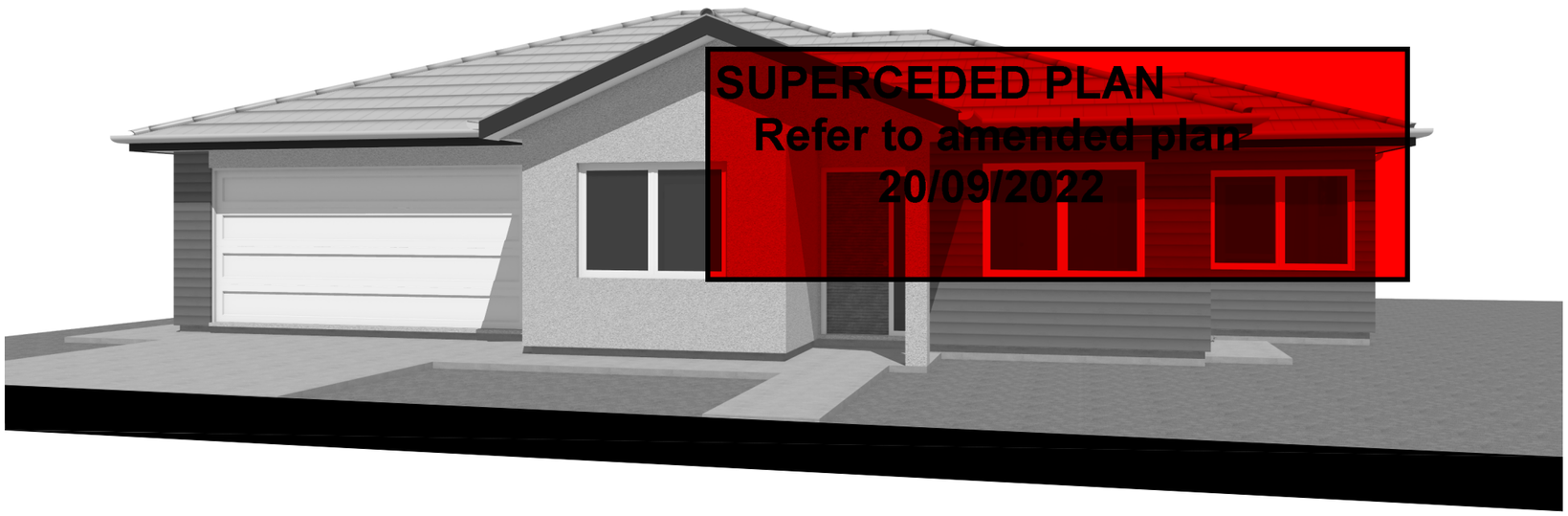


LOT 33, FRIMLEY

PLAN CONTENTS:

SHEET 1	COVER SHEET
SHEET 2	SITE PLAN
SHEET 3	FLOOR PLAN
SHEET 4	DIMENSION PLAN
SHEET 5	ELEVATIONS
SHEET 6	DRAINAGE PLAN
SHEET 7	SLAB PLAN
SHEET 8	SECTIONS
SHEET 9	WATER RETICULATION PLAN
SHEET 10	BRACING PLAN
SHEET 11	ROOF PLAN
SHEET 12	JOINERY SCHEDULE
SHEET 13	ELECTRICAL PLAN
SHEET 14	FOUNDATION DETAILS
SHEET 15	ROOF DETAILS
SHEET 16	CLADDING DETAILS
SHEET 17	CLADDING AND WINDOW DETAILS
SHEET 18	CLADDING DETAILS
SHEET 19	WINDOW DETAILS
SHEET 20	POST DETAILS
SHEET 21	WET FLOOR DETAILS

REDSHAW HOMES

PROPOSED NEW HOME FOR
REDSHAW HOMES
LOT 33, 6 TE ARA MATIPOU
FRIMLEY, HASTINGS

LICENSED BUILDING PRACTITIONER
BUILDING CONFIDENCE
www.dbh.govt.nz

CHECK ALL MEASUREMENTS ON SITE

Amendments:
Date:

Architectural Services by:
ONEDRAFTING
P O Box ~
Napier
Cell: 027 5431005
Email:
enquiries@onedrafting.co.nz

Issue:
CONSENT

Designed and Drawn:
Pam Oliver

Issue Date:
15/07/2022

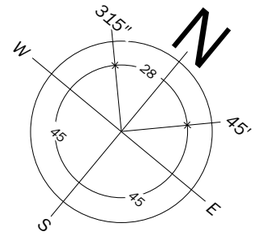
Checked:
Tony Black

Plot Date: 15/07/2022
Plot Time: 11:08:01 AM

Scale: NTS
Sheet Size: A3

Project #
21-025

Sheet # 1
of 21



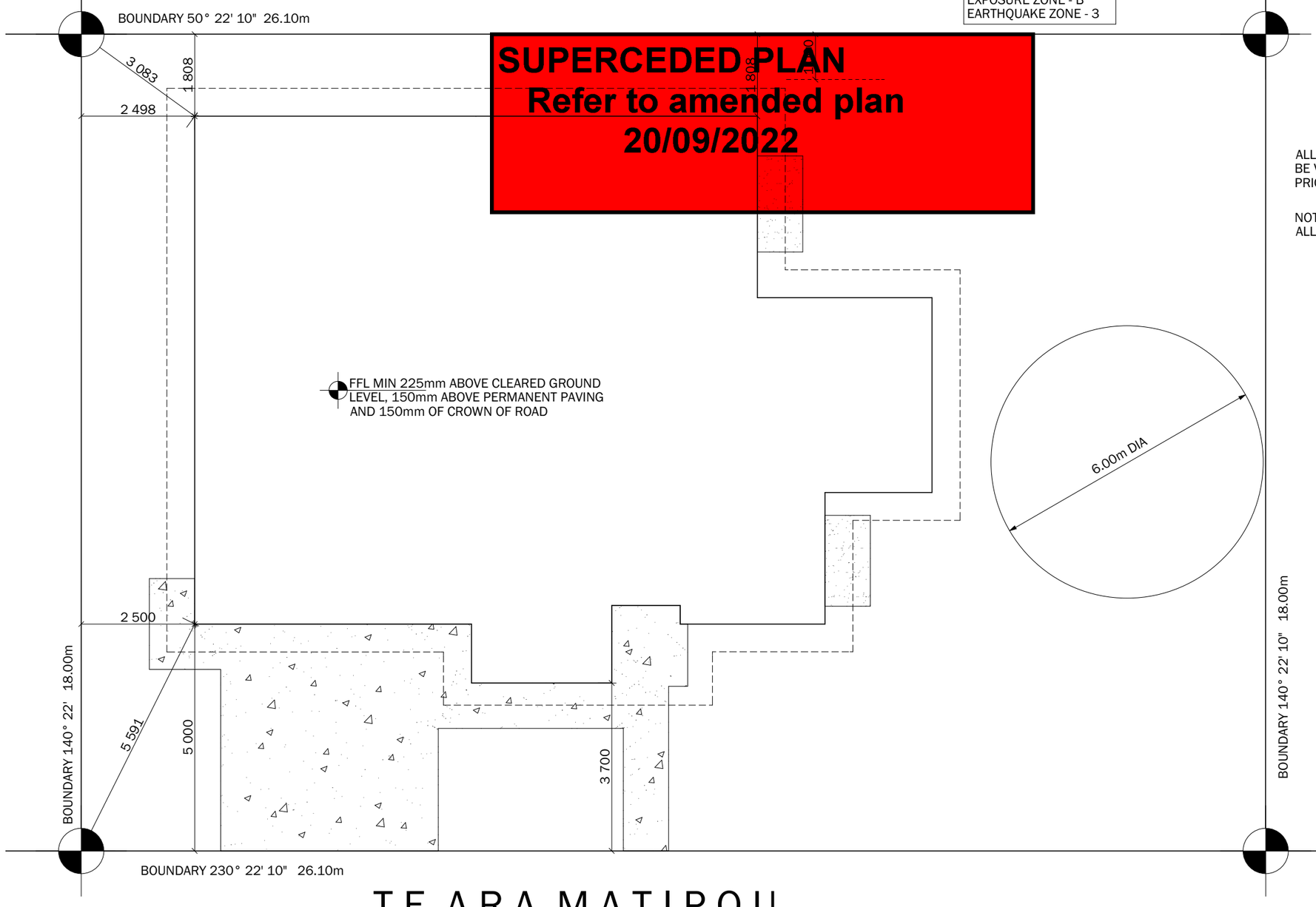
LEGAL DESCRIPTION:
LOT 33
PT LOT 6 DP 285 BLK XV HERETAUNGA SD
No 6
AREA 470m²

WIND ZONE - HIGH WIND
EXPOSURE ZONE - B
EARTHQUAKE ZONE - 3

SUPERCEDED PLAN
Refer to amended plan
20/09/2022

ALL SITE DIMENSIONS AND BEARINGS TO BE VARIFIED TO CERTIFICATE OF TITLE PRIOR TO SET OUT

NOTE:
ALL DIMENSIONS TO FRAMING LINE.



TE ARA MATIPOU

AREA = 470m²
LIVING AREA = 125.48m²
GARAGE = 37.52m²
TOTAL BUILDING AREA = 163.0m²
NET BUILDING SITE COVERAGE (FLOOR AREA + SOFFITS OVER 600mm WIDE) = 164.33m²
TOTAL SITE COVERAGE = 34.96%

SITE PLAN

REDSHAW HOMES

PROPOSED NEW HOME FOR
REDSHAW HOMES
LOT 33, 6 TE ARA MATIPOU
FRIMLEY, HASTINGS

LICENSED BUILDING PRACTITIONER · BUILDING CONFIDENCE · www.dbh.govt.nz

CHECK ALL MEASUREMENTS ON SITE

Amendments:
Date:

Architectural Services by:
ONEDRAFTING
P O Box ~
Napier
Cell: 027 5431005
Email:
enquiries@onedrafting.co.nz

Issue:
CONSENT

Designed and Drawn:
Pam Oliver

Issue Date:
15/07/2022

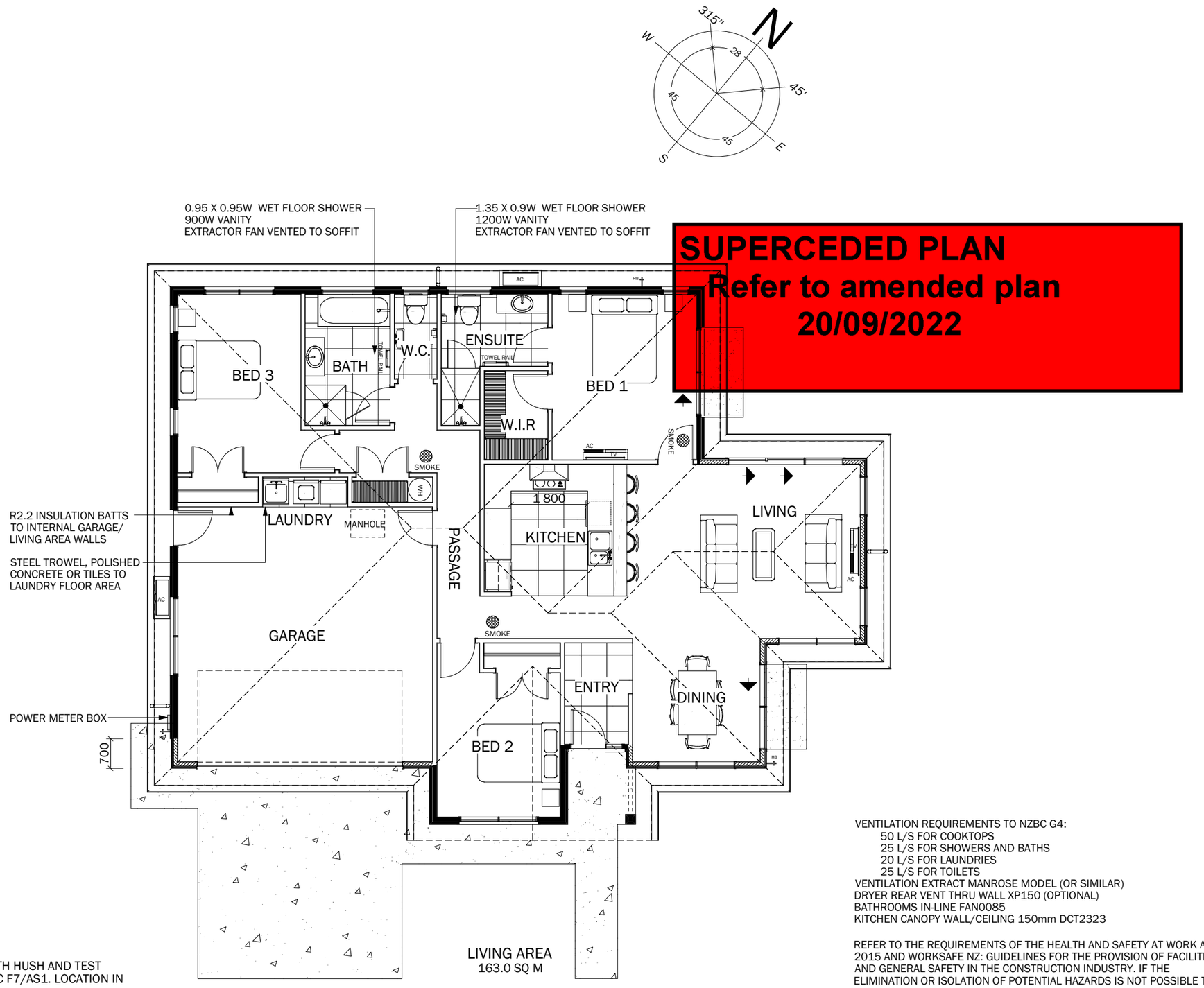
Checked:
Tony Black

Plot Date:
15/07/2022
Plot Time: 11:08:01 AM

Scale: 1:100
Sheet Size: A3

Project #
21-025

Sheet #
2
of 21



ELEVATIONS

2 3 4 1

SMOKE — DENOTED SMOKE ALARM FITTED WITH HUSH AND TEST FACILITIES COMFORMING WITH NZBC F7/AS1. LOCATION IN ACCORDANCE WITH NZS 4514.
SOUND PRESSURE LEVEL OF SYSTEMS SHALL BE NOT LESS THAN 75dBA WHEN MEASURED AT THE SLEEPING POSITION

SHOWER SCREEN PANELS TO BE SAFETY GLASS TO NZS 4223

MECHANICAL EXTRACT CANOPY ABOVE COOKTOP,
150mm DIAMETER, RIGID OR SEMI-RIGID DUCTING TO
EXTERIOR OF BUILDING, OUTLET THROUGH SOFFIT

CONCRETE FINISH:
NON SLIP U2 TO DRIVEWAYS AND APPROACH PAVING

VENTILATION REQUIREMENTS TO NZBC G4:
- 50 L/S FOR COOKTOPS
- 25 L/S FOR SHOWERS AND BATHS
- 20 L/S FOR LAUNDRIES
- 25 L/S FOR TOILETS

VENTILATION EXTRACT MANROSE MODEL (OR SIMILAR)
DRYER REAR VENT THRU WALL XP150 (OPTIONAL)
BATHROOMS IN-LINE FAN0085
KITCHEN CANOPY WALL/CEILING 150mm DCT2323

REFER TO THE REQUIREMENTS OF THE HEALTH AND SAFETY AT WORK ACT 2015 AND WORKSAFE NZ: GUIDELINES FOR THE PROVISION OF FACILITIES AND GENERAL SAFETY IN THE CONSTRUCTION INDUSTRY. IF THE ELIMINATION OR ISOLATION OF POTENTIAL HAZARDS IS NOT POSSIBLE THEN MINIMISE HAZARDS IN THIS WORK ON SITE BY USING THE PROPER EQUIPMENT AND TECHNIQUES AS REQUIRED IN THE MPNZA HEALTH AND SAFETY PROGRAMME. SUPPLY PROTECTIVE CLOTHING AND EQUIPMENT. INFORM EMPLOYEES AND OTHERS ON SITE OF THE HAZARDS AND PUT IN PLACE PROCEDURES FOR DEALING WITH EMERGENCIES.

FLOOR PLAN

REDSHAW HOMES

PROPOSED NEW HOME FOR
REDSHAW HOMES
LOT 33, 6 TE ARA MATIPOU
FRIMLEY, HASTINGS

LICENSED BUILDING PRACTITIONER · BUILDING CONFIDENCE · www.dbh.govt.nz

CHECK ALL MEASUREMENTS ON SITE

Amendments:
Date:

Architectural Services by:
ONEDRAFTING
P O Box ~
Napier
Cell: 027 5431005
Email:
enquiries@onedrafting.co.nz

Issue: CONSENT

Designed and Drawn: Pam Oliver

Issue Date: 15/07/2022

Checked: Tony Black

Plot Date: 15/07/2022
Plot Time: 11:08:01 AM

Scale: 1:100

Sheet Size: A3

Project # 21-025

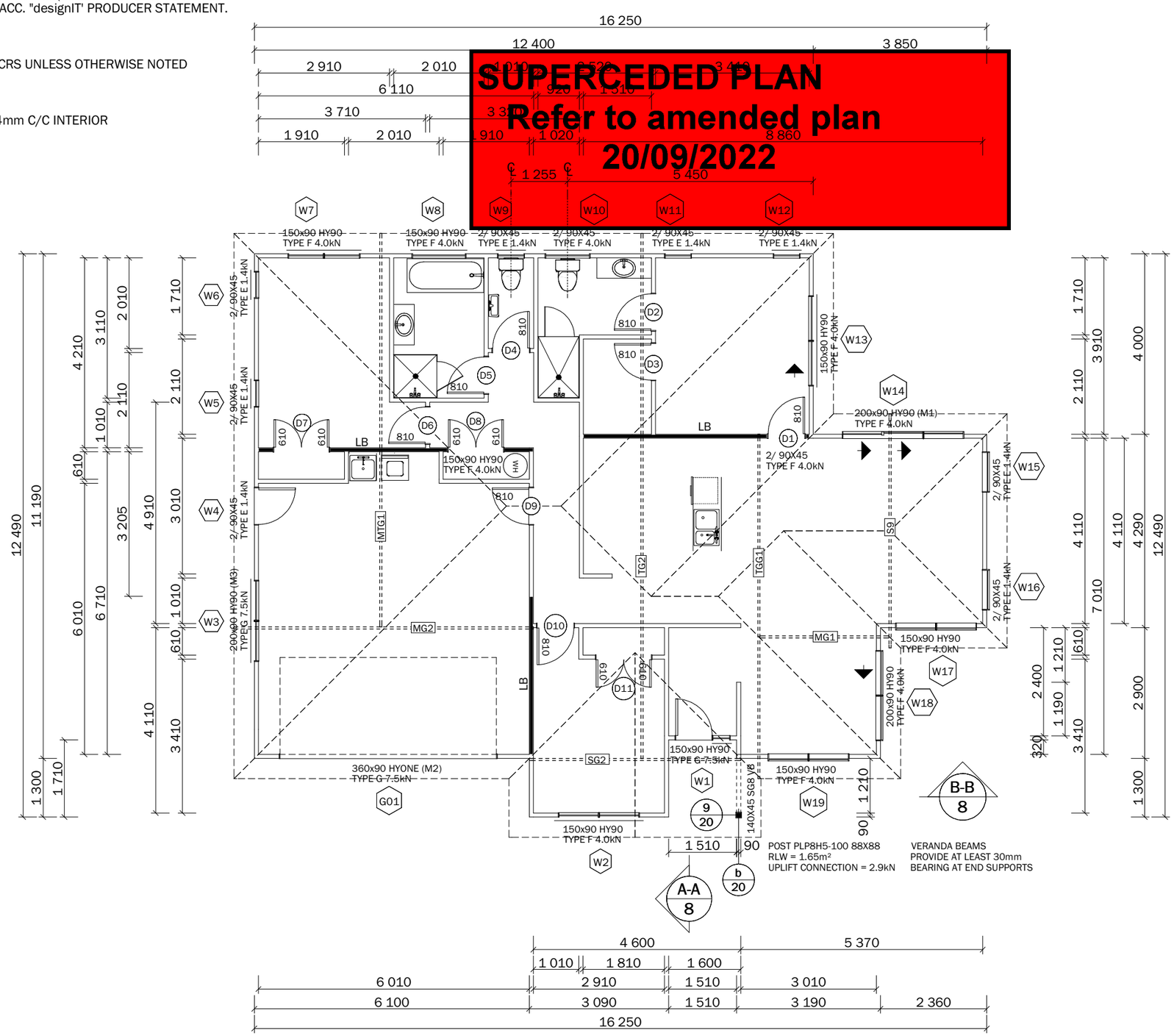
Sheet # 3 of 21

FRAMING NOTES:
1) ALL EXTERIOR FRAMING 90X45 SG10 STUDS @ 600CRS (UNLESS OTHERWISE NOTED
2) "M" (hy90 LINTEL) REFERS TO MEMBER NO. IN ACC. "designIT' PRODUCER STATEMENT.
3) EXTERNAL WALLS TREATMENT = H1.2.
4) INTERNAL WALLS TREATMENT = H1.2.
5) ROOF TRUSSES TREATMENT = H1.2
6) INTERIOR FRAMING 90X45 SG8 STUDS @ 600 CRS UNLESS OTHERWISE NOTED
7) WIND ZONE 'HIGH'
8) SOFFIT WIDTH = 450mm, GABLE = 450mm
9) STUD HEIGHT = 2610 TO U/S TRUSSES
10) DWANGS @ 800mm C/C EXTERIOR WALLS, 844mm C/C INTERIOR
11) ROOF = METAL TILE
12) PITCH = 22°
13) FLOOR AREA = 163.0m²

