

Approved Building Consent documents

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

Inspection booking timeframes

Call received	before 3pm inspection will be done	after 3pm inspection will be done
Monday	Wednesday	Thursday
Tuesday	Thursday	Friday
Wednesday	Friday	Monday
Thursday	Monday	Tuesday
Friday	Tuesday	Wednesday

**Please ensure all work for inspection is ready the day before.
Incomplete work requiring re-inspection will incur an additional inspection fee.**

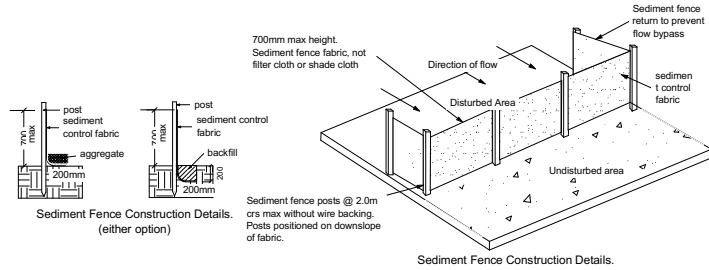
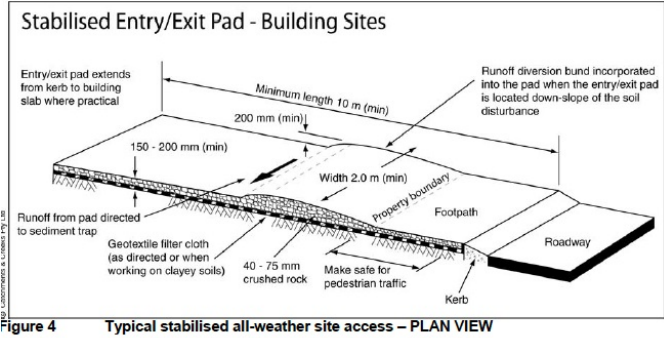
For building inspections and enquiries please ContactUs on:
03 347 2800.

SECURITY FENCING.
Security fences to be erected to unprotected boundaries.
To be minimum 2.0m high non climbable to meet F5 of the building code.
Lockable gates to entry.
Make the works safe and provide and maintain a safe working environment.
Ensure that all those working on or visiting the site are aware of the rules governing site safety, are properly supervised and are not unnecessarily exposed to hazards by providing site signage at vehicle site gates with warning and conditions of entry clearly stated.

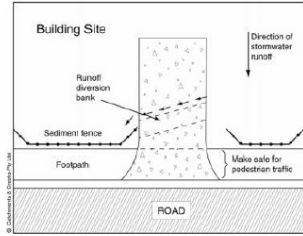
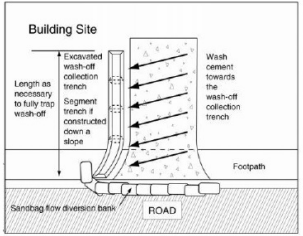
Suitable construction methods shall be used to avoid the likelihood of tools or material falling onto a place where people might be present. (safety nets)
Toeboards to access platforms shall be at least as high as the materials stacked on the platform and no less than 100mm above the platform max gap between platform and toeboard shall not exceed 10mm

- General Notes**
- Project Manager to oversee sediment control
 - Refer also to environment canterbury "erosion and sediment control guideline" information pamphlet for required Details
 - Surplus soil to be remove and disposed of by contractors as required.
 - All erosion and sediment control structures to be inspected once a week and after each rainfall and maintained in good working order by main contractor.
 - 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 major earthworks.
 - Stockpiles of clay material to be covered with impervious sheet
 - Roof water down pipes to be connected to permanent underground stormwater system as soon as practical after roof is laid.

Finished floor level shall be at least 225mm above the finished level of the surrounding ground immediately adjacent to the building and no less than 150mm above the road crown on at least one cross section through the building and roadway.
The main contractor shall confirm all levels on site prior to works and shall ensure the finished floor level shall comply with the requirements



Flood Assessment Certificate
FC250178
FFL 9.46m (min) NZVD2016



Site Plan.
Scale 1-200

Site Details

Address	41 McCaw Road
Town-City	Lincoln
Area	Selwyn
Lot	4461
DP	579597
Land Area	453m²
Plan Footprint	158.5m² O/Frame
Building Coverage MRZ 50% Nett	202m² over gutter 44.7%
Wind Zone	High
Wind Region	A
Earthquake Zone	2
Snow Zone	N4

Plan Directory

Page	View
1	Site Plan
2	Floor Plan
3	Elevations
4	Bracing Layout Window & Door Sizes.
5	Cross Sections A, Framing Schedule.
6	Construction Details
7&8	Flashing Details
9	Wet Area Fixings.
10	Drainage Plan
11&12	Drainage Details
13	Electrical Layout Plan
14	Slab Dimensions
15-16	Roof Layout & Details

Planning Approved

26/05/2025 simi.kottekkadan

DT Design
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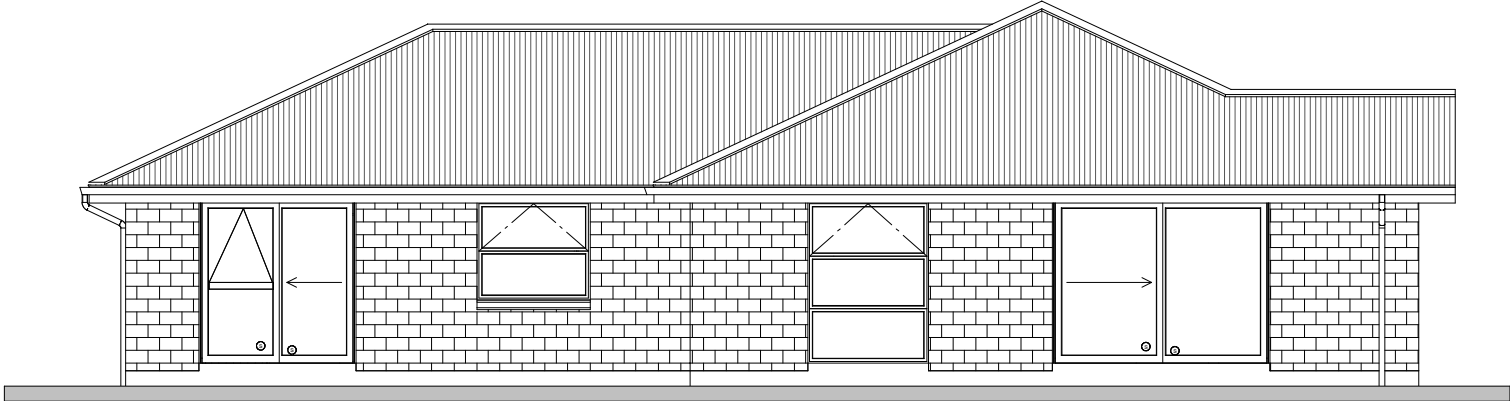
Proposed
Residence For

KAD Build
Lot 4461 McCaw Road
Lincoln

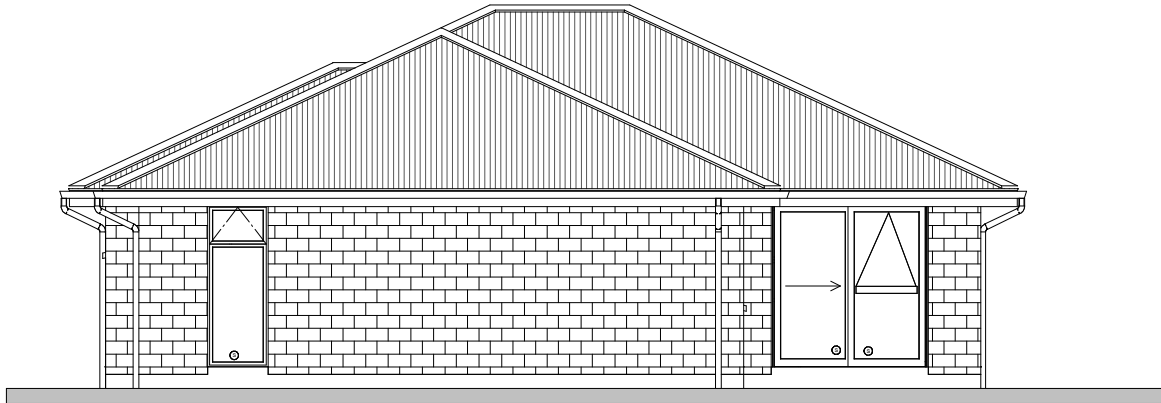
Date: 22/5/2025 Area:
Scale: 1-200 Plan #
Drawn By: D Sowerby

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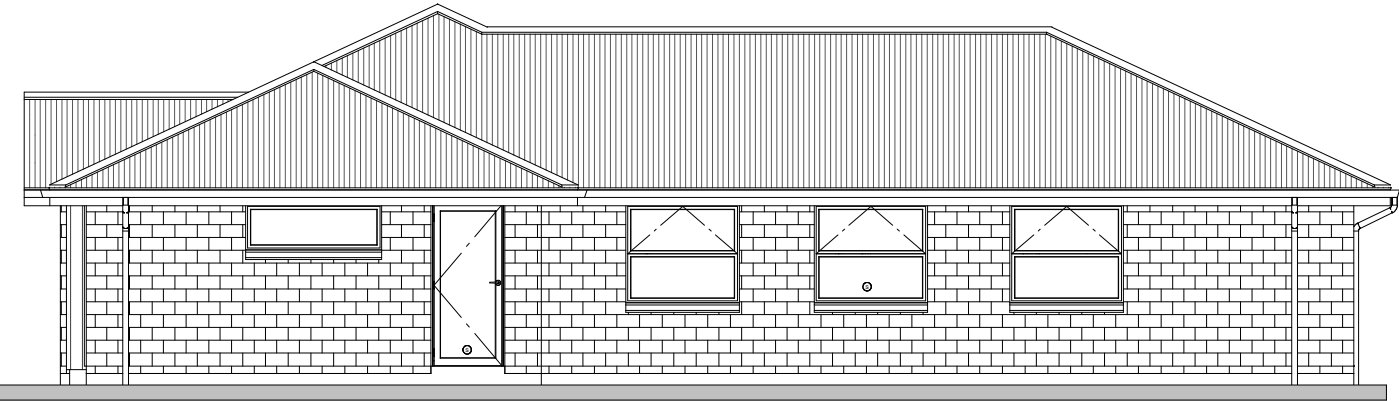
Floor Plan
Area 158.5m² O/Frame
Area 165m² O/Found
Scale 1-100



North Elevation



East Elevation

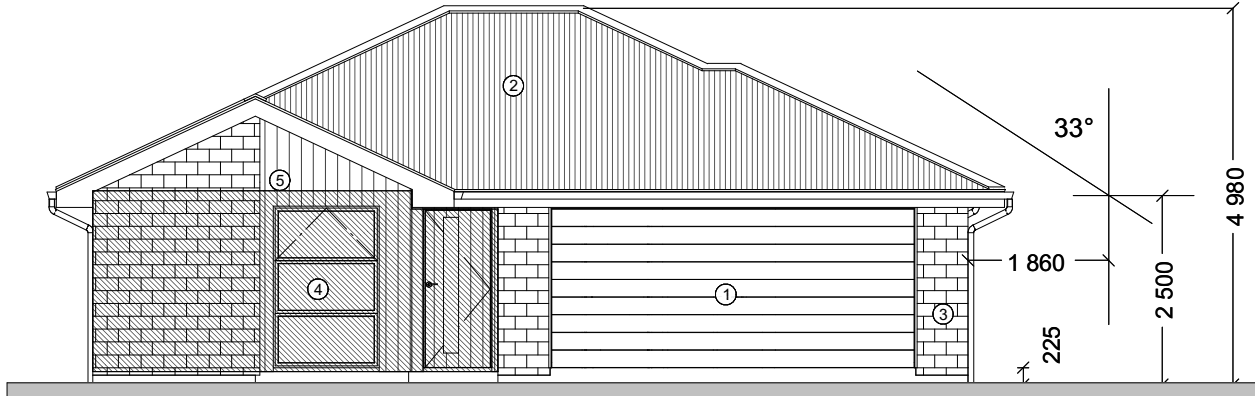


South Elevation

NOTE SCHEDULE	
①	SECTIONAL GARAGE DOOR
②	25° CORRUGATE COLOURSTEEL ROOF
③	70 SERIES BRICK VENEER
④	THERMAL BROKEN DOUBLE GLAZED ALUMINIUM WINDOWS AND DOORS R0.50
⑤	VERTICAL CEDAR CLADDING

20% glazing requirements to street face

wall area 12.5m²
glazing area 2.7m²
Percentage 21%



West Elevation

DOOR SCHEDULE				
NUMBER	QTY	WIDTH	HEIGHT	DESCRIPTION
D01	1	1270	2100	SLIDER-SLAB
D02	1	1308	2100	SLIDER-SLAB
D03	1	1337	2100	SLIDER-SLAB
D04	1	1651	2100	SLIDER-SLAB
D05	1	1708	2100	SLIDER-SLAB
D06	2	2000	2135	EXT. SLIDER-GLASS PANEL
D07	1	2800	2135	EXT. SLIDER-GLASS PANEL
D08	1	4800	2100	GARAGE-SLAB
D09	1	760	1980	HINGED-SLAB
D10	1	760	1980	POCKET-SLAB
D11	7	810	1980	HINGED-SLAB
D12	1	810	1980	POCKET-SLAB
D13	1	900	2100	EXT. HINGED-SLAB
D14	1	900	2135	EXT. HINGED-GLASS PANEL

Each wall that contains one or more wall bracing elements shall be connected at the top plate level, either directly, or through a framing member in the line of the wall, to external walls at right angles to it. Top plate fixing(s) of the capacity in tension or compression along the line of the wall bracing element are given as follows:

- (a) For each wall containing wall bracing elements with a total bracing capacity of not more than 125 bracing units: to at least one such external wall by a fixing as shown in figure 8.16 of 6 kN capacity;
- (a) For each wall containing wall bracing elements with a total bracing capacity of not more than 125 bracing units: to at least one such external wall by a fixing as shown in figure 8.16 of 6 kN capacity;

All bracing ply to be fixed with Hot dipped galvanized fixings.

Window lintel heights to be confirmed to window manufacturer.

Windows & Exterior doors finish under soffit.

