

4 BEDROOM DWELLING

RYAN MCRAE
LOT 93 TE WHAIAWA

ANDERSON
ARCHITECTURE

SHEET NO	SHEET NAME	REV NO.	REV DATE.
A01	SITE PLAN	None	
A02	DRAINAGE PLAN	None	
A03	FOUNDATION PLAN	None	
B01	GROUND FLOOR PLAN	None	
B02	GROUND FLOOR BRACING PLAN	None	
B03	ROOF PLAN	None	
C01	ELEVATIONS	None	
C02	WINDOW SCHEDULE	None	
D01	CROSS SECTION	None	
D02	CROSS SECTION	None	
E01	PLUMBING & BATHROOM LAYOUT	None	
E02	LIGHTING PLAN	None	
F01	DETAILS	None	
F02	DETAILS	None	
F03	DETAILS	None	
F04	DETAILS	None	
F05	DETAILS	None	
F06	DETAILS	None	

Legal Description

Lot 93
Site Area: 705m²

Planning

Area for Coverage over gutter: 282.6m²
Coverage: 40%

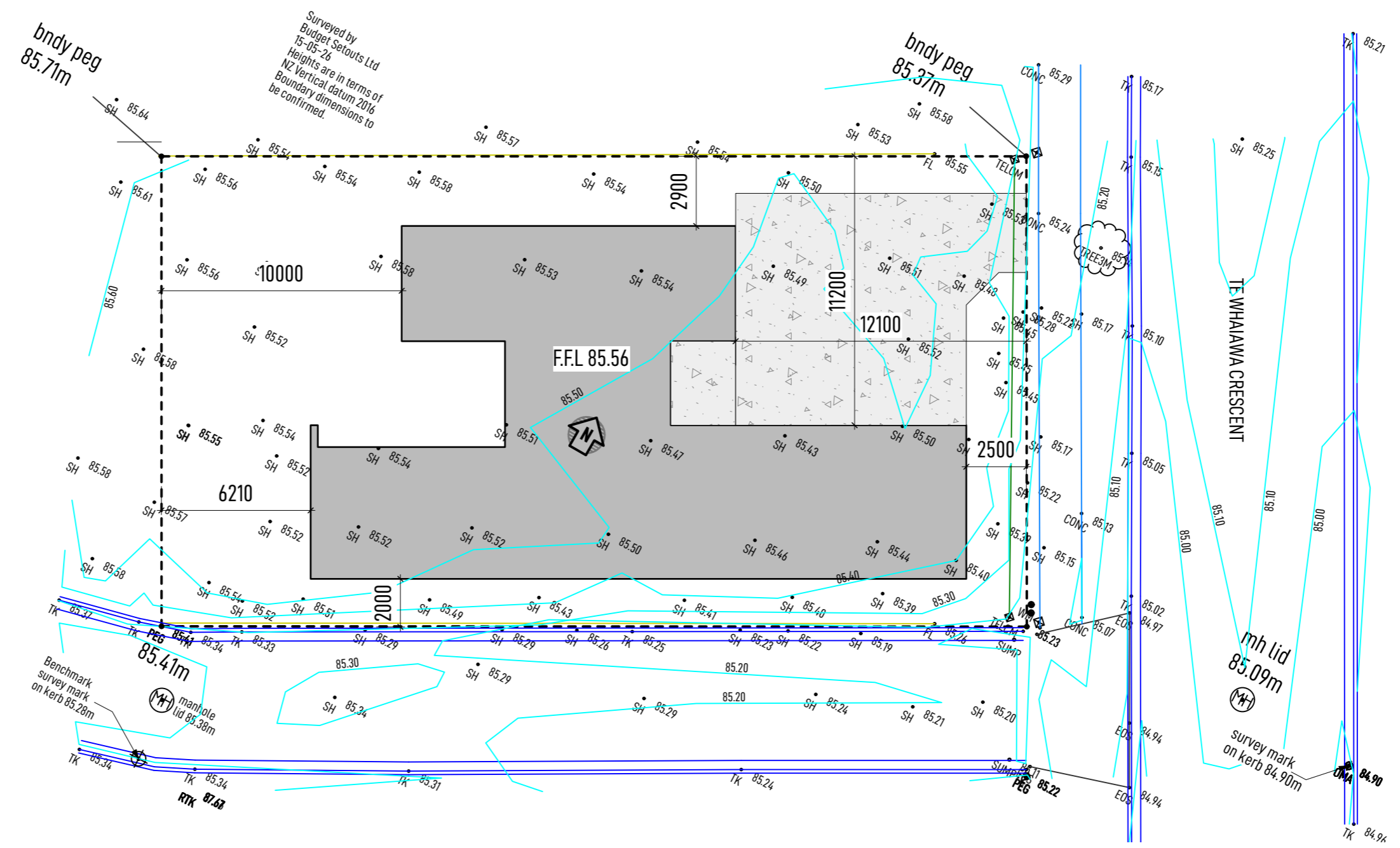
Notes:

Wind Zone: HIGH
Earthquake Zone: 2
Snow Zone: N4
Corrosion Zone: B

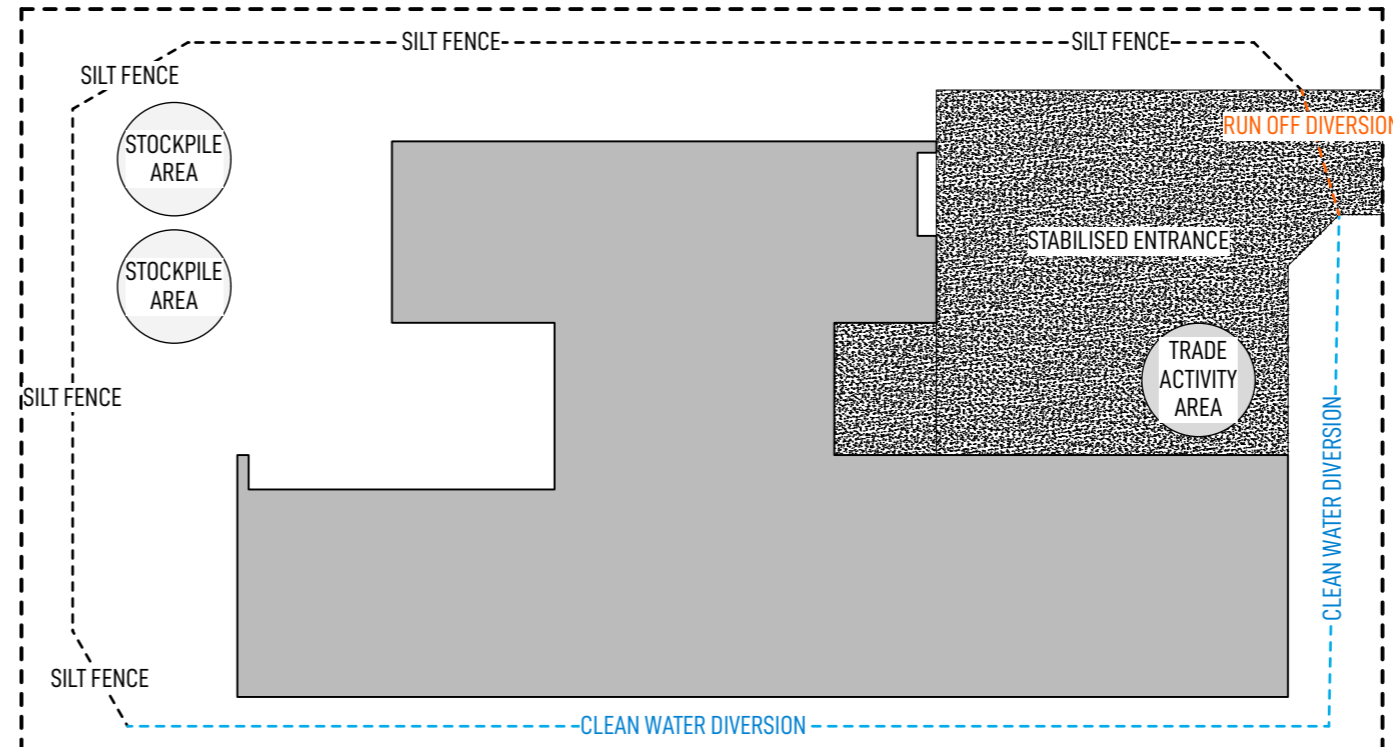
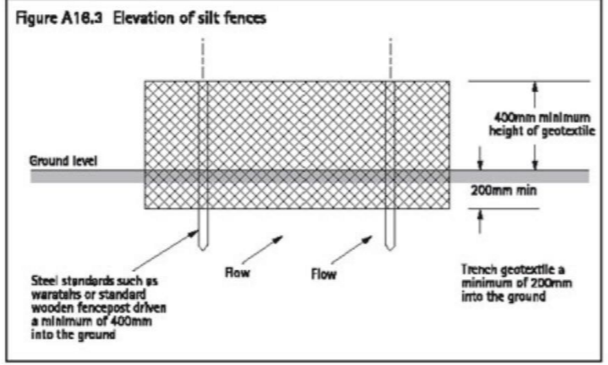
SITE LEGEND

F.F.L FINISHED FLOOR LEVEL
G.L GROUND LEVEL
E.L EXISTING LEVEL
P.L PROPOSED LEVEL
LID LID LEVEL
INV INVERT LEVEL
DP DOWNPIPE

TEMPORARY CONSTRUCTION BARRIERS:
-SHALL BE FENCES THAT EXTEND AT LEAST 2.0m IN HEIGHT FROM GROUND LEVEL
-BE GALVANISED CHAINLINK NETTING HAVING A MAXIMUM SIZED GRID OF 50 X 50mm
-POST SPACING SHALL BE A MAXIMUM OF 2.5m, AND THE GAP BETWEEN THE BOTTOM OF THE FENCE AND GROUND NO GREATER THAN 100mm
-HAVE LOCKABLE GATES
-SPOT HEIGHTS AND COUNCIL CONNECTIONS PRELIMINARY ONLY, LOCATIONS TO BE CONFIRMED ON SITE



- Silt fences**
1. For catchments of 0.5 ha or less. Construct on the contour.
 2. Make sure that the fabric is well dug in (200mm deep and backfilled).
 3. Posts / waratahs should be no more than 2m apart.
 4. The fences can be strengthened with tensioned wire, and with chain mesh netting.



SEDIMENT CONTROL PLAN N.T.S.

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4 BEDROOM DWELLING
RYAN MCRAE
LOT 93 TE WHAIWAIWA

SITE PLAN
SCALE: 1:200
DRAWN: JASON
DATE: 27-05-2026

CONSENT PLANS

REV	DATE	AMENDMENT	JOB NO:
			26102
			DWG NO:
			REV
			A01

SITE LEGEND

F.F.L. FINISHED FLOOR LEVEL
 GL. GROUND LEVEL
 EL. EXISTING LEVEL
 PL. PROPOSED LEVEL
 LID. LID LEVEL
 INV. INVERT LEVEL
 DP. DOWNPIPE

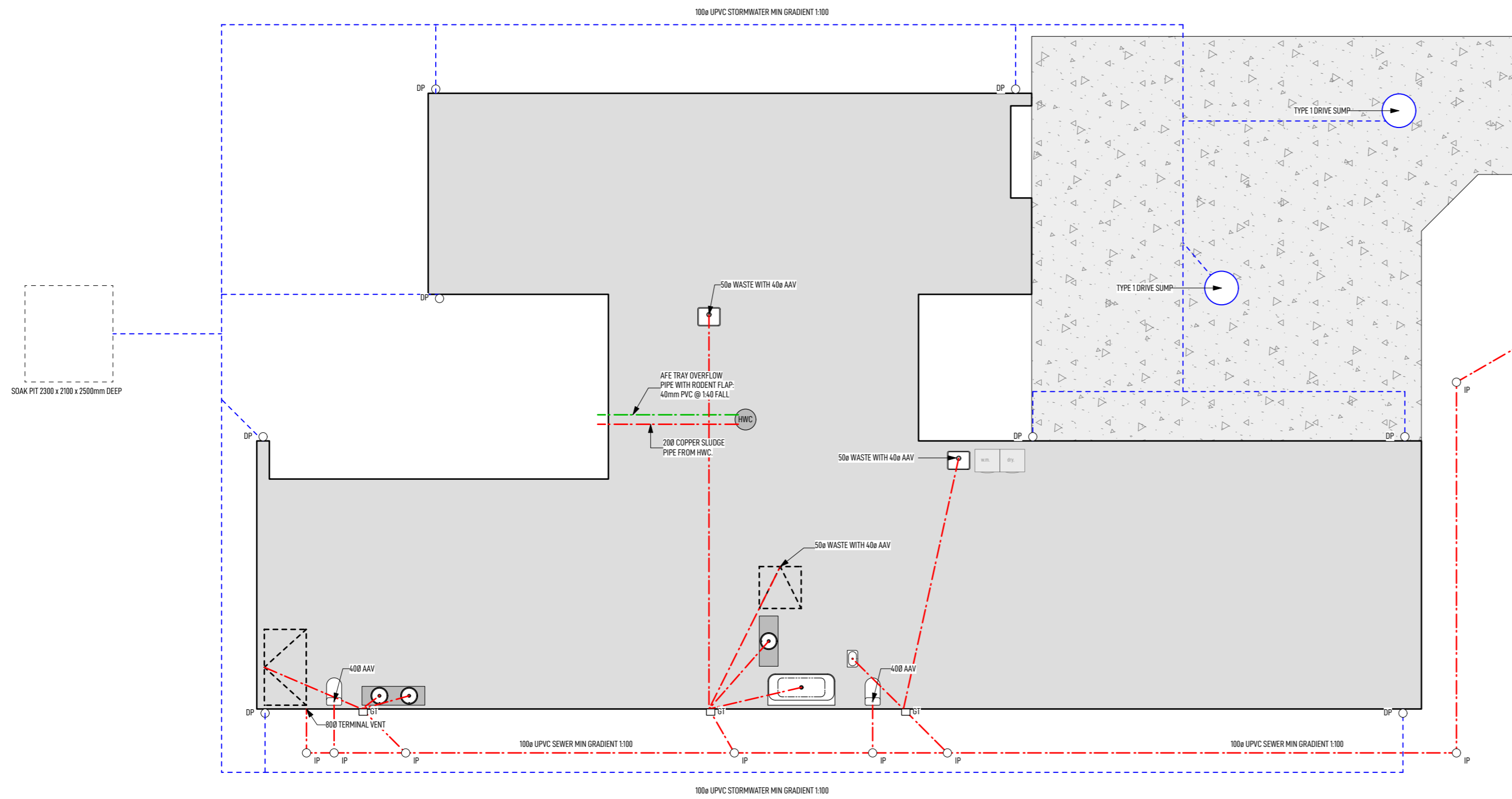
SERVICES LEGEND

—S— SEWER LINE
 —SW— STORMWATER LINE
 DP. DOWNPIPE
 GL. GROUND LEVEL
 GT. GULLY TRAP
 INV. INVERT LEVEL
 IP. INSPECTION POINT
 LID. LID LEVEL

FOUL WATER/SANITARY PLUMBING

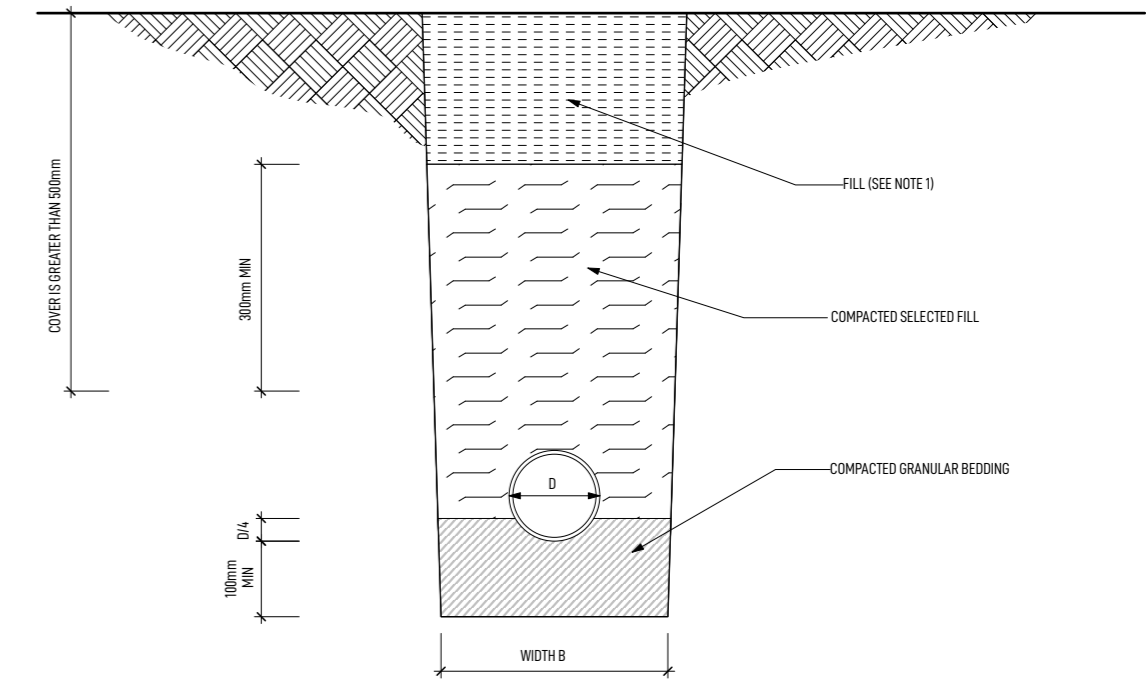
SANITARY DRAINAGE SYSTEM TO NEW ZEALAND BUILDING CODE CLAUSE G13/AS1 (FOUL WATER)

FIXTURE DISCHARGE PIPE SIZES AND GRADIENT		
SANITARY FIXTURE OR APPLIANCE	DISCHARGE PIPE (mm)	MINIMUM GRADIENT
Basin/Vanity	40e	1:40
Bathub	40e	1:40
Shower	40e	1:40
Water Closet Pan	100e	1:40
Kitchen Sink	50e	1:40
Laundry Tub	50e	1:40

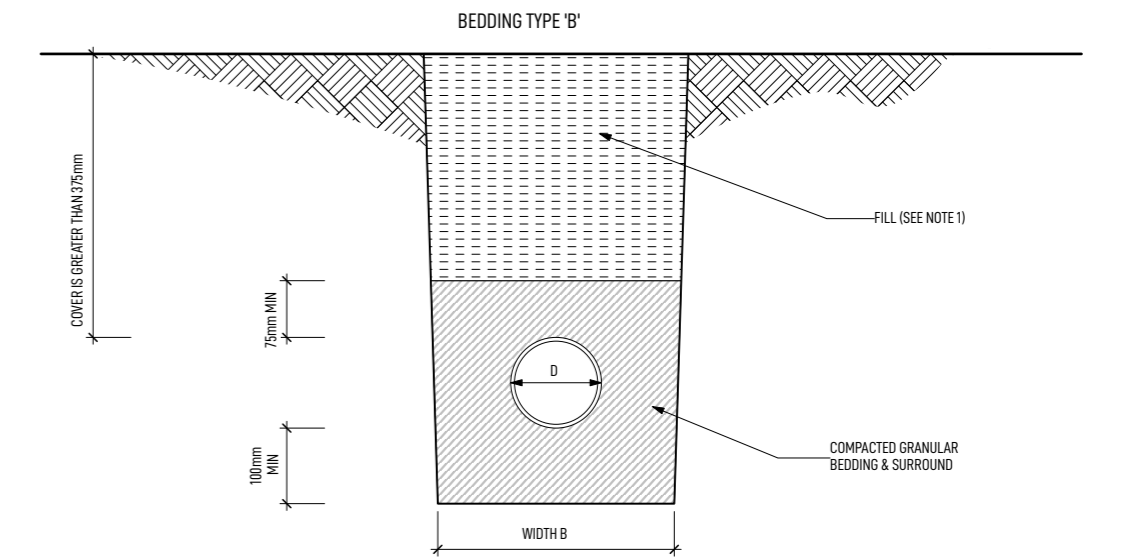


DRAINAGE PLAN 1:100
 SEE BATHROOM PLANS FOR WASTE DIMENSIONS

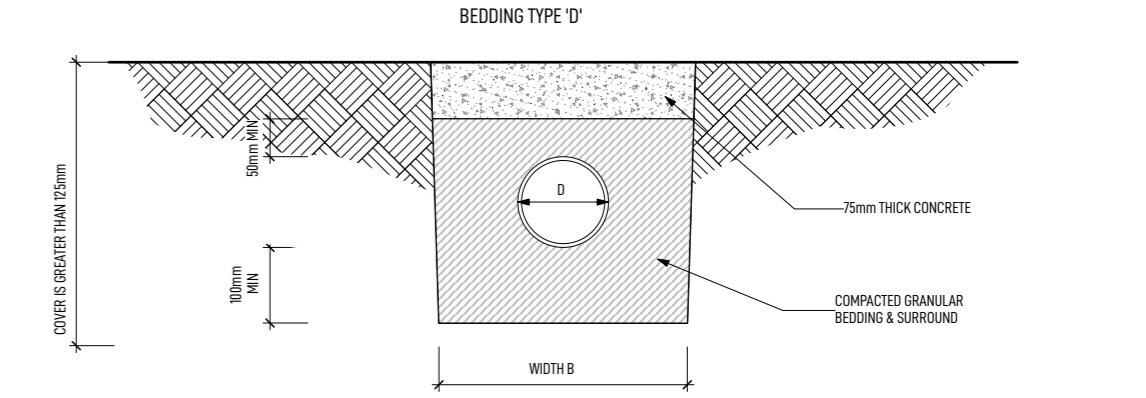
BEDDING AND BACKFILLING



(a) COVER GREATER THAN 500mm

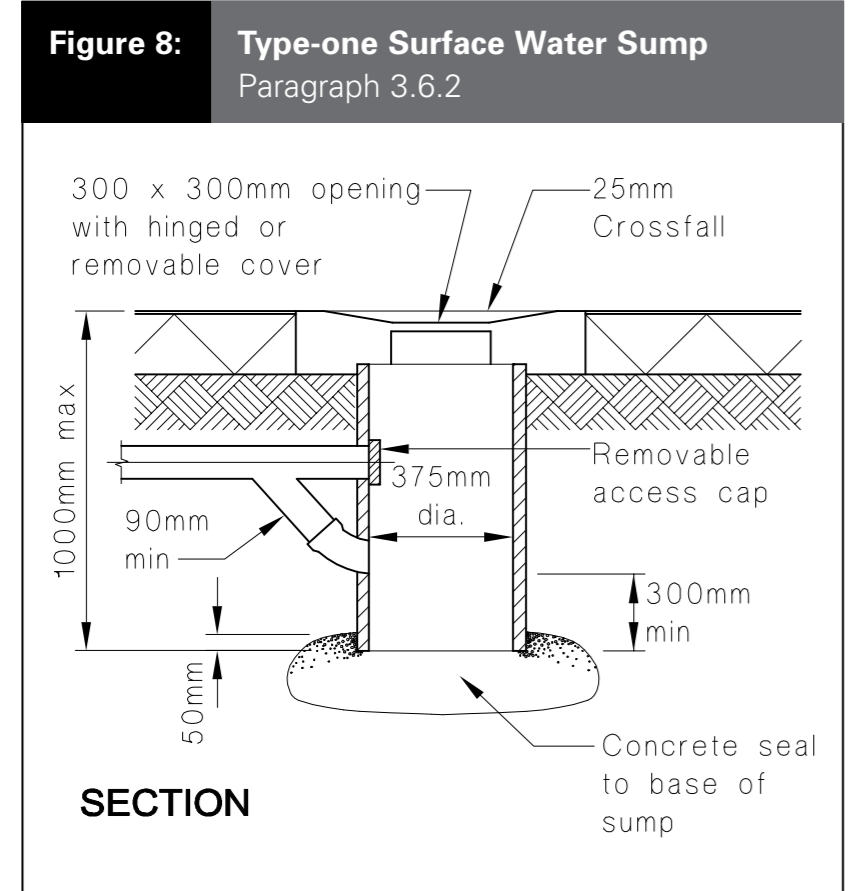


(b) COVER GREATER THAN 375mm



(c) COVER GREATER THAN 125mm

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 SUBJECTED TO LIGHT TRAFFIC.



