

STATEMENT OF PASSING OVER INFORMATION

This information has been supplied by the vendor or the vendor's agents. Accordingly, Ownly (REAA 2008) and Sold On Kapiti Limited is merely passing over the information as supplied to us by the vendor of the vendor's agents.

We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all the intending purchasers are advised to conduct their own due diligence investigation into the same.

To the maximum extent permitted by law Ownly (REAA 2008) and Sold On Kapiti Limited does not accept any responsibility to any person for the accuracy of the information herein.

SOLD ON KĀPITI

NOTES:

- * IMPORTANT-INSPECTION AUTHORITY TO READ COVER LETTER PRIOR TO COMMENCING VETTING PROCESS
- * ARCHITECTURAL PLANS ARE TO BE READ IN CONJUNCTION WITH THE PROJECT SPECIFICATION & REFERENCED MANUFACTURERS DETAILS
- * A COPY OF THE SPECIFICATION IS TO REMAIN ON SITE FOR THE DURATION OF THE CONSTRUCTION & INSPECTION PROCESS
- * ALSO REFER TO RM200033 FOR APPROVED SITE DEVELOPMENT PLANS

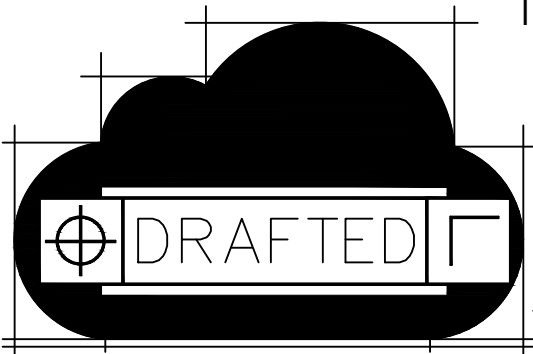
SED:

- * FOUNDATIONS-WITH CONSIDERATION OF WATER TANK
- * BEAMS, LOAD PATH SUPPORT & FIXINGS
- * FIXING OF BRICK LINTELS
- * EYEBROW ROOF CONSTRUCTION-SIGN OFF DESIGN
- * SOFFIT ROOF CONSTRUCTION-SIGN OFF DESIGN
- * BRACING REVIEW-WALLS & ROOF
- * COLUMN FRAMING/SUPPORT INCLUDING HANGING COLUMN
- * DECK PILES
- * SOAKPIT

NEW HOUSE
FOR
M PRITCHARD
LOT 2
169 MANLY STREET,
PARAPARAUMU BEACH

CONTENTS:

1:PROJECT NOTES	12:DECK PLAN	23:ROOF FRAMING PLAN
2:PROJECT NOTES	13:FOUNDATION PLAN-LOWER	24:ROOF PLAN
3:LOCATION PLAN	14:FOUNDATION PLAN-UPPER	25:FINISHES PLAN-LOWER
4:SITE PLAN	15:FRAMING PLAN-LOWER	26:FINISHES PLAN-UPPER
5:FILL CONTROL MITIGATION PLAN	16:FRAMING PLAN-UPPER	27:CROSS SECTION A-A
6:FLOOR PLAN-LOWER	17:INSULATION PLAN	28:CROSS SECTION B-B
7:FLOOR PLAN-UPPER	18:BRACING PLAN-LOWER	29:CROSS SECTION C-C
8:ELEVATIONS	19:BRACING PLAN-UPPER	30:CROSS SECTION D-D
9:ELEVATIONS	20:WINDOW SCHEDULE	31:CROSS SECTION E-E
10:DRAINAGE PLAN-LOWER	21:WINDOW SCHEDULE	32-45:DETAILS
11:DRAINAGE PLAN-UPPER	22:WINDOW SCHEDULE	



SITE NOTES–GENERAL

SITE SAFETY/PROTECTION	ENSURE WORK AREA IS SECURED FROM UNAUTHORIZED ENTRY, PROVIDE SAFETY FENCING & SIGNAGE IN ACCORDANCE WITH F5/AS1
SITE BOUNDARIES	LOCATE & CONFIRM EXISTING SITE BOUNDARIES, IF REQUIRED ENGAGE A REGISTERED SURVEYOR TO INSTALL NEW BOUNDARY PEGS FOR BUILDING SETOUT
SITE SERVICES	LOCATE ALL SERVICE/SERVICE CONNECTION POINTS ON SITE PRIOR TO COMMENCEMENT OF WORK
BUILDING PLATFORM	BEFORE A BUILDING IS ERECTED ON ANY SITE, ALL RUBBISH, NOXIOUS & ORGANIC MATTER SHALL BE REMOVED FROM THE AREA TO BE COVERED BY THE BUILDING.
GROUND BEARING	GROUND BEARING CAPACITY MUST BE RECONFIRMED ON SITE FOLLOWING EXCAVATIONS BUT PRIOR TO PLACING CONCRETE & REINFORCEMENT, MINIMUM GROUND BEARING REQUIREMENTS TO NZS 3604, FIRTH RIBRAFT TECHNICAL MANUAL OR ENGINEERS SPECIFIC DESIGN- REFER PLANS & SPECIFICATIONS
SEDIMENT CONTROL	NO BUILDING WORK IS TO BE CARRIED OUT UNTIL CONSTRUCTION OF ALL SEDIMENT CONTROL STRUCTURES ARE IN PLACE TO PREVENT ANY BACKFILL OR DEBRIS WASHING INTO ADJACENT PROPERTIES, STORMWATER SYSTEM OR WATERWAYS, ANY STOCKPILED SOIL, CLAY ETC TO BE COVERED WITH IMPERVIOUS TARPAULIN, DOWNPIPES TO BE CONNECTED TO STORMWATER SYSTEM AS SOON AS PRACTICAL

FOUNDATION NOTES

DPM	THERMAKRAFT THERMATHENE BLACK-250 MICRON CONCRETE UNDERLAY
FOUNDATION TYPE	RAISED SLAB WITH MASONRY FOUNDATION WALLS ON COMPACTED GRAVEL BED ALL INSTALLED TO ENGINEERS SPECIFIC DESIGN-UPPER RAISED SLAB TO RECEIVE 60MM EXPOL SLABX200 UNDER SLAB INSULATION 20mm H3.2 PLYWOOD TO UPPER LEVEL BATHROOM & ALFRESCO, ALL OTHER AREAS 20mm STRAND-BOARD ON NOMINATED JOISTS
CONCRETE	25MPa RAFT MIX OR RAFT PUMP MIX, CONFIRM INSTALLATION IN ACCORDANCE WITH FIRTH RIBRAFT TECHNICAL MANUAL (ENGINEERS STRUCTURAL DESIGN TAKES PRECEDENCE)
THICKENINGS	REFER PRE NAIL FRAME & TRUSS MANUFACTURERS DESIGN/LAYOUT/ENGINEERS FOUNDATION PLAN FOR ADDITIONAL THICKENINGS/PADS NOT NOTED ON FOUNDATION PLAN

FRAMING NOTES


DPC	THERMAKRAFT PERIMETER BITUMEN DAMP PROOF COURSE
BOTTOM PLATE HOLD DOWNS GENERAL EXTERNAL WALLS/ INTERIOR LOAD BEARING WALLS	M10x140 BOWMAC BLUE HEAD SCREW BOLT WITH 50X50X3mm GALVANIZED WASHERS @ 600 CRS SET 30mm INSIDE INTERNAL LINE OF FRAME FOR MASONRY HEADER BLOCKS & 150mm FROM EACH END OF BOTTOM PLATE, ALTERNATIVE BOTTOM PLATE ANCHORS MUST MEET THE REQUIREMENTS OF NZS3604:2011 CLAUSE 7.5.12 TIMBER FLOORS-3/90x3.15 GUN NAILS NZS3604:2011 @ 600 CRS
BOTTOM PLATE HOLD DOWNS GENERAL INTERNAL NON LOAD BEARING WALLS	8x75 DRIVE PIN & WASHER @ 600 CRS TIMBER FLOORS-3/90x3.15 GUN NAILS NZS3604:2011 @ 600 CRS
BOTTOM PLATE HOLD DOWN BRACING ELEMENTS	REFER SPECIFICATIONS FOR BRACING MANUFACTURERS LITERATURE FOR SPECIFIC BOTTOM PLATE HOLD DOWN REQUIREMENTS
WALL FRAMING	BOTTOM PLATE:90/140x45 H1.2 EXTERNAL WALL STUDS: 90/140x45 H1.2 STUDS @ 400 MAX CRS FOR VERY HIGH WIND ZONE, PRENAILERS STRUCTURAL DESIGN TAKES PRECEDENCE INTERNAL WALLS: 90x45 H1.2 STUDS @ 600 MAX CRS FOR VERY HIGH WIND ZONE NOGS: 90x45 H1.2 @ 600/800 CRS, 800 CRS BRICK VENEER CLAD WALLS, ALL OTHER AREAS-600CRS LINTELS: H1.2 MINIMUM AS SPECIFIED BY PRENAILER/FRAMING PLAN TOP PLATE: 90x45/140/190 H1.2 WITH 90/140/190x35 PACKER PLATE AS REQUIRED
ROOF & CEILING FRAMING	TRUSSES: H1.2 TRUSSES BY LICENSED PRENAILER (ENSURE WEBBING OF GABLE END TRUSSES ALIGNS WITH STUDS BENEATH) RAFTERS: 2/290x45 H1.2 RAFTERS @ 900CRS TO ALL PITCHED CEILING AREAS PURLINS: 90x45 @ 450 CRS MAX (FROM SUPPORT TO GABLE END VERGE) - FIXED WITH 1/10G SELF DRILLING SCREW 80mm LONG CEILING BATTENS: GIB RONDO CEILING BATTENS @ 600mm CRS MAX FOR 13mm GIB CEILING LININGS OR 400mm CRS MAX FOR 10mm GIB CEILING LININGS
FRAMING FIXING	REFER SPECIFICATIONS FOR ATTACHED PROPRIETARY FRAMING FIXING SPECIFICATION
PRE-NAIL FRAMES & TRUSSES	IN THE EVENT OF CONTRADICTION, LICENSED PRE-NAIL FRAME & TRUSS MANUFACTURERS DESIGN TAKES PRECEDENCE OVER ARCHITECTURAL PLANS-IF IN DOUBT CONTACT DRAFTED.NZ FOR CLARIFICATION

CLADDING NOTES

BUILDING WRAP	THERMAKRAFT WATERGATE PLUS INSTALLED TO MANUFACTURERS INSTALLATION INSTRUCTIONS, REFER ATTACHED SPECIFICATIONS
FLASHING TAPE	THERMAKRAFT ALUBAND WINDOW FLASHING TAPE SYSTEM
POLYPROPYLENE INSULATION RESTRAINT	WHERE EXTERIOR WALL STUDS EXCEED 450CRS INSTALL THERMAKRAFT UNDERLAY STRAP INSTALLED AT 300mm CRS, FIXED HORIZONTALLY & DRAWN TAUT
AIRSEAL	SELECTED EXPANDABLE FOAM OVER PEF BACKING ROD
ROOF UNDERLAY	THERMAKRAFT COVERTEK 401 INSTALLED TO MANUFACTURERS INSTALLATION INSTRUCTIONS, REFER SPECIFICATIONS
EAVES/SOFFIT LININGS	6.0mm FIBRE CEMENT SOFFIT LININGS WITH ARRISSED BUTT JOINTS OVER POLYPROPYLENE TAPE UNDER NOMINATED H1.2 SOFFIT BEARERS/FRAMING
FASCIA/BARGE	SELECTED COLORSTEEL (ALUMINIUM) BARGE CAPPINGS 125MM COLORSTEEL (ALUMINIUM) BOX GUTTERS & 80MM DOWNPIPES INSTALLED STRAIGHT WITH NO BENDS
WALL CLADDING	SELECTED BRICK VENEER CLADDING OVER DRAINED & VENTED CAVITY, VERTICAL BGC STRATUM, STRATUM DUO OFFSET & STRATUM TRIO CAVITY FIXED CLADDING OVER BGC HORIZONTAL CAVITY BATTEN SYSTEM, COLUMNS CLAD WITH VERTICAL JAMES HARDIE (405MM) STRIA CLADDING OVER CASTELLATED H3.1 CAVITY BATTENS
ROOF CLADDING	COLORSTEEL ALTIMATE TRIMLINE METAL ROOFING INSTALLED WITH COLOUR MATCHED & COMPATIBLE FIXINGS TO MANUFACTURERS INSTALLATION INSTRUCTIONS

INTERNAL SPECIFICATIONS

INSULATION	CONCRETE FLOORS: BY RAISED SLAB FOUNDATION WITH 60MM EXPOL SLABX200 UNDER SLAB INSULATION TIMBER FLOORS: R3.2 FLOOR BATTS-WHERE SHOWN WALLS: R2.8 BATTS CEILINGS: R7.0 CEILING BATTS GLAZING: R0.46 FOR STANDARD DOUBLE GLAZING
INTERIOR LININGS	GENERAL: GIB STANDARD 10mm TO WALLS & 13mm TO CEILINGS UNLESS NOTED, (SELECTED CEDAR LININGS TO ALFRESCO CEILINGS) WET AREAS: GIB AQUALINE 10mm TO WALLS & 13mm TO CEILINGS TILING: REFER SPECIFICATIONS FOR GIB AQUALINE WET AREA SYSTEM MANUAL FOR WALL LINING FIXING REQUIREMENTS FOR ALL TILED WALLS OVER GIB PLASTER BOARD IF SELECTED TILES EXCEED MAXIMUM GIB AQUALINE WEIGHT LIMITS REFER TO JH VILLABOARD MANUAL FOR ALTERNATIVE SUBSTRATE SELECTION BRACING: REFER BRACING PLAN & SPECIFICATIONS FOR SPECIFIC BRACING TYPES, INSTALLATION INSTRUCTIONS & HOLD DOWN REQUIREMENTS
SKIRTING	60x12 SINGLE BEVEL MDF TO ALL AREAS EXCLUDING GARAGE & WET AREAS 60x10 SINGLE BEVEL PINE TO GARAGE TILED SKIRTING TO ALL WET AREAS
SCOTIA	SQUARE STOP THROUGHOUT
ARCHITRAVES/WINDOW REVEALS	20mm H3.1 JAMBS WITH 60x12 MDF ARCHITRAVES
INTERIOR DOORS	2200mm HIGH HOLLOWCORE INTERNAL DOORS WITH 30mm JAMBS, SOFTSTOP CAVITY SLIDER TO MASTER BED, ALL DOOR HANDLES INSTALL 1.0m FROM F.F.L
SHELVING	AS SELECTED BY OWNER
SHOWERS	ENSUITE: WET AREA SHOWER WITH CENTRE DRAINS & TILED FINISH OVER ARDEX SUPERFLEX WATERPROOF MEMBRANE INSTALLED BY LICENSED CONTRACTOR ,BATHROOM: PRE-FORMED ACRYLIC UNIT
BATH TUB	N/A
WET AREA FLOOR FINISHES	ALL FLOOR FINISHES TO WET AREAS ARE TO BE IMPERVIOUS, EASILY CLEANABLE & SLIP RESISTANT IN ACCORDANCE WITH D1/AS1-VINYL, PROVIDE (MOULD RESISTANT) SILICONE SEAL AT FLOOR SKIRTING JUNCTION, REFER SPECIFICATIONS FOR EXCERPT FROM E3/AS1, CLAUSE 3.1.1
WET AREA SURFACE FINISHES	RESENE SPACE COAT OVER GIB AQUALINE TO WET AREA WALLS & CEILINGS, TILED WALLS IN BATHROOM & ENSUITE
BATHROOM GLAZING	-ALL INTERNAL GLAZING MIRRORS/SHOWER DOORS TO MEET THE REQUIREMENTS OF NZS 4223; -FULLY FRAMED GLAZING TO BE; TOUGHENED OR LAMINATED SAFETY GLASS UP TO 2000 MM OF FFL - REFER NZS 4223.3:2016 TABLE 1 -UNFRAMED PANELS & DOORS USING PIVOT OR HINGES: 6 MM TOUGHENED SAFETY GLASS MINIMUM. REFER NZS 4223.1:2016 APPENDIX D FOR THICKNESS
KITCHEN	ALL KITCHEN/COUNTERS/VANITIES TO BE CONSTRUCTED WITH EASILY CLEANABLE FINISH OF HIGH PRESSURE LAMINATE, PORCELAIN OR ENGINEERED STONE/GRANITE & PRE-FINISHED MELTICA



DRAFTED ARCHITECTURAL DESIGN

11 TE HARAWIRA STREET
OTAKI,NZ
PHONE: 022 607 0234
EMAIL: drafted.nz@gmail.com
www.drafted.nz

NOTES

-DO NOT SCALE FROM DRAWINGS

-CONTRACTORS TO VERIFY ALL MEASUREMENTS & LOCATION OF SERVICES ON SITE PRIOR TO COMMENCING WORK. CONTACT DRAFTED.NZ FOR ANY CONTRADICTIONS OR ONSITE ANOMALIES

-PLANS ARE TO BE CROSS REFERENCED & READ IN CONCURRENCE WITH PROJECT SPECIFICATIONS, CONSULTANT REPORTS & SPECIALIST DOCUMENTATION

-ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NEW ZEALAND BUILDING CODE, RELEVANT DISTRICT PLAN REQUIREMENTS & OR RESOURCE MANAGEMENT ACT

-THE COPYRIGHT OF THIS DRAWING IS VESTED IN DRAFTED.NZ & IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE MANUFACTURE OF ANY ARTICLE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.

PROJECT:

NEW TWO STOREY DWELLING
LOT 2, 169 MANLY STREET,
PARAPARAUMU

CLIENT:

M PRITCHARD

TITLE:

PROJECT NOTES

SCALE AT A3:	DATE:	DRAWN:	CHECKED:	STATUS:
1:50	OCT 25	JS	JS	AMEND
PROJECT NO:	REVISION:	DRAWING NO:		
3224	----	01		

DRIVEWAY, PATH & PATIOS	
DRIVEWAYS & PATIOS	DRIVEWAY- SEALED EXPOSED AGGREGATED CONCRETE FINISH PATHS/PATIOS - 100mm THICK 25 MPa CONCRETE WITH ECONOMESH REINFORCEMENT, CONSULT OWNER FOR SELECTED FINISH, ALL PATHS/PATIOS LAID @ 1:100 FALL AWAY FROM BUILDING, DRIVEWAY INSTALLED WITH FALL AWAY FROM BUILDING, REFER E2/AS1 TABLE 18 & FIGURE 65 FOR GARAGE DOOR THREASHOLD REQUIREMENTS
MINIMUM HEIGHT OF FINISHED CONCRETE TO PAVING/ UNPROTECTED GROUND	MINIMUM CLEARANCE FROM FINISHED FLOOR LEVEL TO FINISHED EXT. GROUND LEVEL 150mm MIN. TO PAVED/SEALED GROUND,225mm min. TO UNPROTECTED GROUND
SLIP RESISTANCE	ACCEPTABLE SLIP RESISTANCE FOR WALKING SURFACES; PORTLAND CEMENT CONCRETE: BROOMED (CLASS 5 OR 6)(6) OR WOOD FLOAT FINISH (CLASS U2), COATED AND SAND/GRIT IMPREGNATED(5), CRUSHED AGGREGATE, REFER D1/AS1-TABLE 2 FOR FULL LIST & REQUIREMENTS

NATURAL VENTILATION & LIGHT SCHEDULE

SCALE 1:50

NOTES:

- NATURAL VENTILATION G4/AS1 -FLOOR TO NET OPENABLE WINDOW/DOOR RATIO OF NOT LESS THAN 5%
- NATURAL LIGHT G7/AS1 -FLOOR TO NET GLAZED WINDOW/DOOR RATIO OF NOT LESS THAN 10%

ROOM NAME	FLOOR AREA	GLAZED AREA	RATIO	OPENABLE AREA	RATIO
KITCHEN/LIVING/DINING	68.6M2	24.3M2	35.4% >10%-COMPLIES	9.0M2	13.1% >5%-COMPLIES
SCULLERY	6.3M2	1.3M2	20.6% >10%-COMPLIES	1.3M2	20.6% >5%-COMPLIES
BED 1	17.6M2	3.4M2	19.3% >10%-COMPLIES	2.1M2	11.9% >5%-COMPLIES
BED 2	10.8M2	4.4M2	40.7% >10%-COMPLIES	3.7M2	34.2% >5%-COMPLIES
BED 3	14.1M2	7.9M2	56.0% >10%-COMPLIES	7.1M2	50.3% >5%-COMPLIES
RUMPUS	15.8M2	9.2M2	58.2% >10%-COMPLIES	7.1M2	44.9% >5%-COMPLIES
OFFICE	8.1M2	1.9M2	23.4% >10%-COMPLIES	0.95M2	11.7% >5%-COMPLIES
ENSUITE	6.6M2	1.4M2	21.2% >10%-COMPLIES	0.8M2	12.1% >5%-COMPLIES
BATHROOM 1	5.3M2	1.2M2	22.6% >10%-COMPLIES	1.2M2	22.6% >5%-COMPLIES
W/C	2.1M2	1.0M2	47.6% >10%-COMPLIES	0.5M2	23.8% >5%-COMPLIES

MECHANICAL VENTILATION REQUIREMENTS

NOTES:

- INSTALL MANROSE HI SPEED INLINE EXTRACT FAN TO ALL BATHROOMS
- VENT DRYER, RANGEHOOD VIA EXTRACT FANS DUCTED IN CEILING VOID TO OUTLET GRILLS IN EXTERNAL WALLS/SOFFITS
- SELECTED FANS TO HAVE A FLOW RATE NOT LESS THAN:
 - a) 25 L/S FOR SHOWERS & BATHS, &:
 - b) 50 L/S FOR COOKTOPS.

ARTIFICAL LIGHT REQUIREMENTS

NOTES:

- SPACES WITHIN BUILDINGS USED BY PEOPLE, SHALL BE PROVIDED WITH ADEQUATE ARTIFICIAL LIGHTING WHICH, WHEN ACTIVATED IN THE ABSENCE OF SUFFICIENT NATURAL LIGHT, WILL ENABLE SAFE MOVEMENT
- IN THE ABSENCE OF NATURAL LIGHT ARTIFICIAL LIGHT SHALL BE PROVIDED TO ACHIEVE ILLUMINANCE AT FLOOR LEVEL OF NOT LESS THAN 20 LUX
- ALL LIGHTING TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS, ALL DOWN LIGHTS TO BE IC OR IC-F RATED & INSTALLED AS PER AS/NZS 60598.2.2 PLUS AMENDMENT A
- EXCEPT FOR EXTERNAL PRIVATE STAIRWAYS, SWITCHES FOR STAIRWAY LIGHTING SHALL BE ABLE TO BE ACTIVATED AT:
 - A) THE TOP OF THE STAIRWAY,
 - B) THE BOTTOM OF THE STAIRWAY, AND
 - C) ANY INTERMEDIATE LANDINGS HAVING ACCESS TO OR FROM ANY FLOOR

HEATING REQUIREMENTS

NOTES:

- SELECTED CENTRAL HEATING SYSTEM
- SELECTED ELECTRIC FIRE INSTALLED TO MANUFACTURERS SPECIFICATIONS

ELECTRICAL REQUIREMENTS


NOTES:

- ALL ELECTRICAL INSTALLATIONS, FIXTURES & FITTINGS TO BE INSTALLED IN FULL COMPLIANCE WITH NZBC G9 BY LICENSED ELECTRICAL CONTRACTOR. ENERGY WORKS CERTIFICATE TO BE SUPPLIED TO HOMEOWNER UPON COMPLETION

SMOKE ALARMS


NOTES:

- SMOKE ALARMS TO BE INSTALLED TO COMPLY WITH NZBC C/AS1 & F7/AS1 & ARE TO BE LOCATED: ON OR NEAR THE CEILING; IN ALL BEDROOMS, LIVING SPACES, HALLWAYS & LANDINGS; IN A KITCHEN WHERE IT CAN BE SEPARATED FROM THE LIVING SPACES & HALLWAYS BY DOORS THAT CAN BE CLOSED. THIS MAY BE A HEAT ALARM TO AVOID NUISANCE ACTIVATIONS. FOR MULTI-LEVEL HOUSEHOLD UNITS, A MINIMUM OF ONE ALARM PER LEVEL. ALARM TYPES:
 - MAINS POWERED: THIS SYSTEM IS HARDWIRED & DRAWS POWER FROM A 230V AC SOURCE WITH A NON-REMOVABLE BACKUP BATTERY, TO POWER THE SMOKE ALARM DURING PERIODS OF TEMPORARY MAINS POWER FAILURE. THE SYSTEM MUST BE INSTALLED BY A REGISTERED ELECTRICIAN.
 - WIRELESS: POWERED BY A NON-REMOVABLE, SEALED BATTERY WITH A LIFESPAN OF AT LEAST 10 YEARS, THIS SYSTEM MAY BE INSTALLED BY ANYONE WHILE ADHERING TO MANUFACTURER'S INSTRUCTIONS & THE SPECIFIED LOCATIONS REQUIRED BY THE STANDARD. ALL ALARMS MUST INCLUDE A HUSH BUTTON, EITHER ON THE ALARM ITSELF OR IN ANOTHER READILY ACCESSIBLE LOCATION FOR TEMPORARY SILENCE DURING FALSE ALARMS.

	DRAFTED ARCHITECTURAL DESIGN 11 TE HARAWIRA STREET OTAKI,NZ PHONE: 022 607 0234 EMAIL: drafted.nz@gmail.com www.drafted.nz	NOTES -DO NOT SCALE FROM DRAWINGS -CONTRACTORS TO VERIFY ALL MEASUREMENTS & LOCATION OF SERVICES ON SITE PRIOR TO COMMENCING WORK. CONTACT DRAFTED.NZ FOR ANY CONTRADICTIONS OR ONSITE ANOMALIES -PLANS ARE TO BE CROSS REFERENCED & READ IN CONCURRENCE WITH PROJECT SPECIFICATIONS, CONSULTANT REPORTS & SPECIALIST DOCUMENTATION -ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NEW ZEALAND BUILDING CODE, RELEVANT DISTRICT PLAN REQUIREMENTS & OR RESOURCE MANAGEMENT ACT -THE COPYRIGHT OF THIS DRAWING IS VESTED IN DRAFTED.NZ & IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE MANUFACTURE OF ANY ARTICLE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.	PROJECT: NEW TWO STOREY DWELLING LOT 2, 169 MANLY STREET, PARAPARAMU	CLIENT: M PRITCHARD	TITLE: PROJECT NOTES				
					SCALE AT A3:	DATE:	DRAWN:	CHECKED:	STATUS:
					1:50	OCT 25	JS	JS	AMEND
					PROJECT NO:	REVISION:	DRAWING NO:		
					3224	----	02		



LOT 2-169 MANLY STREET, PARAPARAUMU BEACH, LOCATION OF NEW HOUSE ON SUBDIVIDED SECTION, SITE DEVELOPMENT IN ACCORDANCE WITH APPROVED RESOURCE CONSENT RM200033

	DRAFTED ARCHITECTURAL DESIGN	NOTES -DO NOT SCALE FROM DRAWINGS -CONTRACTORS TO VERIFY ALL MEASUREMENTS & LOCATION OF SERVICES ON SITE PRIOR TO COMMENCING WORK. CONTACT DRAFTED.NZ FOR ANY CONTRADICTIONS OR ON SITE ANOMALIES -PLANS ARE TO BE CROSS REFERENCED & READ IN CONCURRENCE WITH PROJECT SPECIFICATIONS, CONSULTANT REPORTS & SPECIALIST DOCUMENTATION -ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NEW ZEALAND BUILDING CODE, RELEVANT DISTRICT PLAN REQUIREMENTS & OR RESOURCE MANAGEMENT ACT -THE COPYRIGHT OF THIS DRAWING IS VESTED IN DRAFTED.NZ & IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE MANUFACTURE OF ANY ARTICLE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.	PROJECT: NEW TWO STOREY DWELLING LOT 2, 169 MANLY STREET, PARAPARAUMU	CLIENT: M PRITCHARD	TITLE: LOCATION PLAN				
	11 TE HARAWIRA STREET OTAKI,NZ PHONE: 022 607 0234 EMAIL: drafted.nz@gmail.com www.drafted.nz				SCALE AT A3: N.T.S	DATE: OCT 25	DRAWN: JS	CHECKED: JS	STATUS: AMEND
					PROJECT NO: 3224	REVISION: ----	DRAWING NO: 03		

INDICATIVE LOCATION OF 40M2
OUTDOOR LIVING COURT IN
ACCORDANCE WITH KCDC
DISTRICT PLAN REQUIREMENTS

TIMBER RETAINING WALLS TO
ENGINEERS DESIGN, 990mm
MAX HEIGHT CONFIRM FINAL
LEVELS ON SITE

LOCATION OF FASTFLO 1000VX PUMP
STATION WITH TRAFFICABLE LID INSTALLED
TO MANUFACTURERS SPECIFICATIONS,
REFER DRAINAGE PLAN

DRIVEWAY WITH SELECTED
CONCRETE FINISH, FORM FALLS
TO SLOT DRAIN AS SHOWN

INDICATIVE LOCATION OF SLOT DRAIN
WITH INLINE SILT TRAP SUMPS CONNECTED
TO 100MM SAW DRAIN LAID TO MINIMUM
1 IN 120 FALL WITH DIRECT CONNECTION
TO SOAKPIT

SITE PLAN

SCALE 1:250







SITE AREA =450m2

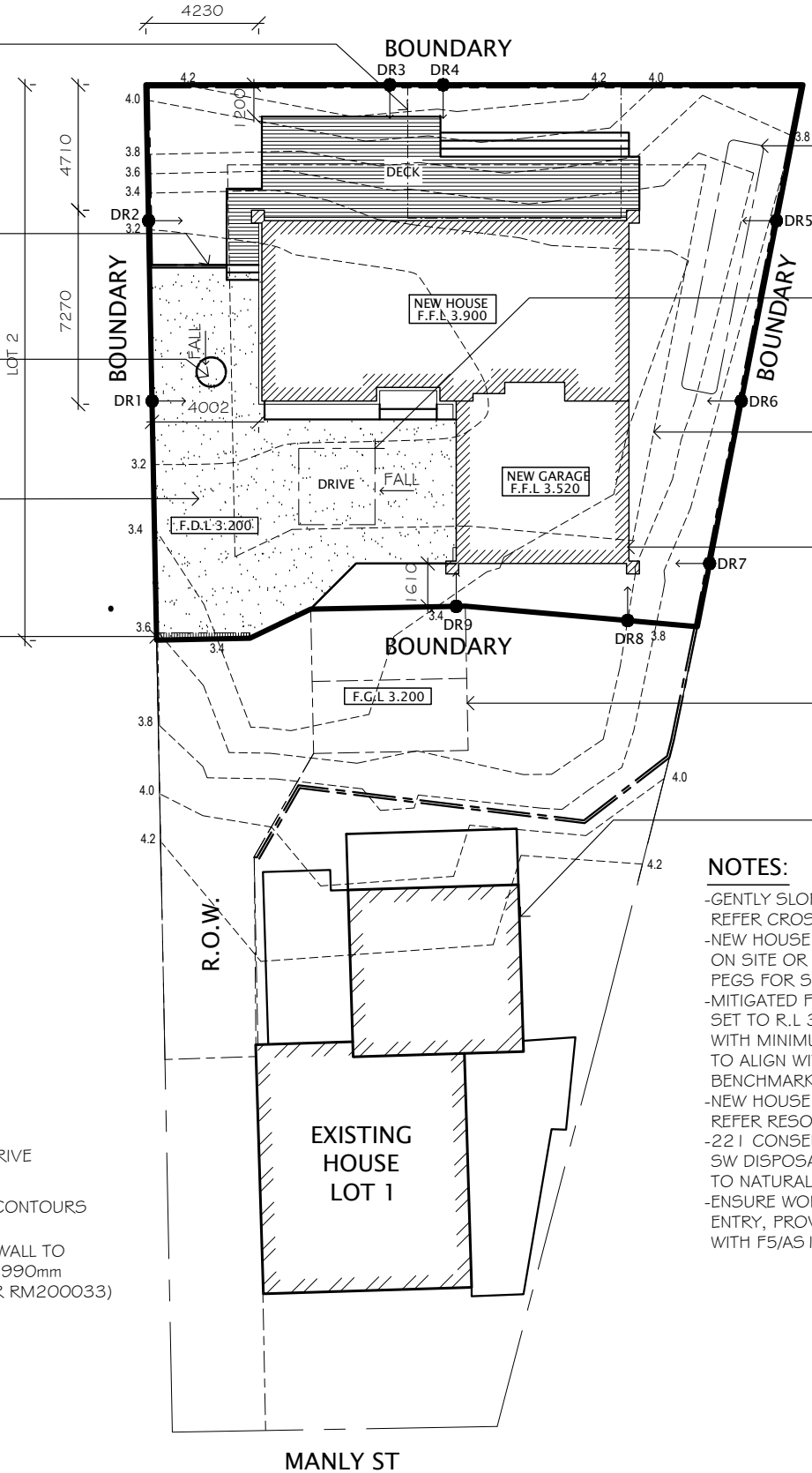
SITE COVERAGE =132m2-incl. brick rebate (29.3%)

SITE DETAILS:

ADDRESS: LOT 2, 169 MANLY STREET, PARAPARAUMU BEACH
LEGAL DESCRIPTION: LOT 2 (PART OF LOT 13, DP 13488)
WIND ZONE: VERY HIGH WIND ZONE
CORROSION ZONE: CORROSION ZONE D
EARTHQUAKE ZONE: 3
CLIMATE ZONE: 2
RAINFALL INTENSITY: 60-70
NATURAL HAZARDS: FILL CONTROL AREA-REFER NOTES
CONSENT NOTICES ON TITLE: YES (REFER NOTES)

LEGEND:

-  NEW HOUSE
-  CONCRETE PATIO/DRIVE
-  NEW DECK
-  EXISTING GROUND CONTOURS
-  DAYLIGHT RECESSION PLANES,
REFER ELEVATIONS
-  TIMBER RETAINING WALL TO
ENGINEERS DESIGN 990mm
MAX HEIGHT (UNDER RM200033)



10000L BURIED CONCRETE WATER
TANK WITH OVERFLOW TO ENGINEER
DESIGNED SOAK PIT (SET 1.0M MINIMUM
OFF BOUNDARY LINE)

ENGINEER DESIGNED TRAFFICABLE SOAK
PIT, REFER TO SPECIFICATIONS FOR
ENGINEERS DESIGN

KCDC 3.0M REAR BOUNDARY
OFFSET LINES

AREA OF SOUTH-EASTERN BOUNDARY
SET BACK/DAYLIGHT RECESSION PLANE
ENCROACHMENT (3.0M NORTH-EASTERN
SETBACK MAINTAINED)

LOT 1 DESIGNATED PARKING AREA

LOT 1 EXISTING HOUSE

NOTES:

- GENTLY SLOPING SITE, FILL/CUT SITE FOR NEW BUILDING PLATFORM, REFER CROSS SECTIONS FOR LEVELS
- NEW HOUSE SETOUT AS SHOWN, LOCATE EXISTING/NEW BOUNDARY PEGS ON SITE OR ENGAGE REGISTERED SURVEYOR TO MARK NEW BOUNDARY PEGS FOR SETOUT OF BUILDING
- MITIGATED FILL CONTROL AREA LOCATED ON SITE, NEW DWELLING SET TO R.L 3.8M TO UNDERSIDE OF FLOOR SLAB TO COMPLY WITH MINIMUM BUILD LEVELS, GARAGE MASONRY FOUNDATION WALLS TO ALIGN WITH MAIN DWELLING, CONFIRM R.L WITH DATUM BENCHMARK INSTALLED ON SITE BY REGISTERED SURVEYOR
- NEW HOUSE BREACHES BOUNDARY OFFSETS & DAYLIGHT RECESSION PLANES, REFER RESOURCE CONSENT/DEEMED BOUNDARY ACTIVITY APPLICATION
- 221 CONSENT NOTICE: REFER ATTACHED CONSENT NOTICE REGARDING SW DISPOSAL, SOIL REPORTS & MINIMUM BUILD LEVELS IN RELATION TO NATURAL HAZARDS/FILL CONTROL AREA
- ENSURE WORK AREA IS SECURED FROM UNAUTHORIZED ENTRY, PROVIDE SAFETY FENCING & SIGNAGE IN ACCORDANCE WITH F5/AS1



DRAFTED ARCHITECTURAL DESIGN

11 TE HARAWIRA STREET
OTAKI, NZ
PHONE: 022 607 0234
EMAIL: drafted.nz@gmail.com
www.drafted.nz

NOTES

- DO NOT SCALE FROM DRAWINGS
- CONTRACTORS TO VERIFY ALL MEASUREMENTS & LOCATION OF SERVICES ON SITE PRIOR TO COMMENCING WORK, CONTACT DRAFTED.NZ FOR ANY CONTRADICTIONS OR ON-SITE ANOMALIES
- PLANS ARE TO BE CROSS REFERENCED & READ IN CONJUNCTION WITH PROJECT SPECIFICATIONS, CONSULTANT REPORTS & SPECIALIST DOCUMENTATION
- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NEW ZEALAND BUILDING CODE, RELEVANT DISTRICT PLAN REQUIREMENTS & OR RESOURCE MANAGEMENT ACT
- THE COPYRIGHT OF THIS DRAWING IS VESTED IN DRAFTED.NZ & IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE MANUFACTURE OF ANY ARTICLE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.

