

# Approved Building Consent Documents

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

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

DWG NO	REV NO	DWG TITLE
0.00	A	COVER SHEET
0.01	A	KEY NOTES
3.01	A	SITE PLAN
3.02	None	FOUNDATION PLAN
4.01	None	FLOOR PLAN - LAYOUT
4.02	None	FLOOR PLAN - DIMENSIONED
4.03	None	FLOOR PLAN - STRUCTURAL & BRACING
4.04	None	ROOF PLAN
4.11	None	FLOOR PLAN - PLUMBING & DRAINAGE
4.12	None	FLOOR PLAN - ELECTRICAL
5.01	A	ELEVATIONS - NORTH & EAST
5.02	None	ELEVATIONS - SOUTH & WEST
5.11	None	EXTERNAL WINDOW & DOOR JOINERY SCHEDULE
5.12	None	INTERNAL DOOR JOINERY SCHEDULE
6.01	None	SECTION A-A
6.02	None	SECTION B-B & SECTION C-C
7.01	None	CONSTRUCTION DETAILS
7.11	None	CLADDING DETAILS - LINEA WEATHERBOARD
7.12	None	CLADDING DETAILS -LINEA WEATHERBOARD
7.13	None	CLADDING DETAILS - NZBC E2
7.21	None	ROOF CLADDING DETAILS
8.01	None	BATHROOM DETAILS
9.01	None	LUMBERLOK FIXINGS LINTEL AND STUD TO TOP PLATE
9.02	None	LUMBERLOK FIXINGS PURLIN & BATTEN
9.03	None	MITEK DURABILITY CHART
9.05	None	TIMBER TREATMENT & METAL FLASHING DIMENSIONS

SITE INFORMATION	
LOT	256
DP	518987
SITE AREA	640m <sup>2</sup>
PLANNING ZONE	SELWYN DC - LIVING Z
EARTHQUAKE ZONE	2
WIND ZONE	HIGH
CLIMATE ZONE	3
CORROSION ZONE	C
SNOW LOADING	N4

 <p>TONI@TONITHOMASDESIGN.CO.NZ 03 366 6360 021 769 623</p> <p>PO BOX 36170 MERRIVALE CHRISTCHURCH 8146</p>	<p>THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL ENGINEERING AND OTHER CONSULTANTS DRAWINGS &amp; SPECIFICATIONS, AND WITH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ALL DISCREPANCIES SHALL BE REFERRED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.</p> <p>WORKMANSHIP &amp; MATERIALS ARE TO BE IN ACCORDANCE WITH THE NZ BUILDING CODE AND APPLICABLE NZ STANDARDS.</p> <p>DO NOT SCALE FROM DRAWINGS, CONTRACTOR TO VERIFY ALL MEASUREMENTS ON SITE</p>	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>NOTES</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>23/04/18</td> <td>SHEETS A0.00, A0.01, A3.01, 5.01 AMENDED</td> </tr> </tbody> </table>	REV	DATE	NOTES	A	23/04/18	SHEETS A0.00, A0.01, A3.01, 5.01 AMENDED	<p>CLIENT</p> <p><b>FAIRLIGHT HOMES</b></p>	<p>PROJECT</p> <p><b>NEW HOUSE LOT 256 FLEMINGTON SUB DIVISION LINCOLN</b></p>	<p>ISSUE</p> <p><b>CONSENT ISSUE</b></p> <p>DRAWING TITLE</p> <p><b>COVER SHEET</b></p>	<p>DATE <b>23 Apr 2018</b></p> <p>DRAWING NO</p> <p><b>A 0.00</b></p> <p>PROJECT NO <b>1801</b></p> <p>REVISION NO <b>A</b></p> <p>SCALE @ A3 <b>NTS</b></p> <p><small>© COPYRIGHT TONI THOMAS DESIGN</small></p>
		REV	DATE	NOTES								
A	23/04/18	SHEETS A0.00, A0.01, A3.01, 5.01 AMENDED										

**STRUCTURE**

- 3.155 CONCRETE SLAB & FOUNDATIONS**  
FIRTH RIBRAFT FLOOR SYSTEM - 305mm DEEP  
REFER TO DRAWINGS & DOCUMENTATION BY WILTON JOUBERT
  - 3.160 CONCRETE PATIO**  
GROUND BEAMS - 400 WIDE x 300 DEEP WITH PLINTHS FOR COLUMNS  
REFER TO DRAWINGS & DOCUMENTATION BY WILTON JOUBERT  
TOPPING SLAB - 155mm DEEP WITH 665 MESH, FLOAT FINISH
  - 3.811 TIMBER ROOF TRUSSES**  
MITEK TRUSS DESIGN - H1.2 TRUSSES @ 900 CRS, 25 DEGREE ROOF PITCH  
REFER TO DRAWINGS & DOCUMENTATION BY PLACEMAKERS & MITEK
  - 3.821 TIMBER WALL FRAMING**  
WALL HEIGHT - 2450 TO U/S OF TRUSS  
EXTERIOR WALLS - 90x45 H1.2 STUDS @ 600 CRS, DWANGS @ 800 CRS WITH DOUBLE TOP PLATE  
INTERIOR WALLS - 90x45 H1.2 STUDS @ 600 CRS, DWANGS @ 800 CRS WITH DOUBLE TOP PLATE  
ALLOW FOR ADDITIONAL DWANGS AS REQUIRED FOR FIXINGS  
LINTELS - H1.2 VARIOUS SIZES, REFER TO SHEET A4.03  
WALL BRACING - GIB EZYBRACE SYSTEM
  - 3.822 TIMBER POSTS TO ENTRY PATIO**  
90x90 H3.1 POSTS FIXED WITH LUMBERLOK B197 STRUCTURAL BRACKET
  - 3.823 VERANDAH BEAMS**  
2/140x45 H3.1 BEAMS FIXED TO POSTS WITH 2/M12 BOLTS
- ENCLOSURE**
- 4.161 PRE-CLADDING**  
DAMP PROOF MEMBRANE - THERMATHENE BLACK  
DAMP PROOF COURSE - SUPERCOURSE 500  
BUILDING PAPER - WATERGATE PLUS  
FLASHING TAPE - 3M ALL WEATHER FLASHING TAPE  
ROOFING PAPER - THERMAKRAFT 215
  - 4.231 WALL CLADDING - FIBRE CEMENT HORIZONTAL WEATHERBOARD**  
JAMES HARDIE LINEA WEATHERBOARD - INSTALL ON 20mm H3.1 VERTICAL CAVITY BATTENS OVER BUILDING WRAP,  
WALL CLADDING TO BE FIXED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS & NZBC E2 COMPLIANT DETAILS
  - 4.239 SOFFIT CLADDING - FIBRE CEMENT**  
4.5mm JAMES HARDIE HARDIEFLEX - BUTT JOINTS, PAINT FINISH
  - 4.311 ROOF CLADDING - LONGRUN**  
PROFILE - 0.40 COLORSTEEL ENDURA CORRUGATED  
PURLINS - 70x45 H1.2 @ 900 CRS ON FLAT  
FASCIA - COLORSTEEL ENDURA FASCIA  
ROOF CLADDING TO BE FIXED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS & NZBC E2 COMPLIANT DETAILS
  - 4.521 WINDOW & DOOR JOINERY - EXTERNAL**  
FRAMES- ALUMINIUM, POWDER COATED  
ALUMINIUM PROFILE - AS SELECTED BY CLIENT  
REVEALS (GROOVED) - 25mm H3.1 FJ PINE  
HEAD HEIGHT - 2150, TO BE CONFIRMED - EXTERIOR WINDOWS & DOORS TO FINISH UNDER SOFFIT  
GLAZING - DOUBLE GLAZING, IGU R0.26  
OBSCURE GLAZING - TO BATHROOM, WC, AND ENSUITE  
SAFETY GLAZING - AS REQUIRED TO MEET CODE REQUIREMENTS  
SASHES - AWNING HUNG SASHES  
HARDWARE - COLOUR MATCHED TO FRAMES  
RESTRICTOR STAYS, DOOR STOPS, DOOR LATCHES - AS SELECTED BY CLIENT
  - 4.553 ENTRY DOOR**  
ENTRY DOOR FRAME - ALUMINIUM, POWDER COATED  
ENTRY DOOR - SOLID CONSTRUCTION, AS SELECTED BY CLIENT  
HARDWARE - AS SELECTED BY CLIENT
  - 4.555 GARAGE DOOR**  
SECTIONAL COLORSTEEL ENDURA - AS SELECTED BY CLIENT, WITH AUTO OPENER AND 2 REMOTES
  - 4.711 THERMAL INSULATION**  
UNDERFLOOR - RIBRAFT FLOOR - ACHIEVES R2.07  
EXTERNAL WALLS - EARTHWOOL R3.6 - ACHIEVES R3.37  
TRUSS ROOF - EARTHWOOL R2.2 - ACHIEVES R2.09

**INTERIOR**

- 5.113 PLASTERBOARD LININGS - WALLS**  
10mm GIB STANDARD - GENERALLY  
GLUE & SCREW FIXED  
  
10mm GIB AQUALINE - WET AREAS  
GLUE & SCREW FIXED  
  
GIB STOPPING - LEVEL 4 TO ALL GIB BOARD
  - 5.114 PLASTERBOARD LININGS - CEILINGS**  
13mm GIB STANDARD - GENERALLY  
GLUE & SCREW FIXED  
CEILING BATTENS - 70x35 H1.2 @ 600 CRS ON FLAT  
  
13mm GIB AQUALINE - WET AREAS  
GLUE & SCREW FIXED  
CEILING BATTENS - 70x35 H1.2 @ 600 CRS ON FLAT  
  
GIB STOPPING - LEVEL 4 TO ALL GIB BOARD
  - 5.115 WALL BRACING**  
GIB EZYBRACE BRACING SYSTEM - REFER TO BRACING PLAN ON A4.03 AND BRACING CALCULATIONS CONTAINED IN THE DOCUMENTATION
  - 5.151 TRIMS**  
ARCHITRAVES - NONE, GROOVED REVEALS & JAMBS  
SKIRTING - AS SELECTED BY CLIENT, PAINT FINISH (TIMBER TO WET AREAS)  
CORNICE - NONE, SQUARE STOPPED
  - 5.231 INTERIOR DOORS**  
HUNG - 1980 HIGH POLYCORE PRE HUNG DOORS  
CAVITY SLIDERS - 1980 HIGH, SOLID PANEL IN CS FOR DOORS TRACK SYSTEM  
HWC CUPBOARD DOOR - TO MATCH INTERIOR DOORS  
WARDROBE & LINEN CUPBOARD DOORS - PROPRIETARY SLIDING DOOR SYSTEM AS SELECTED BY CLIENT  
JAMBS (GROOVED FOR GIB) - FJ PINE WITH REBATED STOPS  
HARDWARE - AS SELECTED BY CLIENT, DOOR STOPS TO ALL PRE HUNG DOORS, PRIVACY BOLTS TO BATHROOM, WC, AND ENSUITE
  - 5.512 KITCHEN JOINERY & SPLASHBACK**  
CABINET FINISH - AS SELECTED BY CLIENT  
INTERIORS - AS SELECTED BY CLIENT  
BENCHTOP - AS SELECTED BY CLIENT  
SPLASHBACK - AS SELECTED BY CLIENT  
HARDWARE - AS SELECTED BY CLIENT
  - 5.513 OTHER JOINERY**  
WARDROBE FITTINGS & HARDWARE - AS SELECTED BY CLIENT  
LINEN CUPBOARD FITTINGS & HARDWARE - AS SELECTED BY CLIENT  
HWC CUPBOARD FITTINGS & HARDWARE - AS SELECTED BY CLIENT  
CEILING HATCH - PROPRIETARY CEILING HATCH AS SELECTED BY CLIENT
- FINISH**
- 6.211 TILING - WALL**  
WALL TILES - AS SELECTED BY CLIENT, TO BATH PLINTH & SPLASHBACK, 300mm HIGH
  - 6.221 TILING - FLOOR**  
FLOOR TILES - AS SELECTED BY CLIENT, TO ENTRY PATIO AND ENTRY
  - 6.222 WATERPROOFING**  
ARDEX WPM750 - UNDER TILES TO BATH PLINTH & SPLASHBACK
  - 6.411 VINYL FLOOR COVERING**  
VINYL - AS SELECTED BY CLIENT, TO BATHROOM, WC, ENSUITE & KITCHEN
  - 6.511 CARPETING**  
CARPET - AS SELECTED BY CLIENT, TO LIVING, LOUNGE, HALL, BEDROOMS, & INSIDE WARDROBES, HWC CUPBOARD, LINEN CUPBOARD
  - 6.711 PAINTING - EXTERIOR**  
PAINT - RESENE ENVIRONMENTAL PAINTING EXTERIOR
  - 6.721 PAINTING - INTERIOR**  
PAINT - RESENE ENVIRONMENTAL PAINTING INTERIOR

**SERVICES**

- 7.123 HOT & COLD WATER SYSTEM**  
PIPING - WATER PIPING SYSTEM FOR BOTH HOT & COLD PIPEWORK, AS SELECTED  
WATER SUPPLY - CONNECT TO COUNCIL STREET TOBY, MAINS PRESSURE
- 7.126 WATER HEATING**  
HOT WATER CYLINDER - 300L MAINS PRESSURE HWC, INSTALL WITH CYLINDER WRAP AND SEISMIC RESTRAINTS
- 7.151 SANITARYWARE**  
WC SUITE - 2 x TOILET SUITE, S TRAP, AS SELECTED BY CLIENT  
VANITY UNIT - 2 x VANITY UNIT, AS SELECTED BY CLIENT  
BASIN UNIT - 1 x BASIN UNIT, AS SELECTED BY CLIENT  
SHOWER CUBICLE - 2 x PROPRIETARY 900x900 ACRYLIC SHOWER UNIT, AS SELECTED BY CLIENT  
BATH - 1 x BATH, AS SELECTED BY CLIENT, WITH TILED PLINTH, AND TILED 300mm SPLASHBACK  
KITCHEN SINK - 1 x SINK, AS SELECTED BY CLIENT  
SCULLERY SINK - 1 x SINK, AS SELECTED BY CLIENT  
LAUNDRY TUB - 1 x TUB, AS SELECTED BY CLIENT
- TAPWARE**  
VANITY FAUCET - 2 x BASIN MIXER, AS SELECTED BY CLIENT  
BASIN FAUCET - 1 x BASIN MIXER, AS SELECTED BY CLIENT  
SHOWER SLIDE, MIXER & ROSE - 2 x AS SELECTED BY CLIENT  
BATH FAUCET - 1 x BATH MIXER, AS SELECTED BY CLIENT  
KITCHEN & SCULLERY SINK FAUCET - 2 x SINK MIXER, AS SELECTED BY CLIENT  
LAUNDRY FAUCET - SUPPLIED WITH TUB  
EXTERNAL HOSE TAPS - 3 x AS SELECTED BY CLIENT
- ACCESSORIES**  
TOWEL RING - 3 x TOWEL RING, AS SELECTED BY CLIENT  
WC ROLL HOLDER - 2 x AS SELECTED BY CLIENT  
MIRROR CABINET - 2 x RECESSED MIRROR CABINET, AS SELECTED BY CLIENT
- 7.411 RAINWATER SPOUTING SYSTEMS**  
SPOUTING - COLORSTEEL, CLASSIC PROFILE  
DOWNPIPES - COLORSTEEL, 80 DIA
- 7.421 SANITARY SYSTEM**  
G13/AS1 - INSTALL TO COMPLY WITH THE LATEST CODE REQUIREMENTS
- 7.451 SURFACE WATER DRAINAGE**  
STORMWATER PIPE - UPVC 100Ø
- 7.461 FOUL WATER DRAINAGE**  
WASTE/SEWER PIPE - uPVC 100Ø, CONNECT TO COUNCIL MAINS
- 7.612 KITCHEN & WET AREA AIR EXHAUST SYSTEMS**  
RANGEHOOD - KITCHEN, 100MM FLEXIBLE DUCT IN KITCHEN CEILING SPACE TO EXTERIOR SOFFIT  
WEISS FV110 IN LINE EXTRACT FAN - BATHROOM, WC, & ENSUITE, DUCTED TO SOFFIT
- 7.673 SPLIT UNIT AIR CONDITIONERS/HEAT PUMPS**  
1 x HEAT PUMP AS SELECTED BY CLIENT TO LIVING AREA

**SERVICES CONT'D**

- 7.702 PRIMARY POWER SUPPLY**  
SINGLE PHASE SUPPLY - FROM CONNECTION AT BOUNDARY  
DOWNLIGHTS - 38  
PENDANT LIGHTS - 2  
OUTDOOR LIGHTS - 11  
OUTDOOR SPOTLIGHTS - 3  
RCD POINTS - 2  
SINGLE POWER POINTS - 17  
DOUBLE POWER POINTS - 29  
EXTRACTOR FANS - 2, WITH 2 MINUTE TIMER  
SMOKE ALARMS - 3  
REFER TO ELECTRICAL PLAN A4.12 FOR LAYOUT  
CONFIRM REQUIREMENTS & LOCATIONS WITH CLIENT PRIOR TO INSTALLATION
- 7.703 ELECTRIC APPLIANCES**  
KITCHEN APPLIANCES - AS SELECTED BY CLIENT  
LAUNDRY APPLIANCES - AS SELECTED BY CLIENT  
RANGEHOOD - AS SELECTED BY CLIENT  
PANEL HEATER - 4, WITH TIMER, AS SELECTED BY CLIENT  
BATHROOM HEATER - 2, AS SELECTED BY CLIENT  
HEATED TOWEL RAIL - 2, AS SELECTED BY CLIENT
- 7.811 COMMUNICATIONS**  
TELEPHONE / DATA POINTS - 4  
TV POINTS - 2  
TV AERIAL - UHF AERIAL FOR DIGITAL TV  
REFER TO ELECTRICAL PLAN A4.12 FOR INDICATIVE LAYOUT  
CONFIRM REQUIREMENTS & LOCATIONS WITH CLIENT PRIOR TO INSTALLATION

**EXTERNAL**

- 8.241 DRIVEWAY & CROSSING**  
26.5m² - FINISH AS SELECTED BY CLIENT  
INSTALL CHANNEL DRAIN TO DRIVEWAY, CONNECT TO STORMWATER
- 8.242 OTHER EXTERNAL WORKS**  
CONCRETE PAD TO AIRCON UNIT  
FENCING  
CLOTHESLINE  
LETTERBOX  
SOFT LANDSCAPING

**GENERAL NOTES**

**DO NOT SCALE** - USE FIGURED DIMENSIONS ONLY

**CONTRACTORS TO CHECK** THE SITE AND LOCATION OF SERVICES BEFORE COMMENCING WORK

**MANUFACTURER'S SPECIFIC INSTALLATION DETAILS** FOR ALL PRODUCTS SPECIFIED ARE WITHIN THE ARCHITECTURAL SUPPLEMENTARY INFORMATION FILE

**FIXINGS - DURABILITY C**  
CLOSED  
NAIL PLATES - CONTINUOUSLY COATED GALVANISED STEEL  
WIRE DOGS & BOLTS - HOT DIPPED GALVANISED STEEL  
ALL OTHER STRUCTURAL FIXINGS - MILD STEEL  
SHELTERED  
REFER TO TABLE 4.1 ON SHEET A9.03  
EXPOSED  
REFER TO TABLE 4.1 ON SHEET A9.03

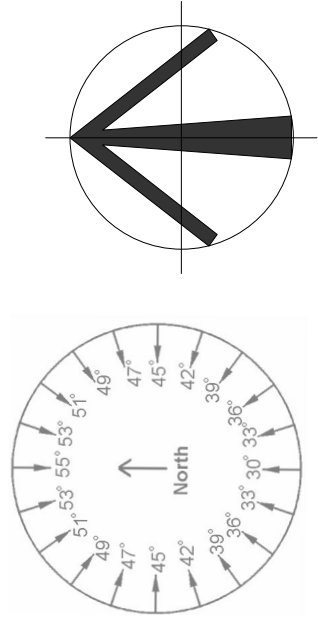
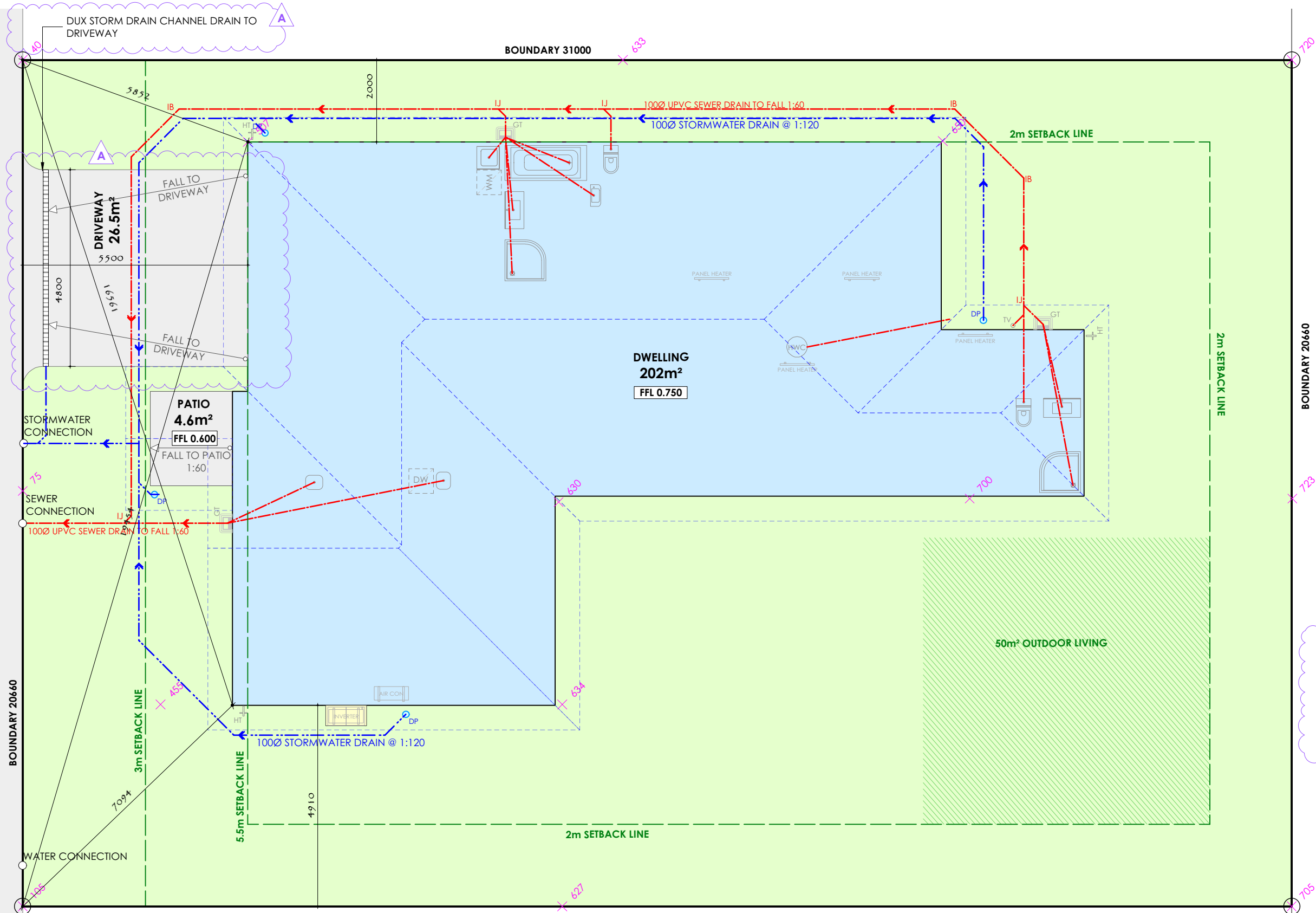
**ALL PLAN NOTES** ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL SPECIFICATION

**ALL TIMBER TREATMENT** SHALL COMPLY WITH NZS3602 MINIMUM REQUIREMENT UNLESS STATED OTHERWISE.  
INTERNAL WALL FRAMING = H1.2  
ENCLOSED ROOF FRAMING (0 - 9°) = H1.2  
ENCLOSED ROOF FRAMING (9° +) = H1.2  
PLY BRACING = H3.2 (CCA TREATED)  
WITHIN 300mm TO GROUND = H4  
IN GROUND = H5

**ALL TIMBER STRENGTH** SHALL BE SG8 UNLESS NOTED OTHERWISE

 <p>TONI@TONITHOMASDESIGN.CO.NZ 03 366 6360 021 769 623 PO BOX 36170 MERRIVALE CHRISTCHURCH 8146</p>	<p>THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL ENGINEERING AND OTHER CONSULTANTS DRAWINGS &amp; SPECIFICATIONS, AND WITH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ALL DISCREPANCIES SHALL BE REFERRED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. WORKMANSHIP &amp; MATERIALS ARE TO BE IN ACCORDANCE WITH THE NZ BUILDING CODE AND APPLICABLE NZ STANDARDS. DO NOT SCALE FROM DRAWINGS, CONTRACTOR TO VERIFY ALL MEASUREMENTS ON SITE</p>	<p>REVISIONS</p> <table border="1"> <tr> <th>REV</th> <th>DATE</th> <th>NOTES</th> </tr> <tr> <td>A</td> <td>23/04/18</td> <td>KEYNOTE AMENDED</td> </tr> </table>	REV	DATE	NOTES	A	23/04/18	KEYNOTE AMENDED	<p>CLIENT</p> <p><b>FAIRLIGHT HOMES</b></p>	<p>PROJECT</p> <p><b>NEW HOUSE LOT 256 FLEMINGTON SUB DIVISION LINCOLN</b></p>	<p>ISSUE</p> <p><b>CONSENT ISSUE</b></p>	<p>DATE <b>23 Apr 2018</b></p> <p>DRAWING NO</p> <p><b>A 0.01</b></p>	<p>PROJECT NO</p> <p><b>1801</b></p> <p>REVISION NO</p> <p><b>A</b></p> <p>SCALE @ A3</p> <p><b>NTS</b></p>
		REV	DATE	NOTES									
A	23/04/18	KEYNOTE AMENDED											
<p>© COPYRIGHT TONI THOMAS DESIGN</p>		<p>KEY NOTES</p>		<p>PROJECT TITLE</p>		<p>PROJECT NO</p>							

**CRAIG THOMPSON DRIVE**



SITE INFORMATION	
LOT	256
DP	518987
SITE AREA	640m <sup>2</sup>
PLANNING ZONE	SELWYN DC - LIVING Z
EARTHQUAKE ZONE	2
WIND ZONE	HIGH
CLIMATE ZONE	3
CORROSION ZONE	C
SNOW LOADING	N4

SITE & BUILDING AREAS	
FLOOR AREA OVER FRAMES:	201.9m <sup>2</sup>
PATIO AREA:	4.6m <sup>2</sup>
EAVES AREA:	251.9m <sup>2</sup>
DRIVEWAY AREA:	26.5m <sup>2</sup>
<b>SITE COVERAGE</b>	<b>39.4%</b>

- 7.411 RAINWATER SPOUTING SYSTEMS**  
SPOUTING - COLORSTEEL, CLASSIC PROFILE  
DOWNPIPES - COLORSTEEL, 80 DIA
- 7.421 SANITARY SYSTEM**  
G13/AS1 - INSTALL TO COMPLY WITH THE LATEST CODE REQUIREMENTS
- 7.451 SURFACE WATER DRAINAGE**  
STORMWATER PIPE - UPVC 100Ø
- 7.461 FOUL WATER DRAINAGE**  
WASTE/SEWER PIPE - UPVC 100Ø, CONNECT TO COUNCIL MAINS

- 8.241 DRIVEWAY & CROSSING**  
26.5m<sup>2</sup> - FINISH AS SELECTED BY CLIENT  
INSTALL CHANNEL DRAIN TO DRIVEWAY, CONNECT TO STORMWATER
- 8.242 OTHER EXTERNAL WORKS**  
CONCRETE PAD TO AIRCON UNIT  
FENCING  
CLOTHESLINE  
LETTERBOX  
SOFT LANDSCAPING

REV	DATE	NOTES
A	23/04/18	CHANNEL DRAIN & FALLS ADDED TO DRIVEWAY SITE COVERAGE NOTED



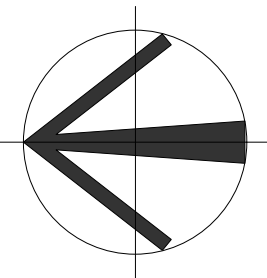
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021 769 623  
PO BOX 36170 MERRIVALE CHRISTCHURCH 8146  
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CLIENT  
**FAIRLIGHT HOMES**

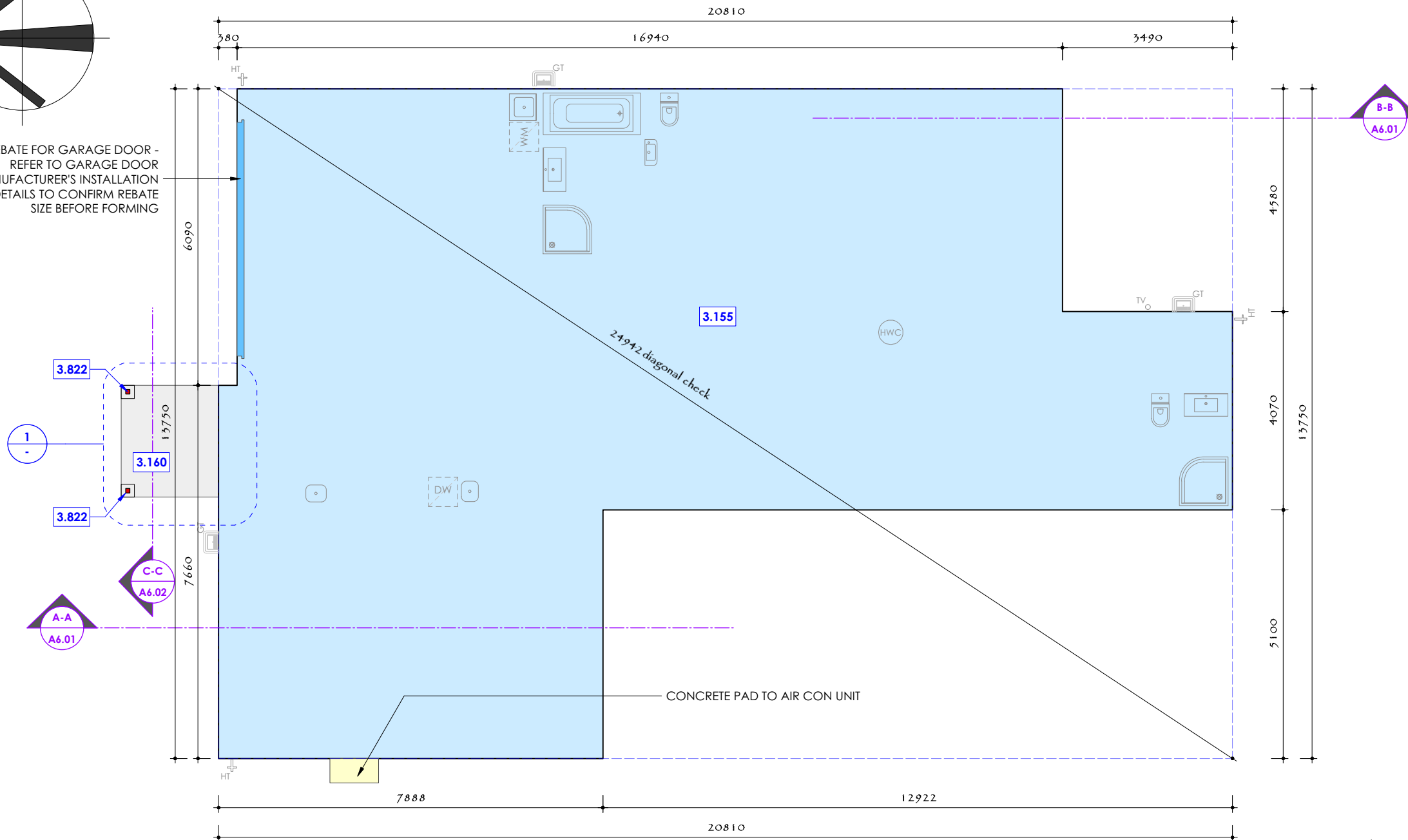
PROJECT  
**NEW HOUSE  
LOT 256 FLEMINGTON SUB DIVISION  
LINCOLN**

ISSUE  
**CONSENT ISSUE**  
DRAWING TITLE  
**SITE PLAN**

DATE **23 Apr 2018**  
DRAWING NO  
**A 3.01**  
PROJECT NO  
**1801**  
REVISION NO  
**A**  
SCALE @ A3  
**1:100**  
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REBATE FOR GARAGE DOOR - REFER TO GARAGE DOOR MANUFACTURER'S INSTALLATION DETAILS TO CONFIRM REBATE SIZE BEFORE FORMING



**GENERAL NOTES**

**DO NOT SCALE - USE FIGURED DIMENSIONS ONLY**

**CONTRACTORS TO CHECK** THE SITE AND LOCATION OF SERVICES BEFORE COMMENCING WORK

**MANUFACTURER'S SPECIFIC INSTALLATION DETAILS** FOR ALL PRODUCTS SPECIFIED ARE WITHIN THE ARCHITECTURAL SUPPLEMENTARY INFORMATION FILE

**FIXINGS - DURABILITY C**

**CLOSED**  
 NAIL PLATES - CONTINUOUSLY COATED GALVANISED STEEL  
 WIRE DOGS & BOLTS - HOT DIPPED GALVANISED STEEL  
 ALL OTHER STRUCTURAL FIXINGS - MILD STEEL

**SHELTERED**  
 REFER TO TABLE 4.1 ON SHEET A9.03

**EXPOSED**  
 REFER TO TABLE 4.1 ON SHEET A9.03

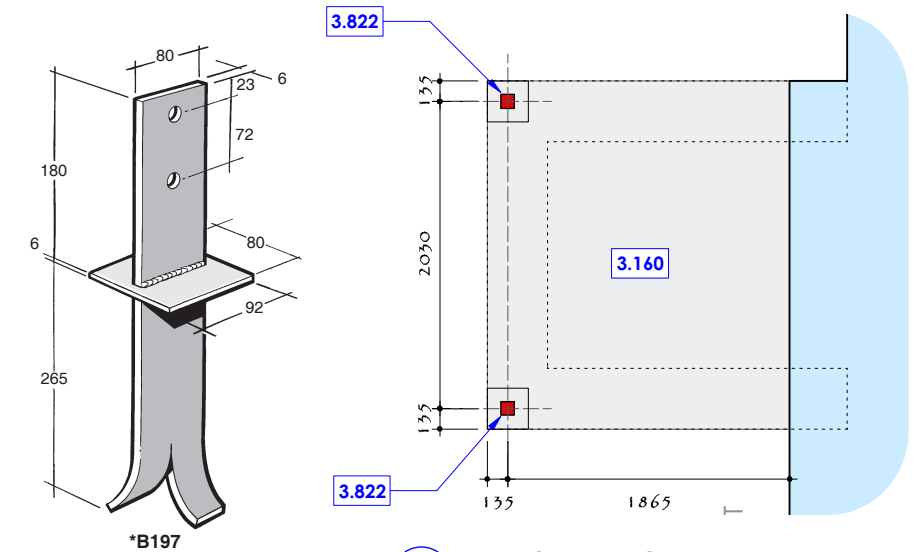
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**ALL TIMBER TREATMENT** SHALL COMPLY WITH NZS3602 MINIMUM REQUIREMENT UNLESS STATED OTHERWISE.

