

These documents must be retained on site. Inspections may not be carried out if they are not.

Proposed Dwelling - UNIT 2 & 3 at Whites Line East, Waiwhetu, LOWER HUTT

BUILDING CONSENT

GRANTED
30/03/2022

HUTT CITY COUNCIL




- GENERAL NOTES**
1. Contractor to confirm all dimensions on site prior to commencing work
 2. Do no scale off drawings
 3. All construction to be in accordance with NZS3604, NZBC & approved documents as well as local authority requirements
 4. All internal framing timber to be H1.2
 5. All timber to meet B2/AS1-2011
 6. All exposed steel 600mm up from ground level to be stainless steel
 7. All plumbing & drainage to comply with NZS/AS 3500.2
 8. Window glazing to comply with NZS4223.3:2016 jamb liners to be H3.1
 9. Roof bracing to comply with NZS3604:2011, section 10

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Site / Earthworks Notes

Site information

Legal description: Lot 8 DP 1849
 Address:137 Whites Line East, Waiwhetu, LH
 Wind zone: High
 Earthquake Zone: 3
 Exposure Zone: C

Permanent paving

Permanent paving including driveway, entry paths & patios to be 100mm thick 20MPa concrete, Ensure all concrete is laid to fall @ 1:25 away from house for a distance of at least 1 metre. Where site conditions do not readily allow such a 1m wide strip to be formed, then permanent paving shall be laid to the falls and dimensions shown in NZS3604:2011 figure 7.12

Site levels

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Site Safety Management

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Foundation Notes

General Notes

Concrete foundations - general

All structural concrete to be 20MPa unless otherwise stated. Ramset M12 AnckaScrew bottom plate anchors to be within 150mm of each end of the plate and be spaced @ 900mm crs max to comply with NZS3604:2011 clause 7.5.12.2. 90mm wide Thermakraft Supercourse 500 DPC under all external & internal bottom plates.

All bracing element bottom plate fixings shall be installed to comply with GIB Ezybrace System 2016 Refer to bracing plan for bracing element requirements.

Finished floor level to be 150mm min above permanent paving or 225mm min above unpaved ground to comply with NZBC E2/AS1 clause 9.1.3

Min. external cover to reinforcement:

- (a) against ground 75mm
- (b) against formwork 50mm
- (c) top cover to mesh 30mm

SED Concrete foundations - general

Refer to engineer's drawings for foundation and slab design and details.

Concrete slab over Thermakraft Black damp-proof

membrane (250 micron), over sand blinding and compacted granular fill

Ramset M12 AnkaScrew bottom plate anchors to be within 150mm of each end of the plate and be spaced @ 900mm crs max to comply with NZS3604:2011 clause 7.5.12.2. 90mm wide Thermakraft Supercourse 500 DPC under all external & internal bottom plates.

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Concrete Floor Finish

Typical slab on grade to have finish U2 floated, Polished concrete floor to be U3 polished floor installed as per manufacturers specification

Slab 6mm offset

Setout dimensions of slab have been reduced by 6mm from external face of framing on all edges to allow for required 6mm framing overhang. Refer to floor plan for external wall dimensions.

Floor Plan Notes

Material Notes

- Ribraft conc' slab & foundation system refer ENG PS1
- Combination of paint finished BGC Duragroove and Horizontal Stratum on cavity system
- S&T Trimle Roof Cladding with 20 and 25 deg pitch and 8 deg
- 2,455mm stud height on both floors

Walls General Notes

Wall framing general

Additional 140x35mm top plates to all walls. Nog for all fittings, fixtures, linings, bracing panels & trims DPC between all timber and concrete elements
 All trimming studs to comply with NZS3604:2011 clause 8.5.2.1 unless specified otherwise by pre-nailer
 All window and door sizes shown on the plans refer to 'Box' size only and do not allow for Jamb Battens and Packers. Pre-nailer to increase opening width accordingly.

Ground Floor wall framing

Load bearing wall framing to be 90x45mm H1.2 SG8 framing, studs @ 600mm & 140x45mm H1.2 SG8 framing, refer to ENG PS1

Non-Load bearing wall framing to be 90x45mm H1.2 SG8 framing, studs @ 600mm crs to NZS3604:2011 90x45 dwangs spaced at 800mm crs. NZS3604:2011

First Floor wall framing

Load bearing wall framing to be 90x45mm H1.2 SG8 framing, studs @ 600mm & 140x45mm H1.2 SG8 framing, refer to ENG PS1

Non-Load bearing wall framing to be 90x45mm H1.2 SG8 framing, studs @ 600mm crs to NZS3604:2011 90x45 dwangs spaced at 800mm crs. NZS3604:2011

Fixings

Bottom Plate Fixings on Concrete Slab

Ramset M12 AnkaScrew bottom plate anchors to be within 150mm of each end of the plate and be spaced @ 900mm crs max to comply with NZS3604:2011 clause 7.5.12.2.

Bottom Plate Fixings on Floor Joist

Bottom plate fixings to joists on timber subfloor to be 2/100x3.75mm hand-driven nails at 600crs or 3/gun nails at 600crs on non-braced walls to comply with NZS3604:2011 Table 7.4

Zone B & C fixings and fastenings

Structural fixings except fabricated brackets in a sheltered environment to be - hot-dipped galvanized steel
 Structural fixings except fabricated brackets in a exposed environment to be - type 304 stainless steel
 All fixings be suitable for exposure zone C as outlined in NZS3604:2011 section 4.4 "steel fixings and fastenings"

Fixings and fastenings all Zones

Nail plates, wire dogs & bolts in roof spaces and closed environments to be Continuously coated galvanized steel or

Hot-dipped galvanized steel. All fixings be suitable for exposure zone B as outlined in NZS3604:2011 section 4.4 "steel fixings and fastenings"

Underlays

Thermakraft Wall underlay

Thermakraft Watergate Plus wall underlay installed to wall framing using 6-8mm staples at 300mm crs. 150mm min overlap at joints, all vertical laps must be made over studs. Installed to manufacturers specification. Additionally install 25mm wide Thermastrap horizontally at 300mm crs

Insulation

Wall insulation

90mm thick R2.4 Pink Batts Classic wall insulation to all external walls and internal walls between garage and habitable space. No insulation to garage external walls.

Ceiling insulation

Setout dimensions of slab have been reduced by 6mm from external face of framing on all edges to allow for required 6mm framing overhang. Refer to floor plan for external wall dimensions.

Linings

13mm Gib board ceiling lining

Generally line with 13mm Gib board ceiling with 70x35mm H1.2 SG8 battens at 600 crs fixed to trusses and rafters. Gib Aqualine to wet areas. Stopped for level 4 finish.

Stairs

Internal Stair Main Private

Stairs to comply with NZBC:D1 access routes; Main private, 190mm max rise, 280mm min tread. Wall mounted grab rail 900mm high from tread nosing.

Floor Coverings

Tiles

All waterproofing methods to comply with E3/AS1 Internal Moisture. Floor finish in entry, kitchen and bathrooms to be client selected tiles. Wet areas to be tiles over Ardex WPM001 membrane installed to manufacturers specification.

Wet area Substrate

19mm H3.2 Plywood substrate over floor joists, to be used to wet areas.

Floor Framing Notes

Floor framing - general

All floor framing to comply with NZS3604:2011
 Floor joists to have a minimum bearing on their supports of 32mm

Bottom plate fixings to joists on timber subfloor to be 2/100x3.75mm hand-driven nails at 600crs or 3/gun nails at 600crs on non-braced walls to comply with NZS3604:2011 Table 7.5

Joints in floor joists shall be made only over supports unless otherwise noted and must be fixed in accordance with NZS3604:2011 clause 7.1.1.7

DPC between any timber & concrete elements as per 3604:2011 2.3.3

Lateral supports shall be provided within 300mm of the following locations:

- a) Ground floor joists: Along all subfloor lines of horizontal support
- b) Other floor joists: Along the line of each wall that contains a wall bracing element in the storey below

A line of lateral support to floor joists shall consist of full depth blocking complying with NZS3604:2011 clause 7.1.2.3 between adjacent floor joists at not more than 1.8m centres provided that: a) there shall be solid blocking between the 2 edge pairs of joists and b) additional solid blocking provided as per NZS3604:2011 clause 7.1.4.2
 Loadbearing walls shall be supported by a double joist unless otherwise noted.

Non-loadbearing walls containing bracing elements shall either be over a joist or be supported by solid blocking between the joists on either side of the wall.

Non-loadbearing walls not containing bracing elements

shall be within 150mm of a joist
 Flooring to be 20mm thick particle board.H3 Particle board or Plywood to all wet areas. Nail sheet material with 60x2.8mm nails at 150mm crs around sheet and 300mm crs to intermediate supports
 In addition to any lateral supports, floor joists having a span of more than 2.5m shall be laterally supported by continuous full depth blocking at mid-span

Roof Plan Notes

General Notes

Roof framing general

All enclosed framing to be H1.2 SG8 unless otherwise noted. Framing to comply with NZS3604:2011 H3.1 timber fascia board, painted

Roof bracing to comply with NZS3604:2011 section 10.4

Prefabricated roof trusses

Prefabricated roof trusses @ 900mm crs max to manufacturers specification. Manufacturer to supply producer statement.

Trusses to be treated to H1.2 unless otherwise noted
 The fixing for a roof truss at its support shall be as given by the truss manufacturer but not less than that required in NZS3604:2011 tables 10.14 and 10.15 and figure 10.21.

Purlins

70x45mm purlins on their flat @ 900crs max, secure to trusses with Type-u fixings: 1/14g 80mm long self-drilling type 17 screws, as per NZS3604:2011 table 10.10.

Roof Bracing

Steel strip roof bracing

Diagonally opposing pair of continuous steel strips at a 45° each having a capacity of 4.0kN in tension, fixed to each top chord or rafter that is intersected and to the top plate.

Roof Bracing - Hip roofs

Roofs with hip and valley rafters and framed roofs to have at least 3 hips or valleys connected to the ridge and top plates. All additional hip and valley rafters shall be counted as roof plan braces as per NZS 3604:2011 section 10.3.

Underlay

Roof underlay

Thermakraft Covertek 407 self supporting roof underlay run vertically over purlins. Fix using stainless steel 8-12mm staples or 20mm flat head clouts at 300mm crs. 150mm min cover over vertical and horizontal joints. Refer to manufacturers information.

Soffit Lining

4.5mm HardieFlex soffit lining

4.5mm James Hardie HardieFlex soffit lining fixed to 90x45mm H1.2 soffit framing using 40 x 2.8mm HardieFlex nails at 200mm crs. Soffits jointed with proprietary uPVC jointers.

Continuous spouting rainwater system

Continuous spouting rainwater system, prefinished Colorcote spouting and downpipes, DN80 downpipes unless otherwise noted.

Plumbing & Drainage Notes

General plumbing notes

Contractor to ensure all work complies with the NZ Building Code and relevant standards, along with local territorial authorities bylaws prior to work commencing.

All Foul Water plumbing work to comply with AS/NZS3500.2
 All Storm Water plumbing work to comply with E1/AS1 & AS/NZS3500.3

All bends and junctions under slab must not be less than 45° (in plan).

Contractor/Plumber to submit as laid drainage plan to council upon completion of all plumbing/drainage works.

Water supply

Water supply pipe materials to comply with G12/AS1 table 1:

- Hot & Cold: copper, galvanised steel or polybutylene
- Cold only: uPVC or polyethylene
- All hot and cold water pipework through slab shall be in

DN65 uPVC conduit.

All hot water piping shall be thermally insulated to comply with H1/AS1 clause 5.0 hot water systems

All water supply pipe sizes installed to comply with G12/AS1 table 4

Sink, laundry, bath, basin 15mmØ

Shower 20mmØ

Pipes based on a maximum pipe length of 20 metres
 Ensure hot water temperature at any sanitary fixture used for personal hygiene does not exceed 55°

Fixture trap and waste sizes

Fixture traps for hand basins to be DN40 trap, DN65 drain pipe

Fixture traps from sinks, bath, showers and tubs to be DN65 trap, DN65 drain.

Fixture traps from WC to be DN100 trap and DN100 drain.

Pipe Penetrations

Where pipe penetrates floor joists use Pryda Stren-Joist. Fixing to flooring must be done with screws provided. Fixing to floor framing can be screws of nails provided. Pryda product nails 30x3.15mm supplied with kit are not to be substituted, refer to manufacturers information for fixing details.

Stack

Plumbing stack must comply with AS/NZS3500.2
 Stack to be DN100. No connections shall be made closer than 500mm downstream or upstream of the base of the stack; and no discharge pipe connecting a fixture upstream of a junction that connects a stack to a drain or graded pipe shall be within 500mm of the base of the stack as per AS/NZS3500.2 Section 6.7

Bends at the base of stacks shall not be smaller in size than the graded pipe or drain to which they connect. They shall have a centre-line radius not less than that stated in table 6.5. Consist of two 45 bends separated by a straight pipe of length not less than twice the bore of the pipe.

Continuous spouting rainwater system

Continuous spouting rainwater system, prefinished Colorcote spouting and downpipes, DN80 downpipes unless otherwise noted.

Water Heaters

Gas water heater

External Rinnai Infinity VT26 water heater to be installed to manufacturers specification, refer to installation guide. Rinnai to have minimum clearances as follows:

- Ground clearance: 300mm
- External doors: 300mm
- Opening windows (side): 300mm
- Opening windows above: 1500mm
- Internal & external corners: 300mm

Showers

Proprietary acrylic shower

Proprietary acrylic showers to be installed in accordance with E3 internal moisture. Acrylic wall linings shall extend to ceiling. Junctions used between the tray and wall linings shall be constructed in accordance with E3 Figure 4 (a) or (b) Refer details. All glazing within a wet area to be grade A safety glass.

Note

AS/NZS 3500, 2.2

ORG

- 20mm above paved area sloping away
- 75mm above grass & garden areas
- 150mm below finished floor level

Plumber to check floor plan prior to installation of pipes to avoid conflict

Exterior Brass Tap

water tap to charge O.R.G

Grade to pipes:

Unvented branch drain system - 100dia min grade 1.65% / 65dia min grade

2.5%. All fixtures pipes to be 65mm dis Grade 1:40 (max 5 fixture units)

All plumbing & drainage works to be in accordance with AS/NZS 3500 2003.

- Must read inconjunction with site plan & floor plans
- All plumbing and drainage pipes must within

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	Proposed Dwelling - UNIT 2 & 3	NOTE: DO NOT SCALE FROM DRAWINGS, CHECK ALL DIMENSIONS ON SITE	SHEET: A01a
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boundaries.
-Install through slab pipe sleeve

present at site measure.
NOTE: MUST read in conjunction with other drawings

Electrical Notes

Recessed downlights

Downlights to be CA135, CA180, IC, or IC-F to comply with AS/NZS 60598.2.2 Amendment A and H1/AS1

Smoke detectors

Smoke detectors to be installed to comply with NZBC F7 and be located within 3m of each bedroom. Smoke detectors to meet at least one of the following standards: AS 3786, ISO 12239 or BS EN 14604

Mechanical ventilation

Extractor fans to be Manrose XF150 or similar, vent through wall or duct through soffit as per manufacturer's installation instructions. Rangehood to be ducted and vent through soffit. Mechanical ventilation fan(s) must have a flow rate not less than below in accordance as NZBC G4: 25 L/s for showers and baths, and 50 L/s for cooktops.

Artificial lighting

Ensure at least 20 Lux lighting along the internal stairwell to be provided., with two-way switches to both floors. Artificial lighting will be provided on stairwell, hallway and entry. Activated in the absence of sufficient natural light for safe movement in accordance to G8.2 - G8/AS1

Joinery Notes

Aluminium joinery

Selected colour powder-coated double glazed aluminium joinery. All head, jamb and sill liners to be 20mm H3.1 timber, painted

Wall Legend

Fire Rated Interior Wall (60min)

BGC DurabARRIER on each side of 140x45mm wall framing @ 600 crs with 90mm mineral insulation to wall cavities, refer details.

Internal Wall

90x45mm H1.2 SG8 KD gauged framing wall @ 600crs. lined with 10mm GIB standard or 13mm GIB Aqualine to wet areas.

BGC Stratum Horizontal Plank Wall

BGC Stratum Horizontal Plank Wall, on 45x20mm H3.1 timber cavity battens by manufacturer, over building underlay, on 90x45mm H1.2 SG8 KD gauged wall framing @ 600crs. Insulate with R2.4 Pinkbatts wall insulation. Lined with 10mm GIB standard or 13mm GIB Aqualine to wet areas. For cladding fixing: Refer to manufacture spec, drawings.

BGC Duragroove Panel Wall

BGC Duragroove Panel, on H3.1 20mm vertical timber cavity battens, over building underlay, on 90x45mm H1.2 SG8 KD gauged wall framing @ 600crs. Insulate with R2.4 Pinkbatts wall insulation. Lined with 10mm GIB standard or 13mm GIB Aqualine to wet areas. For cladding fixing: Refer to manufacture spec, drawings.

Window and Door Note

External Joinery

Powder coated aluminium joinery, use WANZ continuous support bar to suit cladding with location bracket, hardwood liners rebated for GIB, glazing to be safety toughen double glazed units to grade A safety and be suitable for stated wind pressure in accordance with NZS4223. Hardwares & Entrance door Panel style to be selected by owner
NOTE: MUST read in conjunction with other drawings.
Require window restrictors to window sills are less than 760mm high (first floor joinery only)

Internal Joinery

Paint quality pine clears, primed with 2 coats of oil based sealer to all sides, hardwares & Panel styles to be selected by owner, door manufacture to site measure openings on site prior to manufacture, architect/LBP designer to be

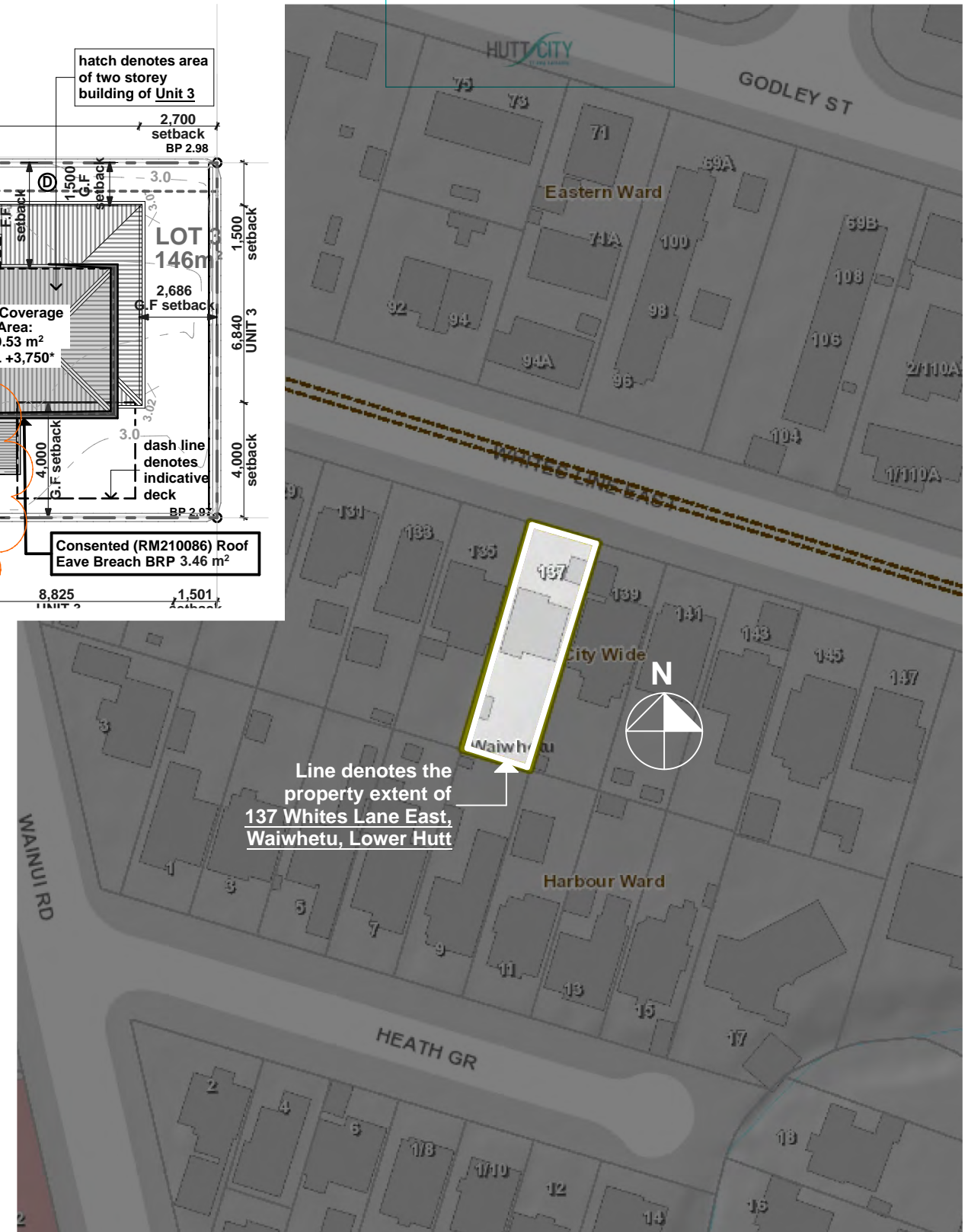
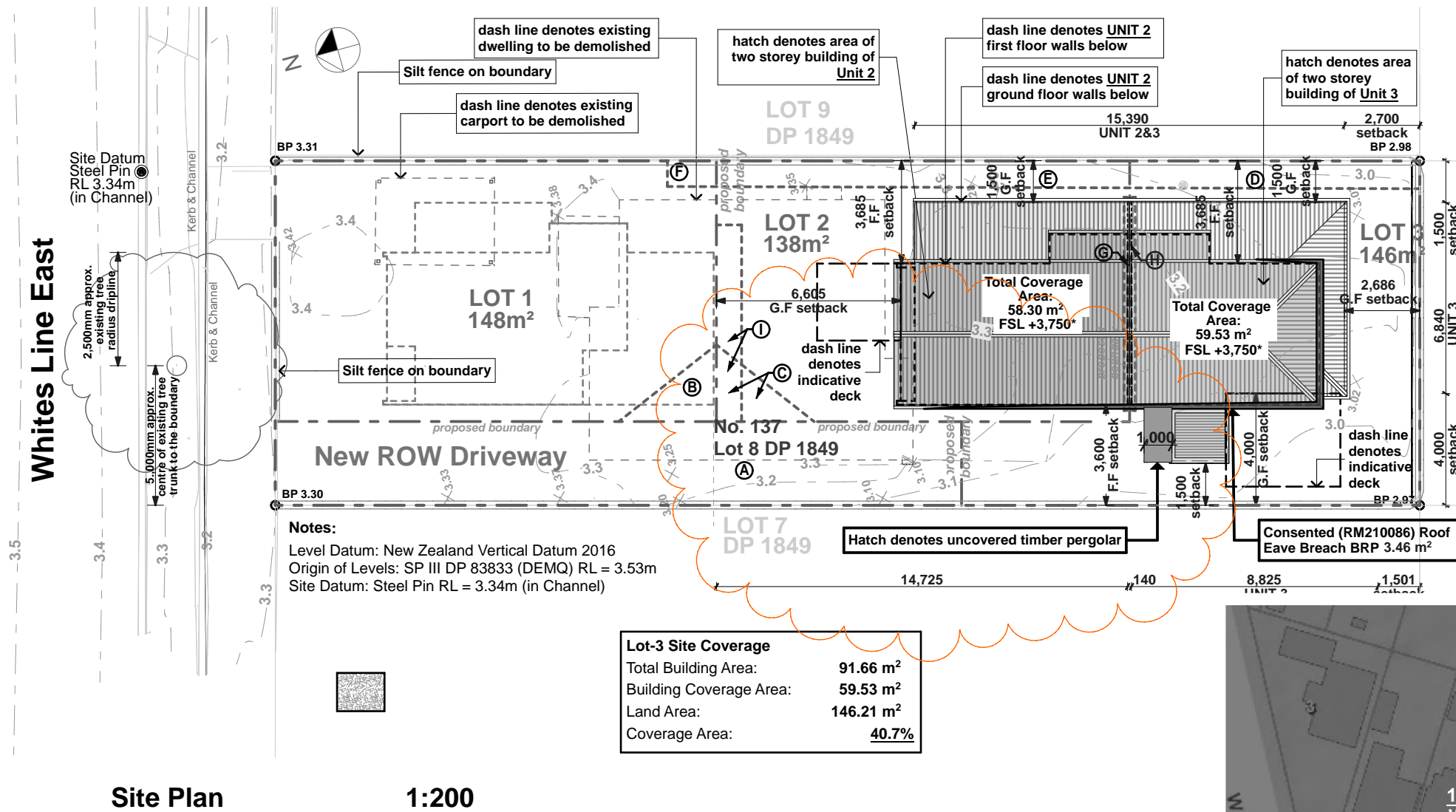
Roof System Note

Steel & Tube Trimline Roofing

Steel & Tube Trimline 0.55mm thick metal profiled roofing on Thermakraft 407 roof underlay on 70x45mm purlins on their flat @ 900crs max, fixed to pre-manufactured design trusses. Insulate cavities with R3.2 Pinkbatts ceiling insulation. Refer truss layout and PS1.



	Proposed Dwelling - UNIT 2 & 3	NOTE: DO NOT SCALE FROM DRAWINGS, CHECK ALL DIMENSIONS ON SITE	SHEET: A02a
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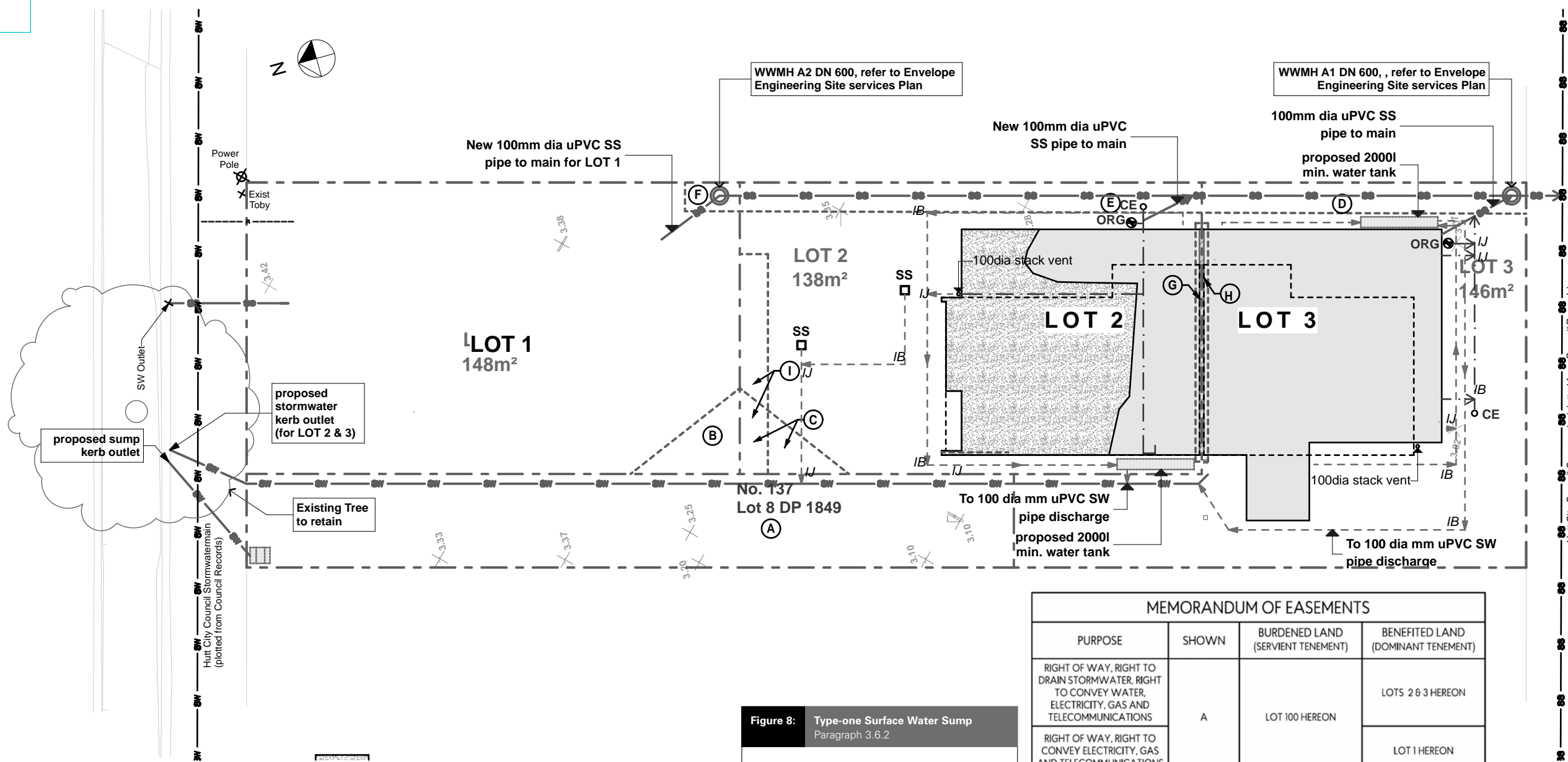
KEYNOTES
Site / Earthworks Notes
Site information
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Contractors and consent holder will ensure all development and construction work complies with the provisions of NZS6803:1999 Acoustic - construction noise

Proposed Dwelling - UNIT 2 & 3 Whites Line East, Waiwhetu, LOWER HUTT VERSION: CONSULTANT PACKAGE	NOTE: DO NOT SCALE FROM DRAWINGS, CHECK ALL DIMENSIONS ON SITE	SHEET: A03b
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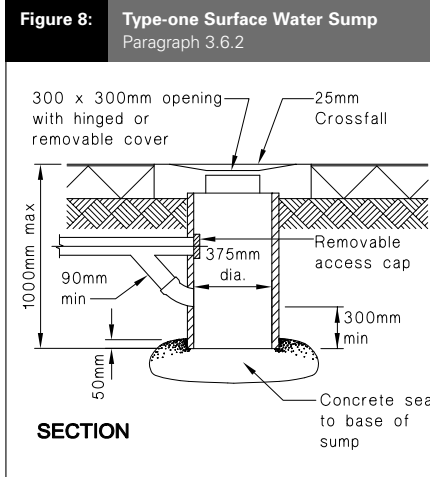


Proposed Site Services Plan

1:150

Abbreviations:

- IB Inspection Bend
- IJ Inspection Junction
- DP Downpipe
- ORG Over Relief Gully
- CE Cleaning Eye
- SS Slit Sump



MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND (SERVIENT TENEMENT)	BENEFITED LAND (DOMINANT TENEMENT)
RIGHT OF WAY, RIGHT TO DRAIN STORMWATER, RIGHT TO CONVEY WATER, ELECTRICITY, GAS AND TELECOMMUNICATIONS	A	LOT 100 HEREON	LOTS 2 & 3 HEREON
			LOT 1 HEREON
RIGHT OF WAY (UPPER HEIGHT LIMIT 100mm BELOW UNDERSIDE OF LEVEL 1 OF DWELLING ON LOT 1)	B	LOT 1 HEREON	LOT 2 HEREON
RIGHT OF WAY	C	LOT 2 HEREON	LOT 1 HEREON
RIGHT TO DRAIN WASTEWATER	D	LOT 3 HEREON	LOTS 1 & 2 HEREON
	E	LOT 2 HEREON	LOTS 1 & 3 HEREON
	F	LOT 1 HEREON	LOTS 2 & 3 HEREON
PARTY WALL	G	LOT 2 HEREON	LOT 3 HEREON
MAINTENANCE	H	LOT 3 HEREON	LOT 2 HEREON
	i	LOT 2 HEREON	LOT 1 HEREON

NOTE:
Easements are based from "Schematic Plan of Proposed Subdivision" by Envelope Engineering

Proposed Dwelling - UNIT 2 & 3

W E R H U T

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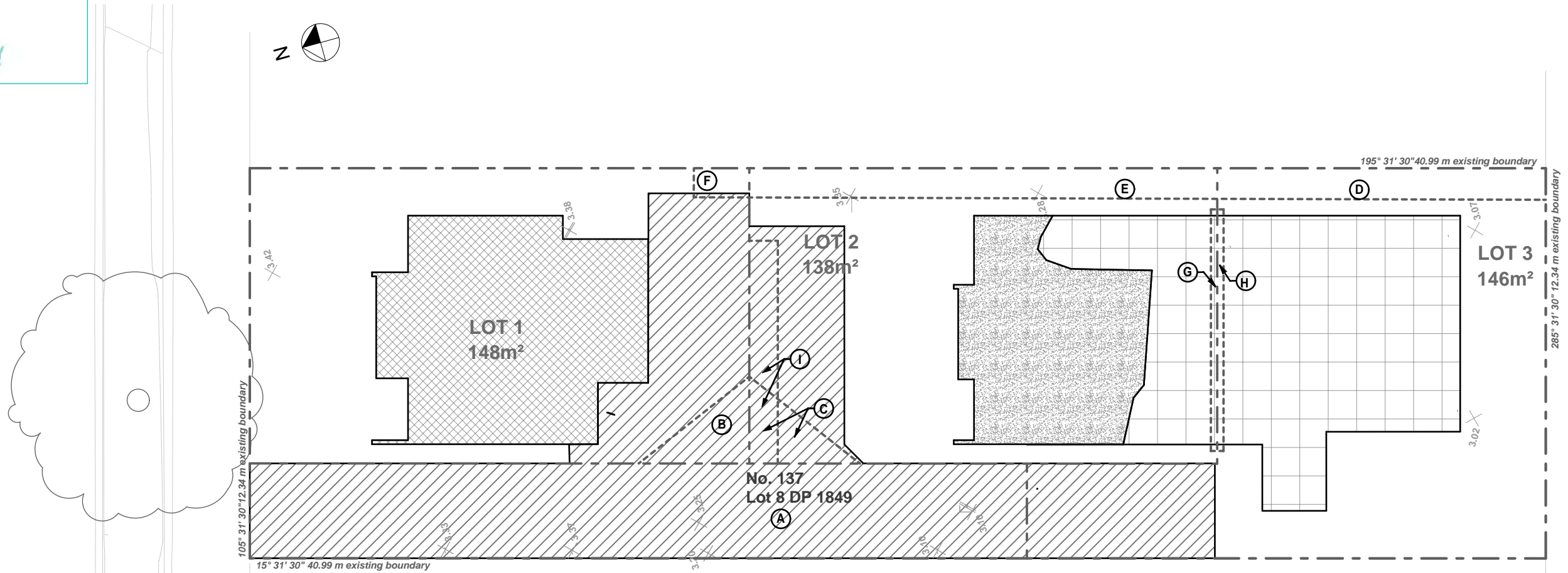
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
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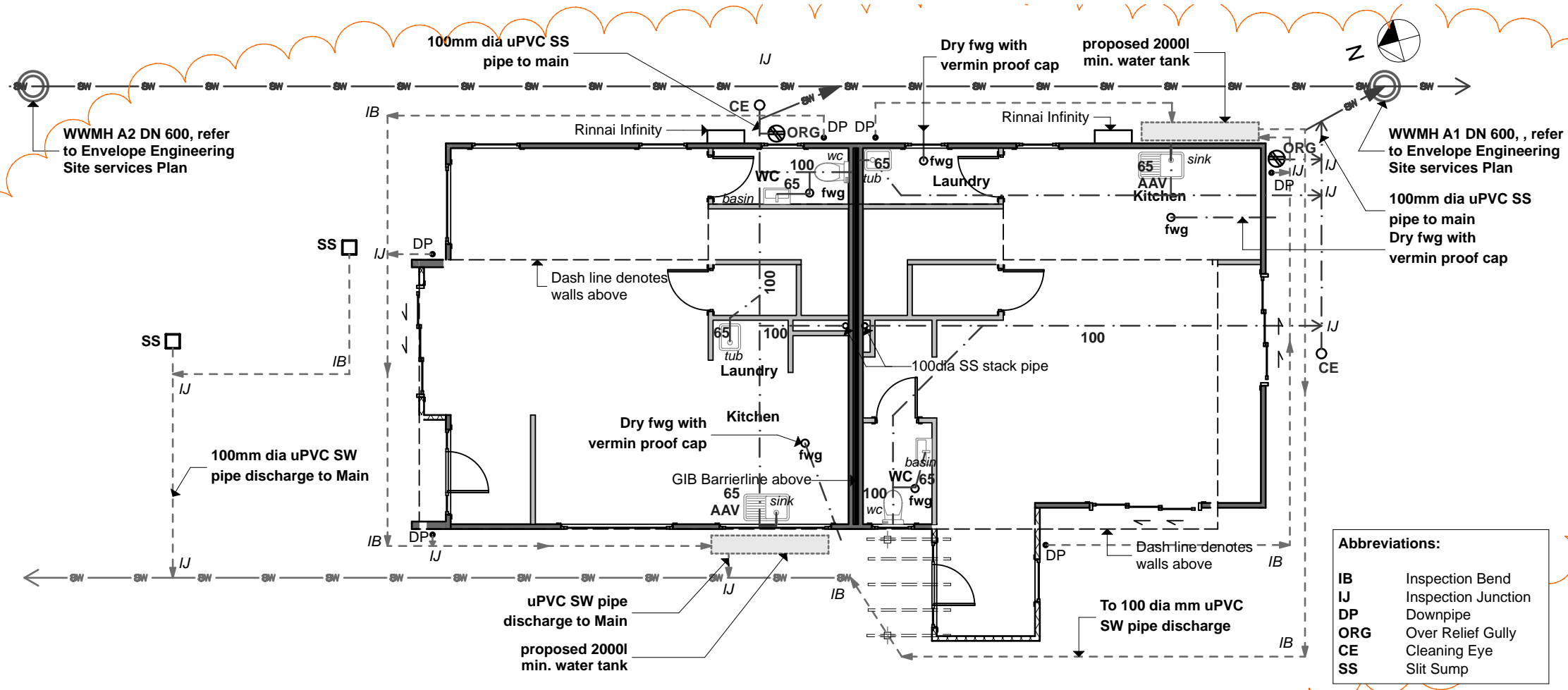
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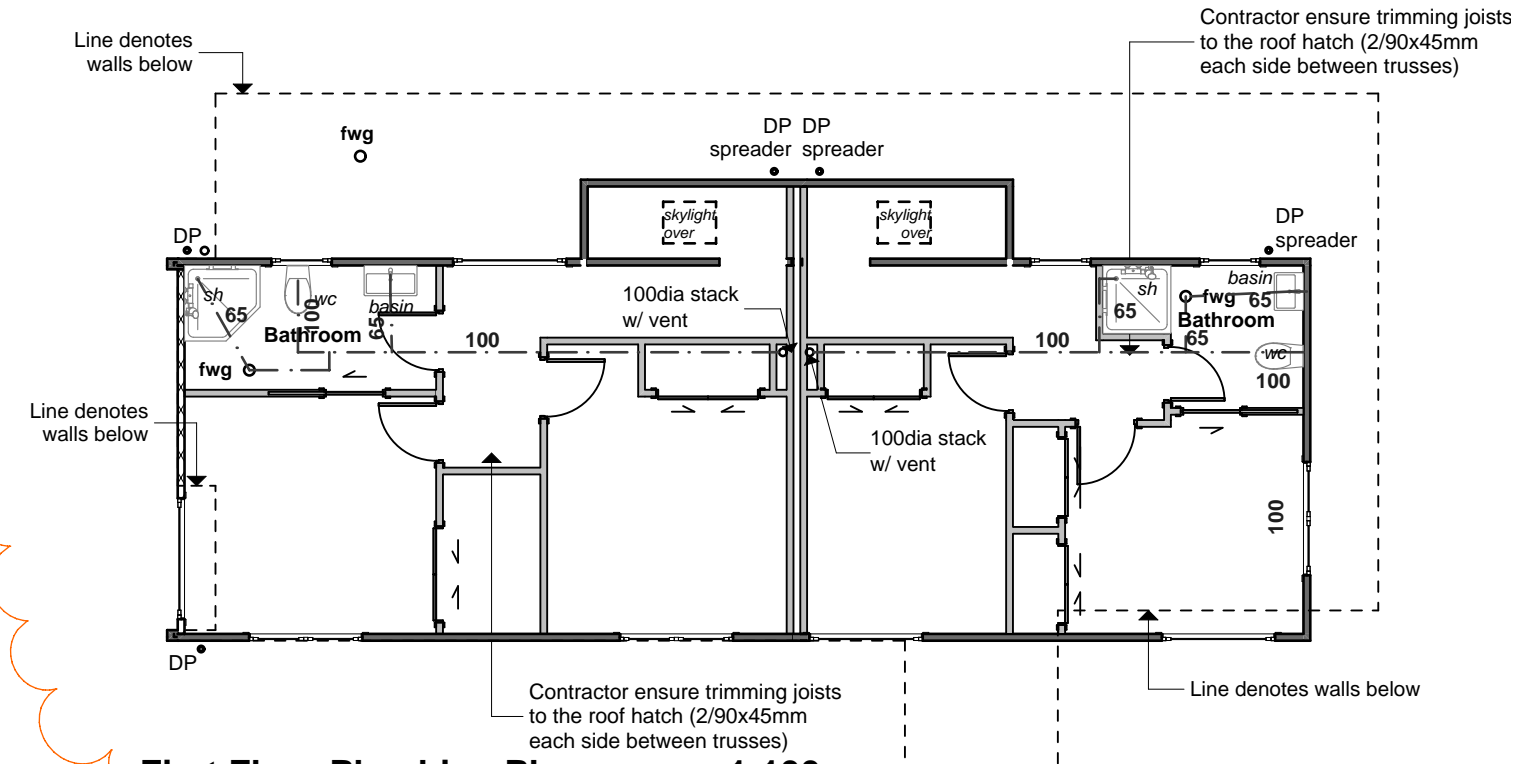
EARTHWORKS SUMMARY	
<p>EXCAVATION</p> <p> Ground Floor Slab - LOT 1 Area: 53.37 m² Volume: 6.48m³</p> <p> Ground Floor Site - LOT 2 & 3 Area: 34.83 m² Volume: 23.73m³</p> <p> Driveway Area: 146.16 m² Volume: 20.61m³</p>	<p>FILL</p> <p> Ground Floor Slab - LOT 1 Area: 80.54 m² Volume: 19m³</p>

Earthwork Plan 1:150

	Proposed Dwelling - UNIT 2 & 3	NOTE: DO NOT SCALE FROM DRAWINGS, CHECK ALL DIMENSIONS ON SITE	SHEET: A05
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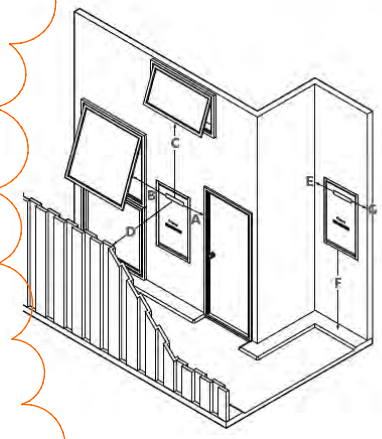
Ground Floor Plumbing Plan 1:100



First Floor Plumbing Plan 1:100

Flue terminal clearance positioning diagram

The location of the flue terminal must comply with AS/NZS 5601.1 Fig 6.2. If you are in any doubt as to where to locate the recess box and water heater we recommend contacting a registered gasfitter for advice.