CONSENT PLANS

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NOTES

DIMENSIONS

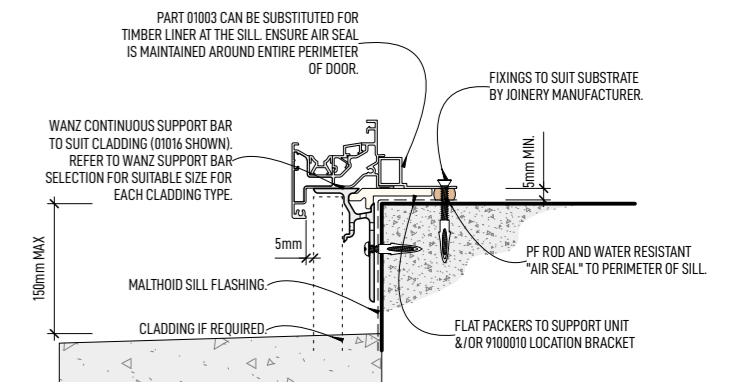
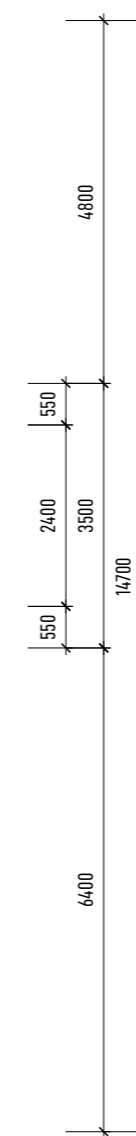
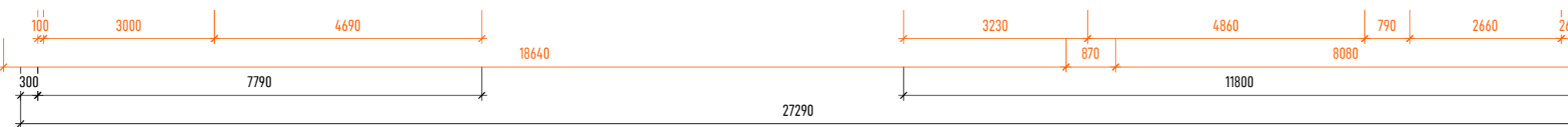
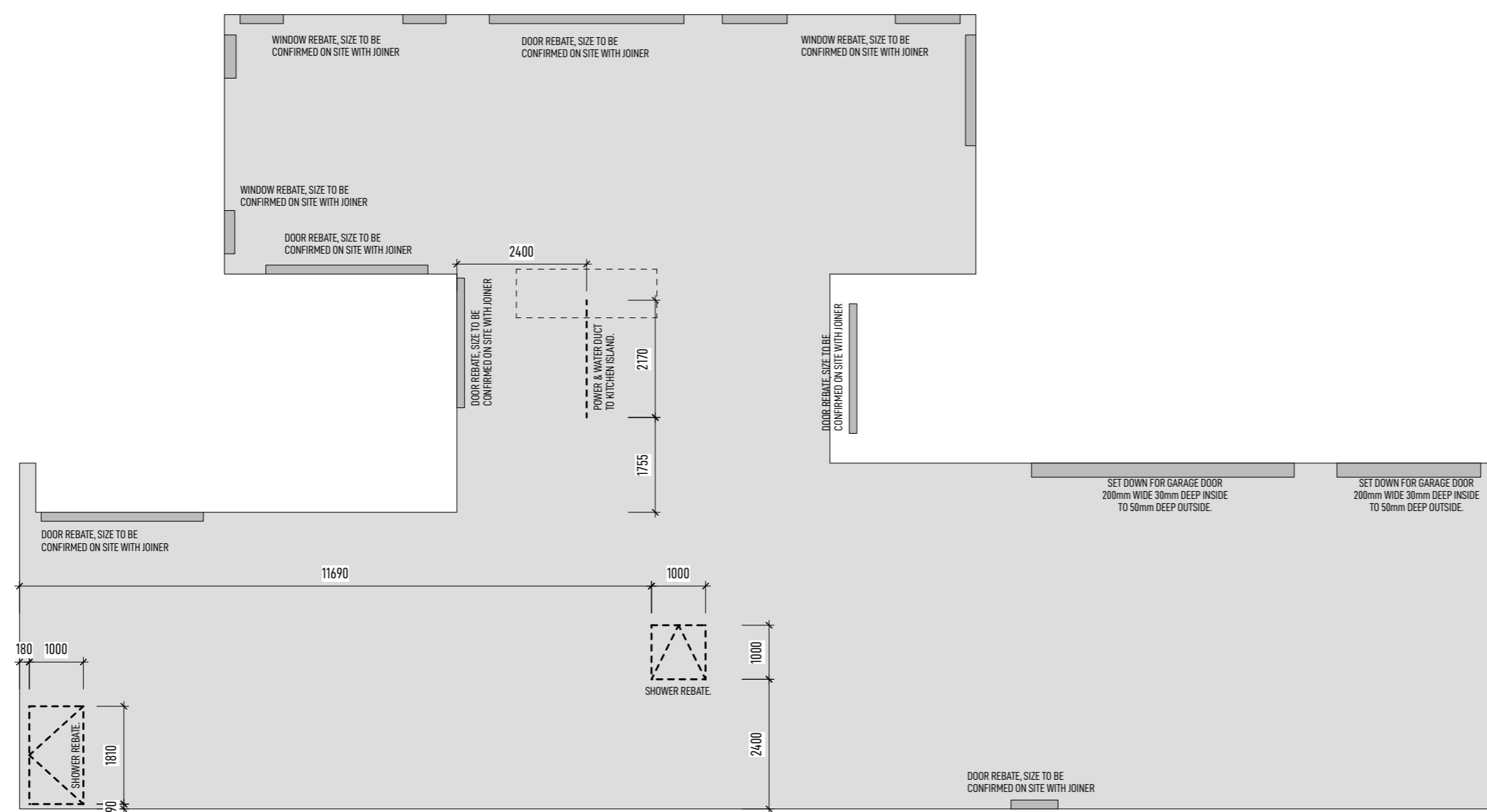
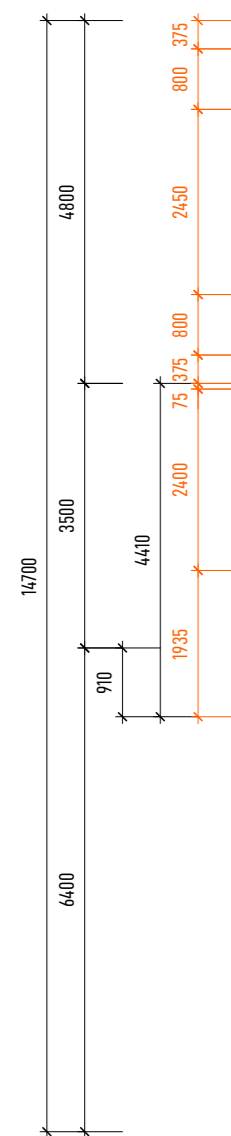
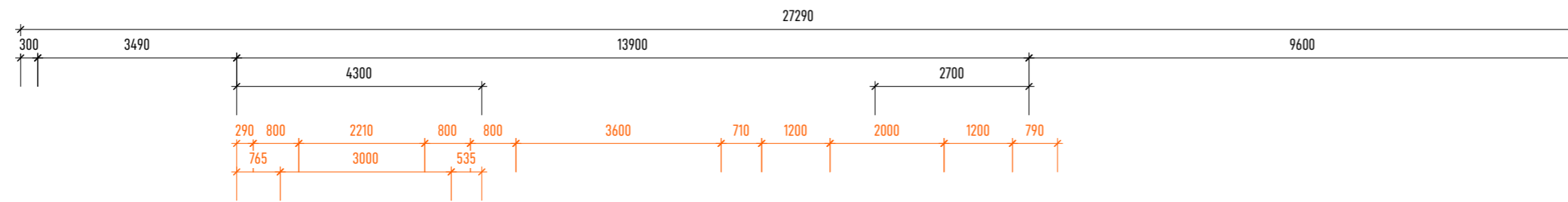
ALL DIMENSIONS ARE SHOWN TO FRAMING UNLESS OTHERWISE STATED. ALLOW FOR 6mm FRAMING OVERHANG WHEN SETTING OUT FLOOR SLAB.

KITCHEN DESIGN

KITCHEN DESIGN SHALL BE IN ACCORDANCE WITH SEPARATE KITCHEN PLANS. CONFIRM POSITION OF WASTE PIPES PRIOR TO POURING THE FLOOR SLAB.

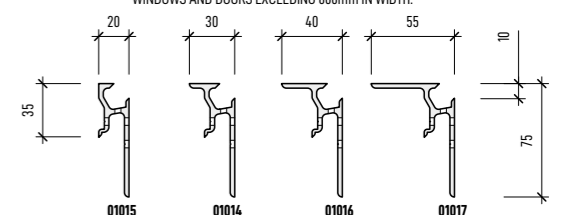
LEGAL:

SHOULD THERE BE ANY OMISSION, DOUBT OR AMBIGUITY AS TO THE MEANING OF ANY PART TO THE DRAWINGS AND SPECIFICATIONS, CONTACT THE DESIGNER BEFORE CONTINUING FURTHER WORK.

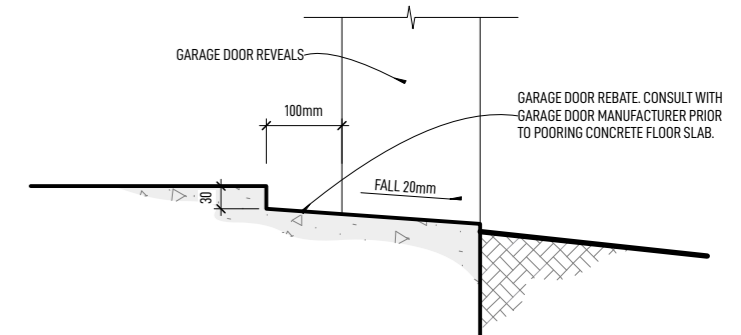


A DOOR SILL DETAIL - WANZ BAR
1:5

ALL WINDOWS SHALL BE DOUBLE GLAZED EXCLUDING GARAGE AND SHALL HAVE WANZ SUPPORT BARS PROVIDED BY JOINERY SUPPLIER TO ALL WINDOWS AND DOORS EXCEEDING 600mm IN WIDTH.



B WANZ SUPPORT BAR SELECTED
1:5



C SECTIONAL DOOR
NTS

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			DWG NO:
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			A03

NOTES

DIMENSIONS

ALL DIMENSIONS ARE TO FRAMING UNLESS OTHERWISE STATED.

LEGEND

DOMESTIC SMOKE ALARM COMPLYING WITH ANY OF THE FOLLOWING STANDARDS, BS EN 14684, ASS378M UL 217, CAN/ULC S531 OR ISO 12239 TO BE INTERCONNECTED.

DISA
TYPE G = LINTEL FIXING TYPE
140 x 90 = LINTEL SIZE
1400 x 1800 = OPENING SIZE (H x W)

TIMBER FRAMING

UNLESS OTHERWISE STATED ALL WALLS TO BE FRAMED WITH 90 x 45 S68 STUDS. ALL WALL FRAMING SHALL BE PRESERVATIVE TREATED H1.2

SIMILARLY, UNLESS OTHERWISE STATED ALL OTHER FRAMING TIMBER (INCLUDING FLOOR, ROOF, DECK, ETC.) SHALL HAVE A MINIMUM GRADE OF S68

NAILPLATE TRUSSES

TRUSS MANUFACTURER SHALL PROVIDE A PRODUCER STATEMENT PRIOR TO FABRICATION

LINTELS

ALL LINTELS AND BEAMS TO BE S68 AND SHALL BE PRESERVATIVE TREATED "H1.2" UNLESS OTHERWISE SHOWN

FOR PREVENTION OF UPLIFT REFER TO "MITEK LUMBERLOK" LINTEL FIXING SCHEDULE FOR LINTEL FIXING "TYPE" DEFINITIONS

ALL LINTELS AND BEAMS TO BE DESIGNED IN ACCORDANCE WITH ROOF TRUSS DESIGN MANUFACTURER

LINTEL DESIGN CERTIFICATE AND TRUSS DESIGN CERTIFICATED TO BE PROVIDED PRIOR TO MANUFACTURE

RECESSED DOWNLIGHTS

ALL RECESSED LUMINAIRES TO BE I.C.A. RATED

HOT WATER CYLINDER

SOLAR READY ELECTRIC HOT WATER CYLINDER COMPLETE WITH PRESSURE REDUCING & RELIEF VALVES & TEMPERING VALVE 200 COPPER SLUDGE PIPE TO DISCHARGE OVER THE NEAREST GULLY TRAP SECURE WITH SEISMIC RESTRAINTS AS PER ACCEPTABLE SOLUTION G12/AS1 (WATER SUPPLIES) FIGURE 14.

WET AREAS WALL LININGS

WET AREAS WALL LININGS FINISHED WITH SEMI-GLOSS, OR GLOSS PAINT. AS PER ACCEPTABLE SOLUTION E3/AS1 3.1.2 WALLS (1).

BATH TO HAVE 150mm HIGH CERAMIC OR STONE TILE SURROUND HAVING 6% MAXIMUM WATER ABSORPTION. WATERPROOF GROUTED JOINTS, AND BEDDED WITH AN ADHESIVE SPECIFIED BY THE TILE MANUFACTURER AS BEING SUITABLE FOR THE TILES, SUBSTRATE MATERIAL, AND THE ENVIRONMENT OF USE.

KITCHEN DESIGN

KITCHEN DESIGN SHALL BE IN ACCORDANCE WITH SEPARATE KITCHEN PLANS. CONFIRM POSITION OF WASTE PIPES PRIOR TO POURING THE FLOOR SLAB.

LEGAL:

SHOULD THERE BE ANY OMISSION, DOUBT OR AMBIGUITY AS TO THE MEANING OF ANY PART TO THE DRAWINGS AND SPECIFICATIONS, CONTACT THE DESIGNER BEFORE CONTINUING FURTHER WORK.



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GROUND FLOOR PLAN
 SCALE: 1:100 DRAWN: JASON DATE: 27-05-2026

CONSENT PLANS

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			26102
			DWG NO:
			REV
			B01

NOTES

BRACING NOTES

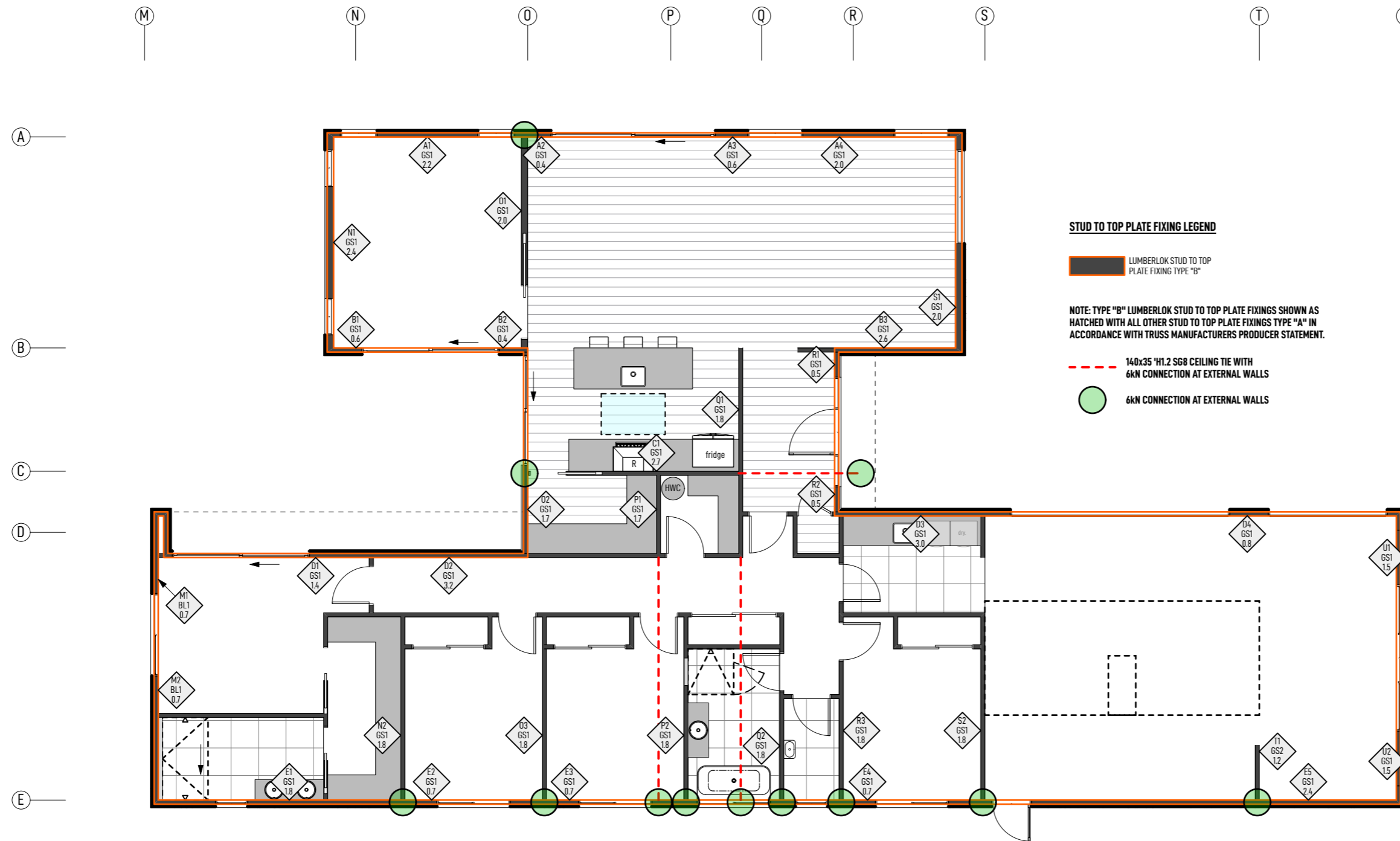
BRACING No.
BRACE TYPE
BRACE LENGTH (m)

BRACED PANELS SHALL BE CONSTRUCTED TO COMPLY WITH RELEVANT "BRANZ" APPRAISAL CERTIFICATES.

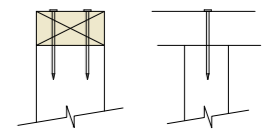
REFER TO THE BRACING CALCULATIONS AND DETAILS FOR FURTHER BRACING INFORMATION.

DIMENSIONS

ALL DIMENSIONS ARE TO FRAMING UNLESS OTHERWISE STATED.

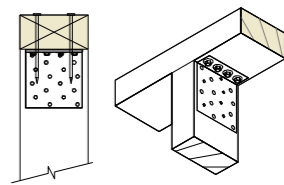


TYPE A
0.7kN
2/90x3.15mm DIA. PLAIN STEEL WIRE NAILS
DRIVEN VERTICALLY INTO STUD.

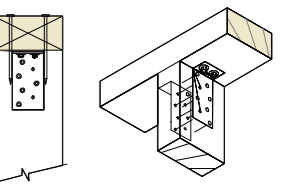


TYPE B
4.7kN
CHOOSE ANY OF THE 3 OPTIONS BELOW

2/90x3.15mm DIA. PLAIN STEEL WIRE NAILS
DRIVEN VERTICALLY INTO STUD PLUS ONE
LUMBERLOK 6kN STUD ANCHOR (CPC80).

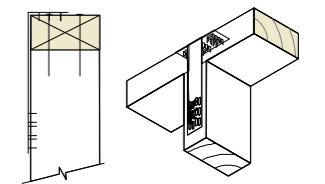


2/90x3.15mm DIA. PLAIN STEEL WIRE NAILS
DRIVEN VERTICALLY INTO STUD PLUS TWO
LUMBERLOK CPC40.



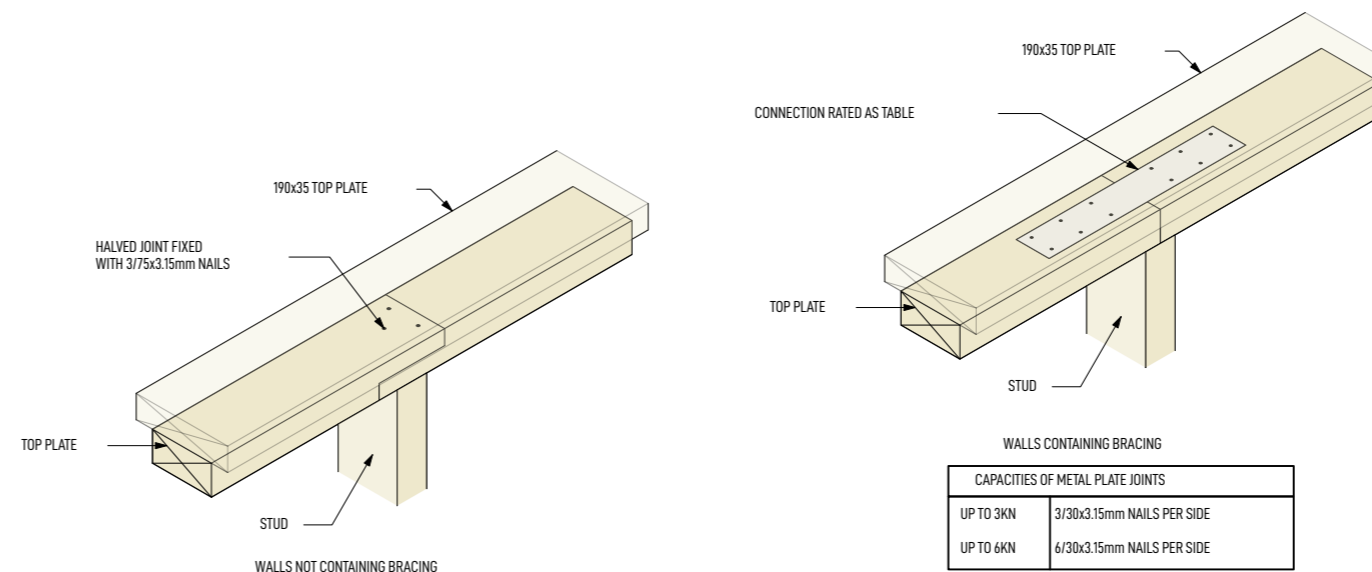
RECOMMENDED FOR INTERNAL WALL OPTIONS TO AVOID LINING ISSUES

2/90x3.15mm DIA. PLAIN STEEL WIRE NAILS DRIVEN VERTICALLY INTO
STUD PLUS LUMBERLOK STUD STRAP (ONE FACE ONLY).