INTERNAL WALL FRAMING	= H1.2
ENCLOSED ROOF FRAMING (0 - 9°)	= H1.2
ENCLOSED ROOF FRAMING (9° +)	= H1.2
PLY BRACING	= H3.2 (CCA TREATED)
WITHIN 300mm TO GROUND	= H4
IN GROUND	= H5

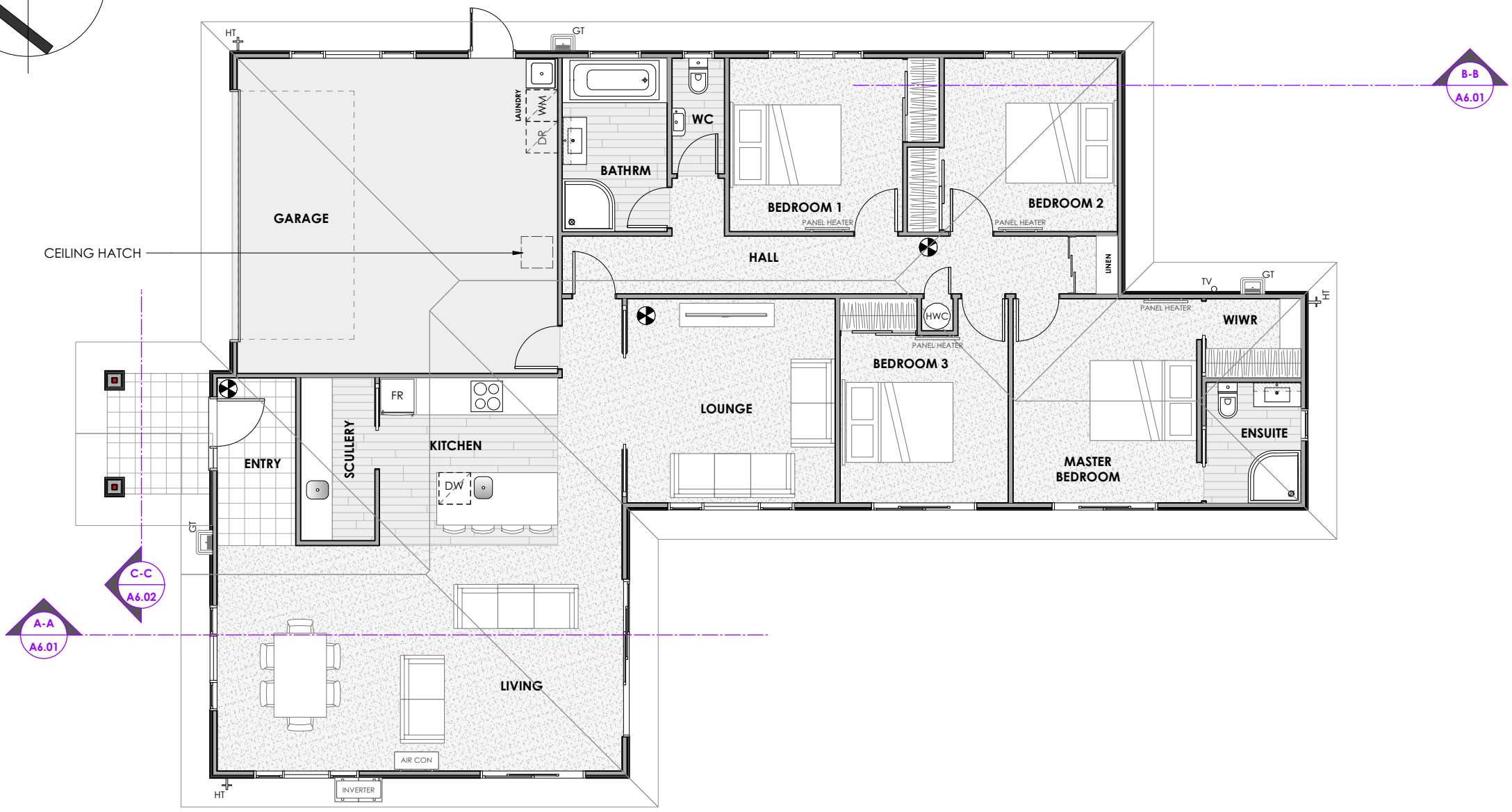
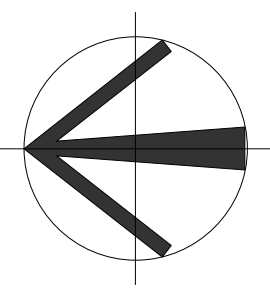
**ALL TIMBER STRENGTH** SHALL BE SG8 UNLESS NOTED OTHERWISE

- 3.155 CONCRETE SLAB & FOUNDATIONS**  
 FIRTH RIBRAFT FLOOR SYSTEM - 305mm DEEP  
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- 3.160 CONCRETE PATIO**  
 GROUND BEAMS - 400 WIDE x 300 DEEP WITH PLINTHS FOR COLUMNS  
 REFER TO DRAWINGS & DOCUMENTATION BY WILTON JOUBERT  
 TOPPING SLAB - 155mm DEEP WITH 665 MESH, FLOAT FINISH
- 3.822 TIMBER POSTS TO ENTRY PATIO**  
 90x90 H3.1 POSTS FIXED WITH LUMBERLOK B197 STRUCTURAL BRACKET



**1**  
 PATIO ENLARGEMENT  
 1:50

<p>TONI@TONITHOMASDESIGN.CO.NZ                  03 366 6360                  021 769 623</p> <p>PO BOX 36170 MERRIVALE CHRISTCHURCH 8146</p>	<p>THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL ENGINEERING AND OTHER CONSULTANTS DRAWINGS &amp; SPECIFICATIONS, AND WITH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ALL DISCREPANCIES SHALL BE REFERRED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.</p> <p>WORKMANSHIP &amp; MATERIALS ARE TO BE IN ACCORDANCE WITH THE NZ BUILDING CODE AND APPLICABLE NZ STANDARDS.</p> <p>DO NOT SCALE FROM DRAWINGS. CONTRACTOR TO VERIFY ALL MEASUREMENTS ON SITE</p>	REVISIONS REV DATE NOTES	CLIENT FAIRLIGHT HOMES	PROJECT NEW HOUSE LOT 256 FLEMINGTON SUB DIVISION LINCOLN	ISSUE DRAWING TITLE CONSENT ISSUE FOUNDATION PLAN	DATE 18 Apr 2018 DRAWING NO A 3.02	PROJECT NO 1801 REVISION NO SCALE @ A3 1:100 © COPYRIGHT TONI THOMAS DESIGN
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**GENERAL NOTES**

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**MANUFACTURER'S SPECIFIC INSTALLATION DETAILS** FOR ALL PRODUCTS SPECIFIED ARE WITHIN THE ARCHITECTURAL SUPPLEMENTARY INFORMATION FILE

**FIXINGS - DURABILITY C**  
**CLOSED**  
 NAIL PLATES - CONTINUOUSLY COATED GALVANISED STEEL  
 WIRE DOGS & BOLTS - HOT DIPPED GALVANISED STEEL  
 ALL OTHER STRUCTURAL FIXINGS - MILD STEEL  
**SHELTERED**  
 REFER TO TABLE 4.1 ON SHEET A9.03  
**EXPOSED**  
 REFER TO TABLE 4.1 ON SHEET A9.03

**ALL PLAN NOTES** ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL SPECIFICATION

**ALL TIMBER TREATMENT** SHALL COMPLY WITH NZS3602 MINIMUM REQUIREMENT UNLESS STATED OTHERWISE.  
 INTERNAL WALL FRAMING = H1.2  
 ENCLOSED ROOF FRAMING (0 - 9°) = H1.2  
 ENCLOSED ROOF FRAMING (9° +) = H1.2  
 PLY BRACING = H3.2 (CCA TREATED)  
 WITHIN 300mm TO GROUND = H4  
 IN GROUND = H5

**ALL TIMBER STRENGTH** SHALL BE SG8 UNLESS NOTED OTHERWISE

**SMOKE ALARMS:** ☼

PHOTOELECTRIC SMOKE ALARMS ARE REQUIRED FOR COMPLIANCE UNDER APPROVED DOCUMENT F7. INSTALL ALARMS IN POSITION AS INDICATED ON PLAN, TO BE HARD WIRED, AND INSTALLED ON OR NEAR THE CEILING IN ACCORDANCE WITH NZ S4514 AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. ALARMS TO INCLUDE A 60 SECOND NUISANCE HUSH BUTTON.

**FLOOR FINISHES KEY:**

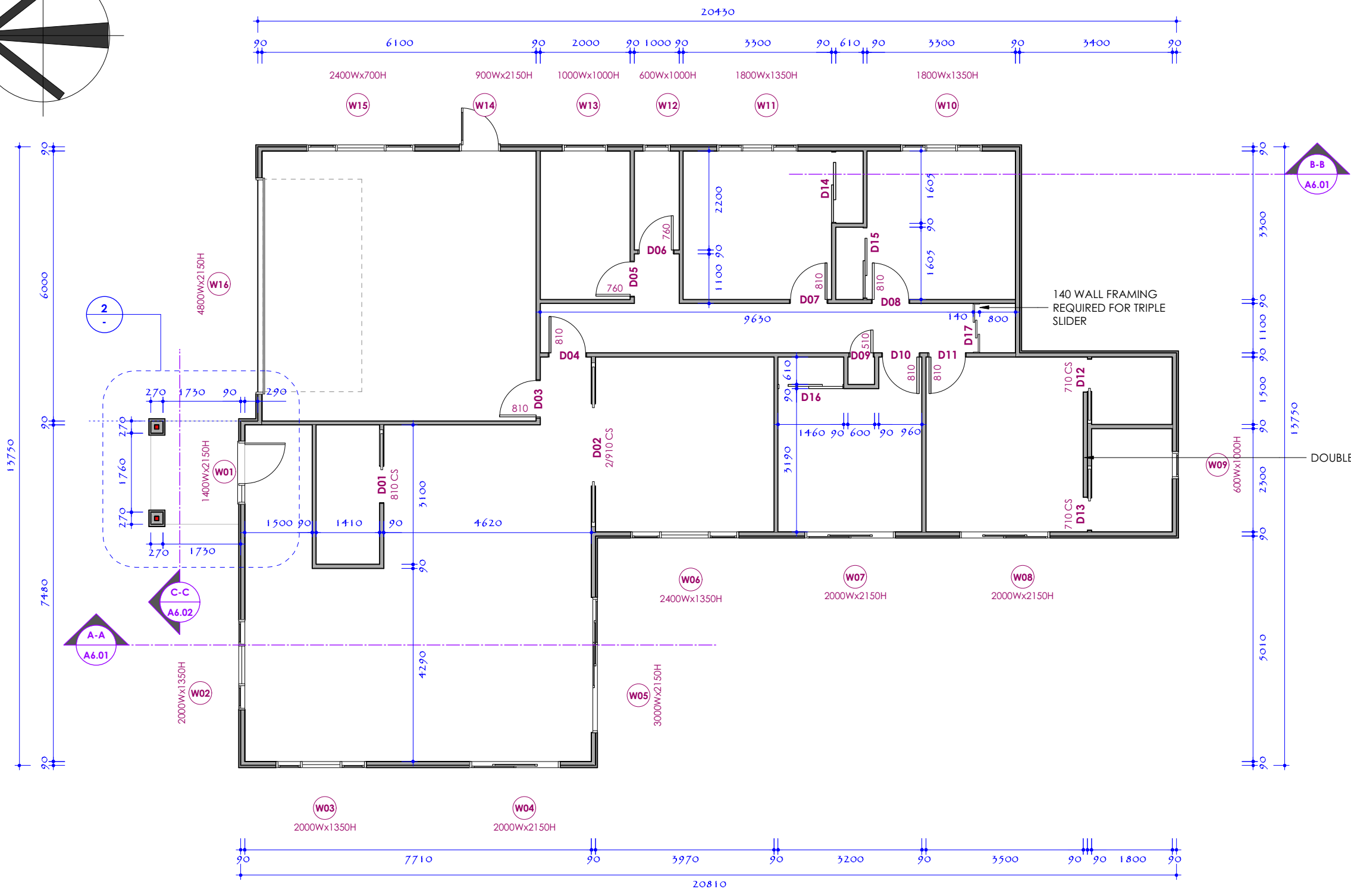
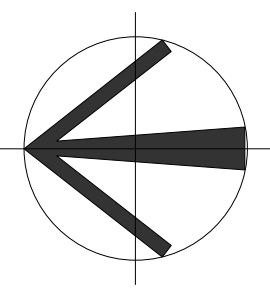
	CARPET - AS SELECTED
	VINYL - AS SELECTED
	CONCRETE - FLOAT FINISH
	TILES - AS SELECTED

- 5.512 KITCHEN JOINERY & SPLASHBACK**  
**CABINET FINISH** - AS SELECTED BY CLIENT  
**INTERIORS** - AS SELECTED BY CLIENT  
**BENCHTOP** - AS SELECTED BY CLIENT  
**SPLASHBACK** - AS SELECTED BY CLIENT  
**HARDWARE** - AS SELECTED BY CLIENT
- 5.513 OTHER JOINERY**  
**WARDROBE FITTINGS & HARDWARE** - AS SELECTED BY CLIENT  
**LINEN CUPBOARD FITTINGS & HARDWARE** - AS SELECTED BY CLIENT  
**HWC CUPBOARD FITTINGS & HARDWARE** - AS SELECTED BY CLIENT  
**CEILING HATCH** - PROPRIETARY CEILING HATCH AS SELECTED BY CLIENT

- 6.211 TILING - WALL**  
**WALL TILES** - AS SELECTED BY CLIENT, TO BATH PLINTH & SPLASHBACK, 300mm HIGH
- 6.221 TILING - FLOOR**  
**FLOOR TILES** - AS SELECTED BY CLIENT, TO ENTRY PATIO AND ENTRY
- 6.222 WATERPROOFING**  
**ARDEX WPM750** - UNDER TILES TO BATH PLINTH & SPLASHBACK
- 6.411 VINYL FLOOR COVERING**  
**VINYL** - AS SELECTED BY CLIENT, TO BATHROOM, WC, ENSUITE & KITCHEN
- 6.511 CARPETING**  
**CARPET** - AS SELECTED BY CLIENT, TO LIVING, LOUNGE, HALL, BEDROOMS, & INSIDE WARDROBES, HWC CUPBOARD, LINEN CUPBOARD
- 6.711 PAINTING - EXTERIOR**  
**PAINT** - RESENE ENVIRONMENTAL PAINTING EXTERIOR

<p>TONI@TONITHOMASDESIGN.CO.NZ                  03 366 6360                  021 769 623</p> <p>PO BOX 36170 MERIVALE CHRISTCHURCH 8146</p>	<p>THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL ENGINEERING AND OTHER CONSULTANTS DRAWINGS &amp; SPECIFICATIONS, AND WITH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ALL DISCREPANCIES SHALL BE REFERRED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.</p> <p>WORKMANSHIP &amp; MATERIALS ARE TO BE IN ACCORDANCE WITH THE NZ BUILDING CODE AND APPLICABLE NZ STANDARDS.</p> <p>DO NOT SCALE FROM DRAWINGS, CONTRACTOR TO VERIFY ALL MEASUREMENTS ON SITE</p>	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>NOTES</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REV	DATE	NOTES				<p>CLIENT</p> <p><b>FAIRLIGHT HOMES</b></p>	<p>PROJECT</p> <p><b>NEW HOUSE                  LOT 256 FLEMINGTON SUB DIVISION                  LINCOLN</b></p>	<p>ISSUE</p> <p><b>CONSENT ISSUE</b></p> <p>DRAWING TITLE</p> <p><b>FLOOR PLAN - LAYOUT</b></p>	<p>DATE <b>18 Apr 2018</b></p> <p>DRAWING NO</p> <p><b>A 4.01</b></p> <p>SCALE @ A3</p> <p><b>1:100</b></p> <p>© COPYRIGHT TONI THOMAS DESIGN</p>	<p>PROJECT NO</p> <p><b>1801</b></p> <p>REVISION NO</p> <p>SCALE @ A3</p> <p><b>1:100</b></p>
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<p>TONI THOMAS</p>		<p>PROJECT</p> <p><b>NEW HOUSE                  LOT 256 FLEMINGTON SUB DIVISION                  LINCOLN</b></p>		<p>ISSUE</p> <p><b>CONSENT ISSUE</b></p> <p>DRAWING TITLE</p> <p><b>FLOOR PLAN - LAYOUT</b></p>		<p>DATE <b>18 Apr 2018</b></p> <p>DRAWING NO</p> <p><b>A 4.01</b></p> <p>SCALE @ A3</p> <p><b>1:100</b></p> <p>© COPYRIGHT TONI THOMAS DESIGN</p>	<p>PROJECT NO</p> <p><b>1801</b></p> <p>REVISION NO</p> <p>SCALE @ A3</p> <p><b>1:100</b></p>						

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**GENERAL NOTES**

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**CONTRACTORS TO CHECK** THE SITE AND LOCATION OF SERVICES BEFORE COMMENCING WORK

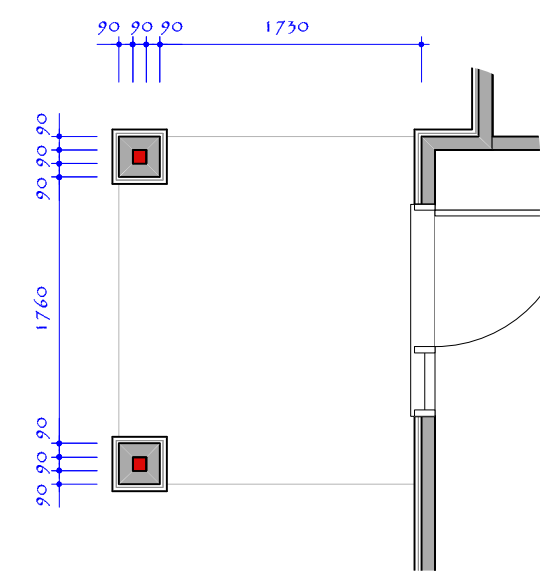
**MANUFACTURER'S SPECIFIC INSTALLATION DETAILS** FOR ALL PRODUCTS SPECIFIED ARE WITHIN THE ARCHITECTURAL SUPPLEMENTARY INFORMATION FILE

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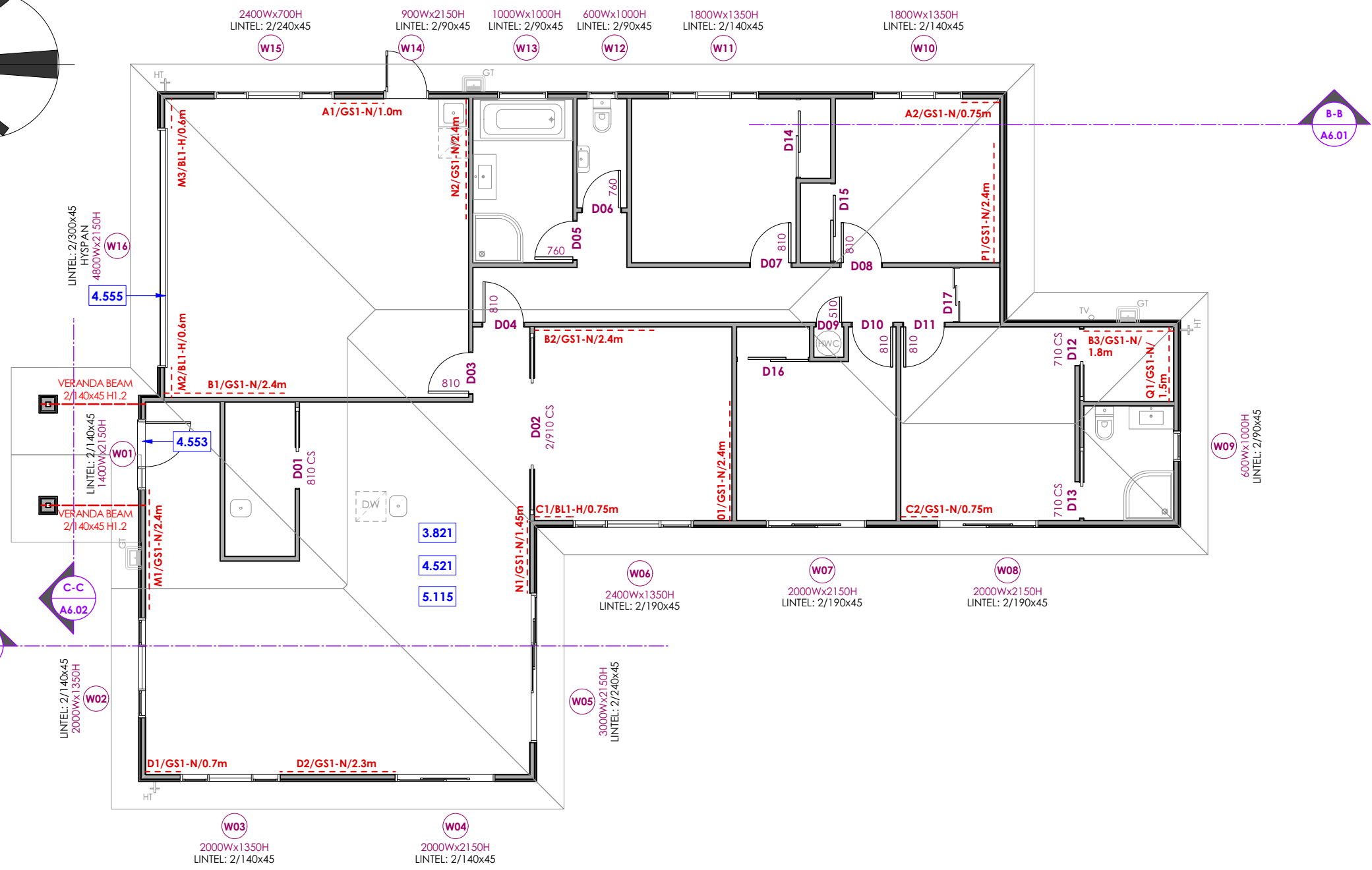
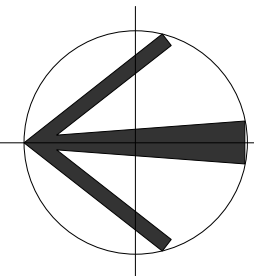
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**2** PATIO ENLARGEMENT  
1:50

	TONI@TONITHOMASDESIGN.CO.NZ 03 366 6360 021 769 623 PO BOX 36170 MERRIVALE CHRISTCHURCH 8146	THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL ENGINEERING AND OTHER CONSULTANTS DRAWINGS & SPECIFICATIONS, AND WITH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ALL DISCREPANCIES SHALL BE REFERRED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. WORKMANSHIP & MATERIALS ARE TO BE IN ACCORDANCE WITH THE NZ BUILDING CODE AND APPLICABLE NZ STANDARDS. DO NOT SCALE FROM DRAWINGS, CONTRACTOR TO VERIFY ALL MEASUREMENTS ON SITE	REVISIONS REV DATE NOTES	CLIENT <b>FAIRLIGHT HOMES</b>	PROJECT <b>NEW HOUSE                  LOT 256 FLEMINGTON SUB DIVISION                  LINCOLN</b>	ISSUE <b>CONSENT ISSUE</b>	DATE <b>18 Apr 2018</b> DRAWING NO <b>A 4.02</b>	PROJECT NO <b>1801</b> REVISION NO SCALE @ A3 <b>1:100</b>
	FLOOR PLAN - DIMENSIONED		COPYRIGHT TONI THOMAS DESIGN					



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**BRACING KEY**

XX/XXX-X/X.Xm

**READ IN CONJUNCTION WITH GIB EZYBRACE CALCULATIONS**

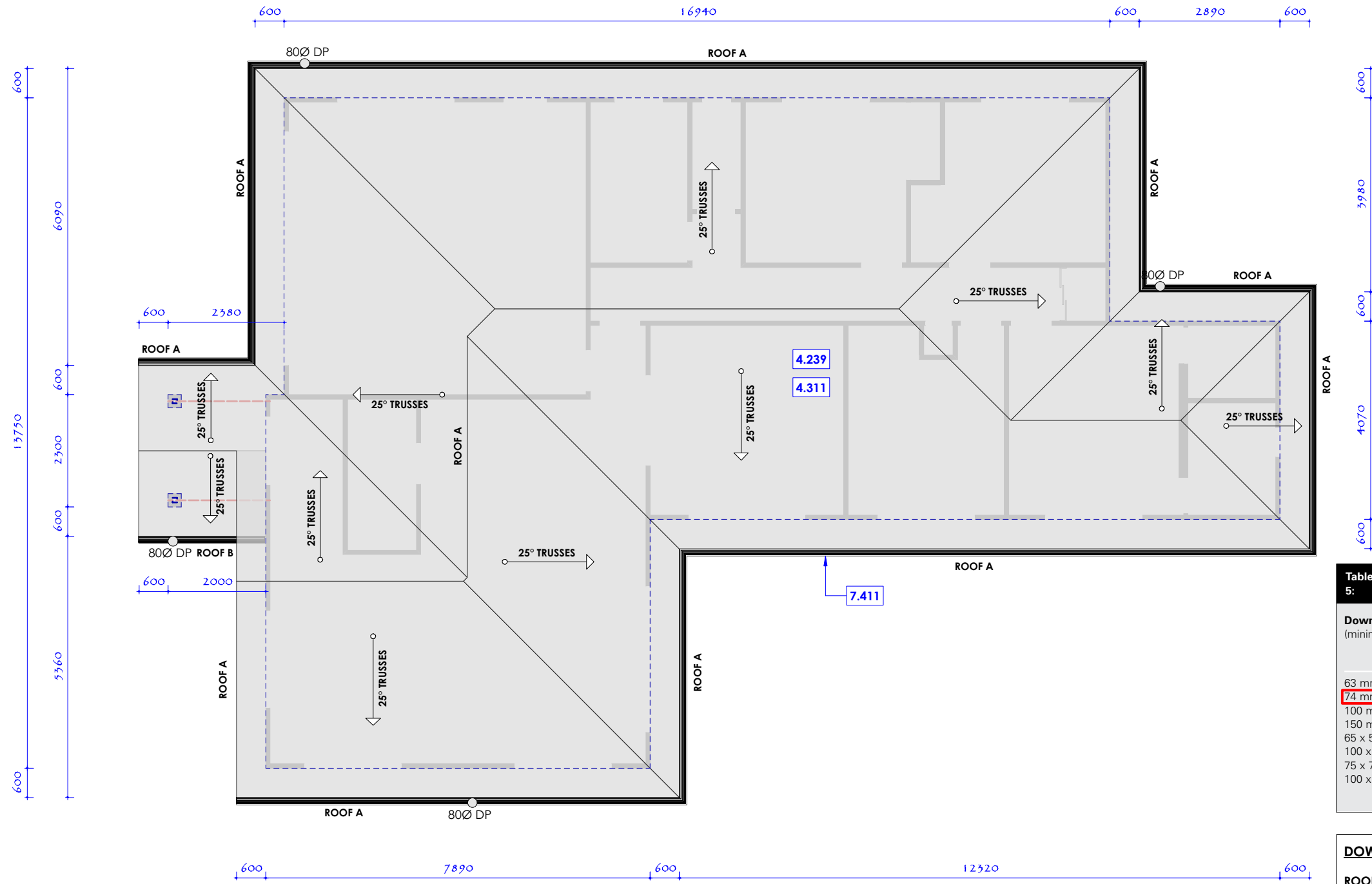
REFER TO GIB BRACING SYSTEMS MANUAL FOR FURTHER DETAILS AND INSTALLATION INSTRUCTIONS

- 3.821** **TIMBER WALL FRAMING**  
 WALL HEIGHT - 2450 TO U/S OF TRUSS  
**EXTERIOR WALLS** - 90x45 H1.2 STUDS @ 600 CRS, DWANGS @ 800 CRS WITH DOUBLE TOP PLATE  
**INTERIOR WALLS** - 90x45 H1.2 STUDS @ 600 CRS, DWANGS @ 800 CRS WITH DOUBLE TOP PLATE  
 ALLOW FOR ADDITIONAL DWANGS AS REQUIRED FOR FIXINGS  
**LINTELS** - H1.2 VARIOUS SIZES, REFER TO SHEET A4.03  
**WALL BRACING** - GIB EZYBRACE SYSTEM
- 3.822** **TIMBER POSTS TO ENTRY PATIO**  
 90x90 H3.1 POSTS FIXED WITH LUMBERLOK B197 STRUCTURAL BRACKET
- 3.823** **VERANDAH BEAMS**  
 2/140x45 H3.1 BEAMS FIXED TO POSTS WITH 2/M12 BOLTS

- 4.521** **WINDOW & DOOR JOINERY - EXTERNAL**  
**FRAMES**- ALUMINIUM, POWDER COATED  
**ALUMINIUM PROFILE** - AS SELECTED BY CLIENT  
**REVEALS (GROOVED)** - 25mm H3.1 FJ PINE  
**HEAD HEIGHT** - 2150, TO BE CONFIRMED - EXTERIOR WINDOWS & DOORS TO FINISH UNDER SOFFIT  
**GLAZING** - DOUBLE GLAZING, IGU R0.26  
**OBSCURE GLAZING** - TO BATHROOM, WC, AND ENSUITE  
**SAFETY GLAZING** - AS REQUIRED TO MEET CODE REQUIREMENTS  
**SASHES** - AWNING HUNG SASHES  
**HARDWARE** - COLOUR MATCHED TO FRAMES  
**RESTRICTOR STAYS, DOOR STOPS, DOOR LATCHES** - AS SELECTED BY CLIENT
- 4.553** **ENTRY DOOR**  
**ENTRY DOOR FRAME** - ALUMINIUM, POWDER COATED  
**ENTRY DOOR** - SOLID CONSTRUCTION, AS SELECTED BY CLIENT  
**HARDWARE** - AS SELECTED BY CLIENT
- 4.555** **GARAGE DOOR**  
**SECTIONAL COLORSTEEL ENDURA** - AS SELECTED BY CLIENT, WITH AUTO OPENER AND 2 REMOTES

- 5.115** **WALL BRACING**  
**GIB EZYBRACE BRACING SYSTEM** - REFER TO BRACING PLAN ON A4.03 AND BRACING CALCULATIONS CONTAINED IN THE DOCUMENTATION
- 5.151** **TRIMS**  
**ARCHITRAVES** - NONE, GROOVED REVEALS & JAMBS  
**SKIRTING** - AS SELECTED BY CLIENT, PAINT FINISH (TIMBER TO WET AREAS)  
**CORNICE** - NONE, SQUARE STOPPED
- 5.231** **INTERIOR DOORS**  
**HUNG** - 1980 HIGH POLYCORE PRE HUNG DOORS  
**CAVITY SLIDERS** - 1980 HIGH, SOLID PANEL IN CS FOR DOORS TRACK SYSTEM  
**HWC CUPBOARD DOOR** - TO MATCH INTERIOR DOORS  
**WARDROBE & LINEN CUPBOARD DOORS** - PROPRIETARY SLIDING DOOR SYSTEM AS SELECTED BY CLIENT  
**JAMBS (GROOVED FOR GIB)** - FJ PINE WITH REBATED STOPS  
**HARDWARE** - AS SELECTED BY CLIENT, DOOR STOPS TO ALL PRE HUNG DOORS, PRIVACY BOLTS TO BATHROOM, WC, AND ENSUITE

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WITHIN 300mm TO GROUND	= H4
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**ALL TIMBER STRENGTH** SHALL BE SG8 UNLESS NOTED OTHERWISE

**Table 5: Downpipe Sizes for Given Roof Pitch and Area**  
Paragraph 4.2.1

Downpipe size (mm) (minimum internal sizes)	Roof pitch			
	0-25°	25-35°	35-45°	45-55°
Plan area of roof served by the downpipe (m <sup>2</sup> )				
63 mm diameter	60	50	40	35
<b>74 mm diameter</b>	<b>85</b>	70	60	50
100 mm diameter	155	130	110	90
150 mm diameter	350	290	250	200
65 x 50 rectangular	60	50	40	35
100 x 50 rectangular	100	80	70	60
75 x 75 rectangular	110	90	80	65
100 x 75 rectangular	150	120	105	90

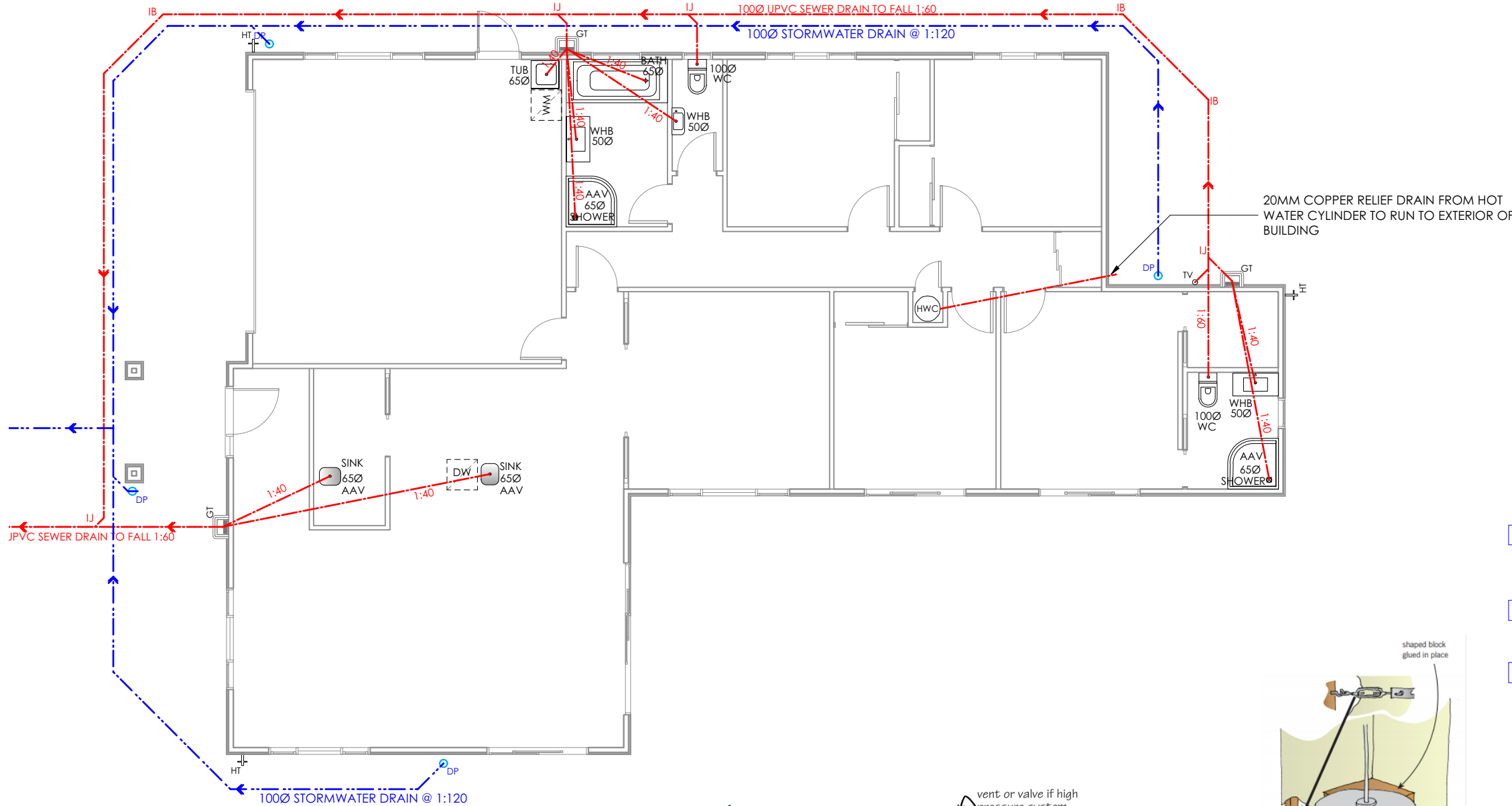
**DOWNPIPE CALCULATIONS**

ROOF A	248.4 m <sup>2</sup>
TOTAL NUMBER OF 74Ø DP	3
ROOF B	4.5 m <sup>2</sup>
TOTAL NUMBER OF 74Ø DP	1

**4.239 SOFFIT CLADDING - FIBRE CEMENT**  
4.5mm JAMES HARDIE HARDIEFLEX - BUTT JOINTS, PAINT FINISH

**4.311 ROOF CLADDING - LONGRUN**  
 PROFILE - 0.40 COLORSTEEL ENDURA CORRUGATED  
 PURLINS - 70x45 H1.2 @ 900 CRS ON FLAT  
 FASCIA - COLORSTEEL ENDURA FASCIA  
 ROOF CLADDING TO BE FIXED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS & NZBC E2 COMPLIANT DETAILS

