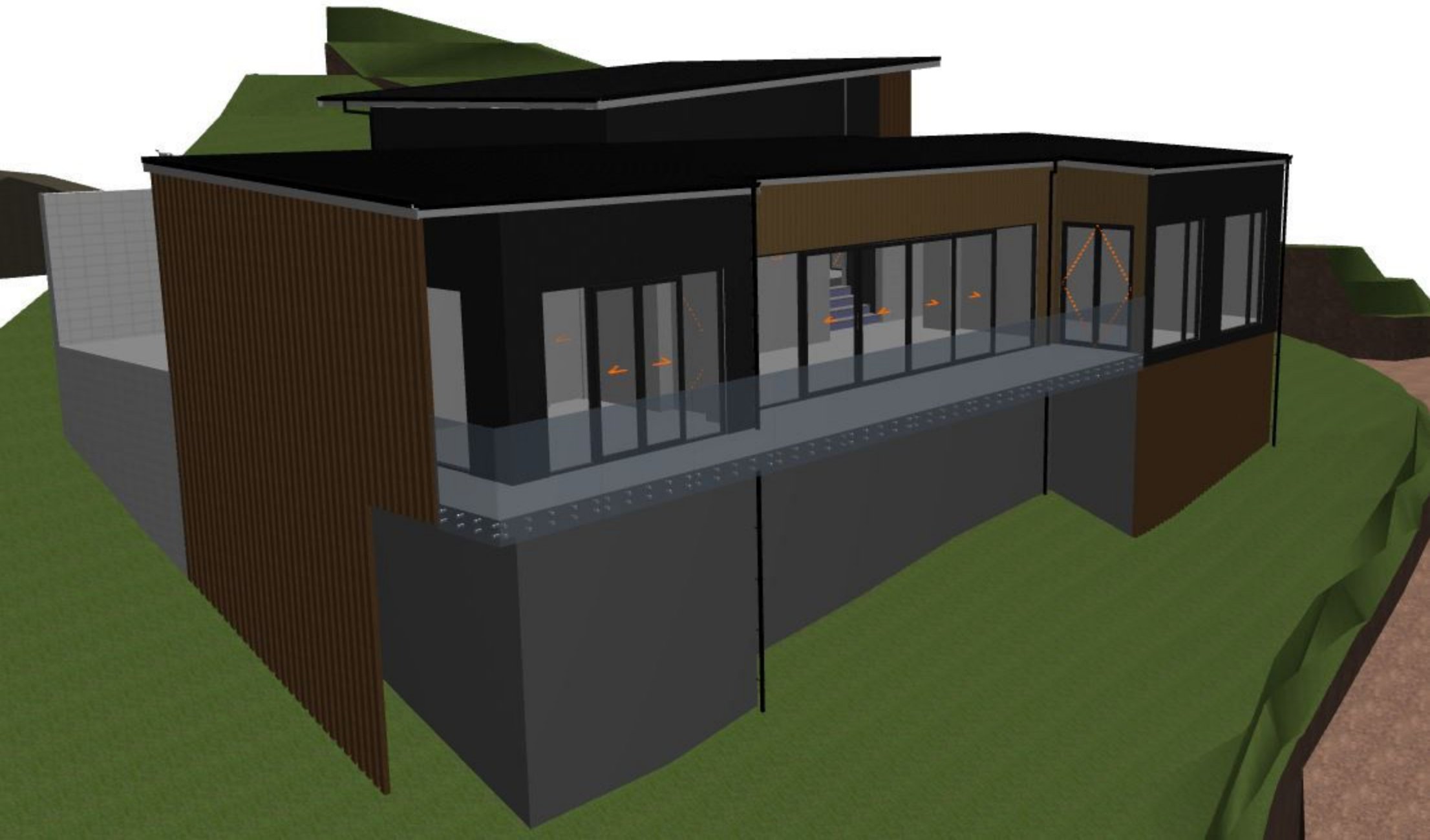
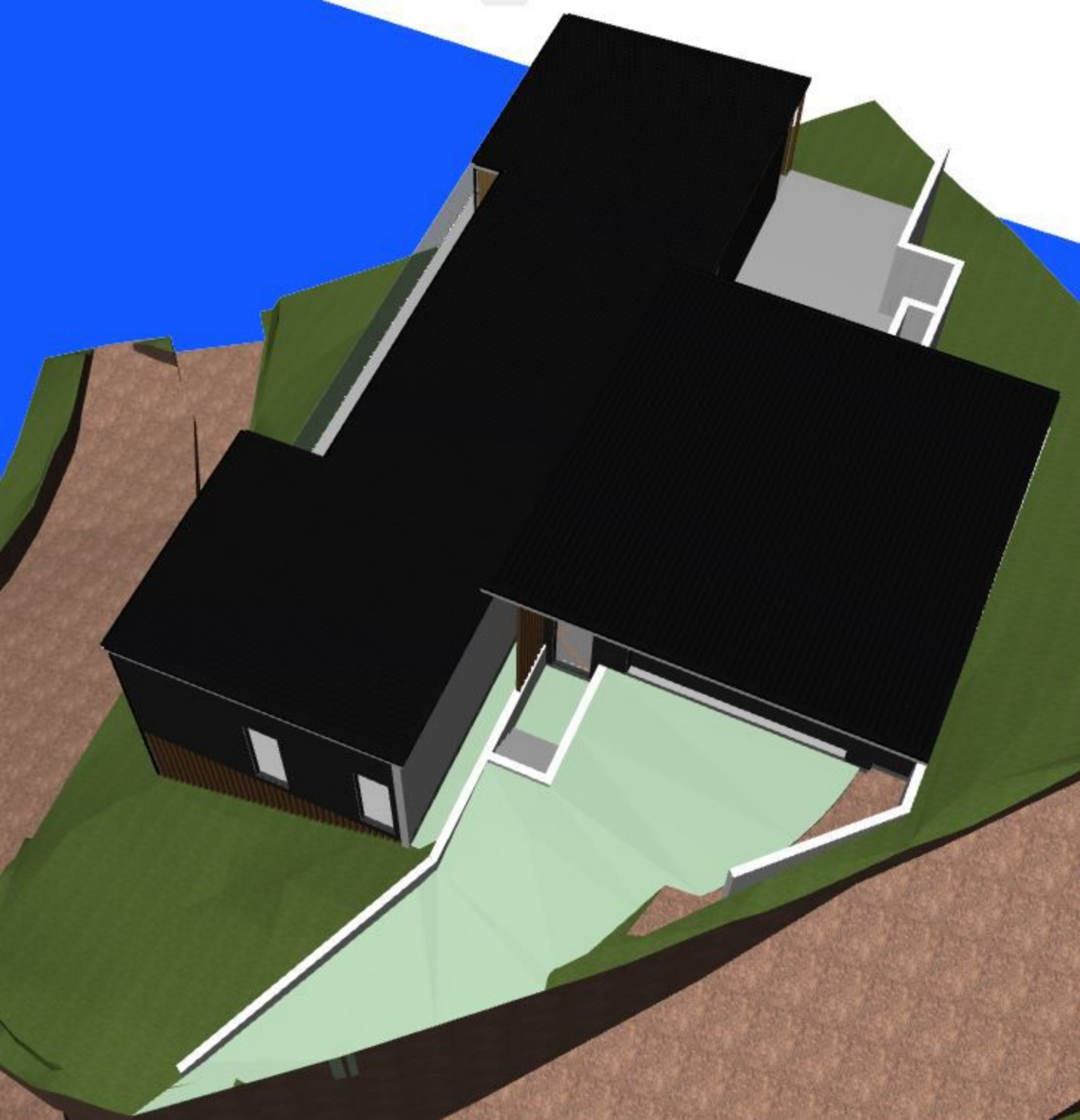


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SITE DETAILS

ADDRESS: 17 JOYCES ROAD, PAIHIA
 DURABILITY ZONE: D
 EARTHQUAKE ZONE: 1
 WINDZONE: VERY HIGH
 LEGAL DESCRIPTION: LOT 2 DP 320740
 SITE AREA: 1074m²
 ZONING: COASTAL LIVING

BUILDING COVERAGE
 MAX. 45% (GROSS SITE) OF 1074 m²
 = 483.3m²

MAIN DWELLING AREA PLUS (EAVES OVER 600mm) 197.71m²
 DECKING 38.17m²
 =235.88m²

THUS COMPLIES 21.96%

IMPERMEABLE SURFACE
 MAX. 50% (GROSS SITE) OF 1074m²
 = 537m²

ROOF AREA 211.32m²
 EXTG COMMON DRIVEWAY 356.58m²
 NEW DRIVEWAY OUT SIDE ROOF 35.79m²
 COURT YARD OUT SIDE ROOF 19.82m²
 =623.51m²

THUS NON-COMPLY 58.05%

RESOURCE CONSENT APPROVED
 REFER RC NUMBER : 2180577-RMALUC

LOT 19
 DP 353675

REFER TO PLUMBING LAYOUT PLAN FOR / PIPE SIZES etc.DRAINAGE AS PER AS/NZS 3500.2.2:2016

LOT 18
 DP 353675

NOTES

- SHOULD THERE BE ANY DISCREPANCIES BETWEEN DRAWINGS AND SPECIFICATION FOUND, OR THE MEANING(S) IS(ARE) UNCLEAR OR IF THERE IS APPARENT CONFLICTING INFORMATION SHOWN DESIGNER SHALL BE CONTACTED IMMEDIATELY FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORKS.

- NO SUBSTITUTION TO ANY PRODUCTS OR DETAILS WITHOUT THE DESIGNERS APPROVAL IN WRITING.

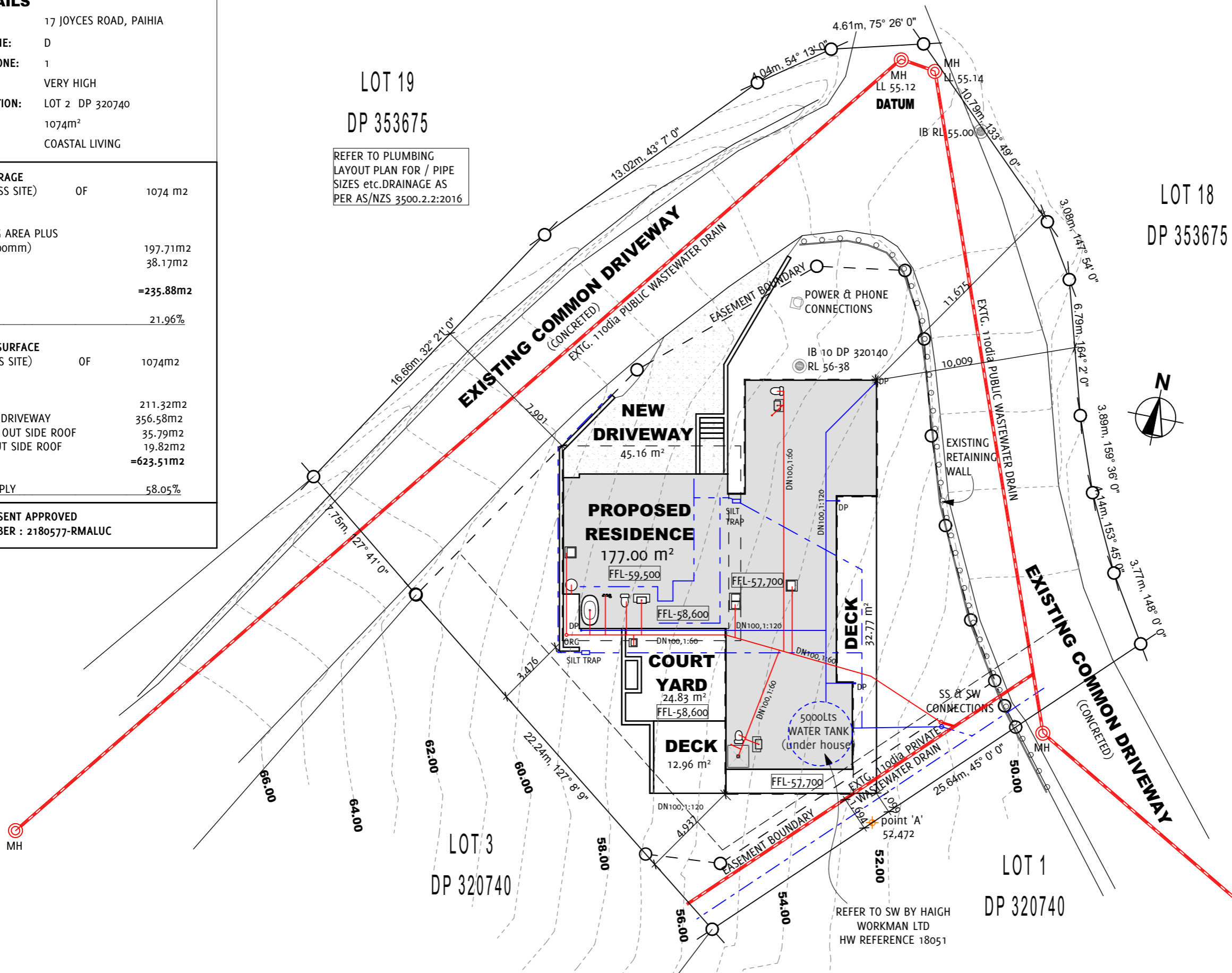
- ALL LEVELS AND DIMENSIONS ARE TO BE CHECKED AND VERIFIED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORKS BEFORE ANY MANUFACTURE OR CONSTRUCTION. DO NOT SCALE FROM DRAWINGS. USE FIGURED DIMENSIONS ONLY.

- COUNCIL PUBLIC DRAIN POSITIONS & INVERT LEVELS TO BE CONFIRMED PRIOR TO ANY WORKS COMMENCING. NOTIFY DESIGNER IF LOCATION OR DEPTH OF DRAINS ARE FOUND TO BE DIFFERENT.

- ALL WORK TO COMPLY WITH NZBC & RELEVANT CODES & NZS3604:2011 UNLESS SPECIFICALLY DESIGNED.

DRAWING INDEX

SHT	CONTENTS
1	SITE PLAN
2	EARTHWORKS PLAN
3	ELEVATIONS
4	FLOOR PLAN
5	BRACING PLAN
6	LINTEL PLAN
7	WET AREA DETAILS
8	PLUMBING LAYOUT PLAN
9	FOUNDATION PLAN
10	FOUNDATION DETAILS
11	FOUNDATION DETAILS
12	FOUNDATION DETAILS
13	FOUNDATION DETAILS
13a	INTERNAL STAIR DETAIL
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17	ROOF DETAILS
18	ROOF DETAIL
19	ROOF DETAILS
20	ROOF DETAILS
21	SECTION
22	SECTIONS
23	SECTIONS
24	CLADDING DETAILS
25	CLADDING DETAILS
26	CLADDING DETAILS
27	DOORS/ WINDOWS



SITE PLAN
 1:200

No.	Date	REVISION	By

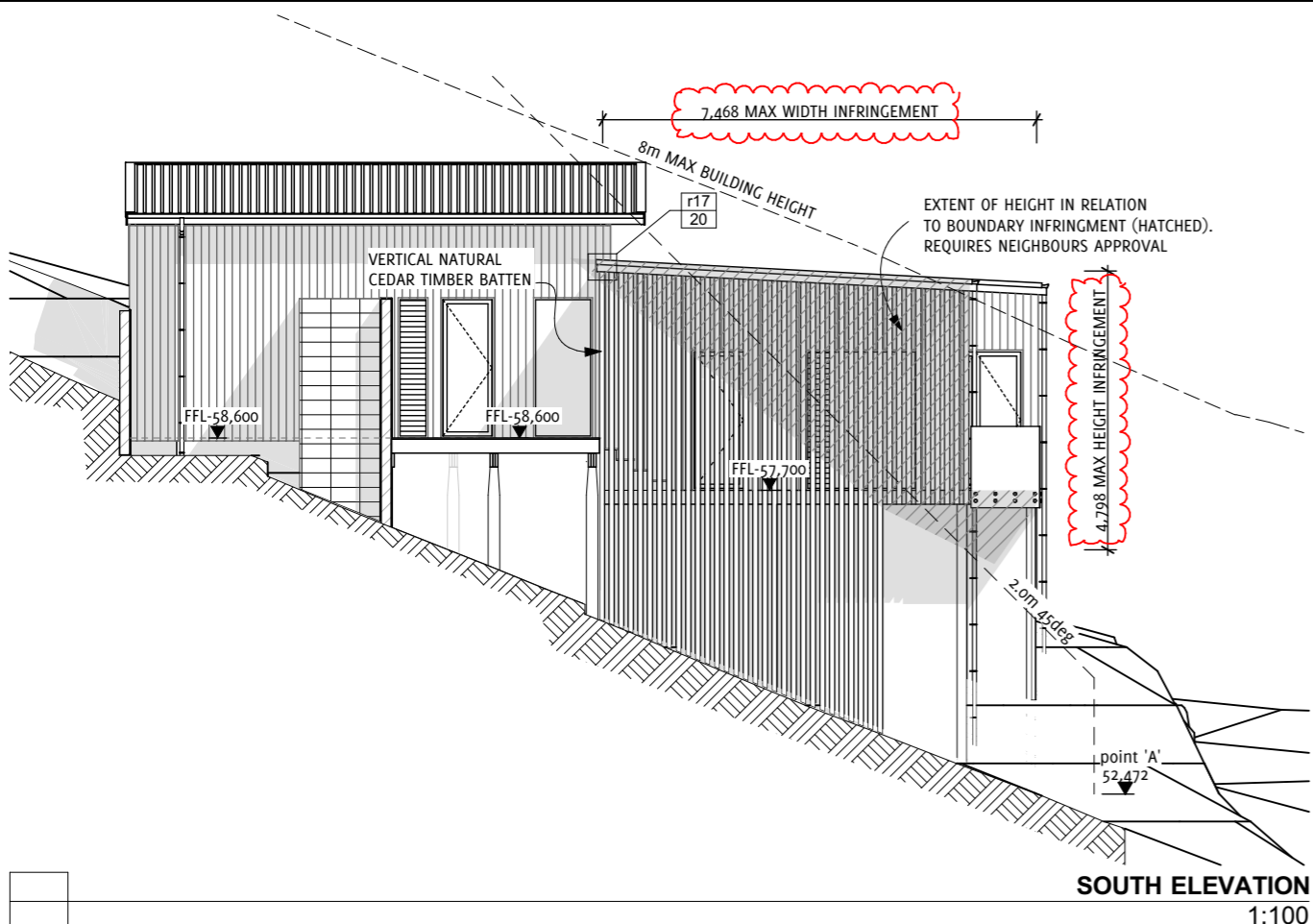
No.	Date	ISSUE	By
6	25/07/18	CONSENT ISSUE	SR
5	31/01/18	ENGINEERING ISSUE	SR
4	31/01/18	RC ISSUE	SR
3	31/01/18	CLIENT APPROVAL SET 2	SR
2	16/01/18	CLIENT APPROVAL SET	PT
1	17/10/17	DRAFT FLOOR PLAN	PT



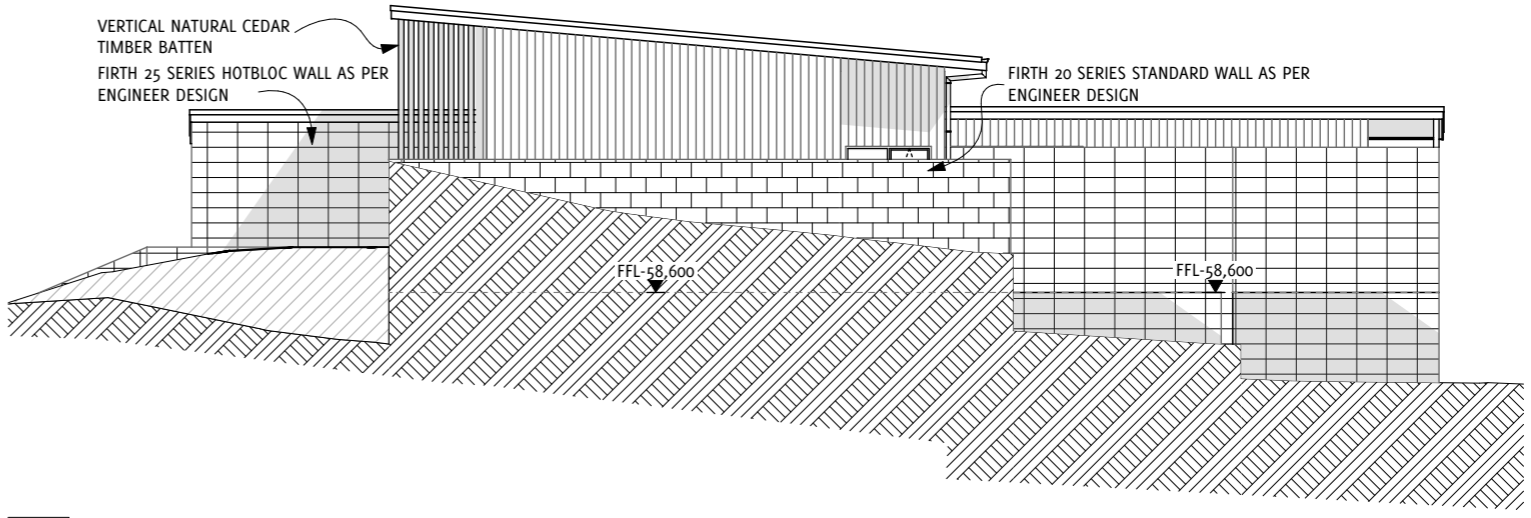
Project Name **PROPOSED RESIDENCE**
 Project Address **17 JOYCES ROAD, PAIHIA**
 Client Name **Mr. G FLEET**

Drawing Status **CONSENT ISSUE**
 Sheet Contents **SITE PLAN**
 ORIGINAL DRAWING SCALE AT A3 SHEET SIZE
 Drawn By SR
 Checked By PT
 Plot Date: **01-Nov-18**

Project Ref **17-796**
 Drawing No. **1**
 Rev **OF 27**



SOUTH ELEVATION
1:100



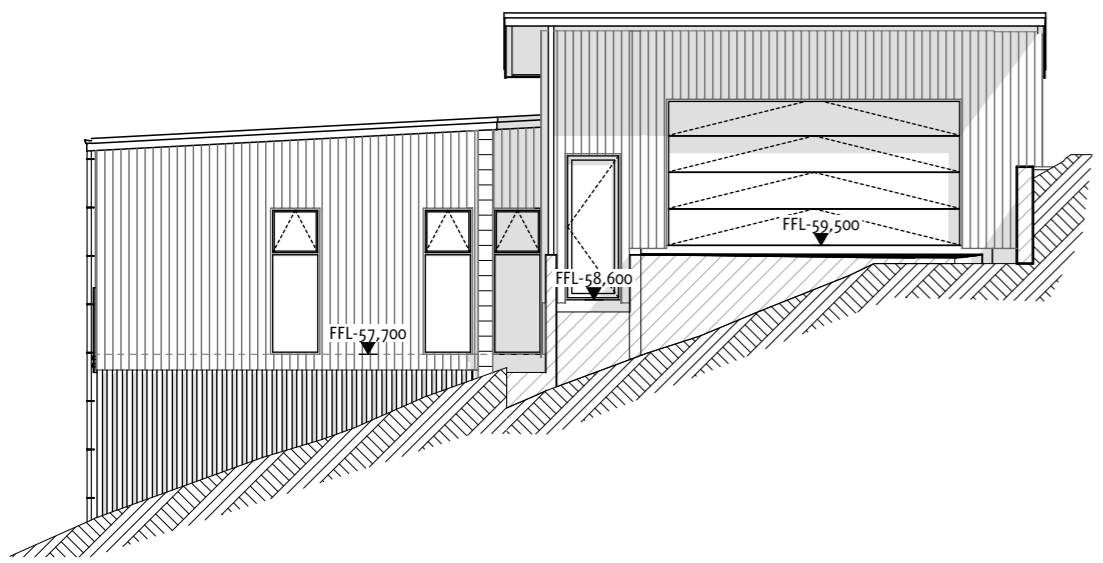
WEST ELEVATION
1:100

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

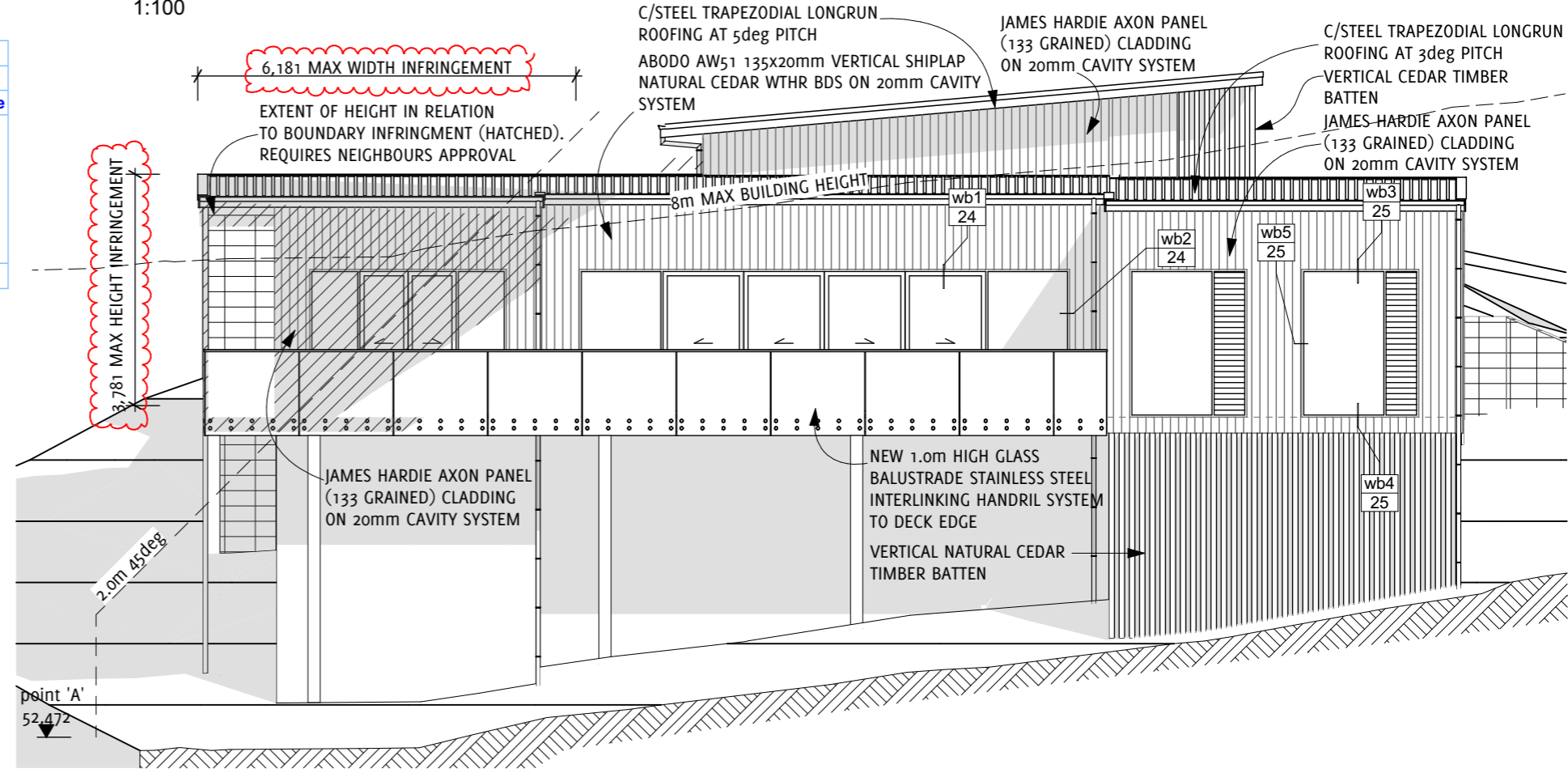
BUILDING ENVELOPE RISK MATRIX WEST ELEVATION		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	High risk	3
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		7

BUILDING ENVELOPE RISK MATRIX NORTH ELEVATION		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	High risk	3
Eaves width	High risk	2
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		6

BUILDING ENVELOPE RISK MATRIX EAST ELEVATION		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	High risk	3
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		7



NORTH ELEVATION
1:100



EAST ELEVATION
1:100

No.	Date	REVISION	By
A	14.09.08	revised max height & width infringement	SR

No.	Date	ISSUE	By
6	25/07/18	CONSENT ISSUE	SR
5	31/01/18	ENGINEERING ISSUE	SR
4	31/01/18	RC ISSUE	SR
3	31/01/18	CLIENT APPROVAL SET 2	SR
2	31/01/18	CLIENT APPROVAL SET	PT
1	17/10/17	DRAFT FLOOR PLAN	PT



Project Name	PROPOSED RESIDENCE	Drawing Status	CONSENT ISSUE	Project Ref	17-796
Project Address	17 JOYCES ROAD, PAIHIA	Sheet Contents	ELEVATIONS	Drawing No.	3
Client Name	Mr. G FLEET	ORIGINAL DRAWING SCALE AT A3 SHEET SIZE		Rev	A
		Drawn By	SR	OF	27
		Checked By	PT	Plot Date:	01-Nov-18
BLANK SPACE ARCHITECTURAL LIMITED		T: 09 238 1453	M: 0274 2000 37	E: info@blankspace.co.nz	

INSULATION REQUIREMENTS

- R3.2 SKILLION ROOF INSULATION
- R3.2 CEILING INSULATION EXCEPT GARAGE
- R2.6 WALL INSULATION TO EXTERNAL WALLS
- R3.2 WALL INSULATION TO 140mm WALLS
- DOUBLE GLAZED ALUMINIUM JOINERY

REFER TO H1 COMPLIANCE REPORT BY DESIGN NAVIGATOR IN SPECIFICATION

DOWNLIGHTS TO BE 'CA', 'RA', OR 'OA' TYPE FITTINGS AS PER NZECP 54

NOTES:

STRAPPING OF BUILDING WRAP AS PER E2/AS1 REQUIREMENT TO BE DONE WITH POLYPROPYLENE TAPE FIXED HORIZONTALLY AND DRAWN TAUT.

IMPERVIOUS FINISHES:

FLOOR FINISHES:

- IN ACCORDANCE WITH E3/AS1 SECTION
- 3.0 WATERSPLASH FOR BOTH CERAMIC TILES AND VINYL FINISHES TO FLOORS.
- NON-SLIP TILES TO KITCHEN, ENTRY, BATH & ENSUITE FLOOR AREAS.

WALL FINISHES:

- ENAMEL SATIN FINISH TO BATHROOM WALLS.
- DULUX PROFESSIONAL LOW SHEEN TO KITCHEN WALLS.

SMOKE ALARMS

SMOKE ALARMS TO BE 'TYPE 1' UNITS WITH A HUSH BUTTON & TEST BUTTON.

THEY MUST COMPLY WITH AT LEAST ONE OF THE FOLLOWING STANDARDS:

UL 217, CAN/ULC S531, AS 3786 OR BS 5446: Part 1.

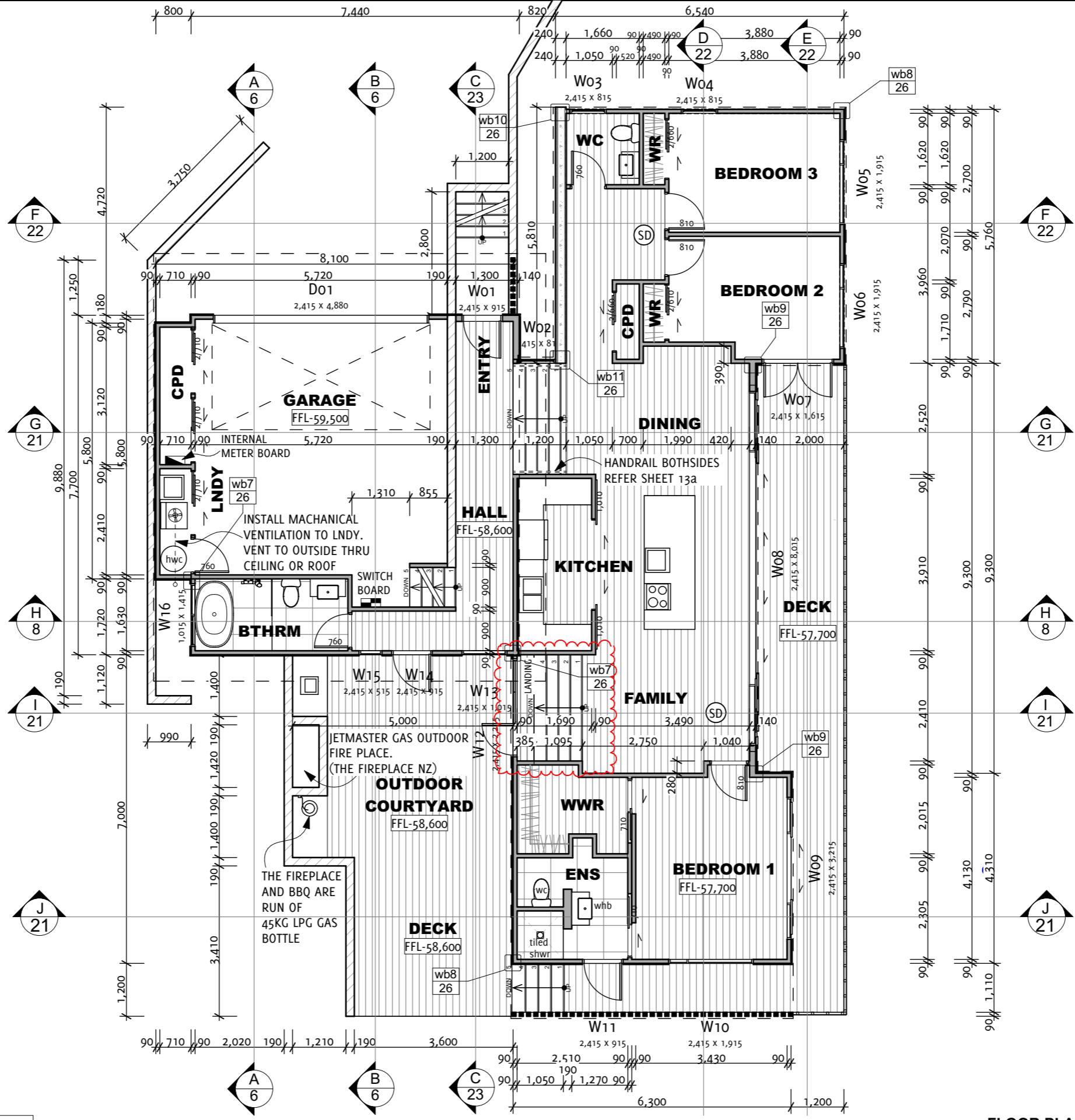
ALARMS TO BE LOCATED IN ESCAPE ROUTES ON ALL LEVELS.

LEVELS CONTAINING SLEEPING SPACES MUST BE INSTALLED WITHIN THE SLEEPING SPACE, OR WITHIN 3 METRES OF EVERY SLEEPING SPACE DOOR. THEY MUST ALSO BE AUDIBLE THROUGH CLOSED DOORS. INSTALL ON OR NEAR CEILING IN ACCORDANCE WITH AS 1670.6 AND THE MANUFACTURERS INSTRUCTIONS.

SD INDICATES POSITION OF SMOKE DETECTOR

MASONRY NOTES

20 SERIES BLOCKWORK TYPE B SOLID GROUTED WITH 25MPa CONCRETE. FOR HOTBLOCK USE 25 SERIES BLOCK AS PER ENGINEER DESIGN



FLOOR PLAN
1:100

BUILDING AREAS

MAIN DWELLING AREA	=177.00m ²
DECK	= 45.06m ²
OUTDOOR COURTYARD	= 23.0m ²
ROOF AREA	=211.47m ²

ELEVATION KEY

STUD SIZES & SPACING

: SINGLE OR UPPER STOREY
: HIGH WIND

FOR EXTERIOR LOAD BEARING WALLS	
MAX STUD LENGTH (m)	MIN. STUD SIZE AND SPACING
2.7	90x45 SG8 @ 400crs
3.6	2/90x45 SG8 @ 300crs
3.6	140x45 SG8 @ 400crs
4.8	2/140x45 SG8 @ 300crs
FOR EXTERNAL NON LOAD BEARING WALLS	
2.7	90x45 SG8 @ 400crs
3.6	2/90x45 SG8 @ 400crs
3.6	140x45 SG8 @ 600crs
4.8	2/140x45 SG8 @ 400crs
FOR INTERNAL LOAD BEARING WALLS	
2.7	90x45 SG8 @ 400crs
3.6	2/90x45 SG8 @ 300crs
3.6	140x45 SG8 @ 400crs
FOR INTERNAL NON LOAD BEARING WALLS	
2.7	90x45 SG8 @ 400crs
3.6	2/90x45 SG8 @ 400crs
3.6	140x45 SG8 @ 600crs

B	15.10.18	Stair & Landing	SR
		Stair between family room and outdoor to be deleted. Timber slat floor shower & ensuite to be changed to tiled shower	
A	14.09.18		SR
No.	Date	REVISION	By

6	25/07/18	CONSENT ISSUE	SR
5	31/01/18	ENGINEERING ISSUE	SR
4	31/01/18	RC ISSUE	SR
3	31/01/18	CLIENT APPROVAL SET 2	SR
2	31/01/18	CLIENT APPROVAL SET	PT
1	17/10/17	DRAFT FLOOR PLAN	PT
No.	Date	ISSUE	By



Project Name	PROPOSED RESIDENCE	Drawing Status	CONSENT ISSUE	Project Ref	17-796
Project Address	17 JOYCES ROAD, PAIHIA	Sheet Contents	FLOOR PLAN	Drawing No.	4
Client Name	Mr. G FLEET	ORIGINAL DRAWING SCALE AT A3 SHEET SIZE		Rev	B
		Drawn By	SR		
		Checked By	PT	Plot Date:	01-Nov-18
BLANK SPACE ARCHITECTURAL LIMITED		T: 09 238 1453	M: 0274 2000 37	E: info@blankspace.co.nz	

Brace type	Concrete slabs		Timber floors
	External wall	Internal wall	External and Internal walls
GS1-N	As per NZS 3604:2011. No specific additional fastening required	As per NZS 3604:2011. Alternatively use 75 x 3.8mm shot-fired fasteners with 16mm washers, 150mm and 300mm from each end of the bracing element and at 600mm thereafter.	Pairs of 100 x 3.75mm flat head hand driven nails or 3 / 90 x 3.15mm power driven nails at 600mm centres in accordance with NZS 3604:2011
GS2-N	Not applicable		
GSP-H BL1-H BLP-H	Intermediate fastenings to comply with NZS 3604:2011. In addition: GIB Handibrac® fixings or metal wrap-around strap fixings and bolt as illustrated on pages 19 and 20.		Pairs of 100 x 3.75mm flat head hand driven nails or 3 / 90 x 3.15mm power driven nails at 600mm centres in accordance with NZS 3604:2011. In addition: GIB Handibrac® fixings or metal wrap-around strap fixings and bolt as illustrated below.

