

Approved Building Consent Documents

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

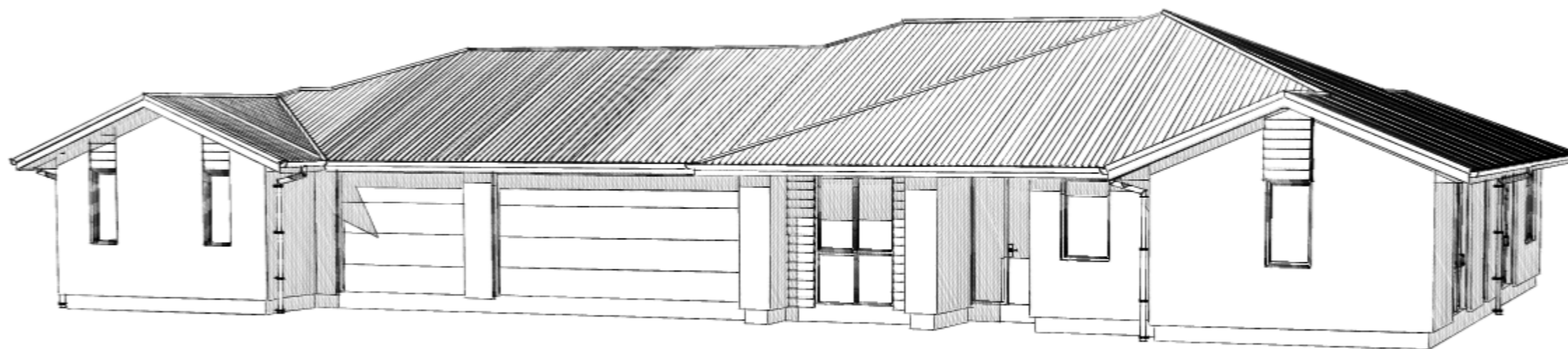
INSPECTION BOOKING TIMEFRAMES		
Telephone 03 347 2839		
Call received	<i>Before 3pm inspection will be done</i>	<i>After 3pm inspection will be done</i>
Monday	Wednesday	Thursday
Tuesday	Thursday	Friday
Wednesday	Friday	Monday
Thursday	Monday	Tuesday
Friday	Tuesday	Wednesday

POTTER RESIDENCE

1 Hurley Drive
Rolleston

DATE Issue Date 23/03/18 19/04/18

No.	ARCHITECTURAL	
A01	SITE PLAN	A
A02	FOUNDATION PLAN	
A03	DRAINAGE PLAN	
A04	FLOOR PLAN	
A05	ROOF PLAN	A
A06	BRACING PLAN	A
A07	ELECTRICAL PLAN	
A08	FLOOR COVERINGS PLAN	
A09	ELEVATIONS	
A10	CROSS SECTION	A
A11	DETAILS	
A12	DETAILS	
A13	DETAILS	
A14	DETAILS	
A15	DETAILS	
A16	DETAILS	
A17	DETAILS	



SDC - Approved Building Consent Document - BC180486 - Pg 2 of 21 - 19/04/2018 - edwards

CLIENT INFO:
 POTTER RESIDENCE
 1 Hurley Drive
 Rolleston

PLANNING INFO:
 Selwyn District Council
 Living Zone: G
 Technical Category: 1
 Wind Zone: High
 Earthquake Zone: 2
 Exposure Zone: C
 Snow Load: N4
 Sea Spray Zone: No

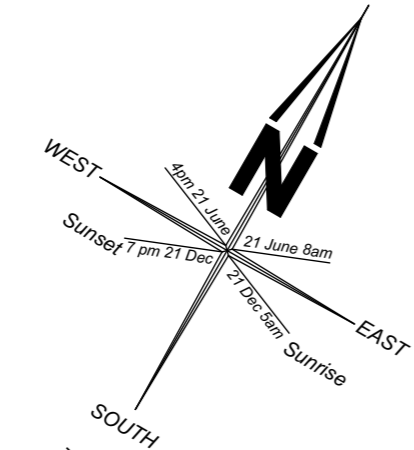
LEGAL DESCRIPTION
 Lot No: 297
 DP No: 521415

SITE INFO
 Site Area = 802m²
 Ground Floor Area = 281.77m²
 Entry Portico Area = 2.98m²
 Laundry Portico Area = 1.91m²
 Bedroom 4 Portico Area = 1.86m²
 Flat Floor Area (excluding garage) = 53.23m²
 Total Coverage Area = 288.52m²
 Site Coverage = 35.97%

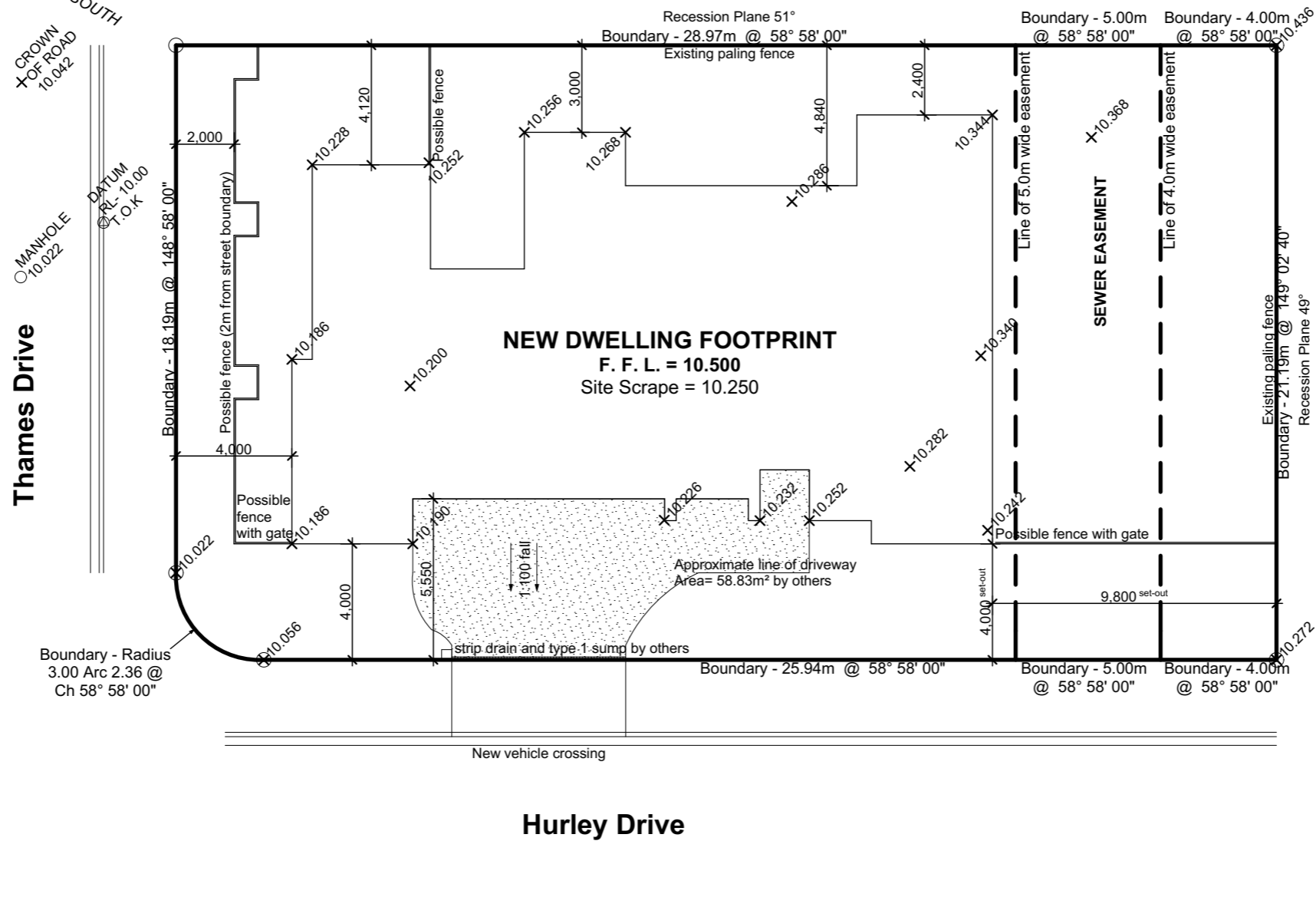
SITE REQUIREMENTS
 Earthquake Rebuild: No
 Developers Approval: Yes
 Flood Management Area: No
 Coastal Erosion: No
 Hazard Notice: No
 Effluent Design: No
 Site of Heritage/Archaeological Importance: No

-Landscaping to comply with B1, B2, D1, E1, E2 and G13 of the NZ Building Code.
 -Landscaping and Fencing to be less than 1m in height for a width of at least 1.5m either side of the entrance for at least 2m from the road boundary.
 -Driveway Size and Position to be confirmed by Owner.
 Driveway to be laid in compliance with B1, B2, D1, E1, E2 and G13 of the NZ Building Code
 -Driveway & Entry Step areas to have min slip resistance of CoF = 0.4

SITE HAZARDS / SEDIMENT CONTROL:
 -Internal boundaries are to be fenced before work on site has commenced. Street facing boundaries to be fenced in accordance with F5/AS1 1.0 & 1.1
 -Provide an Entry/Exit bund and stabilised Entry/Exit pad at site access.
 -Bio-sock barrier to site access, around any stockpiles of soil / gravel and at low ends of sloping ground at boundaries.
 -All ground cover vegetation outside the immediate building area to be preserved during the building phase.
 -All erosion and sediment control measures to be installed prior to commencement of earthworks.
 -Stockpiles of clayey materials to be covered with impervious sheet.
 -Roof water downpipes to be connected to the permanent underground stormwater drainage system as soon as practical after roof is laid
 -All erosion and sediment control structures to be inspected each working day and maintained in good working order.
 -All sediment control measures to be in accordance with the ECAN "Erosion and Sediment Control Guidelines 2007"



Planning Approved



REVISION	A	19.04.2018	Concrete areas removed

SITE INFO

Site Area =	802m ²
Ground Floor Area =	281.77m ²
Entry Portico Area =	2.98m ²
Laundry Portico Area =	1.91m ²
Bedroom Portico Area =	1.86m ²
Flat Floor Area =	53.23m ²
Total Coverage Area =	288.52m ²
Site Coverage =	35.97%

LEGEND

Foulsewer Drain (100mm dia)	---
Stormwater Drain (100mm dia)	---
Downpipe	o dp
Terminal Vent (80mm)	o tv
Air Admittance Valve	o aav
Gully Trap	□ GT
Rodding Point	○ RP
Inspection Point	○ IP
Exterior Tap	+ tap

All Plumbing and Drainage to comply with New Zealand Building Code and other approved documents sections G10, G12 and G13.

NOTE: All fixtures more than 3.5m from gully traps shall be fitted with air admittance valves

PIPE DIA AND GRADIENTS
 40mm Ø waste pipe @ 1:40 fall to all bathroom and ensuite fittings except WC's
 40mm Ø waste pipe @ 1:30 fall to laundry fittings
 50mm Ø waste pipe @ 1:40 fall to kitchen fittings
 WC's to have 100mm Ø waste @ 1:60 fall

HWC COMPLIANCE - 300 Litre - House
 Hot Water Cylinder shall comply with provisions of G12, H1 and NZS 4305: 1996 which is stated in H1 of the NZ Building Code.

G12 Water Supplies
 Relief Valve Drain shall comply with Section 6.7.2 under G12/AS1
 Vent Pipes shall comply with Section 6.8.2 under G12/AS1
 Pipes to Tempering Valve also to be Copper.

H1 Energy Efficiency - NZS4305: 1996
 Clause 3.2 Table 5
 Length of Pipe to Kitchen Sink 12.9m with a 15mm pipe. Other Clauses to comply with 3.5, 3.7 and 3.8

Thermostat to be set at 60°C
 Tempering Valve to HWC Set at 55°C

HWC COMPLIANCE - 180 Litre - Family Flat
 Hot Water Cylinder shall comply with provisions of G12, H1 and NZS 4305: 1996 which is stated in H1 of the NZ Building Code.

G12 Water Supplies
 Relief Valve Drain shall comply with Section 6.7.2 under G12/AS1
 Vent Pipes shall comply with Section 6.8.2 under G12/AS1
 Pipes to Tempering Valve also to be Copper.

H1 Energy Efficiency - NZS4305: 1996
 Clause 3.2 Table 5
 Length of Pipe to Kitchen Sink 8.3m with a 15mm pipe. Other Clauses to comply with 3.5, 3.7 and 3.8

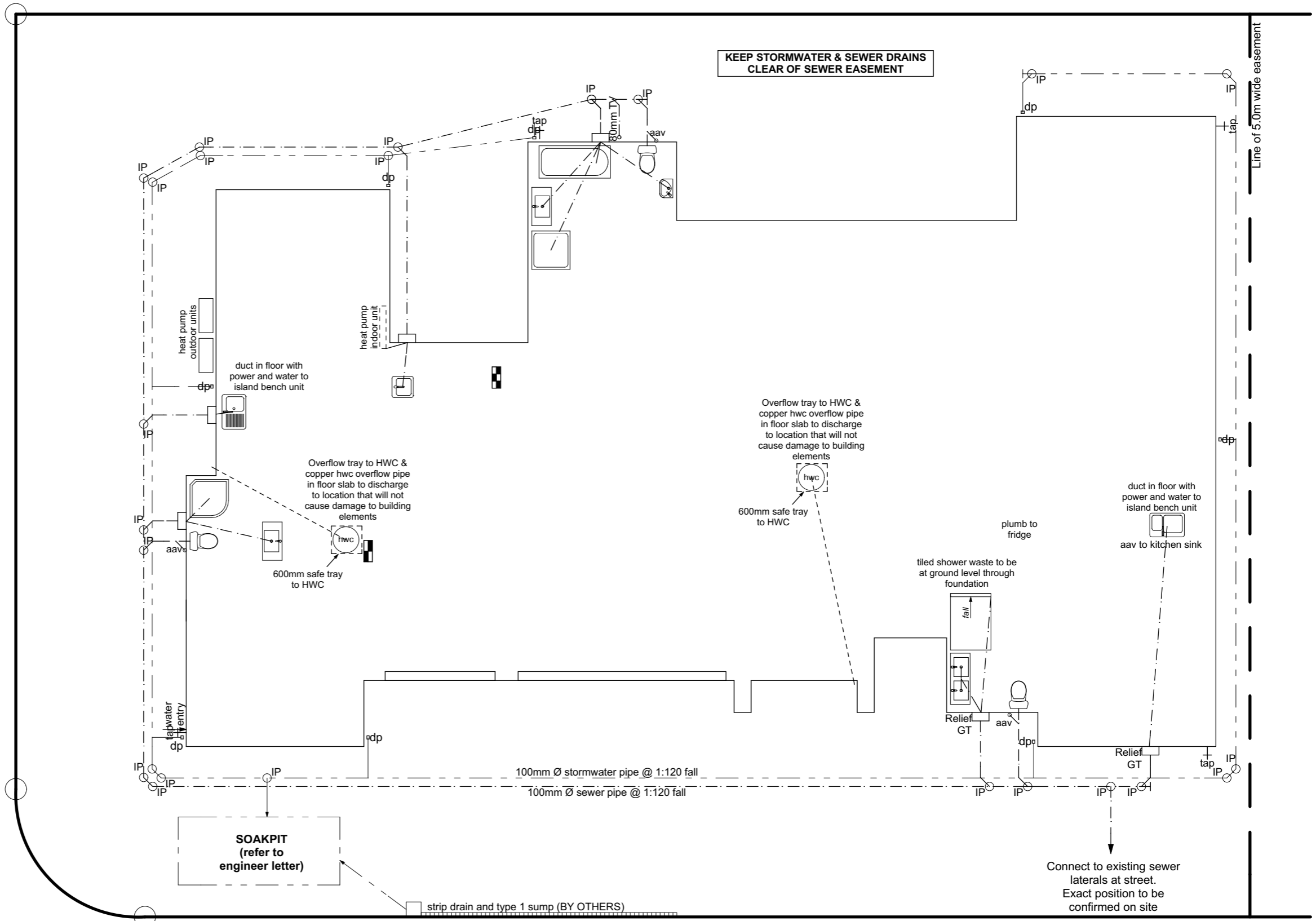
Thermostat to be set at 60°C
 Tempering Valve to HWC Set at 55°C

DOWNPIPE SIZE CALCULATION
 No of dp's = 8
 Roof Plane Area Total = 342.76m²
 Roof Pitch = 22.5°
 Area of Roof per dp = 42.84m²

As per Table 5 of E1/AS1 Surface Water 75x55mm dp's are required to service this roof.