Refer to truss design layout for confirmation
Revels to be H3.1 treated

A Grade Safety Glass shall apply to all bath room and ensuite windows.
Double glazed doors over 0.75m² safety glass required
Door sidelights greater than 0.75m² to be safety glass
All double glazing to have minimum rating of R0.50

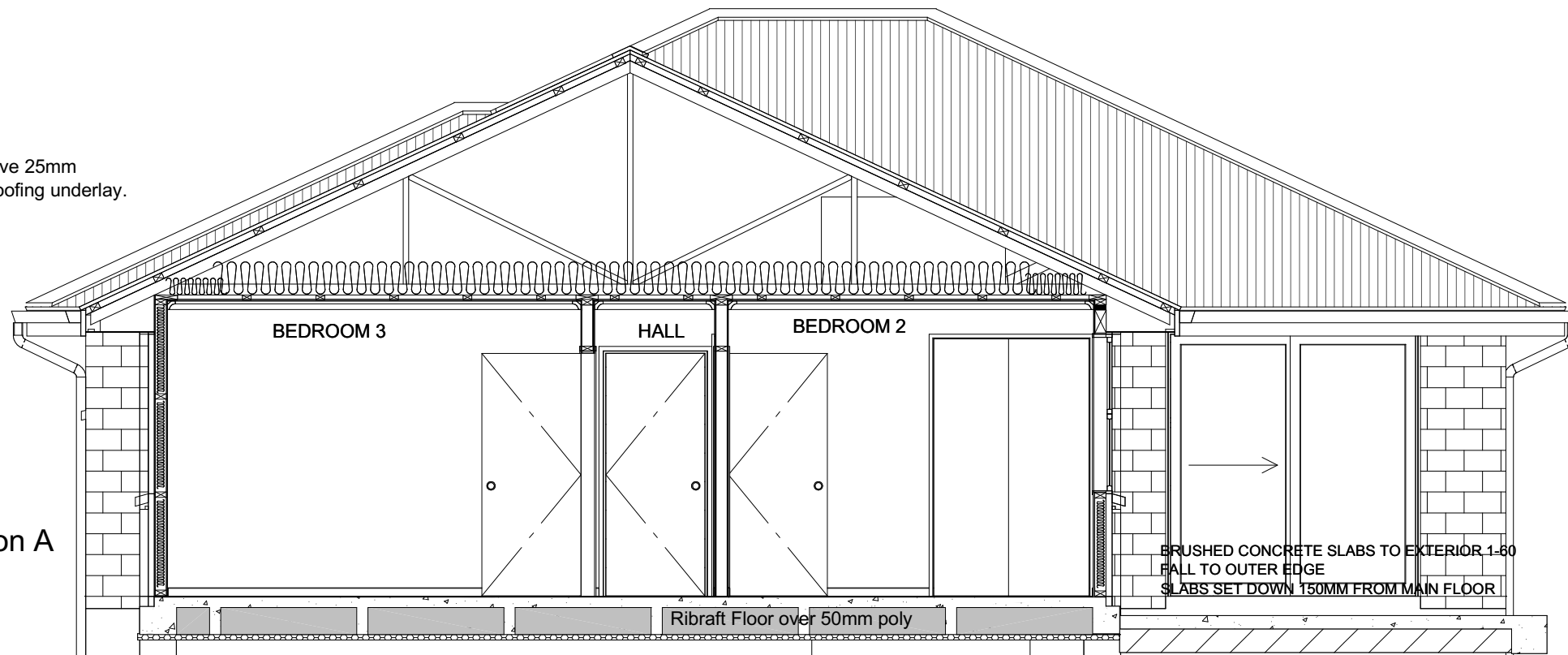
Glazing to comply with NZS 3604/AS 3715/ NZS 4223.3:2016 and current WANZ publications.

Type of glazing	U _s ⁽¹⁾	Spacer type ⁽²⁾	Example IGU ^{(3), (4)} (informative)	R _{window} (m ² ·K/W) for different frames			
				Aluminium frame	Thermally broken aluminium frame	uPVC frame	Timber frame
Double pane	1.10	Thermally improved	Glass: Low E _g /Clear Gas: Argon	R0.37	R0.50	R0.69	R0.77

Bracing Layout. Window, Door & Lintel Sizes Scale 1-100

Cross Section A
1-50

insulation to give 25mm
clearance to roofing underlay.



FRAMING SCHEDULE
All framing to be graded SG8

Item	Details
Foundation/Floor	Firth Ribraft as per manual
Wall Framing. 2455 Stud height	Exterior Frame 90x45 H1.2 Studs @ 600crs, 2 Rows dwangs Interior Frame 90x45 H1.2 Studs @ 600crs, 2 Rows dwangs Ceiling Plates. 140x35 H1.2 Radiata
Wall Wrap	Barricade Building Wrap
Exterior Cladding (1)	70 Series Brick Veneer. Color by owner
Exterior Cladding (2)	Vertical Cedar Dwangs @480crs 20mm castellated cavity batten Branz appraised No 650
All MATERIALS & FIXINGS TO COMPLY WITH NZBC E2/AS1 TABLES 20(MATERIALS) TABLE 21 (COMPATABILITY - CONTACT) TABLE 22(COMPATABILITY-RUNOFF) TABLE 23(ROOF & WALL UNDERLAYS) & TABLE 24 (FIXING SELECTION FOR WALL CLADDINGS)	

Area over foundations	165m²
Roof & pitch	Corrugate Coloursteel roof 25° Pitch
Eave width	600mm
Fascia & Gutter	Colorsteel with Quad Spouting & Colorsteel Downpipes.
Soffits	4.5mm hardies soffits
Roof Framing.	H1.2 Radiata,
Roof Underlay	Thermakraft 215
Purlins	70x50 @900cts top & bottom rows @ 600crs
Trusses	@ 900cts to manufactures specifications
Ceiling Battens	Ceiling battens @ 600cts 70x35 H1.2
Ceiling Insulation	R7.0 R4.0 140mm Walls batts to perimeter
Wall Insulation	R2.6
Floor Insulation	Expol Thermaslab (h) R-1.39 50mm
Ceiling Gib	13mm Gib
Wall Gib	10mm Gib
Windows & Doors	Thermal broken Aluminium Double Glazed R.50 H3.1 Treated Pine jambs. Grooved for linings

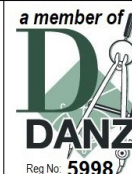
DT Design

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All measurements, distances from boundaries and other relevant details to be confirmed on site and with respective authorities before building commences. E&OE



DT DESIGN



Proposed
Residence For

KAD Build
Lot 4461 McCaw Road
Lincoln

Date: 6/5/2025

Area:

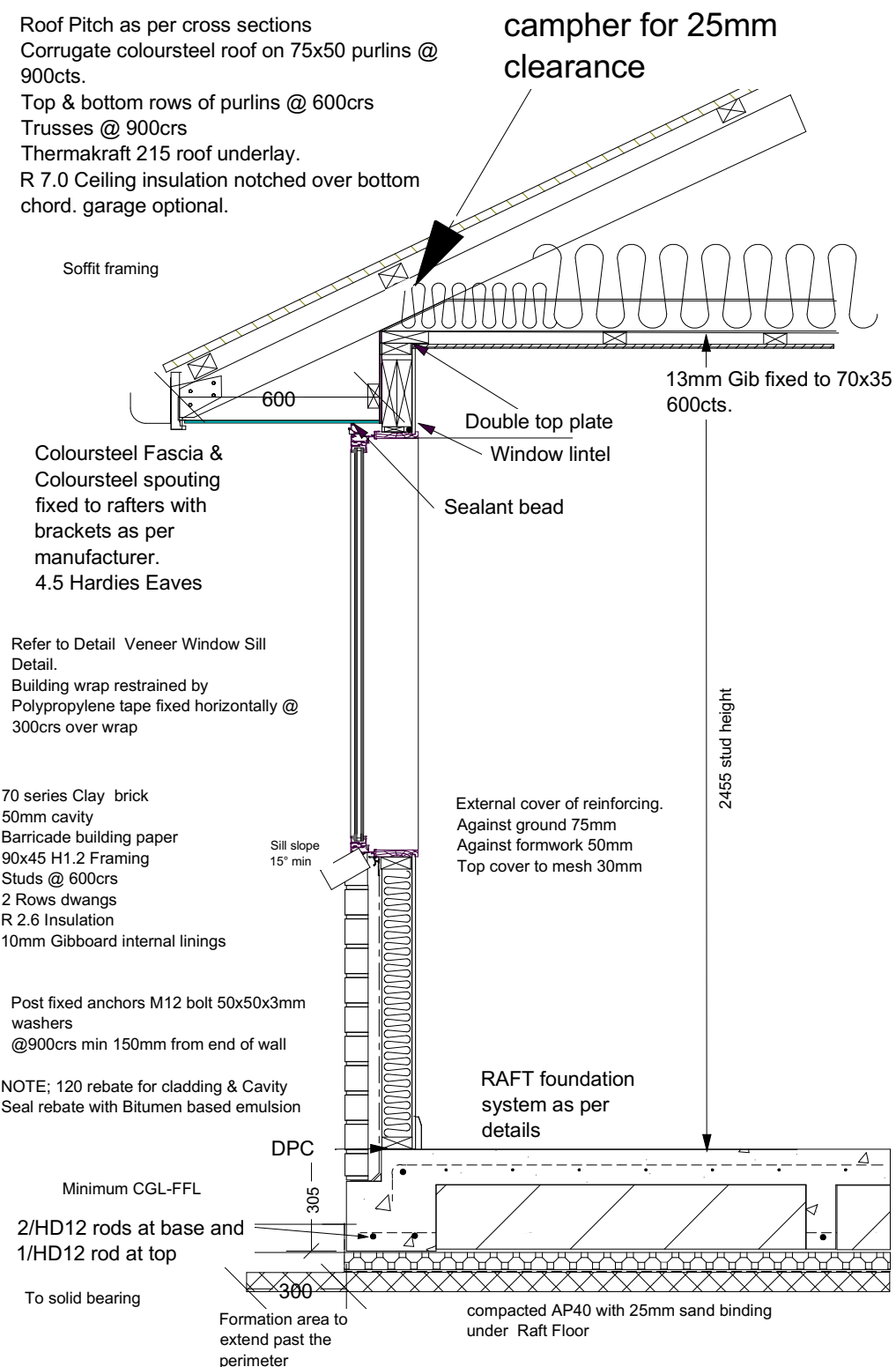
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Plan #

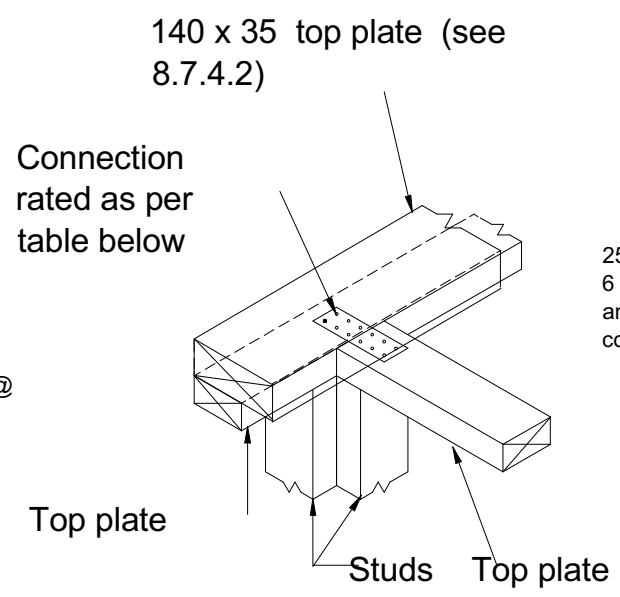
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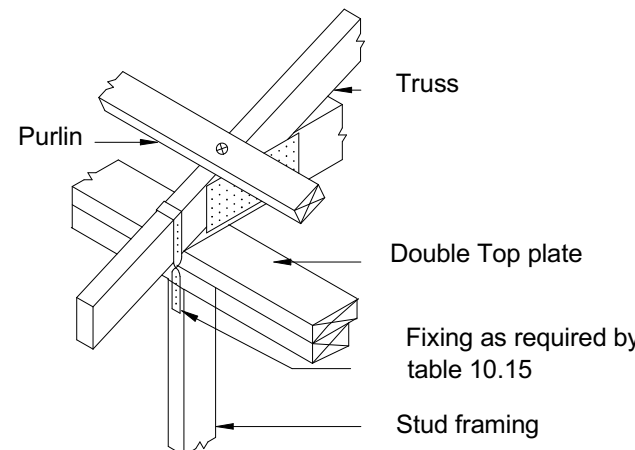
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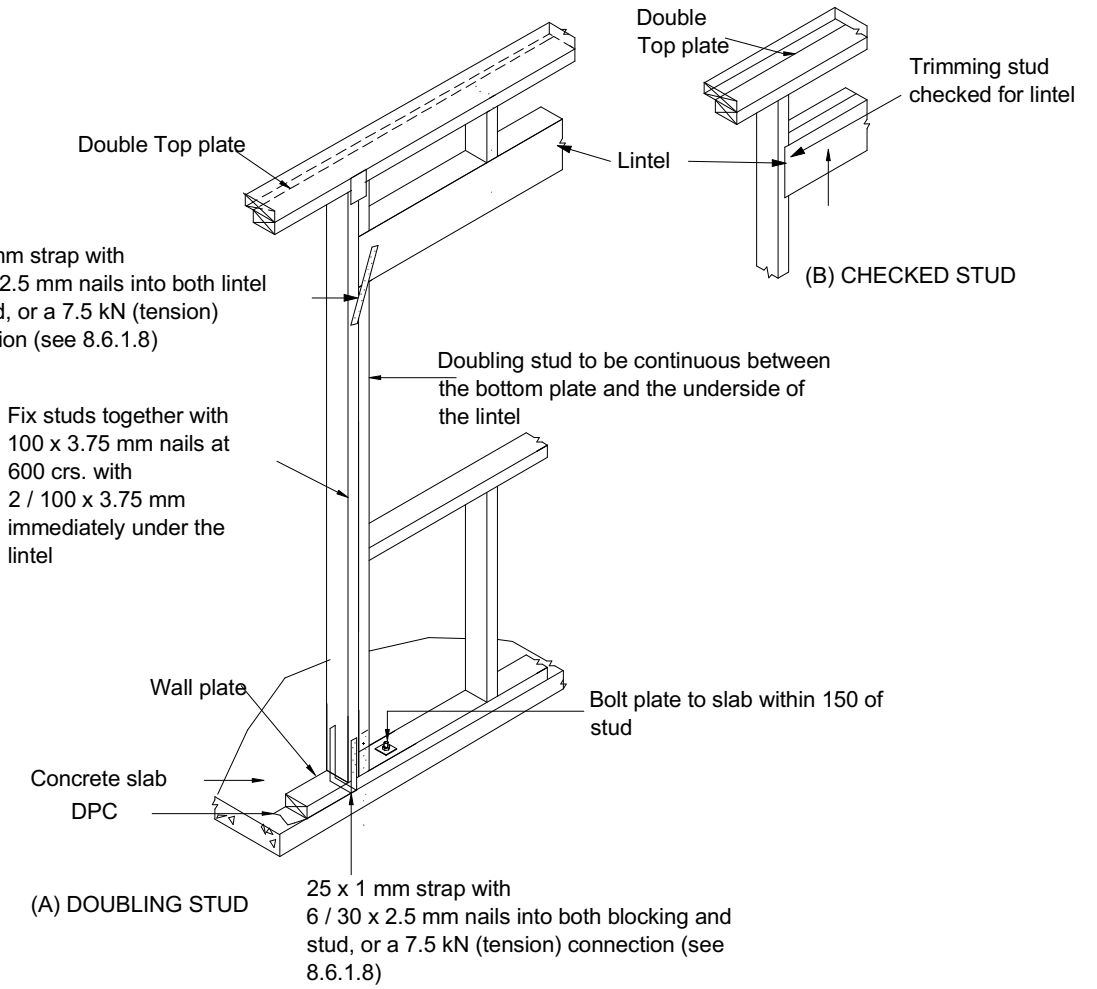
70 series brick Section Detail
Raft Floor



Capacities of metal plate joints	
Up to 3 kN	3 / 30 x 3.15 mm nails per side
Up to 6 kN	6 / 30 x 3.15 mm nails per side



Fixing type	Fixing to resist uplift.	Alternative fixing capacity
Truss E	2/90 x 3.15 skew nails + 2 wire dogs	(kN) 4.7
Purlins T	1/10g Self drilling screw	(kN) 2.4



Fixing of lintels to prevent uplift.