GIRDER TRUSS T01A

LOAD BEARING WALL LB

SUPERCEDED PLAN
Refer to amended plan
20/09/2022



EXTERIOR WINDOW 01 - 2060mm HEAD HEIGHT
EXTERIOR WINDOWS - 2100mm HEAD HEIGHT
INTERIOR DOORS - 2000mm HEAD HEIGHT
GARAGE DOOR - 2120 FRAMED OPENING

DIMENSION PLAN

REDSHAW HOMES

PROPOSED NEW HOME FOR REDSHAW HOMES
LOT 33, 6 TE ARA MATIPOU FRIMLEY, HASTINGS

LICENSED BUILDING PRACTITIONER - BUILDING CONFIDENCE - www.dbh.govt.nz

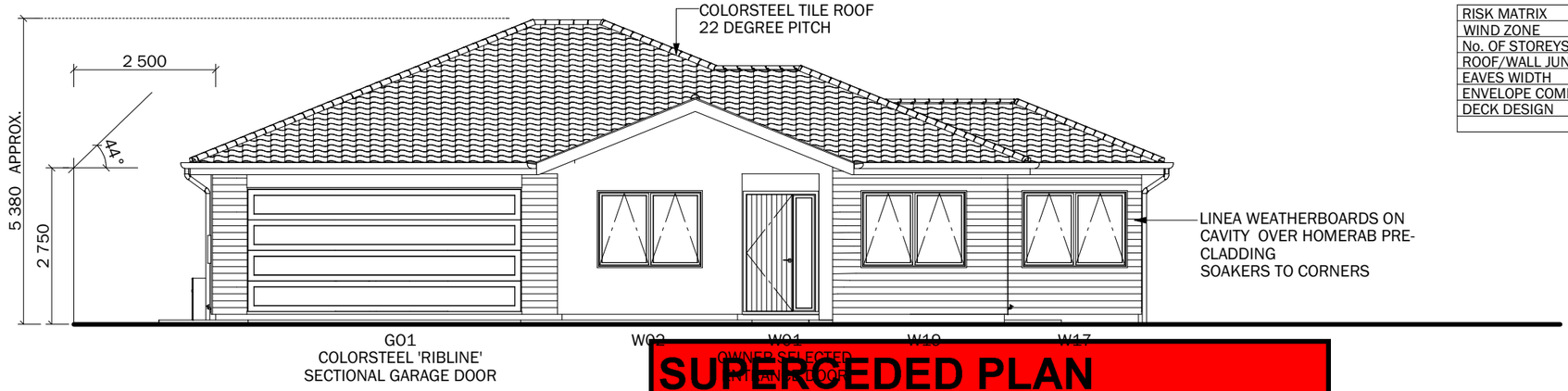
CHECK ALL MEASUREMENTS ON SITE

Amendments:
Date:

Architectural Services by:
ONEDRAFTING
P O Box ~
Napier
Cell: 027 5431005
Email:
enquiries@onedrafting.co.nz

Issue: CONSENT
Designed and Drawn: Pam Oliver
Issue Date: 15/07/2022
Checked: Tony Black
Plot Date: 15/07/2022
Plot Time: 11:08:01 AM
Scale: 1:100
Sheet Size: A3
Project # 21-025
Sheet # 4 of 21

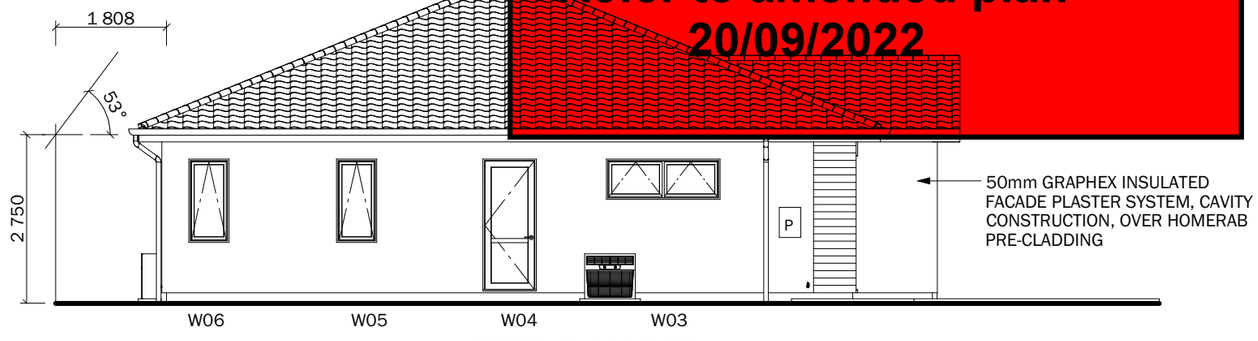
ELEVATION 1



RISK MATRIX		
WIND ZONE	= HIGH	=1
No. OF STOREYS	= LOW	=0
ROOF/WALL JUNCTIONS	= LOW	=0
EAVES WIDTH	= MED	=1
ENVELOPE COMPLEXITY	= MED	=1
DECK DESIGN	= LOW	=0
	TOTAL RISK	=3

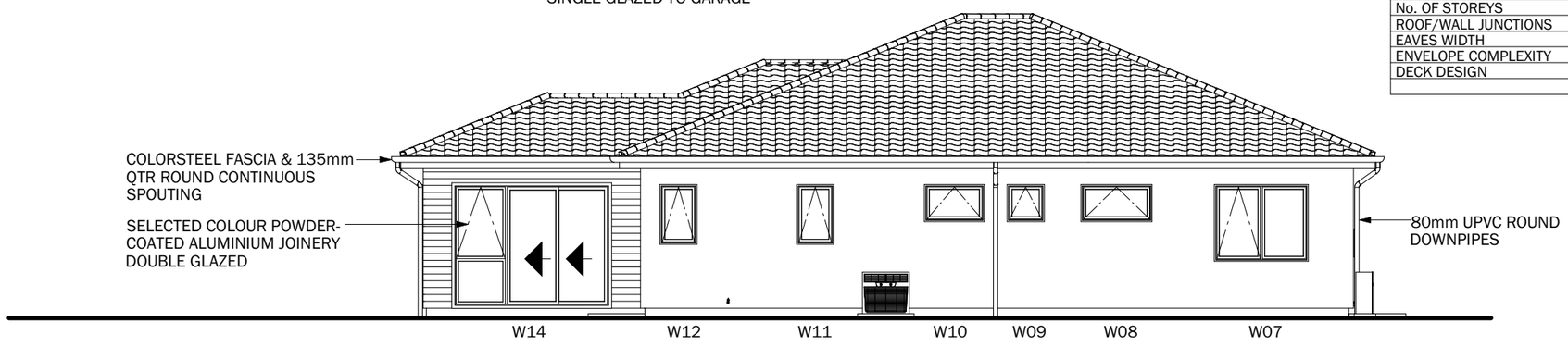
SUPERCEDED PLAN
Refer to amended plan
20/09/2022

ELEVATION 2



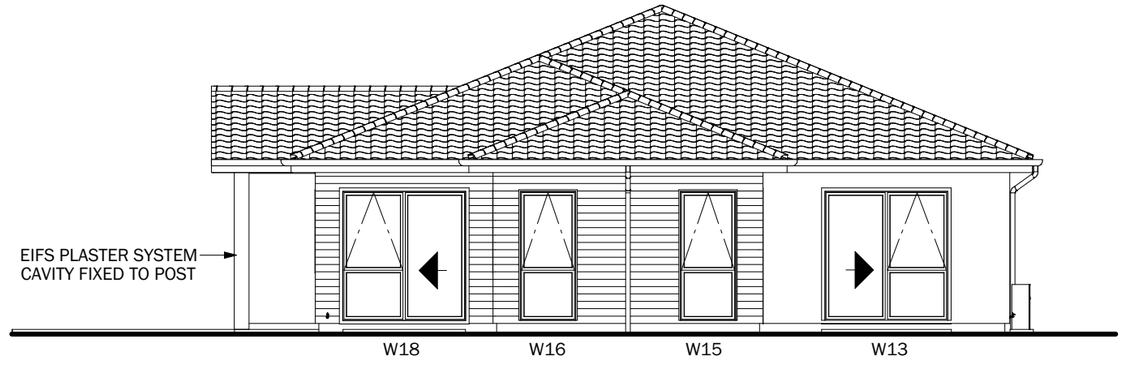
RISK MATRIX		
WIND ZONE	= HIGH	=1
No. OF STOREYS	= LOW	=0
ROOF/WALL JUNCTIONS	= LOW	=0
EAVES WIDTH	= MED	=1
ENVELOPE COMPLEXITY	= MED	=1
DECK DESIGN	= LOW	=0
	TOTAL RISK	=3

ELEVATION 3



RISK MATRIX		
WIND ZONE	= HIGH	=1
No. OF STOREYS	= LOW	=0
ROOF/WALL JUNCTIONS	= LOW	=0
EAVES WIDTH	= MED	=1
ENVELOPE COMPLEXITY	= MED	=1
DECK DESIGN	= LOW	=0
	TOTAL RISK	=3

ELEVATION 4



RISK MATRIX		
WIND ZONE	= HIGH	=1
No. OF STOREYS	= LOW	=0
ROOF/WALL JUNCTIONS	= LOW	=0
EAVES WIDTH	= MED	=1
ENVELOPE COMPLEXITY	= MED	=1
DECK DESIGN	= LOW	=0
	TOTAL RISK	=3

ELEVATIONS

REDSHAW HOMES

PROPOSED NEW HOME FOR REDSHAW HOMES
LOT 33, 6 TE ARA MATIPOU
FRIMLEY, HASTINGS

LICENSED BUILDING PRACTITIONER · BUILDING CONFIDENCE · www.dbh.govt.nz

CHECK ALL MEASUREMENTS ON SITE

Amendments:
Date:

Architectural Services by:
ONEDRAFTING
P O Box ~
Napier
Cell: 027 5431005
Email:
enquiries@onedrafting.co.nz

Issue: CONSENT

Designed and Drawn: Pam Oliver

Issue Date: 15/07/2022

Checked: Tony Black

Plot Date: 15/07/2022
Plot Time: 11:08:01 AM

Scale: 1:100

Sheet Size: A3

Project # 21-025

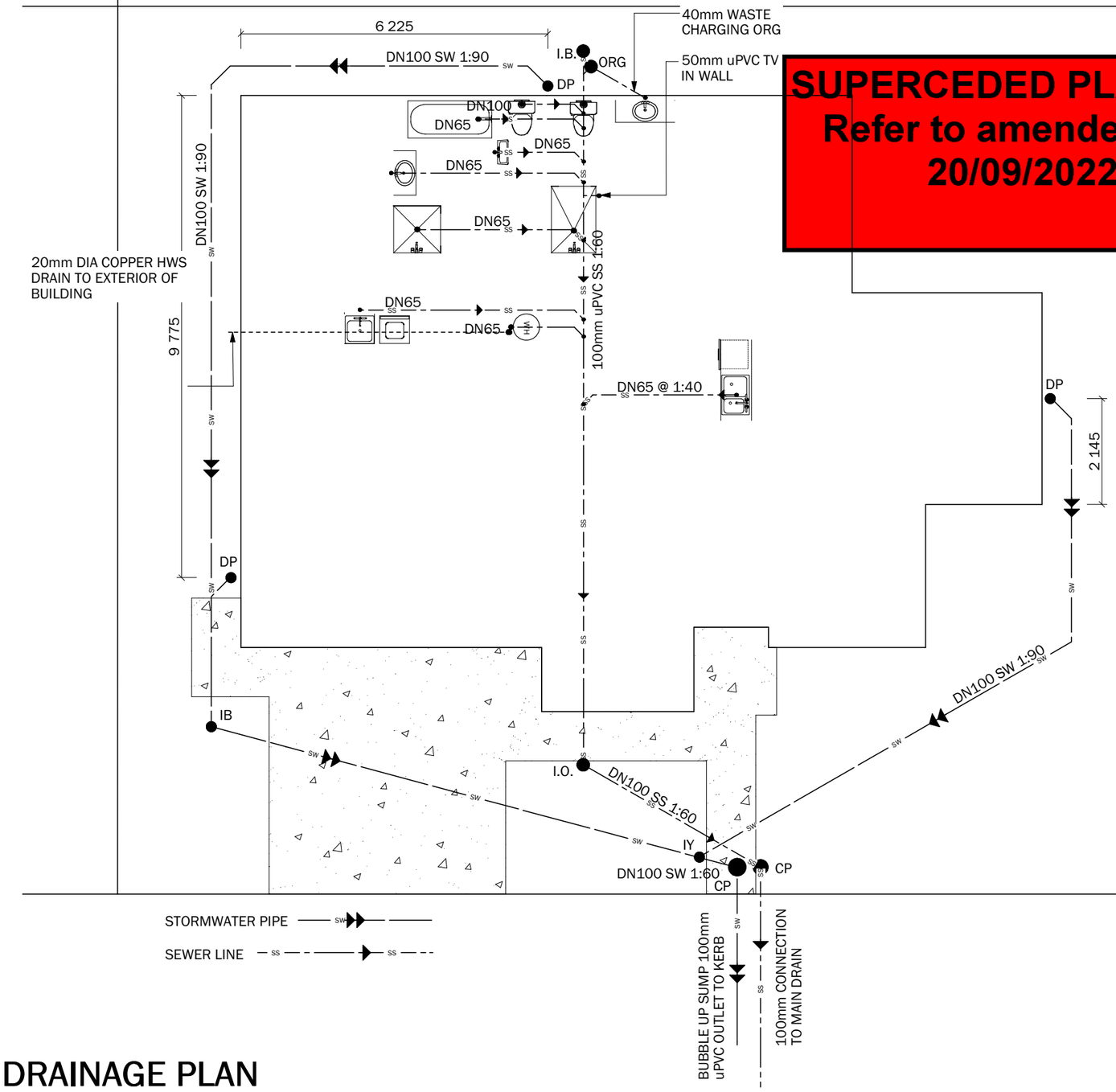
Sheet # 5 of 21

ALL SANITARY DRAINAGE TO AS/NZS 3500 PART 2.2

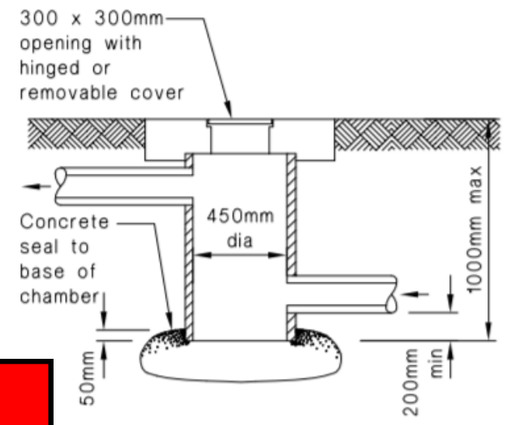
UNDER SLAB FIXTURE BRANCH DRAINS TO BE 65mm DIA WITH MINIMUM FALL 1:40
MINIMUM SIZES FOR TRAP OUTLETS AND DISCHARGE PIPES ABOVE SLAB SHALL BE

BASIN	40mm	1:40 MIN FALL
SHOWER	40mm	1:40 MIN FALL
SINK	40mm	1:40 MIN FALL
DISHWASHER	40mm	1:40 MIN FALL
BATH	40mm	1:40 MIN FALL
WASHING MACHINE	40mm	1:30 MIN FALL
LAUNDRY TUB	40mm	1:30 MIN FALL

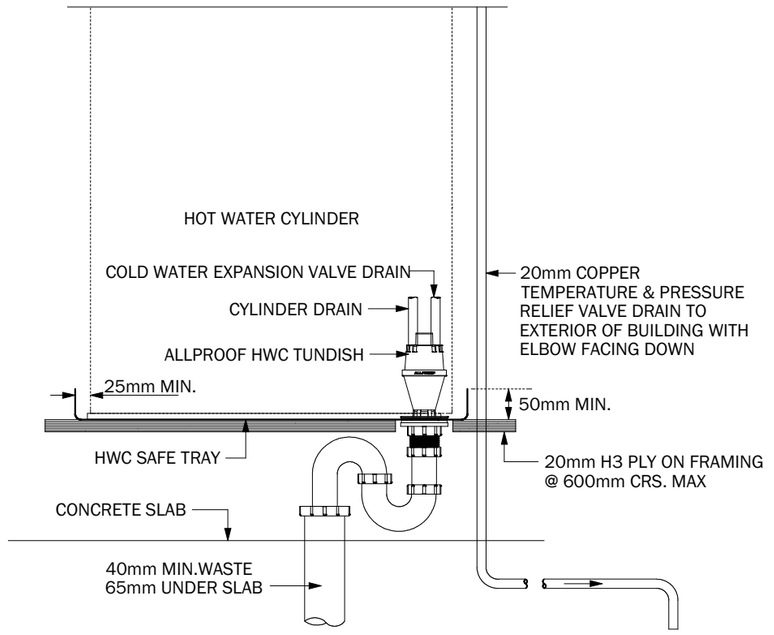
ALL INSPECTION POINTS/ INSPECTION BENDS UNDER PAVING/DRIVE TO HAVE REMOVABLE AIRTIGHT LIDS AT GROUND LEVEL



SUPERCEDED PLAN
Refer to amended plan
20/09/2022



BUBBLE UP SUMP



HOT WATER CYLINDER SAFE TRAY

DRAINAGE PLAN

REDSHAW HOMES

PROPOSED NEW HOME FOR
REDSHAW HOMES
LOT 33, 6 TE ARA MATIPOU
FRIMLEY, HASTINGS

LICENSED BUILDING PRACTITIONER · BUILDING CONFIDENCE · www.dbh.govt.nz

CHECK ALL MEASUREMENTS ON SITE

Amendments:
Date:

Architectural Services by:
ONEDRAFTING
P O Box ~
Napier
Cell: 027 5431005
Email:
enquiries@onedrafting.co.nz

Issue: CONSENT

Designed and Drawn: Pam Oliver

Issue Date: 15/07/2022

Checked: Tony Black

Plot Date: 15/07/2022
Plot Time: 11:08:02 AM

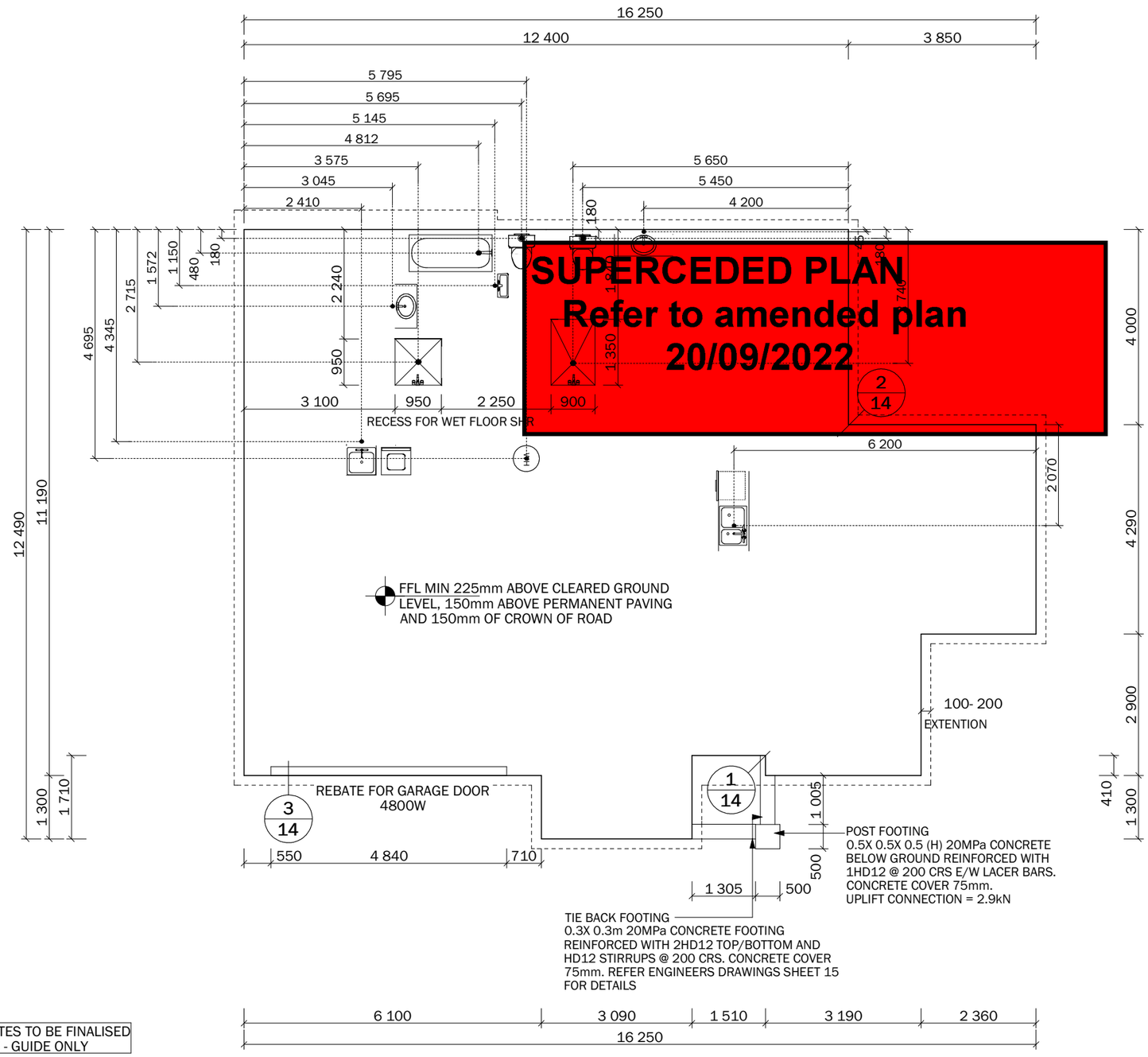
Scale: 1:100

Sheet Size: A3

Project # 21-025

Sheet # 6 of 21

NOTE:
DIMENSIONS TO OUTSIDE OF TIMBER FRAMING.



