



RESOURCE CONSENT CONDITIONS:
 PRIOR TO CONSTRUCTION COMMENCING THE CONTRACTOR MUST READ ALL THE CONDITIONS OF THE RESOURCE CONSENT AND MUST KEEP A COPY ON SITE AT ALL TIMES.

INDICATIVE PERSPECTIVE

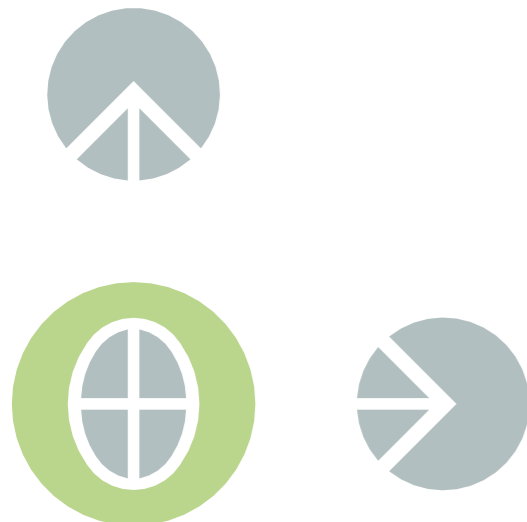
SITE INFORMATION:	
WIND SPEED ZONE:	EXTRA HIGH
CORROSION ZONE:	C
PLANNING ZONE:	OUTER RESIDENTIAL
TRUSS DESIGNER:	BUILDABLE LAYOUTS
ENGINEER:	ESSEN ENGINEERING
SURVEYOR:	CUTTRISS CONSULTANTS

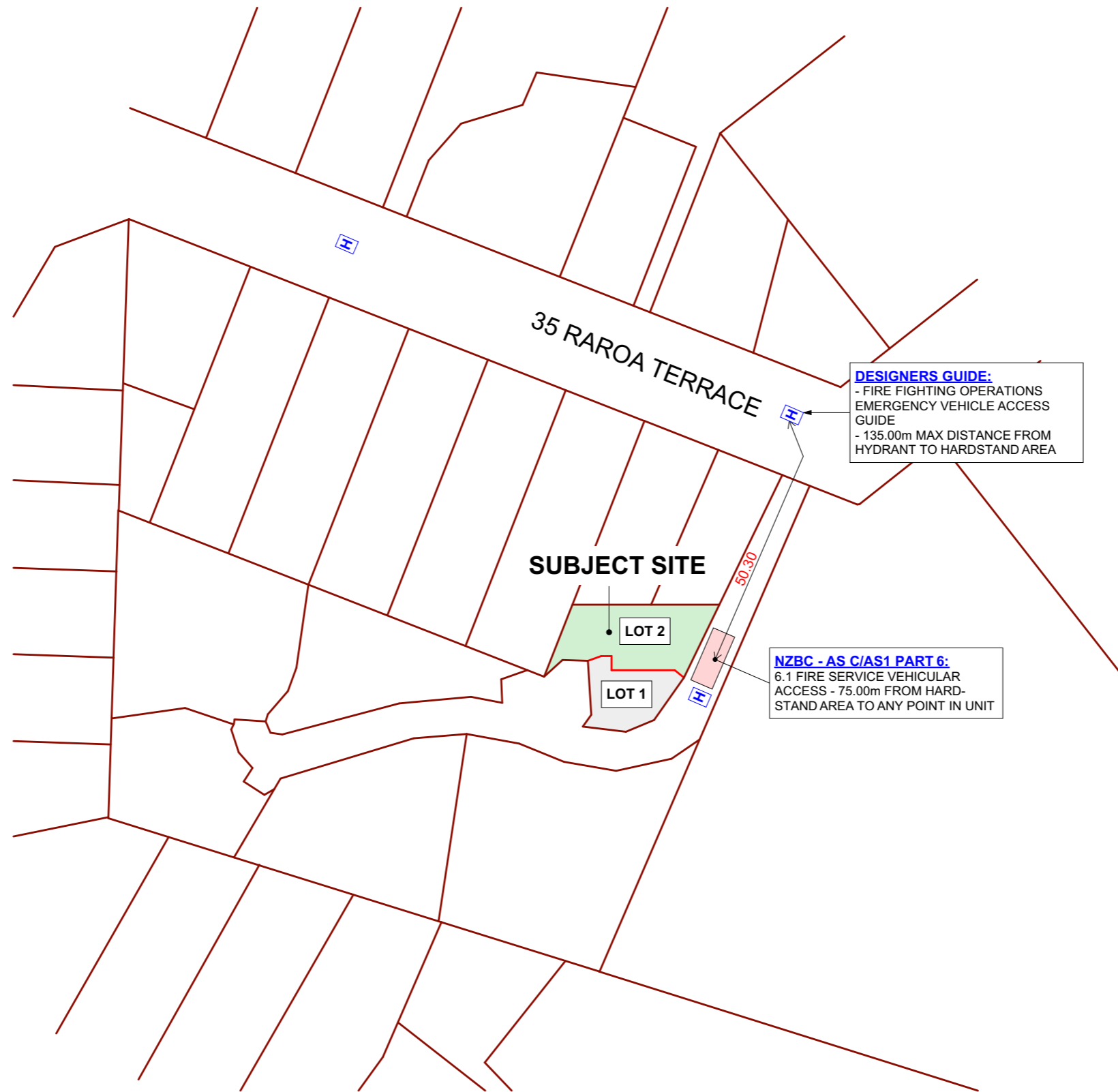
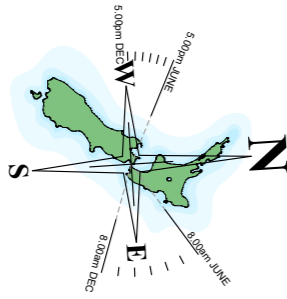
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BUILDING CONSENT APPLICATION
PROPOSED TOWNHOUSE - 2
LOT 2, 35 RAROA TERRACE, WELLINGTON

REFERENCE - 10348





LOCATION PLAN

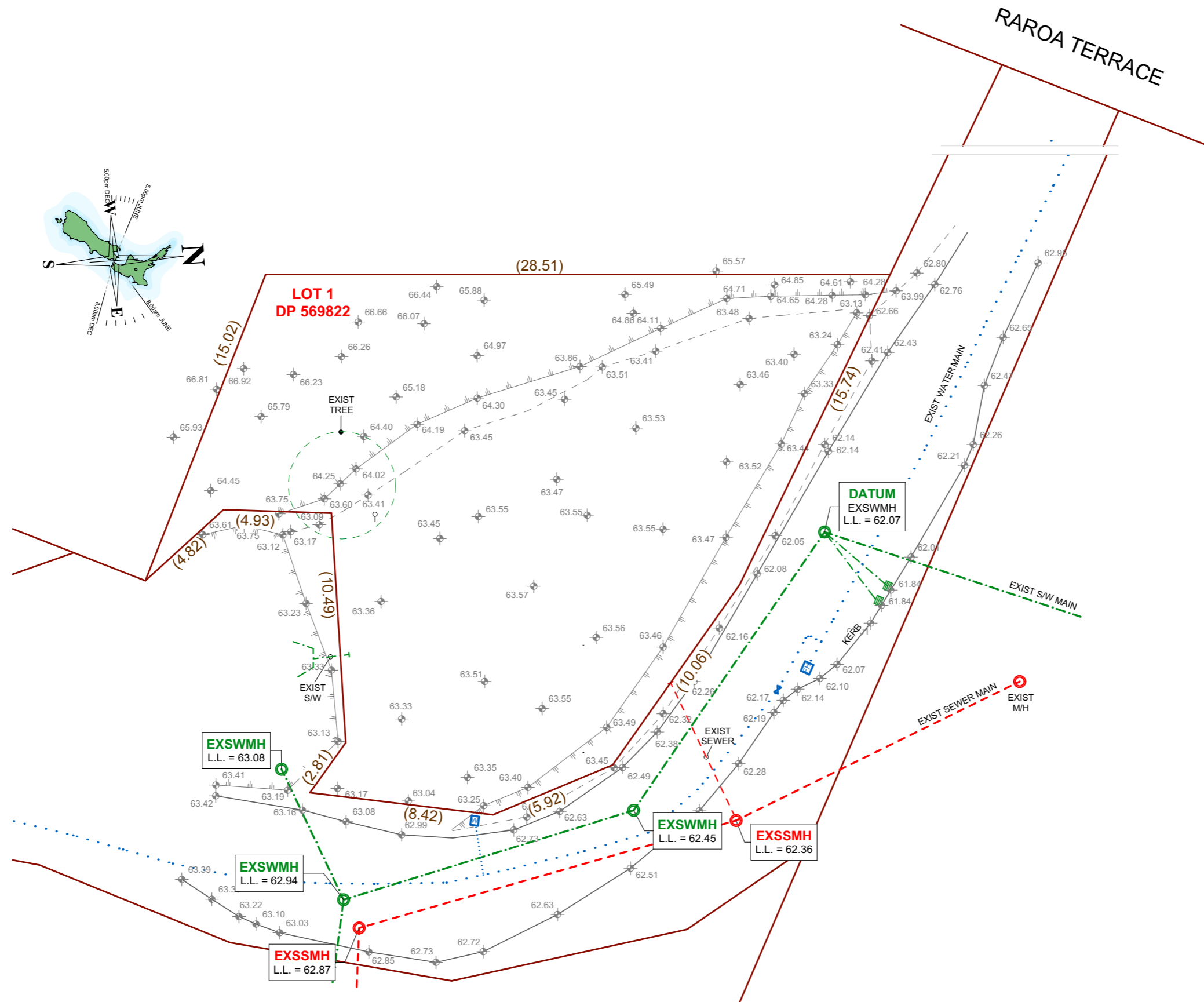
ISSUE	DATE	ISSUE NAME

START DATE	21/09/2021
REV. DATE	16/03/2023
FINISH DATE	16/03/2023

BUILDING CONSENT APPLICATION	SCALES FOR A3 SIZE PAPER
	1:1000

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EXISTING SITE PLAN

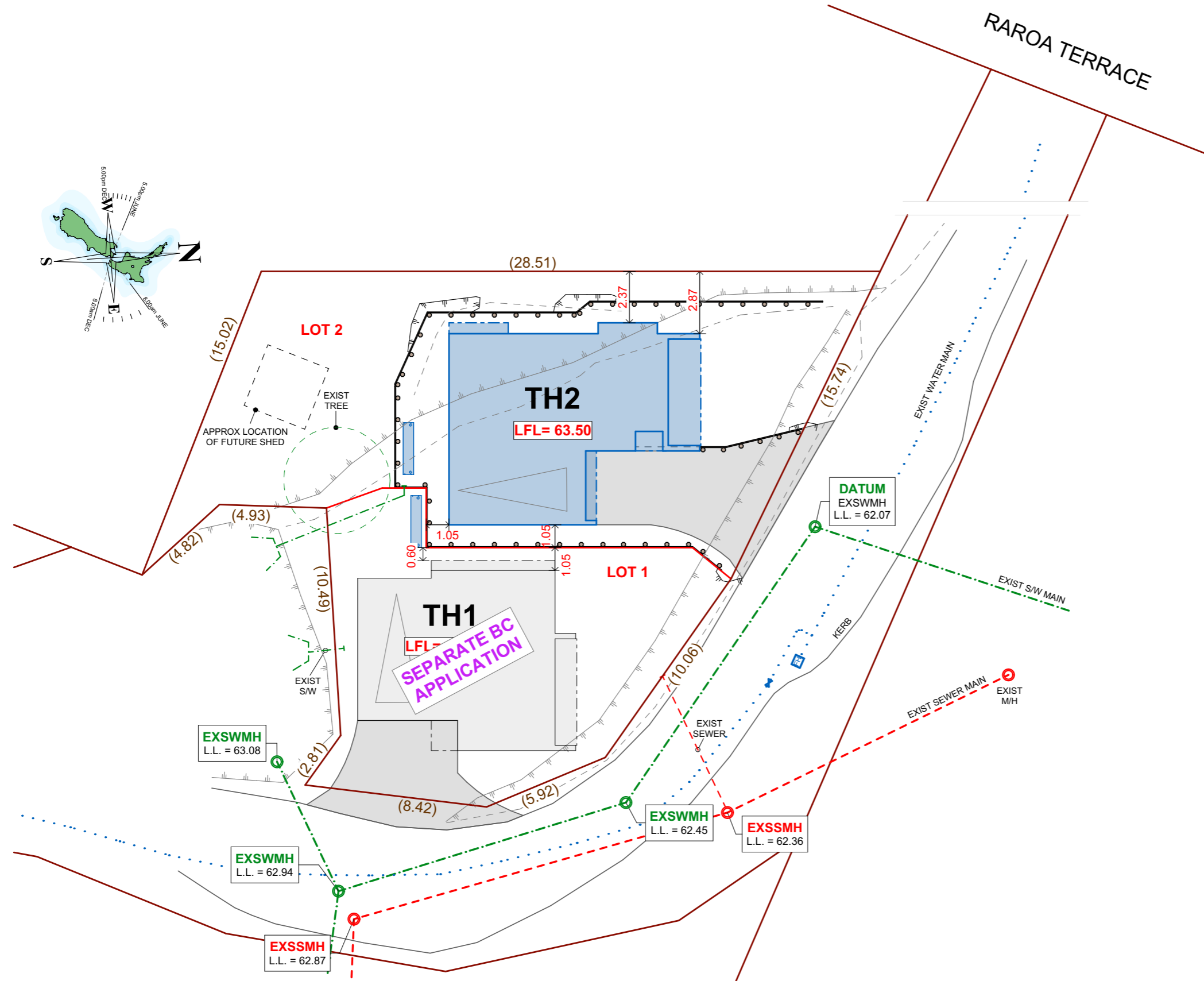
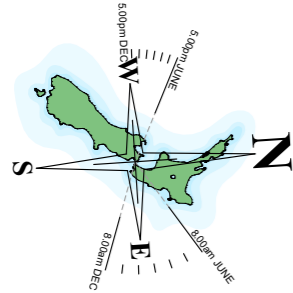
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BUILDING CONSENT APPLICATION	SCALES FOR A3 SIZE PAPER
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PROPOSED SITE PLAN

EXIST LEGAL DESCRIPTION
LOT 1 DP 569822
PROPOSED LOTS 1 - 2

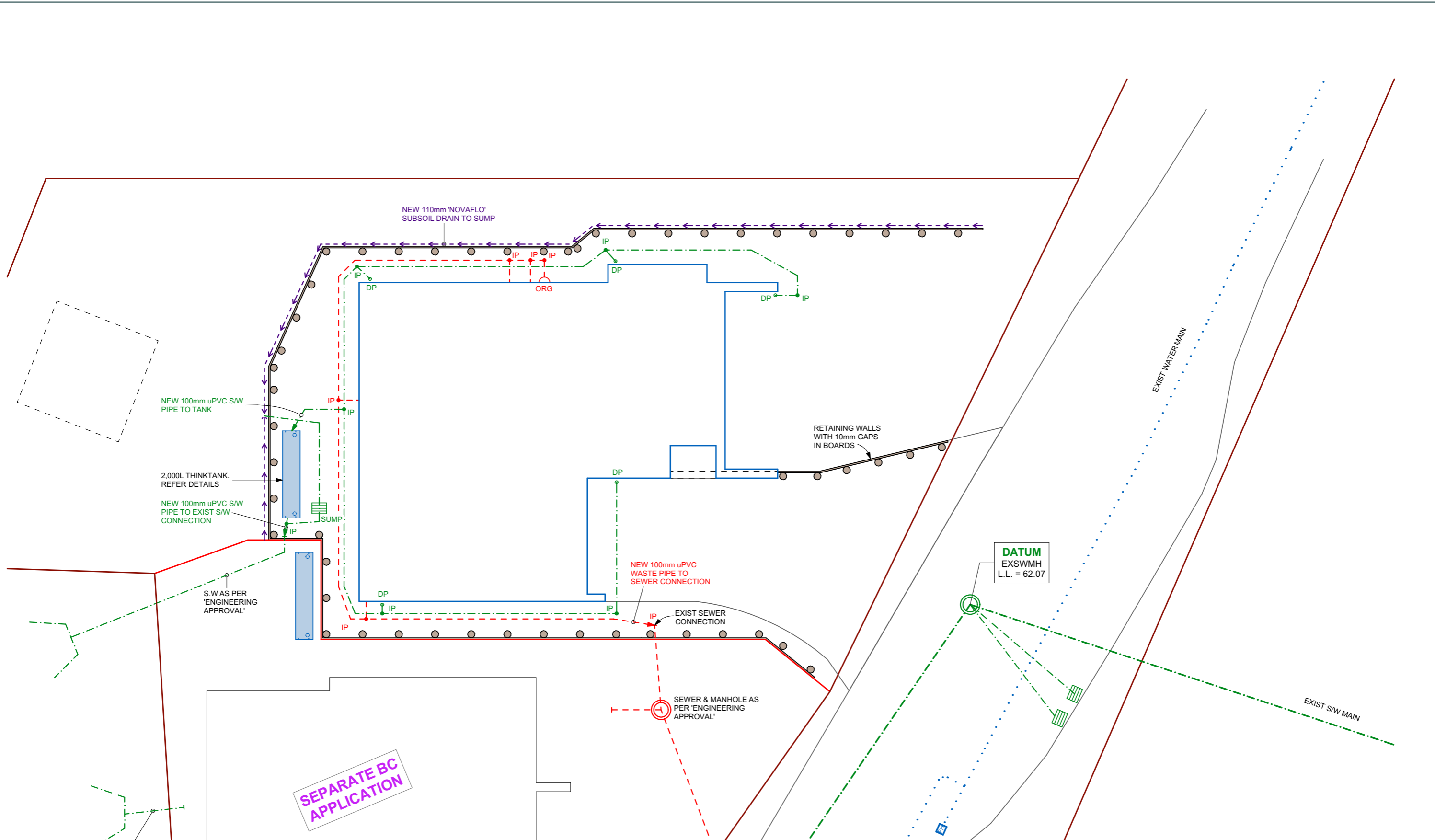
COVERAGE: PROPOSED	
SITE	= 518.00m ²
35%	= 181.30m ²
TH 1	= 72.48m ²
DECK (TH1)	= 5.00m ²
TH2	= 81.00m ²
DECK (TH2)	= 7.50m ²
FUTURE SHED	= 16.00m ²
TOTAL	= 181.98m ²
COVERAGE:	= 35.13%

COVERAGE: LOT 1	
SITE	= 183.00m ²
35%	= 64.05m ²
TH 1	= 72.48m ²
DECK (TH1)	= 5.00m ²
TOTAL	= 77.48m ²
COVERAGE:	= 42.34%

COVERAGE: LOT 2	
SITE	= 335.00m ²
35%	= 117.25m ²
TH 2	= 81.00m ²
DECK (TH2)	= 7.50m ²
FUTURE SHED	= 16.00m ²
TOTAL	= 104.50m ²
COVERAGE:	= 31.19%

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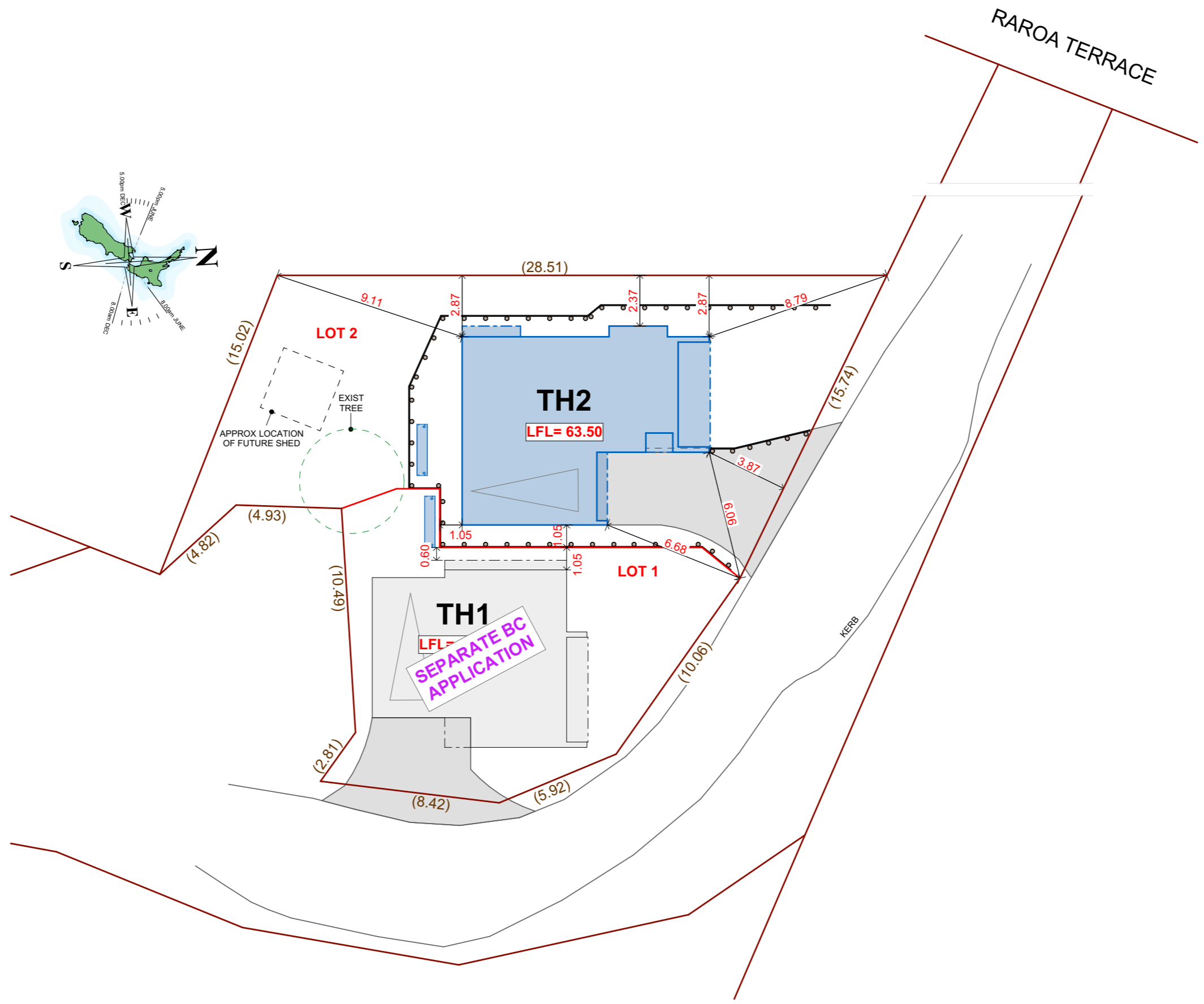
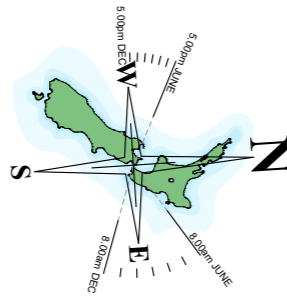
SITE SERVICES PLAN

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BUILDING CONSENT APPLICATION
 SCALES FOR A3 SIZE PAPER
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SITE SETOUT PLAN

PROPOSED TOWNHOUSE - 2
 LOT 2, 35 RAROA TERRACE
 WELLINGTON

CONSENT QUERIES? CONTACT OUR DEDICATED CONSENTS TEAM ON 0800 4 CONSENT (0800 4 26673)

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BUILDING CONSENT APPLICATION

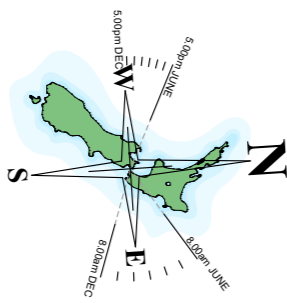
SCALES FOR A3 SIZE PAPER
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REF
 10348



ESTIMATED EARTHWORKS CALCULATION:

	AREA	VOLUME
CUT	= 350.00m ²	= 160.00m ³
FILL	= 70.00m ²	= 10.00m ³
TOTAL	= 420.00m²	= 170.00m³

EARTHWORKS KEY

FFL = FINISHED FLOOR LEVEL
FPL = FINISHED PLATFORM LEVEL
FSL = FINISHED SURFACE LEVEL (UNSEALED GROUND)

NOTE:
 RETAINING WALLS AS PER ENGINEER'S DOCUMENTATION.

EARTHWORKS PLAN

PROPOSED TOWNHOUSE - 2
 LOT 2, 35 RARO A TERRACE
 WELLINGTON

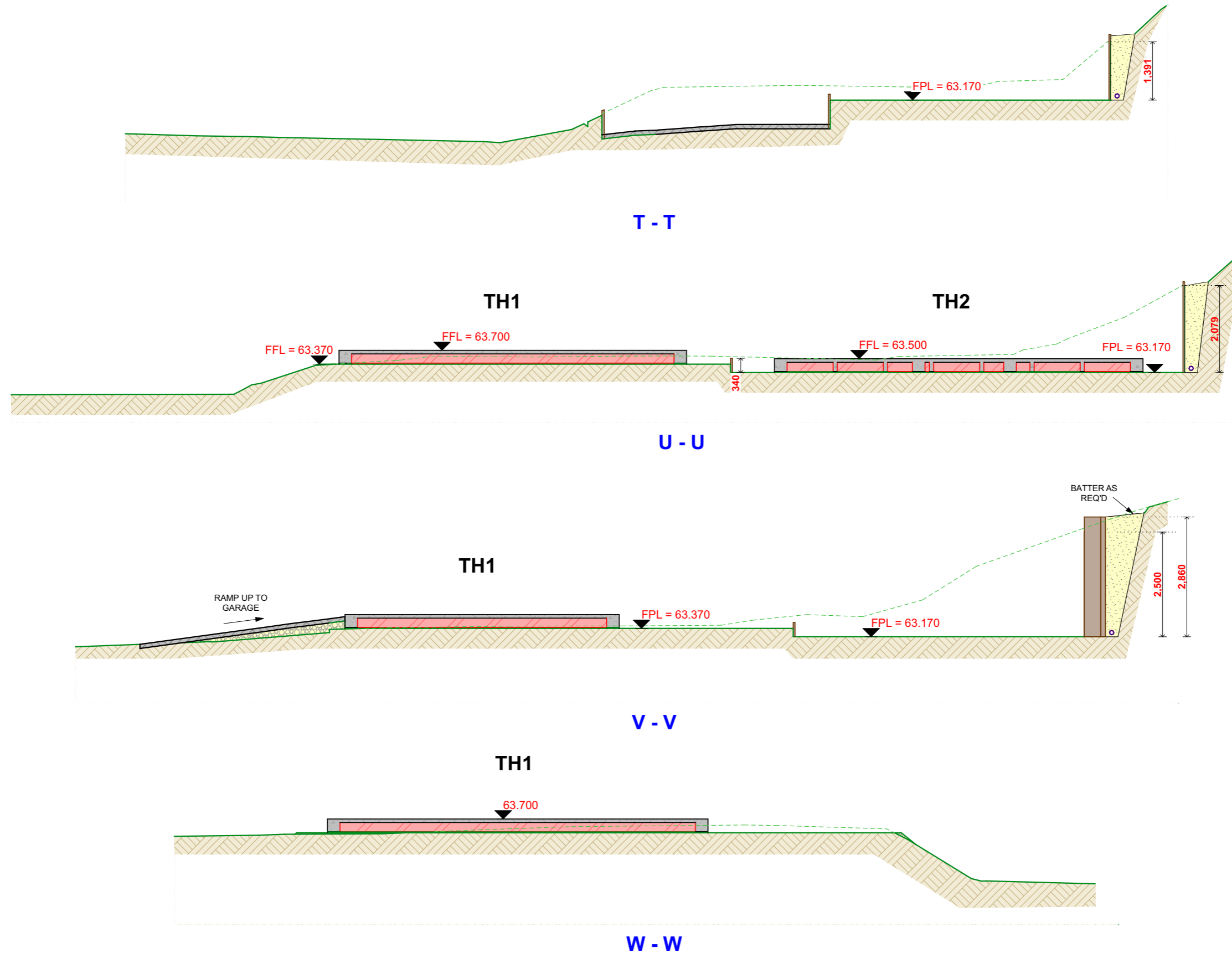
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BUILDING CONSENT APPLICATION

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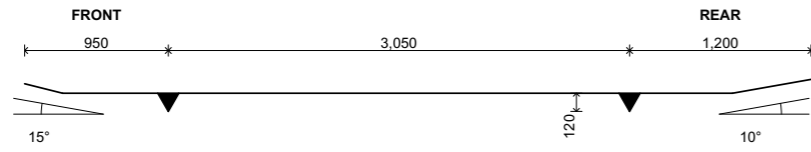
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 REF 10348



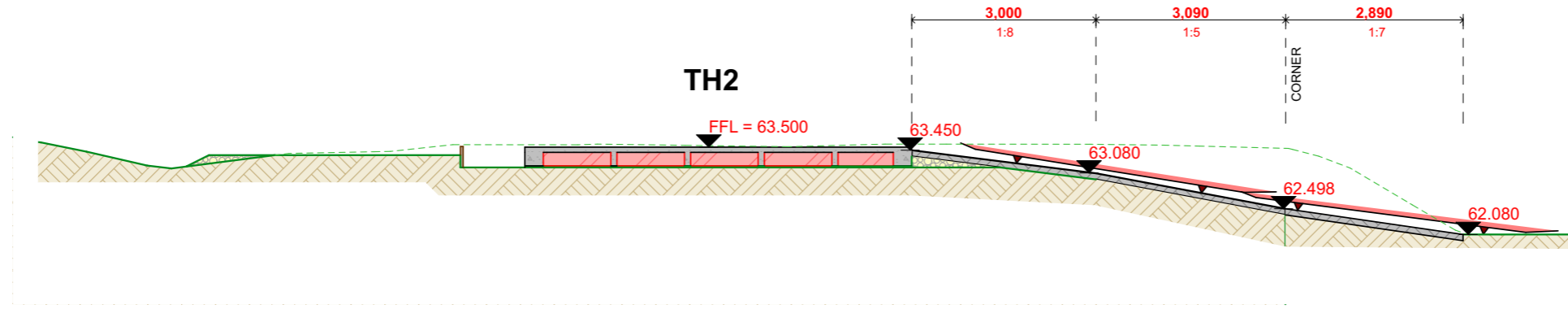
EARTHWORKS SECTIONS

ISSUE	DATE	ISSUE NAME

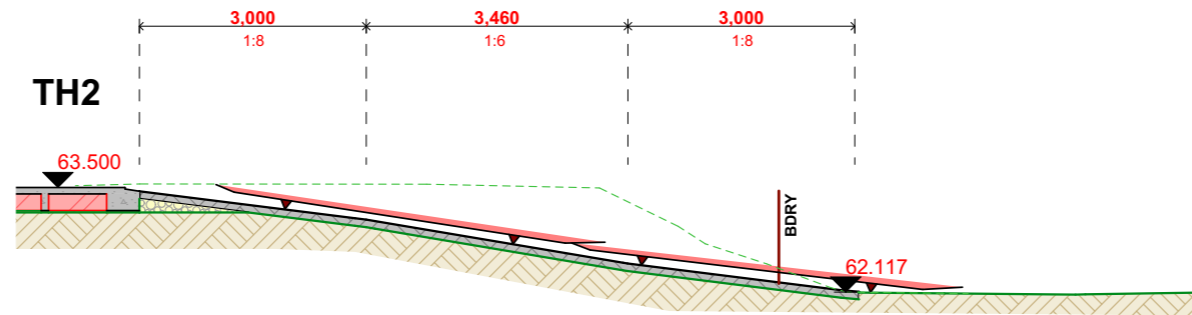
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FINISH DATE	16/03/2023	SCALES FOR A3 SIZE PAPER 1:100
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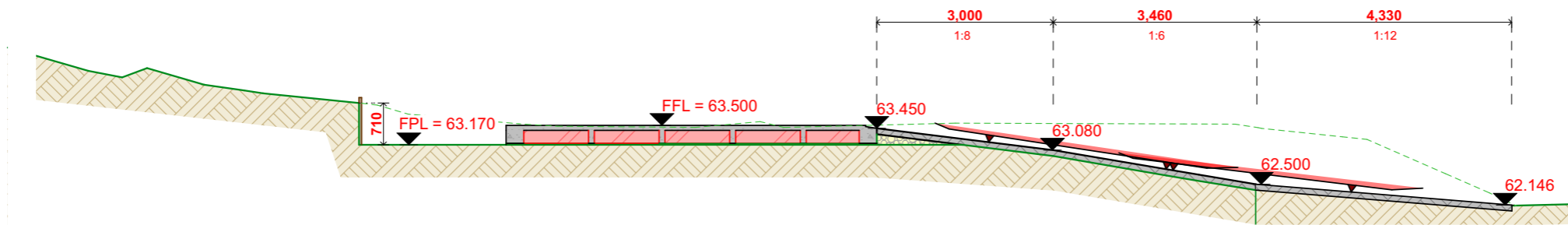
B99 VEHICLE TEMPLATE



X - X



Y - Y



Z - Z

EARTHWORKS SECTIONS

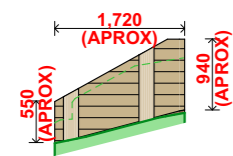
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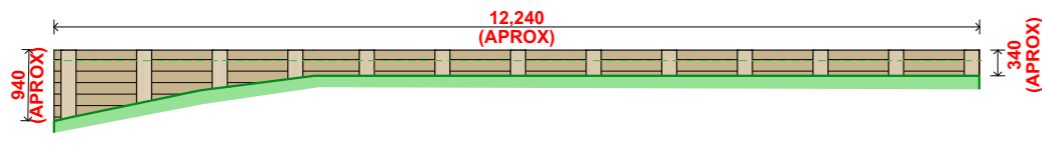
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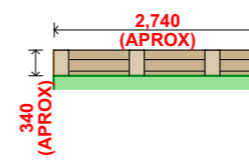
SHEET No.	08
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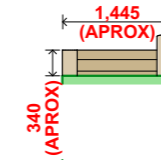
WALL 1



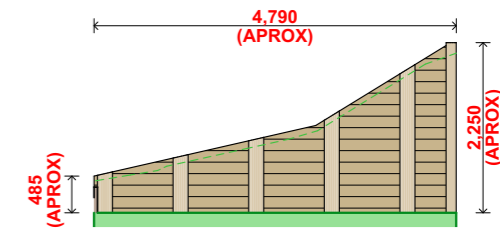
WALL 2



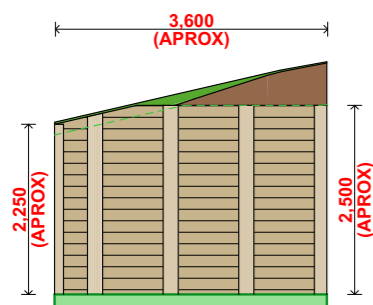
WALL 3



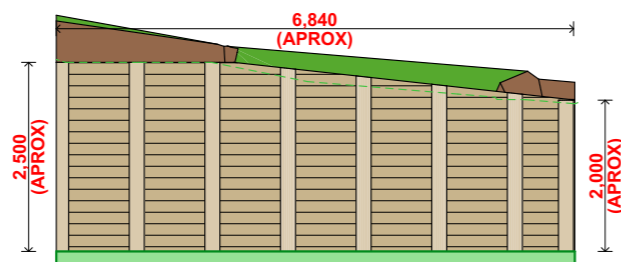
WALL 4



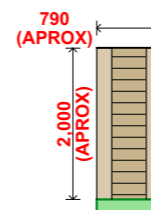
WALL 5



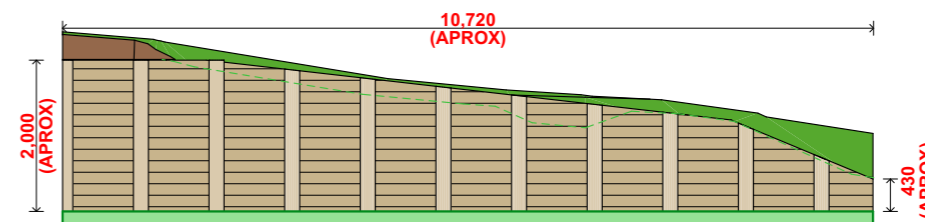
WALL 6



WALL 7

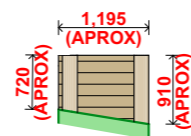


WALL 8

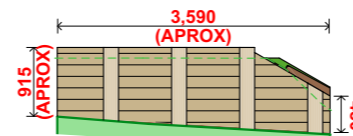


WALL 9

NOTE:
RETAINING WALLS AS PER
ENGINEER'S DOCUMENTATION.



WALL 10



WALL 11

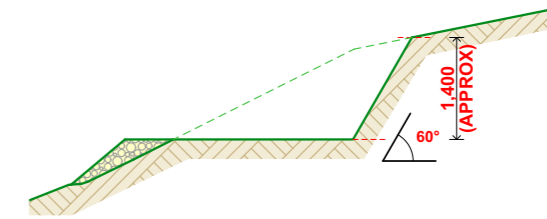
RETAINING WALL ELEVATIONS

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SECTION THRU CUT OF FUTURE SHED



INDICATIVE EARTHWORKS PERSPECTIVE

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BUILDING CONSENT APPLICATION	SCALES FOR A3 SIZE PAPER
	1:200, 1:100

SHEET No.	10
CODE	A214P
REF	10348

SILT, DUST AND SEDIMENT CONTROL:

THE CONTRACTOR IS REQUIRED TO TAKE THE APPROPRIATE MEASURES TO PREVENT SOIL LOSS AND EROSION AS REQUIRED UNDER THE RESOURCE MANAGEMENT ACT 1991, THE BUILDING ACT 2004, THEIR AMMENDMENTS AND RELEVANT LOCAL BYLAWS.

