

NOTE: ALL ALUMINIUM WINDOWS AND DOORS TO GO UP TO THE U/S OF THE SOFFITS. (ONLY ON HOUSES WITH SOFFITS) AND ALSO FULL HEIGHT WINDOWS TO BE THE SAME HEIGHT AS DOORS(ESPECIALLY IN CASES WHERE THERE ARE NO SOFFITS)
Note: Soffit and lintel heights can vary. Refer to specific Cross Section to establish soffit and lintel heights for this house

NOTE: THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATION DOCUMENTS, ENGINEERING DETAILS, MANUFACTURERS SPECIFICATIONS AND TRUSS MANUFACTURER'S PLAN

Sheet # 1

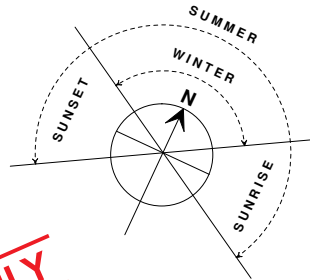
SITE / SERVICES PLAN

Scale: 1:200

Drawn by: ACJ

Date: A2
26th May 2008

Note:
Sub - Contractors to verify all dimensions on site. All work shall comply with the NZBC, NZS 3604 : 1999, and all other relevant standards and regulations.



SAMPLE PLANS ONLY

SITE DETAILS:

Lot No. 54.
 D.P. No. xxxxxx.
 Site Area: 462m²
 Building Coverage: 183.00m²
 Site Coverage: 39.61%

NOTES:

F.F.L. +225mm minimum above ground level at all points unless otherwise stated

Areas, measurements and site levels subject to final survey

Building foundation is based on a clear level site

KEY:

Proposed Stormwater: 100mm dia
 Proposed Sewer: 100mm dia
 Terminal Vent: t.v. 800 o
 Downpipe: 800 d.p.o
 Gully Trap: g.t.
 Vented Soil Stack: s.s. o
 Inspection Point: i.p. o

PLUMBING & DRAINAGE:

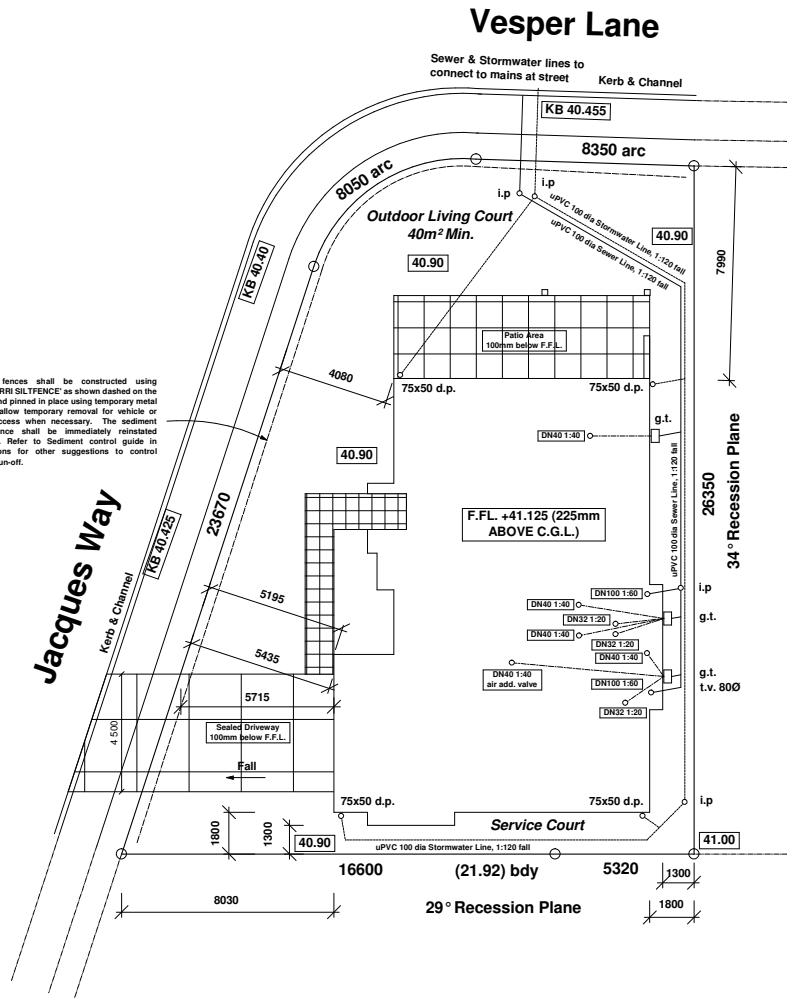
Plumbing & Drainage design to G13/AS1 Sanitary Plumbing & G13/AS2 - Drainage

32mm dia - 1:20 Gradient
 40mm dia - 1:40 Gradient
 100mm dia - 1:60 Gradient

100mm dia - S/water 1:120 G13/AS2
 100mm dia - Sewerr 1:120 G13/AS2

Indicates Existing Levels - 40.90

Sediment fences shall be constructed using 'MACCAFERRI SILTFENCE' as shown dashed on the site plan and pinned in place using temporary metal spikes to allow temporary removal for vehicle or material access when necessary. The sediment control fence shall be immediately reinstated afterwards. Refer to Sediment control guide in specifications for other suggestions to control sediment run-off.



SITE/SERVICES PLAN
scale 1:200

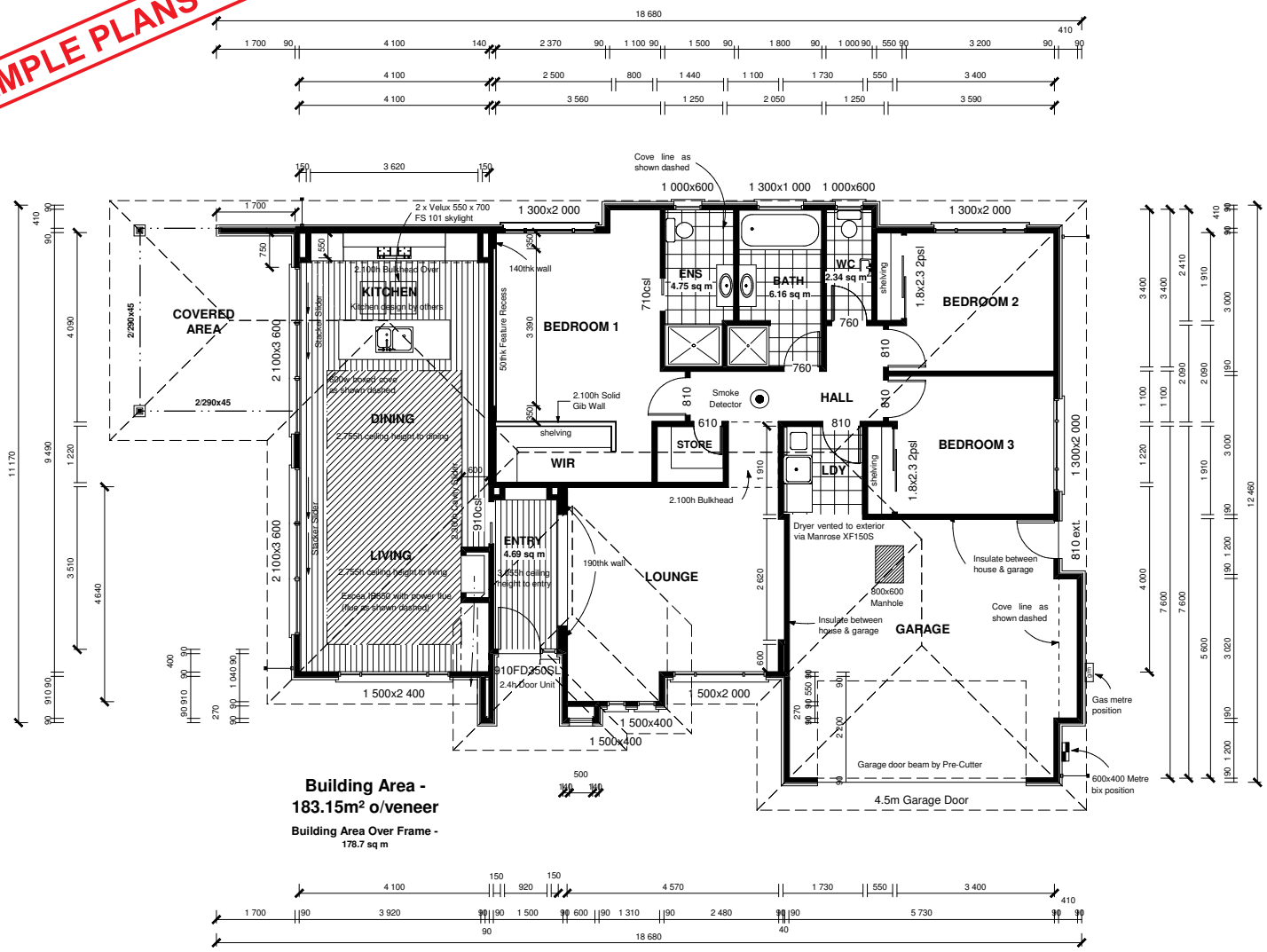
Proposed home for:
Lot.

