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Approved Building Consent Documents

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

Inspection booking timeframes

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

Building inspections and enquiries phone: 03 347 2839

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

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1.02	Foundation Plan	BC01
1.03	Firth Ribraft Details	BC01
1.04	Firth Ribraft Details	BC01
1.05	Drainage Plan	BC02
1.06	Plumbing & Drainage Details	BC01
1.07	Floor Plan	BC02
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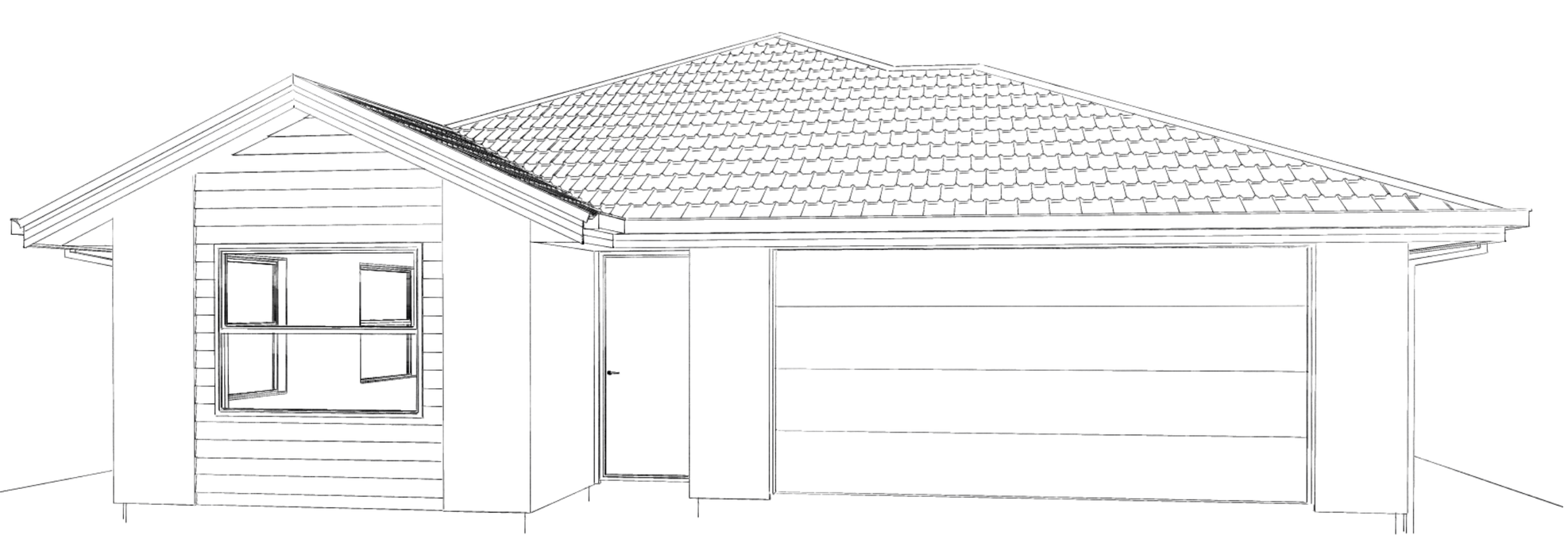

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General

No construction work is to commence until the related building consent has been obtained. All dimensions & service locations to be checked onsite before commencement of any work. Confirm all site levels, floor heights and site boundaries before commencement of earthworks. Ground bearing to be confirmed onsite after excavation and before building starts. Plans to be read in conjunction with project specification.

Work Site Barriers

If the work site is not completely enclosed, and unauthorized entry by children is likely, allow for site fencing when workers are absent from the immediate vicinity. Allow for 1.8m high fencing along all internal site boundaries with 2m high temporary site fencing located 300-400mm inside the front boundary over the duration of the construction in accordance with Compliance Document Clause F5 of the NZBC. Site fencing to run the full length of boundaries. All contractors to abide by main contractor's Safety plan. Allow for toeboards to access and storage platforms, toeboards to be 100 min above the platform height (10mm max gap between the platform & toeboard), and no lower than the materials stacked on them unless the materials are restrained from falling.

Access Route Slip Resistance

Allow for a finish to outdoor access route ie. driveway, decks & paths leading to main entrance of dwelling as listed below.
Note: Where the surface of an access route is subject to wetting the surface shall have a cross fall of no less than 1 in 100 unless it is constructed to drain water such as timber decking. The surface of any access route shall not have a cross fall steeper than 1:50. Allow for 190mm max height from external ground level / walking surface to dwelling f.f.l. adjacent to dwelling access route.

1. Uncoated profiled timber run adjacent to direction of travel (allow for coated and sand / grit impregnated for stairs or sloping surfaces subject to wetting).
2. Portland cement concrete with a broomed (class 5 or 6 complying with NZS 3114), wood float finish (class U2), a coated and sand / grit impregnated finish, exposed crushed aggregate finish or exposed rounded aggregate finish (to be tested for compliance) OR
3. Asphalt concrete, marble & granite with flamed surface, sandstone or concrete pavers (test required for surface subject to wetting) OR
4. Other code compliant finish to D1/AS1 2.0 Access Routes.
Note: Finishes above cover sloping surfaces < 1:10 slope for wet or 1:8 for dry conditions, refer to AS4586 Appendix F for slip classification for walking surfaces otherwise.

General Construction Specification

All construction to comply with the current NZBC, NZS 3604:2011, NZ Metal Roof & Wall Cladding COP, manufacturers specifications, other relevant standards and local territorial authority requirements.

Do not scale from these drawings.
- All timber to be SG8 unless noted otherwise.
- Allow for DPC seperation between all timber and concrete.
- All sheltered wall and roof framing to be H1.2 treated.
- All external finishing timber to be H3.1 treated and sealed with a protective paint finish.
- All timber cavity battens to be H3.1 treated.
- Fibre cement external linings to have a protective paint finish.

Timber Framing:
External walls
Studs - 90x45mm @ 600 crs.
Dwangs - 90x45mm @ 800 crs
Internal walls
Studs - 90x45mm @ 600 crs.
Dwangs - 90x45mm @ 800 crs.
Top plates
90x45mm + 140x35mm.
Ceiling battens
35mm Rondo battens direct fixed @ 600 crs.
Lintels
Refer to Truss Design.
Trusses
Refer to Truss Design.
Tile Battens
50x40mm @ 370 crs (end span 330crs, top span 365crs).
Soffit framing
70x45mm @ 600 crs.

Where timber members are built up to achieve required thickness (eg. 2/140x45mm to achieve 140x90mm member), they shall be nailed in accordance with NZS 3604:2011 2.4.4.7. All steel flashing to be 0.55mm factory painted steel.

Impervious paint finish must be a quality paint system suitable for the material & environment of use, manufacturers specifications must be followed. Where a protective paint finish is required all surfaces including laps and end grains to be sealed by priming, followed by 2 coats of exterior grade paint to all exposed surfaces.

General Structural Fixings

(High Wind Zone)

1. Allow for Lumberlok bottom plate anchors to external walls with 150mm of ends of bottom plates and at 900 crs max installed to manufacturers specification.
2. Fix internal wall bottom plates to slab with power driven 75mm concrete nails with 12mm discs @ 900 crs max.
3. For bracing elements with an 'N' specification fix wall bottom plates to slab with power driven 75mm concrete nails with 16mm discs @ 150 & 300mm from end-studs & 600mm crs thereafter.
4. Fix top plates to walls and lintels supporting roof members at 600 crs with 2 / 90 x 3.15 end nails + 2 wire dogs or 4.7kN alternative fixings.
5. Refer to truss manufacturers specification for truss fixings.
6. Fix tile battens to roof framing with 2/90 x 3.15 gun nail, or 2.4kN alternative fixings.

External Joinery

All windows / doors to be double glazed minimum unless noted otherwise, joinery excluded from thermal envelope may be single glazed. External windows and doors shall comply with the requirement of NZS 4211, all joinery dimensions to be confirmed on site.

Air seals shall be provided between the reveal of frame and the wrapped opening for wall openings where specified. Installed over a closed cell polyethylene foam (PEF) backing rod or similar, made of self-expanding polyurethane foam or sealant complying with:
1. Type F, Class 20LM or 25LM or ISO 11600, OR
2. Low modulus Type II Class A or Federal Specification TT-S-00230C.

Flexible flashing tape shall comply with NZBC, be compatible with the building wrap / roof underlay and be used only in fully concealed applications. Sill support bars to comply with BRANZ evaluation method EM6, E2/VM1 and B2/AS1.

Joinery shall be fixed using pairs of 75 x 3.15mm galvanized jolt head nails or 8 gauge x 65mm stainless steel screws through reveals into surrounding framing at 450 max centers all around and within 150mm from reveal ends. Allow for packers between reveals and framing at all fixing points except between head reveals and lintels.

Joinery Glazing

All glazing to be in accordance with NZS 4223:2016.

Glass shelves, fittings & mirrors (unless hung from a hook, stand on a cabinet, fitted into a cabinet or fully adhered to a wall surface) to be safety glass.

Metal Pressed Tiles Roof Cladding

Allow for a 0.40mm pre-painted steel pressed tiles roof cladding, fixings as per manufacturers specification.

Roof underlays shall be to Table 23 NZBC E2/AS1 & NZS 2295, and be either R1 heavy weight kraft supported by corrosion resistant material, or R2 self supporting kraft (1.2m max span between supports). Underlays shall be laid with minimum numbers of laps, with all side and end laps at 150mm min.

Flashings shall be screw fixed to the structure as specified above for roof fixing, or where fixed to flashings or other roofing with 4mm dia rivets to suit roof cladding type. Refer to NZBC E2 8.4.11.1.

Mechanical Ventilation

Install mechanical ventilation (extract fans) as showns on plan with minimum flow rate as specified below.
Terminate to an external air space, ie. through soffit, external wall or roof to suit.

AS1668.2 Exhaust Rates:

Bathroom/ Toilet	25l/s
Laundry	20l/s
Kitchen	50l/s

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General Notes

Scale @ A3

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Surveyor Notes

Site benchmark: Nail top of kerb opposite SE boundary
RL 34.65m

Origin of levels: MA XV LT 559521
RL 35.34m

Datum: Levels are in terms of Levels are in terms of Lyttelton Vertical Datum 1937
14 January 2018

Date of levels: July 2021

Levels taken by Survey Assist Ltd

Level plan reference: Job No SWH098 Plan 672-515

Boundary Fences

The maximum height of internal boundary fences shall be 1.8m.

The maximum height of any fence in the required building setback from a road boundary shall be 1.0m.

Temporary fence to road boundary during construction.

General Notes

All dimensions shown are to *face of foundation* unless noted otherwise.

Refer to Foundation Plan for foundation setout.

Refer to Drainage Plan for specific drainage info.

Refer to Sediment Control in Specification & implement where required.