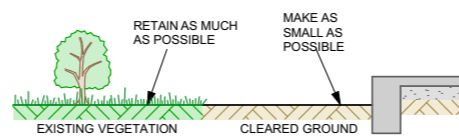
ALL DEVELOPMENT ACTIVITY IS TO BE CARRIED OUT IN SUCH A MANNER AS TO PREVENT SOIL EROSION, MINIMISE DUST, AND STOP SILT AND SEDIMENT ENTERING THE STORMWATER SYSTEM OR WATERCOURSE.

SUITABLE METHODS MAY INCLUDE:

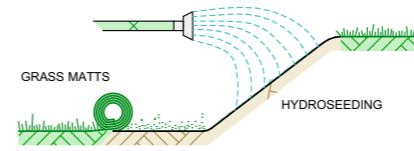
- MINIMISE EXPOSED AREAS AND RE-GRASS ALL EXPOSED AREAS AS SOON AS POSSIBLE
- THE USE OF SILT FENCES, SILT SOCKS, STABILISED EARTH BUNDS, VEGETATION BUFFER STRIPS, RUNOFF DIVERSION CHANNELS OR CONTOUR DRAINS. IF WORK IS NEAR A WATERCOURSE A SILT FENCE IS REQUIRED ALONG THE ENTIRE LENGTH OF THE WATERCOURSE WHERE THE CONSTRUCTION WORKS ARE TAKING PLACE.
- COVER STOCKPILES OF MATERIAL AND KEEP AWAY FROM LOW POINTS, RUN OFF CHANNELS, FOOTPATHS OR ROADS. INSTALL SEDIMENT CONTROL MEASURES AROUND STOCKPILES AS REQ'D.
- CONSTRUCT A WASH PIT BUND TO CAPTURE DISCHARGE FROM CONCRETE AND EQUIPMENT WASHING. CEMENT TRUCKS ARE TO BE WASHED DOWN ON SITE AND RUNOFF IS TO BE COLLECTED.
- PROVIDE A STABILISED VEHICLE ENTRANCEWAY TO PREVENT SOIL BEING TRANSFERRED TO THE ROADWAY BY VEHICLES USING THE SITE. USE A GEOTEXTILE BASE AND MATERIALS APPROPRIATE TO THE PURPOSE (SHINGLE OVER PAVEMENT, LARGER SIZED HARDCORE OVER UNPAVED AREAS) AND REPLACE AS IT GETS WORN DOWN. ENSURE ENTRANCE WAY CONTINUES FAR ENOUGH INTO THE SITE AND THAT ALL VEHICLES USE THE PROVIDED ENTRANCEWAY. MINIMISE VEHICLES MOVEMENTS AS MUCH AS POSSIBLE.
- LAY DRIVEWAY WITHIN A COUPLE OF DAYS OF STABILISED VEHICLE ENTRANCEWAY BEING REMOVED.
- OPEN STORMWATER DRAINS MUST BE PROTECTED THROUGH THE USE OF SAND BAG BUNDS OR SIMILAR METHODS. THESE METHODS ARE A FAILSAFE METHOD AND SHOULD NOT TAKE THE PLACE OF PROPER ON SITE SEDIMENT CONTROL.
- INSTALL SITE STORMWATER DRAINS DURING SITE PREPARATION AND DISCHARGE ALL CLEAN STORMWATER INTO THESE DRAINS AS SOON AS POSSIBLE.
- ALL SEDIMENT AND OTHER MATERIAL THAT HAS COME OFF THE SITE IS TO BE SWEEPED UP AND RETURNED TO THE SITE.
- IN DRY AND DUSTY SITUATIONS REGULAR WETTING OF EXPOSED SURFACES IS REQUIRED.
- ALL SOIL OR OTHER MATERIAL THAT IS TRANSPORTED ON OR OFF THE SITE MUST BE COVERED.
- ALL VEHICLES (INCLUDING TRUCKS) MUST BE CLEANED OF DUST, MUD OR OTHER HAZARDOUS OR NUISANCE MATERIAL BEFORE EXITING THE SITE ON TO A PUBLIC ROAD.

IT IS IMPORTANT THAT REGULAR INSPECTIONS AND MAINTENANCE ARE CARRIED OUT BY THE CONTRACTOR ON ALL SEDIMENT CONTROLS TO PREVENT BUILD UP OF SEDIMENT AND FAILURE.

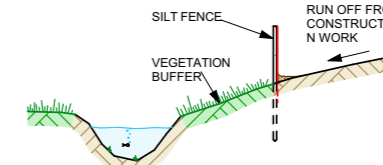
MAINTAIN ALL SEDIMENT CONTROL MEASURES UNTIL SITE IS STABLE AND THERE IS NO LONGER A RISK OF SEDIMENT LEAVING THE SITE.



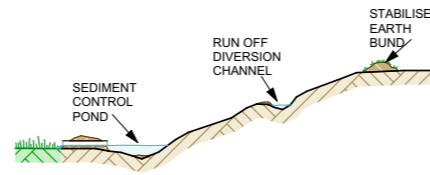
MINIMISE EXPOSED AREAS



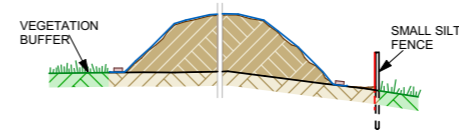
RE-GRASS EXPOSED AREAS



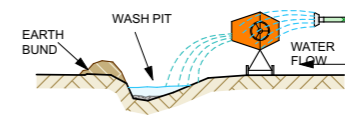
PROTECT WATERCOURSES WITH A SILT FENCE



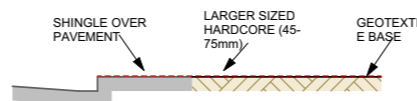
INSTALL APPROPRIATE SEDIMENT CONTROL MEASURES AROUND SITE



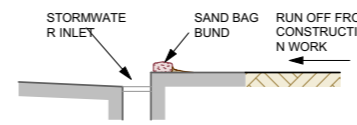
PROTECT STOCKPILES FROM EROSION



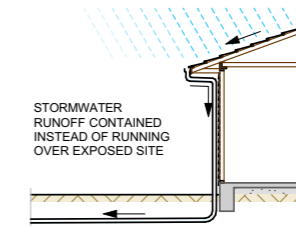
PROVIDE A WASH PIT



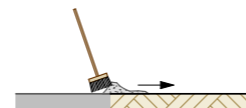
PROVIDE STABILISED VEHICLE ENTRY



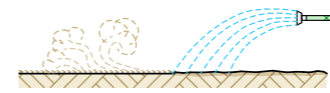
SANDBAG BUNDS AROUND STORMWATER INLETS



INSTALL STORMWATER SYSTEMS AS SOON AS POSSIBLE



SWEEP ESCAPED SEDIMENT BACK ON SITE



WET DUSTY AREAS REGULARLY

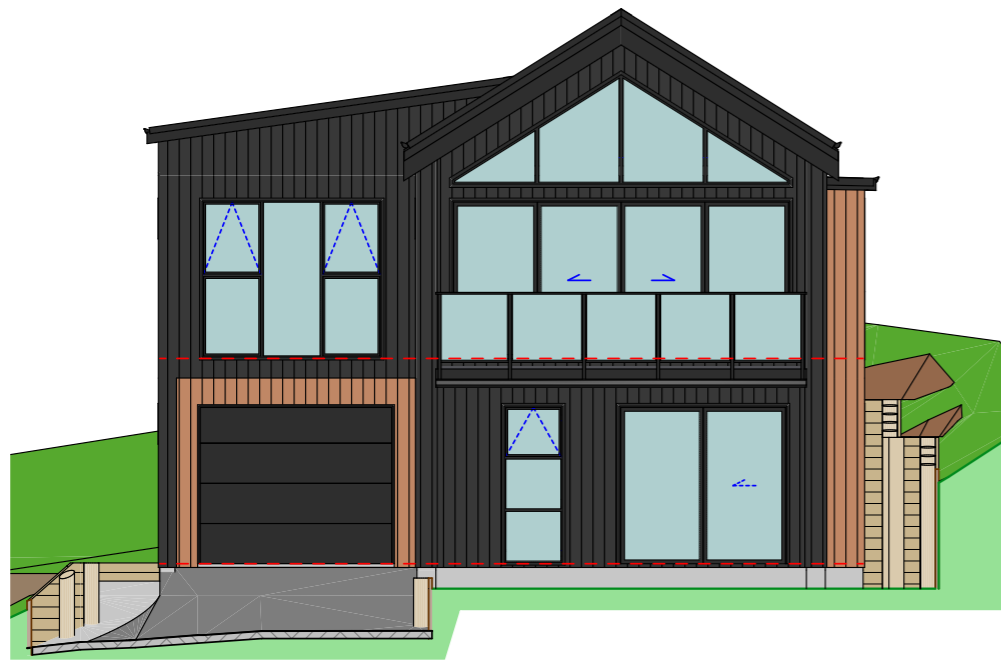
SILT, DUST, SEDIMENT CONTROL NOTES

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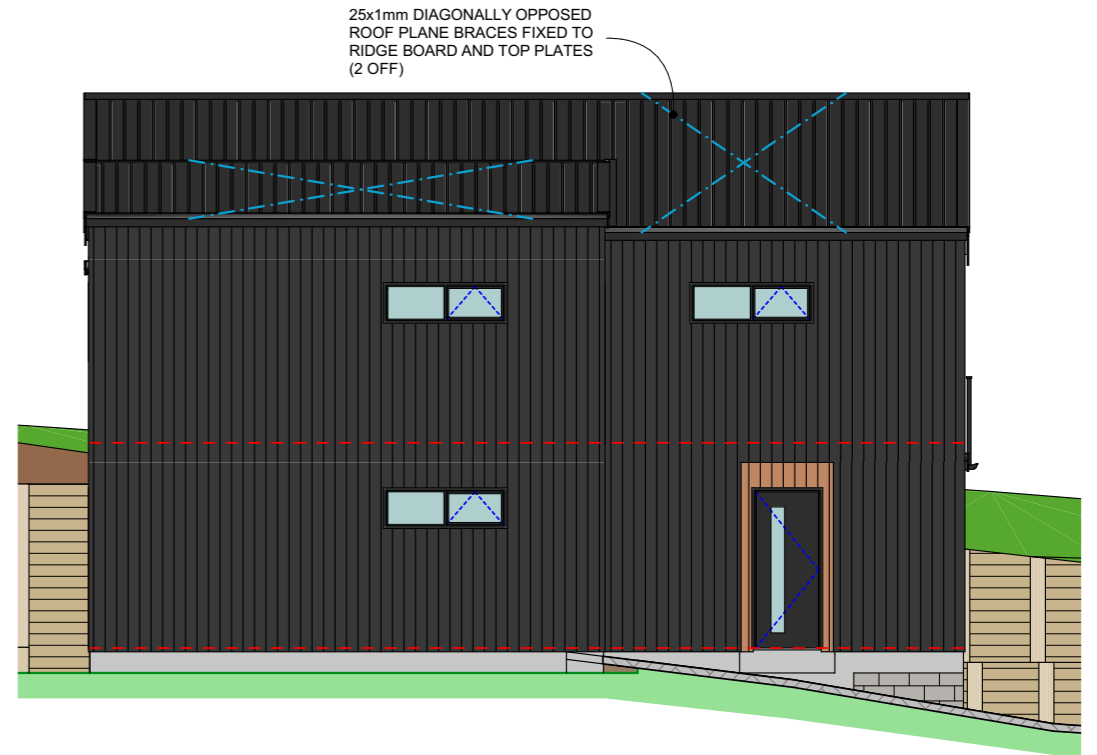
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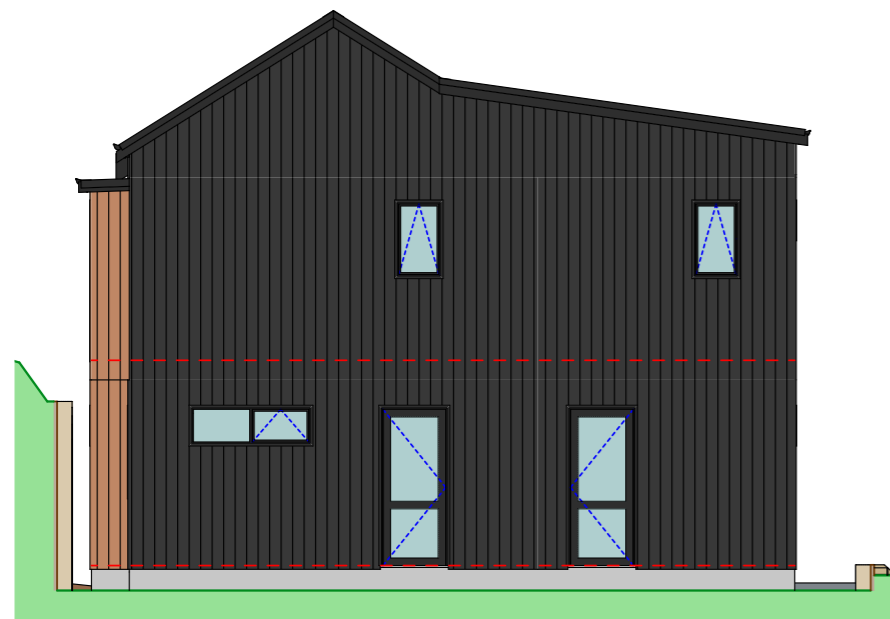
SHEET No.	11
CODE	A214P
REF	10348



NORTH



EAST



SOUTH



WEST

TH 2

FLOOR:
RIBRAFT CONCRETE SLAB
TIMBER JOISTS WITH BATTENS

STUD HEIGHT:
2.420m
2.720m

CLADDING:
BGC STRATUM VERTICAL
WEATHERBOARDS (2 COLOURS)

UNDERLAY:
CHH ECOPLY BARRIER

ROOFING:
32° & 8° PITCH TRAPEZOIDAL
COLORSTEEL
BUTYNOL MEMBRANE

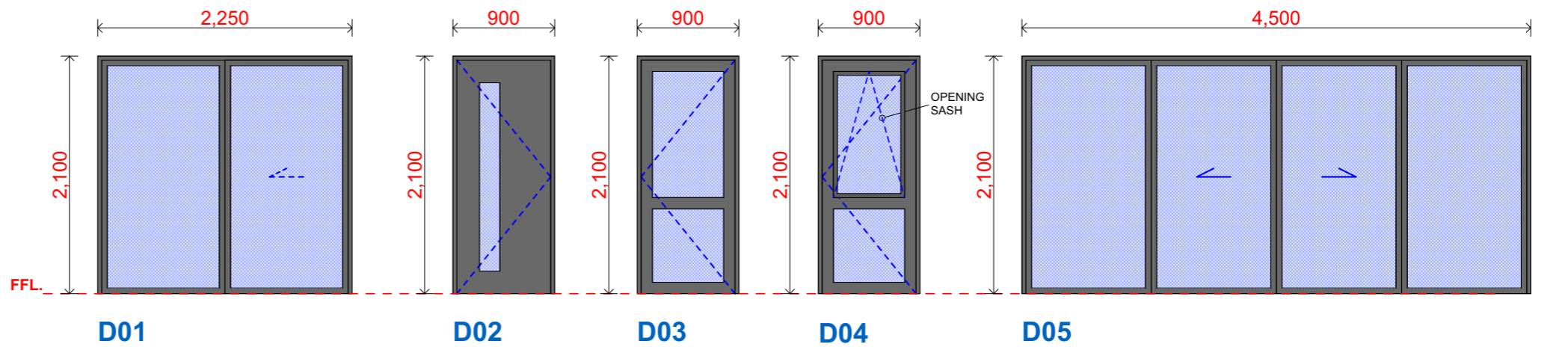
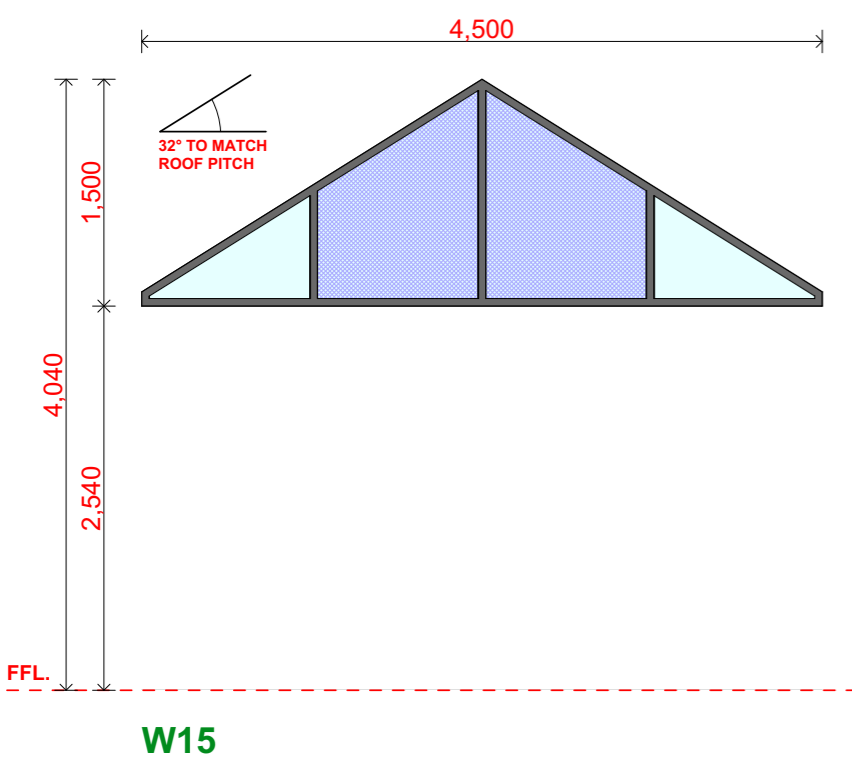
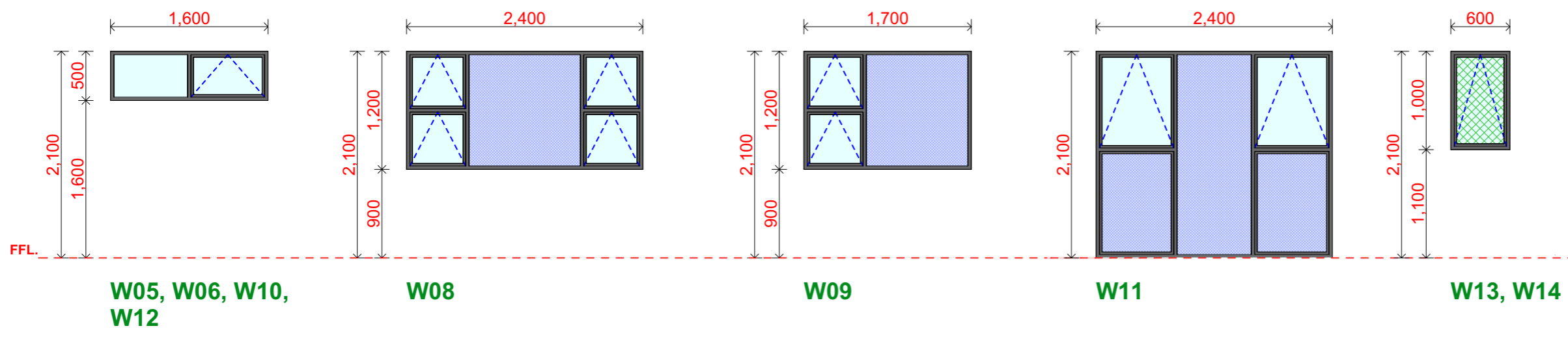
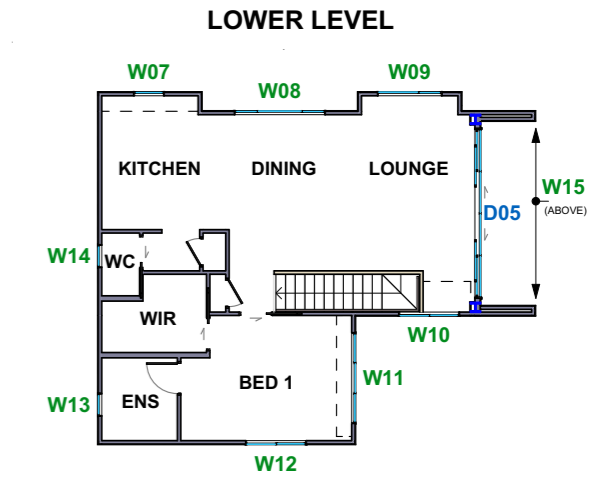
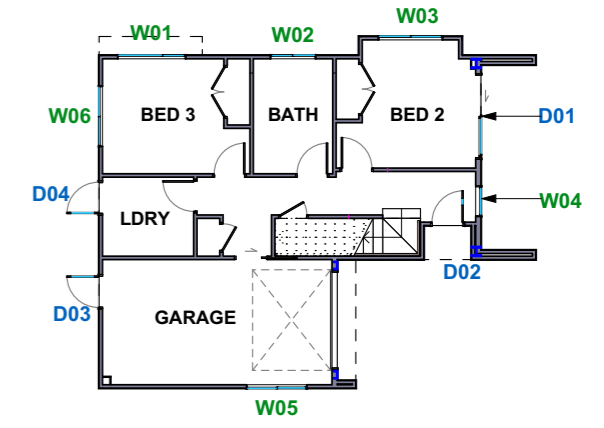
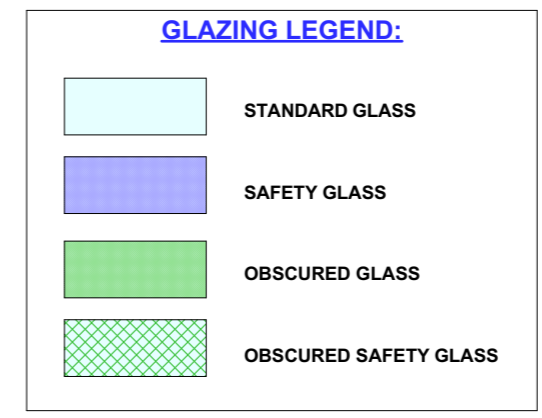
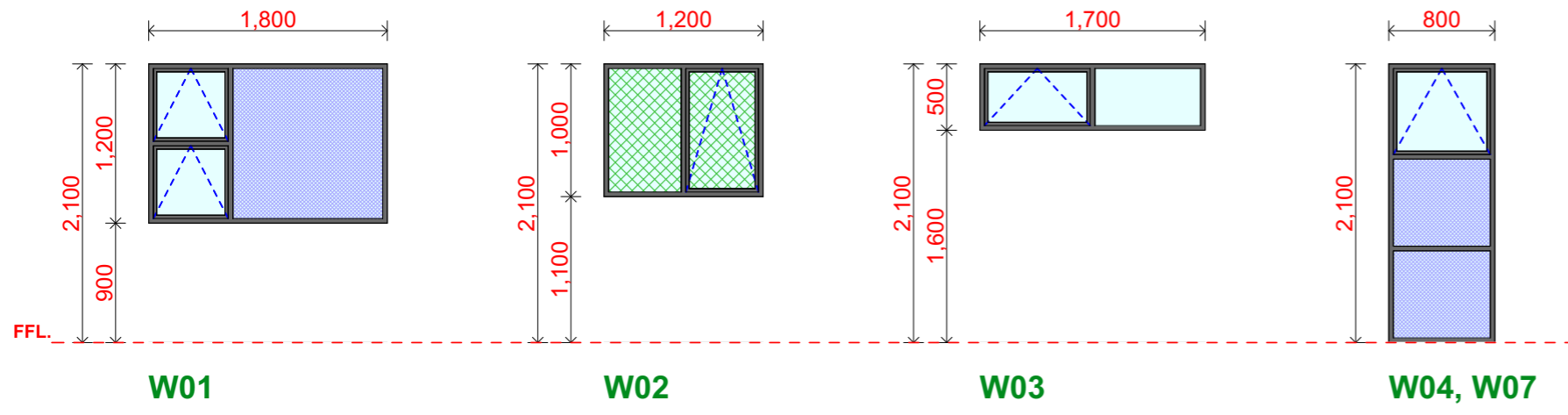
HOT WATER HEATING:
GAS CONTINUOUS HOT WATER
SYSTEM

ISSUE	DATE	ISSUE NAME

START DATE	21/09/2021
REV. DATE	16/03/2023
FINISH DATE	16/03/2023

BUILDING CONSENT APPLICATION	SHEET No.	12
	CODE	A214P

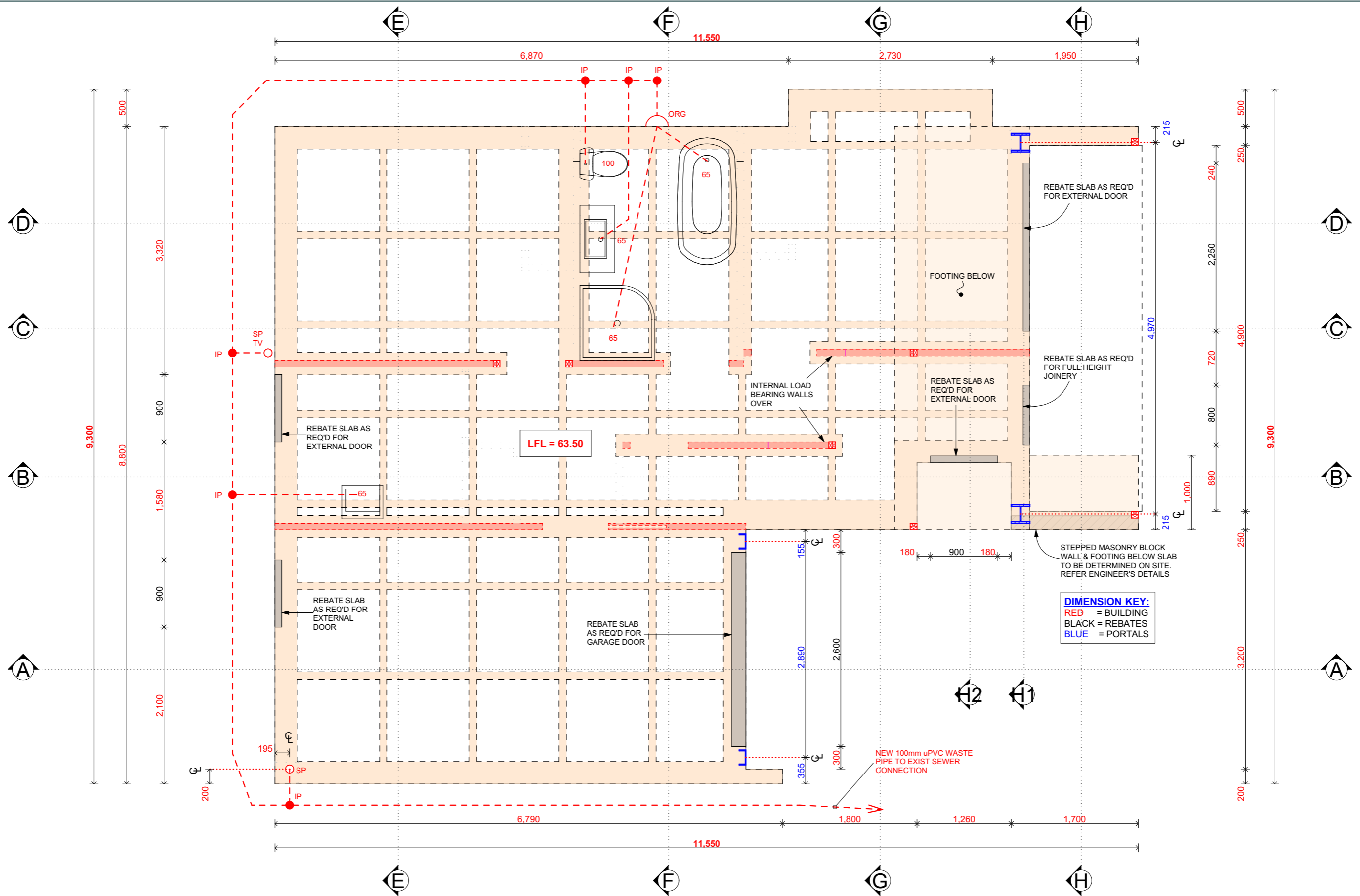
SCALES FOR A3 SIZE PAPER	1:100	REF	10348
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ALUMINIUM WINDOW & DOOR SCHEDULE

ISSUE	DATE	ISSUE NAME

START DATE	21/09/2021	BUILDING CONSENT APPLICATION	SHEET No.	13	
REV. DATE	16/03/2023		CODE		A214P
FINISH DATE	16/03/2023		SCALES FOR A3 SIZE PAPER		1:200, 1:50
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FOUNDATION PLAN

TO BE READ IN CONJUNCTION WITH ENGINEER'S PLANS & DETAILS

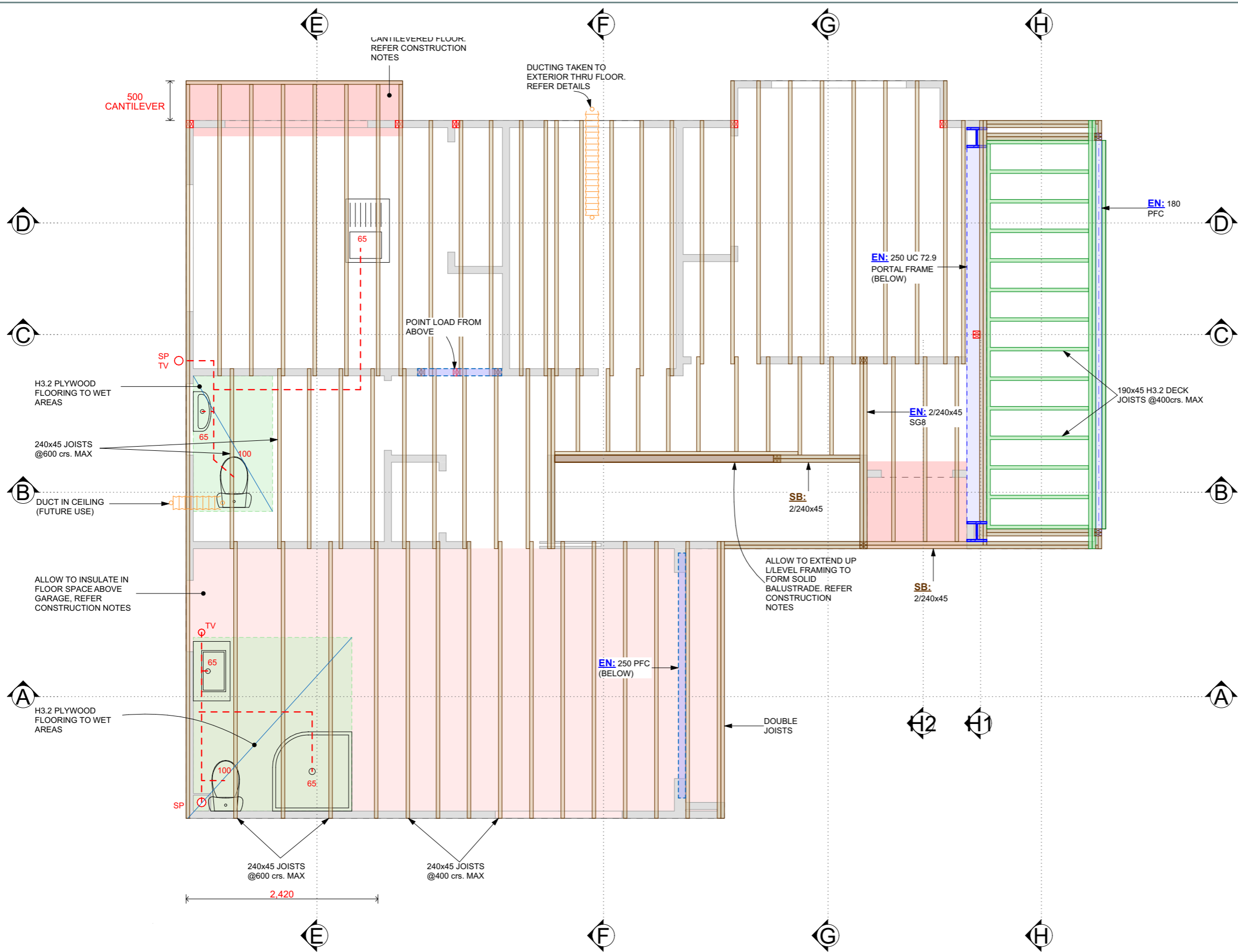
ISSUE	DATE	ISSUE NAME

START DATE	21/09/2021
REV. DATE	16/03/2023
FINISH DATE	16/03/2023

BUILDING CONSENT APPLICATION

SCALES FOR A3 SIZE PAPER
1:50

SHEET No.	14
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JOIST LAYOUT:
 ALL JOISTS TO BE MSG8 240x45 FLOOR JOISTS @400mm crs. MAX. UNLESS STATED OTHERWISE.
 240x45 FLOOR JOISTS @600mm crs. MAX UNDER BATHROOMS/ ENSUITE (REFER JOIST LAYOUT FOR LOCATION)
 ALLOW FOR DOUBLE STUDS UNDER POINTS OF SUPPORT, TO ALL BEAMS, DOUBLE JOISTS, TRIMMER JOISTS AS REQUIRED.
 ALL HOLES IN TIMBER FLOOR JOISTS FOR SERVICE PIPES TO HAVE 'THRU-JOIST' BRACKETS FITTED AROUND THEM. SELECT SIZE OF BRACKET TO SUIT WIDTH OF JOIST (SINGLE OR DOUBLE).
 REFER TO ENGINEER'S DETAILS FOR ALL STEELWORK AND ASSOCIATED CONNECTION DETAILS.
 ALLOW FOR FULL DEPTH SOLID BLOCKING:
 -@ MID-SPAN OF ALL JOISTS
 -BETWEEN THE DOUBLE JOISTS SPACED OVER WALLS ALLOWING FIXING OF CEILING LINING
 -@ 1.800m crs MAX. @ OUTER END/ PERIMETER OF JOISTS
 -@ 1.800m crs MAX. OVER LINE OF SUPPORT
 -ALONG THE THE LINE OF EACH WALL THAT CONTAINS A WALL BRACING ELEMENT IN THE STOREY BELOW
 -ALONG THE LINE OF A CANTILEVER SUPPORT WALL
 REFER BRACING DETAILS FOR ADDITIONAL BLOCKING REQUIRED FOR BRACING
 ALL TANKED DECK JOISTS, EXPOSED JOISTS (INCLUDING THOSE IN SUBFLOOR SITUATION) AND ANY BOUNDARY OR END JOISTS ARE TO BE TREATED AS PER TREATMENT NOTES.
 ALLOW FOR 50x50x3 WASHERS FOR BOLT FIXINGS TO TIMBER.
 COUNTERSINK BOLT HEADS TO OUTSIDE FACE OF BOUNDARY AND END JOISTS AS REQUIRED.