Description	INFINITY A-Series, VT HD200, EF24	INFINITY HD250
A Horizontally from an openable door	300 mm	500 mm
B Horizontally from an openable window	300 mm	500 mm
C Vertically below an openable window	1500 mm	1500 mm
D Horizontally from any building structure or obstruction facing the terminal	500 mm	1500 mm
E From a return wall	300 mm	300 mm
F From the ground	300 mm*	300 mm*
G From an external corner	300 mm	300 mm

* Rinnai recommend 1500 mm to give enough clearance for the pipe work and to safely expel flue gases

KEYNOTES

Plumbing & Drainage Notes

General plumbing notes
Contractor to ensure all work complies with the NZ Building Code and relevant standards, along with local territorial authorities bylaws prior to work commencing. All Foul Water plumbing work to comply with AS/NZS3500.2 All Storm Water plumbing work to comply with E1/AS1 & AS/NZS3500.3

Water supply
Water supply pipe materials to comply with G12/AS1 table 1:
Hot & Cold: copper, galvanised steel or polybutylene
Cold only: uPVC or polyethylene
All hot and cold water pipework through slab shall be in DN65 uPVC conduit.

All hot water piping shall be thermally insulated to comply with H1/AS1 clause 5.0 hot water systems
All water supply pipe sizes installed to comply with G12/AS1 table 4
Sink, laundry, bath, basin 15mmØ
Shower 20mmØ
Pipes based on a maximum pipe length of 20 metres
Ensure hot water temperature at any sanitary fixture used for personal hygiene does not exceed 55°

6.7 Bends at the base of stacks shall not be smaller in size than the graded pipe or drain to which they connect. They shall have a centre-line radius not less than that stated in table 6.5. Consist of two 45 bends separated by a straight pipe of length not less than twice the bore of the pipe.

Continuous spouting rainwater system
Continuous spouting rainwater system, prefinished Colorcote spouting and downpipes, DN80 downpipes unless otherwise noted.

Water Heaters
Gas water heater
External Rinnai Infinity VT26 water heater to be installed to manufacturers specification, refer to installation guide.
Rinnai to have minimum clearances as follows:
Ground clearance: 300mm
External doors: 300mm
Opening windows (side): 300mm
Opening windows above: 1500mm
Internal & external corners: 300mm

Showers
Proprietary acrylic shower
Proprietary acrylic showers to be installed in accordance with E3 internal moisture. Acrylic wall linings shall extend to ceiling. Junctions used between the tray and wall linings shall be constructed in accordance with E3 Figure 4 (a) or (b) Refer details. All glazing within a wet area to be grade A safety glass.

Note
AS/NZS 3500, 2.2
ORG
-20mm above paved area sloping away
-75mm above grass & garden areas
150mm below finished floor level
Plumber to check floor plan prior to installation of pipes to avoid conflict
Exterior Brass Tap water tap to charge O.R.G
Grade to pipes:
Unvented branch drain system - 100dia min grade 1.65% / 65dia min grade 2.5%. All fixtures pipes to be 65mm dis Grade 1:40 (max 5 fixture units)
All plumbing & drainage works to be in accordance with AS/NZS 3500 2003.
-Must read inconjunction with site plan & floor plans
-All plumbing and drainage pipes must within boundaries.
-Install through slab pipe sleeve

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Proposed Dwelling - UNIT 2 & 3	NOTE: DO NOT SCALE FROM DRAWINGS, CHECK ALL DIMENSIONS ON SITE	SHEET: A06b
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		ISSUED: 21/03/22

KEYNOTES
Foundation Notes

General Notes

Concrete foundations - general
All structural concrete to be 20MPa unless otherwise stated.
Ramset M12 AnkaScrew bottom plate anchors to be within 150mm of each end of the plate and be spaced @ 900mm crs max to comply with NZS3604:2011 clause 7.5.12.2.
90mm wide Thermakraft Supercourse 500 DPC under all external & internal bottom plates.
All bracing element bottom plate fixings shall be installed to comply with GIB Ezybrace System 2016 Refer to bracing plan for bracing element requirements.
Finished floor level to be 150mm min above permanent paving or 225mm min above unpaved ground to comply with NZBC E2/AS1 clause 9.1.3
Min. external cover to reinforcement:
(a) against ground 75mm
(b) against formwork 50mm
(c) top cover to mesh 30mm

SED Concrete foundations - general

Refer to engineer's drawings for foundation and slab design and details.
Concrete slab over Thermakraft Black damp-proof membrane (250 micron), over sand blinding and compacted granular fill
Ramset M12 AnkaScrew bottom plate anchors to be within 150mm of each end of the plate and be spaced @ 900mm crs max to comply with NZS3604:2011 clause 7.5.12.2.
90mm wide Thermakraft Supercourse 500 DPC under all external & internal bottom plates.
All bracing element bottom plate fixings shall be installed to comply with GIB Ezybrace System 2016 Refer to bracing plan for bracing element requirements.
Finished floor level to be 150mm min above permanent paving or 225mm min above unpaved ground to comply with NZBC E2/AS1 clause 9.1.3




Concrete Floor Finish

Typical slab on grade to have finish U2 floated, Polished concrete floor to be U3 polished floor installed as per manufacturers specification

Slab 6mm offset

Setout dimensions of slab have been reduced by 6mm from external face of framing on all edges to allow for required 6mm framing overhang. Refer to floor plan for external wall dimensions.

Key:

- GB1** 300x305 deep Conc. Engineered Ground Beam
- GB2** 300x300 deep Conc. Engineered Ground Beam (Below GB1)
- GB3** 300x750 deep Conc. Engineered Ground Beam
-  150 SED driven timber piles
-  600x600x305 deep concrete pile cap
-  400x400x300 deep concrete pile cap

Note: Must read in-conjunction with Engineer's drawings

Abbreviations:

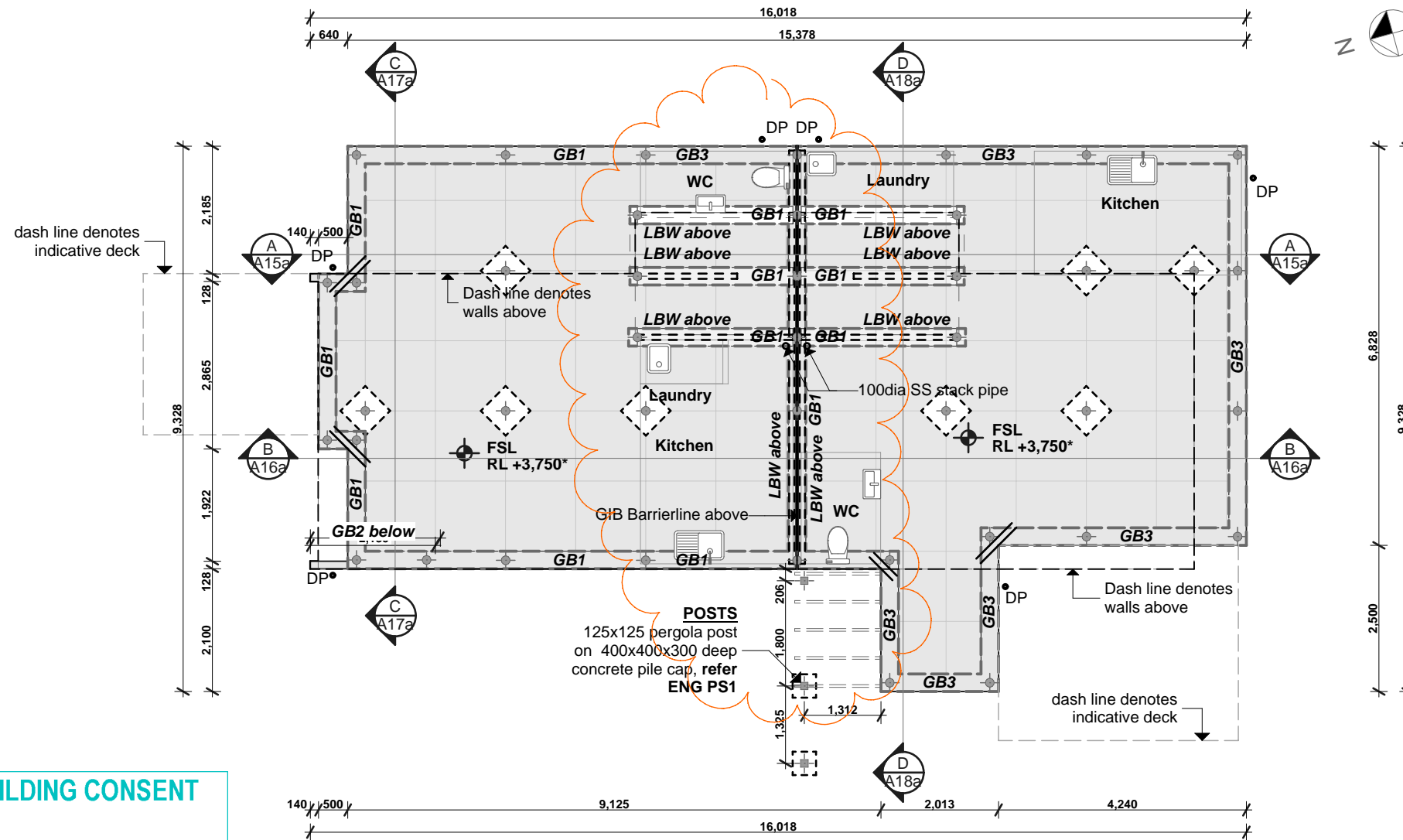
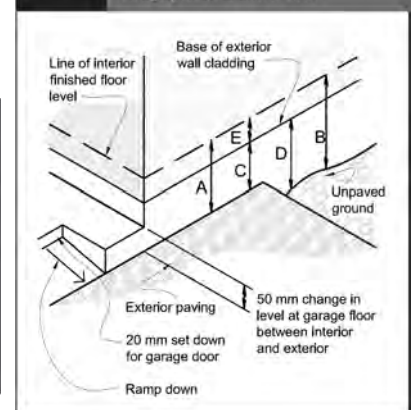
- LBW** Load bearing Wall
- DP** Downpipe

Table 18: Clearances
Paragraphs 9.1.3, 9.1.3.2, 9.1.3.3, 9.1.3.4 and 10.3.5

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

NOTE: Refer to NZS 3604 for requirements.

Figure 65: Levels and garage openings
Paragraphs 9.1.3 and 9.1.3.4



Foundation Plan 1:100

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Proposed Dwelling - UNIT 2 & 3

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SHEET: **A07a**

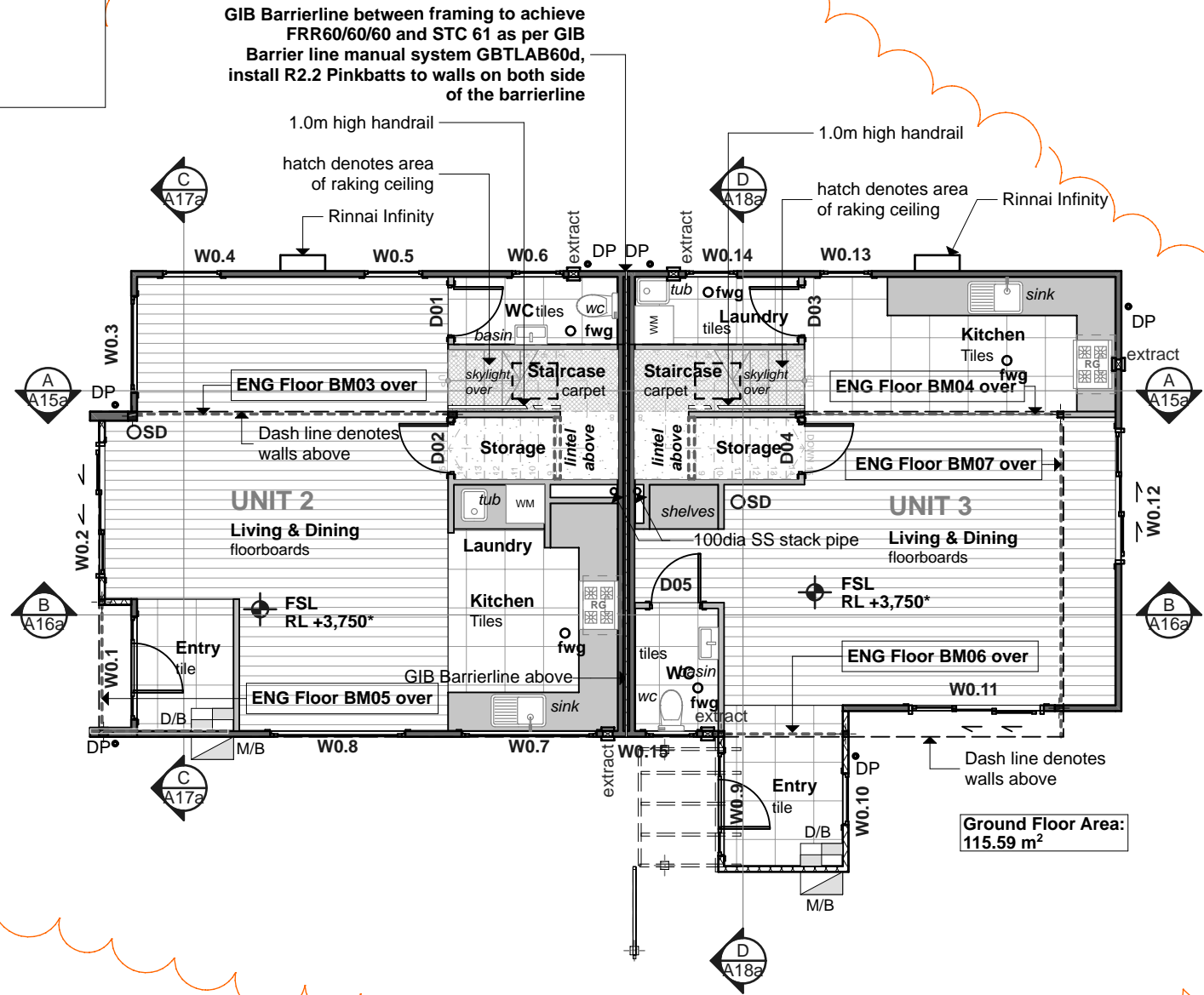
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ISSUED: **13/03/22**

Note:
Stairwell Headroom height is at **2.273m** to the first tread. (2.0m min. as NZBC D1)

Abbreviations:

SD Smoke Detector
RH Roof Hatch
DP Downpipe
D/B Distribution Board
M/B Mater Box



Ground Floor Plan 1:100

Ground Floor Area: 115.59 m²

KEYNOTES

Floor Plan Notes

Material Notes

- Ribraft conc' slab & foundation system refer ENG PS1
- Combination of paint finished BGC Duragroove and Horizontal Stratum on cavity system
- S&T Trimble Roof Cladding with 20 and 25 deg pitch and 8 deg - 2,455mm stud height on both floors

Walls General Notes

Wall framing general
Additional 140x35mm top plates to all walls. Nog for all fittings, fixtures, linings, bracing panels & trims DPC between all timber and concrete elements
All trimming studs to comply with NZS3604:2011 clause 8.5.2.1 unless specified otherwise by pre-nailer

All window and door sizes shown on the plans refer to 'Box' size only and do not allow for Jamb Battens and Packers. Pre-nailer to increase opening width accordingly.

Fixings

Bottom Plate Fixings on Concrete Slab

Ramsset M12 AnkaScrew bottom plate anchors to be within 150mm of each end of the plate and be spaced @ 900mm crs max to comply with NZS3604:2011 clause 7.5.12.2.

Bottom Plate Fixings on Floor Joist

Bottom plate fixings to joists on timber subfloor to be 2/100x3.75mm hand-driven nails at 600crs or 3/gun nails at 600crs on non-braced walls to comply with NZS3604:2011 Table 7.4

Zone B & C fixings and fastenings

Structural fixings except fabricated brackets in a sheltered environment to be - hot-dipped galvanized steel
Structural fixings except fabricated brackets in a exposed environment to be - type 304 stainless steel
All fixings be suitable for exposure zone C as outlined in NZS3604:2011 section 4.4 "steel fixings and fastenings"

Fixings and fastenings all Zones

Nail plates, wire dogs & bolts in roof spaces and closed environments to be Continuously coated galvanized steel or Hot-dipped galvanized steel. All fixings be suitable for exposure zone B as outlined in NZS3604:2011 section 4.4 "steel fixings and fastenings"

Underlays

Thermakraft Wall underlay
Thermakraft Watergate Plus wall underlay installed to wall framing using 6-8mm staples at 300mm crs. 150mm min overlap at joints, all vertical laps must be made over studs. Installed to manufacturers specification. Additionally install

25mm wide Thermastrap horizontally at 300mm crs

Insulation

Wall insulation
90mm thick R2.4 Pink Batts Classic wall insulation to all external walls and internal walls between garage and habitable space. No insulation to garage external walls.

Ceiling insulation

170mm thick R3.2 Pink Batts Classic ceiling insulation

Linings

13mm Gib board ceiling lining
Generally line with 13mm Gib board ceiling with 70x35mm H1.2 SG8 battens at 600 crs fixed to trusses and rafters. Gib Aqualine to wet areas. Stopped for level 4 finish.

Stairs

Internal Stair Main Private
Stairs to comply with NZBC:D1 access routes; Main private, 190mm max rise, 280mm min tread. Wall mounted grab rail 900mm high from tread nosing.

Floor Coverings

Tiles
All waterproofing methods to comply with E3/AS1 Internal Moisture. Floor finish in entry, kitchen and bathrooms to be client selected tiles. Wet areas to be tiles over Ardex WPM001 membrane installed to manufacturers specification.

Plumbing & Drainage Notes

Showers
Proprietary acrylic shower
Proprietary acrylic showers to be installed in accordance with E3 internal moisture. Acrylic wall linings shall extend to ceiling. Junctions used between the tray and wall linings shall be constructed in accordance with E3 Figure 4 (a) or (b) Refer details. All glazing within a wet area to be grade A safety glass.

Electrical Notes

Recessed downlights
Downlights to be CA135, CA180, IC, or IC-F to comply with AS/NZS 60598.2.2 Amendment A and H1/AS1

Smoke detectors O SD

Smoke detectors to be installed to comply with NZBC F7 and be located within 3m of each bedroom. Smoke detectors to meet at least one of the following standards: AS 3786, ISO 12239 or BS EN 14604

Mechanical ventilation extract
Extractor fans to be Manrose XF150 or similar, vent through wall or duct through soffit as per manufacturer's installation instructions. Rangehood to be ducted and vent through soffit. Mechanical ventilation fan(s) must

have a flow rate not less than below in accordance as NZBC G4: 25 L/s for showers and baths, and 50 L/s for cooktops.

Artificial lighting

Ensure at least 20 Lux lighting along the internal stairwell to be provided., with two-way switches to both floors. Artificial lighting will be provided on stairwell, hallway and entry. Activated in the absence of sufficient natural light for safe movement in accordance to G8.2 - G8/AS1

Wall Legend

Internal Wall
90x45mm H1.2 SG8 KD gauged framing wall@ 600crs. lined with 10mm GIB standard or 13mm GIB Aqualine to wet areas.

BGC Stratum Horizontal Plank Wall

BGC Stratum Horizontal Plank Wall, on 45x20mm H3.1 timber cavity battens by manufacturer, over building underlay, on 90x45mm H1.2 SG8 KD gauged wall framing @ 600crs. Insulate with R2.4 Pinkbatts wall insulation. Lined with 10mm GIB standard or 13mm GIB Aqualine to wet areas. For cladding fixing: Refer to manufacture spec, drawings.

BGC Duragroove Panel Wall

BGC Duragroove Panel, on H3.1 20mm vertical timber cavity battens, over building underlay, on 90x45mm H1.2 SG8 KD gauged wall framing @ 600crs. Insulate with R2.4 Pinkbatts wall insulation. Lined with 10mm GIB standard or 13mm GIB Aqualine to wet areas. For cladding fixing: Refer to manufacture spec, drawings.

Roof System Note

Steel & Tube Trimline Roofing
Steel & Tube Trimline 0.55mm thick metal profiled roofing on Thermakraft 407 roof underlay on 70x45mm purlins on their flat @ 900crs max, fixed to pre-manufactured design trusses. Insulate cavities with R3.2 Pinkbatts ceiling insulation. Refer truss layout and PS1.

Important note:

BGC Stratum.
-Where studs are greater than 450mm centres and a wall underlay is used, a wall underlay support must be installed horizontally over the underlay at maximum 300mm centres.
-Horizontally installed vertical plank joints must coincide with the centre line of the cavity battens. Stud centres may have to be designed to coincide with the plank joints.
- Vertically installed cavity battens must be structurally fixed with 65 x 2.87mm Roundrive Ring Shank Nails or 60 x 2.8mm Jolt Head Galvanised Nails. They must be fixed at maximum 300mm centres with fixings offset 12mm each side of the centre line.

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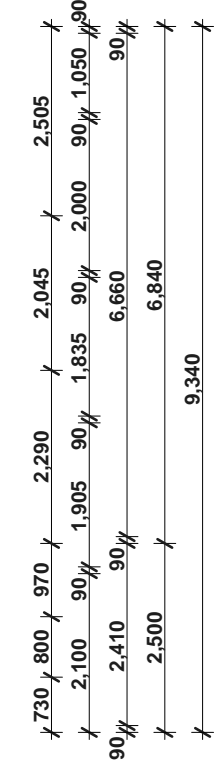
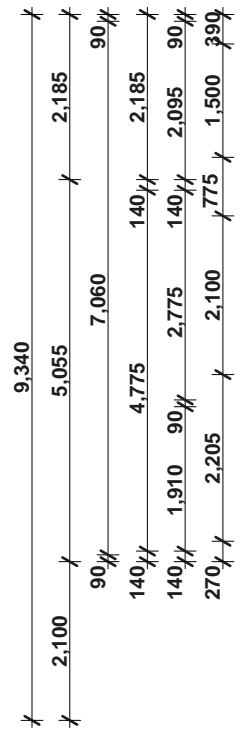
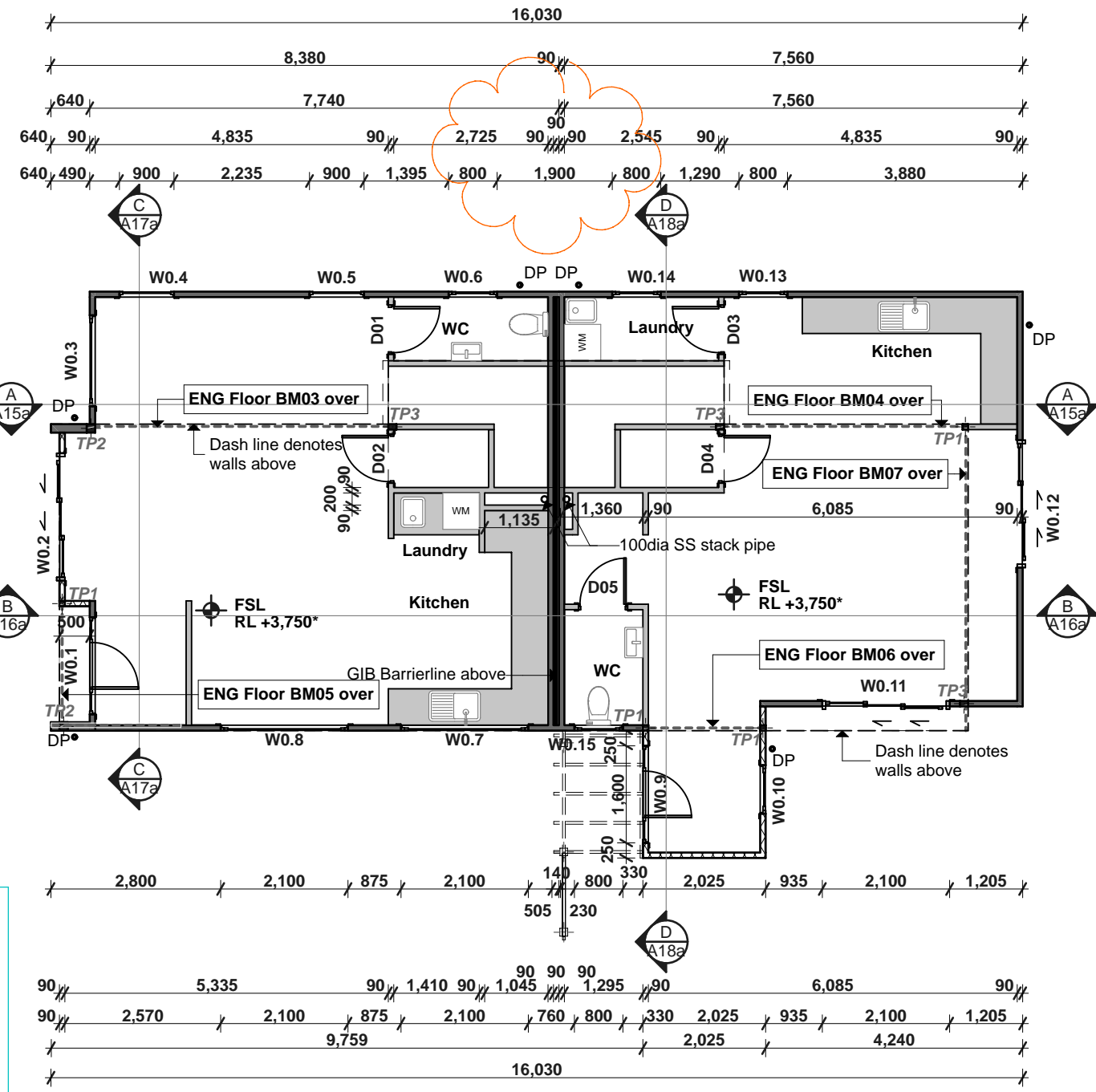
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Proposed Dwelling - UNIT 2 & 3	NOTE: DO NOT SCALE FROM DRAWINGS, CHECK ALL DIMENSIONS ON SITE	SHEET: A08b
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		ISSUED: 21/03/22

KEYNOTE
Floor Plan Notes

Walls General Notes
Ground Floor wall framing
 Load bearing wall framing to be 90x45mm H1.2 SG8 framing, studs @ 600mm & 140x45mm H1.2 SG8 framing, refer to ENG PS1
 Non-Load bearing wall framing to be 90x45mm H1.2 SG8 framing, studs @ 600mm crs to NZS3604:2011
 90x45 dwangs spaced at 800mm crs. NZS3604:2011



LINTEL/BEAM SIZES	
In accordance to NZS 3604	
Joinery No.	Lintel Size
W0.01	2/140x45
W0.02	2/190x45
W0.03	2/140x45
W0.04	2/140x45
W0.05	2/140x45
W0.06	2/140x45
W0.07	2/290x45
W0.08	2/290x45
W0.09	2/140x45
W0.10	2/140x45
W0.11	2/290x45
W0.12	2/190x45
W0.13	2/140x45
W0.14	2/140x45

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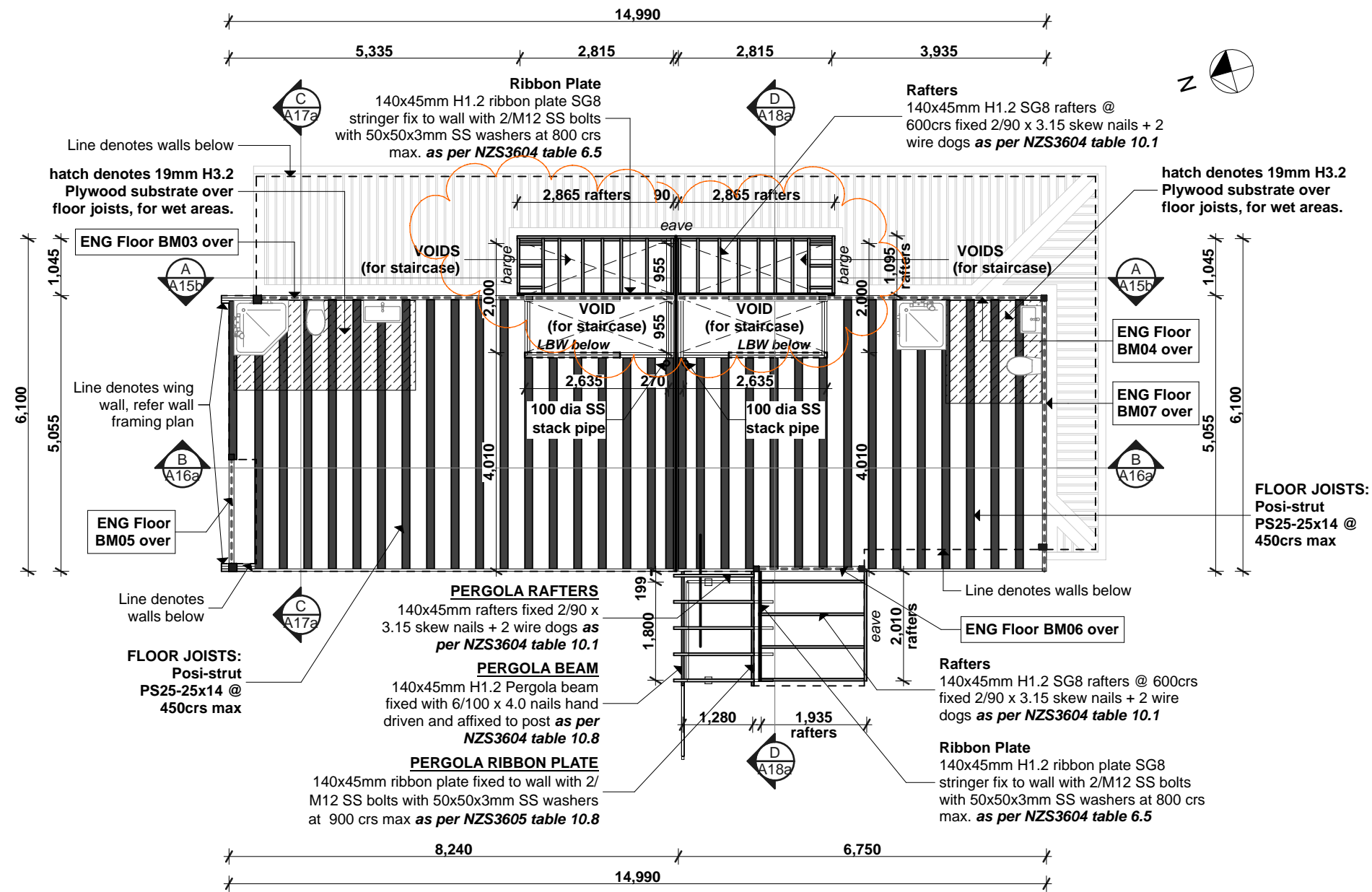
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Ground Floor Wall Set-out 1:100

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First Floor Framing Plan 1:100

KEYNOTES

Floor Framing Notes

Floor framing - general

All floor framing to comply with NZS3604:2011
 Floor joists to have a minimum bearing on their supports of 32mm
 Bottom plate fixings to joists on timber subfloor to be 2/100x3.75mm hand-driven nails at 600crs or 3/gun nails at 600crs on non-braced walls to comply with NZS3604:2011 Table 7.5
 Joints in floor joists shall be made only over supports unless otherwise noted and must be fixed in accordance with NZS3604:2011 clause 7.1.1.7
 DPC between any timber & concrete elements as per 3604:2011 2.3.3
 Lateral supports shall be provided within 300mm of the following locations:
 a) Ground floor joists: Along all subfloor lines of horizontal support
 b) Other floor joists: Along the line of each wall that contains a wall bracing element in the storey below

A line of lateral support to floor joists shall consist of full depth blocking complying with NZS3604:2011 clause 7.1.2.3 between adjacent floor joists at not more than 1.8m centres provided that: a) there shall be solid blocking between the 2 edge pairs of joists and b) additional solid blocking provided as per NZS3604:2011 clause 7.1.4.2
 Loadbearing walls shall be supported by a double joist unless otherwise noted.
 Non-loadbearing walls containing bracing elements shall either be over a joist or be supported by solid blocking between the joists on either side of the wall.
 Non-loadbearing walls not containing bracing elements shall be within 150mm of a joist
 Flooring to be 20mm thick particle board, H3 Particle board or Plywood to all wet areas. Nail sheet material with 60x2.8mm nails at 150mm crs around sheet and 300mm crs to

intermediate supports
 In addition to any lateral supports, floor joists having a span of more than 2.5m shall be laterally supported by continuous full depth blocking at mid-span

Roof Plan Notes

General Notes

Roof framing general
 All enclosed framing to be H1.2 SG8 unless otherwise noted. Framing to comply with NZS3604:2011
 H3.1 timber fascia board, painted
 Roof bracing to comply with NZS3604:2011 section 10.4
Prefabricated roof trusses
 Prefabricated roof trusses @ 900mm crs max to manufacturers specification. Manufacturer to supply producer statement.
 Trusses to be treated to H1.2 unless otherwise noted
 The fixing for a roof truss at its support shall be as given by the truss manufacturer but not less than that required in NZS3604:2011 tables 10.14 and 10.15 and figure 10.21.

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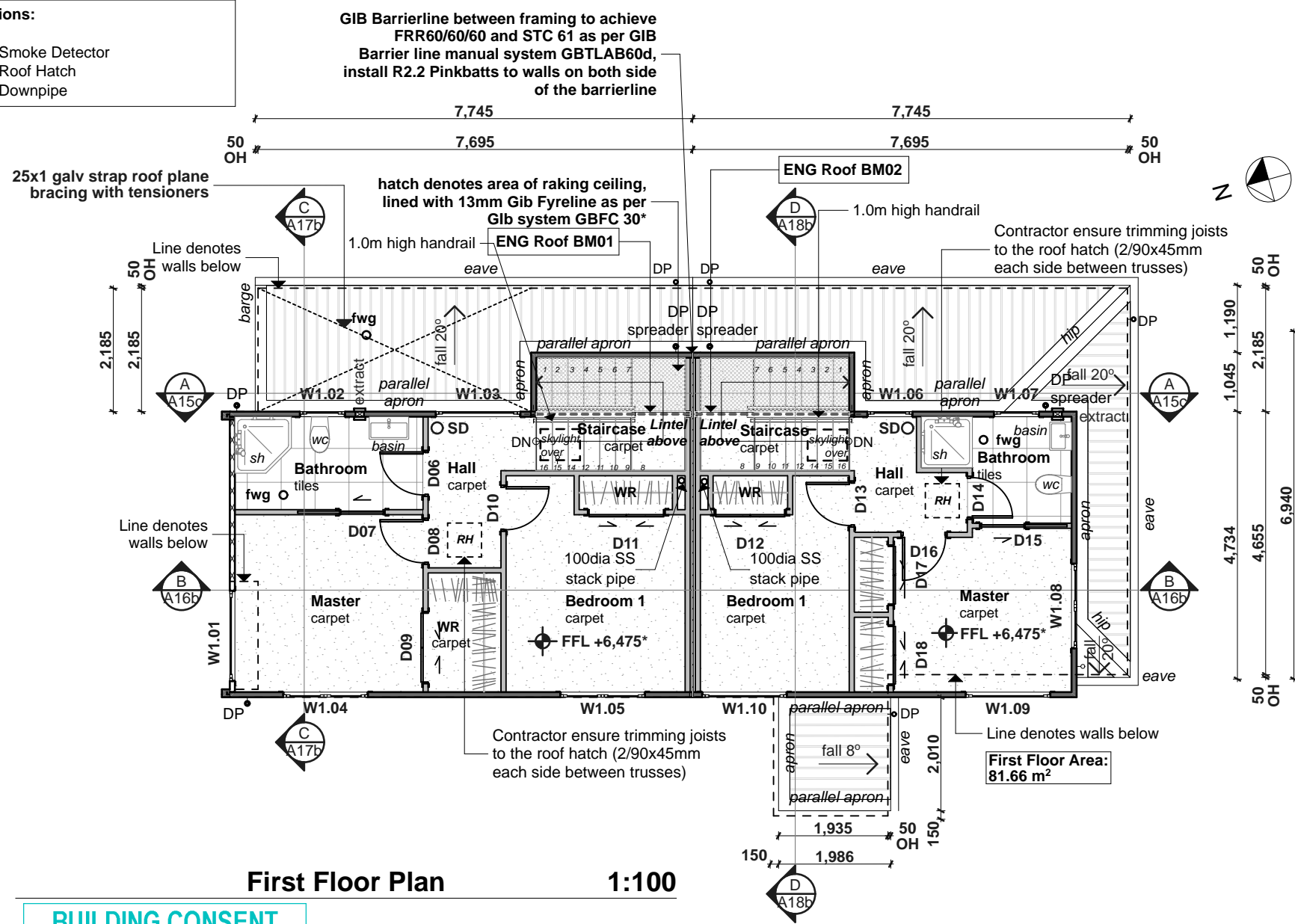
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Proposed Dwelling - UNIT 2 & 3 Whites Line East, Waiwhetu, LOWER HUTT VERSION: CONSULTANT PACKAGE	NOTE: DO NOT SCALE FROM DRAWINGS, CHECK ALL DIMENSIONS ON SITE	SHEET: A10c
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	ISSUED: 23/03/22	ISSUED: 23/03/22

Note:
Stairwell Headroom height is at **2.225m** to the first tread. (2.0m min. as NZBC D1)

Abbreviations:
SD Smoke Detector
RH Roof Hatch
DP Downpipe



First Floor Plan 1:100

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KEYNOTES

Floor Plan Notes

Material Notes
- Ribraft conc' slab & foundation system refer ENG PS1
- Combination of paint finished BGC Duragroove and Horizontal Stratum on cavity system
- S&T Trimline Roof Cladding with 20 and 25 deg pitch and 8 deg
- 2,455mm stud height on both floors

Walls General Notes
Wall framing general
Additional 140x35mm top plates to all walls. Nog for all fittings, fixtures, linings, bracing panels & trims
DPC between all timber and concrete elements
All trimming studs to comply with NZS3604:2011 clause 8.5.2.1 unless specified otherwise by pre-nailer
All window and door sizes shown on the plans refer to 'Box' size only and do not allow for Jamb Battens and Packers. Pre-nailer to increase opening width accordingly.