Consent Drawings

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SAMPLE PLANS ONLY



Building Area - 183.15m² o/veneer
 Building Area Over Frame - 178.7 sq m

FLOOR PLAN
 scale 1:100

SCHEDULE OF TIMBER TREATMENT

These drawings are to be read in conjunction with NZS 3604: 1999 July 2006 Amendment 2. Note: All timbers with treatment level H3 or above shall use Stainless steel fixings. All timber grading shall be MSG8 grading unless specified.

Chemfree-
 Framing protected from the weather and above ground (not subfloor framing) Roof and ceiling framing. Low risk interior wall framing. Intermediate interior floor framing. Roof trusses / purlins.

H1.2-
 Framing protected from the weather, above ground with the possibility of exposure to moisture. Skillion roof above 10° framing with lined soffits. Exterior walls protected from the weather. Wall framing.

H3.1-
 Framing exposed to intermittent moisture, above ground but protected from weather by an approved paint system or cladding. Wall and floor framing at risk to wet areas. Exterior posts and beams. Enclosed lintels and posts supporting enclosed balconies. Enclosed balcony ply and joists. Balustrade framing. Cavity battens.

WET AREA TREATMENT

Bathroom's, wc's, laundries and kitchen's to have H3.1 treated bottom plate.

Tank all shower enclosures to 2000mm with Ardex or similar.

Tank all wet area floors 150mm up walls and 150mm above bath with Ardex or similar.

SMOKE DETECTORS

Battery powered smoke alarms shall provide a hush facility having a minimum duration of 60 seconds.

Smoke alarms shall have a test facility located on the smoke alarm (readily accessible to building occupants).

Smoke alarms shall be listed or approved by a recognized authority as complying with NZBC F7.

A smoke alarm must be located within 3.0m of every sleeping space door and additional smoke alarms must be located in each space that must be passed through to get to a safe place.

Sheet # 2
 FLOORPLAN
 Scale: 1:100
 Drawn by: ACJ
 Date: A2
 26th May 2008

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 Lot.

Consent Drawings

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Sheet # 3

ELEVATIONS

Scale: 1:100

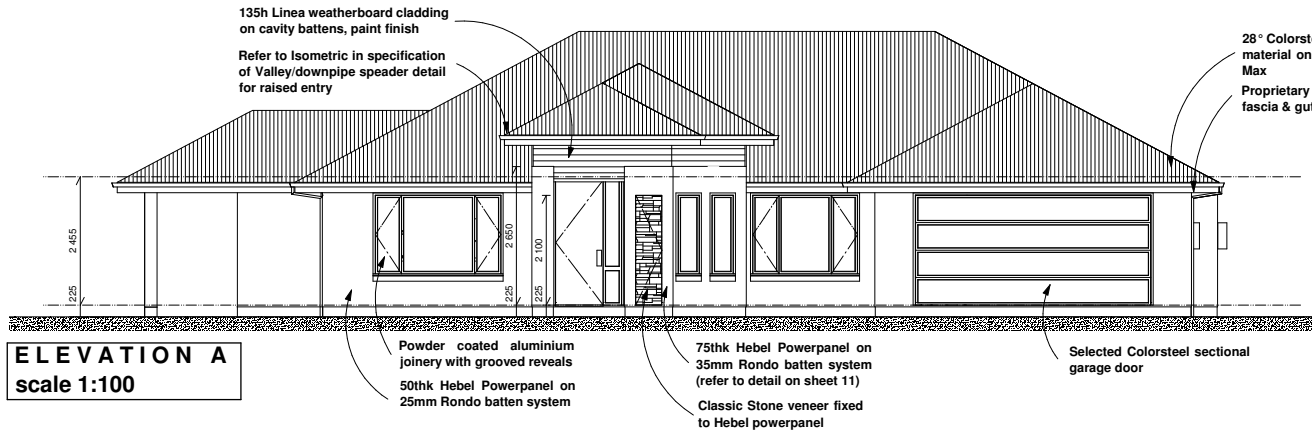
Drawn by:
ACJ

Date:
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26th May 2008

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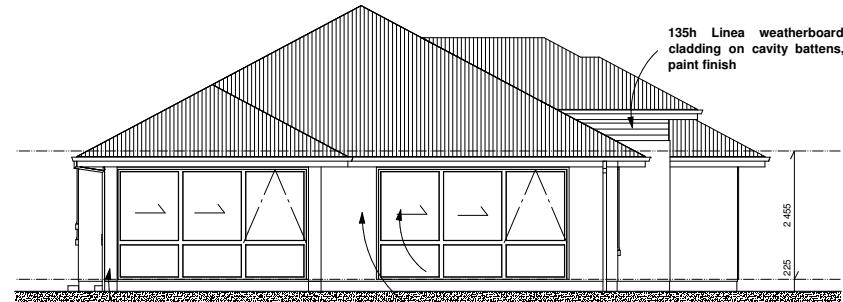
RISK MATRIX				Risk Area 'A'
	low	medium	high	very high
Wind Zone		0		
No of Storeys	0			
Roof/Wall				
Eaves Width		1		
Building Envelope			3	
Decks & Balconies	0			
TOTAL				4

RISK MATRIX				Risk Area 'B'
	low	medium	high	very high
Wind Zone		0		
No of Storeys	0			
Roof/Wall				5
Eaves Width	0			
Building Envelope		1		
Decks & Balconies	0			
TOTAL				6