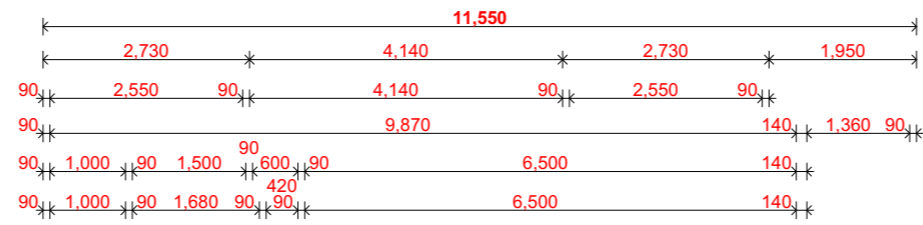
DRAINAGE IN TIMBER FLOORS:
 THE PROPOSED LAYOUT IS A GUIDE ONLY. ON SITE ADJUSTMENTS WILL NEED TO BE ALLOWED FOR TO BETTER INCORPORATE SITE SPECIFIC SITUATIONS. THE FALL OF DRAINS IS USUALLY RESTRICTED BY STRUCTURE AND WILL NEED TO BE RE-EVALUATED ON SITE. CHECK WITH DESIGNER AND INSPECTING OFFICER TO CONFIRM ANY MODIFICATIONS.
STACK CONNECTIONS
 ENSURE NO CONNECTIONS ARE MADE WITHIN RESTRICTION ZONE:
 - 500mm DOWNSTREAM & UPSTREAM BASE OF STACK
 - 600mm VERTICALLY ABOVE BASE OF STACK

MID-FLOOR FRAMING PLAN

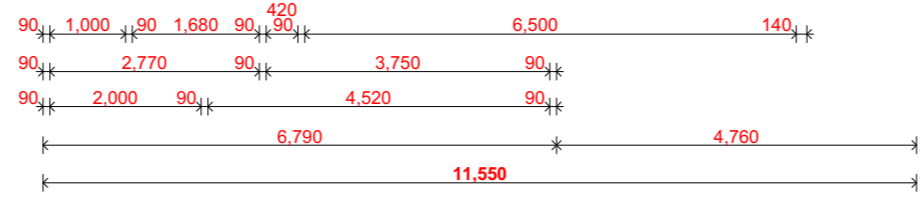
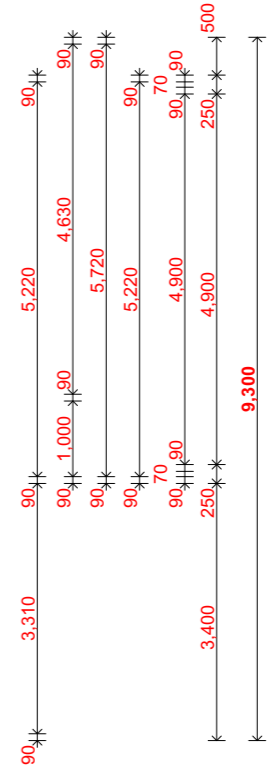
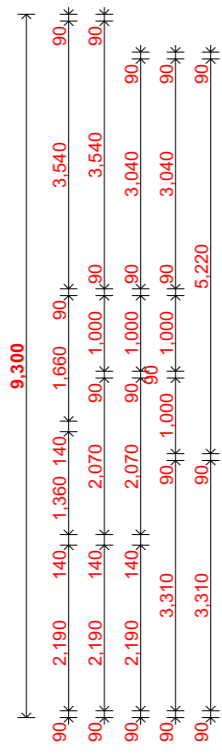
TO BE READ IN CONJUNCTION WITH ENGINEER'S PLANS & DETAILS

ISSUE	DATE	ISSUE NAME

START DATE	21/09/2021	BUILDING CONSENT APPLICATION	SHEET No.	16
REV. DATE	16/03/2023		CODE	
FINISH DATE	16/03/2023	SCALES FOR A3 SIZE PAPER 1:50, 1:100	REF	10348
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NOTE:
 - REFER ENGINEER'S DOCUMENTATION FOR WALL BRACING
 - ALL WALLS CLAD WITH CHH ECO PLY BARRIER



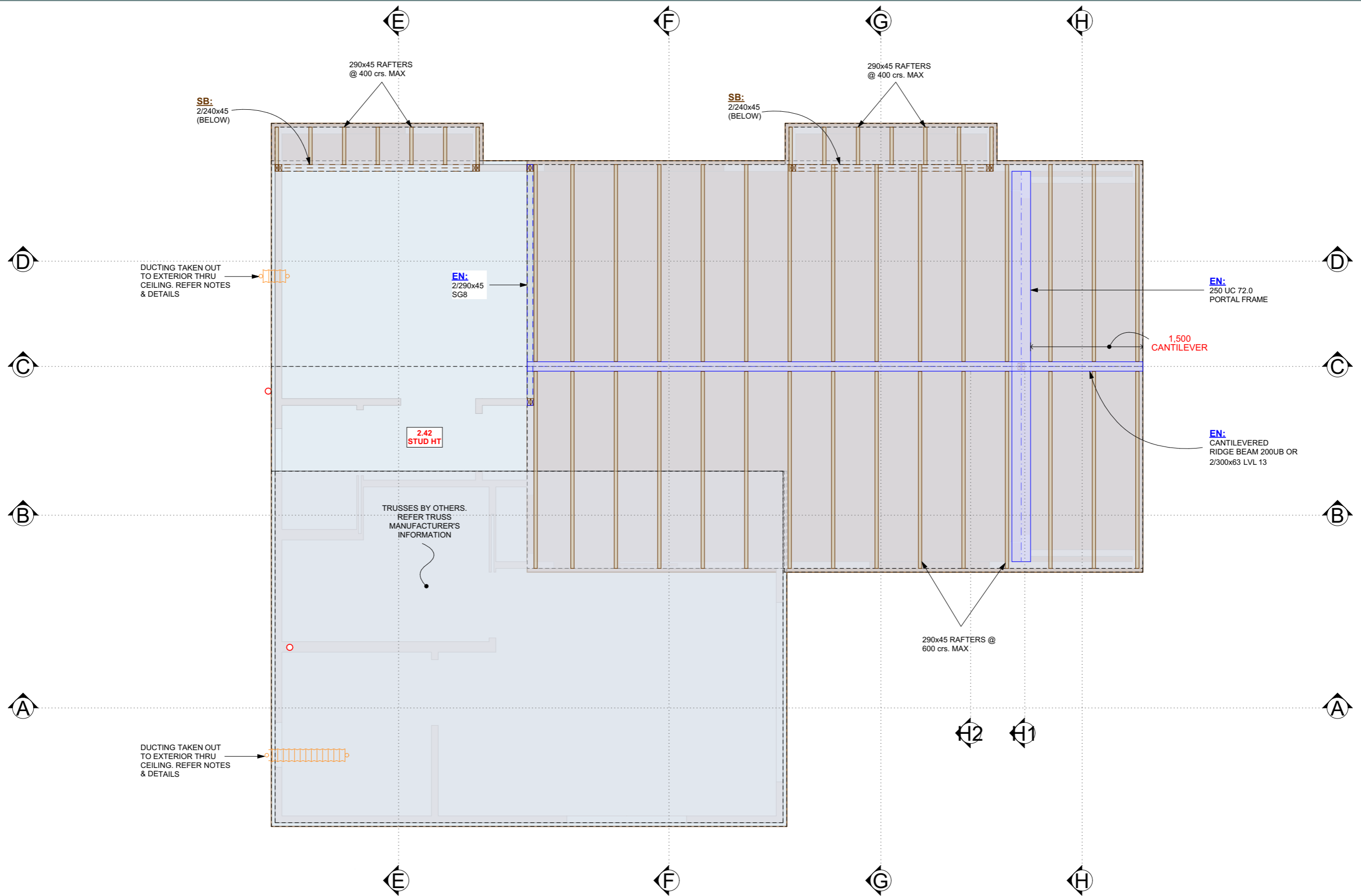
UPPER LEVEL FLOOR PLAN

81.10m² + DECK = 7.35m²
 TOTAL = 158.10m² + DECK = 7.35m²

ISSUE	DATE	ISSUE NAME

START DATE	21/09/2021
REV. DATE	16/03/2023
FINISH DATE	16/03/2023

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ROOF FRAMING PLAN

TO BE READ IN CONJUNCTION WITH ENGINEER'S PLANS & DETAILS

ISSUE	DATE	ISSUE NAME

START DATE	21/09/2021
REV. DATE	16/03/2023
FINISH DATE	16/03/2023

BUILDING CONSENT APPLICATION

SCALES FOR A3 SIZE PAPER
1:50

SHEET No.	18
CODE	A214P
REF	10348

TRUSS DETAILS SUPPLIED BY:

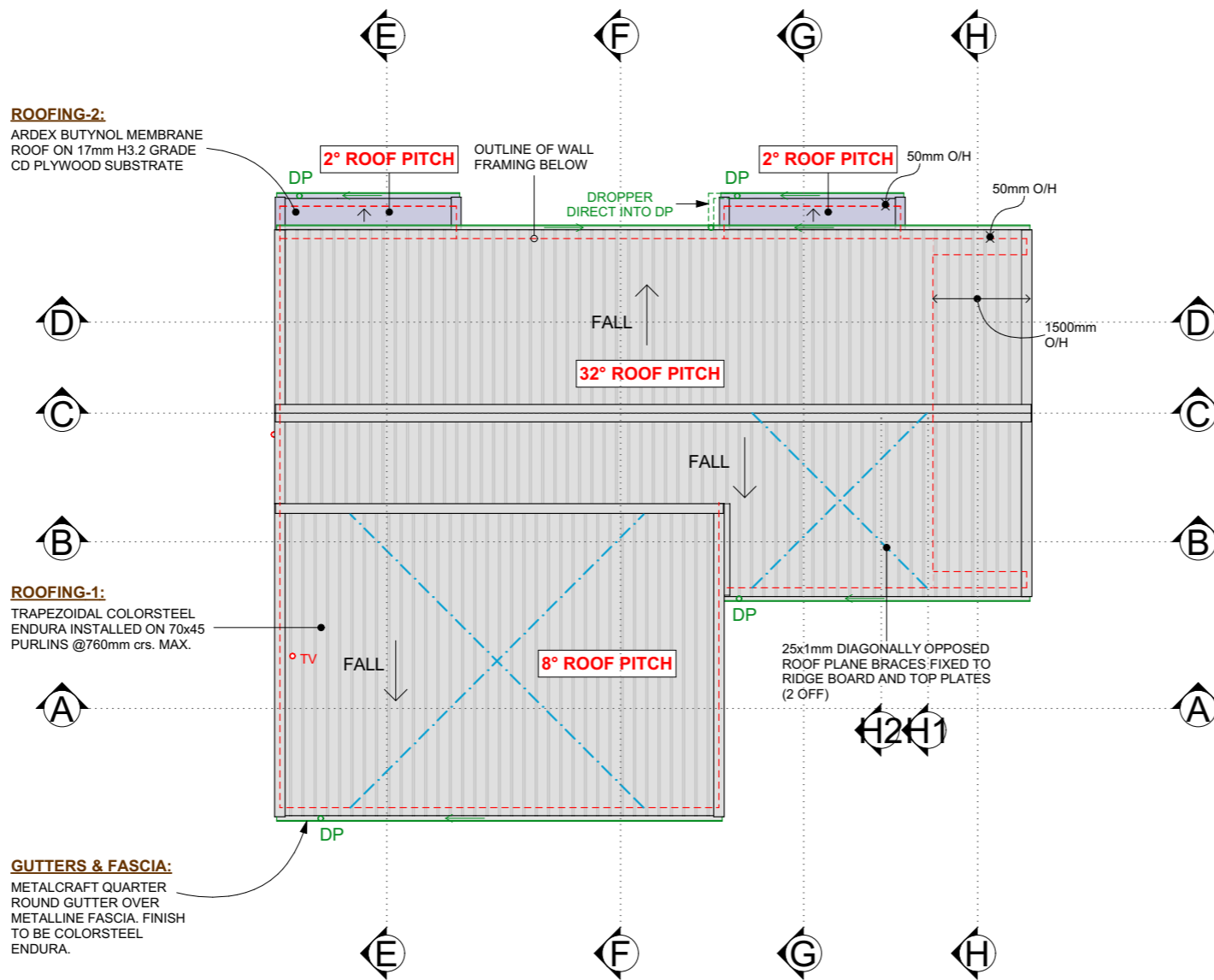


NAILPLATE TRUSS @900crs MAX DESIGNED & INSTALLED TO MANUFACTURER'S DETAILS FOR THE REQ'D WIND ZONE.

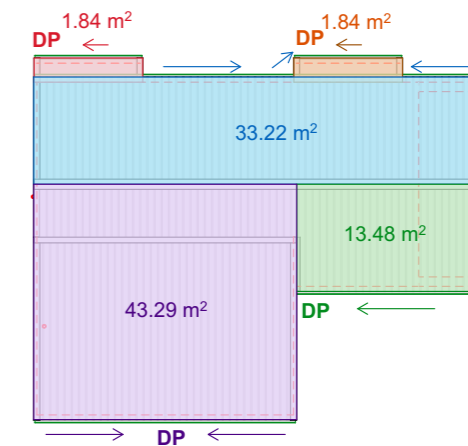
ALL ROOF LOADS TO BE SUPPORTED ON EXTERIOR WALLS UNLESS SHOWN OTHERWISE (SHAPE & CHORD SIZES SHOWN ARE INDICATIVE ONLY & ARE TO BE DETERMINED BY MANUFACTURER)

THE TRUSS MANUFACTURER IS RESPONSIBLE FOR DETERMINING AND/OR IDENTIFYING:

- ANY INTERNAL LOAD BEARING WALLS
- LOADS FROM CEILINGS
- LINTELS OUTSIDE OF NZS3604:2011
- HOLD-DOWN FIXINGS



ROOF PLAN



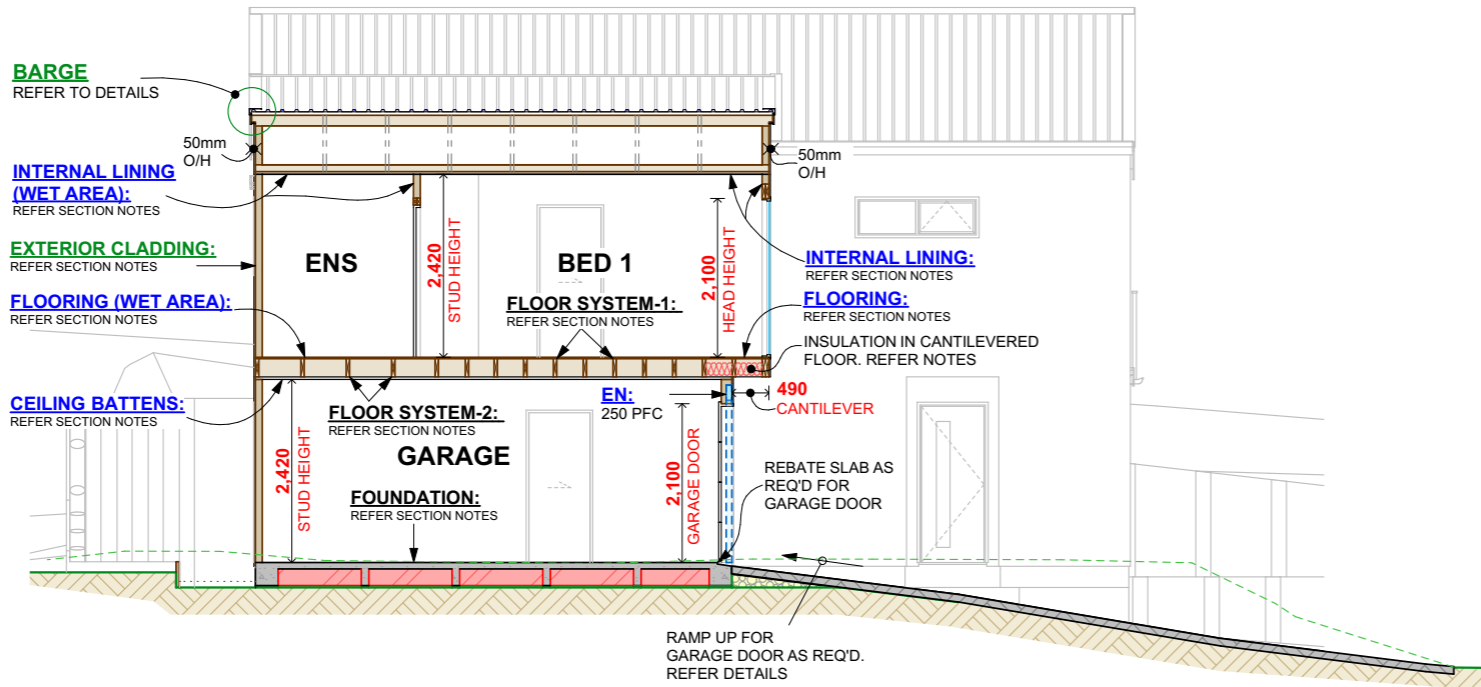
ROOF CATCHMENT PLAN

ISSUE	DATE	ISSUE NAME

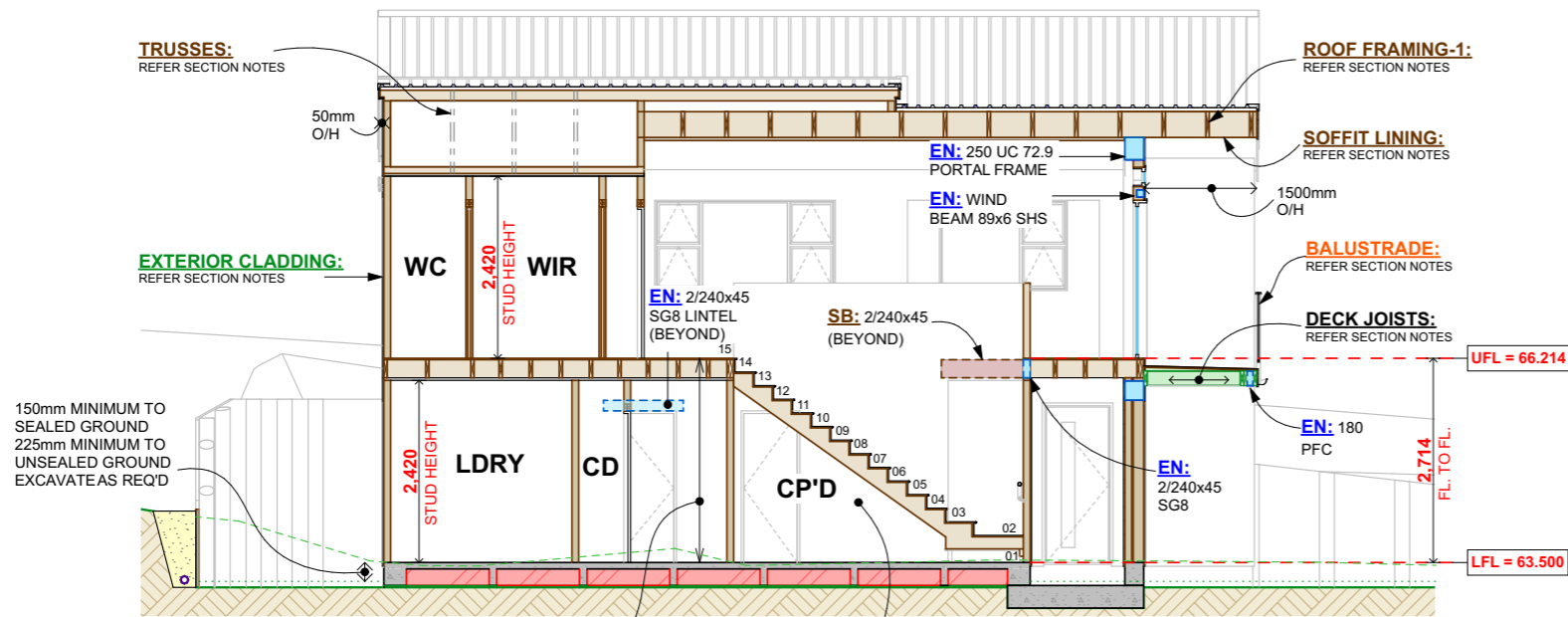
START DATE	21/09/2021
REV. DATE	16/03/2023
FINISH DATE	16/03/2023

BUILDING CONSENT APPLICATION	SCALES FOR A3 SIZE PAPER
	1:100, 1:200

SHEET No.	19
CODE	A214P
REF	10348



A - A



STAIR:
 TOTAL RISE = 2.714m
 14 TREADS @255mm
 +25mm NOSING
 15 RISERS @181mm

B - B

SECTIONS

SECTION NOTES:

FOUNDATION:
 RIBRAFT FLOOR SYSTEM. REFER ENGINEERING

FLOOR SYSTEM:
 1. 240x45 JOISTS @400 crs. MAX
 2. 240x45 JOISTS @600 crs. MAX (REFER JOIST LAYOUT)

DECK JOISTS:
 190x45 H3.2 DECK JOISTS @400crs. MAX

CEILING BATTENS:
 1. GIB RONDO METAL CEILING BATTENS, REFER CONSTRUCTION NOTES

INTERNAL LINING:
 GIB B'D WALL & CEILING LINING, REFER CONSTRUCTION NOTES

INTERNAL LINING (WET AREA):
 GIB AQUALINE WALL & CEILING LINING (BATH & ENSUITE ONLY)

FLOORING:
 19mm PLYWOOD FLOORING

FLOORING (WET AREA):
 H3.2 PLYWOOD FLOORING TO WET AREAS

EXTERIOR CLADDING:
 1. BGC STRATUM DUO ON 20mm CAVITY BATTENS. INSTALL TO MANUFACTURER'S SPECIFICATIONS. (TWO COLOURS)
 - REFER ELEVATIONS FOR LOCATIONS

UNDERLAY:
 1. CHH ECOPLY BARRIER

TRUSSES:
 1. NAILPLATE TRUSSES. REFER CONSTRUCTION NOTES

ROOF FRAMING:
 1. 290x45 RAFTERS @ 600 crs. MAX
 2. 290x45 RAFTERS @ 400 crs. MAX

ROOFING:
 1. TRAPEZOIDAL COLORSTEEL ENDURA INSTALLED ON 70x45 PURLINS @760mm crs. MAX.
 2. ARDEX BUTYNOL MEMBRANE ROOF ON 17mm H3.2 GRADE CD PLYWOOD SUBSTRATE

GUTTERS & FASCIA:
 METALCRAFT QUARTER ROUND GUTTER OVER METALLINE FASCIA. FINISH TO BE COLORSTEEL ENDURA.

SOFFIT LINING:
 1. BGC DURASHEET SOFFIT LINING. REFER MANUFACTURER'S SPECIFICATIONS

MEMBRANE DECK:
 VIKING DEC-K-ING MEMBRANE ON 17mm H3.2 GRADE CD PLYWOOD SUBSTRATE

BALUSTRADE:
 1. UNEX SYSTEMS AVON ALUMINIUM FRAMED GLASS BALUSTRADE INSTALLED TO MANUFACTURERS INSTRUCTIONS. TOP OF BALUSTRADE TO BE 1.0mH MIN ABOVE FINISHED DECK SURFACE
 - UNEX SYSTEMS GUTTER BRACKET SYSTEM INSTALLED TO MANUFACTURERS INSTRUCTIONS

TRUSS DETAILS SUPPLIED BY:



NAILPLATE TRUSS @900crs MAX DESIGNED & INSTALLED TO MANUFACTURER'S DETAILS FOR THE REQ'D WIND ZONE.

ALL ROOF LOADS TO BE SUPPORTED ON EXTERIOR WALLS UNLESS SHOWN OTHERWISE (SHAPE & CHORD SIZES SHOWN ARE INDICATIVE ONLY & ARE TO BE DETERMINED BY MANUFACTURER)

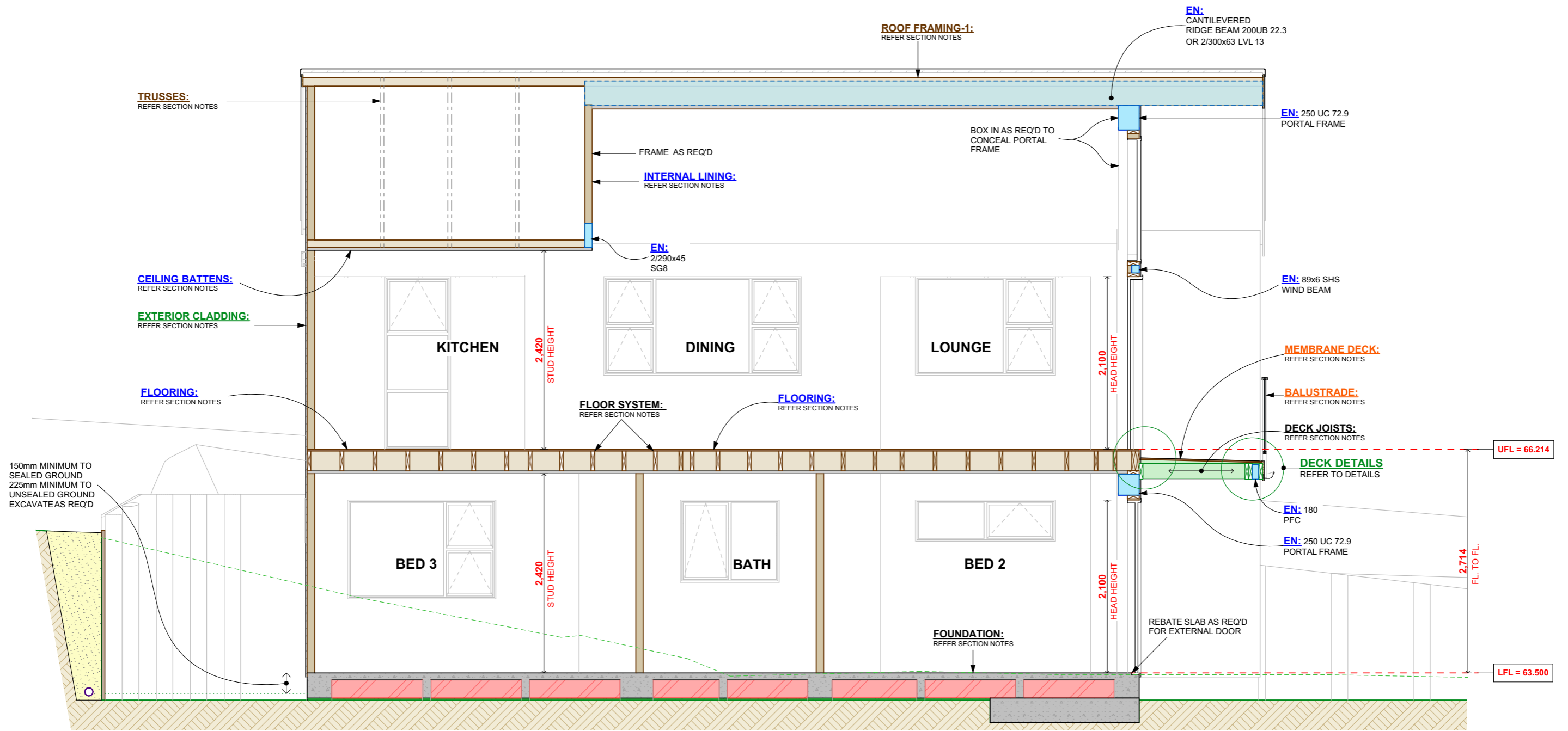
THE TRUSS MANUFACTURER IS RESPONSIBLE FOR DETERMINING AND/OR IDENTIFYING:
 - ANY INTERNAL LOAD BEARING WALLS
 - LOADS FROM CEILINGS
 - LINTELS OUTSIDE OF NZS3604:2011
 - HOLD-DOWN FIXINGS

ISSUE	DATE	ISSUE NAME

START DATE	21/09/2021
REV. DATE	16/03/2023
FINISH DATE	16/03/2023

BUILDING CONSENT APPLICATION	SCALES FOR A3 SIZE PAPER
	1:100

SHEET No.	20
CODE	A214P
REF	10348



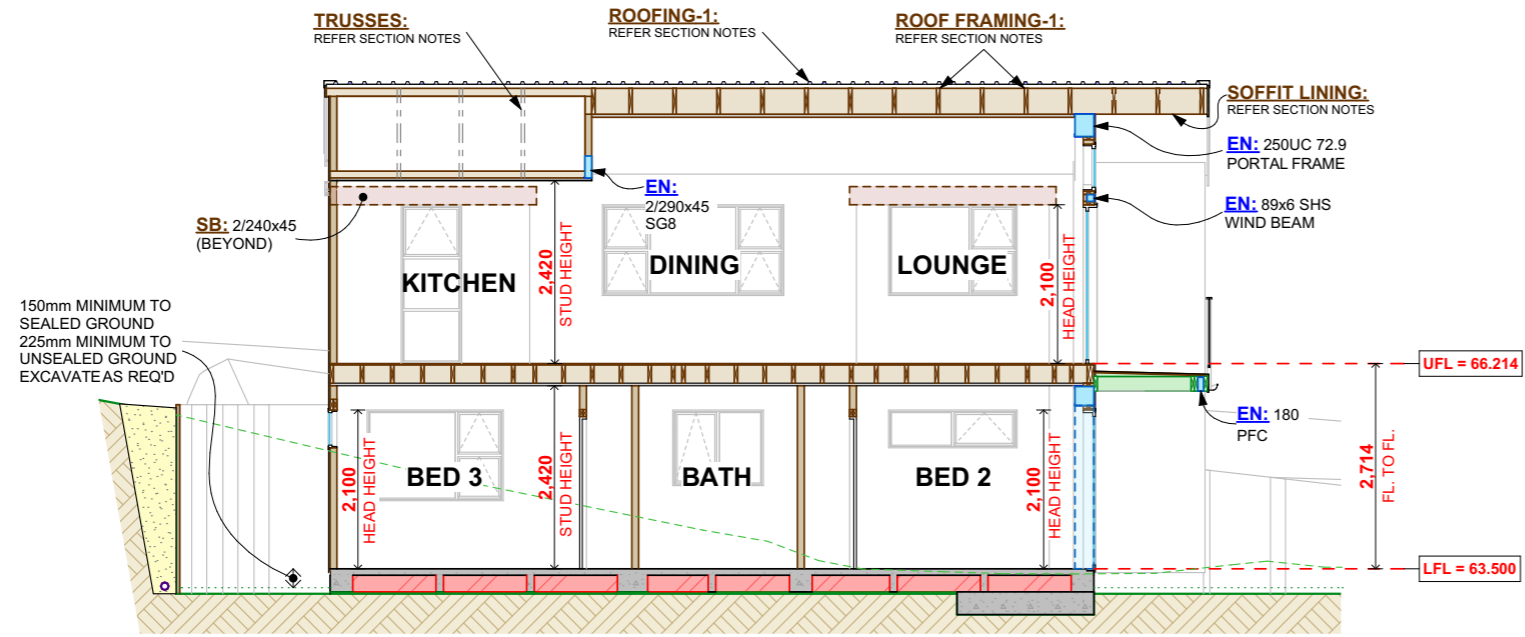
C - C
SECTION

ISSUE	DATE	ISSUE NAME

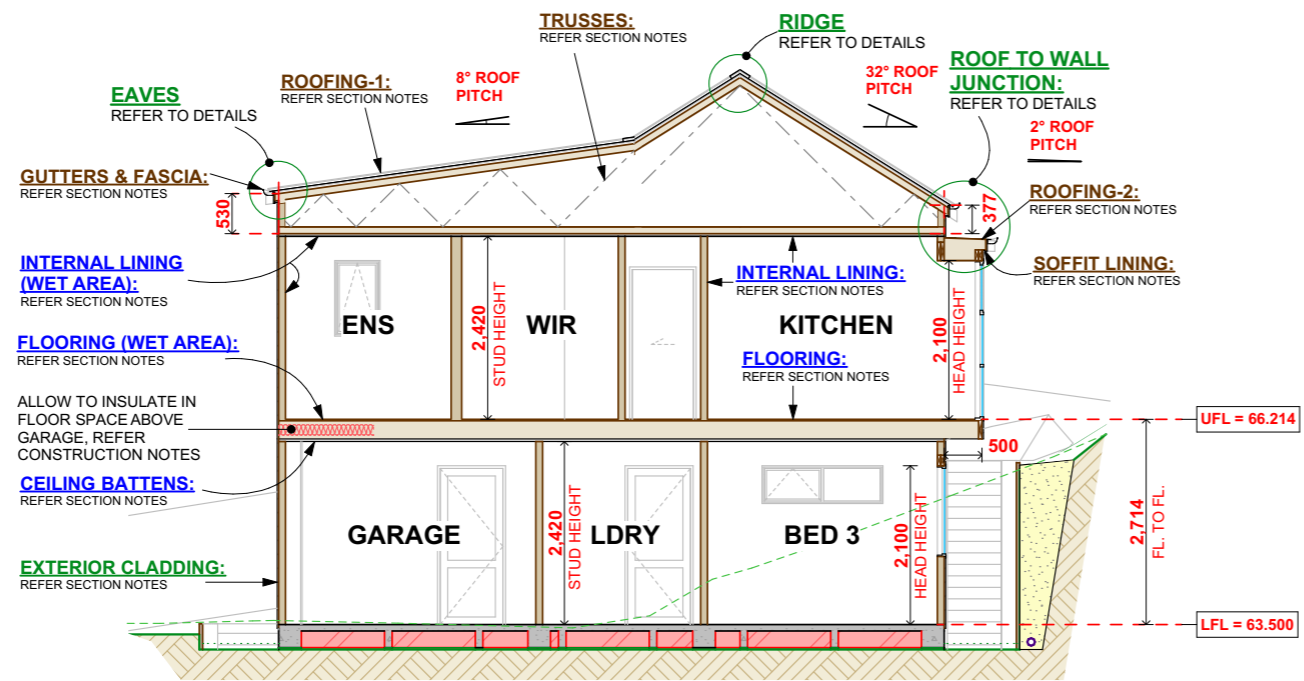
START DATE	21/09/2021
REV. DATE	16/03/2023
FINISH DATE	16/03/2023

BUILDING CONSENT APPLICATION
SCALES FOR A3 SIZE PAPER 1:50

SHEET No.	21
CODE	A214P
REF	10348



D - D



E - E

SECTIONS

TRUSS DETAILS SUPPLIED BY:

NAILPLATE TRUSS @900crs MAX DESIGNED & INSTALLED TO MANUFACTURER'S DETAILS FOR THE REQ'D WIND ZONE.

ALL ROOF LOADS TO BE SUPPORTED ON EXTERIOR WALLS UNLESS SHOWN OTHERWISE (SHAPE & CHORD SIZES SHOWN ARE INDICATIVE ONLY & ARE TO BE DETERMINED BY MANUFACTURER)

THE TRUSS MANUFACTURER IS RESPONSIBLE FOR DETERMINING AND/OR IDENTIFYING:

- ANY INTERNAL LOAD BEARING WALLS
- LOADS FROM CEILINGS
- LINTELS OUTSIDE OF NZS3604:2011
- HOLD-DOWN FIXINGS

SECTION NOTES:

FOUNDATION:
RIBRAFT FLOOR SYSTEM. REFER ENGINEERING

FLOOR SYSTEM:
1. 240x45 JOISTS @400 crs. MAX
2. 240x45 JOISTS @600 crs. MAX (REFER JOIST LAYOUT)

DECK JOISTS:
190x45 H3.2 DECK JOISTS @400crs. MAX

CEILING BATTENS:
1. GIB RONDO METAL CEILING BATTENS, REFER CONSTRUCTION NOTES

INTERNAL LINING:
GIB B'D WALL & CEILING LINING, REFER CONSTRUCTION NOTES

INTERNAL LINING (WET AREA):
GIB AQUALINE WALL & CEILING LINING (BATH & ENSUITE ONLY)

FLOORING:
19mm PLYWOOD FLOORING

FLOORING (WET AREA):
H3.2 PLYWOOD FLOORING TO WET AREAS

EXTERIOR CLADDING:
1. BGC STRATUM DUO ON 20mm CAVITY BATTENS. INSTALL TO MANUFACTURER'S SPECIFICATIONS. (TWO COLOURS)
- REFER ELEVATIONS FOR LOCATIONS

UNDERLAY:
1. CHH ECOPLY BARRIER

TRUSSES:
1. NAILPLATE TRUSSES. REFER CONSTRUCTION NOTES

ROOF FRAMING:
1. 290x45 RAFTERS @ 600 crs. MAX
2. 290x45 RAFTERS @ 400 crs. MAX

ROOFING:
1. TRAPEZOIDAL COLORSTEEL ENDURA INSTALLED ON 70x45 PURLINS @760mm crs. MAX.
2. ARDEX BUTYNOL MEMBRANE ROOF ON 17mm H3.2 GRADE CD PLYWOOD SUBSTRATE

GUTTERS & FASCIA:
METALCRAFT QUARTER ROUND GUTTER OVER METALLINE FASCIA. FINISH TO BE COLORSTEEL ENDURA.

SOFFIT LINING:
1. BGC DURASHEET SOFFIT LINING. REFER MANUFACTURER'S SPECIFICATIONS

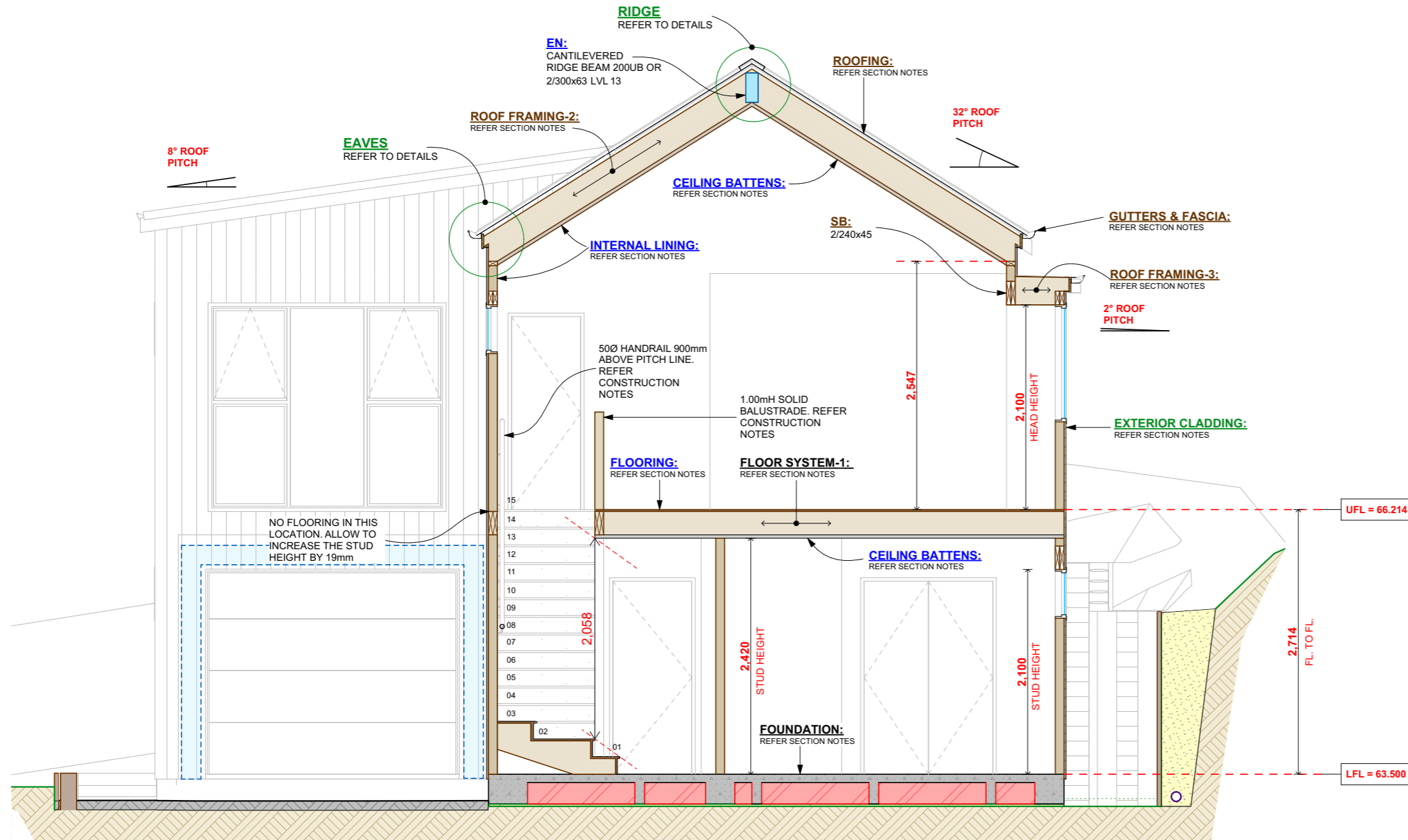
MEMBRANE DECK:
VIKING DEC-K-ING MEMBRANE ON 17mm H3.2 GRADE CD PLYWOOD SUBSTRATE

BALUSTRADE:
1. UNEX SYSTEMS AVONALUMINIUM FRAMED GLASS BALUSTRADE INSTALLED TO MANUFACTURERS INSTRUCTIONS. TOP OF BALUSTRADE TO BE 1.0mH MIN ABOVE FINISHED DECK SURFACE

- UNEX SYSTEMS GUTTER BRACKET SYSTEM INSTALLED TO MANUFACTURERS INSTRUCTIONS

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START DATE	21/09/2021	BUILDING CONSENT APPLICATION	SHEET No.	22
REV. DATE	16/03/2023		CODE	A214P
FINISH DATE	16/03/2023	SCALES FOR A3 SIZE PAPER 1:100	REF	10348
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G - G

SECTION

TRUSS DETAILS SUPPLIED BY:

NAILPLATE TRUSS @900crs MAX DESIGNED & INSTALLED TO MANUFACTURER'S DETAILS FOR THE REQ'D WIND ZONE.