Fixings
Bottom Plate Fixings on Concrete Slab
Ramset M12 AnkaScrew bottom plate anchors to be within 150mm of each end of the plate and be spaced @ 900mm crs max to comply with NZS3604:2011 clause 7.5.12.2.
Bottom Plate Fixings on Floor Joist
Bottom plate fixings to joists on timber subfloor to be 2/100x3.75mm hand-driven nails at 600crs or 3/gun nails at 600crs on non-braced walls to comply with NZS3604:2011 Table 7.4

Zone B & C fixings and fastenings
Structural fixings except fabricated brackets in a sheltered environment to be - hot-dipped galvanized steel
Structural fixings except fabricated brackets in an exposed environment to be - type 304 stainless steel
All fixings be suitable for exposure zone C as outlined in NZS3604:2011 section 4.4 "steel fixings and fastenings"

Fixings and fastenings all Zones
Nail plates, wire dogs & bolts in roof spaces and closed environments to be Continuously coated galvanized steel or Hot-dipped galvanized steel. All fixings be suitable for exposure zone B as outlined in NZS3604:2011 section 4.4 "steel fixings and fastenings"

Underlays
Thermakraft Wall underlay
Thermakraft Watergate Plus wall underlay installed to wall framing using 6-8mm staples at 300mm crs. 150mm min overlap at joins, all vertical laps must be made over studs. Installed to manufacturers specification. Additionally install 25mm wide Thermastrap

Thermakraft Wall underlay
Thermakraft Watergate Plus wall underlay installed to wall framing using 6-8mm staples at 300mm crs. 150mm min overlap at joins, all vertical laps must be made over studs. Installed to manufacturers specification. Additionally install 25mm wide Thermastrap

Thermakraft Wall underlay
Thermakraft Watergate Plus wall underlay installed to wall framing using 6-8mm staples at 300mm crs. 150mm min overlap at joins, all vertical laps must be made over studs. Installed to manufacturers specification. Additionally install 25mm wide Thermastrap

horizontally at 300mm crs

Insulation
Wall insulation
90mm thick R2.4 Pink Batts Classic wall insulation to all external walls and internal walls between garage and habitable space. No insulation to garage external walls.

Ceiling insulation
170mm thick R3.2 Pink Batts Classic ceiling insulation
Linings
13mm Gib board ceiling lining
Generally line with 13mm Gib board ceiling with 70x35mm H1.2 SG8 battens at 600 crs fixed to trusses and rafters. Gib Aqualine to wet areas. Stopped for level 4 finish.

Internal Stair Main Private
Stairs to comply with NZBC:D1 access routes; Main private, 190mm max rise, 280mm min tread. Wall mounted grab rail 900mm high from tread nosing.

Internal Stair Main Private
Stairs to comply with NZBC:D1 access routes; Main private, 190mm max rise, 280mm min tread. Wall mounted grab rail 900mm high from tread nosing.

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Stairs to comply with NZBC:D1 access routes; Main private, 190mm max rise, 280mm min tread. Wall mounted grab rail 900mm high from tread nosing.

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Stairs to comply with NZBC:D1 access routes; Main private, 190mm max rise, 280mm min tread. Wall mounted grab rail 900mm high from tread nosing.

Internal Stair Main Private
Stairs to comply with NZBC:D1 access routes; Main private, 190mm max rise, 280mm min tread. Wall mounted grab rail 900mm high from tread nosing.

have a flow rate not less than below in accordance as NZBC G4: 25 L/s for showers and baths, and 50 L/s for cooktops.

Artificial lighting
Ensure at least 20 Lux lighting along the internal stairwell to be provided., with two-way switches to both floors. Artificial lighting will be provided on stairwell, hallway and entry. Activated in the absence of sufficient natural light for safe movement in accordance to G8.2 - G8/AS1

Wall Legend
Internal Wall
90x45mm H1.2 SG8 KD gauged framing wall@ 600crs. lined with 10mm GIB standard or 13mm GIB Aqualine to wet areas.

BGC Stratum Horizontal Plank Wall
BGC Stratum Horizontal Plank Wall, on 45x20mm H3.1 timber cavity battens by manufacturer, over building underlay, on 90x45mm H1.2 SG8 KD gauged wall framing @ 600crs. Insulate with R2.4 Pinkbatts wall insulation. Lined with 10mm GIB standard or 13mm GIB Aqualine to wet areas. For cladding fixing: Refer to manufacture spec, drawings.

BGC Duragroove Panel Wall
BGC Duragroove Panel, on H3.1 20mm vertical timber cavity battens, over building underlay, on 90x45mm H1.2 SG8 KD gauged wall framing @ 600crs. Insulate with R2.4 Pinkbatts wall insulation. Lined with 10mm GIB standard or 13mm GIB Aqualine to wet areas. For cladding fixing: Refer to manufacture spec, drawings.

Roof System Note
Steel & Tube Trimline Roofing
Steel & Tube Trimline 0.55mm thick metal profiled roofing on Thermakraft 407 roof underlay on 70x45mm purlins on their flat @ 900crs max, fixed to pre-manufactured design trusses. Insulate cavities with R3.2 Pinkbatts ceiling insulation. Refer truss layout and PS1.

Important note:
BGC Stratum.
-Where studs are greater than 450mm centres and a wall underlay is used, a wall underlay support must be installed horizontally over the underlay at maximum 300mm centres.
-Horizontally installed vertical plank joints must coincide with the centre line of the cavity battens. Stud centres may have to be designed to coincide with the plank joints.
- Vertically installed cavity battens must be structurally fixed with 65 x 2.87mm Roundrive Ring Shank Nails or 60 x 2.8mm Jolt Head Galvanised Nails. They must be fixed at maximum 300mm centres with fixings offset 12mm each side of the centre line.
-13mm Gib Fyreline as per Gib system GBFC 30 to all ground floor roof

Electrical Notes

Recessed downlights
Downlights to be CA135, CA180, IC, or IC-F to comply with AS/NZS 60598.2.2 Amendment A and H1/AS1

Smoke detectors O SD
Smoke detectors to be installed to comply with NZBC F7 and be located within 3m of each bedroom. Smoke detectors to meet at least one of the following standards: AS 3786, ISO 12239 or BS EN 14604
Mechanical ventilation M extract
Extractor fans to be Manrose XF150 or similar, vent through wall or duct through soffit as per manufacturer's installation instructions. Rangehood to be ducted and vent through soffit. Mechanical ventilation fan(s) must

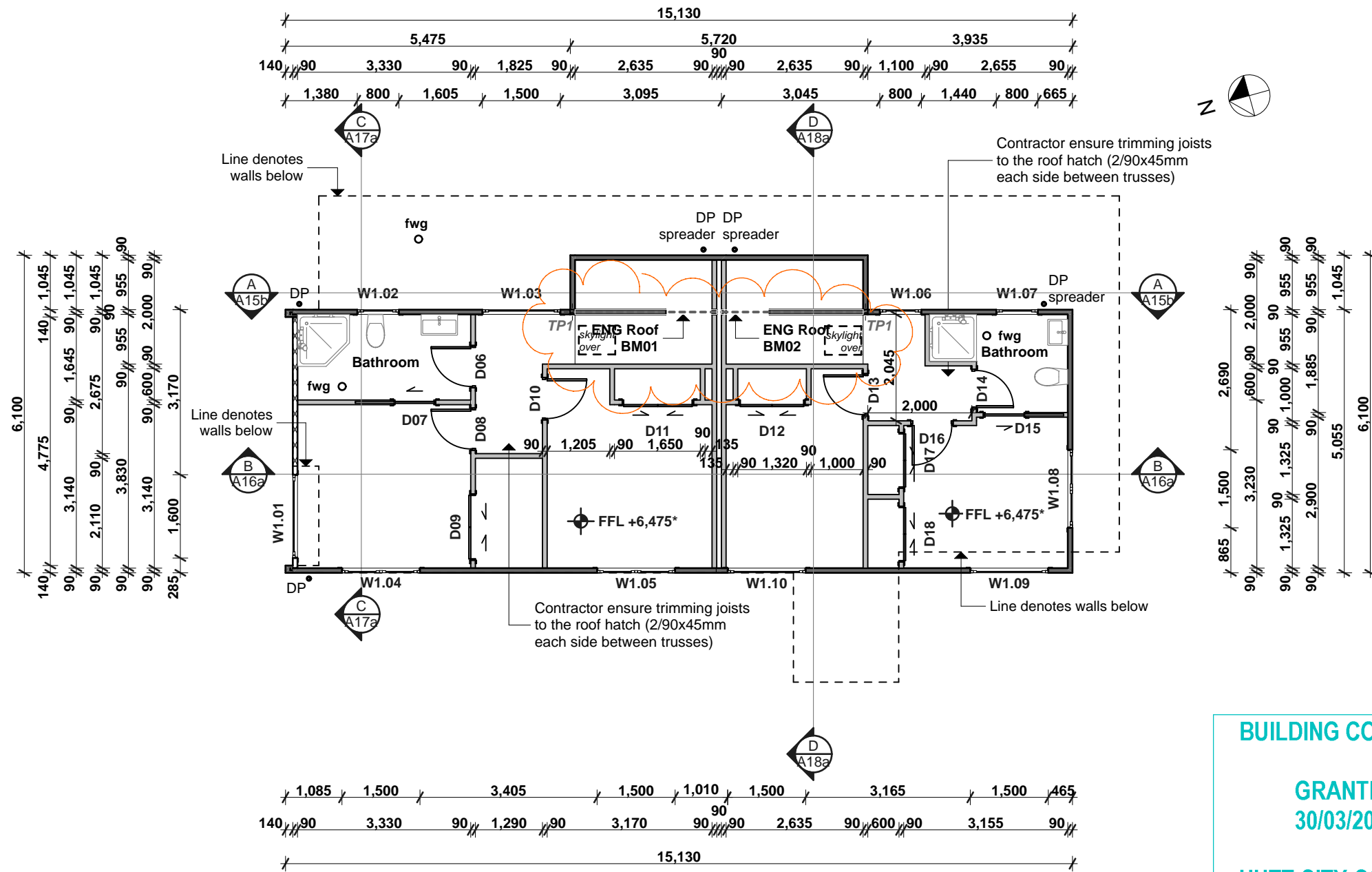
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		ISSUED: 28/03/22

KEYNOTE

Floor Plan Notes

Walls General Notes

First Floor wall framing
 Load bearing wall framing to be 90x45mm H1.2 SG8 framing, studs @ 600mm & 140x45mm H1.2 SG8 framing, refer to ENG PS1
 Non-Load bearing wall framing to be 90x45mm H1.2 SG8 framing, studs @ 600mm crs to NZS3604:2011
 90x45 dwangs spaced at 800mm crs. NZS3604:2011



LINTEL/BEAM SIZES	
In accordance to NZS 3604	
Joinery No.	Lintel Size
W1.01	2/140x45
W1.02	2/140x45
W1.03	2/140x45
W1.04	2/140x45
W1.05	2/140x45
W1.06	2/140x45
W1.07	2/140x45
W1.08	2/140x45
W1.09	2/140x45
W1.10	2/140x45

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First Floor Wall Set-out 1:100

Proposed Dwelling - UNIT 2 & 3 VERSION: CONSULTANT PACKAGE	NOTE: DO NOT SCALE FROM DRAWINGS, CHECK ALL DIMENSIONS ON SITE	SHEET: A12b DRAWN BY: ISSUED: 23/03/22
REVISION #:		

KEYNOTES

Roof Plan Notes

General Notes

Roof framing general

All enclosed framing to be H1.2 SG8 unless otherwise noted. Framing to comply with NZS3604:2011 H3.1 timber fascia board, painted
Roof bracing to comply with NZS3604:2011 section 10.4

Prefabricated roof trusses

Prefabricated roof trusses @ 900mm crs max to manufacturers specification. Manufacturer to supply producer statement.

Trusses to be treated to H1.2 unless otherwise noted
The fixing for a roof truss at its support shall be as given by the truss manufacturer but not less than that required in NZS3604:2011 tables 10.14 and 10.15 and figure 10.21.

Purlins

70x45mm purlins on their flat @ 900crs max, secure to trusses with Type-u fixings: 1/14g 80mm long self-drilling type 17 screws, as per NZS3604:2011 table 10.10.

Roof Bracing

Steel strip roof bracing

Diagonally opposing pair of continuous steel strips at a 45° each having a capacity of 4.0kN in tension, fixed to each top chord or rafter that is intersected and to the top plate.

Roof Bracing - Hip roofs

Roofs with hip and valley rafters and framed roofs to have at least 3 hips or valleys connected to the ridge and top plates. All additional hip and valley rafters shall be counted as roof plan braces as per NZS 3604:2011 section 10.3.

Underlay

Roof underlay

Thermakraft Covertex 407 self supporting roof underlay run vertically over purlins. Fix using stainless steel 8-12mm staples or 20mm flat head clouts at 300mm crs. 150mm min cover over vertical and horizontal joints. Refer to manufacturers information.

Soffit Lining

4.5mm HardieFlex soffit lining
4.5mm James Hardie HardieFlex soffit lining fixed to 90x45mm H1.2 soffit framing using 40 x 2.8mm HardieFlex nails at 200mm crs. Soffits jointed with proprietary uPVC jointers.

Continuous spouting rainwater system

Continuous spouting rainwater system, prefinished Colorcote spouting and downpipes, DN80 downpipes unless otherwise noted.

Roof System Note

Steel & Tube Trimline Roofing

Steel & Tube Trimline 0.55mm thick metal profiled roofing on Thermakraft 407 roof underlay on 70x45mm purlins on their flat @ 900crs max, fixed to pre-manufactured design trusses. Insulate cavities with R3.2 Pinkbatts ceiling insulation. Refer truss layout and PS1.

Important Note: 13mm Gib Fyrelite as per Gib system GBFC 30 to all ground floor roof

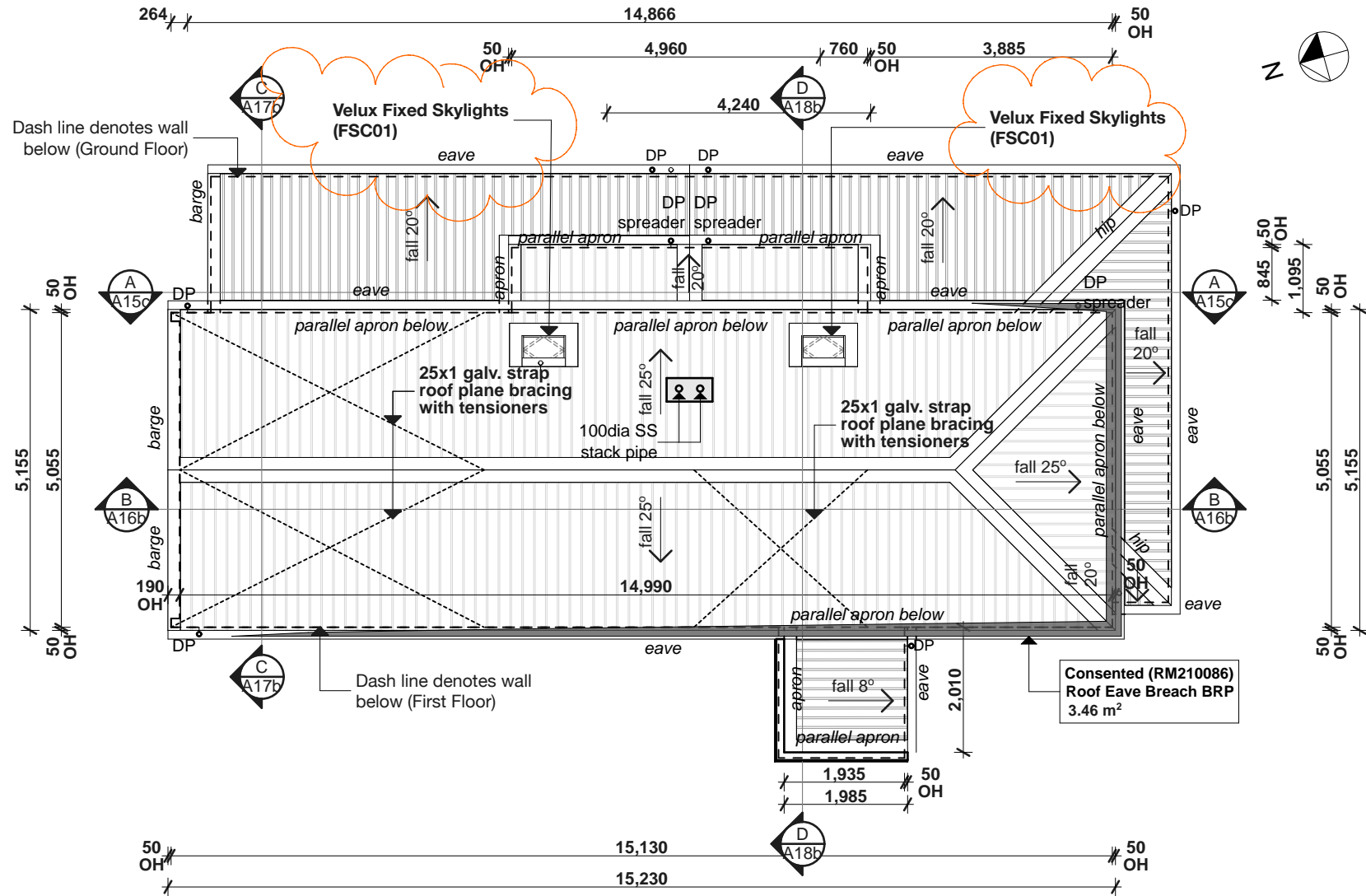


Figure 20: Spreader for roof discharge
Paragraph 8.1.6

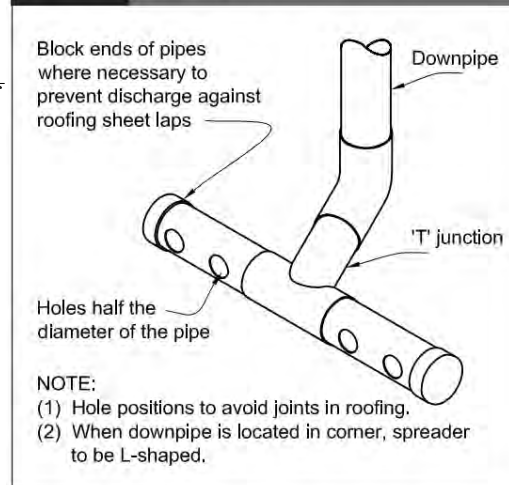


Table 5: Downpipe Sizes for Given Roof Pitch and Area
Paragraph 4.2.1

Downpipe size (mm) (minimum internal sizes)	Roof pitch			
	0-25°	25-35°	35-45°	45-55°
Plan area of roof served by the downpipe (m²)				
63 mm diameter	60	50	40	35
74 mm diameter	85	70	60	50
100 mm diameter	155	130	110	90
150 mm diameter	350	290	250	200
65 x 50 rectangular	60	50	40	35
100 x 50 rectangular	100	80	70	60
75 x 75 rectangular	110	90	80	65
100 x 75 rectangular	150	120	105	90

Roof Plan 1:100

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Proposed Dwelling - UNIT 2 & 3

VERSION: **CONSULTANT PACKAGE**

NOTE: DO NOT SCALE FROM DRAWINGS, CHECK ALL DIMENSIONS ON SITE

REVISION #:

SHEET: A13d

DRAWN BY:

ISSUED: 28/03/22



BUILDING ENVELOPE RISK MATRIX		
NSEW Elevations		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	High risk	2
Roof/wall intersection design	Very high risk	5
Eaves width	Very high risk	5
Envelope complexity	High risk	3
Deck design	Low risk	0
Total Risk Score:		15

KEYNOTE

Joinery Notes

Aluminium joinery
Selected colour powder-coated double glazed aluminium joinery. All head, jamb and sill liners to be 20mm H3.1 timber, painted

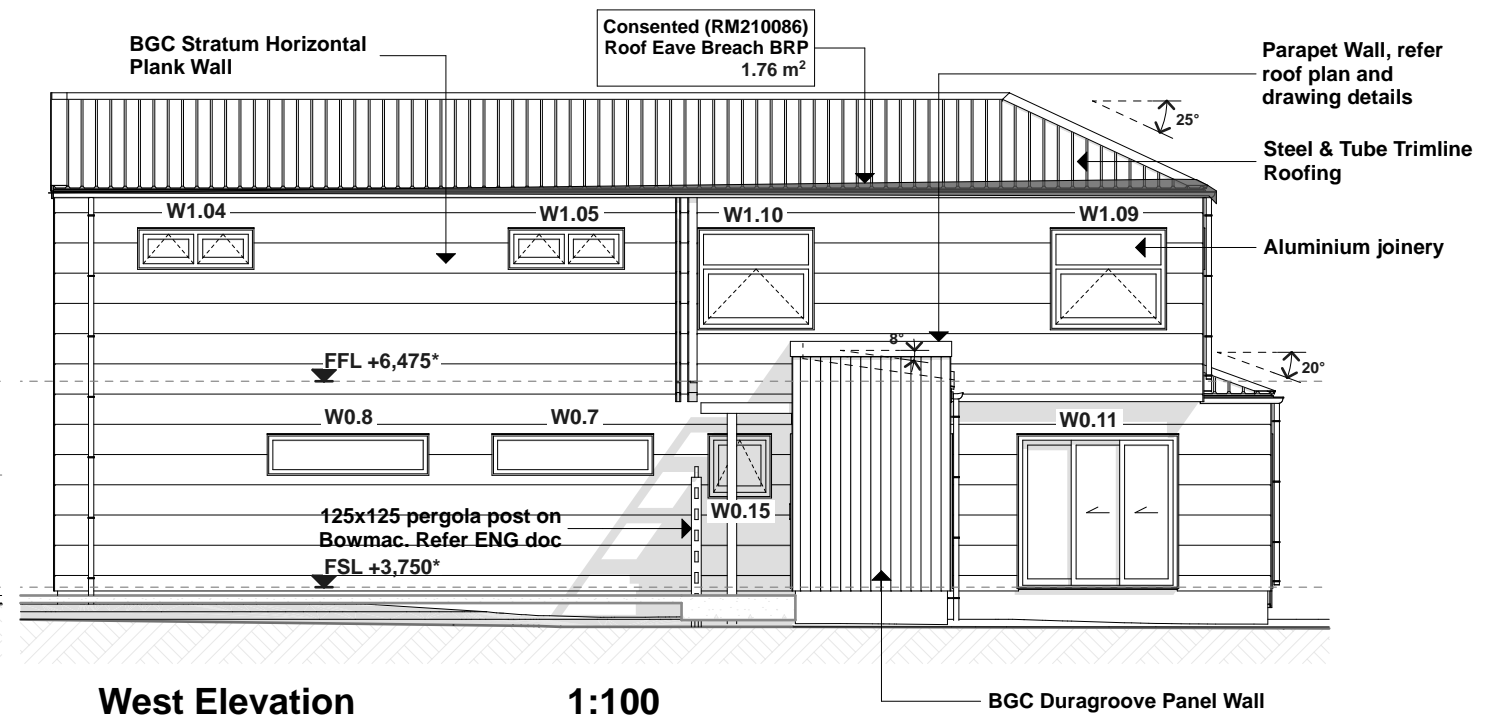
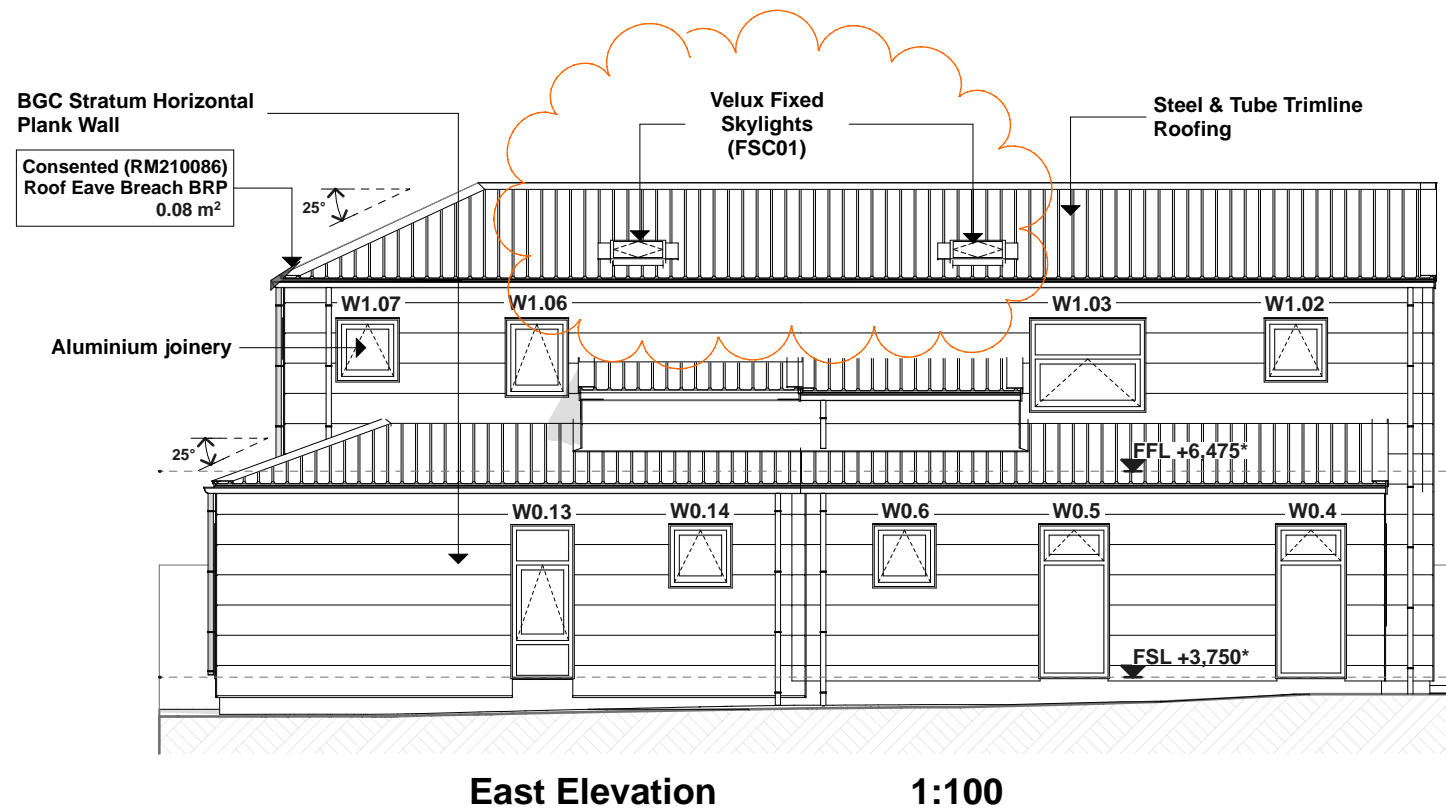
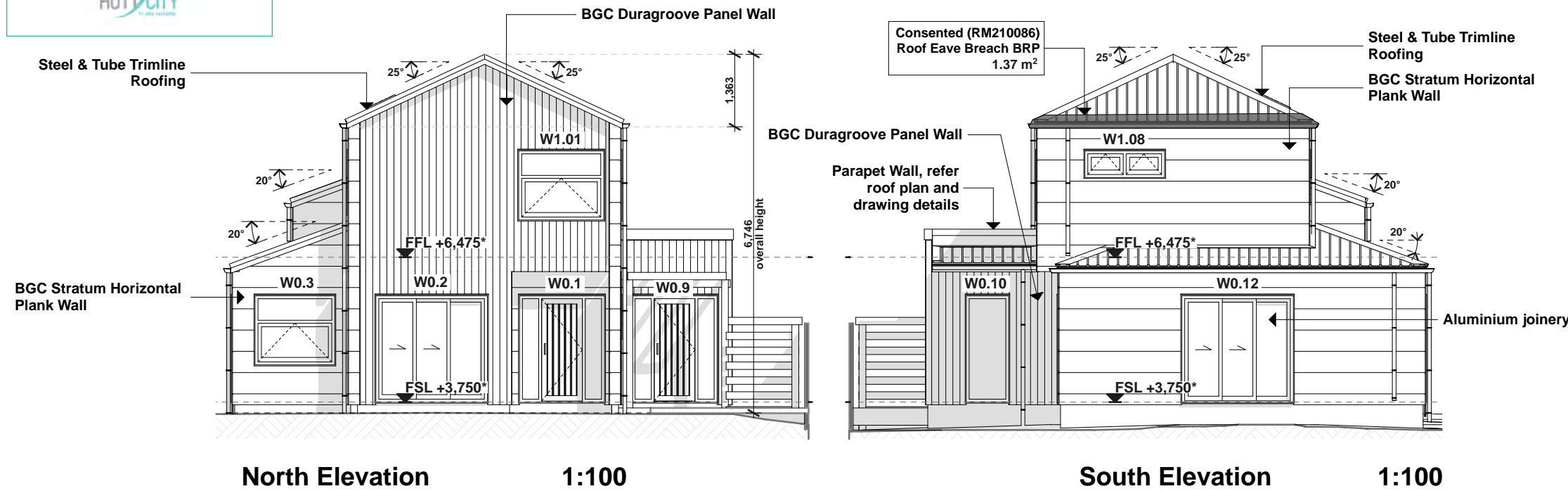
Wall Legend

BGC Stratum Horizontal Plank Wall
BGC Stratum Horizontal Plank Wall, on 45x20mm H3.1 timber cavity battens by manufacturer, over building underlay, on 90x45mm H1.2 SG8 KD gauged wall framing @ 600crs. Insulate with R2.4 Pinkbatts wall insulation. Lined with 10mm GIB standard or 13mm GIB Aqualine to wet areas. For cladding fixing: Refer to manufacture spec, drawings.

BGC Duragroove Panel Wall
BGC Duragroove Panel, on H3.1 20mm vertical timber cavity battens, over building underlay, on 90x45mm H1.2 SG8 KD gauged wall framing @ 600crs. Insulate with R2.4 Pinkbatts wall insulation. Lined with 10mm GIB standard or 13mm GIB Aqualine to wet areas. For cladding fixing: Refer to manufacture spec, drawings.

Roof System Note

Steel & Tube Trimline Roofing
Steel & Tube Trimline 0.55mm thick metal profiled roofing on Thermakraft 407 roof underlay on 70x45mm purlins on their flat @ 900crs max, fixed to pre-manufactured design trusses. Insulate cavities with R3.2 Pinkbatts ceiling insulation. Refer truss layout and PS1.



Proposed Dwelling - UNIT 2 & 3	NOTE: DO NOT SCALE FROM DRAWINGS, CHECK ALL DIMENSIONS ON SITE	SHEET: A14b
		DRAWN BY:
VERSION: CONSULTANT PACKAGE	REVISION #:	ISSUED: 23/03/22



GIB Barrierline between framing to achieve FRR60/60/60 and STC 61 as per GIB Barrier line manual system GBTLAB60d, install R2.2 Pinkbatts to walls on both side of the barrierline

13mm Gib Fyreline as per Gib system GBFC 30 to all ground floor roof

13mm Gib board ceiling lining
Generally line with 13mm Gib board ceiling with 70x35mm H1.2 SG8 battens at 600 crs fixed to trusses. Gib Aqualine to wet areas. Stopped for level 4 finish.

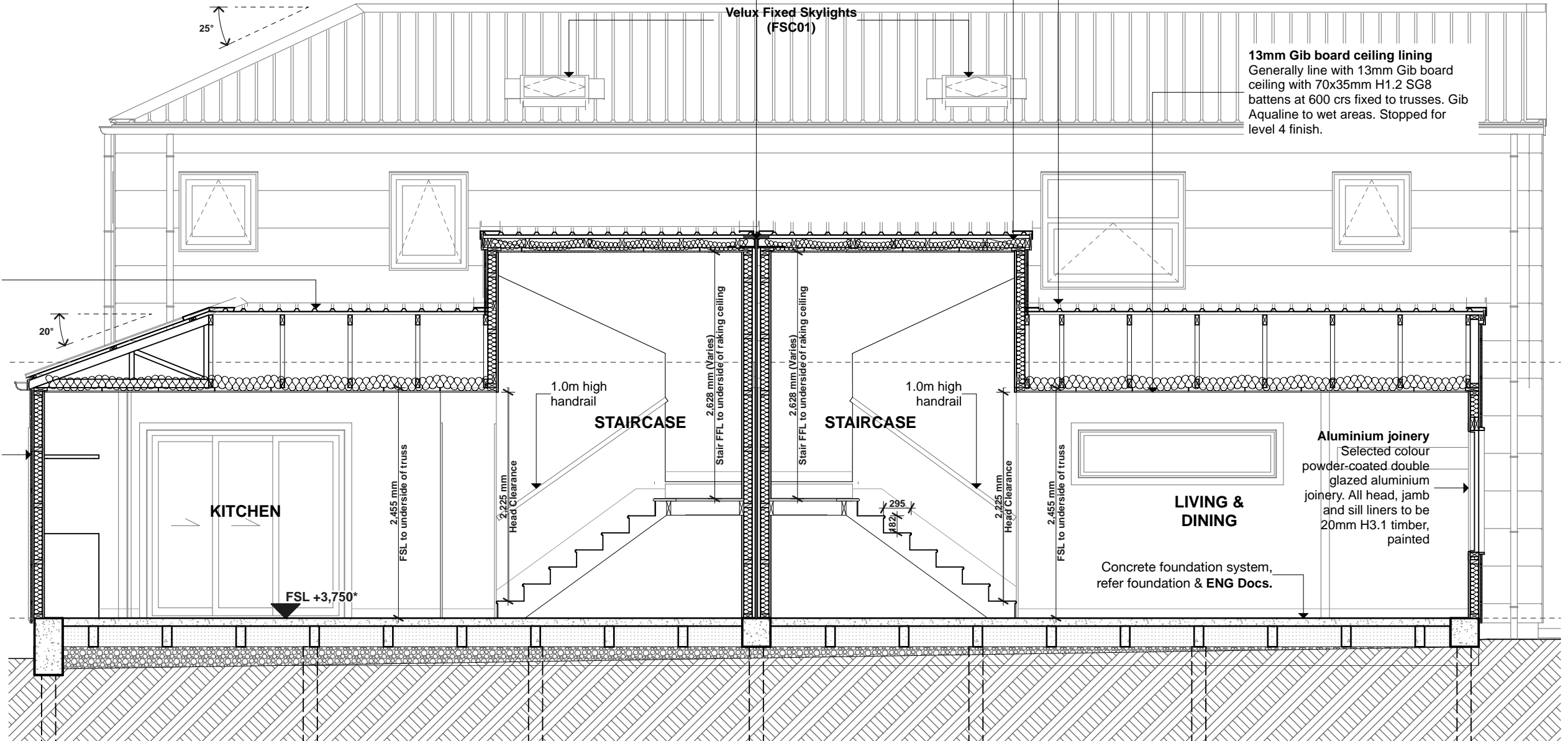
Velux Fixed Skylights (FSC01)

Steel & Tube Trimline Roofing

Steel & Tube Trimline 0.55mm thick metal profiled roofing on Thermakraft 407 roof underlay on 70x45mm purlins on their flat @ 900crs max, fixed to pre-manufactured design trusses. Insulate cavities with R3.2 Pinkbatts ceiling insulation. Refer truss layout and PS1.

BGC Stratum Horizontal Plank Wall

BGC Stratum Horizontal Plank Wall, on 45x20mm H3.1 timber cavity battens by manufacturer, over building underlay, on 90x45mm H1.2 SG8 KD gauged wall framing @ 600crs, Insulate with R2.4 Pinkbatts wall insulation. Lined with 10mm GIB standard or 13mm GIB Aqualine to wet areas. For cladding fixing: Refer to manufacture spec, drawings.



Cross Section A

1:50

Proposed Dwelling - UNIT 2 & 3	NOTE: DO NOT SCALE FROM DRAWINGS, CHECK ALL DIMENSIONS ON SITE	SHEET: A15c
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GIB Barrierline between framing to achieve FRR60/60/60 and STC 61 as per GIB Barrier line manual system GBTLAB60d, install R2.2 Pinkbatts to walls on both side of the barrierline

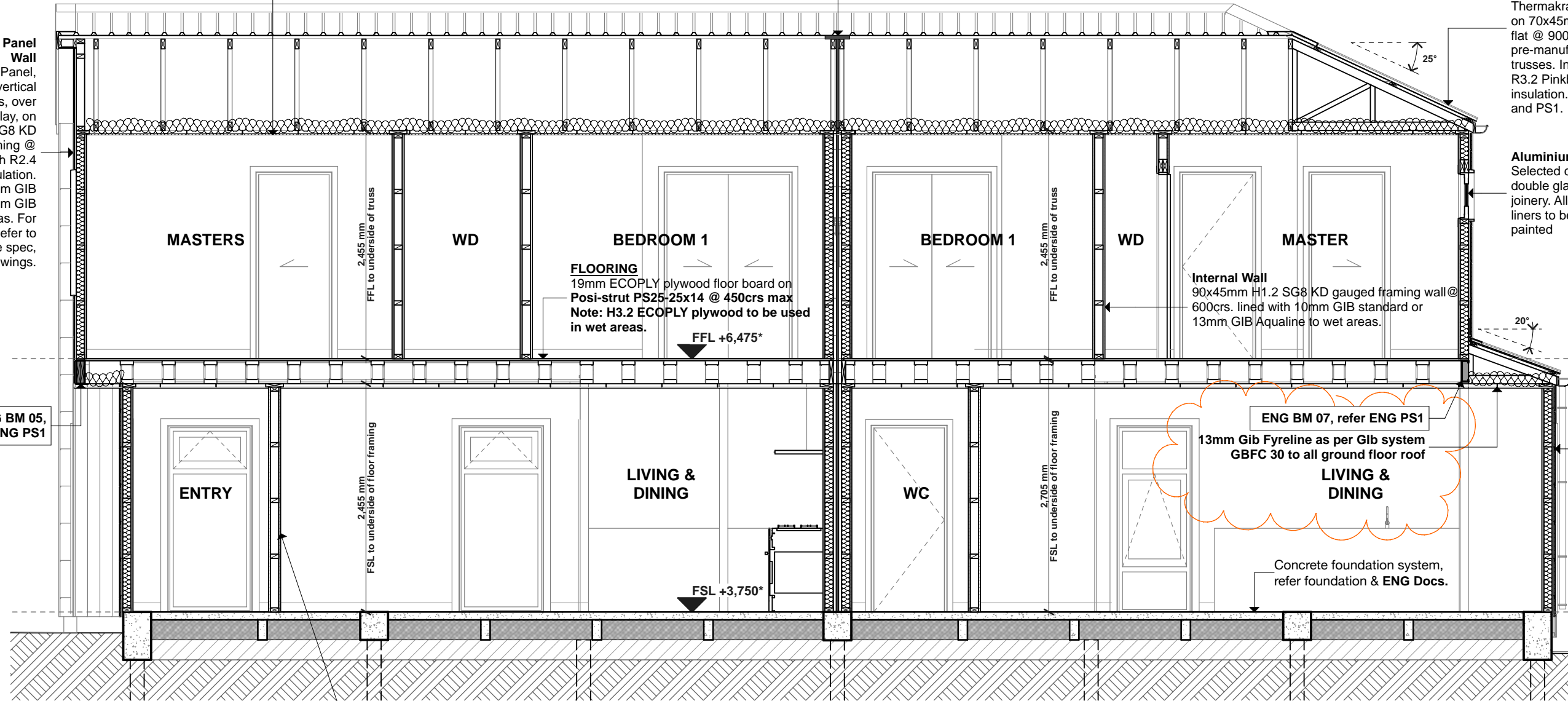
13mm Gib board ceiling lining
 Generally line with 13mm Gib board ceiling with 70x35mm H1.2 SG8 battens at 600 crs fixed to trusses. Gib Aqualine to wet areas. Stopped for level 4 finish.