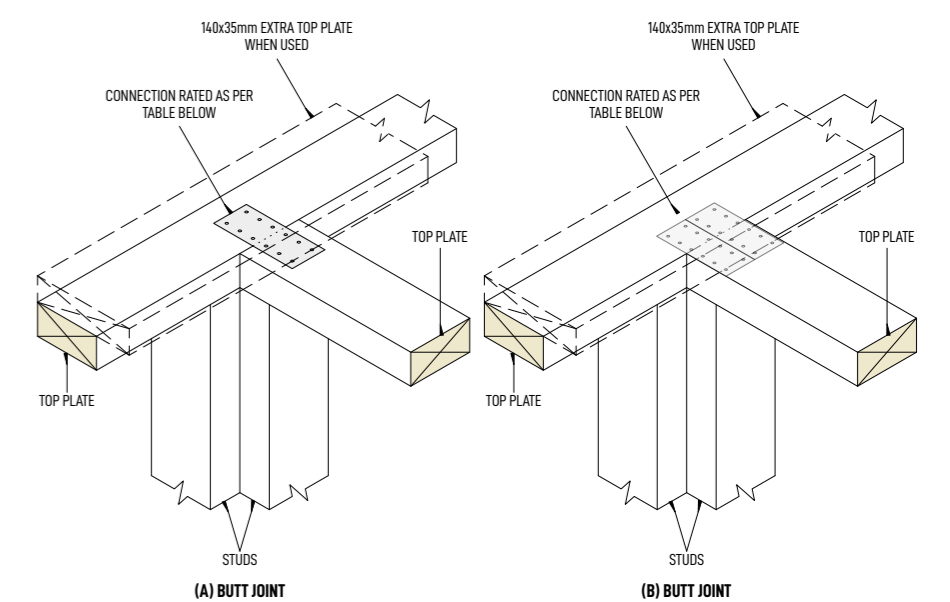
LUMBERLOK STUD TO TOP PLATE FIXING TYPE "B" - 1.7kN

A LUMBERLOK STUD TO TOP PLATE FIXINGS
1:10



B TOP PLATE CONNECTION
1:10

C TOP PLATE CONNECTION
1:10



CAPACITIES OF METAL PLATE JOINTS	
UP TO 3kN	3/ 30x3.15mm NAILS PER SIDE
UP TO 4kN	6/ 30x3.15mm NAILS PER SIDE

CAPACITIES OF METAL PLATE JOINTS	
UP TO 12kN	2 x SHEET BRACE STRAPS FIXED WITH 6 x LUMBERLOK PRODUCT NAILS 30mm x 3.15 DIA PER END PER STRAP

D CONNECTING TOP PLATES TO EXTERNAL WALLS
WALLS CONTAINING BRACING - not to scale

REV	DATE	AMENDMENT	JOB NO:
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			REV
			B02

NOTES

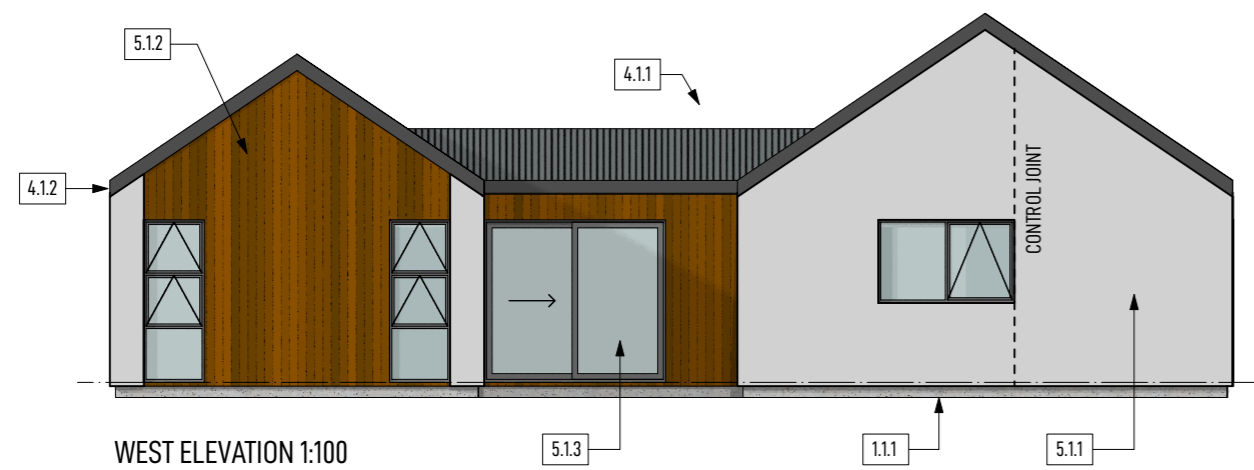
ROOF BRACING

ALL GABLE ROOFS SHALL HAVE 1 PAIR OF DIAGONALLY OPPOSED 25 x 0.6mm GALVANISED MILD STEEL STRAPS WITH 8kN TENSIONER FOR EVERY 50m² - REFER TO SPECS FOR DETAILS

LEGAL:

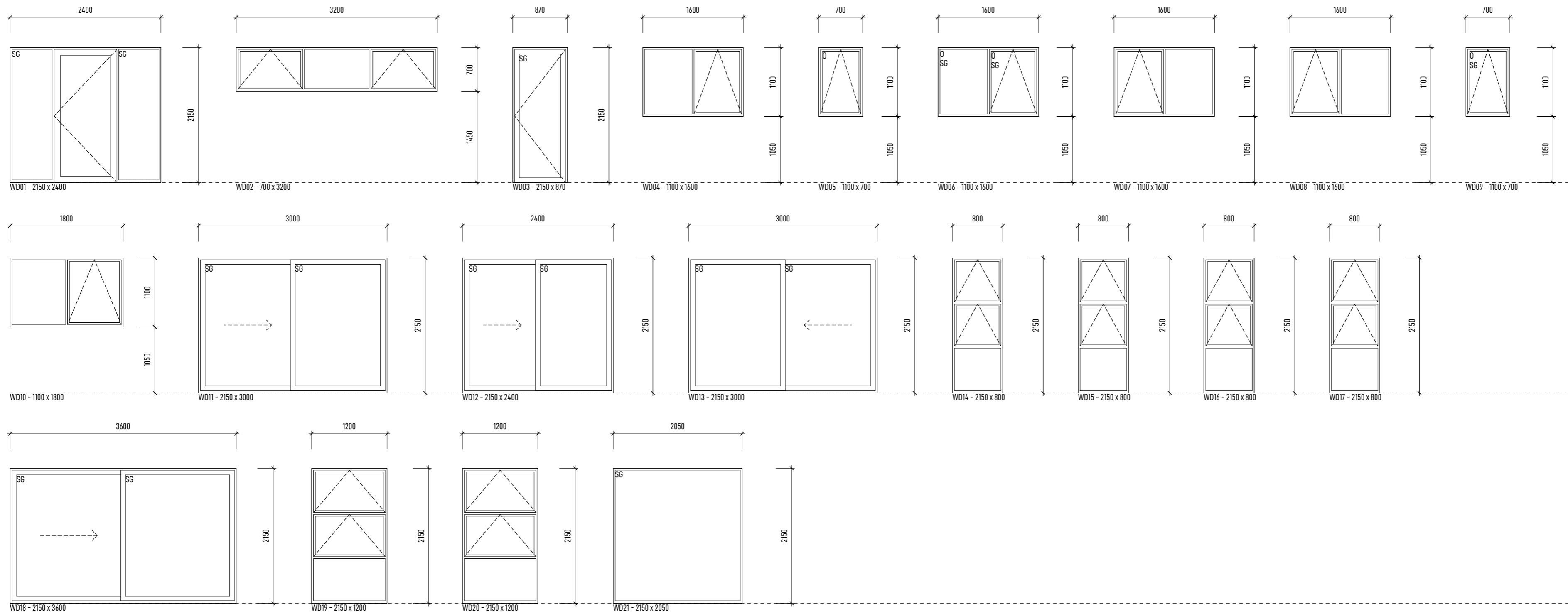
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RISK FACTOR	RISK MATRIX - ALL FACES				
	LOW	MED	HIGH	VH	ST
Wind (NZS 3604)	0	0	1	2	1
Storeys	0	1	2	4	0
R/W Intersection	0	1	3	5	0
Eaves Width	0	1	2	5	5
Compliance	0	3	6	1	
Deck Design	0	2	4	6	0
TOTAL RISK SCORE					7



- 1.11 RIB RAFT SLAB WITH 50mm POLY INSULATION UNDER PODS, DESIGNED BY ENGINEER.
- 4.11 (HIGH WIND) TRAPEZOIDAL COLOUSTEEL, COLOUR COATED ROOFING FIXED OVER SELF SUPPORTING ROOF UNDERLAY TO 70 x 45 PURLINS AT MAX 900 CRS (MAX 600 AT RIDGE AND GUTTER) ROOFING FIXED WITH "T" FIXING PATTERN AS PER NZBC E2/AS1 TABLE 14 (T1 FIXING PATTERN IS - FIX EVERY CREST...). PURLINS FIXED TO TRUSS/RAFTER WITH TYPE T AS PER NZS 3604. 1/10g SELF DRILLING SCREW 80mm LONG. 90 x 45mm SGB OUTRIGGERS AT 900mm MAX CRS FIXED TO FRAMING WITH 2/90x3.15mm GUN NAILS.
- 4.12 SELECTED COLOURSTEEL QUARTER ROUND GUTTER & FASCIA SYSTEM
- 5.11 ROCKCOTE INTEGRA CAVITY PLUS RENDER SYSTEM. SUBSTRATE FIXED THROUGH 40x22mm POLYSTYRENE CAVITY BATTENS (AST366 PART 3 CLASS H) AND BUILDING WRAP TO WALL FRAMING WITH FLAT-HEAD, HOT-DIPPED GALVANISED NAILS AND ROCKCOTE 40mm DIAMETER NYLON WASHERS. DWANGS AT 800mm MAX CRS.
- 5.12 VERTICAL HERMPAC HP51 CEDAR SHIPLAP WEATHERBOARDS FIXED OVER VERTIBAT "H3.2" CAVITY BATTENS SPACED @ 400mm MAX CRS OVER BUILDING WRAP VERTICAL SHIPLAP WEATHERBOARDS FIXED WITH 65mm HERMPAC RADE 316 STAINLESS STEEL STARCAP SCREW. MINIMUM FRAMING PENETRATION 21mm WITH DWANGS @ 480mm MAX CRS.
- 5.13 ALL POWDER COATED THERMALLY BROKEN ALUMINIUM JOINERY UNITS TO BE DOUBLE GLAZED LOW-E-XL WITH ARGON GAS AND SHALL COMPLY WITH NZS4223.

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			REV
			C01



ALL WINDOW SIZES AND OPENINGS TO BE CONFIRMED ON SITE WITH JOINER.

NOTES

POWDER COATED ALUMINIUM JOINERY

ALL GLAZING SHALL COMPLY WITH NZS4223 2017

ALL WINDOWS TO INSULATED ENVELOPE TO BE DOUBLE GLAZED

O - DENOTES OBSCURE GLAZED JOINERY

SG - DENOTES GRADE "A" SAFETY GLAZING (ALL HINGED DOOR PANELS > 0.5m² SHALL BE SAFETY GLAZED)

T - DENOTES INDIVIDUAL TINT GLAZED JOINERY UNITS

RS - DENOTES INDIVIDUAL JOINERY UNITS WITH SASHES FITTED WITH RESTRICTOR STAYS

LEGAL:

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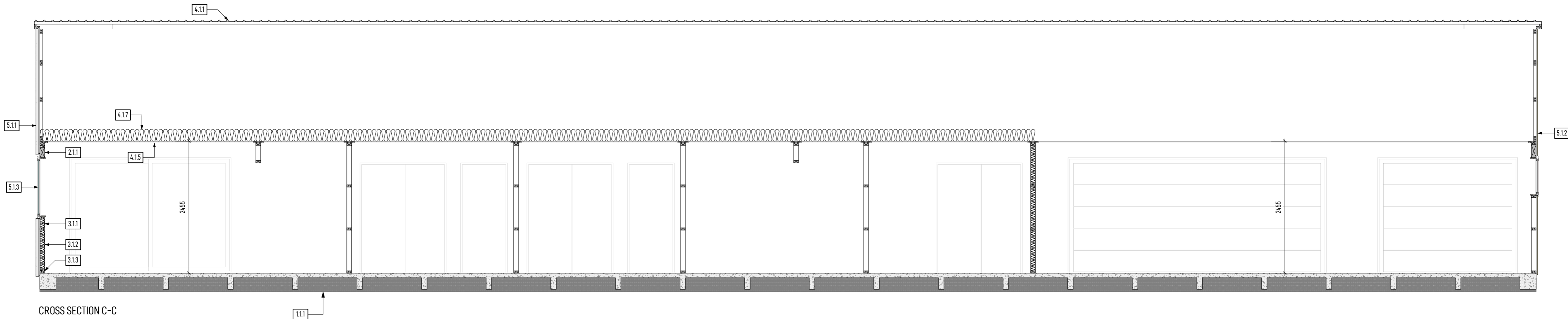
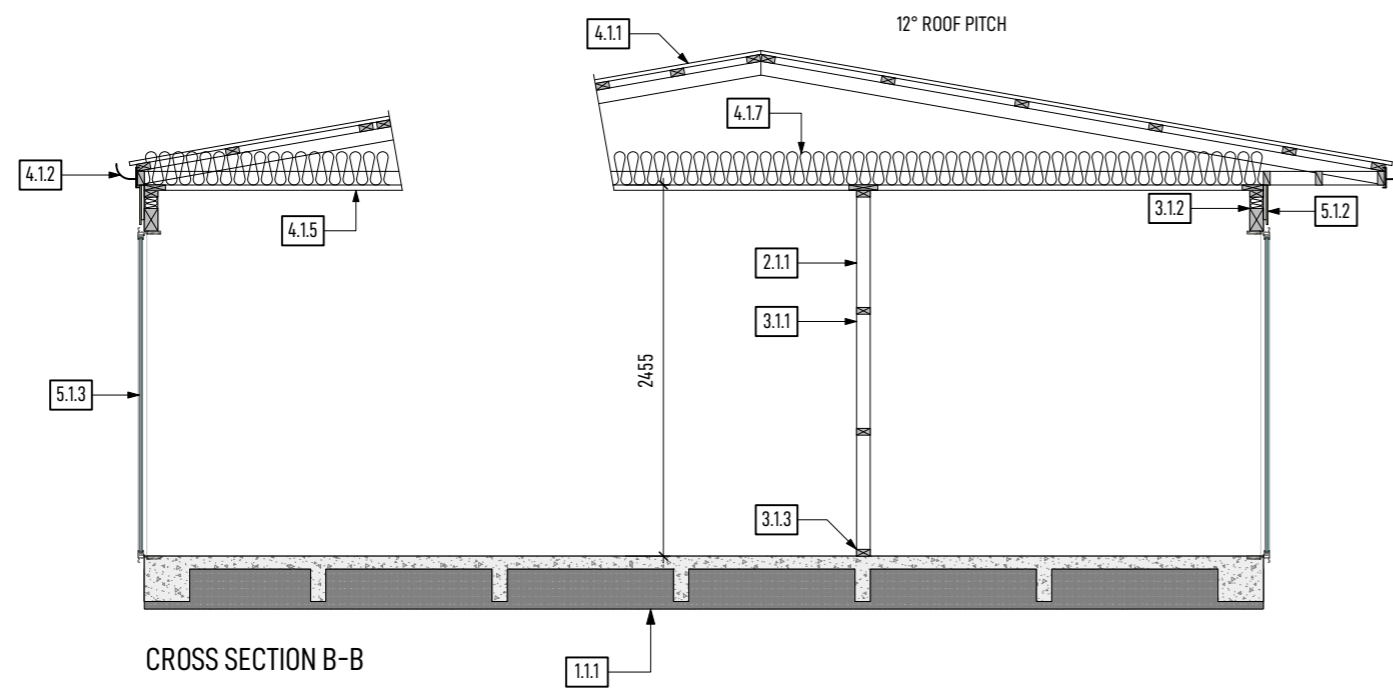
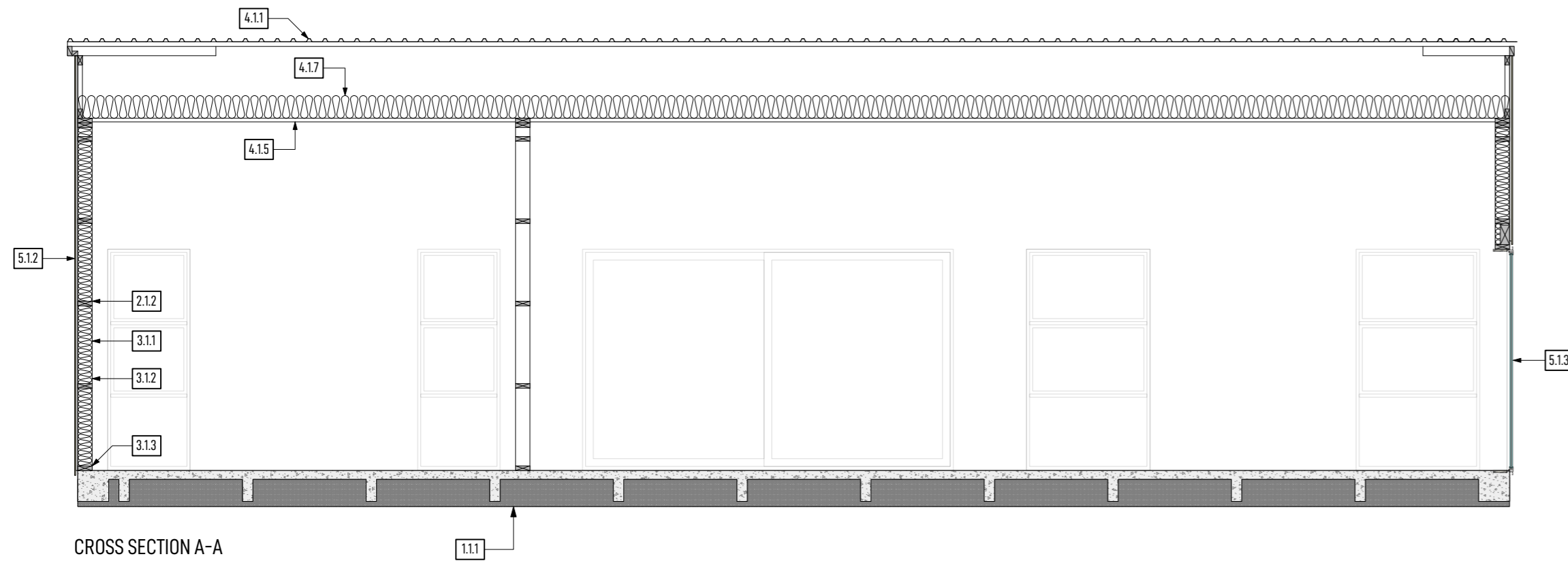
LOT 93 TE WHAIAWA

WINDOW SCHEDULE

SCALE: 1:50	DRAWN: JASON	DATE: 27-05-2026
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CONSENT PLANS

REV	DATE	AMENDMENT	JOB NO:
			26102
			DWG NO:
			REV
			C02



NOTES

NAILPLATE TRUSSES

TRUSS MANUFACTURER SHALL PROVIDE A PRODUCER STATEMENT PRIOR TO FABRICATION

TIMBER FRAMING

UNLESS OTHERWISE STATED ALL WALLS TO BE FRAMED WITH 90 x 45 SG8 STUDS. ALL WALL FRAMING SHALL BE PRESERVATIVE TREATED H1.2

SIMILARLY, UNLESS OTHERWISE STATED ALL OTHER FRAMING TIMBER (INCLUDING FLOOR, ROOF, DECK, ETC.) SHALL HAVE A MINIMUM GRADE OF SG8

LINTELS

ALL LINTELS AND BEAMS TO BE SG8 AND SHALL BE PRESERVATIVE TREATED "H1.2" UNLESS OTHERWISE SHOWN

FOR PREVENTION OF UPLIFT REFER TO "MITEX LUMBERLOK" LINTEL FIXING SCHEDULE FOR LINTEL FIXING "TYPE" DEFINITIONS

ALL LINTELS AND BEAMS TO BE DESIGNED IN ACCORDANCE WITH ROOF TRUSS DESIGN MANUFACTURER

LINTEL DESIGN CERTIFICATE AND TRUSS DESIGN CERTIFICATED TO BE PROVIDED PRIOR TO MANUFACTURE

- 1.11 RIB RAFT SLAB WITH 50mm POLY INSULATION UNDER PODS, DESIGNED BY ENGINEER.
- 2.11 2.4 STUD WALLS FRAMED WITH 90x45mm 'H1.2' SG8 FRAMING, STUDS AT 600mm MAX CRS.
- 2.12 3.6 MAX STUD WALLS FRAMED WITH 140x45mm 'H1.2' SG8 FRAMING, STUDS AT 600mm MAX CRS.
- 3.11 10mm STANDARD GIB BOARD WITH EXCEPTION OF BRACING PANELS AS SHOWN ON BRACING PLAN.
- 3.12 R2.6 WALL BATT INSULATION TO ALL EXTERNAL 90mm WALLS INCLUDING PARTY WALL BETWEEN GARAGE AND DWELLING. R4.0 WALL BATT INSULATION TO 140mm FRAMED WALLS.
- 3.13 "H1.2" BOTTOM PLATE FIXED WITH M12x130mm GALV. "HILTI HUS" WITH 50x50x3mm GALV. PLATE WASHERS @ 900mm MAX. CRS. PROVIDE DPC UNDER ALL BOTTOM PLATES.
- 4.11 (HIGH WIND) TRAPEZOIDAL COLOURSTEEL, COLOUR COATED ROOFING FIXED OVER SELF SUPPORTING ROOF UNDERLAY TO 70 x 45 PURLINS AT MAX 900 CRS (MAX 600 AT RIDGE AND GUTTER) ROOFING FIXED WITH "T"FIXING PATTERN AS PER NZBC E2/AS1 TABLE 14 (T1 FIXING PATTERN IS - FIX EVERY CREST...). PURLINS FIXED TO TRUSS/RAFTER WITH TYPE T AS PER NZS 3604 1/10q SELF DRILLING SCREW 80mm LONG. 90 x 45mm SG8 OUTRIGGERS AT 900mm MAX CRS FIXED TO FRAMING WITH 2/90x3.15mm GUN NAILS.
- 4.12 SELECTED COLOURSTEEL QUARTER ROUND GUTTER & FASCIA SYSTEM
- 4.13 MIN 74mmØ (INT) COLORSTEEL DOWNPIPE
- 4.14 2x25x1mm M/S STRAP BRACE WITH TENSIONERS
- 4.15 13mm STANDARD GIB FIXED TO 70 x 35mm TIMBER CEILING BATTENS AT 600mm MAX CRS.
- 4.16 4.5mm HARDIFLEX SOFFIT LINING FIXED TO FRAMING AT 600mm CRS WITH 40x2.8mm HARDIFLEX NAILS, REFER TO JAMES HARDIE EAVE AND SOFFIT INSTALLATION MANUAL FOR DETAILS
- 4.17 R6.0 BATTS TO ENTIRE ROOF OF INSULATED ENVELOPE. C502 VENT ROLL TO MAINTAIN A CONTINUOUS 25mm AIR GAP BETWEEN THE UNDERSIDE OF THE ROOFING AND INSULATION.
- 5.11 ROCKCOTE INTEGRA CAVITY PLUS RENDER SYSTEM. SUBSTRATE FIXED THROUGH 40x22mm POLYSTYRENE CAVITY BATTENS (AS1366 PART 3 CLASS H) AND BUILDING WRAP TO WALL FRAMING WITH FLAT-HEAD, HOT-DIPPED GALVANISED NAILS AND ROCKCOTE 40mm DIAMETER NYLON WASHERS. DWANGS AT 800mm MAX CRS.
- 5.12 VERTICAL HERMPAC HP51 CEDAR SHIPLAP WEATHERBOARDS FIXED OVER VERTIBAT "H3.2" CAVITY BATTENS SPACED @ 400mm MAX CRS OVER BUILDING WRAP VERTICAL SHIPLAP WEATHERBOARDS FIXED WITH 65mm HERMPAC RADE 3/16 STAINLESS STEEL STARCAP SCREW. MINIMUM FRAMING PENETRATION 21mm WITH DWANGS @ 480mm MAX CRS.
- 5.13 ALL POWDER COATED THERMALLY BROKEN ALUMINIUM JOINERY UNITS TO BE DOUBLE GLAZED LOW-E-XL WITH ARGON GAS AND SHALL COMPLY WITH NZS4223.