PROJECT:

NEW TWO STOREY DWELLING
LOT 2, 169 MANLY STREET,
PARAPARAUMU

CLIENT:

M PRITCHARD

TITLE:

SITE PLAN

SCALE AT A3:
1:250

PROJECT NO:
3224

DATE:
OCT 25

REVISION:

DRAWN:
JS

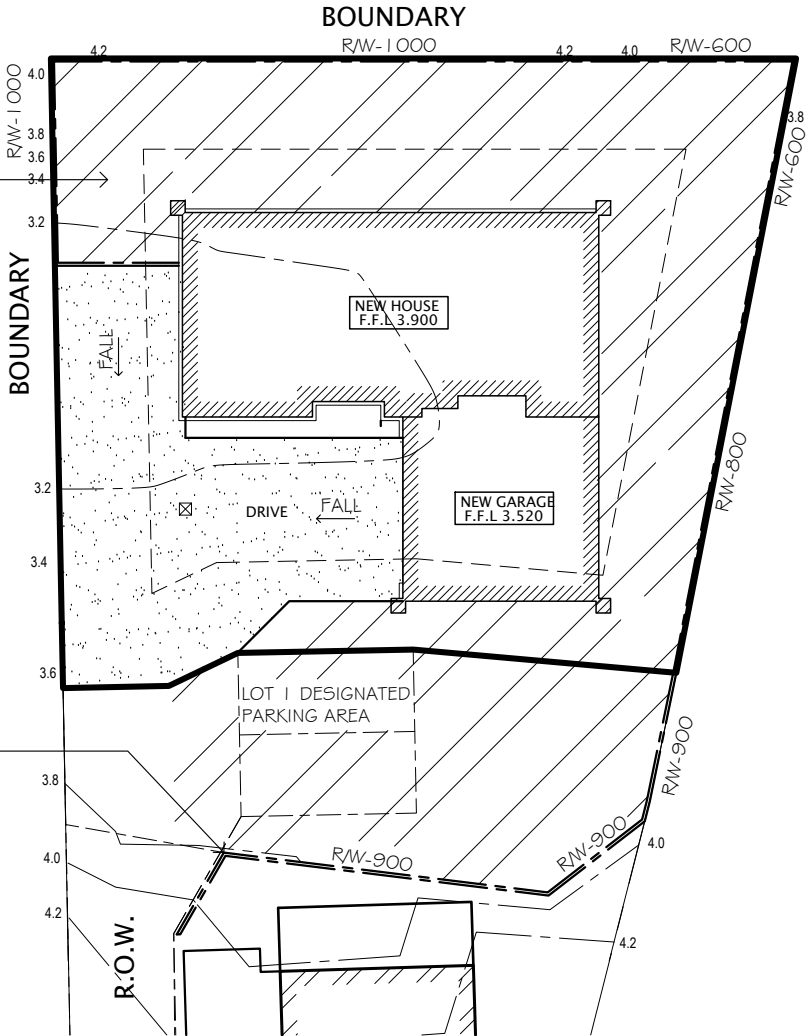
DRAWING NO:
04

CHECKED:
JS

STATUS:
AMEND

EXISTING SITE LEVELS LOTS 1 & 2
CUT TO R.L. 3.200 FOR FOR
MITIGATION OF FILL CONTROL
AREA DISPLACEMENT, REFER
LANDMATTERS REPORT

TIMBER RETAINING WALLS TO
ENGINEERS DESIGN, 990mm
MAX HEIGHT CONFIRM FINAL
LEVELS ON SITE



FILL CONTROL MITIGATION PLAN

SCALE 1:250

LEGEND:



R.L. 3.200 FINISHED GROUND LEVEL

TIMBER RETAINING WALL TO
ENGINEERS DESIGN 990mm
MAX HEIGHT (R/W-900= RETAINING
WALL HEIGHT ABOVE PROPOSED
GROUND LEVEL)

NOTES:

-ALL SITE DEVELOPMENT WORK IN ACCORDANCE
WITH APPROVED RESOURCE CONSENT-RM200033



DRAFTED ARCHITECTURAL
DESIGN

11 TE HARAWIRA STREET
OTAKI, NZ
PHONE: 022 607 0234
EMAIL: drafted.nz@gmail.com
www.drafted.nz

NOTES

-DO NOT SCALE FROM DRAWINGS
-CONTRACTORS TO VERIFY ALL MEASUREMENTS & LOCATION OF SERVICES ON SITE PRIOR
TO COMMENCING WORK. CONTACT DRAFTED.NZ FOR ANY CONTRADICTIONS OR ONSITE ANOMALIES
-PLANS ARE TO BE CROSS REFERENCED & READ IN CONCURRENCE WITH PROJECT SPECIFICATIONS,
CONSULTANT REPORTS & SPECIALIST DOCUMENTATION
-ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NEW ZEALAND BUILDING
CODE, RELEVANT DISTRICT PLAN REQUIREMENTS & OR RESOURCE MANAGEMENT ACT
-THE COPYRIGHT OF THIS DRAWING IS VESTED IN DRAFTED.NZ & IT MAY NOT BE
REPRODUCED IN WHOLE OR PART OR USED FOR THE MANUFACTURE OF ANY
ARTICLE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.

PROJECT:

NEW TWO STOREY DWELLING
LOT 2, 169 MANLY STREET,
PARAPARAUMU

CLIENT:

M PRITCHARD

TITLE:

FILL CONTROL MITIGATION PLAN

SCALE AT A3:
1:250

DATE:
OCT 25

DRAWN:
JS

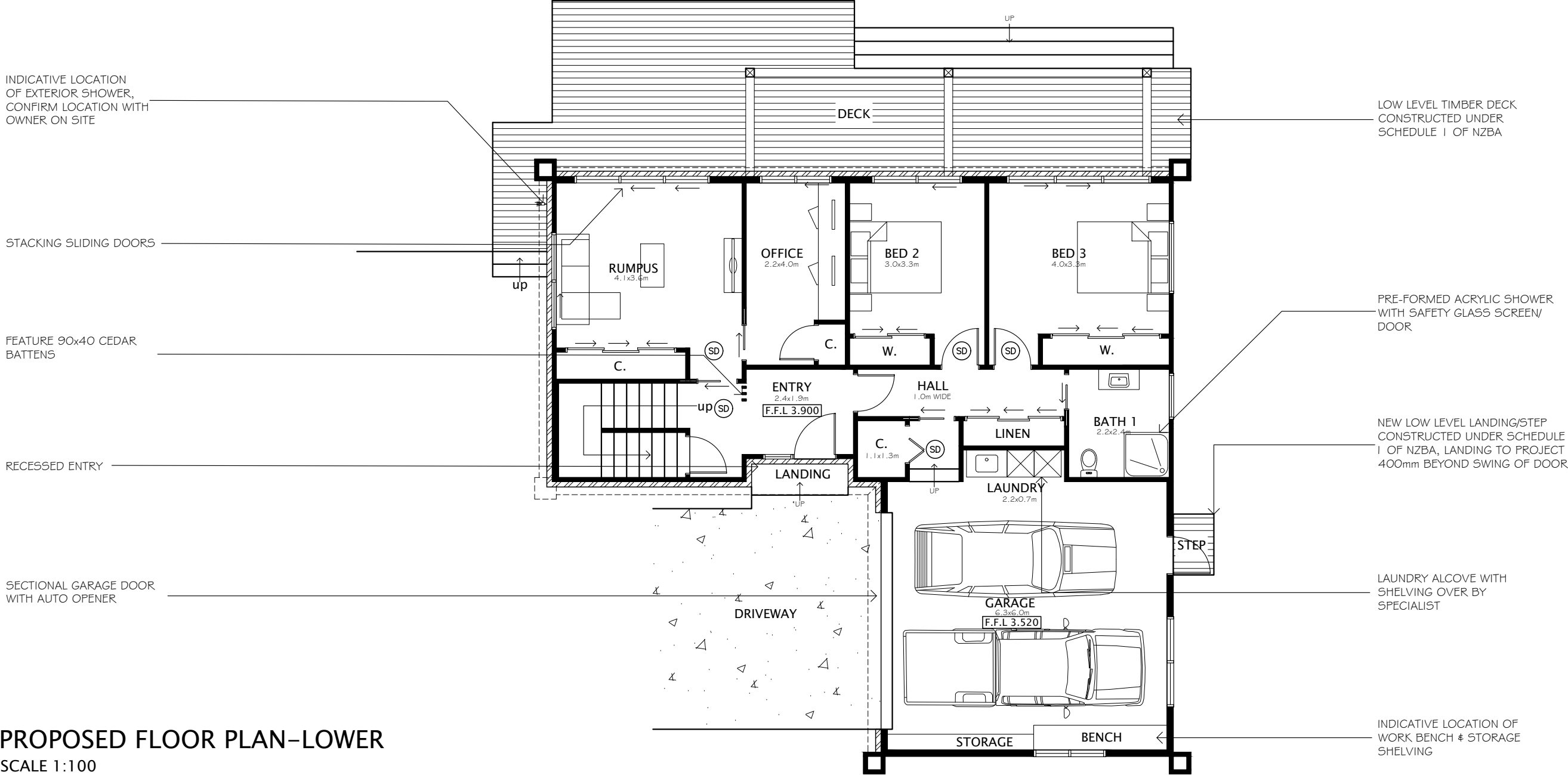
CHECKED:
JS

STATUS:
AMEND

PROJECT NO:
3224

REVISION:

DRAWING NO:
05



PROPOSED FLOOR PLAN-LOWER

SCALE 1:100
FLOOR AREA: 136M (Incl. brick rebate & columns)

LEGEND:

- TIMBER FRAMING
- NOMINATED BRICK VENEER CLADDING
- SMOKE DETECTORS INSTALLED WHERE SHOWN

- CONCRETE DRIVEWAY/PATIOS
- TIMBER DECKS

ELEVATION KEY:



*FLOOR PLAN DIMENSIONS MAY VARY SLIGHTLY, ROOM DIMENSIONS HAVE BEEN ROUNDED UP OR DOWN TO THE NEAREST MEASUREMENT



DRAFTED ARCHITECTURAL
DESIGN
11 TE HARAWIRA STREET
OTAKI, NZ
PHONE: 022 607 0234
EMAIL: drafted.nz@gmail.com
www.drafted.nz

NOTES
-DO NOT SCALE FROM DRAWINGS
-CONTRACTORS TO VERIFY ALL MEASUREMENTS & LOCATION OF SERVICES ON SITE PRIOR TO COMMENCING WORK. CONTACT DRAFTED.NZ FOR ANY CONTRADICTIONS OR ONSITE ANOMALIES
-PLANS ARE TO BE CROSS REFERENCED & READ IN CONCURRENCE WITH PROJECT SPECIFICATIONS, CONSULTANT REPORTS & SPECIALIST DOCUMENTATION
-ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NEW ZEALAND BUILDING CODE, RELEVANT DISTRICT PLAN REQUIREMENTS & OR RESOURCE MANAGEMENT ACT
-THE COPYRIGHT OF THIS DRAWING IS VESTED IN DRAFTED.NZ & IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE MANUFACTURE OF ANY ARTICLE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.

PROJECT:
NEW TWO STOREY DWELLING
LOT 2, 169 MANLY STREET,
PARAPARAUMU

CLIENT:
M PRITCHARD

TITLE:
FLOOR PLAN-LOWER

SCALE AT A3: 1:100	DATE: OCT 25	DRAWN: JS	CHECKED: JS	STATUS: AMEND
PROJECT NO: 3224	REVISION: ----	DRAWING NO: 06		

CLERESTORY WINDOWS OVER
ALFRESCO, LIVING & DINING
ROOM JOINERY

SAFETY GLASS SCREEN
OVER ALFRESCO ROOM
SLIDING DOORS

ALFRESCO ROOM WITH
IN-BUILT ELECTRIC BBQ
HOTPLATE & RANGEHOOD
& SELECTED GAS FIRE

OPEN SHELVING TO EACH
END OF UNIT, CONFIRM
SETOUT ON SITE

VELUX SKYLIGHT INSTALLED TO
MANUFACTURERS SPECIFICATIONS
(FCM-2246)

VELUX SKYLIGHT INSTALLED TO
MANUFACTURERS SPECIFICATIONS
(FCM-2246)

TILED WET AREA SHOWER

DOUBLE GLAZED
ALUM. JOINERY

RINNAI ES I 300 ELECTRIC FIRE
WITH T.V. OVER, INSTALLED TO
MANUFACTURERS SPECIFICATIONS

BARN SLIDING DOOR

WALK-IN WARDROBE WITH
BUILT-IN SHELVING

W/C WITH SELECTED VANITY

OUTLINE OF ROOF OVER

PROPOSED FLOOR PLAN-UPPER

SCALE 1:100

FLOOR AREA: 133m2 (incl. alfresco)

LEGEND:

- TIMBER FRAMING
- 1.0M HIGH TIMBER SAFETY BARRIER
- PITCHED CEILING/SOFFIT AREAS
- SD

SMOKE DETECTORS INSTALLED
WITHIN 3M OF ALL SLEEPING SPACES

ELEVATION KEY:



*FLOOR PLAN DIMENSIONS MAY VARY SLIGHTLY,
ROOM DIMENSIONS HAVE BEEN ROUNDED UP OR
DOWN TO THE NEAREST MEASUREMENT

DRAFTED ARCHITECTURAL
DESIGN

11 TE HARAWIRA STREET
OTAKI,NZ
PHONE: 022 607 0234
EMAIL: drafted.nz@gmail.com
www.drafted.nz

NOTES

-DO NOT SCALE FROM DRAWINGS
-CONTRACTORS TO VERIFY ALL MEASUREMENTS & LOCATION OF SERVICES ON SITE PRIOR
TO COMMENCING WORK. CONTACT DRAFTED.NZ FOR ANY CONTRADICTIONS OR ONSITE ANOMALIES
-PLANS ARE TO BE CROSS REFERENCED & READ IN CONCURRENCE WITH PROJECT SPECIFICATIONS,
CONSULTANT REPORTS & SPECIALIST DOCUMENTATION
-ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NEW ZEALAND BUILDING
CODE, RELEVANT DISTRICT PLAN REQUIREMENTS & OR RESOURCE MANAGEMENT ACT
-THE COPYRIGHT OF THIS DRAWING IS VESTED IN DRAFTED.NZ & IT MAY NOT BE
REPRODUCED IN WHOLE OR PART OR USED FOR THE MANUFACTURE OF ANY
ARTICLE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.

PROJECT:

NEW TWO STOREY DWELLING
LOT 2, 169 MANLY STREET,
PARAPARAUMU

CLIENT:

M PRITCHARD

TITLE:

FLOOR PLAN-UPPER

SCALE AT A3: 1:100	DATE: OCT 25	DRAWN: JS	CHECKED: JS	STATUS: AMEND
PROJECT NO: 3224	REVISION: ----	DRAWING NO: 07		

VELUX SKYLIGHTS INSTALLED TO
MANUFACTURERS SPECIFICATIONS
(FCM-2246)

FULL HEIGHT WING WALLS
FASCIA CLAD WITH JH
STRIA (405) CAVITY CLADDING

PROPRIETARY GLASS
BALUSTRADE OVER
STACKING SLIDER

DOUBLE GLAZED ALUMINIUM
JOINERY

FUTURE LOUVRETEC ROOF
SYSTEM

ELEVATION-1

SCALE 1:100

DAYLIGHT RECESSON PLANES
TAKEN FROM EXISTING GROUND
LEVELS, REFER SITE PLAN FOR
LOCATIONS

FIXED ALUMINIUM SUN LOUVERS
INSTALLED UNDER SCHEDULE 1
OF THE NZBA

FEATURE BRICK VENEER
CLADDING

ELEVATION-2

SCALE 1:100

LEGEND:



NOMINATED BGC STRATUM
RANDOM PATTERN CAVITY
CLADDING



NOMINATED BRICK
VENEER CLADDING



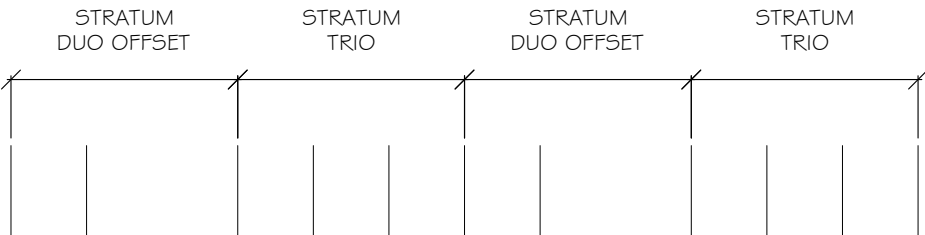
NOMINATED COLORSTEEL
TRIMLINE ROOFING


ELEVATION NOTES:

- ALL VERTICAL STRATUM CLADDING FIXED OVER BGC HORIZONTAL CAVITY BATTENS INSTALLED TO MANUFACTURERS SPECIFICATIONS
- ALL VERTICAL JH STRIA (405) CLADDING FIXED OVER BGC HORIZONTAL CAVITY BATTENS INSTALLED TO MANUFACTURERS SPECIFICATIONS
- ALL BRICK VENEER CLADDING INSTALLED WITH 50MM CAVITY, BRICK TIES # WEEP HOLES
- BRICK TIES TO BE (EH) # STAINLESS STEEL WITH TYPE # SPACINGS IN ACCORDANCE WITH TABLE 1.8A E2/AS1 SPACINGS 600-HORIZONTAL # 400 VERTICAL UP TO A VENEER WEIGHT OF 220KG/M2 FOR SEISMIC ZONE 3
- ALL BRICK LINTELS TO HAVE A 600 G/M2 GALVANIZING ON MILD STEEL PLUS DUPLEX COATING, RESENE SYSTEM NUMBER 5D, REFER SPECIFICATIONS
- ALL CLADDING SYSTEMS FIXED OVER WATERGATE PLUS BUILDING WRAP, CAVITY BASE CLOSURES TO ALL AREAS
- REFER SHEETS 32-45 # SPECIFICATION FOR CLADDING DETAILS
- ALL CLADDING INSTALLED STRICTLY TO MANUFACTURERS SPECIFICATIONS IN PARTICULAR FIXINGS, GROUND CLEARANCES # FLASHINGS

STRATUM PATTERN NOTES:

VERTICAL BGC STRATUM, STRATUM DUO OFFSET # STRATUM TRIO CAVITY
FIXED CLADDING OVER BGC HORIZONTAL CAVITY BATTEN SYSTEM,
REFER DETAIL BELOW FOR CLADDING SETTING OUT



	DRAFTED ARCHITECTURAL DESIGN		NOTES		PROJECT:		CLIENT:		TITLE:					
	11 TE HARAWIRA STREET OTAKI,NZ		-DO NOT SCALE FROM DRAWINGS		NEW TWO STOREY DWELLING		M PRITCHARD		ELEVATIONS					
	PHONE: 022 607 0234		-CONTRACTORS TO VERIFY ALL MEASUREMENTS & LOCATION OF SERVICES ON SITE PRIOR TO COMMENCING WORK. CONTACT DRAFTED.NZ FOR ANY CONTRADICTIONS OR ONSITE ANOMALIES		LOT 2, 169 MANLY STREET,				SCALE AT A3:		DATE:	DRAWN:	CHECKED:	STATUS:
	EMAIL: drafted.nz@gmail.com		-PLANS ARE TO BE CROSS REFERENCED & READ IN CONCURRENCE WITH PROJECT SPECIFICATIONS, CONSULTANT REPORTS & SPECIALIST DOCUMENTATION		PARAPARAUMU				1:100		OCT 25	JS	JS	AMEND
	www.drafted.nz		-ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NEW ZEALAND BUILDING CODE, RELEVANT DISTRICT PLAN REQUIREMENTS & OR RESOURCE MANAGEMENT ACT						PROJECT NO:		REVISION:	DRAWING NO:		
				-THE COPYRIGHT OF THIS DRAWING IS VESTED IN DRAFTED.NZ & IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE MANUFACTURE OF ANY ARTICLE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.				3224		----	08			

DAYLIGHT RECESSON PLANES
TAKEN FROM EXISTING GROUND
LEVELS, REFER SITE PLAN FOR
LOCATIONS

FULL HEIGHT WING WALLS
FASCIA CLAD WITH JH
STRIA (405) CAVITY CLADDING

STARTING POINT FOR JH ALUMINIUM
HORIZONTAL "H" MOULD JOINTERS
TO COLUMNS, SPACE EQUALLY
FROM THIS COLUMN # ALIGN
AROUND HOUSE

14mm JH ALUMINIUM EXTERNAL
CORNERS TO COLUMNS

BGC STRATUM VERTICAL
SHIPLAP WEATHERBOARD
CLADDING

FIXED ALUMINIUM SUN LOUVRE
BEYOND

FUTURE LOUVRETEC ROOF
SYSTEM

ALUMINIUM INTER-STOREY "Z"
FLASHING WITH 15° SLOPE

LOW LEVEL DECK INSTALLED
UNDER SCHEDULE 1 OF NZBA

ELEVATION-3
SCALE 1:100

DAYLIGHT RECESSON PLANES
TAKEN FROM EXISTING GROUND
LEVELS, REFER SITE PLAN FOR
LOCATIONS

FEATURE ALUMINIUM SCREEN

OUTLINE OF FULL HEIGHT
WING WALL BEYOND

COLORSTEEL ALTIMATE
TRIMLINE ROOF CLADDING

FULL HEIGHT WING WALLS
FASCIA CLAD WITH JH
STRIA (405) CAVITY CLADDING

LOW LEVEL DECK/LANDING
INSTALLED UNDER SCHEDULE 1
OF NZBA

ELEVATION-4
SCALE 1:100
LEGEND:

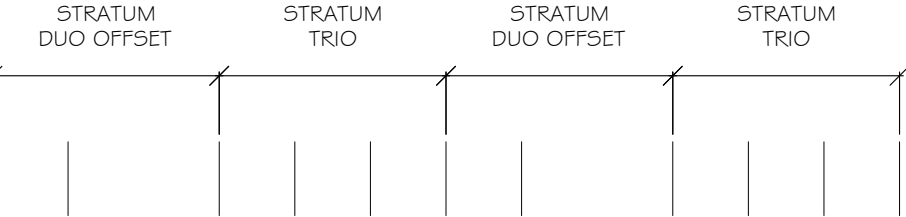
- NOMINATED BGC STRATUM
RANDOM PATTERN CAVITY
CLADDING
- NOMINATED BRICK
VENEER CLADDING
- NOMINATED COLORSTEEL
TRIMLINE ROOFING

ELEVATION NOTES:

- ALL VERTICAL STRATUM CLADDING FIXED OVER BGC HORIZONTAL CAVITY BATTENS INSTALLED TO MANUFACTURERS SPECIFICATIONS
- ALL VERTICAL JH STRIA (405) CLADDING FIXED OVER BGC HORIZONTAL CAVITY BATTENS INSTALLED TO MANUFACTURERS SPECIFICATIONS
- ALL BRICK VENEER CLADDING INSTALLED WITH 50MM CAVITY, BRICK TIES # WEEP HOLES
- BRICK TIES TO BE (EH) # STAINLESS STEEL WITH TYPE # SPACINGS IN ACCORDANCE WITH TABLE 1.8A E2/AS1 SPACINGS 600-HORIZONTAL # 400 VERTICAL UP TO A VENEER WEIGHT OF 220KG/M2 FOR SEISMIC ZONE 3
- ALL BRICK LINTELS TO HAVE A 600 G/M2 GALVANIZING ON MILD STEEL PLUS DUPLEX COATING, RESENE SYSTEM NUMBER 5D, REFER SPECIFICATIONS
- ALL CLADDING SYSTEMS FIXED OVER WATERGATE PLUS BUILDING WRAP, CAVITY BASE CLOSURES TO ALL AREAS
- REFER SHEETS 32-45 # SPECIFICATION FOR CLADDING DETAILS
- ALL CLADDING INSTALLED STRICTLY TO MANUFACTURERS SPECIFICATIONS IN PARTICULAR FIXINGS, GROUND CLEARANCES # FLASHINGS

STRATUM PATTERN NOTES:

VERTICAL BGC STRATUM, STRATUM DUO OFFSET # STRATUM TRIO CAVITY FIXED CLADDING OVER BGC HORIZONTAL CAVITY BATTEN SYSTEM, REFER DETAIL BELOW FOR CLADDING SETTING OUT



DRAFTED

DRAFTED ARCHITECTURAL
DESIGN

11 TE HARAWIRA STREET
OTAKI,NZ
PHONE: 022 607 0234
EMAIL: drafted.nz@gmail.com
www.drafted.nz

NOTES

-DO NOT SCALE FROM DRAWINGS

-CONTRACTORS TO VERIFY ALL MEASUREMENTS & LOCATION OF SERVICES ON SITE PRIOR TO COMMENCING WORK. CONTACT DRAFTED.NZ FOR ANY CONTRADICTIONS OR ONSITE ANOMALIES

-PLANS ARE TO BE CROSS REFERENCED & READ IN CONCURRENCE WITH PROJECT SPECIFICATIONS, CONSULTANT REPORTS & SPECIALIST DOCUMENTATION

-ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NEW ZEALAND BUILDING CODE, RELEVANT DISTRICT PLAN REQUIREMENTS & OR RESOURCE MANAGEMENT ACT

-THE COPYRIGHT OF THIS DRAWING IS VESTED IN DRAFTED.NZ & IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE MANUFACTURE OF ANY ARTICLE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.

PROJECT:

NEW TWO STOREY DWELLING
LOT 2, 169 MANLY STREET,
PARAPARAUMU

CLIENT:

M PRITCHARD

TITLE:

ELEVATIONS

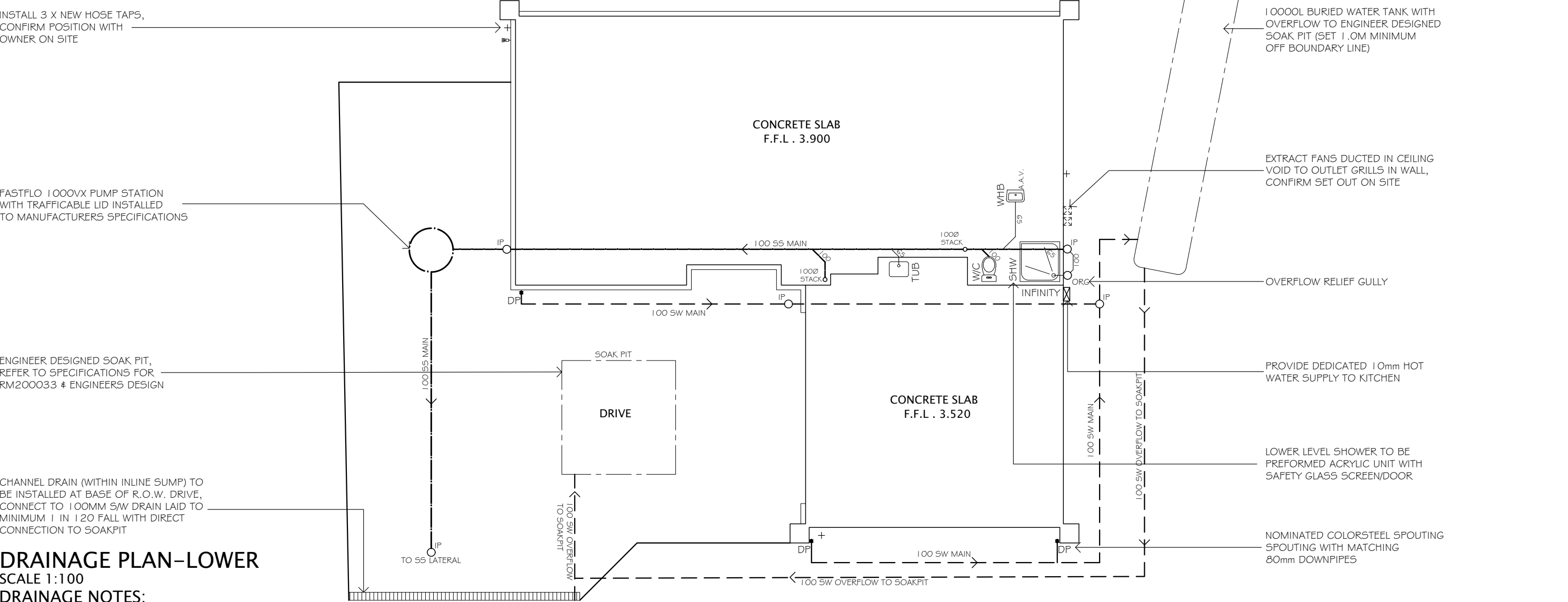
SCALE AT A3: 1:100	DATE: OCT 25	DRAWN: JS	CHECKED: JS	STATUS: AMEND
PROJECT NO: 3224	REVISION: ----	DRAWING NO: 09		

FIXTURE TYPE/DIMENSIONS:

BATHROOM:
-BACK TO WALL TOILET SUITE
-1 200MM WIDE VANITY
-1.0X1.0M PRE-FORMED ACRYLIC
SHOWER WITH SAFETY GLASS SCREEN

IMPORTANT:

-THE DEVELOPED LENGTH OF PIPE RUN BETWEEN THE WATER HEATER &
THE KITCHEN SINK OUTLET ARE SET AS BELOW:
TOTAL OF VOLUME OF WATER IN THE PIPE RUN SHALL NOT EXCEED 2 LITRES
NOMINAL PIPE SIZE 10MM 15MM 20MM
DEVELOPED LENGTH 25M 12M 7M.



DRAINAGE PLAN-LOWER

SCALE 1:100

DRAINAGE NOTES:

SANITARY SEWER NOTES:
-RUN NEW SS DRAINS TO PUMP STATION FOR NEW HOUSE FROM STREET LATERALS
-ALL SS DRAINAGE TO COMPLY WITH G13/AS3, 1:60 GRADIENT TO ALL 100MM MAINS, 1:40 GRADIENT TO ALL 65MM BRANCH DRAINS
-ALL DRAINS TO BE UPVC WITH SWEPT BENDS
-DRAINAGE PIPES PASSING THROUGH FOUNDATION WALLS MUST BE SLEEVED WITH A MINIMUM 25mm CLEARANCE & FILLED WITH A FLEXIBLE MATERIAL SO THEY CAN MOVE INDEPENDENTLY OF THE SLAB OR BEAM
-ALL SS DRAINS TO BE INSPECTED BEFORE COVERING WITH SAND
INSPECTION POINTS - SANITARY SEWER
INSPECTION POINTS SHALL BE LOCATED:
-INSTALL INSPECTION POINTS TO;
* ALL JUNCTIONS OF MAIN DRAINS,
* TO ALL BENDS >45° &;
* TO ALL MAIN DRAINS WITHIN 2M OF PENETRATING CONCRETE SLAB
TERMINAL VENT NOTES:
-NOMINATED TERMINAL VENTS TO ALL MAIN DRAINS OVER 1.0M IN LENGTH, ALL VENTS SHALL TERMINATE IN THE OPEN AIR (ABOVE ROOF LINE) & SHALL BE LOCATED (WHERE PRACTICAL) IN INTERNAL NON-LOAD BEARING/NON-BRACED WALLS, WHERE THIS CANNOT BE AVOIDED PROPRIETARY FRAMING REINFORCEMENT SHALL BE USED E.G. MITEK TOP PLATE STIFFENER OR SIMILAR

STORMWATER NOTES:
-ALL STORMWATER DRAINS TO BE 100Ø WITH MINIMUM 1 IN 120 FALL TO COMPLY WITH NZBC E1/AS1 (TABLE 2)
-STORMWATER DRAINS RUN TO 10,000L BURIED WATER TANK WITH DOUBLE HEIGHT RISER, OVERFLOW TO ENGINEER DESIGNED SOAKPIT
-NOMINATED WATER TANK INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS INSTALLATION REQUIREMENTS
-80MM COLOURED PVC DOWNPIPES CONNECTED TO SW DRAINS
-ALL DOWNPIPES INSTALLED STRAIGHT WITH NO BENDS WHEREVER POSSIBLE
INSPECTION POINTS - STORMWATER
-INSPECTION POINTS FOR THE INSPECTION & MAINTENANCE OF STORMWATER PIPES SHALL COMPLY WITH E1/AS1 & ALLOW FOR A 100Ø INSPECTION POINT AT THE END OF EACH STORMWATER LINE, INSPECTION POINTS SHALL BE LOCATED:
* AT NO MORE THAT 50M INTERVALS
* AT CHANGES IN DIRECTION > 45°
* AT CHANGES IN GRADIENT > 45°
* JUNCTIONS OF DRAINS OTHER THAN A DRAIN, SERVING A SINGLE DOWNPIPE, THAT IS LESS THAN 2.0 M LONG.

WATER SUPPLY NOTES:
-RUN NEW POTABLE WATER SUPPLY FROM TOBY TO HOUSE & TRICKLE FEED SUPPLY TO COLLECTION TANK
-RUN SEPARATE NON-POTABLE WATER SUPPLY FROM COLLECTION TANK TO ALL HOSE TAPS & TOILET CISTERNS ONLY TO COMPLY WITH KCDC DISTRICT PLAN, ALL NON-POTABLE WATER SUPPLY PIPING TO BE IDENTIFIABLE WITH LILAC PIPEWORK, ALL HOSE TAPS TO HAVE NON-POTABLE SIGNAGE
-ALL WATER SUPPLIES TO COMPLY WITH NZBC G12/AS1
-INSTALL 3 x HOSE TAPS TO EXTERIOR OF HOUSE AS SHOWN, CONFIRM POSITIONS WITH OWNER, INSTALL NON-POTABLE SIGNS TO ALL HOSE TAPS
-ALL WATER SUPPLY PIPING TO BE PRESSURE TESTED TO 1500Kpa
-ALL WATER SUPPLY PIPING TO BE CROSS LINKED POLYETHYLENE (PE-X) OR SIMILAR INSTALLED TO MANUFACTURERS SPECIFICATIONS
-ALL KITCHEN & ANY HOT WATER SUPPLY PIPING OUTSIDE THE THERMAL ENVELOPE TO BE INSULATED WITH CLOSED CELL FOAM OR SIMILAR
GAS/WATER HEATING NOTES:
-ALL GAS WORKS TO COMPLY WITH AS/NZS 5601.1 & AS/NZS5601.2 & TO BE INSTALLED BY A SUITABLY QUALIFIED PERSON-INSTALL RINNAI INFINITY A26 WATER HEATER STRICTLY TO MANUFACTURERS SPECIFICATION WITH MAINS GAS SUPPLY
-INSTALL GAS HOB IF SELECTED TO MANUFACTURERS SPECIFICATIONS
-THE DELIVERED HOT WATER TEMPERATURE AT ANY SANITARY FIXTURE USED FOR PERSONAL HYGIENE SHALL NOT EXCEED 50°C FOR RESIDENTIAL DWELLINGS

OTHER NOTES:
-ALL WET AREAS TO COMPLY WITH NZBC E3/AS1
-LOWER LEVEL SHOWER IS TO BE A PRE-FORMED ACRYLIC SHOWER WITH SAFETY GLASS SCREEN/DOOR INSTALLED TO MANUFACTURERS SPECIFICATIONS
-SELECTED FREESTANDING BATH
-INSTALL MANROSE HI SPEED PRO SERIES INLINE EXTRACT FANS TO ALL BATHROOMS & INTERNAL TOILETS
-VENT RANGEHOOD & EXTRACT FANS DUCTED IN CEILING VOID TO OUTLET GRILLS IN SOFFITS/WALLS
-ALL WALL/ROOF PIPE PENETRATIONS TO COMPLY WITH NZBC E2/AS2, REFER SPECIFICATION
-CONSULT WITH MAIN CONTRACTOR AT PRE-SLAB STAGE FOR THE INSTALLATION OF CONDUIT/PIPING TO KITCHEN ISLAND & OTHER LOCATIONS FOR ELECTRICAL SERVICE
-ALL PATIOS/DRIVEWAYS LAID @ 1:100 FALL AWAY FROM BUILDING
-CONSULT WITH OWNER FOR HEATING REQUIREMENTS
-PLUMBING CONTRACTOR TO SUPPLY ASBUILT PLAN ALONG WITH GAS & PLUMBING COMPLIANCE CERTIFICATES ON COMPLETION OF WORKS

DRAFTED

DRAFTED ARCHITECTURAL
DESIGN

11 TE HARAWIRA STREET
OTAKI,NZ
PHONE: 022 607 0234
EMAIL: drafted.nz@gmail.com
www.drafted.nz

NOTES

-DO NOT SCALE FROM DRAWINGS
-CONTRACTORS TO VERIFY ALL MEASUREMENTS & LOCATION OF SERVICES ON SITE PRIOR TO COMMENCING WORK. CONTACT DRAFTED.NZ FOR ANY CONTRADICTIONS OR ONSITE ANOMALIES
-PLANS ARE TO BE CROSS REFERENCED & READ IN CONCORDANCE WITH PROJECT SPECIFICATIONS, CONSULTANT REPORTS & SPECIALIST DOCUMENTATION
-ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NEW ZEALAND BUILDING CODE, RELEVANT DISTRICT PLAN REQUIREMENTS & OR RESOURCE MANAGEMENT ACT
-THE COPYRIGHT OF THIS DRAWING IS VESTED IN DRAFTED.NZ & IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE MANUFACTURE OF ANY ARTICLE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.