SUPERCEDED PLAN
Refer to amended plan
20/09/2022

DIMENSIONS TO WASTES TO BE FINALISED ON SITE BY PLUMBER - GUIDE ONLY

NOTE:
FIRTH CONCRETE MIX IP2519X SLAB WITH SE62 MESH ON 0.25 POLYTHENE ON 40mm MAX SAND BLINDING ON COMPACTED AP40 OR AP65 ENGINEERED FILL 100-200mm DEPTH

GEOTECHNICAL REPORT REF. 1062 ISSUED BY INITIA

FIRTH XPOD CONCRETE FLOOR
REFER TO ENGINEERS PLANS AND DETAILS

SLAB PLAN

REDSHAW HOMES

PROPOSED NEW HOME FOR REDSHAW HOMES
LOT 33, 6 TE ARA MATIPOU
FRIMLEY, HASTINGS

LICENSED BUILDING PRACTITIONER · BUILDING CONFIDENCE · www.dbh.govt.nz

CHECK ALL MEASUREMENTS ON SITE

Amendments:
Date:

Architectural Services by:
ONEDRAFTING
P O Box ~
Napier
Cell: 027 5431005
Email:
enquiries@onedrafting.co.nz

Issue:
CONSENT

Designed and Drawn:
Pam Oliver

Issue Date:
15/07/2022

Checked:
Tony Black

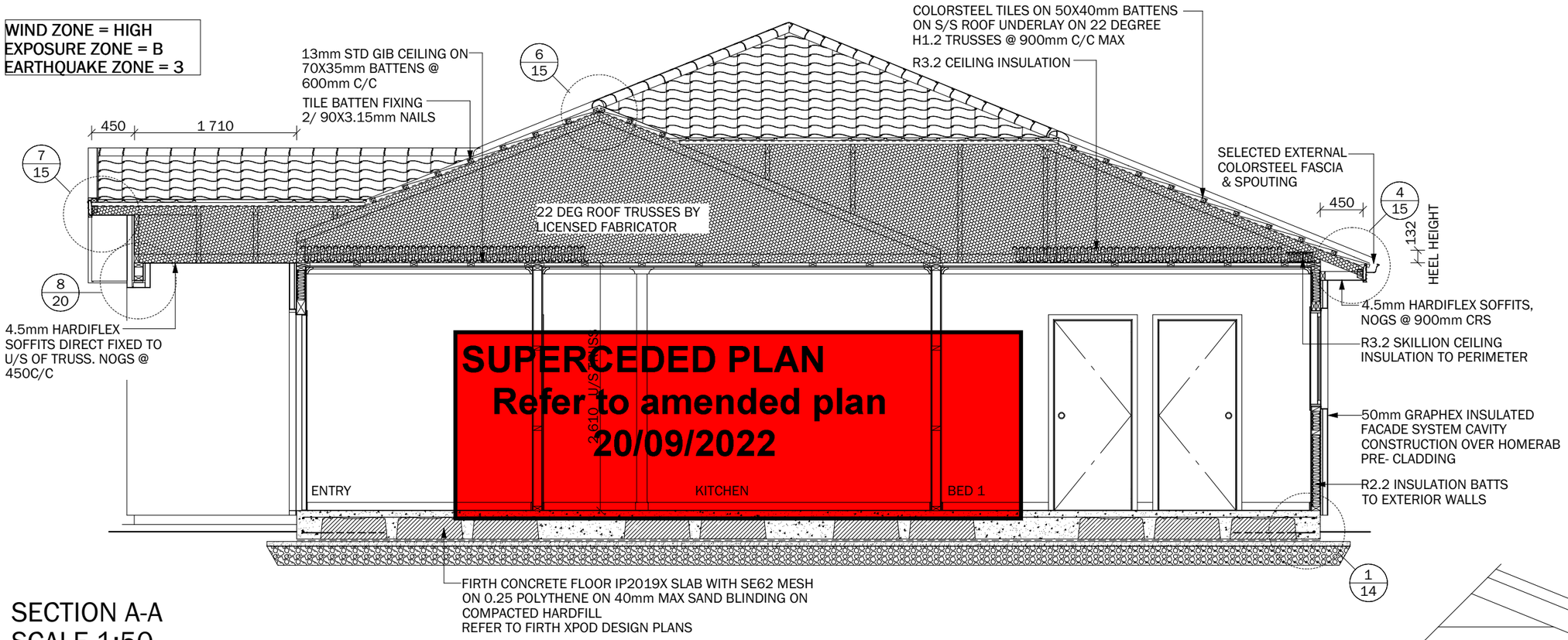
Plot Date:
15/07/2022
Plot Time: 11:08:02 AM

Scale: 1:100
Sheet Size: A3

Project #
21-025

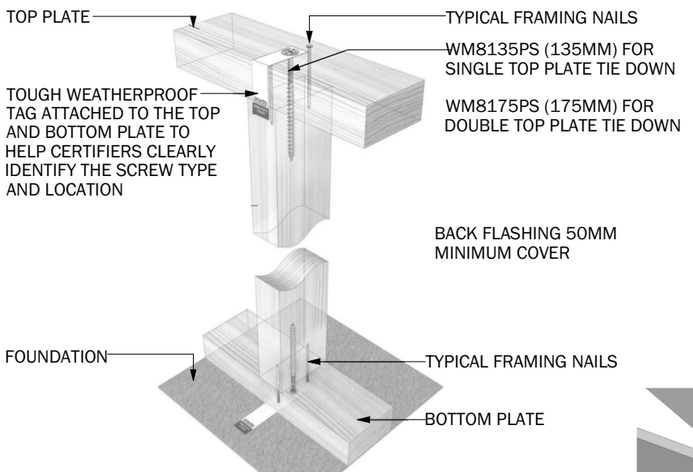
Sheet #
7
of 21

WIND ZONE = HIGH
EXPOSURE ZONE = B
EARTHQUAKE ZONE = 3

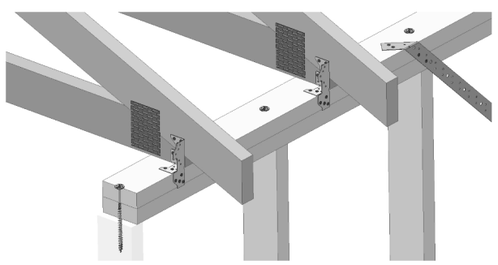


SECTION A-A
SCALE 1:50

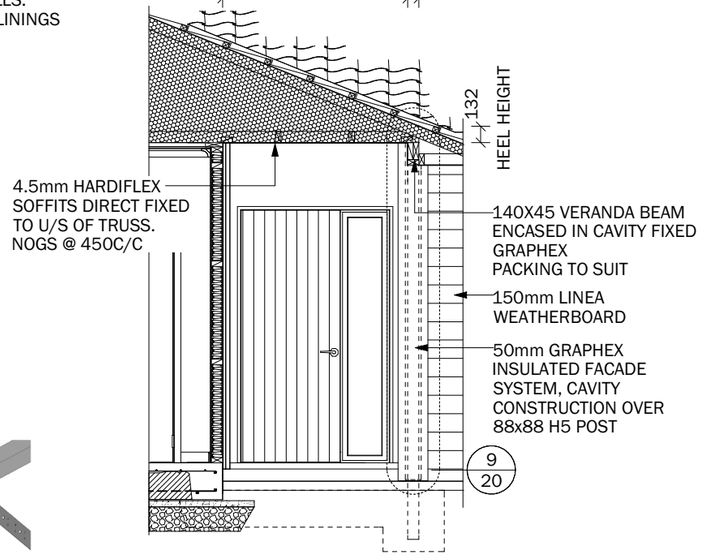
NOTE:
- 90x45mm H1.2 FRAMING STUDS 600mm CRS FOR ALL INTERNAL WALLS.
- 10mm STANDARD GIBBOARD WALL LININGS
- AQUA GIB TO WET AREAS
- 13mm GIBBOARD TO CEILINGS



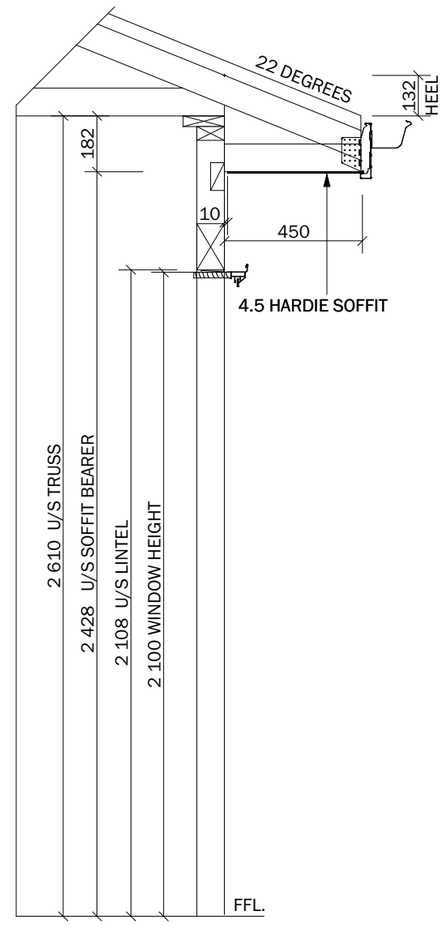
PRYDA STICK BUILT FRAMING ASSEMBLY



PRYDA SCREW USED WITH STANDARD MULTIGRIP



PART SECTION B-B
SCALE 1:50



SCALE 1:20

SECTIONS

REDSHAW HOMES

PROPOSED NEW HOME FOR REDSHAW HOMES
LOT 33, 6 TE ARA MATIPOU
FRIMLEY, HASTINGS

LICENSED BUILDING PRACTITIONER - BUILDING CONFIDENCE - www.dbh.govt.nz

CHECK ALL MEASUREMENTS ON SITE

Amendments:
Date:

Architectural Services by:
ONEDRAFTING
P O Box ~
Napier
Cell: 027 5431005
Email:
enquiries@onedrafting.co.nz

Issue: CONSENT
Designed and Drawn: Pam Oliver
Issue Date: 15/07/2022
Checked: Tony Black
Plot Date: 15/07/2022
Plot Time: 11:08:02 AM
Scale: 1:50, 1:20
Sheet Size: A3
Project # 21-025
Sheet # 8 of 21

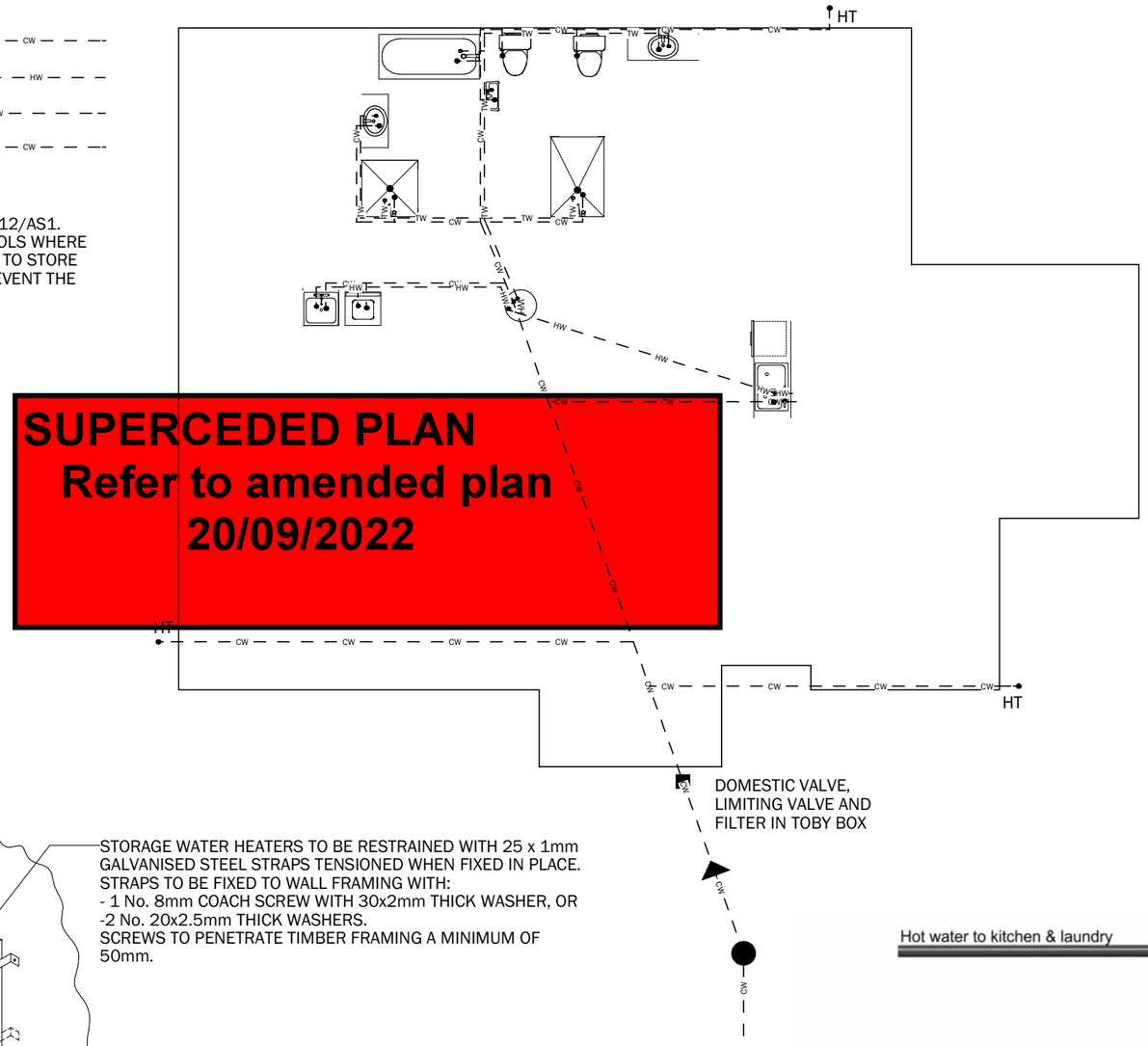
COLD WATER LINE - - — CW — — — — CW — — —-

HOT WATER LINE - - — HW — — — — HW — — —

TEMPERED HOT WATER LINE -— — — TW — — — — —

HOSE TAP HT - — CW — — — — CW — — —-

HOT WATER TEMPERATURES TO NZBC G12/AS1. REGARDLESS OF TEMPERATURE CONTROLS WHERE NECESSARY, STORAGE WATER HEATERS TO STORE WATER AT NOT LESS THAN 60ºC. TO PREVENT THE GROWTH OF LEGIONELLA BACTERIA.



SUPERCEDED PLAN
Refer to amended plan
20/09/2022

ACCEPTABLE MAXIMUM PIPE LENGTHS TO KITCHEN SINK

NOMINAL PIPE SIZE (mm)	10	15	20
LENGTH	25	12	7

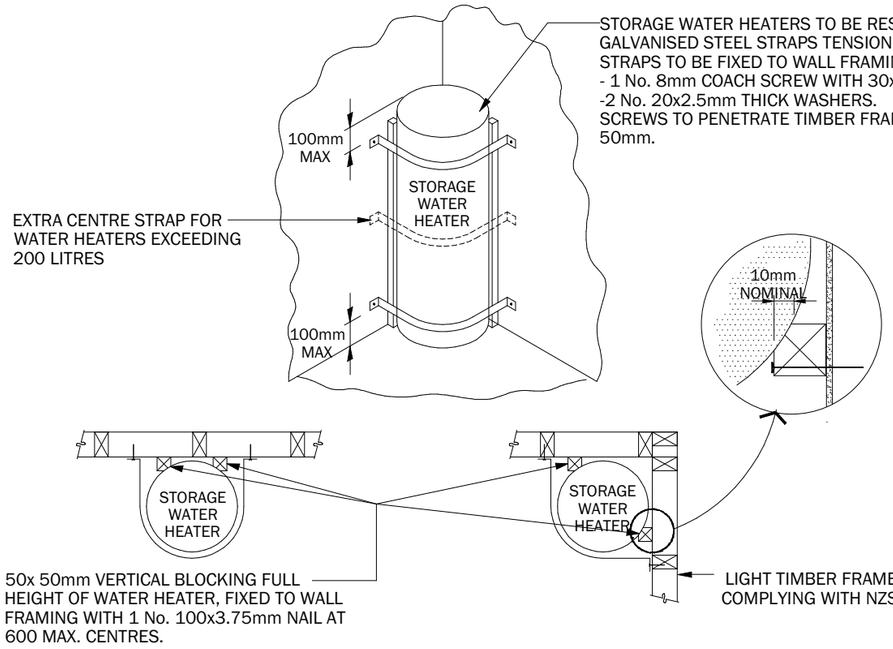
-HOT AND COLD WATER RETICULATION TO COMPLY WITH NZBC G12/AS1

-HOT AND COLD SUPPLY TO TEMPERING VALVE & SHOWERS ALL 20mm POLYBUTYLENE MIN
-HOT AND COLD SUPPLY TO SINK, LAUNDRY AND BATH 15mm POLYBUTYLENE MIN
-HOT AND COLD SUPPLY TO ALL OTHER FIXTURES 10mm POLYBUTYLENE MIN
-HOSE TAP POSITIONS CONFIRMED BY OWNER
-25mm BLACK & BLUE PIPE FOR THE OFF STREET FEED.

PIPEWORK
IF PREFERRED - TEMPERED WATER FEED TO KITCHEN AND LAUNDRY WILL BE IN CONSULTATION WITH OWNER

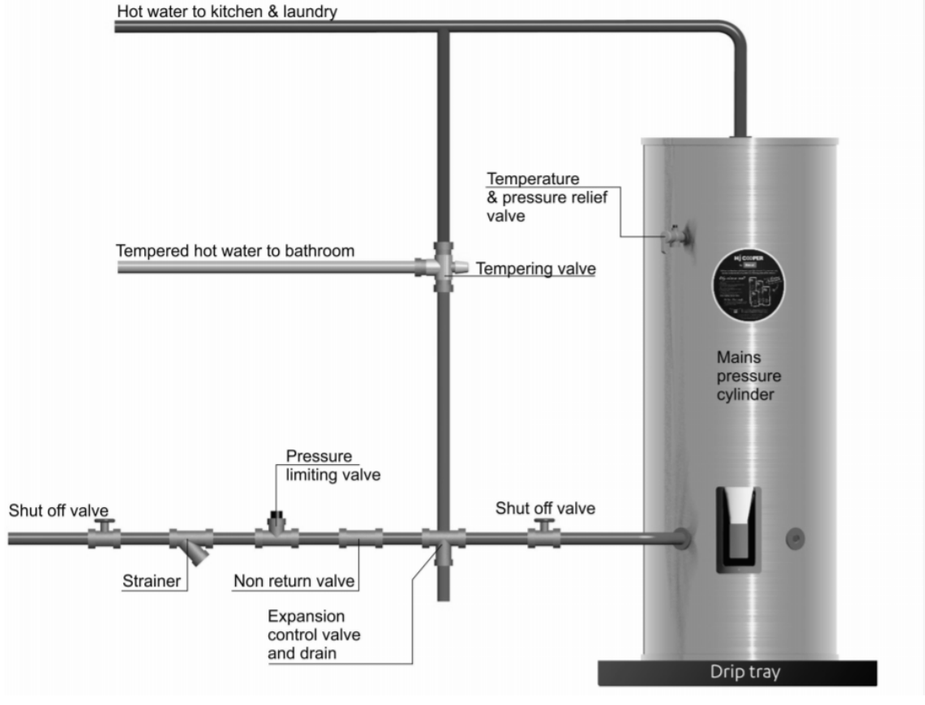
POTABLE WATER
ACCEPTABLE SOLUTION G12/AS1 REQUIRES BACKFLOW PREVENTION TO BE PROVIDED WHERE IT IS POSSIBLE FOR WATER OR CONTAMINANTS TO BACKFLOW INTO A PIPED POTABLE WATER SUPPLY.
BACKFLOW PROTECTION SHALL BE ACHIEVED BY AN AIR GAP, WHICH MUST BE THE GREATER OF 25mm, OR TWICE THE DIAMETER OF THE SUPPLY PIPE, OR A BACKFLOW PREVENTION DEVICE.