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NOTES

NAILPLATE TRUSSES

TRUSS MANUFACTURER SHALL PROVIDE A PRODUCER STATEMENT PRIOR TO FABRICATION

TIMBER FRAMING

UNLESS OTHERWISE STATED ALL WALLS TO BE FRAMED WITH 90 x 45 SG8 STUDS. ALL WALL FRAMING SHALL BE PRESERVATIVE TREATED H1.2

SIMILARLY, UNLESS OTHERWISE STATED ALL OTHER FRAMING TIMBER (INCLUDING FLOOR, ROOF, DECK, ETC.) SHALL HAVE A MINIMUM GRADE OF SG8

LINTELS

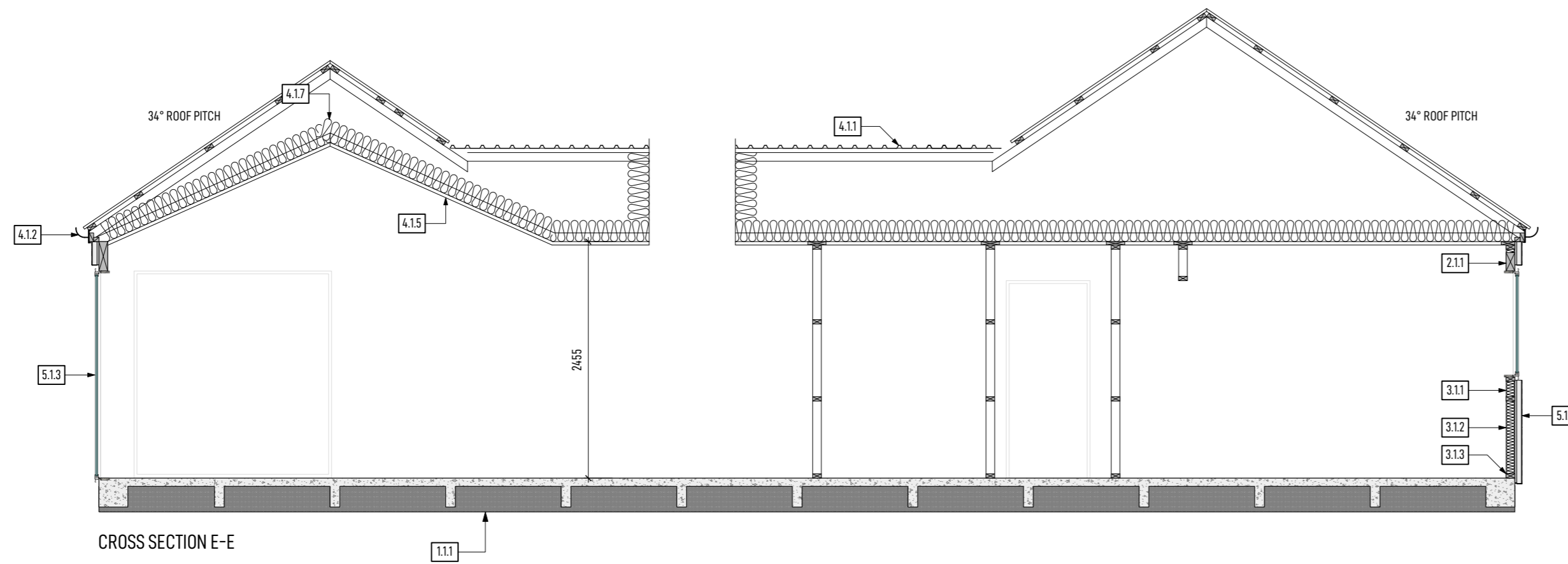
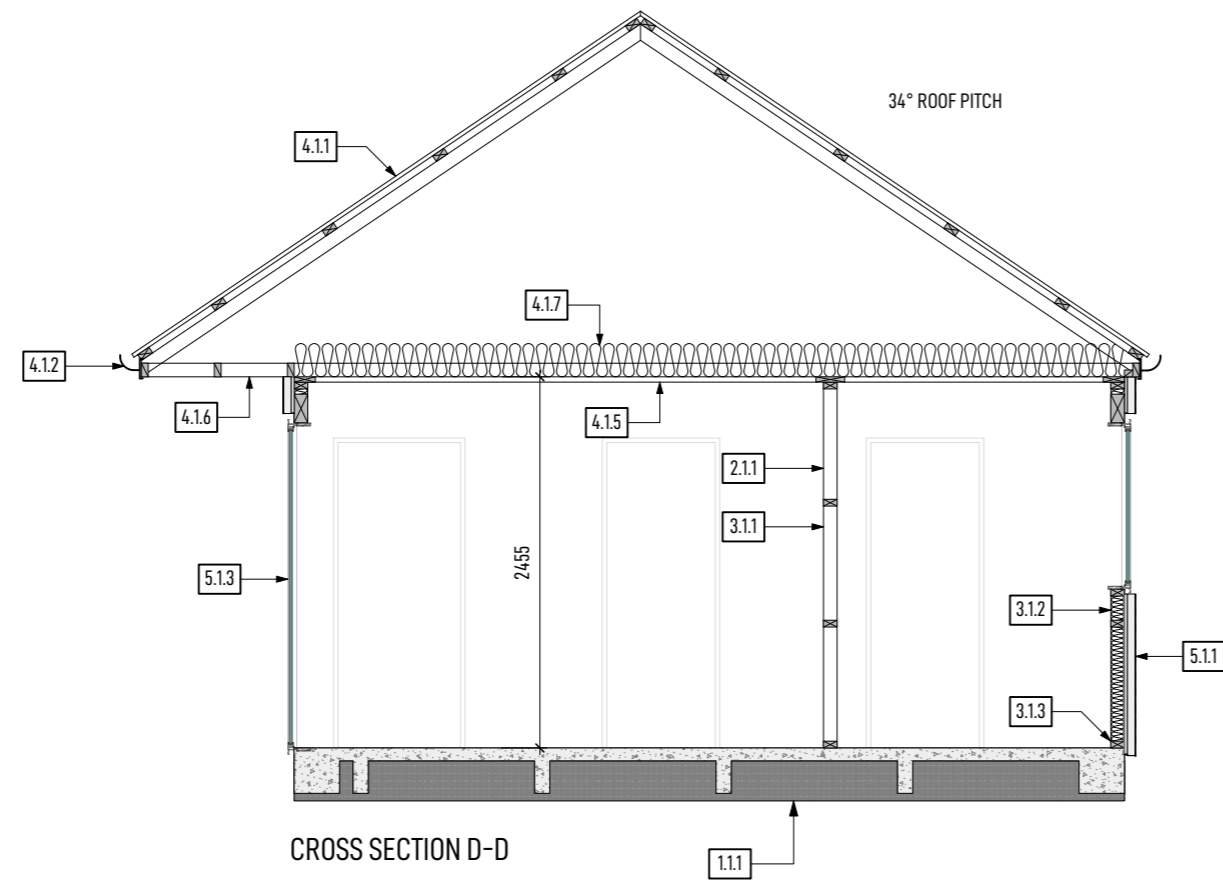
ALL LINTELS AND BEAMS TO BE SG8 AND SHALL BE PRESERVATIVE TREATED "H1.2" UNLESS OTHERWISE SHOWN

FOR PREVENTION OF UPLIFT REFER TO "MITEK LUMBERLOK" LINTEL FIXING SCHEDULE FOR LINTEL FIXING "TYPE" DEFINITIONS

ALL LINTELS AND BEAMS TO BE DESIGNED IN ACCORDANCE WITH ROOF TRUSS DESIGN MANUFACTURER

LINTEL DESIGN CERTIFICATE AND TRUSS DESIGN CERTIFICATED TO BE PROVIDED PRIOR TO MANUFACTURE

- 1.1 RIB RAFT SLAB WITH 50mm POLY INSULATION UNDER PODS, DESIGNED BY ENGINEER.
- 2.1 2.4 STUD WALLS FRAMED WITH 90x45mm 'H1.2' SG8 FRAMING, STUDS AT 600mm MAX CRS.
- 2.1.2 3.6 MAX STUD WALLS FRAMED WITH 140x45mm 'H1.2' SG8 FRAMING, STUDS AT 600mm MAX CRS.
- 3.1 10mm STANDARD GIB BOARD WITH EXCEPTION OF BRACING PANELS AS SHOWN ON BRACING PLAN.
- 3.1.2 R2.6 WALL BATT INSULATION TO ALL EXTERNAL 90mm WALLS INCLUDING PARTY WALL BETWEEN GARAGE AND DWELLING. R4.0 WALL BATT INSULATION TO 140mm FRAMED WALLS.
- 3.1.3 "H1.2" BOTTOM PLATE FIXED WITH M12x130mm GALV. "HILTI HUS" WITH 50x50x3mm GALV. PLATE WASHERS @ 900mm MAX. CRS. PROVIDE DPC UNDER ALL BOTTOM PLATES.
- 4.1.1 (HIGH WIND) TRAPEZOIDAL COLOURSTEEL, COLOUR COATED ROOFING FIXED OVER SELF SUPPORTING ROOF UNDERLAY TO 70 x 45 PURLINS AT MAX 900 CRS (MAX 600 AT RIDGE AND GUTTER) ROOFING FIXED WITH "T"FIXING PATTERN AS PER NZBC E2/AS1 TABLE 14 (T1 FIXING PATTERN IS - FIX EVERY CREST...). PURLINS FIXED TO TRUSS/RAFTER WITH TYPE T AS PER NZS 3604 1/10g SELF DRILLING SCREW 80mm LONG. 90 x 45mm SG8 OUTRIGGERS AT 900mm MAX CRS FIXED TO FRAMING WITH 2/90x3.15mm GUN NAILS.
- 4.1.2 SELECTED COLOURSTEEL QUARTER ROUND GUTTER & FASCIA SYSTEM
- 4.1.3 MIN 74mmØ (INT) COLORSTEEL DOWNPIPE
- 4.1.4 2x25x1mm M/S STRAP BRACE WITH TENSIONERS
- 4.1.5 13mm STANDARD GIB FIXED TO 70 x 35mm TIMBER CEILING BATTENS AT 600mm MAX CRS.
- 4.1.6 4.5mm HARDIFLEX SOFFIT LINING FIXED TO FRAMING AT 600mm CRS WITH 40x2.8mm HARDIFLEX NAILS, REFER TO JAMES HARDIE EAVE AND SOFFIT INSTALLATION MANUAL FOR DETAILS
- 4.1.7 R6.0 BATTENS TO ENTIRE ROOF OF INSULATED ENVELOPE. C502 VENT ROLL TO MAINTAIN A CONTINUOUS 25mm AIR GAP BETWEEN THE UNDERSIDE OF THE ROOFING AND INSULATION.
- 5.1.1 ROCKCOTE INTEGRA CAVITY PLUS RENDER SYSTEM. SUBSTRATE FIXED THROUGH 40x22mm POLYSTYRENE CAVITY BATTENS (AS1366 PART 3 CLASS H) AND BUILDING WRAP TO WALL FRAMING WITH FLAT-HEAD, HOT-DIPPED GALVANISED NAILS AND ROCKCOTE 40mm DIAMETER NYLON WASHERS. DWANGS AT 800mm MAX CRS.
- 5.1.2 VERTICAL HERMPAC HP51 CEDAR SHIPLAP WEATHERBOARDS FIXED OVER VERTIBAT "H3.2" CAVITY BATTENS SPACED @ 400mm MAX CRS OVER BUILDING WRAP VERTICAL SHIPLAP WEATHERBOARDS FIXED WITH 65mm HERMPAC RADE 3/16 STAINLESS STEEL STARCAP SCREW. MINIMUM FRAMING PENETRATION 21mm WITH DWANGS @ 480mm MAX CRS.
- 5.1.3 ALL POWDER COATED THERMALLY BROKEN ALUMINIUM JOINERY UNITS TO BE DOUBLE GLAZED LOW-E-XL WITH ARGON GAS AND SHALL COMPLY WITH NZS4223.



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NOTES

DIMENSIONS

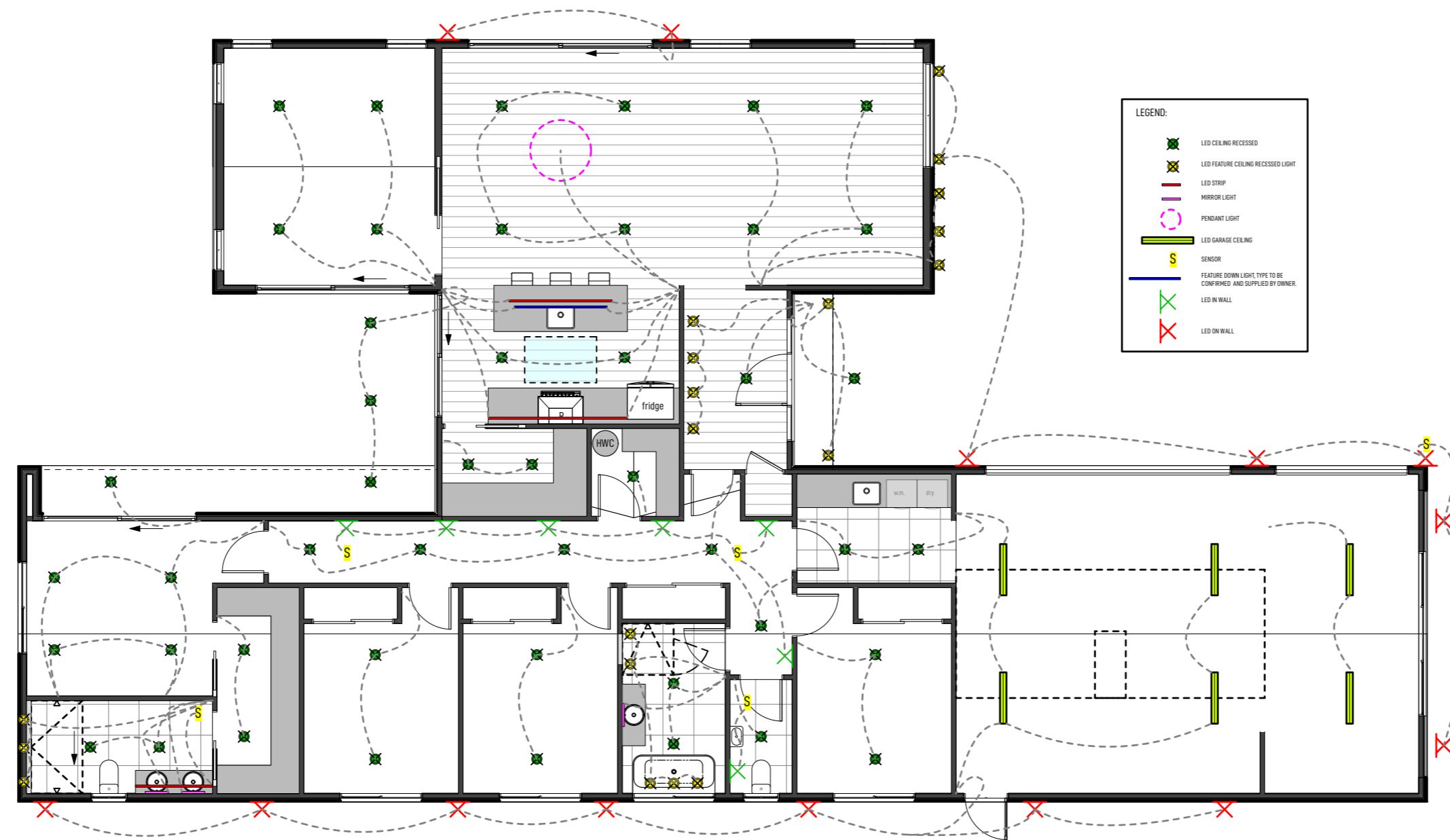
ALL DIMENSIONS ARE TO FRAMING UNLESS OTHERWISE STATED.

KITCHEN DESIGN

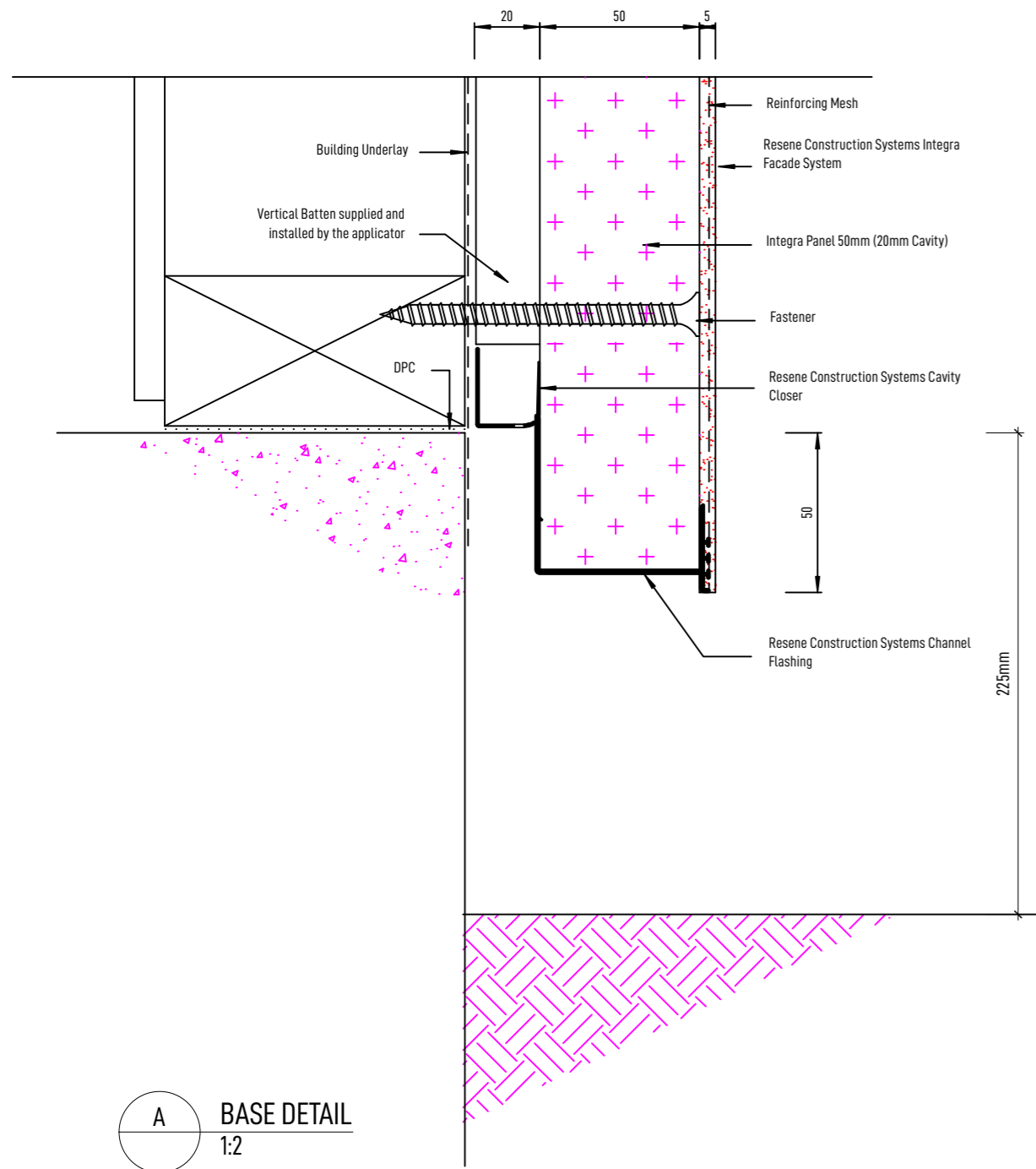
KITCHEN DESIGN SHALL BE IN ACCORDANCE WITH SEPARATE KITCHEN PLANS. CONFIRM POSITION OF WASTE PIPES PRIOR TO POURING THE FLOOR SLAB.

LEGAL:

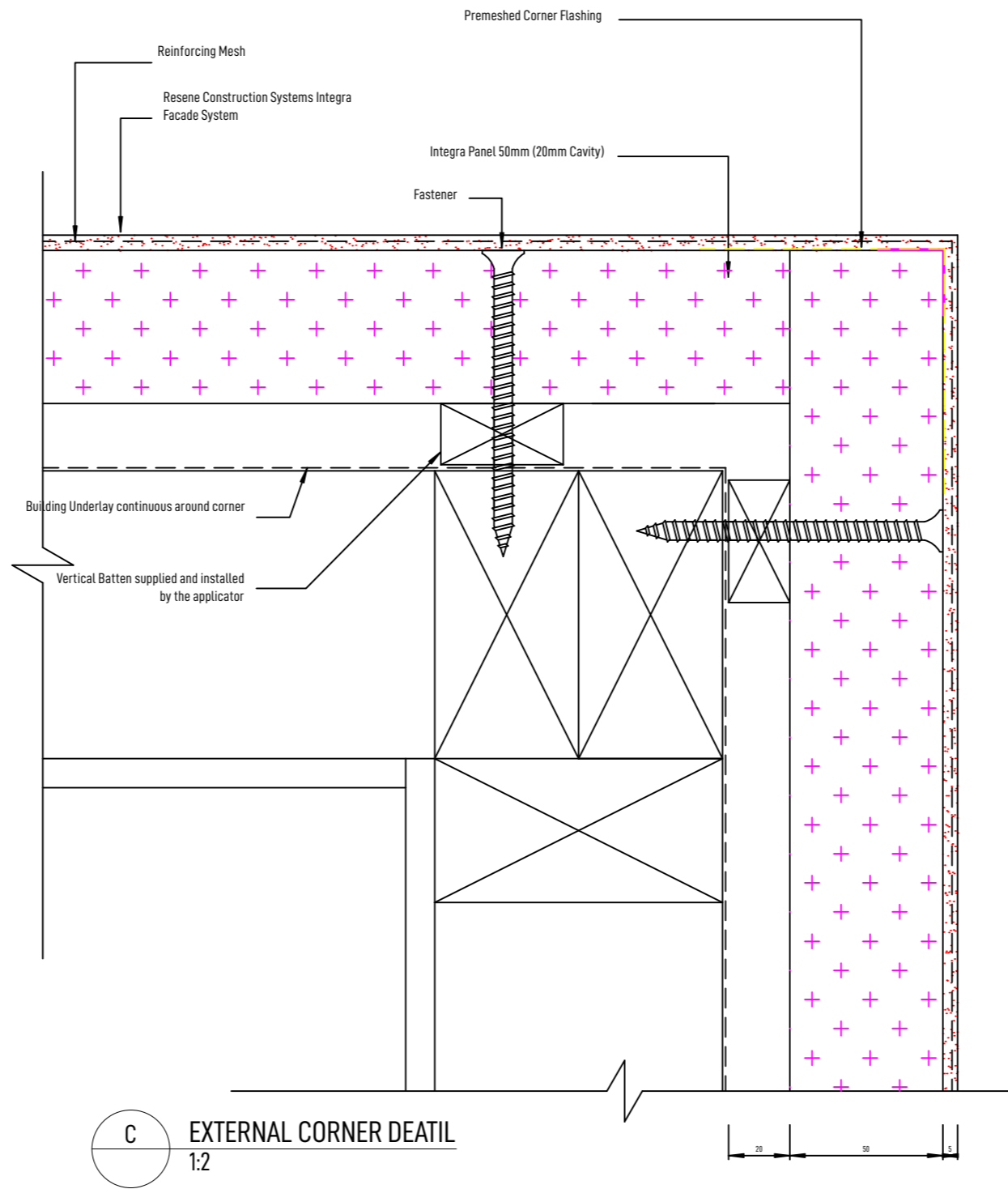
SHOULD THERE BE ANY OMISSION, DOUBT OR AMBIGUITY AS TO THE MEANING OF ANY PART TO THE DRAWINGS AND SPECIFICATIONS, CONTACT THE DESIGNER BEFORE CONTINUING FURTHER WORK.



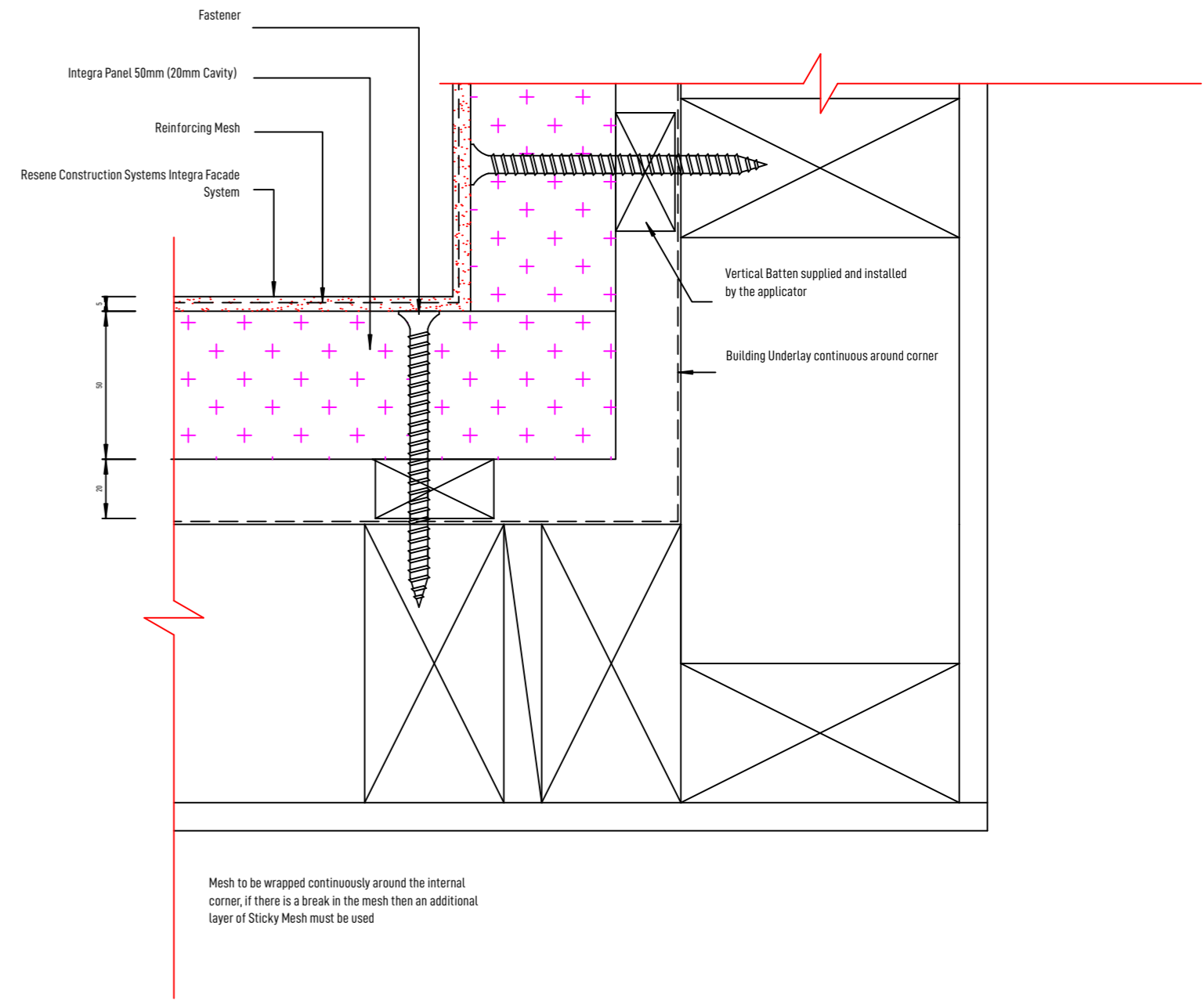
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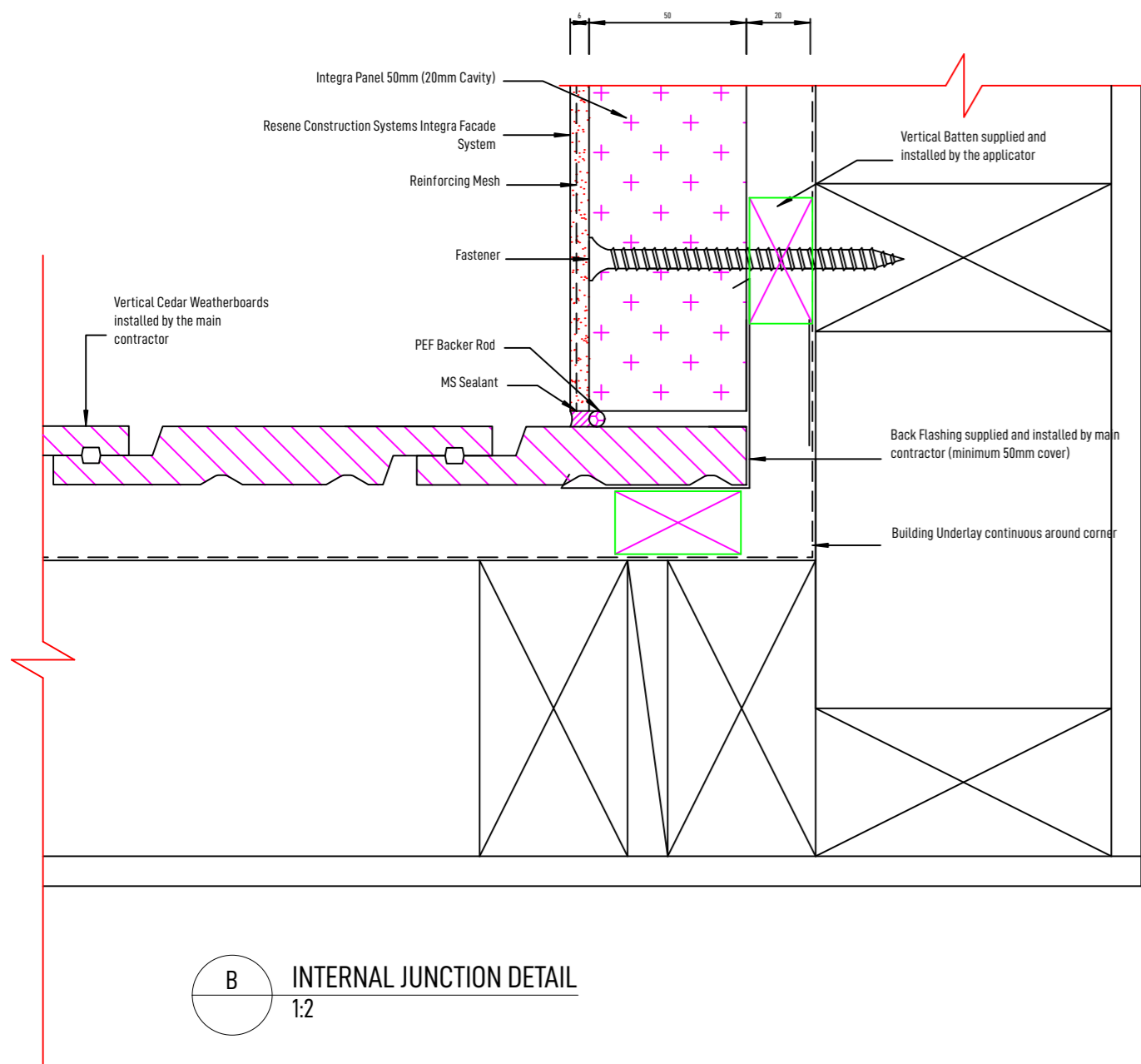
A BASE DETAIL
1:2