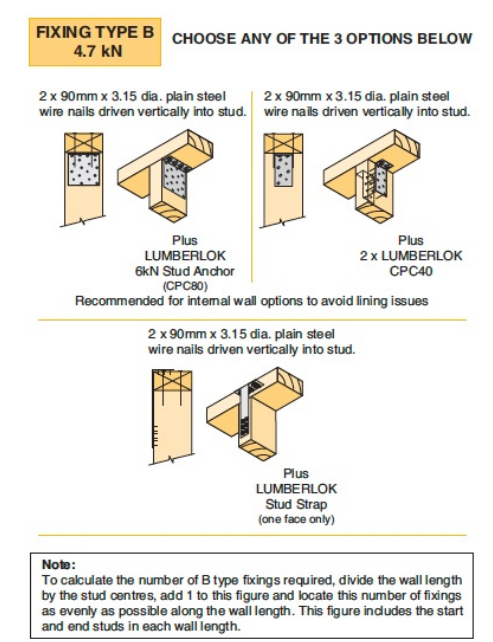
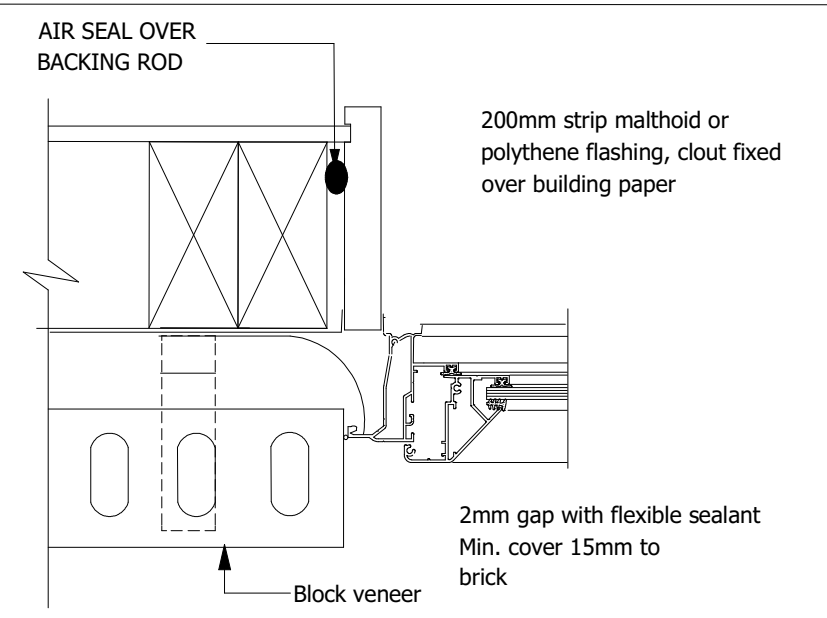
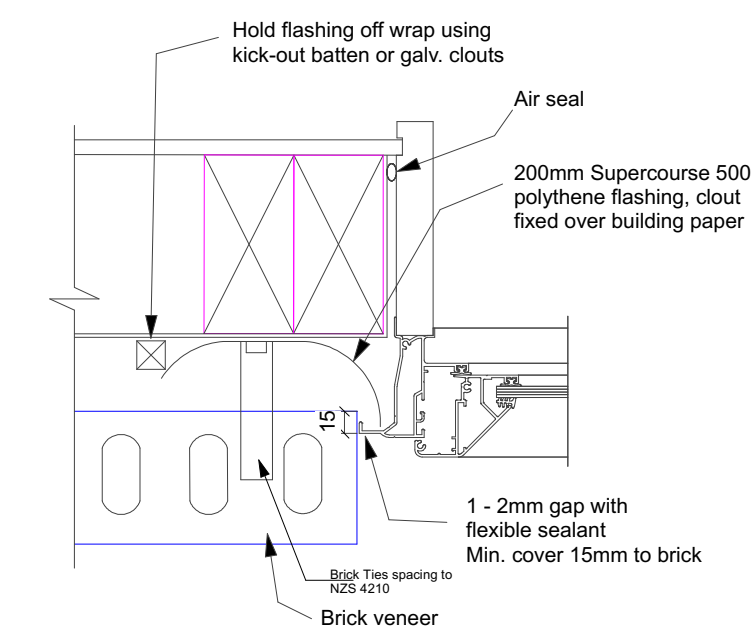
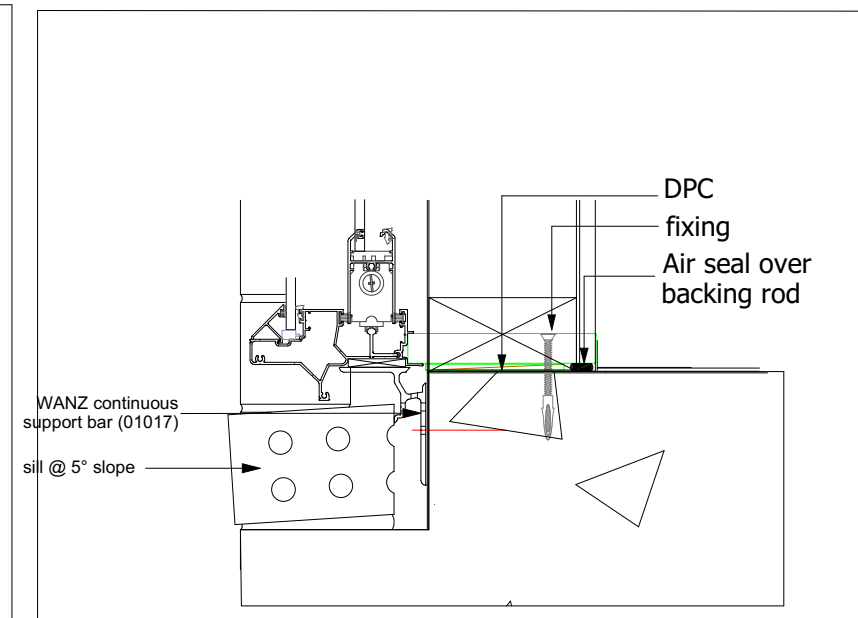