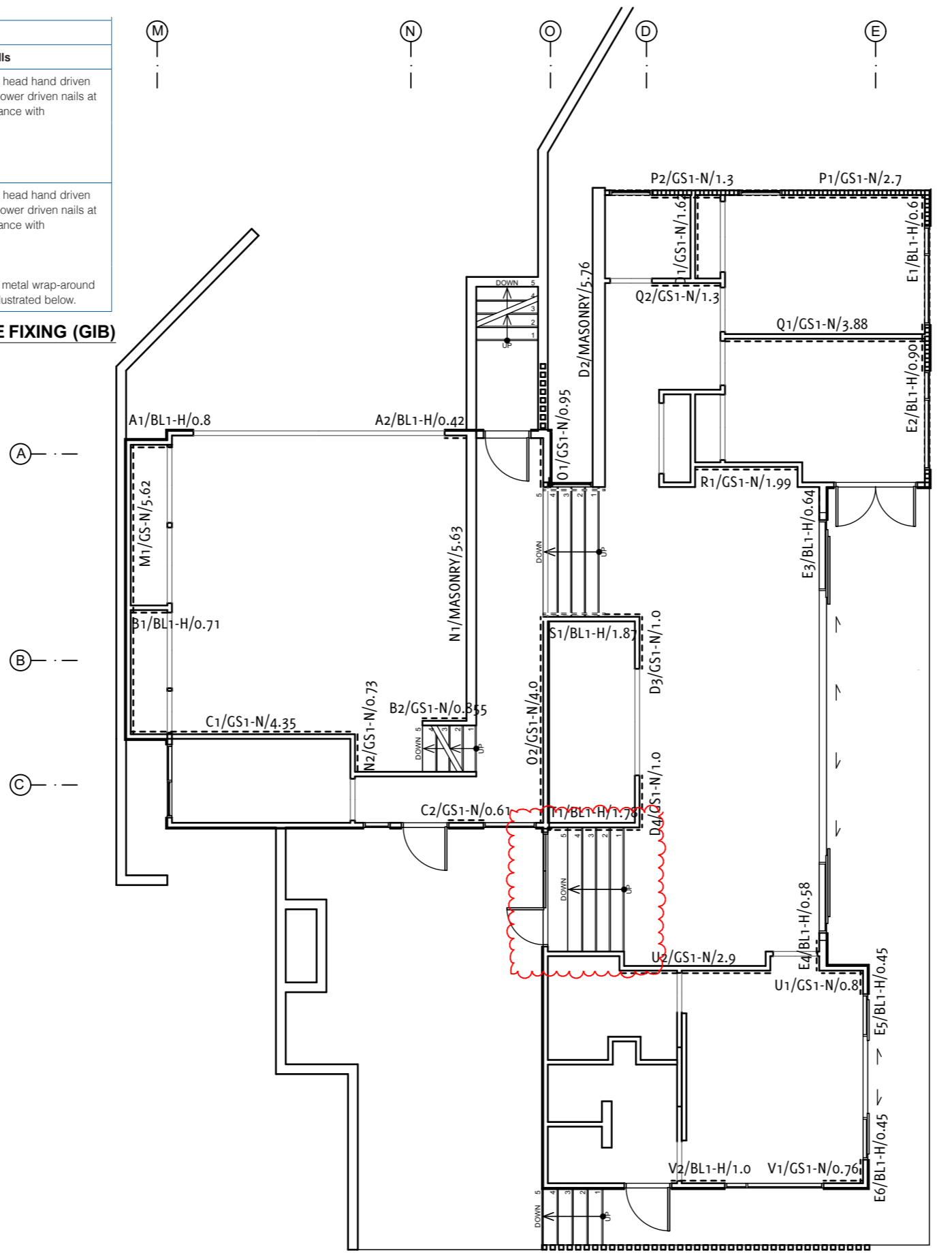
BOTTOM PLATE FIXING (GIB)

BRACING LEGEND

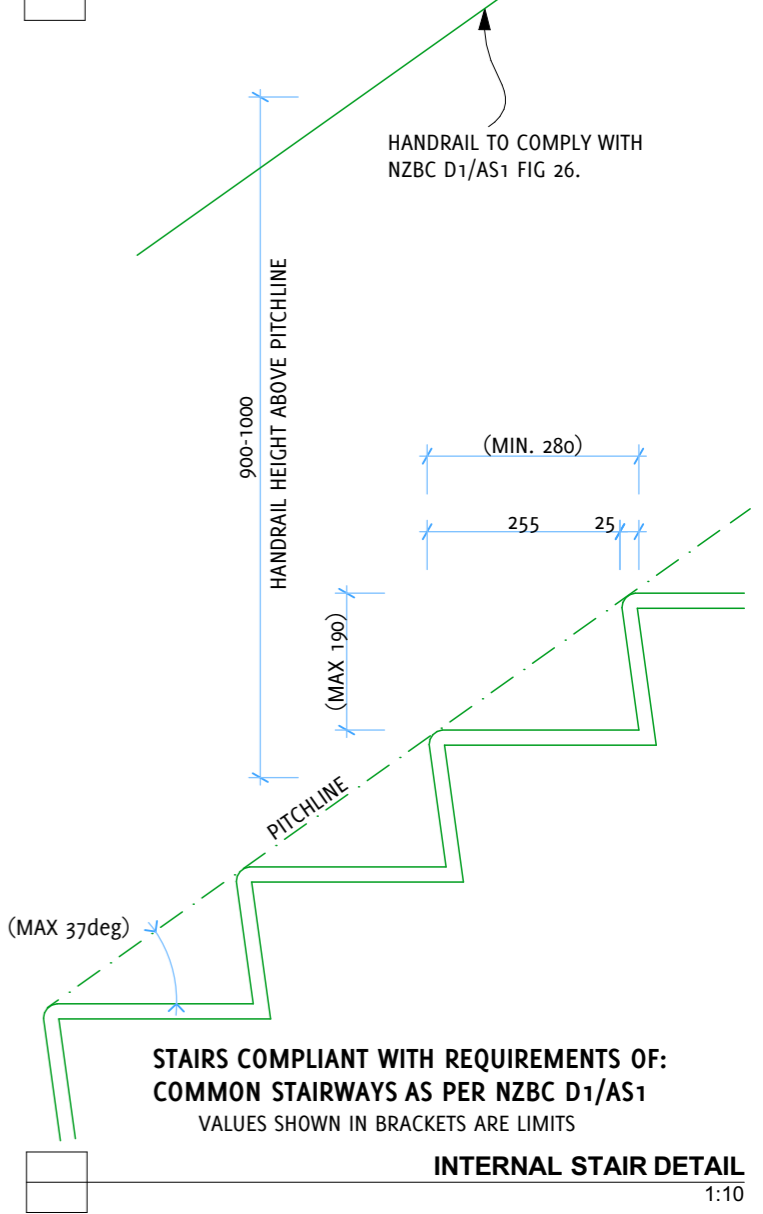
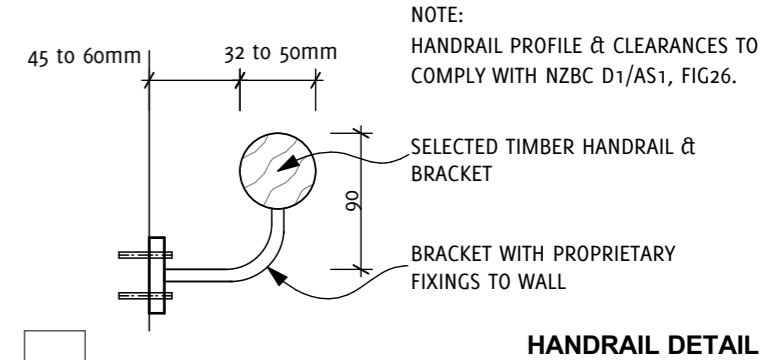
NUMBER	TYPE	LENGTH
A1	BL1-H	0.8m

LOCATION

NOTES:
 OPENINGS ARE ALLOWED WITHIN THE MIDDLE THIRD OF A WALL BRACING ELEMENT'S LENGTH AND HEIGHT. NEITHER OPENING DIMENSION SHALL BE MORE THAN ONE THIRD OF THE ELEMENT HEIGHT. WALL LININGS ARE FIXED TO OPENING TRIMMERS AT 150mm CENTRES. SMALL OPENINGS (E.G., POWER OUTLETS) OF 90 X 90mm 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.



BRACING PLAN
1:100



INTERNAL STAIR DETAIL
1:10

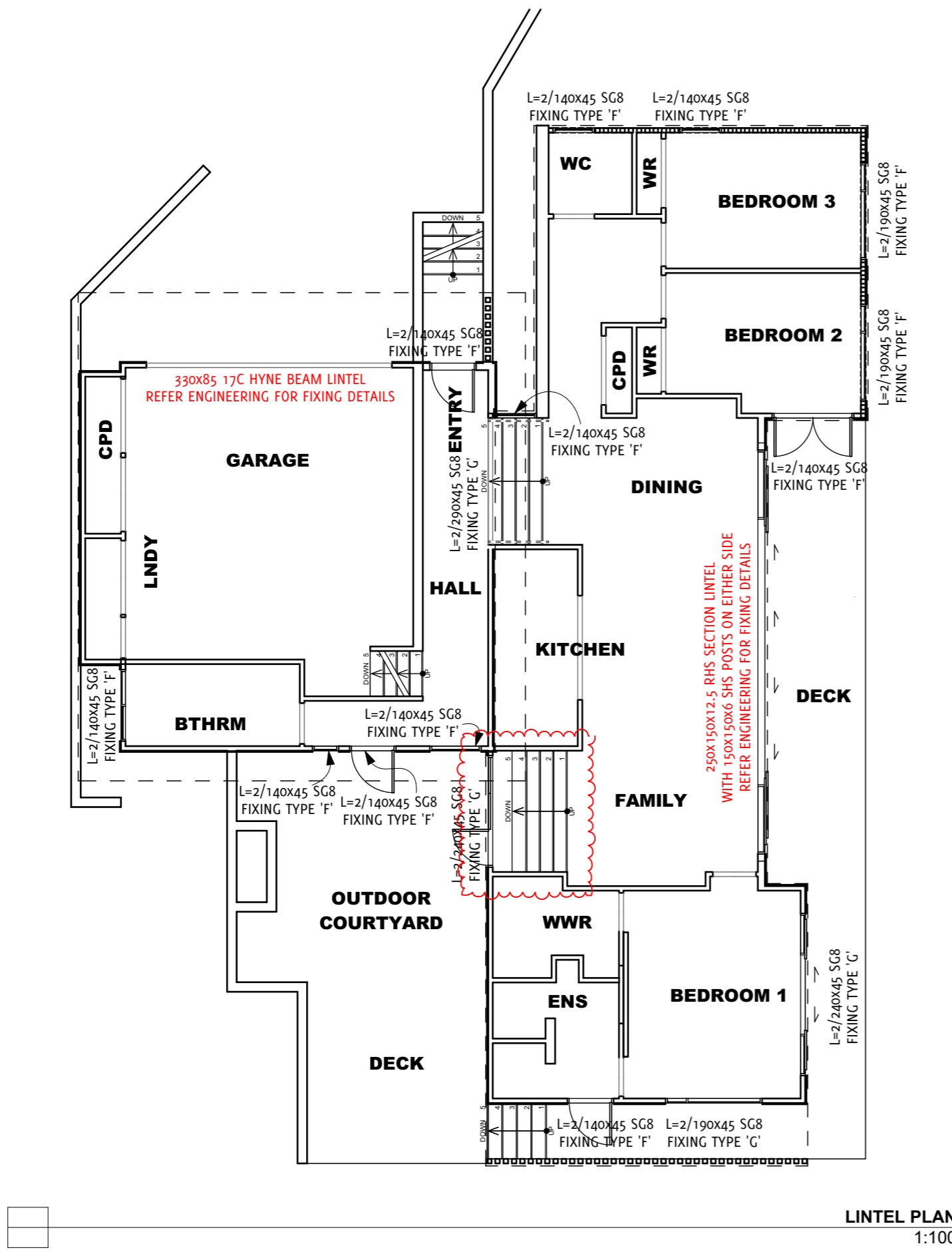
B	15.10.18	Stair & Landing stair between family room and outdoor to be deleted.	SR	6	25/07/18	CONSENT ISSUE	SR
A	14.09.18		SR	5	31/01/18	ENGINEERING ISSUE	SR
				4	31/01/18	RC ISSUE	SR
				3	31/01/18	CLIENT APPROVAL SET 2	SR
				2	16/01/18	CLIENT APPROVAL SET	PT
				1	17/10/17	DRAFT FLOOR PLAN	PT
No.	Date	REVISION	By	No.	Date	ISSUE	By



Project Name **PROPOSED RESIDENCE**
 Project Address **17 JOYCES ROAD, PAIHIA**
 Client Name **Mr. G FLEET**

Drawing Status **CONSENT ISSUE**
 Sheet Contents **BRACING PLAN**
 ORIGINAL DRAWING SCALE AT A3 SHEET SIZE
 Drawn By **SR**
 Checked By **PT**
 Plot Date: **01-Nov-18**

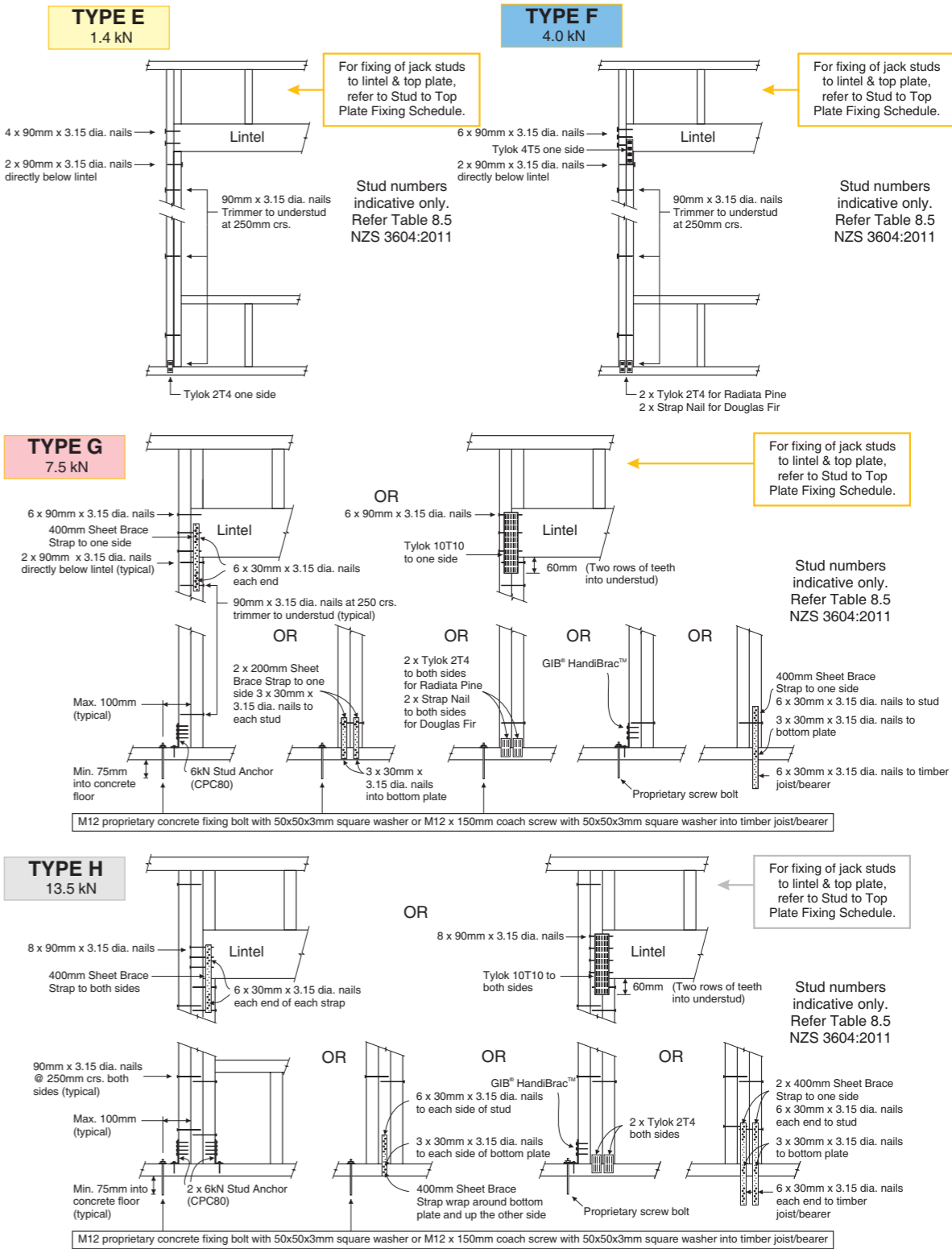
Project Ref **17-796**
 Drawing No. **5** OF **27**
 Rev **B**



LINTEL PLAN
1:100

LINTEL/ BEAM SIZES

LINTELS HAVE BEEN SIZED USING NZS 3604:2011 AND SPECIFIC LINTELS HAVE BEEN SIZED USING DESIGNIT SOFTWARE AND ENGINEERING



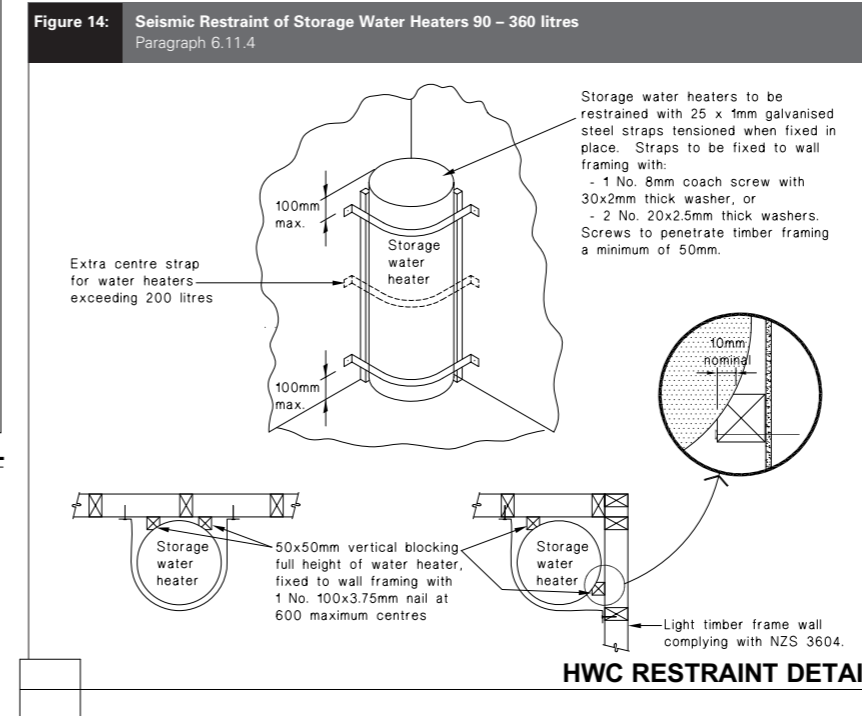
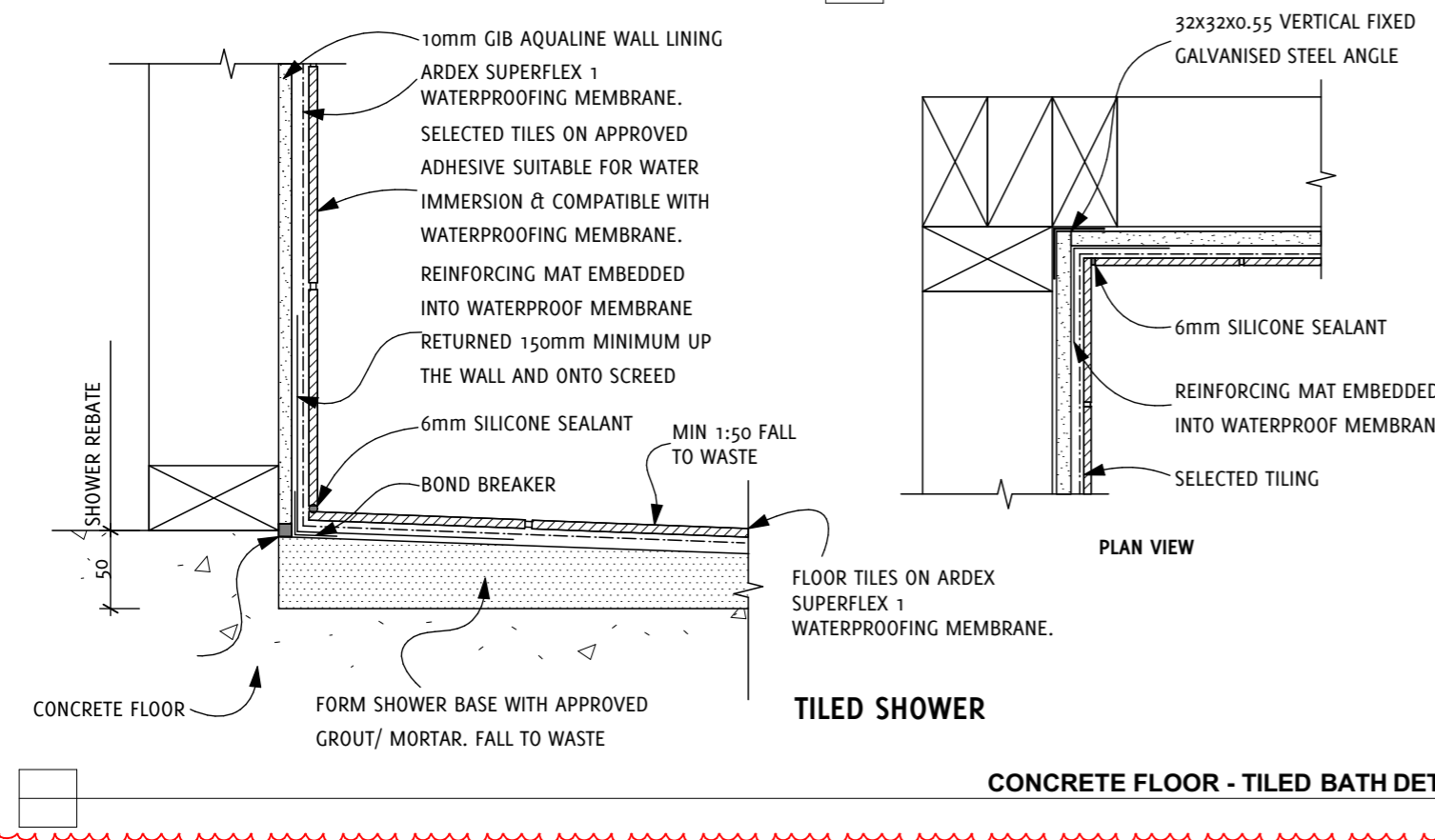
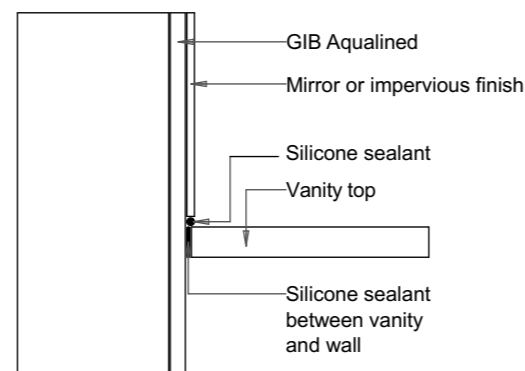
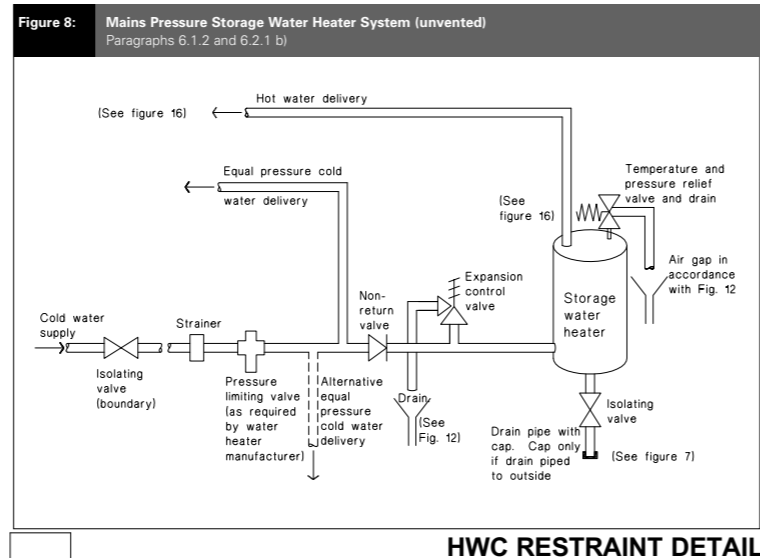
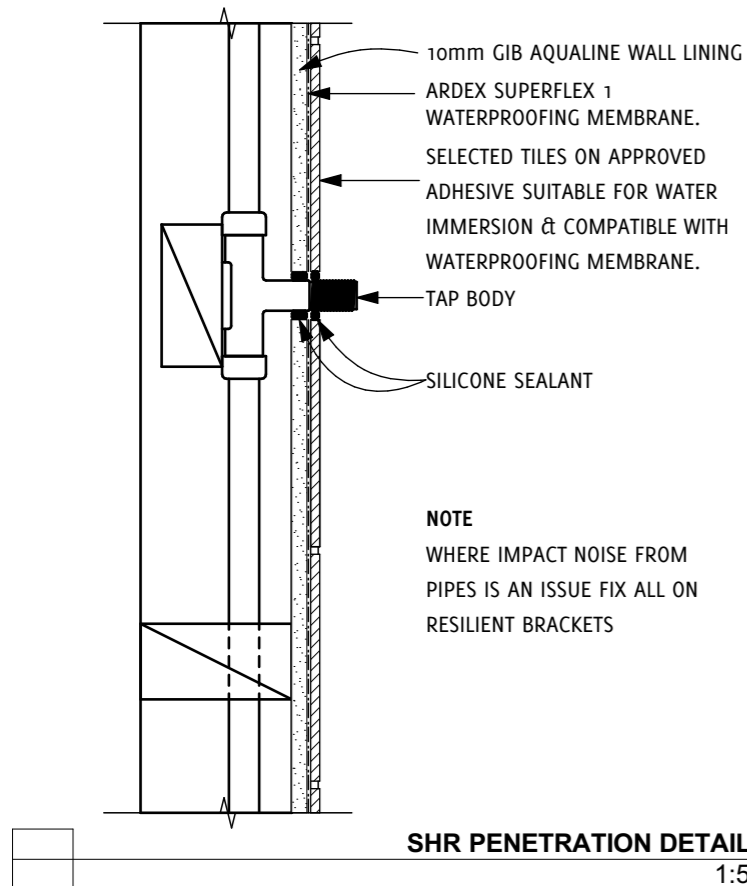
MiTek 2012

No.	Date	REVISION	By
B	15.10.18	Stair & Landing room between family room and outdoor to be deleted.	SR
A	14.09.18		SR

No.	Date	ISSUE	By
6	25/07/18	CONSENT ISSUE	SR
5	31/01/18	ENGINEERING ISSUE	SR
4	31/01/18	RC ISSUE	SR
3	31/01/18	CLIENT APPROVAL SET 2	SR
2	31/01/18	CLIENT APPROVAL SET	PT
1	17/10/17	DRAFT FLOOR PLAN	PT



Project Name	PROPOSED RESIDENCE	Drawing Status	CONSENT ISSUE	Project Ref	17-796
Project Address	17 JOYCES ROAD, PAIHIA	Sheet Contents	LINTEL PLAN	Drawing No.	6
Client Name	Mr. G FLEET	ORIGINAL DRAWING SCALE AT A3 SHEET SIZE		Rev	B
		Drawn By	SR	OF	27
		Checked By	PT	Plot Date:	01-Nov-18
BLANK SPACE ARCHITECTURAL LIMITED		T: 09 238 1453	M: 0274 2000 37	E: info@blankspace.co.nz	



FIXINGS TREATMENT

Table 4.1 - Protection required for steel fixings and fastenings excluding nails and screws⁽¹⁾ (see 4.4.1)

ZONES	FIXING FASTENING	ENVIRONMENT	MATERIAL
ALL ZONES	Nail plates	CLOSED AND ROOF SPACES	Continuously coated galvanized steel ⁽²⁾
	Wire dogs & bolts		Hot-dipped galvanized steel ⁽²⁾
	All other structural fixings	CLOSED	Mild steel (uncoated, non-galvanized) ⁽³⁾
ZONE D	All structural fixings	SHELTERED ⁽⁴⁾ AND EXPOSED	Type 304 stainless steel ⁽⁵⁾

- Items described in this table are steel fasteners required to last not less than 50 years, used for joining timber, such as nail plates, bolts, brackets, wire dogs and similar, but not including nails or screws (which are described in table 4.3).
- All galvanizing weights to steel shall be as given in table 4.2.
- Steel fixings in timber treated with copper-based timber preservatives shall be as per 4.4.4.
- "Sheltered" shall be that above a 45° line drawn from the lower edge of a projecting weathertight structure such as a floor, roof or deck. "Exposed" shall be below that 45° line. See figure 4.3(a) and (b).
- Type 304 stainless steel is sufficient to comply with NZBC requirements, but may have surface rust. Type 316 may be used where appearance is a consideration but exceeds the requirements of the NZBC.
- "Fabricated brackets" shall be made from 5 mm (minimum thickness) mild steel and shall be hot-dipped galvanized.

WATERPROOFING

BATH/ VANITY UPSTAND WATERPROOFED BEHIND TILES WITH ARDEX SUPERFLEX WET AREA WATERPROOFING MEMBRANE OR SIMILAR APPROVED REFER TO SPECIFICATION FOR DETAILS.

TIMBER TREATMENT

WHERE TIMBER TREATMENTS ARE USED		
Level	Species	Building Element
Enclosed wall framing protected from the weather <i>continued</i>		
H1.2	Radiata pine Douglas fir	Framing and other members supporting enclosed decks or balconies (including for cantilevered decks)
H3.1	Radiata pine	Battens used behind cladding to form a cavity (H3.1 treatments can be either solvent-based or boron. H3.1 boron treatments supplied grey primer-painted)
H1.2	Radiata pine Douglas fir	All other exterior wall framing and other members including exterior and boundary joists
Internal wall framing		
H1.2	Radiata pine Douglas fir	Internal walls
Mid-floor framing		
H1.2	Radiata pine Douglas fir	All mid-floor framing, including boundary joists, ceiling framing and ceiling battens and double top plates
Interior flooring		
H1.2	Pinus species Douglas fir	Interior flooring
Other framing		
None	Radiata pine Douglas fir	Wall framing and roof framing (including trusses) protected from the weather, in unlined and unoccupied farm buildings and outbuildings, except buildings with high internal humidity, such as saunas, spas etc
H3.2	Radiata pine	Framing exposed to the weather and above ground
H4	Radiata pine	Framing, such as fence posts and landscape timbers, that is exposed to the weather and is in contact with the ground
H5	Radiata pine	Framing, such as house piles, poles and crib walling, that is exposed to the weather and is in contact with the ground

Note 1: For structural use of other species, refer to NZS 3602:2003 Tables 1 and 2.

Note 2: For non-structural use of radiata pine, Douglas fir and other species, refer to NZS 3602:2003 Table 3.

Note 3: A higher treatment level also satisfies the level specified in this table.