**7.411 RAINWATER SPOUTING SYSTEMS**  
 SPOUTING - COLORSTEEL, CLASSIC PROFILE  
 DOWNPIPES - COLORSTEEL, 80 DIA



Diameter (mm)	Max discharge from 1 floor	Max loading @ base of stack	Max DUs for a gradient of:					
			1:20	1:30	1:40	1:50	1:60	
32	1	1	1					
40	2	2	6	5	4			not permitted
50	5	5	15	10	8			
65	6	6	51	29	21			
80	13	13	65	39	27	20	16	
100	65	65	376	248	182	142	115	

Fixture Type	Discharge units	Min discharge pipe (mm)
Basin	1	32
Bath (with or without overhead shower)	4	40
Clothes washing machine (domestic)	5	40
Dishwashing machine (domestic)	3	25
Kitchen sink (commercial)	3	40
Laundry (single or double tub with wm)	5	40
Shower	2	40
Waste closet pan	4	80

**7.123 HOT & COLD WATER SYSTEM**  
**PIPING** - WATER PIPING SYSTEM FOR BOTH HOT & COLD PIPEWORK, AS SELECTED  
**WATER SUPPLY** - CONNECT TO COUNCIL STREET TOBY, MAINS PRESSURE

**7.126 WATER HEATING**  
**HOT WATER CYLINDER** - 300L MAINS PRESSURE HWC, INSTALL WITH CYLINDER WRAP AND SEISMIC RESTRAINTS

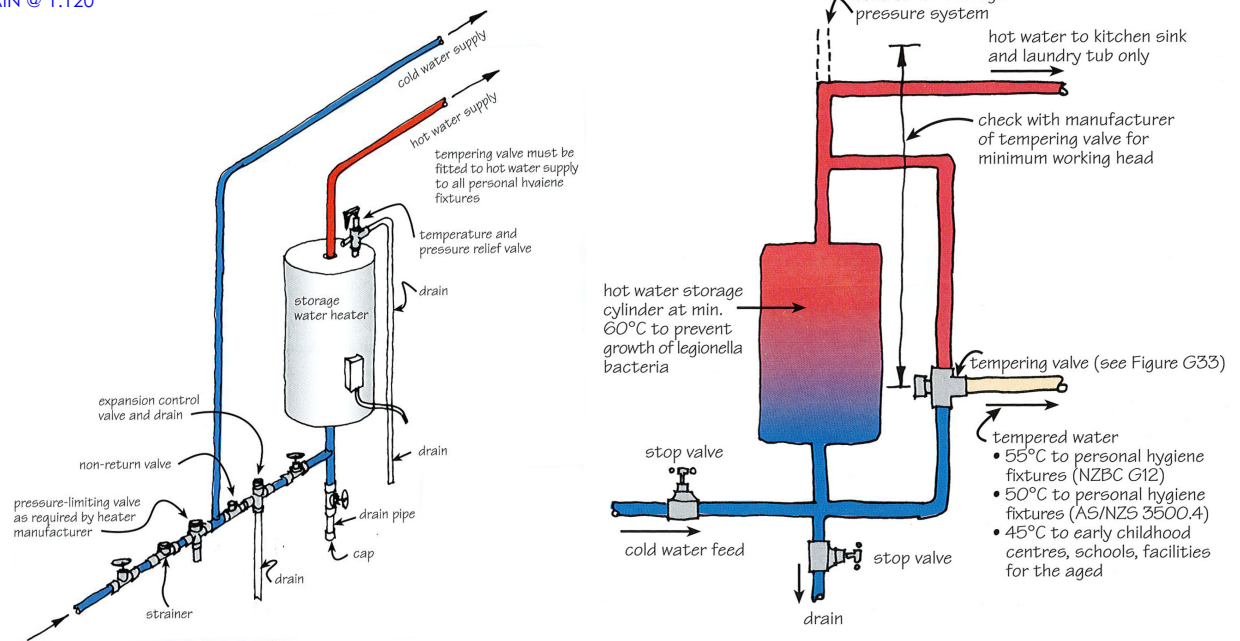
**7.151 SANITARYWARE**  
**WC SUITE** - 2 x TOILET SUITE, S TRAP, AS SELECTED BY CLIENT  
**VANITY UNIT** - 2 x VANITY UNIT, AS SELECTED BY CLIENT  
**BASIN UNIT** - 1 x BASIN UNIT, AS SELECTED BY CLIENT  
**SHOWER CUBICLE** - 2 x PROPRIETARY 900x900 ACRYLIC SHOWER UNIT, AS SELECTED BY CLIENT  
**BATH** - 1 x BATH, AS SELECTED BY CLIENT, WITH TILED PLINTH, AND TILED 300mm SPLASHBACK  
**KITCHEN SINK** - 1 x SINK, AS SELECTED BY CLIENT  
**SCULLERY SINK** - 1 x SINK, AS SELECTED BY CLIENT  
**LAUNDRY TUB** - 1 x TUB, AS SELECTED BY CLIENT

**TAPWARE**  
**VANITY FAUCET** - 2 x BASIN MIXER, AS SELECTED BY CLIENT  
**BASIN FAUCET** - 1 x BASIN MIXER, AS SELECTED BY CLIENT  
**SHOWER SLIDE, MIXER & ROSE** - 2 x AS SELECTED BY CLIENT  
**BATH FAUCET** - 1 x BATH MIXER, AS SELECTED BY CLIENT  
**KITCHEN & SCULLERY SINK FAUCET** - 2 x SINK MIXER, AS SELECTED BY CLIENT  
**LAUNDRY FAUCET** - SUPPLIED WITH TUB  
**EXTERNAL HOSE TAPS** - 3 x AS SELECTED BY CLIENT

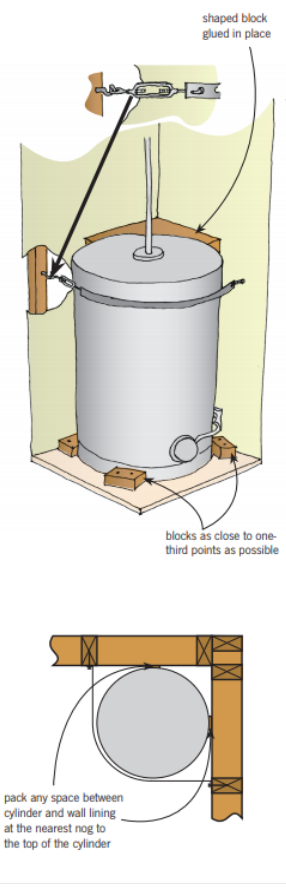
**ACCESSORIES**  
**TOWEL RING** - 3 x TOWEL RING, AS SELECTED BY CLIENT  
**WC ROLL HOLDER** - 2 x AS SELECTED BY CLIENT  
**MIRROR CABINET** - 2 x RECESSED MIRROR CABINET, AS SELECTED BY CLIENT

**7.421 SANITARY SYSTEM**  
**G13/AS1** - INSTALL TO COMPLY WITH THE LATEST CODE REQUIREMENTS

**7.461 FOUL WATER DRAINAGE**  
**WASTE/SEWER PIPE** - uPVC 100Ø, CONNECT TO COUNCIL MAINS



**RELIEF & TEMPERING VALVE REQUIREMENTS**



**SEISMIC RESTRAINTS**

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ELECTRICAL KEY	
	DOWNLIGHTS
	PENDANT LIGHT
	FLUORESCENT LIGHT
	OUTDOOR LIGHT
	OUTDOOR SPOTLIGHT
	LIGHT SWITCH
	2 WAY LIGHT SWITCH
	DOOR ACTIVATED LIGHT SWITCH
	SINGLE POWER POINT
	DOUBLE POWER POINT
	RESIDUAL CURRENT DEVICE POINT
	TELEPHONE / DATA POINT
	TELEVISION AERIAL POINT
	FUSE BOARD
	METER PANEL BOARD

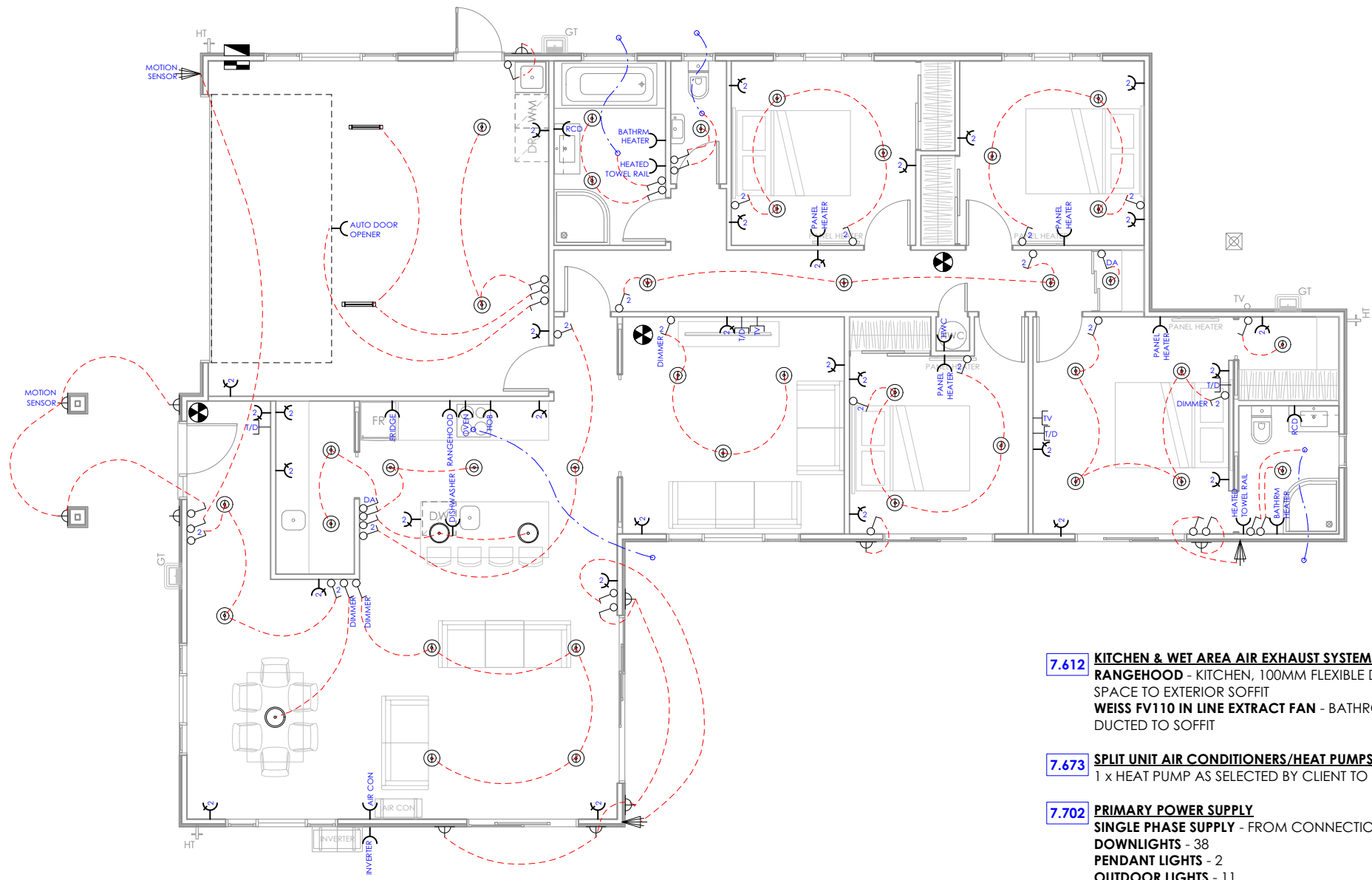
ELECTRICAL AND LIGHTING LAYOUT A GUIDE ONLY.  
 CONFIRM LIGHTING LEVELS WITH LIGHTING ENGINEER AND  
 LAYOUT WITH CLIENT BEFORE CONSTRUCTION.  
 ALL FITTINGS AS SELECTED BY CLIENT.

**MECHANICAL VENTILATION:**

MECHANICAL VENTILATION IN HOUSING REMOVING MOISTURE SHALL BE VENTED OUTSIDE (INCLUDES WET AREAS & COOKER HOODS. REFER TO NZBC G4/AS1 1.3.C.II.) MECHANICAL VENTILATION TO BE 150 DIA 230 CU M/H INLINE FAN DUCTED TO SOFFIT.

**SMOKE ALARMS:**

PHOTOELECTRIC SMOKE ALARMS ARE REQUIRED FOR COMPLIANCE UNDER APPROVED DOCUMENT F7. INSTALL ALARMS IN POSITION AS INDICATED ON PLAN, TO BE HARD WIRED, AND INSTALLED ON OR NEAR THE CEILING IN ACCORDANCE WITH NZS 5414 AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. ALARMS TO INCLUDE A 60 SECOND NUISANCE HUSH BUTTON.



**7.612 KITCHEN & WET AREA AIR EXHAUST SYSTEMS**  
**RANGEHOOD** - KITCHEN, 100MM FLEXIBLE DUCT IN KITCHEN CEILING SPACE TO EXTERIOR SOFFIT  
**WEISS FV110 IN LINE EXTRACT FAN** - BATHROOM, WC, & ENSUITE, DUCTED TO SOFFIT

**7.673 SPLIT UNIT AIR CONDITIONERS/HEAT PUMPS**  
 1 x HEAT PUMP AS SELECTED BY CLIENT TO LIVING AREA

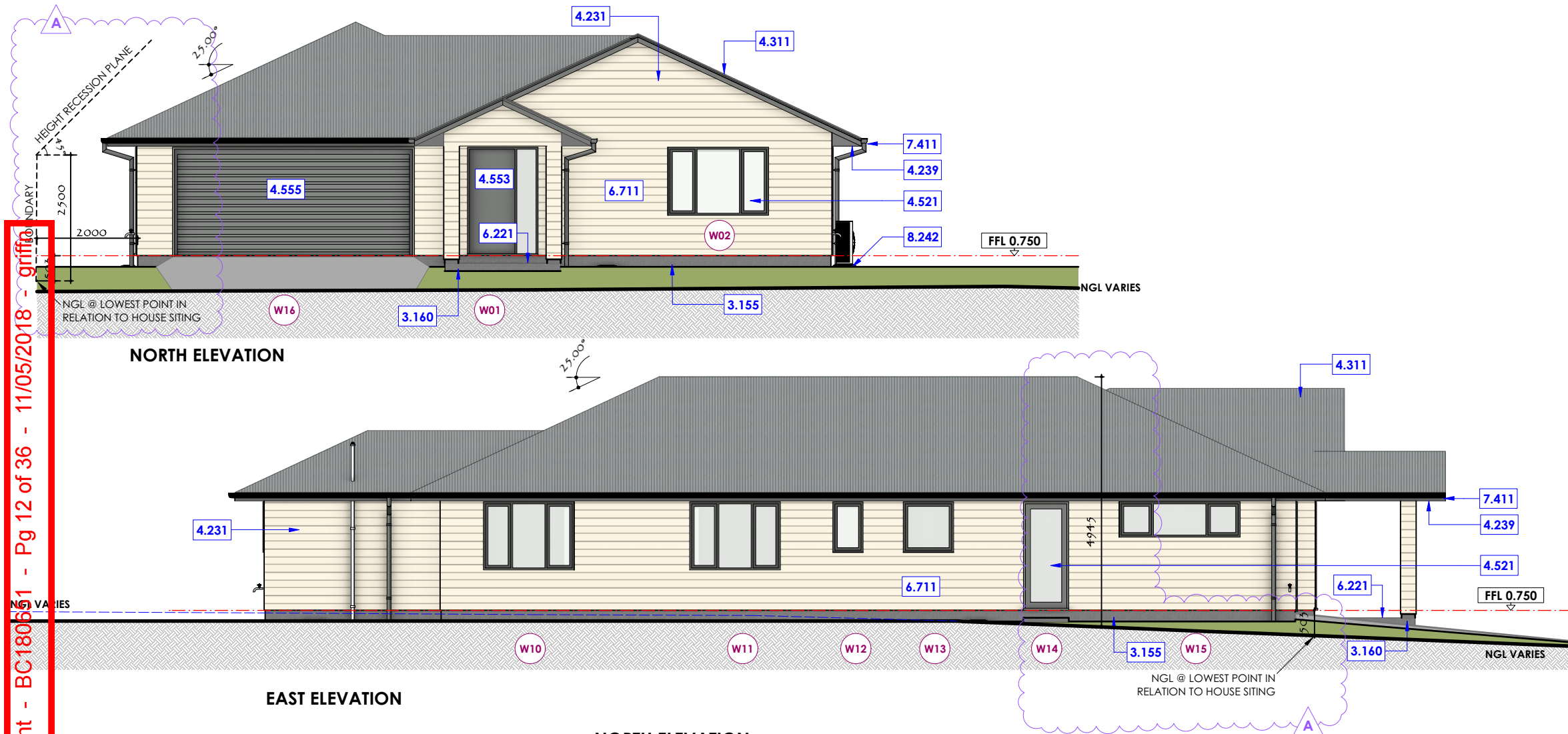
**7.702 PRIMARY POWER SUPPLY**  
 SINGLE PHASE SUPPLY - FROM CONNECTION AT BOUNDARY  
**DOWNLIGHTS** - 38  
**PENDANT LIGHTS** - 2  
**OUTDOOR LIGHTS** - 11  
**OUTDOOR SPOTLIGHTS** - 3  
**RCD POINTS** - 2  
**SINGLE POWER POINTS** - 17  
**DOUBLE POWER POINTS** - 29  
**EXTRACTOR FANS** - 2, WITH 2 MINUTE TIMER  
**SMOKE ALARMS** - 3  
 REFER TO ELECTRICAL PLAN A4.12 FOR LAYOUT  
**CONFIRM REQUIREMENTS & LOCATIONS WITH CLIENT PRIOR TO INSTALLATION**

**7.703 ELECTRIC APPLIANCES**  
**KITCHEN APPLIANCES** - AS SELECTED BY CLIENT  
**LAUNDRY APPLIANCES** - AS SELECTED BY CLIENT  
**RANGEHOOD** - AS SELECTED BY CLIENT  
**PANEL HEATER** - 4, WITH TIMER, AS SELECTED BY CLIENT  
**BATHROOM HEATER** - 2, AS SELECTED BY CLIENT  
**HEATED TOWEL RAIL** - 2, AS SELECTED BY CLIENT

**7.811 COMMUNICATIONS**  
**TELEPHONE / DATA POINTS** - 4  
**TV POINTS** - 2  
**TV AERIAL** - UHF AERIAL FOR DIGITAL TV  
 REFER TO ELECTRICAL PLAN A4.12 FOR INDICATIVE LAYOUT  
**CONFIRM REQUIREMENTS & LOCATIONS WITH CLIENT PRIOR TO INSTALLATION**

	TONI@TONITHOMASDESIGN.CO.NZ 03 366 6360 021 769 623 PO BOX 36170 MERRIVALE CHRISTCHURCH 8146	THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL ENGINEERING AND OTHER CONSULTANTS DRAWINGS & SPECIFICATIONS, AND WITH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ALL DISCREPANCIES SHALL BE REFERRED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. WORKMANSHIP & MATERIALS ARE TO BE IN ACCORDANCE WITH THE NZ BUILDING CODE AND APPLICABLE NZ STANDARDS. DO NOT SCALE FROM DRAWINGS. CONTRACTOR TO VERIFY ALL MEASUREMENTS ON SITE.	REVISIONS REV DATE NOTES	CLIENT <b>FAIRLIGHT HOMES</b>	PROJECT <b>NEW HOUSE          LOT 256 FLEMINGTON SUB DIVISION          LINCOLN</b>	ISSUE <b>CONSENT ISSUE</b>	DATE <b>18 Apr 2018</b> DRAWING TITLE <b>FLOOR PLAN - ELECTRICAL</b>	DRAWING NO <b>A 4.12</b>	PROJECT NO <b>1801</b> REVISION NO SCALE @ A3 <b>1:100</b>
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- 3.155 CONCRETE SLAB & FOUNDATIONS**  
FIRTH RIBRAFT FLOOR SYSTEM - 305mm DEEP  
REFER TO DRAWINGS & DOCUMENTATION BY WILTON JOUBERT
- 3.160 CONCRETE PATIO**  
**GROUND BEAMS** - 400 WIDE x 300 DEEP WITH PLINTHS FOR COLUMNS  
REFER TO DRAWINGS & DOCUMENTATION BY WILTON JOUBERT  
**TOPPING SLAB** - 155mm DEEP WITH 665 MESH, FLOAT FINISH
- 4.231 WALL CLADDING - FIBRE CEMENT HORIZONTAL WEATHERBOARD**  
**JAMES HARDIE LINEA WEATHERBOARD** - INSTALL ON 20mm H3.1 VERTICAL CAVITY BATTENS OVER BUILDING WRAP.  
WALL CLADDING TO BE FIXED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS & NZBC E2 COMPLIANT DETAILS
- 4.239 SOFFIT CLADDING - FIBRE CEMENT**  
**4.5mm JAMES HARDIE HARDIFLEX** - BUTT JOINTS, PAINT FINISH
- 4.311 ROOF CLADDING - LONGRUN**  
**PROFILE** - 0.40 COLORSTEEL ENDURA CORRUGATED  
**PURLINS** - 70x45 H1.2 @ 900 CRS ON FLAT  
**FASCIA** - COLORSTEEL ENDURA FASCIA  
ROOF CLADDING TO BE FIXED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS & NZBC E2 COMPLIANT DETAILS
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**FRAMES**- ALUMINIUM, POWDER COATED  
**ALUMINIUM PROFILE** - AS SELECTED BY CLIENT  
**REVEALS (GROOVED)** - 25mm H3.1 FJ PINE  
**HEAD HEIGHT** - 2150, TO BE CONFIRMED - EXTERIOR WINDOWS & DOORS TO FINISH UNDER SOFFIT  
**GLAZING** - DOUBLE GLAZING, IGU R0.26  
**OBSCURE GLAZING** - TO BATHROOM, WC, AND ENSUITE  
**SAFETY GLAZING** - AS REQUIRED TO MEET CODE REQUIREMENTS  
**SASHES** - AWNING HUNG SASHES  
**HARDWARE** - COLOUR MATCHED TO FRAMES  
**RESTRICTOR STAYS, DOOR STOPS, DOOR LATCHES** - AS SELECTED BY CLIENT
- 4.553 ENTRY DOOR**  
**ENTRY DOOR FRAME** - ALUMINIUM, POWDER COATED  
**ENTRY DOOR** - SOLID CONSTRUCTION, AS SELECTED BY CLIENT  
**HARDWARE** - AS SELECTED BY CLIENT
- 4.555 GARAGE DOOR**  
**SECTIONAL COLORSTEEL ENDURA** - AS SELECTED BY CLIENT, WITH AUTO OPENER AND 2 REMOTES
- 6.221 TILING - FLOOR**  
**FLOOR TILES** - AS SELECTED BY CLIENT, TO ENTRY PATIO AND ENTRY
- 6.711 PAINTING - EXTERIOR**  
**PAINT** - RESENE ENVIRONMENTAL PAINTING EXTERIOR
- 7.411 RAINWATER SPOUTING SYSTEMS**  
**SPOUTING** - COLORSTEEL, CLASSIC PROFILE  
**DOWNPIPES** - COLORSTEEL, 80 DIA
- 8.242 OTHER EXTERNAL WORKS**  
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**CLOTHESLINE**  
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**SOFT LANDSCAPING**

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**FIXINGS - DURABILITY C**  
CLOSED  
NAIL PLATES - CONTINUOUSLY COATED GALVANISED STEEL  
WIRE DOGS & BOLTS - HOT DIPPED GALVANISED STEEL  
ALL OTHER STRUCTURAL FIXINGS - MILD STEEL

**SHELTERED**  
REFER TO TABLE 4.1 ON SHEET A9.03

**EXPOSED**  
REFER TO TABLE 4.1 ON SHEET A9.03

**ALL PLAN NOTES** ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL SPECIFICATION

**ALL TIMBER TREATMENT** SHALL COMPLY WITH NZS3602 MINIMUM REQUIREMENT UNLESS STATED OTHERWISE.

INTERNAL WALL FRAMING = H1.2  
ENCLOSED ROOF FRAMING (0 - 9°) = H1.2  
ENCLOSED ROOF FRAMING (9° +) = H1.2  
PLY BRACING = H3.2 (CCA TREATED)  
WITHIN 300mm TO GROUND = H4  
IN GROUND = H5

**ALL TIMBER STRENGTH** SHALL BE SG8 UNLESS NOTED OTHERWISE

**NORTH ELEVATION**

RISK FACTOR	L	M	H	V/H	TOTALS
WIND ZONE	0	0	1	2	1
NUMBER OF STORIES	0	1	2	4	0
ROOF/WALL INTERSECTION	0	1	3	5	0
EAVES WIDTH	0	1	2	5	1
ENVELOPE COMPLEXITY	0	1	3	6	0
DECK DESIGN	0	2	4	6	0
<b>TOTAL RISK SCORE</b>					<b>2</b>

THEREFORE FIBRE CEMENT WEATHERBOARDS OVER NOMINAL 20mm DRAINED CAVITY = OK

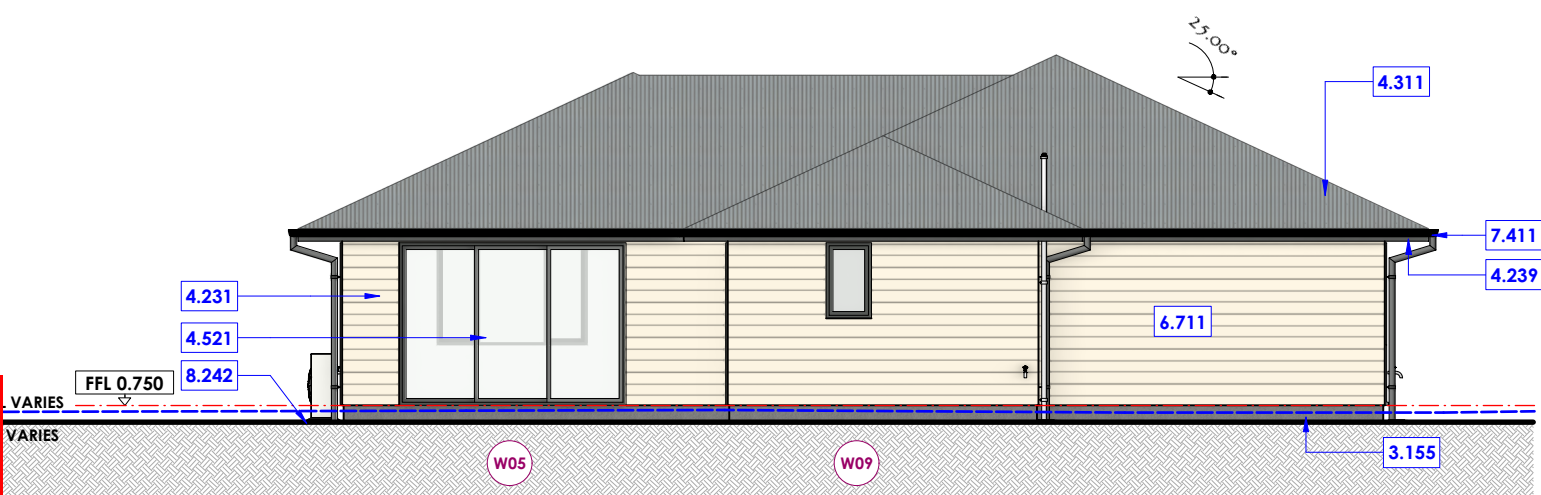
**EAST ELEVATION**

RISK FACTOR	L	M	H	V/H	TOTALS
WIND ZONE	0	0	1	2	1
NUMBER OF STORIES	0	1	2	4	0
ROOF/WALL INTERSECTION	0	1	3	5	0
EAVES WIDTH	0	1	2	5	1
ENVELOPE COMPLEXITY	0	1	3	6	0
DECK DESIGN	0	2	4	6	0
<b>TOTAL RISK SCORE</b>					<b>2</b>

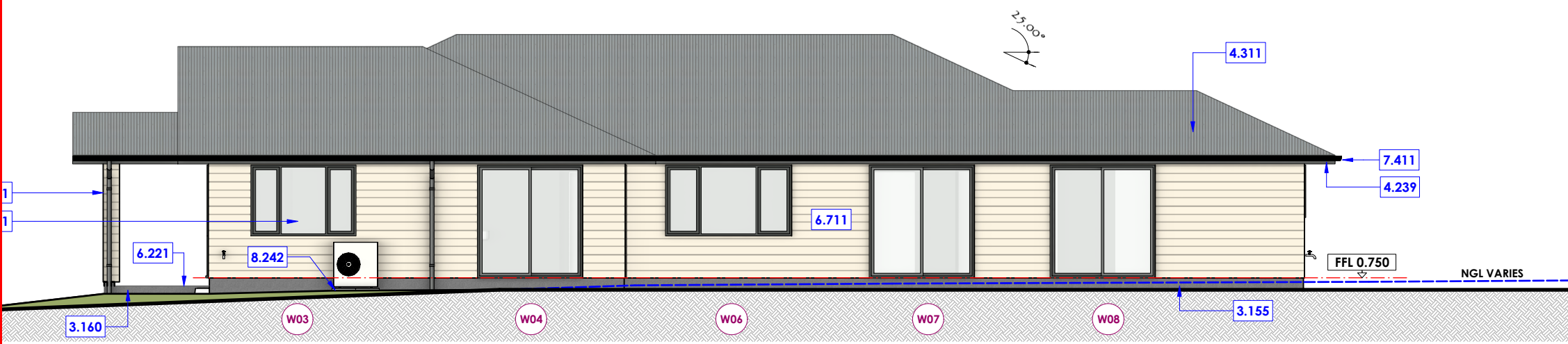
THEREFORE FIBRE CEMENT WEATHERBOARDS OVER NOMINAL 20mm DRAINED CAVITY = OK

<p>TONI@TONITHOMASDESIGN.CO.NZ 03 366 6360 021 769 623</p> <p>PO BOX 36170 MERRIVALE CHRISTCHURCH 8146</p>	<p>THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL ENGINEERING AND OTHER CONSULTANTS DRAWINGS &amp; SPECIFICATIONS, AND WITH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ALL DISCREPANCIES SHALL BE REFERRED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. WORKMANSHIP &amp; MATERIALS ARE TO BE IN ACCORDANCE WITH THE NZ BUILDING CODE AND APPLICABLE NZ STANDARDS. DO NOT SCALE FROM DRAWINGS, CONTRACTOR TO VERIFY ALL MEASUREMENTS ON SITE</p>	<p>REVISIONS</p> <table border="1"> <tr> <th>REV</th> <th>DATE</th> <th>NOTES</th> </tr> <tr> <td>A</td> <td>23/04/18</td> <td>RECESSION PLANE SHOWN DIMENSIONS ADDED</td> </tr> </table>	REV	DATE	NOTES	A	23/04/18	RECESSION PLANE SHOWN DIMENSIONS ADDED	<p>CLIENT</p> <p><b>FAIRLIGHT HOMES</b></p>	<p>PROJECT</p> <p><b>NEW HOUSE LOT 256 FLEMINGTON SUB DIVISION LINCOLN</b></p>	<p>ISSUE</p> <p><b>CONSENT ISSUE</b></p>	<p>DATE <b>23 Apr 2018</b></p> <p>DRAWING TITLE</p> <p><b>ELEVATIONS - NORTH &amp; EAST</b></p>	<p>DRAWING NO</p> <p><b>A 5.01</b></p>	<p>PROJECT NO</p> <p><b>1801</b></p> <p>REVISION NO</p> <p><b>A</b></p> <p>SCALE @ A3</p> <p><b>1:100</b></p>
		REV	DATE	NOTES										
A	23/04/18	RECESSION PLANE SHOWN DIMENSIONS ADDED												
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**SOUTH ELEVATION**



**WEST ELEVATION**

**GENERAL NOTES**

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 PLY BRACING = H3.2 (CCA TREATED)  
 WITHIN 300mm TO GROUND = H4  
 IN GROUND = H5

**ALL TIMBER STRENGTH** SHALL BE SG8 UNLESS NOTED OTHERWISE

**SOUTH ELEVATION**

RISK FACTOR	L	M	H	V/H	TOTALS
WIND ZONE	0	0	1	2	1
NUMBER OF STORIES	0	1	2	4	0
ROOF/WALL INTERSECTION	0	1	3	5	0
EAVES WIDTH	0	1	2	5	1
ENVELOPE COMPLEXITY	0	1	3	6	0
DECK DESIGN	0	2	4	6	0
<b>TOTAL RISK SCORE</b>					<b>2</b>

THEREFORE FIBRE CEMENT WEATHERBOARDS OVER NOMINAL 20mm DRAINED CAVITY = OK

**WEST ELEVATION**

RISK FACTOR	L	M	H	V/H	TOTALS
WIND ZONE	0	0	1	2	1
NUMBER OF STORIES	0	1	2	4	0
ROOF/WALL INTERSECTION	0	1	3	5	0
EAVES WIDTH	0	1	2	5	1
ENVELOPE COMPLEXITY	0	1	3	6	0
DECK DESIGN	0	2	4	6	0
<b>TOTAL RISK SCORE</b>					<b>2</b>

THEREFORE FIBRE CEMENT WEATHERBOARDS OVER NOMINAL 20mm DRAINED CAVITY = OK

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REFER TO DRAWINGS & DOCUMENTATION BY WILTON JOUBERT
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PURLINS - 70x45 H1.2 @ 900 CRS ON FLAT  
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ALUMINIUM PROFILE - AS SELECTED BY CLIENT  
REVEALS (GROOVED) - 25mm H3.1 FJ PINE  
HEAD HEIGHT - 2150, TO BE CONFIRMED - EXTERIOR WINDOWS & DOORS TO FINISH UNDER SOFFIT  
GLAZING - DOUBLE GLAZING, IGU R0.26  
OBSCURE GLAZING - TO BATHROOM, WC, AND ENSUITE  
SAFETY GLAZING - AS REQUIRED TO MEET CODE REQUIREMENTS  
SASHES - AWNING HUNG SASHES  
HARDWARE - COLOUR MATCHED TO FRAMES  
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- 4.553 ENTRY DOOR**  
ENTRY DOOR FRAME - ALUMINIUM, POWDER COATED  
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REV	DATE	NOTES

	TONI@TONITHOMASDESIGN.CO.NZ  03 366 6360 021 769 623	THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL ENGINEERING AND OTHER CONSULTANTS DRAWINGS & SPECIFICATIONS, AND WITH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ALL DISCREPANCIES SHALL BE REFERRED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. WORKMANSHIP & MATERIALS ARE TO BE IN ACCORDANCE WITH THE NZ BUILDING CODE AND APPLICABLE NZ STANDARDS. DO NOT SCALE FROM DRAWINGS. CONTRACTOR TO VERIFY ALL MEASUREMENTS ON SITE.	CLIENT  <b>FAIRLIGHT HOMES</b>	PROJECT  <b>NEW HOUSE LOT 256 FLEMINGTON SUB DIVISION LINCOLN</b>	ISSUE <b>CONSENT ISSUE</b>  DRAWING TITLE <b>ELEVATIONS - SOUTH &amp; WEST</b>	DATE <b>18 Apr 2018</b> DRAWING NO <b>A 5.02</b>	PROJECT NO <b>1801</b> REVISION NO SCALE @ A3 <b>1:100</b>
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**4.521 WINDOW & DOOR JOINERY - EXTERNAL**  
**FRAMES** - ALUMINIUM, POWDER COATED  
**ALUMINIUM PROFILE** - AS SELECTED BY CLIENT  
**REVEALS (GROOVED)** - 25mm H3.1 FJ PINE  
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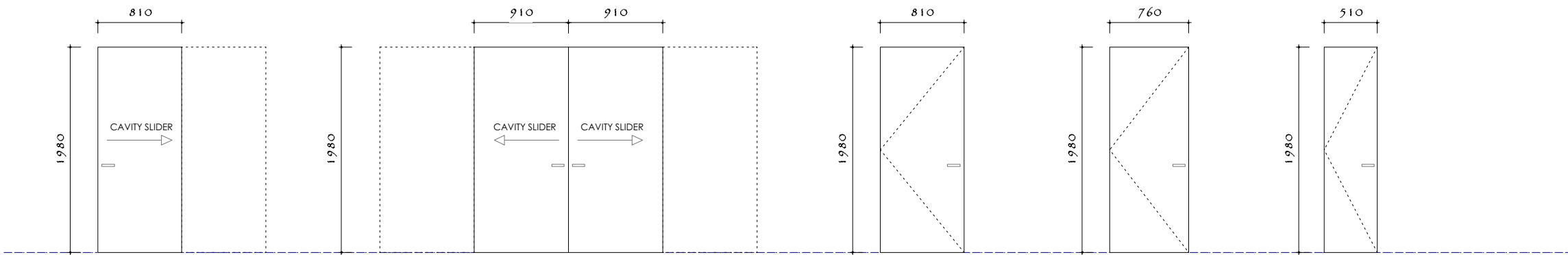
**4.553 ENTRY DOOR**  
**ENTRY DOOR FRAME** - ALUMINIUM, POWDER COATED  
**ENTRY DOOR** - SOLID CONSTRUCTION, AS SELECTED BY CLIENT  
**HARDWARE** - AS SELECTED BY CLIENT

