Waimakariri District Council
215 High Street
Private Bag 1005
Rangiora 7440, New Zealand
Phone 0800 965 468

BC No: 251310

SITE DETAILS:

4 PAGE PLACE

RANGIORA

LEGAL:

LOT 53

AS BUILT TRUSS LAYOUT REQUIRED –
This must be received by the Building Unit **AT LEAST** 10 WORKING DAYS PRIOR to the Structure Pre-Roof Pre-Wrap Inspection

Truss "As-Built" Designs may be sent to:
buildinginfo@wmk.govt.nz

On Site Copy

- These plans and specifications must be kept on site during construction and made available to the building officer on request. Failure to do so will mean an automatic failure of the building inspection and will necessitate re-booking the inspection at the applicant's expense.
- All boundary survey pegs must be located and flagged by the owner before work is commenced.

Inspections

For bookings or building enquiries please phone the Building Unit on:

03 311 8906

or

Email inspection bookings to: bcbooking@wmk.govt.nz

- Please refer to your inspection schedule for details of inspections to be carried out.
- Provision is to be made to allow access.
- The Code Compliance Certificate will be issued once the:
  - Final inspection has been carried out and passed.
  - Audit of WDC building consent file has been completed.
  - Payment of any outstanding invoices, including Development Contributions, are received.

211208196566 / QD BU Information 003 – Version 4 – November 2025

BC251310
Foundation / Floor Slab - Engineer: Excavation & Pre-pour. Council: Pre-pour
Structure Pre Roof Pre Wrap -
Building Wrap & Sill Tape -
Cavity Battens & Flashings -
Mid Height Cladding - Stratum Duo weatherboard part installed
AAC-AAC Panel Part Installed -
Pre Plaster & Flashings -
Drains -
Preline & Plumbing -
Prestopping -
Wet Area Tanking -
Final -

Please give at least 2-3 full working days' notice for the next required inspection, please be advised that it may not always be possible to carry out the inspection within the time frame you require.

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IMAGE IS INDICATIVE - LANDSCAPING AND FINISHES SHOWN ARE INDICATIVE ONLY TO BE CONFIRMED WITH OWNER.

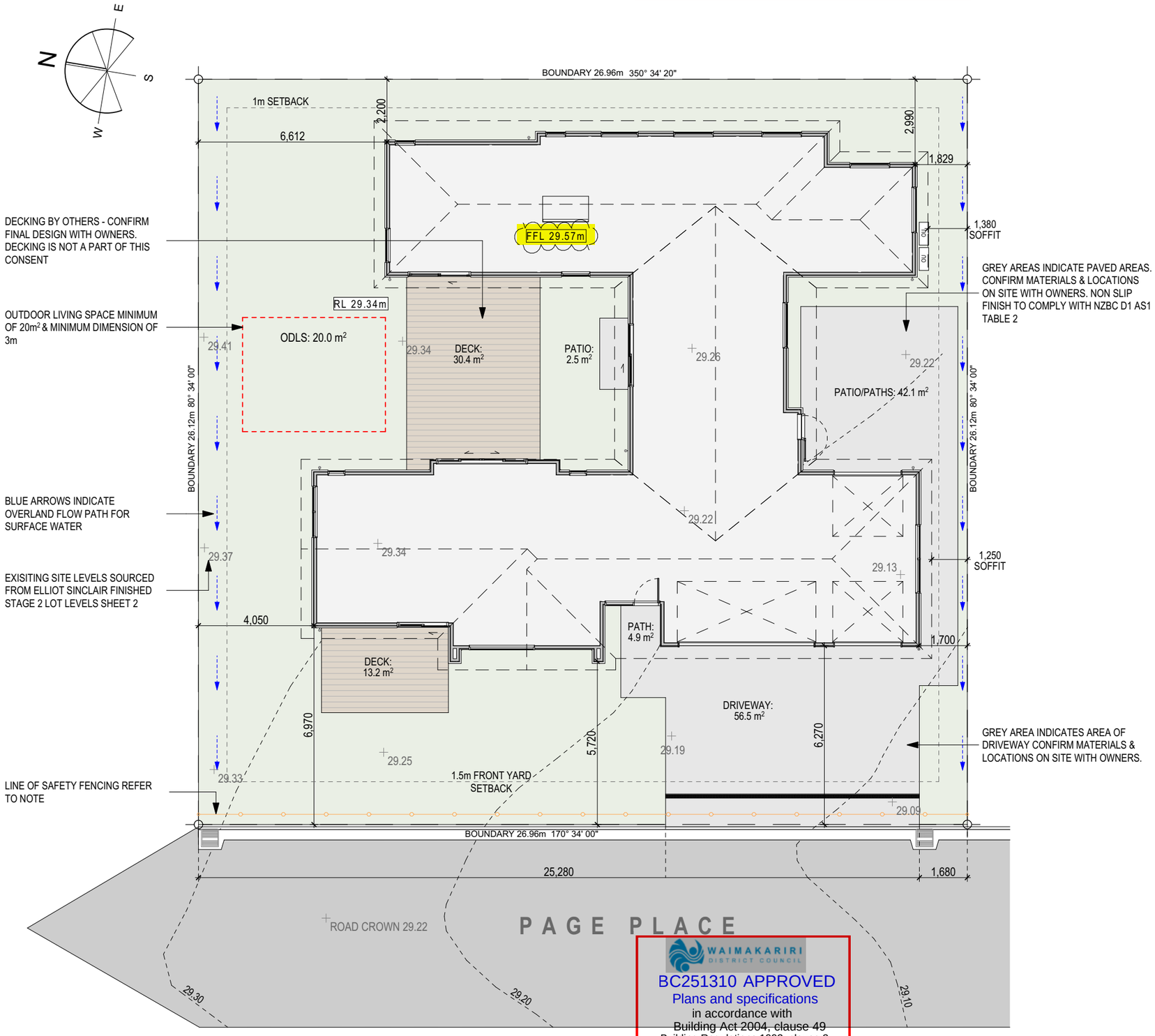
DRAWING REGISTER

ID	REV	DESCRIPTION	ISSUE DATE
A0.00	A	TITLE PAGE	01/12/2025
A0.01	A	SITE PLAN	01/12/2025
A0.02	A	SITE DRAINAGE PLAN	01/12/2025
A0.03	A	OUTLOOK SPACE PLAN	01/12/2025
A1.01	A	FLOOR PLAN	01/12/2025
A1.02	A	FRAMING SETOUT PLAN	01/12/2025
A1.03	A	INSULATION PLAN	01/12/2025
A1.04	A	ELECTRICAL PLAN	01/12/2025
A1.05	A	ROOF PLAN	01/12/2025
A1.10	A	FOUNDATION PLAN	01/12/2025
A1.11	A	FOUNDATION DIMENSION PLAN	01/12/2025
A1.12	A	BRACING & LINTEL PLAN	01/12/2025
A2.01	A	NORTH & EAST ELEVATIONS	01/12/2025
A2.02	A	SOUTH & WEST ELEVATIONS	01/12/2025
A3.01	A	SECTION A	01/12/2025
A3.02	A	SECTIONS B & C	01/12/2025
A4.01	A	FOUNDATION DETAILS	01/12/2025
A4.02	A	FOUNDATION DETAILS	01/12/2025
A4.03	A	DETAILS	01/12/2025
A4.04	A	DETAILS	01/12/2025
A4.05	A	DETAILS	01/12/2025
A4.06	A	DETAILS	01/12/2025
A4.07	A	DETAILS	01/12/2025
A4.08	A	BGC DUO DETAILS	01/12/2025
A4.09	A	AAC PANEL DETAILS	01/12/2025
A4.10	A	AAC PANEL DETAILS	01/12/2025
A4.11	A	INTERIOR DETAILS	01/12/2025
A4.12	A	HOT WATER DETAILS	01/12/2025

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Building Regulations 1992, clause 3
14/01/2026 Chrisk

4 PAGE PLACE, RANGIORA - PROPOSED RESIDENCE

MB projects



DECKING BY OTHERS - CONFIRM FINAL DESIGN WITH OWNERS. DECKING IS NOT A PART OF THIS CONSENT

OUTDOOR LIVING SPACE MINIMUM OF 20m² & MINIMUM DIMENSION OF 3m

BLUE ARROWS INDICATE OVERLAND FLOW PATH FOR SURFACE WATER

EXISITING SITE LEVELS SOURCED FROM ELLIOT SINCLAIR FINISHED STAGE 2 LOT LEVELS SHEET 2

LINE OF SAFETY FENCING REFER TO NOTE

GREY AREAS INDICATE PAVED AREAS. CONFIRM MATERIALS & LOCATIONS ON SITE WITH OWNERS. NON SLIP FINISH TO COMPLY WITH NZBC D1 AS1 TABLE 2

GREY AREA INDICATES AREA OF DRIVEWAY CONFIRM MATERIALS & LOCATIONS ON SITE WITH OWNERS.

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Note: A BUILDING LOCATION CERTIFICATE (BLC) is REQUIRED 2 Working Days BEFORE the PrePour Inspection to verify the setout of the Finished Floor Level. The builder is required to tie back this FFL to a known LINZ Survey Mark (revised in January 2018). Please check with your surveyor that referenced Benchmark Datum heights are correct.

FINISHED FLOOR LEVEL AS PER ELLIOT SINCLAIR DOCUMENTATION
(0.5% AEP ASHLEY RIVER BREAKOUT + 0.5% AEP LOCAL FLOOD + 400mm)
29.24 MINIMUM

ALL LEVELS ARE TO THE LYTTLETON VERTICAL DATUM 1937 (DEC 2013)

DATUMN
MN6 MASONARY NAIL FLUSH IN KERB RL28.194 ON TOWNSEND RD
388211.72m E 830443.31m N

GENERAL:
- ALL CONSTRUCTION TO COMPLY WITH THE CURRENT NZBC, NZS 3604:2011, NZ METAL ROOFING & WALL CLADDING COP, MANUFACTURERS SPECIFICATIONS, OTHER STANDARDS WHERE RELEVANT AND THE LOCAL TERRITORIAL AUTHORITY REQUIREMENTS.
-ALL STEEL FLASHINGS TO BE 0.5mm MINIMUM FACTORY FINISHED. (PROPRIETARY CLADDING SYSTEMS WITH SPECIALISED FLASHINGS AS SPECOFIED BY MANUFACTURERS TO SUIT THE PROJECT CORROSION ZONE AS NOTED ON DRAWINGS).
-THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE, BEFORE COMMENCING ANYWORK.
-ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE STATED & CONFIRMED ON SITE
-BOUNDARY DIMENSIONS & BEARINGS SUBJECT TO CONFIRMATION
-SETOUT DIMENSIONS ARE TO SLAB EDGE
-ALL SITE LEVELS ARE EXISTING GROUND
-190mm MAX STEP INTO HOUSE

CLAD TO GROUND CLEARANCE:
FFL TO BE 225mm FOR WEATHERBOARD AND AAC PANEL SYSTEM. BUILDER TO CONFIRM LEVELS ON SITE. CAN BE REDUCED TO 125mm & 150mm RESPECTIVELY IF FGL IS SEALED.

FFL SHALL BE 150min ABOVE ROARD CROWN OF THE ROAD. FOR SITES BELOW THE ROAD 150min ABOVE THE LOWEST POINT EXCAVATE LOCALLY NOT LESS THAN 1 IN 25 FOR A MINIMUM DISTANCE OF 1000mm

SITE FENCES & HOARDINGS:
TO COMPLY WITH NZBC F5: 2000MM HIGH GALVANISED CHAIN LINK NETTING WITH MAX 50x50MM GRID. POSTS TO BE AT 2500MM CRS MAX. MAX 1 OOMM GAP AT BASE OF FENCE TO GROUND LEVEL. ADDITIONAL REQUIREMENTS:
1. HAVE NO OPENINGS OTHER THAN THOSE APPROVED BY THE TERRITORIAL AUTHORITY FOR ACCESS AND VIEWING.
2. HAVE NO GATES OR DOORS WHICH PROJECT BEYOND THE SITE WHEN OPENED
3. CONTAIN NO PROJECTION THAT WOULD BE A HAZARD TO TRAFFIC OR PEOPLE

TIMBER DECKING:
ALL TIMBER DECKING SHALL MEET THE REQUIREMENTS OF NZS3604 SECTION 7.4. THESE ITEMS ARE EXEMPT FROM THE BUILDING CONSENT APPLICATION AS PER THE BUILDING ACT 2004 SCHEDULE 1 AND ARE ONLY SHOWN FOR COMPLIANCE WITH D1. DECKING SHALL FINISH 12mm OFF THE FINISHED CLADDING JOINERY.

PROJECT INFORMATION OVERVIEW
ADDRESS: 4 PAGE PLACE, RANGIORA
SITE AREA : 704m²
LEGAL DESCRIPTION:
LOT: 53
DP: 561026
VAL: 2166000165

BUILDING:
PROPOSED BUILDING AREA (OVER ROOF EXTENT): 323.5m²
SITE COVERAGE: 46.0% - (50% MAX.)
LANDSCAPE AREA: 218.8m²
LANDSCAPE COVERAGE: 31.0% - (20% MIN.)
IMPERVIOUS AREA: 357.1m²
IMPERVIOUS COVERAGE: 50.7%

SITE INFORMATION:
EARTHQUAKE ZONE: ZONE 2
EXPOSURE ZONE: ZONE B
WIND REGION: A
WIND ZONE: HIGH
LEE ZONE: NO
GROUND ROUGHNESS: GENTLE
SITE EXPOSURE: SHELTERED
RAINFALL RANGE: 30-40
CLIMATE ZONE: 5
SNOW ZONE: N4
GEOTECHNICAL CLASS: TC1

LOCAL TERRITORIAL AUTHORITY:
COUNCIL- WAIMAKARIRI DISTRICT COUNCIL
MAX BUILD HEIGHT: 11m
PLANNING ZONE: MRZ

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4 PAGE PLACE RANGIORA
PROPOSED RESIDENCE

PROJECT CONTROL GROUP
CLIENT - R.B & D.H

CONTRACT TEAM
MAIN CONTRACTOR - ORCHARD HOMES LTD

ORCHARD HOMES

DETAILS	DATE	REV
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SITE PLAN

SCALE : 1:150 @ A3

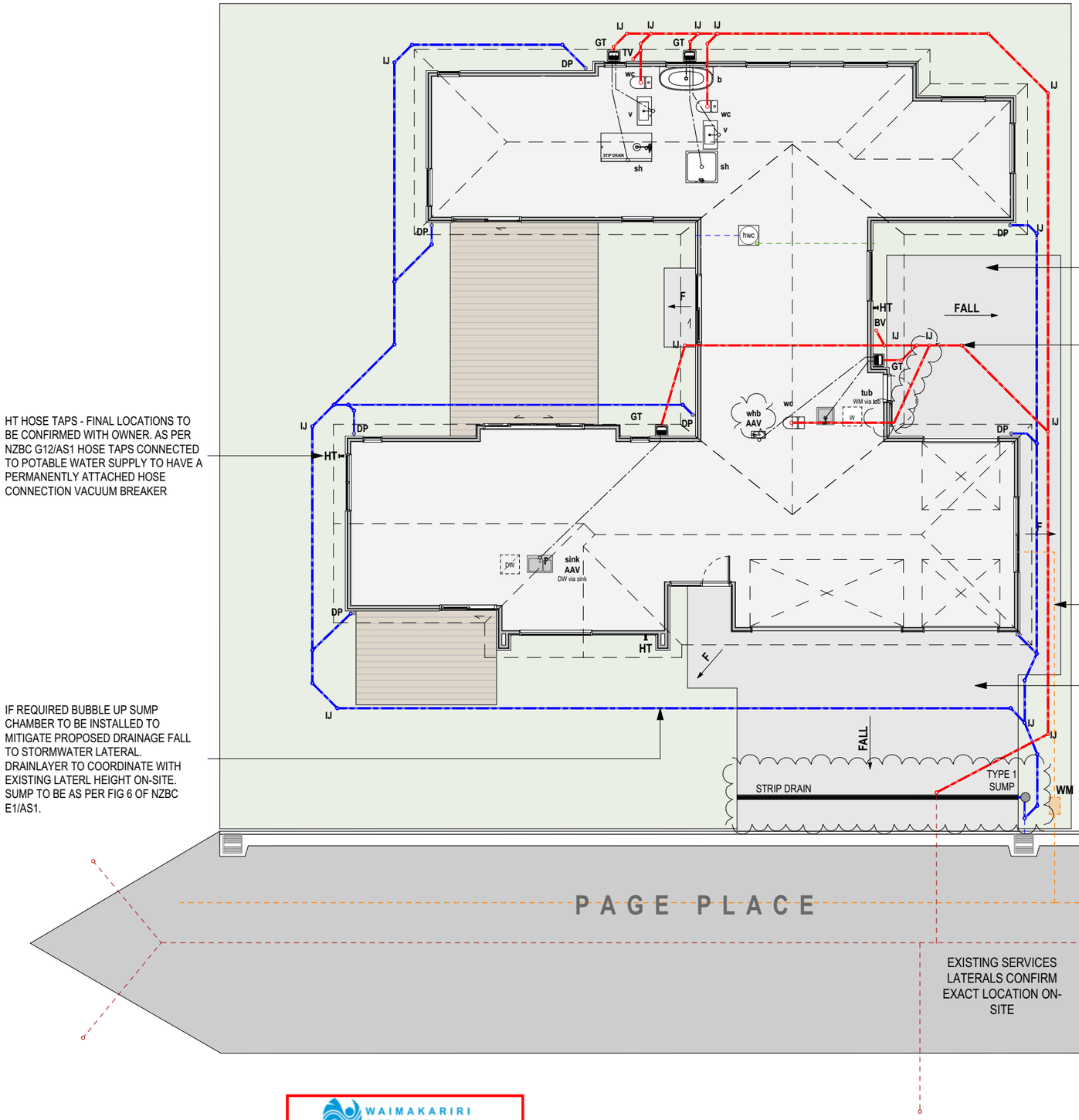
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HT HOSE TAPS - FINAL LOCATIONS TO BE CONFIRMED WITH OWNER. AS PER NZBC G12/AS1 HOSE TAPS CONNECTED TO POTABLE WATER SUPPLY TO HAVE A PERMANENTLY ATTACHED HOSE CONNECTION VACUUM BREAKER

IF REQUIRED BUBBLE UP SUMP CHAMBER TO BE INSTALLED TO MITIGATE PROPOSED DRAINAGE FALL TO STORMWATER LATERAL. DRAINLAYER TO COORDINATE WITH EXISTING LATERL HEIGHT ON-SITE. SUMP TO BE AS PER FIG 6 OF NZBC E1/AS1.

SLOPE PAVED AREAS AT A MINIMUM FALL OF 1 IN 100 AWAY FROM BUILDING TOWARDS GARDEN

DRAINS UNDER BUILDING TO HAVE INSPECTION POINTS LOCATED WITHIN 2m OF EXTERIOR WALLS BOTH ENDS

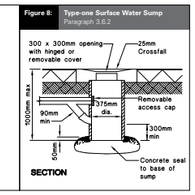
WATER CONNECTION TO JUNCTION TO SIDE OF GARAGE TO AVOID WALL BRACING ELEMENTS. CONFIRM FINAL LOCATION ONSITE

SLOPE DRIVEWAY AREA AT A MINIMUM FALL OF 1 IN 100 AWAY FROM BUILDING TOWARDS CURB

EXISTING SERVICES LATERALS CONFIRM EXACT LOCATION ON-SITE

DRIVEWAY SUMP
CALCULATIONS: AS PER E2 3.6.2
4500/l m^2= 4500/46 = 97.8m^2 1
TYPE 1 SUMP REQUIRED

I= 46 SOURCED FROM E1 TABLE
A 10% PROBABILITY OF
OCCURING ANNUALLY AND A 10
MINUTE DURATION (mm/hr)



NOTES:
CONFIRM ALL PROPOSED WATER TAP LOCATIONS WITH OWNERS.

ALL DOWNPIPES TO MATCH EITHER HOUSE OR GUTTER COLOUR. CONFIRM WITH OWNERS. TERMINATION OF ALL VENTS & DOWNPIPES TO BE LOCATED OUT OF SIGHT.

PIPE NOTES:
WATER PIPE SIZES: 20MM TO HOT WATER CYLINDER (IF REQUIRED), 15MM TO OTHERS. FLOW RATES AS PER ATTACHED TABLES 3 AND 4 FROM NZBC G 12 AS1 PIPE SUPPORT AND THERMAL MOVEMENT TO BE AS PER ATTACHED CLAUSES 6.2 AND 6.3 AND TABLE 7 FROM NZBC G 13 AS 1

WATER SUPPLY:
20 OR 25MM MEDIUM OR HIGH DENSITY POLYETHYLENE (MOPE/HOPE) WATER MAIN CONNECTION FROM STREET. PROVIDE A SUITABLY ACCESSIBLE ISOLATION VALVE AT THE DWELLING ENTRY POINT (WHETHER INSIDE THE BUILDING OR OUTSIDE IN A TOBY BOX)

BEDDING AND BACKFILLING: BEDDING AND BACKFILLING TO FOULWATER
AND STORMWATER PIPES TO BE AS PER THE ATTACHED DETAILS FROM NZBC.
FOR STORMWATER:
NZBC E1 AS 1 FIGURE 13
FOR FOULWATER: NZBC G 13 AS2 FIGURE 7
BEDDING MATERIAL TO BE OF CLEAN NON COHESIVE MATERIAL WITH A MAXIMUM PARTICLE SIZE OF 20mm
GULLY TRAP NOTES:
GULLY TRAPS TO BE EMBEDDED AS PER NZBC G 13 AS2 FIGURE 2

ENRTY PAVING:
CONCRETE TO ENTRY DRIVEWAY/ PERIMETER PATHS. SLOPE PAVED AREA AT A MINIMUM FALL OF 1 IN 100 AWAY FROM BUILDING TOWARDS GARDEN AREAS OR DRAINS. **DRIVEWAY & PAVED AREAS DRAWN ARE A GUIDE ONLY. CONFIRM WITH OWNERS ON SITE.**
SLOPE UNPAVED AREA AROUND HOUSE AWAY FROM BUILDING SO THAT SURFACE WATER DOES NOT DRAIN TOWARDS THE BUILDING NO LESS THEN 1 IN 25 FOR APPROX 1m AWAY FROM BUILDING

ACCESS ROUTE SLIP RESISTANCE:
ALLOW FOR A FINISH TO OUTDOOR ACCESS ROUTES IE DRIVEWAY & PATHS LEADING TO MAIN ENTRANCE OF DWELLING AS LISTED NOTE: WHERE THE SURFACE OF AN ACCESS ROUTE IS SUBJECT TO WETTING THE SURFACE SHALL HAVE A CROSS OF NO LESS THAN 1 IN 100 UNLESS IT IS CONSTRUCTED TO DRAIN WATER SUCH AS DECKING. THE SURFACE OF ANY ACCESS ROUTE SHALL NOT HAVE A CROSS FALL STEEPER THAN 1:50. ALLOW FOR 190MAX HEIGHT FROM EXTERNAL GROUND LEVEL/WALKING SURFACE TO DWELLING FFL ADJACENT TO DWELLING ACCESS ROUTES. AS PER TABLE 2 FROM NZBC D1 AS1.

PLUMBING & DRAINAGE NOTES	PLUMBING ABBREVIATIONS
ALL DRAINAGE & PLUMBING TO NZBC G12 & G13 100mm uPVC DIA. SANITARY SEWR DRAINS SHALL HAVE MIN. 1:60 GRADIENT 100mm uPVC DIA. STORMWATER DRAINS SHALL HAVE MIN. 1:100 GRADIENT PLUMBER /DRAINLAYER TO CONFIRM LAYOUT PRIOR TO COMMENCING WORK ON SITE	**GT** GULLY TRAP **ORGT** OVERFLOW RELIEF GULLY TRAP **TV** TERMINAL VENT 80mm DIA. **BV** BRANCH VENT 80mm DIA. **IJ** INSPECTION JUNCTION **HT** HOSE TAPE **DP** DOWN PIPE **AAV** AIR ADMITTANCE VALVE CONFIRM SEWER & STORMWATER LATERL LOCATION AND DEPTH PRIOR TO COMMENCE OF ANY BUILDING WORK ON SITE.

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MB projects

4 PAGE PLACE RANGIORA
PROPOSED RESIDENCE

PROJECT CONTROL GROUP
CLIENT - R.B & D.H

CONTRACT TEAM
MAIN CONTRACTOR - ORCHARD HOMES LTD

ORCHARD HOMES

DETAILS	DATE	REV
Building Consent	01/12/2025	A

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SITE DRAINAGE PLAN

SCALE : 1:150 @ A3
DRAWN : RB

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OUTLOOK SPACE KEY:

PRINCIPAL LIVING ROOM: 4m DEPTH, 4m WIDTH

ALL OTHER HABITABLE ROOMS: 1m DEPTH, 1m WIDTH

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OUTLOOK SPACE PLAN

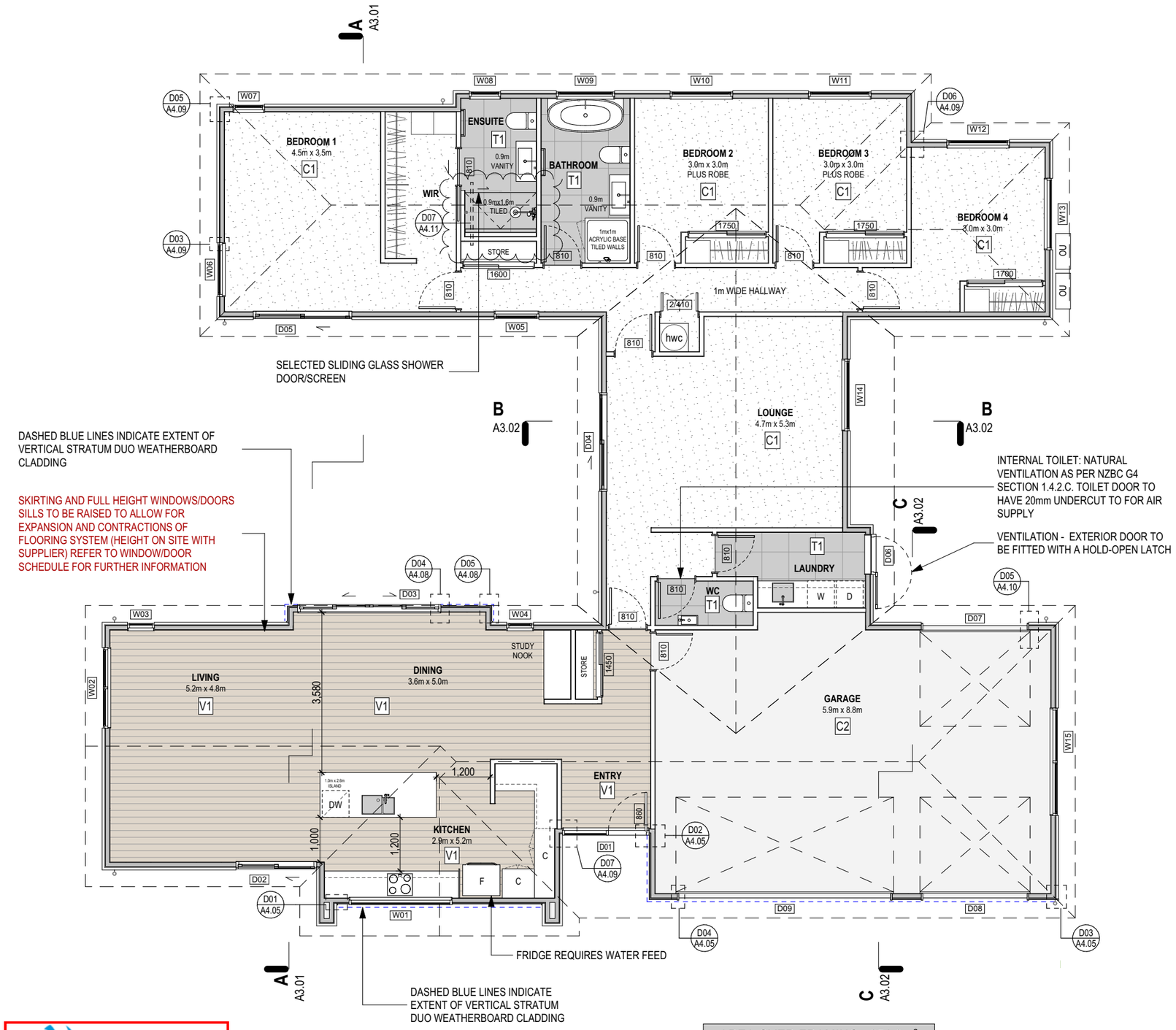
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AREA OVER FRAMING - 251.0m²
INCLUDING GARAGE

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KITCHEN/LIVING/DINING - ALTERNATIVE SOLUTION TO G7

BY MEETING THE PERFORMANCE REQUIREMENTS OF G7.

G7.3.1
NATURAL LIGHT HALL PROVIDE AN ILLUMINANCE OF NO LESS THEAN 30 LUX AT FLOOR LEVEL FOR 75% OF THE STANDARD YEAR

G7.3.2
OPENINGS TO GIVE AWARENESS OF THE OUTSIDE SHALL BE TRANSPARENT AND PROVIDED IN SUITABLE LOCATIONS

KITCHEN/ LIVING/ DINING - G7 GLAZING AREA

FLOOR AREA: 47.7m²
GLAZING AREA: 9.7m²
GLAZING PERCENTAGE: 20.3% - min. 10%

TYPICAL NOTES:
REFER FOUNDATION PLAN FOR ALL CONCRETE DIMENSIONS.