ALL ROOF LOADS TO BE SUPPORTED ON EXTERIOR WALLS UNLESS SHOWN OTHERWISE (SHAPE & CHORD SIZES SHOWN ARE INDICATIVE ONLY & ARE TO BE DETERMINED BY MANUFACTURER)

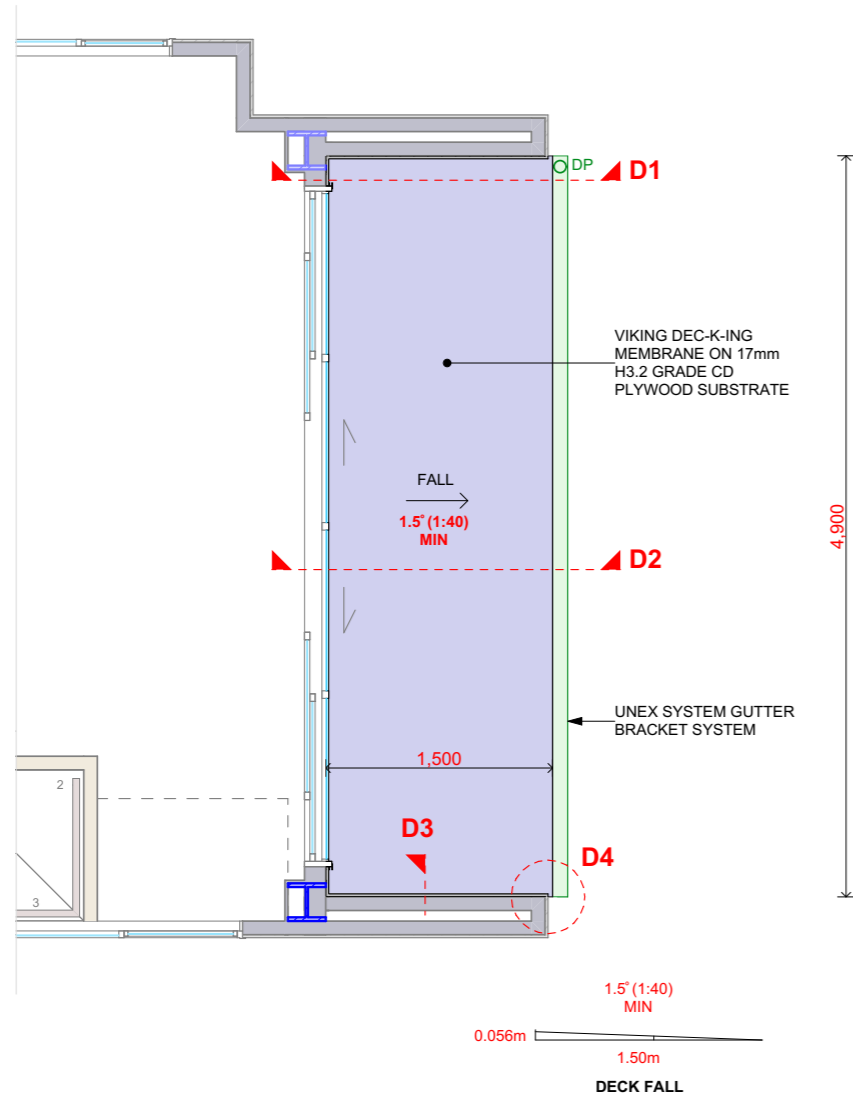
THE TRUSS MANUFACTURER IS RESPONSIBLE FOR DETERMINING AND/OR IDENTIFYING:

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- LOADS FROM CEILINGS
- LINTELS OUTSIDE OF NZS3604:2011
- HOLD-DOWN FIXINGS

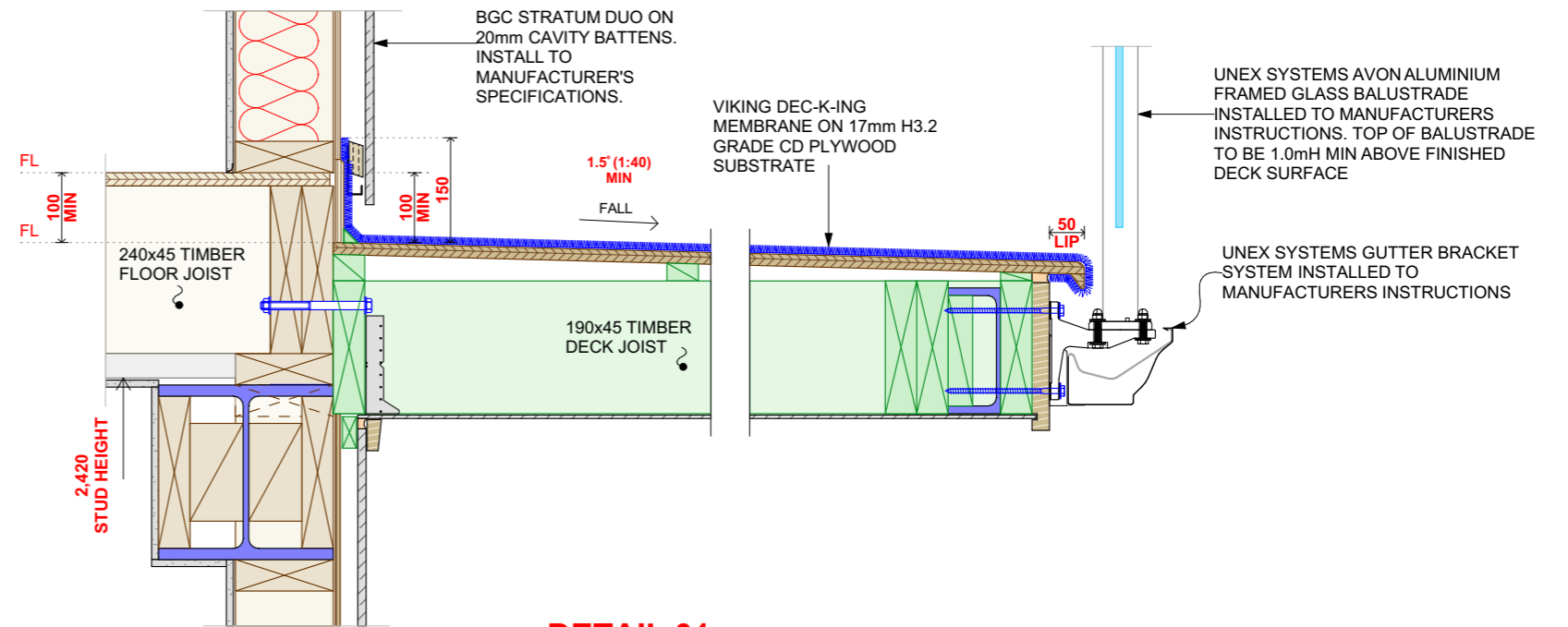
- SECTION NOTES:**
- FOUNDATION:**
RIBRAFT FLOOR SYSTEM. REFER ENGINEERING
- FLOOR SYSTEM:**
1. 240x45 JOISTS @400 crs. MAX
 2. 240x45 JOISTS @600 crs. MAX (REFER JOIST LAYOUT)
- DECK JOISTS:**
190x45 H3.2 DECK JOISTS @400crs. MAX
- CEILING BATTENS:**
1. GIB RONDO METAL CEILING BATTENS, REFER CONSTRUCTION NOTES
- INTERNAL LINING:**
GIB B'D WALL & CEILING LINING, REFER CONSTRUCTION NOTES
- INTERNAL LINING (WET AREA):**
GIB AQUALINE WALL & CEILING LINING (BATH & ENSUITE ONLY)
- FLOORING:**
19mm PLYWOOD FLOORING
- FLOORING (WET AREA):**
H3.2 PLYWOOD FLOORING TO WET AREAS
- EXTERIOR CLADDING:**
1. BGC STRATUM DUO ON 20mm CAVITY BATTENS. INSTALL TO MANUFACTURER'S SPECIFICATIONS. (TWO COLOURS)
 - REFER ELEVATIONS FOR LOCATIONS
- UNDERLAY:**
1. CHH ECOPLY BARRIER
- TRUSSES:**
1. NAILPLATE TRUSSES. REFER CONSTRUCTION NOTES
- ROOF FRAMING:**
1. 290x45 RAFTERS @ 600 crs. MAX
 2. 290x45 RAFTERS @ 400 crs. MAX
- ROOFING:**
1. TRAPEZOIDAL COLORSTEEL ENDURA INSTALLED ON 70x45 PURLINS @760mm crs. MAX.
 2. ARDEX BUTYNOL MEMBRANE ROOF ON 17mm H3.2 GRADE CD PLYWOOD SUBSTRATE
- GUTTERS & FASCIA:**
METALCRAFT QUARTER ROUND GUTTER OVER METALLINE FASCIA. FINISH TO BE COLORSTEEL ENDURA.
- SOFFIT LINING:**
1. BGC DURASHEET SOFFIT LINING. REFER MANUFACTURER'S SPECIFICATIONS
- MEMBRANE DECK:**
VIKING DEC-K-ING MEMBRANE ON 17mm H3.2 GRADE CD PLYWOOD SUBSTRATE
- BALUSTRADE:**
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 - UNEX SYSTEMS GUTTER BRACKET SYSTEM INSTALLED TO MANUFACTURERS INSTRUCTIONS

ISSUE	DATE	ISSUE NAME

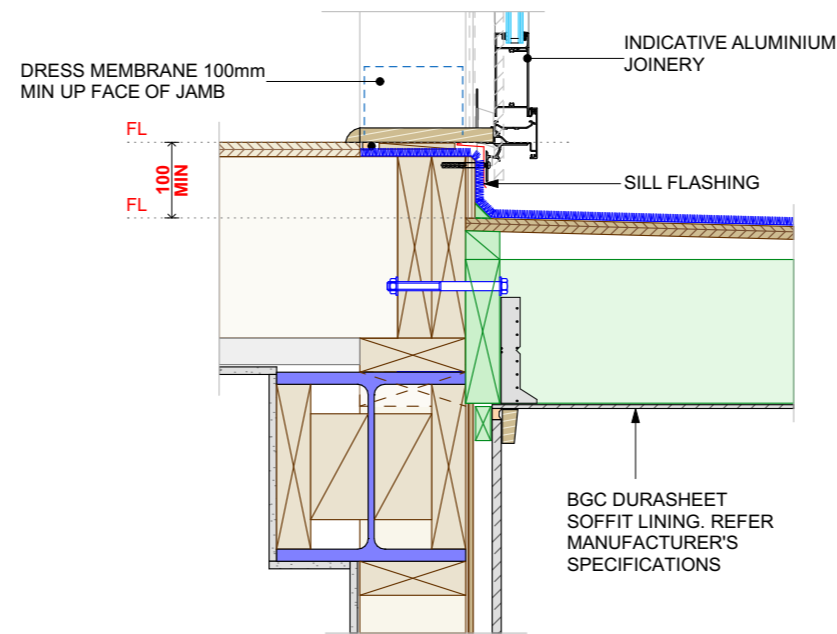
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REV. DATE	16/03/2023		
FINISH DATE	16/03/2023	SCALES FOR A3 SIZE PAPER 1:50, 1:100	CODE A214P
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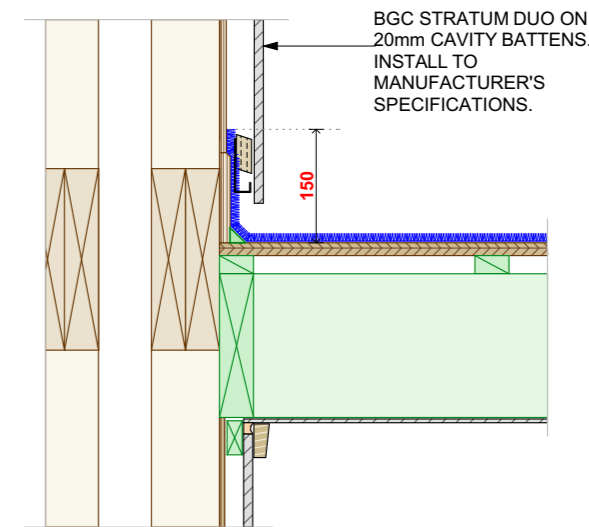
DECK PLAN



DETAIL 01
DECK TO WALL CONNECTION & DECK EDGE TO GUTTER



DETAIL 02
DECK TO WALL AT DOOR SILL



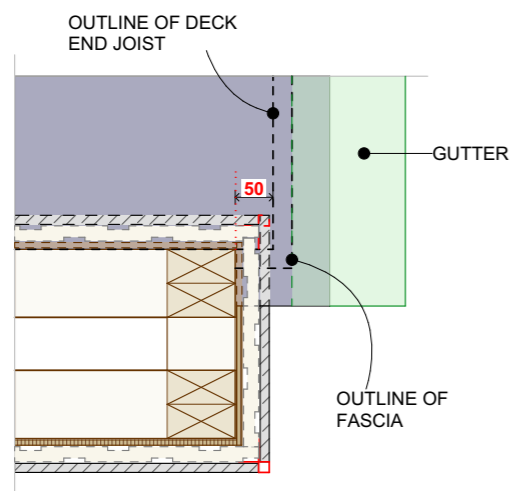
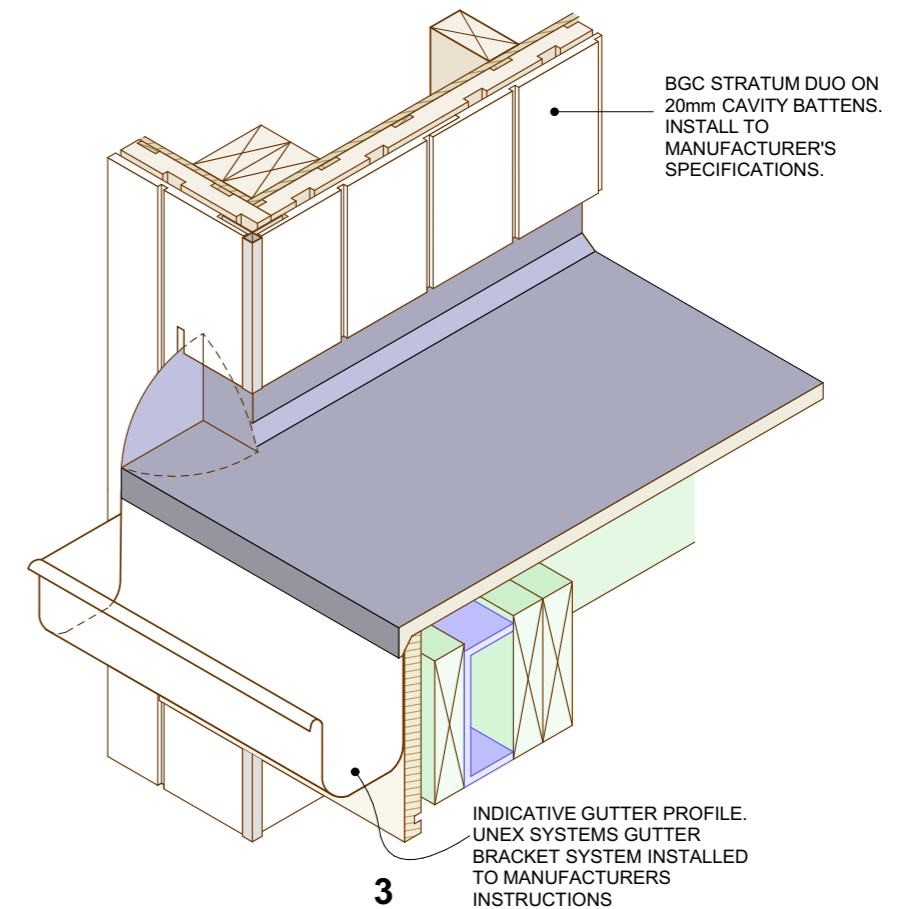
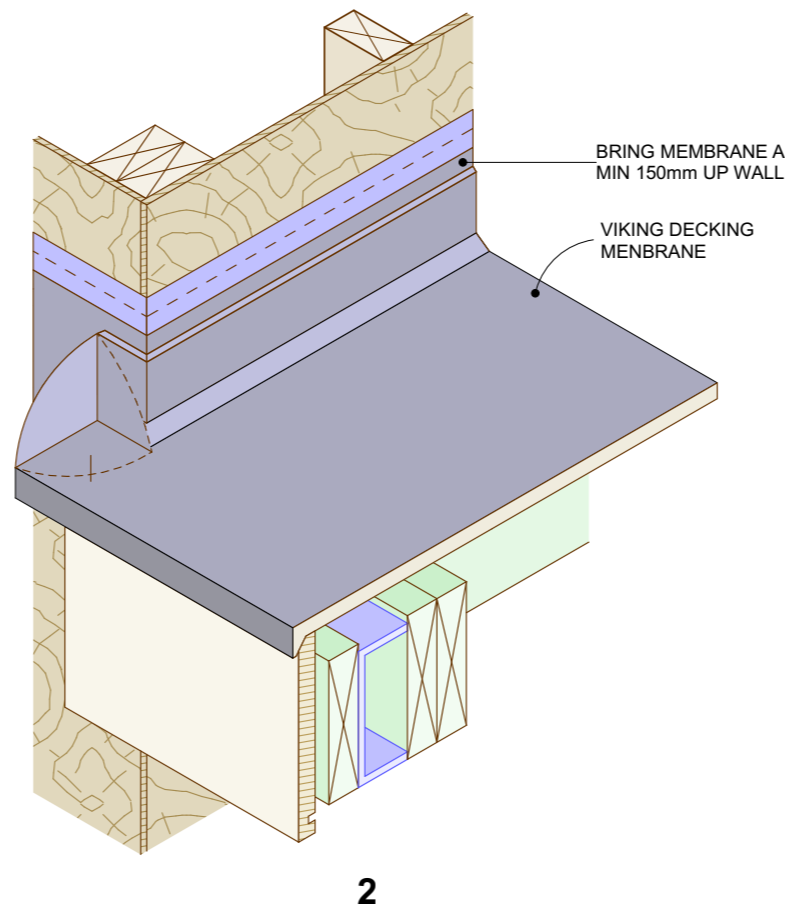
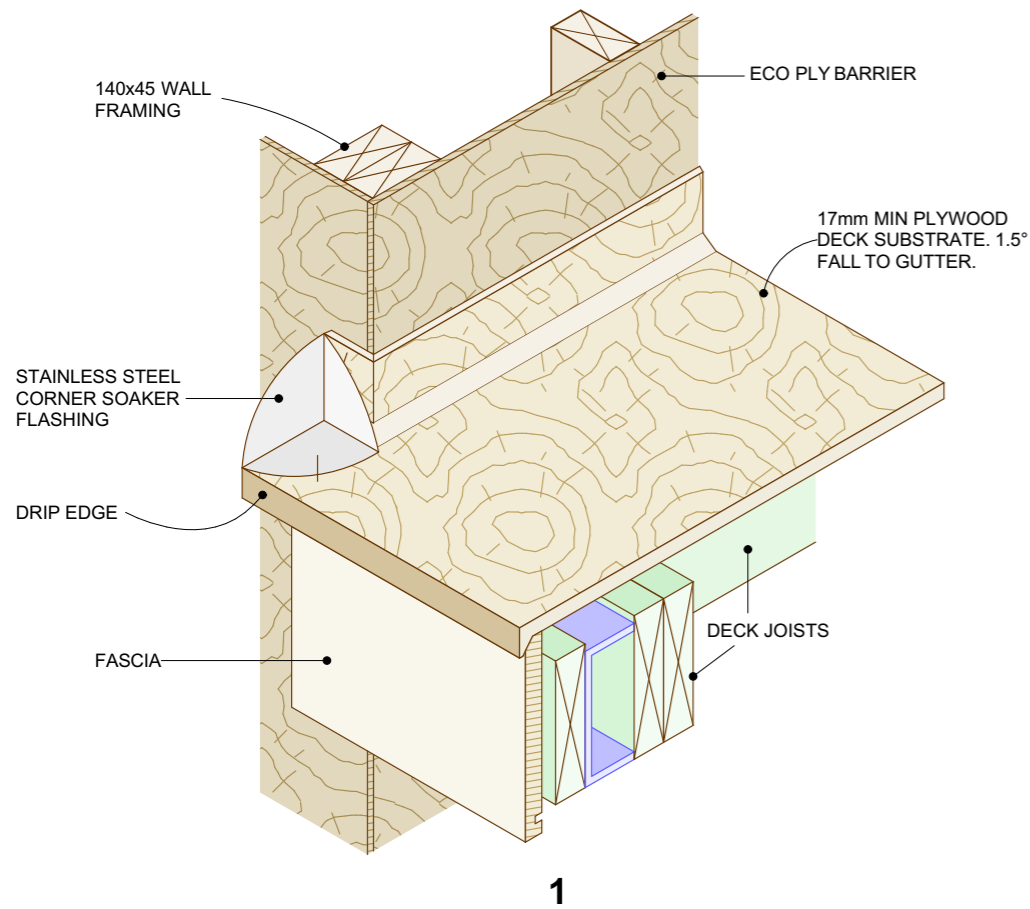
DETAIL 03
DECK TO WING WALL

ISSUE	DATE	ISSUE NAME

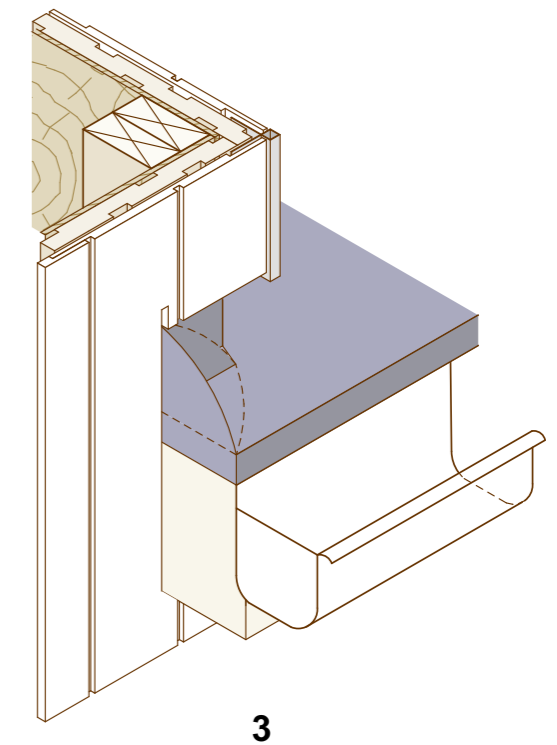
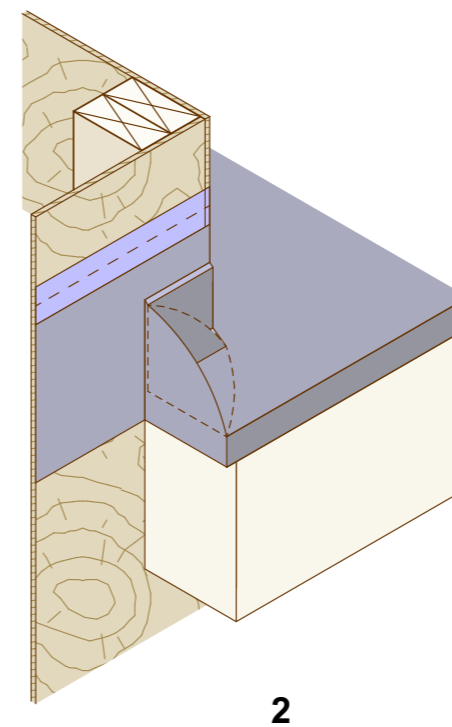
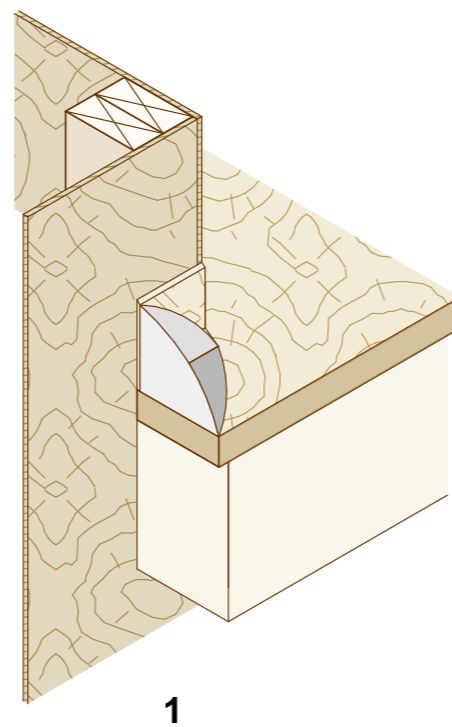
START DATE	21/09/2021
REV. DATE	16/03/2023
FINISH DATE	16/03/2023

BUILDING CONSENT APPLICATION
SCALES FOR A3 SIZE PAPER 1:50

SHEET No.	25
CODE	A214P
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DETAIL 04
ENLARGED PLAN



MEMBRANE DECK TO WALL JUNCTION

ISSUE	DATE	ISSUE NAME

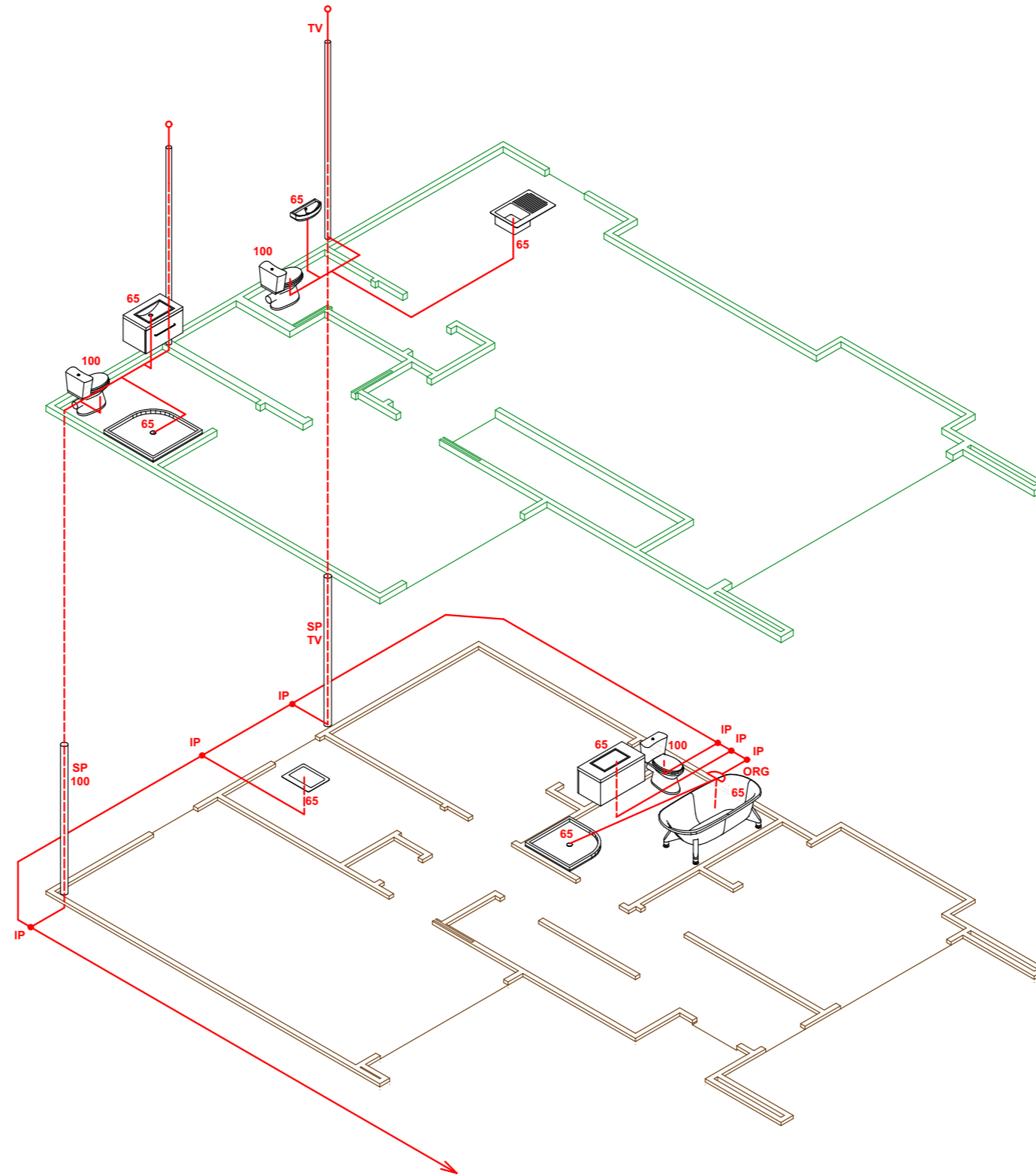
START DATE	21/09/2021
REV. DATE	16/03/2023
FINISH DATE	16/03/2023

BUILDING CONSENT APPLICATION

SCALES FOR A3 SIZE PAPER

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CODE	A214P
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PLUMBING SCHEMATIC

ISSUE	DATE	ISSUE NAME

START DATE	21/09/2021
REV. DATE	16/03/2023
FINISH DATE	16/03/2023

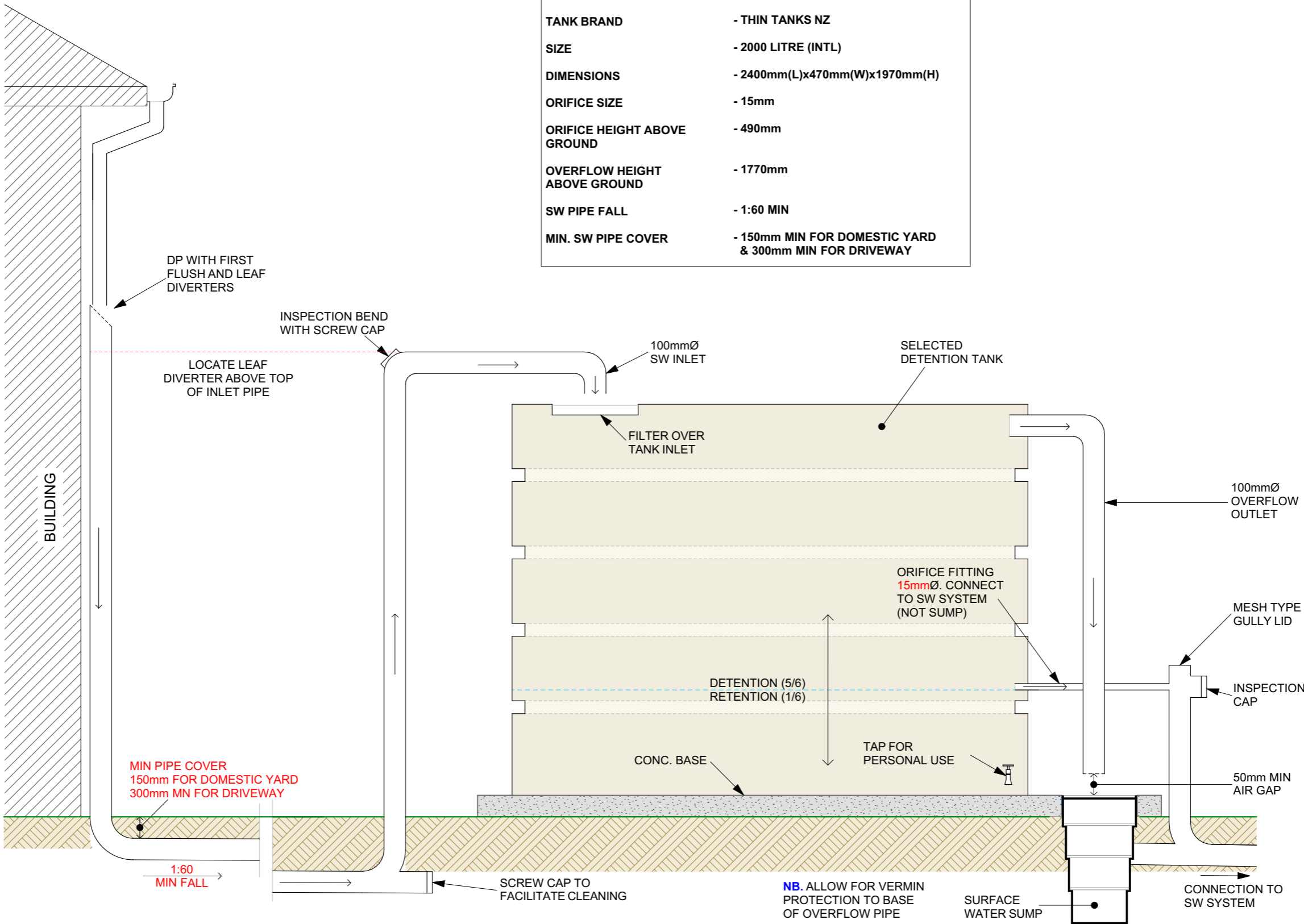
BUILDING CONSENT APPLICATION	SCALES FOR A3 SIZE PAPER
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SHEET No.	27
CODE	A214P
REF	10348

STORM WATER DETENTION TANK INFORMATION

TANK BRAND	- THIN TANKS NZ
SIZE	- 2000 LITRE (INTL)
DIMENSIONS	- 2400mm(L)x470mm(W)x1970mm(H)
ORIFICE SIZE	- 15mm
ORIFICE HEIGHT ABOVE GROUND	- 490mm
OVERFLOW HEIGHT ABOVE GROUND	- 1770mm
SW PIPE FALL	- 1:60 MIN
MIN. SW PIPE COVER	- 150mm MIN FOR DOMESTIC YARD & 300mm MIN FOR DRIVEWAY



STORM WATER DETENTION SYSTEM

BASED ON WELLINGTON WATER'S MANAGING STORMWATER RUNOFF ACCEPTABLE SOLUTION #1(JUN'2019) & MANUFACTURER'S INSTALLATION INSTRUCTIONS

