

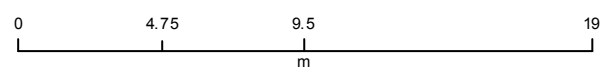
Council Records

These records were obtained in June 2023. NPDC is currently undergoing a review of the property search report content. As such the documentation provided by the NPDC may not be a complete full record. We suggest you get your own professional advice on the provided content and in fact any NPDC files for this property.



- Natural Source
- Treatment Plant
- Pumpstation
- Storage Unit
- Hydrant
- Manhole
- Alert Valve
- Air Valve
- Non-Return Valve
- Standard Valve
- Manifold Valve
- Backflow
- Meter
- Restricted Flow
- Wellup
- Inlet
- Outlet
- Soakhole
- End Point
- Node
- Misc Point
- Trunk
- Rise
- Main
- Lateral
- Open Drain
- Stream
- Overland Flow Path
- Misc Polygon
- Proposed Bund and Ponding Areas
- Storm Water Mgmt Plan

Yellow = Privately Owned
Grey = Out of Service/Closed
Stormwater
Water Supply
Waste Water



PLANS

BC20/127440

Prepared by:

GENERAL

- All workmanship and materials shall conform to the Building Act and regulations and the Construction Act and regulations.
- The builder shall have a copy of NZS 3604:2011 and all drawings and specifications on site at all times.

HEALTH & SAFETY

- Comply with the requirements of the Health & Safety at Work Act.
- Maintain a safe building site at all times so there is no danger to workers or general public.

BUILDING PLATFORM

- Strip topsoil and organic material to form a level building platform on clean original Taranaki Ash to a minimum of 1000mm beyond the building footprint all round, place and compact a minimum of 100mm granular hardfill in maximum 150mm uncompacted layers to the underside of sand blinding. Compacted granular hardfill shall achieve a density of not less than 95% of maximum at optimum moisture content to NZS 4402. Ensure the uphill side of the site is shaped to direct any surface water run-off away from the building platform and not over it.
- Notify the Engineer if any filling is required.

ENGINEERED FILL

- Where the ground is to be built up under the floor slab, build up with granular hardfill or certified clay fill compacted in 150mm layers. Compacted granular hardfill shall achieve a density of not less than 95% of maximum at optimum moisture content to NZS 4402. Certified clay fill shall be placed in accordance with NZS 4431 Earth Fill for Residential Development, and tested during placement for compliance by an approved testing laboratory.

CONCRETE

- All concrete work shall conform to NZS 3109.
- All concrete shall be high or special grade and conform to NZS 3109.
- Insitu concrete shall be 25 MPa at 28 days, 19mm aggregate, 100mm slump.
- Terminate all reinforcement with standard bends (i.e. around openings, at free edges, at ends of strip footing and beams etc). A hollow circle drawn on the end of a reinforcing bar indicates a standard bend.
- Any area of concrete floor which is to have a polished concrete or tiled finish, add a shrinkage reducing admixture to the concrete pour. Sika 'Control 40' at a dosage rate of 4% by weight of cement is an approved product.

REINFORCEMENT

- Reinforcing shall conform to NZS 3402.
- All reinforcing shall be manufactured by Pacific Steel Ltd.
- 'D' and 'R' denote Grade 300E reinforcement.
- 'YD', 'RB' and 'YR' denote Grade 500E MA reinforcement.
- HRC mesh shall be Grade 500E and conform to NZS 3422.
- Reinforcing bars shall not be welded in any way unless detailed on the drawings or prior approval is specifically given by the Engineer.
- YD12 reinforcing bar lap length shall be 750mm unless noted otherwise in the drawings. Lap length for other deformed reinforcing bars shall be 40 bar diameters for Grade 300E reinforcing and 70 bar diameters for Grade 500E reinforcing.

BOLTS & TREADED RODS

- Property Class 4.6 bolts and threaded rods to comply with AS 1111. Generally to be used for all timber connections and DHS purlin bolted connections.
- Property Class 8.8 bolts and threaded rods to comply with AS 1252. Generally to be used for all structural steel bolted connections.
- Bolts, nuts, washers, and threaded rods shall be hot-dip galvanised to AS/NZS 4680. Average zinc coating to be 60 to 65 µm.

- Property Class 8.8 bolts to be snug tight unless noted otherwise in the documentation.
- Property Class 8.8/S - denotes Snug Tight
- Property Class 8.8/TB - denotes Full Tension Bearing
- Property Class 8.8/TF - denotes Full Tension Friction
- Bolting, including high strength bolting, shall comply with NZS3404.1, Section 14.3.6.
- For Property Class 4.6 bolts and threaded rods ensure at least two clear threads show above the nut after tightening.
- For Property Class 8.8/TB and 8.8/TF bolts with bolt lengths up to and including four diameters ensure at least five clear threads show above the nut after tightening. For bolt lengths over four diameters refer NZS 3404 for clear thread showing requirements.
- Faying (contact) surfaces for TB and TF bolted joints shall be masked and remain un-painted until bolts are tensioned.
- Bolts and threaded rods exposed to the weather shall be 316 stainless steel if the building is situated within 500m of coast in accordance with NZS 3604:1999 or if the bolts and threaded rods connect timber members treated to H3.2 or greater.
- Detergent or solvent degrease and lightly abrade surfaces of galvanised bolts exposed to weather before applying 50µm Intercure 200 (rapid cure epoxy) and 75µm Interthane 990 (polyurethane).

CARPENTRY

- All materials and workmanship shall comply with NZS 3604:2011.
 - All Glulam members shall be GL8 or better. Exterior glulam members 300mm or greater above ground shall be H3.2 CCA treated and laminations glued with 'Resourcinol' adhesive. Exterior glulam members cast into ground or less than 300mm above ground shall be H5 CCA treated and laminations glued with 'Resourcinol' adhesive. Refer to architect for stained finish, if any.
 - All timber shall be SG 8 or better.
 - All timber shall be treated as follows unless noted otherwise on the drawings.
- H1.2** – All enclosed timber framing.
H3.1 – Weatherboards, fascia boards, exterior trim and cavity battens.
H3.2 – Cantilevered deck framing, unroofed decking and external stairs, handrails and balustrades, plywood substrate to membrane roofing. Fencing, pergolas and gazebos a minimum of 300mm above ground.
H4 – Fence posts and landscaping timber.
H5 – House piles and poles, decking piles, crib walls and retaining walls.
- All proprietary products shall be 316 stainless steel unless noted.
 - Bolts, nuts, washers, and threaded rods shall be 316 stainless steel if they are fixing or are in contact with timber that is H3.2, H4, or H5 treated. Otherwise hot-dip galvanise to AS/NZS 4680. Average zinc coating to be 60 to 65 µm.
 - Plywood diaphragms shall be constructed using Ecoply structural plywood H3.2 Grade F8, and in accordance with NZS3604. Solid block all sheet edges using a minimum blocking size of 90x45 orientated flat. Stagger plywood sheet ends a minimum of 800mm from the adjacent sheet end. Use full sheets where possible. Where it is not possible to use full sheets do not use sheets less than 600mm wide. Fix sheets using stainless steel product nails at 150mm centres sheet edges and 300mm centres elsewhere.
 - GIB diaphragms shall be constructed in accordance with the GIB Technical Manual.
 - Timber floors shall be constructed as diaphragms typically and shall be constructed in accordance with Section 7 of NZS3604.

KHAN & ZANNAT

6 Mangaotuku Lane, New Plymouth

Structural Drawings – Job: 3604

	Date of Issue	23/10/20	24/03/21	26/03/21	03/08/21	04/10/21			
Sheet	Description	Revision							
S1.1	Site Plan	A				E			
S1.2	Floor Slab Plan	A	B	C					
S1.3	Roof Plan	A							
S2.1	Long Section	A			D	E			
S3.1	Construction Details	A							
S3.2	Construction Details	A	B						
S3.3	Construction Details	A							
S3.4	Construction Details	A							
S3.5	Construction Details	A							

DISTRIBUTION		Number of Copies							
Sent To	Attn								
Architect/Designer									
Owner/Developer									
Contractor	GJ Gardner	1	1	1	1	1			
Local Authority									

Reason for Issue	BC	BC	BC	BC	BC			
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Reason for Issue Key	A Approval	BC Building Consent
	C Construction	O Other

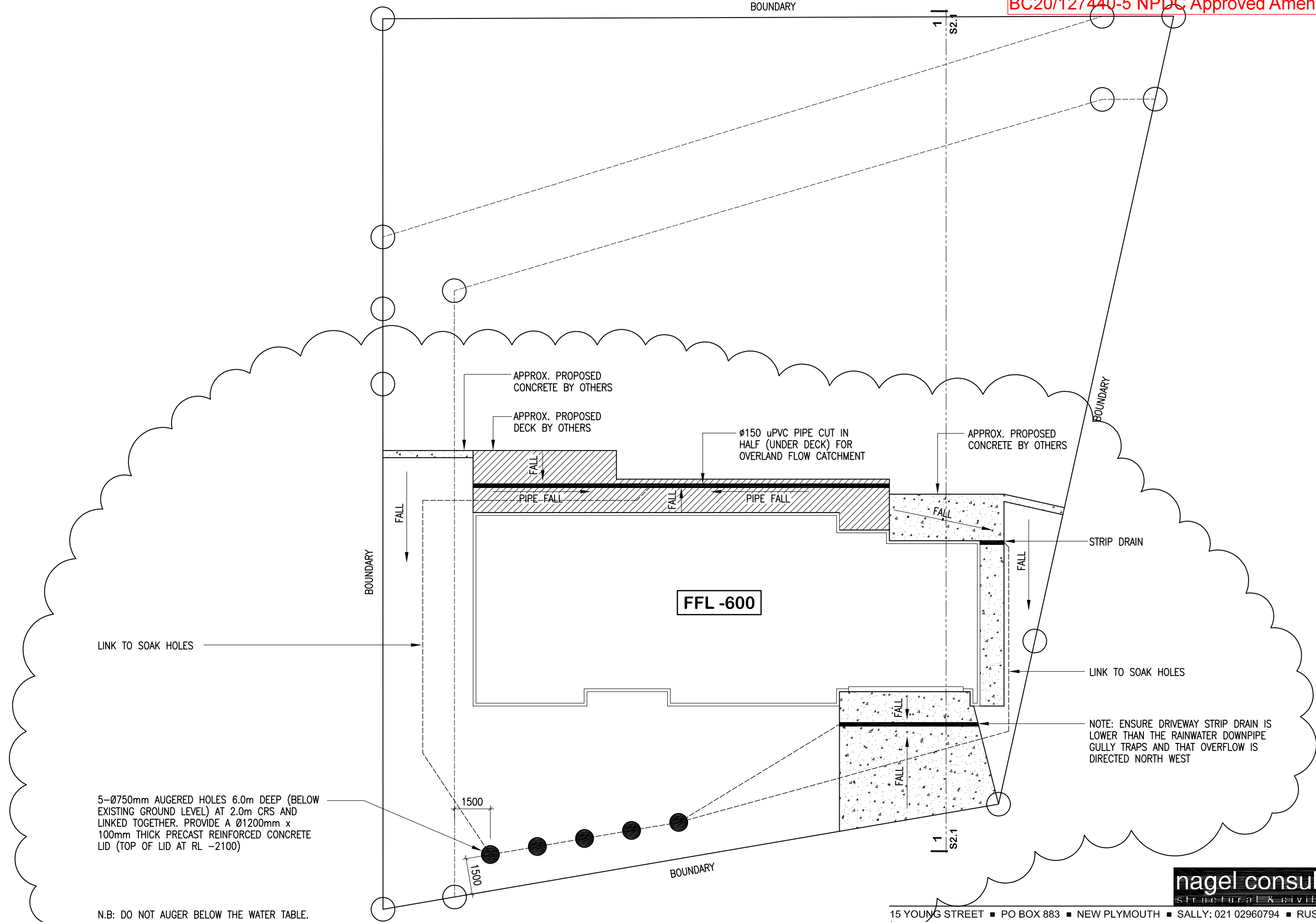
REV
DESIGNED
DRAWN

E ■
RN ■
TN ■

nagel consultants ltd

s t r u c t u r a l & c i v i l e n g i n e e r s

26 Queen Street ■ New Plymouth ■ Ph: 7590477 ■ Fax: 7590478



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structural & civil engineers

15 YOUNG STREET ■ PO BOX 883 ■ NEW PLYMOUTH ■ SALLY: 021 02960794 ■ RUSSELL: 0274 413523

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6 Mangaotuku Lane, New Plymouth

SITE PLAN
Issued for Building Consent

JOB 3604 ■
SCALE 1:150 ■
DATE 4/10/21 ■
SHEET S1.1 ■
REV E ■

NOTES:

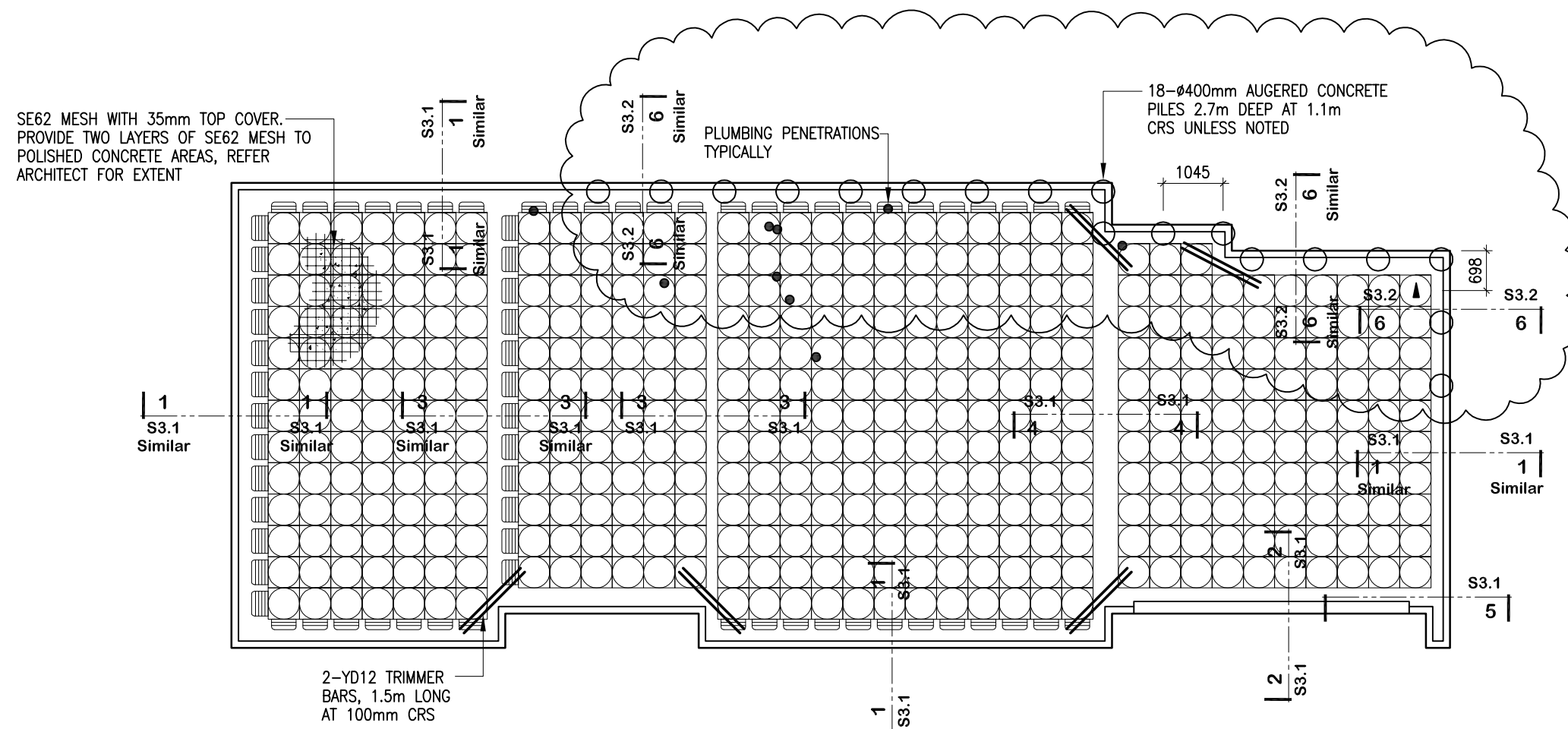
— REFER TO ARCHITECTURAL DETAILS FOR THE EXTENT OF CLADDING REBATES AND DOOR THRESHOLDS ETC.



- DENOTES START POINT FOR CUPOLEX DOME CLUSTER



- DENOTES 200mm HIGH CUPOLEX DOME



FLOOR SLAB PLAN

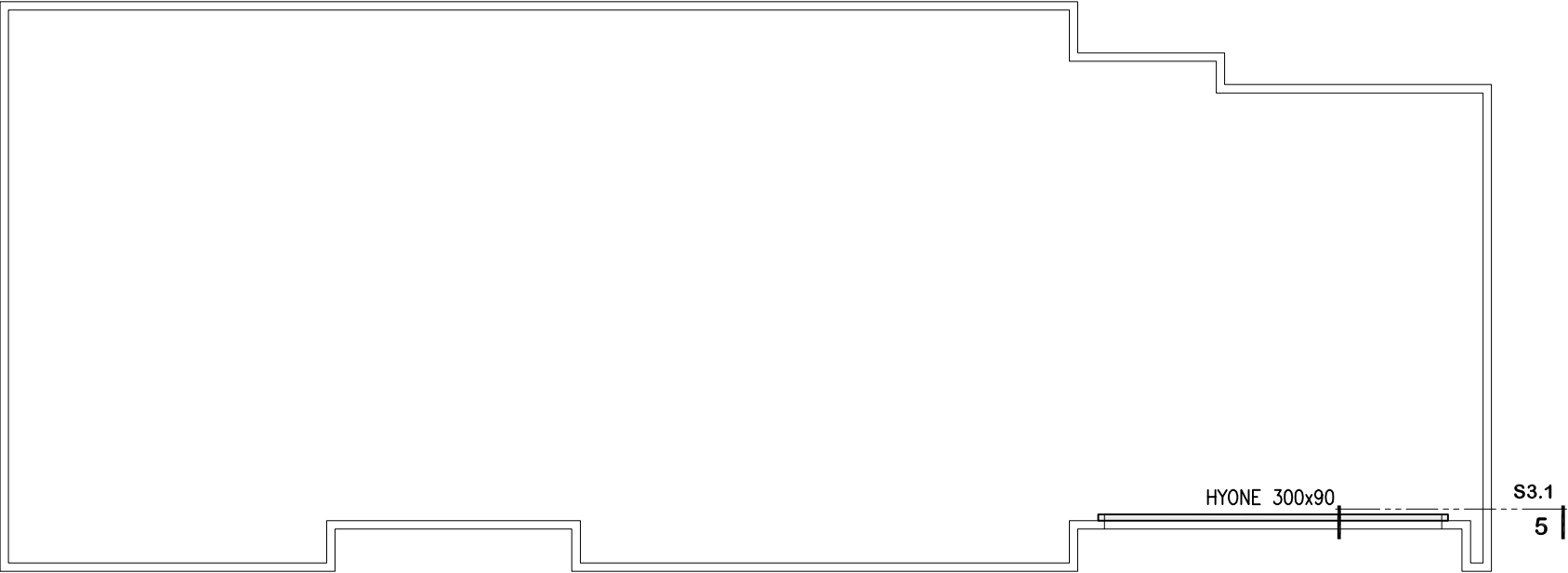
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FLOOR SLAB PLAN
Issued for Building Consent

JOB 3604 ■
SCALE 1:100 ■
DATE 26/3/21 ■
SHEET S1.2 ■
REV C ■



ROOF PLAN
SCALE 1:100

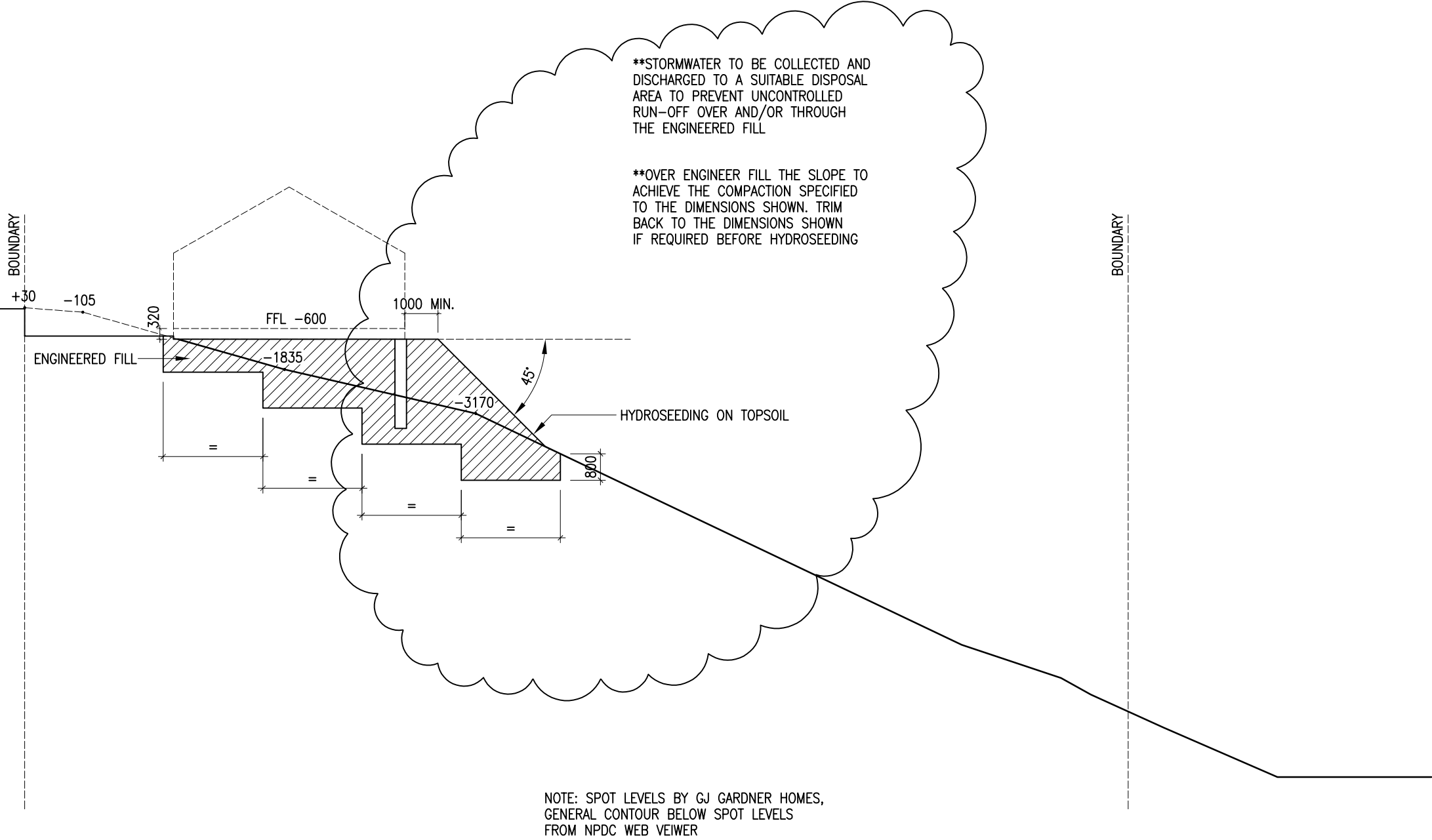
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ROOF PLAN
Issued for Building Consent