PIPES THROUGH SLAB
 All pipes through concrete slab/footings to be sleeved in accordance with G13/AS2 section 5.8

SOAKPIT NOTES:
 Refer to engineers letter for sizing of soakpit



POTTER RESIDENCE
 1 Hurley Drive
 Rolleston

DRAINAGE PLAN

All work shall comply with NZS 3604:2011
 All windows and doors to comply with NZS 4211:2008
 Glazing to comply with NZS 4223:1993
 Contractor must verify all dimensions on site prior to commencing any work.

REVISION	NO	DESCRIPTION

consultant Peter B
 drawn M.Bryant
 date 22/03/2018
 scale 1:100

SHEET NO
A03
 of 17

GROUND FLOOR AREA 281.77m²
ENTRY PORTICO AREA 2.98m²
LAUNDRY PORTICO AREA 1.91m²
BEDROOM 4 PORTICO AREA 1.86m²
FLAT FLOOR AREA 53.23m²
TOTAL COVERAGE AREA 288.52m²

FRAMING TREATMENTS

in accordance with NZS 3602: 2003
 All timber to be Radiata Pine (RP)

Exterior Framing	H1.2 SG 8 RP
Bottom Plate (90 x 45mm)	H1.2 SG 6 RP
Interior Framing	H1.2 SG 6 RP
Roof & Gullin Framing	H1.2 SG 8 RP

Roofing Colorsteel Longrun Roofing
 Roof Pitch 22.5°
 Eaves 600mm from timber framing
 450mm from framing at gables

EXTERIOR CLADDINGS

Rockcote Integra plaster cladding system & James Hardie linea on a cavity based system

ALUMINIUM JOINERY HEAD HEIGHTS

All windows and doors to soffit unless noted otherwise

DOUBLE GLAZING TO ALL WINDOWS AND DOORS EXCLUDING GARAGE

Groove system to all internal doors. Refer to Homeview for opening sizes. Return studs required to all openings
 Groove system to all internal doors. Refer to Homeview for opening sizes. Return studs required to all openings

INSULATION

All walls except the garage. R2.6 fibreglass insulation batts
 Ceilings R3.6 fibreglass insulation batts
 All external doors 1980mm high throughout
 200mm Gib Fyrelite behind hob with non-combustible Splashback over
 Level ceiling throughout 2420mm high
 All downlights to be CA 80 rated
 Tiled wet area flooring to have a CoF = 0.4

HIGH WIND ZONE

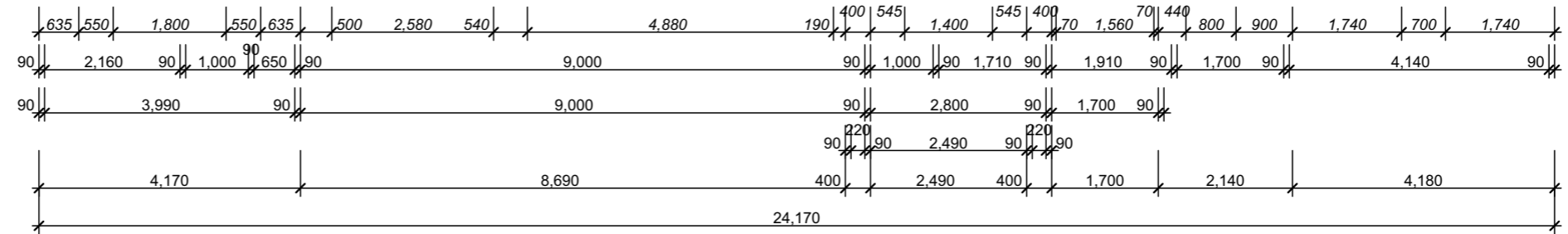
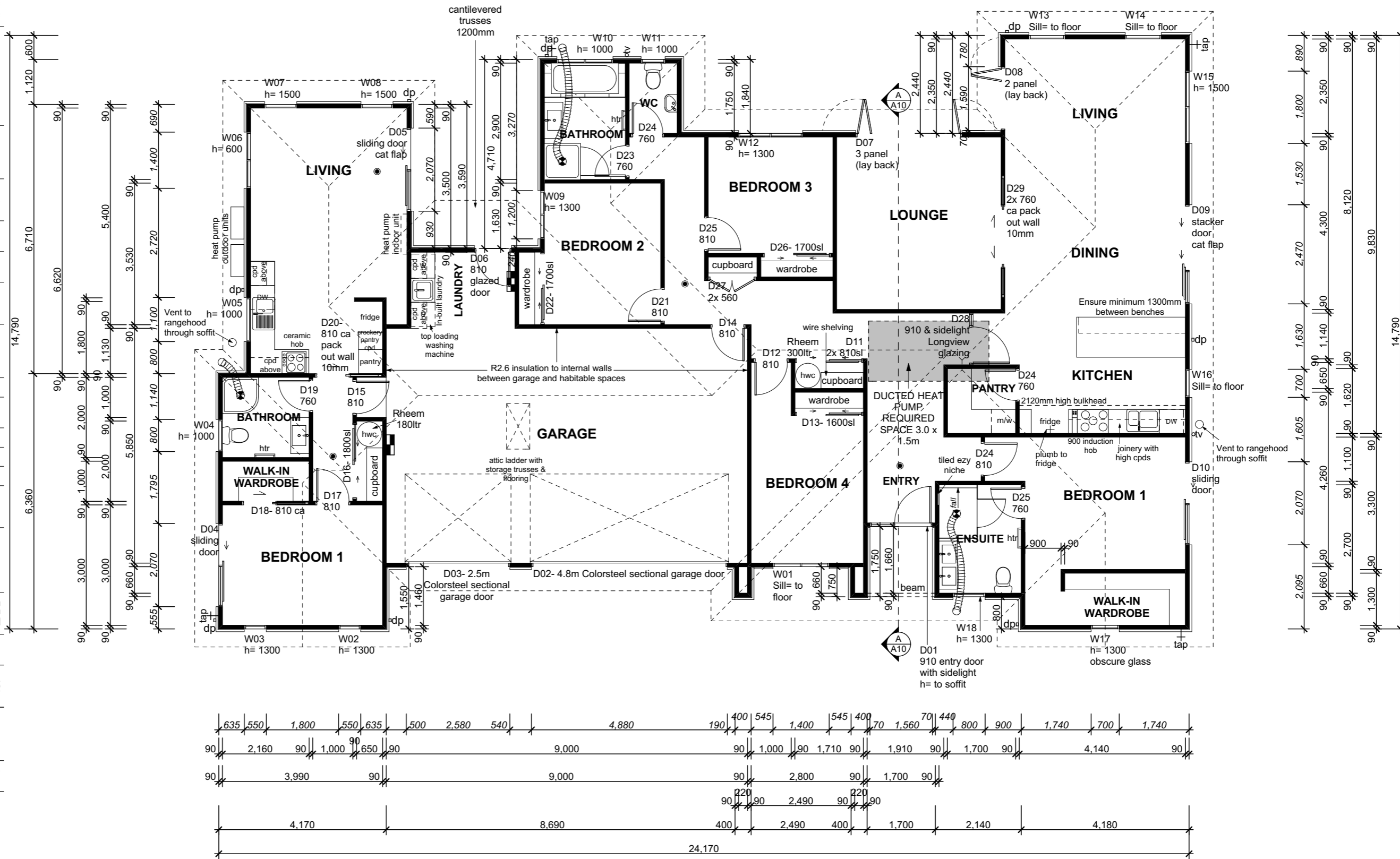
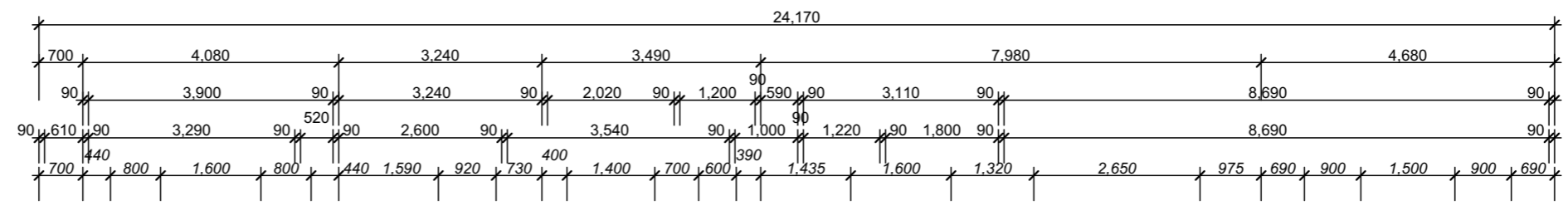
High Wind Zone (90x45mm framing)
 2.420m high ceiling - studs @ 600 crs
 Main House:
 900 x 900mm Acrylic Shower to bathroom
 1225 x 1500mm Tiled Shower to Ensuite
 Flat:
 900 x 900mm Cezanne Shower to bathroom

Setwood J24 Attic Ladder with 3x attic storage trusses to middle third of ceiling (flooring area to be confirmed)
 Smoke Detectors with hush button in accordance with F7 of the Building Code

Mechanical Ventilation - Securimax HYPER150 High Performance In-Duct Axial Fan - 320m³/hr 89 litres per second- Ducted through to soffit

LINTELS & BEAMS

LINTEL & BEAM SIZES REFER TO TRUSS DESIGN
 LINTEL FIXINGS REFER TO FIGURES 8.7 TO 8.13 OF NZS 3604:2011
 Ducted heatpump system to main house - refer to Homeview for position of grilles
 Tiled ezy niche to ensuite



POTTER RESIDENCE
 1 Hurley Drive
 Rolleston

FLOOR PLAN

All work shall comply with NZS 3604:2011
 All windows and doors to comply with NZS 4211:2008
 Glazing to comply with NZS 4223:1993

Contractor must verify all dimensions on site prior to commencing any work.

REVISION		

consultant Peter B
 drawn M.Bryant
 date 22/03/2018
 scale 1:100

SHEET NO
A04
 of 17

MADE FOR YOU. BY US.

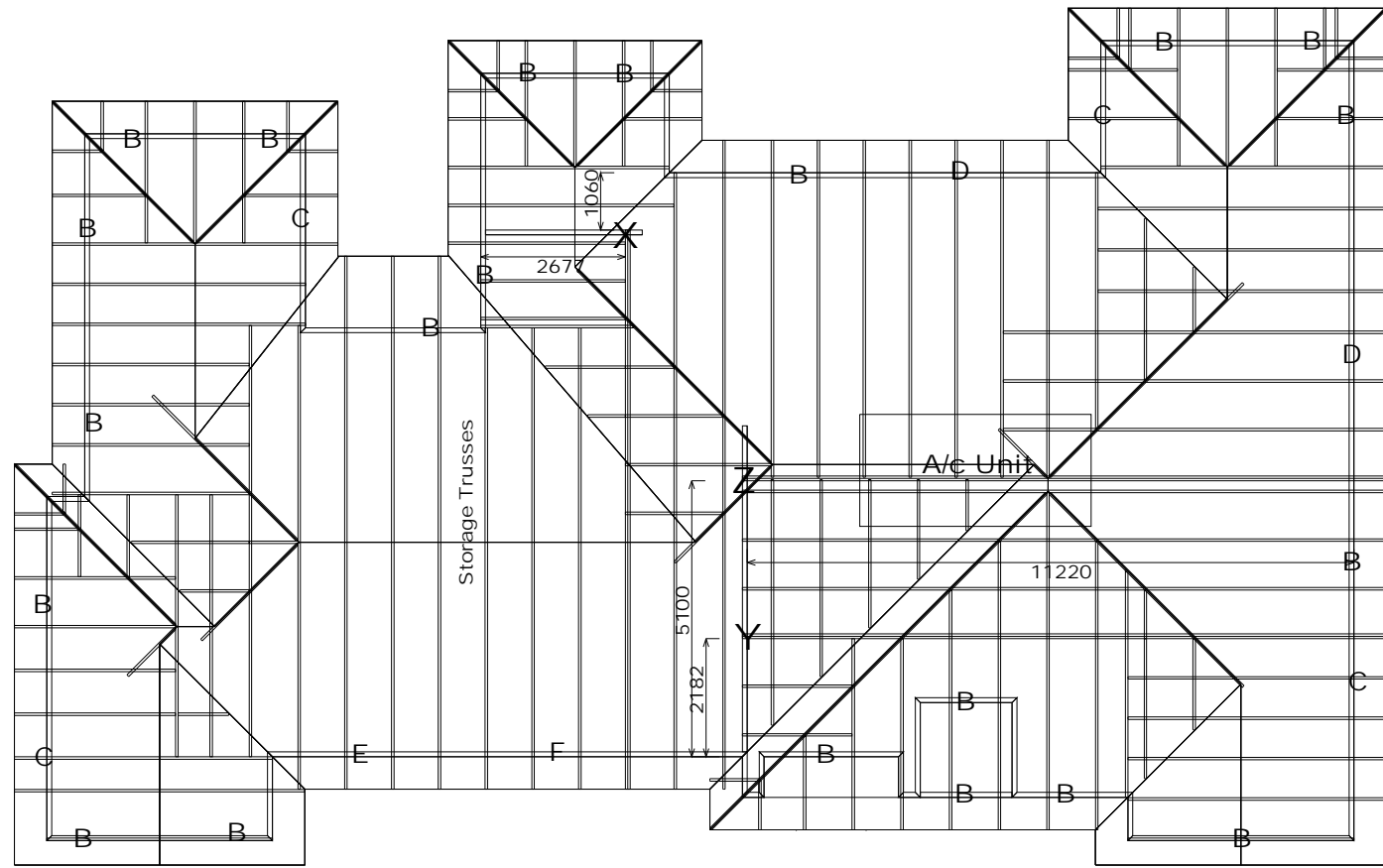
521 Blenheim Road, Christchurch - P O Box 8184 Riccarton, Christchurch - Phone: 03 348 1994 - Website: www.peterrayhomes.co.nz

The copyright of this drawing is vested with Peter Ray Homes Ltd and cannot legally be used, copied or in any form reproduced without written authority

SDC - Approved Building Consent Document - BC180486 - Pg 8 of 21 - 19/04/2018 edwards

All internal wall shown on this layout are considered to be Load Bearing (loads not exceeding 10 kN)

- X = 11.69kN Download. Type FP1 Slab Thickening Req'd
- Y = 12.43kN Download. Type FP1 Slab Thickening Req'd
- Z = 20.74kN Download. Type FP2 Slab Thickening Req'd



200 Maces Road
PO Box 35-193 Christchurch
Ph (03) 389 8200

JOB No 60373
Client: Peter Ray Homes
Job Name: New House
Address: Lot 297 Faringdon Rolleston

Pitch: 22.500
Roof Material: Galv Iron .5mm
Soffit Overhang: 600
Wind Area: High
Snow Load: 0.630

Trusses And Rafters At 900 Centres Unless Stated Otherwise

DRAWN BY Barry O'Connor
DATE 19 Mar,2018 | **PAGE** 1 of

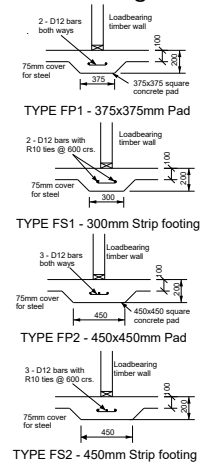
These lintels have been sized as per the GANGLAM and FLITCH BEAM selection manuals as provided by MiTek NZ Ltd.