PROJECT:

NEW TWO STOREY DWELLING
LOT 2, 169 MANLY STREET,
PARAPARAMU

CLIENT:

M PRITCHARD

TITLE:

DRAINAGE PLAN-LOWER

SCALE AT A3: 1:100	DATE: OCT 25	DRAWN: JS	CHECKED: JS	STATUS: AMEND
PROJECT NO: 3224	REVISION: ----	DRAWING NO: 10		

ENTRY DECK WITH SELECTED 20MM HARDWOOD DECKING, OVER 140x45 H3.2 JOISTS @ 400CRS MAX

BEARER FIXED TO FOUNDATION WITH BS175 BEARER BRACKET

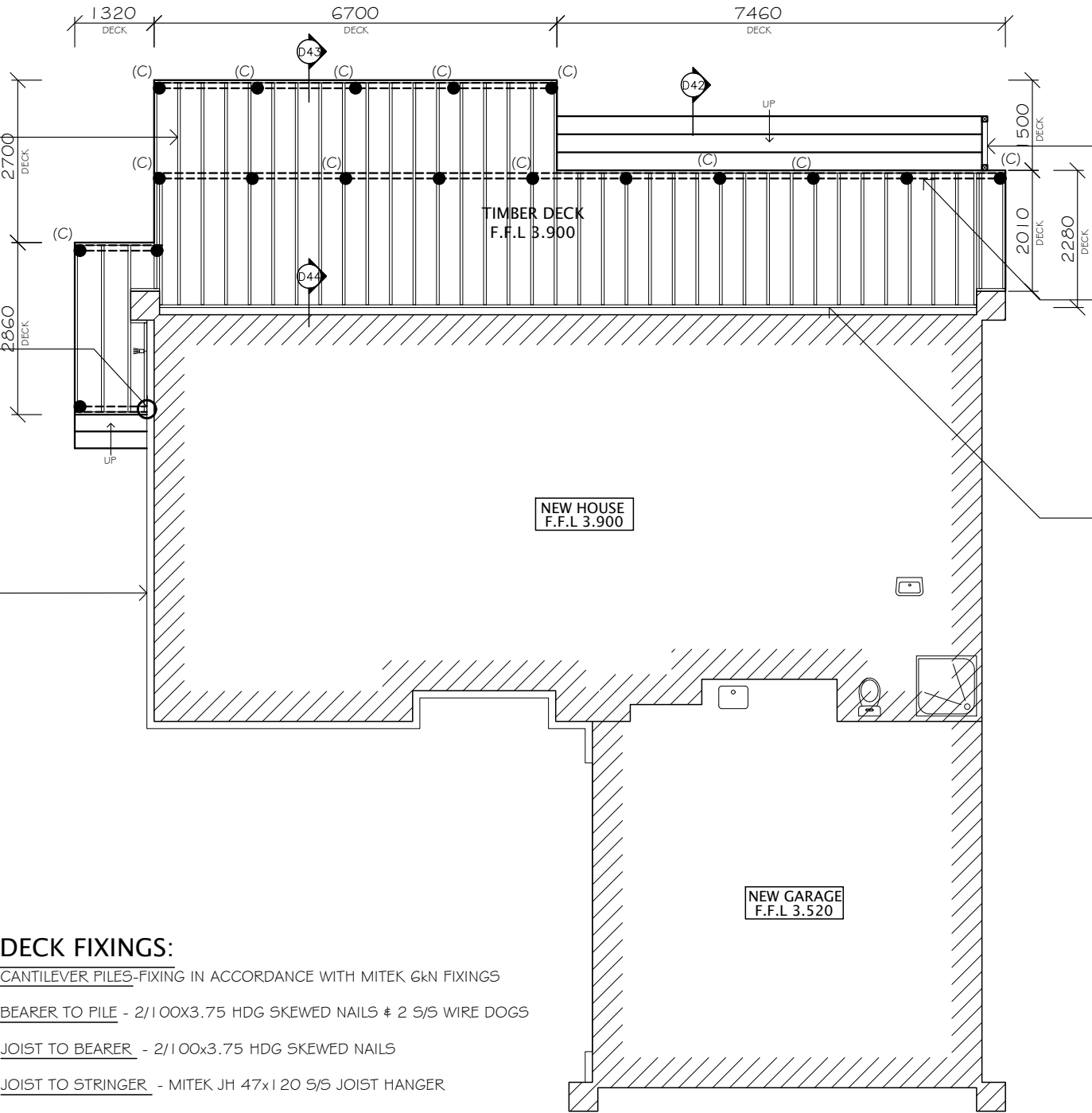
OUTLINE OF HOUSE

DECK PLAN
SCALE 1:100
DECK AREA – 45m2
LEGEND:

- 175 SED H5 DRIVEN PILES TO ENGINEERS DESIGN
- ==== 140x90mm H3.2 BEARERS, MAX SPAN 1.6M
- D4 REFER DETAILS SHEETS 32-45

DECK/PATIO NOTES:

- ALL STRUCTURAL FIXINGS TO BE STAINLESS STEEL
- ALL TIMBER/FRAMING TO BE SG8 TREATMENT TO SUIT LOCATION, ALL JOISTS & BEARERS H3.2
- INSTALL DPC BETWEEN PILE & BEARER TO ALL BEARERS < 300MM ABOVE F.G.L
- MATCHING GAUGE BOUNDARY JOISTS TO ALL DECKS
- 90x20 GARAPA SMOOTH DECKING TO EXTENT OF DECK WITH 3mm GAPS BETWEEN BOARDS, CONTINUE DECKING OVER FACE OF DECK TO GROUND LEVEL, FIX ALL DECKING WITH S/S DECK SCREW
- REFER ATTACHED SPECIFICATION FOR FIXING CONNECTIONS
- STAIRS: 190mm MAX RISE, 280mm MIN TREAD, CLOSED RISERS, HANDRAIL SET 900-1.0M ABOVE PITCH LINE OF STAIRS



IMPORTANT

-ALL DECKS TO BE CONSTRUCTED UNDER SCHEDULE 1 OF NZBA & ARE NOT PART OF BUILDING CONSENT

SELECTED HANDRAIL INSTALLED 900-1.0M ABOVE PITCH LINE OF STAIRS

140x90 H3.2 DECK BEARERS ON 175Ø H5 DRIVEN PILES TO ENGINEERS DESIGN, BEARER - MAX SPAN 1.65M


140x45 H3.2 STRINGER BOLTED OVER H3.2 PACKERS OVER DPC @ 600 CRS WITH STAINLESS STEEL M12 TRU-BOLTS WITH SQ. WASHER, 12mm CLEARANCE OFFSET FROM CLADDING, ALL ABUTTING JOISTS ON S/S HANGERS

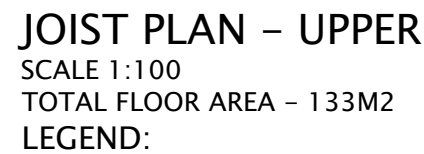
DECK FIXINGS:

- CANTILEVER PILES-FIXING IN ACCORDANCE WITH MITEK G&N FIXINGS
- BEARER TO PILE - 2/100x3.75 HDG SKEWED NAILS & 2 S/S WIRE DOGS
- JOIST TO BEARER - 2/100x3.75 HDG SKEWED NAILS
- JOIST TO STRINGER - MITEK JH 47x120 S/S JOIST HANGER
- STRINGER TO WALL - M12 S/S COACH SCREWS WITH 50x50x3mm S/S WASHERS@ 600 CRS

DECK BRACING CALCULATION:

- LOWER DECK (45m2) - 45m2 x 7.5 B/U's = 337 B/U's REQUIRED
- 12 x CANTILEVER PILES x 30 B/U's = 360 B/U's - COMPLIES

	DRAFTED ARCHITECTURAL DESIGN 11 TE HARAWIRA STREET OTAKI,NZ PHONE: 022 607 0234 EMAIL: drafted.nz@gmail.com www.drafted.nz	NOTES -DO NOT SCALE FROM DRAWINGS -CONTRACTORS TO VERIFY ALL MEASUREMENTS & LOCATION OF SERVICES ON SITE PRIOR TO COMMENCING WORK. CONTACT DRAFTED.NZ FOR ANY CONTRADICTIONS OR ONSITE ANOMALIES -PLANS ARE TO BE CROSS REFERENCED & READ IN CONCURRENCE WITH PROJECT SPECIFICATIONS, CONSULTANT REPORTS & SPECIALIST DOCUMENTATION -ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NEW ZEALAND BUILDING CODE, RELEVANT DISTRICT PLAN REQUIREMENTS & OR RESOURCE MANAGEMENT ACT -THE COPYRIGHT OF THIS DRAWING IS VESTED IN DRAFTED.NZ & IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE MANUFACTURE OF ANY ARTICLE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.	PROJECT: NEW TWO STOREY DWELLING LOT 2, 169 MANLY STREET, PARAPARAUMU	CLIENT: M PRITCHARD	TITLE: DECK PLAN				
					SCALE AT A3: 1:100	DATE: OCT 25	DRAWN: JS	CHECKED: JS	STATUS: AMEND
					PROJECT NO: 3224	REVISION: ----	DRAWING NO: 12		



NOTES:

NOTES

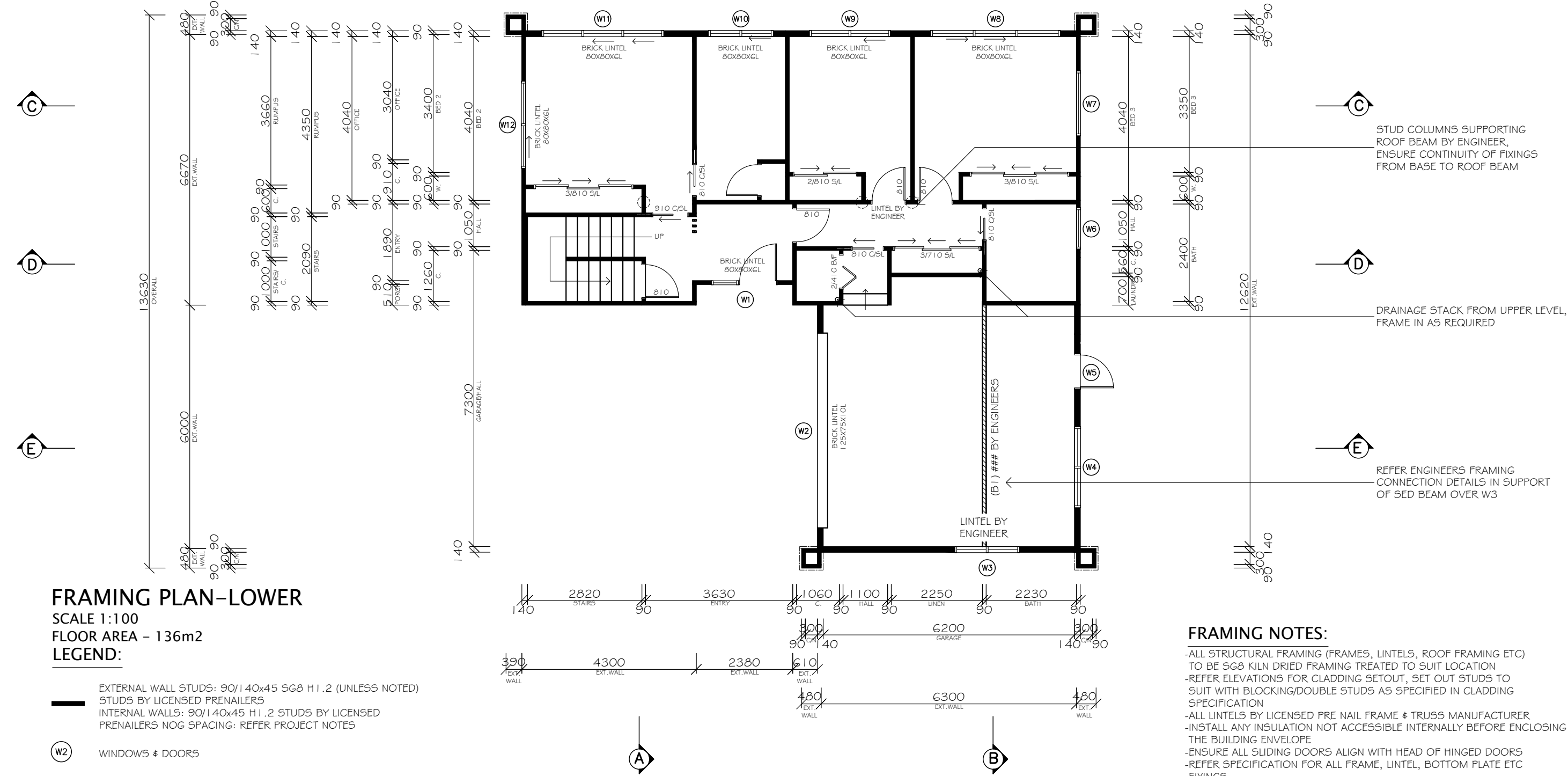
-DO NOT SCALE FROM DRAWINGS
-CONTRACTORS TO VERIFY ALL MEASUREMENTS & LOCATION OF SERVICES ON SITE PRIOR TO COMMENCING WORK. CONTACTED DRAWN FOR ANY CONTRADICTIONS OR ON SITE ANOMALIES.
-PLANS ARE TO BE CROSS REFERENCED & READ IN CONCORDANCE WITH PROJECT SPECIFICATIONS.
-THESE PLANS ARE THE PROPERTY OF THE ARCHITECT AND SPECIALIST CONSULTANTS.
-ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NEW ZEALAND BUILDING CODE. RELEVANT DISTRICT PLAN REQUIREMENTS & OR RESOURCE MANAGEMENT ACT.
-THE COPYRIGHT OF THIS DRAWING IS VESTED IN DRAWN & IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE MANUFACTURE OF ANY ARTICLE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.

CLIENT:
M PRITCHARD

TITLE:
FOUNDATION PLAN-UPPER

SCALE AT A3: 1:100	DATE: OCT 25	DRAWN: JS	CHECKED: JS	STATUS: AMEND
PROJECT NO: 3224	REVISION: ----	DRAWING NO: 14		

Table 18E Masonry veneer lintel clear height and maximum thickness of masonry veneer (mm)						
Span of lintel (m) up to:	Maximum thickness of masonry veneer (mm)					
	70			80		
	Maximum height of veneer supported (mm)					
	350	700	2000	350	700	2000
0.600	60 x 60 x 6 L	60 x 60 x 6 L	60 x 60 x 6 L	60 x 60 x 6 L	60 x 60 x 6 L	60 x 60 x 6 L
2.000	60 x 60 x 6 L	60 x 60 x 6 L	60 x 60 x 6 L	60 x 60 x 6 L	60 x 60 x 6 L	60 x 60 x 6 L
2.500	60 x 60 x 6 L	60 x 60 x 6 L	60 x 60 x 6 L	60 x 60 x 6 L	60 x 60 x 6 L	60 x 60 x 6 L
3.000	60 x 60 x 6 L	60 x 60 x 6 L	125 x 75 x 6 L	60 x 60 x 6 L	60 x 60 x 6 L	90 x 90 x 10 L
3.600	60 x 60 x 6 L	60 x 60 x 6 L	125 x 75 x 6 L	60 x 60 x 6 L	60 x 60 x 10 L	125 x 75 x 10 L
4.000	60 x 60 x 6 L	125 x 75 x 6 L	125 x 75 x 10 L	60 x 60 x 10 L	125 x 75 x 6 L	150 x 90 x 10 L
4.600	125 x 75 x 6 L	125 x 75 x 10 L	—	125 x 75 x 6 L	125 x 75 x 10 L	—
4.800	125 x 75 x 6 L	125 x 75 x 10 L	—	125 x 75 x 6 L	125 x 75 x 10 L	—



FRAMING PLAN-LOWER

SCALE 1:100

FLOOR AREA - 136m²

LEGEND:

EXTERNAL WALL STUDS: 90/140x45 SG8 H1.2 (UNLESS NOTED)
STUDS BY LICENSED PRENAILERS
INTERNAL WALLS: 90/140x45 H1.2 STUDS BY LICENSED PRENAILERS NOG SPACING: REFER PROJECT NOTES

W2 WINDOWS & DOORS

810 INTERNAL DOORS

LOCATION OF POINT LOADS

BRICK LINTEL 80X80XGL LOCATION OF STEEL BRICK LINTELS

LOCATION OF H3.2 WALL FRAMING

DRAFTED ARCHITECTURAL DESIGN

11 TE HARAWIRA STREET
OTAKI, NZ
PHONE: 022 607 0234
EMAIL: drafted.nz@gmail.com
www.drafted.nz

NOTES

-DO NOT SCALE FROM DRAWINGS
-CONTRACTORS TO VERIFY ALL MEASUREMENTS & LOCATION OF SERVICES ON SITE PRIOR TO COMMENCING WORK. CONTACT DRAFTED.NZ FOR ANY CONTRADICTIONS OR ON SITE ANOMALIES
-PLANS ARE TO BE CROSS REFERENCED & READ IN CONJUNCTION WITH PROJECT SPECIFICATIONS, CONSULTANT REPORTS & SPECIALIST DOCUMENTATION
-ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NEW ZEALAND BUILDING CODE, RELEVANT DISTRICT PLAN REQUIREMENTS & OR RESOURCE MANAGEMENT ACT
-THE COPYRIGHT OF THIS DRAWING IS VESTED IN DRAFTED.NZ & IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE MANUFACTURE OF ANY ARTICLE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.

PROJECT:
NEW TWO STOREY DWELLING
LOT 2, 169 MANLY STREET,
PARAPARAUMU

CLIENT:
M PRITCHARD

TITLE:
FRAMING PLAN-LOWER

SCALE AT A3: 1:100	DATE: OCT 25	DRAWN: JS	CHECKED: JS	STATUS: AMEND
PROJECT NO: 3224	REVISION: ----	DRAWING NO: 15		

FRAMING NOTES:

- ALL STRUCTURAL FRAMING (FRAMES, LINTELS, ROOF FRAMING ETC) TO BE SG8 KILN DRIED FRAMING TREATED TO SUIT LOCATION
- REFER ELEVATIONS FOR CLADDING SETOUT, SET OUT STUDS TO SUIT WITH BLOCKING/DOUBLE STUDS AS SPECIFIED IN CLADDING SPECIFICATION
- ALL LINTELS BY LICENSED PRE NAIL FRAME & TRUSS MANUFACTURER
- INSTALL ANY INSULATION NOT ACCESSIBLE INTERNALLY BEFORE ENCLOSING THE BUILDING ENVELOPE
- ENSURE ALL SLIDING DOORS ALIGN WITH HEAD OF HINGED DOORS
- REFER SPECIFICATION FOR ALL FRAME, LINTEL, BOTTOM PLATE ETC FIXINGS
- ALL BRICK LINTELS TO HAVE A 600 G/M2 GALVANIZING ON MILD STEEL PLUS DUPLEX COATING, RESENE SYSTEM NUMBER 5D, REFER SPECIFICATIONS

NOTE: ALL COLUMN FRAMING
TO HAVE H3.2 TREATMENT

BEAM SET IN CEILING LINE
BY ENGINEER

FRAMING PLAN-UPPER

SCALE 1:100

FLOOR AREA - 133m2 incl. alfresco

LEGEND:

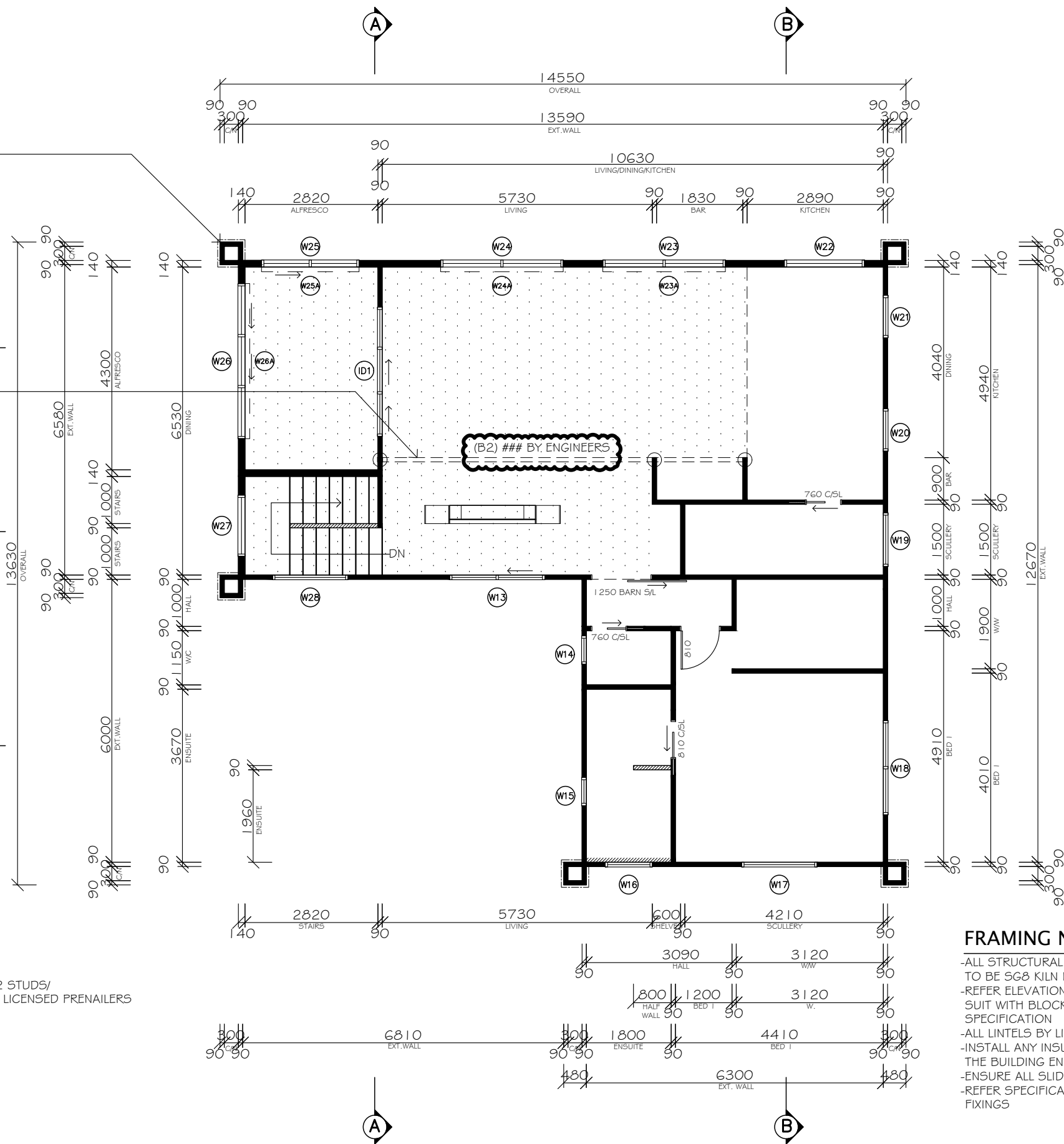
EXTERNAL WALL STUDS: 90/140x45 SG8 H1.2 STUDS/
INTERNAL WALLS: 90/140x45 H1.2 STUDS BY LICENSED PRENAILERS
NOG SPACING: REFER PROJECT NOTES

(W2) WINDOWS & DOORS

810 INTERNAL DOORS

PITCHED CEILING AREAS

LOCATION OF H3.2 WALL FRAMING



FRAMING NOTES:

- ALL STRUCTURAL FRAMING (FRAMES, LINTELS, ROOF FRAMING ETC) TO BE SG8 KILN DRIED FRAMING TREATED TO SUIT LOCATION
- REFER ELEVATIONS FOR CLADDING SETOUT, SET OUT STUDS TO SUIT WITH BLOCKING/DOUBLE STUDS AS SPECIFIED IN CLADDING SPECIFICATION
- ALL LINTELS BY LICENSED PRE NAIL FRAME & TRUSS MANUFACTURER
- INSTALL ANY INSULATION NOT ACCESSIBLE INTERNALLY BEFORE ENCLOSING THE BUILDING ENVELOPE
- ENSURE ALL SLIDING DOORS ALIGN WITH HEAD OF HINGED DOORS
- REFER SPECIFICATION FOR ALL FRAME, LINTEL, BOTTOM PLATE ETC FIXINGS



DRAFTED ARCHITECTURAL
DESIGN

11 TE HARAWIRA STREET
OTAKI, NZ
PHONE: 022 607 0234
EMAIL: drafted.nz@gmail.com
www.drafted.nz

NOTES

- DO NOT SCALE FROM DRAWINGS
- CONTRACTORS TO VERIFY ALL MEASUREMENTS & LOCATION OF SERVICES ON SITE PRIOR TO COMMENCING WORK. CONTACT DRAFTED.NZ FOR ANY CONTRADICTIONS OR ONSITE ANOMALIES
- PLANS ARE TO BE CROSS REFERENCED & READ IN CONJUNCTION WITH PROJECT SPECIFICATIONS, CONSULTANT REPORTS & SPECIALIST DOCUMENTATION
- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NEW ZEALAND BUILDING CODE, RELEVANT DISTRICT PLAN REQUIREMENTS & OR RESOURCE MANAGEMENT ACT
- THE COPYRIGHT OF THIS DRAWING IS VESTED IN DRAFTED.NZ & IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE MANUFACTURE OF ANY ARTICLE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.

PROJECT:

NEW TWO STOREY DWELLING
LOT 2, 169 MANLY STREET,
PARAPARAUMU

CLIENT:

M PRITCHARD

TITLE:

FRAMING PLAN-UPPER

SCALE AT A3:
1:100

PROJECT NO:
3224

DATE:
OCT 25

REVISION:

DRAWN:
JS

DRAWING NO:
16

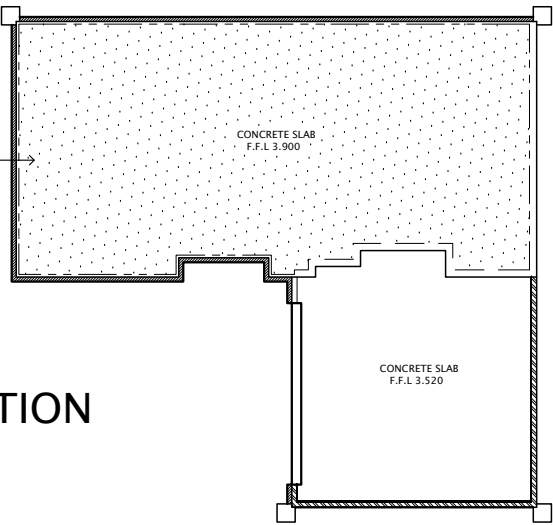
CHECKED:
JS

STATUS:
AMEND

UPPER LEVEL SLAB INSTALLED OVER
60MM EXPOL SLABX200 UNDER
SLAB INSULATION

INSULATION PLAN-FOUNDATION

SCALE 1:200

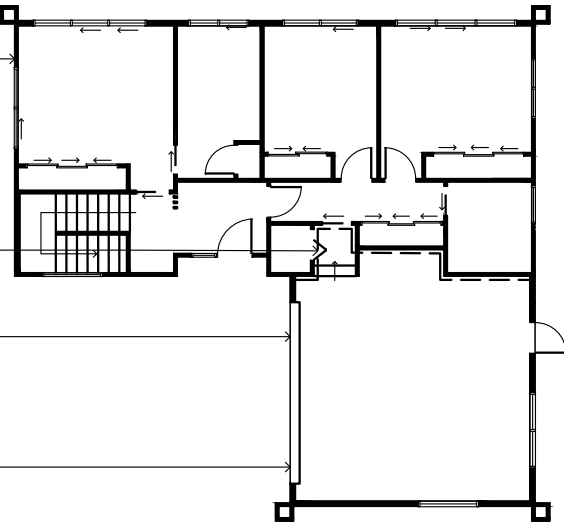


ALL EXTERNAL WALLS
SURROUNDING HABITABLE
SPACE TO BE INSULATION
WITH R2.8/R3.2 WALL
BATTS

R2.8 WALL BATTS TO ISOLATE
GARAGE FROM DWELLING

INSULATED GARAGE DOOR

R3.2 WALL BATTS TO ALL
140mm THICK GARAGE
WALLS



INSULATION PLAN-LOWER

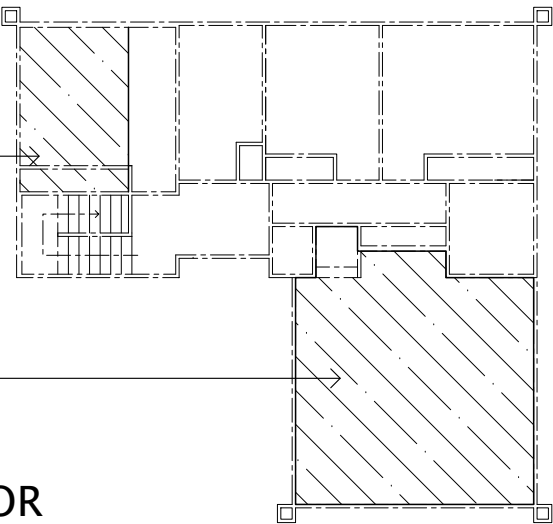
SCALE 1:200

INSULATION NOTES:

- R2.8 WALL BATTS TO 90MM THICK FRAMING
- R3.2 WALL BATTS TO 140MM THICK FRAMING

R3.2 INSULATION TO FLOOR
FRAMING BENEATH ALFRESCO

R3.2 INSULATION TO FLOOR
FRAMING OVER GARAGE/ALCOVE



INSULATION PLAN-MID FLOOR

SCALE 1:200

R2.8/3.2 WALL BATTS TO
ISOLATE ALFRESCO FROM
DWELLING

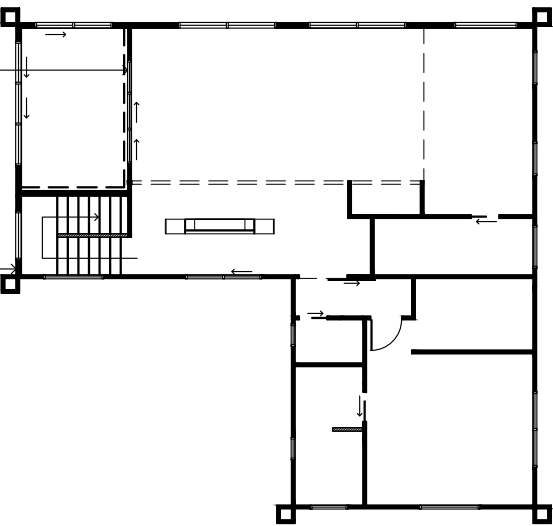
ALL EXTERNAL WALLS SURROUNDING
HABITABLE SPACE TO BE INSULATION
WITH R2.8/R3.2 WALL BATTS

INSULATION PLAN-UPPER

SCALE 1:200

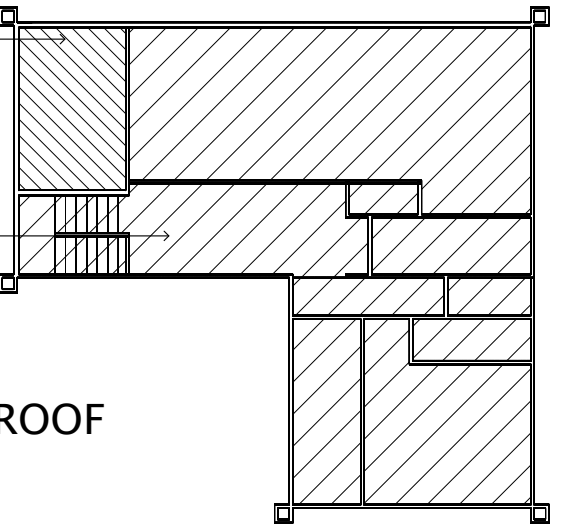
INSULATION NOTES:

- R2.8 WALL BATTS TO 90MM THICK FRAMING
- R3.2 WALL BATTS TO 140MM THICK FRAMING



R7.0 INSULATION OVER ALFRESCO

R7.0 INSULATION TO ALL
CEILINGS OVER HABITABLE
SPACE




INSULATION PLAN-ROOF

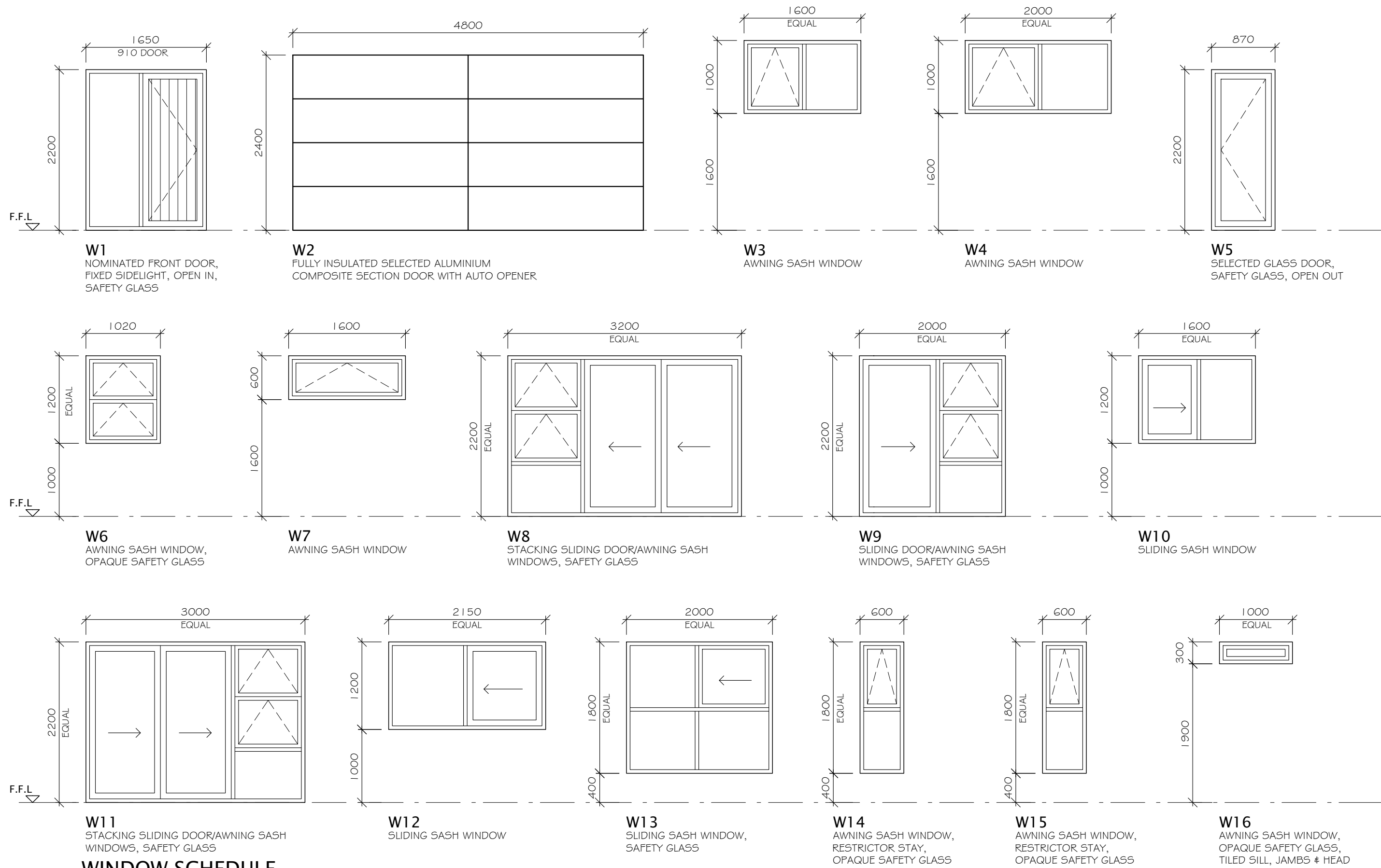
SCALE 1:200

	DRAFTED ARCHITECTURAL DESIGN		NOTES		PROJECT: NEW TWO STOREY DWELLING LOT 2, 169 MANLY STREET, PARAPARAUMU		CLIENT: M PRITCHARD		TITLE: INSULATION PLAN/S									
	11 TE HARAWIRA STREET OTAKI,NZ PHONE: 022 607 0234 EMAIL: drafted.nz@gmail.com www.drafted.nz		-DO NOT SCALE FROM DRAWINGS -CONTRACTORS TO VERIFY ALL MEASUREMENTS & LOCATION OF SERVICES ON SITE PRIOR TO COMMENCING WORK. CONTACT DRAFTED.NZ FOR ANY CONTRADICTIONS OR ONSITE ANOMALIES -PLANS ARE TO BE CROSS REFERENCED & READ IN CONCURRENCE WITH PROJECT SPECIFICATIONS, CONSULTANT REPORTS & SPECIALIST DOCUMENTATION -ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NEW ZEALAND BUILDING CODE, RELEVANT DISTRICT PLAN REQUIREMENTS & OR RESOURCE MANAGEMENT ACT -THE COPYRIGHT OF THIS DRAWING IS VESTED IN DRAFTED.NZ & IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE MANUFACTURE OF ANY ARTICLE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.						SCALE AT A3: 1:200		DATE: OCT 25		DRAWN: JS		CHECKED: JS		STATUS: AMEND	
									PROJECT NO: 3224		REVISION: ----		DRAWING NO: 17					