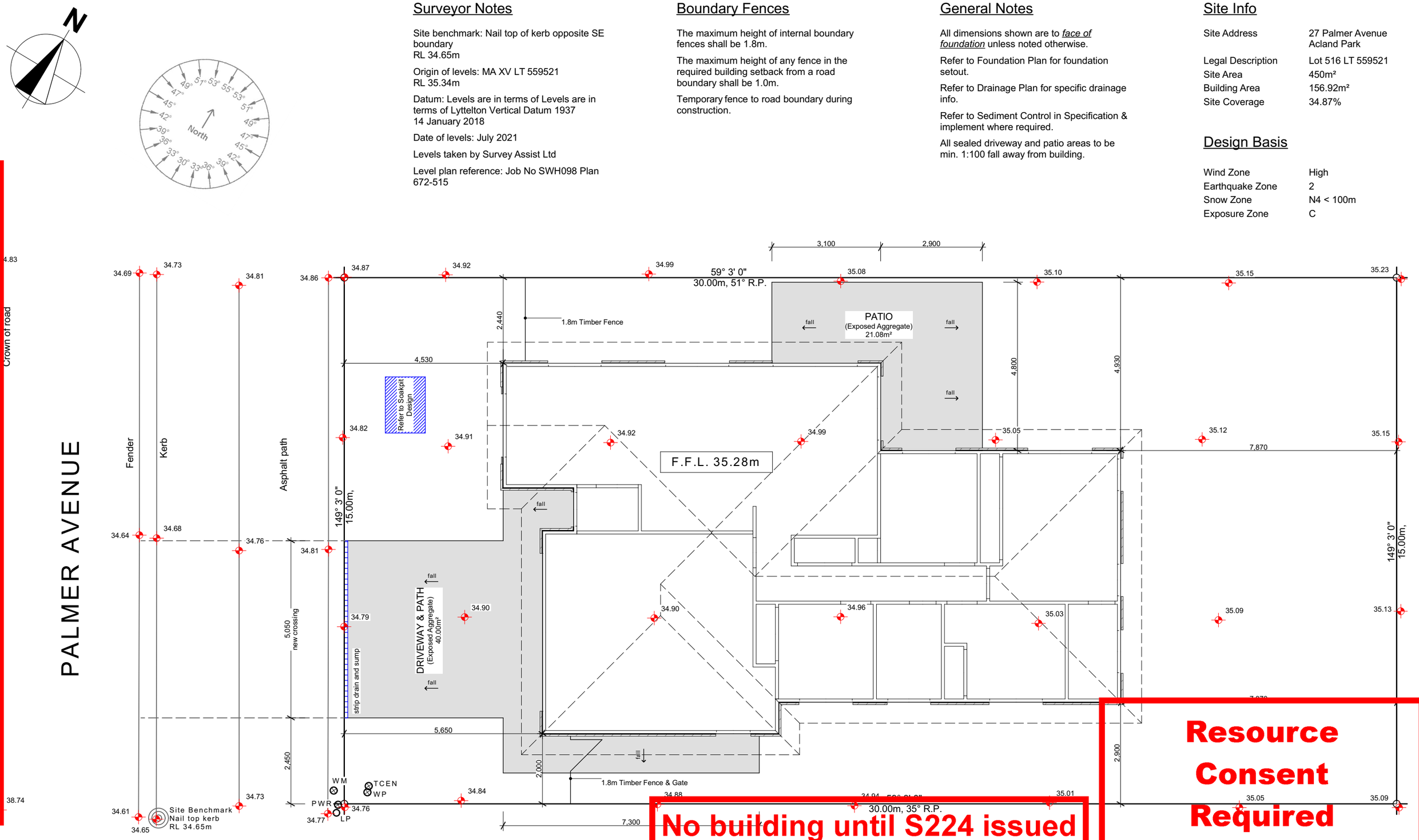
All sealed driveway and patio areas to be min. 1:100 fall away from building.

Site Info

Site Address	27 Palmer Avenue Acland Park
Legal Description	Lot 516 LT 559521
Site Area	450m²
Building Area	156.92m²
Site Coverage	34.87%

Design Basis

Wind Zone	High
Earthquake Zone	2
Snow Zone	N4 < 100m
Exposure Zone	C



No building until S224 issued

1/10/2021 hillsl

Resource Consent Required

1/10/2021 hillsl

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Site Plan

Scale 1:100 @ A3

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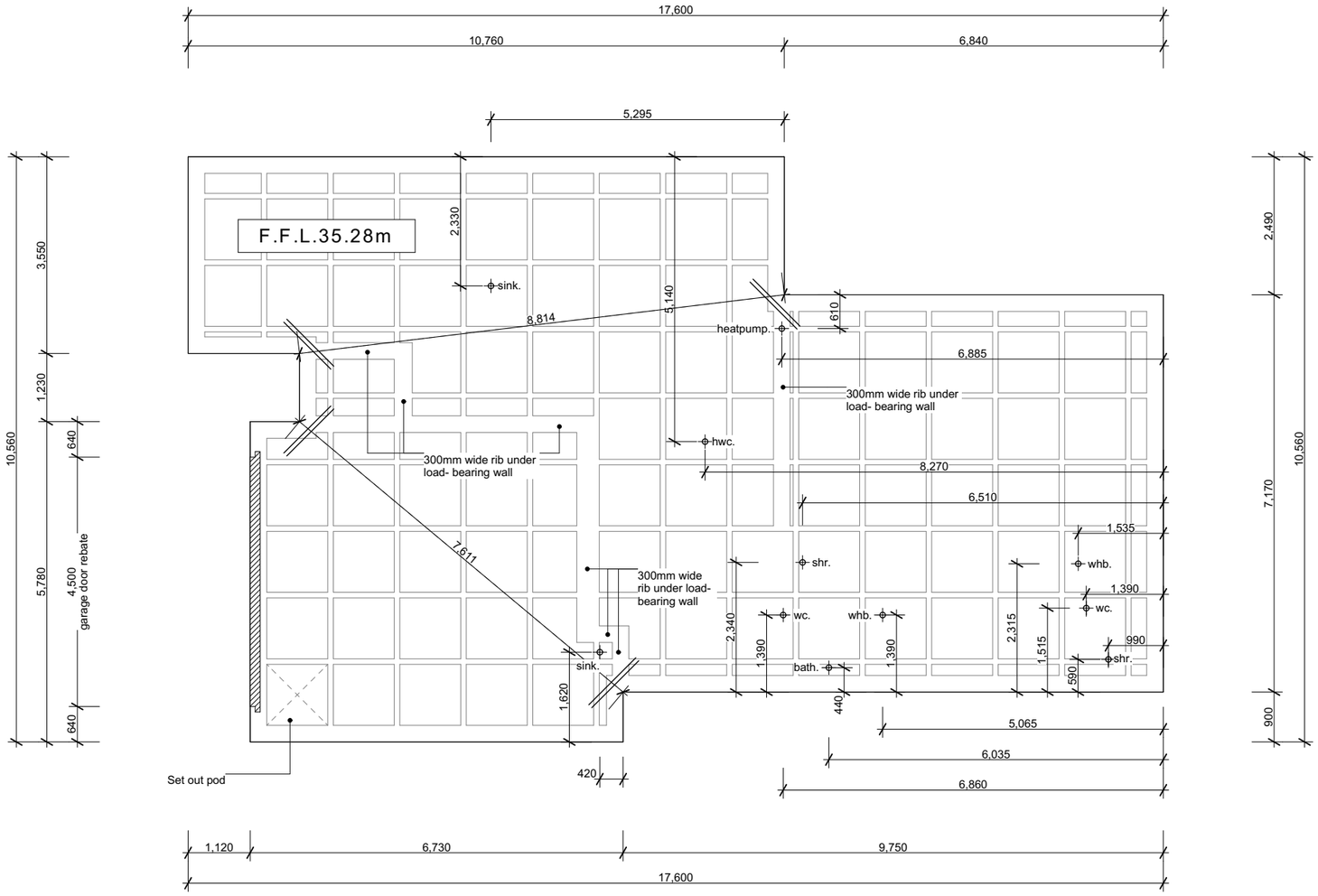

General Notes

All dimensions over foundation face.

Check all waste locations with manufacturers specifications, locations are indicative only, plumber to confirm dimensions onsite.

Refer to Kitchen Plan for sink waste locations.

Firth Ribraft System Notes

85mm concrete floor slab on 220mm deep polysterene pods 1100x1100 on DPM on 25mm sand binding.

Concrete floor slab and foundation to be Firth Raftmix 20 MPa.

SE62 Mesh in Slab.

305mm deep x 100mm wide internal ribs @ 1200crs.

Reinforcing

All reinforcing to be Ductility Class E, in accordance with NZS 4671.

Protection of Fixings

Fixings shall comply with NZS 3604:2011 Section 4 Durability Tables 4.1-4.3.

Concrete Strength

All concrete to comply with NZS 3604:2011 Section 4 Durability Class 4.5.2.

Legends

2/ HD12 re-entrant bars, 1200mm long spaced 200mm apart.

1100 x 1100 x 220 (d) polysterene pods

Site Scrape/ Excavation

Geotech engineer - Andy Hall from Davie Lovell-Smith Ltd will be engaged to carry out the site scrape/ excavation inspection.

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Foundation Plan

Scale 1:100 @ A3

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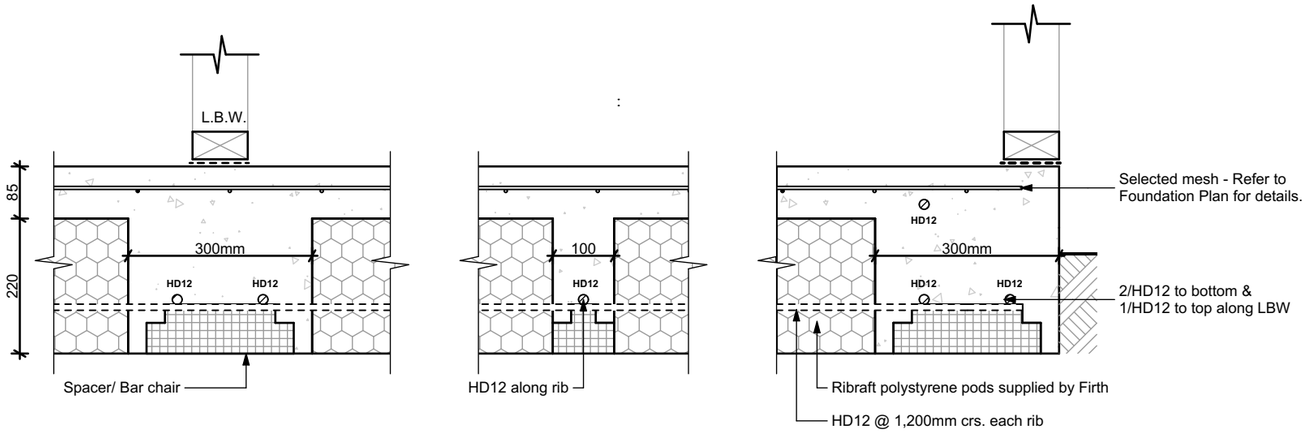
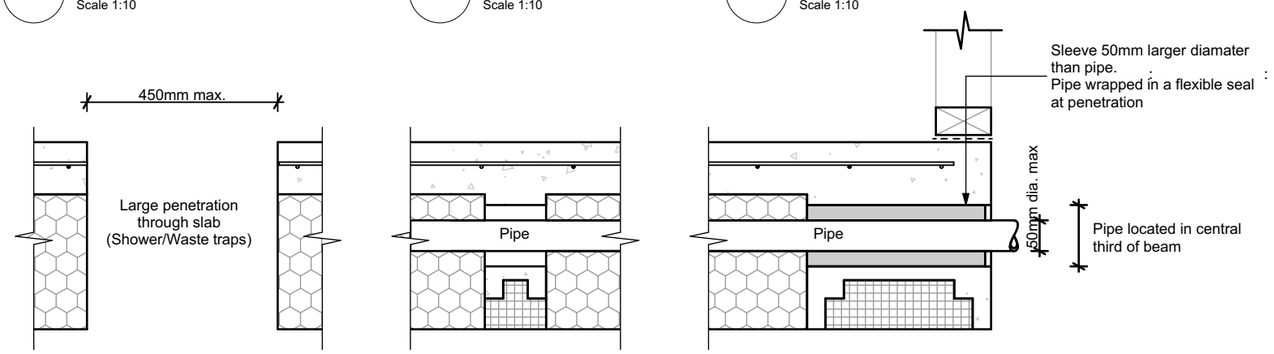
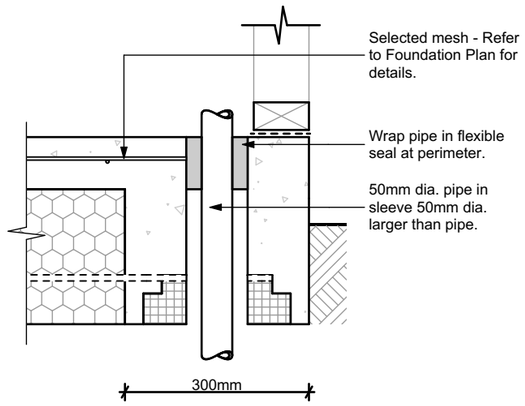