CEILING: RAKING TO LIVING AREA. 2420mm THROUGHOUT UNLESS NOTED ON FLOOR PLAN

EXTERNAL DOORS & WINDOWS LINTEL HEIGHT: 2150mm
GARAGE DOOR LINTEL HEIGHT: 2150mm
INTERNAL DOOR LINTEL HEIGHT: 2000mm

HEATING: DUCTED HEAT PUMP SYSTEM THROUGHOUT MODEL AND LOCATION TO BE CONFIRMED BY SPECIALIST / CLIENT.

METAL FIXINGS: ALL METAL FIXINGS TO BE HOT DIP GALVANISED STEEL EXCEPT THOSE USED WITHIN CLOSED IN DRY INTERNAL LOCATIONS

WATER SPLASH: ALL WET AREA WALLS AND CEILINGS TO BE FINISHED WITH WATERPROOF ACRYLIC PAINT. USE 10mm & 13mm GIB AQUALINE RESPECTIVELY. VINYL FLOORING IN WET AREAS AS PER NZBC E3 AS1.

KITCHEN: REFER TO KITCHEN DESIGNERS DRAWINGS & SPECIFICATIONS FOR KITCHEN LAYOUT

KITCHEN WET SURFACES: KITCHEN, PANTRY & LAUNDRY BENCHES TO BE FORMICA BENCH TOP WITH MELAMINE CUPBORADS. REFER TO INTERIOR DETAILS FOR SPLASH BACKS AND PAINT REQUIREMENTS

INTERIOR DOORS: REFER TO OWNER FOR SELECTION

SELECTED SOUNDPROOFING TO WALLS: CONFIRM WITH OWNERS REFER TO DETAILS IN SPECIFICATION.

CONSULT OWNERS FOR ALL ROBE & STORE SHELVING LAYOUTS.

BUILDER TO PROVIDE BLOCKING FOR FIXINGS FOR TOILET ROLL HOLDERS. TOWEL RAILS ETC.

FLOOR COVERINGS: ALL DRAWN ARE INDICATIVE ONLY. CONFIRM WITH OWNERS. SELECTIONS TO COMPLY WITH E3 INTERNAL MOISTURE

INTERNAL LININGS:
13mm GIB BOARD CEILING LINING. 10mm GIB BOARD WALL LINING. GIB AQUALINE WALL & CEILING LINING TO ALL WET AREAS. CONFIRM LOCATIONS WITH OWNERS.

HOT WATER CYLINDER:
300 LITRE CYLINDER (CONFIRM MODEL WITH OWNER PRIOR TO INSTALATION) WITH MAIN PRESSURE WATER SYSTEM & TEMPERING VALVE KIT TO SUIT SELECTED HOT WATER CYLINDER. REFER TO THE ATTCAHED DETAIL FROM NZBC G12 HOT WATER SYSTEM TO COMPLY WITH NZS 4305 WHICH SATIFYS THE NEEDS & REQUIREMENTS OF NZBC H1 1.3.4 I.E. TO LIMIT ENERGY LOST IN THE HEATING PROCESS AND BE CONSTRUCTED TO LIMIT HEAT LOSSES FROM STORAGE VESSELS AND FROM THE DISTRIBUTION SYSTEMS CONNECTED TO THE STORAGE VESSELS.

FLOOR FINISHES KEY:

SELECTED CARPET	C 1
GARAGE CARPET	C 2
LAMINATE FLOORING **REFER SUPPORTING DOCS** (ALTERNATIVE SOLUTION)	V 1
SELECTED TILES	T 1

REFER TO OWNER FOR SELECTIONS

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FLOOR PLAN

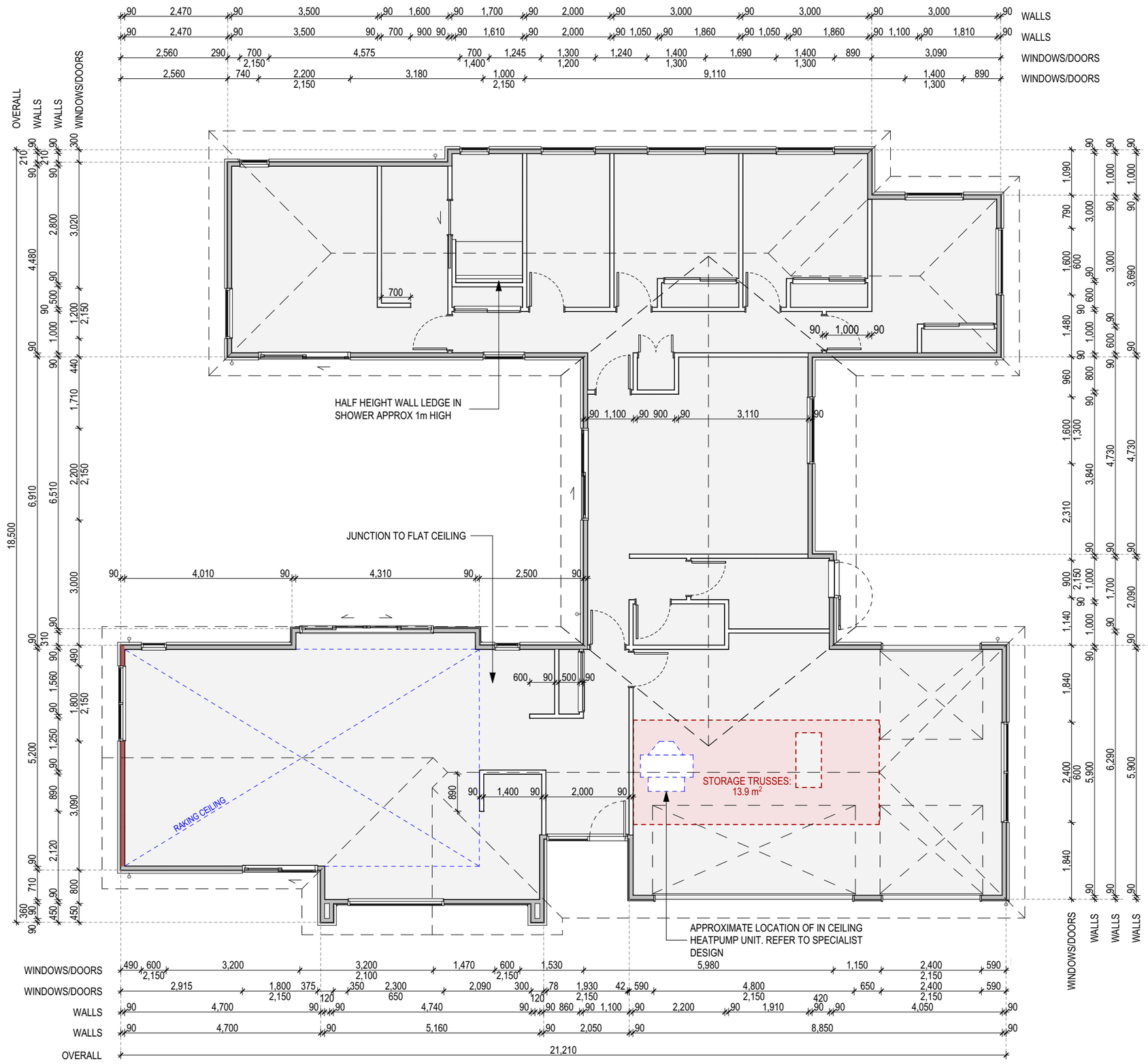
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WALL FRAMING: H1.2 SG8

UP TO 2.4m LOAD BEARING FRAMING STUDS 90x45 AT 600CRS. TO COMPLY WITH 3604 TABLE 8.2 HIGH WIND ZONE.

RAKING EXTERNAL END WALL TO UNDERSIDE OF SCISSOR TRUSS LOAD BEARING FRAMING STUDS 90x45 AT 400CRS **UP TO 2.7m** TO COMPLY WITH 3604 TABLE 8.2 HIGH WIND ZONE.

INTERIOR NON-LOADBEARING FRAMING STUDS UP TO 2.4m 90x45 AT 600 CRS. TO COMPLY WITH 3604 TABLE 8.3

REFER TO CLADDING MANUFACTURERS DOCUMENTATION FOR DWANG SETOUTS

REFER TO TRUSS AND FRAME DOCUMENTATION.

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FRAMING SETOUT PLAN

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DRAWN : RB

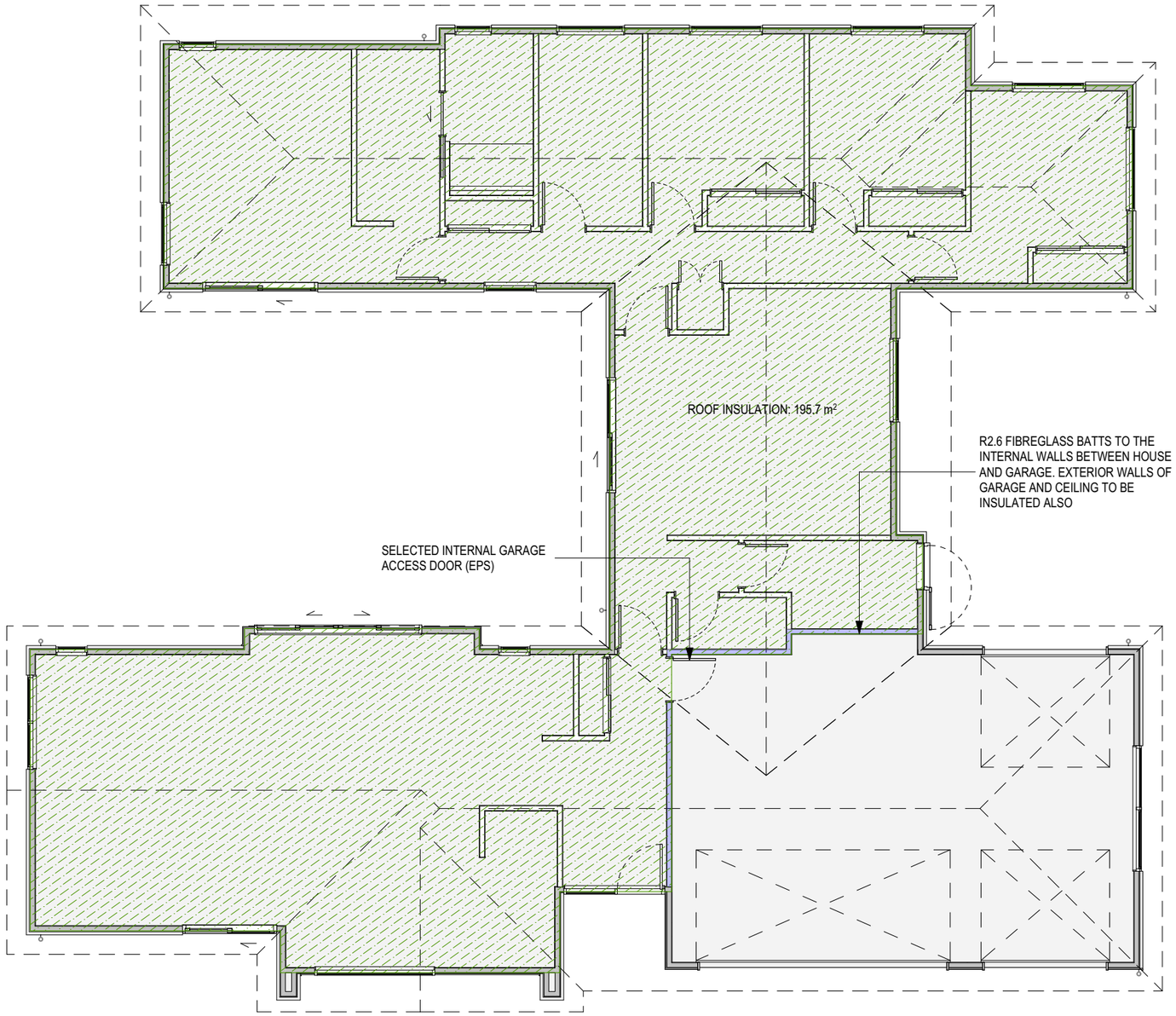
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HOUSE INSULATION:
WALLS - R2.6 FIBREGLASS BATTS
TRUSS CEILING - 1 LAYER OF R3.6 ELIMENT BATTS
FOUNDATION/SLAB - 50mm SLABX200

CONSTRUCTION R VALUES:

GLAZING:	R0.50
OPAQUE ENTRY DOOR:	R0.44
INTERNAL ACCESS DOOR:	R0.84
FLOOR SLAB:	R1.53
WALL INTERIOR:	R2.18
AAC 90x45 @ 600CRS:	R2.33
AAC 90x45 @ 400CRS:	R2.22
BGC DUO 90x45 @ 600CRS	R2.15
TRUSS CEILING AREA ZONE 1:	R3.62

FOUNDATION	
BUILDING AREA:	196.0m²
BUILDING PERIMETER:	98.9m
AREA/PERIMETER RATIO:	1 TO 2.0

TRUSS ZONE 1:	195.7m²
CEILING PERIMETER:	97.1m
AREA/PERIMETER RATIO:	1 TO 2.0

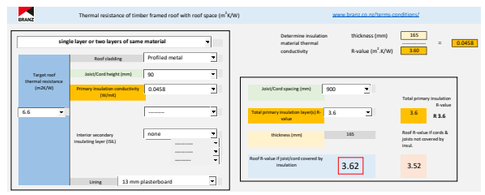
REFER TO ATTACHED CALCULATION METHOD DOCUMENTATION SHOWING COMPLIANCE

WAFFLE FLOOR SYSTEM

Waffle Pod Floor H1 Construction R Value Solutions for Slabs (Lightweight Cladding) & less than 300m2 22/08/24

	220mm or 300mm EXPOL Tuff Pods	220mm or 300mm EXPOL Tuff Pods with ThermaSlab Edge or MaxEdge	220mm or 300mm EXPOL Tuff Pods with 50mm SLABX200 Under Slab Insulation	220mm or 300mm EXPOL Tuff Pods with 75mm SLABX200 Under Slab Insulation	220mm or 300mm EXPOL Tuff Pods with 100mm SLABX200 Under Slab Insulation	220mm or 300mm EXPOL Tuff Pods with 50mm SLABX200 Under Slab Insulation plus ThermaSlab Edge or MaxEdge
Ratio	Construction R Value	Construction R Value	Construction R Value	Construction R Value	Construction R Value	Construction R Value
1	0.80	1.00	0.93	0.96	0.99	1.69
1.2	0.85	1.10	1.05	1.09	1.12	1.84
1.4	0.90	1.20	1.17	1.22	1.26	1.99
1.6	1.00	1.30	1.29	1.35	1.40	2.14
1.8	1.10	1.40	1.41	1.48	1.54	2.29
2	1.20	**1.50**	**1.53**	**1.61**	**1.68**	**2.43**
2.2	1.20	1.54	1.62	1.72	1.80	2.54
2.4	1.30	1.62	1.72	1.82	1.91	2.65
2.6	1.40	1.73	1.81	1.93	2.02	2.76
2.8	1.40	1.82	1.91	2.03	2.13	2.87
3	**1.50**	**1.91**	**2.00**	**2.13**	**2.24**	**2.98**

TRUSSED CEILING



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4 PAGE PLACE RANGIORA
PROPOSED RESIDENCE

PROJECT CONTROL GROUP
CLIENT - R.B & D.H

CONTRACT TEAM
MAIN CONTRACTOR - ORCHARD HOMES LTD

ORCHARD HOMES

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INSULATION PLAN

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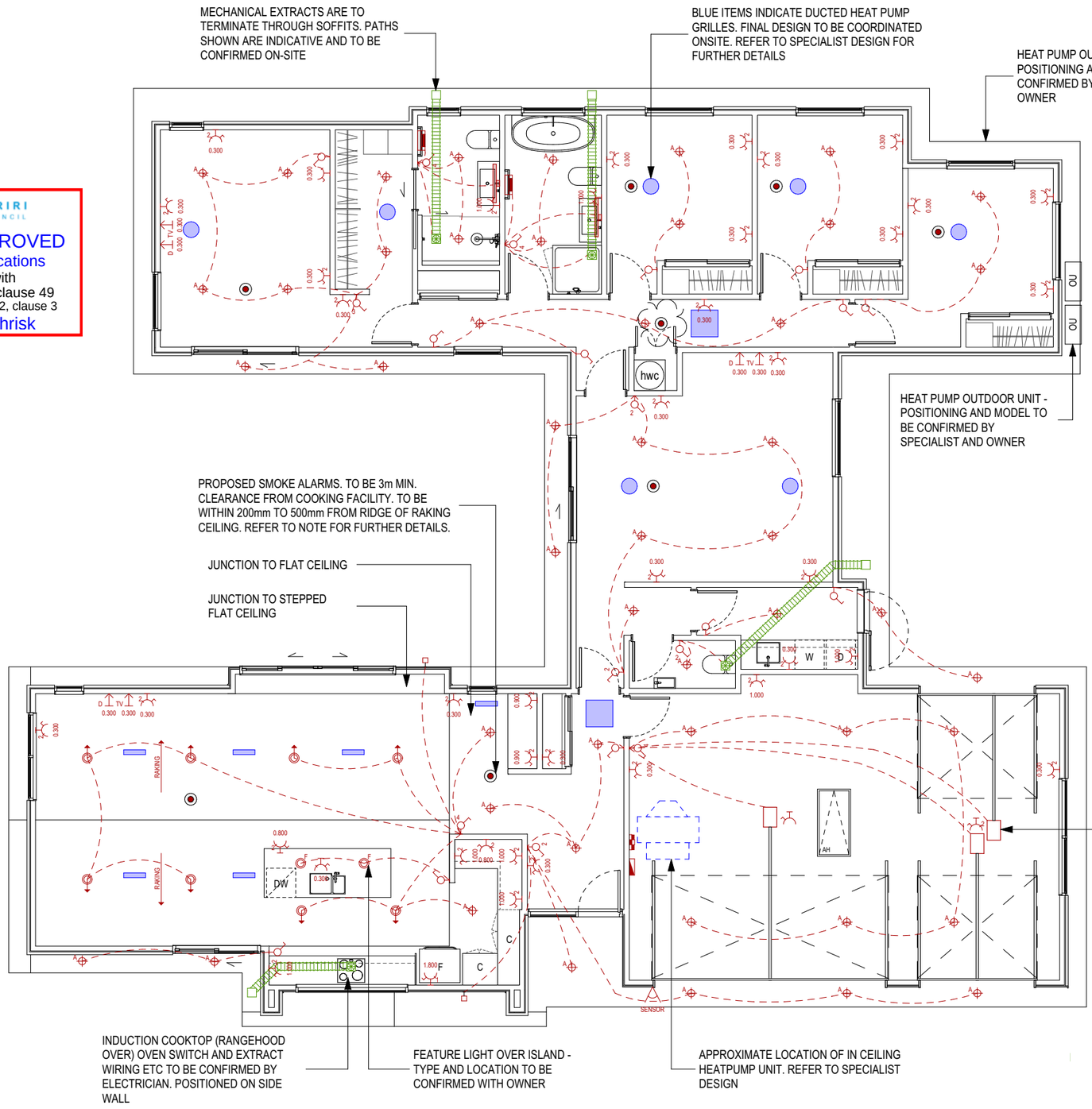
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MECHANICAL VENTILATION:
INSTALL MECHANICAL VENTILATION (EXTRACTOR FANS). CONFIRM LOCATION ON CEILING WITH OWNERS. WITH MIN FLOW RATES AS PER 1668.2. TERMINATE TO AN EXTERNAL AIR SPACE, IE THROUGH ROOF, EXTERNAL WALL OR UNDER SOFFIT TO SUIT.
BATHROOM & TOILETS = 25l/s PER ROOM
LAUNDRY = 20l/s PER ROOM
KITCHENS = 50l/s PER ROOM

G8 ARTIFICIAL LIGHT:
ALL LIGHTING TO COMPLY WITH NZBC G8 AS1 TABLE 1. SEE THE ATTACHED SPECIFICATIONS. MINMUM 20 LUX AT FLOOR LEVEL.

INCANDESENT LIGHTS WITH A GENERAL DIFFUSING ENCLOSURE SPACED TO ACHIEVE 15W/m^2 WILL ACHIEVE 20 LUX FOR CORRIDORS
-DOWNLIGHTS AND OTHER LUMINARIED WITH CONCENTRATED OR NARROW BEAM DISTRIBUTION, REUIRE PARTICULAR CARE WITH SPACING, IF A MINIMUM ILLUMINANCE CRITERIA ARE TO BE MET.
-DOWNLIGHTS TO BE IC-F, IC, CA-80 OR CA-135 RATED AS SPECIFIED IN AS/NZS 60598.2.2 & INSTALLED TO AS/NZS 60598.2.2
-ALLOW FOR AN EXTERNAL LIGHTING FIXTURE LOCATED TO PROVIDE ADEQUATE LIGHTING TO ACCESS ROUTE AT MAIN ENTRY / EXIT OF DWELLING.

PRIOR TO COMMENCING ANY ELECTRICAL WORK, ELECTRICIAN TO CARRY OUT A WALK-THRU WITH OWNER OR OWNERS REPRESENTATIVE TO CONFIRM THE ELECTRICAL LAYOUT

ELECTRICIAN TO CONFIRM DATA OUTLETS / FIBRE OUTLETS AND POTENTIAL PHONE OUTLETS

EXTERIOR GARAGE AND ENTRY LIGHTS TO BE SENSOR ACTIVATED CONFIRM SENSOR LOCATION WITH INSTALER

ALL ELECTRICAL FITTINGS TO BE SELECTED AND CONFIRMED BY OWNERS

SMOKE ALARMS: INTERCONNECTED SMOKE ALARMS AS PER NZS 4514:2021 SMOKE ALARMS TO BEDROOMS, LIVING SPACES, HALLWAYS AND LANDINGS. SMOKE ALARM TO HAVE BOTH HUSH AND TEST BUTTONS. TO BE WITHIN 5m OF ANYWALL AND WITHIN 10m OF EACH OTHER IN ANY DIRECTION.

HEIGHTS OF ELECTRICAL SWITCHING AND OUTLETS ARE INDICATIVE AND ARE TO BE CONFIRMED BY ELECTRICIAN.

FINAL POSITIONING OF LIGHT FITTINGS TO BE CONFIRMED ON SITE PRIOR TO INSTALLATION

ELECTRICAL KEY:

OUTDOOR FEATURE WALL LIGHT	VANITY LED DOWNLIGHT
TV OUTLET	LED TILT LIGHT
DATA OUTLET	SMOKE DETECTOR
LIGHT SWITCH	EXTRACTOR DUCTING
POWER SOCKET	SELECTED IN LINE EXTRACT
HEATED TOWEL RAIL	SOFFIT EXTRACT GRILLE
RECESSED LED DOWNLIGHT	DISTRIBUTION BOARD
KITCHEN FEATURE LIGHT	SLIM LINE METER BOX
GARAGE DOOR OPENER	WERNER 560x1360 ROOF ACCESS HATCH WITH PULL DOWN ATTIC LADDER. OR SIMILAR
ELECTRIC HEATER	EXTERIOR SENSOR
HEATPUMP OUTDOOR UNIT	

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ELECTRICAL PLAN

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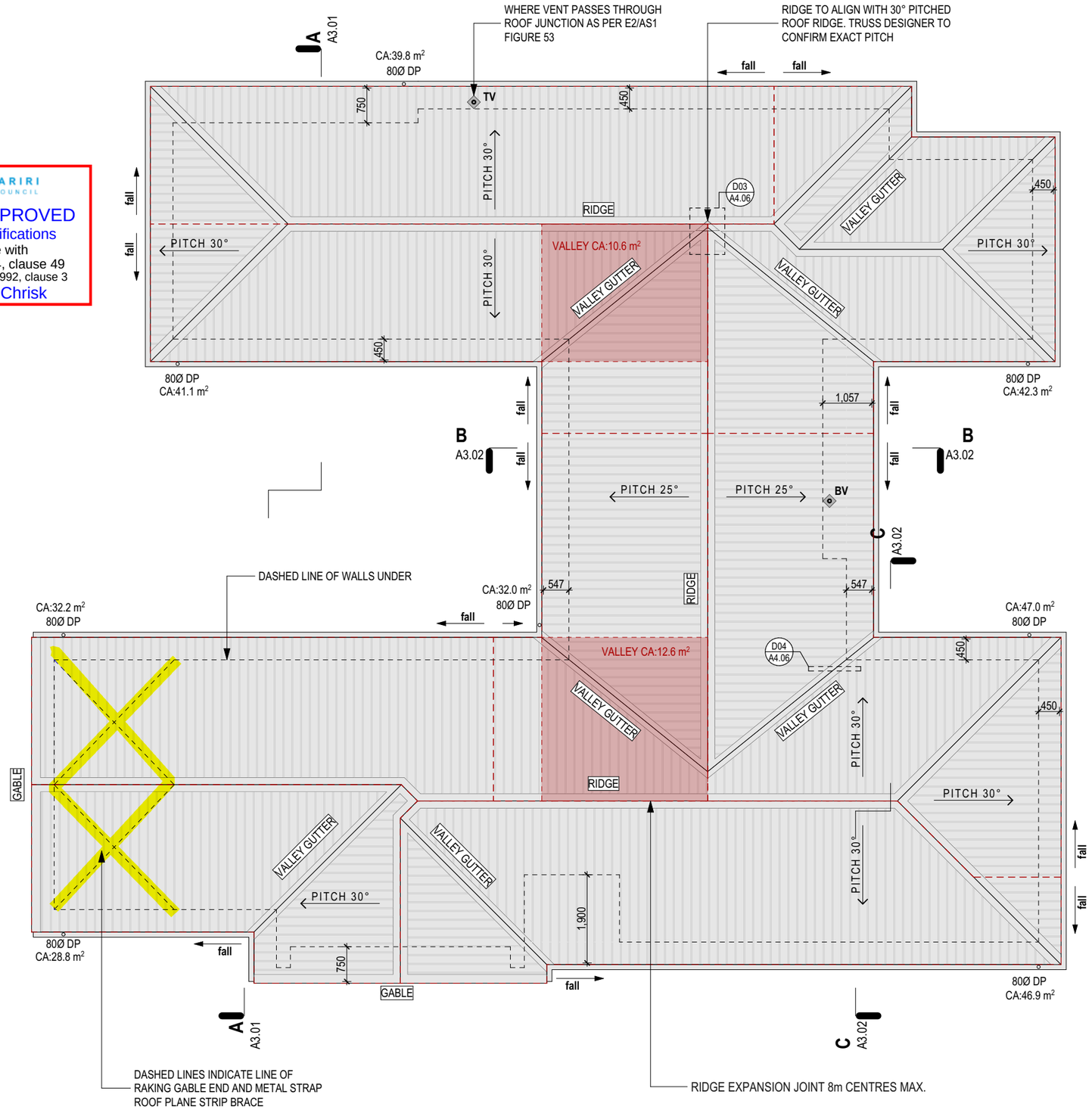
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ROOF UNDERLAYS:
SHALL BE TO TABLE 23 NZBC E2/AS1 & NZS 2295, AND BE EITHER R1 HEAVY WEIGHT KRAFT SUPPORTED BY CORROSION RESISTANT MATERIAL, OR R2 SELF SUPPORTING KRAFT (1.2m SPAN BETWEEN SUPPORTS). UNDERLAYS SHALL BE LAID WITH MINIMUM NUMBER OF LAPS, WITH ALL SIDE AND END LAPS AT 150min & RUN HORIZONTALLY FOR ROOF PITCHES BELOW 10 DEG. FOR SELECTIONS INSTALL AS PER MANUFACTURERS RECOMENDATIONS.

ROOF VALLEYS:
ALL ROOF VALLEY TIMBER SUPPORTS TO BE H3.2 TREATED. VALLEY BOARDS TO BE H3.2 TREATED 140x25mm BOARDS.

FLASHINGS:
SHALL BE SCREW FIXED TO STRUCTURE AS SPECIFIED BY MANUFACTURERS OR WHERE FIXED TO FLASHINGS OR OTHER ROOFING WITH 4mm DIA RIVETS TO SUIT ROOF CLADDING TYPE. REFER TO NZBC E2 8.4.11.1

METAL FASCIA & GUTTER:
NZBC E2/AS1 PLUS THE NZ ROOFNG COP SPECIFY METAL FASCIA AND GUTTER SYSTEMS TO INCLUDE EXPANSION JOINS EVERY 9.000m FOR DARK COLOURS PLUS EVERY 12.00m FOR LIGHT COLOUR. CONFIRM COLOURS ON SITE AND PROVIDE ACCORDINGLY.

TRUSS AND FRAME DESIGN:
REFER TRUSS AND FRAME DESIGN FOR TRUSS AND FRAME DESIGN, SETOUT AND FIXING DETAILING

LONGRUN IRON ROOFING:
TO COMPLY WITH NZBC E2/AS1 EXTERNAL MOISTURE, NZS 3602, NZS 3604 AND NZS 4217. INSTALLED TO NZ METAL ROOF AND WALL CLADDING CODE OF PRACTICE AND TO THE MANUFACTURERS TECHNICAL SPECIFICATIONS.