JOB 3604 ■
SCALE 1:100 ■
DATE 23/10/20 ■
SHEET S1.3 ■
REV A ■



SECTION 1
SCALE 1:150 S1.1

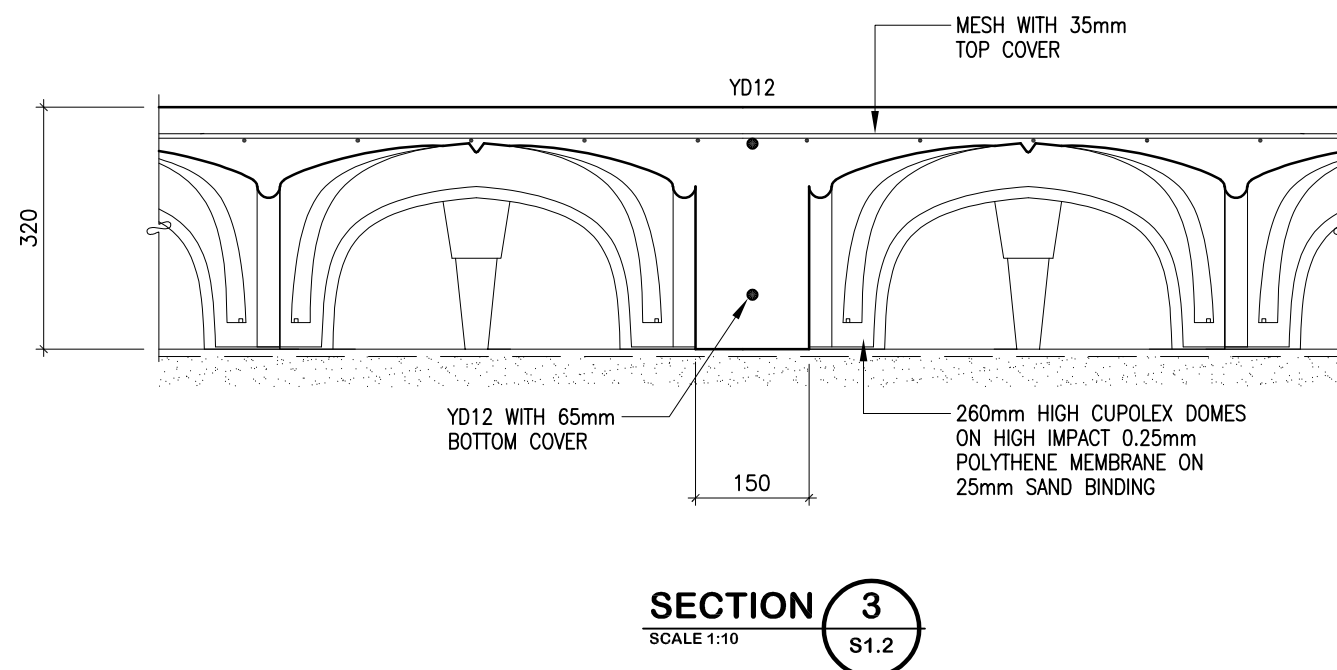
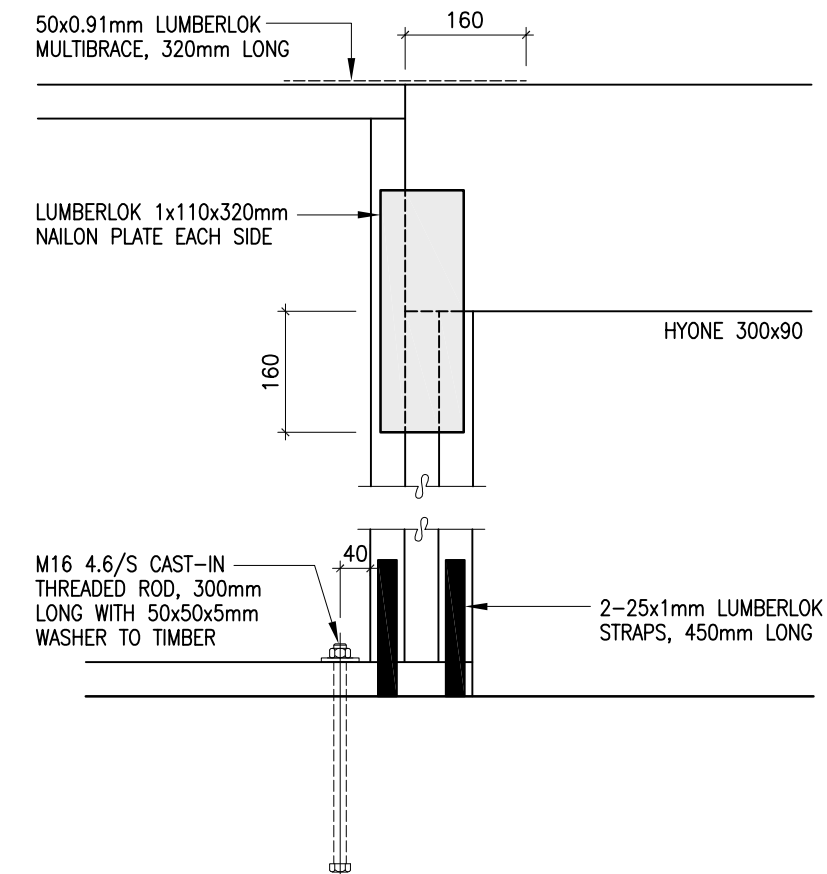
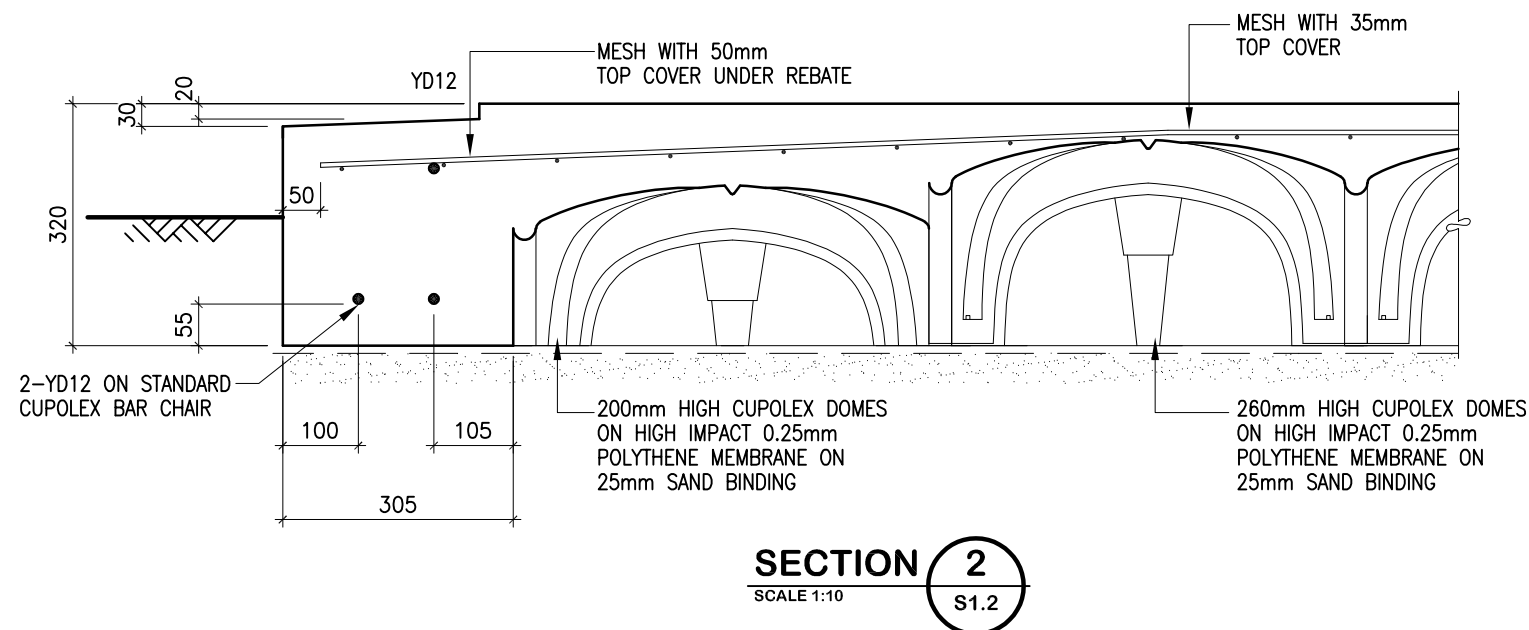
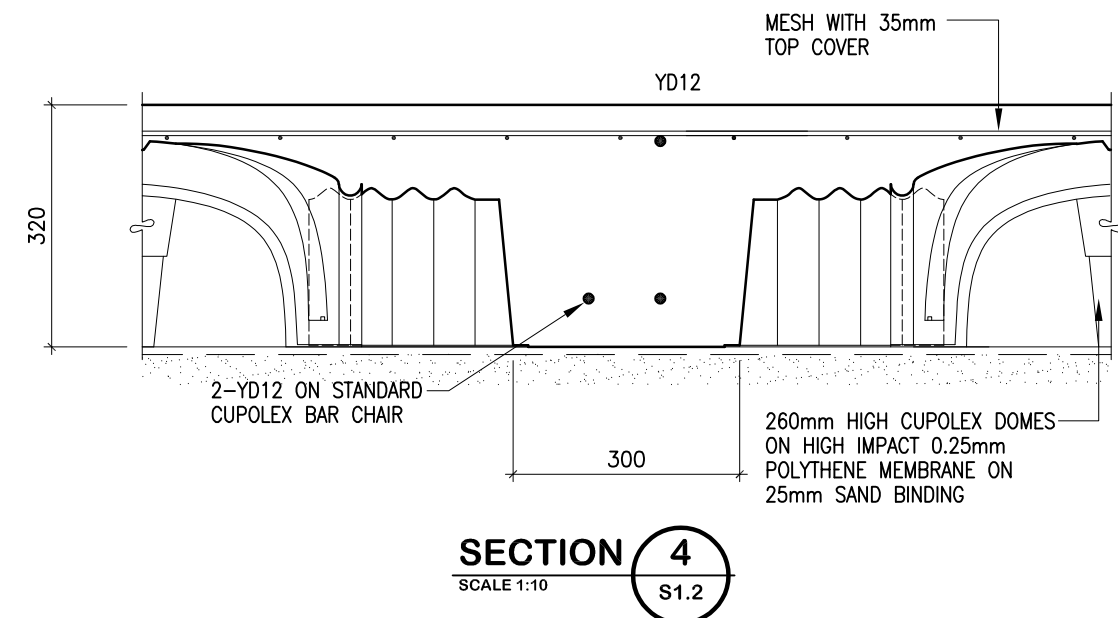
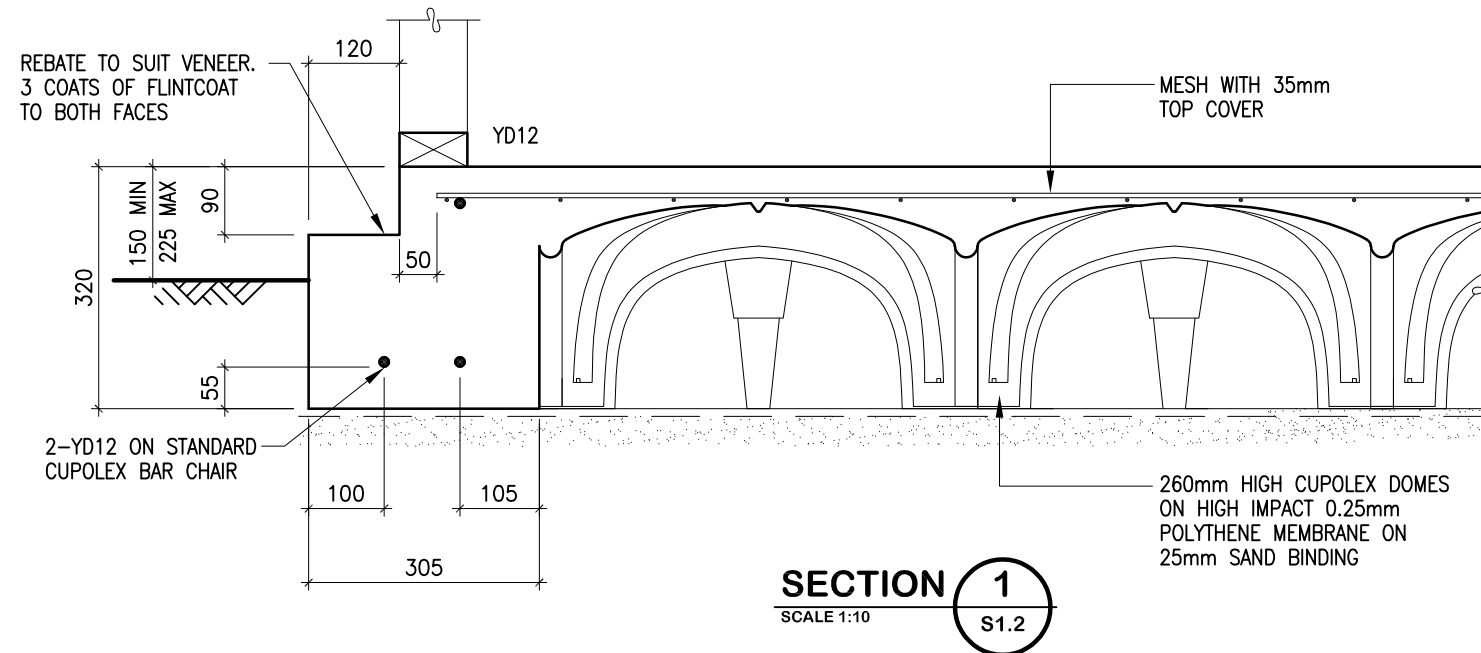
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LONG SECTION
Issued for Building Consent

JOB 3604 ■
SCALE 1:150 ■
DATE 4/10/21 ■
SHEET S2.1 ■
REV E ■



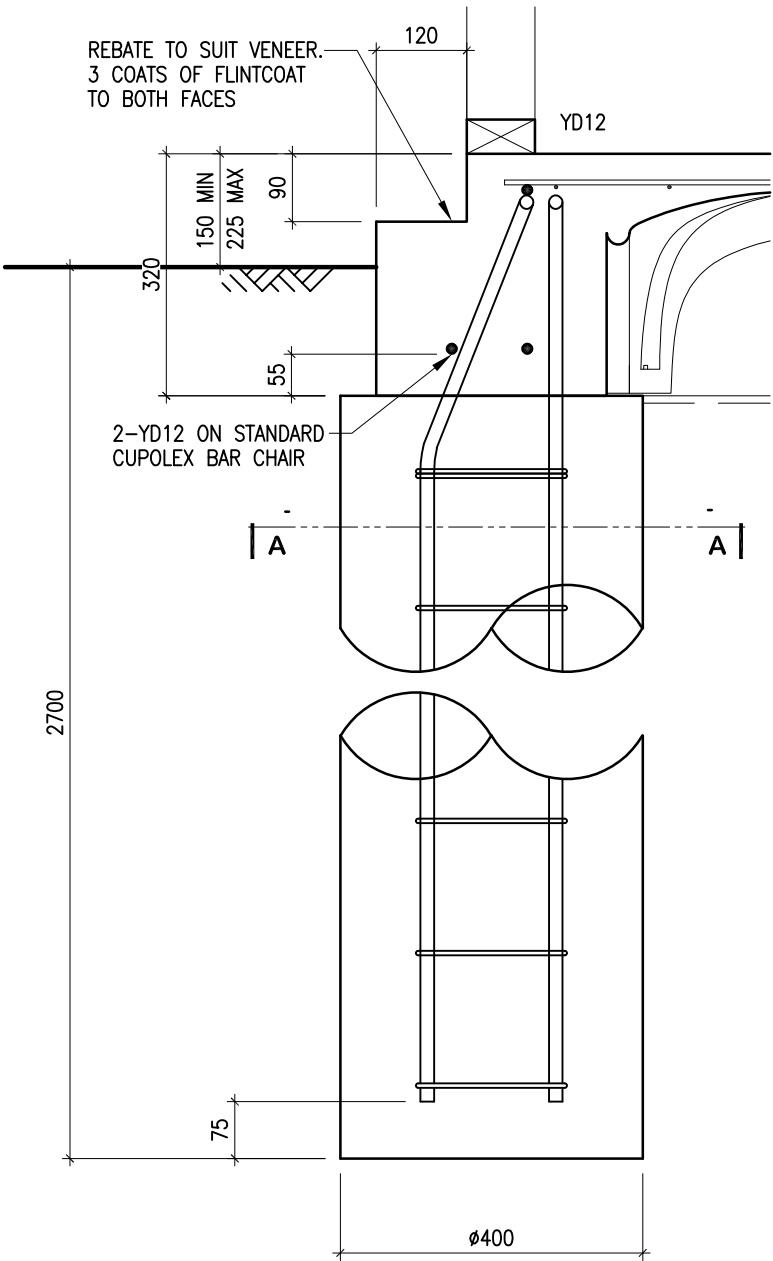
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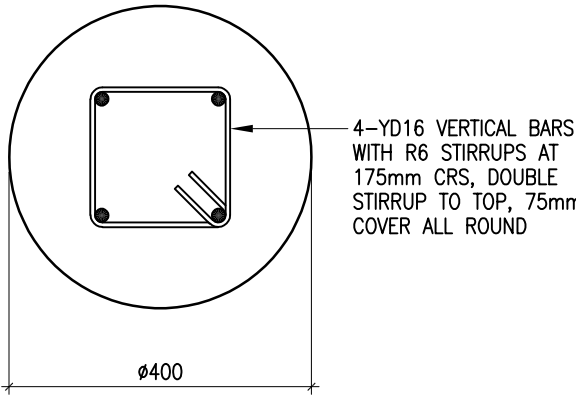
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CONSTRUCTION DETAILS
Issued for Building Consent

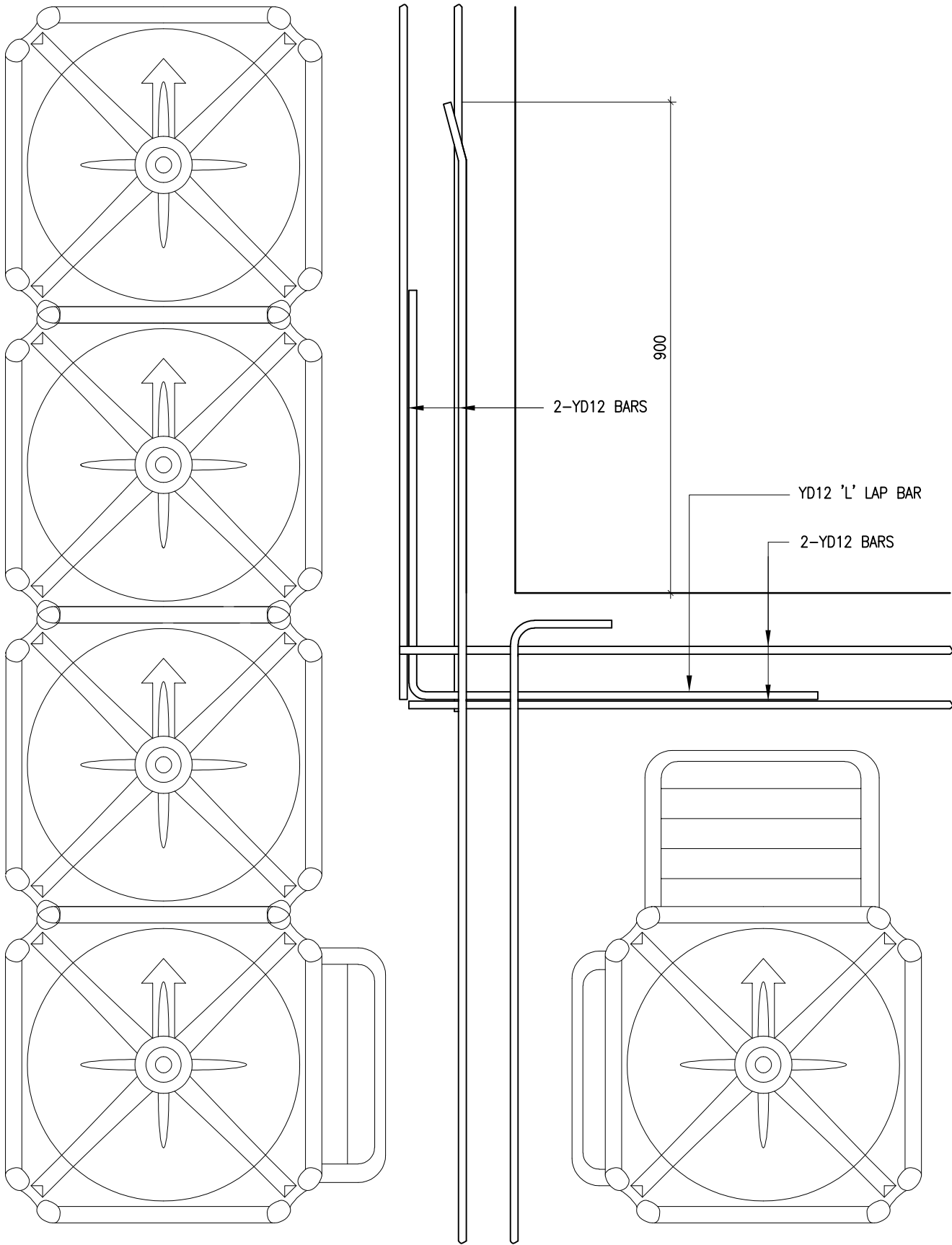
JOB 3604 ■
SCALE 1:10 ■
DATE 23/10/20 ■
SHEET S3.1 ■
REV A ■



SECTION 6
SCALE 1:10
S1.1



SECTION A
SCALE 1:10
-



**PLAN OF TYPICAL BOTTOM REINFORCING
TO INTERNAL CORNERS WITH ADJOINING
GROUND BEAM**

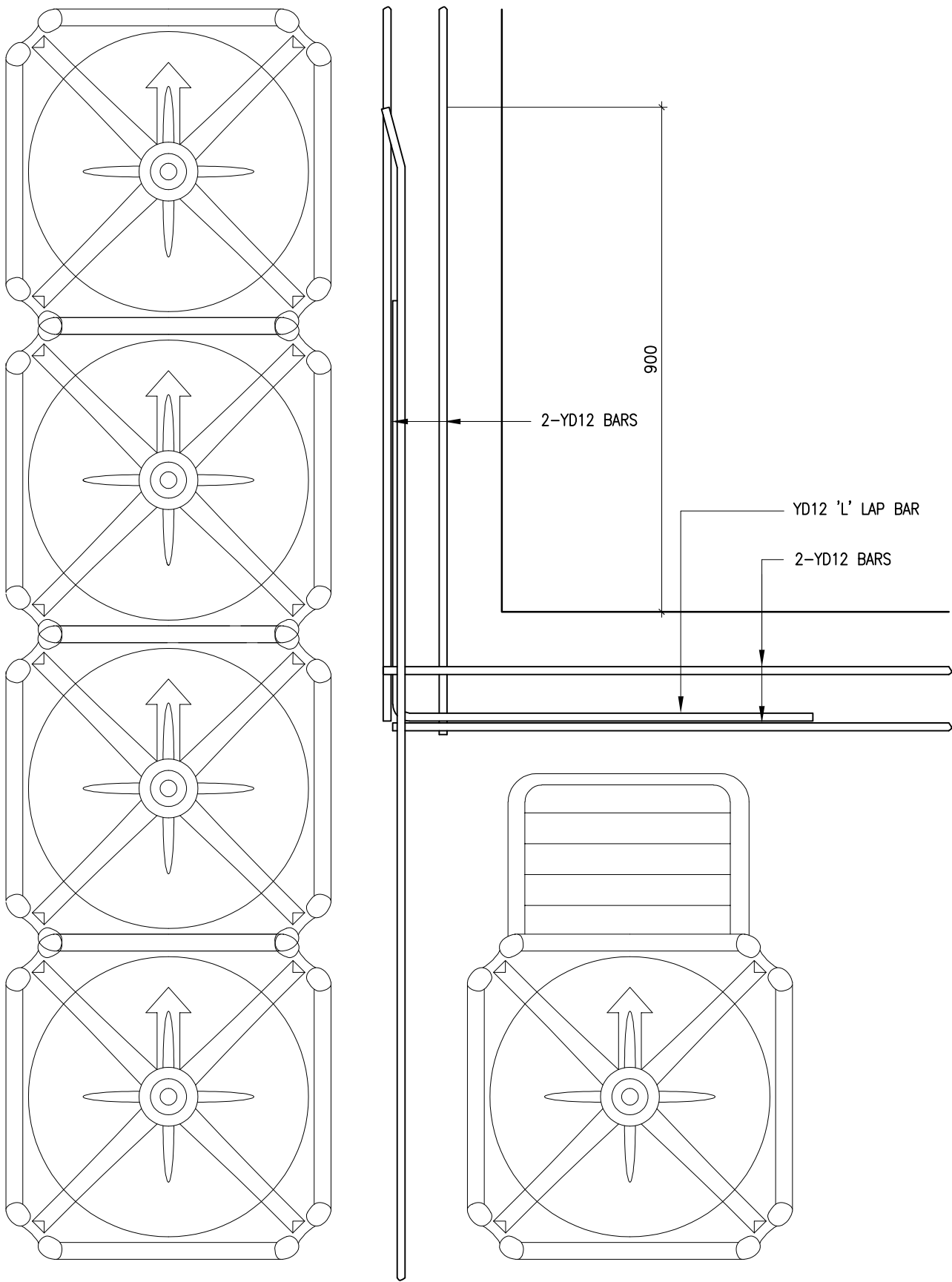
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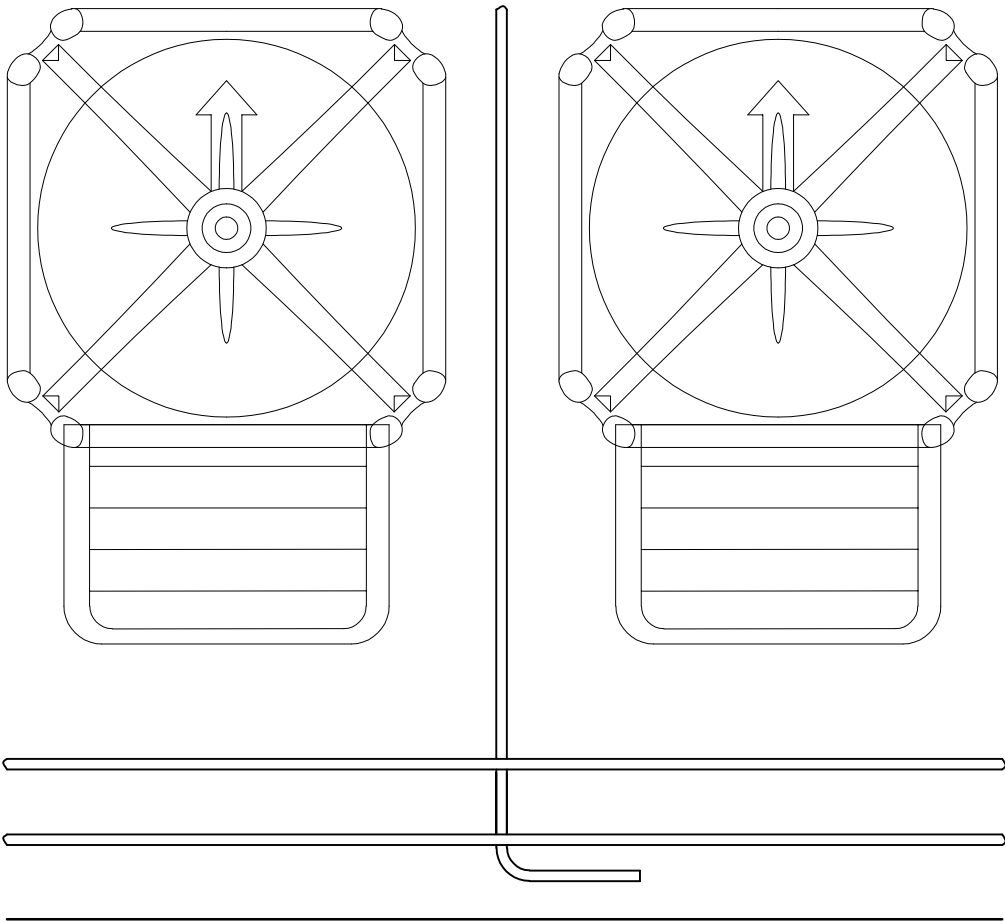
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CONSTRUCTION DETAILS
Issued for Building Consent

