Banksia E/S 4bed

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PROPOSED NEW RESIDENCE FOR:

Lot 874 Golden Sands
Monaro Place
Papamoa

job no: 18/874GS

LOT 874
DP 518981
Area = 402m²

COVERAGE AREA = 157.83m² = 39.3%
(Area over Brick)

55% of 402m² = 221.10m²

COVERAGE AREA = 157.83m² = 39.3%
(Area over Brick)

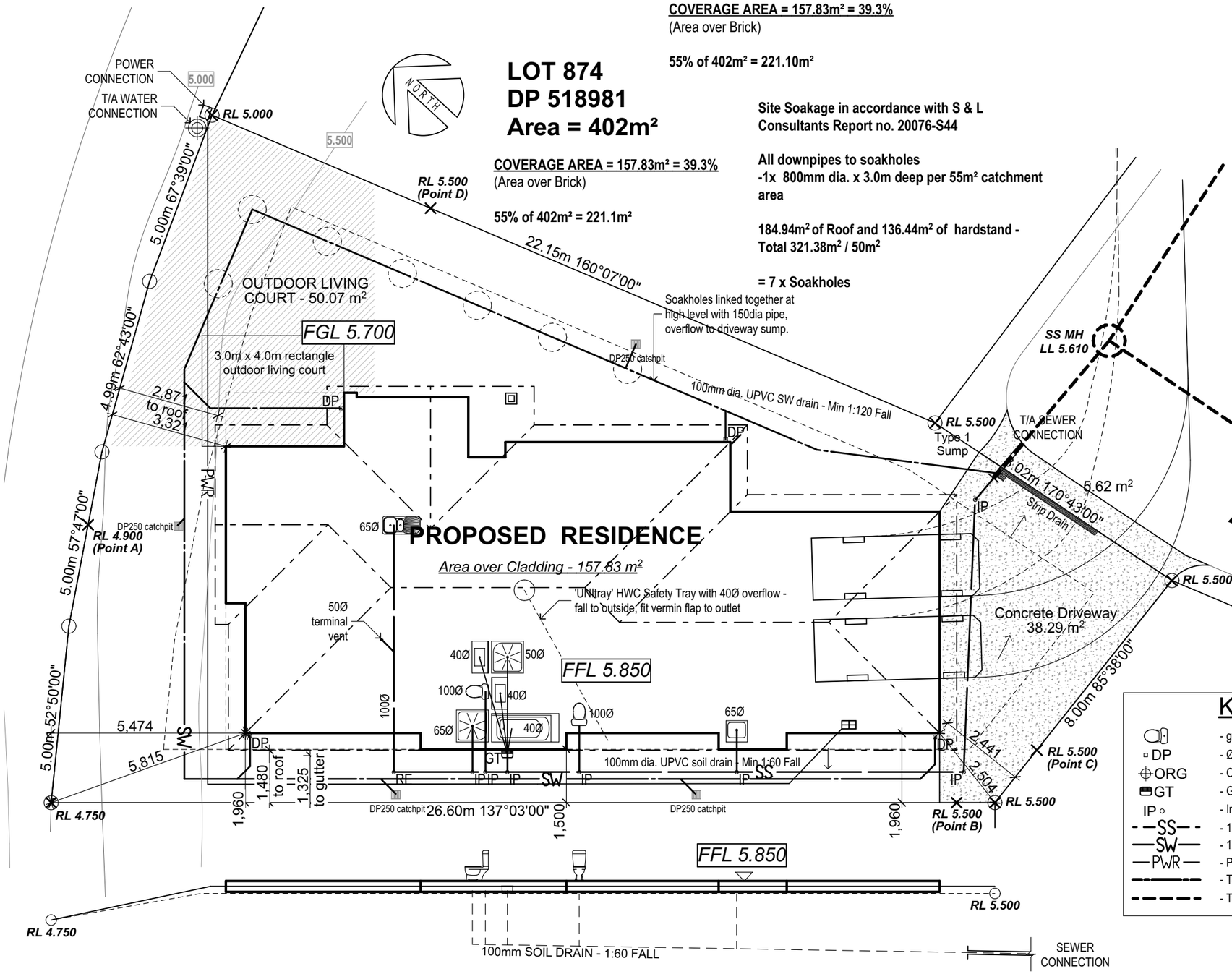
55% of 402m² = 221.1m²

Site Soakage in accordance with S & L Consultants Report no. 20076-S44

All downpipes to soakholes
-1x 800mm dia. x 3.0m deep per 55m² catchment area

184.94m² of Roof and 136.44m² of hardstand - Total 321.38m² / 50m²

= 7 x Soakholes



KEY

	- ground level fixtures
DP	- Ø80mm down pipe
ORG	- Overflow Relief Gully
GT	- Gully Trap
IP	- Inspection Point
SS	- 100mm dia. UPVC soil drain
SW	- 100mm dia. UPVC Stormwater drain
PWR	- Power cable
	- TA Stormwater drain
	- TA Sewer drain

SITE PROFILE / LONGITUDINAL DRAINAGE

E1 / AS1 CALCULATIONS
(all values are derived from E1/AS1 tables.)

Rainfall Intensity From Tauranga IDC. - 126mm/hr

External Gutter = Continuous spouting 1/4 round gutter, cross sectional area = 6300mm²
= 50m² / 1.26 = 39m² maximum catchment to gutter

Downpipes = 0-25deg roof pitch - 80mm downpipes to serve 85m² / 1.26 = **67m² maximum discharge to downpipes**

Stormwater drainage
100mm @ 1:120 to service 200m²/1.26 = **158m² maximum**
100mm @ 1:60 to service 260m²/1.26 = **206m² maximum**
100mm @ 1:40 to service 310m²/1.26 = **246m² maximum**
100mm @ 1:20 to service 420m²/1.26 = **333m² maximum**
100mm @ 1:10 or steeper to service 600m²/1.26 = **476m² maximum**

Maintenance:
- filter screens to be placed at all pipe intakes.
- Access for the maintenance be provided to soakholes.
- Soakholes should be annually inspected and if necessary cleaned of any silt or debris which may have built up inside the pit.

ALL SANITARY DRAINAGE TO G13/AS3 - AS/NZS 3500.2:2018 sections 3 & 4

ALL STORMWATER DRAINAGE TO E1/AS1

MINIMUM GRADIENT OF DISCHARGE PIPES
1:40 for 65mm diameter and under
1:60 for 100mm diameter and under

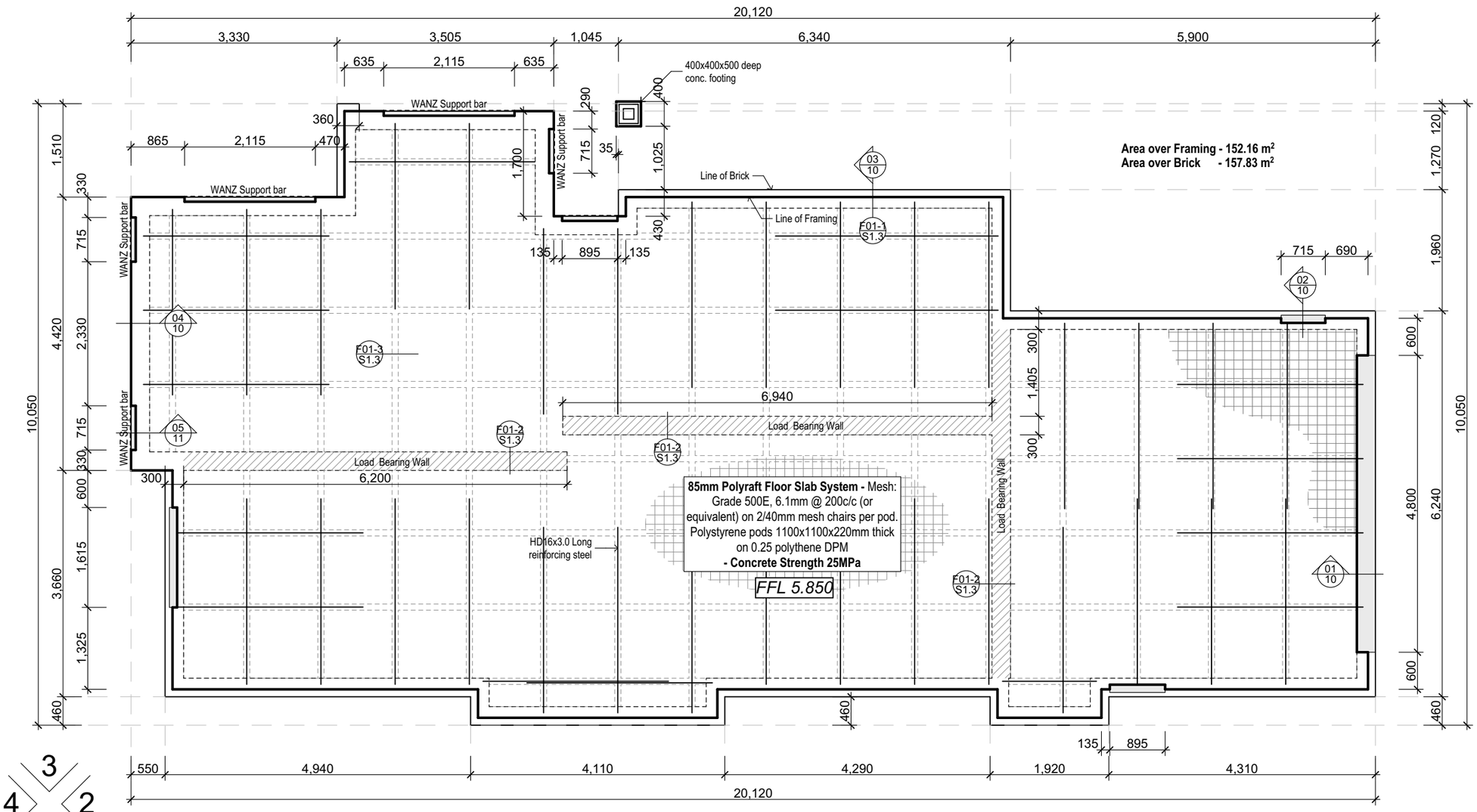
Banksia E/S 4bed 18/874GS

NOTE: It is the contractors responsbility to check and verify all dimensions and levels on site before commencing any works

Site Plan

Lot 874 Golden Sands
Monaro Place - Papamoa

DESIGN	DRAWN
K. de Raat	M Nicholson
CHECKED	CLIENT
K. de Raat	GH Tauranga Ltd.
DATE	SCALE	SHEET
16/01/2019	1:125	01



3
4 2
1

ELEVATIONS

RIBRAFT:

OVERVIEW:
The Polyraft floor system is a reinforced concrete waffle raft floor slab-on-ground. It consists of an 85mm thick slab supported by a grid of normally 100mm wide at 1200mm x 1200mm centres. The overall depth is 305mm. Edge beams and ribs under loadbearing walls are 300mm wide to provide for the extra load carried by these members.

PODS:
Polystyrene pods 1100mm sq and 220mm thick are be placed directly on levelled ground and arranged in such a way as to form a reinforced concrete floor slab with a grid of reinforced concrete ribs and edge beams when concrete is placed into them. Pods may be cut to suit specific architectural layout and slab to accommodate services.

Extra steel shall be placed on top of the mesh, these shall be HD12 bars (grade 500), 1200mm long tied to the mesh at 200mm centres, with 50mm cover from the internal corner.

STEEL:
Reinforcing steel consists of Grade 500E / SE62 reinforcing mesh in the slab with the reinforcing bars on the ribs and edge beams. The reinforcing bar shall comply with the requirements of NZS 4671:2001 'Steel Reinforcing Materials'. Specifically designed spacers are used to position the polystyrene pods and the rib and edge beam reinforcing steel bars in a secure manner until concrete is placed. The reinforcing mesh is held in place by mesh chairs. Conventional timber or steel formwork is used to form the edge of the slab.

ALL STEEL SHALL BE LAPPED A MINIMUM OF 60 BAR DIAMETERS (720mm for 12mm Steel)
MESH SHALL BE LAPPED 225mm MINIMUM AND TIED AT ALL JOINS

CONCRETE:
A ***25MPa*** 80mm slump structural mix using 19mm nominal aggregate size.
Mix to contain 15kg/m³ of 3D 80/60GB steel fibres

DAMP PROOF MEMBRANE:
The damp proof membrane shall:
1. Have a water vapour flow resistance not less than 90MNs/g when tested in accordance with ASTME 96 utilising standard test conditions.
2. Be sufficiently durable to resist damage from installation and normal workable operations.
3. Be laid on a surface that is unlikely to damage the damp proof membrane being used.
4. Have penetrations by services reinforcing and other objects sealed by taping or by applying a wet-applied damp proof membrane material.

FIXING OF TIMBER:
Framing timber shall be fixed to slab on ground floors as required by NZS 3604:2011. By using a proprietary fastener as per NZS 3604:2011, clause 7.5.12.2:- External H1.2 bottom plates fixed to slab with Lumberlok® Bottom plate fixing anchor cast in slab @ 900 crs. When using a sheet brace anchors should be positioned within 150mm from the end of that element, or use a M10 dyna-bolt for additional fixing.

Important
CHECK ALL DIMENSIONS AGAINST FLOOR PLAN, ANY DISCREPANCIES TO BE VERIFIED BY DESIGNER.

General Note
OPENING DIMENSIONS SHOWN FROM EDGE OF SLAB ON FRAMING LINE. 50MM CAVITY, 120MM FROM BRICK TO FRAMING LINE.

Site Preparation
REFER TO ATTACHED GEOTECHNICAL REPORT FOR SPECIFIC SITE PREPARATION DETAILS, BEARING DEPTH AND CAPACITY.

Polyraft Design
REFER TO ATTACHED SPECIFIC DESIGN PRODUCER STATEMENT AND DESIGN CALCULATION'S FOR RIBRAFT FOUNDATION BY KIRK ROBERTS LTD.