HOT AND COLD WATER PIPES TO BE WRAPPED IN FLEXIBLE MATERIAL OR SLEEVED WHEN PENETRATING CONCRETE



STORAGE WATER HEATERS TO BE RESTRAINED WITH 25 x 1mm GALVANISED STEEL STRAPS TENSIONED WHEN FIXED IN PLACE. STRAPS TO BE FIXED TO WALL FRAMING WITH:
- 1 No. 8mm COACH SCREW WITH 30x2mm THICK WASHER, OR
-2 No. 20x2.5mm THICK WASHERS.
SCREWS TO PENETRATE TIMBER FRAMING A MINIMUM OF 50mm.

SEISMIC RESTRAINT OF STORAGE WATER HEATERS 90-360 LITRES



WATER RETICULATION PLAN

REDSHAW HOMES

PROPOSED NEW HOME FOR REDSHAW HOMES
LOT 33, 6 TE ARA MATIPOU FRIMLEY, HASTINGS

LICENSED BUILDING PRACTITIONER · BUILDING CONFIDENCE · www.dbh.govt.nz

CHECK ALL MEASUREMENTS ON SITE

Amendments:
Date:

Architectural Services by:
ONEDRAFTING
P O Box ~
Napier
Cell: 027 5431005
Email:
enquiries@onedrafting.co.nz

Issue:
CONSENT

Designed and Drawn:
Pam Oliver

Issue Date:
15/07/2022

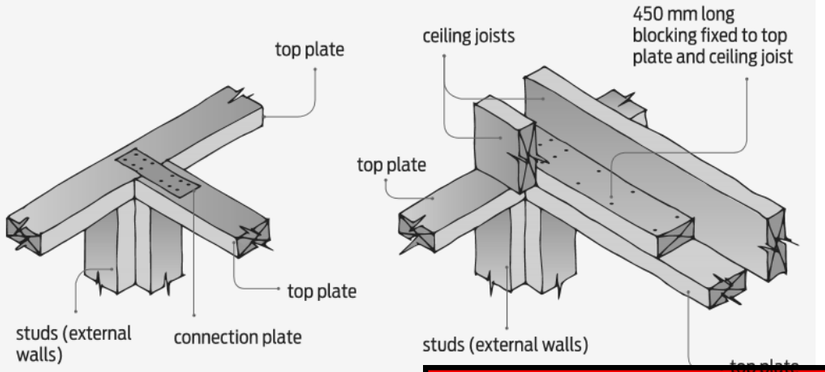
Checked:
Tony Black

Plot Date:
15/07/2022
Plot Time: 11:08:02 AM

Scale: 1:100
Sheet Size: A3

Project #
21-025

Sheet #
9
of 21



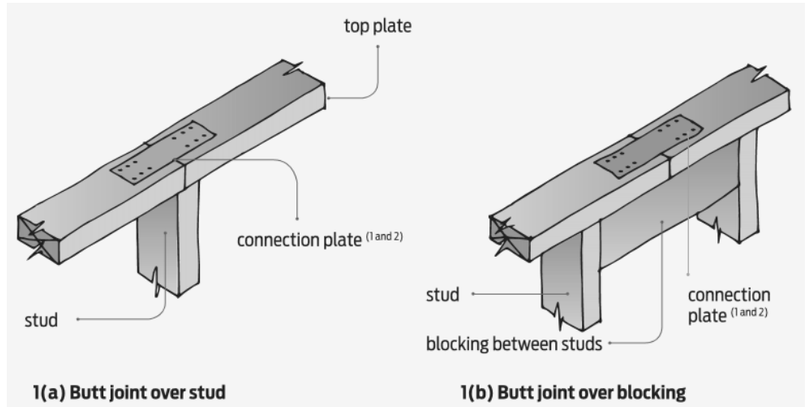
2(a) Butt joint

2(b) Butt joint with ceiling joist

Capacities of nailed joints:
- Up to 3 kN: 3/100 × 3.75 mm nails per side.
- Up to 6 kN: 6/100 × 3.75 mm nails per side.

Notes:
Connection plate fixing capacity for each wall with:
- maximum 125 BUs: 6 kN to at least one external wall
- maximum 250 BUs: 6 kN to at least two external walls
- more than 250 BUs: 2.4 kN/100 BUs to at least two external walls.

CONNECTING TOP PLATES OF EXTERNAL WALLS AT RIGHT ANGLES TO OTHER WALLS CONTAINING BRACING



1(a) Butt joint over stud

1(b) Butt joint over blocking

Notes:
1. Connection plate capacity = 3 kN, where bracing capacity < 100 BUs.
   Connection plate capacity = 6 kN, where bracing capacity > 100 BUs.
2. Connection plate not required when extra top plate is used and joints in plates are staggered.

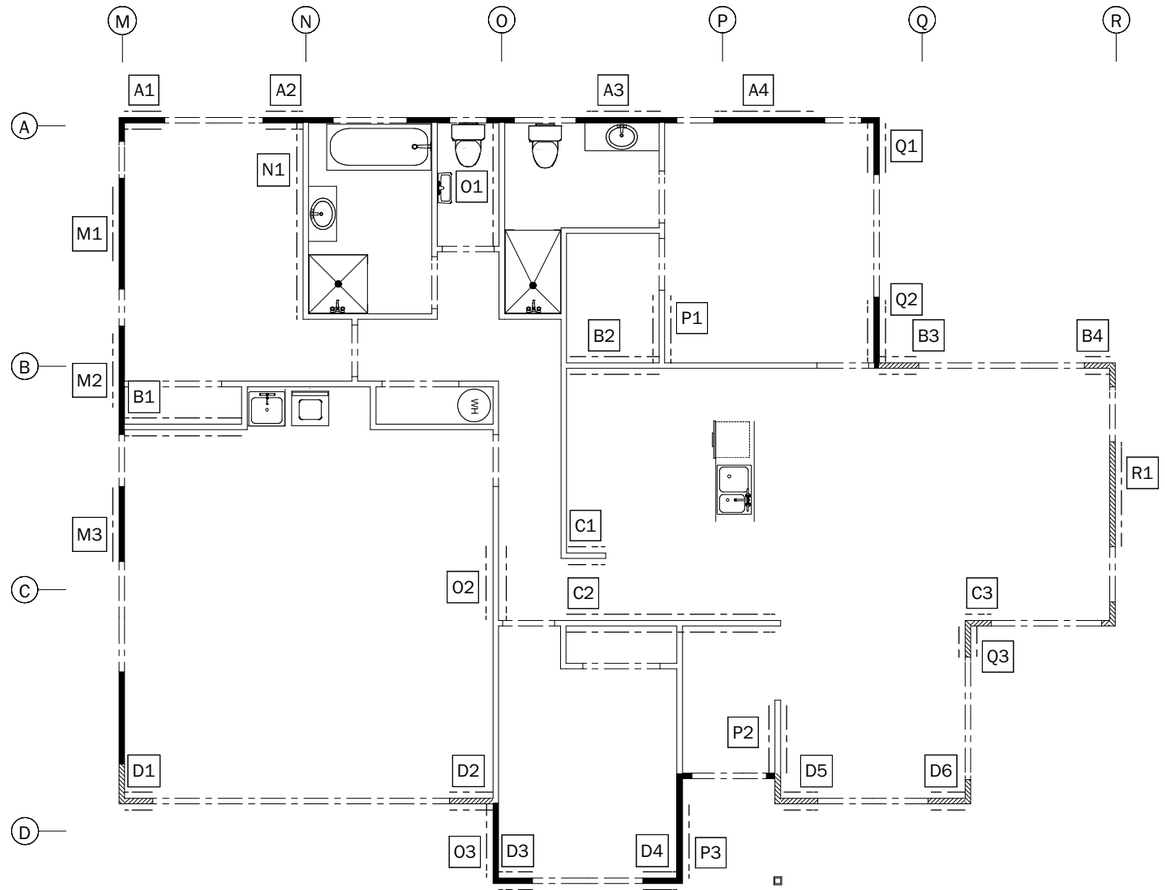
CONNECTING TOP PLATES IN LINE IN WALLS CONTAINING BRACING

ISOLATED BRACE WALL
WHERE THE CEILING FRAMING IS PARALLEL TO THE WALL, A CONNECTING MEMBER CAN BE LAID DIRECTLY ABOVE THE WALL AND CONNECTED AT EACH END.
6/90 X 3.15MM NAILS FOR 6KN AS REQUIRED BY NZS 3604:2011 CLAUSE 8.7.3
WHERE CEILING FRAMING IS PERPENDICULAR TO THE BRACE WALL, IF THERE IS ENOUGH DEPTH WITHIN THE CEILING BATTENS BELOW THE FRAMING, AN EXTRA BATTEN MAY BE ABLE TO PROVIDE THE CONNECTION.
IF THERE ARE NO BATTENS OR THEY ARE TOO SHALLOW TO FIT A CONNECTING MEMBER, IT WILL HAVE TO BE LOCATED ABOVE THE FRAMING AND CONNECTED AT EACH END USING BLOCKING OR PACKERS.
THESE CONNECTORS WILL NEED TO BE FIXED IN PLACE BEFORE WALL OR CEILING LININGS ARE INSTALLED.
6/90 X 3.15MM NAILS FOR 6KN CONNECTOR TO TOP PLATE
NZS 3604:2011 GIVES REQUIRED CONNECTION DETAILS AT EACH END OF THE CONNECTOR.

ELEMENT	TYPE	LENGTH
A1	HPgn	0.6
A2	HPgn	0.6
A3	HPn	1.2
A4	HPn	1.6
B1	GS2-NOM	1.9
B2	GS2-NOM	3.6
B3	HPgn	0.6
B4	HPgn	0.4
C1	GS2-N	0.6
C2	GS2-NOM	3.4
C3	GS1-N	0.42
D1	HPgn	0.45
D2	HPgn	0.7
D3	HPgn	0.55
D4	HPgn	0.55
D5	HPgn	0.58
D6	HPgn	0.58

ELEMENT	TYPE	LENGTH
M1	HPn	1.2
M2	HPn	1.2
M3	HPn	1.2
N1	GS1-N	3.2
O1	GS1-N	2.0
O2	GS2-NOM	1.2
O3	HPn	1.2
P1	GS2-NOM	1.1
P2	GS2-NOM	1.1
P3	HPn	1.2
Q1	HPgn	0.8
Q2	HPgn	1.0
Q3	HPgn	0.5
R1	HPn	1.7

MANUFACTURER'S CODE
BL = GIB BRACELINE
GS = GIB
HP = HOMERAB



SUPERCEDED PLAN
Refer to amended plan
20/09/2022

BRACING PLAN

REDSHAW HOMES

PROPOSED NEW HOME FOR REDSHAW HOMES
LOT 33, 6 TE ARA MATIPOU
FRIMLEY, HASTINGS

LICENSED BUILDING PRACTITIONER - BUILDING CONFIDENCE - www.dbh.govt.nz

CHECK ALL MEASUREMENTS ON SITE

Amendments:
Date:

Architectural Services by:
ONEDRAFTING
P O Box ~
Napier
Cell: 027 5431005
Email:
enquiries@onedrafting.co.nz

Issue:
CONSENT

Designed and Drawn:
Pam Oliver

Issue Date:
15/07/2022

Checked:
Tony Black

Plot Date: 15/07/2022
Plot Time: 11:08:03 AM

Scale: 1:100
Sheet Size: A3

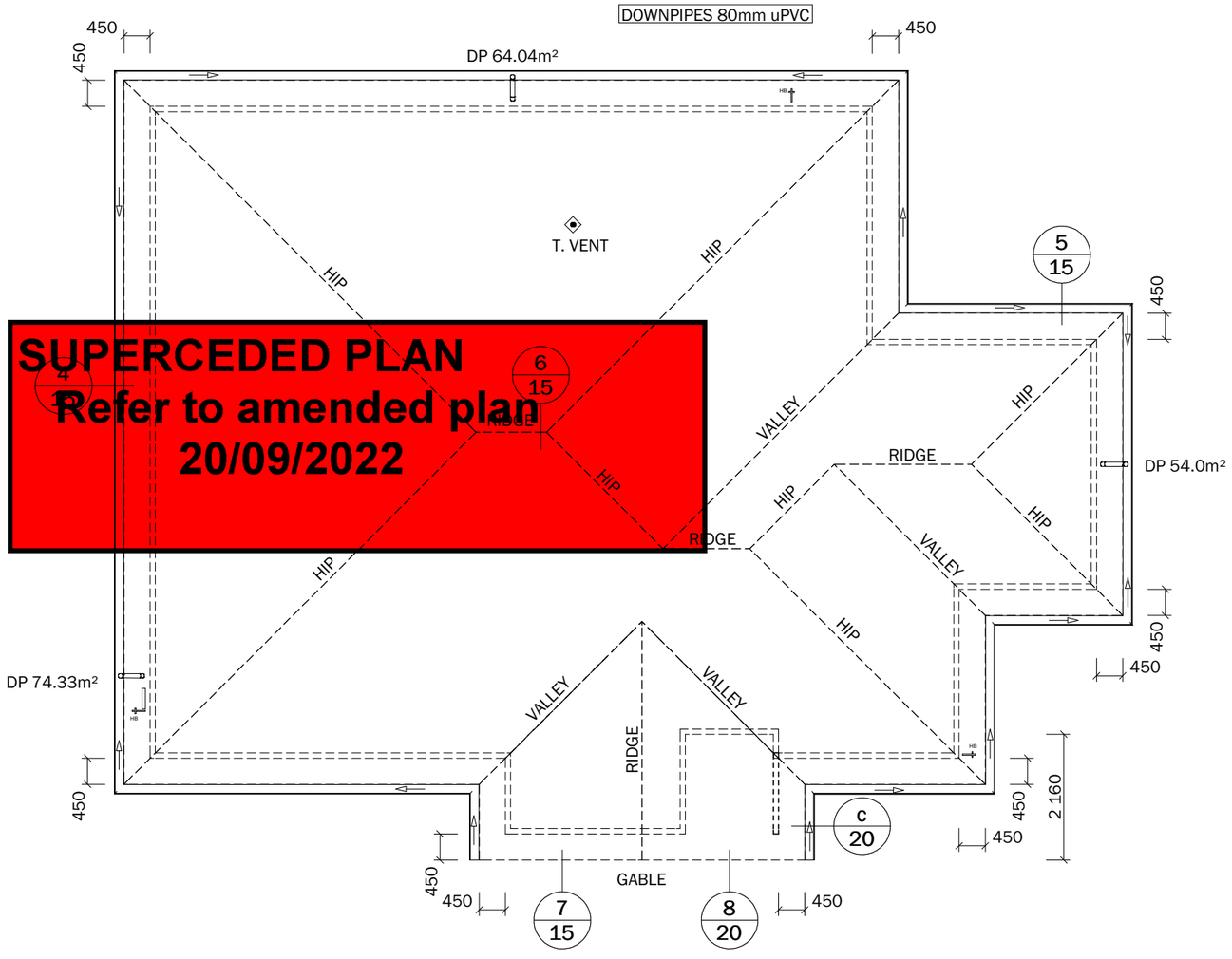
Project #
21-025

Sheet # 10
of 21

25 X 1 GALV' ROOF STRAP BRACING
OVER TRUSSES. FIX EACH END WITH 6/
30 X 3.15 NAILS AND 1/3.15 NAIL AT
EACH TRUSS AFTER TENSIONING

ALL DOWNPIPES 80mm (85m² ROOF PLAN AREA MAX.)=
5027mm² (REQ'D 9619mm² /3)
SELECTED SPOUTING = 135mm ROUND (CAPACITY 6300mm²)
CATCHMENT AREA OF ROOF = 53m² MAX

DOWNPIPES 80mm uPVC



SUPERCEDED PLAN
Refer to amended plan
20/09/2022

COLORSTEEL TILE ROOF
22 DEGREES - 192.37m²

ROOF PLAN

REDSHAW HOMES

PROPOSED NEW HOME FOR
REDSHAW HOMES
LOT 33, 6 TE ARA MATIPOU
FRIMLEY, HASTINGS

LICENSED BUILDING PRACTITIONER
BUILDING CONFIDENCE
www.dbh.govt.nz

CHECK ALL
MEASUREMENTS
ON SITE

Amendments:
Date:

Architectural Services by:
ONEDRAFTING

P O Box ~
Napier
Cell: 027 5431005
Email:
enquiries@onedrafting.co.nz

Issue:
CONSENT

Designed and Drawn:
Pam Oliver

Issue Date:
15/07/2022

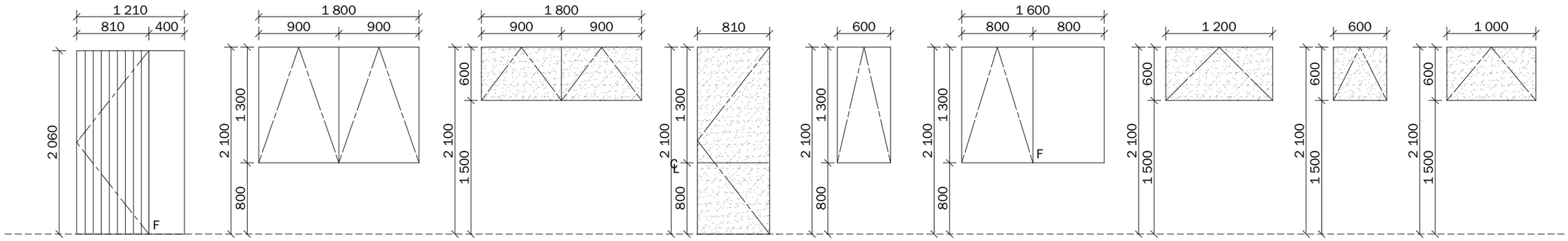
Checked:
Tony Black

Plot Date:
15/07/2022
Plot Time: 11:08:03 AM

Scale: 1:100
Sheet Size: A3

Project #
21-025

Sheet #
11
of 21



W01
OWNER SELECTED ENTRANCE DOOR
SIDELIGHT - SAFETY GLASS

W02

W03
SINGLE GLAZED
OBSCURE

W04
SINGLE GLAZED
OBSCURE

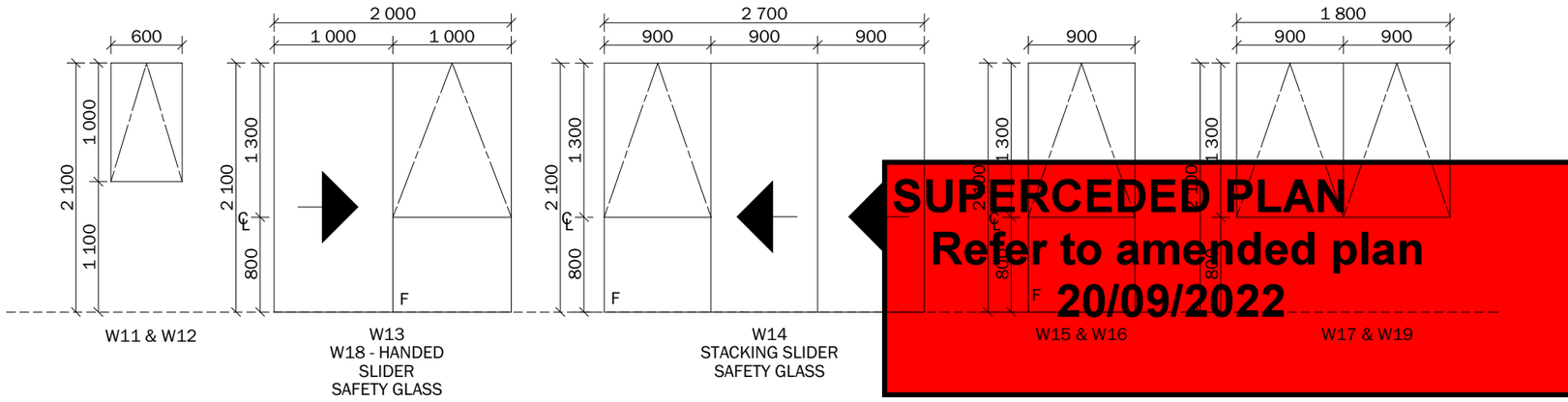
W05 & W06

W07

W08
OBSCURE
SAFETY GLASS

W09
OBSCURE

W10
OBSCURE
SAFETY GLASS



W11 & W12

W13
W18 - HANDED
SLIDER
SAFETY GLASS

W14
STACKING SLIDER
SAFETY GLASS

W15 & W16

W17 & W19

SUPERCEDED PLAN
Refer to amended plan
20/09/2022



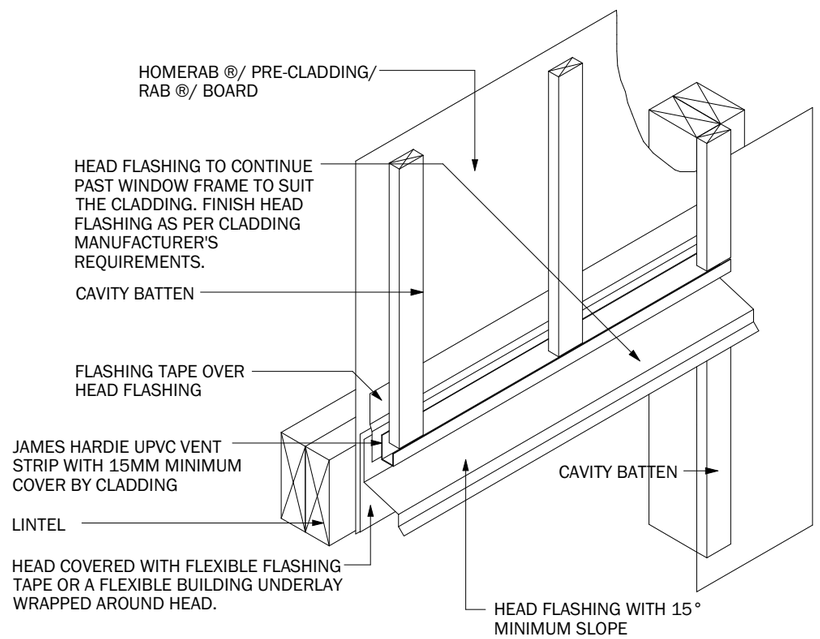
G01
COLORSTEEL SECTIONAL GARAGE DOOR

GIVEN DIMENSIONS ARE BOX SIZE. ADD 15mm FOR ROUGH OPENING SIZE.