- ALL BRACING DESIGN FOR VERY HIGH WIND ZONE
- ALL BRACES FIXED TO MANUFACTURERS SPECIFICATIONS
- BRACING ADDITIONAL TO THAT CALCULATED ARE DENOTED "ADD"

	DRAFTED ARCHITECTURAL DESIGN	NOTES -DO NOT SCALE FROM DRAWINGS -CONTRACTORS TO VERIFY ALL MEASUREMENTS & LOCATION OF SERVICES ON SITE PRIOR TO COMMENCING WORK. CONTACT DRAFTED.NZ FOR ANY CONTRADICTIONS OR ONSITE ANOMALIES -PLANS ARE TO BE CROSS REFERENCED & READ IN CONCURRENCE WITH PROJECT SPECIFICATIONS, CONSULTANT REPORTS & SPECIALIST DOCUMENTATION -ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NEW ZEALAND BUILDING CODE, RELEVANT DISTRICT PLAN REQUIREMENTS & OR RESOURCE MANAGEMENT ACT -THE COPYRIGHT OF THIS DRAWING IS VESTED IN DRAFTED.NZ & IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE MANUFACTURE OF ANY ARTICLE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.	PROJECT: NEW TWO STOREY DWELLING LOT 2, 169 MANLY STREET, PARAPARAUMU	CLIENT: M PRITCHARD	TITLE: BRACING PLAN-LOWER					
	11 TE HARAWIRA STREET OTAKI,NZ PHONE: 022 607 0234 EMAIL: drafted.nz@gmail.com www.drafted.nz				SCALE AT A3: 1:100	DATE: OCT 25	DRAWN: JS	CHECKED: JS	STATUS: AMEND	
					PROJECT NO: 3224	REVISION: ----	DRAWING NO: 18			




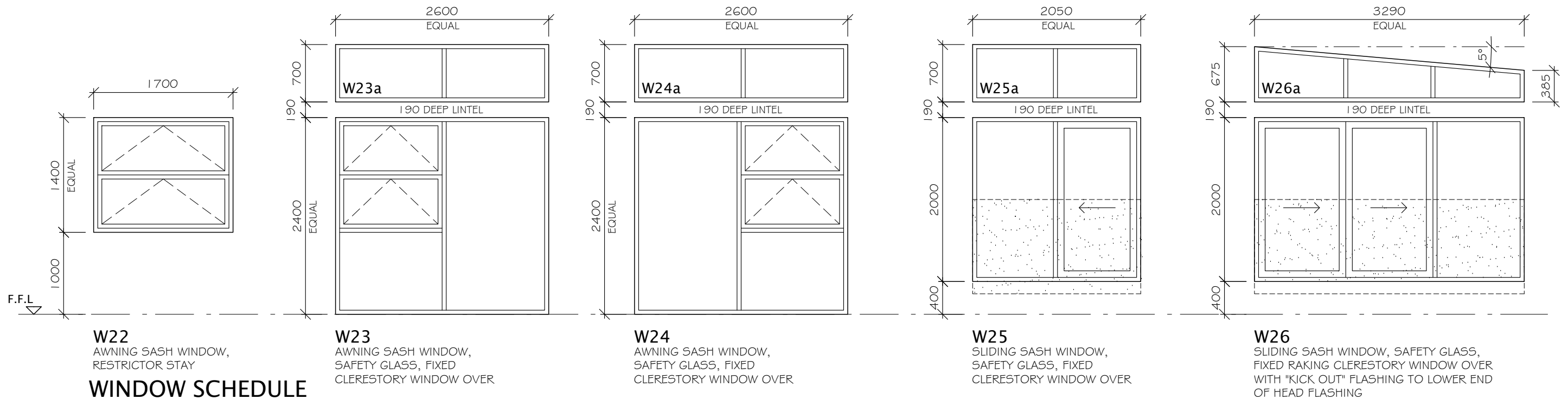
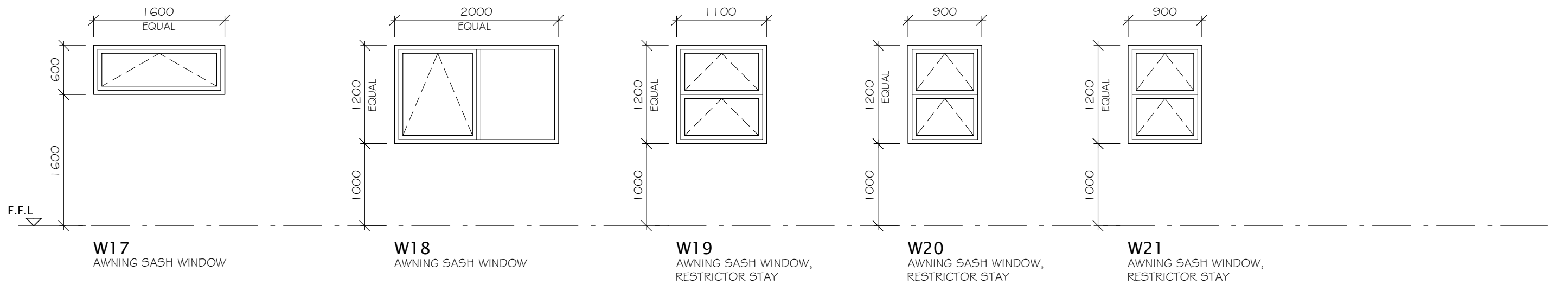
WINDOW SCHEDULE

SCALE 1:50

NOTES:

-REFER TO SHEET 22 FOR FULL WINDOW DETAILS

	DRAFTED ARCHITECTURAL DESIGN	NOTES -DO NOT SCALE FROM DRAWINGS -CONTRACTORS TO VERIFY ALL MEASUREMENTS & LOCATION OF SERVICES ON SITE PRIOR TO COMMENCING WORK. CONTACT DRAFTED.NZ FOR ANY CONTRADICTIONS OR ONSITE ANOMALIES -PLANS ARE TO BE CROSS REFERENCED & READ IN CONCURRENCE WITH PROJECT SPECIFICATIONS, CONSULTANT REPORTS & SPECIALIST DOCUMENTATION -ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NEW ZEALAND BUILDING CODE, RELEVANT DISTRICT PLAN REQUIREMENTS & OR RESOURCE MANAGEMENT ACT -THE COPYRIGHT OF THIS DRAWING IS VESTED IN DRAFTED.NZ & IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE MANUFACTURE OF ANY ARTICLE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.	PROJECT: NEW TWO STOREY DWELLING LOT 2, 169 MANLY STREET, PARAPARAUMU	CLIENT: M PRITCHARD	TITLE: WINDOW SCHEDULE				
	11 TE HARAWIRA STREET OTAKI,NZ PHONE: 022 607 0234 EMAIL: drafted.nz@gmail.com www.drafted.nz				SCALE AT A3: 1:50	DATE: OCT 25	DRAWN: JS	CHECKED: JS	STATUS: AMEND
					PROJECT NO: 3224	REVISION: ----	DRAWING NO: 20		




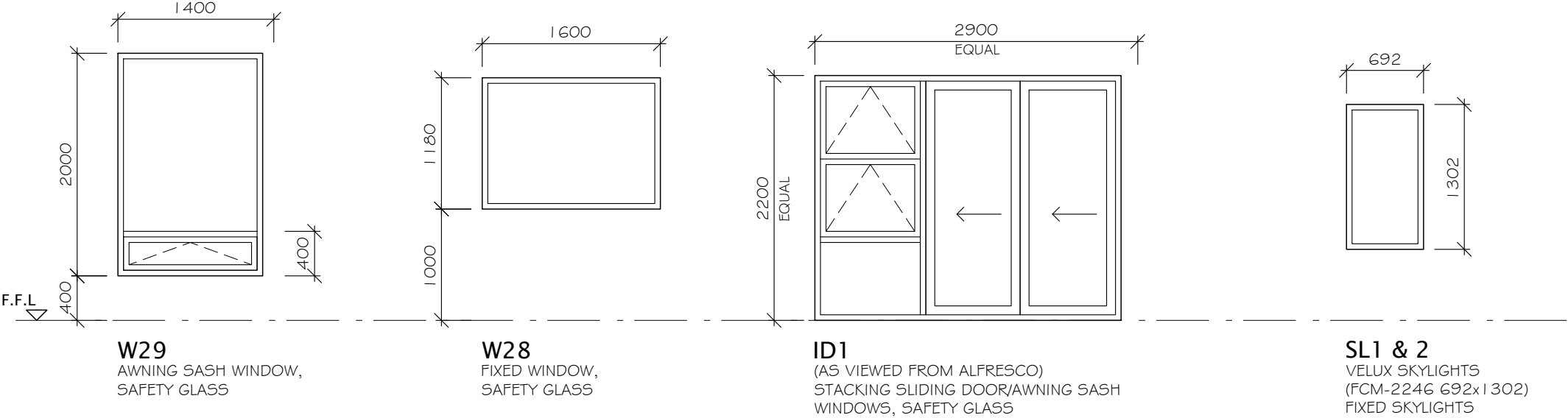
WINDOW SCHEDULE

SCALE 1:50

NOTES:

-REFER TO SHEET 22 FOR FULL
WINDOW DETAILS

	DRAFTED ARCHITECTURAL DESIGN		NOTES -DO NOT SCALE FROM DRAWINGS -CONTRACTORS TO VERIFY ALL MEASUREMENTS & LOCATION OF SERVICES ON SITE PRIOR TO COMMENCING WORK. CONTACT DRAFTED.NZ FOR ANY CONTRADICTIONS OR ONSITE ANOMALIES -PLANS ARE TO BE CROSS REFERENCED & READ IN CONCURRENCE WITH PROJECT SPECIFICATIONS, CONSULTANT REPORTS & SPECIALIST DOCUMENTATION -ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NEW ZEALAND BUILDING CODE, RELEVANT DISTRICT PLAN REQUIREMENTS & OR RESOURCE MANAGEMENT ACT -THE COPYRIGHT OF THIS DRAWING IS VESTED IN DRAFTED.NZ & IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE MANUFACTURE OF ANY ARTICLE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.		PROJECT: NEW TWO STOREY DWELLING LOT 2, 169 MANLY STREET, PARAPARAUMU	CLIENT: M PRITCHARD	TITLE: WINDOW SCHEDULE				
	11 TE HARAWIRA STREET OTAKI,NZ PHONE: 022 607 0234 EMAIL: drafted.nz@gmail.com www.drafted.nz		SCALE AT A3: 1:50				DATE: OCT 25	DRAWN: JS	CHECKED: JS	STATUS: AMEND	
			PROJECT NO: 3224				REVISION: ----	DRAWING NO: 21			



WINDOW SCHEDULE

SCALE 1:50


WINDOW NOTES:

- WINDOWS SHOWN AS VIEWED FROM OUTSIDE, REFER FRAMING PLAN & ELEVATIONS FOR LOCATION
- ALL UNITS POWDERCOAT FINISH, CONFIRM COLOUR WITH OWNER
- ALL UNITS WITH COLOUR MATCHED HARDWARE, LARGE URBO D HANDLES TO ALL SLIDERS, ALL DOOR HANDLES INSTALLED TO MATCH TO CENTRELINE ABOVE F.F.L, ALL SASHES WITH DOUBLE TONGUE VENTED LATCHES (WHERE POSSIBLE)
- ALUMINIUM JOINER TO CHECK ALL OPENINGS SIZES & WINDOW CONFIGURATION ON SITE BEFORE MANUFACTURE
- ALL JOINERY TO COMPLY WITH NZS 4211
- ALL UNITS DOUBLE GLAZED FOR VERY HIGH WIND ZONE, 1550PA DWP, SAFETY GLASS AS REQUIRED/NOMINATED, ALL GLAZING TO NZS4223

- ALL WINDOWS WITH MATCHING POWDERCOATED HEAD FLASHINGS & WRAP ALL OPENINGS WITH ALUBAND TAPE TO NZBC E2, REFER CLADDING SPECIFICATION & DETAILS FOR WEATHERPROOFING DETAILS
- INSTALL STOP ENDS TO ANY HEAD FLASHINGS & DIVERTERS TO ALL RAKING WINDOW HEADS
- ALL CAVITY FIXED WINDOWS/DOORS TO HAVE WANZ SILL SUPPORT BRACKETS
- 20mm H3.1 PRE-PRIMED PINE REVEALS WITH ARCHITRAVE FINISH
- NOMINATED BRICK VENEER & BGC VERTICAL STRATUM WEATHERBOARD CLADDING, REFER ELEVATIONS FOR LOCATION

IMPORTANT:

- ALUMINIUM JOINER TO CHECK ALL OPENINGS SIZES & WINDOW CONFIGURATION ON-SITE BEFORE MANUFACTURE



**DRAFTED ARCHITECTURAL
DESIGN**

11 TE HARAWIRA STREET
OTAKI,NZ
PHONE: 022 607 0234
EMAIL: drafted.nz@gmail.com
www.drafted.nz

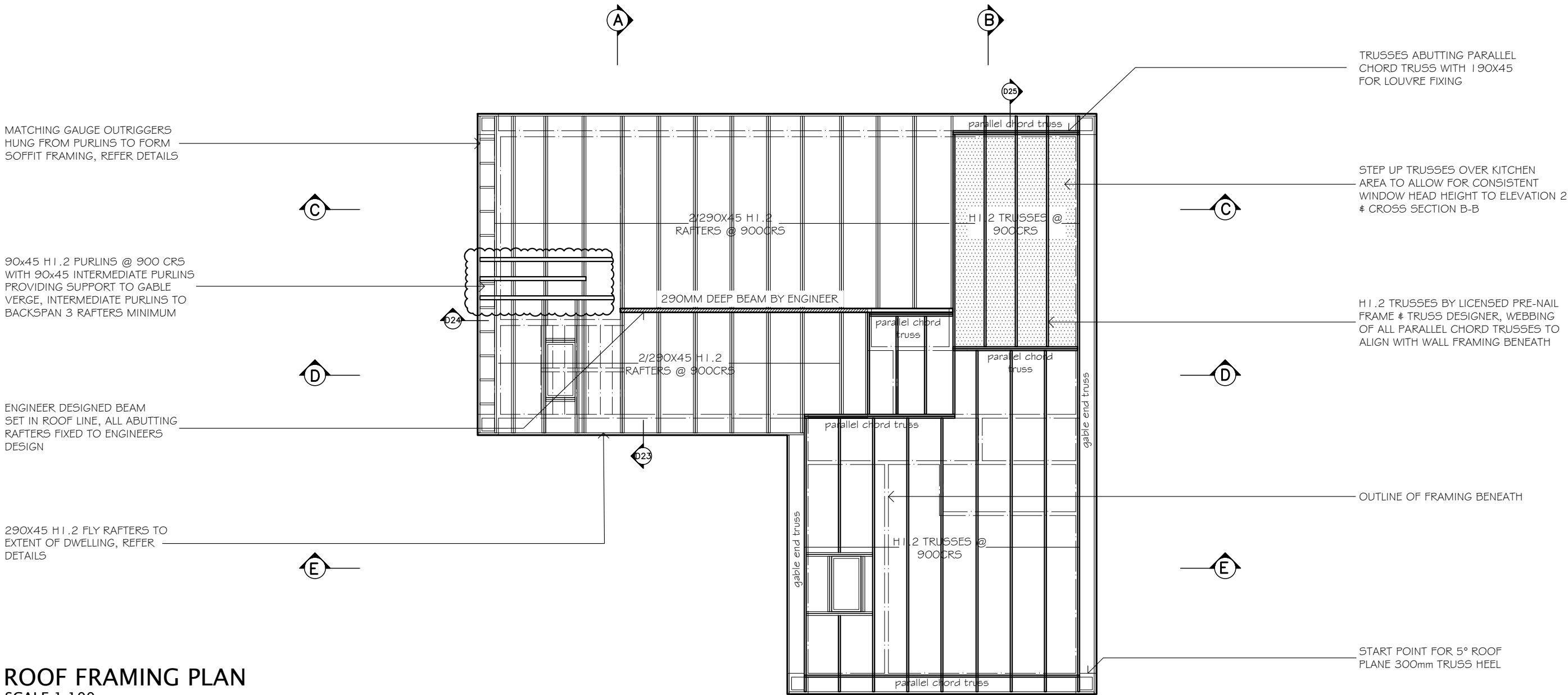
NOTES

-DO NOT SCALE FROM DRAWINGS
-CONTRACTORS TO VERIFY ALL MEASUREMENTS & LOCATION OF SERVICES ON SITE PRIOR TO COMMENCING WORK, CONTACT DRAFTED.NZ FOR ANY CONTRADICTIONS OR ONSITE ANOMALIES
-PLANS ARE TO BE CROSS REFERENCED & READ IN CONCURRENCE WITH PROJECT SPECIFICATIONS, CONSULTANT REPORTS & SPECIALIST DOCUMENTATION
-ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NEW ZEALAND BUILDING CODE, RELEVANT DISTRICT PLAN REQUIREMENTS & OR RESOURCE MANAGEMENT ACT
-THE COPYRIGHT OF THIS DRAWING IS VESTED IN DRAFTED.NZ & IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE MANUFACTURE OF ANY ARTICLE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.

PROJECT:
NEW TWO STOREY DWELLING
LOT 2, 169 MANLY STREET,
PARAPARAUMU

CLIENT:
M PRITCHARD




TITLE: WINDOW SCHEDULE				
SCALE AT A3: 1:50	DATE: OCT 25	DRAWN: JS	CHECKED: JS	STATUS: AMEND
PROJECT NO: 3224	REVISION: ----	DRAWING NO: 22		



ROOF FRAMING PLAN

SCALE 1:100

LEGEND:


-  BEAM SET IN TRUSS LINE
-  CROSS SECTION MARKERS
-  REFER DETAILS SHEETS 32-45

FIXINGS:

LIVING, DINING, KITCHEN RAFTERS/OUTRIGGER TO TOP PLATE -
2/90X3.15MM SKEWED NAILS + 2/STRAP FIXINGS
LIVING, DINING, KITCHEN RAFTERS/OUTRIGGER TO BEAM -
2/90X3.15MM SKEWED NAILS + 2/STRAP FIXINGS
TRUSSES TO TOP PLATE -
BY TRUSS MANUFACTURER

ROOF FRAMING NOTES:

- ALL ROOF FRAMING TO BE S68 MINIMUM
- ALL ROOF TRUSS AREAS DESIGNED & SUPPLIED BY CERTIFIED MANUFACTURER
- WEBBING OF ALL PARALLEL CHORD TRUSSES TO ALIGN WITH WALL FRAMING BENEATH
- ALL STEEL BEAMS BY ENGINEER, REFER ENGINEER DRAWINGS, FIX TIMBER PACKERS TO ALL BEAMS WITH M12 ENGINEERING BOLTS @ 0.8M, ALL ABUTTING RAFTERS ON HANGERS
- REFER CROSS SECTIONS FOR STUD HEIGHTS

	DRAFTED ARCHITECTURAL DESIGN		NOTES		PROJECT: NEW TWO STOREY DWELLING LOT 2, 169 MANLY STREET, PARAPARAUMU	CLIENT: M PRITCHARD	TITLE: ROOF FRAMING PLAN				
	11 TE HARAWIRA STREET OTAKI, NZ PHONE: 022 607 0234 EMAIL: drafted.nz@gmail.com www.drafted.nz		<small>-DO NOT SCALE FROM DRAWINGS -CONTRACTORS TO VERIFY ALL MEASUREMENTS & LOCATION OF SERVICES ON SITE PRIOR TO COMMENCING WORK. CONTACT DRAFTED.NZ FOR ANY CONTRADICTIONS OR ONSITE ANOMALIES -PLANS ARE TO BE CROSS REFERENCED & READ IN CONCURRENCE WITH PROJECT SPECIFICATIONS, CONSULTANT REPORTS & SPECIALIST DOCUMENTATION -ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NEW ZEALAND BUILDING CODE, RELEVANT DISTRICT PLAN REQUIREMENTS & OR RESOURCE MANAGEMENT ACT -THE COPYRIGHT OF THIS DRAWING IS VESTED IN DRAFTED.NZ & IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE MANUFACTURE OF ANY ARTICLE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.</small>				SCALE AT A3: 1:100	DATE: OCT 25	DRAWN: JS	CHECKED: JS	STATUS: AMEND
							PROJECT NO: 3224	REVISION: ----	DRAWING NO: 23		

COLORSTEEL ALTIMATE TRIMLINE ROOF
CLADDING OVER H1.2 RAFTERS/TRUSSES
BY CERTIFIED MANUFACTURER TO ALL AREAS
UNLESS NOTED

8KN ROOF METAL STRAP BRACING
WITH TENSIONERS TO NZS3604,
REFER ROOF FRAMING PLAN FOR
LOCATION OF ROOF FRAMING
MEMBERS

VELUX FCM-2246 SKYLIGHTS INSTALLED
TO MANUFACTURERS SPECIFICATIONS

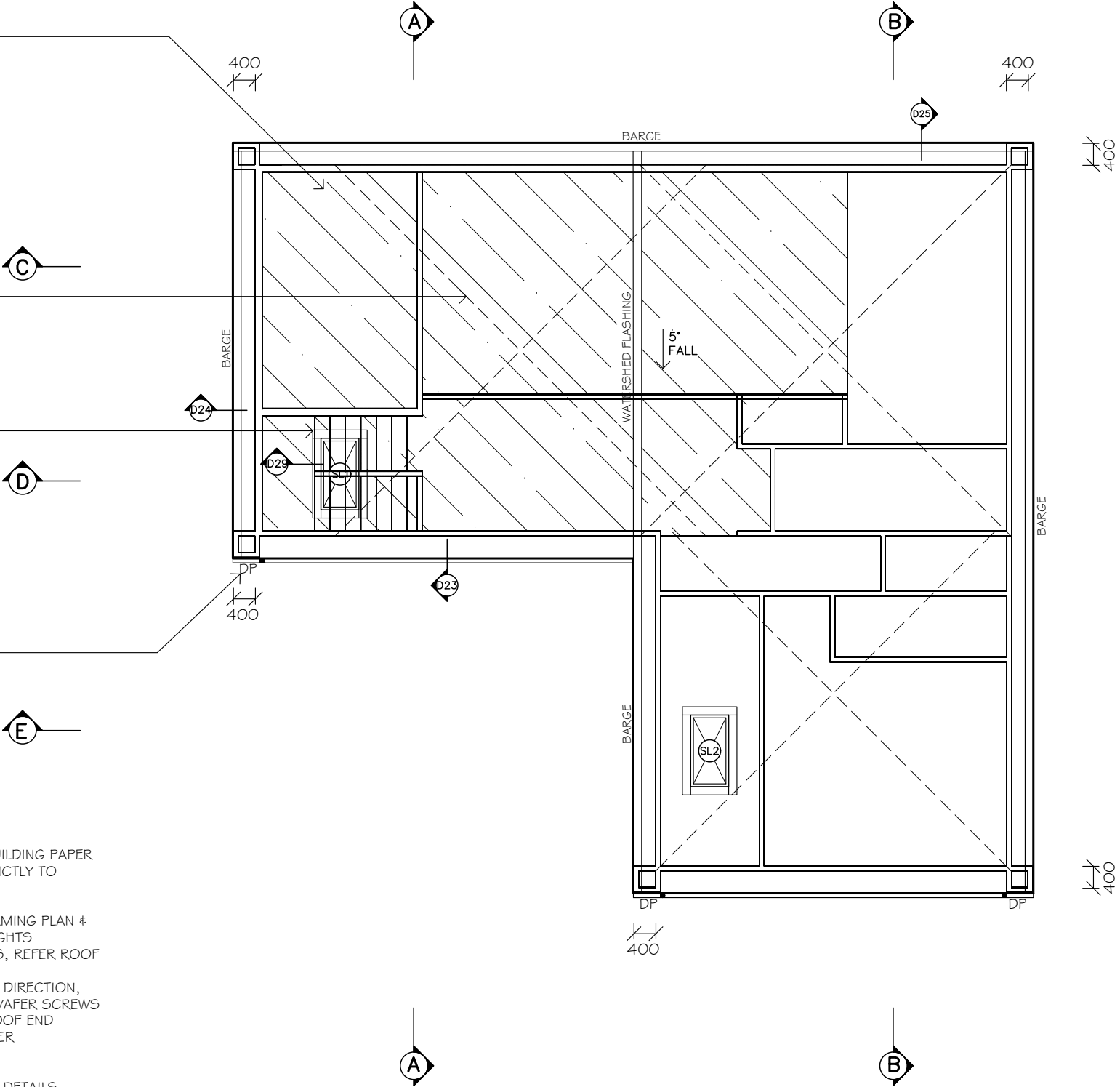
COLORSTEEL 125 BOX GUTTER
WITH COLOUR MATCHING 80mm
DOWNPIPES

ROOF PLAN

SCALE 1:100

NOTES:

- COLORSTEEL ALTIMATE TRIMLINE ROOFING ON SELECTED BUILDING PAPER WITH ALL MATCHING PROPRIETARY FLASHINGS, INSTALL STRICTLY TO MANUFACTURERS SPECIFICATIONS
- H1.2 TRUSS & RAFTER ROOF CONSTRUCTION, ALL TRUSSES BY CERTIFIED MANUFACTURERS, REFER ROOF FRAMING PLAN & CROSS SECTIONS FOR ROOF FRAMING LAYOUT & STUD HEIGHTS
- 90X45 H1.2 PURLINS @ 450/900 CRS TO ALL ROOF AREAS, REFER ROOF FRAMING PLAN
- ALL FLASHINGS/JOINTS LAID OPPOSITE TO PREVAILING WIND DIRECTION, FIX ALL FLASHINGS WITH COMPATIBLE MATCHING COLOUR WAFER SCREWS
- INSTALL STOP END/KICKOUTS TO ANY APRON FLASHINGS ROOF END AREAS AT TERMINATION OF FLASHING & TO SPOUTING/GUTTER
- FIBRE CEMENT FASCIA WITH SELECTED SOFFIT LININGS, BUTT JOINT DETAIL TO ALL SHEET JOINTS
- 400mm SOFFIT WTO ALL AREAS, REFER CROSS SECTIONS & DETAILS
- COLORSTEEL 125 BOX GUTTERS WITH COLOUR MATCHING 80mm DOWNPIPES, ALL INSTALLED STRAIGHT WITH NO BENDS
- ALL DOWNPIPES CONNECTED TO NEW SW DRAINS RUNNING TO COLLECTION TANK, REFER DRAINAGE PLAN FOR STORMWATER COLLECTION DRAINS
- ALL ROOF PENETRATIONS TO COMPLY WITH NZBC E2, INSTALL DEKTITE OR SOAKER FLASHINGS TO SUIT, REFER SPECIFICATION
- VERY HIGH WIND ZONE - REFER SPECIFICATIONS FOR RAFTER & PURLIN FIXING ETC



LEGEND:

PITCHED/RAKING CEILINGS,
ALL OTHER AREAS FLAT @
2420

REFER DETAILS SHEETS 32-45

CROSS SECTION MARKERS

80MM COLOURED UPVC
DOWNPIPES

ROOF AREA CALCULATION:

ROOF CATCHMENT
- KITCHEN/MASTER BED WING 99M2 - 2 X DOWNPIPES SUPPLIED
- ALFRESCO WING 56M2 - 1 X DOWNPIPE SUPPLIED

-Ø80mm DOWNPIPES FOR 5° ROOF PITCHES,
TABLE 5 (E1/AS1) PERMITS MAXIMUM CATCHMENT OF 85m2

-METALCRAFT 125 BOX GUTTER = 7875mm2 - FIG 15 REQUIRES
6,000mm2 FOR 50M2 CATCHMENT BASED ON 100mm/HOUR RAINFALL
INTENSITY, SELECTION COMPLIES
-ALL DOWNPIPES & SPOUTING COMPLY WITH TABLE 5 & FIG 15
OF E1/AS1

IMPORTANT

-GUTTER INSTALLER TO CHECK & CONFIRM LOCATION
OF ALL STORM WATER MAIN ACCESS POINTS
PRIOR TO INSTALLATION OF DROPPERS



DRAFTED ARCHITECTURAL
DESIGN

11 TE HARAWIRA STREET
OTAKI,NZ
PHONE: 022 607 0234
EMAIL: drafted.nz@gmail.com
www.drafted.nz

NOTES

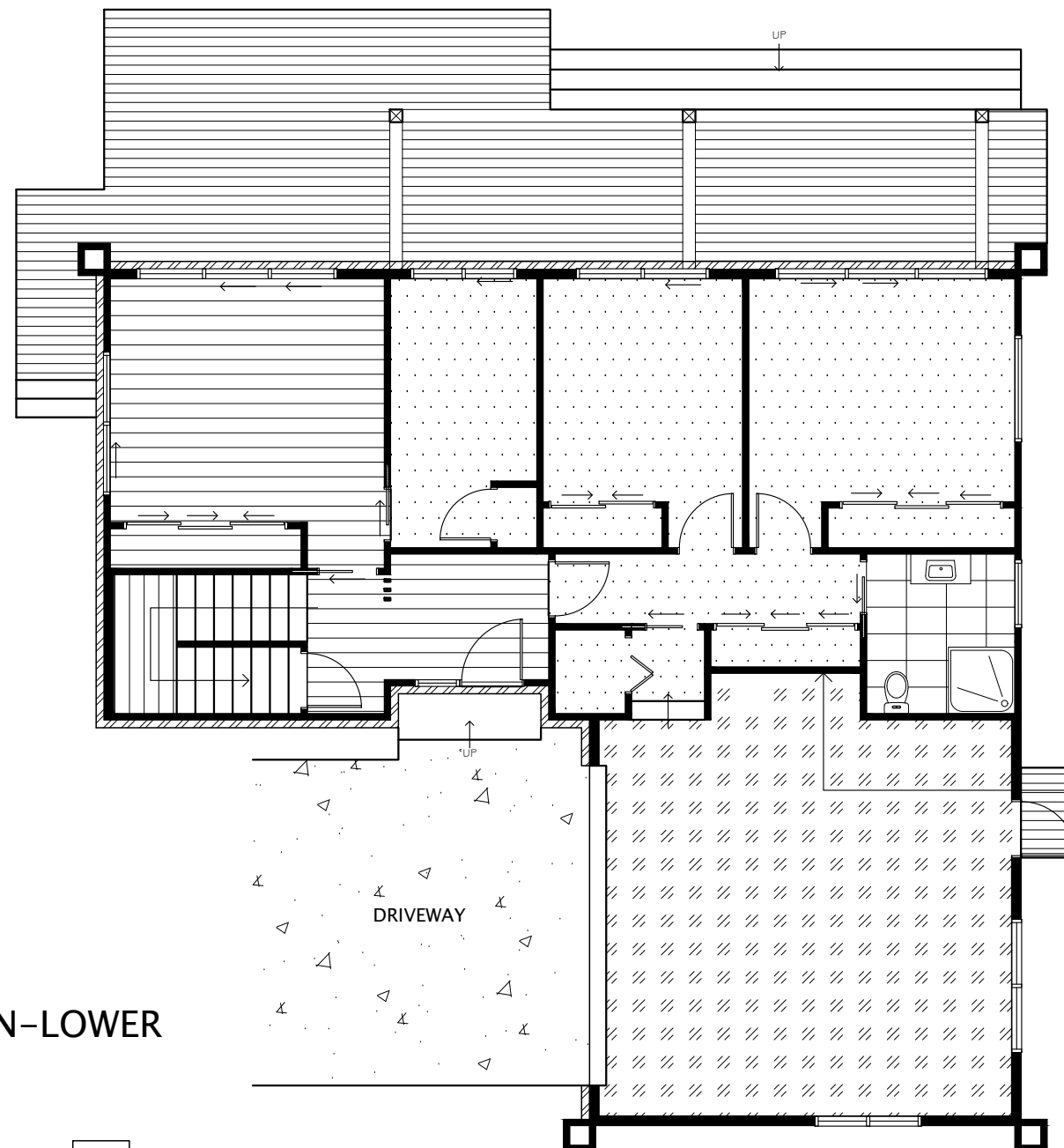
- DO NOT SCALE FROM DRAWINGS
- CONTRACTORS TO VERIFY ALL MEASUREMENTS & LOCATION OF SERVICES ON SITE PRIOR TO COMMENCING WORK, CONTACT DRAFTED.NZ FOR ANY CONTRADICTIONS OR ONSITE ANOMALIES
- PLANS ARE TO BE CROSS REFERENCED & READ IN CONJUNCTION WITH PROJECT SPECIFICATIONS, CONSULTANT REPORTS & SPECIALIST DOCUMENTATION
- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NEW ZEALAND BUILDING CODE, RELEVANT DISTRICT PLAN REQUIREMENTS & OR RESOURCE MANAGEMENT ACT
- THE COPYRIGHT OF THIS DRAWING IS VESTED IN DRAFTED.NZ & IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE MANUFACTURE OF ANY ARTICLE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.

PROJECT:
NEW TWO STOREY DWELLING
LOT 2, 169 MANLY STREET,
PARAPARAUMU

CLIENT:
M PRITCHARD

TITLE:
ROOF FRAMING PLAN







SCALE AT A3: 1:100	DATE: OCT 25	DRAWN: JS	CHECKED: JS	STATUS: AMEND
PROJECT NO: 3224	REVISION: ----	DRAWING NO: 24		



FLOOR FINISHES PLAN-LOWER


SCALE 1:100

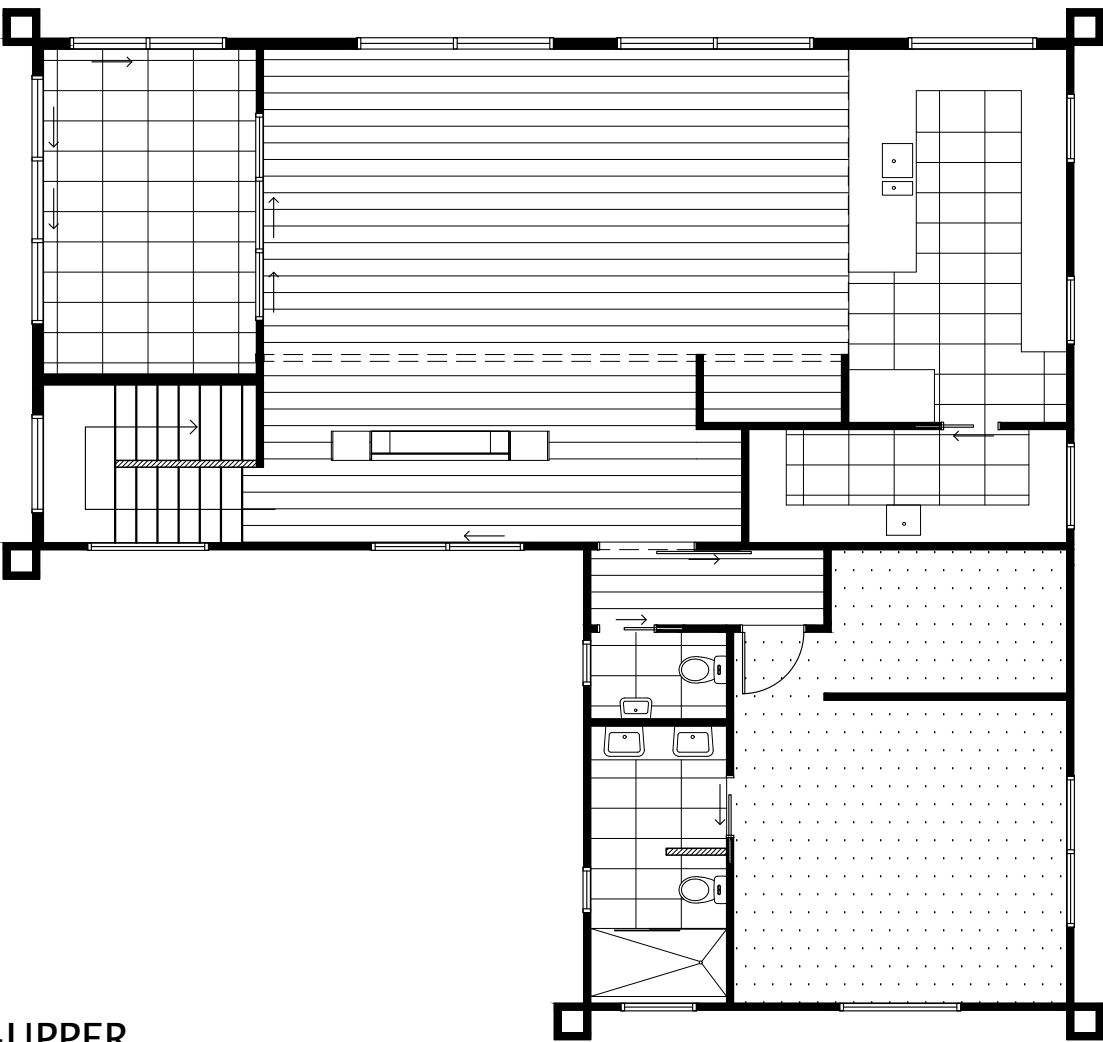
LEGEND:

	SELECTED CARPET - 48M2		GARAGE CARPET (AUTEX OR SIMILAR) - 39M2
	SELECTED TILES -6M2 (FLOORS ONLY, WALLS T.B.D.)		CONCRETE WITH SELECTED FINISH - 102M2 (NOTE- DRIVEWAY MEASURED TO BOUNDARY ONLY)
	SELECTED TIMBER LOOK VINYL PLANK FLOORING-31M2 (INCLUDING STAIRS & LANDING)		140X20 GARAPA SMOOTH DECKING - 46M2 (incl. stairs)

FINISHES NOTES:

-ALL MEASUREMENTS ARE APPROXIMATE & MUST
BE CONFIRMED BY FLOORING SUPPLIER/INSTALLER,
NO WASTAGE HAS BEEN ACCOUNTED FOR

	DRAFTED ARCHITECTURAL DESIGN		NOTES -DO NOT SCALE FROM DRAWINGS -CONTRACTORS TO VERIFY ALL MEASUREMENTS & LOCATION OF SERVICES ON SITE PRIOR TO COMMENCING WORK. CONTACT DRAFTED.NZ FOR ANY CONTRADICTIONS OR ONSITE ANOMALIES -PLANS ARE TO BE CROSS REFERENCED & READ IN CONCURRENCE WITH PROJECT SPECIFICATIONS, CONSULTANT REPORTS & SPECIALIST DOCUMENTATION -ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NEW ZEALAND BUILDING CODE, RELEVANT DISTRICT PLAN REQUIREMENTS & OR RESOURCE MANAGEMENT ACT -THE COPYRIGHT OF THIS DRAWING IS VESTED IN DRAFTED.NZ & IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE MANUFACTURE OF ANY ARTICLE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.		PROJECT: NEW TWO STOREY DWELLING LOT 2, 169 MANLY STREET, PARAPARAUMU		CLIENT: M PRITCHARD		TITLE: FINISHES PLAN-LOWER	
	11 TE HARAWIRA STREET OTAKI,NZ PHONE: 022 607 0234 EMAIL: drafted.nz@gmail.com www.drafted.nz									
SCALE AT A3: 1:100		DATE: OCT 25		DRAWN: JS		CHECKED: JS		STATUS: AMEND		
PROJECT NO: 3224		REVISION: ----		DRAWING NO: 25						



FLOOR FINISHES PLAN-UPPER

SCALE 1:100

LEGEND:

- SELECTED CARPET - 25M2
- SELECTED TIMBER LOOK VINYL
PLANK FLOORING-58M2
(INCLUDING STAIRS & LANDING)
- SELECTED TILES -23M2
(FLOORS ONLY, WALLS T.B.D.)