Note
REFER TO TRUSS MANUFACTURER'S LAYOUT FOR LOCATION OF SLAB THICKENINGS TO LOAD BEARING WALLS AND POINT LOADS
- LINE LOADS GREATER THAN 4.5kN/m AND LESS THAN 16.5kN/m ARE AS SHOWN IN THE KR DETAILS
- LINE LOADS GREATER THAN 16.5kN/m REQUIRE SPECIFIC DESIGN

KEY
- Top of Floor slab
- Line of footing below
- Line of Brick Rebate
- Full height Window / door rebate
- 1100x1100x220 Polystyrene pods
- Floor slab Mesh

Banksia E/S 4bed 18/874GS

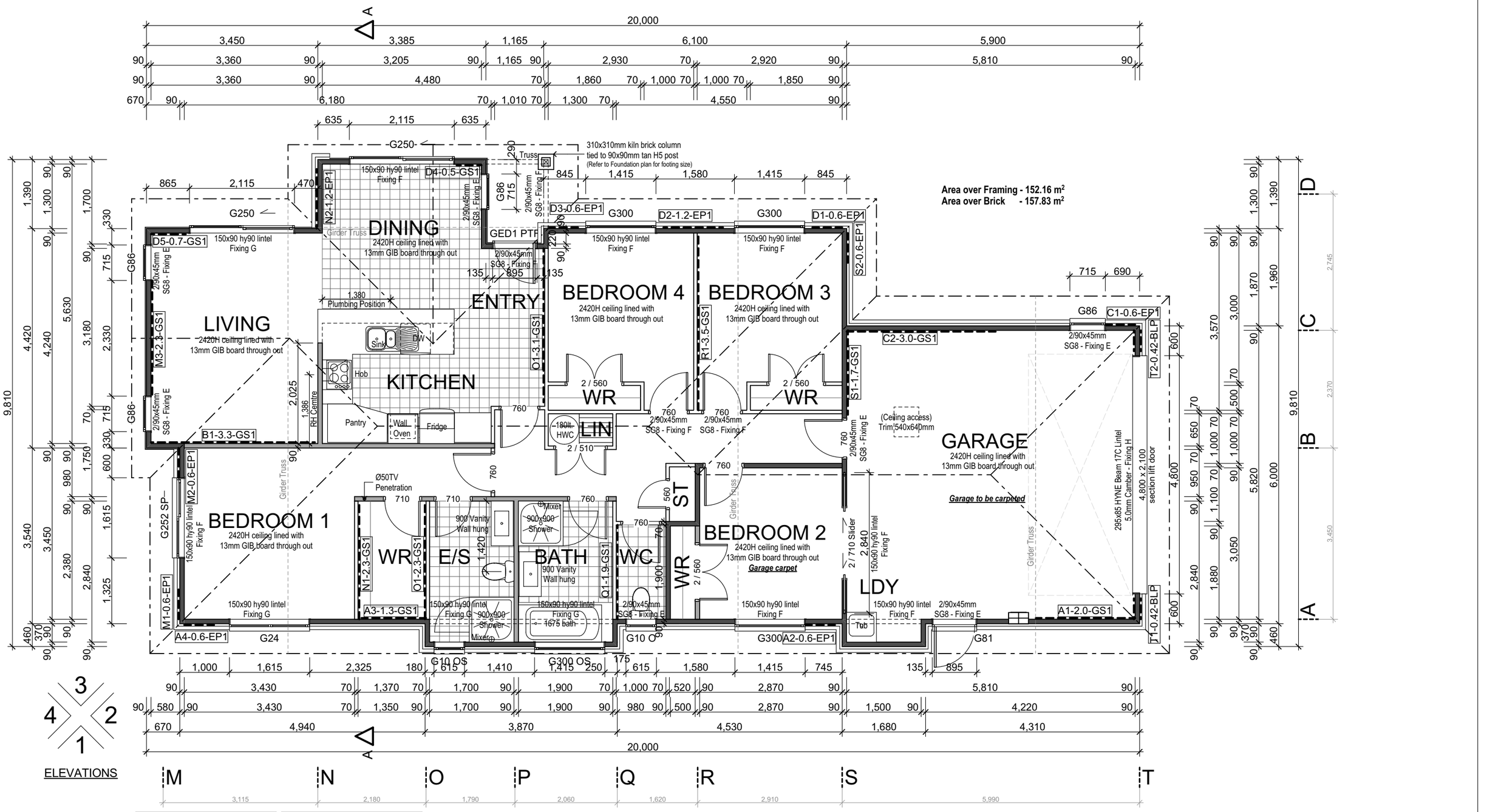
generation HOMES

NOTE: It is the contractors responsbility to check and verify all dimensions and levels on site before commencing any works

Foundation Plan

Lot 874 Golden Sands
Monaro Place - Papamoa

DESIGN	K. de Raat	DRAWN	M Nicholson
CHECKED	K. de Raat	CLIENT	GH Tauranga Ltd.
DATE	16/01/2019	SCALE	1:75
		SHEET	02



KEY	
	- 90mm Insulated Wall
	- 90mm Un-insulated Wall
	- 70mm Un-Insulated Wall

Note:
All flooring tiles to a mean coefficient of friction no less than 0.4

Kitchen compliant with NZBC Clause G3 as an alternative solution

Wind -	**High**
Earthquake -	**Zone 1**
Exposure -	**Zone C**
Climate -	**Zone 2**
Snow -	**Zone 0**

ALL STUD FIXINGS TO BE TYPE 'B' UNLESS NOTED OTHERWISE

Note:
All Framing and Lintels to be SG8 Grade timber unless specified otherwise. All timber H1.2 to external and internal framing.

Braced GS1 Walls over 1.8m long to have additional Lumberlok Angle Brace for stability during transport and construction (max 55° angle)

CHECK ALL DIMENSIONS ON SITE, ANY DISCREPANCIES TO BE VERIFIED BY DESIGNER.

NOTE: It is the contractors responsbility to check and verify all dimensions and levels on site before commencing any works

Banksia E/S 4bed 18/874GS

Floor Plan

Lot 874 Golden Sands
Monaro Place - Papamoa

DESIGN	DRAWN
K. de Raat	M Nicholson
CHECKED	CLIENT
K. de Raat	GH Tauranga Ltd.
DATE	SCALE / SHEET
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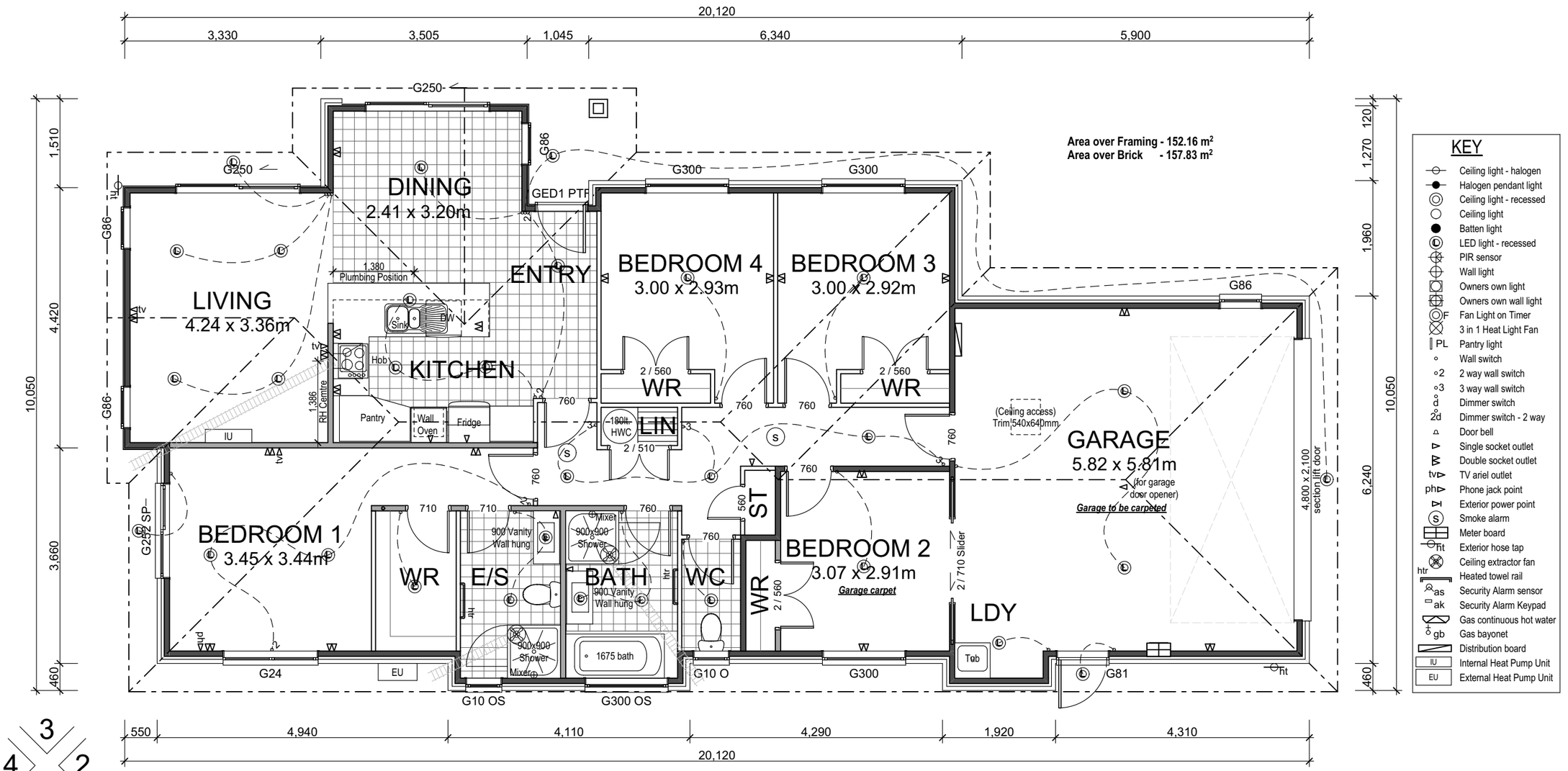
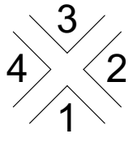


KEY

- Ceiling light - halogen
- Halogen pendant light
- Ceiling light - recessed
- Ceiling light
- Batten light
- L — LED light - recessed
- PIR sensor
- Wall light
- Owners own light
- Owners own wall light
- F — Fan Light on Timer
- 3 in 1 Heat Light Fan
- PL — Pantry light
- Wall switch
- 2 — 2 way wall switch
- 3 — 3 way wall switch
- d — Dimmer switch
- 2d — Dimmer switch - 2 way
- Door bell
- Single socket outlet
- Double socket outlet
- tv — TV ariel outlet
- ph — Phone jack point
- Exterior power point
- S — Smoke alarm
- Meter board
- ht — Exterior hose tap
- htr — Ceiling extractor fan
- Heated towel rail
- as — Security Alarm sensor
- ak — Security Alarm Keypad
- Gas continuous hot water
- gb — Gas bayonet
- Distribution board
- IU — Internal Heat Pump Unit
- EU — External Heat Pump Unit



ELEVATIONS

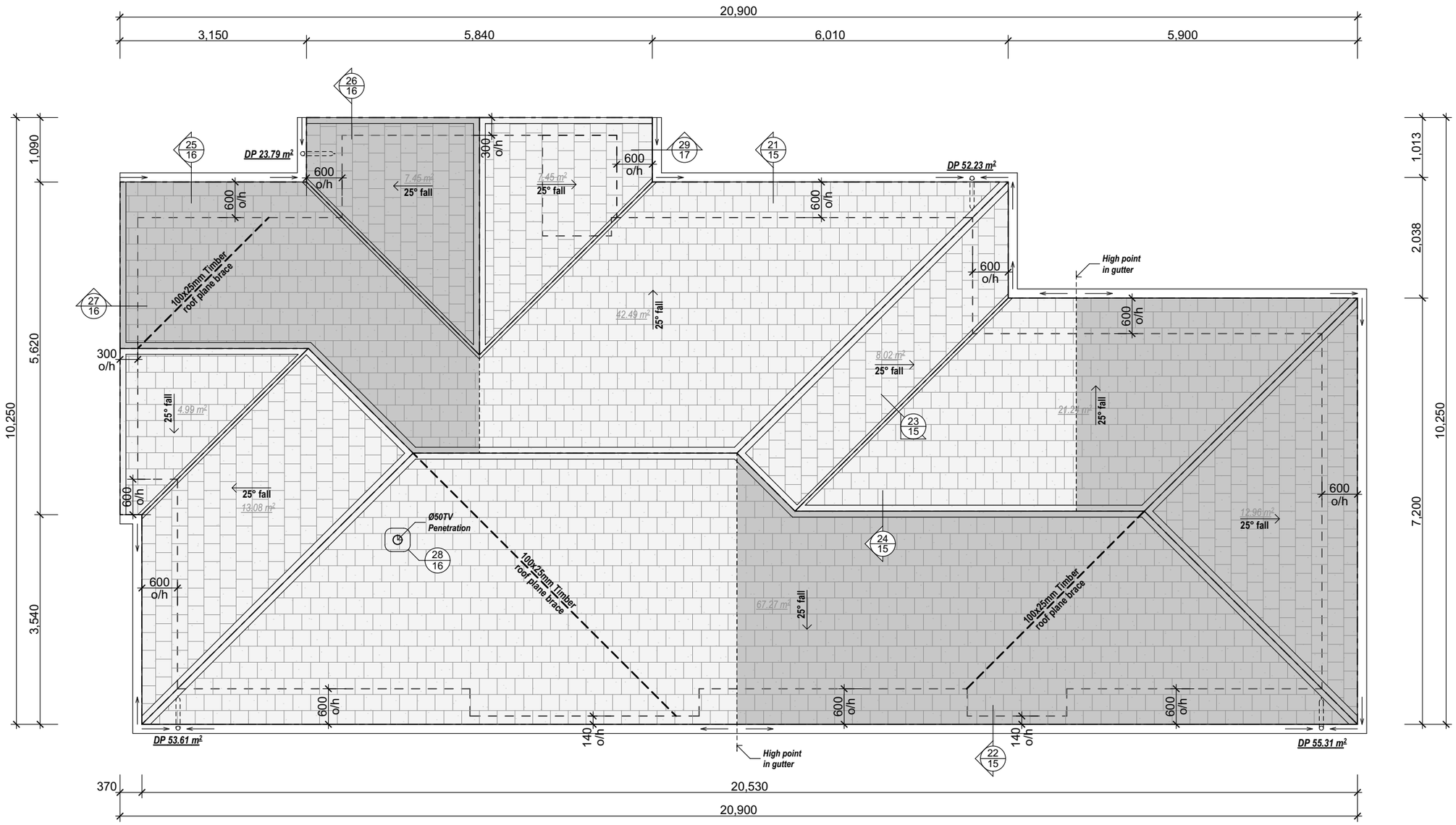
Banksia E/S 4bed 18/874GS

NOTE: It is the contractors responsbility to check and verify all dimensions and levels on site before commencing any works

Electrical Plan

Lot 874 Golden Sands
Monaro Place - Papamoa

DESIGN	DRAWN
K. de Raat	M Nicholson
CHECKED	CLIENT
K. de Raat	GH Tauranga Ltd.
DATE	SCALE	SHEET
16/01/2019	1:75	04



KEY

44.11 m²	- Roof plan area served by downpipe
DP	- 80mm Downpipe location
	- Direction of 1:100 gutter fall
25° fall	- Roof pitch and direction of fall
21.16 m²	- Roof Segment area
	- Roof Plane brace
	- High Point of Gutter Roof Projection
	- Building Outline - over framing

Roof Plane Brace Calculation (Light Roof):
1 brace per 50m² of roof plan area. Continuous hip or valley to ridge equals one brace each. Minimum 2 braces per ridge line.