**4.555 GARAGE DOOR**  
**SECTIONAL COLORSTEEL ENDURA** - AS SELECTED BY CLIENT, WITH AUTO OPENER AND 2 REMOTES

**SAFETY GLAZING**  
 TO ALL BATHROOM & ENSUITE GLASS PANELS  
 TO ALL GLASS PANELS IN DOORS & SIDELIGHTS GREATER THAN 0.75m<sup>2</sup>  
 TO ALL GLASS PANELS IN WINDOWS WITHIN 800mm FROM FLOOR LEVEL

**SAFETY FROM FALLING**  
 ALL OPENING WINDOWS TO BE FITTED WITH RESTRICTOR STAYS IF THE HEIGHT BETWEEN THE SILL AND THE GROUND LEVEL IS 1000mm OR GREATER

**KEY**  
 AW AWNING HUNG SASH  
 FX FIXED PANEL  
 SL SLIDING  
 SG SAFETY GLASS  
 HD HINGED DOOR  
 RS RESTRICTOR STAY



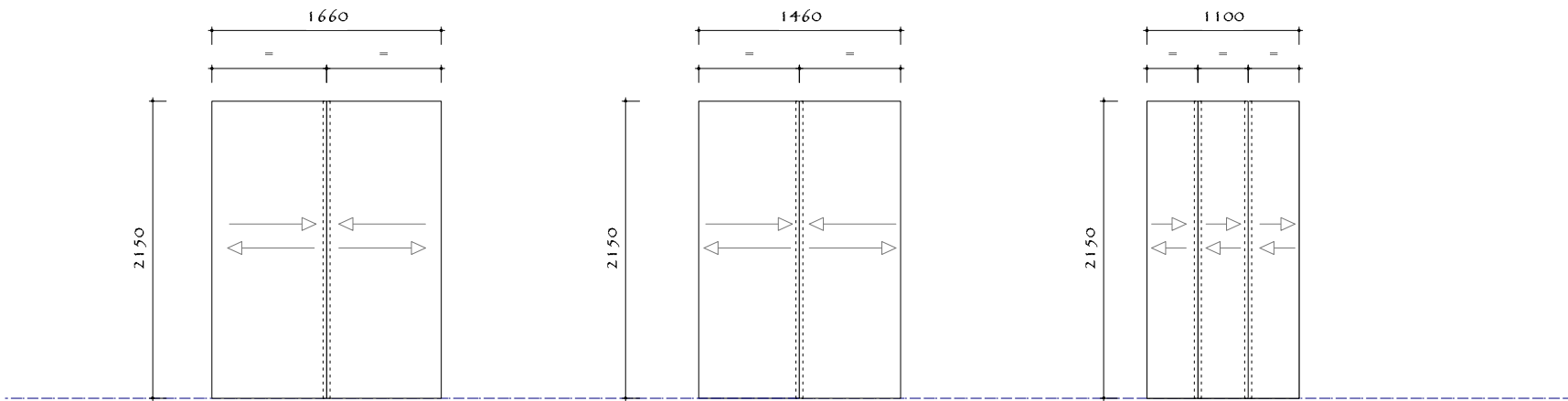
**D01 - PANTRY**  
**D12 - DRESSING ROOM**  
**D13 - ENSUITE (HANDED)**

**D02 - LOUNGE**

**D03 - GARAGE**  
**D04 - HALL**  
**D07 - BEDROOM 1 (HANDED)**  
**D08 - BEDROOM 2**  
**D10 - BEDROOM 3**  
**D11 - MASTER BEDROOM (HANDED)**

**D05 - BATHROOM**  
**D06 - WC (HANDED)**

**D09 - HWC CUPBOARD**



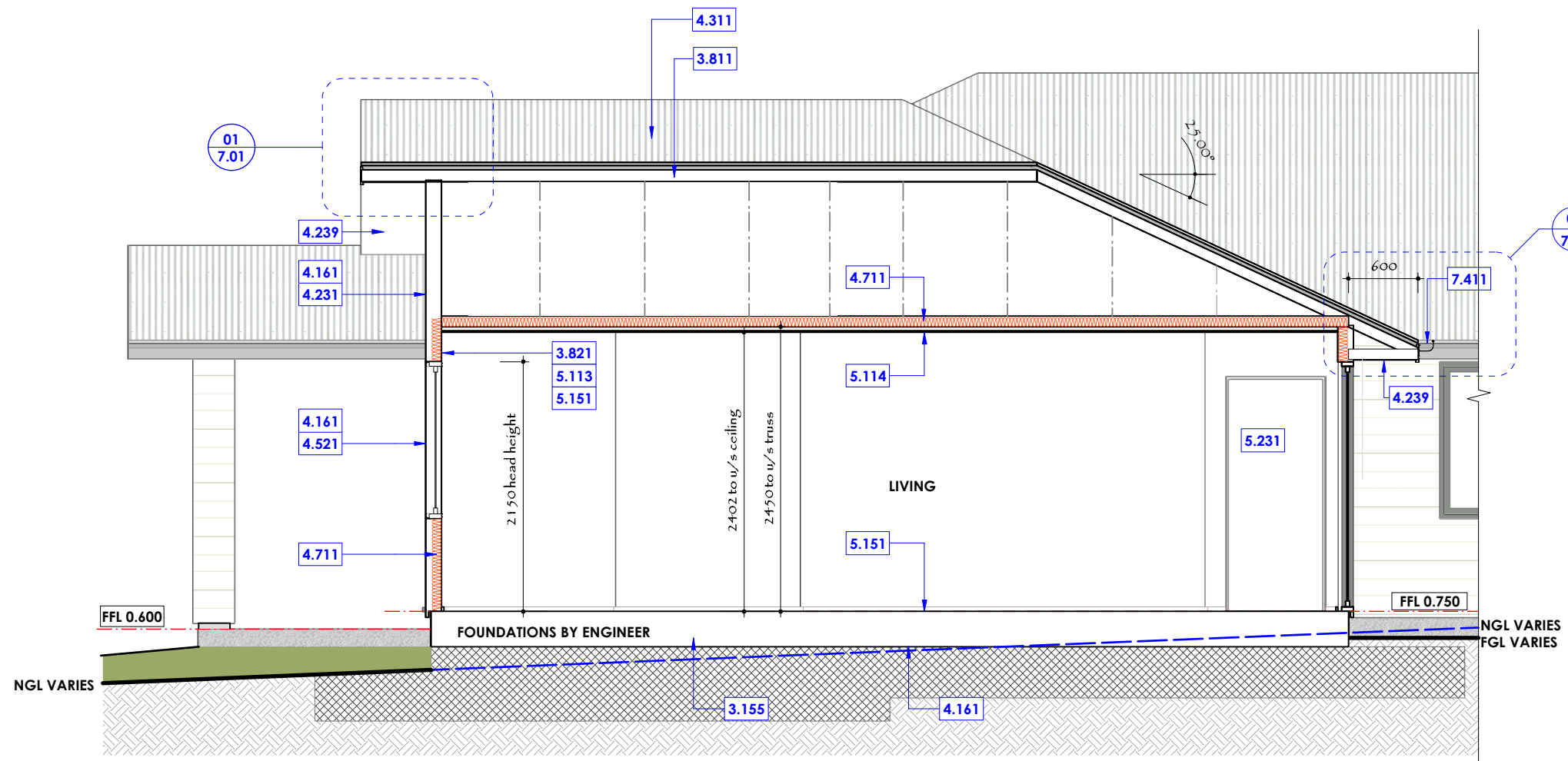
**D14 - BEDROOM 1 WARDROBE**  
**D15 - BEDROOM 2 WARDROBE**

**D16 - BEDROOM 3 WARDROBE**

**D17 - LINEN CUPBOARD**

- 5.151 TRIMS**  
**ARCHITRAVES** - NONE, GROOVED REVEALS & JAMBS  
**SKIRTING** - AS SELECTED BY CLIENT, PAINT FINISH (TIMBER TO WET AREAS)  
**CORNICE** - NONE, SQUARE STOPPED
  
- 5.231 INTERIOR DOORS**  
**HUNG** - 1980 HIGH POLYCORE PRE HUNG DOORS  
**CAVITY SLIDERS** - 1980 HIGH, SOLID PANEL IN CS FOR DOORS TRACK SYSTEM  
**HWC CUPBOARD DOOR** - TO MATCH INTERIOR DOORS  
**WARDROBE & LINEN CUPBOARD DOORS** - PROPRIETARY SLIDING DOOR SYSTEM AS SELECTED BY CLIENT  
**JAMBS (GROOVED FOR GIB)** - FJ PINE WITH REBATED STOPS  
**HARDWARE** - AS SELECTED BY CLIENT, DOOR STOPS TO ALL PRE HUNG DOORS, PRIVACY BOLTS TO BATHROOM, WC, AND ENSUITE
  
- 5.513 OTHER JOINERY**  
**WARDROBE FITTINGS & HARDWARE** - AS SELECTED BY CLIENT  
**LINEN CUPBOARD FITTINGS & HARDWARE** - AS SELECTED BY CLIENT  
**HWC CUPBOARD FITTINGS & HARDWARE** - AS SELECTED BY CLIENT  
**CEILING HATCH** - PROPRIETARY CEILING HATCH AS SELECTED BY CLIENT

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SECTION A-A

**GENERAL NOTES**

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 REFER TO TABLE 4.1 ON SHEET A9.03  
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 WITHIN 300mm TO GROUND = H4  
 IN GROUND = H5

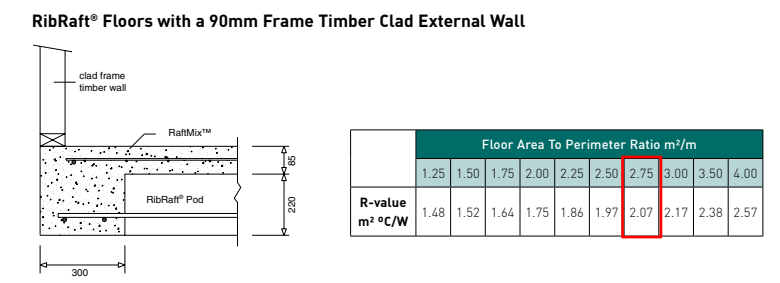
**ALL TIMBER STRENGTH** SHALL BE SG8 UNLESS NOTED OTHERWISE

- 3.155 **CONCRETE SLAB & FOUNDATIONS**  
FIRTH RIBRAFT FLOOR SYSTEM - 305mm DEEP  
REFER TO DRAWINGS & DOCUMENTATION BY WILTON JOUBERT
- 3.161 **CONCRETE PATIO**  
GROUND BEAMS - 400 WIDE x 300 DEEP WITH PLINTHS FOR COLUMNS  
REFER TO DRAWINGS & DOCUMENTATION BY WILTON JOUBERT  
TOPPING SLAB - 155mm DEEP WITH 665 MESH, FLOAT FINISH
- 3.81 **TIMBER ROOF TRUSSES**  
MITEK TRUSS DESIGN - H1.2 TRUSSES @ 900 CRS, 25 DEGREE ROOF PITCH  
REFER TO DRAWINGS & DOCUMENTATION BY PLACEMAKERS & MITEK
- 3.82 **TIMBER WALL FRAMING**  
WALL HEIGHT - 2450 TO U/S OF TRUSS  
EXTERIOR WALLS - 90x45 H1.2 STUDS @ 600 CRS, DWANGS @ 800 CRS WITH DOUBLE TOP PLATE  
INTERIOR WALLS - 90x45 H1.2 STUDS @ 600 CRS, DWANGS @ 800 CRS WITH DOUBLE TOP PLATE  
ALLOW FOR ADDITIONAL DWANGS AS REQUIRED FOR FIXINGS  
LINTELS - H1.2 VARIOUS SIZES, REFER TO SHEET A4.03  
WALL BRACING - GIB EZYBRACE SYSTEM
- 3.82 **TIMBER POSTS TO ENTRY PATIO**  
90x90 H3.1 POSTS FIXED WITH LUMBERLOK B197 STRUCTURAL BRACKET
- 3.82 **VERANDAH BEAMS**  
2/140x45 H3.1 BEAMS FIXED TO POSTS WITH 2/M12 BOLTS

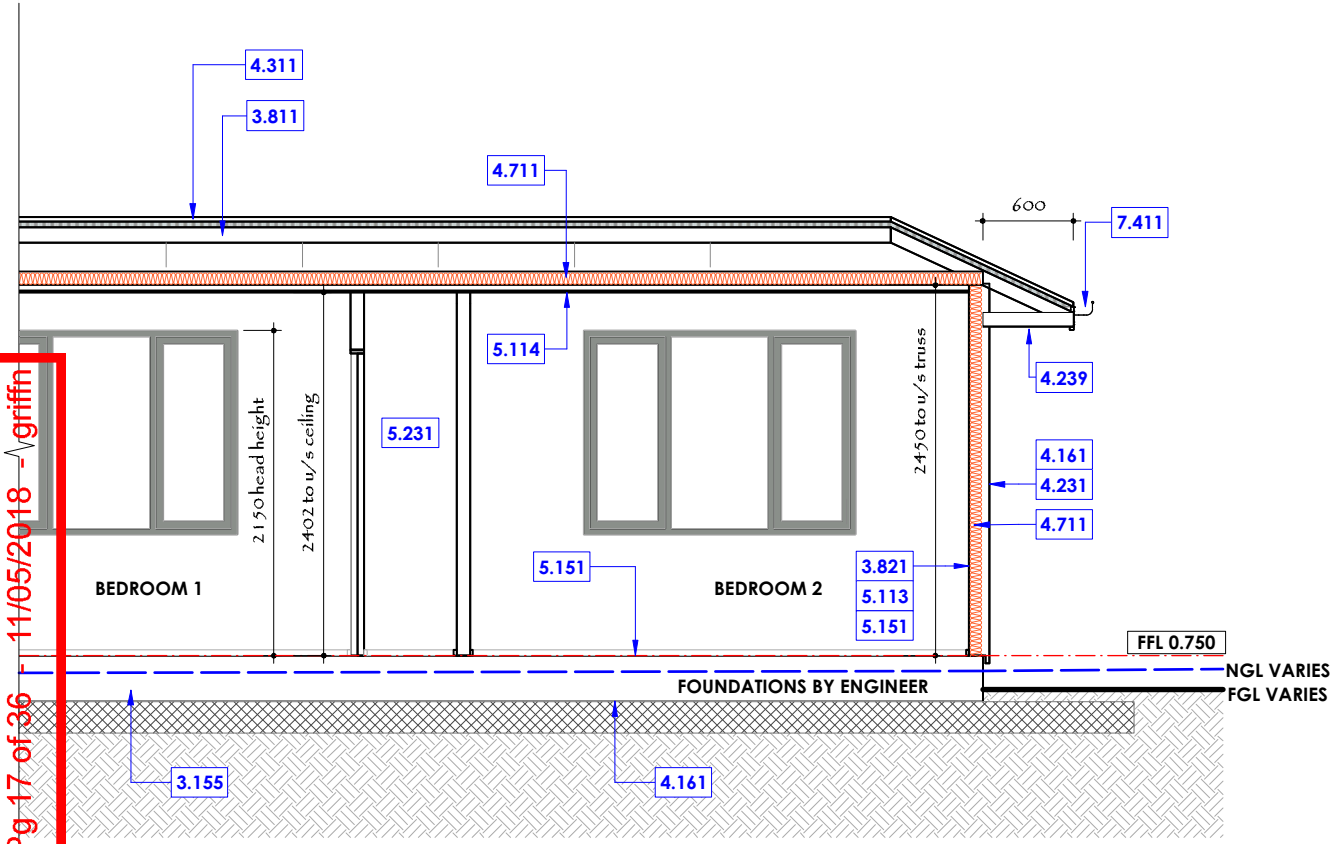
- 4.161 **PRE-CLADDING**  
DAMP PROOF MEMBRANE - THERMATHENE BLACK  
DAMP PROOF COURSE - SUPERCOURSE 500  
BUILDING PAPER - WATERGATE PLUS  
FLASHING TAPE - 3M ALL WEATHER FLASHING TAPE  
ROOFING PAPER - THERMAKRAFT 215
- 4.231 **WALL CLADDING - FIBRE CEMENT HORIZONTAL WEATHERBOARD**  
JAMES HARDIE LINEA WEATHERBOARD - INSTALL ON 20mm H3.1 VERTICAL CAVITY BATTENS OVER BUILDING WRAP.  
WALL CLADDING TO BE FIXED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS & NZBC E2 COMPLIANT DETAILS
- 4.239 **SOFFIT CLADDING - FIBRE CEMENT**  
4.5mm JAMES HARDIE HARDIFLEX - BUTT JOINTS, PAINT FINISH
- 4.311 **ROOF CLADDING - LONGRUN**  
PROFILE - 0.40 COLORSTEEL ENDURA CORRUGATED  
PURLINS - 70x45 H1.2 @ 900 CRS ON FLAT  
FASCIA - COLORSTEEL ENDURA FASCIA  
ROOF CLADDING TO BE FIXED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS & NZBC E2 COMPLIANT DETAILS
- 4.521 **WINDOW & DOOR JOINERY - EXTERNAL**  
FRAMES- ALUMINIUM, POWDER COATED  
ALUMINIUM PROFILE - AS SELECTED BY CLIENT  
REVEALS (GROOVED) - 25mm H3.1 FJ PINE  
HEAD HEIGHT - 2150, TO BE CONFIRMED - EXTERIOR WINDOWS & DOORS TO FINISH UNDER SOFFIT  
GLAZING - DOUBLE GLAZING, IGU R0.26  
OBSCURE GLAZING - TO BATHROOM, WC, AND ENSUITE  
SAFETY GLAZING - AS REQUIRED TO MEET CODE REQUIREMENTS  
SASHES - AWNING HUNG SASHES  
HARDWARE - COLOUR MATCHED TO FRAMES  
RESTRICTOR STAYS, DOOR STOPS, DOOR LATCHES - AS SELECTED BY CLIENT

- 4.553 **ENTRY DOOR**  
ENTRY DOOR FRAME - ALUMINIUM, POWDER COATED  
ENTRY DOOR - SOLID CONSTRUCTION, AS SELECTED BY CLIENT  
HARDWARE - AS SELECTED BY CLIENT
- 4.555 **GARAGE DOOR**  
SECTIONAL COLORSTEEL ENDURA - AS SELECTED BY CLIENT, WITH AUTO OPENER AND 2 REMOTES
- 4.711 **THERMAL INSULATION**  
UNDERFLOOR - RIBRAFT FLOOR - ACHIEVES R2.07  
EXTERNAL WALLS - EARTHWOOL R3.6 - ACHIEVES R3.37  
TRUSS ROOF - EARTHWOOL R2.2 - ACHIEVES R2.09
- 5.113 **PLASTERBOARD LININGS - WALLS**  
10mm GIB STANDARD - GENERALLY  
GLUE & SCREW FIXED  
  
10mm GIB AQUALINE - WET AREAS  
GLUE & SCREW FIXED  
  
GIB STOPPING - LEVEL 4 TO ALL GIB BOARD
- 5.114 **PLASTERBOARD LININGS - CEILINGS**  
13mm GIB STANDARD - GENERALLY  
GLUE & SCREW FIXED  
CEILING BATTENS - 70x35 H1.2 @ 600 CRS ON FLAT  
  
13mm GIB AQUALINE - WET AREAS  
GLUE & SCREW FIXED  
CEILING BATTENS - 70x35 H1.2 @ 600 CRS ON FLAT  
  
GIB STOPPING - LEVEL 4 TO ALL GIB BOARD
- 5.115 **WALL BRACING**  
GIB EZYBRACE BRACING SYSTEM - REFER TO BRACING PLAN ON A4.03 AND BRACING CALCULATIONS CONTAINED IN THE DOCUMENTATION

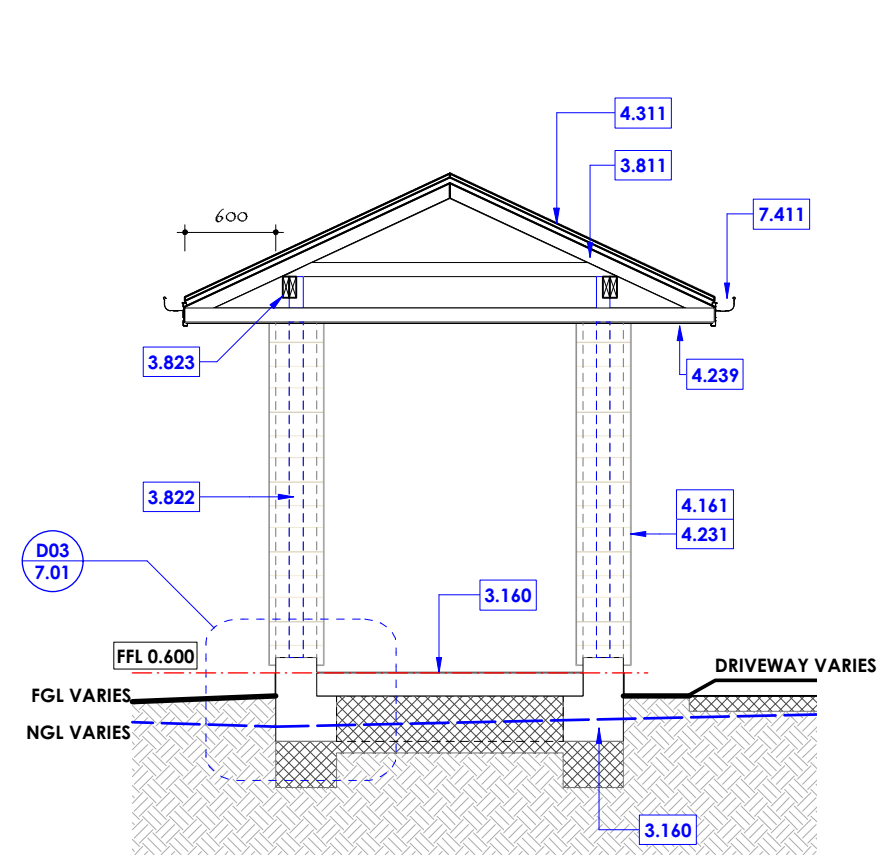
- 5.151 **TRIMS**  
ARCHITRAVES - NONE, GROOVED REVEALS & JAMBS  
SKIRTING - AS SELECTED BY CLIENT, PAINT FINISH (TIMBER TO WET AREAS)  
CORNICHE - NONE, SQUARE STOPPED
- 5.231 **INTERIOR DOORS**  
HUNG - 1980 HIGH POLYCORE PRE HUNG DOORS  
CAVITY SLIDERS - 1980 HIGH, SOLID PANEL IN CS FOR DOORS TRACK SYSTEM  
HWC CUPBOARD DOOR - TO MATCH INTERIOR DOORS  
WARDROBE & LINEN CUPBOARD DOORS - PROPRIETARY SLIDING DOOR SYSTEM AS SELECTED BY CLIENT  
JAMBS (GROOVED FOR GIB) - FJ PINE WITH REBATED STOPS  
HARDWARE - AS SELECTED BY CLIENT, DOOR STOPS TO ALL PRE HUNG DOORS, PRIVACY BOLTS TO BATHROOM, WC, AND ENSUITE
- 7.411 **RAINWATER SPOUTING SYSTEMS**  
SPOUTING - COLORSTEEL, CLASSIC PROFILE  
DOWNPIPES - COLORSTEEL, 80 DIA



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SECTION B-B



SECTION C-C

**GENERAL NOTES**

**DO NOT SCALE - USE FIGURED DIMENSIONS ONLY**

**CONTRACTORS TO CHECK** THE SITE AND LOCATION OF SERVICES BEFORE COMMENCING WORK

**MANUFACTURER'S SPECIFIC INSTALLATION DETAILS** FOR ALL PRODUCTS SPECIFIED ARE WITHIN THE ARCHITECTURAL SUPPLEMENTARY INFORMATION FILE

**FIXINGS - DURABILITY C**

**CLOSED**  
 NAIL PLATES - CONTINUOUSLY COATED GALVANISED STEEL  
 WIRE DOGS & BOLTS - HOT DIPPED GALVANISED STEEL  
 ALL OTHER STRUCTURAL FIXINGS - MILD STEEL

**SHELTERED**  
 REFER TO TABLE 4.1 ON SHEET A9.03

**EXPOSED**  
 REFER TO TABLE 4.1 ON SHEET A9.03

**ALL PLAN NOTES** ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL SPECIFICATION

**ALL TIMBER TREATMENT** SHALL COMPLY WITH NZS3602 MINIMUM REQUIREMENT UNLESS STATED OTHERWISE.

INTERNAL WALL FRAMING = H1.2  
 ENCLOSED ROOF FRAMING (0 - 9°) = H1.2  
 ENCLOSED ROOF FRAMING (9° +) = H1.2  
 PLY BRACING = H3.2 (CCA TREATED)  
 WITHIN 300mm TO GROUND = H4  
 IN GROUND = H5

**ALL TIMBER STRENGTH** SHALL BE SG8 UNLESS NOTED OTHERWISE

- 3.155 CONCRETE SLAB & FOUNDATIONS**  
 FIRTH RIBRAFT FLOOR SYSTEM - 305mm DEEP  
 REFER TO DRAWINGS & DOCUMENTATION BY WILTON JOUBERT
- 3.160 CONCRETE PATIO**  
 GROUND BEAMS - 400 WIDE x 300 DEEP WITH PLINTHS FOR COLUMNS  
 REFER TO DRAWINGS & DOCUMENTATION BY WILTON JOUBERT  
 TOPPING SLAB - 155mm DEEP WITH 665 MESH, FLOAT FINISH
- 3.811 TIMBER ROOF TRUSSES**  
 MITEK TRUSS DESIGN - H1.2 TRUSSES @ 900 CRS, 25 DEGREE ROOF PITCH  
 REFER TO DRAWINGS & DOCUMENTATION BY PLACEMAKERS & MITEK
- 3.821 TIMBER WALL FRAMING**  
 WALL HEIGHT - 2450 TO U/S OF TRUSS  
 EXTERIOR WALLS - 90x45 H1.2 STUDS @ 600 CRS, DWANGS @ 800 CRS WITH DOUBLE TOP PLATE  
 INTERIOR WALLS - 90x45 H1.2 STUDS @ 600 CRS, DWANGS @ 800 CRS WITH DOUBLE TOP PLATE  
 ALLOW FOR ADDITIONAL DWANGS AS REQUIRED FOR FIXINGS  
 LINTELS - H1.2 VARIOUS SIZES, REFER TO SHEET A4.03  
 WALL BRACING - GIB EZYBRACE SYSTEM
- 3.822 TIMBER POSTS TO ENTRY PATIO**  
 90x90 H3.1 POSTS FIXED WITH LUMBERLOK B197 STRUCTURAL BRACKET
- 3.823 VERANDAH BEAMS**  
 2/140x45 H3.1 BEAMS FIXED TO POSTS WITH 2/M12 BOLTS

- 4.161 PRE-CLADDING**  
 DAMP PROOF MEMBRANE - THERMATHENE BLACK  
 DAMP PROOF COURSE - SUPERCOURSE 500  
 BUILDING PAPER - WATERGATE PLUS  
 FLASHING TAPE - 3M ALL WEATHER FLASHING TAPE  
 ROOFING PAPER - THERMAKRAFT 215
- 4.231 WALL CLADDING - FIBRE CEMENT HORIZONTAL WEATHERBOARD**  
 JAMES HARDIE LINEA WEATHERBOARD - INSTALL ON 20mm H3.1 VERTICAL CAVITY BATTENS OVER BUILDING WRAP.  
 WALL CLADDING TO BE FIXED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS & NZBC E2 COMPLIANT DETAILS
- 4.239 SOFFIT CLADDING - FIBRE CEMENT**  
 4.5mm JAMES HARDIE HARDIFLEX - BUTT JOINTS, PAINT FINISH
- 4.311 ROOF CLADDING - LONGRUN**  
 PROFILE - 0.40 COLORSTEEL ENDURA CORRUGATED  
 PURLINS - 70x45 H1.2 @ 900 CRS ON FLAT  
 FASCIA - COLORSTEEL ENDURA FASCIA  
 ROOF CLADDING TO BE FIXED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS & NZBC E2 COMPLIANT DETAILS
- 4.521 WINDOW & DOOR JOINERY - EXTERNAL**  
 FRAMES- ALUMINIUM, POWDER COATED  
 ALUMINIUM PROFILE - AS SELECTED BY CLIENT  
 REVEALS (GROOVED) - 25mm H3.1 FJ PINE  
 HEAD HEIGHT - 2150, TO BE CONFIRMED - EXTERIOR WINDOWS & DOORS TO FINISH UNDER SOFFIT  
 GLAZING - DOUBLE GLAZING, IGU R0.26  
 OBSCURE GLAZING - TO BATHROOM, WC, AND ENSUITE  
 SAFETY GLAZING - AS REQUIRED TO MEET CODE REQUIREMENTS  
 SASHES - AWNING HUNG SASHES  
 HARDWARE - COLOUR MATCHED TO FRAMES  
 RESTRICTOR STAYS, DOOR STOPS, DOOR LATCHES - AS SELECTED BY CLIENT

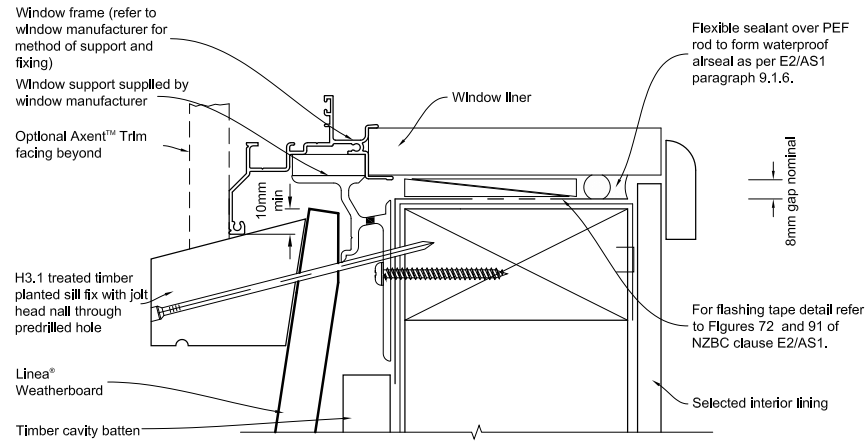
- 4.553 ENTRY DOOR**  
 ENTRY DOOR FRAME - ALUMINIUM, POWDER COATED  
 ENTRY DOOR - SOLID CONSTRUCTION, AS SELECTED BY CLIENT  
 HARDWARE - AS SELECTED BY CLIENT
- 4.555 GARAGE DOOR**  
 SECTIONAL COLORSTEEL ENDURA - AS SELECTED BY CLIENT, WITH AUTO OPENER AND 2 REMOTES
- 4.711 THERMAL INSULATION**  
 UNDERFLOOR - RIBRAFT FLOOR - ACHIEVES R2.07  
 EXTERNAL WALLS - EARTHWOOL R3.6 - ACHIEVES R3.37  
 TRUSS ROOF - EARTHWOOL R2.2 - ACHIEVES R2.09
- 5.113 PLASTERBOARD LININGS - WALLS**  
 10mm GIB STANDARD - GENERALLY  
 GLUE & SCREW FIXED  
  
 10mm GIB AQUALINE - WET AREAS  
 GLUE & SCREW FIXED  
  
 GIB STOPPING - LEVEL 4 TO ALL GIB BOARD
- 5.114 PLASTERBOARD LININGS - CEILINGS**  
 13mm GIB STANDARD - GENERALLY  
 GLUE & SCREW FIXED  
 CEILING BATTENS - 70x35 H1.2 @ 600 CRS ON FLAT  
  
 13mm GIB AQUALINE - WET AREAS  
 GLUE & SCREW FIXED  
 CEILING BATTENS - 70x35 H1.2 @ 600 CRS ON FLAT  
  
 GIB STOPPING - LEVEL 4 TO ALL GIB BOARD
- 5.115 WALL BRACING**  
 GIB EZYBRACE BRACING SYSTEM - REFER TO BRACING PLAN ON A4.03 AND BRACING CALCULATIONS CONTAINED IN THE DOCUMENTATION

- 5.151 TRIMS**  
 ARCHITRAVES - NONE, GROOVED REVEALS & JAMBS  
 SKIRTING - AS SELECTED BY CLIENT, PAINT FINISH (TIMBER TO WET AREAS)  
 CORNICE - NONE, SQUARE STOPPED
- 5.231 INTERIOR DOORS**  
 HUNG - 1980 HIGH POLYCORE PRE HUNG DOORS  
 CAVITY SLIDERS - 1980 HIGH, SOLID PANEL IN CS FOR DOORS TRACK SYSTEM  
 HWC CUPBOARD DOOR - TO MATCH INTERIOR DOORS  
 WARDROBE & LINEN CUPBOARD DOORS - PROPRIETARY SLIDING DOOR SYSTEM AS SELECTED BY CLIENT  
 JAMBS (GROOVED FOR GIB) - FJ PINE WITH REBATED STOPS  
 HARDWARE - AS SELECTED BY CLIENT, DOOR STOPS TO ALL PRE HUNG DOORS, PRIVACY BOLTS TO BATHROOM, WC, AND ENSUITE
- 7.411 RAINWATER SPOUTING SYSTEMS**  
 SPOUTING - COLORSTEEL, CLASSIC PROFILE  
 DOWNPIPES - COLORSTEEL, 80 DIA

<p>TONI THOMAS DESIGN CO. NZ                  03 366 6360                  021 769 623                  PD BOX 36170 MERRIVALE CHRISTCHURCH 8146                  THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL ENGINEERING AND OTHER CONSULTANTS DRAWINGS &amp; SPECIFICATIONS. AND WITH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ALL DISCREPANCIES SHALL BE REFERRED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. WORKMANSHIP &amp; MATERIALS ARE TO BE IN ACCORDANCE WITH THE NZ BUILDING CODE AND APPLICABLE NZ STANDARDS. DO NOT SCALE FROM DRAWINGS. CONTRACTOR TO VERIFY ALL MEASUREMENTS ON SITE.</p>	REVISIONS REV DATE NOTES	CLIENT FAIRLIGHT HOMES	PROJECT NEW HOUSE LOT 256 FLEMINGTON SUB DIVISION LINCOLN	ISSUE DRAWING TITLE CONSENT ISSUE SECTION B-B & SECTION C-C	DATE 18 Apr 2018 DRAWING NO A 6.02	PROJECT NO 1801 REVISION NO SCALE @ A3 1:50
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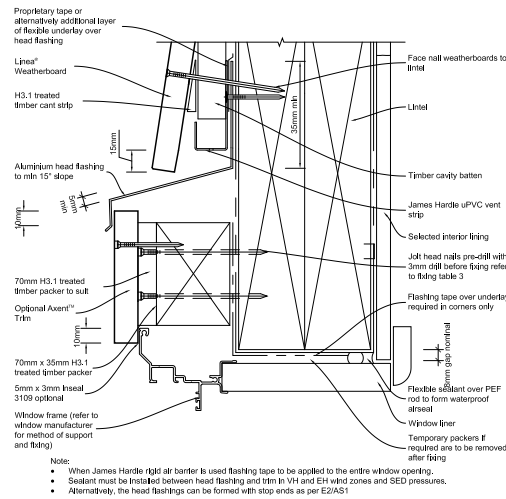
Figure 39: Timber cavity window sill with facings



**General notes for materials section**  
 1. Flashing materials must be selected based on environmental exposure, refer to NZS 3604 and Table 20 of NZBC clause E2/AS1.  
 2. Flexible underlay must comply with acceptable solution E2/AS1.  
 3. Flashing tape must have proven compatibility with the selected flexible underlay / James Hardie rigid air barrier and other materials with which it comes into contact.