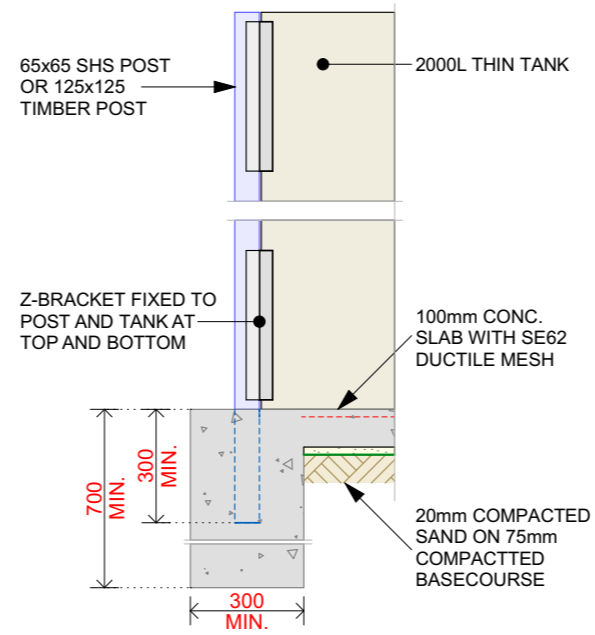
ISSUE	DATE	ISSUE NAME

START DATE	21/09/2021
REV. DATE	16/03/2023
FINISH DATE	16/03/2023

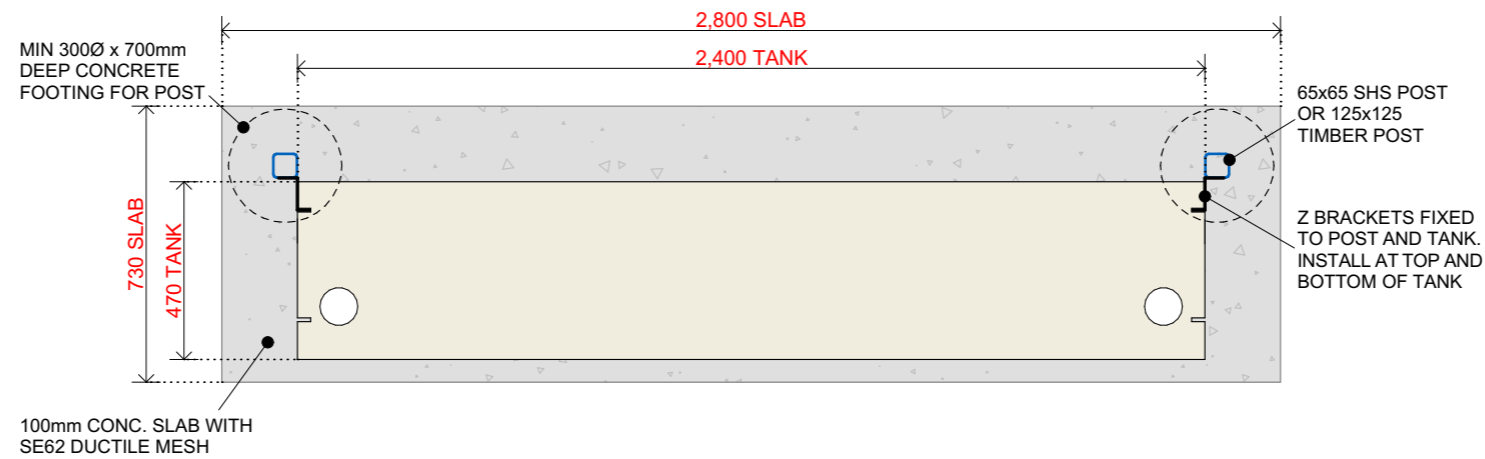
BUILDING CONSENT APPLICATION

SCALES FOR A3 SIZE PAPER
1:20

SHEET No.	28
CODE	A214P
REF	10348



SECTION THRU END



PLAN VIEW

2,000L (INTL) TANK DETAILS

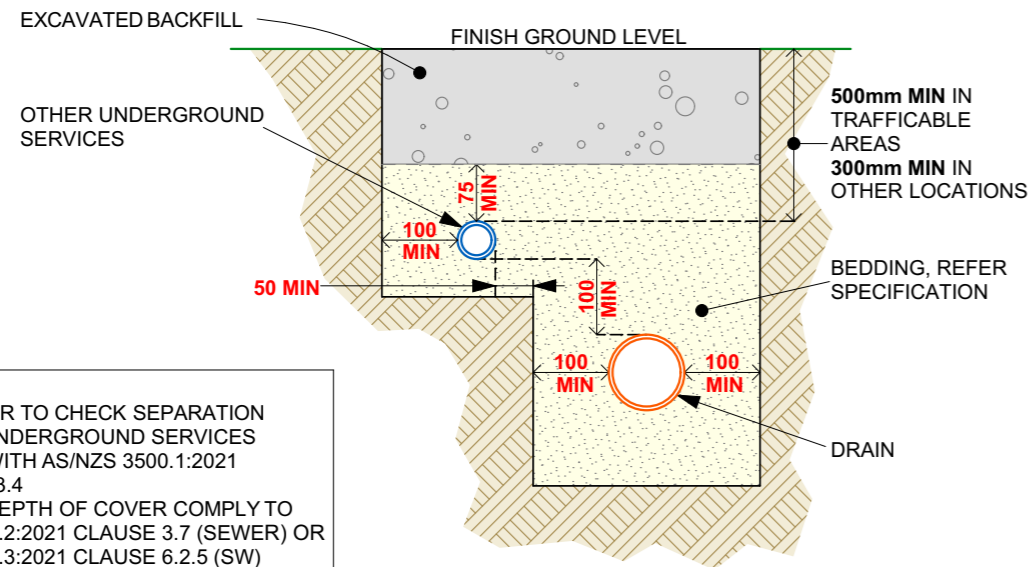
TO BE READ IN CONJUNCTION WITH MANUFACTURER'S DETAILS

ISSUE	DATE	ISSUE NAME

START DATE	21/09/2021
REV. DATE	16/03/2023
FINISH DATE	16/03/2023

BUILDING CONSENT APPLICATION	SCALES FOR A3 SIZE PAPER
	1:20

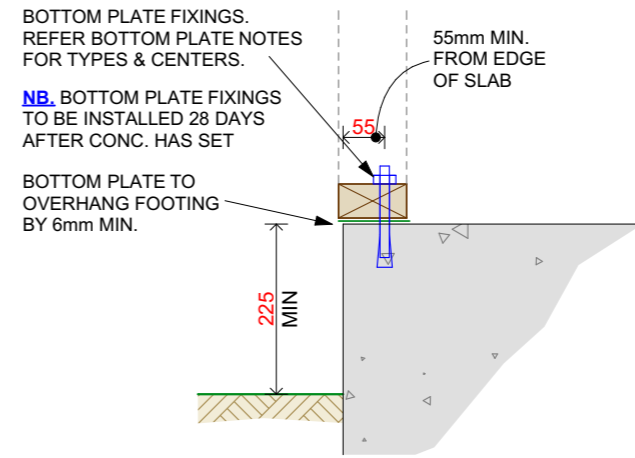
SHEET No.	29
CODE	A214P
REF	10348



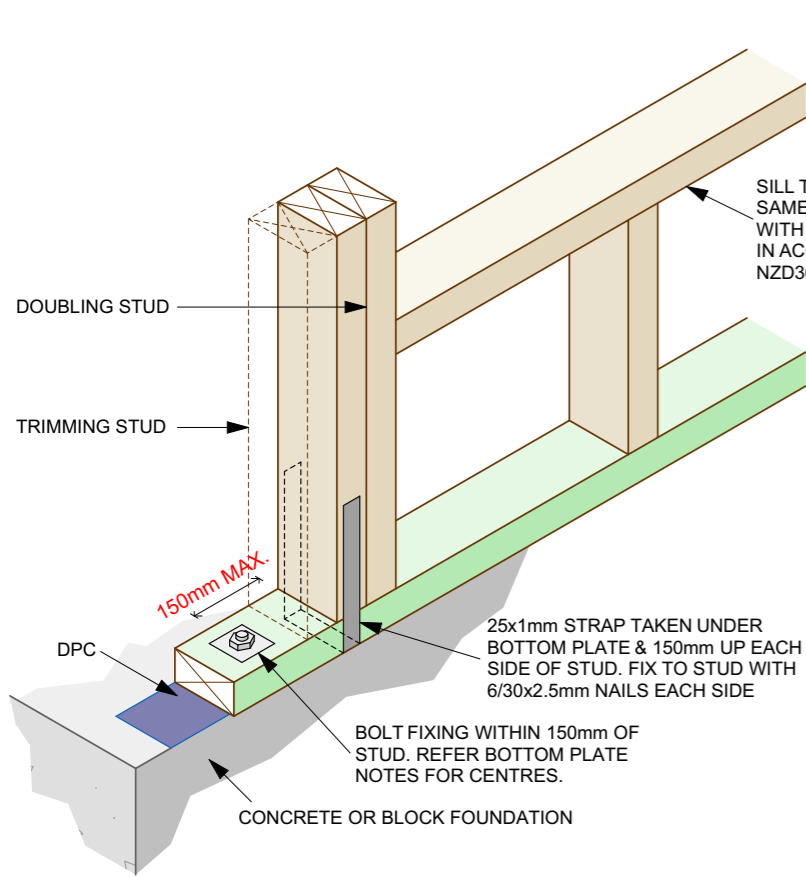
NB.
 - DRAINLAYER TO CHECK SEPARATION BETWEEN UNDERGROUND SERVICES COMPLIES WITH AS/NZS 3500.1:2021 CLAUSE 5.3.3.4
 - MINIMUM DEPTH OF COVER COMPLY TO AS/NZS 3500.2:2021 CLAUSE 3.7 (SEWER) OR AS/NZS 3500.3:2021 CLAUSE 6.2.5 (SW)

NOTE
 ADDITIONAL BOLTS ARE REQ'D TO HOLD DOWN BOTTOM PLATE FOR WALL BRACING. REFER BRACING NOTES FOR ADDITIONAL REQUIREMENTS
 FOUNDATION DIMENSIONS ARE SHOWN TO MATCH WALL FRAMING, REDUCE FOUNDATION DIMENSIONS AS REQ'D TO ALLOW FOR 6mm BOTTOM PLATE O/HANG

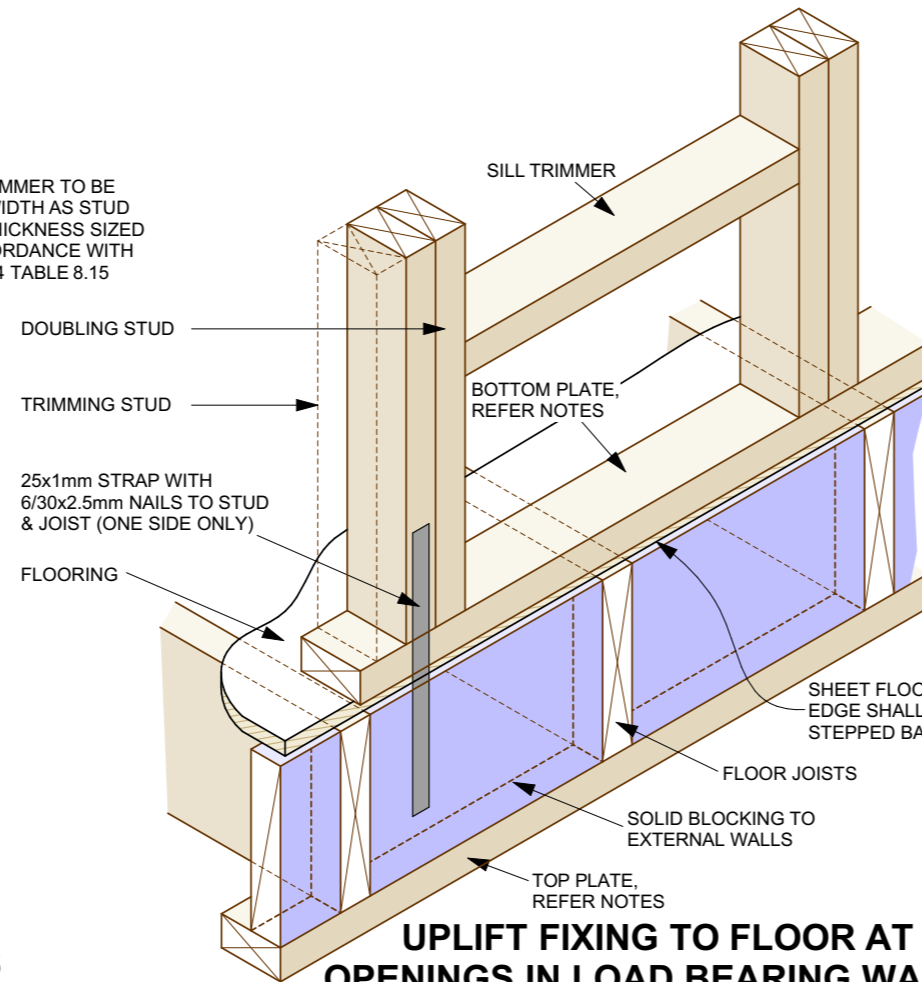
TYPICAL SHARED TRENCH
 FROM AS/NZS 3500.1:2021 PLUMBING & DRAINAGE



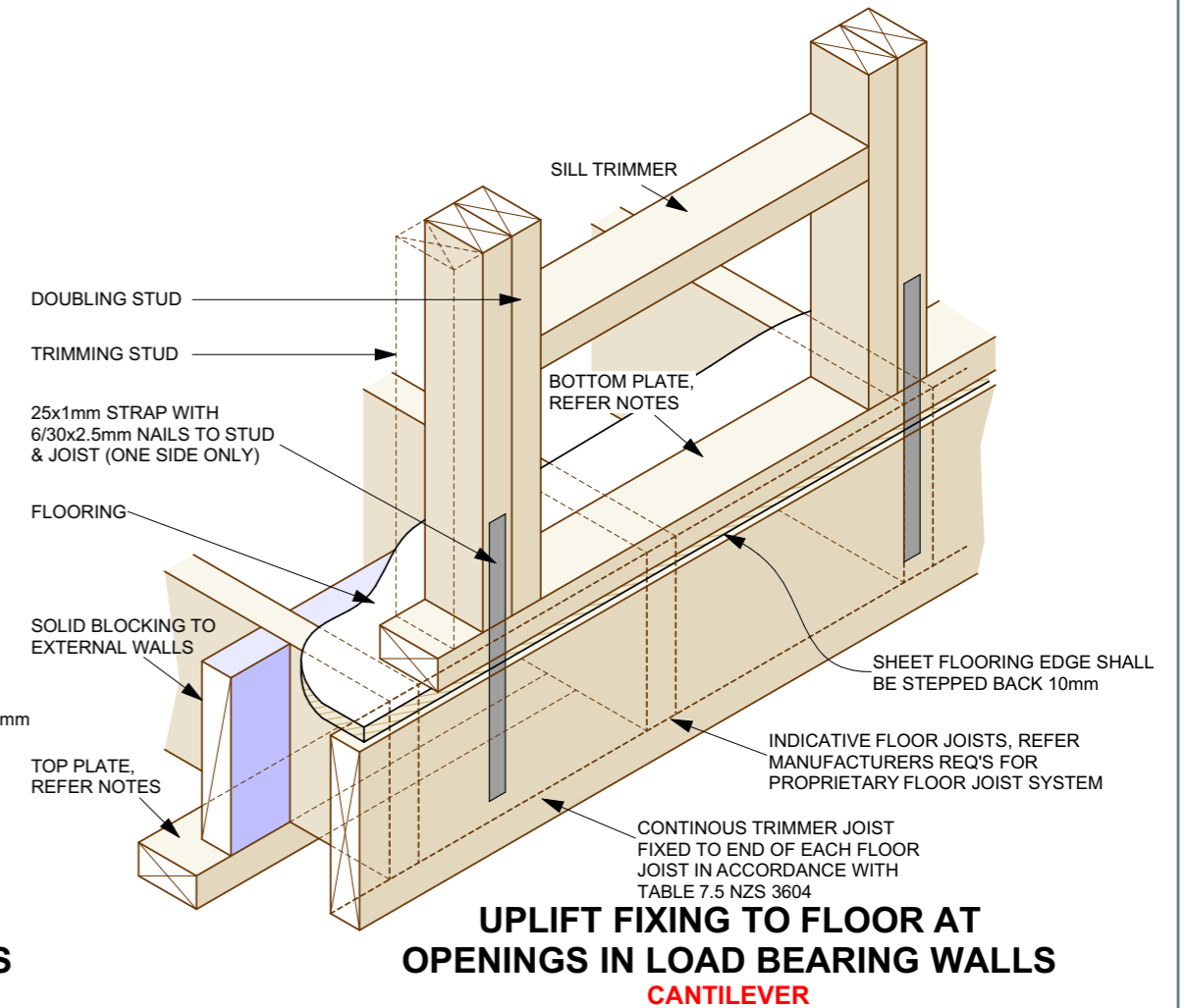
BOTTOM PLATE TO SLAB EDGE



UPLIFT FIXING TO FLOOR AT OPENINGS IN LOAD BEARING WALLS
LOWER LEVEL



UPLIFT FIXING TO FLOOR AT OPENINGS IN LOAD BEARING WALLS
MID FLOOR



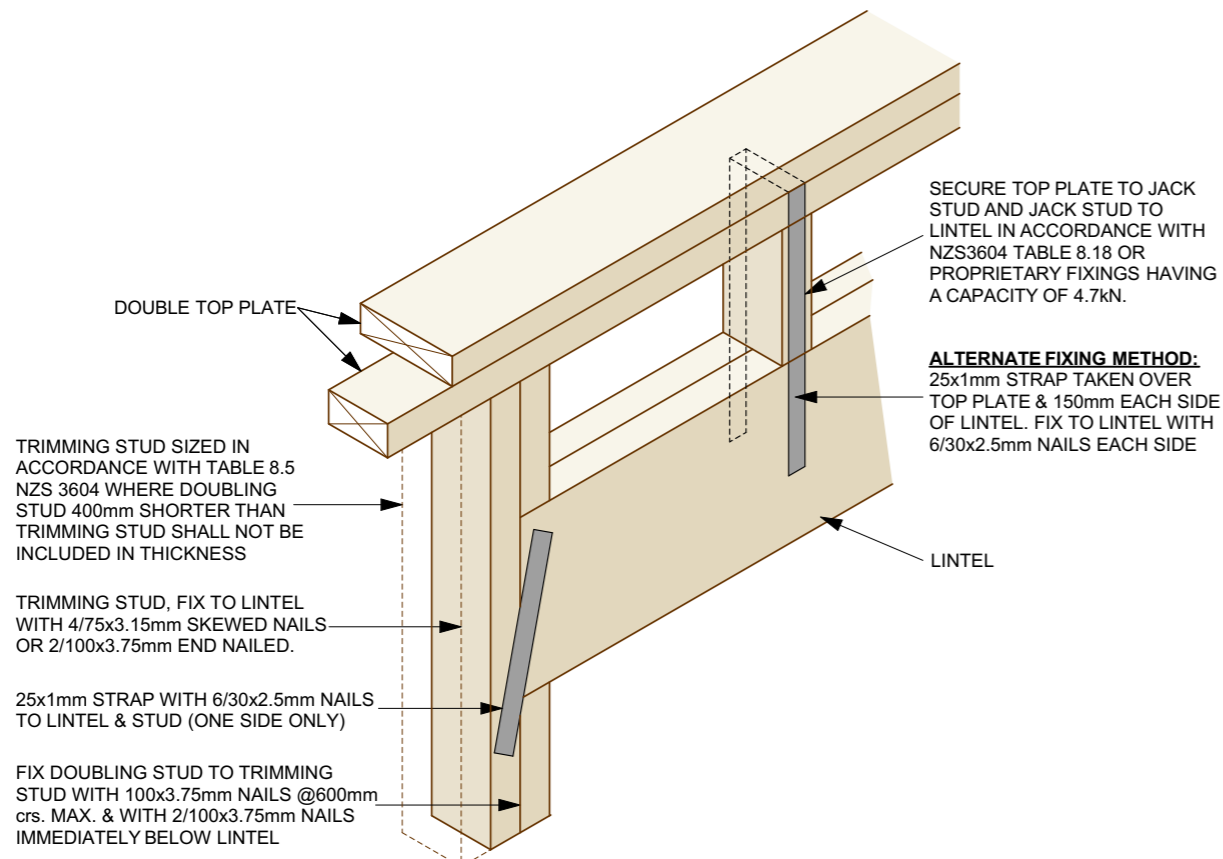
UPLIFT FIXING TO FLOOR AT OPENINGS IN LOAD BEARING WALLS
CANTILEVER

ISSUE	DATE	ISSUE NAME

START DATE	21/09/2021
REV. DATE	16/03/2023
FINISH DATE	16/03/2023

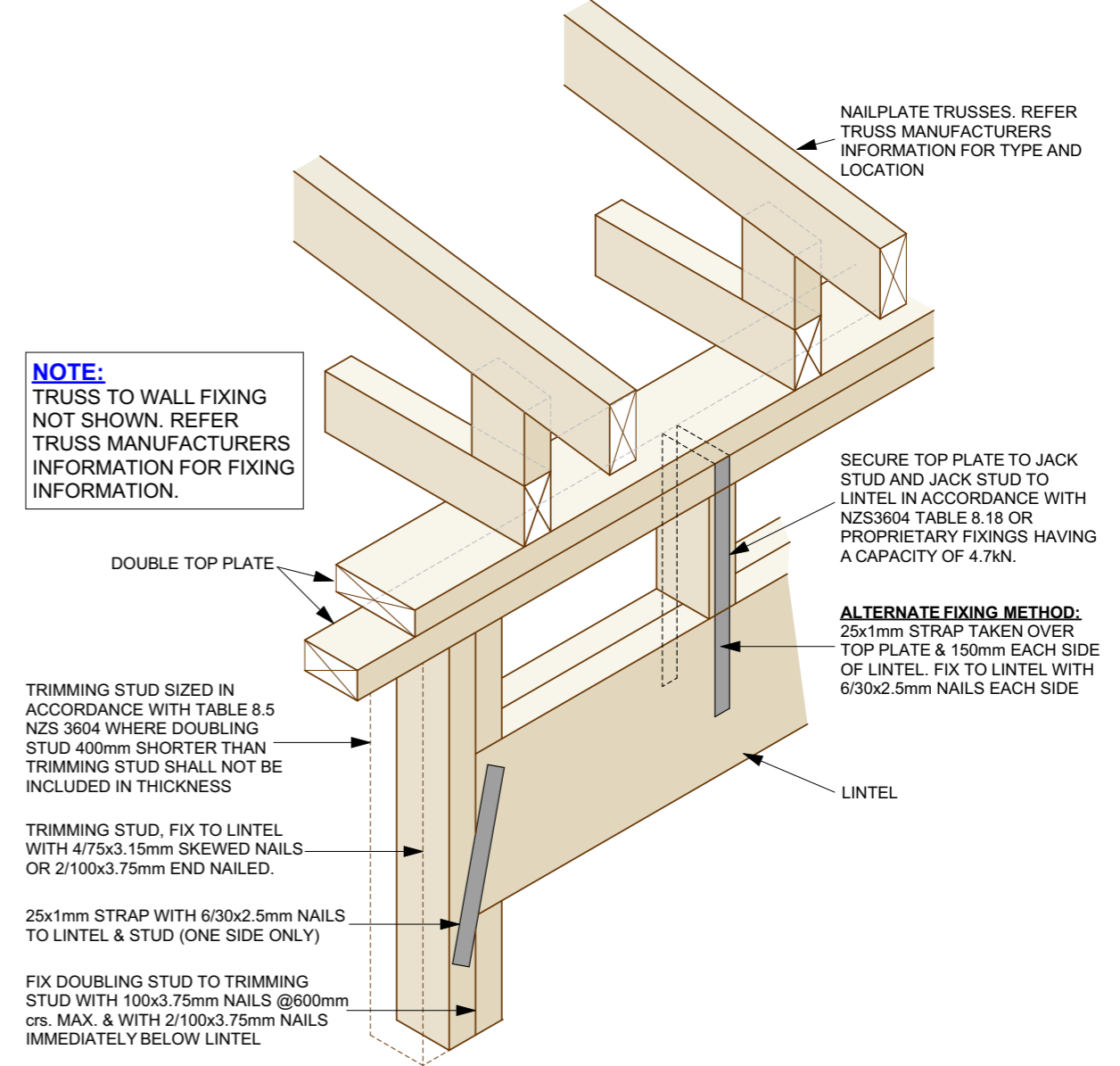
BUILDING CONSENT APPLICATION
 SCALES FOR A3 SIZE PAPER
 1:10

SHEET No.	30
CODE	A214P
REF	10348

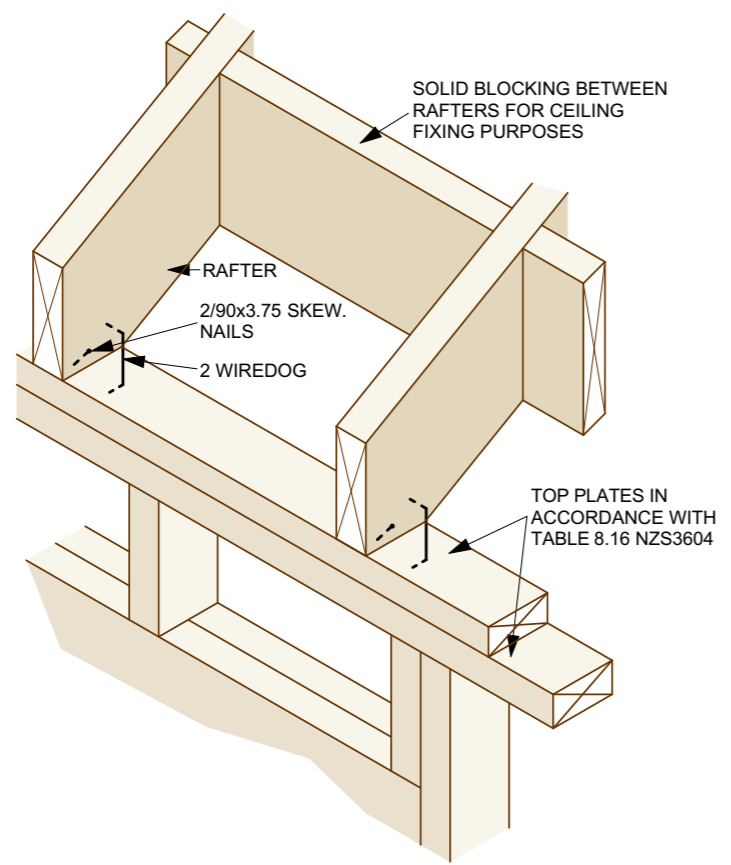


UPLIFT FIXING AT OPENINGS IN LOAD BEARING WALLS

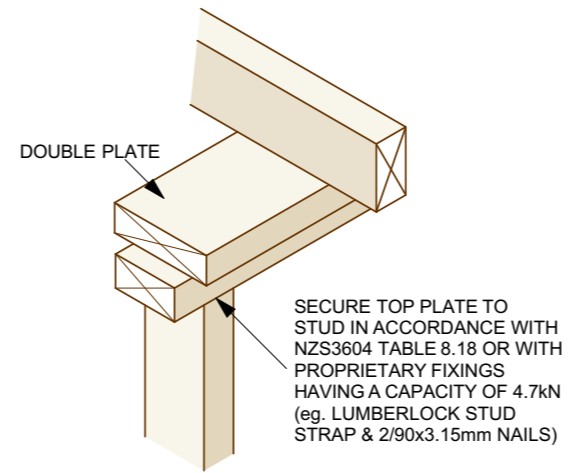
NOTE: TRUSS TO WALL FIXING NOT SHOWN. REFER TRUSS MANUFACTURERS INFORMATION FOR FIXING INFORMATION.



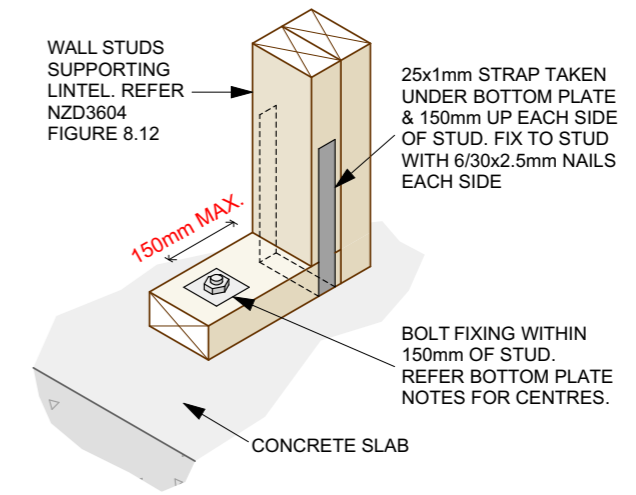
UPLIFT FIXING AT OPENINGS IN LOAD BEARING WALLS



ORDINARY RAFTER FIXING



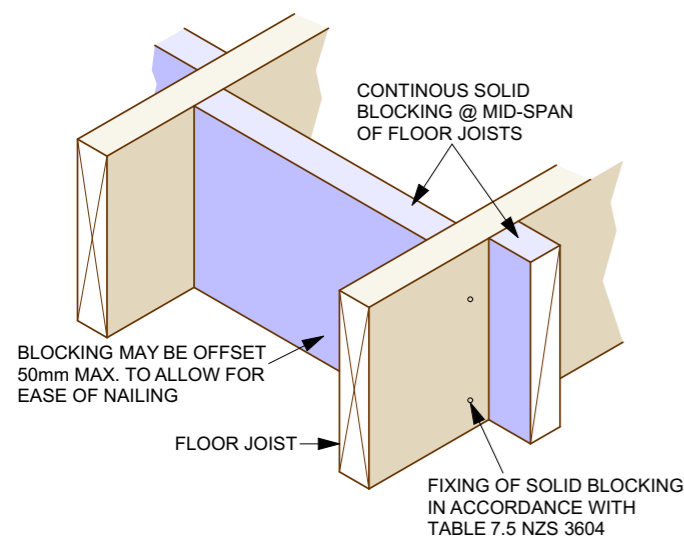
TOP PLATES FOR INTERNAL LOADBEARING WALL



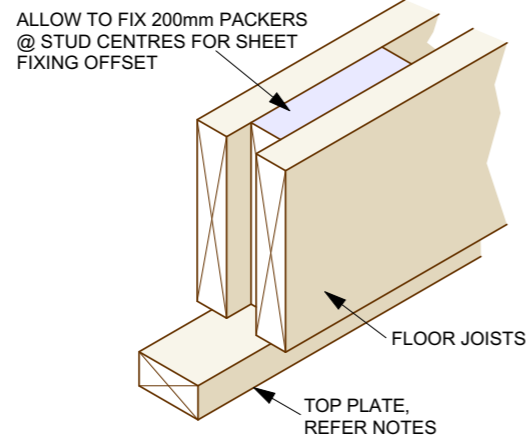
BOTTOM PLATE FOR INTERNAL LOADBEARING WALL AT OPENING

ISSUE	DATE	ISSUE NAME

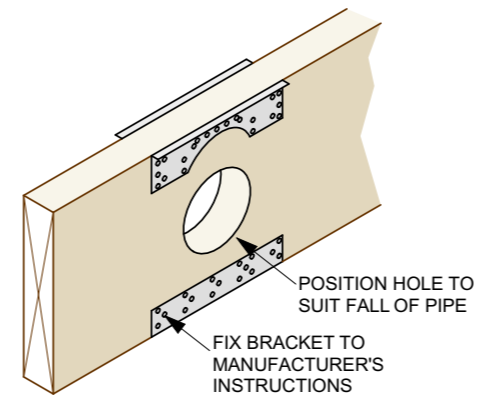
START DATE	21/09/2021	BUILDING CONSENT APPLICATION	SHEET No.	31
REV. DATE	16/03/2023		CODE	
FINISH DATE	16/03/2023	SCALES FOR A3 SIZE PAPER 1:10	REF	10348
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SOLID BLOCKING AT MID-SPAN

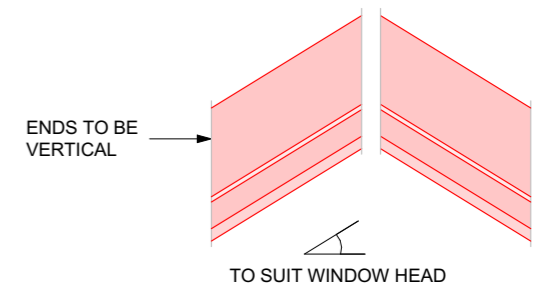


JOISTS UNDER INTERNAL LOADBEARING WALL



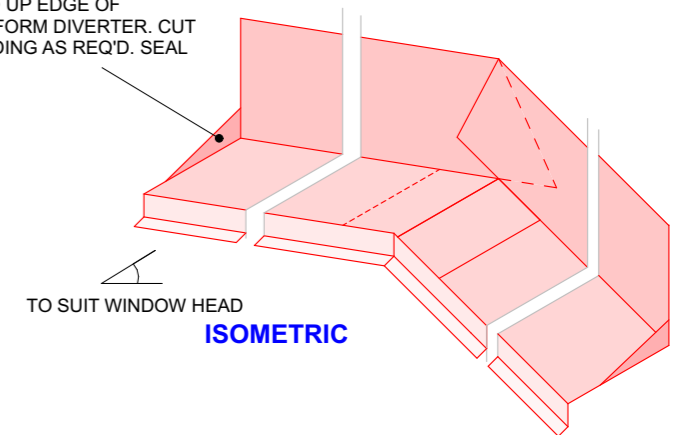
FLOOR JOIST STRENGTHENER FOR MID-FLOOR SERVICE PIPES

PRYDA STREN-JOIST

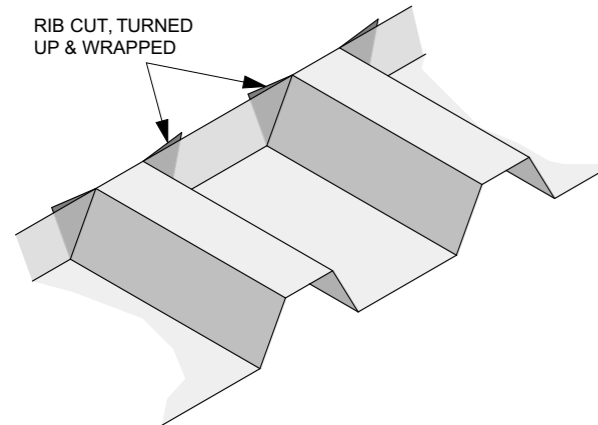


ELEVATION

CUT AND FOLD UP EDGE OF FLASHING TO FORM DIVERTER. CUT SLOT IN CLADDING AS REQ'D. SEAL OUTER EDGE

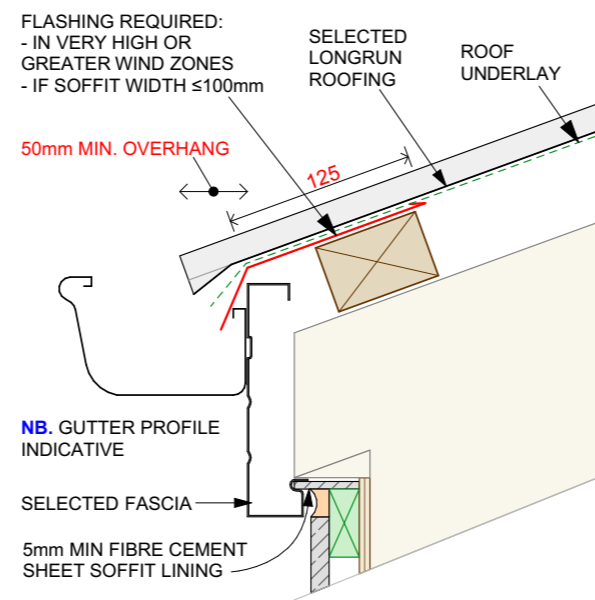


GABLE HEAD FLASHING END DETAILS



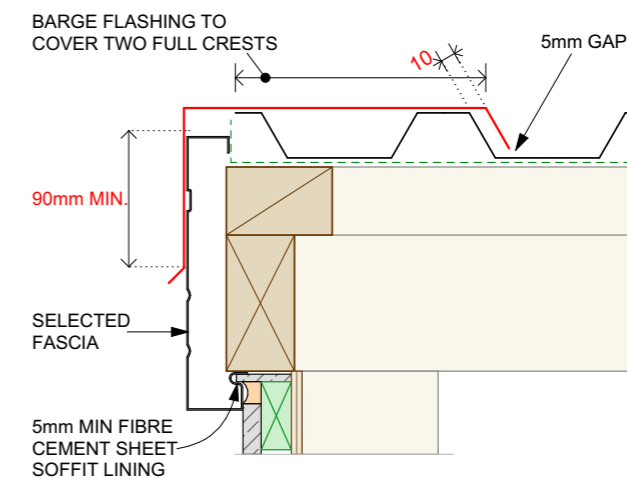
STOP ENDS

FROM NZBC COMPLIANCE DOCUMENT E2/AS1



EAVE

FROM NZBC COMPLIANCE DOCUMENT E2/AS1



BARGE

FROM NZBC COMPLIANCE DOCUMENT E2/AS1

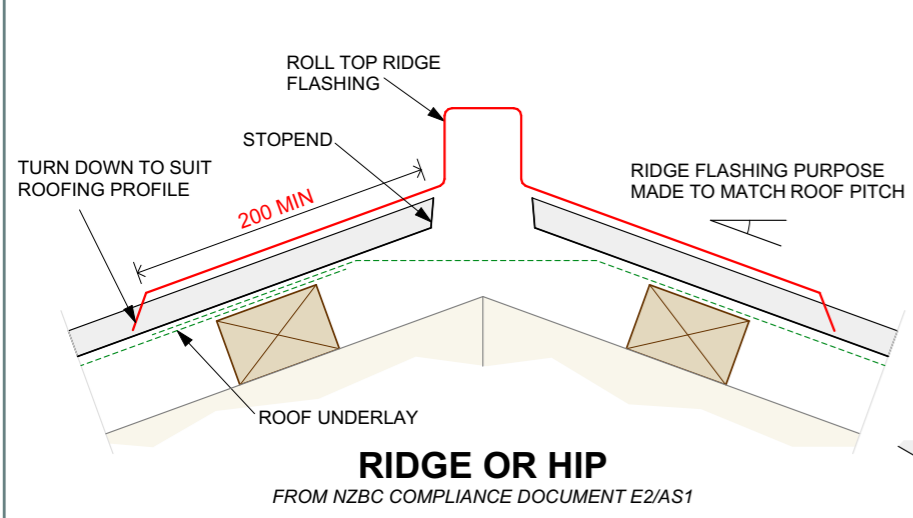
ISSUE	DATE	ISSUE NAME

START DATE	21/09/2021
REV. DATE	16/03/2023
FINISH DATE	16/03/2023

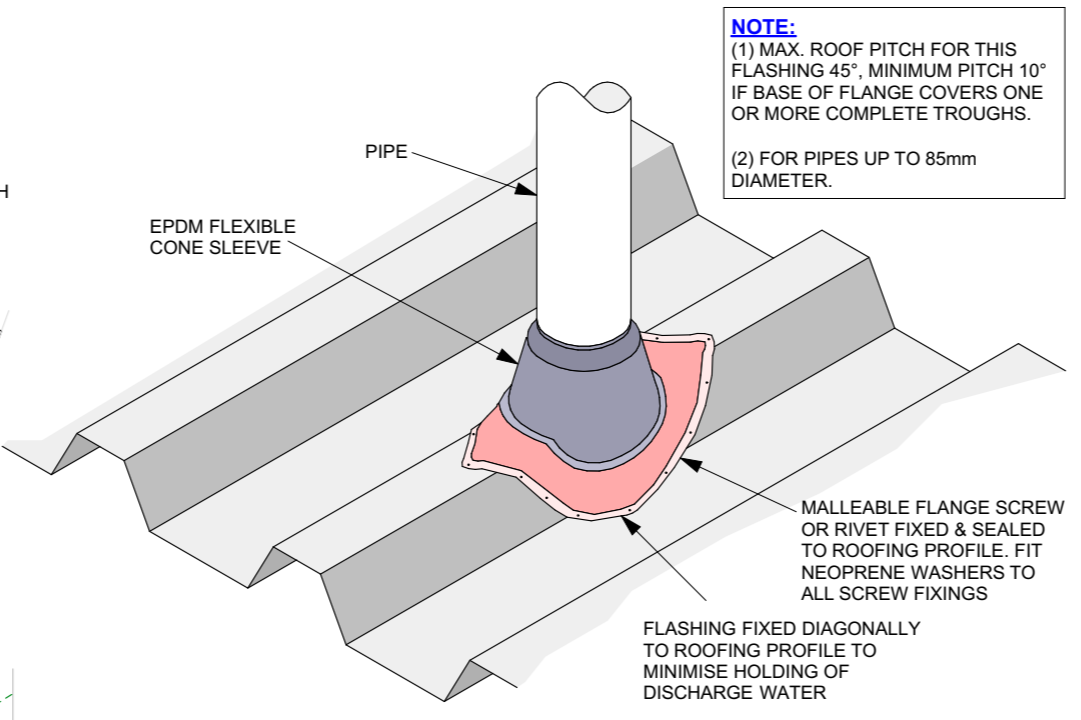
BUILDING CONSENT APPLICATION	SCALES FOR A3 SIZE PAPER
	1:10, 1:5

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REF	10348

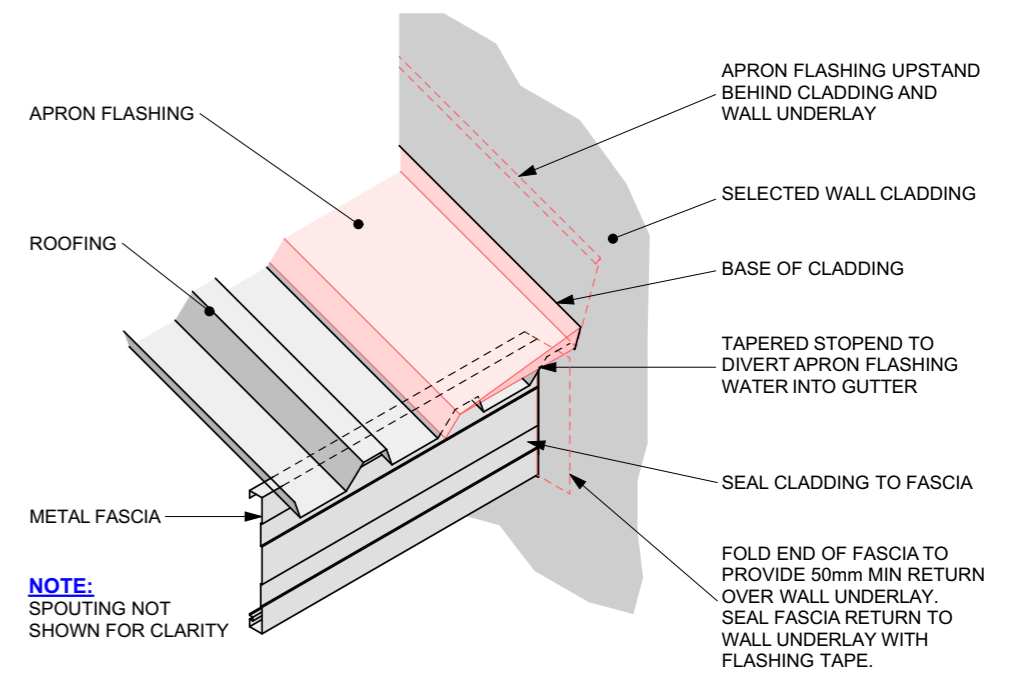


RIDGE OR HIP
FROM NZBC COMPLIANCE DOCUMENT E2/AS1



NOTE:
(1) MAX. ROOF PITCH FOR THIS FLASHING 45°, MINIMUM PITCH 10° IF BASE OF FLANGE COVERS ONE OR MORE COMPLETE TROUGHS.
(2) FOR PIPES UP TO 85mm DIAMETER.

