Approved building consent documents

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

Inspection bookings

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

For current inspection timeframes see Selwyn District Council - Building.

Note: where restricted building work is involved, you must provide the relevant LBP numbers for the work to be inspected at the time of booking the inspections.

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

REVID	SET ID	TRANSMITTAL SET NAME	DATE
01	01	REV A	22/01/2026

THE OWNERS ACCEPT AND CONFIRM THAT THESE ARE THE FULL AND FINAL DRAWINGS

Signed: Date:

LAYOUT	REV	SHEET NAME
WORKING DRAWINGS		
A001	01	COVER PAGE
A1 PLANS		
A101	01	SITE PLAN
A102	01	SEDIMENT CONTROL PLAN
A103	01	PLUMBING PLAN
A104	01	PLUMBING NOTES
A105	01	FOUNDATION PLAN
A106	01	FLOOR PLAN
A107	01	BRACING PLAN
A108	01	BRACING CALCULATIONS
A109	01	ROOF PLAN
A110	01	INSULATION PLAN
A111	01	EXTERIOR DOOR & WINDOW SCHEDULE
A112	01	INTERIOR DOOR SCHEDULE
A2 SECTIONS		
A201	01	SECTION AA
A202	01	SECTION BB
A203	01	SECTION CC
A204	01	SECTION DD & EE
A3 ELEVATIONS		
A301	01	ELEVATIONS
A4 DETAILS		
A401	01	ROOF DETAILS
A402	01	BRICK DETAILS
A403	01	BRICK DETAILS
A404	01	CLADDING DETAILS
A405	01	VERTICAL SHIPLAP DETAILS
A406	01	HWC DETAILS
A407	01	BATHROOM DETAILS
A408	01	TILED SHOWER DETAILS
A409	01	TILED SHOWER ELEVATIONS
A410	01	TILED SHOWER ELEVATIONS
A411	01	FIXING & TREATMENT DETAILS
A412	01	LINTEL FIXING DETAILS
A413	01	BRACING HOLD DOWN

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TODAY HOMES RESIDENCE
LOT 622 DORPER ROAD WEST MELTON SELWYN DISTRICT COUNCIL NZL

22/01/2026 #25120010

A001

Notes

0 GENERAL NOTES

0.04.04 STORMWATER & WASTEWATER
STORMWATER & WASTEWATER DRAIN LAYOUT INDICATIVE OBLY AND MAY BE SUBJECT TO CHANGE. FINAL LAYOUT AS PER ONSITE AS PER ONSITE AS BUILT PLANS BY DRAINLAYER ON COMPLETION AND LODGED WITH COUNCIL. THERMAL MOVEMENT PIPES TO BE IN ACCORDANCE WITH G1/AS1 AND NZS7643.

2 SITE

2.00.04 SOAK PIT
SEPARATE SOAKPIT FROM FOUNDATIONS AND SIDE BOUNDARIES IN COMPLIANCE WITH FIGURE 14 OF E1/AS1 TO AVOID SURCHARGE. LOCATION AT ROAD BOUNDARY PERMITTED SUBJECT TO SITE CONDITIONS. SIZE TO BE 2.5x2.5x1.04m. SOAK PIT TO BE ROCK BED AS PER E1/VM1 FIGURE 13(a). SUBJECT TO PERCOLATION TEST.

2.01.001 SELECTED CONCRETE
SELECTED CONCRETE @ 1:40 FALL, REINFORCED WITH SEISMIC MESH, ON 100mm MIN COMPACTED HARDFILL. ALLOW FOR SAW CUTS AT 3m BOTH WAYS (TBC WITH CLIENT). ALLOW FOR NON-SLIP EXPOSED AGGREGATE FINISH TO COMPLY WITH WET SLIP RESISTANCE OF D1/AS1 TABLE 2 OF D.4.D.

2.50.005 1.8m HIGH FENCE
SELECTED FENCE. REFER CLIENT SELECTIONS

7 SERVICES

7.02.001 SEWER LINE
100mm Ø UPVC SEWER DRAIN AT 1:100 FALL. INSPECTION OPENING REQUIRED AT CONNECTION TO MAINS/WITHIN 1m OF THE BOUNDARY.

7.02.002 STORMWATER LINE
90mm Ø UPVC STORMWATER DRAIN AT 1:90 FALL. INSPECTION OPENING REQUIRED AT CONNECTION TO MAINS/WITHIN 1m OF THE BOUNDARY.

7.02.004 STRIP DRAIN
STRIP DRAIN 200mm MIN WIDE X 150mm MIN DEEP CHANNEL, 1:200 FALL ALONG LENGTH ALONG CHANNEL TOWARDS OUTLET, TO CONNECT TO SUMP. GRATING INSTALLED OVER CHANNEL. EXTERIOR PAVING TO FALL AT 1:40 FOR A MIN DISTANCE OF 1m AWAY FROM DRAIN.

7.02.005 SUMP
TYPE 1 SUMP INSTALLED IN LOCATION AS SHOWN ON SITE/DRAINAGE PLAN TO CONNECT TO STORMWATER SYSTEM.

REVID	CHID	REVISION	DATE
01			22/01/2026

THE OWNERS ACCEPT AND CONFIRM THAT THESE ARE THE FULL AND FINAL DRAWINGS
Signed: Date:

LEGAL DESCRIPTION
LOT 622 DORPER ROAD
WEST MELTON, #Site Postcode
LOT 622 DP 616175
AREA: 801m²
CLIMATE ZONE - 5
EARTHQUAKE ZONE - 2
EXPOSURE ZONE - C
RAINFALL - 40-50mm BASED ON BRANZ
WIND REGION - A
WIND ZONE - HIGH
SNOW ZONE - N4, 1kPa @ 84m

TOTAL SITE AREA - 801m²
BUILDING COVERAGE - 269.78m²m² (33.6%)
DRIVEWAY + PATHWAY COVERAGE - 201.28m²
TOTAL HARDSTAND SITE COVERAGE - 471.06m² (58.8%)

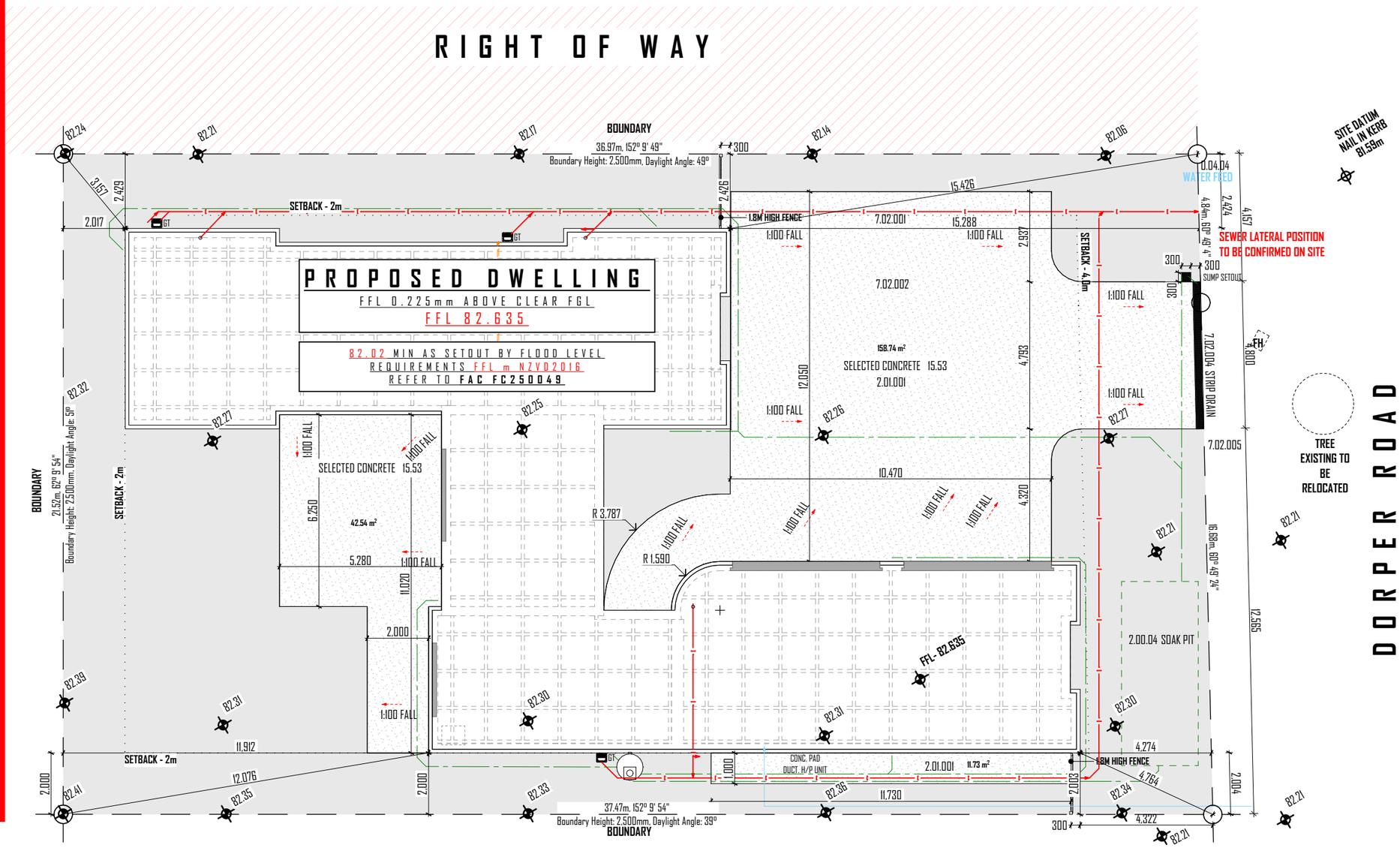
SITE SAFETY NOTES:
SAFE GUARDS TO BE IMPLEMENTED TO PROTECT PEOPLE AND PROPERTY FROM CONSTRUCTION HAZARDS AS PER NZBC F5 IE: SITE TO BE PROTECTED AROUND ENTIRE PERIMETER UTILIZING 2m HIGH STEEL MESH FENCING SYSTEMS WHERE PERMANENT FENCING IS NOT ALREADY INSTALLED. SITE SHOULD BE FULLY SECURED TO PROTECT PUBLIC WHEN SITE IS UNATTENDED.

SURVEY INFO:
SURVEY BY **PATERSONS PITTS LP**
DATUM INFO
COORDINATE SYSTEM NZGD 2000, MT PLEASANT

DATUM: NZVD 2016

ORIGIN OF COORDINATES:
MA 946 DP 616175

ORIGIN OF LEVELS:
-MA 57 DP 504116- 83.72m



SITE PLAN 1:150

Planning Approved
4/02/2026 kate.appleton

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NOTES

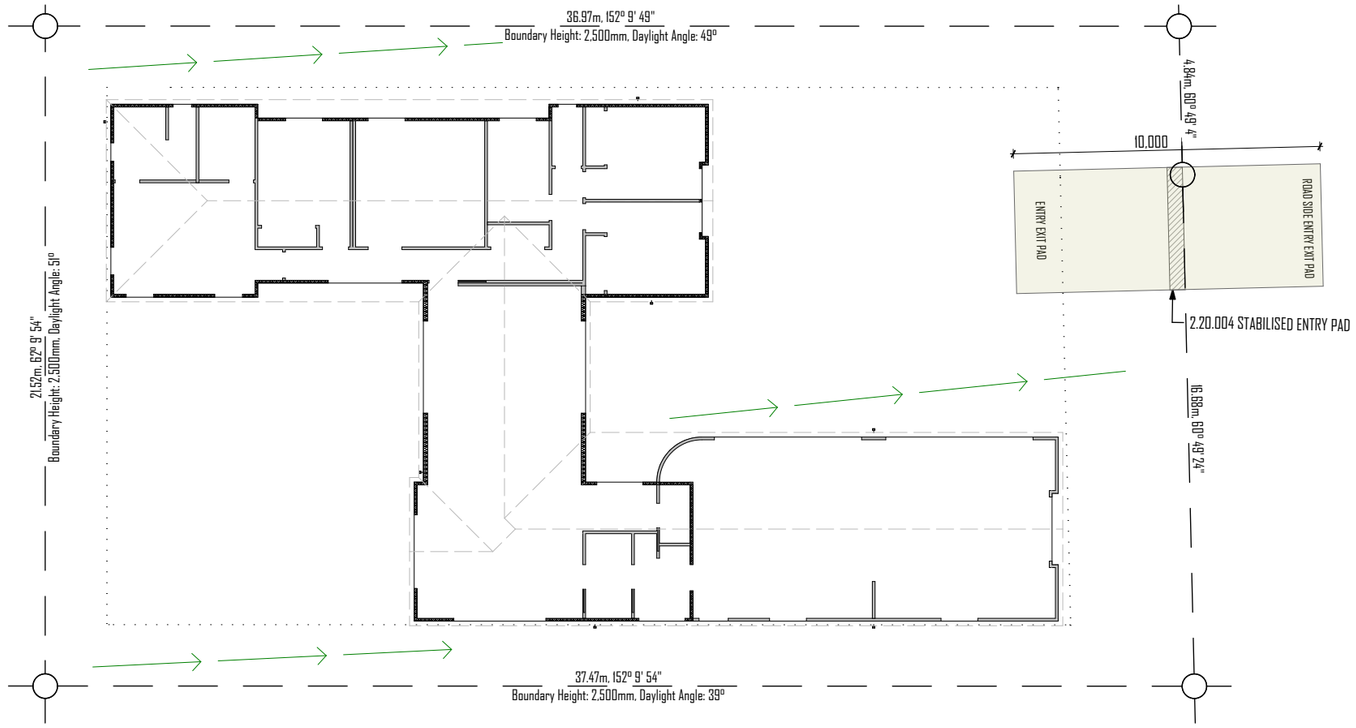
All plans are to be read in conjuntion with the specification & Engineer's details. The Contractor shall verify all dimensions on site before commencing work. Written dimensions are to be take priority over scaled dimensions.
ALL DIMENSIONS AND SITE LEVELS TO BE VERIFIED ON SITE

JOB TITLE	LOT 622 DORPER ROAD WEST MELTON SELWYN DISTRICT COUNCIL NZL
	NEW DWELLING
DESIGNER	TODAY HOMES
DRAFTSMAN	NV
CHECKED	TBC
PROJECT NUMBER	25120010
PRINT DATE	22/01/2026
CLIENT NAME	TODAY HOMES RESIDENCE
DRAWING TITLE	SITE PLAN
SCALE @ A3	1:150
DRAWING NUMBER	A101
REVISION ID	01

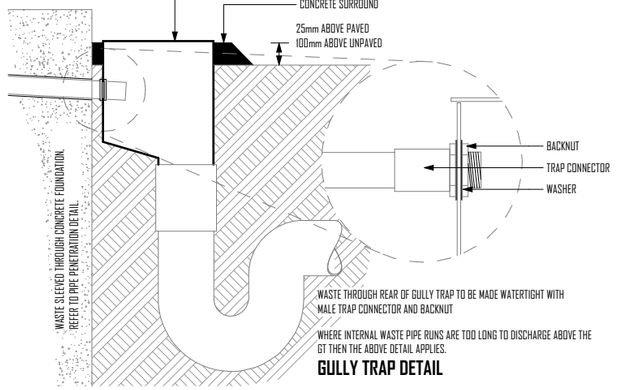
DEMOLITION & SEDIMENT CONTROL ON SITE:
IN ORDER TO PREVENT SEDIMENT AND OTHER POLLUTANTS FROM ENTERING THE ON SITE RAIN WATER DISPOSAL SYSTEM. THE MAIN CONTRACTOR SHALL ENSURE THAT THE SEDIMENT CONTROL MEASURES ARE IN PLACE. THESE SHALL INCLUDE BUT NOT LIMITED TO:
-DURING DEMOLITION USE WATER SPRINKLING MEASURES TO REDUCE DUST. ENSURE NO DUST IS OBSERVED AT SITES DOWN WIND BOUNDARY.
-RIDIM A19 GEOTEXTILE MATERIAL PLACED UNDER ALL SITE SUMP GRILLS (YARD AND KERB) PLUS THOSE OFF SITE WHERE FINES COULD ENTER THE RAINWATER SYSTEM.
CONTROL MEASURES ARE TO BE CLEANED OUT WHEN 50% FULL.
IMPLEMENT DECOMMENSION MEASURES SO AS NOT TO ALLOW TRAPPED MATERIALS TO FLOW INTO SUMPS ETC.
IMMEDIATELY REINSTATE ANY MEASURES THAT ARE DAMAGED/DISTURBED DURING WORKS.
DURING DEMOLITION STAGE AND EXCAVATION STAGE. SWEEP VEHICLE ACCESS AREA EACH DAY TO REDUCE MATERIAL BEING TRACKED OFF SITE.
ANY MATERIAL EXCAVATED ON SITE TO BE REMOVED FROM THE DAY OF EXCAVATION. WHERE THIS IS NOT POSSIBLE. STOCKPILED MATERIAL TO BE DAMPENED TO PREVENT DUST TO NEIGHBOURING PROPERTIES.
TO CONTAIN CONCRETE WASTE WASHED FROM TRUCKS TO ENSURE IT CANNOT LEAVE SITE OR ENTER RAINWATER SYSTEM.
AT ALL STAGES OF THE CONSTRUCTION PROCESS. THE MAIN CONTRACTOR SHALL ENSURE MEASURES ARE IN PLACE TO PREVENT CONTAMINATION OF THE SURROUNDING AREA
ALL EROSION AND SEDIMENT CONTROL STRUCTURES TO BE INSPECTED EACH WORKING DAY AND MAINTAINED IN GOOD WORKING ORDER
ALL GROUND COVER VEGETATION OUTSIDE IMMEDIATE BUILDING AREA TO PRESERVED DURING BUILDING PHASE
STOCKPILES OF CLAY LIKE MATERIAL TO BE COVERED WITH AN IMPERVIOUS SHEET
ROOF WATER DOWNPIPES TO BE CONNECTED TO THE PERMANENT UNDERGROUND STORMWATER DRAINAGE SYSTEM AS SOON AS PRACITICAL AFTER THE ROOF IS LID

STABILISED ENTRY/ EXIT PAD

COVER AND FLOW PATH

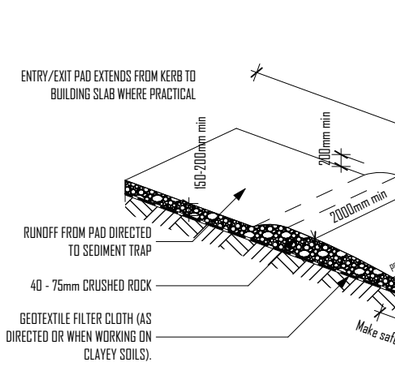


SITE SEDIMENT AND EARTHWORKS 1:200

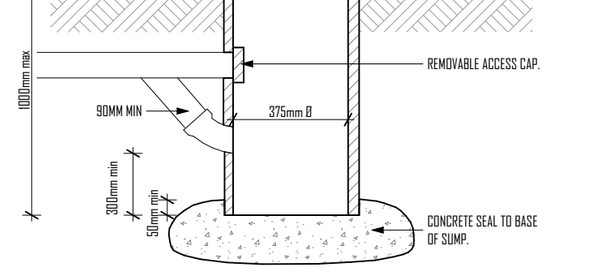


GULLY TRAP DETAIL

D-013 GULLY TRAP DETAIL



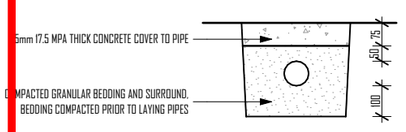
D-019 ENTRY EXIT PAD 1:100



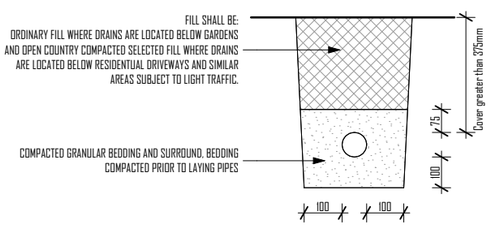
FOR PAVED AREAS >80M² & <110M²

TYPE 1 SUMP

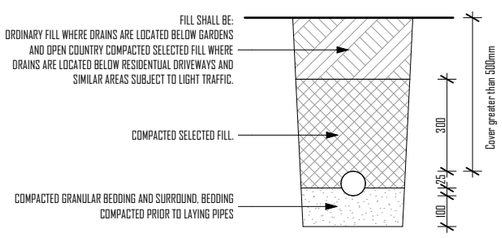
D-015 SUMP DETAILS 1:20



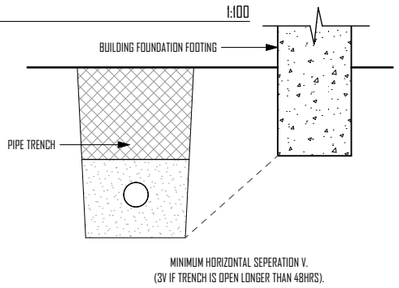
BEDDING & BACK FILLING 125mm - 375mm COVER



BEDDING & BACK FILLING 375mm - 500mm COVER

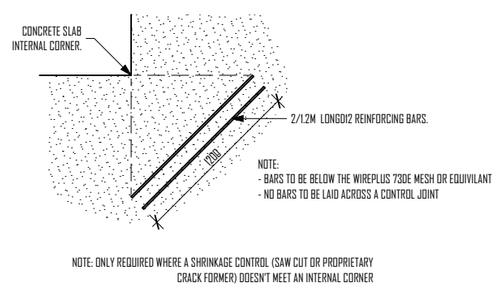


BEDDING & BACK FILLING 500mm OR MORE COVER



MINIMUM HORIZONTAL SEPERATION V. (3V IF TRENCH IS OPEN LONGER THAN 48HRS).

RELATIONSHIP OF PIPE TRENCH TO BUILDING FOUNDATION



NOTE: ONLY REQUIRED WHERE A SHRINKAGE CONTROL (SAW CUT OR PROPRIETARY CRACK FORMER) DOESN'T MEET AN INTERNAL CORNER

SUPPLYMENTRY REINFORCING TO FLOOR SLAB INTERNAL CORNERS

D-018 DRAINAGE DETAILS 1:20

REVID	CHID	REVISION	DATE
01			22/01/2026

THE OWNERS ACCEPT AND CONFIRM THAT THESE ARE THE FULL AND FINAL DRAWINGS
Signed: Date:

Notes

2 SITE
2.20.004 STABILISED ENTRY PAD
DURING DEMOLITION STAGE AND EXCAVATION STAGE. SWEEP VEHICLE ACCESS AREA EACH DAY TO REDUCE MATERIAL BEING TRACKED OFF SITE.

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NOTES

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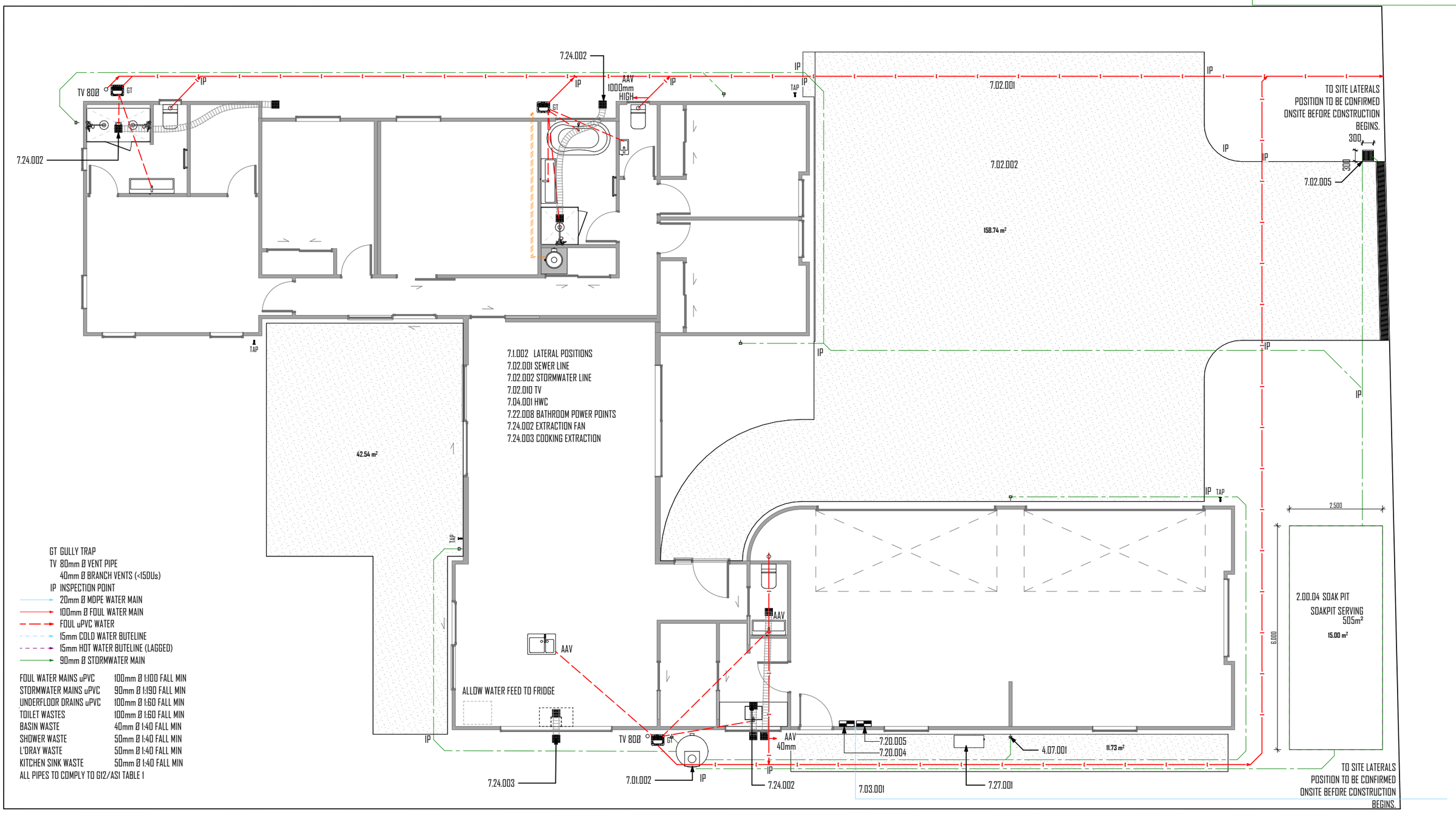
ALL DIMENSIONS AND SITE LEVELS TO BE VERIFIED ON SITE

JOB TITLE	LOT 622 DORPER ROAD WEST MELTON SELWYN DISTRICT COUNCIL NZL
	NEW DWELLING
DESIGNER	TODAY HOMES
DRAFTSMAN	NV
CHECKED	TBC
PROJECT NUMBER	25120010
PRINT DATE	22/01/2026
CLIENT NAME	TODAY HOMES RESIDENCE
DRAWING TITLE	SEDIMENT CONTROL PLAN
SCALE @ A3	1:200, 1:20, 1:100
DRAWING NUMBER	A102
REVISION ID	01

REVID	CHID	REVISION	DATE
01			22/01/2026

THE OWNERS ACCEPT AND CONFIRM THAT THESE ARE THE FULL AND FINAL DRAWINGS
Signed: Date:

PLUMBING PLANS INDICATIVE ONLY AND SUBJECT TO CHANGE AS BUILT PLANS TO BE SUPPLIED BY PLUMBER. AS BUILT DRAINAGE PLANS TO BE SUBMITED TO COUNCIL.



GT GULLY TRAP
TV 80mm Ø VENT PIPE
40mm Ø BRANCH VENTS (<15DUs)
IP INSPECTION POINT
20mm Ø MDPE WATER MAIN
100mm Ø FOUL WATER MAIN
FOUL uPVC WATER
15mm COLD WATER BUTELINE
15mm HOT WATER BUTELINE (LAGGED)
90mm Ø STORMWATER MAIN

FOUL WATER MAINS uPVC	100mm Ø 1:100 FALL MIN
STORMWATER MAINS uPVC	90mm Ø 1:190 FALL MIN
UNDERFLOOR DRAINS uPVC	100mm Ø 1:60 FALL MIN
TOILET WASTES	100mm Ø 1:60 FALL MIN
BASIN WASTE	40mm Ø 1:40 FALL MIN
SHOWER WASTE	50mm Ø 1:40 FALL MIN
L'ORAY WASTE	50mm Ø 1:40 FALL MIN
KITCHEN SINK WASTE	50mm Ø 1:40 FALL MIN

ALL PIPES TO COMPLY TO G12/AS1 TABLE 1

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NOTES

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ALL DIMENSIONS AND SITE LEVELS TO BE VERIFIED ON SITE

JOB TITLE
LOT 622 DORPER ROAD WEST MELTON
SELWYN DISTRICT COUNCIL NZL
NEW DWELLING

DESIGNER	TODAY HOMES
DRAFTSMAN	NV
CHECKED	TBC
PROJECT NUMBER	25120010
PRINT DATE	22/01/2026

CLIENT NAME
TODAY HOMES RESIDENCE
DRAWING TITLE
PLUMBING PLAN

SCALE @ A3 1:100

DRAWING NUMBER A103
REVISION ID 01

KITCHEN WASTE PROVIDE 50mm Ø TO SINKS AND DISHWASHER ALL AT 1:40 FALL. LAUNDRY WASTE PROVIDE 50mm Ø TO WASHING MACHINE, AND TUB ALL AT 1:40 FALL. WATER TRAP REQUIREMENTS: DISCHARGE POINTS FROM SANITARY FIXTURES AND SANITARY APPLIANCES SHALL HAVE A WATER TRAP TO PREVENT FOUL AIR FROM THE PLUMBING SYSTEM ENTERING THE BUILDING. WATER TRAPS SHALL BE REMOVABLE, ABLE TO BE DISMANTLED, OR FITTED WITH A CLEANING EYE

PVC PIPES TO BE DENSO TAPE WRAPED WHEN PASSING THROUGH CONCRETE SLAB AND CONCRETE FOUNDATION WALL. FELT WRAPPED WHEN UNDERSLAB IN CONTACT WITH AP40

PROVIDE INSPECTION POINTS IMMEDIATELY INSIDE BOUNDARY, AT EVERY HORIZONTAL CHANGE IN DIRECTION MORE THAN 45º, AT AVERY JUNCTION THAT SERVES A SOIL FIXTURE OR ANY BRANCH DRAIN LONGER THAN 2m AND AT BOTH ENDS WHERE A DRAIN PASSES UNDER THE BUILDING

LUMBING PLANS INDICATIVE ONLY AND SUBJECT TO CHANGE AS BUILT PLANS TO BE SUPPLIED BY PLUMBER. AS UILT DRAINAGE PLANS TO BE SUBMITED TO COUNCIL. HAND DRAWN PLANS WILL NOT BE ACCEPTED.

LUMBING TO GSI3/ASI

NOTES:
1 - ALL SINGLE DISCHARGE PIPES WITH A DEVELOPED LENGTH OF GREATER THAN 3.5m TO THE GULLY TRAP MUST BE FITTED WITH AN AIR ADMINTANCE VALVE IN ACCORDANCE WITH NZBC G13
2 - EVERY DRAIN BRANCH THAT EXCEEDS MORE THAN 8m MUST BE VENTED IN ACCORDANCE WITH NZBC G13
3 - ALL DRAINAGE UNDER SLAB AND DRIVEWAY AREAS TO BE PROVIDED WITH 700mm MIN COVER TO INVERT OR CONCRETE ENCASE
4 - PLUMBER DRAINLAYER IS TO PROVIDE ACCURATE AS BUILT DRAINAGE PLANS FOR LOCAL AUTHORITY.
5 - IN ORDER TO PROVIDE OVERFLOW RELIEF FOR THE DRAINAGE SYSTEM, EVERY BUILDING USED FOR HOUSING SHALL BE PROVIDED WITH AT LEAST ONE GULLY TRAP WHICH SHALL:
A) BE POSITIONED SO THAT THE TOP OF THE GULLY DISH IS NO LESS THAN 150mm BELOW THE OVERFLOW LEVEL OF THE LOWEST SANITARY FIXTURE SERVED BY THE DRAINAGE SYSTEM,
B) HAVE A GRATING THAT WILL ALLOW SURCHARGE,
C) BE LOCATED IN A VISIBLE POSITION, AND
D) BE INSTALLED SO THAT SURCHARGE CANNOT ENTER INTO OR UNDER BUILDINGS
6 - ALL HOT WATER PIPES TO BE FULLY LAGGED

WATER SUPPLY TO GSI2/ASI

CONNECT TO EXISTING MAIN WATER SOURCE

20mm Ø MDPE COLD WATER PIPE REQUIREMENTS FOR PROTECTION FROM FREEZING
HOT WATER SHALL BE POLYBUTYLENE SIDED PER TABLE 1 OF NZBC G12/AS1 PIPES TO BE LAGGED TO PREVENT FREEZING

7.2 PROTECTION FROM FREEZING

7.2.1 WHERE THERE IS THE LIKELYHOOD OF FREEZING, HOT AND COLD WATER SUPPLY SYSTEMS SHALL BE PROTECTED IN THE FOLLOWING MANNER:
(A) PIPING OUTISDE OF THE BUILDING'S THERMAL ENVELOPE SHALL BE INSULATED.
(B) PIPING BURIED IN THE GROUND SHALL BE INSULATED OR INSTALLED BELOW A AFFECTED BY FREEZING.

REVID	CHID	REVISION	DATE
01			22/01/2026

THE OWNERS ACCEPT AND CONFIRM THAT THESE ARE THE FULL AND FINAL DRAWINGS
Signed: **Date:**

Notes

2 SITE

2.00.04 SOAK PIT
SEPARATE SOAKPIT FROM FOUNDATIONS AND SIDE BOUNDARIES IN COMPLIANCE WITH FIGURE 14 OF E1/AS1 TO AVOID SURCHARGE. LOCATION AT ROAD BOUNDARY PERMITTED SUBJECT TO SITE CONDITIONS. SIZE TO BE 2.5x2.5x1.04m. SOAK PIT TO BE ROCK BED AS PER E1/VM1 FIGURE 13(a). SUBJECT TO PERCOLATION TEST.

4 E2-ENCLOSURE

4.07.001 DOWNPIPE
75x50mm COLORSTEEL DOWNPIPES WITH BRACKETS @ 800mm MAXIMUM CENTRES. BEND DOWNPIPE TO RETURN TO REQUIRED SET-OFF FROM WALL TO SUIT CLADDING.

7 SERVICES

7.1.002 LATERAL POSITIONS
CONFIRM LOCATION OF LATERAL POSITIONS BEFORE CONSTRUCTION BEGINS.

7.01.002 STORMWATER CONTROL
1000L SLIM JIM WATER TANK WITH HOSE ATTACHMENT. TO CONNECT TO SPECIFIED DISCHARGE POINT. PVC DOWNPIPE TO DRAIN INTO SELECTED TANK.

7.02.001 SEWER LINE
100mm Ø UPVC SEWER DRAIN AT 1:100 FALL. INSPECTION OPENING REQUIRED AT CONNECTION TO MAINS/WITHIN 1m OF THE BOUNDARY.

7.02.002 STORMWATER LINE
90mm Ø UPVC STORMWATER DRAIN AT 1:90 FALL. INSPECTION OPENING REQUIRED AT CONNECTION TO MAINS/WITHIN 1m OF THE BOUNDARY.

7.02.005 SUMP
TYPE 1 SUMP INSTALLED IN LOCATION AS SHOWN ON SITE/DRAINAGE PLAN TO CONNECT TO STORMWATER SYSTEM.

7.02.010 TV
TERMINAL VENTS SHALL BE 80Ø TO THE MAIN DRAIN & 40mm WHERE SERVICING LESS THAN 15dus ON BRANCH DRAINS. REFER TABLE 6 OF G13/AS1. VENTS SHALL BE 150mm MIN ABOVE ROOF PER FIGURE 12.

7.03.001 WATER SUPPLY
TO BE CONNECTED TO EXISTING WATER SUPPLY ON SITE. WHERE NOT FROM A MUNICIPAL SYSTEM, A POTABLE WATER TEST CERTIFICATE WILL BE PROVIDED PRIOR TO CCC APPLICATION.

7.04.001 HWC
300L MAINS PRESSURE HWC TO BE INSTALLED WITH TEMPERING VALVE AND SAFE TRAY UNDER. SAFE TRAY WITH TUNDISH SYSTEM FITTED TO TRAY. DISCHARGING TO VISIBLE LOCATION OUTSIDE THE DWELLING WITH VERMIN PROOF CAP TO END.

7.20.004 INTERNAL METERBOX
INSTALL INTERNAL SWITCHBOARD/ METERBOX COMBO TO MANUFACTURER'S SPECIFICATIONS

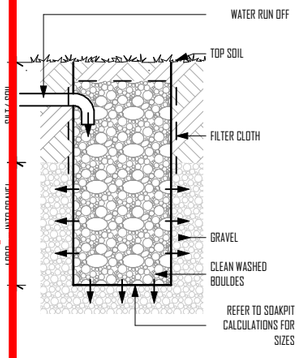
7.20.005 FIBRE
FIBRE OPTICS BOX, REFER TO SPECIFICATIONS FOR CLIENT SELECTIONS

7.22.008 BATHROOM POWER POINTS
SWITCH BOARD TO HAVE RCDs FITTED FOR BATHROOM POWER SOCKETS

7.24.002 EXTRACTION FAN
INSTALL MANROSE HYPER 150 INLINE EXTRACTION FAN OR SIMILAR, THROUGH FASCIA GRILLE- EXTRACTION TO BE 30L/S MIN. REFER TO MANUFACTURER'S SPECIFICATION. EXTRACTS TO BE POSITIONED 1m AWAY FROM OPENING WINDOWS

7.24.003 COOKING EXTRACTION
SELECTED COOK TOP EXTRACTOR FAN TO BE INSTALLED WITH A MIN 50L/S EXTRACTION RATE TO COMPLY WITH G4/AS1. VENTED VIA THROUGH FASCIA GRILLE. MIDDLE UNIT SPACE FOR 900mm POWER PACK. EXTRACTS TO BE POSITIONED 1m AWAY FROM OPENING WINDOWS

7.27.001 H/P EXT
EXTERIOR HEAT PUMP CONDENSER UNIT. A CONDENSATION DRAIN IS ALWAYS REQUIRED IN THE SLAB FOR A HEAT PUMP AND RAN TO GULLY.



TYPICAL SOAK PIT

A1-01 SOAKPIT DETAILS 1:50

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JOB TITLE
LOT 622 DORPER ROAD WEST MELTON SELWYN DISTRICT COUNCIL NZL
NEW DWELLING

DESIGNER	TODAY HOMES
DRAFTSMAN	NV
CHECKED	TBC
PROJECT NUMBER	25120010
PRINT DATE	22/01/2026

CLIENT NAME
TODAY HOMES RESIDENCE
DRAWING TITLE
PLUMBING NOTES

SCALE @ A3
1:100, 1:50

DRAWING NUMBER	REVISION ID
A104	01

Notes

2 SITE

2.00.04 SOAK PIT
SEPARATE SOAKPIT FROM FOUNDATIONS AND SIDE BOUNDARIES IN COMPLIANCE WITH FIGURE 14 OF E1/AS1 TO AVOID SURCHARGE. LOCATION AT ROAD BOUNDARY PERMITTED SUBJECT TO SITE CONDITIONS. SIZE TO BE 2.5x2.5x1.04m. SOAK PIT TO BE ROCK BED AS PER E1/VM1 FIGURE 13(a). SUBJECT TO PERCOLATION TEST.

3 BI-STRUCTURE

3.01.003 ENGINEERED RAFT SLAB
ALLIED CONCRETE SUPER SLAB PER ENGINEER'S DESIGN ON DPM- OVER 25mm SAND BINDING. REFER TO ENGINEERS DRAWINGS FOR POD SET OUT, RIB LOCATIONS, BAR LOCATIONS AND CONTROL JOINTS.

3.01.005 SET OUT POD

3.01.008 COMPACTED HARD FILL
AP40 COMPACTED HARD FILL TO GOOD GROUND PER ENGINEER'S SOIL REPORT. AP40 TO BE COMPACTED IN LAYERS OF 150mm MIN & NO THICKER THAN 600mm IN ACCORDANCE WITH NZS4431:2022. ENGINEER TO CARRY OUT INSPECTIONS PER SOIL REPORT

3.03.001 SHRINKAGE CONTROL CUTS
SAW CUTS LOCATIONS BY ENGINEER. REFER TO ENGINEERS PLANS.

3.55.003 ISLAND CONDUIT
CONDUITS TO KITCHEN ISLAND BENCHES FOR POWER/ WATER SUPPLY TO COME FROM THE DIRECTION OF REAR KITCHEN WALL

7 SERVICES

7.02.001 SEWER LINE
100mm Ø UPVC SEWER DRAIN AT 1:100 FALL. INSPECTION OPENING REQUIRED AT CONNECTION TO MAINS/WITHIN 1m OF THE BOUNDARY.

7.02.002 STORMWATER LINE
90mm Ø UPVC STORMWATER DRAIN AT 1:90 FALL. INSPECTION OPENING REQUIRED AT CONNECTION TO MAINS/WITHIN 1m OF THE BOUNDARY.