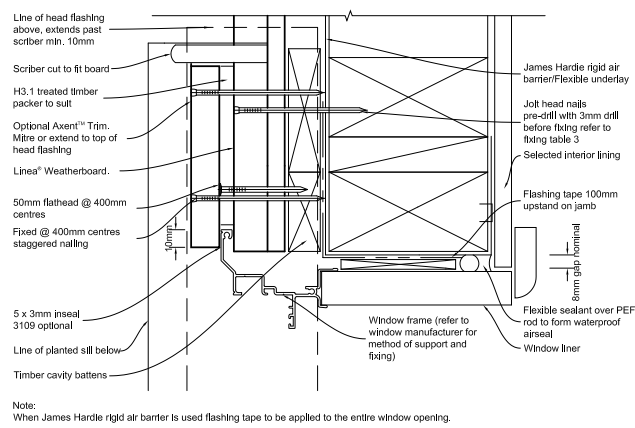
Refer to the manufacturer or supplier for technical information for these materials.

Figure 40: Timber cavity window and door head with facings



**Note:**  
 • When James Hardie rigid air barrier is used flashing tape to be applied to the entire window opening.  
 • Sealant must be installed between head baring and trim in WH and DH wet zones and SED pressures.  
 • Alternatively, the head flashings can be formed with stop ends as per E2/AS1

Figure 41: Timber cavity window and door jamb with facings



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

Figure 28: Timber cavity foundation detail

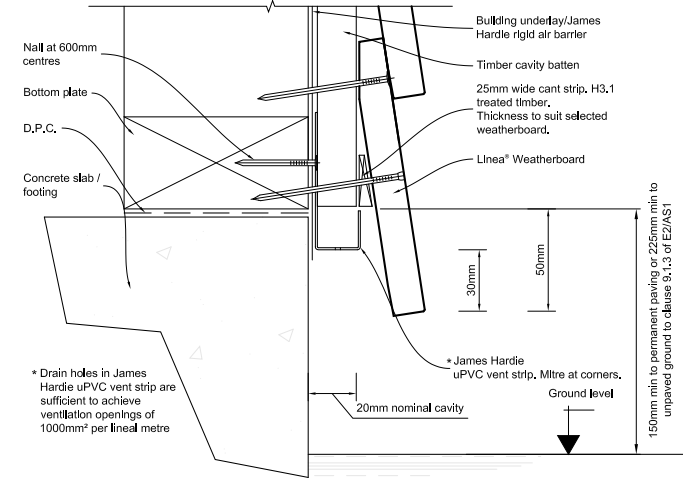
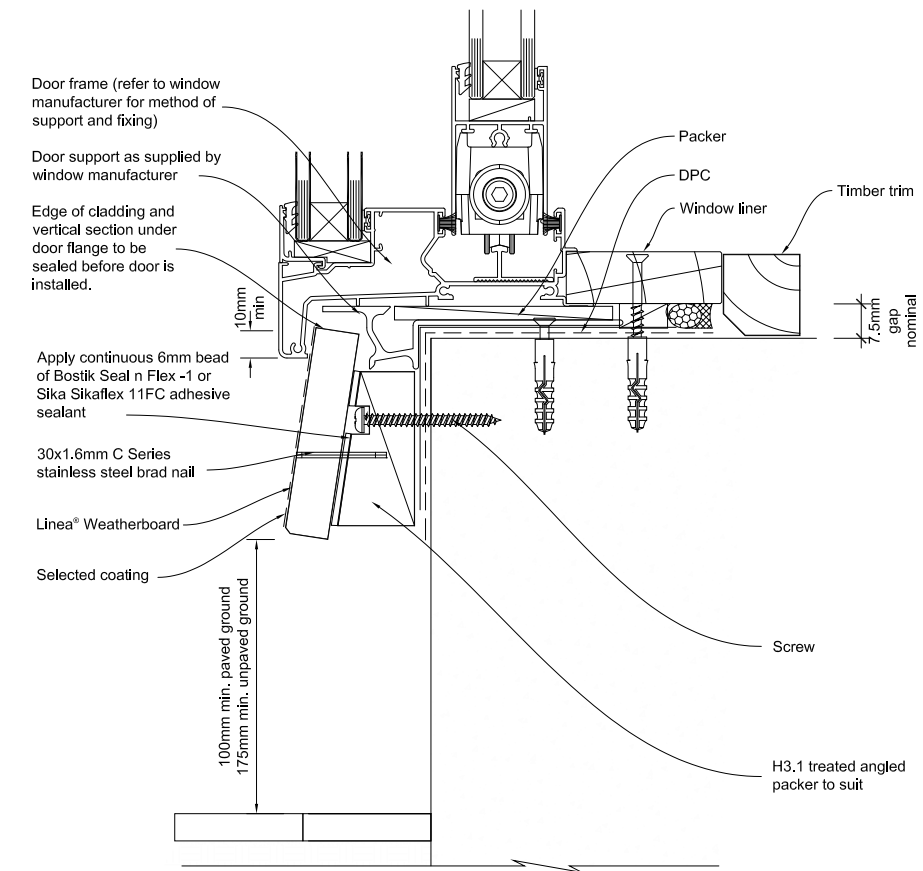


Figure 63: Door sill support detail



Refer to the manufacturer or supplier for technical information for these materials.

**General notes for materials selection**  
 1. Flashing materials must be selected based on environmental exposure, refer to NZS 3604 and Table 20 of the NZBC E2/AS1.  
 2. Building underlay must comply with acceptable solution E2/AS1.  
 3. Flashing tape must have proven compatibility with the selected flexible underlay and other materials with which it comes into contact.  
 4. Linea® Weatherboard to have sealed butt joint over batten at each corner of opening.

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<p>TONI@TONITHOMASDESIGN.CO.NZ                  03 366 6360                  021 769 623                  PO BOX 36170 MERRIVALE CHRISTCHURCH 8146</p>	<p>THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL ENGINEERING AND OTHER CONSULTANTS DRAWINGS &amp; SPECIFICATIONS, AND WITH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ALL DISCREPANCIES SHALL BE REFERRED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. WORKMANSHIP &amp; MATERIALS ARE TO BE IN ACCORDANCE WITH THE NZ BUILDING CODE AND APPLICABLE NZ STANDARDS. DO NOT SCALE FROM DRAWINGS, CONTRACTOR TO VERIFY ALL MEASUREMENTS ON SITE</p>	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>NOTES</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REV	DATE	NOTES				<p>CLIENT</p> <p><b>FAIRLIGHT HOMES</b></p>	<p>PROJECT</p> <p><b>NEW HOUSE                  LOT 256 FLEMINGTON SUB DIVISION                  LINCOLN</b></p>	<p>ISSUE</p> <p><b>CONSENT ISSUE</b></p>	<p>DATE <b>18 Apr 2018</b></p> <p>DRAWING NO</p> <p><b>A 7.11</b></p> <p>© COPYRIGHT TONI THOMAS DESIGN</p>	<p>PROJECT NO</p> <p><b>1801</b></p> <p>REVISION NO</p> <p>SCALE @ A3</p> <p><b>NTS</b></p>
		REV	DATE	NOTES									
<p>DO NOT SCALE FROM DRAWINGS, CONTRACTOR TO VERIFY ALL MEASUREMENTS ON SITE</p>		<p>NOTES</p>	<p>PROJECT</p> <p><b>NEW HOUSE                  LOT 256 FLEMINGTON SUB DIVISION                  LINCOLN</b></p>	<p>ISSUE</p> <p><b>CONSENT ISSUE</b></p>	<p>DATE <b>18 Apr 2018</b></p> <p>DRAWING NO</p> <p><b>A 7.11</b></p> <p>© COPYRIGHT TONI THOMAS DESIGN</p>	<p>PROJECT NO</p> <p><b>1801</b></p> <p>REVISION NO</p> <p>SCALE @ A3</p> <p><b>NTS</b></p>							

Figure 35: Timber cavity internal corner

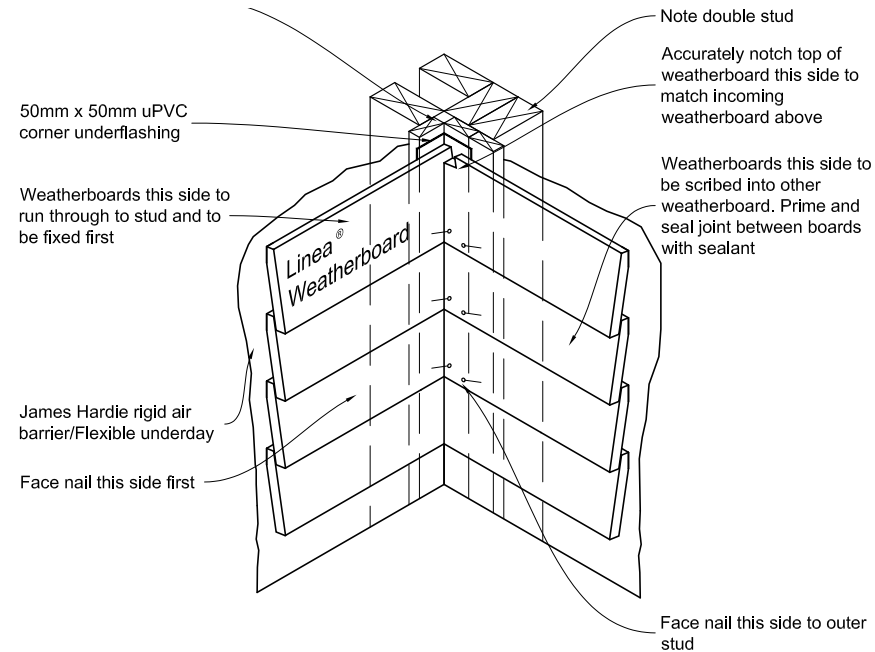


Figure 47: Timber cavity one piece gutter/wall junction

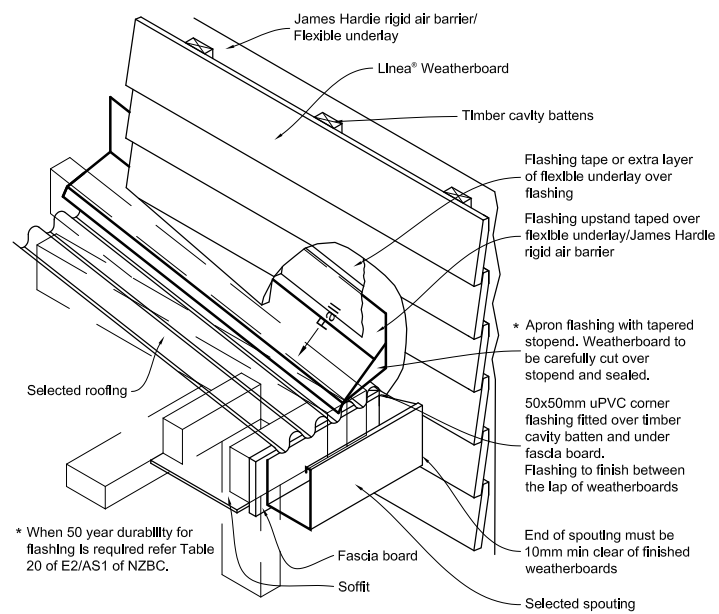


Figure 31: Timber cavity boxed corner

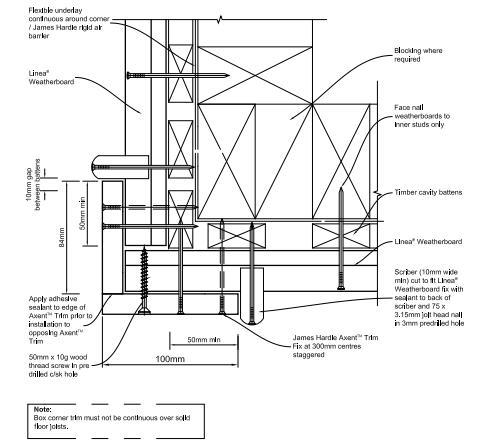
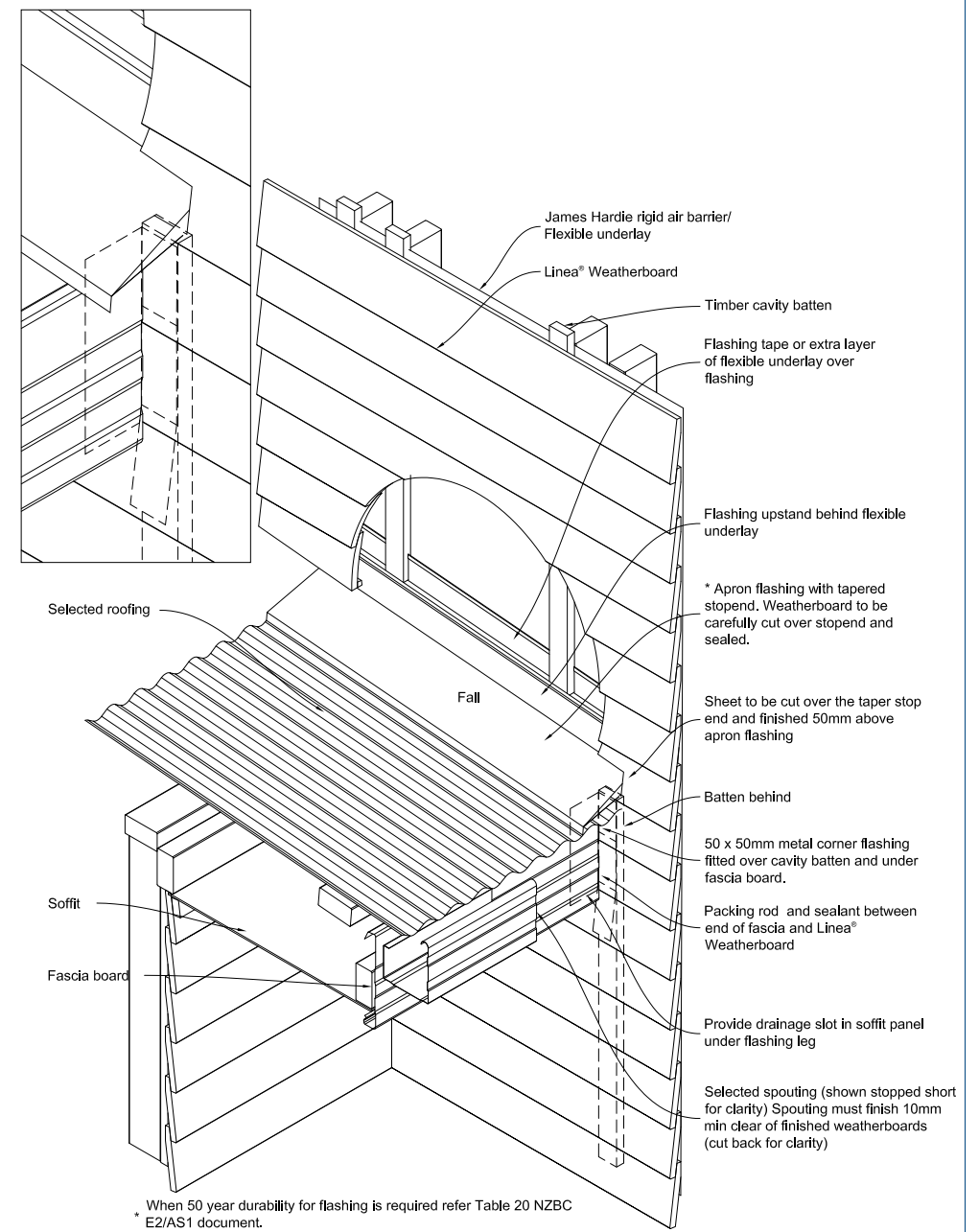


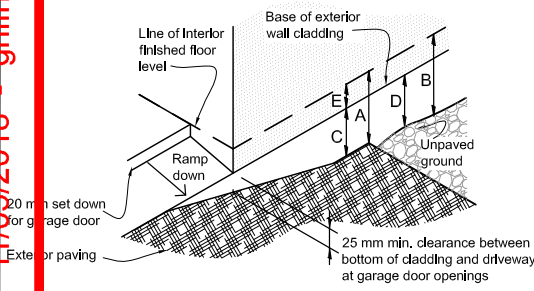
Figure 64: Junction between Linea® Weatherboard and fascia board



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	PD BOX 36170 MERRIVALE CHRISTCHURCH 8146	TONI THOMAS	COPYRIGHT TONI THOMAS DESIGN					

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

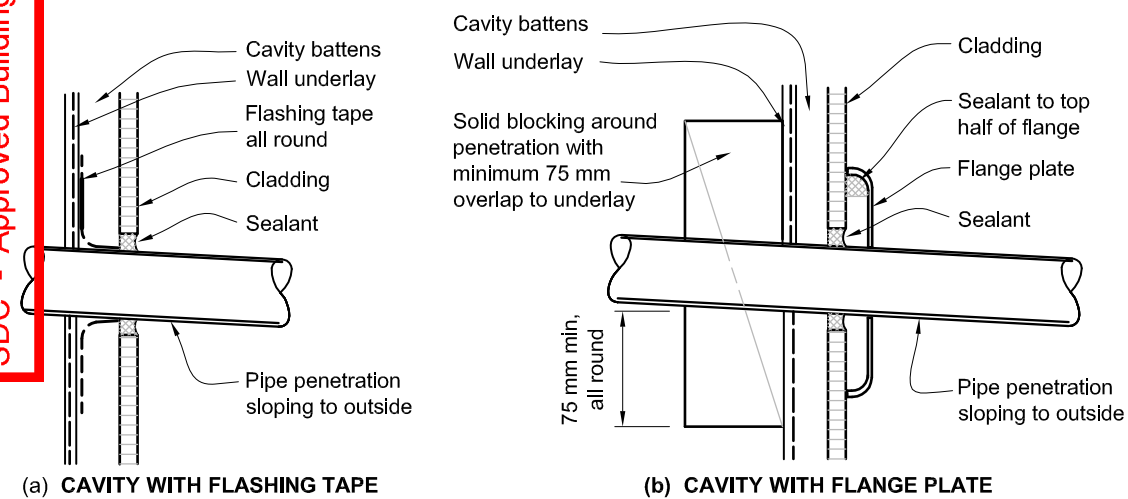


**Table 18: Minimum clearances**  
 Paragraphs 9.1.3, 9.1.3.1, 9.1.3.2, 9.1.3.3, 9.1.3.4, 9.1.3.5 and 9.2.7

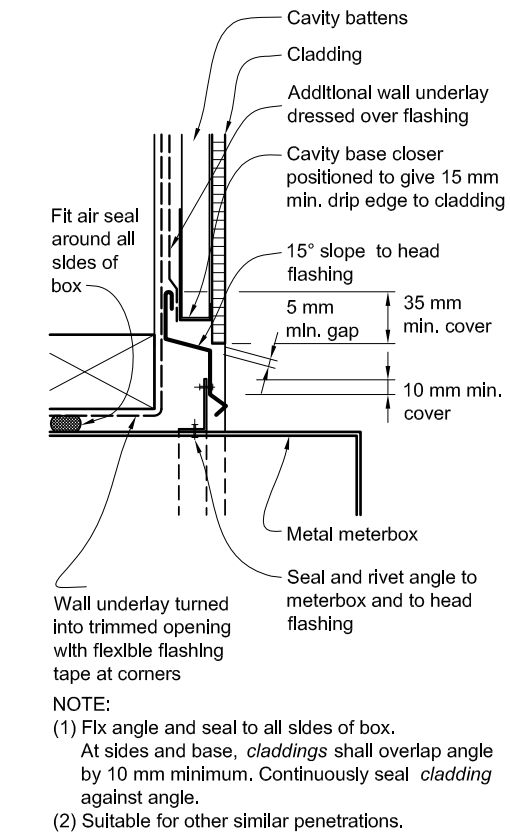
Minimum clearances (mm)	Masonry veneer		Other claddings				
	A	B	A	B	C	D	E
Concrete slab	100	150	150	225	100	175	50
Timber floor	Refer Note 1)		100	175	502)		

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

**Figure 68: General pipe penetration**  
 Paragraph 9.1.9.3, Figure 126

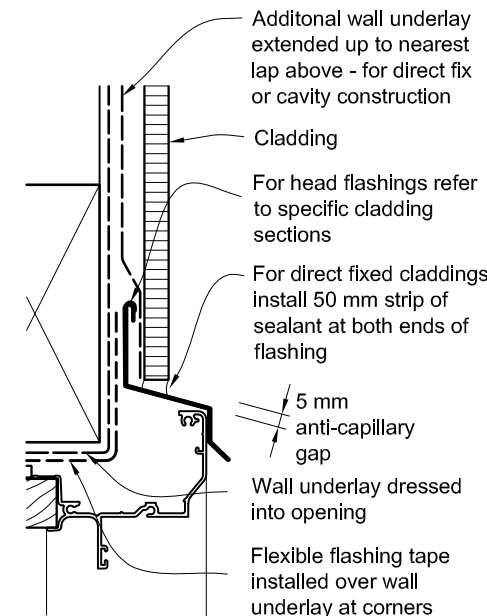


**Figure 69: General meterbox and similar penetrations**  
 Paragraphs 9.1.9.3, 9.6.8.5 and 9.6.9.6

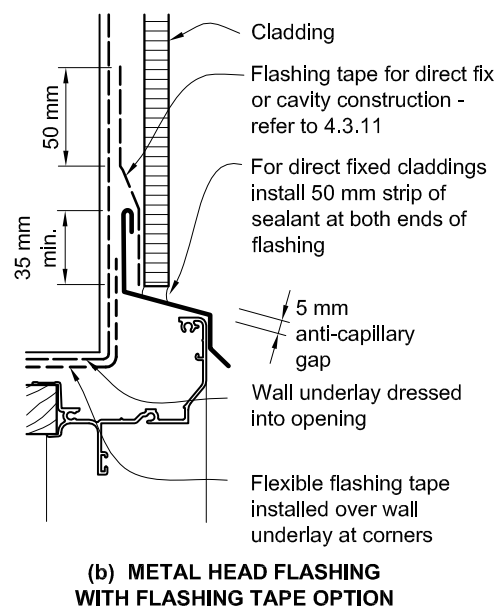


**Figure 71: General sealing of head flashing**  
 Paragraphs 9.1.7, 9.1.10.3 and 9.1.10.4

**NOTE:** May also use wall underlay lapped over flashing upstand in lieu of flexible flashing tape. Refer cladding window details, for example Figure 115.



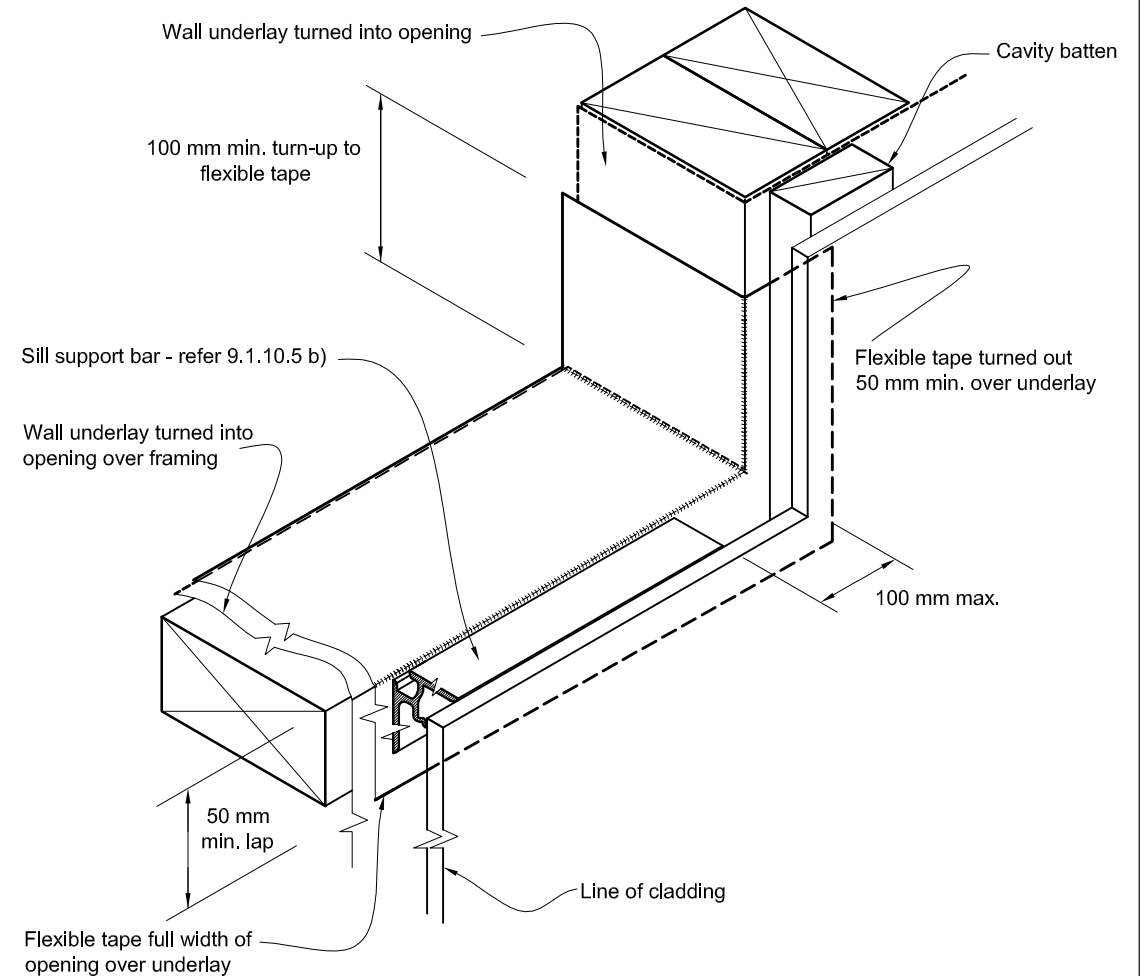
**(a) METAL HEAD FLASHING - WITH ADDITIONAL UNDERLAY OPTION**



**(b) METAL HEAD FLASHING WITH FLASHING TAPE OPTION**

**Figure 72B: General window and door opening with drainage cavity**  
 Paragraphs 9.1.5, 9.1.9.3, 9.1.10.2, Figures 73C, 76, 85, 86, 91, 99, 116 and 128

**NOTE:**  
 (1) Detailed cladding omitted for clarity, refer to specific claddings.  
 (2) Head to be treated similarly with continuous wall underlay and flexible tape at corners.  
 (3) Refer individual cladding details for jamb flashings.



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REVISIONS  
 REV DATE NOTES

CLIENT

FAIRLIGHT HOMES

PROJECT

NEW HOUSE  
 LOT 256 FLEMINGTON SUB DIVISION  
 LINCOLN

ISSUE

CONSENT ISSUE

DRAWING TITLE

CLADDING DETAILS - NZBC E2

DATE 18 Apr 2018

DRAWING NO

A 7.13

PROJECT NO

1801

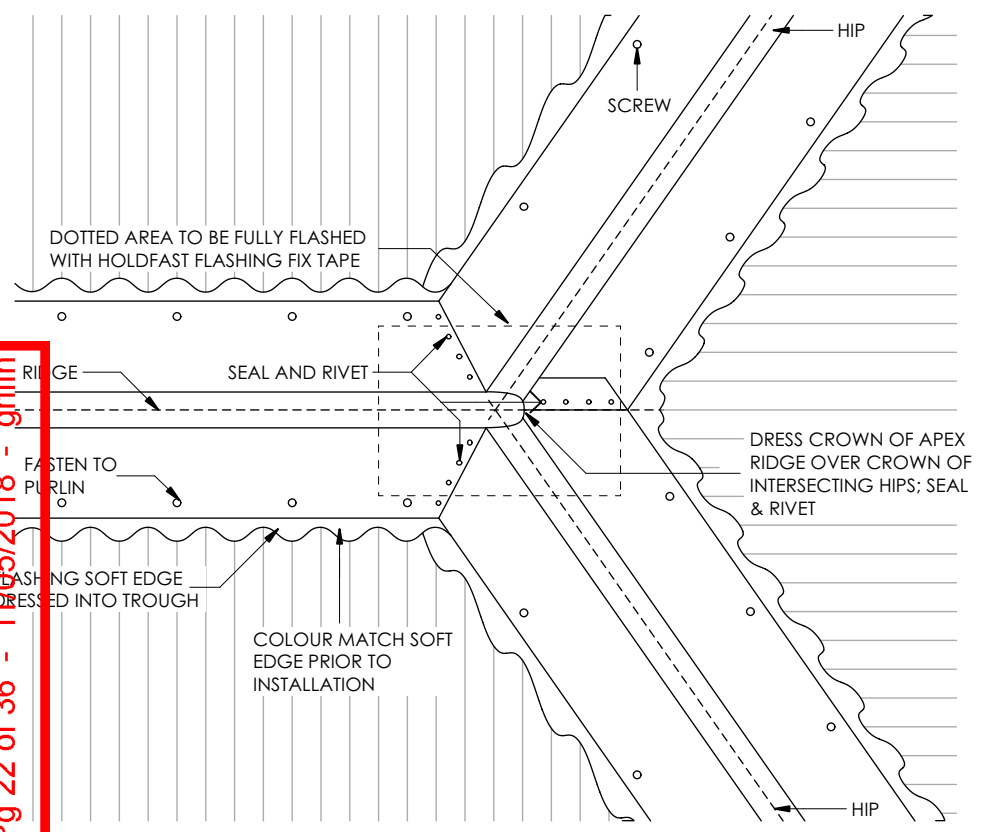
REVISION NO

SCALE @ A3

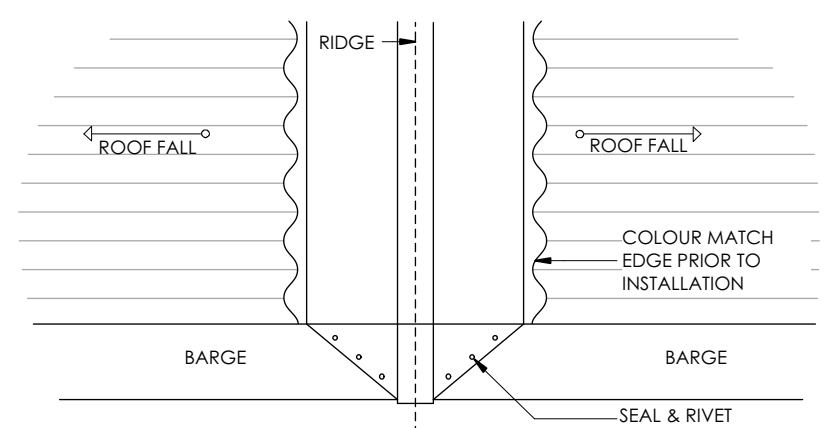
NTS

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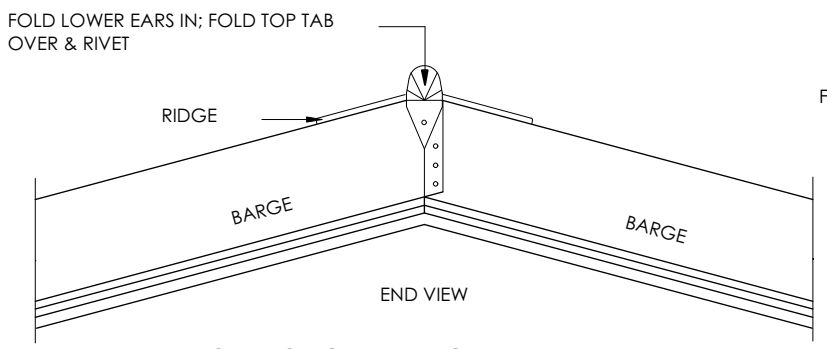
SDC - Approved Building Consent Document - BC180651 - Pg 22 of 36 - 10/05/2018 - griffin



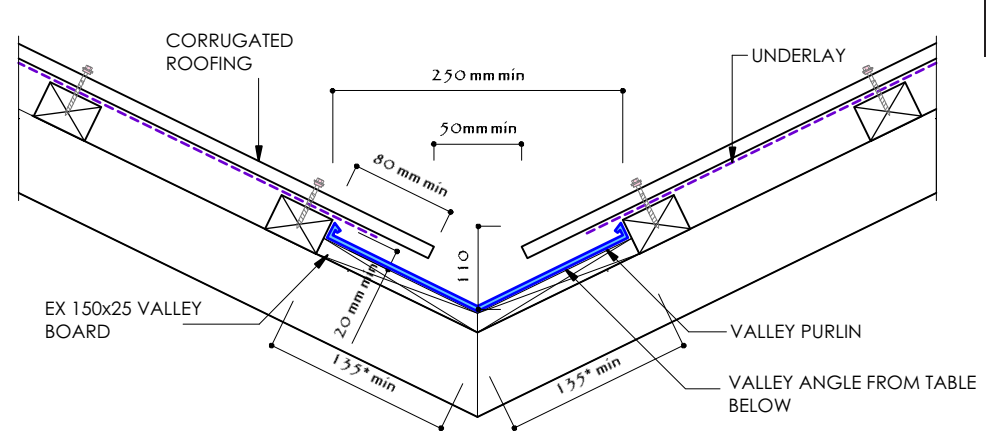
**TYPICAL LONGRUN HIP DETAIL**  
1:10



**TYPICAL LONGRUN RIDGE & HIP FLASHING DETAIL**  
1:10



**TYPICAL LONGRUN RIDGE END DETAIL**  
1:10

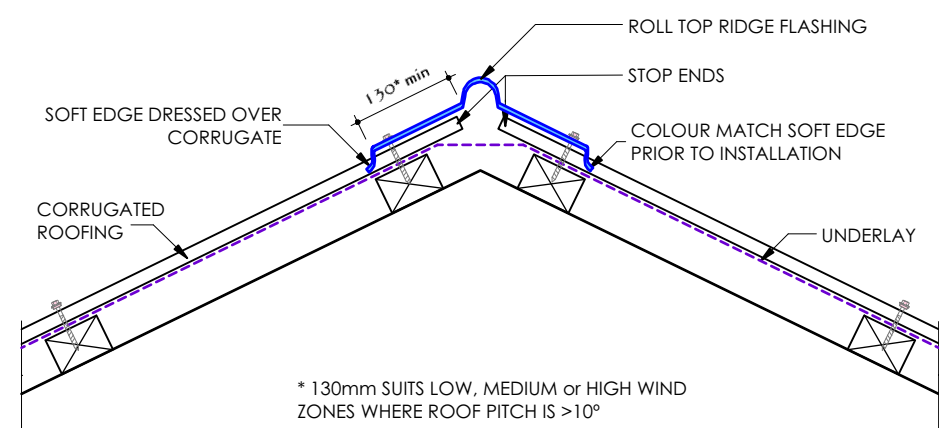


VALLEY ANGLE TABLE

ROOF PITCH	5	10	15	20	25	30	35	45	60
VALLEY ANGLE	173	166	159	152	145	139	132	120	104

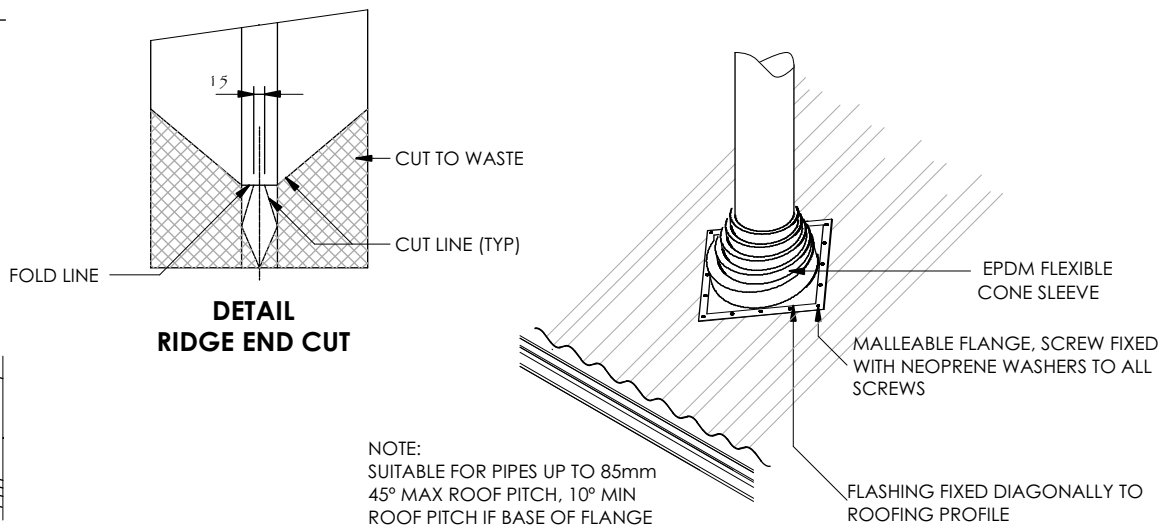
NOTE: \*DIMENSIONS SUITABLE FOR 25M<sup>2</sup> CATCHMENT AT 12°. FOR LARGER CATCHMENTS OR LOWER PITCHES DESIGN AS FOR INTERNAL GUTTER.