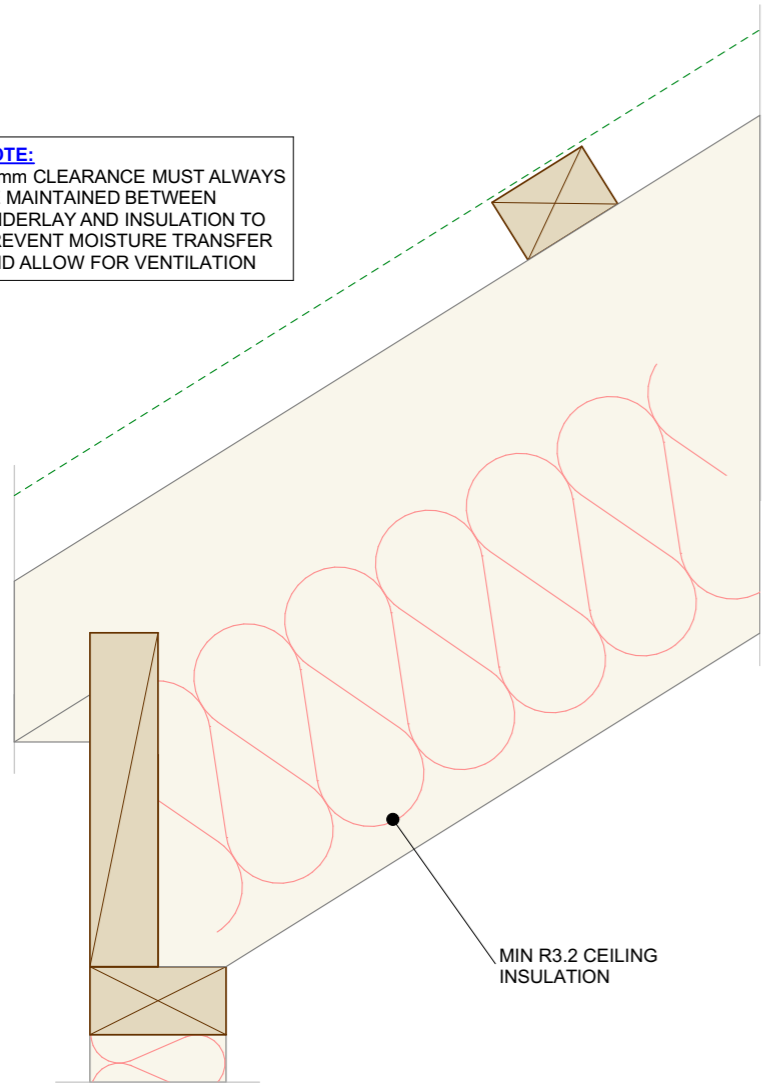
PIPE PENETRATION
FROM NZBC COMPLIANCE DOCUMENT E2/AS1



NOTE:
SPOUTING NOT SHOWN FOR CLARITY

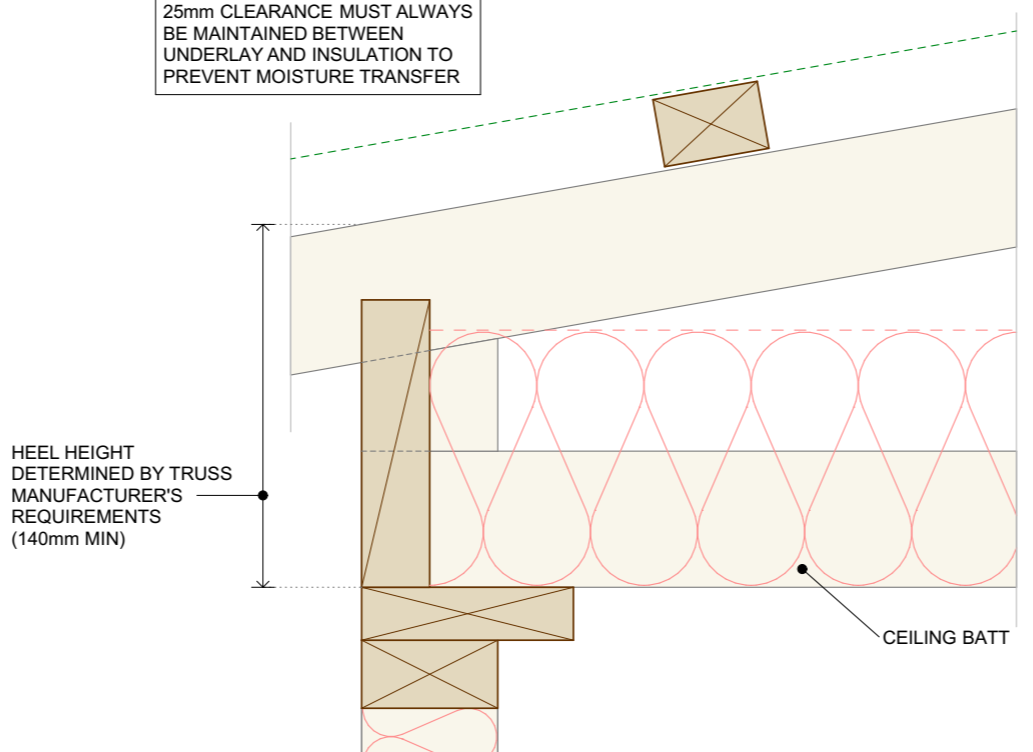
GUTTER TO WALL JUNCTION
FROM NZBC COMPLIANCE DOCUMENT E2/AS1

NOTE:
25mm CLEARANCE MUST ALWAYS BE MAINTAINED BETWEEN UNDERLAY AND INSULATION TO PREVENT MOISTURE TRANSFER AND ALLOW FOR VENTILATION

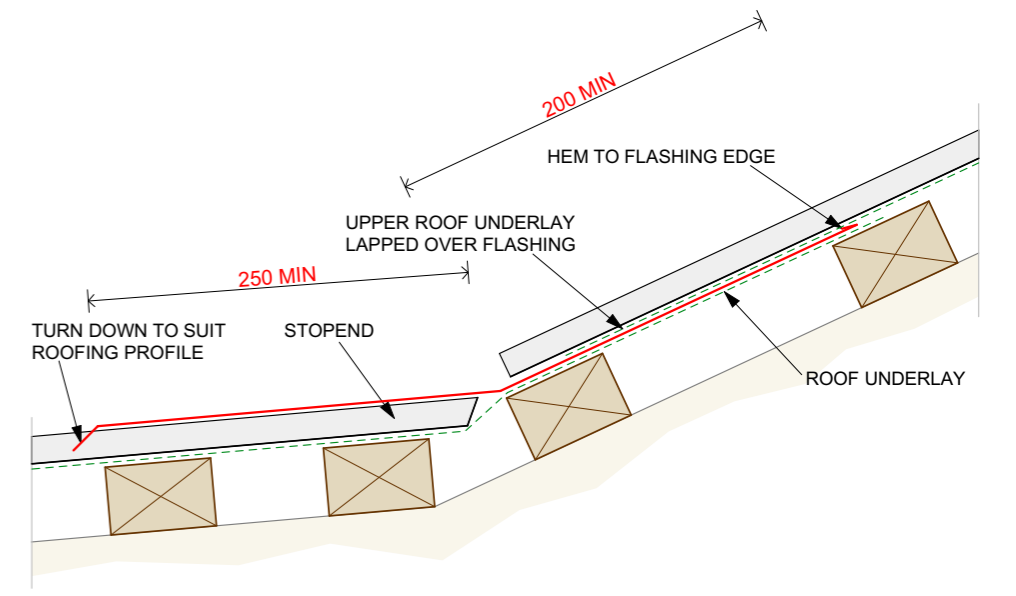


COVED CEILING INSULATION TO EXTERIOR WALL

NOTE:
25mm CLEARANCE MUST ALWAYS BE MAINTAINED BETWEEN UNDERLAY AND INSULATION TO PREVENT MOISTURE TRANSFER



CEILING INSULATION TO EXTERIOR WALL



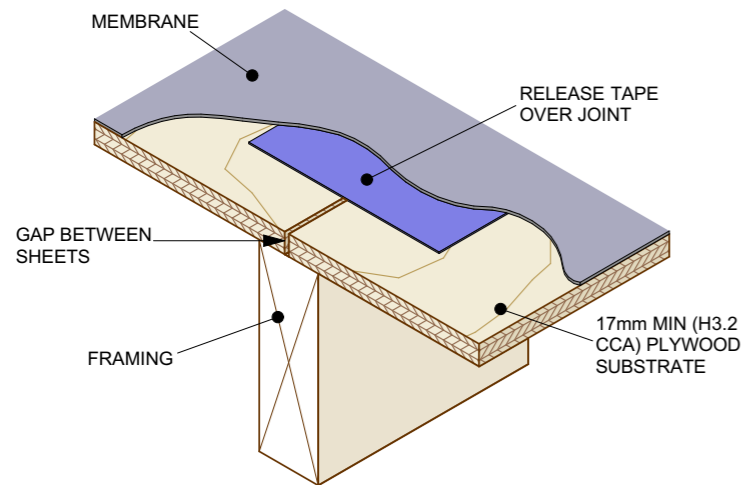
CHANGE IN PITCH
FROM NZBC COMPLIANCE DOCUMENT E2/AS1

ISSUE	DATE	ISSUE NAME

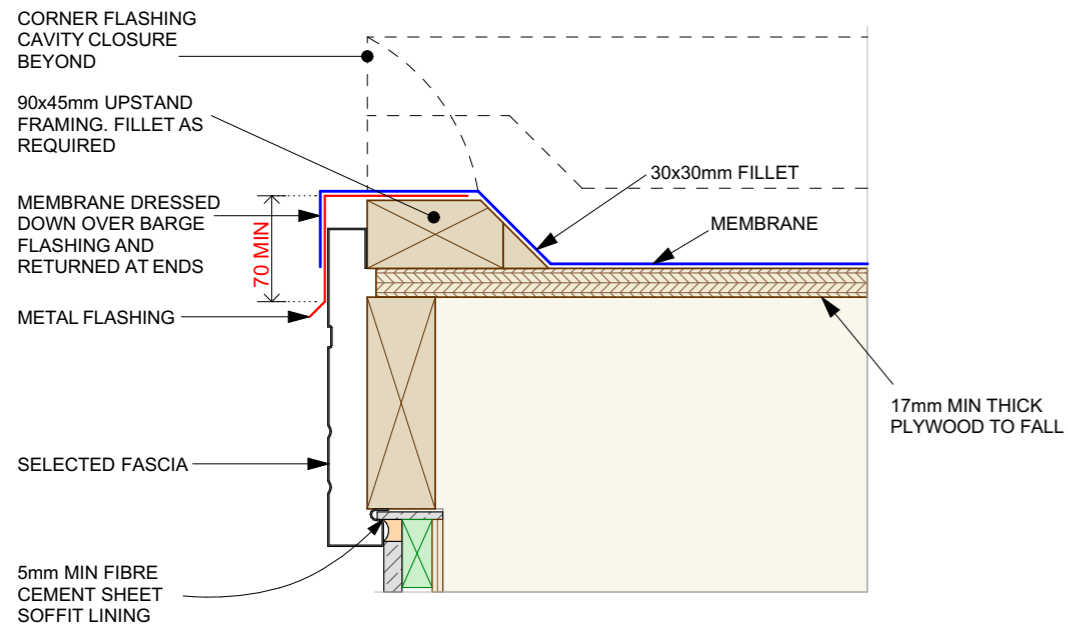
START DATE	21/09/2021
REV. DATE	16/03/2023
FINISH DATE	16/03/2023

BUILDING CONSENT APPLICATION	SCALES FOR A3 SIZE PAPER
	1:5

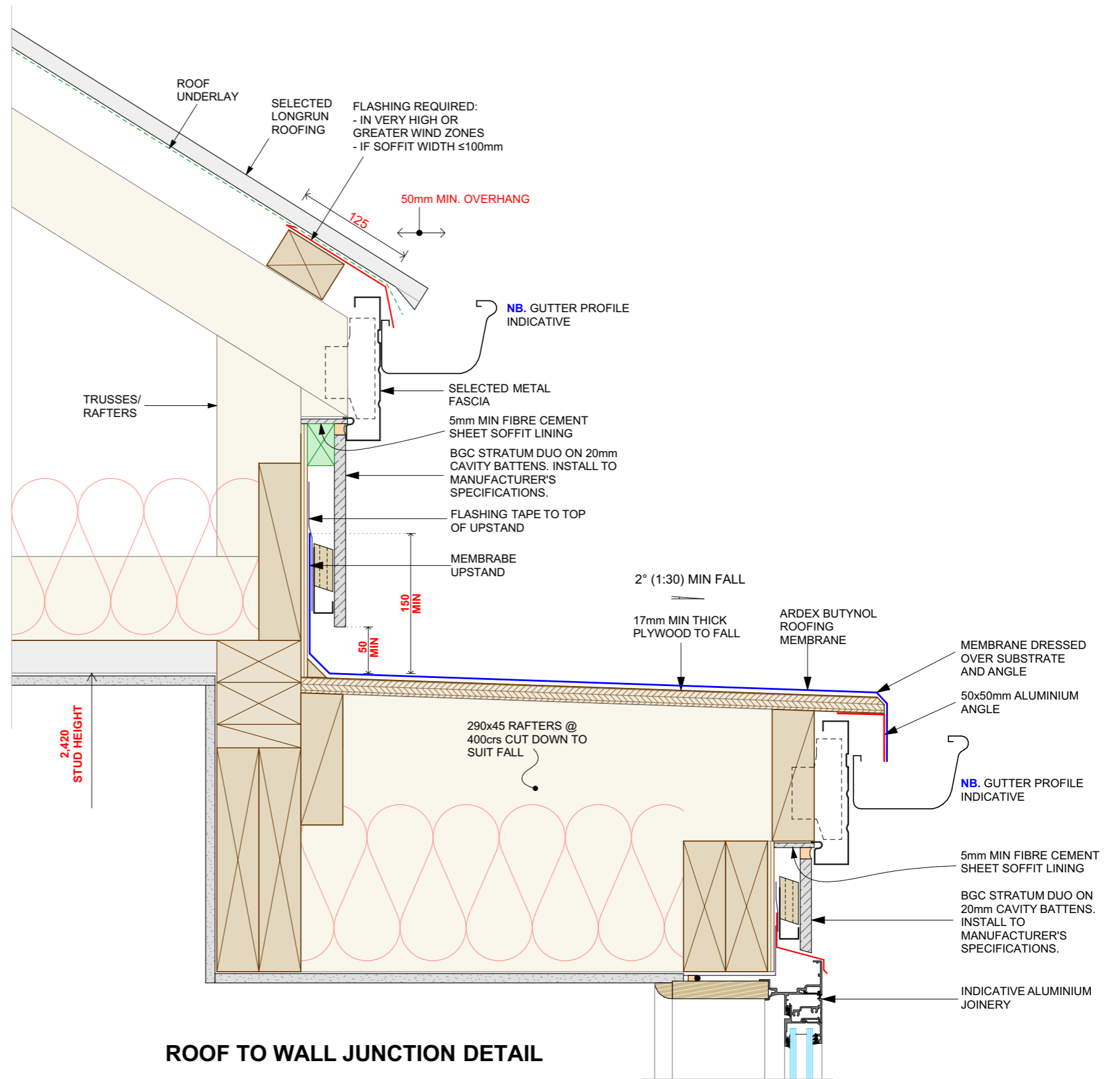
SHEET No.	33
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REF	10348



FIXING OVER SUBSTRATE JOINT



BARGE



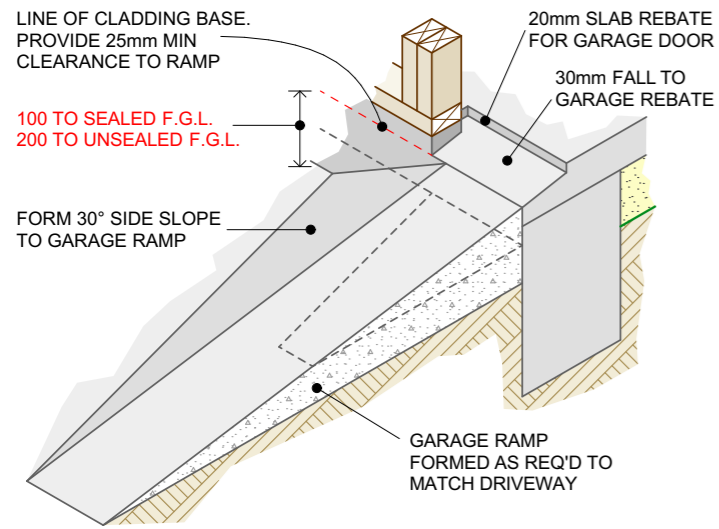
ROOF TO WALL JUNCTION DETAIL

ISSUE	DATE	ISSUE NAME

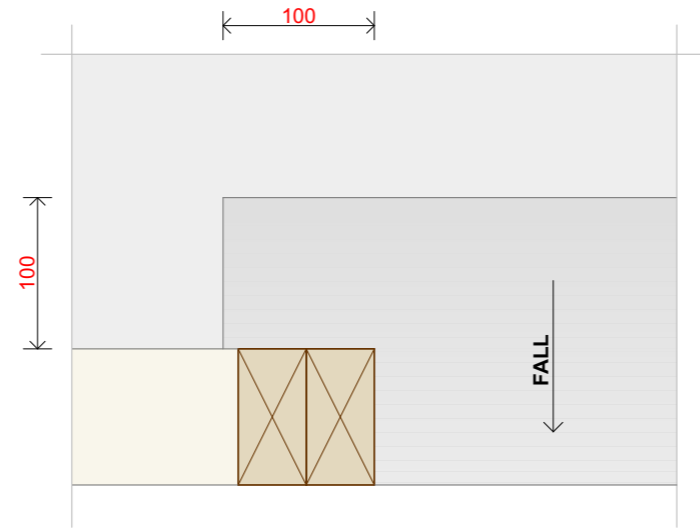
START DATE	21/09/2021
REV. DATE	16/03/2023
FINISH DATE	16/03/2023

BUILDING CONSENT APPLICATION
SCALES FOR A3 SIZE PAPER
1:5

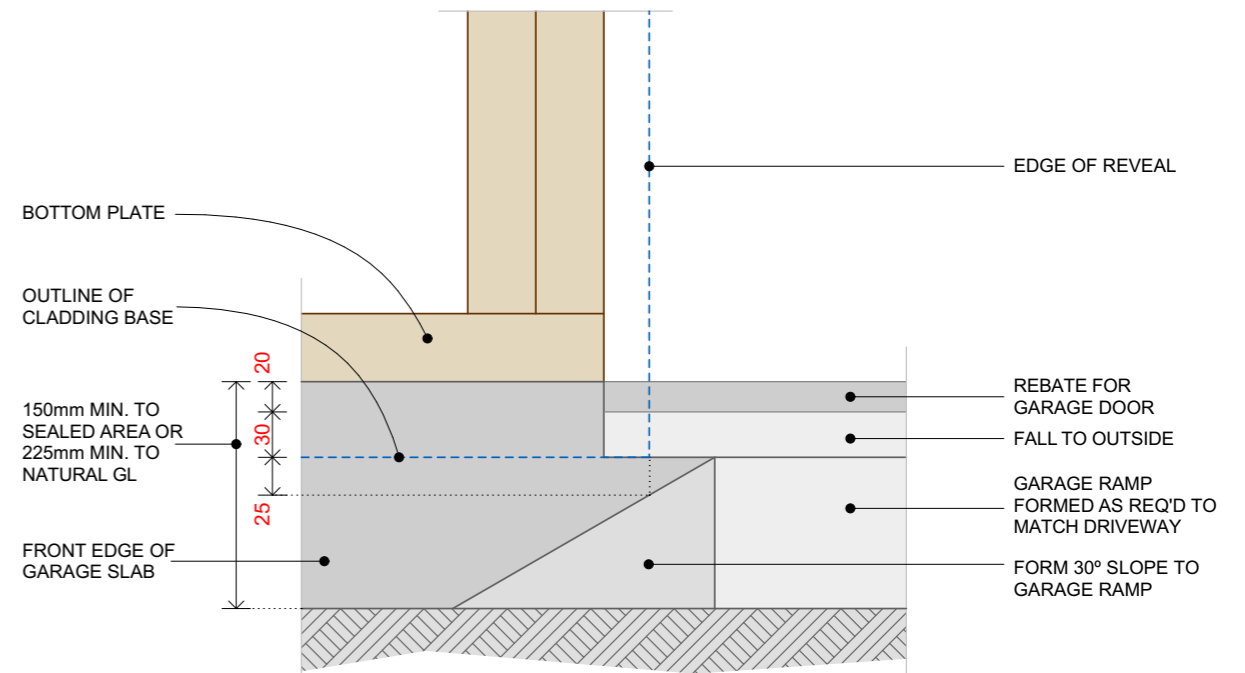
SHEET No.	34
CODE	A214P
REF	10348



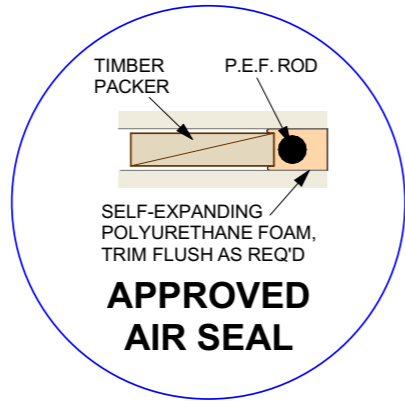
GARAGE DOOR BASE & RAMP
(NOT TO SCALE)



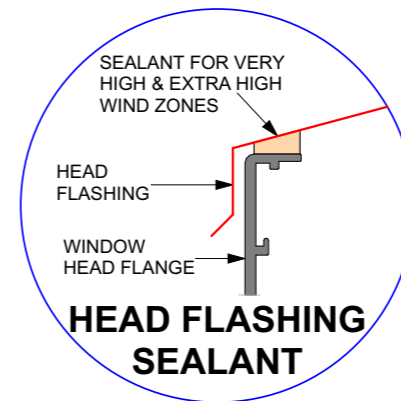
PLAN OF GARAGE DOOR BASE
(RAMP NOT SHOWN FOR CLARITY)



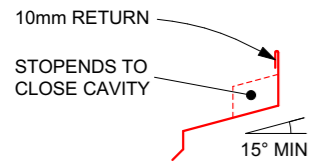
ELEVATION OF GARAGE DOOR BASE & RAMP
FROM NZBC COMPLIANCE DOCUMENT E2/AS1



APPROVED AIR SEAL



HEAD FLASHING SEALANT



FLASHING DETAIL

BGC STRATUM DUO ON 20mm CAVITY BATTENS. INSTALL TO MANUFACTURER'S SPECIFICATIONS.

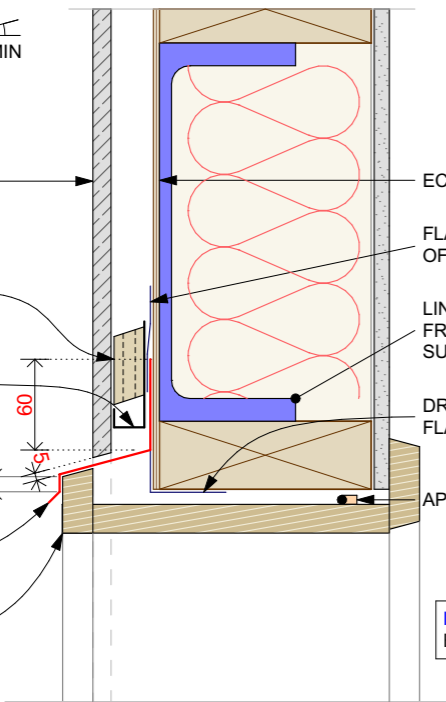
20mm CAVITY BATTENS & SPACERS. REFER DETAILS

CAVITY BASE CLOSURE POSITIONED TO GIVE 15mm DRIP EDGE TO CLADDING

10mm MIN COVER

HEAD FLASHING, REFER DETAIL

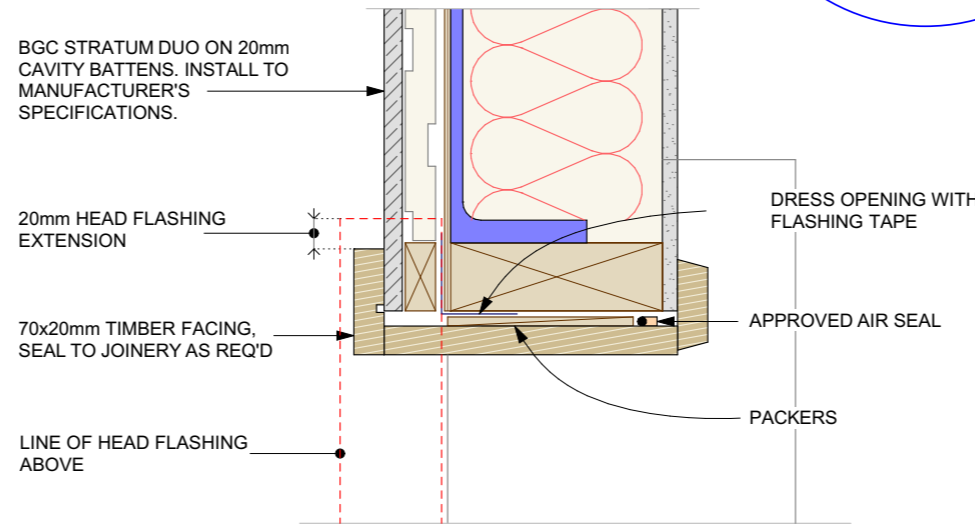
TIMBER FACING SEALED TO DOOR HEAD



GARAGE DOOR HEAD

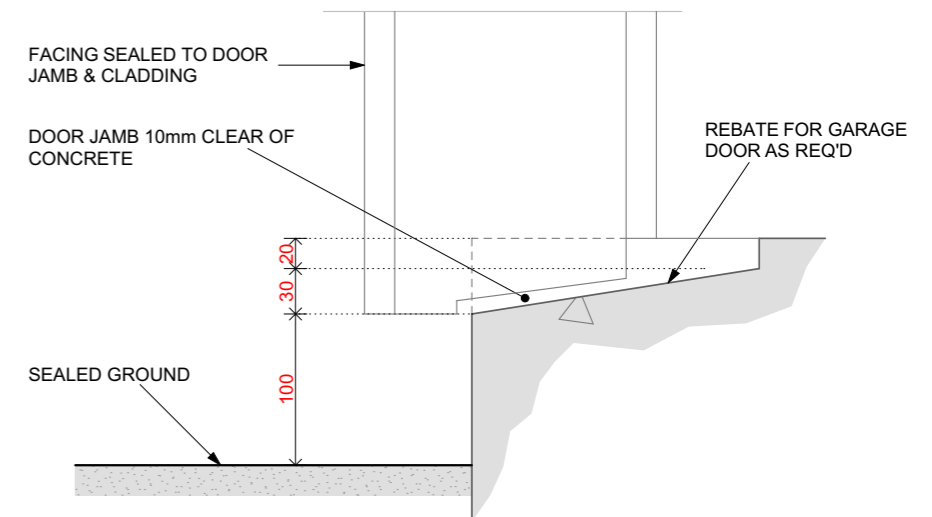
BASED ON PRINCIPLES FROM NZBC COMPLIANCE DOCUMENT E2/AS1

NB. HEAD FLASHING TO BE SEALED TO FACING



GARAGE DOOR JAMB

BASED ON PRINCIPLES FROM NZBC COMPLIANCE DOCUMENT E2/AS1



GARAGE DOOR SILL

BASED ON PRINCIPLES FROM NZBC COMPLIANCE DOCUMENT E2/AS1

ISSUE	DATE	ISSUE NAME

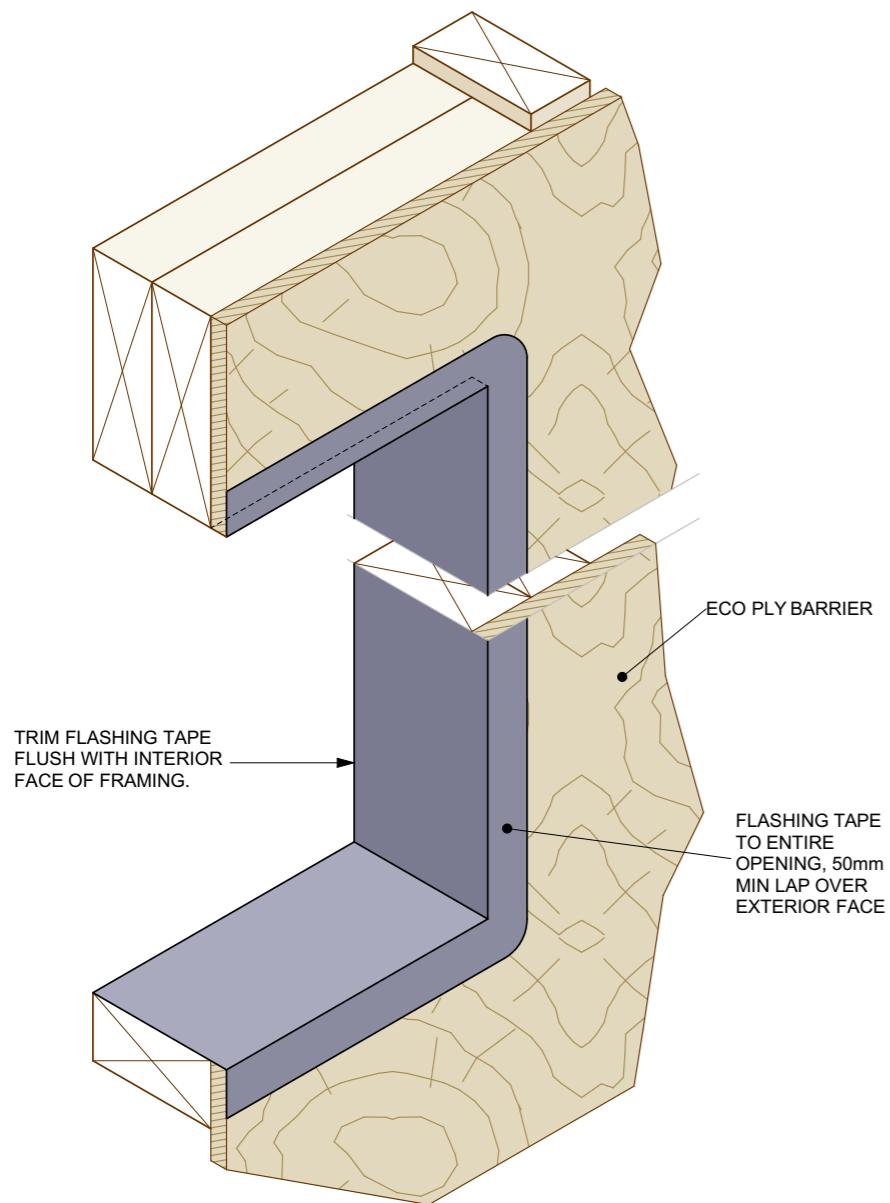
START DATE	21/09/2021
REV. DATE	16/03/2023
FINISH DATE	16/03/2023