7.20.004 INTERNAL METERBOX
INSTALL INTERNAL SWITCHBOARD/ METERBOX COMBO TO MANUFACTURER'S SPECIFICATIONS

7.20.005 FIBRE
FIBRE OPTICS BOX. REFER TO SPECIFICATIONS FOR CLIENT SELECTIONS

11 KITCHEN / BATHROOM DETAILS

11.01.003 TILED SHOWER (CONCRETE)
TILED SHOWER FLOOR TO BE FORMED TO FALL 1:50 TOWARDS WASTE OUTLET. FLOOR SLAB SET DOWN 50mm WITH MESH LOWER OR SLAB TO BE 50mm THICKER WITH MESH SET DOWN LOWER TO ALLOW FOR SLAB TO BE GROUND DOWN AND TO MAINTAIN STEEL COVER. REFER DETAILS FOR INSTALLATION REQUIREMENTS. (INSTALL WATER STOPS AS PER E3/AS2)

REVID	CHID	REVISION	DATE
01			22/01/2026

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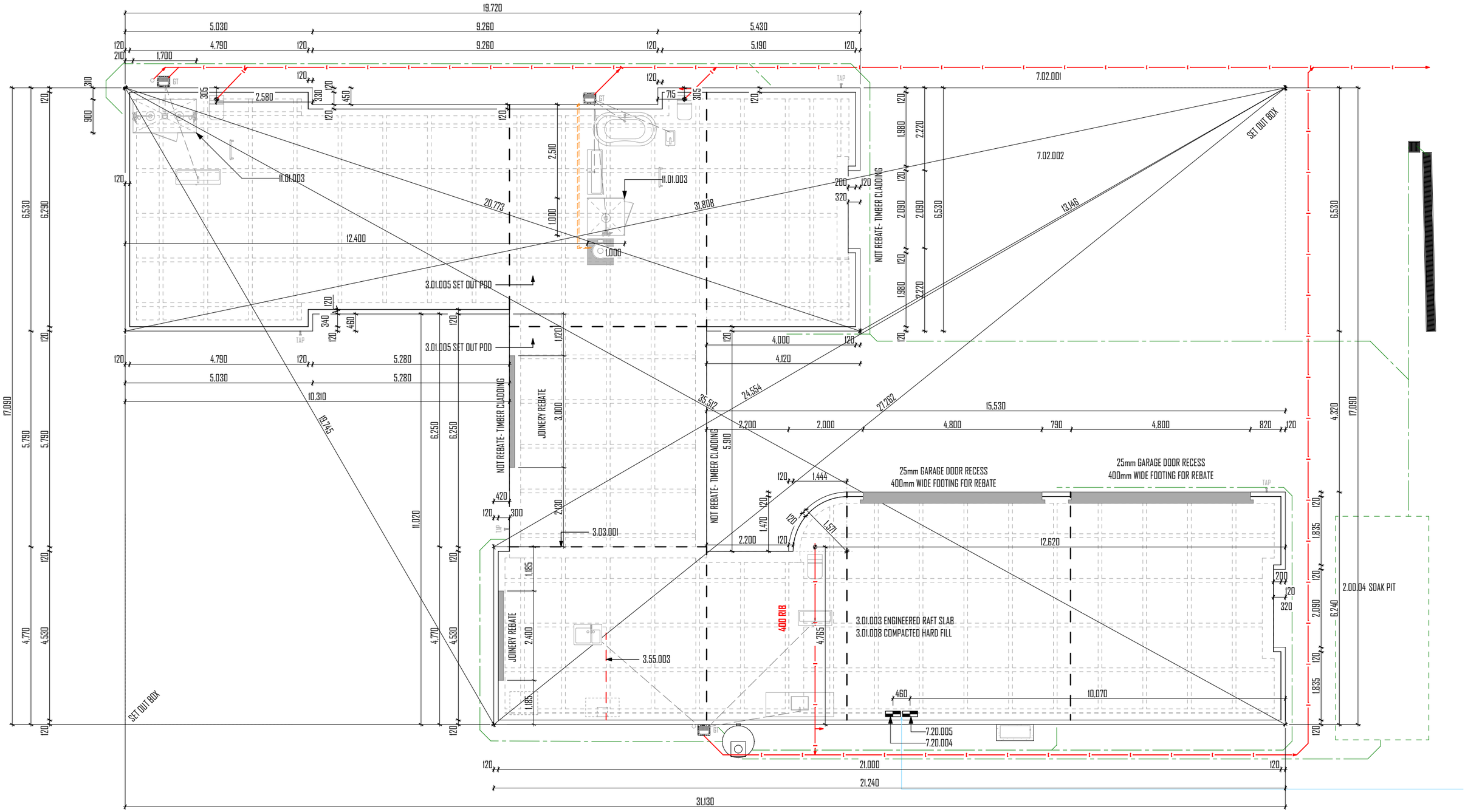
Signed: Date:



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NOTES

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ALL DIMENSIONS AND SITE LEVELS TO BE VERIFIED ON SITE

JOB TITLE	LOT 622 DORPER ROAD WEST MELTON SELWYN DISTRICT COUNCIL NZL
	NEW DWELLING
DESIGNER	TODAY HOMES
DRAFTSMAN	NV
CHECKED	TBC
PROJECT NUMBER	25120010
PRINT DATE	22/01/2026
CLIENT NAME	TODAY HOMES RESIDENCE
DRAWING TITLE	FOUNDATION PLAN
SCALE @ A3	1:100
DRAWING NUMBER	A105
REVISION ID	01

REVID	CHID	REVISION	DATE
01			22/01/2026

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NOTES:

C1-6/AS1
INSTALL NEW INTERCONNECTED SMOKE ALARMS TO WHOLE BUILDING IN ACCORDANCE WITH F7/AS1 SECTION 2.2.1 C/AS1, 3.3.1(B) F7/AS1 & NZS 4514. ALL SMOKE ALARMS ARE TO COMPLY WITH NZBC F7 AND BE MANUFACTURED TO AT LEAST ONE OF: AS 3786, ISO 1223, BS EN 14604, UL217 OR CAN/ULC S531. REQUIRED TO BE LOCATED ON OR NEAR THE CEILING. SMOKE ALARMS SHALL BE LOCATED IN BEDROOMS, LIVING SPACES, HALLWAYS, LANDINGS AND CHANGE OF LEVELS AT A MAX OF 10m BETWEEN EACH OTHER AND 5m FROM A WALL. NEED TO HAVE ABILITY TO BE TESTED AND HAVE HUSH FACILITY. SMOKE ALARMS CAN BE BATTERY OPERATED OR HARD WIRED WITH BATTERY BACKUP

SMOKE ALARM — SD

D1/AS1
-SLIP RESISTANT SURFACE REQUIRED AT ENTRY AND WET AREAS IN ACCORDANCE WITH NZBC D1
-190mm MAX STEP TO ALL POINTS OF ENTRY
-DECKING TO BE GROOVE SIDE UP AS PER TABLE 2 (D1/AS1)

E2/AS1
-WANZ SILL SUPPORT BARS ARE REQUIRED TO ALL SILLS

E3/AS1
-SPLASH BACK TO BE TILED FINISH INSTALLED ON SPECIFIED WATERPROOFING MEMBRANE OR IMPERVIOUS GLASS FINISH, TO BE SEALED TO JUNCTION WITH BENCH TOP.
-SEAL FLOOR AT EDGE WITH WALL IN WATER SPLASH AREAS INCLUDING DOMESTIC LAUNDRY - E3/AS1 SECTION 3.1.1(c). WALLS TO BE IMPERVIOUS AND EASILY CLEANED.

G3/AS1
ALL FOOD PREP SURFACES TO HAVE AN IMPERVIOUS SURFACE FOR EASY CLEANING TO COMPLY WITH E3/AS1 AND G3/AS1. REFER DETAILS FOR SEALING REQUIREMENTS.

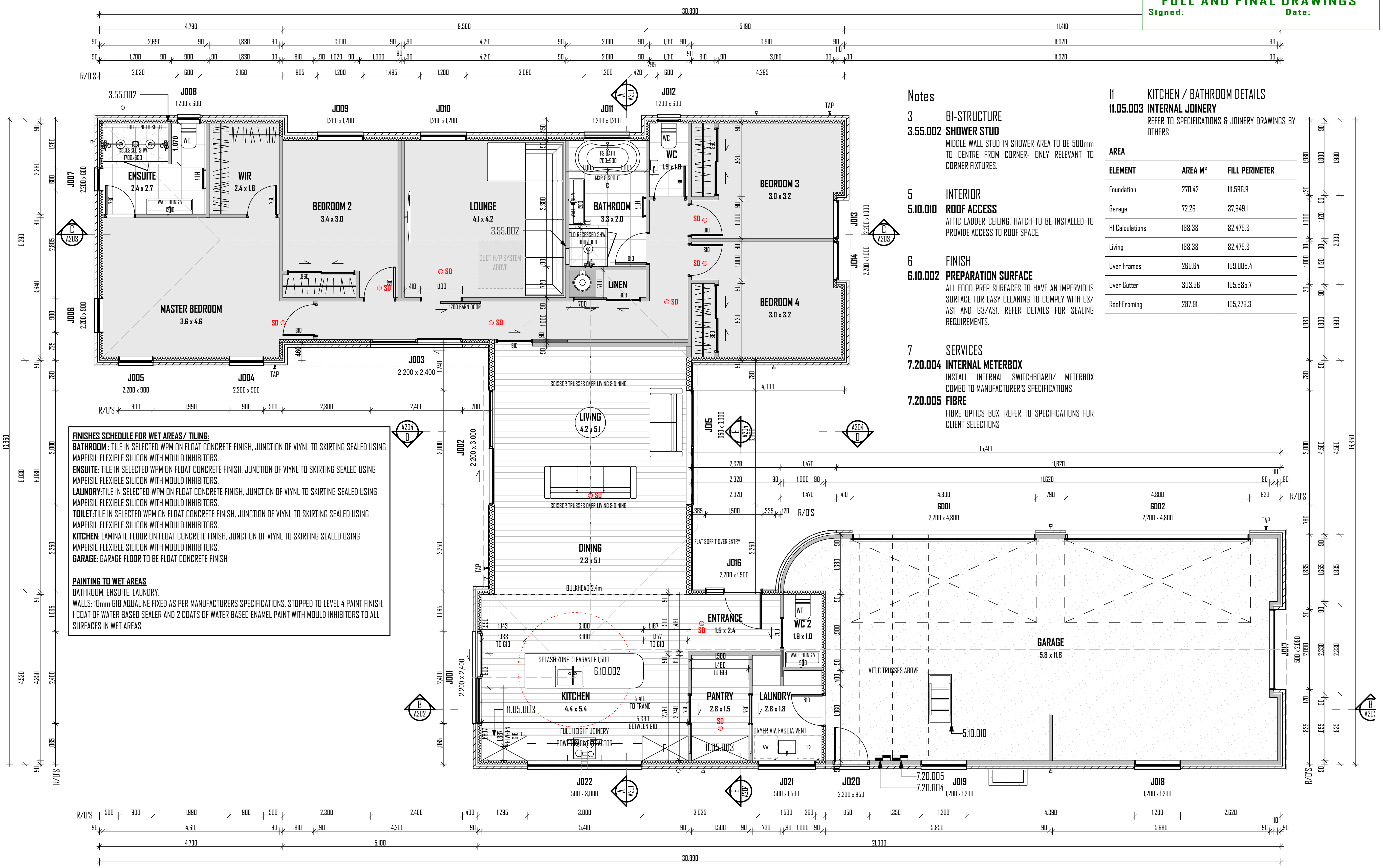
G9/AS1
-ARTIFICIAL LIGHTING PROVIDED WITHIN EXIT WAYS, ACCESS ROUTES AND COMMON AREAS TO ENABLE SAFE MOVEMENT IN ABSENCE OF NATURAL LIGHT
-FINAL POSITION OF LIGHTS, SWITCHES ETC TO BE CONFIRMED AT WALK-THROUGH STAGE BETWEEN CLIENT AND ELECTRICIAN.
-ALL LIGHTS TO BE L.E.D AND IC-F RATED (20LUX AT FLOOR LEVEL) IF DOWNLIGHTS INSULATE OVER TOP.
-100mm GAP BETWEEN VANITY AND POWER POINT

METER BOX

SWITCH BOARD

GENERAL
-FOR TIMBER FRAMING AT THE TIME OF INSTALLING LININGS, THE MAXIMUM ACCEPTABLE MOISTURE CONTENT SHALL BE 20% (18% FOR GIB LININGS) FOR INSULATED BUILDINGS.
REFER TO BUILDING SPECIFICATION SHEET FOR EXACT INCLUSIONS, FINISHES & EXCLUSIONS.

SELECTED CARPET
VINYL (SEAL EDGES/JOINS)
SELECTED NON-SLIP TILE
EXPOSED CONCRETE
INDICATES INSULATED WALL
INDICATES UN-INSULATED WALL



Notes

3 B1-STRUCTURE

3.55.002 SHOWER STUD
MIDDLE WALL STUD IN SHOWER AREA TO BE 500mm TO CENTRE FROM CORNER- ONLY RELEVANT TO CORNER FIXTURES.

5 INTERIOR

5.10.010 ROOF ACCESS
ATTIC LADDER CEILING. HATCH TO BE INSTALLED TO PROVIDE ACCESS TO ROOF SPACE.

6 FINISH

6.10.002 PREPARATION SURFACE
ALL FOOD PREP SURFACES TO HAVE AN IMPERVIOUS SURFACE FOR EASY CLEANING TO COMPLY WITH E3/AS1 AND G3/AS1. REFER DETAILS FOR SEALING REQUIREMENTS.

7 SERVICES

7.20.004 INTERNAL METERBOX
INSTALL INTERNAL SWITCHBOARD/ METERBOX COMBO TO MANUFACTURER'S SPECIFICATIONS

7.20.005 FIBRE
FIBRE OPTICS BOX, REFER TO SPECIFICATIONS FOR CLIENT SELECTIONS

11 KITCHEN / BATHROOM DETAILS

11.05.003 INTERNAL JOINERY
REFER TO SPECIFICATIONS & JOINERY DRAWINGS BY OTHERS

AREA

ELEMENT	AREA M²	FILL PERIMETER
Foundation	270.42	111,596.9
Garage	72.26	37,949.1
H1 Calculations	188.38	82,479.3
Living	188.38	82,479.3
Over Frames	260.64	109,008.4
Over Gutter	303.36	105,885.7
Roof Framing	287.91	105,279.3

FINISHES SCHEDULE FOR WET AREAS/ TILING:
BATHROOM : TILE IN SELECTED WPM ON FLOAT CONCRETE FINISH, JUNCTION OF VIYNL TO SKIRTING SEALED USING MAPEISIL FLEXIBLE SILICON WITH MOULD INHIBITORS.
ENSUITE: TILE IN SELECTED WPM ON FLOAT CONCRETE FINISH, JUNCTION OF VIYNL TO SKIRTING SEALED USING MAPEISIL FLEXIBLE SILICON WITH MOULD INHIBITORS.
LAUNDRY:TILE IN SELECTED WPM ON FLOAT CONCRETE FINISH, JUNCTION OF VIYNL TO SKIRTING SEALED USING MAPEISIL FLEXIBLE SILICON WITH MOULD INHIBITORS.
TOILET:TILE IN SELECTED WPM ON FLOAT CONCRETE FINISH, JUNCTION OF VIYNL TO SKIRTING SEALED USING MAPEISIL FLEXIBLE SILICON WITH MOULD INHIBITORS.
KITCHEN: LAMINATE FLOOR ON FLOAT CONCRETE FINISH, JUNCTION OF VIYNL TO SKIRTING SEALED USING MAPEISIL FLEXIBLE SILICON WITH MOULD INHIBITORS.
GARAGE: GARAGE FLOOR TO BE FLOAT CONCRETE FINISH

PAINTING TO WET AREAS
BATHROOM, ENSUITE, LAUNDRY.
WALLS: 10mm GIB AQUALINE FIXED AS PER MANUFACTURERS SPECIFICATIONS. STOPPED TO LEVEL 4 PAINT FINISH.
1 COAT OF WATER BASED SEALER AND 2 COATS OF WATER BASED ENAMEL PAINT WITH MOULD INHIBITORS TO ALL SURFACES IN WET AREAS

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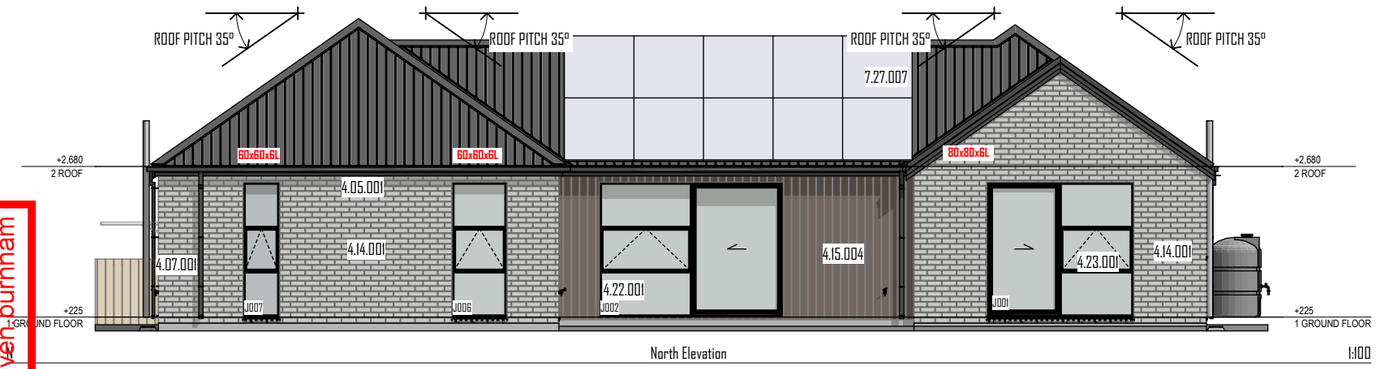
JOB TITLE
LOT 622 DORPER ROAD WEST MELTON
SELWYN DISTRICT COUNCIL NZL
NEW DWELLING

DESIGNER	TODAY HOMES
DRAFTSMAN	NV
CHECKED	TBC
PROJECT NUMBER	25120010
PRINT DATE	22/01/2026

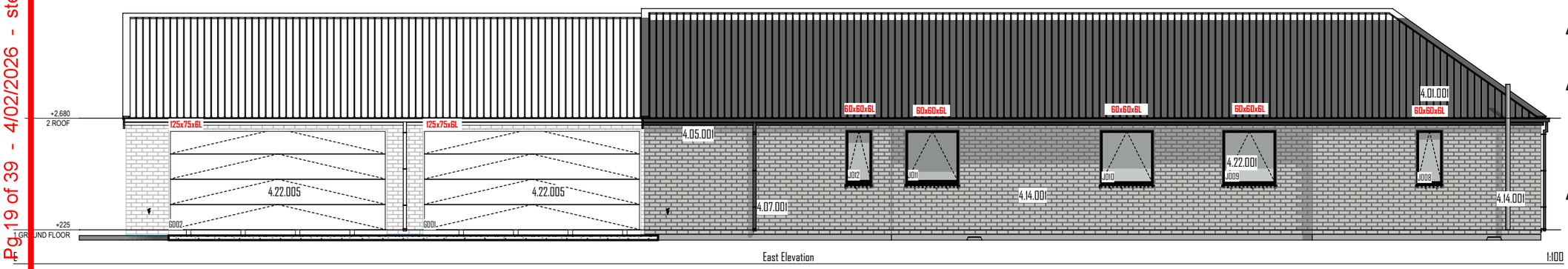
CLIENT NAME: TODAY HOMES RESIDENCE
DRAWING TITLE: FLOOR PLAN
SCALE @ A3: 1:100, 1:1
DRAWING NUMBER: A106
REVISION ID: 01



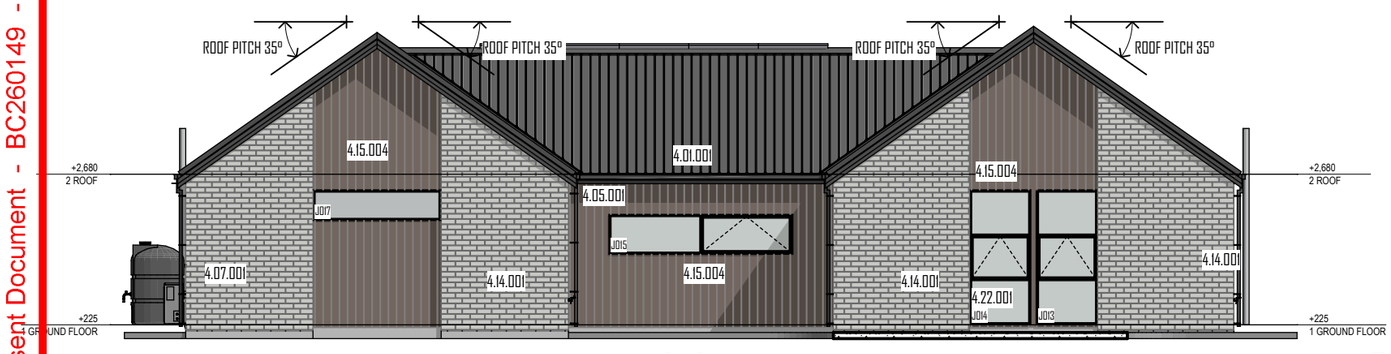
North Elevation 1:100

BUILDING ENVELOPE RISK MATRIX		
NORTH ELEVATION		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**4**

BUILDING ENVELOPE RISK MATRIX		
EAST ELEVATION		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		**3**



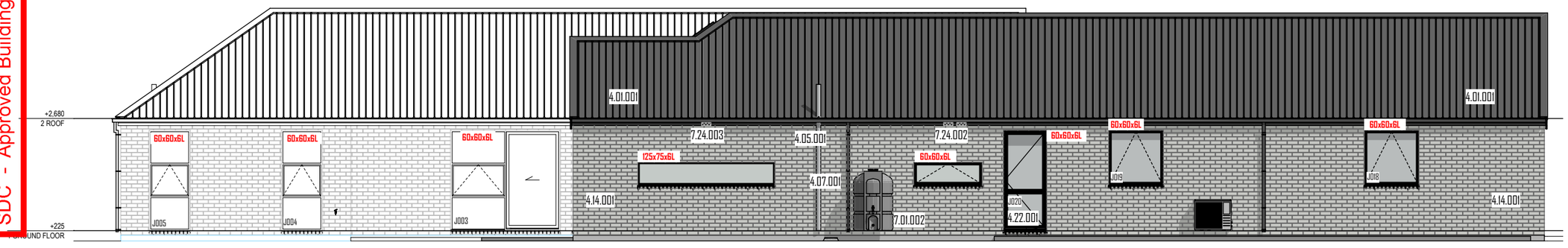
East Elevation 1:100



South Elevation 1:100

BUILDING ENVELOPE RISK MATRIX		
SOUTH ELEVATION		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**4**

BUILDING ENVELOPE RISK MATRIX		
WEST ELEVATION		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		**3**



West Elevation 1:100

REVID	CHID	REVISION	DATE
01			22/01/2026

THE OWNERS ACCEPT AND CONFIRM THAT THESE ARE THE FULL AND FINAL DRAWINGS
Signed: **Date:**

Notes

4 E2-ENCLOSURE

4.01.001 METAL ROOFING
0.4 BMT LONGRUN ROOFING T-RIB SYSTEM ON SPECIFIED ROOFING UNDERLAY. INSTALLED AS PER DETAILS AND MANUFACTURERS INSTRUCTIONS.

4.05.001 GUTTER AND FASCIA
SELECTED 115mm QUAD METAL GUTTER (WITH 6200mm2 CAPACITY) PREFINISHED IN COLOURSTEEL AND FIXED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS ON METALLINE 185mm FASCIA.

4.07.001 DOWNPIPE
75x50mm COLORSTEEL DOWNPIPES WITH BRACKETS @ 800mm MAXIMUM CENTRES. BEND DOWNPIPE TO RETURN TO REQUIRED SET-OFF FROM WALL TO SUIT CLADDING.

4.14.001 BRICK VENEER
70mm SERIES BRICK VENEER ON 50mm CAVITY, WEEP HOLES AT 800mm CRS TO BOTTOM COURSE, 10mm VENTILATION GAP BETWEEN TOP BRICK AND SOFFIT LINING. BRICK TIES INSTALLED AT 600mm CRS HORIZONTAL AND 400mm CRS VERTICAL. STEEL LINTELS REQUIRED ABOVE OPENINGS TO SUPPORT VENEER. SIZES DETAILED FOR EACH IN SET AS PER DETAILS, IN ACCORDANCE WITH E2/AS1 TABLE 18E.

4.15.004 SHIPLAP CLADDING - VERTICAL
SELECTED VERTICAL SHIPLAP WEATHERBOARD CLADDING TO BE FIXED WITH 75X3.15mm SILICON BRONZE ANNULAR GROOVED ROSE HEAD NAILS ON HORIZONTAL (CAVIBAT 45X18mm OR CASTELLATED 45X20mm H3.1 TIMBER) CAVITY BATTENS AT 480/400mm MAX CRS IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS PROVIDED. REFER TO DETAILS FOR INSTALLATION AND FLASHING REQUIREMENTS.

4.22.001 ALUMINIUM JOINERY
THERMALHEART SERIES THERMALLY BROKEN, LOW E, ARGON GAS FILLED WINDOWS AND DOORS ALUMINIUM JOINERY, WITH PAINT FINISHED PLANTED TIMBER REVEALS AND GIB GROOVE. DOUBLE GLAZING TO JOINERY THROUGHOUT EXECPT GARAGE. REFER TO WINDOW AND DOOR SCHEDULE.

4.22.005 SECTIONAL GARAGE DOOR
SELECTED SECTIONAL (NON-INSULATED) ALUMINIUM GARAGE DOOR, INSTALLED AS PER MANUFACTURERS SPECIFICATION.

4.23.001 GLAZING
ALL NEW GLAZING TO COMPLY WITH NZS4223.3:2016. REFER TO WINDOW AND DOOR SCHEDULE FOR SAFETY GLAZING LOCATIONS, ENSURE GRADE A SAFETY GLASS TO ALL SHOWERS AND OVERHEAD GLAZING. OBSCURE GLAZING TO BATHROOMS, ENSUITES & WC'S

7 SERVICES

7.01.002 STORMWATER CONTROL
1000L SLIM JIM WATER TANK WITH HOSE ATTACHMENT. TO CONNECT TO SPECIFIED DISCHARGE POINT. PVC DOWNPIPE TO DRAIN INTO SELECTED TANK.

7.24.002 EXTRACTION FAN
INSTALL MANROSE HYPER 150 INLINE EXTRACTION FAN OR SIMILAR, THROUGH FASCIA GRILLE- EXTRACTION TO BE 30L/S MIN. REFER TO MANUFACTURER'S SPECIFICATION. EXTRACTS TO BE POSITIONED 1m AWAY FROM OPENING WINDOWS

7.24.003 COOKING EXTRACTION
SELECTED COOK TOP EXTRACTOR FAN TO BE INSTALLED WITH A MIN 50L/S EXTRACTION RATE TO COMPLY WITH G4/AS1. VENTED VIA THROUGH FASCIA GRILLE. MIDDLE UNIT SPACE FOR 900mm POWER PACK. EXTRACTS TO BE POSITIONED 1m AWAY FROM OPENING WINDOWS

7.27.007 SOLAR PANELS
SELECTED SOLAR PANELS. REFER TO CLIENT SELECTIONS FOR FURTHER INFORMATION. ENSURE RUBBER GROMMETS ARE USED AT WIRE PENETRATION POINTS. USE EPDM WASHERS AT FIXING POINTS

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JOB TITLE
LOT 622 DORPER ROAD WEST MELTON
SELWYN DISTRICT COUNCIL NZL
NEW DWELLING

DESIGNER	TODAY HOMES
DRAFTSMAN	NV
CHECKED	TBC
PROJECT NUMBER	25120010
PRINT DATE	22/01/2026

CLIENT NAME
TODAY HOMES RESIDENCE
DRAWING TITLE
ELEVATIONS

SCALE @ A3 1:100

DRAWING NUMBER A301 **REVISION ID** 01

REVID	CHID	REVISION	DATE
01			22/01/2026

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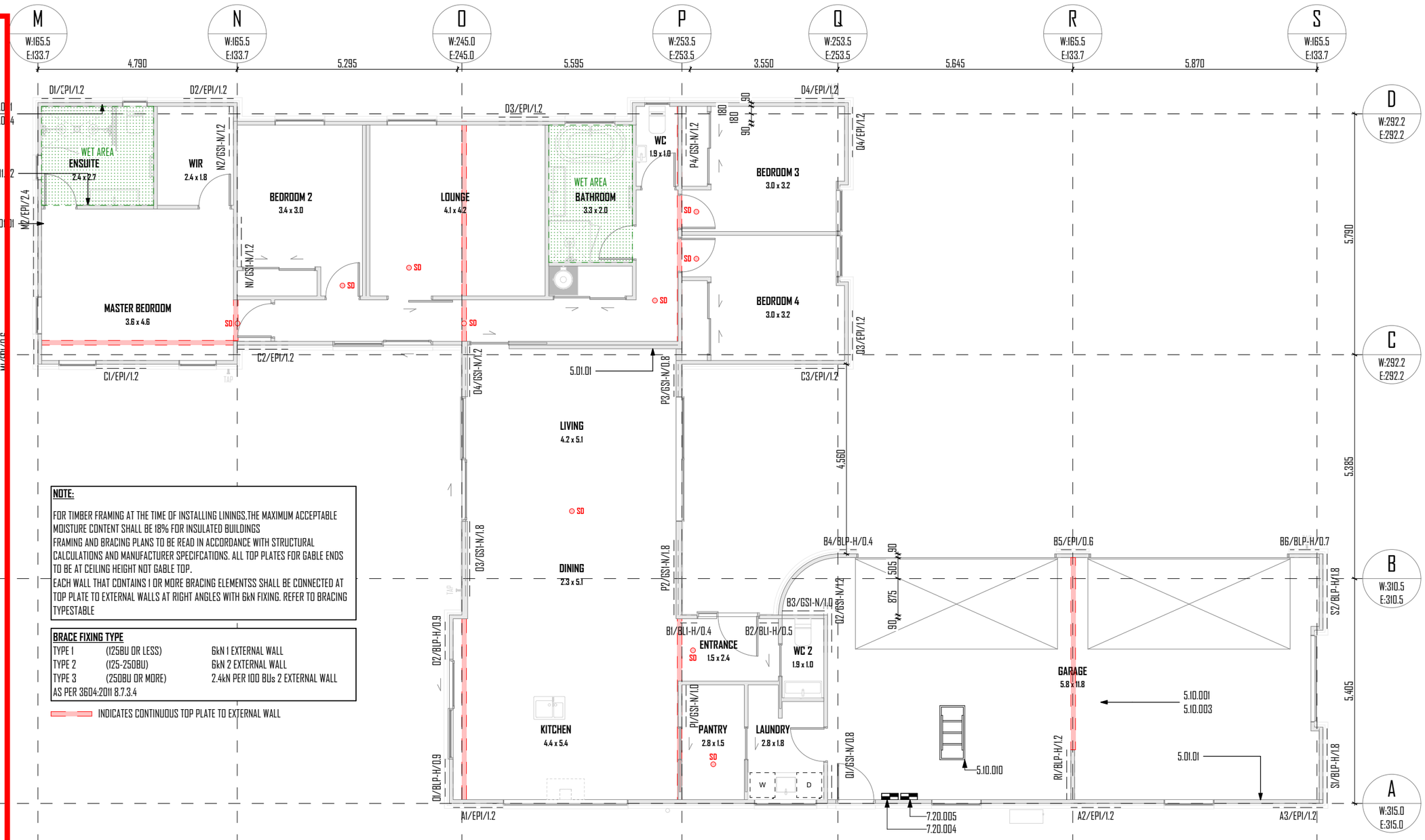

NOTE:

FOR TIMBER FRAMING AT THE TIME OF INSTALLING LININGS,THE MAXIMUM ACCEPTABLE MOISTURE CONTENT SHALL BE 18% FOR INSULATED BUILDINGS
FRAMING AND BRACING PLANS TO BE READ IN ACCORDANCE WITH STRUCTURAL CALCULATIONS AND MANUFACTURER SPECIFCATIONS. ALL TOP PLATES FOR GABLE ENDS TO BE AT CEILING HEIGHT NOT GABLE TOP.
EACH WALL THAT CONTAINS 1 OR MORE BRACING ELEMENTSS SHALL BE CONNECTED AT TOP PLATE TO EXTERNAL WALLS AT RIGHT ANGLES WITH 6kN FIXING. REFER TO BRACING TYPESTABLE

BRACE FIXING TYPE

TYPE 1	(125BU OR LESS)	6kN 1 EXTERNAL WALL
TYPE 2	(125-250BU)	6kN 2 EXTERNAL WALL
TYPE 3	(250BU OR MORE)	2.4kN PER 100 BUs 2 EXTERNAL WALL

AS PER 3604:2011 8.7.3.4

INDICATES CONTINUOUS TOP PLATE TO EXTERNAL WALL

Notes

5 INTERIOR

5.01.01 WALL LINING
10mm GIB WALL LINING HORIZONTALLY FIXED AND STOPPED TO LEVEL 4 FINISH FOR SELECTED PAINT SYSTEM - SQUARE STOP TO CEILING JUNCTION.

5.01.02 AQUALINE WALL LINING
10mm GIB AQUALINE WALL LINING HORIZONTALLY FIXED AND STOPPED TO LEVEL 4 FINISH. COATED WITH TWO COATS OF WATERPROOF SEMI GLOSS ENAMEL PAINT IN ACCORDANCE WITH E3/AS1 3.1.2(F)

5.10.001 CEILING BATTENS (METAL)
METAL CEILING BATTEN SYSTEM INSTALLED AS PER MANUFACTURERS INSTRUCTIONS AT 600mm CRS FOR 13mm GIB OR 450mm CENTRES FOR 10mm GIB. (ENSURE RESTRAINTS ALIGN WITH RONDO MANUAL REQUIREMENTS. DIRECT FIXED TO BOTTOM CORD OF TRUSS).

5.10.003 CEILING LINING
13mm GIB BOARD CEILING LINING FIXED TO SPECIFIED CEILING BATTENS @ 600mm MAXIMUM CENTRES AND SQUARE STOPPED TO LEVEL 4 PAINT FINISH.

5.10.004 AQUALINE CEILING LINING
13mm GIB AQUALINE CEILING LINING FIXED TO SPECIFIED CEILING BATTENS @ 600mm MAXIMUM CENTRES AND STOPPED TO LEVEL FINISH FOR SELECTED 2 COAT OF SEMI-GLOSS ENAMEL PAINT SYSTEM.

5.10.010 ROOF ACCESS
ATTIC LADDER CEILING. HATCH TO BE INSTALLED TO PROVIDE ACCESS TO ROOF SPACE.

7 SERVICES

7.20.004 INTERNAL METERBOX
INSTALL INTERNAL SWITCHBOARD/ METERBOX COMBO TO MANUFACTURER'S SPECIFICATIONS

7.20.005 FIBRE
FIBRE OPTICS BOX, REFER TO SPECIFICATIONS FOR CLIENT SELECTIONS

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	NEW DWELLING
DESIGNER	TODAY HOMES
DRAFTSMAN	NV
CHECKED	TBC
PROJECT NUMBER	25120010
PRINT DATE	22/01/2026
CLIENT NAME	TODAY HOMES RESIDENCE
DRAWING TITLE	BRACING PLAN
SCALE @ A3	1:100
DRAWING NUMBER	A107
REVISION ID	01

BRACING CALCULATIONS

TABLE: Default

Location of Storey	Single
Room in Roof Space	No
Roof Width (RW)	16.9m
Roof Length (RL)	30.9m
Gross Floor Area (GFA)	260.00m²
Floor Height to Apex	6m
Roof Height Above Eaves	3m
Roof Pitch	26 - 45°
Roof Style	Hip
Double Top Plate	Yes
Floor Load	2kPa
Cladding Weights:	
- Subfloor	Concrete Floor
- Wall	Heavy
- Roof	Light
Wind Zone	High
Earthquake Zone	2
Soil Class	E - Very Soft
W along	75.0BU/m
W along x RW	1,263.8BU
W across	75.0BU/m
W across x RL	2,316.8BU
EQ	7.2BU/m²
EQ x GFA	1,872.0BU

Calculations based on NZS3604:2011

BRACE TYPES USED

BLI-H GIB® BRACELINE PLASTERBOARD TO ONE FACE, FIXED HORIZONTAL OR VERTICAL. GIB 2011

BLP-H GIB® BRACELINE PLASTERBOARD TO ONE FACE & PLYWOOD ON OTHER FACE. PANEL HOLD DOWN FIXINGS. GIB 2011

EPI ECOPLY BRACING ONE SIDE WITH GIB HANDIBRAC®

GSI-N GIB® STANDARD PLASTERBOARD TO ONE FACE, FIXED HORIZONTAL OR VERTICAL. GIB 2011

BRACING ALONG

Required			Provided							Achieved	
Line	W BU	EQ BU	Brace	Type	W BU/m	EQ BU/m	Length m	Height m	Angle	W BU	EQ BU
A	315.0	315.0	A-1	EPI	120.0	135.0	1.2	2.4	-	144.0	162.0
			A-2	EPI	120.0	135.0	1.2	2.4	-	144.0	162.0
			A-3	EPI	120.0	135.0	1.2	2.4	-	144.0	162.0
										432.0	486.0
B	310.5	310.5	B-1	BLI-H	90.0	100.0	0.4	2.4	-	36.0	40.0
			B-2	BLI-H	90.0	100.0	0.5	2.4	-	40.9	45.5
			B-3	GSI-N	50.0	55.0	1.0	2.4	-	51.0	56.1
			B-4	BLP-H	120.0	135.0	0.4	2.4	-	48.0	54.0
			B-5	EPI	95.0	105.0	0.6	2.4	-	57.0	63.0
			B-6	BLP-H	120.0	135.0	0.7	2.4	-	84.0	94.5
										316.9	353.0
C	292.2	292.2	C-1	EPI	120.0	135.0	1.2	2.4	-	144.0	162.0
			C-2	EPI	120.0	135.0	1.2	2.4	-	144.0	162.0
			C-3	EPI	120.0	135.0	1.2	2.4	-	144.0	162.0
										432.0	486.0
D	292.2	292.2	D-1	EPI	120.0	135.0	1.2	2.4	-	144.0	162.0
			D-2	EPI	120.0	135.0	1.2	2.4	-	144.0	162.0
			D-3	EPI	120.0	135.0	1.2	2.4	-	144.0	162.0
			D-4	EPI	120.0	135.0	1.2	2.4	-	144.0	162.0
										576.0	648.0
			Total						**Achieved**	**1,756.9**	**1,973.0**
									Required	**1,263.8**	**1,872.0**

BRACING ACROSS

Required			Provided							Achieved	
Line	W BU	EQ BU	Brace	Type	W BU/m	EQ BU/m	Length m	Height m	Angle	W BU	EQ BU
M	165.5	133.7	M-1	EPI	95.0	105.0	0.6	2.4	-	57.0	63.0
			M-2	EPI	120.0	135.0	2.4	2.4	-	288.0	324.0
										345.0	387.0
N	165.5	133.7	N-1	GSI-N	70.0	60.0	1.2	2.4	-	84.0	72.0
			N-2	GSI-N	70.0	60.0	1.2	2.4	-	84.0	72.0
										168.0	144.0
O	245.0	245.0	O-1	BLP-H	120.0	135.0	0.9	2.4	-	108.0	121.5
			O-2	BLP-H	120.0	135.0	0.9	2.4	-	108.0	121.5
			O-3	GSI-N	70.0	60.0	1.8	2.4	-	126.0	108.0
			O-4	GSI-N	70.0	60.0	1.2	2.4	-	84.0	72.0
										426.0	423.0
P	253.5	253.5	P-1	GSI-N	50.0	55.0	1.0	2.4	-	50.0	55.0
			P-2	GSI-N	70.0	60.0	1.8	2.4	-	126.0	108.0
			P-3	GSI-N	50.0	55.0	0.8	2.4	-	39.0	42.9
			P-4	GSI-N	70.0	60.0	1.2	2.4	-	84.0	72.0
										299.0	277.9
Q	253.5	253.5	Q-1	GSI-N	50.0	55.0	0.8	2.4	-	40.0	44.0
			Q-2	GSI-N	70.0	60.0	1.2	2.4	-	84.0	72.0
			Q-3	EPI	120.0	135.0	1.2	2.4	-	144.0	162.0
			Q-4	EPI	120.0	135.0	1.2	2.4	-	144.0	162.0
										412.0	440.0
R	165.5	133.7	R-1	BLP-H	150.0	150.0	1.2	2.4	-	180.0	180.0
										180.0	180.0
S	165.5	133.7	S-1	BLP-H	150.0	150.0	1.8	2.4	-	270.0	270.0
			S-2	BLP-H	150.0	150.0	1.8	2.4	-	270.0	270.0
										540.0	540.0
			Total						**Achieved**	**2,370.0**	**2,391.9**
									Required	**2,316.8**	**1,872.0**

8.7.3.4

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

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

(b) For each *wall* containing *wall bracing elements* with a total *bracing capacity* of not more than 250 *bracing units*: to at least 2 *external walls* by fixings as shown in figure 8.16 each of 6 kN *capacity*;

(c) For each *wall* containing *wall bracing elements* with a total *bracing capacity* of more than 250 *bracing units*: to at least 2 *external walls* by fixings as shown in figure 8.16 each having a rating of not less than 2.4 kN per 100 *bracing units*.