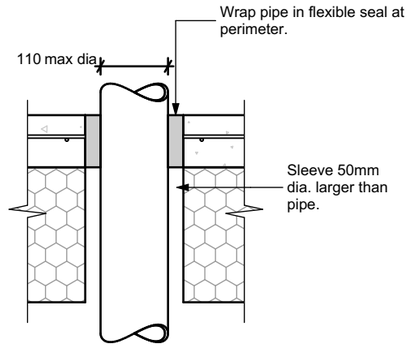
D-01 Internal Rib under LBW
Scale 1:10

D-02 Internal Rib Detail
Scale 1:10

D-03 Edge Beam Detail
Scale 1:10





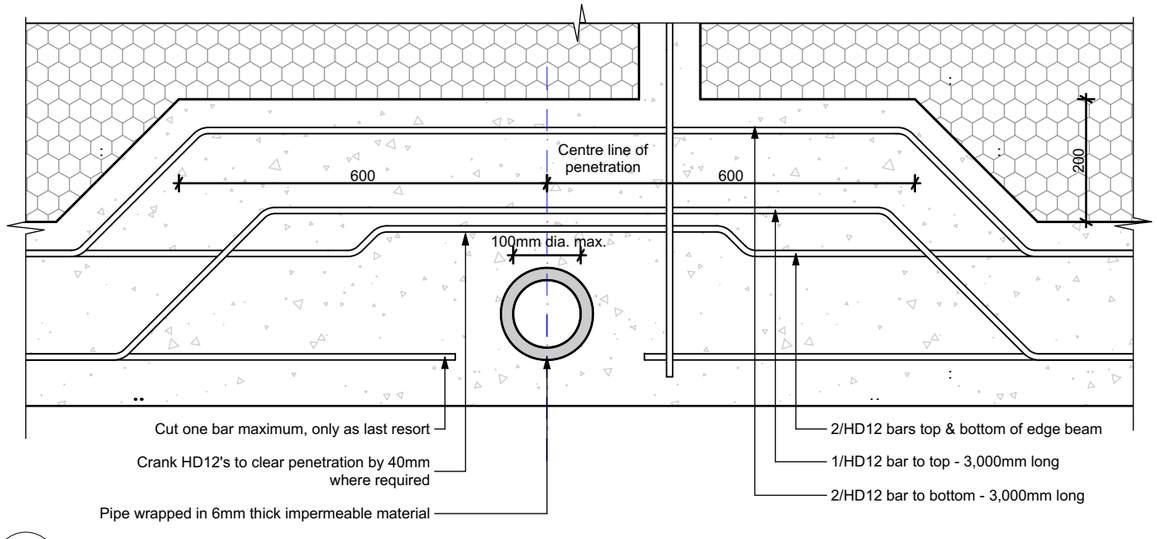


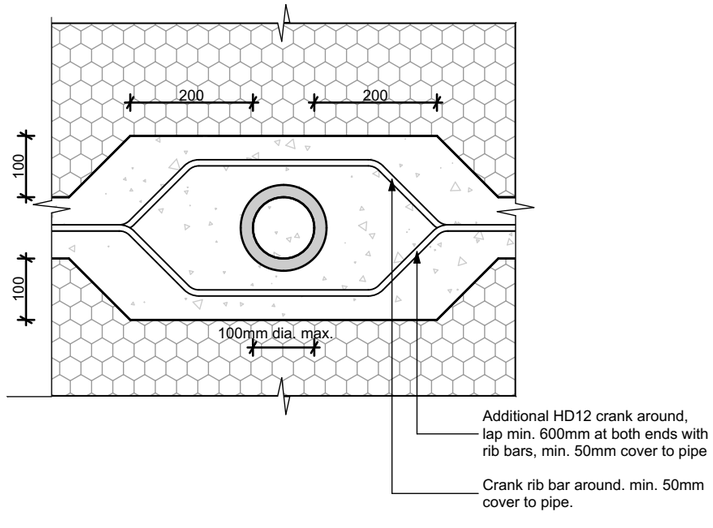
D-04 Large Penetration thru Slab
Scale 1:10

D-05 Horizontal Penetration thru Edge Beam
Scale 1:10

D-06 Vertical Pipe Penetration thru Edge Beam
Scale 1:10

D-07 Vertical Pipe Penetration thru Slab
Scale 1:10





D-08 Vertical Pipe Penetration thru Edge Beam (Plan View)
Scale 1:10

D-09 Vertical Pipe Penetration thru Internal Rib (Plan View)
Scale 1:10

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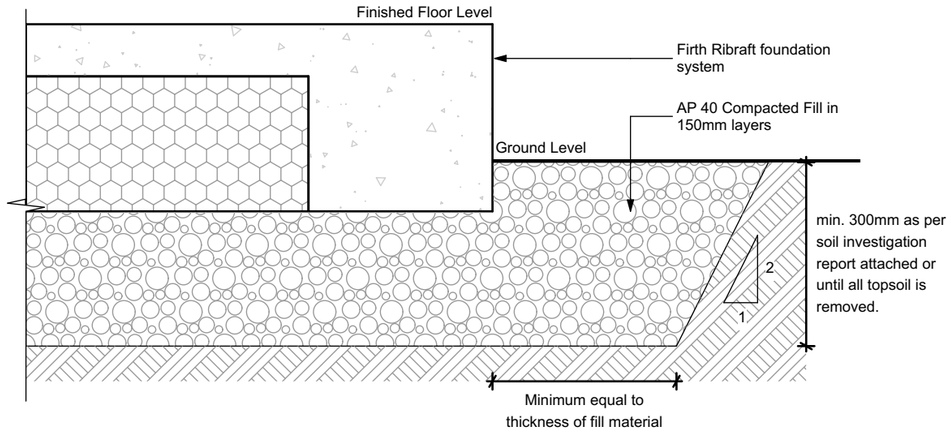

D-10 Building Platform

Scale 1:10

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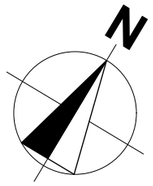

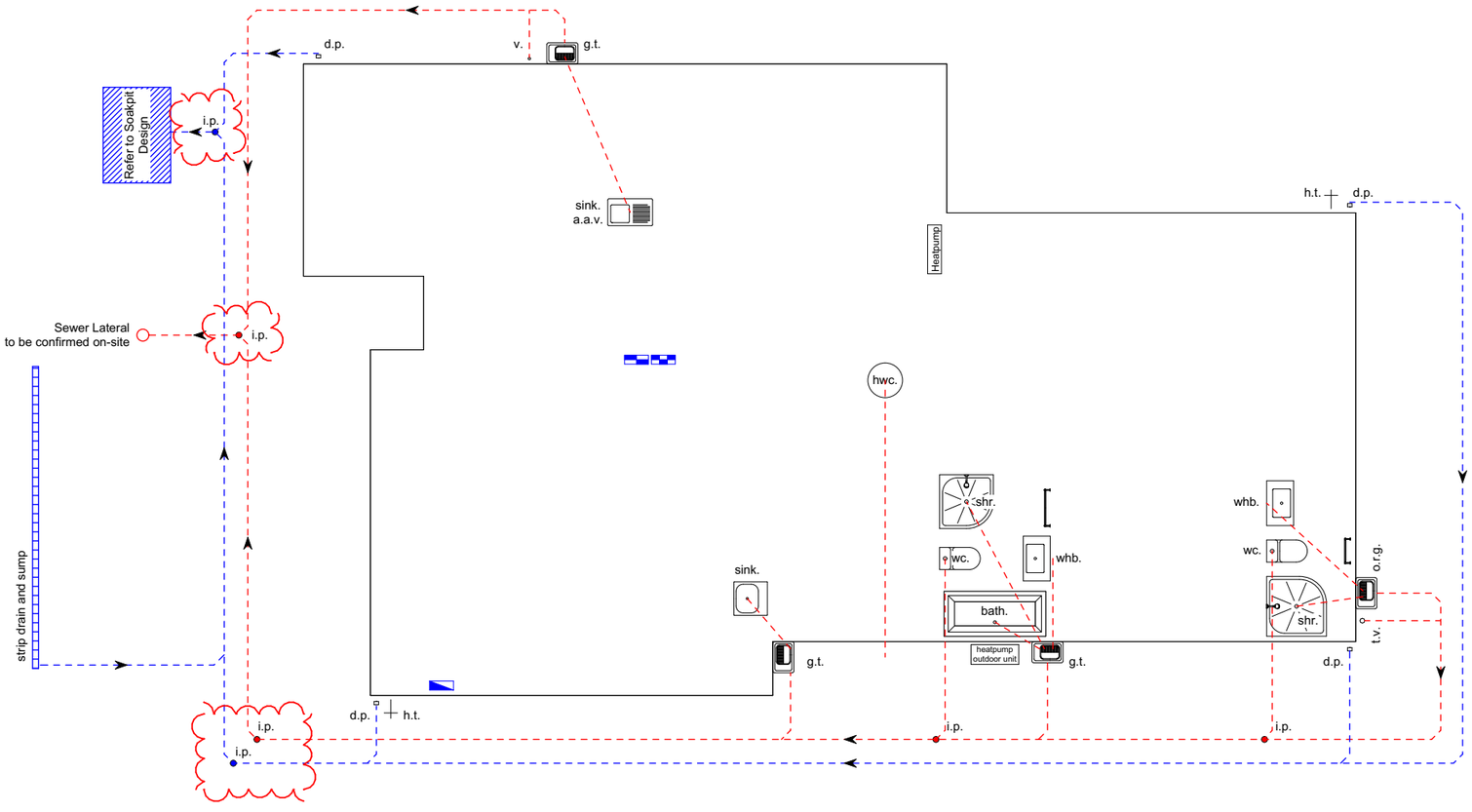

Legend

- - - - - - -	Sewer Pipe
- - - - - - -	Stormwater Pipe
d.p.	Downpipe
o.r.g.	Overflow Relief Gully
g.t.	Gully Trap
i.p.	Inspection Point
a.a.v.	Air Admittance Valve
h.t.	Hose Tap

Plumbing Schedule (NZBC G13)

sink.	Sink	Ø50mm	@ 1:40
whb.	Basin	Ø40mm	@ 1:40
shr.	Shower	Ø40mm	@ 1:40
bath.	Bath	Ø40mm	@ 1:40
wc.	WC	Ø100mm	@ 1:40
hwc.	HWC	Ø40mm	@ 1:40
t.v.	Terminal Vent	Ø80mm	
v.	Branch Vent	Ø40mm	

HWC to be installed with a safety tray with Ø40mm uPVC overflow pipe and a Ø20mm copper relief drain pipe discharge onto visible ground. Vermin proof mesh to untrapped pipe.

Drainage Schedule (NZBC G13)

Sewer Drain	Ø100mm @ 1:60
Stormwater Drain	Ø100mm @ 1:60

Note: ORG to be positioned so the top of gully dish is no less than 150mm below overflow level of the lowest fixture.