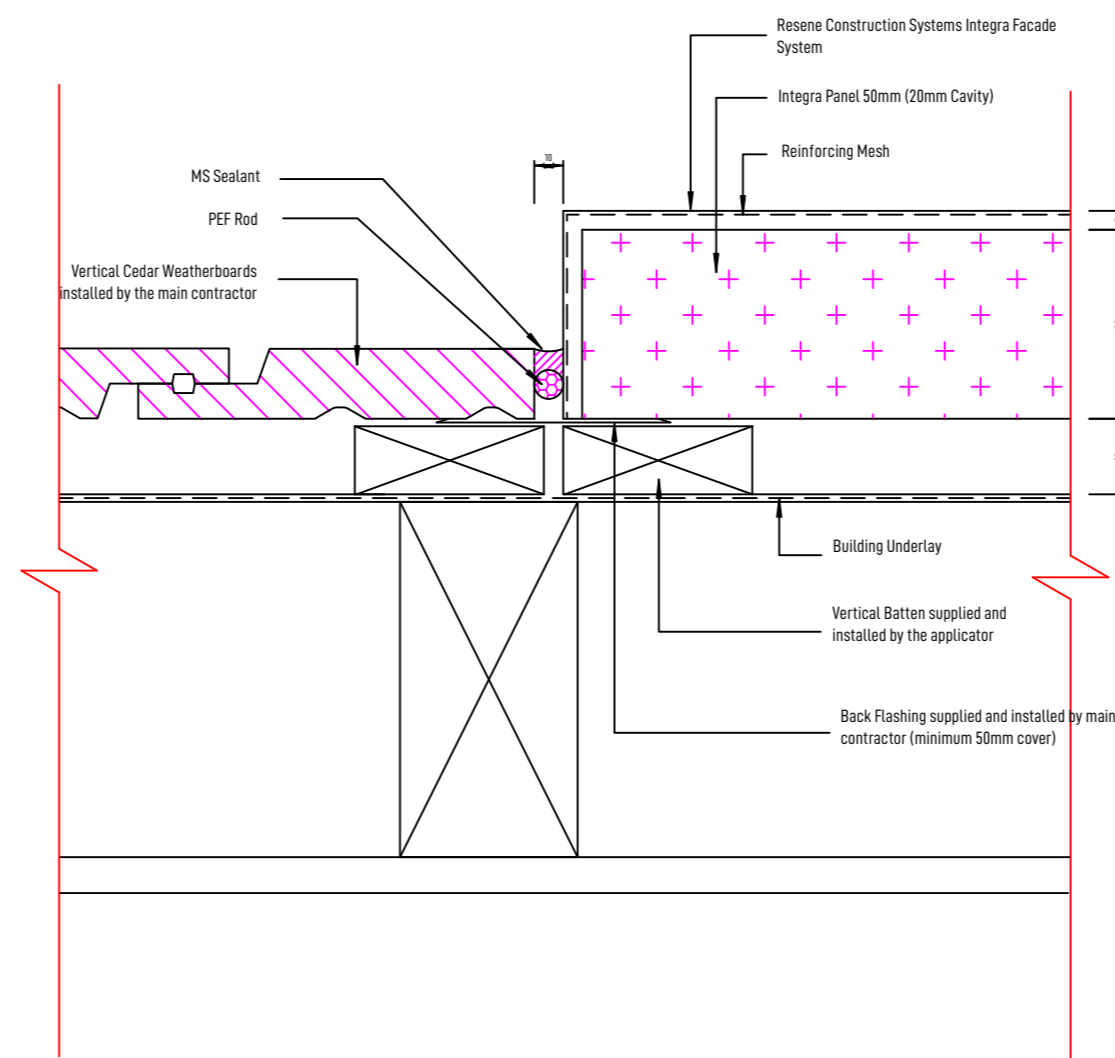
C EXTERNAL CORNER DETAIL
1:2



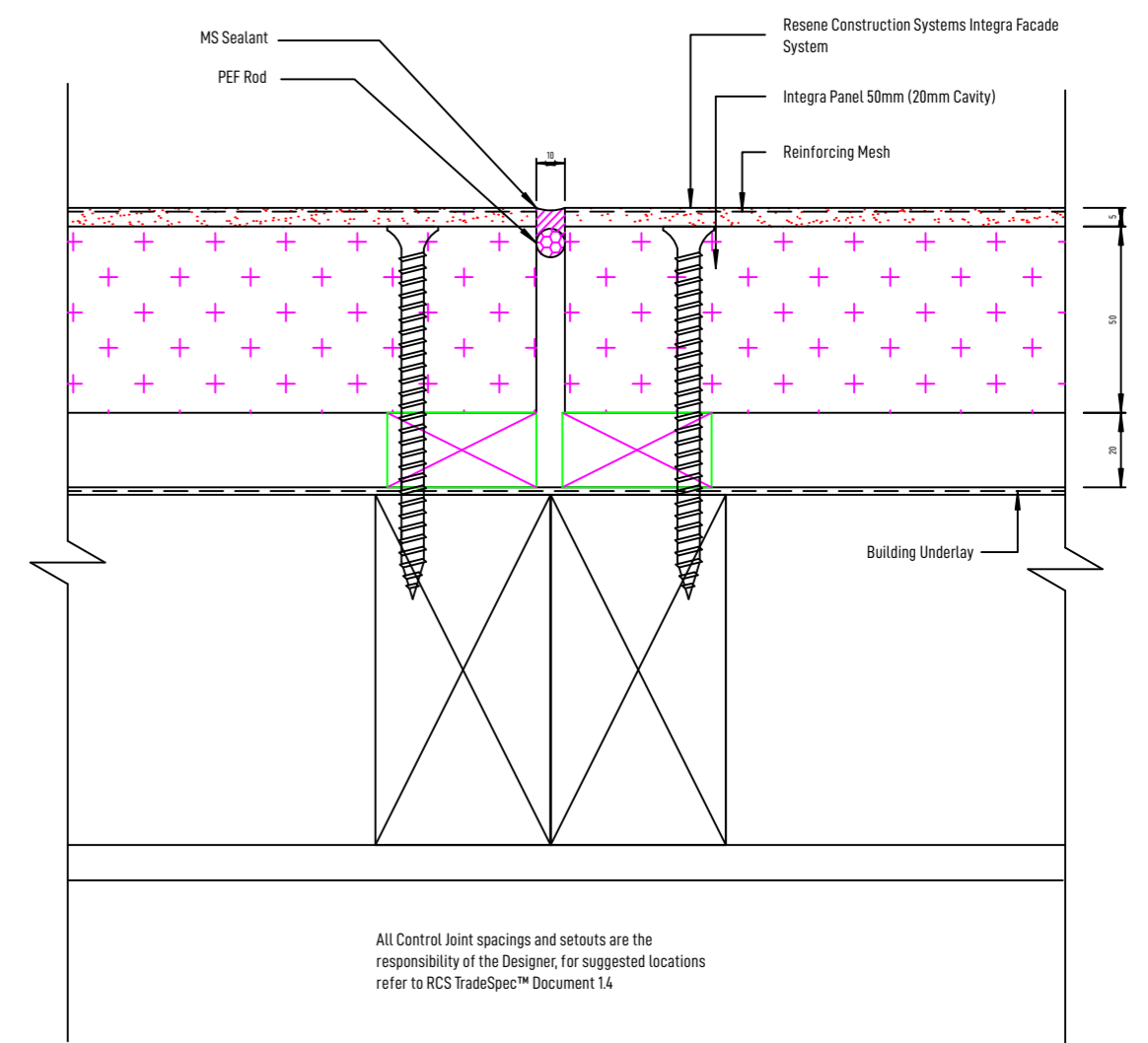
E INTERNAL CORNER DETAIL
1:2



B INTERNAL JUNCTION DETAIL
1:2

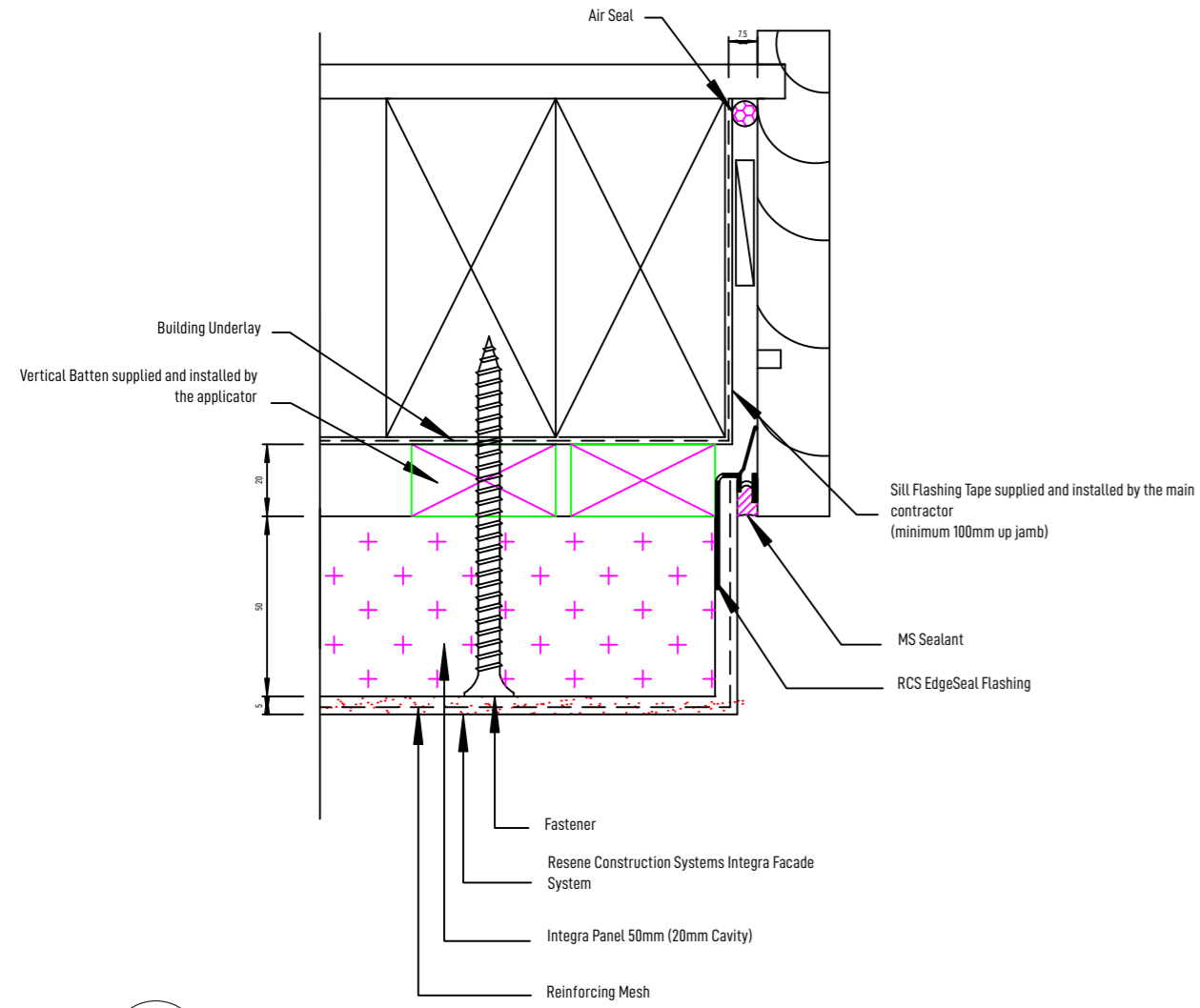


C VERTICAL JUNCTION DETAIL
1:2

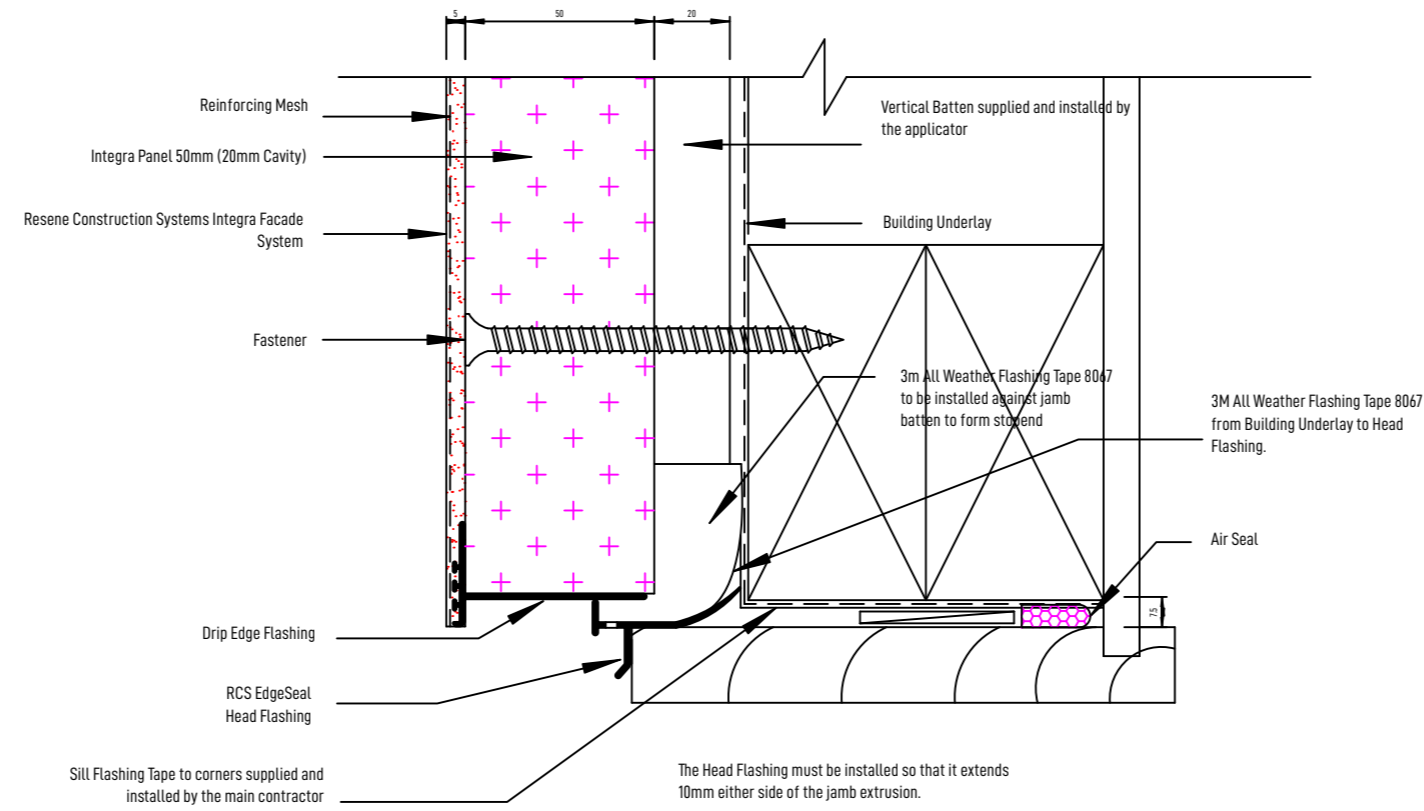


C VERTICAL CONTROL JOINT
1:2

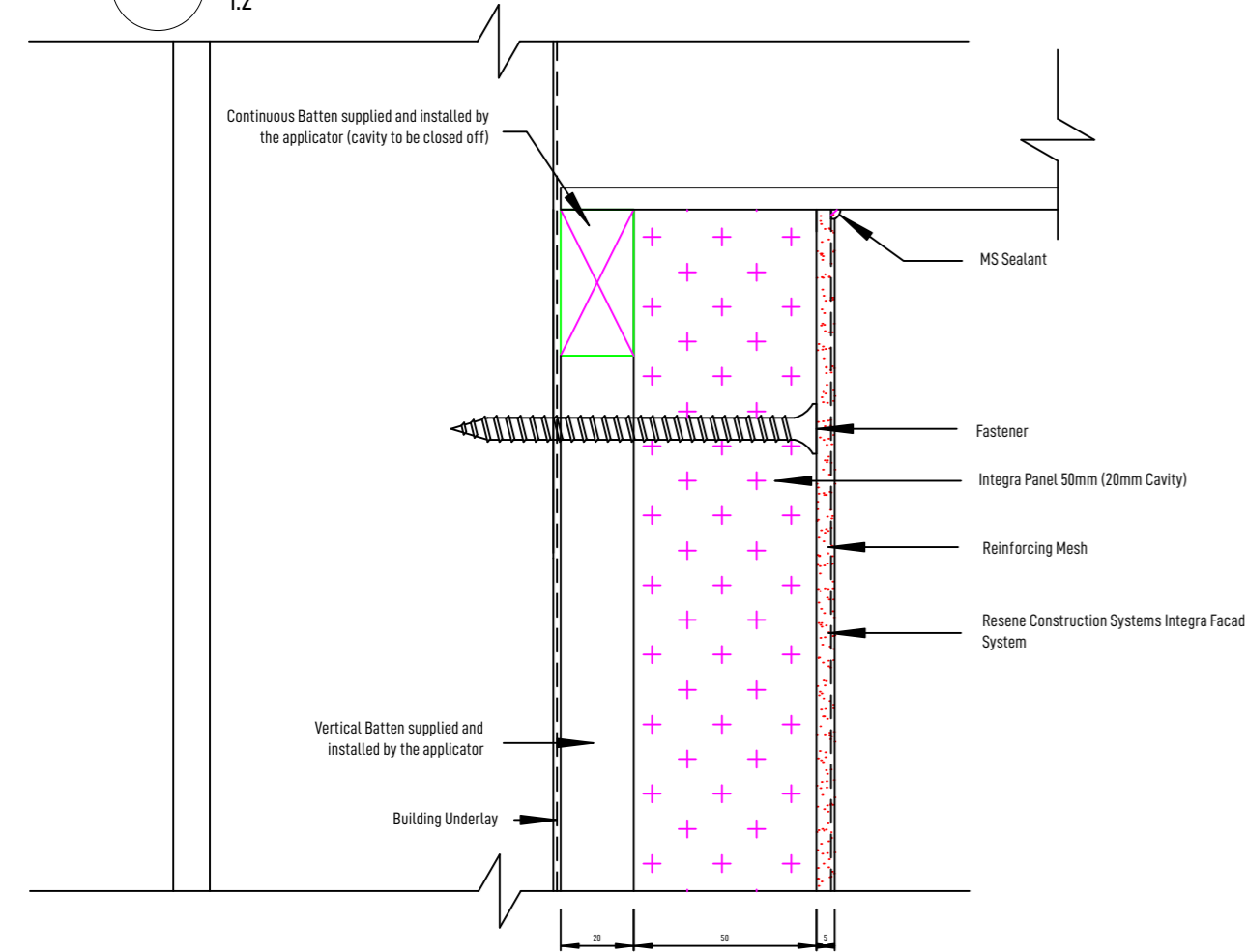
REV	DATE	AMENDMENT	JOB NO:
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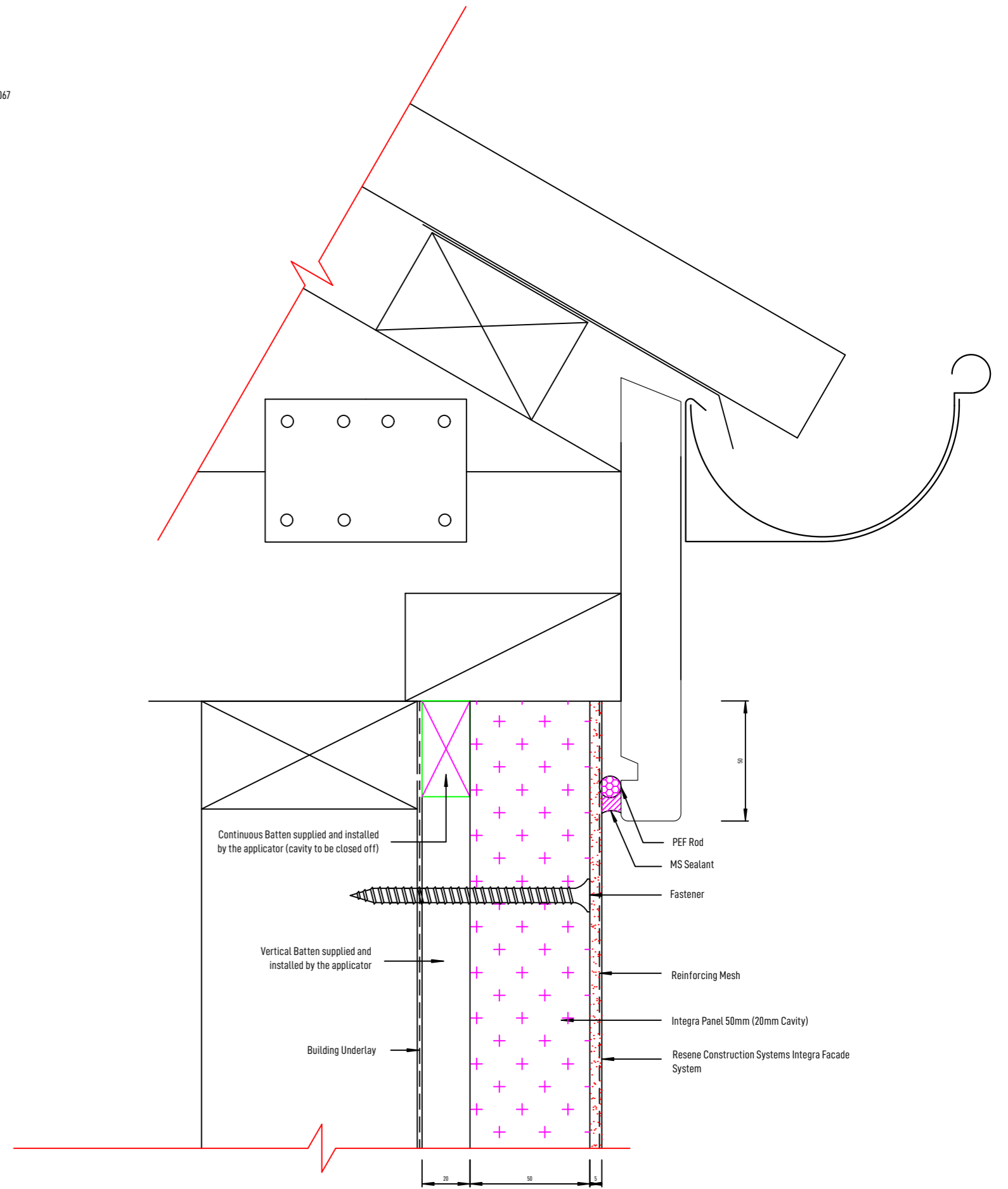
A GARAGE DOOR JAMB DETAIL
1:2