JOB 3604 ■
SCALE 1:10 ■
DATE 24/3/21 ■
SHEET S3.2 ■
REV B ■



**PLAN OF TYPICAL BOTTOM REINFORCING
TO INTERNAL CORNERS WITH ADJOINING
TIE BEAM**



**PLAN OF TYPICAL BOTTOM REINFORCING
OF EDGE BEAM WITH ADJOINING TIE BEAM**
(TOP REINFORCING SIMILAR)

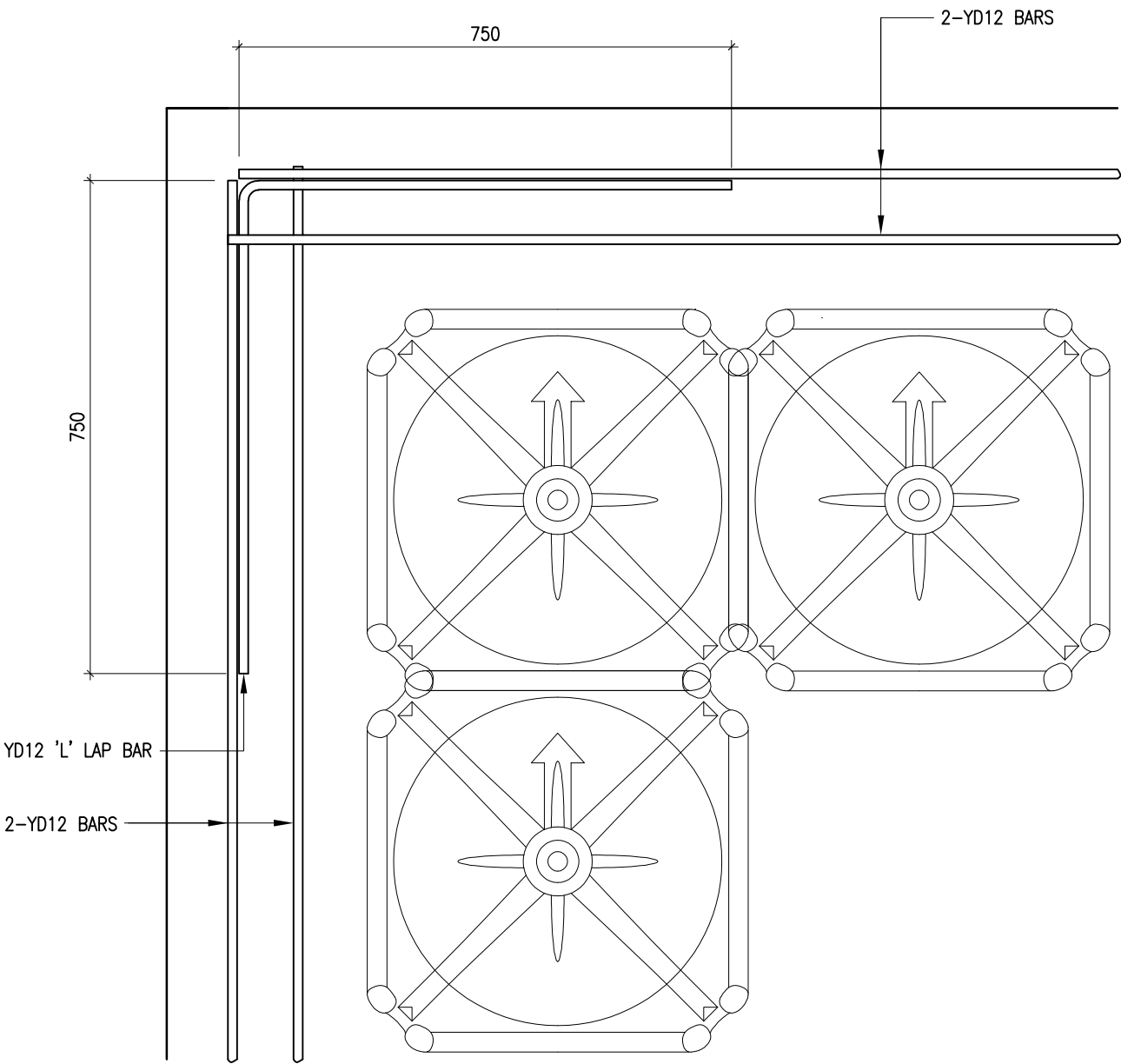
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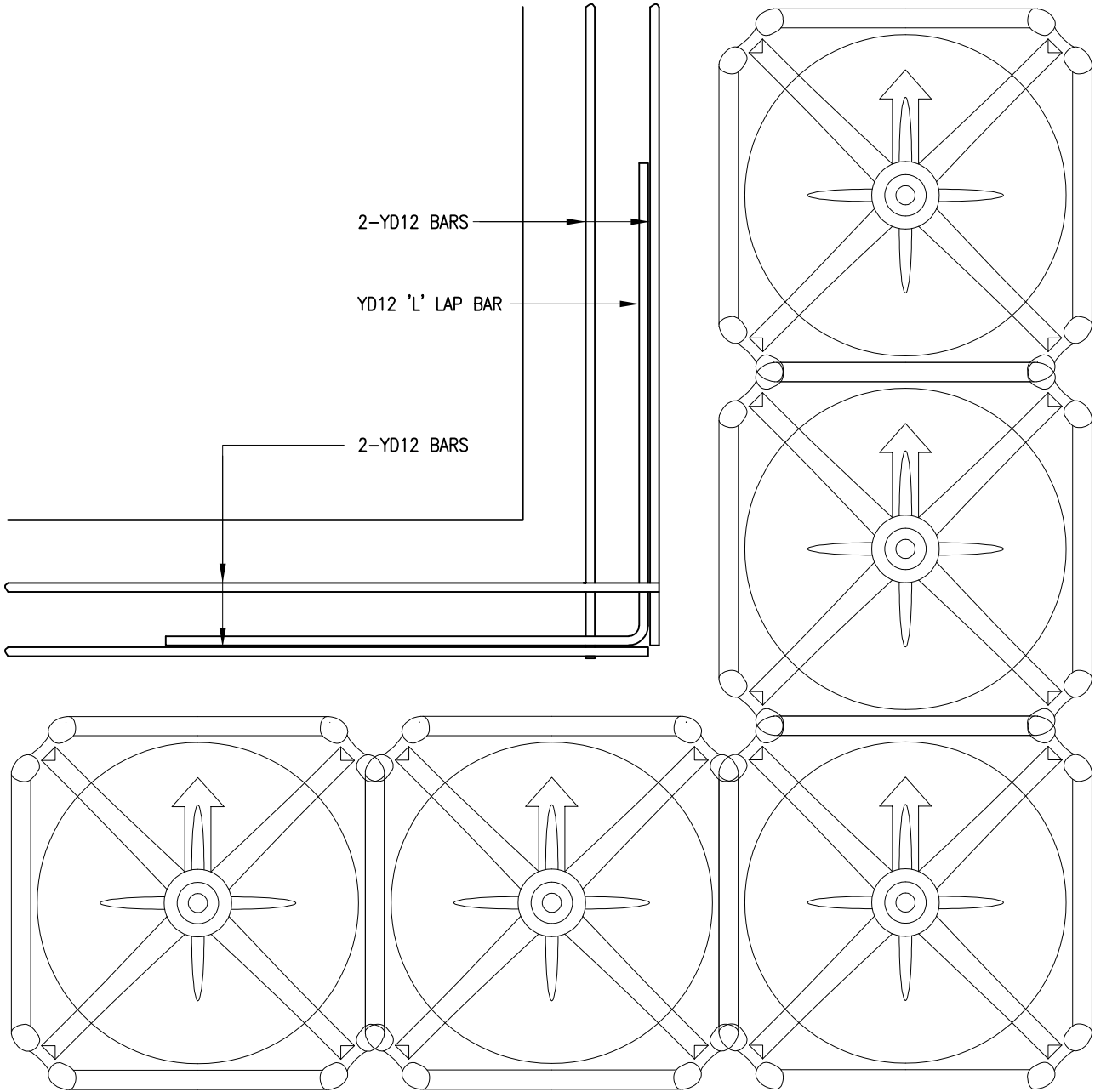
CONSTRUCTION DETAILS
Issued for Building Consent

JOB 3604 ■
SCALE 1:10 ■
DATE 23/10/20 ■
SHEET S3.3 ■
REV A ■



**PLAN OF TYPICAL BOTTOM REINFORCING
TO EXTERNAL CORNERS**

(YD12 "L" BAR TO TOP REINFORCING SIMILAR)



**PLAN OF TYPICAL BOTTOM REINFORCING
TO INTERNAL CORNERS**

(YD12 "L" BAR TO TOP REINFORCING SIMILAR)

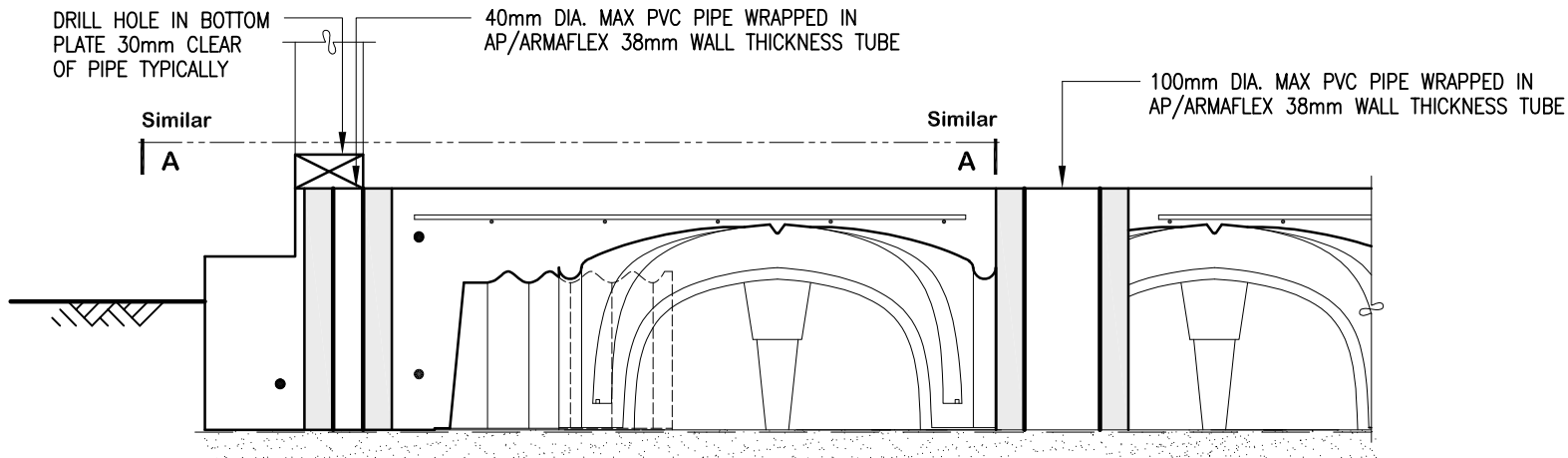
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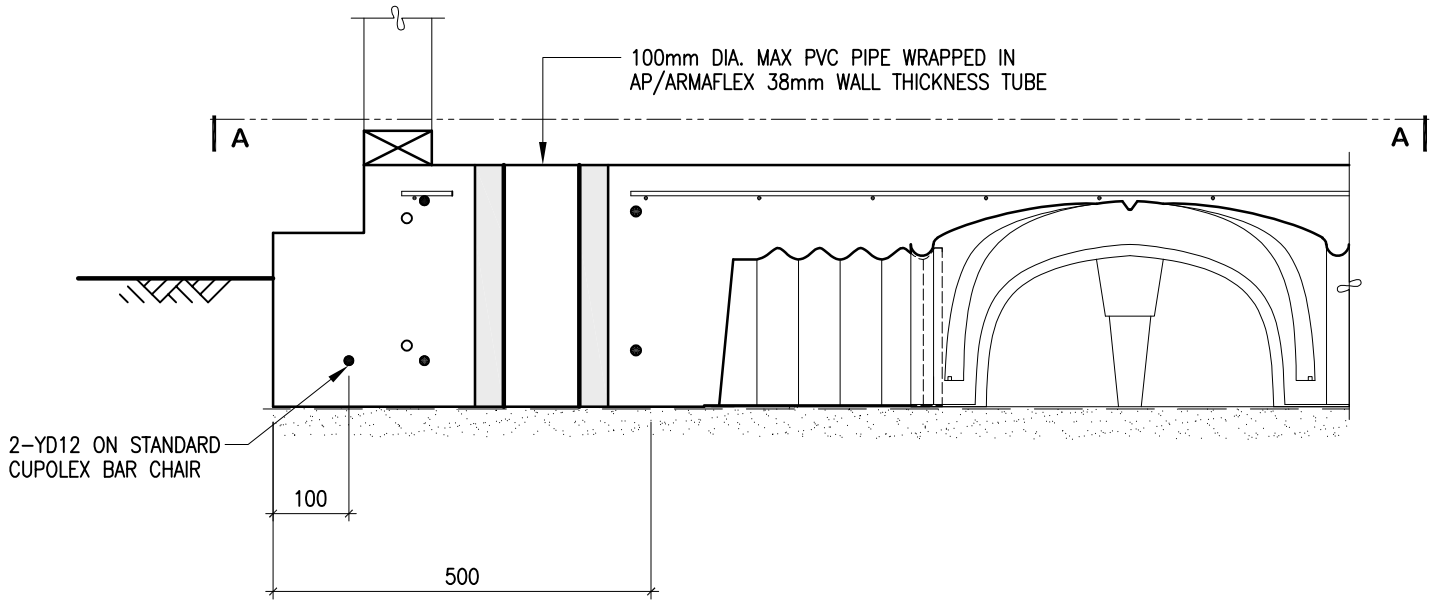
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CONSTRUCTION DETAILS
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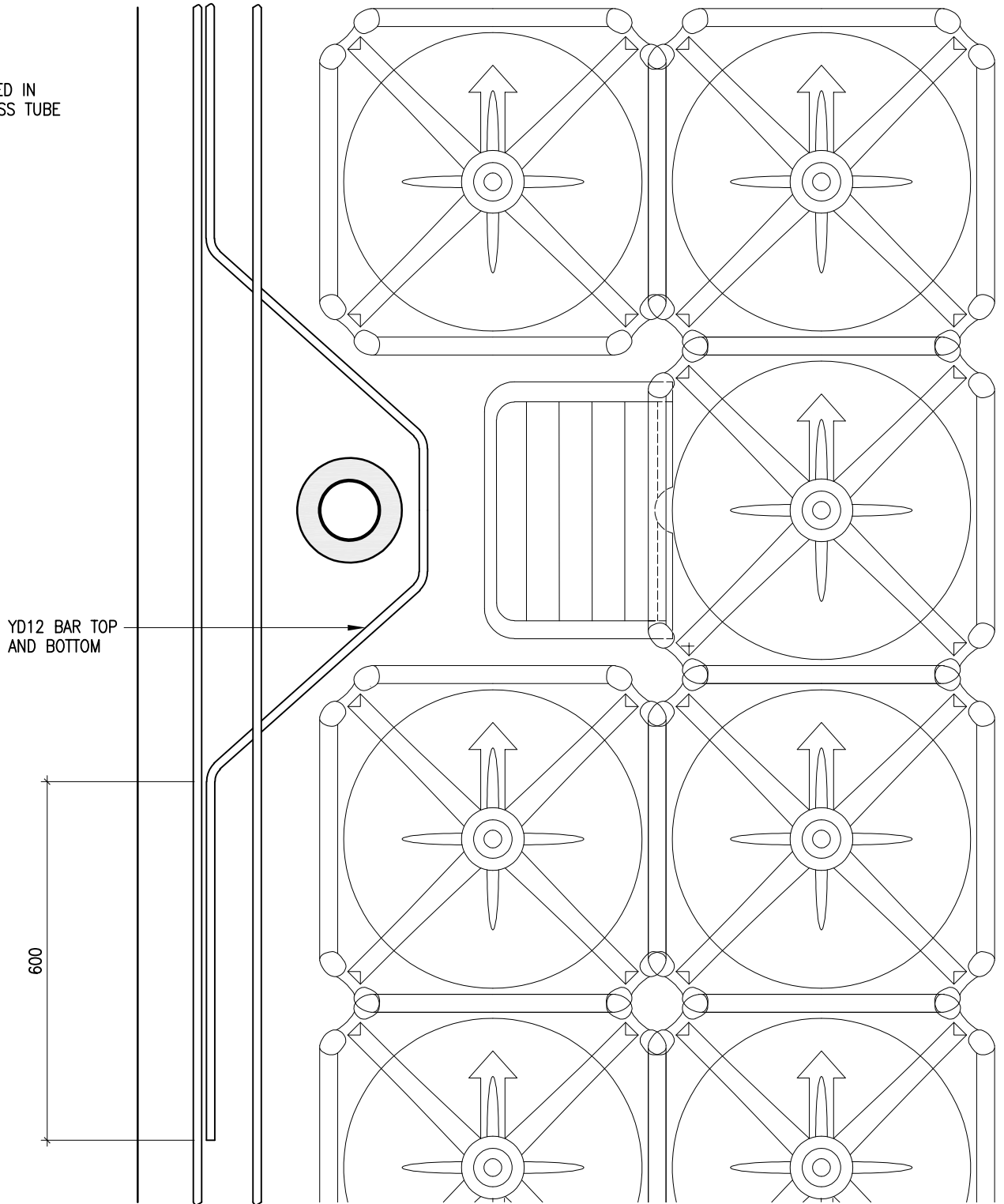
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SCALE 1:10 ■
DATE 23/10/20 ■
SHEET S3.4 ■
REV A ■



TYPICAL PLUMBING PENETRATIONS



TYPICAL PLUMBING PENETRATIONS



SECTION A
SCALE 1:10

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SCALE 1:10 ■
DATE 23/10/20 ■
SHEET S3.5 ■
REV A ■

BC20/127440-3 NPDC Approved Amendment, 6/04/2021

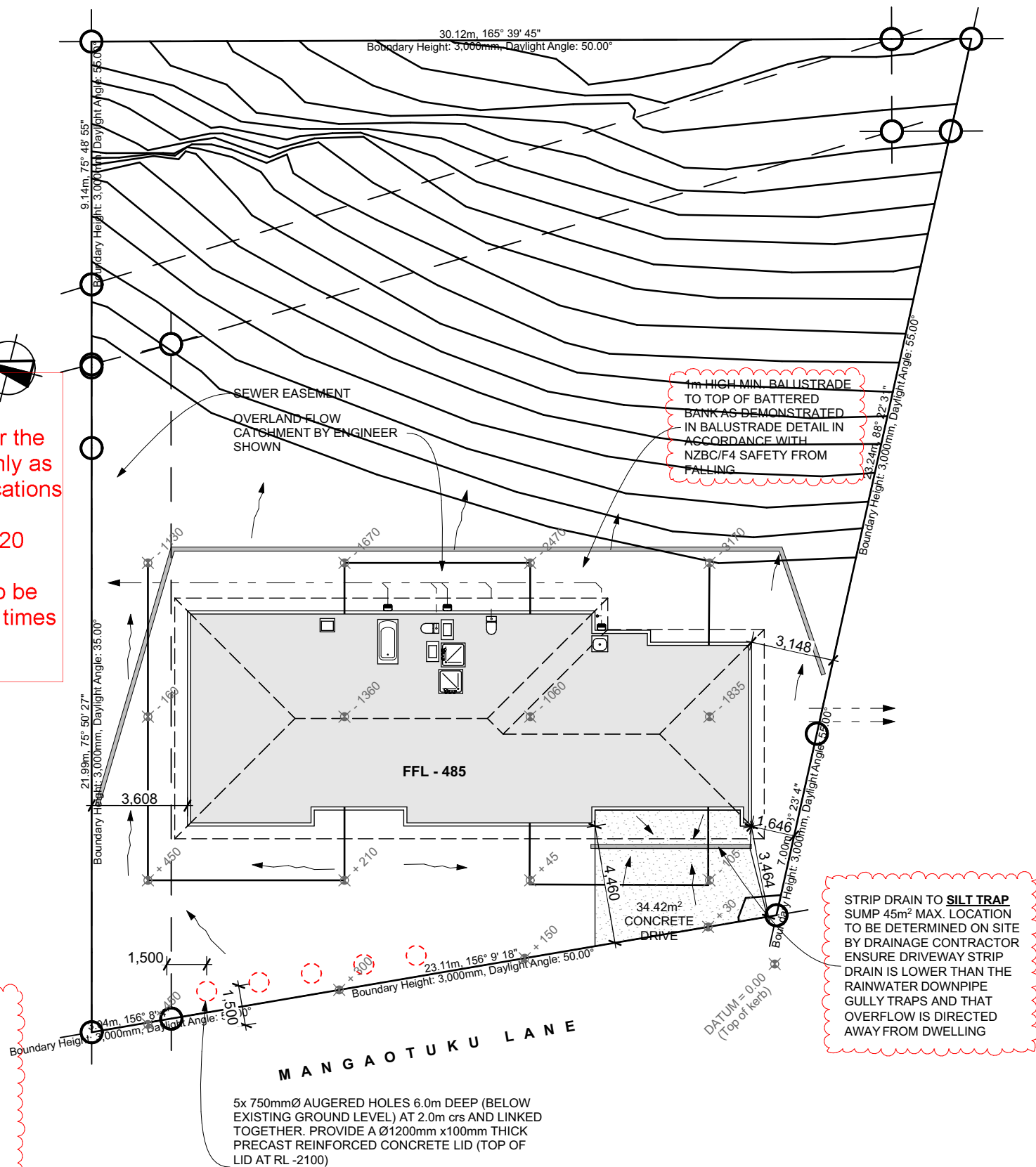
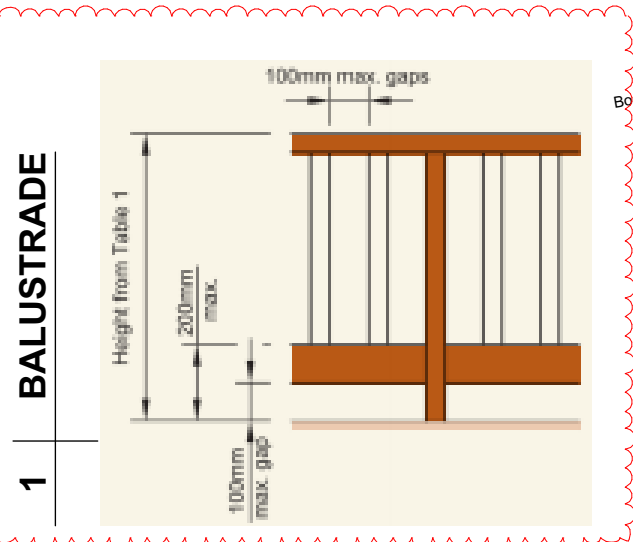
ZONE INFORMATION

CORROSION ZONE	ZONE C
WIND ZONE	HIGH
EARTHQUAKE ZONE	ZONE 1

ADEQUATE STEPS MUST BE UNDERTAKEN FOR THE CONTROL OF STORMWATER AND SEDIMENT DURING CONSTRUCTION. FAILURE TO COMPLY MAY LEAD TO ENFORCEMENT ACTION BEING TAKEN UNDER THE BUILDING ACT 2004

TOTAL CUT & FILL **980m³**

The Building Consent Documents are to be available on site to Council Officers at all times



NOTE: DO NOT AUGER BELOW THE WATER TABLE. IF THE WATER TABLE IS ENCOUNTERED PLEASE CONTACT THE ENGINEER FOR FURTHER INSTRUCTION

SHEET	SITE PLAN	PROJECT #:	20-70
		SCALE:	1:0.6667, 1:1, 1:200
		DRAWN BY:	SE
		ISSUED:	26/03/2021
		REVISION	01

ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED BY THE CONTRACTOR BEFORE COMMENCEMENT OF WORK. CONTRACTOR TO REPORT ANY DISCREPANCY.

