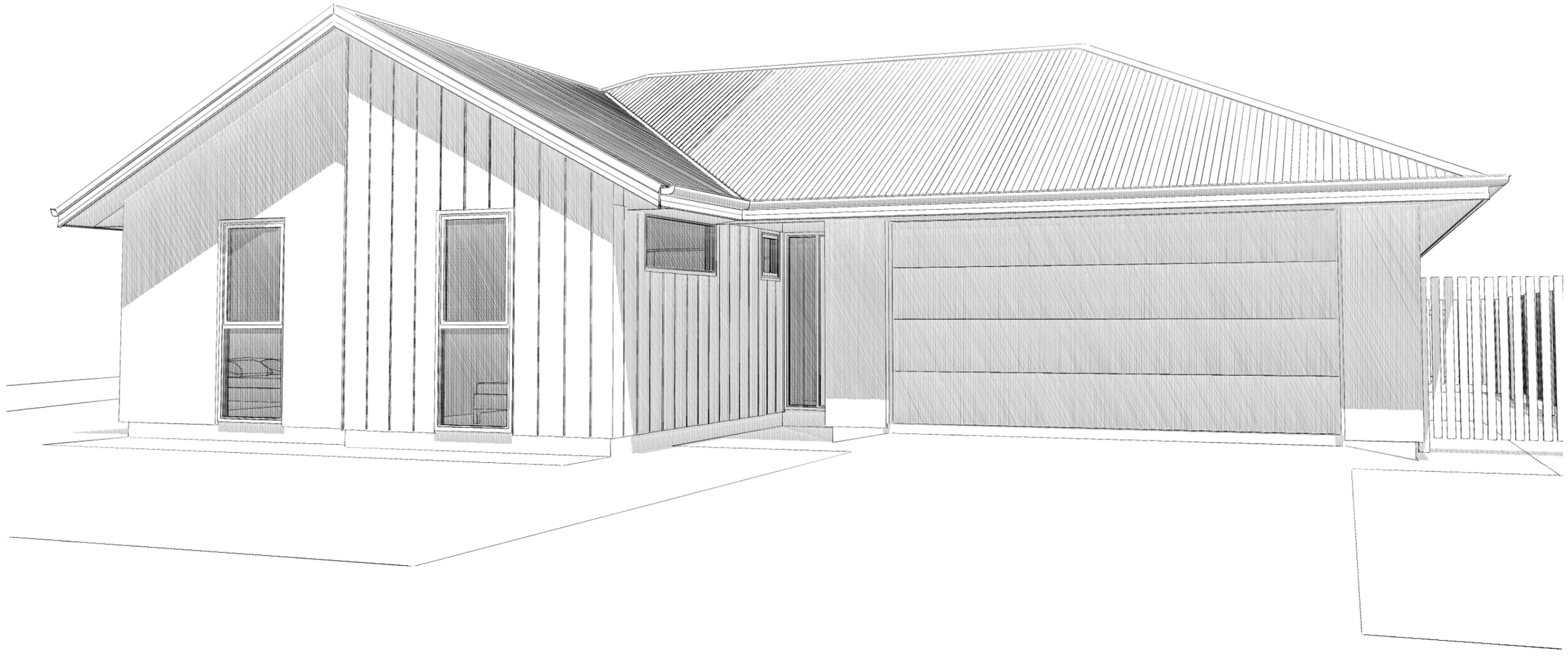
Approved Building Consent Documents

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

INSPECTION BOOKING TIMEFRAMES Telephone 03 347 2839		
Call received	***Before 3pm inspection will be done***	***After 3pm inspection will be done***
Monday	Wednesday	Thursday
Tuesday	Thursday	Friday
Wednesday	Friday	Monday
Thursday	Monday	Tuesday
Friday	Tuesday	Wednesday



ARTIST IMPRESSION ONLY

KEVLER HOMES
p. 03 2619211
e. admin@kevlerhomes.co.nz
w.kevlerhomes.co.nz
a. 6/1 Stark Drive, Wigram, CHCH

Project:
de Agrella & Connolly Residence
Project Address:
21 Carmella Drive, Faringdon, Rolleston.

Drawing Title:
Cover Sheet

Job No:	19111		
Client:	Bianca & Cameron	Designer:	M.Goh
Stage:	Working Drawings	Drawn By:	S.Ellis

Rev	Date	Description
v01	20/12/19	Consent Documentation
v02	19/02/20	Amendment to Consent

Scale @ A3:
Print Date 19/02/2020
Sheet No: A0.01
Rev: 02

General Notes

LOT No:	Lot 134
D.P:	DP 526223
Site Area	547 sqm.
Floor Area (Over Framing)	159.47 sqm.
Floor Area (Over Cladding)	163.59 sqm.
Maximum Building Height	8m
Site Coverage	29.9% (40% Allowable)
Territorial Authority	Selwyn District Council
Planning Zone	Living Z
Flood Management Area	N/A
Wind Zone	High Wind Zone
Earthquake Zone	Zone 2
Technical Category	TC1
Snow Zone	Zone N4- 1.5kPa
Sea Spray Zone	Zone B
Coastal Hazard	N/A

General:
Concept subject to TA rules and regulations.
All dimensions to be confirmed on site
Concept may be subject to subdivision developer's approval

Site Information:
Position of road crossing, services locations, street trees, lamp posts, parking bays, pedestrian islands etc is unknown - to be confirmed when information becomes available.

Boundary Information:
Confirmed with release of Certificate of Title

Site Levels:
Levels and other relevant site information for this site to be obtained and concept updated as required prior to a contract being signed

Landscaping:
This plan is indicative only. Landscaping to be confirmed by the client. All Fencing to comply with the relevant Covenants.

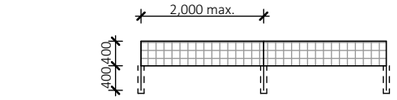
Non Compliances Requiring RC:

Steps & Paths:
A Step/s or appropriate landscaping is to be provided if drop from external doors is greater than 190mm from FFL to FGL. All access routes must provide a non-slip surface in accordance to NZBC D1/AS Table 2. Convey surface water from sealed drive to an appropriate approved outfall.

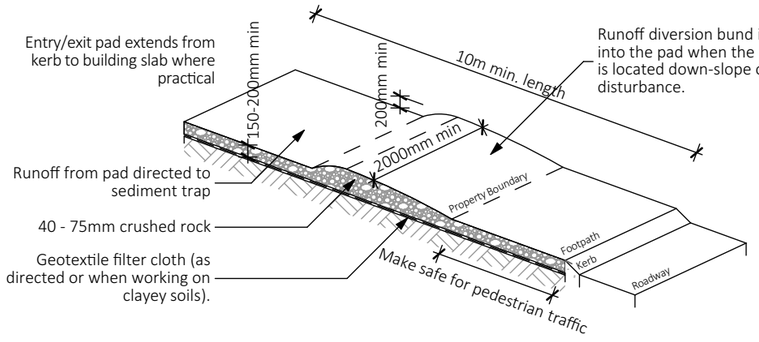
Hardscaping areas to have a 1:100min. fall away from building

Timber deck areas are to be freestanding elements - not connected to main building and under 1.5m in height. Therefore these are exempt from building consent application as per the Building Act 2004, Schedule 1. Deck & steps are however are to be constructed in full accordance with NZBC D1/AS1 4.1.1, 4.1.8, 6.0 & Fig. 26 and NZBC Simple House SH/AS1 Section 3.4

Note:
All dimensions to foundation edge.



50 x 50mm H4 posts 40mm clear height of geotextile.

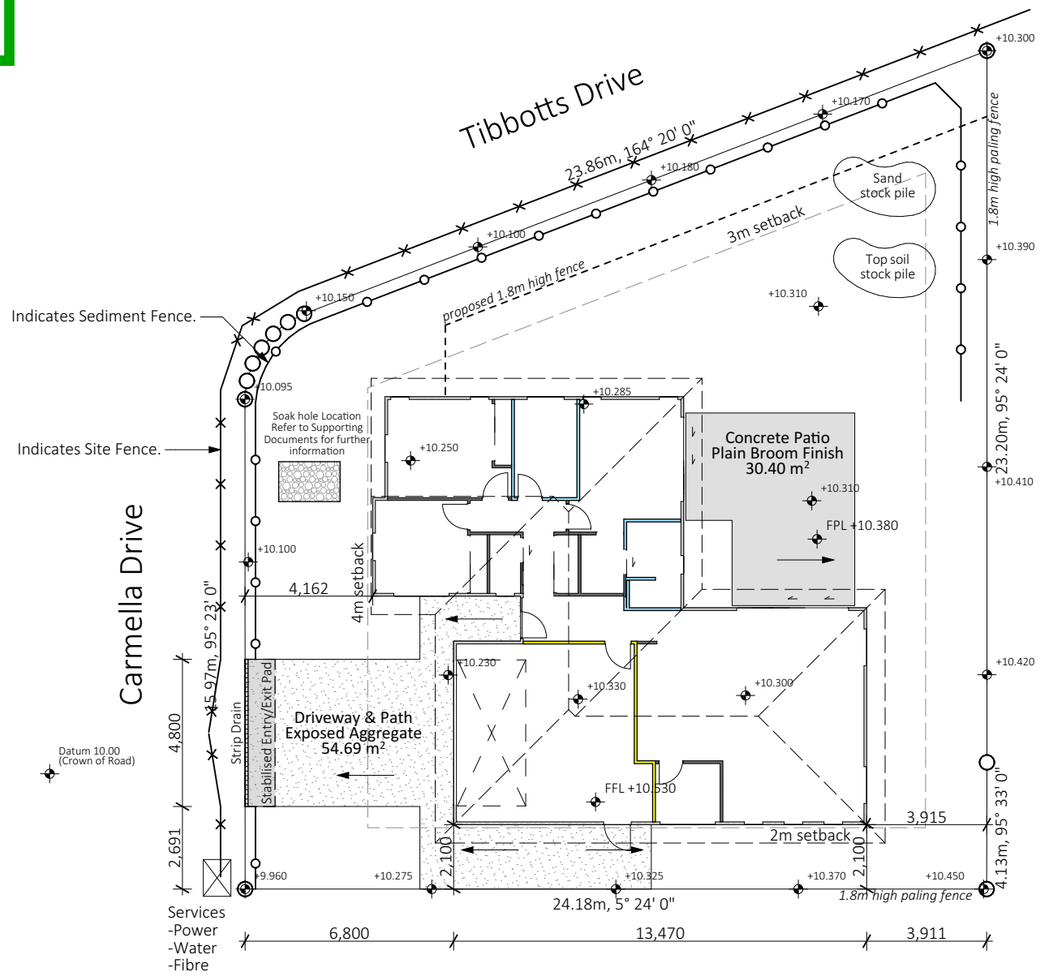


Stabilised Entry Pad

SCALE 1:100 @A3

Planning Approved

24/02/2020 brownn



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.

Sediment Control:

- Rumble pad to be created at point of entry & exit on site (Removed on completion of formed driveway)
- Rumble pad to be created in accordance to guidelines provided by the local Council & maintained in good condition throughout it's period of use.
- All ground cover/vegetation outside of immediate build area to be maintained throughout period of house build. This includes grass verges on the street frontage.
- Any stockpiles of soil or excavated material are to be kept to the rear of the site & covered with imprevious sheets.
- Roof downpipes are to be connected to the installed stormwater drainage as soon as practical once roof cladding has been installed. Until this point ensure water run-off from downpipes is directed away from build area but not on to neighbouring properties.

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

KEVLER HOMES
p. 03 2619211
e. admin@kevlerhomes.co.nz
w.kevlerhomes.co.nz
a. 6/1 Stark Drive, Wigram, CHCH

Project: de Agrella & Connolly Residence
Project Address: 21 Carmella Drive, Faringdon, Rolleston.

Drawing Title: Site Plan
Job No: 19111
Client: Bianca & Cameron
Stage: Working Drawings
Designer: M.Goh
Drawn By: S.Ellis

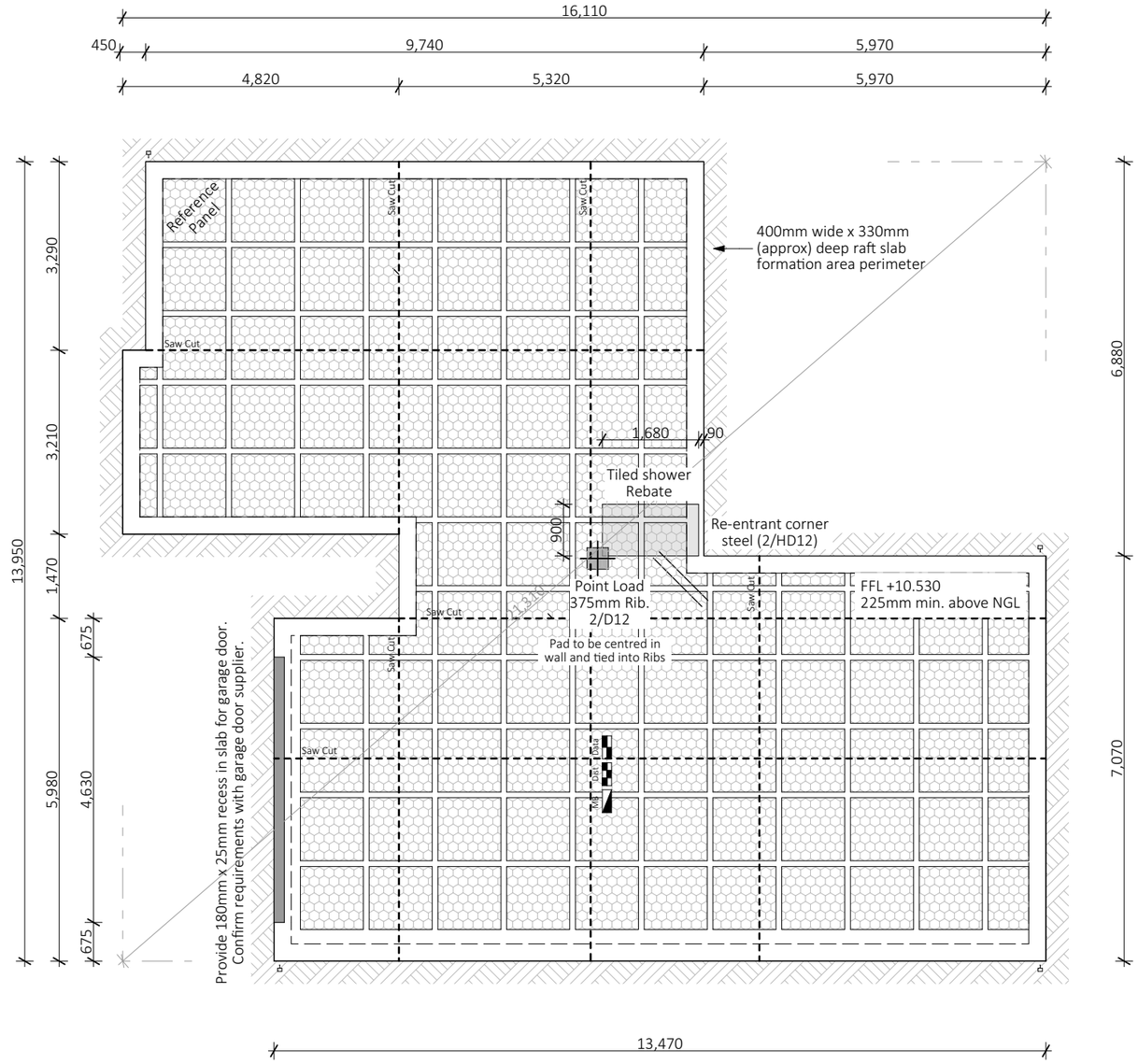
Rev	Date	Description
v01	20/12/19	Consent Documentation
v02	19/02/20	Amendment to Consent

Scale @ A3: 1:100, 1:200
Print Date: 19/02/2020
Sheet No: A1.01
Rev: 02

Foundation Notes:

- TC1 Firth Rib Raft Foundation & Slab to be constructed as per manufacturer's specifications - Refer to supporting documents & foundation details for further information.0.25mm thick polythene DPM & 25mm max. sand blinding layer over AP40 granular fill layed in 150mm min compacted layers.
- All topsoil should be removed from beneath the area of the floor slab & the CAP40 hardfill should be placed in layers not exceeding 200mm loose depth & compacted to achieve a minimum dry density of 2,150kg/m^3.
-For floors with more than one finished level, ensure step in foundation is constructed with 20MPa concrete in accordance with NZBC D1/AS1. Minimum tread depth 280mm, maximum riser height 190mm
- Slab & footings to be 20MPa @ 28 days of standard curing.
- Avoid construction joints & shrinkage controls under tiled areas. No shrinkage control cuts to be placed under framing that is to be used as a bracing element.
- WC riser locations have a typical offset of 140mm from internal line of framing to center 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.
- Mesh in floor slab must be earthed. Earth with 16mm REO rod brought up into garage wall below meterox & wired to the mesh. At prewire, connect a clamp & piece of wire to rod & earth it to the meterbox.
- Minimum heights of concrete slab on ground above surrounding ground levels to be:
Weatherboard - 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.
- Confirm layout of fittings of kitchen & bathroom etc. before foundation commences.

Saw Cuts:
Joints shall be positioned to coincide with major changes in floor plan. Where concrete is to be exposed, for example in a garage, or brittle covering placed over, the maximum intermediate bay sizes shall be limited to 5m. Bay dimensions formed by shrinkage control joints shall be limited to a maximum ratio of length:width of 1.5:1. Shrinkage control joints shall be placed over 100mm wide internal ribs wherever possible. Where a shrinkage control joint runs along the line of a 300mm wide load bearing rib, then the joint shall be located directly above one edge of that rib.



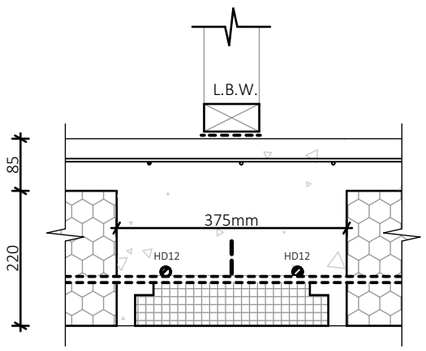
KEVLER HOMES
p. 03 2619211
e. admin@kevlerhomes.co.nz
w.kevlerhomes.co.nz
a. 6/1 Stark Drive, Wigram, CHCH

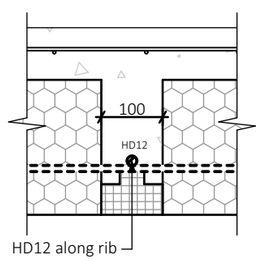
Project: de Agrella & Connolly Residence
Project Address: 21 Carmella Drive, Faringdon, Rolleston.