**TYPICAL LONGRUN VALLEY DETAIL**  
1:10



\* 130mm SUITS LOW, MEDIUM or HIGH WIND ZONES WHERE ROOF PITCH IS >10°  
FOR STANDARD RIDGE USING EX 50MM PURLINS ON FLAT

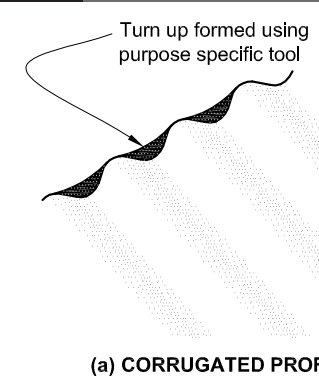
**TYPICAL LONGRUN RIDGE & HIP FLASHING DETAIL**  
1:10



NOTE: SUITABLE FOR PIPES UP TO 85mm 45° MAX ROOF PITCH, 10° MIN ROOF PITCH IF BASE OF FLANGE COVERS ONE OR MORE COMPLETE TROUGHS.

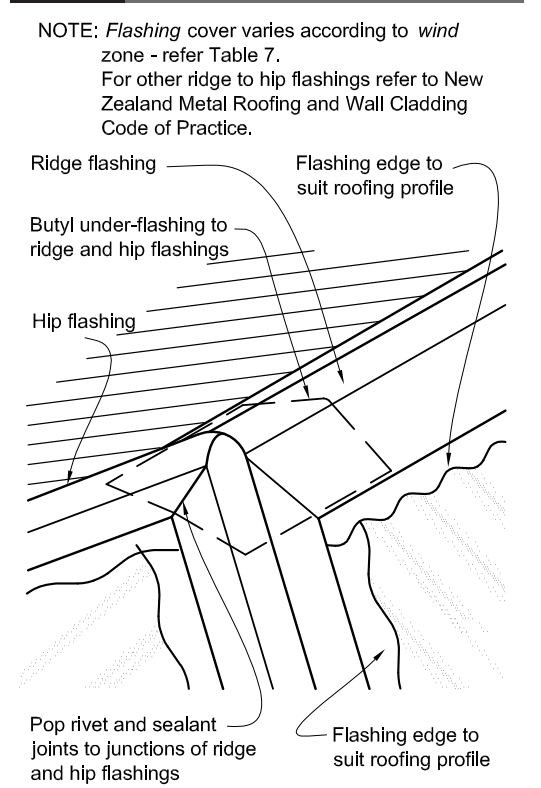
**TYPICAL LONGRUN PIPE PENETRATION DETAIL**  
1:10

**Figure 49: Profiled metal stopends**  
Paragraph 8.4.13, Figure 92



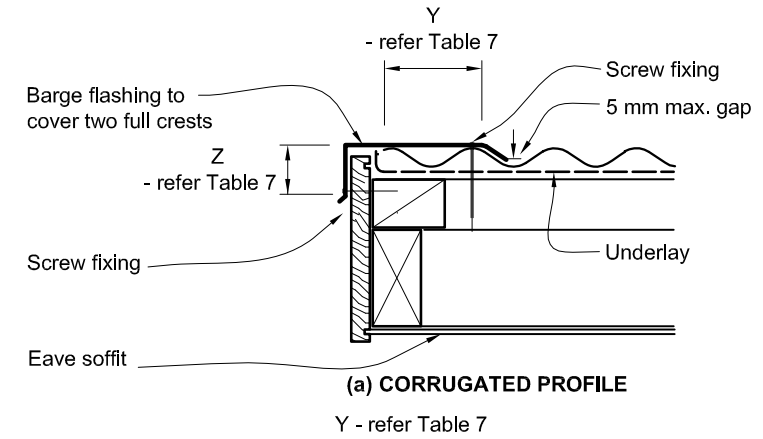
(a) CORRUGATED PROFILE

**Figure 43: Ridge to hip flashings**  
Paragraphs 8.4.11 and 8.4.12



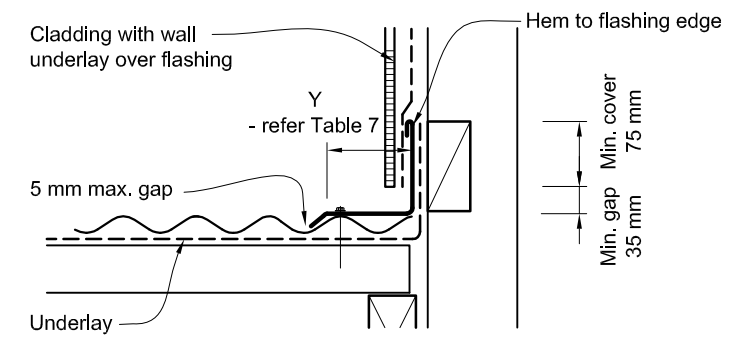
NOTE: Flashing cover varies according to wind zone - refer Table 7.  
For other ridge to hip flashings refer to New Zealand Metal Roofing and Wall Cladding Code of Practice.

**Figure 47: Barge flashings for profiled metal**  
Paragraphs 8.4.11, 8.4.12, Table 7



(a) CORRUGATED PROFILE  
Y - refer Table 7

**Figure 48: Parallel apron flashings for profiled metal**  
Paragraphs 8.4.11, 8.4.12, Table 7



(a) CORRUGATED PROFILE

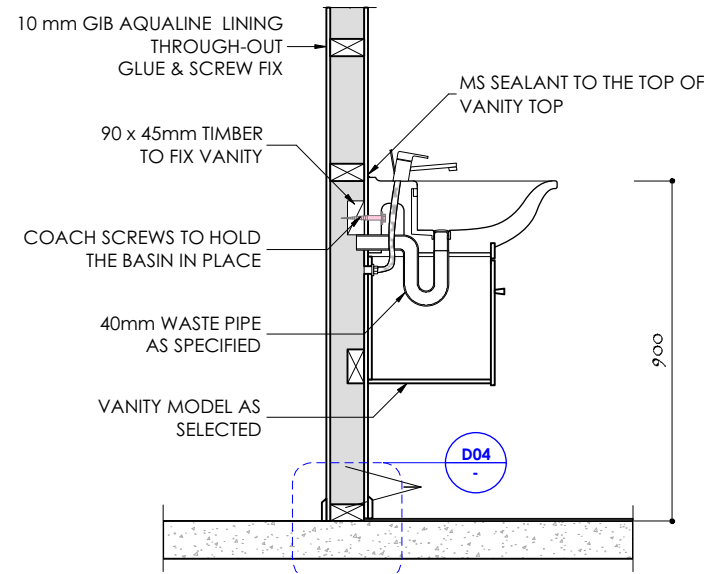
**5.151 TRIMS**  
**ARCHITRAVES** - NONE, GROOVED REVEALS & JAMBS  
**SKIRTING** - AS SELECTED BY CLIENT, PAINT FINISH (TIMBER TO WET AREAS)  
**CORNICE** - NONE, SQUARE STOPPED

**5.151 TRIMS**  
**ARCHITRAVES** - NONE, GROOVED REVEALS & JAMBS  
**SKIRTING** - AS SELECTED BY CLIENT, PAINT FINISH (TIMBER TO WET AREAS)  
**CORNICE** - NONE, SQUARE STOPPED

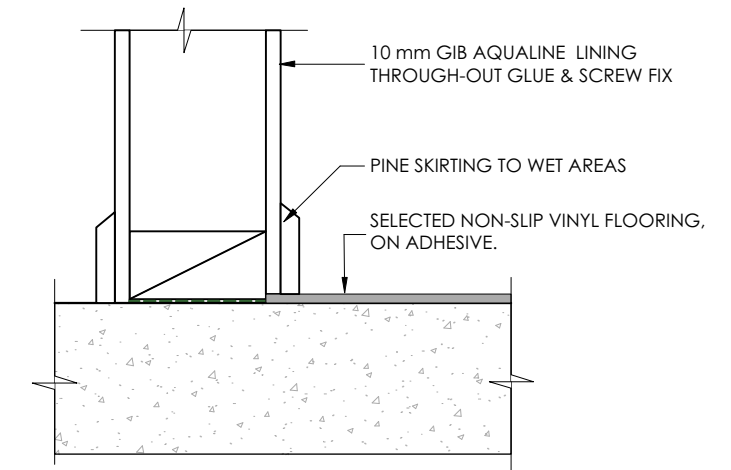
**6.211 TILING - WALL**  
**WALL TILES** - AS SELECTED BY CLIENT, TO BATH PLINTH & SPLASHBACK, 300mm HIGH

**6.222 WATERPROOFING**  
**ARDEX WPM750** - UNDER TILES TO BATH PLINTH & SPLASHBACK

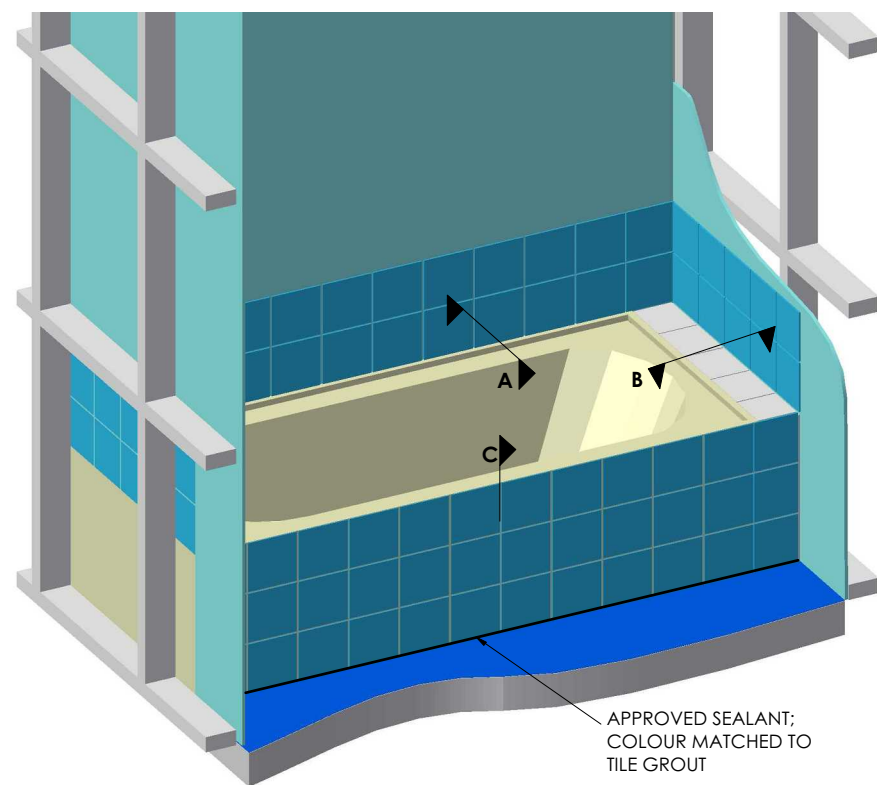
**6.411 VINYL FLOOR COVERING**  
**VINYL** - AS SELECTED BY CLIENT, TO BATHROOM, WC, ENSUITE & KITCHEN



**TYPICAL WALL HUNG VANITY DETAIL**  
1:20

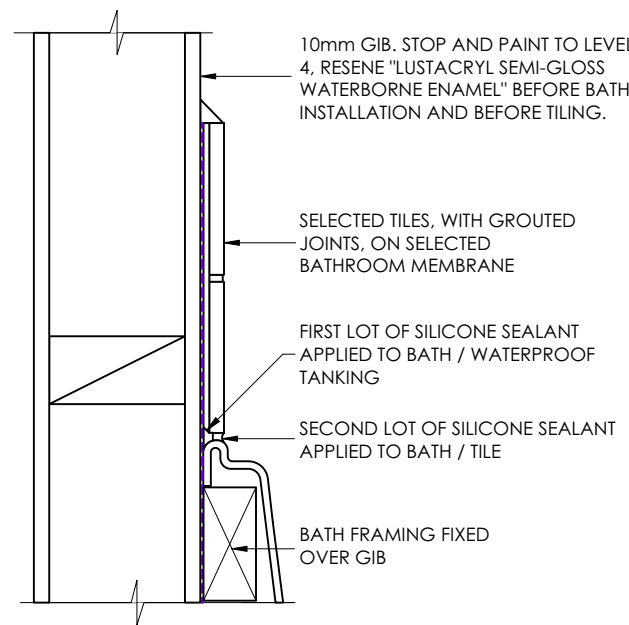


**VINYL TO WALL CORNER DETAIL**  
1:5

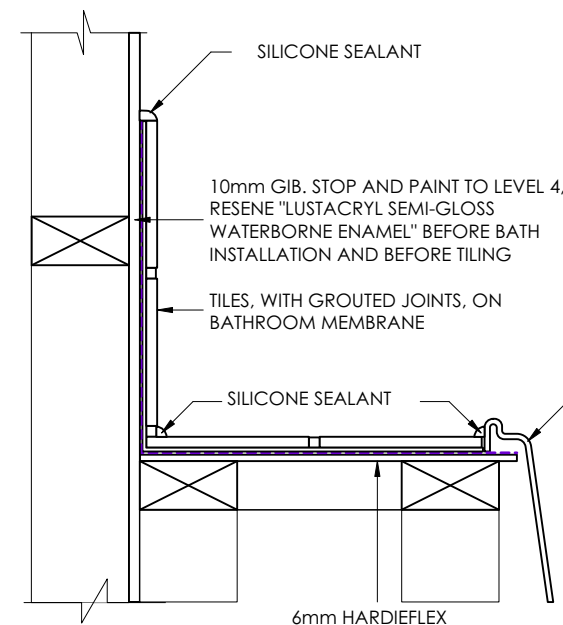


**TYPICAL BATH DETAIL**  
1:20

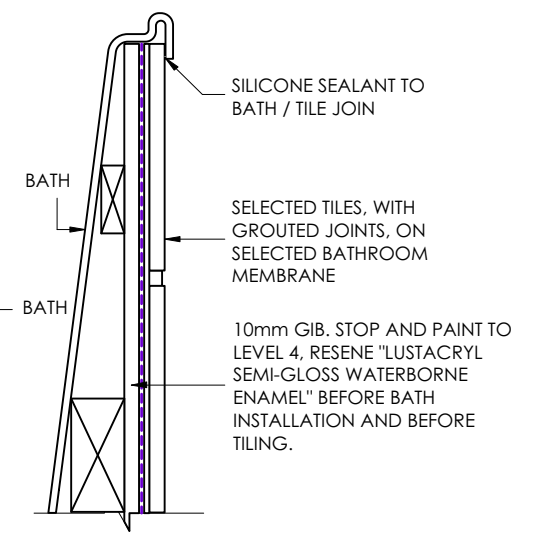
APPROVED SEALANT; COLOUR MATCHED TO TILE GROUT



**BATH EDGE DETAIL A**  
1:5



**BATH EDGE DETAIL B**  
1:5



**BATH EDGE DETAIL C**  
1:5

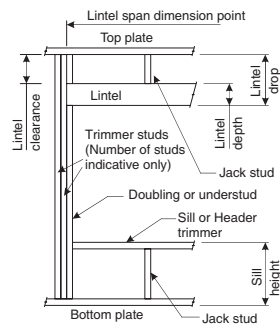
	TONI@TONITHOMASDESIGN.CO.NZ 03 366 6360 021 769 623 PD BOX 36170 MERRIVALE CHRISTCHURCH 8146	THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL ENGINEERING AND OTHER CONSULTANTS DRAWINGS & SPECIFICATIONS, AND WITH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ALL DISCREPANCIES SHALL BE REFERRED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. WORKMANSHIP & MATERIALS ARE TO BE IN ACCORDANCE WITH THE NZ BUILDING CODE AND APPLICABLE NZ STANDARDS. DO NOT SCALE FROM DRAWINGS. CONTRACTOR TO VERIFY ALL MEASUREMENTS ON SITE.	REVISIONS REV DATE NOTES	CLIENT <b>FAIRLIGHT HOMES</b>	PROJECT <b>NEW HOUSE                  LOT 256 FLEMINGTON SUB DIVISION                  LINCOLN</b>	ISSUE <b>CONSENT ISSUE</b> DRAWING TITLE <b>BATHROOM DETAILS</b>	DATE <b>18 Apr 2018</b> DRAWING NO <b>A 8.01</b>	PROJECT NO <b>1801</b> REVISION NO SCALE @ A3 <b>AS SHOWN</b>
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## LINTEL FIXING SCHEDULE ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12 NZS 3604:2011

**NOTE:**

- ★ All fixings are designed for vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20 kPa.
- ★ Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist horizontal loads.
- ★ These fixings assume the correct choice of rafter/truss to top plate connections have been made.
- ★ All fixings assume bottom plate thickness of 45mm maximum. Note: TYLOK options on timber species.
- ★ Wall framing arrangements under girder trusses are not covered in this schedule.
- ★ All timber selections are as per NZS 3604:2011.

**DEFINITIONS**



**Lintel Supporting Girder Trusses:**

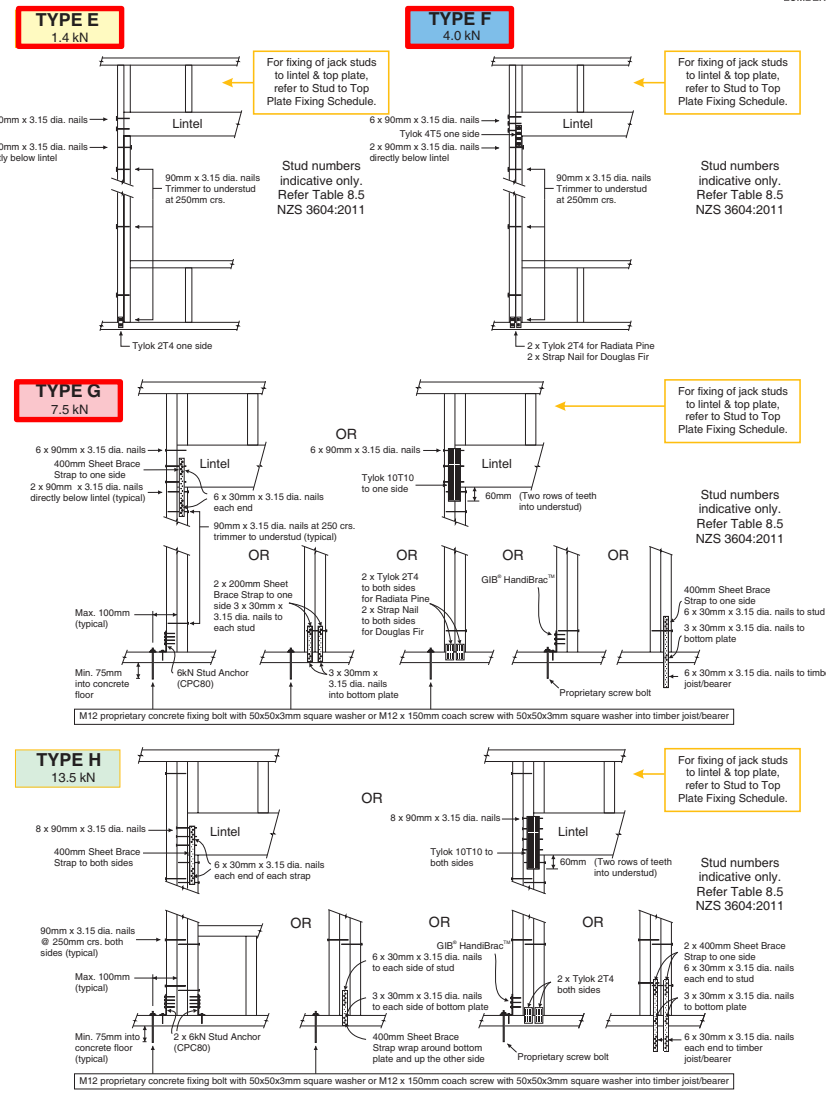
Roof Tributary Area	Light Roof Wind Zone				Heavy Roof Wind Zone			
	L	M	H	VH	L	M	H	VH
8.6 m²	G	G	H	H	G	G	H	H
11.6 m²	G	H	H	H	G	H	H	H
12.1 m²	G	H	H	H	G	H	H	H
15.3 m²	H	H	-	-	G	H	H	-
19.1 m²	H	-	-	-	G	H	H	-
20.9 m²	H	-	-	-	H	-	-	-
21.8 m²	H	-	-	-	H	-	-	-
34.3 m²	-	-	-	-	H	-	-	-

- Notes:  
 1) Roof Tributary Area is approx. 1/2 x (Total roof area on girder and rafter trusses supported by lintel)  
 2) Assumed girder truss is at mid-span or middle third span of lintel  
 3) Use similar fixings for both ends of lintel  
 4) All other cases require specific engineering design

**SELECTION CHART FOR LINTEL FIXING**

Lintel Span	Loaded Dimension (See Fig. 1.3 NZS 3604:2011)	Light Roof Wind Zone				Heavy Roof Wind Zone			
		L	M	H	VH	L	M	H	VH
0.7	2.0	E	E	E	E	E	E	E	E
	3.0	E	E	F	F	E	E	F	F
	4.0	E	F	F	F	E	F	F	F
	5.0	E	F	F	G	E	F	F	G
	6.0	E	F	F	G	E	F	F	G
0.9	2.0	E	E	E	E	E	E	E	E
	3.0	E	F	F	F	E	F	F	F
	4.0	E	F	F	F	E	F	F	F
	5.0	E	F	F	G	E	F	F	G
	6.0	E	F	F	G	E	F	F	G
1.0	2.0	E	E	E	E	E	E	E	E
	3.0	E	F	F	F	E	F	F	F
	4.0	E	F	F	F	E	F	F	F
	5.0	E	F	F	G	E	F	F	G
	6.0	E	F	F	G	E	F	F	G
1.2	2.0	E	E	E	E	E	E	E	E
	3.0	E	F	F	F	E	F	F	F
	4.0	E	F	F	F	E	F	F	F
	5.0	E	F	F	G	E	F	F	G
	6.0	E	F	F	G	E	F	F	G
1.5	2.0	E	E	E	E	E	E	E	E
	3.0	E	F	F	F	E	F	F	F
	4.0	E	F	F	F	E	F	F	F
	5.0	F	F	G	H	E	F	G	H
	6.0	F	F	G	H	E	F	G	H
2.0	2.0	E	F	F	F	E	F	F	F
	3.0	F	F	G	H	E	F	G	H
	4.0	F	F	G	H	E	F	G	H
	5.0	F	F	G	H	E	F	G	H
	6.0	F	F	G	H	E	F	G	H
2.4	2.0	E	F	F	F	E	F	F	F
	3.0	F	F	G	H	E	F	G	H
	4.0	F	F	G	H	E	F	G	H
	5.0	F	F	G	H	E	F	G	H
	6.0	F	F	G	H	E	F	G	H
3.0	2.0	E	F	F	F	E	F	F	F
	3.0	F	F	G	H	E	F	G	H
	4.0	F	F	G	H	E	F	G	H
	5.0	F	F	G	H	E	F	G	H
	6.0	F	F	G	H	E	F	G	H
3.6	2.0	F	F	G	H	E	F	G	H
	3.0	F	F	G	H	E	F	G	H
	4.0	F	F	G	H	E	F	G	H
	5.0	F	F	G	H	E	F	G	H
	6.0	F	F	G	H	E	F	G	H
4.2	2.0	F	F	G	H	E	F	G	H
	3.0	F	F	G	H	E	F	G	H
	4.0	F	F	G	H	E	F	G	H
	5.0	F	F	G	H	E	F	G	H
	6.0	F	F	G	H	E	F	G	H
4.5	2.0	F	F	G	H	E	F	G	H
	3.0	F	F	G	H	E	F	G	H
	4.0	F	F	G	H	E	F	G	H
	5.0	F	F	G	H	E	F	G	H
	6.0	F	F	G	H	E	F	G	H
4.8	2.0	F	F	G	H	E	F	G	H
	3.0	F	F	G	H	E	F	G	H
	4.0	F	F	G	H	E	F	G	H
	5.0	F	F	G	H	E	F	G	H
	6.0	F	F	G	H	E	F	G	H

**LINTEL FIXING OPTIONS**



8 WALLS

8 WALLS

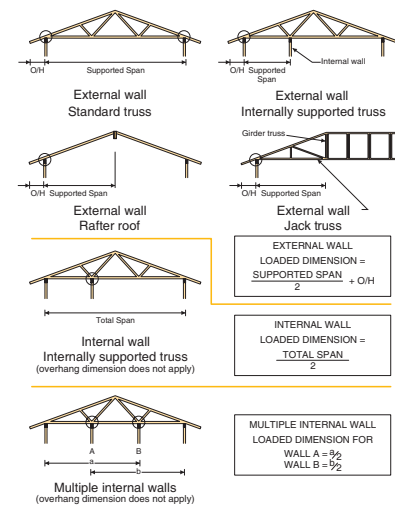


## STUD TO TOP PLATE FIXING SCHEDULE ALTERNATIVE TO TABLE 8.18 NZS 3604:2011

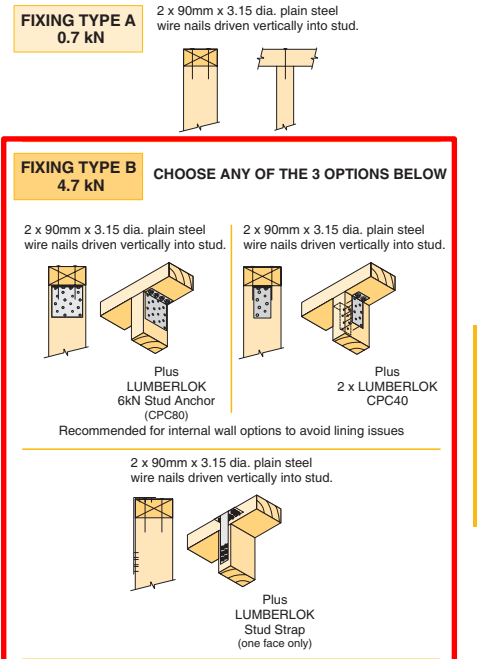
**NOTE:**

- ★ All fixings are designed to resist vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20 kPa. Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist lateral loads.
- ★ These fixings assume the correct choice of rafter/truss to top plate connections have been made.
- ★ Gable end wall top plate/stud connections where the adjacent rafter/truss is located within 1200mm of gable end wall with a maximum verge overhang of 750mm, requires fixing type A as shown below.
- ★ All fixings assume top plate thickness of 45mm maximum.
- ★ Wall framing arrangements under girder trusses are not covered in this schedule.
- ★ All timber selections are as per NZS 3604:2011.

**LOADED DIMENSION DEFINITION**



**FIXING OPTIONS**



**FIXING SELECTION CHART**

(Suitable for walls supporting roof members at 600, 900 or 1200mm crs.)  
 Wind Zones L, M, H, VH, EH, as per NZS 3604:2011

Loaded Dimension (m)	Stud Centres	Light Roof Wind Zone				Heavy Roof Wind Zone					
		L	M	H	VH	L	M	H	VH		
3.0	2.3	1.5	A	A	B	B	B	A	A	B	B
4.0	3.0	2.0	A	A	B	B	B	A	A	B	B
5.0	3.8	2.5	A	A	B	B	B	A	A	B	B
6.0	4.5	3.0	A	B	B	B	B	A	A	B	B
7.0	5.3	3.5	A	B	B	B	B	A	A	B	B
8.0	6.0	4.0	A	B	B	B	B	A	A	B	B
9.0	6.8	4.5	B	B	B	B	B	A	A	B	B
10.0	7.5	5.0	B	B	B	B	B	A	A	B	B
11.0	8.3	5.5	B	B	B	B	B	A	A	B	B
12.0	9.0	6.0	B	B	B	B	B	A	A	B	B

**Note:**  
 To calculate the number of B type fixings required, divide the wall length by the stud centres, add 1 to this figure and locate this number of fixings as evenly as possible along the wall length. This figure includes the start and end studs in each wall length.



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	PD BOX 36170, MERRIVALE CHRISTCHURCH 8146	COPYRIGHT TONI THOMAS DESIGN						

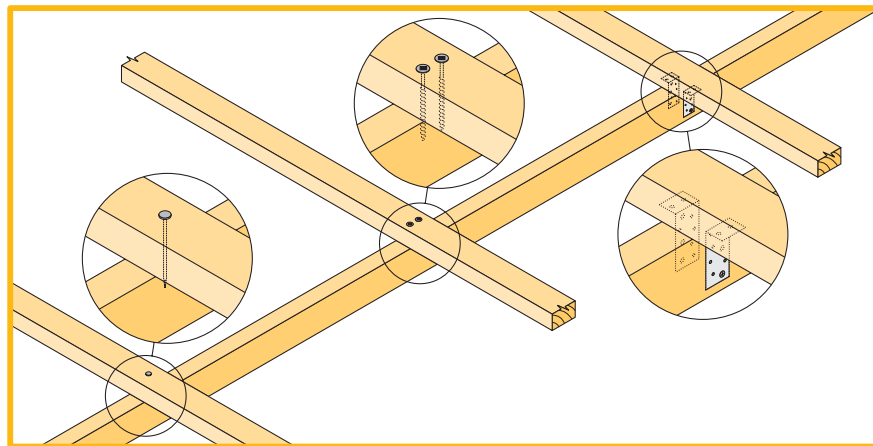
# LUMBERLOK®

07/2011

## PURLIN & BATTEN FIXING CHART ALTERNATIVE SOLUTION TO NZS 3604:2011 TABLES 10.10 & 10.12

### NOTE:

- ★ All purlin and batten sizes are as per NZS 3604:2011.
- ★ All fixings assume that the purlin and battens are installed on their flat over the top of the rafter or truss.
- ★ The minimum fixing requirements apply to all purlin locations within the roof area.
- ★ The LUMBERLOK BLUE SCREW where specified requires a minimum of 30mm penetration into rafter or truss i.e. it is suitable for rough sawn timber up to 50mm thick at 18% moisture content.



### SELECTION CHART FIXING OPTIONS (minimum fixing requirements)

ROOF WEIGHT	MAX. PURLIN SPAN (mm)	MAX. PURLIN CRS. (mm)	WIND ZONE				
			L	M	H	VH	EH
HEAVY ROOF Tile Battens	900	370	A	A	A	A	A
	1200	370	A	B	C	C	C
LIGHT ROOF Purlins	900	900	C	C	C	C	D
	1200	900	C	C	C	D	D
	1200	1200	C	C	D	E	E

Wind Zone:  
As per NZS 3604:2011

- L = Low Wind
- M = Medium Wind
- H = High Wind
- VH = Very High Wind
- EH = Extra High Wind

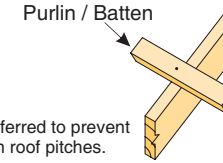


### STANDARD FIXING OPTIONS

**FIXING TYPE A**  
0.55kN

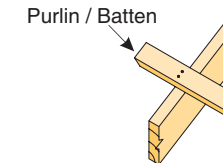
1 NAIL

Note: Two nails may be preferred to prevent batten rolling over with high roof pitches.