TOTAL ROOF AREA : 310.1m²
GUTTER : 6,100mm² APPROXIMATE CROSS SECTIONAL AREA
ALL DOWNPIPES: 80mm DIAMETER DOWNPIPES 8 TOTAL

Table 14: Steel trapezoidal profiled roofing – 0.4 mm BMT and profile height 27 mm minimum(1), and minimum 5-rib profiles
Maximum spans and fixing patterns. Refer to Paragraph 8.4.6

Purlin spacings (metres)		Wind zones		
End span	Intermediate span	Low and Medium	High and Very High	Extra High
0.4	0.6	T2	T2	T1
0.6	0.9	T2	T1	T1
0.8	1.2	T2	T1	T1
1.2	1.8	SED	SED	SED

NOTE: T1 fixing pattern is – Fix every crest...
T2 fixing pattern is – Hit 1, miss 1...
SED Specific Engineering Design
(1) For profile heights and pan widths outside this range, refer to supplier's literature for fixing patterns and spans

Figure 46: Ridge and hip flashings for profiled metal
Paragraphs 4.4, 4.5, 8.4.11, 8.4.12, Table 7

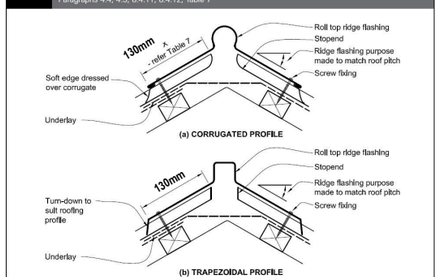


Figure 43: Ridge to hip flashings
Paragraphs 8.4.11 and 8.4.12

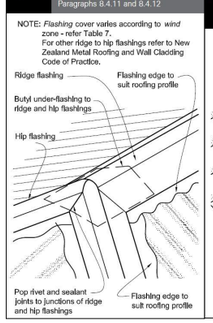
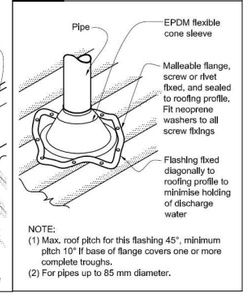


Figure 53: Flashing for small pipes
Paragraphs 8.3.10, 8.4.17, 9.6.8.5 and 9.6.9.6



NOTE:
(1) Max. roof pitch for this flashing 45°, minimum pitch 10° If base of flange covers one or more complete troughs.
(2) For pipes up to 85 mm diameter.

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ROOF PLAN

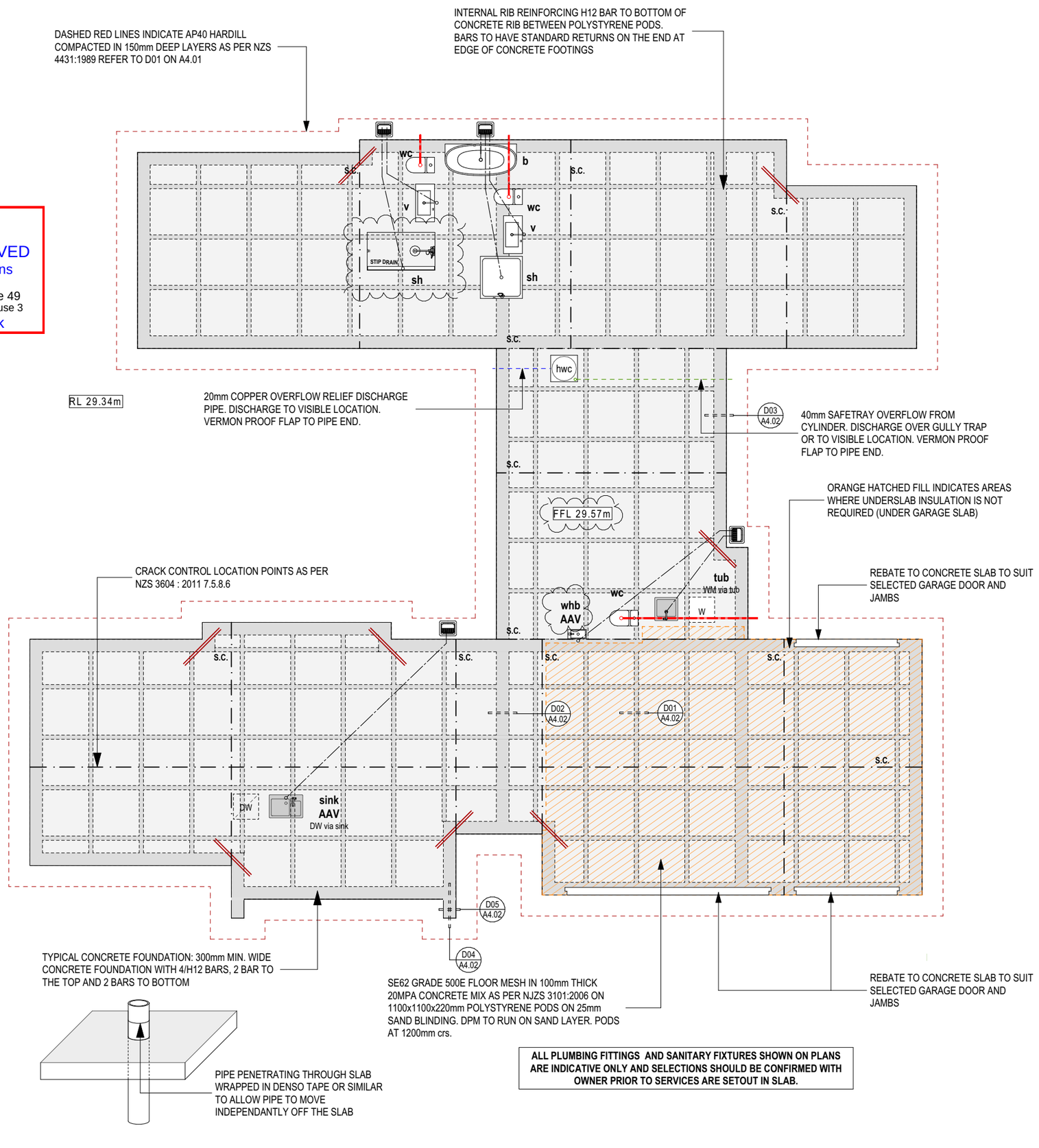
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ALL PLUMBING FITTINGS AND SANITARY FIXTURES SHOWN ON PLANS ARE INDICATIVE ONLY AND SELECTIONS SHOULD BE CONFIRMED WITH OWNER PRIOR TO SERVICES ARE SETOUT IN SLAB.

7.5.3.1. HARDFILL NOTE:
GRANULAR FILL MATERIAL COMPLYING WITH NZS 3604:2011 7.5.3.2 SHALL BE PLACED AND COMPACTED IN LAYERS OF 150MM MAXIMUM THICKNESS. OVER THE AREA BENEATH THE PROPOSED GROUND SLAB SO THAT THE TOTAL THICKNESS OF GRANULAR BASE IS NOT LESS THAN 75MM NOR MORE THAN 600MM. COMPAC EACH LAYER UNTIL THE MATERIAL IS TIGHTLY NOUN TOGETHER AND DOES NOT VISIBLY DEFORM UNDER THE PRESSURE OF A PRESSED ADULT HEEL. SED IS REQUIRED IF FILLING IN EXCESS OF 600MM.

7.5.3.2 GRANULAR FILL:
GRADUAL FILL MATERIAL SHALL BE COMPOSED OF CRUSHED ROCK, SCORIA OR APPROVED MATERIAL (A) NOT MORE THAN 5% SHALL PASS THROUGH A 2.2MM SIEVE (B) 100% SHALL PASS THROUGH EITHER (I) A 19MM SIEVE FOR ANY FILL THICKNESS; OR (II) A 37.5MM SIEVE FOR A FILL THICKNESS EXCEEDING 100MM.
REINFORCING STEEL & FLOOR MESH NOTE:
ALL REINFORCING STEEL AND FLOOR MESH TO SLAB TO BE CLASS E (HIGH DUCTILITY FOR EARTHQUAKE PRONE REGIONS) IN ACCORDANCE WITH NZS 4671.
USE SE72 GRADE 500E FLOOR MESH. REINFORCING STEEL TO BE GRADE 300E.

HOT WATER SUPPLY:
TEMPERATURE CONTROL VALVE TO BE SET AT 50 DEGREES MAXIMUM. THERMOSTAT TO BE SET AT 60 DEGREES MINIMUM TO PREVENT TO GROWTH OF LEGIONELLA BACTERIA

G12 WATER SUPPLIES:
WHERE PIPES ARE LIKELY TO FREEZE AND INSULATION TO HOT WATER PIPES TO BE AS PER NZBC G12 CLAUSE 7.2 AND FIG 17.

FLOOR RECESSES:
ANY FLOOR RECESSES TO BE TRIMMED WITH H12 BARS TO ALL SIDES. EXTEND PAST RECESS EDGE 600mm IN EACH DIRECTION (TILED SHOWER REBATES)

REINFORCING STEEL SUPPORT:
BOTTOM BARS ARE TO BE SUPPORTED BY CHAIRS. TOP BARS TO BE TIED TO FLOOR MESH

NOTES:
PROVIDE SHRINKAGE CONTROL JOINTS COMPLYING WITH N.Z.S. 3604 : 2011. FOR REINFORCED CONCRETE SLABS REF7.5.8.6.4 & FIGURE 7.18

CONFIRM ALL EXTERNAL STEPS FROM FLOOR TO GROUND LEVEL & THEIR SIZES & LOCATIONS WITH OWNERS

CONCRETE COVER:

MINIMUM 30mm COVER TO FLOOR MESH.
MINIMUM 50mm TOP COVER TO REINFORCING STEEL.
MINIMUM 75mm SIDE AND BOTTOM COVER TO REINFORCING STEEL.

SAWCUTS:
ALL SAWCUTS TO SLAB AS PER NZS 3604 CLAUSE 7.5.8.6.1 AND FIG. 7.18 CUTS TO BE QUARTER SLAB DEPTH SO 25mm THICK

RE-ENTRANT BARS:

2 D12 BARS 1200mm LONG ~~AS PER FIG 7.17 & 7.5.8.6.2 (c) NZS 3604 : 2011~~

PLUMBING & DRAINAGE NOTES

ALL 100 % 80mm ø PIPES TO FALL AT A MINIMUM GRADIENT OF 1:60 COMPLYING WITH TABLE 4 NZBC G13 AS1

ALL 40mm ø PIPES TO FALL AT A MINIMUM GRADIENT OF 1 IN 40 COMPLYING WITH TABLE 4 NZBC G13 AS1

FIXTURE PIPE SIZES AND MIN. GRADIENTS

b	BATH	40mm dia.	1:40
sh	SHOWER	40mm dia.	1:40
whb	WASH HAND BASIN	40mm dia.	1:20
v	VANITY BASIN	40mm dia.	1:20
tub	LAUNDRY TUB	50mm dia.	1:30
sink	KITCHEN SINK	50mm dia.	1:30
wc	TOILET	100mm dia.	1:60
aav	AIR ADMITTANCE VALVE		

PLUMBER TO CONFIRM LAYOUT AND WASTE POSITIONS WITH SELECTED SANITARY PLUMBING FITTINGS PRIOR TO COMMENCING WORK ON SITE AND LOCATING WASTE POSITIONS AS ABOVE

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FOUNDATION PLAN

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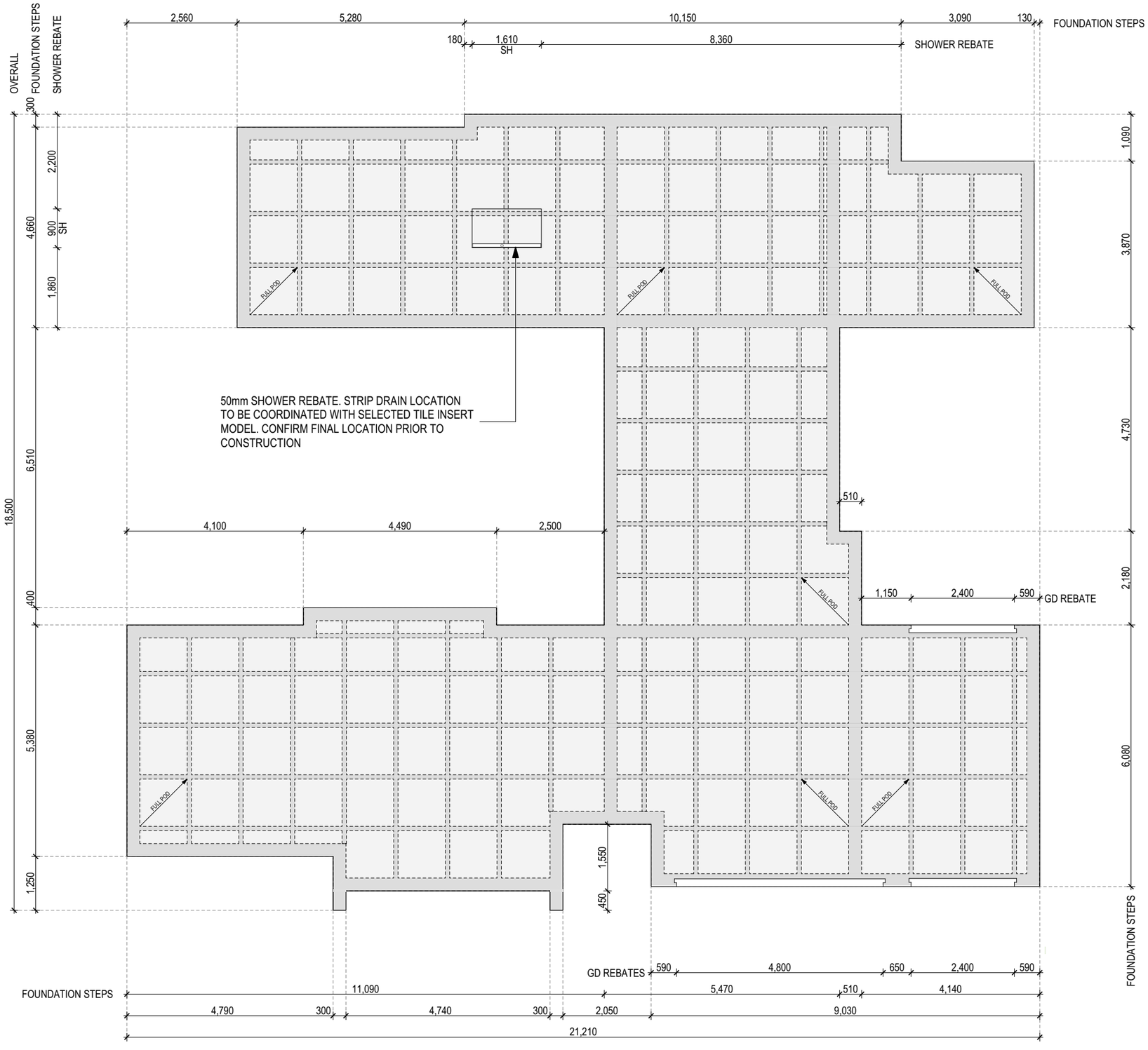
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FOUNDATION DIMENSION PLAN

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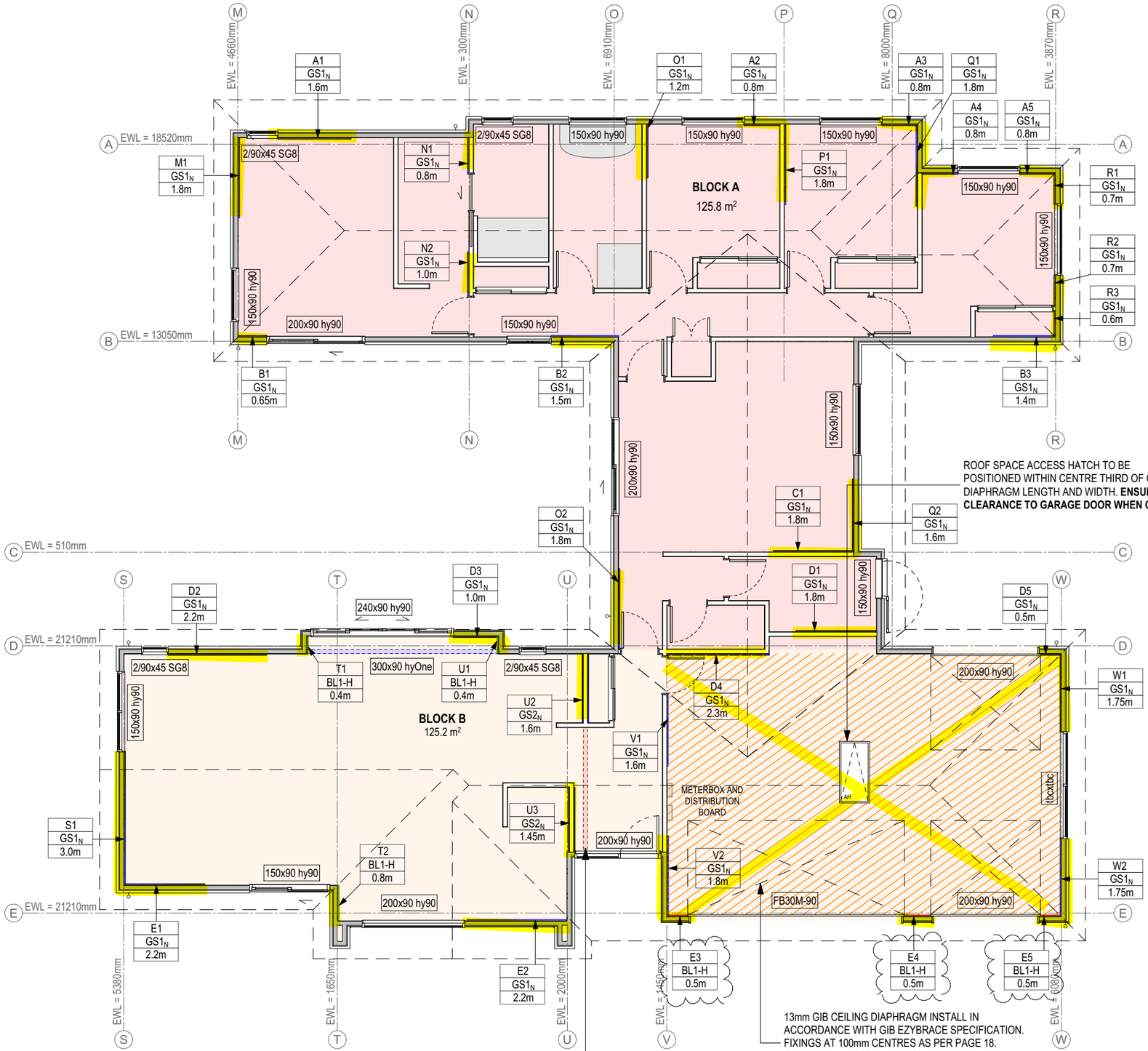
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BLOCK A

BRACING UNITS WIND
ALONG: 616 **ACROSS**: 847

BRACING UNITS EARTHQUAKE
ALONG: 566 **ACROSS**: 566

BLOCK B

BRACING UNITS WIND
ALONG: 427 **ACROSS**: 1087

BRACING UNITS EARTHQUAKE
ALONG: 688 **ACROSS**: 688

TIMBER LINTEL KEY:

140x90 TIMBER LINTEL BY TRUSS DETAILER

REFER TO THE TRUSS CERTIFICATE & LAYOUT PLAN FOR ALL LINTEL SIZES

BRACING KEY:

A1	BRACING ELEMENT No.
GS1N	ELEMENT TYPE
1.0m	ELEMENT PLAN LENGTH

NOTES:
FOR BRACING KEY, FIXING DETAILS & CALCULATIONS REFER TO SPECIFICATION

BRACE LENGTHS SHOWN ARE MINIMUMS, FIXINGS TO REST OF WALL LENGTH (UNBRACED SECTION) TO BE AS PER BRACE FIXINGS FOR ASTHETICS. CONFIRM WITH BUILDER.

EWL = BRACE LINE EXTERNAL WALL LENGTH

WIND ZONE - HIGH
EARTHQUAKE ZONE - 2
SNOW LOADING - REFER TRUSS DESIGN

BLOCK A
AREA: 125.8m^2
19.57m BY 12.84m - INCL. 450mm SOFFITS

4305mm BUILDING OVERALL HEIGHT
1925mm ROOF ABOVE EAVES
30 DEGREE DEGREE ROOF PITCH
450mm EAVE OVERHANG

BLOCK B
AREA: 127.5m^2
21.45m BY 6.77m - INCL. 450mm SOFFITS

4630mm BUILDING OVERALL HEIGHT
2250mm ROOF ABOVE EAVES
30 DEGREE DEGREE ROOF PITCH
0-12.5% ROOM IN ROOF SPACE
450mm EAVE OVERHANG

TRUSS AS BUILT:

TRUSS AS BUILT PLAN PROVIDED TO COUNCIL TO INCLUDE:
1. ALL LINTELS AND HOLD DOWN FIXINGS
2. ALL TOP PLATE TO STUD FIXINGS

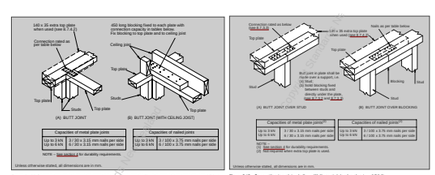
INTERNAL WALL BRACING:

AS PER 8.7.3.4 FOR EACH WALL CONTAINING WALL BRACING ELEMENTS WITH NO MORE THAN 125BU: ONE CONNECTION TO EXTERNAL WALLS AS PER FIG 8.16 OF 6kN CAPACITY

FOR EACH WALL CONTAINING WALL BRACING ELEMENTS WITH NO MORE THAN 250BU: TWO CONNECTION TO EXTERNAL WALLS AS PER FIG 8.16 OF 6kN CAPACITY

FOR EACH WALL CONTAINING WALL BRACING ELEMENTS WITH MORE THAN 250BU: TWO CONNECTION TO EXTERNAL WALLS FIG 8.16 EACH HAVING A RATING OF NOT LESS THAN 2.4kN PER 100 BRACING UNITS
COMPLY WITH 3604:2011 8.7.3.4 AND FIG 8.16

BOTTOM PLATE FIXINGS FOR BRACING ELEMENTS AS PER GIB EZYBRACE SYSTEMS INSTALLATION MANUAL



WAIMAKARIRI DISTRICT COUNCIL
BC251310 APPROVED
Plans and specifications
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Building Regulations 1992, clause 3
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MB projects

4 PAGE PLACE RANGIORA
PROPOSED RESIDENCE

PROJECT CONTROL GROUP
CLIENT - R.B & D.H

CONTRACT TEAM
MAIN CONTRACTOR - ORCHARD HOMES LTD

ORCHARD HOMES

DETAILS	DATE	REV
Building Consent	01/12/2025	A

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BRACING & LINTEL PLAN

SCALE : 1:100 @ A3

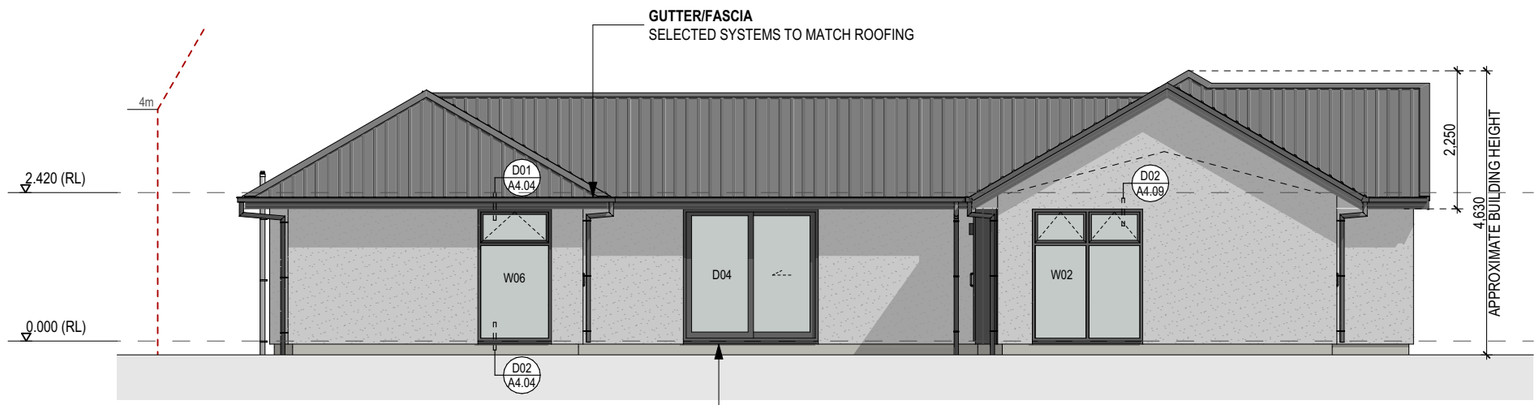
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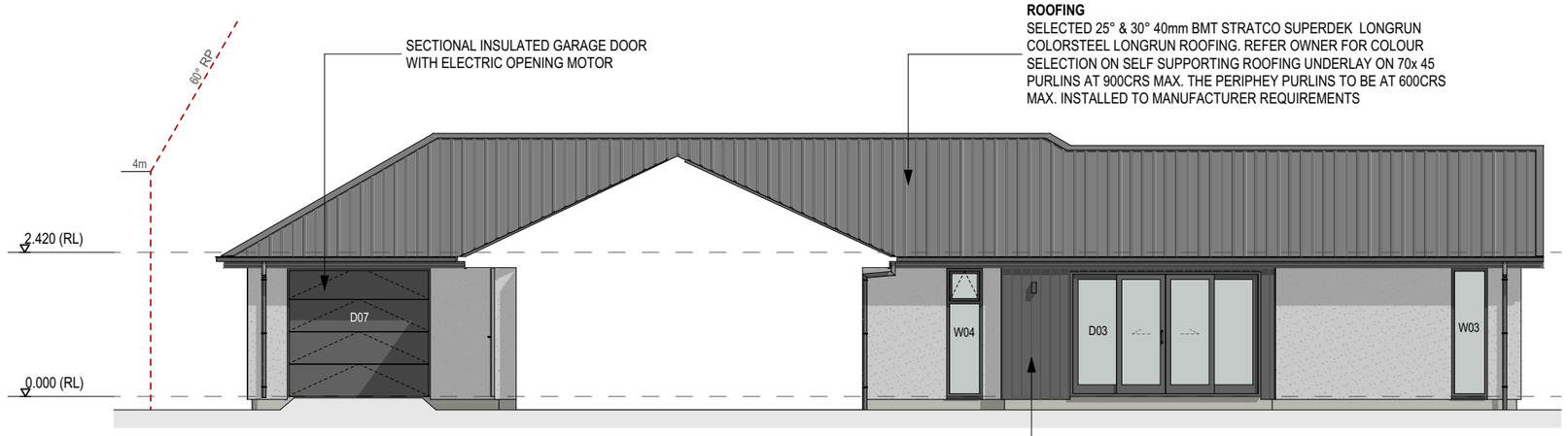
rev A

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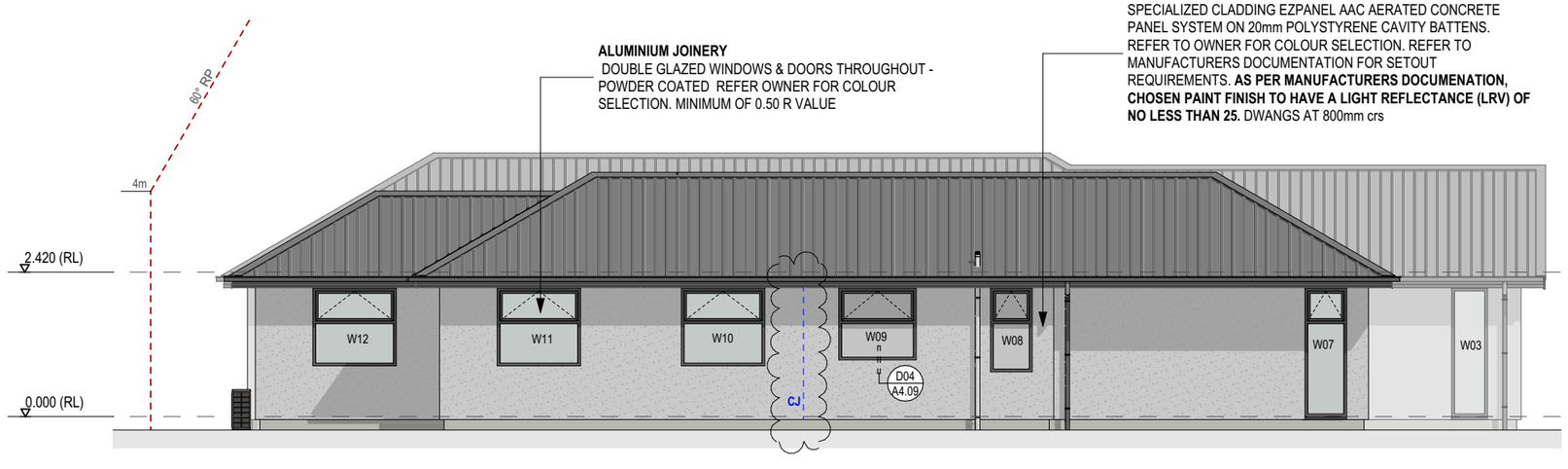
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1 NORTH ELEVATION
SCALE: 1:100