B GARAGE DOOR HEAD DETAIL
1:2

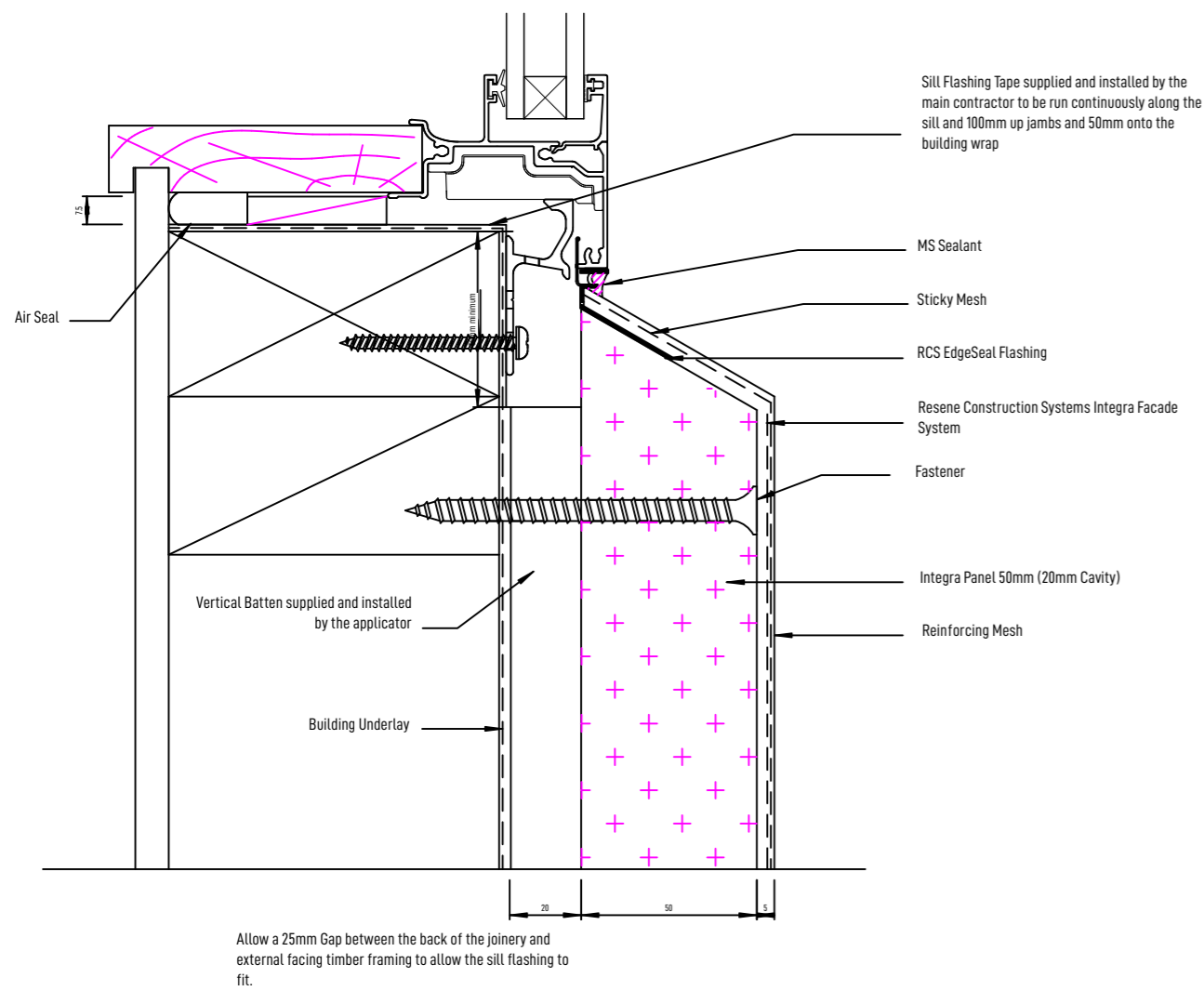


C SOFFIT DETAIL
1:2

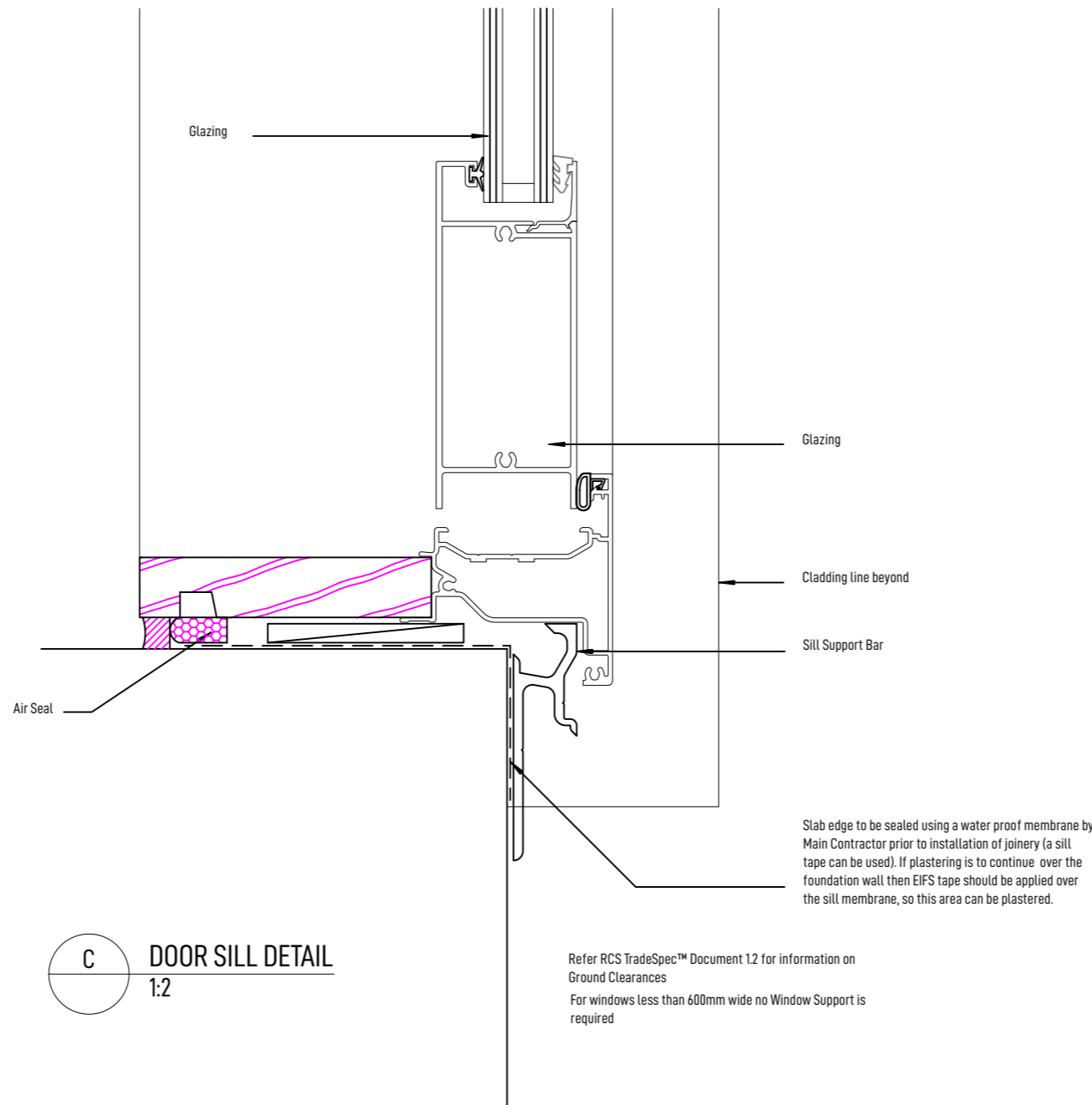


E FLUSH GUTTER DETAIL
1:2

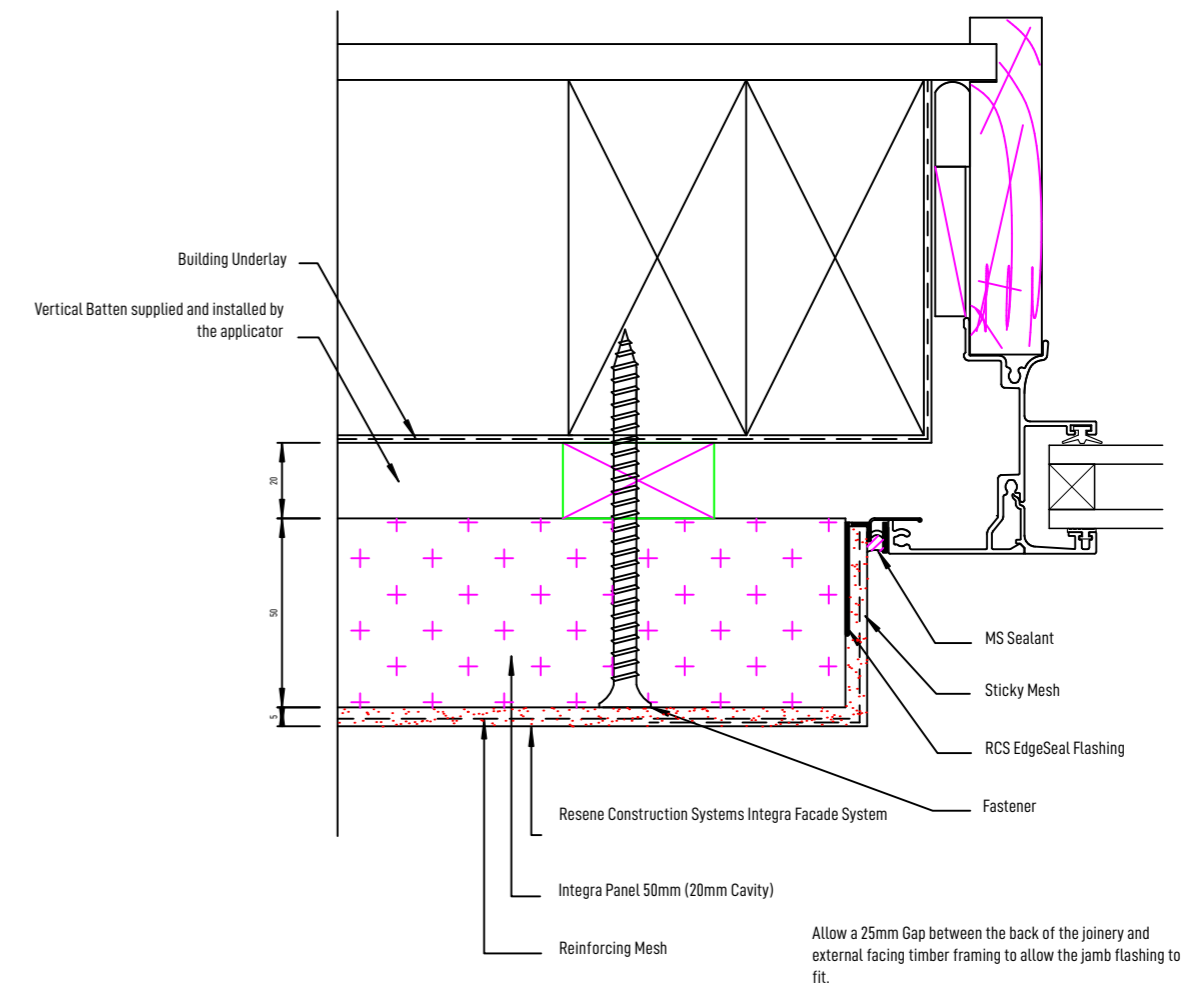
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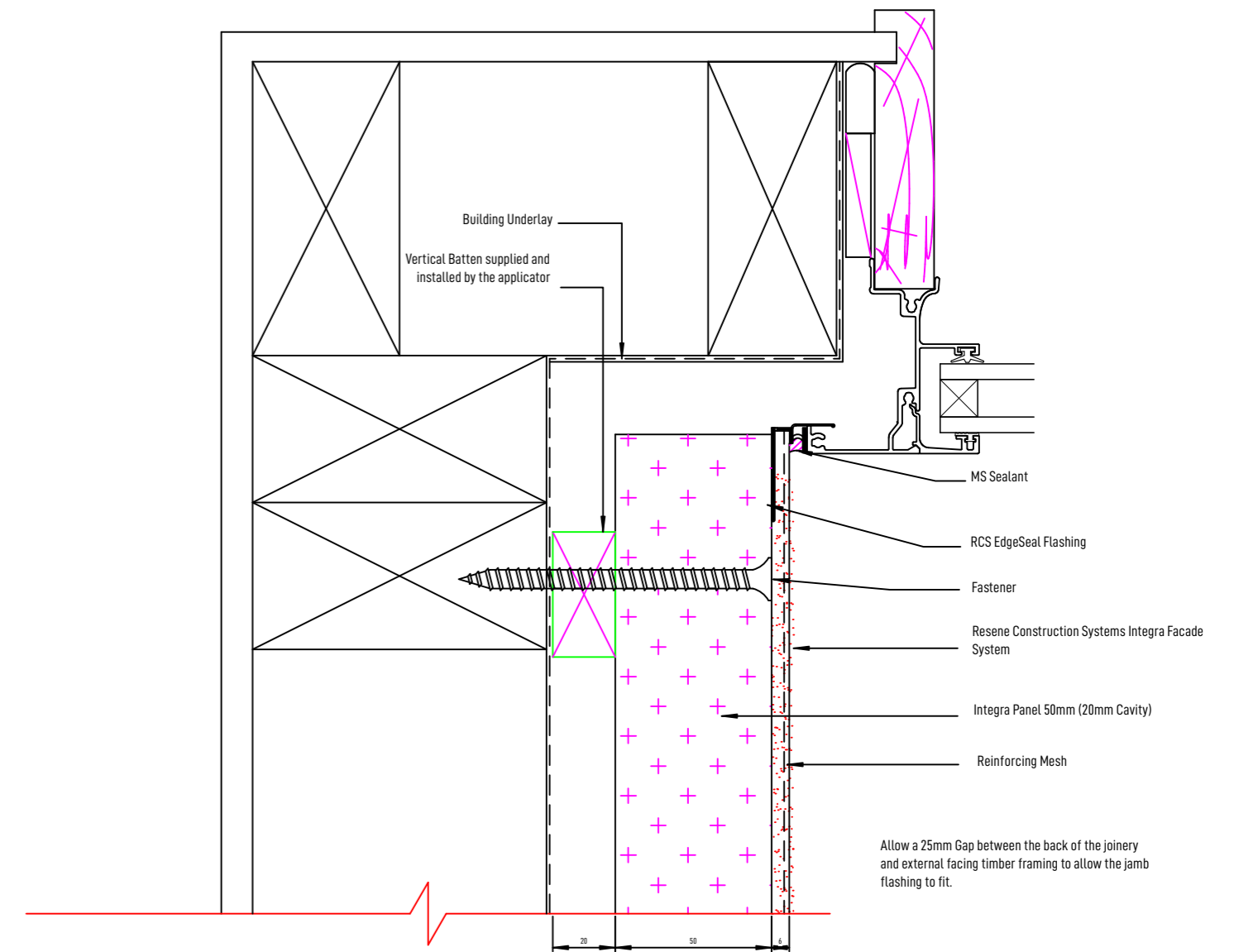
A SILL DETAIL
1:2



C DOOR SILL DETAIL
1:2

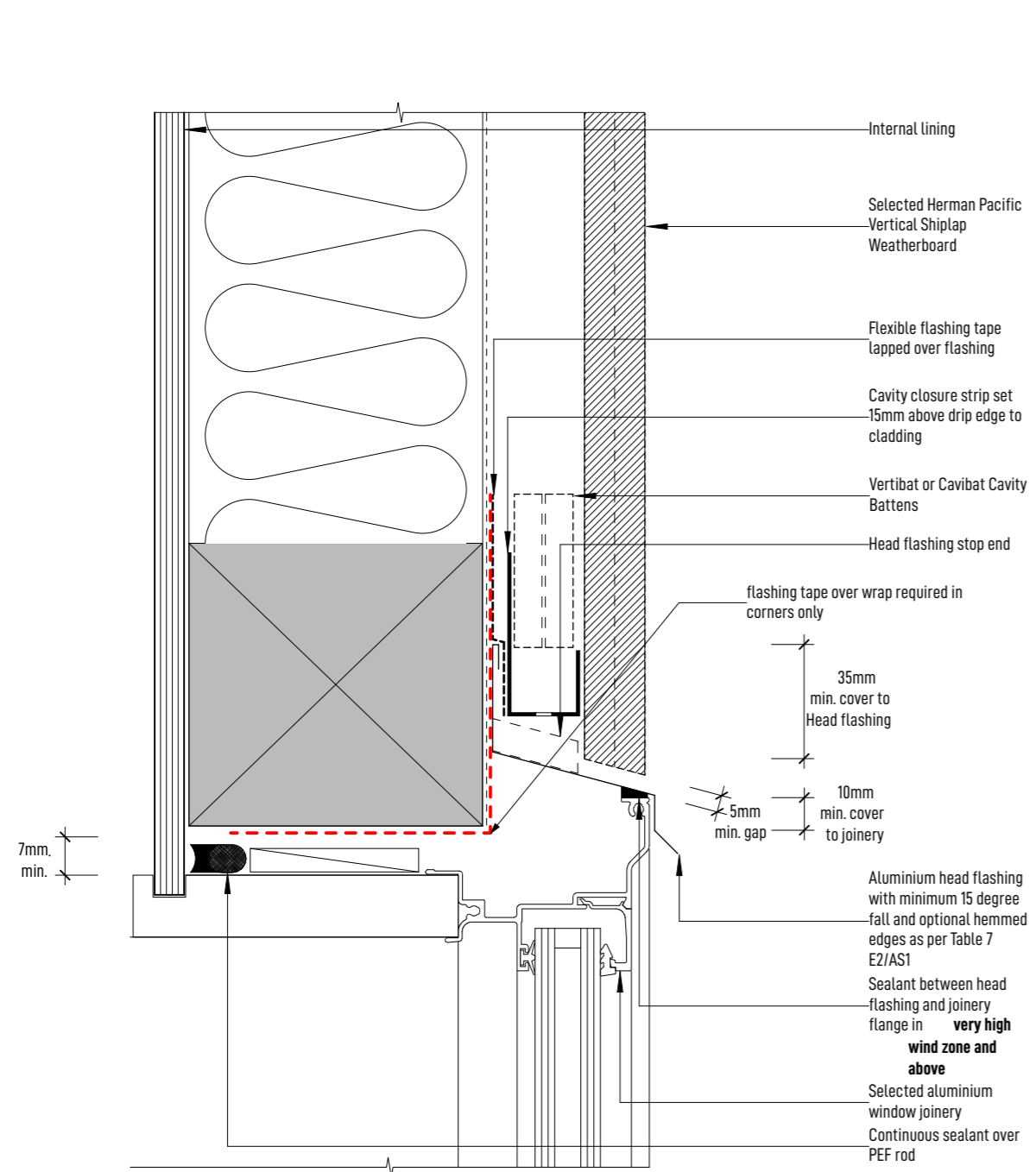


D JAMB DETAIL
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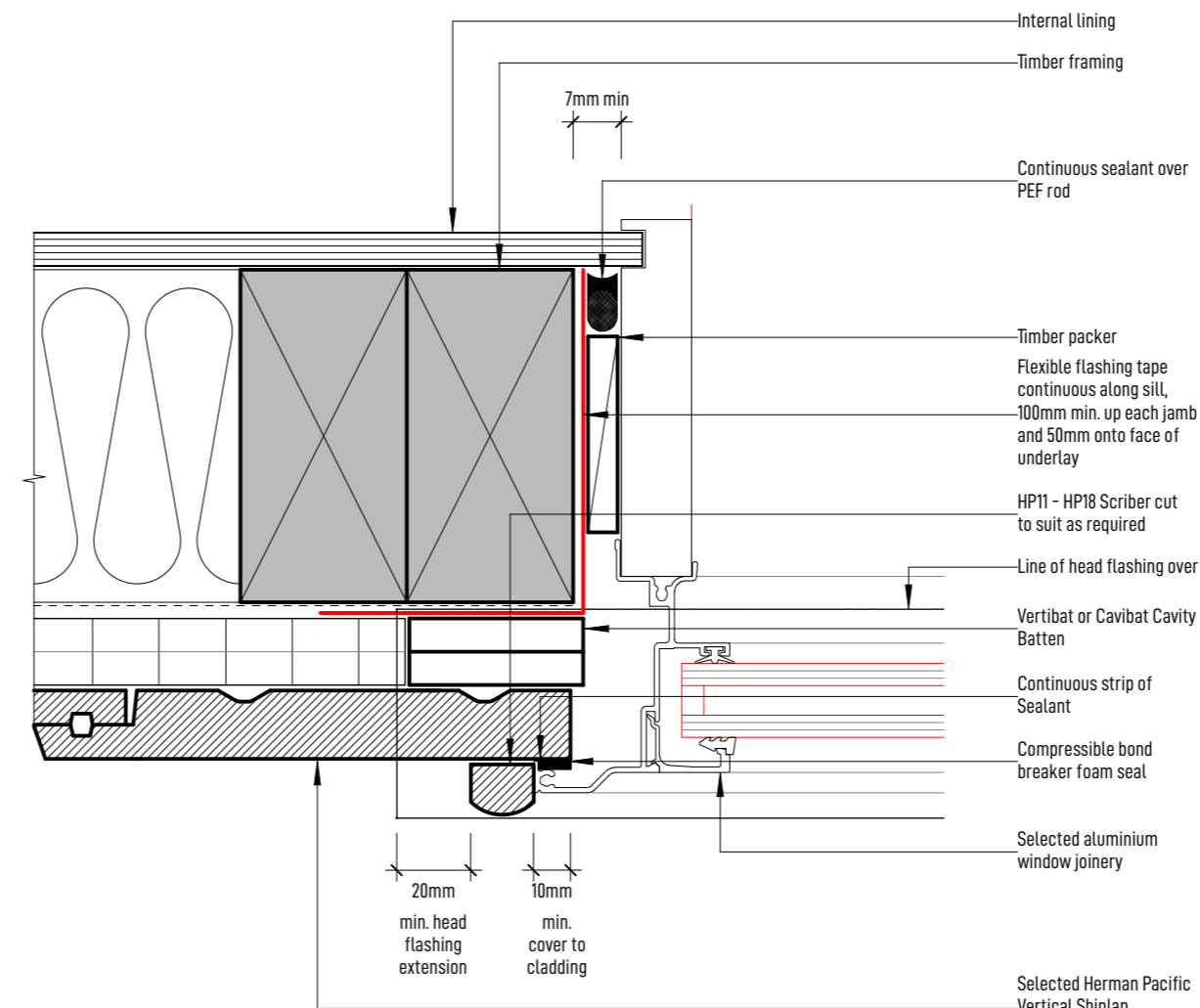
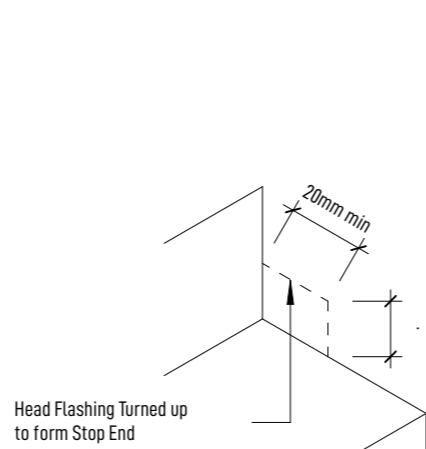