FINISHES NOTES:

-ALL MEASUREMENTS ARE APPROXIMATE & MUST
BE CONFIRMED BY FLOORING SUPPLIER/INSTALLER,
NO WASTAGE HAS BEEN ACCOUNTED FOR

DRAFTED ARCHITECTURAL
DESIGN

11 TE HARAWIRA STREET
OTAKI,NZ
PHONE: 022 607 0234
EMAIL: drafted.nz@gmail.com
www.drafted.nz

NOTES

-DO NOT SCALE FROM DRAWINGS
-CONTRACTORS TO VERIFY ALL MEASUREMENTS & LOCATION OF SERVICES ON SITE PRIOR
TO COMMENCING WORK. CONTACT DRAFTED.NZ FOR ANY CONTRADICTIONS OR ONSITE ANOMALIES
-PLANS ARE TO BE CROSS REFERENCED & READ IN CONCURRENCE WITH PROJECT SPECIFICATIONS,
CONSULTANT REPORTS & SPECIALIST DOCUMENTATION
-ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NEW ZEALAND BUILDING
CODE, RELEVANT DISTRICT PLAN REQUIREMENTS & OR RESOURCE MANAGEMENT ACT
-THE COPYRIGHT OF THIS DRAWING IS VESTED IN DRAFTED.NZ & IT MAY NOT BE
REPRODUCED IN WHOLE OR PART OR USED FOR THE MANUFACTURE OF ANY
ARTICLE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.

PROJECT:

NEW TWO STOREY DWELLING
LOT 2, 169 MANLY STREET,
PARAPARAUMU

CLIENT:

M PRITCHARD

TITLE:	
FINISHES PLAN-UPPER	
SCALE AT A3:	DATE:
1:100	OCT 25
PROJECT NO:	REVISION:
3224	----
DRAWN:	CHECKED:
JS	JS
DRAWING NO:	STATUS:
26	AMEND

STEP UP TRUSSES OVER KITCHEN
AREA TO ALLOW FOR CONSISTENT
WINDOW HEAD HEIGHT TO ELEVATION 2

COLORSTEEL ALTIMATE TRIMLINE
ROOFING ON BUILDING PAPER
OVER H1.2 PURLINS

6.0mm FIBRE CEMENT SOFFIT LININGS
WITH ARRISED BUTT JOINTS

ALUMINIUM SUN LOUVRE WITH POWDER
COATED ALUMINIUM OUTRIGGERS @
1M CRS, ALL BY SPECIALIST & INSTALLED
UNDER SCHEDULE 1 OF NZBA, INSTALL
BLOCKING FOR LOUVRE FIXING IN
FRAMING @ CLADDING STAGE TO
SUIT, REFER DETAILS

240X45 H3.2 OUTRIGGER BLOCKS/
BOUNDARY JOIST SUPPORTED ON
MITEK B163 ANGLE BRACKETS TO
FORM 5° ROOF PLANE @ EXTERNAL
WALL LINE TO SUPPORT FEATURE
BORDER, REFER DETAILS

OUTLINE OF FUTURE LOUVRETEC
ROOF SYSTEM, INSTALL & NOTE
LOCATION OF BLOCKING FOR
FUTURE REFERENCE

SELECTED BRICK CLADDING
WITH 50MM CAVITY OVER
SELECTED BUILDING WRAP

TIMBER DECK & STAIR CONSTRUCTED
UNDER SCHEDULE 1 OF NZBA, STEPS
MAX RISE 190mm, MIN TREAD 280,
CLOSED RISERS

UPPER LEVEL SLAB INSTALLED OVER
60MM EXPOL SLABX200 UNDER
SLAB INSULATION

R7.0 INSULATION TO CEILING
R2.8 INSULATION TO EXT. WALLS

STARTING POINT FOR ROOF,
H1.2 TRUSSES BY CERTIFIED
MANUFACTURER

NOMINATED CLADDING FIXED OVER
CAVITY BATTENS OVER WATERGATE PLUS
BUILDING WRAP

20mm H3.2 PLYWOOD FLOORING TO UPPER
LEVEL WET AREAS ONLY, ALL OTHER AREAS
TO BE 20mm STRANDBOARD FLOORING, ALL
SCREWED & GLUED TO MANUFACTURERS
SPECIFICATIONS


13MM GIB CEILING ON
GIB RONDO CEILINGS BATTENS
@ 600 CRS

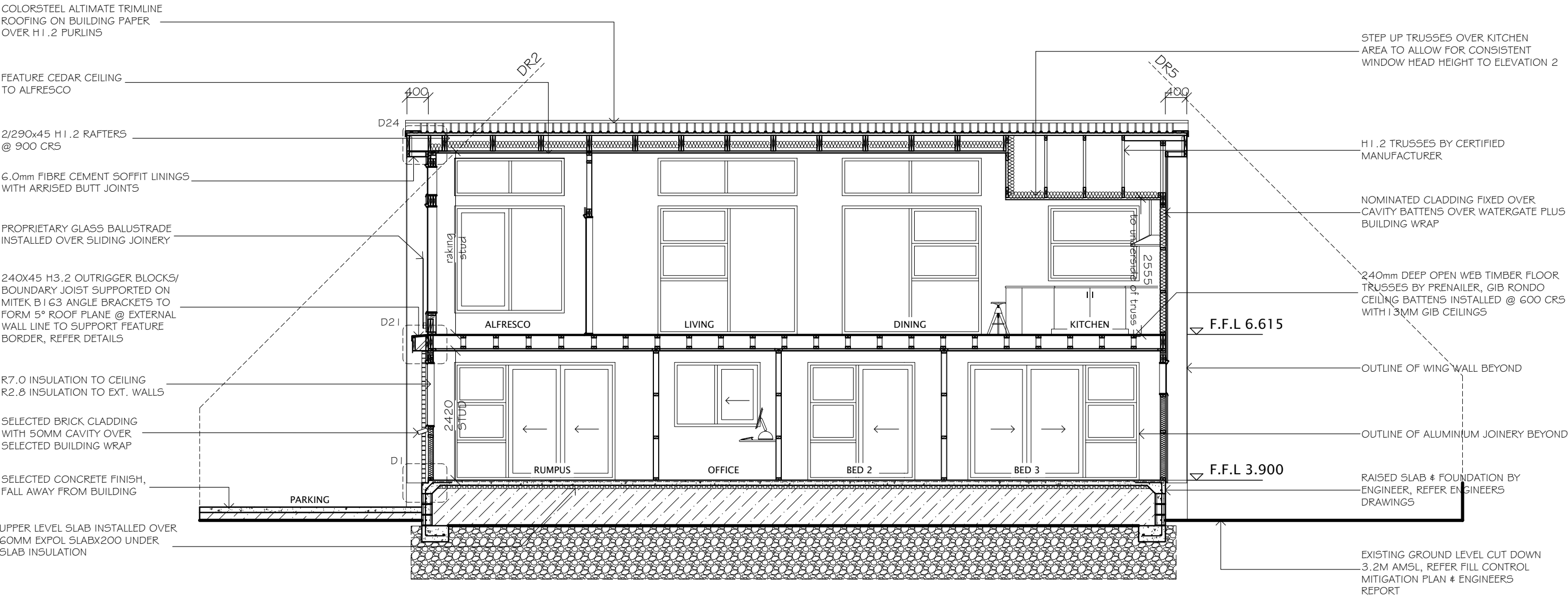
R3.2 INSULATION TO FLOOR
FRAMING OVER GARAGE/ALCOVE

RAISED SLAB & FOUNDATION BY
ENGINEER, REFER ENGINEERS
DRAWINGS


EXISTING GROUND LEVEL CUT DOWN
3.2M AMSL, REFER FILL CONTROL
MITIGATION PLAN & ENGINEERS
REPORT

CROSS SECTION B-B
SCALE 1:75

	DRAFTED ARCHITECTURAL DESIGN		NOTES		PROJECT: NEW TWO STOREY DWELLING LOT 2, 169 MANLY STREET, PARAPARAUMU		CLIENT: M PRITCHARD		TITLE: CROSS SECTION B-B									
	11 TE HARAWIRA STREET OTAKI,NZ		-DO NOT SCALE FROM DRAWINGS -CONTRACTORS TO VERIFY ALL MEASUREMENTS & LOCATION OF SERVICES ON SITE PRIOR TO COMMENCING WORK. CONTACT DRAFTED.NZ FOR ANY CONTRADICTIONS OR ONSITE ANOMALIES -PLANS ARE TO BE CROSS REFERENCED & READ IN CONCORDANCE WITH PROJECT SPECIFICATIONS, CONSULTANT REPORTS & SPECIALIST DOCUMENTATION -ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NEW ZEALAND BUILDING CODE, RELEVANT DISTRICT PLAN REQUIREMENTS & OR RESOURCE MANAGEMENT ACT -THE COPYRIGHT OF THIS DRAWING IS VESTED IN DRAFTED.NZ & IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE MANUFACTURE OF ANY ARTICLE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.						SCALE AT A3: 1:75		DATE: OCT 25		DRAWN: JS		CHECKED: JS		STATUS: AMEND	
	PHONE: 022 607 0234								PROJECT NO: 3224		REVISION: ----		DRAWING NO: 28					
	EMAIL: drafted.nz@gmail.com																	
	www.drafted.nz																	



CROSS SECTION C-C
SCALE 1:75



DRAFTED ARCHITECTURAL DESIGN

11 TE HARAWIRA STREET
OTAKI, NZ
PHONE: 022 607 0234
EMAIL: drafted.nz@gmail.com
www.drafted.nz

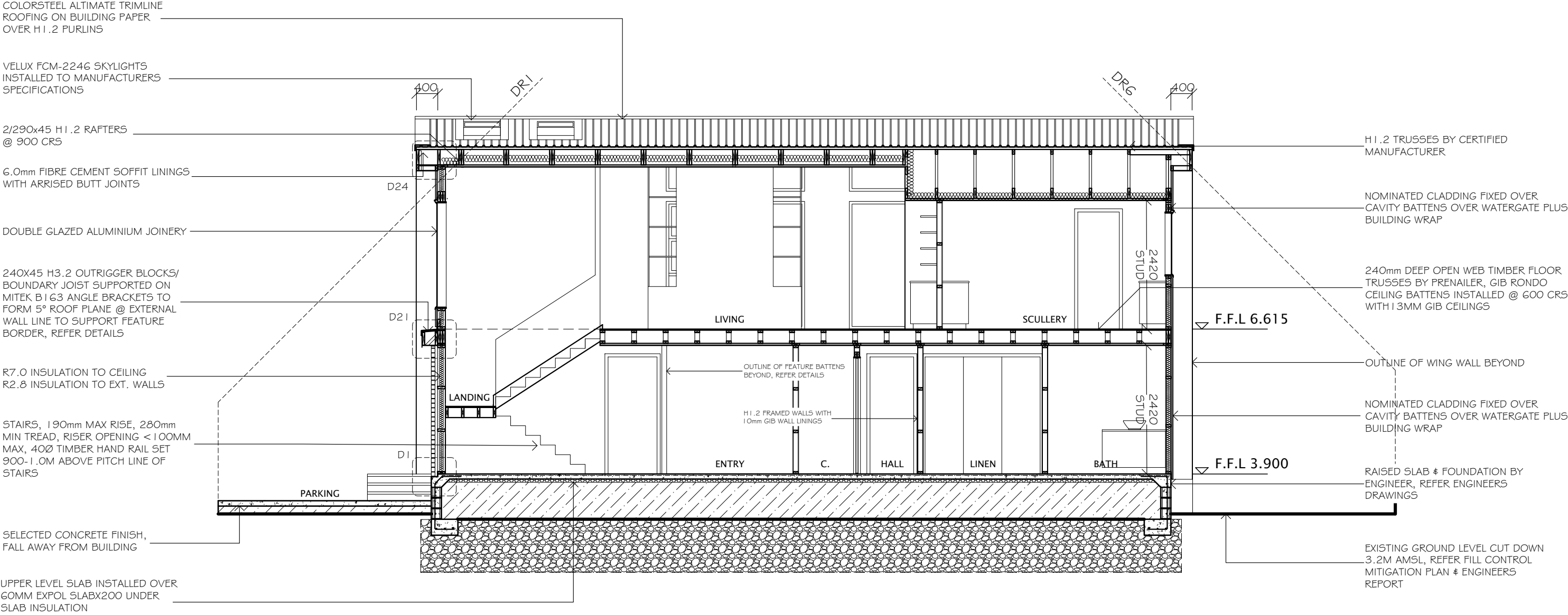
NOTES

-DO NOT SCALE FROM DRAWINGS
-CONTRACTORS TO VERIFY ALL MEASUREMENTS & LOCATION OF SERVICES ON SITE PRIOR TO COMMENCING WORK. CONTACT DRAFTED.NZ FOR ANY CONTRADICTIONS OR ONSITE ANOMALIES
-PLANS ARE TO BE CROSS REFERENCED & READ IN CONCURRENCE WITH PROJECT SPECIFICATIONS, CONSULTANT REPORTS & SPECIALIST DOCUMENTATION
-ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NEW ZEALAND BUILDING CODE, RELEVANT DISTRICT PLAN REQUIREMENTS & OR RESOURCE MANAGEMENT ACT
-THE COPYRIGHT OF THIS DRAWING IS VESTED IN DRAFTED.NZ & IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE MANUFACTURE OF ANY ARTICLE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.


PROJECT:
NEW TWO STOREY DWELLING
LOT 2, 169 MANLY STREET,
PARAPARAUMU

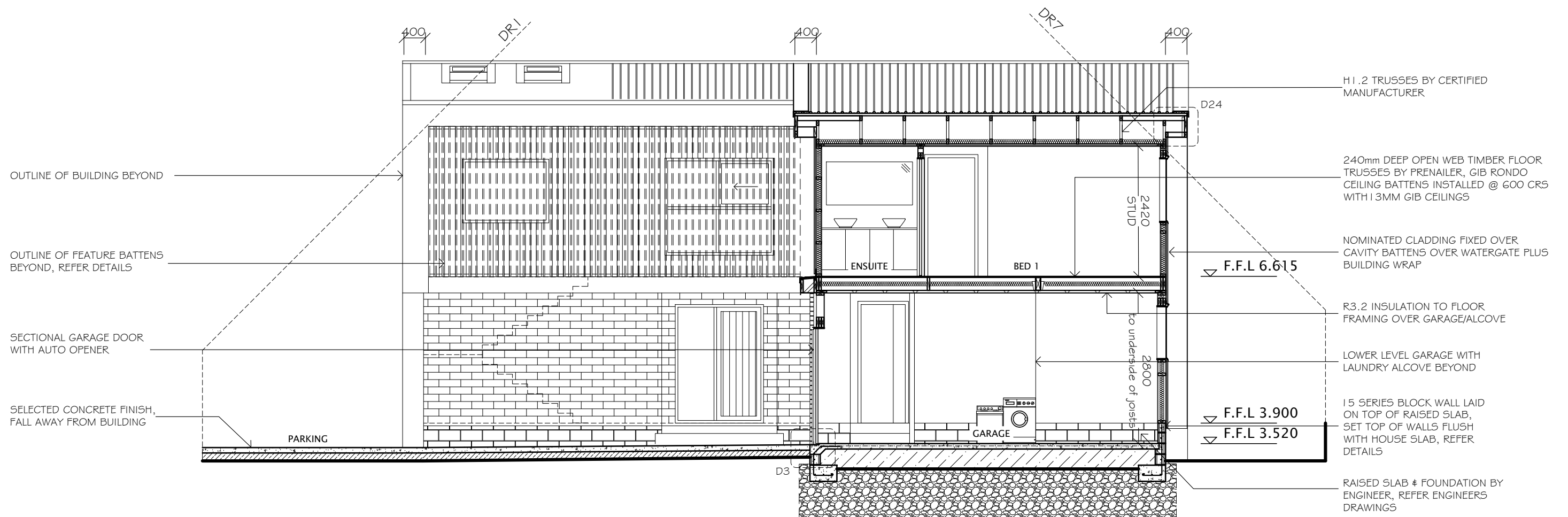
CLIENT:
M PRITCHARD

TITLE: CROSS SECTION C-C				
SCALE AT A3: 1:75	DATE: OCT 25	DRAWN: JS	CHECKED: JS	STATUS: AMEND
PROJECT NO: 3224	REVISION: ----	DRAWING NO: 29		




CROSS SECTION D-D
SCALE 1:75

	DRAFTED ARCHITECTURAL DESIGN		NOTES		PROJECT:		CLIENT:		TITLE:										
	11 TE HARAWIRA STREET OTAKI, NZ		-DO NOT SCALE FROM DRAWINGS -CONTRACTORS TO VERIFY ALL MEASUREMENTS & LOCATION OF SERVICES ON SITE PRIOR TO COMMENCING WORK. CONTACT DRAFTED.NZ FOR ANY CONTRADICTIONS OR ON-SITE ANOMALIES -PLANS ARE TO BE CROSS REFERENCED & READ IN CONCURRENCE WITH PROJECT SPECIFICATIONS, CONSULTANT REPORTS & SPECIALIST DOCUMENTATION -ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NEW ZEALAND BUILDING CODE, RELEVANT DISTRICT PLAN REQUIREMENTS & OR RESOURCE MANAGEMENT ACT -THE COPYRIGHT OF THIS DRAWING IS VESTED IN DRAFTED.NZ & IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE MANUFACTURE OF ANY ARTICLE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.		NEW TWO STOREY DWELLING LOT 2, 169 MANLY STREET, PARAPARAUMU		M PRITCHARD		CROSS SECTION D-D										
	PHONE: 022 607 0234								SCALE AT A3:		DATE:		DRAWN:		CHECKED:		STATUS:		
	EMAIL: drafted.nz@gmail.com										1:75		OCT 25		JS		JS		
www.drafted.nz										PROJECT NO:		REVISION:		DRAWING NO:					
										3224		----		30					



CROSS SECTION E-E
SCALE 1:75



DRAFTED ARCHITECTURAL
DESIGN

11 TE HARAWIRA STREET
OTAKI,NZ
PHONE: 022 607 0234
EMAIL: drafted.nz@gmail.com
www.drafted.nz

NOTES

-DO NOT SCALE FROM DRAWINGS

-CONTRACTORS TO VERIFY ALL MEASUREMENTS & LOCATION OF SERVICES ON SITE PRIOR TO COMMENCING WORK. CONTACT DRAFTED.NZ FOR ANY CONTRADICTIONS OR ON-SITE ANOMALIES

-PLANS ARE TO BE CROSS REFERENCED & READ IN CONCURRENCE WITH PROJECT SPECIFICATIONS, CONSULTANT REPORTS & SPECIALIST DOCUMENTATION

-ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NEW ZEALAND BUILDING CODE, RELEVANT DISTRICT PLAN REQUIREMENTS & OR RESOURCE MANAGEMENT ACT

-THE COPYRIGHT OF THIS DRAWING IS VESTED IN DRAFTED.NZ & IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE MANUFACTURE OF ANY ARTICLE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.

PROJECT:

NEW TWO STOREY DWELLING
LOT 2, 169 MANLY STREET,
PARAPARAUMU

CLIENT:

M PRITCHARD

TITLE:

CROSS SECTION E-E

SCALE AT A3:
1:75

PROJECT NO:
3224

DATE:
OCT 25

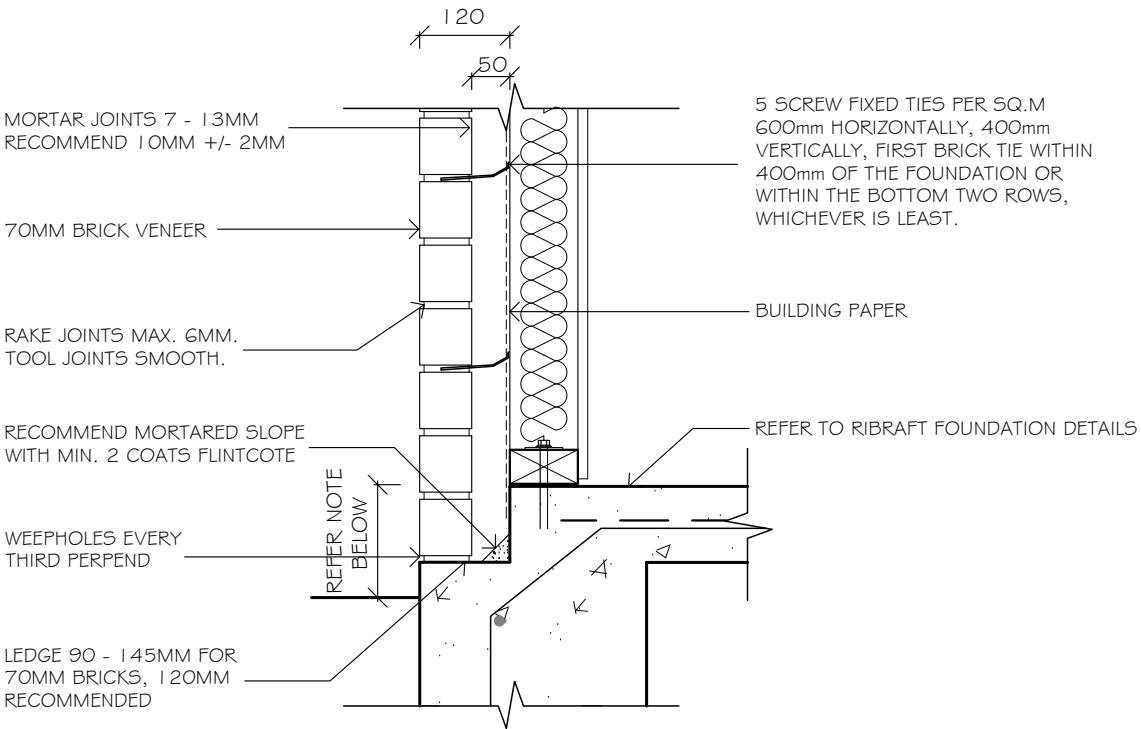
REVISION:

DRAWN:
JS

DRAWING NO:
31

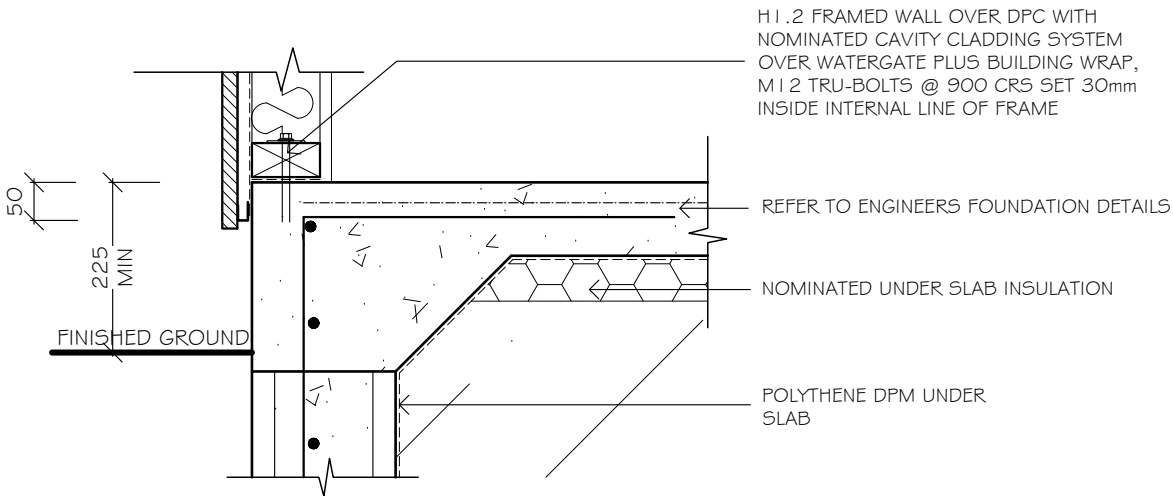
CHECKED:
JS

STATUS:
AMEND



DETAIL 1 (D1)
BRICK VENEER FOUNDATION DETAIL
SCALE 1:10

NOTE:
FINISHED FLOOR LEVEL
TO FINISHED EXT. GROUND LEVEL
- 100mm MIN. TO PAVED/SEALED GROUND
- 225mm MIN. TO UNPROTECTED GROUND
CAVITY WIDTH 40mm MIN -75mm MAX-50mm RECOMMENDED



DETAIL 2 (D2)
FOUNDATION DETAIL- WEATHERBOARD
SCALE 1:10

NOTE:
MINIMUM CLEARANCE FROM FINISHED FLOOR LEVEL
TO FINISHED EXT. GROUND LEVEL
- 150mm MIN. TO PAVED/SEALED GROUND
- 225mm MIN. TO UNPROTECTED GROUND

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

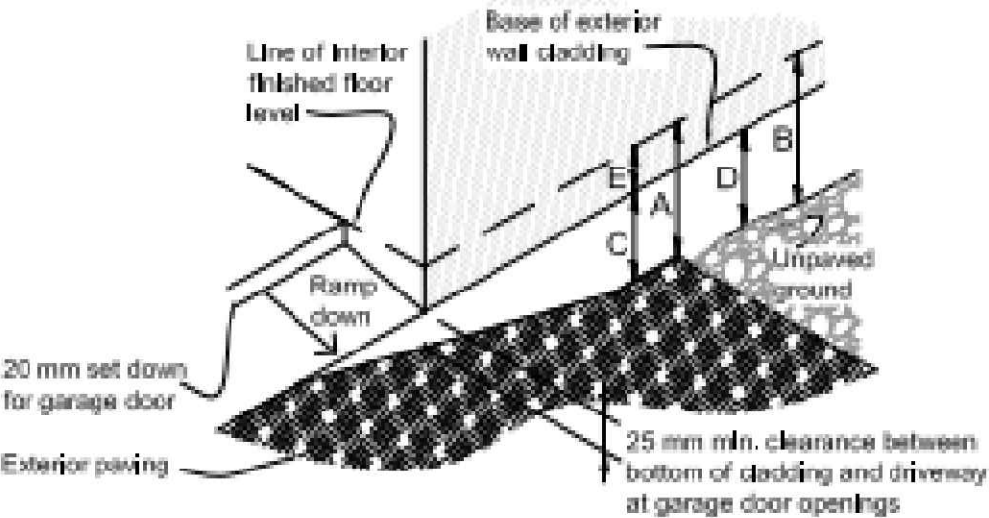



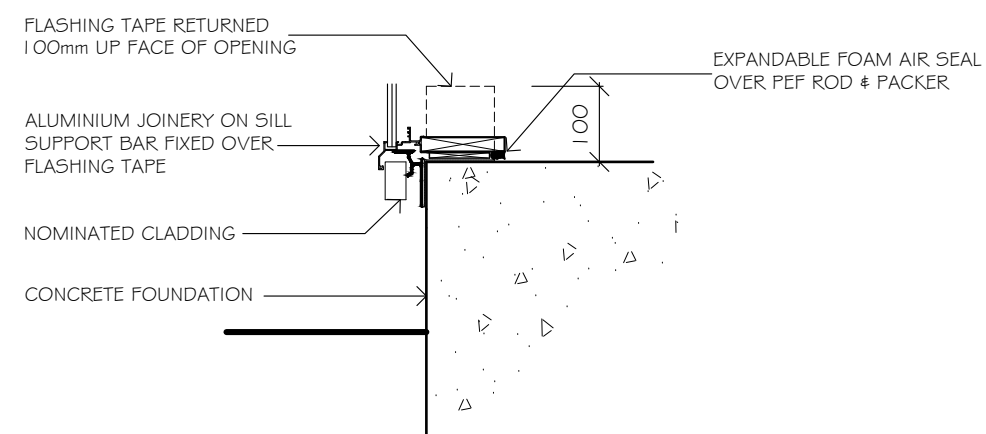
Table 18: Minimum clearances
Paragraphs 9.1.3, 9.1.3.1, 9.1.3.2,
9.1.3.3, 9.1.3.4, 9.1.3.5 and 9.2.7

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)

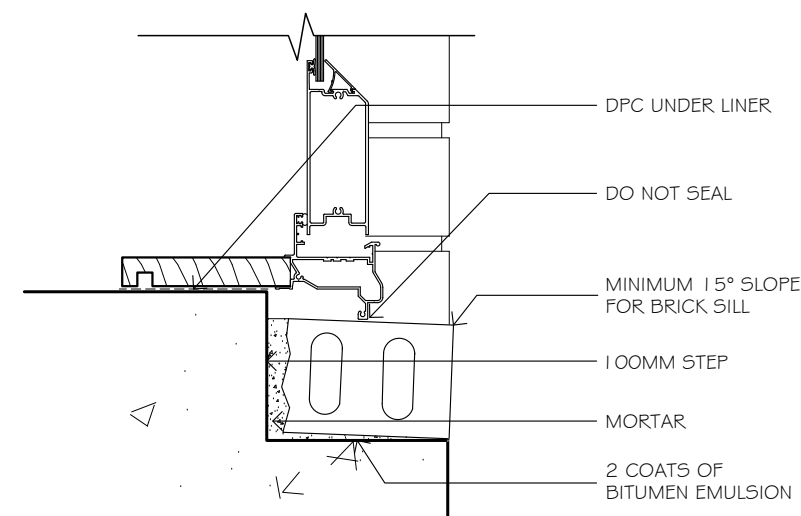
NOTE: 1) Refer to NZS 3604 for requirements.
2) Cladding to extend minimum 50 mm below bearer or lowest part of timber floor framing.

DETAIL 3 (D3)
GARAGE DOOR ENTRY DETAIL

	DRAFTED ARCHITECTURAL DESIGN		NOTES -DO NOT SCALE FROM DRAWINGS -CONTRACTORS TO VERIFY ALL MEASUREMENTS & LOCATION OF SERVICES ON SITE PRIOR TO COMMENCING WORK. CONTACT DRAFTED.NZ FOR ANY CONTRADICTIONS OR ONSITE ANOMALIES -PLANS ARE TO BE CROSS REFERENCED & READ IN CONCURRENCE WITH PROJECT SPECIFICATIONS, CONSULTANT REPORTS & SPECIALIST DOCUMENTATION -ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NEW ZEALAND BUILDING CODE, RELEVANT DISTRICT PLAN REQUIREMENTS & OR RESOURCE MANAGEMENT ACT -THE COPYRIGHT OF THIS DRAWING IS VESTED IN DRAFTED.NZ & IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE MANUFACTURE OF ANY ARTICLE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.		PROJECT: NEW TWO STOREY DWELLING LOT 2, 169 MANLY STREET, PARAPARAMU		CLIENT: M PRITCHARD		TITLE: DETAILS				
	11 TE HARAWIRA STREET OTAKI,NZ PHONE: 022 607 0234 EMAIL: drafted.nz@gmail.com www.drafted.nz								SCALE AT A3: AS SHOWN	DATE: OCT 25	DRAWN: JS	CHECKED: JS	STATUS: AMEND
									PROJECT NO: 3224	REVISION: ----	DRAWING NO: 32		

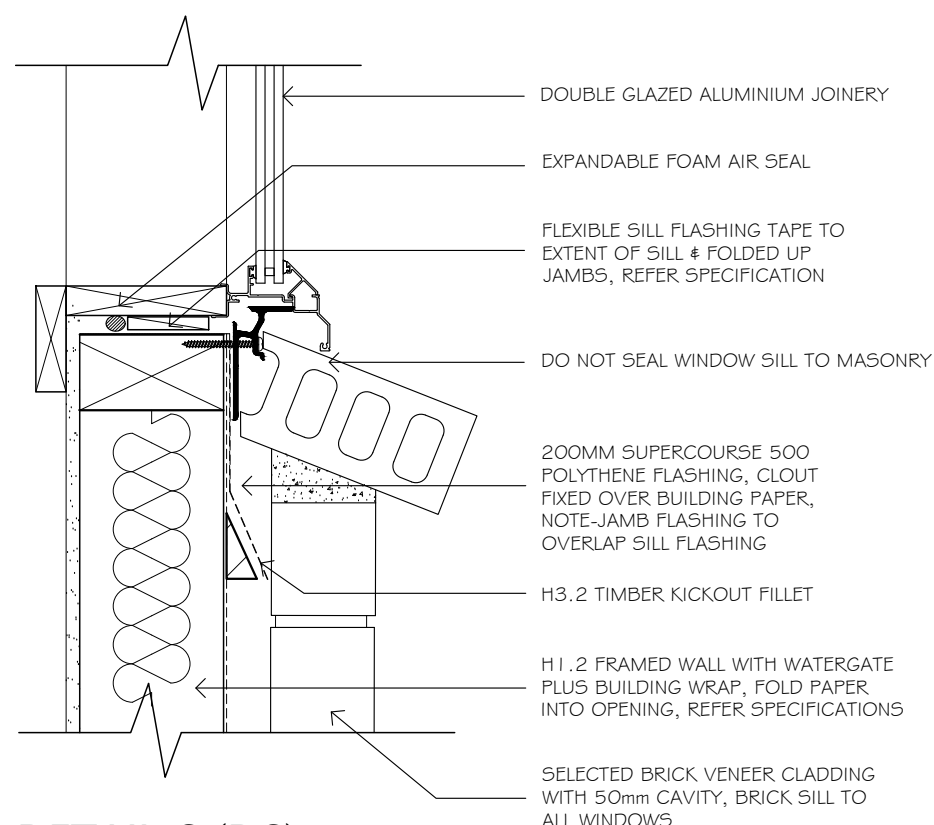


DETAIL 4 (D4)
FOUNDATION SILL DETAIL
 SCALE 1:10

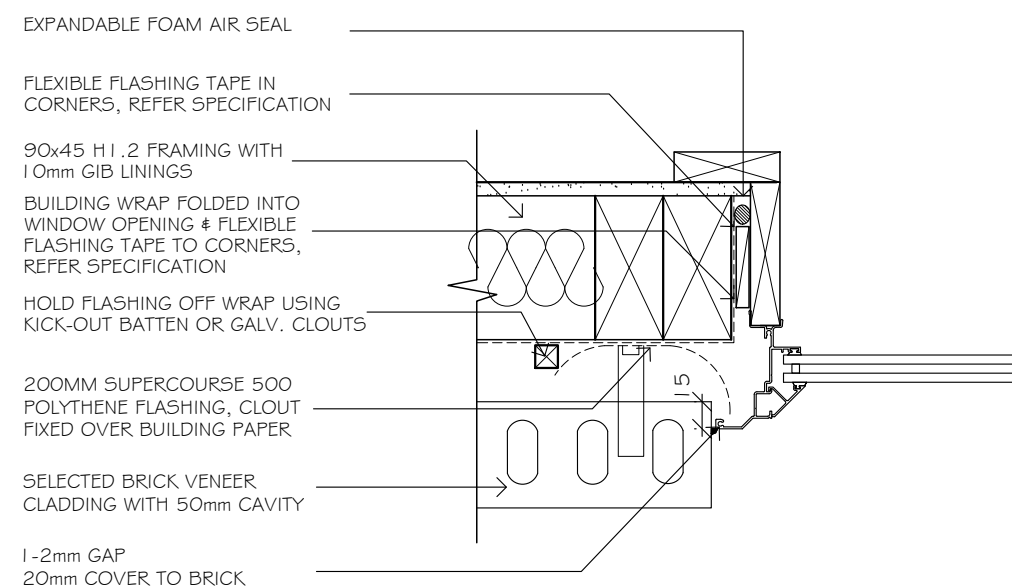


DETAIL 5 (D5)
DOOR SILL DETAIL-BRICK
 SCALE 1:5
NOTE:


-WANZ ALUMINIUM SUPPORT BAR OMITTED FOR CLARITY
 -NOTE: IF BRICK IS TO BE SLOPED FURTHER EITHER INCREASE THE DEPTH OF THE STEP OR REDUCE THE THICKNESS OF BRICK.