BGC Duragroove Panel Wall
 BGC Duragroove Panel, on H3.1 20mm vertical timber cavity battens, over building underlay, on 90x45mm H1.2 SG8 KD gauged wall framing @ 600crs, Insulate with R2.4 Pinkbatts wall insulation. Lined with 10mm GIB standard or 13mm GIB Aqualine to wet areas. For cladding fixing: Refer to manufacture spec, drawings.

Steel & Tube Trimline Roofing
 Steel & Tube Trimline 0.55mm thick metal profiled roofing on Thermakraft 407 roof underlay on 70x45mm purlins on their flat @ 900crs max, fixed to pre-manufactured design trusses. Insulate cavities with R3.2 Pinkbatts ceiling insulation. Refer truss layout and PS1.

Aluminium joinery
 Selected colour powder-coated double glazed aluminium joinery. All head, jamb and sill liners to be 20mm H3.1 timber, painted

BGC Stratum Horizontal Plank Wall
 BGC Stratum Horizontal Plank Wall, on 45x20mm H3.1 timber cavity battens by manufacturer, over building underlay, on 90x45mm H1.2 SG8 KD gauged wall framing @ 600crs, Insulate with R2.4 Pinkbatts wall insulation. Lined with 10mm GIB standard or 13mm GIB Aqualine to wet areas. For cladding fixing: Refer to manufacture spec, drawings.



FLOORING
 19mm ECOPLY plywood floor board on Posi-strut PS25-25x14 @ 450crs max
 Note: H3.2 ECOPLY plywood to be used in wet areas.

Internal Wall
 90x45mm H1.2 SG8 KD gauged framing wall @ 600crs. lined with 10mm GIB standard or 13mm GIB Aqualine to wet areas.

ENG BM 07, refer ENG PS1
 13mm Gib Fyreline as per Gib system GBFC 30 to all ground floor roof

Concrete foundation system, refer foundation & ENG Docs.

Internal Wall
 90x45mm H1.2 SG8 KD gauged framing wall @ 600crs. lined with 10mm GIB standard or 13mm GIB Aqualine to wet areas.

Cross Section B 1:50

Proposed Dwelling - UNIT 2 & 3	NOTE: DO NOT SCALE FROM DRAWINGS, CHECK ALL DIMENSIONS ON SITE	SHEET: A16b
		DRAWN BY: M.Yap
		ISSUED: 28/03/22
VERSION: CONSULTANT PACKAGE	REVISION #:	

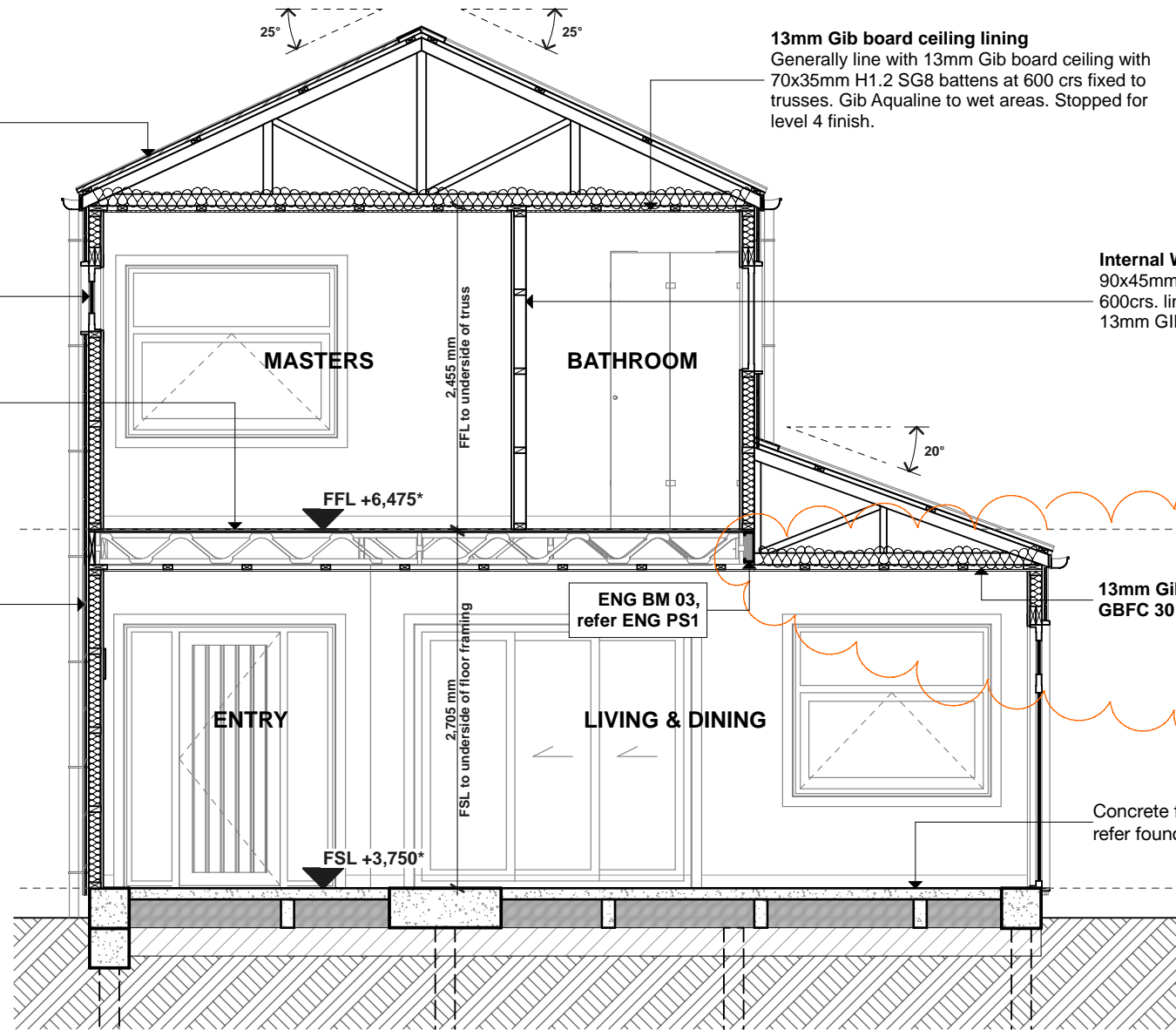


Steel & Tube Trimline Roofing
Steel & Tube Trimline 0.55mm thick metal profiled roofing on Thermakraft 407 roof underlay on 70x45mm purlins on their flat @ 900crs max, fixed to pre-manufactured design trusses. Insulate cavities with R3.2 Pinkbatts ceiling insulation. Refer truss layout and PS1.

Aluminium joinery
Selected colour powder-coated double glazed aluminium joinery. All head, jamb and sill liners to be 20mm H3.1 timber, painted

FLOORING
19mm ECOPLY plywood floor board on Posi-strut PS25-25x14 @ 450crs max
Note: H3.2 ECOPLY plywood to be used in wet areas.

BGC Stratum Horizontal Plank Wall
BGC Stratum Horizontal Plank Wall, on 45x20mm H3.1 timber cavity battens by manufacturer, over building underlay, on 90x45mm H1.2 SG8 KD gauged wall framing @ 600crs. Insulate with R2.4 Pinkbatts wall insulation. Lined with 10mm GIB standard or 13mm GIB Aqualine to wet areas. For cladding fixing: Refer to manufacture spec, drawings.



13mm Gib board ceiling lining
Generally line with 13mm Gib board ceiling with 70x35mm H1.2 SG8 battens at 600 crs fixed to trusses. Gib Aqualine to wet areas. Stopped for level 4 finish.

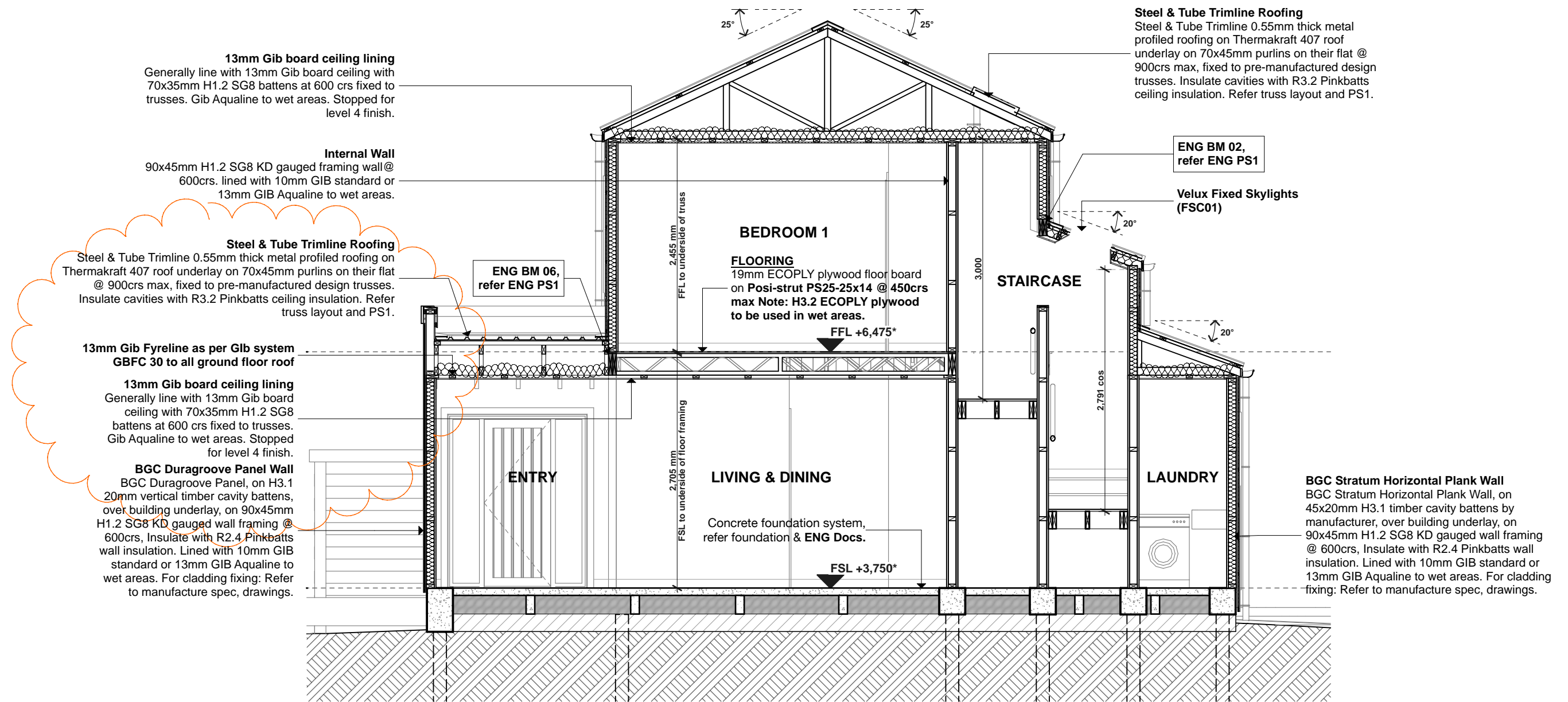
Internal Wall
90x45mm H1.2 SG8 KD gauged framing wall @ 600crs. lined with 10mm GIB standard or 13mm GIB Aqualine to wet areas.

13mm Gib Fyreline as per Gib system GBFC 30 to all ground floor roof

Concrete foundation system, refer foundation & ENG Docs.

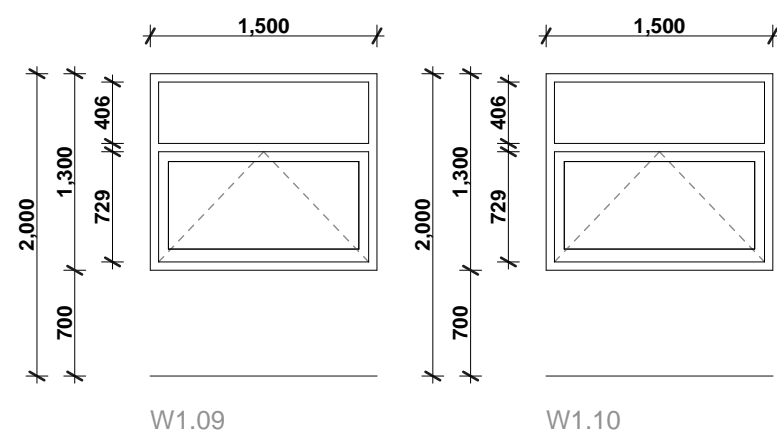
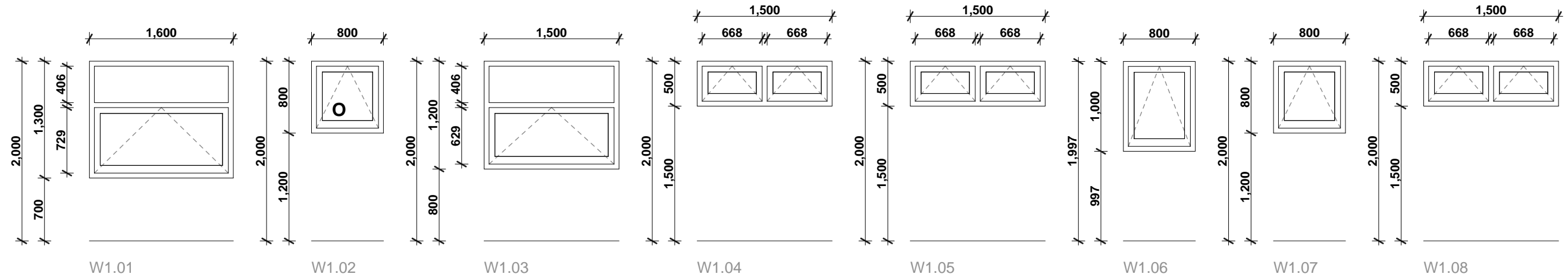
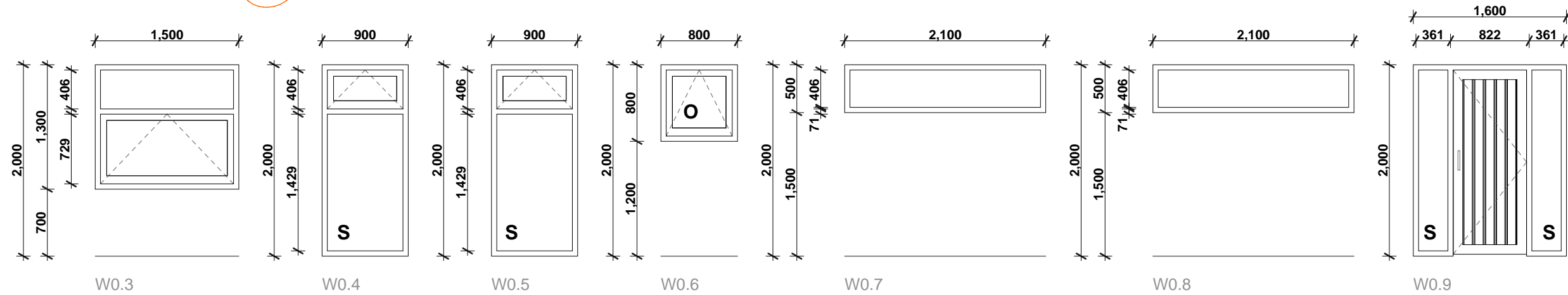
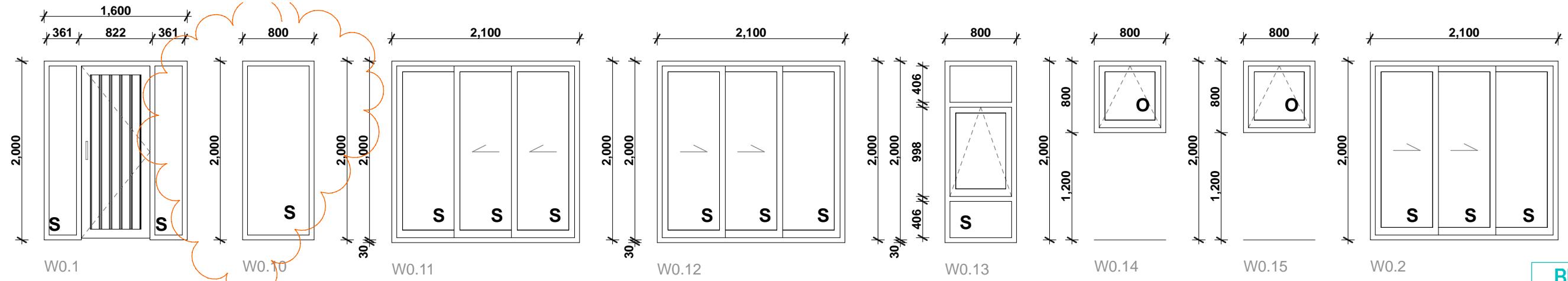
Cross Section C 1:50

	Proposed Dwelling - UNIT 2 & 3	NOTE: DO NOT SCALE FROM DRAWINGS, CHECK ALL DIMENSIONS ON SITE	SHEET: A17b
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Cross Section D 1:50

Proposed Dwelling - UNIT 2 & 3	NOTE: DO NOT SCALE FROM DRAWINGS, CHECK ALL DIMENSIONS ON SITE	SHEET: A18b
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Exterior Joineries 1:50

**PLEASE NOTE:
ALL MEASUREMENTS
REFER TO TIMBER
FRAME TRIMMED
OPENING SIZE**

**CONFIRM ALL SIZES
ON SITE PRIOR TO
MANUFACTURE**

DOOR AND WINDOW NOTES:

All glazing excluding garage to be Double Glazed
All joinery powdercoated aluminium
All glazing to NZS 4223 part 1:2008 and part 3:2016
All glazing to bathroom/WC to be selected obscure
All jambs clear finger jointed 18mm pine

O - Denotes window as drawn with Obscure Glass
S - Denotes window as drawn with Safety Glass
DIMENSIONS SHOWN ARE TRIM SIZE

Note:
Restrictor must be installed to stays to all openings windows within 1m of GL and a fall of over 1m present in accordance with NZBC F4

Window and Door Note

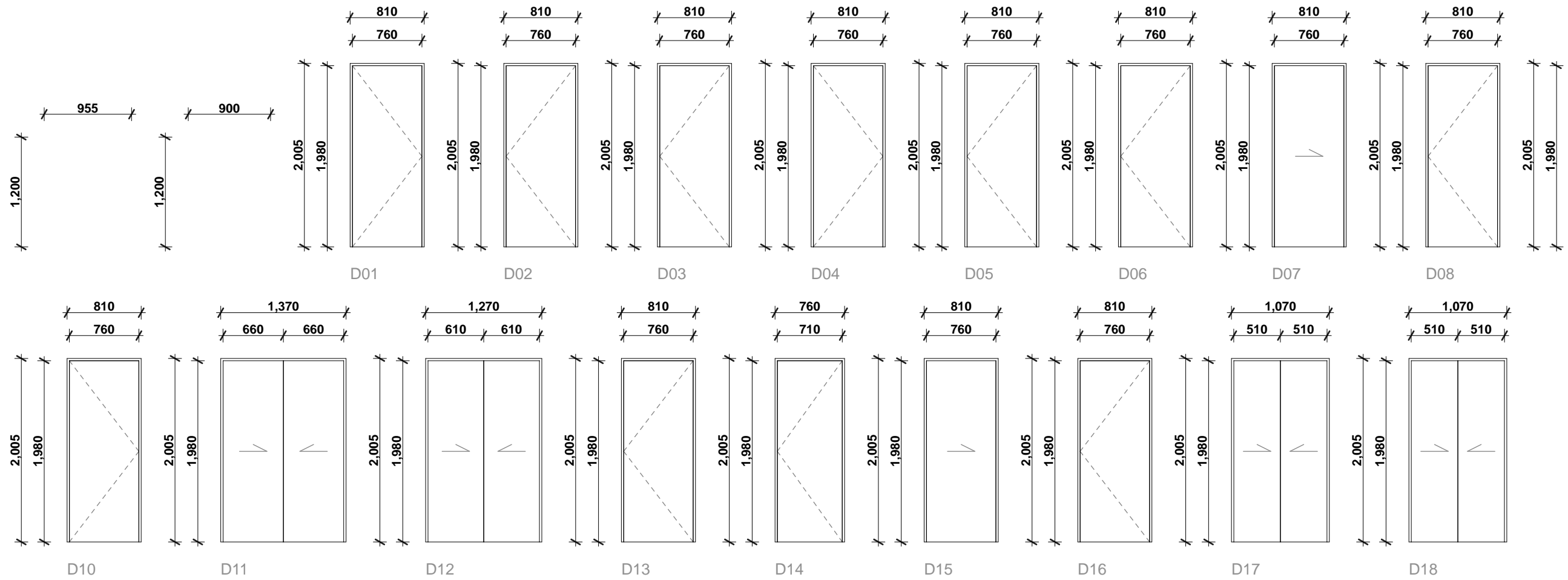
External Joinery
Powder coated aluminium joinery, use WANZ continuous support bar to suit cladding with location bracket, hardwood liners rebated for GIB, glazing to be safety toughen double glazed units to grade A safety and be suitable for stated wind pressure in accordance with NZS4223. Hardware & Entrance door Panel style to be selected by owner
NOTE: MUST read in conjunction with other drawings. Require window restrictors to window sills are less than 760mm high (first floor joinery only)

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Proposed Dwelling - UNIT 2 & 3	NOTE: DO NOT SCALE FROM DRAWINGS, CHECK ALL DIMENSIONS ON SITE	SHEET: A19a
	VERSION: CONSULTANT PACKAGE	DRAWN BY:
	REVISION #:	ISSUED: 21/03/22



Interior Joineries GF 1:50

**Window and Door Note
Internal Joinery**

Paint quality pine clears, primed with 2 coats of oil based sealer to all sides, hardwares & Panel styles to be selected by owner, door manufacture to site measure openings on site prior to manufacture, architect/LBP designer to be present at site measure.
NOTE: MUST read in conjunction with other drawings

BUILDING CONSENT

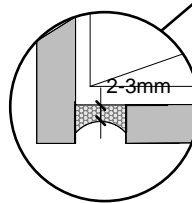
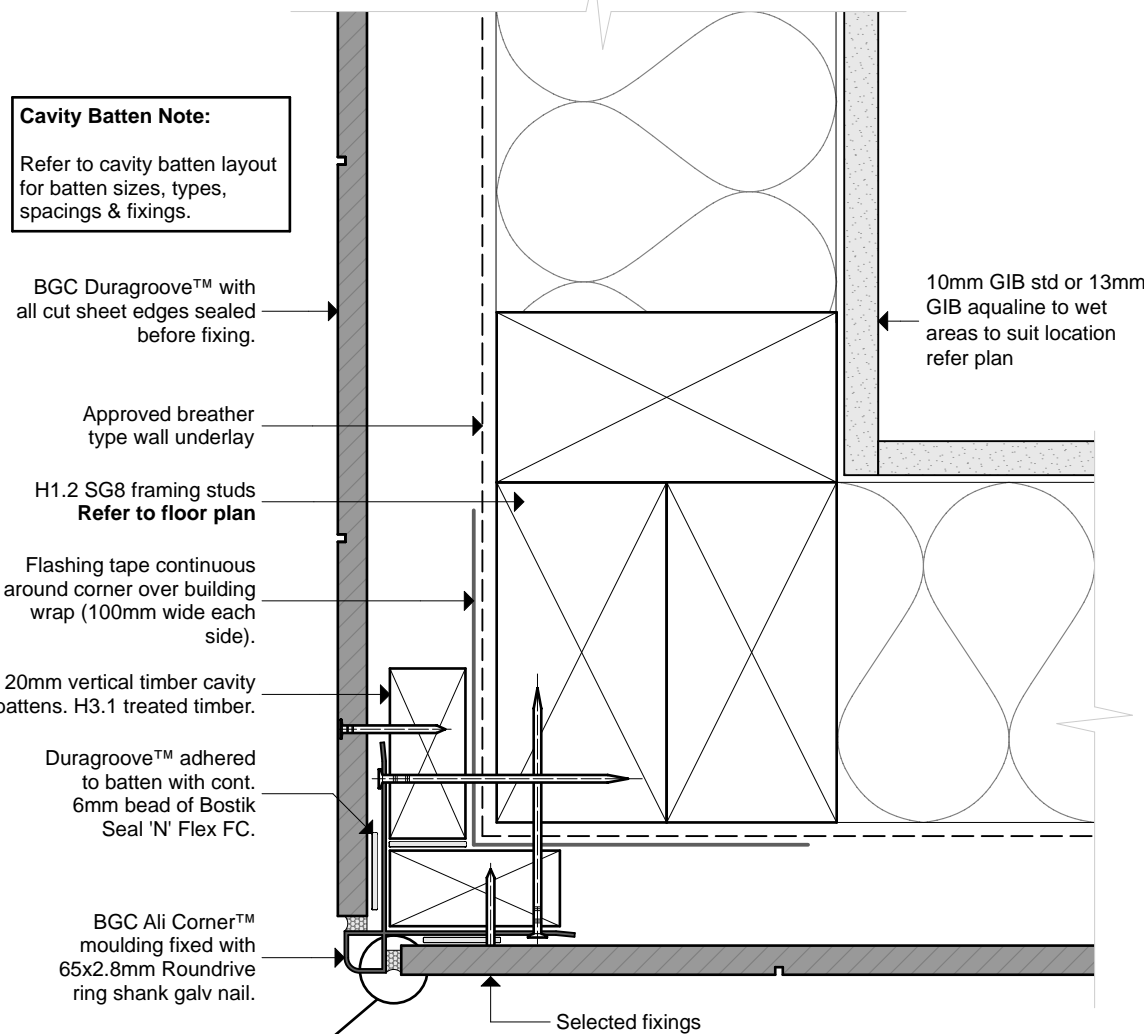
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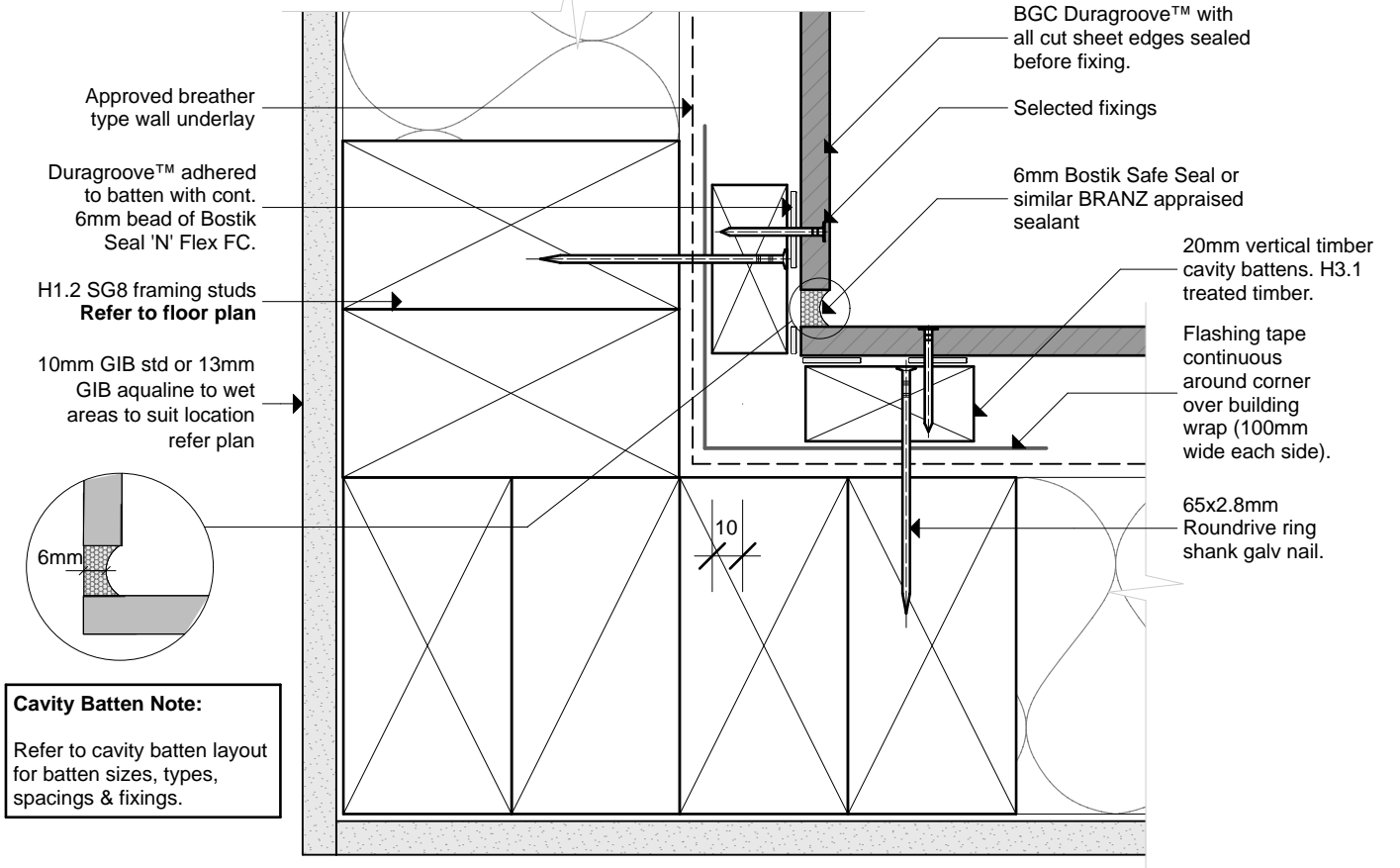
	Proposed Dwelling - UNIT 2 & 3	NOTE: DO NOT SCALE FROM DRAWINGS, CHECK ALL DIMENSIONS ON SITE	SHEET: A20
			DRAWN BY:
	VERSION: CONSULTANT PACKAGE	REVISION #:	ISSUED: 7/12/21

Cavity Batten Note:
Refer to cavity batten layout for batten sizes, types, spacings & fixings.



DETAIL: BGC DURAGRROVE External Corner 1:2

Cavity Batten Note:
Refer to cavity batten layout for batten sizes, types, spacings & fixings.

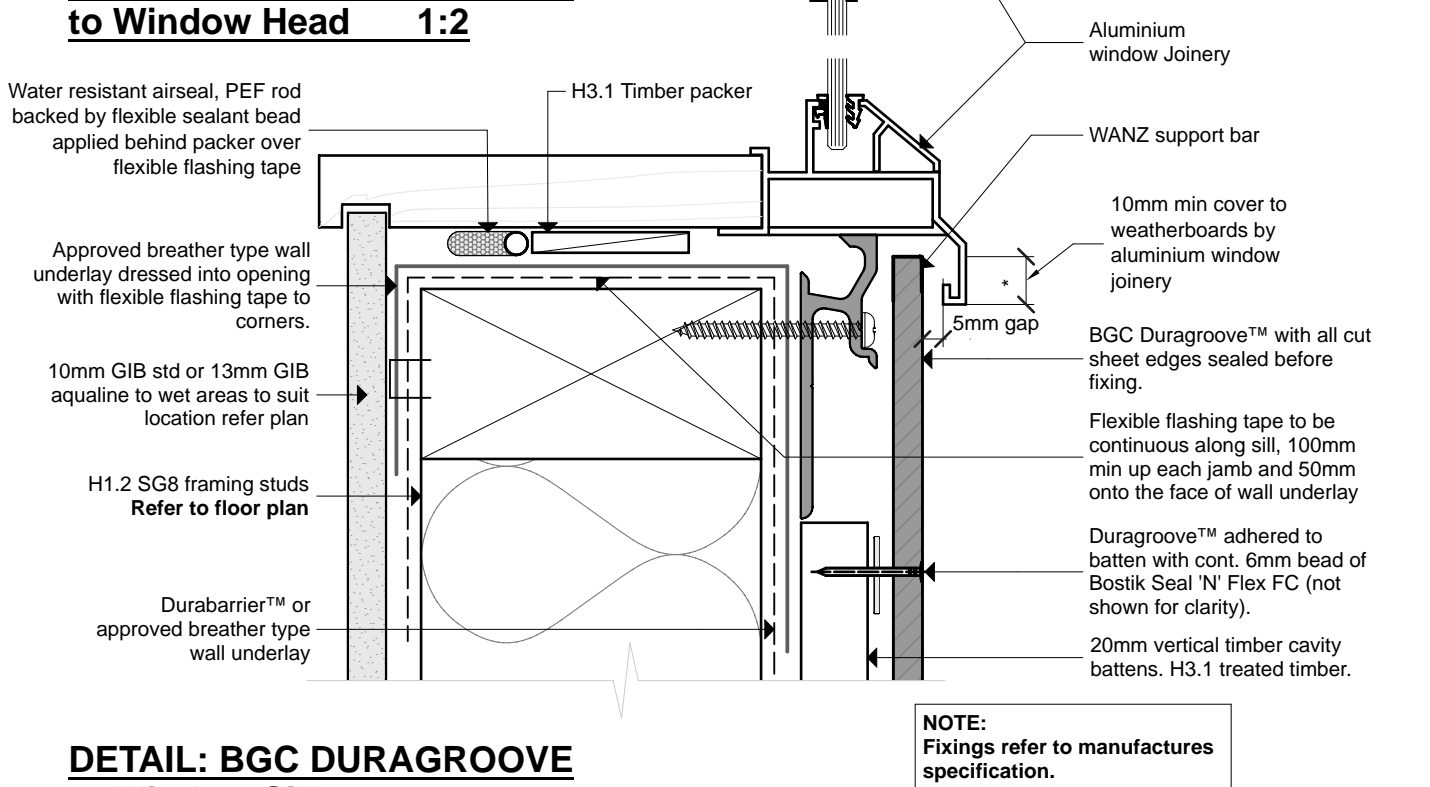
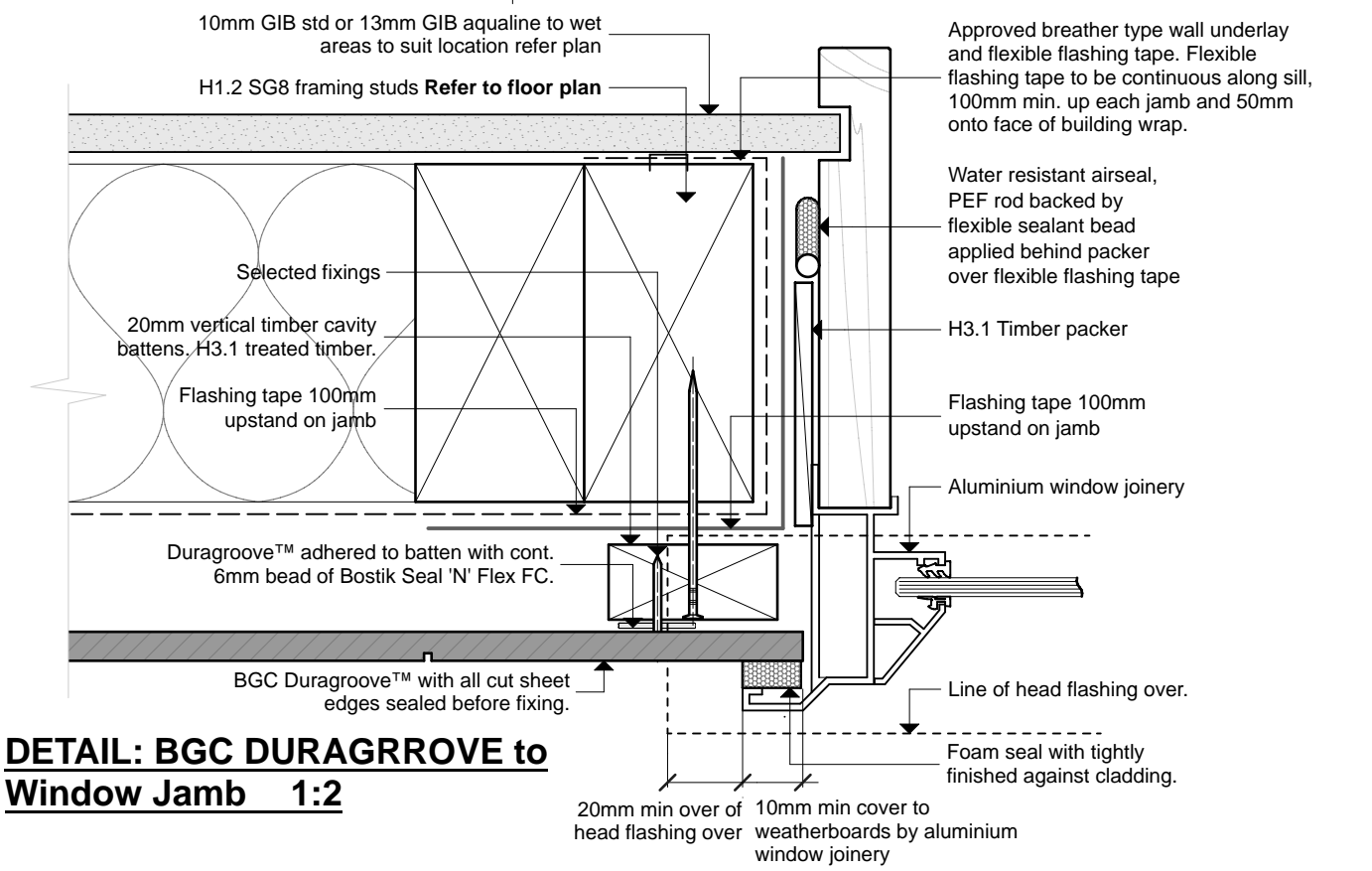
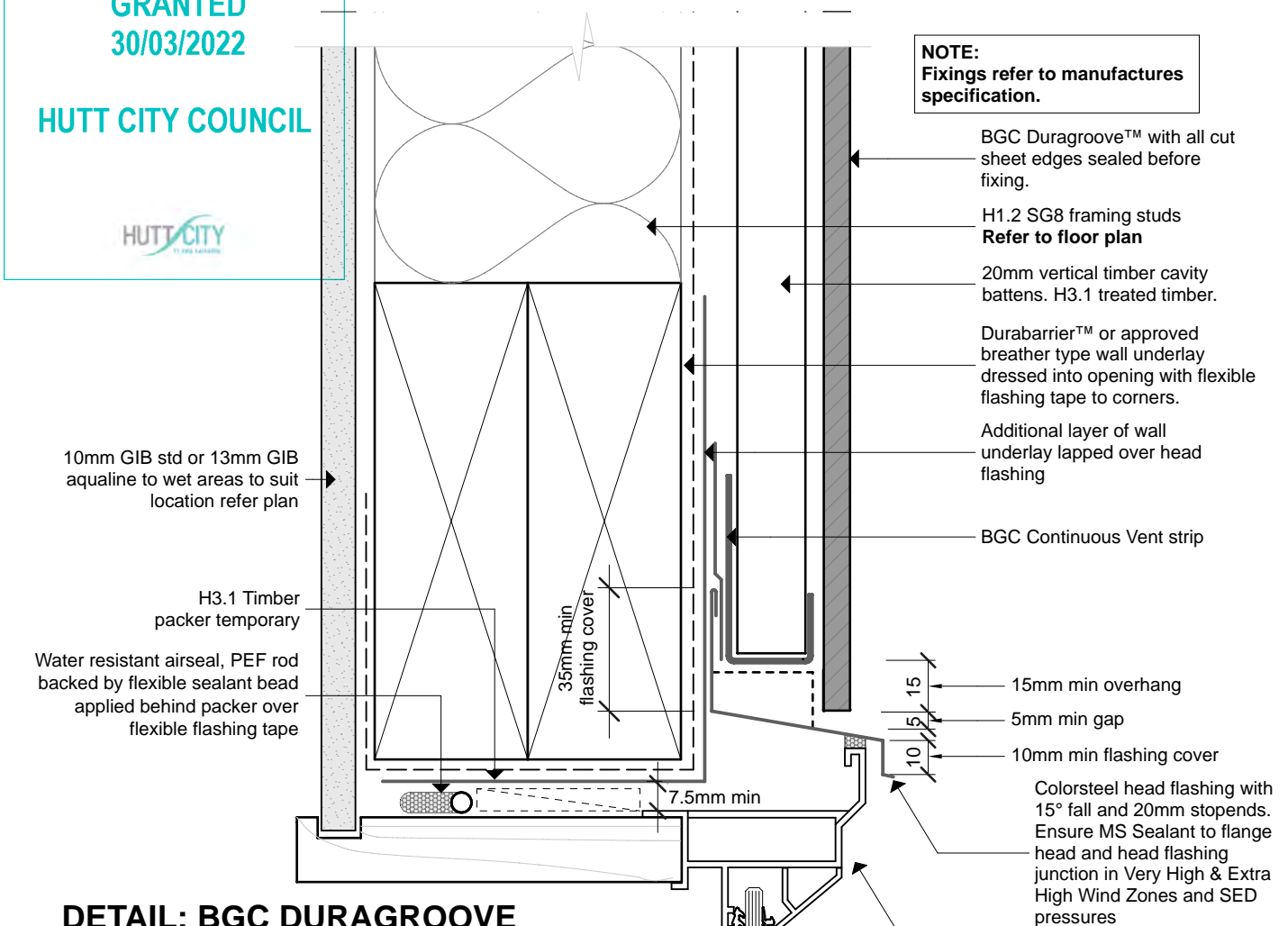
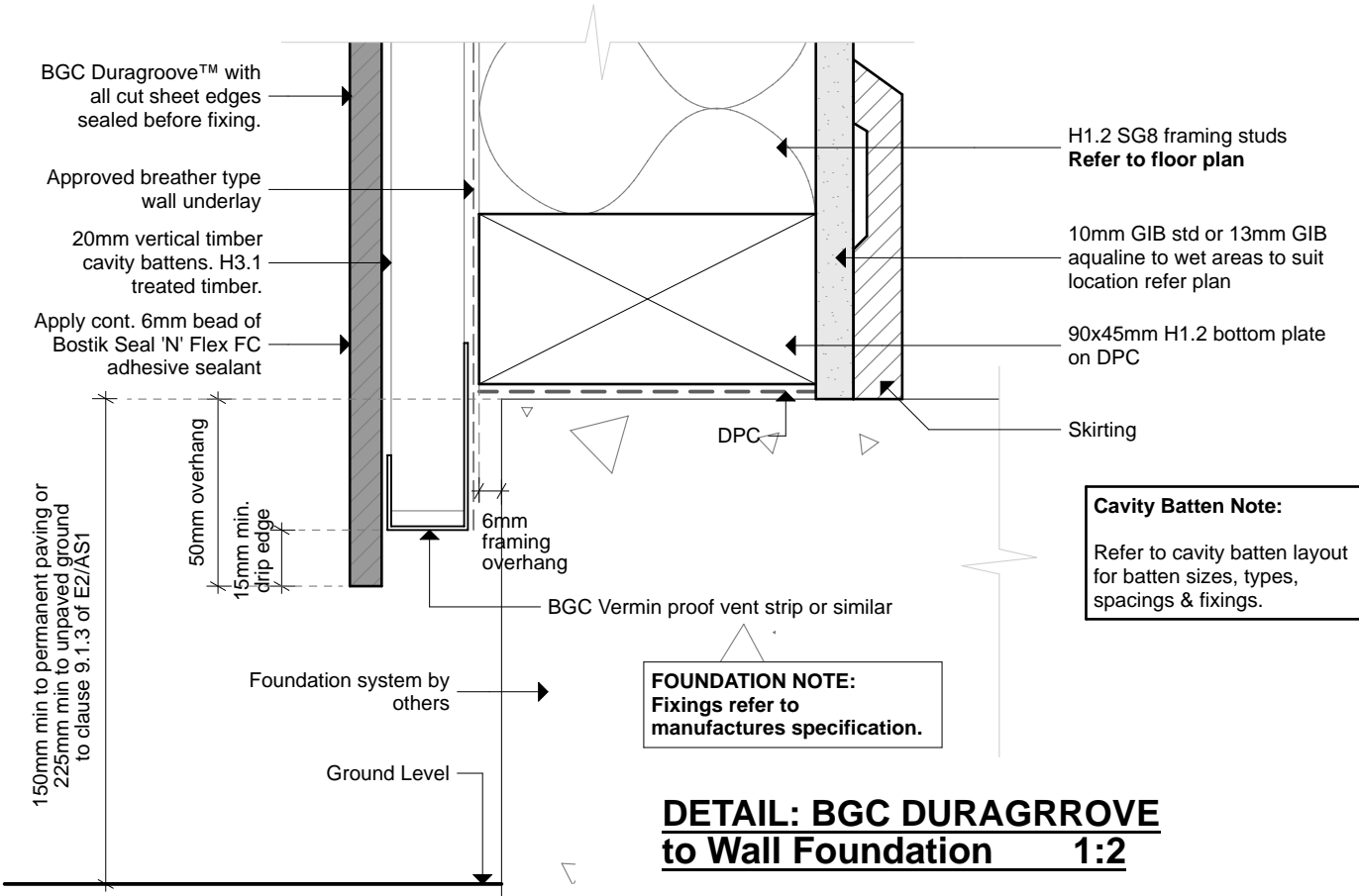