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

Unless otherwise stated all lintels are as per NZS3604 2011

LINTEL	SIZE	
A	2/90x45	MSG8
B	2/140x45	MSG8
C	2/190x45	MSG8
D	2/240x45	MSG8
E	240x90	PL12
F	250	PFC

Slab Thickening Details



ROOF CLADDING

Colorsteel Longrun Roofing
 Roof Pitch: 22.5°
 Eaves: 600mm off framing
 450mm off gables unless noted otherwise

ROOF STRUCTURE

See VIP producer statement for truss details & fixings

ROOF FRAMING

H1.2 SG8 trusses to manufacturers design

PURLINS

70 x 45mm H1.2 SG8 purlins @ 900 ctrs
 (refer to Lumberlok Purlin & Batten fixing chart for fixing type)

ROOF FIXINGS

60mm Spiral shank galv steel nail with seal washer
 or
 12 x 50mm Type 17 screw, class 3 finish with seal washer
 Purlin End Span = 0.6m with C2 Fixing Pattern

FASCIA

180mm Colorsteel fascia

GUTTER

Metalline quad gutter (cross section 5550mm²)

ROOF & VALLEYS shall fall towards gutters

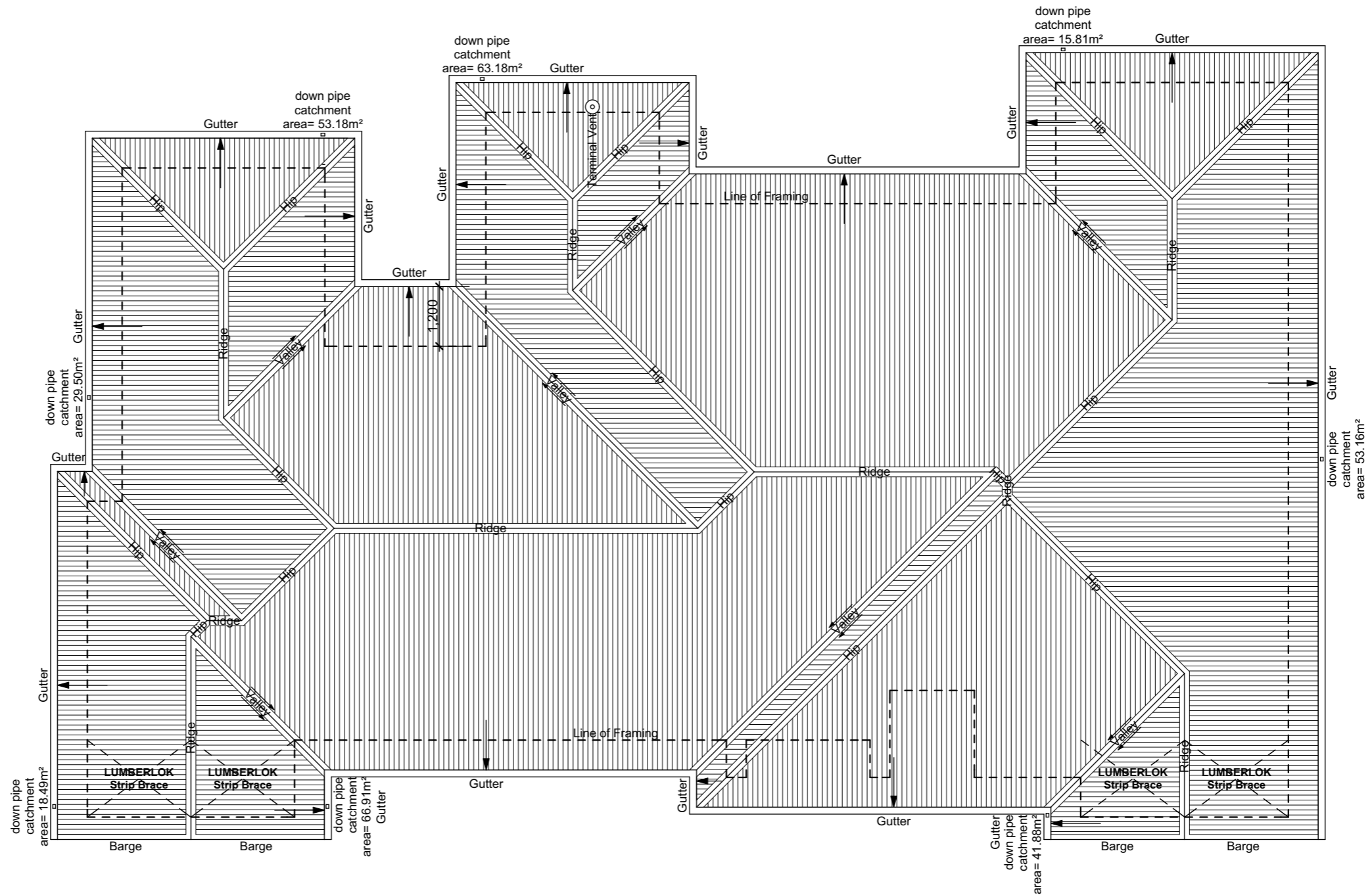
DOWNPIPE SIZE CALCULATION

No of dp's = 8
 Roof Plane Area Total = 342.76m²
 Roof Pitch = 22.5°
 Area of Roof per dp = 42.84m²

As per Table 5 of E1/AS1 Surface Water 75x55mm
 dp's are required to service this roof.

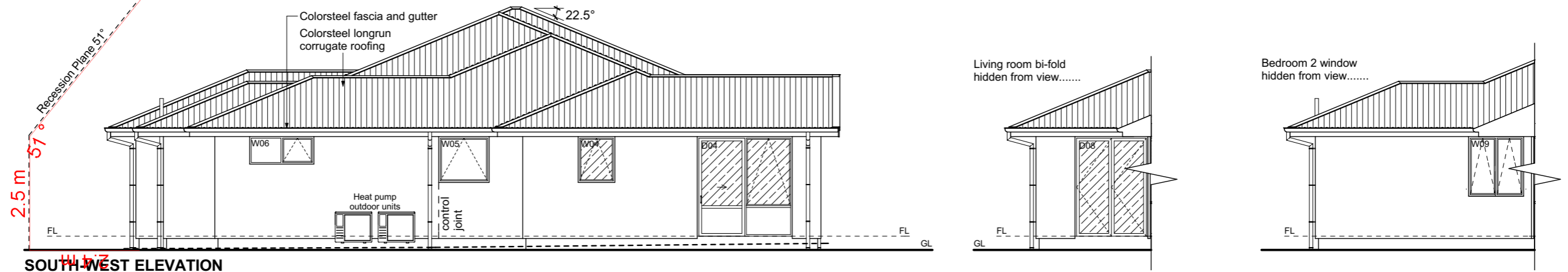
ROOF BRACING

Lumberlok Strip Brace in accordance
 with Lumberlok Roof Bracing
 Specification as per NZS 3604:2011
 (read in conjunction with Truss Design)

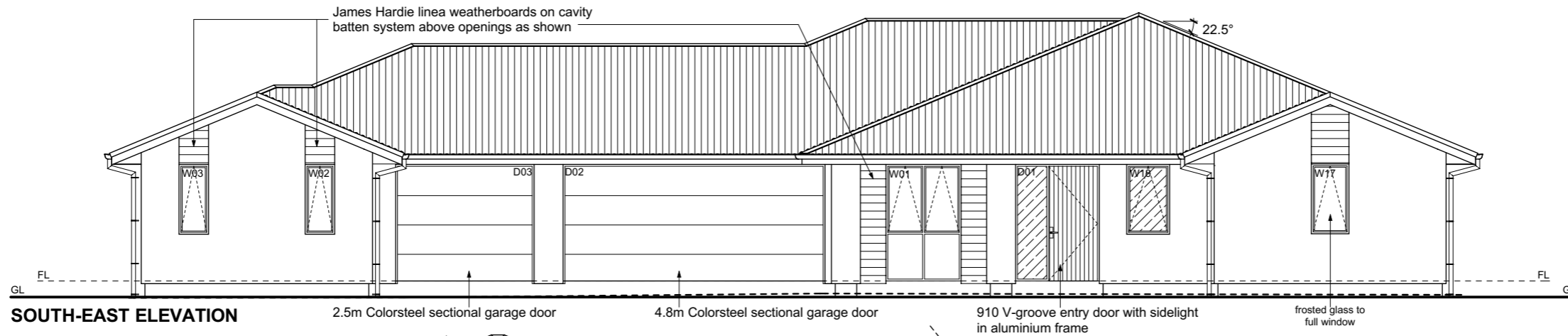


REVISION	A	19/04/18	Spacing / fixings of purlins altered to comply with E2/AS1

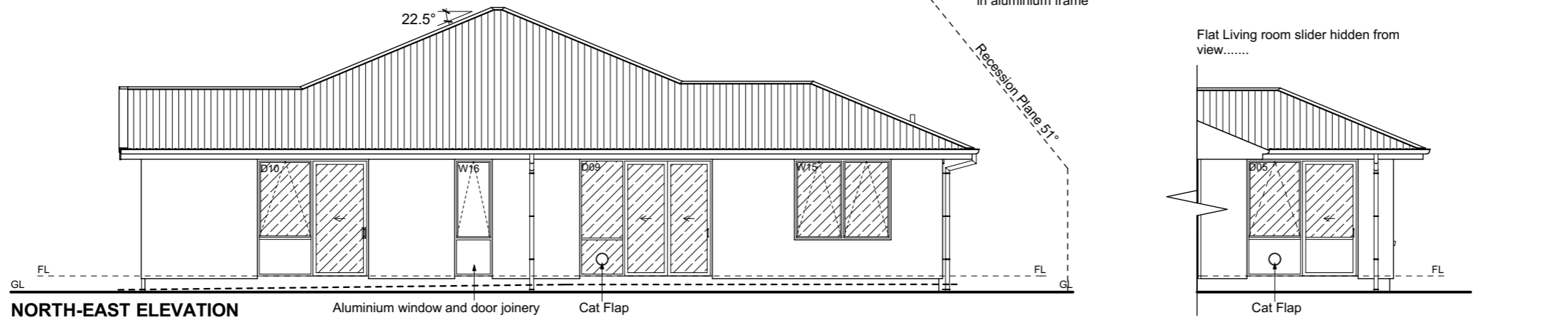
consultant	Peter B
drawn	M.Bryant
date	19/04/2018
scale	1:100



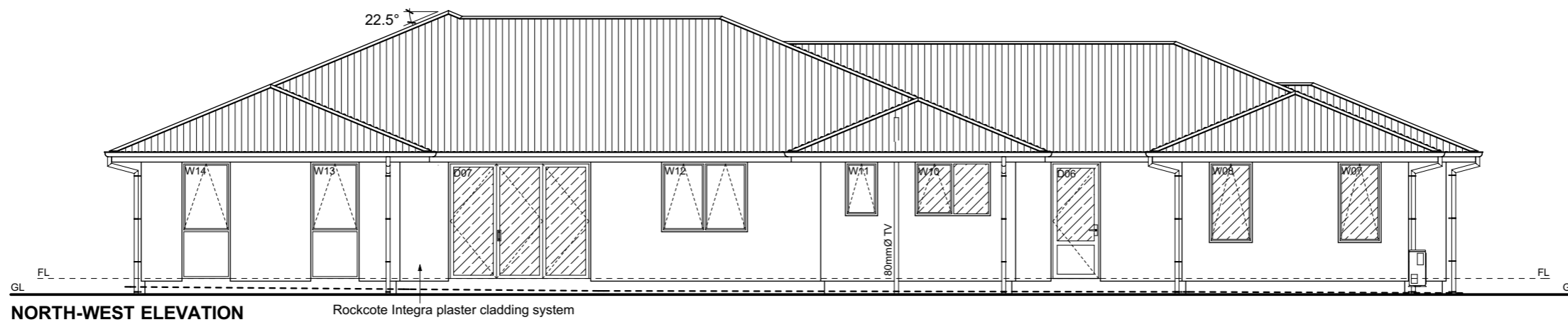
SOUTH-WEST ELEVATION



SOUTH-EAST ELEVATION



NORTH-EAST ELEVATION



NORTH-WEST ELEVATION

- LEGEND**
- CONTINUOUS WANZ SUPPORT BARS TO ALL EXTERNAL DOORS & WINDOWS EXCEPT GARAGE SECTIONAL DOOR
 - Safety Glazing as per NZS 4223
 - Finished Floor Level
 - Proposed Ground Level
 - Existing Ground Level
 - Solid Plaster Control Joint
 - V groove cut through the bond and flanking coats before they harden and filled with a neutral cure silicon type sealant prior to application of finishing coat

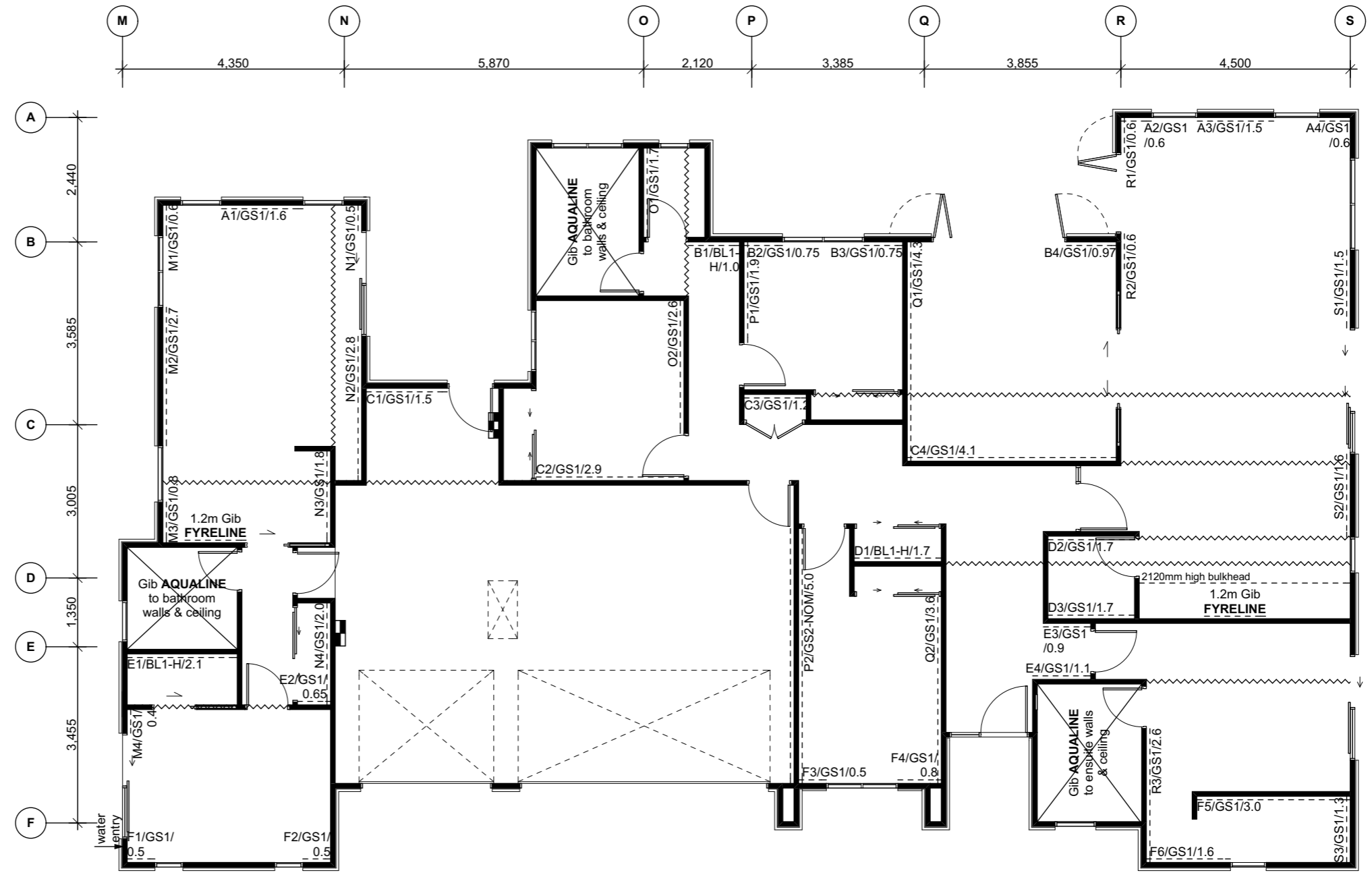
REVISION			

Internal bracing elements C2, C3, C4, D1, D2, E2, E4, N3 & O2 to be joined to external walls at top plate level by LUMBERLOK Connector (refer spec)

Line of Top Plate Connecting Member

Refer to Spec for Calculations

Internal Bracing Elements to be connected to external walls as per NZS 3604 8.7.3.4