Metrotile shake pressed metal tiles over self supporting roofing underlay. Trusses @900crs max.

Total Roof Plan Area: 184.94 m²

Banksia E/S 4bed 18/874GS

NOTE: It is the contractors responsbility to check and verify all dimensions and levels on site before commencing any works

Roof Plan

Lot 874 Golden Sands
Monaro Place - Papamoa

DESIGN	K. de Raat	DRAWN	M Nicholson
CHECKED	K. de Raat	CLIENT	GH Tauranga Ltd.
DATE	16/01/2019	SCALE	1:75
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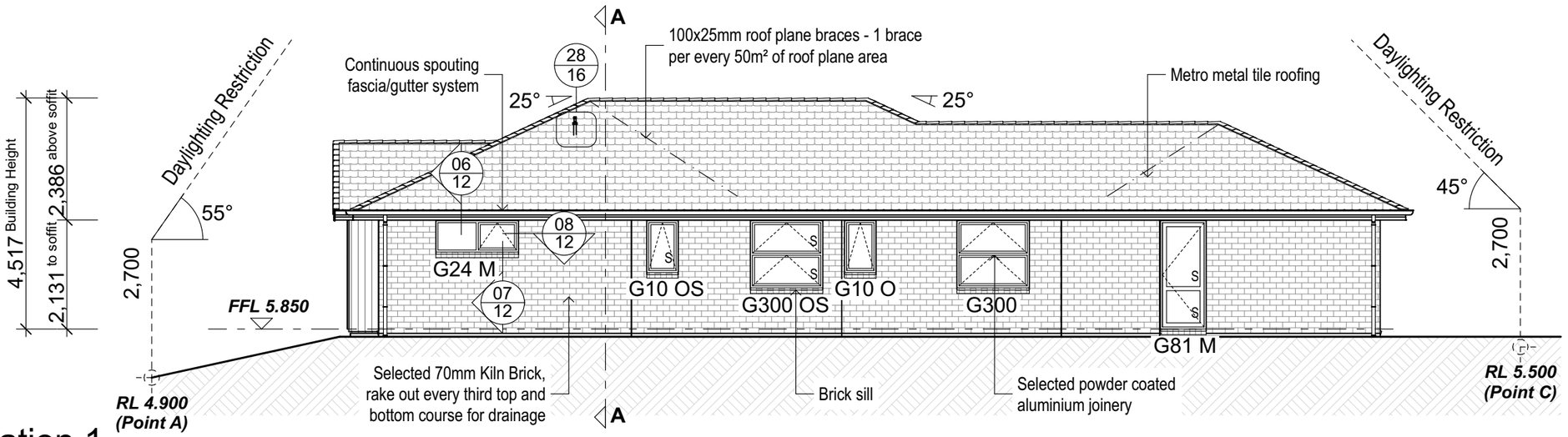
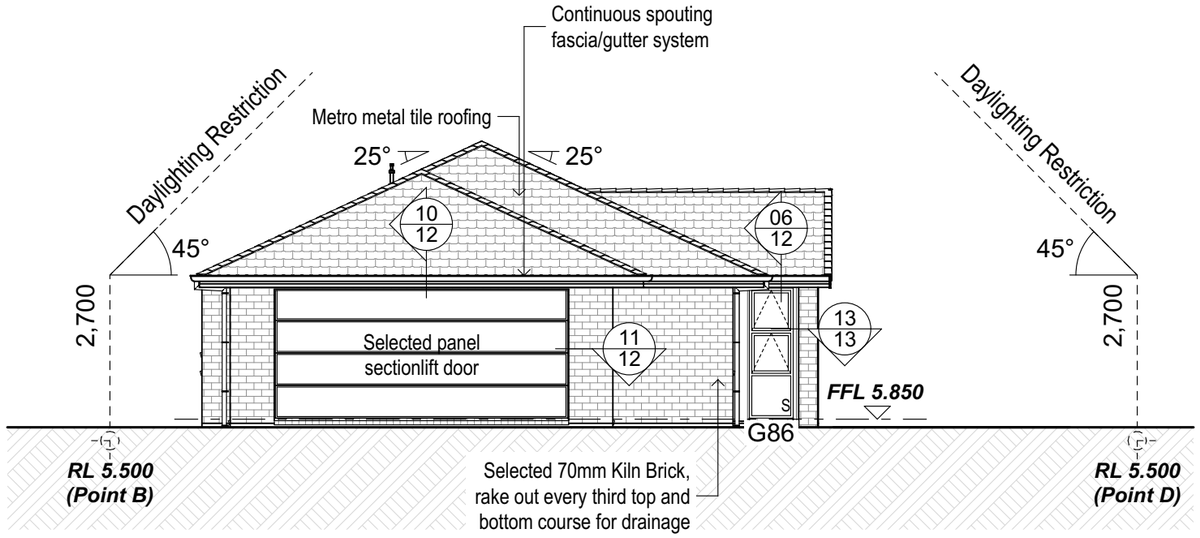


Elevation 1

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



Elevation 2

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

Banksia E/S 4bed 18/874GS

NOTE: It is the contractors responsbility to check and verify all dimensions and levels on site before commencing any works

Elevations 01

Lot 874 Golden Sands
Monaro Place - Papamoa

DESIGN	DRAWN
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CHECKED	CLIENT
K. de Raat	GH Tauranga Ltd.
DATE	SCALE	SHEET
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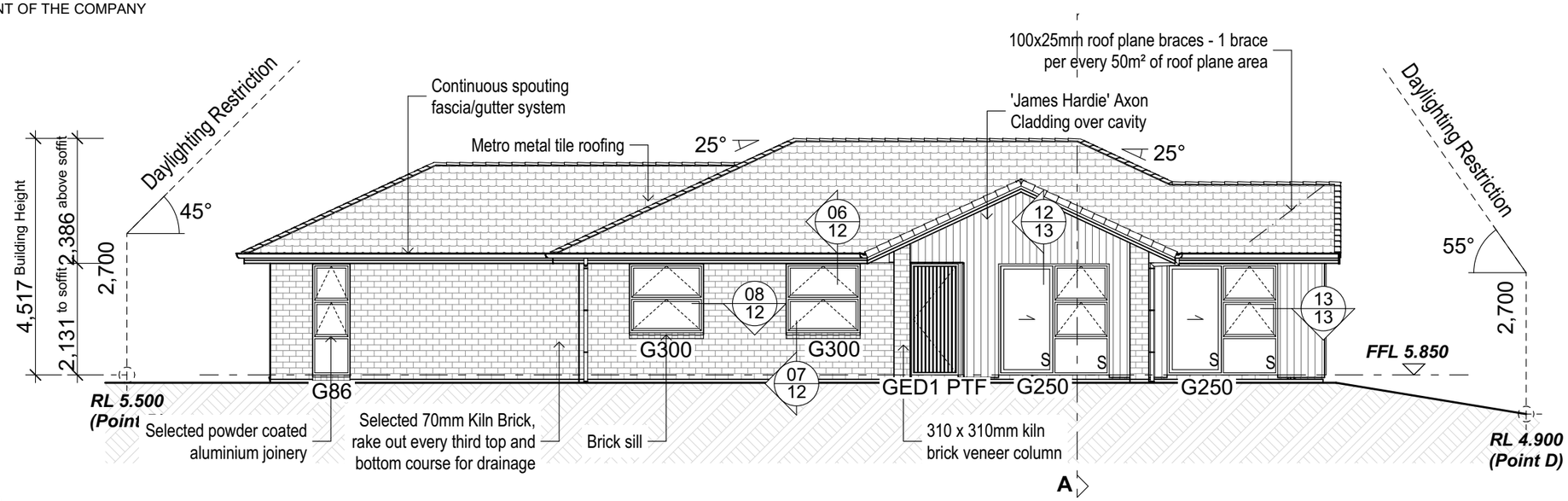
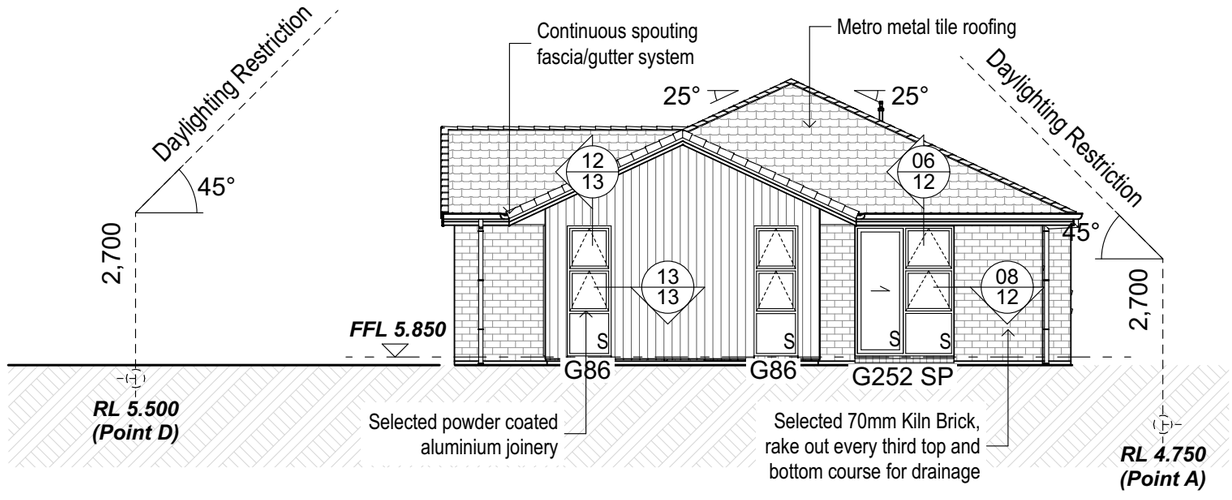


Elevation 3

BUILDING ENVELOPE RISK MATRIX		
Elevation 3		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**4**



Elevation 4

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

Banksia E/S 4bed 18/874GS

NOTE: It is the contractors responsbility to check and verify all dimensions and levels on site before commencing any works

Elevations 02

Lot 874 Golden Sands
Monaro Place - Papamoa

DESIGN	DRAWN
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CHECKED	CLIENT
K. de Raat	GH Tauranga Ltd.
DATE	SCALE	SHEET
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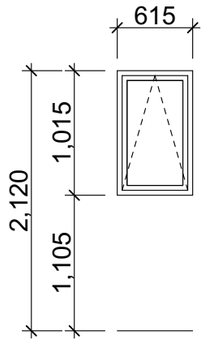

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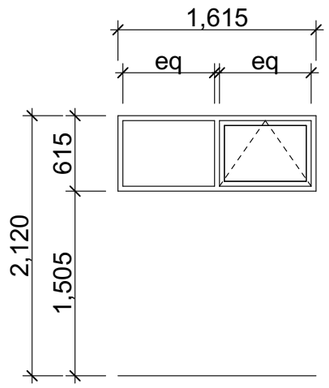
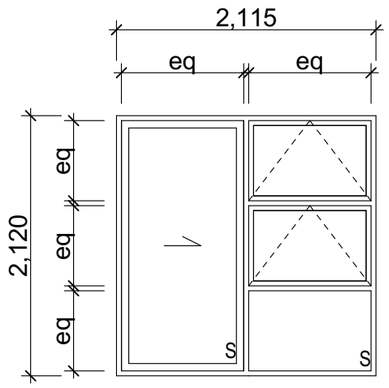


G24



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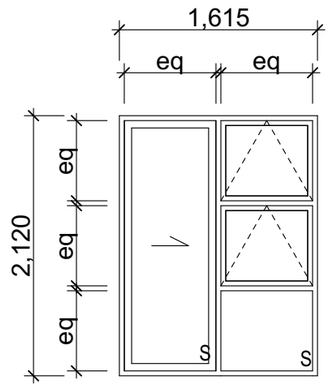

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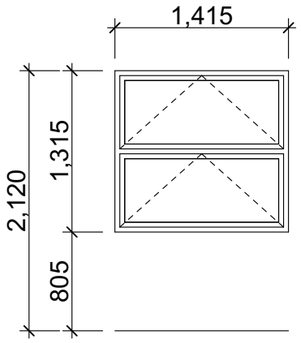