DETAIL: BGC DURAGRROVE Internal Corner 1:2

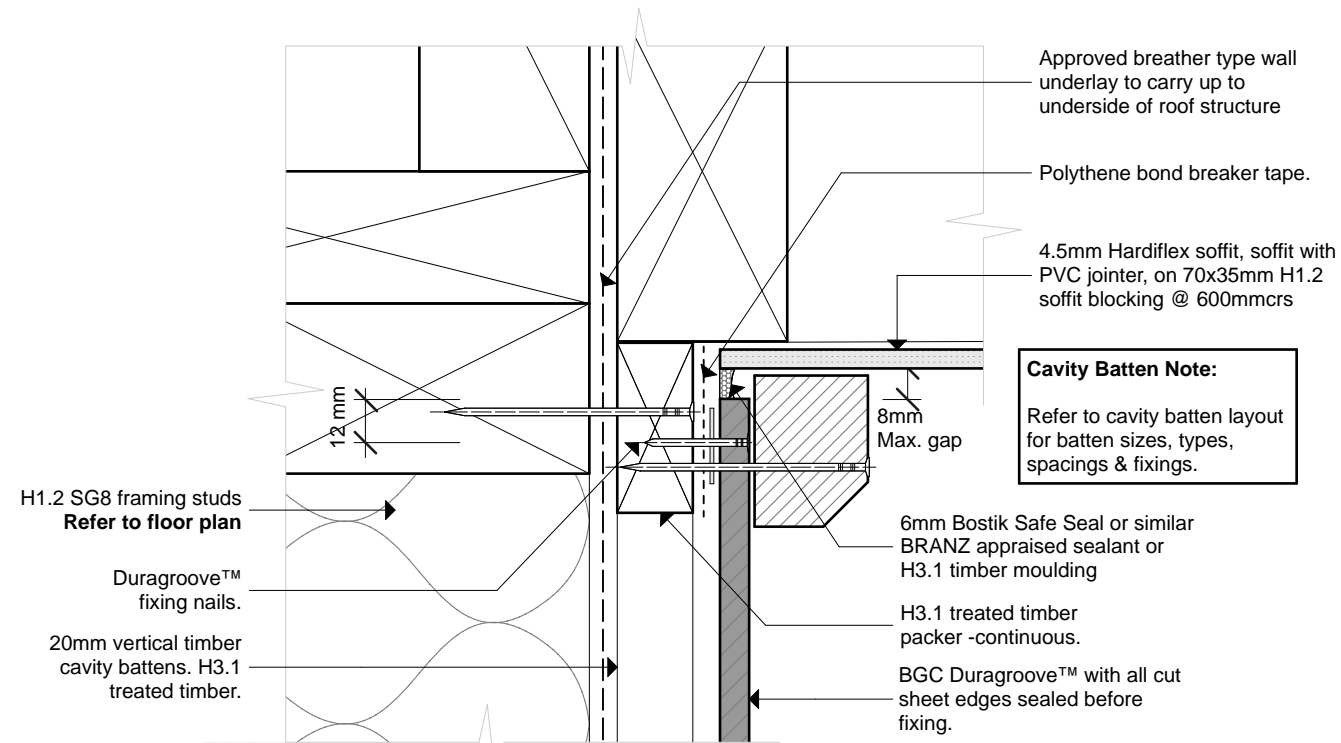
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Proposed Dwelling - UNIT 2 & 3	NOTE: DO NOT SCALE FROM DRAWINGS, CHECK ALL DIMENSIONS ON SITE	SHEET: A21
	VERSION: CONSULTANT PACKAGE	ISSUED: 7/12/21
	REVISION #:	DRAWN BY:

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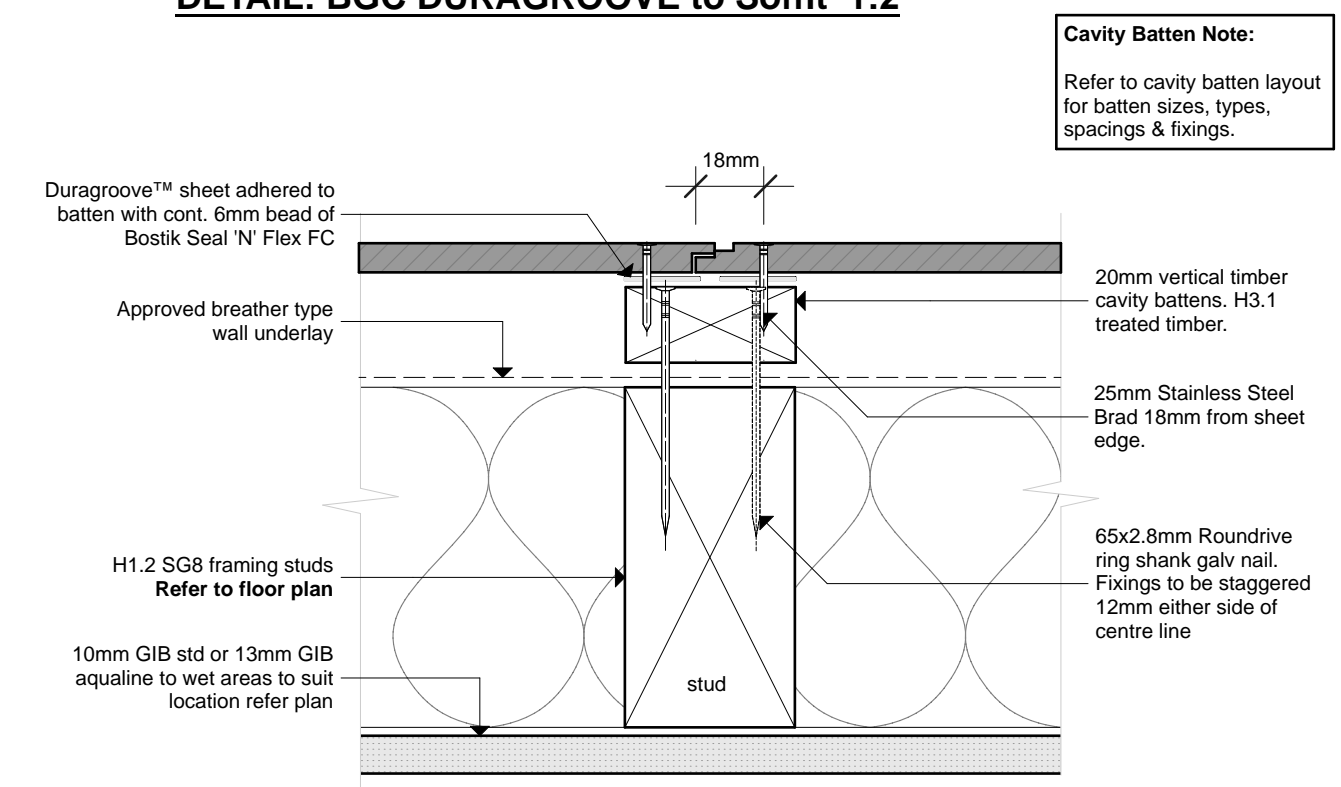


Proposed Dwelling - UNIT 2 & 3	NOTE: DO NOT SCALE FROM DRAWINGS, CHECK ALL DIMENSIONS ON SITE	SHEET: A22
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	REVISION #:	DRAWN BY:



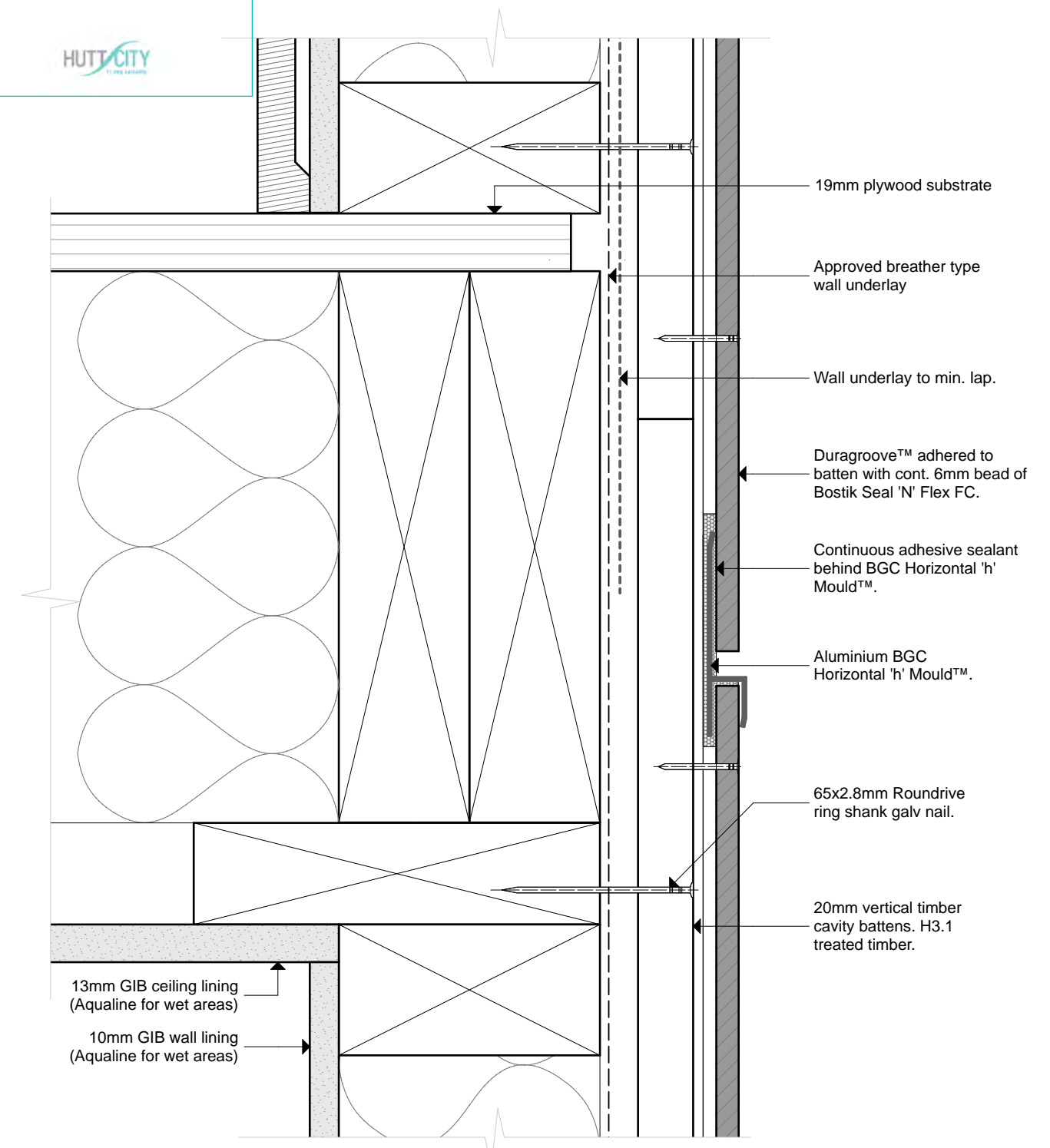
Cavity Batten Note:
Refer to cavity batten layout for batten sizes, types, spacings & fixings.

DETAIL: BGC DURAGROOVE to Soffit 1:2



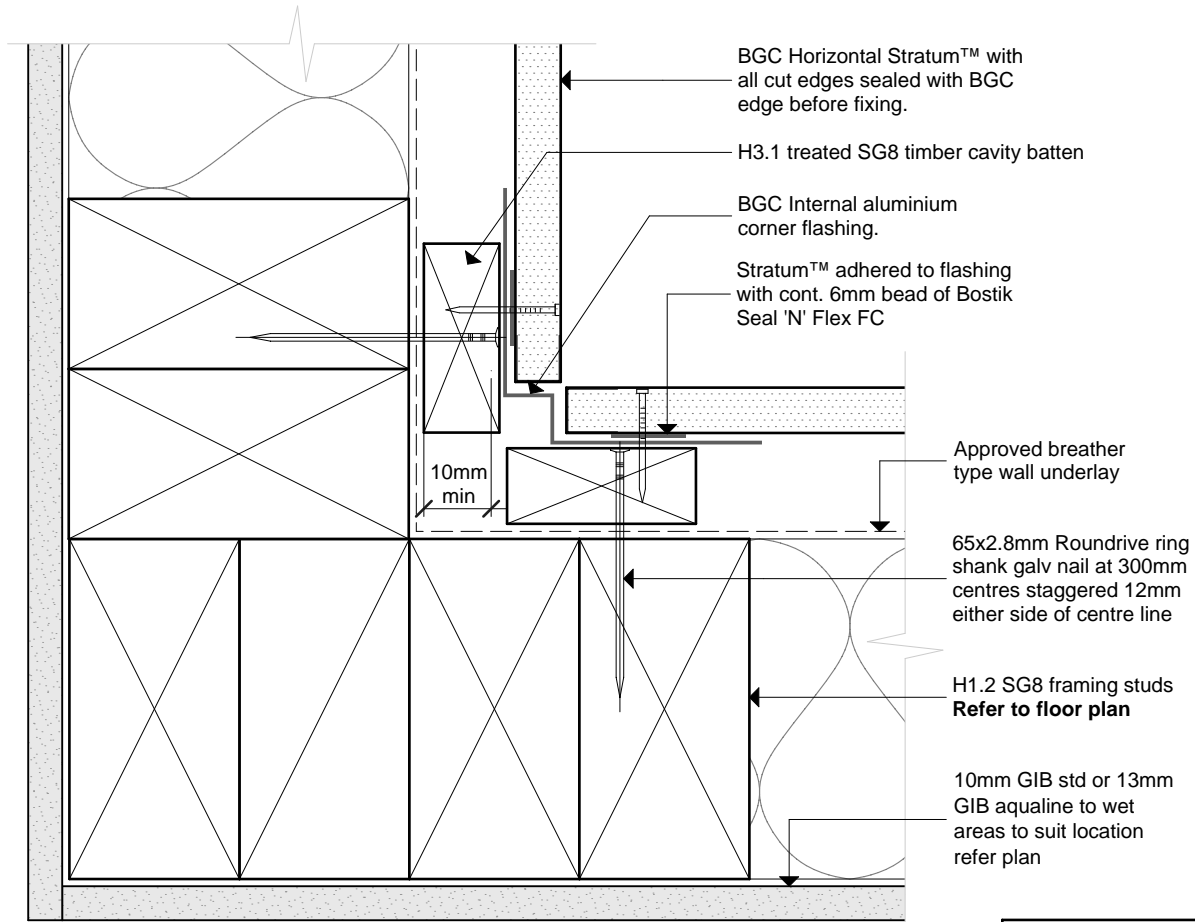
Cavity Batten Note:
Refer to cavity batten layout for batten sizes, types, spacings & fixings.

DETAIL: BGC DURAGROOVE Vertical Joint 1:2



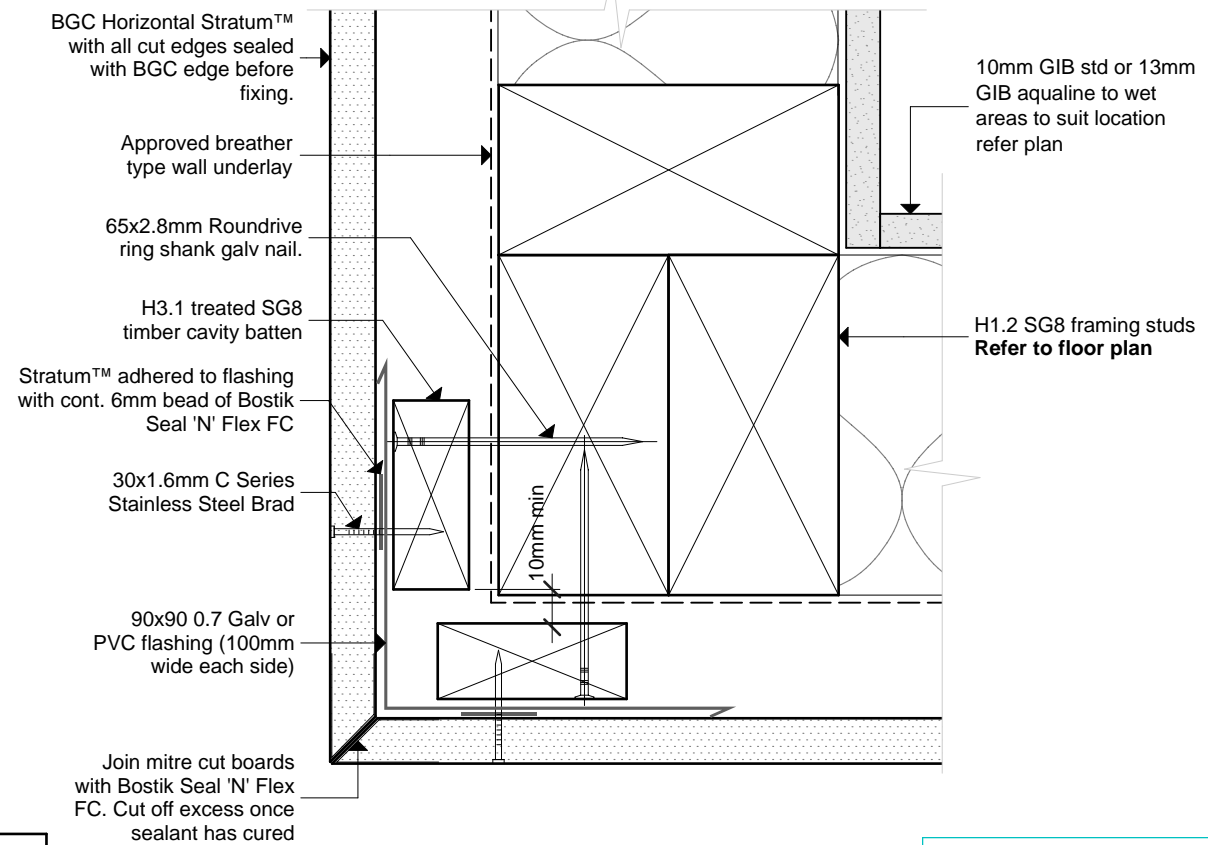
DETAIL: BGC DURAGROOVE Inter-storey Drainage 1:2

	Proposed Dwelling - UNIT 2 & 3	NOTE: DO NOT SCALE FROM DRAWINGS, CHECK ALL DIMENSIONS ON SITE	SHEET: A23
	VERSION: CONSULTANT PACKAGE	REVISION #:	DRAWN BY:
			ISSUED: 7/12/21



**DETAIL: BGC Horizontal STRATUM
Internal Corner 1:2**

NOTE:
Fixings refer to
manufactures specification.



**DETAIL: BGC Horizontal STRATUM
External Corner 1:2**

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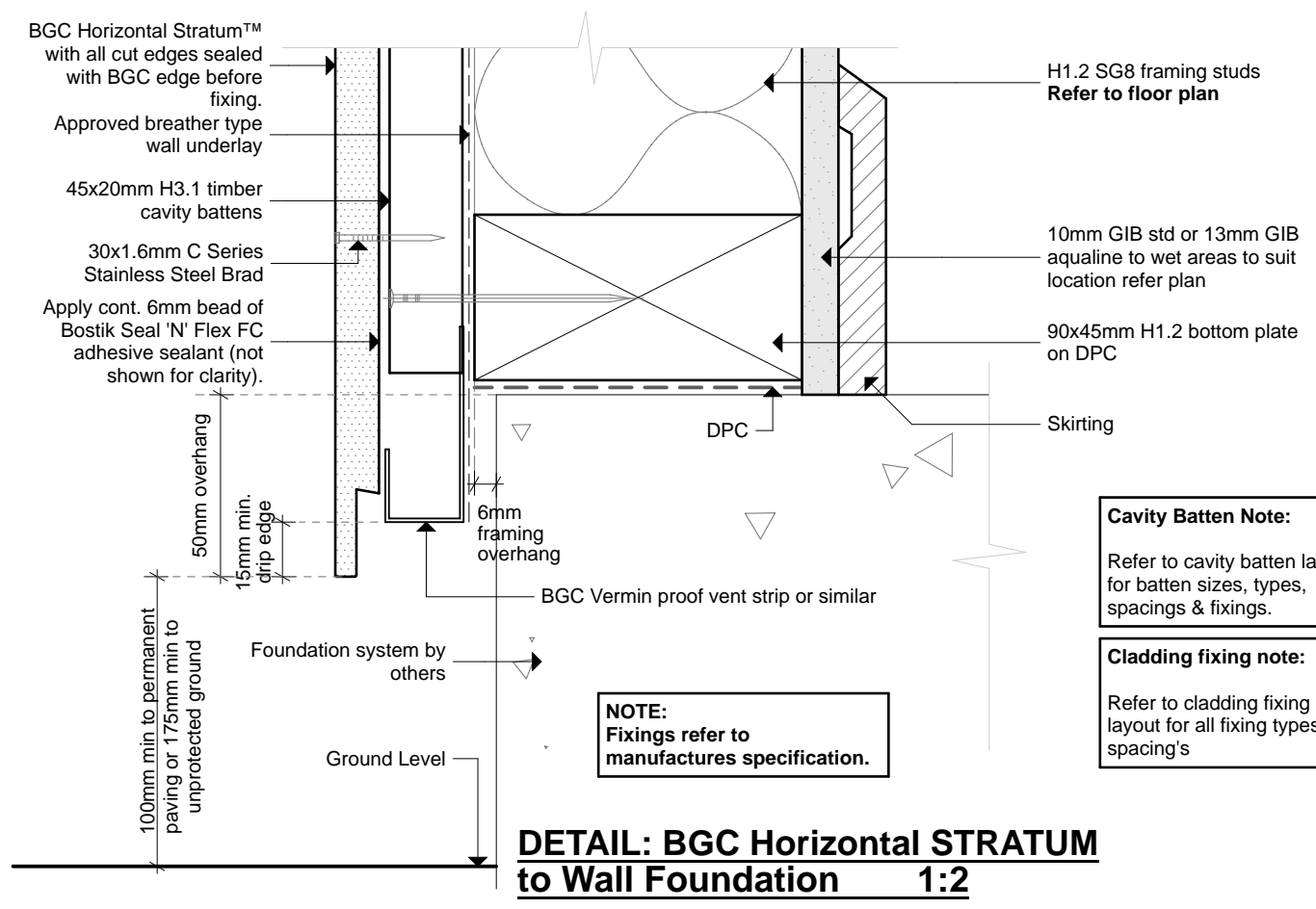
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	Proposed Dwelling - UNIT 2 & 3	NOTE: DO NOT SCALE FROM DRAWINGS, CHECK ALL DIMENSIONS ON SITE	SHEET: A24
	VERSION: CONSULTANT PACKAGE	REVISION #:	DRAWN BY:
			ISSUED: 7/12/21

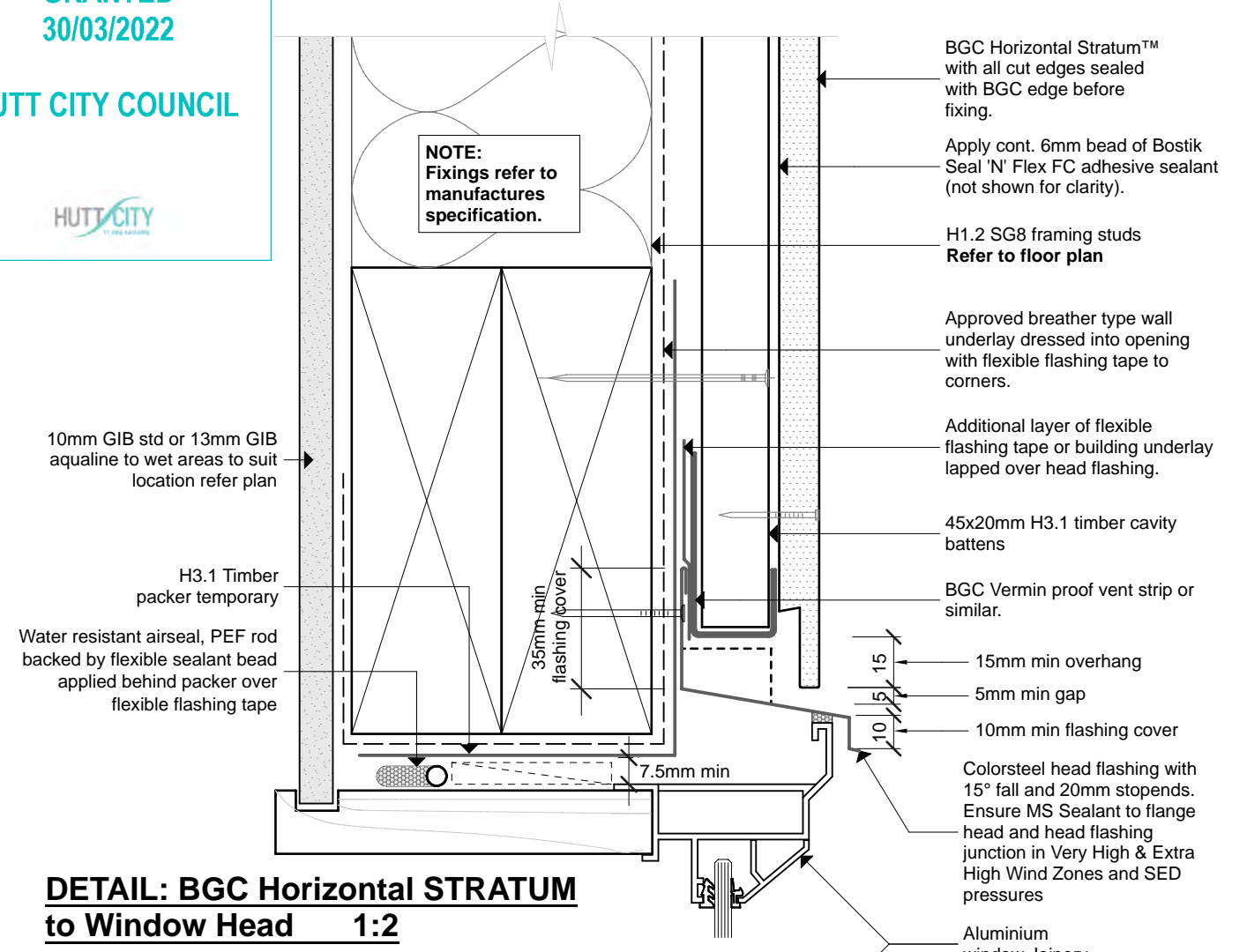
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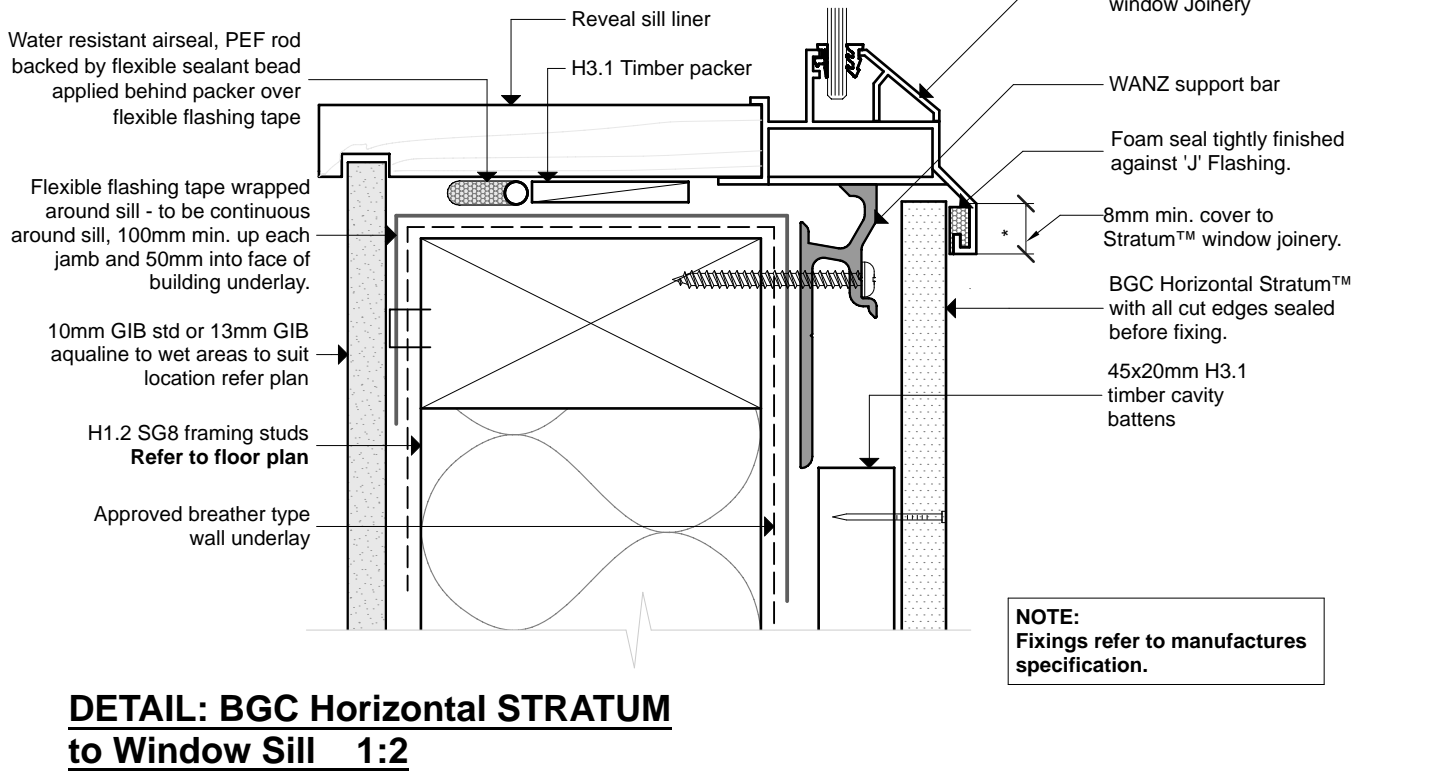
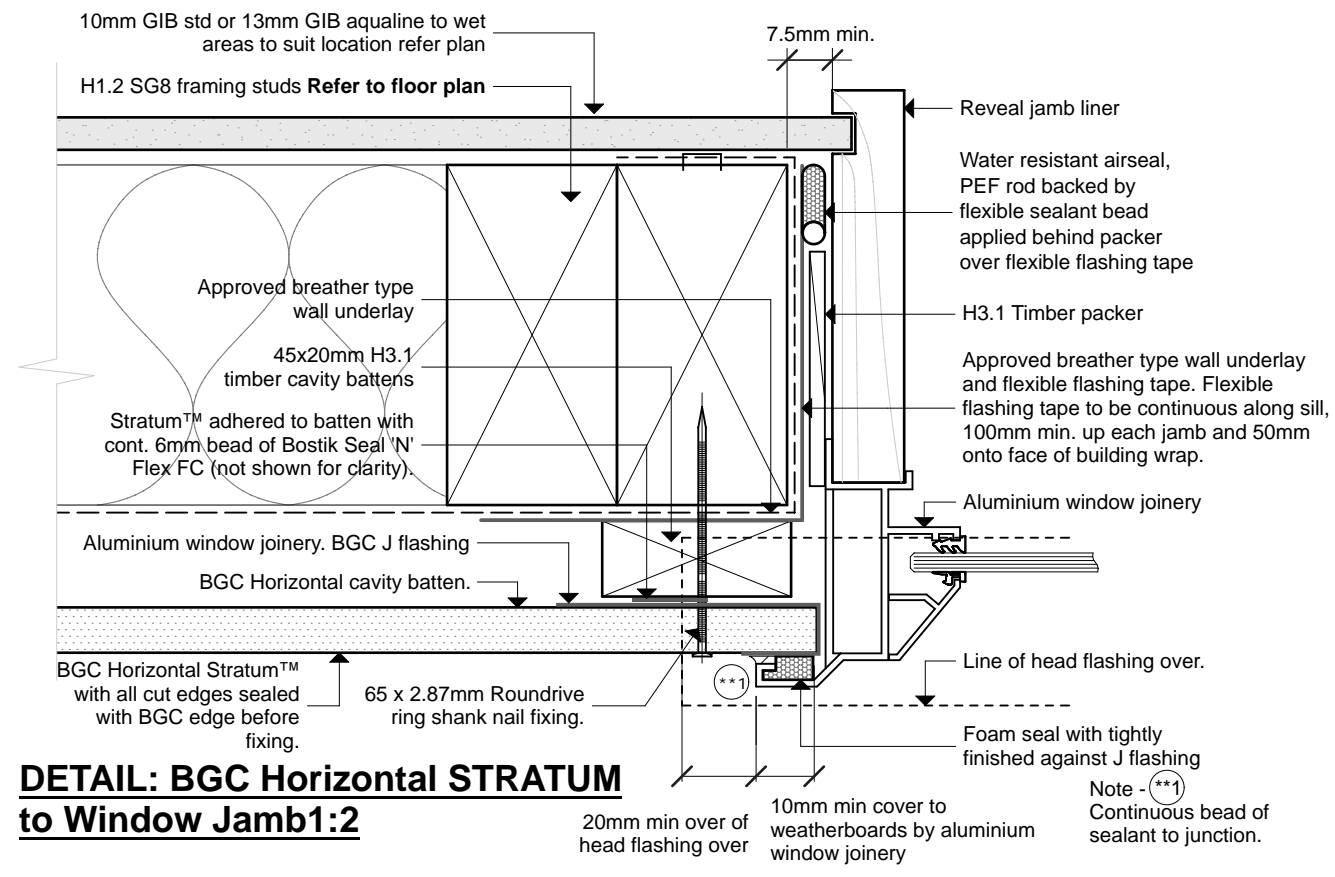
Cavity Batten Note:
Refer to cavity batten layout for batten sizes, types, spacings & fixings.

Cladding fixing note:
Refer to cladding fixing layout for all fixing types & spacing's

NOTE:
Fixings refer to manufactures specification.