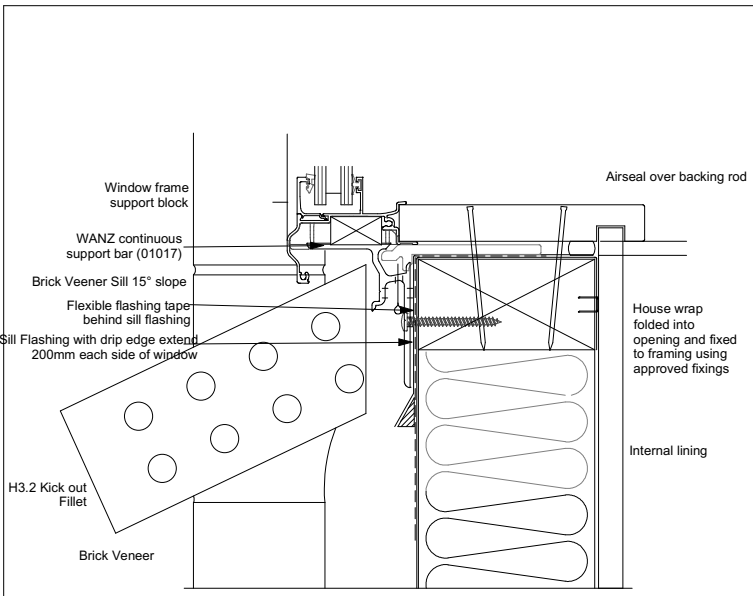
FIG. 35 WINDOW JAMB - Aluminium



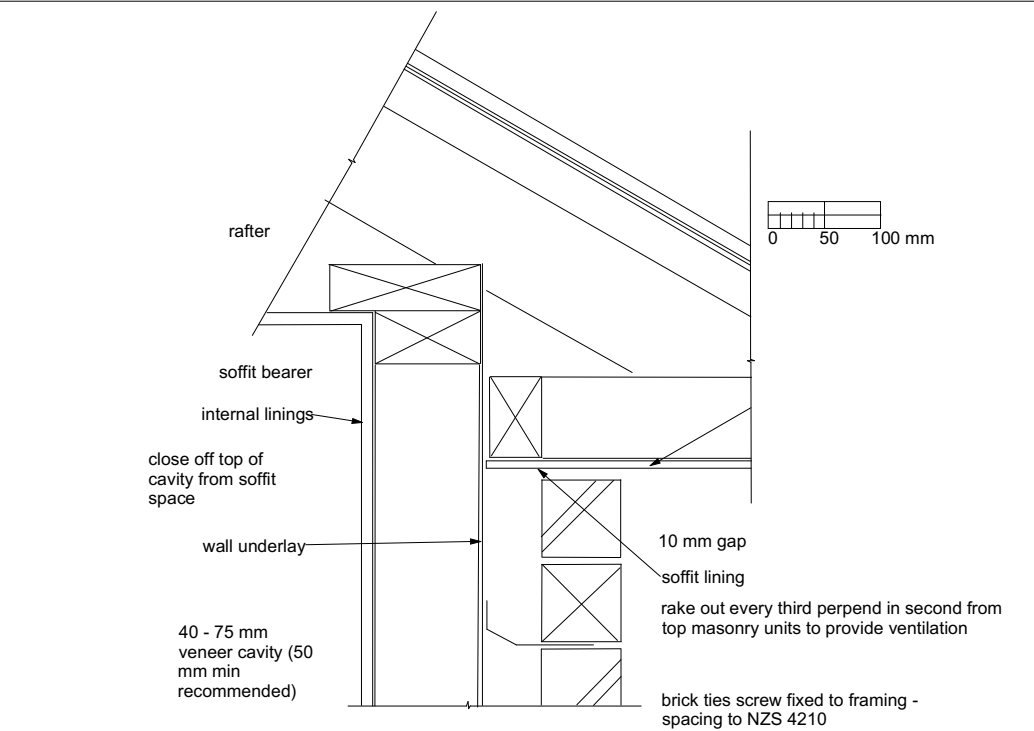
DOOR JAMB - Aluminium



veener door sill/concrete floor block sill



WINDOW SILL - Aluminium



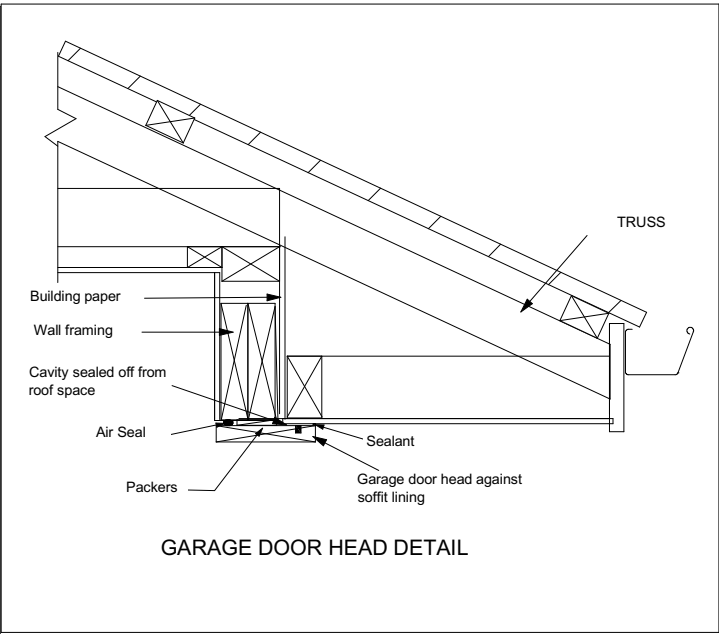
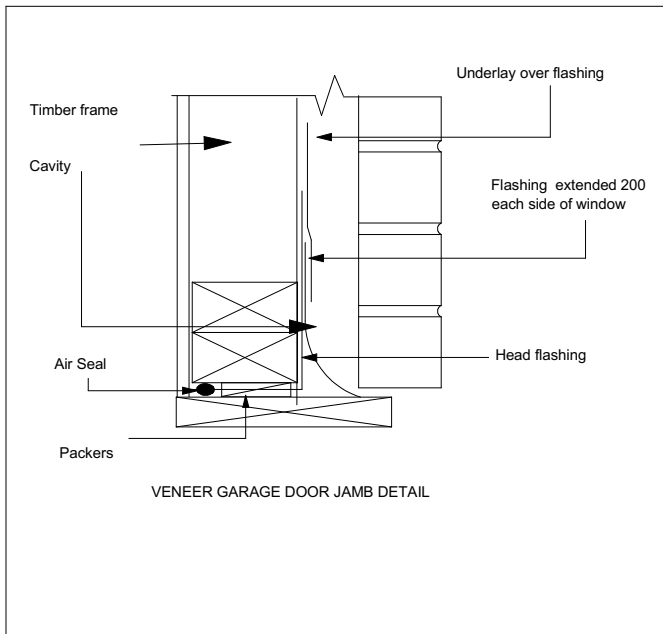
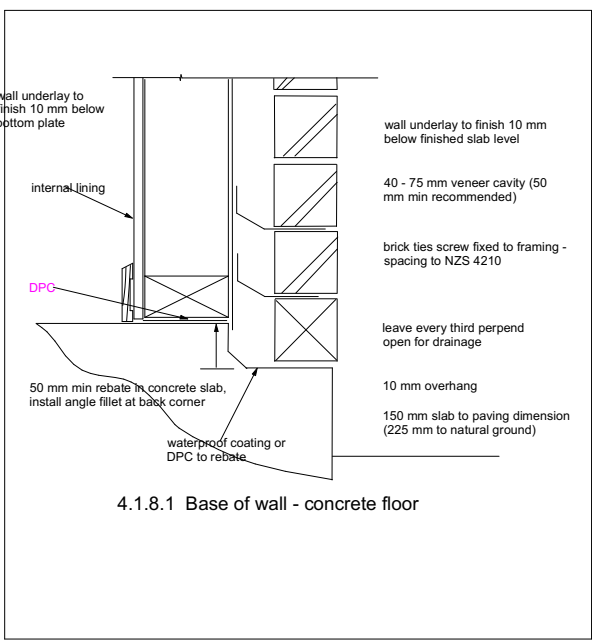
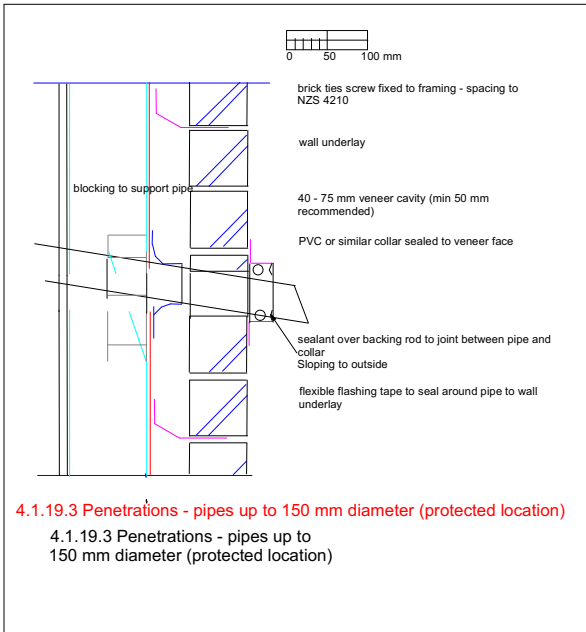
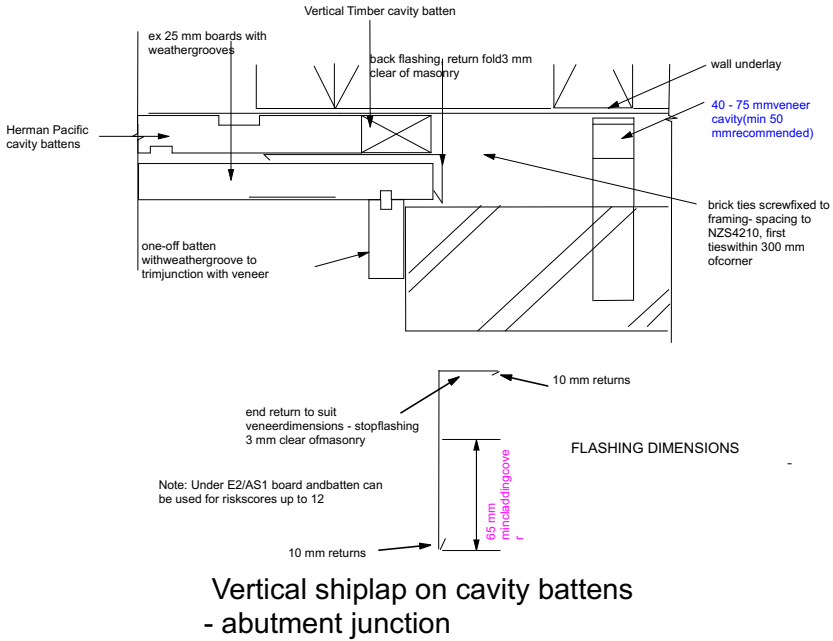
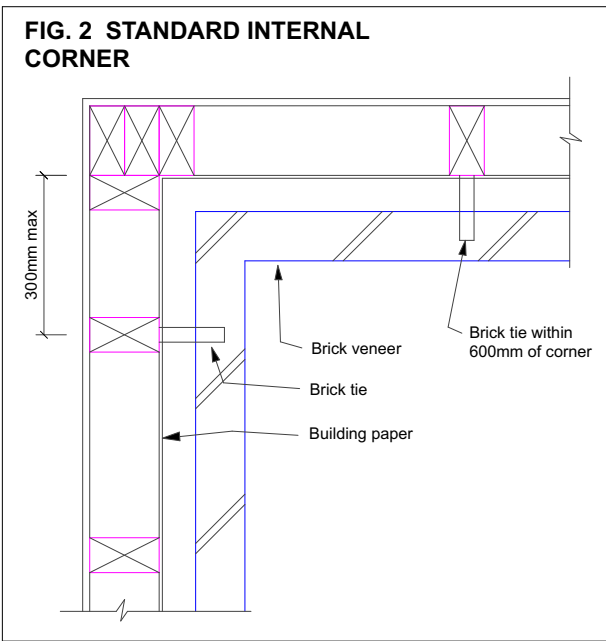
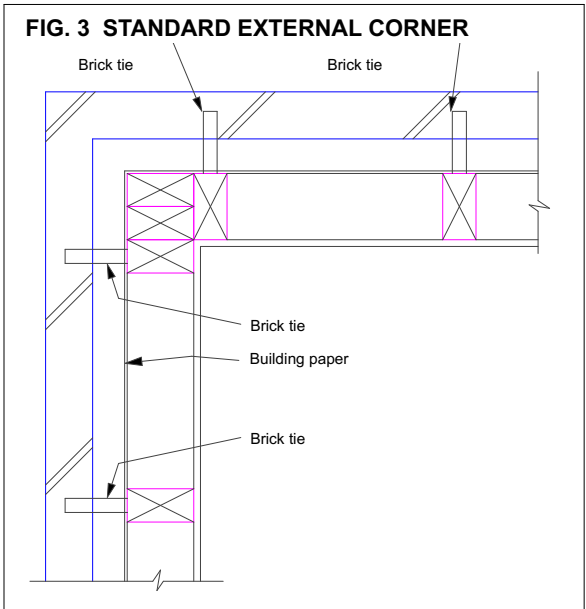
Brick/Block to Eave

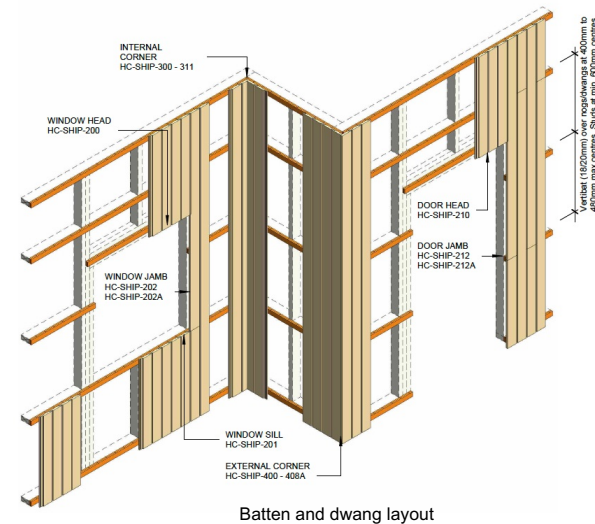
Steel, hot-dipped galvanised Brick ties every 4th course.(600mm horizontally, 400mm vertically.)
Screw fixings shall be minimum 12 Gauge 35mm long hex washer face, galvanised

Brick General Fixing & Flashing Details

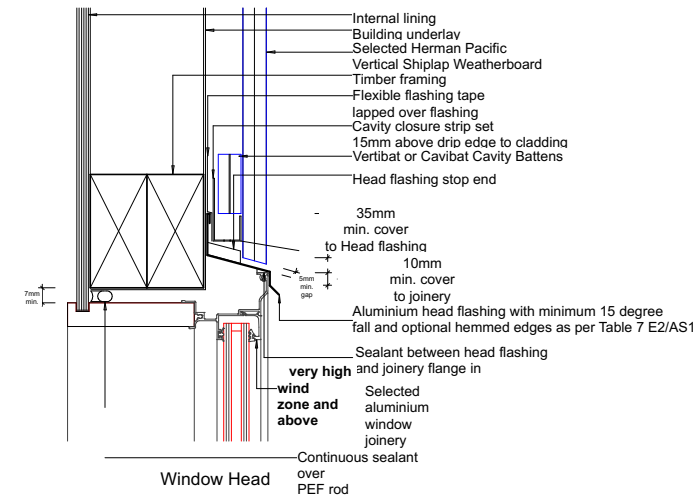
Brick General Fixing & Flashing Details

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Screw fixings shall be minimum 12 Gauge 35mm long hex washer face, galvanised

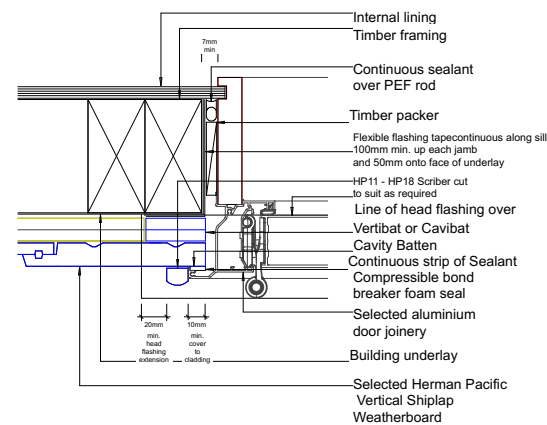




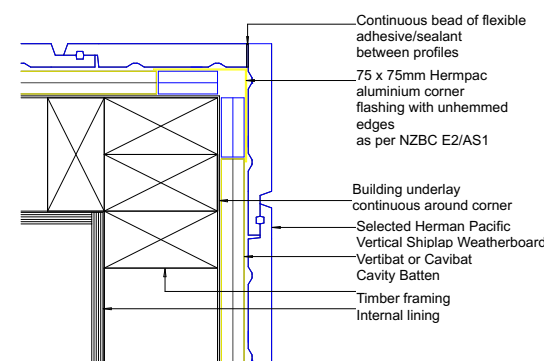
Batten and dwang layout



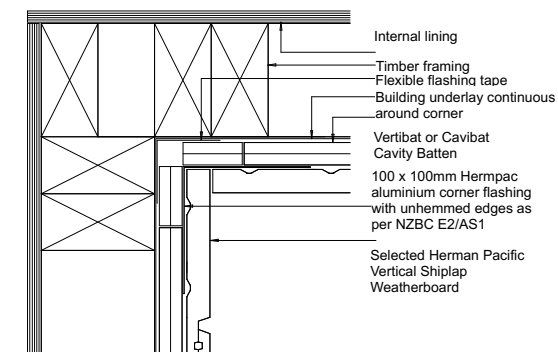
Window Head



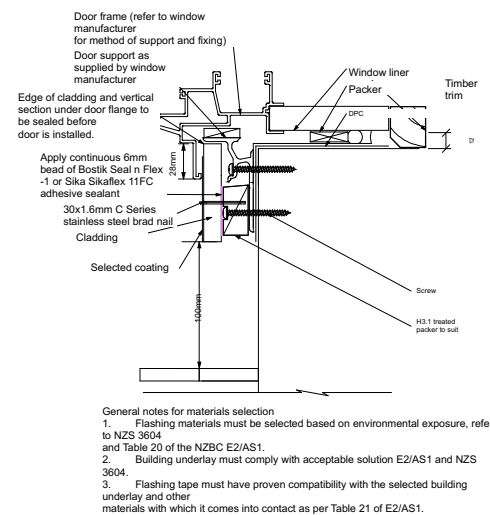
Door Jamb



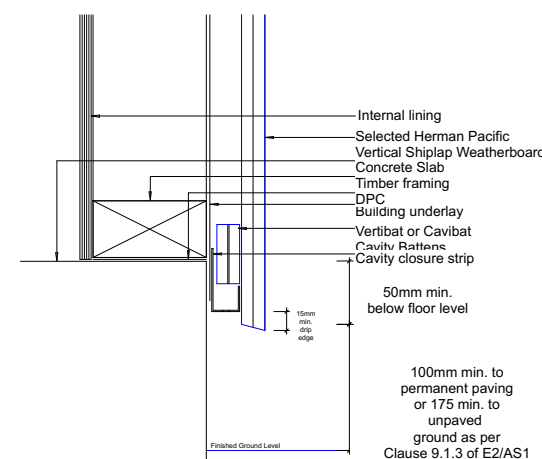
External Corner



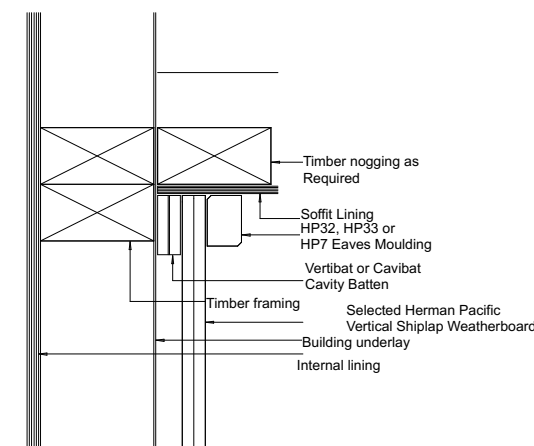
Internal Corner



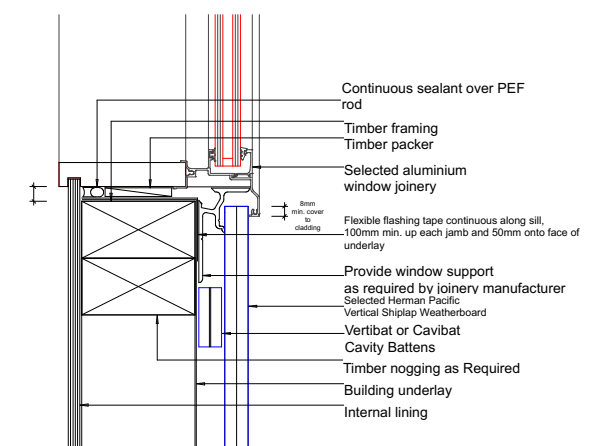
Door Sill



Base of wall



Soffit Detail



Window sill

Vertical cedar details

DT Design

Mobile 022 101 8879

email dtdesignnz@icloud.com

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Lincoln

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Area:

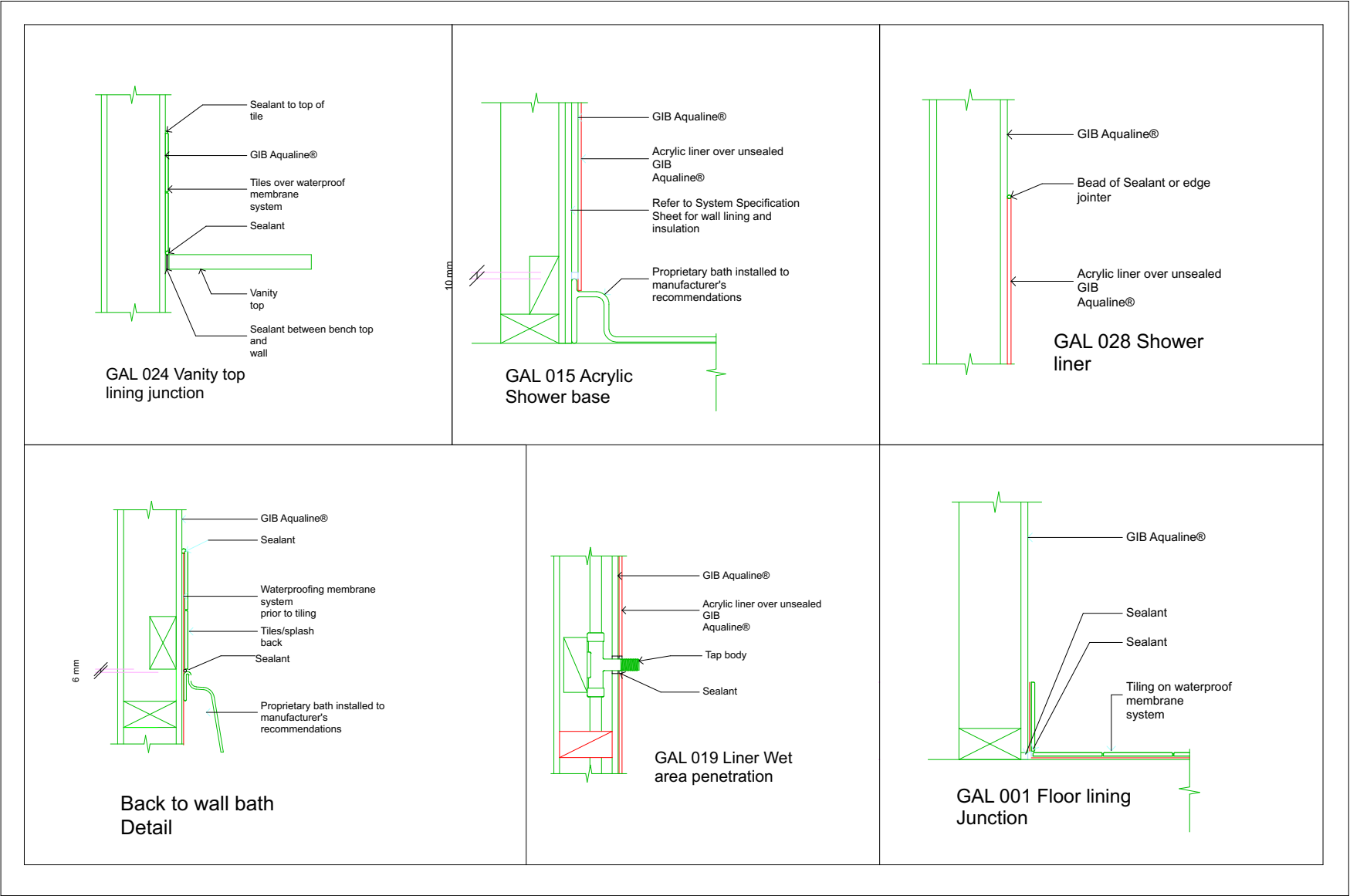
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Plan #

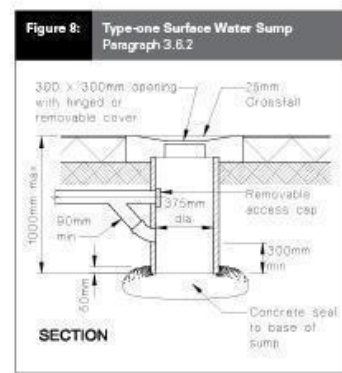
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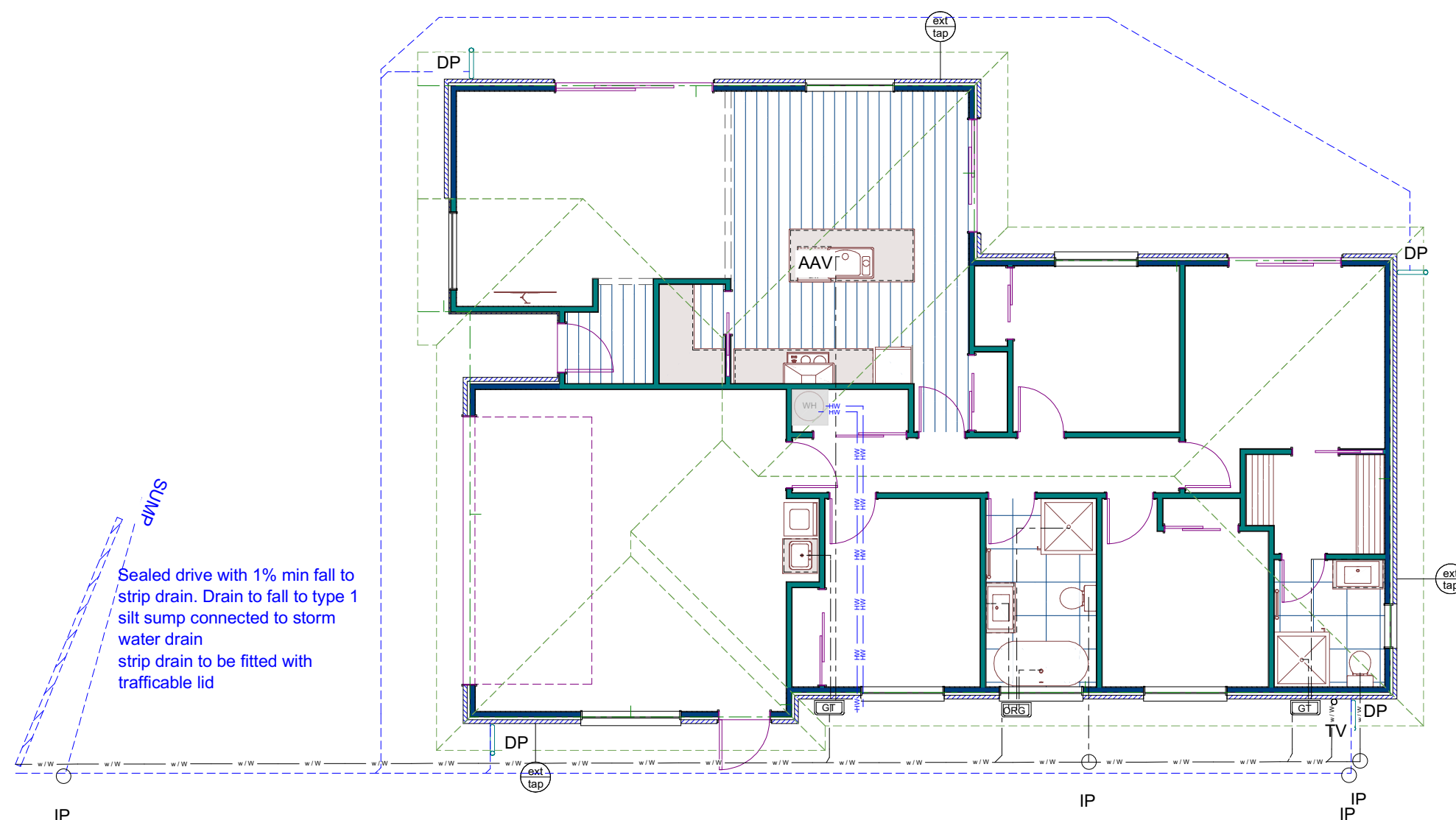


Shower- Acrylic Liner & Base



Roof Pitch 25°, Roof area 195m² /max catchment area per down pipe 70m² = 3 down pipes required. Quadline gutter 6200mm²

Hot water Cylinder
Mains Pressure 300L HWC complete with isolating valve, non return valve, expansion control valve, and temperature & pressure relief valve. HWC fixed back to wall with 3 seismic restraints. Over flow relief via 20mm copper drain to discharge to exterior free draining location.
HWC to be installed on safe trays complying with G12 Paragraph 5.2.3
vermin proof fitting to the end of the 40mm safe tray drain.



Drainage Legend

Sanitary Fixture	MIN PIPE DIA	MIN GRADE	
Kitchen Sink	40mm	1:40	
Basin	40mm	1:40	
Shower/Bath	40mm	1:40	
Laundry Sink	50mm	1:30	
WC	100mm	1:60	
SEWER PIPE	100mm	1:60	---
STORMWATER PIPE	100mm	1:120	---
DOWN PIPE	80mm		
TERMINAL VENT	80mm		○ TV
INSPECTION POINT			○ IP
GULLY TRAP			□ GT
Overflow Relief Gully			□ ORG
Air admittance valve			AAV

Confirm stormwater & sewer connections on site before construction commences.
Connect all services to appropriate connections.
all fixtures more than 3.5m from gully traps shall be fitted with air admittance valves.
Overflow relief gully, 150mm below shower base and 75mm above ground level.
Concrete surround around all Gully traps to demonstrate compliance with NZBC G13 Clause 3.3

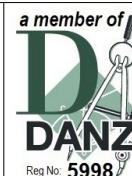
water supply to be connected to existing water supply on site

Drainage Layout.
Scale 1-100

DT Design

Mobile 022 101 8879
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Date: 22/5/2025 Area:

Scale: 1-100 NTS Plan #

Drawn By: D Sowerby

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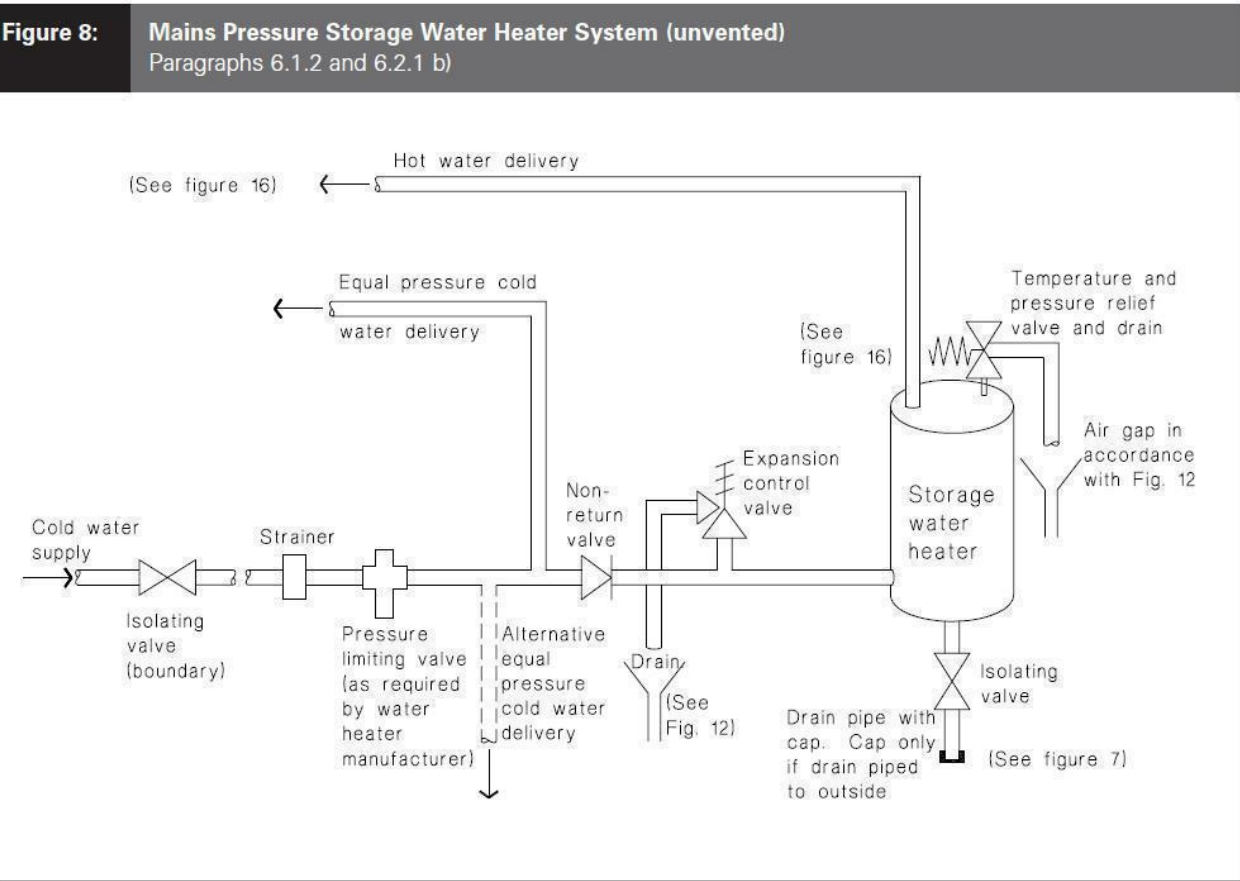


Table 3: Diameters for floor waste discharge pipes
Paragraph 3.4.4

Number of floor wastes	Diameter of waste outlet (mm)	Discharge stack size (mm)
1 – 3	40	40
4 – 6	40	50
1 – 3	50	50
4 – 6	50	80

5.2.3 Performace E3.3.2 states that: Free water from accidental overflow from sanitary fixtures or sanitary appliances must be disposed of in a way that avoids loss of amenity or damage to household units or other property an acceptable method of preventing water damages is to locate a safe tray below the water tank. the safe tray shall incorporate a drain with a minimum diameter of 40mm Where the tank overflow discharges into the safe tray, the diameter of the safe tray drain shall be greater than the overflow pipe from the tank and comply with Paragraph 5.2.2

5.0 Hot Water Systems

5.0.1 Hot water systems complying with NZS 4305 satisfy the requirements of NZBC H1.3.4 for the provision of hot water to *sanitary fixtures and sanitary appliances.*