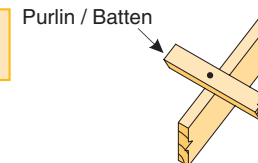
**FIXING TYPE B**  
0.8kN

2 NAILS



**FIXING TYPE C**  
2.4kN

1 BLUE SCREW

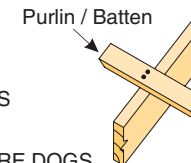


**FIXING TYPE D**  
3.45kN

2 BLUE SCREWS

OR

2 SKEW NAILS plus 2 WIRE DOGS  
(for purlin on edge)



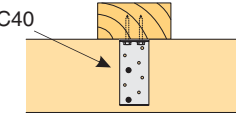
**FIXING TYPE E**  
5.5kN

2 NAILS plus 1 CT200

OR

1 PAIR of CPC40

CPC40



### FIXING DEFINITIONS

**NAIL** = Either 90mm x 3.15 dia. power-driven nail or 100mm x 3.75 dia. hand-driven nail

**BLUE SCREW** = 80mm x 10 gauge LUMBERLOK BLUE SCREW

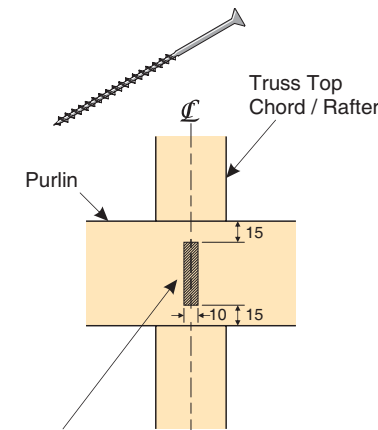
**WIRE DOG** = LUMBERLOK WIRE DOG either LH or RH

**CT200** = LUMBERLOK Ceiling Tie CT200 bend over purlin, 4 x LUMBERLOK Product Nails 30mm x 3.15 dia. each end

**CPC40** = LUMBERLOK CPC40 with 2 x Type 17-14g x 35mm Hex Head Screws per flange

### FIXING TOLERANCES

#### LUMBERLOK BLUE SCREW

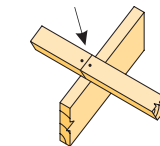


**NOTE:**  
Locate fixings within the shaded area. Care to be taken to avoid over tightening of screws.

### PURLIN / BATTEN SPLICE FIXING OPTIONS

**FIXING TYPE A & B OVER PURLIN SPLICE**

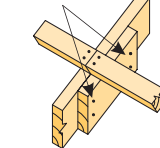
1 nail in each



**NOTE:**  
Skew nail when fixing to 35mm rafter or truss

**FIXING TYPE C, D or E OVER PURLIN SPLICE**

90 x 35mm block fixed to chord or rafter with 4 x 75mm nails



• TYPE C  
1 SCREW  
to each purlin

• TYPE D & E  
1 NAIL plus 1 SCREW to each purlin



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REV	DATE	NOTES

CLIENT  
**FAIRLIGHT HOMES**

PROJECT  
**NEW HOUSE  
LOT 256 FLEMINGTON SUB DIVISION  
LINCOLN**

ISSUE  
**CONSENT ISSUE**  
DRAWING TITLE  
**LUMBERLOK FIXINGS  
PURLIN & BATTEN**

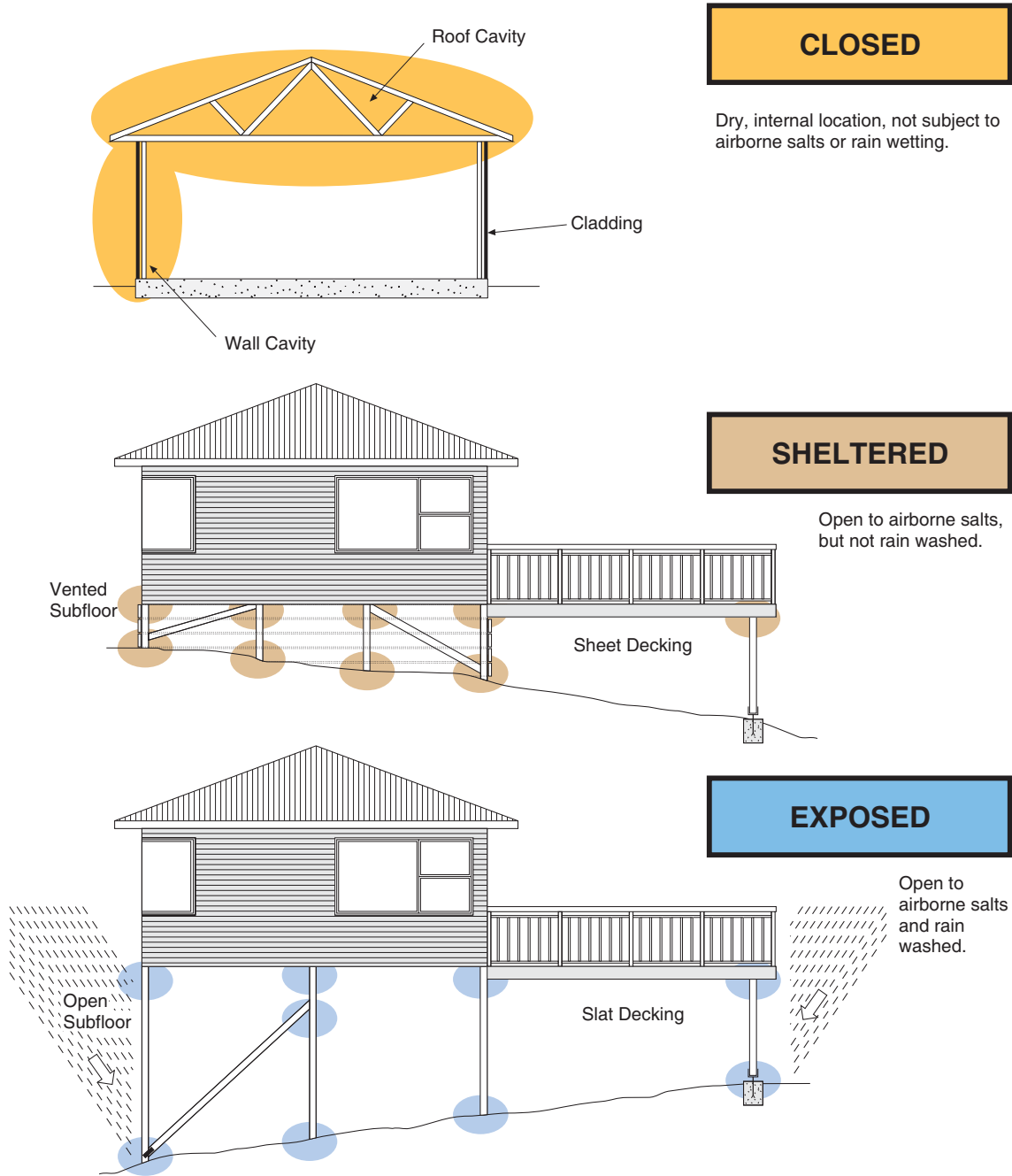
DATE **18 Apr 2018**  
DRAWING NO  
**A 9.02**

PROJECT NO  
**1801**  
REVISION NO  
SCALE @ A3  
NTS  
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# DURABILITY FLOW CHART



**CLOSED**

Dry, internal location, not subject to airborne salts or rain wetting.

**SHELTERED**

Open to airborne salts, but not rain washed.

**EXPOSED**

Open to airborne salts and rain washed.

4. DURABILITY



# DURABILITY - PRODUCT SELECTION

## ALTERNATIVE SOLUTION FOR TABLE 4.1 NZS 3604:2011

Zones	Fixings	Environment	Product Option
All Zones	Nail plates and timber connectors All other structural fixings	Closed	GANG-NAIL and LUMBERLOK Standard Zinc Coated Product <sup>(1)</sup> BOWMAC Hot Dip Galvanised <sup>(3)</sup>
Zone D	Structural fixings	Sheltered and Exposed	LUMBERLOK Stainless Steel 304 <sup>(2)</sup> BOWMAC Stainless Steel 304 <sup>(2)</sup>
Zones B and C	Timber pile fixings MORE than 600mm from ground	Sheltered Subfloors vented 7000 mm <sup>2</sup> /m <sup>2</sup> or less	LUMBERLOK Hot Dip Galvanised <sup>(4)</sup> BOWMAC Hot Dip Galvanised <sup>(3)</sup>
		Exposed Subfloors vented 7000 mm <sup>2</sup> /m <sup>2</sup> or more	LUMBERLOK Stainless Steel 304 <sup>(2)</sup> BOWMAC Hot Dip Galvanised <sup>(3)</sup>
	Timber pile fixings LESS than 600mm from ground	Sheltered and Exposed	LUMBERLOK Stainless Steel 304 <sup>(2)</sup>
	All other structural fixings	Sheltered	LUMBERLOK Hot Dip Galvanised <sup>(4)</sup> BOWMAC Hot Dip Galvanised <sup>(3)</sup>
		Exposed	LUMBERLOK Stainless Steel 304 <sup>(2)</sup> BOWMAC Hot Dip Galvanised <sup>(3)</sup>

- All GANG-NAIL, LUMBERLOK and BOWMAC product complies with Table 4.2 NZS 3604:2011.
- LUMBERLOK and BOWMAC Stainless Steel product is 304 grade. Regular washing and maintenance will positively affect long term appearance of these items.
- BOWMAC Hot Dip Galvanised product is to AS/NZS 4680 to 600g/m<sup>2</sup>
- LUMBERLOK Hot Dip Galvanised product is to AS/NZS 4680 to 390g/m<sup>2</sup>

**NOTES**

Items above refer to GANG-NAIL®, LUMBERLOK® and BOWMAC® product marketed for specific applications with a requirement to last 50 years as an alternative solution to Table 4.1 NZS 3604:2011.

The MiTek New Zealand Limited Durability Flow Chart for product selection is derived from this alternative solution to Table 4.1 NZS 3604:2011. Definitions of zones and environments are derived from NZS 3604:2011.

Supporting documents available for this alternative solution:-  
 Les Boulton and Associates. Materials and Corrosion Consultants Report 00330: Evaluation of Bracket Durability; NZS 3604:1999 and Report 01372: Corrosion of BOWMAC Fixings in Treated Timber.  
 Optimech Services Metallurgical Consultancy Test Certificate Reports No: 00-134 BOWMAC and No: 01-023 LUMBERLOK Determination of Galvanising Coating thickness.  
 Product statements January 2012 for LUMBERLOK and BOWMAC products.

Content from NZS 3604:2011 Table 4.1 adapted by MiTek New Zealand Limited with permission from Standards New Zealand under Copyright Licence 000907. Please see Standard for full details, available from www.standards.co.nz.



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REVISIONS  
 REV DATE NOTES

CLIENT

FAIRLIGHT HOMES

PROJECT

NEW HOUSE  
 LOT 256 FLEMINGTON SUB DIVISION  
 LINCOLN

ISSUE

DRAWING TITLE

CONSENT ISSUE

MITEK  
 DURABILITY CHART

DATE 18 Apr 2018

DRAWING NO

A 9.03

PROJECT NO

1801

REVISION NO

SCALE @ A3

NTS

WHERE TIMBER TREATMENTS ARE USED		
Level	Species	Building Element
<b>Floor framing protected from weather but exposed to ground atmosphere</b>		
H1.2	Radiata pine Douglas fir	Jackstuds, subfloor braces, wall plates, floor joists to the subfloor, blocking, walings and battens, nogs and diagonal boards
H1.2	Radiata pine Douglas fir	Interior solid wood flooring for ground floors
<b>Enclosed roof framing and trusses</b>		
H1.2	Radiata pine Douglas fir	Sarking and framing not protected from solar-driven moisture through absorbent cladding materials
H1.2	Radiata pine Douglas fir	Enclosed flat roof framing and associated roof members
H1.2	Radiata pine Douglas fir	Enclosed skillion roof framing and associated roof members
H1.2	Radiata pine Douglas fir	Valley boards and boards supporting flashings for box gutters, roof penetrations and upstands to roof decks
H1.2	Radiata pine Douglas fir	All roof trusses, including gable end trusses, roof framing, ceiling and eaves framing, purlins and battens
<b>Enclosed wall framing protected from the weather</b>		
H1.2	Radiata pine Douglas fir	Framing and other members within or beneath a parapet
H1.2	Radiata pine Douglas fir	Framing and other members within enclosed decks or balconies (see H3.2 for cantilevered decks)
H3.2	Radiata pine	Framing and other members within enclosed cantilevered decks (including joist trimmers, nogs and blocking)
<b>Enclosed wall framing protected from the weather continued</b>		
H1.2	Radiata pine Douglas fir	Framing and other members supporting enclosed decks or balconies (including for cantilevered decks)
H3.1	Radiata pine	Battens used behind cladding to form a cavity (H3.1 treatments can be either solvent-based or boron. H3.1 boron treatments supplied grey primer-painted)
H1.2	Radiata pine Douglas fir	All other exterior wall framing and other members including exterior and boundary joists
<b>Internal wall framing</b>		
H1.2	Radiata pine Douglas fir	Internal walls
<b>Mid-floor framing</b>		
H1.2	Radiata pine Douglas fir	All mid-floor framing, including boundary joists, ceiling framing and ceiling battens and double top plates
<b>Interior flooring</b>		
H1.2	Pinus species Douglas fir	Interior flooring
<b>Other framing</b>		
H1.2	Radiata pine Douglas fir	Wall framing and roof framing (including trusses) protected from the weather, in unlined and unoccupied farm buildings and outbuildings, except buildings with high internal humidity, such as saunas, spas etc
H3.2	Radiata pine	Framing exposed to the weather and above ground
H4	Radiata pine	Framing, such as fence posts and landscape timbers, that is exposed to the weather and is in contact with the ground
H5	Radiata pine	Framing, such as house piles, poles and crib walling, that is exposed to the weather and is in contact with the ground

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**Note 1:** For structural use of other species, refer to NZS 3602:2003 Tables 1 and 2.  
**Note 2:** For non-structural use of radiata pine, Douglas fir and other species, refer to NZS 3602:2003 Table 3.  
**Note 3:** A higher treatment level also satisfies the level specified in this table.

Table 7: Metal flashings – general dimensions Paragraphs 4.6, 4.6.1.1, 4.6.1.2, 4.6.1.3, 4.6.1.4, 4.6.1.5, 4.6.1.6, 4.6.1.7, 5.1, 6.4, 6.5, 7.4.4, 8.3.8, 9.1.3, 9.1.10.2, 9.1.10.4 and 9.4.5.3						
Type	Description	All (1)	Situation 1 (2) minimum mm	Situation 2 (3) minimum mm	Situation 3 (3a) minimum mm	Figure reference (as example)
<b>Aprons: general</b>	Transverse flashing over roofing		130 (4)	200 (4)	200 mm	Figure 7 and Figure 44 (X values)
	Parallel flashing over roofing		Two crests, finish in next trough – refer 4.6.1.1b)			Figures 47, 48 (Y values)
<b>Ridges/hips</b>	Transverse flashing over roofing		Refer <b>Aprons: general</b>			Figures 43, 45b, 46
<b>Changes in roof pitches</b>	Upper lap under roofing	250 mm min.			Not permitted under E2/AS1	Figure 44
	Transverse flashing over roofing		Refer <b>Aprons: general</b>			
<b>Barges</b>	Overlap to barge board		50 (8)	70 (8)	90 mm	Figure 47 (Z values)
<b>Cappings</b>	Overlaps to cladding		50 (8)	70 (8)	90 mm	Figure 10 (Z values)
<b>Roof or Deck to Wall – See membranes below</b>	Slope to top: parapet and balustrade – metal capping	5° min.				Figures 10, 11, 12, 130
	Slope to balustrade – flush-finished EIFS and fibre cement(5)	10° min.				Figures 117, 129, 130
	Overlaps to roofing		Refer <b>Aprons: general</b>			
	Lap under cladding above	75 mm min.			90 mm	Figures 7, 26, 30, 35, 37, 44, 48, 50
	Clearance below cladding	35 mm min.				
	<b>Total upstand</b>	<b>110 mm min.</b>				

Table 7: Metal flashings – general dimensions Paragraphs 4.6, 4.6.1.1, 4.6.1.2, 4.6.1.3, 4.6.1.4, 4.6.1.5, 4.6.1.6, 4.6.1.7, 5.1, 6.4, 6.5, 7.4.4, 8.3.8, 9.1.3, 9.1.10.2, 9.1.10.4 and 9.4.5.3						
Type	Description	All (1)	Situation 1 (2) minimum mm	Situation 2 (3) minimum mm	Situation 3 (3a) minimum mm	Figure reference (as example)
<b>Membrane roofs and decks</b>	Lap under cladding above	<b>115 min.</b>				Figures 18, 62a, c, 64b
<b>Windows</b>	Window flange clearance for direct fixed claddings and ply or fibre cement on cavities	5 mm				Eg. Figure 81
	Cover to window/door jamb flange	10 mm(7) min.				Eg. Figure 81c
	Cover to window/door sill flange	8 mm(7) min.				Eg. Figure 81c
<b>Sills</b>	Sill flashing slope (6)	Flat(6)				Eg. Figures 72a, 81b
<b>Heads</b>	Head flashing slope	15° min.				Eg. Figure 81a
	Lap under cladding above	35 mm min.			60 mm	Eg. Figure 81a
	Anti-capillary gap to cladding	5 mm				Eg. Figure 81a
	<b>Total upstand</b>	<b>40 mm min.</b>				
<b>Corners</b>	Corner flashings (1)	50 mm x 50 mm minimum			75 x 75 mm	Eg. Figure 79
<b>Inter-storey junctions</b>	Junction flashing: slope	15° min.				
	Lap over cladding below (1)	35 mm min.(8)			60 mm	Figure 70
	Lap under cladding above	35 mm min.			60 mm	
	Clearance under cladding	5 mm min.				
	<b>Total upstand</b>	<b>40 mm min.</b>				

**NOTES:** (1) Unless otherwise dimensioned in details.  
**(2) Situation 1:** Low, Medium, High wind zones, where roof pitch  $\geq 10^\circ$  (X or Z values)  
**(3) Situation 2:** All roof pitches in Very High wind zones, Low, Medium and High wind zones where roof pitch  $\leq 10^\circ$ . (X or Z values)  
**(3a) Situation 3:** For all roof pitches in Extra High wind zone.  
 (4) Excluding any soft edge or turn-down to roofing.  
 (5) For buildings other than housing, slope shall be as per F4/AS1.  
 (6) For direct fixed window/doors, unless shown. Sill flashing must extend past the condensation channel. Ensure sill flashings are not installed with backwards slope.  
 (7) Excluding drip edge.  
 (8) Excluding drip edge.

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**Markup**  
WJL# 75545

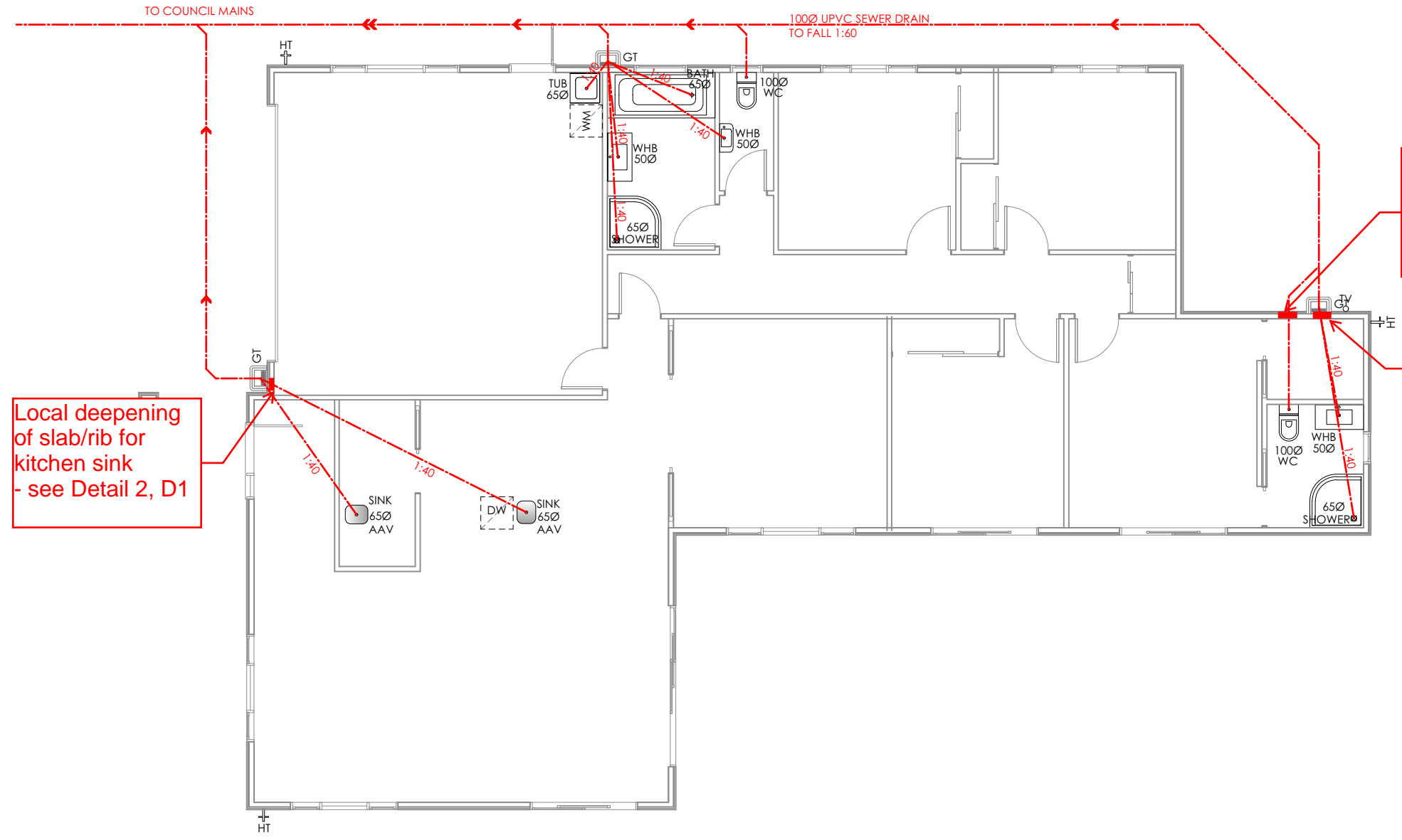
Lot 256,  
Flemington Subdivision,  
Lincoln, Canterbury

Plan/Details for keeping drainage pipes within slab depth

Unless otherwise indicated all other pipes are as per Detail 01 on Sheet D1. Refer to table for additional details.

Diameter (mm)	Max discharge from 1 floor	Max loading @ base of stack	Max DUs for a gradient of:					
			1:20	1:30	1:40	1:50	1:60	
32	1	1	1					
40	2	2	6	5	4	not permitted		
50	5	5	15	10	8	not permitted		
65	6	6	51	29	21			
80	13	13	65	39	27	20	16	
100	65	65	376	248	182	142	115	

Fixture Type	Discharge units	Min discharge pipe (mm)
Basin	1	32
Bath (with or without overhead shower)	4	40
Clothes washing machine (domestic)	5	40
Dishwashing machine (domestic)	3	25
Kitchen sink (commercial)	3	40
Laundry (single or double tub with wm)	5	40
Shower	2	40
Waste closet pan	4	80



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		REV	DATE	NOTES									
<p>TONI THOMAS DESIGN</p>													

## GENERAL

- Do not scale from drawings. These drawings are to be read in conjunction with the architectural drawings and all other related documents. Refer to architectural drawings for dimensions, rebates & recesses.
- Contact the architect/engineer if any discrepancies are found.
- Under no circumstances shall polystyrene spacers be used. Use recommended spacers as per details provided.
- DPM shall be in accordance with NZS3604 (polyethylene sheet, min. 0.25mm). Do not use multiple layers. All penetrations through the DPM shall be sealed.
- A layer of sand blinding or granular fines (GAP7) shall be placed, screeded and compacted over the building platform. The maximum thickness of this layer shall be no more than 50mm.
- All service trenches shall be properly backfilled and compacted.
- Where underfloor heating is installed, floor topping shall be increased to 110mm.
- Where concrete polishing and/or architectural cuts are made to the floor, the floor thickness shall be increased such that the final topping depth is no less than that specified on the plans after all polishing/cuts.
- Polystyrene pods shall be 1100 x 1100 x 220mm.

## CONCRETE

- All concrete work and materials shall conform to NZS3109 and applicable building consent authority regulations.
- No cuts shall be made to the floor other than those shown on the drawings.
- Unless otherwise noted, concrete shall be:
  - 20MPa minimum with Firth RP2019TC2 fibre mix (or 25MPa minimum with Firth RP2019TC2 fibre mix if in exposure zone D).

## REINFORCEMENT

- Unless otherwise specified, all reinforcement shall be Ductility Class E, in accordance with NZS 4671.
- All bend diameters shall comply with NZS 3109. Re-bending of reinforcement is not permitted. 'Spot' welding of reinforcement is not permitted.
- All mesh reinforcement shall be Ductility Class E as per NZS4671
- Unless otherwise specified by proprietary product specifications, mesh shall be lapped a minimum of 250mm or by a lap plus 50mm, whichever is greater.
- Unless otherwise specified on plans, minimum covers are:
  - exposed to earth: 75mm
  - exposed to edge: 50mm
  - protected by damp proofing: 50mm
- Unless otherwise specified, reinforcement laps are:

Reinforcement Grade	Nomination	min. lap (whichever is greater)	concrete strength (MPa)
300	'D'	40Ø or min. 600mm	all blockfill, 20 and 25
500	'HD'	70Ø	all blockfill
500	'HD'	56Ø	20
500	'HD'	50Ø	25

## SITE CONDITIONS

- Design based on soils report/assessment  
By: Davis Ogilvie & Partners Ltd  
Ref: 31425  
Dated: 21 December 2017

Specifically: Design based on all unsuitable material removed and uniform non-expansive soils across building platform with a minimal allowable bearing capacity of: 100 kPa. For filled ground, minimum allowable bearing capacity of 100kPa for hardfill such as GAP40 etc, and minimum shear strength of 150 kPa for clay fill, subject to engineers confirmation.

- Building platform, where filled above CGL/FGL, shall be extended min. 1.0m beyond the building footprint.
- Where compacted fill (to replace excavated material) is required to form building platform, the fill/excavation shall be extended past the building edge by at least the same depth that is being excavated.

## INSPECTIONS

- Check the BUILDING CONSENT CONDITIONS for any inspections that are required by the Building Consent Authority (BCA).
- It is increasingly common for building consent authorities to require a "PS4" for specifically designed structures. For Wilton Joubert Ltd. to issue this, we need to carry out inspections as per the building consent requirements. Ring Wilton Joubert Ltd. local office to arrange a booking.  
**NO INSPECTION EQUALS NO PS4 ISSUED.**
- Recommended Inspections:
  - Site cut to suitable subgrade (This may be carried out by Wilton Joubert Ltd or by the author of the geotechnical report.).
  - Compaction of fill (This may be carried out by Wilton Joubert Ltd or by the author of the geotechnical report.).
  - Concrete pre-pour of foundations (& any other structural elements).

It is the building consent applicant's (or authorised agent) responsibility to ensure that Wilton Joubert Ltd. is notified in advance of the required inspection. We cannot issue PS4 for items we did not inspect. Bookings should be made 48 hours prior to the desired time of inspection.

Designed for:



NOTES:

Revision	Description	Date



**Northland:** 09 945 4188  
**Auckland-Waikato:** 09 527 0196  
**Canterbury:** 021 824 063  
**Southern Lakes:** 03 443 6209  
[www.wiltonjoubert.co.nz](http://www.wiltonjoubert.co.nz)

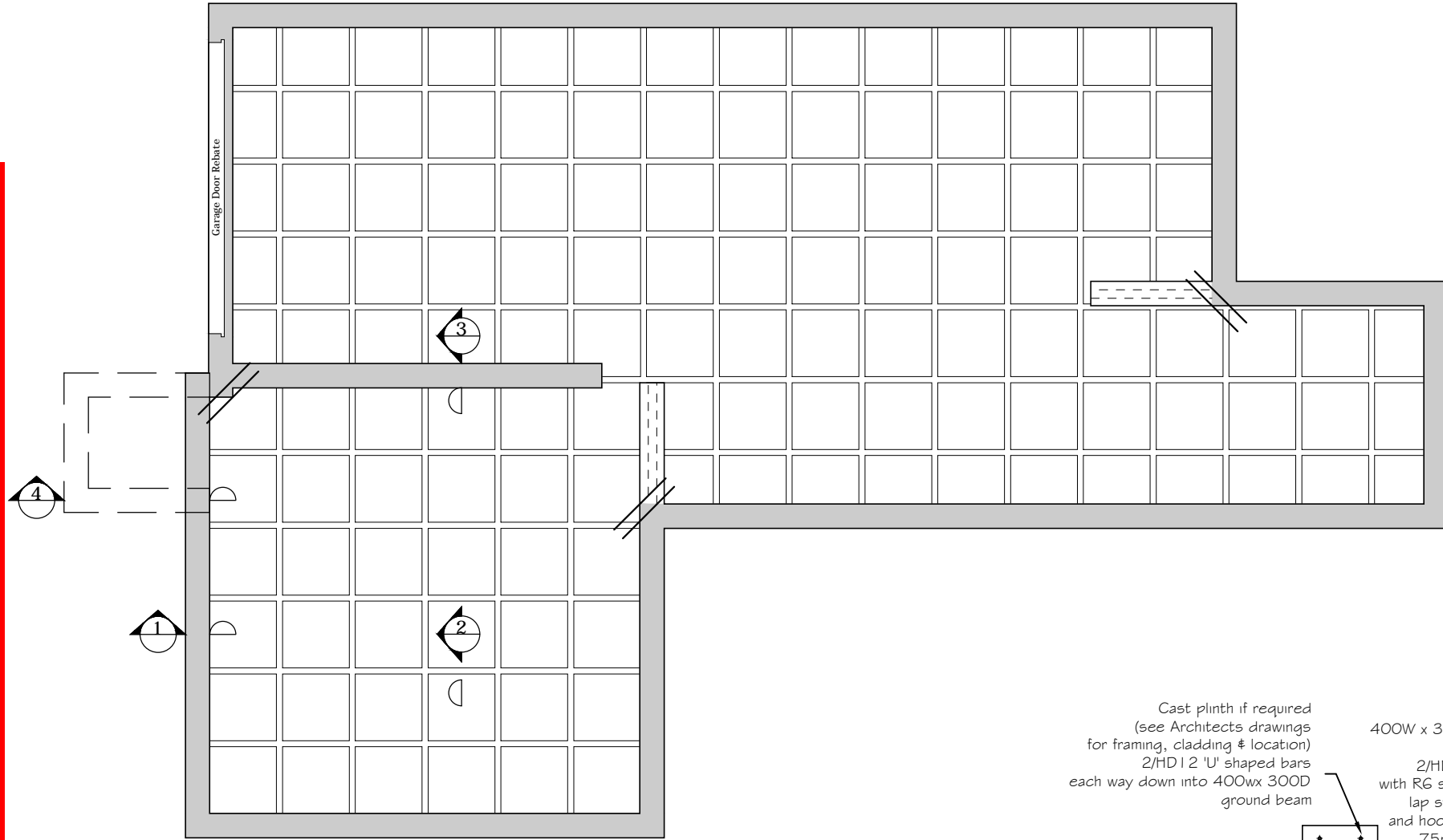
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Proposed Residence  
 Lot 256  
 Flemington Subdivision,  
 Lincoln, Canterbury

Sheet Title:

General Notes

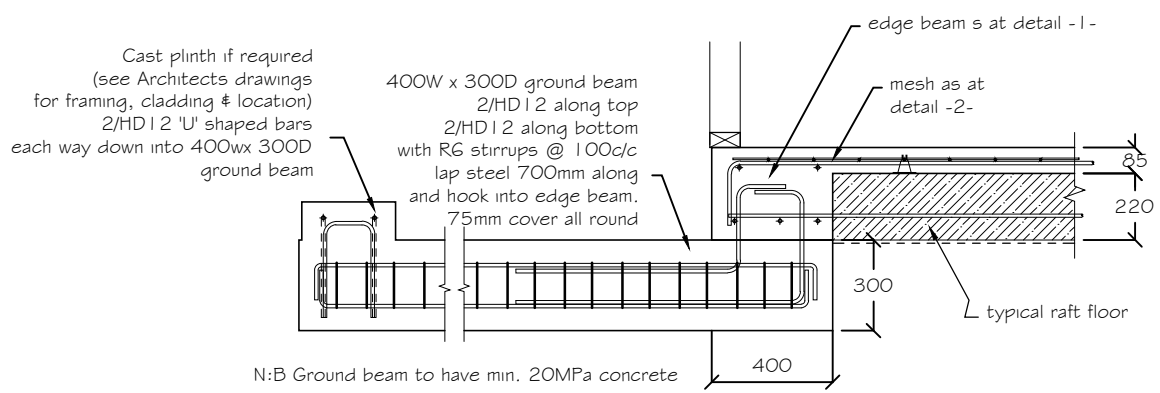
Designed: FV	Drawn: MH
Checked: DL	Revised: 111
Scale:	Date: 3-4-2018
Job # 75545	
Plan No: S0	



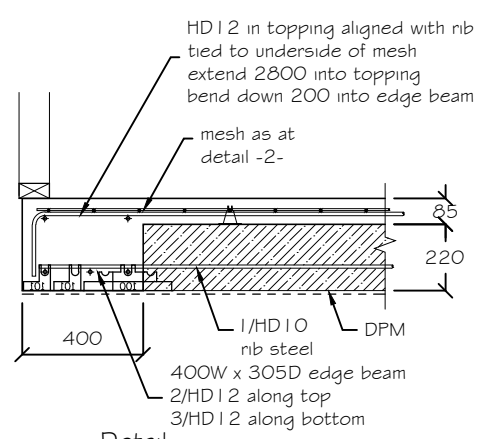
**Legend:**

- Re Entrant corner steel  
2/HD 12 x 1200mm  
at 200 crs
- 400W x 305D  
edge beam extension  
extending into slab as shown  
(2.0m minimum)  
with lap min 55XØ

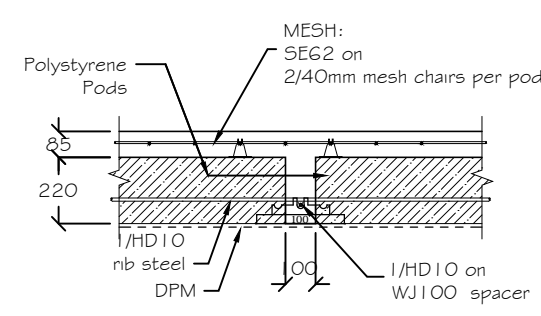
**Ribraft Floor Plan**  
Scale 1:100



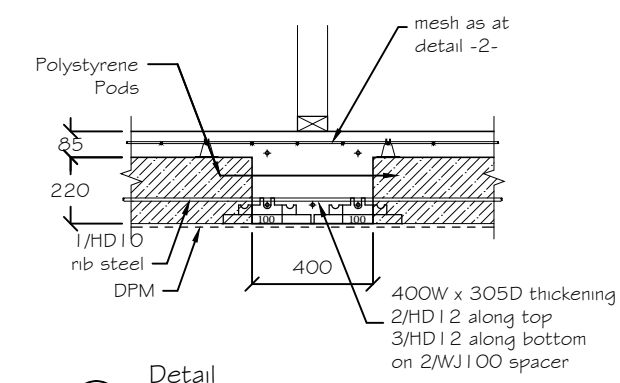
**Detail 4**  
Raftfloor Edge Beam - 400  
on 400W x 300D Ground Beam  
Scale 1:25



**Detail 1**  
Raftfloor Edge Beam - 400  
Scale 1:25



**Detail 2**  
Raftfloor Internal Rib - 100  
Scale 1:25



**Detail 3**  
Raftfloor Internal Rib - 400  
Scale 1:25

Designed for:

**PlaceMakers**  
Know how. Can do.

Quantities of Spacers  
(Quantities are approximate  
and to be used as a guide only)

Item	Qty.
WJ100 Centre Spacer	210
WJ101 Clip-on Spacer	120

**NOTES:**  
Do not scale from Drawings.  
Refer Architectural Drawings for  
overall dimensions. To be read in  
conjunction with all other related  
documents.