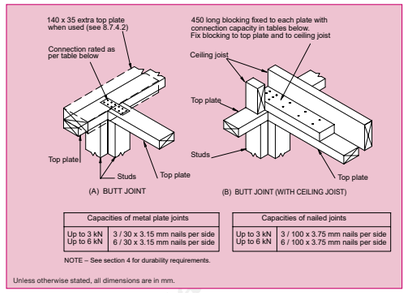

Figure 8.16 – Connecting top plates to external walls at right angles – Walls containing bracing (see 8.7.3.4)

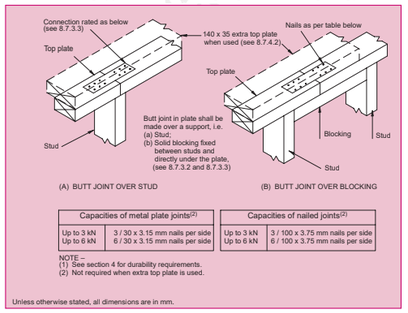

Figure 8.15 – Connecting top plates in line – Walls containing bracing (see 8.7.3.3)

REVID	CHID	REVISION	DATE
01			22/01/2026

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NOTES

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ALL DIMENSIONS AND SITE LEVELS TO BE VERIFIED ON SITE

JOB TITLE

LOT 622 DORPER ROAD WEST MELTON SELWYN DISTRICT COUNCIL NZL

NEW DWELLING

DESIGNER	TODAY HOMES
DRAFTSMAN	NV
CHECKED	TBC
PROJECT NUMBER	25120010
PRINT DATE	22/01/2026

CLIENT NAME

TODAY HOMES RESIDENCE

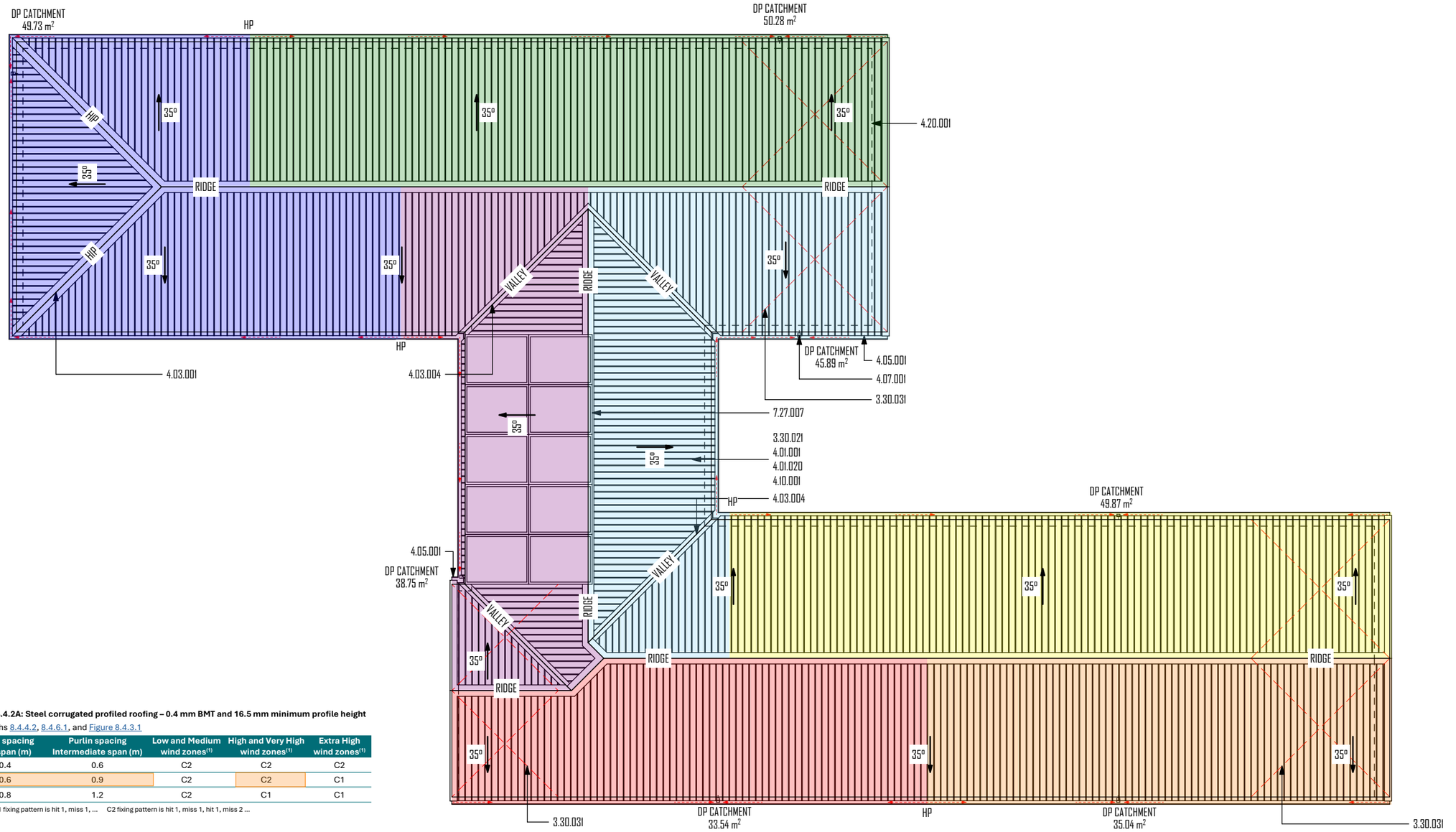
DRAWING TITLE

BRACING CALCULATIONS

SCALE @ A3 1:100

DRAWING NUMBER A108

REVISION ID 01



ROOF PLAN 1:100

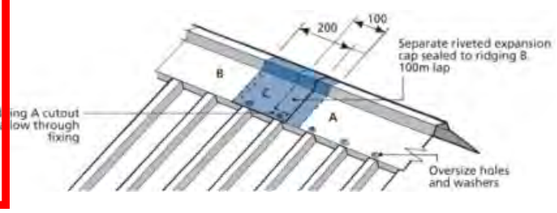
Table 8.4.4.2A: Steel corrugated profiled roofing – 0.4 mm BMT and 16.5 mm minimum profile height

Paragraphs 8.4.4.2, 8.4.6.1, and Figure 8.4.3.1

Purlin spacing End span (m)	Purlin spacing Intermediate span (m)	Low and Medium wind zones[1]	High and Very High wind zones[1]	Extra High wind zones[1]
0.4	0.6	C2	C2	C2
0.6	0.9	C2	C2	C1
0.8	1.2	C2	C1	C1

Note (1) C1 fixing pattern is hit 1, miss 1, ... C2 fixing pattern is hit 1, miss 1, hit 1, miss 2 ...

3.9B Ridge Slip-joint



REVID	CHID	REVISION	DATE
01			22/01/2026

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Signed: **Date:**

Notes

3 BI-STRUCTURE

3.30.021 PURLINS
70x45mm H1.2 PURLINS AT 900mm CRS MAX TO BE FIXED AS PER LUMBERLOK APPROVED ALTERNATIVE FIXING TYPE C. ENSURE PURLINS MAX 600mm FROM ENDS TO COMPLY WITH E2/AS1 FIXING REQUIREMENTS.

3.30.031 ROOF BRACE
DIAGONALLY OPPOSING PAIR OF CONTINUOUS STEEL STRAPS EACH HAVING A CAPACITY OF 4kN IN TENSION FIXED TO EACH TOP CHORD/RAFTER THAT IS INTERSECTED AND TO THE TOP PLATE. FIXED TOP AND BOTTOM WITH MIN 5/75X3.15mm NAILS AND FIXED TO EACH INTERSECTION WITH MIN 2/60X3.15mm NAILS. NZS3604 SECTION 10.4.2.

4 E2-ENCLOSURE

4.01.001 METAL ROOFING
0.4 BMT LONGRUN ROOFING T-RIB SYSTEM ON SPECIFIED ROOFING UNDERLAY. INSTALLED AS PER DETAILS AND MANUFACTURERS INSTRUCTIONS.

4.01.020 ROOF FIXINGS
TRAPEZOIDAL ROOFING TO BE FIX WITH 12g SELF DRILLING SCREW EPDM WASHER & PROFILE WASHER WITH 30mm MIN TIMBER PENETRATION IN A HIT 1, MISS 1 PATTERN.

4.03.001 RIDGE / HIP FLASHING
0.55 BMT COLOURSTEEL RIDGE/HIP FLASHING WITH 130mm COVER TO ROOFING IRON EACH SIDE TURNED DOWN TO SUIT ROOFING PROFILE, STOP ENDS TO TOP OF ROOF CLADDING. BUTYL UNDER-FLASHING TO RIDGE AND HIP FLASHINGS IN ACCORDANCE WITH E2/AS1.

4.03.004 VALLEY FLASHING
0.55 BMT COLOURSTEEL FLASHING SUPPORTED ON VALLEY BOARDS WITH MATERIAL SEPARATION. 50mm MIN CLERARANCE BETWEEN ROOFING WITH 80mm MIN OVERHANG EACH SIDE, 50mm MIN DEEP. TO BE INSTALLED AS PER DETAILS.

4.05.001 GUTTER AND FASCIA
SELECTED 115mm QUAD METAL GUTTER (WITH 6200mm2 CAPACITY) PREFINISHED IN COLOURSTEEL AND FIXED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS ON METALLINE 185mm FASCIA.

4.07.001 DOWNPIPE
75x50mm COLORSTEEL DOWNPIPES WITH BRACKETS @ 800mm MAXIMUM CENTRES. BEND DOWNPIPE TO RETURN TO REQUIRED SET-OFF FROM WALL TO SUIT CLADDING.

4.10.001 ROOF UNDERLAY
THERMAKRAFT COVERTEK 215 LIGHT WEIGHT ROOF UNDERLAY. FIX USING STAINLESS STEEL 8-12mm STAPLES OR 20mm FLAT HEAD CLOUTS, OR APPROPRIATE PROPRIETARY FASTENINGS ON TIMBER FRAMED STRUCTURE. MIN 3 DEGREE PITCH. INSTALL AS PER MANUFACTURERS REQUIREMENTS AND INCONJUNCTION WITH E2/AS1.

4.20.001 HARDIES SOFFIT
HARDIEFLEX 4.5mm SOFFIT LINING WITH UPVC JOINTERS, ON SELECTED TIMBER FRAMING.

7 SERVICES

7.27.007 SOLAR PANELS
SELECTED SOLAR PANELS, REFER TO CLIENT SELECTIONS FOR FURTHER INFORMATION. ENSURE RUBBER GROMMETS ARE USED AT WIRE PENETRATION POINTS. USE EPDM WASHERS AT FIXING POINTS

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ALL DIMENSIONS AND SITE LEVELS TO BE VERIFIED ON SITE

JOB TITLE
LOT 622 DORPER ROAD WEST MELTON
SELWYN DISTRICT COUNCIL NZL
NEW DWELLING

DESIGNER	TODAY HOMES
DRAFTSMAN	NV
CHECKED	TBC
PROJECT NUMBER	25120010
PRINT DATE	22/01/2026

CLIENT NAME
TODAY HOMES RESIDENCE

DRAWING TITLE
ROOF PLAN

SCALE @ A3
1:100, 1:1.7287

DRAWING NUMBER	REVISION ID
A109	01

REVID	CHID	REVISION	DATE
01			22/01/2026

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Notes

4 E2-ENCLOSURE

4.22.001 ALUMINIUM JOINERY
THERMALHEART SERIES THERMALLY BROKEN, LOW E, ARGON GAS FILLED WINDOWS AND DOORS ALUMINIUM JOINERY, WITH PAINT FINISHED PLANTED TIMBER REVEALS AND GIB GROOVE. DOUBLE GLAZING TO JOINERY THROUGHOUT EXECPT GARAGE. REFER TO WINDOW AND DOOR SCHEDULE.

4.22.005 SECTIONAL GARAGE DOOR
SELECTED SECTIONAL (NON-INSULATED) ALUMINIUM GARAGE DOOR, INSTALLED AS PER MANUFACTURERS SPECIFICATION.

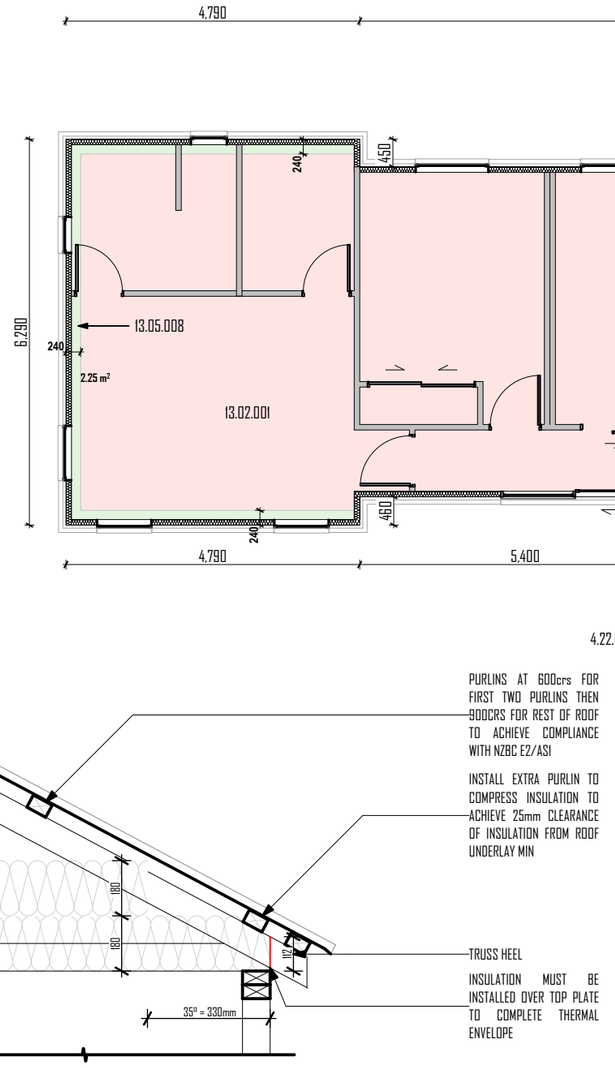
13 HI-INSULATION

13.01.001 WALL INSULATION
SELECTED R2.6 WALL INSULATION (90mm) REFER TO MANUFACTURERS LITERATURE.

SELECTED R3.2 WALL INSULATION (140mm) REFER TO MANUFACTURERS LITERATURE.

13.02.001 CEILING INSULATION
IX LAYER R3.6 CEILING INSULATION + IX R4.5 INSTALLED AS PER MANUFACTURERS SPECIFICATION. 25mm MINIMUM CLEARANCE REQUIRED. BOTTOM LAYER NOTCHED TO BOTTOM CHORD OF TRUSS.

13.05.008 PERIMETER INSULATION
R3.6 CEILING INSULATION INSTALLED AND COMPRESSED AS PER MANUFACTURERS SPECIFICATION. 25mm MINIMUM CLEARANCE REQUIRED. BOTTOM LAYER NOTCHED TO BOTTOM CHORD OF TRUSS.



PERIMETER INSULATION 1:20

INSULATION PLAN 1:100

TODAY HOMES	TODAY HOMES LTD 251 BLENHEIM ROAD PO BOX 8043 CHRISTCHURCH P (03) 341 6460 F (03) 341 6462 www.todayhomes.co.nz	**NOTES** This drawing is copyright. Under no circumstances may this drawing be reproduced in any form without the written permission of TODAY HOMES. All plans are to be read in conjuntion with the specification & Engineer's details. The Contractor shall verify all dimensions on site before commencing work. Written dimensions are to be take priority over scaled dimensions. ALL DIMENSIONS AND SITE LEVELS TO BE VERIFIED ON SITE	**JOB TITLE** LOT 622 DORPER ROAD WEST MELTON SELWYN DISTRICT COUNCIL NZL NEW DWELLING

DESIGNER	TODAY HOMES
DRAFTSMAN	NV
CHECKED	TBC
PROJECT NUMBER	25120010
PRINT DATE	22/01/2026

CLIENT NAME
TODAY HOMES RESIDENCE

DRAWING TITLE
INSULATION PLAN

SCALE @ A3
1:100, 1:20

DRAWING NUMBER	REVISION ID
A110	01

REVID	CHID	REVISION	DATE
01			22/01/2026

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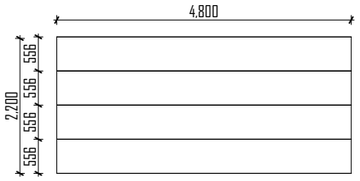
KEY
S SAFETY GLASS REQUIRED
R RESTRICTOR STAY REQUIRED

NOTE:
REFER TO SPECIFICATION FOR FINAL DOOR AND WINDOW DESIGN AND COLOURS. EXTERIOR ALUMINIUM JOINERY. EXTERIOR JOINERY REVEALS & ARCHITRAVES TO BE PINE PAINT GRADE TREATED. INTERIOR JOINERY REVEALS & ARCHITRAVES TO BE MDF PAINT GRADE.

ALL OPENING UNIT DIMENSIONS ARE TRIM SIZES / STUD OPENING SIZES. NO ALLOWANCE FOR FLOOR GAP OR FOR FLOOR COVERINGS CONSIDERED. ADD THICKNESS OF FLOOR COVERINGS / FLOOR GAP TO HEIGHT DIMENSIONS IF APPLICABLE. CONFIRM FINAL OPENING SIZES ON SITE. ALL JOINERY/ GLASS TO COMPLY WITH NZS 4223:2016.

REFER TO HI REPORT IN SUPPORTING DOCUMENTS FOR SELCTIONS



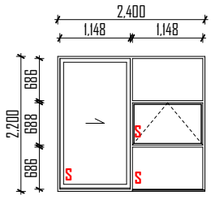
G001, G002

REVEAL 35mm H3.1 PRE-PRIMED REVEAL

GARAGE DOOR PRE-FINISHED PRESSED FACTORY COATED STEEL

REFER TO SPECIFICATIONS

AUTO OPENER & TWO REMOTES

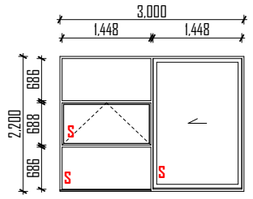


item as shown (J001); item handed (J003)

FRAME THERMALLY BROKEN ALUMINIUM

GLAZING ALL JOINERY/GLASS TO COMPLY WITH NZS 4223:2016. REFER TO HI REPORT IN SUPPORTING DOCUMENTS FOR SELECTIONS

SAFETY GLASS

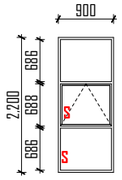


J002

FRAME THERMALLY BROKEN ALUMINIUM

GLAZING ALL JOINERY/GLASS TO COMPLY WITH NZS 4223:2016. REFER TO HI REPORT IN SUPPORTING DOCUMENTS FOR SELECTIONS

SAFETY GLASS



items as shown (J004, J006); item handed (J005)

FRAME THERMALLY BROKEN ALUMINIUM

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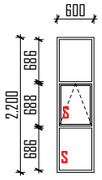
SAFETY GLASS

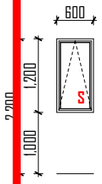


J007

FRAME THERMALLY BROKEN ALUMINIUM

GLAZING ALL JOINERY/GLASS TO COMPLY WITH NZS 4223:2016. REFER TO HI REPORT IN SUPPORTING DOCUMENTS FOR SELECTIONS

SAFETY GLASS



J008

FRAME THERMALLY BROKEN ALUMINIUM

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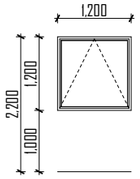
OPAQUE GLASS

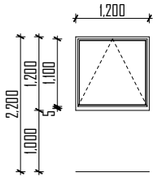
SAFETY GLASS



J009, J010

FRAME THERMALLY BROKEN ALUMINIUM

GLAZING ALL JOINERY/GLASS TO COMPLY WITH NZS 4223:2016. REFER TO HI REPORT IN SUPPORTING DOCUMENTS FOR SELECTIONS

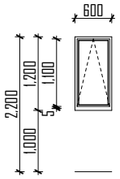


J011

FRAME THERMALLY BROKEN ALUMINIUM

GLAZING ALL JOINERY/GLASS TO COMPLY WITH NZS 4223:2016. REFER TO HI REPORT IN SUPPORTING DOCUMENTS FOR SELECTIONS

OPAQUE GLASS

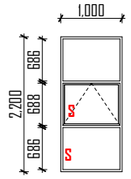


J012

FRAME THERMALLY BROKEN ALUMINIUM

GLAZING ALL JOINERY/GLASS TO COMPLY WITH NZS 4223:2016. REFER TO HI REPORT IN SUPPORTING DOCUMENTS FOR SELECTIONS

OPAQUE GLASS

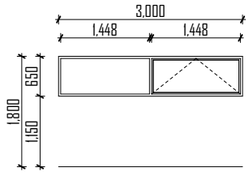


item as shown (J014); item handed (J013)

FRAME THERMALLY BROKEN ALUMINIUM

GLAZING ALL JOINERY/GLASS TO COMPLY WITH NZS 4223:2016. REFER TO HI REPORT IN SUPPORTING DOCUMENTS FOR SELECTIONS

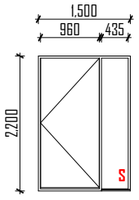
SAFETY GLASS



J015

FRAME THERMALLY BROKEN ALUMINIUM

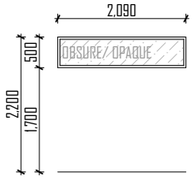
GLAZING ALL JOINERY/GLASS TO COMPLY WITH NZS 4223:2016. REFER TO HI REPORT IN SUPPORTING DOCUMENTS FOR SELECTIONS



J016

FRAME THERMALLY BROKEN ALUMINIUM

GLAZING ALL JOINERY/GLASS TO COMPLY WITH NZS 4223:2016. REFER TO HI REPORT IN SUPPORTING DOCUMENTS FOR SELECTIONS

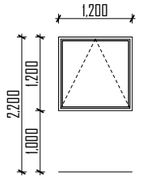


J017

FRAME THERMALLY BROKEN ALUMINIUM

GLAZING ALL JOINERY/GLASS TO COMPLY WITH NZS 4223:2016. REFER TO HI REPORT IN SUPPORTING DOCUMENTS FOR SELECTIONS

OPAQUE GLASS

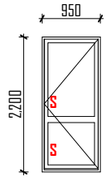


item as shown (J019); item handed (J018)

FRAME THERMALLY BROKEN ALUMINIUM

GLAZING ALL JOINERY/GLASS TO COMPLY WITH NZS 4223:2016. REFER TO HI REPORT IN SUPPORTING DOCUMENTS FOR SELECTIONS

OPAQUE GLASS



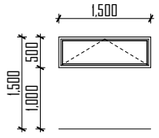
J020

FRAME THERMALLY BROKEN ALUMINIUM

GLAZING ALL JOINERY/GLASS TO COMPLY WITH NZS 4223:2016. REFER TO HI REPORT IN SUPPORTING DOCUMENTS FOR SELECTIONS

SAFETY GLASS

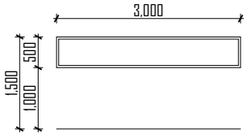
OPAQUE GLASS



J021

FRAME THERMALLY BROKEN ALUMINIUM

GLAZING ALL JOINERY/GLASS TO COMPLY WITH NZS 4223:2016. REFER TO HI REPORT IN SUPPORTING DOCUMENTS FOR SELECTIONS



J022

FRAME THERMALLY BROKEN ALUMINIUM

GLAZING ALL JOINERY/GLASS TO COMPLY WITH NZS 4223:2016. REFER TO HI REPORT IN SUPPORTING DOCUMENTS FOR SELECTIONS

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NOTES

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ALL DIMENSIONS AND SITE LEVELS TO BE VERIFIED ON SITE

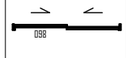
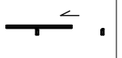
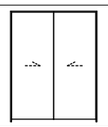
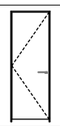
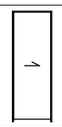
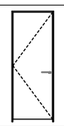
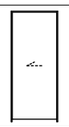
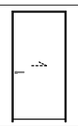
JOB TITLE	LOT 622 DORPER ROAD WEST MELTON SELWYN DISTRICT COUNCIL NZL
	NEW DWELLING
DESIGNER	TODAY HOMES
DRAFTSMAN	NV
CHECKED	TBC
PROJECT NUMBER	25120010
PRINT DATE	22/01/2026
CLIENT NAME	TODAY HOMES RESIDENCE
DRAWING TITLE	EXTERIOR DOOR & WINDOW SCHEDULE
SCALE @ A3	1:100
DRAWING NUMBER	A111
REVISION ID	01

REVID	CHID	REVISION	DATE
01			22/01/2026

THE OWNERS ACCEPT AND CONFIRM THAT THESE ARE THE FULL AND FINAL DRAWINGS

Signed: Date:

Door Schedule

ID	2/860 Slider	760	760 CS	810	810 CS	1200 BARN
2D Symbol						
Elevation (Opening Side)						
Unit Size (WxH)	1,760×2,250	800×2,250	800×2,250	850×2,250	950×2,250	1,100×2,250
Leaf Size (WxH)	1,720×2,180	760×2,180	760×2,180	810×2,180	910×2,180	1,060×2,180
Sill Height	0	0	0	0	0	0
Head Height	2,250	2,250	2,250	2,250	2,250	2,250
Quantity	4	2	3	7	1	1
Clear Glazed Area	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total Area	3.9600	1.8000	1.8000	1.9125	2.1375	2.4750

25-D Door Schedule 1:1

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ALL DIMENSIONS AND SITE LEVELS TO BE VERIFIED ON SITE

JOB TITLE	LOT 622 DORPER ROAD WEST MELTON SELWYN DISTRICT COUNCIL NZL
	NEW DWELLING
DESIGNER	TODAY HOMES
DRAFTSMAN	NV
CHECKED	TBC
PROJECT NUMBER	25120010
PRINT DATE	22/01/2026
CLIENT NAME	TODAY HOMES RESIDENCE
DRAWING TITLE	INTERIOR DOOR SCHEDULE
SCALE @ A3	1:1
DRAWING NUMBER	A112
REVISION ID	01

REVID	CHID	REVISION	DATE
01			22/01/2026

THE OWNERS ACCEPT AND CONFIRM THAT THESE ARE THE FULL AND FINAL DRAWINGS

Signed: Date:

Notes

3 BI-STRUCTURE

3.01.003 ENGINEERED RAFT SLAB
ALLIED CONCRETE SUPER SLAB PER ENGINEER'S DESIGN ON DPM-OVER 25mm SAND BINDING. REFER TO ENGINEERS DRAWINGS FOR POD SET OUT, RIB LOCATIONS, BAR LOCATIONS AND CONTROL JOINTS.

3.20.001 EXTERNAL WALLS 90mm
ALL MEMBERS CONSTRUCTED WITH 90mm X 45mm SG8 H1.2 TIMBER FRAMING. STUDS @ 600mm MAXIMUM CENTRES UP TO 2.4m TO NZS3604:2011 TABLE 8.2. DWANGS @ 800mm MAXIMUM CENTRES. DWANG FOR ALL FITTINGS, FIXTURES, LININGS, BRACING PANELS AND TRIMS. DPC (MALTHOID) BETWEEN BOTTOM PLATE AND CONCRETE SLAB.

3.20.006 INTERNAL WALLS 90mm
ALL MEMBERS CONSTRUCTED WITH 90mm X 45mm SG8 H1.2 TIMBER FRAMING. STUDS @ 600mm MAXIMUM CENTRES AND DWANGS @ 800mm MAXIMUM CENTRES AS PER NZS3604:2011 TABLE 8.2. DWANGS FOR ALL FITTINGS, FIXTURES, LININGS, BRACING PANELS AND TRIMS. DPC (MALTHOID) BETWEEN BOTTOM PLATE AND CONCRETE SLAB.

3.23.001 BOTTOM PLATE
90 x 45mm SG8 H1.2 BOTTOM PLATES INSTALLED ON DPC SEPARATION AGAINST CONCRETE SLAB TO BE FIXED WITH 120mm M12 TRUBOLTS WITH 50x50mm SQUARE WASHER AT MAX 900mm CRS, 150mm FROM ENDS OF PLATES.

3.23.002 TOP PLATE
2/90 x45mm SG8 H1.2 TOP PLATES TO BE FIXED TO STUDS WITH 2/90X3.15mm END NAILS OR 2/90X3.15mm END NAILS AND 2 WIRE DOGS AS PER NZS3604:2011 TABLE 8.18.

3.30.001 TRUSSES
H1.2 TRUSSES @ 900mm MAXIMUM CENTRES AS PER BI/VMI BY AN ACCREDITED FABRICATOR (SED) , REFER TRUSS MANUFACTURER DESIGN FOR LAYOUT, FIXINGS AND DETAILS.

3.30.021 PURLINS
70x45mm H1.2 PURLINS AT 900mm CRS MAX TO BE FIXED AS PER LUMBERLOK APPROVED ALTERNATIVE FIXING TYPE C. ENSURE PURLINS MAX 600mm FROM ENDS TO COMPLY WITH E2/AS1 FIXING REQUIREMENTS.

4 E2-ENCLOSURE

4.01.001 METAL ROOFING
0.4 BMT LONGRUN ROOFING T-RIB SYSTEM ON SPECIFIED ROOFING UNDERLAY. INSTALLED AS PER DETAILS AND MANUFACTURERS INSTRUCTIONS.

4.01.020 ROOF FIXINGS
TRAPEZOIDAL ROOFING TO BE FIX WITH 12g SELF DRILLING SCREW EPDM WASHER & PROFILE WASHER WITH 30mm MIN TIMBER PENETRATION IN A HIT I, MISS I PATTERN.

4.05.001 GUTTER AND FASCIA
SELECTED 115mm QUAD METAL GUTTER (WITH 6200mm2 CAPACITY) PREFINISHED IN COLOURSTEEL AND FIXED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS ON METALLINE 185mm FASCIA.

4.10.001 ROOF UNDERLAY
THERMAKRAFT COVERTEK 215 LIGHT WEIGHT ROOF UNDERLAY. FIX USING STAINLESS STEEL 8-12mm STAPLES OR 20mm FLAT HEAD CLOUTS, OR APPROPRIATE PROPRIETARY FASTENINGS ON TIMBER FRAMED STRUCTURE. MIN 3 DEGREE PITCH. INSTALL AS PER MANUFACTURERS REQUIREMENTS AND INCONJUNCTION WITH E2/AS1.

4.11.001 WALL UNDERLAY
MASONS UNI WRAP WALL SYSTEM UNDERLAY FIXED TO EXTERIOR FACE OF FRAMING (PROVIDE INTERMEDIATE SUPPORT FOR STUD SPACING GREATER THAN 450mm WITH POLYPROPELENE TAPE @ 300 CRS FIXED HORIZONTALLY AND DRAWN TAUGHT). UNDERLAY DRESSED INTO ALL OPENINGS AND TAPED USING SELECTED SEALING SYSTEM. INSTALL AS PER MANUFACTURERS LITERATURE.

4.11.003 ECOPLY BRACING
7mm ECOPLY PLYWOOD USED AS BRACING SYSTEM INSTALLED UNDER SPECIFIED WALL WRAP FIXED in TO EXTERIOR FACE OF FRAMING. DRESSED INTO ALL OPENINGS AND TAPED USING MASONS UNI WRAP SEALING SYSTEM. INSTALLED TO MANUFACTURER'S SYSTEM AND SPECIFICATION.

4.14.002 MASONRY VENEER
70 SERIES MASONRY VENEER ON 50mm CAVITY. WEEP HOLES AT 800mm CRS TO BOTTOM COURSE, 10mm VENTILATION GAP BETWEEN TOP OF BRICK AND SOFFIT LINING, TIES AT 600mm HORIZONTAL AND 400mm CRS VERTICAL. STEEL LINTELS REQUIRED ABOVE OPENINGS TO SUPPORT VENEER, SIZES DETAILED FOR EACH OPENING ON ELEVATIONS AS PER DETAILS, IN ACCORDANCE WITH E2/AS1 TABLE 18E.

4.14.005 BRICK TIES
BRICK TIES INSTALLED AT 600mm CRS HORIZONTALLY AND 400mm CRS VERTICALLY AS PER E2/AS1 TABLE 18(a).

4.20.001 HARDIES SOFFIT
HARDIEFLEX 4.5mm SOFFIT LINING WITH UPVC JOINTERS, ON SELECTED TIMBER FRAMING.

4.22.001 ALUMINIUM JOINERY
THERMALHEART SERIES THERMALLY BROKEN, LOW E, ARGON GAS FILLED WINDOWS AND DOORS ALUMINIUM JOINERY, WITH PAINT FINISHED PLANTED TIMBER REVEALS AND GIB GROOVE. DOUBLE GLAZING TO JOINERY THROUGHOUT EXECPT GARAGE. REFER TO WINDOW AND DOOR SCHEDULE.

4.23.001 GLAZING
ALL NEW GLAZING TO COMPLY WITH NZS4223.3:2016. REFER TO WINDOW AND DOOR SCHEDULE FOR SAFETY GLAZING LOCATIONS, ENSURE GRADE A SAFETY GLASS TO ALL SHOWERS AND OVERHEAD GLAZING. OBSCURE GLAZING TO BATHROOMS. ENSUITES & WC'S

5 INTERIOR

5.01.01 WALL LINING
10mm GIB WALL LINING HORIZONTALLY FIXED AND STOPPED TO LEVEL 4 FINISH FOR SELECTED PAINT SYSTEM - SQUARE STOP TO CEILING JUNCTION.

5.01.02 AQUALINE WALL LINING
10mm GIB AQUALINE WALL LINING HORIZONTALLY FIXED AND STOPPED TO LEVEL 4 FINISH. COATED WITH TWO COATS OF WATERPROOF SEMI GLOSS ENAMEL PAINT IN ACCORDANCE WITH E3/AS1 3.1.2(F)

5.10.001 CEILING BATTENS (METAL)
METAL CEILING BATTEN SYSTEM INSTALLED AS PER MANUFACTURERS INSTRUCTIONS AT 600mm CRS FOR 13mm GIB OR 450mm CENTRES FOR 10mm GIB. (ENSURE RESTRAINTS ALIGN WITH RONOO MANUAL REQUIREMENTS. DIRECT FIXED TO BOTTOM CORD OF TRUSS).

5.10.003 CEILING LINING
13mm GIB BOARD CEILING LINING FIXED TO SPECIFIED CEILING BATTENS @ 600mm MAXIMUM CENTRES AND SQUARE STOPPED TO LEVEL 4 PAINT FINISH.

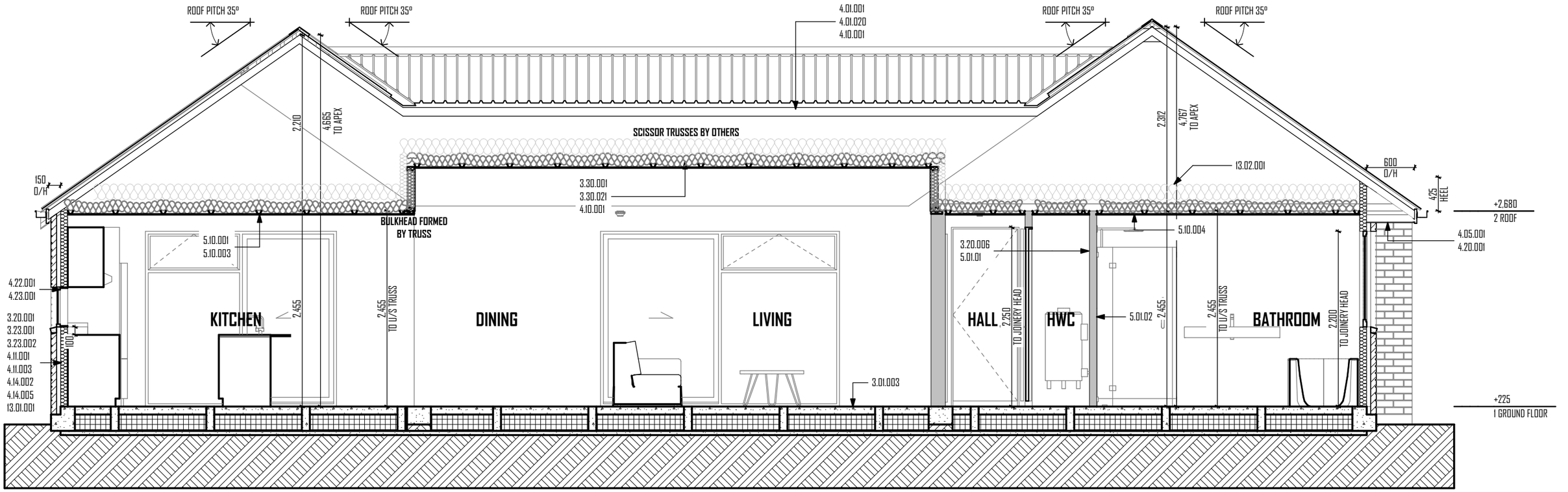
5.10.004 AQUALINE CEILING LINING
13mm GIB AQUALINE CEILING LINING FIXED TO SPECIFIED CEILING BATTENS @ 600mm MAXIMUM CENTRES AND STOPPED TO LEVEL FINISH FOR SELECTED 2 COAT OF SEMI-GLOSS ENAMEL PAINT SYSTEM.

13 HI-INSULATION

13.01.001 WALL INSULATION
SELECTED R2.6 WALL INSULATION (90mm) REFER TO MANUFACTURERS LITERATURE.

SELECTED R3.2 WALL INSULATION (140mm) REFER TO MANUFACTURERS LITERATURE.

13.02.001 CEILING INSULATION
1X LAYER R3.6 CEILING INSULATION + 1X R4.5 INSTALLED AS PER MANUFACTURERS SPECIFICATION. 25mm MINIMUM CLEARANCE REQUIRED. BOTTOM LAYER NOTCHED TO BOTTOM CHORD OF TRUSS.



A SECTION AA 1:50

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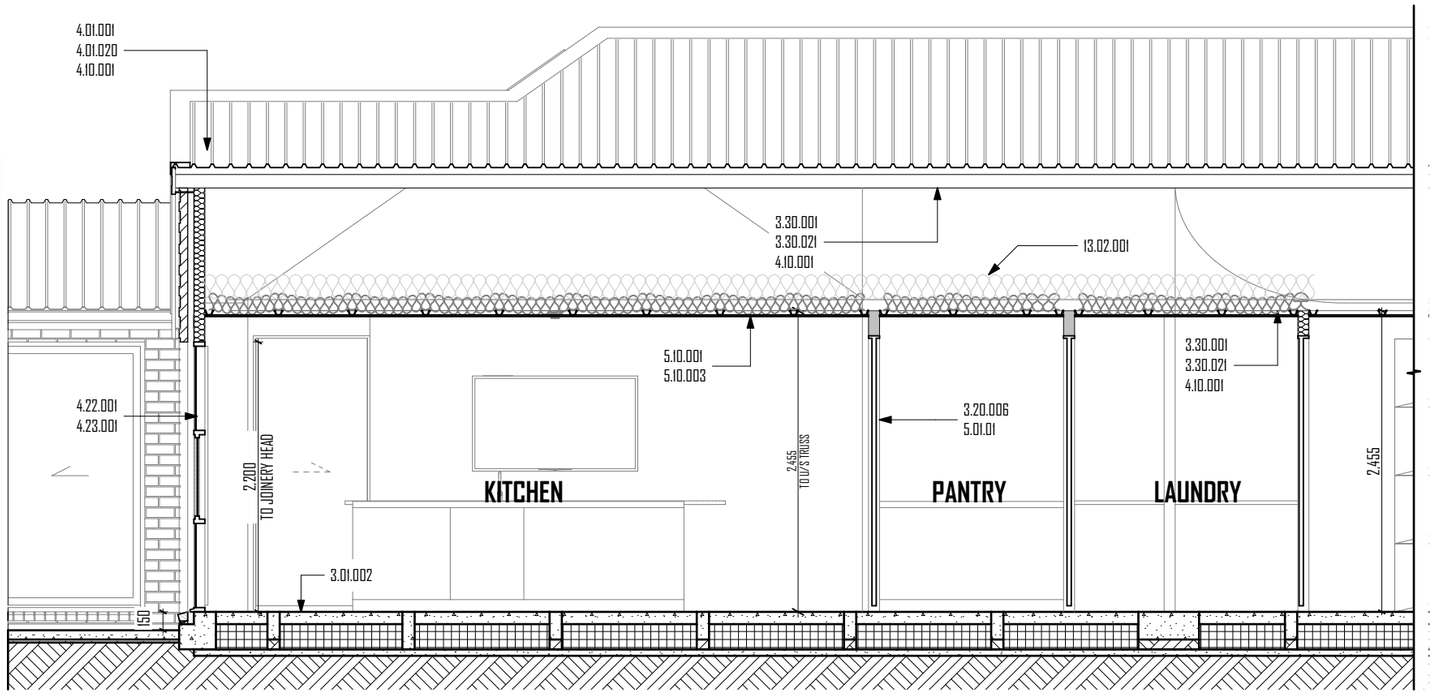
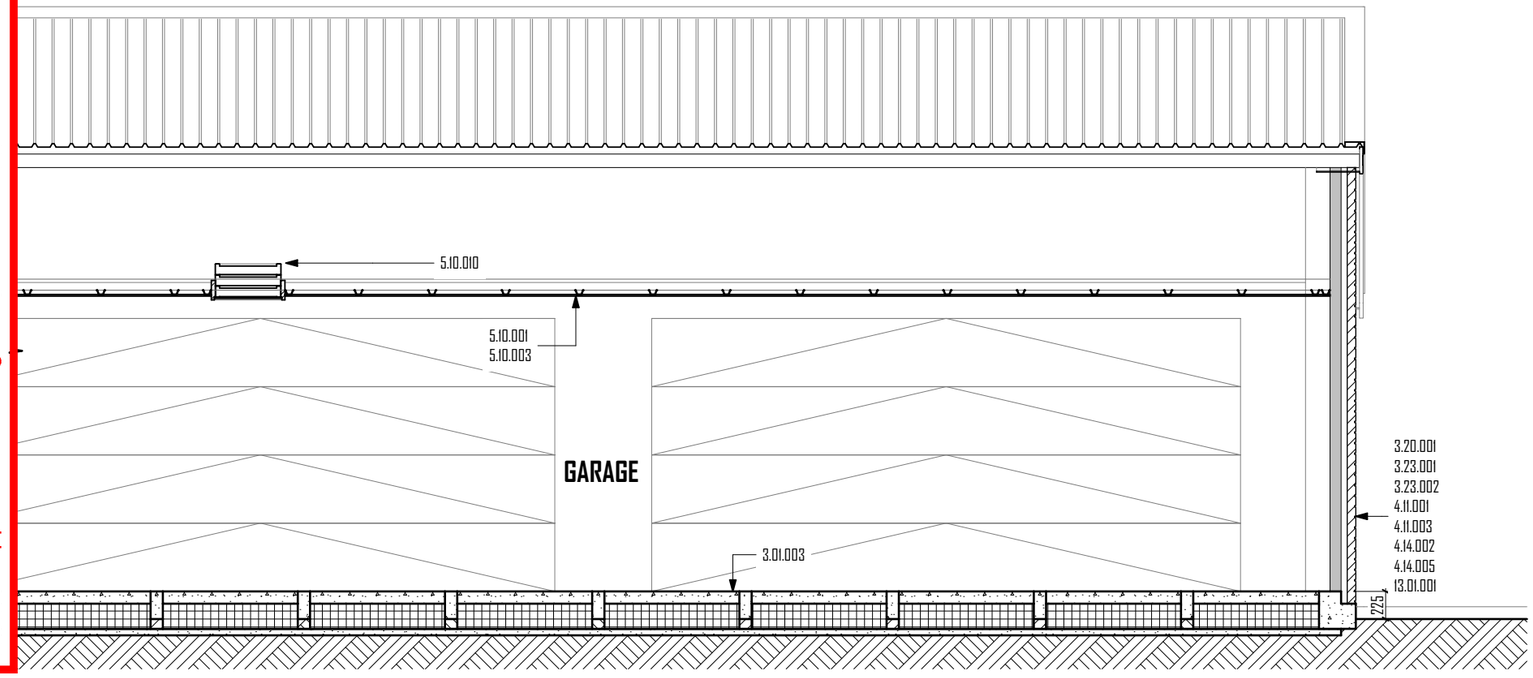
JOB TITLE	LOT 622 DORPER ROAD WEST MELTON SELWYN DISTRICT COUNCIL NZL NEW DWELLING
DESIGNER	TODAY HOMES
DRAFTSMAN	NV
CHECKED	TBC
PROJECT NUMBER	25120010
PRINT DATE	22/01/2026
CLIENT NAME	TODAY HOMES RESIDENCE
DRAWING TITLE	SECTION AA
SCALE @ A3	1:50
DRAWING NUMBER	A201
REVISION ID	01





REVID	CHID	REVISION	DATE
01			22/01/2026

THE OWNERS ACCEPT AND CONFIRM THAT THESE ARE THE FULL AND FINAL DRAWINGS
Signed: Date:

Notes

3 BI-STRUCTURE

3.01.002 CONCRETE RAFT SLAB
85mm THICK 20MPa ALLIED CONCRETE CODEMARK SUPER SLAB WITH WIRE PLUS DUCTILE 500E REINFORCING (SUPPLEMENTARY BARS AT RE ENTRANT CORNERS) ON 220mm POLYSTRENE PODS ON DPM- OVER 25mm SAND BINDING. REFER TO FOUNDATION PLAN.