2 EAST PART ELEVATION



3 EAST ELEVATION
SCALE: 1:100

BUILDING ENVELOPE RISK MATRIX		
ALL ELEVATIONS		
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**

CONFIRM AAC CONTROL JOINTS WITH OWNERS PRIOR TO CONSTRUCTION

**EXTERIOR / INTERIOR FINISHES:
REFER TO OWNER FOR ALL FINAL FINISHES SELECTIONS**

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NORTH & EAST ELEVATIONS

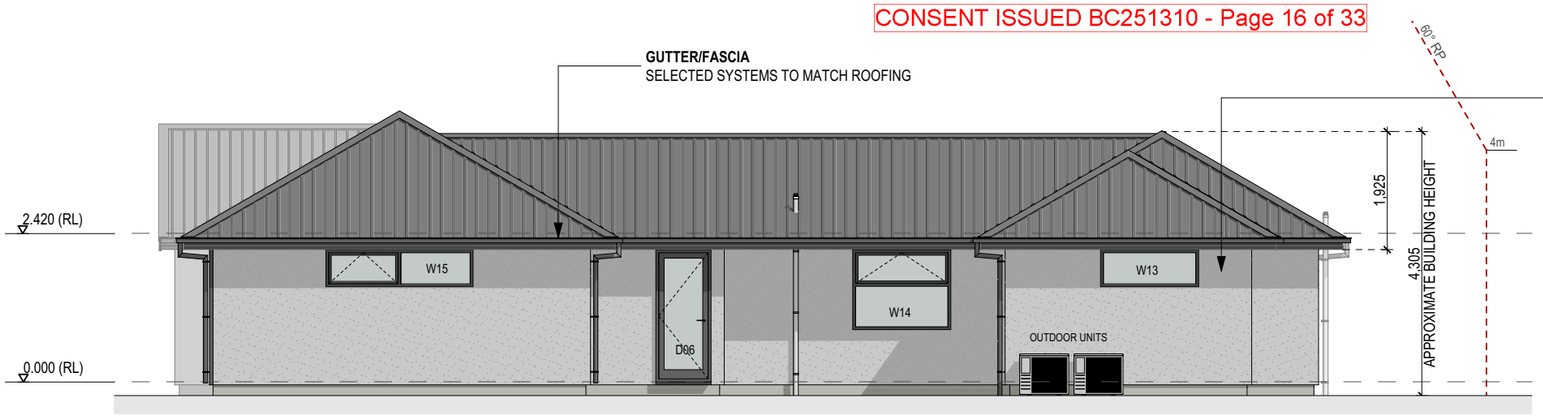
SCALE : 1:100 @ A3

DRAWN : RB

A2.01

rev A

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CLADDING
SPECIALIZED CLADDING EZPANEL AAC AERATED CONCRETE PANEL SYSTEM ON 20mm POLYSTYRENE CAVITY BATTENS. REFER TO OWNER FOR COLOUR SELECTION. REFER TO MANUFACTURERS DOCUMENTATION FOR SETOUT REQUIREMENTS. **AS PER MANUFACTURERS DOCUMENATION, CHOSEN PAINT FINISH TO HAVE A LIGHT REFLECTANCE (LRV) OF NO LESS THAN 25.** DWANGS AT 800mm crs

1 SOUTH ELEVATION
SCALE: 1:100

BUILDING ENVELOPE RISK MATRIX		
WEST ELEVATION		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	High risk	3
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**7**

ROOFING
SELECTED 25° & 30° 40mm BMT STRATCO SUPERDEK LONGRUN COLORSTEEL LONGRUN ROOFING. REFER OWNER FOR COLOUR SELECTION ON SELF SUPPORTING ROOFING UNDERLAY ON 70x 45 PURLINS AT 900CRS MAX. THE PERIPHEY PURLINS TO BE AT 600CRS MAX. INSTALLED TO MANUFACTURER REQUIREMENTS



2 WEST PART ELEVATION

BUILDING ENVELOPE RISK MATRIX		
ALL ELEVATIONS		
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**

CONFIRM AAC CONTROL JOINTS WITH OWNERS PRIOR TO CONSTRUCTION

EXTERIOR / INTERIOR FINISHES:
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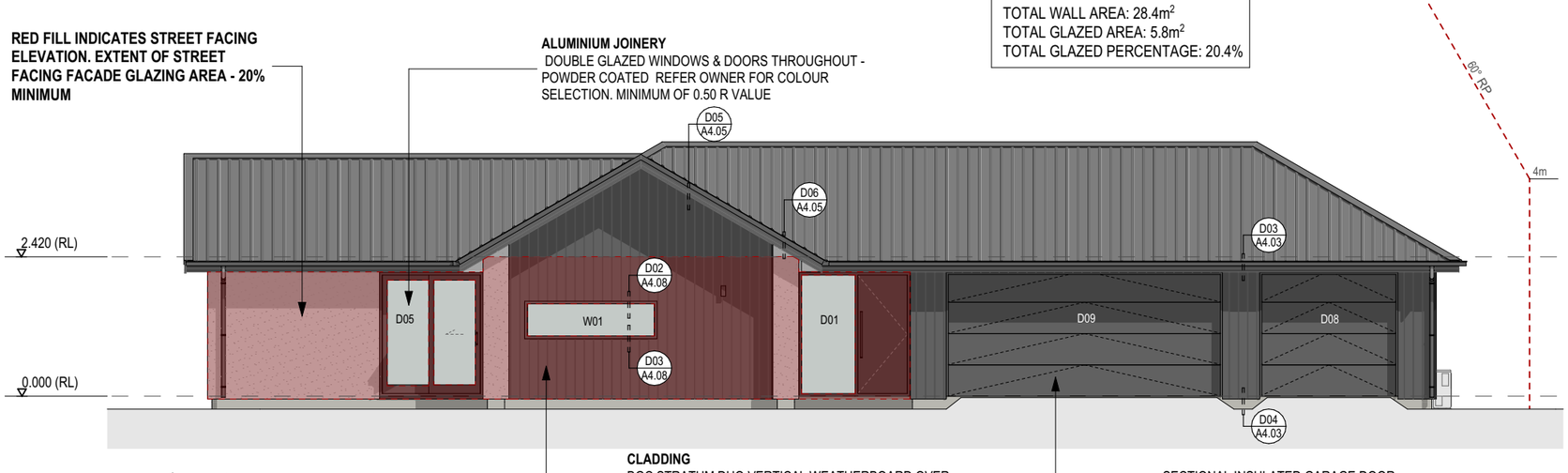
EXTERIOR CLADDING AREAS:
- AAC PANEL SYSTEM: **152.7m²**
- BGC STRATUM DUO VERTICAL: **26.1m²**

RED FILL INDICATES STREET FACING ELEVATION. EXTENT OF STREET FACING FACADE GLAZING AREA - 20% MINIMUM

ALUMINIUM JOINERY
DOUBLE GLAZED WINDOWS & DOORS THROUGHOUT - POWDER COATED REFER OWNER FOR COLOUR SELECTION. MINIMUM OF 0.50 R VALUE

STREET FRONT GLAZING:

TOTAL WALL AREA: 28.4m²
TOTAL GLAZED AREA: 5.8m²
TOTAL GLAZED PERCENTAGE: 20.4%



CLADDING
BGC STRATUM DUO VERTICAL WEATHERBOARD OVER 20mm CAVITY. REFER TO OWNER FOR FINISH COLOUR. DWANGS AT 600mm crs

SECTIONAL INSULATED GARAGE DOOR WITH ELECTRIC OPENING MOTOR

3 WEST ELEVATION
SCALE: 1:100

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SOUTH & WEST ELEVATIONS

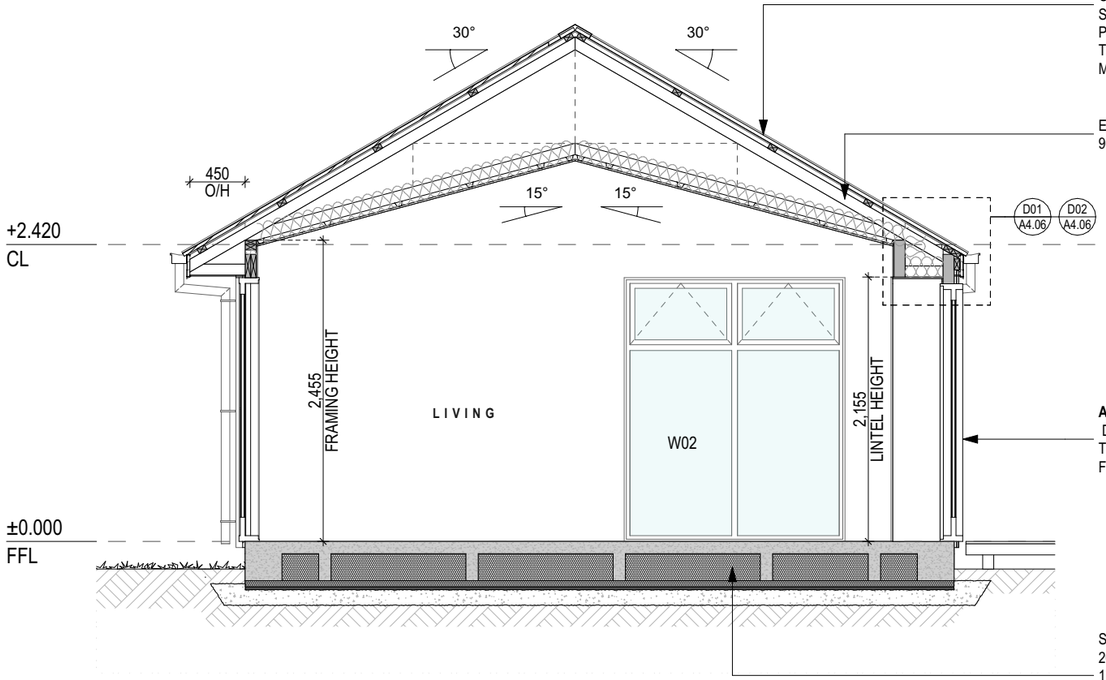
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DRAWN : RB

A2.02

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CONSENT ISSUED BC251310 - Page 17 of 33



A CROSS SECTION
SCALE: 1:50

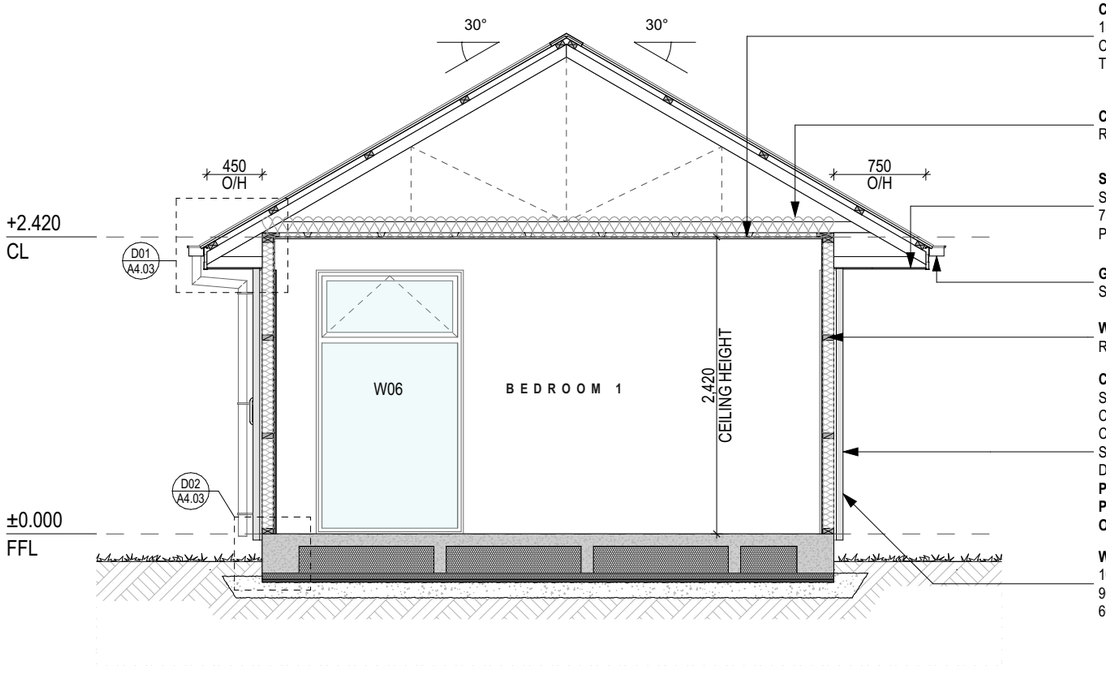
ROOF UNDERLAY: COVERTEK 215
WALL WRAP: MARSHALL INNOVATIONS TEKTON

ROOFING
SELECTED 25° & 30° 40mm BMT STRATCO SUPERDEK LONGRUN COLORSTEEL LONGRUN ROOFING. REFER OWNER FOR COLOUR SELECTION ON SELF SUPPORTING ROOFING UNDERLAY ON 70x 45 PURLINS AT 900CRS MAX. THE PERIPHEY PURLINS TO BE AT 600CRS MAX. INSTALLED TO MANUFACTURER REQUIREMENTS

ENGINEER CERTIFIED PRE NAILED TRUSSES AT 900crs MAX. WEB DESIGN BY MANUFACTURER.

ALUMINIUM JOINERY
DOUBLE GLAZED WINDOWS & DOORS THROUGHOUT - POWDER COATED REFER OWNER FOR COLOUR SELECTION. MINIMUM OF 0.50 R VALUE

SE62 GRADE 500E FLOOR MESH IN 100mm THICK 20MPA CONCRETE MIX AS PER NZS 3101:2006 ON 1100x1100x220mm POLYSTYRENE PODS ON 50mm SLABX200 ON 25mm SAND BLINDING. DPM TO RUN ON SAND LAYER. PODS AT 1200mm crs.



A CROSS SECTION
SCALE: 1:50

CEILING LINING:
13mm GIB CEILING LINING ON 35mm 310 RONDO CEILING BATTENS AT 600crs MAX. DIRECT FIXED TO TRUSS BOTTOM CHORDS

CEILING INSULATION
REFER TO SHEET A1.03

SOFFIT
SELECTED FIBRE CEMENT BOARD SOFFIT LINING ON 75x40 BATTENS FIXED TO ROOF STRUCTURE ENDS PAINT FINISH WITH PVC JOINTERS

GUTTER/FASCIA
SELECTED SYSTEMS TO MATCH ROOFING

WALL INSULATION
REFER TO SHEET A1.03

CLADDING
SPECIALIZED CLADDING EZPANEL AAC AERATED CONCRETE PANEL SYSTEM ON 20mm POLYSTYRENE CAVITY BATTENS. REFER TO OWNER FOR COLOUR SELECTION. REFER TO MANUFACTURERS DOCUMENTATION FOR SETOUT REQUIREMENTS. **AS PER MANUFACTURERS DOCUMENATION, CHOSEN PAINT FINISH TO HAVE A LIGHT REFLECTANCE (LRV) OF NO LESS THAN 25.** DWANGS AT 800mm crs

WALL LINING:
10mm GIB BOARD WALL LINING ON H1.2 TREATED 90x45 KILN DRIED SG8 TIMBER FRAMING STUDS AT 600crs.

PLATE FIXINGS:
TO FIX TOP PLATES TO STUDS USE 2/90x3.15mm END NAILS AND 2 WIRE DOGS. ALTERNATIVE FIXINGS REQUIRE 4.7KN FIXINGS.

TO FIX BOTTOM PLATES TO STUDS: FOR HAND DRIVEN NAILS USE 2 END NAILDED 100x3.75mm NAILS OR 4 SKEWED 75x3.15mm NAILS. FOR POWER DRIVEN NAILS USE 4 SKEW NAILED 75x3.06mm NAILS OR 3 END NAILED 90x3.15mm NAILS
TO FIX BOTTOM PLATES TO CONCRETE USE M12 BOLTS SET WITHIN 150mm OF EACH END OF THE PLATE AND SPACED AT 1200crs MAXIMUM, BENT TO PREVENT TURNING AND PROJECTING SUFFICIENTLY TO ALLOW A WASHER AND FULLY THREADED NUT ABOVE THE TIMBER. FOR INTERNAL AND EXTERNAL WALLS, WHERE THE SLAB EDGE IS FORMED WITH INSITU CONCRETE, ANCHORS SHALL BE SET NO LESS THAN 90mm INTO THE CONCRETE, MAINTAINING A MINIMUM EDGE DISTANCE OF 50mm.
POST FIXED ANCHORS: PROPRIETARY ANCHORS SHALL BE WITHIN 150mm OF EACH END OF THE PLATE AND BE SPACED AT A MAXIMUM OF 900mm CRS.

PURLIN FIXINGS:
SG8 70x45 PURLINS AT 900crs MAX ON FLAT. ROOF FIXINGS REQUIRE 2.4kN FIXING CAPACITY (AS PER TABLE 15.9 FROM NZS 3604:2011) TO ACHIEVE 2.4kN FIXING CAPACITY, USE THE FOLLOWING: 1/10G SELF DRILLING SCREW, 80mm LONG.

TRUSS FIXINGS:
REFER TRUSS DESIGN

PURLIN SPACINGS:
TYPICAL PURLIN SPACINGS 900mm END PURLIN SPACINGS 600mm.

TOP & BOTTOM PLATES:
ALL TOP AND BOTTM PLATES TO BE H1.2 TREATED SG8 90x45 PLATES COMPLYING WITH NZS 3604 : 2011.

CONSTRUCTION MOISTURE:
ALL CONSTRUCTION MOISTURE COMPLY WITH NZBC E2 AS1 SECTION 10 ATTACHED

DPM PRODUCT:
ENSURE DPM PRODUCT THICKNESS IS A MINIUM OF 250 MICRON

CAVITIES:
SPECIALIZED AAC - 20mm VERTICAL CAVITY BATTENS AT 800mm CTRS MAXIMUM
BGC STRATUM DUO VERTICAL WEATHERBOARD - 20mm HORIZONTAL CAVITY BATTENS AT 600mm CTRS TO ALIGN WITH DWANGS

BUILDING ELEMENT	TREATMENT LEVEL
ALL TIMBER SHALL BE SG8 UNLESS STATED ON THE WORKING DRAWINGS	
	UNTREATED SG8
EXTERIOR WALL FRAMING, TRUSSES, ROOF PURLINS, INTERIOR FRAMING, CEILING JOISTS	H1.2 TREATED SG8
CAVITY FRAMING, WINDOW JAMB LINERS	H3.1 TREATED SG8
FRAMING SUPPORTING STEEL WORK	H3.2 TREATED SG8
AS PER NZS 3602	

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SECTION A

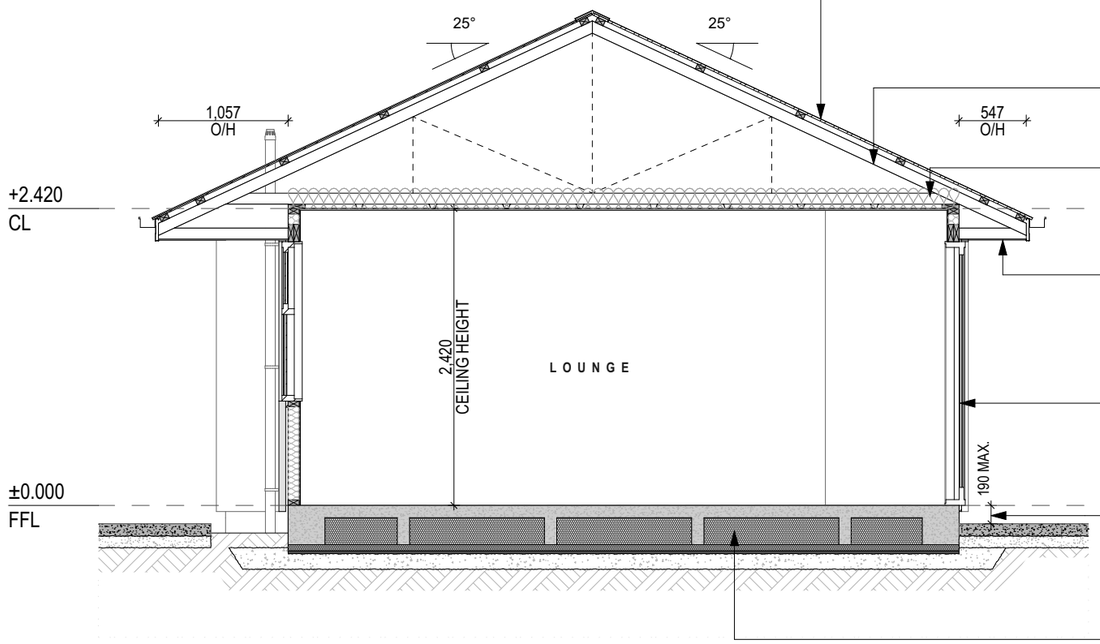
SCALE : 1:50 @ A3

DRAWN : RB

A3.01

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B CROSS SECTION
SCALE: 1:50

ROOFING
SELECTED 25° & 30° 40mm BMT STRATCO SUPERDEK LONGRUN COLORSTEEL LONGRUN ROOFING. REFER OWNER FOR COLOUR SELECTION ON SELF SUPPORTING ROOFING UNDERLAY ON 70x 45 PURLINS AT 900CRS MAX. THE PERIPHEY PURLINS TO BE AT 600CRS MAX. INSTALLED TO MANUFACTURER REQUIREMENTS

ENGINEER CERTIFIED PRE NAILED TRUSSES AT 900crs MAX. WEB DESIGN BY MANUFACTURER.

CEILING INSULATION
REFER TO SHEET A1.03

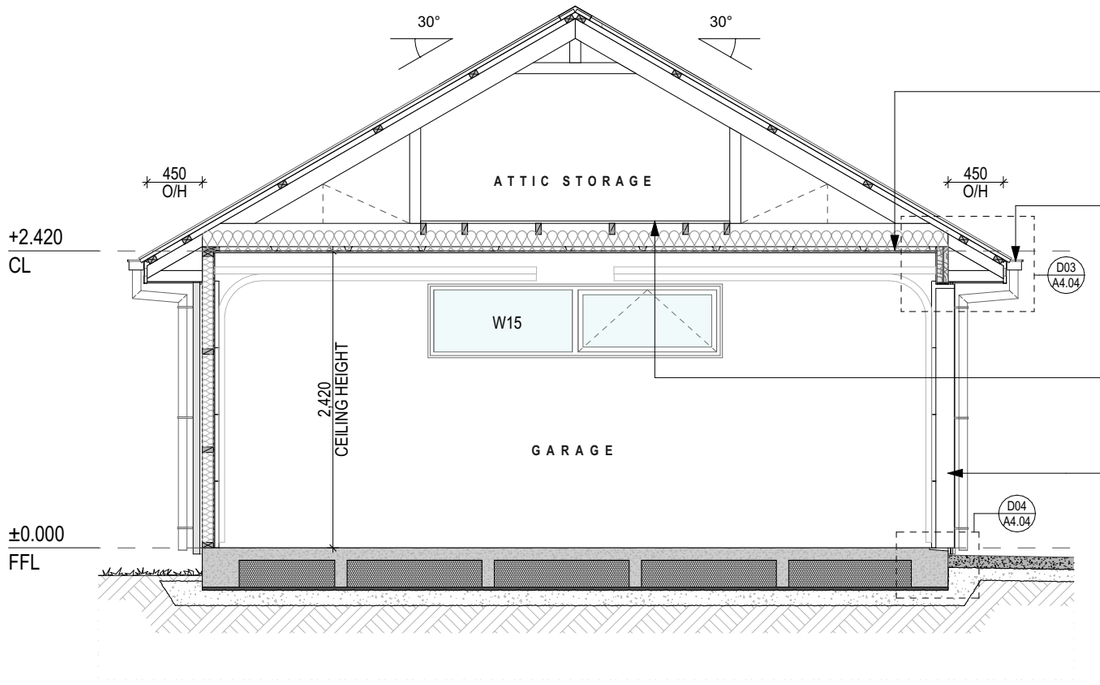
SOFFIT
SELECTED FIBRE CEMENT BOARD SOFFIT LINING ON 75x40 BATTENS FIXED TO ROOF STRUCTURE ENDS PAINT FINISH WITH PVC JOINTERS

ALUMINIUM JOINERY
DOUBLE GLAZED WINDOWS & DOORS THROUGHOUT - POWDER COATED REFER OWNER FOR COLOUR SELECTION. MINIMUM OF 0.50 R VALUE

AT ANY EXTERIOR DOORS

SE62 GRADE 500E FLOOR MESH IN 100mm THICK 20MPA CONCRETE MIX AS PER NZS 3101:2006 ON 1100x1100x220mm POLYSTYRENE PODS ON 50mm SLABX200 ON 25mm SAND BLINDING. DPM TO RUN ON SAND LAYER. PODS AT 1200mm crs.

ROOF UNDERLAY: COVERTEK 215
WALL WRAP: MARSHALL INNOVATIONS TEKTON



C CROSS SECTION
SCALE: 1:50

CEILING LINING:
13mm GIB CEILING LINING ON 35mm 310 RONDO CEILING BATTENS AT 600crs MAX. DIRECT FIXED TO TRUSS BOTTOM CHORDS

GUTTER/FASCIA
SELECTED SYSTEMS TO MATCH ROOFING

LINE FLOOR OF STORAGE AREA WITH 19mm PLYWOOD FLOORING OVER TRUSS CHORDS & 90x45mm BLOCKING AT 600mm CENTRES. TO BE COORDINATED WITH HEAT PUMP CEILING UNIT LOCATION (DONT LINE BENEATH)

SECTIONAL INSULATED GARAGE DOOR WITH ELECTRIC OPENING MOTOR

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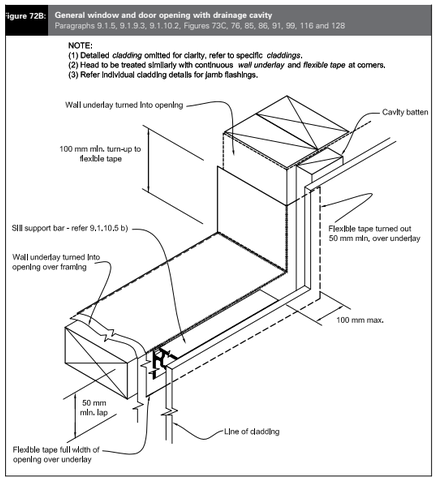
WET AREA TIMBER FRAMING:
FRAMING DIMENSIONS AND SPACING MUST BE APPROPRIATE FOR THE TILING WEIGHT AND COMPLY WITH THE REQUIREMENTS OF NZS 3604:2011 TIMBER FRAMED BUILDINGS, OR RELEVANT SPECIFIC DESIGN STANDARDS.

NOGS:
FOR IMPACT PROTECTION IN SHOWER CUBICLES OR SHOWER OVER BATH SITUATIONS IT IS IMPORTANT THAT ALL SHEET JOINTS ARE MADE ON SOLID FRAMING.
THIS MAY REQUIRE VERTICAL FIXING OR THE INSTALLATION OF ADDITIONAL NOGS. ALSO PROVIDE NOGS;
-ADJACENT TO EACH PIPE PENETRATION BEHIND SINK AND TUB FLASHINGS
-BETWEEN ALL STUDS ABOVE BATHS FLANGES AND PREFORMED SHOWER BASE.

SHOWER CORNER REINFORCING:
PRIOR TO LINING IN TILED AREAS THE INTERNAL CORNERS SHALL BE REINFORCED WITH A MINIMUM 32x32x0.55mm NZ18 OR 45x45x0.55mm GIBFIX ANGLE. EACH LEG SHALL BE FASTENED TO THE FRAMING AT 300mm CENTRES.

SPLASH BACK:
ALLOW FOR CERAMIC OR STONE TILED WALL WITH GROUTED JOINTS, AND BEDDED WITH AN ADHESIVE SPECIFIED AS BEING SUITABLE FOR THE TILES, SUBSTRATE AND ENVIRONMENT OF USE. FINISH WALL LININGS WITH A WATERPROOF SHEET MATERIAL WITH SEALED JOINTYS, OR SEMI-GLOSS OR GLOSS COATING OR A HARD-WEARING LOW SHEEN LATEX PAINT CONTAINING MOULD INHIBITORS OR A WATER RESISTANT SHEET LINING FINISHED WITH DECORATIVE HIGH PRESSURE LAMINATE OR FACTORY APPLIED POLYURETHANE OR RESIN INSTALLED WITH IMPERVIOUS JOINTS.