Pipe sizes water heater to outlet

Nominal Pipe Size (mm)	10	15	20
Length (m)	25	12	7

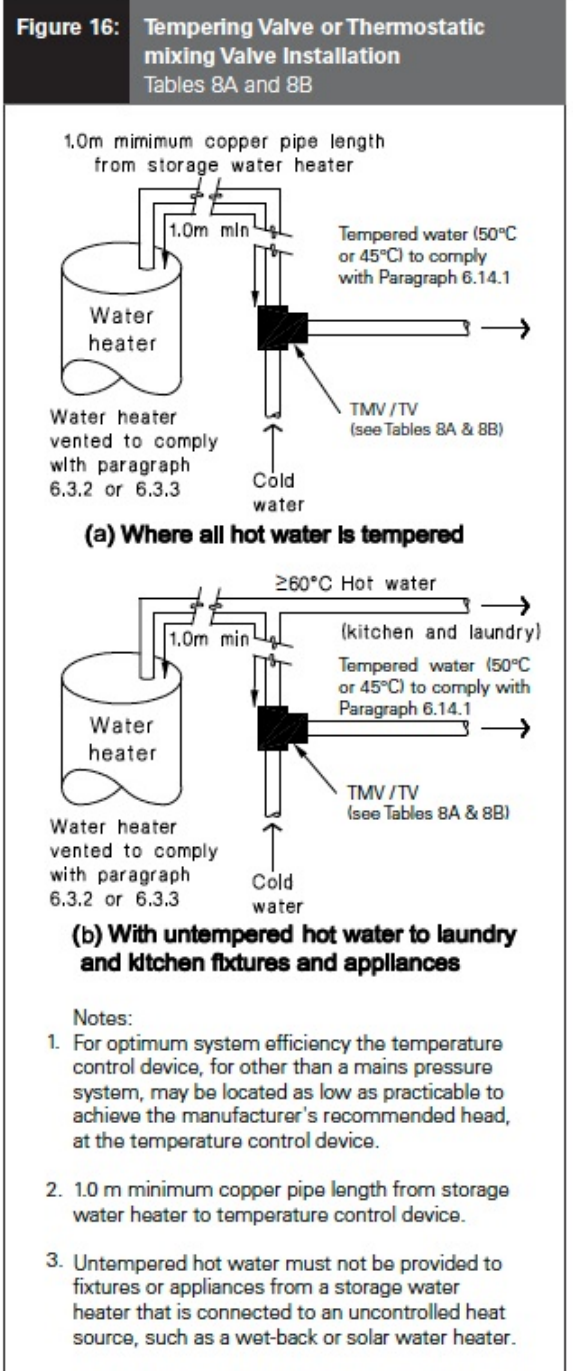
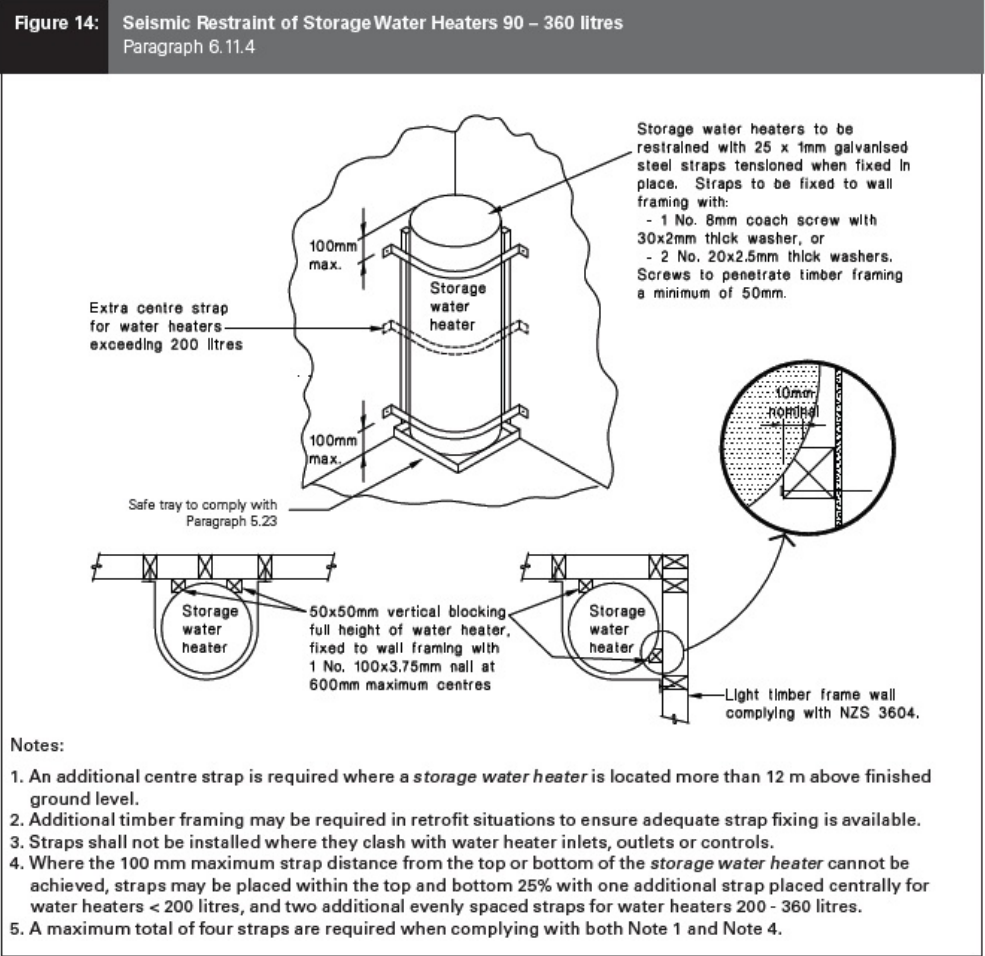
Table 4: Tempering Valve and Nominal Pipe Diameters
Paragraphs 5.3.1 and 6.12.1

	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 *storage water heater* to a single outlet.
2. This table is based on maximum pipe lengths of 20 metres.
3. 2 m maximum length from *water heater* outlet to tempering valve.
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 *fixture*.

**Drainage & Piping Details.
HWC Restraints**



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.

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 of the building thermal envelope shall be insulated
- b) Piping buried in the ground shall be insulated or installed below a level affected by freezing, and
- c) Storage water heater vent pipes shall be insulated

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

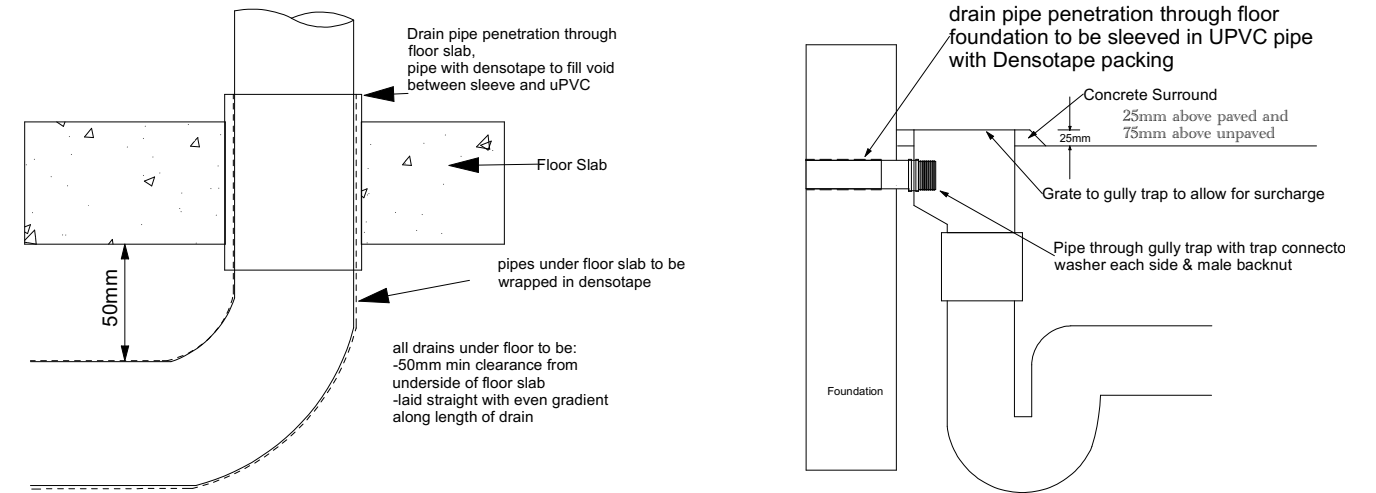
5.8 Additional Requirements for drains installed under buildings

5.8 .1 Drains installed under buildings shall be:

- a) straight and of even gradient,
- B) separated from the building foundation by at least 25mm and
- C) When passing through concrete, sleeved or wrapped in a durable and flexible material to allow for expansion and contraction

5.8.2 Drains passing beneath buildings with a concrete slab on the ground floor shall have in addition to paragraph 5.8.1

- A) 50mm clearance from the top of the pipe to the underside of the slab and
- B) junctions beneath the building joining at an angle of not more than 45°



bedding and backfilling

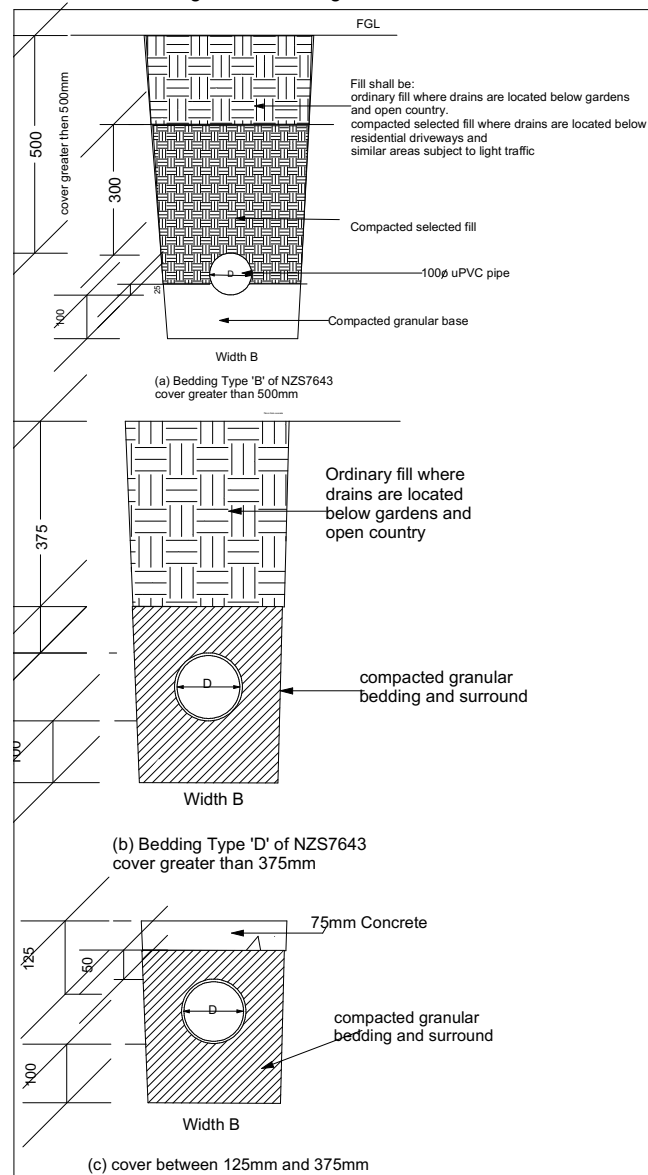
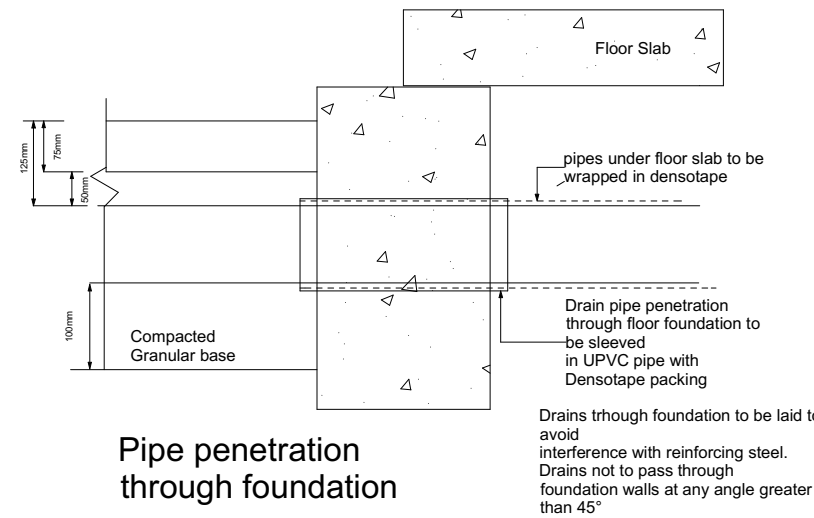
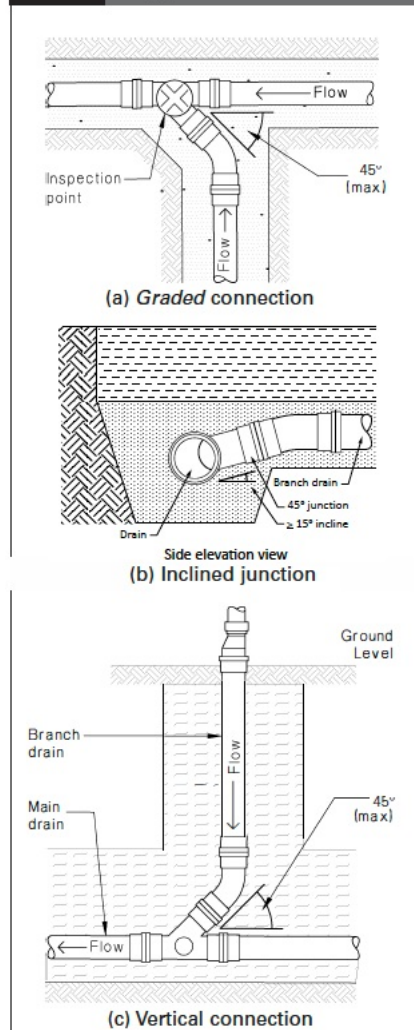


Figure 1: Connection of drains Paragraph 3.2.1

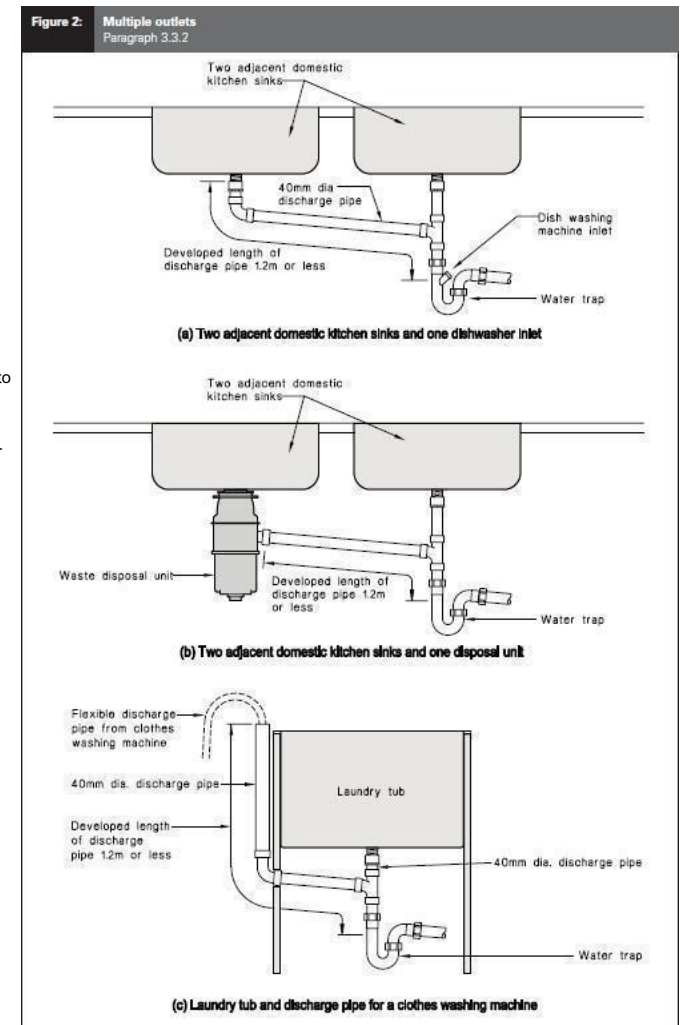


Pipe penetration through foundation

Thermal movement

The plumbing system shall accommodate without failure the expected longitudinal movement in pipes resulting from temperature changes. All copper and uPVC pipes shall incorporate expansion joints. The provisions described in Chapter 8 of NZS 7643 shall be used for uPVC pipes.