C3

ALUMINIUM JOINERY

WINDOWS MEET OR EXCEED THE NZ BUILDING CODE MEANS OF COMPLIANCE, NZS 4211 : 2008 PERFORMANCE OF WINDOWS AND NZS4223, GLAZING IN BUILDINGS PARTS 1, 2 AND 3.

SG - SAFETY GLAZING AS PER NZS 4223 PART 1, 2 & 3

ALL EXTERIOR JOINERY TO HAVE DOUBLE GLAZING.
H1 CALCULATIONS BASED ON A WINDOW THERMAL VALUE OF R0.26 AND SKYLIGHT THERMAL VALUE OF R0.49.

ALUMINIUM WINDOWS AND DOOR HEADS TO BE UP TO UNDERSIDE OF SOFFITS. MEASURE ON SITE AFTER SOFFITS ARE IN PLACE.

EAST ELEVATION

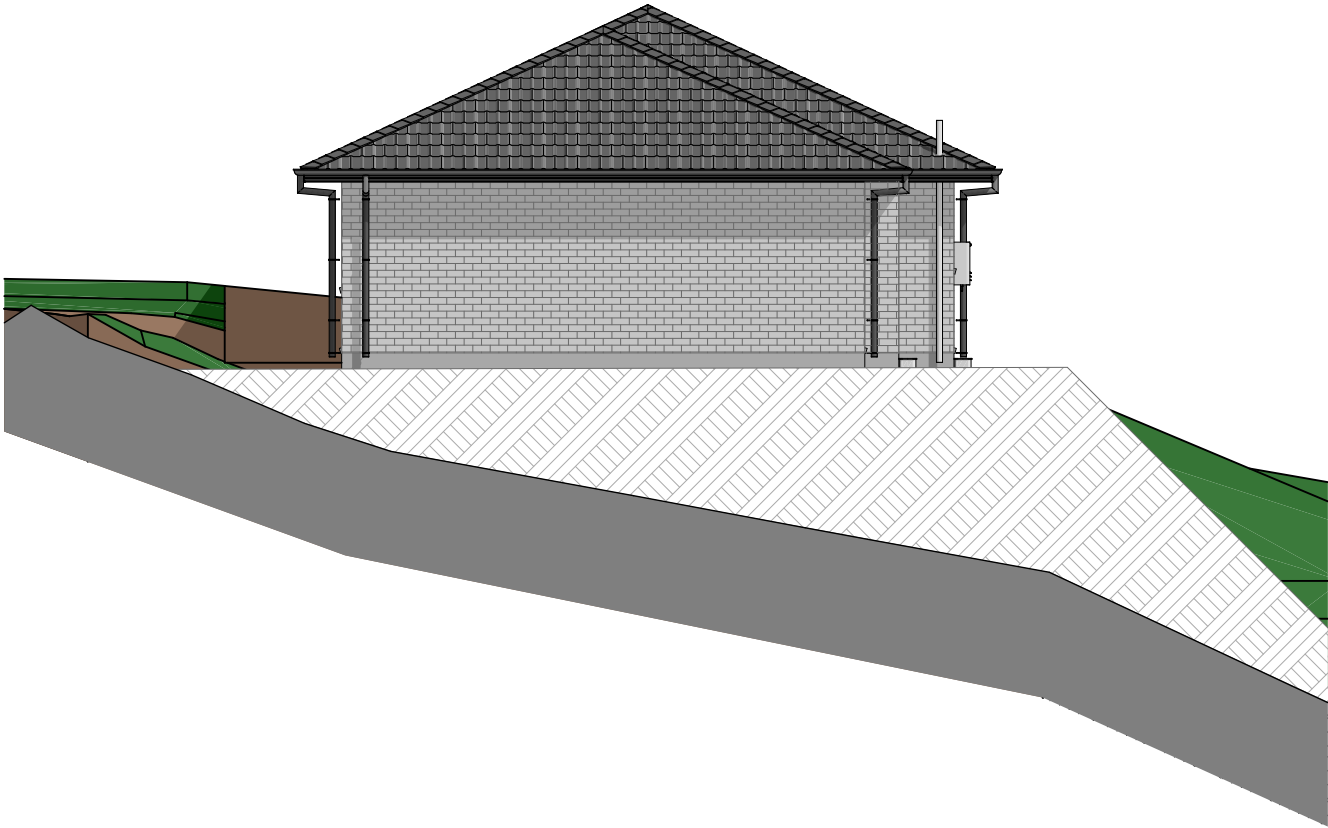


ALUMINIUM WINDOWS AND DOORS AS PER PLANS

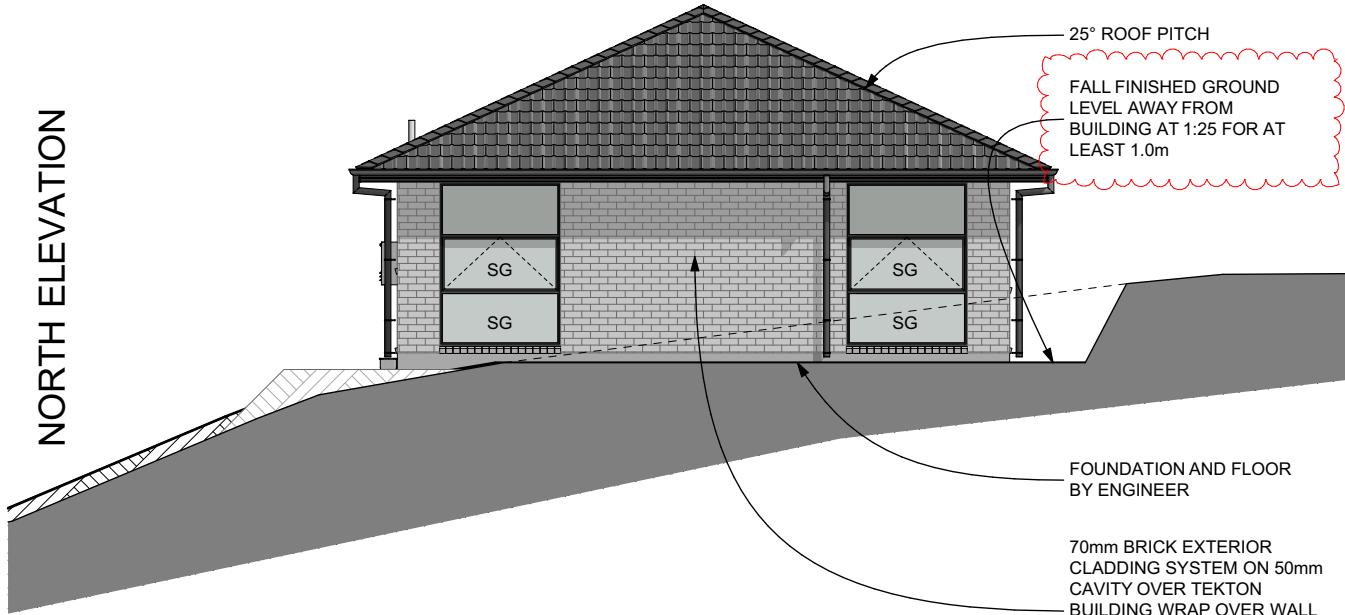
35°
3,000

45° BATTERED ENGINEERED FILL WITH COCONUT MATTING AND STRONG-ROOTED PLANTING

SOUTH ELEVATION



NORTH ELEVATION



25° ROOF PITCH

FALL FINISHED GROUND LEVEL AWAY FROM BUILDING AT 1:25 FOR AT LEAST 1.0m

FOUNDATION AND FLOOR BY ENGINEER

70mm BRICK EXTERIOR CLADDING SYSTEM ON 50mm CAVITY OVER TEKTON BUILDING WRAP OVER WALL FRAMING AS PER FLOOR PLAN NOTES WITH DWANGS @ 800crs

GERARD METAL TILE ROOFING ON THERMAKRAFT 215 ROOFING UNDERLAY

WEST ELEVATION



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

DRAWING REMAINS THE PROPERTY OF G.J. GARDNER TARANAKI LTD

EGMONT ROAD
NEW PLYMOUTH

PHONE: (06)769-6512

FAX: (06)769-6516

www.gjgardner.co.nz

G.J. Gardner.
HOMES

"We're Great Together"

KHAN & ZANNAT

6 Mangaotuku Lane
Whalers Gate

NEW PLYMOUTH

SHEET	ELEVATIONS	PROJECT #:	20-70
		SCALE:	1:100
		DRAWN BY:	SE
		ISSUED:	26/03/2021
REVISION		02	
C3			
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED BY CONTRACTOR BEFORE COMMENCEMENT OF WORK. CONTRACTOR TO REPORT ANY DISCREPANCY.			

02

C3

FLOOR FINISHES

CERAMIC TILE FLOORING TO AREAS SHOWN.

CERAMIC TILING TO BATH FACE AND SPLASH BACK, AND VANITY SPLASHBACKS.

WET AREAS
WET FLOOR AREAS TO COMPLY WITH D1/AS1 FOR NON SLIP.

CARPET TO REMAINDER OF DWELLING.

INTERIOR FINISHES

INTERIOR LINING
BATHROOM/ ENSUITE TO HAVE GIB AQUALINE TO WALLS AND CEILING. ALL OTHER AREAS TO HAVE STANDARD GIB UNLESS STATED OTHERWISE.

KITCHEN BENCH
BENCH TOP FINISH WILL BE IN ACCORDANCE WITH 1.1.3 G3/AS1.

INSULATION

THERMAL ENVELOPE
H1 COMPLIANCE CALCULATIONS DO NOT INCLUDE GARAGE AS NOT INSULATED.

ALLOW TO INSTALL WALL BATTS TO INTERIOR WALL BETWEEN GARAGE AREA AND DWELLING.

BUILDING SOLUTIONS

NZS3604: 2011
ALL CONSTRUCTION TO COMPLY WITH NZ BUILDING CODE/ APPROVED DOCUMENTS AND MEANS OF COMPLIANCE, INC NZS 3604 2011

ALL INFORMATION SUPPLIED OUTSIDE THESE STANDARDS HAVE BEEN DESIGNED BY AN ENGINEER.

ELECTRICAL

METER BOX
METER BOX NOT TO INTERFERE WITH BRACING ELEMENTS ON BRACING PLAN.

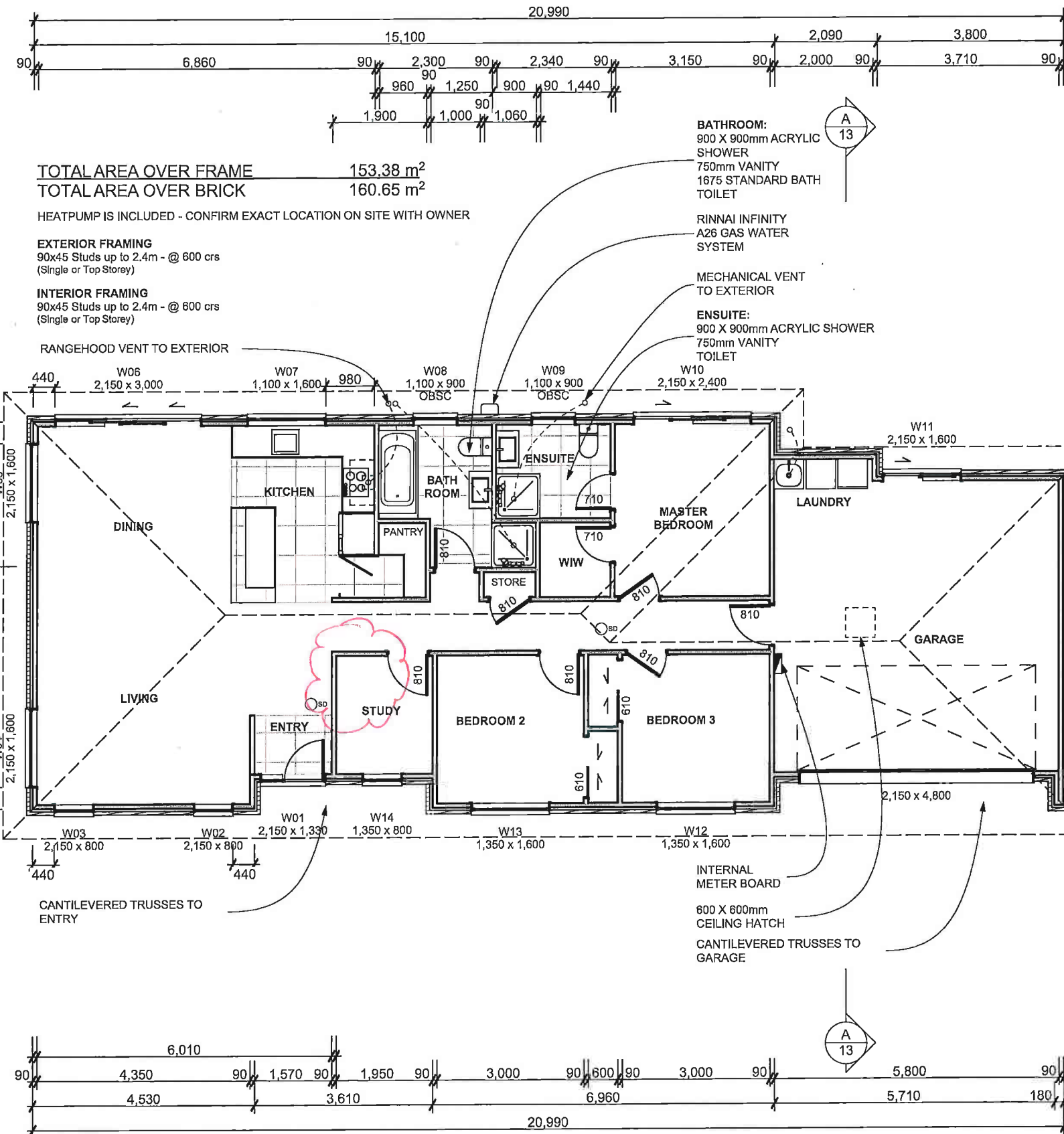
DOWNLIGHTS
ALL DOWNLIGHTS TO BE CA RATED.

SMOKE DETECTOR
ALL SMOKE DETECTORS TO COMPLY WITH AS 3786 WITH HUSH BUTTON.

○ SD

VENTILATION

VENTILATION NOTES
VENTILATION HAS BEEN CHECKED TO MEET 5% OF ROOM FLOOR AREAS COMPLYING WITH AS1 / G4 SLIDING DOORS INCLUDED IN CALCS ON PLAN AS CAN BE LEFT IN OPEN POSITION. HINGED DOORS REQUIRE HOLD OPEN DEVICE.



PLUMBING

FIXTURES KEY

DISCHARGE TO GULLY TRAP

FIXTURE	PIPE	GRADE
BATH	40Ø	1:40
BASIN	40Ø	1:40
SHOWER	40Ø	1:40
LAUNDRY	40Ø	1:30
SINK	50Ø	1:40

DISCHARGE TO MAIN SEWER

FIXTURE	PIPE	GRADE
TOILET	100Ø	1:60

KEY	PIPE
TERMINAL VENT (TV)	80Ø
FIXTURE VENT (AAV)	32Ø
INSPECTION BEND (IB)	100Ø
INSPECTION Y (IY)	100Ø
GULLY TRAP (GT)	
RELIEF GULLY TRAP (RGT)	

SEWER MAIN

FIXTURE	PIPE	GRADE
SEWER	uPVC 100Ø	1:60

ALL PLUMBING AND DRAINAGE TO COMPLY WITH NZBC G13/AS1. PIPE SIZES, GRADES AND LAYOUTS TO BE CONFIRMED BY A REGISTERED PLUMBER/DRAINLAYER.

JOINTING METHODS TO COMPLY WITH NZS 7643. PVC PIPES IN CONCRETE FLOOR TO HAVE FLEXIBLE LAGGING MATERIAL AS PER G13 6.3 THERMAL MOVEMENT. PVC WASTE PIPES TO FITTINGS TO HAVE MIN. FALLS AS PER G13 TABLE 4.

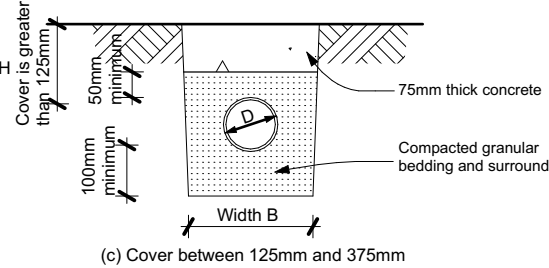
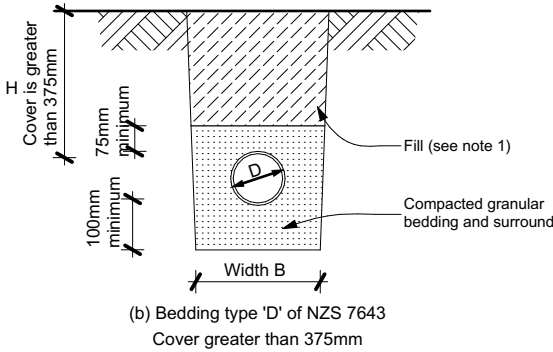
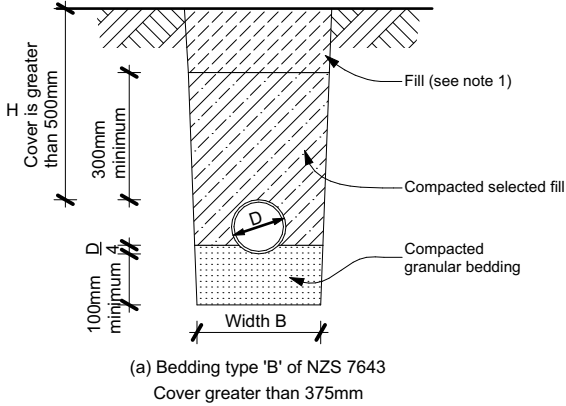
PLUMBING LAYOUT INDICATIVE ONLY. FINAL DESIGN TO BE COMPLETED ON SITE BY DRAINLAYER.

MOULDED ACRYLIC SHOWERS OR WET FLOOR TILED SHOWERS AS PER PLANS INSTALLED BY APPROVED INSTALLER TO MANUFACTURERS SPECS.

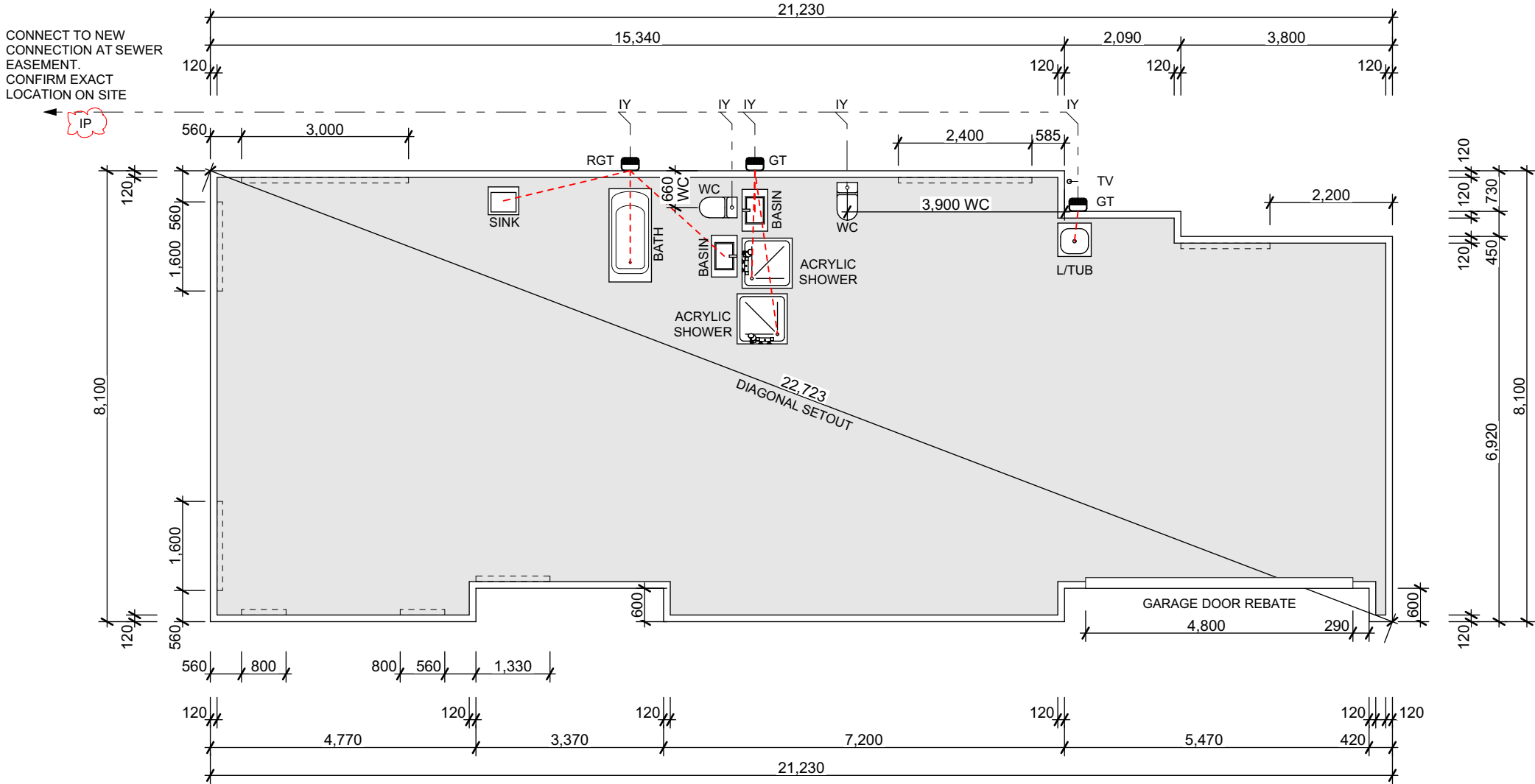
GRADES CONVERSION TABLE	
RATIO (V:H)	mm PER m
1 : 40	25mm PER m
1 : 60	16.6mm PER m
1 : 100	10mm PER m
1 : 120	8.5mm PER m

BOTH HOT AND COLD WATER SUPPLY PIPE MATERIAL TO BE POLYBUTYLEN

1 BACKFILL DETAILS



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.



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NEW PLYMOUTH

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Whalers Gate

NEW PLYMOUTH

FOUNDATION &
PLUMBING PLAN

PROJECT #: 20-70
SCALE: 1:100, 1:10
DRAWN BY: SE
ISSUED: 20/11/2020

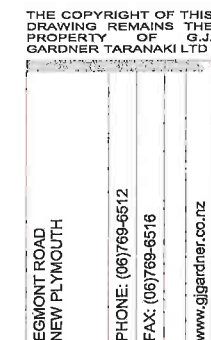
04

REVISION

C2

ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED BY CONTRACTOR BEFORE COMMENCEMENT OF WORK. CONTRACTOR TO REPORT ANY DISCREPANCY.

ECOPLY BRACING
PLYWOOD BRACING TO COMPLY
WITH THE LATEST ECOPLY BRACING
SPECIFICATION.



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BRACING CALCULATIONS				TABLE: Default		BRACING ALONG										BRACING ACROSS													
Location of Storey		Single	Wind Zone	High	Required		Provided							Achieved		Required		Provided							Achieved				
Room in Roof Space		No	Earthquake Zone	1	Line	W BU	EQ BU	Brace Type	W BU/m	EQ BU/m	Length m	Height m	Angle	W BU	EQ BU	Line	W BU	EQ BU	Brace Type	W BU/m	EQ BU/m	Length m	Height m	Angle	W BU	EQ BU			
Building Width (BW)		7.9m	Soil Class	D - Deep or Soft	A	314.9	314.9	A-1 EP1	95.0	105.0	1.2	2.4	-	109.3	120.8	M	117.9	117.9	M-1 EP1	120.0	135.0	2.4	2.4	-	288.0	324.0			
Building Length (BL)		21.0m						A-3 EP1	95.0	105.0	0.6	2.4	-	57.0	63.0	N	105.0	100.0	N-1 GS1-N	70.0	60.0	2.4	2.4	-	168.0	144.0			
Gross Floor Area (GFA)		153.38m²	W along	60.0BU/m				A-4 EP1	80.0	95.0	0.5	2.4	-	40.0	47.5				N-2 GS1-N	70.0	60.0	1.8	2.4	-	126.0	108.0			
Floor Height to Apex		5m	W along x BW	471.6BU				A-4 EP1	95.0	105.0	0.6	2.4	-	57.0	63.0	O	105.0	100.0	O-1 GS1-N	70.0	60.0	1.9	2.4	-	133.0	114.0			
Roof Height Above Eaves		3m	W across	60.0BU/m				A-5 BLP-H	135.0	135.0	0.4	2.4	-	54.0	54.0				O-2 GS1-N	70.0	60.0	3.0	2.4	-	210.0	180.0			
Roof Pitch		0 - 25°	W across x BL	1,259.4BU				A-6 BLP-H	135.0	135.0	0.4	2.4	-	54.0	54.0	P	105.0	100.0	P-1 GS1-N	50.0	55.0	0.9	2.4	-	45.0	49.5			
Roof Style		Hip																P-2 GS1-N	70.0	60.0	1.4	2.4	-	98.0	84.0				
Double Top Plate		Yes	EQ	4.5BU/m²	B	100.0	115.0	B-1 GS1-N	70.0	60.0	1.6	2.4	-	112.0	96.0														
Floor Load		2kPa	EQ x GFA	690.2BU				B-2 GS1-N	70.0	60.0	1.6	2.4	-	112.0	96.0	Q	105.0	100.0	Q-1 GS1-N	70.0	60.0	3.5	2.4	-	245.0	210.0			
Cladding Weights:					C	314.9	314.9	C-1 EP1	95.0	105.0	0.8	2.4	-	76.0	84.0				Q-2 GS1-N	70.0	60.0	2.2	2.4	-	154.0	132.0			
- Subfloor		Concrete Floor						C-2 EP1	120.0	135.0	1.2	2.4	-	144.0	162.0				Q-3 GS1-N	50.0	55.0	0.4	2.4	-	20.0	22.0			
- Wall		Heavy	Calculations based on NZS3604:2011					C-3 EP1	120.0	135.0	1.2	2.4	-	144.0	162.0	R	105.0	100.2	R-1 EP1	120.0	135.0	1.2	2.4	-	144.0	162.0			
- Roof		Light						C-4 EP1	120.0	135.0	1.2	2.4	-	144.0	162.0				R-2 EP1	120.0	135.0	1.2	2.4	-	144.0	162.0			
Total												Achieved	1,103.3	1,164.3	Total												Achieved	1,775.0	1,691.5
												Required	471.6	690.2													Required	1,259.4	690.2

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05

PROJECT #:	20-7
SCALE:	1"=1'
DRAWN BY:	S
ISSUED:	4/05/2007

05

C4

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3.3 ECOPLY® BRACING SPECIFICATION - EPI

Table 10: Singled Sided Structural Plywood Brace

Specification No.	Minimum Wall Length	Lining Requirements	BU's/m Wind	BU's/m Earthquake
EPI_0.4	0.4 m	Ecoply one side	80	95
EPI_0.6	0.6 m	Ecoply one side	95	105
EPI_1.2	1.2 m	Ecoply one side	120	135

Framing

Wall framing must comply with:

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

Framing dimensions and height are as determined by the NZS 3604 stud and top plate tables for load bearing and non load bearing walls. Kiln dried verified structural grade timber must be used. Machine stress graded timber, such as Laserframe® of SG8 stress grade minimum, is recommended.