REVISION	A	19.04.2018	Indication of top plate connectors shown

consultant	Peter B
drawn	M.Bryant
date	19/04/2018
scale	1:100

ELECTRICAL LEGEND

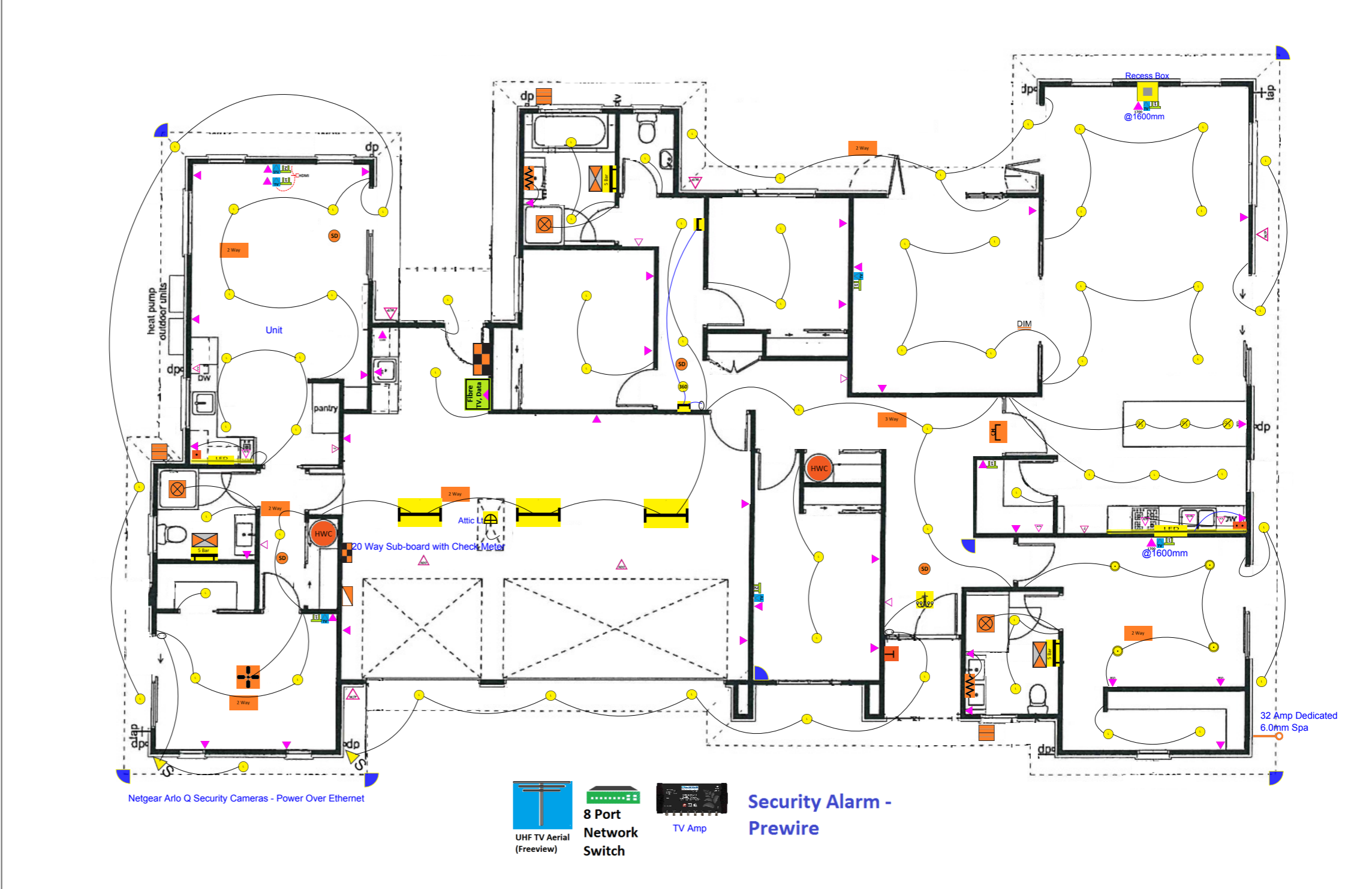
	SINGLE POWER POINT
	DOUBLE POWER POINT
	EXTERIOR POWER POINT
	TV/SKY OUTLET
	DATA/PHONE OUTLET
	DOWNLIGHT
	HALOGEN DOWNLIGHT
	LED DOWNLIGHT
	BATTEN HOLDER LIGHT FITTING
	EXTERIOR SINGLE SPOT LIGHT
	EXTERIOR DOUBLE SPOT LIGHT
	TWIN SPOT SENSOR LIGHT
	UP/DOWN LIGHT
	EXTERIOR SENSOR UNIT
	INTERNAL SENSOR UNIT
	FLUORESCENT/STRIP LIGHT FITTING
	WALL LIGHT
	TREAD LIGHT
	PENDANT LIGHT
	OWNER SUPPLIED LIGHT FITTING
	EXTRACTOR FAN
	BATHROOM HEATER
	HEATED TOWEL RAIL
	MIRROR HEAT PAD
	PANEL HEATER
	SPEAKER OUTLET
	MAIN SPEAKER POINT
	DOOR CHIME
	OVEN ISOLATOR
	SMOKE DETECTOR
	METER BOX
	SWITCH BOARD
	FIBRE/DATA/PHONE/TV DISTRIBUTION

SDC - Approved Building Consent Document - RC180486 - Pg. 12 of 21 - 19/04/2018 - edwards

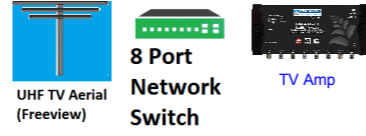
ALARMS	
	PIR
	PIEZO
	SIREN
	PANEL
	KEYPAD

SERVICE MAINS	
	POWER
	WATER
	PHONE/FIBRE

SMART VENT	
	OUTLETS
	WALL CONTROLLER
	HEAT TRANSFER INTAKE
	IN CEILING SPACE
	FAN & TEMP HEATER
	DUCTING



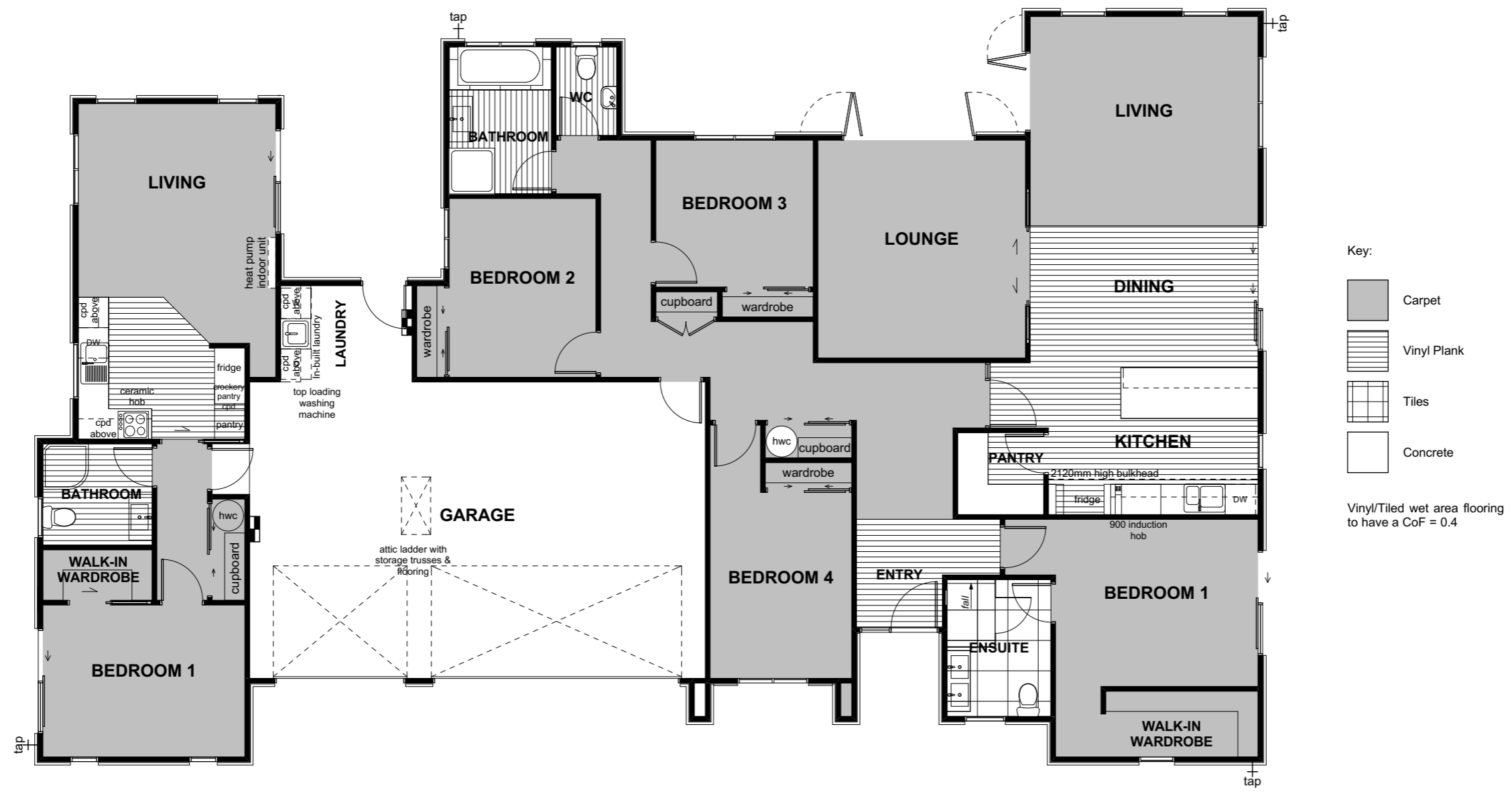
Potter - Electrical Plan



Security Alarm - Prewire

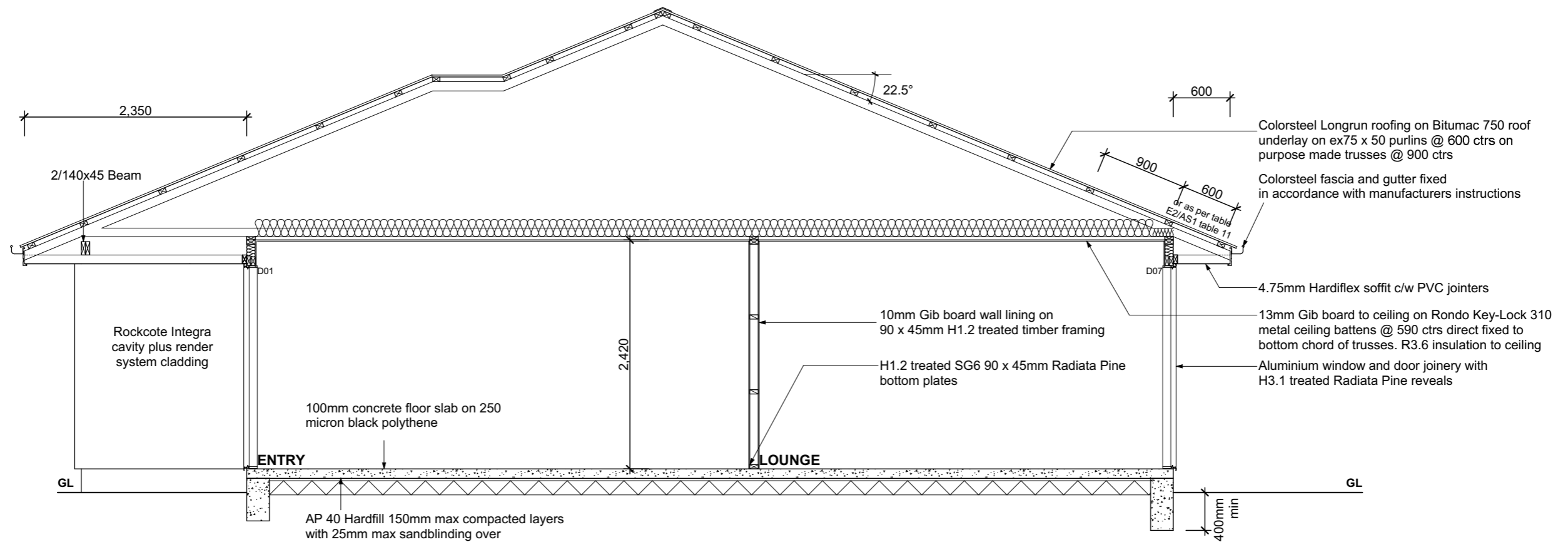
Date 19/02/2018
 Drawn By: Mike Lew
 Laser Electrical Riccarton

REVISION			



REVISION		

consultant	Peter B
drawn	M.Bryant
date	22/03/2018
scale	1:100



CROSS SECTION
scale 1 : 50

ALL ROOTY ORGANIC TOPSOIL MATERIAL IS TO BE REMOVED FROM BELOW THE FLOOR SLAB AREA WHICH MAY BE UP TO 400MM BELOW EXISTING GROUND LEVEL

ENGINEER TO INSPECT AND APPROVE THE FOUNDATION EXCAVATION DUE TO THE PRESENCE OF POSSIBLE FILL. IF THE GROUND IS UNSUITABLE TO SUPPORT THE FOUNDATIONS THEN THE FOUNDATIONS MAY ALSO NEED TO EXTEND THROUGH THE FILL TO NATURAL GROUND WHICH IS EXPECTED AT 600MM BELOW GROUND LEVEL

Timber Treatment	Species	Treatment	Type
Exterior Wall Framing	Radiata Pine	H1.2	SG8
Interior Wall Framing	Radiata Pine	H1.2	SG6
Cavity Battens	Radiata Pine	H3.1	SG8
Exposed Beams	Radiata Pine	H3.2	SG8
Purlins	Radiata Pine	H1.2	SG8
Roof Framing	Radiata Pine	H1.2	SG8

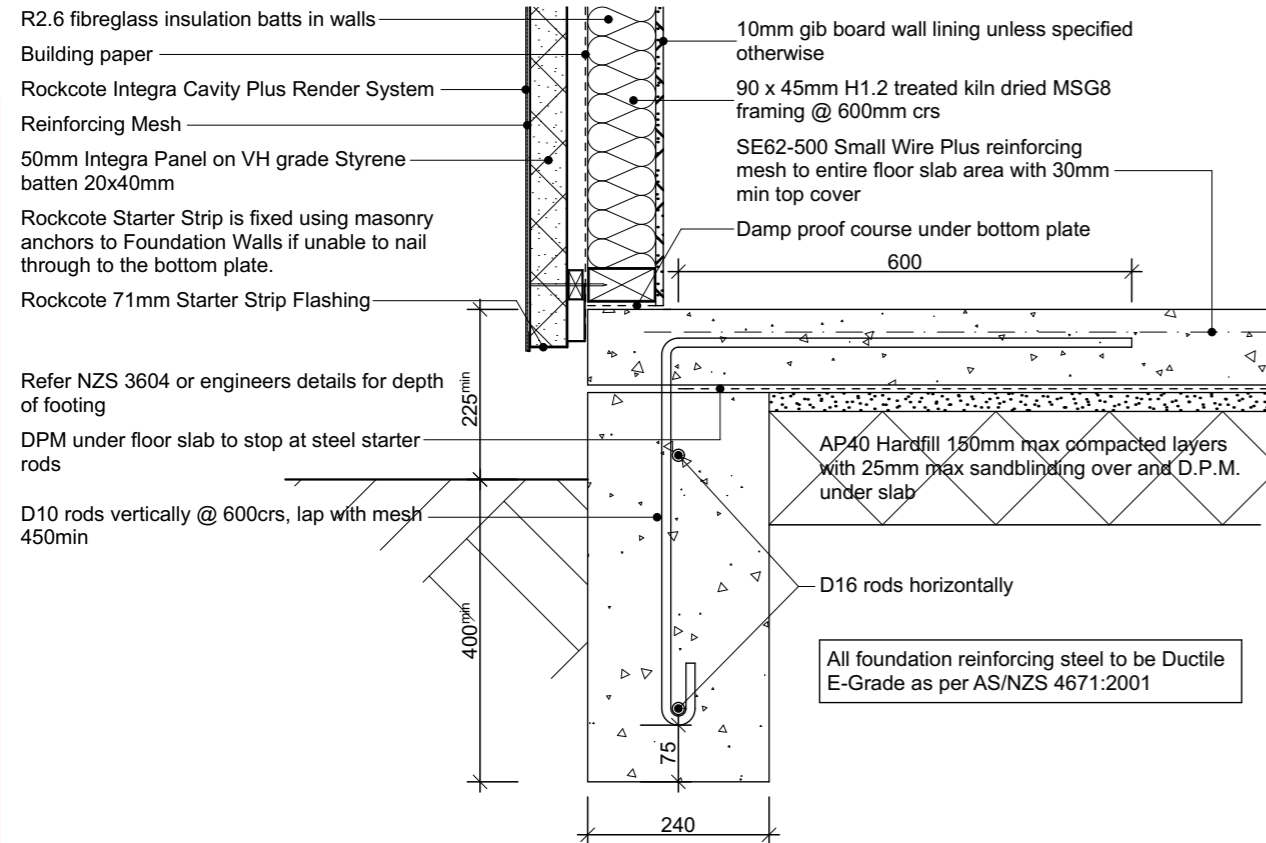
Framing Treatment in accordance with NZS3602:2003
All timber used to be treated as required by NZS3604:2011