Plumbing General Note

Confirm all riser locations on site with manufacturers.

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Drainage Plan

Scale 1:100 @ A3

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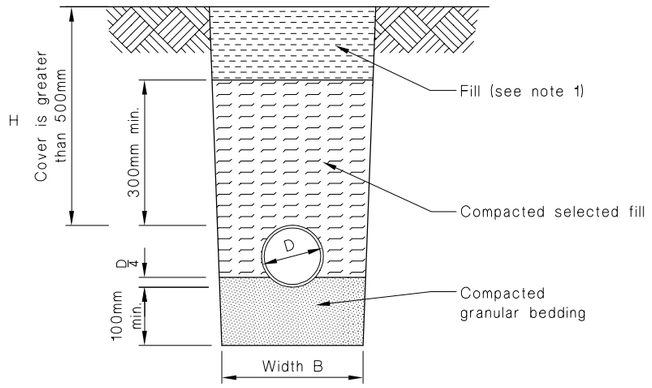
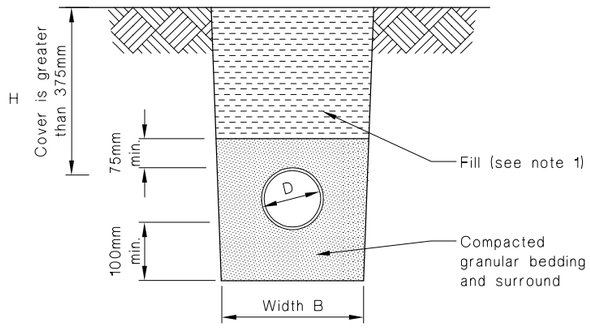
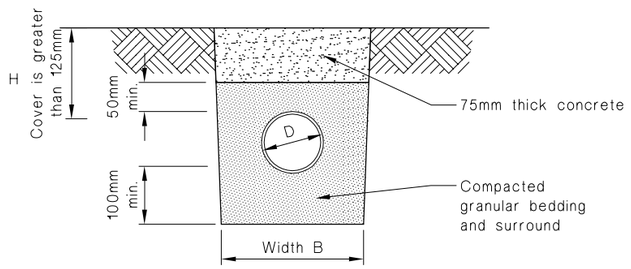
Figure 7: Bedding and backfilling
Paragraphs 5.2.1, 5.3.1 and 5.4.1



(a) Bedding type 'B' of NZS 7643
Cover greater than 500mm



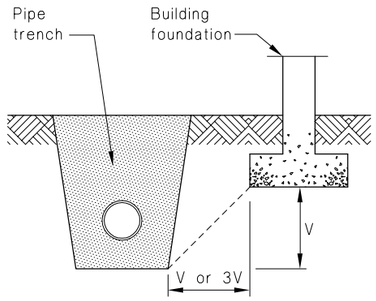
(b) Bedding type 'D' of NZS 7643
Cover greater than 375mm



(c) Cover between 125mm and 375mm

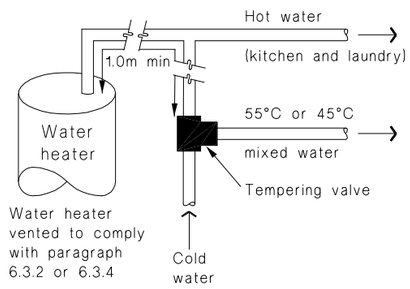
NOTE:
1. Fill shall be:
-Ordinary fill where drains are located below gardens and open country.
-Compacted selected fill where the drains are located below residential driveways and similar areas subject to light traffic.

Figure 8: Relationship of pipe trench to building foundation
Paragraph 5.6.1

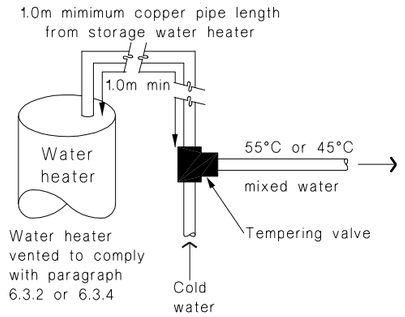


Minimum horizontal seperation shall be V or 3V dependant on length of time trench open, see Paragraph 5.6.1

Figure 16: Tempering Valve Installation
Paragraph 6.14.2 a)



(a) With untempered water to laundry and kitchen fixtures and appliances



(b) Where all hot water is tempered

Note:
1. For optimum system efficiency the tempering valve, for other than a mains pressure system, may be located as low as practicable to achieve the manufacturer's recommended head, at the tempering valve.

2. 1.0m minimum copper pipe length from storage water heater.

Figure 14: Seismic Restraint of Storage Water Heaters 90 – 360 litres
Paragraph 6.11.4

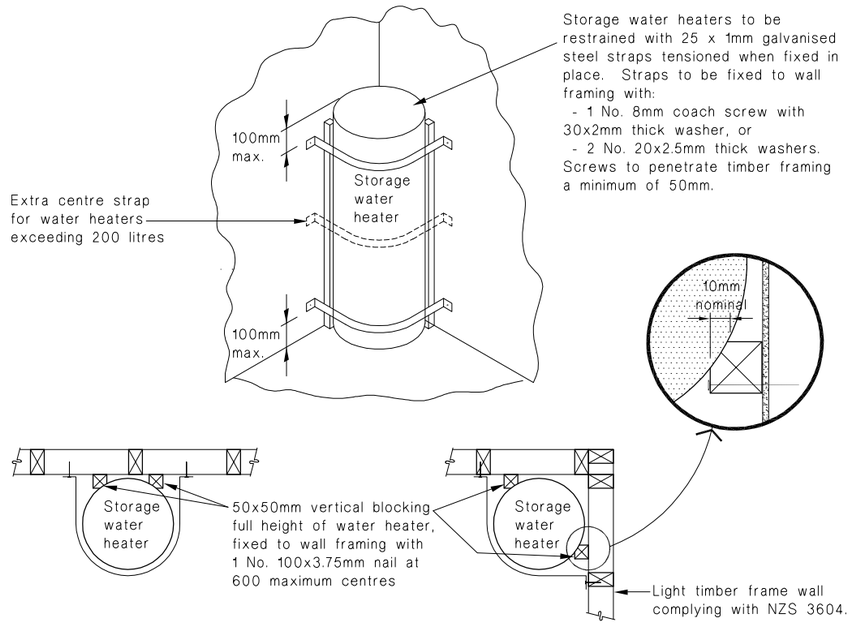
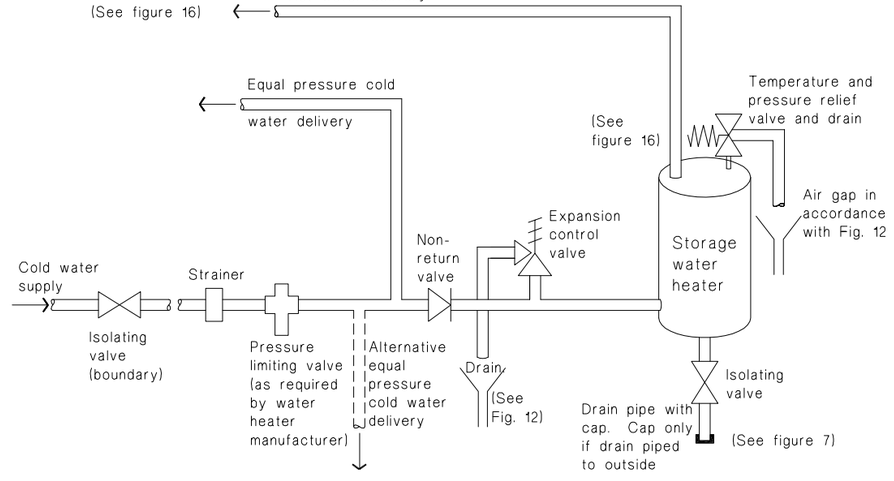


Figure 8: Mains Pressure Storage Water Heater System (unvented)
Paragraphs 6.1.2 and 6.2.1 b)



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Plumbing & Drainage Details

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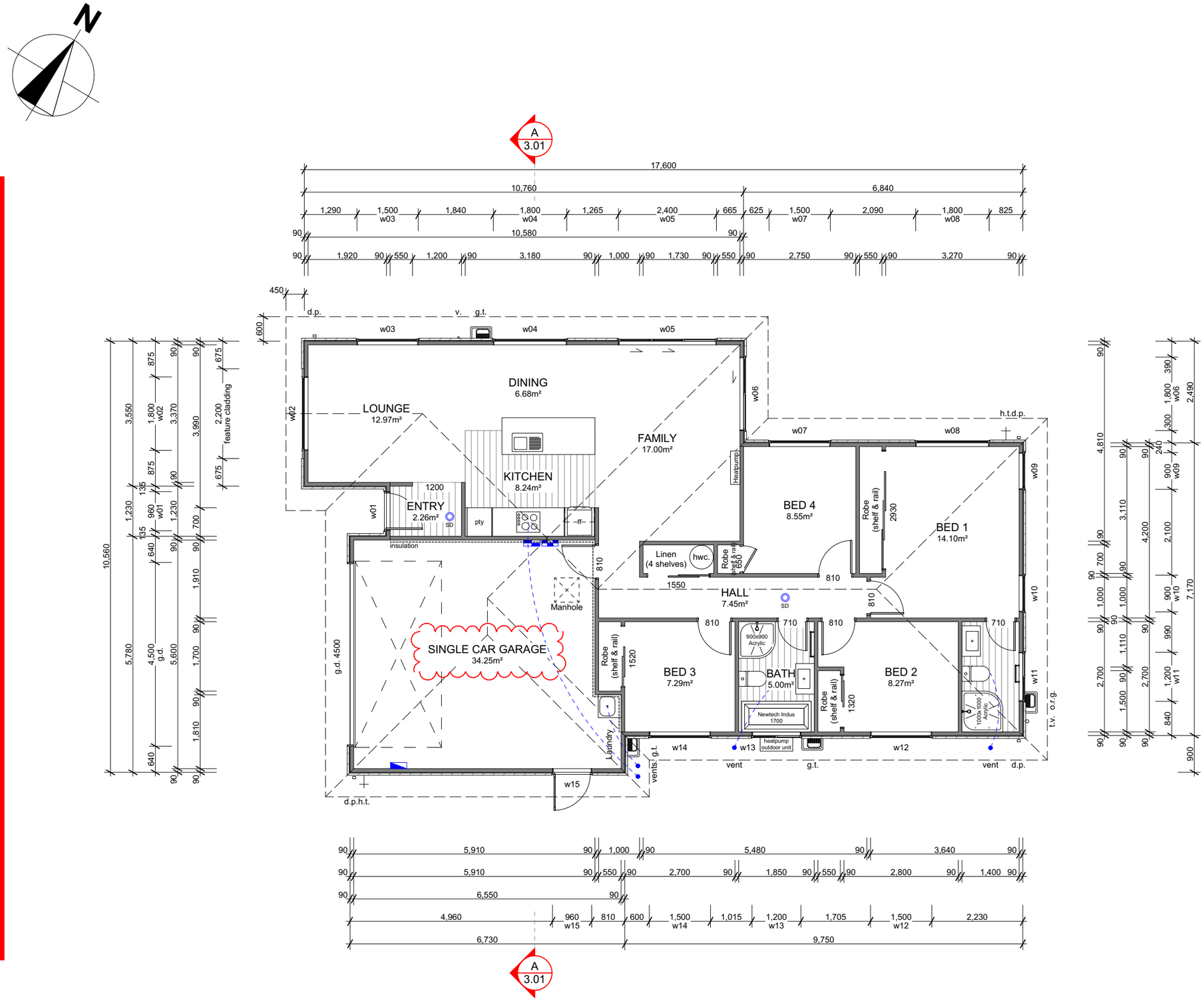

Building Area

Over Frame	151.10m²
Perimeter	58.10m
Over Cladding	155.15m²
Perimeter	58.70m
Covered Porch	1.77m²

General

Main Cladding	Graphex Plaster System
Feature Cladding	JH Linea Weatherboard
Roof Pitch	25°
Roofing	Pressed Metal Tiles
Stud Height	2.42m
Internal Door	1.98m High
Wardrobe Door	2.20m High
Cooktop	Ceramic Cooktop

Note: Kitchen layout indicative only, refer to Kitchen Design for details.