At supports, and at wall and floor penetrations not incorporating expansion joints, movement shall be accommodated using pipe sleeves or a durable and flexible lagging material.



DT Design

Mobile 022 101 8879
email dtdesignnz@icloud.com

All measurements, distances from boundaries and other relevant details to be confirmed on site and with respective authorities before building commences. E&OE



Proposed
Residence For

KAD Build
Lot 4461 McCaw Road
Lincoln

Date: 6/5/2025

Area:

Scale: 1-100

Plan #

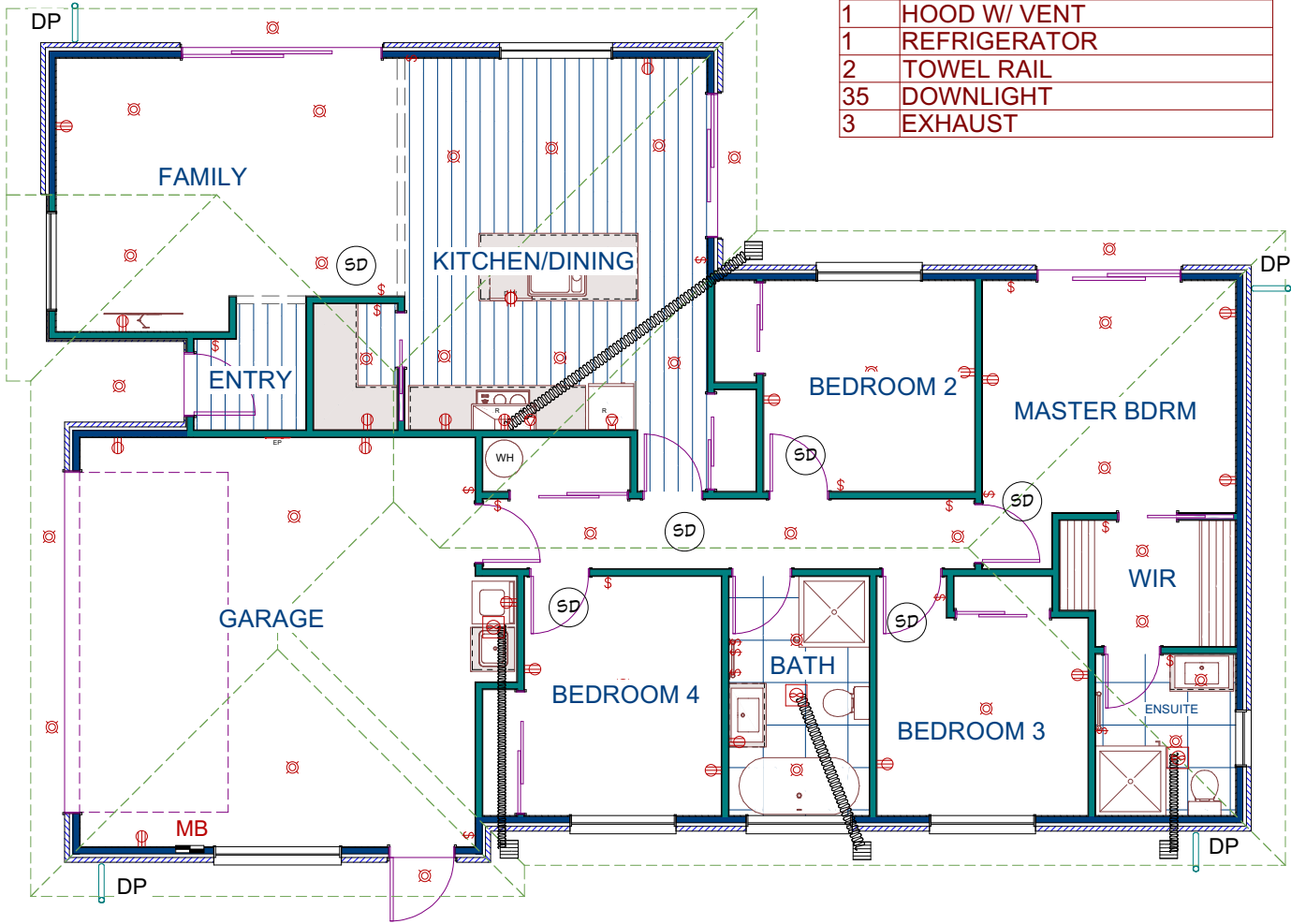
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All Electrical locations to be confirmed with owner
Locations shown indicitive.

ELECTRICAL SCHEDULE	
QTY	DESCRIPTION
7	SMOKE DETECTOR 1
18	SINGLE POLE
1	DOOR OPENER
19	DOUBLE PLUG
1	DW PLUG
1	ELECTRIC RANGE
1	ELECTRICAL PANEL ORIGINAL
1	HOOD W/ VENT
1	REFRIGERATOR
2	TOWEL RAIL
35	DOWNLIGHT
3	EXHAUST



SD

Smoke Alarm. Complying
with BS EN 14604 or UL
217, ULC S531, AS 3786.
ISO 12239

Vent all extractors from Bathrooms
and Range hoods to under Soffits

- Power sockets are 300mm above the floor and 500mm from corners where practical.
- Unless specified otherwise, all power sockets shall be double and rated at 10A
- Light switches are 1200mm above the floor or aligned with door handles
- Light switches shall be single or multiple gang as required
- All recessed downlights to be, IC-F rated with 1 per 5m² minimum

Regulations and Building Code Compliance

The installation of and all materials and equipment used in this sub-contract shall comply with the requirements of the NZ Wiring Regulations 2010, and the subsequent amendments (hereinafter known as the Regulations) and with all relevant New Zealand Code of Practice. Compliance with the above Regulations will be accepted as a method of complying with To comply with NZECP 51/Clause NZBC G9 of the Building Code

Electrical Layout.
Scale 1-100

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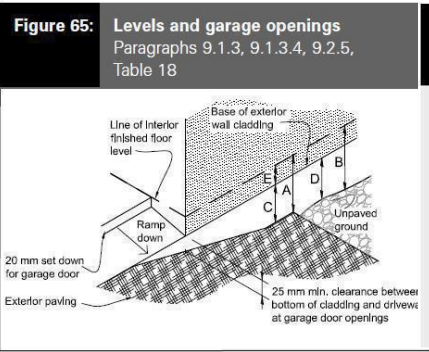


Table 18: Minimum clearances
Paragraphs 9.1.3, 9.1.3.1, 9.1.3.2, 9.1.3.3, 9.1.3.4, 9.1.3.5 and 9.2.7

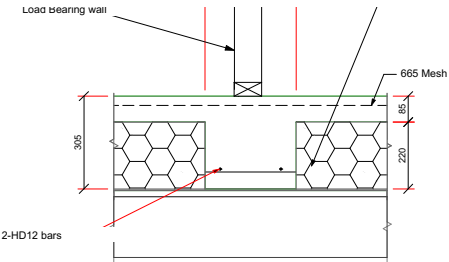
Minimum clearances (mm)	Masonry veneer		Other claddings				
	A	B	A	B	C	D	E
Concrete slab	100	150	150	225	100	175	50
Timber floor	Refer Note 1)		100	175	50		

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

NOTE:
Refer to Firth RibRaft Manual for all details and specifications

FOUNDATION OPTIONS BELOW POINT LOAD:

ULTIMATE LIMIT POINT LOAD REACTION	PAD OPTION, GOOD GROUND	BEAM OPTION, BEARING CAPACITY GREATER THAN 140KPA ⁽¹⁾
Up to 10kN	No thickening required	No thickening required
Up to 20 kN	375x375 pad ⁽²⁾	300mm wide load under point load as detailed in Figure 5
Up to 30kN	450x450 pad ⁽²⁾	300mm wide load under point load as detailed in Figure 5



INTERNAL SLAB THICKENING DETAIL

Slab Area 165m²
FFL = CGL + 225mm
Rib Raft floor as per attached details.
Slab thickness 85mm 20Mpa
Foundation Reinforcing as per details.
Slab Mesh Grade as per details
All steel to be graded 300 or 500E as per AS/NZS 4671:2019
Polythene DPM on 25mm sand blinding under total foundation
Slab thickening as per detail and reference to load points from truss designer if specified.

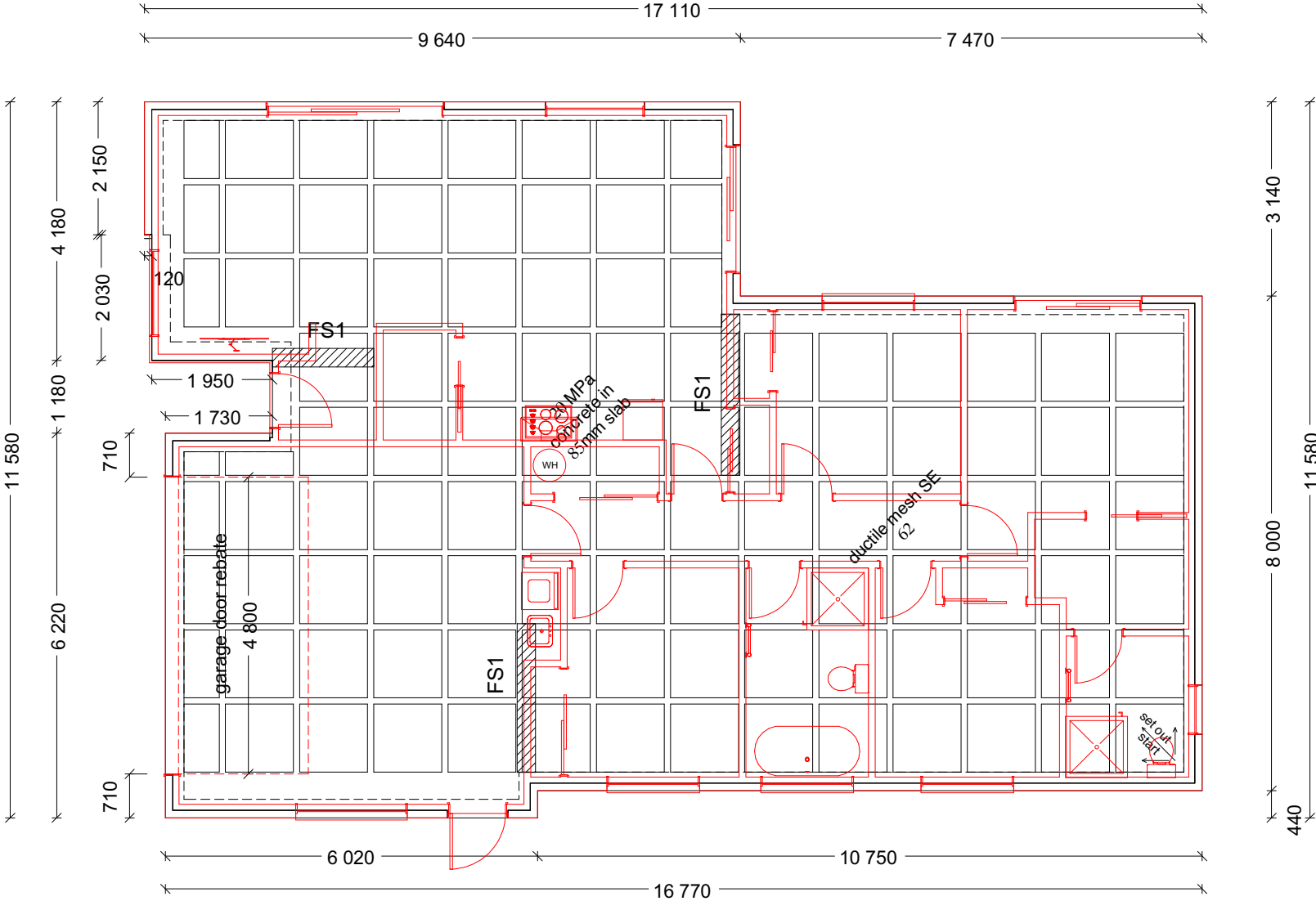
ANTI-SLIP:
On all access routes (both external & internal).
Provide anti-slip surfaces complying with NZBC D1/AS1/Table 2 (except surfaces inside entry doors of housing may be considered as dry area's)

Exterior Slab Finish.
Slabs set down 150mm from main floor.
Fall of slabs to outer edge 1-60.
Slabs to have minimum of brushed finish for anti-slip