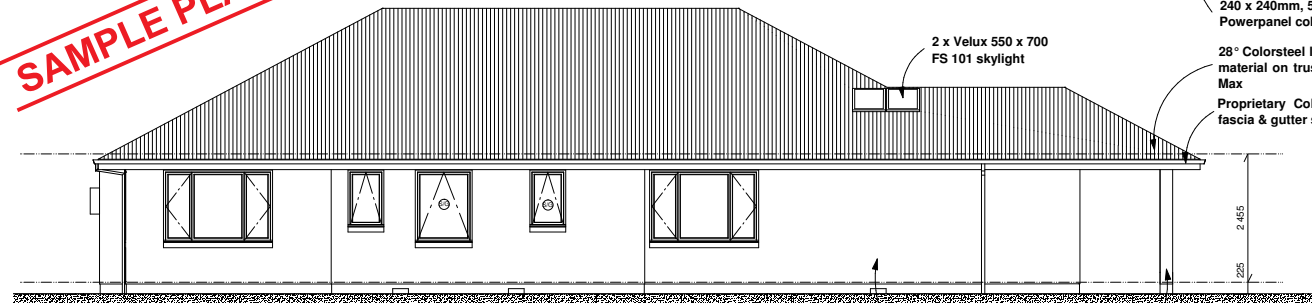
ELEVATION A
scale 1:100

SG - Safety Glazing



ELEVATION B
scale 1:100

SAMPLE PLANS ONLY



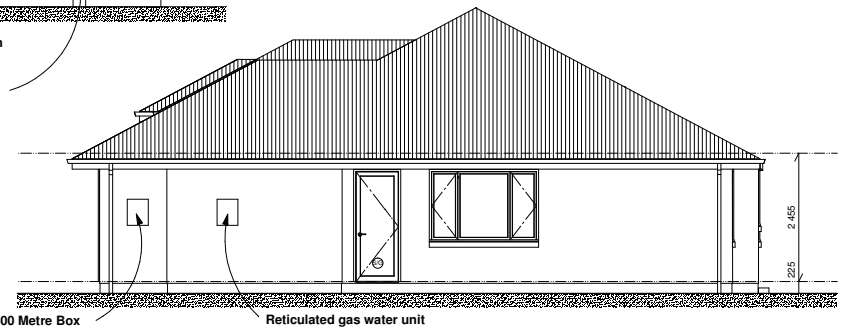
ELEVATION C
scale 1:100

RISK MATRIX				Risk Area 'C'
	low	medium	high	very high
Wind Zone		0		
No of Storeys	0			
Roof/Wall	0			
Eaves Width	0			
Building Envelope	0			
Decks & Balconies	0			
TOTAL				0

RISK MATRIX				Risk Area 'D'
	low	medium	high	very high
Wind Zone		0		
No of Storeys	0			
Roof/Wall	0			
Eaves Width	0			
Building Envelope	0			
Decks & Balconies	0			
TOTAL				0

SG - Safety Glazing

ELEVATION D
scale 1:100



Proposed home for:
Lot.

Consent
Drawings

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Sheet # 4

CROSS SECTION

Scale: 1:50

Drawn by:
ACJ

Date:
A2
26th May 2008

Note:
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CONSTRUCTION / MATERIAL SCHEDULE

These drawings are to be read in conjunction with any supplementary engineer's documentation.

- All foundation construction to comply with NZS 3604:1999 and local building bylaws
- All timber treatments to comply with NZS 3602: 2003.
- All structural timber and lintel grading shall be MSG8 unless specified.

Roofing:

10. Colorsteel longrun roofing at 28° with self support roofing underlay.
11. 68x45mm H1.2 treated Purlins @ 900 c/c Max. with 2/100x3.75 skewed nails fixing.
12. Proprietary Colorsteel Fascia.
13. Proprietary Colorsteel gutter with brackets at 900 c/c
14. 75x50mm Colorsteel downpipes.

Exterior Joinery:

20. Powder coated aluminium exterior window and door joinery with double glazing, unless otherwise stated on drawings. (single glazed to garage)
21. Powder coated flush panel entrance door with powder coated aluminium joinery unit.
22. Colorsteel sectional garage door with 2 x Auto remotes.

Cladding:

30. 50thk Hebel Powerpanel on 25mm Rondo batten system.
31. 90x90 Laminated H3.1 Timber Posts
32. 135h Linea weatherboard cladding on 45x18 H3.1 cavity battens, paint finish.
33. Classic Stone cladding on 7.5thk Etepan backing on 45x18 H3.1 cavity battens.

Linings, Insulation & Flooring:

40. 68x31 H1.2 Timber ceiling battens at 600 c/c
41. 13mm Gib standard plasterboard fixed with approved fixings and to manufacturer's specifications.
42. 10mm Gib standard plasterboard with approved fixings and to Manufacturer's specifications.
43. R2.6W Pink Batts to External walls.
44. R3.6C Pink Batts to Ceiling.
45. 4.5mm James Hardie soffit lining on 68x31 H3.1 battens or sprockets as required.

Roof Framing:

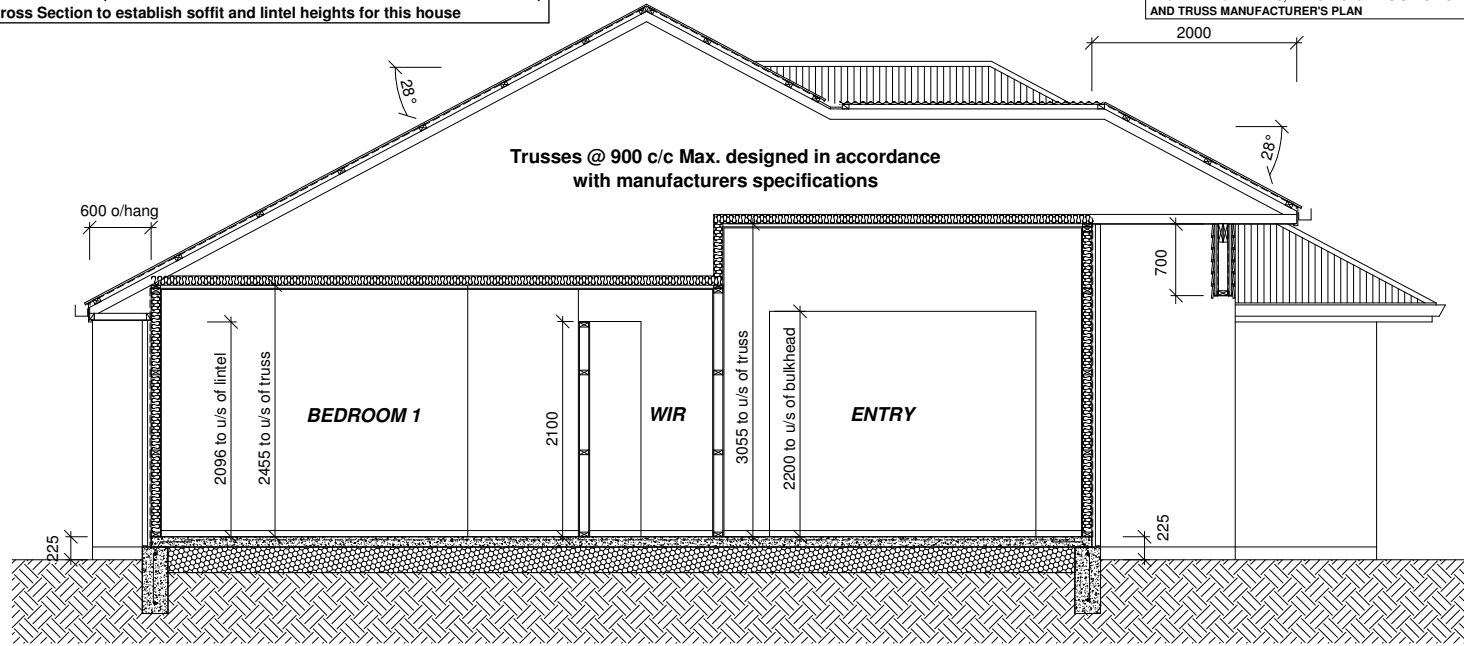
50. Roof trusses to be Chemfree treated (H1.2 to skillion ceilings & gable trusses) at 900mm max centres refer to Truss Manufacturer's producer statement. Fixing to be 2/100x3.75 skewed nails + 1 wire dog at each truss to top plate intersection.
51. Girder truss location, lintels supporting girder truss to be sized by Truss Manufacturer.