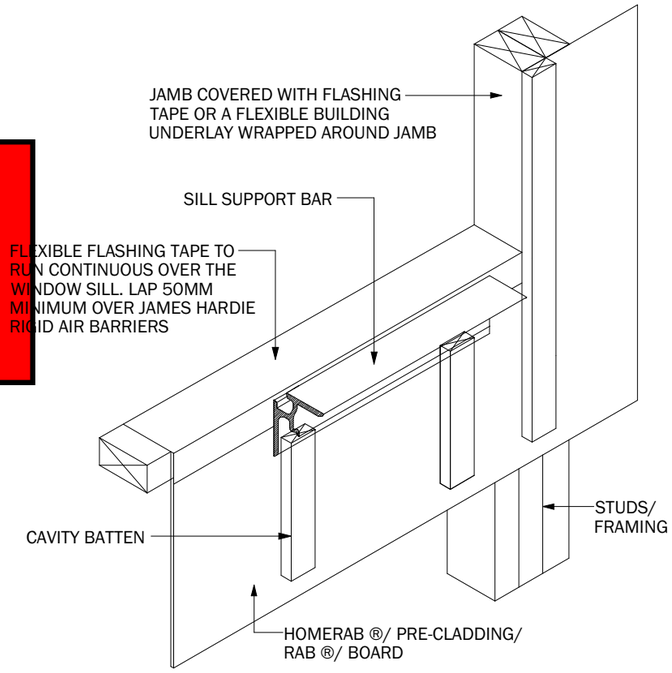
JOINERY NOTES

1. ALL UNITS VIEWED FROM THE OUTSIDE
2. GENERALLY DOUBLE GLAZED ALUMINIUM WITH DOUBLE TONGUE LATCHES IN 19mm P.P. H3 FRAMES WITH SELECTED ARCHITRAVES
3. DOUBLE GLAZING / GREY TINT GLASS, UNLESS SHOWN OTHERWISE
4. W1. OWNER SELECTED DOOR + SIDELIGHT HUNG IN ALUMINIUM FRAME
5. GRADE A SAFETY GLASS TO UNITS AS NOTED - ALL GLAZING LESS THAN 2000mm ABOVE THE ABUTTING FINISHED FLOOR LEVEL IN BATHROOMS
6. SINGLE GLAZING TO UNITS W03 & W04
7. SILL SUPPORT BARS TO WINDOWS OVER 600mm WIDE
8. OBSCURE GLASS TO W03, W07, W08 & W09
9. ON SITE MEASURE PRIOR TO CONSTRUCTION
10. PERFORMANCE OF WINDOWS TO NZS 4211, GLAZING TO NZS 4223.3
11. ALL HINGED SINGLE GLAZED DOOR GLAZING BETWEEN 800mm AND 1000mm OF FFL WITH AN AREA GREATER THAN 0.5m² TO BE GRADE A SAFETY GLASS
    ALL HINGED IGU DOOR OR SIDE PANEL GLAZING BETWEEN 800mm AND 1000mm

JOINERY SCHEDULE



CAVITY FIXED WINDOW AND DOOR HEAD



CAVITY FIXED WINDOW AND DOOR SILL

REDSHAW HOMES

PROPOSED NEW HOME FOR
REDSHAW HOMES
LOT 33, 6 TE ARA MATIPOU
FRIMLEY, HASTINGS

LICENSED BUILDING PRACTITIONER
www.dbh.govt.nz
BUILDING CONFIDENCE

CHECK ALL MEASUREMENTS ON SITE

Amendments:
Date:

Architectural Services by:
ONEDRAFTING
P O Box ~
Napier
Cell: 027 5431005
Email:
enquiries@onedrafting.co.nz

Issue:
CONSENT

Designed and Drawn:
Pam Oliver

Issue Date:
15/07/2022

Checked:
Tony Black

Plot Date:
15/07/2022
Plot Time: 11:08:03 AM

Scale: 1:50, 1:10

Sheet Size: A3

Project #
21-025

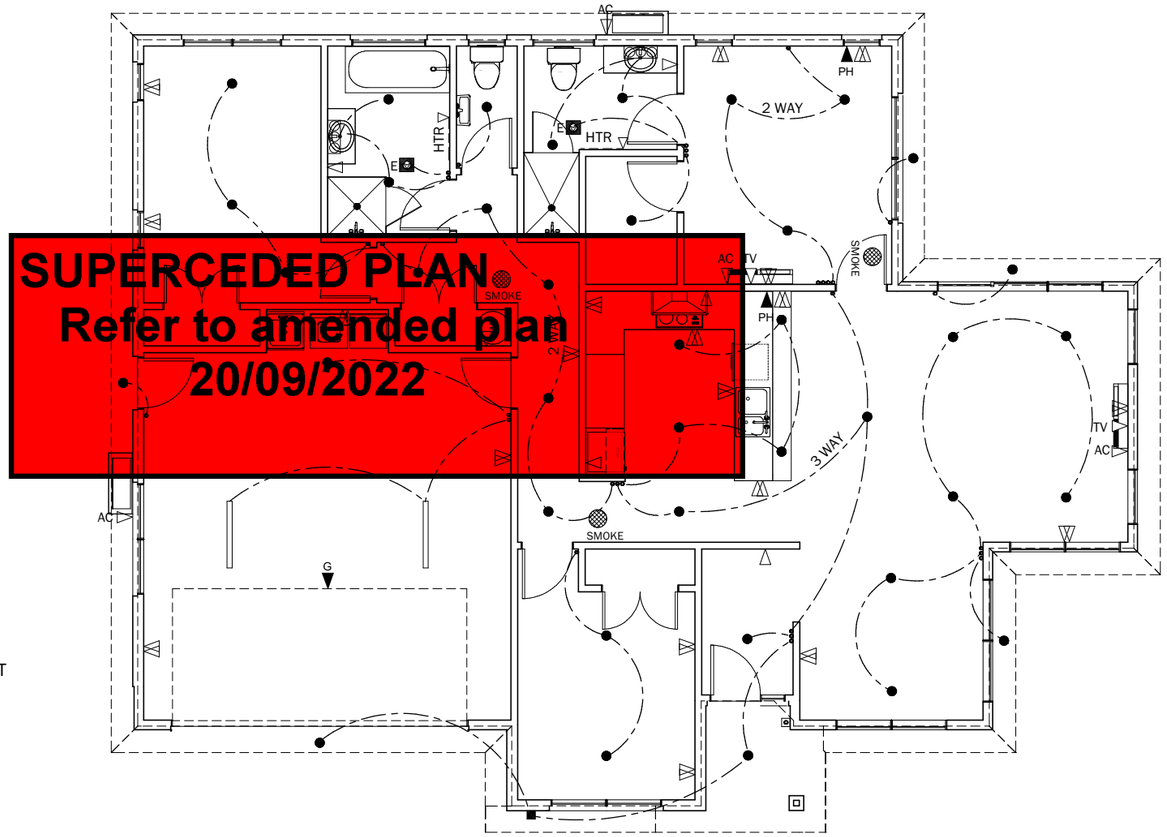
Sheet #
12
of 21

LEGEND

	TILT LED DOWNLIGHT	0
	LED DOWNLIGHT	39
E	EXTRACT FAN / LIGHT	2
	3 BULB HOLLYWOOD	2
	BULKHEAD LIGHTS	0
3 WAY	3 WAY SWITCHES	1
2 WAY	2 WAY SWITCHES	2
	SINGLE OUTLET	8
	DOUBLE OUTLET	19
TV	TV	2
PH	PH	2
G	GARAGE DOOR POINT	1
HTR	HEATED TOWEL RAIL	2
	MOVEMENT SENSOR	1
	FLUORESCENT LIGHT	2
	DOOR BELL	1
	NETWORK CONNECTION	0
	PENDANT LIGHT	0
	EXT. WALL LIGHT	0
	INT. WALL LIGHT	0
SS	SAFETY SOCKET	0
	CEILING BULKHEAD LIGHT	0
	LED LIGHTING	0

ALLOW FOR ALL KITCHEN FIXTURES
-REFER TO SEPERATE KITCHEN DESIGN LAYOUT

ALL DOWN LIGHTS TO BE LED IC-RATED = ABUTTED AND COVERED, & INSTALLED TO LED DOWNLIGHT REGULATIONS



SUPERCEDED PLAN
Refer to amended plan
20/09/2022

SMOKE DENOTED SMOKE ALARM FITTED WITH HUSH AND TEST FACILITIES COMFORMING WITH NZBC F7/AS1. LOCATION IN ACCORDANCE WITH NZS 4514.
SOUND PRESSURE LEVEL OF SYSTEMS SHALL BE NOT LESS THAN 75dBA WHEN MEASURED AT THE SLEEPING POSITION

VENTILATION REQUIREMENTS TO NZBC G4:
- 50 L/S FOR COOKTOPS
- 25 L/S FOR SHOWERS AND BATHS
- 20 L/S FOR LAUNDRIES
- 25 L/S FOR TOILETS

VENTILATION EXTRACT MANROSE MODEL (OR SIMILAR)
DRYER REAR VENT THRU WALL XP150 (OPTIONAL)
BATHROOMS IN-LINE FAN0085
KITCHEN CANOPY WALL/CEILING 150mm DCT2323

FOR GENERAL LIGHTING IN THE HOME LED RECESSED OR LED SURFACE MOUNTED LIGHTS
A GUIDE TO THE AMOUNT OF LIGHT PER SQUARE METER THAT IS REQUIRED IN THE HOME IS :
HALLWAYS 70 TO 100 LUX
KITCHEN 150 TO 200 LUX AND 300 TO 400 LUX ON BENCH TOPS
BATHROOM/LAUNDRY 230 TO 300 LUX
LOUNGE 200 LUX 300 TO 400 LUX FOR READING
BEDROOM 200 LUX 300 TO 400 LUX FOR READING

ONE LUX (LX) IS EQUAL TO ONE LUMEN PER SQUARE METER. NZBC G8 MIN. REQUIREMENTS 20 LUX AT FLOOR LEVEL.

ELECTRICAL PLAN

REDSHAW HOMES

PROPOSED NEW HOME FOR REDSHAW HOMES
LOT 33, 6 TE ARA MATIPOU
FRIMLEY, HASTINGS

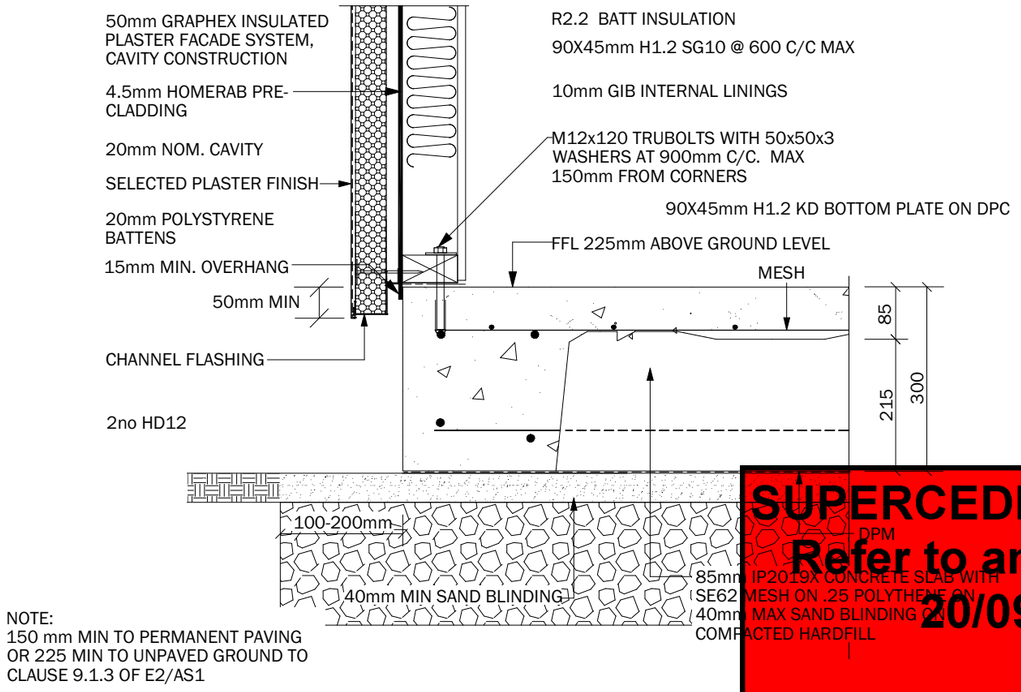
LICENSED BUILDING PRACTITIONER - BUILDING CONFIDENCE - www.dbh.govt.nz

CHECK ALL MEASUREMENTS ON SITE

Amendments:
Date:

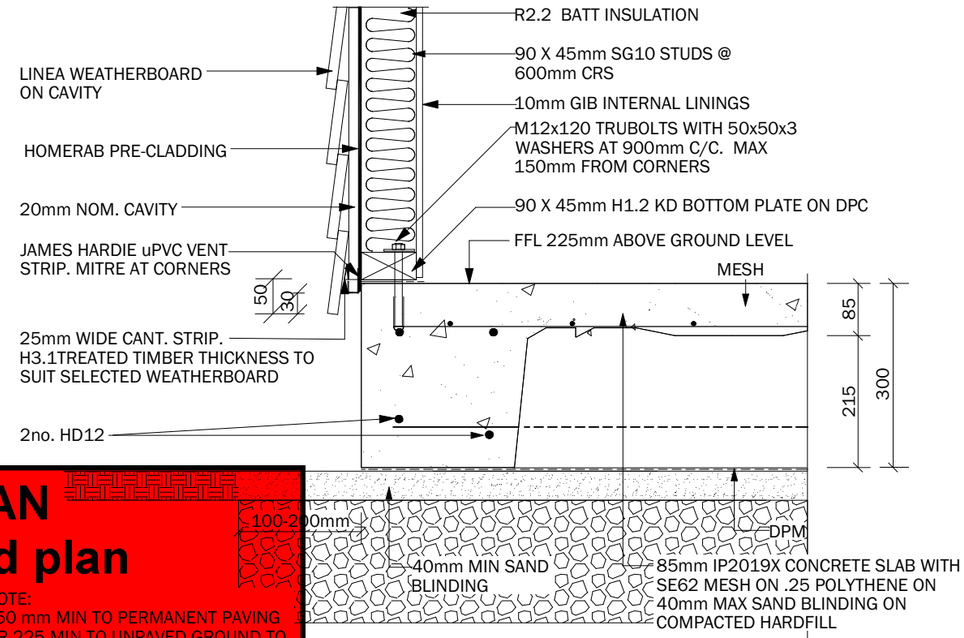
Architectural Services by:
ONEDRAFTING
P O Box ~
Napier
Cell: 027 5431005
Email:
enquiries@onedrafting.co.nz

Issue: CONSENT
Designed and Drawn: Pam Oliver
Issue Date: 15/07/2022
Checked: Tony Black
Plot Date: 15/07/2022
Plot Time: 11:08:03 AM
Scale: 1:100
Sheet Size: A3
Project # 21-025
Sheet # 13 of 21



NOTE:
150 mm MIN TO PERMANENT PAVING OR 225 MIN TO UNPAVED GROUND TO CLAUSE 9.1.3 OF E2/AS1

1/7 RIBRAFT XPOD FOOTING DETAIL - GRAPHEX PLASTER
1:10



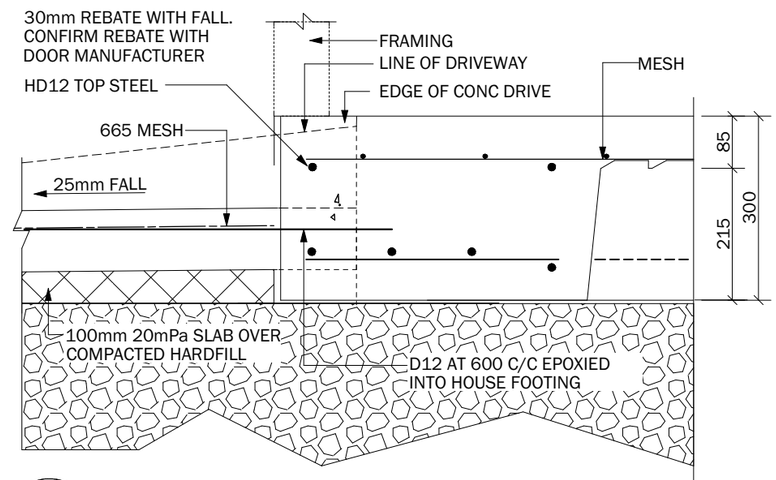
NOTE:
150 mm MIN TO PERMANENT PAVING OR 225 MIN TO UNPAVED GROUND TO CLAUSE 9.1.3 OF E2/AS1

2/7 RIBRAFT XPOD FOOTING DETAIL - LINEA WB
1:10

SUPERCEDED PLAN
Refer to amended plan
20/09/2022

NOTE:
FIRTH CONCRETE MIX IP2519X SLAB WITH SE62 MESH ON 0.25 POLYTHENE ON 40mm MAX SAND BLINDING ON COMPACTED AP40 OR AP65 ENGINEERED FILL 100mm - 200mm DEPTH

REFER TO RIBRAFT XPOD ENGINEERING PLANS AND DETAILS



3/7 GARAGE ENTRY / EXT. PAVING JUNCTION
SCALE 1:10

FOUNDATION DETAILS

REDSHAW HOMES

PROPOSED NEW HOME FOR REDSHAW HOMES
LOT 33, 6 TE ARA MATIPOU
FRIMLEY, HASTINGS

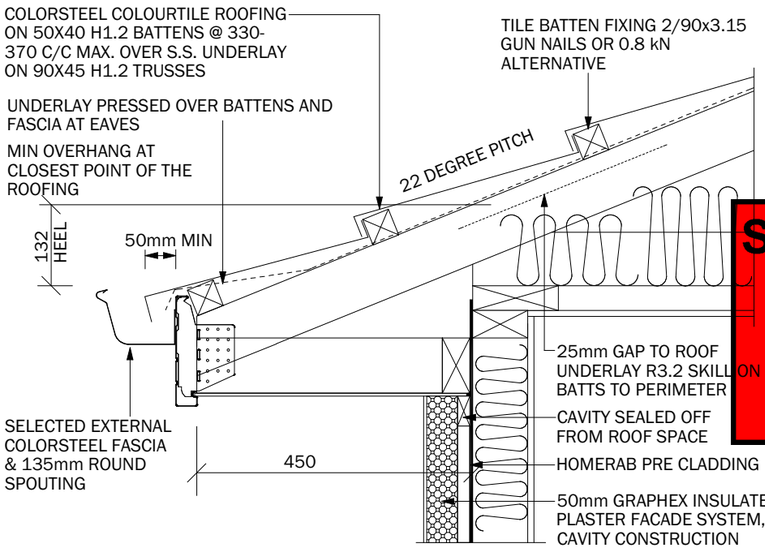
LICENSED BUILDING PRACTITIONER - BUILDING CONFIDENCE - www.dbh.govt.nz