WHERE TIMBER TREATMENTS ARE USED		
Level	Species	Building Element
Floor framing protected from weather but exposed to ground atmosphere		
H1.2	Radiata pine Douglas fir	Jackstuds, subfloor braces, wall plates, floor joists to the subfloor, blocking, walings and battens, noggs and diagonal boards
H1.2	Radiata pine Douglas fir	Interior solid wood flooring for ground floors
Enclosed roof framing and trusses		
H1.2	Radiata pine Douglas fir	Sarking and framing not protected from solar-driven moisture through absorbent cladding materials
H1.2	Radiata pine Douglas fir	Enclosed flat roof framing and associated roof members
H1.2	Radiata pine Douglas fir	Enclosed skillion roof framing and associated roof members
H1.2	Radiata pine Douglas fir	Valley boards and boards supporting flashings for box gutters, roof penetrations and upstands to roof decks
H1.2	Radiata pine Douglas fir	All roof trusses, including gable end trusses, roof framing, ceiling and eaves framing, purlins and battens
Enclosed wall framing protected from the weather		
H1.2	Radiata pine Douglas fir	Framing and other members within or beneath a parapet
H1.2	Radiata pine Douglas fir	Framing and other members within enclosed decks or balconies (see H3.2 for cantilevered decks)
H3.2	Radiata pine	Framing and other members within enclosed cantilevered decks (including joist trimmers, noggs and blocking)

No.	Date	REVISION	By
A	14.09.18	Stainless tray and timber slat shower to be changed with tiled shower	SR

No.	Date	ISSUE	By
6	25/07/18	CONSENT ISSUE	SR
5	31/01/18	ENGINEERING ISSUE	SR
4	31/01/18	RC ISSUE	SR
3	31/01/18	CLIENT APPROVAL SET 2	SR
2	16/01/18	CLIENT APPROVAL SET	PT
1	17/10/17	DRAFT FLOOR PLAN	PT

LOVERIDGE BUILDERS

blank space architectural

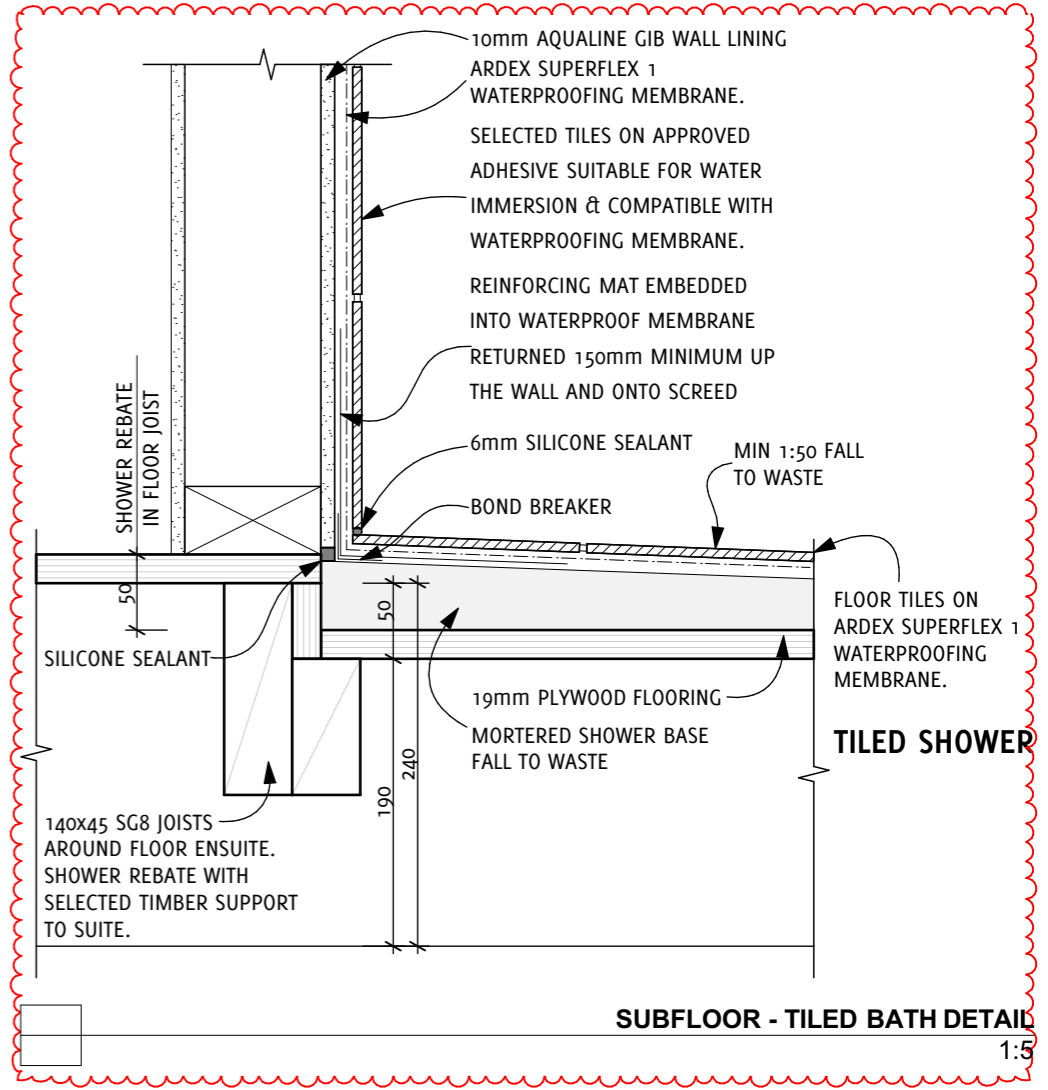
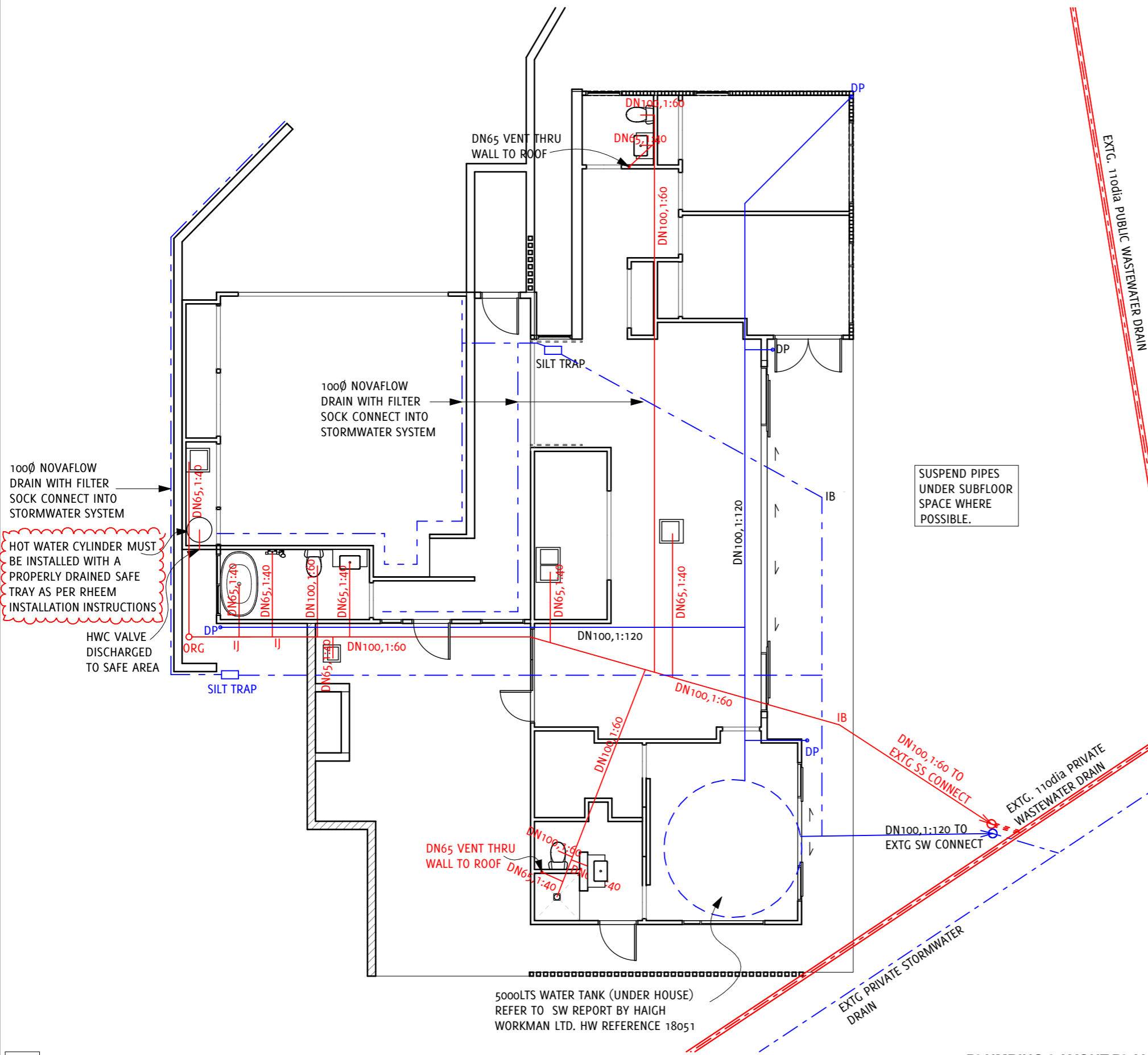
Project Name **PROPOSED RESIDENCE**
Project Address **17 JOYCES ROAD, PAIHIA**
Client Name **Mr. G FLEET**

Drawing Status **CONSENT ISSUE**
Sheet Contents **WET AREA DETAILS**
ORIGINAL DRAWING SCALE AT A3 SHEET SIZE
Drawn By **SR**
Checked By **PT**
Plot Date: **01-Nov-18**

Project Ref **17-796**
Drawing No. **7**
Rev **A**
OF **27**

PLUMBING NOTES

- DRAINLAYER TO CONFIRM PLUMBING/ DRAINAGE ROUTES BEFORE POURING OF CONCRETE SLAB. PLUMBING/ DRAINAGE AS PER AS/NZS 3500.2.2:2016.
- CONTRACTOR TO ENSURE ALL CONCRETE ENCASED SERVICES ARE IN PLACE BEFORE POURING OF CONCRETE SLAB. WHERE SERVICE PIPES PASS THROUGH SLAB WRAP IN PROTECTIVE TAPE TO ALLOW FOR MOVEMENT. TAPE PIPES TO SEAL PENETRATIONS WHERE THEY PASS THROUGH THE DPM
- CONTRACTOR TO PROVIDE APPLICABLE PRODUCER STATEMENTS AND GUARANTEES FOR ALL WORKS.



SUSPEND PIPES UNDER SUBFLOOR SPACE WHERE POSSIBLE.

PLUMBING LAYOUT PLAN
1:100

No.	Date	REVISION	By
A	14.09.18	Tiled shower detail for subfloor area	SR



Project Name **PROPOSED RESIDENCE**
 Project Address **17 JOYCES ROAD, PAIHIA**
 Client Name **Mr. G FLEET**

Drawing Status **CONSENT ISSUE**
 Sheet Contents **PLUMBING LAYOUT PLAN**
 ORIGINAL DRAWING SCALE AT A3 SHEET SIZE
 Drawn By SR
 Checked By PT
 Plot Date: **01-Nov-18**

NOTE:
 RECESSED FLOORS IN WET AREA. CONCRETE AND
 TIMBER FLOORS WILL NEED TO BE RECESSED BY 80mm
 TO ALLOW FOR CUSTOM STAINLESS TRAY TO BE FITTED.
 THESE TRAYS BE FILLED WITH TIMBER BOAT GRADE
 TIMBER SLATS FOR DRAINAGE. REFER SHEET 7 FOR
 DETAIL.

NOTE:
 HOUSE & DECK SUBFLOOR PILES,
 BEARERS, FOOTING AND BRACING
 SYSTEM, REFER ENGINEER
 DRAWING FOR DETAILS

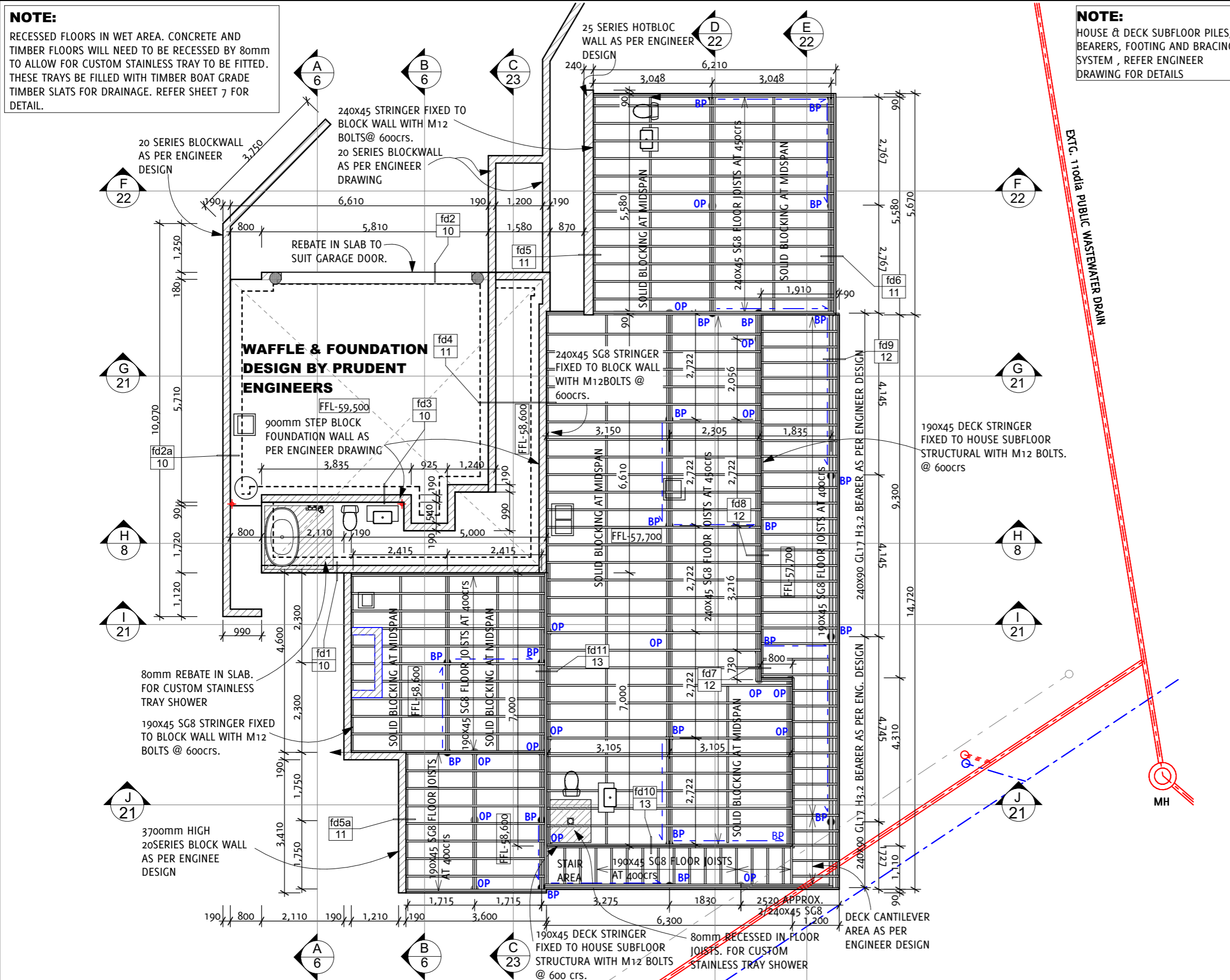
FOUNDATION NOTES

- FLOOR SLAB & FOUNDATIONS TO BE DESIGNED BY PRUDENT ENGINEERS. REFER ENGINEER DRAWINGS
- ALL FOUNDATIONS TO BE EXCAVATED TO FIRM NATURAL GROUND. CLEARED GROUND LEVEL IS THE INTERFACE BETWEEN TOPSOIL & CLAY LAYER.
- INSPECTION REQUIREMENT, FOLLOWING STRIPPING OF TOPSOIL & IMMEDIATELY PRIOR TO LAYING OF HARDFILL & POLYTHENE THE SUBGRADE SHALL BE INSPECTED BY A CHARTERED PROFESSIONAL ENGINEER. THE SUBGRADE SHALL BE KEPT MOIST FOLLOWING EXCAVATION AND PRIOR TO LAYING OF METAL & DPM. SHOULD CRACKS BE VISIBLE THE SUBGRADE SHALL BE WETTED BACK TO THE SATISFACTION OF THE ENGINEER. KEEP HARDFILL WETTED DOWN PRIOR TO PLACING OF THE DPM.
- PLACE HARDFILL IN LAYERS OF LOOSE DEPTH NOT EXCEEDING 150mm AND THOROUGHLY CONSOLIDATE BY MECHANICAL MEANS.
- FILL UP TO & BEYOND 600mm TO BE CERTIFIED & PS4 PROVIDED BY ENGINEER
- CONTRACTOR TO ENSURE ALL CONCRETE ENCASED SERVICES ARE IN PLACE BEFORE POURING OF CONCRETE SLAB. WHERE SERVICE PIPES PASS THROUGH SLAB WRAP IN PROTECTIVE TAPE TO ALLOW FOR MOVEMENT. TAPE PIPES TO SEAL PENETRATIONS WHERE THEY PASS THROUGH THE DPM
- 19mm STRUCTURAL PLYWOOD FLOORING MANUFACTURED TO AS/NZS 2269 SHALL BE H3.2 CCA TREATED RADIATA PINE CD GRADE STRESS LEVELS (F11) FIXED WITH ITS FACE GRAIN RUNNING ACROSS JOISTS IN ACCORDANCE WITH NZS3604:2011 7.2.3.5 SCREWED & GLUED AS PER 7.2.3.4
- EX100x40 TIMBER DECKING ON 240x45 SG8 DECK JOISTS AT 400CRS
- PLANTING OF TREES SHOULD BE AVOIDED NEAR THE FOUNDATION OF THE DWELLING AND KEPT A DISTANCE OF 1.5 x THE MATURE HEIGHT OF THE TREE FROM THE FOOTING.
- ENSURE ALL SAW CUTS DO NOT INTERFERE WITH TILED AREAS.
- CONTRACTOR TO PROVIDE APPLICABLE PRODUCER STATEMENTS AND GUARANTEES FOR ALL WORKS.

SUBFLOOR VENTILATION
 SUBFLOOR VENTILATION IS PROVIDED BY EX 100x25mm BASE BOARDS OR SIMILAR WITH CONTINUOUS 20mm WIDE GAPS BETWEEN BOARDS AS PER NZS 3604:2011 SECTION 6.14.2

PILE LEGEND:
 PILES AS PER ENGINEER DESIGN

- OP - ORDINARY PILE
 450Øx700 DEEP CONCRETE FOOTING H5 200SED POLES WITH 6KN LUMBER ORDINARY PILE FIXING KIT.
- BP - BRACED PILE
 450Øx1200 DEEP CONCRETE FOOTING H5 200SED BRACED PILE MARKED IN ACCDANCE WITH NZS3605:2001 MAX HEIGHT 3000mm ABOVE GROUND
- PILE AT GARAGE DOOR ENTRANCE:
 300 DIA. PILES 1.2m DEEP



FOUNDATION PLAN
 1:100

No.	Date	REVISION	By
6	25/07/18	CONSENT ISSUE	SR
5	31/01/18	ENGINEERING ISSUE	SR
4	31/01/18	RC ISSUE	SR
3	31/01/18	CLIENT APPROVAL SET 2	SR
2	16/01/18	CLIENT APPROVAL SET	PT
1	17/10/17	DRAFT FLOOR PLAN	PT

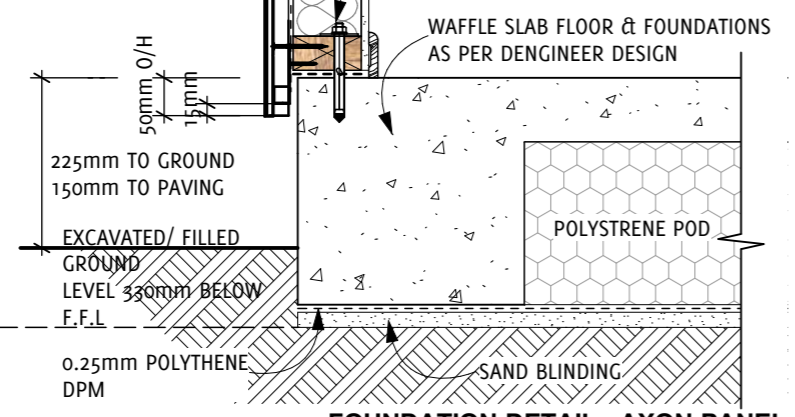


Project Name **PROPOSED RESIDENCE**
 Project Address **17 JOYCES ROAD, PAIHIA**
 Client Name **Mr. G FLEET**

Drawing Status **CONSENT ISSUE**
 Sheet Contents **FOUNDATION PLAN**
 ORIGINAL DRAWING SCALE AT A3 SHEET SIZE
 Drawn By **SR**
 Checked By **PT**
 Plot Date: **01-Nov-18**

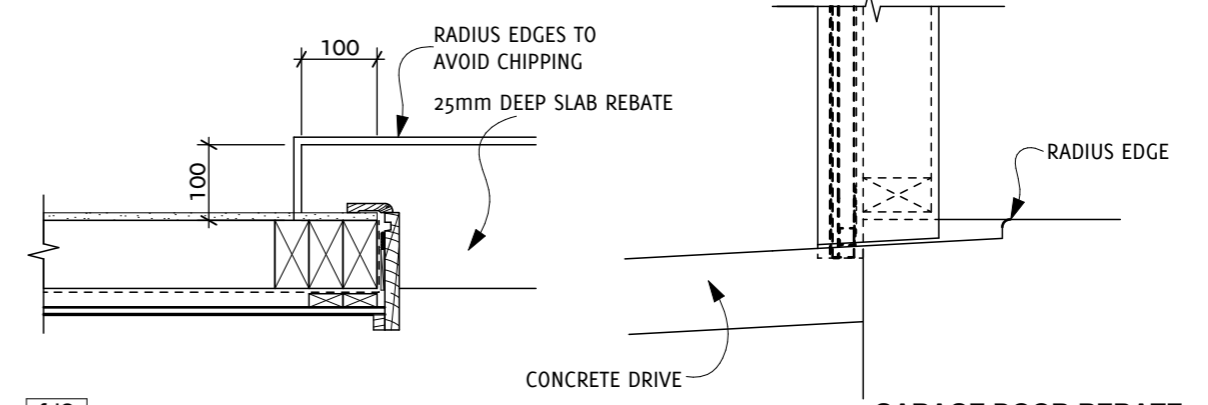
AXON PANEL CLADDING ON 20mm VENTED CAVITY WITH APPROVED BUILDING WRAP ON 90x45 SG8 TIMBER FRAMED WALLS STUDS AT SPECIFIED CRS, NOGS AT 800CRS R2.6 BATTS INSULATION 10mm GIB BD WALL LININGS

BOTTOM PLATE ON DPC FIXED TO SLAB WITH RAMSET 12120BPAG ANCHORS WITH 50x50x3mm WASHERS AT 900CRS OR ALT. APPROVED FIXINGS.



FOUNDATION DETAIL - AXON PANEL 1:10

fd1
9

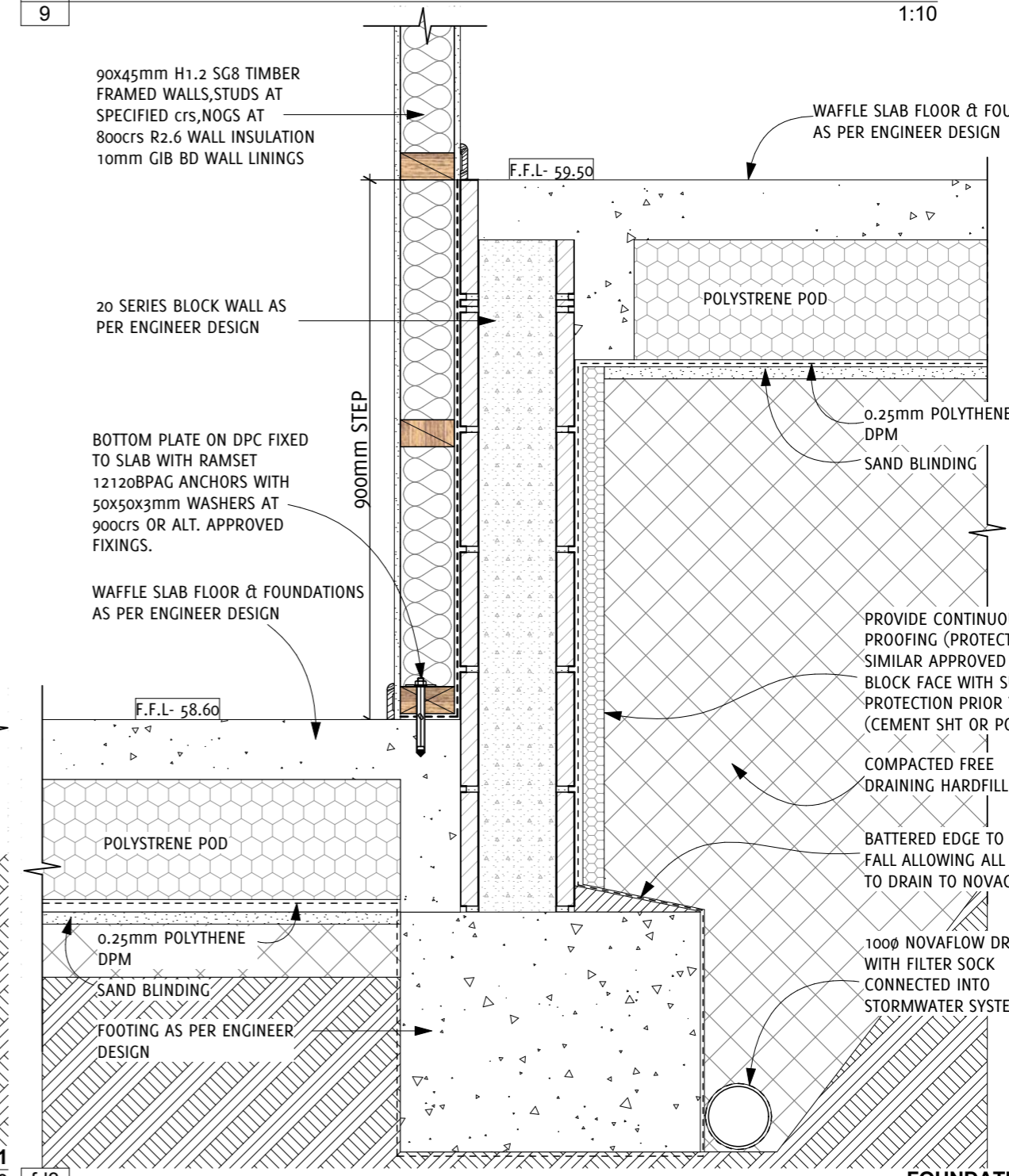


GARAGE DOOR REBATE 1:10

fd2
9

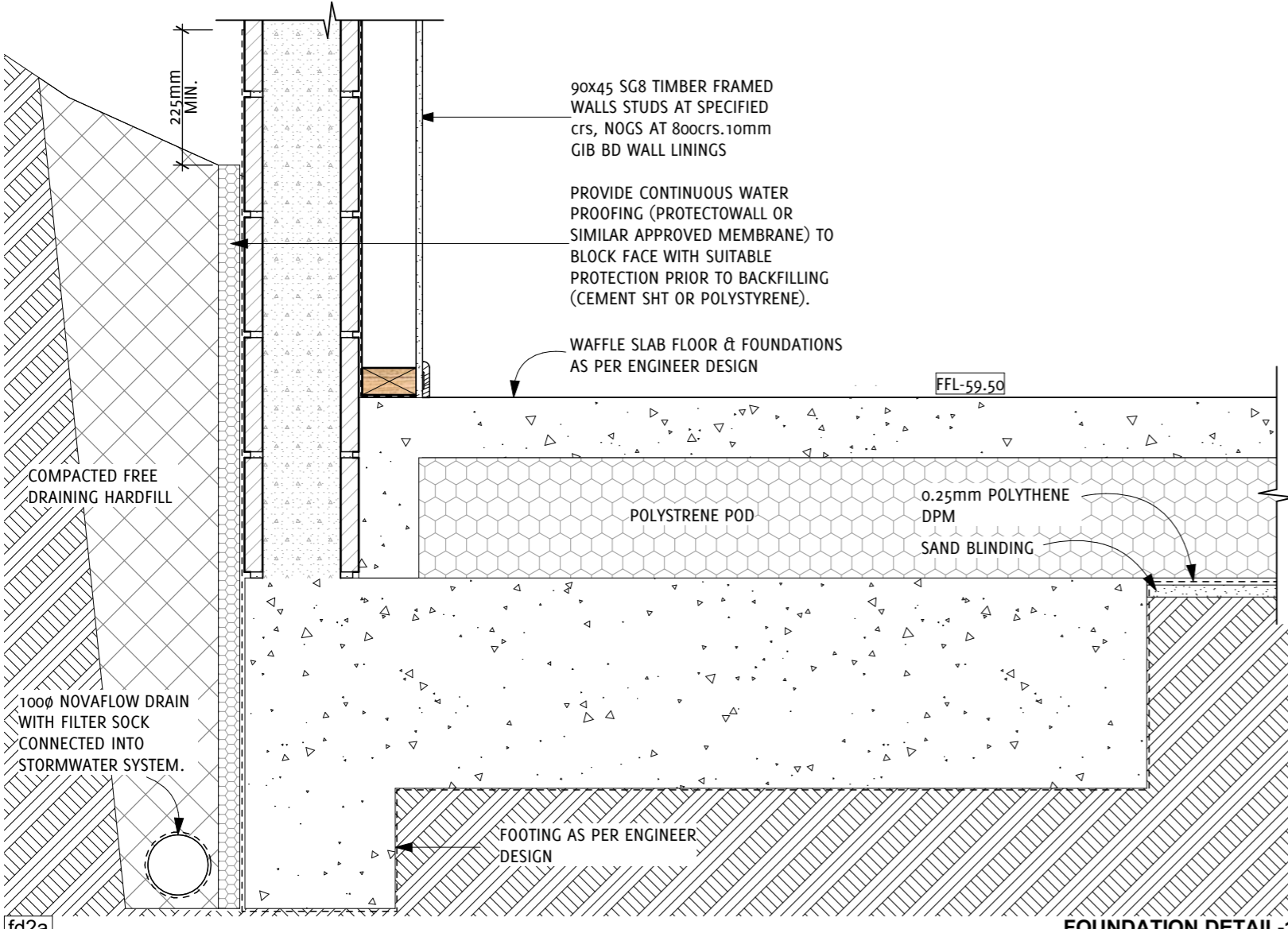
90x45mm H1.2 SG8 TIMBER FRAMED WALLS, STUDS AT SPECIFIED CRS, NOGS AT 800CRS R2.6 WALL INSULATION 10mm GIB BD WALL LININGS

WAFFLE SLAB FLOOR & FOUNDATIONS AS PER ENGINEER DESIGN



FOUNDATION DETAIL-2 1:10

fd3
9



FOUNDATION DETAIL-1 1:10

fd2a
9

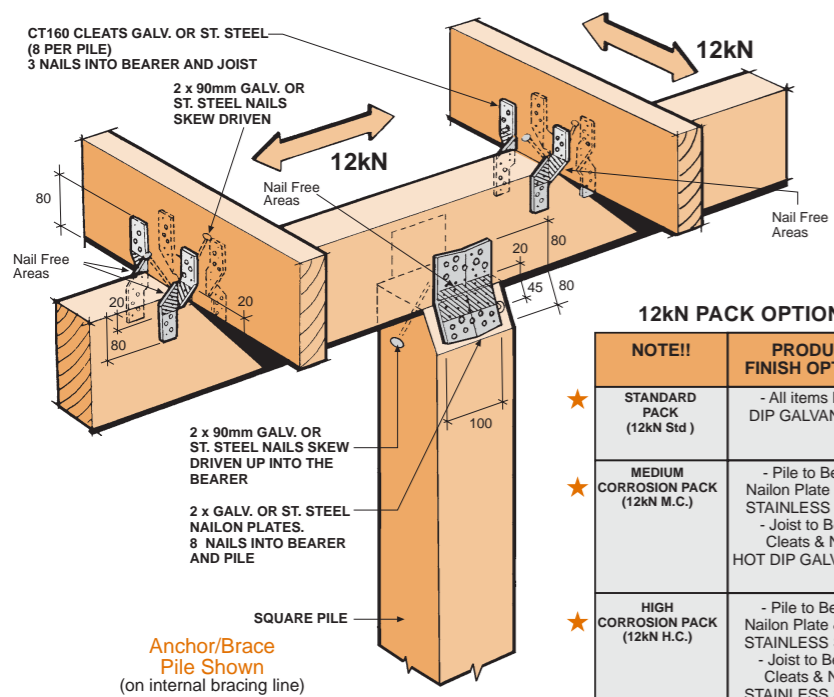
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6	25/07/18	CONSENT ISSUE	SR
5	31/01/18	ENGINEERING ISSUE	SR
4	31/01/18	RC ISSUE	SR
3	31/01/18	CLIENT APPROVAL SET 2	SR
2	16/01/18	CLIENT APPROVAL SET	PT
1	17/10/17	DRAFT FLOOR PLAN	PT



Project Name **PROPOSED RESIDENCE**
 Project Address **17 JOYCES ROAD, PAIHIA**
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Drawing Status **CONSENT ISSUE**
 Sheet Contents **FOUNDATION DETAILS**
 ORIGINAL DRAWING SCALE AT A3 SHEET SIZE
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 Plot Date: **01-Nov-18**

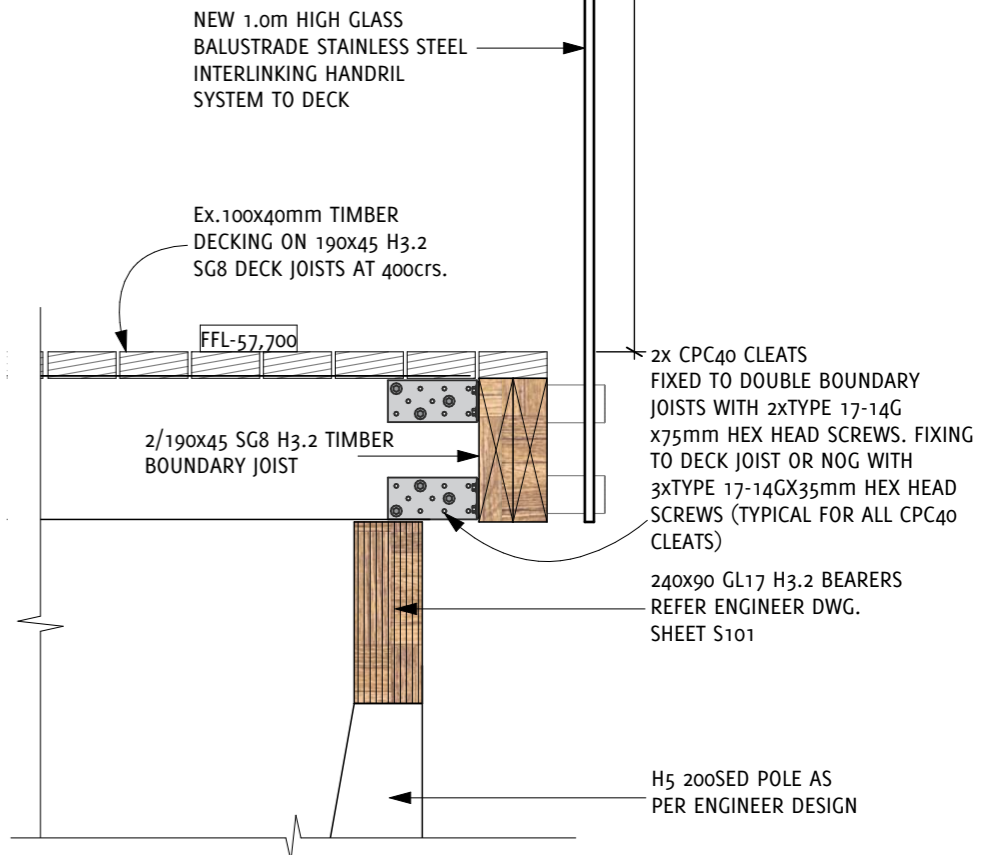
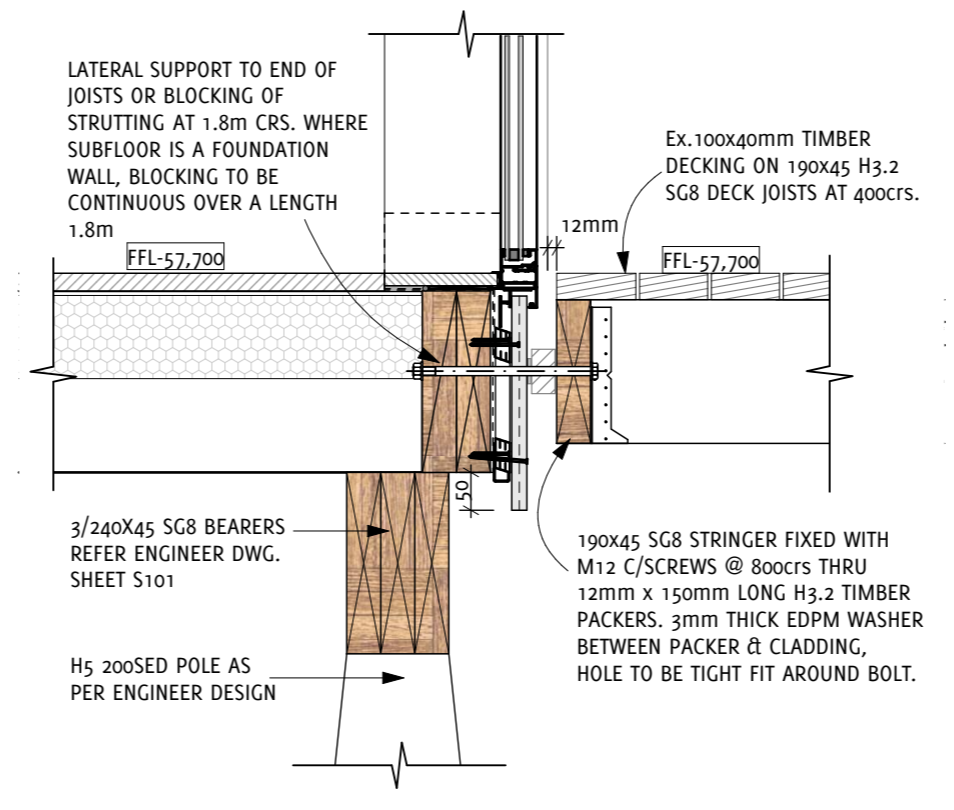
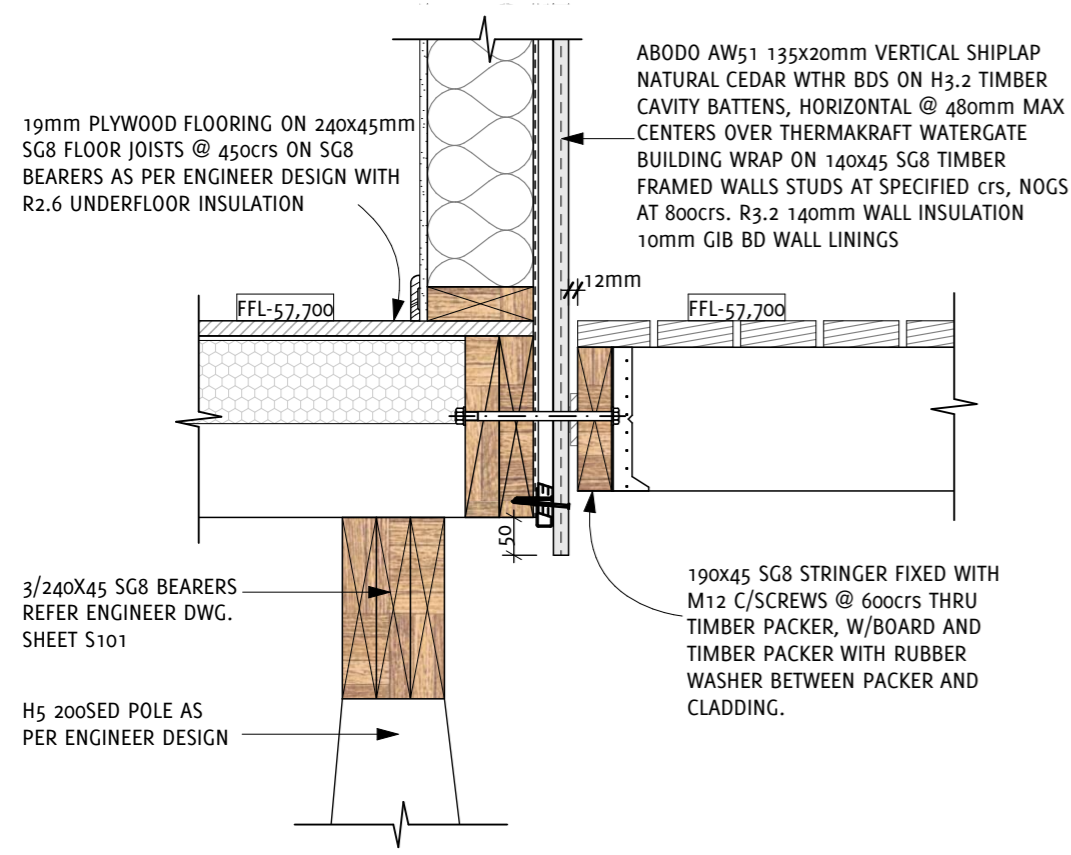
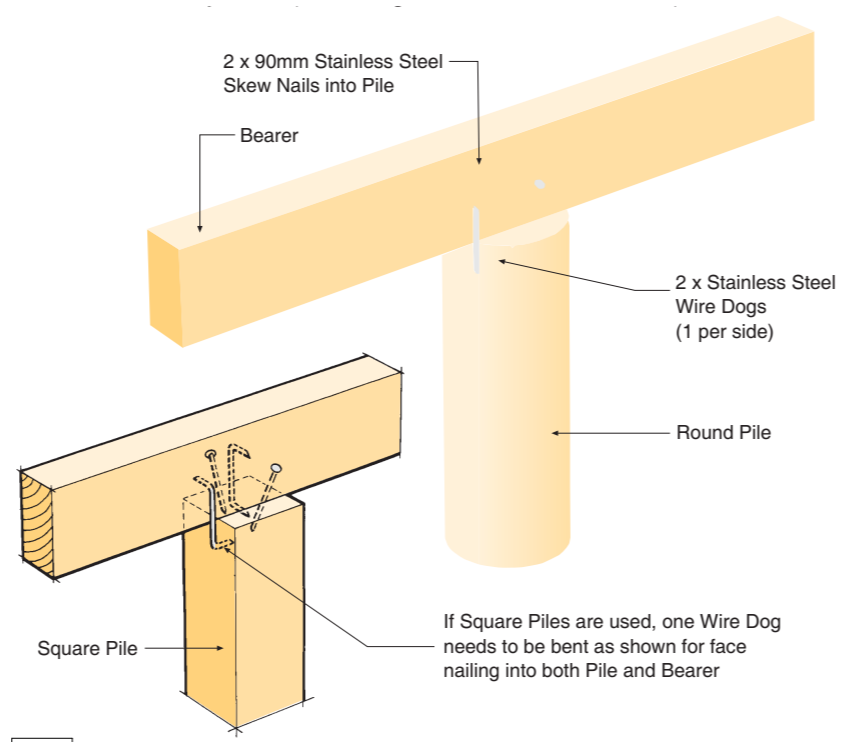
Project Ref **17-796**
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 Rev **OF 27**



12kN PACK OPTIONS

NOTE!!	PRODUCT FINISH OPTIONS
★ STANDARD PACK (12kN Std)	- All items HOT DIP GALVANISED
★ MEDIUM CORROSION PACK (12kN M.C.)	- Pile to Bearer Nailon Plate & Nails STAINLESS STEEL - Joist to Bearer Cleats & Nails HOT DIP GALVANISED
★ HIGH CORROSION PACK (12kN H.C.)	- Pile to Bearer Nailon Plate & Nails STAINLESS STEEL - Joist to Bearer Cleats & Nails STAINLESS STEEL

★ See Over For Corrosion Table.