Ventilation Schedule - As per NZBC G4			
Space Name	Space Area (m2)	Net Openable Area (m2)	Ventilation % of floor area
kitchen/Living/Dining	54.8	6.5	11.86131387
Bedroom 1	18.4	2.7	14.67391304
Bedroom 2	9.6	0.7	7.291666667
Bedroom 3	9.6	0.7	7.291666667
Bedroom 4	10.9	0.7	6.422018349
Lounge	23.4	3.6	15.38461538
Bathroom	7.3	0.6	8.219178082
Ensuite	5.1	0.3	5.882352941
Laundry	4.9	1.7	34.69387755



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SECTIONS B & C

SCALE : 1:50 @ A3

DRAWN : RB

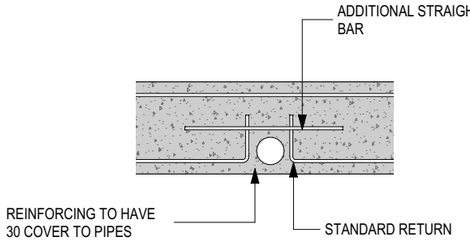
A3.02

rev A

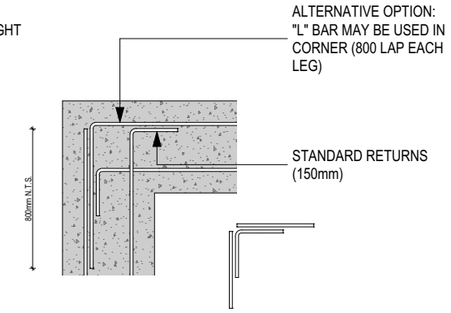
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CONSENT ISSUED BC251310 - Page 19 of 33

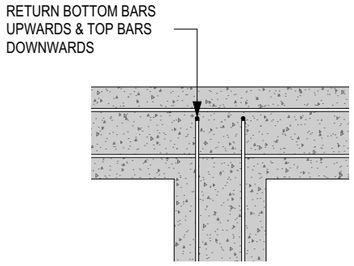
Building Consent BC251310
Received 14/1/2026



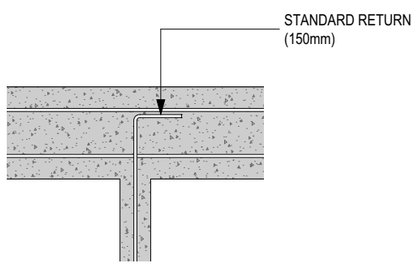
PIPE / BEAM PLAN
1:20 BEAM TO BEAM



TYPICAL CORNER PLAN
1:20



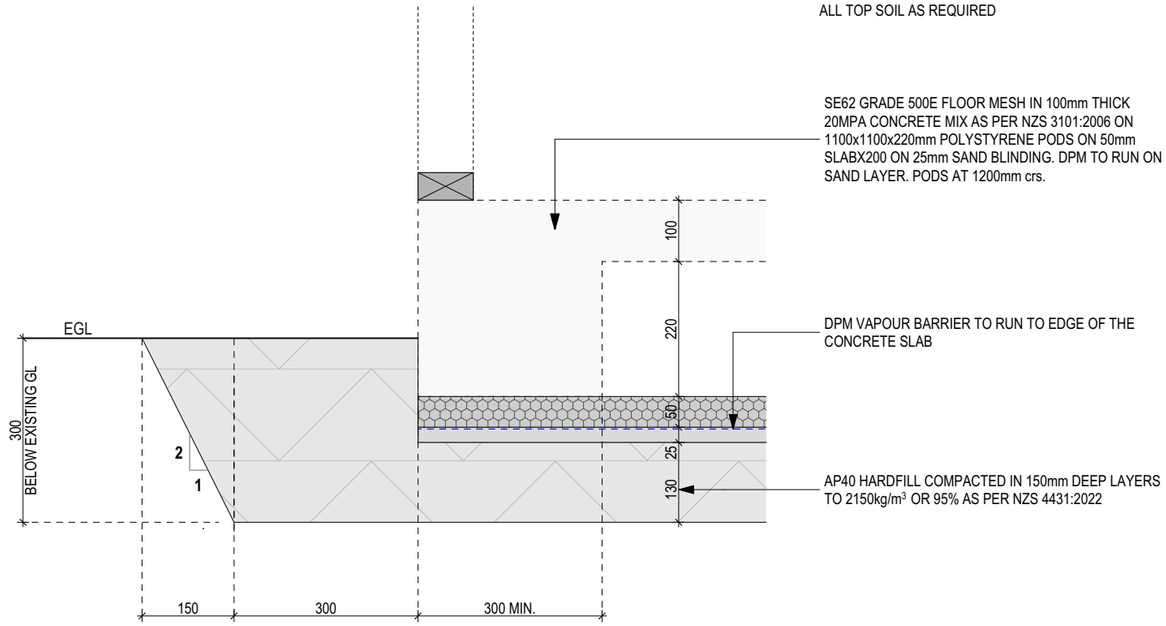
TYPICAL TEE PLAN
1:20 BEAM TO BEAM



TYPICAL TEE PLAN
1:20 RIB TO BEAM

FOUNDATION DETAIL TO SHOW THE REQUIRED DIG OUT ONLY.

AS PER ELLIOT SINCLAIR GEOTECHNICAL REPORT TOPSOIL DEPTH CONSISTS UP TO 300mm. EXCAVATE ALL TOP SOIL AS REQUIRED



D01 TYPICAL FOUNDATION DIGOUT
SCALE: 1:10

SERVICE NOTES:

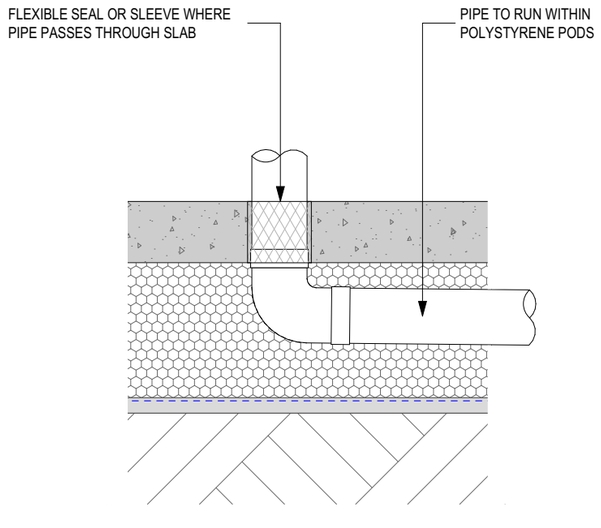
PIPES TO RUN IN PLANE POLYSTYRENE PODS TO FALLS COMPLYING WITH G13/AS1 OF THE N.Z. BUILDING CODE.

PIPES SHALL EXIT AT PERIMETER FOUNDATION BEAM AS DETAILED FOR 100mm DIA. PIPES THE COVER TO THE TOP OF THE PIPE AT THE POINT AT WHICH IT PENETRATES THE SLAB SHALL BE GREATER THAN OR EQUAL TO 100mm (80mm FOR 65mm DIA OR SMALLER PIPES)

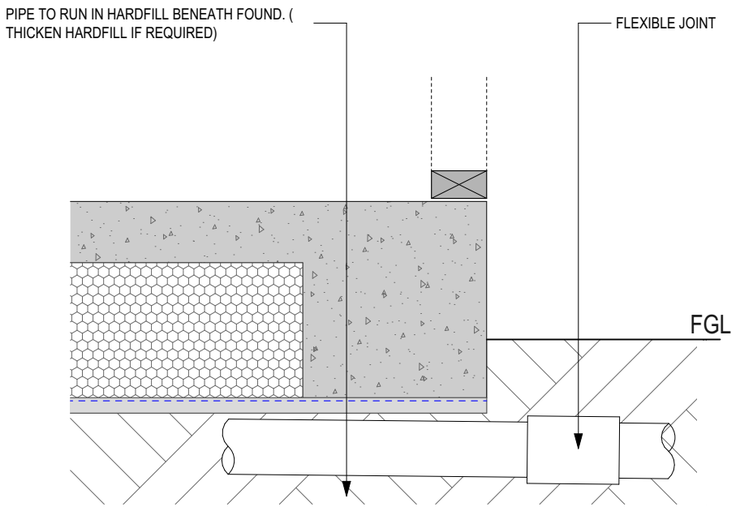
PIPES SHALL HAVE A MINIMUM OF 30mm COVER TO ALL REINFORCING. DO NOT TIE PIPES TO REINFORCING

REFER TO MINISTRY OF BUISNESS, INNOVATION & EMPLOYMENT (MBIE) GUIDANCE (PART A, 5.7: SERVICES) FOR FURTHER DETAILS.

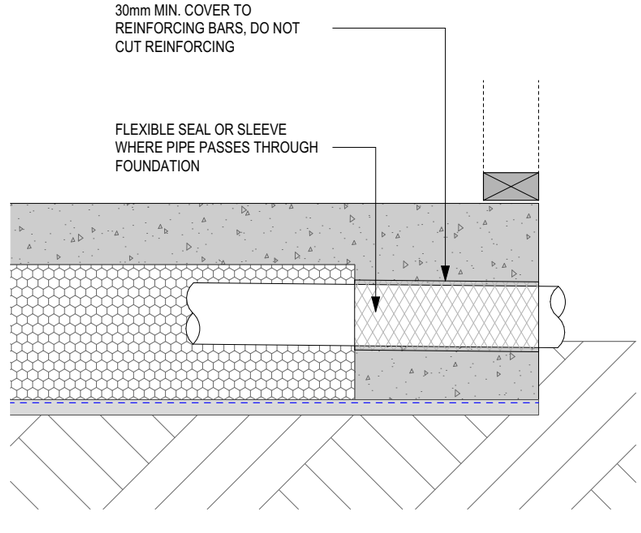
WAIMAKARIRI DISTRICT COUNCIL
BC251310 APPROVED
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D02 SLAB PENETRATION
SCALE: 1:10



D03 OPTION 1
SCALE: 1:10



D04 OPTION 2
SCALE: 1:10

MB projects

4 PAGE PLACE RANGIORA
PROPOSED RESIDENCE

PROJECT CONTROL GROUP
CLIENT - R.B & D.H

CONTRACT TEAM
MAIN CONTRACTOR - ORCHARD HOMES LTD

ORCHARD HOMES

DETAILS	DATE	REV
Building Consent	01/12/2025	A

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FOUNDATION DETAILS

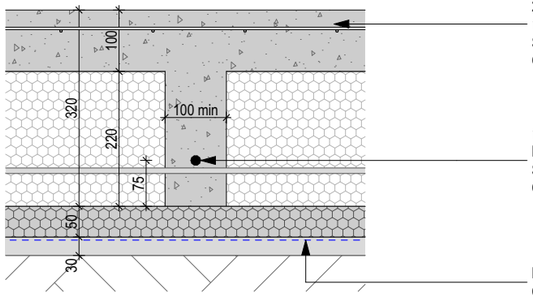
SCALE : 1:10, 1:20 @ A3

DRAWN : RB

A4.01

rev A

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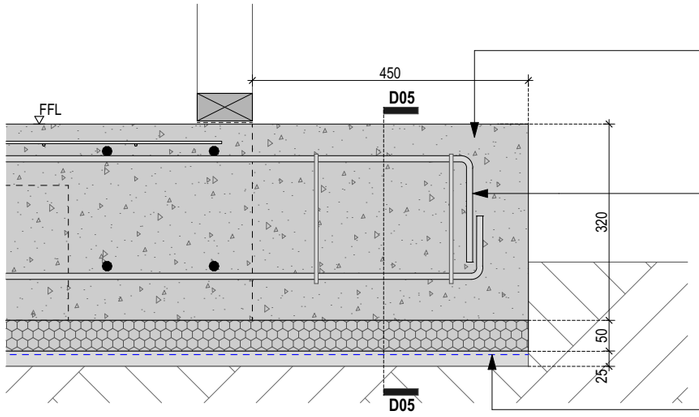
SE62 GRADE 500E FLOOR MESH IN 100mm THICK 20MPA CONCRETE MIX AS PER NZS 3101:2006 ON 1100x1100x220mm POLYSTYRENE PODS ON 50mm SLABX200 ON 25mm SAND BLINDING. DPM TO RUN ON SAND LAYER. PODS AT 1200mm crs.

1/H12 BAR TO BOTTOM OF CONCRETE RIBS BETWEEN POLYSTYRENE PADS. BARS TO HAVE STANDARD RETURNS ON THE END AT EDGE OF CONCRETE FOOTINGS

DPM VAPOUR BARRIER TO RUN TO EDGE OF THE CONCRETE SLAB

D01 | INTERNAL 100 WIDE RIB

SCALE: 1:10



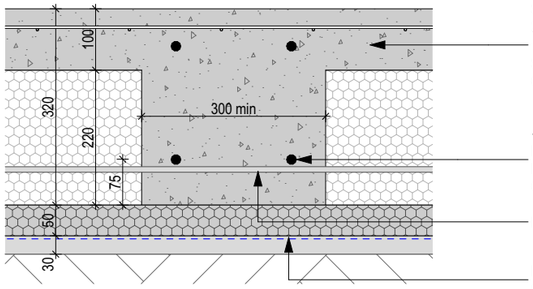
SE62 GRADE 500E FLOOR MESH IN 100mm THICK 20MPA CONCRETE MIX AS PER NZS 3101:2006 ON 1100x1100x220mm POLYSTYRENE PODS ON 50mm SLABX200 ON 25mm SAND BLINDING. DPM TO RUN ON SAND LAYER. PODS AT 1200mm crs.

4/H12 BARS ONE TOP AND BOTTOM OF CONCRETE WING WALL. D10 LINKS AT 200mm CTRS. CONTINUATION OF EDGE BEAM STEEL.

DPM VAPOUR BARRIER TO RUN TO EDGE OF THE CONCRETE SLAB

D04 | WING WALL SECTION

SCALE: 1:10



SE62 GRADE 500E FLOOR MESH IN 100mm THICK 20MPA CONCRETE MIX AS PER NZS 3101:2006 ON 1100x1100x220mm POLYSTYRENE PODS ON 50mm SLABX200 ON 25mm SAND BLINDING. DPM TO RUN ON SAND LAYER. PODS AT 1200mm crs.

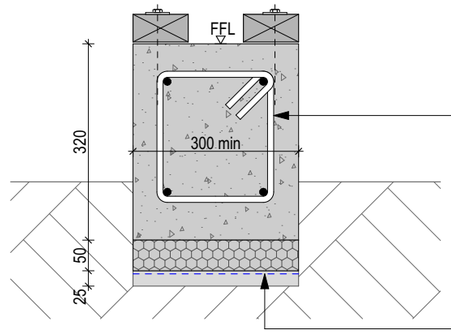
4/H12 BAR TO TOP AND BOTTOM OF CONCRETE BEAMS BETWEEN POLYSTYRENE PADS. BARS TO HAVE STANDARD RETURNS ON THE END AT EDGE OF CONCRETE FOOTINGS

RIB STEEL

DPM VAPOUR BARRIER TO RUN TO EDGE OF THE CONCRETE SLAB

D02 | INTERNAL 300 WIDE BEAM

SCALE: 1:10

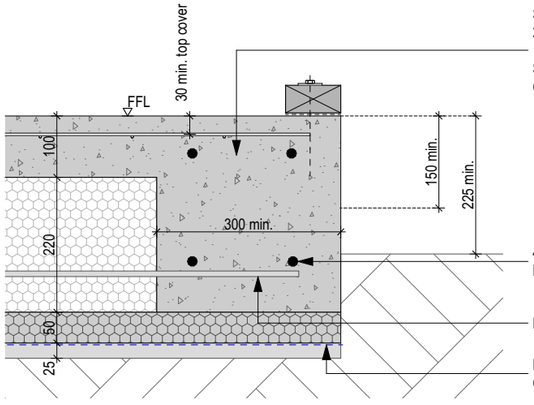


4/H12 BARS TWO TOP AND BOTTOM OF CONCRETE WING WALL. D10 LINKS AT 200mm CTRS.

DPM VAPOUR BARRIER TO RUN TO EDGE OF THE CONCRETE SLAB

D05 | WING WALL BEAM

SCALE: 1:10



SE62 GRADE 500E FLOOR MESH IN 100mm THICK 20MPA CONCRETE MIX AS PER NZS 3101:2006 ON 1100x1100x220mm POLYSTYRENE PODS ON 50mm SLABX200 ON 25mm SAND BLINDING. DPM TO RUN ON SAND LAYER. PODS AT 1200mm crs.

4/H12 BARS, 50mm SIDE AND TOP COVER, 75mm BOTTOM COVER MINIMUM

RIB STEEL

DPM VAPOUR BARRIER TO RUN TO EDGE OF THE CONCRETE SLAB

D03 | TYPICAL 300 EDGE BEAM

SCALE: 1:10

WAIMAKARIRI DISTRICT COUNCIL

BC251310 APPROVED

Plans and specifications in accordance with Building Act 2004, clause 49 Building Regulations 1992, clause 3

14/01/2026 Chrisk

Building Consent BC251310 Received 14/1/2026

MB projects

4 PAGE PLACE RANGIORA

PROPOSED RESIDENCE

PROJECT CONTROL GROUP

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ORCHARD HOMES

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Building Consent	01/12/2025	A

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FOUNDATION DETAILS

SCALE : 1:10 @ A3

DRAWN : RB

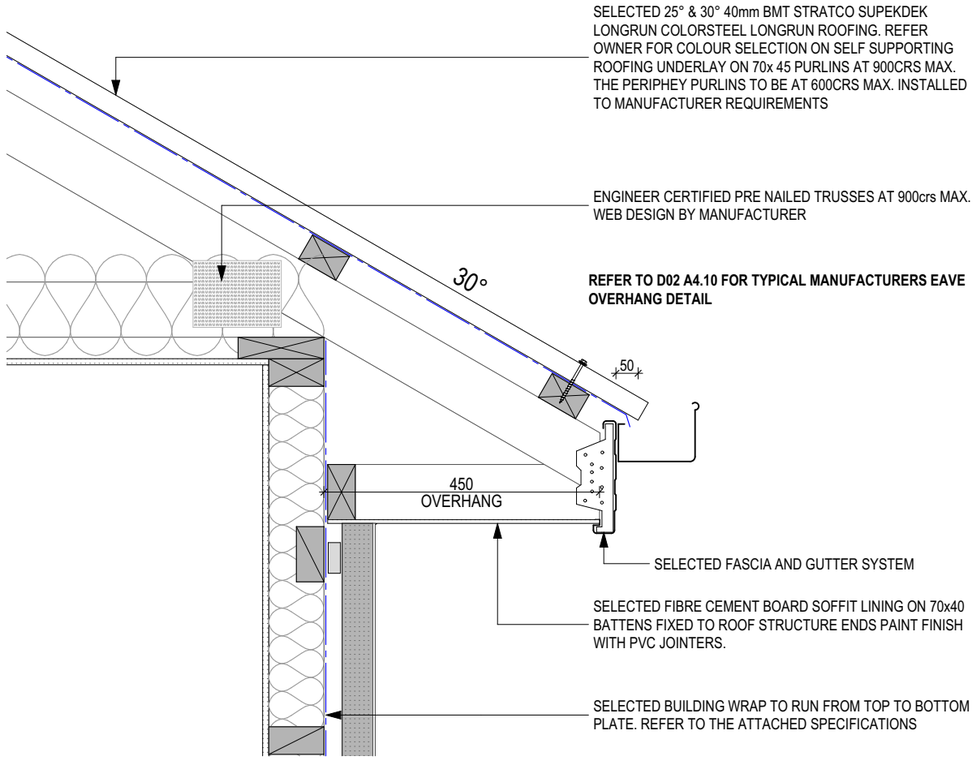
A4.02

rev A

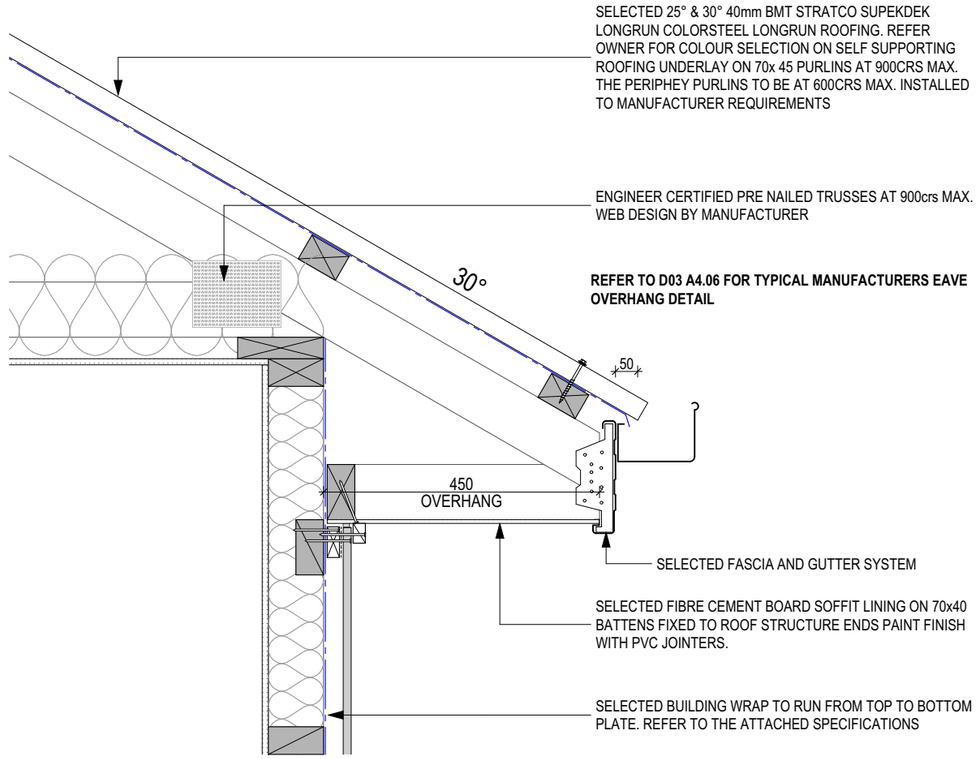
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CONSENT ISSUED BC251310 - Page 21 of 33

Building Consent BC251310
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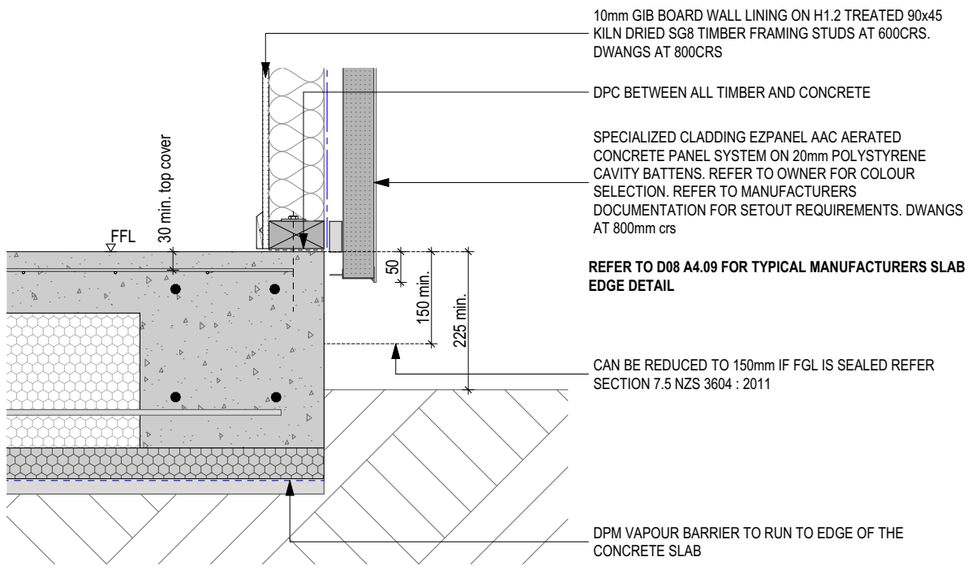


D01 | AAC EAVE OVERHANG
SCALE: 1:10

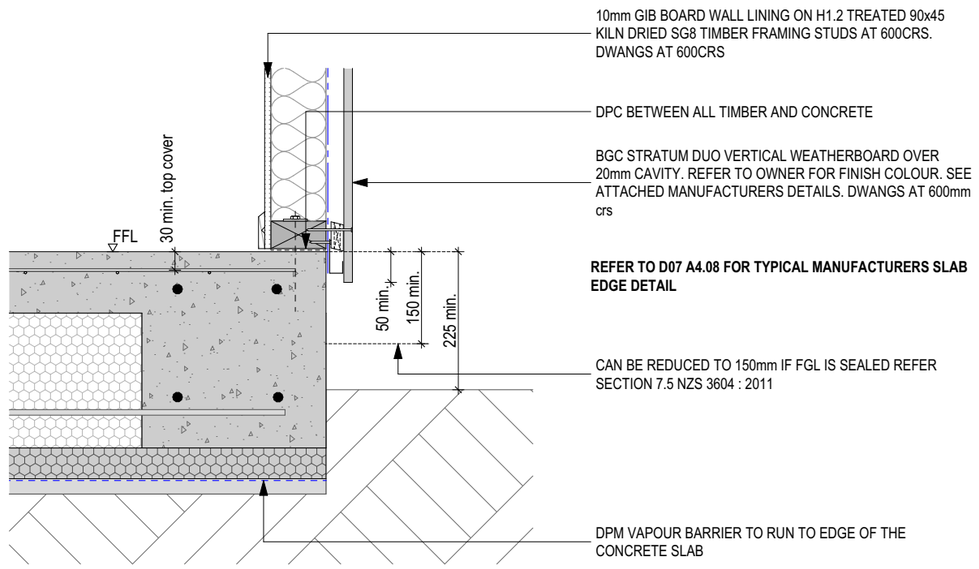


D03 | STRATUM DUO EAVE OVERHANG
SCALE: 1:10

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D02 | AAC SLAB EDGE
SCALE: 1:10



D04 | STRATUM DUO SLAB EDGE
SCALE: 1:10

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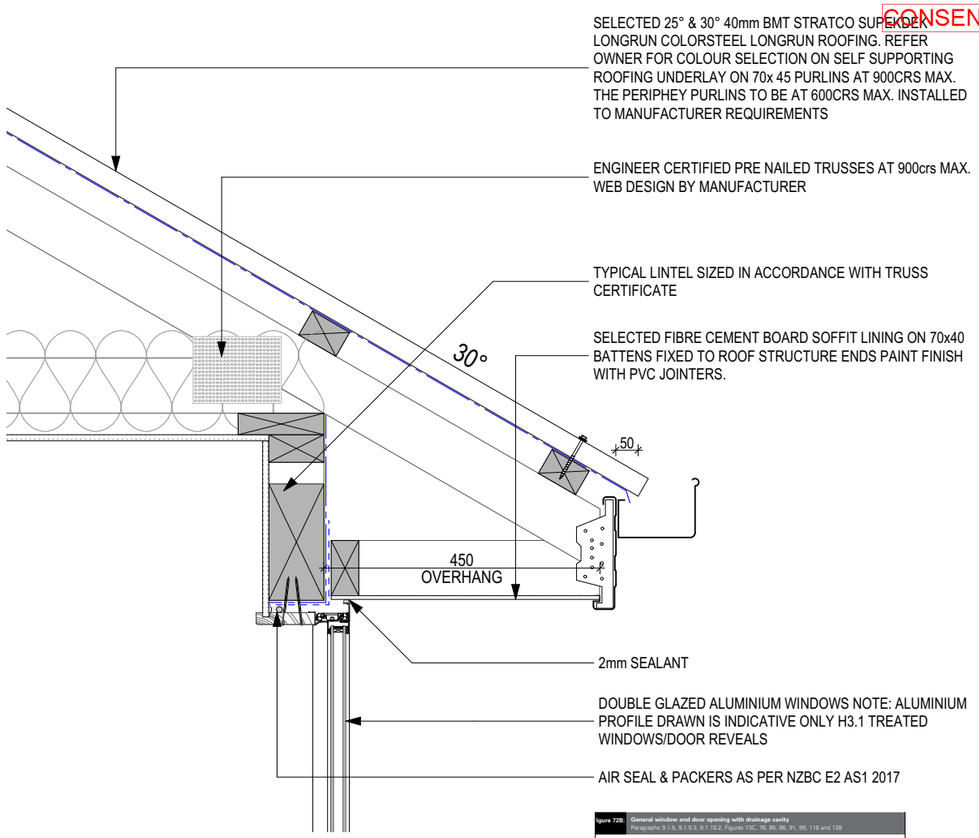
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DRAWN :	RB

A4.03

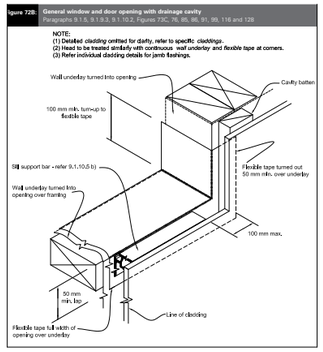
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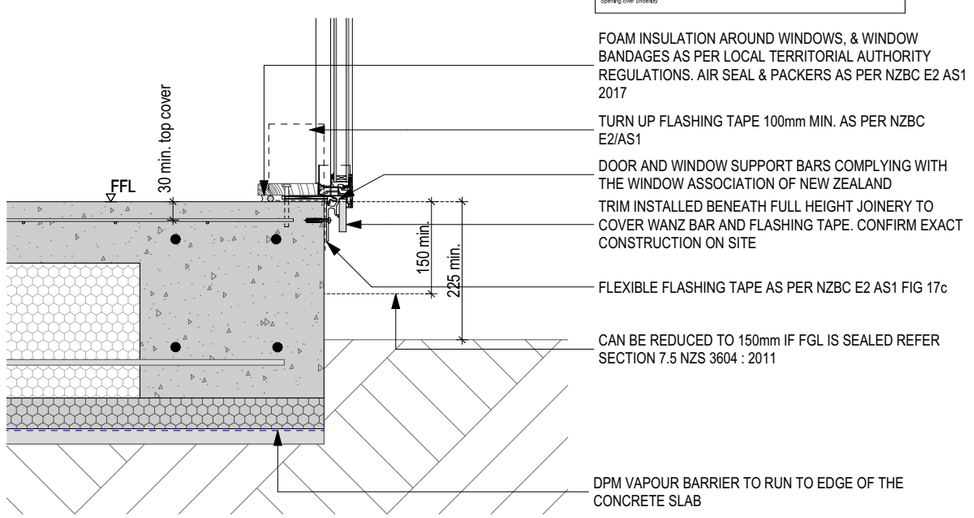
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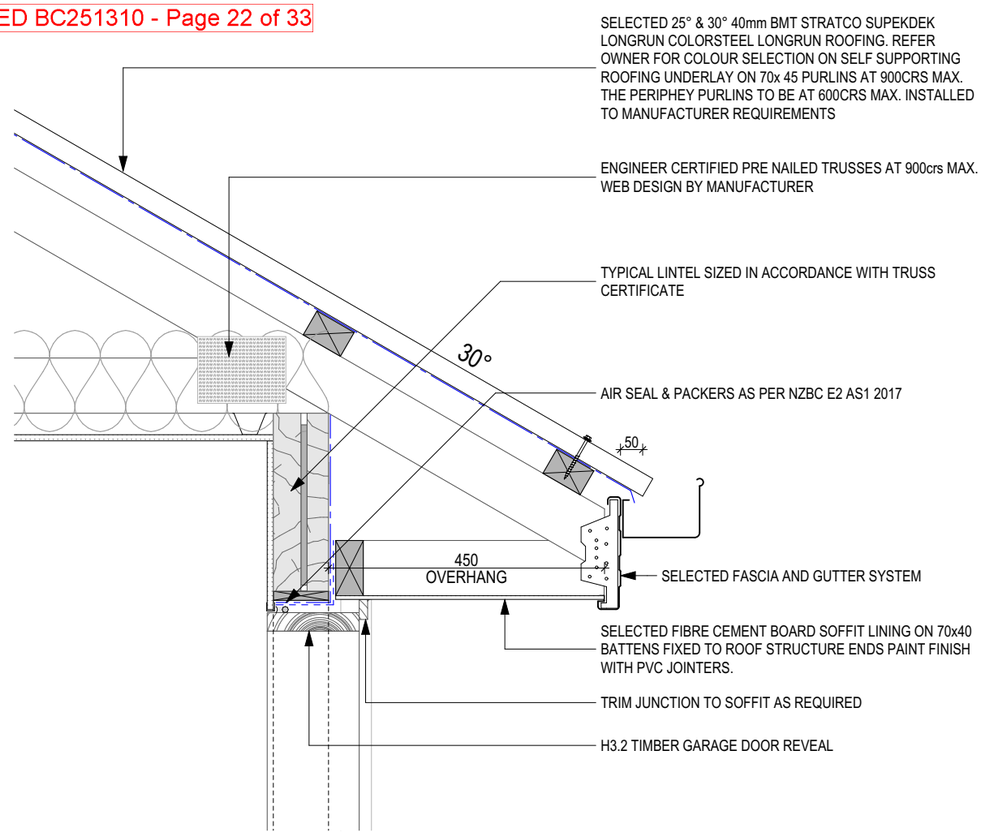