BUILDING CONSENT APPLICATION

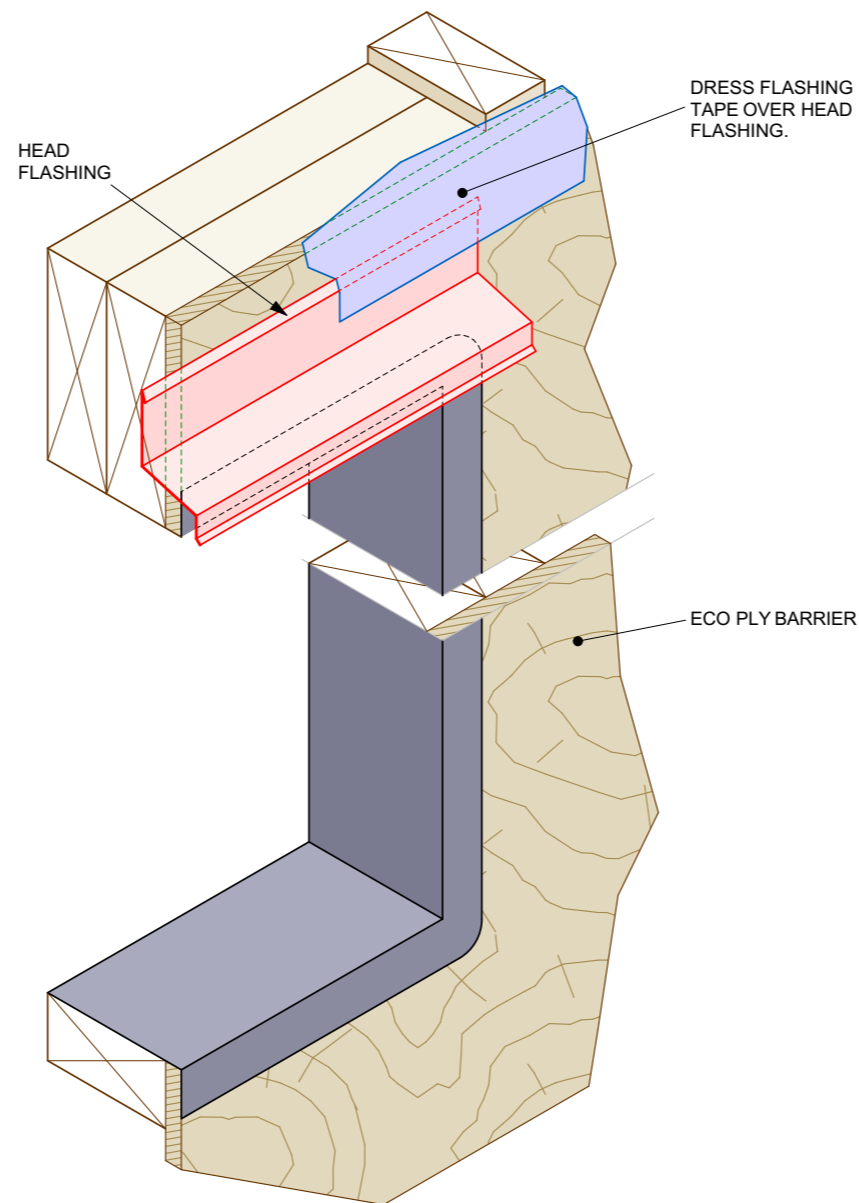
SCALES FOR A3 SIZE PAPER

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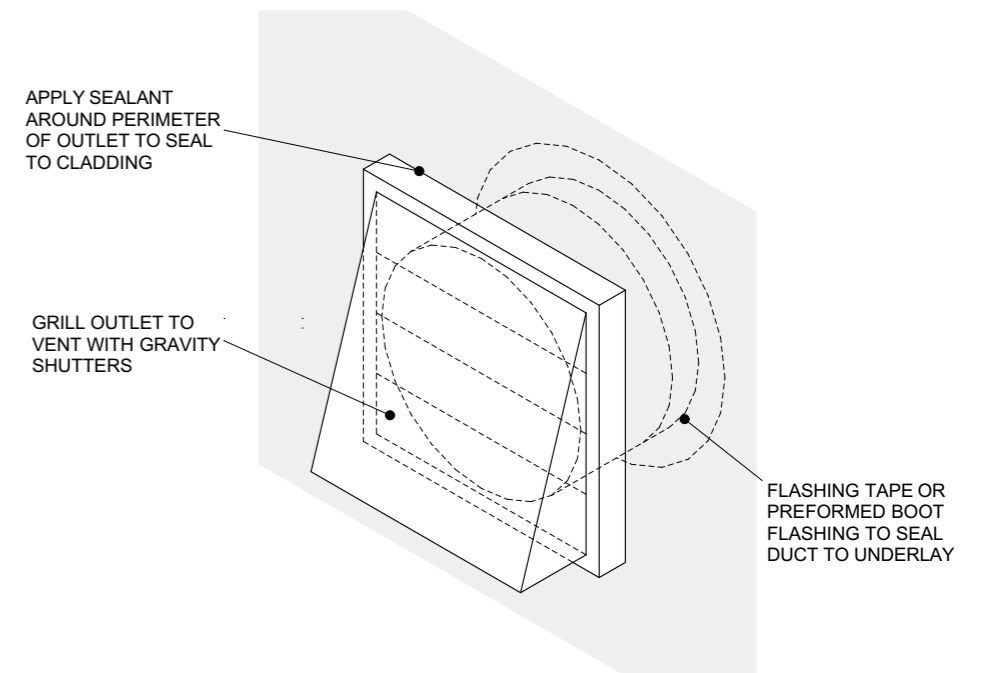
SHEET No.	35
CODE	A214P
REF	10348



1 - RIGID AIR BARRIER TO OPENING DETAIL



2 - WINDOW HEAD FLASHING
CLADDING OMITTED FOR CLARITY



VENT OUTLET THRU WALL

ISSUE	DATE	ISSUE NAME

START DATE	21/09/2021
REV. DATE	16/03/2023
FINISH DATE	16/03/2023

BUILDING CONSENT APPLICATION	SCALES FOR A3 SIZE PAPER

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SHEET No.	36
CODE	A214P
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DURABILITY:CORROSION ZONE B & C ALSO SEE NZBC E2/AS1 TABLES 21 & 22 FOR MATERIAL COMPATIBILITY	
STRUCTURAL FIXINGS - REFER NZS 3604:2011, TABLE 4.1	
TREATED PILE CONNECTIONS WITHIN 600mm OF GROUND (SHELTERED & EXPOSED)	TYPE 304 STAINLESS STEEL
NAIL PLATES (CLOSED & ROOF SPACES)	CONTINUOUSLY COATED GALVANISED STEEL
WIRE DOGS & BOLTS (CLOSED & ROOF SPACES)	HOT-DIPPED GALVANISED STEEL
OTHER STRUCTURAL FIXINGS (EXPOSED)	TYPE 304 STAINLESS STEEL
OTHER STRUCTURAL FIXINGS (SHELTERED)	HOT-DIPPED GALVANISED STEEL
OTHER STRUCTURAL FIXINGS (CLOSED ENVIRONMENT)	MILD STEEL (UNCOATED, NON GALVANISED) *
FABRICATED BRACKETS	MIN 5mm THICK STEEL WITH HOT-DIPPED GALVANISING
NAILS & SCREWS ** - REFER NZS 3604:2011, TABLE 4.3	
BUILDING LOCATION OF FIXING	LEVEL OF PROTECTION
CLADDING	GALVANISED STEEL
FRAMING (CLOSED & ROOF SPACES)	MILD STEEL (UNCOATED, NON GALVANISED) *
FRAMING (SHELTERED & EXPOSED)	GALVANISED STEEL
FLASHINGS - REFER NZBC E2/AS1, TABLE 20	
FLASHINGS (HIDDEN & EXPOSED)	Z450 GALVANISED STEEL, STAINLESS STEEL, ALUMINIUM, BUTYL RUBBER.
FLASHINGS (SHELTERED)	STAINLESS STEEL, ALUMINIUM, BUTYL RUBBER.
* FIXINGS IN CCA TREATED TIMBER TO BE A MINIMUM OF HOT-DIPPED GALVANISED STEEL ** CHECK FIXINGS COMPATIBLE WITH MATERIALS BEING FIXED *** ALUMINIUM FLASHINGS ARE NOT SUITABLE FOR CONTACT WITH UNPAINTED H3.2 TREATED TIMBER. SEPARATE WITH UNDERLAY OR USE ALTERNATIVE FLASHING MATERIALS	

UNDERGROUND SERVICES:

CONTRACTOR TO ALLOW FOR REGISTERED PLUMBER TO CONFIRM LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND STORMWATER AND SEWER SERVICES PRIOR TO COMMENCEMENT OF ANY WORK. TO ENSURE ADEQUATE FALLS CAN BE ACHIEVED IN ACCORDANCE WITH NZBC WHEN CONNECTING NEW SERVICES TO EXISTING.

CALL DESIGNER PRIOR TO COMMENCEMENT OF ANY WORK IF REQUIRED, TO ALTER THE DESIGN OR TO CONFIRM ACCEPTABILITY OF ANY ALTERNATIVE SOLUTIONS.

ALLOW TO CONNECT ALL NEW STORMWATER AND SEWER TO APPROVED SYSTEM, EITHER EXISTING OR NEW AS REQUIRED.

ALLOW TO TAG UNDERGROUND SERVICES FOR QUOTATION PURPOSES UNTIL EXISTING STATUS AND FINAL LAYOUT HAS BEEN CONFIRMED.

SERVICE CONNECTIONS:

CONTRACTOR TO ALLOW FOR THE SUPPLY, INSTALLATION & FINAL CONNECTION OF ALL SERVICES TO THE APPROPRIATE MAIN SUPPLY INCLUDING LIASING WITH THE NETWORK UTILITY OPERATOR AND THE SUBMISSION OF ALL REQUIRED FORMS AND ASSOCIATED PAPERWORK.

THIS INCLUDES, BUT IS NOT LIMITED TO:
 - TELECOMMUNICATIONS & DATA
 - ELECTRICAL AND/OR GAS
 - WATER

WATER SUPPLY:

LAY A MINIMUM OF 450mm BELOW G.L. FROM TOBY BOX TO BUILDING WITH POLYBUTYLENE PIPE.

RUN PIPES COMPLETE WITH ALL FITTINGS & JOINTED TO THE MANUFACTURER'S SPECIFICATION. ALL TO AS/NZS 3500.1:2021.

PIPE FLOW RATES AND DIAMETERS TO COMPLY WITH NZBC G12/AS1 TABLES 3 & 4.

WHERE THERE IS A LIKELIHOOD OF FREEZING HOT & COLD WATER SUPPLY PIPING SHALL BE INSULATED WHERE LOCATED OUTSIDE THE BUILDING THERMAL ENVELOPE

ALLOW FOR 2 EXTERNAL HOSE TAPS, LOCATION TO BE CONFIRMED ON SITE WITH OWNER.

PIPED SERVICES: (NEW)

ALL PIPED SERVICES FROM THE BUILDING TO BE uPVC MATERIAL MANUFACTURED IN ACCORDANCE TO AS/NZS1260

ALL NEW S/W DRAINAGE PIPES TO BE INSTALLED TO EXISTING CONNECTION

MINIMUM S/W PIPE GRADIENTS: 100mm - 1:120

WATER SEALED INTERCEPTION SHALL BE APPLIED TO ISOLATE THE PRIVATE STORMWATER DRAIN FROM PUBLIC STORMWATER SYSTEM

S/W PIPES UNDER FOOTPATH AND TO KERB TO BE 100mm GALV STEEL PIPE WITH APPROVED KERB ADAPTOR

ALL NEW SEWER DRAINAGE PIPES TO BE INSTALLED TO EXISTING CONNECTION

MINIMUM SEWER PIPE GRADIENTS: 65mm - 1:40
100mm - 1:60

MINIMUM FIXTURE PIPE GRADIENTS: 40mm - 1:40
50mm - 1:40

ALL PLUMBING TO BE INSTALLED TO AS/NZS 3500.2:2021

ALL DP'S TO BE 80mm uPVC UNLESS OTHERWISE STATED

ALL TV'S TO BE 80mm uPVC UNLESS OTHERWISE STATED

DOWNPIPES CONNECTING TO RAINWATER TANKS TO HAVE FIRST FLUSH AND LEAF DIVERTERS.

ACCESS/INSPECTION POINTS TO BE INSTALLED WHERE SHOWN ON PLANS. AT LEAST ONE POINT SHOULD BE RAISED TO GROUND LEVEL FORMING A RODDING POINT FOR MAINTENANCE AT THE UPSTREAM END OF THE DRAIN.

ALLOW FOR AN INSPECTION SHAFT AT OR NEAR THE POINT OF CONNECTION TO THE SEWER IN NON-BOUNDARY TRAP AREAS.

FIXTURES FURTHER THAN 2.5m FROM MAIN VENTED DRAIN TO BE VENTED WITH AN AAV AS REQ'D

DRAINS INSTALLED UNDER THE BUILDINGS SHALL BE STRAIGHT & OF EVEN GRADIENT & SEPARATED FROM THE BUILDING FOUNDATION BY AT LEAST 25mm. DRAINS PASSING BENEATH THE BUILDING TO HAVE MINIMUM 25mm OVERLAY SEPARATION TO THE UNDERSIDE OF THE SLAB.

ALLOW TO SLEEVE ALL PIPED SERVICES THROUGH CONCRETE FOOTINGS AS REQ'D, REFER DETAIL.

A MINIMUM HEIGHT OF 150mm SHALL BE MAINTAINED BETWEEN THE TOP OF THE OVERFLOW RELIEF GULLY RISER AND THE LOWEST FIXTURE CONNECTED TO THE DRAIN.

THE TOP OF THE OVERFLOW RELIEF GULLY RISER SHALL BE ABOVE THE SURROUNDING SURFACE LEVEL BY MINIMUM OF 75mm FOR UNPAVED OR 25mm FOR PAVED SURFACES.

HEALTH & SAFETY:

THE CONTRACTOR SHALL ENSURE THAT ALL RELEVANT DOCUMENTATION IS HELD ON SITE AND IT IS READILY ACCESSIBLE TO ALL WORKERS ON SITE. THIS INCLUDES, BUT IS NOT LIMITED TO, THE CONSENT PLANS AND RELEVANT INDUSTRY CODES OF PRACTICES, AUSTRALIAN/NEW ZEALAND STANDARDS, AND NEW ZEALAND BUILDING CODE DOCUMENTS.

A PROJECT-SPECIFIC HEALTH AND SAFETY PLAN IN COMPLIANCE WITH THE HEALTH AND SAFETY AT WORK ACT 2015 SHALL BE PREPARED TO PROTECT WORKERS AND THE PUBLIC THROUGHOUT THE DURATION OF ALL BUILDING AND SITE WORKS TO FULL COMPLETION.

THE HEALTH AND SAFETY PLAN SHALL IDENTIFY ALL CURRENT AND POSSIBLE HAZARDS AND THE PROCEDURE FOR REPORTING AND MITIGATING THEM. REGULAR TOOLBOX MEETING SHALL BE CONDUCTED TO ENSURE THE HEALTH AND SAFETY PLAN IN PLACE REMAINS CURRENT AND RELEVANT.

A FORMAL SAFETY INDUCTION SHALL BE UNDERTAKEN AND RECORDED ON THE STARTING DAY BEFORE COMMENCEMENT OF ANY WORK.

ENSURE SITE STAFF'S SKILLS MATCH ALL THE SKILLS NEEDED FOR THE PROJECT. STAFF OPERATING PLANT AND EQUIPMENT SHALL BE TRAINED AND CERTIFIED FOR THEIR USE. ALL FIRST AID AND EQUIPMENT CERTIFICATES SHALL BE CURRENT.

SIGNAGE/BARRIERS/CONES AND SCREENS SHALL BE IN PLACE FOR THE DURATION OF THE BUILDING WORK. BARRIERS AND SIGNAGE MUST PREVENT PUBLIC FROM UNAUTHORISED ENTRY AND ENSURE THEIR SAFETY.

THE CONTRACTOR SHALL ARRANGE FOR SITE FACILITIES FOR SITE STAFF. LEVEL OF AMENITIES PROVIDED SHALL BE DETERMINED DEPENDING ON JOB SIZE.

MATERIAL STORAGE AREA SHALL BE IDENTIFIED ON SITE AND SHALL BE LEVEL, ACCESSIBLE, CLEAR OF OTHER WORK AREAS AND DOES NOT OBSTRUCT ACCESS.

IT IS RECOMMENDED A SITE DIARY BE USED TO KEEP DAILY RECORDS OF WORK PROGRESS, SITE CONDITIONS AND OCCURRENCES AND PERSONS ON SITE.

EXTERNAL PATHS & STEPS:

ALLOW TO FORM CONCRETE PATHS AND/OR STEPS TO PROVIDE ACCESS TO ALL ENTRANCES TO THE BUILDING (INCLUDING SECONDARY ACCESS POINTS, SLIDERS, ETC).

PATHS TO GRADUALLY SLOPE TOWARD ENTRANCE TO ACHIEVE 150-190mm FLOOR HEIGHT CLEARANCE AT DOOR (1:10 MAX SLOPE).

CONCRETE TO BE BROOM FINISHED TO PROVIDE ADEQUATE SLIP RESISTANCE IN ACCORDANCE WITH D1/AS1 CLAUSE 2.1.

RISER & TREAD SIZERS MUST COMPLY WITH WITH D1/AS1 CLAUSE 4, INCLUDING FIG. 15.

HANDRAILS ARE REQUIRED ON ALL STEPS OF MORE THAN 3 RISERS IN ACCORDANCE WITH NZBC D1/AS1 CLAUSE 6.

EXCAVATION:

THE FULL EXTENT OF EARTHWORKS IS TO BE DETERMINED ON SITE BY THE CONTRACTOR. ALL DETAILS SHOWN ON THE PLANS ARE CONSIDERED A GUIDE ONLY & WILL ALTER DEPENDING ON SITE CONDITIONS.

ADDITIONAL EARTHWORKS MAY BE REQUIRED FOR CONSTRUCTION TO OCCUR. THESE AREAS ARE TO BE REINSTATED AND MADE GOOD AS REQUIRED DURING CONSTRUCTION.

ENGINEER:

IT IS A REQUIREMENT THAT A CHARTERED PROFESSIONAL ENGINEER SUPERVISE ALL EARTHWORKS & PROVIDE A PRODUCER STATEMENT CONFIRMING ALL BATTERS, CUTS & RETAINING HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE DETAILED PLANS AND THAT THE SITE IS IN A SAFE CONDITION.

SURVEYOR:

IT IS RECOMMENDED THAT A SURVEYOR SET OUT ALL NEW BUILDING WORK & TO CONFIRM ALL BOUNDARY SET BACKS & LEVELS PRIOR TO CONSTRUCTION COMMENCING.

LOCATION OF LEGAL BOUNDARIES TO BE CONFIRMED BY SURVEYOR BEFORE CONSTRUCTION OF WORK COMMENCES.

SURVEYOR TO CONFIRM APPROPRIATE F.L. TO ACHIEVE MIN CLEARANCE & COMPLIANCE WITH NZBC AND FLOOD LEVELS

THE TOPOGRAPHICAL SURVEY FOR THIS PROJECT WAS PREPARED BY:

CUTTRISS CONSULTANTS LTD
MR. COLIN McELWAIN
PH. (04) 939 9245

FOUNDATION NOTES:

F.L TO BE 225mm MIN ABOVE UNSEALED AREAS

F.L TO BE 150mm MIN ABOVE SEALED AREAS

ENSURE SITE IS FREE OF TOPSOIL OR ORGANIC MATERIAL. EXCAVATE AS REQ'D TO ACHIEVE MIN. CLEARANCES TO FL

ALL TOPSOIL TO BE REMOVED & REPLACED WITH APPROVED HARDFILL & COMPACTED TO 95% OF NZ STANDARD SPECIFICATION

CONTRACTOR TO BE AWARE THAT GROUND LEVELS SHOWN ARE EXISTING. REMOVING TOP SOIL AND ORGANIC MATERIAL WILL INCREASE FOUNDATION HEIGHTS SHOWN. CONTRACTOR TO ALLOW FOR ADDITIONAL CONCRETE AS NECESSARY FOR FINISHED HEIGHTS

ALL REINFORCING STEEL TO BE GRADE 300 UNLESS OTHERWISE INDICATED. SITE MEASUREMENT REQ'D PRIOR TO BENDING OF REINFORCING TO CHECK FOR VARIATIONS IN FOUNDATION DEPTH ETC THAT MAY INCREASE LENGTH OF REINFORCING

ALL CONCRETE FOOTINGS TO BE COMPACTED WITH A VIBRATOR SAWCUTS TO BE DONE WITHIN 36 HOURS OF POURING SLAB

IT IS RECOMMENDED THAT THE CURING OF CONCRETE WITH CONTINUOUS SPRINKLING, BE ADHERED TO FOR A MINIMUM OF 4 DAYS & TO NZS: 3109 REQUIREMENTS

BOTTOM PLATE FIXINGS TO BE INSTALLED TO PERIMETER WALLS, 28 DAYS MIN. AFTER CONC. HAS BEEN POURED. REFER BOTTOM PLATE NOTES FOR FIXING TYPES & CENTERS. REFER BRACING NOTES FOR ADDITIONAL FIXING REQUIREMENTS AT BRACING ELEMENTS

FOUNDATION DIMENSIONS ARE SHOWN TO MATCH WALL FRAMING, REDUCE FOUNDATION DIMENSIONS AS REQ'D TO ALLOW FOR 6mm BOTTOM PLATE O/HANG

ENGINEER TO INSPECT ALL FOUNDATIONS PRIOR TO POURING CONCRETE.

CONTACT: **ESSEN ENGINEERING LIMITED**
PH. +64 4 333 0063

HARDFILL:

GRANULAR FILL MATERIAL SHALL BE PLACED AND COMPACTED IN LAYERS OF 150mm MAX. THICKNESS BENEATH THE SLAB. THE RANGE OF COMPACTED MATERIAL SHALL BE WITHIN 75mm - 600mm THICKNESS ALLOWANCE

VIBRATING PLATE COMPACTORS ARE TO BE USED IN FORMING A WELL COMPACTED GRANULAR FOUNDATION.

GRANULAR FILL MATERIAL SHALL BE COMPOSED OF ROUNDED GRAVEL, CRUSHED ROCK, OR SCORIA AND:

(A) NOT MORE THAN 5% SHALL PASS THROUGH A 2.2mm SIEVE AND:

(B) 100% SHALL PASS EITHER:
 (i) A 19mm SIEVE FOR ANY FILL THICKNESS; OR
 (ii) A 37.5mm SIEVE FOR A FILL THICKNESS EXCEEDING 100mm

BC40 BASECOURSE WITH MAXIMUM PARTICLE SIZE OF 40mm & TC20 TOPCOURSE WITH MAXIMUM PARTICLE SIZE OF 20mm.

THE TOP SURFACE OF THE GRANULAR BASE SHALL BE A MATERIAL THAT WILL NOT PUNCTURE THE DPM; ie SAND

DAMP-PROOF MEMBRANE (DPM)

DPM IS REQUIRED TO HAVE A WATER VAPOUR FLOW RESISTANCE OF NOT LESS THAN 90 MNs/g

POLYETHYLENE SHEET TO HAVE A MIN THICKNESS OF 0.25mm

SEAL DPM AT JOINTS AND SEAMS BY TAPING. LAP DPM 150mm MIN. BEFORE APPLYING PRESSURE SENSITIVE TAPE TO A CLEAN DPM

WELL SEAL AROUND ALL PENETRATIONS BY TAPING OR SEALING DPM TO THE FULL PERIMETER OF PENETRATIONS

CONTINUOUS UNDER THE SLAB AND FOOTINGS

INSPECT AND REPAIR AS REQUIRED BEFORE CONCRETE IS POURED

LAY OVER 25mm MIN. THICK BLINDING OF COARSE SAND OVER COMPACTED BASECOURSE

INSTALLATION:

WEAR SOFT-SOLED FOOTWEAR INSTALLING AND WORKING OVER THE DPM

SUPPORT REINFORCING ON CHAIRS WHICH HAVE A WIDE BASE AND NO SHARP EDGES

BEND UP REINFORCING ENDS AND TIE-WIRES TO MINIMISE THE RISK OF DAMAGE TO THE DPM

DO NOT DRIVE PEGS THROUGH THE DPM

PLACE STEEL CAREFULLY, ESPECIALLY STEEL MESH

CHECK PRIOR TO POURING TO ENSURE THAT THE DPM IS FREE FROM TEARS AND PUNCTURES. REPAIR WITH PRESSURE SENSITIVE TAPE WHERE NECESSARY

WHEN POURING CONCRETE:

ENSURE CONCRETE IS NOT PILED UP AT ONE POINT, AS THIS STRESSES JOINS IN THE DPM

ENSURE CONCRETE IS POURED FROM A HEIGHT OF LESS THAN 600mm WHEN PUMPING OR USING A CHUTE SO STONES WITHIN THE MIX WILL NOT DAMAGE THE DPM

ENSURE A WALKWAY SYSTEM IS PROVIDED WHEN PLACING MANUALLY TO PROVIDE PROTECTION FOR THE DPM FROM WHEELBARROWS

ENSURE WORK OCCURS IN THE DIRECTION OF THE LAPS TO MINIMISE THE JOINING TAPE LIFTING

THE POURING SEQUENCE IS PLANNED TO MINIMISE TRAFFIC DIRECTLY OVER REINFORCING AND THE DPM

ENSURE THE VIBRATOR IS NOT LEFT RUNNING IN CONTACT WITH THE DPM

CONSTRUCTION NOTES

PROPOSED TOWNHOUSE - 2
 LOT 2, 35 RAROA TERRACE
 WELLINGTON

CONSENT QUERIES? CONTACT OUR DEDICATED CONSENTS TEAM ON 0800 4 CONSENT (0800 4 26673)

ISSUE	DATE	ISSUE NAME

START DATE	21/09/2021	BUILDING CONSENT APPLICATION	SHEET No. 37
REV. DATE	16/03/2023		
FINISH DATE	16/03/2023	SCALES FOR A3 SIZE PAPER	CODE A214P
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BUILDING RISK MATRIX:

RISK MATRIX CALCULATED FOR **NORTH** ELEVATION
SINGLE CLADDING DWELLINGS ARE DETERMINED ON
ELEVATION WITH THE HIGHEST RISK

RISK FACTOR	LOW	MEDIUM	HIGH	V HIGH/ EX HIGH	SUB TOTAL
WIND ZONE	0	0	1	2	2
NO. OF STOREYS	0	1	2	4	2
ROOF/WALL	0	1	3	5	5
EAVES WIDTH	0	1	2	5	5
ENVELOPE COMPLEXITY	0	1	3	6	0
DECK & BALCONIES	0	2	4	6	2
TOTAL					16

NOTE: FOR BUILDINGS IN EXTRA HIGH WIND ZONES THE USE OF A RIGID AREA BARRIER AND DRAINED CAVITY IS MANDATORY

SUITABLE WALL CLADDINGS:

TOTAL SCORE	DIRECT FIXED CLADDING	OVER 20mm MIN. DRAINED CAVITY
13-20	A) VERTICAL PROFILED METAL - CORRUGATED ONLY	A) MASONRY VENEER B) STUCCO C) HORIZONTAL PROFILED METAL D) RUSTICATED W/B'DS E) FIBRE CEMENT W/B'DS F) FIBRE CEMENT SHEET G) PLYWOOD SHEET H) EIFS I) B/B W/B'DS

GLAZING RATIO CALCULATION: NZS 4218:2009

ZONE 1	ZONE 2	ZONE 3
ELEVATION	WALL AREA	GLAZING AREA
WEST	= 63.06m ²	= 11.50m ² = 18.00%
SOUTH	= 57.22m ²	= 6.21m ² = 10.85%
EAST	= 64.27m ²	= 2.67m ² = 4.15%
SUB-TOTAL (MAXIMUM 30%)	= 184.55m²	= 20.37m² = 11.03%
NORTH	= 55.50m ²	= 25.29m ²
TOTAL	= 240.05m²	= 45.66m²
WALL GLAZING RATIO (MAXIMUM 30%)		= 19.02%

H1 COMPLIANCE CAN THEREFORE BE DETERMINED BY:

SCHEDULE	CALCULATION	MODELLING

NZBC - H1 COMPLIANCE: NZS 4218:2009

ELEMENT	REQ'D R-VALUES	PRODUCT R-VALUE	CONSTR. R-VALUE
ROOF - TRUSS	R2.9	R3.2	R3.1
ROOF - SKILLION	R2.9	R3.2	R3.4
WALLS	R1.9	R2.8	R2.0
FLOORS	R1.3	N/A	R1.3
GLAZING (VERTICAL)	R0.37	R0.37	R0.37

VENTILATION & LIGHT RATIOS: NZBC CLAUSES G4 & G7

ROOM	VENTILATION 5% min.	NATURAL LIGHT 10% min.
KITCHEN DINING LOUNGE = 46.55m ²	= 7.29m ² = 15.60%	= 20.44m ² = 43.90%
BED 1 = 14.10m ²	= 1.79m ² = 12.69%	= 5.84m ² = 41.20%
BED 2 = 10.74m ²	= 2.60m ² = 24.20%	= 5.58m ² = 51.95%
BED 3 = 10.59m ²	= 1.44m ² = 13.59%	= 2.48m ² = 23.41%

WIND ZONE:

THE WIND ZONE CLASSIFICATION IS TO BE CONFIRMED BY ALL MANUFACTURERS OF ANY BUILDING COMPONENTS TO WHICH THIS INFORMATION IS RELEVANT, PRIOR TO FABRICATION OF ANY ELEMENTS.

EXTRA HIGH WIND ZONE

WIND ZONE DETERMINED BY: TERRITORIAL AUTHORITY

WALL UNDERLAY	ECO PLY RIGID AIR BARRIER
FLASHING TAPE	THERMAKRAFT UNDERLAY TAPE
ROOF UNDERLAY (HORIZONTALLY LAID)	THERMAKRAFT 215 UNDERLAY
EXTERNAL & LOAD BEARING STUD SIZES	REFER TABLES
STANDARD RAFTER FIXING TO TOP PLATE	2/90x3.15 SKEW. NAILS & 2 WIREDOGS (4.7kN)
SKILLION RAFTER FIXING TO TOP PLATE	2/90x3.15 SKEW. NAILS & STRAP FIXING (7.0kN)
TRUSS FIXING TO TOP PLATE	REFER TRUSS MANUFACTURER
PURLIN / BATTEN FIXING	'U' FIXING TYPE (OR 5.5kN EQUIVALENT) 1/14g SELF-DRILLING TYPE 17 SCREW, 100mm LONG. REFER NZS:3604:2011 TABLES 10.10
SUBFLOOR WIND BARRIER	N/A

FRAMES & TRUSSES:

REFER EXTERNAL WINDOW & DOOR SCHEDULE FOR HEAD HEIGHTS. MAKE ALLOWANCE FOR OPENING PACKERS AND TOLERANCES.

ALLOW FOR STANDARD 2.0m HIGH INTERNAL DOORS.

90mm TIMBER WALLS TO BE SG8 OR GREATER IN ACCORDANCE WITH NZS 3603:1993 AMENDMENT 4.

UNLESS OTHERWISE REQ'D, PROVIDE TWO EQUALLY SPACED ROWS (1.35m CRS. MAX.) OF DWANGS IN THE HEIGHT OF EACH WALL TO PROVIDE STIFFNESS TO FRAMING & SUPPORT FOR LININGS.

ALL TIMBER LINTELS TO BE SG8 OR GREATER UNLESS OTHERWISE STATED AS PER NZS 3604:2011

ALL FRAMING IS TO BE CONSTRUCTED ON SITE IN ACCORDANCE WITH NZS 3604:2011. WHERE CONTRACTOR ELECTS TO USE PRENAILED FRAMING THEN PRENAILER IS REQUIRED TO SUPPLY A SITE SPECIFIC PS1 FOR ALL FRAMES AND TRUSSES TO COUNCIL AND DESIGNER PRIOR TO FABRICATION

THE LINTEL SIZES SHOWN TAKE NO ACCOUNT OF CONCENTRATED LOADINGS FROM GIRDER TRUSSES, (OTHER THAN THOSE SHOWN). MANUFACTURER TO DESIGN ALL NECESSARY TRANSFER OF LOADS OR CONTACT DESIGNER FOR FURTHER CLARIFICATION

ALLOW FOR MULTIPLE STUDS UNDER POINTS OF SUPPORT, TO ALL BEAMS, DOUBLE JOISTS, TRIMMER JOISTS AS REQ'D.

CUTS/NOTCHES THRU FRAMING TO BE SIZED AND LOCATED IN ACCORDANCE WITH NZS 3604:2011, FIGURE 8.4

CONTRACTOR TO ENSURE THEY ARE FULLY CONVERSANT WITH CONNECTIONS, LINING FIXINGS, EDGE DISTANCES ETC BEFORE CONSTRUCTION. IF IN ANY DOUBT ASK & OBTAIN FURTHER DETAILS FROM MANUFACTURER.

TOP PLATES:

TOP PLATE SIZES IN ACCORDANCE WITH TABLE 8.16- NZS3604:2011, DETERMINED BY PRE-NAILER.

JOINTS IN TOP PLATES SHALL BE MADE ONLY OVER SUPPORTS BEING EITHER A STUD OF BLOCKING. ALLOW FOR 6kN CONNECTION PLATE OVER JOINT.

HOLES THRU TOP PLATE GREATER THAN 25mm REQUIRE ADDITIONAL SUPPORT. ALLOW 40x40x1mm MILD STEEL ANGLE (MIN. 600mm LONG) WITH 70x45mm BLOCKING BETWEEN ROOM FRAMING. FIX WITH 6/75x3.15mm NAILS EACH SIDE OF HOLE OR NOTCHING IN ACCORDANCE WITH NZS3604:2011 SECTION 8.7.5.1. (c).

TOP PLATES SUPPORTING ROOF MEMBERS SHALL BE FIXED TO WALL STUDS OR LINTELS WITH 2/90x3.15 END NAILS AND 2 WIRE DOGS OR WITH ALTERNATIVE FIXING HAVING A CAPACITY OF 4.7kN.

ALLOW FOR 140x35 ADDITIONAL PLATE FIXED OVER ALL TOP PLATES SUPPORTING TRUSSES ONLY.

BOTTOM PLATES:

BOTTOM PLATE SIZES IN ACCORDANCE WITH TABLE 8.17 NZS3604:2011, DETERMINED BY PRENAILER.

BOTTOM PLATE FIXED TO CONC. SLAB WITH GALV. 12x120mm RAMSET TRU-BOLTS @900mm CRS. MAX WITH 50x50x3 WASHER. SET IN 55mm MIN FROM EDGE OF SLAB WITH 65mm MIN EMBEDMENT. END FIXINGS FOR WALLS ARE TO BE WITHIN 150mm OF EACH END OF BOTTOM PLATE.

BOTTOM PLATE FIXED THRU FLOORING TO FLOOR JOISTS WITH: -2/100x3.75 NAILS @600mm CRS. MAX FOR EXTERNAL WALLS -1/100x3.75 NAILS @600mm CRS. MAX. FOR INTERNAL WALLS

BOTTOM PLATE FIXING AT BRACING ELEMENTS MAY HAVE ADDITIONAL REQUIREMENTS. REFER BRACING NOTES & MANUFACTURER INFORMATION FOR REQUIRED FIXING TYPES AND FIXING LOCATIONS

HOLES/NOTCHES EXCEEDING 50% OF BOTTOM PLATE WIDTH TO HAVE ONE 100x3.75mm NAIL FIXED THRU PLATE EITHER SIDE OF HOLE IN ACCORDANCE WITH NZS 3604:2011, CLAUSE 8.7.5.2

ROOF UNDERLAY:

UNDERLAYS SHALL BE:

- LAYED WITH MINIMUM NUMBER OF LAPS
- LAPPED AT ALL SIDE AND END LAPS BY 150mm MIN
- RUN HORIZONTALLY FOR ROOF PITCHES BELOW 10°
- RUN HORIZONTALLY OR VERTICALLY FOR ROOF PITCHES ABOVE 10°
- FULLY SUPPORTED WITH A CORROSION RESISTANT MATERIAL UNLESS SELF-SUPPORTING
- SELF SUPPORTING UNDERLAYS TO HAVE 1.20m MAX SPAN BETWEEN ADJACENT SUPPORTS

CEILING BATTENS & LININGS:

ALLOW TO FIX 'GIB' RONDO METAL CEILING BATTENS DIRECTLY TO THE UNDERSIDE OF ALL TRUSSES. FIX IN ACCORDANCE WITH MANUFACTURER'S DETAILS.

ALLOW FOR 140x35 PERIMETER PLATE FIXED OVER TOP PLATE SUPPORTING TRUSSES ONLY.

BATTENS AT 600mm CRS. MAX. FOR 13mm GIB B'D. 450mm CRS. MAX. FOR 10mm GIB B'D.

WHERE METAL BATTENS ARE TO BE SUSPENDED BELOW BOTTOM CHORDS ON CLIPS, ADDITIONAL LATERAL RESTRAINT WILL BE REQ'D. TYPICAL LATERAL RESTRAINTS TO BE 90x45 TIMBER CEILING RUNNERS @ 1,800 CRS MAX, NAILED TO EVERY TRUSS. CONFIRM REQUIREMENTS WITH TRUSS MANUFACTURER BEFORE INSTALLING.

ROOF ACCESS

THE ACCESS MANHOLE SHALL NOT BE LESS THAN 600x600mm AND SHALL BE TRIMMED WITH FRAMING OF THE SAME SIZE AS THE CEILING MEMBERS. THE BEST LOCATION OF THE CEILING MANHOLE IS TO BE DETERMINED ON SITE.