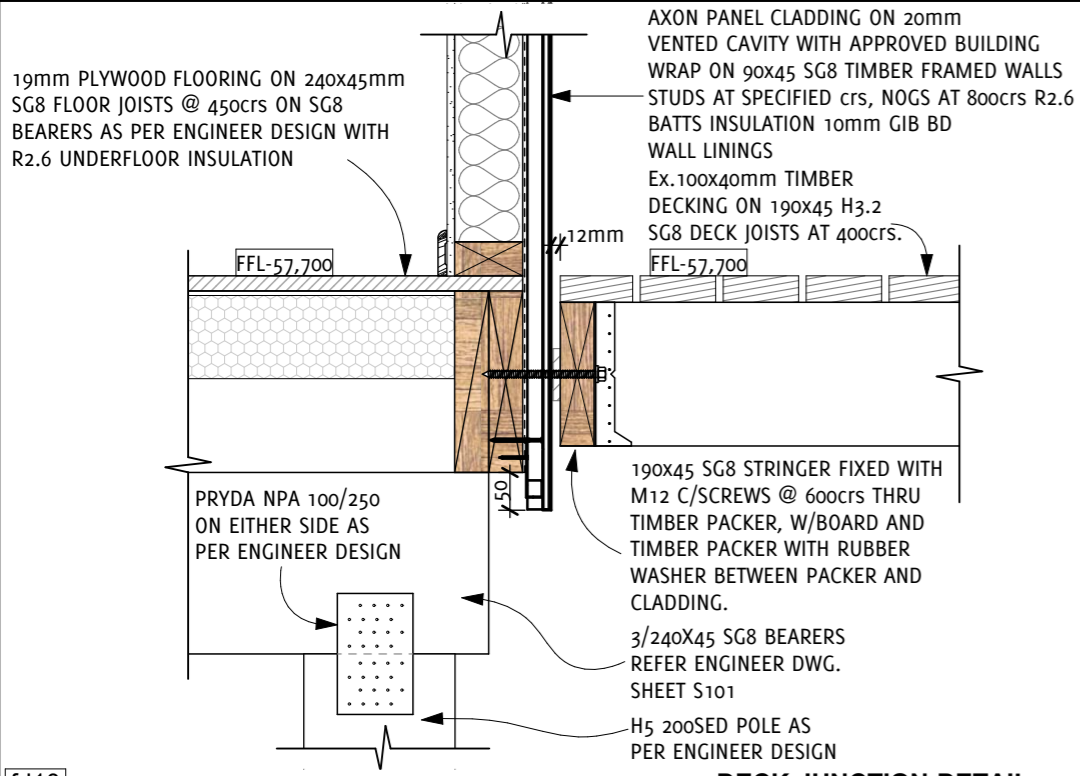


fd7 9 DECK JUNCTION DETAIL 1:10 fd8 9 DOOR THRESHOLD DETAIL 1:10 fd9 9 ENCLOSED DECK DETAIL 1:10

No.	Date	REVISION	By
6	25/07/18	CONSENT ISSUE	SR
5	31/01/18	ENGINEERING ISSUE	SR
4	31/01/18	RC ISSUE	SR
3	31/01/18	CLIENT APPROVAL SET 2	SR
2	16/01/18	CLIENT APPROVAL SET	PT
1	17/10/17	DRAFT FLOOR PLAN	PT



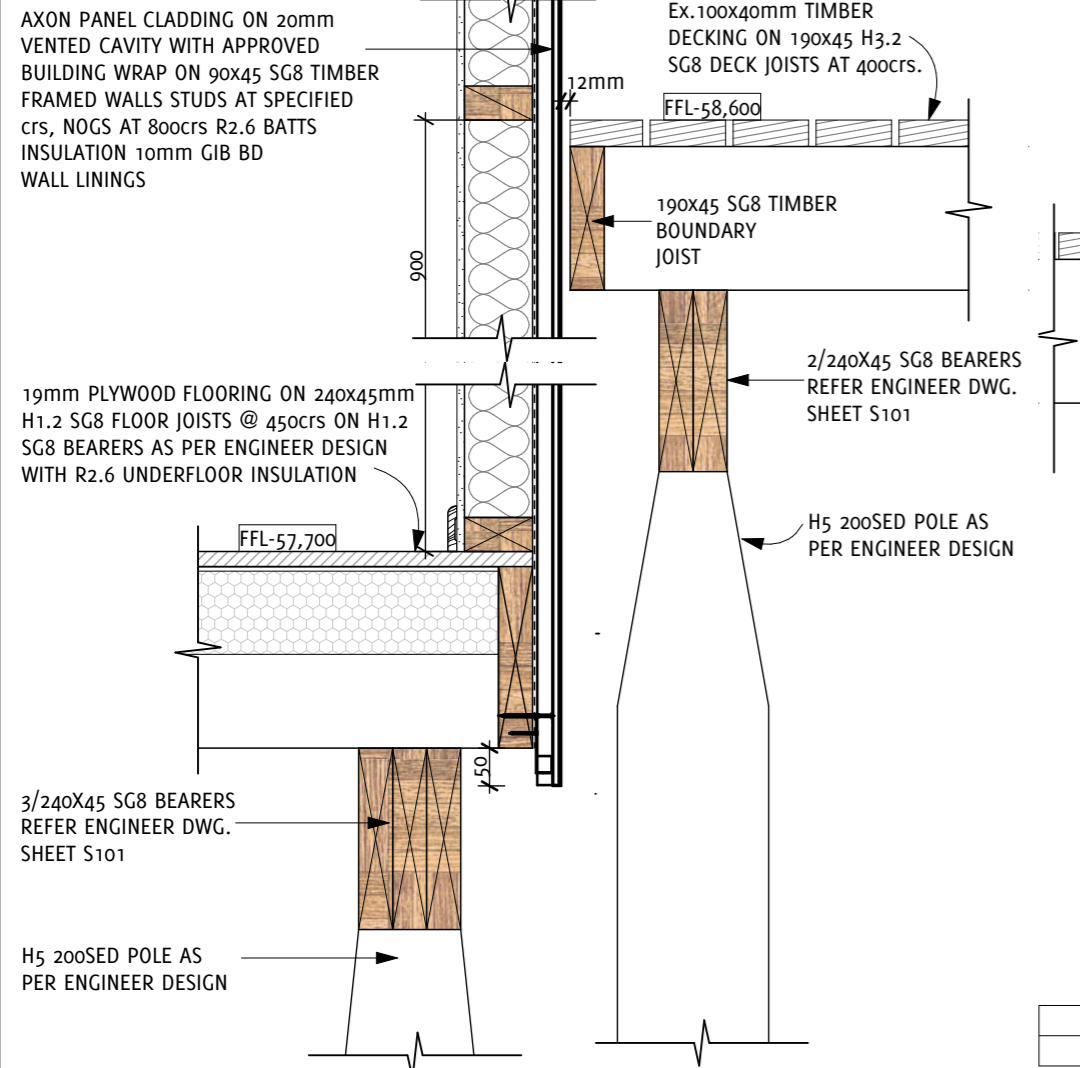
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Project Address	17 JOYCES ROAD, PAIHIA	Sheet Contents	FOUNDATION DETAILS	Drawing No.	12
Client Name	Mr. G FLEET	ORIGINAL DRAWING SCALE AT A3 SHEET SIZE		Rev	OF 27
		Drawn By	SR	Plot Date:	01-Nov-18
		Checked By	PT		



DECK JUNCTION DETAIL

1:10

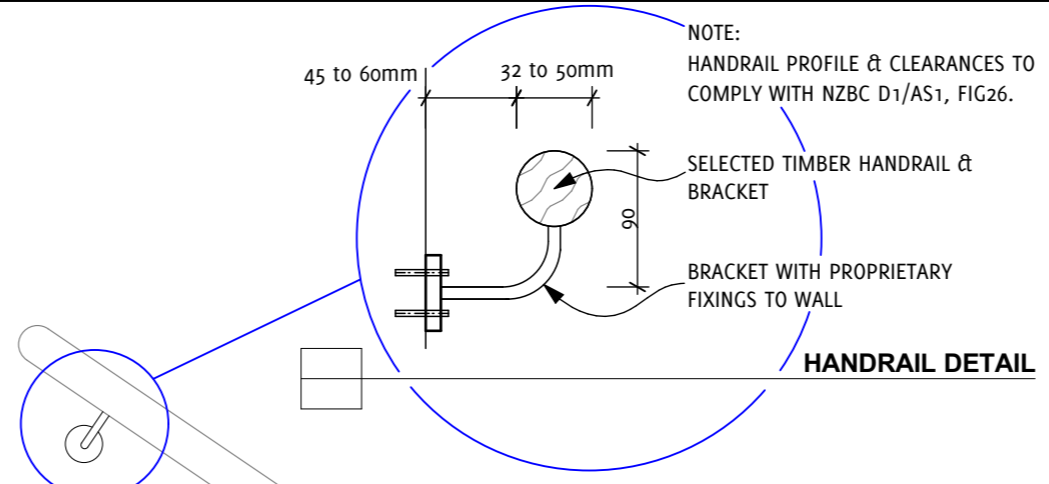
fd10
9



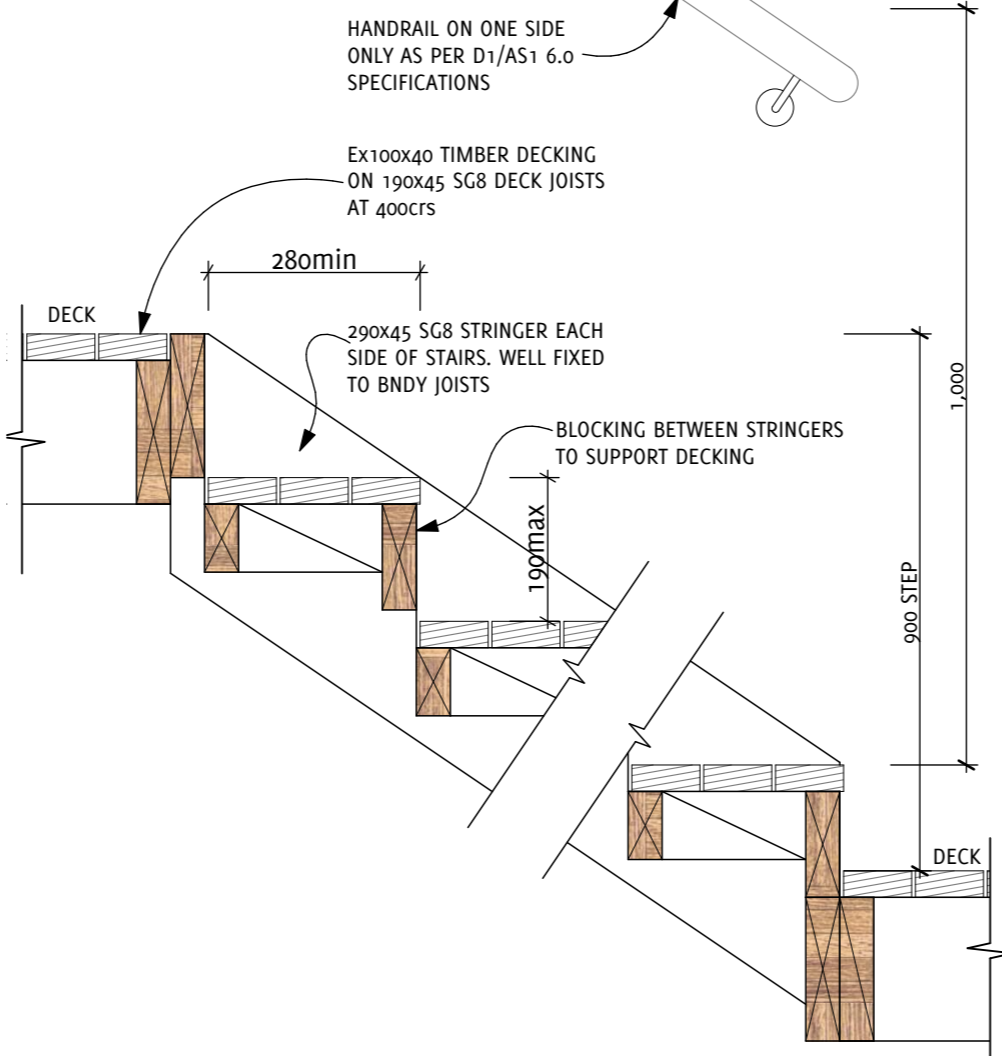
COURT YARD JUNCTION DETAIL

1:10

fd11
9

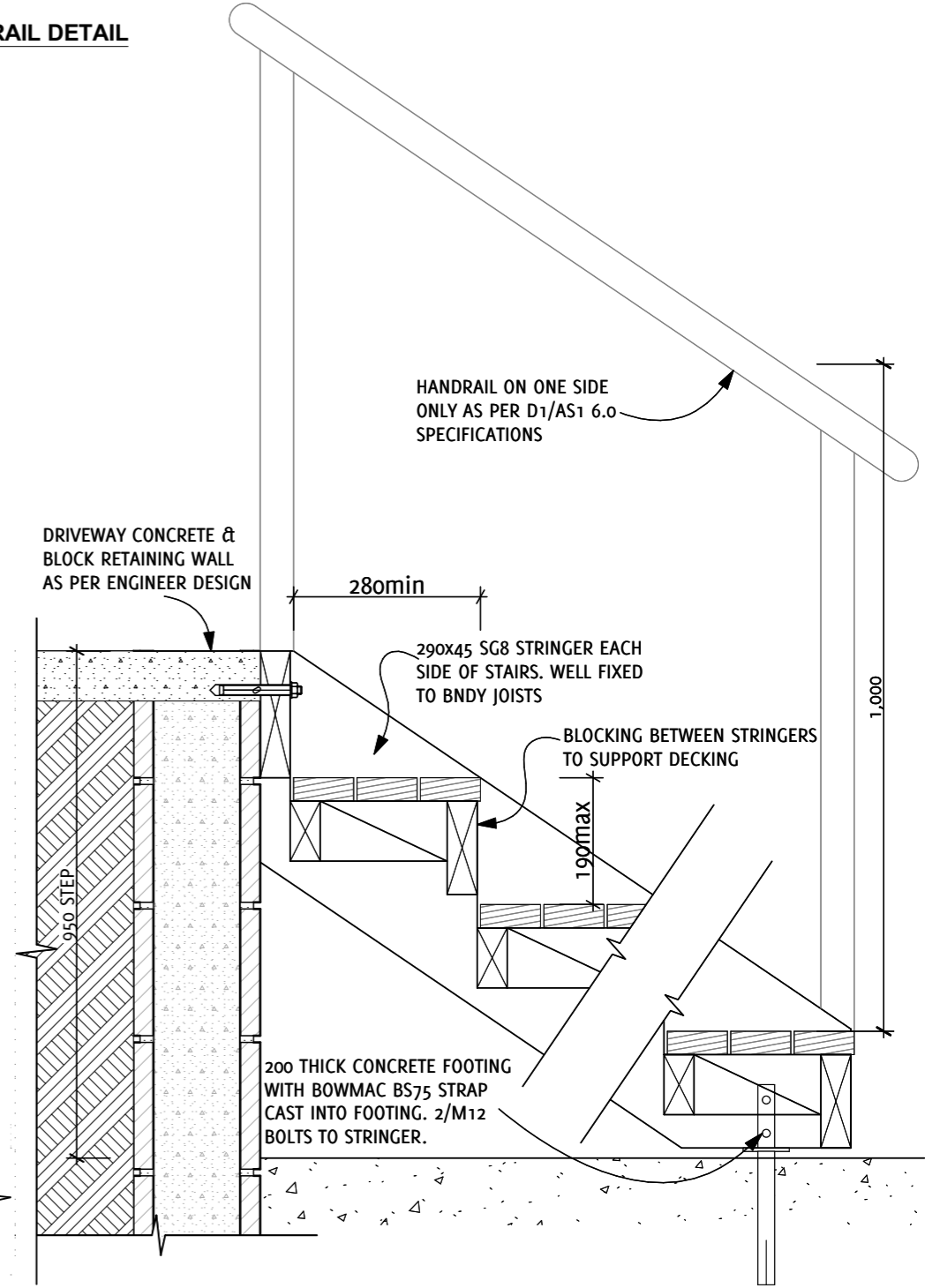


HANDRAIL DETAIL



DECK STAIR DETAIL

1:10



EXTERIOR STAIR DETAIL

1:10

No.	Date	REVISION	By
6	25/07/18	CONSENT ISSUE	SR
5	31/01/18	ENGINEERING ISSUE	SR
4	31/01/18	RC ISSUE	SR
3	31/01/18	CLIENT APPROVAL SET 2	SR
2	16/01/18	CLIENT APPROVAL SET	PT
1	17/10/17	DRAFT FLOOR PLAN	PT



Project Name **PROPOSED RESIDENCE**

Project Address **17 JOYCES ROAD, PAIHIA**

Client Name **Mr. G FLEET**

Drawing Status **CONSENT ISSUE**

Sheet Contents **FOUNDATION DETAILS**

ORIGINAL DRAWING SCALE AT A3 SHEET SIZE

Drawn By SR

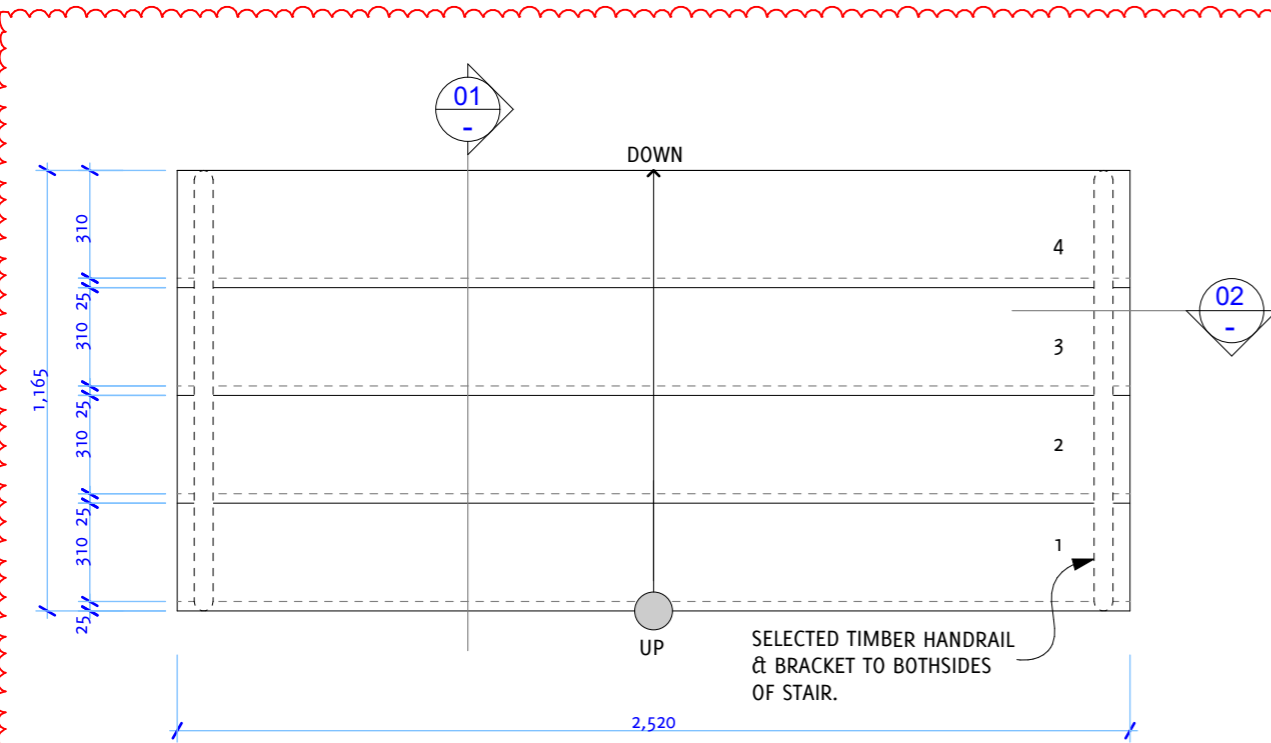
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Plot Date: **01-Nov-18**

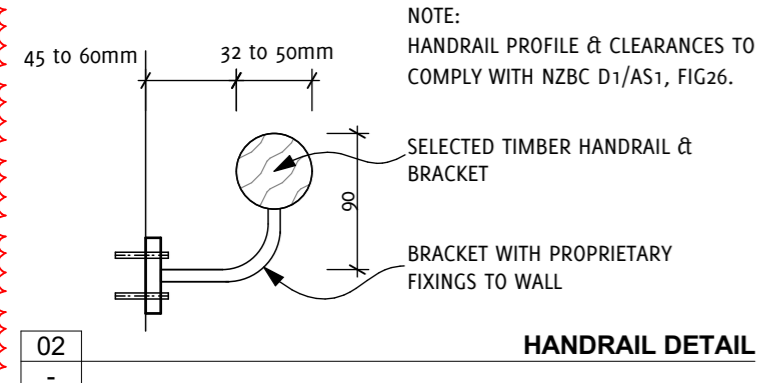
Project Ref **17-796**

Drawing No. **13**

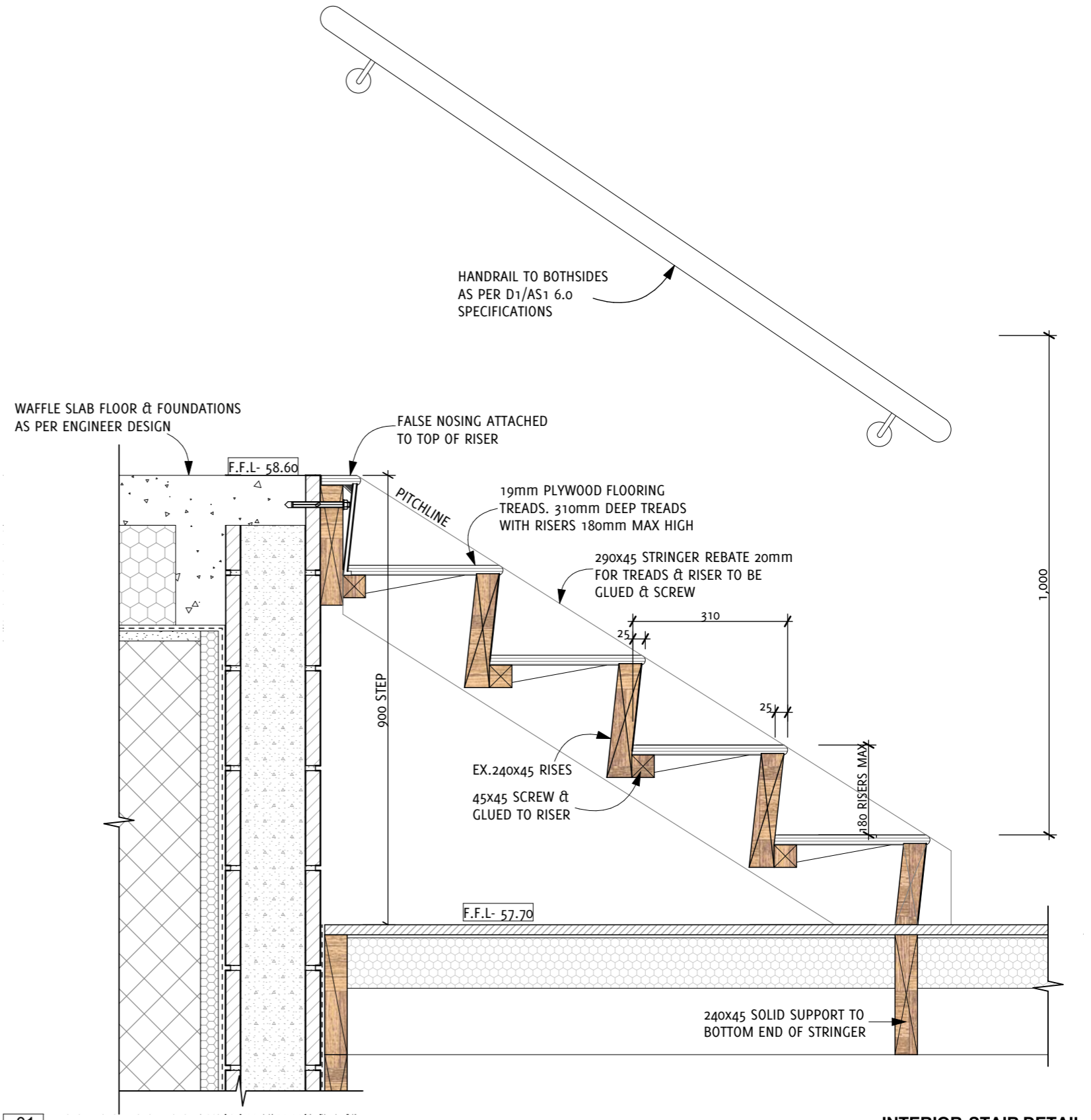
Rev **OF 27**



INTERNAL STAIR PLAN
1:20



HANDRAIL DETAIL



INTERIOR STAIR DETAIL
1:10

No.	Date	REVISION	By
A	14.09.18	INTERNAL STAIR DETAIL	

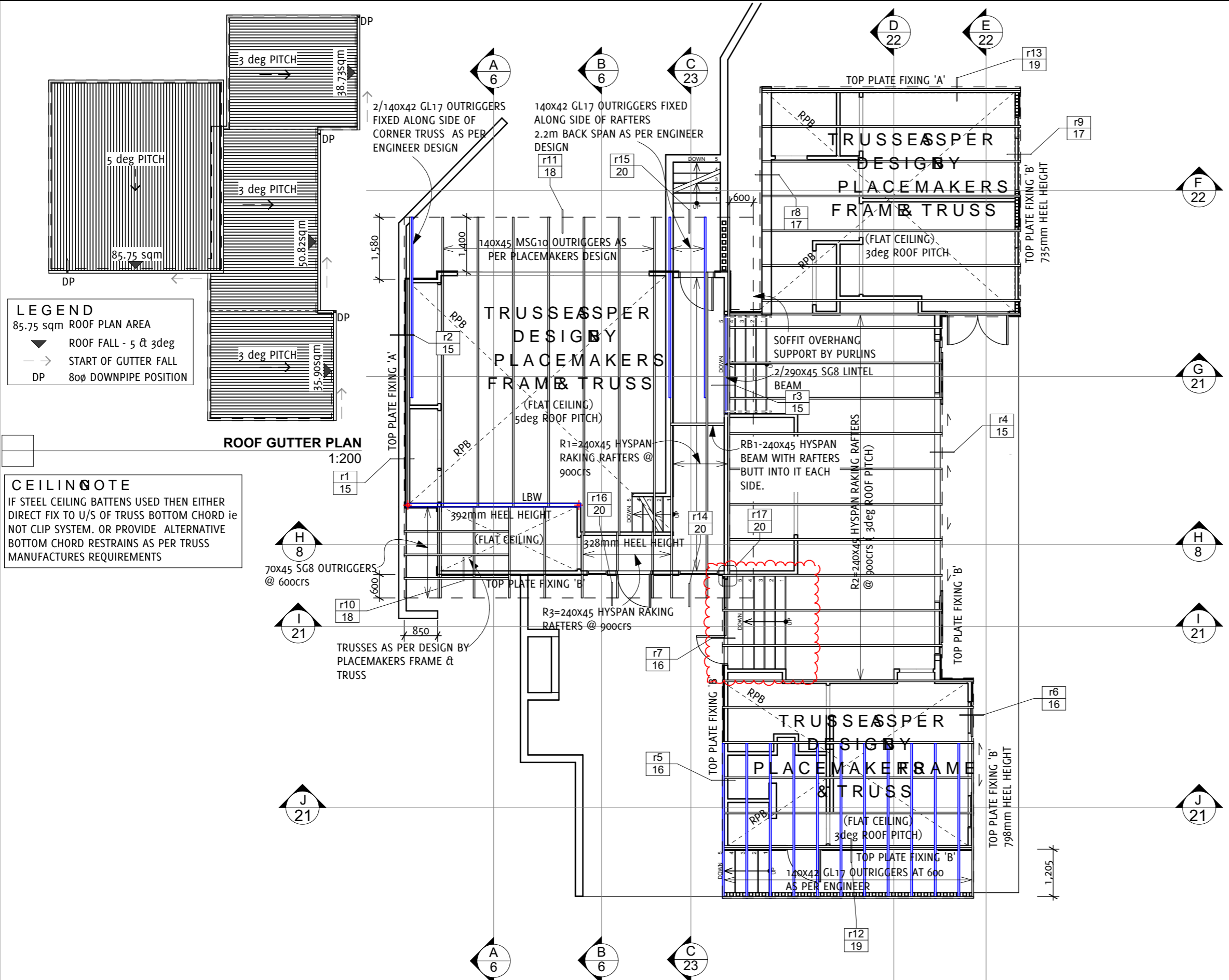
No.	Date	ISSUE	By
6	25/07/18	CONSENT ISSUE	SR
5	31/01/18	ENGINEERING ISSUE	SR
4	31/01/18	RC ISSUE	SR
3	31/01/18	CLIENT APPROVAL SET 2	SR
2	31/01/18	CLIENT APPROVAL SET	PT
1	17/10/17	DRAFT FLOOR PLAN	PT



Project Name **PROPOSED RESIDENCE**
 Project Address **17 JOYCES ROAD, PAIHIA**
 Client Name **Mr. G FLEET**

Drawing Status **CONSENT ISSUE**
 Sheet Contents **INTERNAL STAIR DETAIL**
 ORIGINAL DRAWING SCALE AT A3 SHEET SIZE
 Drawn By **SR**
 Checked By **PT** Plot Date: **01-Nov-18**

Project Ref **17-796**
 Drawing No. **13a** Rev **A**
 OF **27**



LEGEND
 85.75 sqm ROOF PLAN AREA
 ▼ ROOF FALL - 5 & 3deg
 -> START OF GUTTER FALL
 DP 80Ø DOWNPIPE POSITION

CEILING NOTE
 IF STEEL CEILING BATTENS USED THEN EITHER DIRECT FIX TO U/S OF TRUSS BOTTOM CHORD IE NOT CLIP SYSTEM. OR PROVIDE ALTERNATIVE BOTTOM CHORD RESTRAINS AS PER TRUSS MANUFACTURES REQUIREMENTS

ROOF NOTES

- 3&5deg ROOF PITCH
- COLORSTEEL TRAPEZODIAL LONGRUN ROOFING
- 70x45 SG8 PURLINS AT 900 crs
- TIMBER TRUSSES BY TRUSS MANUFACTURER'S
- C/STEEL FASCIA, CONTINUOUS C/STEEL QUAD GUTTERING
- 4.5mm HARDIFLEX SOFFIT LINING WITH JOINTERS
- 80Ø PVC DOWNPIPES

- CONTRACTOR TO PROVIDE APPLICABLE PRODUCER STATEMENTS AND GUARANTEES FOR ALL WORKS.

- ROOF BRACING AS PER NZS3604:2011 TABLE 10.16
 ROOF PLANE DIAGONAL BRACE (RPB) AS PER NZS3604:2011 10.4.2.2
 A DIAGONALLY OPPOSING PAIR OF CONTINUOUS STEEL STRIPS EACH HAVING A CAPACITY OF 4.0kN IN TENSION FIXED TO EACH TOP CHORD OR RAFTER THAT IS INTERSECTED AND TO THE TOP PLATE

⊕ INDICATES POINT LOADS

UPLIFT FIXING FOR VERY HIGH WIND ZONE

ROOF MEMBER	FIXING DESCRIPTION	ALFIXIN CAPAC
TRUSSES	2/90x3.15 SKEW NAILS & 2 WIRE DOGS	4.7 kN
RAFTERS	2/90x3.15 SKEW NAILS & 2 WIRE DOGS	4.7 kN
PURLINS	1/10g SELF-DRILLING, 80mm LONG	2.4 kN
STUD TO TOP PLATE	A=2/90x3.15 END NAILS B=2/90x3.15 SKEW NAILS & 2 WIRE DOGS	0.7 kN 4.7 kN

NOTE: REFER ALSO TO TRUSS LAYOUT BY CENTRAL FRAME & TRUSS FOR SPECIFIC TRUSS FIXINGS REQUIRED.

ALTERNATIVE STUD TO TOP PLATE FIXING

FIXING TYPE B 4.7 kN CHOOSE ANY OF THE 3 OPTIONS BELOW

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.

Plus LUMBERLOK 6kN Stud Anchor (CPC80)

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.

Plus 2 x LUMBERLOK CPC40

Recommended for internal wall options to avoid lining issues

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.