Revision	Description	Date

**WILTON  
JOUBERT**  
Consulting Engineers

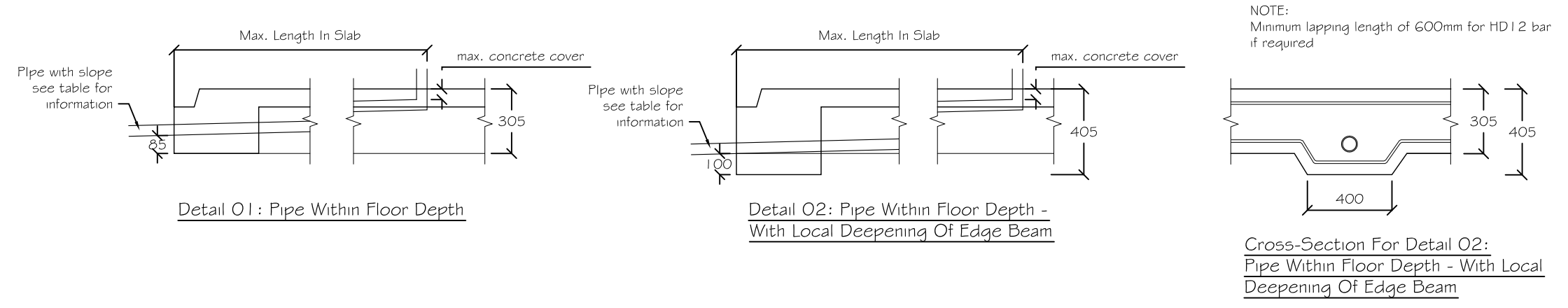
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Job Title:  
Proposed Residence  
Lot 256  
Flemington Subdivision,  
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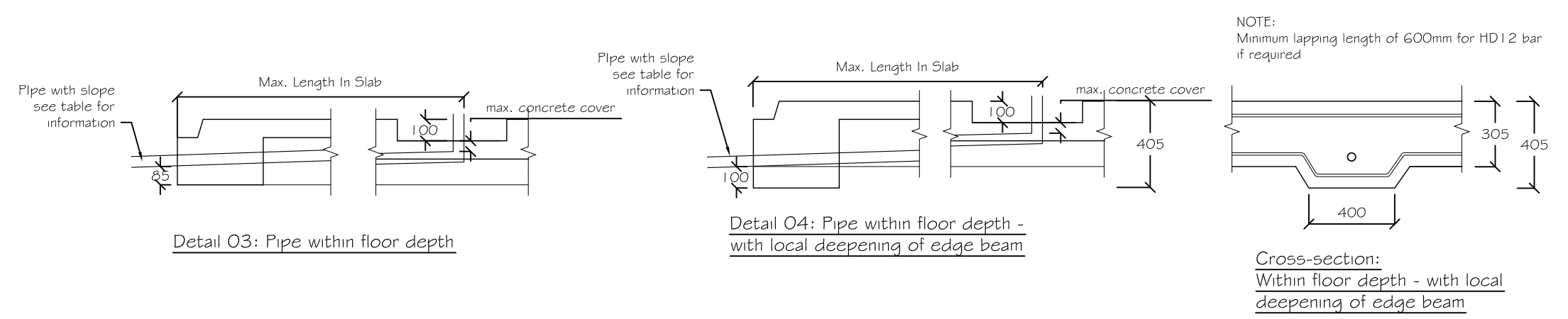
Sheet Title:  
Ribraft Floor  
Plan & Details

Prepared: EV	Drawn: MH
Checked: DL	Scale: 1:100 & 1:25
Date: 3-4-2018	Page No: 11
Job # 75545	
<b>S1</b>	

### Maximum Horizontal Travel of Pipe



### Maximum horizontal travel of pipe from shower recess (if required)



Option	Pipe Diameter		Slope	Max. Concrete Cover	Max. Length in Slab (mm)				
	Internal Ø	Approx. External Ø			Detail O1	Detail O2	Detail O3	Detail O4	Detail O5
	(mm)	(mm)		(mm)	(mm)	(mm)	(mm)	(mm)	—
A1	50	60	1:40	50	4400	7800	—	—	Depth to suite length of pipe
A2 (for shower recess)			1:20		—	—	200	1900	
A3			1:20		2200	3900	—	—	
A4	1:40	5120	8520		—	—			
A5	1:40	3800	7200		—	—			
A6	1:60	100	300		5400	—	—		

NOTES:

Revision	Description	Date

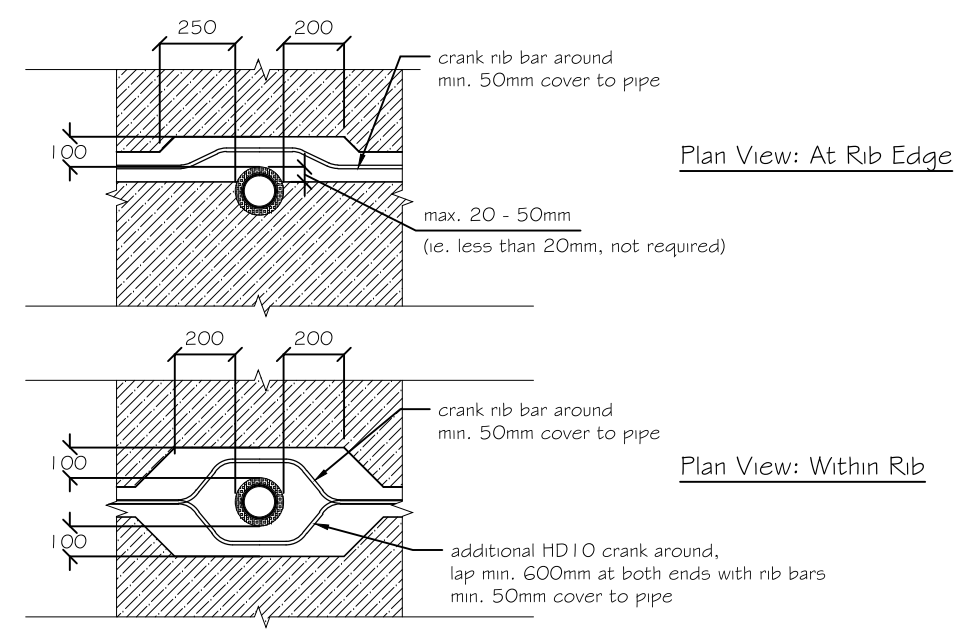
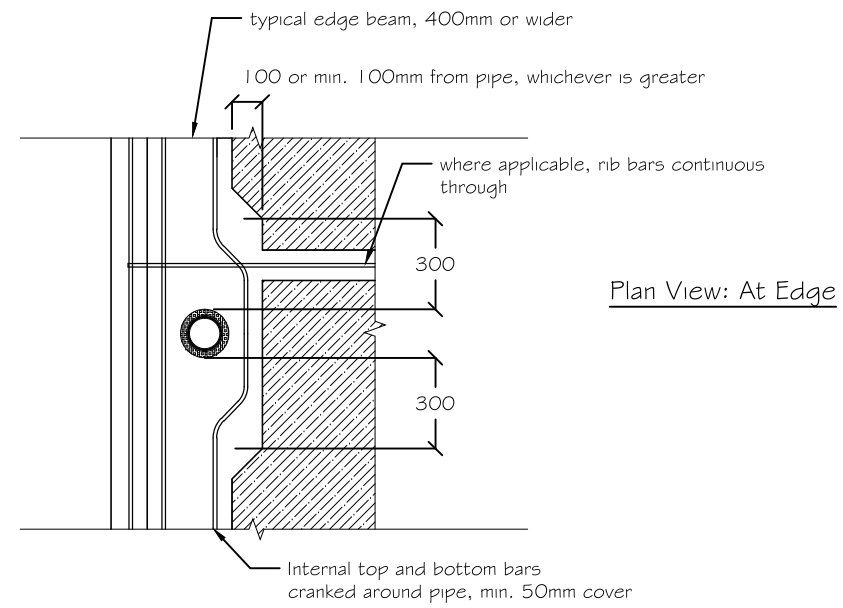
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Southern Lakes: 03 443 6209  
www.wiltonjoubert.co.nz

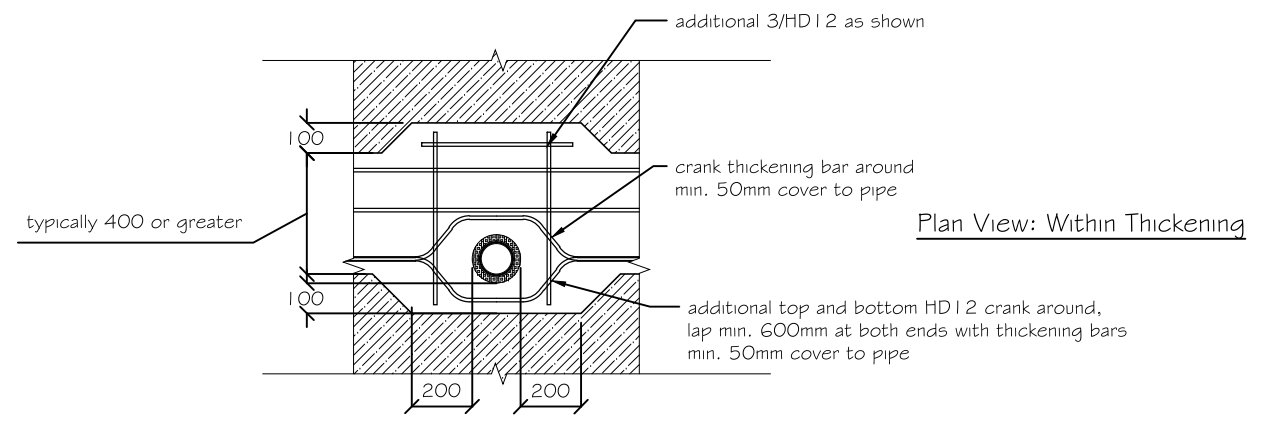
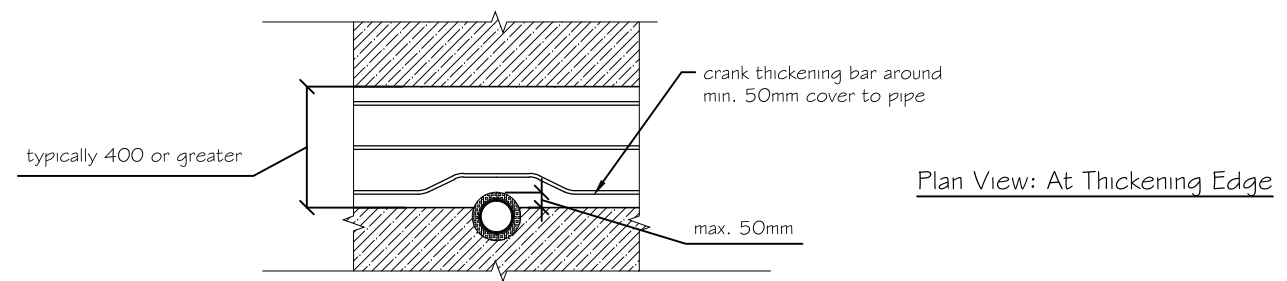
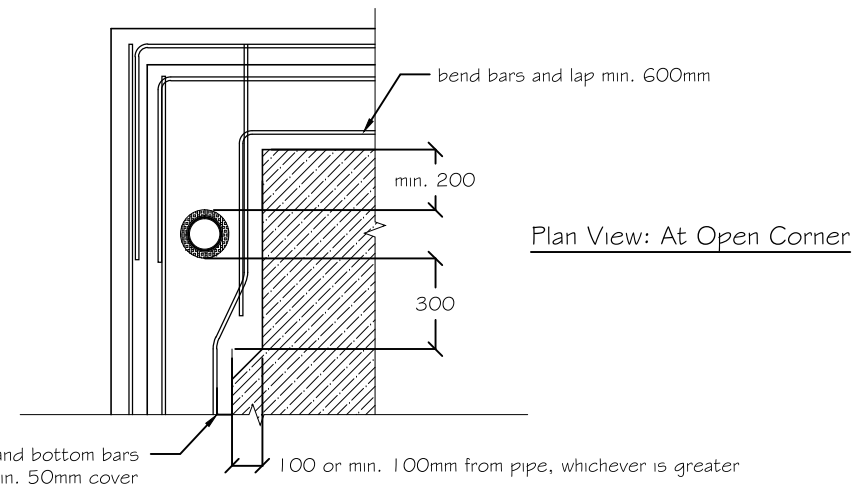
Job Title:  
Optional details for pipes within the depth of floor slab

Sheet Title:  
In-floor Drainage Pipe

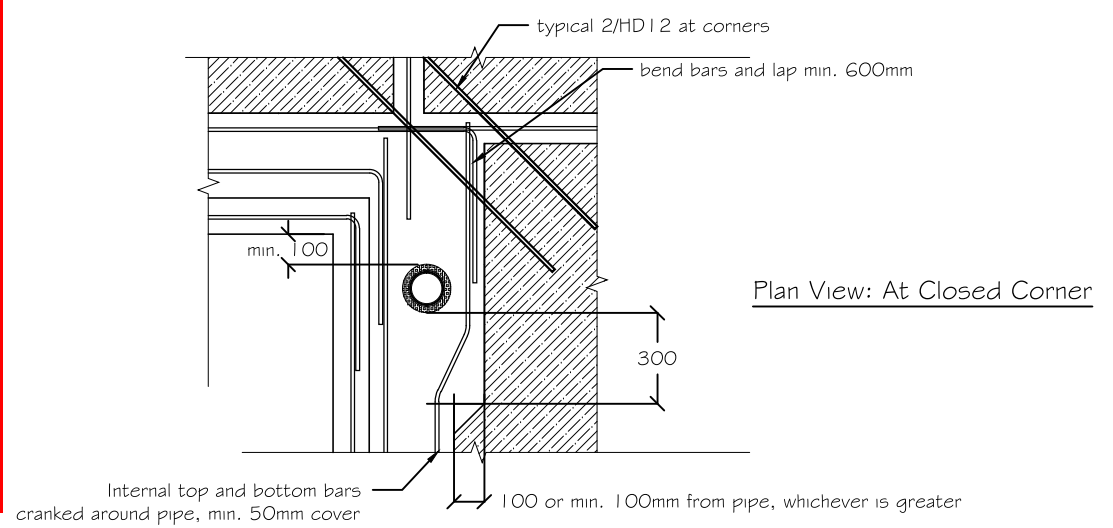
Checked: FV	Drawn: RA
Checked: DL	Checked: —
Scale: 1:25	Date: 29-05-2018
Job # 75545	
D1	



○ Typical Detail Around Pipes  
Raftfloor Internal Ribs



○ Typical Detail Around Pipes  
Raftfloor Internal Thickenings



○ Typical Detail Around Pipes  
Raftfloor Edge Beam

NOTES:

Member sizes and reinforcing shown are indicative only, details shown on raftslab plan & details shall take precedence over the details shown here.

Also refer to separate details for pipes running within floor depth.

NOTES:

Revision	Description	Date

**WILTON JOUBERT**  
Consulting Engineers

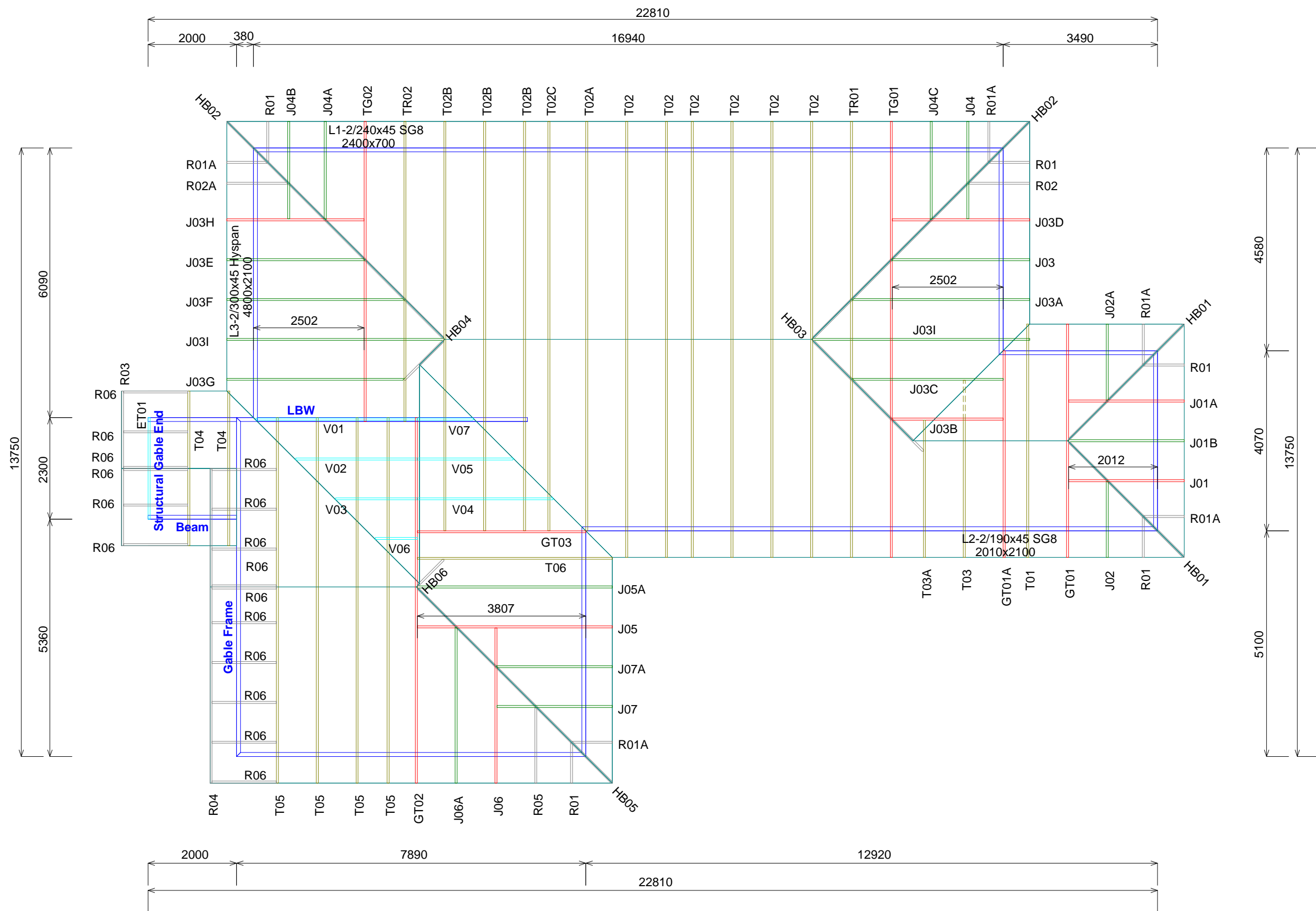
Northland: 09 945 4188  
Auckland-Waikato: 09 527 0196  
Canterbury: 021 824 063  
Southern Lakes: 03 443 6209  
[www.wiltonjoubert.co.nz](http://www.wiltonjoubert.co.nz)

Job Title:  
Optional details for pipes within the depth of floor slab

Sheet Title:  
Typical Pipe Details

Drawn: BB	Drawn: DL
Checked: DL	Checked: ...
Scale: 1:25	Date: 2013
<b>Job #####</b>	
	<b>D2</b>

Layout is null and void if trusses not supplied by PlaceMakers



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Site Address :  
 Lot 256 Flemington Subdivision Street  
 Lincoln  
 Selwyn

Sheet Title :  
**For Building Consent**  
**Buildable Truss Layout**

Date : 23 Mar,2018    Drawn : Lanh Dang  
 Scale : 1: 100            System : MiTek 20/20

Job Details:

Roof Pitch	: 25.0 Deg	Truss Centres	: 900 mm
Roof Material	: Longrun Iron .5mm	Roof Live Load	: 0.250kPa
Ceiling Material	: Gib Board 13mm	Floor Live Load	: kPa
Wind Zone	: High	Wind Speed	: 44.0 m/s
Roof Snow Load	: 0.441 kPa		

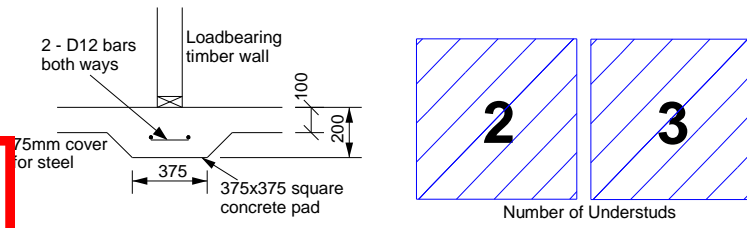
PrimeCad v4.7.184

Job Title :  
**BL144287**

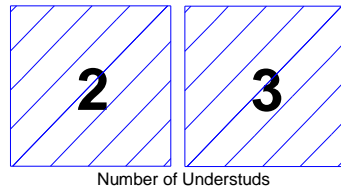
Sheet :  
**1**

Revision Number :

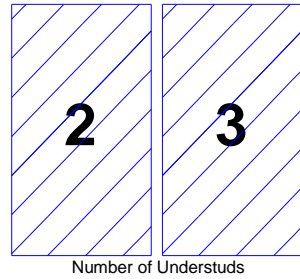
# Slab Thickening Details



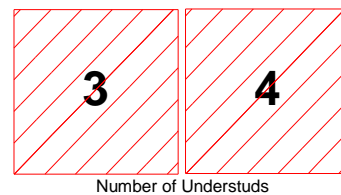
TYPE FP1 - 375x375mm Pad



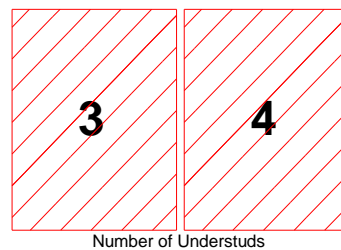
TYPE FS1 - 300mm Strip footing



TYPE FP2 - 450x450mm Pad



TYPE FS2 - 450mm Strip footing



## NOTES:

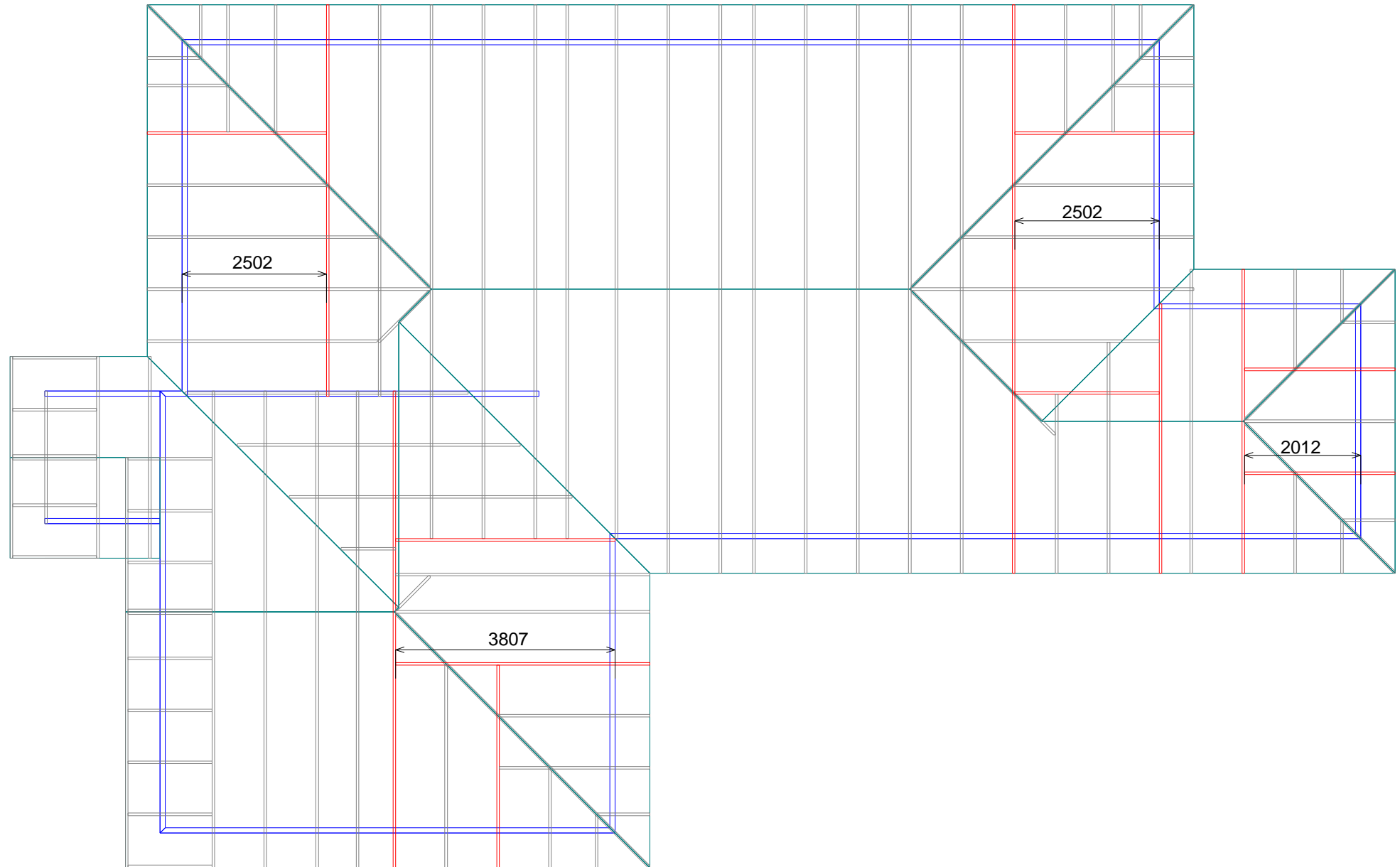
All point loads exceeding 10.0kN are indicated.

All walls shown to be considered load bearing.

The numbers found within the hatched area are the number of studs required below each truss.

Refer to:  
GANG-NAIL Internal Load Bearing on Concrete Floor Slabs brochure 10/2011

Layout is null and void if trusses not supplied by PlaceMakers



**NO SLAP THICKENING REQUIRED FOR TRUSS LOADS  
ALL OTHER THICKENINGS SPECIFIED BY DESIGNER**

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Site Address :  
Lot 256 Flemington Subdivision Street  
Lincoln  
Selwyn

Sheet Title :  
**For Building Consent  
Slab Thickening**

Date : 23 Mar,2018    Drawn : Lanh Dang  
Scale : 1: 100            System : MiTek 20/20

Job Details:  
Roof Pitch : 25.0 Deg  
Roof Material : Longrun Iron .5mm  
Ceiling Material : Gib Board 13mm  
Wind Zone : High  
Roof Snow Load : 0.441 kPa














Truss Centres : 900 mm  
Roof Live Load : 0.250kPa  
Floor Live Load : kPa  
Wind Speed : 44.0 m/s



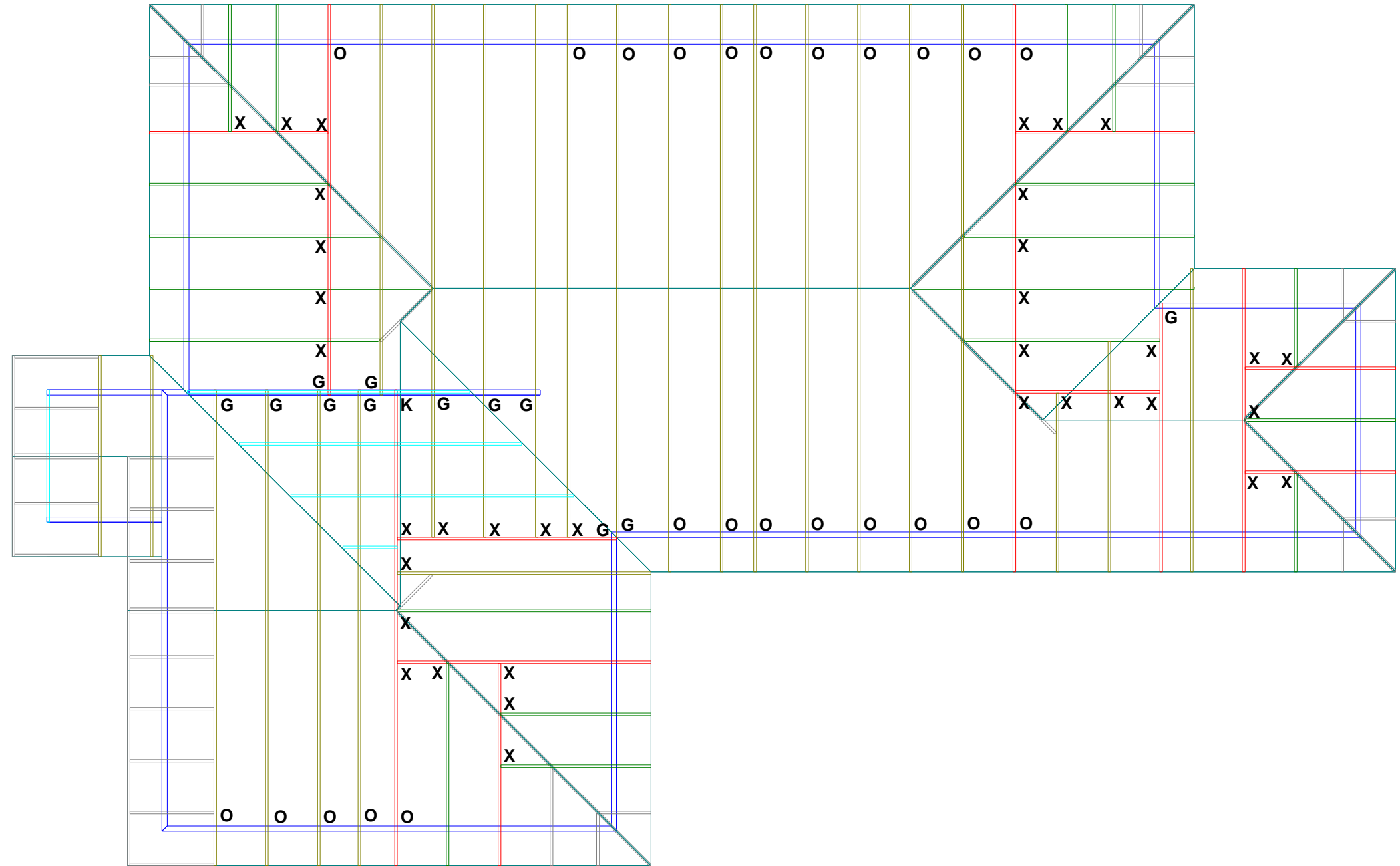
Job Title :  
BL144287  
Sheet :  
2  
Revision Number :

PrimeCad v4.7.184

# Truss Fixings

-  X - LUMBERLOK JH47x90 Joist Hanger
-  Z - LUMBERLOK JH47x120 Joist Hanger
-  P - LUMBERLOK JH47x190 Joist Hanger
-  E - LUMBERLOK JH95x165 Joist Hanger
-  O - Pair of LUMBERLOK CT200 Ceiling Ties
-  H - LUMBERLOK CT400 Cyclone Tie
-  B - LUMBERLOK CT600 Cyclone Tie
-  M - Pair of LUMBERLOK Multi Grips
-  NP - LUMBERLOK Nailon Plate
-  N - LUMBERLOK N21 Diagonal Cleat
-  W - Pair of LUMBERLOK CPC40 Cleats
-  K - LUMBERLOK TTP 16kN Truss to Top Plate set
-  G - LUMBERLOK TTP 9kN Truss to Top Plate set

Layout is null and void if trusses not supplied by PlaceMakers



## NOTES:

All other areas must have at the minimum  
2/ 90x3.15mm skew nails + 2 wire dogs (4.7kN)  
for truss to top plate connections.

Refer to:  
LUMBERLOK Timber Connectors Characteristic  
Loadings Data brochure 03/4

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Site Address :  
Lot 256 Flemington Subdivision Street  
Lincoln  
Selwyn

Sheet Title :  
**For Building Consent  
Truss Fixings**

Date : 23 Mar,2018	Drawn : Lanh Dang
Scale : 1: 100	System : MiTek 20/20

Job Details:  
Roof Pitch : 25.0 Deg  
Roof Material : Longrun Iron .5mm  
Ceiling Material : Gib Board 13mm  
Wind Zone : High  
Roof Snow Load : 0.441 kPa

Truss Centres : 900 mm  
Roof Live Load : 0.250kPa  
Floor Live Load : kPa  
Wind Speed : 44.0 m/s



Job Title :  
BL144287  
Sheet :  
**3**  
Revision Number :

PrimeCad v4.7.184

## LINTEL FIXING SCHEDULE ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12 NZS 3604:2011

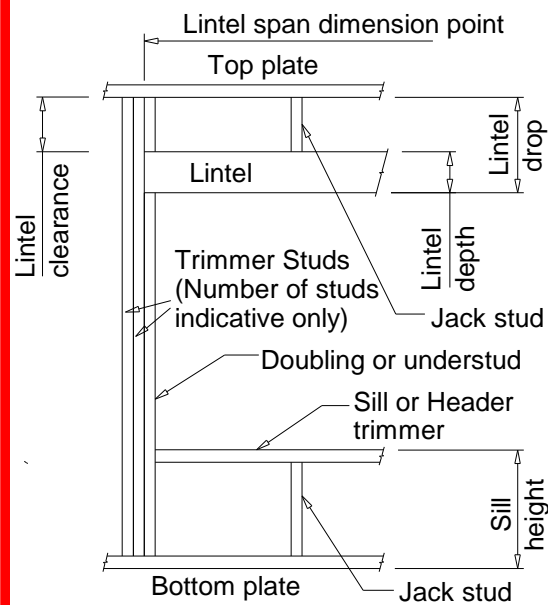
### SELECTION CHART FOR LINTEL FIXING

Lintel Span	Loaded Dimension (See Fig. 1.3 NZS 3604:2011)	Light Roof Wind Zone				Heavy Roof Wind Zone				
		L	M	H	VH/EH	L	M	H	VH/EH	
1.0	2.0	E	E	E	F	F	E	E	E	F
	3.0	E	E	F	F	F	E	E	E	F
	4.0	E	F	F	F	G	E	E	F	F
	5.0	E	F	F	G	G	E	E	F	F
	6.0	E	F	F	G	G	E	E	F	F
1.2	2.0	E	E	F	F	F	E	E	E	F
	3.0	E	E	F	F	F	E	E	E	F
	4.0	E	F	F	G	G	E	E	F	F
	5.0	E	F	F	G	G	E	E	F	F
	6.0	F	F	G	G	H	E	E	F	G
1.5	2.0	E	E	F	F	F	E	E	E	F
	3.0	E	F	F	F	G	E	E	F	F
	4.0	E	F	F	G	G	E	E	F	F
	5.0	F	F	G	G	H	E	E	F	G
	6.0	F	F	G	G	H	E	E	F	G
2.0	2.0	E	F	F	F	G	E	E	F	F
	3.0	E	F	F	F	G	E	E	F	F
	4.0	F	F	G	G	H	E	E	F	G
	5.0	F	F	G	G	H	E	E	F	G
	6.0	F	F	G	G	H	E	E	F	G
2.4	2.0	E	F	F	G	G	E	E	F	G
	3.0	F	F	G	G	H	E	E	F	G
	4.0	F	F	G	G	H	E	E	F	G
	5.0	F	G	G	H	H	E	E	F	G
	6.0	F	G	H	H	-	E	F	G	H
3.0	2.0	E	F	F	G	G	E	E	F	G
	3.0	F	F	G	G	H	E	E	F	G
	4.0	F	G	G	H	H	E	F	G	H
	5.0	F	G	H	H	-	E	F	G	H
	6.0	F	G	H	H	-	E	F	G	H
3.6	2.0	F	F	G	G	H	E	E	F	G
	3.0	F	F	G	G	H	E	E	F	G
	4.0	F	G	H	H	-	E	F	G	H
	5.0	F	G	H	H	-	E	F	G	H
	6.0	G	H	H	-	-	E	F	H	-
4.2	2.0	F	F	G	G	H	E	E	F	G
	3.0	F	G	H	H	-	E	F	G	H
	4.0	F	G	H	H	-	E	F	G	H
	5.0	G	H	H	-	-	E	F	H	-
	6.0	G	H	-	-	-	E	F	H	-
4.5	2.0	F	F	G	G	H	E	E	F	G
	3.0	F	G	H	H	-	E	F	G	H
	3.4	F	G	H	H	-	E	F	G	H
	4.0	F	G	H	H	-	E	F	G	H
	5.0	G	H	-	-	-	E	F	H	-
4.8	2.0	F	F	G	G	H	E	E	F	G
	3.0	F	G	H	H	-	E	F	G	H
	3.2	F	G	H	H	-	E	F	G	H
	4.0	F	G	H	H	-	E	F	H	H
	5.0	G	H	-	-	-	E	F	H	-
5.1	2.0	F	F	G	G	H	E	E	F	G
	3.0	F	G	H	H	-	E	F	G	H
	3.5	F	G	H	H	-	E	F	G	H
	4.0	G	H	H	-	-	E	F	H	-
	5.0	G	H	-	-	-	E	F	H	-
5.4	2.0	F	F	G	G	H	E	E	F	G
	2.8	F	G	H	H	-	E	F	G	H
	3.0	F	G	H	H	-	E	F	G	H
	4.0	G	H	H	-	-	E	F	H	-
	5.0	G	H	-	-	-	E	F	H	-
6.0	G	H	-	-	-	E	F	H	-	

**NOTE:**

- All fixings are designed for vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20 kPa.
- Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist horizontal loads.
- These fixings assume the correct choice of rafter/truss to top plate connections have been made.
- All fixings assume bottom plate thickness of 45mm maximum. Note: TYLOK options on timber species.
- Wall framing arrangements under girder trusses are not covered in this schedule.
- All timber selections are as per NZS 3604:2011

**DEFINITIONS**



**Lintel Supporting Girder Trusses:**

Roof Tributary Area	Light Roof Wind Zone			Heavy Roof Wind Zone		
	L, M, H	VH	EH	L, M, H	VH	EH
8.6 m²	G	G	H	G	G	H
11.6 m²	G	H	H	G	G	H
12.1 m²	G	H	H	G	H	H
15.3 m²	H	H	-	G	H	H
19.1 m²	H	-	-	G	H	-
20.9 m²	H	-	-	H	H	-
21.8 m²	H	-	-	H	-	-
34.3 m²	-	-	-	H	-	-

- Notes:
- Roof Tributary Area = approx. 1/2 x (Total roof area on girder and rafter trusses supported by Lintel)
  - Assumed girder truss is at mid-span or middle third span of lintel
  - Use similar fixings for both ends of lintel
  - All other cases require specific engineering design.

**TYPE E 1.4kN**

**TYPE F 4.0kN**

**TYPE G 7.5kN**

**TYPE H 13.5kN**

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