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

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

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

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



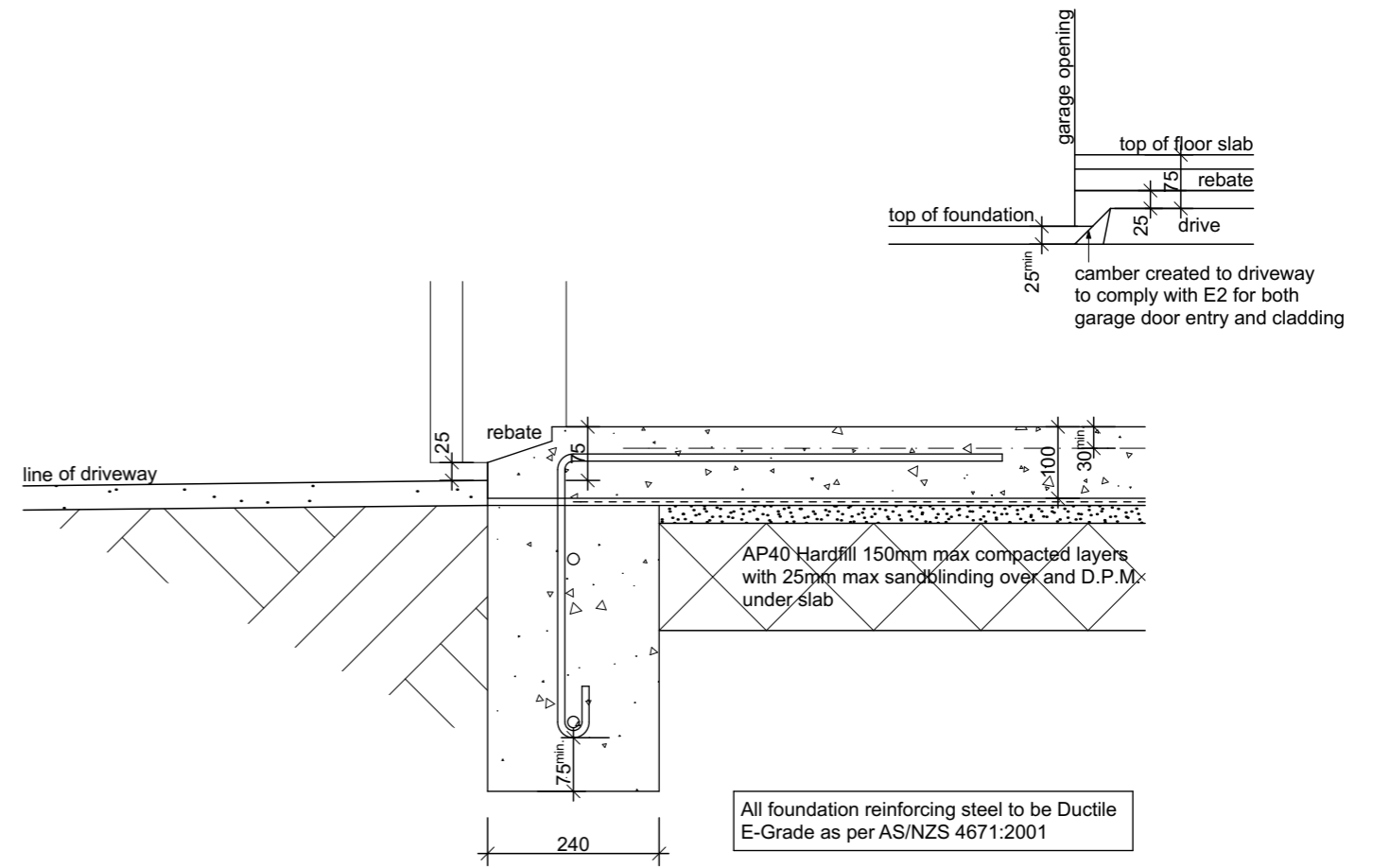
Rockcote Cladding is to extend a minimum of 50mm past the bottom plate. It is to be 6mm clear off the Foundation Wall. Refer to NZS 3604:2011 Fig 7.11.
 The distance from the top of the floor slab to cleared ground is to be a minimum of 225mm, to a paved surface this shall be a minimum of 150mm. Refer to NZBC E2/AS1 Paragraph 4.2.5 or NZS 3604:2011 Fig 7.11.

INTEGRA FOUNDATION DETAIL

Scale 1:10

ALL ROOTY ORGANIC TOPSOIL MATERIAL IS TO BE REMOVED FROM BELOW THE FLOOR SLAB AREA WHICH MAY BE UP TO 400MM BELOW EXISTING GROUND LEVEL

ENGINEER TO INSPECT AND APPROVE THE FOUNDATION EXCAVATION DUE TO THE PRESENCE OF POSSIBLE FILL. IF THE GROUND IS UNSUITABLE TO SUPPORT THE FOUNDATIONS THEN THE FOUNDATIONS MAY ALSO NEED TO EXTEND THROUGH THE FILL TO NATURAL GROUND WHICH IS EXPECTED AT 600MM BELOW GROUND LEVEL

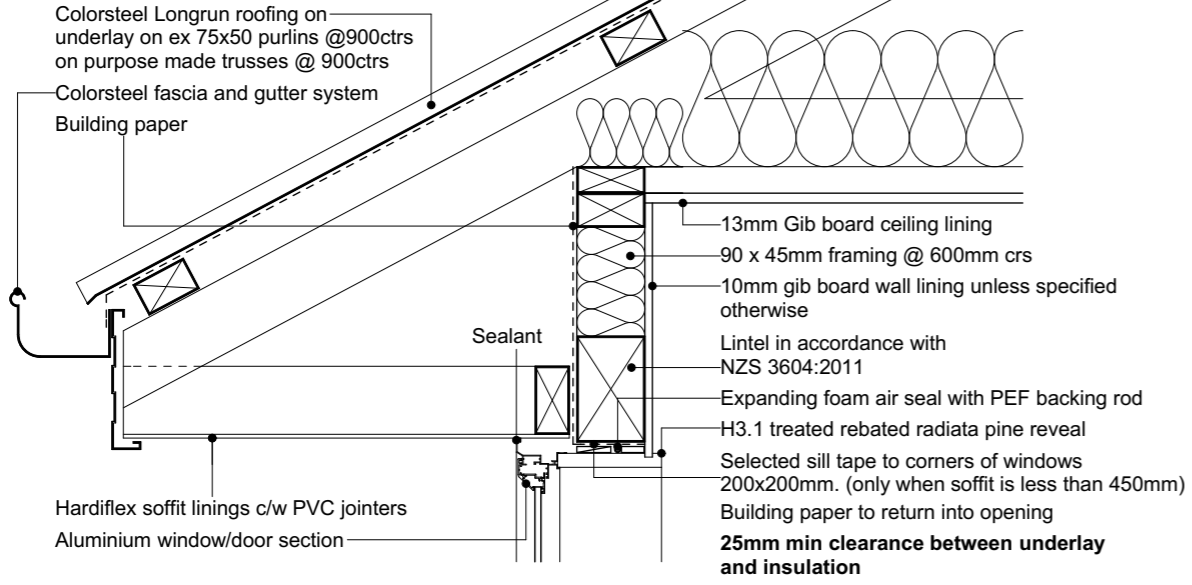


Rockcote Cladding is to extend a minimum of 50mm past the bottom plate. It is to be 6mm clear off the Foundation Wall. Refer to NZS 3604:2011 Fig 7.11.
 The distance from the top of the floor slab to cleared ground is to be a minimum of 225mm, to a paved surface this shall be a minimum of 150mm. Refer to NZBC E2/AS1 Paragraph 4.2.5 or NZS 3604:2011 Fig 7.11.

INTEGRA GARAGE DOOR FOUNDATION DETAIL

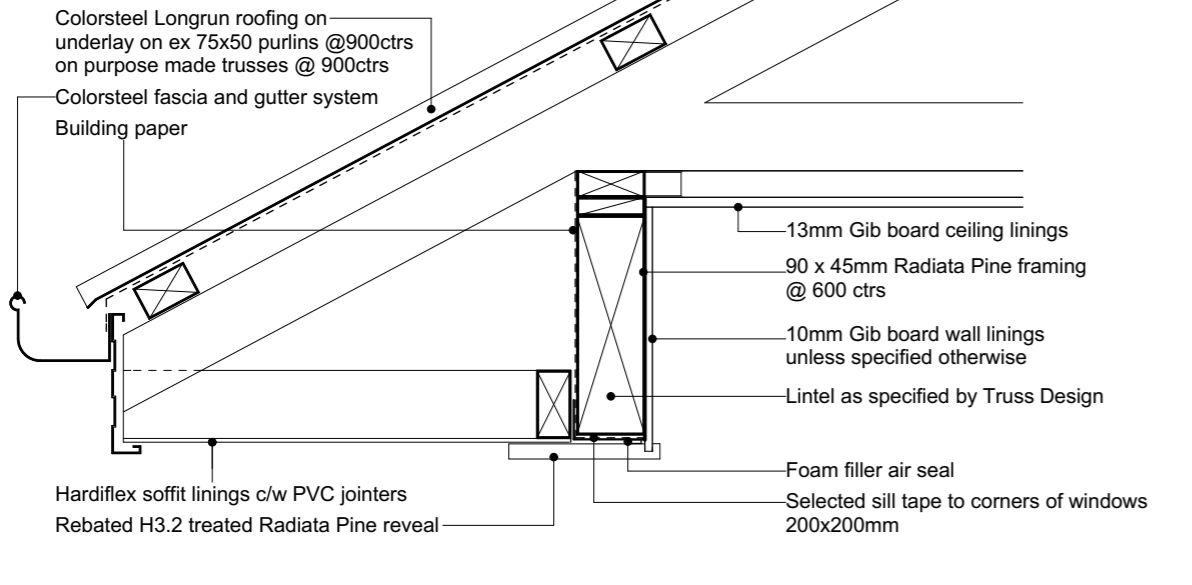
Scale 1:10

NOTE:
 Purlin Fixings as per Lumberlok Purlin & Batten Fixing Chart
 Fixing Type C - 1x Blue Screw 2.4kN
 (in keeping with NZS 3604:2011 Table 10.10)
 Refer to Specification.

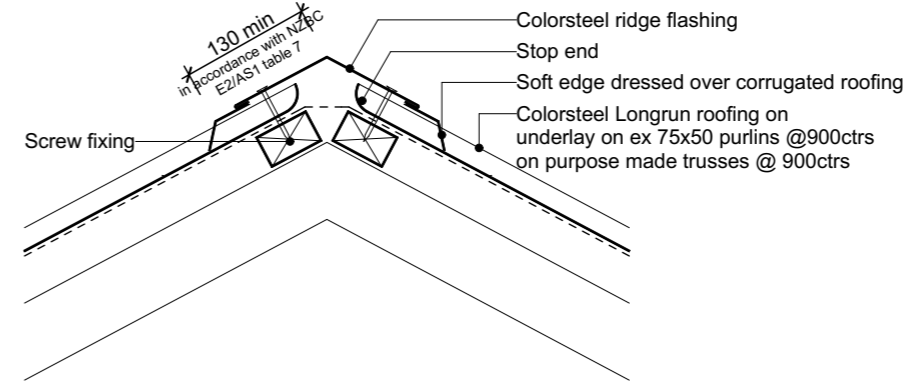


WINDOW / DOOR TO SOFFIT DETAIL
 Scale 1:10

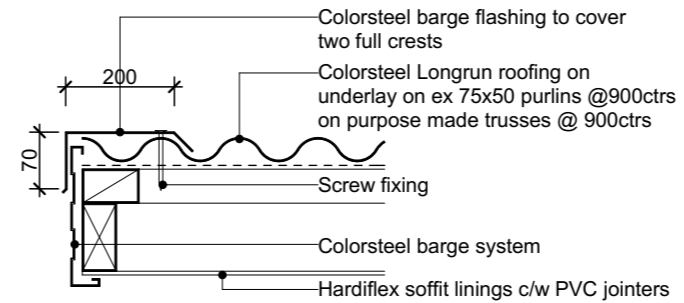
NOTE:
 Purlin Fixings as per Lumberlok Purlin & Batten Fixing Chart
 Fixing Type C - 1x Blue Screw 2.4kN
 (in keeping with NZS 3604:2011 Table 10.10)
 Refer to Specification.



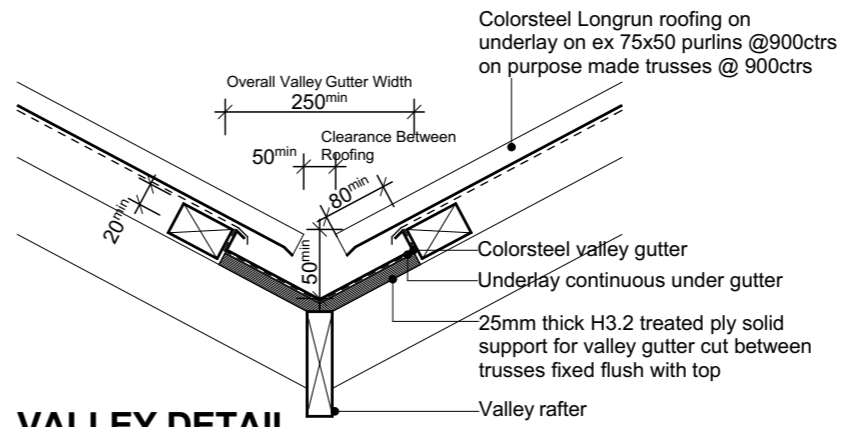
GARAGE DOOR HEAD DETAIL
 Scale 1:10



RIDGE DETAIL
 Scale 1:10

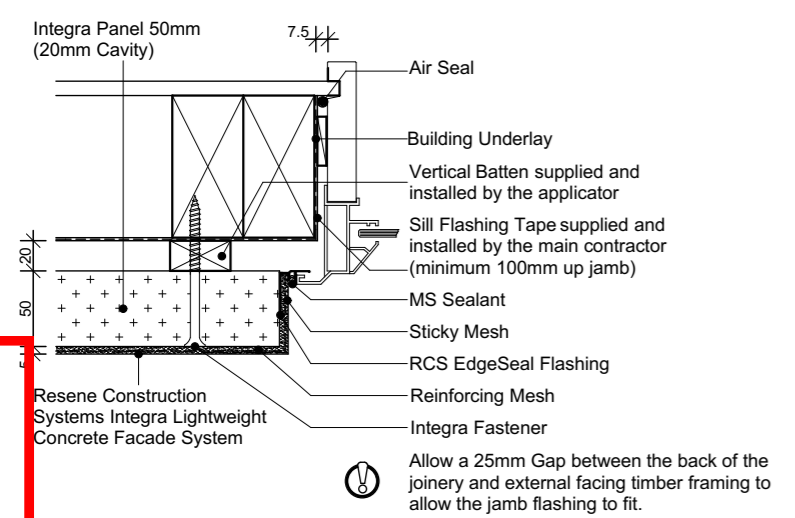


BARGE DETAIL
 Scale 1:10

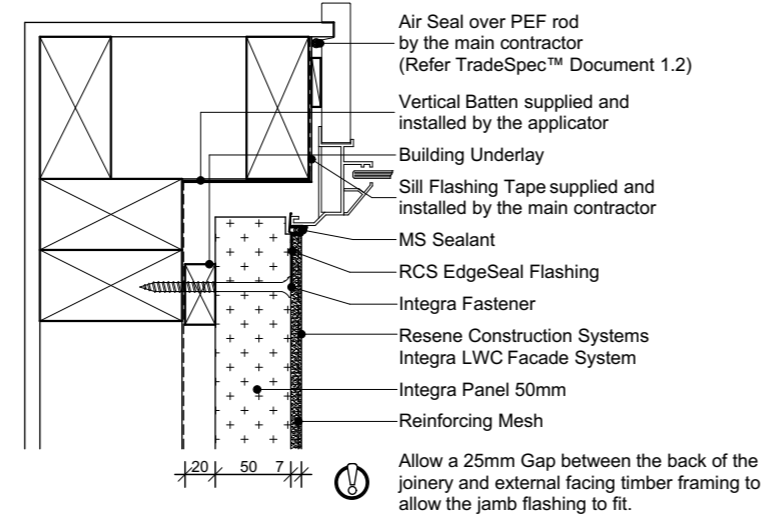


VALLEY DETAIL
 Scale 1:10

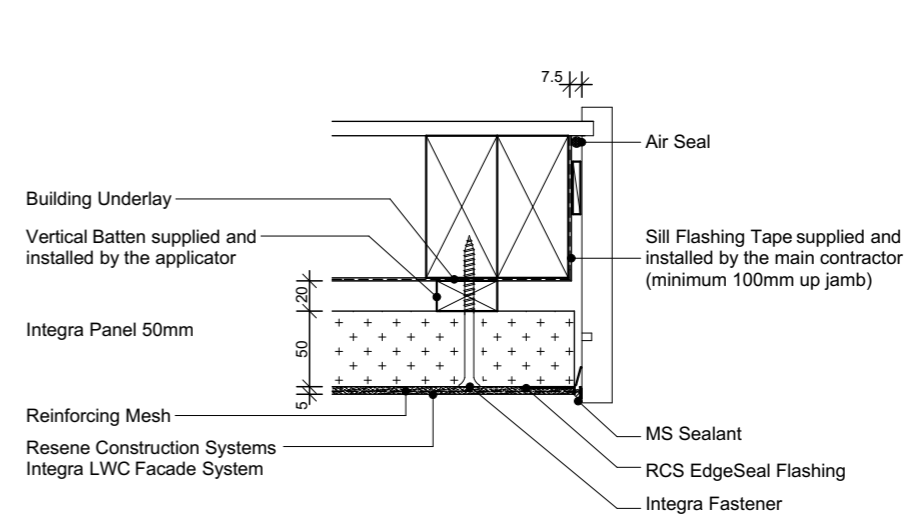
SDC - Approved Building Consent Document - BC180486 - Pg 17 of 21 - 19/04/2018 - edwards