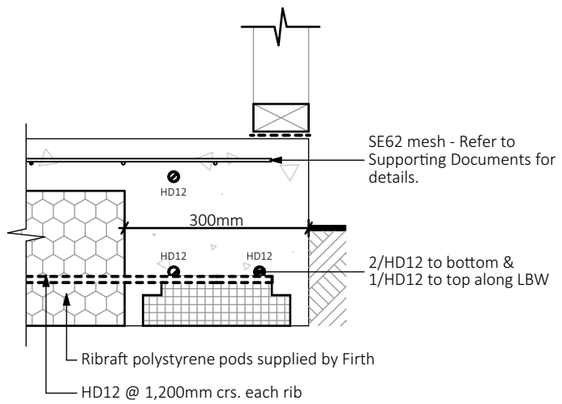
Drawing Title: Foundation Plan
Job No: 19111
Client: Bianca & Cameron
Stage: Working Drawings
Designer: M.Goh
Drawn By: S.Ellis

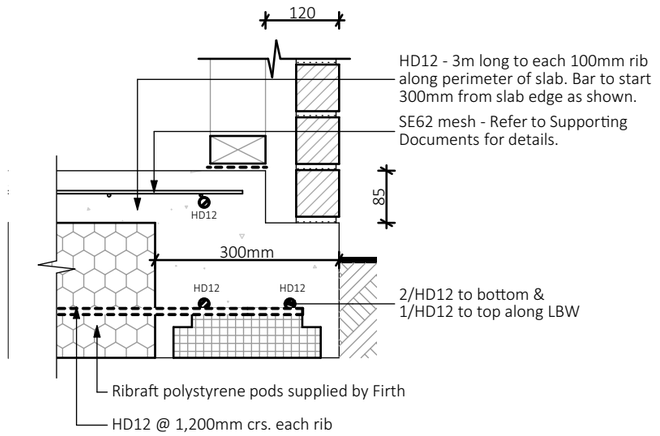
Rev	Date	Description
v01	20/12/19	Consent Documentation
v02	19/02/20	Amendment to Consent

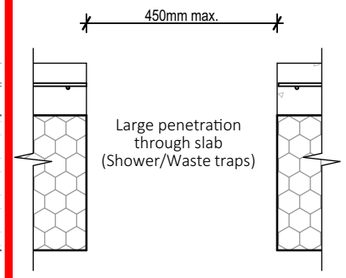
Scale @ A3: 1:100
Print Date 19/02/2020
Sheet No: A1.02
Rev: 02

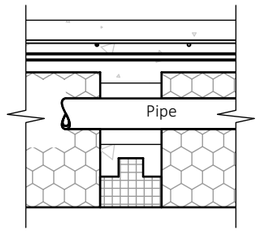


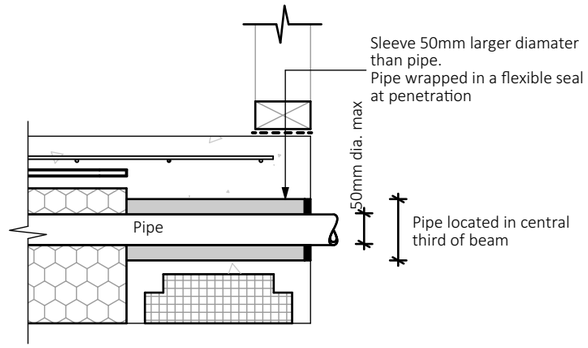


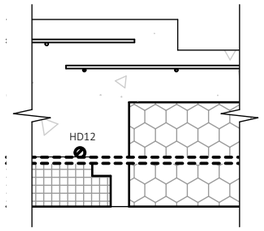


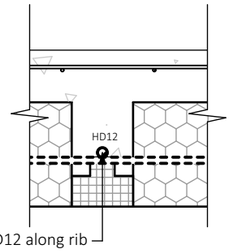


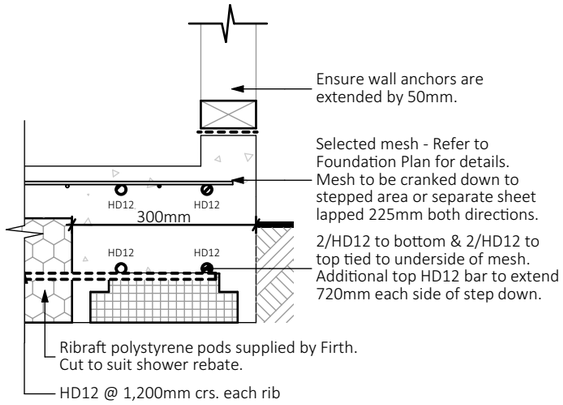


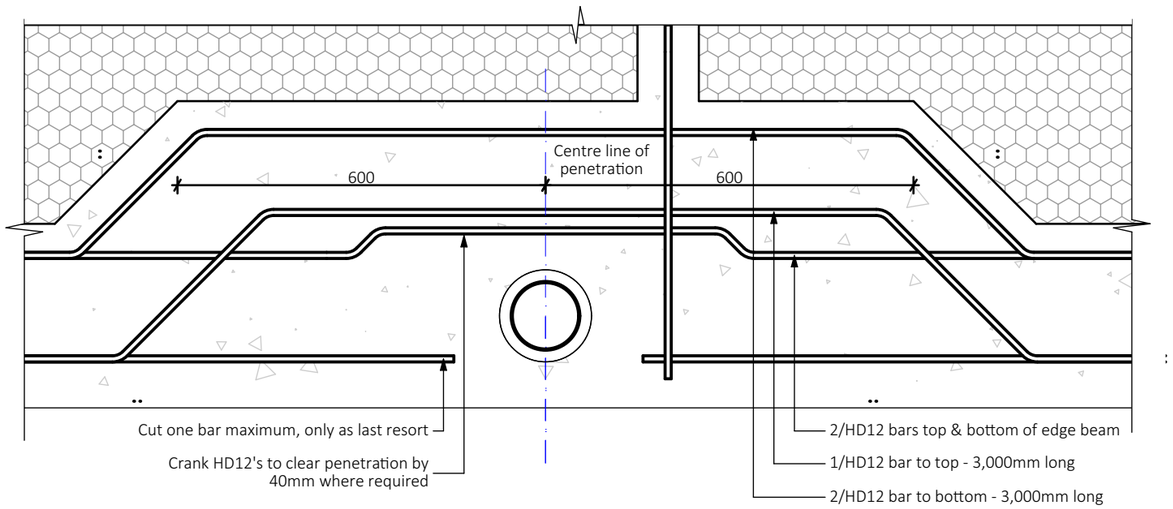


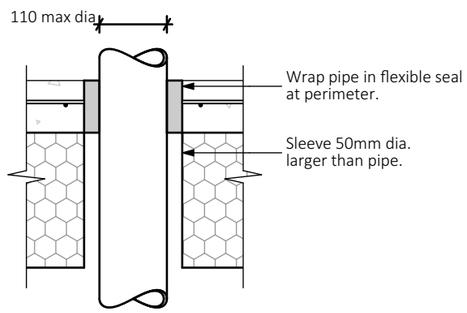


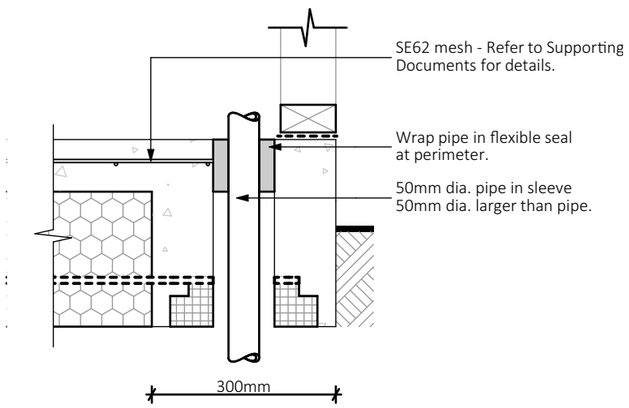












KEVLER HOMES
p. 03 2619211
e. admin@kevlerhomes.co.nz
w.kevlerhomes.co.nz
a. 6/1 Stark Drive, Wigram, CHCH

Project: de Agrella & Connolly Residence
Project Address: 21 Carmella Drive, Faringdon, Rolleston.

Drawing Title: Firth Rib Raft Details
Job No: 19111
Client: Bianca & Cameron
Stage: Working Drawings
Designer: M.Goh
Drawn By: S.Ellis

Rev	Date	Description
v01	20/12/19	Consent Documentation
v02	19/02/20	Amendment to Consent

Scale @ A3: 1:10
Print Date: 19/02/2020
Sheet No: A1.03
Rev: 02

Legend

Ref	Fixture	Waste Size	Gradient
WC	Water Closet	100mm	1:60
B	Bath	40mm	1:20
SH	Shower	40mm	1:20
S	Kitchen Sink + DW	50mm	1:40
Van.U	Vanity Unit	40mm	1:20
WHB	Wash Hand Basin	40mm	1:20
TUB	Laundry Tub + WM	50mm	1:40
HWC	Hot Water Cylinder	20mm	1:40
WM	Washing Machine	Discharge to TUB	
GT	Gully Trap		
RGT	Relief Gully Trap		
TV	Terminal Vent	80mm	
BV	Branch Vent	40mm	
DP	Downpipe	75x50mm Colorsteel Downpipes	
IP	Inspection Point		
AAV	Air Admittance Valve		
HT	Hose Tap		
HP	Heat Pump		

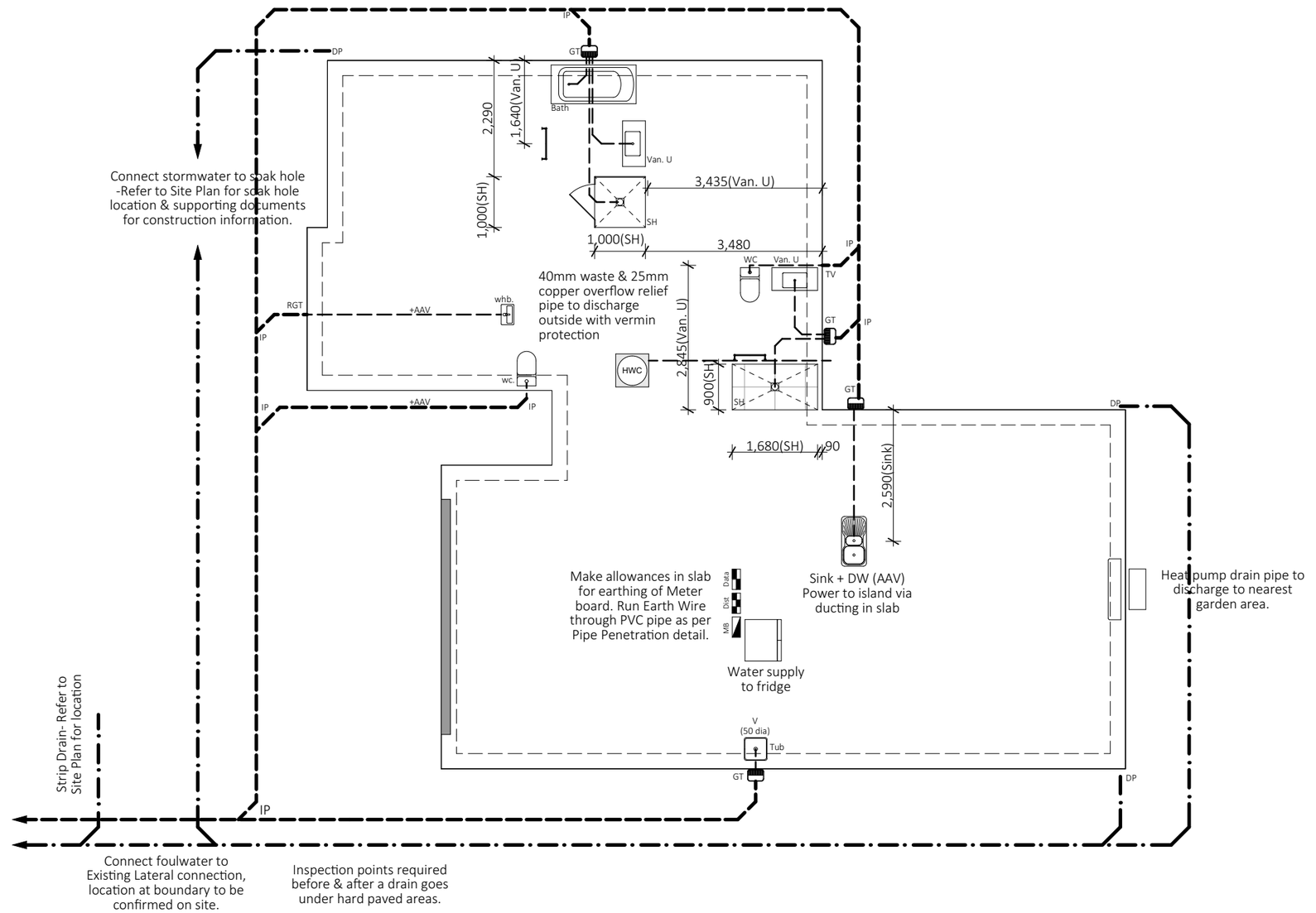
100mm uPVC surface water drain at 1:100 gradient to existing laterals at boundary. (SW)
100mm uPVC foul water drain at 1:60 gradient to existing laterals at boundary. (FW)

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.

All plumbing and drainage to comply with Acceptable Solutions G13/AS/AS2 by qualifed tradesman. Allow to check all dimensions and falls of drains onsite prior to installation. 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 qualifed 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.



KEVLER HOMES
p. 03 2619211
e. admin@kevlerhomes.co.nz
w.kevlerhomes.co.nz
a. 6/1 Stark Drive, Wigram, CHCH

Project: de Agrella & Connolly Residence
Project Address: 21 Carmella Drive, Faringdon, Rolleston.

Drawing Title: Plumbing & Drainage Plan
Job No: 19111
Client: Bianca & Cameron
Stage: Working Drawings
Designer: M.Goh
Drawn By: S.Ellis

Rev	Date	Description
v01	20/12/19	Consent Documentation
v02	19/02/20	Amendment to Consent

Scale @ A3: 1:100
Print Date 19/02/2020
Sheet No: A1.04
Rev: 02

General Notes

Floor Area (Over Framing) 159.47 sqm.
Floor Area (Over Cladding) 163.59 sqm.

Wall Cladding Materials
Rockcote 50mm Integra over 20mm cavity system installed as per manufacturer's specifications & E2/AS1 - Refer to Supporting Documents for further information.

BGC Stratum Fibre Cement Panel over 20mm cavity system installed as per manufacturer's specifications & E2/AS1 - Refer to Supporting Documents for further information.

Roofing Materials
C 40 BMT Colorsteel Longrun Corrugate

Roof Pitch	28º
Truss Heel Height	37mm
Eaves Width	600mm
Height To Underside Of Truss	2,605mm
Lintel Height	2,260mm
Internal Door Leaf Height	2,200mm
Internal Door Leaf Width	Typically 810mm

Heating:
Heat pump to be fixed in position shown on the drawings.
Refer to specifications for more information.

Ceiling Vents:
Bathroom & Ensuite to vent directly to exterior
Dryer to vent directly to exterior
Range Hood to exit through soffit lining.
Bathroom & Ensuite extraction systems to be automated and placed to adequately deal with steam.

General Notes:
- All glazing to comply with NZS4223
- All hard floor finishes to comply with NZBC D1/AS Table 2. Floor tiles to be non-slip & have a slip coefficient value of 0.35 - 0.65 for grit finished ceramic tiles.
- Hot water pipes to be sized according to NZBC G12 & NZS4305:1996. Mains pressure: 15mm dia. allows 12mm max. pipe length. Pipe length beyond this must be lagged.
- Satin enamel wall finish to bathroom, ensuite & those walls adjacent to sinks etc. in kitchen & laundry. Tiles to be used above basins, vanities & benches up to 200mm high. Bottom edge to be filled with fungus/mold resistant sealant.

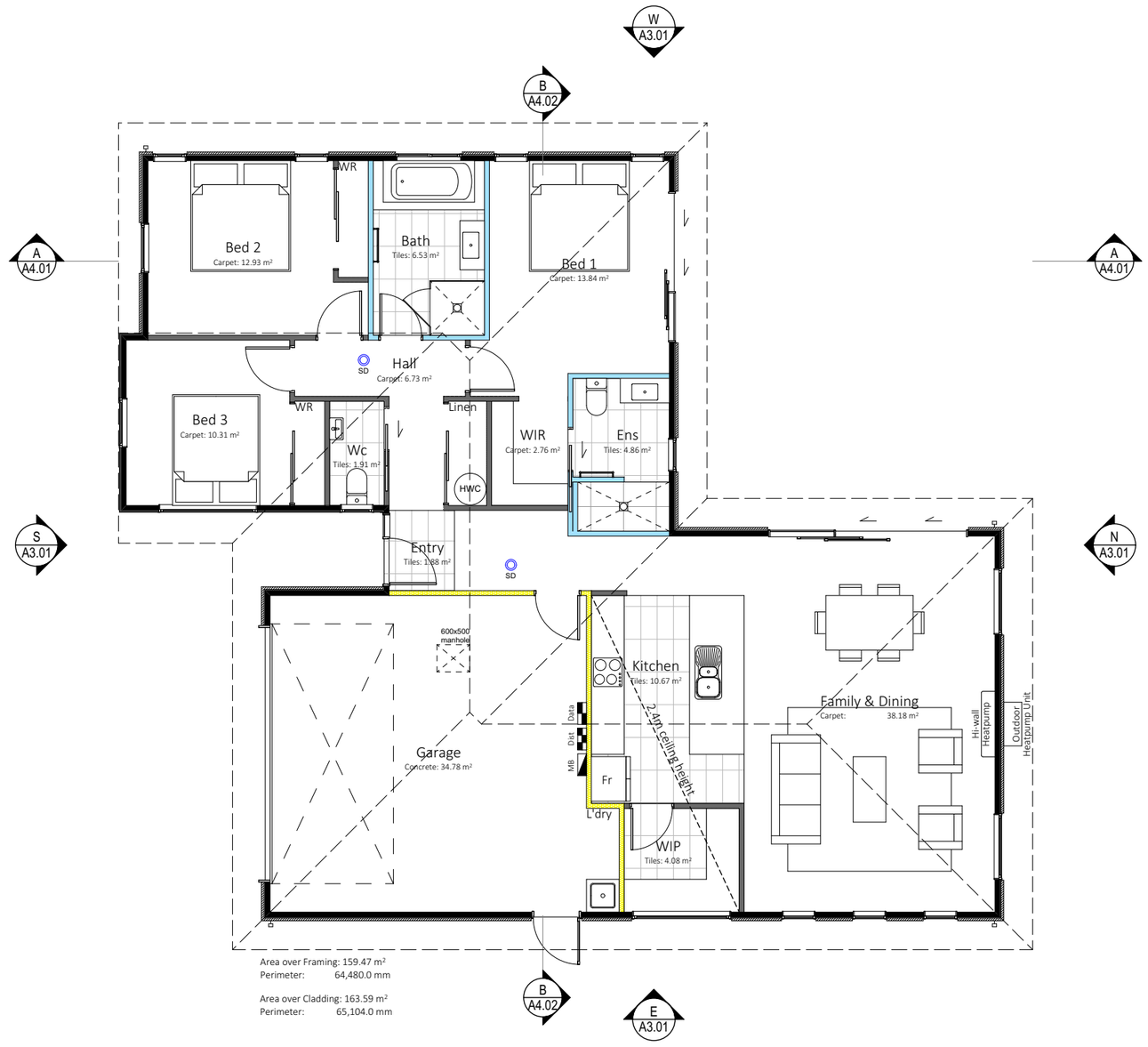
Water Supply to Fridge:	Yes
Power to Island via ducting:	Yes

Water Proofing Membrane Note:
Ardex Superflex waterproofing membrane required to tiled bathrooms with tiled rebated/level access showers.

Smoke Alarms:
Required within 3m of all sleeping areas, change in level & entry/exits as per NZS 4514 & BRANZ Bulletins No's 252 & 309

Engineering:
N/A

All dimensions to be confirmed on site



Area over Framing: 159.47 m²
Perimeter: 64,480.0 mm

Area over Cladding: 163.59 m²
Perimeter: 65,104.0 mm

KEVLER HOMES
p. 03 2619211
e. admin@kevlerhomes.co.nz
w.kevlerhomes.co.nz
a. 6/1 Stark Drive, Wigram, CHCH

Project: de Agrella & Connolly Residence
Project Address: 21 Carmella Drive, Faringdon, Rolleston.

Drawing Title: Ground Floor Plan
Job No: 19111
Client: Bianca & Cameron
Stage: Working Drawings
Designer: M.Goh
Drawn By: S.Ellis

Rev	Date	Description
v01	20/12/19	Consent Documentation
v02	19/02/20	Amendment to Consent

Scale @ A3: 1:100
Print Date 19/02/2020
Sheet No: A2.01
Rev: 02

Fixing Schedule:

Exterior Bottom plate to concrete floor (Non-braced):
Bottom plate hold downs shall M10 screw anchors as per manufacturers specifications. @ 900mm crs. max as per NZS3604:2011. Refer to supporting documents for further hold down requirements relating to each individual bracing element.

Interior bottom plate to concrete floor:
75 x 8mm shot fired fastenings with 16mm washers @ 600mm crs, within 150mm each end of plate.Refer to bracing plan for additional hold down fixings.