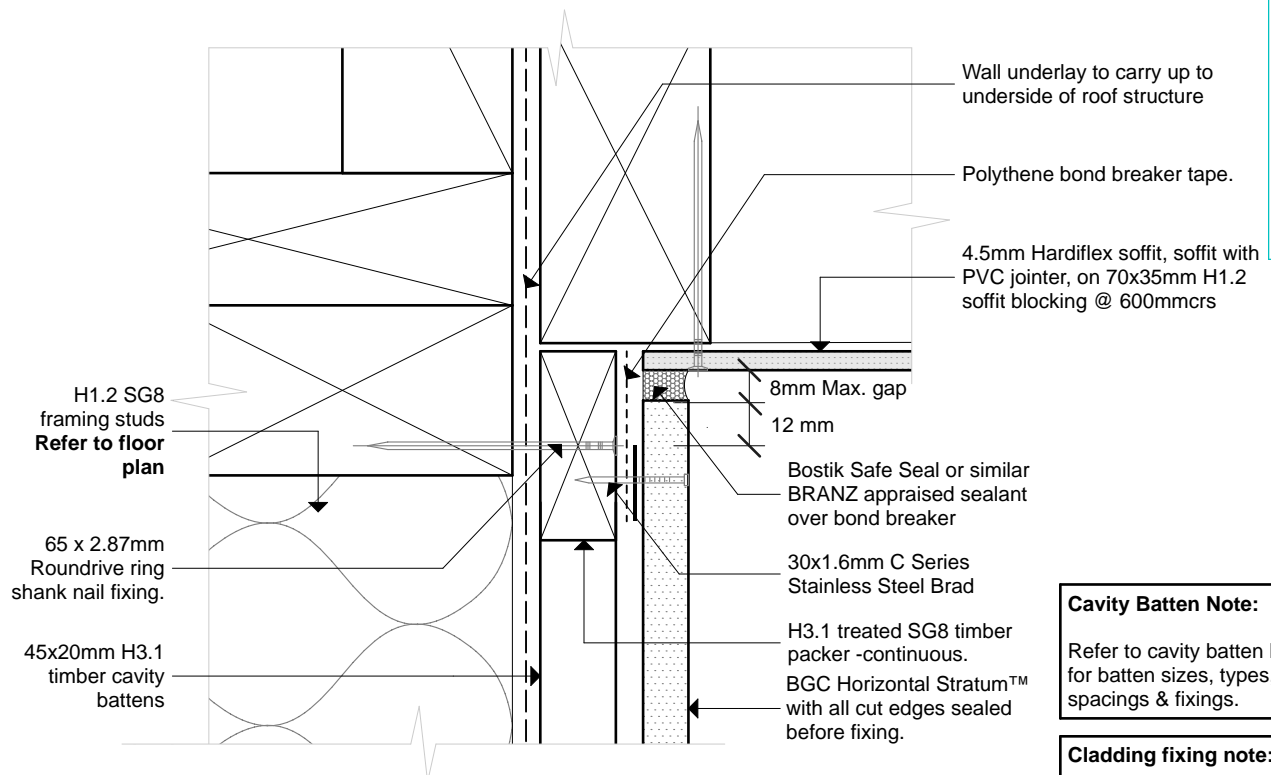


NOTE:
Fixings refer to manufactures specification.



	Proposed Dwelling - UNIT 2 & 3	NOTE: DO NOT SCALE FROM DRAWINGS, CHECK ALL DIMENSIONS ON SITE	SHEET: A25
	VERSION: CONSULTANT PACKAGE	REVISION #:	DRAWN BY:
			ISSUED: 7/12/21

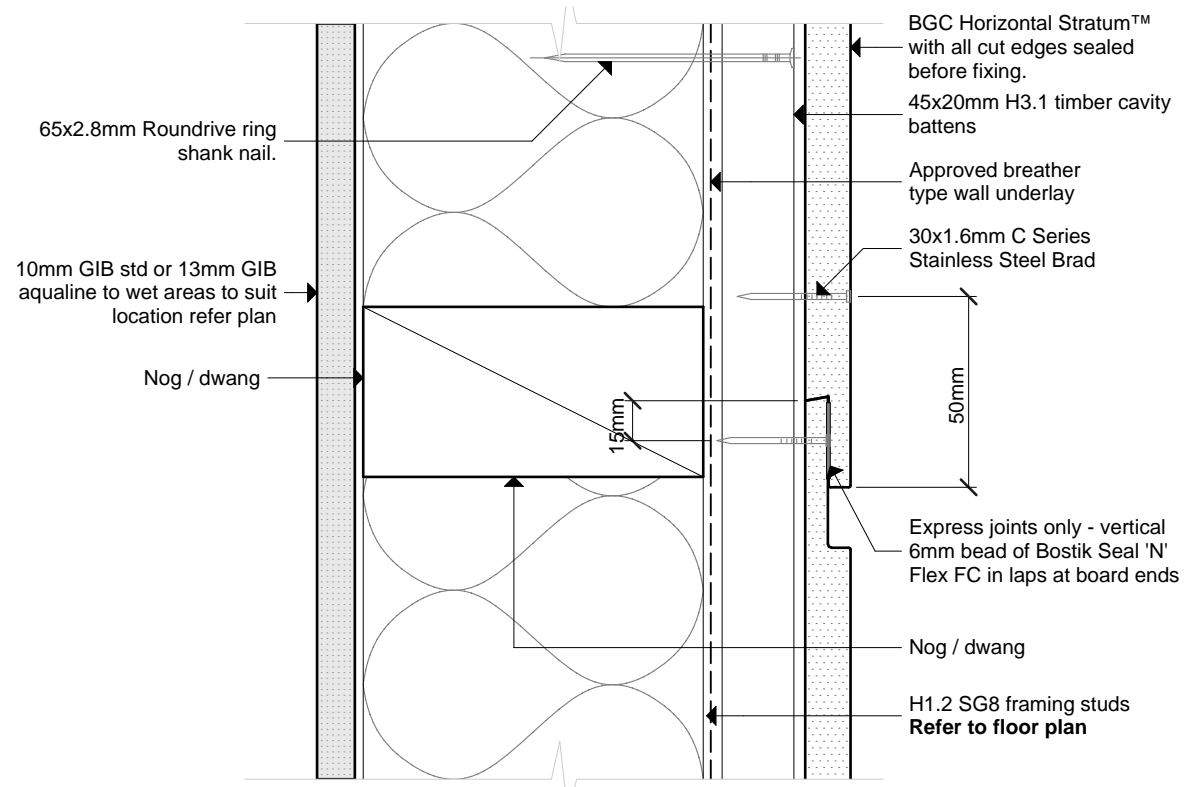
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DETAIL: BGC Horizontal STRATUM to Soffit 1:2

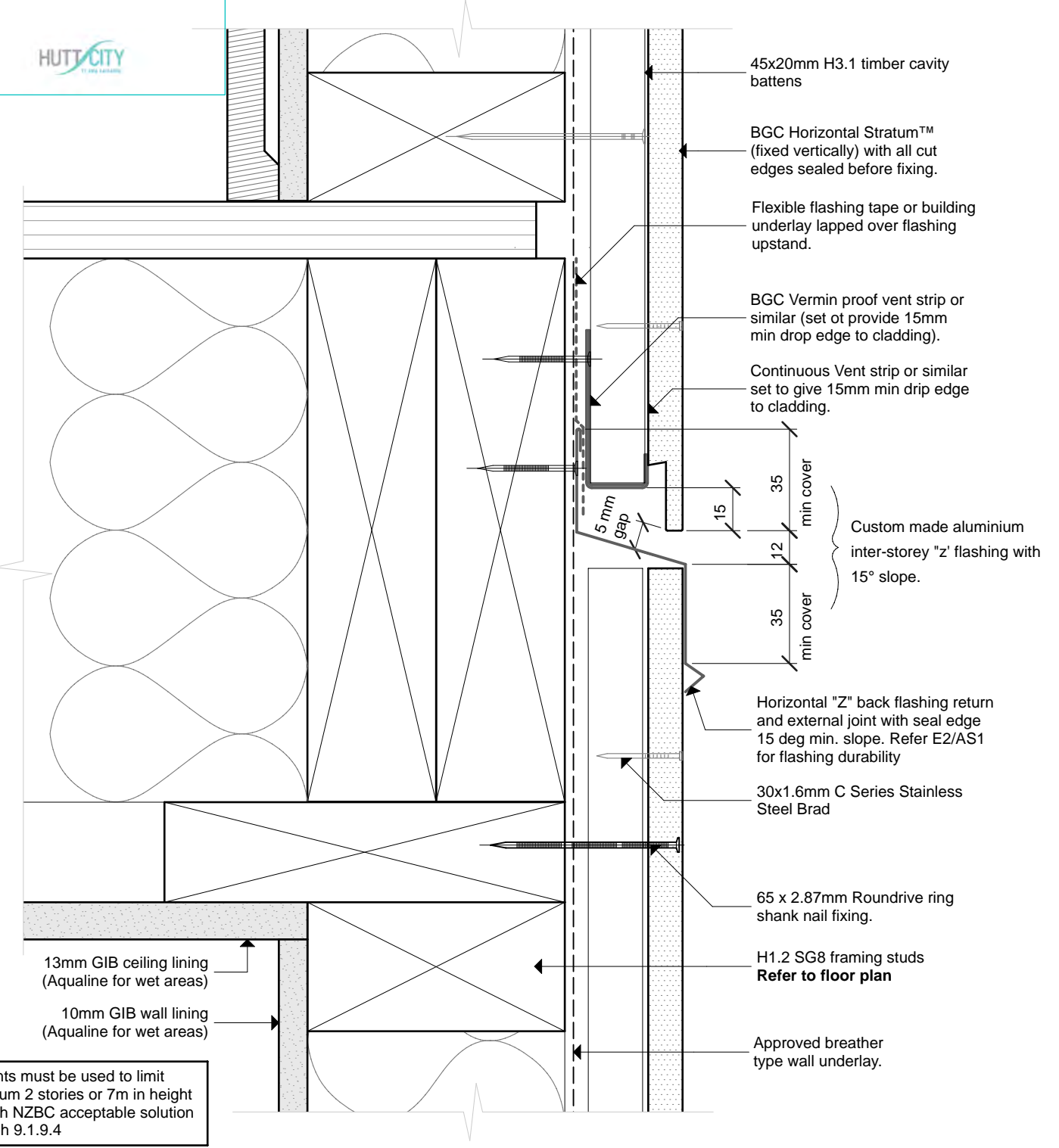
Cavity Batten Note:
 Refer to cavity batten layout for batten sizes, types, spacings & fixings.

Cladding fixing note:
 Refer to cladding fixing layout for all fixing types & spacing's



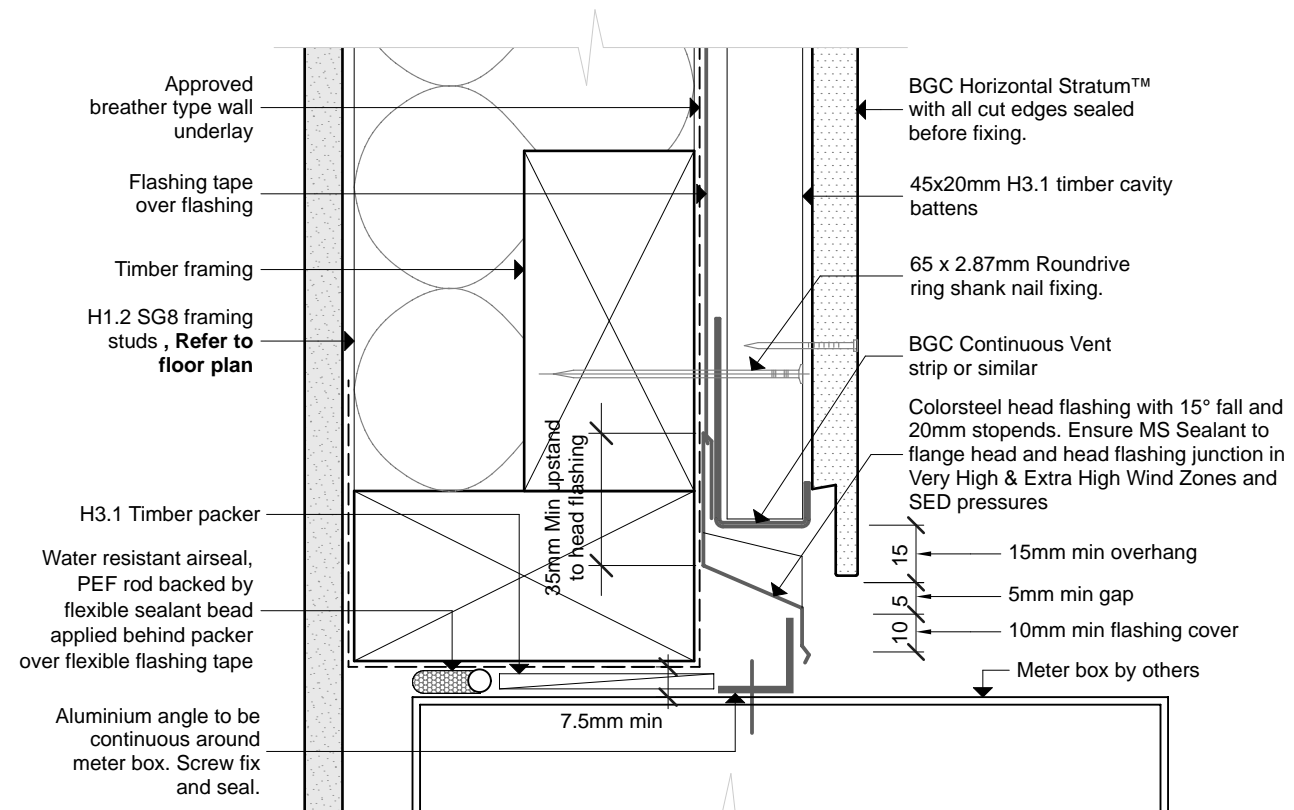
DETAIL: BGC Horizontal STRATUM Plank Joint 1:2

Note: Drained joints must be used to limit cavities to maximum 2 stories or 7m in height in accordance with NZBC acceptable solution E2/AS1 Paragraph 9.1.9.4



DETAIL: BGC Horizontal STRATUM Inter-storey Drainage 1:2

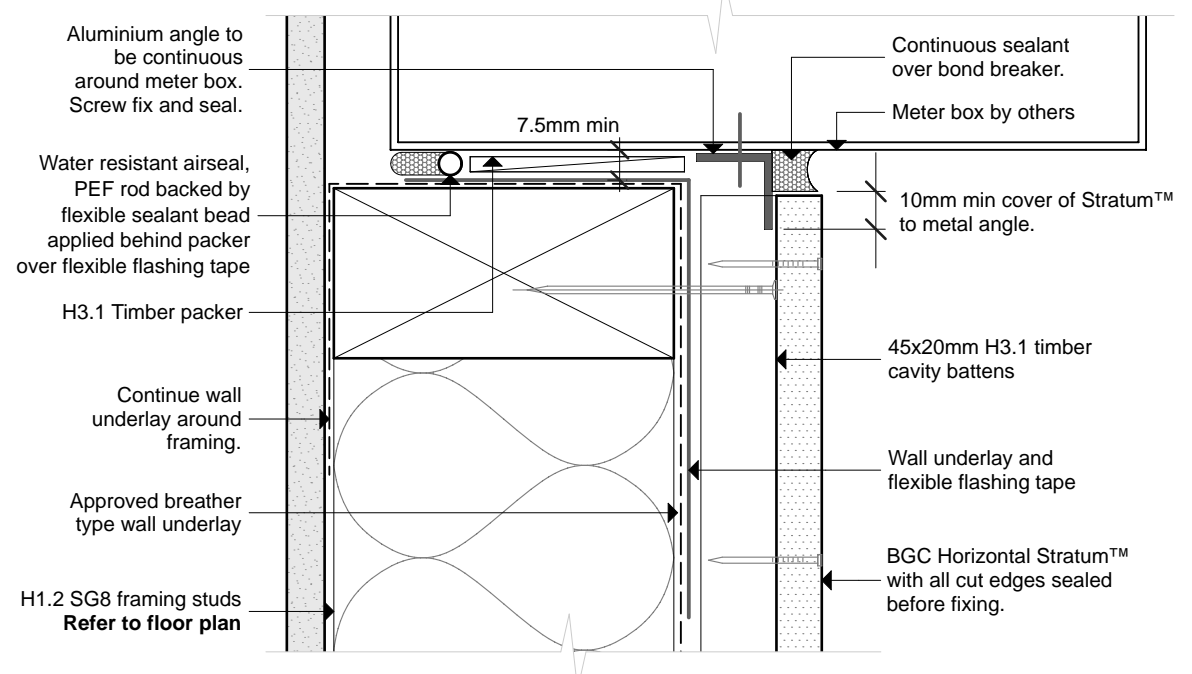
Proposed Dwelling - UNIT 2 & 3	NOTE: DO NOT SCALE FROM DRAWINGS, CHECK ALL DIMENSIONS ON SITE	SHEET: A26
	VERSION: CONSULTANT PACKAGE	DRAWN BY:
	REVISION #:	ISSUED: 7/12/21



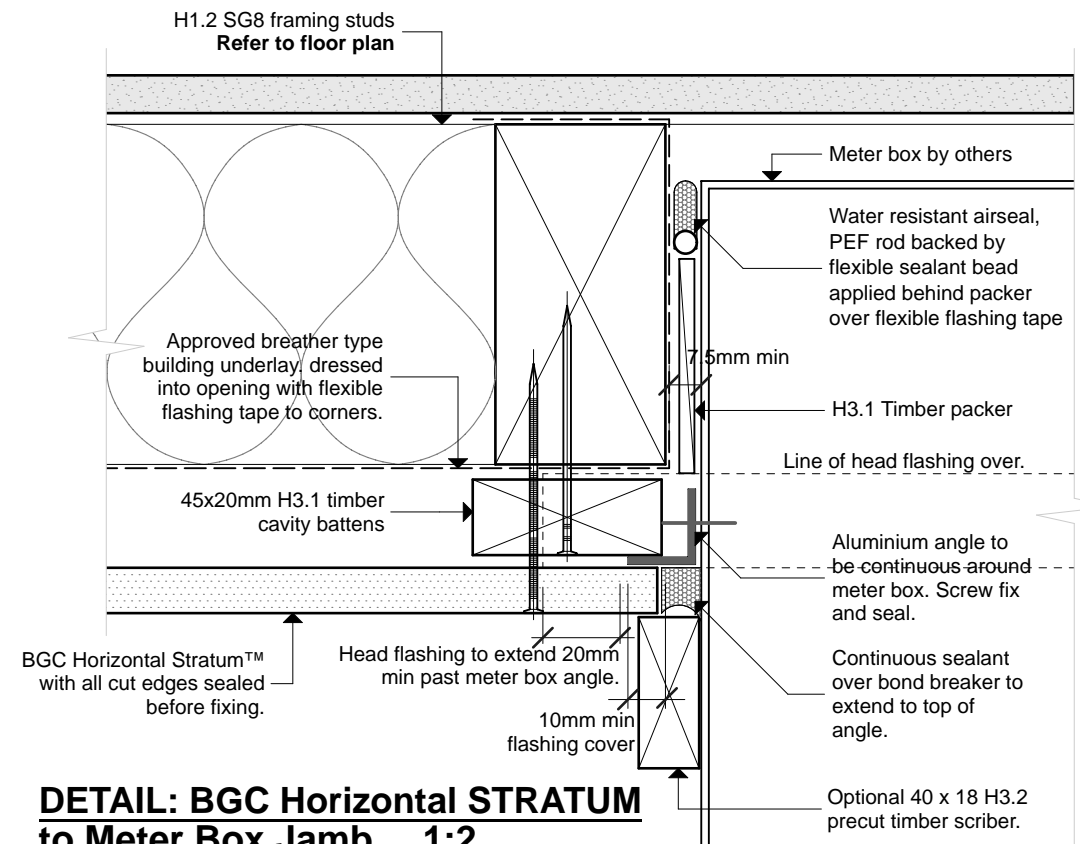
DETAIL: BGC Horizontal STRATUM to Meter Box Head 1:2

Cladding fixing note:
Refer to cladding fixing layout for all fixing types & spacing's

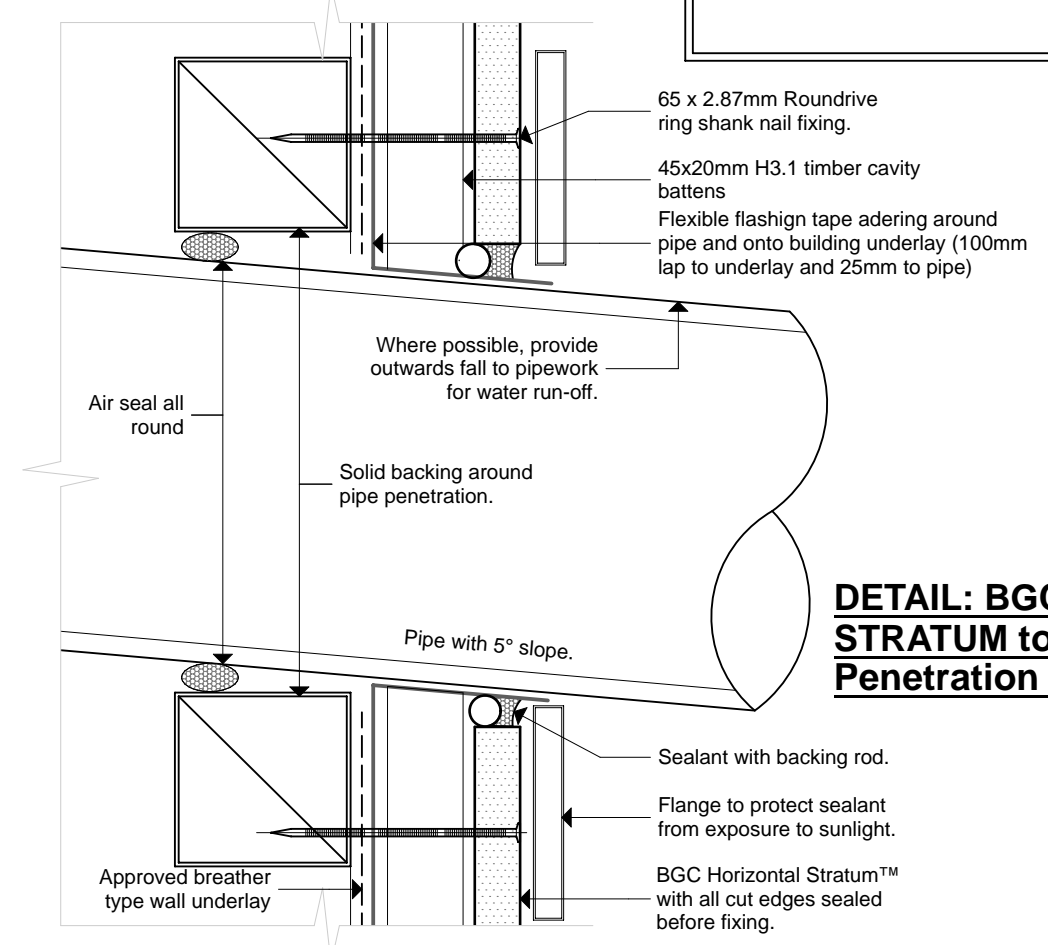
Cavity Batten Note:
Refer to cavity batten layout for batten sizes, types, spacings & fixings.



DETAIL: BGC Horizontal STRATUM to Meter Box Sill 1:2



DETAIL: BGC Horizontal STRATUM to Meter Box Jamb 1:2



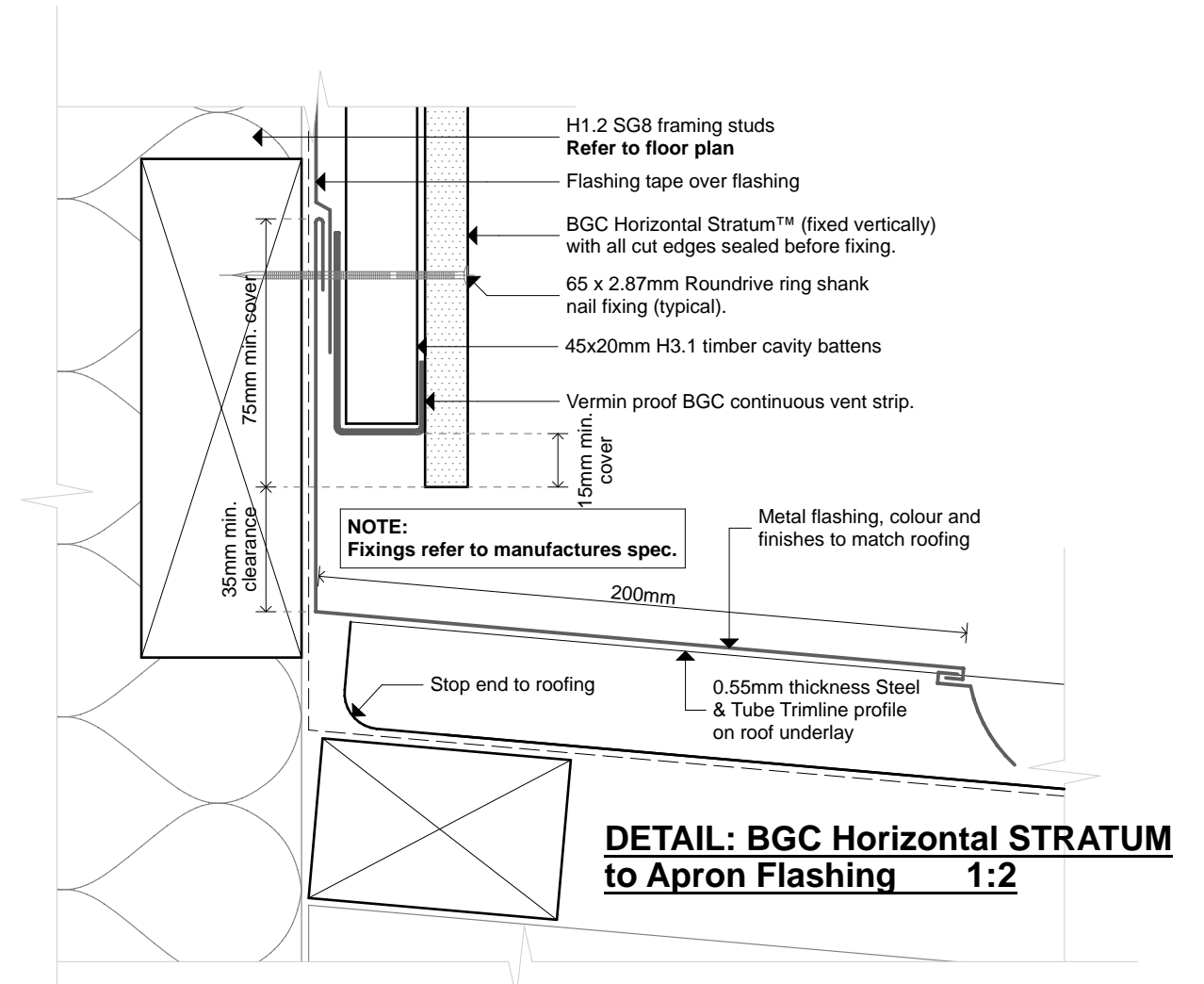
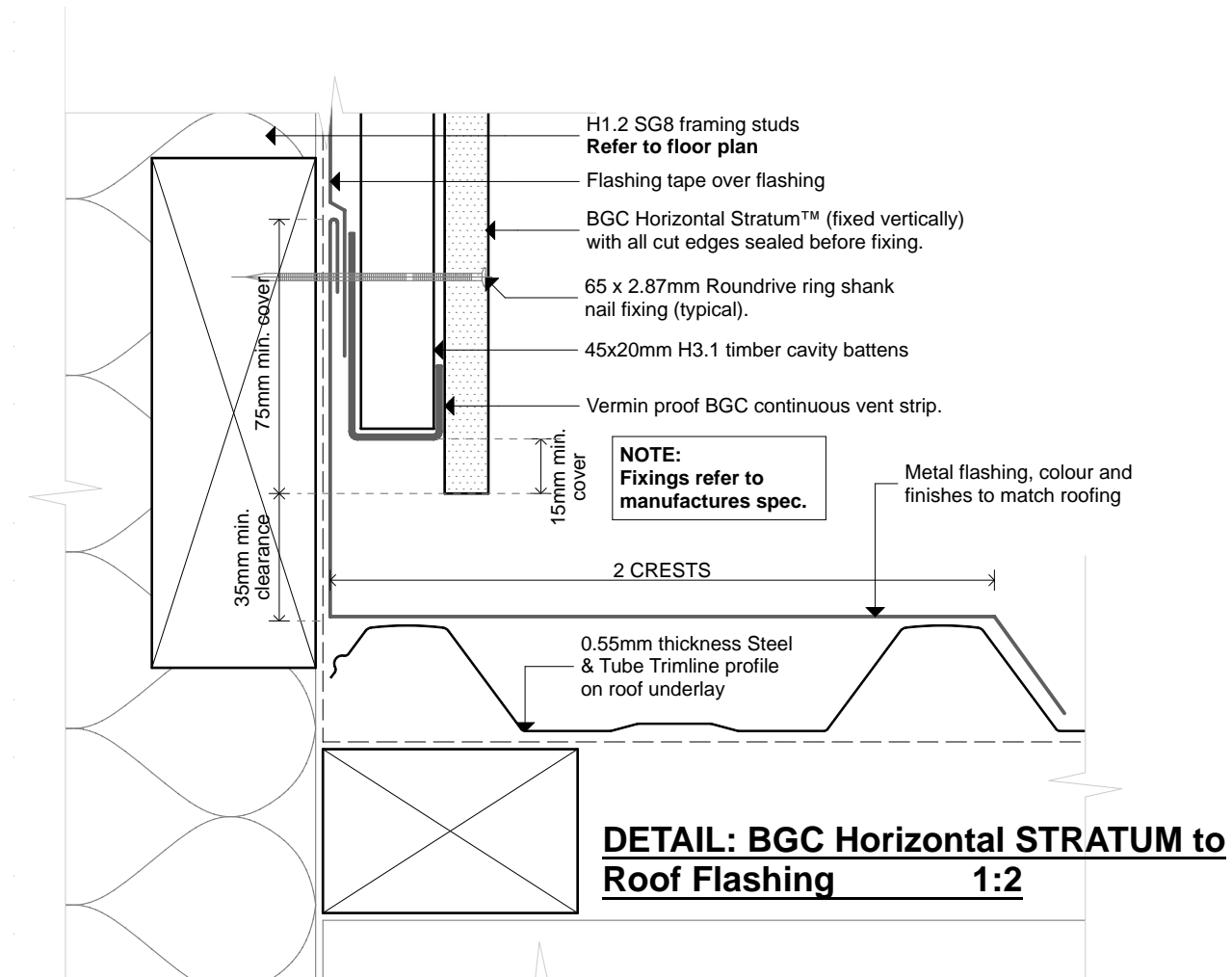
DETAIL: BGC Horizontal STRATUM to Pipe Penetration 1:2

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Proposed Dwelling - UNIT 2 & 3	NOTE: DO NOT SCALE FROM DRAWINGS, CHECK ALL DIMENSIONS ON SITE	SHEET: A27
		DRAWN BY:
VERSION: CONSULTANT PACKAGE	REVISION #:	ISSUED: 7/12/21



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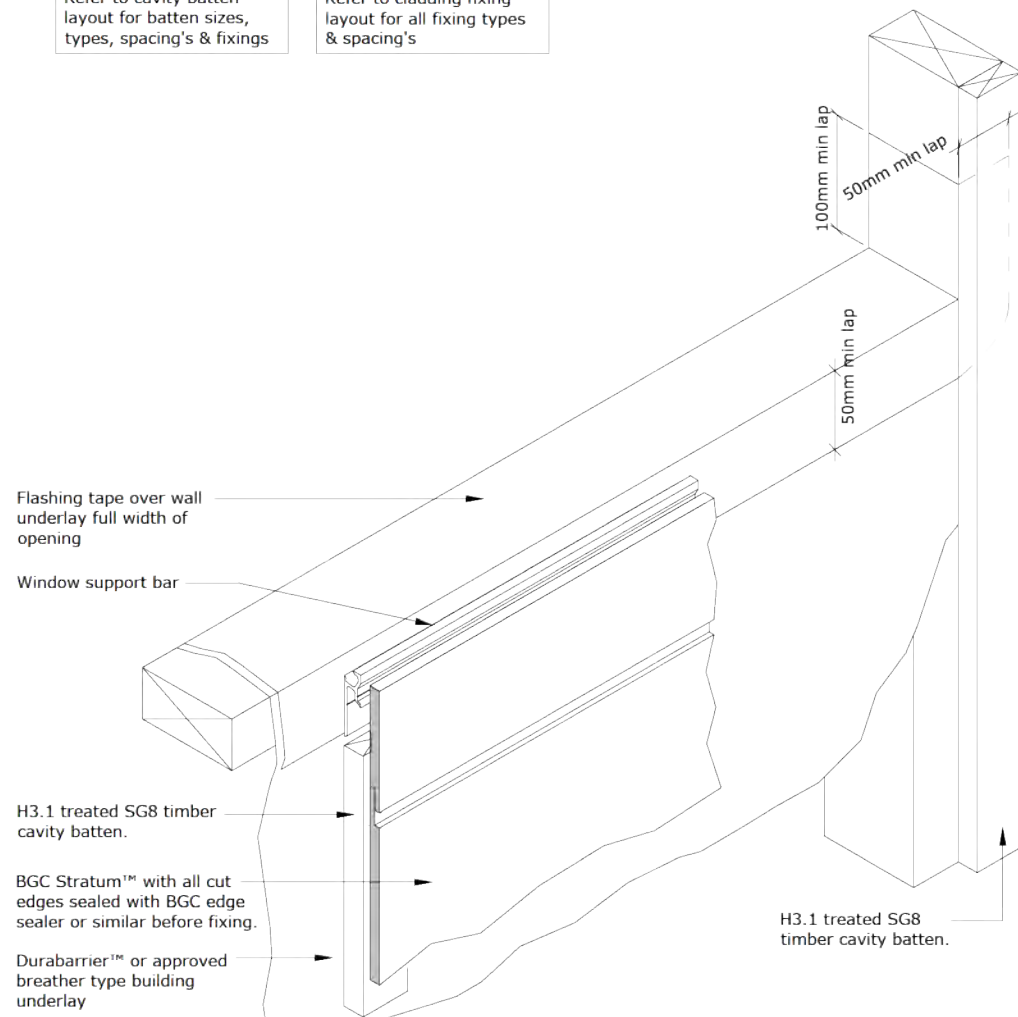
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	Proposed Dwelling - UNIT 2 & 3	NOTE: DO NOT SCALE FROM DRAWINGS, CHECK ALL DIMENSIONS ON SITE	SHEET: A28
			DRAWN BY:
	VERSION: CONSULTANT PACKAGE	REVISION #:	ISSUED: 7/12/21

Cavity Batten Note:
Refer to cavity batten layout for batten sizes, types, spacing's & fixings

Cladding fixing note:
Refer to cladding fixing layout for all fixing types & spacing's

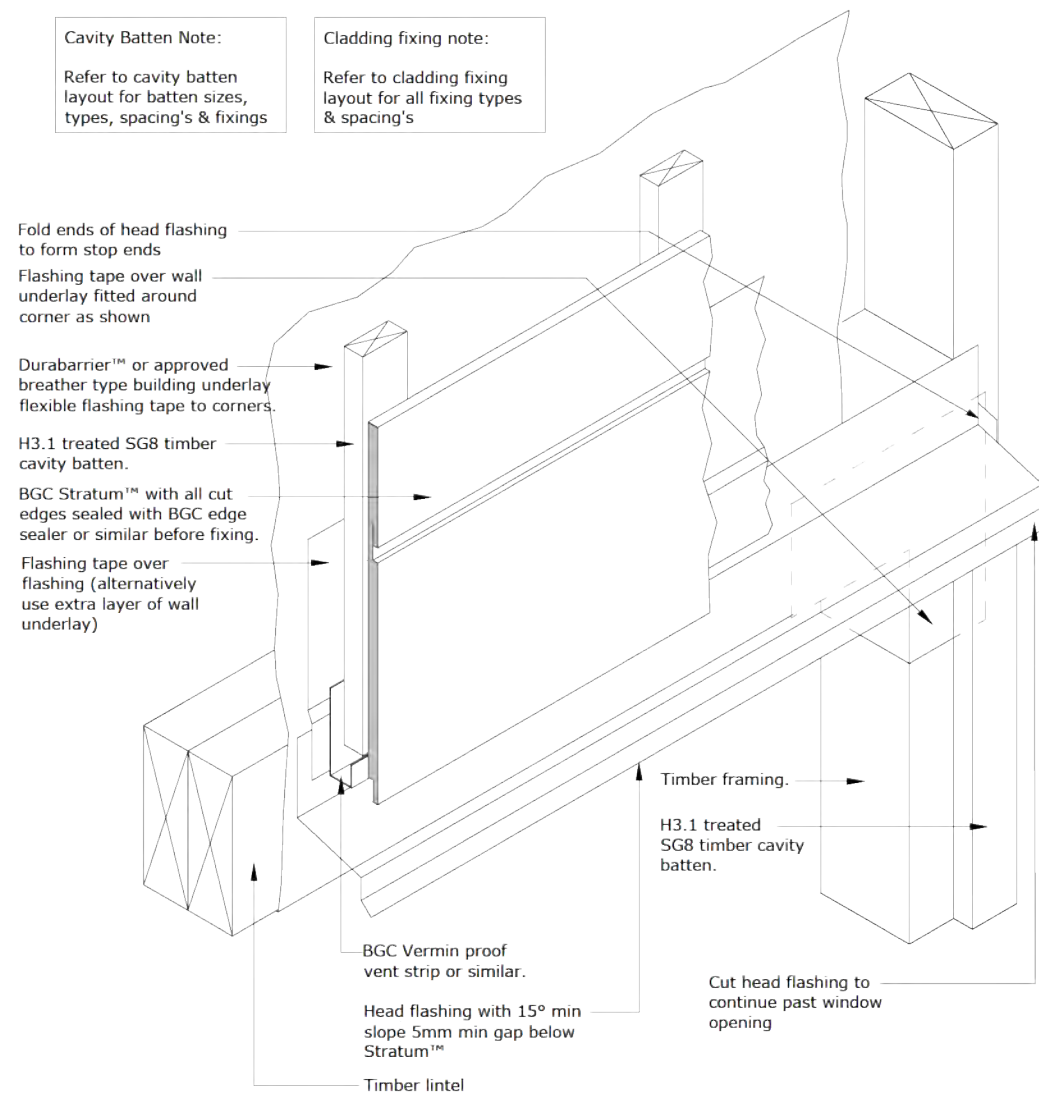


Note where DurabARRIER™ is used flashing tape must be applied to the entire opening

**BGC Stratum™ Horizontal:
Window Head/Jamb Junction Detail
Cavity Construction**

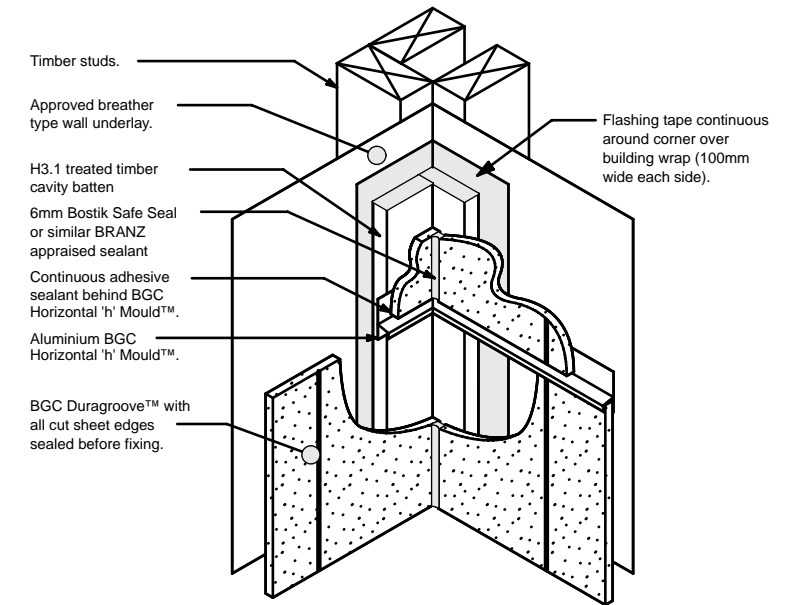
Cavity Batten Note:
Refer to cavity batten layout for batten sizes, types, spacing's & fixings