CHECK ALL MEASUREMENTS ON SITE

Amendments:
Date:

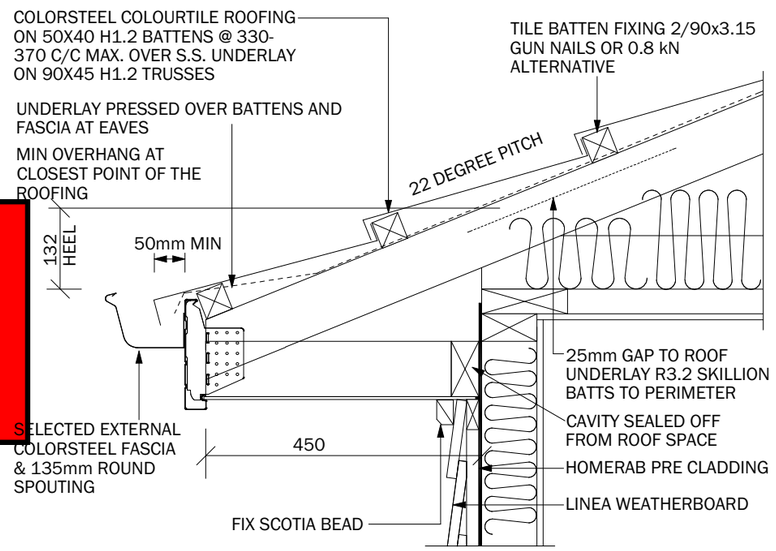
Architectural Services by:
ONEDRAFTING
P O Box ~
Napier
Cell: 027 5431005
Email:
enquiries@onedrafting.co.nz

Issue: CONSENT
Designed and Drawn: Pam Oliver
Issue Date: 15/07/2022
Checked: Tony Black
Plot Date: 15/07/2022
Plot Time: 11:08:03 AM
Scale: 1:10
Sheet Size: A3
Project # 21-025
Sheet # 14 of 21

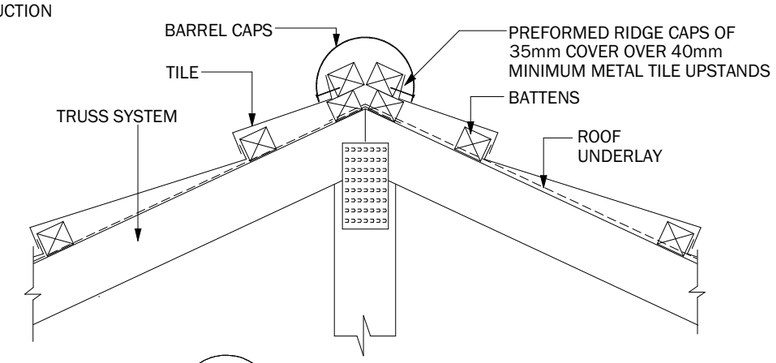


4/11 SOFFIT DETAIL - EIFS
SCALE 1:10

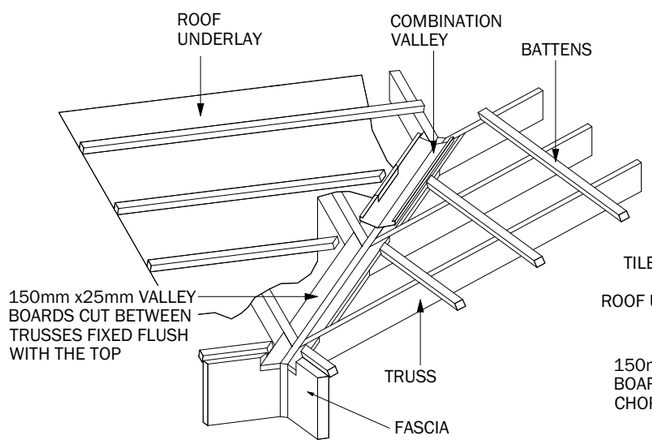
SUPERCEDED PLAN
Refer to amended plan
20/09/2022

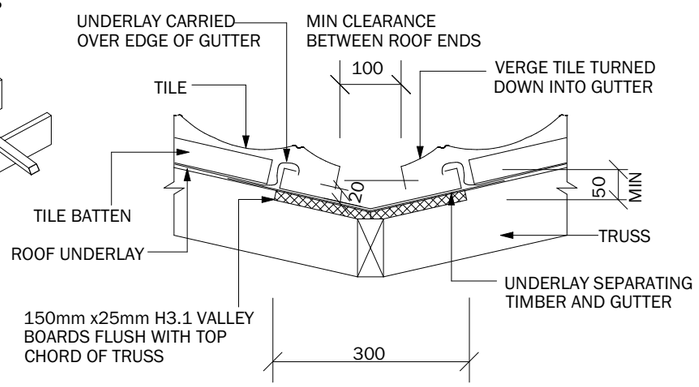


5/11 SOFFIT DETAIL- LINEA
SCALE 1:10

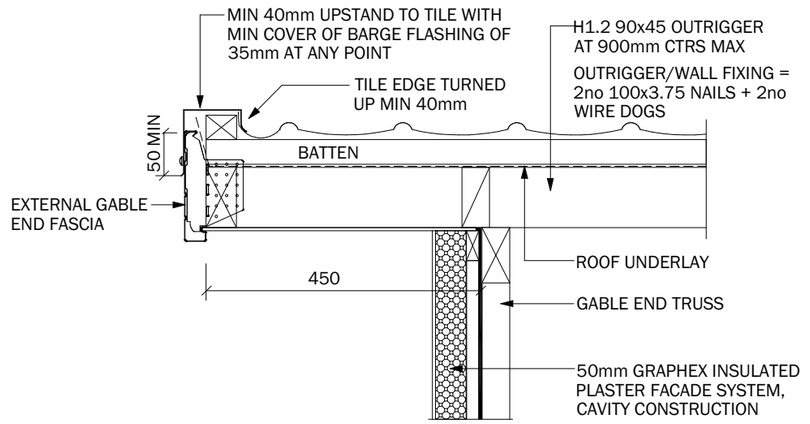


6/11 RIDGE DETAIL
SCALE 1:10





ROOF VALLEY DETAILS
SCALE 1:10



7/11 GABLE END BARGE FLASHING
1:10

ROOF DETAILS

REDSHAW HOMES

PROPOSED NEW HOME FOR
REDSHAW HOMES
LOT 33, 6 TE ARA MATIPOU
FRIMLEY, HASTINGS

LICENSED BUILDING PRACTITIONER · BUILDING CONFIDENCE · www.dbh.govt.nz

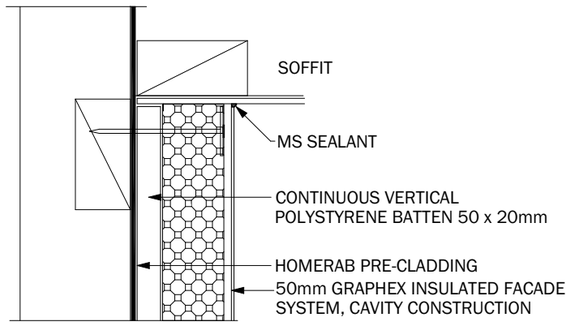
CHECK ALL MEASUREMENTS ON SITE

Amendments:
Date:

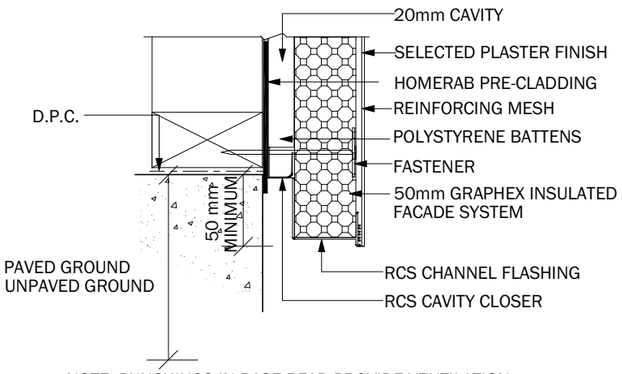
Architectural Services by:
ONEDRAFTING
P O Box ~
Napier
Cell: 027 5431005
Email:
enquiries@onedrafting.co.nz

Issue: CONSENT
Designed and Drawn: Pam Oliver
Issue Date: 15/07/2022
Checked: Tony Black
Plot Date: 15/07/2022
Plot Time: 11:08:03 AM
Scale: 1:10
Sheet Size: A3
Project # 21-025
Sheet # 15 of 21

NOTE
1. DRAIN HOLES IN CAVITY CLOSURE ARE SUFFICIENT TO ACHIEVE VENTILATION OPENINGS OF 1000 mm² PER LINEAL METRE

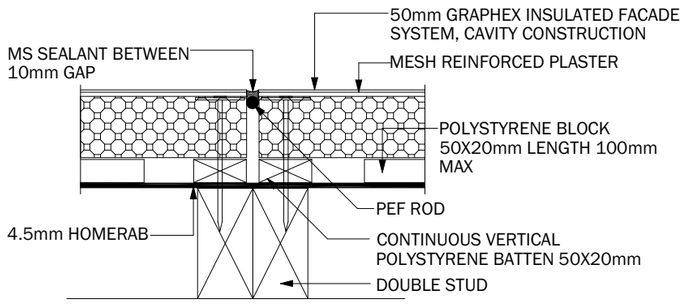


GRAPHEX BOARD - SOFFIT FLAT
SCALE 1:5



NOTE: PUNCHINGS IN BASE BEAD PROVIDE VENTILATION OPENINGS OF 1000mm2 PER LINEAL METRE.

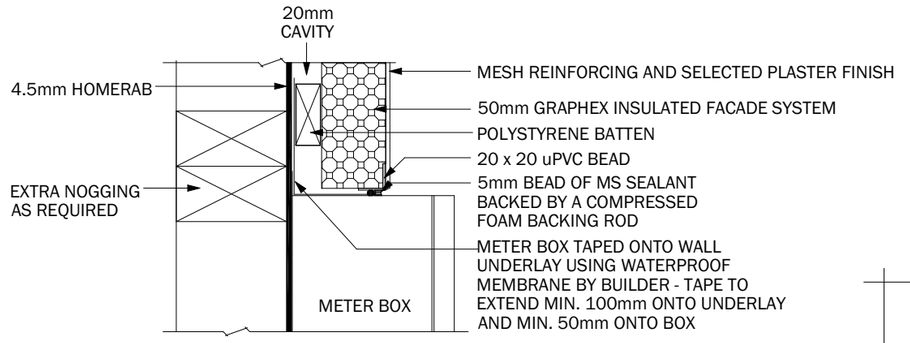
CONCRETE SLAB FLOOR
SCALE 1:5



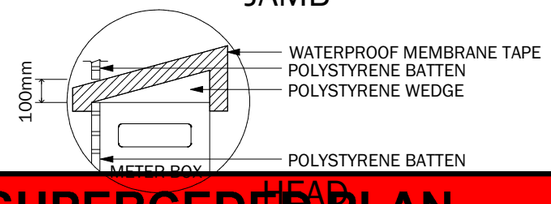
NOTE: MESH, PLASTER AND TOPCOAT MUST STOP AT EXPANSION JOINT

FOR SUGGESTED CONTROL JOINT SPACINGS LOCATIONS REFER TO RCS TRADESPEC™ DOCUMENT 1.4

VERTICAL CONTROL JOINT
SCALE 1:5



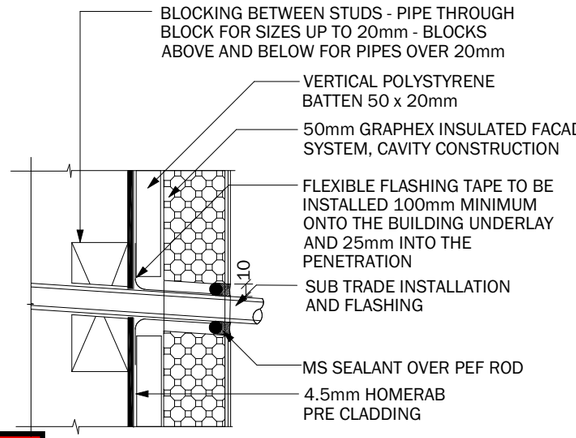
JAMB



HEAD

NOTE: A WEDGE OF GRAPHEX BOARD WITH A 15° SLOPE MUST BE PLACED ON TOP OF THE METER BOX. IT MUST BE TAPED ONTO THE WALL UNDERLAY AT THE TOP AND BOTTOM EDGES TO SHED WATER TO THE OUTSIDE EDGE. CARE MUST BE TAKEN TO ENSURE THE TIP OF THE WEDGE IS NOT CONCEALED BY THE BOX BATTEN

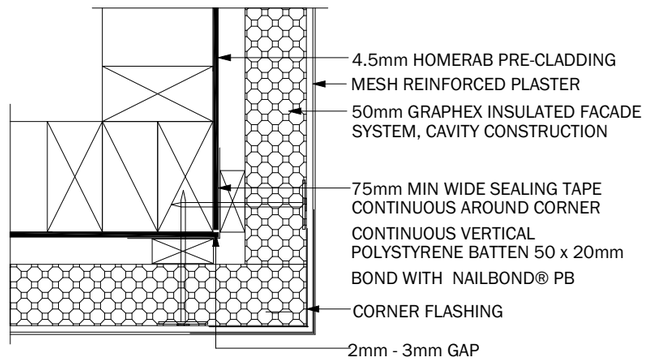
METER BOX - HEAD AND JAMB
SCALE 1:5



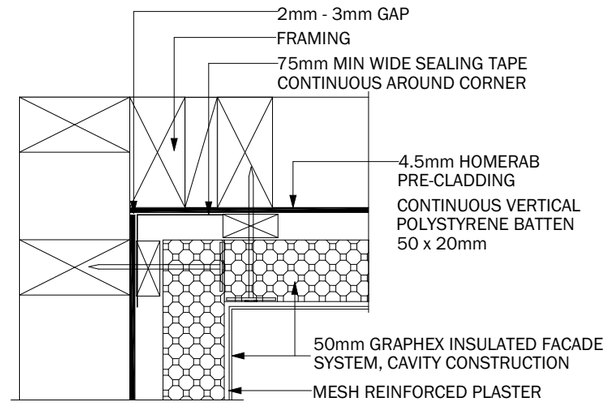
WHERE CABLES PENETRATE CLADDING, A SLEEVE OR CONDUIT SHALL BE PROVIDED AND SEALED INTO THE PLASTER. ALL WIRES THAT PASS THROUGH A CONDUIT SHALL BE SEALED INTO POSITION INSIDE THE CONDUIT

WHERE POSSIBLE PROVIDE OUTWARDS FALL TO PIPEWORK FOR WATER RUN-OFF

PIPE PENETRATION THROUGH GRAPHEX SYSTEM
SCALE 1:5



GRAPHEX BOARD EXTERNAL CORNER
SCALE 1:5



MESH TO BE WRAPPED CONTINUOUSLY AROUND THE INTERNAL CORNER, IF THERE IS A BREAK IN THE MESH THEN AN ADDITIONAL LAYER OF STICKY MESH MUST BE USED

GRAPHEX BOARD INTERNAL CORNER
SCALE 1:5

SUPERCEDED PLAN
Refer to amended plan
20/09/2022

CLADDING DETAILS

REDSHAW HOMES

PROPOSED NEW HOME FOR REDSHAW HOMES
LOT 33, 6 TE ARA MATIPOU FRIMLEY, HASTINGS

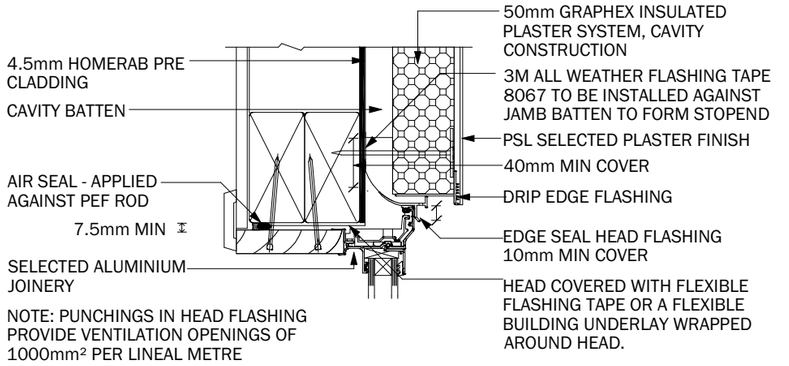
LICENSED BUILDING PRACTITIONER - BUILDING CONFIDENCE - www.dbh.govt.nz

CHECK ALL MEASUREMENTS ON SITE

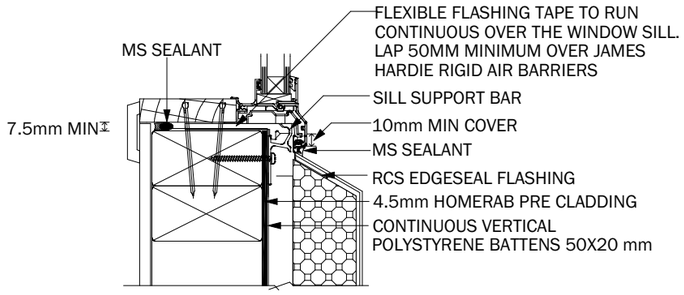
Amendments:
Date:

Architectural Services by:
ONEDRAFTING
P O Box ~
Napier
Cell: 027 5431005
Email:
enquiries@onedrafting.co.nz

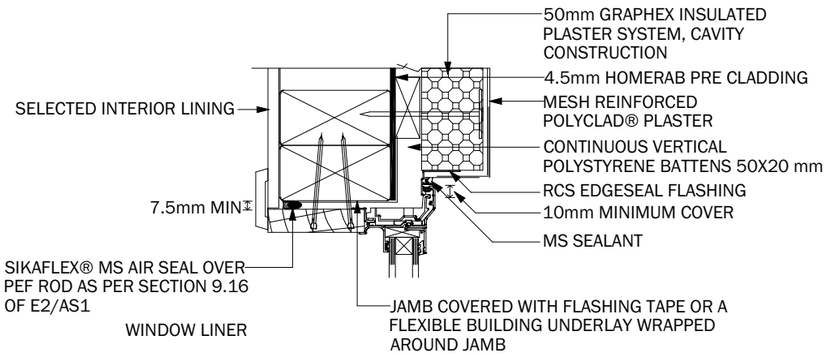
Issue: CONSENT
Designed and Drawn: Pam Oliver
Issue Date: 15/07/2022
Checked: Tony Black
Plot Date: 15/07/2022
Plot Time: 11:08:03 AM
Scale: 1:5
Sheet Size: A3
Project # 21-025
Sheet # 16 of 21



EIFS WINDOW OR DOOR HEAD
SCALE 1:5



EIFS WINDOW SILL
SCALE 1:5

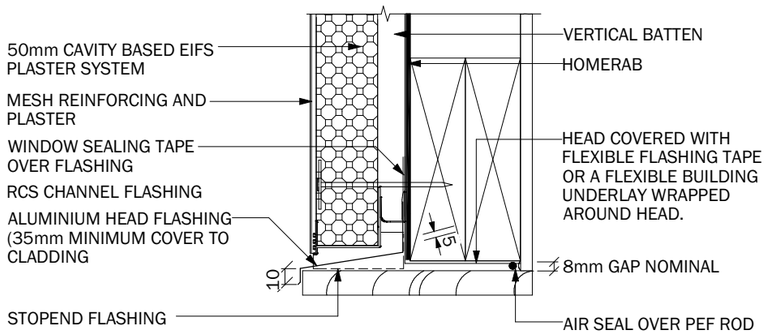


NOTE: JAMB & HEAD FLASHING MUST BE SEALED OR PVC WELDED WHERE THEY INTERSECT

EIFS WINDOW OR DOOR JAMB
SCALE 1:5

GENERAL NOTES FOR MATERAILS SELECTION
1. FLASHING MATERIALS MUST BE BASED ON ENVIRONMENTAL EXPOSURE, REFERR TO NZS 3604 & TABLE 20 OF NZBC 'E2/AS1'.
2. BUILDING WRAP MUST COMPLY WITH ACCEPTABLE SOLUTION 'E2/AS1' & NZS 3604.
3. FLASHING TAPE MUST HAVE PROVEN COMPATIBILITY WITH THE SELECTED BUILDING WRAP & OTHER MATERIALS WITH WHICH IT COMES INTO CONTACT AS PER TABLE 21 OF 'E2/AS1.
4. SILL TRAY IF REQUIRED TO BE SUPPLIED AND INSTALLED BY OTHERS
5. WINDOW INSTALLATION MUST COMPLY WITH WANZ WIS INCLUDING USE OF FLEXIBLE FLASHING TAPES.