D01 | WINDOW/DOOR HEAD
SCALE: 1:10

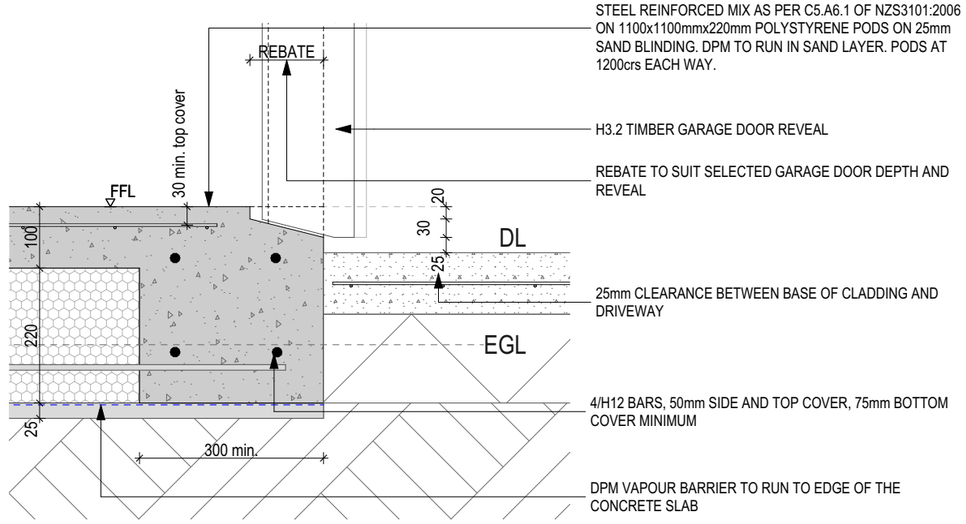




D02 | WINDOW/DOOR SILL
SCALE: 1:10



D03 | GARAGE DOOR HEAD
SCALE: 1:10



D04 | GARAGE DOOR SILL
SCALE: 1:10

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DETAILS

SCALE :	1:10 @ A3
DRAWN :	RB

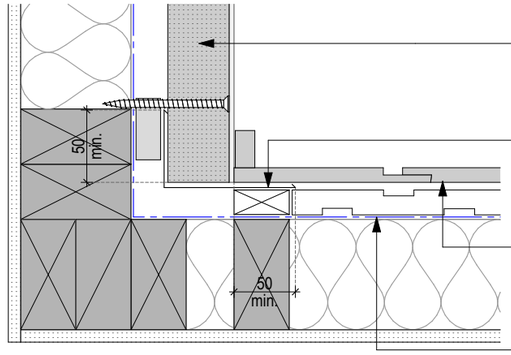
A4.04

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SPECIALIZED CLADDING EZPANEL AAC AERATED CONCRETE PANEL SYSTEM ON 20mm POLYSTYRENE CAVITY BATTENS. REFER TO OWNER FOR COLOUR SELECTION. REFER TO MANUFACTURERS DOCUMENTATION FOR SETOUT REQUIREMENTS. DWANGS AT 800mm crs

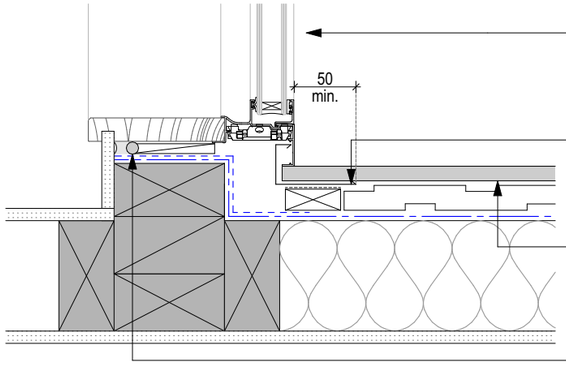
PRE-FINISHED JAMB FLASHING. MIN. 50mm BEHIND CLADDING.

BGC STRATUM DUO VERTICAL WEATHERBOARD OVER 20mm CAVITY. REFER TO OWNER FOR FINISH COLOUR. SEE ATTACHED MANUFACTURERS DETAILS. DWANGS AT 600mm crs

SELECTED BUILDING WRAP TO RUN FROM TOP TO BOTTOM PLATE. REFER TO THE ATTACHED SPECIFICATIONS

D01 | AAC TO DUO INT. JUNCTION

SCALE: 1:5



DOUBLE GLAZED ALUMINIUM WINDOWS NOTE: ALUMINIUM PROFILE DRAWN IS INDICATIVE ONLY H3.1 TRATED DOOR REVEALS

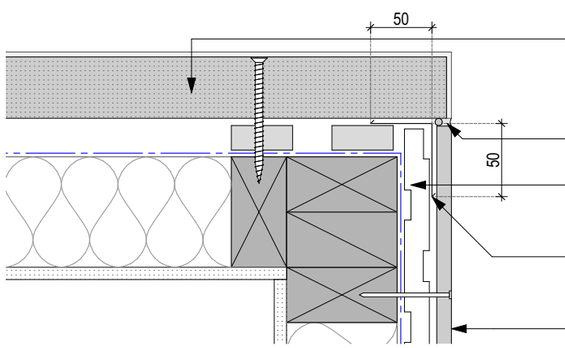
PRE-FINISHED JAMB FLASHING. MIN. 50mm BEHIND CLADDING.

BGC STRATUM DUO VERTICAL WEATHERBOARD OVER 20mm CAVITY. REFER TO OWNER FOR FINISH COLOUR SEE ATTACHED MANUFACTURERS DETAILS. DWANGS AT 600mm crs

FOAM INSULATION AROUND WINDOWS, & WINDOW BANDAGES AS PER LOCAL TERRITORIAL AUTHORITY REGULATIONS. AIR SEAL & PACKERS AS PER NZBC E2 AS1 2017

D02 | AAC TO DUO INT. JUNCTION

SCALE: 1:5



SPECIALIZED CLADDING EZPANEL AAC AERATED CONCRETE PANEL SYSTEM ON 20mm POLYSTYRENE CAVITY BATTENS. REFER TO OWNER FOR COLOUR SELECTION. REFER TO MANUFACTURERS DOCUMENTATION FOR SETOUT REQUIREMENTS. DWANGS AT 800mm crs

MS SEALANT OVER PEF ROD

CONFIRM FIXING OF BATTENS AND CLADDING AT CORNER ON-SITE. CONFIRM WITH MANUFACTURER

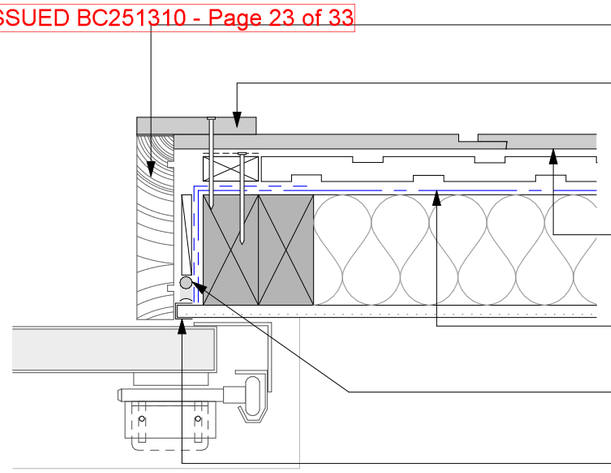
BACK FLASHING - MIN 50mm BEHIND EACH CLADDING. FLASHING TO BE COIL COATED ALUMINIUM

BGC STRATUM DUO VERTICAL WEATHERBOARD OVER 20mm CAVITY. REFER TO OWNER FOR FINISH COLOUR SEE ATTACHED MANUFACTURERS DETAILS. DWANGS AT 600mm crs

D03 | AAC TO DUO INT. JUNCTION

SCALE: 1:5

WAIMAKARIRI DISTRICT COUNCIL
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H3.2 TIMBER GARAGE DOOR REVEAL. WITH TWO 5x5mm CAPILLARY GROOVES AS PER E2/AS1

FACING SEAL TO GARAGE DOOR REVEAL WITH SELECTED FLEXIBLE SEALANT

BGC STRATUM DUO VERTICAL WEATHERBOARD OVER 20mm CAVITY. REFER TO OWNER FOR FINISH COLOUR. SEE ATTACHED MANUFACTURERS DETAILS. DWANGS AT 600mm crs

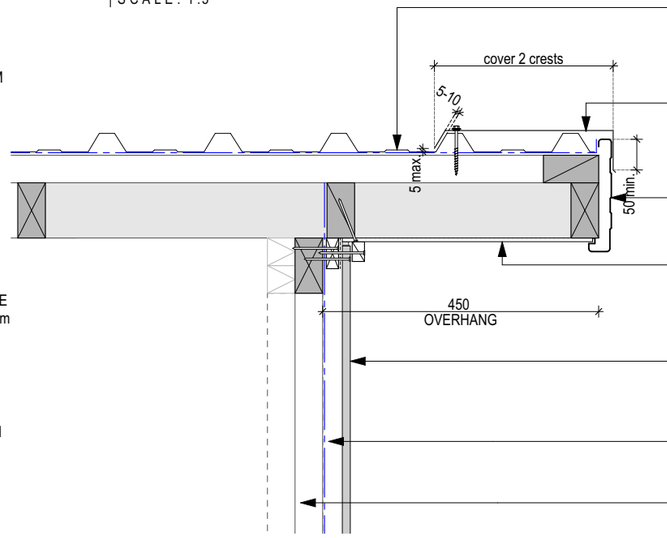
SELECTED BUILDING WRAP TO RUN FROM TOP TO BOTTOM PLATE. REFER TO THE ATTACHED SPECIFICATIONS

AIR SEAL & PACKERS AS PER NZBC E2 AS1 2017 FIG 72

PVC TRIM / CAPPING TO WALL LINING WHEN JUNCTIONING TO GARAGE DOOR REVEAL

D04 | STRATUM DUO GARAGE DOOR JAMB

SCALE: 1:5



SELECTED 25° & 30° 40mm BMT STRATCO SUPEKDEK LONGRUN COLORSTEEL LONGRUN ROOFING. REFER OWNER FOR COLOUR SELECTION ON SELF SUPPORTING ROOFING UNDERLAY ON 70x 45 PURLINS AT 900CRS MAX. THE PERIPHEY PURLINS TO BE AT 600CRS MAX. INSTALLED TO MANUFACTURER REQUIREMENTS

PRE-FINISHED METAL BARGE FLASHING TO RUN OVER FACE OF TYPICAL FASCIA

SELECTED FASCIA AND GUTTER SYSTEM

SELECTED FIBRE CEMENT BOARD SOFFIT LINING ON 90x45 OUTRIGGERS ON EDGE AT 600crs MAX WITH PVC JOINTERS. EXTEND OUTRIGGERS BACK TO SECOND TRUSS

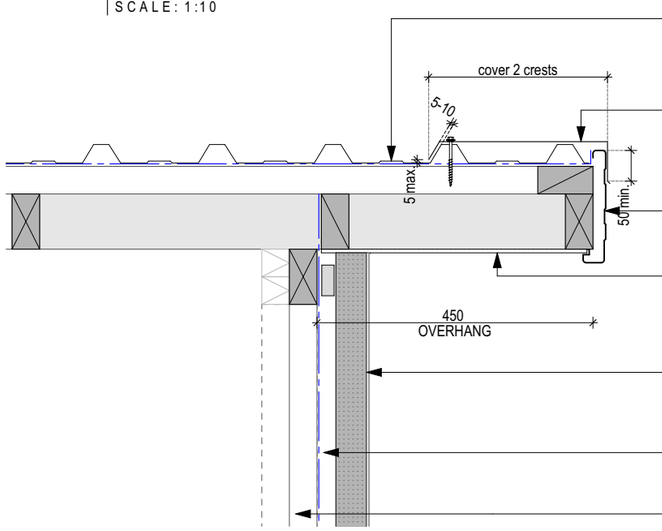
BGC STRATUM DUO VERTICAL WEATHERBOARD OVER 20mm CAVITY. REFER TO OWNER FOR FINISH COLOUR. SEE ATTACHED MANUFACTURERS DETAILS. DWANGS AT 600mm crs

SELECTED BUILDING WRAP TO RUN FROM TOP TO BOTTOM PLATE. REFER TO THE ATTACHED SPECIFICATIONS

ENGINEER CERTIFIED PRE NAILED TRUSSES AT 900crs MAX. WEB DESIGN BY MANUFACTURER

D05 | STRATUM DUO BARGE OVERHANG

SCALE: 1:10



SELECTED 25° & 30° 40mm BMT STRATCO SUPEKDEK LONGRUN COLORSTEEL LONGRUN ROOFING. REFER OWNER FOR COLOUR SELECTION ON SELF SUPPORTING ROOFING UNDERLAY ON 70x 45 PURLINS AT 900CRS MAX. THE PERIPHEY PURLINS TO BE AT 600CRS MAX. INSTALLED TO MANUFACTURER REQUIREMENTS

PRE-FINISHED METAL BARGE FLASHING TO RUN OVER FACE OF TYPICAL FASCIA

SELECTED FASCIA AND GUTTER SYSTEM

SELECTED FIBRE CEMENT BOARD SOFFIT LINING ON 90x45 OUTRIGGERS ON EDGE AT 600crs MAX WITH PVC JOINTERS. EXTEND OUTRIGGERS BACK TO SECOND TRUSS

SPECIALIZED CLADDING EZPANEL AAC AERATED CONCRETE PANEL SYSTEM ON 20mm POLYSTYRENE CAVITY BATTENS. REFER TO OWNER FOR COLOUR SELECTION. REFER TO MANUFACTURERS DOCUMENTATION FOR SETOUT REQUIREMENTS. DWANGS AT 800mm crs

SELECTED BUILDING WRAP TO RUN FROM TOP TO BOTTOM PLATE. REFER TO THE ATTACHED SPECIFICATIONS

ENGINEER CERTIFIED PRE NAILED TRUSSES AT 900crs MAX. WEB DESIGN BY MANUFACTURER

D06 | AAC BARGE OVERHANG

SCALE: 1:10

MB projects

4 PAGE PLACE RANGIORA
PROPOSED RESIDENCE

PROJECT CONTROL GROUP
CLIENT - R.B & D.H

CONTRACT TEAM
MAIN CONTRACTOR - ORCHARD HOMES LTD

ORCHARD HOMES

DETAILS	DATE	REV
Building Consent	01/12/2025	A

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DETAILS

SCALE : 1:5, 1:10 @ A3

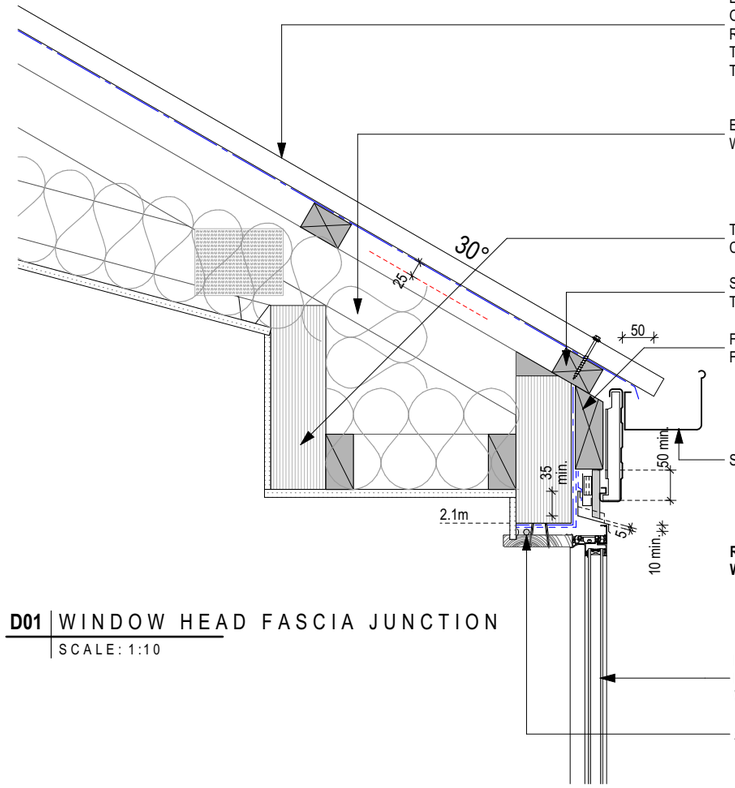
DRAWN : RB

A4.05

rev A

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CONSENT ISSUED BC251310 - Page 24 of 33



SELECTED 25° & 30° 40mm BMT STRATCO SUPEKDEK LONGRUN COLORSTEEL LONGRUN ROOFING. REFER OWNER FOR COLOUR SELECTION ON SELF SUPPORTING ROOFING UNDERLAY ON 70x 45 PURLINS AT 900CRS MAX. THE PERIPHEY PURLINS TO BE AT 600CRS MAX. INSTALLED TO MANUFACTURER REQUIREMENTS

ENGINEER CERTIFIED PRE NAILED TRUSSES AT 900crs MAX. WEB DESIGN BY MANUFACTURER

TYPICAL LINTEL SIZED IN ACCORDANCE WITH TRUSS CERTIFICATE

SHAVE CORNER OF STRUCTURE AS REQUIRED TO ALLOW 2.1m DOOR HEAD HEIGHT

FRAMING CONFIGURATION TO BE CONFIRMED ONSITE/ BY FRAMING DESIGNER

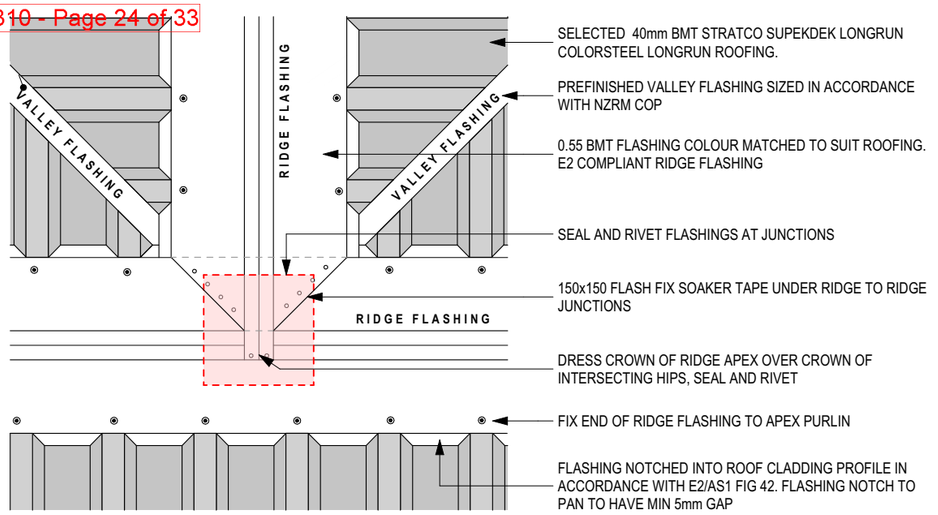
SELECTED FASCIA AND GUTTER SYSTEM

REFER TO D02 A4.08 FOR TYPICAL MANUFACTURERS WINDOW HEAD DETAIL

DOUBLE GLAZED ALUMINIUM WINDOWS NOTE: ALUMINIUM PROFILE DRAWN IS INDICATIVE ONLY H3.1 TREATED WINDOWS/DOOR REVEALS

AIR SEAL & PACKERS AS PER NZBC E2 AS1 2017

D01 WINDOW HEAD FASCIA JUNCTION
SCALE: 1:10



SELECTED 40mm BMT STRATCO SUPEKDEK LONGRUN COLORSTEEL LONGRUN ROOFING.

PREFINISHED VALLEY FLASHING SIZED IN ACCORDANCE WITH NZRM COP

0.55 BMT FLASHING COLOUR MATCHED TO SUIT ROOFING. E2 COMPLIANT RIDGE FLASHING

SEAL AND RIVET FLASHINGS AT JUNCTIONS

150x150 FLASH FIX SOAKER TAPE UNDER RIDGE TO RIDGE JUNCTIONS

DRESS CROWN OF RIDGE APEX OVER CROWN OF INTERSECTING HIPS, SEAL AND RIVET

FIX END OF RIDGE FLASHING TO APEX PURLIN

FLASHING NOTCHED INTO ROOF CLADDING PROFILE IN ACCORDANCE WITH E2/AS1 FIG 42. FLASHING NOTCH TO PAN TO HAVE MIN 5mm GAP

D03 RIDGE TO RIDGE JUNCTION
SCALE: 1:10

NZ Metal Roof and Wall Cladding Code of Practice

5.5.7 Valley Capacity Calculator

Calculation Date: 23/11/2025, 4:36:31 pm – https://www.metalroofing.org.nz/cop

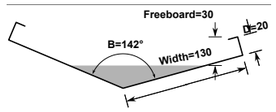
Project Name: Proposed Residence

Site Address: 4 Page Place Rangiora

*Note that this site address is used only for convenience if printing calculations to attach to documentation. This address is **not** factored into calculations - you must determine intensity from Rainfall Intensity Maps or NIWA's HIRDS tool. The address is not recorded or shared with any other parties.*

Rainfall Intensity (10 Min Duration, **10 Year** Return Period)	50.3	mm/hr
Rainfall Intensity (10 Min Duration, **50 Year** Return Period)	78.6	mm/hr
Short-Term Intensity Multiplication Factor *Minimum 3.1 for current selections*	3.1	
Main Roof Pitch *Minimum 0° for valleys (metal roofs min 3°)*	30	°
Secondary Roof Pitch *Minimum 0° for valleys (metal roofs min 3°)*	25	°

Enter Valley Dimensions

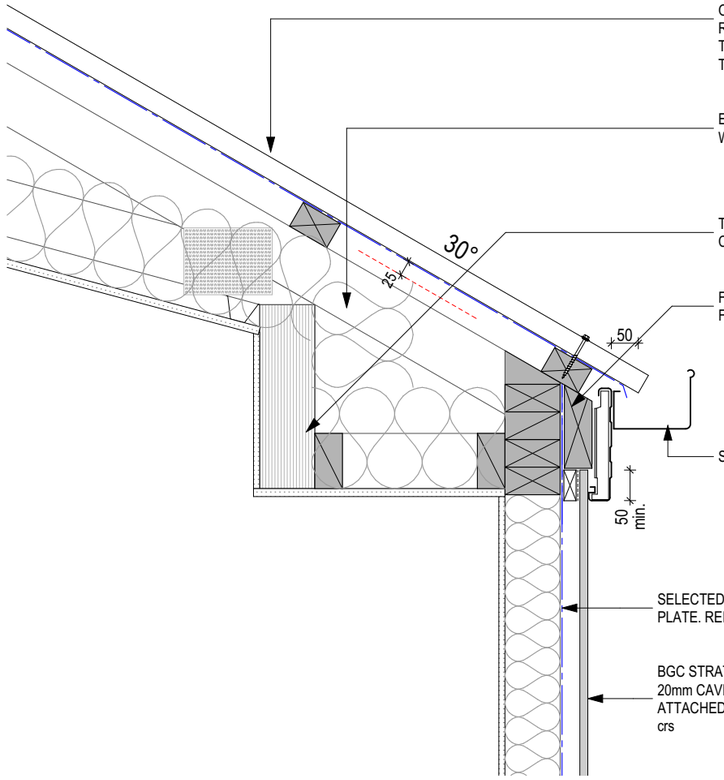


Valley Width (One Side)	130	mm
Valley Upstand	20	mm
Freeboard *Minimum 20 for current selections*	30	mm

Illustration is for explanatory purposes only.

Max Capacity Roof Area **54.29m²**

Conditions and assumptions for valleys:
1. Mannings n assumed to be 0.014 to represent long term friction conditions
2. Minimum height of Type A valley returns to be 16 mm
3. Minimum freeboard of 20mm mm for valleys below 8°
4. Minimum freeboard of 15mm for valleys 8° and steeper



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ENGINEER CERTIFIED PRE NAILED TRUSSES AT 900crs MAX. WEB DESIGN BY MANUFACTURER

TYPICAL LINTEL SIZED IN ACCORDANCE WITH TRUSS CERTIFICATE

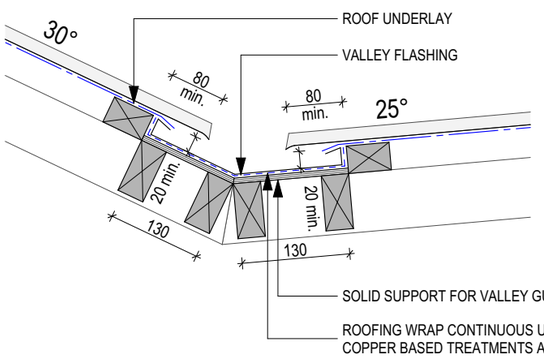
FRAMING CONFIGURATION TO BE CONFIRMED ONSITE/ BY FRAMING DESIGNER

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SELECTED BUILDING WRAP TO RUN FROM TOP TO BOTTOM PLATE. REFER TO THE ATTACHED SPECIFICATIONS

BGC STRATUM DUO VERTICAL WEATHERBOARD OVER 20mm CAVITY. REFER TO OWNER FOR FINISH COLOUR. SEE ATTACHED MANUFACTURERS DETAILS. DWANGS AT 600mm crs

D02 STRATUM DUO EAVE OVERHANG
SCALE: 1:10



ROOF UNDERLAY

VALLEY FLASHING

SOLID SUPPORT FOR VALLEY GUTTER

ROOFING WRAP CONTINUOUS UNDER GUTTER IF COPPER BASED TREATMENTS ARE USED

D04 ASYMMETRICAL VALLEY JUNCTION
SCALE: 1:10

Building Consent BC251310
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MAIN CONTRACTOR - ORCHARD HOMES LTD

ORCHARD HOMES

DETAILS	DATE	REV
Building Consent	01/12/2025	A

WAIMAKARIRI DISTRICT COUNCIL
BC251310 APPROVED
Plans and specifications
in accordance with
Building Act 2004, clause 49
Building Regulations 1992, clause 3
14/01/2026 Chrisk

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SCALE : 1:10 @ A3

DRAWN : RB

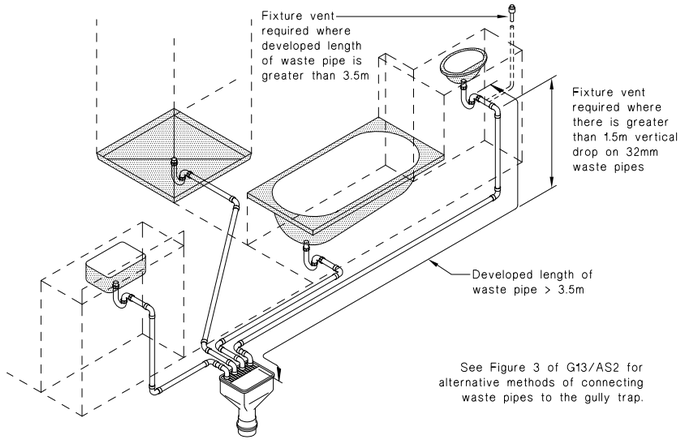
A4.06

rev A

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14/01/2026 Chrisk

Figure 5: Waste pipes discharging to a gully trap
Paragraph 4.5.1 a)



(a) Individual waste pipes

Figure 14: Relationship of Pipe Trench to Building Foundation
Paragraph 3.9.7

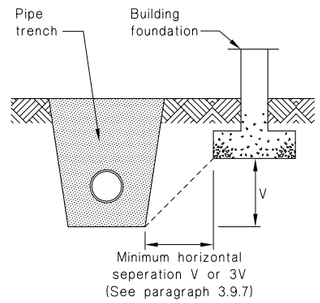
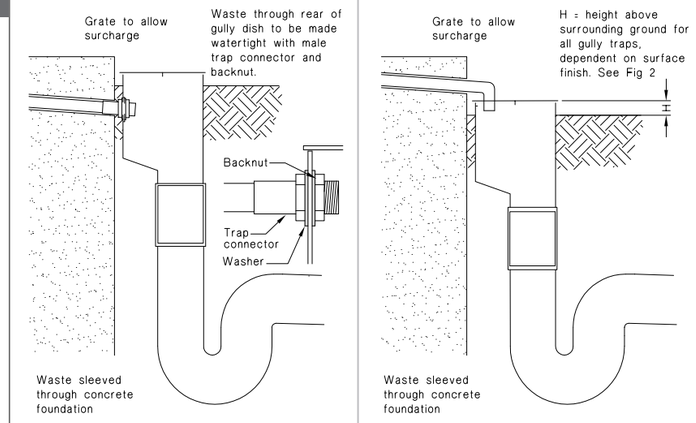


Figure 3: Methods of connecting to gully traps
Paragraph 3.3.1

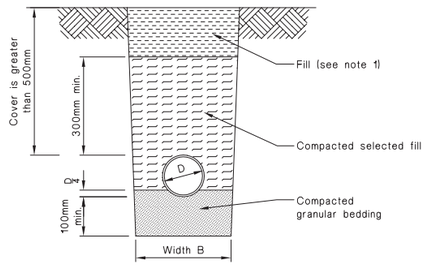


a) Waste discharging to rear of gully dish

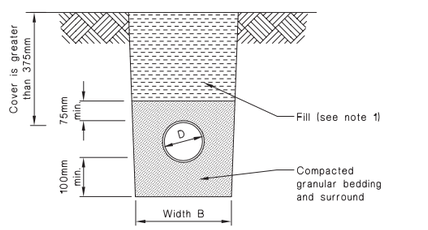
b) Waste bend discharging over gully dish

PIPE TRENCHES WHICH ARE OPEN FOR NO LONGER THAN 48 HOURS SHALL BE LOCATED NO CLOSER THEN V TO THE UNDERSIDE OF ANY BUILDING FOUNDATION, WHERE THE TRENCH IS TO REMAIN OPEN FOR PERIODS LONGER THAN 48 HOURS THE MINIMUM HORIZONTAL SEPARATION SHALL INCREASE TO 3V IN ALL GROUND EXCEPT ROCK

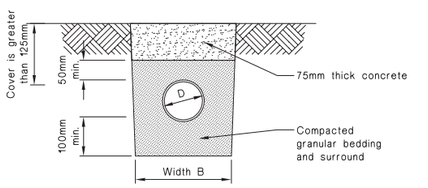
Figure 13: Bedding and Backfilling
Paragraphs 3.9.2, 3.9.4 and 3.9.5



(a) Cover greater than 500 mm
Bedding type 'B' of NZS 4452



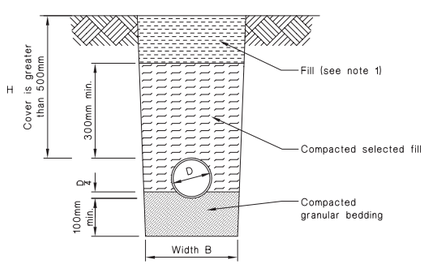
(b) Cover greater than 375 mm
Bedding type 'D' of NZS 4452



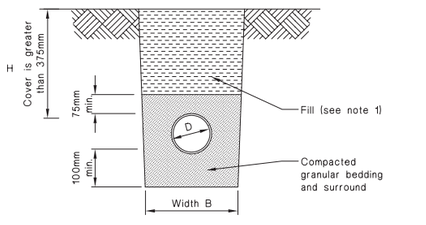
(c) Cover greater than 125 mm

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 subjected to light traffic.