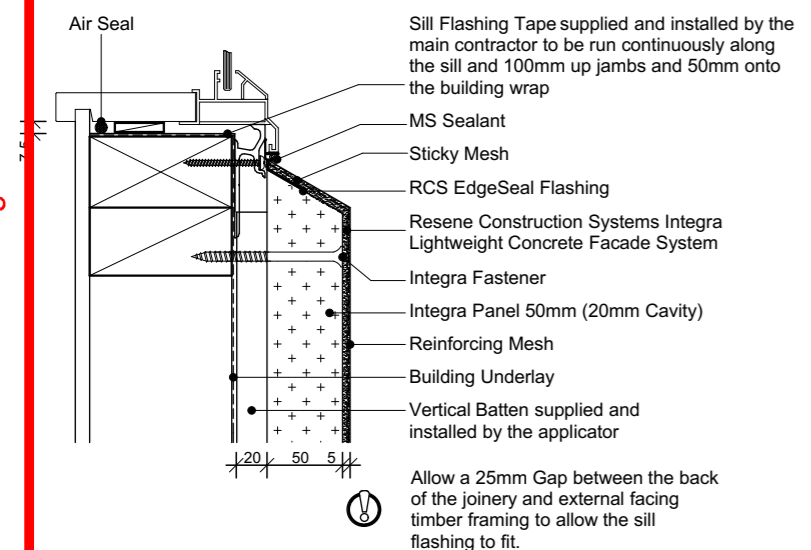
WINDOW JAMB
Scale 1:5



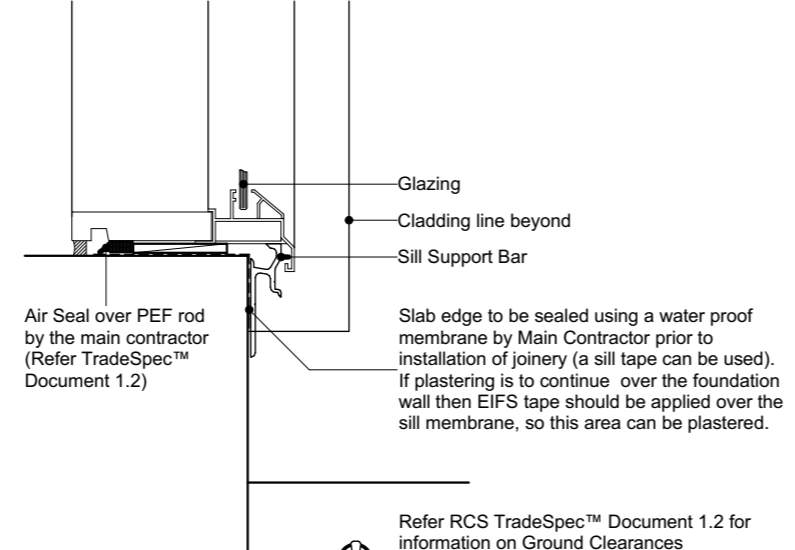
INTERNAL CORNER TO WINDOW JAMB
Scale 1:5