Bottom plate fixing

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

Lining

One layer of 7 mm, 9 mm or 12 mm Ecoply plywood fixed directly to framing. If part sheets are used, ensure nailing at required centres is carried out around the perimeter of each sheet or part sheet. A 2-3 mm expansion gap should be left between sheets.

Fastening the Ecoply® panels

Fasten with 50 x 2.8 mm hot dipped galvanised or stainless steel flat head nails for direct fix. Place fasteners no less than 7 mm or 3 fastener diameters from sheet edges. Screws cannot be used. Power driven nails are suitable. Do not overdrive, nails must be full round head.

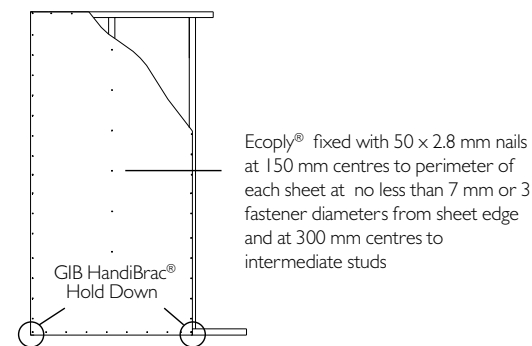
Fasteners for H3.2 CCA treated Ecoply® panels

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

In certain circumstances stainless steel fasteners may be required. Refer to Table 8 of the Ecoply Specification and Installation Guide for these circumstances and further fastener selection advice. Where stainless steel nails are required, annular grooved nails must be used.

Fastening centres

Fasteners are placed at 150 mm centres around the perimeter of each sheet and 300 mm centres to intermediate studs. Where more than one sheet forms the brace element each sheet must be nailed off independently.



Ecoply® Bracing Systems are designed to meet the requirements of the NZBC and have been tested and analysed using the P21 method referenced in NZS 3604:2011 listed as an acceptable solution B1/AS1 Structure. Testing was carried out using Ecoply manufactured by Carter

Holt Harvey and SG8 timber framing, and GIB® products manufactured by Winstone Wallboards Ltd. Substituting materials may compromise performance of the system. GIB® and GIB Handibrac® are registered trade marks of Fletcher Building Holdings Ltd.

SEPTEMBER 2015



SYSTEM SPECIFICATIONS

GIB EzyBrace® Systems specification GS1-N

Specification code	Minimum length (m)	Lining requirement
GS1-N	0.4	Any 10mm or 13mm GIB® Standard plasterboard to one side only

WALL FRAMING

Wall framing to comply with;

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

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

BOTTOM PLATE FIXING

Timber floor

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

Concrete floor

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

External Wall Bracing Lines: In accordance with the requirements of NZS 3604:2011 for external wall bottom plate fixing.

WALL LINING

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

PERMITTED ALTERNATIVES

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

FASTENING THE LINING

Fasteners

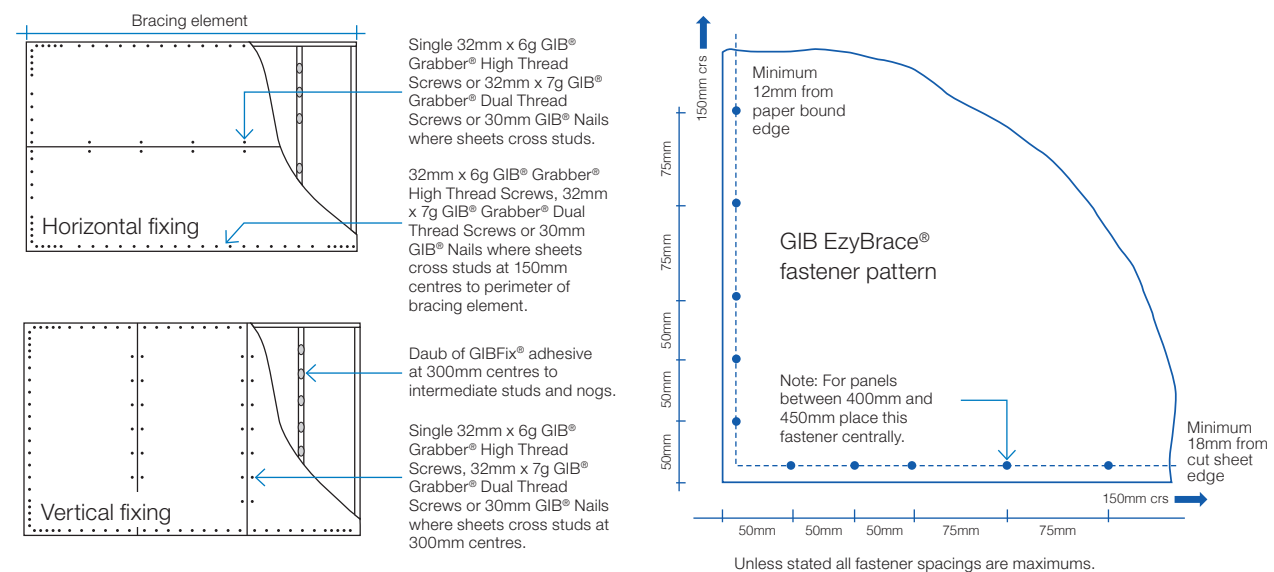
32mm x 6g GIB® Grabber® High Thread Screws, 32mm x 7g GIB® Grabber® Dual Thread Screws or 30mm GIB® Nails. If using the GIBFix® Angle use only 32mm x 7g GIB® Grabber® Dual Thread Screws.

Fastener centres

50,100,150, 225, 300mm maximum from each corner and 150mm thereafter around the perimeter of the bracing element. For vertically fixed sheets place fasteners at 300mm maximum centres to intermediate sheet joints. For horizontally fixed sheets place single fasteners to the sheet edge where it crosses the stud. Use daubs of GIBFix® adhesive at 300mm maximum centres to intermediate studs. Place fasteners no closer than 12mm from paper bound sheet edges and 18mm from any sheet end or cut edge.

JOINTING

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



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

GIB EzyBrace® Systems specification BLP-H

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

WALL FRAMING

Wall framing to comply with;

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

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

BOTTOM PLATE FIXING

Timber floor

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

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

Concrete floor

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

WALL LINING

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

PERMITTED ALTERNATIVES

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

FASTENING THE LINING

Fasteners

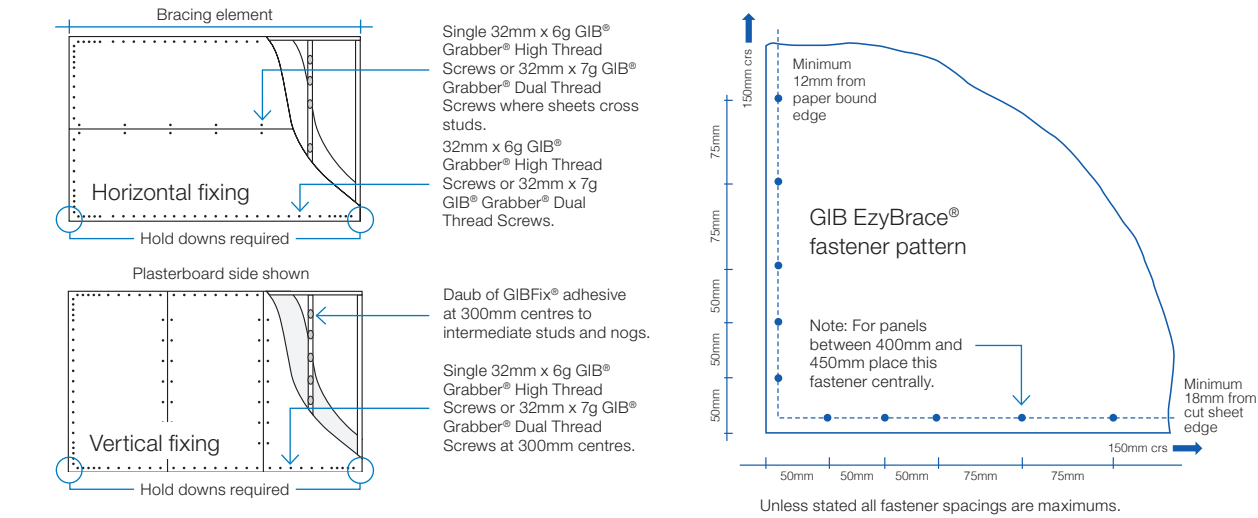
GIB Braceline® side: 32mm x 6g GIB® Grabber® High Thread Screws or 32mm x 7g GIB® Grabber® Dual Thread Screws. Plywood: 50 x 2.8mm Galv or Stainless steel annular grooved FH nails. If using the GIBFix® Framing System or if fastening through GIBFix® Angles use only 32mm x 7g GIB® Grabber® Dual Thread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

Fastener centres

GIB® Plasterboard side: 50,100,150, 225, 300mm from each corner and then 150mm thereafter around the perimeter of the bracing element. For vertically fixed sheets place fasteners at 300mm centres to the intermediate sheet joints. For horizontally fixed sheets place single fasteners to the sheet edge where it crosses the stud. Use daubs of GIBFix® adhesive at 300mm centres to intermediate studs. Place fasteners no closer than 12mm from paper bound sheet edges and 18mm from any sheet end or cut edge. Plywood side: 150mm centres to the perimeter of each sheet. GIB® corner fastener pattern does not apply to the plywood side. 300mm centres to intermediate studs.

JOINTING

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



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

SHEET		BRACE DETAILS	
PROJECT #:		20-70	
SCALE:		SE	
DRAWN BY:		30/09/2020	
ISSUED:		07	
REVISION		C1	
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED BY CONTRACTOR BEFORE COMMENCEMENT OF WORK. CONTRACTOR TO REPORT ANY DISCREPANCY.			



Timber framing

General framing requirements such as grade, spacings and installation shall comply with the provisions of NZS 3604:2011. To achieve the published bracing performance the minimum actual framing dimensions are 90 x 45mm for external walls and 70 x 45mm for internal walls.

As a minimum the use of Kiln Dried Stress Graded timber for all wall, roof and mid-floor framing members is recommended.

GIBFix® Framing System (alternative layout)

Practices recommended as part of the GIBFix® Framing System aim to increase timber framing efficiencies, reduce reliance on unnecessary framing at wall junctions and minimise surface imperfections that commonly arise from constructing plasterboard junctions over multiple timber members. GIBFix® Angles fixed to a single timber framing member are introduced to tie together plasterboard junctions, improving seismic resilience and decrease the risk of future defects due to timber movement. The GIBFix® Framing System can be used in conjunction with the GIB EzyBrace® System.

Note: GIBFix® Angles and 32mm x 7g GIB® Grabber® Dual Thread Screws may also be used in traditional wall framing layouts and in GIB EzyBrace® Systems.

When the GIBFix® Framing System is used a minimum of 2 equally spaced nogs for walls between 2.4m and 3m in height are required at corners and wall junctions.

When used in GIB EzyBrace® systems GIBFix® Angles must run from top to bottom on all applicable studs. If 2 GIBFix® Angles are required on a stud they must be overlapped by a minimum of 300mm with 2/32mm 7g GIB® Grabber® Dual Thread Screws penetrating through both GIBFix® Angles.

For full specification details refer to GIBFix® Framing System literature available at gib.co.nz/gibfix.

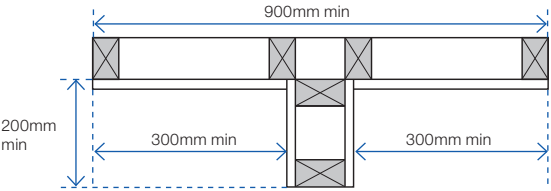
Guidelines for intersection walls

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

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

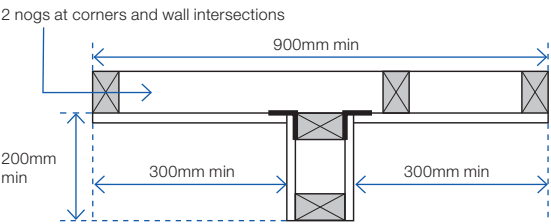
When fixing part sheets of GIB® plasterboard to the side of a T-junction, a minimum width of 300mm applies for bracing elements. See figures 12 and 13.

FIGURE 12: WALL INTERSECTION (TRADITIONAL WALL FRAMING)



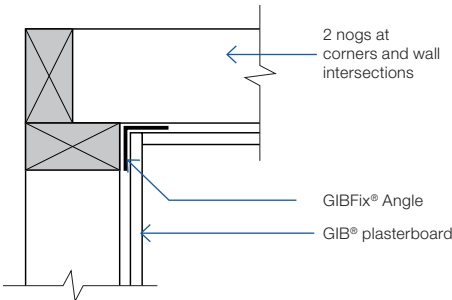
GEB002

FIGURE 13: WALL INTERSECTION (GIBFIX® FRAMING SYSTEM)



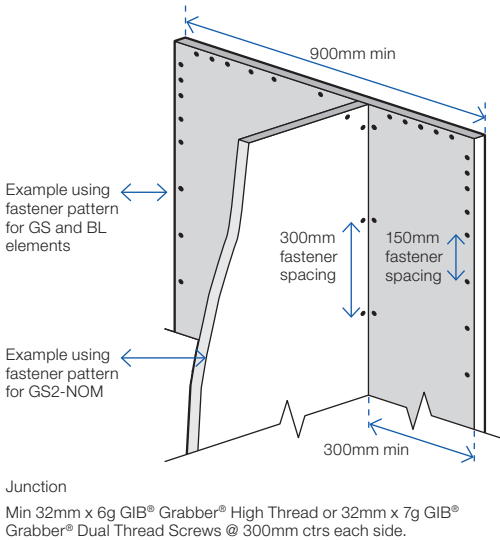
GEB003

FIGURE 14: CORNER INTERSECTION (GIBFIX® FRAMING SYSTEM)



GFS001

FIGURE 15: WALL INTERSECTION FASTENER PLACEMENT

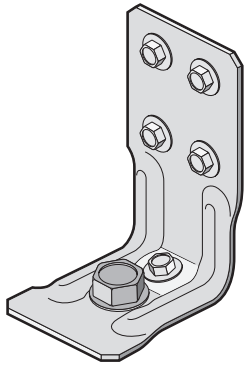


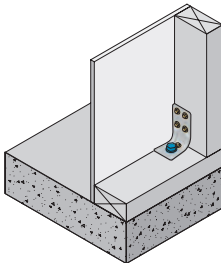
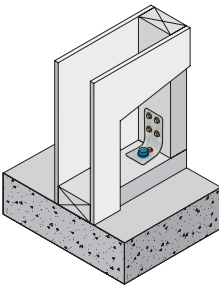
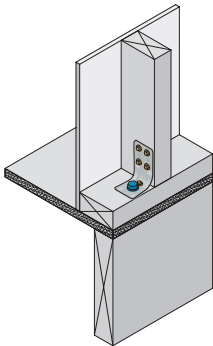
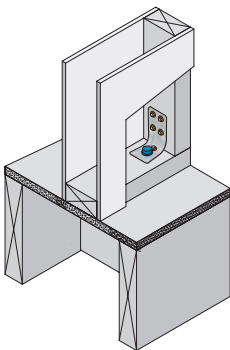
GIB HandiBrac® installation

Developed in conjunction with MiTek™, the GIB HandiBrac® has been designed and tested by Winstone Wallboards for use in GIB EzyBrace® elements that require hold-downs. The GIB HandiBrac® is a substitute for bottom plate hold-down straps.

- Quick and easy to fit.
- May be fitted at any stage before lining.
- Framing face is clear to allow flush lining.
- Easily inspected.

The GIB HandiBrac® with BOWMAC® blue head screw bolt is suitable for timber and concrete floors constructed in accordance with NZS 3604:2011.



Concrete floor		Timber floor	
External walls	Internal walls	External walls	Internal walls
			
GEB009	GEB010	GEB011	GEB012
Position GIB HandiBrac® as close as practicable to the internal edge of the bottom plate.		Position GIB HandiBrac® flush with the outside stud face, as close as practicable to the centre of the boundary joist.	
Position GIB HandiBrac® at the stud/plate junction and at mid-width of plate.		Position GIB HandiBrac® in the centre of floor joist or full depth solid block.	
Hold-down fastener requirements			
A mechanical fastening with a minimum characteristic uplift capacity of 15kN or use supplied BT10/140 screwbolt in GIB HandiBrac® pack.		12 x 150mm galvanised coach screw or use supplied BT10/140 screwbolt in GIB HandiBrac® pack.	

FRAMING NOTES

EXTERIOR TIMBER
EXPOSED EXTERIOR TIMBER ABOVE GROUND TO BE H3.2 TREATED.
EXTERIOR TIMBER POSTS NOT IN GROUND TO BE H4 TREATED.
EXTERIOR POSTS IN GROUND TO BE H5 TREATED.

TRUSS NOTES

GANGNAIL H1.2 ROOF TRUSSES @ 900CRS TO ROOF MANUFACTURES DESIGN.

REFER TO ATTACHED ROOF MANUFACTURES TRUSS FRAMING PLAN.

LINTEL AND STUD FIXINGS ARE TO MITEK LUMBERLOK AND NZS3604:2011 ATTACHED DETAILS.

ROOF STORMWATER

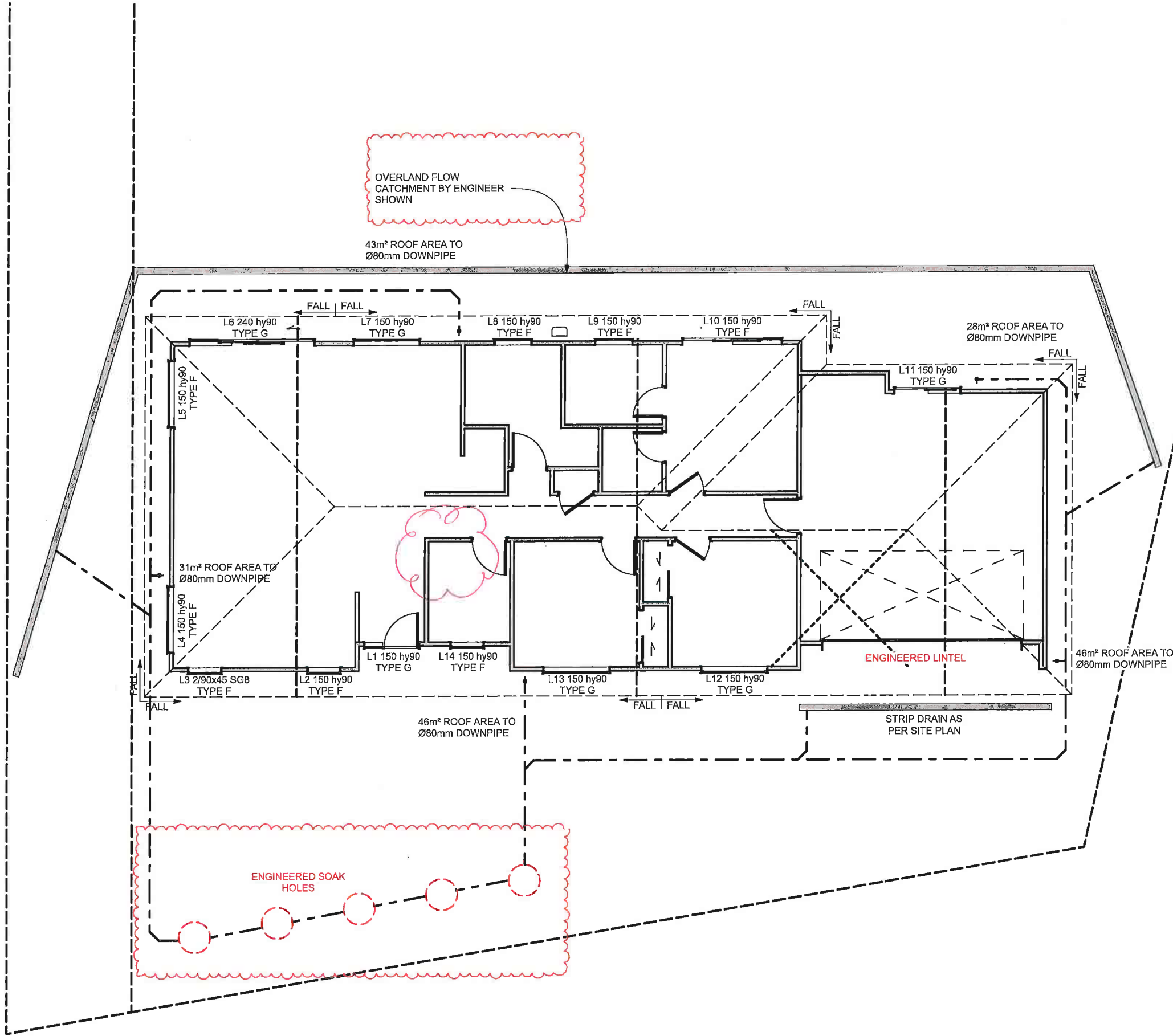
100Ø UPVC STORMWATER PIPE WITH 1:120 FALL.

ROOF BRACING

ROOF BRACING TO BE IN ACCORDANCE WITH NZS3604:2011 SECTION 10.3 AND 10.4

RIDGE LINE ROOF PLANES TO HAVE MINIMUM 3 HIP RAFTERS OR VALLEY RAFTERS RUNNING FULL HEIGHT FROM RIDGE TO TOP PLATE OR 1 ROOF PLANE DIAGONAL CROSS BRACE FOR EACH PLANE OR EACH 50m² OR PART THERE OF.

ROOF PLANE BRACE
A DIAGONALLY OPPOSING PAIR OF CONTINUOUS STEEL STRIPS EACH HAVING A CAPACITY OF 4KN IN TENSION, FIXED TO EACH TOP CORD OR RAFTER THAT IS INTERSECTED AND TO THE TOP PLATE.