Joint:	Fixing:
Stud to Bottom or Top plate:	4/100 x 3.15mm skewed nails
Dwang to stud:	2/100 x 3.15mm skewed nails
Fish plate to Straightened stud:	4/60 x 2.8mm nails each side
Half Joint in top Plate:	4/100 x 3.15mm skewed nails
Lintel to trimming Stud:	4/100 x 3.15mm skewed nails
Standard soffit stringer to stud:	2/100 x 3.75mm nails
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
-Trmmer 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 Gable Top Plate:	1/14g self drilling screw, 150mm long
Outrigger to Truss:	2/100 x 3.75mm end nails
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 & Treatment

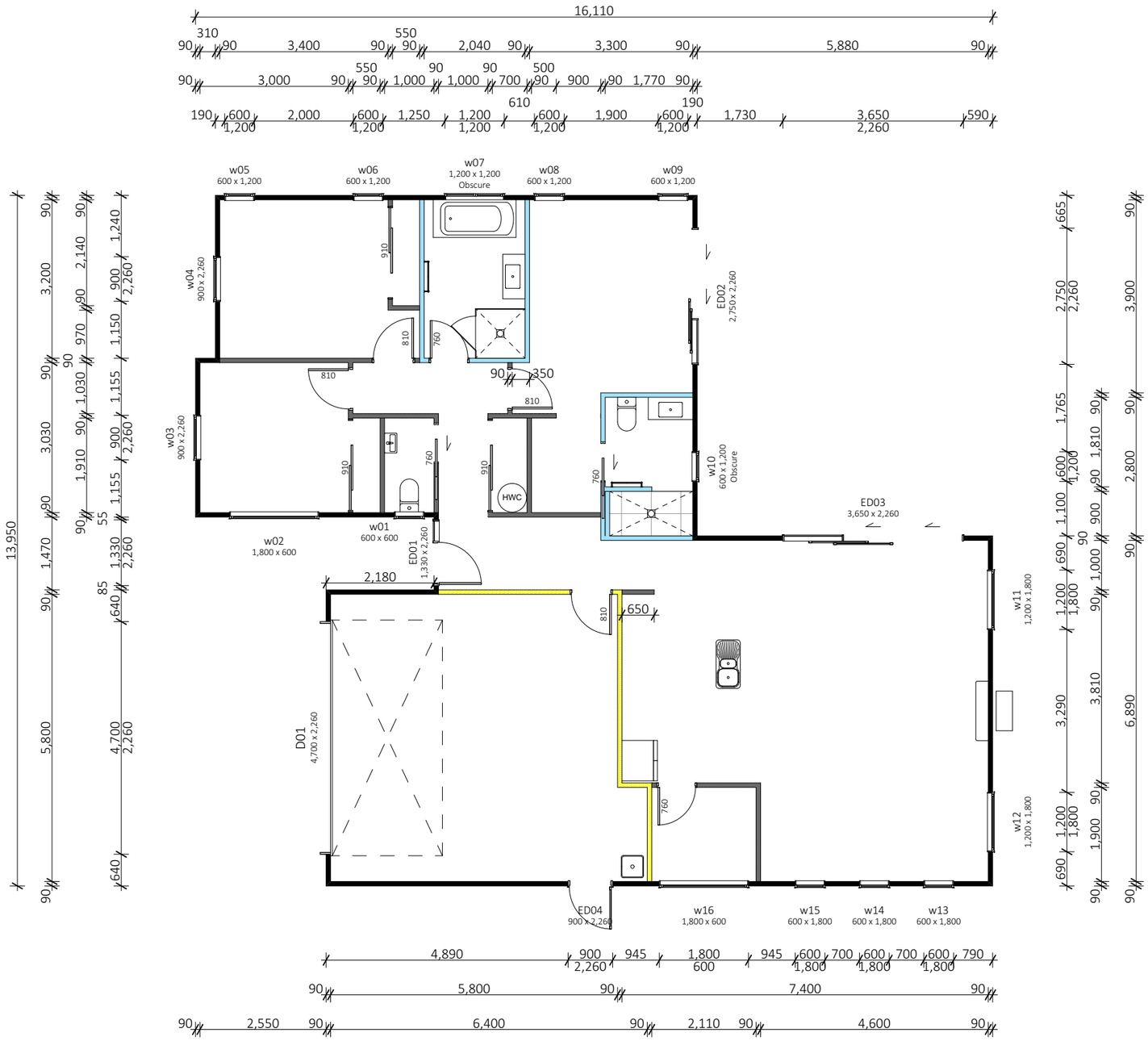
Wall framing	
Exterior walls & lintels	J-Frame, Pinus radiata
Interior walls (loadbearing)	J-Frame, Pinus radiata
Interior walls (non-loadbearing)	J-Frame, Pinus radiata
Cavity battens:	
-Dry Cavity	SG8, H3.2, Pinus radiata
-Wet Cavity	SG8, H3.2, Pinus radiata
Roof framing	
Roof trusses - typical	SG8, 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

Indicates insulated wall (R2.6 Batts)
Indicates non-insulated wall
Indicates insulated interior wall (R2.6 Batts)

All tiled areas to have dwangs @ 600mm crs. max. (Excludes skirting/upstands)

Plumbing fixtures shown to indicate wet areas. GIB Aqualine to all wet areas as standard.

Refer to Truss Design for all Lintel sizes & fixings



Whilst Kevler Homes has used reasonable means to ascertian dimensions on site; Kevler Homes does not warrant or guarantee the accuracy of dimensions supplied or implied on the drawings. For all intents and purposes, all dimensions are to be confirmed onsite. Do not scale off drawings

KEVLER HOMES
p. 03 2619211
e. admin@kevlerhomes.co.nz
w.kevlerhomes.co.nz
a. 6/1 Stark Drive, Wigram, CHCH

Project: de Agrella & Connolly Residence
Project Address: 21 Carmella Drive, Faringdon, Rolleston.

Drawing Title: Framing Plan
Job No: 19111
Client: Bianca & Cameron
Stage: Working Drawings
Designer: M.Goh
Drawn By: S.Ellis

Rev	Date	Description
v01	20/12/19	Consent Documentation
v02	19/02/20	Amendment to Consent

Scale @ A3: 1:100
Print Date 19/02/2020
Sheet No: A2.02
Rev: 02

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.

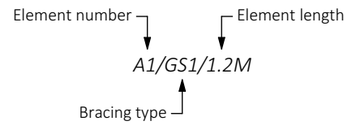
Note:
Where exterior ply bracing elements are used & not continued the entire length of the wall, allow to pack out the rest of the cavity battens to achieve an even straight-through cavity for the selected cladding.

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

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.

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
BL1 - 0.4m min. length. 10mm or 13mm GIB Braceline fixed to one side only. GIB Handibracs to be installed each end of bracing element as per manufacturer's specifications - Refer to Supporting Documents for further information.
EP1 - 0.6m min. length. 7mm minimum Ecoply fixed to exterior side of the wall framing. GIB Handibracs to be installed each end of bracing element as per manufacturer's specifications - Refer to Supporting Documents for further information.



BRACING CALCULATIONS

TABLE: Default

Location of Storey	*Single*	Wind Zone	*High*
Room in Roof Space	*No*	Earthquake Zone	*2*
Roof Width (RW)	*15.2m*	Soil Class	*E - Very Soft*
Roof Length (RL)	*16.8m*		
Gross Floor Area (GFA)	*159.5m2*	W along	*60BU/m*
Floor Height to Apex	*5m*	W along x RW	*909BU*
Roof Height Above Eaves	*3m*	W across	*60BU/m*
Roof Pitch	*26 - 45°*	W across x RL	*1006BU*
Roof Style	*Hip*		
Double Top Plate	*Yes*	EQ	*6BU/m2*
Floor Load	*2kPa*	EQ x GFA	*893BU*
Cladding Weights:			
- Subfloor	*Concrete Floor*		
- Wall	*Medium*		
- Roof	*Light*	Calculations based on *NZS3604:2011*	

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	146	146	*A-1*	*GS1-N*	*70*	*60*	*2.0*	*2.4*	-	*140*	*120*
			A-2	*GS1-N*	*70*	*60*	*1.8*	*2.4*	-	*126*	*108*
										266	228
B	100	100	*B-1*	*GS1-N*	*70*	*60*	*3.0*	*2.4*	-	*210*	*180*
			B-2	*GS1-N*	*70*	*60*	*1.6*	*2.4*	-	*115*	*98*
			B-3	*GS1-N*	*70*	*60*	*1.9*	*2.4*	-	*130*	*112*
										455	390
C	269	269	*C-1*	*GS1-N*	*50*	*55*	*0.6*	*2.4*	-	*30*	*33*
			C-2	*GS1-N*	*70*	*60*	*2.2*	*2.4*	-	*153*	*131*
			C-3	*GS1-N*	*70*	*60*	*3.6*	*2.4*	-	*252*	*216*
										435	380
D	202	202	*D-1*	*GS1-N*	*70*	*60*	*2.2*	*2.4*	-	*153*	*131*
			D-2	*GS1-N*	*70*	*60*	*2.7*	*2.4*	-	*186*	*160*
			D-3	*GS1-N*	*50*	*55*	*0.7*	*2.4*	-	*33*	*36*
										371	326
E	202	202	*E-1*	*GS1-N*	*70*	*60*	*4.8*	*2.4*	-	*336*	*288*
			E-2	*GS1-N*	*50*	*55*	*0.7*	*2.4*	-	*35*	*39*
										371	327
			Total						**Achieved**	**1899**	**1651**
									Required	**909**	**893**

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	101	100	*M-1*	*GS1-N*	*50*	*55*	*1.1*	*2.4*	-	*55*	*61*
			M-2	*GS1-N*	*50*	*55*	*1.0*	*2.4*	-	*50*	*55*
										105	116
N	209	209	*N-1*	*GS1-N*	*70*	*60*	*1.9*	*2.4*	-	*133*	*114*
			N-2	*BLP-H*	*135*	*135*	*0.5*	*2.4*	-	*68*	*68*
			N-3	*BLP-H*	*135*	*135*	*0.5*	*2.4*	-	*68*	*68*
										268	249
O	101	100	*O-1*	*GS1-N*	*70*	*60*	*3.2*	*2.4*	-	*224*	*192*
			O-2	*GS1-N*	*70*	*60*	*1.8*	*2.4*	-	*126*	*108*
										350	300
P	190	190	*P-1*	*GS1-N*	*50*	*55*	*0.5*	*2.4*	-	*25*	*28*
			P-2	*GS1-N*	*70*	*60*	*1.8*	*2.4*	-	*126*	*108*
			P-3	*GS1-N*	*70*	*60*	*2.0*	*2.4*	-	*139*	*119*
										290	255
Q	106	106	*Q-1*	*GS1-N*	*50*	*55*	*0.6*	*2.4*	-	*30*	*33*
			Q-2	*GS1-N*	*70*	*60*	*3.3*	*2.4*	-	*230*	*197*
										260	230
			Total						**Achieved**	**1274**	**1150**
									Required	**1006**	**893**

KEVLER HOMES
p. 03 2619211
e. admin@kevlerhomes.co.nz
w.kevlerhomes.co.nz
a. 6/1 Stark Drive, Wigram, CHCH

Project: de Agrella & Connolly Residence
Project Address: 21 Carmella Drive, Faringdon, Rolleston.

Drawing Title: Bracing Plan
Job No: 19111
Client: Bianca & Cameron
Stage: Working Drawings
Designer: M.Goh
Drawn By: S.Ellis

Rev	Date	Description
v01	20/12/19	Consent Documentation
v02	19/02/20	Amendment to Consent

Scale @ A3: 1:100
Print Date: 19/02/2020
Sheet No: A2.03
Rev: 02

GIB EzyBrace® Systems specification GS1-N

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 B1/AS1 Clause 3 Timber (NZS 3604:2011).
— NZBC B2 — Durability B2/AS1 Clause 3.2 Timber (NZS 3602).

Framing dimensions and height as determined by NZS 3604:2011 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 3.15mm 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 3604:2011 for external wall bottom plate fixing.

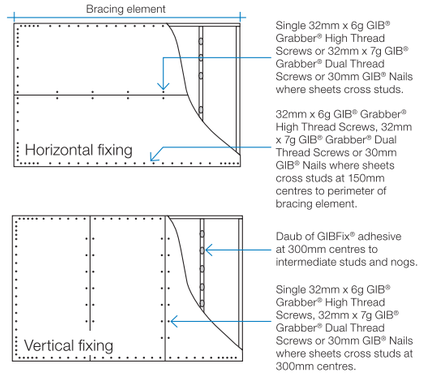
WALL LINING
— Any 10mm or 13mm GIB® plasterboard lining.
— Sheets can be fixed vertically or horizontally.
— Sheet joints shall be touch fitted.
— Use full length sheets where possible.

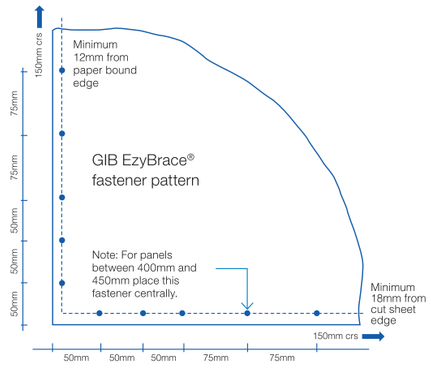
PERMITTED ALTERNATIVES
For permitted GIB® plasterboard alternatives refer to p. 5 in GIB EzyBrace® Systems literature.

FASTENING THE LINING
Fasteners
32mm x 6g GIB® Grabber® High Thread Screws, 32mm x 7g GIB® Grabber® Dual Thread Screws or 30mm GIB® Nails. If using the GIBFix® Angle use only 32mm x 7g GIB® Grabber® Dual Thread Screws.

Fastener centres
50,100,150, 225, 300mm maximum from each corner and 150mm thereafter around the perimeter of the bracing element. For vertically fixed sheets place fasteners at 300mm maximum centres to intermediate sheet joints. For horizontally fixed sheets place single fasteners to the sheet edge where it crosses the stud. Use daubs of GIBFix® adhesive at 300mm maximum 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
Joint strength is important in delivering bracing system performance. All fastener heads stopped and all sheet joints GIB® Joint Tape reinforced and stopped in accordance with the GIB® Site Guide.





Unless stated all fastener spacings are maximums.

In order for GIB® systems to perform as tested, all components must be installed exactly as prescribed. Substituting components produces an entirely different system and may seriously compromise performance. Follow the specifications. This specification sheet is issued in conjunction with the publication GIB EzyBrace® Systems

GIB EzyBrace® Systems specification BLP-H

Specification code	Minimum length (m)	Lining requirement	Other requirements
BLP-H	0.4	10mm or 13mm GIB Braceline® to one side of the frame plus minimum 7mm structural plywood manufactured to AS/NZ 2269.0 :2012 to the other side	Hold downs

WALL FRAMING
Wall framing to comply with;

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

Framing dimensions and height as determined by NZS 3604:2011 stud and top plate tables for load bearing and non-bearing walls. The use of kiln dried stress graded timber is recommended.

BOTTOM PLATE FIXING
Timber floor
Use panel hold downs at each end of the bracing element. The GIB® HandiBrac is recommended. See details in GIB EzyBrace® Systems or GIB® Site Guide.

Pairs of hand driven 100 x 3.75mm nails at 600mm centres; or Three power driven 90 x 3.15mm nails at 600mm centres.

Concrete floor
Use panel hold downs at each end of the bracing element. The GIB HandiBrac® is recommended. See details in GIB EzyBrace® Systems or GIB® Site Guide. Within the length of the bracing element bottom plates are to be fixed in accordance with the requirements of AS/NZ 2269/0 :2012.

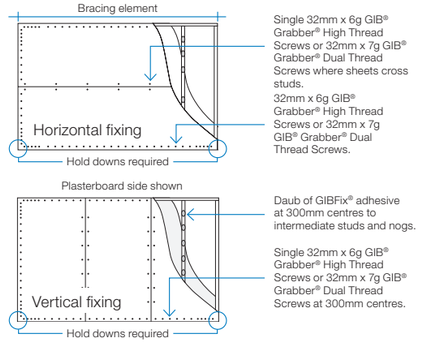
WALL LINING
— A layer of 10mm or 13mm GIB Braceline® to one side of the wall plus minimum 7mm structural plywood manufactured to AS/NZS 2269.0 :2012 to the other side.
— Sheets can be fixed vertically or horizontally.
— Plywood is to be fixed vertically with edges supported.
— Sheet joints shall be touch fitted.
— Use full length sheets where possible.

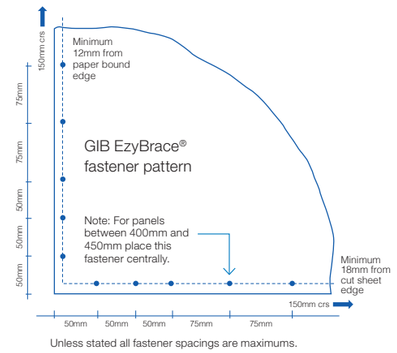
PERMITTED ALTERNATIVES
For permitted GIB® plasterboard alternatives refer to p. 5 in GIB EzyBrace® Systems literature.

FASTENING THE LINING
Fasteners
GIB Braceline® side: 32mm x 6g GIB® Grabber® High Thread Screws or 32mm x 7g GIB® Grabber® Dual Thread Screws. Plywood: 50 x 2.8mm Galv or Stainless steel annular grooved FH nails. If using the GIBFix® Framing System or if fastening through GIBFix® Angles use only 32mm x 7g GIB® Grabber® Dual Thread Screws.

Fastener centres
GIB® Plasterboard side: 50,100,150, 225, 300mm from each corner and then 150mm thereafter around the perimeter of the bracing element. For vertically fixed sheets place fasteners at 300mm centres to the intermediate sheet joints. For horizontally fixed sheets place single fasteners to the sheet edge where it crosses the stud. Use daubs of GIBFix® 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. Plywood side: 150mm centres to the perimeter of each sheet. GIB® corner fastener pattern does not apply to the plywood side. 300mm centres to intermediate studs.

JOINTING
Joint strength is important in delivering bracing system performance. All fastener heads stopped and all sheet joints GIB® Joint Tape reinforced and stopped in accordance with the GIB® Site Guide.





Unless stated all fastener spacings are maximums.

In order for GIB® systems to perform as tested, all components must be installed exactly as prescribed. Substituting components produces an entirely different system and may seriously compromise performance. Follow the specifications. This specification sheet is issued in conjunction with the publication GIB EzyBrace® Systems

KEVLER HOMES
p. 03 2619211
e. admin@kevlerhomes.co.nz
w.kevlerhomes.co.nz
a. 6/1 Stark Drive, Wigram, CHCH

Project: de Agrella & Connolly Residence
Project Address: 21 Carmella Drive, Faringdon, Rolleston.

Drawing Title: Bracing Documents
Job No: 19111
Client: Bianca & Cameron
Stage: Working Drawings
Designer: M.Goh
Drawn By: S.Ellis

Rev	Date	Description
v01	20/12/19	Consent Documentation
v02	19/02/20	Amendment to Consent

Scale @ A3: 1:1.18
Print Date 19/02/2020
Sheet No: A2.04
Rev: 02

Fixing Notes:

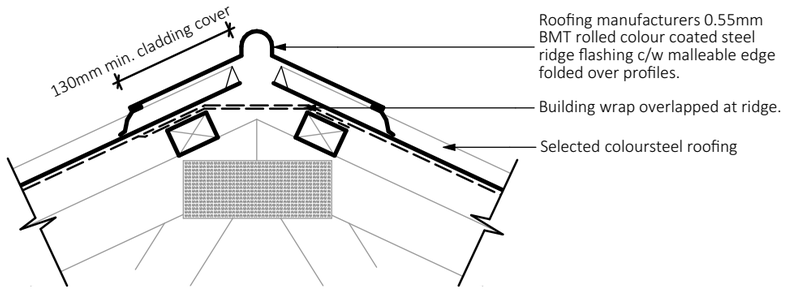
H1.2 70x45mm purlins @ 600mm crs. top and bottom & 900mm crs max. to body. Fix to trusses with 1/10g x 80mm self-drilling screw.
Self Supporting roofing underlay to be used under roof cladding - Refer to Supporting Documents & Specifications for further information

90x45mm H1.2 treated SG8 outriggers to gable verge to allow for 450mm overhand/eave width. Outriggers to span back to next truss.
Outriggers to be fixed as per NZS3604:2011 Table 10.18:
- 1/10g x 80mm self-drilling screw to wall framing.
- 3/90 x 3.15mm nails 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.

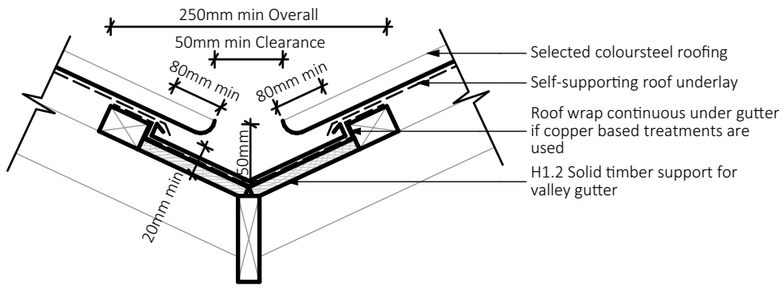
Roof bracing to be 8.0kN diagonally opposed intersecting steel straps fixed to top chord & top plate as per NZS3604:2011, Section 10.3, 10.4 or refer to truss manufacturer's design for positions.