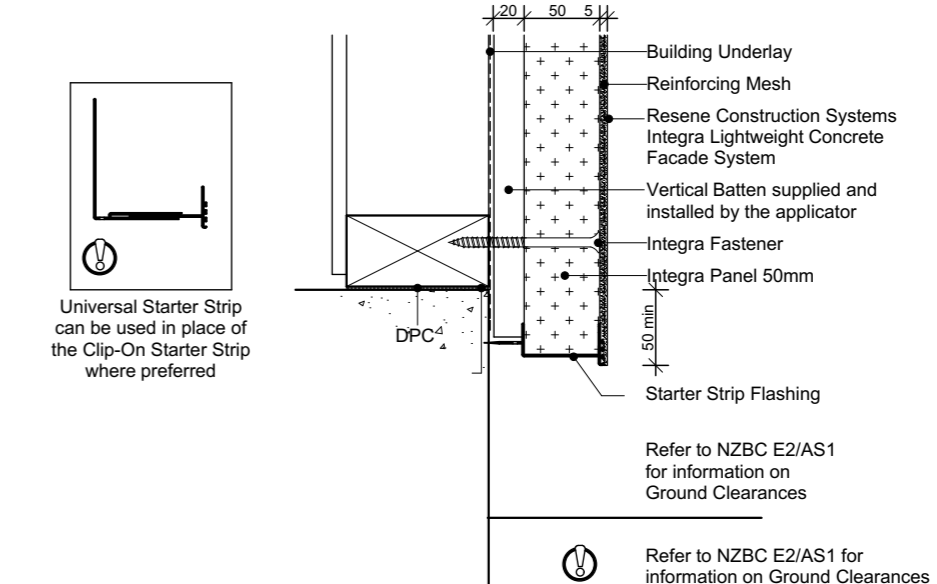
GARAGE DOOR JAMB
Scale 1:5



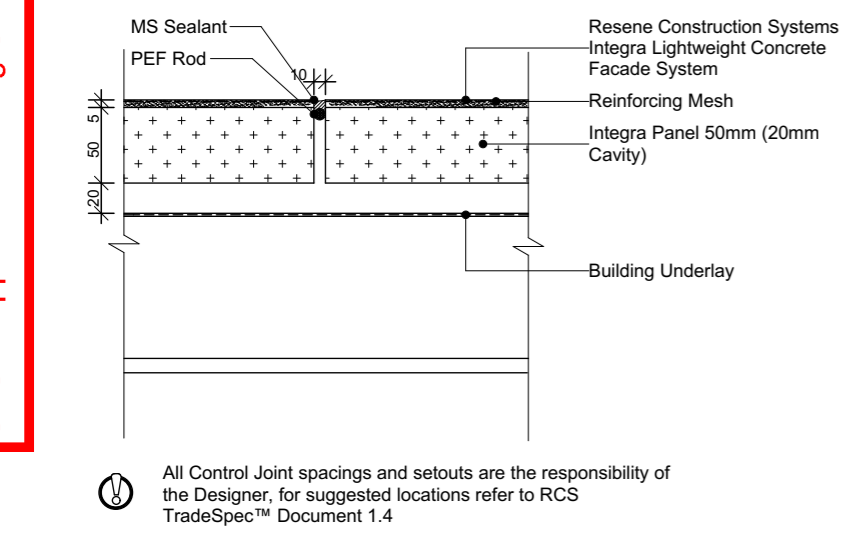
WINDOW SILL
Scale 1:5



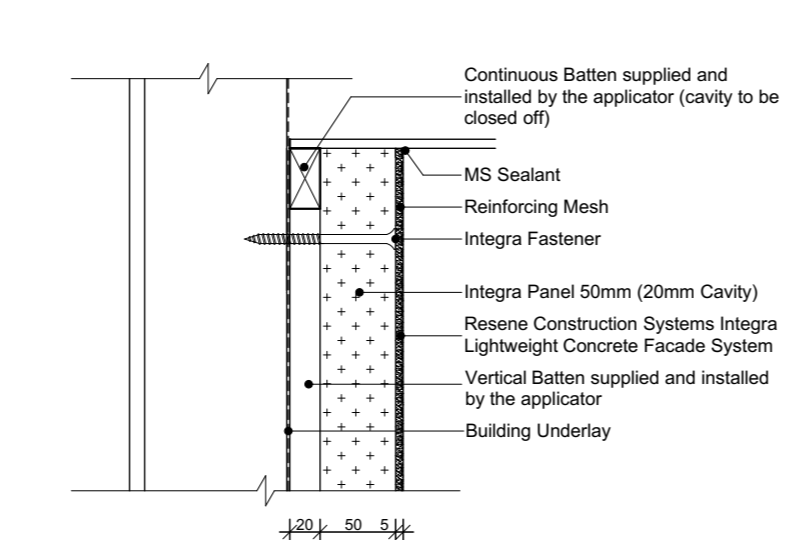
DOOR SILL
Scale 1:5



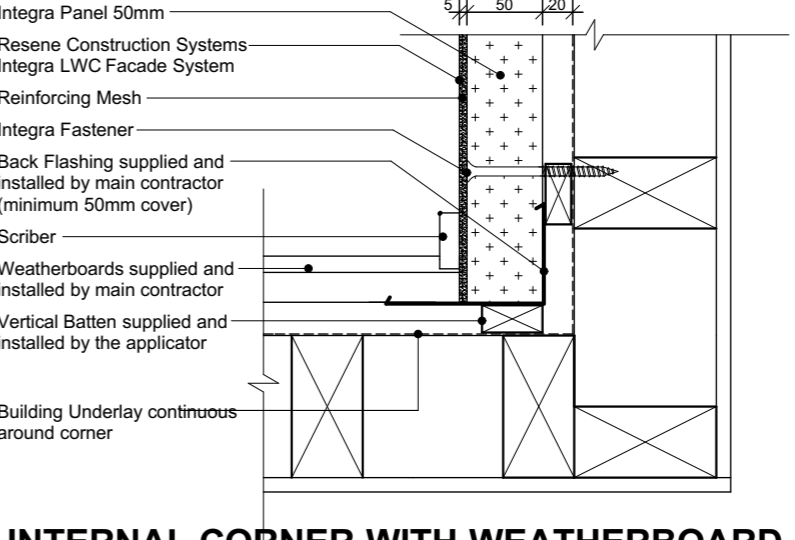
FOUNDATION
Scale 1:5



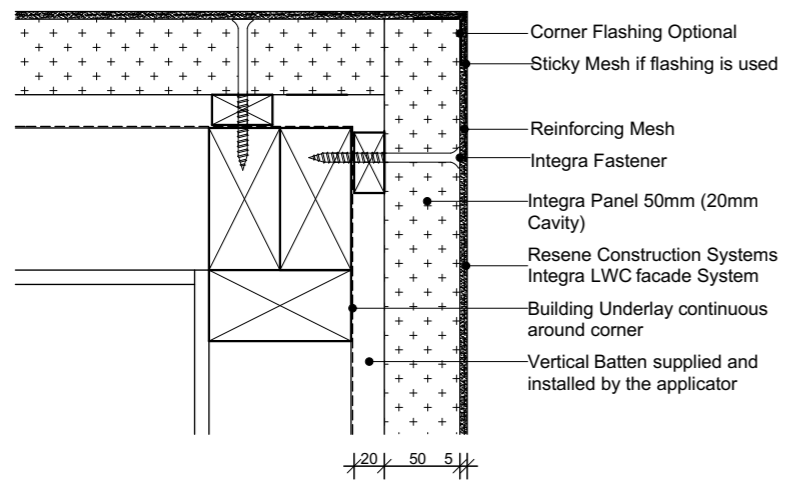
VERTICAL CONTROL JOINT
Scale 1:5



SOFFIT
Scale 1:5

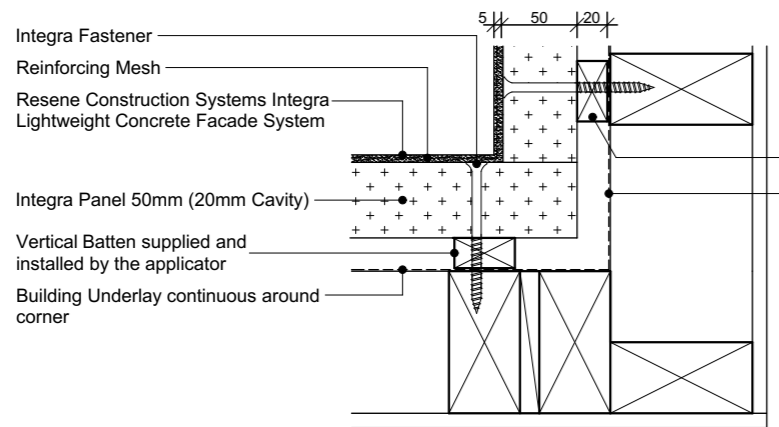


INTERNAL CORNER WITH WEATHERBOARD
Scale 1:5



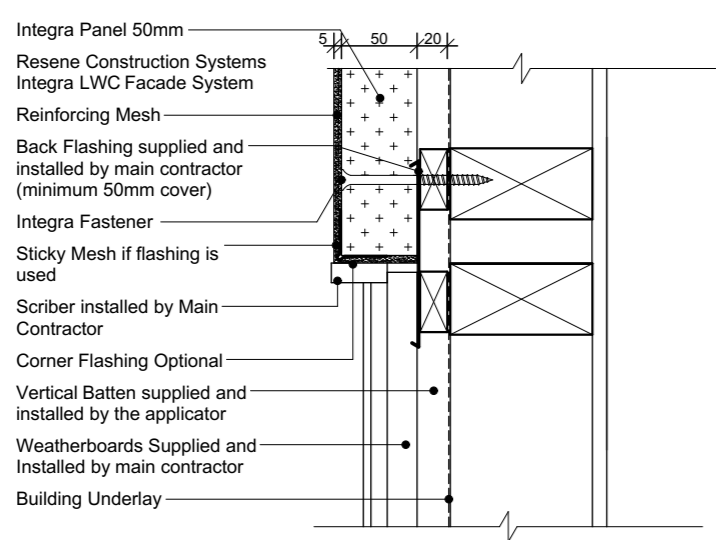
EXTERNAL CORNER

Scale 1:5



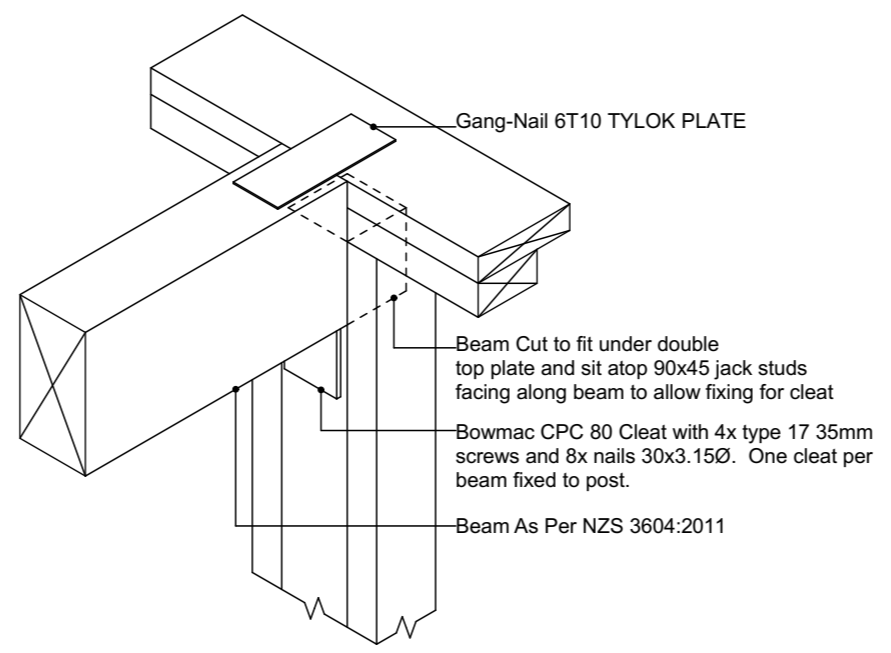
INTERNAL CORNER

Scale 1:5



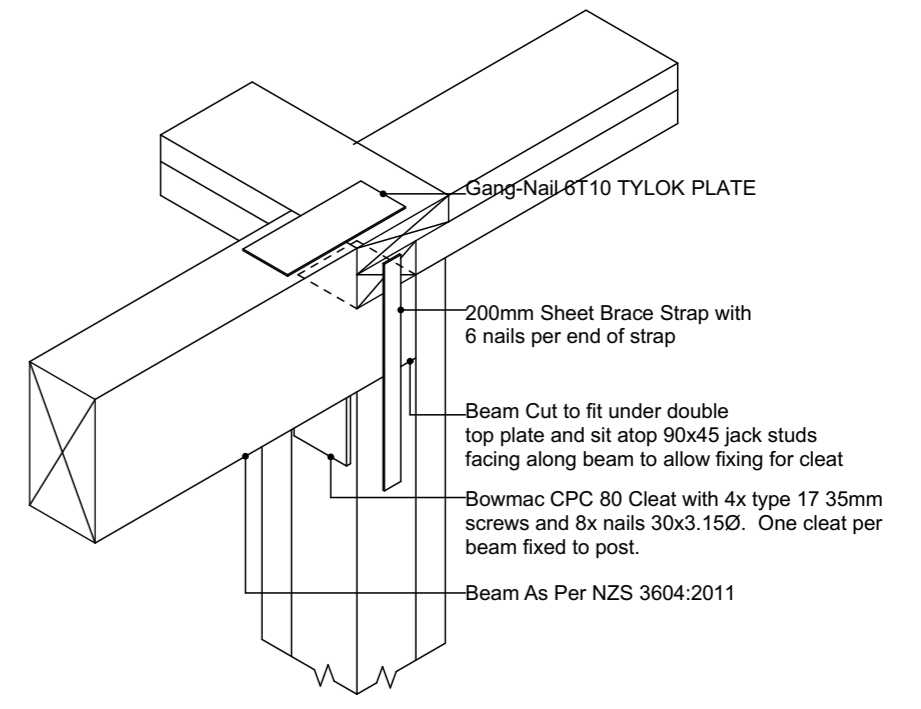
VERTICAL JUNCTION WITH WEATHERBOARD

Scale 1:5



BEAM TO WALL CONNECTION

Scale 1:10



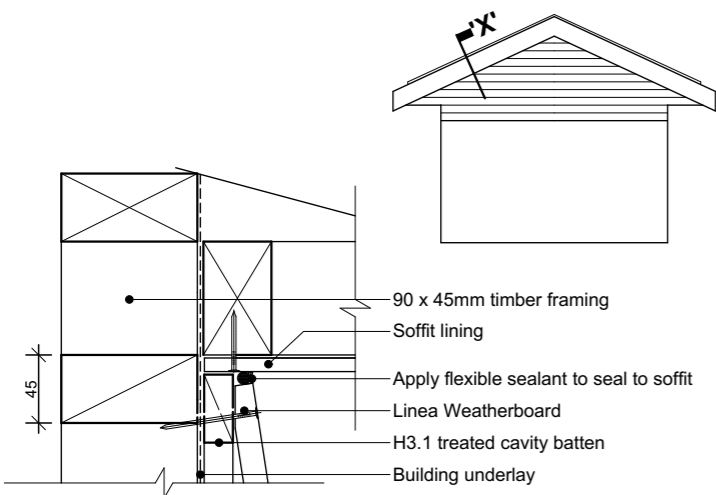
BEAM TO WALL CONNECTION

Scale 1:10

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

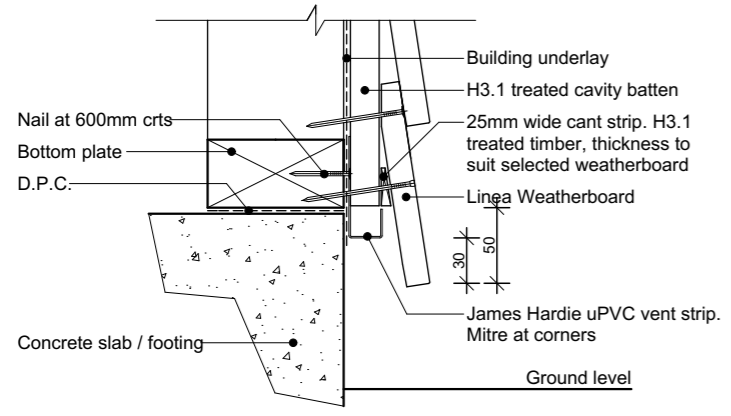
REVISION			

consultant	Peter B
drawn	M.Bryant
date	22/03/2018
scale	1:5, 1:10



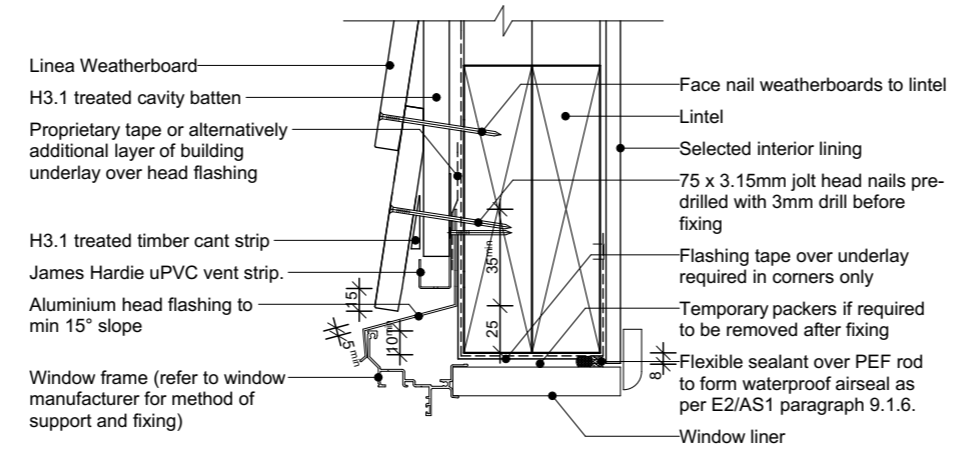
- The Linea® Weatherboard must be neat cut and silicone sealed to angle of soffit
 - Alternatively a scotia can be scribed and sealed to Linea® Weatherboard and the soffit lining

LINEA® WEATHERBOARD JUNCTION (SECTION 'X') CAVITY TO CABLE
 Scale 1:5



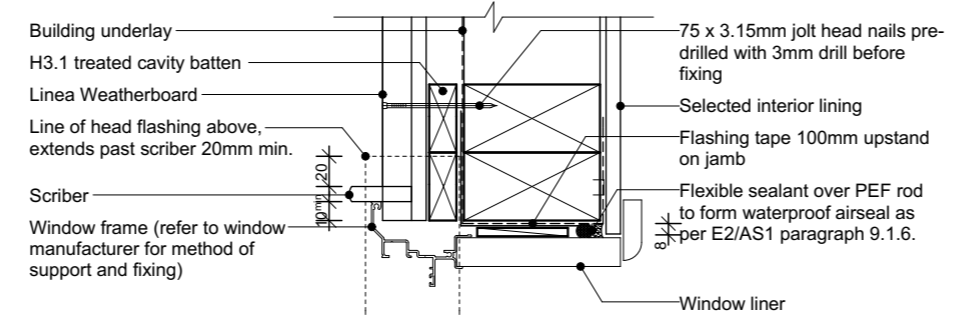
Drain holes in James Hardie uPVC vent strip are sufficient to achieve ventilation openings of 1000mm² per lineal metre
 F.F.L. 150mm min to permanent paving or 225mm min to unpaved ground to clause 9.1.3 of E2/AS1

TIMBER CAVITY FOUNDATION
 Scale 1:5



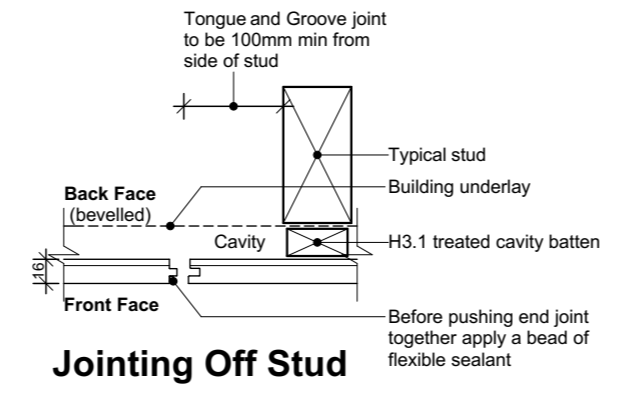
Note:
 - When James Hardie rigid air barrier is used flashing tape to be applied to the entire window opening.
 - Sealant must be installed between head flashing and flashing and trim in VH and EH wind zones and SED projects.
 - Alternatively, the head flashings can be formed with stop ends as per E2/AS1

TIMBER CAVITY WINDOW AND DOOR HEAD WITHOUT FACINGS
 Scale 1:5

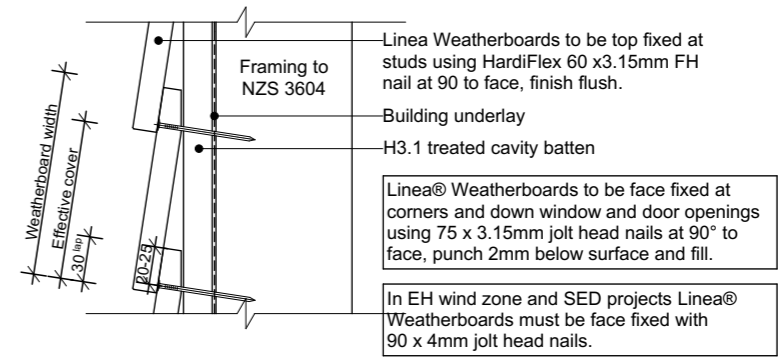


Note:
 When James Hardie rigid air barrier is used flashing tape to be applied to the entire window opening.

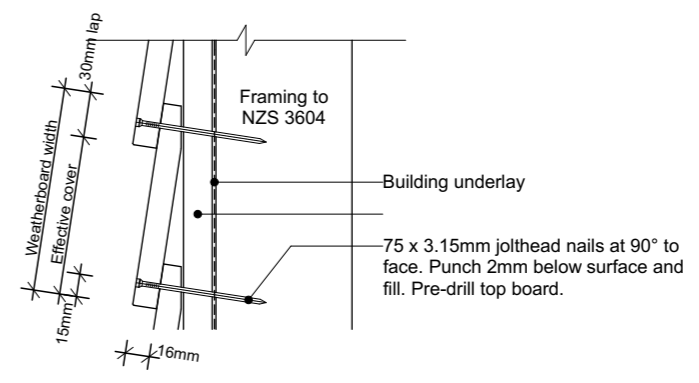
TIMBER CAVITY WINDOW AND DOOR JAMB WITHOUT FACINGS
 Scale 1:5



Jointing Off Stud

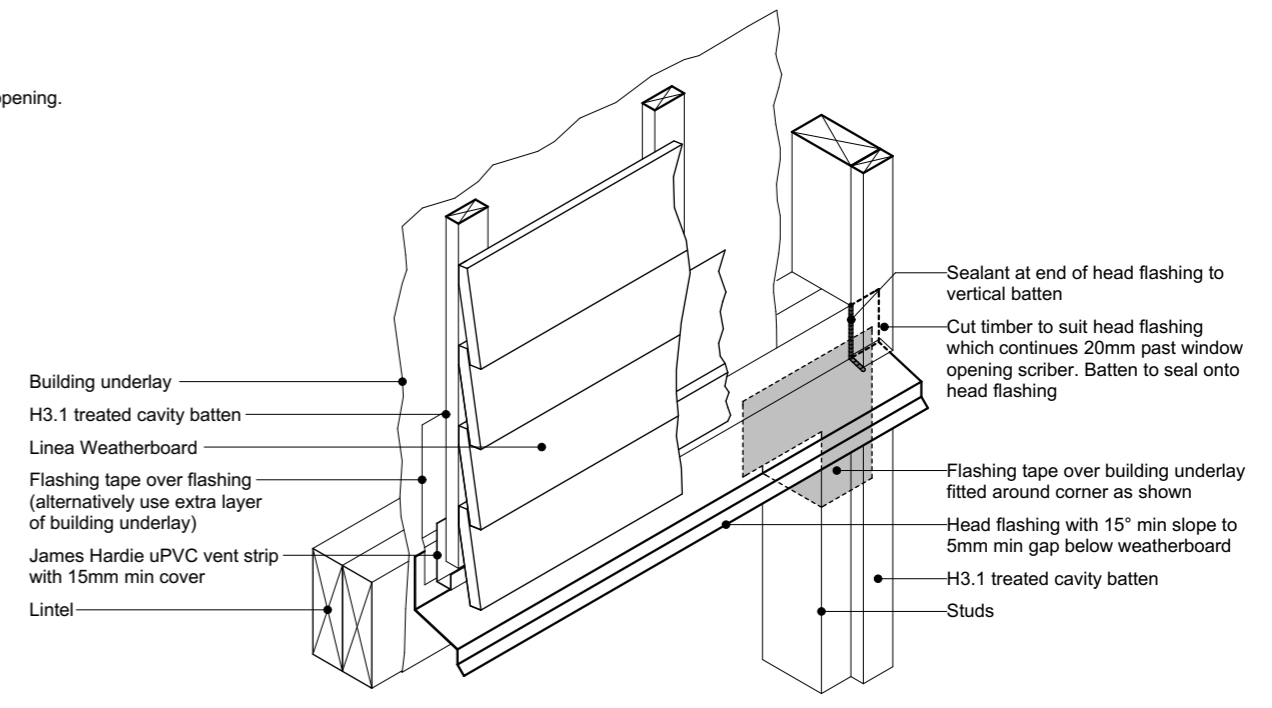


Concealed Nailing



Exposed Nailing

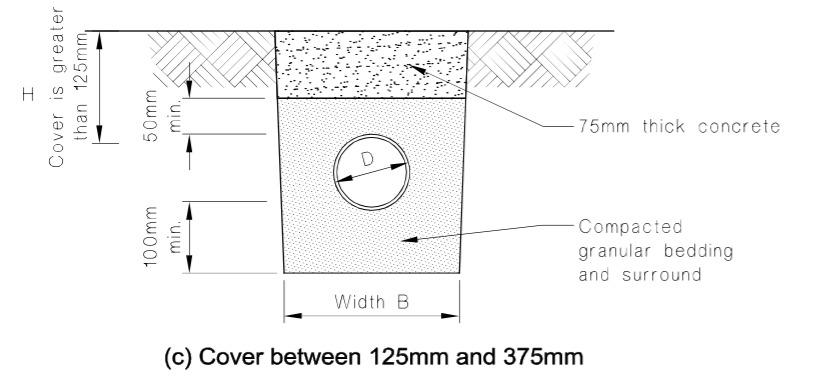
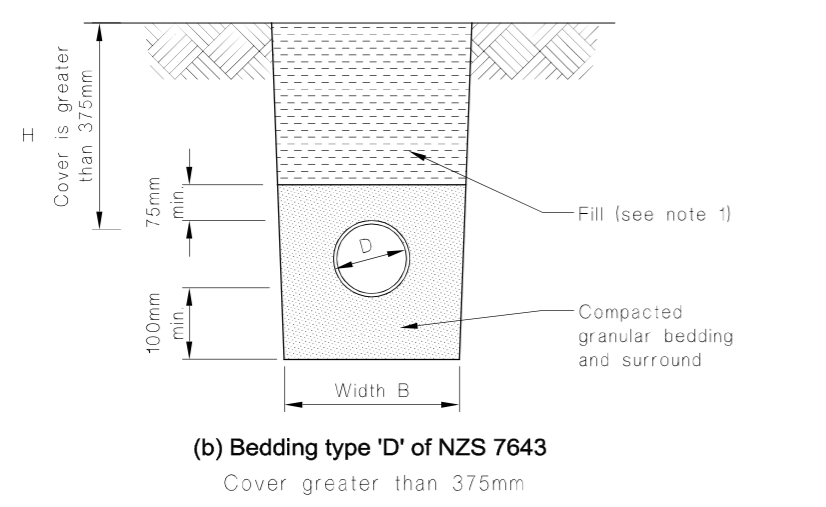
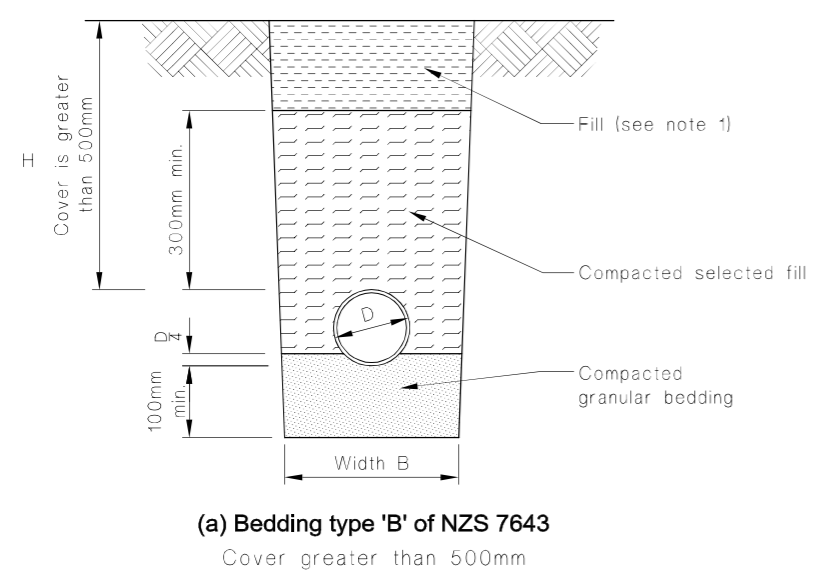
TIMBER CAVITY WEATHERBOARD FIXING
 Scale 1:5



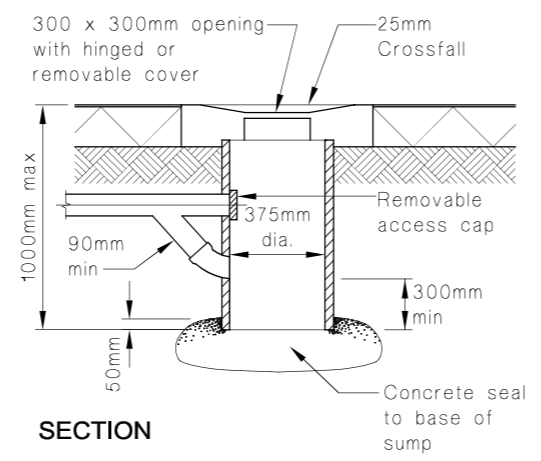
Note:
 When James Hardie rigid air barrier is used flashing tape to be applied to the entire window opening.