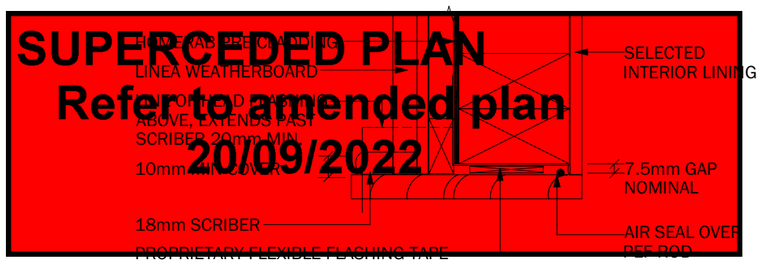
REFER TO THE MANUFACTURER OR SUPPLIER FOR TECHNICAL INFORMATION FOR THESE MATERIALS.



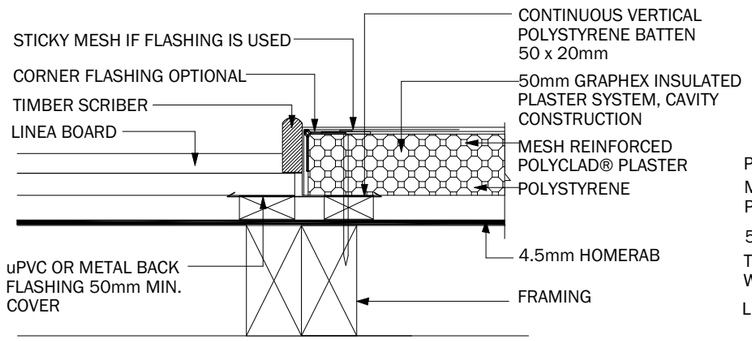
METAL HEAD FLASHING TO EXTEND PAST THE LINE OF THE ALUMINIUM JAMB BY 5mm AND BE TURNED UP AT THE ENDS BY A MINIMUM 20mm, THIS IS AN ALTERNATIVE TO USING A HEAD SOAKER.
HEAD FLASHING MUST BE TAPED TO THE BUILDING UNDERLAY BY THE MAIN CONTRACTOR/WINDOW INSTALLER 5mm CLEARANCE MUST BE MAINTAINED BETWEEN THE STARTER STRIP AND THE HEAD FLASHING.
HEAD FLASHING TO HAVE A MINIMUM 15° FALL HEAD FLASHING TO EXTEND BAST THE JAMB BY 10mm

GARAGE DOOR HEAD DETAIL - EIFS
SCALE 1:5

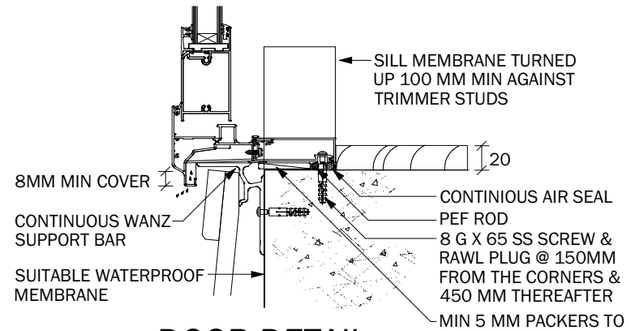
SUPERCEDED PLAN
Refer to amended plan
20/09/2022



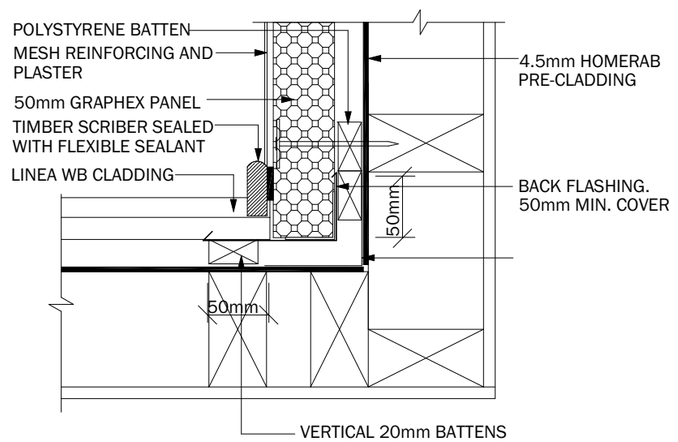
GARAGE DOOR JAMB DETAIL - LINEA WEATHERBOARD
SCALE 1:5



VERTICAL JUNCTION LINEA - EIFS
SCALE 1:5



DOOR DETAIL
SCALE 1:5



INTERIOR CORNER LINEA - GRAPHEX
1:5

CLADDING AND WINDOW DETAILS

REDSHAW HOMES

PROPOSED NEW HOME FOR REDSHAW HOMES
LOT 33, 6 TE ARA MATIPOU
FRIMLEY, HASTINGS

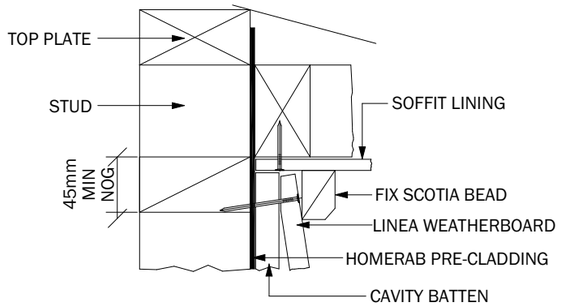
LICENSED BUILDING PRACTITIONER - BUILDING CONFIDENCE - www.dbh.govt.nz

CHECK ALL MEASUREMENTS ON SITE

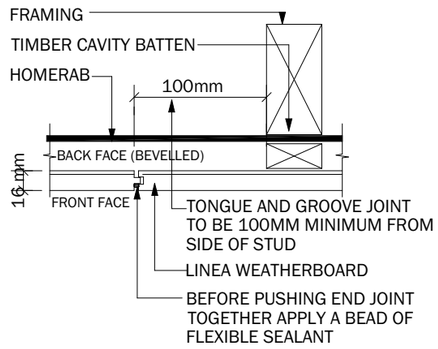
Amendments:
Date:

Architectural Services by:
ONEDRAFTING
P O Box ~
Napier
Cell: 027 5431005
Email:
enquiries@onedrafting.co.nz

Issue: CONSENT
Designed and Drawn: Pam Oliver
Issue Date: 15/07/2022
Checked: Tony Black
Plot Date: 15/07/2022
Plot Time: 11:08:03 AM
Scale: 1:5
Sheet Size: A3
Project # 21-025
Sheet # 17 of 21



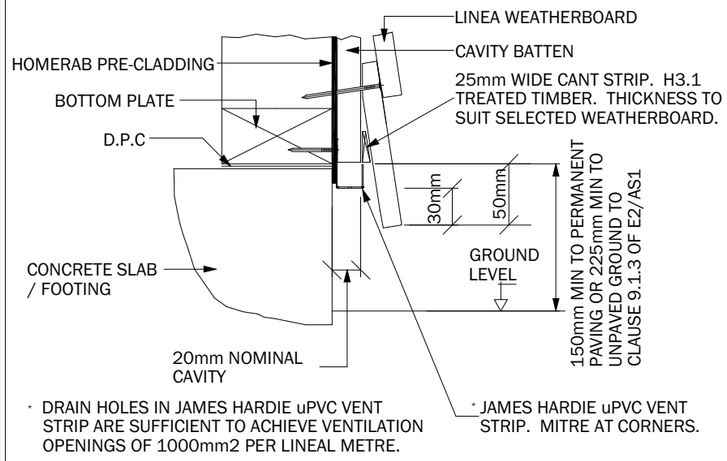
CAVITY SOFFIT JUNCTION 1:5



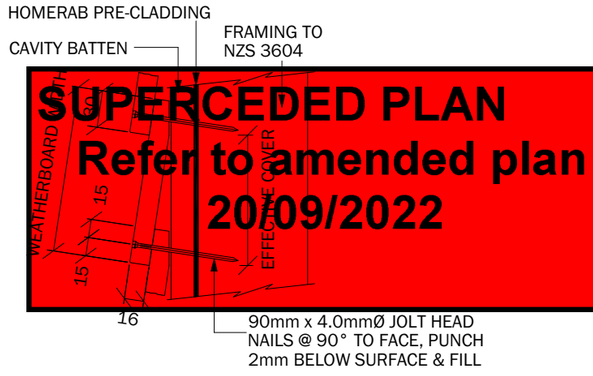
TONGUE AND GROOVE JOINT SCALE 1:5



FLAT SOAKER

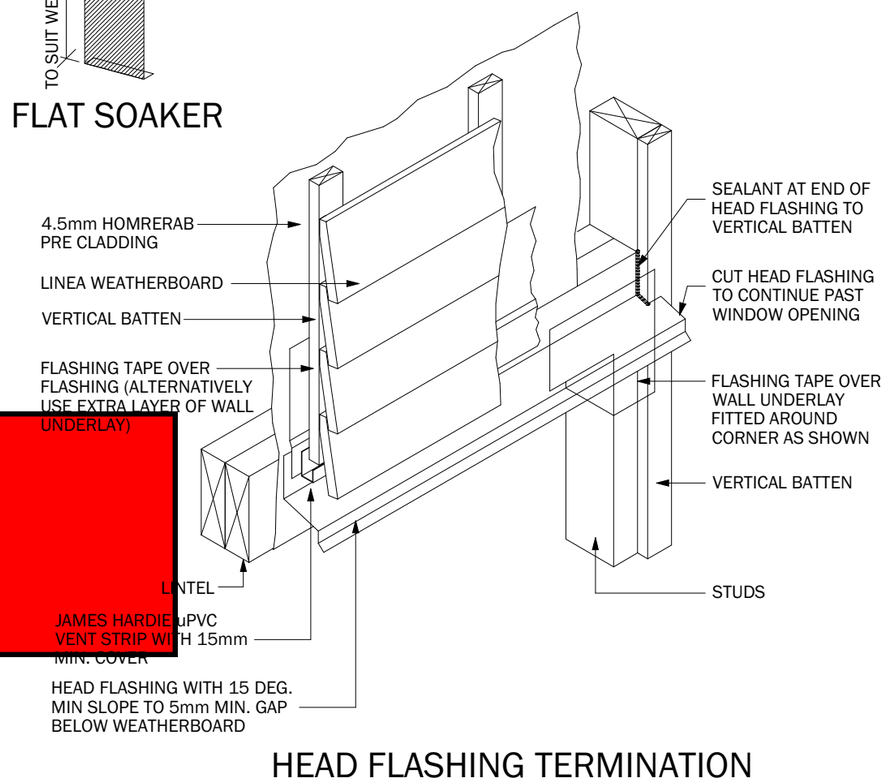


CAVITY FOUNDATION 1:5

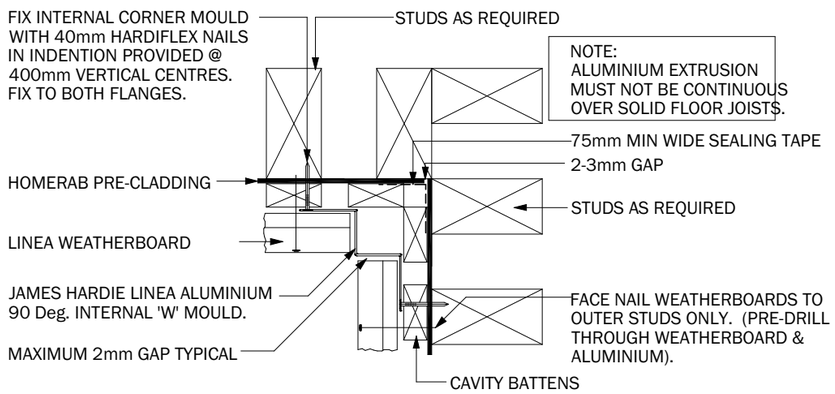


SUPERCEDED PLAN
Refer to amended plan 20/09/2022

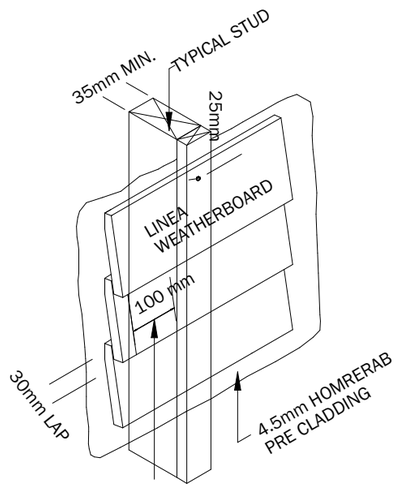
EXPOSED NAILING CAVITY WEATHERBOARD FIXING 1:5



HEAD FLASHING TERMINATION 1:10

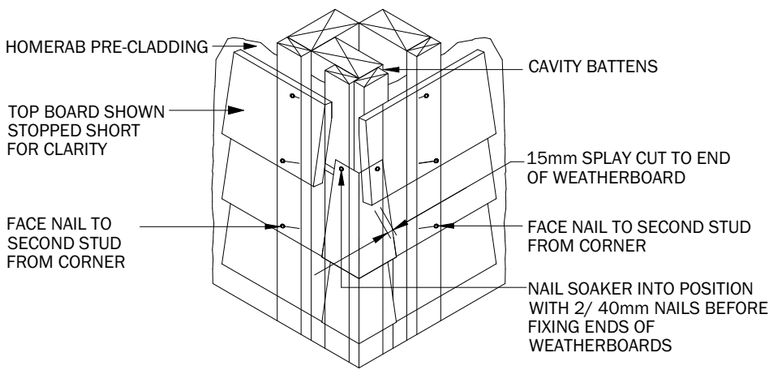


CAVITY INTERNAL 90° ALUMINIUM 'W' MOULD CORNER 1:5



TONGUE & GROOVE JOIN IN WEATHERBOARD TO BE 100mm MINIMUM FROM SIDE OF STUD. JOINTS MUST BE STAGGERED BY 600mm MIN.

JOINTING OFF STUD SCALE 1:10



SOAKER MATERIAL	NAIL MATERIAL
COPPER	COPPER OR PHOSPHOR BRONZE
ALUMINIUM	HOT DIP GALVANISED / STAINLESS STEEL
STAINLESS STEEL	STAINLESS STEEL

CAVITY EXTERNAL CORNER SOAKER SCALE 1:10

CLADDING DETAILS

REDSHAW HOMES

PROPOSED NEW HOME FOR REDSHAW HOMES
LOT 33, 6 TE ARA MATIPOU
FRIMLEY, HASTINGS

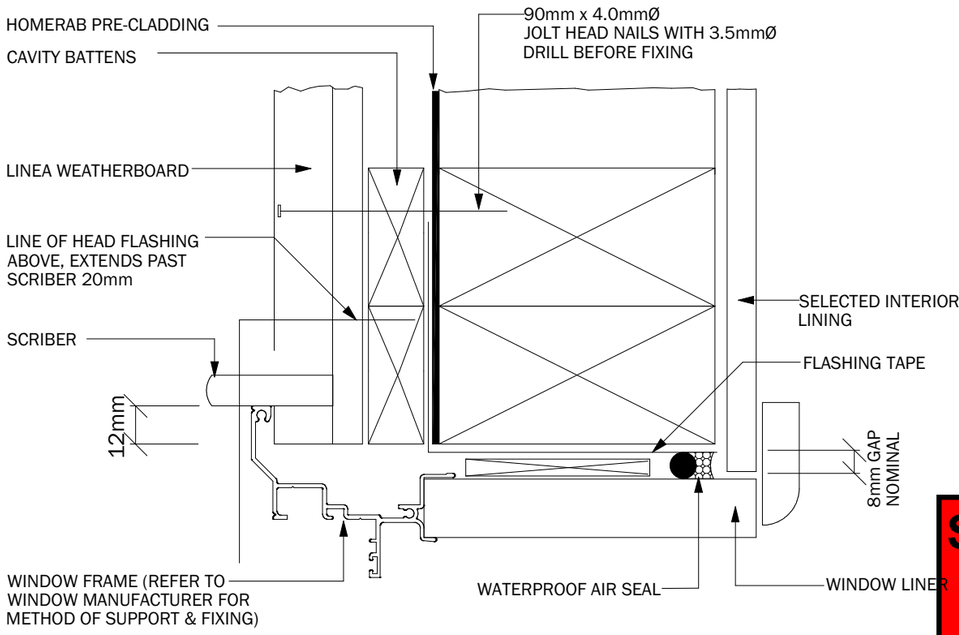
LICENSED BUILDING PRACTITIONER * BUILDING CONFIDENCE * www.dbh.govt.nz

CHECK ALL MEASUREMENTS ON SITE

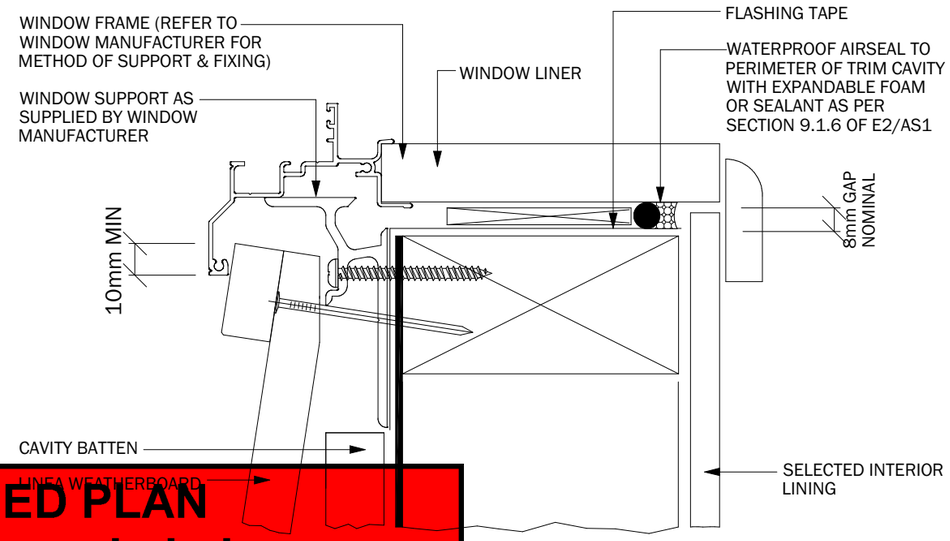
Amendments:
Date:

Architectural Services by:
ONEDRAFTING
P O Box ~
Napier
Cell: 027 5431005
Email:
enquiries@onedrafting.co.nz

Issue: CONSENT
Designed and Drawn: Pam Oliver
Issue Date: 15/07/2022
Checked: Tony Black
Plot Date: 15/07/2022
Plot Time: 11:08:03 AM
Scale: 1:5, 1:10
Sheet Size: A3
Project # 21-025
Sheet # 18 of 21



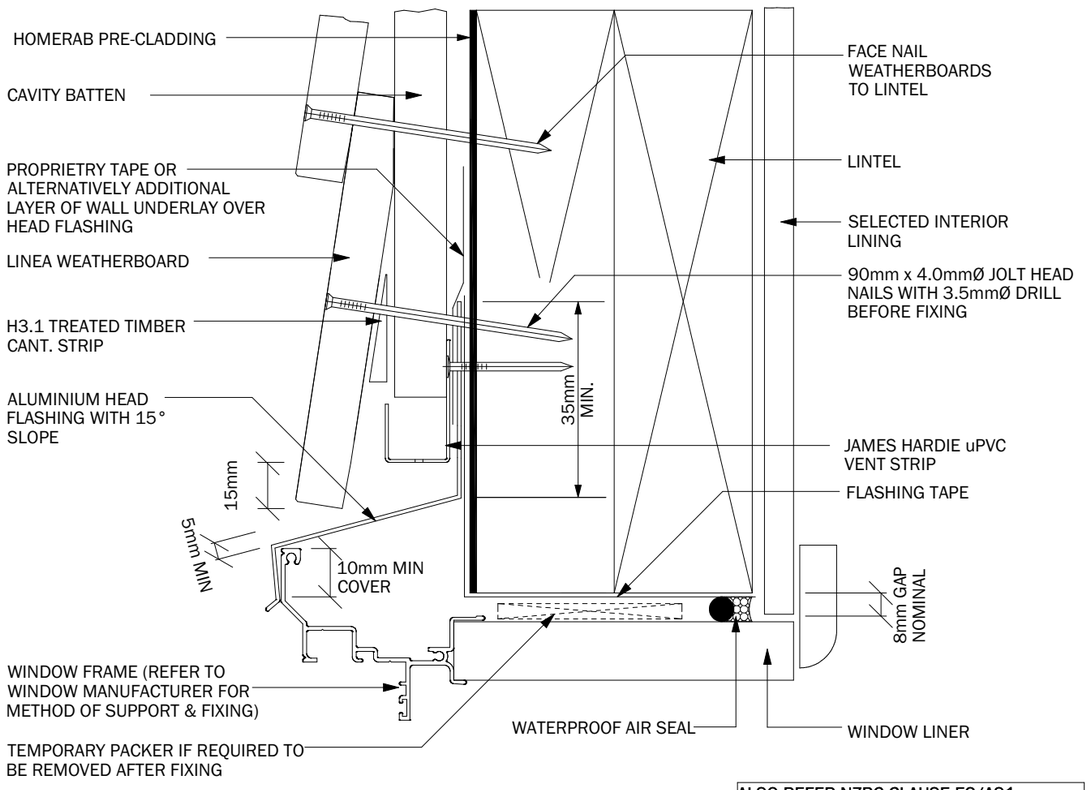
JAMB



SILL

SUPERCEDED PLAN
Refer to amended plan
20/09/2022

WINDOW DETAILS - CAVITY WITHOUT FACINGS
SCALE 1:2



HEAD

ALSO REFER NZBC CLAUSE E2/AS1
DOCUMENT FOR HEAD & JAMB DETAILS

GENERAL NOTES FOR MATERIALS SELECTION
1. FLASHING MATERIALS MUST BE SELECTED BASED ON ENVIRONMENTAL EXPOSURE, REFER TO NZS 3604 AND TABLE 20 OF NZBC CLAUSE E2/AS1.
2. BUILDING UNDERLAY MUST COMPLY WITH ACCEPTABLE SOLUTION NZBC CLAUSE E2/AS1 AND NZS 3604.
3. FLASHING TAPE MUST HAVE PROVEN COMPATIBILITY WITH THE SELECTED BUILDING UNDERLAY / JAMES HARDIES RIGID AIR BARRIER AND OTHER MATERIALS WITH WHICH IT COMES INTO CONTACT AS PER TABLE 21 OF NZBC CLAUSE E2/AS1.
4. SILL SUPPORT BARS MUST COMPLY WITH EM6, E2/VM1 AND B2/AS1 REFER TO THE MANUFACTURER OR SUPPLIER FOR TECHNICAL INFORMATION FOR THESE MATERIALS.