Roof Pitch	28º
Truss Heel Height	37mm
Eaves Width	600mm
Height To Underside Of Truss	2,605mm
Lintel Height	2,260mm



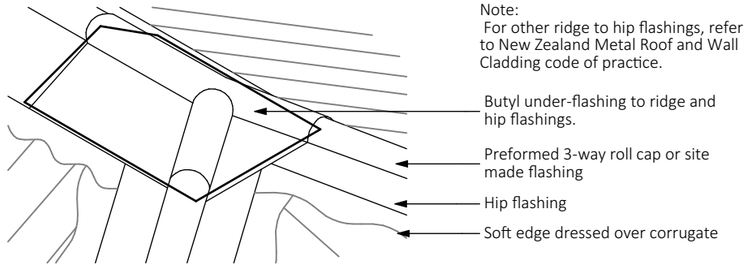
Roof Cladding - Ridge Junction

SCALE 1:10 @A3



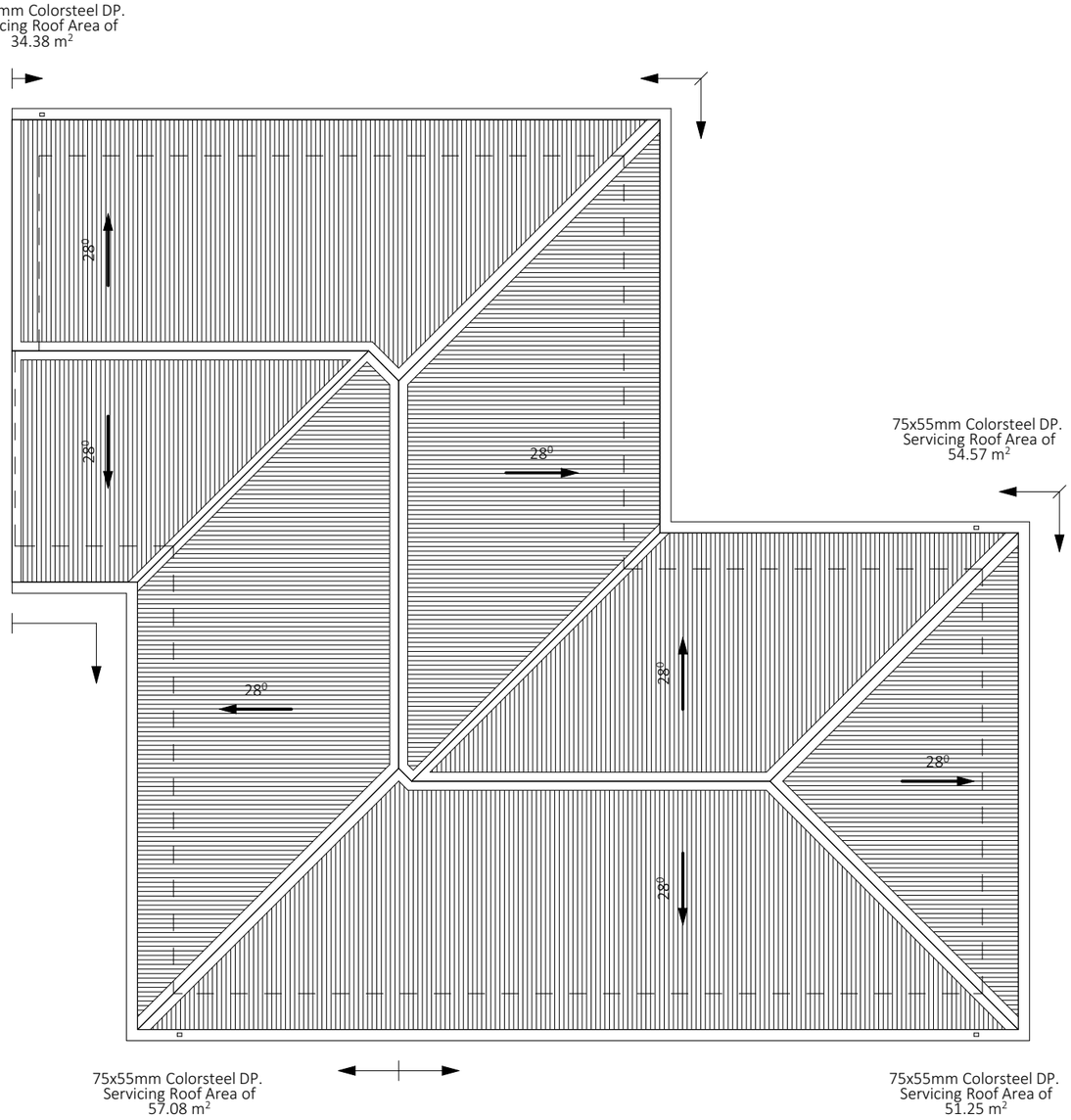
Roof Cladding - Valley Junction

SCALE 1:10 @A3



Roof Cladding - Hip Junction

SCALE 1:10 @A3



Whilst Kevler Homes has used reasonable means to ascertian dimensions on site; Kevler Homes does not warrant or guarantee the accuracy of dimensions supplied or implied on the drawings. For all intents and purposes, all dimensions are to be confirmed onsite. Do not scale off drawings

KEVLER HOMES
p. 03 2619211
e. admin@kevlerhomes.co.nz
w.kevlerhomes.co.nz
a. 6/1 Stark Drive, Wigram, CHCH

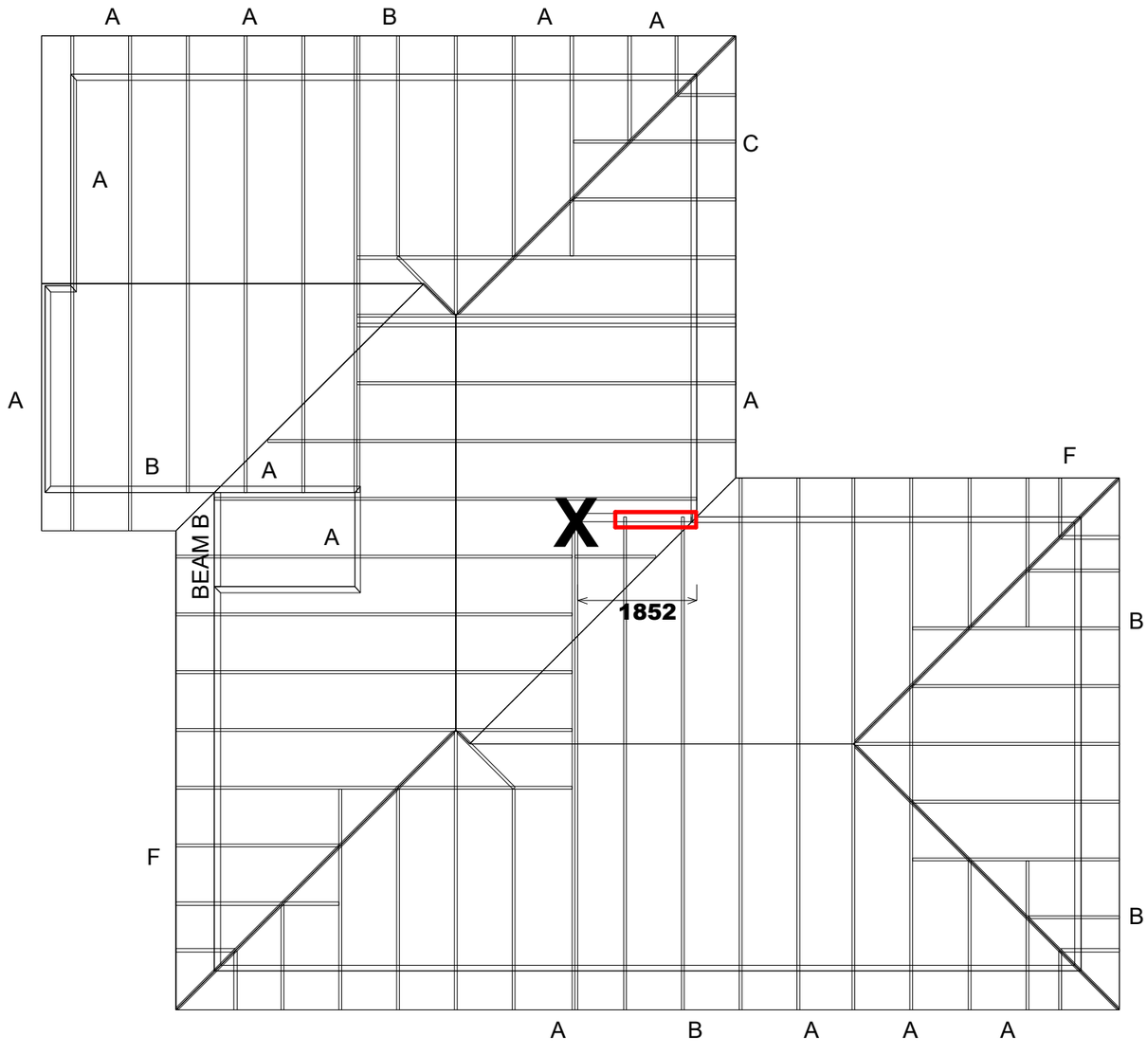
Project: de Agrella & Connolly Residence
Project Address: 21 Carmella Drive, Faringdon, Rolleston.

Drawing Title: Roof Plan
Job No: 19111
Client: Bianca & Cameron
Stage: Working Drawings
Designer: M.Goh
Drawn By: S.Ellis

Rev	Date	Description
v01	20/12/19	Consent Documentation
v02	19/02/20	Amendment to Consent

Scale @ A3: 1:10, 1:100
Print Date: 19/02/2020
Sheet No: A2.05
Rev: 02

Lintel Sizes & Slab Thickening Layout



= Load Bearing Walls Not Requiring Slab Thickening (Under 10kN)

X = Type FP1 375x375 Slab Pad

VIP Frames & Trusses
CHRISTCHURCH | AUCKLAND

65 Wickham St.
PO Box 19-765,
Christchurch

91 Adams Drive,
Pukekohe,
Auckland

0800 PRENAIL
(0800 7736245)

JOB No **72149**

Client: Kevler Homes
Job Name: New House
Address: Lot 134 Faringdon

Pitch: 28.000
Roof Material: Longrun Iron
Soffit Overhang: Various
Wind Area: High
Snow Load: 0.403

Trusses And Rafters At 900 Centres Unless Stated Otherwise

DRAWN BY Administrator

DATE 16 Dec,2019 | PAGE 1 of

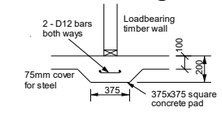
These lintels have been sized as per the GANGLAM and FLITCH BEAM selection manuals as provided by MiTek NZ Ltd.

HYSPAN lintels have been sized as per the HYSPAN selection charts.

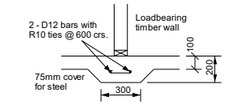
Unless otherwise stated all lintels are as per NZS3604 2011

LINTEL	SIZE	
A	2/90x45	MSG8
B	2/140x45	MSG8
C	2/190x45	MSG8
D	2/240x45	MSG8
E	2/290x45	MSG8
F	240x90	PL12

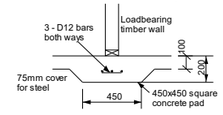
Slab Thickening Details



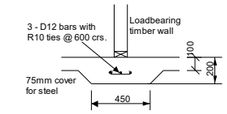
TYPE FP1 - 375x375mm Pad



TYPE FS1 - 300mm Strip footing

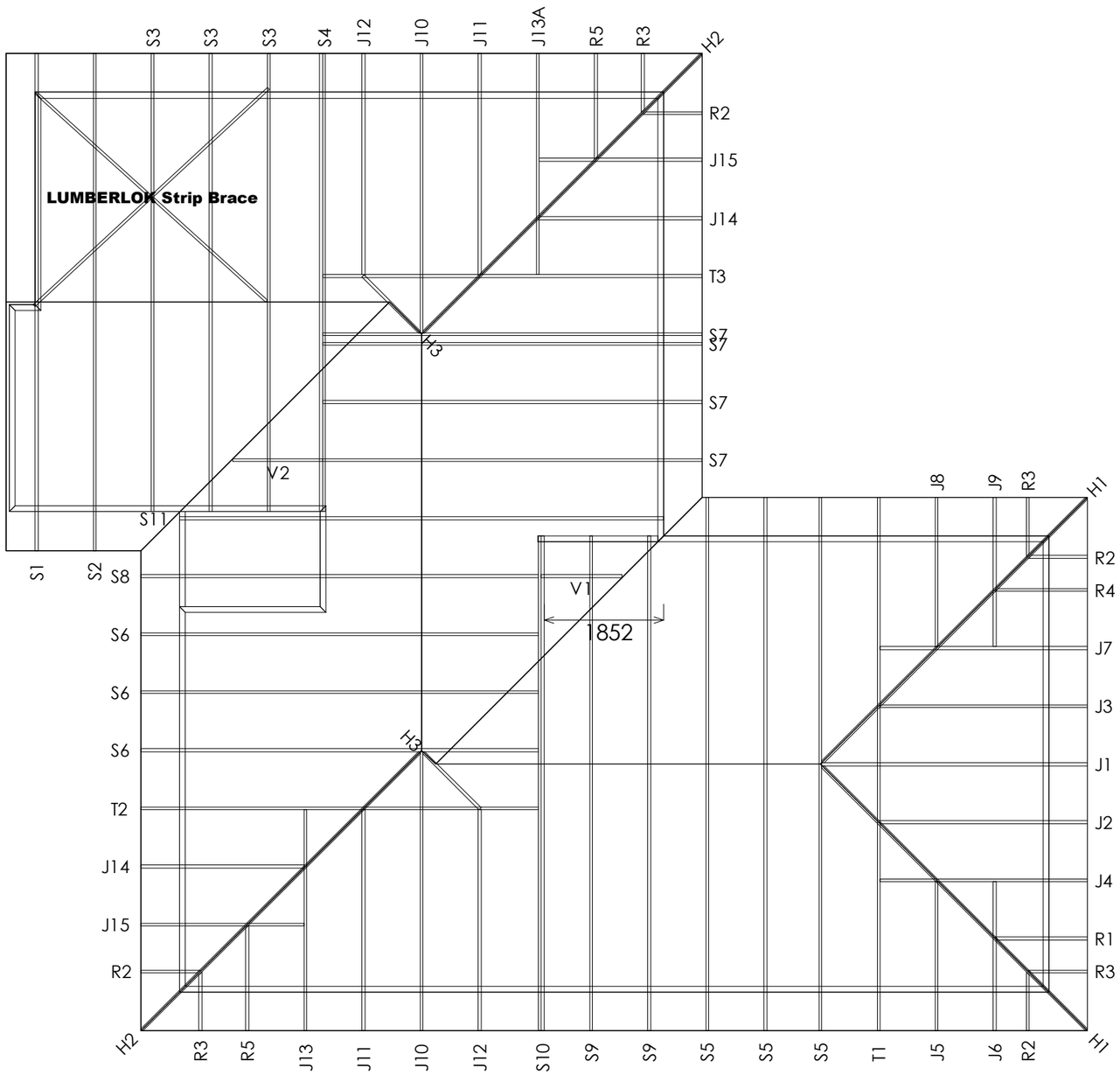


TYPE FP2 - 450x450mm Pad



TYPE FS2 - 450mm Strip footing

Roof Bracing Layout



VIP Frames & Trusses
CHRISTCHURCH | AUCKLAND

65 Wickham St.
PO Box 19-765,
Christchurch

91 Adams Drive,
Pukekohe,
Auckland

0800 PRENAIL
(0800 7736245)

JOB No **72149**

Client: Kevler Homes
Job Name: New House
Address: Lot 134 Faringdon

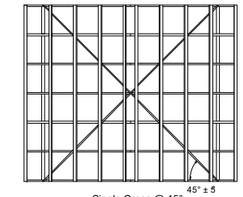
Pitch: 28.000
Roof Material: Longrun Iron
Soffit Overhang: Various
Wind Area: High
Snow Load: 0.403

Trusses And Rafters At 900 Centres
Unless Stated Otherwise

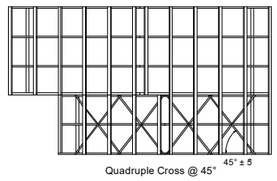
DRAWN BY Administrator

DATE 16 Dec,2019 | PAGE 1 of

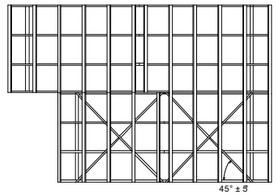
Roof Bracing Details



Single Cross @ 45°



Quadruple Cross @ 45°



Double Cross @ 45°
(as diagram above)

NOTES:

Refer to:
Lumberlok roof bracing brouchure
07/2006

10/2011

LUMBERLOK®

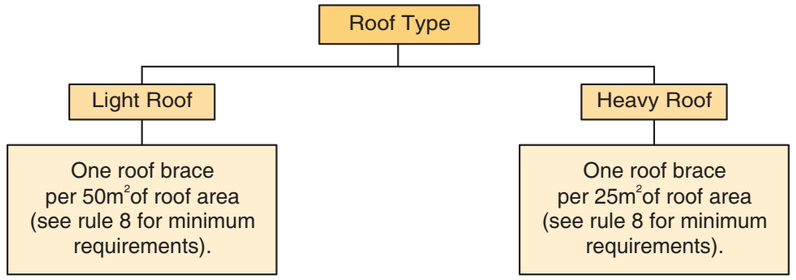
ROOF BRACING SPECIFICATION

AS PER NZS 3604:2011

★ Covers roof bracing requirements to resist horizontal loads as set out in NZS 3604:2011 Section 10.

★ A definitive guide to the description and installation of Roof Plane Braces and Roof Space Braces.

Roof Bracing Requirements



Roof Bracing - Rules & Definitions

1. The bracing described in this brochure covers both framed roofs and fully trussed roofs.
2. Roof planes less than 6m² (e.g. dormers & porches) do not require bracing.
3. Roof braces can consist of either i) Roof Plane Brace or ii) Roof Space Brace or combination of the two.
4. Roof braces are not required on roofs where sarking is installed as per NZS 3604:2011 Clause 10.4.4 or where a ceiling diaphragm is installed and is attached to the rafters.
5. Roof area is the actual plan area of the roof and includes overhangs.
6. A hip or valley rafter running continuously from ridge to top plate can be classed as one roof plane brace.
7. A pair of crossed LUMBERLOK Strip Brace (preferred for ease of installation) can be classed as one roof plane brace and shall be installed as detailed in this brochure.
8. There must be at least one roof plane brace in each roof plane. Each ridge line shall have a minimum of two roof braces.
9. Every design effort should be made to distribute the roof braces as evenly as possible over the entire roof area and run alternately in opposite directions.

MiTek®

Roof Bracing Options

LUMBERLOK®

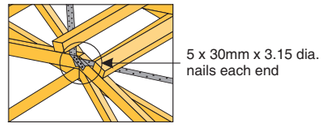
i) ROOF PLANE BRACE

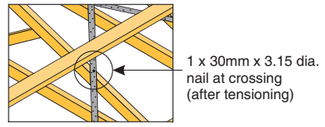
Each roof plane brace can be:

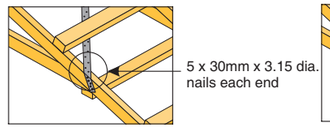
- A hip or valley rafter running continuously from ridge to the top plate in accordance with NZS 3604:2011 Clauses 10.2.1.3.2 or 10.2.1.3.3

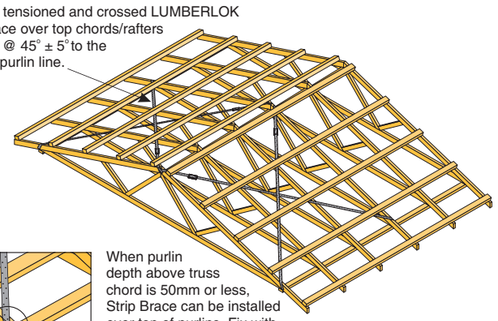
OR

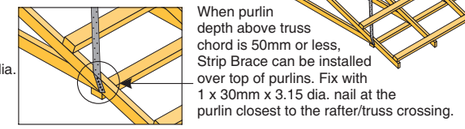
- A pair of tensioned and crossed LUMBERLOK Strip Brace running continuously from ridge to top plate installed as detailed below.





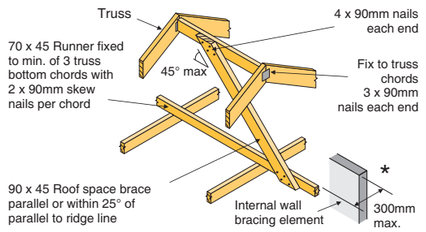




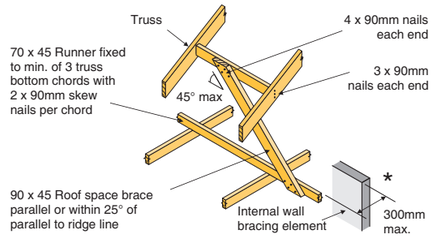


ii) ROOF SPACE BRACE

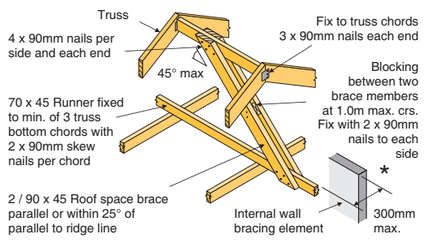
(A) Less than 2m long.



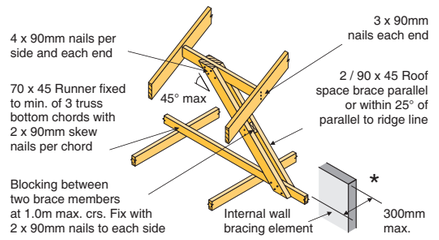
(C) Not directly under the ridge - less than 2m long.



(B) More than 2m long (Max. 4.8m).



(D) Not directly under the ridge - more than 2m long.



* Not required when a ceiling diaphragm complying with Clause 13.5 of NZS 3604:2011 is used.

MiTek New Zealand Limited

AUCKLAND
PO Box 58-014, Botany 2163
Phone: 09-274 7109
Fax: 09-274 7100

CHRISTCHURCH
PO Box 8387, Riccarton 8440
Phone: 03-348 8691
Fax: 03-348 0314

www.miteknz.co.nz

GANG-NAIL® LUMBERLOK® BOWMAC®

KEVLER HOMES
p. 03 2619211
e. admin@kevlerhomes.co.nz
w.kevlerhomes.co.nz
a. 6/1 Stark Drive, Wigram, CHCH

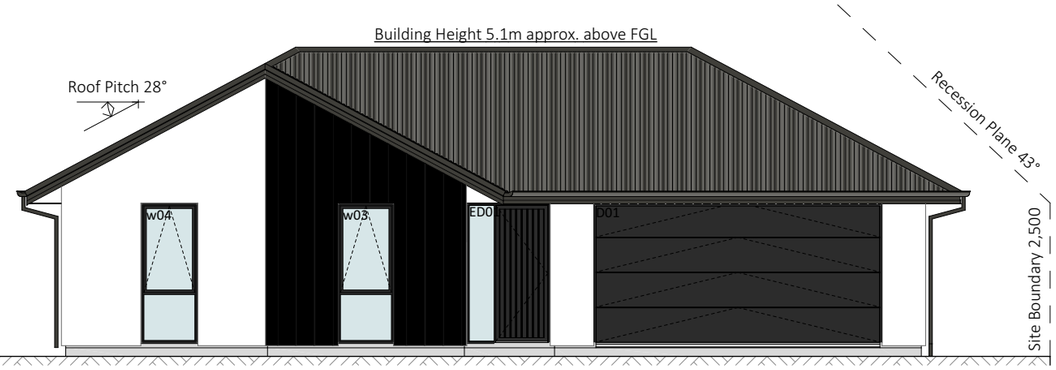
Project: de Agrella & Connolly Residence
Project Address: 21 Carmella Drive, Faringdon, Rolleston.