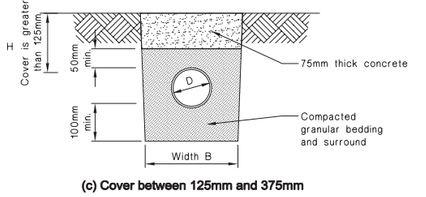
Figure 7: Bedding and backfilling
Paragraphs 5.2.1, 5.3.1 and 5.4.1



(a) Bedding type 'B' of NZS 7643
Cover greater than 500mm



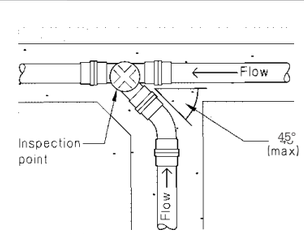
(b) Bedding type 'D' of NZS 7643
Cover greater than 375mm



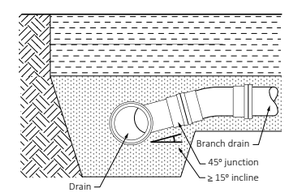
(c) Cover between 125mm and 375mm

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.

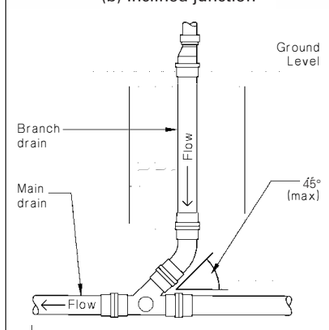
Figure 1: Connection of drains
Paragraph 3.2.1



(a) *Graded* connection

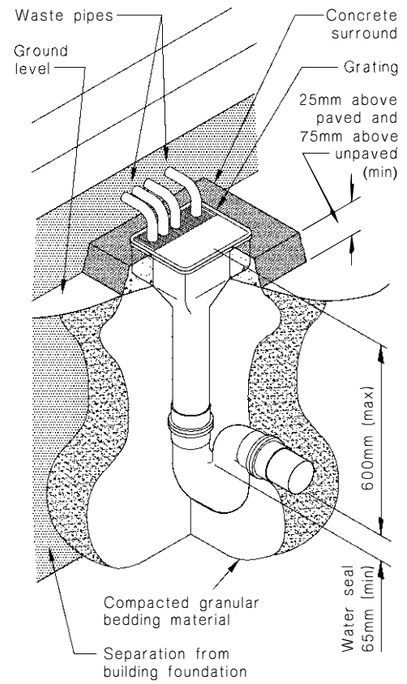


Side elevation view
(b) Inclined junction



(c) Vertical connection

Figure 2: Details of gully traps
Paragraph 3.3.1



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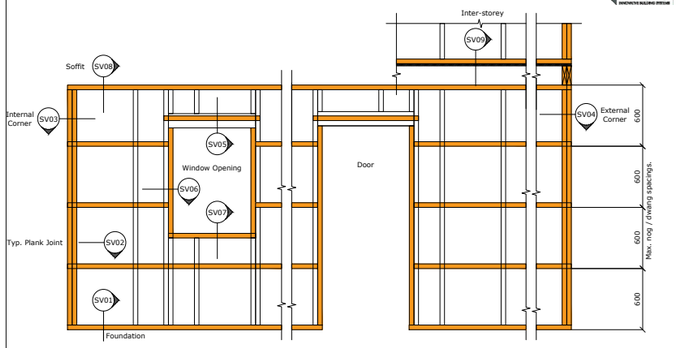
DRAWN : RB

A4.07

rev A

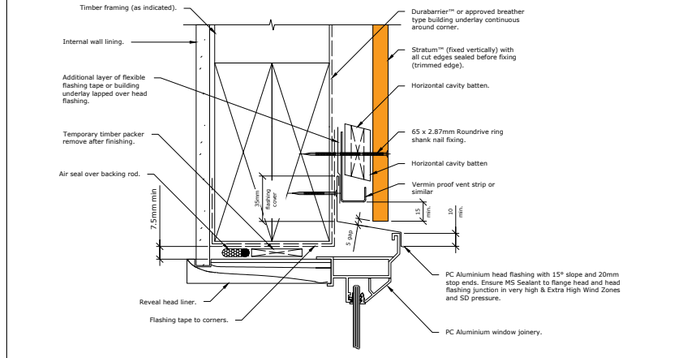
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CONSENT ISSUED BC251310 - Page 26 of 33



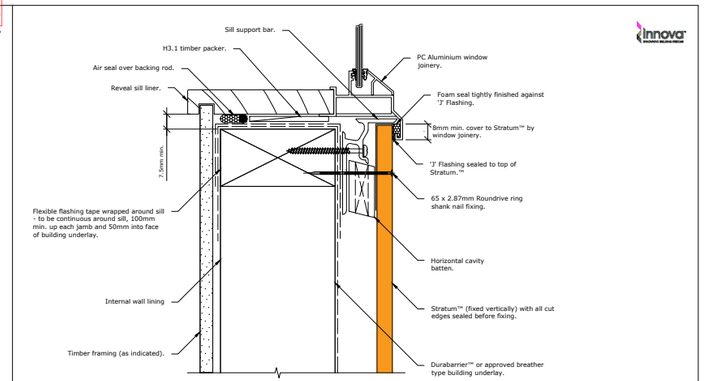
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DETAIL Batten Layout - Elevation (over framing)
DATE 31 Oct 2024
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DETAIL NO. SV-GA1

D01 DETAIL



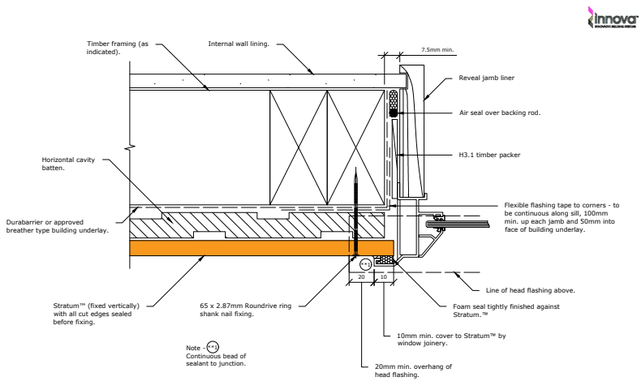
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DATE 31 Oct 2024
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DETAIL NO. SV-05

D02 DETAIL



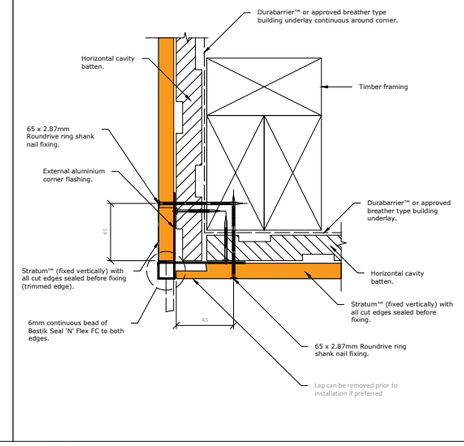
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D03 DETAIL

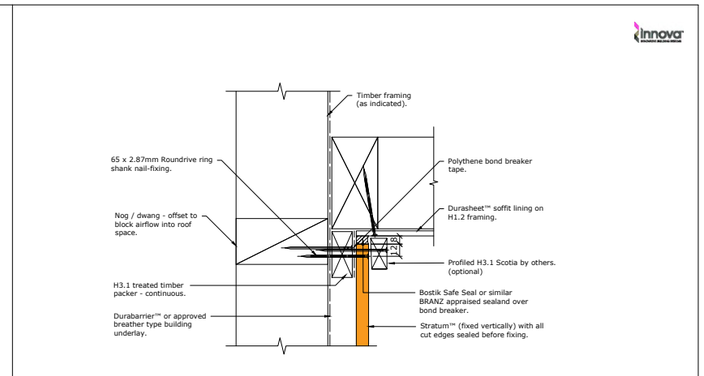


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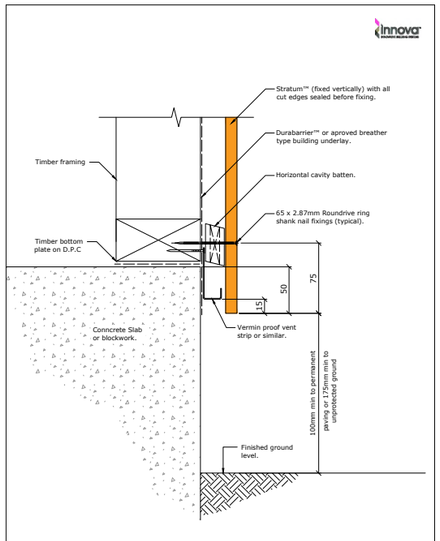


D05 DETAIL



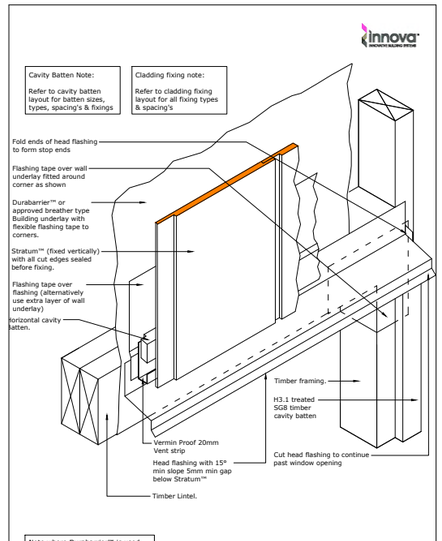
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D06 DETAIL



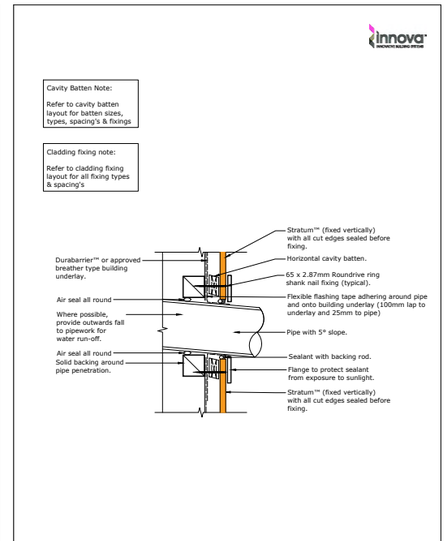
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D07 DETAIL



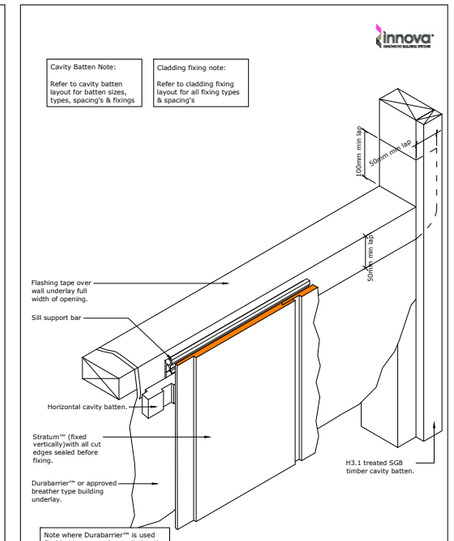
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DATE 31 Oct 2024
SCALE 1:5 @ A4
DETAIL NO. SV-12

D08 DETAIL



PROFILE Stratum™ and Stratum™ Duo (Vertical Installation)
DETAIL Pipe Penetration Detail Cavity Construction
DATE 31 Oct 2024
SCALE 1:5 @ A4
DETAIL NO. SV-25

D09 DETAIL



PROFILE Stratum™ and Stratum™ Duo (Vertical Installation)
DETAIL Window Sill/Jamb Junction Detail Cavity Construction
DATE 31 Oct 2024
SCALE 1:5 @ A4
DETAIL NO. SV-13

D10 DETAIL

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SCALE : NTS @ A3
DRAWN : RB

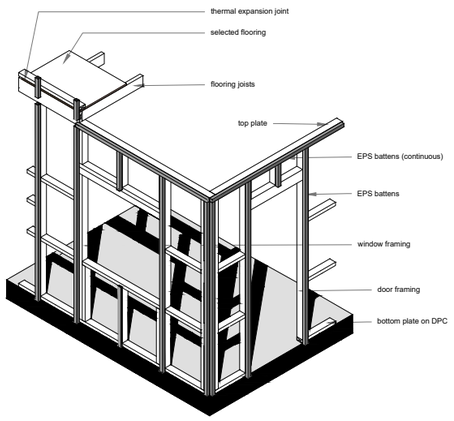
A4.08

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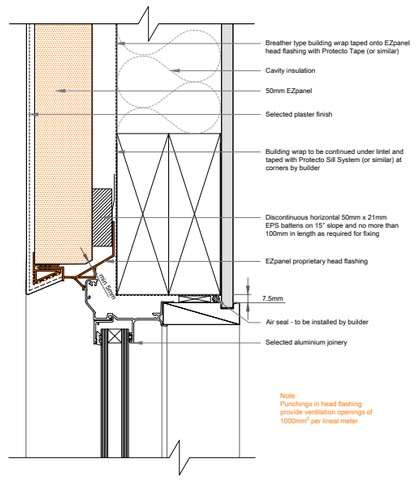
Note: building wrap omitted for clarity

26 BATTEN LAYOUT
N.T.S
50mm EZpanel - 20mm cavity with EPS Battens

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D01 DETAIL

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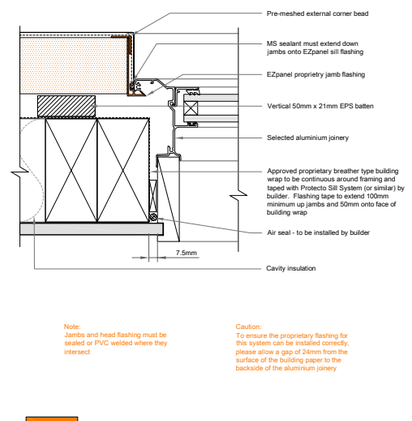


01A WINDOW HEAD DETAIL
SCALE: 1:2
50mm EZpanel - 20mm cavity with EPS Battens

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D02 DETAIL

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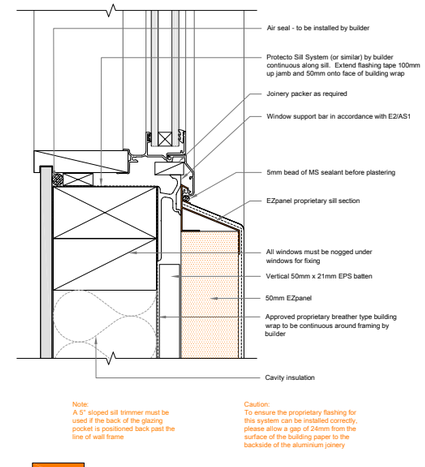


02A WINDOW JAMB DETAIL
SCALE: 1:2
50mm EZpanel - 20mm cavity with EPS Battens

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D03 DETAIL

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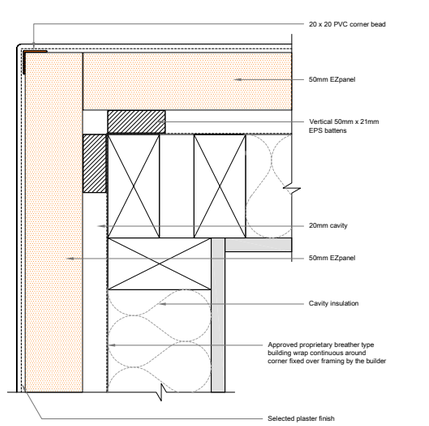


03A WINDOW SILL DETAIL
SCALE: 1:2
50mm EZpanel - 20mm cavity with EPS Battens

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D04 DETAIL

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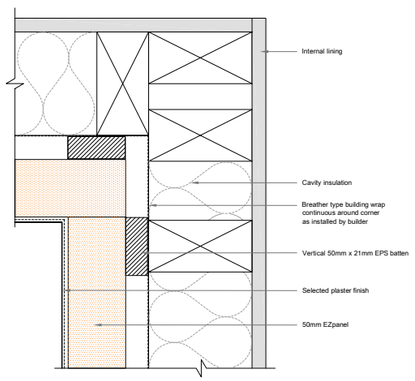


05A EXTERNAL CORNER DETAIL
SCALE: 1:2
50mm EZpanel - 20mm cavity with EPS Battens

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D05 DETAIL

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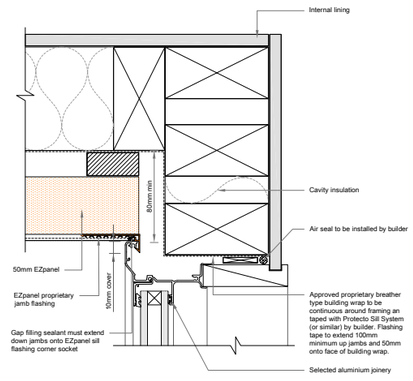


06A INTERNAL CORNER DETAIL
SCALE: 1:2
50mm EZpanel - 20mm cavity with EPS Battens

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D06 DETAIL

EzPanel LIGHTWEIGHT CONCRETE CLADDING SYSTEM — Specialized CONSTRUCTION PRODUCTS

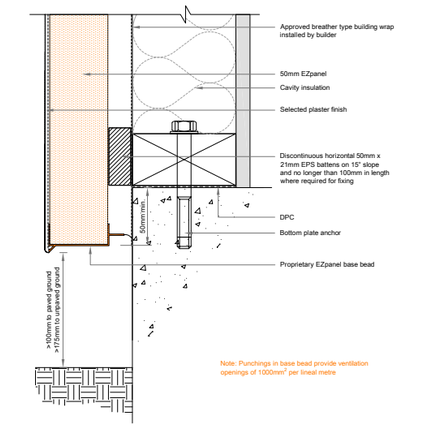


06I INTERNAL CORNER DETAIL
SCALE: 1:2
Aluminum Joinery - 50mm EZpanel - 20mm cavity with EPS Battens

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D07 DETAIL

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07A CONCRETE SLAB DETAIL
SCALE: 1:2
50mm EZpanel - 20mm cavity with EPS Battens

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AAC PANEL DETAILS

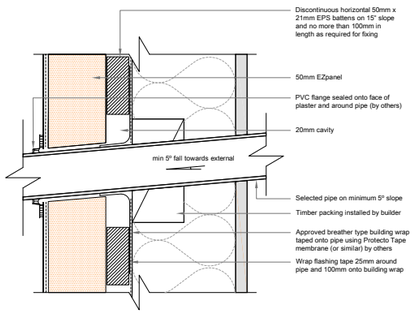
SCALE : NTS @ A3
DRAWN : RB

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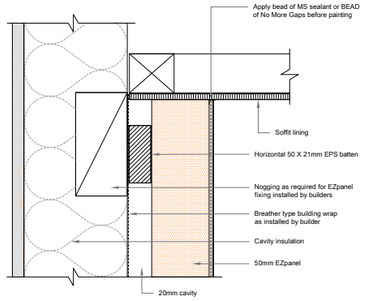


16A PIPE PENETRATION DETAIL
SCALE: 1:2 — 50mm EZpanel - 20mm cavity with EPS Battens

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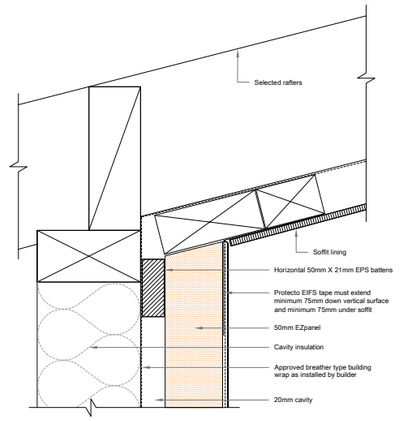


17A SOFFIT DETAIL
SCALE: 1:2 — 50mm EZpanel - 20mm cavity with EPS Battens

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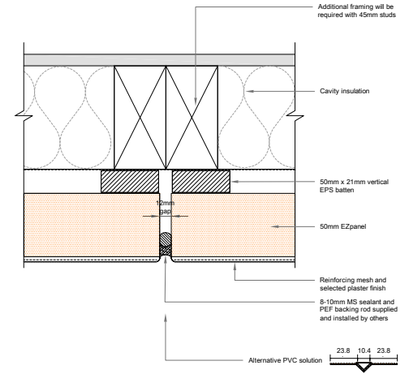
Note: this drawing is outside of the BRANZ Appraisal.



17D REVERSE RAKING SOFFIT HIDDEN FLASHING DETAIL
SCALE: 1:2 — 50mm EZpanel - 20mm cavity with EPS Battens

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18B VERTICAL CONTROL JOINT DETAIL
SCALE: 1:2 — 50mm EZpanel - 20mm cavity with EPS Battens

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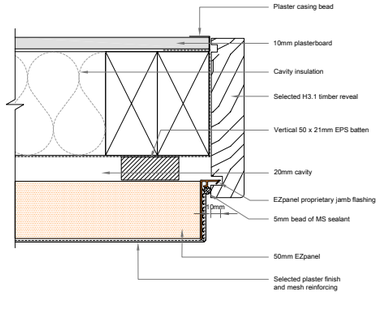
D01 DETAIL

D02 DETAIL

D03 DETAIL

D04 DETAIL

EzPanel LIGHTWEIGHT CONCRETE CLADDING SYSTEM — Specialized CONSTRUCTION PRODUCTS



21A GARAGE DOOR JAMB DETAIL - TIMBER JAMB
SCALE: 1:2 — 50mm EZpanel - 20mm cavity with EPS Battens

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AAC PANEL DETAILS

SCALE : NTS @ A3

DRAWN : RB

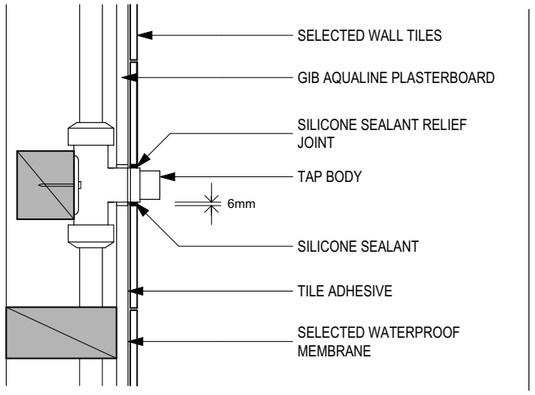
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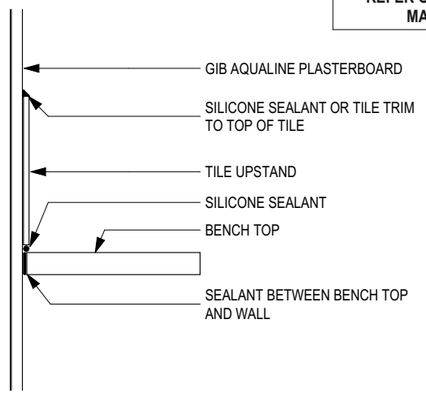
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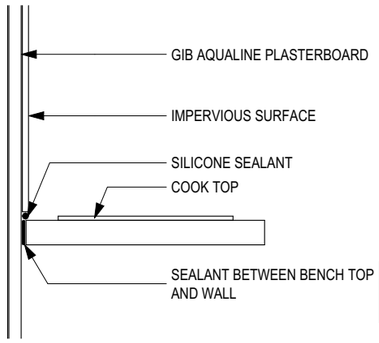
REFER GIB AQUALINE WET AREA SYSTEM MANUAL FOR FULL DETAILING



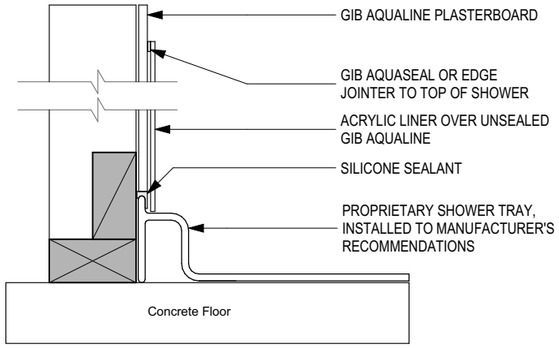
D01 | TYPICAL PLUMBING PENETRATION
SCALE: 1:5



D02 | WALL TO VANITY JUNCTION
SCALE: 1:5



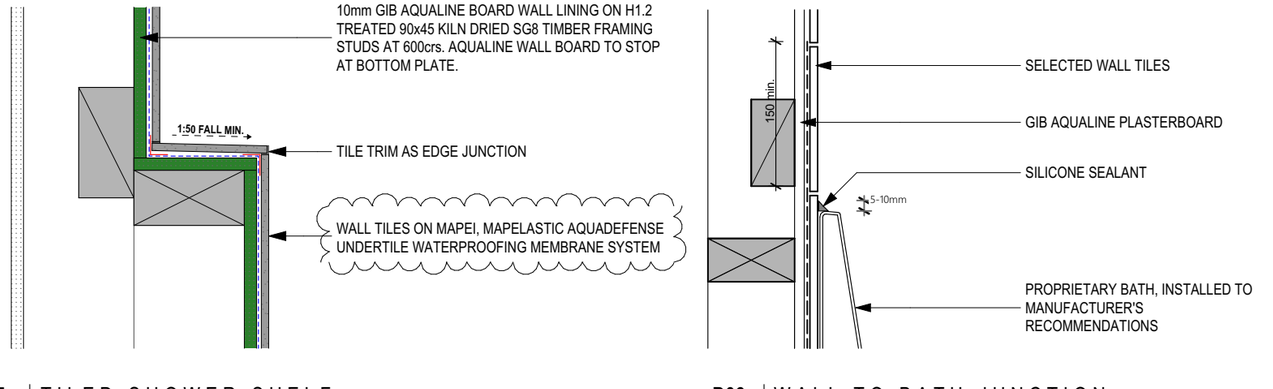
D03 | WALL TO BENCH JUNCTION
SCALE: 1:5



D04 | SHOWER TRAY JUNCTION
SCALE: 1:5

PENETRATIONS AND SEALANTS:
ENSURE THAT ALL CUT-OUTS FOR PIPE PENETRATIONS ARE MADE NEATLY, AND SLIGHTLY OVERSIZED, WITH A HOLE SAW. THESE PENETRATIONS SHOULD BE OF A DIAMETER NO MORE THAN 12mm GREATER THAN THAT OF THE PIPE.
-SEALANTS SHOULD BE OF A MOULD INHIBITING TYPE AND BE NEUTRAL CURE. NEUTRAL CURE SILICONES WILL GENERALLY MEET THESE REQUIREMENTS
-SURFACES SHOULD BE DRY AND FREE FROM DUST BEFORE APPLICATION, A MINIMUM OF A 4mm JOINT WIDTH PROVIDED AND THE DEPTH SHOULD NOT EXCEED THE WIDTH
-GUN A BEAD OF SILICONE SEALANT TO THE FULL DEPTH OF THE GIB AQUALINE IN THE FOLLOWING LOCATIONS:
-AROUND ALL TAP/PIPE BODIES
-THE GAP BETWEEN THE BATH RIM AND THE BOTTOM EDGE OF THE GIB AQUALINE
-BETWEEN THE UPSTAND OF PREFORMED BASES AND THE BOTTOM EDGE OF THE LINING
-WHERE AN IMPERVIOUS JUNCTION IS REQUIRED AT THE FLOOR/WALL LINE, CAREFULLY SEAL THE GAP BETWEEN THE BOTTOM EDGE OF THE BOARD AND THE FINISHED FLOOR. LEAVE A 5-10mm GAP AT THE BOTTOM OF THE GIB AQUALINE WALL LINING FOR THIS PURPOSE, ENSURING THE GAP IS FREE FROM DIRT AND DUST.