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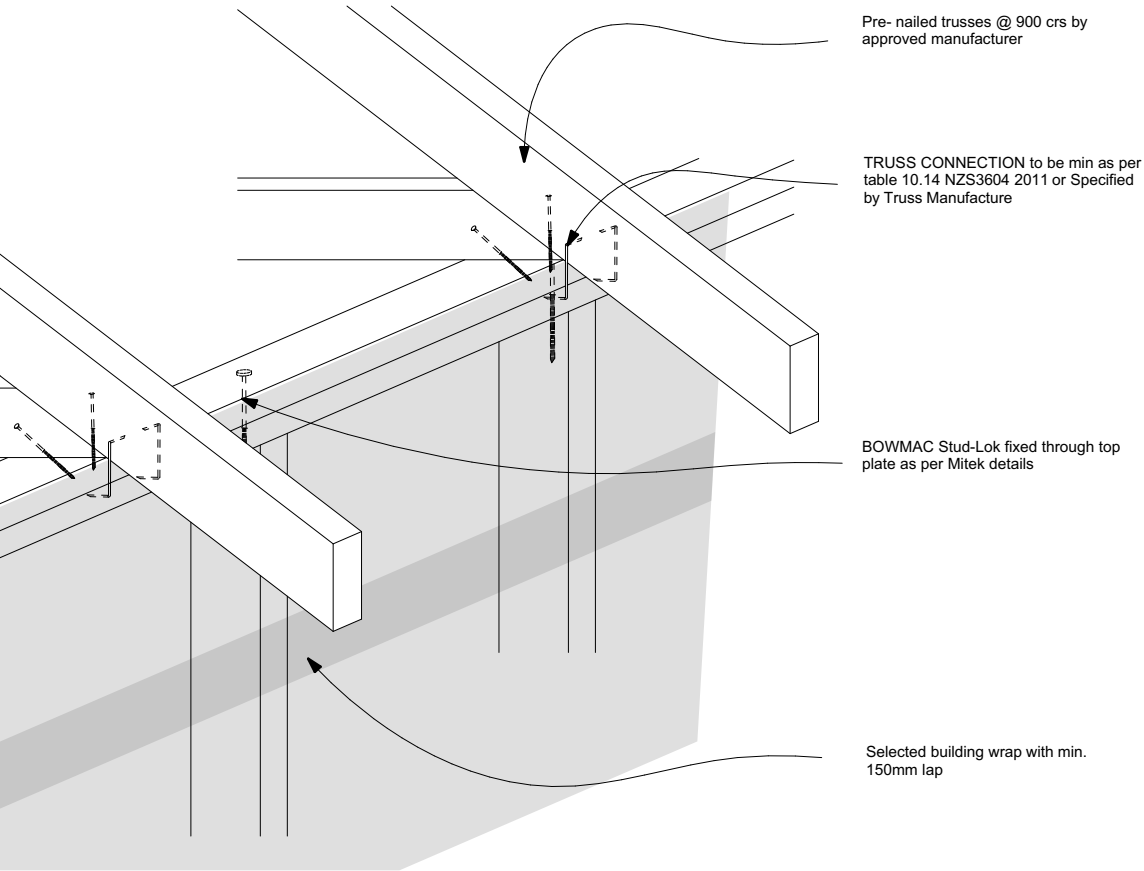
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SHEET		REVISION	
ROOF PLAN	PROJECT #:	20-70	09
	SCALE:	1:100	C4
	DRAWN BY:	SE	
	ISSUED:	4/05/2021	
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED BY CONTRACTOR BEFORE COMMENCEMENT OF WORK. CONTRACTOR TO REPORT ANY DISCREPANCY.			

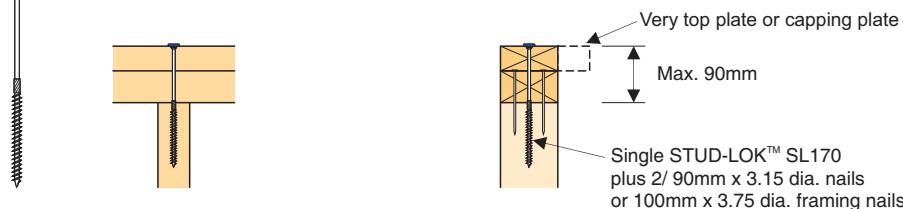


STUD-LOK™

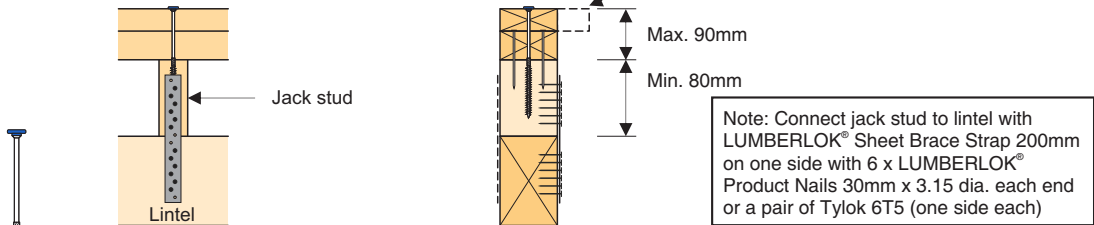
Provides a solution for top plate to stud fixings for residential timber frame buildings

- NOTE:**
- ★ Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist lateral loads.
 - ★ The STUD-LOK™ connections assume that the correct choice of rafter/truss fixings have been made.
 - ★ Wall framing arrangements under girder trusses are not covered in this schedule.
 - ★ All timber selections are as per NZS 3604:2011 and include LVL8 timber grades.

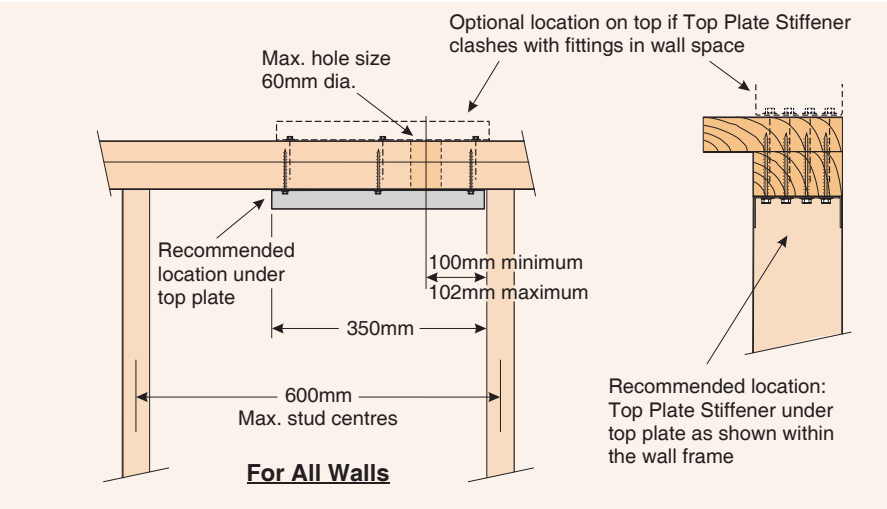
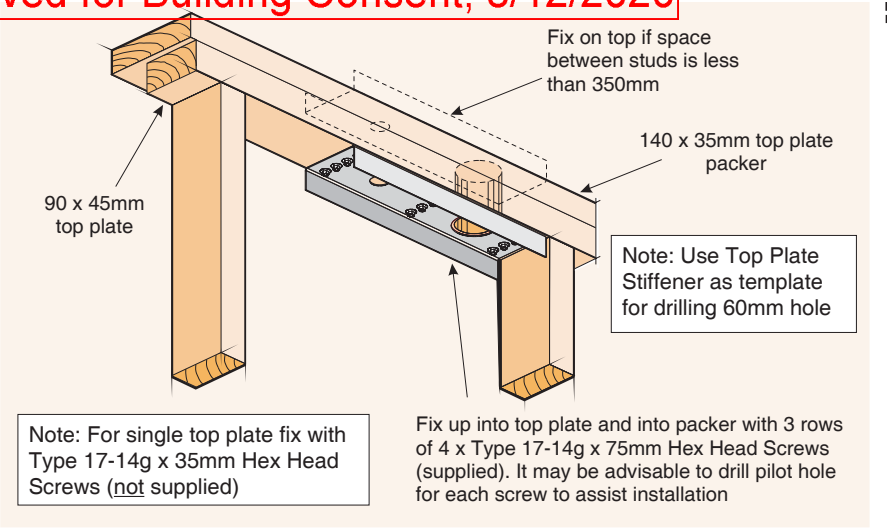
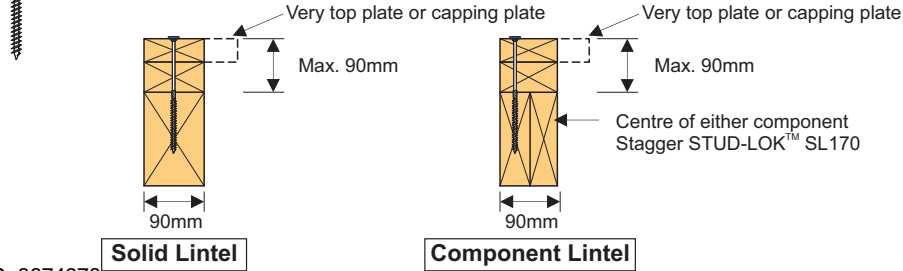
Fixing through very top plate or capping plate to studs



Fixing through very top plate or capping plate to lintel with jack stud arrangement



Fixing through very top plate or capping plate with lintels directly under top plate



Code: TPS

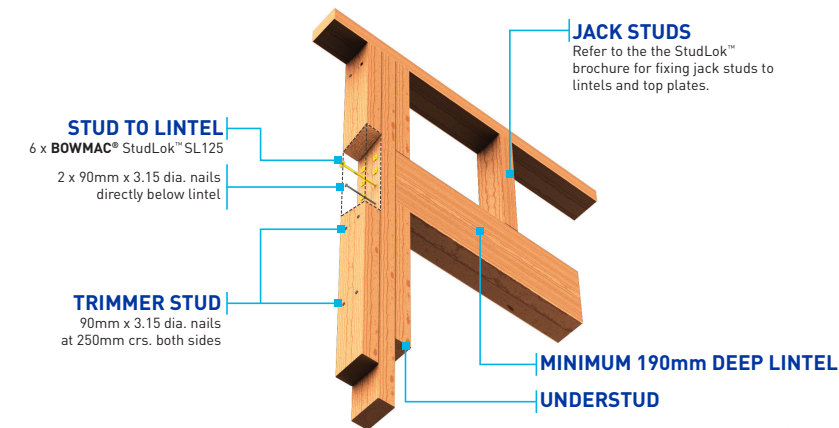
Material: 1.55mm G300 Z275 Galvanised Steel

Packed: 8 x Top Plate Stiffeners per Carton
100 x Type 17-14g x 75mm Hex Head Galvanised Screws

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

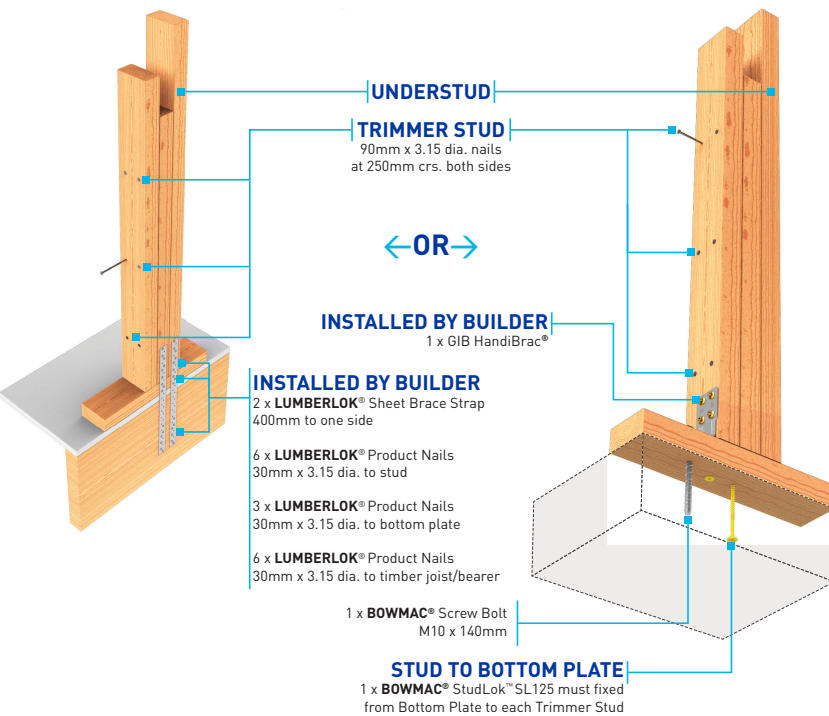
Truss spacing (mm)	Fixing type														
	Light roofs										Heavy roofs				
	900					1200					900				
Wind zone	L	M	H	VH	EH	L	M	H	VH	EH	L	M	H	VH	EH
Loaded dimension of support (m)															
3.0	E	E	E	E	F	E	E	E	F	F	E	E	E	E	E
3.5	E	E	E	F	F	E	E	E	F	SED	E	E	E	E	E
4.0	E	E	E	F	F	E	E	F	SED	SED	E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

Type H 13.5kN



Document Set ID: 8674978
Version: 1, Version Date: 01/12/2021

MiTek®



Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011
BOWMAC® Screw Bolt M10 x 140mm into concrete floor or timber joist/bearer

MiTek®



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BC20/127440 NPDC Approved for Building Consent, 8/12/2020

<u>SITE COVERAGE</u>	
BUILDING TOTAL	164.89m ²
SITE TOTAL	1027m ²
SITE COVERAGE	16.05 %

LEGAL DESCRIPTION

Lot 5
DP 528541

6 Mangaotuku Lane
Whalers Gate

New Plymouth

COUNCIL INFORMATION

LOCAL AUTHORITY
- NPDC
ZONE
- RESIDENTIAL 'A'

ZONE INFORMATION

CORROSION ZONE	ZONE C
WIND ZONE	HIGH
EARTHQUAKE ZONE	ZONE 1

GENERAL

ALL CONSTRUCTION TO COMPLY WITH NZ
BUILDING CODE/ APPROVED DOCUMENTS
AND MEANS OF COMPLIANCE, INC NZS 3604
2011
ALL DIMENSIONS AND LEVELS ARE TO BE
CHECKED BY CONTRACTOR BEFORE
COMMENCEMENT OF WORK. CONTRACTOR
TO REPORT ANY DISCREPANCY.

ENTRY STEP
ALL ENTRY STEP AND NON-SLIP TO BE
BROOMED CONCRETE TO CLASS 5OR 6,
EXPOSED CRUSHED AGGREGATE, OR WOOD
FLOAT FINISHED TO CLASS U2 AS PER
D1/AS1 TABLE 2
MAX 190MM STEP TO ENTRY.

SAFETY IN CONSTRUCTION
THE CONTRACTOR SHALL COMPLY WITH ALL ASPECTS OF THE CONSTRUCTION ACT AND SUBSEQUENT AMENDMENTS AND TAKE EVERY POSSIBLE SAFETY PRECAUTION.

HEALTH & SAFETY
COMPLY WITH THE REQUIREMENTS OF THE
HEALTH & SAFETY IN EMPLOYMENT ACT TO
MAINTAIN A SAFE BUILDING SITE AT ALL
TIMES. IDENTIFY ANY EXISTING HAZARDOUS
MATERIAL (EG ASPHESTOS) PRIOR TO
STARTING WORK. LIAISE WITH OWNER FOR
SENSIBLE MEANS OF DISPOSAL.

CONTRACTORS RESPONSIBILITIES
THE CONTRACTOR SHALL DO THE SETTING
OUT OF ALL WORKS AND SHALL BE
RESPONSIBLE FOR IT'S ACCURACY AND
MUST AMMEND ANY ERRORS.
VERIFY ALL DIMENSIONS ON SITE BEFORE
COMMENCING WORK AND REPORT ANY
DISCREPANCIES TO THE DESIGNER.
FIGURED DIMENSIONS ARE TO BE
FOLLOWED IN PREFERENCE TO SCALED
DIMENSIONS.

HAZARD MANAGEMENT TEMPORARY SITE FENCING
IF A WORK-SITE IS NOT COMPLETELY ENCLOSED AND UNAUTHORISED ENTRY BY CHILDREN IS LIKELY, IT IS ACCEPTABLE FOR SPECIFIC HAZARDS TO BE FENCED ONLY WHEN WORKERS ARE ABSENT FROM THE IMMEDIATE VICINITY.

WHERE THE POTENTIAL HAZARD AT A WORK-SITE MAKES A SAFETY BARRIER NECESSARY, A BARRIER COMPLYING WITH TABLE 1 IS AN ACCEPTABLE SOLUTION.

SITE FENCES AND HOARDINGS
FENCES AND HOARDINGS SHALL EXTEND AT
LEAST 2.0 M IN HEIGHT FROM GROUND
LEVEL ON THE SIDE ACCESSIBLE TO THE
PUBLIC.

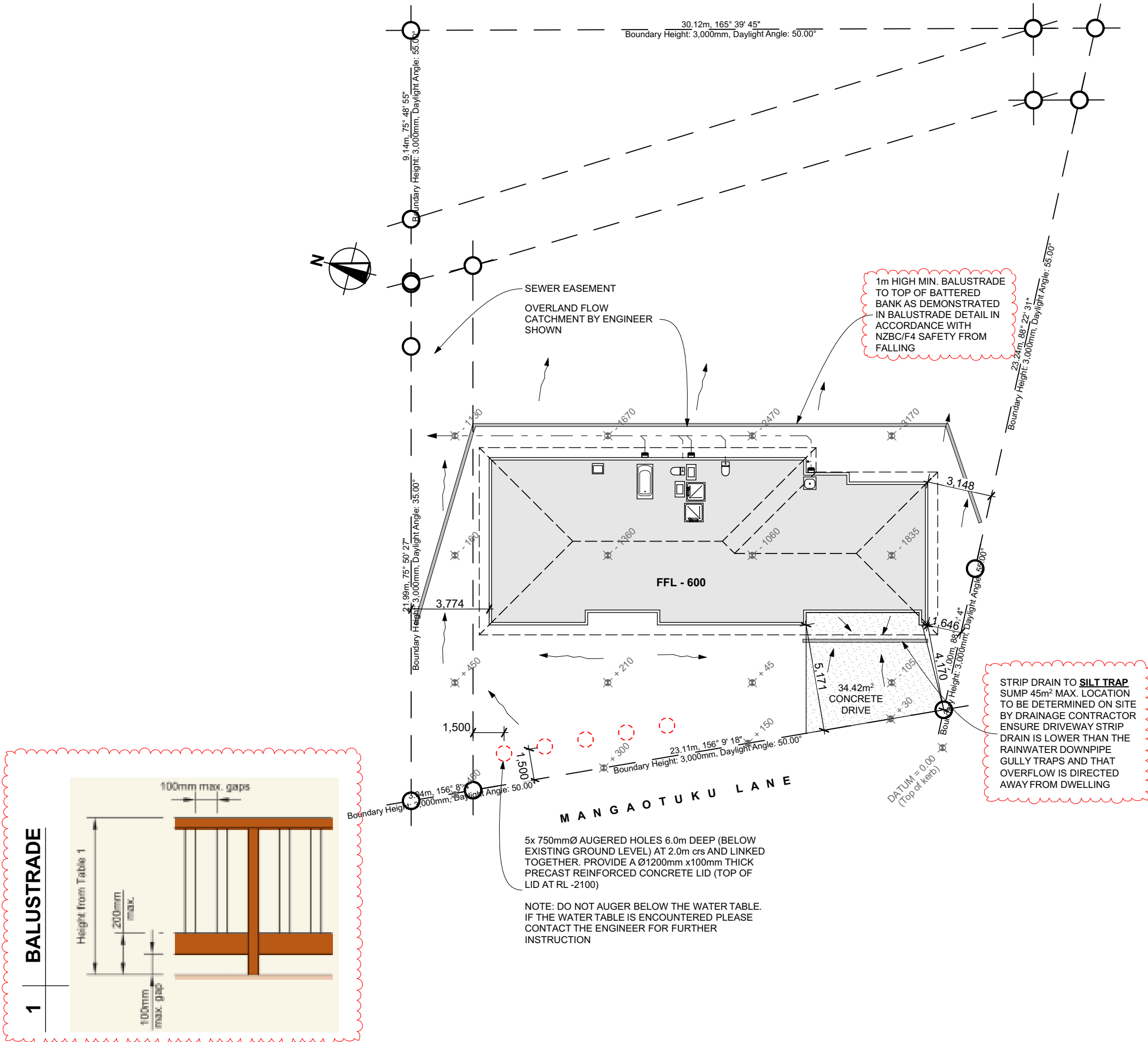
SEDIMENT CONTROL

ADEQUATE STEPS MUST BE UNDERTAKEN
FOR THE CONTROL OF STORMWATER AND
SEDIMENT DURING CONSTRUCTION.
FAILURE TO COMPLY MAY LEAD TO
ENFORCEMENT ACTION BEING TAKEN
UNDER THE BUILDING ACT 2004

EARTHWORKS

FILL (approx. in-situ)	600m³
CUT (approx. in-situ)	380m³

TOTAL CUT & FILL 980m³



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SHEET	SITE PLAN	
	PROJECT #:	20-70
	SCALE:	1:0.6667, 1:1, 1:200
	DRAWN BY:	SE
ISSUED:		7/12/2020

01

C2

ALL DIMENSIONS ARE TO BE
LEVELS ARE TO BE
CHECKED BY
CONTRACTOR BEFORE
COMMENCEMENT OF
WORK. CONTRACTOR TO
REPORT ANY
DISCREPANCY.

ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED BY CONTRACTOR BEFORE COMMENCEMENT OF WORK. CONTRACTOR TO REPORT ANY DISCREPANCY.

SUPER-STICK BUILDING TAPE® GUIDE



Where the SUPER-STICK Building Tape installation is subject to a building consent it should be undertaken or supervised by a Licensed Building Practitioner (LBP).

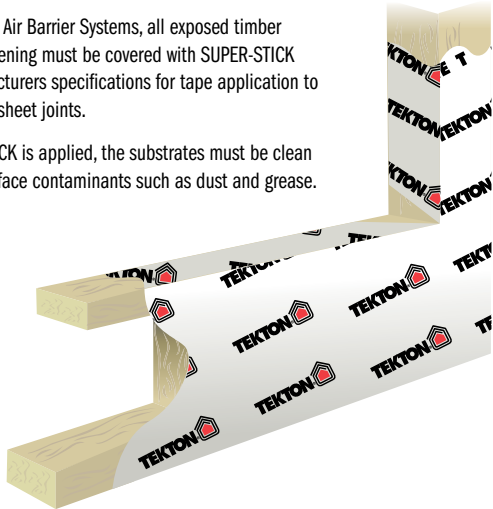
Preparation

The flexible building underlay must be installed in accordance with the manufacturer's specifications.

With proprietary Rigid Air Barrier Systems, all exposed timber around the joinery opening must be covered with SUPER-STICK Tape, refer to manufacturers specifications for tape application to joinery openings and sheet joints.

Before any SUPER-STICK is applied, the substrates must be clean and free from any surface contaminants such as dust and grease.

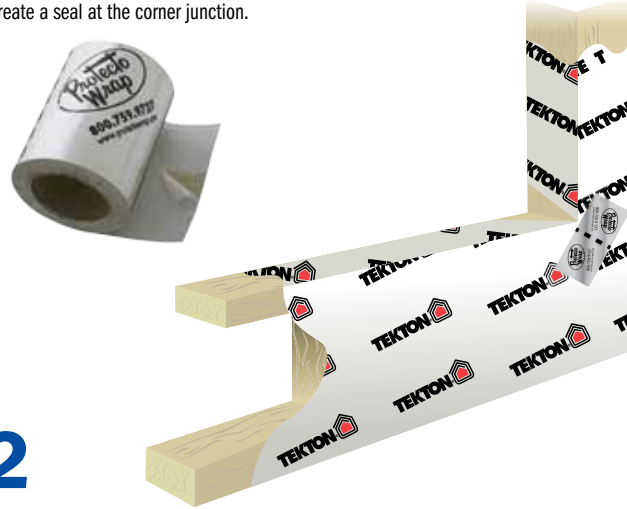
1



Jamb/Sill Butterfly application

Cut 4 strips of tape 150mm by 75mm. Apply 2 strips on the bottom corners at a 45 degree angle and overlapping the corner by 3mm to create a seal at the corner junction.

2

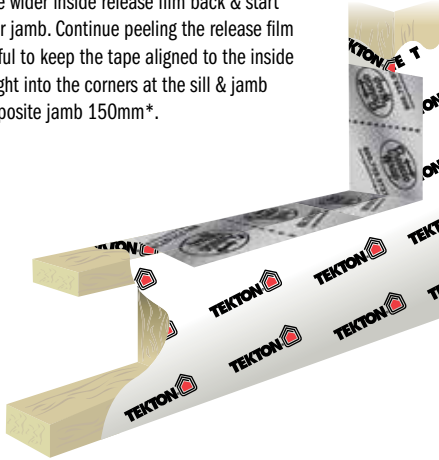


Sill Installation

Measure and cut a length of SUPER-STICK tape to the length of the sill + 300mm. The tape is installed flush with interior face of the opening & is applied along the entire length of the sill & 150mm up the jamb. Start by peeling 100mm of the wider inside release film back & start 150mm* up the window / door jamb. Continue peeling the release film as you move along being careful to keep the tape aligned to the inside edge of the sill and forming tight into the corners at the sill & jamb junctions. Run the tape up opposite jamb 150mm*.

*Note for ex 150mm framing increase height up jambs to 200mm with SUPER-STICK to get sufficient cover.

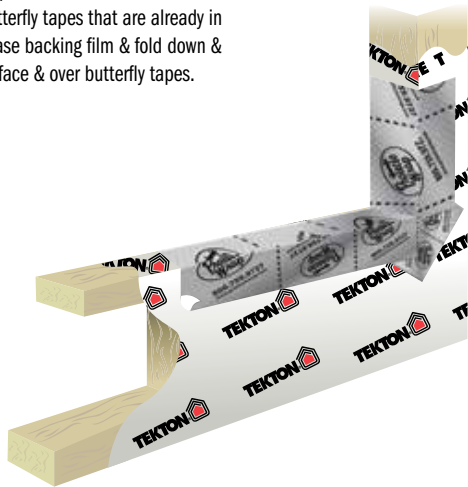
3



Sill installation stage 2

The overhanging tape is cut at the corners of the opening to allow the tape to be folded onto the face of the building wrap & butterfly tapes that are already in place. Peel off the release backing film & fold down & apply to building wrap face & over butterfly tapes.