Drawing Title: Roof Bracing Documents
Job No: 19111
Client: Bianca & Cameron
Stage: Working Drawings
Designer: M.Goh
Drawn By: S.Ellis

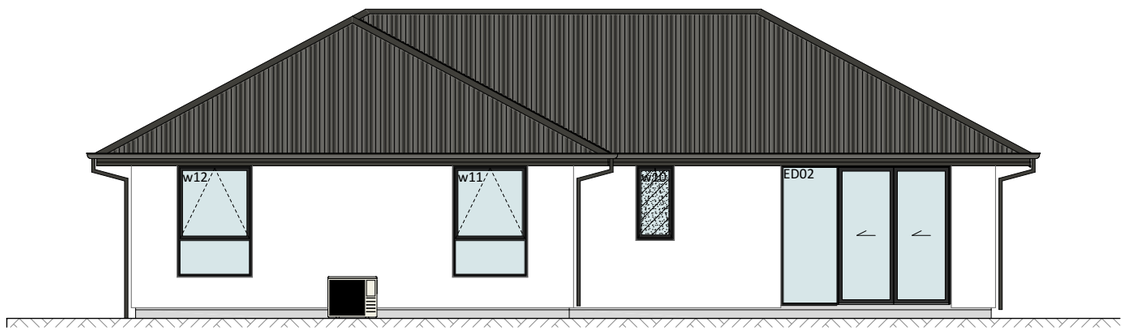
Rev	Date	Description
v01	20/12/19	Consent Documentation
v02	19/02/20	Amendment to Consent

Scale @ A3: 1:1.21
Print Date 19/02/2020
Sheet No: A2.08
Rev: 02

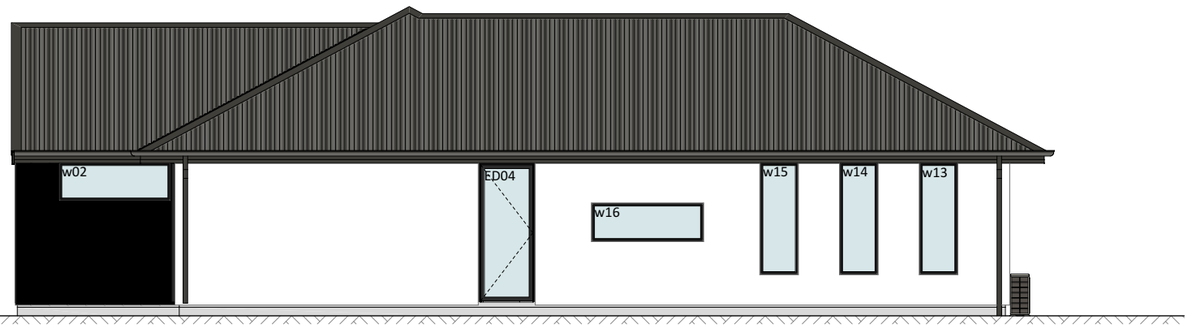
West Elevation
SCALE 1:100 @A3



South Elevation
SCALE 1:100 @A3



North Elevation
SCALE 1:100 @A3



East Elevation
SCALE 1:100 @A3

Foundations
TC1 Firth Rib Raft Foundation & Slab to be constructed as per manufacturer's specifications - Refer to supporting documents & foundation details for further information.

Roof Cladding
0.40 BMT Colorsteel Longrun Corrugate

Exterior Cladding
Rockcote 50mm Integra over 20mm cavity system installed as per manufacturer's specifications & E2/AS1 - Refer to Supporting Documents for further information.

BGC Stratum Fibre Cement Panel over 20mm cavity system installed as per manufacturer's specifications & E2/AS1 - Refer to Supporting Documents for further information.

Soffit Lining
4.5mm James Hardie Soffit Lining installed as per manufacturer's specifications - Refer to Supporting Documents for further information.

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 preformance of windows and New Zealand Building Code Clauses: F2 Hazardous Building Materials & F4: Safety from Falling.

H1/AS1 Calculation method:

H1 Energy Efficiency Calculations

Building Data:

Climate Zone	Zone 3
A_{Roof} (Total Roof Area)	159.47 m²
Total Wall Area (including glazing)	235.24 m²
30% of Total Wall Area	70.57 m²
70% of Total Wall Area	164.67 m²
A_{Wall} (Total Wall Area - Total Glazing Area)	198.58 m²
$A_{Glazing}$ (Total Glazing Area)	36.66 m²
Glazing Ratio	15.58 %
A_{Floor} (Total Floor Area)	155.77 m²

Reference Building Heat Loss:

$$HL_{REF} = \frac{A_{Roof}}{3.3} + \frac{A_{70\% \text{ Total Wall Area}}}{2.0} + \frac{A_{30\% \text{ Total Wall Area}}}{0.26} + \frac{A_{Floor}}{1.3}$$

$$= \frac{159.47}{3.3} + \frac{164.67}{2.0} + \frac{70.57}{0.26} + \frac{155.77}{1.3}$$

= 48.32 + 82.33 + 271.43 + 119.82

= 486.6 W/°C

Proposed Building Heat Loss:

Building Element		R (m² °C/W)	A (m²)	HL
Roof	Longrun Roofing over R3.6 batts insulation	3.10	159.5	51.4
Wall	Rockcote 50mm Integra with 2.6 Batts Insulation	2.20	118.5	53.9
	10mm Plasterboard both sides with R2.6 Battls Insulation	1.80	70.1	38.9
	BGC Stratum	2.20	10.0	4.5
Glazing	Double-glazed Aluminium Joinery	0.26	36.7	141.0
Floor	85mm Firth TC1 Rib Raft Foundation System	1.30	155.8	119.8

Total Heat Loss = 409.6 W/°C

BUILDING ENVELOPE RISK MATRIX

South Elevation

Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		5

Door & Window Schedule
SCALE 1:100 @A3

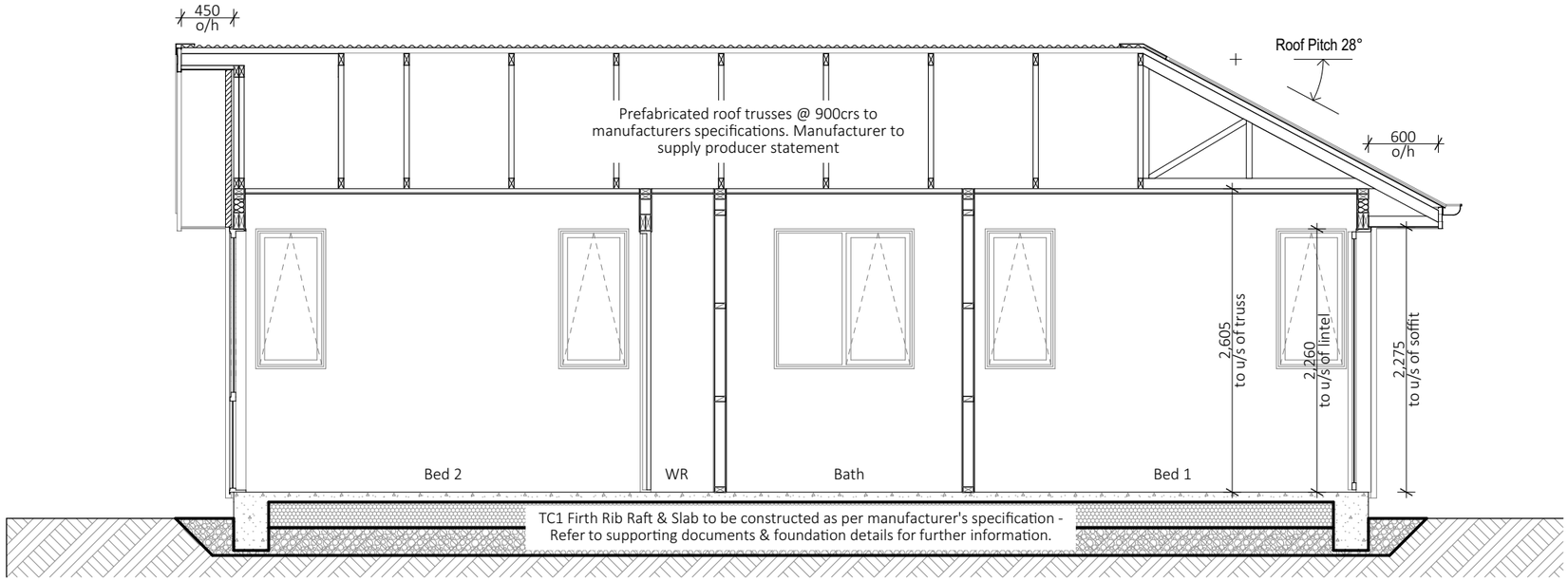
KEVLER HOMES
p. 03 2619211
e. admin@kevlerhomes.co.nz
w.kevlerhomes.co.nz
a. 6/1 Stark Drive, Wigram, CHCH

Project: de Agrella & Connolly Residence
Project Address: 21 Carmella Drive, Faringdon, Rolleston.

Drawing Title: Elevations
Job No: 19111
Client: Bianca & Cameron
Stage: Working Drawings
Designer: M.Goh
Drawn By: S.Ellis

Rev	Date	Description
v01	20/12/19	Consent Documentation
v02	19/02/20	Amendment to Consent

Scale @ A3: 1:100
Print Date: 19/02/2020
Sheet No: A3.01
Rev: 02



Section A

SCALE 1:50 @A3

Foundations
TC1 Firth Rib Raft Foundation & Slab to be constructed as per manufacturer's specifications - Refer to supporting documents & foundation details for further information.

Timber framing
H1.2 treated LVL 90x45mm timber framing
- Studs @ 600mm crs. max
- Dwangs @ 800mm crs. max.
H1.2 treated SG8 140x45mm timber framing
- Studs @ 600mm crs. max.
- Dwangs @ 800mm crs. max.
Refer to framing plan for wall locations.

Roof Cladding
0.40 BMT Colorsteel Longrun Corrugate

Purlins & Roofing Underlay
H1.2 70x45mm purlins @ 600mm crs. top and bottom & 900mm crs max. to body. Fix to trusses with 1/10g x 80mm self-drilling screw.
Self Supporting roofing underlay to be used under roof cladding - Refer to Supporting Documents & Specifications for further information

Exterior Cladding
Rockcote 50mm Integra over 20mm cavity system installed as per manufacturer's specifications & E2/AS1 - Refer to Supporting Documents for further information.

BGC Stratum Fibre Cement Panel over 20mm cavity system installed as per manufacturer's specifications & E2/AS1 - Refer to Supporting Documents for further information.

Interior Linings
10mm GIB plasterboard installed over timber framing as per manufacturer's specifications. GIB Aqualine to be used in wet areas. Ensure dwangs are installed @ 600mm crs. max.

Ceiling Linings
13mm GIB plasterboard ceiling lining installed as per manufacturer's specifications - Refer to Supporting Documents for further information

Ceiling Battens
35mm metal ceiling battens @ 600mm crs. max.
H1.2 treated SG8 70x35mm timber ceiling battens @ 600mm crs. max.

Insulation
R3.6 Ceiling Batts Insulation installed as per manufacturer specifications.
R2.6 Wall Batts Insulation installed as per manufacturer specifications.

Soffit Lining
4.5mm James Hardie Soffit Lining installed as per manufacturer's specifications - Refer to Supporting Documents for further information.

Truss Construction
Prefabricated roof trusses @ 900mm crs. max. to manufacturers specifications. Manufacturer to supply producer statement.

Wall Underlay
Selected wall underlay to all exterior framing installed as per manufacturer's specifications

Window Joinery
Selected colour powder-coated aluminium joinery with all glazing to comply with NZS 4223. Double glazing to all except service areas and garage.

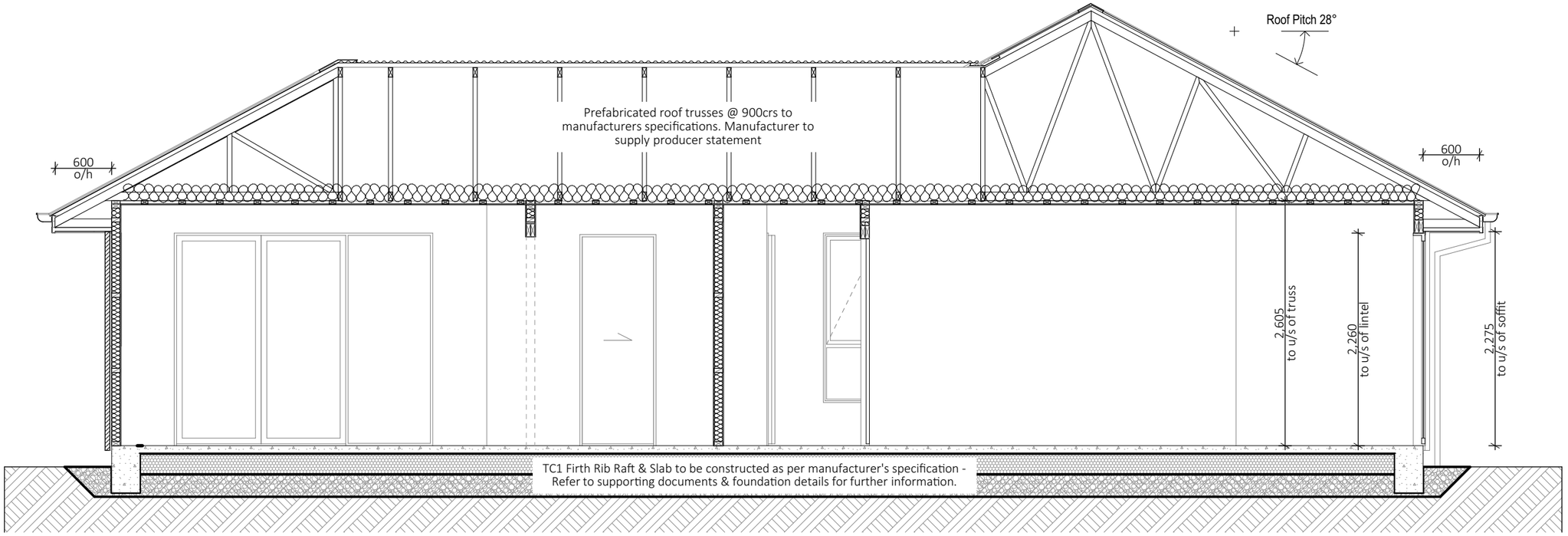
KEVLER HOMES
p. 03 2619211
e. admin@kevlerhomes.co.nz
w.kevlerhomes.co.nz
a. 6/1 Stark Drive, Wigram, CHCH

Project:
de Agrella & Connolly Residence
Project Address:
21 Carmella Drive, Faringdon, Rolleston.

Drawing Title:
Cross Section
Job No: 19111
Client: Bianca & Cameron
Stage: Working Drawings
Designer: M.Goh
Drawn By: S.Ellis

Rev	Date	Description
v01	20/12/19	Consent Documentation
v02	19/02/20	Amendment to Consent

Scale @ A3: 1:50
Print Date 19/02/2020
Sheet No: A4.01
Rev: 02



Section B

SCALE 1:50 @A3

Foundations
TC1 Firth Rib Raft Foundation & Slab to be constructed as per manufacturer's specifications - Refer to supporting documents & foundation details for further information.

Timber framing
H1.2 treated LVL 90x45mm timber framing
- Studs @ 600mm crs. max
- Dwangs @ 800mm crs. max.
H1.2 treated SG8 140x45mm timber framing
- Studs @ 600mm crs. max.
- Dwangs @ 800mm crs. max.
Refer to framing plan for wall locations.

Roof Cladding
0.40 BMT Colorsteel Longrun Corrugate

Purlins & Roofing Underlay
H1.2 70x45mm purlins @ 600mm crs. top and bottom & 900mm crs max. to body. Fix to trusses with 1/10g x 80mm self-drilling screw.
Self Supporting roofing underlay to be used under roof cladding - Refer to Supporting Documents & Specifications for further information

Exterior Cladding
Rockcote 50mm Integra over 20mm cavity system installed as per manufacturer's specifications & E2/AS1 - Refer to Supporting Documents for further information.

BGC Stratum Fibre Cement Panel over 20mm cavity system installed as per manufacturer's specifications & E2/AS1 - Refer to Supporting Documents for further information.

Interior Linings
10mm GIB plasterboard installed over timber framing as per manufacturer's specifications. GIB Aqualine to be used in wet areas. Ensure dwangs are installed @ 600mm crs. max.

Ceiling Linings
13mm GIB plasterboard ceiling lining installed as per manufacturer's specifications - Refer to Supporting Documents for further information

Ceiling Battens
35mm metal ceiling battens @ 600mm crs. max.
H1.2 treated SG8 70x35mm timber ceiling battens @ 600mm crs. max.

Insulation
R3.6 Ceiling Batts Insulation installed as per manufacturer specifications.
R2.6 Wall Batts Insulation installed as per manufacturer specifications.

Soffit Lining
4.5mm James Hardie Soffit Lining installed as per manufacturer's specifications - Refer to Supporting Documents for further information.

Truss Construction
Prefabricated roof trusses @ 900mm crs. max. to manufacturers specifications. Manufacturer to supply producer statement.

Wall Underlay
Selected wall underlay to all exterior framing installed as per manufacturer's specifications

Window Joinery
Selected colour powder-coated aluminium joinery with all glazing to comply with NZS 4223. Double glazing to all except service areas and garage.

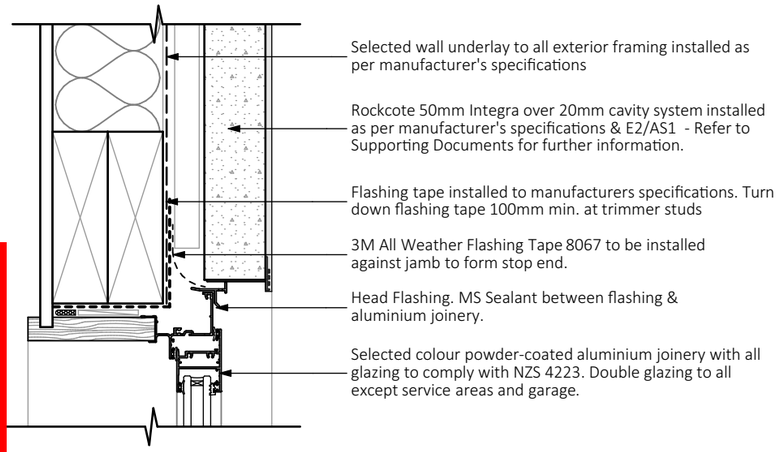
KEVLER HOMES
p. 03 2619211
e. admin@kevlerhomes.co.nz
w.kevlerhomes.co.nz
a. 6/1 Stark Drive, Wigram, CHCH

Project:
de Agrella & Connolly Residence
Project Address:
21 Carmella Drive, Faringdon, Rolleston.