3.01.003 ENGINEERED RAFT SLAB
ALLIED CONCRETE SUPER SLAB PER ENGINEER'S DESIGN ON DPM- OVER 25mm SAND BINDING. REFER TO ENGINEERS DRAWINGS FOR POD SET OUT, RIB LOCATIONS, BAR LOCATIONS AND CONTROL JOINTS.

3.20.001 EXTERNAL WALLS 90mm
ALL MEMBERS CONSTRUCTED WITH 90mm X 45mm SG8 H1.2 TIMBER FRAMING. STUDS @ 600mm MAXIMUM CENTRES UP TO 2.4m TO NZS3604:2011 TABLE 8.2. DWANGS @ 800mm MAXIMUM CENTRES. DWANG FOR ALL FITTINGS, FIXTURES, LININGS, BRACING PANELS AND TRIMS. DPC (MALTHOID) BETWEEN BOTTOM PLATE AND CONCRETE SLAB.

3.20.006 INTERNAL WALLS 90mm
ALL MEMBERS CONSTRUCTED WITH 90mm X 45mm SG8 H1.2 TIMBER FRAMING. STUDS @ 600mm MAXIMUM CENTRES AND DWANGS @ 800mm MAXIMUM CENTRES AS PER NZS3604:2011 TABLE 8.2. DWANGS FOR ALL FITTINGS, FIXTURES, LININGS, BRACING PANELS AND TRIMS. DPC (MALTHOID) BETWEEN BOTTOM PLATE AND CONCRETE SLAB.

3.23.001 BOTTOM PLATE
90 x 45mm SG8 H1.2 BOTTOM PLATES INSTALLED ON DPC SEPARATION AGAINST CONCRETE SLAB TO BE FIXED WITH 120mm M12 TRUBOLTS WITH 50x50mm SQUARE WASHER AT MAX 900mm CRS, 150mm FROM ENDS OF PLATES.

3.23.002 TOP PLATE
2/90 x45mm SG8 H1.2 TOP PLATES TO BE FIXED TO STUDS WITH 2/90X3.15mm END NAILS OR 2/90X3.15mm END NAILS AND 2 WIRE DOGS AS PER NZS3604:2011 TABLE 8.18.

3.30.001 TRUSSES
H1.2 TRUSSES @ 900mm MAXIMUM CENTRES AS PER BI/VMI BY AN ACCREDITED FABRICATOR (SED) . REFER TRUSS MANUFACTURER DESIGN FOR LAYOUT, FIXINGS AND DETAILS.

3.30.021 PURLINS
70x45mm H1.2 PURLINS AT 900mm CRS MAX TO BE FIXED AS PER LUMBERLOK APPROVED ALTERNATIVE FIXING TYPE C. ENSURE PURLINS MAX 600mm FROM ENDS TO COMPLY WITH E2/AS1 FIXING REQUIREMENTS.

4 E2-ENCLOSURE

4.01.001 METAL ROOFING
0.4 BMT LONGRUN ROOFING T-RIB SYSTEM ON SPECIFIED ROOFING UNDERLAY.. INSTALLED AS PER DETAILS AND MANUFACTURERS INSTRUCTIONS.

4.01.020 ROOF FIXINGS
TRAPEZOIDAL ROOFING TO BE FIX WITH 12g SELF DRILLING SCREW EPDM WASHER & PROFILE WASHER WITH 30mm MIN TIMBER PENETRATION IN A HIT 1, MISS 1 PATTERN.

4.10.001 ROOF UNDERLAY
THERMAKRAFT COVERTEK 215 LIGHT WEIGHT ROOF UNDERLAY. FIX USING STAINLESS STEEL 8-12mm STAPLES OR 20mm FLAT HEAD CLOUTS, OR APPROPRIATE PROPRIETARY FASTENINGS ON TIMBER FRAMED STRUCTURE. MIN 3 DEGREE PITCH. INSTALL AS PER MANUFACTURERS REQUIREMENTS AND INCONJUNCTION WITH E2/AS1.

4.11.001 WALL UNDERLAY
MASONS UNI WRAP WALL SYSTEM UNDERLAY FIXED TO EXTERIOR FACE OF FRAMING (PROVIDE INTERMEDIATE SUPPORT FOR STUD SPACING GREATER THAN 450mm WITH POLYPROPELENE TAPE @ 300 CRS FIXED HORIZONTALLY AND DRAWN TAUGHT). UNDERLAY DRESSED INTO ALL OPENINGS AND TAPED USING SELECTED SEALING SYSTEM. INSTALL AS PER MANUFACTURERS LITERATURE.

4.11.003 ECOPLY BRACING
7mm ECOPLY PLYWOOD USED AS BRACING SYSTEM INSTALLED UNDER SPECIFIED WALL WRAP FIXED in TO EXTERIOR FACE OF FRAMING. DRESSED INTO ALL OPENINGS AND TAPED USING MASONS UNI WRAP SEALING SYSTEM. INSTALLED TO MANUFACTURER'S SYSTEM AND SPECIFICATION.

4.14.002 MASONRY VENEER
70 SERIES MASONRY VENEER ON 50mm CAVITY. WEEP HOLES AT 800mm CRS TO BOTTOM COURSE. 10mm VENTILATION GAP BETWEEN TOP OF BRICK AND SOFFIT LINING. TIES AT 600mm HORIZONTAL AND 400mm CRS VERTICAL. STEEL LINTELS REQUIRED ABOVE OPENINGS TO SUPPORT VENEER, SIZES DETAILED FOR EACH OPENING ON ELEVATIONS AS PER DETAILS. IN ACCORDANCE WITH E2/AS1 TABLE 18E.

4.14.005 BRICK TIES
BRICK TIES INSTALLED AT 600mm CRS HORIZONTALLY AND 400mm CRS VERTICALLY AS PER E2/AS1 TABLE 18(a).

4.22.001 ALUMINIUM JOINERY
THERMALHEART SERIES THERMALLY BROKEN, LOW E, ARGON GAS FILLED WINDOWS AND DOORS ALUMINIUM JOINERY, WITH PAINT FINISHED PLANTED TIMBER REVEALS AND GIB GROOVE. DOUBLE GLAZING TO JOINERY THROUGHOUT EXECPT GARAGE. REFER TO WINDOW AND DOOR SCHEDULE.

4.23.001 GLAZING
ALL NEW GLAZING TO COMPLY WITH NZS4223.3:2016. REFER TO WINDOW AND DOOR SCHEDULE FOR SAFETY GLAZING LOCATIONS, ENSURE GRADE A SAFETY GLASS TO ALL SHOWERS AND OVERHEAD GLAZING. OBSCURE GLAZING TO BATHROOMS. ENSUITES & WC'S

5 INTERIOR

5.01.01 WALL LINING
10mm GIB WALL LINING HORIZONTALLY FIXED AND STOPPED TO LEVEL 4 FINISH FOR SELECTED PAINT SYSTEM - SQUARE STOP TO CEILING JUNCTION.

5.10.001 CEILING BATTENS (METAL)
METAL CEILING BATTEN SYSTEM INSTALLED AS PER MANUFACTURERS INSTRUCTIONS AT 600mm CRS FOR 13mm GIB OR 450mm CENTRES FOR 10mm GIB. (ENSURE RESTRAINTS ALIGN WITH RONDO MANUAL REQUIREMENTS, DIRECT FIXED TO BOTTOM CORD OF TRUSS).

5.10.003 CEILING LINING
13mm GIB BOARD CEILING LINING FIXED TO SPECIFIED CEILING BATTENS @ 600mm MAXIMUM CENTRES AND SQUARE STOPPED TO LEVEL 4 PAINT FINISH.

5.10.010 ROOF ACCESS
ATTIC LADDER CEILING. HATCH TO BE INSTALLED TO PROVIDE ACCESS TO ROOF SPACE.

13 HI-INSULATION

13.01.001 WALL INSULATION
SELECTED R2.6 WALL INSULATION (90mm) REFER TO MANUFACTURERS LITERATURE.

SELECTED R3.2 WALL INSULATION (140mm) REFER TO MANUFACTURERS LITERATURE.

13.02.001 CEILING INSULATION
1X LAYER R3.6 CEILING INSULATION + 1X R4.5 INSTALLED AS PER MANUFACTURERS SPECIFICATION. 25mm MINIMUM CLEARANCE REQUIRED. BOTTOM LAYER NOTCHED TO BOTTOM CHORD OF TRUSS.

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ALL DIMENSIONS AND SITE LEVELS TO BE VERIFIED ON SITE

JOB TITLE
LOT 622 DORPER ROAD WEST MELTON
SELWYN DISTRICT COUNCIL NZL
NEW DWELLING

DESIGNER	TODAY HOMES
DRAFTSMAN	NV
CHECKED	TBC
PROJECT NUMBER	25120010
PRINT DATE	22/01/2026

CLIENT NAME
TODAY HOMES RESIDENCE

DRAWING TITLE
SECTION BB

SCALE @ A3
1:50

DRAWING NUMBER	REVISION ID
A202	01

Notes

3 BI-STRUCTURE

3.01.003 ENGINEERED RAFT SLAB
ALLIED CONCRETE SUPER SLAB PER ENGINEER'S DESIGN ON DPM- OVER 25mm SAND BINDING. REFER TO ENGINEERS DRAWINGS FOR POD SET OUT, RIB LOCATIONS, BAR LOCATIONS AND CONTROL JOINTS.

3.20.001 EXTERNAL WALLS 90mm
ALL MEMBERS CONSTRUCTED WITH 90mm X 45mm SG8 HI.2 TIMBER FRAMING. STUDS @ 600mm MAXIMUM CENTRES UP TO 2.4m TO NZS3604:2011 TABLE 8.2. DWANGS @ 800mm MAXIMUM CENTRES. DWANG FOR ALL FITTINGS, FIXTURES, LININGS, BRACING PANELS AND TRIMS. DPC (MALTHOID) BETWEEN BOTTOM PLATE AND CONCRETE SLAB.

3.20.006 INTERNAL WALLS 90mm
ALL MEMBERS CONSTRUCTED WITH 90mm X 45mm SG8 HI.2 TIMBER FRAMING. STUDS @ 600mm MAXIMUM CENTRES AND DWANGS @ 800mm MAXIMUM CENTRES AS PER NZS3604:2011 TABLE 8.2. DWANGS FOR ALL FITTINGS, FIXTURES, LININGS, BRACING PANELS AND TRIMS. DPC (MALTHOID) BETWEEN BOTTOM PLATE AND CONCRETE SLAB.

3.23.001 BOTTOM PLATE
90 x 45mm SG8 HI.2 BOTTOM PLATES INSTALLED ON DPC SEPARATION AGAINST CONCRETE SLAB TO BE FIXED WITH 120mm M12 TRUBOLTS WITH 50x50mm SQUARE WASHER AT MAX 900mm CRS, 150mm FROM ENDS OF PLATES.

3.23.002 TOP PLATE
2/90 x45mm SG8 HI.2 TOP PLATES TO BE FIXED TO STUDS WITH 2/90X3.15mm END NAILS OR 2/90X3.15mm END NAILS AND 2 WIRE DOGS AS PER NZS3604:2011 TABLE 8.18.

3.30.001 TRUSSES
HI.2 TRUSSES @ 900mm MAXIMUM CENTRES AS PER BI/VMI BY AN ACCREDITED FABRICATOR (SED) , REFER TRUSS MANUFACTURER DESIGN FOR LAYOUT, FIXINGS AND DETAILS.

3.30.021 PURLINS
70x45mm HI.2 PURLINS AT 900mm CRS MAX TO BE FIXED AS PER LUMBERLOK APPROVED ALTERNATIVE FIXING TYPE C. ENSURE PURLINS MAX 600mm FROM ENDS TO COMPLY WITH E2/AS1 FIXING REQUIREMENTS.

4 E2-ENCLOSURE

4.01.001 METAL ROOFING
0.4 BMT LONGRUN ROOFING T-RIB SYSTEM ON SPECIFIED ROOFING UNDERLAY. INSTALLED AS PER DETAILS AND MANUFACTURERS INSTRUCTIONS.

4.01.020 ROOF FIXINGS
TRAPEZOIDAL ROOFING TO BE FIX WITH 12g SELF DRILLING SCREW EPDM WASHER & PROFILE WASHER WITH 30mm MIN TIMBER PENETRATION IN A HIT 1, MISS 1 PATTERN.

4.05.001 GUTTER AND FASCIA
SELECTED 115mm QUAD METAL GUTTER (WITH 6200mm2 CAPACITY) PREFINISHED IN COLOURSTEEL AND FIXED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS ON METALLINE 185mm FASCIA.

4.10.001 ROOF UNDERLAY
THERMAKRAFT COVERTEK 215 LIGHT WEIGHT ROOF UNDERLAY. FIX USING STAINLESS STEEL 8-12mm STAPLES OR 20mm FLAT HEAD CLOUTS, OR APPROPRIATE PROPRIETARY FASTENINGS ON TIMBER FRAMED STRUCTURE. MIN 3 DEGREE PITCH. INSTALL AS PER MANUFACTURERS REQUIREMENTS AND INCONJUNCTION WITH E2/AS1.

4.11.001 WALL UNDERLAY
MASONS UNI WRAP WALL SYSTEM UNDERLAY FIXED TO EXTERIOR FACE OF FRAMING (PROVIDE INTERMEDIATE SUPPORT FOR STUD SPACING GREATER THAN 450mm WITH POLYPROPELENE TAPE @ 300 CRS FIXED HORIZONTALLY AND DRAWN TAUGHT). UNDERLAY DRESSED INTO ALL OPENINGS AND TAPED USING SELECTED SEALING SYSTEM. INSTALL AS PER MANUFACTURERS LITERATURE.

4.14.002 ECOPLY BRACING
7mm ECOPLY PLYWOOD USED AS BRACING SYSTEM INSTALLED UNDER SPECIFIED WALL WRAP FIXED in TO EXTERIOR FACE OF FRAMING. DRESSED INTO ALL OPENINGS AND TAPED USING MASONS UNI WRAP SEALING SYSTEM. INSTALLED TO MANUFACTURER'S SYSTEM AND SPECIFICATION.

4.14.005 MASONRY VENEER
7D SERIES MASONRY VENEER ON 50mm CAVITY. WEEP HOLES AT 800mm CRS TO BOTTOM COURSE. 10mm VENTILATION GAP BETWEEN TOP OF BRICK AND SOFFIT LINING. TIES AT 600mm HORIZONTAL AND 400mm CRS VERTICAL. STEEL LINTELS REQUIRED ABOVE OPENINGS TO SUPPORT VENEER, SIZES DETAILED FOR EACH OPENING ON ELEVATIONS AS PER DETAILS. IN ACCORDANCE WITH E2/AS1 TABLE 18E.

4.14.005 BRICK TIES
BRICK TIES INSTALLED AT 600mm CRS HORIZONTALLY AND 400mm CRS VERTICALLY AS PER E2/AS1 TABLE 18(a).

4.20.001 HARDIES SOFFIT
HARDIEFLEX 4.5mm SOFFIT LINING WITH UPVC JOINTERS, ON SELECTED TIMBER FRAMING.

4.22.001 ALUMINIUM JOINERY
THERMALHEART SERIES THERMALLY BROKEN, LOW E, ARGON GAS FILLED WINDOWS AND DOORS ALUMINIUM JOINERY, WITH PAINT FINISHED PLANTED TIMBER REVEALS AND GIB GROOVE. DOUBLE GLAZING TO JOINERY THROUGHOUT EXECPT GARAGE. REFER TO WINDOW AND DOOR SCHEDULE.

4.23.001 GLAZING
ALL NEW GLAZING TO COMPLY WITH NZS4223.3:2016. REFER TO WINDOW AND DOOR SCHEDULE FOR SAFETY GLAZING LOCATIONS, ENSURE GRADE A SAFETY GLASS TO ALL SHOWERS AND OVERHEAD GLAZING. OBSCURE GLAZING TO BATHROOMS, ENSUITES & WC'S

5 INTERIOR

5.01.01 WALL LINING
10mm GIB WALL LINING HORIZONTALLY FIXED AND STOPPED TO LEVEL 4 FINISH FOR SELECTED PAINT SYSTEM - SQUARE STOP TO CEILING JUNCTION.

5.01.02 AQUALINE WALL LINING
10mm GIB AQUALINE WALL LINING HORIZONTALLY FIXED AND STOPPED TO LEVEL 4 FINISH. COATED WITH TWO COATS OF WATERPROOF SEMI GLOSS ENAMEL PAINT IN ACCORDANCE WITH E3/AS1 3.1.2(F)

5.10.001 CEILING BATTENS (METAL)
METAL CEILING BATTEN SYSTEM INSTALLED AS PER MANUFACTURERS INSTRUCTIONS AT 600mm CRS FOR 13mm GIB OR 450mm CENTRES FOR 10mm GIB. (ENSURE RESTRAINTS ALIGN WITH RONDO MANUAL REQUIREMENTS. DIRECT FIXED TO BOTTOM CORD OF TRUSS).

5.10.003 CEILING LINING
13mm GIB BOARD CEILING LINING FIXED TO SPECIFIED CEILING BATTENS @ 600mm MAXIMUM CENTRES AND SQUARE STOPPED TO LEVEL 4 PAINT FINISH.

5.10.004 AQUALINE CEILING LINING
13mm GIB AQUALINE CEILING LINING FIXED TO SPECIFIED CEILING BATTENS @ 600mm MAXIMUM CENTRES AND STOPPED TO LEVEL FINISH FOR SELECTED 2 COAT OF SEMI-GLOSS ENAMEL PAINT SYSTEM.

6 FINISH

6.00.001 INTERNAL WATERPROOFING
MAPEI AQUA DEFENSE INTERNAL WATERPROOFING MEMBRANE TO BE INSTALLED IN WET AREAS IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS PROVIDED. REFER TO PLANS FOR EXTENT OF WATERPROOFING REQUIRED BELOW IMPERVIOUS FINISH I.E. TILES.

6.02.003 INTERIOR TILE
SELECTED TILED FINISH TO BE INSTALLED TO COMPLY WITH E3/AS1 AND D1/AS1 TABLE 2 FOR SLIP RESISTANCE OF 0.4U. REFER WET AREA DETAILS FOR SEALING DETAILS.

13 HI-INSULATION

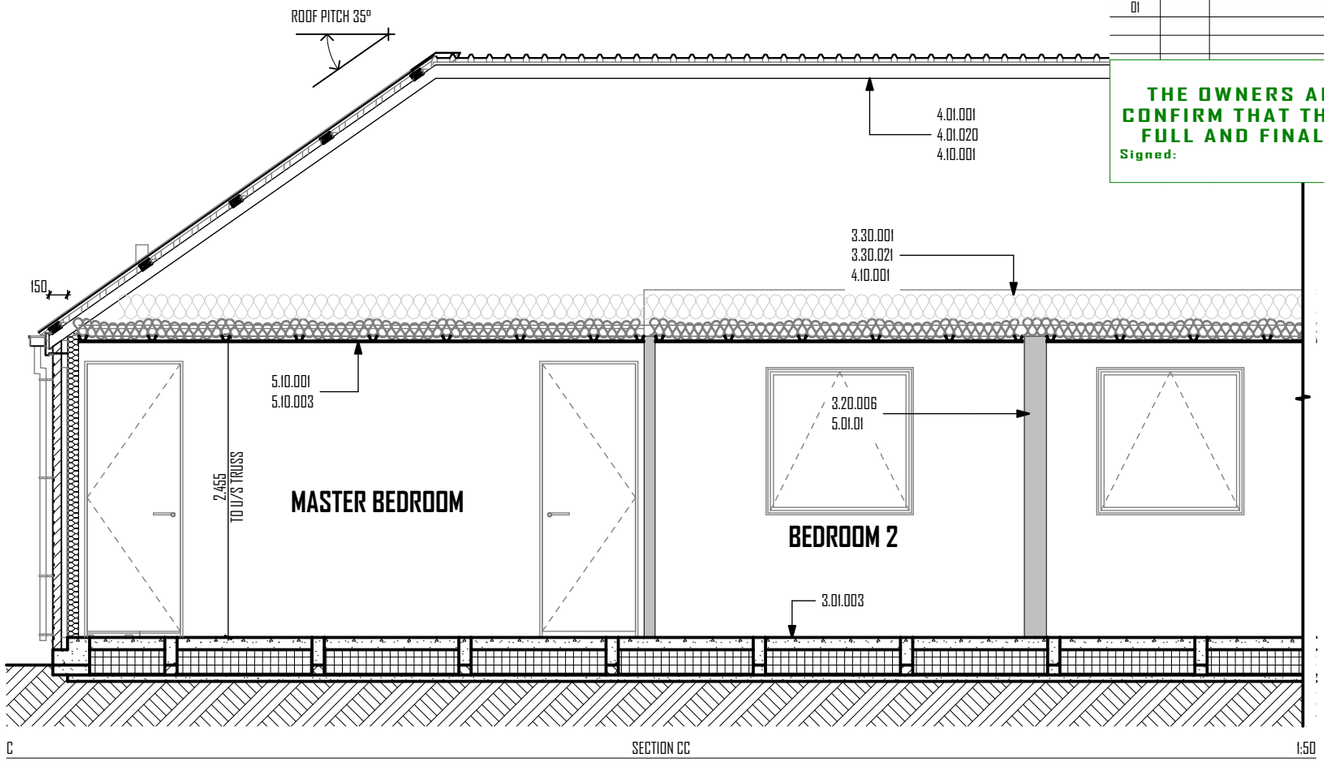
13.01.001 WALL INSULATION
SELECTED R2.6 WALL INSULATION (90mm) REFER TO MANUFACTURERS LITERATURE.

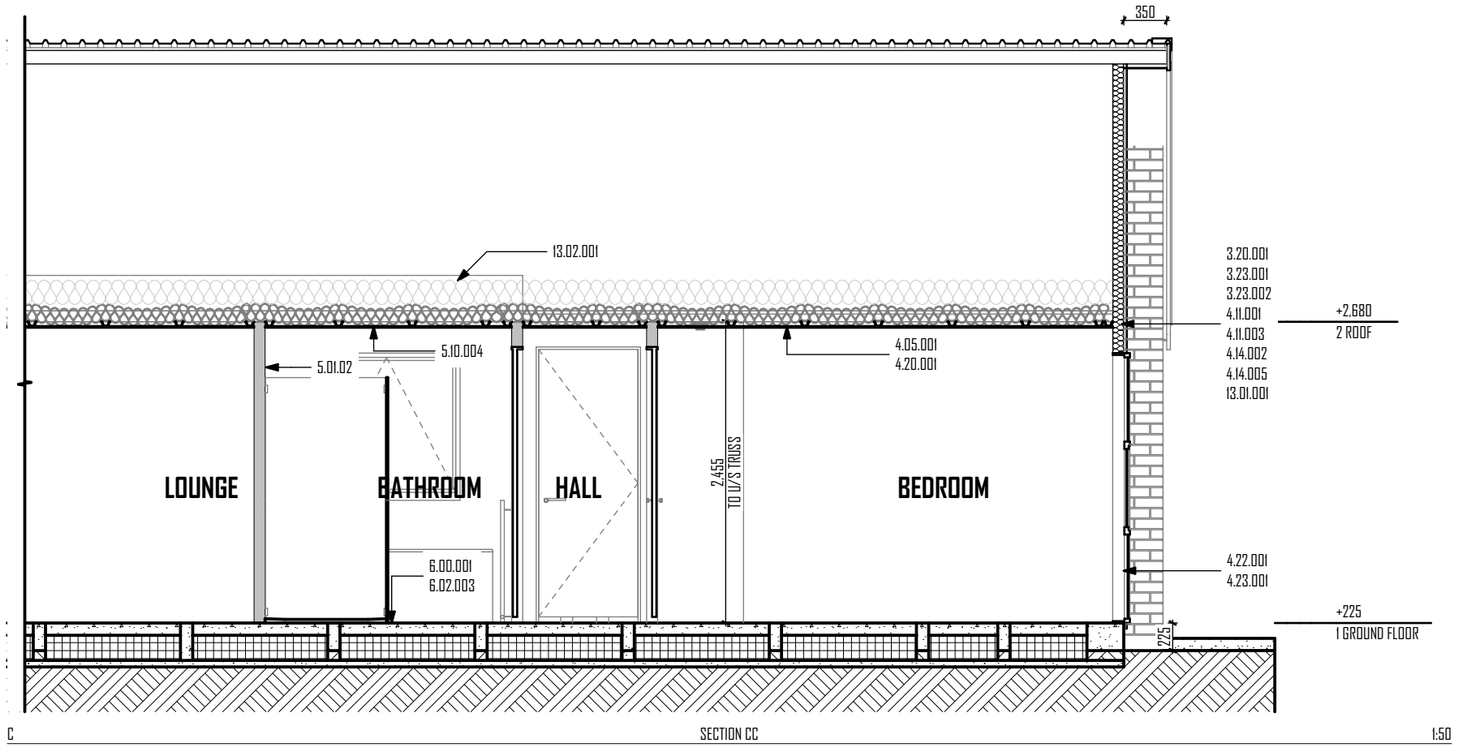
SELECTED R3.2 WALL INSULATION (140mm) REFER TO MANUFACTURERS LITERATURE.

13.02.001 CEILING INSULATION
1X LAYER R3.6 CEILING INSULATION + 1X R4.5 INSTALLED AS PER MANUFACTURERS SPECIFICATION. 25mm MINIMUM CLEARANCE REQUIRED. BOTTOM LAYER NOTCHED TO BOTTOM CHORD OF TRUSS.

REVID	CHID	REVISION	DATE
01			22/01/2026

THE OWNERS ACCEPT AND CONFIRM THAT THESE ARE THE FULL AND FINAL DRAWINGS
Signed: Date:





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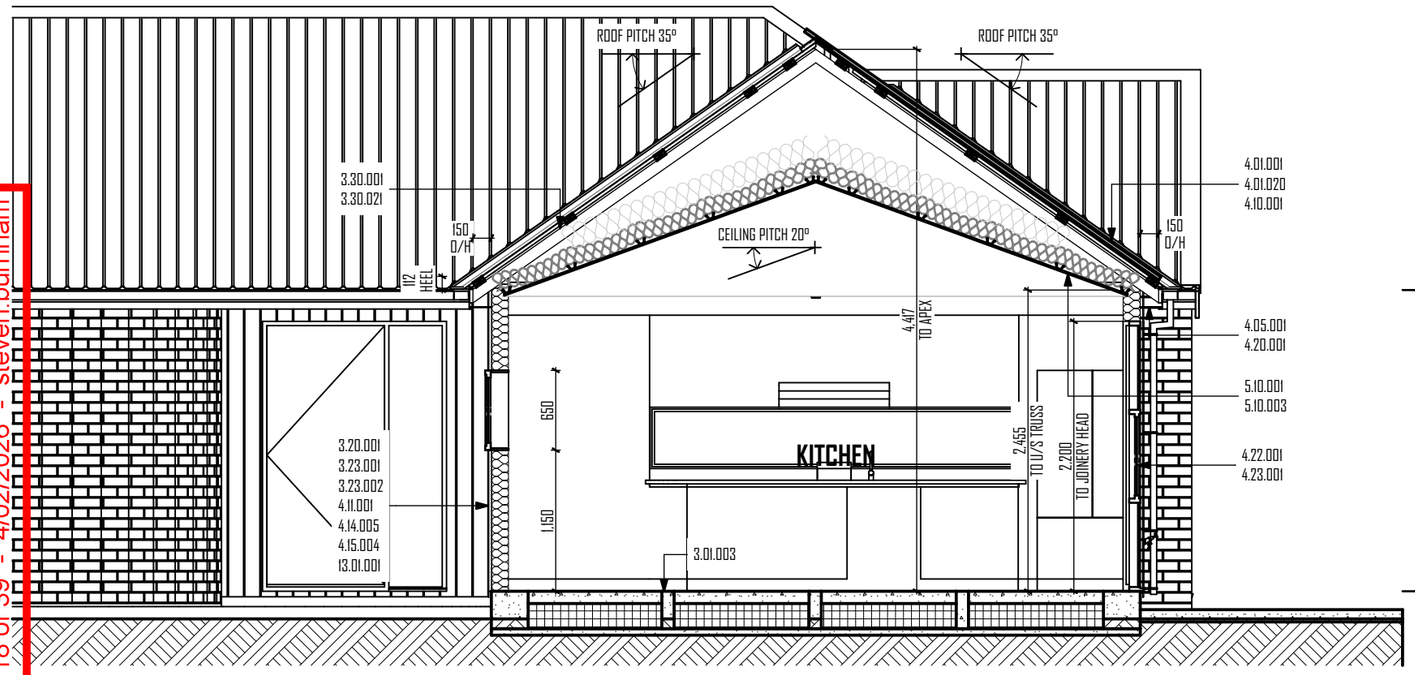
JOB TITLE
LOT 622 DORPER ROAD WEST MELTON
SELWYN DISTRICT COUNCIL NZL
NEW DWELLING

DESIGNER	TODAY HOMES
DRAFTSMAN	NV
CHECKED	TBC
PROJECT NUMBER	25120010
PRINT DATE	22/01/2026

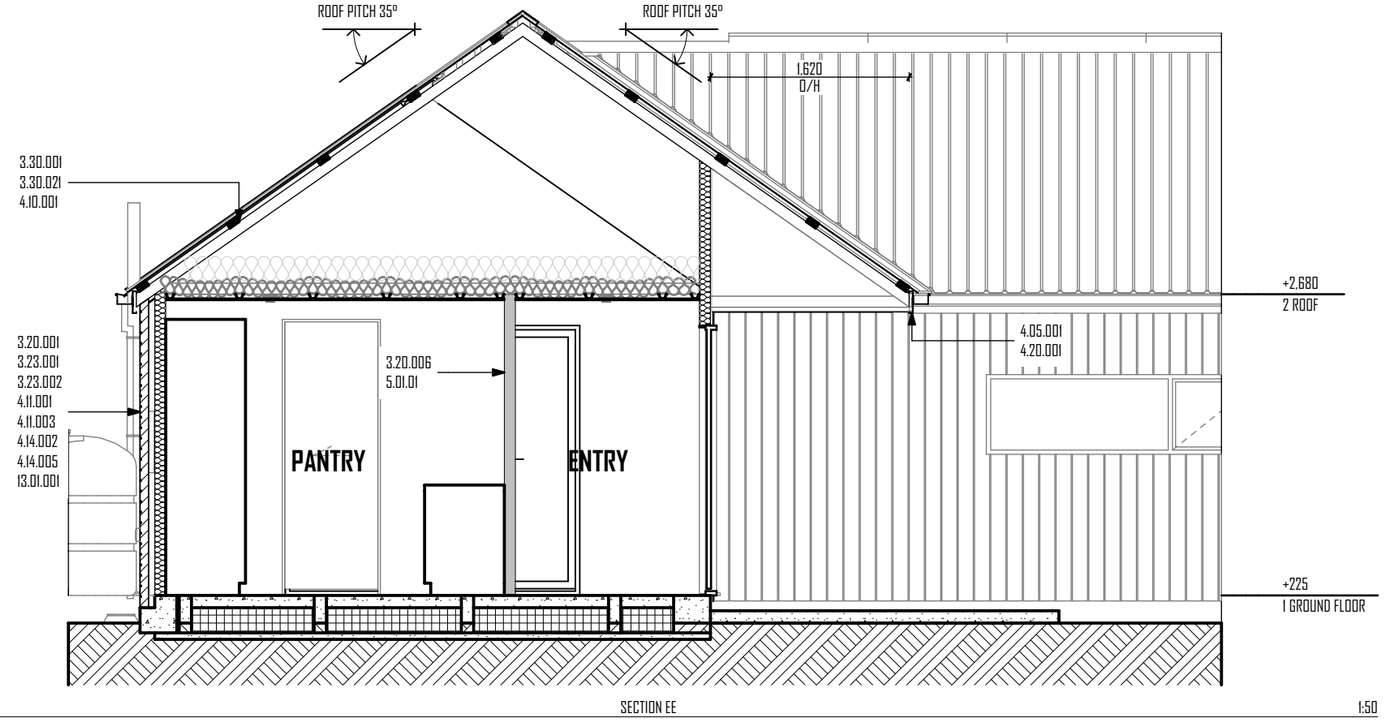
CLIENT NAME
TODAY HOMES RESIDENCE
DRAWING TITLE
SECTION CC

SCALE @ A3
1:50

DRAWING NUMBER	REVISION ID
A203	**01**



SECTION DD 1:50



SECTION EE 1:50

Notes

3 BI-STRUCTURE

3.01.003 ENGINEERED RAFT SLAB
ALLIED CONCRETE SUPER SLAB PER ENGINEER'S DESIGN ON DPM-OVER 25mm SAND BINDING. REFER TO ENGINEERS DRAWINGS FOR POD SET OUT, RIB LOCATIONS, BAR LOCATIONS AND CONTROL JOINTS.

3.20.001 EXTERNAL WALLS 90mm
ALL MEMBERS CONSTRUCTED WITH 90mm X 45mm SG8 H1.2 TIMBER FRAMING. STUDS @ 600mm MAXIMUM CENTRES UP TO 2.4m TO NZS3604:2011 TABLE 8.2. DWANGS @ 800mm MAXIMUM CENTRES. DWANG FOR ALL FITTINGS, FIXTURES, LININGS, BRACING PANELS AND TRIMS. DPC (MALTHOID) BETWEEN BOTTOM PLATE AND CONCRETE SLAB.

3.20.006 INTERNAL WALLS 90mm
ALL MEMBERS CONSTRUCTED WITH 90mm X 45mm SG8 H1.2 TIMBER FRAMING. STUDS @ 600mm MAXIMUM CENTRES AND DWANGS @ 800mm MAXIMUM CENTRES AS PER NZS3604:2011 TABLE 8.2. DWANGS FOR ALL FITTINGS, FIXTURES, LININGS, BRACING PANELS AND TRIMS. DPC (MALTHOID) BETWEEN BOTTOM PLATE AND CONCRETE SLAB.

3.23.001 BOTTOM PLATE
90 x 45mm SG8 H1.2 BOTTOM PLATES INSTALLED ON DPC SEPARATION AGAINST CONCRETE SLAB TO BE FIXED WITH 120mm M12 TRUBOLTS WITH 50x50mm SQUARE WASHER AT MAX 900mm CRS, 150mm FROM ENDS OF PLATES.

3.23.002 TOP PLATE
2/90 x45mm SG8 H1.2 TOP PLATES TO BE FIXED TO STUDS WITH 2/90X3.15mm END NAILS OR 2/90X3.15mm END NAILS AND 2 WIRE DOGS AS PER NZS3604:2011 TABLE 8.18.

3.30.001 TRUSSES
H1.2 TRUSSES @ 900mm MAXIMUM CENTRES AS PER BI/VMI BY AN ACCREDITED FABRICATOR (SED) , REFER TRUSS MANUFACTURER DESIGN FOR LAYOUT, FIXINGS AND DETAILS.

3.30.021 PURLINS
70x45mm H1.2 PURLINS AT 900mm CRS MAX TO BE FIXED AS PER LUMBERLOK APPROVED ALTERNATIVE FIXING TYPE C. ENSURE PURLINS MAX 600mm FROM ENDS TO COMPLY WITH E2/AS1 FIXING REQUIREMENTS.

4 E2-ENCLOSURE

4.01.001 METAL ROOFING
0.4 BMT LONGRUN ROOFING T-RIB SYSTEM ON SPECIFIED ROOFING UNDERLAY. INSTALLED AS PER DETAILS AND MANUFACTURERS INSTRUCTIONS.

4.01.020 ROOF FIXINGS
TRAPEZOIDAL ROOFING TO BE FIX WITH 12g SELF DRILLING SCREW EPDM WASHER & PROFILE WASHER WITH 30mm MIN TIMBER PENETRATION IN A HIT 1, MISS 1 PATTERN.

4.05.001 GUTTER AND FASCIA
SELECTED 115mm QUAD METAL GUTTER (WITH 6200mm2 CAPACITY) PREFINISHED IN COLOURSTEEL AND FIXED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS ON METALLINE 185mm FASCIA.

4.10.001 ROOF UNDERLAY
THERMAKRAFT COVERTEK 215 LIGHT WEIGHT ROOF UNDERLAY. FIX USING STAINLESS STEEL 8-12mm STAPLES OR 20mm FLAT HEAD CLOUTS, OR APPROPRIATE PROPRIETARY FASTENINGS ON TIMBER FRAMED STRUCTURE. MIN 3 DEGREE PITCH. INSTALL AS PER MANUFACTURERS REQUIREMENTS AND INCONJUNCTION WITH E2/AS1.

4.11.001 WALL UNDERLAY
MASONS UNI WRAP WALL SYSTEM UNDERLAY FIXED TO EXTERIOR FACE OF FRAMING (PROVIDE INTERMEDIATE SUPPORT FOR STUD SPACING GREATER THAN 450mm WITH POLYPROPELENE TAPE @ 300 CRS FIXED HORIZONTALLY AND DRAWN TAUGHT). UNDERLAY DRESSED INTO ALL OPENINGS AND TAPED USING SELECTED SEALING SYSTEM. INSTALL AS PER MANUFACTURERS LITERATURE.

4.11.003 ECOPLY BRACING
7mm ECOPLY PLYWOOD USED AS BRACING SYSTEM INSTALLED UNDER SPECIFIED WALL WRAP FIXED in TO EXTERIOR FACE OF FRAMING. DRESSED INTO ALL OPENINGS AND TAPED USING MASONS UNI WRAP SEALING SYSTEM. INSTALLED TO MANUFACTURER'S SYSTEM AND SPECIFICATION.

4.14.002 MASONRY VENEER
70 SERIES MASONRY VENEER ON 50mm CAVITY. WEEP HOLES AT 800mm CRS TO BOTTOM COURSE. 10mm VENTILATION GAP BETWEEN TOP OF BRICK AND SOFFIT LINING, TIES AT 600mm HORIZONTAL AND 400mm CRS VERTICAL. STEEL LINTELS REQUIRED ABOVE OPENINGS TO SUPPORT VENEER, SIZES DETAILED FOR EACH OPENING ON ELEVATIONS AS PER DETAILS, IN ACCORDANCE WITH E2/AS1 TABLE 18E.

4.14.005 BRICK TIES
BRICK TIES INSTALLED AT 600mm CRS HORIZONTALLY AND 400mm CRS VERTICALLY AS PER E2/AS1 TABLE 18(a).

4.15.004 SHIPLAP CLADDING - VERTICAL
SELECTED VERTICAL SHIPLAP WEATHERBOARD CLADDING TO BE FIXED WITH 75X3.15mm SILICON BRONZE ANNULAR GROOVED ROSE HEAD NAILS ON HORIZONTAL (CAVIBAT 45X18mm OR CASTELLATED 45X20mm H3.1 TIMBER) CAVITY BATTENS AT 480/400mm MAX CRS IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS PROVIDED. REFER TO DETAILS FOR INSTALLATION AND FLASHING REQUIREMENTS.

4.20.001 HARDIES SOFFIT
HARDIEFLEX 4.5mm SOFFIT LINING WITH UPVC JOINTERS. ON SELECTED TIMBER FRAMING.

4.22.001 ALUMINIUM JOINERY
THERMALHEART SERIES THERMALLY BROKEN, LOW E, ARGON GAS FILLED WINDOWS AND DOORS ALUMINIUM JOINERY. WITH PAINT FINISHED PLANTED TIMBER REVEALS AND GIB GROOVE. DOUBLE GLAZING TO JOINERY THROUGHOUT EXECPT GARAGE. REFER TO WINDOW AND DOOR SCHEDULE.