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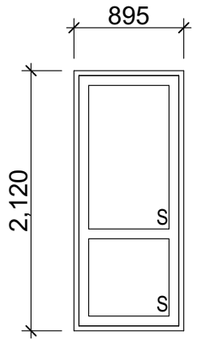

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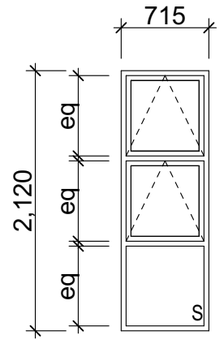

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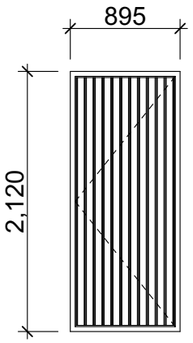

GED1 PTF

H1 Schedule Method

Climate Zone: 2

Orientation	Total Wall Area	Actual Wall Area	Window Area	% Glazing	North?	
Elevation 1	34.53	28.58	5.95	17.23%		
Elevation 2	24.45	18.26	6.19	25.32%		
Elevation 3	36.41	21.83	14.58	40.04%		
Elevation 4	26.26	19.81	6.45	24.56%	n	
All Elevations	121.65	88.48	33.17	**27.27%**		*OK*
East,South & West	95.39	68.67	26.72	**28.01%**		*OK*

Insulation	Minimum R Value	Achieved R Value	
Roof	2.9	3	*OK*
Wall	1.9	2	*OK*
Floor	1.3	2	*OK*
Glazing	0.26	0.26	*OK*
Roof Glazing	0.26	n/a	*OK*

NOTES:

All Glazing excluding garage to be Double Glazed.
All joinery polyester powder coated
All glazing to NZS 4223 - Parts 1 & 4:2008, Parts 2 & 3:2016
All Glazing to bathroom / WC to be selected obscure
All Jambs clear finger jointed 18mm pine
O - denotes window as drawn but with obscure glass
S - denotes window as drawn but with safety glass
M - denotes window as drawn but mirrored
DIMENSIONS SHOWN ARE TRIM SIZE

Banksia E/S 4bed 18/874GS

NOTE: It is the contractors responsbility to check and verify all dimensions and levels on site before commencing any works

Window Schedule & H1 Calc.

Lot 874 Golden Sands
Monaro Place - Papamoa

DESIGN	DRAWN
K. de Raat	M Nicholson
CHECKED	CLIENT
K. de Raat	GH Tauranga Ltd.
DATE	SCALE	SHEET
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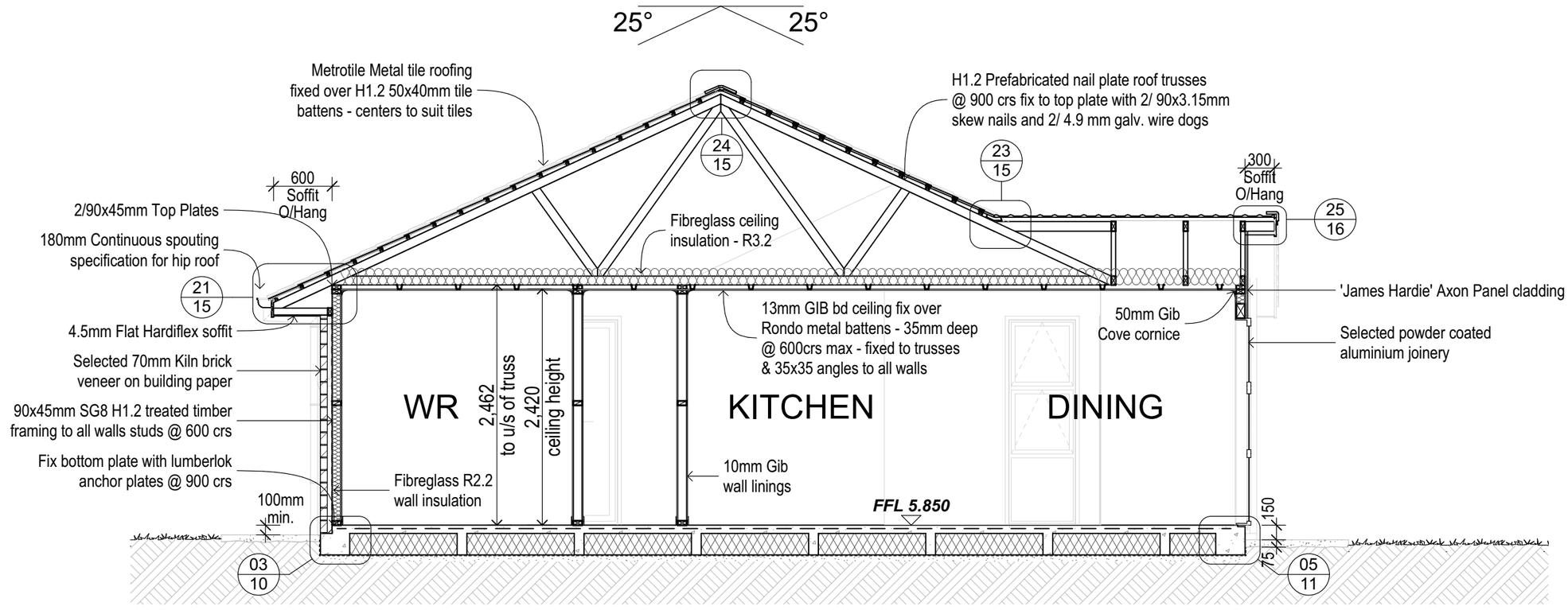


Cross Section A-A

1:50

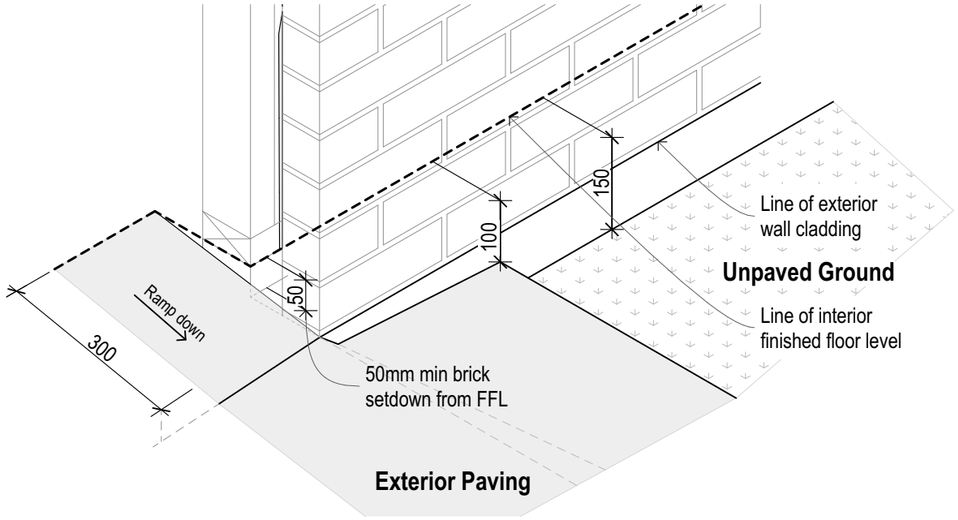
Banksia E/S 4bed 18/874GS

NOTE: It is the contractors responsbility to check and verify all dimensions and levels on site before commencing any works

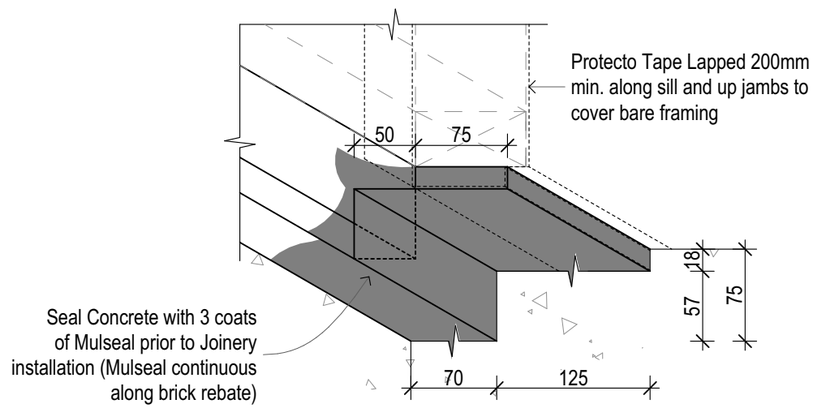
Cross Sections

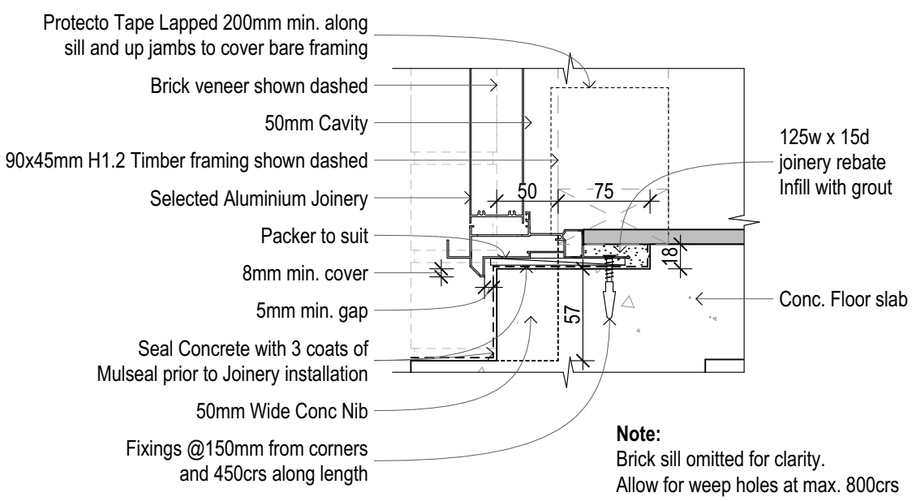
Lot 874 Golden Sands
Monaro Place - Papamoa

DESIGN	K. de Raat	DRAWN	M Nicholson
CHECKED	K. de Raat	CLIENT	GH Tauranga Ltd.
DATE	16/01/2019	SCALE	1:50
SHEET	09		



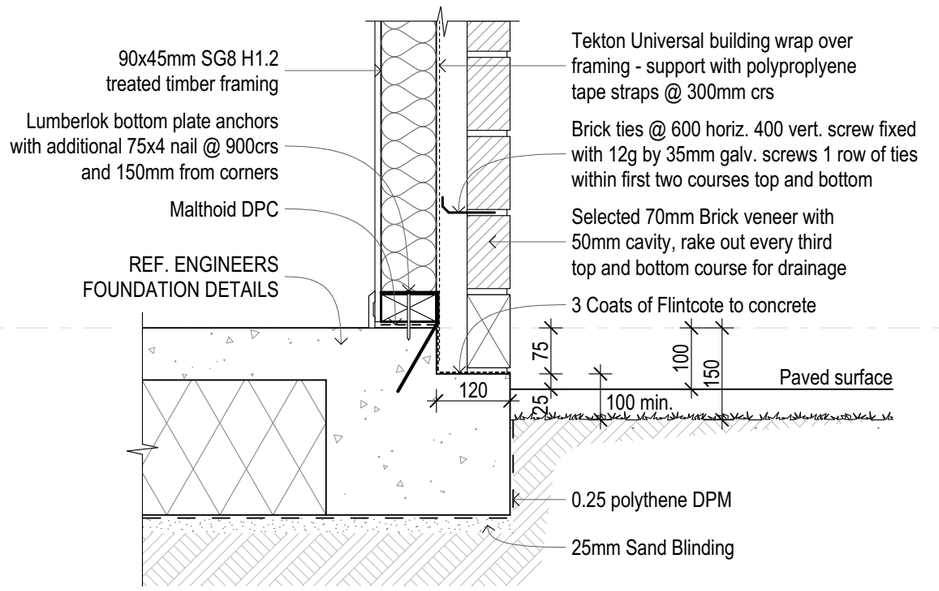
01 Garage Door Threshold - 70mm Brick Veneer
1:10