Legend

- Smart Meter Box
- Distribution Board
- Data Box
- SD — Smoke Detector with test and hush bottons to comply with NZBC F7/AS1

Floor Covering

- Carpet (excl. Garage)
- Vinyl Plank

WINDOW SCHEDULE		
ID	**H**	**W**
w01	2,130	960
w02	1,400	1,800
w03	1,400	1,500
w04	1,400	1,800
w05	2,130	2,400
w06	2,130	1,800
w07	1,400	1,500
w08	1,400	1,800
w09	1,400	900
w10	1,400	900
w11	1,100	1,200
w12	1,400	1,500
w13	1,100	1,200
w14	1,400	1,500
w15	2,130	960

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Floor Plan

Scale 1:100 @ A3

Revision BC02
Date 29/11/2021
File No. **21179 (SWH-210029)**

Sheet No.
1.07

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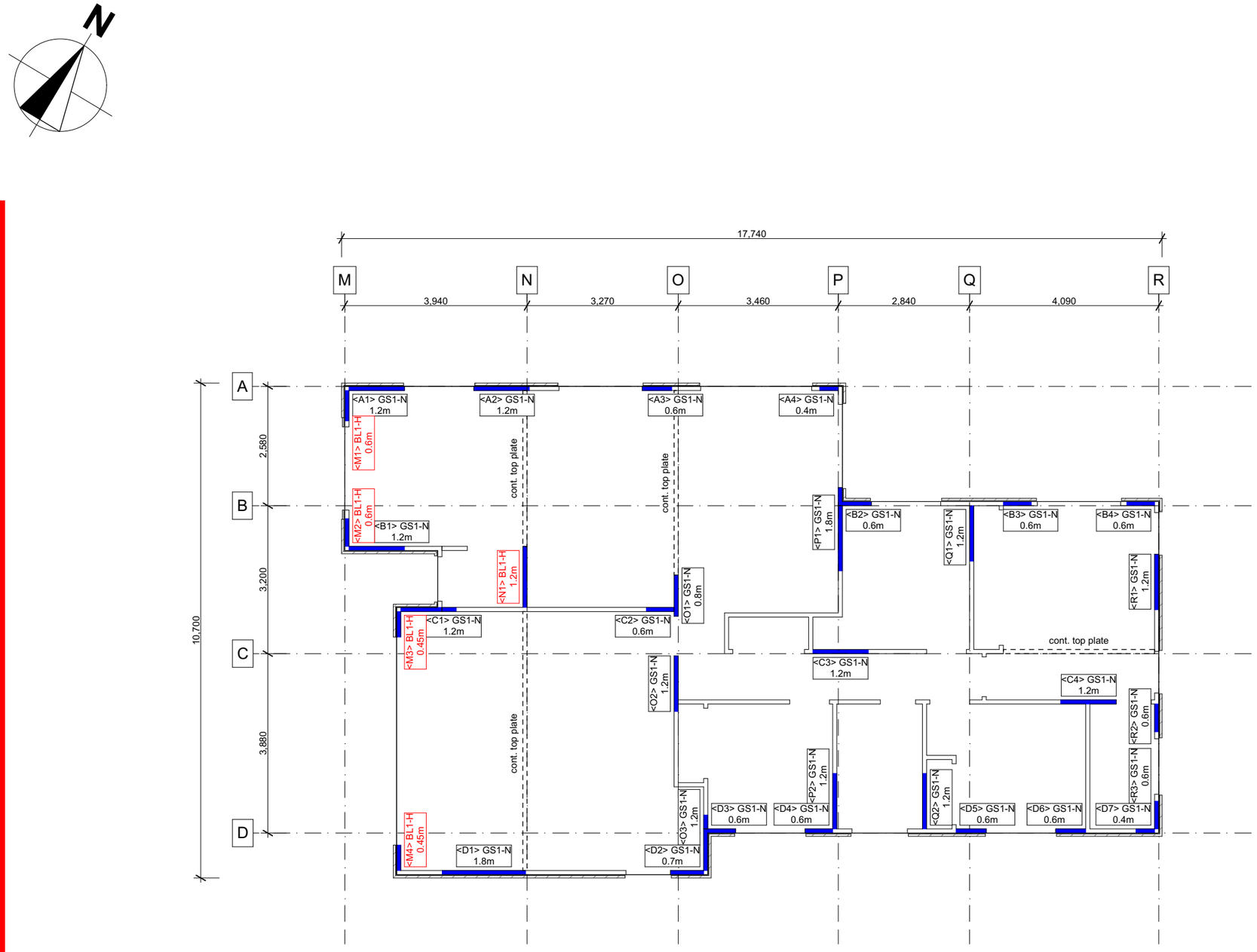

General Notes

Wall bracing designed in accordance with NZS 3604:2011, GIB Ezybrace Bracing System.

Internal braced walls shall have continuous top plates connected to external walls.

Bracing Plan to be read in conjunction with supplementary bracing calculations & manufacturers specification.

Lintels sizes and fixings to be read in conjunction with Truss Design.

Refer to Specification & Appendix for purlin / batten fixing, truss fixing, stud to top plate fixing & lintel fixing schedules.

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Bracing Plan

Scale 1:100 @ A3

Revision BC01
Date 24/09/2021
File No. **21179 (SWH-210029)**

Sheet No.
1.08

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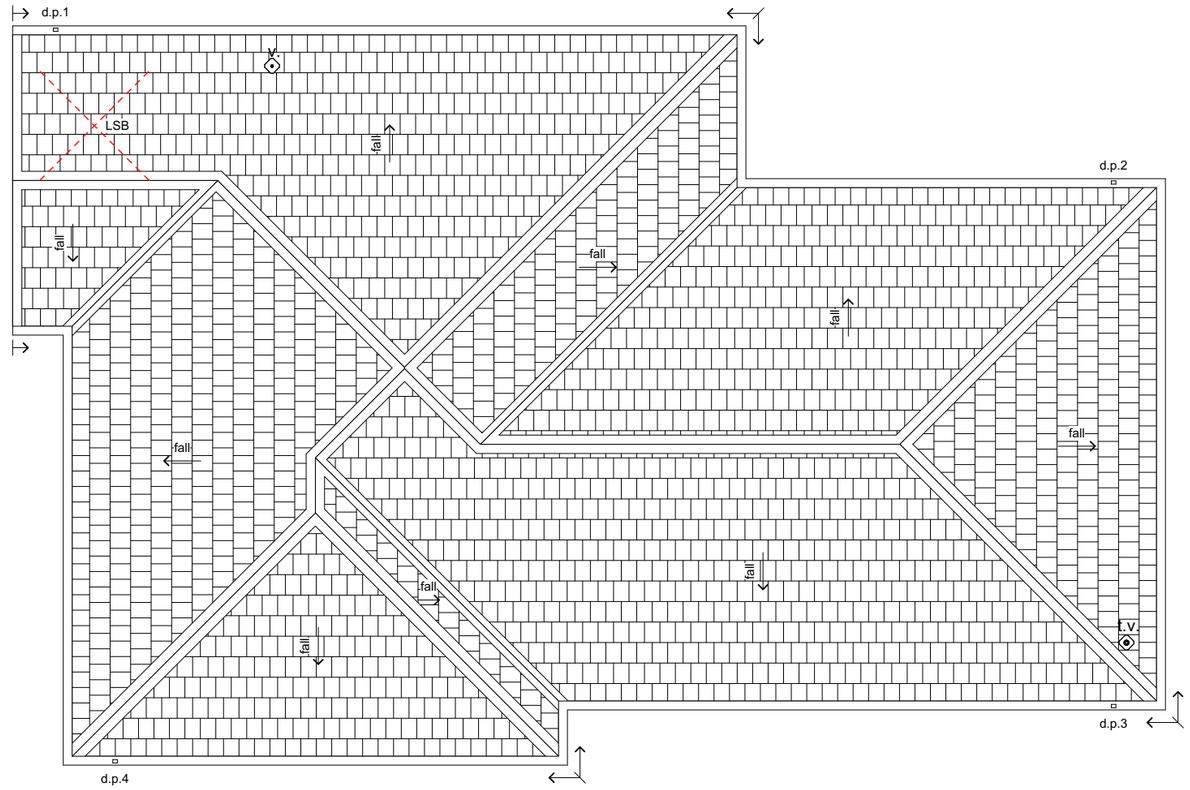

Roof Cladding

25º Pressed metal tiles roofing over Thermakraft 215 roof underlay.

Fascia & Gutter

Colorsteel Quad gutter supported on 185mm Colorsteel fascia.

Downpipes

75x55mm Colorsteel downpipes with wall brackets.

Roof Penetrations

Seal all pipe penetrations with Dektite flashing kit as per specification.

Downpipe Catchment (Plan Area)

d.p.1	35m²
d.p.2	59m²
d.p.3	46m²
d.p.4	49m²

Roof Bracings

RPB - Roof Plane Bracing as per NZS 3604 Figue 10.22

RSB - Roof Space Bracing as per NZS 3604 Figue 10.23

LSB - Lumberlok Strip Bracing as per Lumberlok Roof Bracing Specification

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Roof Plan

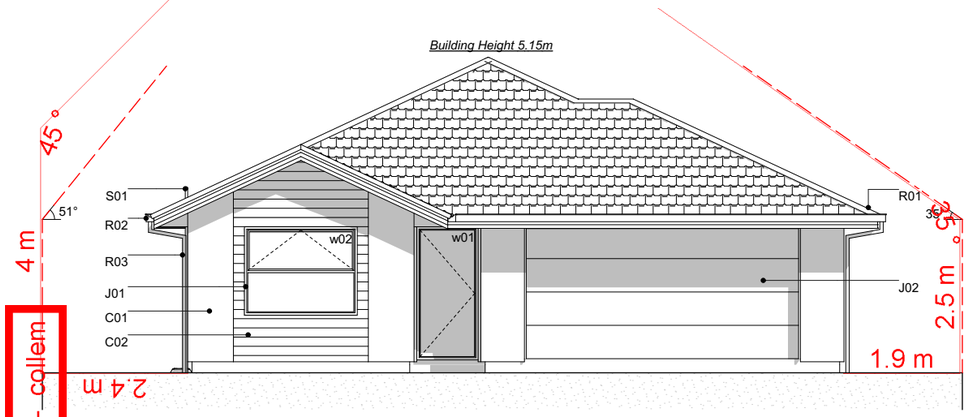
Scale 1:100 @ A3

Revision BC01
Date 24/09/2021
File No. **21179 (SWH-210029)**

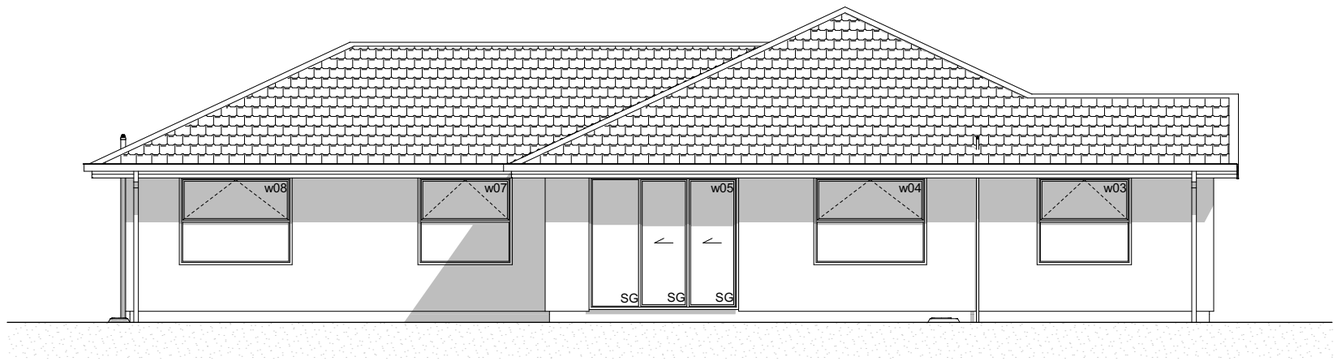
Sheet No.