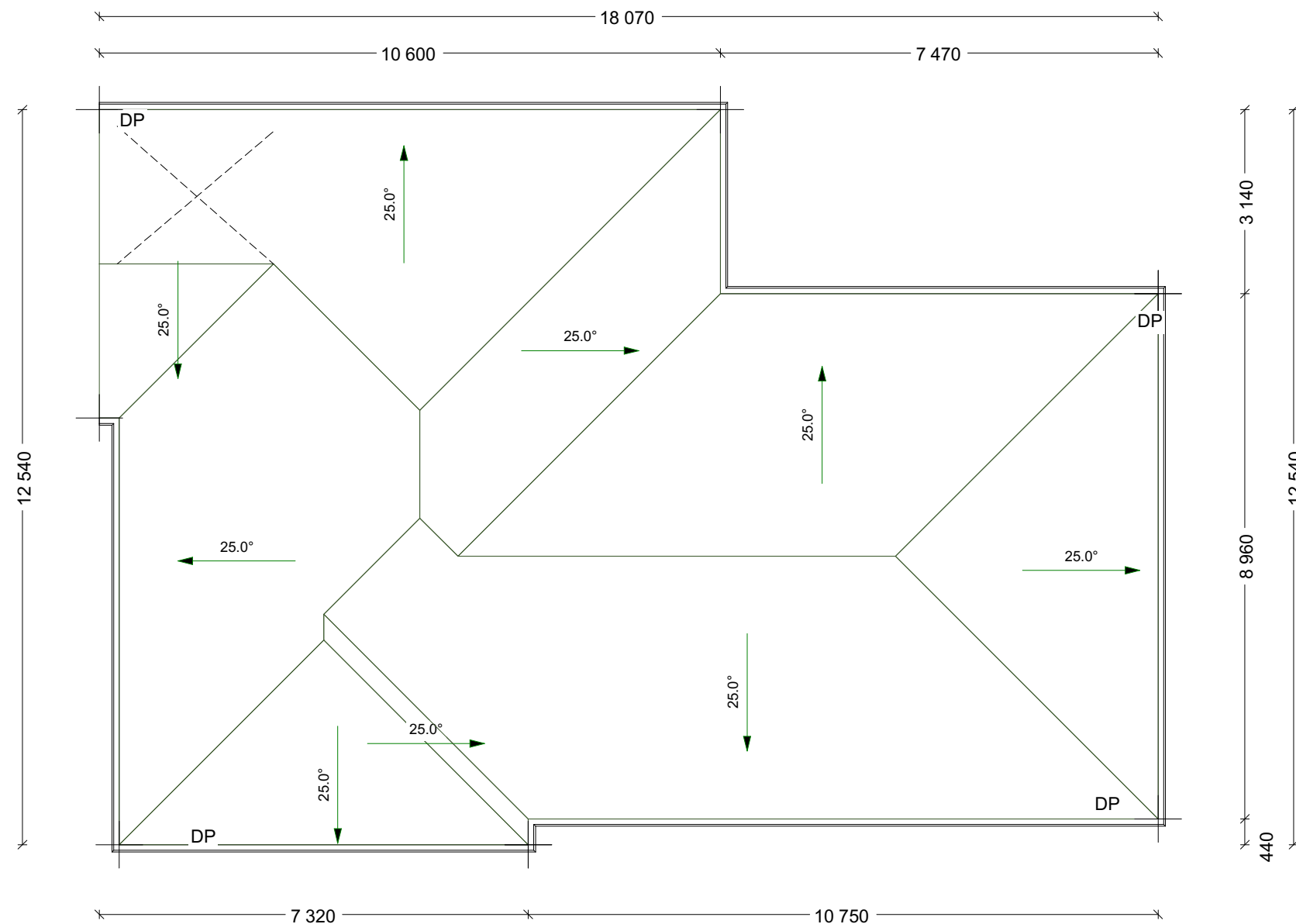
HD12's @ 200mm
crs 1200mm long

Slab Cuts
slab thickening

RibRaft Floor.
Slab Placement Dimensions.
Scale 1-100



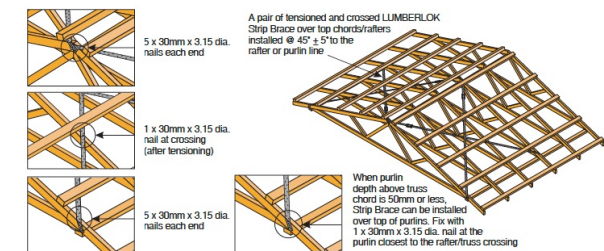
Roof Pitch 25°, Roof area 195m² /max catchment area per down pipe
70m² = 3 down pipes required. Quadline gutter 6200mm²



Roof Bracing Options i) ROOF PLANE BRACE



Each roof plane brace can be:
• A hip or valley rafter running continuously from ridge to the top plate in accordance with Clauses 10.2.1.3.2 or 10.2.1.3.3 NZS 3604:2011.
OR
• A pair of tensioned and crossed LUMBERLOK Strip Brace running continuously from ridge to top plate installed as detailed below.



Roof details.
Pitch 25°
Longrun Corrugate Coloursteel.
Fascia Coloursteel.
Spouting Coloursteel.
Downpipes 80mmØ.
Snow straps optional but recommended

Roof Layout Plan.
Scale 1-100

DT Design

Mobile 022 101 8879
email dtdesignnz@icloud.com

All measurements, distances from boundaries and other relevant details to be confirmed on site and with respective authorities before building commences. E&OE



Proposed
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KAD Build
Lot 4461 McCaw Road
Lincoln

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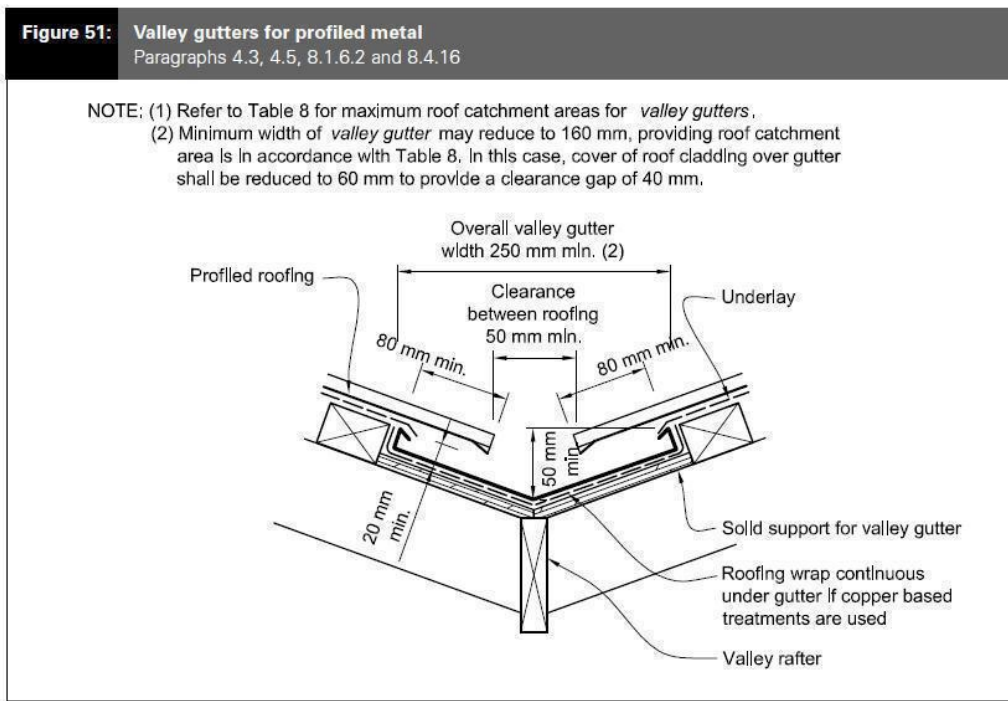
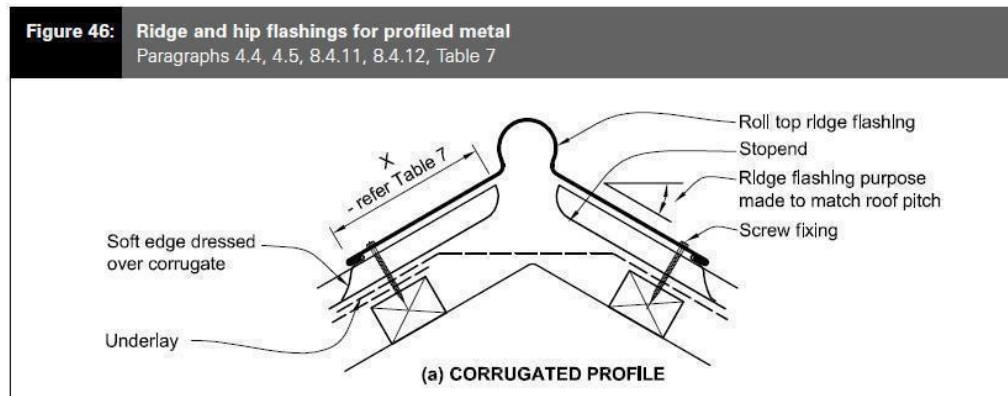
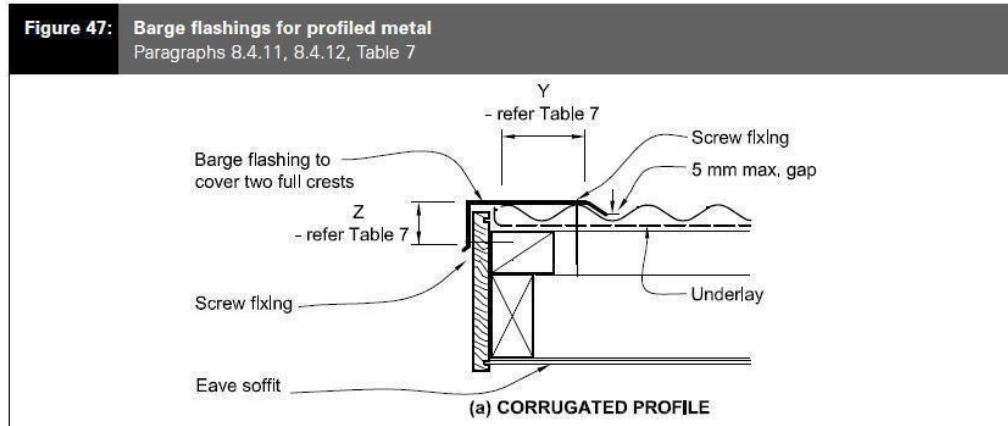


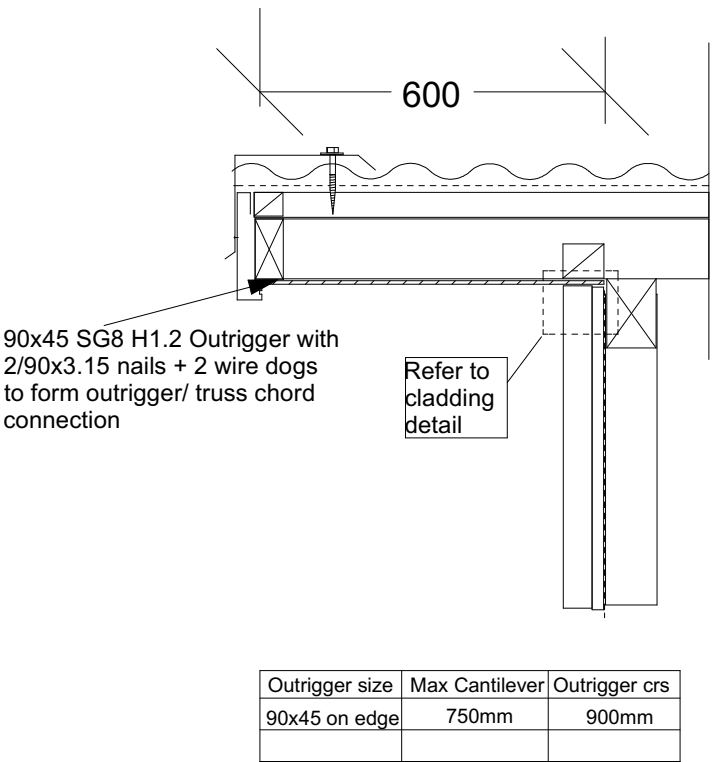
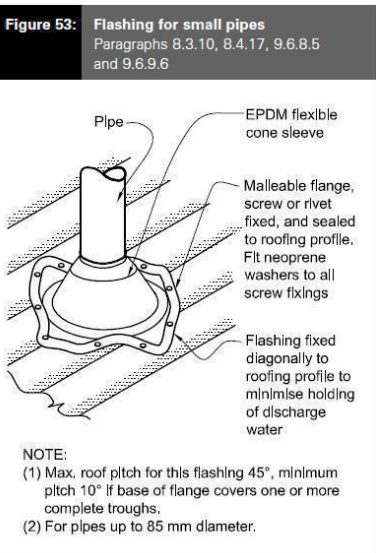
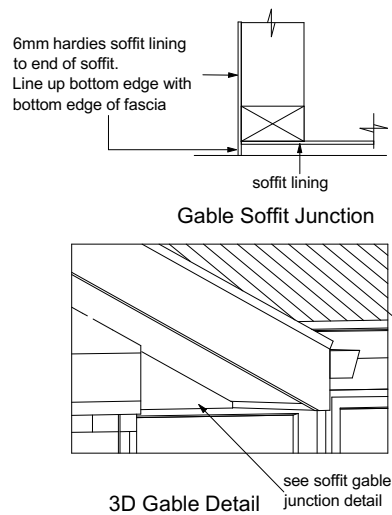
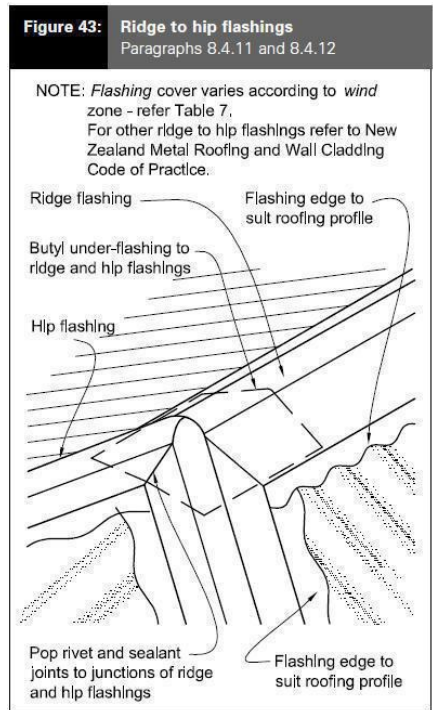
Table 11: Steel corrugate profiled roofing – 0.4 mm BMT and minimum profile height 16.5 mm
Maximum spans and fixing patterns. Refer to Paragraph 8.4.6

Purlin spacings (metres)		Wind zones		
End span	Intermediate span	Low and Medium	High and Very High	Extra High
0.4	0.6	C2	C2	C2
0.6	0.9	C2	C2	C1
0.8	1.2	C2	C1	C1

NOTE: C1 fixing pattern is – Hit 1, miss 1...
C2 fixing pattern is – Hit 1, miss 1, hit 1, miss 2...

NOTE:
Top and bottom row of purlins spaced @ 600crs. Balance @ 900crs

X = 130mm
Y = 2 crests, finish in next trough.
Z = 50mm



Note all joints fixed using a minimum of 2/ 90x3.15mm nails + 2 wire dogs

Roof Flashing Details