Plus LUMBERLOK Stud Strap (one face only)

BY MITEK NZ LTD

NOTE: GABLE END WALL TOP PLATE/ STUD CONNECTIONS ONLY REQUIRE 2x90mm x 3.15dia PLAIN STEEL WIRE NAILS DRIVEN VERTICALLY INTO STUD

ROOF FRAMING PLAN
1:100

No.	Date	REVISION	By
A	14.09.18	STAIR BETWEEN FAMILY RM AND OUTDOOR TO BE DELETED	

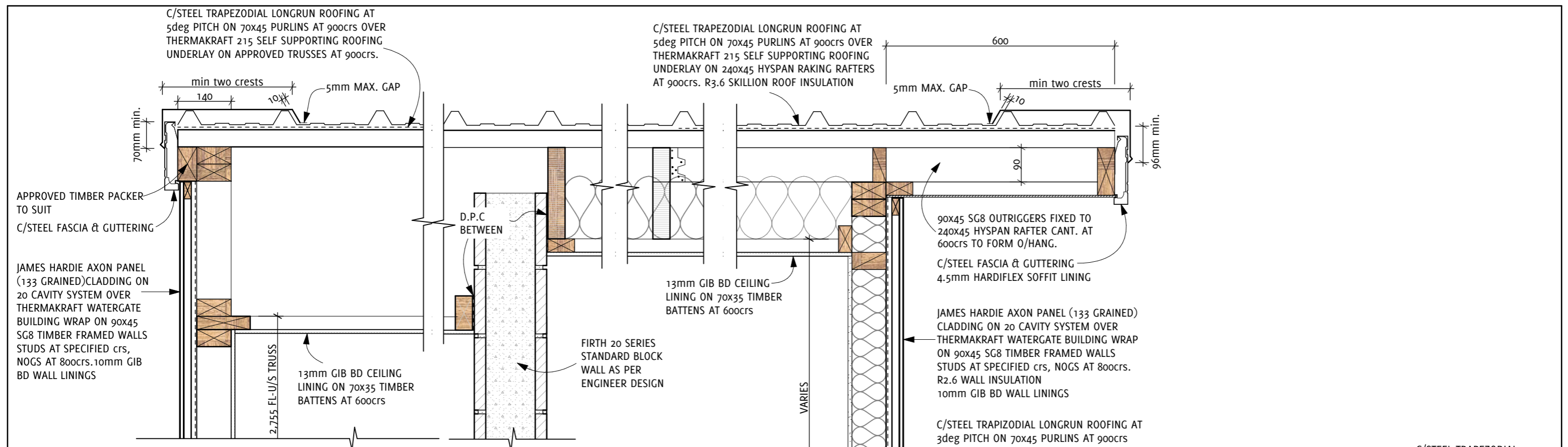
No.	Date	ISSUE	By
6	25/07/18	CONSENT ISSUE	SR
5	31/01/18	ENGINEERING ISSUE	SR
4	31/01/18	RC ISSUE	SR
3	31/01/18	CLIENT APPROVAL SET 2	SR
2	16/01/18	CLIENT APPROVAL SET	PT
1	17/10/17	DRAFT FLOOR PLAN	PT



Project Name **PROPOSED RESIDENCE**
 Project Address **17 JOYCES ROAD, PAIHIA**
 Client Name **Mr. G FLEET**

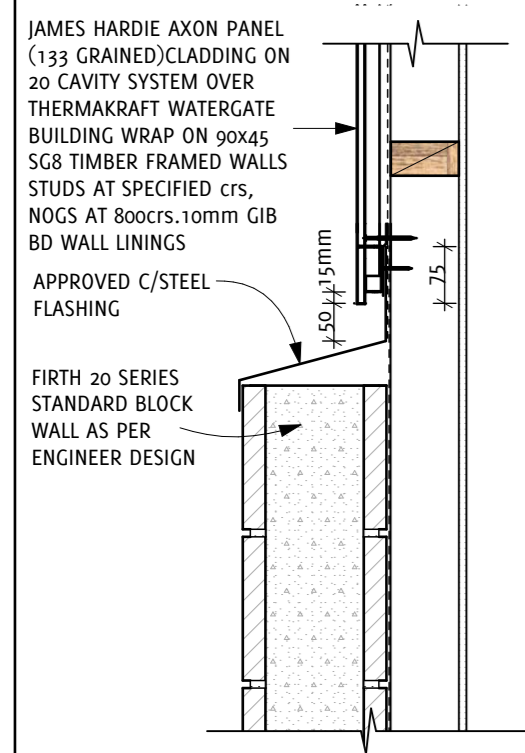
Drawing Status **CONSENT ISSUE**
 Sheet Contents **ROOF FRAMING PLANS**
 ORIGINAL DRAWING SCALE AT A3 SHEET SIZE
 Drawn By SR
 Checked By PT
 Plot Date: **01-Nov-18**

Project Ref **17-796**
 Drawing No. **14** Rev **A**
 OF **27**



r1
14

VERGE DETAIL - GARAGE
1:10



r2
14

BLOCK TO TIMBER WALL JUNCTION DETAIL
1:10

r3
14

VERGE DETAIL - HALL
1:10

r4
14

TYPICAL EAVE DETAIL
1:10

No.	Date	REVISION	By

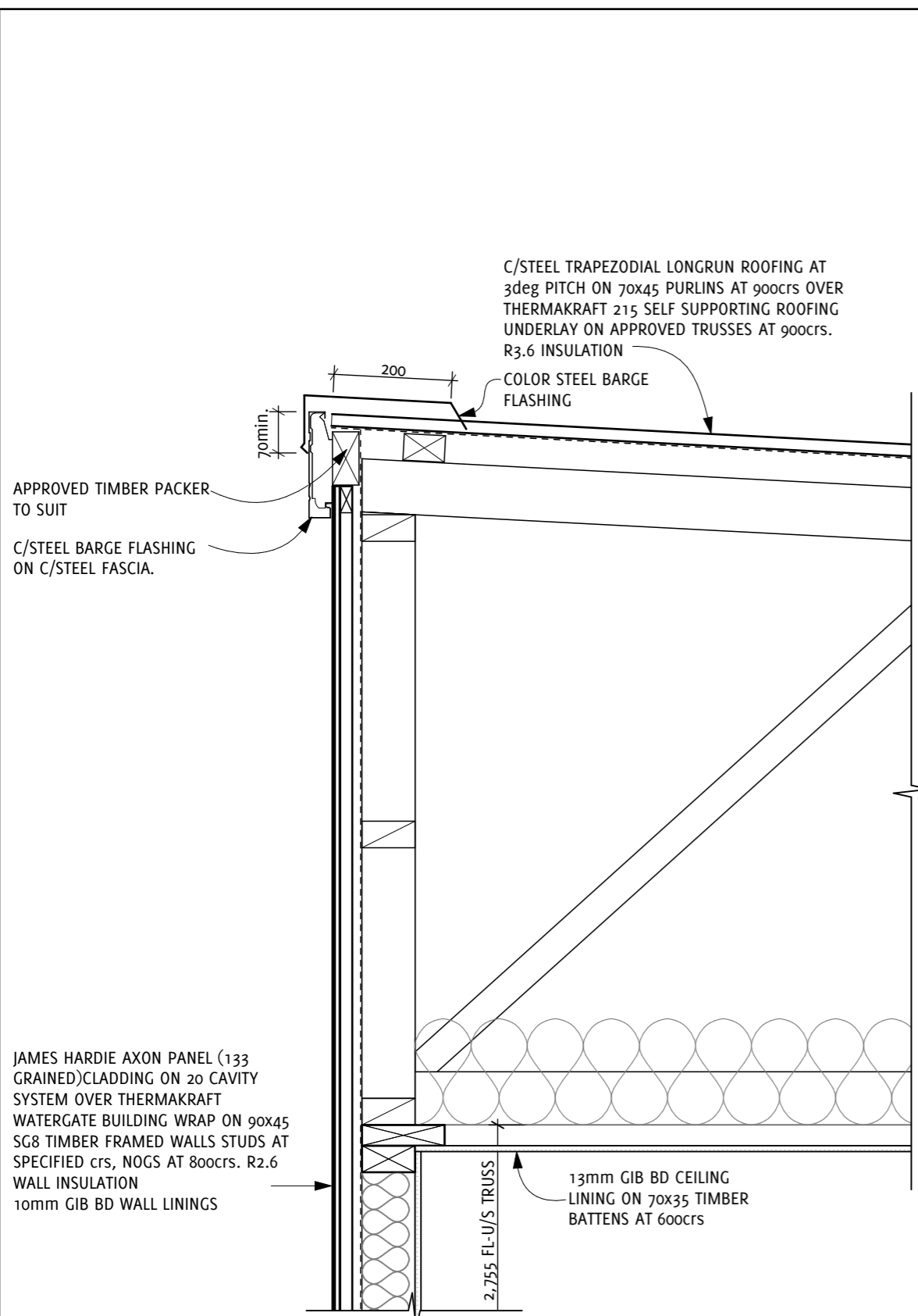
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4	31/01/18	RC ISSUE	SR
3	31/01/18	CLIENT APPROVAL SET 2	SR
2	16/01/18	CLIENT APPROVAL SET	PT
1	17/10/17	DRAFT FLOOR PLAN	PT



Project Name **PROPOSED RESIDENCE**
 Project Address **17 JOYCES ROAD, PAIHIA**
 Client Name **Mr. G FLEET**

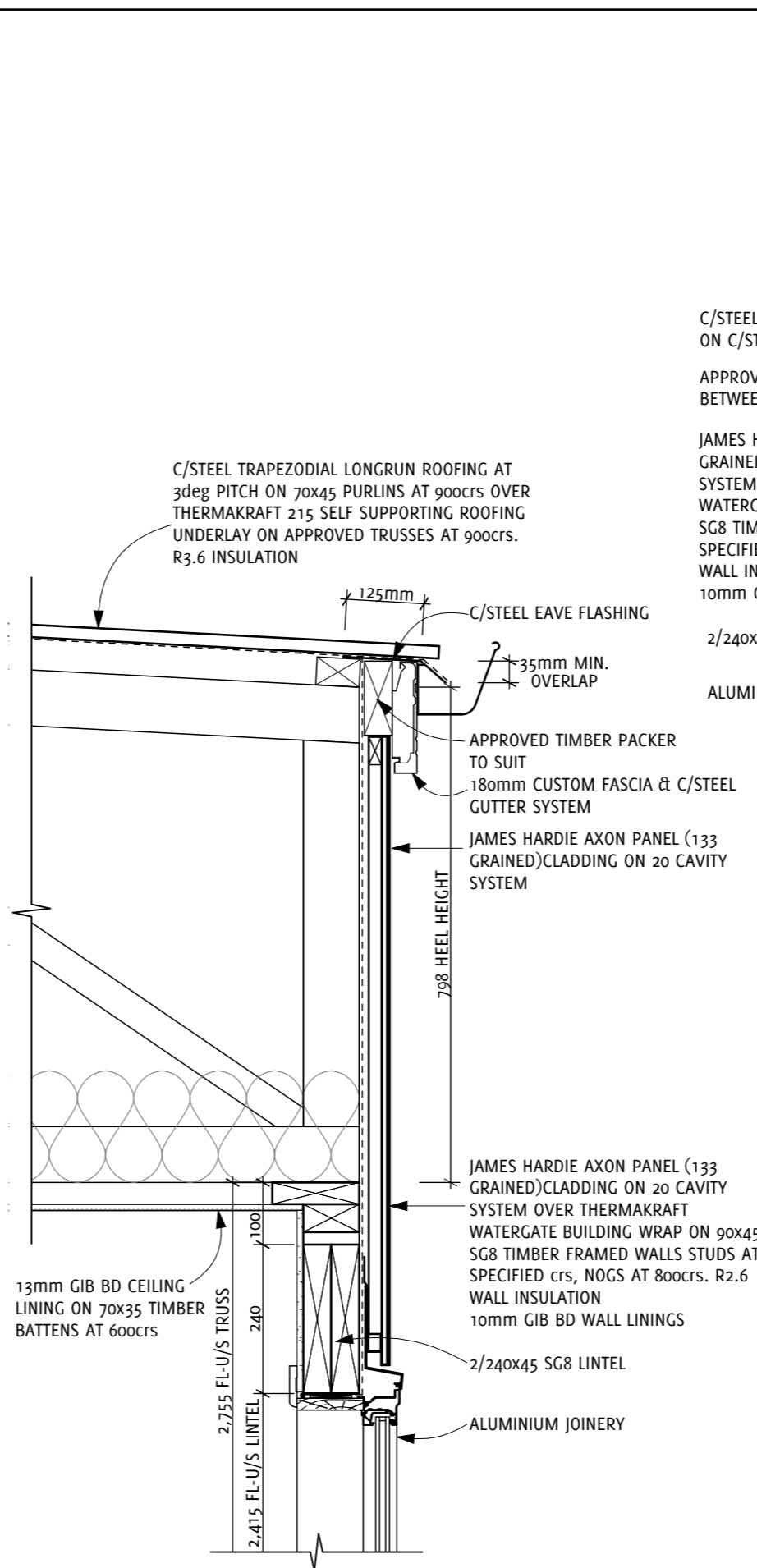
Drawing Status **CONSENT ISSUE**
 Sheet Contents **ROOF DETAILS**
 ORIGINAL DRAWING SCALE AT A3 SHEET SIZE
 Drawn By **SR**
 Checked By **PT** Plot Date: **01-Nov-18**

Project Ref **17-796**
 Drawing No. **15** OF **27**



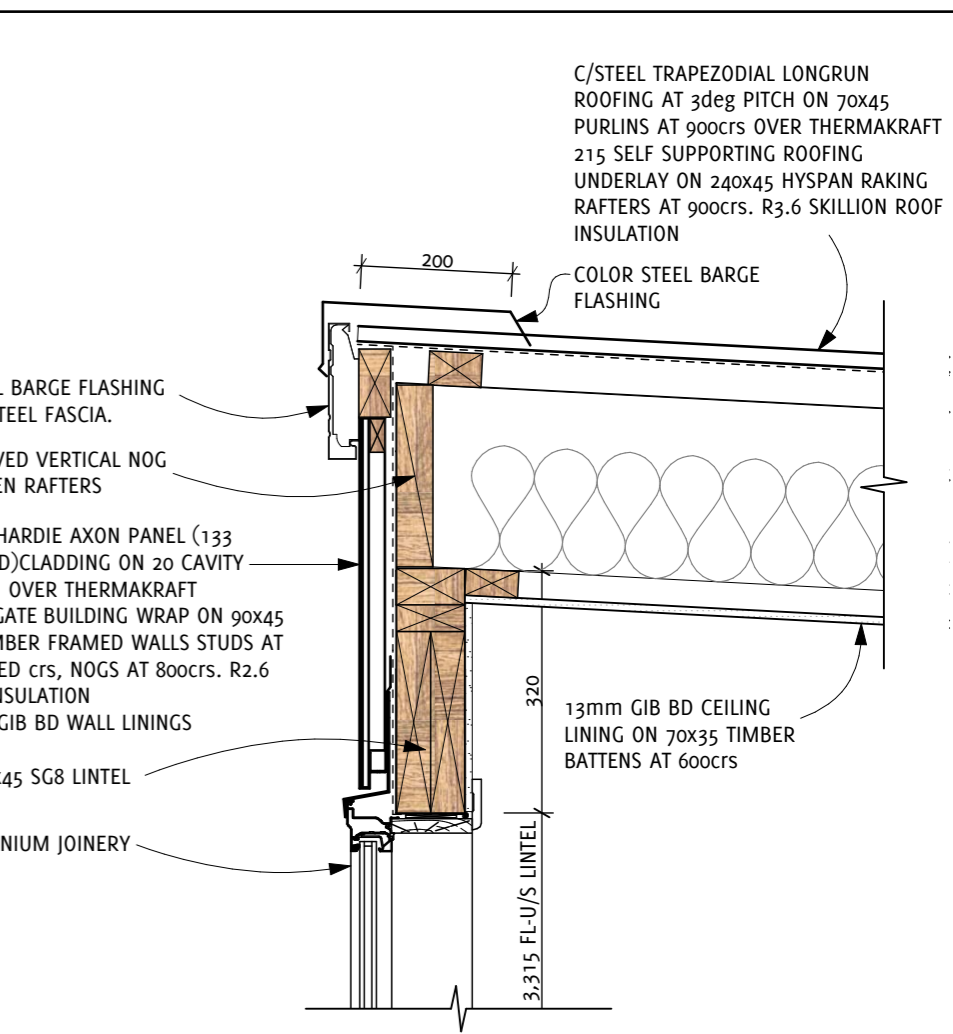
EAVE DETAIL - ENS
1:10

r5
14



EAVE DETAIL - BEDROOM 1
1:10

r6
14



EAVE DETAIL - FAMILY
1:10

r7
14

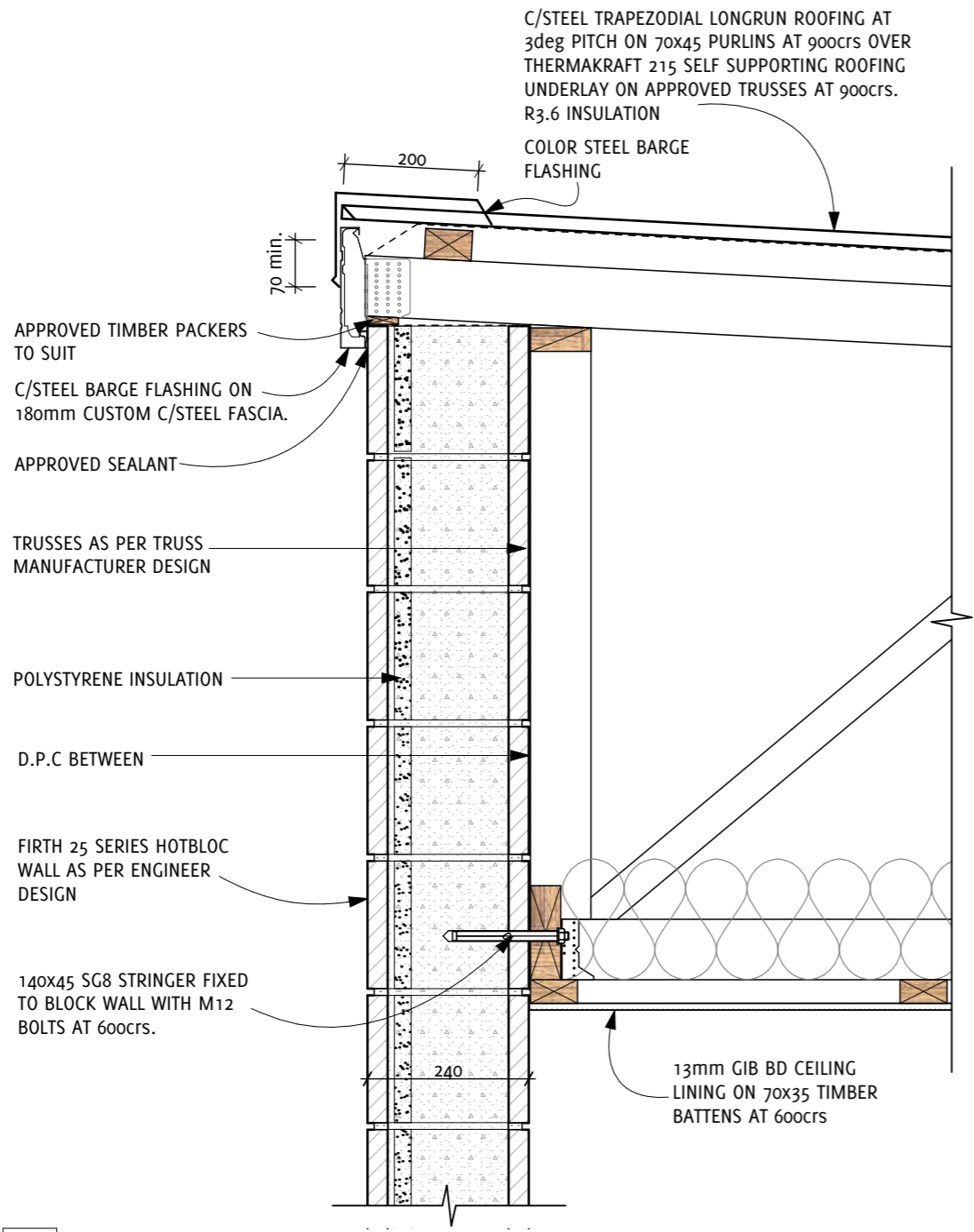
No.	Date	REVISION	By

No.	Date	ISSUE	By
6	25/07/18	CONSENT ISSUE	SR
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1	17/10/17	DRAFT FLOOR PLAN	PT



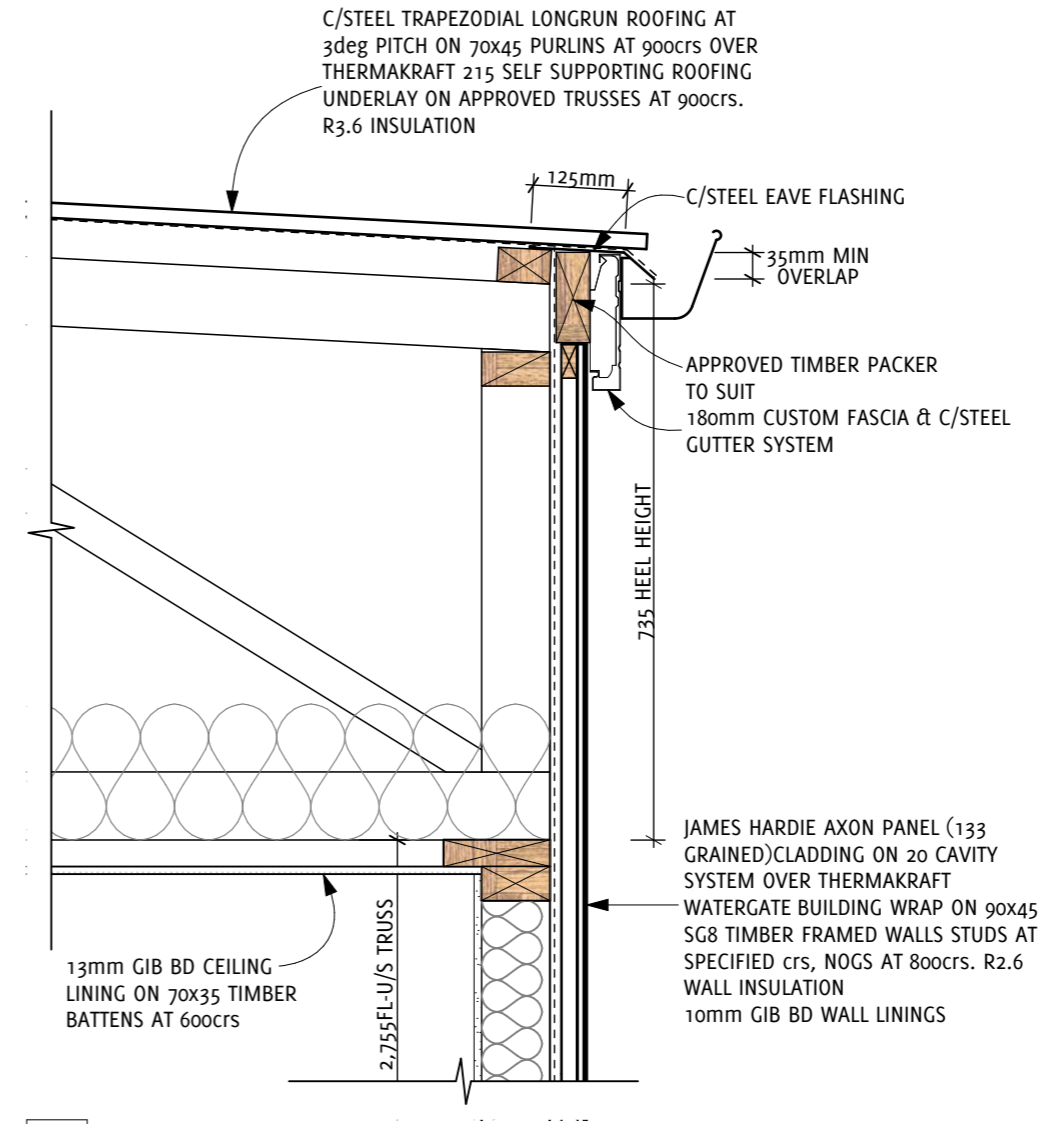
Project Name **PROPOSED RESIDENCE**
 Project Address **17 JOYCES ROAD, PAIHIA**
 Client Name **Mr. G FLEET**

Drawing Status **CONSENT ISSUE**
 Sheet Contents **ROOF DETAILS**
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 Checked By PT
 Plot Date: **01-Nov-18**
 Project Ref **17-796**
 Drawing No. **16**
 Rev **OF 27**



r8
14

EAVE DETAIL - BEDROOM 3
1:10



r9
14

EAVE DETAIL - BEDROOM 3
1:10

No.	Date	REVISION	By

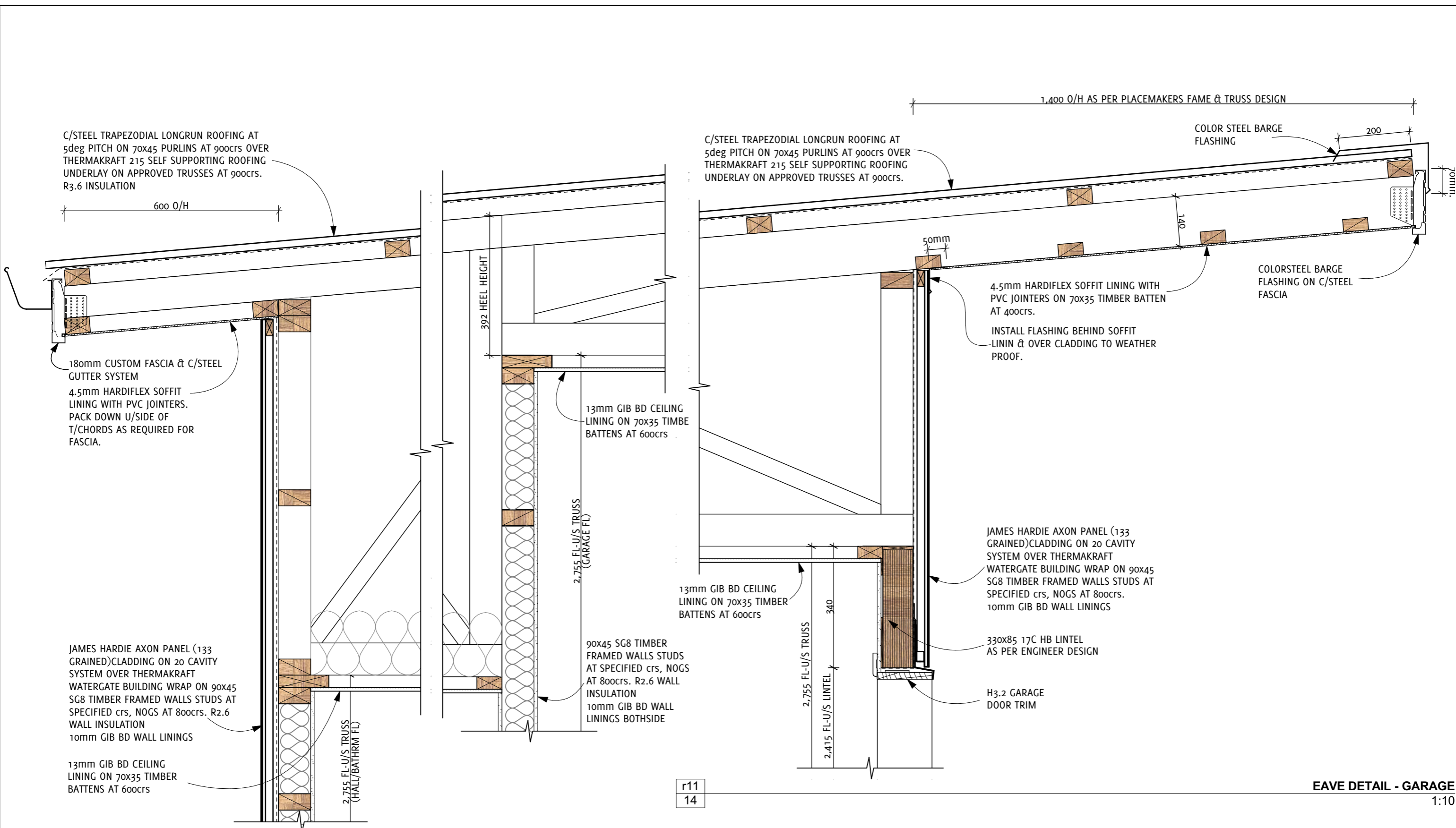
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3	31/01/18	CLIENT APPROVAL SET 2	SR
2	16/01/18	CLIENT APPROVAL SET	PT
1	17/10/17	DRAFT FLOOR PLAN	PT



Project Name **PROPOSED RESIDENCE**
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 Client Name **Mr. G FLEET**

Drawing Status **CONSENT ISSUE**
 Sheet Contents **ROOF DETAILS**
 ORIGINAL DRAWING SCALE AT A3 SHEET SIZE
 Drawn By **SR**
 Checked By **PT** Plot Date: **01-Nov-18**

Project Ref **17-796**
 Drawing No. **17** Rev **OF 27**



r10
14

EAVE DETAIL - BATHROOM
1:10

r11
14

EAVE DETAIL - GARAGE
1:10

No.	Date	REVISION	By

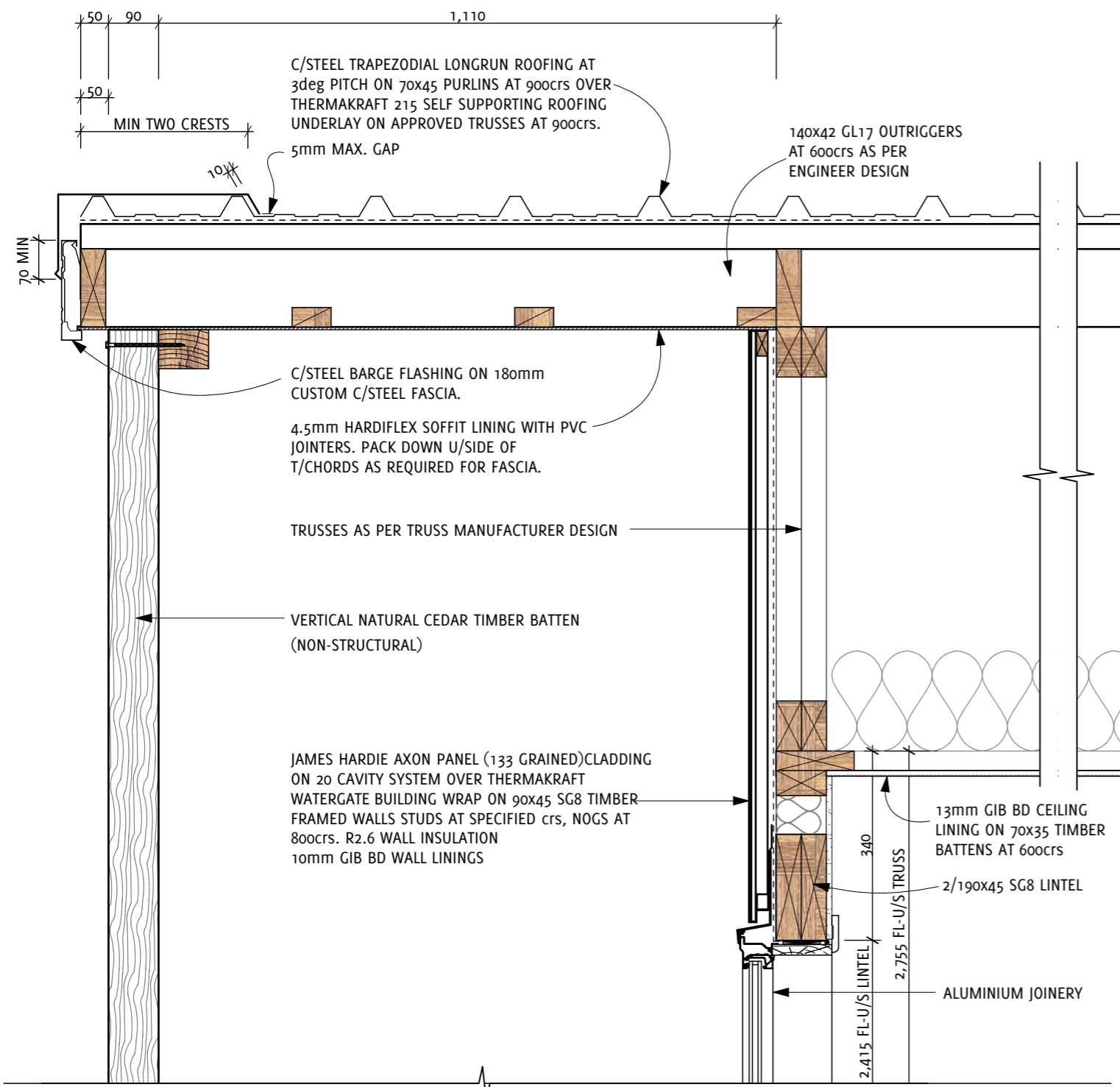
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Project Name **PROPOSED RESIDENCE**
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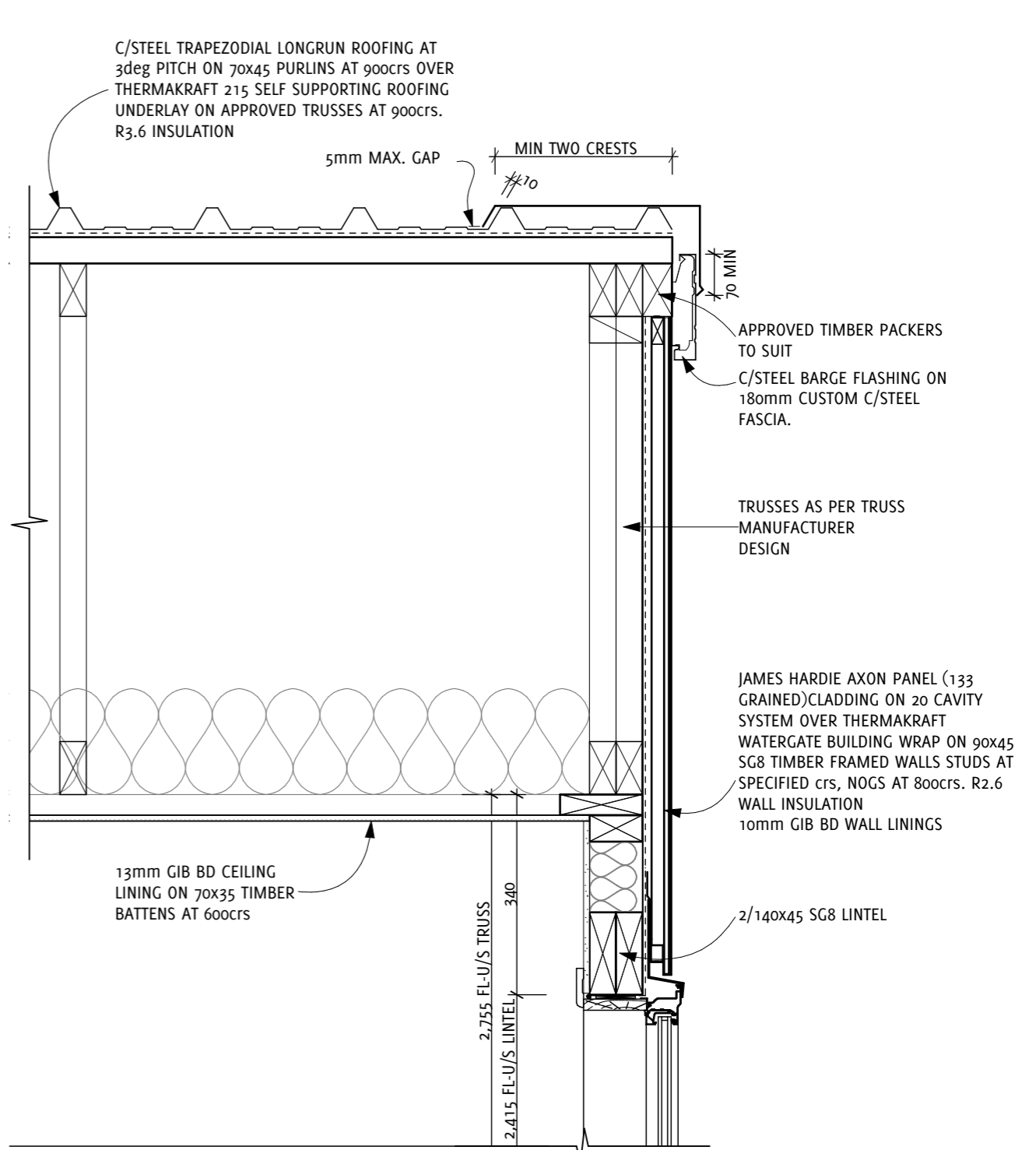
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 Sheet Contents **ROOF DETAIL**
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 Plot Date: **01-Nov-18**

Project Ref **17-796**
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 Rev **OF 27**



VERGE DETAIL - DECK OVERHANG
1:10

r12
14



VERGE DETAIL - BEDROOM 3
1:10

r13
14

No.	Date	REVISION	By
6	25/07/18	CONSENT ISSUE	SR
5	31/01/18	ENGINEERING ISSUE	SR
4	31/01/18	RC ISSUE	SR
3	31/01/18	CLIENT APPROVAL SET 2	SR
2	16/01/18	CLIENT APPROVAL SET	PT
1	17/10/17	DRAFT FLOOR PLAN	PT