4

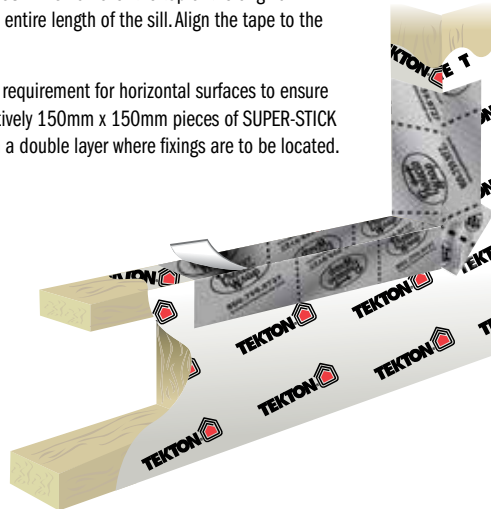


Sill & Nail Sealability

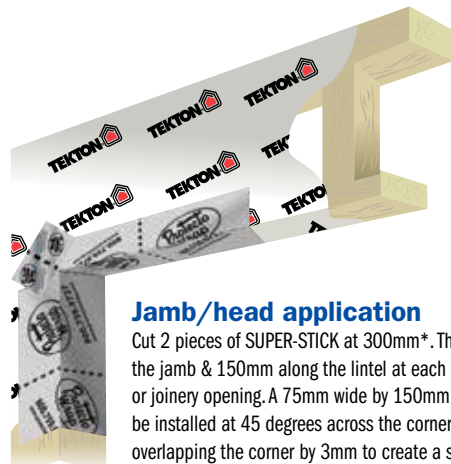
Apply a layer of 75mm SUPER-STICK over the top of the original flashing tape along the entire length of the sill. Align the tape to the outside face of the sill.

This is a Building Code requirement for horizontal surfaces to ensure nail sealability. Alternatively 150mm x 150mm pieces of SUPER-STICK maybe overlaid to form a double layer where fixings are to be located.

5



6



Jamb/head application

Cut 2 pieces of SUPER-STICK at 300mm*. The tape is installed 150mm down the jamb & 150mm along the lintel at each of the top corners of the window or joinery opening. A 75mm wide by 150mm long sealing butterfly tape must be installed at 45 degrees across the corner of the head/jamb junction overlapping the corner by 3mm to create a seal at the corner junction.

*Note for ex 150mm framing cut 2 pieces of SUPER-STICK at 400mm to get sufficient cover. When lapping SUPER-STICK, the lap must be a minimum of 100mm.

*Ensure all the tape is pressed firmly onto substrate to achieve adequate adhesion.

Install windows and doors using pairs of minimum 75 x 3.15 galvanized jolt head nails or 8 gauge x 65mm stainless screws, through reveals into surrounding framing at: a) Maximum 450mm centres along sills, jamb and heads, and b) maximum 150mm from reveal ends. Install packers between reveals and framing at all fixing points, except between head reveals and lintels. Refer to E2/AS1 9.1.10.8 Attachments for windows and doors

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SHEET JOINERY DETAILS

PROJECT #: 20-70

SCALE: NOT TO SCALE

DRAWN BY: SE

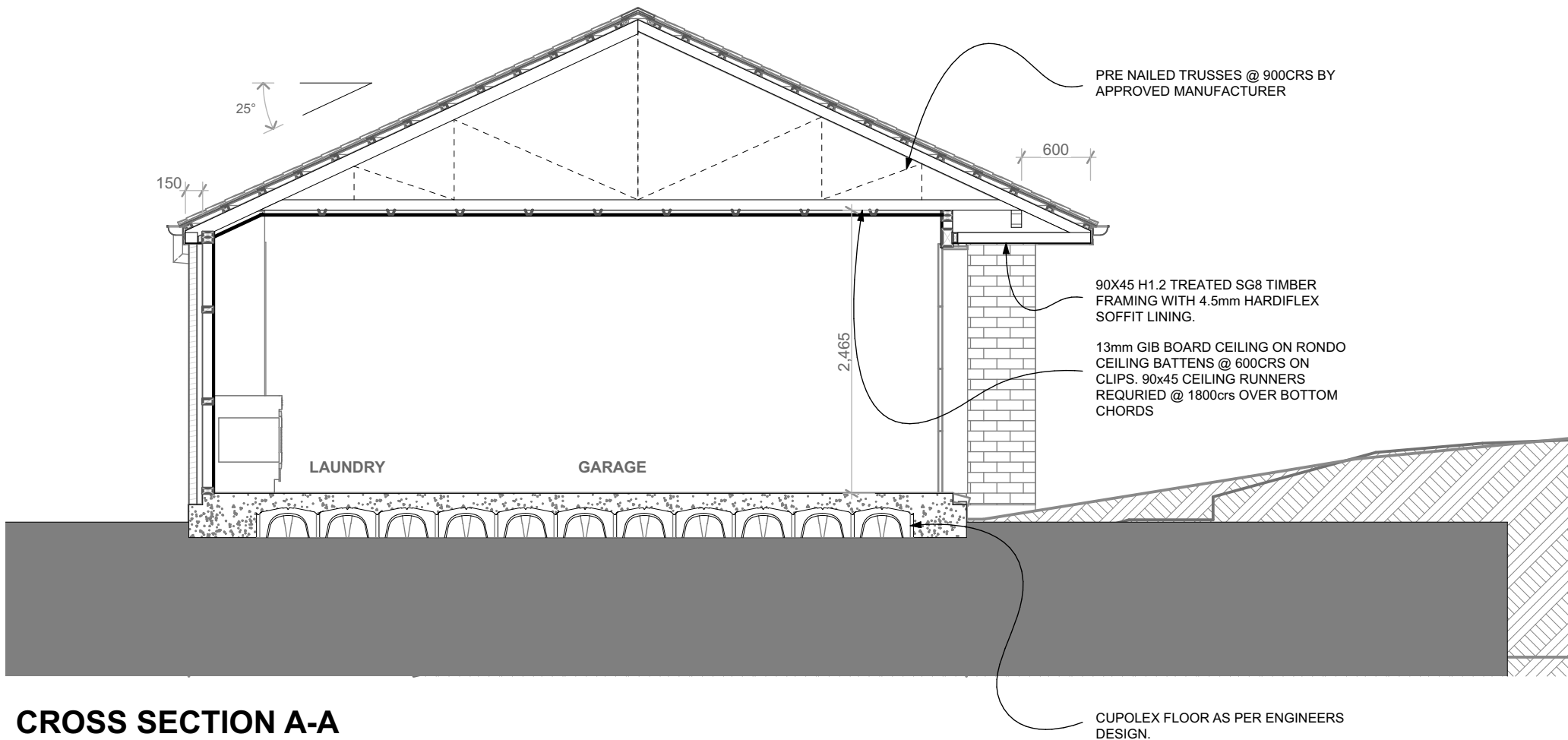
ISSUED: 30/09/2020

12

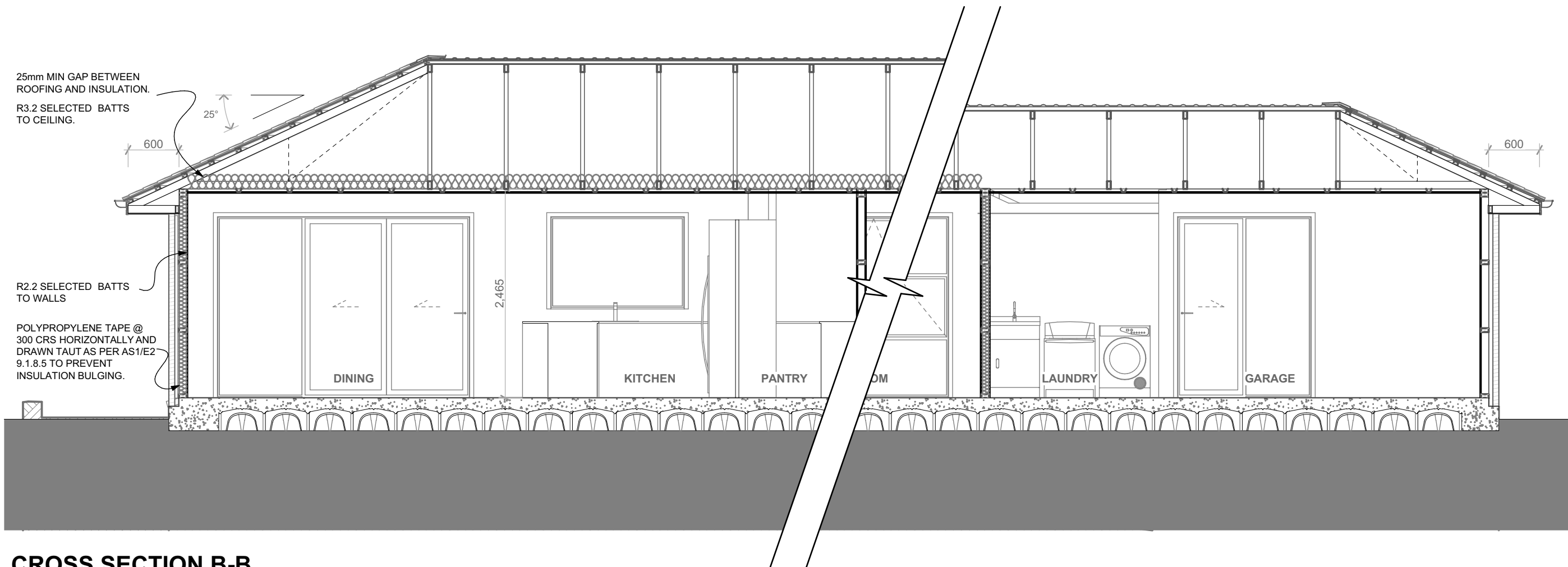
REVISION

C1

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CROSS SECTION A-A



CROSS SECTION B-B

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SHEET CROSS SECTIONS

PROJECT #: 20-70

SCALE: 1:50

DRAWN BY: SE

ISSUED: 30/09/2020

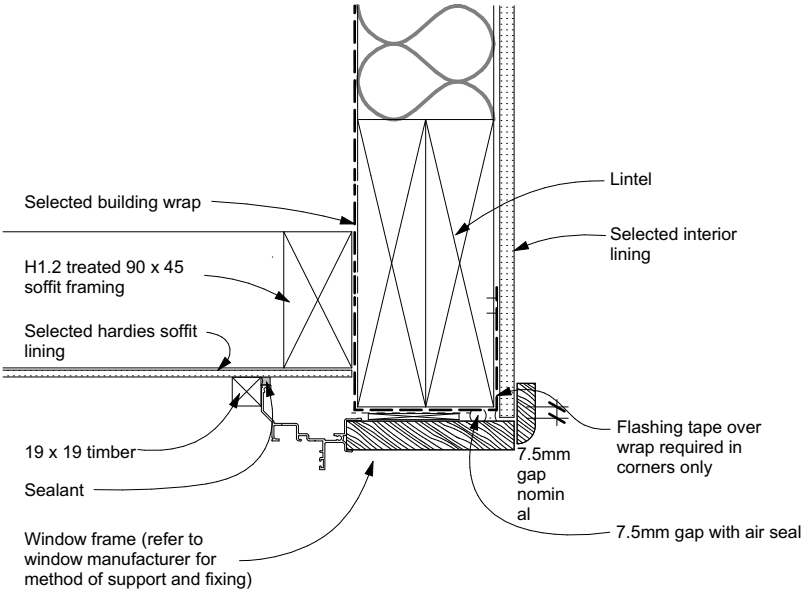
13

REVISION

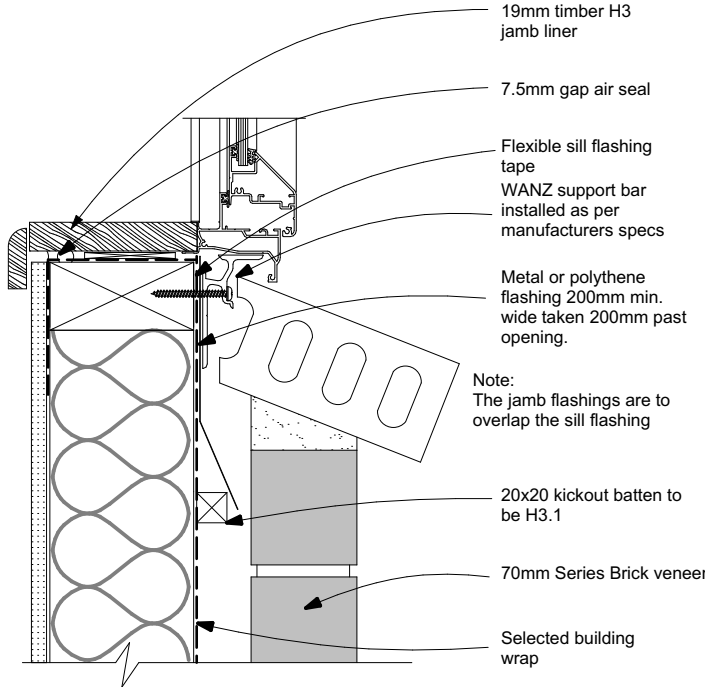
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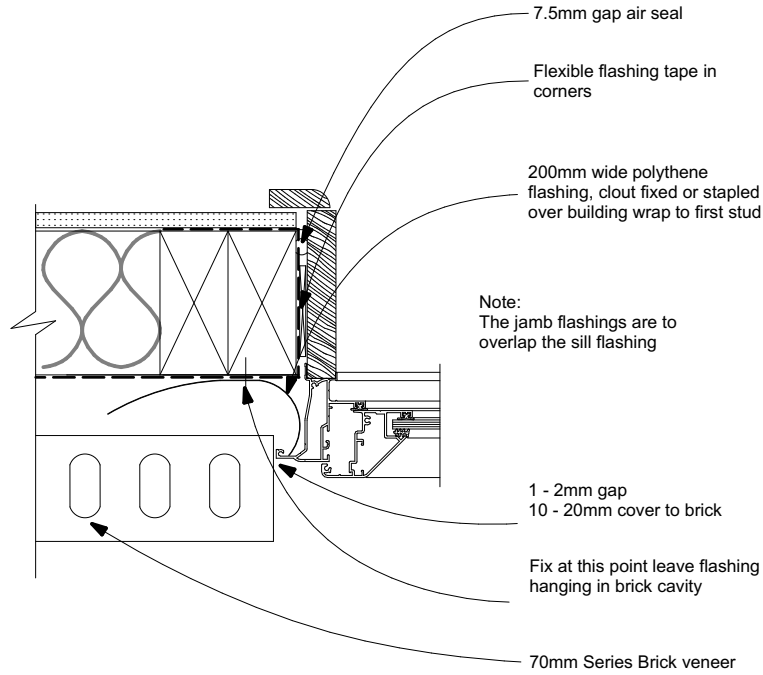
1 JOINERY HEAD SOFFIT



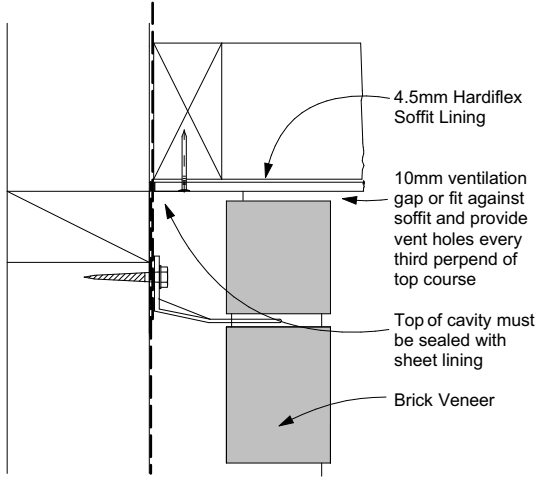
2 BRICK WINDOW SILL



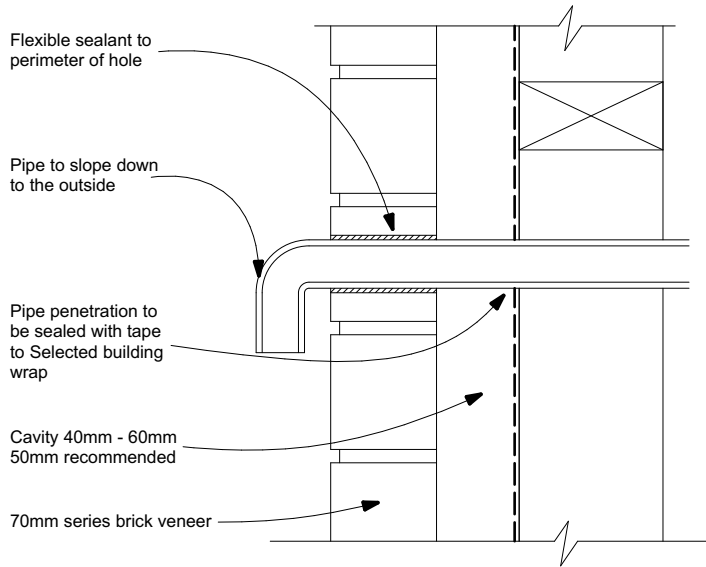
3 BRICK WINDOW JAMB



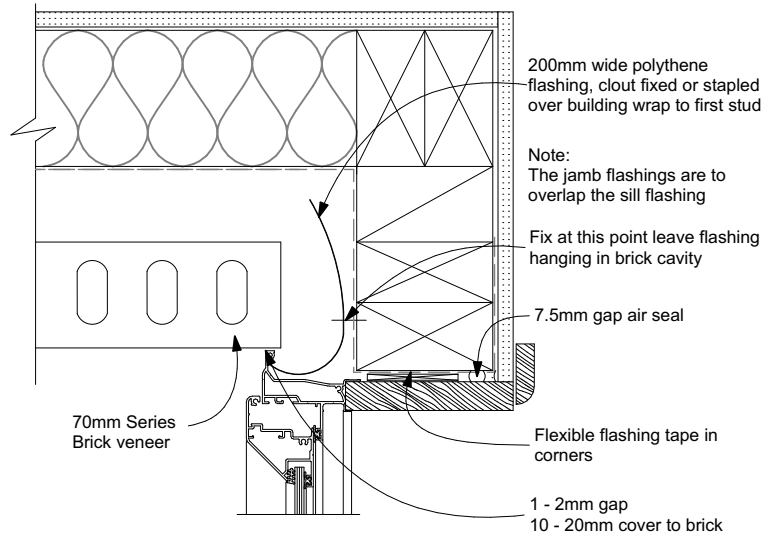
4 BRICK SOFFIT



5 BRICK PIPE PENETRATION



6 BRICK INTERNAL CORNER TO JAMB



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BRICK CLADDING
DETAILS

PROJECT #: 20-70

SCALE: 1:5

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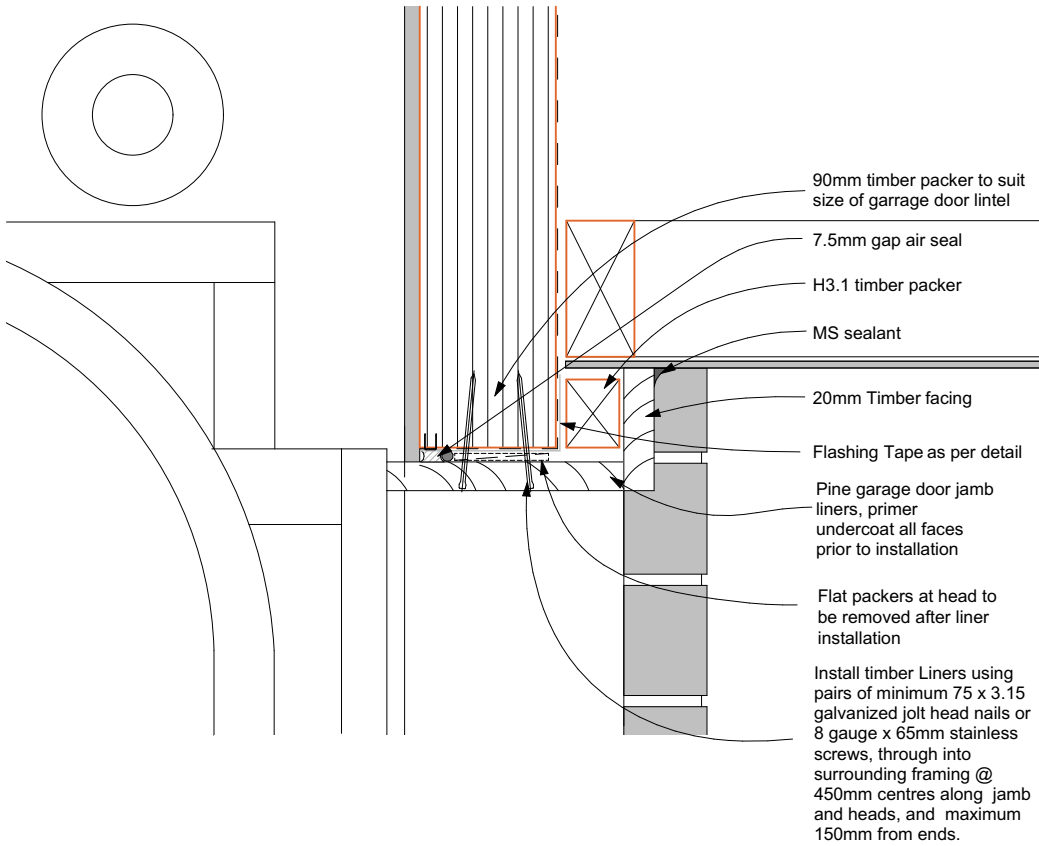
14

REVISION

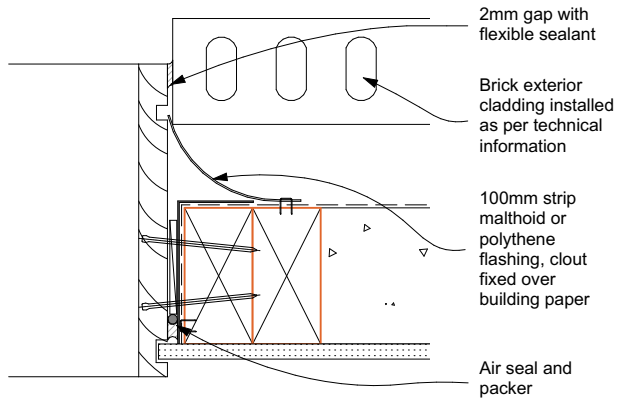
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1 GARAGE DOOR HEAD/SOFFT 1:5



2 GARAGE DOOR JAMB 1:5



3 GARAGE DOOR OPENINGS

Figure 65: Levels and garage openings
Paragraphs 9.1.3, 9.1.3.4, 9.2.5, Table 18

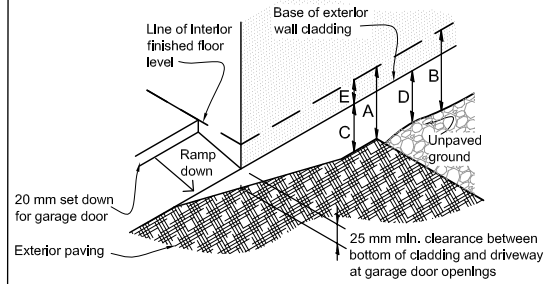
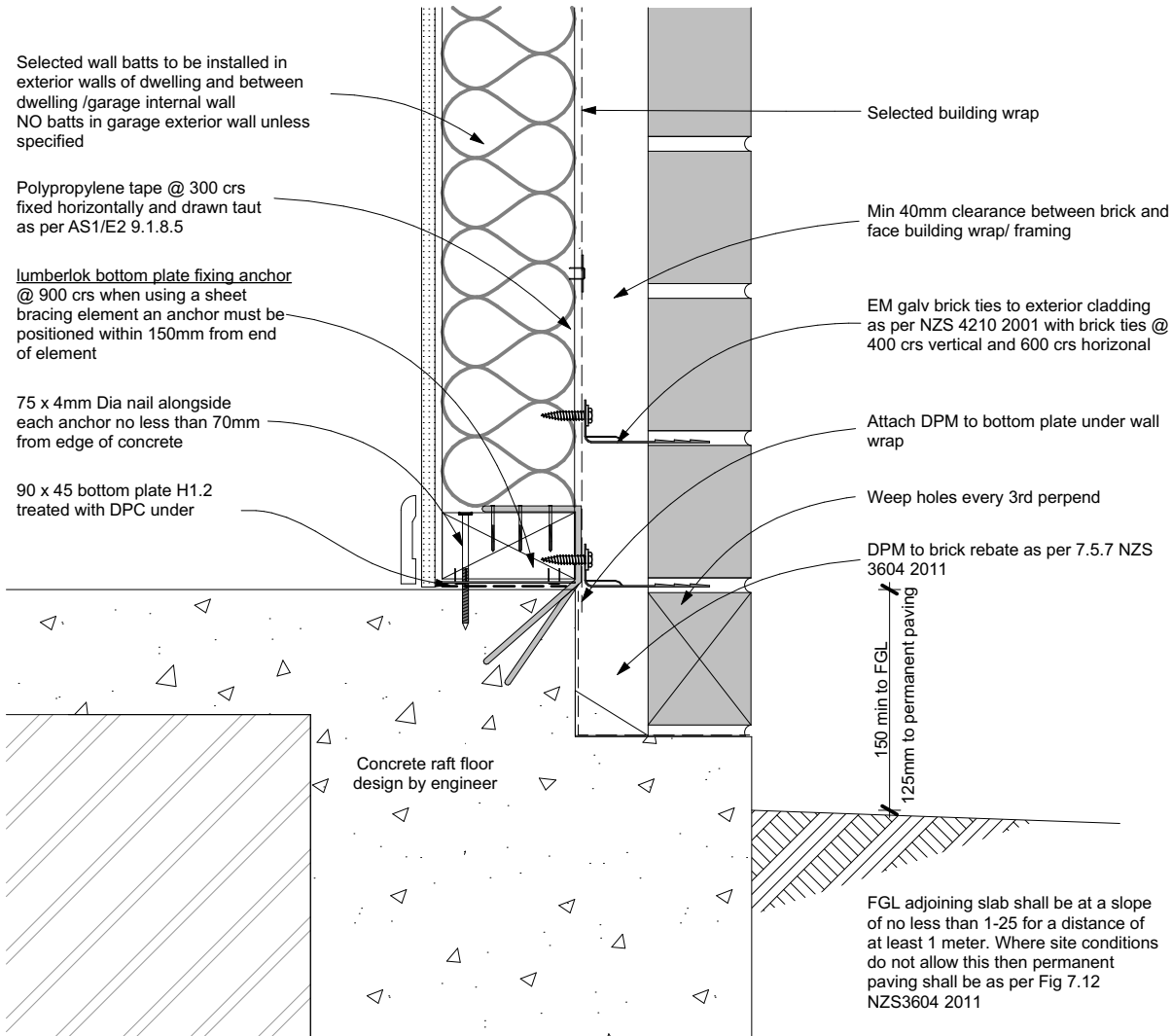


Table 18: Minimum clearances
Paragraphs 9.1.3, 9.1.3.1, 9.1.3.2, 9.1.3.3, 9.1.3.4, 9.1.3.5 and 9.2.7

Minimum clearances (mm)	Masonry veneer		Other claddings					
	A	B	A	B	C	D	E	
Concrete slab	100	150	150	225	100	175	50	
Timber floor	Refer Note 1)				100	175	502)	

NOTE: 1) Refer to NZS 3604 for requirements.
2) Cladding to extend minimum 50 mm below bearer or lowest part of timber floor framing.