TIMBER TREATMENT (50yr DURABILITY):

REFER NZS 3602:2003 TABLE 1 & NZBC B2/AS1 TABLE 1A
ALSO SEE NZBC E2/AS1 TABLES 21 & 22 FOR MATERIAL COMPATIBILITY

BUILDING COMPONENT	MINIMUM TREATMENT
A: IN CONTACT WITH GROUND	
RETAINING WALLS & OTHER STRUCTURAL ELEMENTS IN CONTACT WITH THE GROUND	H5
B: EXPOSED TO WEATHER	
BALUSTRADES	H3.2*
CLADDING AS WALL BRACING	H3.1**
C: PROTECTED BUT EXPOSED TO GROUND	
JACK STUDS	H1.2
D: PROTECTED BUT RISK OF MOISTURE PENETRATION	
CANTILEVERED ENCLOSED DECK JOISTS & ASSOCIATED FRAMING (JOIST TRIMMERS, NOGS, BLOCKING), ALL EXTERIOR BOTTOM PLATES ON CONCRETE	H3.2*
CAVITY BATTENS BEHIND CLADDING	H3.1
FRAMING ETC WITHIN ENCLOSED DECKS & BALCONIES (OR SUPPORTING THEM), PARAPETS (INCLUDING BENEATH THEM), EXTERIOR WALL FRAMING ETC, EXTERIOR & BOUNDARY JOISTS, ENCLOSED FLAT OR SKILLION ROOF FRAMING & ASSOCIATED MEMBERS, VALLEY BOARDS OR BOARDS SUPPORTING FLASHINGS AND UPSTANDS	H1.2
E: PROTECTED AND DRY CONDITIONS	
ROOF & EAVE FRAMING, PURLINS, BATTENS, MID-FLOOR FRAMING, CEILING FRAMING & BATTENS, DOUBLE TOP PLATES, INTERNAL WALLS, INTERNAL FLOORING	H1.2

* UNLESS OTHERWISE STATED, ALL H3.2 TREATMENT TO BE CCA
** EXPOSED LOSP TREATED TIMBER MUST BE PAINTED
* WET FLOOR AREA IS THAT WHICH RECEIVES DIRECT WATER, I.E SHOWER

TIMBER TREATMENT (15yr DURABILITY):

REFER NZS 3602:2003 TABLE 2 & NZBC B2/AS1 TABLE 2A
ALSO SEE NZBC E2/AS1 TABLES 21 & 22 FOR MATERIAL COMPATIBILITY

BUILDING COMPONENT	MINIMUM TREATMENT
A: EXPOSED TO WEATHER	
PAINTED WEATHERBOARDS, PAINTED FINISHING TIMBERS (FASCIA, BARGE, FACINGS, ETC.),	H3.1
B: PROTECTED AND DRY CONDITIONS	
NON-LOAD BEARING INTERIOR WALL FRAMING	H1.2

* UNLESS OTHERWISE STATED, ALL H3.2 TREATMENT TO BE CCA

STRUCTURAL DESIGN LEGEND:

EN: = ENGINEER DESIGNED (REFER ENGINEER'S DOCUMENTATION)

ST: * = STANDARD DESIGN (REFER NZS 3604:2011)

* ALL LINTELS IN BRACKETS ARE 'ST' UNLESS OTHERWISE SPECIFIED

BEAM TYPE LEGEND:

	IN CURRENT PLANE	ABOVE / BELOW
STEEL	=====	-----
LVL/GLULAM	=====	=====
TIMBER (DRY)	=====	-----
TIMBER (WET)	=====	-----

SINGLE OR UPPER LEVEL STUDS

MIN. SIZES & MAX. SPACINGS REQ'D BY NZS3604:2011

EXTRA HIGH WIND ZONES - SG8

LIGHT OR HEAVY ROOF

STUD HEIGHT	EXT. LOAD BEARING WALLS	INT. LOAD BEARING WALLS
2.400	90x45 @ 400crs	90x45 @ 600crs
2.700	90x90 @ 600crs	90x45 @ 600crs
3.000	90x90 @ 400crs	90x45 @ 600crs
3.600	140x45 @ 400crs	90x90 @ 600crs
4.200	140x90 @ 400crs	90x90 @ 400crs

SUBFLOOR BENEATH/LOWER STUDS

MIN. SIZES & MAX. SPACINGS REQ'D BY NZS3604:2011

EXTRA HIGH WIND ZONES - SG8

STUD HEIGHT	EXT. LOAD BEARING WALLS	INT. LOAD BEARING WALLS
2.400	90x45 @ 400crs*	90x45 @ 600crs

NON-LOAD BEARING STUDS

MIN. SIZES & MAX. SPACINGS REQ'D BY NZS3604:2011

EXTRA HIGH WIND ZONES - SG8

STUD HEIGHT	EXTERNAL WALLS	INTERNAL WALLS
2.400	90x45 @ 400crs	90x45 @ 600crs
2.700	90x90 @ 600crs	90x45 @ 600crs
3.000	90x90 @ 400crs	90x45 @ 600crs
3.600	140x45 @ 400crs	90x90 @ 600crs
4.200	140x90 @ 400crs	90x90 @ 400crs

INTERNAL LININGS:

GIB BD LININGS

MUST BE STORED, HANDLED & FIXED IN ACCORDANCE WITH 'WINSTONE WALLBOARDS LTD' GIB SITE GUIDE DATED JAN 2018

ALL SHEETS MUST BE FULL LENGTH, FIXED VERTICAL (IE. NO PATCHES)

ALLOW FOR ADDITIONAL DWANGS AS REQ'D FOR BOTTOM/TOP FIXING

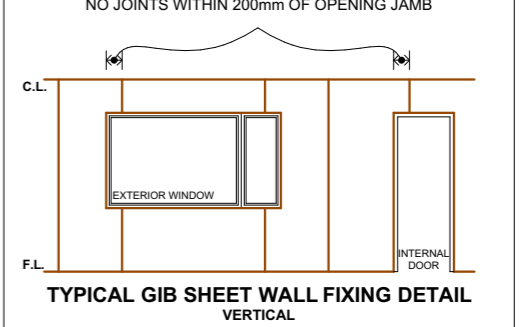
WALL LININGS - 10mm

BRACELINE - REFER FLOOR PLANS FOR THE LOCATIONS
AQUALINE - BATHROOM, SEMI/EN-SUITE, LAUNDRY, BEHIND WHB & BEHIND KITCHEN JOINERY
STANDARD GIB - ELSEWHERE

CEILING LININGS

13mm GIB B'D FOR 600mm SUPPORT STRUCTURE SPACINGS
10mm GIB B'D FOR 450mm SUPPORT STRUCTURE SPACINGS

VERTICAL GIB JOINTS MUST NOT OCCUR ON LOAD BEARING DOOR OR WINDOW STUDS



CONSTRUCTION NOTES

 P.O BOX 30-614, LOWER HUTT, 17 CORNWALL STREET PH: (04)5696-109 E-MAIL: office@designnetwork.co.nz	PROPOSED TOWNHOUSE - 2 LOT 2, 35 RAROA TERRACE WELLINGTON		ISSUE	DATE	ISSUE NAME	START DATE	BUILDING CONSENT APPLICATION	SHEET No.
CONSENT QUERIES? CONTACT OUR DEDICATED CONSENTS TEAM ON 0800 4 CONSENT (0800 4 26673)						REV. DATE	SCALES FOR A3 SIZE PAPER	CODE
						FINISH DATE		A214P
						COPYRIGHT RETAINED BY DESIGN NETWORK ARCHITECTURE LTD. DESIGNER TO BE CONTACTED IMMEDIATELY IF AN ERROR OR DISCREPANCY IS DISCOVERED		REF
								10348

ALUMINIUM DOORS & WINDOWS:

POWDER COATED ALUMINIUM FRAMES. COLOUR TO BE SELECTED AND APPROVED BY OWNER PRIOR TO FABRICATION

- LINTELS SHOWN IN BRACKETS EG. (2/190x45)
- CHECK ALL OPENINGS ON SITE BEFORE FABRICATION
- OBSCURE GLASS TO BATHROOM, WC & ENSUITE
- ALL WINDOWS TO BE DOUBLE GLAZED UNLESS STATED OTHERWISE
- DOUBLE GLAZING IGU'S TO BE 4mm MIN. INNER & 4mm MIN. LOW-E XCEL COATED OUTER WITH 12mm ARGON GAS FILLED CAVITY WITH THERMAL SPACERS AND THERMALLY BROKEN ALUMINIUM JOINERY
- REFER METROGLASSTECH LOW E DOUBLE GLAZING TECHNICAL SPECIFICATION.
- ALL SASHES OPENING OVER A FALL >1.0mH FROM FFL TO ADJACENT GL TO BE FITTED WITH SECURITY STAYS THAT RESTRICT THE MAXIMUM OPENING TO 100mm

ON DELIVERY, WINDOWS SHOULD BE INSPECTED AND CHECKED TO ENSURE THAT:

- THEY ARE IN SATISFACTORY CONDITION IE. NO DAMAGE
- THE INSTALLATION POSITION OF EACH WINDOW IS IDENTIFIED
- THE JOINTS IN THE FRAMES ARE BACKSEALED
- FLASHINGS HAVE BEEN SUPPLIED
- EACH WINDOW HAS BEEN LABELED TO SHOW THE MANUFACTURER'S NAME, THE WIND ZONE, AIR LEAKAGE LEVEL AND COMPLIANCE WITH **NZS 4211:1985**

LABELS ARE TO BE REMOVED AFTER THE WINDOWS & DOORS HAVE BEEN INSPECTED.

SAFETY GLAZING

ALL GLAZING TO COMPLY WITH **NZBC F2/AS1** & **NZS 4223.3:2016, APPENDIX A**. SIZE IN ACCORDANCE WITH **NZS 4223.3:2016 TABLE 1**. WINDOW SCHEDULE SHOULD BE FOLLOWED WHERE SAFETY GLAZING IS SHOWN IN LOCATIONS NOT REQUIRED BY RELEVANT STANDARDS. ALL GRADE A SAFETY GLASS TO BE TOUGHENED SAFETY GLASS.

OPAQUE DOORS

OPAQUE DOOR PANELS TO ACHIEVE MIN R 0.37 CONSTRUCTION R-VALUE

DIMENSIONS

REFER TO WINDOW & DOOR SCHEDULE FOR SIZING. ALL ALUMINIUM JOINERY SIZES SHOWN ARE IN TERMS OF THE HEIGHT & WIDTH OF THE OVERALL JOINERY UNIT. ALLOW FOR JAMBS & PACKING WHEN FRAMING FOR ROUGH OPENING AS REQ'D.

NOTE - FLASHINGS

IT IS THE WINDOW MANUFACTURER'S RESPONSIBILITY TO SUPPLY ALL HEAD AND SILL FLASHINGS. SITE MEASURE ALL OPENINGS. ESTABLISH APPROPRIATE CORROSION ZONE AND COMPATIBILITY WITH ALUMINIUM JOINERY

SUPPORT BAR (DRAINED CAVITY SYSTEM)

ALLOW TO FIX WANZ SILL SUPPORT BAR TO ALL WINDOWS & DOORS WITH A 0.60m SPAN OR GREATER.

WINDOWS & HINGED/BI-FOLD DOORS TO USE STANDARD WANZ BAR WITH DEPTH OF BAR CHOSEN TO SUIT CLADDING. ALTERNATIVELY A 'FULL HEIGHT' WANZ BAR CAN BE USED FOR FULL HEIGHT WINDOWS AND HINGED/BI-FOLD DOORS.

MANUFACTURERS TO IDENTIFY ANY WINDOWS & HINGED/BI-FOLD DOORS THAT EXCEED A LOAD OF 55-60kg/m ON SUPPORT BAR. IN SUCH CASES A HEAVY DUTY WANZ BAR IS TO BE USED.

ALL SLIDER/STACKER DOORS TO USE HEAVY DUTY WANZ BAR. RIP EDGE OF BAR AS REQUIRED TO SUIT CLADDING DEPTH.

HEAVY DUTY BAR MAY ALSO BE REQUIRED FOR WINDOWS AND HINGED/BI-FOLD DOORS IF FIXING TO THE VERTICAL FACE OF FLOOR/SLAB TO ENSURE ADEQUATE CLEARANCE OF FIXING TO TOP OF JOIST/SLAB.

FIXINGS TYPICALLY 10gx50mm STAINLESS STEEL SCREWS AT EACH END OF SUPPORT BAR AND AT 300cns MAX UNLESS OTHERWISE INDICATED BY MANUFACTURER.

INTERNAL DOORS:

UNLESS OTHERWISE SPECIFIED INTERNAL DOORS ARE TO BE HOLLOW CORE WITH LEAF DIMENSIONS OF 1,980mm HIGH & 35-40mm THICK. LEAF WIDTHS AS SHOWN ON FLOOR PLANS.

ALLOW FOR DOOR FRAME & PACKING WHEN FRAMING FOR ROUGH OPENING AS REQ'D.

HOT WATER SYSTEM:

RINNAI INFINITY EXTERNAL GAS INSTANT WATER SYSTEM TO BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS. 300mm MIN. HORIZONTAL CLEARANCE TO OPENING, LOCATION TO BE CONFIRMED ON SITE AND TO COMPLY WITH MINIMUM CLEARANCES REQUIRED BY **AS/NZS 5601.1 FIG 6.2**.

MAXIMUM PIPE LENGTHS BETWEEN WATER HEATER & KITCHEN TAP (IN ACCORDANCE WITH **NZS 4305:1996 3.2 TABLE 5**):

NOMINAL PIPE SIZE (mm)	10	15	20
LENGTH (m)	25	12	7

THE PIPE FROM THE INFINITY TO THE SINK (AND ANY EXTERNAL EXPOSED PIPES FROM THE INFINITY) ARE TO BE INSULATED WITH PROPRIETARY LAGGING.

HOT WATER SUPPLIED TO SANITARY FIXTURES IS TO BE DELIVERED AT A MAXIMUM TEMPERATURE OF 55°C, EXCEPT FOR KITCHEN SINK & LAUNDRY.

AIR EXTRACTION & VENTING:

COMPLIANCE WITH THE REQUIREMENTS OF **G4/AS1** TYPICALLY ACHIEVED BY NATURAL VENTILATION PROVIDED BY OPENINGS TO THE OUTSIDE WITH A NET OPENABLE AREA OF 5% OF THE FLOOR AREA (REFER 'VENTILATION & LIGHT RATIOS' TABLE).

WHERE MECHANICAL VENTILATION SYSTEMS ARE USED THEY MUST PROVIDE OUTDOOR AIR SUPPLY TO OCCUPIED SPACES AT THE FLOW RATES GIVEN IN **NZS 4303, TABLE 2**.

ALLOW FOR AIR EXTRACTION FANS IN BATHROOM & ENSUITE & LAUNDRY TO BE INSTALLED TO MANUFACTURER'S INSTRUCTIONS AND TAKEN TO EXTERIOR AS REQ'D.

FANS MUST BE SIZED TO PROVIDE A MINIMUM AIR CHANGE OF 25 LITRES PER SECOND & WIRED TO LIGHT SWITCH WITH A MINIMUM 5 MINUTE RUN-ON PERIOD

ALLOW FOR LAUNDRY DRYER TO BE DUCTED TO MANUFACTURER'S INSTRUCTIONS AND TAKEN TO EXTERIOR AS REQ'D.

ALLOW FOR RANGE HOOD ABOVE KITCHEN HOBBS TO BE INSTALLED TO MANUFACTURER'S INSTRUCTIONS AND TAKEN TO EXTERIOR AS REQ'D. PROVIDE PROTECTIVE COWL FOR WALL OUTLET. MINIMUM AIR CHANGE OF 50 LITRES PER SECOND.

DOMESTIC SMOKE ALARMS (F7/AS1):

ALLOW TO INSTALL TYPE 1 SMOKE ALARMS ON OR NEAR CEILING. PLACEMENT AND MAINTENANCE TO BE IN ACCORDANCE WITH **NZS 4514**.

SMOKE ALARMS TO BE LOCATED ON ESCAPE ROUTES WITHIN THE HOUSEHOLD UNIT(S) TO PREVENT AN ESCAPE ROUTE FROM A BEDROOM BECOMING BLOCKED BEFORE AN ALARM IS GIVEN.

IN MULTI-STOREY UNITS THERE SHALL BE AT LEAST ONE SMOKE ALARM ON EACH LEVEL WITHIN THE HOUSEHOLD UNIT(S).

ON LEVELS CONTAINING THE SLEEPING SPACES, THE SMOKE ALARMS SHALL BE LOCATED WITHIN:

A) EVERY SLEEPING SPACE, OR

B) WITHIN 3.0m OF EVERY SLEEPING SPACE DOOR. ie., ALARMS MUST BE AUDIBLE TO SLEEPING OCCUPANTS ON OTHER SIDE OF CLOSED DOORS.

FOOD PREPARATION AREAS (G3/AS1):

FOOD PREPARATION SURFACES SHALL BE EASILY MAINTAINED IN A HYGIENIC CONDITION. ACCEPTABLE SURFACES INCLUDE STAINLESS STEEL, DECORATIVE HIGH-PRESSURE LAMINATE, AND TILES.

WALL LININGS ADJACENT TO APPLIANCES AND FACILITIES SHALL HAVE SURFACES THAT CAN BE EASILY MAINTAINED IN A HYGIENIC CONDITION. ACCEPTABLE SURFACES INCLUDE STAINLESS STEEL, DECORATIVE HIGH-PRESSURE LAMINATE, TILES, AND WALLBOARDS WITH PAINTED OR APPLIED IMPERVIOUS COATINGS/FILMS.

ADDITIONALLY, WHEN GAS APPLIANCES ARE PROPOSED, THE ADJACENT LININGS SHALL BE NON-COMBUSTIBLE.

JUNCTIONS BETWEEN PREPARATION SURFACES AND WALL LININGS SHALL BE IN ACCORDANCE WITH GIB AQUALINE WET AREA SYSTEMS MANUAL, p. 22 (MARCH 2007).

TILES:

TILES TO BE SELECTED BY OWNER AND INSTALLED STRICTLY TO MANUFACTURER'S INSTRUCTIONS BY QUALIFIED, EXPERIENCED TILER ONLY.

TILES TO BE CHECKED THAT THEY ARE SUITABLE FOR THE PURPOSE IN WHICH THEY WILL BE USED. E.G. WET/DRY, WEAR, INTERIOR/EXTERIOR, FLOOR/WALL, SLIP RESISTANCE

TILING SYSTEMS TO BE USED STRICTLY ACCORDING TO SYSTEM MANUFACTURER'S INSTRUCTIONS.

TILED AREA TO BE PREPARED & CLEANED TO THE TILERS DESIRED STANDARD BY CONTRACTOR PRIOR TO COMMENCING WORK.

ALL VIBRATION-INDUCING CONSTRUCTION TO BE COMPLETED BEFORE TILING COMMENCES TO PROTECT AGAINST TILE DISTURBANCE.

TILES MUST BE ADHERED TO A SUBSTRATE OR BACKING MATERIAL THAT PROVIDES A SOLID, NON-FLEXING, RIGID BASE. FLOORING TO BE H3.2 TREATED PLYWOOD.

PATTERNED TILE SYSTEMS TO BE LAYED IN SUCH A MANNER THAT PATTERNS LINE UP & MATCH AS REQ'D

USE ALL ADHESIVES STRICTLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS & MAKE SURE THEY ARE SUITABLE FOR THE TILE SYSTEM IN USE.

GROUT TO BE SELECTED ACCORDING TO TILE APPLICATION AND USED STRICTLY TO MANUFACTURER'S INSTRUCTIONS.

MOVEMENT CONTROL JOINTS TO BE LOCATED BY TILER AS REQUIRED.

TILES TO BE CLEANED AS REQUIRED AT COMPLETION.

INSULATION:

WALLS: PINK BATTS ULTRA R2.8 WALL
CEILING: PINK BATTS CLASSIC R3.2 CEILING
FLOORS: PINK BATTS SKILLION ROOF R3.2
FLOORS: PINK BATTS SNUGFLOOR INSULATION

- INSTALLATION OF ALL INSULATION SHALL BE DONE IN ACCORDANCE WITH **NZS 4246:2006** - ENERGY EFFICIENCY - INSTALLING INSULATION IN RESIDENTIAL BUILDINGS.

- THE INSTALLER OF ALL INSULATION MUST BE EXPERIENCED & FAMILIAR WITH THE HEALTH AND SAFETY REQUIREMENTS OF APPENDIX 'B' - **NZS 4246:2006**.

KITCHEN APPLIANCES & FACILITIES (G3/AS1):

SINKS SHALL HAVE FREE DRAINING SURFACES WITH CONTINUOUS FALLS TO THE OUTLET. MINIMUM SINK DIMENSION SHALL FULLY CONTAIN A 300mm DIAMETER SOLID CYLINDER & 125mm DEPTH.

SINKS SHALL BE PROVIDED WITH HOT & COLD WATER SUPPLY & DRAINAGE AS REQ'D BY **AS/NZS 3500.5:2012**.

COOKER WITH OVEN & HOT PLATE, OR WALL OVEN & SEPARATE HOB, SHALL BE PROVIDED FOR COOKING.

PERISHABLE FOOD STORAGE AREA SHALL MEET MINIMUM CAPACITY REQUIRED BY **NZBC G3/AS1**.

MINIMUM CLEAR SPACE TO KITCHEN PREPARATION AREA TO COMPLY WITH **G3/AS1 FIGURE 1**.

CLEAR SPACE OF 800mm ADJACENT TO FACILITIES IS REQ'D. IF OVEN DOORS PROTRUDE INTO CLEAR SPACE WHEN OPEN AN ADDITIONAL 600mm CLEARANCE IS REQ'D. OVEN APPLIANCE SELECTION MUST CONSIDER THESE REQUIREMENTS.

SHELVING:

SHELVES TO BE CONSTRUCTED FROM 6x20mm THICK DRESSED PINE. SCREW FIX.

SLATTED SHELVES ARE REQUIRED IN ALL HALL CUP'DS.

SHELVES ARE REQUIRED IN ALL BEDROOMS WITH RAIL TO BE INSTALLED IN WARDROBES.

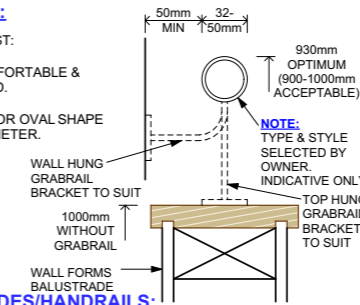
THE ABOVE MAY BE SUBSTITUTED WITH A PROPRIETARY WARDROBE ORGANISER. REQUIREMENTS TO BE CONFIRMED WITH CLIENT.

INTERNAL - EXTERNAL GRABRAIL - BALUSTRADE/HANDRAIL

GRABRAILS:

A GRABRAIL MUST:
PROVIDE A COMFORTABLE & SAFE HANDHOLD.

BE A CIRCULAR OR OVAL SHAPE 32-50mm IN DIAMETER.



BALUSTRADES/HANDRAILS:

BALUSTRADES MUST BE A MIN. HEIGHT OF 900mm ON STAIRS ABOVE THE PITCH LINE AND LANDINGS & 1,000mm MIN. ELSEWHERE (eg. 1,000mm ABOVE DECKS).

THE BALUSTRADE MUST BE DESIGNED TO COMPLY WITH THE REQUIREMENTS OF **NZBC F4-SAFETY FROM FALLING**.

BALUSTERS MUST NOT HAVE GAPS THROUGH WHICH A 100mm DIAMETER SPHERE CAN PASS.

NO COMPONENTS WHICH FORM A TOE HOLD TO BE INSTALLED BETWEEN THE HEIGHTS OF 150mm & 760mm.

ANY TRIANGULAR SHAPED OPENING WHICH MAY OCCUR BETWEEN THE BOTTOM OF THE BALUSTRADE AND THE STAIR TREAD MUST BE SMALL ENOUGH TO PREVENT A 150mm DIA. SPHERE PASSING THROUGH.

TIMBER BALUSTRADES MUST COMPLY WITH THE MBIE'S **GUIDANCE ON BARRIER DESIGN** DOCUMENT, OR BE AN ALTERNATIVE SOLUTION WHICH CAN BE SHOWN AS COMPLYING WITH THE PERFORMANCE REQUIREMENTS OF **NZBC B1 & F4**.

ADEQUATE STRUCTURAL STRENGTH MUST BE PROVIDED IN THE BALUSTRADING AND ITS FIXINGS SO THAT IT CAN SUPPORT AN APPLIED FORCE OF 750 NEWTONS/METRE RUN.

ALLOW FOR SOLID BLOCKING AS REQUIRED TO SUPPORT FIXING OF HANDRAILS.

WATER SPLASH:

WALL & FLOOR SURFACES TO AREAS CONTAINING SANITARY FIXTURES OR APPLIANCES MUST BE IMPERVIOUS & EASILY CLEANED IN ACCORDANCE WITH **NZBC CLAUSE E3/AS1**.

FLOORS:

SELECTED CERAMIC TILES HAVING A 6% MAXIMUM WATER ABSORPTION, WATERPROOF GROUDED JOINTS, & BEDDED WITH AN ADHESIVE SPECIFIED BY THE TILE MANUFACTURER AS BEING SUITABLE FOR THE TILES, SUBSTRATE MATERIAL & THE ENVIRONMENT OF USE. ALL TILES ON TIMBER FLOORING (H3.2 PLYWOOD SHEETS) IN WET AREAS MUST HAVE A WATERPROOF MEMBRANE (ARDEX WPM 750) INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

WALLS:

PAINTED GIB AQUALINE INSTALLED TO MANUFACTURER'S SPECIFICATIONS.

BATHS & VANITIES:

INSTALL 150mm TILED UPSTAND AROUND SIDES OF BATH AND VANITY IN ACCORDANCE WITH GIB AQUALINE WET AREA SYSTEMS MANUAL, pp. 6 & 17.

SHOWERS:

INSTALL ACRYLIC SHOWER LINER & BASE TO SHOWER IN ACCORDANCE WITH GIB AQUALINE WET AREA SYSTEMS MANUAL, pp. 6 & 21.

JOINTS:

WHERE BATHS, BASINS, TUBS OR SINKS ABUT IMPERVIOUS LININGS, THE JOINT BETWEEN FIXTURE AND LINING SHALL BE SEALED TO PREVENT WATER PENETRATION TO CONCEALED SPACES OR BEHIND LININGS.

JUNCTIONS:

IMPERVIOUS FLOOR COVERINGS TO HAVE JOINTS SEALED OR COVED (75mm MIN) AGAINST WALLS IN ACCORDANCE WITH **E3/AS1 FIG. 1**.

ELECTRICAL:

- ALL WORK TO BE CARRIED OUT BY OR UNDER THE DIRECT SUPERVISION OF A HOLDER OF A PRACTICING CERTIFICATE UNDER THE ELECTRICITY REGULATIONS 1993

- TEST & COMPLETE A CERTIFICATE OF COMPLIANCE, SUPPLY CERTIFICATE TO OWNER

- CONTRACTOR TO ALLOW FOR FINISHED CONNECTION TO STREET SUPPLY INCLUDING LIASING WITH THE NETWORK UTILITY OPERATOR AND THE SUBMISSION OF ALL REQUIRED FORMS AND ASSOCIATED PAPERWORK

- CONTRACTOR TO ALLOW FOR SERVICING OF ALL ELECTRICAL FITTINGS AS SHOWN ON PLANS & OR AS DIRECTED BY OWNER

ALLOW FOR: (LOCATION AS DIRECTED BY OWNER)

- 20 DOUBLE SOCKET POWER UNITS
- 10 WALL MOUNTED LIGHT FITTINGS
- 30 CEILING MOUNTED OR RECESSED LIGHT FITTINGS
- 4 FLUORESCENT FITTINGS IN GARAGE
- 2 EXT. SECURITY SPOTS WITH SENSOR
- 5 T.V. AERIAL SOCKETS
- 5 TELEPHONE SOCKETS

- ENTRY SIGNAL BELL

- SECURITY SYSTEM TO OWNER'S REQ'S (CHECK)

- SUPPLY & CONNECTION OF METER BOX, DISTRIBUTION BD, & SWITCH BD. AS REQ'D

- POWER SUPPLY TO HOT WATER SYSTEM

- CEILING HOTPOINT FOR AUTOMATIC GARAGE DOOR

- TO CONNECT ALL APPLIANCES, FANS ETC AS REQ'D

- KITCHEN CUP'D LIGHTING & HOTPOINTS

- SHAVERS POINTS IN ALL BATHROOMS OR ENSUITE, WHERE DIRECTED BY OWNER

- LIGHT SWITCHES AT TOP & BOTTOM OF STAIRS

ALL FITTINGS & LOCATIONS TO BE CONFIRMED BY OWNER PRIOR TO PURCHASE OR INSTALLATION

ENSURE ADEQUATE LIGHTING IS PROVIDED ALONG ACCESS ROUTES IN ACCORDANCE WITH **NZBC D1/AS1 & G8/AS1**

DOWNLIGHTS:

- ALL DOWNLIGHTS TO BE CA-RATED WHEN INSTALLED INTO INSULATED CEILINGS, AND HAVE INSULATION ABUTTED TO THE FITTING TO MINIMISE HEAT LOSS AT THE DOWNLIGHT PENETRATION.

- WHERE THE INSULATION THICKNESS IS GREATER THAN THE HEIGHT OF THE FITTING, INSTALL A PROPRIETARY HEAT CAN OVER THE DOWNLIGHT TO PREVENT INSULATION FROM COVERING DOWNLIGHT.

- ALL DOWNLIGHTS ARE TO BE LABELLED IDENTIFYING COMPLIANCE WITH **AS/NZS 60598.2.2**

- NO DOWNLIGHTS ARE TO BE INSTALLED IN WET AREAS INCLUDING BATHROOMS, LAUNDRIES AND KITCHENS.

CONSTRUCTION NOTES

PROPOSED TOWNHOUSE - 2
LOT 2, 35 RAROA TERRACE
WELLINGTON

CONSENT QUERIES? CONTACT OUR DEDICATED CONSENTS TEAM ON 0800 4 CONSENT (0800 4 26673)

**Design Network**
architecture limited

P.O. BOX 30-614, LOWER HUTT, 17 CORNWALL STREET
PH: (04)5696-109 E-MAIL: office@designnetwork.co.nz

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			21/09/2021						39
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BUILDING CONSENT APPLICATION

SCALES FOR A3 SIZE PAPER

CODE
A214P

EZY BRACE BRACING:

NOTE:

-ALL BRACING DESIGNED IN ACCORDANCE WITH "GIB EZY-BRACE™ SYSTEMS, AUGUST 2016" & BRACES TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS

- FIX EACH END OF BRACELINE BRACING ELEMENTS TO CONCRETE SLAB WITH RAMSET 12x150mm ANKASCREWS AND THROUGH TIMBER FLOORS WITH 12x150mm GALV COACH SCREWS. REFER MANUFACTURER'S INFORMATION

- WALLS CONTAINING BRACES TO BE CONNECTED TO EXT WALLS AT RIGHT ANGLES AT TOP PLATE LEVEL (REFER NZS3604 CLAUSE 8.7.3.4 AND FIG 8.16).

- WALLS WITH BRACING ELEMENTS <125 BU TO CONNECT TO

1 WALL WITH 6kN CONNECTORS

- WALLS WITH BRACING ELEMENTS <250 BU TO CONNECT TO

2 WALLS WITH 6kN CONNECTORS

- WALLS WITH BRACING ELEMENTS >250 BU TO CONNECT TO

2 WALLS WITH CONNECTORS RATED AT 2.4kN/100 BU'S

- WHERE CONNECTION IS NOT DIRECT, CONNECT WITH FRAMING MEMBERS (eg. TRUSS CHORD, JOISTS, BLOCKING, CONTINUOUS PLATES, ETC)

-SUBSTITUTIONS OF PLASTERBOARD, REFER PAGE 5, "GIB EZY-BRACE™ SYSTEMS, AUGUST 2016"

-BRACING TABLES FOR 10mm & 13mm COMBINED

NON-HOLD DOWN

HOLD DOWN

A4 = BRACING ELEMENT NO.
GS1-N = BRACE TYPE
1.50 = HORIZONTAL LENGTH

10mm & 13mm STANDARD GIB BOARD

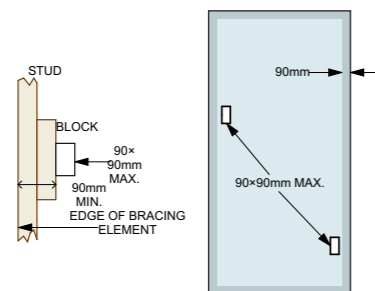
TYPE	LENGTH MIN. (mm)	LININGS	OTHER REQUIREMENTS
GS1-N	0.4 1.2	GIB STANDARD PLASTERBOARD ONE SIDE	N/A

10mm & 13mm BRACELINE GIB BOARD

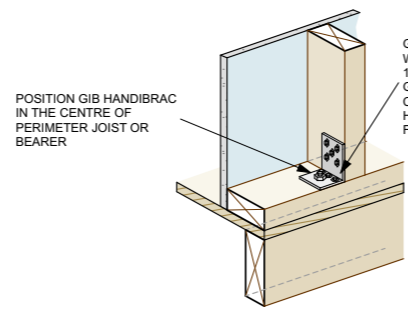
TYPE	LENGTH MIN. (mm)	LININGS	OTHER REQUIREMENTS
BL1-H	0.4 1.2	GIB BRACELINE ONE SIDE	PANEL HOLD DOWN FIXINGS
BLG-H	0.4 1.2	GIB BRACELINE ONE SIDE & STANDARD PLASTERBOARD THE OTHER	PANEL HOLD DOWN FIXINGS

OPENINGS IN BRACING ELEMENTS:

SMALL OPENINGS (e.g POWER OUTLETS) OF 90x90mm OR LESS MAY BE PLACED NO CLOSER THAN 90mm TO THE EDGE OF THE BRACED ELEMENT. A BLOCK MAY NEED TO BE PROVIDED ALONGSIDE THE PERIMETER STUD AS SHOWN BELOW.

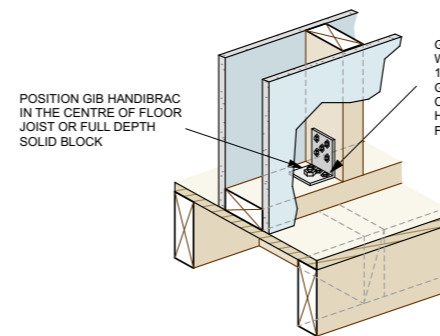


OPENINGS IN BRACING ELEMENTS



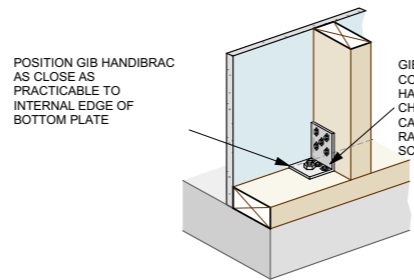
TIMBER FLOOR - EXTERNAL WALL DETAIL

PANEL HOLD DOWN DETAIL TO TIMBER FLOOR REFER TO GIB SPECIFICATIONS (CBI 5113, AUG '16) FOR INTERNAL FIXING



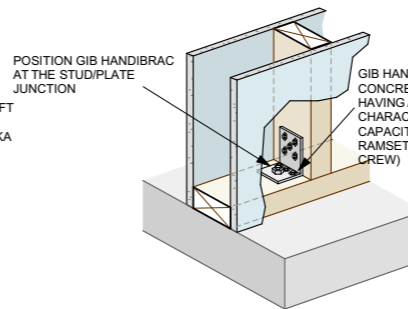
TIMBER FLOOR - INTERNAL WALL DETAIL

PANEL HOLD DOWN DETAIL TO TIMBER FLOOR REFER TO GIB SPECIFICATIONS (CBI 5113, AUG '16) FOR INTERNAL FIXING



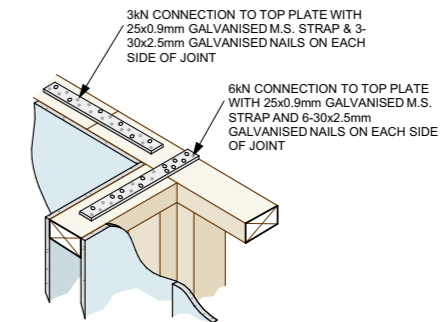
CONCRETE FLOOR - EXTERNAL WALL DETAIL

PANEL HOLD DOWN DETAIL TO CONC. SLAB OR FOOTING REFER TO GIB SPECIFICATIONS (CBI 5113, AUG '16) FOR INTERNAL FIXING



CONCRETE FLOOR - INTERNAL WALL DETAIL

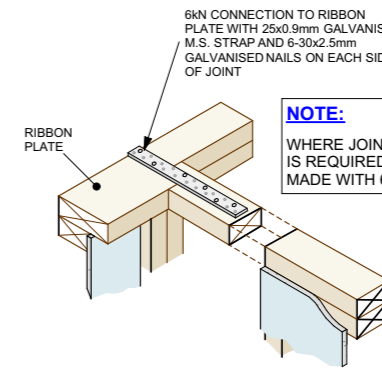
PANEL HOLD DOWN DETAIL TO CONC. SLAB OR FOOTING REFER TO GIB SPECIFICATIONS (CBI 5113, AUG '16) FOR INTERNAL FIXING



TOP PLATE CONNECTIONS

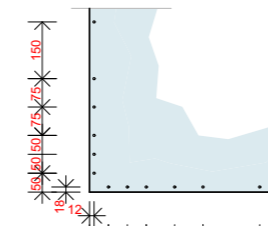
BRACED WALL TOP CONNECTION:

ALL WALLS CONTAINING A BRACING ELEMENT'S SHALL BE CONNECTED TO AT LEAST ONE EXTERNAL WALL AT THE TOP PLATE LEVEL. WHERE WALL BRACING EXCEEDS 125 BRACING UNITS, THIS REQUIRES CONNECTION TO TWO EXTERNAL WALLS. WHERE WALL IS DISCONTINUOUS, ALLOW TO EXTEND RIBBON PLATE TO FORM THE REQUIRED CONNECTION TO EXTERNAL WALLS WITH APPROPRIATE 6kN FIXINGS, REFER DETAIL.



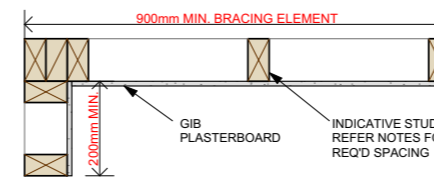
RIBBON PLATE CONNECTIONS

NOTE:
WHERE JOINT IN TOP PLATE IS REQUIRED, THIS SHALL BE MADE WITH 6kN FIXING

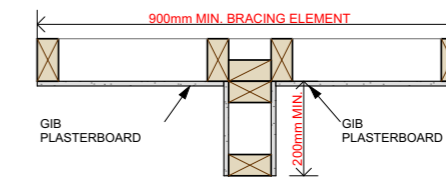


CORNER FASTENING DETAIL

(GIB BRACING ELEMENTS) REFER TO GIB SPECIFICATIONS (CBI 5113, AUG '16) FOR INTERNAL FIXING



'L' JUNCTION



'T' JUNCTION

CONSTRUCTION NOTES

ISSUE	DATE	ISSUE NAME

START DATE	21/09/2021
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