4.23.001 GLAZING
ALL NEW GLAZING TO COMPLY WITH NZS4223.3:2016. REFER TO WINDOW AND DOOR SCHEDULE FOR SAFETY GLAZING LOCATIONS. ENSURE GRADE A SAFETY GLASS TO ALL SHOWERS AND OVERHEAD GLAZING. OBSCURE GLAZING TO BATHROOMS. ENSUITES & WC'S

5 INTERIOR

5.01.01 WALL LINING
10mm GIB WALL LINING HORIZONTALLY FIXED AND STOPPED TO LEVEL 4 FINISH FOR SELECTED PAINT SYSTEM - SQUARE STOP TO CEILING JUNCTION.

5.10.001 CEILING BATTENS (METAL)
METAL CEILING BATTEN SYSTEM INSTALLED AS PER MANUFACTURERS INSTRUCTIONS AT 600mm CRS FOR 13mm GIB OR 450mm CENTRES FOR 10mm GIB. (ENSURE RESTRAINTS ALIGN WITH RONDO MANUAL REQUIREMENTS, DIRECT FIXED TO BOTTOM CORD OF TRUSS).

5.10.003 CEILING LINING
13mm GIB BOARD CEILING LINING FIXED TO SPECIFIED CEILING BATTENS @ 600mm MAXIMUM CENTRES AND SQUARE STOPPED TO LEVEL 4 PAINT FINISH.

13 HI-INSULATION

13.01.001 WALL INSULATION
SELECTED R2.6 WALL INSULATION (90mm) REFER TO MANUFACTURERS LITERATURE.

SELECTED R3.2 WALL INSULATION (140mm) REFER TO MANUFACTURERS LITERATURE.

REVID	CHID	REVISION	DATE
01			22/01/2026

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Signed: Date:

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JOB TITLE
LOT 622 DORPER ROAD WEST MELTON SELWYN DISTRICT COUNCIL NZL
NEW DWELLING

DESIGNER	TODAY HOMES
DRAFTSMAN	NV
CHECKED	TBC
PROJECT NUMBER	25120010
PRINT DATE	22/01/2026

CLIENT NAME
TODAY HOMES RESIDENCE
DRAWING TITLE
SECTION DD & EE

SCALE @ A3 **1:50**

DRAWING NUMBER	REVISION ID
A204	01

REVID	CHID	REVISION	DATE
01			22/01/2026

THE OWNERS ACCEPT AND CONFIRM THAT THESE ARE THE FULL AND FINAL DRAWINGS
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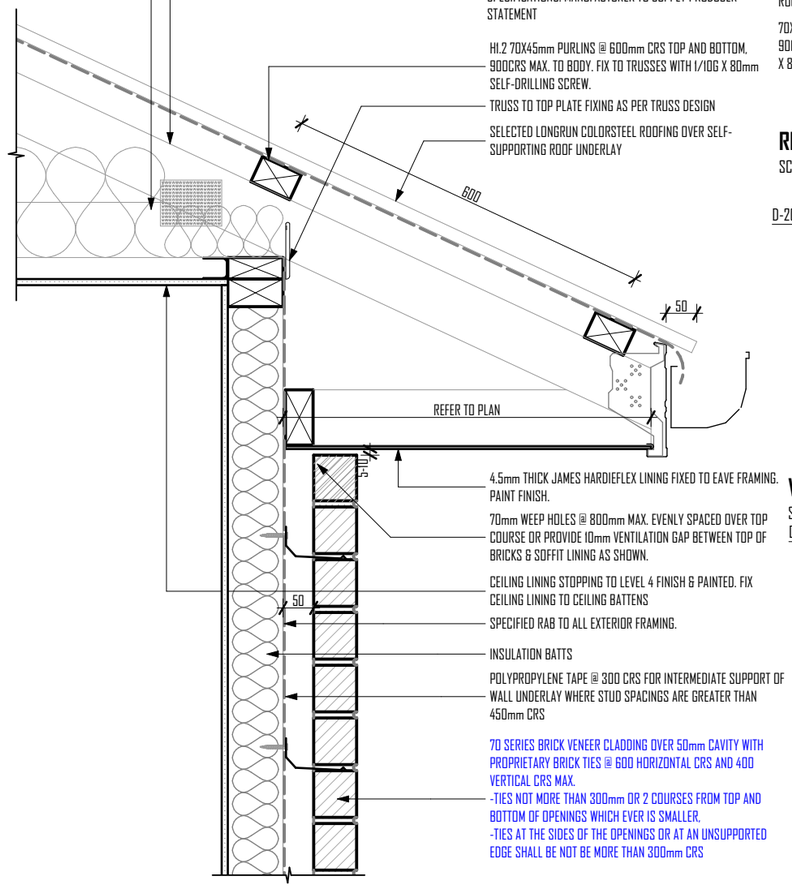
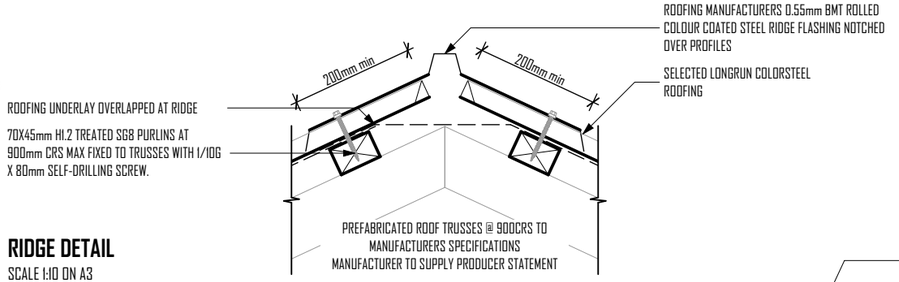
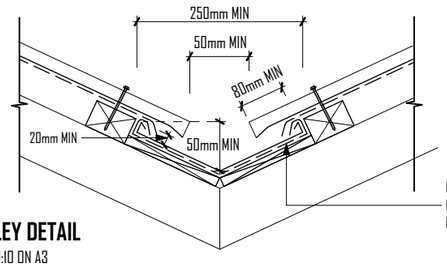


BRICK EAVE DETAIL
SCALE 1:10 ON A3



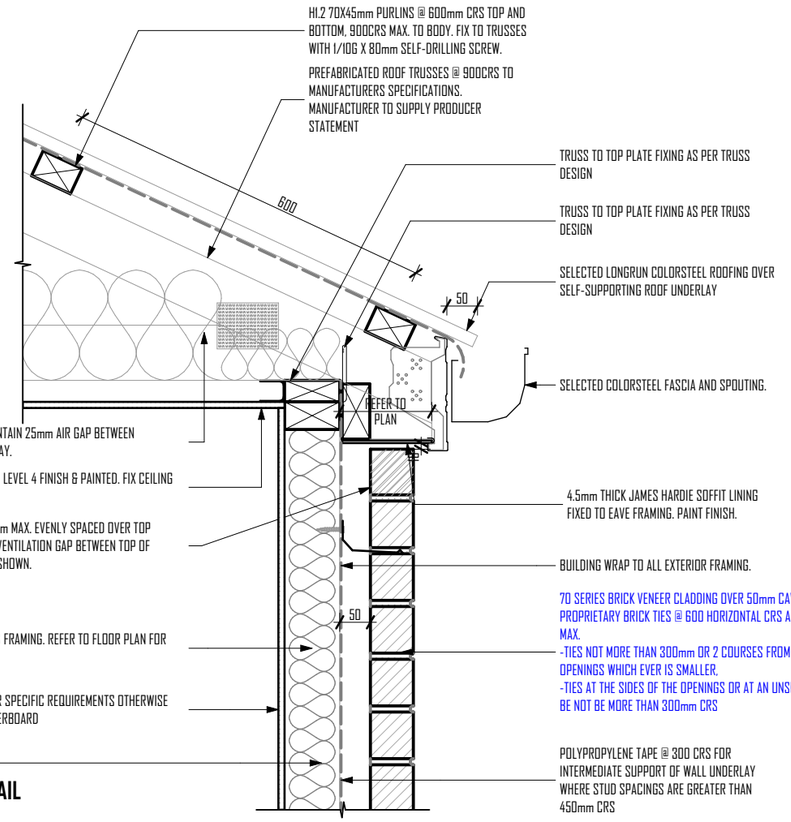
RIDGE DETAIL
SCALE 1:10 ON A3

D-200 STANDARD ROOF DETAILS 1:10

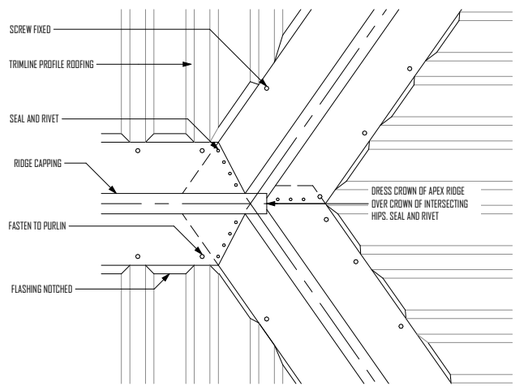


VALLEY DETAIL
SCALE 1:10 ON A3

D-200 STANDARD ROOF DETAILS 1:10

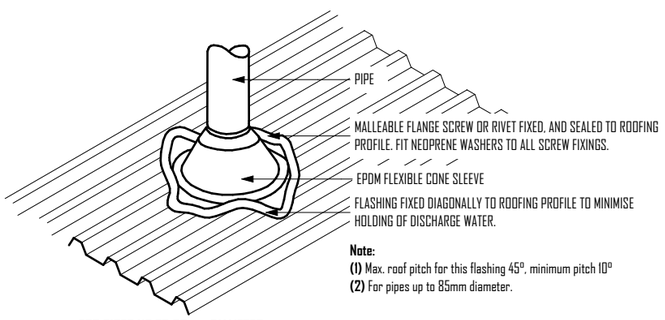


BRICK EAVE DETAIL
SCALE 1:10 ON A3



NOTE:
SOFT EDGED FLASHINGS TO BE COLOUR MATCHED PRIOR TO INSTALLATION

D-200 STANDARD ROOF DETAILS 1:10

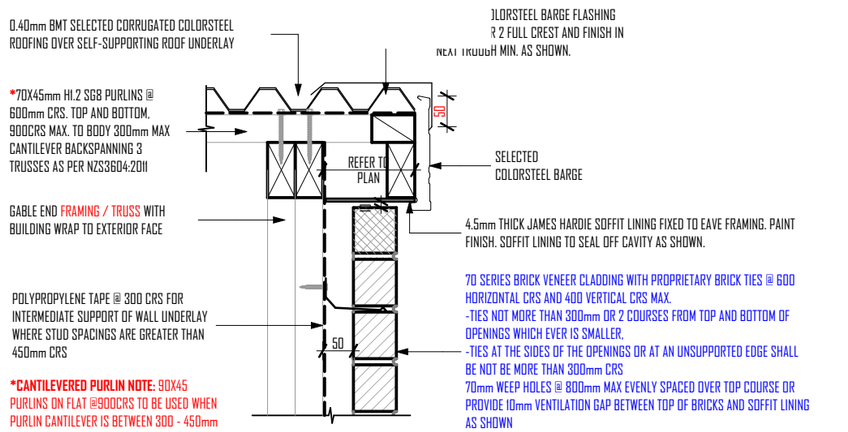


Note:
(1) Max. roof pitch for this flashing 45°, minimum pitch 10°
(2) For pipes up to 85mm diameter.

FOR PIPES UP TO 85mm DIAMETER

PIPE THROUGH ROOF

D-200 STANDARD ROOF DETAILS 1:10



BRICK BARGE DETAIL
SCALE 1:10 ON A3

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NOTES

All plans are to be read in conjuntion with the specification & Engineer's details. The Contractor shall verify all dimensions on site before commencing work. Written dimensions are to be take priority over scaled dimensions.

ALL DIMENSIONS AND SITE LEVELS TO BE VERIFIED ON SITE

JOB TITLE
LOT 622 DORPER ROAD WEST MELTON
SELWYN DISTRICT COUNCIL NZL
NEW DWELLING

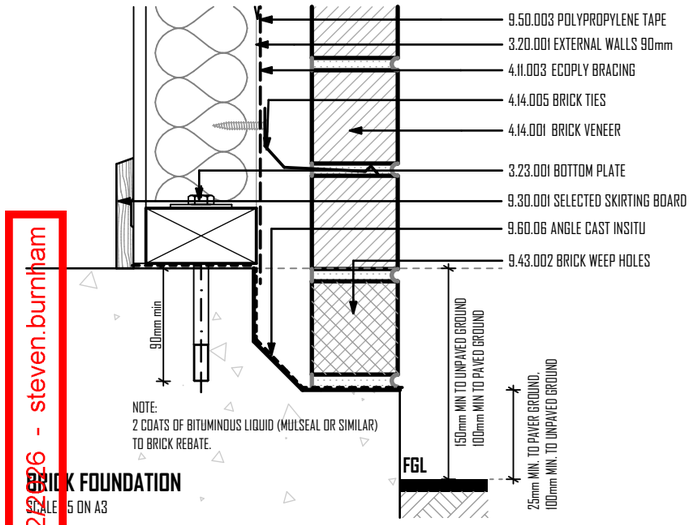
DESIGNER	TODAY HOMES
DRAFTSMAN	NV
CHECKED	TBC
PROJECT NUMBER	25120010
PRINT DATE	22/01/2026

CLIENT NAME
TODAY HOMES RESIDENCE

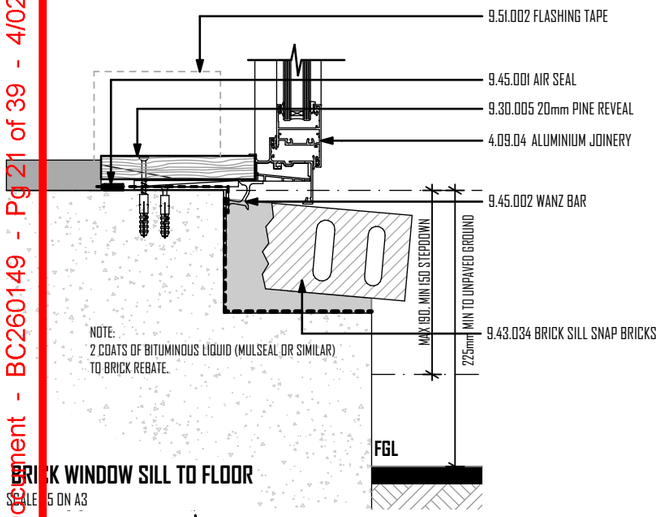
DRAWING TITLE
ROOF DETAILS

SCALE @ A3
1:10

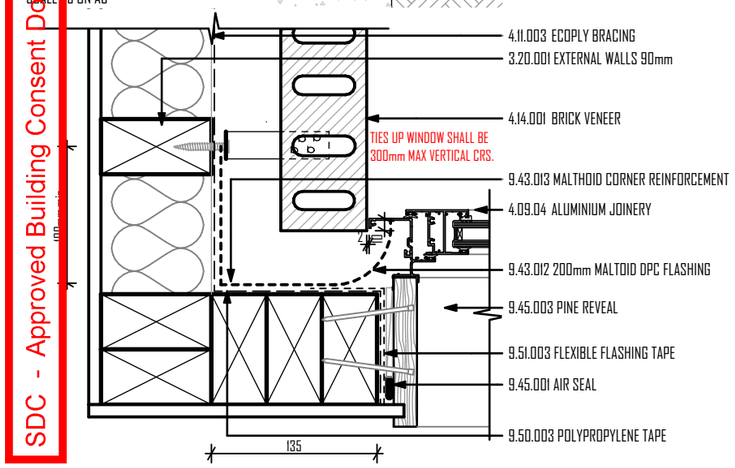
DRAWING NUMBER	REVISION ID
A401	01



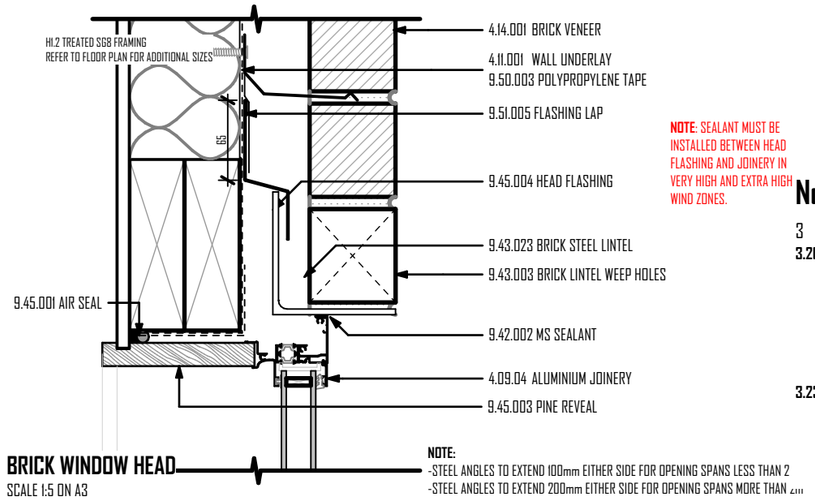
BRICK FOUNDATION
SCALE 1:5 ON A3



BRICK WINDOW SILL TO FLOOR
SCALE 1:5 ON A3

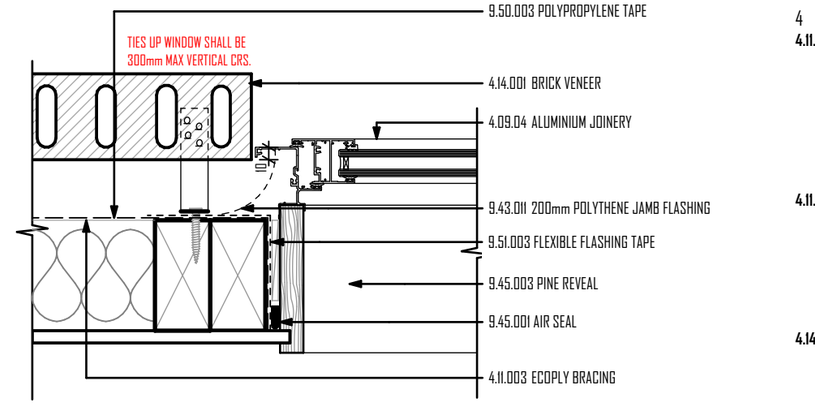


INTERNAL BRICK WINDOW JAMB
SCALE 1:5 ON A3

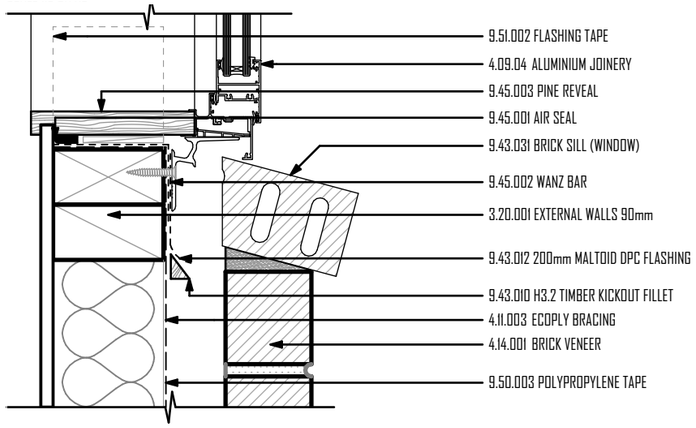


BRICK WINDOW HEAD
SCALE 1:5 ON A3

NOTE:
-STEEL ANGLES TO EXTEND 100mm EITHER SIDE FOR OPENING SPANS LESS THAN 2
-STEEL ANGLES TO EXTEND 200mm EITHER SIDE FOR OPENING SPANS MORE THAN 4m



BRICK WINDOW JAMB
SCALE 1:5 ON A3



BRICK WINDOW SILL
SCALE 1:5 ON A3

Notes

3
3.20.001

3.23.001

4
4.11.001

4.11.003

4.14.001

4.14.005

9
9.30.001

9.30.005

9.42.002

9.43.002

9.43.003

BI-STRUCTURE

EXTERNAL WALLS 90mm
ALL MEMBERS CONSTRUCTED WITH 90mm X 45mm SG8 H1.2 TIMBER FRAMING. STUDS @ 600mm MAXIMUM CENTRES UP TO 2.4m TO NZS3604:2011 TABLE 8.2. DWANGS @ 800mm MAXIMUM CENTRES. DWANG FOR ALL FITTINGS, FIXTURES, LININGS, BRACING PANELS AND TRIMS. DPC (MALTHOID) BETWEEN BOTTOM PLATE AND CONCRETE SLAB.

BOTTOM PLATE
90 x 45mm SG8 H1.2 BOTTOM PLATES INSTALLED ON DPC SEPARATION AGAINST CONCRETE SLAB TO BE FIXED WITH 120mm M12 TRUBOLTS WITH 50x50mm SQUARE WASHER AT MAX 900mm CRS, 150mm FROM ENDS OF PLATES.

E2-ENCLOSURE

WALL UNDERLAY
MASONS UNI WRAP WALL SYSTEM UNDERLAY FIXED TO EXTERIOR FACE OF FRAMING (PROVIDE INTERMEDIATE SUPPORT FOR STUD SPACING GREATER THAN 450mm WITH POLYPROPELENE TAPE @ 300 CRS FIXED HORIZONTALLY AND DRAWN TAUGHT). UNDERLAY DRESSED INTO ALL OPENINGS AND TAPED USING SELECTED SEALING SYSTEM. INSTALL AS PER MANUFACTURERS LITERATURE.

ECOPLY BRACING
7mm ECOPLY PLYWOOD USED AS BRACING SYSTEM INSTALLED UNDER SPECIFIED WALL WRAP FIXED in TO EXTERIOR FACE OF FRAMING. DRESSED INTO ALL OPENINGS AND TAPED USING MASONS UNI WRAP SEALING SYSTEM. INSTALLED TO MANUFACTURER'S SYSTEM AND SPECIFICATION.

BRICK VENEER
70mm SERIES BRICK VENEER ON 50mm CAVITY. WEEP HOLES AT 800mm CRS TO BOTTOM COURSE. 10mm VENTILATION GAP BETWEEN TOP BRICK AND SOFFIT LINING. BRICK TIES INSTALLED AT 600mm CRS HORIZONTAL AND 400mm CRS VERTICAL. STEEL LINTELS REQUIRED ABOVE OPENINGS TO SUPPORT VENEER. SIZES DETAILED FOR EACH IN SET AS PER DETAILS, IN ACCORDANCE WITH E2/AS1 TABLE 18E.

BRICK TIES
BRICK TIES INSTALLED AT 600mm CRS HORIZONTALLY AND 400mm CRS VERTICALLY AS PER E2/AS1 TABLE 18(a).

DETAILS

SELECTED SKIRTING BOARD
60x12mm MDF MOULDING- BEVELLED EDGE. 60x10 BEVELLED PREPRIMED PINE TO WET AREAS ONLY.

20mm PINE REVEAL
H3.1 20mm PINE REVEAL. REVEAL FIXED TO SLAB WITH 8g x 75mm SCREWS DRIVEN INTO RAWL PLUGS OR SIMILAR. PRE FILL HOLES WITH SEALANT PRIOR TO INSTALLATION OF FIXINGS AT 450mm CRS AND 150mm FROM EACH CORNER.

MS SEALANT
MS SEALANT BETWEEN SOFFIT LINING AND ALUMINIUM JOINERY.

BRICK WEEP HOLES
70mm WEEP HOLES AT 800mm MAX EVENLY SPACE OVER BOTTOM COURSE. TIES SHALL BE PLACED ON EVERY SECOND COURSE AT 600mm CRS HORIZONTALLY.

BRICK LINTEL WEEP HOLES
70mm WEEP HOLES AT 800mm MAX EVENLY SPACED OVER LINTEL. TIES SHALL BE PLACED ON EVERY 2ND COURSE AT

REVID	CHID	REVISION	DATE
01			22/01/2026

THE OWNERS ACCEPT AND CONFIRM THAT THESE ARE THE FULL AND FINAL DRAWINGS
Signed: Date:

9.43.010	600mm CRS HORIZ. ABOVE LINTEL
9.43.011	**H3.2 TIMBER KICKOUT FILLET**
9.43.012	**200mm POLYTHENE JAMB FLASHING**
	200mm MALTOID DPC FLASHING
	MALTHOID DPC FLASHING WITH KICK OUT TO EXTEND 200mm EACH SIDE OF UNIT.
9.43.013	**MALTHOID CORNER REINFORCEMENT**
	MALTHOID CORNER REINFORCEMENT OVER BUILDING WRAP
9.43.023	**BRICK STEEL LINTEL**
	SELECTED GALV MS BRICK VENEER LINTEL, TO EXTEND PAST OPENING EACH SIDE AS PER NOTE BELOW. REFER TO DETAILS FOR SIZES. BRICK VENEER LINTEL TO BE 120mm DEEP AND TO SIT BACK AGAINST FRAMING FOR EASE OF CONSTRUCTION ONLY. - IS NOT A SHELF ANGLE-
9.43.031	**BRICK SILL (WINDOW)**
	SELECTED BRICK SILL SET TO 15 DEGREES MINIMUM ANGLE
9.43.034	**BRICK SILL SNAP BRICKS**
	BRICK SILL SNAP BRICKS, FALL TO EXTERIOR ON MORTAR, IF BRICKS ARE TO BE FLAT THEN COAT WITH WATERPROOFING AGENT.
9.45.001	**AIR SEAL**
	CONTINUOUS AIR SEAL OVER PEF ROD.
9.45.002	**WANZ BAR**
	WANZ SUPPORT BAR AS PER WINDOW MANUFACTURERS SPECIFICATIONS.
9.45.003	**PINE REVEAL**
9.45.004	**HEAD FLASHING**
	HEAD FLASHING WITH 15 DEG SLOPE AND STOP ENDS, 10mm COVER TO METAL ANGLE. HEAD FLASHING TURNED INTO ANGLE. EXTEND FLASHING 200mm EACH SIDE OF OPENING.
9.50.003	**POLYPROPYLENE TAPE**
	POLYPROPYLENE TAPE AT 300mm CRS FOR INTERMEDIATE SUPPORT OF WALL UNDERLAY WHERE STUD SPACINGS ARE GREATER THAN 450mm CRS.
9.51.002	**FLASHING TAPE**
	TURN UP FLASHING TAPE 100mm AT TRIMMER STUDS.
9.51.003	**FLEXIBLE FLASHING TAPE**
	FLEXIBLE FLASHING TAPE TO WRAP AROUND ENTIRE OPENING.
9.51.005	**FLASHING LAP**
	FLASHING LAPPED OVER HEAD FLASHING AND BUILDING WRAP.
9.60.06	**ANGLE CAST INSITU**
	DEFLECTION ANGLE FOR BASE OF WET CAVITY TO BE CAST INSITU.

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JOB TITLE
LOT 622 DORPER ROAD WEST MELTON
SELWYN DISTRICT COUNCIL NZL
NEW DWELLING

DESIGNER	TODAY HOMES
DRAFTSMAN	NV
CHECKED	TBC
PROJECT NUMBER	25120010
PRINT DATE	22/01/2026

CLIENT NAME
TODAY HOMES RESIDENCE

DRAWING TITLE
BRICK DETAILS

SCALE @ A3
1:5

DRAWING NUMBER	REVISION ID
A402	01

REVID	CHID	REVISION	DATE
01			22/01/2026

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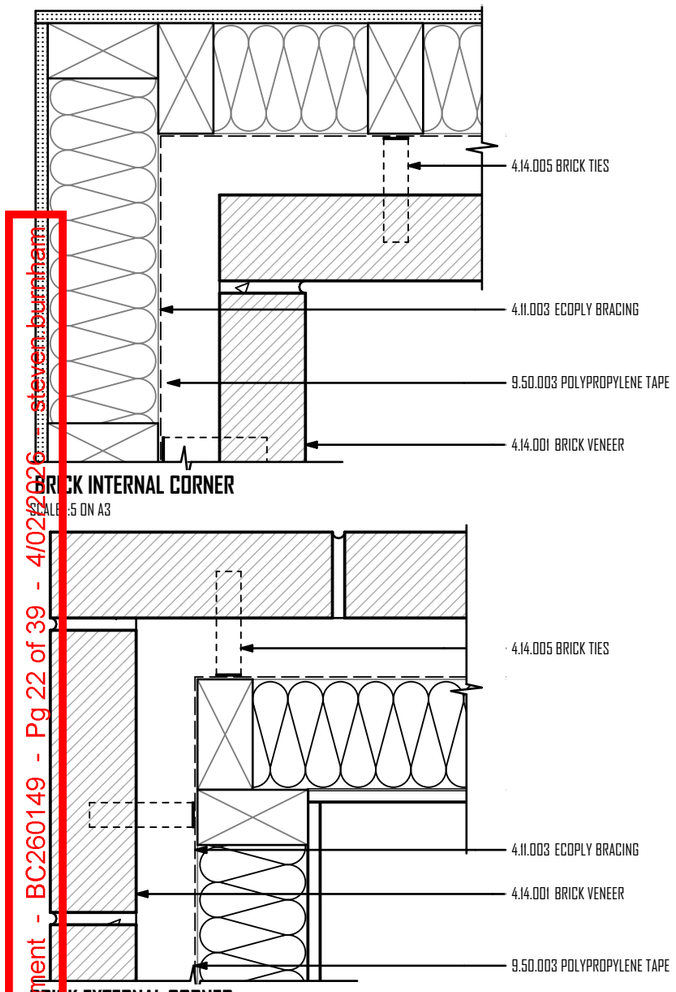
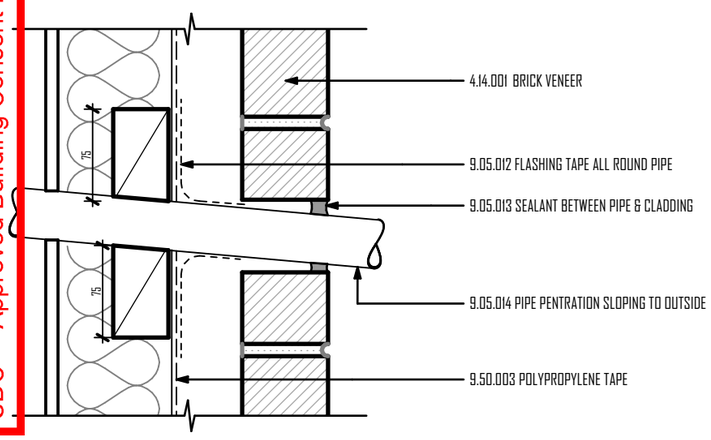
Table 18E: Masonry veneer lintel sizes (minimum)
Paragraph 9.2.9

Span of lintel (m) up to:	Maximum thickness of masonry veneer (mm)					
	70			90		
	Maximum height of veneer supported (mm)					
	350	700	2000	350	700	2000
0.800	60 x 60 x 6 L	60 x 60 x 6 L	60 x 60 x 6 L	60 x 80 x 6 L	60 x 80 x 6 L	80 x 80 x 6 L
2.000	60 x 60 x 6 L	60 x 60 x 6 L	60 x 60 x 6 L	60 x 80 x 6 L	60 x 80 x 6 L	80 x 80 x 6 L
2.500	60 x 60 x 6 L	80 x 80 x 6 L	80 x 80 x 6 L	80 x 80 x 6 L	80 x 80 x 6 L	80 x 80 x 6 L
3.000	80 x 80 x 6 L	80 x 80 x 6 L	125 x 75 x 6 L	80 x 80 x 6 L	80 x 80 x 8 L	90 x 90 x 10 L
3.500	80 x 80 x 6 L	80 x 80 x 6 L	125 x 75 x 6 L	80 x 80 x 8 L	90 x 90 x 10 L	125 x 75 x 10 L
4.000	80 x 80 x 8 L	125 x 75 x 6 L	125 x 75 x 10 L	80 x 80 x 10 L	125 x 75 x 6 L	150 x 90 x 10 L
4.500	125 x 75 x 6 L	125 x 75 x 10 L	_	125 x 75 x 6 L	125 x 75 x 10 L	_
4.800	125 x 75 x 6 L	125 x 75 x 10 L	_	125 x 75 x 6 L	125 x 75 x 10 L	_

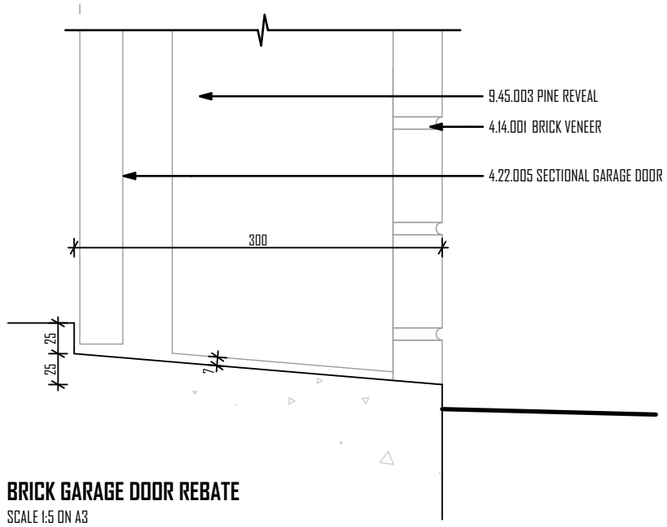


BRICK INTERNAL CORNER
SCALE 1:5 ON A3

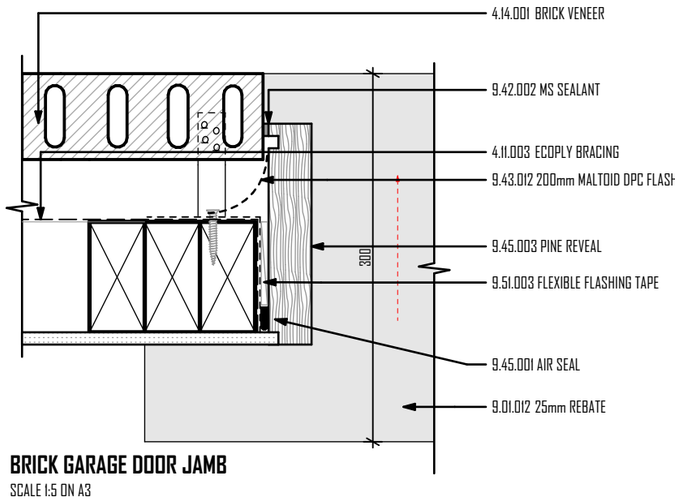
BRICK EXTERNAL CORNER
SCALE 1:5 ON A3



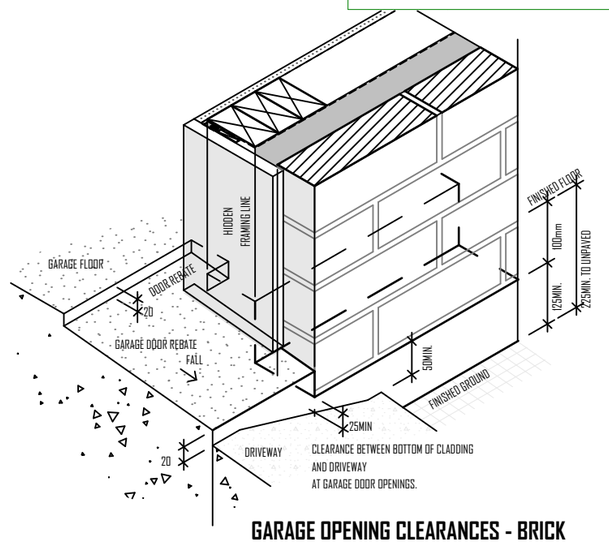
BRICK PIPE PENETRATION
SCALE 1:5 ON A3



BRICK GARAGE DOOR REBATE
SCALE 1:5 ON A3



BRICK GARAGE DOOR JAMB
SCALE 1:5 ON A3



GARAGE OPENING CLEARANCES - BRICK
SCALE 1:10 ON A3

D-210 1:10 ROOF DETAILS BRICK 1:10

Notes

4 E2-ENCLOSURE

4.11.003 ECOPLY BRACING
7mm ECOPLY PLYWOOD USED AS BRACING SYSTEM INSTALLED UNDER SPECIFIED WALL WRAP FIXED in TO EXTERIOR FACE OF FRAMING. DRESSED INTO ALL OPENINGS AND TAPED USING MASONS UNI WRAP SEALING SYSTEM. INSTALLED TO MANUFACTURER'S SYSTEM AND SPECIFICATION.

4.14.001 BRICK VENEER
70mm SERIES BRICK VENEER ON 50mm CAVITY. WEEP HOLES AT 800mm CRS TO BOTTOM COURSE. 10mm VENTILATION GAP BETWEEN TOP BRICK AND SOFFIT LINING. BRICK TIES INSTALLED AT 600mm CRS HORIZONTAL AND 400mm CRS VERTICAL. STEEL LINTELS REQUIRED ABOVE OPENINGS TO SUPPORT VENEER. SIZES DETAILED FOR EACH IN SET AS PER DETAILS. IN ACCORDANCE WITH E2/AS1 TABLE 18E.

4.14.005 BRICK TIES
BRICK TIES INSTALLED AT 600mm CRS HORIZONTALLY AND 400mm CRS VERTICALLY AS PER E2/AS1 TABLE 18(a).

4.22.005 SECTIONAL GARAGE DOOR
SELECTED SECTIONAL (NON-INSULATED) ALUMINIUM GARAGE DOOR, INSTALLED AS PER MANUFACTURERS SPECIFICATION.

9 DETAILS

9.01.012 25mm REBATE
25mm DEEP REBATE IN SLAB TO FORM STEP DOWN FOR GARAGE DOOR.

9.05.012 FLASHING TAPE ALL ROUND PIPE

9.05.013 SEALANT BETWEEN PIPE & CLADDING

9.05.014 PIPE PENTRATION SLOPING TO OUTSIDE

9.42.002 MS SEALANT
MS SEALANT BETWEEN SOFFIT LINING AND ALUMINIUM JOINERY.

9.43.012 200mm MALTOID DPC FLASHING
MALTHOID DPC FLASHING WITH KICK OUT TO EXTEND 200mm EACH SIDE OF UNIT.

9.45.001 AIR SEAL
CONTINUOUS AIR SEAL OVER PEF ROD.

9.45.003 PINE REVEAL

9.50.003 POLYPROPYLENE TAPE
POLYPROPYLENE TAPE AT 300mm CRS FOR INTERMEDIATE SUPPORT OF WALL UNDERLAY WHERE STUD SPACINGS ARE GREATER THAN 450mm CRS.