Drawing Title:
Longitudinal Section
Job No: 19111
Client: Bianca & Cameron
Stage: Working Drawings
Designer: M.Goh
Drawn By: S.Ellis

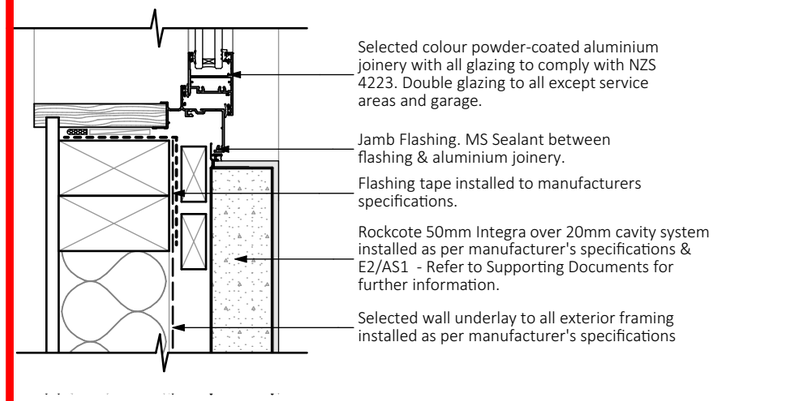
Rev	Date	Description
v01	20/12/19	Consent Documentation
v02	19/02/20	Amendment to Consent

Scale @ A3: 1:50
Print Date: 19/02/2020
Sheet No: A4.02
Rev: 02



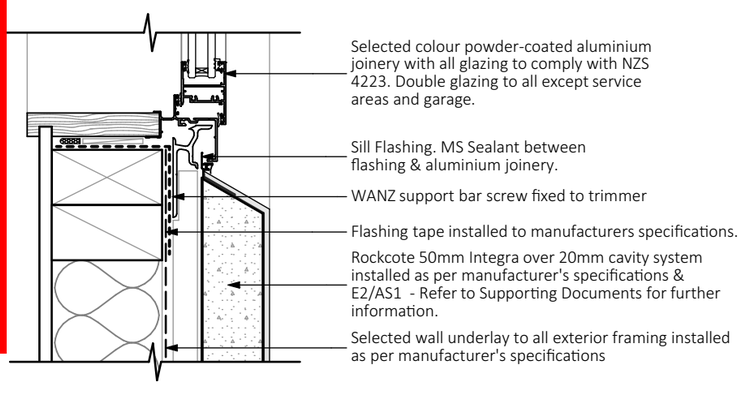
AAC Panel - Window Head

SCALE 1:5 @A3



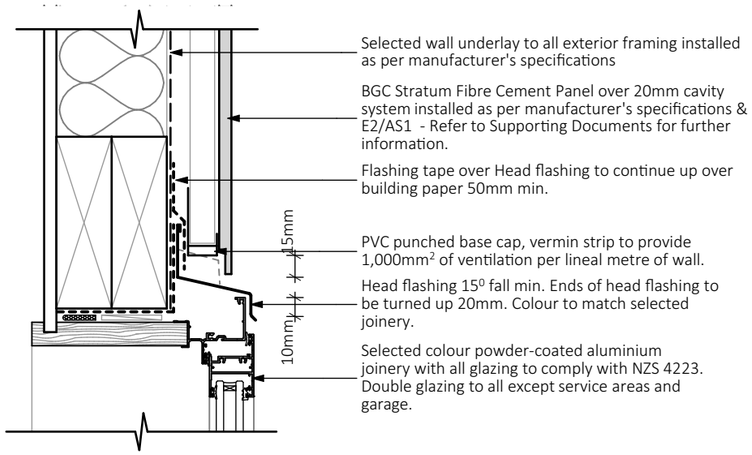
AAC Panel - Window Jamb

SCALE 1:5 @A3



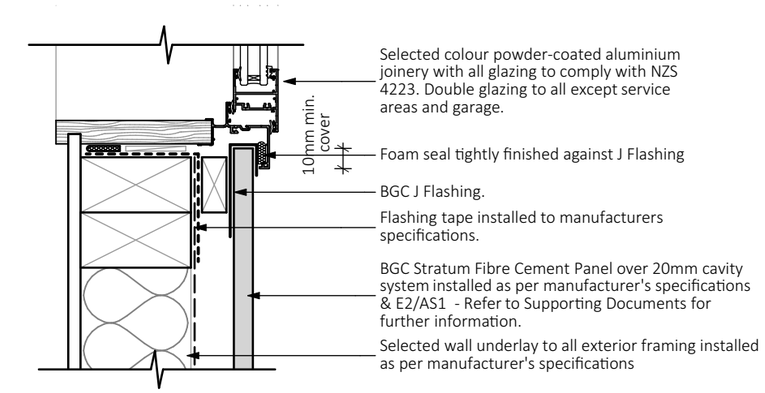
AAC Panel - Window Sill

SCALE 1:5 @A3



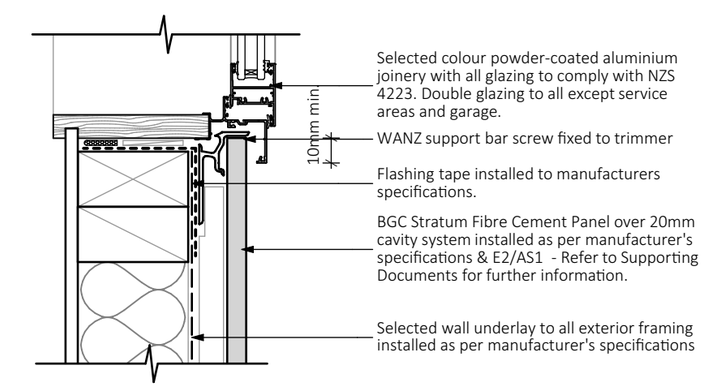
BGC Panel - Window Head

SCALE 1:5 @A3



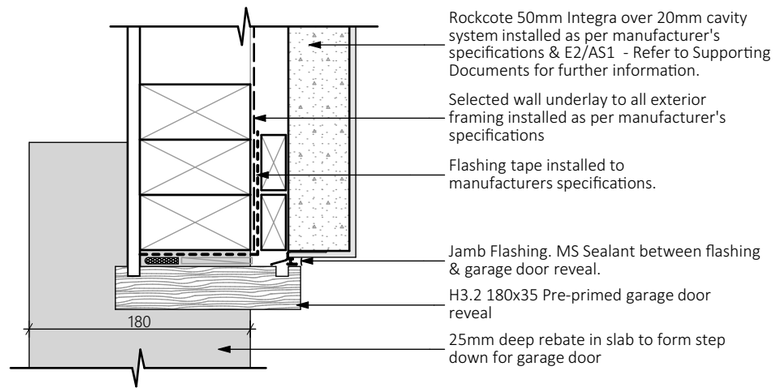
BGC Panel - Window Jamb

SCALE 1:5 @A3



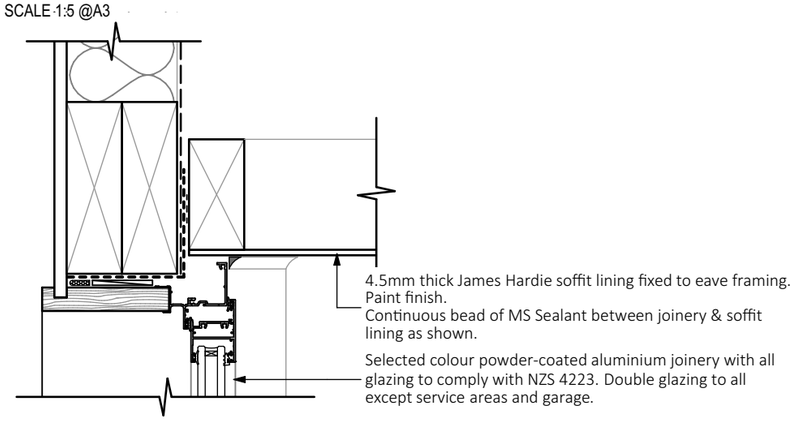
BGC Panel - Window Sill

SCALE 1:5 @A3



AAC Panel - Garage Door Jamb

SCALE 1:5 @A3



Joinery To soffit

SCALE 1:5 @A3

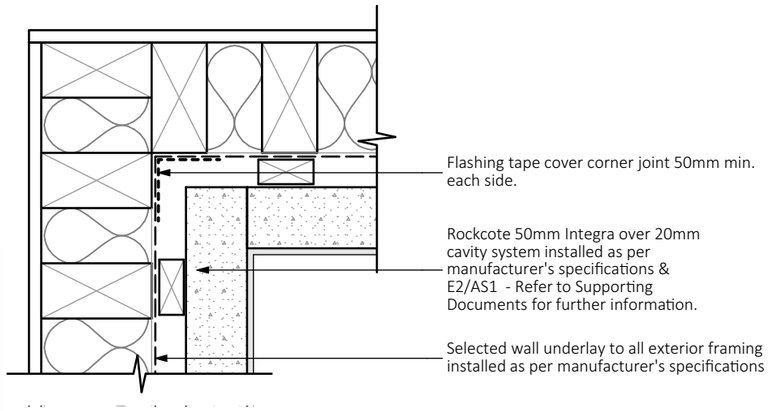
KEVLER HOMES
p. 03 2619211
e. admin@kevlerhomes.co.nz
w.kevlerhomes.co.nz
a. 6/1 Stark Drive, Wigram, CHCH

Project: de Agrella & Connolly Residence
Project Address: 21 Carmella Drive, Faringdon, Rolleston.

Drawing Title: Details
Job No: 19111
Client: Bianca & Cameron
Stage: Working Drawings
Designer: M.Goh
Drawn By: S.Ellis

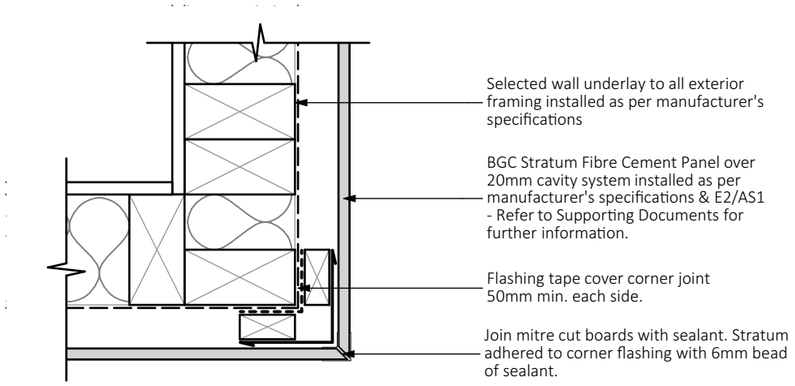
Rev	Date	Description
v01	20/12/19	Consent Documentation
v02	19/02/20	Amendment to Consent

Scale @ A3: 1:5
Print Date: 19/02/2020
Sheet No: A5.01
Rev: 02



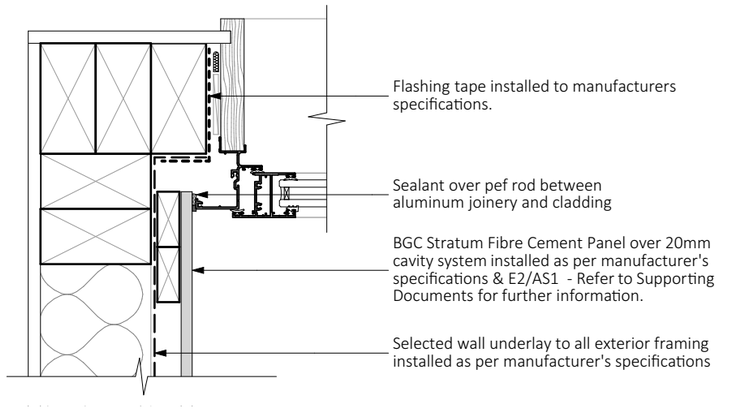
AAC Panel - Internal Corner

SCALE 1:5 @A3



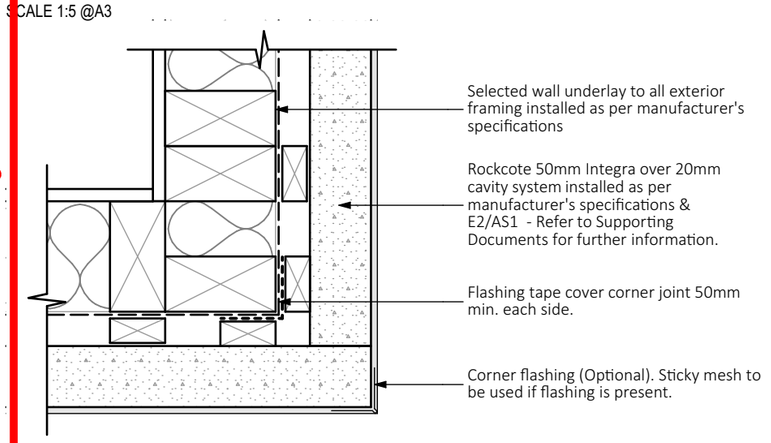
BGC Panel - External Corner

SCALE 1:5 @A3



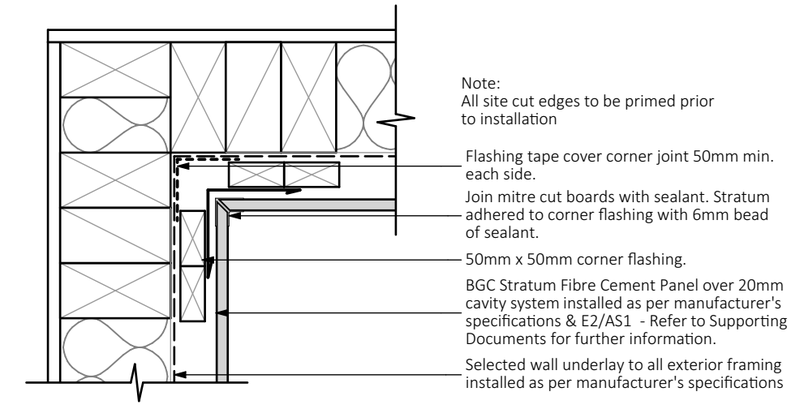
BGC Panel - Joinery Junction

SCALE 1:5 @A3



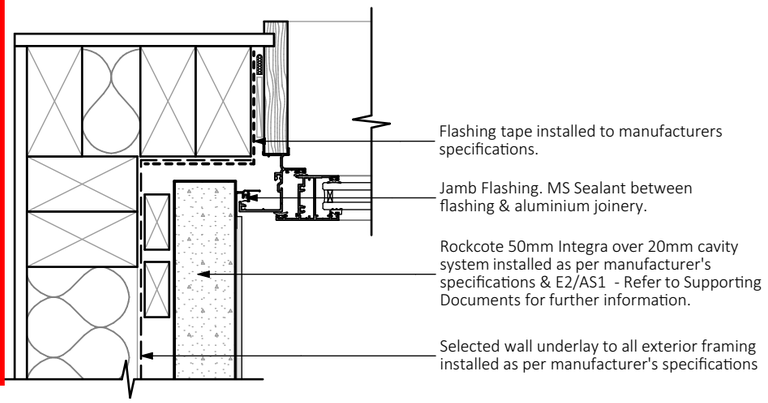
AAC Panel - External Corner

SCALE 1:5 @A3



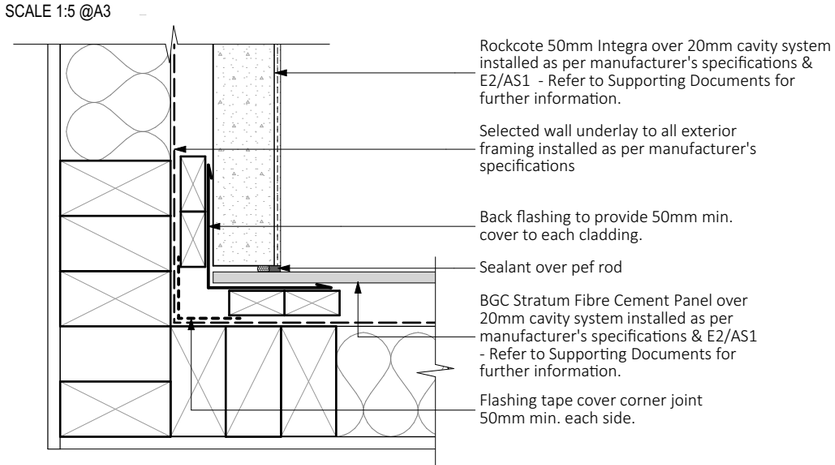
BGC Panel - Internal Corner

SCALE 1:5 @A3



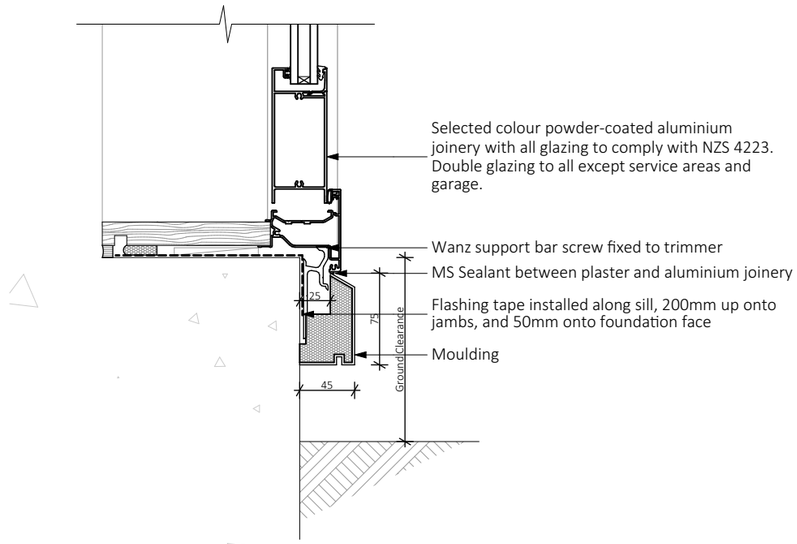
AAC Panel - Joinery Junction

SCALE 1:5 @A3



ACC Panel- Internal Corner Cladding Junction

SCALE 1:5 @A3



ACC Panel- Door Sill

SCALE 1:5 @A3

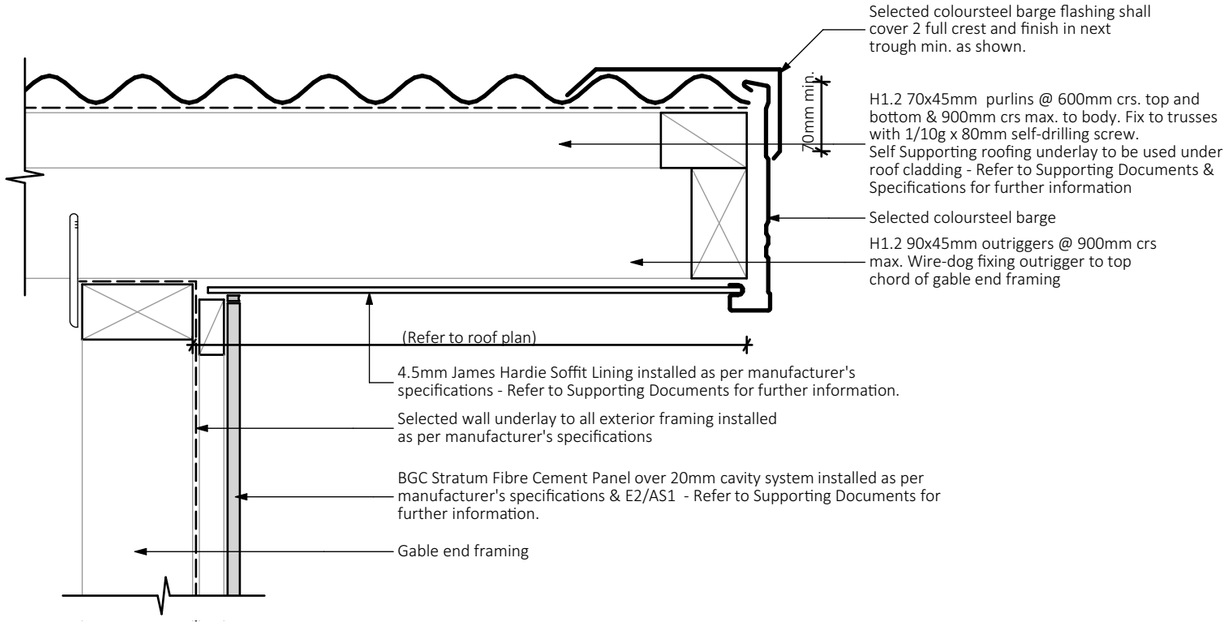
KEVLER HOMES
p. 03 2619211
e. admin@kevlerhomes.co.nz
w.kevlerhomes.co.nz
a. 6/1 Stark Drive, Wigram, CHCH

Project:
de Agrella & Connolly Residence
Project Address:
21 Carmella Drive, Faringdon, Rolleston.