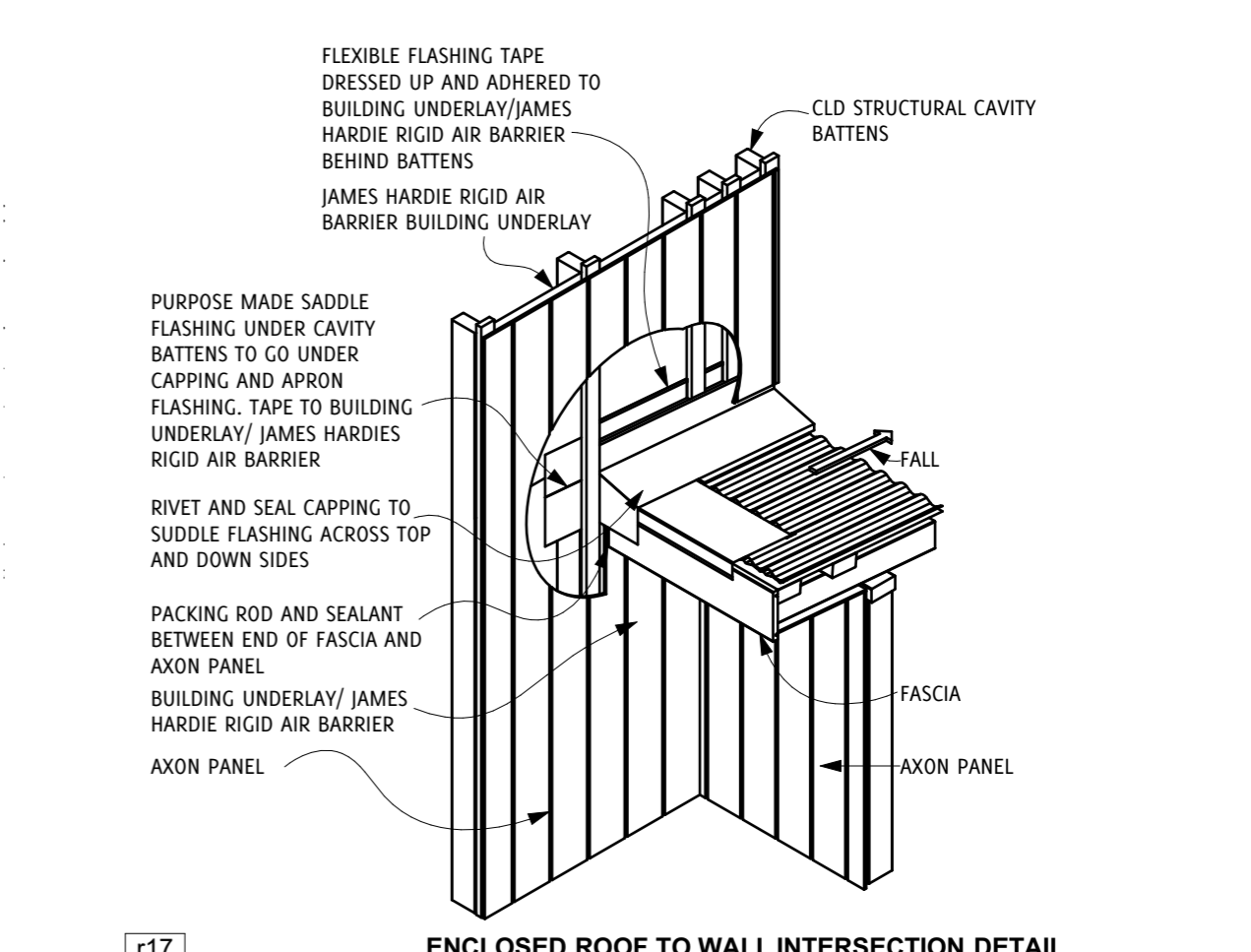
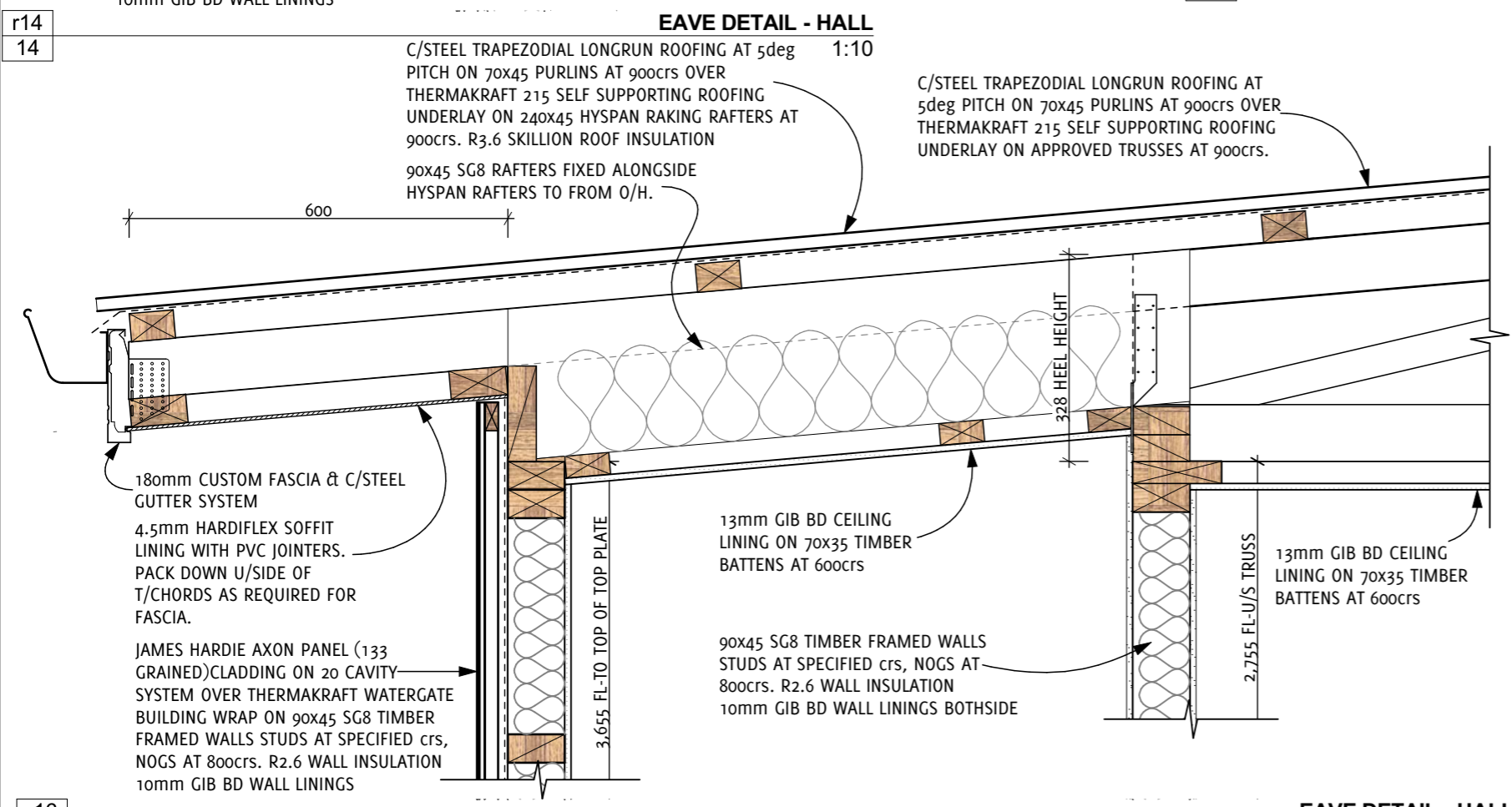
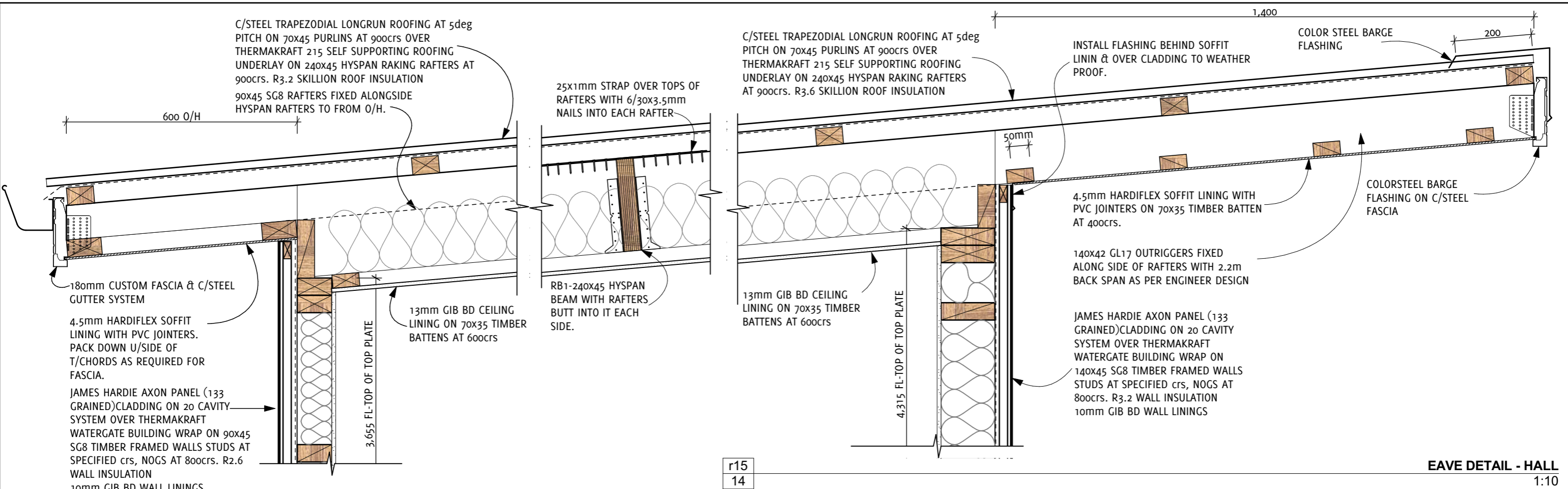
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3	31/01/18	CLIENT APPROVAL SET 2	SR
2	16/01/18	CLIENT APPROVAL SET	PT
1	17/10/17	DRAFT FLOOR PLAN	PT



Project Name **PROPOSED RESIDENCE**
Project Address **17 JOYCES ROAD, PAIHIA**
Client Name **Mr. G FLEET**

Drawing Status **CONSENT ISSUE**
Sheet Contents **ROOF DETAILS**
ORIGINAL DRAWING SCALE AT A3 SHEET SIZE
Drawn By **SR**
Checked By **PT** Plot Date: **01-Nov-18**

Project Ref **17-796**
Drawing No. **19**
Rev **OF 27**



No.	Date	REVISION	By

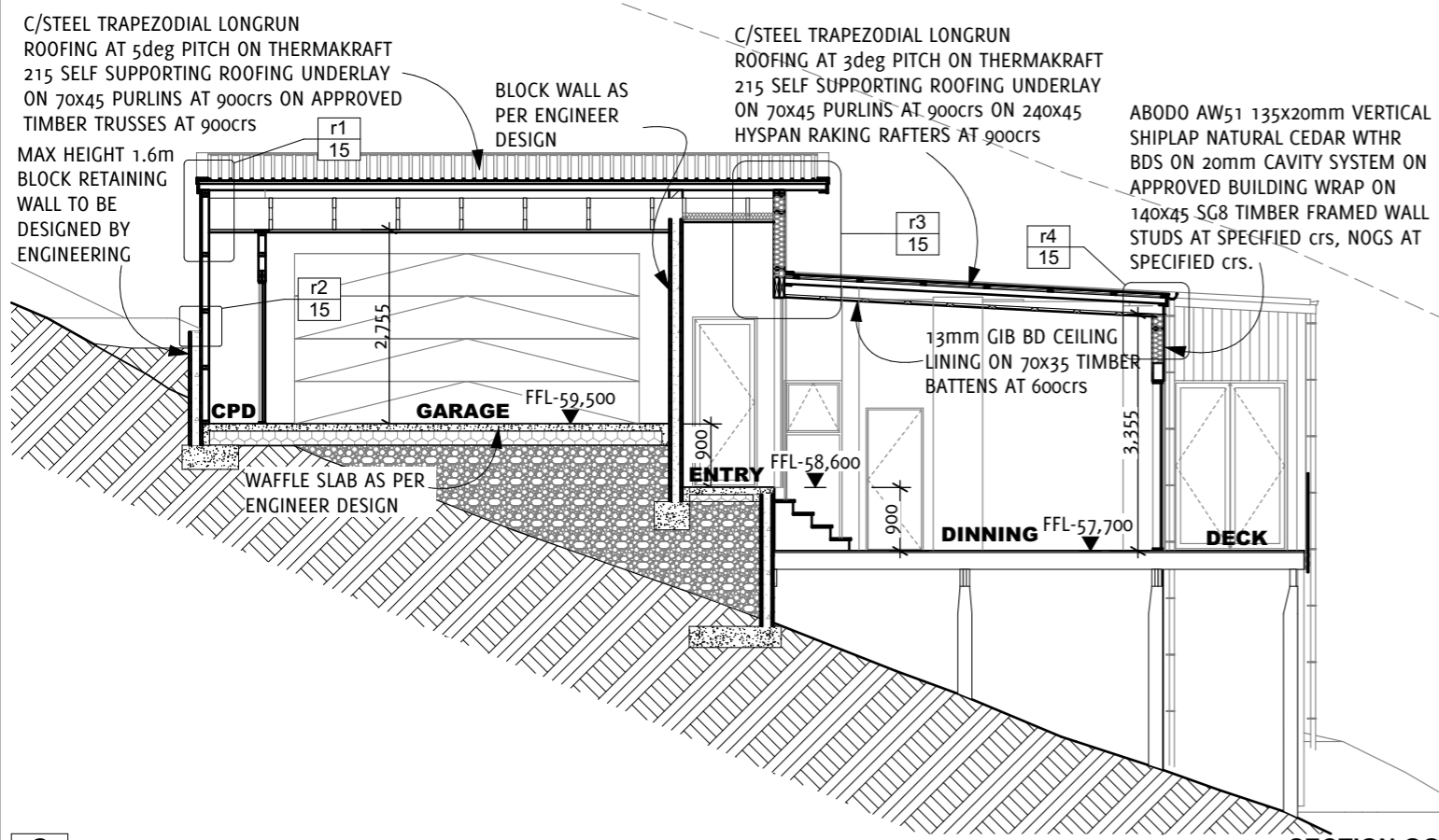
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1	17/10/17	DRAFT FLOOR PLAN	PT



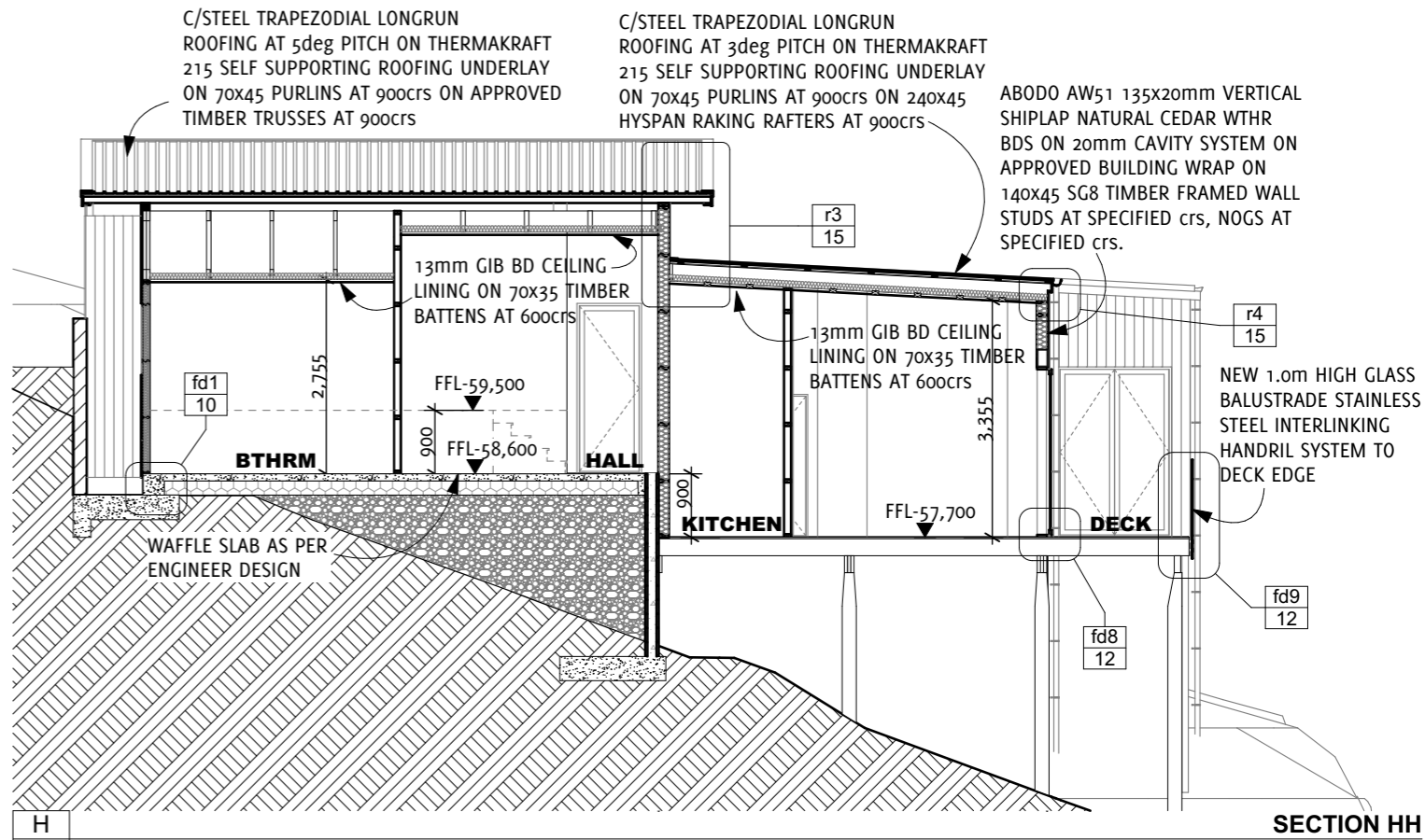
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 Project Address **17 JOYCES ROAD, PAIHIA**
 Client Name **Mr. G FLEET**

Drawing Status **CONSENT ISSUE**
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 Checked By **PT**
 Plot Date: **01-Nov-18**

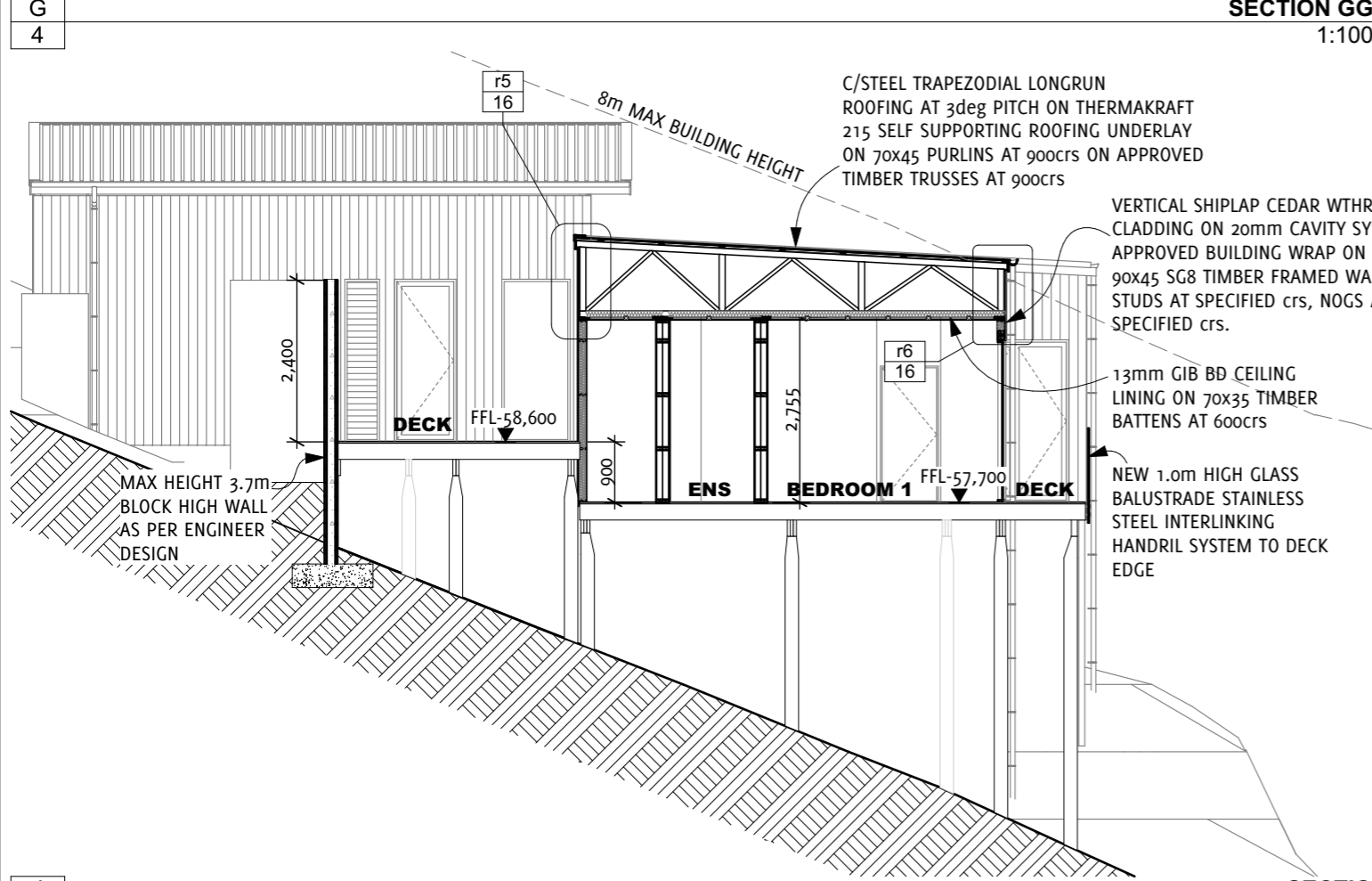
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 Drawing No. **20**
 Rev **OF 27**



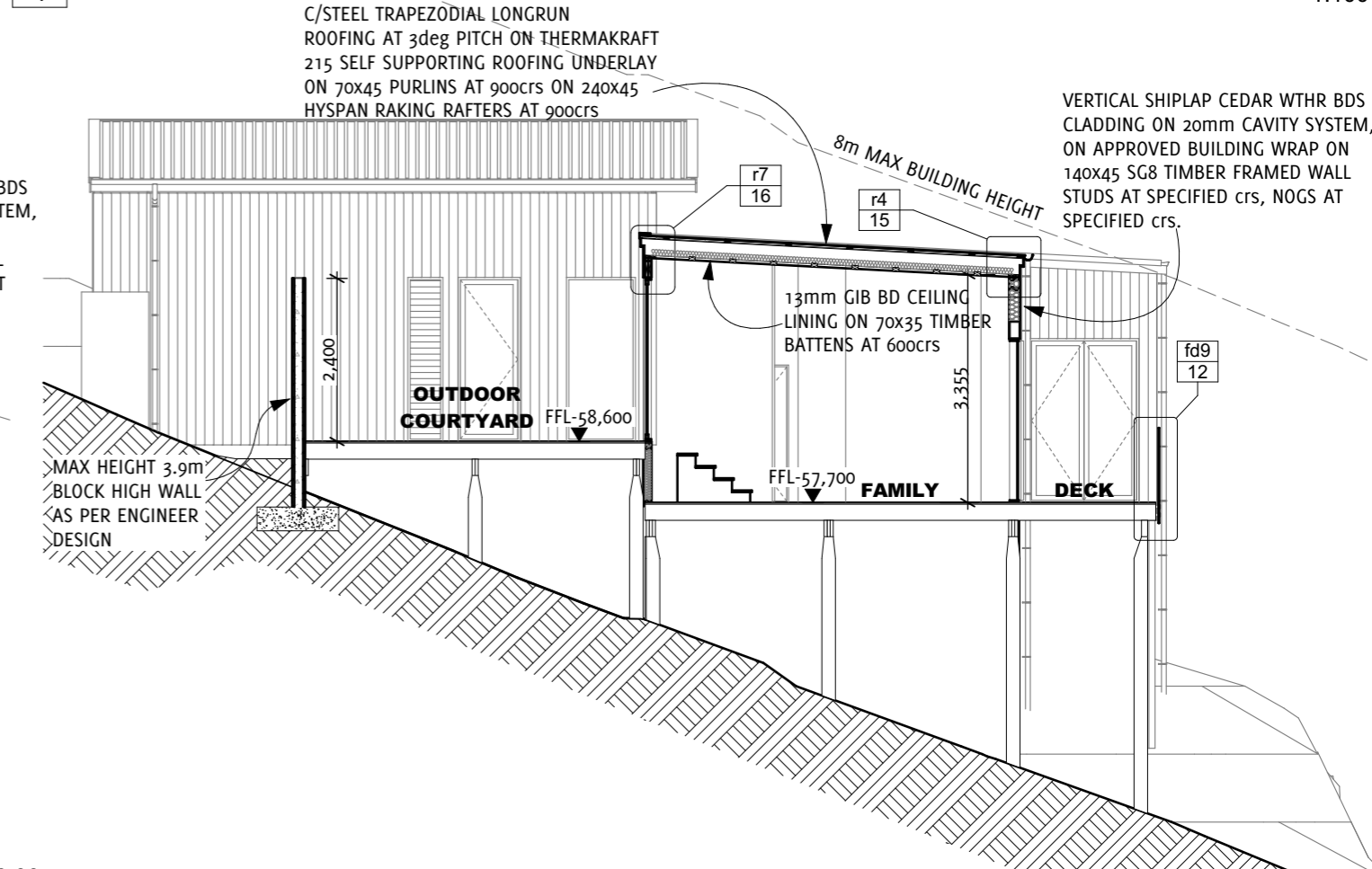
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1:100



SECTION HH
1:100



SECTION JJ
1:100



SECTION II
1:100

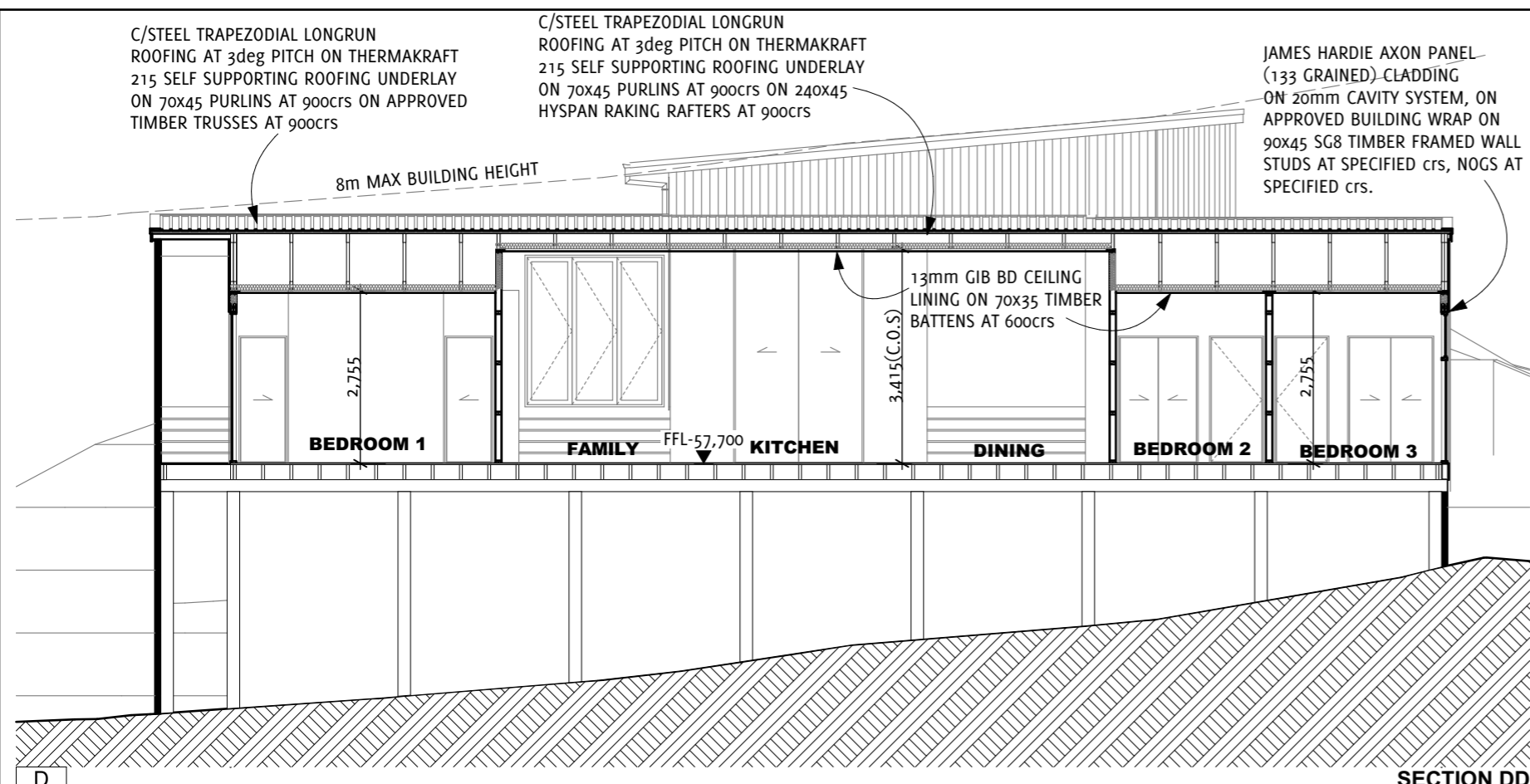
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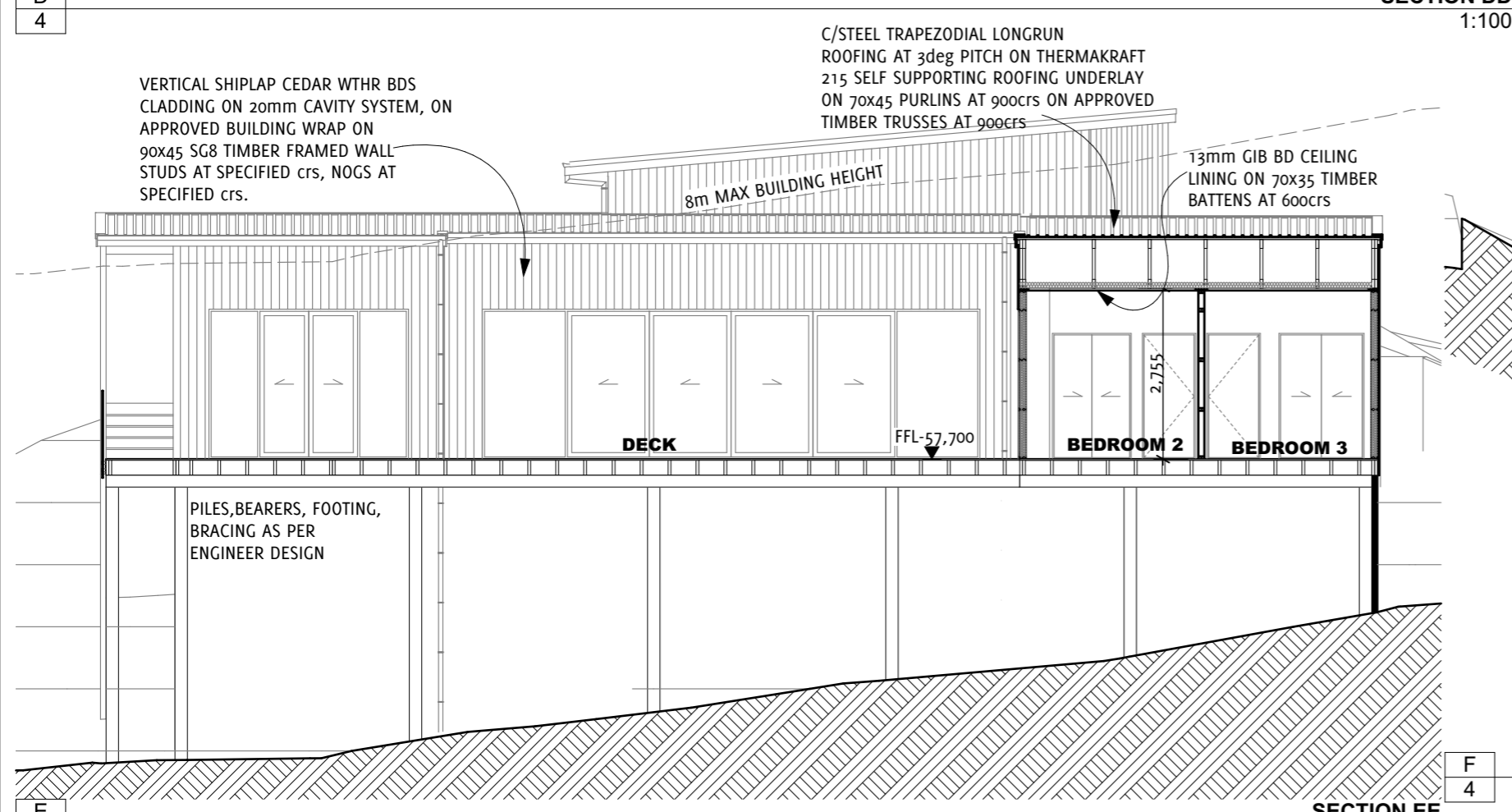
Project Name **PROPOSED RESIDENCE**
 Project Address **17 JOYCES ROAD, PAIHIA**
 Client Name **Mr. G FLEET**

Drawing Status **CONSENT ISSUE**
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 Checked By **PT** Plot Date: **01-Nov-18**

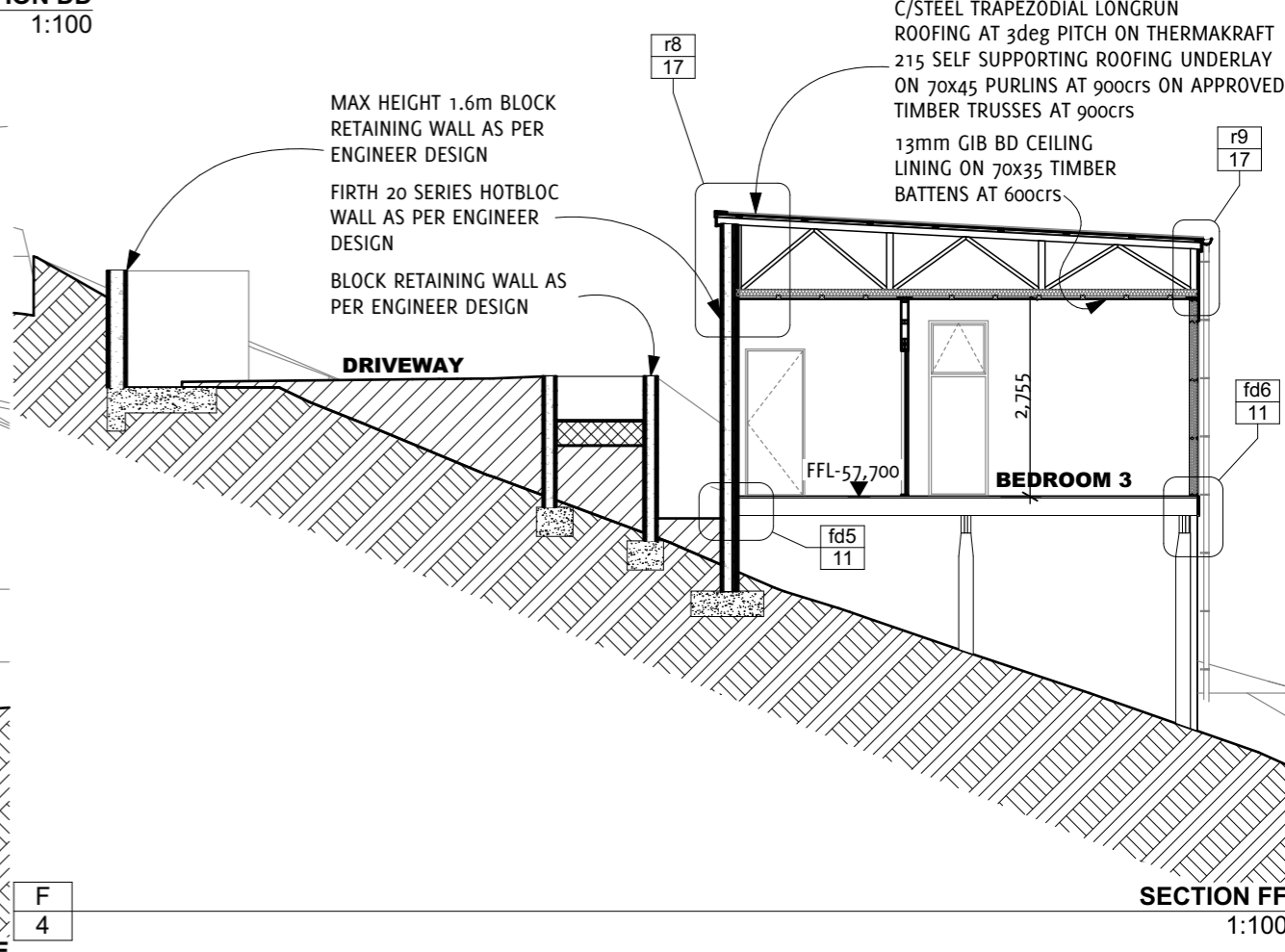
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SECTION DD
1:100



SECTION EE
1:100



SECTION FF
1:100

No.	Date	REVISION	By

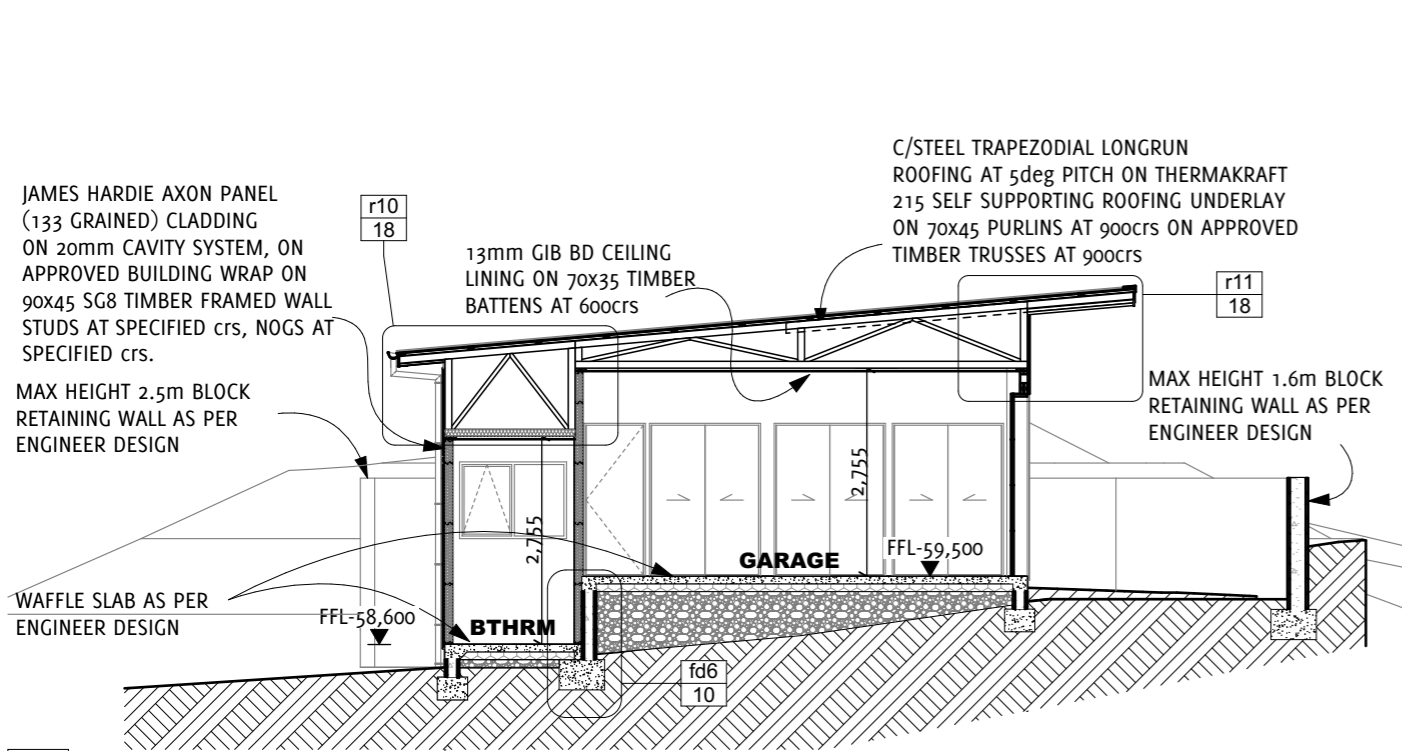
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2	16/01/18	CLIENT APPROVAL SET	PT
1	17/10/17	DRAFT FLOOR PLAN	PT