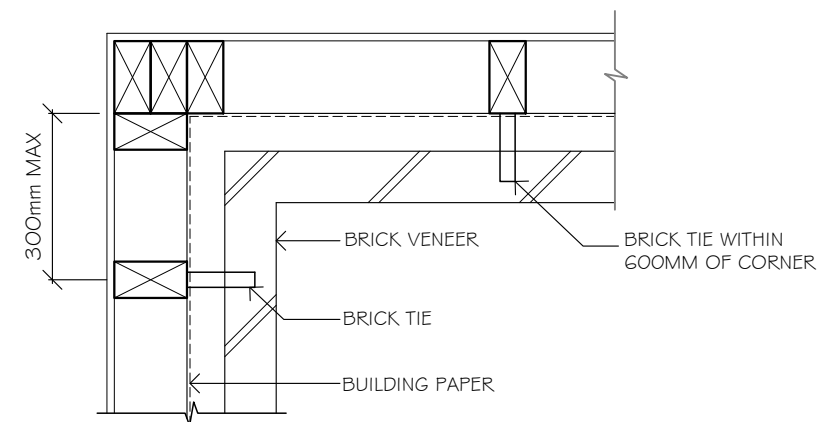
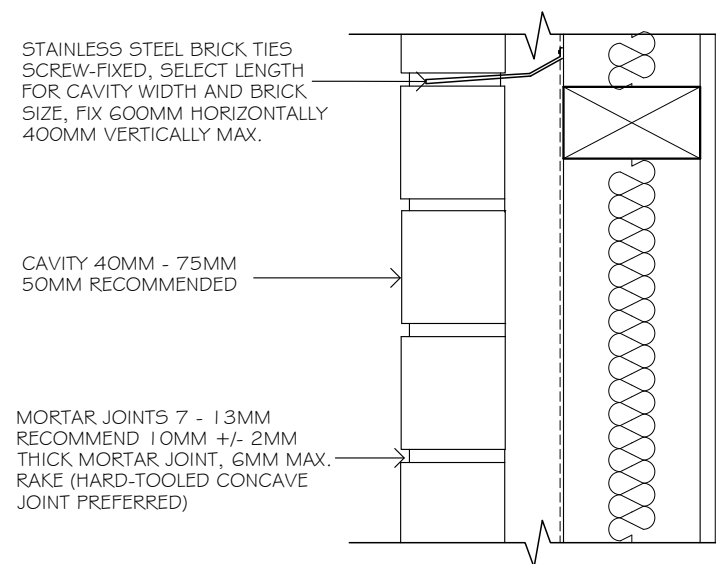
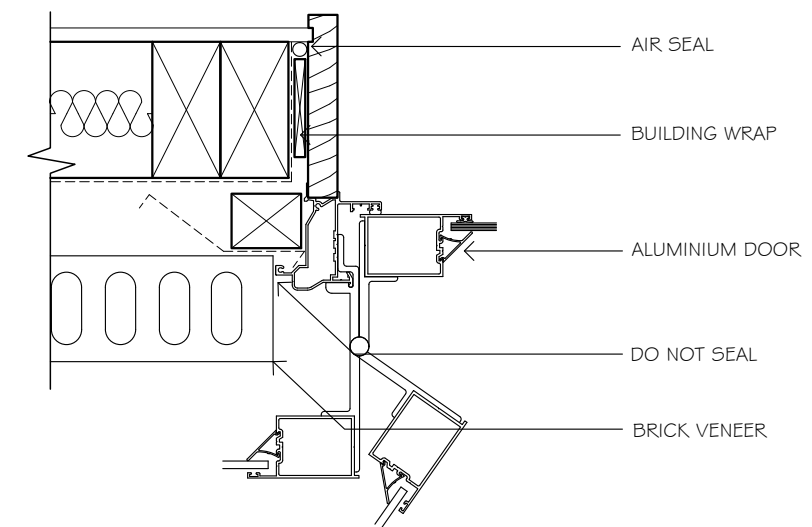
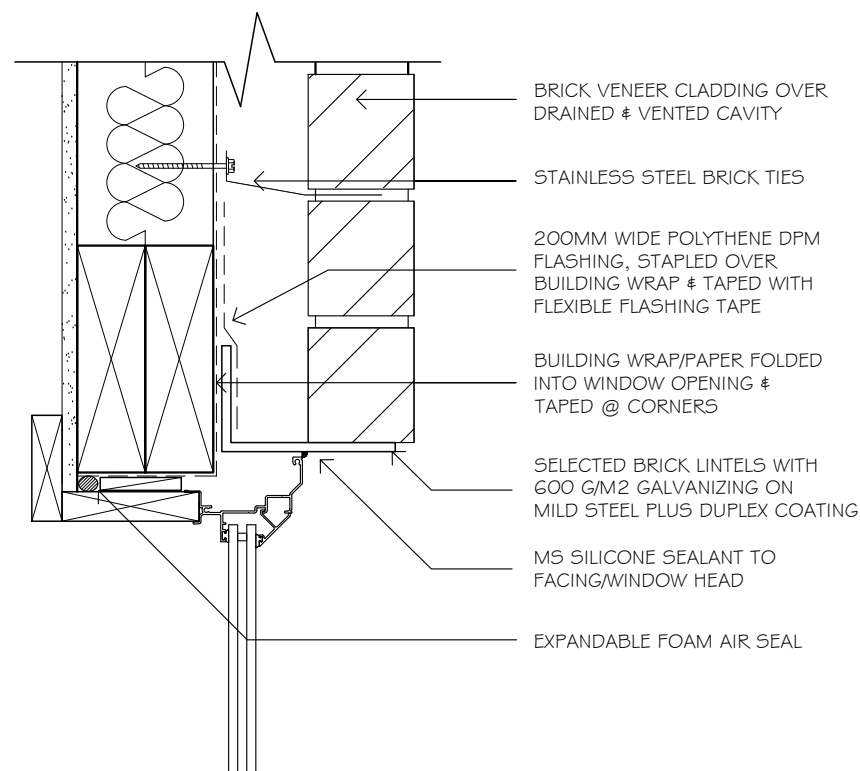



DETAIL 6 (D6)
WINDOW SILL DETAIL -BRICK
 SCALE 1:5

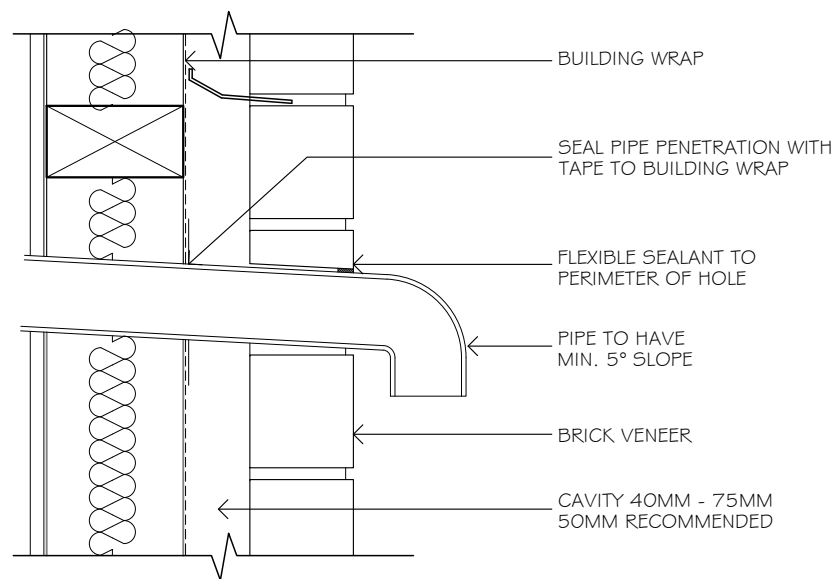


DETAIL 7 (D7)
WINDOW JAMB DETAIL - BRICK
 SCALE 1:5

	DRAFTED ARCHITECTURAL DESIGN		NOTES		PROJECT: NEW TWO STOREY DWELLING LOT 2, 169 MANLY STREET, PARAPARAUMU	CLIENT: M PRITCHARD	TITLE: DETAILS				
	11 TE HARAWIRA STREET OTAKI,NZ PHONE: 022 607 0234 EMAIL: drafted.nz@gmail.com www.drafted.nz		-DO NOT SCALE FROM DRAWINGS -CONTRACTORS TO VERIFY ALL MEASUREMENTS & LOCATION OF SERVICES ON SITE PRIOR TO COMMENCING WORK. CONTACT DRAFTED.NZ FOR ANY CONTRADICTIONS OR ONSITE ANOMALIES -PLANS ARE TO BE CROSS REFERENCED & READ IN CONCURRENCE WITH PROJECT SPECIFICATIONS, CONSULTANT REPORTS & SPECIALIST DOCUMENTATION -ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NEW ZEALAND BUILDING CODE. RELEVANT DISTRICT PLAN REQUIREMENTS & OR RESOURCE MANAGEMENT ACT -THE COPYRIGHT OF THIS DRAWING IS VESTED IN DRAFTED.NZ & IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE MANUFACTURE OF ANY ARTICLE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.				SCALE AT A3: AS SHOWN	DATE: OCT 25	DRAWN: JS	CHECKED: JS	STATUS: AMEND
							PROJECT NO: 3224	REVISION: ----	DRAWING NO: 33		

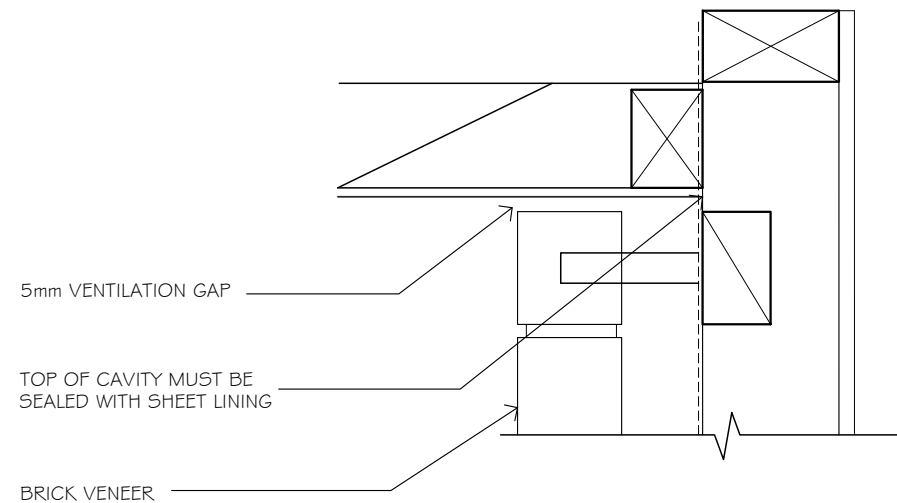


	DRAFTED ARCHITECTURAL DESIGN	NOTES: -DO NOT SCALE FROM DRAWINGS -CONTRACTORS TO VERIFY ALL MEASUREMENTS & LOCATION OF SERVICES ON SITE PRIOR TO COMMENCING WORK. CONTACT DRAFTED.NZ FOR ANY CONTRADICTIONS OR ONSITE ANOMALIES -PLANS ARE TO BE CROSS REFERENCED & READ IN CONJUNCTION WITH PROJECT SPECIFICATIONS, CONSULTANT REPORTS & SPECIALIST DOCUMENTATION -ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NEW ZEALAND BUILDING CODE. RELEVANT DISTRICT PLAN REQUIREMENTS & OR RESOURCE MANAGEMENT ACT -THE COPYRIGHT OF THIS DRAWING IS VESTED IN DRAFTED.NZ & IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE MANUFACTURE OF ANY ARTICLE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.	PROJECT: NEW TWO STOREY DWELLING LOT 2, 169 MANLY STREET, PARAPARAUMU	CLIENT: M PRITCHARD	TITLE: DETAILS							
	11 TE HARAWIRA STREET OTAKI,NZ PHONE: 022 607 0234 EMAIL: drafted.nz@gmail.com www.drafted.nz											
	<table><tr><td>SCALE AT AS: AS SHOWN</td><td>DATE: OCT 25</td><td>DRAWN: JS</td><td>CHECKED: JS</td><td>STATUS: AMEND</td></tr><tr><td>PROJECT NO: 3224</td><td>REVISION: ----</td><td>DRAWING NO: 34</td><td colspan="2"></td></tr></table>		SCALE AT AS: AS SHOWN	DATE: OCT 25	DRAWN: JS	CHECKED: JS	STATUS: AMEND	PROJECT NO: 3224	REVISION: ----	DRAWING NO: 34		
SCALE AT AS: AS SHOWN	DATE: OCT 25	DRAWN: JS	CHECKED: JS	STATUS: AMEND								
PROJECT NO: 3224	REVISION: ----	DRAWING NO: 34										



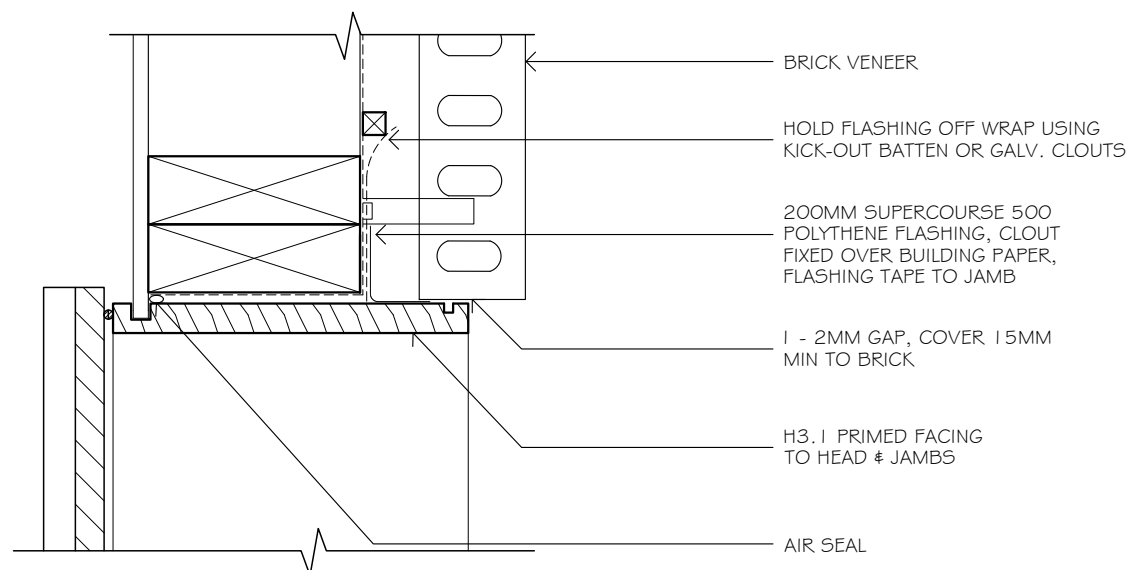
DETAIL 12 (D12)

TYPICAL PIPE PENETRATION DETAIL-BRICK
SCALE 1:5



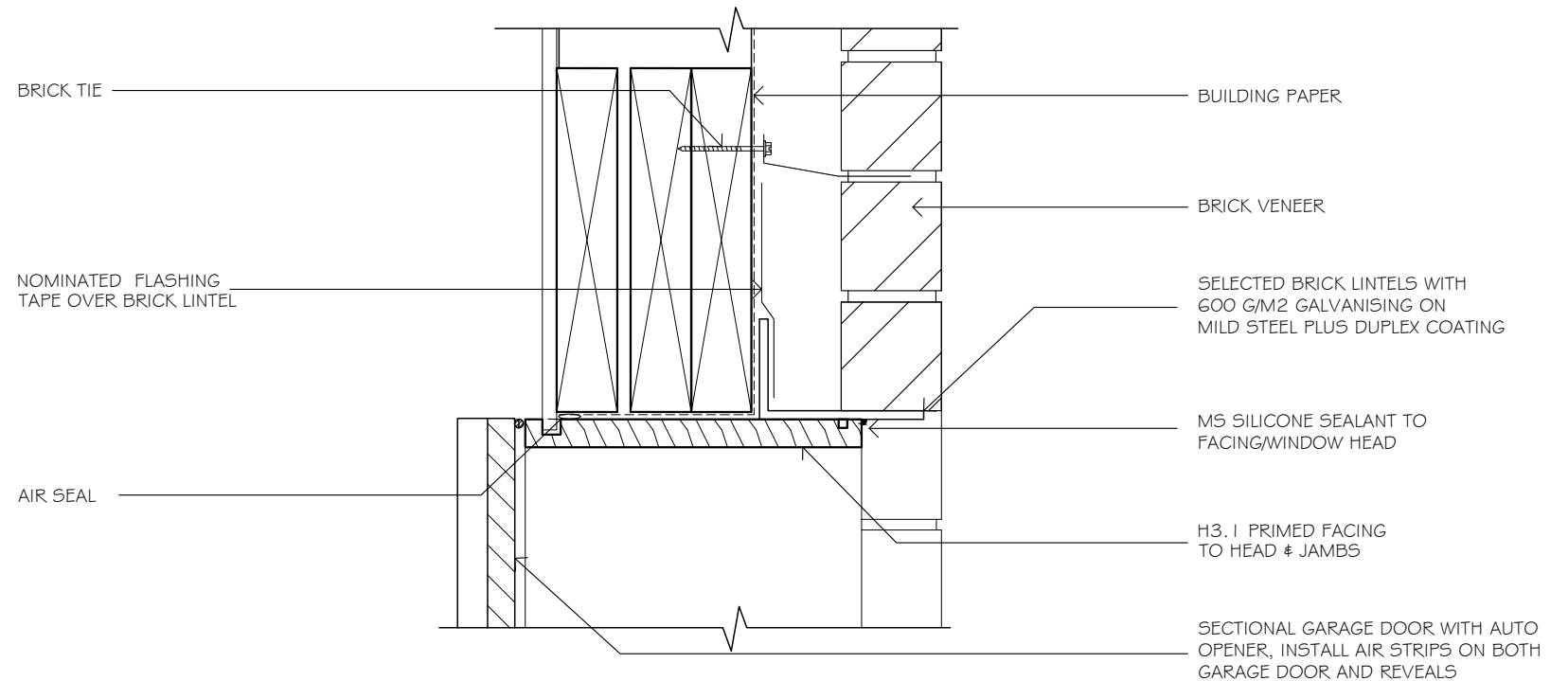
DETAIL 13 (D13)

FLAT SOFFIT DETAIL-BRICK
SCALE 1:5




DETAIL 14 (D14)

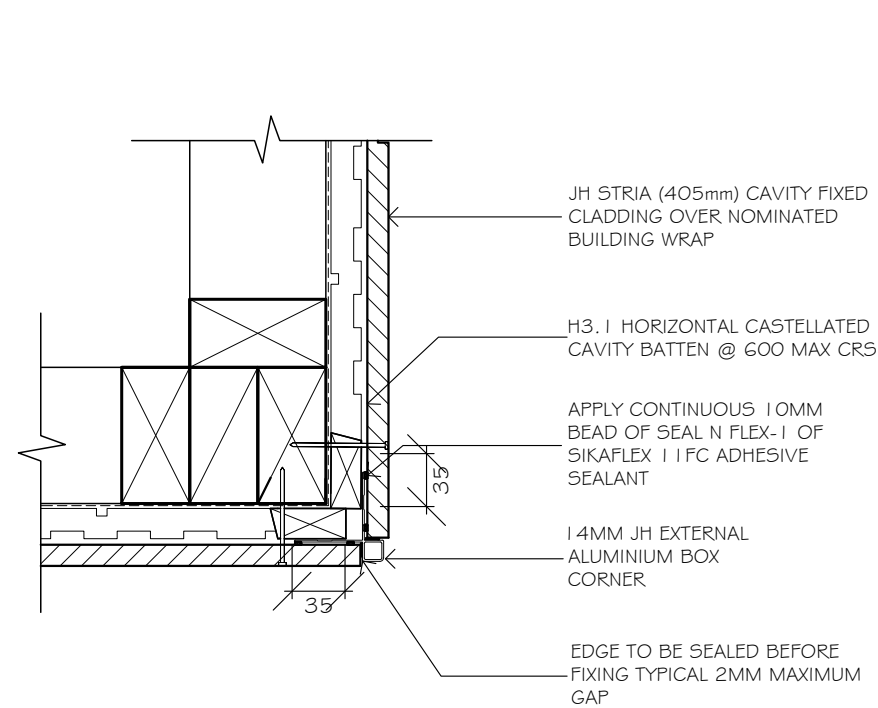
GARAGE DOOR JAMB DETAIL
SCALE 1:5



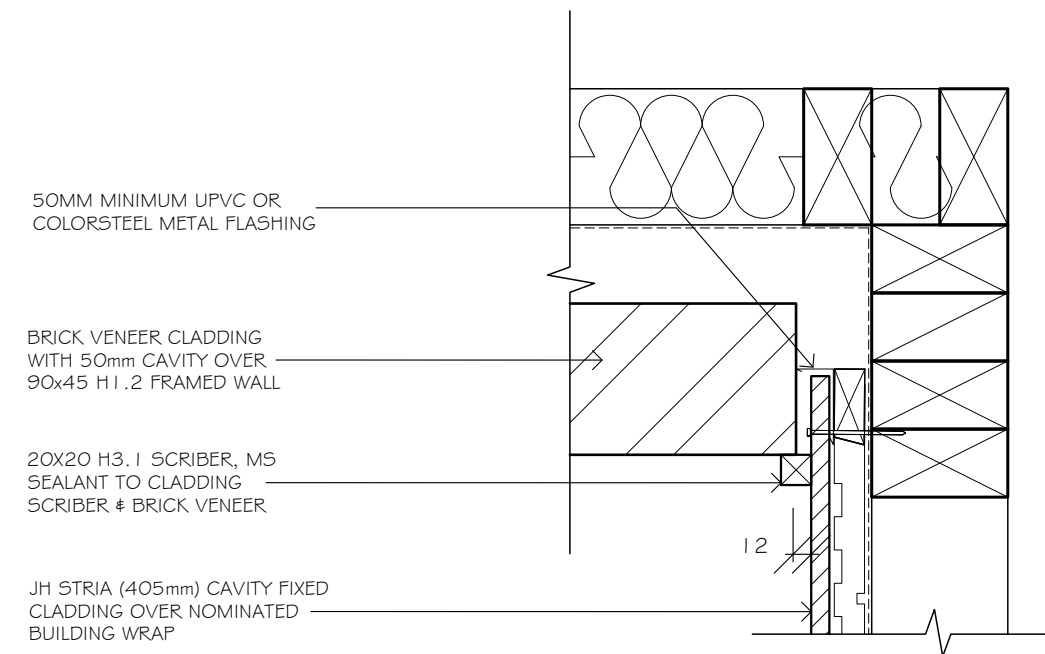
DETAIL 15 (D15)

GARAGE DOOR HEAD DETAIL
SCALE 1:5

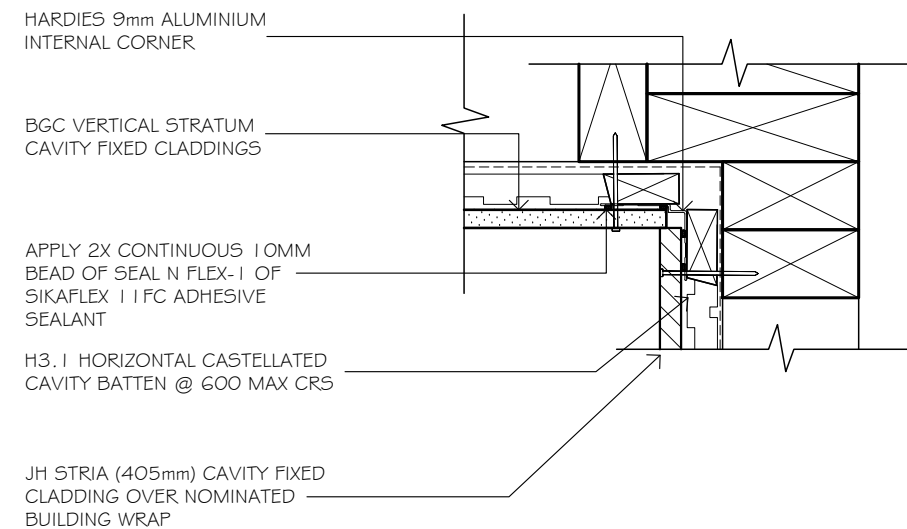
	DRAFTED ARCHITECTURAL DESIGN		NOTES -DO NOT SCALE FROM DRAWINGS -CONTRACTORS TO VERIFY ALL MEASUREMENTS & LOCATION OF SERVICES ON SITE PRIOR TO COMMENCING WORK. CONTACT DRAFTED.NZ FOR ANY CONTRADICTIONS OR ONSITE ANOMALIES -PLANS ARE TO BE CROSS REFERENCED & READ IN CONCURRENCE WITH PROJECT SPECIFICATIONS, CONSULTANT REPORTS & SPECIALIST DOCUMENTATION -ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NEW ZEALAND BUILDING CODE, RELEVANT DISTRICT PLAN REQUIREMENTS & OR RESOURCE MANAGEMENT ACT -THE COPYRIGHT OF THIS DRAWING IS VESTED IN DRAFTED.NZ & IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE MANUFACTURE OF ANY ARTICLE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.				PROJECT: NEW TWO STOREY DWELLING LOT 2, 169 MANLY STREET, PARAPARAUMU		CLIENT: M PRITCHARD		TITLE: DETAILS					
	11 TE HARAWIRA STREET OTAKI,NZ PHONE: 022 607 0234 EMAIL: drafted.nz@gmail.com www.drafted.nz						SCALE AT A3: AS SHOWN		DATE: OCT 25		DRAWN: JS		CHECKED: JS		STATUS: AMEND	
							PROJECT NO: 3224		REVISION: ----		DRAWING NO: 35					



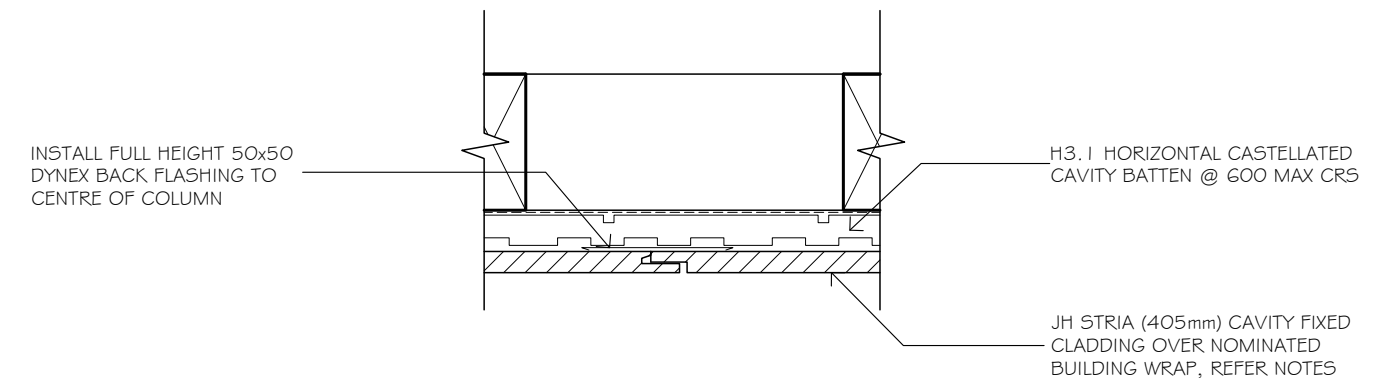
DETAIL 16 (D16)
EXTERNAL CORNER DETAIL-STRIA
SCALE 1:5



DETAIL 17 (D17)
INTERNAL CORNER BRICK TO STRIA DETAIL
SCALE 1:5




DETAIL 18 (D18)
INTERNAL CORNER BGC STRATUM TO STRIA DETAIL
SCALE 1:5



DETAIL 19 (D19)
VERTICAL JOINT DETAIL @ COLUMNS
SCALE 1:5

NOTES:

1. INSTALL FULL HEIGHT 50x50 DYNEX BACK FLASHING TO CENTRE OF COLUMN
2. TRIM TONGUE OF REAR BOARD TO CREATE A 2-5MM MAX VERTICAL GAP AT THE VERTICAL JOINT
3. PRIME ALL CUT EDGES
4. PAINT TONGUE OF REAR BOARD WITH FINAL COLOUR SELECTION PRIOR TO INSTALLATION
5. INSTALL BOARDS WITH JOINT PLACED CENTRE OF COLUMN-OVER BACK FLASHING



DRAFTED ARCHITECTURAL
DESIGN

11 TE HARAWIRA STREET
OTAKI,NZ
PHONE: 022 607 0234
EMAIL: drafted.nz@gmail.com
www.drafted.nz

NOTES

-DO NOT SCALE FROM DRAWINGS

-CONTRACTORS TO VERIFY ALL MEASUREMENTS & LOCATION OF SERVICES ON SITE PRIOR TO COMMENCING WORK. CONTACT DRAFTED.NZ FOR ANY CONTRADICTIONS OR ONSITE ANOMALIES

-PLANS ARE TO BE CROSS REFERENCED & READ IN CONCURRENCE WITH PROJECT SPECIFICATIONS, CONSULTANT REPORTS & SPECIALIST DOCUMENTATION

-ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NEW ZEALAND BUILDING CODE, RELEVANT DISTRICT PLAN REQUIREMENTS & OR RESOURCE MANAGEMENT ACT

-THE COPYRIGHT OF THIS DRAWING IS VESTED IN DRAFTED.NZ & IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE MANUFACTURE OF ANY ARTICLE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.

PROJECT:

NEW TWO STOREY DWELLING
LOT 2, 169 MANLY STREET,
PARAPARAUMU

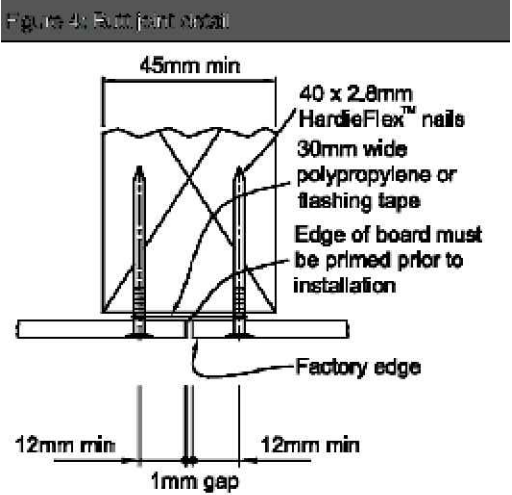
CLIENT:

M PRITCHARD

TITLE:

DETAILS

SCALE AT A3: AS SHOWN	DATE: OCT 25	DRAWN: JS	CHECKED: JS	STATUS: AMEND
PROJECT NO: 3224	REVISION: ----	DRAWING NO: 36		



DETAIL 20 (D20)
SOFFIT JOINT DETAIL- WEATHERBOARD
SCALE 1:10

PROPRIETARY GLASS BALUSTRADE
SYSTEM (1000mm HIGH C.O.S)
FIXED TO MANUFACTURERS
SPECIFICATIONS WITH EPDM
WASHERS & BLOCKING,REFER
SPECIFICATIONS

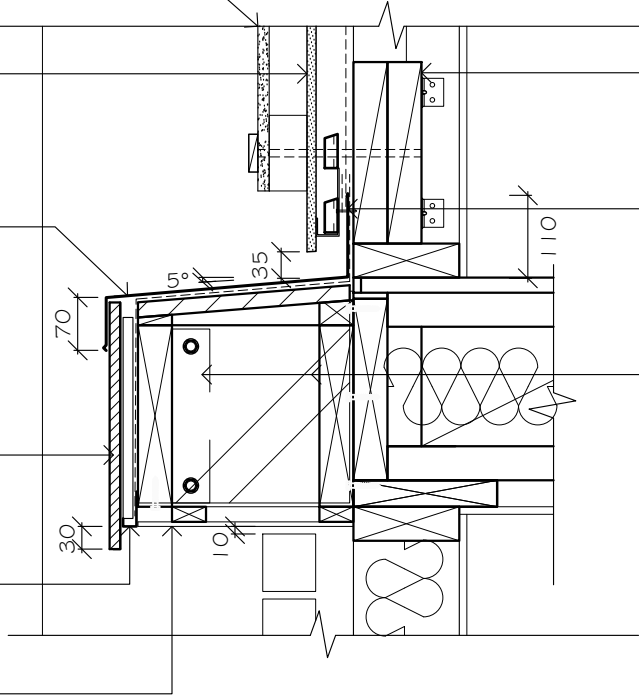
BGC STRATUM CAVITY FIXED
CLADDING OVER NOMINATED
BUILDING WRAP

COLORSTEEL ALTIMATE CAP/APRON
FLASHING (INSTALLED OVER ROOF
UNDERLAY) & FOLDED TO SUIT 5° FALL,
INSTALL OVER 18mm H3.2 PLYWOOD ON
OUTRIGGER BLOCKS, PROVIDE 70mm MIN
COVER TO FASCIA CAPPING, CHECK &
CONFIRM ALL DIMENSIONS ON SITE

JH STRIA (405mm) CAVITY FIXED
CLADDING OVER NOMINATED
BUILDING WRAP

DYNEX ARCHITECTURAL CAVITY
CLOSURE

6.0mm JH HARDIEFLEX SOFFIT LININGS
WITH ARRISED BUTT JOINTS SET UNDER
20x45 H1.2 FRAMING




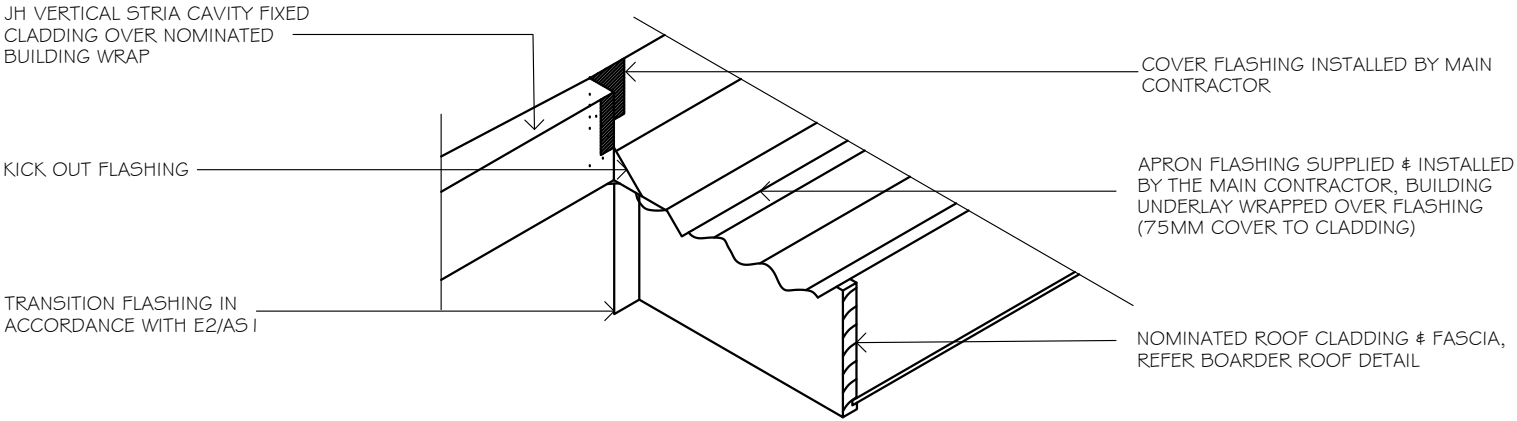
INSTALL 2/240x45 H1.2 BLOCKS
FIXED BETWEEN EACH STUD WITH
6/ 90x3.15 GUN NAILS + CPC 40
TO EACH END FOR BALUSTRADE
FIXING