Drawing Title:
Details
Job No: 19111
Client: Bianca & Cameron
Stage: Working Drawings
Designer: M.Goh
Drawn By: S.Ellis

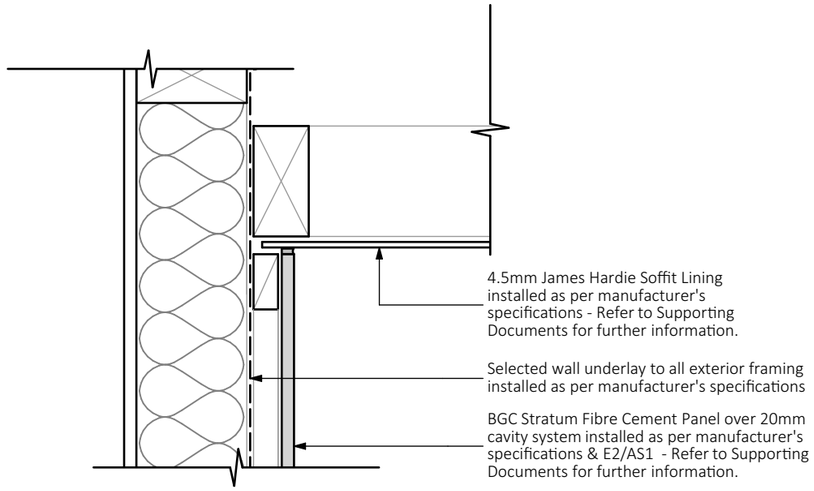
Rev	Date	Description
v01	20/12/19	Consent Documentation
v02	19/02/20	Amendment to Consent

Scale @ A3: 1:5
Print Date 19/02/2020
Sheet No: A5.02
Rev: 02



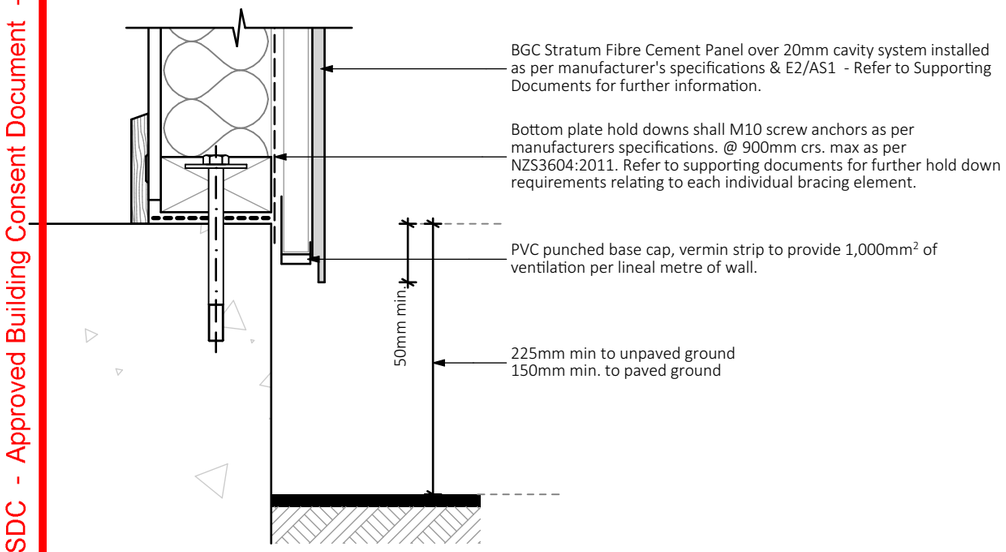
BGC Panel - Barge

SCALE 1:5 @A3



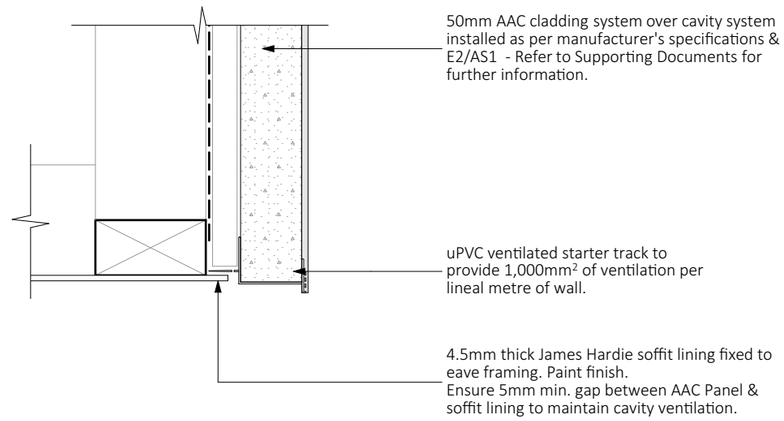
BGC Panel - Typical Soffit

SCALE 1:5 @A3



BGC Panel - Base

SCALE 1:5 @A3



ACC Panel- Drop Edge Detail

SCALE 1:5 @A3

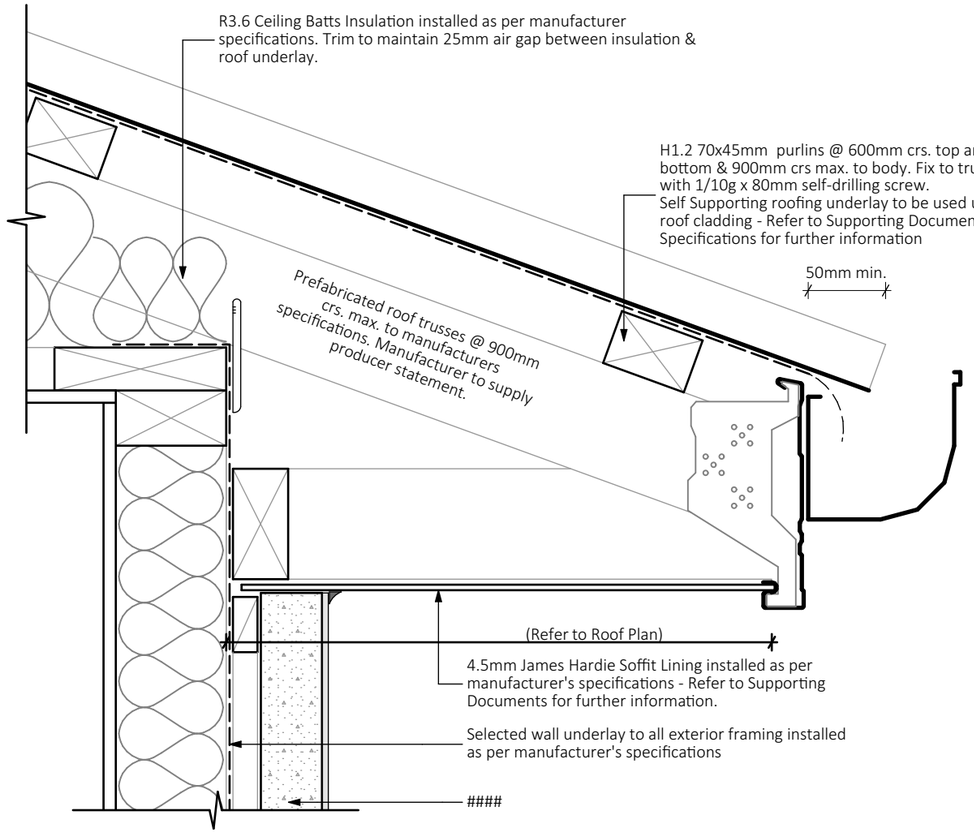
KEVLER HOMES
p. 03 2619211
e. admin@kevlerhomes.co.nz
w.kevlerhomes.co.nz
a. 6/1 Stark Drive, Wigram, CHCH

Project: de Agrella & Connolly Residence
Project Address: 21 Carmella Drive, Faringdon, Rolleston.

Drawing Title: Details
Job No: 19111
Client: Bianca & Cameron
Stage: Working Drawings
Designer: M.Goh
Drawn By: S.Ellis

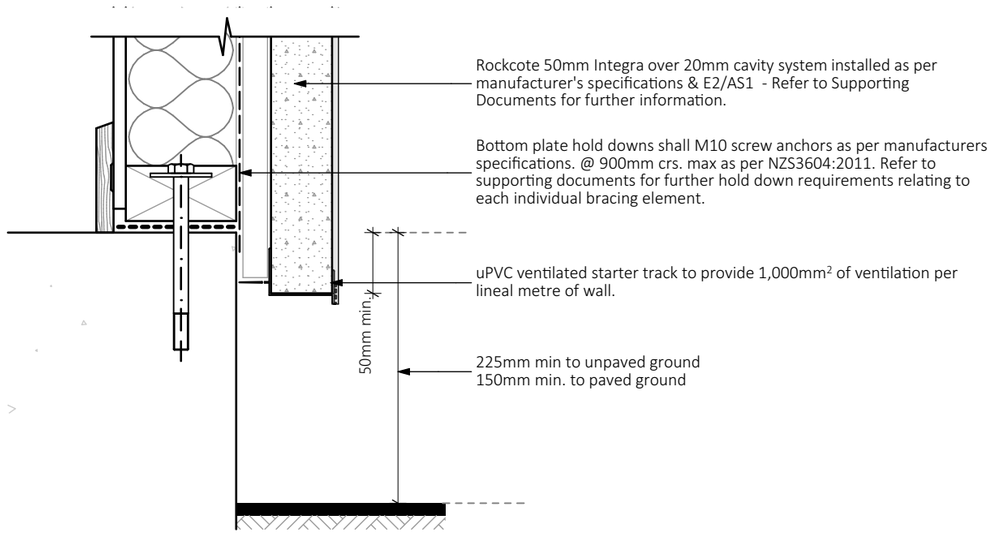
Rev	Date	Description
v01	20/12/19	Consent Documentation
v02	19/02/20	Amendment to Consent

Scale @ A3: 1:5
Print Date: 19/02/2020
Sheet No: A5.03
Rev: 02



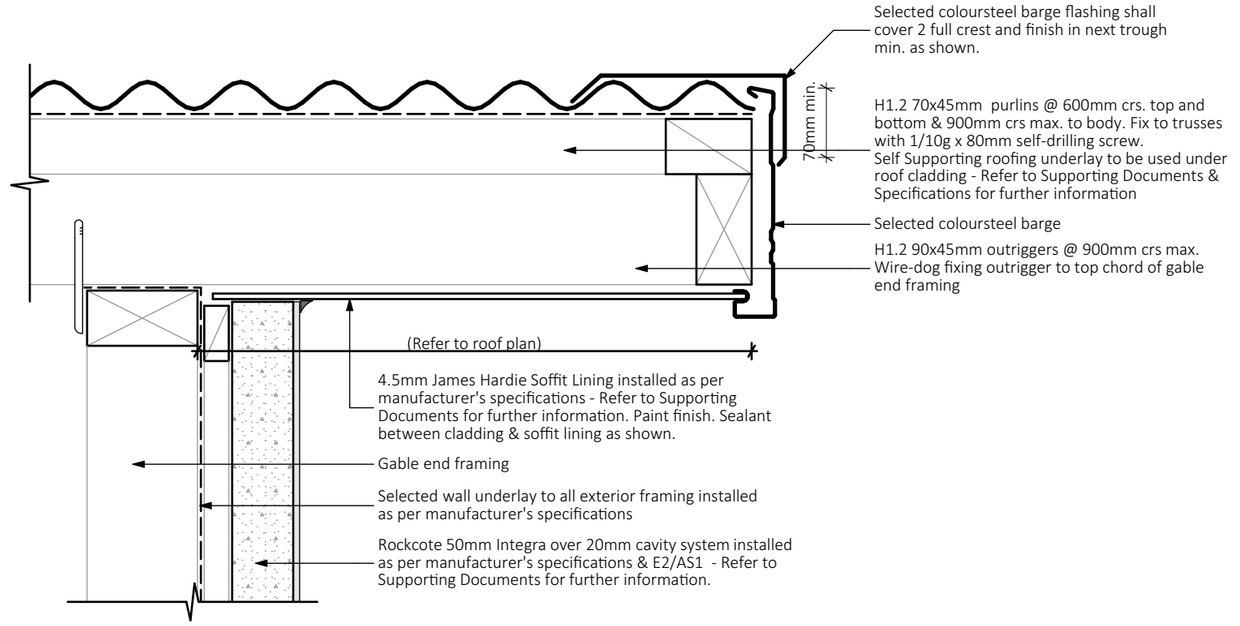
AAC Panel - Typical Soffit

SCALE 1:5 @A3



AAC Panel - Base

SCALE 1:5 @A3



ACC Panel - Barge

SCALE 1:5 @A3

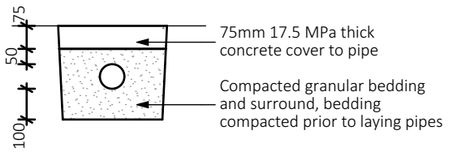
KEVLER HOMES
p. 03 2619211
e. admin@kevlerhomes.co.nz
w.kevlerhomes.co.nz
a. 6/1 Stark Drive, Wigram, CHCH

Project: de Agrella & Connolly Residence
Project Address: 21 Carmella Drive, Faringdon, Rolleston.

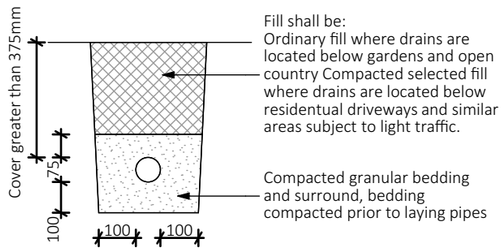
Drawing Title: Details
Job No: 19111
Client: Bianca & Cameron
Stage: Working Drawings
Designer: M.Goh
Drawn By: S.Ellis

Rev	Date	Description
v01	20/12/19	Consent Documentation
v02	19/02/20	Amendment to Consent

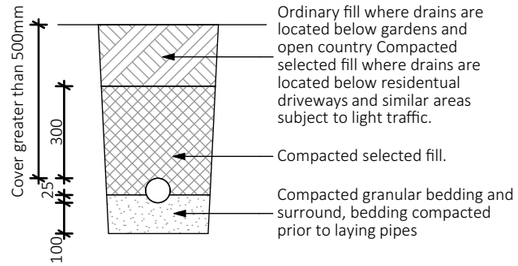
Scale @ A3: 1:5
Print Date: 19/02/2020
Sheet No: A5.04
Rev: 02



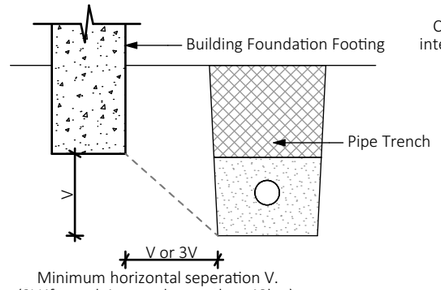
Bedding & Back Filling 125mm - 375mm cover



Bedding & Back Filling 375mm - 500mm cover

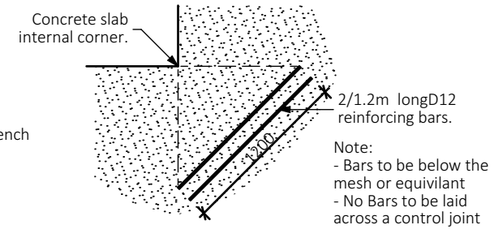


Bedding & Back Filling 500mm or more cover



Minimum horizontal seperation V.
(3V if trench is open longer than 48hrs).

Relationship of pipe trench to building foundation

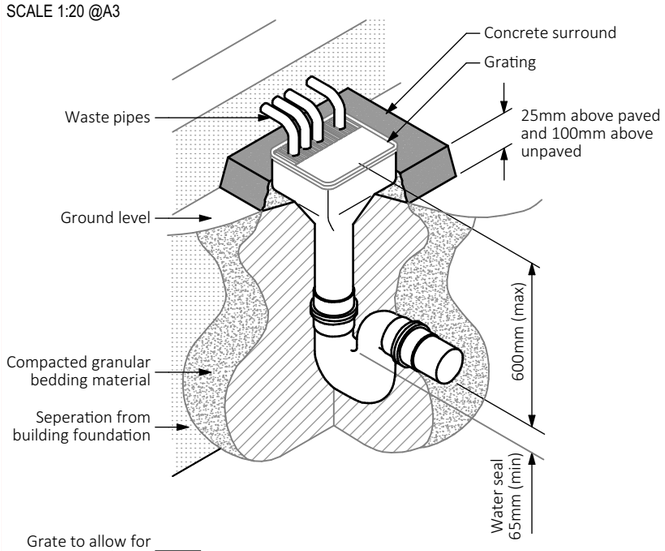


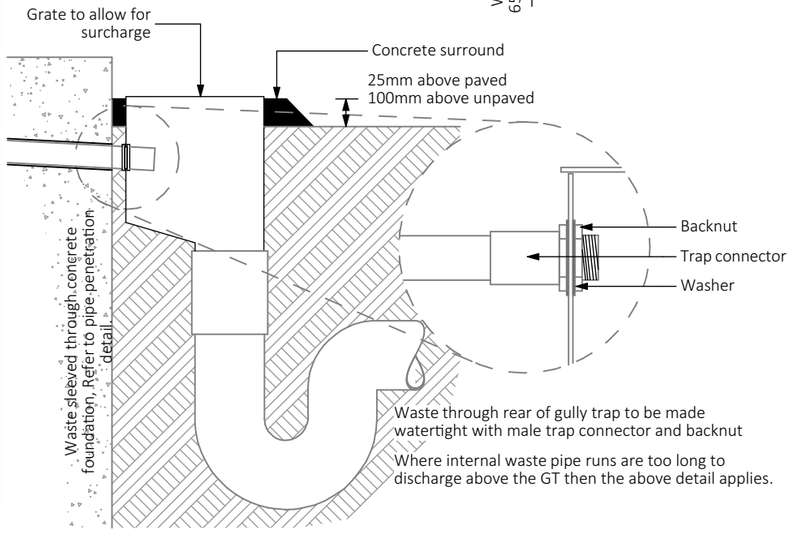
Note: only required where a shrinkage control (saw cut or proprietary crack former) doesn't meet an internal corner

Supplymentry reinforcing to floor slab internal corners

Bedding & Back Filling

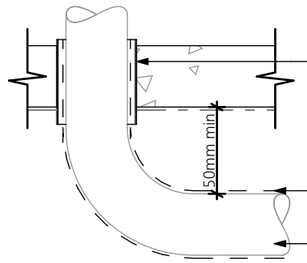
SCALE 1:20 @A3





Gully Trap

SCALE 1:50 @A3



Drain pipe through foundation wall to be sleeved in uPVC pipe with hessian or similar packing to fill void between.

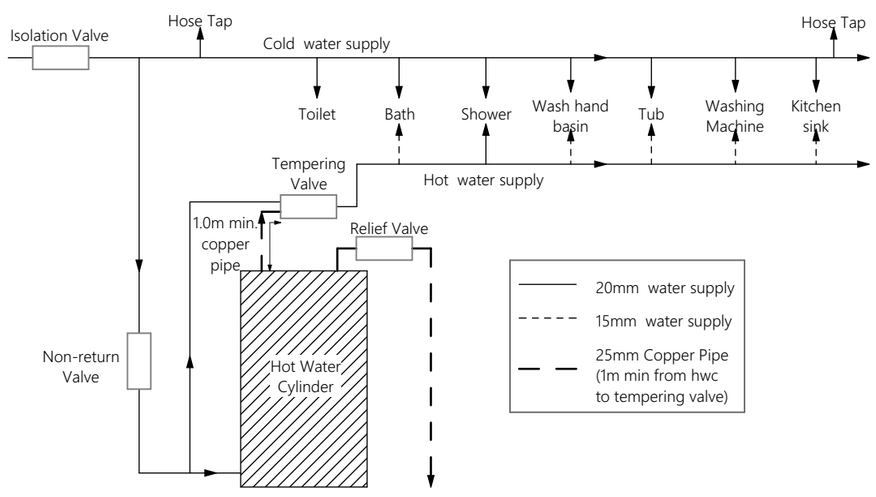
Pipes under floor slabs to be wrapped with hessian cloth or similar to protect against damage from movement.

Refer to drainage plans for pipe sizes and gradients.

All drains inder floor slab to be:
-50mm min clearance from underside of floor slab.
-laid straight with even gradient along length of drain.

Slab Penetration

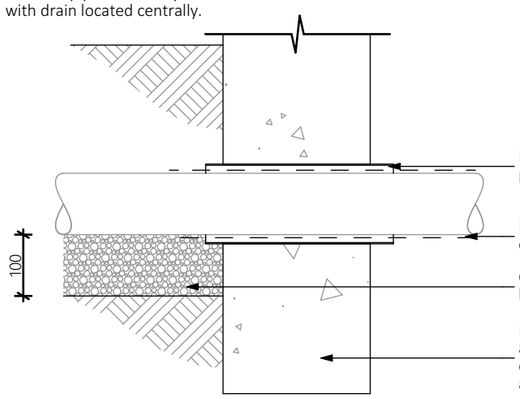
SCALE 1:10 @A3

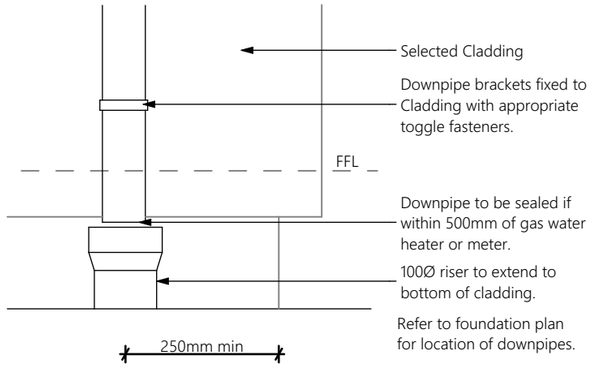


Hotwater Schematic Diagrams

SCALE 1:50 @A3

Width of trench to be pipe diameter plus 200mm with drain located centrally.