C INTRNAL CORNER JAMB DETAIL
1:2

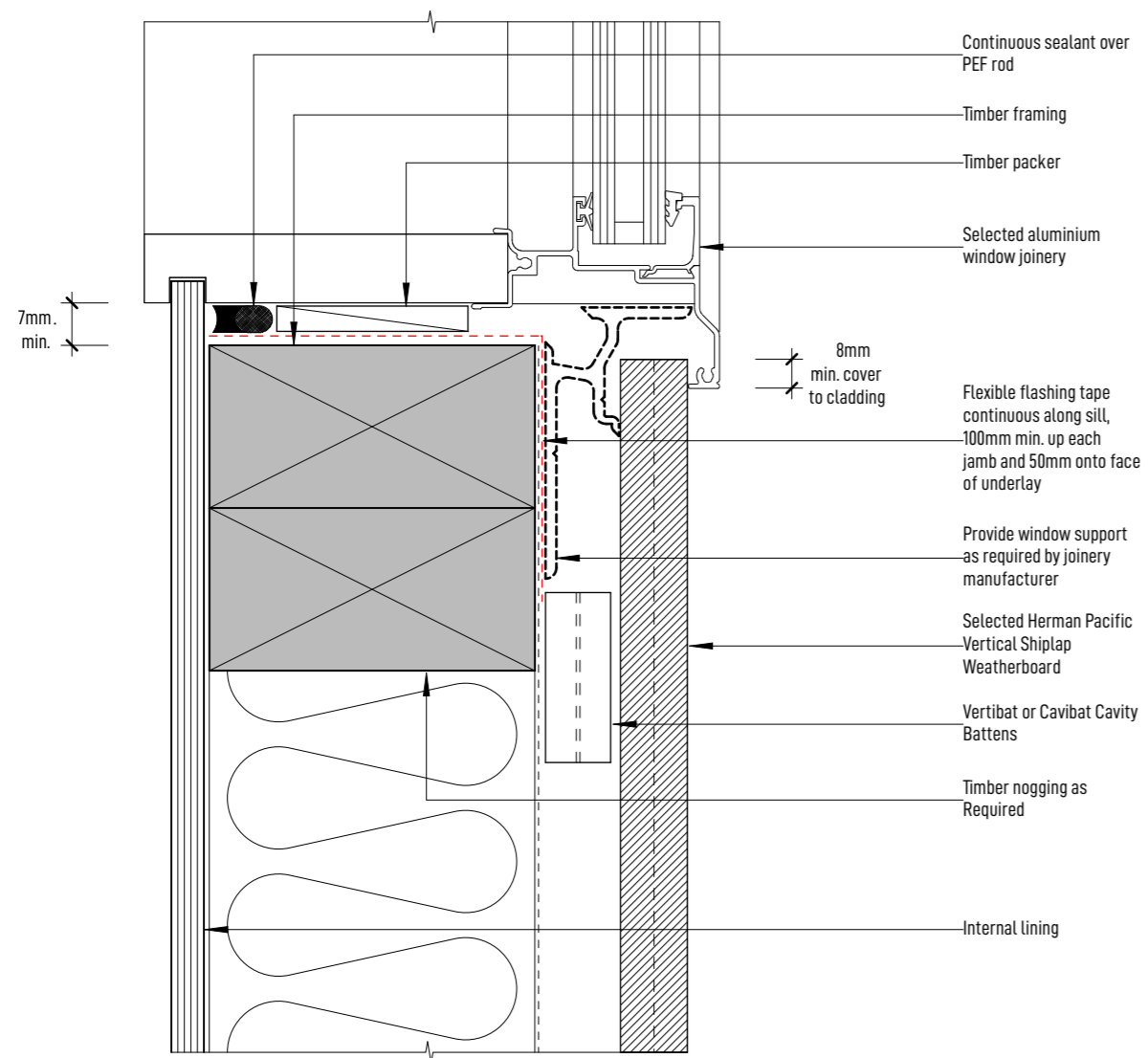
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			REV
			F03



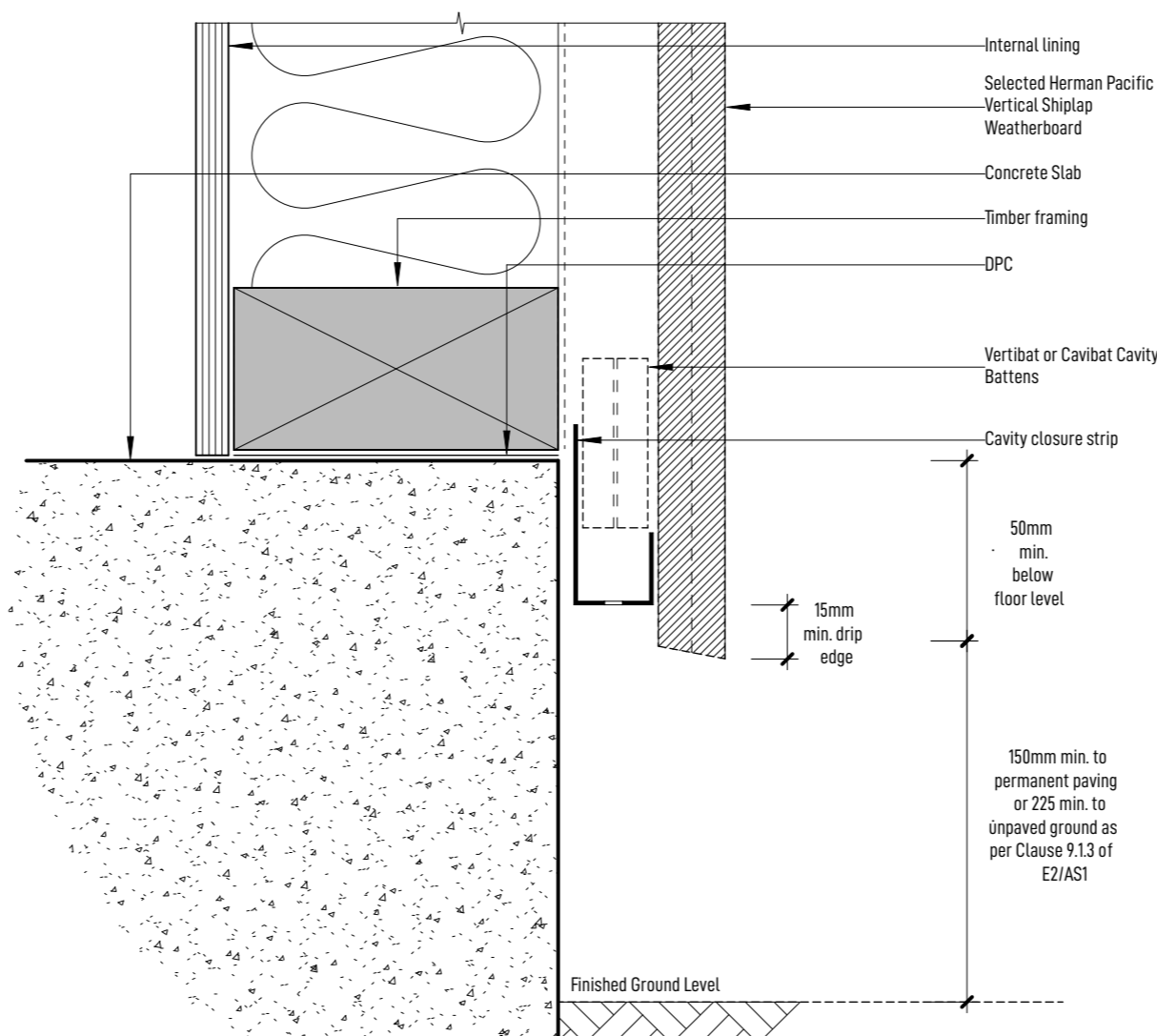
A HEAD DETAIL
1:2



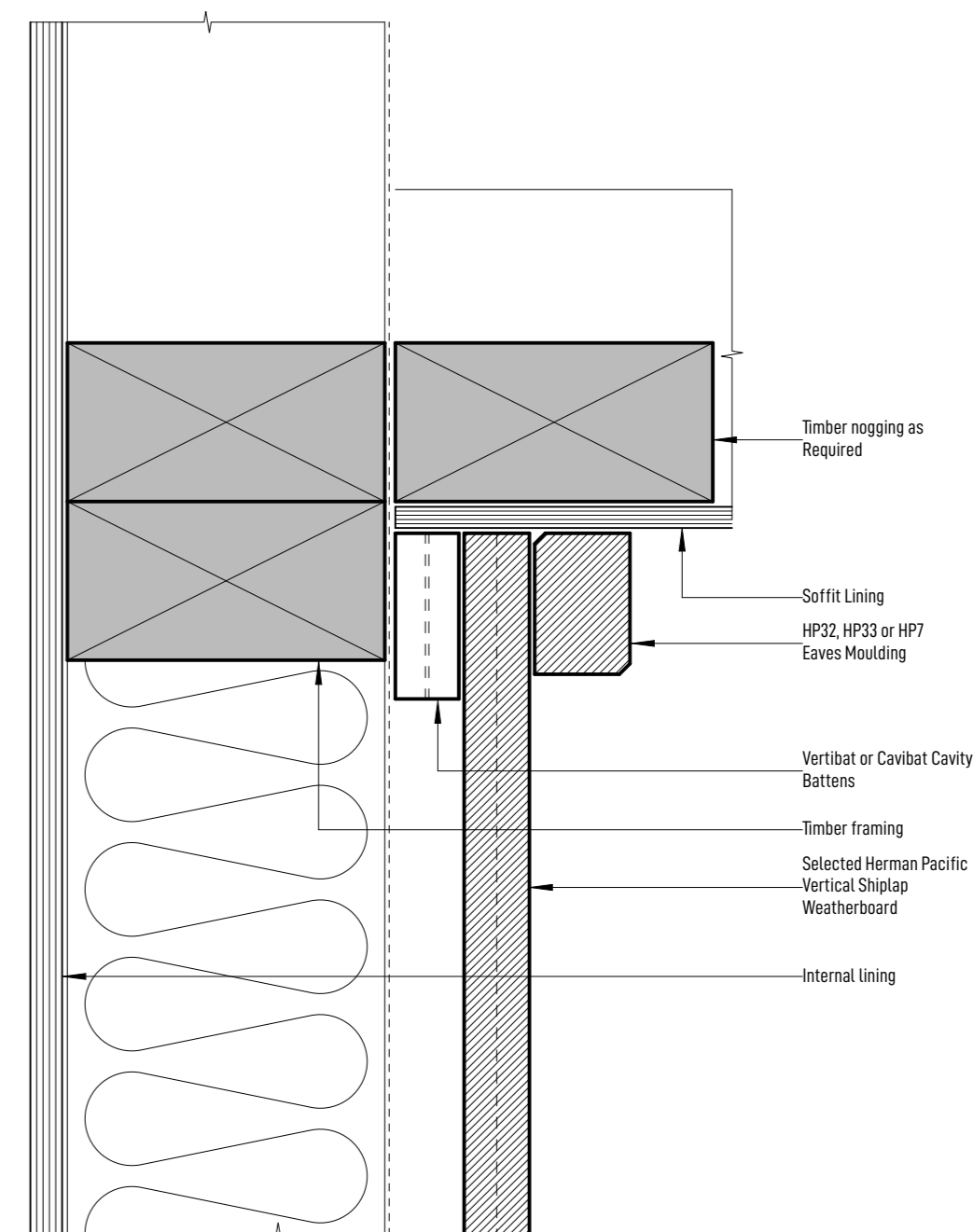
C JAMB DETAIL
1:2



B SILL DETAIL
1:2

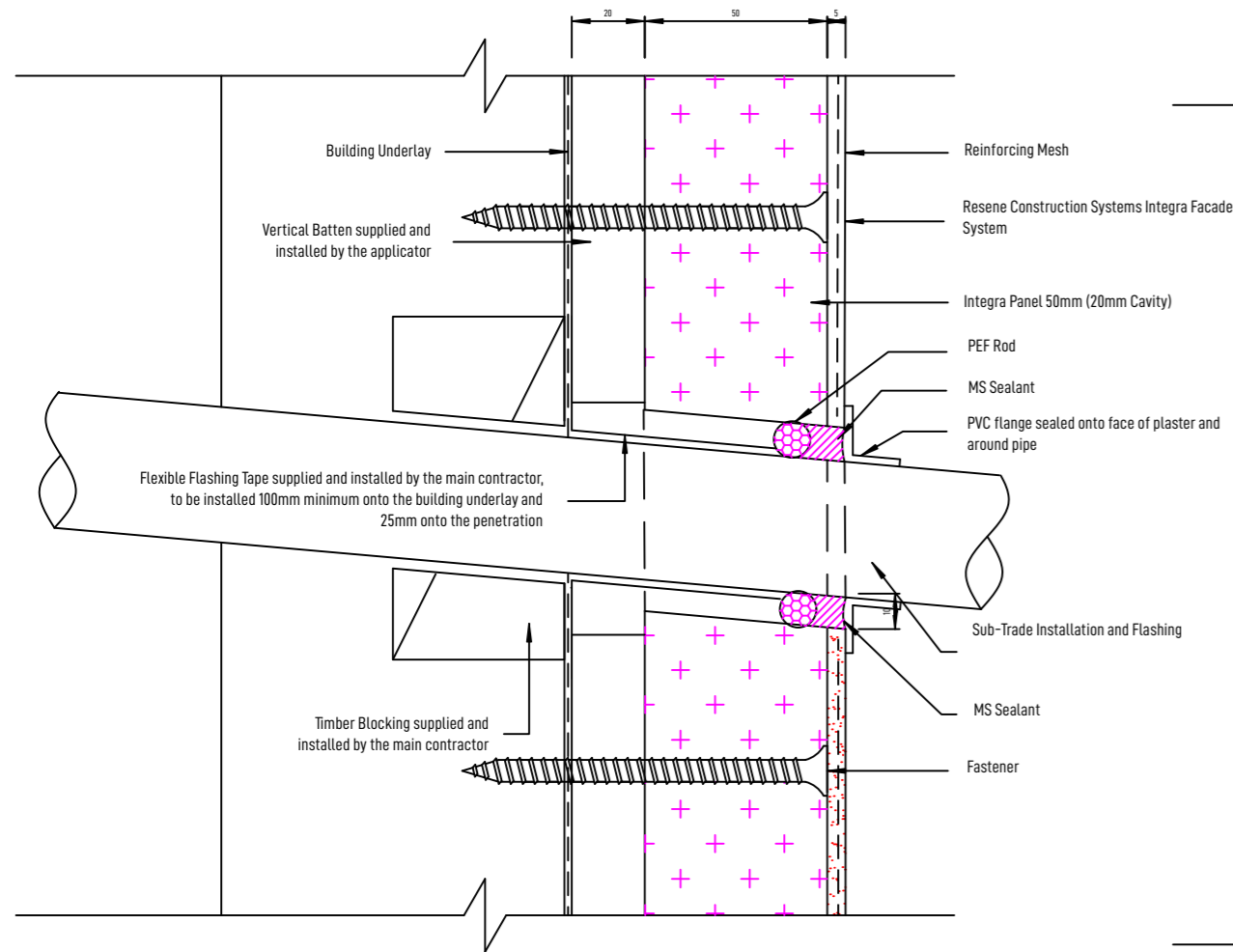


D BASE DETAIL
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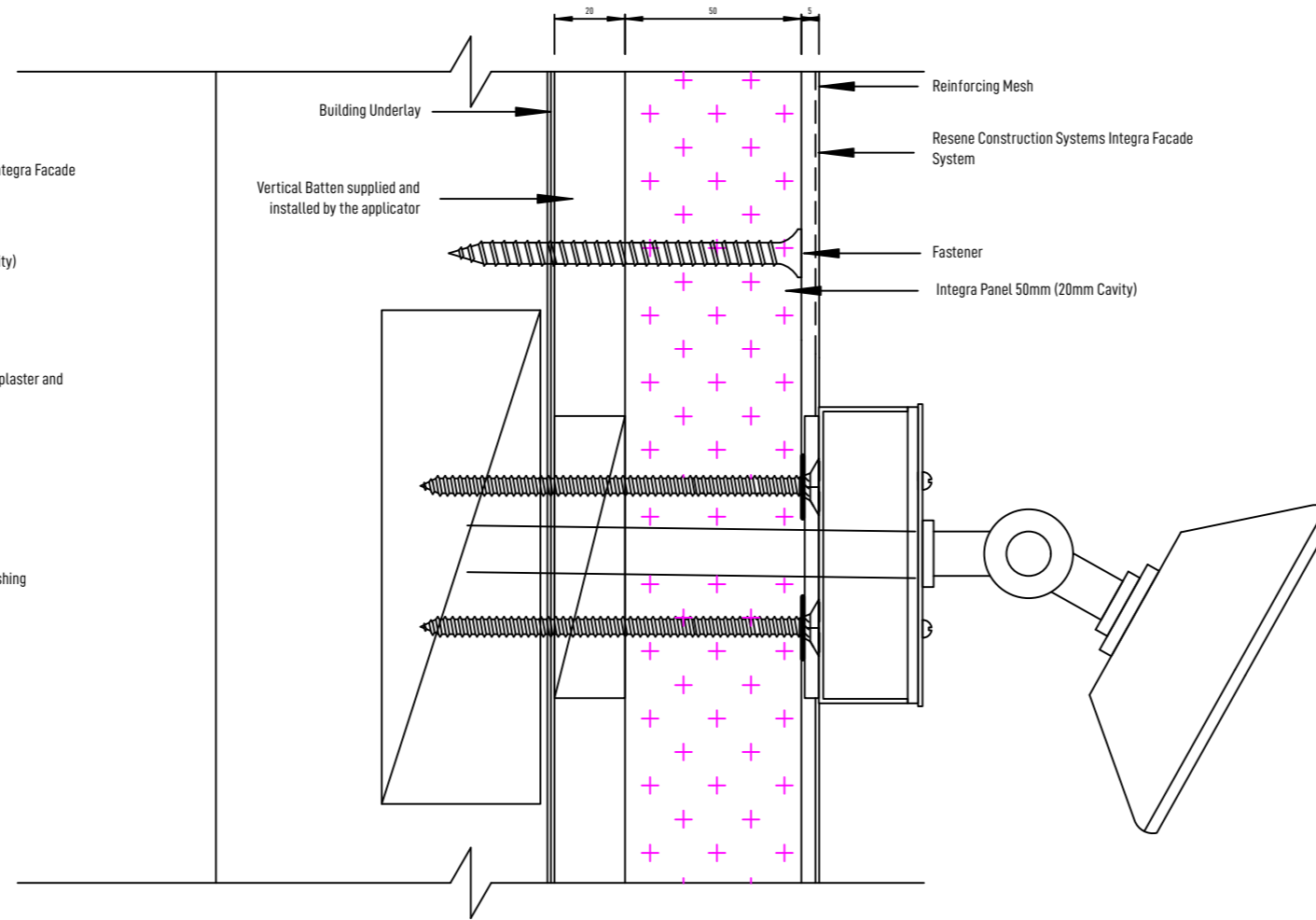


E SOFFIT DETAIL
1:2

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			REV
			F04



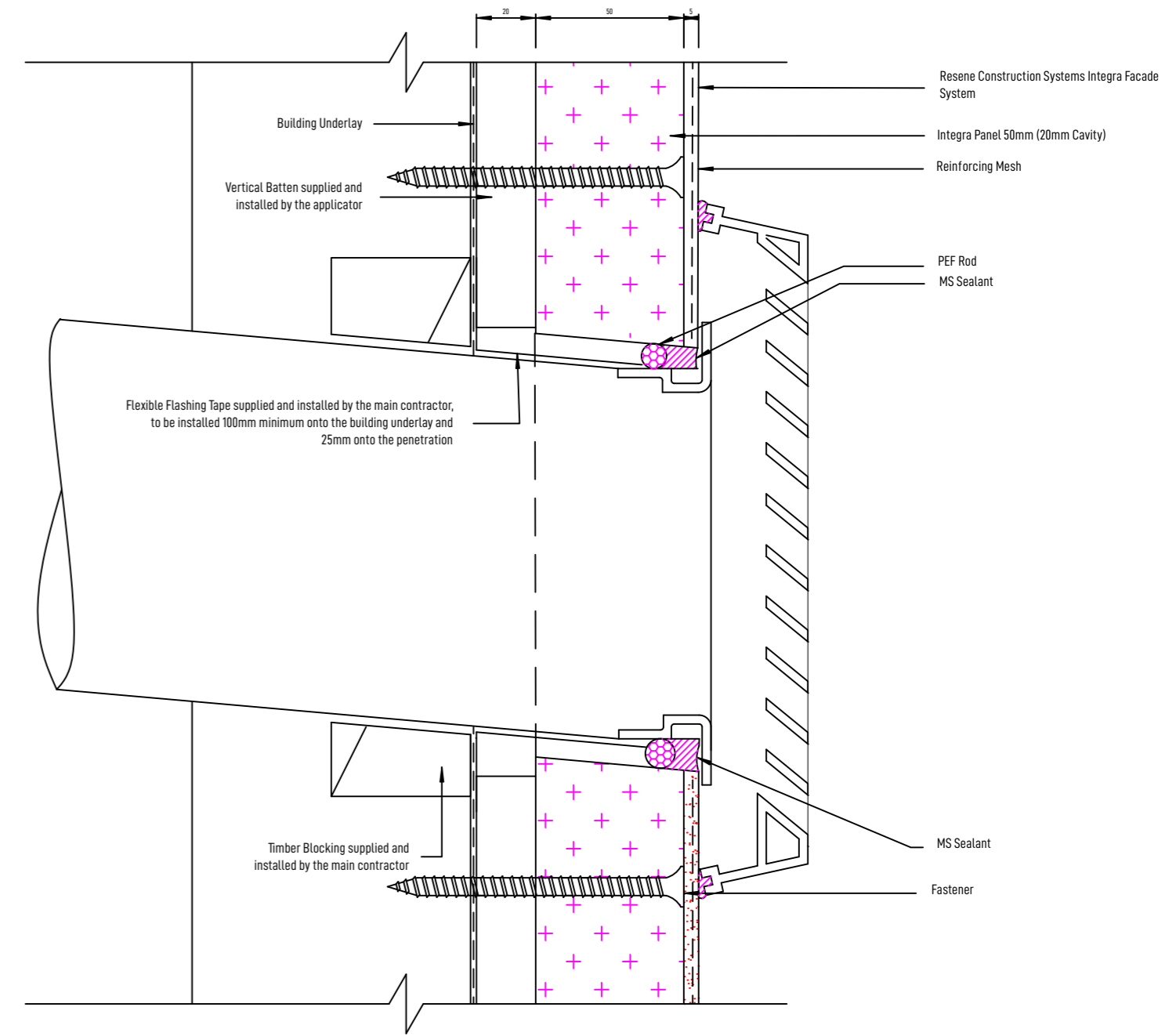
A PIPE PENITRATION DETAIL
1:2



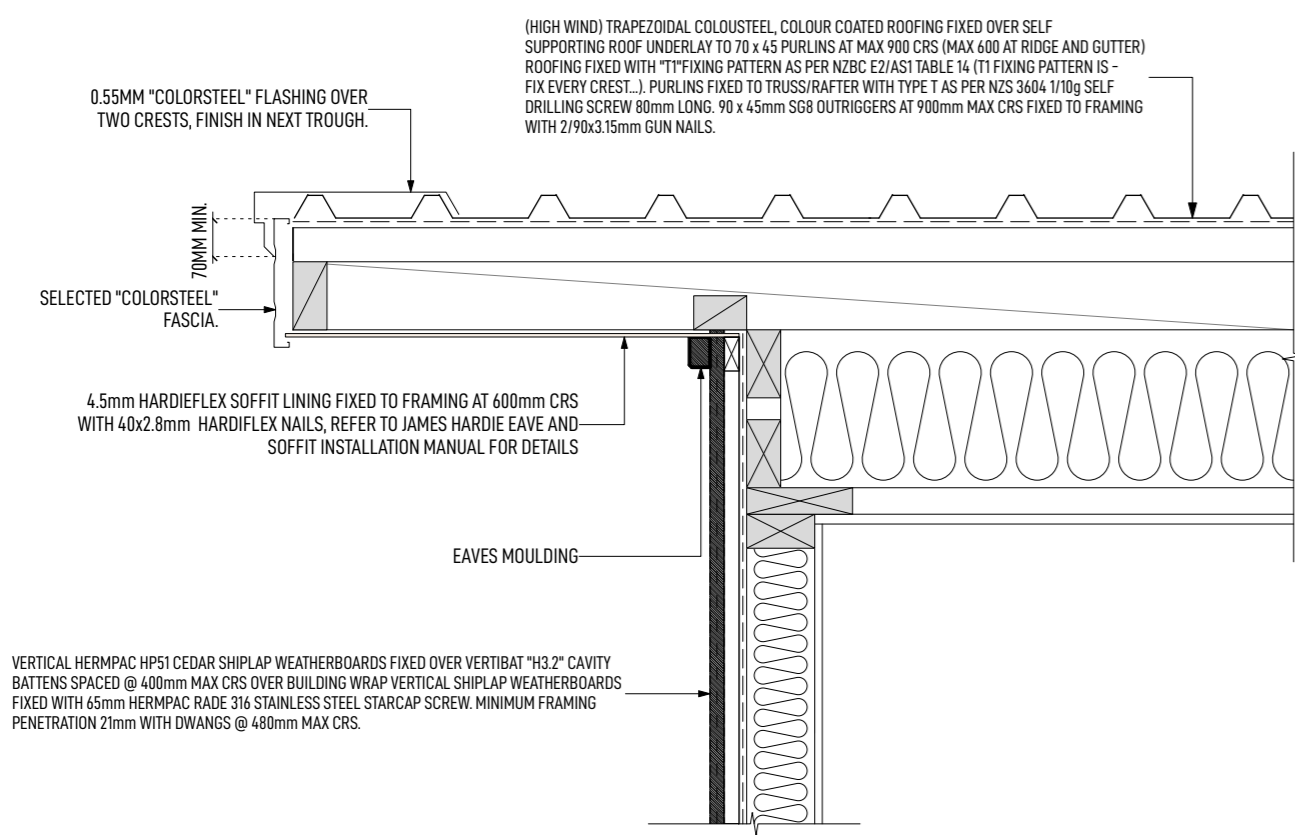
B LIGHT FIXING DETAIL
1:2

The responsibility for the penetration is the responsibility of the main contractor, where possible and practical use a flange.

