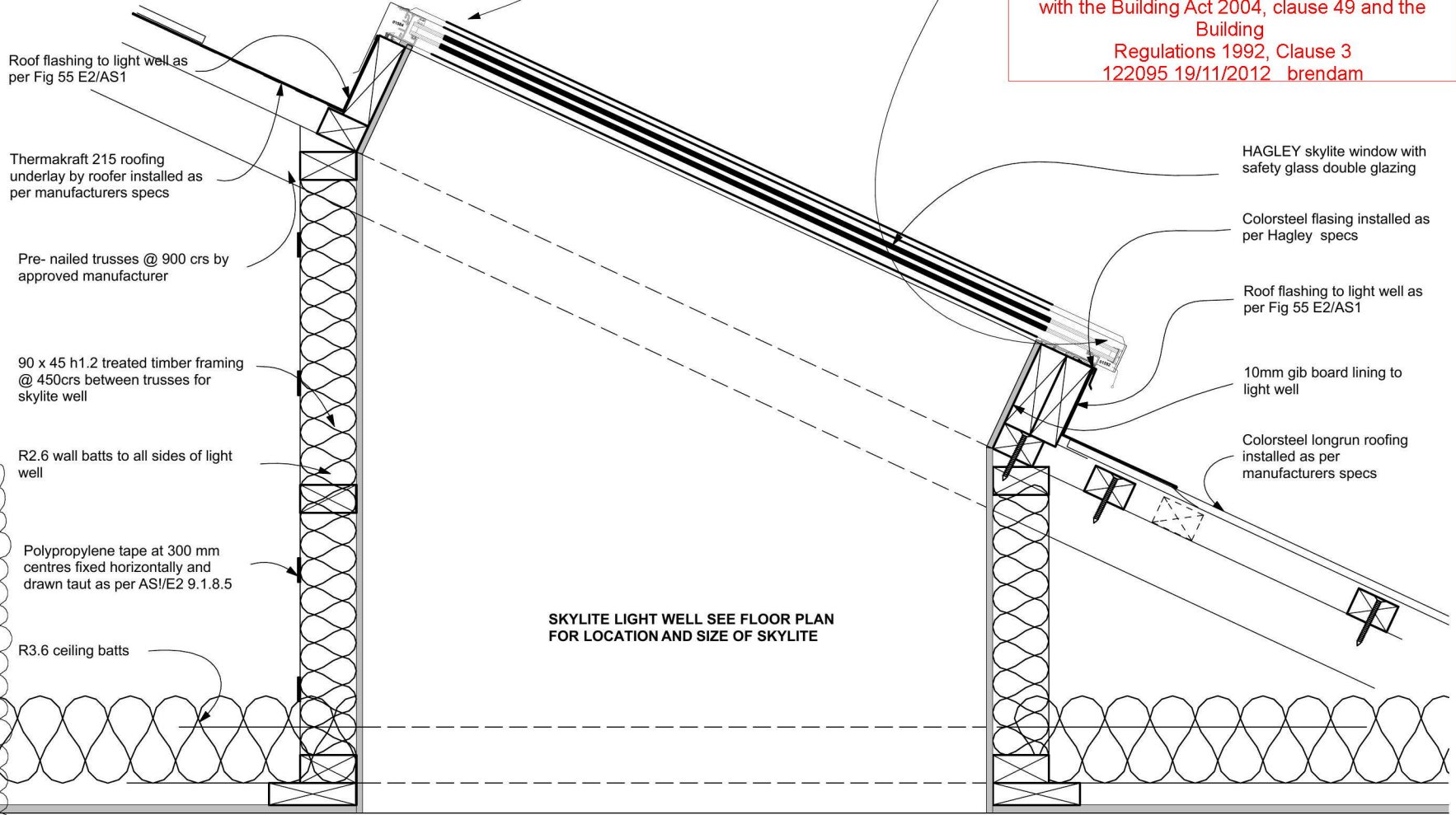
Note:
A Minimum Pitch of 5° (Double Glazing) is required to
allow water to run off the glass.

WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance
with the Building Act 2004, clause 49 and the
Building
Regulations 1992, Clause 3
122095 19/11/2012 brendanm

Table 7: continued		Metal flashings – general dimensions					
		Paragraphs 4.6, 4.6.1.1, 4.6.1.2, 4.6.1.3, 4.6.1.4, 4.6.1.5, 4.6.1.6, 4.6.1.7, 5.1, 6.4, 6.5, 7.4.4, 8.3.8, 9.1.3, 9.1.10.2, 9.1.10.4 and 9.4.5.3					
Membrane roofs and decks		Lap under <i>cladding</i> above	115 min.				Figures 18, 62a, c, 64b
Type	Description	All (1)	Situation 1 (2) minimum mm	Situation 2 (3) minimum mm	Situation 3 (3a) minimum mm	Figure reference (as example)	
Windows	Window flange clearance for <i>direct fixed claddings</i> and ply or fibre cement on cavities	5 mm				Eg. Figure 81	
	Cover to window/door jamb flange	10 mm(7) min.				Eg. Figure 81c	
	Cover to window/door sill flange	8 mm(7) min.				Eg. Figure 81c	
Sills	Sill <i>flashing</i> slope (6)	Flat(6)				Eg. Figures 72a, 81b	
Heads	Head <i>flashing</i> slope	15° min.				Eg. Figure 81a	
	Lap under <i>cladding</i> above	35 mm min.			60 mm	Eg. Figure 81a	
	Anti-capillary gap to <i>cladding</i>	5 mm				Eg. Figure 81a	
	Total upstand	40 mm min.					
Corners	Corner <i>flashings</i> (1)	50 mm x 50 mm minimum			75 x 75 mm	Eg. Figure 79	
Inter-storey junctions	Junction <i>flashing</i> : slope	15° min.					
	Lap over <i>cladding</i> below (1)	35 mm min.(8)			60 mm	Figure 70	
	Lap under <i>cladding</i> above	35 mm min.			60 mm		
	Clearance under <i>cladding</i>	5 mm min.					
	Total upstand	40 mm min.					
NOTES: (1) Unless otherwise dimensioned in details. (2) Situation 1: Low, Medium, High <i>wind zones</i> , where roof pitch ≥10° (X or Z values) (3) Situation 2: All roof pitches in Very High <i>wind zones</i> , Low, Medium and High <i>wind zones</i> where roof pitch ≤10°. (X or Z values) (3a) Situation 3: For all roof pitches in Extra High <i>wind zone</i> . (4) Excluding any <i>soft edge</i> or turn-down to roofing. (5) For <i>buildings</i> other than housing, slope shall be as per F4/AS1. (6) For <i>direct fixed</i> window/doors, unless shown. Sill <i>flashing</i> must extend past the condensation channel. Ensure sill <i>flashings</i> are not installed with backwards slope. (7) Excluding <i>drip edge</i> . (8) Excluding <i>drip edge</i> .							

Hagley Skylite Detail

1



6 Moncur Place
PO Box 79009
Avonhead 8446
Addington, Christchurch
PHONE: (03)338-5812
FAX: (03)338-5814
www.jennianhomes.co.nz

Jennian
HOMES
Your personality Our expertise

McNICHOLL
27 Mandeville Park Drive
Rangiora
Waimakariri

SHEET TITLE: Details
REVISION #: C2
DRAWN #: --
SCALE#: 1:10, 1:1
ISSUED: 5/11/2012
PROJECT #: 11-210

23

All Dimensions and Levels are to be checked by contractor before commencement of work. Contractor to report any discrepancy.

Processed and Approved for validation by agent.
122095 11/6/2012 Steve Dale