9.51.003 FLEXIBLE FLASHING TAPE
FLEXIBLE FLASHING TAPE TO WRAP AROUND ENTIRE OPENING.

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LOT 622 DORPER ROAD WEST MELTON
SELWYN DISTRICT COUNCIL NZL
NEW DWELLING

DESIGNER	TODAY HOMES
DRAFTSMAN	NV
CHECKED	TBC
PROJECT NUMBER	25120010
PRINT DATE	22/01/2026

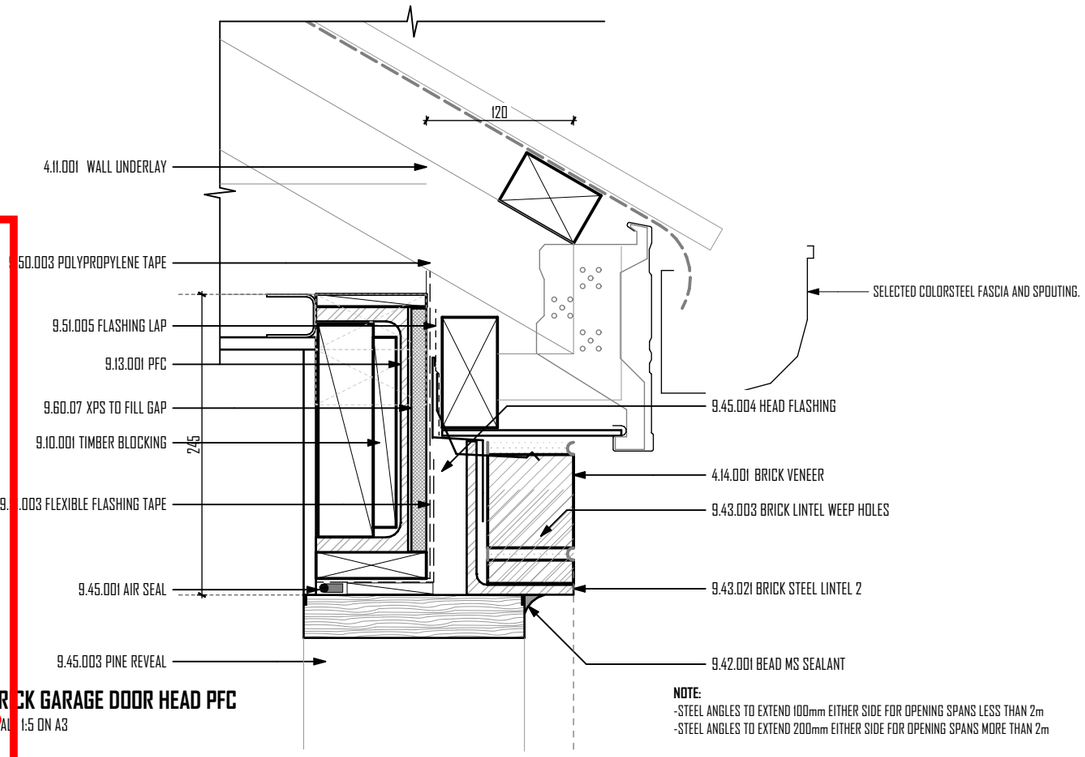
CLIENT NAME
TODAY HOMES RESIDENCE
DRAWING TITLE
BRICK DETAILS

SCALE @ A3
1:5, 1:10

DRAWING NUMBER	REVISION ID
A403	01

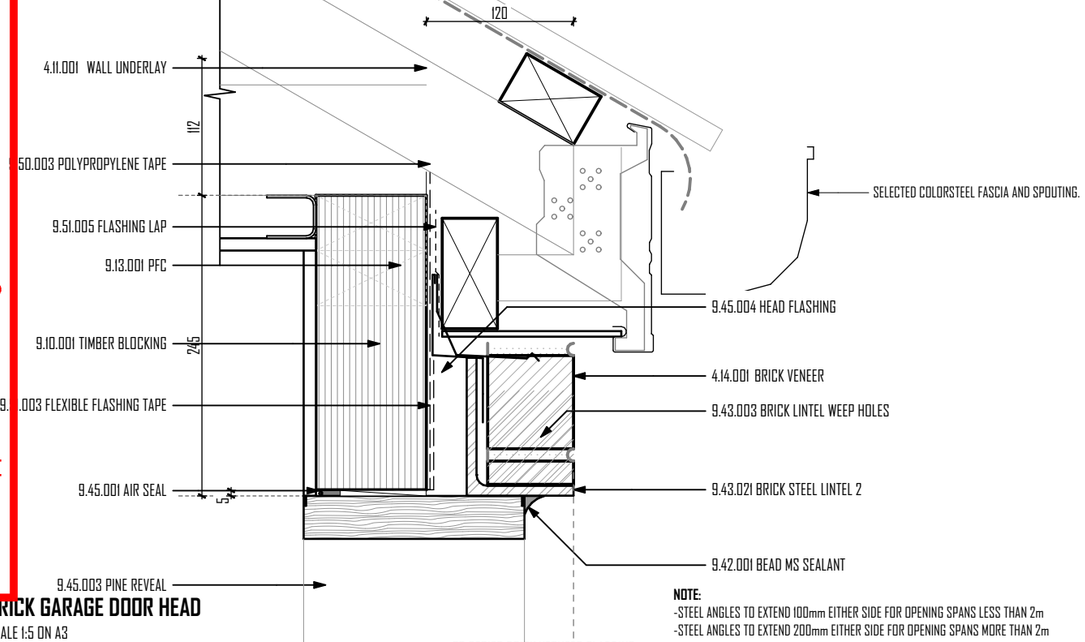
REVID	CHID	REVISION	DATE
01			22/01/2026

THE OWNERS ACCEPT AND CONFIRM THAT THESE ARE THE FULL AND FINAL DRAWINGS
Signed: Date:



BRICK GARAGE DOOR HEAD PFC
SCALE 1:5 ON A3

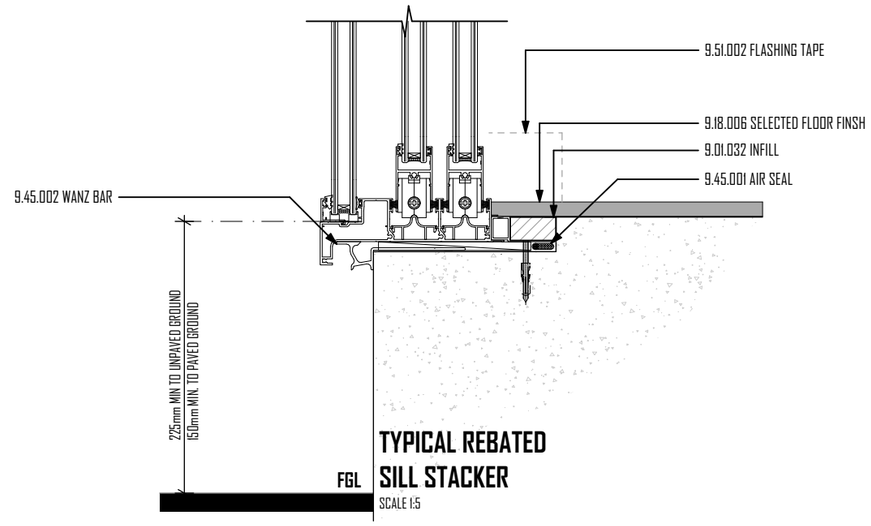
NOTE:
-STEEL ANGLES TO EXTEND 100mm EITHER SIDE FOR OPENING SPANS LESS THAN 2m
-STEEL ANGLES TO EXTEND 200mm EITHER SIDE FOR OPENING SPANS MORE THAN 2m



BRICK GARAGE DOOR HEAD
SCALE 1:5 ON A3

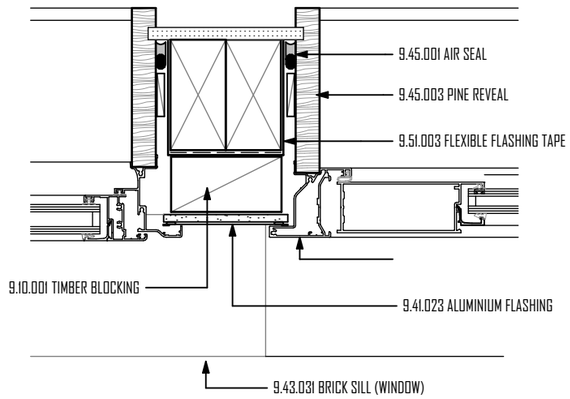
NOTE:
-STEEL ANGLES TO EXTEND 100mm EITHER SIDE FOR OPENING SPANS LESS THAN 2m
-STEEL ANGLES TO EXTEND 200mm EITHER SIDE FOR OPENING SPANS MORE THAN 2m

D-111 70 SERIES BRICK VERNEER CLADDING 1:5



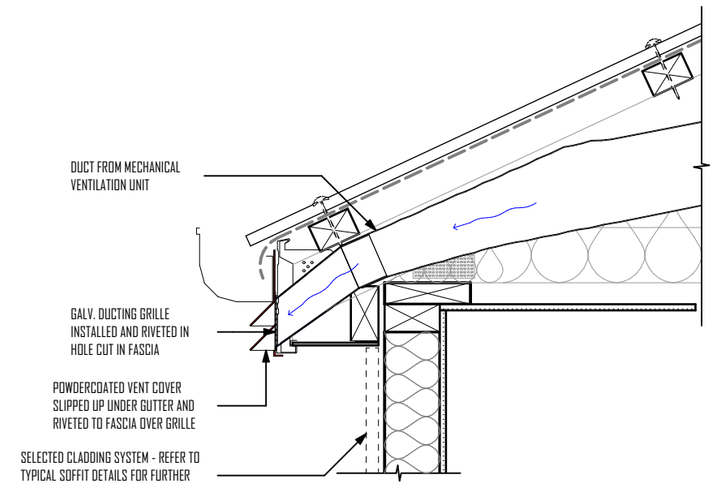
TYPICAL REBATED SILL STACKER
SCALE 1:5

D-020 STANDARD SILL DETAILS 1:5



FLASHING TO POST JAMB JUNCTION
SCALE 1:5 ON A3

D-111 70 SERIES BRICK VERNEER CLADDING 1:5



D-207 FASCIA VENT DETAIL 1:10

Notes

4 E2-ENCLOSURE

4.11.001 WALL UNDERLAY
MASONS UNI WRAP WALL SYSTEM UNDERLAY FIXED TO EXTERIOR FACE OF FRAMING (PROVIDE INTERMEDIATE SUPPORT FOR STUD SPACING GREATER THAN 450mm WITH POLYPROPELENE TAPE @ 300 CRS FIXED HORIZONTALLY AND DRAWN TAUGHT). UNDERLAY DRESSED INTO ALL OPENINGS AND TAPED USING SELECTED SEALING SYSTEM. INSTALL AS PER MANUFACTURERS LITERATURE.

4.14.001 BRICK VENEER
70mm SERIES BRICK VENEER ON 50mm CAVITY. WEEP HOLES AT 800mm CRS TO BOTTOM COURSE. 10mm VENTILATION GAP BETWEEN TOP BRICK AND SOFFIT LINING. BRICK TIES INSTALLED AT 600mm CRS HORIZONTAL AND 400mm CRS VERTICAL. STEEL LINTELS REQUIRED ABOVE OPENINGS TO SUPPORT VENEER, SIZES DETAILED FOR EACH IN SET AS PER DETAILS, IN ACCORDANCE WITH E2/AS1 TABLE 18E.

9 DETAILS

9.01.032 INFILL

9.10.001 TIMBER BLOCKING
H1.2 TIMBER BLOCKING.

9.13.001 PFC
PFC REFER TO TRUSS DESIGN/ ENGINEER.

9.18.006 SELECTED FLOOR FINSH
6mm STEEL STRAP SLOTTED BETWEEN POST AND BEAM ABOVE. FIXED WITH M12 BOLTS. PROVIDE 50X50X3mm OR 50B X3mm WASHERS WHERE BOLTS BEAR ON TIMBER. AS PER NZS3604:2011 - FIG 9.3 (D) PROVIDING 13.6KN UPLIFT RESISTANCE.

9.41.023 ALUMINIUM FLASHING
0.7mm POWDER COATED ALUMINIUM FLASHING ADHESIVE FIXED (AT EACH VERTICAL EDGE WITH SIKA 11FC)
OVER 6mm HARDIES (ENSURE ALL CUT EDGES ARE SEALED PRIOR TO INSTALLATION).

9.42.001 BEAD MS SEALANT

9.43.003 BRICK LINTEL WEEP HOLES
70mm WEEP HOLES AT 800mm MAX EVENLY SPACED OVER LINTEL. TIES SHALL BE PLACED ON EVERY 2ND COURSE AT 600mm CRS HORIZ. ABOVE LINTEL

9.43.021 BRICK STEEL LINTEL 2
SELECTED GALV. STEEL BRICK VENEER LINTEL. FLEXIBLE FLASHING TAPE TO BE LAPPED OVER BUILDING WRAP AND DOWN INTO BRICK VENEER LINTEL. EXTEND FLASHING TAPE 200mm PAST OPENING EACH SIDE.

9.43.031 BRICK SILL (WINDOW)
SELECTED BRICK SILL SET TO 15 DEGREES MINIMUM ANGLE

9.45.001 AIR SEAL
CONTINUOUS AIR SEAL OVER PEF ROD.

9.45.002 WANZ BAR
WANZ SUPPORT BAR AS PER WINDOW MANUFACTURERS SPECIFICATIONS.

9.45.003 PINE REVEAL

9.45.004 HEAD FLASHING
HEAD FLASHING WITH 15 DEG SLOPE AND STOP ENDS. 10mm COVER TO METAL ANGLE. HEAD FLASHING TURNED INTO ANGLE. EXTEND FLASHING 200mm EACH SIDE OF OPENING.

9.50.003 POLYPROPYLENE TAPE
POLYPROPYLENE TAPE AT 300mm CRS FOR INTERMEDIATE SUPPORT OF WALL UNDERLAY WHERE STUD SPACINGS ARE GREATER THAN 450mm CRS.

9.51.002 FLASHING TAPE
TURN UP FLASHING TAPE 100mm AT TRIMMER STUDS.

9.51.003 FLEXIBLE FLASHING TAPE
FLEXIBLE FLASHING TAPE TO WRAP AROUND ENTIRE OPENING.

9.51.005 FLASHING LAP
FLASHING LAPPED OVER HEAD FLASHING AND BUILDING WRAP.

9.60.07 XPS TO FILL GAP
FILL REMAINING GAP WITH XPS.

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JOB TITLE
LOT 622 DORPER ROAD WEST MELTON SELWYN DISTRICT COUNCIL NZL
NEW DWELLING

DESIGNER	TODAY HOMES
DRAFTSMAN	NV
CHECKED	TBC
PROJECT NUMBER	25120010
PRINT DATE	22/01/2026

CLIENT NAME
TODAY HOMES RESIDENCE
DRAWING TITLE
CLADDING DETAILS

SCALE @ A3
1:5, 1:10

DRAWING NUMBER	REVISION ID
A404	01

REVID	CHID	REVISION	DATE
01			22/01/2026

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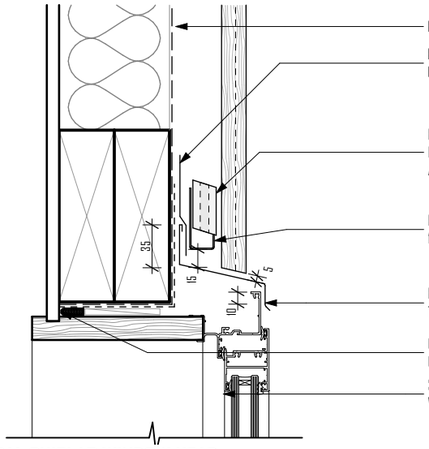
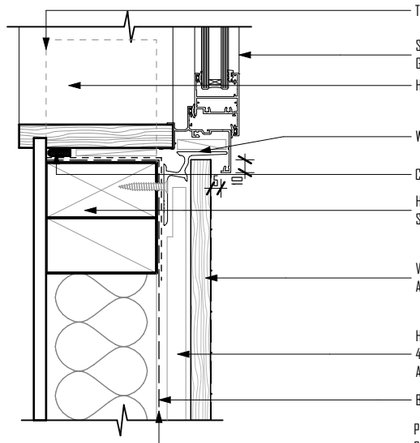
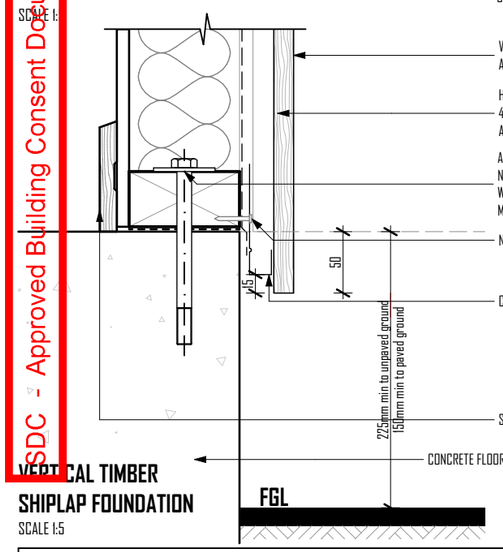


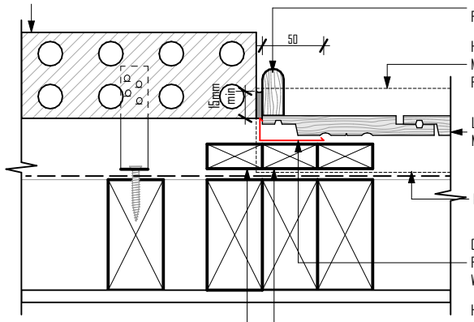
VERTICAL SHIPLAP WINDOW HEAD
SCALE 1:5 ON A3



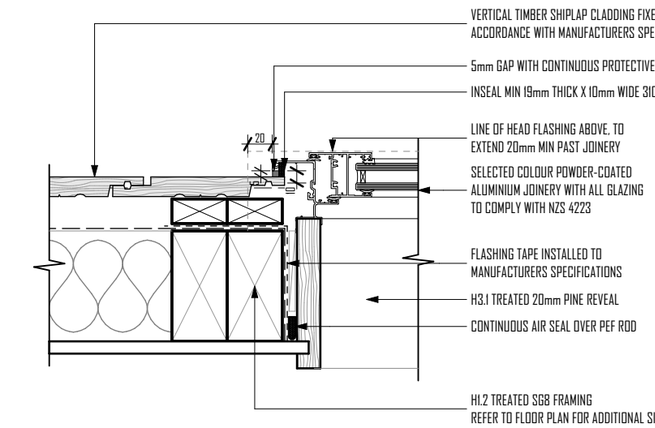
VERTICAL SHIPLAP TIMBER SILL
SCALE 1:5



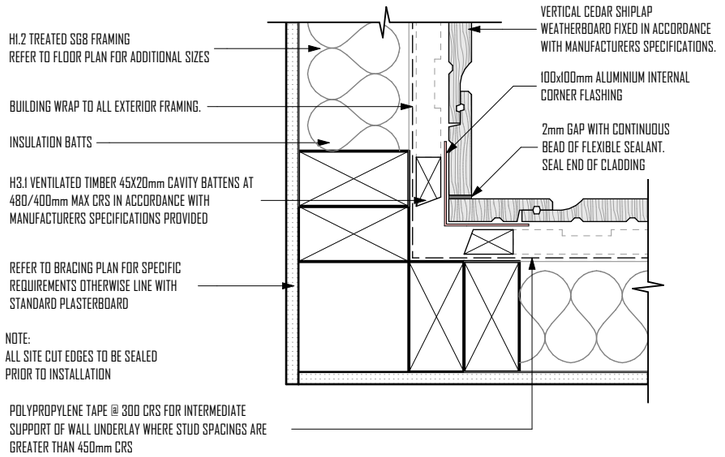
VERTICAL TIMBER SHIPLAP FOUNDATION
SCALE 1:5



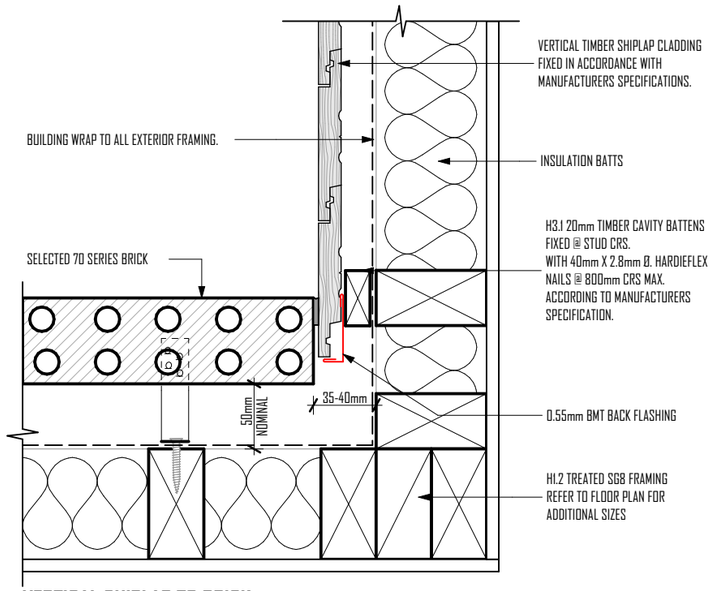
VERTICAL TIMBER SHILAP TO BRICK JUNCTION
SCALE 1:5



VERTICAL SHIPLAP TIMBER JAMB
SCALE 1:5



VERTICAL SHIPLAP INTERNAL CORNER
SCALE 1:5 ON A3



VERTICAL SHIPLAP TO BRICK
SCALE 1:5

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DESIGNER	TODAY HOMES
DRAFTSMAN	NV
CHECKED	TBC
PROJECT NUMBER	25120010
PRINT DATE	22/01/2026

CLIENT NAME
TODAY HOMES RESIDENCE

DRAWING TITLE
VERTICAL SHIPLAP DETAILS

SCALE @ A3
1:5

DRAWING NUMBER	REVISION ID
A405	01

REVID	CHID	REVISION	DATE
01			22/01/2026

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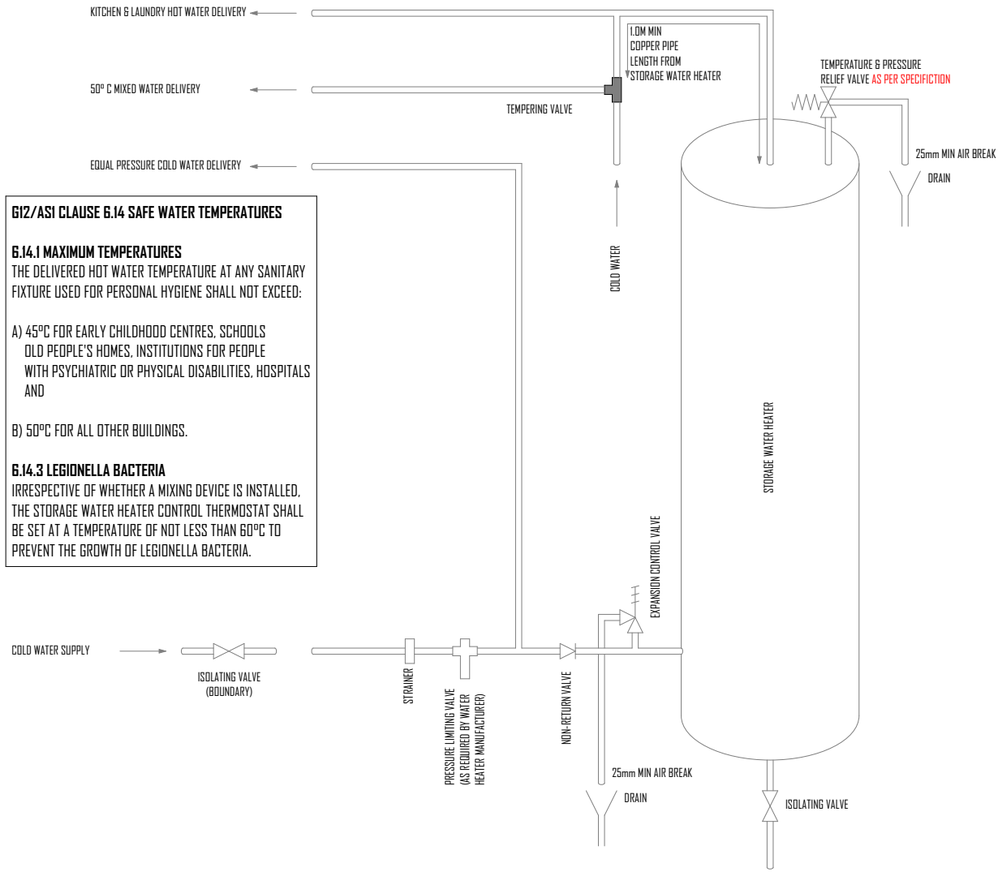


G12/AS1 CLAUSE 6.14 SAFE WATER TEMPERATURES

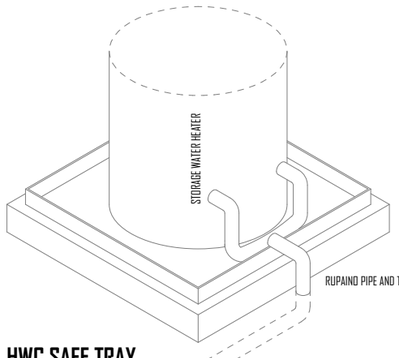
6.14.1 MAXIMUM TEMPERATURES
THE DELIVERED HOT WATER TEMPERATURE AT ANY SANITARY FIXTURE USED FOR PERSONAL HYGIENE SHALL NOT EXCEED:

A) 45°C FOR EARLY CHILDHOOD CENTRES, SCHOOLS OLD PEOPLE'S HOMES, INSTITUTIONS FOR PEOPLE WITH PSYCHIATRIC OR PHYSICAL DISABILITIES, HOSPITALS AND

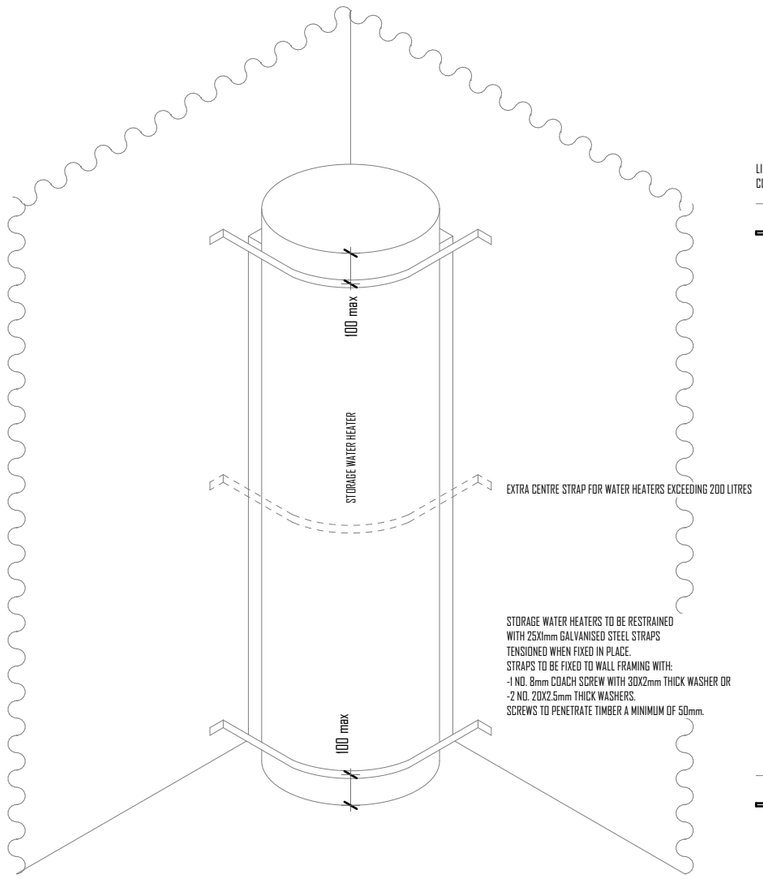
B) 50°C FOR ALL OTHER BUILDINGS.

6.14.3 LEGIONELLA BACTERIA
IRRESPECTIVE OF WHETHER A MIXING DEVICE IS INSTALLED, THE STORAGE WATER HEATER CONTROL THERMOSTAT SHALL BE SET AT A TEMPERATURE OF NOT LESS THAN 60°C TO PREVENT THE GROWTH OF LEGIONELLA BACTERIA.

MAIN PRESSURE STORAGE WATER HEATER SYSTEM (UNVENTED)

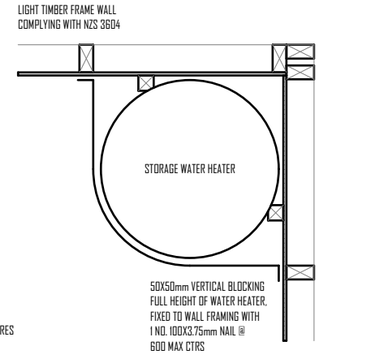


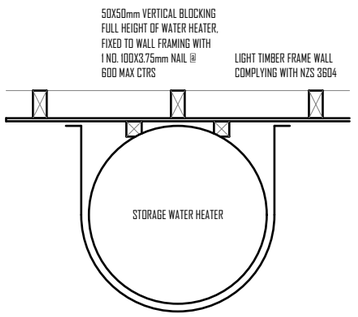
HWC SAFE TRAY



SEISMIC RESTRAINT OF STORAGE WATER HEATERS 90 - 360 LITRES

IN COMPLIANCE WITH G12/AS1 CLAUSE 6.11 WATER HEATER INSTALLATION 6.11.4 STRUCTURAL SUPPORT





1:20

HWC DETAILS

D-032

Today Homes — home building made easy since 1987	TODAY HOMES LTD 251 BLENHEIM ROAD PO BOX 8043 CHRISTCHURCH P (03) 341 6460 F (03) 341 6462 www.todayhomes.co.nz	**NOTES** This drawing is copyright. Under no circumstances may this drawing be reproduced in any form without the written permission of TODAY HOMES. All plans are to be read in conjuntion with the specification & Engineer's details. The Contractor shall verify all dimensions on site before commencing work. Written dimensions are to be take priority over scaled dimensions. ALL DIMENSIONS AND SITE LEVELS TO BE VERIFIED ON SITE	**JOB TITLE** LOT 622 DORPER ROAD WEST MELTON SELWYN DISTRICT COUNCIL NZL NEW DWELLING	DESIGNER: TODAY HOMES DRAFTSMAN: NV CHECKED: TBC PROJECT NUMBER: 25120010 PRINT DATE: 22/01/2026	**CLIENT NAME** TODAY HOMES RESIDENCE **DRAWING TITLE** HWC DETAILS	**SCALE @ A3** 1:20, 1:1 **DRAWING NUMBER**: A406 **REVISION ID**: 01

REVID	CHID	REVISION	DATE
01			22/01/2026

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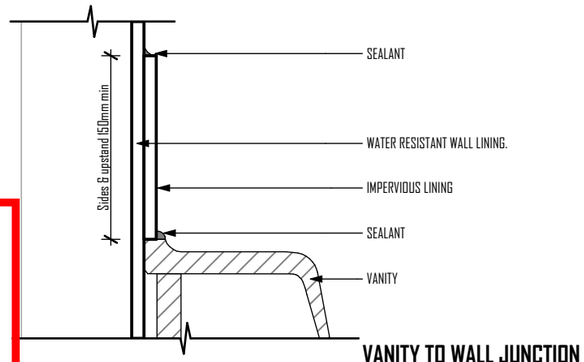
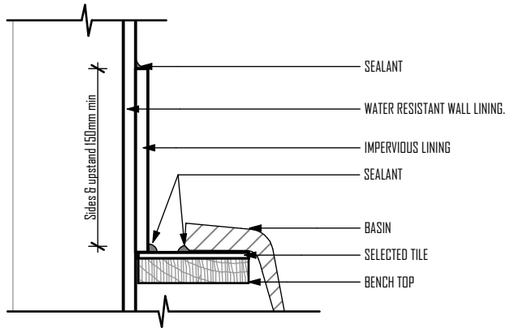
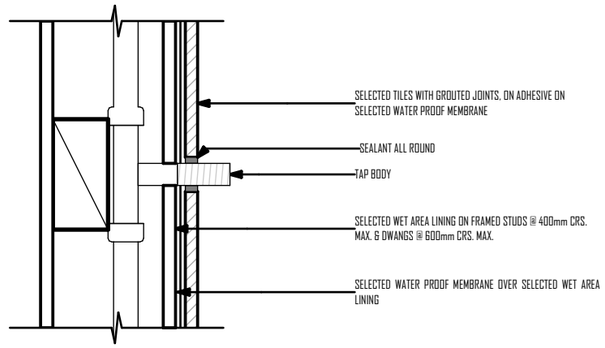


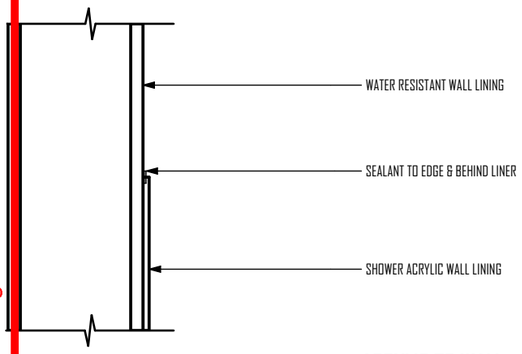
VANITY TO WALL JUNCTION
SCALE: 1:5



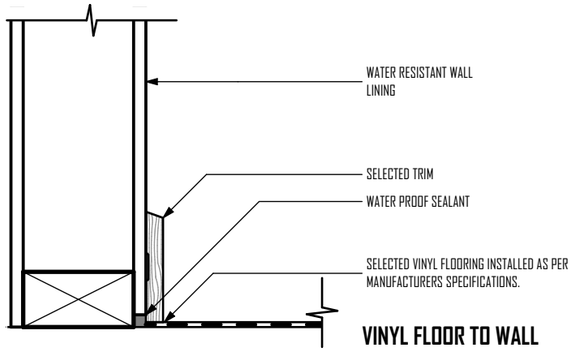
BENCH TO WALL JUNCTION
SCALE: 1:5



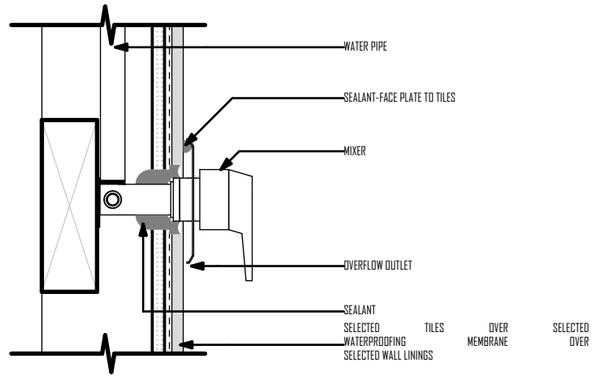
PIPE PENETRATION THROUGH TILES
SCALE: 1:5



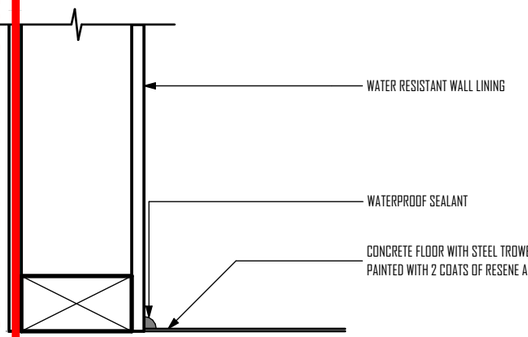
ACRYLIC TO WALL
SCALE: 1:5



VINYL FLOOR TO WALL JUNCTION
SCALE: 1:5



TYPICAL MIXER PENTRATION
SCALE: 1:5



CONCRETE FLOOR TO WALL JUNCTION
SCALE: 1:5

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	NEW DWELLING
DESIGNER	TODAY HOMES
DRAFTSMAN	NV
CHECKED	TBC
PROJECT NUMBER	25120010
PRINT DATE	22/01/2026
CLIENT NAME	TODAY HOMES RESIDENCE
DRAWING TITLE	BATHROOM DETAILS
SCALE @ A3	1:5, 1:20
DRAWING NUMBER	A407
REVISION ID	01

REVID	CHID	REVISION	DATE
01			22/01/2026

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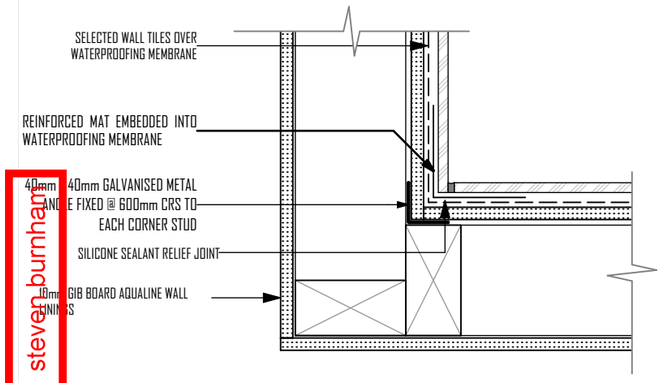
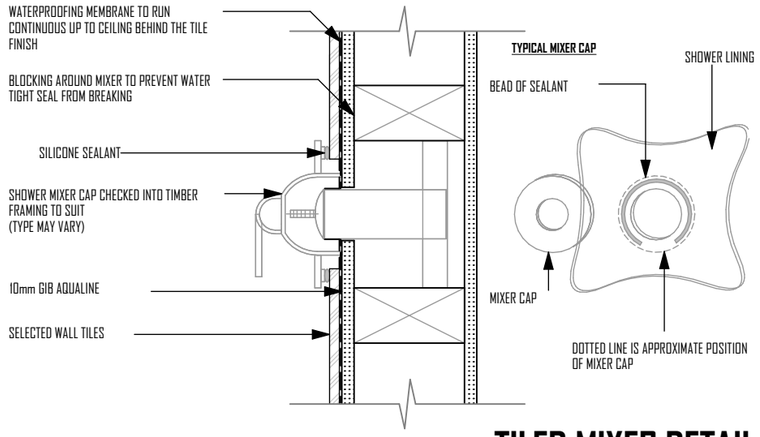


INTERNAL CORNER TILED SHOWER DETAIL
SCALE: 1:5



TILED MIXER DETAIL
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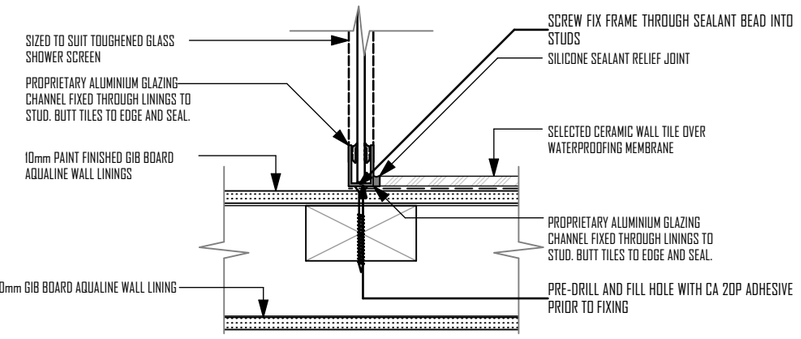
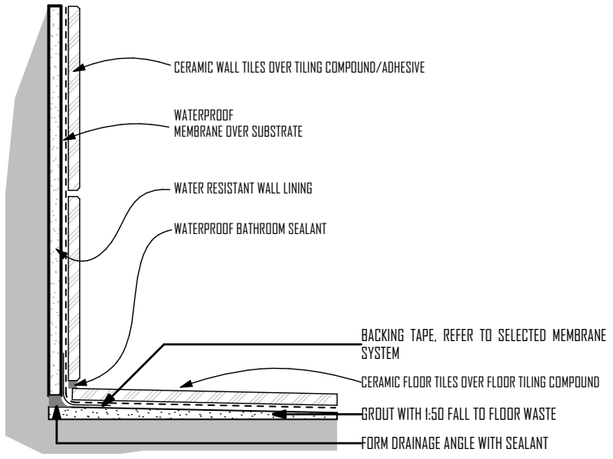
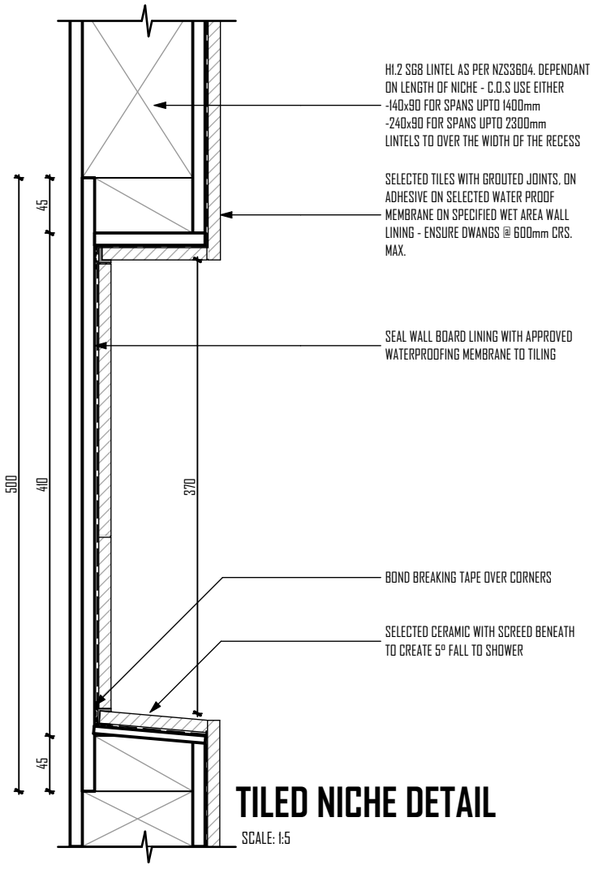


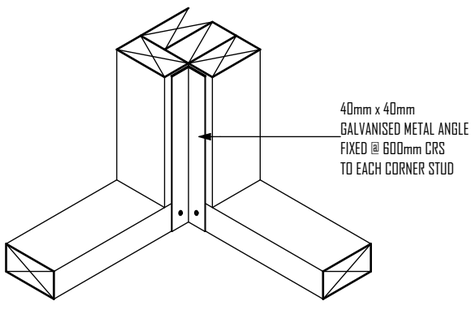
SHOWER SCREEN WALL DETAIL
SCALE: 1:5



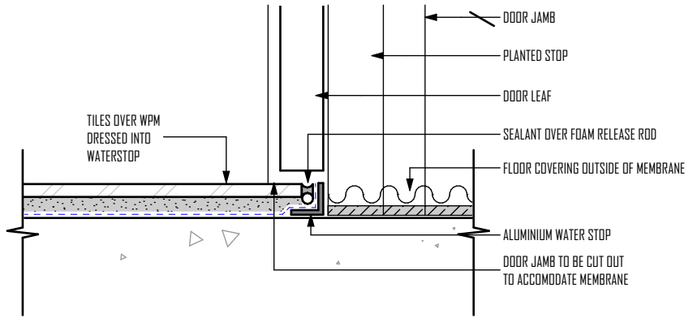
TILED SHOWER WALL JUNCTION
SCALE: 1:5



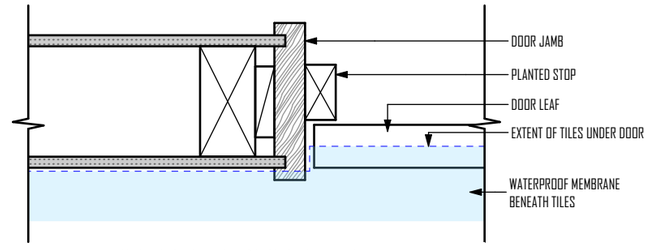
TILED NICHE DETAIL
SCALE: 1:5



TILED SHOWER CORNER ANGLE



WATERSTOP @ DOOR - SECTION
SCALE 1:5



WATERSTOP @ DOOR - PLAN VIEW
SCALE 1:5

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	NEW DWELLING
DESIGNER	TODAY HOMES
DRAFTSMAN	NV
CHECKED	TBC
PROJECT NUMBER	25120010
PRINT DATE	22/01/2026
CLIENT NAME	TODAY HOMES RESIDENCE
DRAWING TITLE	TILED SHOWER DETAILS
SCALE @ A3	1:5
DRAWING NUMBER	A408
REVISION ID	01