Wall Framing:

60. Exterior wall 90x45mm Chemfree treated (H3.1 to chimney framing & wall supporting shelf angles) timber studs at 600mm dwangs at 800mm max centres unless otherwise stated.
61. Interior wall 90x45mm Chemfree treated timber studs at 600mm dwangs at 800mm max centres unless otherwise stated.
62. Building wrap to be Tyvec with 150mm laps.

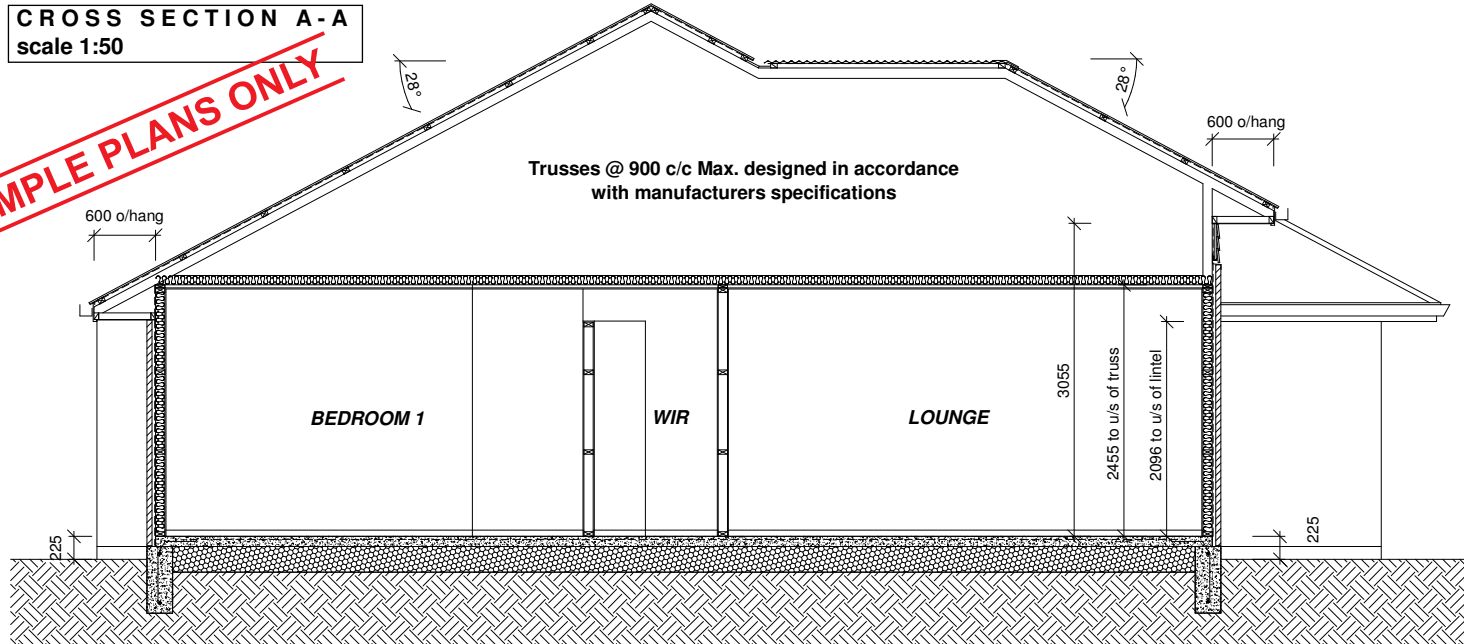
Floor Slab & Foundation:

70. 100mm thick 20 MPa concrete slab with 665 mesh on DPM on 150mm compacted hardfill, no floor insulation to garage
71. Continuous Strip foundation 240mm wide Min. 500mm deep below E.G.L. 20 MPa concrete foundation with 2xD16 reinforcing rods and D10 starters at 600c/c overlapping 665 mesh in slab by 600mm.
72. 2xD12, 1.2m long supplementary reinforcing bars to internal corners.
73. 240x240mm by 500mm deep 20MPa concrete foundation to post
74. Floor slab shrinkage control joints to give a max. ratio of 2:1 and a max. length of 6m and to be cut while slab is still green. Control joints positioned under walls where possible.



CROSS SECTION A - A
scale 1:50

SAMPLE PLANS ONLY



CROSS SECTION B - B
scale 1:50

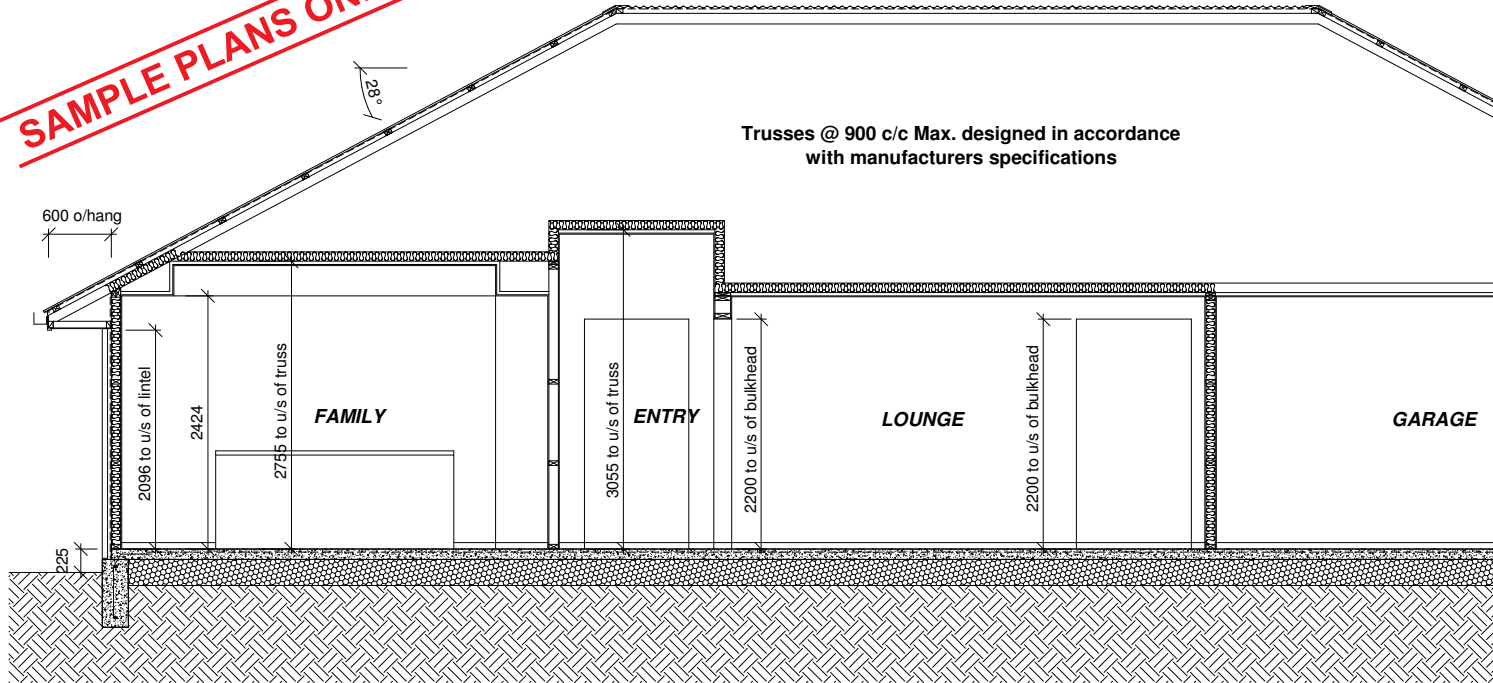
Proposed home for:

Lot.

Consent Drawings

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SAMPLE PLANS ONLY



Trusses @ 900 c/c Max. designed in accordance with manufacturers specifications

CROSS SECTION C-C
 scale 1:50

Lintel Fixings:
 All lintels to be fixed to trimming studs using table 8.19 NZS3604. If otherwise stated eg (x) refer to table 8.18 NZS3604.