Cladding fixing note:
Refer to cladding fixing layout for all fixing types & spacing's



Note where DurabARRIER™ is used flashing tape must be applied to the entire opening

**BGC Stratum™ Horizontal:
Window Sill/Jamb Junction Detail
Cavity Construction**



**BGC Duragroove™ Horizontal / Internal
Corner Mould Junction Detail
Cavity Construction**

BUILDING CONSENT

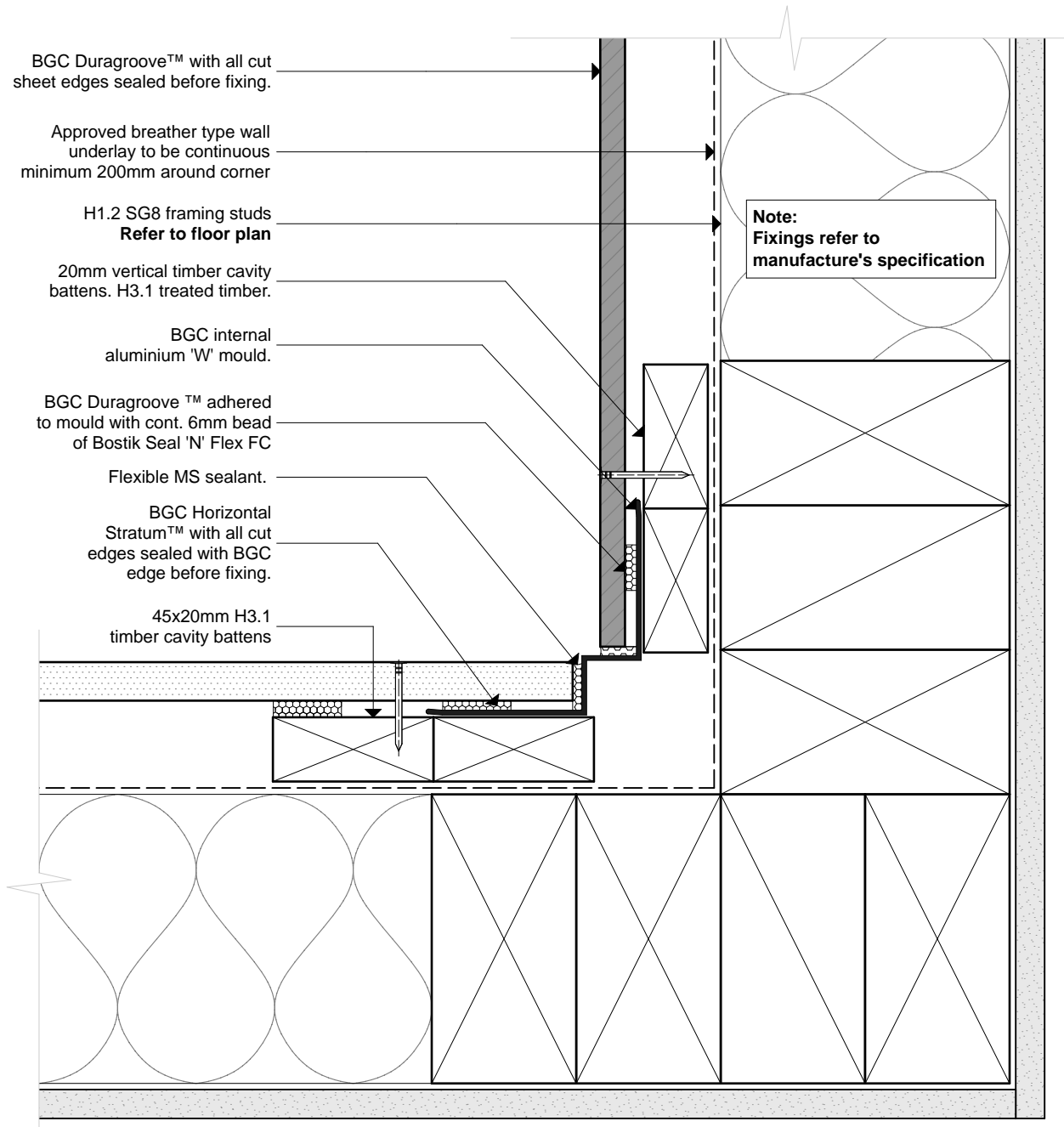
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Proposed Dwelling - UNIT 2 & 3	NOTE: DO NOT SCALE FROM DRAWINGS, CHECK ALL DIMENSIONS ON SITE	SHEET: A29
	VERSION: CONSULTANT PACKAGE	REVISION #:
		ISSUED: 7/12/21

NOTES:
 - Ensure no fixings through flashings, where possible
 - Allow for timber cavity battens at flashings to be ripped down to avoid crushing of hems



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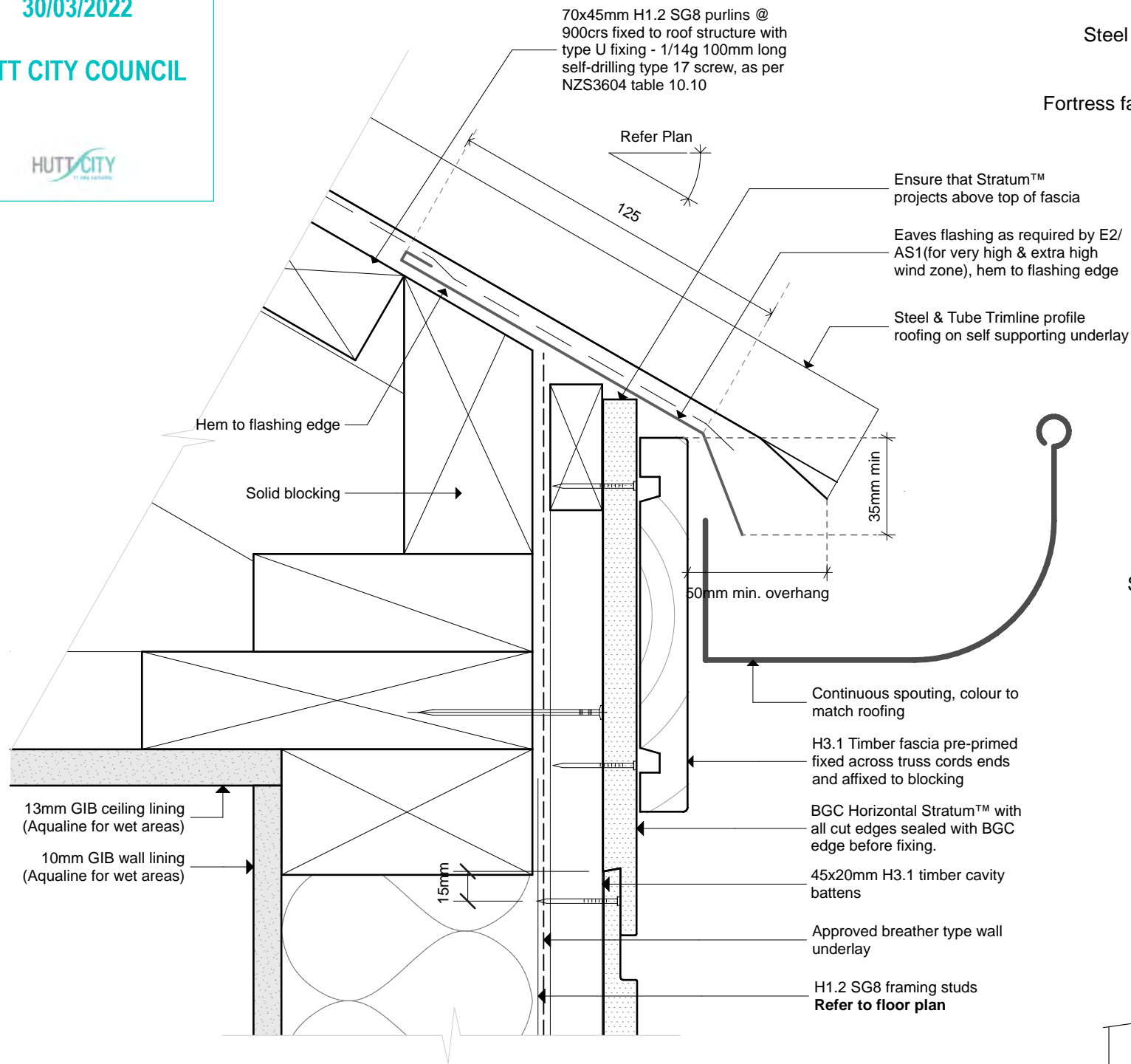
DETAIL: BGC STRATUM & BGC DURAGROOVE
Internal Corner Junction 1:2

	Proposed Dwelling - UNIT 2 & 3	NOTE: DO NOT SCALE FROM DRAWINGS, CHECK ALL DIMENSIONS ON SITE	SHEET: A30
	VERSION: CONSULTANT PACKAGE	REVISION #:	DRAWN BY:
			ISSUED: 7/12/21

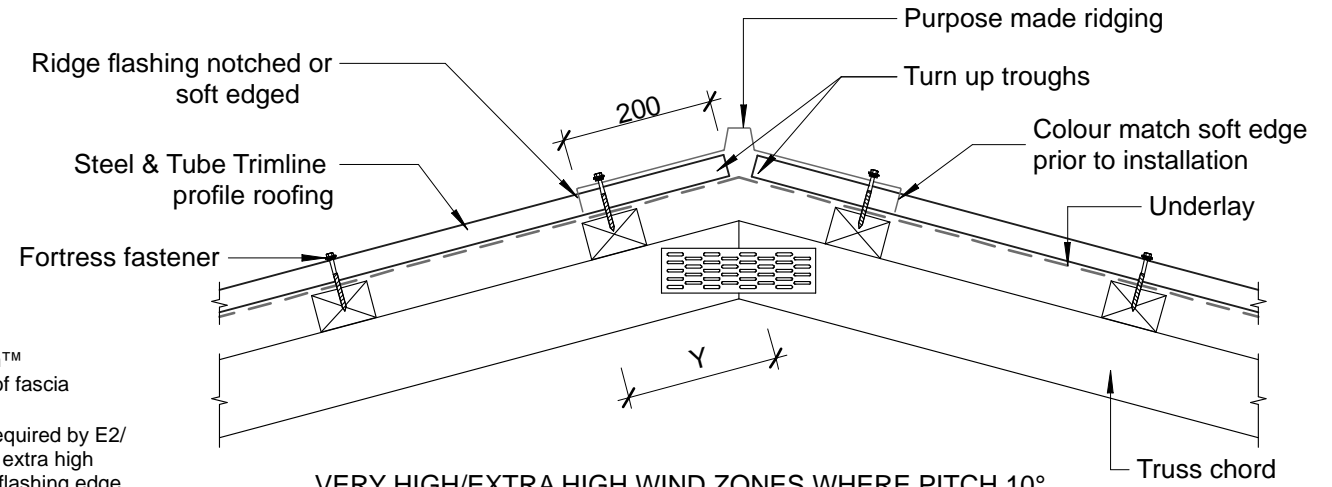
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DETAIL - Roof Eave 1:2

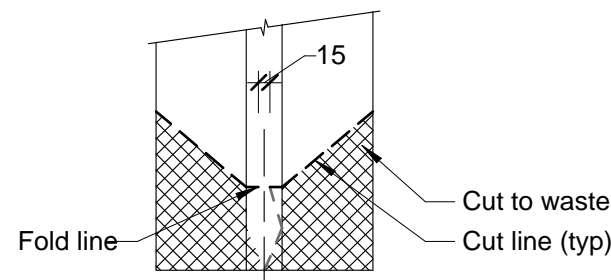
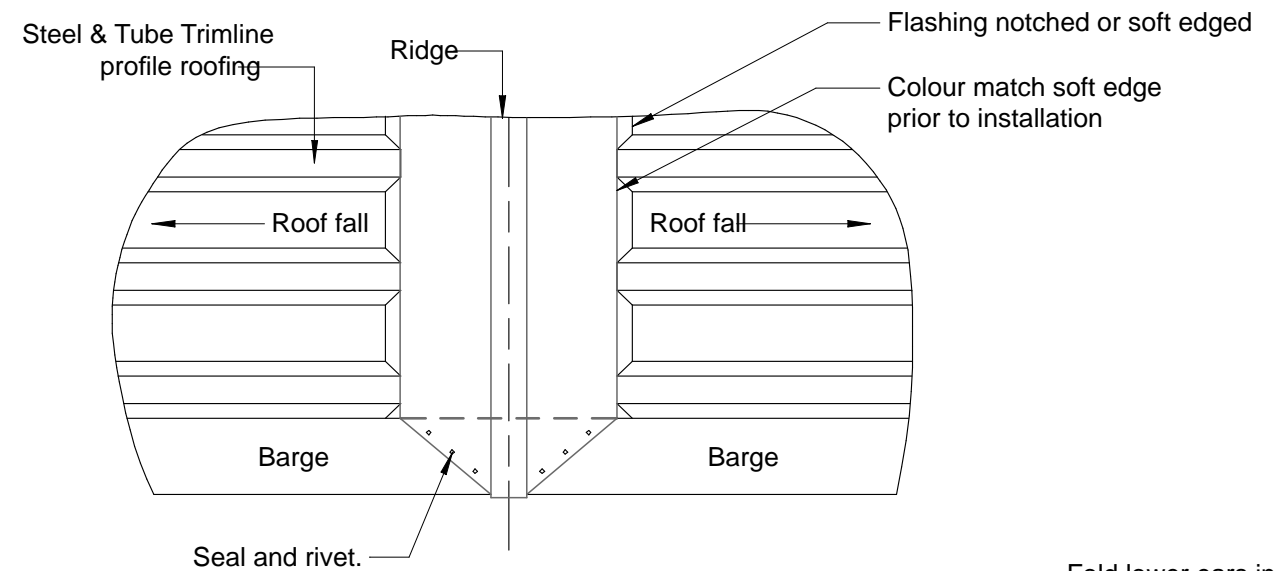


**VERY HIGH/EXTRA HIGH WIND ZONES WHERE PITCH 10°
ALL WIND ZONES WHERE PITCH < 10°**

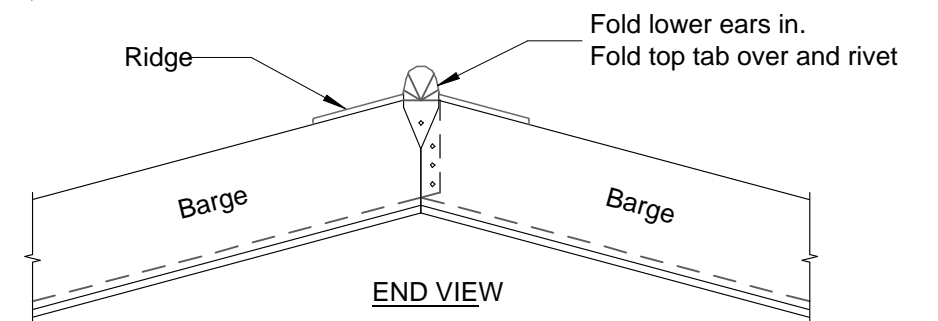
Roof Pitch	8	10	15	20	25	30	35	45
Dimension X	168	167	162	156	150	143	134	115
Dimension Y	218	217	212	206	200	193	184	165

For standard ridge using ex 50mm purlins on flat

DETAIL: Steel & Tube Roof - Ridge



DETAIL RIDGE END CUT



DETAIL: Steel & Tube Roof - Ridge Cut

Proposed Dwelling - UNIT 2 & 3 VERSION: CONSULTANT PACKAGE	NOTE: DO NOT SCALE FROM DRAWINGS, CHECK ALL DIMENSIONS ON SITE	SHEET: A31
	REVISION #:	DRAWN BY:
	ISSUED: 7/12/21	

Figure 1: Floor Coverings at Wall Junctions
Paragraph 2.1.1

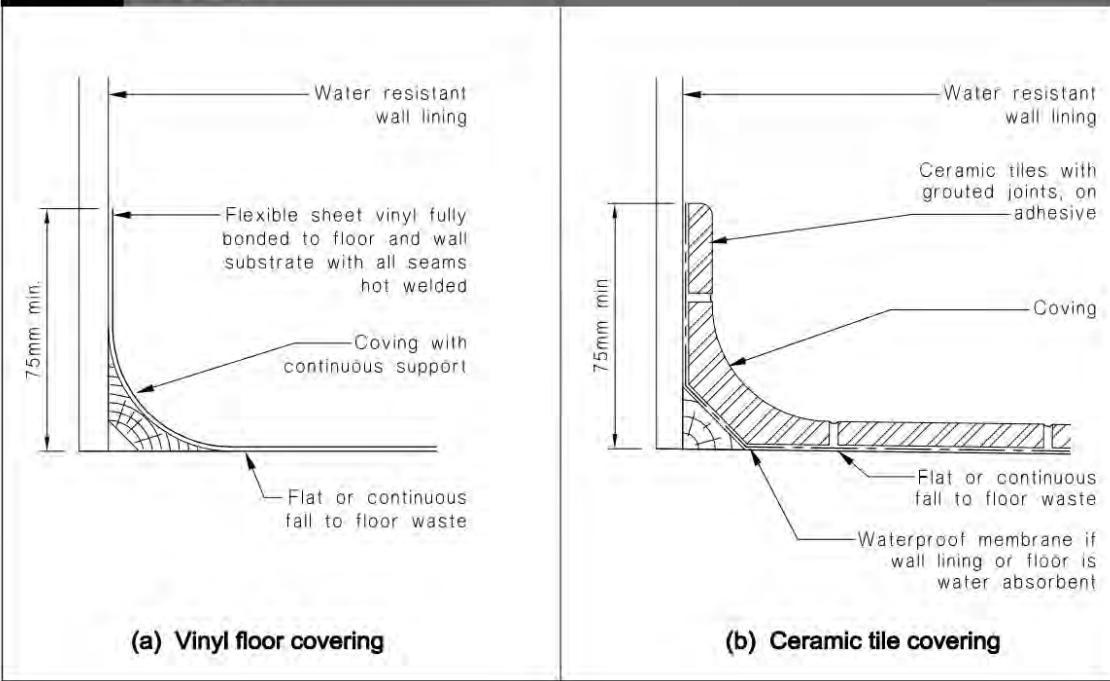


Figure 6: Examples for waterproofing through shower walls
Paragraph 3.3.1

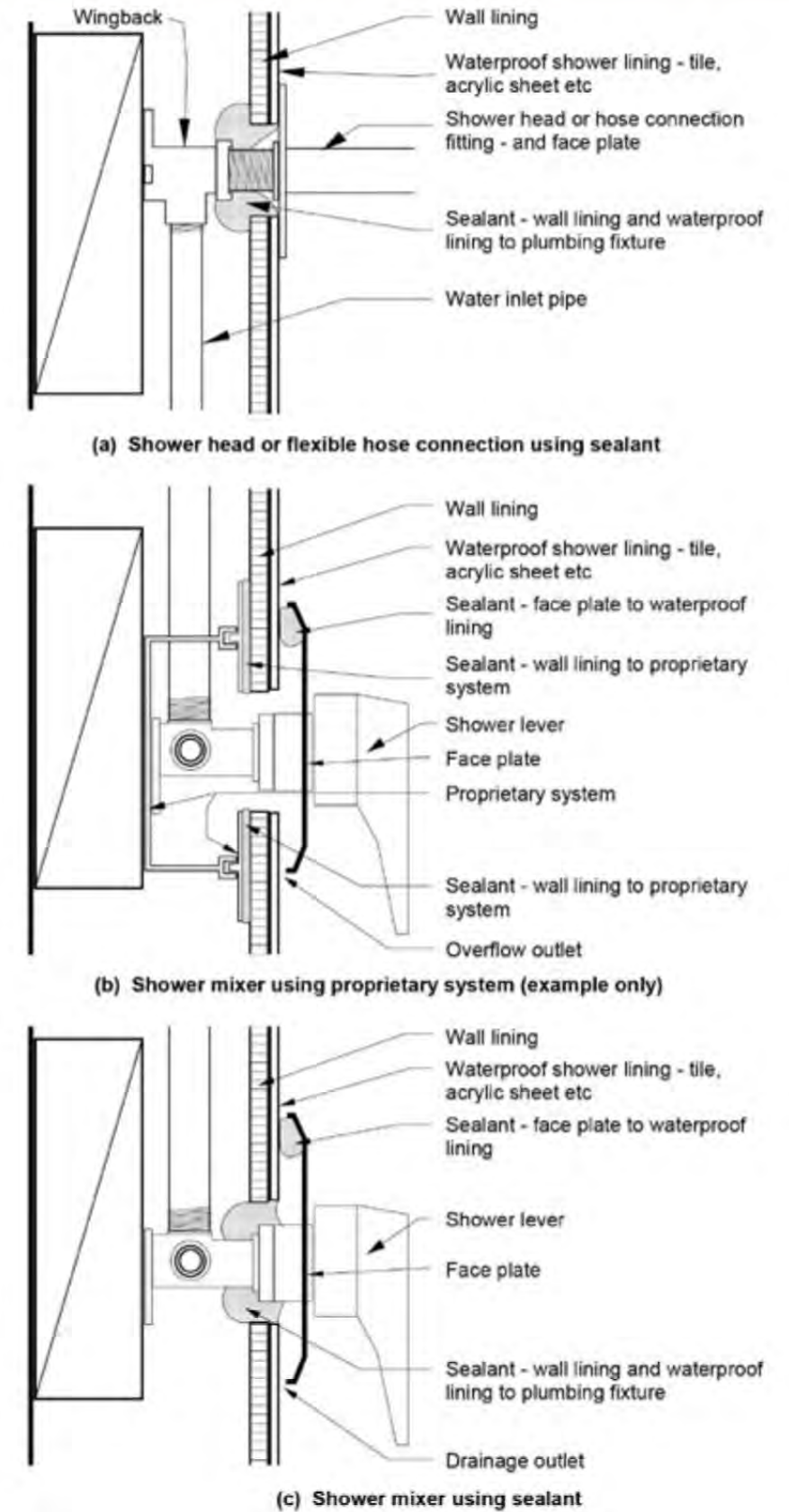
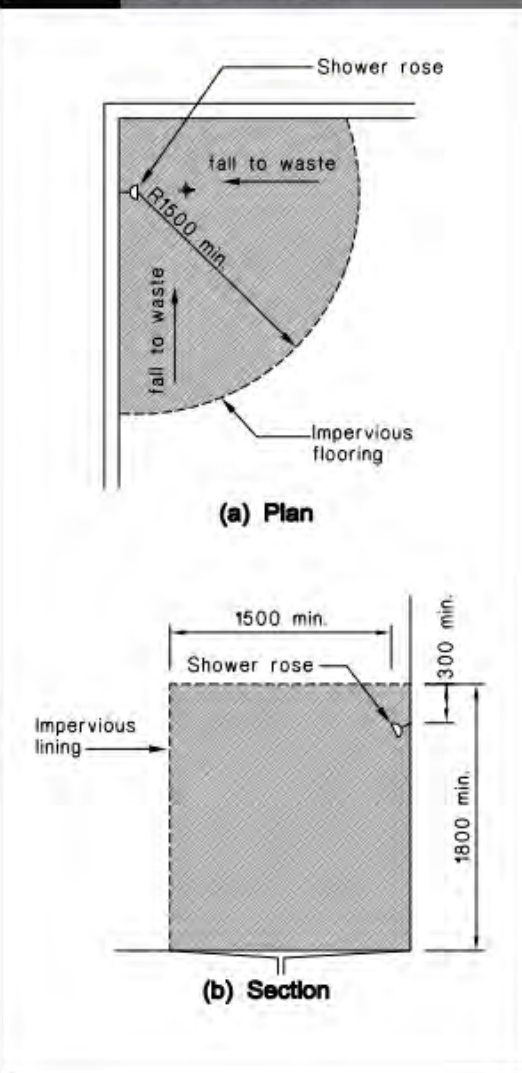


Figure 5: Wall and Floor Coverings to Unenclosed Showers
Paragraphs 3.3.1 and 3.3.5



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Proposed Dwelling - UNIT 2 & 3

VERSION: **CONSULTANT PACKAGE**

NOTE: DO NOT SCALE FROM DRAWINGS, CHECK ALL DIMENSIONS ON SITE

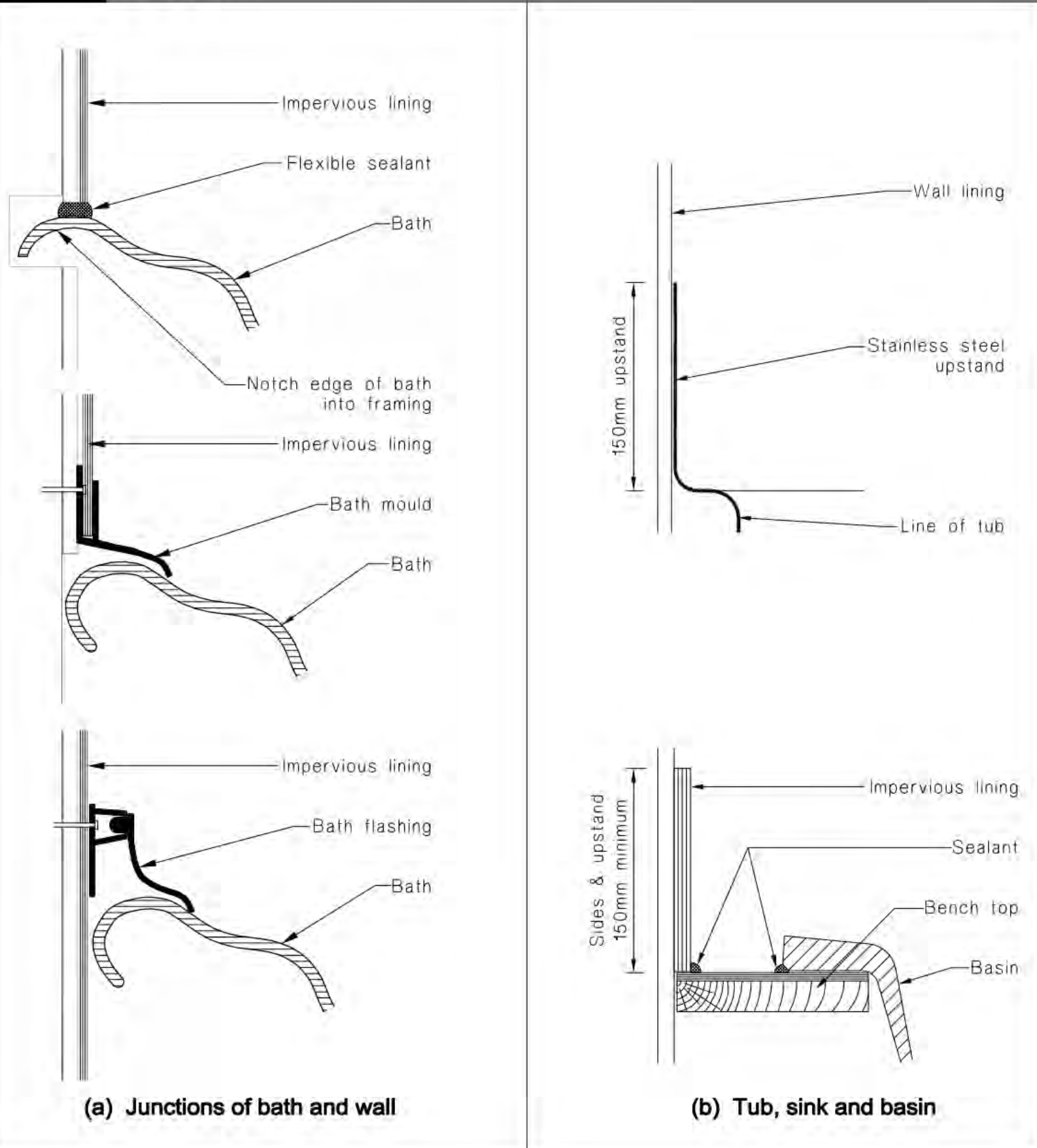
REVISION #:

SHEET: A32a

DRAWN BY:

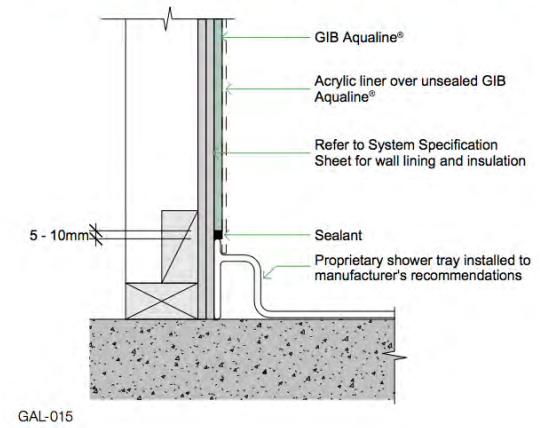
ISSUED: 13/03/22

Figure 3: Baths, Basins, Tubs and Sinks, Joints against Wall Linings
Paragraph 3.2.2

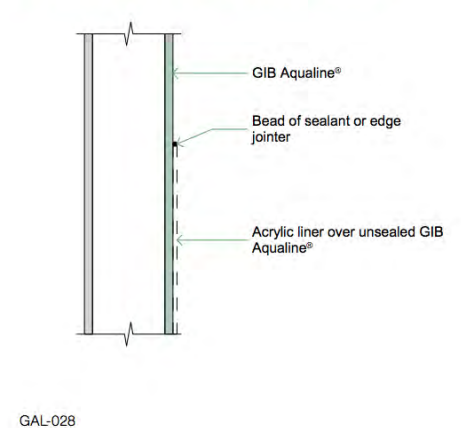


GIB SHOWER – ACRYLIC LINER AND BASE DETAILS

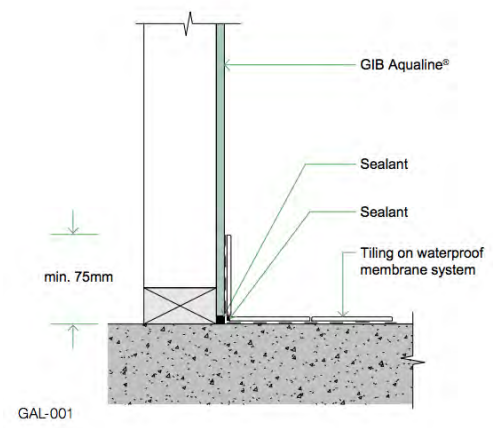
A: MOULDED SHOWER TRAY DOUBLE LINING JUNCTION



C: UNSEALED PLASTERBOARD LINING



B: CERAMIC FLOOR SKIRTING LINING JUNCTION



NOTE:
Waterproof membrane
over GIB Aqualine

D: SHOWER MIXER PENETRATION IN WET WALL LININGS

Refer to the shower mixer manufacturer for shower mixer installation detailing including the use of proprietary products to prevent water or moisture ingress behind the wet wall lining.



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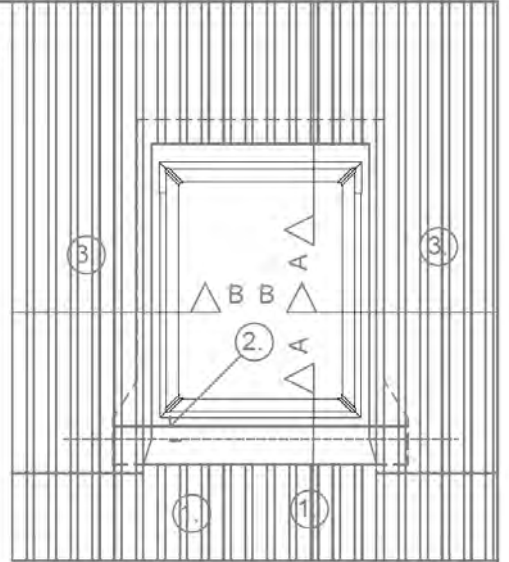
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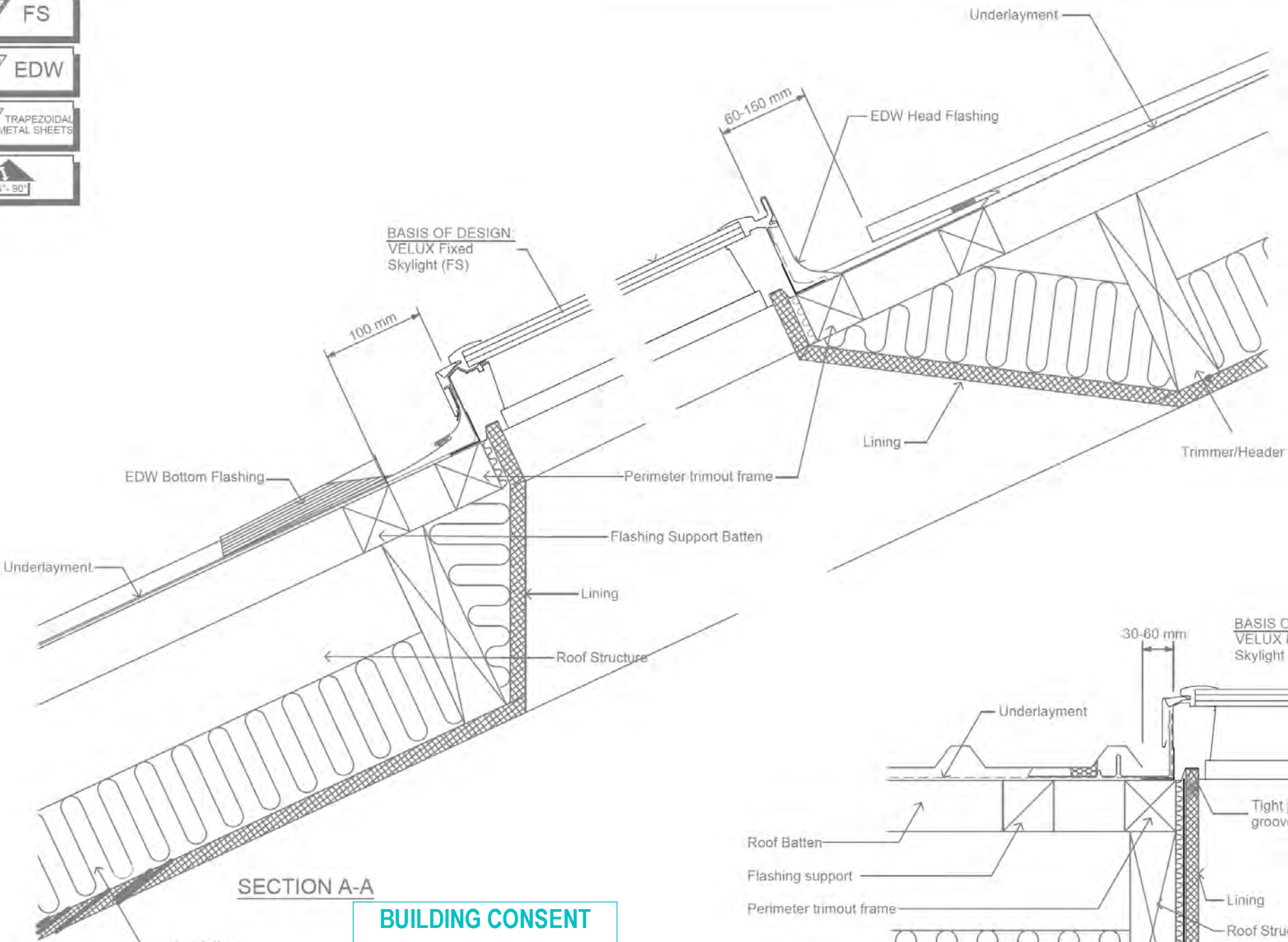
Proposed Dwelling - UNIT 2 & 3 Whites Line East, Waiwhetu, LOWER HUTT VERSION: CONSULTANT PACKAGE	NOTE: DO NOT SCALE FROM DRAWINGS, CHECK ALL DIMENSIONS ON SITE	SHEET: A33a
	REVISION #:	DRAWN BY: M.Yap
	ISSUED: 13/03/22	ISSUED: 13/03/22

FS
EDW
TRAPEZOIDAL METAL SHEETS
15°-90°

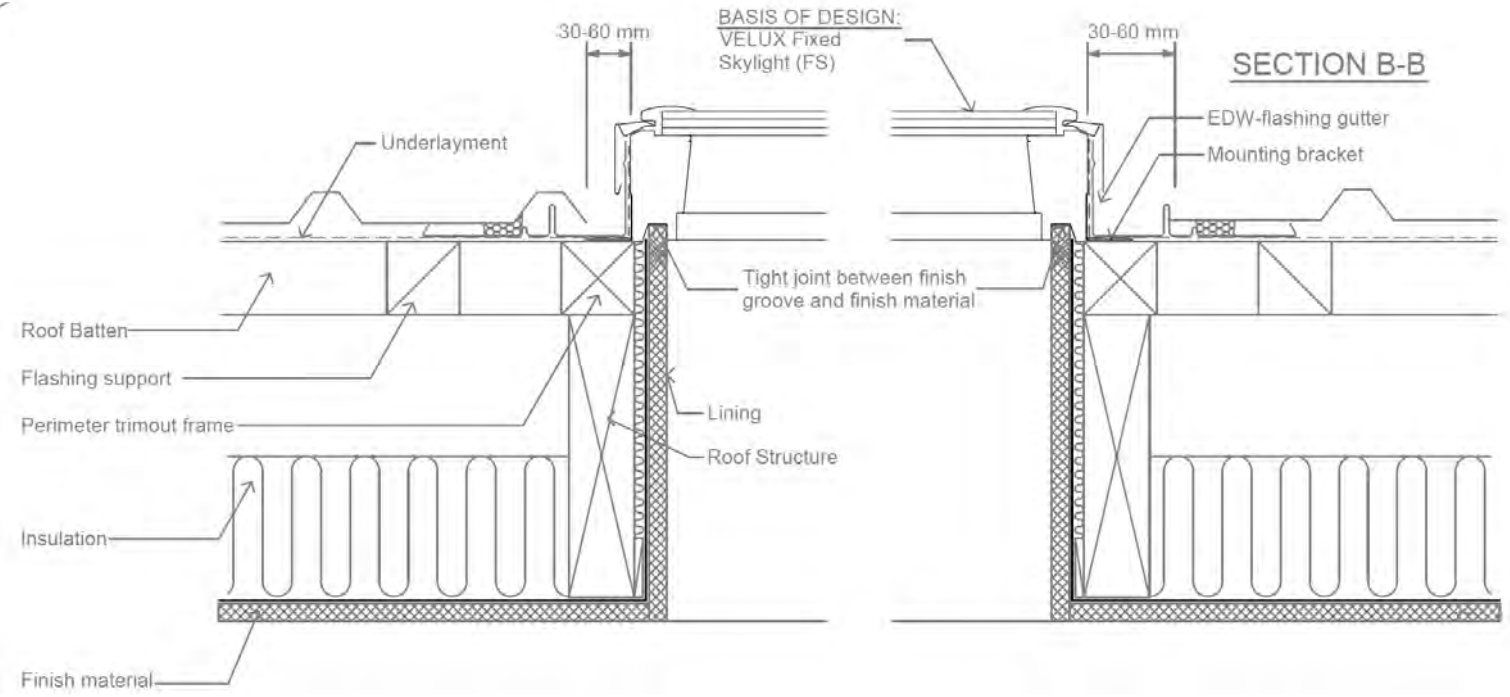
ELEVATION



- VELUX Skylight installed in new metal roofing.
1. The sheets are fitted 100 mm from the bottom frame
 2. The flashing is mounted
 3. Fit the metal sheets



SECTION A-A



SECTION B-B

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FS - Fixed Skylight and EDW Flashing in Trapezoidal Metal Roof	VELUX Sky-Product Management	NEW ZEALAND LTD. 0800 650 445	Name	Date
			Drawn by	Jan 18
			Checked by	Jan 18
			Drawing No.	