NOTE:
WALL SURFACES ADJACENT TO SANITARY FIXTURES, APPLIANCES AND AREAS LIKELY TO BE SPLASHED OR BECOME CONTAMINATED MUST BE IMPERVIOUS AND EASILY CLEANED AS DETAILED. WHERE SANITARY FIXTURES ARE ABOVE IMPERVIOUS FLOOR FINISHES, THE BASE OF THE FIXTURE MUST BE SEALED TO THE IMPERVIOUS FLOOR FINISH, ALLOW FOR SEALANT JOINTS TO SUIT.



D05 | TILED SHOWER SHELF
SCALE: 1:5

D06 | WALL TO BATH JUNCTION
SCALE: 1:5

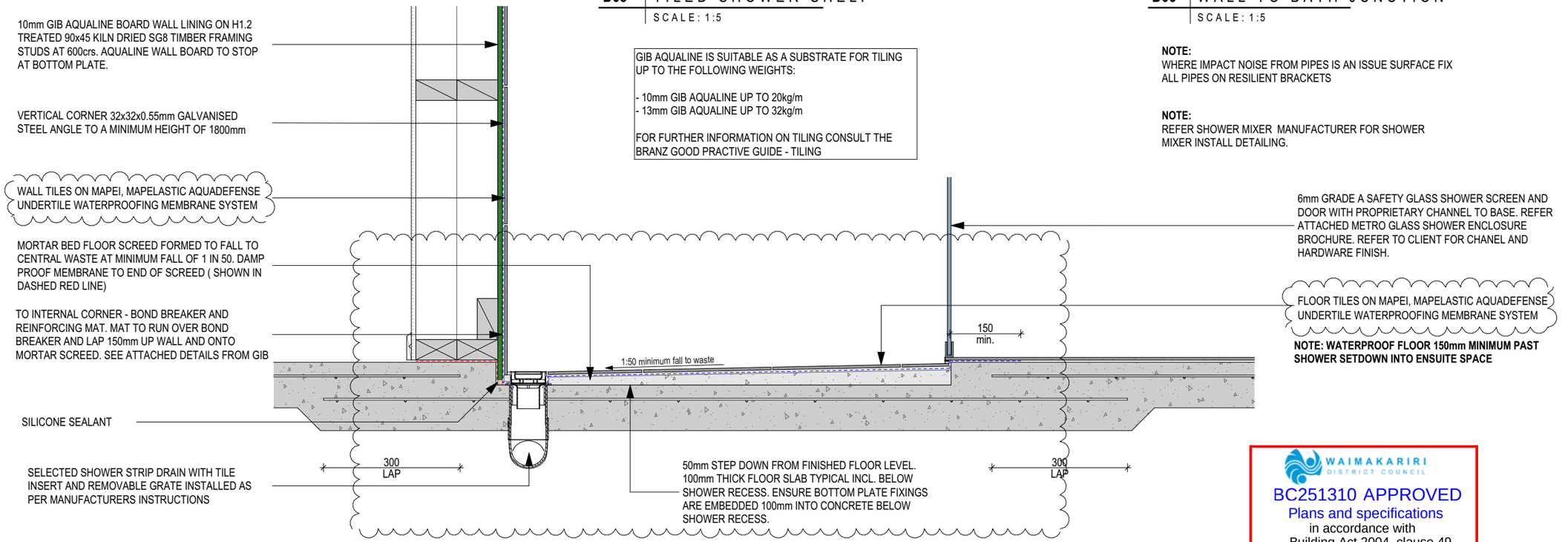
GIB AQUALINE IS SUITABLE AS A SUBSTRATE FOR TILING UP TO THE FOLLOWING WEIGHTS:

- 10mm GIB AQUALINE UP TO 20kg/m
- 13mm GIB AQUALINE UP TO 32kg/m

FOR FURTHER INFORMATION ON TILING CONSULT THE BRANZ GOOD PRACTIVE GUIDE - TILING

NOTE:
WHERE IMPACT NOISE FROM PIPES IS AN ISSUE SURFACE FIX ALL PIPES ON RESILIENT BRACKETS

NOTE:
REFER SHOWER MIXER MANUFACTURER FOR SHOWER MIXER INSTALL DETAILING.



D07 | TILED SHOWER
SCALE: 1:10

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INTERIOR DETAILS

SCALE : 1:5, 1:10 @ A3

DRAWN : RB

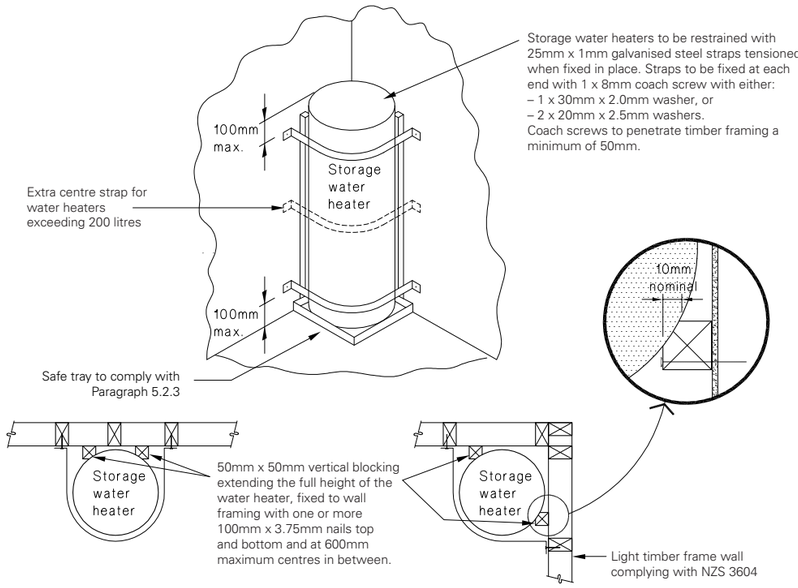
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Figure 14: **Seismic Restraint of Storage Water Heaters 90 – 360 litres**
Paragraph 6.11.4



Notes:

1. An additional centre strap is required where a *storage water heater* is located more than 12 m above finished ground level.
2. Additional timber framing may be required in retrofit situations to ensure adequate strap fixing is available.
3. Straps shall not be installed where they clash with water heater inlets, outlets or controls.
4. Where the 100 mm maximum strap distance from the top or bottom of the *storage water heater* cannot be achieved, straps may be placed within the top and bottom 25% with one additional strap placed centrally for water heaters < 200 litres, and two additional evenly spaced straps for water heaters 200 - 360 litres.
5. A maximum total of four straps are required when complying with both Note 1 and Note 4.

Figure 8(b): **Mains Pressure Storage Water Heater System (unvented) - Expansion Control Valve**
Paragraphs 6.1.2 and 6.2.1 c)

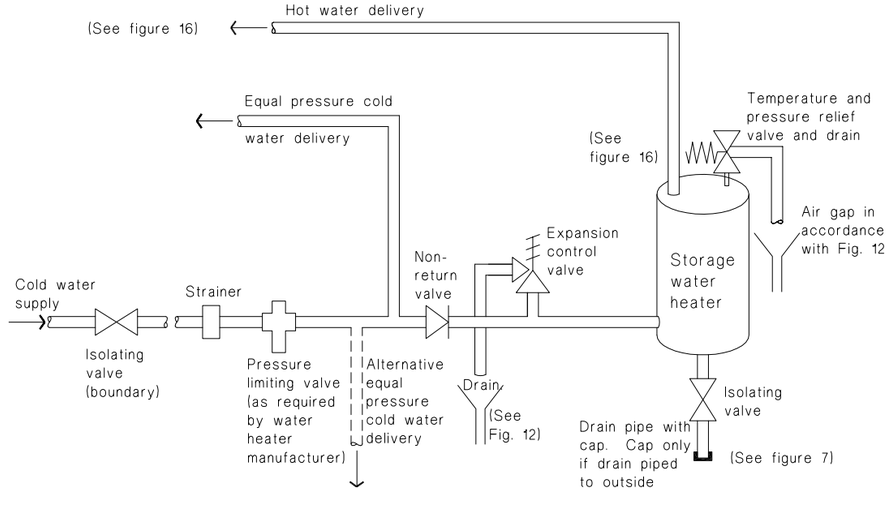


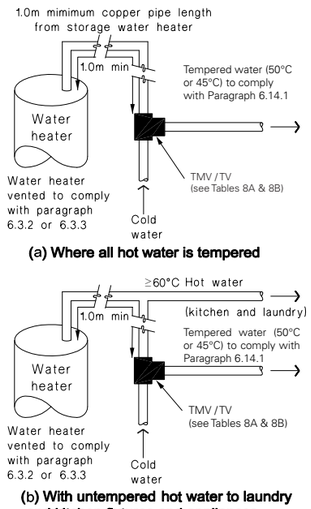
Table 4: **Tempering Valve or Thermostatic Mixing Valve and Nominal Pipe Diameters**
Paragraphs 5.4.1 and 6.12.1

	Low pressure (i.e. header tank supply or low pressure)	Low pressure unvented (valve vented) and open vented	Mains pressure
Pressure of water at Tempering Valve or Thermostatic Mixing Valve (kPa)	20 – 30	30 – 120	over 300
Metres head (m)	2 – 3	>3 – 12	over 30
Minimum Tempering Valve or Thermostatic Mixing Valve size	25 mm	20 mm	15 mm
Pipes to Tempering Valve or Thermostatic Mixing 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 or thermostatic mixing valve
4. 15 mm if dedicated line to shower.
5. 10 mm if dedicated line to shower.
6. Pipe sizes in this table have been calculated to deliver water simultaneously to the kitchen sink and one other *fixture.*

Figure 16: **Tempering Valve or Thermostatic mixing Valve Installation**
Tables 8A and 8B



(a) Where all hot water is tempered

(b) With untempered hot water to laundry and kitchen fixtures and appliances

Notes:

1. For optimum system efficiency the temperature control device, for other than a mains pressure system, may be located as low as practicable to achieve the manufacturer's recommended head, at the temperature control device.
2. 1.0 m minimum copper pipe length from storage water heater to temperature control device.
3. Untempered hot water must not be provided to fixtures or appliances from a storage water heater that is connected to an uncontrolled heat source, such as a wet-back or solar water heater.

THERMAL MOVEMENT:
THE PLUMBING SYSTEM SHALL ACCOMODATE FAILURE THE EXPECTED LONGTITUDINAL MOVEMENT IN PIPES RESULTING FROM TEMPERATURE CHANGES. ALL COPPER AND uPVC PIPES SHALL INCORPERATE EXPANSION JOINTS. THE PROVISIONS IN CHAPTER 8 OF NZ2 7643 SHALL BE USED FOR uPVC PIPES.

HOT WATER SYSTEMS:
HOT WATER SYSTEMS COMPLYING WITH NZS 4305 SATISFY THE REQUIREMENTS OF NZBC H1.2.4 FOR THE PROVISION OF HOT WATER TO SANITARY FIXTURES AND SANITARY APPLICANCES.

PROTECITION FROM FREEZING:
WHERE THERE IS A LIKELIHOOD OF FREEZING, HOT AND COLD WATER SUPPLY SYSTEMS SHALL BE PROTECTED IN THE FOLLWOING MANNER:

A) PIPING OUTSIDE OF THE BUILDING THERMAL ENVELOPE SHALL BE INSULATED,
B) PIPING BURIED IN THE GROUND SHALL BE INSULATED OR INSTALLED BELOW A LEVEL AFFECTED BY FREEZING
C) STORAGE WATER HEATER VENT PIPES SHALL BE INSULATED (REFER TO NZBC G12/AS1 FIGURE 17)

IN CLIMATES WHERE FREEZING TEMPERATURES ARE LIKELY FOR A PERIOD GREATER THAN 24 HOURS AN EXPANSION CONTROL VALVE IS REQUIRED IN ADDITION TO VENT PIPE INSULATION.

LEGIONELLA BACTERIA:
IRRESPECTIVE OF WHETHER A MIXING DEVICE IS INSTALLED, THE STORAGE WATER HEATER CONTROL THERMOSTAT SHALL BE SET AT A TEMPERATURE OF NOT LESS THAN 60 DEGREES TO PREVENT THE GROWTH OF LEGIONELLA BACTERIA.

WAIMAKARIRI DISTRICT COUNCIL
BC251310 APPROVED
Plans and specifications
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Building Regulations 1992, clause 3
14/01/2026 Chrisk

Building Consent BC251310
Received 14/1/2026

MB projects

4 PAGE PLACE RANGIORA
PROPOSED RESIDENCE

PROJECT CONTROL GROUP
CLIENT - R.B & D.H
CONTRACT TEAM
MAIN CONTRACTOR - ORCHARD HOMES LTD

ORCHARD HOMES

DETAILS	DATE	REV
Building Consent	01/12/2025	A

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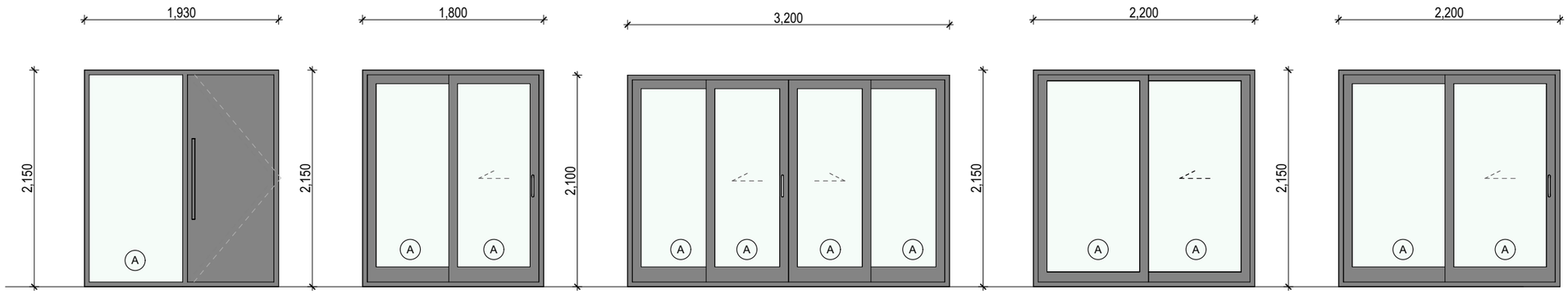
HOT WATER DETAILS

SCALE : NTS @ A3
DRAWN : RB

A4.12

rev **A**

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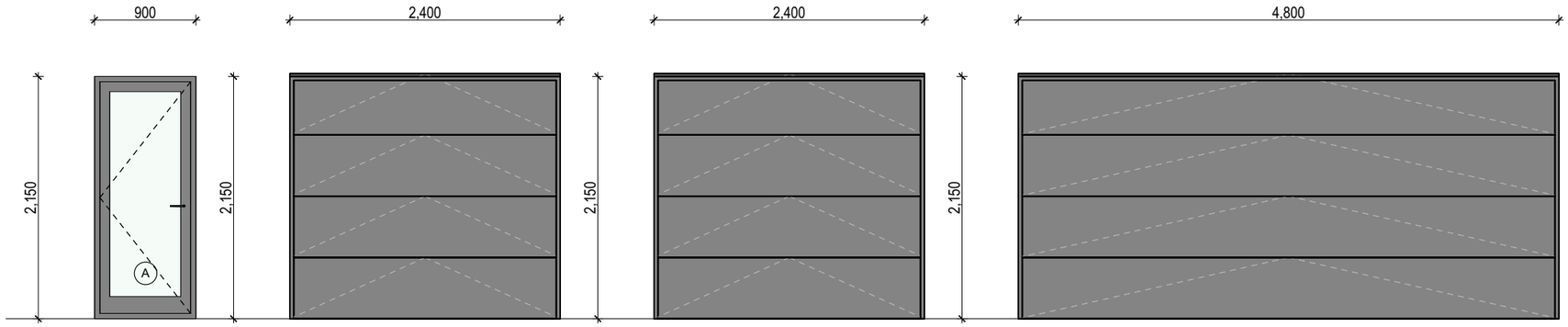
D01 OWNER TO SELECT DOOR LEAF AND HARDWARE

D02

D03

D04

D05

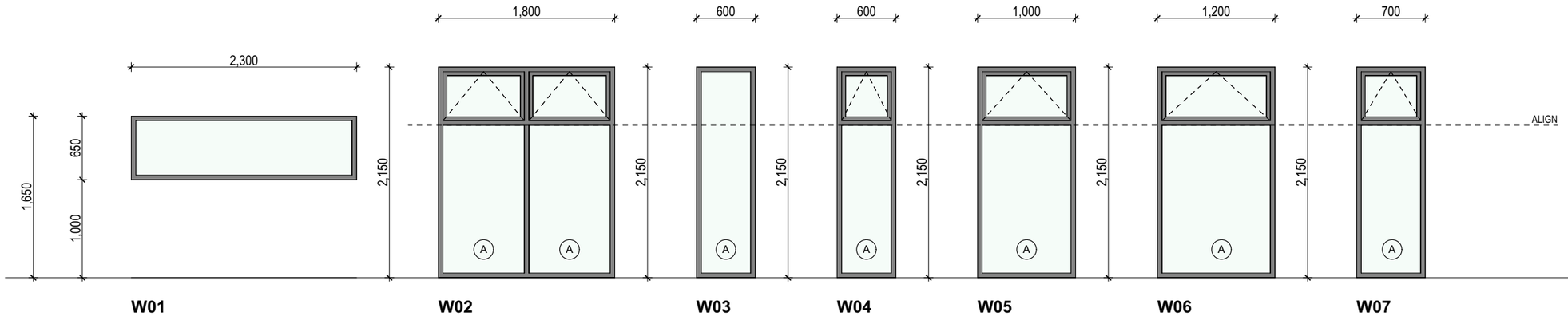


D06 PARLIMENT HINGES

D07 INSULATED SECTIONAL GARAGE DOOR

D08 INSULATED SECTIONAL GARAGE DOOR

D09 INSULATED SECTIONAL GARAGE DOOR



W01

W02

W03

W04

W05

W06

W07

ALLOW 15mm MIN. (CONFIRM WITH FLOORING SUPPLIER BEFORE CONSTRUCTION) BENEATH EXTERIOR WINDOW/DOORS REVEALS AND GIB LININGS FOR INSTALLATION OF SELECTED PLANK FLOORING SYSTEM. RELATES TO W02, W03, W04, D01, D02 & D03.

ALUMINIUM JOINERY:
ALL ALUMINIUM JOINERY TO EXTERNAL DOORS AND WINDOWS TO CONSIST OF THE FOLLOWING AS PER NZBC H1/AS1 TABLE E1.1.1:
- DOUBLE GLAZED
- u VALUE OF 1.10 AS PER BS EN 673
-THERMALLY IMPROVED SPACER MEETING THE DEFINITION OF A THERMALLY IMPROVED SPACER IN ISO 10077-1 ANNEX G
-GLASS TO BE LOW $_E$ AND CLEAR
-GLASS TO BE CLEAR AND SOLACE DG
-ARGON GAS TO CAVITY
-THERMALLY BROKEN ALUMINIUM
-MINIMUM R VALUE OF R0.50

SUPPORT BRACKETS:
-WHERE SUPPORT BRACKETS ARE REQUIRED THE WINDOW SUPPLIER SHALL ALLOW FOR THESE GENERALLY REQUIRED FULL LENGTH OF FULL HEIGHT DOORS AND WINDOWS, AND IN 300mm LENGHTS BELOW WINDOWS OTHERWISE.

RESTRICTORS FOR ALL OPENING WINDOWS WHERE FALL IS GREATER THEN 1m FROM FFL, LOWER EDGE IS LESS THEN 760mm ABOVE FFL OR OPENING IS GREATER THEN 1m.

ALUMINIUM DOORS AND WINDOWS
- POWDERCOATED ALUMINIUM FRAMES IN EITHER 35 OR 40mm RESIDENTIAL SUITE OR ARCHITECTURAL FOR LARGER WINDOWS REFER TO SUPPLER FOR FINAL SELECTION
- 25mm H3.1 TREATED REVEALS WITH PAINT FINISH
- COLOUR SHALL BE CONFIRMED WITH OWNER PRIOR TO FABRICATIONS
- ALL GLAZING TO BE CLEAR DOUBLE GLAZED UNLESS STATED OTHERWISE
- ALL ALUMINIUM JOINERY SHALL COMPLY WITH NZS 4211:1985
- ALL GLAZING SHALL BE SELECTED BY THE SUPPLIER TO COMPLY WITH NZS4223 FOR GLAZING IN BUILDINGS
- REFER ALSO TO FLOOR PLAN FOR OPENING DIRECTIONS
- ALL BATHROOM WINDOWS TO HAVE OBSCURE GLASS
- DOOR HARDWARE TO BE SELECTED AND APPROVED BY CLIENT
- ALL WINDOWS/ EXTERNAL DOORS AND INTERNAL DOORS TO BE GIB GROOVED

SIZES SHOWN ARE FRAMING ROUGH OPENINGS.
ALL OPENINGS SHALL BE SITE MEASURED BY THE ALUMINIUM JOINER PRIOR TO MANUFACTURE OF ANY WINDOWS OR DOORS

SAFETY GLASS:
(A) DENOTES GRADE A SAFETY GLASS IN ACCORDANCE WITH TABLE 3.1 NZS4223 : GLAZING IN BUILDINGS-

ALL GLAZING OVER 0.75m^2 IN DOOR UNITS AND SIDE PANELS, AND PANELS LOWER THEN 2m ABOVE FFL IN WET AREAS TO BE SAFETY GLAZED

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EXTERIOR WINDOW & DOOR SCHEDULE

SCALE : NTS @ A3

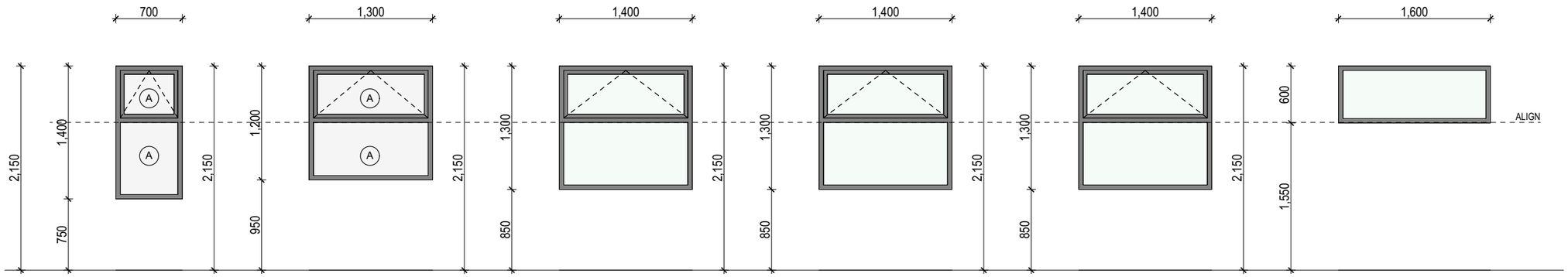
DRAWN : RB

A5.01

rev A

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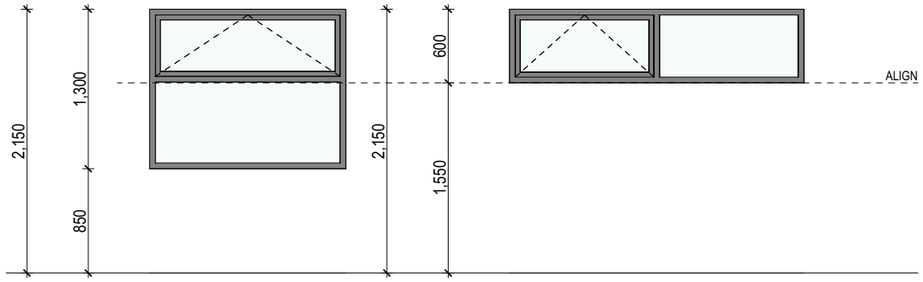
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W08
OBSCURE
NON-TEXTURED OPAQUE
MILK GLASS

W09
OBSCURE
NON-TEXTURED OPAQUE
MILK GLASS

W10 **W11** **W12** **W13**



W14 **W15**

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EXTERIOR WINDOW & DOOR SCHEDULE

SCALE : NTS @ A3
DRAWN : RB

A5.02

rev **A**

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Original A1 size mm

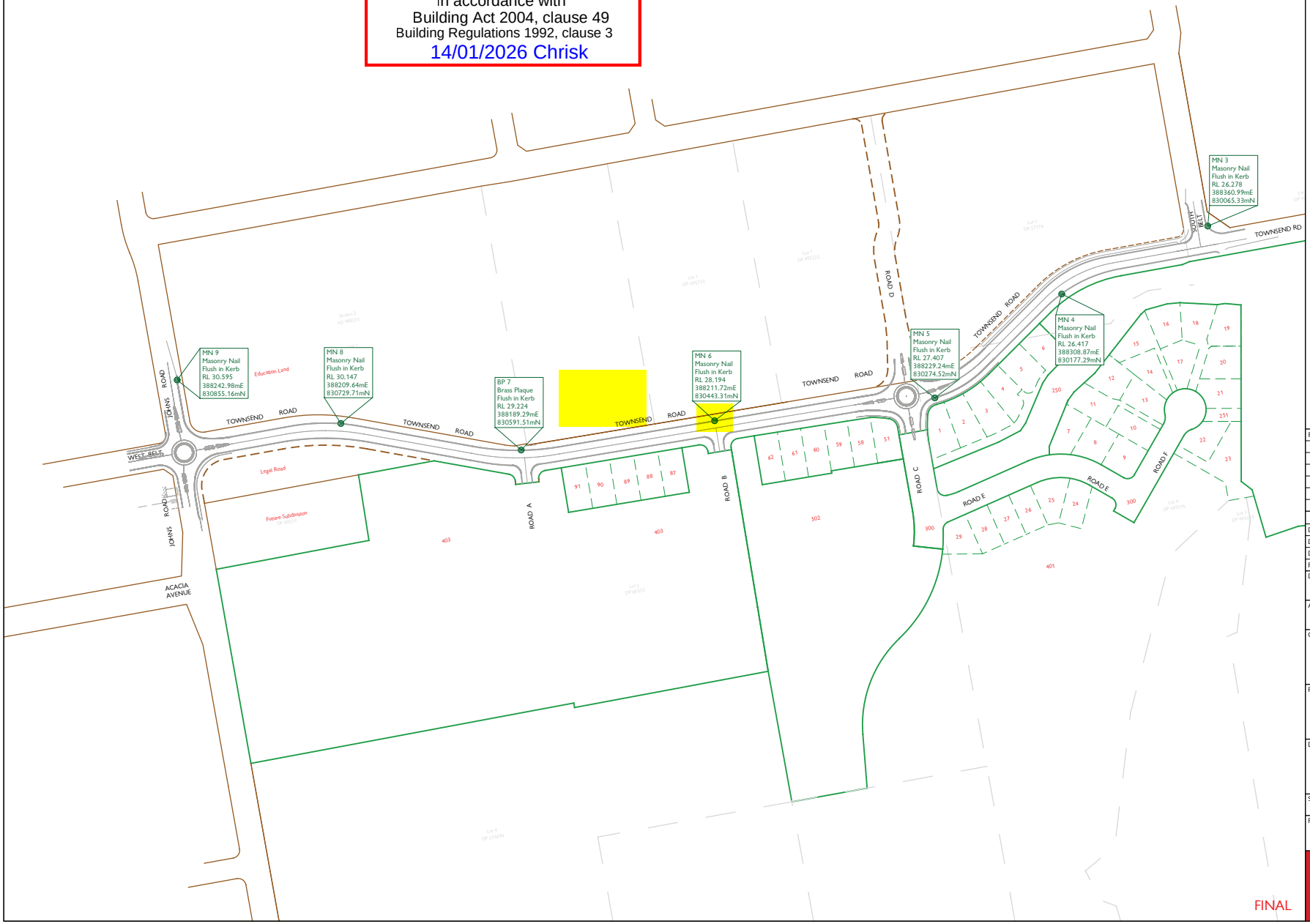
0 50 100 150 200 300 400 500 metres

Scale Bar

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14/01/2026 Chrisk



FINAL

Notes:

Rev.	Description	Drawn	Date
A	For Issue	GLM	12.04.2019

	Name	Date
Designed		
Drawn	G Mawson	12.04.2019
Drg. Chk		
Proj. Mgr	M Allan	
Design Review		Date
Approved		Date

Surveyed: G Mawson — Survey Date: 2018-2019
Coord System: NZGD 2000 Mt Pleasant
Calibration:
Origin of Levels: BM AG31 SS Pin (Capped) NW Cnr Charles/Percival Sts R.L. 22.146 (Dec 2013)
Datum: Lyttelton 1937

Client: TOWNSEND FIELDS LIMITED

Project Title: TOWNSEND ROAD EXTENSION
TOWNSEND ROAD - RANGIORA

Drawing Title: SURVEY BENCHMARKS

BC251310

Scales: 1:1500 [A1]

Project No.	Set No.	Sht No.	Rev.
333509	S2	1	A

Eliot Sinclair
surveyors | engineers | planners

20 Troup Drive, PO Box 9339, Tower Junction, Christchurch 8149, Phone: 03 379-4014, info@eliotsinclair.co.nz
www.eliotsinclair.co.nz

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