HEAD FLASHING TERMINATION
 Scale 1:10

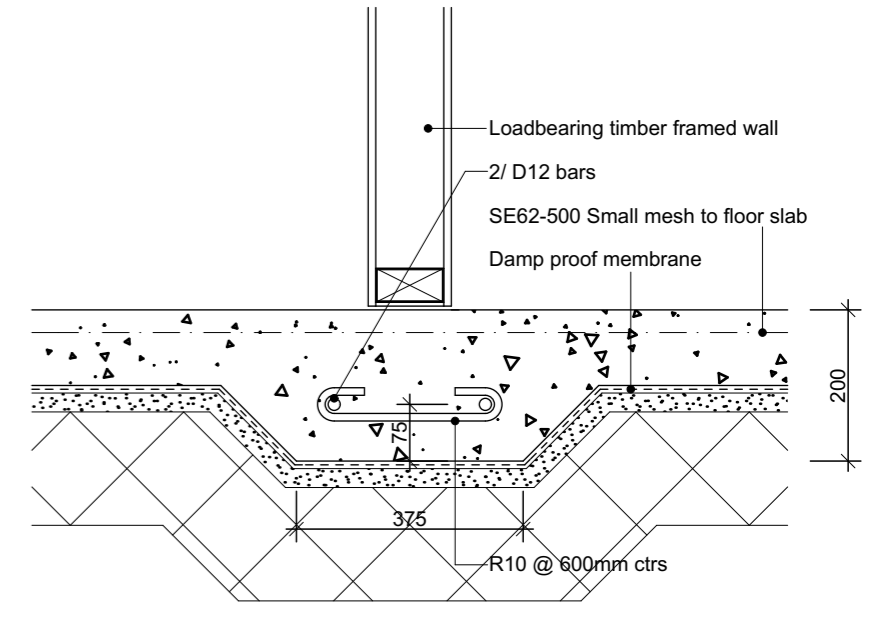
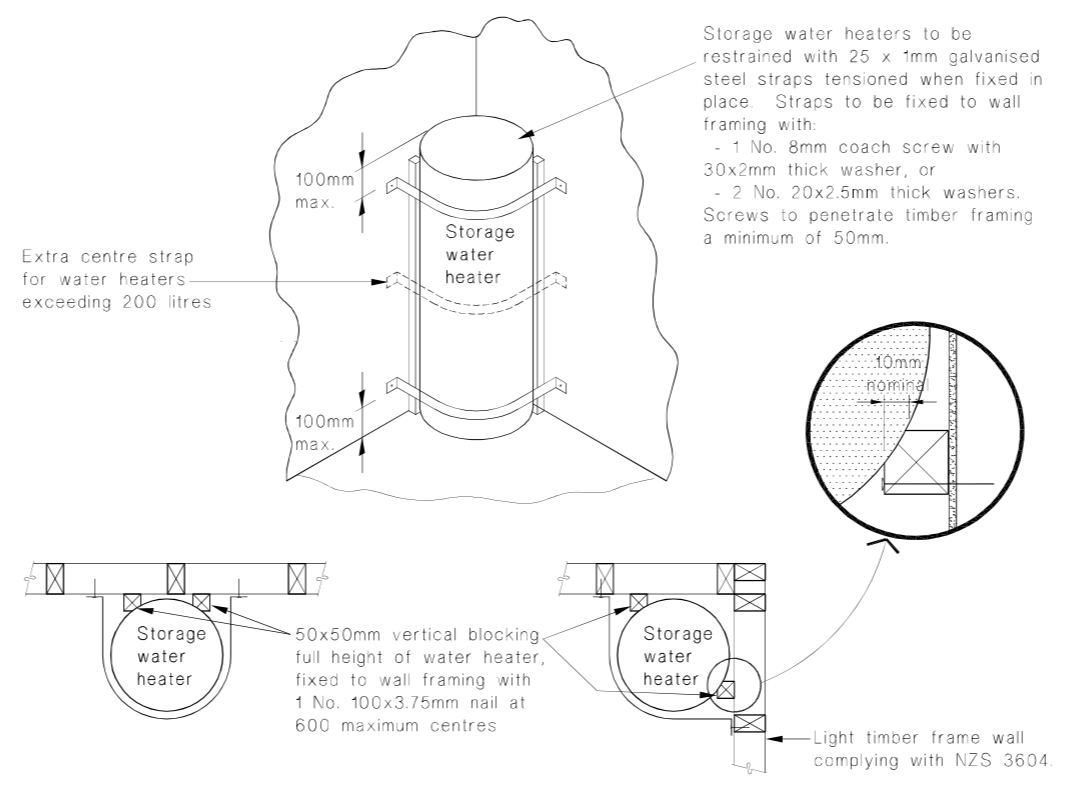
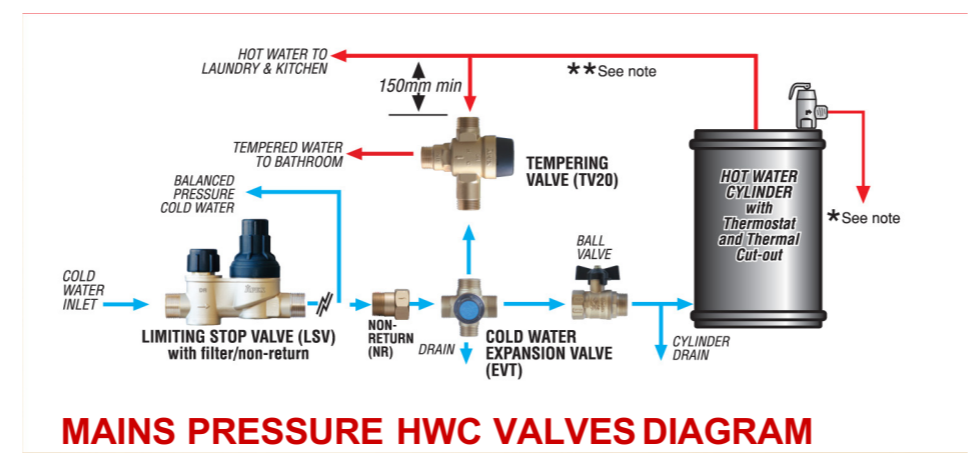
REVISION	DATE	BY	DESCRIPTION



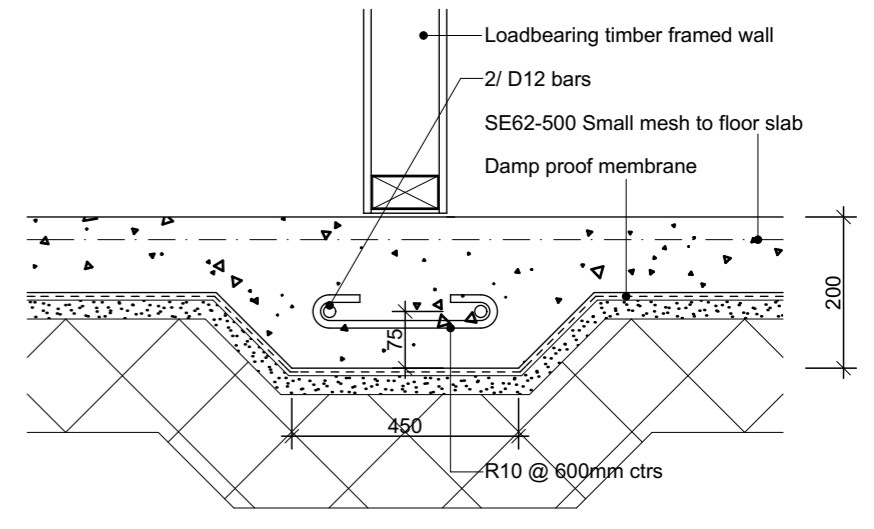
DRAIN PIPE BEDDING & BACKFILLING



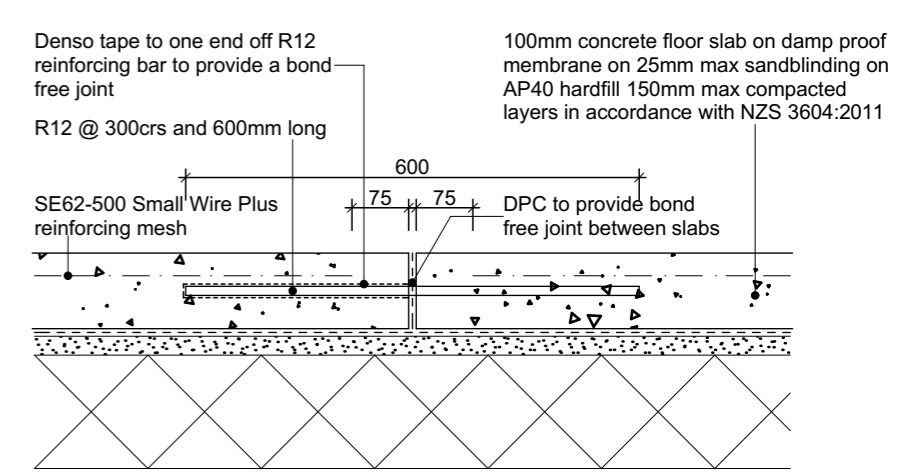
TYPE 1 SURFACE WATER SUMP



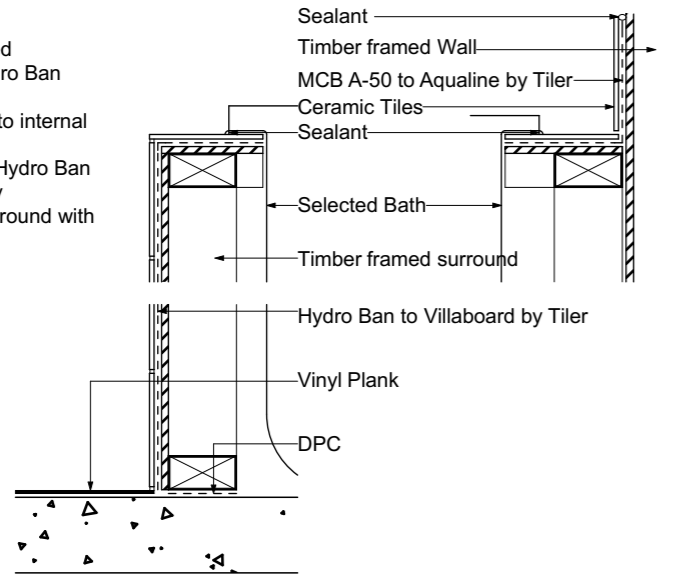
SLAB THICKENING DETAIL (Type FP1)



SLAB THICKENING DETAIL (Type FP2)

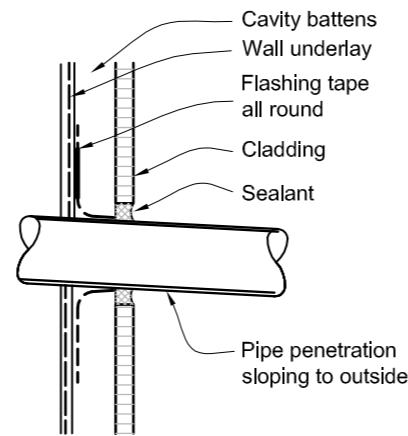


- Process:**
1. Villaboard Primed
 2. First coat of Hydro Ban applied vertically
 3. Fibreglass tape to internal corners
 4. Second coat of Hydro Ban applied horizontally
 5. Tiles fixed to surround with MCB A-50



TILED BATH SURROUND

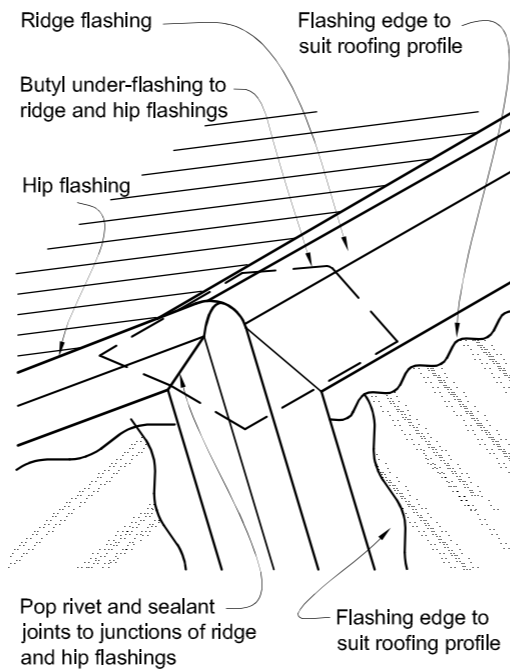
Scale 1:10



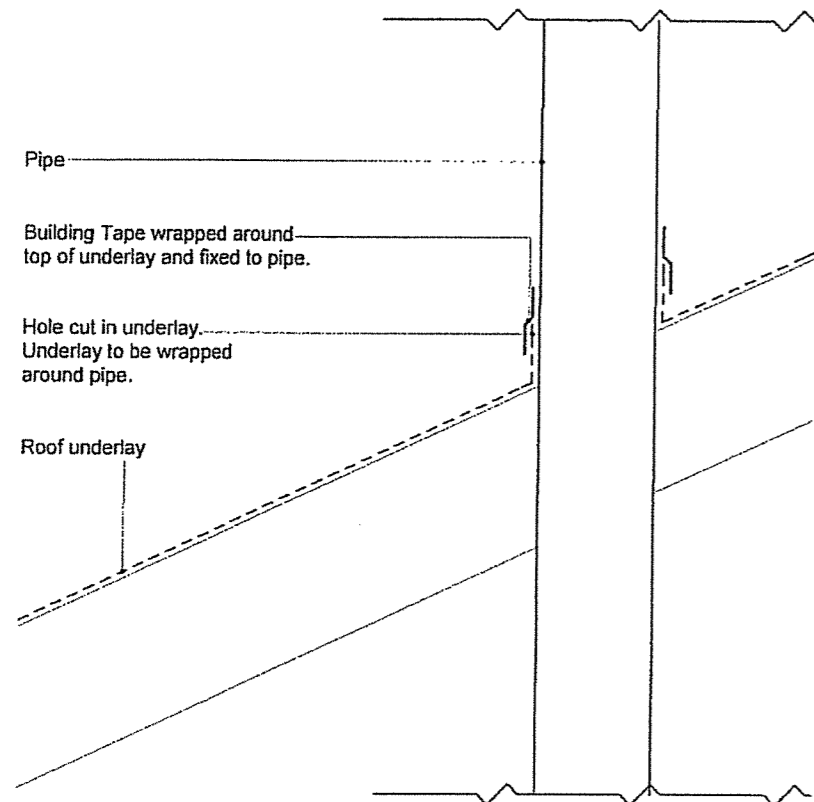
(a) CAVITY WITH FLASHING TAPE

PIPE PENETRATION

NOTE: *Flashing cover varies according to wind zone - refer Table 7.*
 For other ridge to hip flashings refer to New Zealand Metal Roofing and Wall Cladding Code of Practice.



RIDGE TO HIP FLASHING



PIPE THROUGH ROOF UNDERLAY