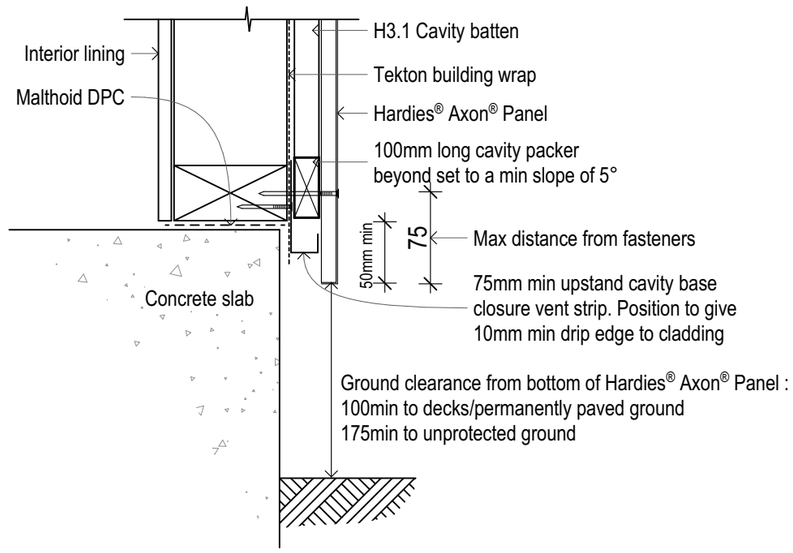


Note:
Brick sill omitted for clarity.
Allow for weep holes at max. 800crs

02 Joinery Sill Rebate - 70mm Brick Veneer
1:5



03 Polyraft Edge Beam - 70mm Brick Veneer
1:10



04 Cladding Base - Axon Panel
1:5

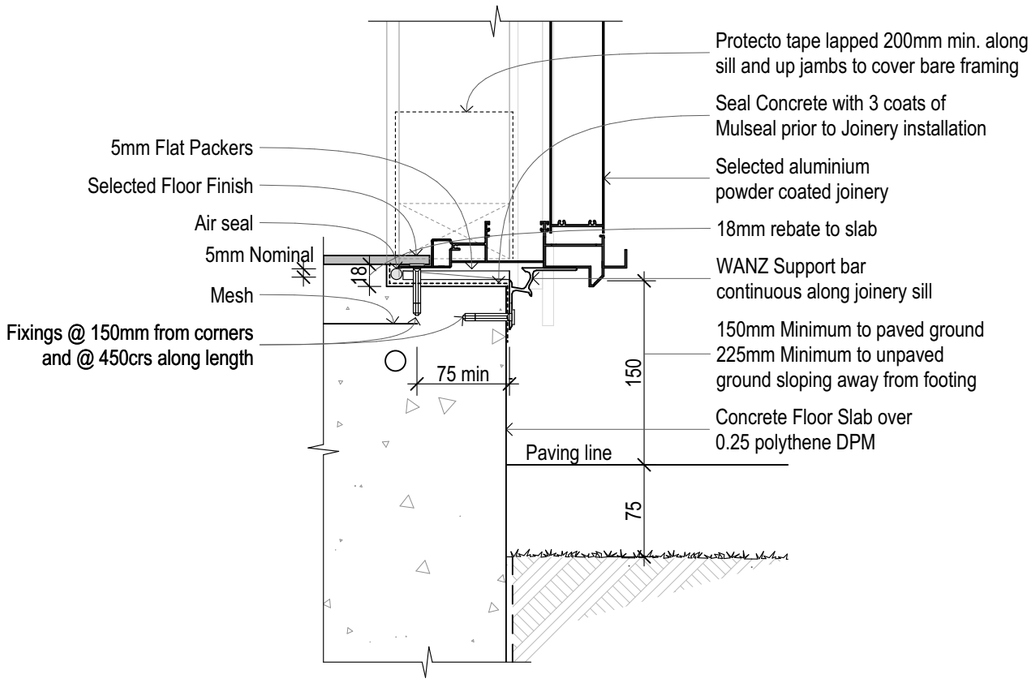
Banksia E/S 4bed 18/874GS

NOTE: It is the contractors responsbility to check and verify all dimensions and levels on site before commencing any works

Details - Footings 01

Lot 874 Golden Sands
Monaro Place - Papamoa

DESIGN	K. de Raat	DRAWN	M Nicholson
CHECKED	K. de Raat	CLIENT	GH Tauranga Ltd.
DATE	16/01/2019	SCALE	1:10, 1:5
SHEET	10		



05 Joinery Sill Rebate - Axon Panel
1:5

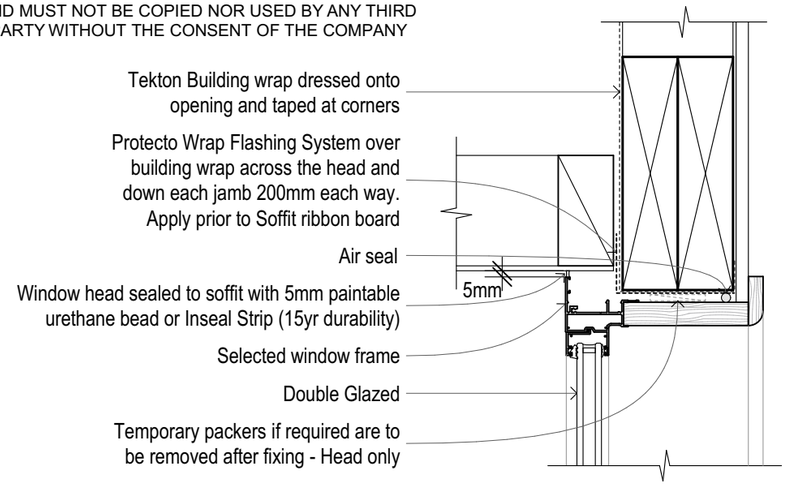
Banksia E/S 4bed 18/874GS

NOTE: It is the contractors responsbility to check and verify all dimensions and levels on site before commencing any works

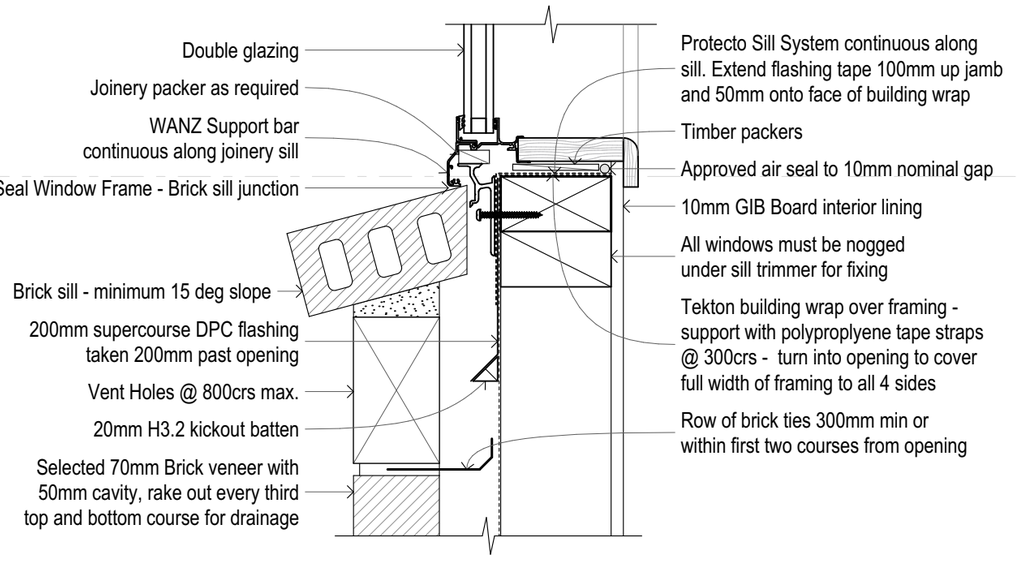
Details - Footings 02

Lot 874 Golden Sands
Monaro Place - Papamoa

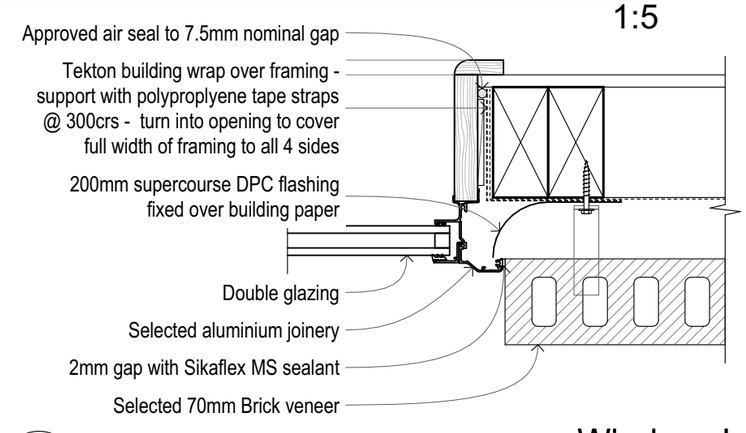
DESIGN K. de Raat	DRAWN M Nicholson
CHECKED K. de Raat	CLIENT GH Tauranga Ltd.
DATE 16/01/2019	SCALE 1:5
	SHEET 11



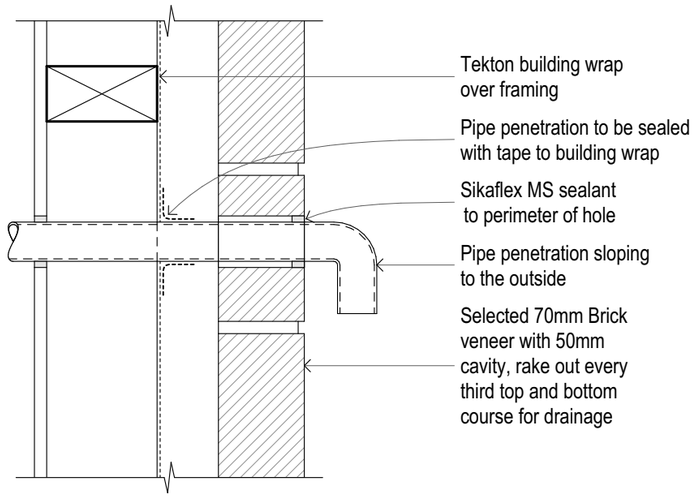
06 Window Head/Soffit Junction
1:5



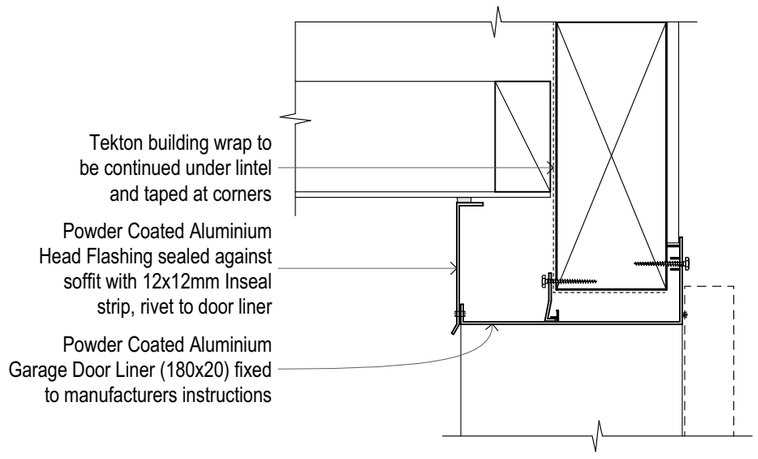
07 Window Sill
1:5



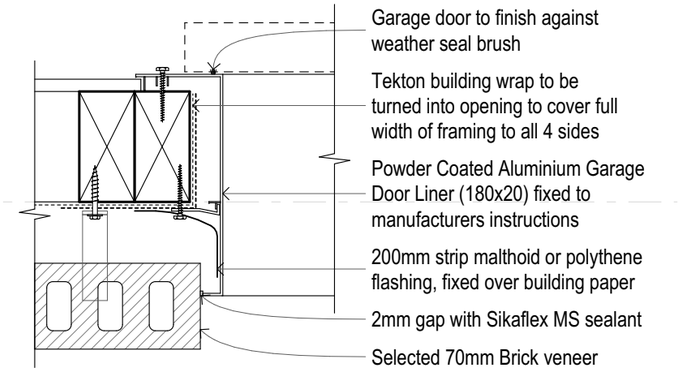
08 Window Jamb
1:5



09 Pipe Penetration
1:5



10 Garage Door Head/Soffit Junction
1:5



11 Garage Door Jamb
1:5

Banksia E/S 4bed 18/874GS

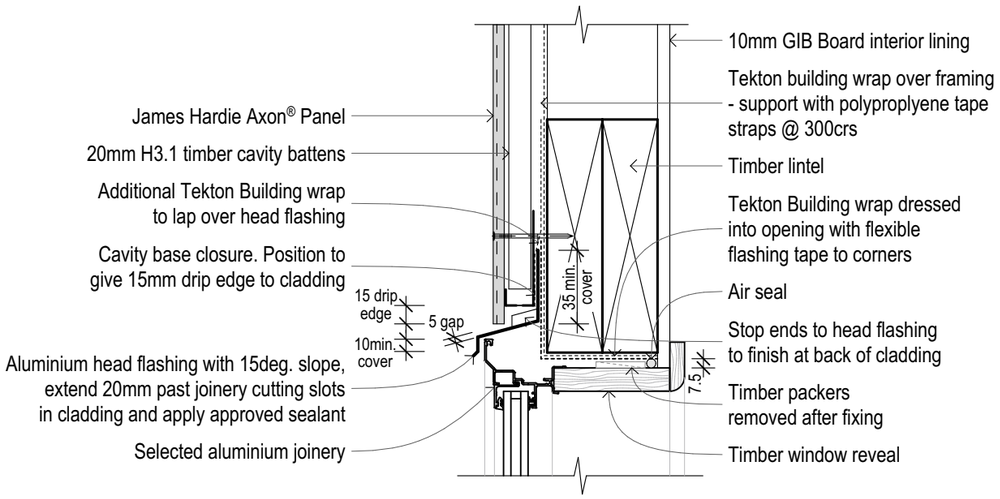
generation HOMES

NOTE: It is the contractors responsbility to check and verify all dimensions and levels on site before commencing any works