Stud Fixings:
 All studs to be connected to top & bottom plates using type 'B' fixings as per table 8.18 NZS3604.

Table 8.18 - Fixing of top plate of wall to supporting members such as studs and lintels @ 600mm crs.

Fixing Type	Fixing to resist uplift	Capacity of alternative fixing (kN)
A	2/100 x 3.75 skewed nails	0.7
B	2/100 x 3.75 skewed nails + 1 wire dog	2.7
C	2/100 x 3.75 skewed nails + 2 wire dog	4.7
D	2/100 x 3.75 skewed nails + 3 wire dog	6.7

Table 8.19 - Nailing schedule for hand driven and power driven nails

Joint	Length (mm) x diameter (mm) and any type	Number and Location	Length (mm) x diameter (mm) and any type	Number and Location
Top plate 150 x 40mm to 100 x 50mm and top plate to lintel	100 x 3.75	2 @ 500mm crs	90 x 3.3 90 x 3.15	4 (skewed nails) 3 (end nailed)
Lintel to trimming stud	100 x 3.75 or 75 x 3.15	4(skewed nails) 2(end nailed)	90 x 3.15	3 (end nailed)
Stud plate	100 x 3.75 or 75 x 3.15	2(end nailed) 4(skewed nails)	75 x 3.06 90 x 3.15	4(skewed nails) 3(end nailed)

LINTELS FIXINGS TO LINTELS OVER 1.300m TO PREVENT UPLIFT ARE TO COMPLY WITH NZS3604 Fig 8.12

BOTTOM FIXING
 - Min. M12 bolt with 50x50x3 washer to concrete floor.
 - 6kN stud anchor OR 25 x 1mm strap taken under plate and 150 on each side of stud, with 6/30 x 3.15mm nails into each side of stud.
 - Three sets of 2/90x3.33 nails. Trimmer stud to understud.

TOP FIXING
 - 6kN stud anchor OR 25 x 1mm strap with 6/30 x 3.15mm nails on one side only into both lintel and stud, or a 7.5kN connection.
 - 25 x 1mm strap taken over top plate and 150 on each side of lintel, with 6/30 x 3.15mm nails into each side of lintel.

SCHEDULE OF TIMBER TREATMENT

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Sheet # 5

CROSS SECTION
 Scale: 1:50

Drawn by:
 ACJ

Date:
 A2
 26th May 2008

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 Lot.
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Sheet # 7

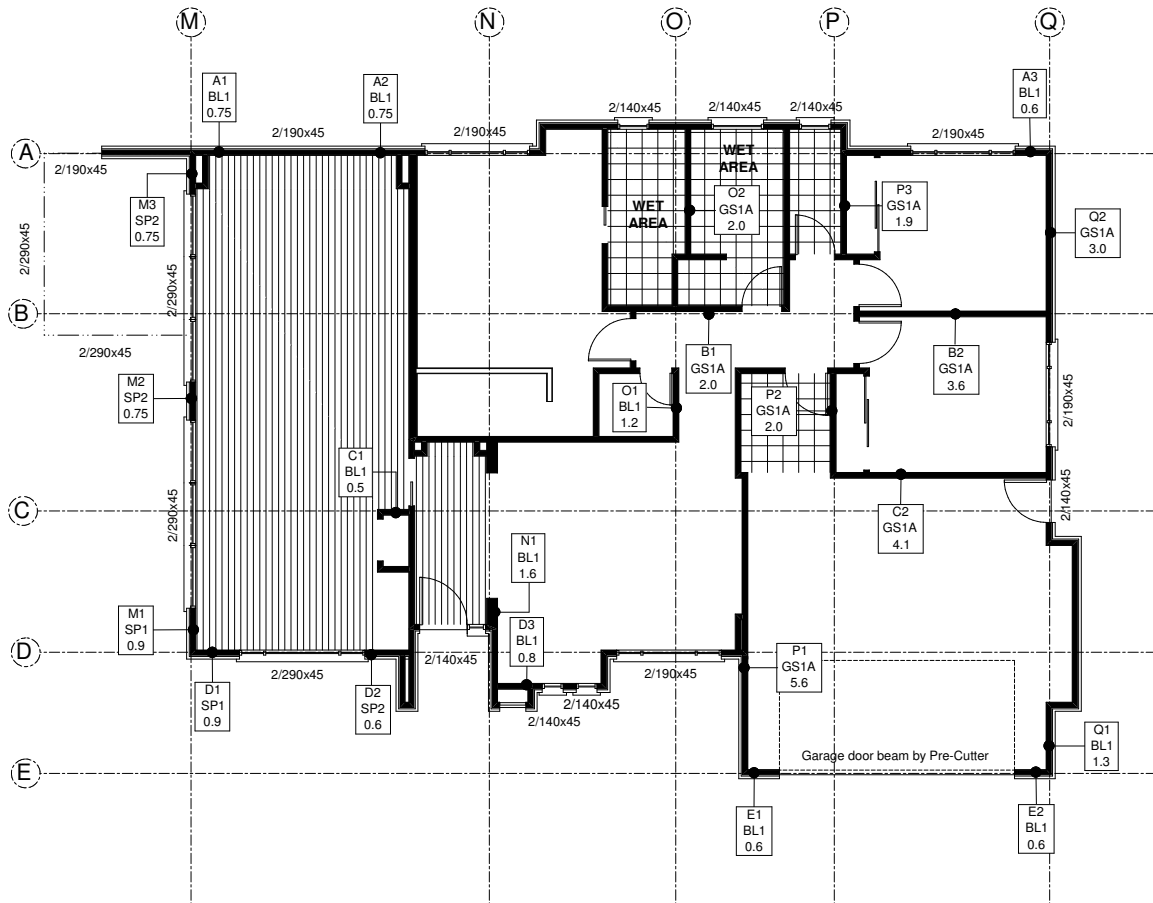
BRACING / LINTEL PLAN

Scale: 1:100

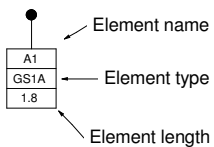
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BRACING / LINTEL PLAN
scale 1:100



Bracing plan to be read in conjunction with supplementary bracing schedule

note: ALL LINTELS IN ACCORDANCE WITH N.Z.S 3604:1999 AND ARE TO BE CONFIRMED BY PRE-CUTTER BEFORE CONSTRUCTION COMMENCES

SAMPLE PLANS ONLY

Lintel Fixings:
All lintels to be fixed to trimming studs using table 8.19 NZS3604. If otherwise stated eg (x) refer to table 8.18 NZS3604.

Stud Fixings:
All studs to be connected to top & bottom plates using type 'B' fixings as per table 8.18 NZS3604.

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LINTELS FIXINGS TO LINTELS OVER 1.300m TO PREVENT UPLIFT ARE TO COMPLY WITH NZS3604 Fig 8.12

BOTTOM FIXING

- Min. M12 bolt with 50x50x3 washer to concrete floor.
- 6kN stud anchor OR 25 x 1mm strap taken under plate and 150 on each side of stud, with 6/30 x 3.15mm nails into each side of stud.
- Three sets of 2/90x3.33 nails. Trimmer stud to understud.

TOP FIXING

- 6kN stud anchor OR 25 x 1mm strap with 6/30 x 3.15mm nails on one side only into both lintel and stud, or a 7.5kN connection.
- 25 x 1mm strap taken over top plate and 150 on each side of lintel, with 6/30 x 3.15mm nails into each side of lintel.