REVID	CHID	REVISION	DATE
01			22/01/2026

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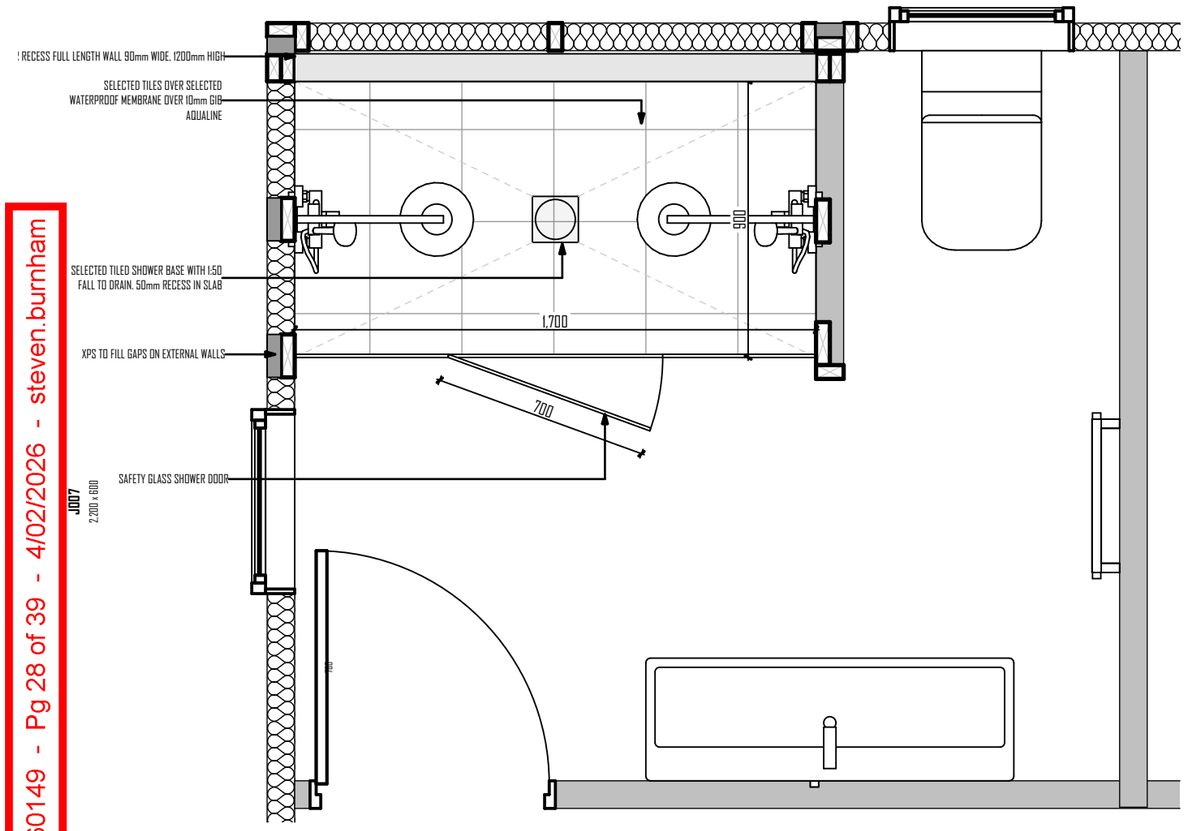
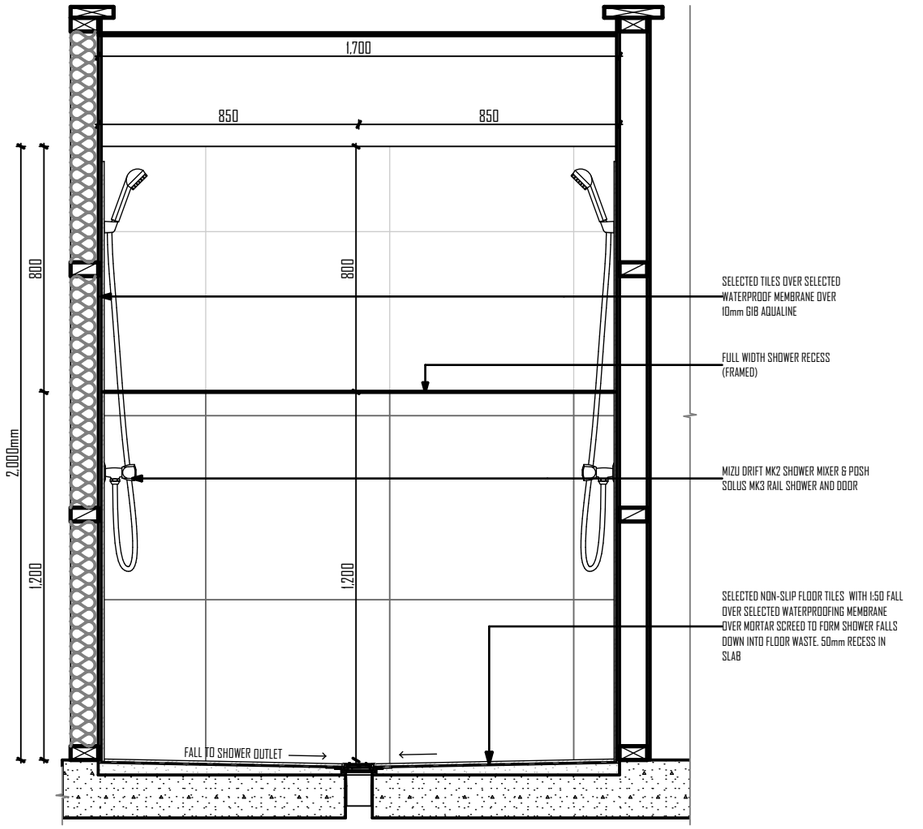
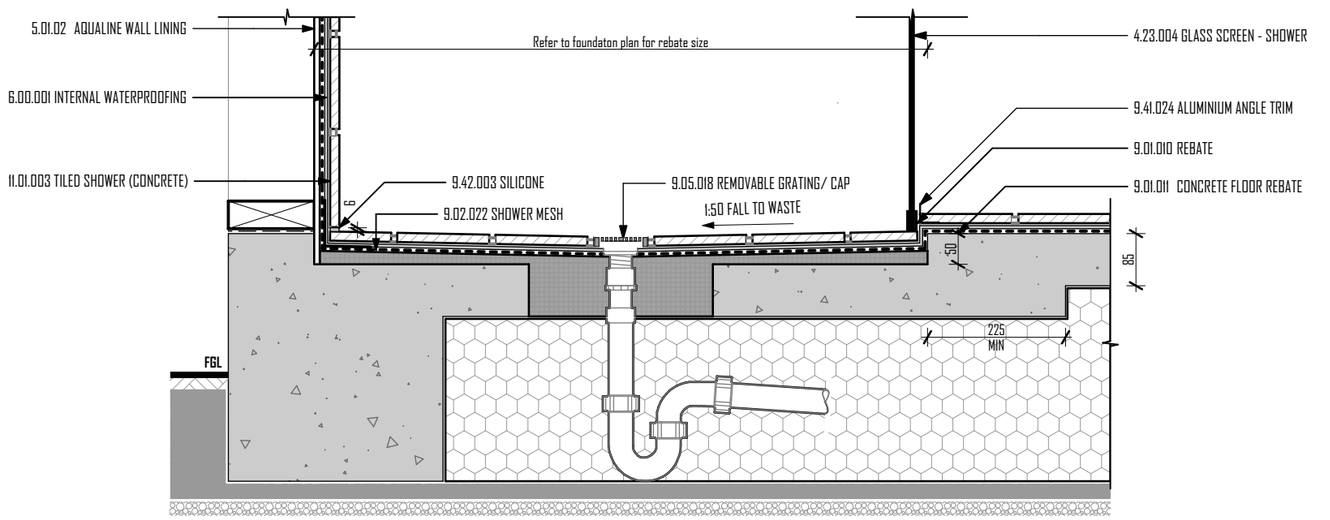


1:20 SHOWER PLAN 1:20



SHOWER ELEVATION 1:20



-030 SHOWER DETAILS 1:10

Notes

4 E2-ENCLOSURE

4.23.004 GLASS SCREEN - SHOWER
2000mm HIGH GLASS SHOWER SCREEN GRADE A SAFETY GLASS. ALL GLAZING TO COMPLY WITH N.Z.S 4223:3:2016

5 INTERIOR

5.01.02 AQUALINE WALL LINING
10mm GIB AQUALINE WALL LINING HORIZONTALLY FIXED AND STOPPED TO LEVEL 4 FINISH. COATED WITH TWO COATS OF WATERPROOF SEMI GLOSS ENAMEL PAINT IN ACCORDANCE WITH E3/ASI 3.1.2(F)

6 FINISH

6.00.001 INTERNAL WATERPROOFING
MAPEI AQUA DEFENSE INTERNAL WATERPROOFING MEMBRANE TO BE INSTALLED IN WET AREAS IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS PROVIDED. REFER TO PLANS FOR EXTENT OF WATERPROOFING REQUIRED BELOW IMPERVIOUS FINISH I.E. TILES.

9 DETAILS

9.01.010 REBATE
10-15mm FOR TILED SHOWER.

9.01.011 CONCRETE FLOOR REBATE
50MM DEEP REBATE TO BE FORMED IN FLOOR SLAB TO ALLOW FOR LEVEL ENTRY TILED SHOWER TO BE FORMED. SCREED INFILL USED TO FORM FALLS TO SHOWER WASTE OUTLET.

9.02.022 SHOWER MESH
FIBREGLASS MESH AT CORNERS

9.05.018 REMOVABLE GRATING/ CAP

9.41.024 ALUMINIUM ANGLE TRIM

9.42.003 SILICONE

11 KITCHEN / BATHROOM DETAILS

11.01.003 TILED SHOWER (CONCRETE)
TILED SHOWER FLOOR TO BE FORMED TO FALL 1:50 TOWARDS WASTE OUTLET. FLOOR SLAB SET DOWN 50mm WITH MESH LOWER OR SLAB TO BE 50mm THICKER WITH MESH SET DOWN LOWER TO ALLOW FOR SLAB TO BE GROUND DOWN AND TO MAINTAIN STEEL COVER. REFER DETAILS FOR INSTALLATION REQUIREMENTS. (INSTALL WATER STOPS AS PER E3/AS2)

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SELWYN DISTRICT COUNCIL NZL
NEW DWELLING

DESIGNER	TODAY HOMES
DRAFTSMAN	NV
CHECKED	TBC
PROJECT NUMBER	25120010
PRINT DATE	22/01/2026

CLIENT NAME
TODAY HOMES RESIDENCE

DRAWING TITLE
TILED SHOWER ELEVATIONS

SCALE @ A3
1:20, 1:10

DRAWING NUMBER	REVISION ID
A409	01

REVID	CHID	REVISION	DATE
01			22/01/2026

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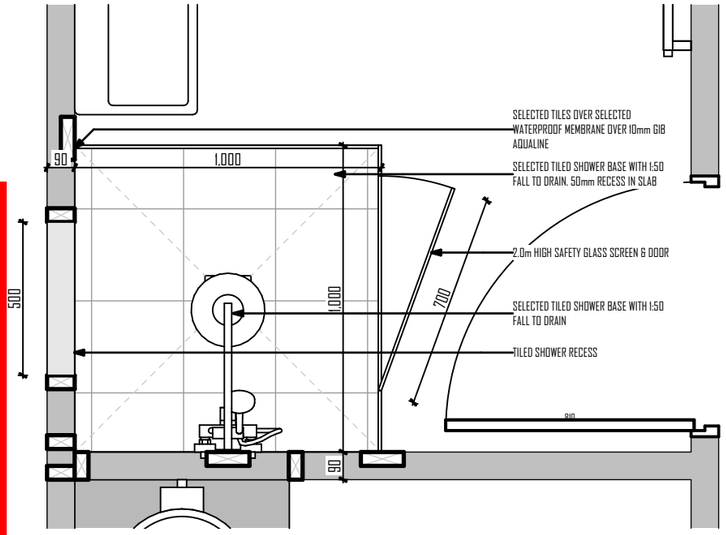
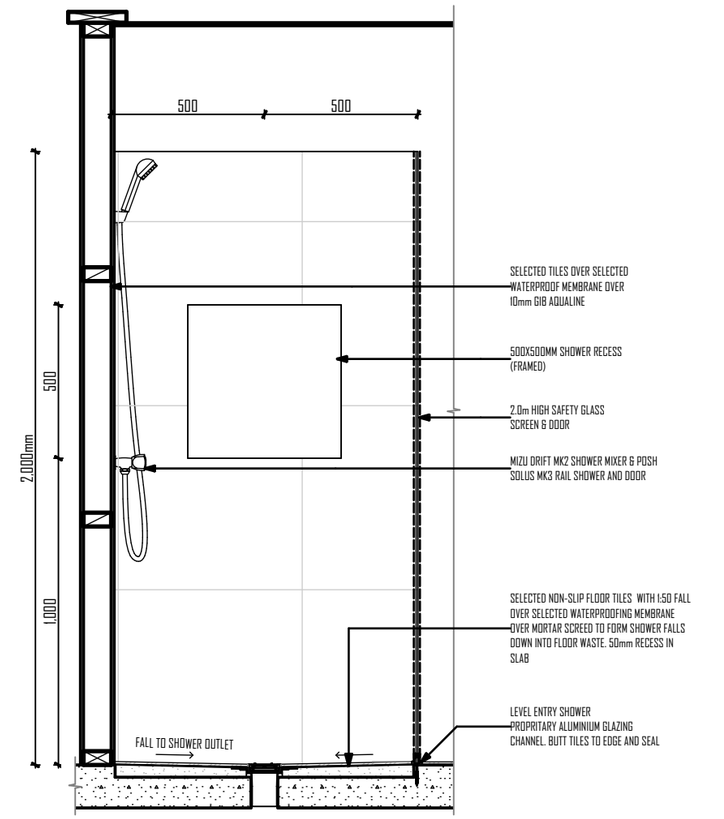
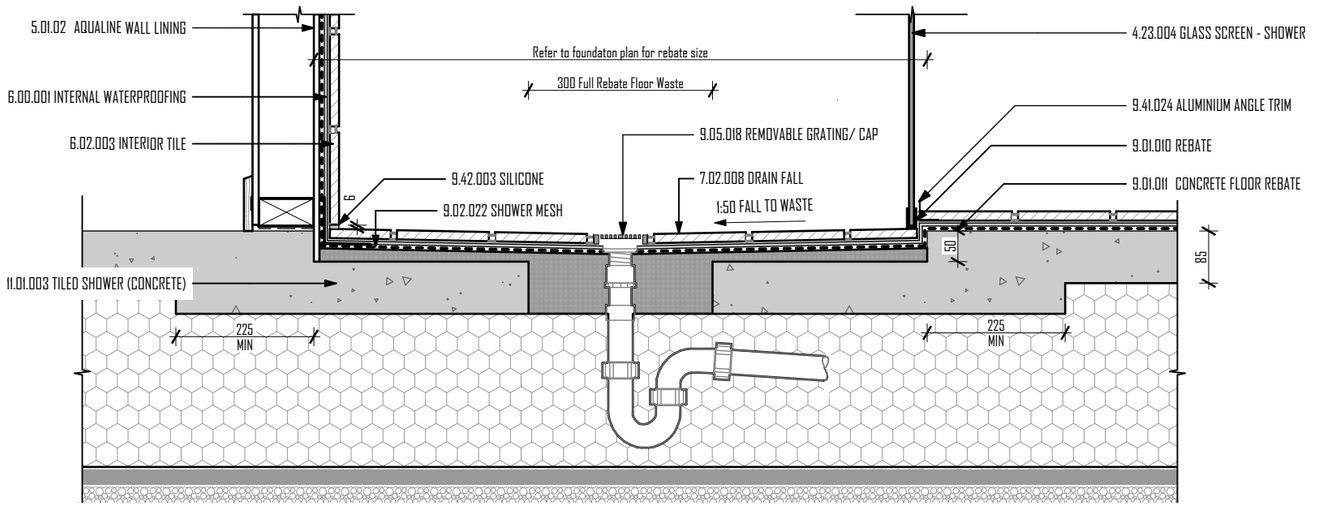


1:20 SHOWER PLAN 1:20



SHOWER ELEVATION 1:20



D-030 SHOWER DETAILS 1:10

Notes

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6.02.003 INTERIOR TILE
SELECTED TILED FINISH TO BE INSTALLED TO COMPLY WITH E3/ASI AND D1/ASI TABLE 2 FOR SLIP RESISTANCE OF 0.4U. REFER WET AREA DETAILS FOR SEALING DETAILS.

7 SERVICES

7.02.008 DRAIN FALL
FALL TOWARDS TO CHANNEL DRAIN AT 1:50 AS PER E3/ASI PARAGRAPH 3.3.2.3

9 DETAILS

9.01.010 REBATE
10-15mm FOR TILED SHOWER.

9.01.011 CONCRETE FLOOR REBATE
50MM DEEP REBATE TO BE FORMED IN FLOOR SLAB TO ALLOW FOR LEVEL ENTRY TILED SHOWER TO BE FORMED. SCREED INFILL USED TO FORM FALLS TO SHOWER WASTE OUTLET.

9.02.022 SHOWER MESH
FIBREGLASS MESH AT CORNERS

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11 KITCHEN / BATHROOM DETAILS

11.01.003 TILED SHOWER (CONCRETE)
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SELWYN DISTRICT COUNCIL NZL
NEW DWELLING

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CHECKED	TBC
PROJECT NUMBER	25120010
PRINT DATE	22/01/2026

CLIENT NAME
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DRAWING TITLE
TILED SHOWER ELEVATIONS

SCALE @ A3
1:20, 1:10

DRAWING NUMBER	REVISION ID
A410	01

REVID	CHID	REVISION	DATE
01			22/01/2026

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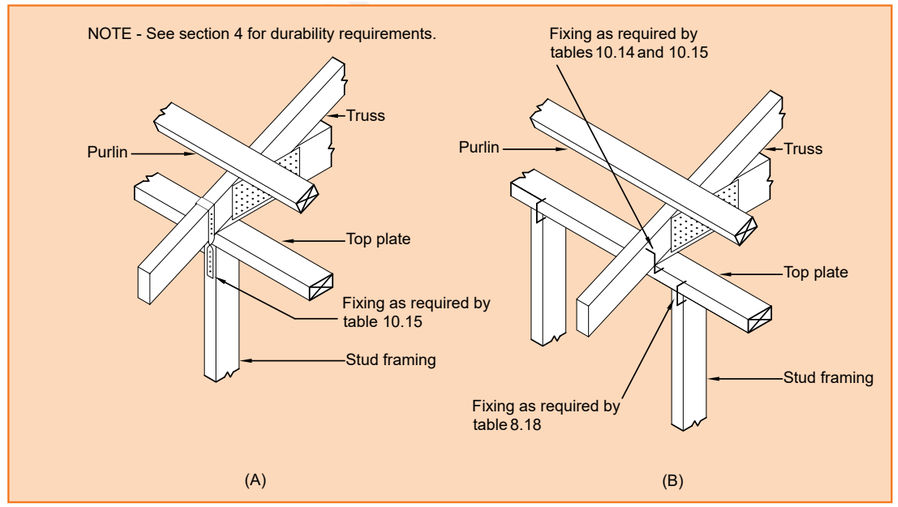

Figure 10.21 – Truss/top plate connections (see 10.2.2.6)

Fixing type	Fixing to resist uplift	Alternative fixing capacity (kN)
E	2 / 90 x 3.15 skew nails + 2 wire dogs	4.7
F	2 / 90 x 3.15 skew nails + strap fixing (see figure 10.6)	7.0

Timber Treatment Schedule (standard - unless otherwise specified)

Floor framing protected from weather but exposed to ground atmosphere		
Jackstuds, subfloor braces, wall plates, floor joists to the subfloor, blocking, walings and battens, nogs and diagonal boards	Radiata pine & Douglas fir	H1.2
Interior solid wood flooring for ground floors	Radiata pine & Douglas fir	H1.2
Enclosed roof framing and trusses		
Sarking and framing not protected from solar-driven moisture through absorbent cladding materials	Radiata pine & Douglas fir	H1.2
Enclosed flat roof framing and associated roof members	Radiata pine & Douglas fir	H1.2
Enclosed skillion roof framing and associated roof members	Radiata pine & Douglas fir	H1.2
Valley boards and boards supporting flashings for box gutters, roof penetrations and upstands to roof decks	Radiata pine & Douglas fir	H1.2
All roof trusses, including gable end trusses, roof framing, ceiling and eaves framing, purlins and battens	Radiata pine & Douglas fir	H1.2
Enclosed wall framing protected from the weather		
Framing and other members within or beneath a parapet	Radiata pine & Douglas fir	H1.2
Framing and other members within enclosed decks or balconies (see H3.2 for cantilevered decks)	Radiata pine & Douglas fir	H1.2
Framing and other members within enclosed cantilevered decks (including joist trimmers, nogs and blocking)	Radiata pine	H3.2
Framing and other members supporting enclosed cantilevered decks or balconies (including cantilevered decks)	Radiata pine & Douglas fir	H1.2
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	Radiata pine	H3.1
All other exterior wall framing and other members including exterior and boundary joists	Radiata pine & Douglas fir	H1.2
Internal wall framing		
Internal walls	Radiata pine & Douglas fir	H1.2
Mid-floor framing		
All mid-floor framing, including boundary joists, ceiling framing and ceiling battens and double top plates	Radiata pine & Douglas fir	H1.2
Interior framing		
Interior flooring	Pinus species & Douglas fir	H1.2
Other framing		
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	Radiata pine & Douglas fir	None
Framing exposed to the weather and above ground	Radiata pine	H3.2
Framing, such as fence posts and landscape timbers, that is exposed to the weather and is in contact with the ground	Radiata pine	H4
Framing, such as house piles, poles and crib walling, that is exposed to the weather and is in contact with the ground	Radiata pine	H5

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ALL DIMENSIONS AND SITE LEVELS TO BE VERIFIED ON SITE

JOB TITLE

LOT 622 DORPER ROAD WEST MELTON
SELWYN DISTRICT COUNCIL NZL

NEW DWELLING

DESIGNER	TODAY HOMES
DRAFTSMAN	NV
CHECKED	TBC
PROJECT NUMBER	25120010
PRINT DATE	22/01/2026

CLIENT NAME
TODAY HOMES RESIDENCE

DRAWING TITLE
FIXING & TREATMENT DETAILS

SCALE @ A3

DRAWING NUMBER	REVISION ID
A411	01

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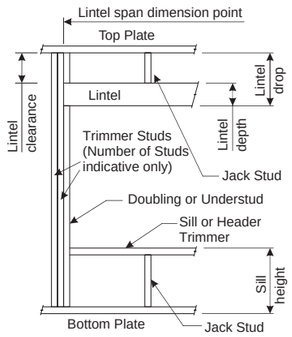
LINTEL FIXING SCHEDULE

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 0.20kPa
- 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			Heavy Roof		
	Wind Zone			Wind Zone		
	L, M, H	VH	EH	L, M, H	VH	EH
8.6m²	G	G	H	G	G	H
11.6m²	G	H	H	G	G	H
12.1m²	G	H	H	G	H	H
15.3m²	H	H	-	G	H	H
19.1m²	H	-	-	G	H	-
20.9m²	H	-	-	H	H	-
21.8m²	H	-	-	H	-	-
34.3m²	-	-	-	H	-	-

NOTES:

1. Roof Tributary Area = 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 (m)	Loaded Dimension (m) (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	E	F
	3.0	E	E	F	F	F	E	E	E	F	F
	4.0	E	F	F	F	G	E	E	F	F	F
	5.0	E	F	F	G	G	E	E	F	F	G
	6.0	E	F	F	G	G	E	E	F	F	G
1.2	2.0	E	E	F	F	F	E	E	E	F	F
	3.0	E	E	F	F	F	E	E	F	F	F
	4.0	E	F	F	G	G	E	E	F	F	G
	5.0	E	F	F	G	G	E	E	F	F	G
	6.0	F	F	G	G	H	E	E	F	G	G
1.5	2.0	E	E	F	F	F	E	E	E	F	F
	3.0	E	F	F	F	G	E	E	F	F	F
	4.0	E	F	F	G	G	E	E	F	F	G
	5.0	F	F	G	G	H	E	E	F	G	G
	6.0	F	F	G	H	H	E	E	F	G	H
2.0	2.0	E	F	F	F	G	E	E	F	F	F
	3.0	E	F	F	G	G	E	E	F	F	G
	4.0	F	F	G	G	H	E	E	F	G	G
	5.0	F	F	G	H	H	E	E	F	G	H
	6.0	F	G	G	H	H	E	F	G	H	H
2.4	2.0	E	F	F	G	G	E	E	F	F	G
	3.0	F	F	G	G	H	E	E	F	G	G
	4.0	F	F	G	H	H	E	E	F	G	H
	5.0	F	G	G	H	H	E	F	G	H	H
	6.0	F	G	H	H	-	E	F	G	H	H
3.0	2.0	E	F	F	G	G	E	E	F	F	G
	3.0	F	F	G	H	H	E	E	F	G	H
	4.0	F	G	G	H	H	E	F	G	H	H
	5.0	F	G	H	H	-	E	F	G	H	H
	6.0	F	G	H	-	-	E	F	G	H	-
3.6	2.0	F	F	G	G	H	E	E	F	G	G
	3.0	F	F	G	H	H	E	E	F	G	H
	4.0	F	G	H	H	-	E	F	G	H	H
	5.0	F	G	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	G
	3.0	F	G	H	H	-	E	F	G	H	H
	4.0	F	G	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	H	H	E	E	F	G	H
	3.0	F	G	H	H	-	E	F	G	H	H
	3.4	F	G	H	H	-	E	F	G	H	H
	4.0	F	G	H	-	-	E	F	G	H	-
	5.0	G	H	-	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	F	H	-	-
4.8	2.0	F	F	G	H	H	E	E	F	G	H
	3.0	F	G	H	H	-	E	F	G	H	H
	3.2	F	G	H	H	-	E	F	G	H	H
	4.0	F	G	H	-	-	E	F	H	H	-
	5.0	G	H	-	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	F	H	-	-
5.1	2.0	F	F	G	H	H	E	F	G	G	H
	3.0	F	G	H	H	-	E	F	G	H	H
	3.5	F	G	H	-	-	E	F	G	H	-
	4.0	G	G	H	-	-	E	F	H	H	-
	5.0	G	H	-	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	G	H	-	-
5.4	2.0	F	F	G	H	H	E	F	G	G	H
	2.8	F	G	H	H	-	E	F	G	H	H
	3.0	F	G	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	G	H	-	-

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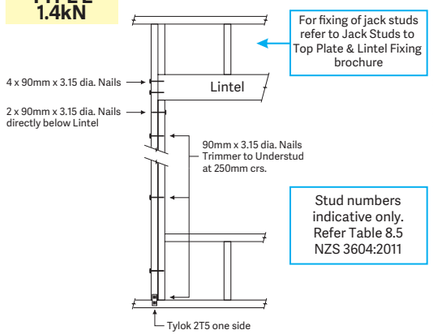
REVID	CHID	REVISION	DATE
01			22/01/2026

THE OWNERS ACCEPT AND CONFIRM THAT THESE ARE THE FULL AND FINAL DRAWINGS
Signed: Date:

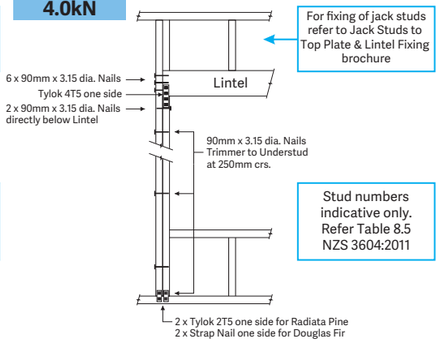
LINTEL FIXING OPTIONS

(Characteristic Uplift)

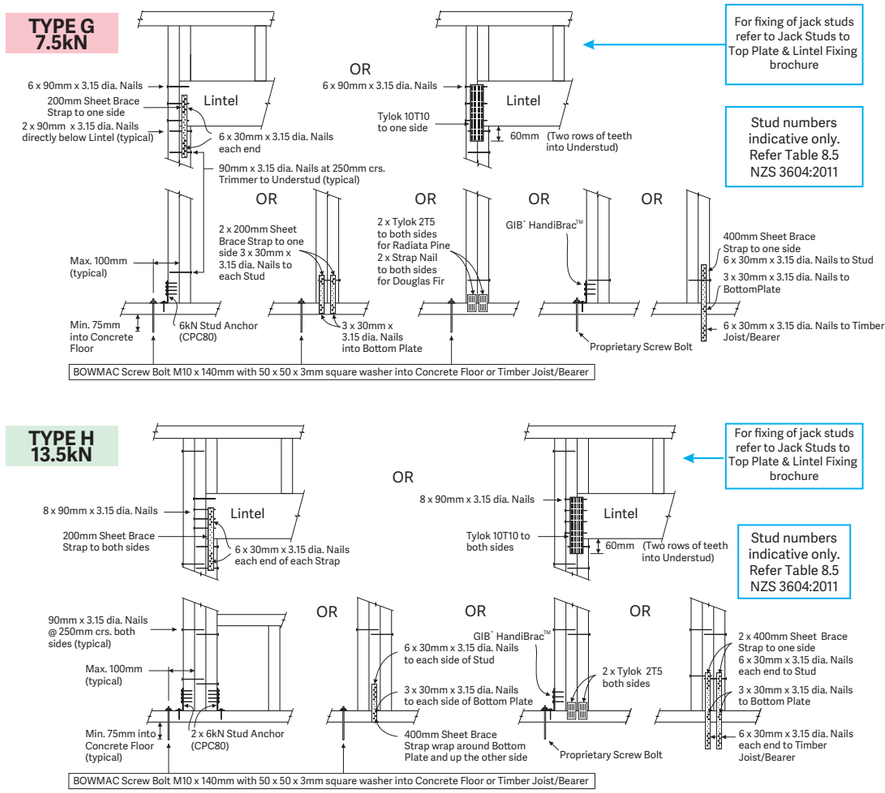
TYPE E 1.4kN



TYPE F 4.0kN



TYPE G 7.5kN



TYPE H 13.5kN

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NOTES

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ALL DIMENSIONS AND SITE LEVELS TO BE VERIFIED ON SITE

JOB TITLE
LOT 622 DORPER ROAD WEST MELTON
SELWYN DISTRICT COUNCIL NZL
NEW DWELLING

DESIGNER	TODAY HOMES
DRAFTSMAN	NV
CHECKED	TBC
PROJECT NUMBER	25120010
PRINT DATE	22/01/2026

CLIENT NAME
TODAY HOMES RESIDENCE

DRAWING TITLE
LINTEL FIXING DETAILS

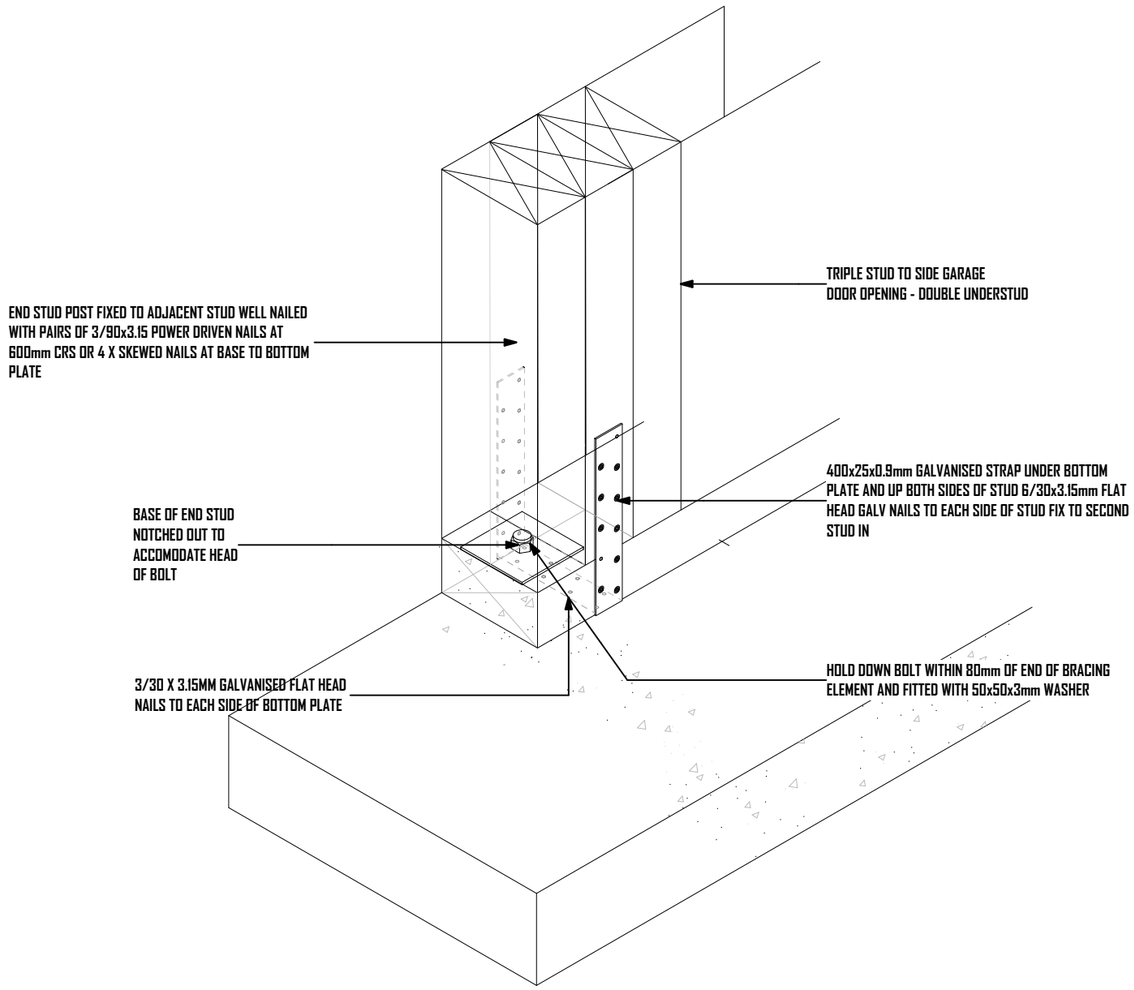
SCALE @ A3
1:1.2435

DRAWING NUMBER	REVISION ID
A412	01

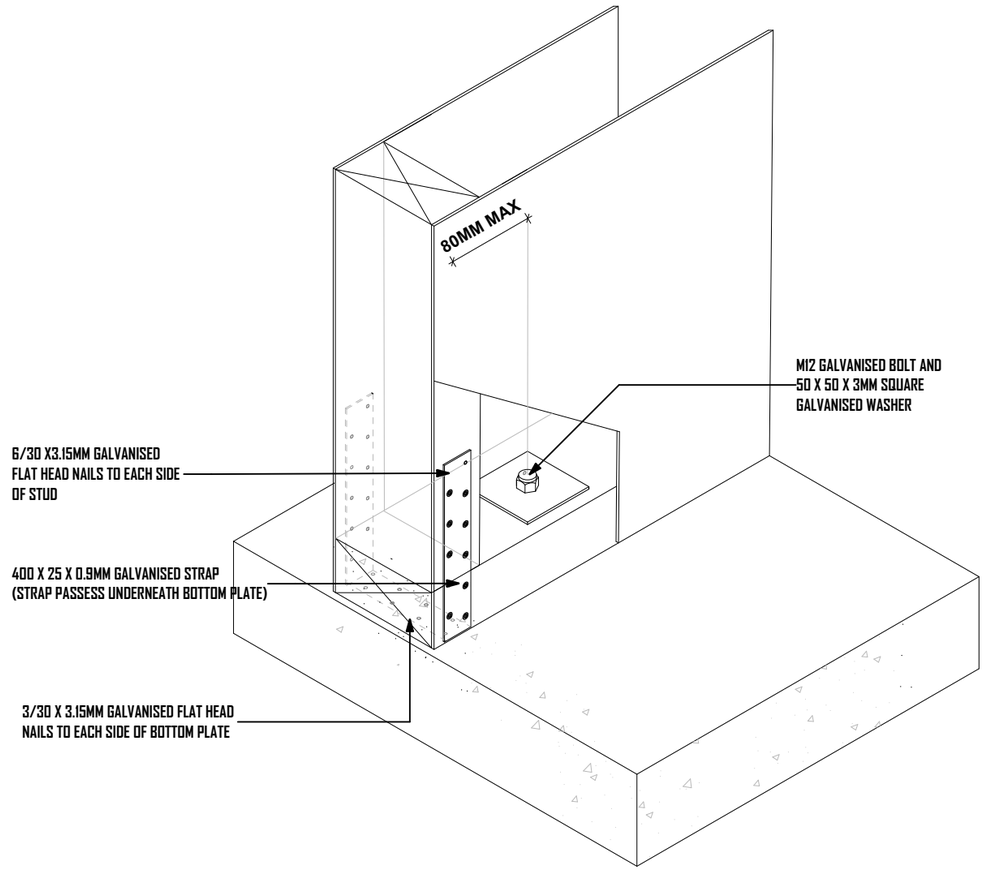
REVID	CHID	REVISION	DATE
01			22/01/2026

THE OWNERS ACCEPT AND CONFIRM THAT THESE ARE THE FULL AND FINAL DRAWINGS

Signed: Date:



BRACE HOLD DOWN DETAILS ADJACENT GARAGE DOOR



BRACE HOLD DOWN DETAILS

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LOT 622 DORPER ROAD WEST MELTON
SELWYN DISTRICT COUNCIL NZL

NEW DWELLING

DESIGNER	TODAY HOMES
DRAFTSMAN	NV
CHECKED	TBC
PROJECT NUMBER	25120010
PRINT DATE	22/01/2026

CLIENT NAME: TODAY HOMES RESIDENCE

DRAWING TITLE: BRACING HOLD DOWN

SCALE @ A3: 1:5

DRAWING NUMBER	REVISION ID
A413	01

General Notes:

1. Foundation drawings shall be read in conjunction with the geotechnical report and the building consent drawings and specifications by any other consultants involved in the building consent.

2. Unless otherwise noted, all levels are in meters, and all dimensions are in millimeters. and shall be checked by contractor prior to construction.

3. Dimensions shall not be obtained by scaling from drawings. Refer to architects drawings for all setout dimensions, recesses and service positions. Internal slab thickenings and pad foundations to be accurately set out using the Architects drawings

4. All discrepancies shall be referred to the architect or engineer for resolution before proceeding with the work.

5. The stability of the structure during construction is the responsibility of the builder.

6. All materials and workmanship shall be in accordance with the current codes of practice except where varied by the specification and/or drawings.

7. Where proprietary products are specified in the documents the contractor may submit an alternative product for approval.

8. Temporary work and propping is the responsibility of the builder.

9. Concrete slabs should be cured for 7 days in accordance with NZS3109. Saw cuts are recommended to mitigate shrinkage cracking. Sawcuts can be omitted providing the contractor takes appropriate measures and it responsible for controlling shrinkage.

10. Mesh chair G25/40 are to be used to support steel mesh. Raft/pod rails are not allowed to be used to support steel mesh/bar reinforcement.

Site soil conditions:

A. Allowable bearing pressure = 100kPa

B. Dependable bearing pressure = 150kPa

C. Geotechnical ultimate bearing = 300kPa

D. Subgrade (if required) to be prepared as per geotechnical report or compacted to 95% of maximum dry density determined by test NZS 4402: Test 4.1.1. or equivalent unless noted otherwise.

Cover & Strength:
Cast against DPM = 50mm
Within Ribs: Side cover = 40mm
Cast against ground = 75mm
Foundations and slab to be 25MPa (min)
Refer Mix Code below

Surface Finishes: (NZS 3114:1987)
Concealed work = F1
Exposed edges of foundation = F5
Floor slab = U3

Reinforcing:

SYMBOL	TYPE			
R	Plain bars grade 300E to NZS 4671 (300 MPa)			
D	Deformed bars grade 300E to NZS 4671 (300 MPa)			
HR	Plain bars grade 500E to NZS 4671 (500 MPa)			
HD	Deformed bars grade 500E to NZS 4671 (500 MPa)			
BAR SIZE HD		10	12	16
LAP LENGTH (25MPa)		450	600	900

NOTE 1: Site excavation (Indicative only)
±300 topsoil & unsuitable material should be removed from building platform. Certified compacted hard fill (well graded AP40) extending 200mm(or the depth of the hardfill which ever is greater) out from building footprint may be required to bring slab up to level. The depth of hardfill or engineered fill required will need to be confirmed on site accounting for the FFL, existing ground levels and topsoil/unsuitable soil depths found on site. Refer to the geotechnical report for subsoil conditions. Poorly graded river gravels (tailings or 20/40 rounded river stone) that have commonly been used in Christchurch as subgrade material shall not be used.

NOTE 2: Inspection Schedule Notes.
Contact the inspecting engineer (48 hours notice required) to enable PS4 sign-off for construction review. It is the contractor's responsibility to arrange the following inspections and submit the required documentation.
1. Cut platform inspection by **HFC**
2. Gravel raft and compaction certification:
   For gravel **less than 400mm thick**:
   - Contractor to carry out either a heel test of clegg hammer test to demonstrate the surface compaction requirements of NZS3604:2011 (Section 7.5.3.1)

   For gravel **greater than 400mm thick**:
   - Contractor to provide field compaction test results using a nuclear densometer or equivalent method.
   - Submit the following documentation to **HFC**:
     - Laboratory compaction test results showing 95% Maximum Dry Density.
     - Field density test reports from the nuclear densometer confirming compliance.
     - Hardfill material source dockets
3. Pre pour inspection and any other structural items if applicable to this consent.

Refer to inspection schedule attached with PS1 for a full list of required inspections.

Scan to Book Inspection

NOTE 3: Bridging note
Bridging of public services has not been allowed for unless indicated on the foundation layout (refer S100).

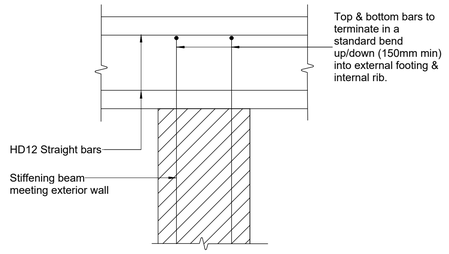
No construction is permitted within a 45 degree line of influence from 500mm below the pipe invert (or as per geotechnical or council requirements). Minimum proximity and pile embedment's as per local council and government standards need to be followed when constructing in this zone.