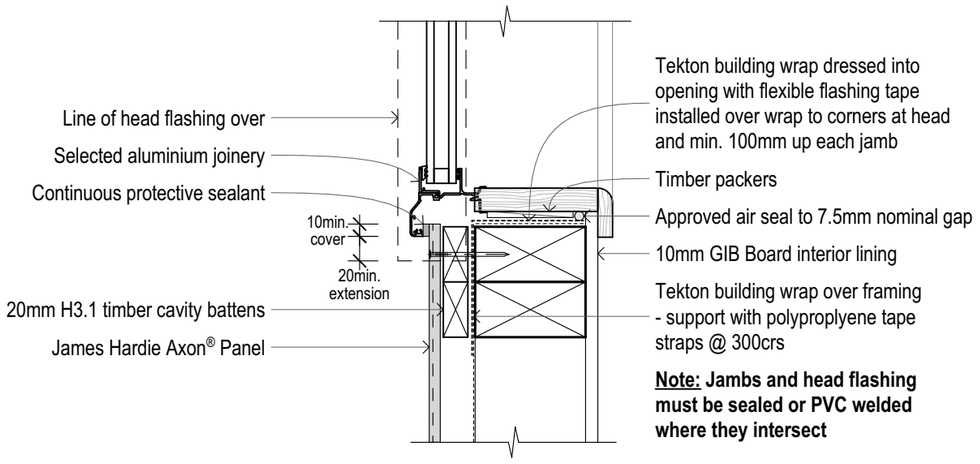
Details - Brick Openings

Lot 874 Golden Sands
Monaro Place - Papamoa

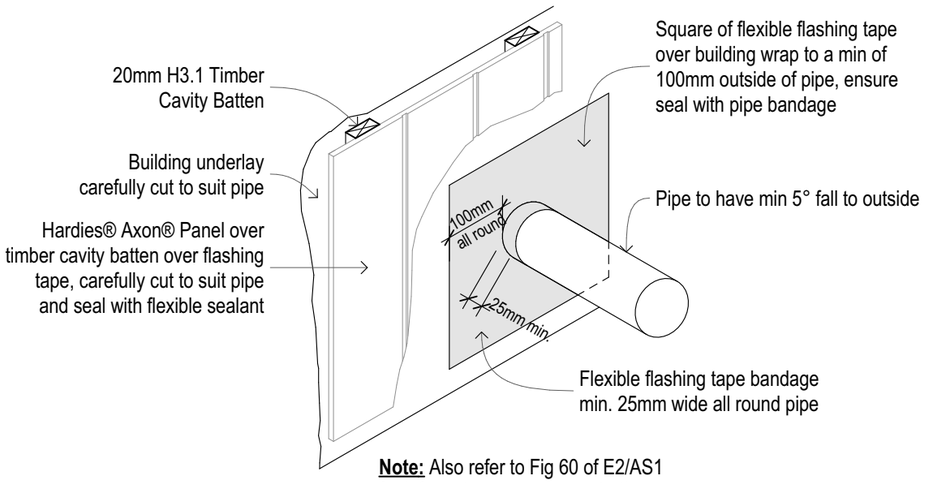
DESIGN	K. de Raat	DRAWN	M Nicholson
CHECKED	K. de Raat	CLIENT	GH Tauranga Ltd.
DATE	16/01/2019	SCALE	1:5
SHEET	12		



12 Window Head
1:5



13 Window Jamb
1:5



14 Pipe Penetration
1:10

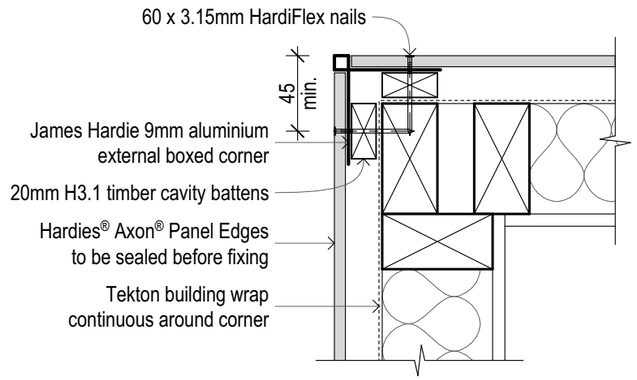
Banksia E/S 4bed 18/874GS

Details - Axon Cladding 01

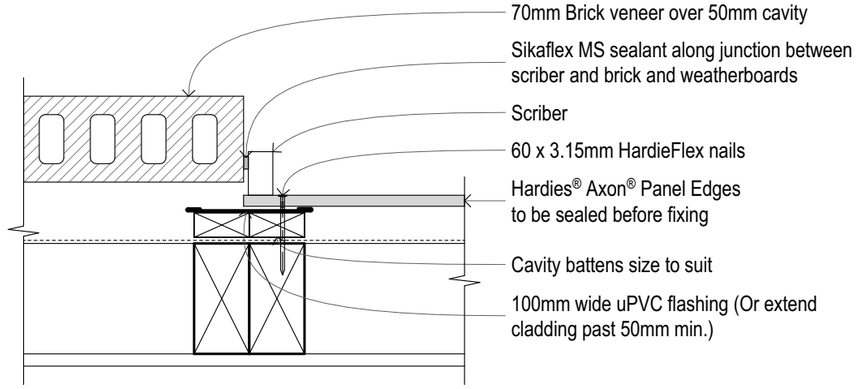
Lot 874 Golden Sands
Monaro Place - Papamoa

DESIGN	DRAWN
K. de Raat	M Nicholson
CHECKED	CLIENT
K. de Raat	GH Tauranga Ltd.
DATE	SCALE / SHEET
16/01/2019	1:5, 1:10 / 13

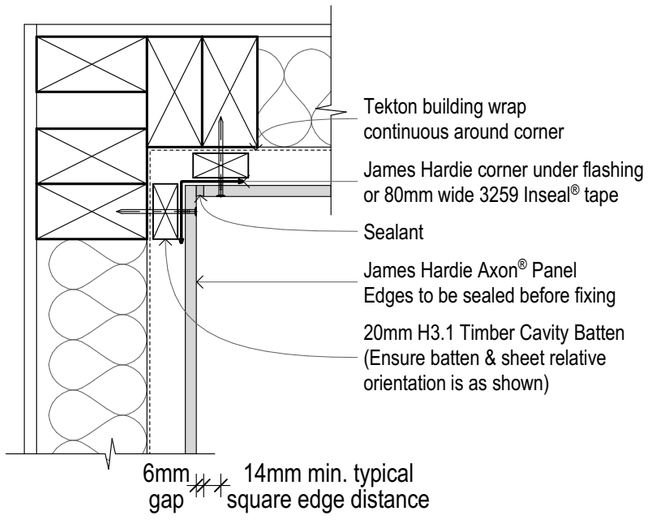
NOTE: It is the contractors responsbility to check and verify all dimensions and levels on site before commencing any works



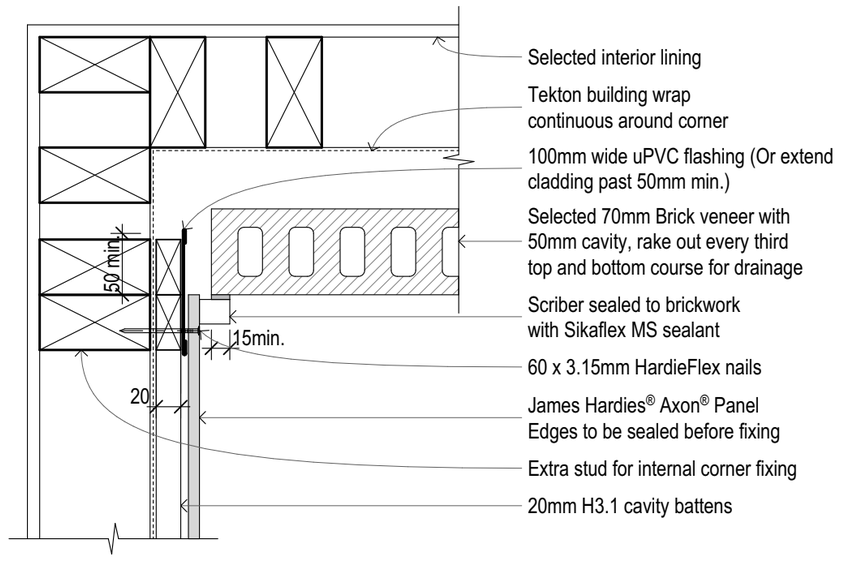
18 External Corner
1:5



19 Vertical Junction - Brick/Axon
1:5



16 Internal Corner
1:5



17 Internal Corner Junction - Brick/Axon
1:5

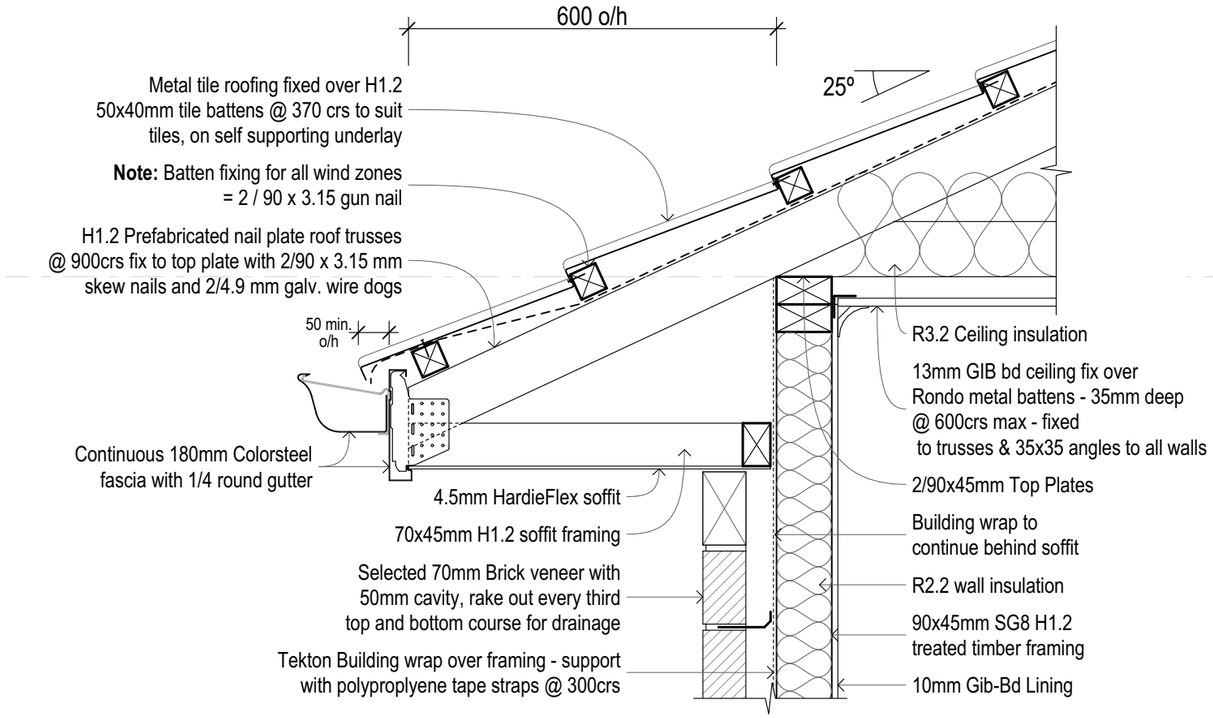
Banksia E/S 4bed 18/874GS

NOTE: It is the contractors responsbility to check and verify all dimensions and levels on site before commencing any works

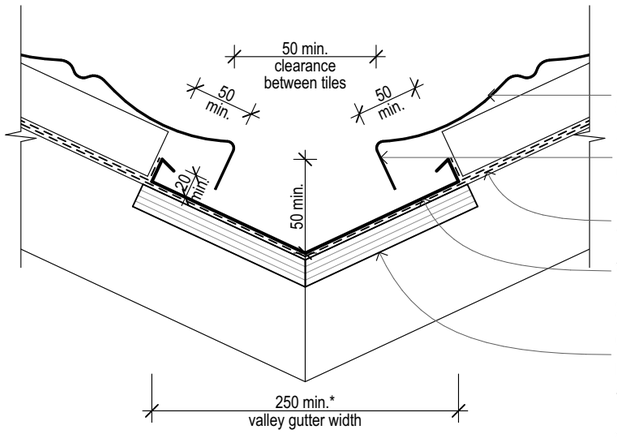
Details - Axon Cladding 02

Lot 874 Golden Sands
Monaro Place - Papamoa

DESIGN	DRAWN	
K. de Raat	M Nicholson	
CHECKED	CLIENT	
K. de Raat	GH Tauranga Ltd.	
DATE	SCALE	SHEET
16/01/2019	1:2, 1:5	14



21 Standard Eave 25° - 70mm Brick Veneer
1:10



Note: Batten fixing for all wind zones
= 2 / 90 x 3.15 gun nail

Metrotile metal tiles on
50x40mm H1.2 Battens

Verge tiles turned
down into gutter profile

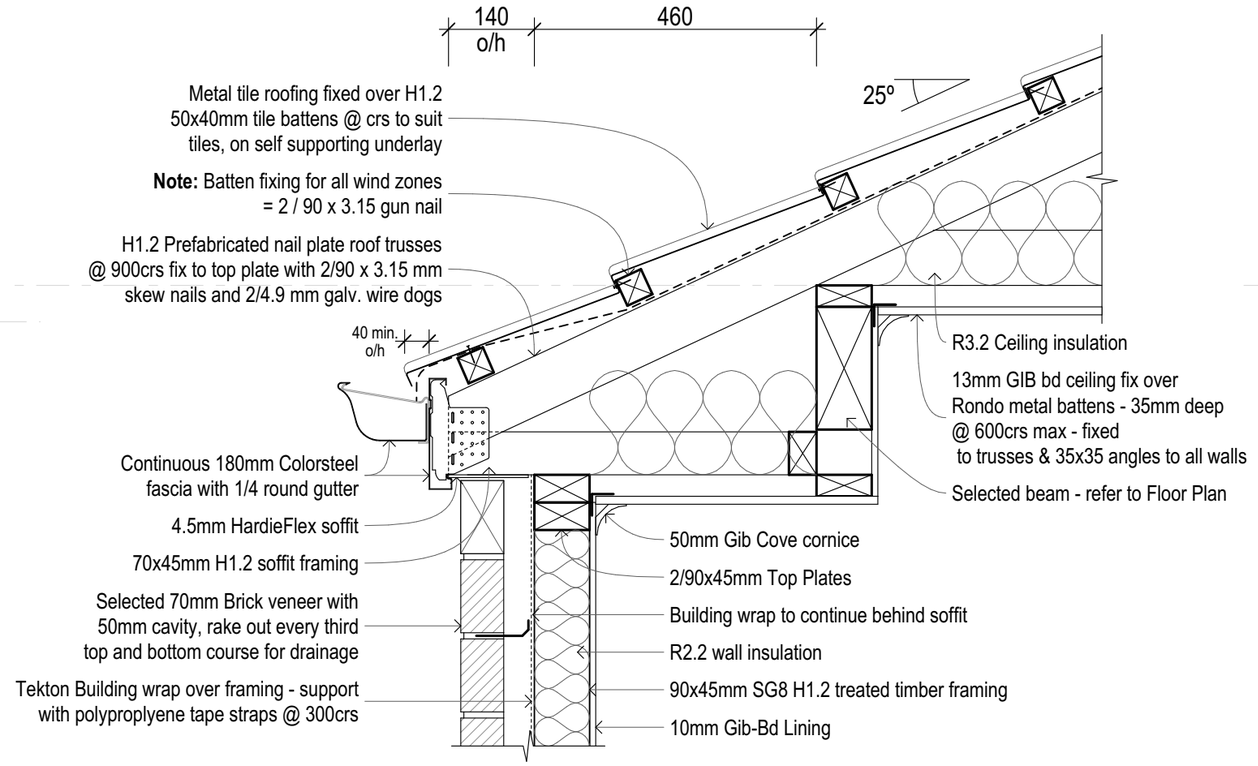
Underlay separating
timber and gutter

Valley gutter tray over underlay

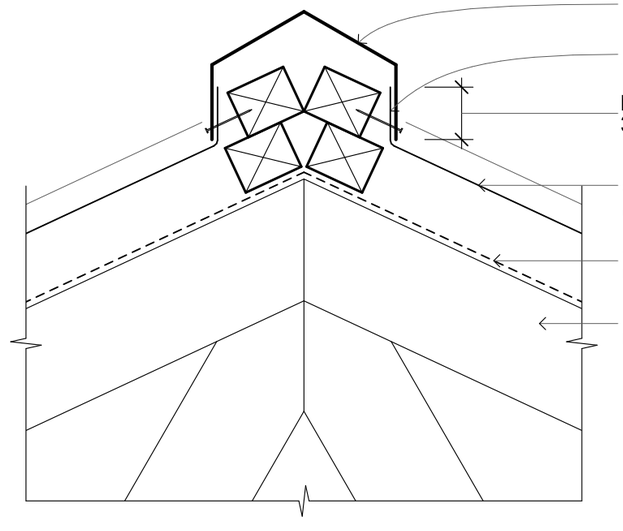
25mm min. thick H1.2 valley boards
cut and supported between
rafters/truss. Top of valley boards
flush with top of rafters/truss