BRACING KEY			BRACING KEY		
Type	Lining Requirement	Additional Requirement	Type	Lining Requirement	Additional Requirement
GS1a	10mm Gib Standard plasterboard one face, fixed horizontal or vertical	diagonal brace	BLP	Gib Braceline one face fixed horizontal or vertical, 7.0mm plywood on the other	hold-downs
GS2	10mm Gib Standard plasterboard both sides, fixed horizontal or vertical	N/A	BLG	Gib Braceline one face, 10MM Gib Standard on the other face, linings fixed horizontal or vertical	hold-downs
BL1	Gib Braceline one face fixed vertical or horizontal	hold-downs	NOTE: ALL BRACING PANEL ARE TO BE FIXED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS AND COMPLY WITH NZS 3604:1999.		
BL1a	Gib Braceline one face fixed vertical or horizontal	diagonal brace hold-downs			

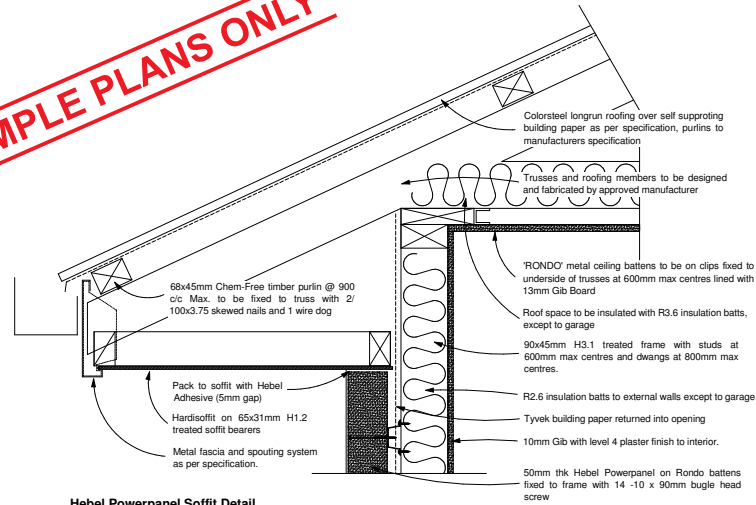
Proposed home for:

Lot.

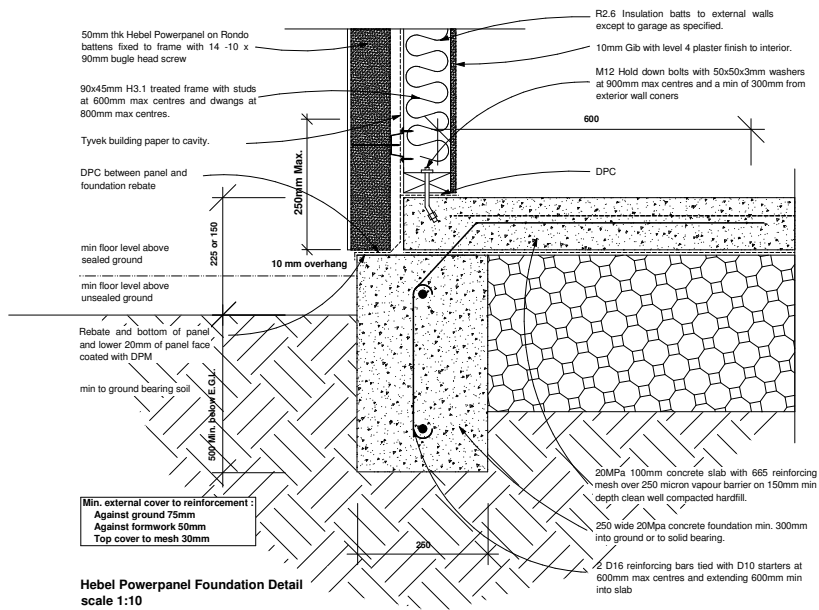
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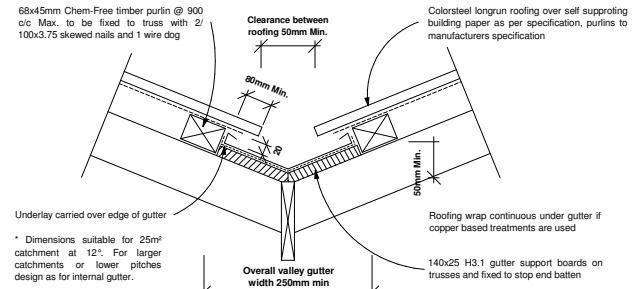
SAMPLE PLANS ONLY



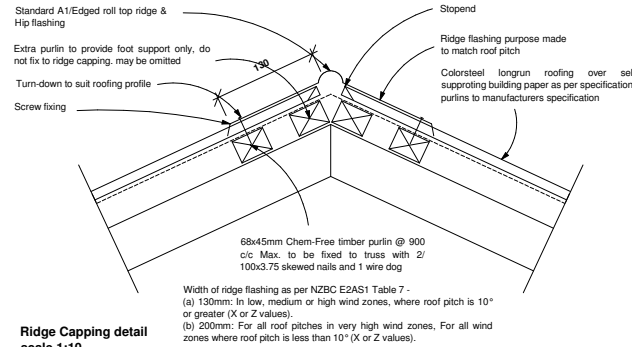
Hebel Powerpanel Soffit Detail scale 1:10



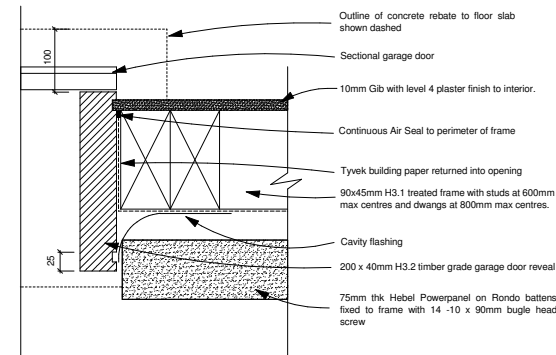
Hebel Powerpanel Foundation Detail scale 1:10



Valley Gutter Detail scale 1:10



Ridge Capping detail scale 1:10



Garage Door Jamb Detail scale 1:5

NOTE: THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATION DOCUMENTS, ENGINEERING DETAILS, MANUFACTURERS SPECIFICATIONS AND TRUSS MANUFACTURER'S PLAN

Sheet # 8

DETAILS

Scale: As Marked

Drawn by: ACJ

Date: A2
26th May 2008

Note:
Sub - Contractors to verify all dimensions on site. All work shall comply with the NZBC, NZS 3604 : 1999, and all other relevant standards and regulations.

Proposed home for:

Lot.

Consent Drawings

NOTE: ALL ALUMINIUM WINDOWS AND DOORS TO GO UP TO THE U/S OF THE SOFFITS. (ONLY ON HOUSES WITH SOFFITS) AND ALSO FULL HEIGHT WINDOWS TO BE THE SAME HEIGHT AS DOORS (ESPECIALLY IN CASES WHERE THERE ARE NO SOFFITS)
 Note: Soffit and lintel heights can vary. Refer to specific Cross Section to establish soffit and lintel heights for this house

NOTE: THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATION DOCUMENTS, ENGINEERING DETAILS, MANUFACTURERS SPECIFICATIONS AND TRUSS MANUFACTURER'S PLAN