HFC and the architect should be notified for specific bridging design if applicable.

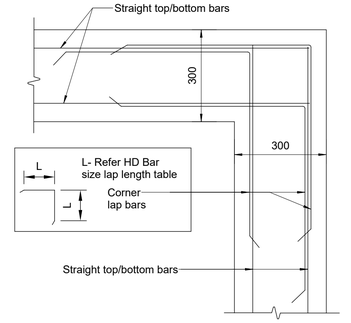
CONCRETE AND REINFORCING MESH SUMMARY

MESH OPTIONS - 146.1mm²/m, 2.29kg/m² or greater
Mesh SE62 as per AS/NZS4671),
Concrete - Allied super Slab
Use mix code 252RSS

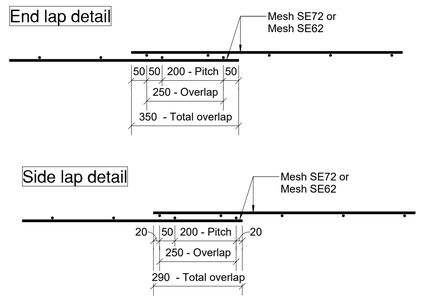
Allied Concrete



Typical Stiffening Detail



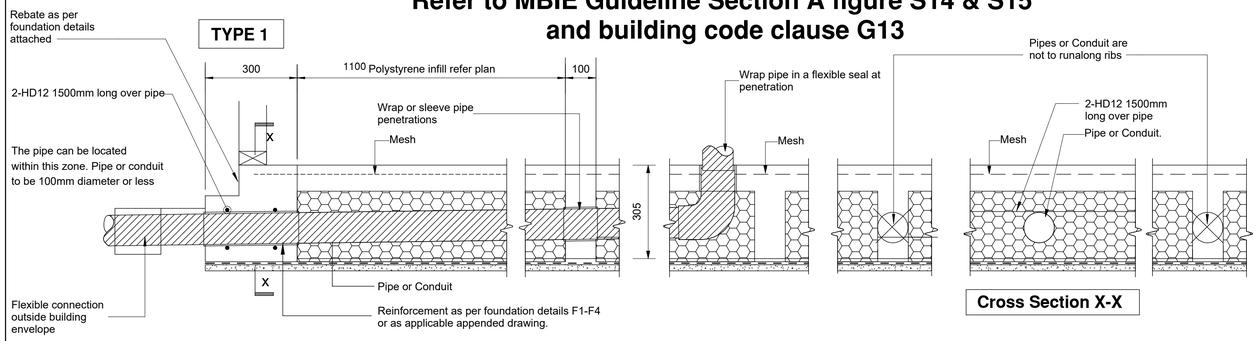
Typical Corner Laps Detail



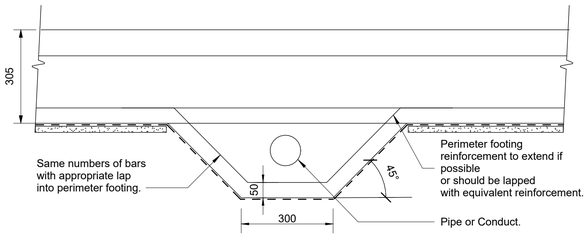
Mesh Minimum Lapping

Pipe Penetration Details For High Seismic Zones
Refer to MBIE Guideline Section A figure S14 & S15 and building code clause G13

TYPE 1



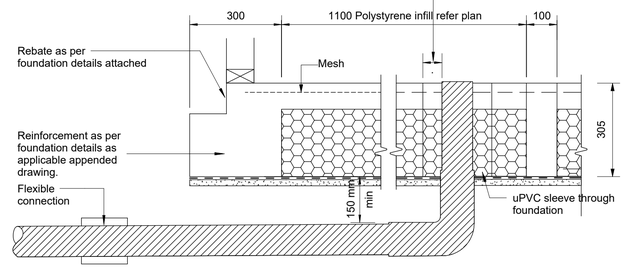
Cross Section X-X



Typical deepened edge penetration detail for Type 1 where required

TYPE 2

Refer MBIE guidance part A fig 5.14
The clearance around the pipe is required to minimize the risk of shearing and critically damaging the services in a ULS earthquake (Ultimate limit state - where code limits are to preserve life safety only)
Adopt 25mm clearance minimum, 63mm clearance is recommended as per the MBIE guidance



REV	DATE	AMENDMENT	BY
A	18.12.2025	CONSENT ISSUE	EW

HFC GROUP
CIVIL & STRUCTURAL ENGINEERS

DESIGN ISSUED BY HFC STRUCTURES LTD, PART OF THE HFC GROUP OF COMPANIES AUCKLAND 09 367 1070 CHRISTCHURCH 03 339 7000 QUEENSTOWN 03 499 0051

JOB TITLE
LOT 622
WILFIELD RISE
WEST MELTON

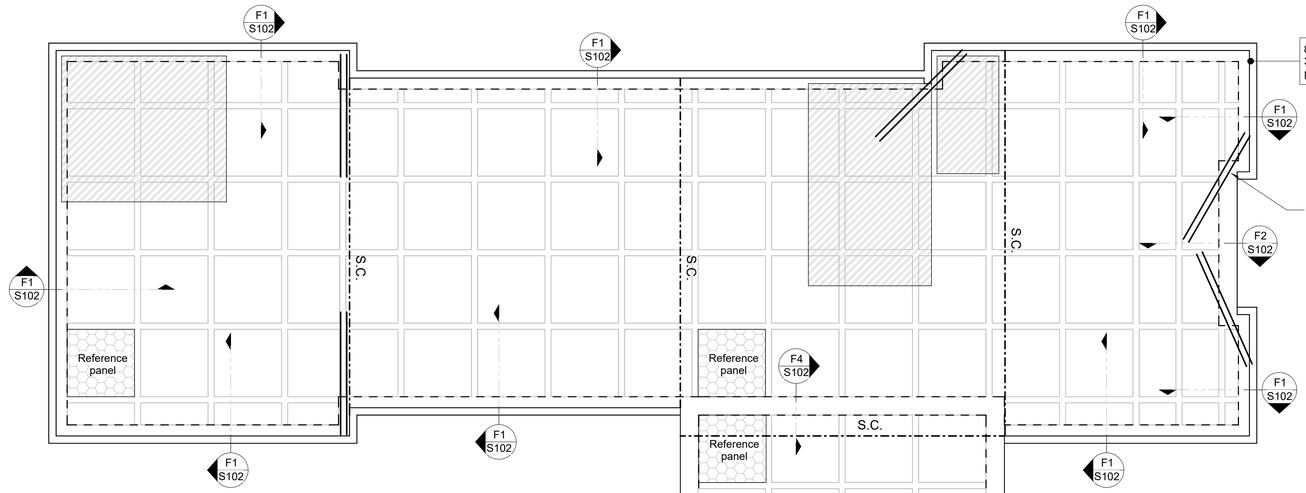
DRAWING TITLE
GENERAL NOTES - FOUNDATION

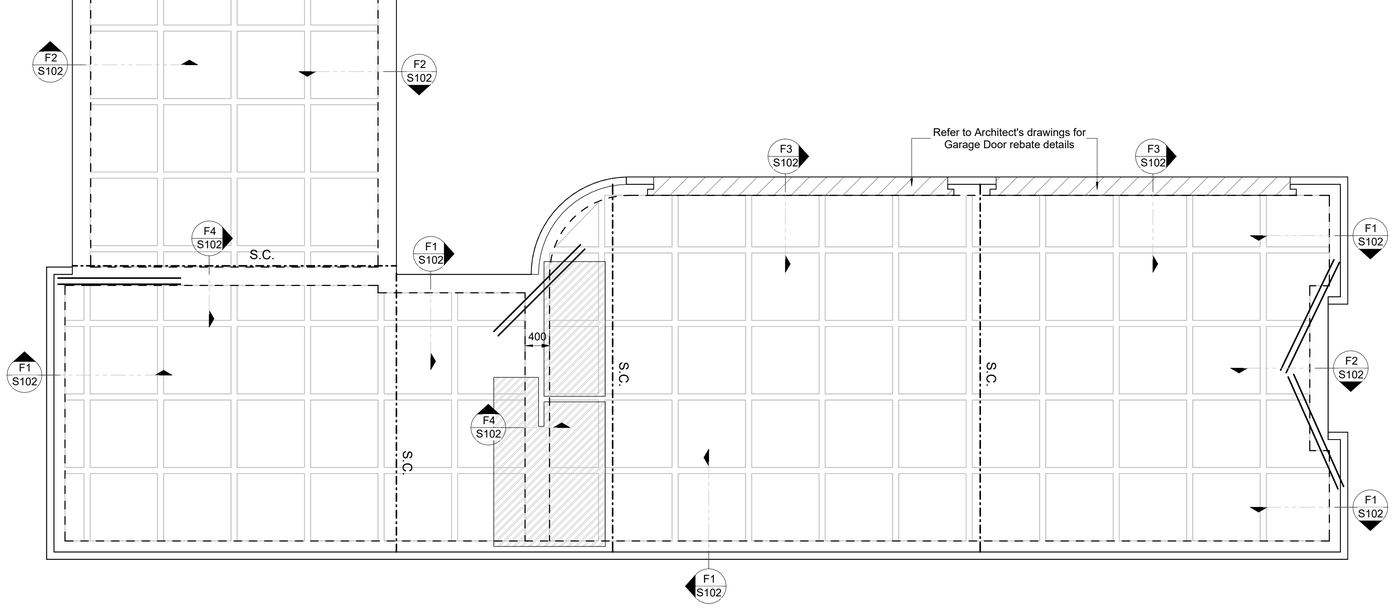
DRAWING STATUS
CONSENT ISSUE

SCALE @ A1 As indicated @ A3 1:	DATE 18.12.2025	SHEET NO. S99	
DRAWN	JC		
DESIGNED	EW	JOB NO. 24879	ISSUE A
CHECKED	JL		

DATE PLOTTED: 19/12/2025 4:29:57 pm

Boundary





Boundary

Boundary

NORTH

PRINT IN COLOUR

NOTES:

Drawings to be read in conjunction with Architectural documentation.

Contractor to confirm all set out dimensions, rebates, opening sizes, slab set downs, falls and service penetrations with Architect drawings.

All drawing to be read in conjunction with General Notes sheets and project specifications.

Contractor to provide shop drawings to engineer for all structural steelwork & Precast drawings for review prior to fabrication.

Do not scale from drawings. HFC drawings are not allowed to be used as shop drawings.

All timber works other than shown on drawings to be as per NZS 3604: 2011

Contractor to ensure no direct contact between slab and timber framing

Tiled area. Any Sawcuts crossing tiled area require a free joint in the tiles above the sawcut.

Point Load

Internal Stiffening beam or Thickening for Load Bearing Walls or Point Loads larger than 13kN

FOUNDATION LAYOUT

SCALE 1 : 50

SC **25mm Deep saw cut within 24 hours. Refer to sheet S99 General notes item 9.**

REFER TO SHEET S99 FOR GENERAL NOTES AND INSPECTIONS REQUIREMENTS FOR FOUNDATIONS

REV	DATE	AMENDMENT	BY
A	18.12.2025	CONSENT ISSUE	EW

HFC GROUP
CIVIL & STRUCTURAL ENGINEERS

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JOB TITLE

LOT 622
WILFIELD RISE
WEST MELTON

DRAWING TITLE

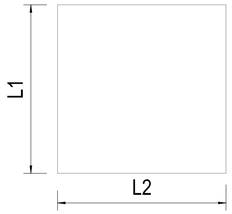
FOUNDATION PLAN

DRAWING STATUS

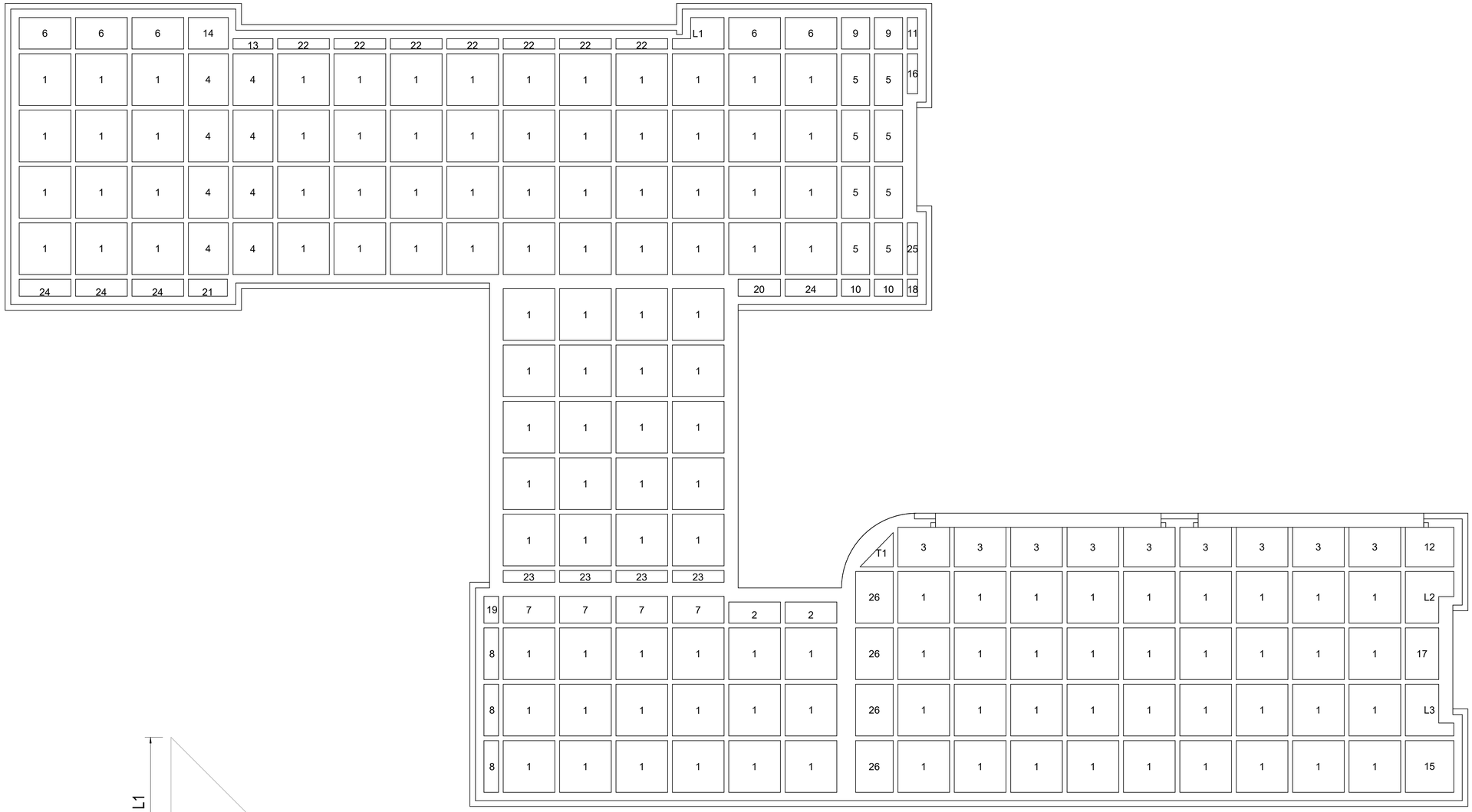
CONSENT ISSUE

SCALE @ A1 1 : 50 @ A3 1:	DATE 18.12.2025	SHEET NO. S100
DRAWN JC		
DESIGNED EW	JOB NO. 24879	ISSUE A
CHECKED JL		

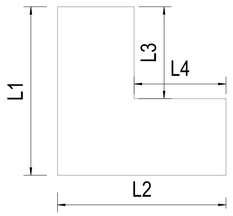
DATE PLOTTED: 19/12/2025 4:29:59 pm



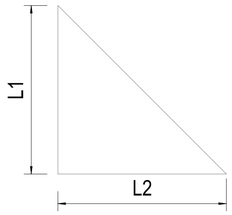
POD SCHEDULE (NORMAL)				
Mark	L1	L2	Count	Material: Name
1	1100	1100	126	POLYPOD
2	450	1100	2	POLYPOD
3	840	1100	9	POLYPOD
4	1100	850	8	POLYPOD
5	1100	600	8	POLYPOD
6	670	1100	5	POLYPOD
7	570	1100	4	POLYPOD
8	1100	310	3	POLYPOD
9	670	600	2	POLYPOD
10	360	600	2	POLYPOD
11	670	220	1	POLYPOD
12	840	1030	1	POLYPOD
13	220	850	1	POLYPOD
14	670	850	1	POLYPOD
15	1100	1030	1	POLYPOD
16	850	220	1	POLYPOD
17	1100	710	1	POLYPOD
18	360	220	1	POLYPOD
19	570	310	1	POLYPOD
20	360	900	1	POLYPOD
21	360	830	1	POLYPOD
22	220	1100	7	POLYPOD
23	250	1100	4	POLYPOD
24	360	1100	4	POLYPOD
25	1100	220	1	POLYPOD
26	1100	800	4	POLYPOD



POD LAYOUT
SCALE 1 : 50



Mark	L1	L2	L3	L4	Count	Material: Name
L1	670	1100	450	390	1	POLYPOD-L(220-1100)
L2	1100	1030	565	320	1	POLYPOD-L(220-1100)
L3	1030	1100	320	825	1	POLYPOD-L(220-1100)



POD SCHEDULE (T-POD)				
Mark	LENGTH	LENGTH 2	Count	Material
T1	704	728	1	

STRUCTURAL FOUNDATION MATERIAL TAKE OFF						
Foundation Thickness	Total Length	Total Width	Material: Volume	Perimeter	Area	Area Comments
305	17090	31130	38.10 m³	111117	259.15 m²	Excluding all rebate areas

NOTE: Approximate quantities only, no allowance for site wastage & insulation void

REV	DATE	AMENDMENT	BY
A	18.12.2025	CONSENT ISSUE	EW

HFC GROUP
CIVIL & STRUCTURAL ENGINEERS

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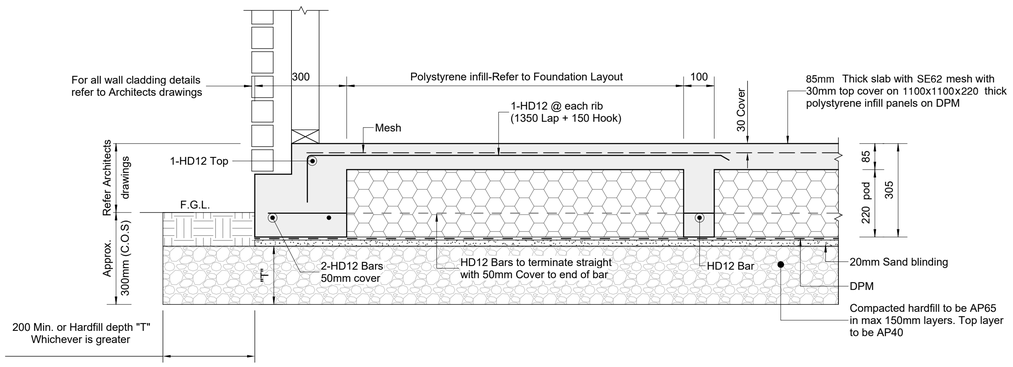
JOB TITLE
LOT 622
WILFIELD RISE
WEST MELTON

DRAWING TITLE
POD LAYOUT

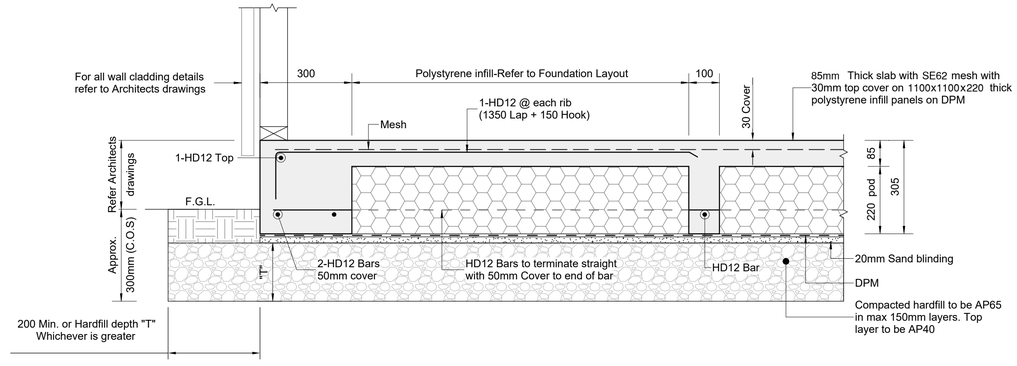
DRAWING STATUS
CONSENT ISSUE

SCALE @ A1 As indicated @ A3 1:	DATE 18.12.2025	SHEET NO. S101	
DRAWN JC			
DESIGNED EW	JOB NO. 24879	ISSUE A	
CHECKED JL			

DATE PLOTTED: 19/12/2025 4:30:01 pm



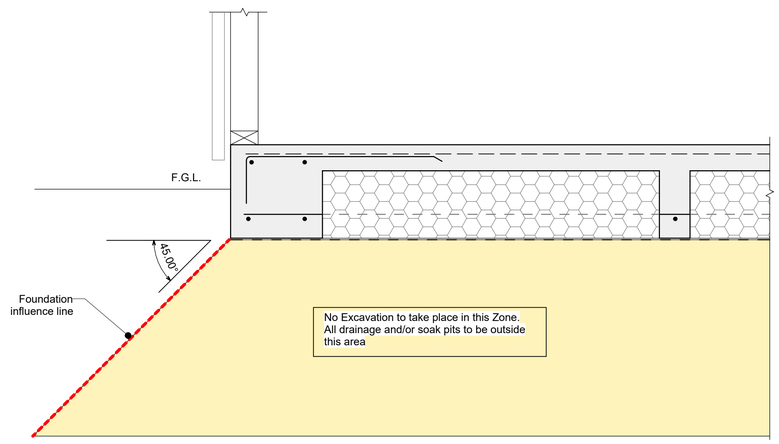
DETAIL F1
SCALE 1 : 10 S100



DETAIL F2
SCALE 1 : 10 S100

DETAIL F3
SCALE 1 : 10 S100

DETAIL F4
SCALE 1 : 10 S100



NO EXCAVATION WITHIN FOUNDATION INFLUENCE ZONE
SCALE 1 : 10

REV	DATE	AMENDMENT	BY
A	18.12.2025	CONSENT ISSUE	EW

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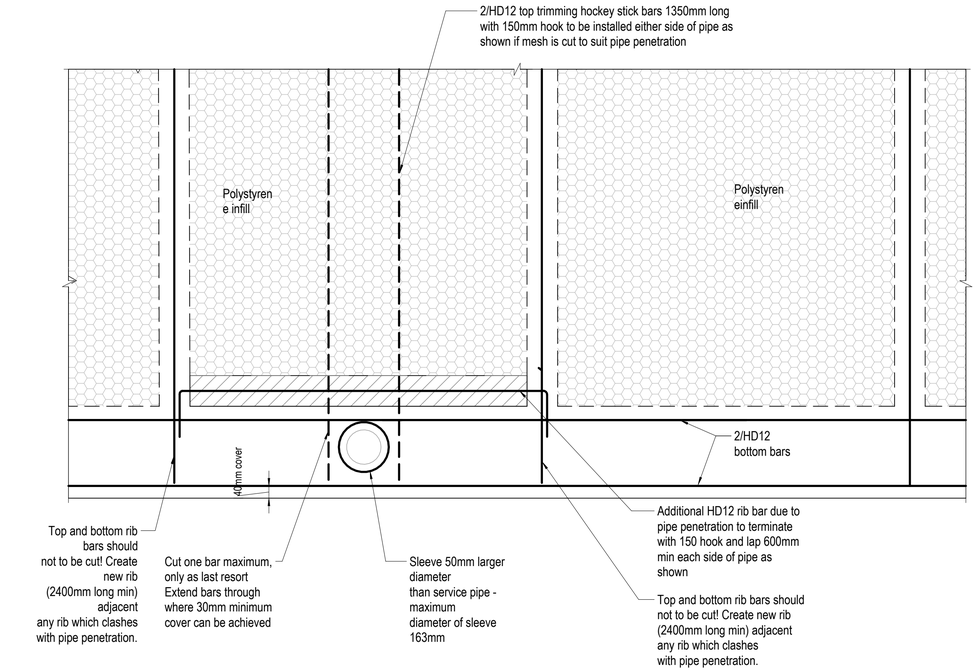
JOB TITLE
LOT 622
WILFIELD RISE
WEST MELTON

DRAWING TITLE
FOUNDATION DETAILS

DRAWING STATUS
CONSENT ISSUE

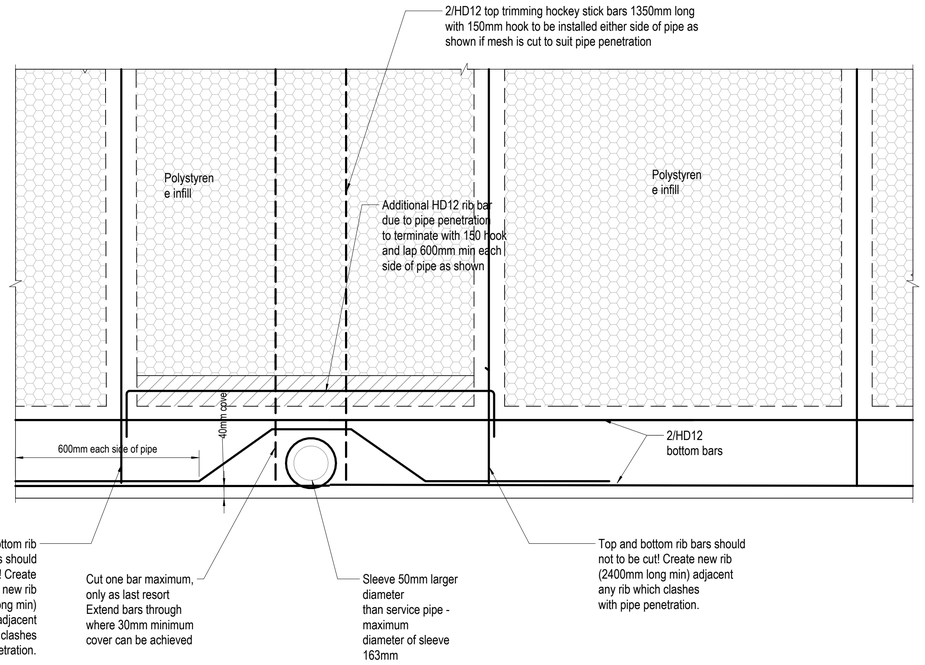
SCALE @ A1 1 : 10 @ A3 1:	DATE 18.12.2025	SHEET NO. S102	
DRAWN	JC		
DESIGNED	EW	JOB NO. 24879	ISSUE A
CHECKED	JL		

DATE PLOTTED: 19/12/2025 4:30:03 pm

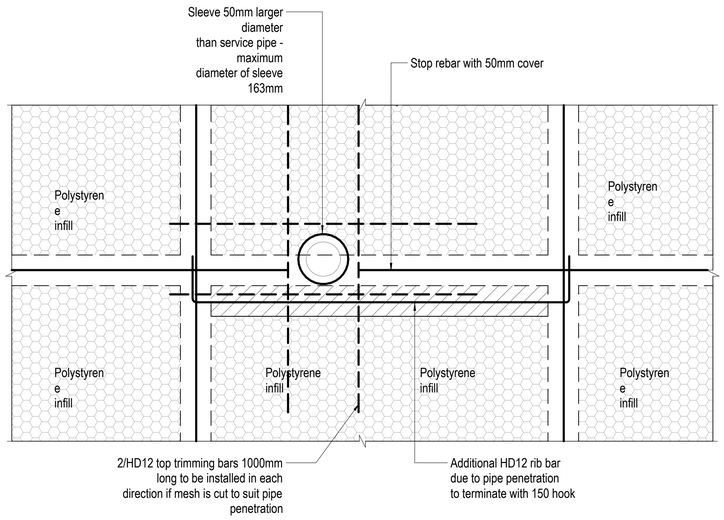


TYPICAL SERVICES THROUGH PERIMETER FOOTING

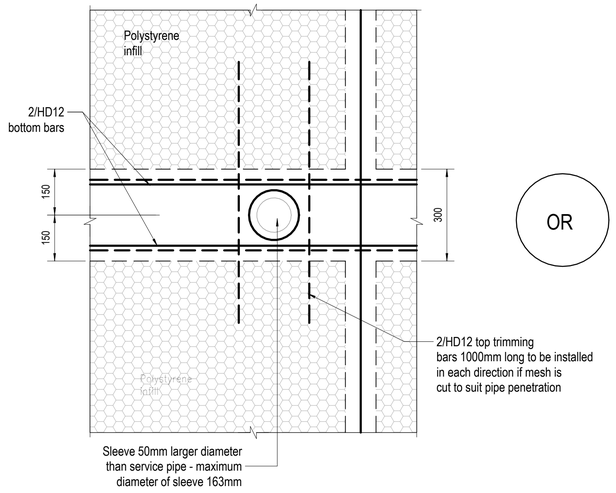
OR



TYPICAL SERVICES THROUGH PERIMETER FOOTING

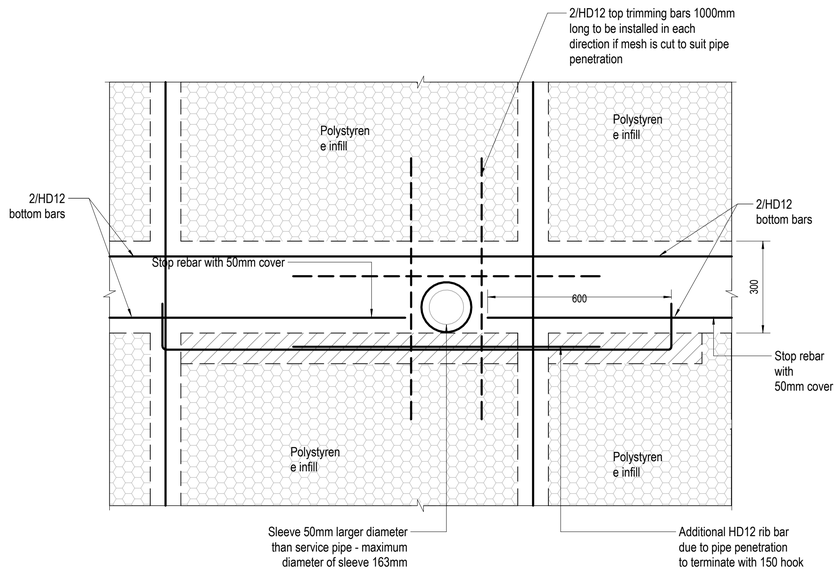


TYPICAL SERVICES THROUGH RIBS



TYPICAL PENETRATION IN LOAD BEARING THICKENING - PIPE CENTRAL

OR



TYPICAL PENETRATION IN LOAD BEARING THICKENING - PIPE NOT CENTRAL

REV	DATE	AMENDMENT	BY
A	18.12.2025	CONSENT ISSUE	EW

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JOB TITLE
LOT 622
WILFIELD RISE
WEST MELTON

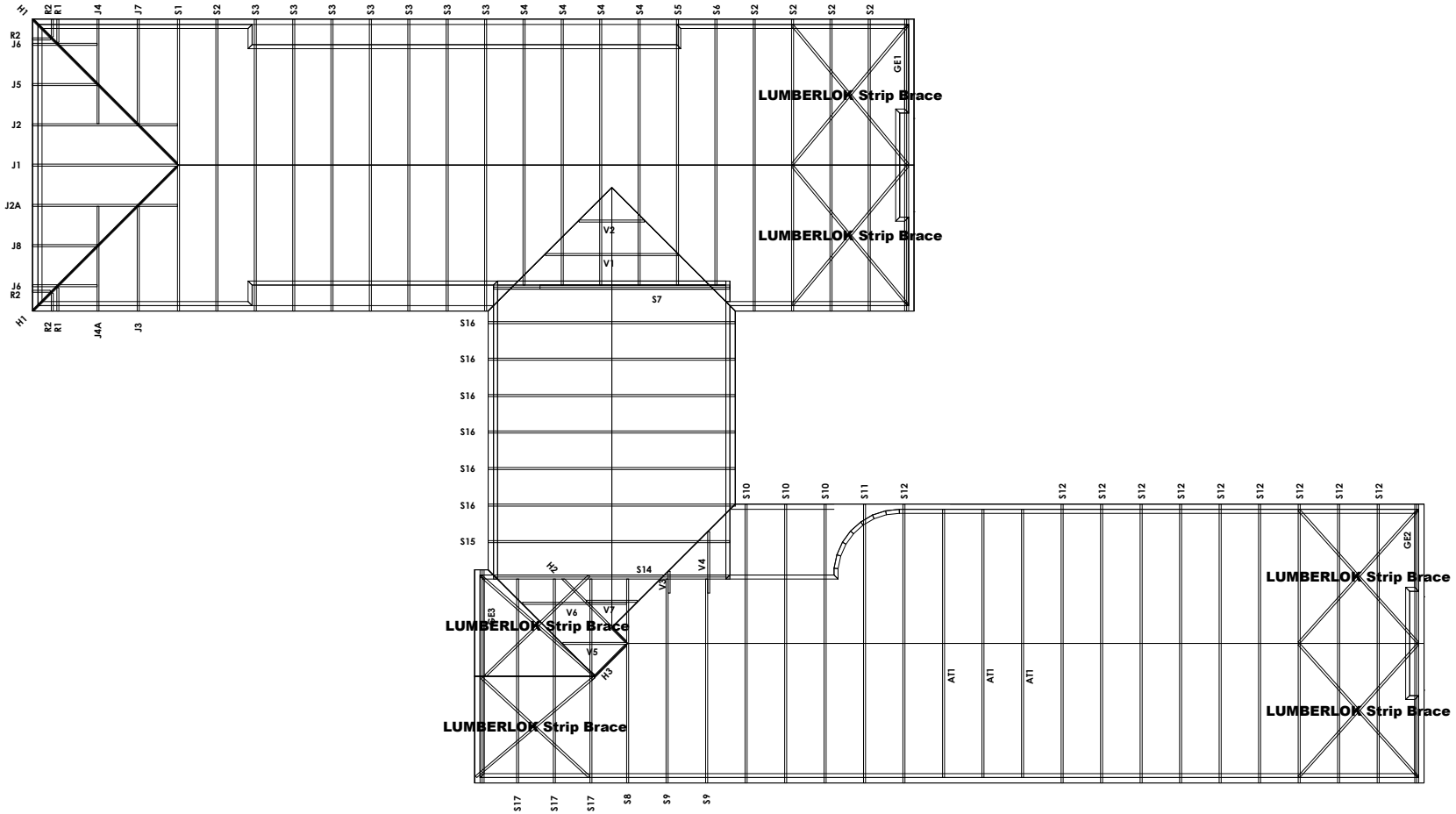
DRAWING TITLE
PIPE PENETRATION DETAILS

DRAWING STATUS
CONSENT ISSUE

SCALE @ A1 1 : 10 @ A3 1:	DATE 18.12.2025	SHEET NO. S103	
DRAWN	JC		
DESIGNED	EW	JOB NO. 24879	ISSUE A
CHECKED	JL		

DATE PLOTTED: 19/12/2025 4:30:04 pm

ROOF BRACING & HEEL HEIGHTS -



Heel Height -

35° - 112mm

VIP Frames & Trusses
AUCKLAND | PALMY | CHRISTCHURCH

65 Wickham St.
PO Box 19-765,
Christchurch

91 Adams Drive,
Pukekohe,
Auckland

64 Malden Street
Palmerston North

0800 PRENAIL
(0800 7736245)

JOB No **401963**

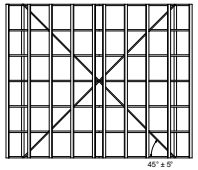
Client: Today Homes
Job Name: TH Residence
Address: Lot 622 Wilfield Rise
West Melton

Pitch: 35.000
Roof Material: Galv Iron .5mm
Soffit Overhang: 120mm
Wind Area: High
Snow Load: 0.315

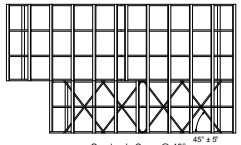
Trusses And Rafters At 900 Centres
Unless Stated Otherwise

DRAWN BY Nick Buckley
DATE 2 Nov,2025 PAGE 1 of 2

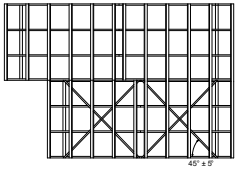
Roof Bracing Details



Single Cross @ 45°



Quadruple Cross @ 45°

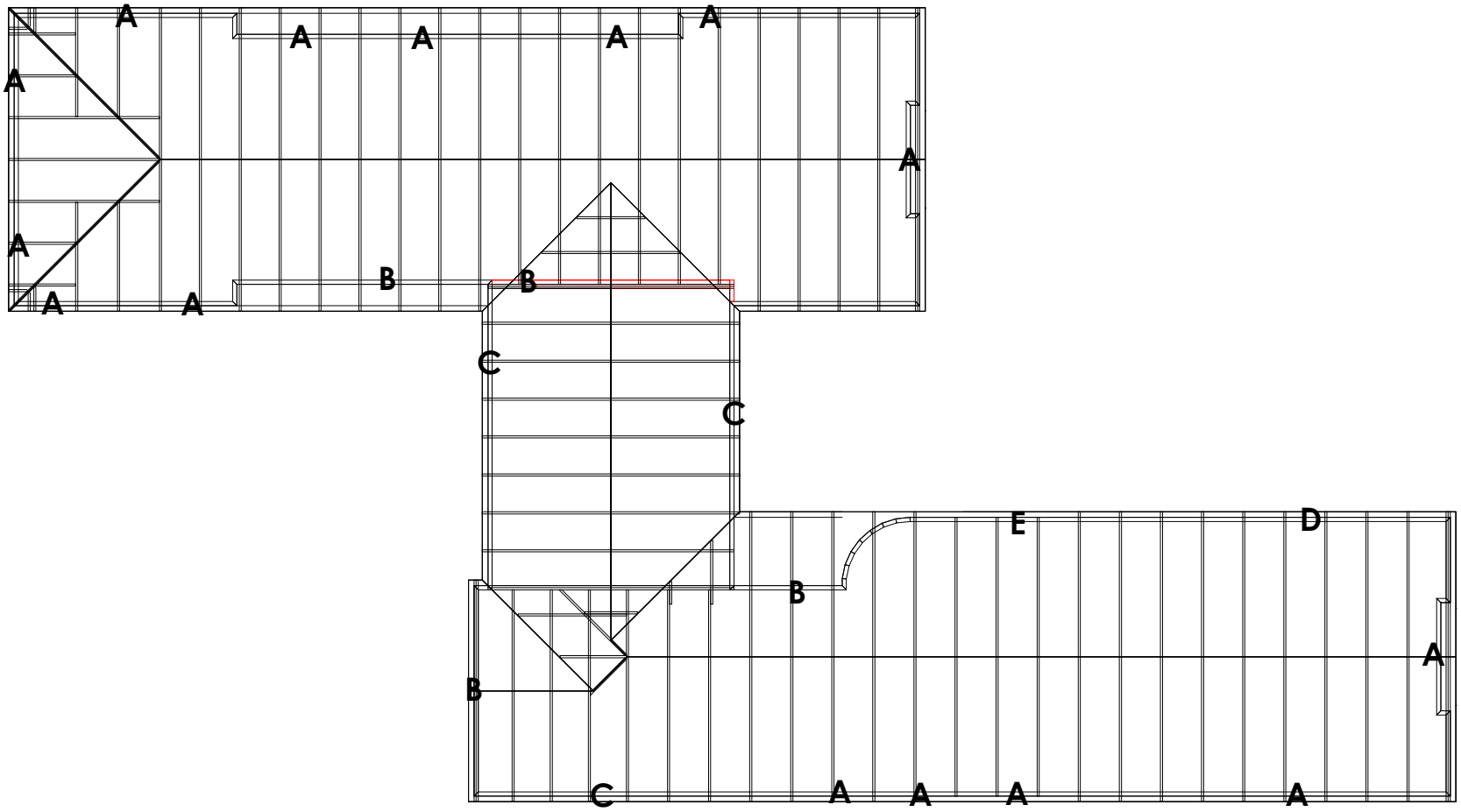


Double Cross @ 45°
(as diagram above)

NOTES:
Refer to:
Lumberlok roof bracing brouchure
07/2006

SLAB THICKENING & LINTEL SIZES -

Internal Load-Bearing Walls -



NO SLAB THICKENING REQUIRED

VIP Frames & Trusses
AUCKLAND | PALMY | CHRISTCHURCH

65 Wickham St.
PO Box 19-765,
Christchurch

91 Adams Drive,
Pukekohe,
Auckland

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Soffit Overhang: 120mm
Wind Area: High
Snow Load: 0.315

Trusses And Rafters At 900 Centres
Unless Stated Otherwise

DRAWN BY Nick Buckley
DATE 2 Nov,2025 PAGE 2 of 2

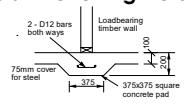
These lintels have been sized as per the GANGLAM and FLITCH BEAM selection manuals as provided by MiTek NZ Ltd.

HYSPAN lintels have been sized as per the HYSPAN selection charts.

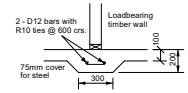
Unless otherwise stated all lintels are as per NZS3604 2011

LINTEL	SIZE	
A	140x88	GL10
B	190x88	GL10
C	240x88	GL10
D	240x88	PLX20
E	200 PFC	Steel

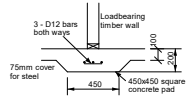
Slab Thickening Details



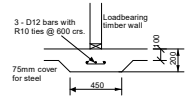
TYPE FP1 - 375x375mm Pad



TYPE FS1 - 300mm Strip footing



TYPE FP2 - 450x450mm Pad



TYPE FS2 - 450mm Strip footing