1.09

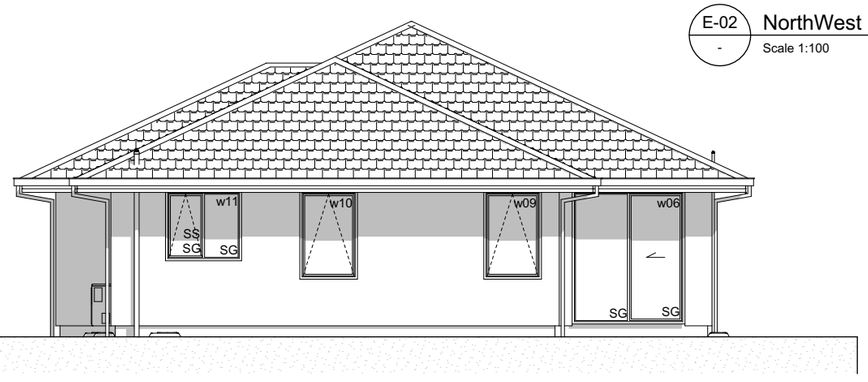
SDC - Approved Building Consent Document - BC212449 - Pg 13 of 20 - 30/11/2021 - collem



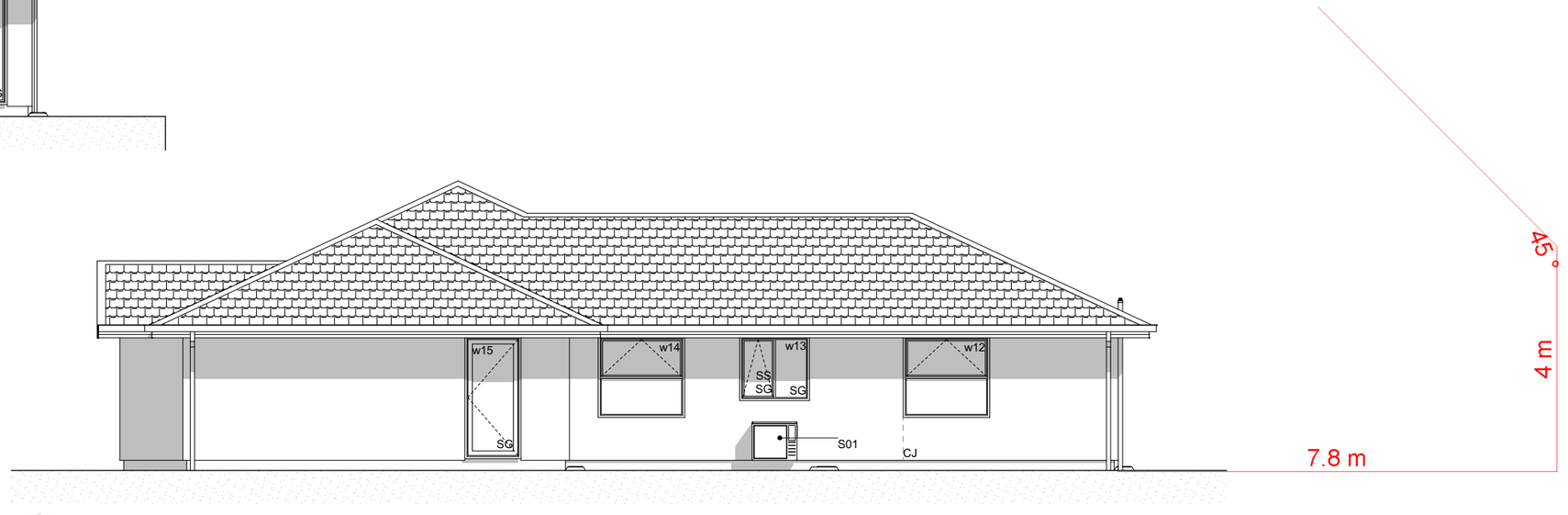
E-01 SouthWest Elevation
Scale 1:100



E-02 NorthWest Elevation
Scale 1:100



E-03 NorthEast Elevation
Scale 1:100



E-04 SouthEast Elevation
Scale 1:100

Elevation Keys

C01	Graphex plaster system on 20mm cavity.
C02	James Hardie Linea weatherboard on 20mm cavity.
R01	Pressed metal tiles roofing.
R02	Coloursteel Quad gutter supported by pre-painted steel 185mm fascia.
R03	Coloursteel 75x55mm downpipes.
J01	Double glazed windows in powder coated aluminium frames.
J02	Sectional garage door.
S01	Drainage vent pipe.
S02	Heatpump outdoor unit on wall bracket.

Legend

w01	Window ID
SS	Security Stay
SG	Safety Glass
CJ	Control Joint

General Notes

Driveway to fall from 20mm max. below garage rebate.

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Elevations

Scale 1:100 @ A3

Revision BC01
Date 24/09/2021
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Sheet No.
2.01

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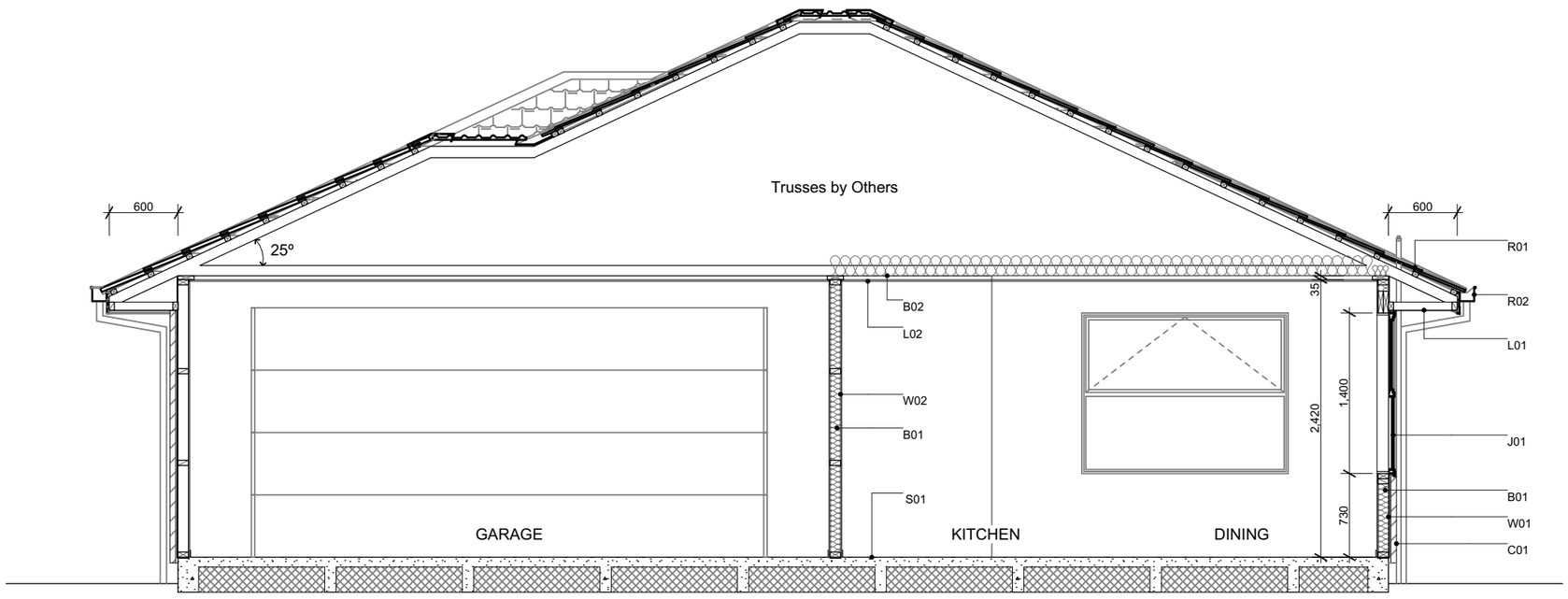
Section Keys

C01	Graphex plaster system 50mm panel on 20mm cavity over building wrap on timber framing.
C02	James Hardie Linea weatherboard on 20mm cavity over building wrap on timber framing.
W01	90x45mm H1.2 SG8 studs @ 600mm crs, dwangs @ 800mm crs. Top plates 90x45 + 140x35mm H1.2 SG8.
W02	Internal walls 90x45mm H1.2 SG8 studs @ 600mm crs, dwangs @ 800mm crs.
S01	TC1 Codemark Firth Ribraft Foundation.
T01	Roof trusses as per Truss Design.
R01	Pressed metal tile roofing on 50x40mm H1.2 SG8 timber battens over self-supported roof underlay on trusses.
R02	Coloursteel Quad gutter on 185mm pre-painted steel fascia.
R03	75x55mm Coloursteel downpipes with wall brackets.
J01	Double glazed windows in powder coated aluminium frames. H3.1 timber reveals for painted finish.
J02	Sectional garage door. H3.2 timber reveals for painted finish.
B01	R2.4 wall insulation batts.
B02	R4.0 ceiling insulation batts.
L01	4.5mm Hardie soffit linings for painted finish.
L02	13mm Gib ceiling linings supported by 35mm Rondo ceiling battens @ 600mm crs. Stopped smooth for painted finish. (Wet area ceiling 13mm Gib Aqualine)
L03	10mm Gib wall linings stopped smooth for painted finish. (Wet area wall 10mm Gib Aqualine)



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Cross Section A-A

Scale 1:50 @ A3

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Date 24/09/2021
File No. **21179 (SWH-210029)**

Sheet No.
3.01

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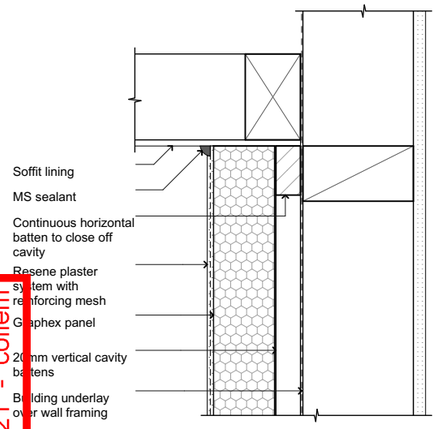
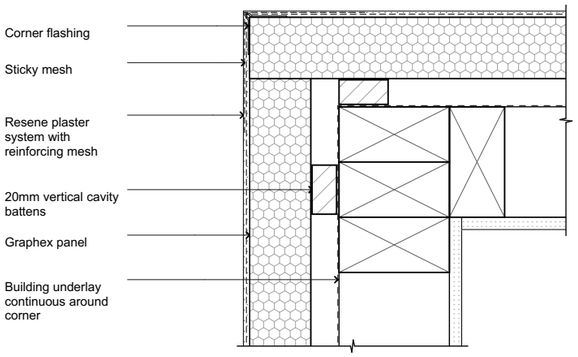
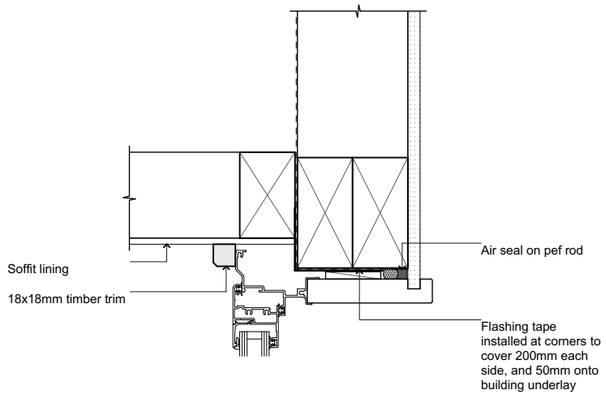