Sheet # 9

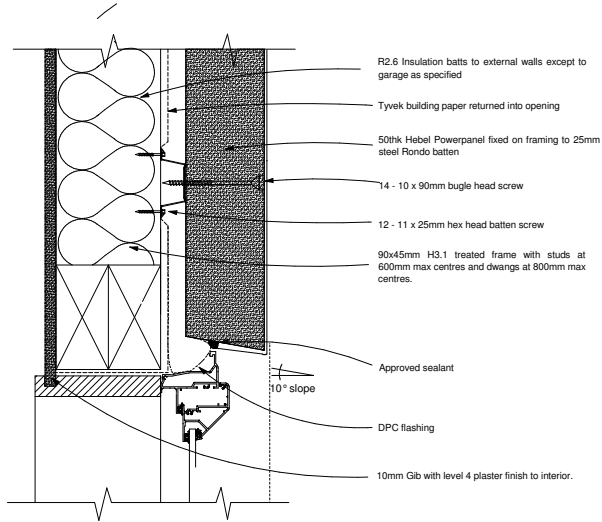
DETAILS

Scale: As Marked

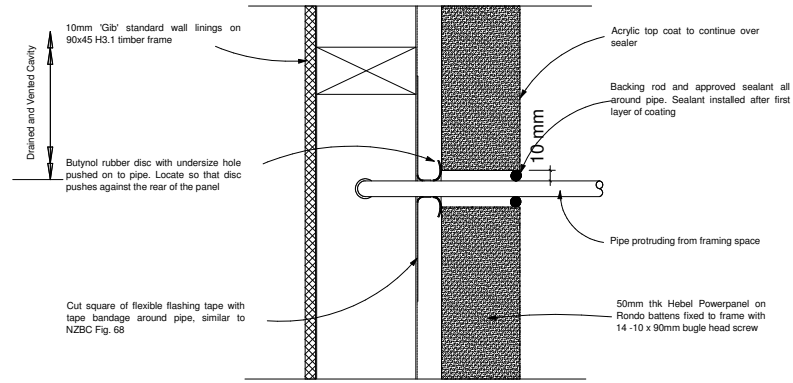
Drawn by: ACJ

Date: A2
26th May 2008

Note:
Sub - Contractors to verify all dimensions on site. All work shall comply with the NZBC, NZS 3604 : 1999, and all other relevant standards and regulations.



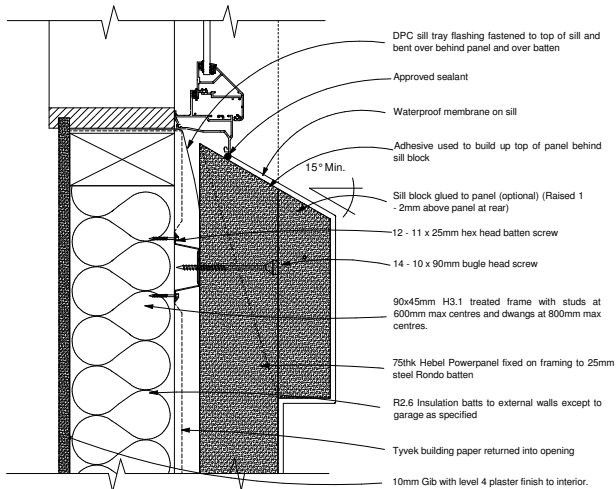
Head Detail - Hebel
scale 1:5



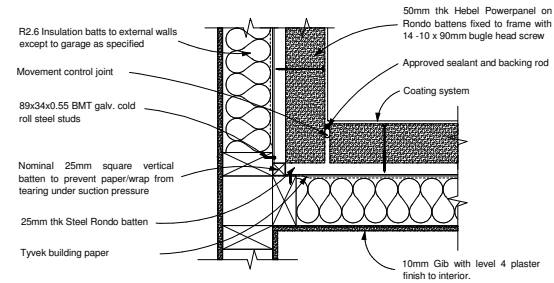
Note: This detail is only required if the pipe continues into the frame space. Other pipes only require sealant and backing rod to the face of the panel

Pipe Penetration Detail
scale 1:5

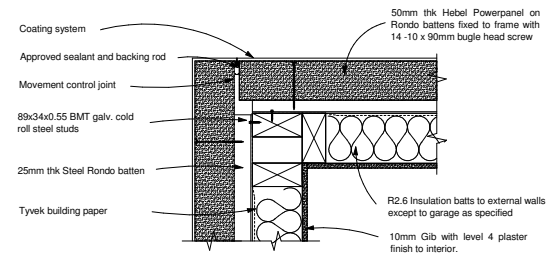
SAMPLE PLANS ONLY



Sill Detail - Hebel
scale 1:5



Hebel Internal Corner Detail
scale 1:10



Hebel External Corner Detail
scale 1:10

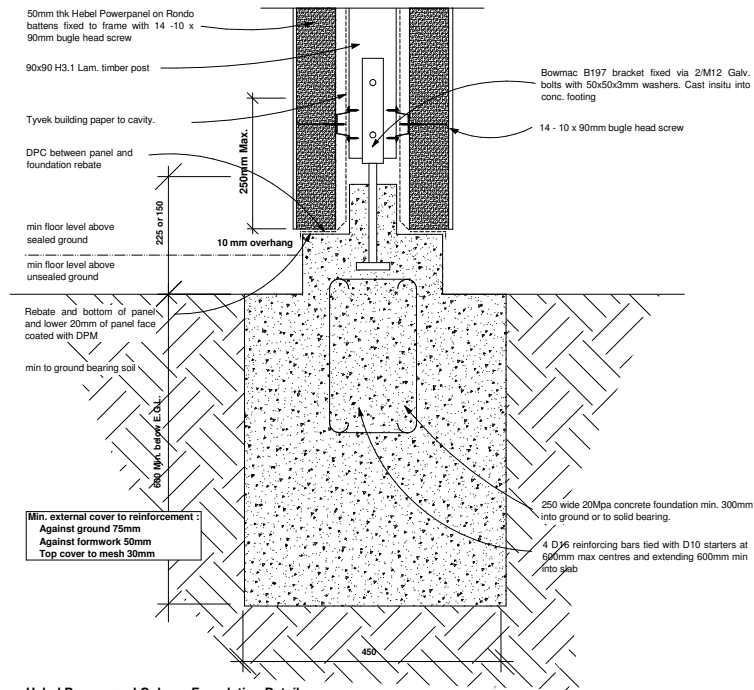
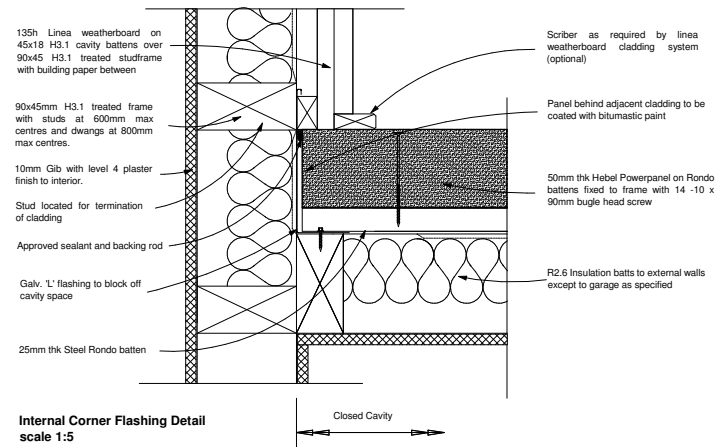
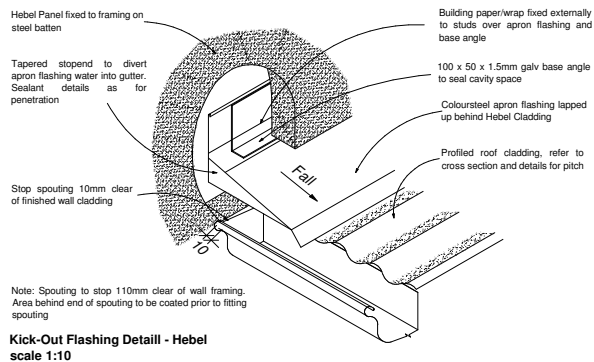
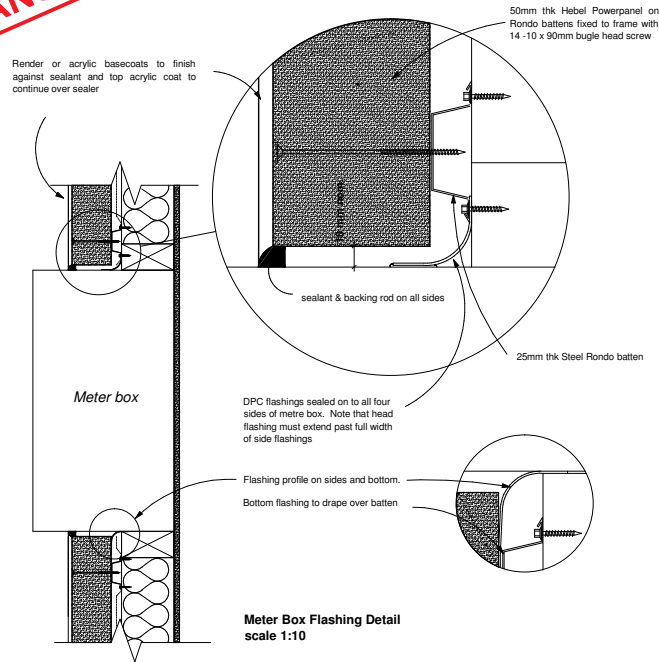
Proposed home for:

Lot.

Consent Drawings

NOTE: ALL ALUMINIUM WINDOWS AND DOORS TO GO UP TO THE U/S OF THE SOFFITS. (ONLY ON HOUSES WITH SOFFITS) AND ALSO FULL HEIGHT WINDOWS TO BE THE SAME HEIGHT AS DOORS (ESPECIALLY IN CASES WHERE THERE ARE NO SOFFITS)
Note: Soffit and lintel heights can vary. Refer to specific Cross Section to establish soffit and lintel heights for this house

SAMPLE PLANS ONLY



NOTE: THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATION DOCUMENTS, ENGINEERING DETAILS, MANUFACTURERS SPECIFICATIONS AND TRUSS MANUFACTURER'S PLAN

Sheet # 10

DETAILS

Scale: As Marked

Drawn by:

ACJ

Date:

A2
26th May 2008

Note:

Sub - Contractors to verify all dimensions on site. All work shall comply with the NZBC, NZS 3604 : 1999, and all other relevant standards and regulations.

Proposed home for:

Lot.

Consent Drawings

NOTE: ALL ALUMINIUM WINDOWS AND DOORS TO GO UP TO THE U/S OF THE SOFFITS. (ONLY ON HOUSES WITH SOFFITS) AND ALSO FULL HEIGHT WINDOWS TO BE THE SAME HEIGHT AS DOORS (ESPECIALLY IN CASES WHERE THERE ARE NO SOFFITS)
Note: Soffit and lintel heights can vary. Refer to specific Cross Section to establish soffit and lintel heights for this house

NOTE: THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATION DOCUMENTS, ENGINEERING DETAILS, MANUFACTURERS SPECIFICATIONS AND TRUSS MANUFACTURER'S PLAN

Sheet # 12

DETAILS

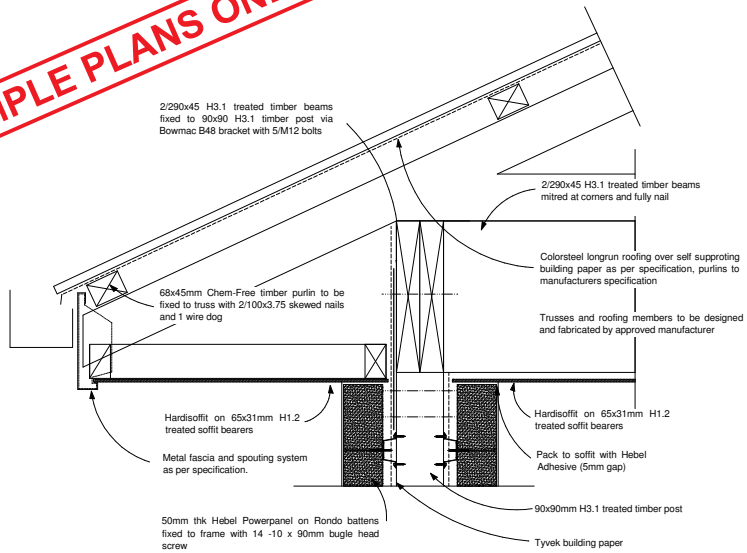
Scale: As Marked

Drawn by: ACJ

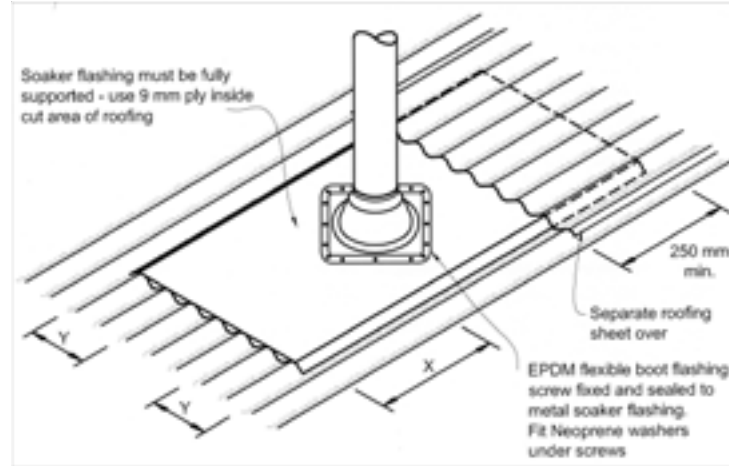
Date: A2
26th May 2008

Note:
Sub - Contractors to verify all dimensions on site. All work shall comply with the NZBC, NZS 3604 : 1999, and all other relevant standards and regulations.

SAMPLE PLANS ONLY

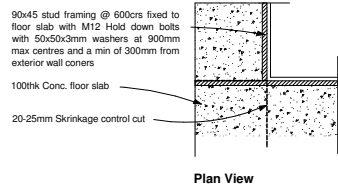


Hebel Powerpanel Covered Area Detail
scale 1:10

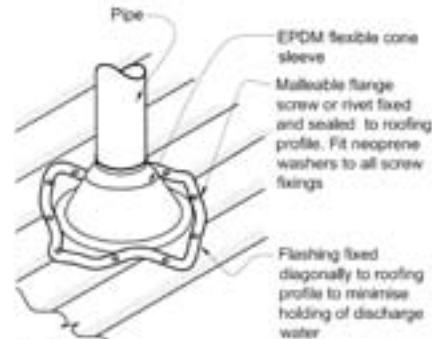
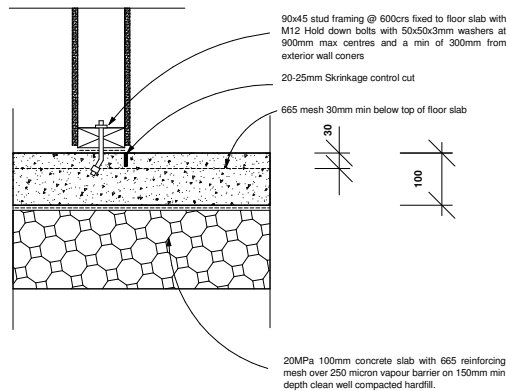


Pipe Penetration Detail
scale NTS

NOTE: (1) 13 = variable according to wind zone.
 (2) Y = to cover minimum of two crests.
 (3) Suitable for pipes from 60 mm to 500 mm diameter.
 (4) Suitable only for roof pitches of 10° or higher.



Shrinkage Control Detail
scale 1:10



NOTE:
 (1) Max. roof pitch for this flashing 45°, minimum pitch 10°.
 (2) For pipes up to 60 mm diameter.

Pipe Penetration Detail (2)
scale NTS

Proposed home for:
Lot.

Consent Drawings