110mm MIN. UPSTAND TO
COLORSTEEL APRON FLASHING,
APPLY FLEXIBLE FLASHING TAPE
OVER FLASHING

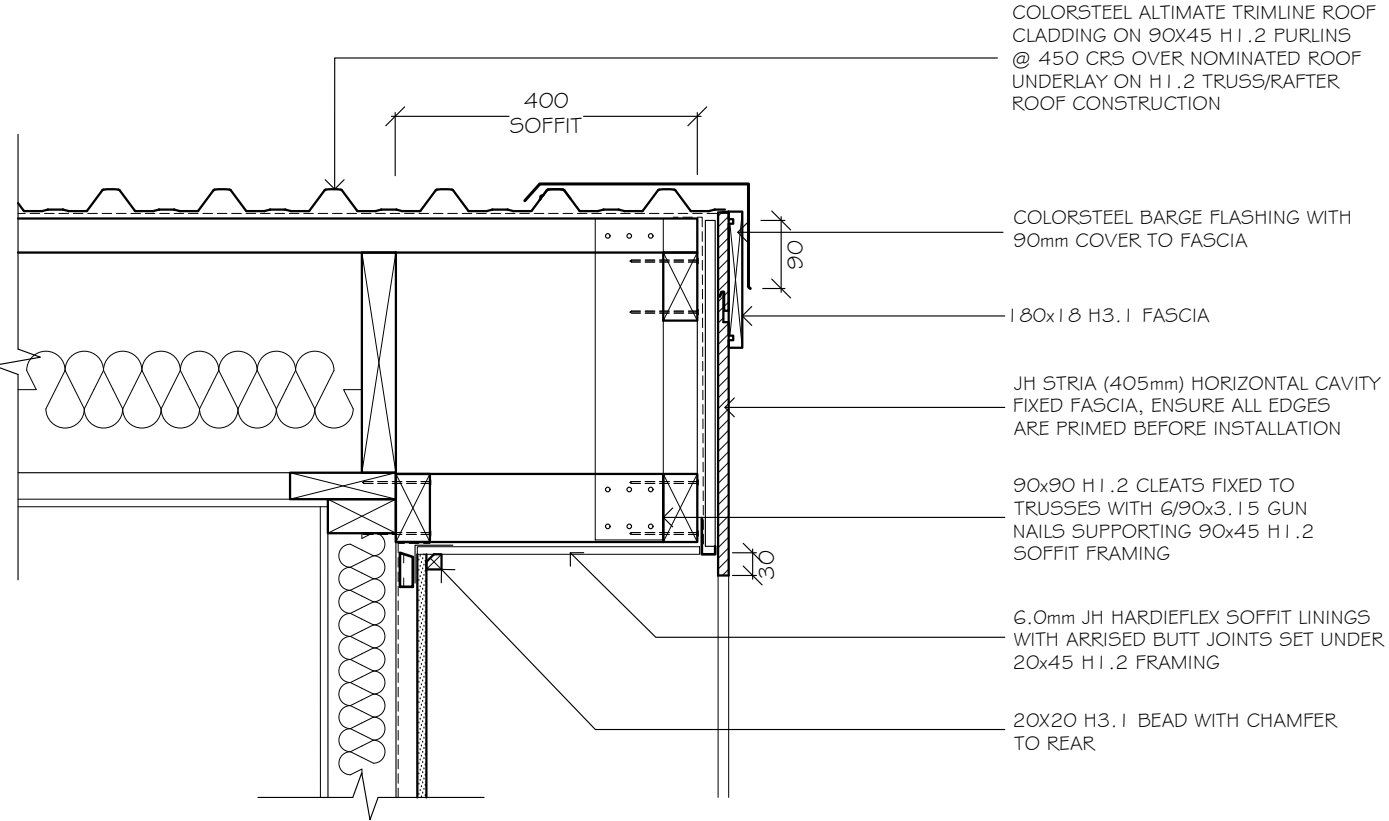
240X45 H3.2 BOUNDARY JOIST
SUPPORTED ON MITEK B163 ANGLE
BRACKETS @ 1200 CRS MAX & MITEK
B177 BRACKET AT ENDS BEYOND, ALL
BY ENGINEER

DETAIL 21 (D21)
FEATURE BORDER ROOF
SCALE 1:10

	DRAFTED ARCHITECTURAL DESIGN	NOTES -DO NOT SCALE FROM DRAWINGS -CONTRACTORS TO VERIFY ALL MEASUREMENTS & LOCATION OF SERVICES ON SITE PRIOR TO COMMENCING WORK, CONTACT DRAFTED.NZ FOR ANY CONTRADICTIONS OR ONSITE ANOMALIES -PLANS ARE TO BE CROSS REFERENCED & READ IN CONCURRENCE WITH PROJECT SPECIFICATIONS, CONSULTANT REPORTS & SPECIALIST DOCUMENTATION -ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NEW ZEALAND BUILDING CODE, RELEVANT DISTRICT PLAN REQUIREMENTS & OR RESOURCE MANAGEMENT ACT -THE COPYRIGHT OF THIS DRAWING IS VESTED IN DRAFTED.NZ & IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE MANUFACTURE OF ANY ARTICLE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.	PROJECT: NEW TWO STOREY DWELLING LOT 2, 169 MANLY STREET, PARAPARAUMU	CLIENT: M PRITCHARD	TITLE: DETAILS					
	11 TE HARAWIRA STREET OTAKI,NZ PHONE: 022 607 0234 EMAIL: drafted.nz@gmail.com www.drafted.nz					SCALE AT A3: AS SHOWN	DATE: OCT 25	DRAWN: JS	CHECKED: JS	STATUS: AMEND
						PROJECT NO: 3224	REVISION: ----	DRAWING NO: 37		

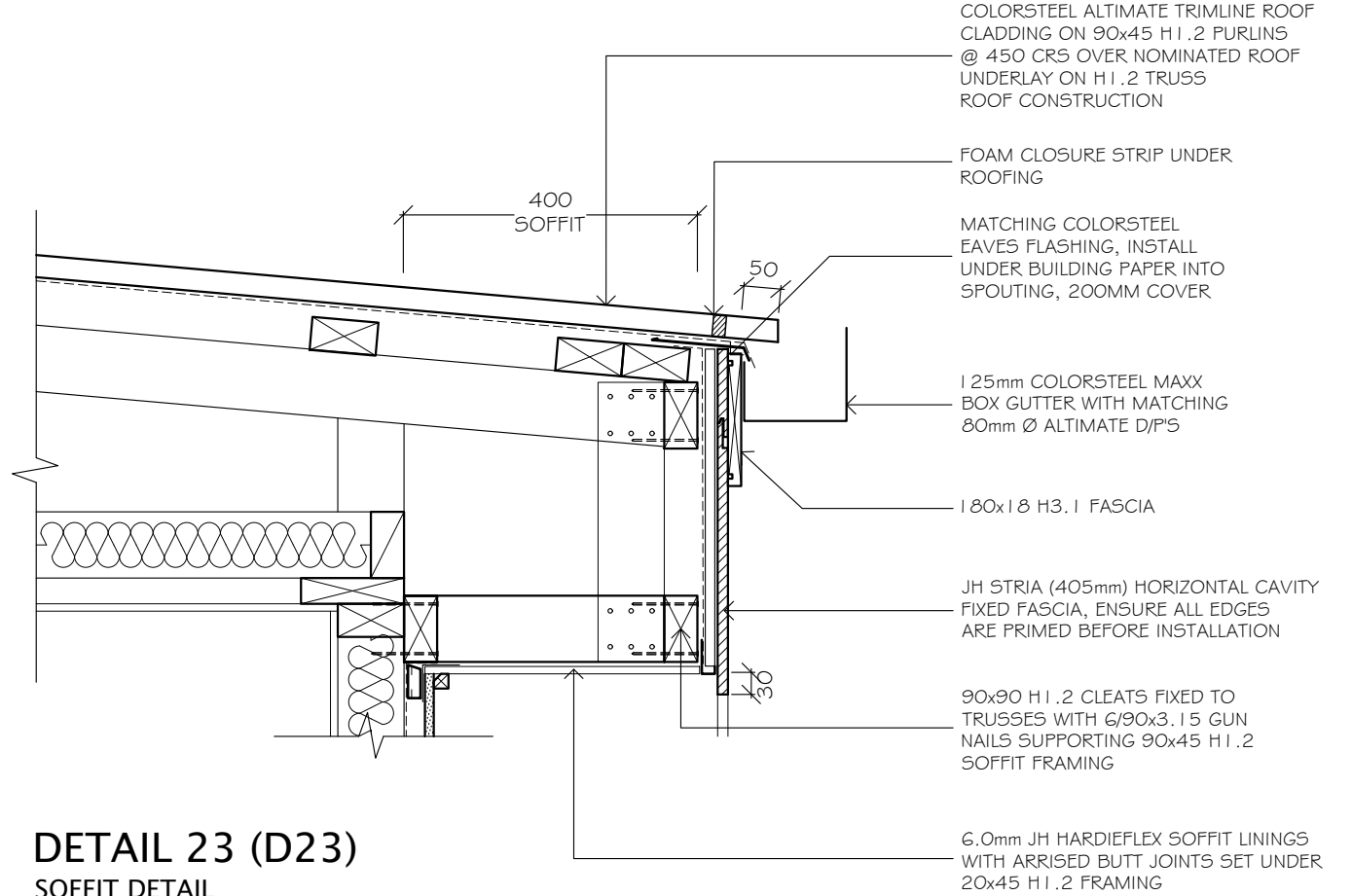


DETAIL 22 (D22)
BOARDER ROOF KICK OUT FLASHING DETAIL
SCALE 1:5



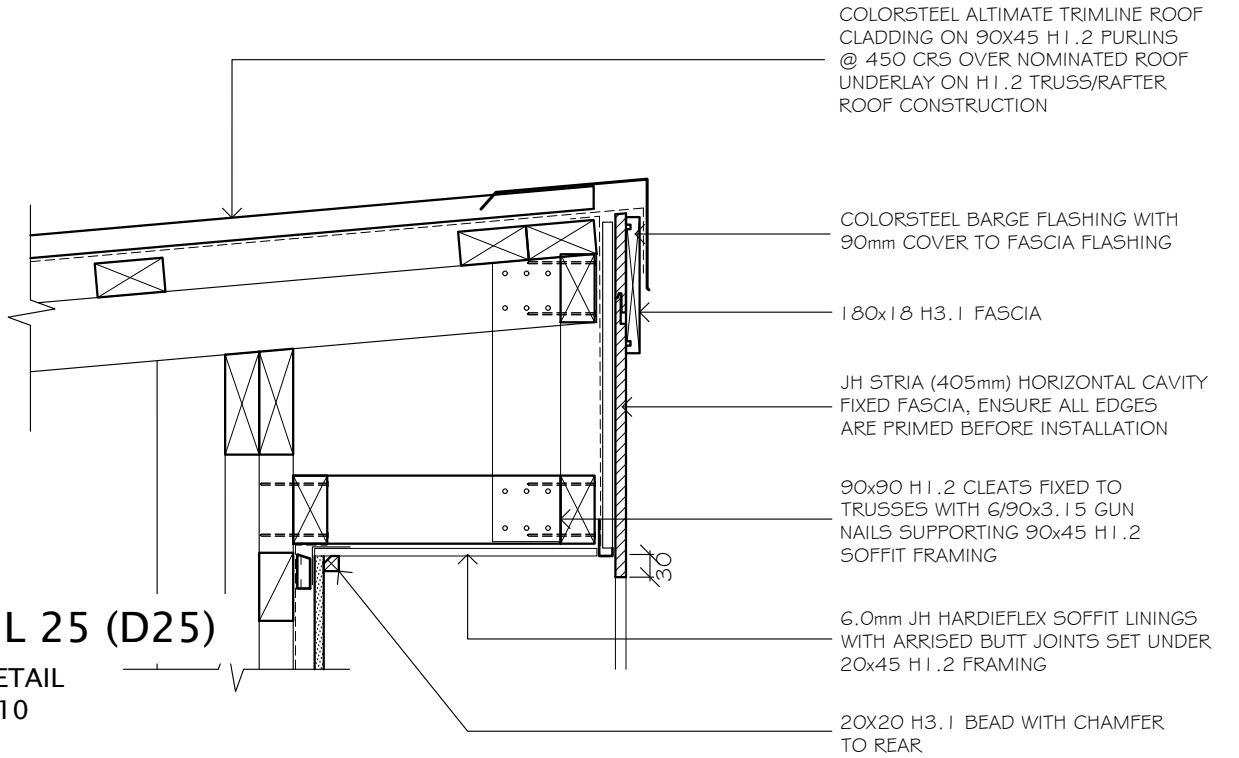
DETAIL 24 (D24)
BARGE DETAIL
SCALE 1:10
NOTE:

-INSTALL 50X50 DYNAFLASH FLASHING TO SOFFIT & WALL CLADDING JUNCTION



DETAIL 23 (D23)
SOFFIT DETAIL
SCALE 1:10
NOTE:

-INSTALL 50X50 DYNAFLASH FLASHING TO SOFFIT & WALL CLADDING JUNCTION



DETAIL 25 (D25)
BARGE DETAIL
SCALE 1:10
NOTE:

-INSTALL 50X50 DYNAFLASH FLASHING TO SOFFIT & WALL CLADDING JUNCTION

	DRAFTED ARCHITECTURAL DESIGN	NOTES -DO NOT SCALE FROM DRAWINGS -CONTRACTORS TO VERIFY ALL MEASUREMENTS & LOCATION OF SERVICES ON SITE PRIOR TO COMMENCING WORK. CONTACT DRAFTED.NZ FOR ANY CONTRADICTIONS OR ONSITE ANOMALIES -PLANS ARE TO BE CROSS REFERENCED & READ IN CONCURRENCE WITH PROJECT SPECIFICATIONS, CONSULTANT REPORTS & SPECIALIST DOCUMENTATION -ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NEW ZEALAND BUILDING CODE, RELEVANT DISTRICT PLAN REQUIREMENTS & OR RESOURCE MANAGEMENT ACT -THE COPYRIGHT OF THIS DRAWING IS VESTED IN DRAFTED.NZ & IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE MANUFACTURE OF ANY ARTICLE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.	PROJECT: NEW TWO STOREY DWELLING LOT 2, 169 MANLY STREET, PARAPARAMU	CLIENT: M PRITCHARD	TITLE: DETAILS				
	11 TE HARAWIRA STREET OTAKI,NZ PHONE: 022 607 0234 EMAIL: drafted.nz@gmail.com www.drafted.nz				SCALE AT A3: AS SHOWN	DATE: OCT 25	DRAWN: JS	CHECKED: JS	STATUS: AMEND
					PROJECT NO: 3224	REVISION: ----	DRAWING NO: 38		

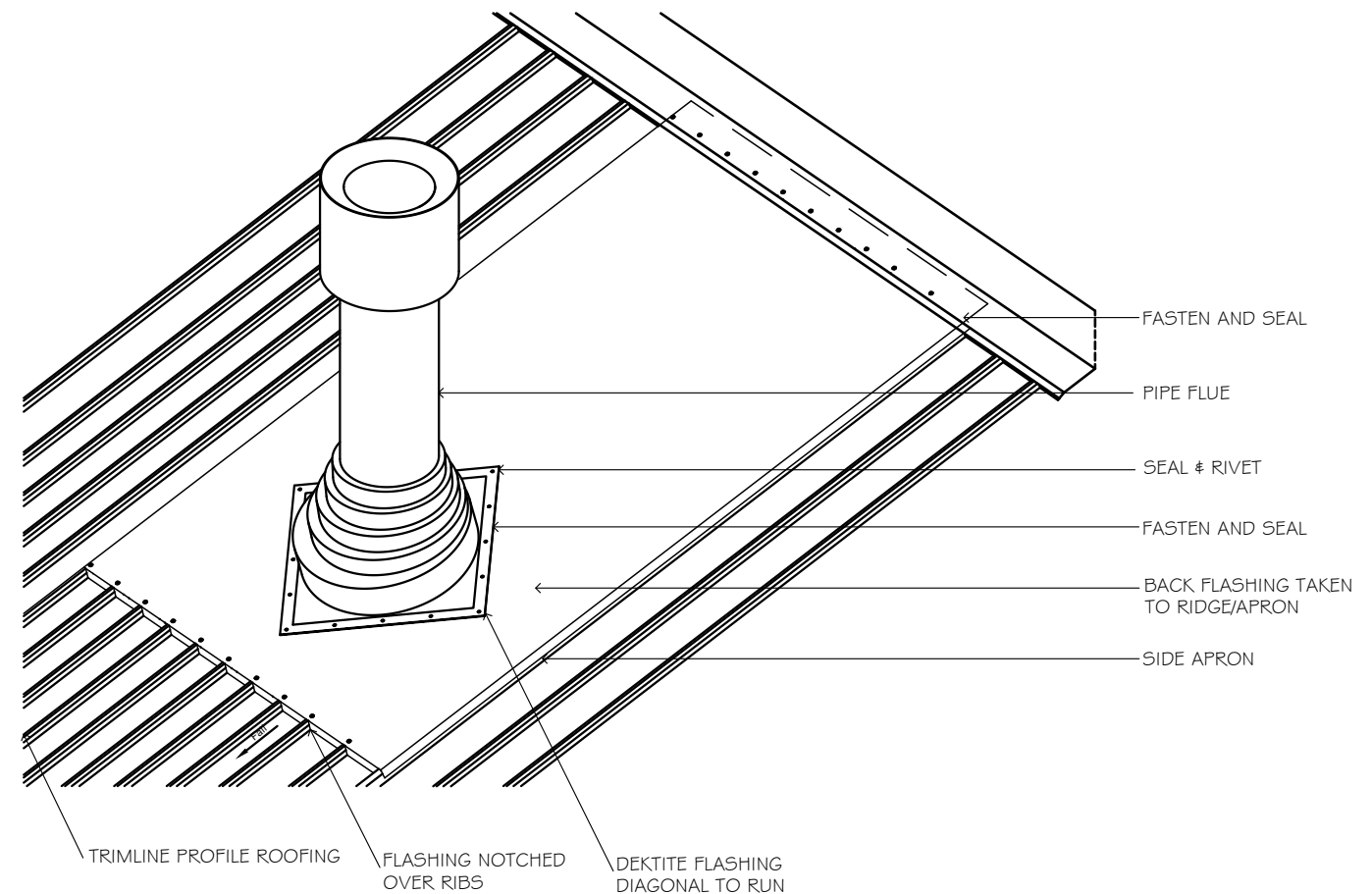
JH STRIA (405mm) HORIZONTAL CAVITY
FIXED FASCIA, ENSURE ALL EDGES
ARE PRIMED BEFORE INSTALLATION

APPLY CONTINUOUS 2x GMM
BEADS OF SEAL N FLEX-1 OR
SIKAFLEX 11FC ADHESIVE
SEALANT EACH SIDE OF JOINT

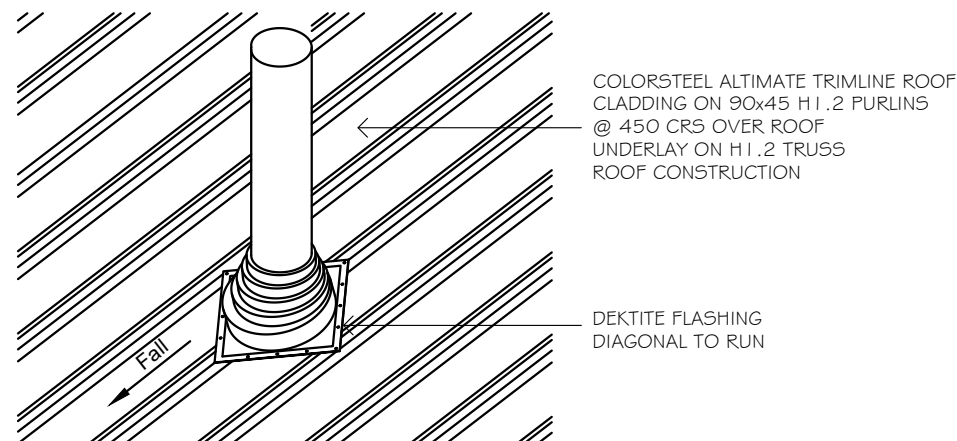
JH HARDIE VERTICALLY INSTALLED
14MM TRIMLINE JOINT WITH 2MM

45x20 H3.1 VERTICAL TIMBER
CAVITY BATTENS OVER NOMINATED
BUILDING WRAP

DETAIL 26 (D26)
VERTICAL FASCIA JOINT DETAIL
SCALE 1:5




DETAIL 27 (D27)
ROOF PENETRATION DETAIL
SCALE 1:20

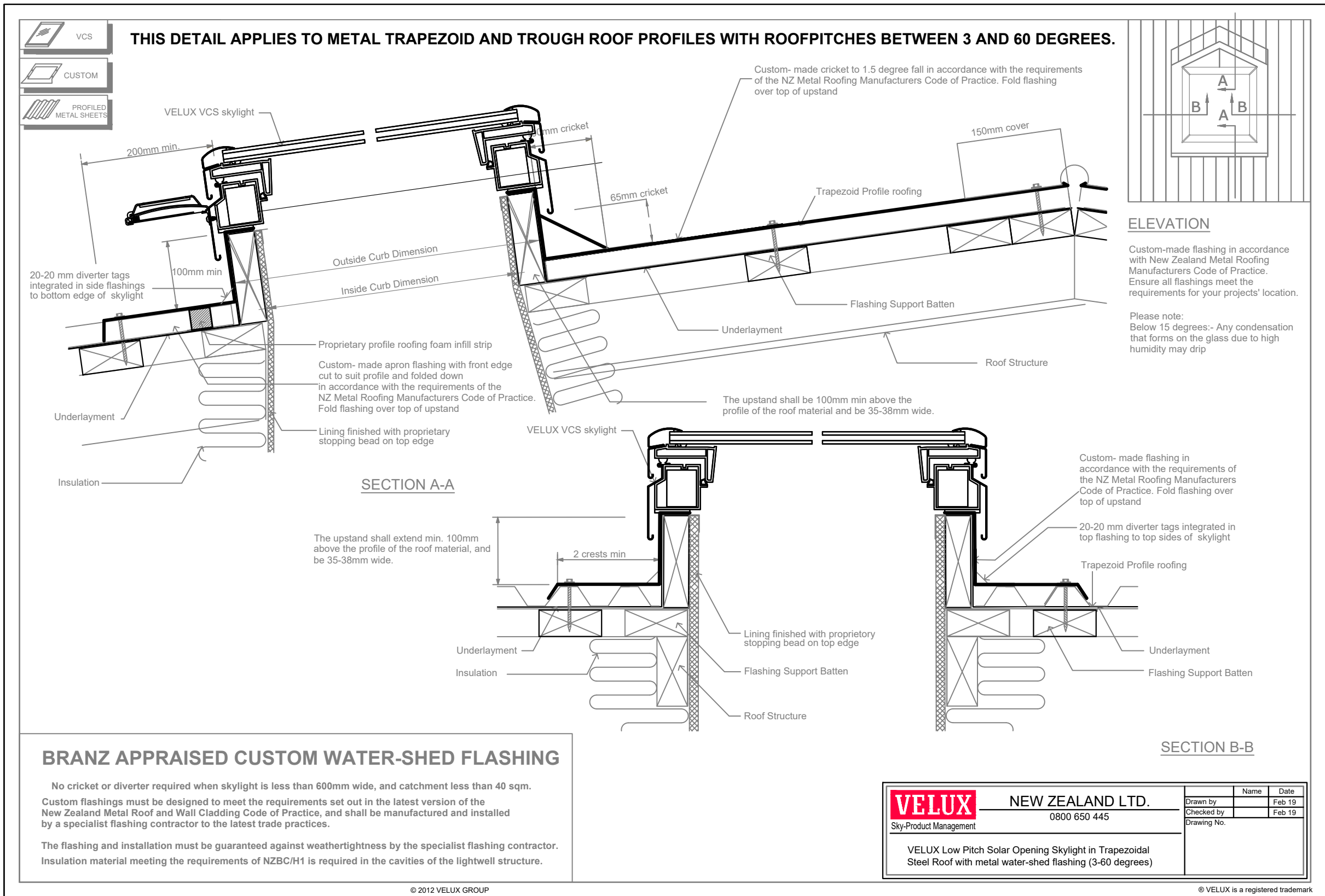


DETAIL 28 (D28)
ROOF PENETRATION DETAIL
SCALE 1:10


NOTE:

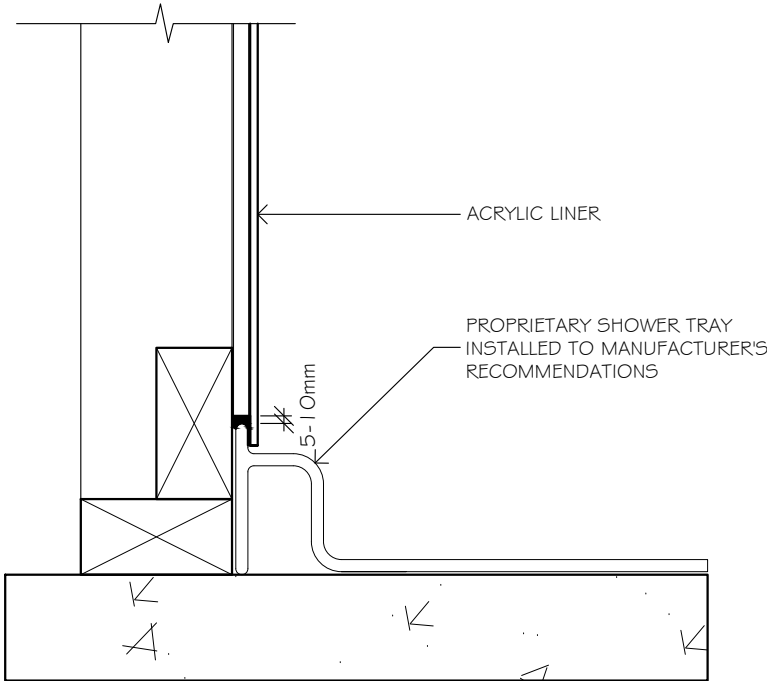
-PROPRIETARY VENT FLASHING TO BE
INSTALLED IN STRICT ACCORDANCE
WITH MANUFACTURERS
RECOMMENDATIONS IN PARTICULAR
ORIENTATION TO RIDGE & MINIMUM
FALL REQUIREMENTS

	DRAFTED ARCHITECTURAL DESIGN		NOTES		PROJECT: NEW TWO STOREY DWELLING LOT 2, 169 MANLY STREET, PARAPARAUMU	CLIENT: M PRITCHARD	TITLE: DETAILS				
	11 TE HARAWIRA STREET OTAKI,NZ PHONE: 022 607 0234 EMAIL: drafted.nz@gmail.com www.drafted.nz		-DO NOT SCALE FROM DRAWINGS -CONTRACTORS TO VERIFY ALL MEASUREMENTS & LOCATION OF SERVICES ON SITE PRIOR TO COMMENCING WORK. CONTACT DRAFTED.NZ FOR ANY CONTRADICTIONS OR ONSITE ANOMALIES -PLANS ARE TO BE CROSS REFERENCED & READ IN CONCURRENCE WITH PROJECT SPECIFICATIONS, CONSULTANT REPORTS & SPECIALIST DOCUMENTATION -ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NEW ZEALAND BUILDING CODE, RELEVANT DISTRICT PLAN REQUIREMENTS & OR RESOURCE MANAGEMENT ACT -THE COPYRIGHT OF THIS DRAWING IS VESTED IN DRAFTED.NZ & IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE MANUFACTURE OF ANY ARTICLE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.				SCALE AT A3: AS SHOWN	DATE: OCT 25	DRAWN: JS	CHECKED: JS	STATUS: AMEND
							PROJECT NO: 3224	REVISION: ----	DRAWING NO: 39		



DETAIL 29 (D29)
SKYLIGHT DETAIL
SCALE N.T.S.

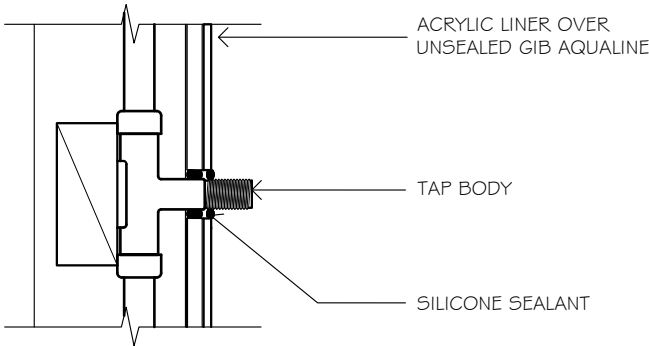
	DRAFTED ARCHITECTURAL DESIGN 11 TE HARAWIRA STREET OTAKI, NZ PHONE: 022 607 0234 EMAIL: drafted.nz@gmail.com www.drafted.nz	NOTES -DO NOT SCALE FROM DRAWINGS -CONTRACTORS TO VERIFY ALL MEASUREMENTS & LOCATION OF SERVICES ON SITE PRIOR TO COMMENCING WORK. CONTACT DRAFTED.NZ FOR ANY CONTRADICTIONS OR ONSITE ANOMALIES -PLANS ARE TO BE CROSS REFERENCED & READ IN CONCURRENCE WITH PROJECT SPECIFICATIONS, CONSULTANT REPORTS & SPECIALIST DOCUMENTATION -ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NEW ZEALAND BUILDING CODE, RELEVANT DISTRICT PLAN REQUIREMENTS & OR RESOURCE MANAGEMENT ACT -THE COPYRIGHT OF THIS DRAWING IS VESTED IN DRAFTED.NZ & IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE MANUFACTURE OF ANY ARTICLE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.	PROJECT: NEW TWO STOREY DWELLING LOT 2, 169 MANLY STREET, PARAPARAUMU	CLIENT: M PRITCHARD	TITLE: DETAILS	SCALE AT A3:	DATE:	DRAWN:	CHECKED:	STATUS:
						AS SHOWN	OCT 25	JS	JS	AMEND
						PROJECT NO: 3224	REVISION: ----	DRAWING NO: 40		



DETAIL 30 (D30)
ACRYLIC SHOWER DETAIL
SCALE 1:5

NOTE:

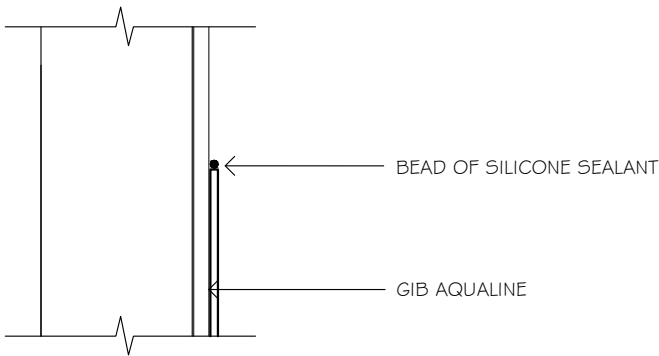
-ACRYLIC SHOWER TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS INSTALLATION INSTRUCTIONS



DETAIL 31 (D31)
PENETRATION DETAIL
SCALE 1:5

NOTE:

-WHERE IMPACT NOISE FROM PIPE IS AN ISSUE, FIX ALL PIPES ON RESILIENT BRACKETS

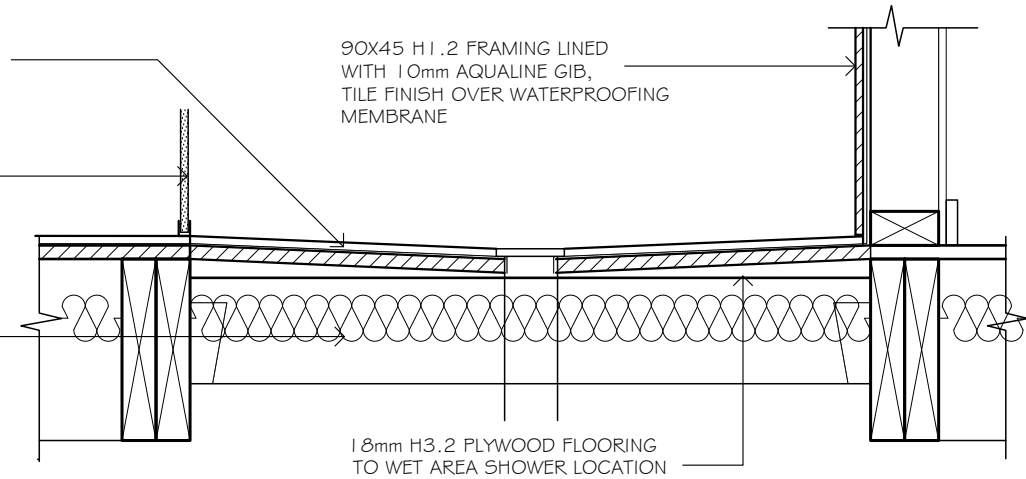


DETAIL 32 (D32)
SHOWER WALL DETAIL
SCALE 1:5

SELECTED TILE FINISH TO SHOWER WALLS & FLOOR OVER ARDEX WATERPROOFING SYSTEM APPLIED TO MANUFACTURERS SPECS

SAFETY GLASS DOOR & SCREEN BY SPECIALIST, SET IN ALUM. CHANNEL FIXED OVER TILES, ALL BY SPECIALIST


140X45 H3.2 JOISTS TO SHOWER AREA SET 30mm BELOW MAIN JOISTS, INSTALL H3.2 RIPPINGS TO ACHIEVE FALLS TO WASTE, JOIST HANGERS TO ALL ABUTTING JOISTS

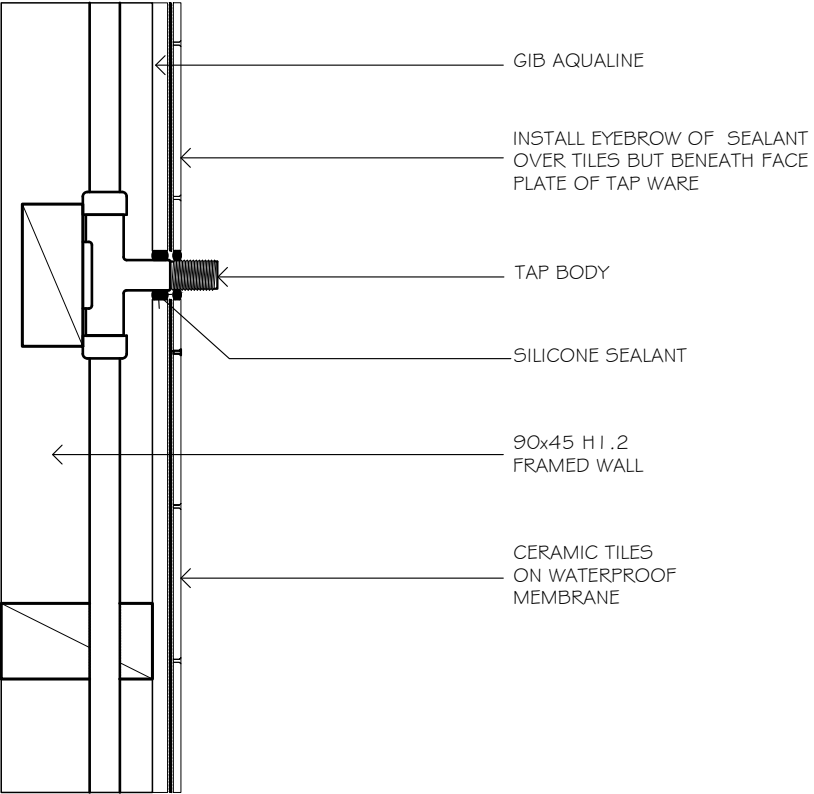


DETAIL 33 (D33)
WET AREA SHOWER DETAIL
SCALE 1:10

NOTE:

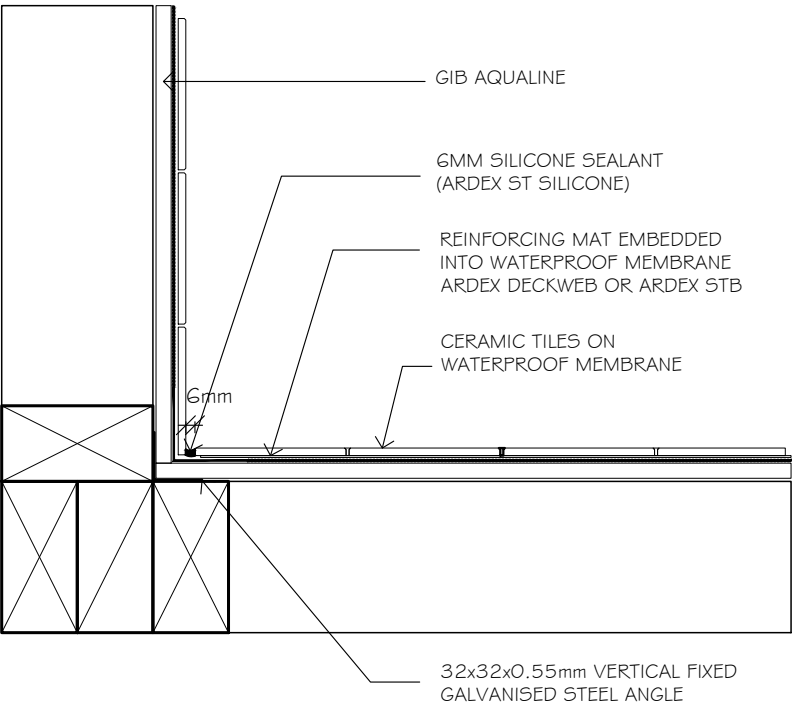
-EASY DWANG BOND BREAK TO INTERNAL CORNERS, REFER SPECIFICATION FOR WALL/FLOOR & PENETRATION DETAILS
-REFER SPECIFICATIONS FOR GIB AQUALINE WET AREA SYSTEM MANUAL FOR WALL LINING FIXING REQUIREMENTS FOR ALL TILED WALLS OVER GIB PLASTER BOARD, IF SELECTED TILES EXCEED MAXIMUM WEIGHT LIMITS REFER TO JH VILLABOARD MANUAL OR ALTERNATIVE WET AREA LININGS

	DRAFTED ARCHITECTURAL DESIGN		NOTES		PROJECT: NEW TWO STOREY DWELLING LOT 2, 169 MANLY STREET, PARAPARAUMU	CLIENT: M PRITCHARD	TITLE: DETAILS				
	11 TE HARAWIRA STREET OTAKI,NZ PHONE: 022 607 0234 EMAIL: drafted.nz@gmail.com www.drafted.nz		-DO NOT SCALE FROM DRAWINGS -CONTRACTORS TO VERIFY ALL MEASUREMENTS & LOCATION OF SERVICES ON SITE PRIOR TO COMMENCING WORK, CONTACT DRAFTED.NZ FOR ANY CONTRADICTIONS OR ONSITE ANOMALIES -PLANS ARE TO BE CROSS REFERENCED & READ IN CONCURRENCE WITH PROJECT SPECIFICATIONS, CONSULTANT REPORTS & SPECIALIST DOCUMENTATION -ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NEW ZEALAND BUILDING CODE, RELEVANT DISTRICT PLAN REQUIREMENTS & OR RESOURCE MANAGEMENT ACT -THE COPYRIGHT OF THIS DRAWING IS VESTED IN DRAFTED.NZ & IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE MANUFACTURE OF ANY ARTICLE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.				SCALE AT A3: AS SHOWN	DATE: OCT 25	DRAWN: JS	CHECKED: JS	STATUS: AMEND
							PROJECT NO: 3224	REVISION: ----	DRAWING NO: 41		

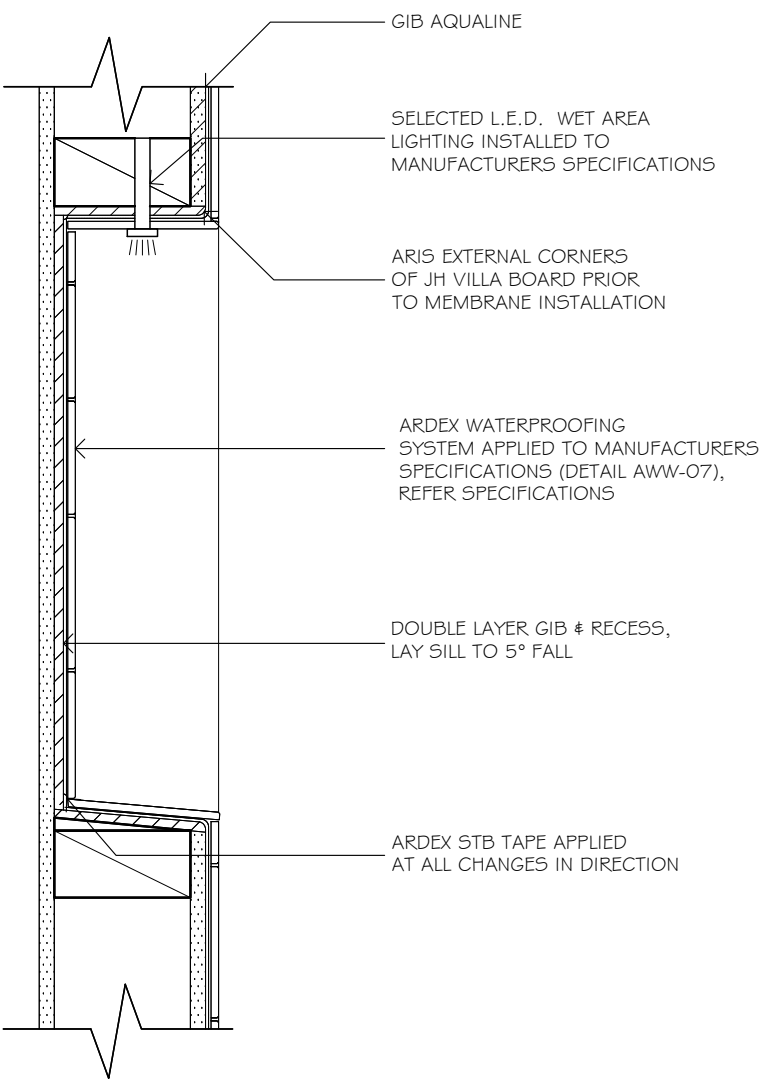


DETAIL 34 (D34)
PENETRATION DETAIL
SHOWER – TILED WALLS
SCALE 1:5
NOTE:

-WHERE IMPACT NOISE FROM PIPE IS AN ISSUE, FIX ALL PIPES ON RESILIENT BRACKETS

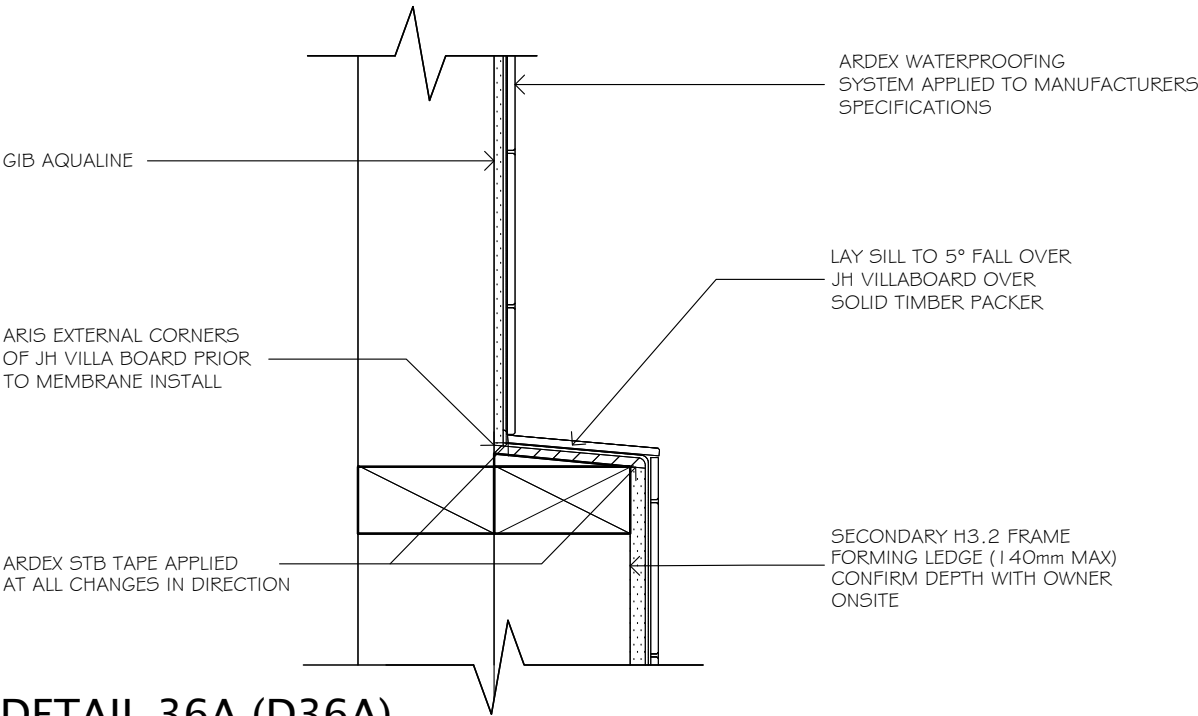


DETAIL 35 (D35)
SHOWER WALL DETAIL
SCALE 1:5




DETAIL 36 (D36)
OPTIONAL SHOWER RECESS DETAIL – WET AREA SHOWER
SCALE 1:5
NOTE:

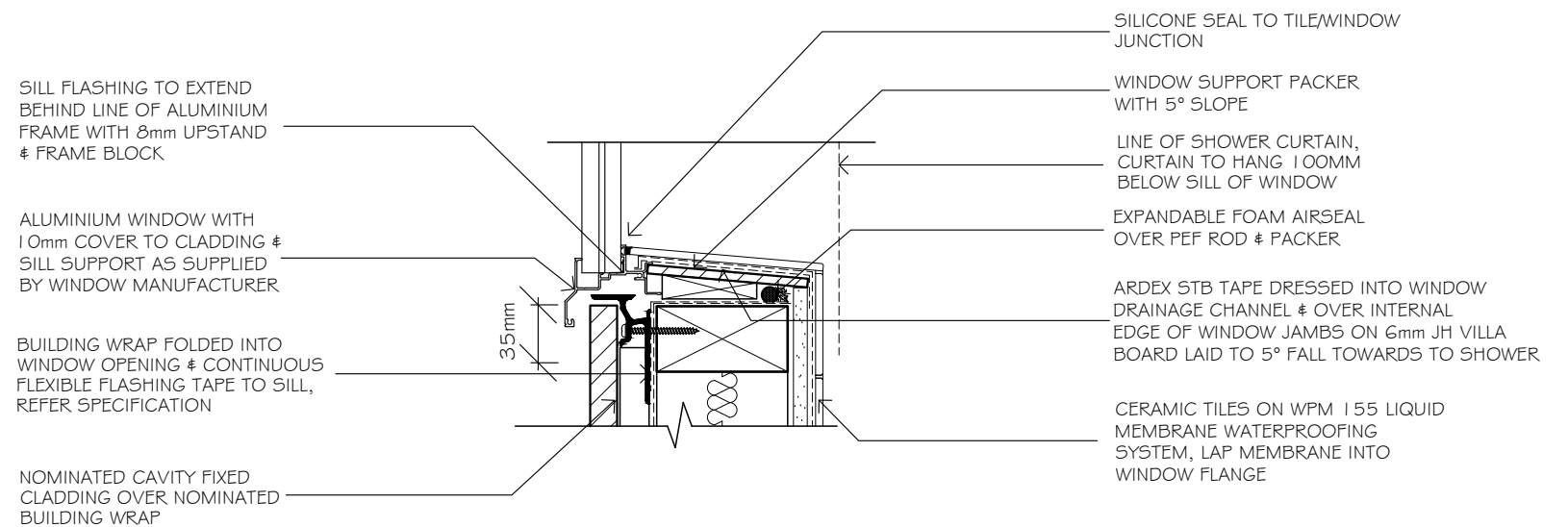
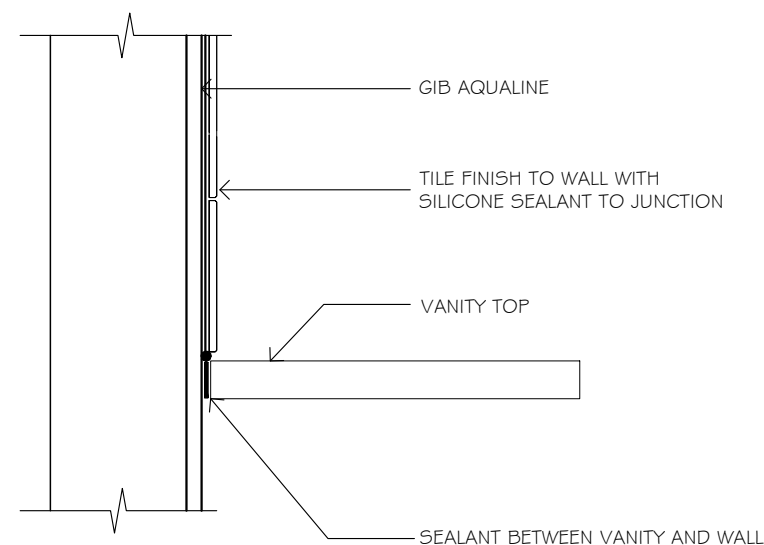
-DETAIL LIMITED TO INTERNAL WALLS ONLY
-CONFIRM POSITION OF SHOWER RECESS ON SITE WITH OWNER
-WATERPROOF MEMBRANE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS BY LICENSED APPLICATOR
-WET AREA L.E.D. LIGHTING TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS IF SELECTED FIXTURES TO NOT HAVE RUBBER/SILICONE GASKET INSTALL OVER BEAD OF MS SILICONE



DETAIL 36A (D36A)
SHOWER LEDGE DETAIL – WET AREA SHOWER
SCALE 1:5
NOTE:

-CONFIRM POSITION & DEPTH OF SHOWER LEDGE ONSITE WITH OWNER
-WATERPROOF MEMBRANE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS BY LICENSED APPLICATOR

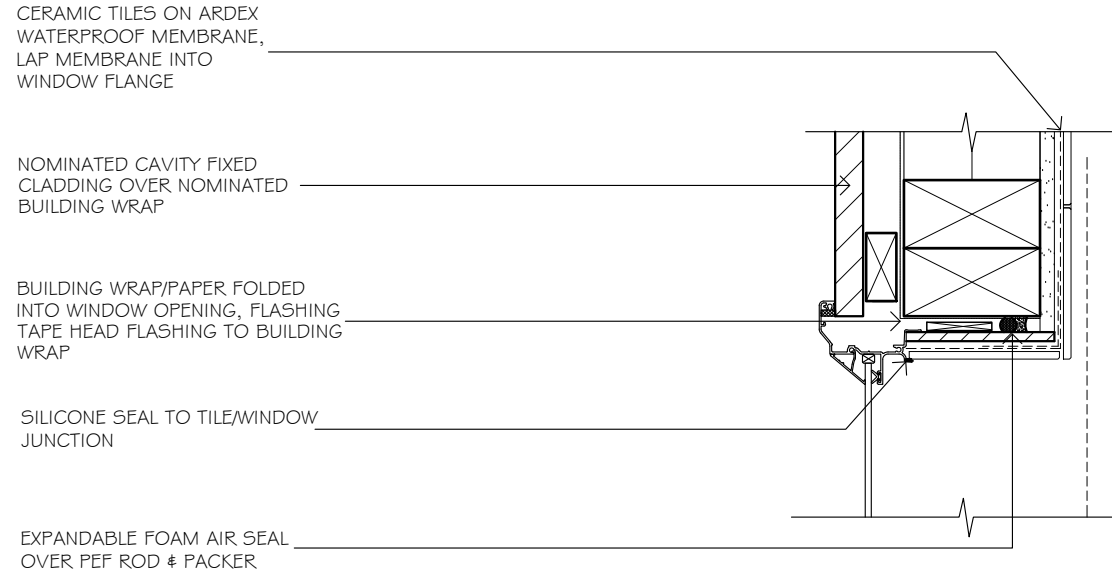
	DRAFTED ARCHITECTURAL DESIGN		NOTES		PROJECT:		CLIENT:		TITLE:										
	11 TE HARAWIRA STREET OTAKI, NZ PHONE: 022 607 0234 EMAIL: drafted.nz@gmail.com www.drafted.nz		-DO NOT SCALE FROM DRAWINGS -CONTRACTORS TO VERIFY ALL MEASUREMENTS & LOCATION OF SERVICES ON SITE PRIOR TO COMMENCING WORK, CONTACT DRAFTED.NZ FOR ANY CONTRADICTIONS OR ONSITE ANOMALIES -PLANS ARE TO BE CROSS REFERENCED & READ IN CONCURRENCE WITH PROJECT SPECIFICATIONS, CONSULTANT REPORTS & SPECIALIST DOCUMENTATION -ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NEW ZEALAND BUILDING CODE, RELEVANT DISTRICT PLAN REQUIREMENTS & OR RESOURCE MANAGEMENT ACT -THE COPYRIGHT OF THIS DRAWING IS VESTED IN DRAFTED.NZ & IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE MANUFACTURE OF ANY ARTICLE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.		NEW TWO STOREY DWELLING LOT 2, 169 MANLY STREET, PARAPARAUMU		M PRITCHARD		DETAILS										
									SCALE AT A3: AS SHOWN		DATE: OCT 25		DRAWN: JS		CHECKED: JS		STATUS: AMEND		
										PROJECT NO: 3224		REVISION: ----		DRAWING NO: 42					



NOTE:


- WATERPROOF MEMBRANE TO CONTINUE FULL PERIMETER OF WINDOW
- REFER SHADOWCLAD DETAIL KEY FOR WINDOW WEATHERTIGHT DETAILS

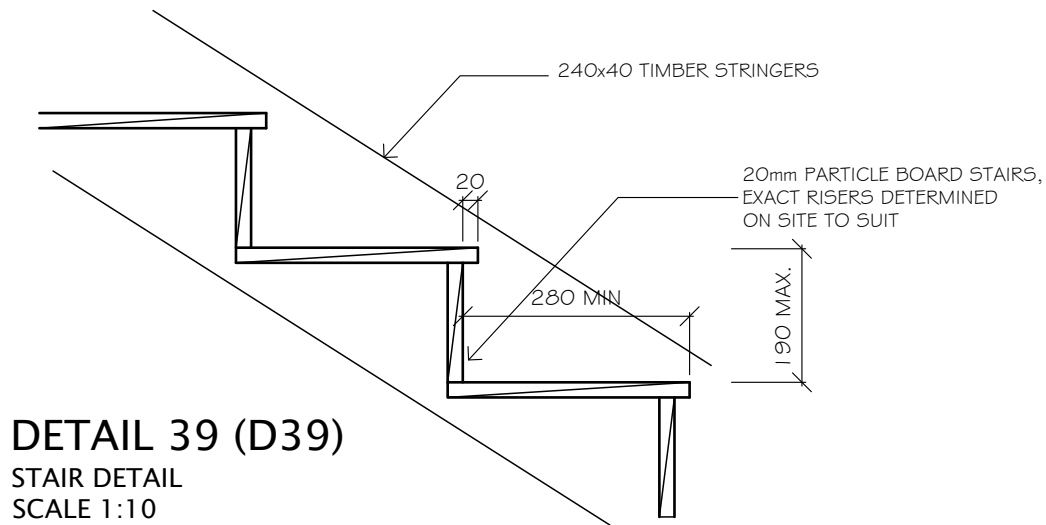
DETAIL 38C (D38C)
WINDOW HEAD DETAIL – WET AREA SHOWER
SCALE 1:5
NOTE:



NOTE:

- WATERPROOF MEMBRANE TO CONTINUE FULL PERIMETER OF WINDOW
- REFER SHADOWCLAD DETAIL KEY FOR WINDOW WEATHERTIGHT DETAILS

 DRAFTED ARCHITECTURAL DESIGN 11 TE HARAWIRA STREET OTAKI, NZ PHONE: 022 607 0234 EMAIL: drafted.nz@gmail.com www.drafted.nz	NOTES -DO NOT SCALE FROM DRAWINGS -CONTRACTORS TO VERIFY ALL MEASUREMENTS & LOCATION OF SERVICES ON SITE PRIOR TO COMMENCING WORK, CONTACT DRAFTED.NZ FOR ANY CONCERNS OR ON-SITE ANOMALIES -PLANS ARE TO BE CROSS REFERENCED & READ IN CONCURRENCE WITH PROJECT SPECIFICATIONS, CONSULTANT REPORTS & SPECIALIST DOCUMENTATION -ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NEW ZEALAND BUILDING CODE, RELEVANT DISTRICT PLAN REQUIREMENTS & OR RESOURCE MANAGEMENT ACT -THE COPYRIGHT OF THIS DRAWING IS VESTED IN DRAFTED.NZ & IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE MANUFACTURE OF ANY ARTICLE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.	PROJECT: NEW TWO STOREY DWELLING LOT 2, 169 MANLY STREET, PARAPARAUMU	CLIENT: M PRITCHARD	TITLE: DETAILS										
	<table border="1"><tr><td>SCALE AT A3: AS SHOWN</td><td>DATE: OCT 25</td><td>DRAWN: JS</td><td>CHECKED: JS</td><td>STATUS: AMEND</td></tr><tr><td>PROJECT NO: 3224</td><td>REVISION: ----</td><td>DRAWING NO: 43</td><td colspan="2"></td></tr></table>				SCALE AT A3: AS SHOWN	DATE: OCT 25	DRAWN: JS	CHECKED: JS	STATUS: AMEND	PROJECT NO: 3224	REVISION: ----	DRAWING NO: 43		
	SCALE AT A3: AS SHOWN	DATE: OCT 25	DRAWN: JS	CHECKED: JS	STATUS: AMEND									
PROJECT NO: 3224	REVISION: ----	DRAWING NO: 43												

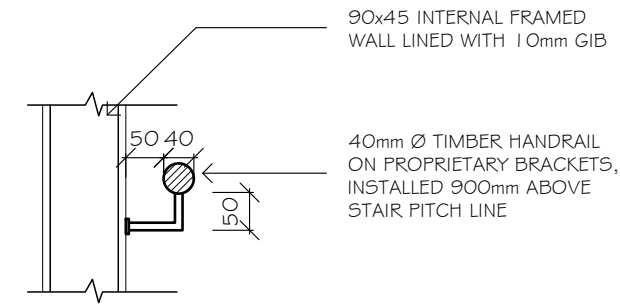


DETAIL 39 (D39)

STAIR DETAIL
SCALE 1:10

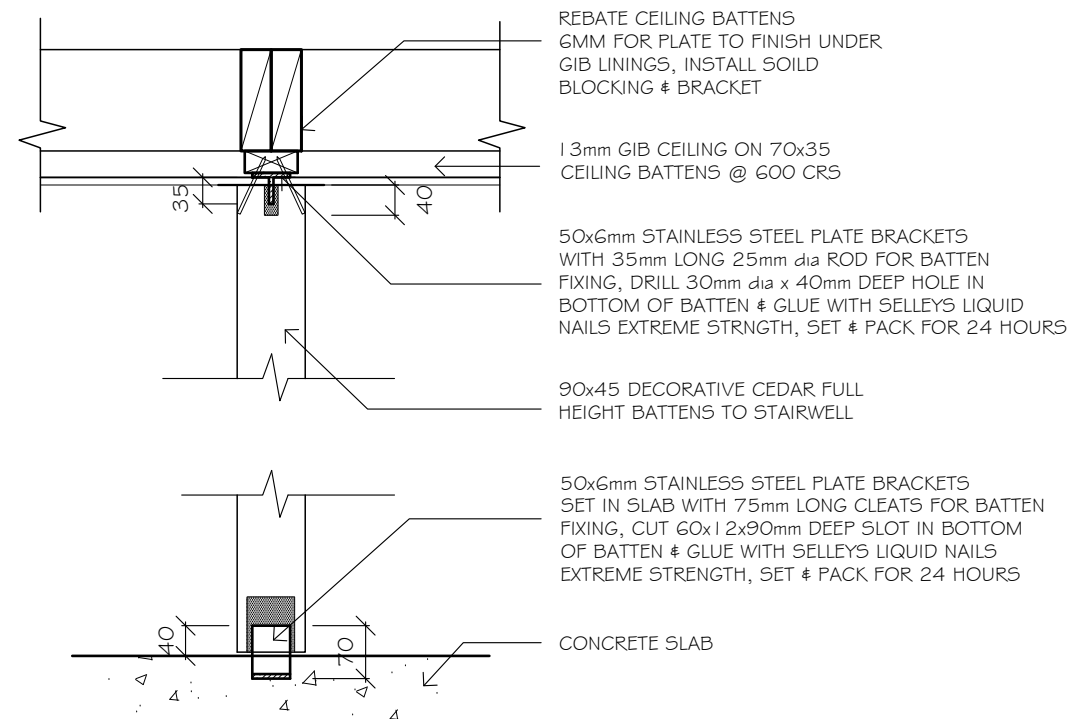
NOTE:

- 40mm Ø HANDRAIL 900mm ABOVE STAIR PITCH LINE, REFER DETAIL
- ALL STAIR CONSTRUCTION & FINISH CONFIRMED WITH OWNER
- 280mm MINIMUM TREAD, 190mm MAXIMUM RISER



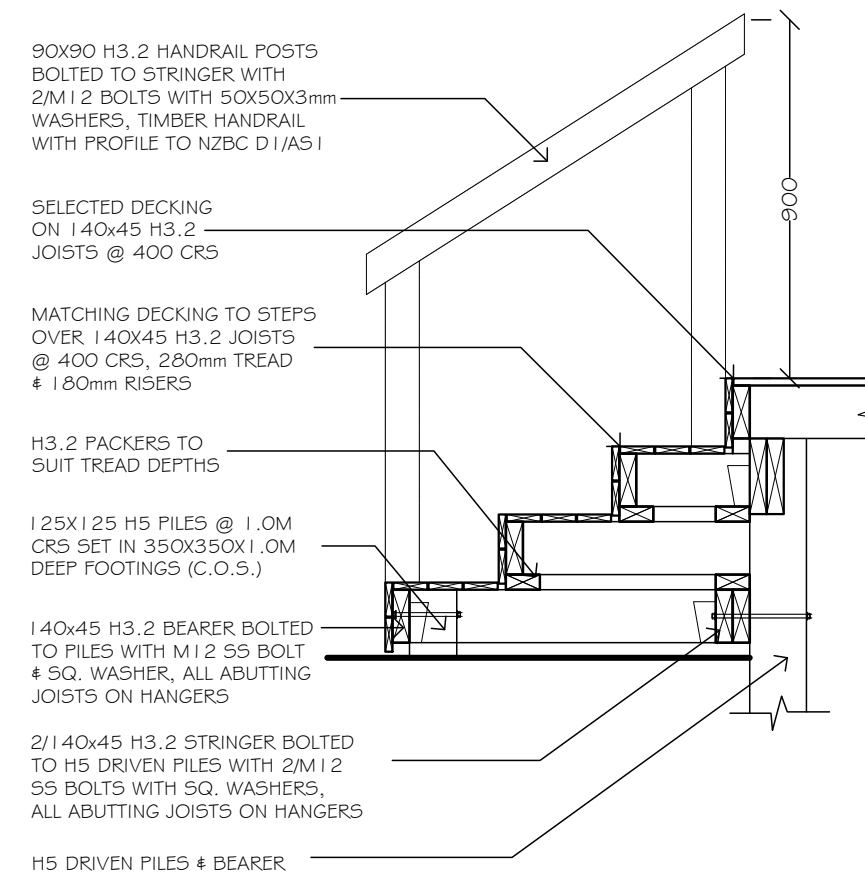
DETAIL 40 (D40)

HANDRAIL DETAIL
SCALE 1:10




DETAIL 41 (D41)

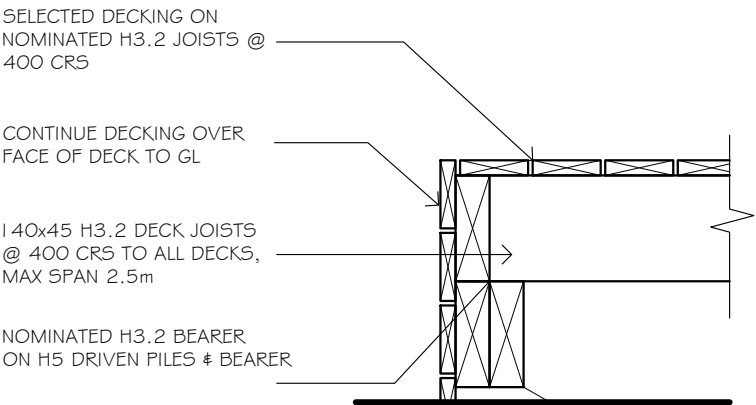
OPTIONAL CEDAR BATTEN DETAIL
SCALE 1:10



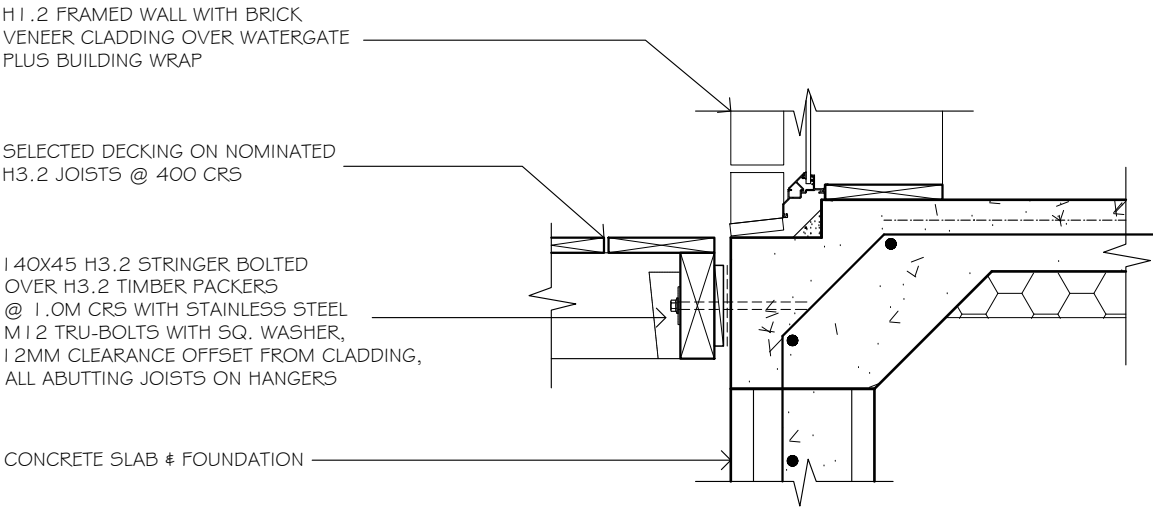
DETAIL 42 (D42)

DECK STEPS DETAIL
SCALE 1:20

	DRAFTED ARCHITECTURAL DESIGN		NOTES		PROJECT:		CLIENT:		TITLE:		
	11 TE HARAWIRA STREET OTAKI,NZ		-DO NOT SCALE FROM DRAWINGS -CONTRACTORS TO VERIFY ALL MEASUREMENTS & LOCATION OF SERVICES ON SITE PRIOR TO COMMENCING WORK, CONTACT DRAFTED.NZ FOR ANY CONTRADICTIONS OR ONSITE ANOMALIES -PLANS ARE TO BE CROSS REFERENCED & READ IN CONCURRENCE WITH PROJECT SPECIFICATIONS, CONSULTANT REPORTS & SPECIALIST DOCUMENTATION -ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NEW ZEALAND BUILDING CODE, RELEVANT DISTRICT PLAN REQUIREMENTS & OR RESOURCE MANAGEMENT ACT -THE COPYRIGHT OF THIS DRAWING IS VESTED IN DRAFTED.NZ & IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE MANUFACTURE OF ANY ARTICLE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.		NEW TWO STOREY DWELLING LOT 2, 169 MANLY STREET, PARAPARAUMU		M PRITCHARD		DETAILS		
	PHONE: 022 607 0234 EMAIL: drafted.nz@gmail.com www.drafted.nz								SCALE AT A3: AS SHOWN		
									DATE: OCT 25		
										DRAWN: JS	
										CHECKED: JS	
										STATUS: AMEND	
										PROJECT NO: 3224	
										REVISION: ----	
										DRAWING NO: 44	



DETAIL 43 (D43)
DECK EDGE DETAIL
SCALE 1:10



DETAIL 44 (D44)
DECK STRINGER DETAIL
SCALE 1:10

BGC STRATUM VERTICAL WEATHERBOARD
DETAIL KEY
SCALE 1:50


-STRATUM MANUAL DETAIL REFERENCE-REFER SPECIFICATIONS FOR DETAILS -ALL DETAILS MUST BE READ IN CONJUNCTION WITH THE PREFACE OF THE TECHNICAL MANUAL & BRANZ APPRAISAL -ALL CLADDING FIXED IN ACCORDANCE WITH THE BRAD & GLUE METHOD	
CONSTRUCT FRAME	FIG 1
STRATUM VERTICAL INSTALLATION SLAB DETAIL	FIG 3
STRATUM VERTICAL INSTALLATION PLANK JOINT DETAIL	FIG 5
STRATUM VERTICAL INSTALLATION PLANK JOINT DETAIL	FIG 7
STRATUM VERTICAL INSTALLATION FACE FIXING DETAIL	FIG 9
STRATUM VERTICAL INSTALLATION EXTERNAL CORNER DETAIL	FIG 11
STRATUM VERTICAL INSTALLATION INTERNAL CORNER DETAIL	FIG 13
STRATUM VERTICAL INSTALLATION WINDOW HEAD DETAIL	FIG 15
STRATUM VERTICAL INSTALLATION WINDOW SILL DETAIL	FIG 17
STRATUM VERTICAL INSTALLATION WINDOW JAMB DETAIL	FIG 19
INTERSTOREY DRAINAGE DETAIL CAVITY CONSTRUCTION	FIG SV-09
STRATUM VERTICAL INSTALLATION PIPE PENETRATION DETAIL	FIG SV-25

JAMES HARDIE VERTICAL
STRIA DETAIL KEY
SCALE 1:50

-JH STRIA-405mm WIDE CLADDING OVER H3.1 20mm CASTELLATED CAVITY BATTENS, REFER MANUAL FOR REFERENCE -REFER SPECIFICATIONS FOR DETAILS -ALL DETAILS MUST BE READ IN CONJUNCTION WITH THE PREFACE OF THE TECHNICAL MANUAL -ALL VERTICAL STRIA CLADDING TO COLUMNS & FASCIA TO BE 405mm & WHERE REQUIRED, MODIFIED TO ARCHITECTURAL DETAILS	
CAVITY FIXED TYPICAL FRAMING SETOUT	FIGURE 1 - PAGE 23
FOUNDATION DETAILS	FIGURE 3 - PAGE 25
CLADDING AND HARDIE HORIZONTAL BATTEN SETOUT	FIGURE 5 - PAGE 27
EXTERNAL ALUMINIUM BOX CORNER	FIGURE 6 - PAGE 28
TRIMLINE JOINT FLASHING AT FLOOR LEVEL	FIGURE 21 - PAGE 43
TRIMLINE JOINT EXTERNAL CORNER-OPTION A	FIGURE 23 - PAGE 45
TRIMLINE JOINT EXTERNAL CORNER-OPTION B	FIGURE 24 - PAGE 46
TRIMLINE FLASHING JOINT INTERNAL CORNER	FIGURE 25 - PAGE 47
DRAINED FLASHING JOINT AT FLOOR JOIST EXTERNAL CORNER	FIGURE 27 - PAGE 49

NON-POTABLE WATER SIGNAGE:

OUTLETS OF NON-POTABLE WATER SHALL BE IDENTIFIED AS NOT SUITABLE FOR DRINKING BY USING THE PROHIBITION SAFETY SIGN SHOWN IN F8/AS1 FIG 14, THE PICTOGRAM SHALL BE A MINIMUM OF 100 MM HIGH & LOCATED ADJACENT TO THE OUTLET IN A POSITION THAT WILL NOT BE OBSCURED WHEN THE OUTLET IS USED



DRAFTED ARCHITECTURAL
DESIGN

11 TE HARAWIRA STREET
OTAKI,NZ
PHONE: 022 607 0234
EMAIL: drafted.nz@gmail.com
www.drafted.nz

NOTES

-DO NOT SCALE FROM DRAWINGS

-CONTRACTORS TO VERIFY ALL MEASUREMENTS & LOCATION OF SERVICES ON SITE PRIOR TO COMMENCING WORK. CONTACT DRAFTED.NZ FOR ANY CONTRADICTIONS OR ON-SITE ANOMALIES.

-PLANS ARE TO BE CROSS REFERENCED & READ IN CONCURRENCE WITH PROJECT SPECIFICATIONS, CONSULTANT REPORTS & SPECIALIST DOCUMENTATION

-ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NEW ZEALAND BUILDING CODE, RELEVANT DISTRICT PLAN REQUIREMENTS & OR RESOURCE MANAGEMENT ACT

-THE COPYRIGHT OF THIS DRAWING IS VESTED IN DRAFTED.NZ & IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE MANUFACTURE OF ANY ARTICLE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.

PROJECT:

NEW TWO STOREY DWELLING
LOT 2, 169 MANLY STREET,
PARAPARAUMU

CLIENT:

M.PRITCHARD

TITLE:

DETAILS

SCALE AT A3: AS SHOWN	DATE: OCT 25	DRAWN: JS	CHECKED: JS	STATUS: AMEND
PROJECT NO: 3224	REVISION: ----	DRAWING NO: 45		