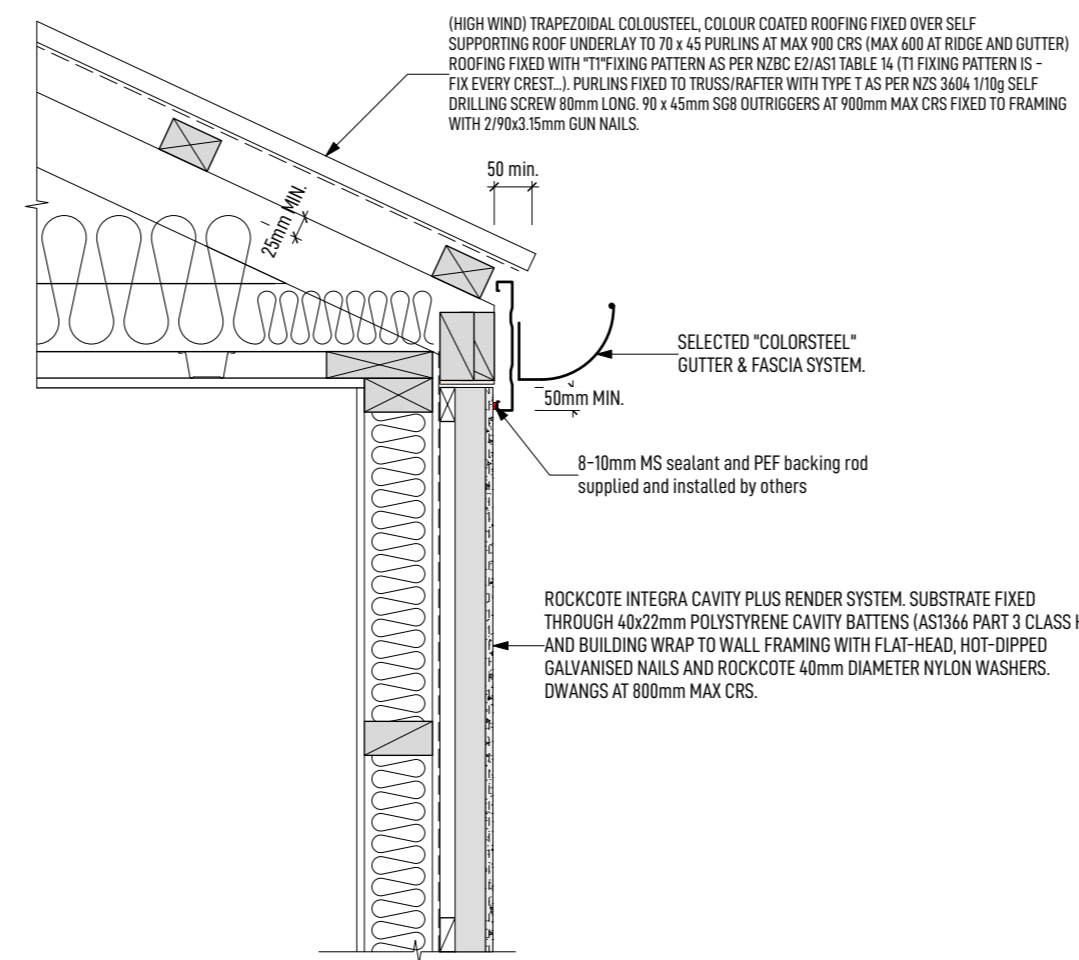
It is important that there is adequate support for the penetration in the form of timber packing. The penetration should be angled slightly away from the cladding so any moisture is diverted away from the cladding.



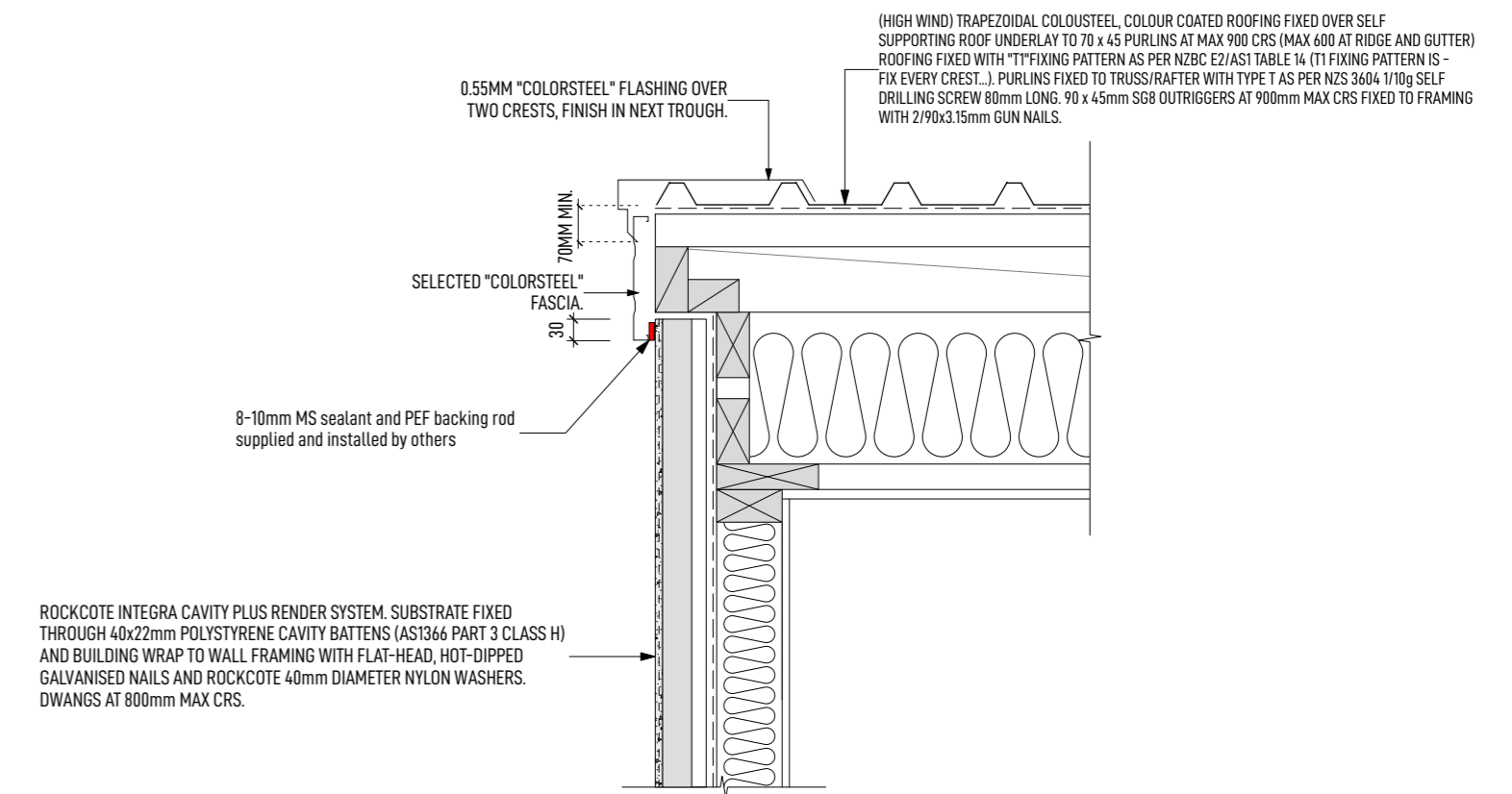
C FAN VENT DETAIL
1:2



D BARGE DETAIL
1:10

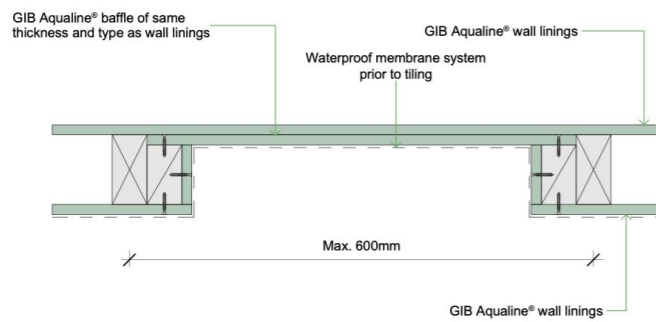
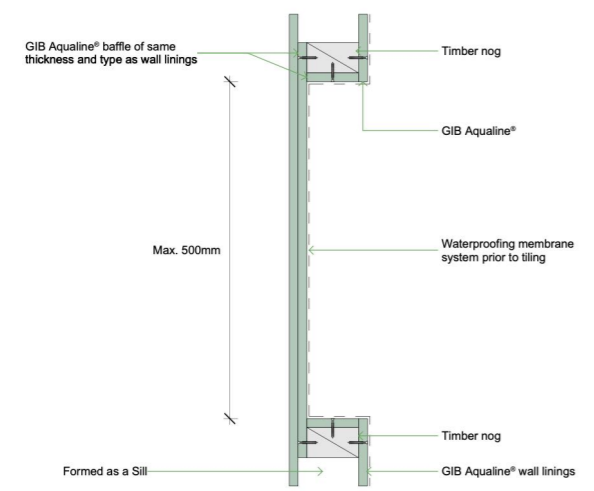


E EAVE DETAIL
1:10

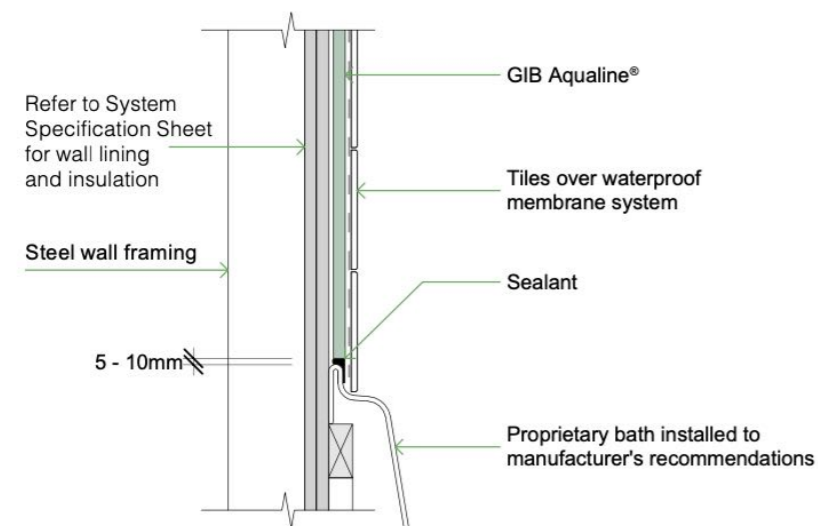


F BARGE DETAIL
1:10

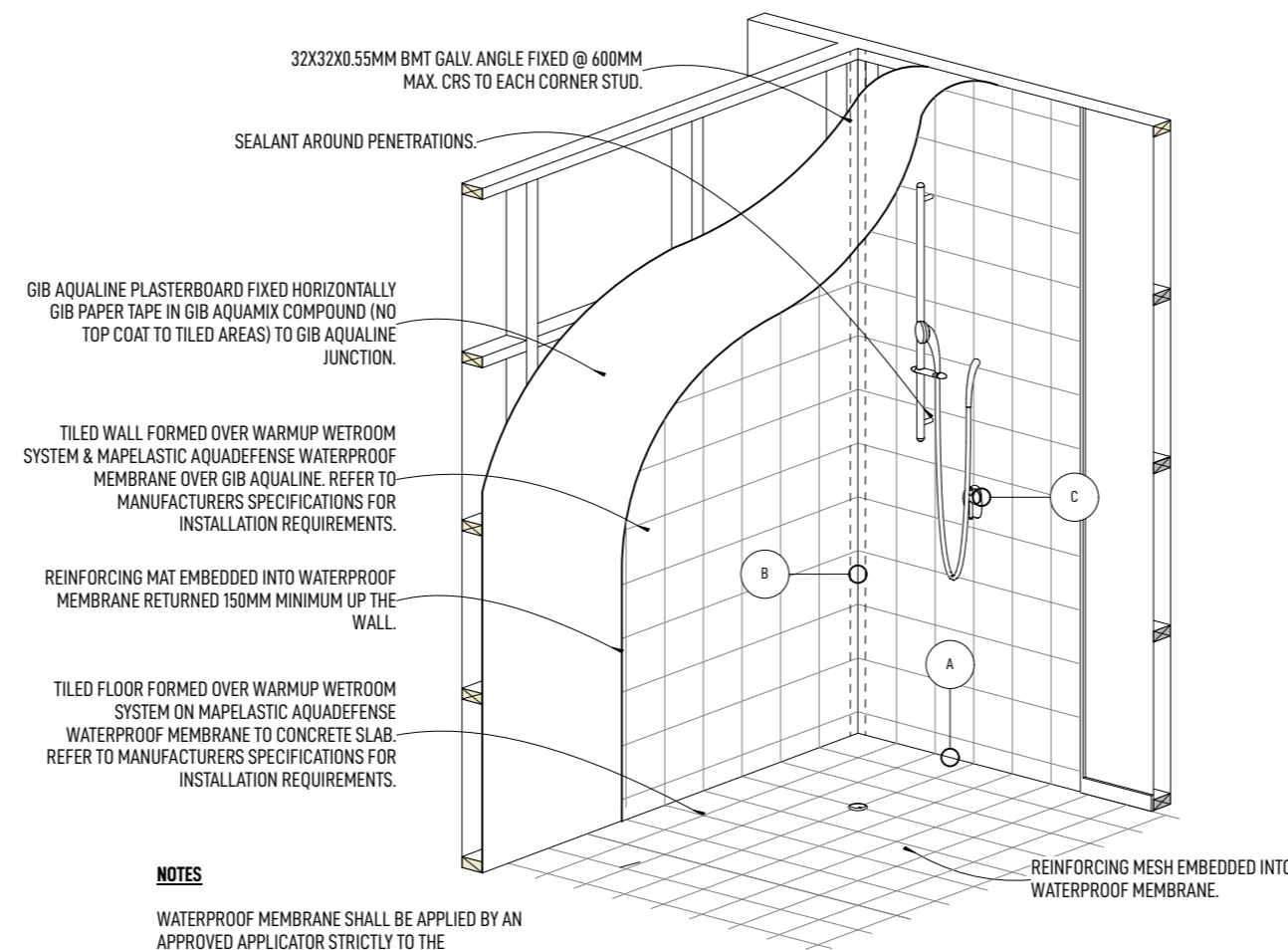
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			F05



Larger recesses can be accommodated depending on specific framing layout provided 500mm is not exceeded in at least one direction.

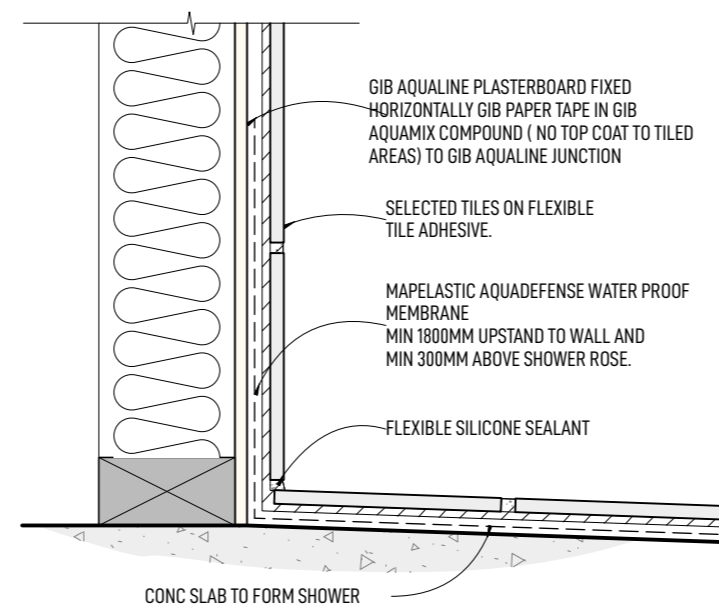


GAL-014



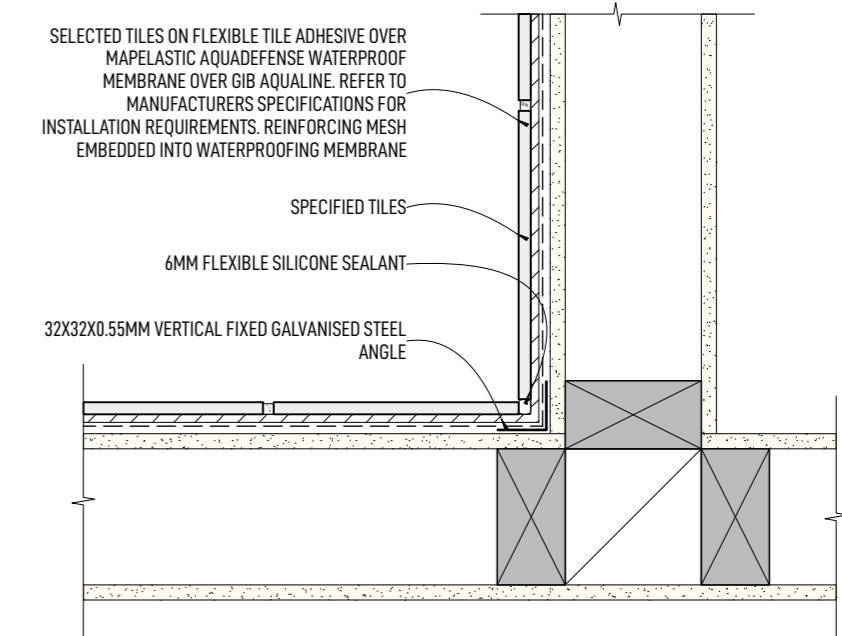
NOTES
WATERPROOF MEMBRANE SHALL BE APPLIED BY AN APPROVED APPLICATOR STRICTLY TO THE MANUFACTURERS SPECIFICATION.

C TILED SHOWER DETAIL
NTS

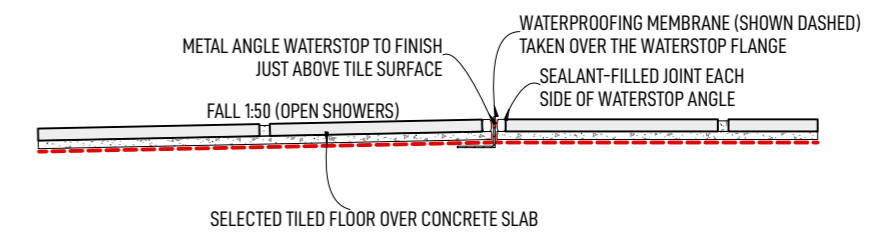


NOTES
WATERPROOF FLOOR MEMBRANE TO EXTEND MIN 500MM OUTSIDE OF SHOWER AREA.
WATERPROOF MEMBRANE SHALL BE APPLIED BY AN APPROVED APPLICATOR STRICTLY TO THE MANUFACTURERS SPECIFICATION.

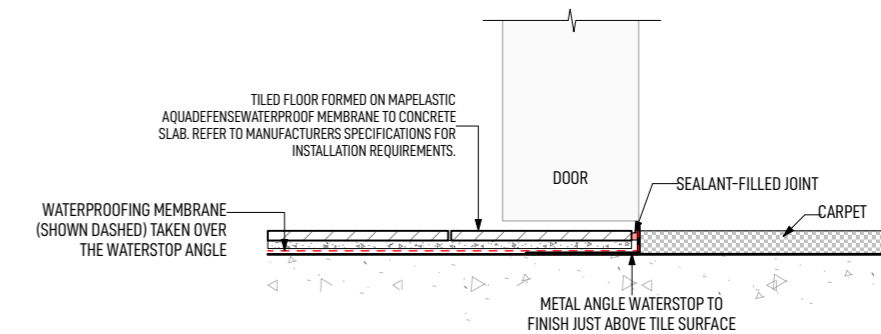
E FORMED FLOOR SHOWER - CONCRETE FLOOR
1:5



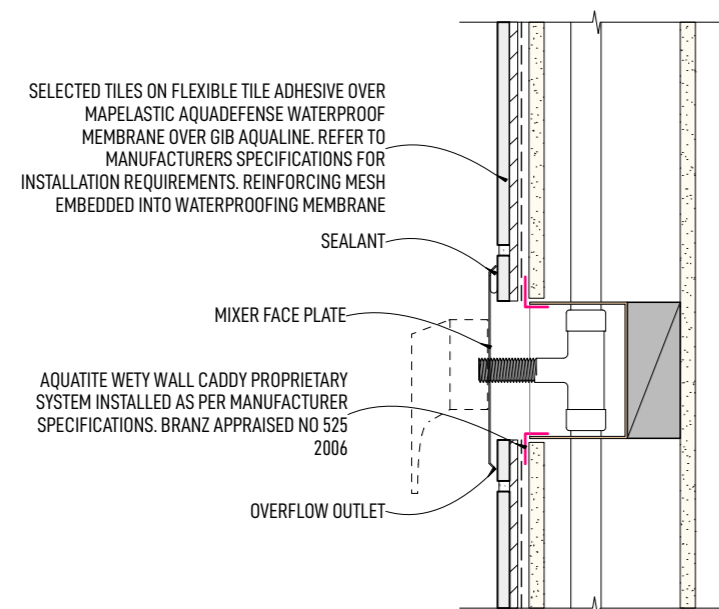
A BATH WALL CORNER DETAIL
SCALE 1:5



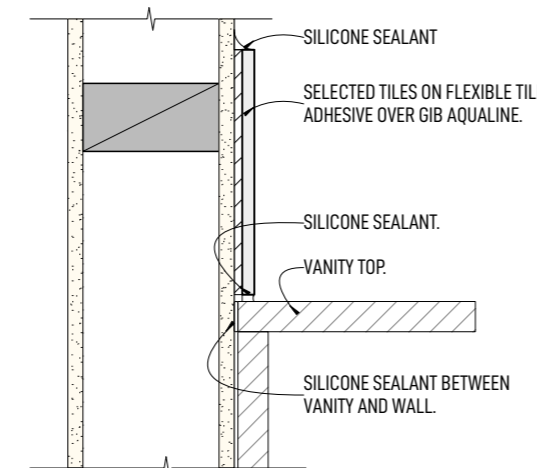
H TILED FLOOR WATERSTOP DETAIL
SCALE 1:5



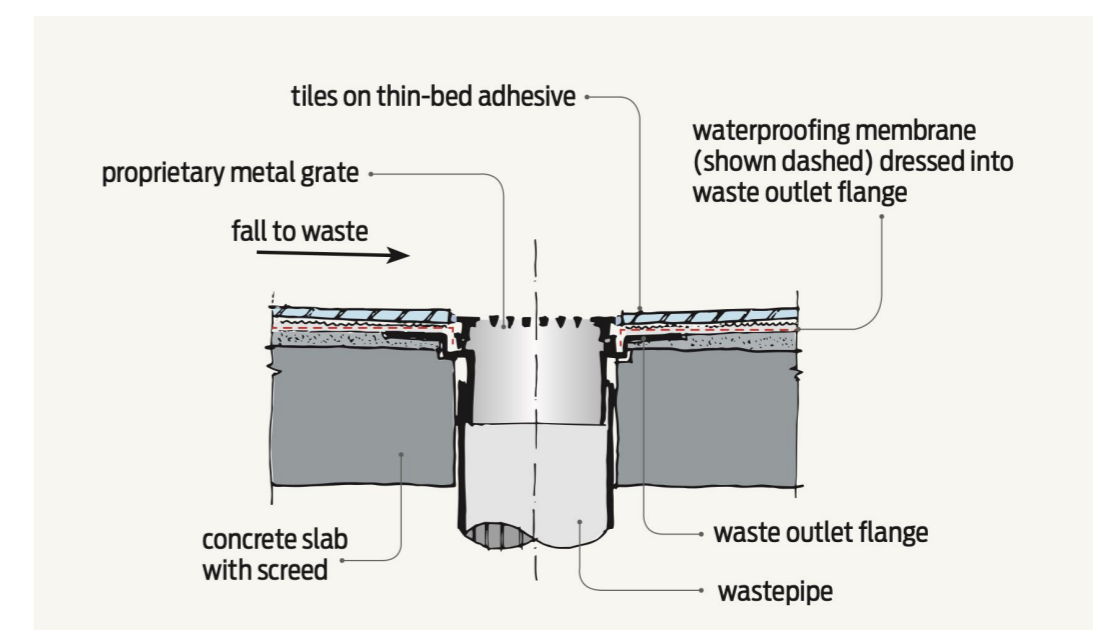
I TILE WATERSTOP AT DOOR DETAIL
SCALE 1:5



B BATH MIXER DETAIL
SCALE 1:5



D VANITY TOP DETAIL
SCALE 1:5



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