Downpipe Corner Offset

SCALE 1:10 @A3

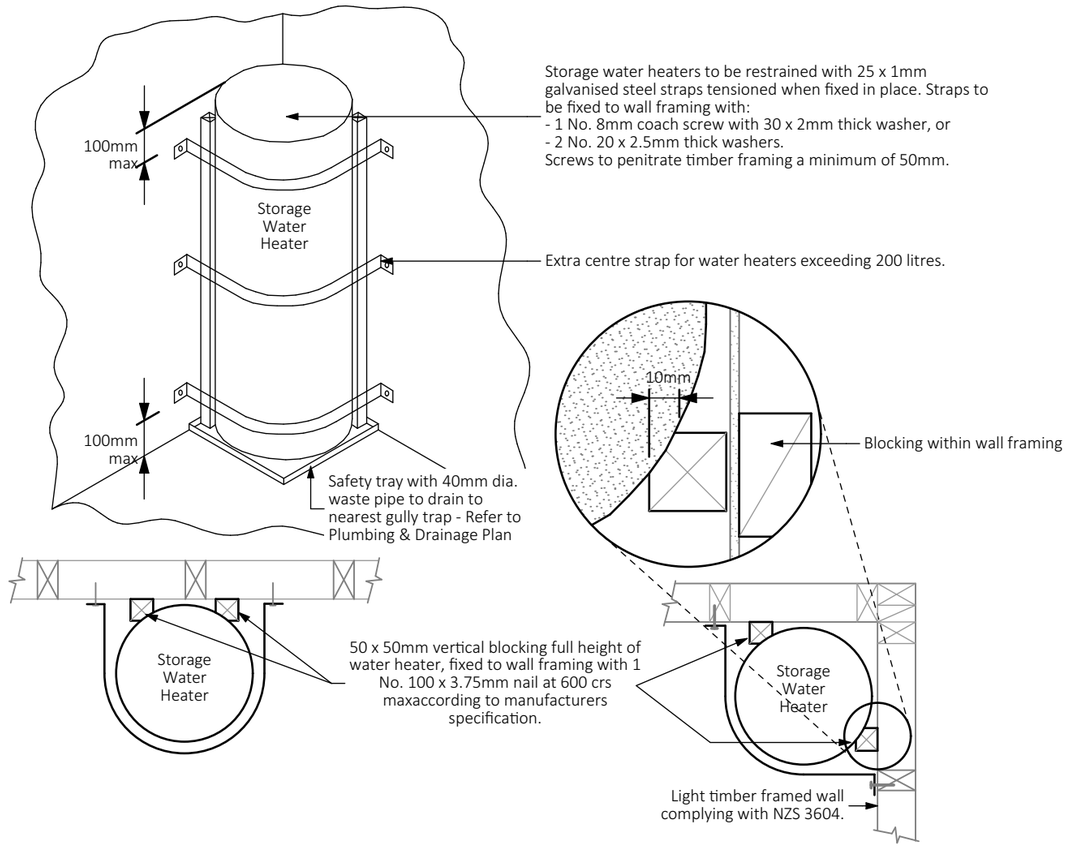
KEVLER HOMES
p. 03 2619211
e. admin@kevlerhomes.co.nz
w.kevlerhomes.co.nz
a. 6/1 Stark Drive, Wigram, CHCH

Project: de Agrella & Connolly Residence
Project Address: 21 Carmella Drive, Faringdon, Rolleston.

Drawing Title: Details (Plumbing & Drainage)
Job No: 19111
Client: Bianca & Cameron
Stage: Working Drawings
Designer: M.Goh
Drawn By: S.Ellis

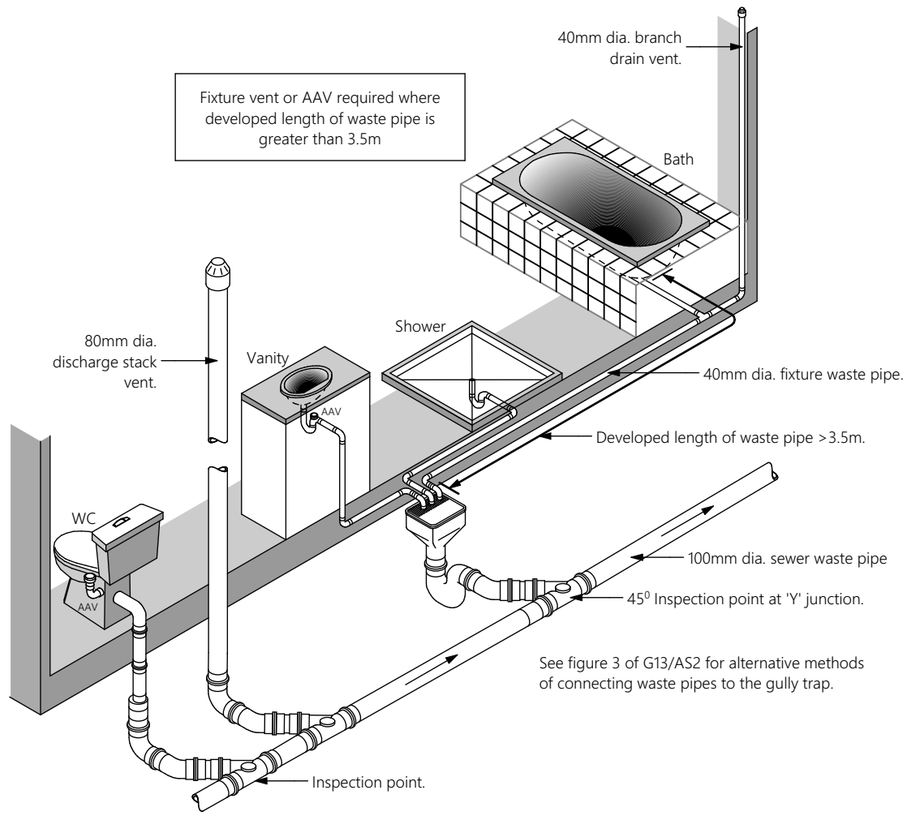
Rev	Date	Description
v01	20/12/19	Consent Documentation
v02	19/02/20	Amendment to Consent

Scale @ A3: 1:20, 1:10, 1:50
Print Date: 19/02/2020
Sheet No: A5.05
Rev: 02



HWC Restraint Diagram

SCALE 1:50 @A3



Typical Plumbing Schematic

SCALE 1:50 @A3

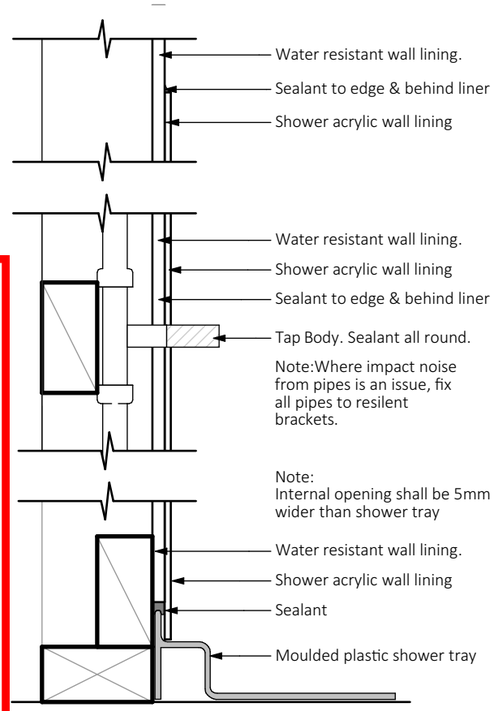
KEVLER HOMES
p. 03 2619211
e. admin@kevlerhomes.co.nz
w.kevlerhomes.co.nz
a. 6/1 Stark Drive, Wigram, CHCH

Project: de Agrella & Connolly Residence
Project Address: 21 Carmella Drive, Faringdon, Rolleston.

Drawing Title: Details (Plumbing & Drainage)
Job No: 19111
Client: Bianca & Cameron
Stage: Working Drawings
Designer: M.Goh
Drawn By: S.Ellis

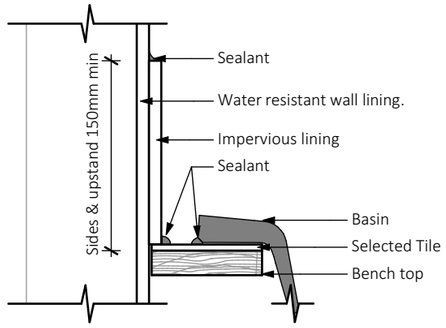
Rev	Date	Description
v01	20/12/19	Consent Documentation
v02	19/02/20	Amendment to Consent

Scale @ A3: 1:20, 1:50
Print Date: 19/02/2020
Sheet No: A5.06
Rev: 02



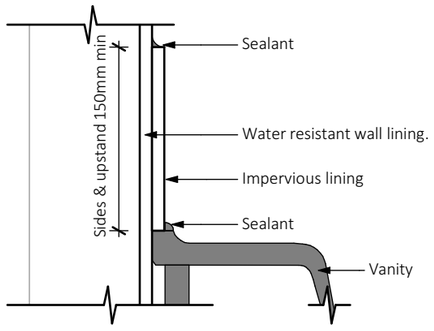
Acrylic Shower

SCALE 1:5 @A3



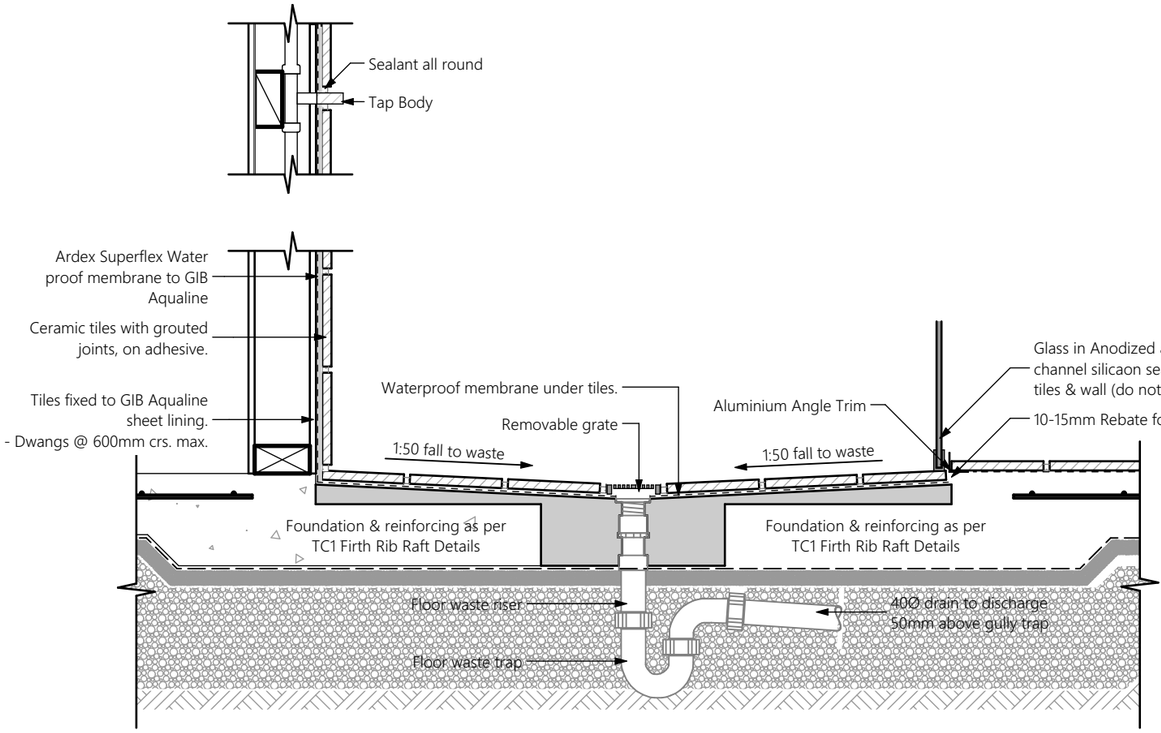
Basin Bench to Wall Junction

SCALE 1:5 @A3



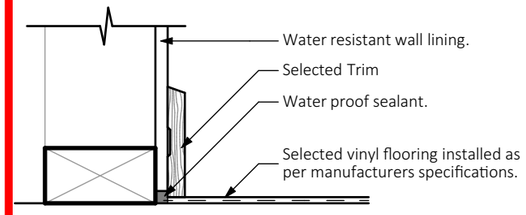
Vanity to Wall Junction

SCALE 1:5 @A3



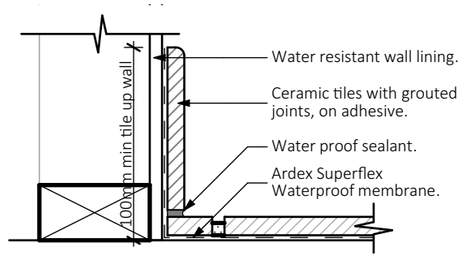
Tiled Shower - Floor Waste

SCALE 1:10 @A3



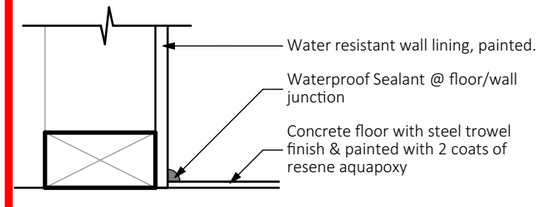
Vinyl Floor to Wall Junction

SCALE 1:5 @A3



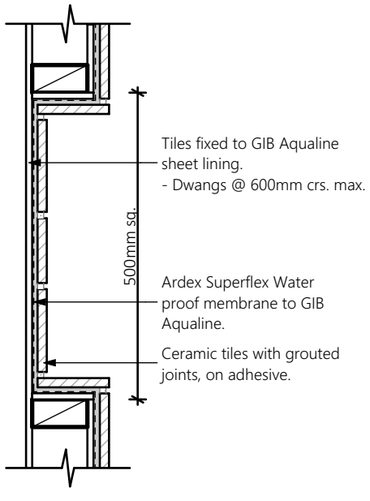
Tile floor to Wall Junction

SCALE 1:5 @A3



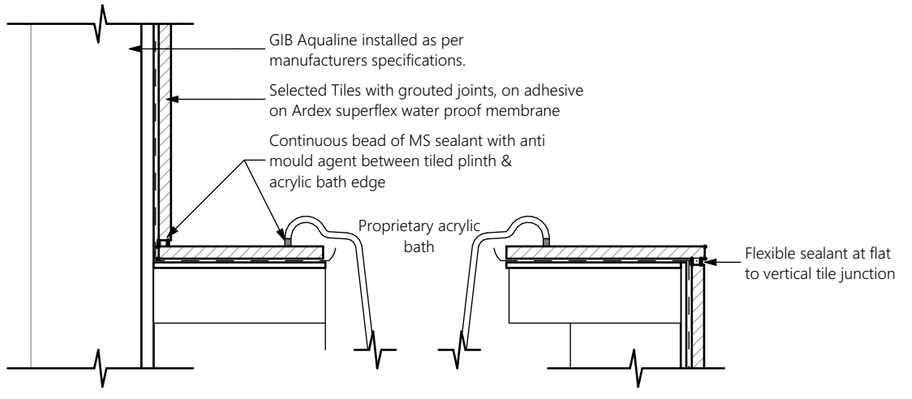
Concrete Floor to Wall Junction

SCALE 1:5 @A3



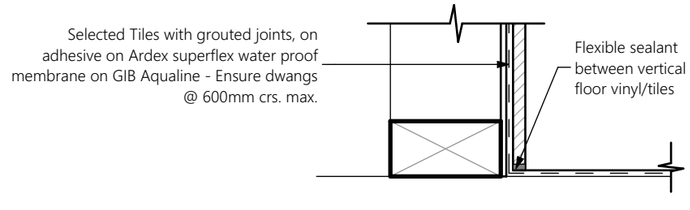
Tiled Shower Niche

SCALE 1:10 @A3



Built-in Acrylic Bath

SCALE 1:5 @A3



KEVLER HOMES
p. 03 2619211
e. admin@kevlerhomes.co.nz
w.kevlerhomes.co.nz
a. 6/1 Stark Drive, Wigram, CHCH

Project: de Agrella & Connolly Residence
Project Address: 21 Carmella Drive, Faringdon, Rolleston.

Drawing Title: Details (Wet Area)
Job No: 19111
Client: Bianca & Cameron
Stage: Working Drawings
Designer: M.Goh
Drawn By: S.Ellis

Rev	Date	Description
v01	20/12/19	Consent Documentation
v02	19/02/20	Amendment to Consent

Scale @ A3: 1:5, 1:10
Print Date: 19/02/2020
Sheet No: A5.07
Rev: 02

KEVLER HOMES
p. 03 2619211
e. admin@kevlerhomes.co.nz
w.kevlerhomes.co.nz
a. 6/1 Stark Drive, Wigram, CHCH

Project:
de Agrella & Connolly Residence
Project Address:
21 Carmella Drive, Faringdon, Rolleston.

Drawing Title:
Details (Misc)
Job No: 19111
Client: Bianca & Cameron
Stage: Working Drawings
Designer: M.Goh
Drawn By: S.Ellis

Rev	Date	Description
v01	20/12/19	Consent Documentation
v02	19/02/20	Amendment to Consent

Scale @ A3: 1:10
Print Date 19/02/2020
Sheet No: A5.08
Rev: 02

NOTE

-Sizes shown above are rough opening sizes and & leaf sizes.
-Client to confirm window & door style & finishes.
-Confirm all opening sizes onsite prior to installation
-Refer to gound floor plan for accurate opening location.

-Joinery:	-All exterior window and doors to be colorsteel powdercoated aluminium framed with double glazing and dressed timber reveals unless noted otherwise. Refer to specification for full details.
-Internal Door Leaf Height:	-Standard.
-Internal Door Leaf Width:	-Typically 810mm (unless noted on plan). -Typically 710mm (wet areas).
-Garage Door:	-Colorsteel sectional.
-Lintels:	-Refer to the Floor Plan/Truss Design for lintel sizes.
-Safety Glazing (**SG**):	-To all windows less than 500mm above FFL, unless a transom is less than 1.0m from FL. -To all windows in wet areas less than 1.6m above FFL. -To all doors (bottom pane only where a transom is used.)
-Obscure Glazing (**OB**):	-To Bathroom, Wc and Ensuite

Note:
All doors & sliders are taken from **External Elevation.**
All windows are taken from **External Elevation.**

Window & Door Layout Plan takes precendence over Window Schedule - Refer to Plan & Elevations for opening direction.

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 preformance of windows and New Zealand Building Code Clauses: F2 Hazardous Building Materials & F4: Safety from Falling.

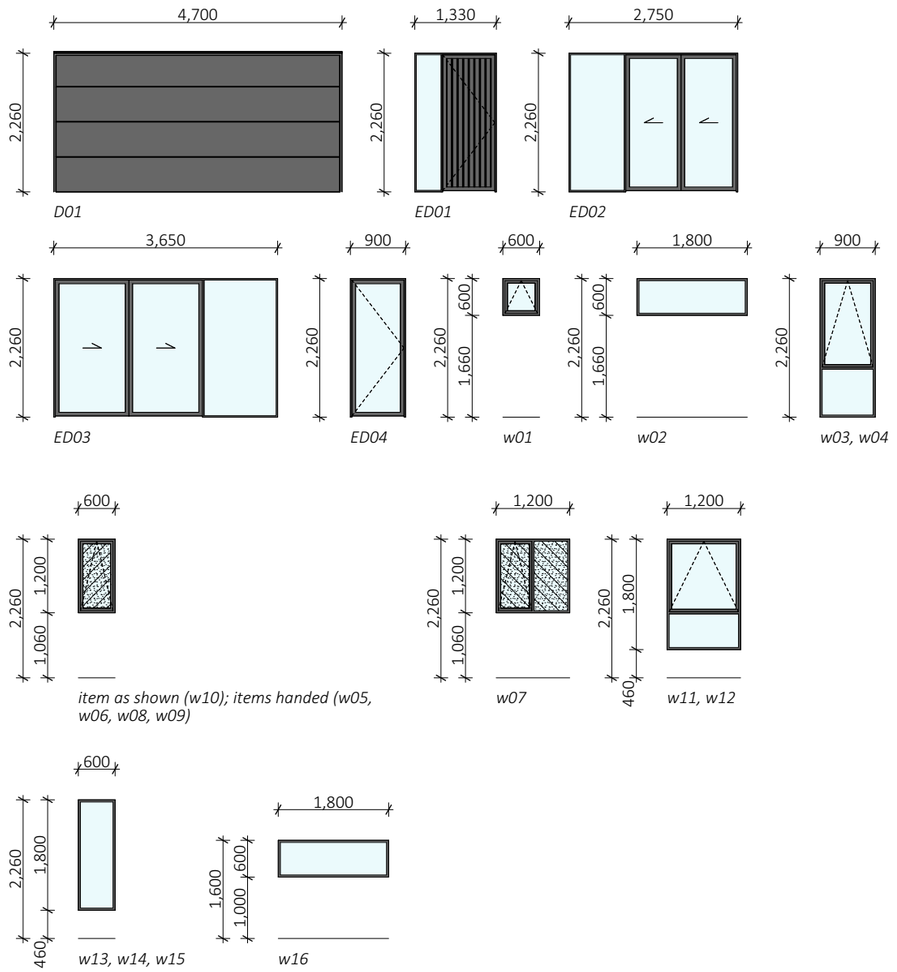
Standard glazing units used

All Double Glazed Units
Comply with Table G2, NZS 4218:2004 & meet 0.26 (msqo C/W)

Standard Unit
4mm Glass / 12mm Air Gap / 4mm Glass

Slider Unit
5mm Glass / 8mm Air Gap / 5mm Glass

Safety Panel
4mm Toughened / 8mm Air Gap / 6.38mm Laminate



Door & Window Schedule

SCALE 1:100 @A3

KEVLER HOMES
p. 03 2619211
e. admin@kevlerhomes.co.nz
w.kevlerhomes.co.nz
a. 6/1 Stark Drive, Wigram, CHCH

Project: de Agrella & Connolly Residence
Project Address: 21 Carmella Drive, Faringdon, Rolleston.

Drawing Title: Door & Window Schedule
Job No: 19111
Client: Bianca & Cameron
Stage: Working Drawings
Designer: M.Goh
Drawn By: S.Ellis

Rev	Date	Description
v01	20/12/19	Consent Documentation
v02	19/02/20	Amendment to Consent

Scale @ A3: 1:100
Print Date: 19/02/2020
Sheet No: A6.01
Rev: 02