***Note:** Minimum width of valley tray
may reduce to 160mm providing
roof catchment area is 16m² or less

23 Valley Gutter
1:5



22 Pushout Eave 25° - 70mm Brick Veneer
1:10



Ridge Trim capping

Ridge tile cut and bent to
form upstand min. 40mm

Min. cover of ridge tile
35mm at any point

Metrotile metal tiles on
50x40mm H1.2 Battens
over self supporting underlay

Self supporting underlay
under battens

Prefabricated H1.2
roof trusses @ 900crs

Note: Batten fixing for all wind zones
= 2 / 90 x 3.15 gun nail

24 Ridge Capping
1:5

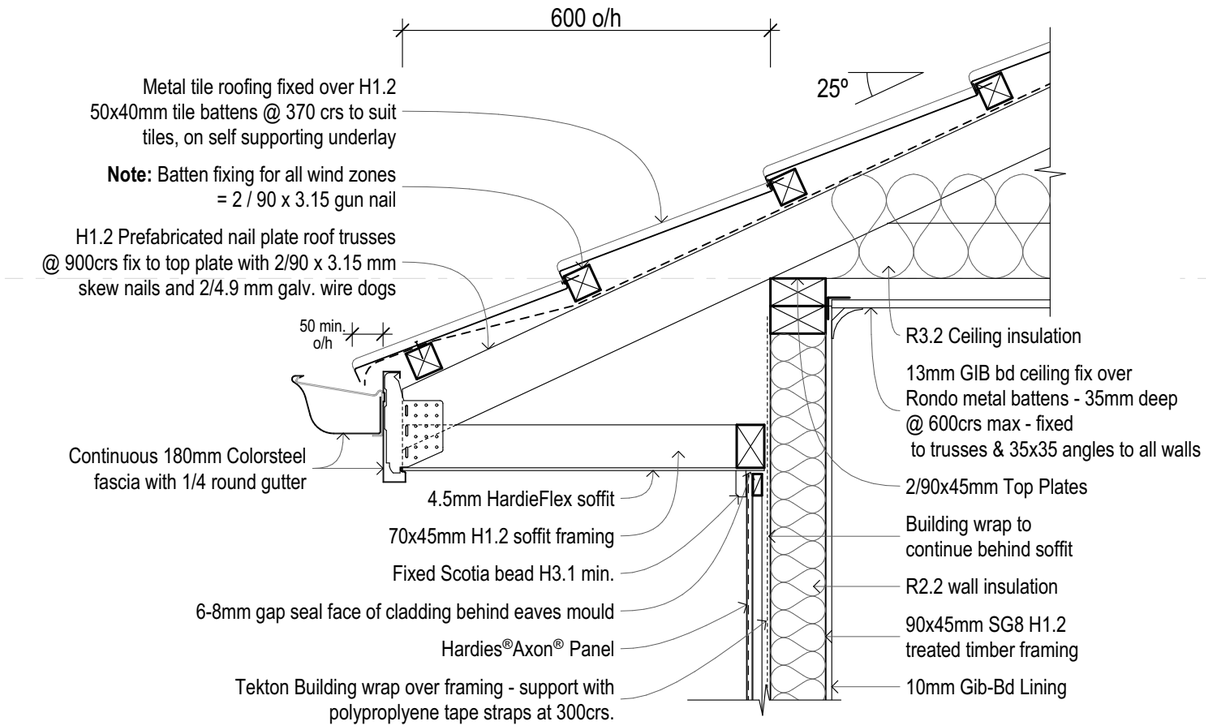
Banksia E/S 4bed 18/874GS

NOTE: It is the contractors responsbility to check and verify all dimensions and levels on site before commencing any works

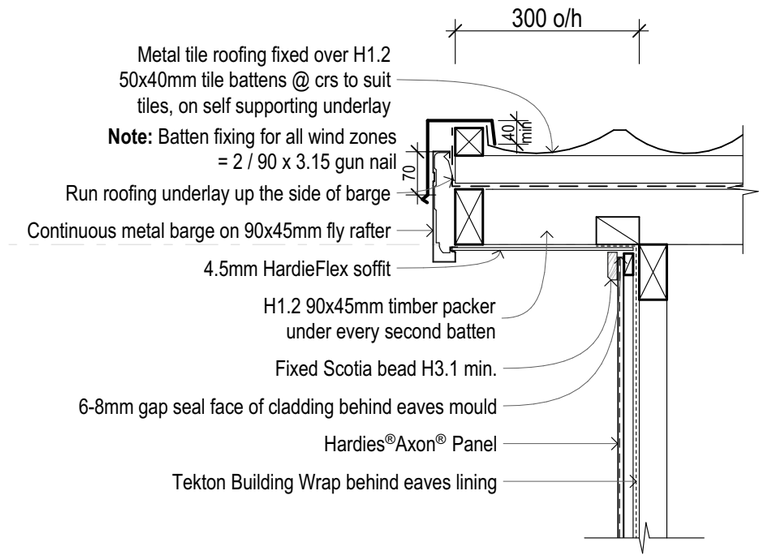
Details - Metal Roofing 01

Lot 874 Golden Sands
Monaro Place - Papamoa

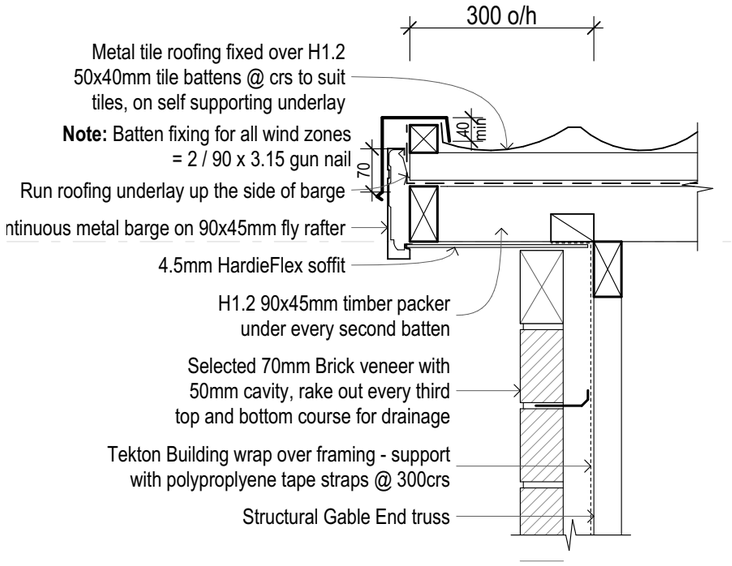
DESIGN	DRAWN
K. de Raat	M Nicholson
CHECKED	CLIENT
K. de Raat	GH Tauranga Ltd.
DATE	SCALE / SHEET
16/01/2019	1:10, 1:5 / 15



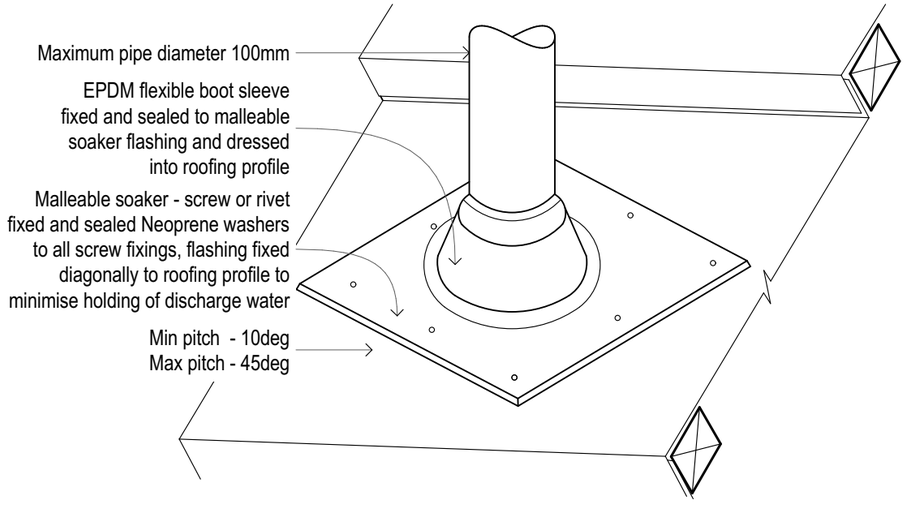
25 Standard Eave 25° - Axon Panel
1:10



27 Barge 300 o/h - Axon Panel
1:10



26 Barge 300 o/h - 70mm Brick Veneer
1:10



28 Roof Penetration
1:10

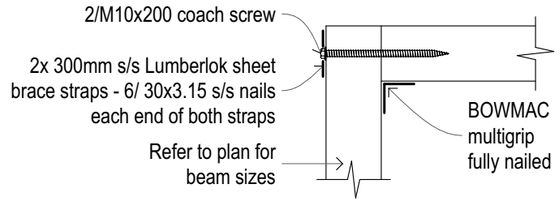
Banksia E/S 4bed 18/874GS

NOTE: It is the contractors responsbility to check and verify all dimensions and levels on site before commencing any works

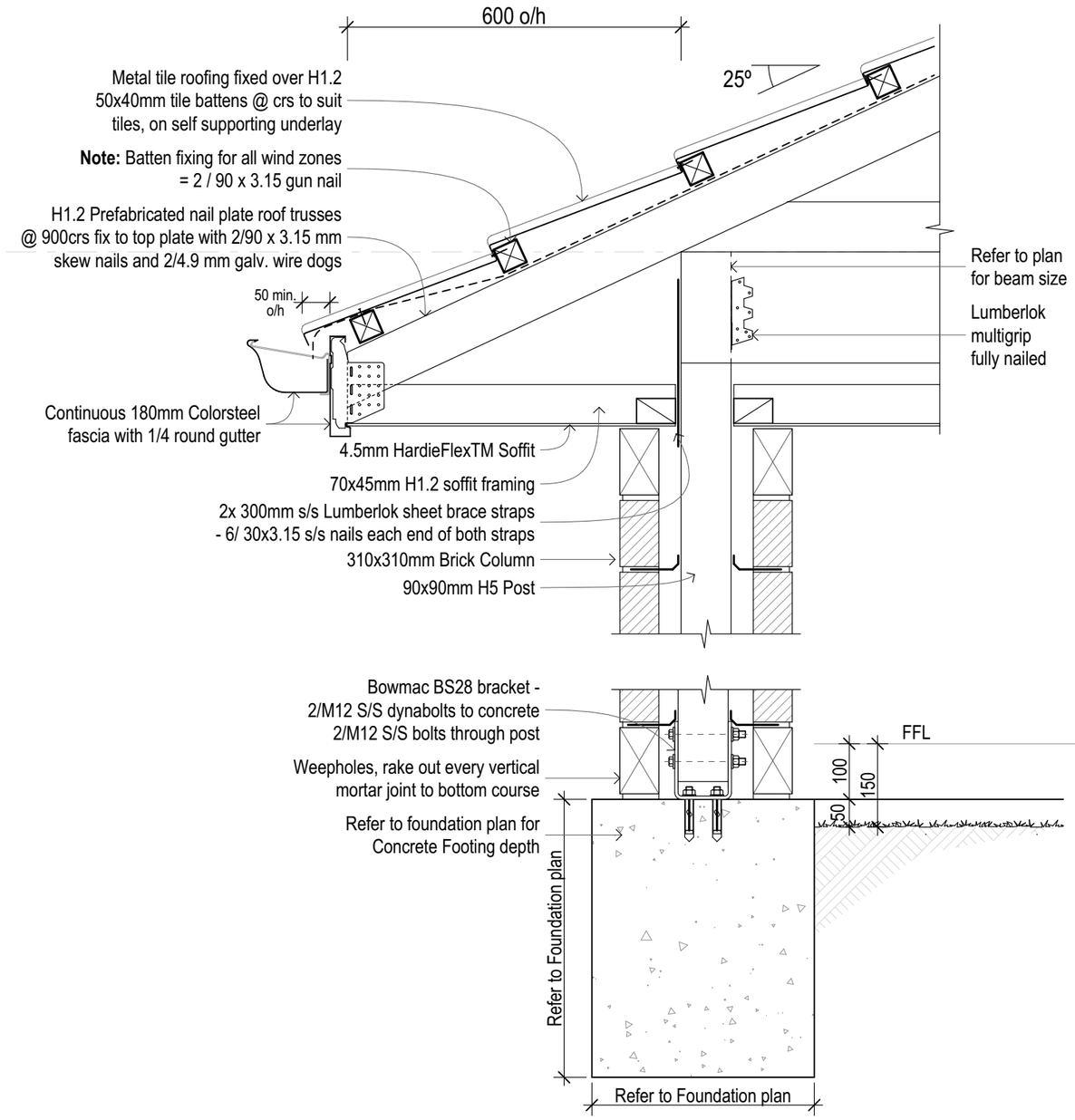
Details - Metal Roofing 02

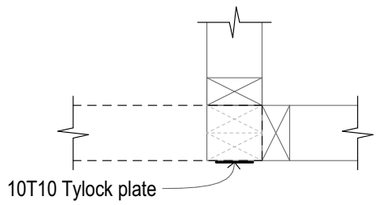
Lot 874 Golden Sands
Monaro Place - Papamoa