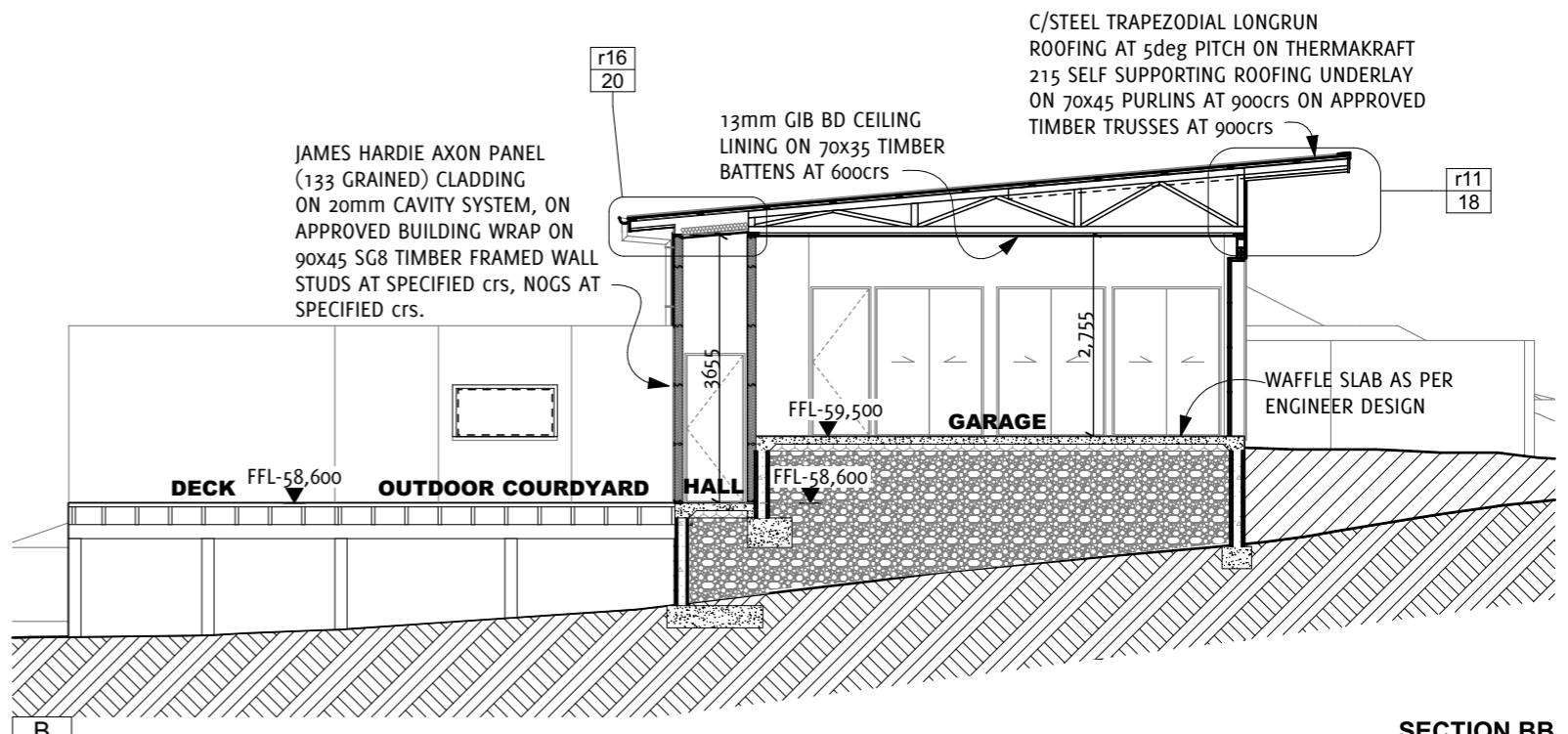
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 Project Address **17 JOYCES ROAD, PAIHIA**
 Client Name **Mr. G FLEET**

Drawing Status **CONSENT ISSUE**
 Sheet Contents **SECTIONS**
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 Drawn By **SR**
 Checked By **PT** Plot Date: **01-Nov-18**

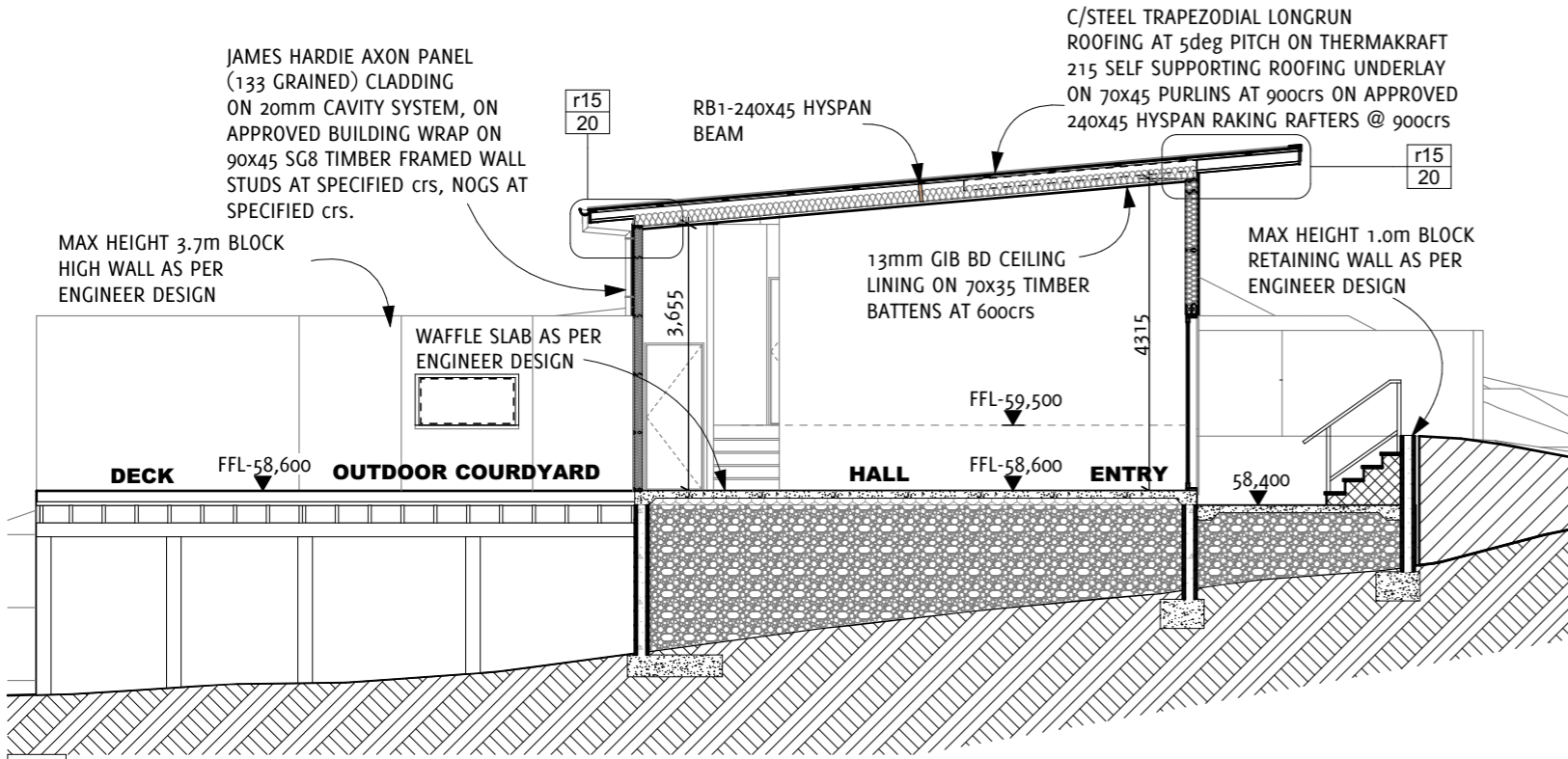
Project Ref **17-796**
 Drawing No. **22** Rev **OF 27**



SECTION AA
1:100



SECTION BB
1:100



SECTION CC
1:100

No.	Date	REVISION	By

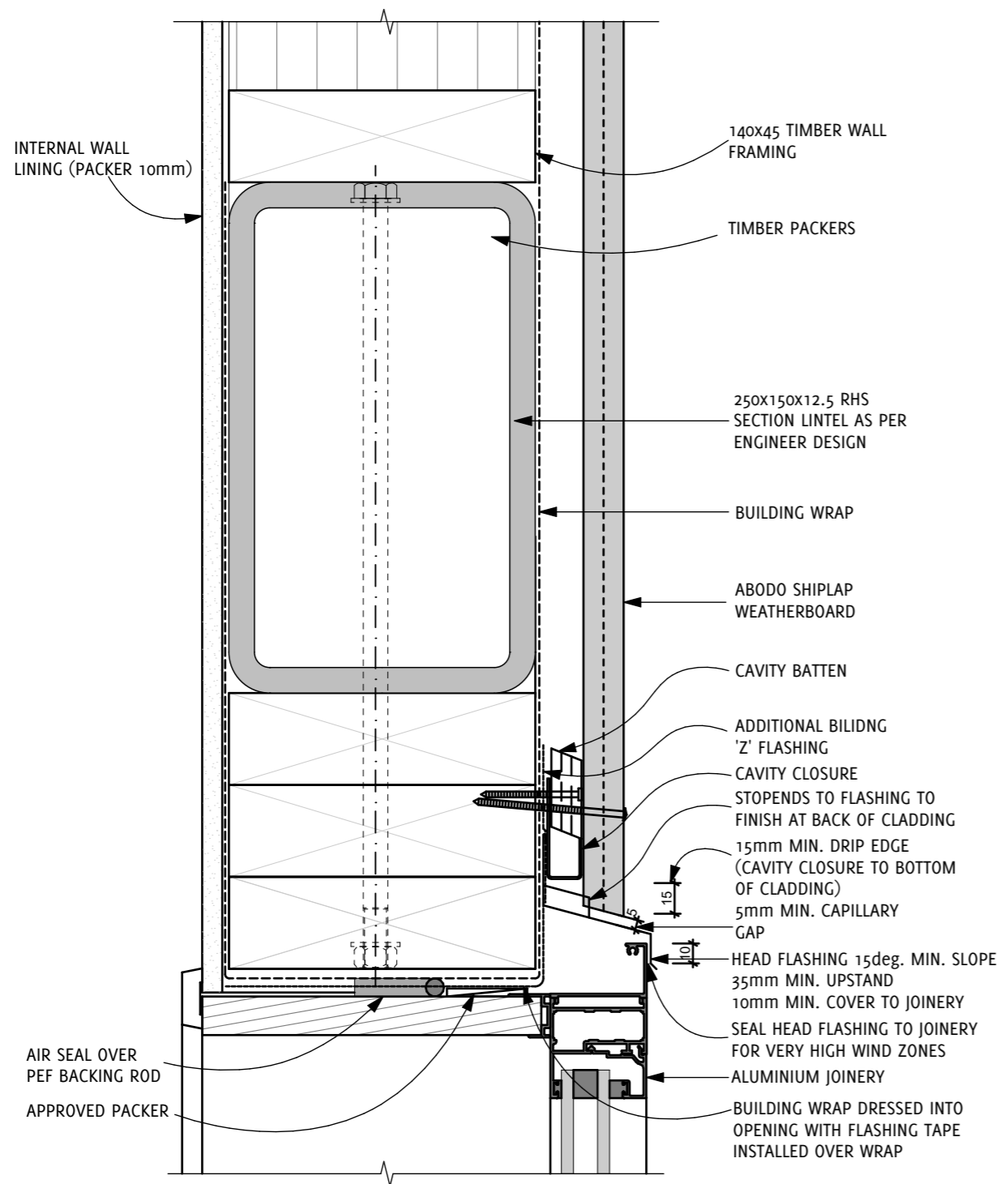
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2	16/01/18	CLIENT APPROVAL SET	PT
1	17/10/17	DRAFT FLOOR PLAN	PT



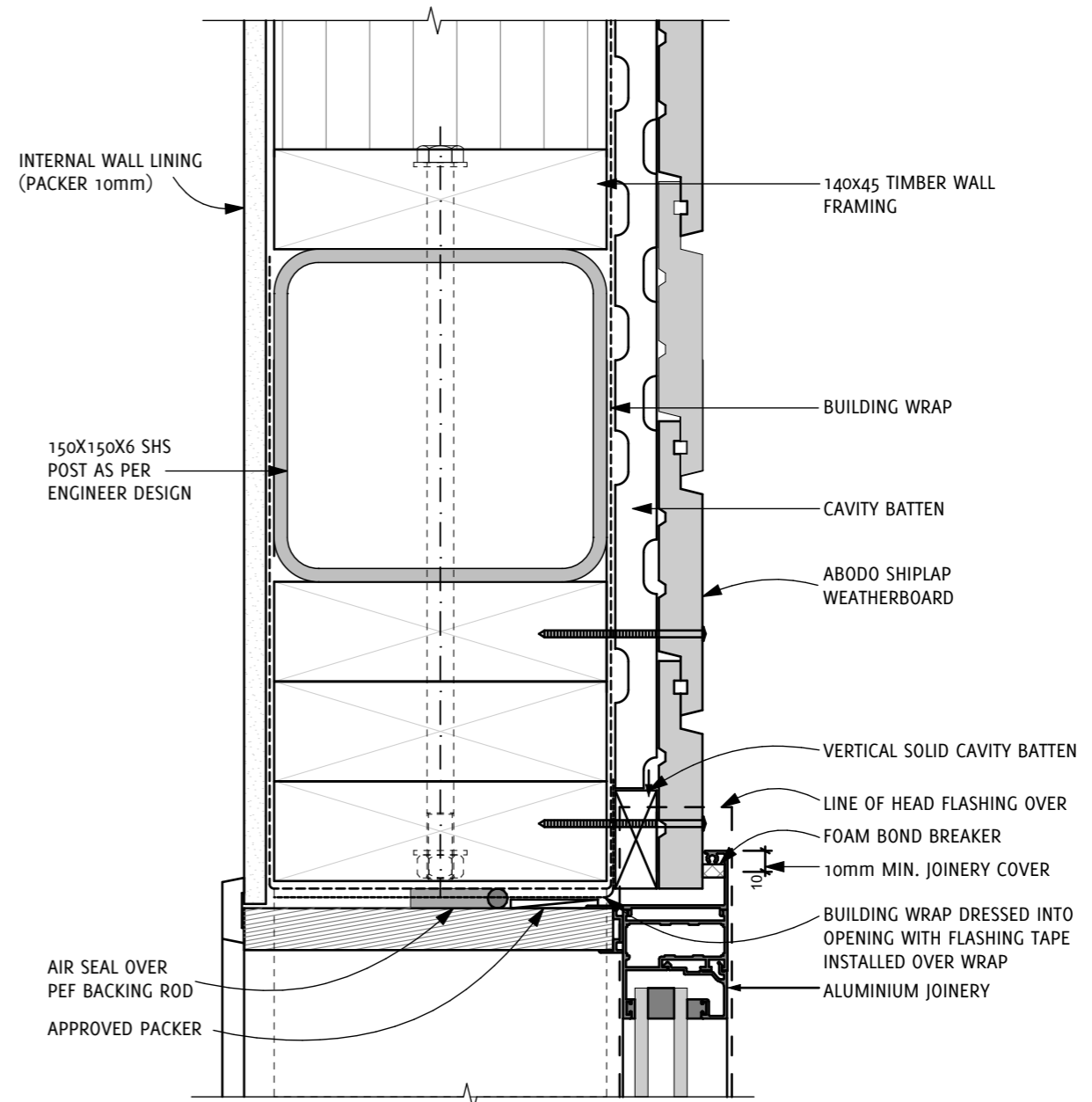
Project Name **PROPOSED RESIDENCE**
 Project Address **17 JOYCES ROAD, PAIHIA**
 Client Name **Mr. G FLEET**

Drawing Status **CONSENT ISSUE**
 Sheet Contents **SECTIONS**
 ORIGINAL DRAWING SCALE AT A3 SHEET SIZE
 Drawn By SR
 Checked By PT
 Plot Date: **01-Nov-18**

Project Ref **17-796**
 Drawing No. **23**
 Rev **OF 27**



wb1
3
VER. SHIPLAP WTHR BD-WINDOW HEAD DETAIL
1:3



wb2
3
VER. SHIPLAP WTHR BD-WINDOW JAMB DETAIL
1:3

No.	Date	REVISION	By

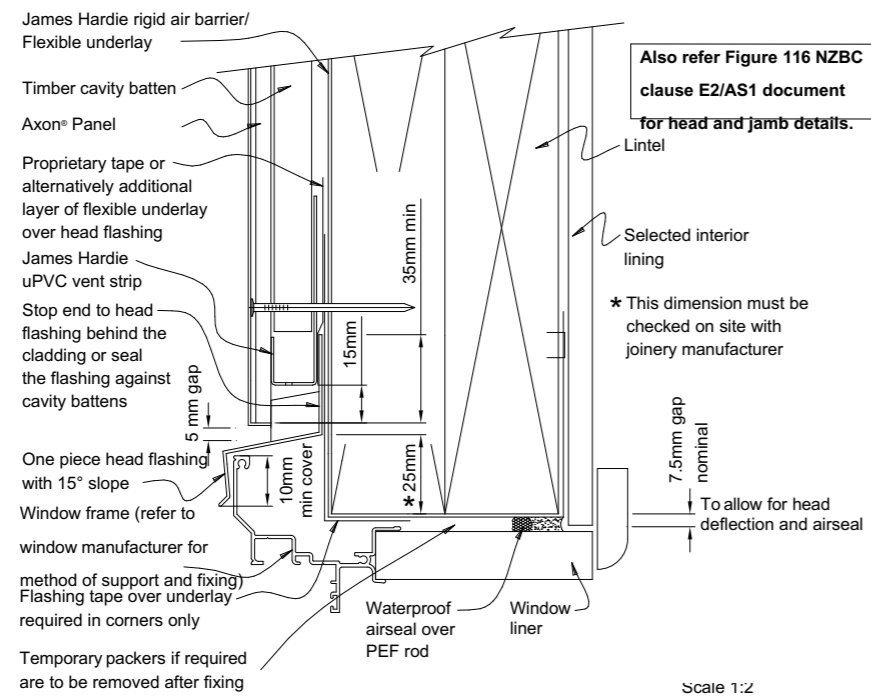
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4	31/01/18	RC ISSUE	SR
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1	17/10/17	DRAFT FLOOR PLAN	PT



Project Name **PROPOSED RESIDENCE**
 Project Address **17 JOYCES ROAD, PAIHIA**
 Client Name **Mr. G FLEET**

Drawing Status **CONSENT ISSUE**
 Sheet Contents **CLADDING DETAILS**
 ORIGINAL DRAWING SCALE AT A3 SHEET SIZE
 Drawn By SR
 Checked By PT
 Plot Date: **01-Nov-18**

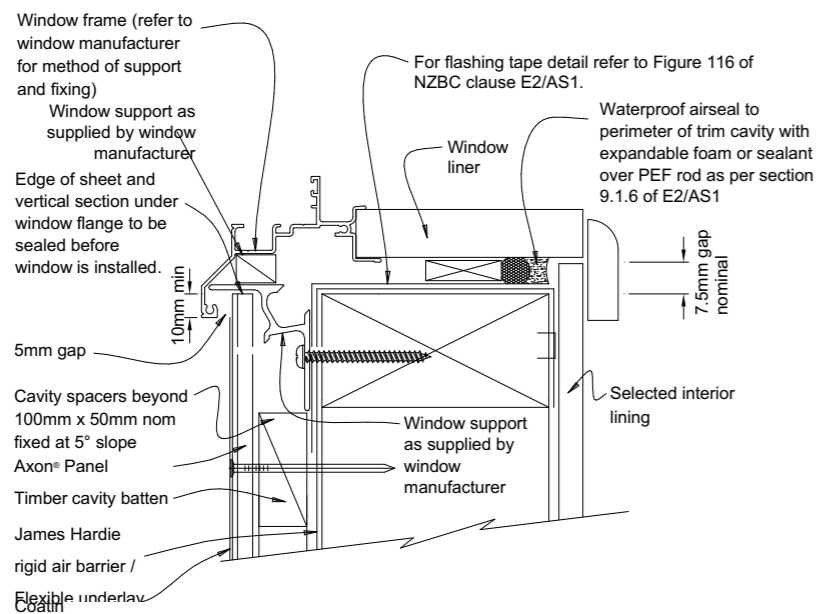
Project Ref **17-796**
 Drawing No. **24**
 Rev **OF 27**



Note:

- When James Hardie rigid air barrier is used flashing tape to be applied to the entire window opening
- Sealant must be installed between head flashing and window flange in VH and EH wind zones and SED projects
- Alternatively, the head flashing can be formed with stop ends as per E2/AS1

wb3
3
AXON PANEL CAVITY FIXED - WINDOW HEAD DETAIL
1:3

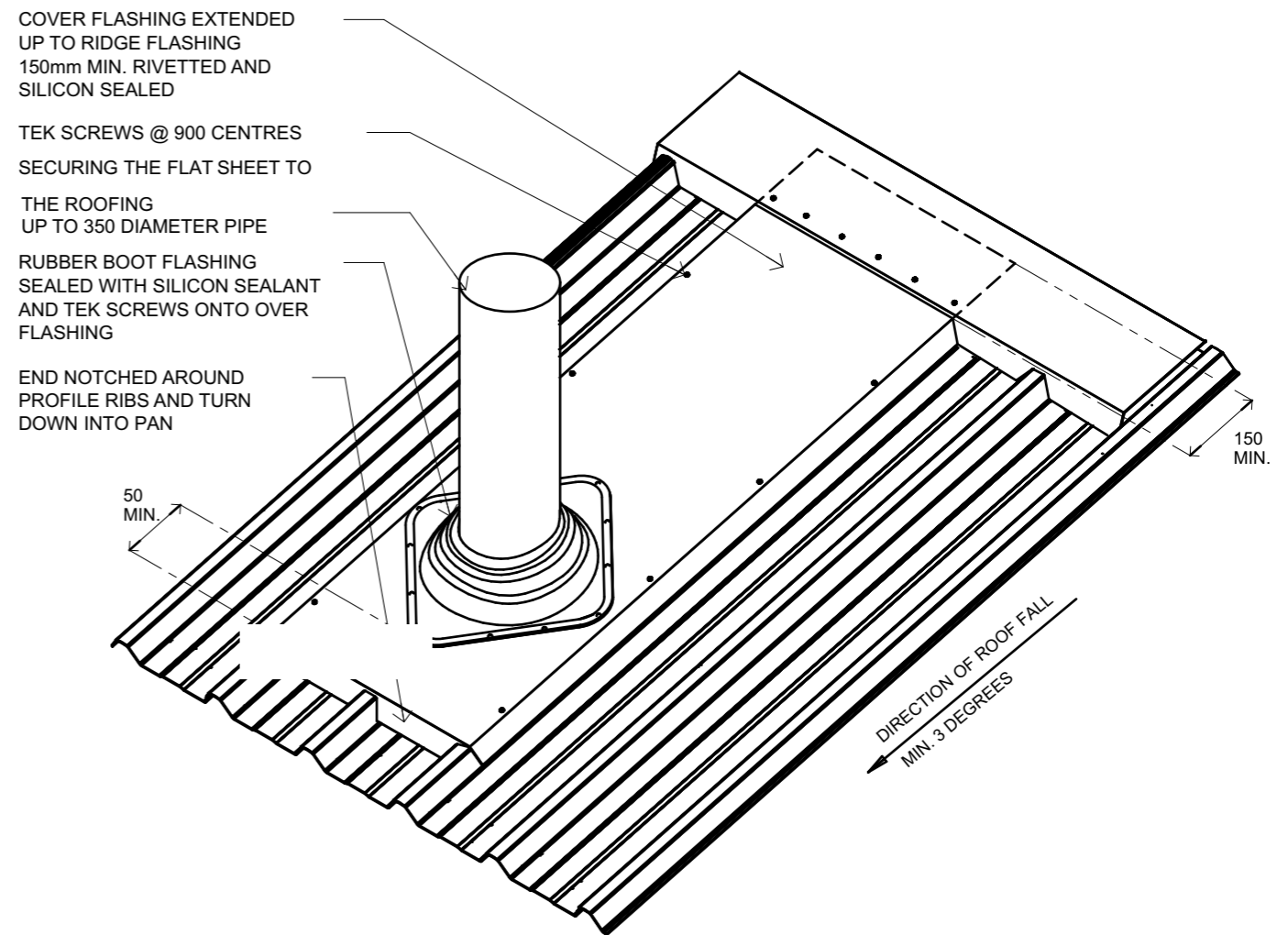


General notes for materials selection

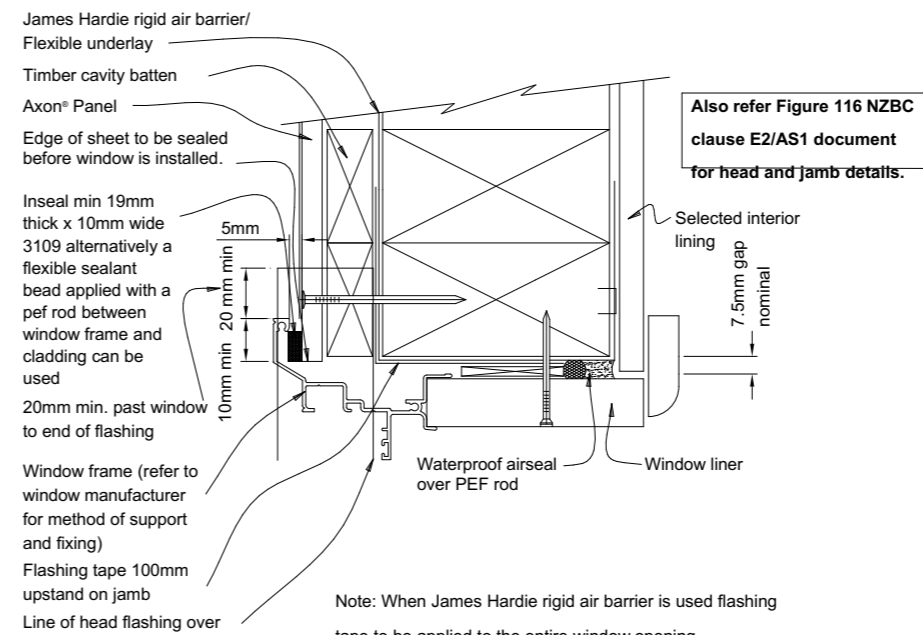
- Flashing materials must be selected based on environmental exposure, refer to NZS 3604 and Table 20 of NZBC E2/AS1.
- Building underlay must comply with acceptable solution E2/AS1.
- Flashing tape must have proven compatibility with the selected building underlay and other materials with which it comes into contact.
- When James Hardie rigid air barriers are used flashing tape to be applied to the entire opening.

Refer to the manufacturer or supplier for technical information for these materials.

wb4
3
AXON PANEL CAVITY FIXED - WINDOW SILL DETAIL
1:3



ROOF PIPE PENETRATION
1:10



wb5
3
AXON PANEL CAVITY FIXED - WINDOW JAMB DETAIL
1:3

No.	Date	REVISION	By
6	25/07/18	CONSENT ISSUE	SR
5	31/01/18	ENGINEERING ISSUE	SR
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1	17/10/17	DRAFT FLOOR PLAN	PT



Project Name **PROPOSED RESIDENCE**

Project Address **17 JOYCES ROAD, PAIHIA**

Client Name **Mr. G FLEET**

Drawing Status **CONSENT ISSUE**

Sheet Contents **CLADDING DETAILS**

ORIGINAL DRAWING SCALE AT A3 SHEET SIZE

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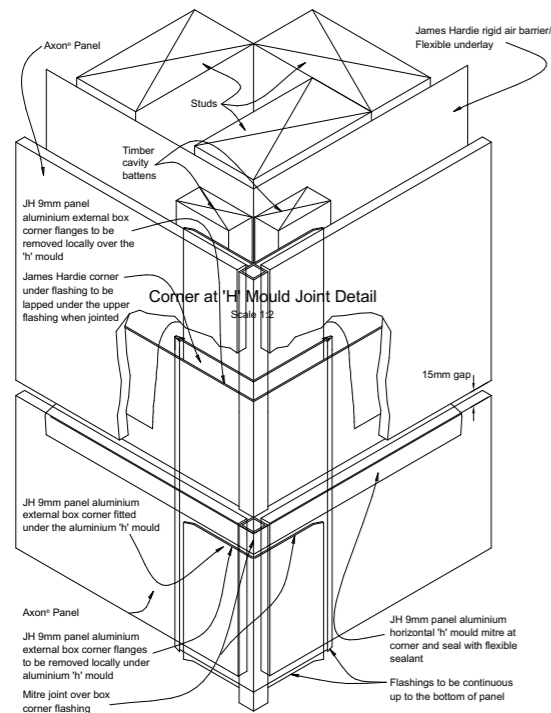
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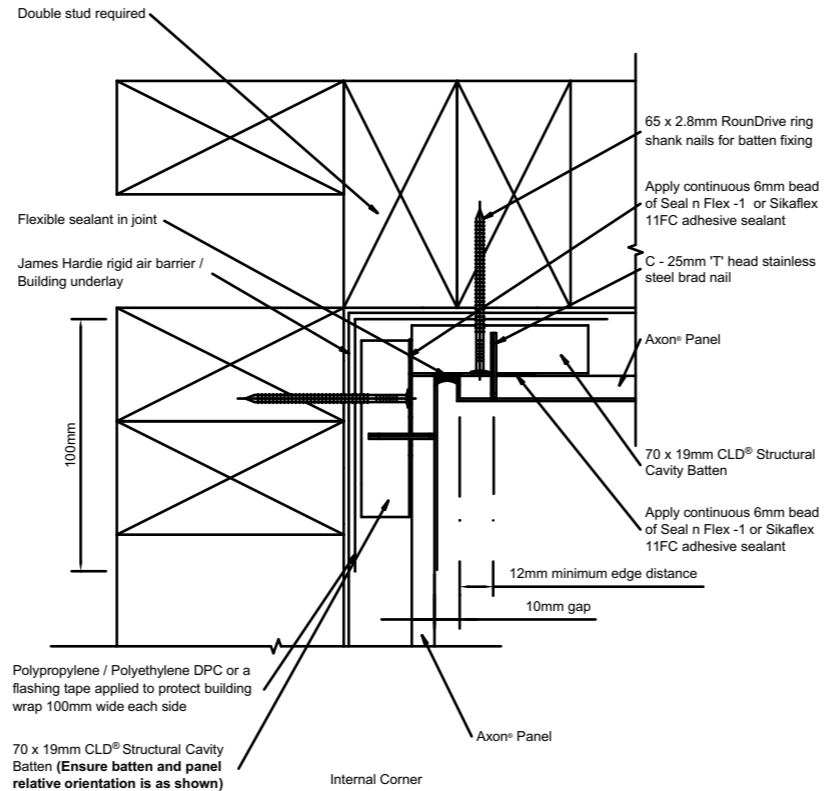
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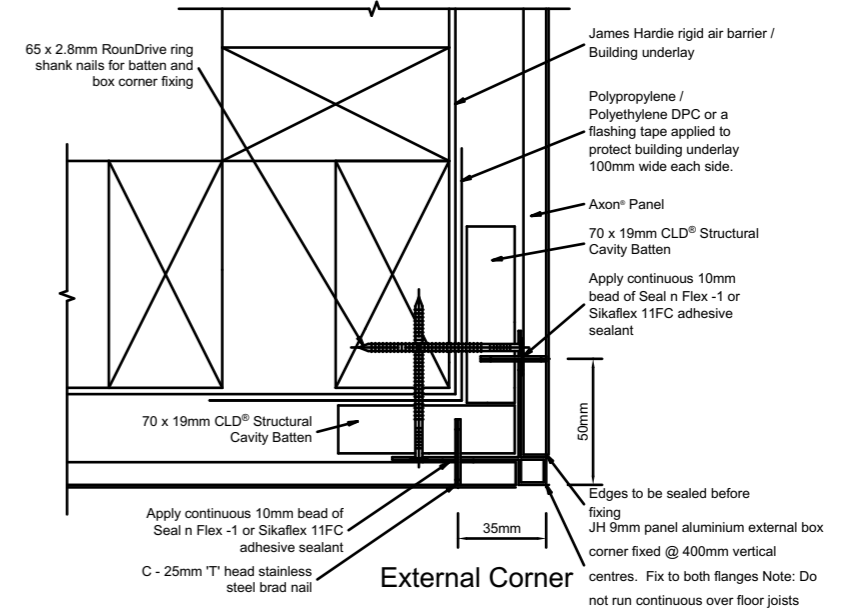
Rev **OF 27**



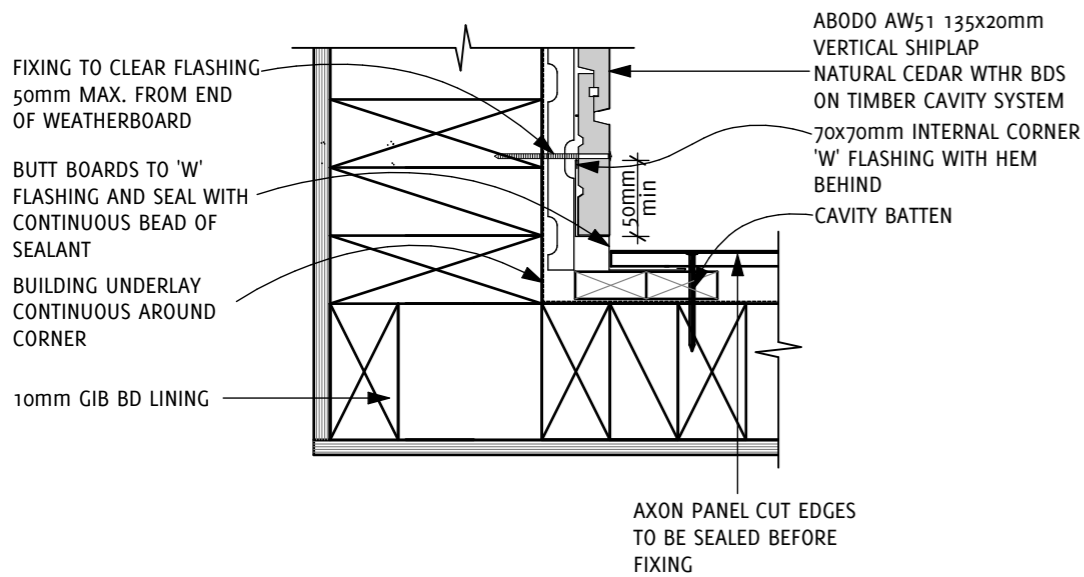
wb6
4
AXON PANEL FIXED EXT. CNR DETAIL
1:5