WINDOW DETAILS

REDSHAW HOMES

PROPOSED NEW HOME FOR
REDSHAW HOMES
LOT 33, 6 TE ARA MATIPOU
FRIMLEY, HASTINGS

LICENSED BUILDING PRACTITIONER
BUILDING CONFIDENCE
www.dbh.govt.nz

CHECK ALL
MEASUREMENTS
ON SITE

Amendments:
Date:

Architectural Services by:
ONEDRAFTING
P O Box ~
Napier
Cell: 027 5431005
Email:
enquiries@onedrafting.co.nz

Issue:
CONSENT

Designed and Drawn:
Pam Oliver

Issue Date:
15/07/2022

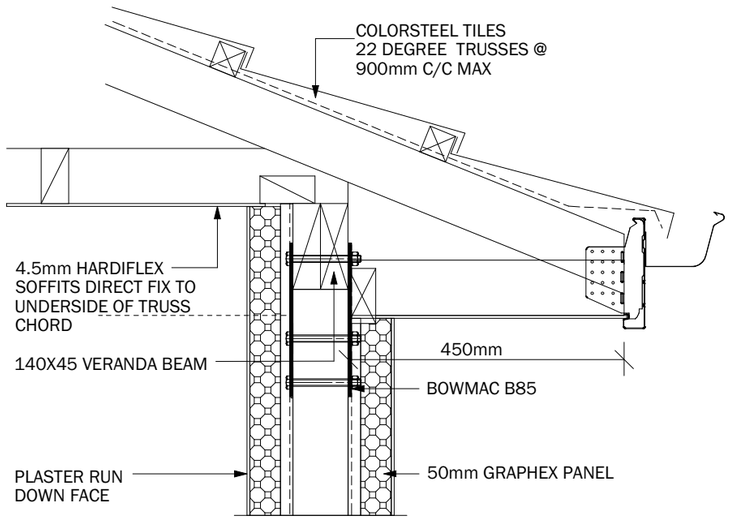
Checked:
Tony Black

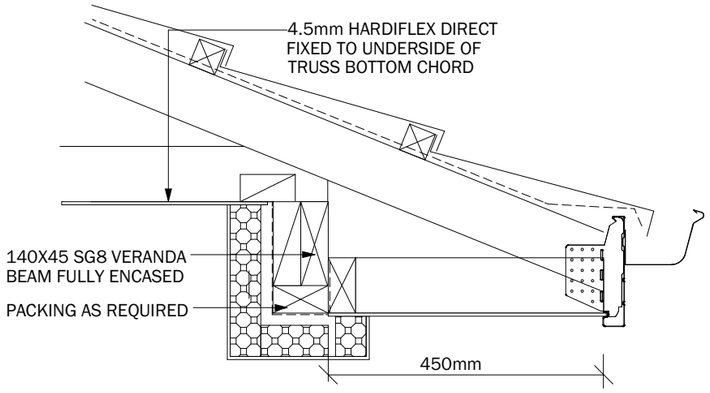
Plot Date:
15/07/2022
Plot Time: 11:08:03 AM

Scale: 1:2
Sheet Size: A3

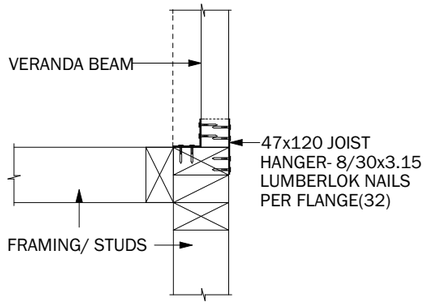
Project #
21-025

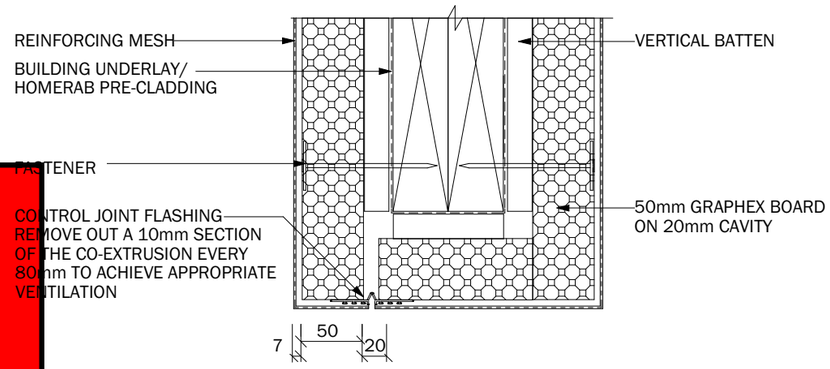
Sheet #
19
of 21



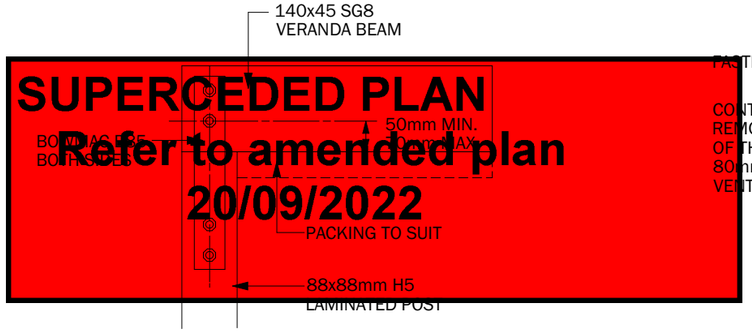


c / 11 ENCASED BEAM
1:10



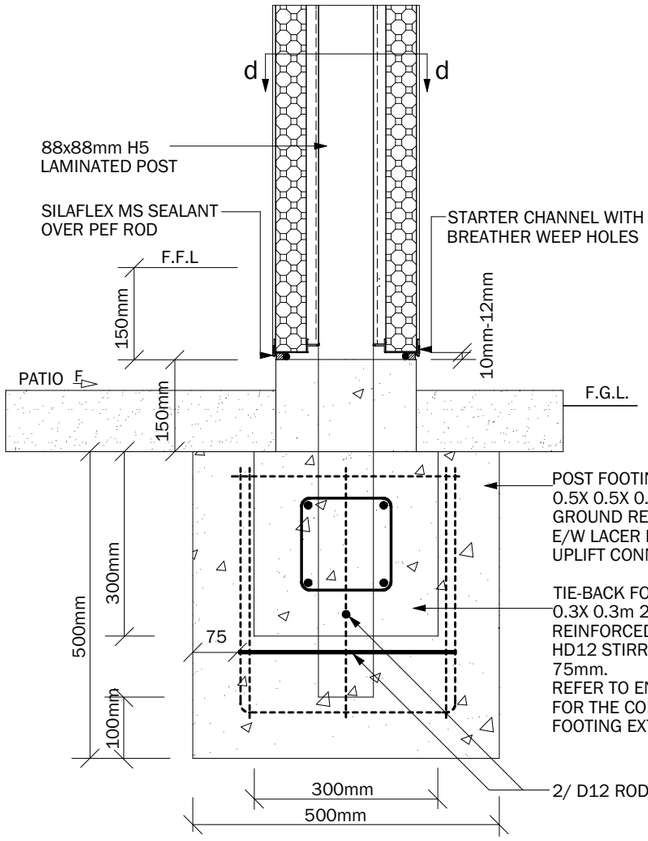


SOFFIT EDGE OR BOXED BEAM DETAIL
SCALE 1:5



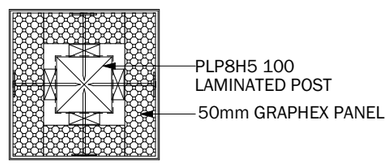
SUPERCEDED PLAN
Refer to amended plan
20/09/2022

b / 4 POST/BEAM CONNECTION
1:10

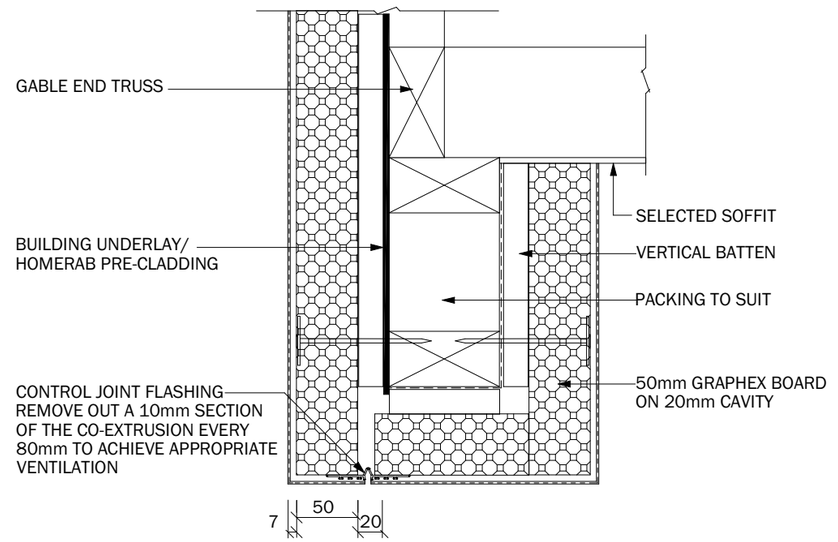


9 / 4 POST & FOOTING
SCALE 1:10

REFER TO RIBRAFT XPOD
ENGINEERING PLANS AND DETAILS



SECTION d-d
1:10



8 / 11 SOFFIT EDGE DETAIL
1:5

POST DETAILS

REDSHAW HOMES

PROPOSED NEW HOME FOR
REDSHAW HOMES
LOT 33, 6 TE ARA MATIPOU
FRIMLEY, HASTINGS

LICENSED BUILDING PRACTITIONER
www.dbh.govt.nz
BUILDING CONFIDENCE

CHECK ALL
MEASUREMENTS
ON SITE

Amendments:
Date:

Architectural Services by:
ONEDRAFTING
P O Box ~
Napier
Cell: 027 5431005
Email:
enquiries@onedrafting.co.nz

Issue:
CONSENT

Designed and Drawn:
Pam Oliver

Issue Date:
15/07/2022

Checked:
Tony Black

Plot Date:
15/07/2022
Plot Time: 11:08:04 AM

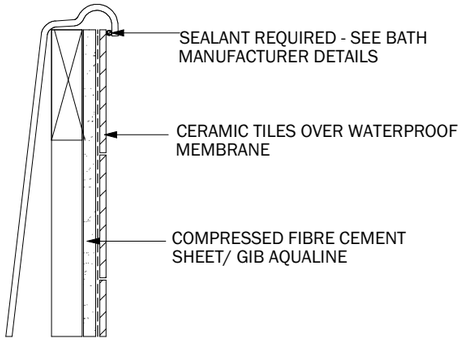
Scale: 1:5, 1:10

Sheet Size: A3

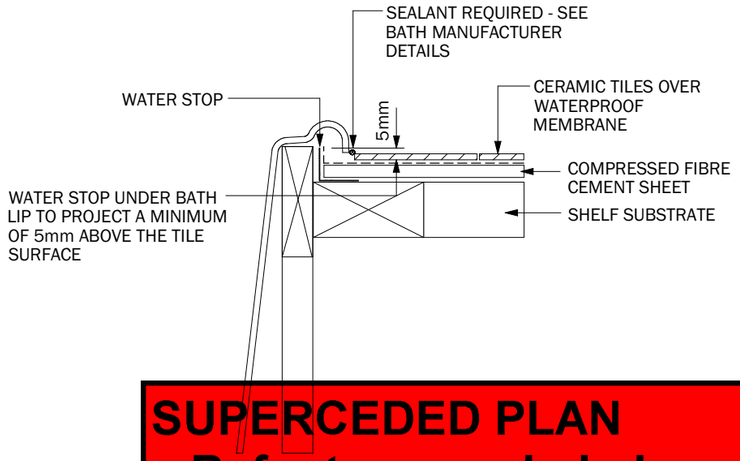
Project #
21-025

Sheet #
20
of 21

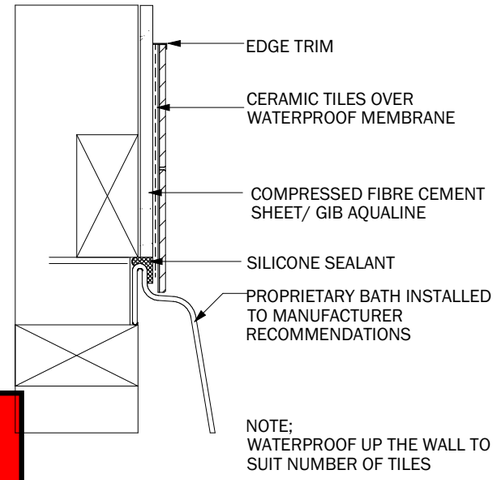
REFER TO WATERPROOFING SYSTEM MANUFACTURER



BATH EDGE DETAIL
TILED WALLS

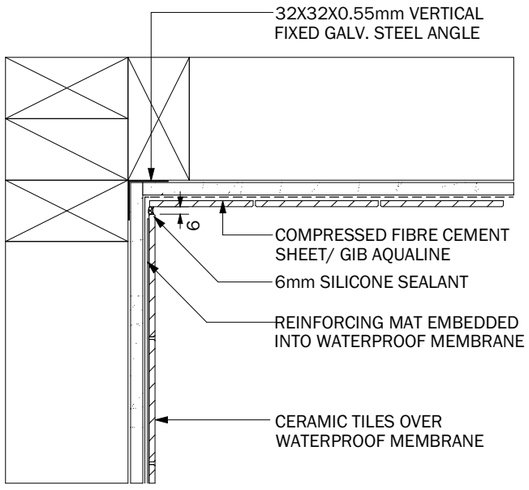


BATH JUNCTION DETAIL
TILED SURROUND



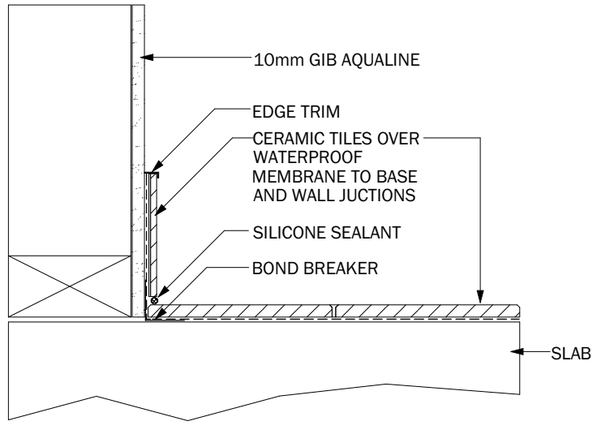
BATH / WALL DETAIL

SUPERCEDED PLAN
Refer to amended plan
20/09/2022

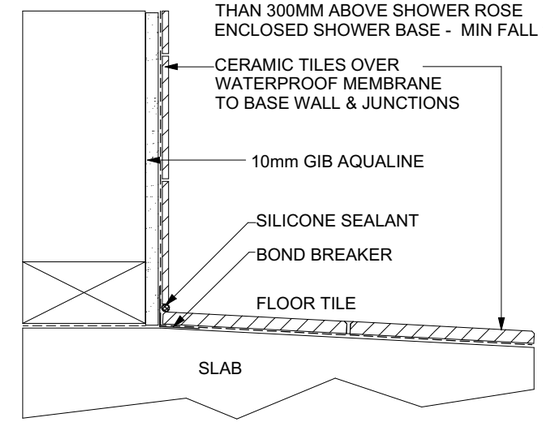


PLAN VIEW

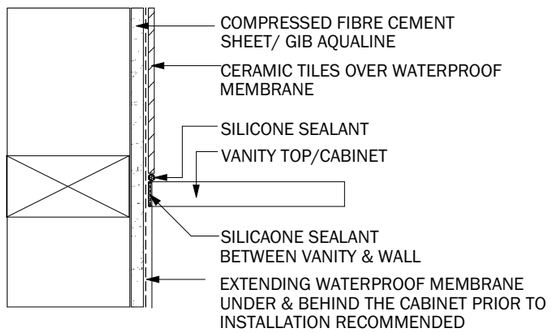
CORNER DETAIL
TILED WALLS



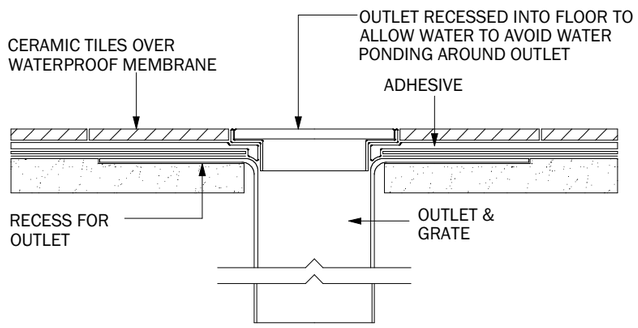
TILED WALL / FLOOR DETAIL



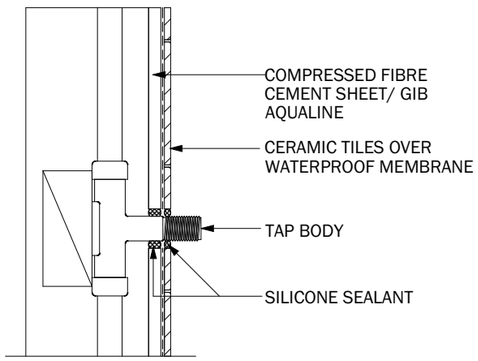
SHOWER WALL / FLOOR DETAIL



VANITY TOP / CABINET DETAIL
TILED WALLS



FLOOR OUTLET - TILED



PENETRATION DETAIL
TILED WALLS

WET FLOOR DETAILS

REDSHAW HOMES

PROPOSED NEW HOME FOR
REDSHAW HOMES
LOT 33, 6 TE ARA MATIPOU
FRIMLEY, HASTINGS

LICENSED BUILDING PRACTITIONER · BUILDING CONFIDENCE · www.dbh.govt.nz

CHECK ALL MEASUREMENTS ON SITE

Amendments:
Date:

Architectural Services by:
ONEDRAFTING

P O Box ~
Napier
Cell: 027 5431005
Email:
enquiries@onedrafting.co.nz

Issue:
CONSENT

Designed and Drawn:
Pam Oliver

Issue Date:
15/07/2022

Checked:
Tony Black

Plot Date: 15/07/2022
Plot Time: 11:08:04 AM

Scale: 1:5
Sheet Size: A3

Project #
21-025

Sheet # 21
of 21