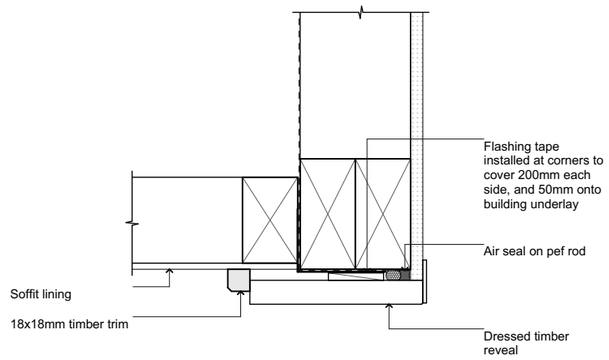
D-01 - Graphex - Soffit Junction
Scale 1:5



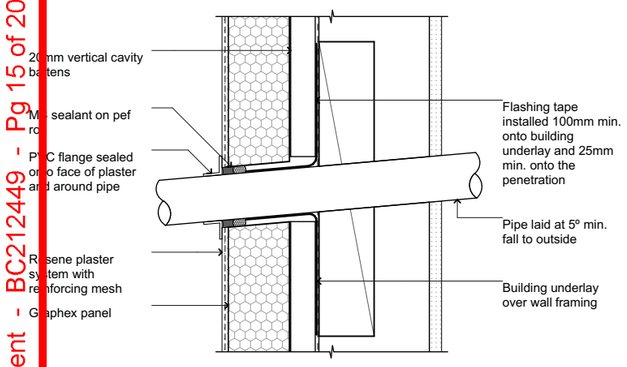
D-04 - Graphex - External Corner
Scale 1:5



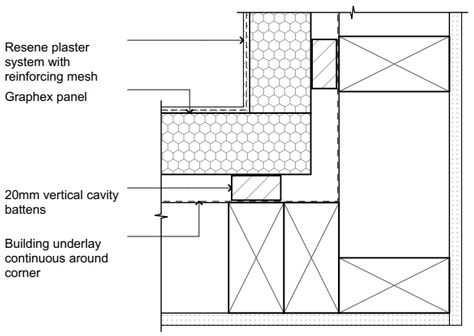
D-07 - Window Head to Soffit
Scale 1:5



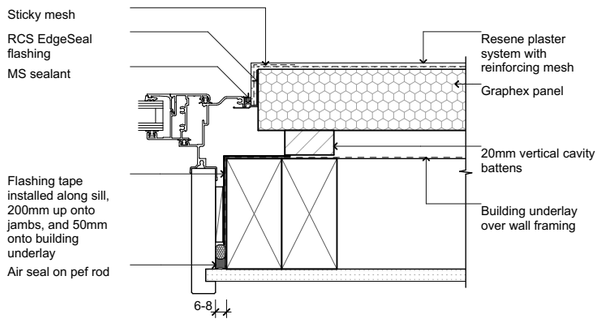
D-10 - Garage Door Head to Soffit
Scale 1:5



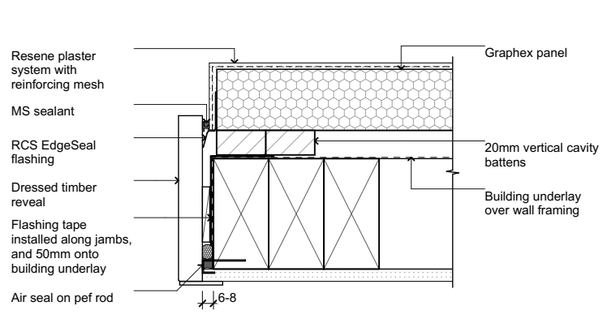
D-02 - Graphex - Pipe Penetration
Scale 1:5



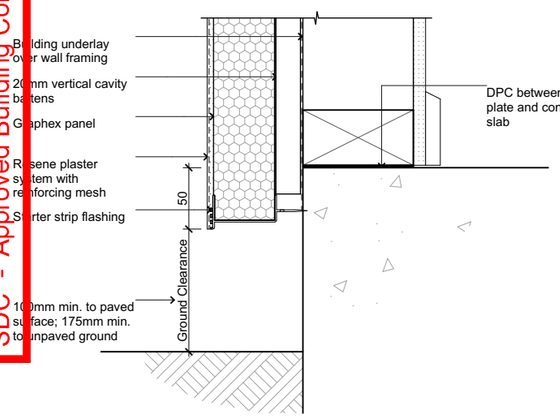
D-05 - Graphex - Internal Corner
Scale 1:5



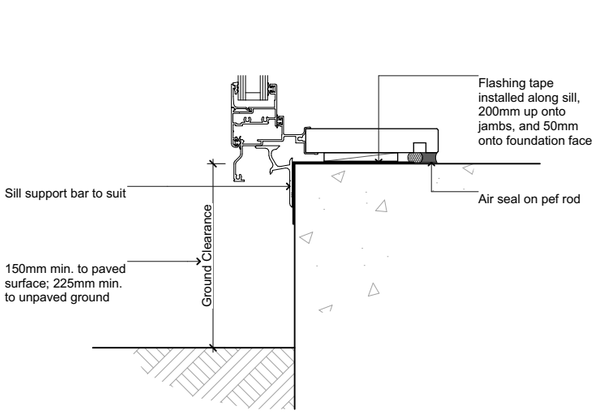
D-08 - Graphex - Window Jamb
Scale 1:5



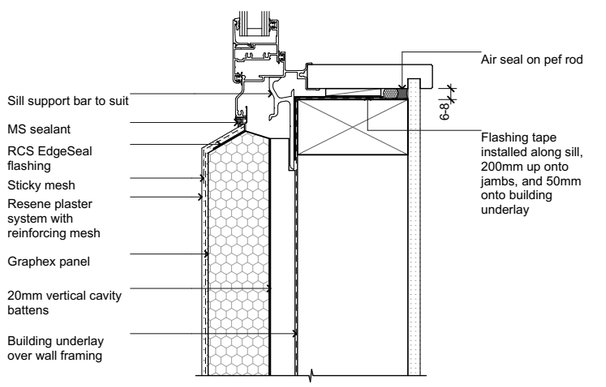
D-11 - Graphex - Garage Door Jamb
Scale 1:5



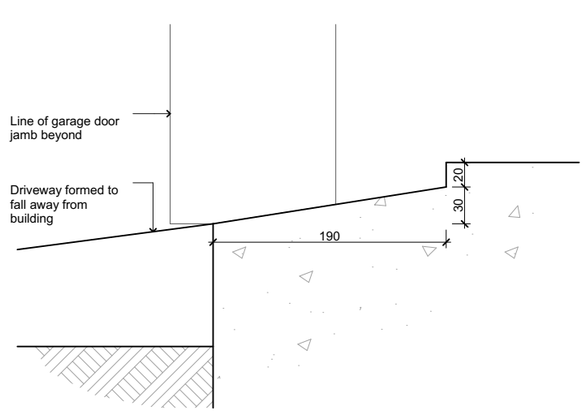
D-03 - Graphex - Foundation Edge
Scale 1:5



D-06 - Window Sill to Slab
Scale 1:5



D-09 - Graphex - Window Sill
Scale 1:5



D-12 - Garage Door Rebate
Scale 1:5

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Construction Details 1

Scale 1:5 @ A3

Revision BC01
Date 24/09/2021
File No. **21179 (SWH-210029)**

Sheet No.
4.01

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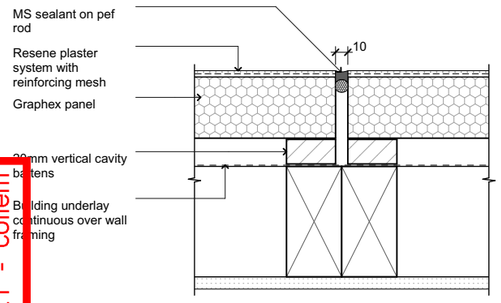
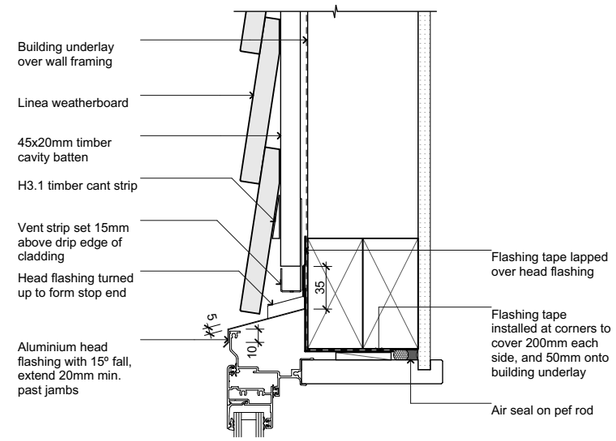
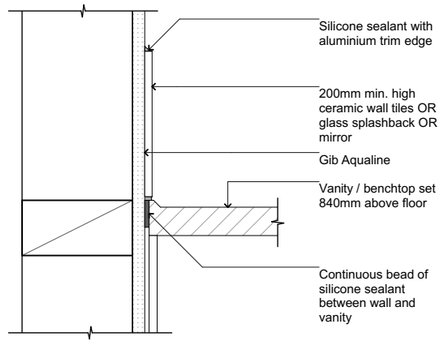


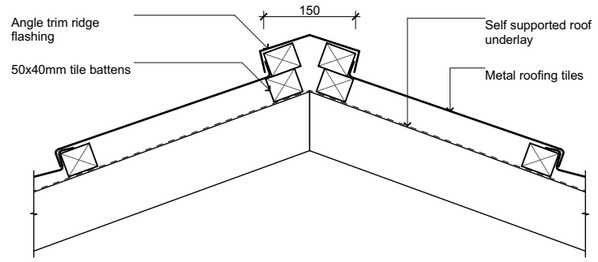
D-13 - Graphex - Vertical Control Joint
Scale 1:5