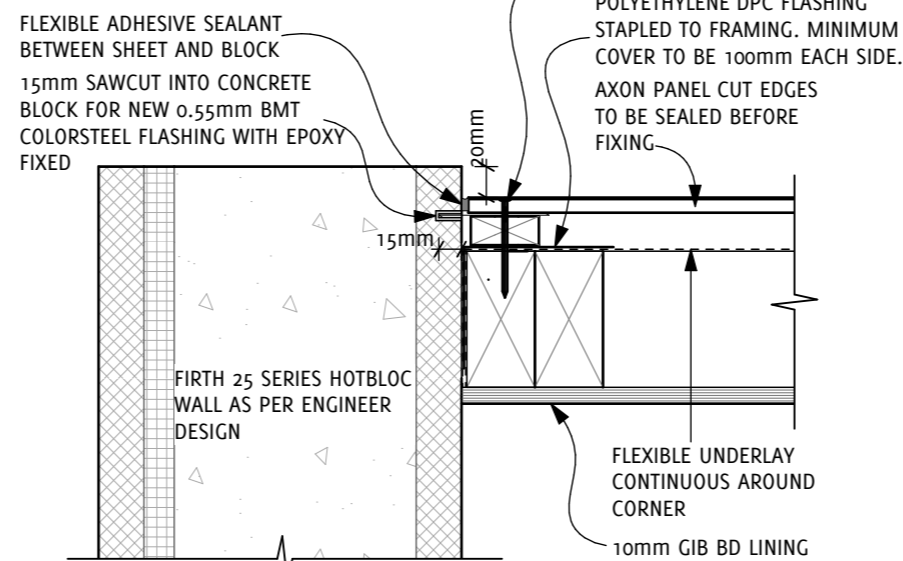
wb7
4
AXON PANEL INTERNAL CORNER
1:3



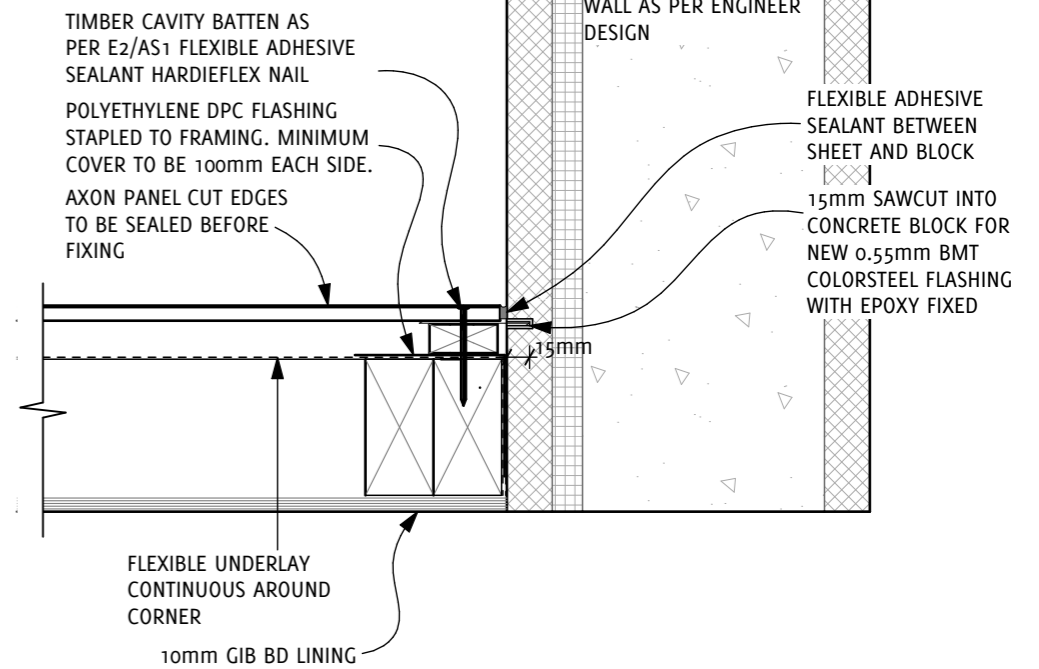
wb8
4
AXON PANEL EXTERNAL CORNER
1:3



wb9
4
AXON TO VERTICAL SHIPLAP INTERNAL CORNER DETAIL
1:5



wb10
4
AXON TO BLOCK WALL EXTERNAL CORNER JUNCTION
1:5



wb11
4
AXON TO BLOCK WALL INTERNAL CORNER JUNCTION
1:5

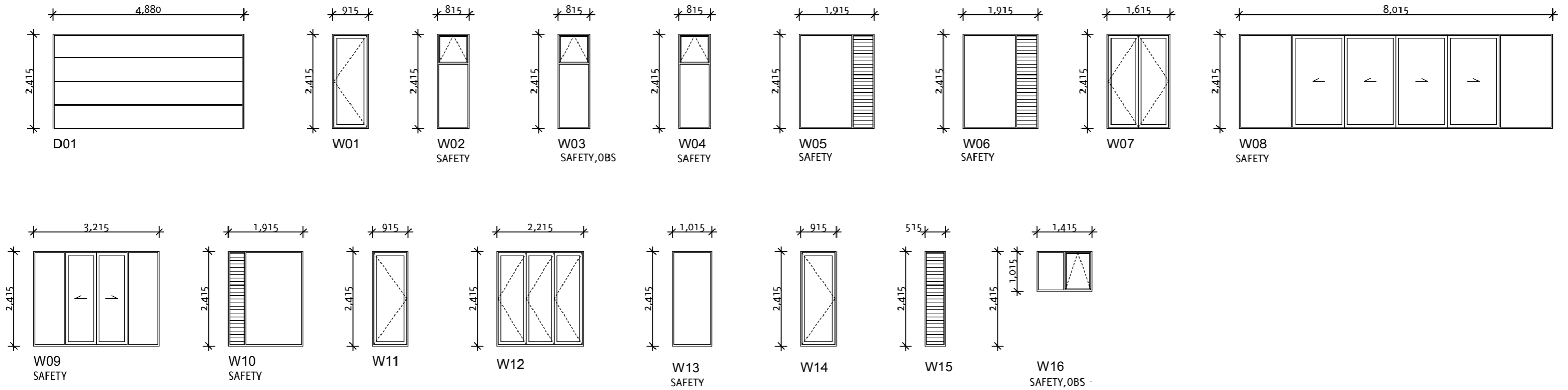
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3	31/01/18	CLIENT APPROVAL SET 2	SR
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1	17/10/17	DRAFT FLOOR PLAN	PT



Project Name **PROPOSED RESIDENCE**
Project Address **17 JOYCES ROAD, PAIHIA**
Client Name **Mr. G FLEET**

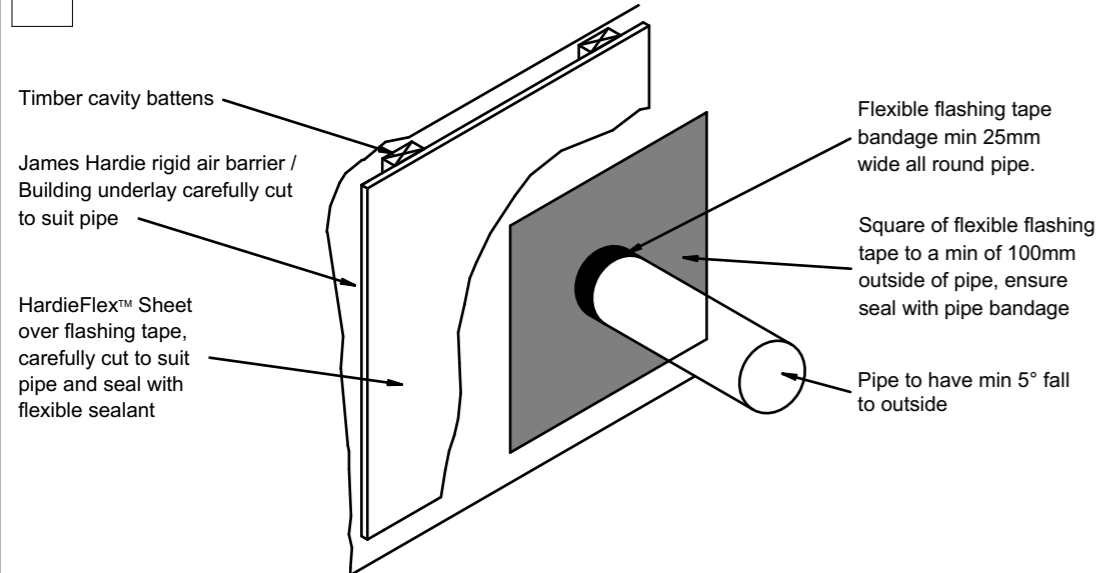
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ORIGINAL DRAWING SCALE AT A3 SHEET SIZE
Drawn By SR
Checked By PT
Plot Date: **01-Nov-18**

Project Ref **17-796**
Drawing No. **26**
Rev **OF 27**



DOOR/ WINDOW NOTES:
 ALL SIZES GIVEN ARE DOOR & WINDOW TRIM OPENING SIZES.
 CUSTOM FASCIA SYSTEM ON GABLE ROOF. REPORT TO DESIGNER IF DIFFERENT FASCIA USED.
 JOINERY TO BUTT UP TO U/S OF SOFFIT LINING.
 ALL UNITS DOUBLE GLAZED UNLESS SPECIFIED OTHERWISE.
 JOINERY MANUFACTURER TO CONFIRM DOOR & WINDOW SIZES PRIOR TO MANUFACTURING.
 ALL UNITS ARE VIEWED FROM THE OUTSIDE.
 ALL GLAZING TO COMPLY WITH NZS 4223:PART 3:2016.

WINDOW & DOOR SCHEDULE
 1:100



PIPE PENETRATION DETAIL
 1:10

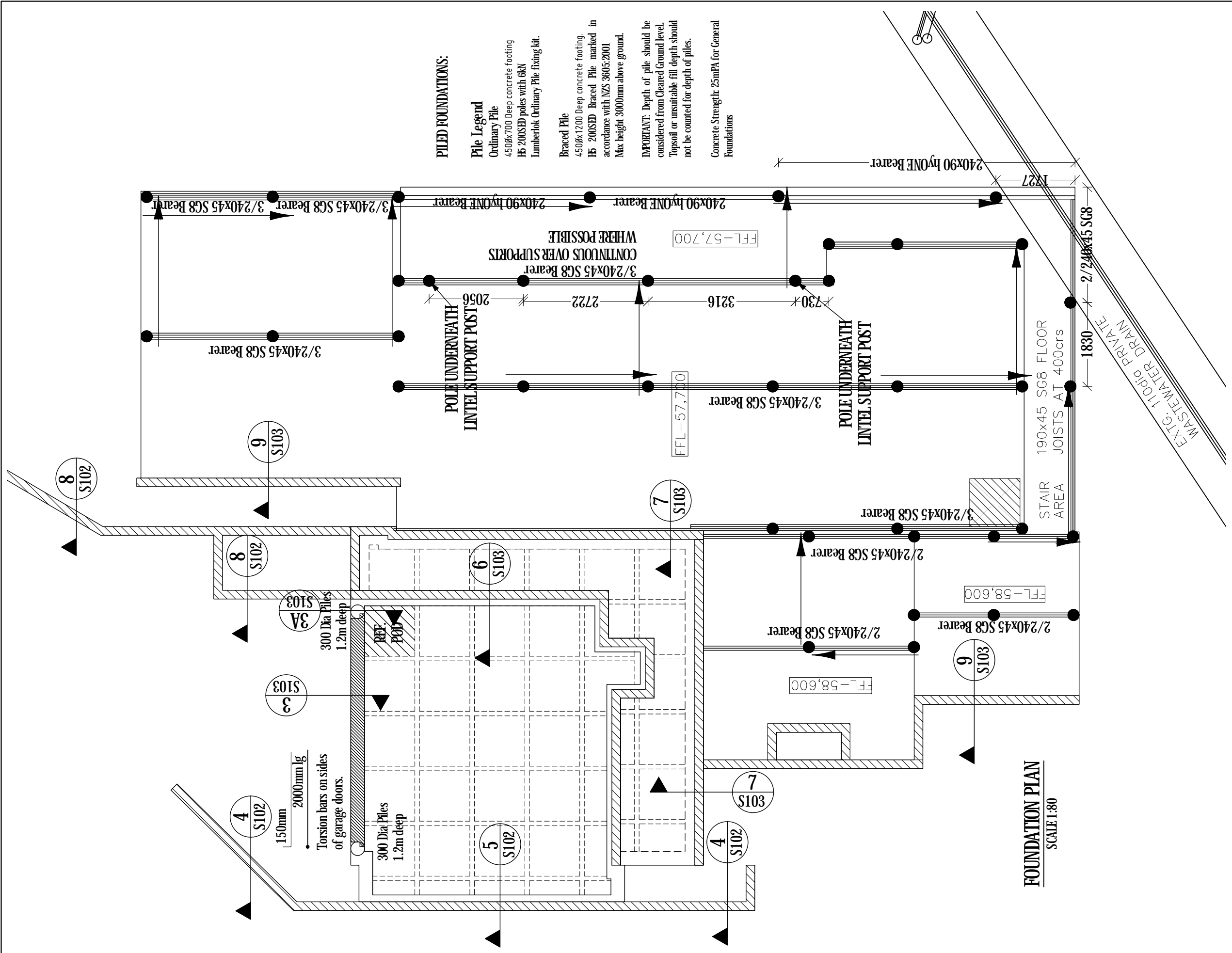
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3	31/01/18	CLIENT APPROVAL SET 2	SR
2	16/01/18	CLIENT APPROVAL SET	PT
1	17/10/17	DRAFT FLOOR PLAN	PT



Project Name **PROPOSED RESIDENCE**
 Project Address **17 JOYCES ROAD, PAIHIA**
 Client Name **Mr. G FLEET**

Drawing Status **CONSENT ISSUE**
 Sheet Contents **DOORS/ WINDOWS**
 ORIGINAL DRAWING SCALE AT A3 SHEET SIZE
 Drawn By SR
 Checked By PT Plot Date: **01-Nov-18**

Project Ref **17-796**
 Drawing No. **27** OF **27**



PILED FOUNDATIONS:

Pile Legend

- Ordinary Pile
450Øx700 Deep concrete footing
H5 200SED poles with 6kN
Lumberlok Ordinary Pile fixing kit.
 - Braced Pile
450Øx1200 Deep concrete footing,
H5 200SED Braced Pile marked in
accordance with NZS 3605:2001
Max height: 3000mm above ground.
- IMPORTANT:** Depth of pile should be considered from Cleared Ground level. Topsoil or unsuitable fill depth should not be counted for depth of piles.
- Concrete Strength: 25MPa for General Foundations

NOTES:

1. REMOVE TOPSOIL & GRASS SODS, LOOSE SOIL POCKETS, AND TREE STUMPS. FILL ALL HOLES WITH COMPACTED METAL TO FORM A LEVEL SUB-BASE. ALL FILL SHALL BE CHECKED AND CERTIFIED BY A CHARTERED PROFESSIONAL ENGINEER PRIOR TO COMMENCING WORK
2. HARDFILL TO BE COMPACTED IN LAYERS OF 200mm MAX, HARDFILL TO BE EXTENDED MIN 1000mm BEYOND PARAMETER IN FILL SITUATION AND BATTERED AT 15° SLOPE TO HORIZONTAL.
3. IN CASE OF ANY UNEXPECTED GROUND CONDITIONS CONTRACTOR SHOULD CONTACT A GEOTECHNICAL CHARTERED PROFESSIONAL ENGINEER IMMEDIATELY.
4. THE CUT BUILDING PLATFORM MUST BE KEPT AT OR CLOSE TO ITS SATURATED WATER CONTENT
5. CONTRACTOR TO CONFIRM LOCATION AND DIMENSIONS OF REBATES (IF ANY) SUCH AS GARAGE DOOR REBATE, BRICK VENEER REBATE, JOINERY REBATE, SHOWER REBATE ETC WITH ARCHS DRAWING PRIOR TO COMMENCEMENT TO WORK. CONTRACTOR TO ALSO CONFIRM LOCATION OF LOAD BEARING WALLS WITH ARCHS DRAWING.
6. DO NOT SCALE FROM DRAWING. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND FINISHED FLOOR LEVELS. ALL SETOUT DIMENSIONS AND LEVELS TO BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION. PRE-POUR INSPECTION MUST BE CARRIED OUT BY A CHARTERED PROFESSIONAL ENGINEER TO ISSUE PS4
7. THE POTENTIAL EFFECT OF SEASONAL GROUND MOVEMENT ON BRITTLE CLADDINGS SHOULD BE CONSIDERED BY CLADDING DETAILERS.
8. POSITION OF SAW CUT IS CRITICAL. CUT SHALL BE DIRECTLY UNDERNEATH WALL, AND NOT PASS THROUGH TILED AREA.
9. ALL PLUMBING, DRAINAGE AND CENTRAL HEATING PIPES TO BE PLACED AS PER LOCATION ON ARCHITECTURAL DRAWINGS.
10. POLYSTYRENE PODS SHALL BE 1100Sq x 200mm.
11. WHERE UNDER-FLOOR HEATING IS INSTALLED, THE SLAB THICKNESS SHOULD BE INCREASED TO 110mm.
12. ALL CONCRETE STRENGTH SHALL BE 20MPa OR 25MPa IN A SEA SPRAY ZONE. CONCRETE MUST BE CURED USING APPROPRIATE CURING METHOD FOR MINIMUM 7 DAYS.
13. IF RECESS FLOOR FOR SHOWER IS REQUIRED, THE POLYSTYRENE PODS SHALL BE REDUCED IN THICKNESS SO AS TO MAINTAIN A CONSTANT TOPPING THICKNESS. RECESSES SHALL BE TRIMMED WITH 1HD12 ALL AROUND.
14. RIB-RAFT MAY CRACK DUE TO VARIOUS REASONS OF AMBIENCE AND CONSTRUCTION. THIS DOES NOT AFFECT THE STRUCTURAL INTEGRITY OF THE FOUNDATIONS.
15. STEEL BARS IN BOTTOM OF RIBS WITH DPM TO HAVE A 50mm COVER. BARS WITHIN THE RIBS SHALL HAVE 40mm SIDE COVER. BARS WITH NO DPM IN GROUND TO HAVE 75mm COVER.
16. SURFACE FINISHES TO BE IN ACCORDANCE WITH NZS 3114:1987 AND AS FOLLOW: FLOOR STAB-U2, EXPOSED EDGES-F5, CONCEALED WORK-F1
17. REINFORCEMENT GRADES TO NZS 4671: HD-DEFORMED BARS GRADE 500MPa, D-DEFORMED BARS GRADE 300MPa
18. PLANTING TREES SHOULD BE AVOIDED NEAR THE FOUNDATION, AND MUST BE KEPT A DISTANCE OF 1.5 X THE MATURE HEIGHT OF THE TREE FROM THE FOOTING.

FOUNDATION PLAN
SCALE 1:80

Prudent Engineers
Civil & Structural Consultants
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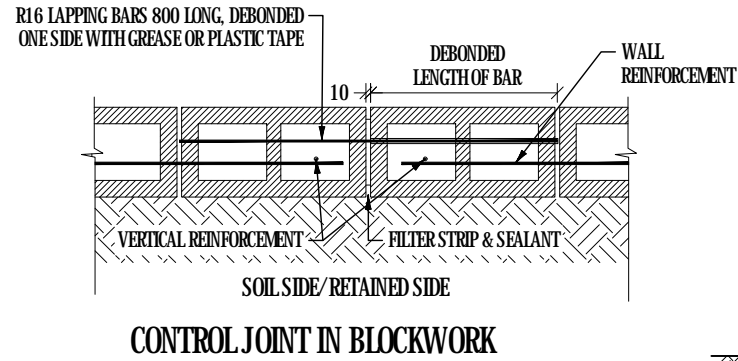
PROJECT: PROPOSED DEVELOPMENT FOR Mr. G FLEET
17 JOYCES ROAD, PAIHIA
LOVERIDGE BUILDERS
LOT 2 DP 320740

DRAWING TITLE: **FOUNDATION PLAN**
DRAWN BY: SPS
CHECKED BY: BAV
APPROVED BY: BAV
SHEET NO: S101

JOB NO: **PE0434**
DATE: 01/07/2018
SCALE: AS SHOWN

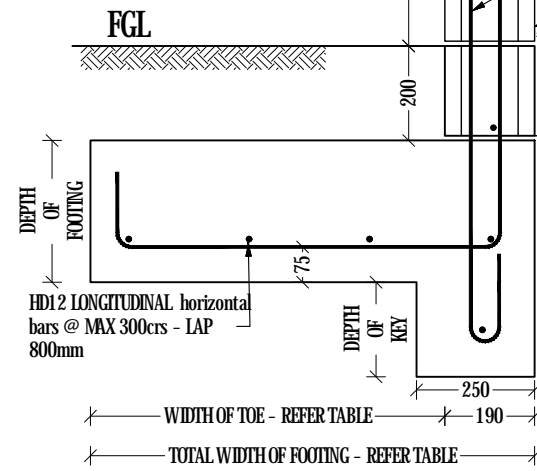
REV.	DESCRIPTION	DATE
A	ISSUED FOR BUILDING CONSENT	01/07/2018

Exposed Ht of Retaining wall "Ht"	Total Width of footing "foot"	Depth of Footing "Depth"	Width of Toe "Toe"	Width of Key "W _{key} "	Depth of Key "D _{key} "	Stem Reinforcement "V"
1200 - 1600	1500	350	1310	250	500	HD16 @ 400CRS
800 - 1200	1200	300	1010	250	400	HD12 @ 400CRS
400 - 800	1000	300	810	250	300	HD12 @ 600CRS
UPTO 400	700	300	510	250	200	HD12 @ 600CRS

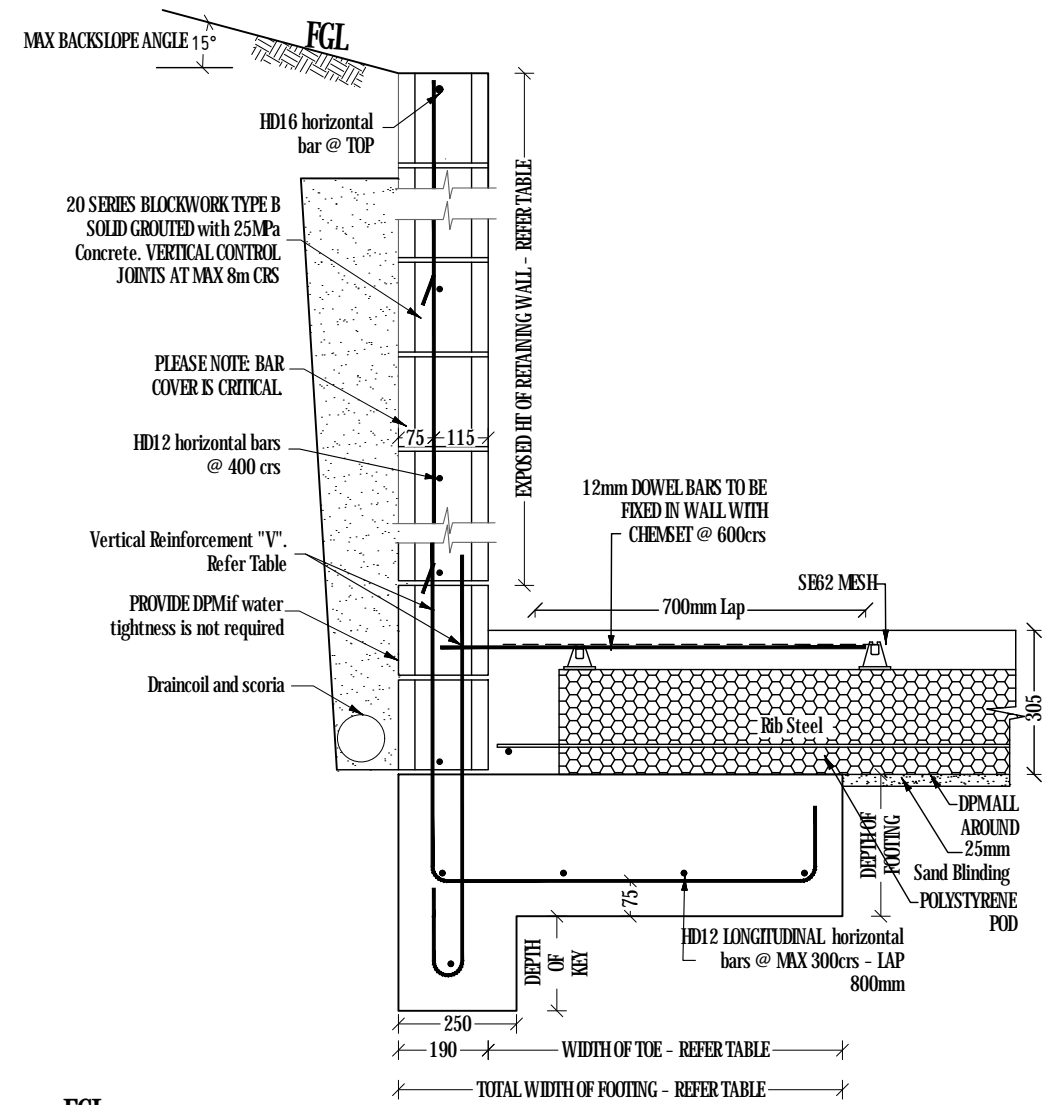


GENERAL NOTES:

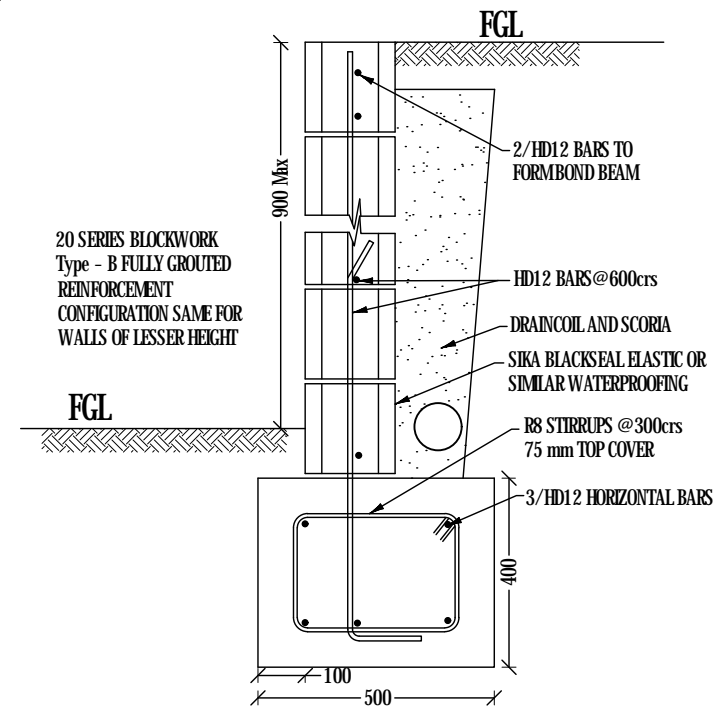
1. REMOVE TOPSOIL & GRASS SOILS, LOOSE SOIL POCKETS, AND TREE STUMPS. FILL ALL HOLES WITH COMPACTED METAL TO FORM LEVEL SUB-BASE.
3. IN CASE OF ANY UNEXPECTED GROUND CONDITIONS CONTRACTOR SHOULD CONTACT A GEOTECHNICAL CHARTERED PROFESSIONAL ENGINEER IMMEDIATELY.
4. DO NOT SCALE FROM DRAWING. ALL SETOUT DIMENSIONS AND LEVELS TO BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION.
5. CONCRETE MUST BE CURED USING APPROPRIATE CURING METHOD FOR MINIMUM 7 DAYS.
6. ALL CONCRETE STRENGTH SHALL BE 25MPa.
7. STEEL BARS IN BOTTOM WITH NO DPM IN GROUND TO HAVE 75mm COVER.
8. SURFACE FINISHES TO BE IN ACCORDANCE WITH NZS 3114:1987 AND AS FOLLOWS: FLOOR STAB-U2, EXPOSED EDGES-F5, CONCEALED WORK-F1
9. REINFORCEMENT GRADES TO NZS 4671: HD-DEFORMED BARS GRADE 500MPa, D-DEFORMED BARS GRADE 300MPa
10. PLANTING TREES SHOULD BE AVOIDED NEAR THE FOUNDATION, AND MUST BE KEPT A DISTANCE OF 1.5 X THE MATURE HEIGHT OF THE TREE FROM THE FOOTING.



SECTION 4 BOUNDARY RETAINING WALL WITH 12kPa - SURCHARGE
SCALE 1:16

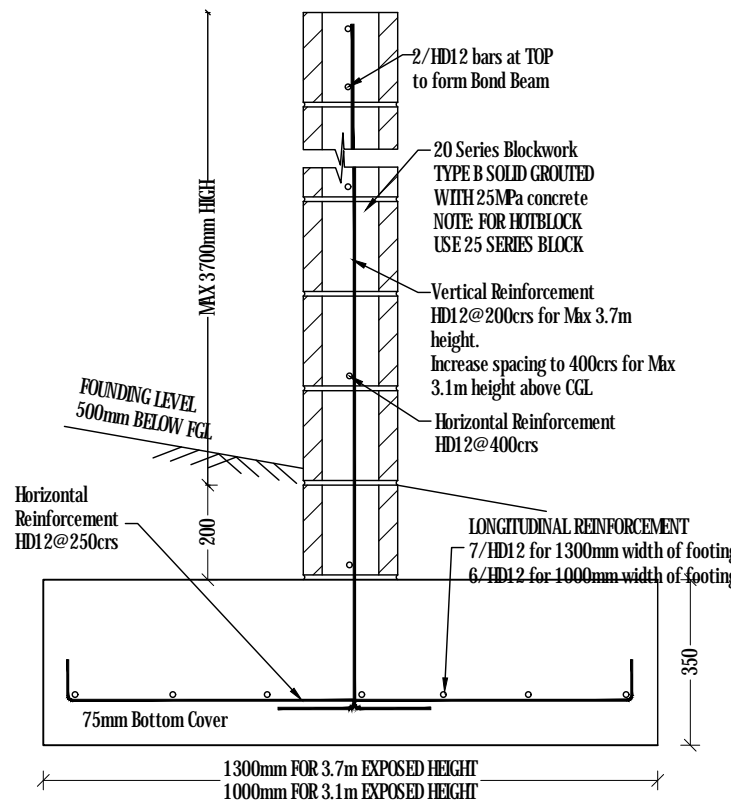


SECTION 5 BOUNDARY RETAINING WALL WITH 12kPa - SURCHARGE
SCALE 1:16

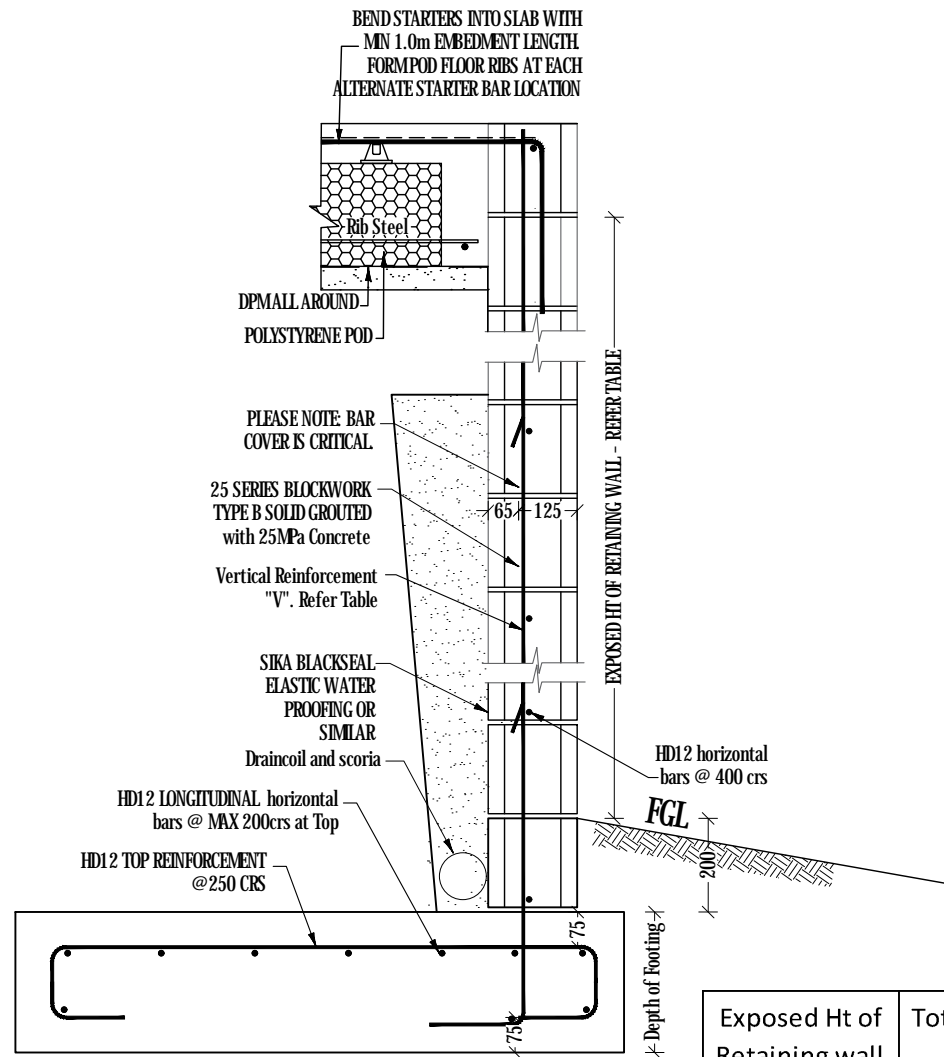


SECTION 8 BLOCKWORK DETAIL
SCALE 1:16

REV.	DESCRIPTION	DATE
A	ISSUED FOR BUILDING CONSENT	01/07/2018

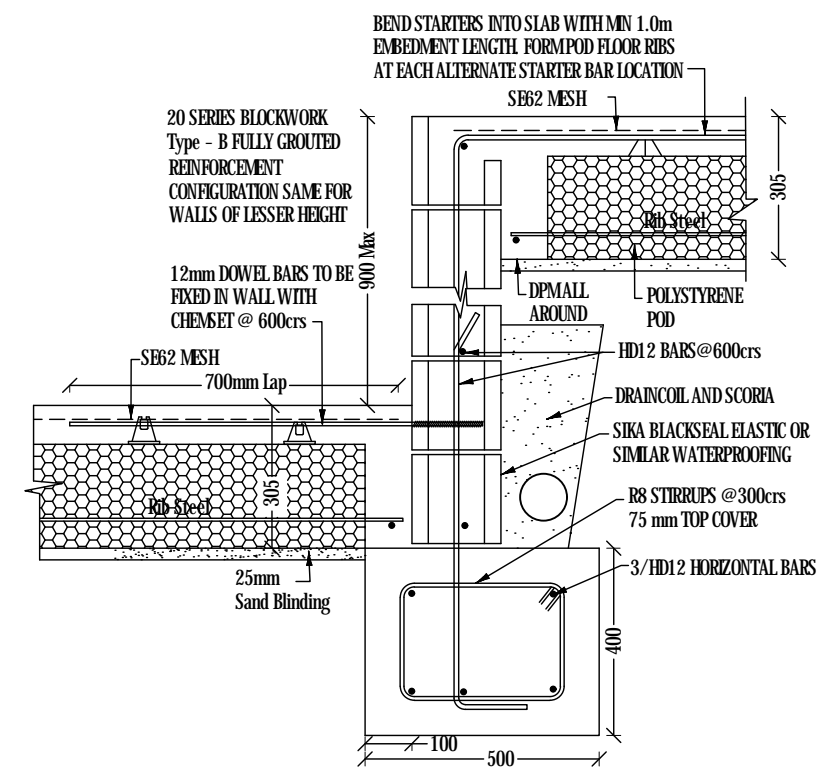


SECTION 9 NON-RETAINING FEATURE BLOCKWORK WALL
SCALE 1:16

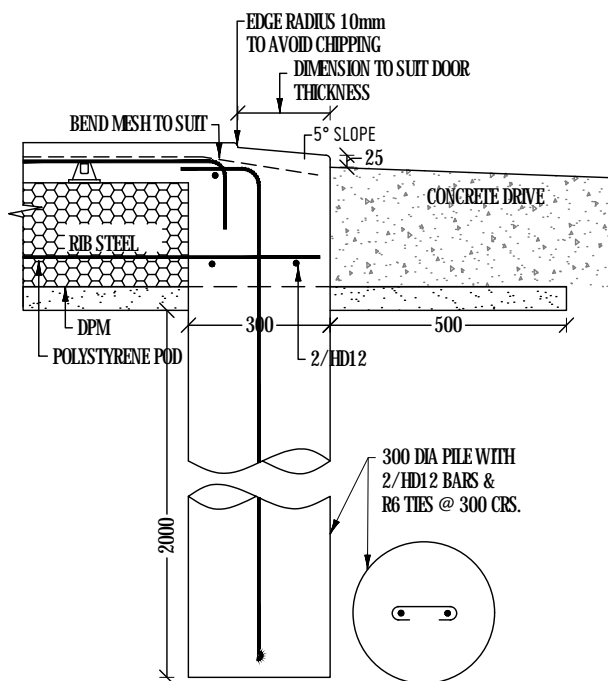


SECTION 7 RETAINING WALL WITHOUT SURCHARGE FOR HEIGHT UPTO 2500mm
SCALE 1:16

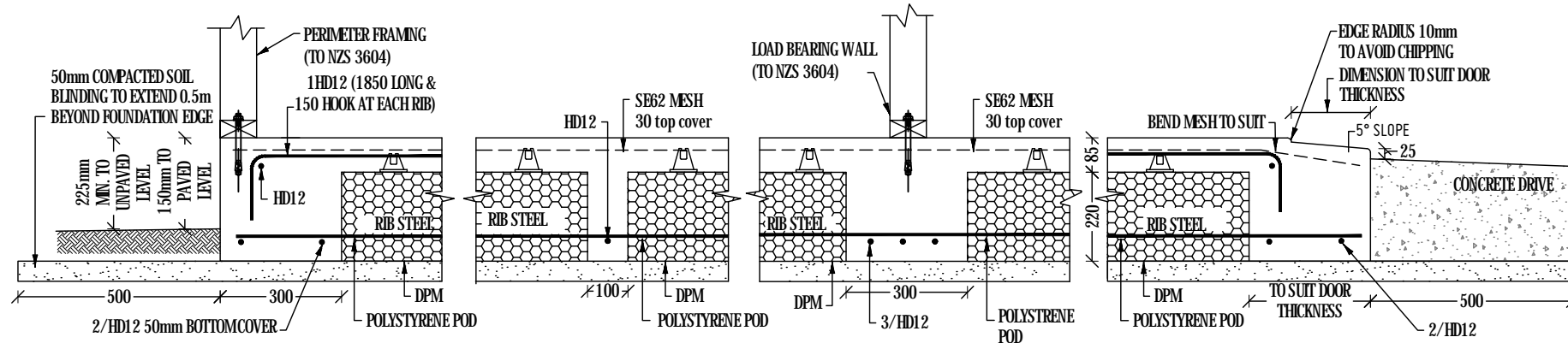
Exposed Ht of Retaining wall "Ht"	Total Width of footing "foot"	Depth of Footing "Depth"	Width of Toe "Toe"	Width of Heel "Heel"	Stem Reinforcement "V"
2000 - 2500	1600	300	100	1310	HD16 @ 200CRS
1500 - 2000	1300	300	100	1010	HD12 @ 200CRS
1000 - 1500	1000	300	100	710	HD12 @ 400CRS
Upto 1000	800	300	100	510	HD12 @ 400CRS



SECTION 6 BLOCKWORK DETAIL
SCALE 1:16



SECTION 3A PILE AT GARAGE DOOR ENTRANCE
SCALE 1:16



SECTION 2 PERIMETER FOUNDATION
SCALE 1:16

STANDARD RIB DETAIL
SCALE 1:16

SECTION 1 LBW
SCALE 1:16

SECTION 3 GARAGE DOOR ENTRANCE REBATE
SCALE 1:16