4 BRICK FOOTING DETAIL 1:5



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SHEET BRICK CLADDING DETAILS

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SOFFIT DETAIL

1:5

1

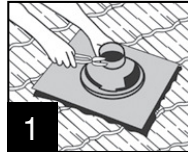
Dektite Aluminium

The best solution for stone chip and pressed metal tiles

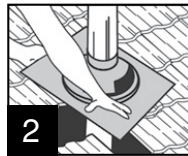
- ✓ The base is 99.9% pure grade aluminium making it strong, malleable and easy to install.
- ✓ Environmentally friendly, ideal where potable water is collected.
- ✓ The best solution for stone chip and pressed metal tiles.
- ✓ EPDM withstands temperatures from -50°C to 115°C and up to 150°C intermittently.

Code	Base (mm)	Pipe (mm)	Pitch	Colour
TFA 12-70	500 x 600	12-70	0-45°	BLACK (EPDM)
TFA 50-170	600 x 600	50-170	0-45°	
TFA 110-220	764 x 764	110-200	0-45°	
TFA 160-300	764 x 764	160-300	0-45°	
TFA 300-450	965 x 965	300-450	0-45°	

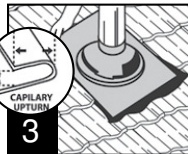
Installation Instructions:



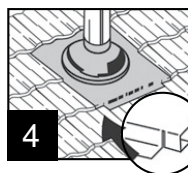
Trim Dektite cone to suit pipe size using sharp tin snips.



After lubricating the flue with water, slide Dektite down to the tile level.



Form an anti-capillary fold then place upper edge of base under up-stream tiles.



Dress base to profile, cut tabs on the bottom corners and fold under to stop wind lift.



- Pre-named trusses @ 900 crs by approved manufacturer
- Selected roofing underlay by roofer installed as per manufacturers specs
- Metal tile roofing installed as per manufacturers specs
- 50 x 40 battens @ 370mm crs max fix with 2 / 90 x 3.15 gun nail

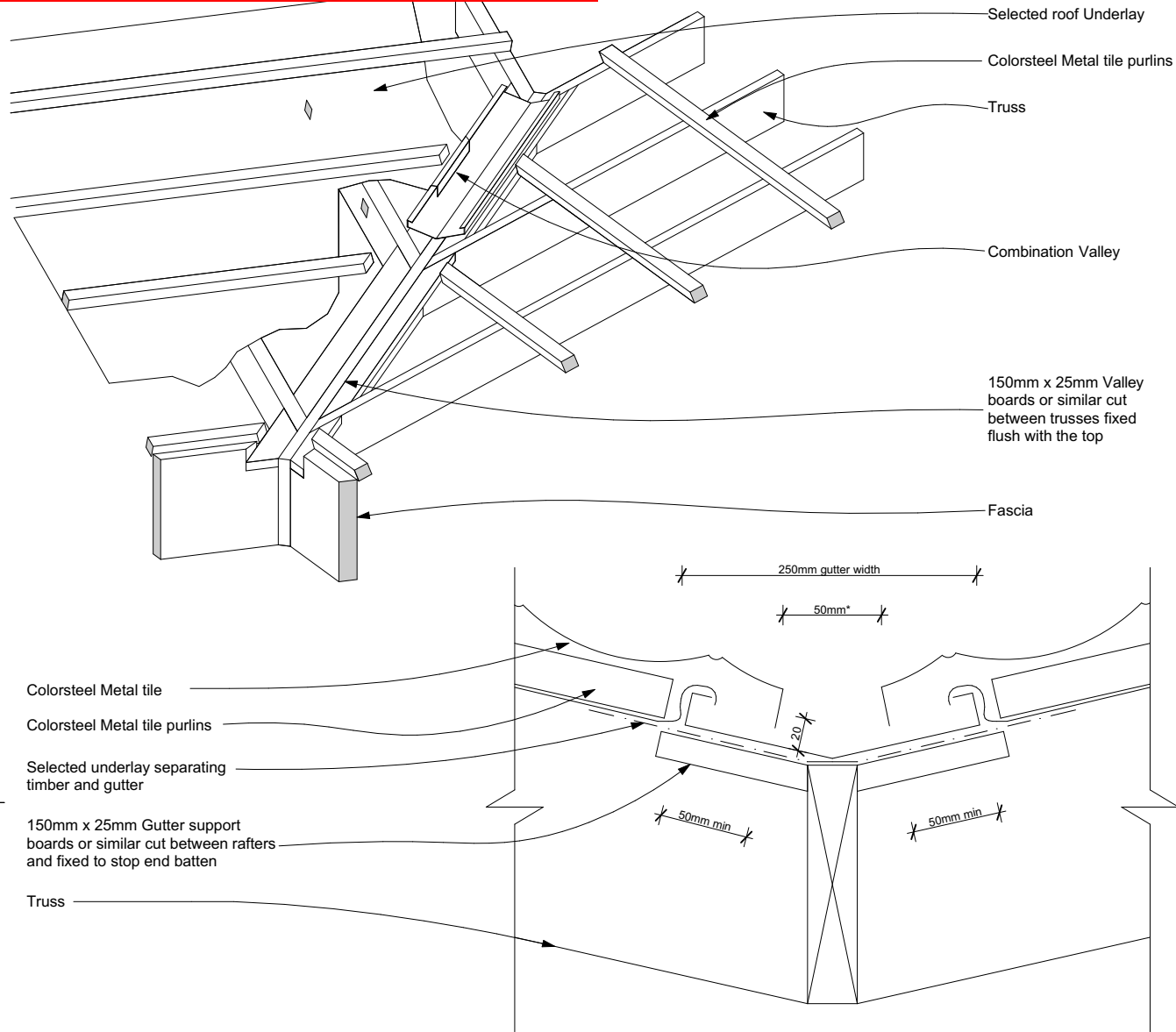
- 90 x 45 timber framing H1.2 treated with 4.5mm Hardiflex soffit lining
- MG8 H1.2 treated wall framing as per cross sections
- Selected building wrap

Cladding not shown for clarity

VALLEY DETAIL

1:5

2



RIDGE DETAIL

1:5

4

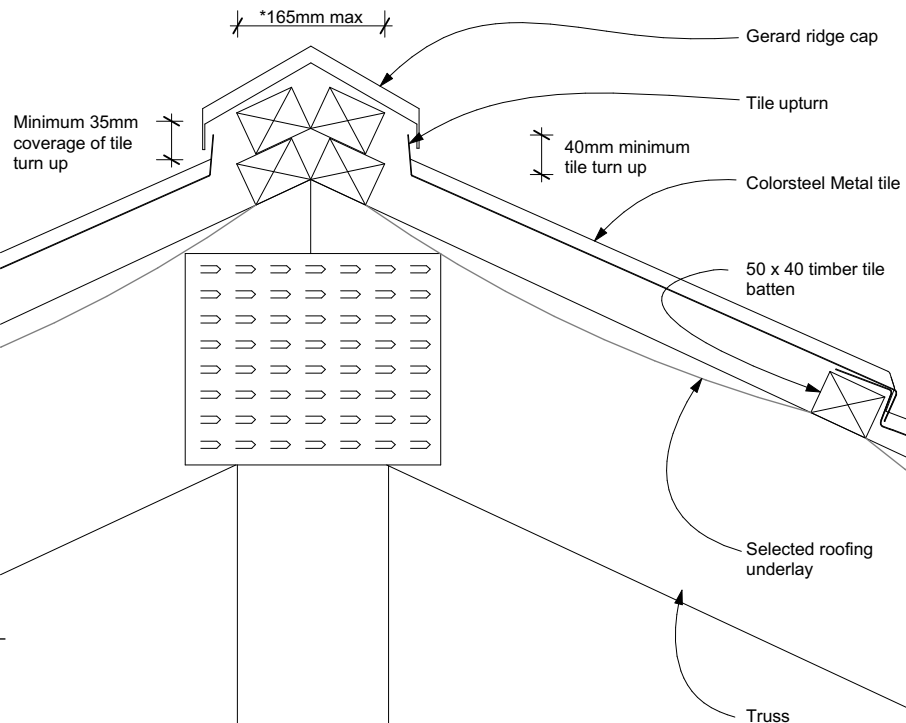
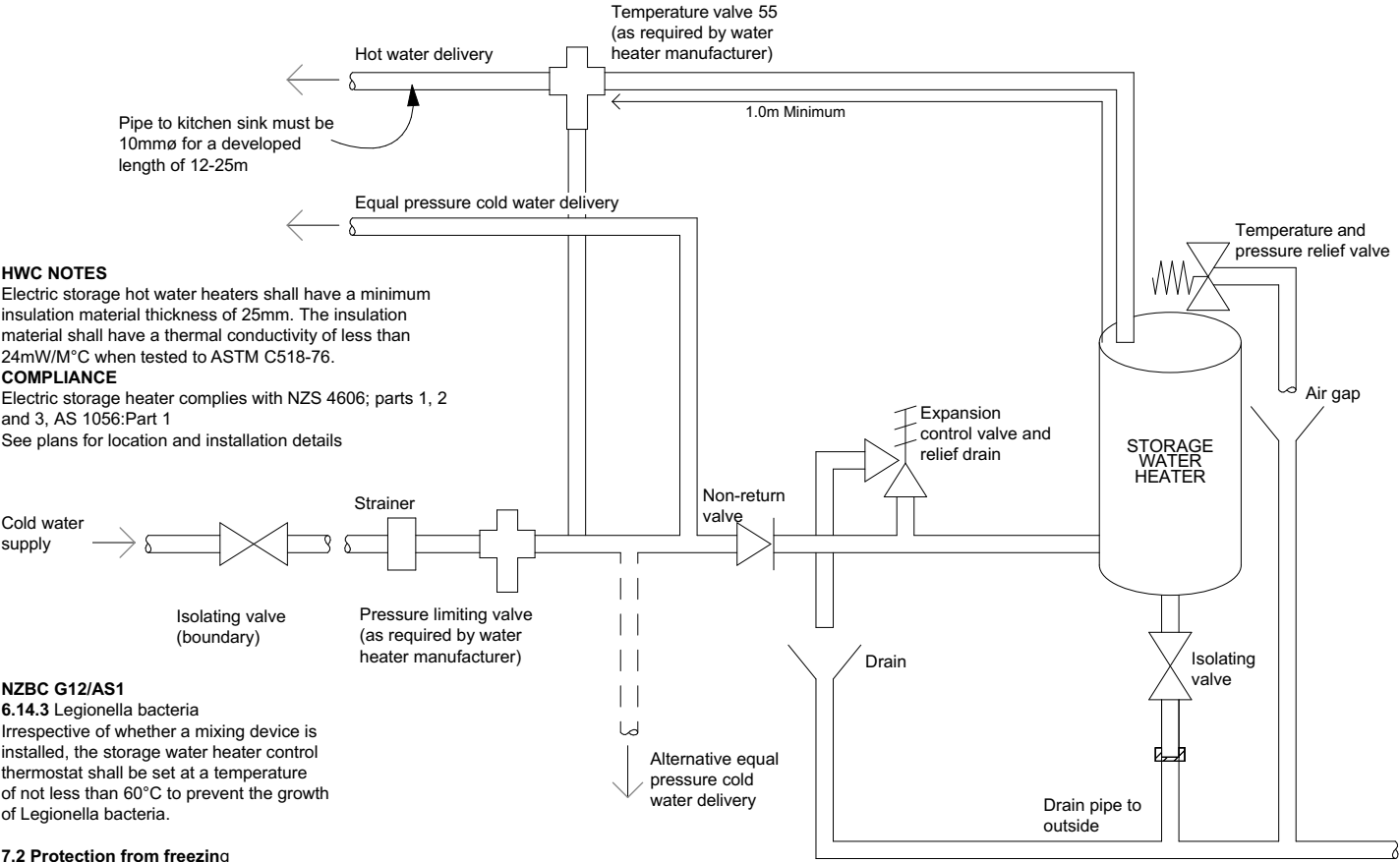


Figure 8 NZBC G12/AS1
Mains pressure storage water heater system (unvented)



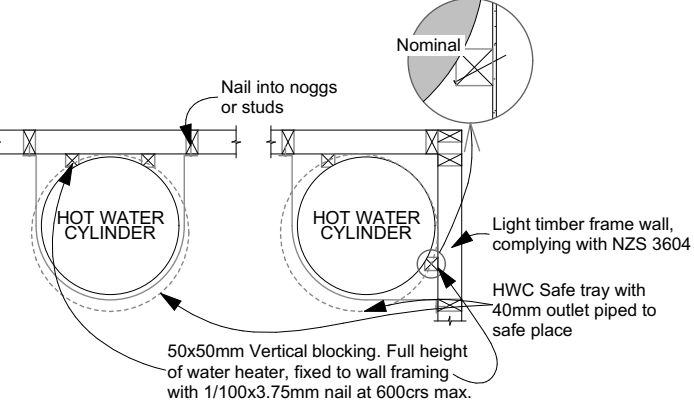
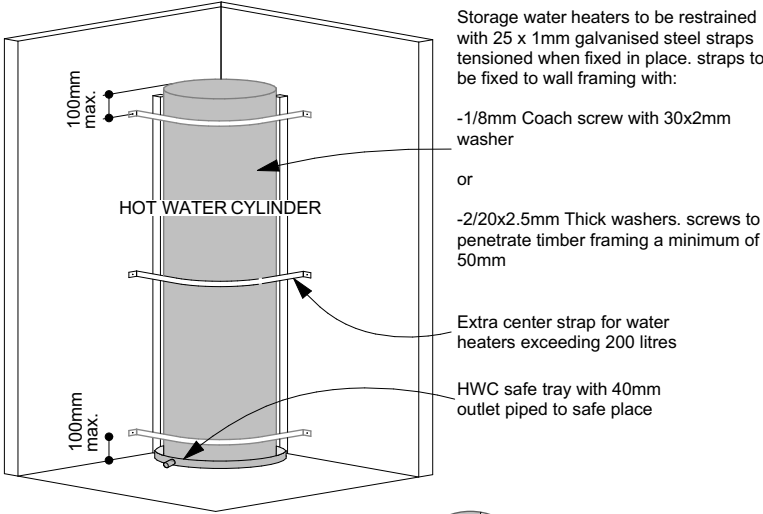
HWC NOTES
Electric storage hot water heaters shall have a minimum insulation material thickness of 25mm. The insulation material shall have a thermal conductivity of less than 24mW/M°C when tested to ASTM C518-76.
COMPLIANCE
Electric storage heater complies with NZS 4606; parts 1, 2 and 3, AS 1056:Part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

NZBC G12/AS1
6.14.3 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°C to prevent the growth of Legionella bacteria.

7.2 Protection from freezing
7.2.1 Where there is the likelihood of freezing, hot and cold water supply systems shall be protected in the following manner:

- a) Piping outside the building thermal envelope shall be insulated,
- b) Piping buried in the ground shall be insulated or insulated below a level affected by freezing, and
- c) Storage water heater vent pipes shall be insulated (see Figure 17).

7.2.2 In climates where freezing temperatures are likely for a period of greater than 24 hours an expansion control valve is required in addition to vent pipe insulation (see Figure 17)



PLACEMENT OPTION 1

PLACEMENT OPTION 2

1 HOT WATER CYLINDER

Table 4:	Tempering Valve and Nominal Pipe Diameters		
	Paragraphs 5.3.1 and 6.12.1		
	Low pressure (i.e. header tank supply or low pressure)	Low and medium pressure unvented (valve vented) and open vented	Mains pressure
Pressure of water at tempering valve (kPa)	20 – 30	30 – 120	over 300
Metres head (m)	2 – 3	>3 – 12	over 30
Minimum tempering valve size	25 mm	20 mm	15 mm
Pipes to tempering valve	25 mm (see Note 3)	20 mm	20 mm (15 mm optional) (see Note 1)
Pipes to shower	20 mm	20 mm (see Note 4)	20 mm (see Note 5) (15 mm optional) (see Note 1)
Pipes to sink/laundry (see Note 2)	20 mm	20 mm	15 mm
Pipes to bath (see Note 2)	20 mm	20 mm	15 mm
Pipes to basins (see Note 2)	15 mm	15 mm	10 mm
Notes:			
1. If supplied by separate pipe from <i>storage water heater</i> to a single outlet.			
2. This table is based on maximum pipe lengths of 20 metres.			
3. 2 m maximum length from <i>water heater</i> outlet to tempering valve.			
4. 15 mm if dedicated line to shower.			
5. 10 mm if dedicated line to shower.			
6. Table 3 pipe sizes have been calculated to deliver water simultaneously to the kitchen sink and one other <i>fixture</i> .			

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SHEET **PLUMBING DETAILS**

PROJECT #: 20-70

SCALE: NOT TO SCALE

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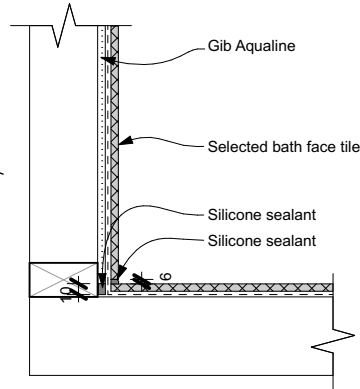
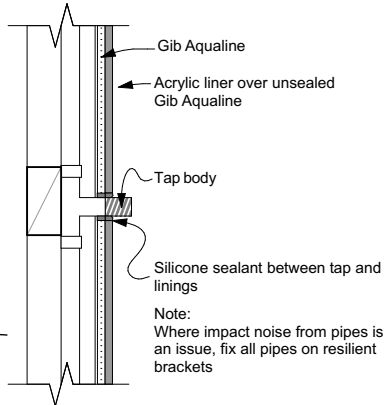
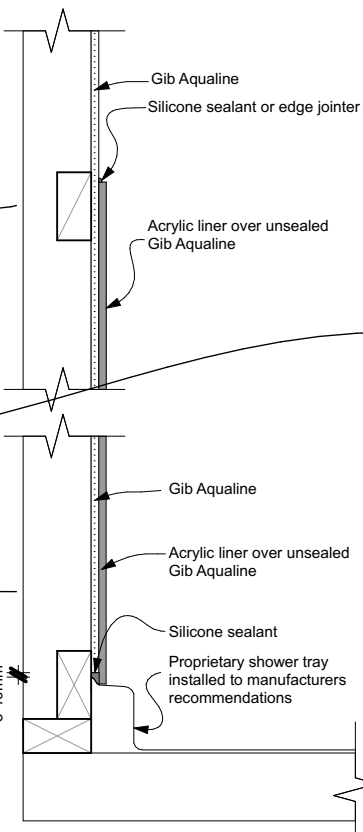
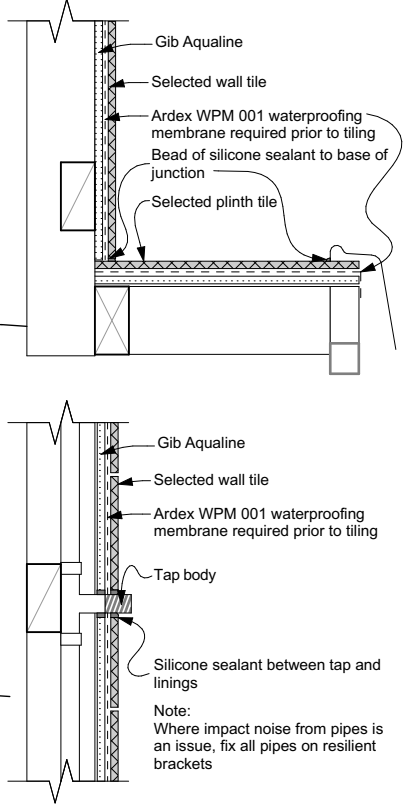
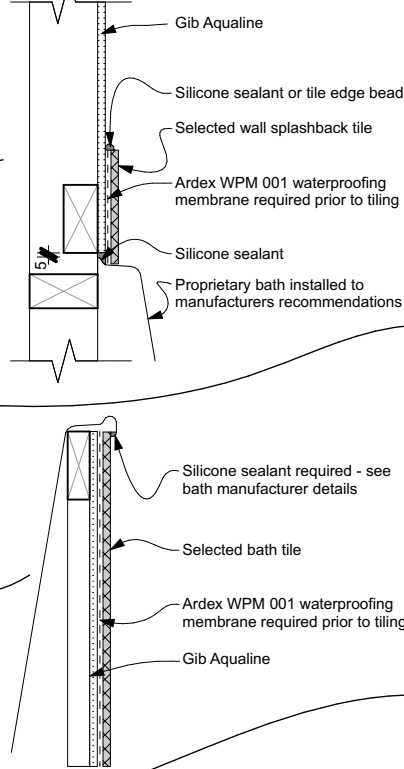
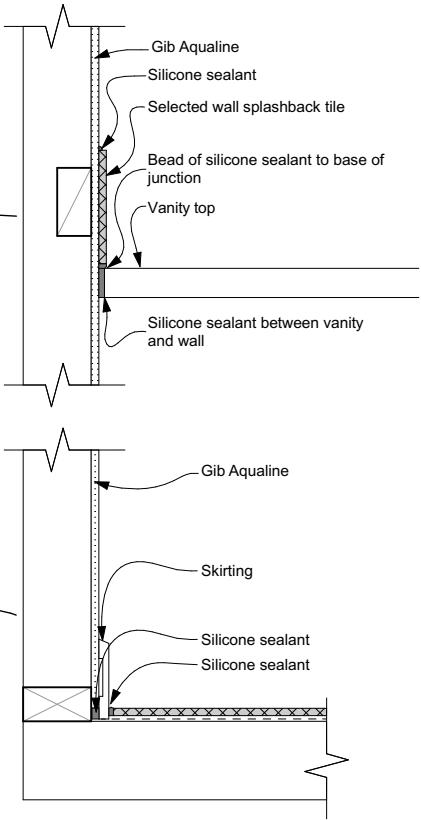
ISSUED: 30/09/2020

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REVISION

C1

ALL DIMENSIONS AND
LEVELS ARE TO BE
CHECKED BY
CONTRACTOR BEFORE
COMMENCEMENT OF
WORK. CONTRACTOR TO
REPORT ANY
DISCREPANCY.





Te Kaunihera-ā-Rohe o Ngāmotu

New Plymouth District Council

Code Compliance Certificate

Form 7, Section 95, Building Act 2004

The Building

Street address of building:	6 Mangaotuku Lane NEW PLYMOUTH 4310
Legal description of land where building is located:	LOT 5 DP 528541
Current, lawfully established use:	Dwelling
Year first constructed:	2020

The Owner

Name of owner:	Muhammad Kamruddin Tipu KHAN	Email Address: tipu013@gmail.com
Owner Mailing address:	1 - 117 J Seaview Road NEW PLYMOUTH 4310	Phone No (Pvt): 021 082 55146

Applicant : GJ Gardner Homes Taranaki

Building Work

Building consent number:	BC20/127440
Description of work:	Three bedroom dwelling with attached garage
Issued by:	New Plymouth District Council

Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that—
(a) the building work complies with the building consent.

This is a final code compliance certificate issued in respect of all of the building work under the above building consent.

Talimai Filo
Building Administration Officer

On behalf of: New Plymouth District Council
Date issued: 1 December 2021

Statement of Passing Over:

This information has been supplied by the vendor or the vendor's agents and move (powered by ownly Ltd licensed REAA 208) is merely passing over this information as supplied to us. We cannot guarantee its accuracy as we have not checked, audited, or reviewed the information and all intending purchasers are advised to conduct their own due diligence investigation into this information. Where you have been supplied with a Council Property File or a LIM Report, please note there may be matters relating to pre-1992 consents or permits in this file which may need further investigation in order to determine their relevance. To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.

move.

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 darrell@bestmove.co.nz
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