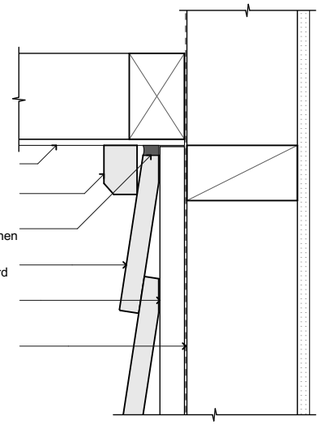
D-16 - Linea WB - Window Head
Scale 1:5



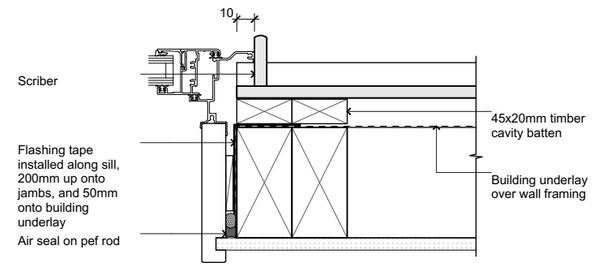
D-19 - Vanity Benchtop
Scale 1:5



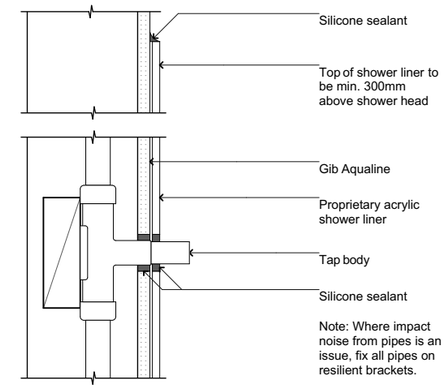
D-22 - Ridge Detail
Scale 1:10



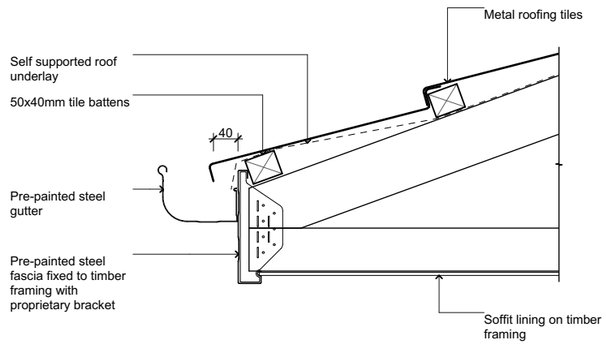
D-14 - Linea - Soffit Junction
Scale 1:5



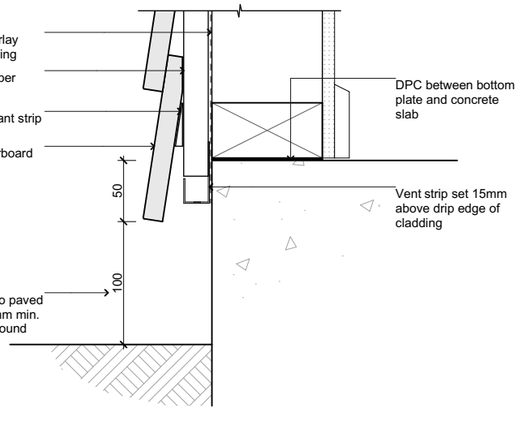
D-17 - Linea - Window Jamb
Scale 1:5



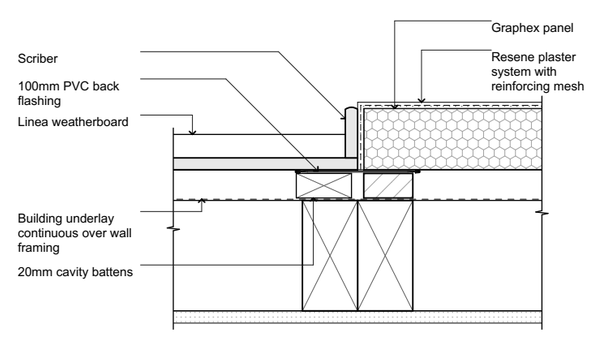
D-20 - Acrylic Shower - Pipe Penetration
Scale 1:5



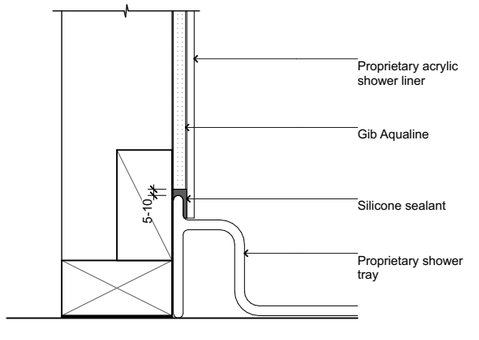
D-23 - Eave Detail
Scale 1:10



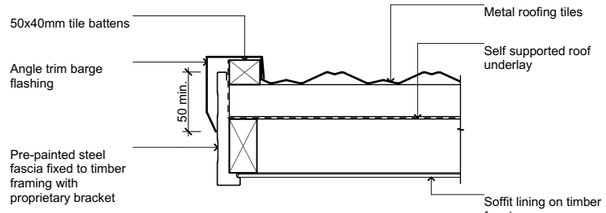
D-15 - Linea - Foundation Edge
Scale 1:5



D-18 - Linea to Graphex Vertical Junction
Scale 1:5



D-21 - Acrylic Shower - Base to Wall Junction
Scale 1:5



D-24 - Barge Detail
Scale 1:10

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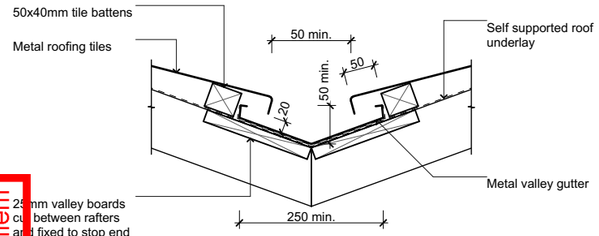
Construction Details 2

Scale 1:5, 1:10 @ A3

Revision BC01
Date 24/09/2021
File No. **21179 (SWH-210029)**

Sheet No.
4.02



D 25 Valley Detail

Scale 1:10

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Construction Details 3

Scale 1:10 @ A3

Revision BC01
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File No. **21179 (SWH-210029)**

Sheet No.

4.03

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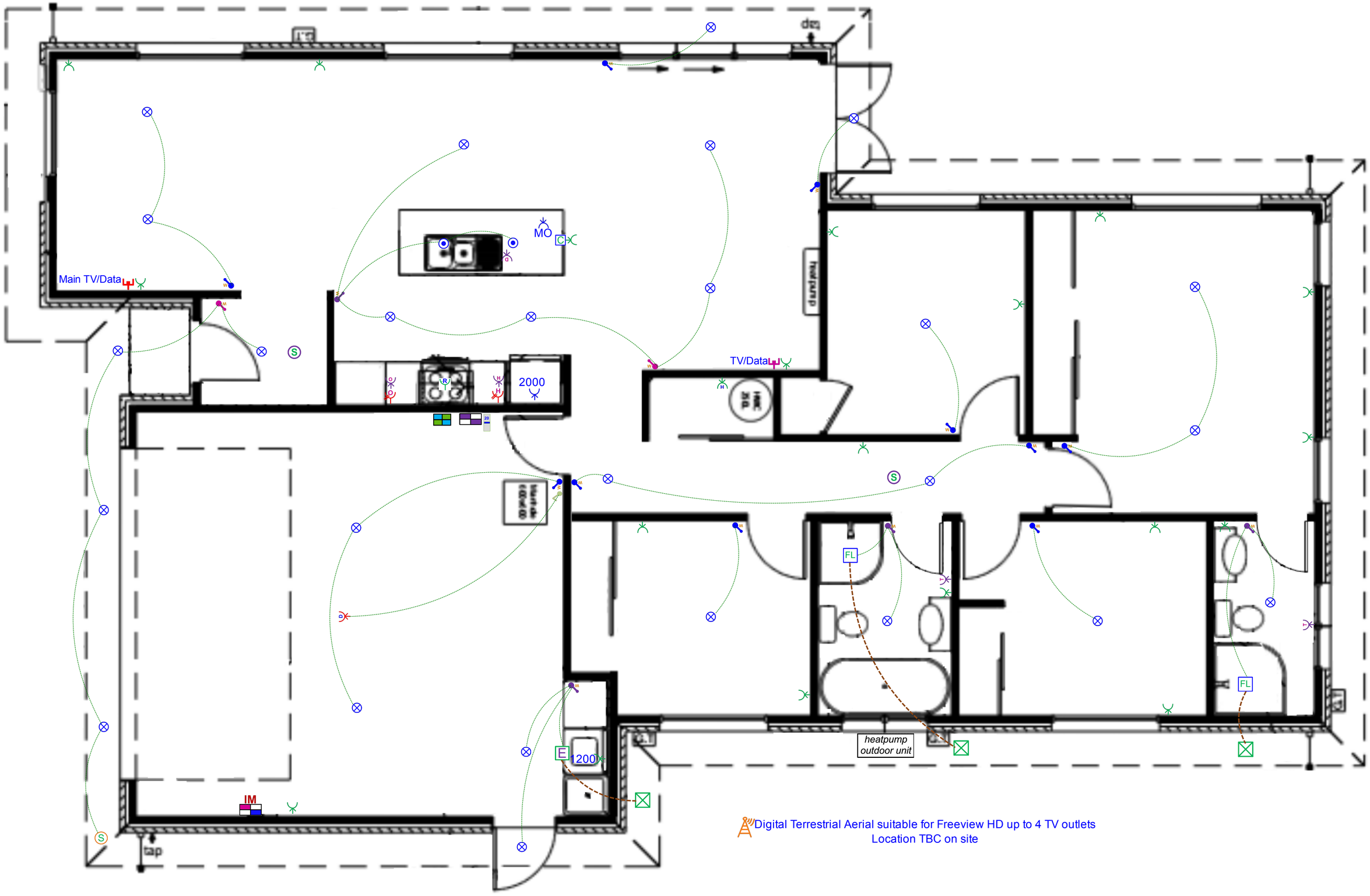

SMART SYSTEMS
Electricians for smart, sustainable homes

Client Name: Stonewood Homes
Site Address:
Acceptance Signature & Date:

Date: Revised 15/07/2021
Plan Northridge - Electrical

Designed By: Mike Lew
Phone: 03 338 4238
Email & Web info@smartsystems.net.nz smartsystems.net.nz

Plan: Northridge Design (Garage Right) - Electrical Plan - Power On Island

Electrical

	Item	Total
	Electrical Base for 30 Way Switchboard	1 EA
	Internal Flush Mounted Meter Box	1 EA
	Tradesave Rangehood Plug	1 EA
	Tradesave Slim Single Power Socket (White)	2 EA
	Tradesave Double Power Socket Horizontal (White) 10A	19 EA
	Tradesave Slim Double Power Socket With Oven Isolator Slot	1 EA
	Tradesave Slim Double Power Socket With Hob Isolator Slot	1 EA
	Tradesave Slim Garage Door Socket & Switch	1 EA
	Garage Door Opener Switch (White)	1 EA
	Tradesave Slim Dishwasher Plug	1 EA
	Tradesave Built In Oven Connection	1 EA
	Tradesave Slim Electric Hob 32A	1 EA
	Tradesave Slim Hot Water Cylinder	1 EA
	Air Conditioning Circuit 20A MCB Installation For Heat Pump Circuit	1 EA
S	Smoke Detector Mains Powered with 9V Battery Backup	2 EA
C	Capping for sockets and/or switches in joinery	1 EA
	Tradesave Slim Heated Towel Rail Circuit & Installation	2 EA
E	Extractor Fan 150mm Stonewood Homes	1 EA
EL	Extractor Fan 150mm and Light LED Lamp Stonewood Homes	2 EA
	Extractor Fan External Grill	3 EA
S	External 180 Degree Movement Sensor (White)	1 EA
	Recessed Downlight DL54 White and Circuit	26 EA
	Newtown Black 1/L 160mm Pendant Light with 40W Carbon Filament Lamp	2 EA

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Electrical

	Item	Total
	Tradesave Slim White Light Switch 1 Gang	10 EA
	Tradesave Slim White Light Switch 2 Gang	2 EA
	Tradesave Slim White Light Switch 3 Gang	4 EA
	Smart Wiring Base 12 20" Hub with Fibre Optic Pathway and Power Circuit	1 EA
	Tradesave Slim TV/Data Socket (Cat6)	1 EA
	Tradesave Slim Main TV/Data Socket (Cat6)	1 EA
	Digital Terrestrial Aerial suitable for Freeview HD up to 4 TV outlets	1 EA

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