This drawing is an instrument of service and is provided for informational use only.
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Proposed Dwelling - UNIT 2 & 3	NOTE: DO NOT SCALE FROM DRAWINGS, CHECK ALL DIMENSIONS ON SITE	SHEET: A34
		DRAWN BY:
VERSION: CONSULTANT PACKAGE	REVISION #:	ISSUED: 7/12/21



LINTEL FIXING SCHEDULE

ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12

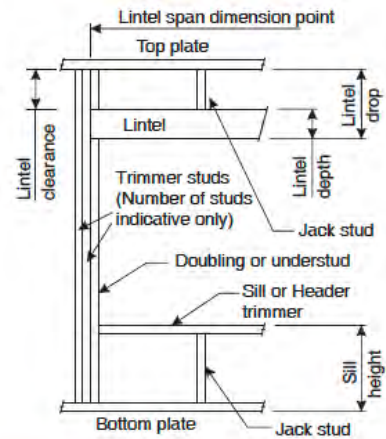
NZS 3604:2011

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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



Roof Tributary Area	Lintel Supporting Girder Trusses					
	Light Roof Wind Zone			Heavy Roof Wind Zone		
	L, M, H	VH	EH	L, M, H	VH	EH
8.6m ²	G	G	H	G	G	H
11.6m ²	G	H	H	G	G	H
12.1m ²	G	H	H	G	H	H
15.3m ²	H	H	-	G	H	H
19.1m ²	H	-	-	H	H	-
20.9m ²	H	-	-	H	H	-
21.8m ²	H	-	-	H	-	-
34.3m ²	-	-	-	H	-	-

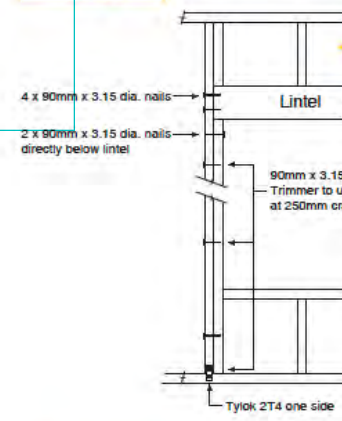
- NOTES:**
1. Roof Tributary Area = approx. 1/2 x (Total roof area on girder and rafter trusses supported by lintel)
 2. Assumed girder truss is at mid-span or middle third span of lintel
 3. Use similar fixings for both ends of lintel
 4. All other cases require specific engineering design

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
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	F
	5.0	E	F	F	G	G	E	E	F	F	G
1.5	2.0	F	F	G	G	H	E	E	F	G	G
	3.0	E	F	F	F	F	E	E	E	F	F
	4.0	E	F	F	G	G	E	E	F	F	F
	5.0	F	F	G	G	H	E	E	F	G	G
2.0	2.0	F	F	G	H	H	E	E	F	G	H
	3.0	E	F	F	F	F	E	E	F	F	F
	4.0	F	F	G	G	H	E	E	F	G	G
	5.0	F	F	G	H	H	E	E	F	G	H
2.4	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	F	G	H	H	E	E	F	G	H
	5.0	F	F	G	H	H	E	E	F	G	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	F	G	H	H	E	E	F	G	H
	5.0	F	F	G	H	H	E	E	F	G	H
3.6	2.0	F	F	G	H	H	E	E	F	G	H
	3.0	F	F	G	H	H	E	E	F	G	H
	4.0	F	F	G	H	H	E	E	F	G	H
	5.0	F	F	G	H	H	E	E	F	G	H
4.2	2.0	F	F	G	H	H	E	E	F	G	H
	3.0	F	F	G	H	H	E	E	F	G	H
	4.0	F	F	G	H	H	E	E	F	G	H
	5.0	G	H	H	-	-	E	F	H	-	-
4.5	2.0	F	F	G	H	H	E	E	F	G	H
	3.0	F	F	G	H	H	E	E	F	G	H
	3.4	F	F	G	H	H	E	E	F	G	H
	4.0	F	F	G	H	H	E	E	F	G	H
4.8	2.0	F	F	G	H	H	E	E	F	G	H
	3.0	F	F	G	H	H	E	E	F	G	H
	3.2	F	F	G	H	H	E	E	F	G	H
	4.0	F	F	G	H	H	E	E	F	G	H
5.1	2.0	F	F	G	H	H	E	E	F	G	H
	3.0	F	F	G	H	H	E	E	F	G	H
	3.5	F	F	G	H	H	E	E	F	G	H
	4.0	G	H	H	-	-	E	F	H	-	-
5.4	2.0	F	F	G	H	H	E	E	F	G	H
	2.8	F	F	G	H	H	E	E	F	G	H
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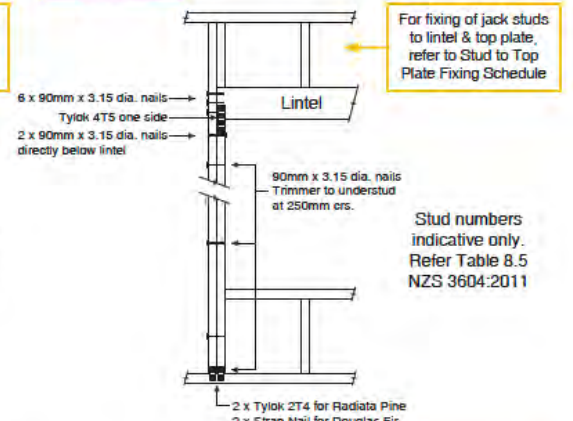
8 WALLS
8 WALLS

LINTEL FIXING OPTIONS

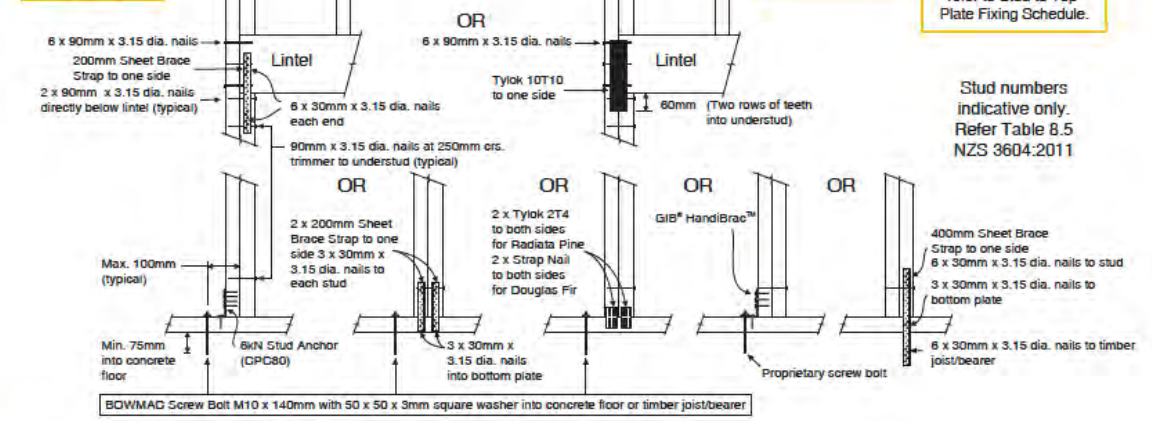
TYPE E 1.4kN



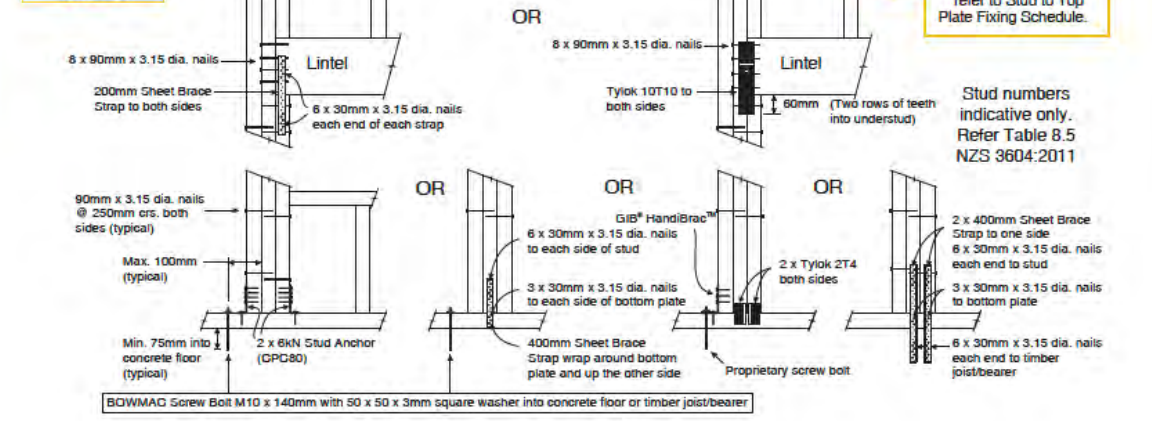
TYPE F 4.0kN



TYPE G 7.5kN



TYPE H 13.5kN



Proposed Dwelling - UNIT 2 & 3	NOTE: DO NOT SCALE FROM DRAWINGS, CHECK ALL DIMENSIONS ON SITE	SHEET: A35
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-  Windsor 35mm Synthetic turf or sli
-  200x100mm Permeable Paver (Blac JAGAS Hydropave or similar)
-  400x400mm Permeable Paver (O'Wal Pave or similar)
-  Pervious Concrete
-  Exposed Aggregate Concrete with charcoal oxide
-  140mm Hardwood timber deck
-  1.8m High slatted timber/ metal fer (ebony stain/black) ColourSlat or si
-  1.8m High timber paling fence (ebc
-  1.2m High vertical slat timber fence stain)
-  1.8m High solid fence (white/grey) EliteWall or similar
-  0.9m High slatted timber/ metal fer (ebony stain/black) ColourSlat or si
-  0.9m High timber paling fence (ebc
-  Clothesline (Daytek Anthracite Blac Fold-down line or similar)
-  Stormwater tanks as per Engineer'

- NOTES:**
- A. The Concept Plan is based on plans pr Architect. Refer to the Architect's plans information on buildings such as floor plan
 - B. Intended solely for the use of the accordance with the agreed scope of work
 - C. Information contained within this drawing i copyright of Align Ltd and is not to be re without their permission.
 - D. Construction Drawings and Specification included as part of this stage of works.
 - E. All dimensions to be verified by contract prior to commencing any work.
 - F. Refer to sheet TAD-DRG-LA-300 for Plar and TAD-DRG-LA-310 for plant

REVISIONS

REV	DATE	DESCRIPTION



Align
landscape architecture and urban design
14/248 St Asaph St, Christchurch T -03 982 504
PO Box 1302, Christchurch 8140 W -www.align

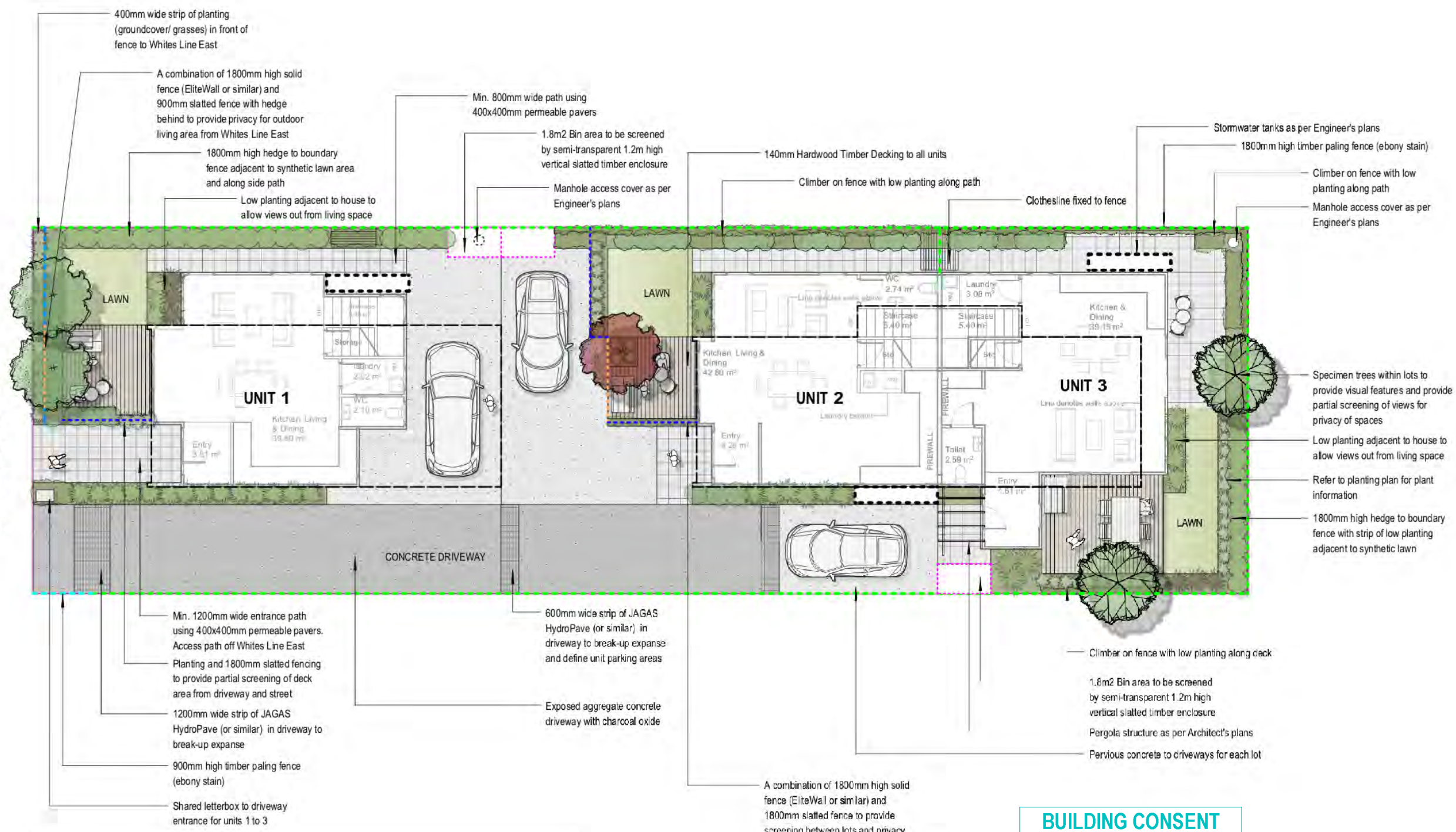
PROJECT
Proposed Subdivision
137 Whites Line East, Waiwhetu, Lower Hutt

DRAWING

CONCEPT PLAN SHEET 1 OF 1	
SCALE	1:150
DATE	05/03/21
DRAWN	TR
CHECKED	MP
STAGE	FOR CONSENT
JOB NO.	TAD005

DRAWING NO.
TAD-DRG-LA-100

WHITES LINE EAST



Fencing

Fencing for the development has been designed to strike a balance between providing partial privacy for outdoor living areas, while also creating an attractive street environment and opportunities for passive surveillance.

Fencing was initially designed to be all 1.8m high to provide privacy along the front of the site. However, through further design optioneering the fencing has been amended to be a mixture of 1.8m and 0.9m high. The first 2m of the fence which will run along the common boundary with no. 135 has been lowered to 0.9m, along with the portion of the street boundary fence which has also been reduced in height to 0.9m (where not directly adjacent to the outdoor living area). Portions of 1.8m solid fencing and vertical slatted fencing are still proposed in this area to ensure a sufficient degree of privacy is provided while still allowing outlook and surveillance to the street. It is anticipated that the slatted fencing would be in the order of 20 to 30% permeable.

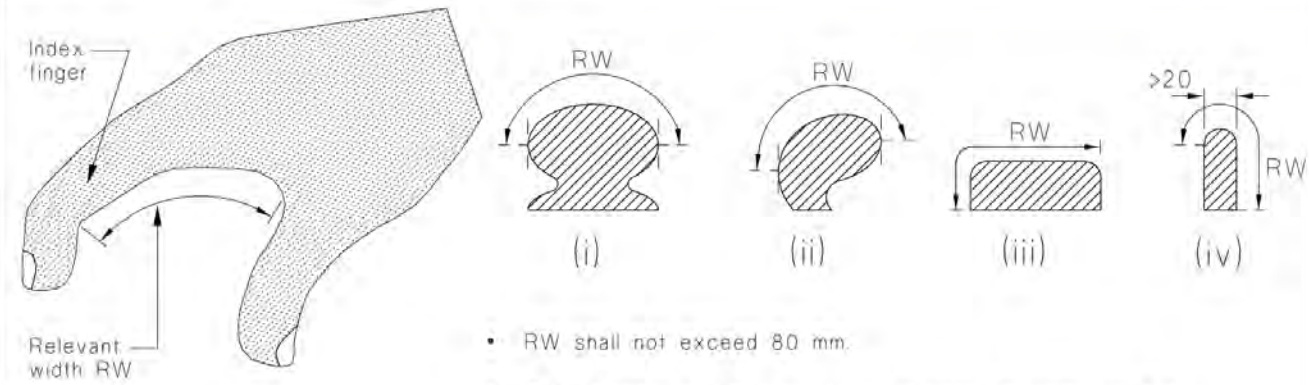
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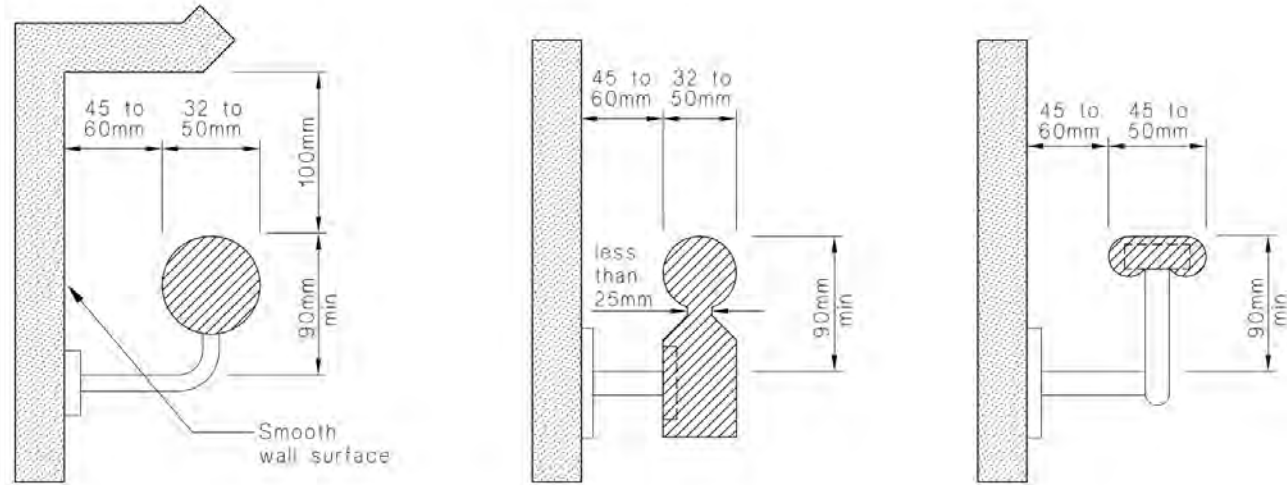


Figure 26: Handrail Profiles and Clearances
Paragraphs 6.0.8 and 6.0.9



- RW shall not exceed 80 mm.
- RW (relevant width) is measured around the upper surface perimeter of the handrail section between the vertical tangents on either side.
- Variations in shape are acceptable provided the effective grip is not reduced. For example, the side faces shown as vertical in details (iii) and (iv) are still acceptable even if slightly curved or sloped up to 5° from vertical.
- See fig. 26 (b) for wall clearances.

(a) Determination of relevant width for private and common stairways



The profiles shown comply with the provisions for accessible handrails.

The clearances apply to all handrails and the maximum dimension must be used for rough textured wall surfaces.

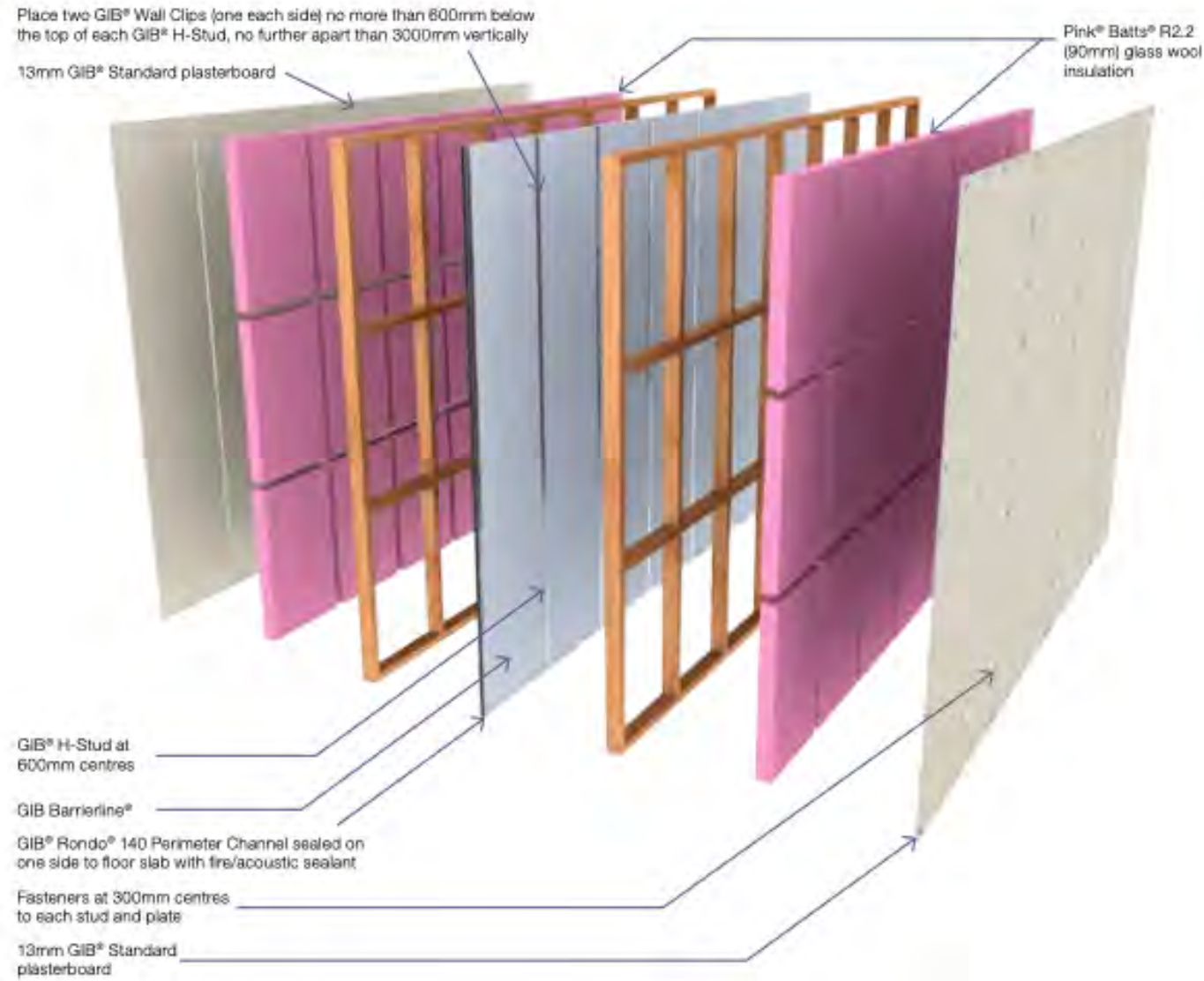
(b) Acceptable profiles and clearances for accessible stairways

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Proposed Dwelling - UNIT 2 & 3	NOTE: DO NOT SCALE FROM DRAWINGS, CHECK ALL DIMENSIONS ON SITE	SHEET: A37
	VERSION: CONSULTANT PACKAGE	DRAWN BY:
		REVISION #:

Two Way FRR – Double Timber Frame with Central Barrier

Specification number	Loadbearing capacity	STC	Rw	FRR	Lining requirements	Weight of system (kg/m ²)
GBTLAB 60d	LB	61	60	60/60/60	1 x 13mm GIB® Standard plasterboard	54



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	Proposed Dwelling - UNIT 2 & 3	NOTE: DO NOT SCALE FROM DRAWINGS, CHECK ALL DIMENSIONS ON SITE	SHEET: A38
			DRAWN BY:
	VERSION: CONSULTANT PACKAGE	REVISION #:	ISSUED: 13/03/22

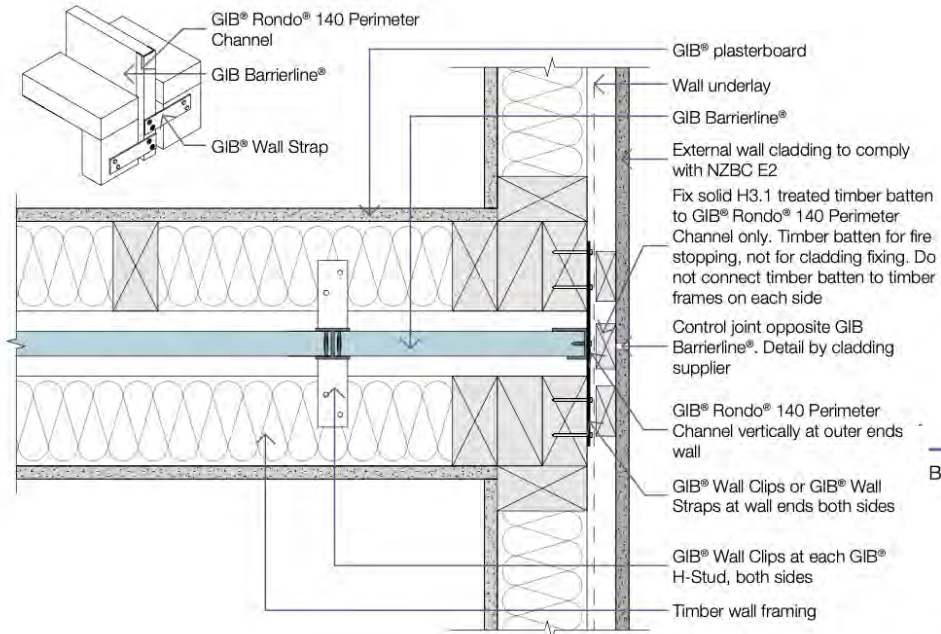


TYPICAL CONSTRUCTION DETAILS

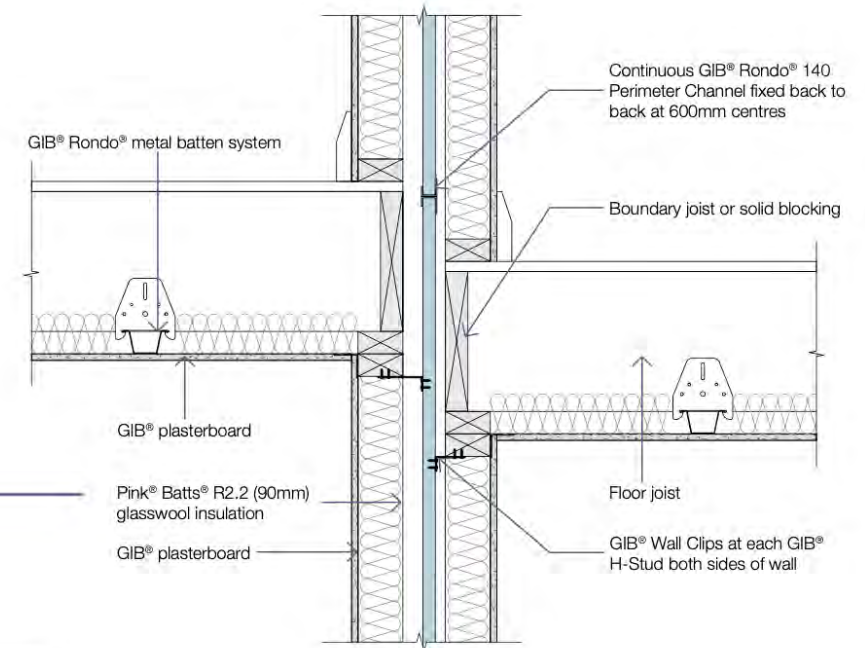


TYPICAL CONSTRUCTION DETAILS

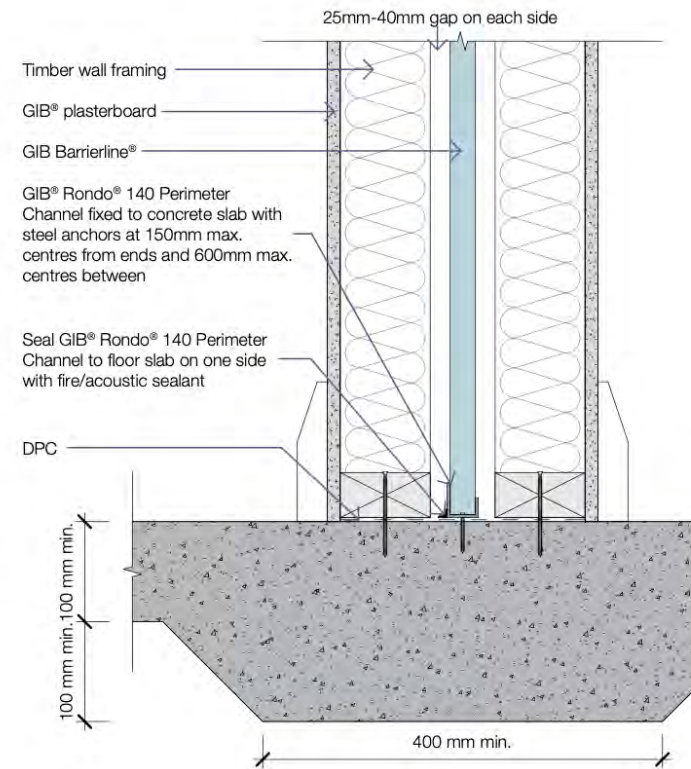
DETAIL AT EXTERNAL TIMBER FRAME WALL (PLAN VIEW)



DETAIL AT UPPER STOREY FRAMED FLOOR (END ELEVATION)



BASE DETAIL AT SLAB (END ELEVATION)



GNS103

BUILDING CONSENT

GRANTED
30/03/2022

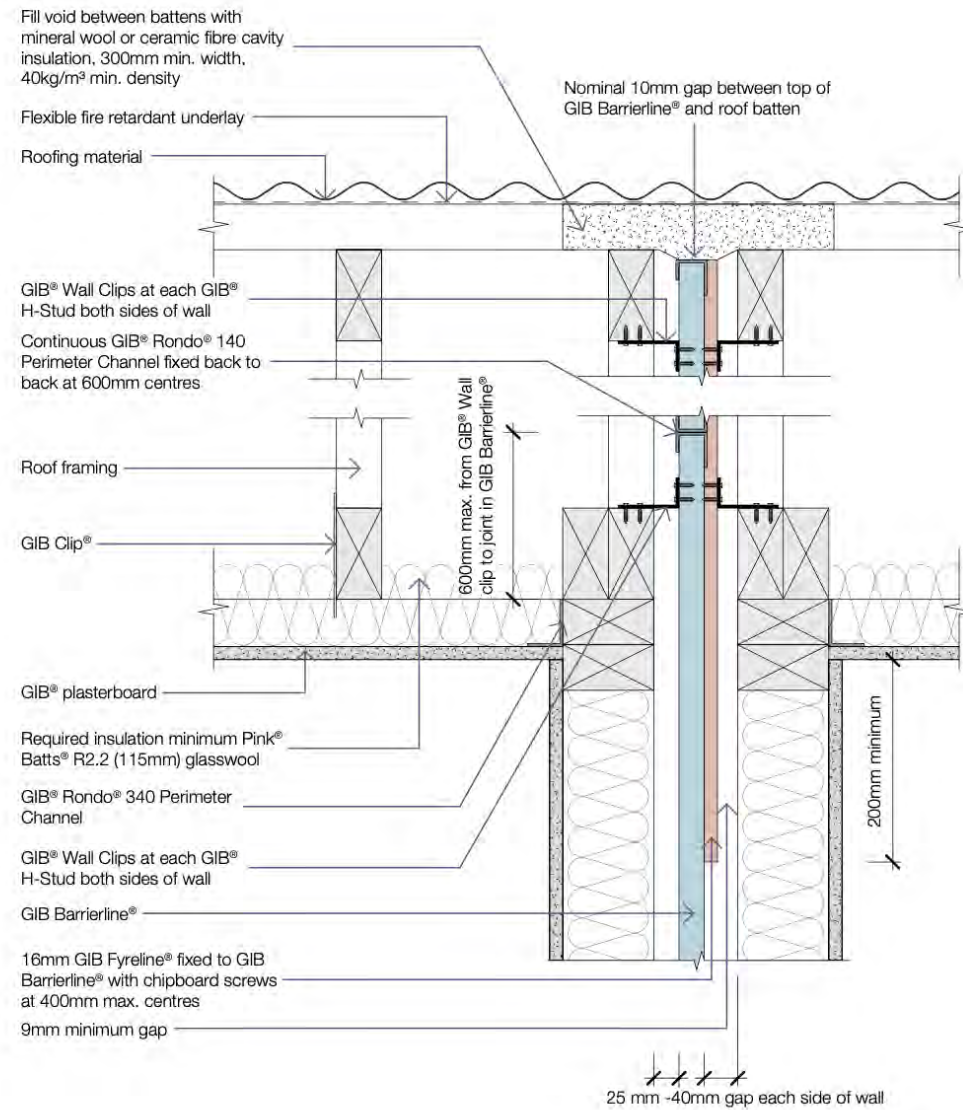
HUTT CITY COUNCIL

Proposed Dwelling - UNIT 2 & 3 VERSION: CONSULTANT PACKAGE	NOTE: DO NOT SCALE FROM DRAWINGS, CHECK ALL DIMENSIONS ON SITE	SHEET: A39
	REVISION #:	DRAWN BY:
	ISSUED: 13/03/22	ISSUED: 13/03/22

GIB TYPICAL CONSTRUCTION DETAILS

GIB TYPICAL CONSTRUCTION DETAILS

DETAIL AT CEILING AND ROOF (END ELEVATION)



GNS105

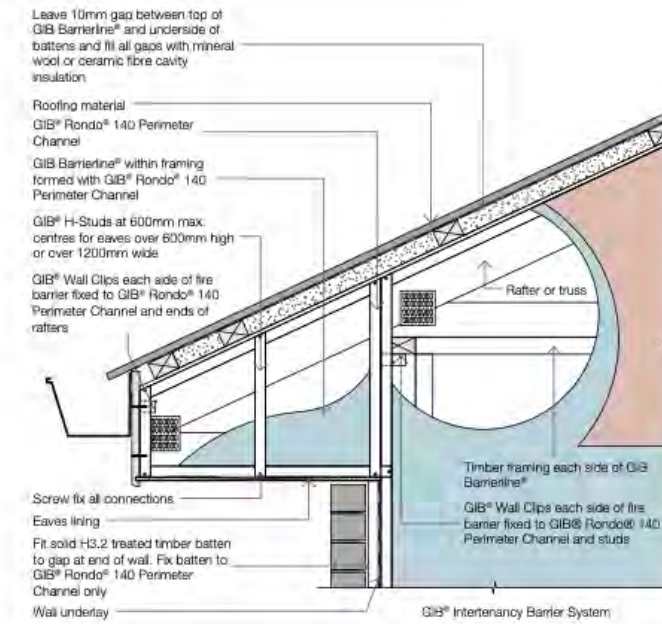
BUILDING CONSENT

**GRANTED
30/03/2022**

HUTT CITY COUNCIL

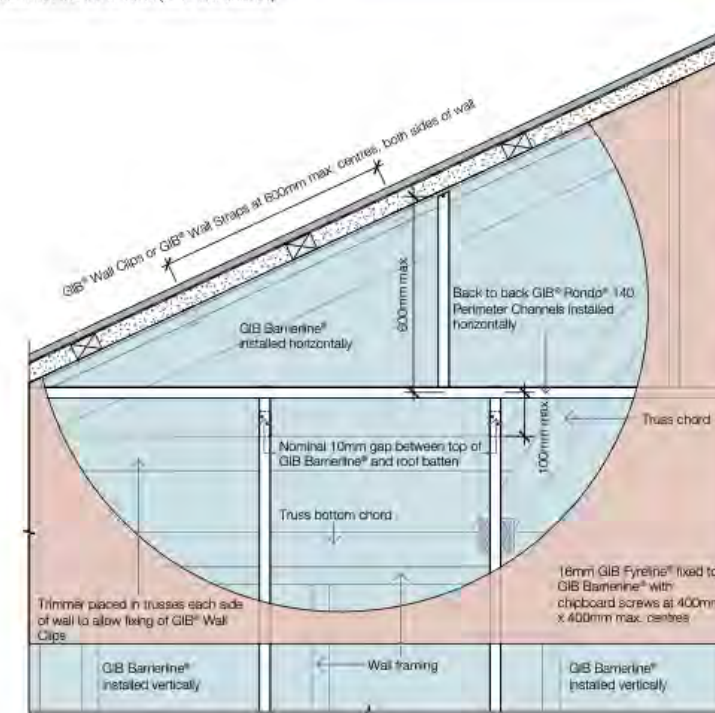


EAVES DETAIL (SIDE ELEVATION)



GNS112

ROOF VOID DETAIL WITH HORIZONTAL SHEETING (SIDE ELEVATION)

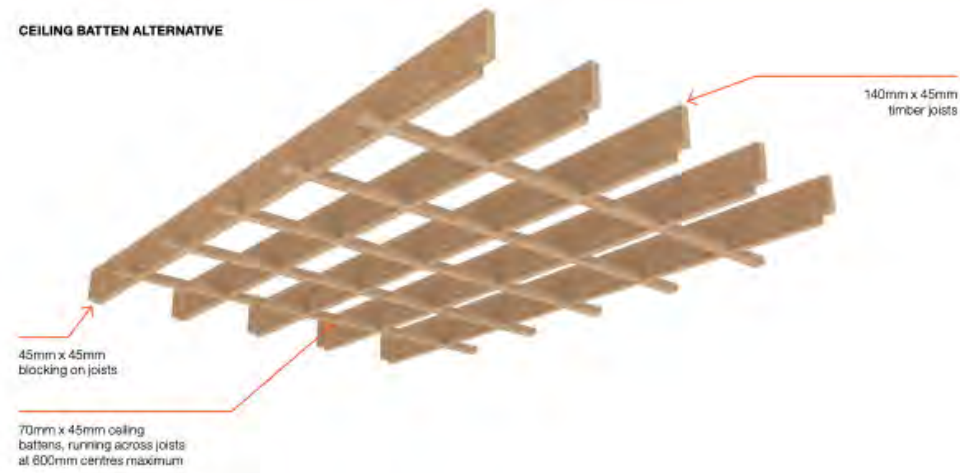


GNS113

Proposed Dwelling - UNIT 2 & 3	NOTE: DO NOT SCALE FROM DRAWINGS, CHECK ALL DIMENSIONS ON SITE	SHEET: A40
	REVISION #:	DRAWN BY:
VERSION: CONSULTANT PACKAGE		ISSUED: 21/03/22

Timber joist

Specification number	Performance	Specifications
GBFC 45	FRR 45/45/45	Lining 1 layer 13mm GIB Fyrelite®
	STC 39	LB/NLB Load bearing
	Rw 40	
	IIC 32	
GBFC 30*	FRR 30/30/30	Lining 1 layer 13mm GIB Fyrelite®
	STC 39	LB/NLB Load bearing
	Rw 40	
	IIC 32	



BUILDING CONSENT

GRANTED
30/03/2022

HUTT CITY COUNCIL

	Proposed Dwelling - UNIT 2 & 3	NOTE: DO NOT SCALE FROM DRAWINGS, CHECK ALL DIMENSIONS ON SITE	SHEET: A41
			DRAWN BY:
	VERSION: CONSULTANT PACKAGE	REVISION #:	ISSUED: 23/03/22