DESIGN	DRAWN
K. de Raat	M Nicholson
CHECKED	CLIENT
K. de Raat	GH Tauranga Ltd.
DATE	SCALE	SHEET
16/01/2019	1:10	16

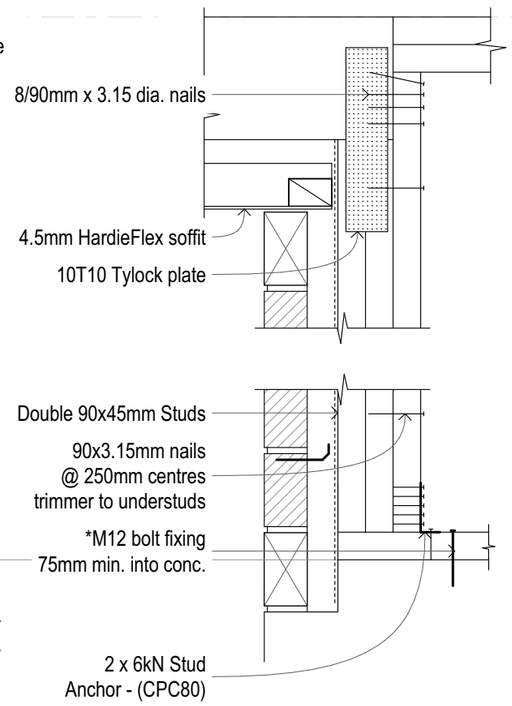


Plan View





Plan View



29 Portico Post/Beam Connection 25° - 70mm Brick Veneer

1:10

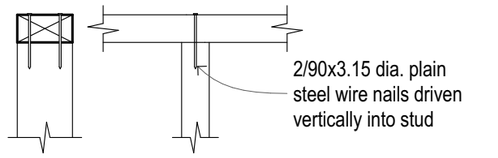
Banksia E/S 4bed 18/874GS

Details - Metal Roofing 03

Lot 874 Golden Sands
Monaro Place - Papamoa

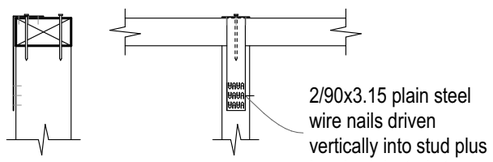
DESIGN	K. de Raat	DRAWN	M Nicholson
CHECKED	K. de Raat	CLIENT	GH Tauranga Ltd.
DATE	16/01/2019	SCALE	1:10
SHEET	17		

NOTE: It is the contractors responsbility to check and verify all dimensions and levels on site before commencing any works



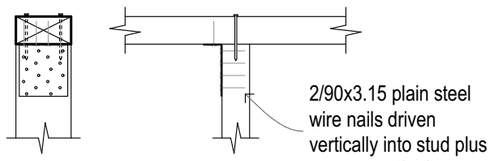
FIXING TYPE A
0.7kN

30 Fixing Type A
1:10



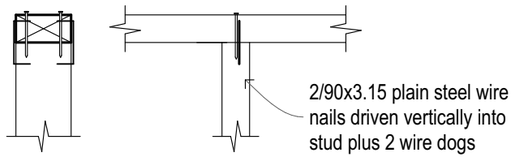
FIXING TYPE B - OPTION 1

31 Fixing Type B
1:10



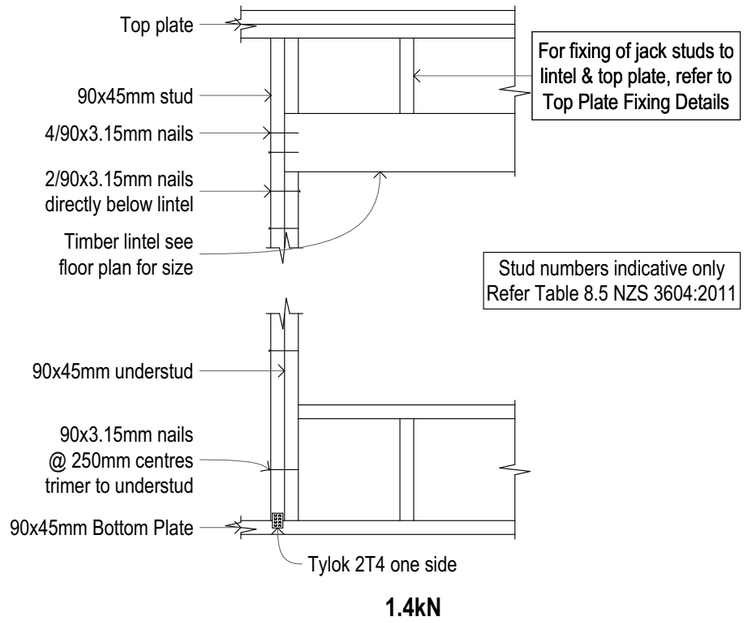
FIXING TYPE B - OPTION 2

32 Fixing Type B
1:10

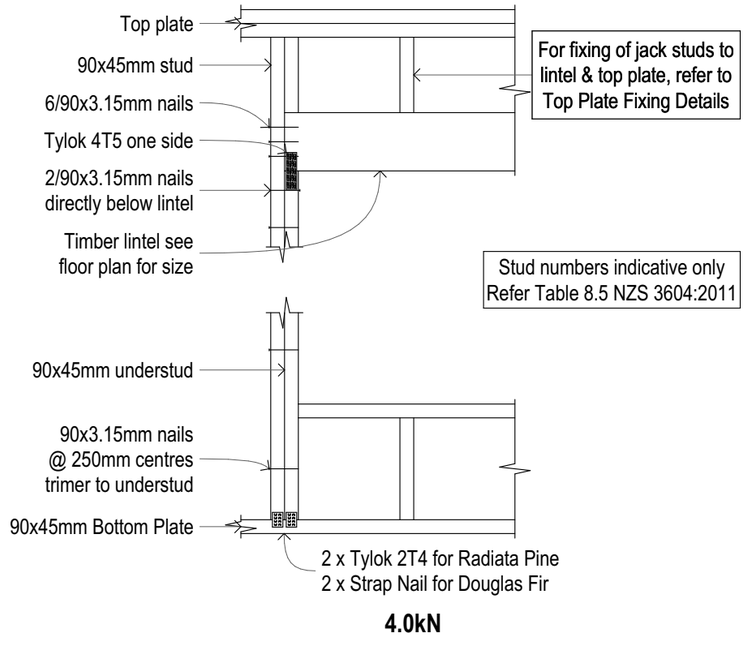


FIXING TYPE B - OPTION 3 (3604:2011)

33 Fixing Type B
1:10



34 Fixing Type E
1:20



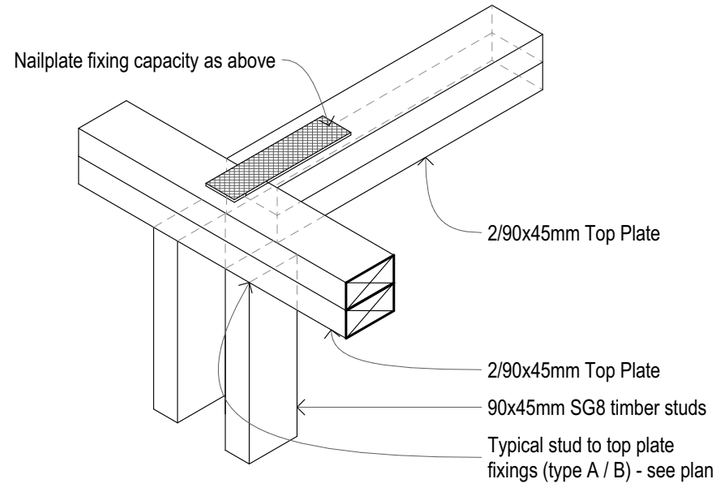
35 Fixing Type F
1:20

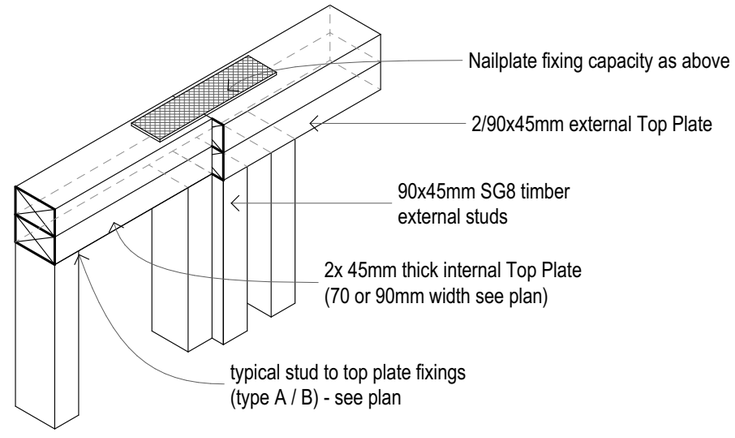
Each *wall* that contains one or more *wall bracing elements* shall be connected at top *plate* level, either directly or through a *framing* member in the line of the *wall,* to *external walls* at right angles to it. *Top plate fixing(s)* of the *capacity* in tension or compression along the line of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

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

(b) For each wall containing wall bracing elements with a total bracing capacity of not more than **250** bracing units: to at least **two** such external wall by a fixing as shown below. **6kN capacity.**

(c) For each wall containing wall bracing elements with a total bracing capacity of **more than 250** bracing units: to at least **two** such external wall by a fixing as shown below. **2.4kN capacity. PER 100BU's**





36 Top Plate Connection
1:10

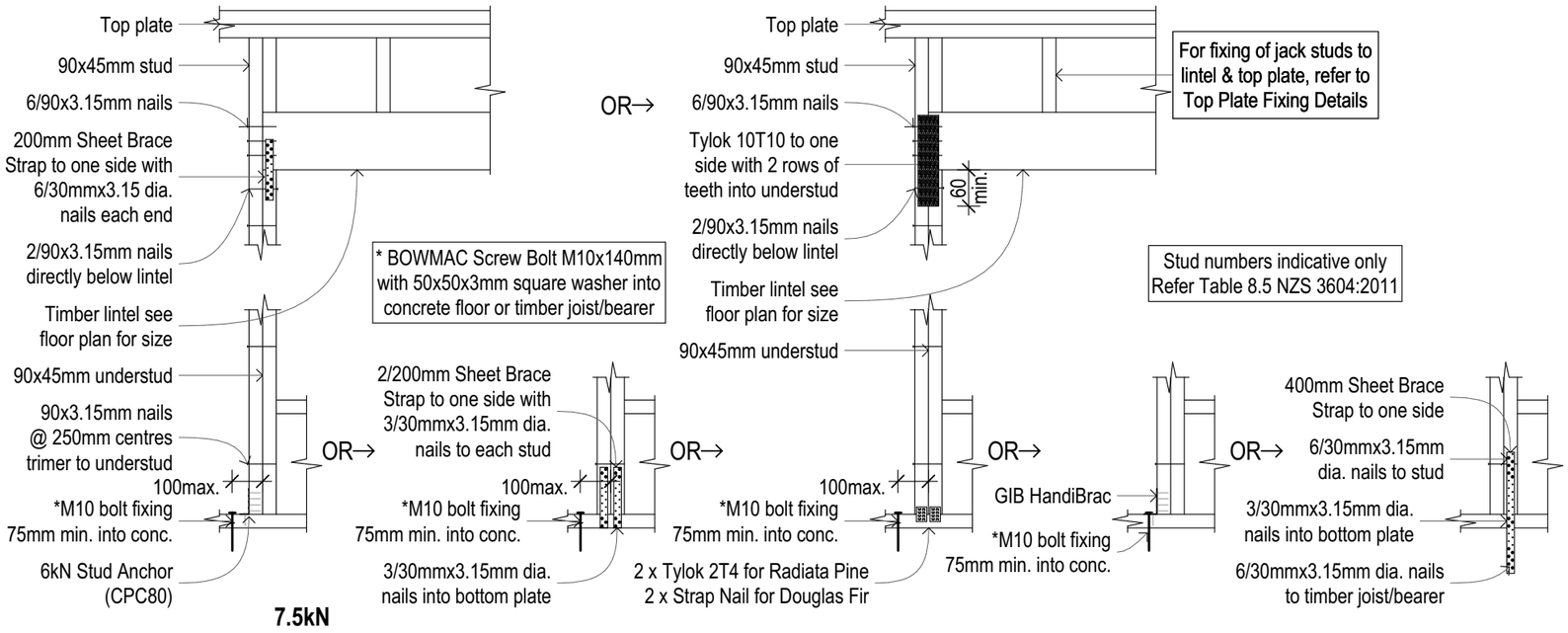
Banksia E/S 4bed 18/874GS

NOTE: It is the contractors responsbility to check and verify all dimensions and levels on site before commencing any works

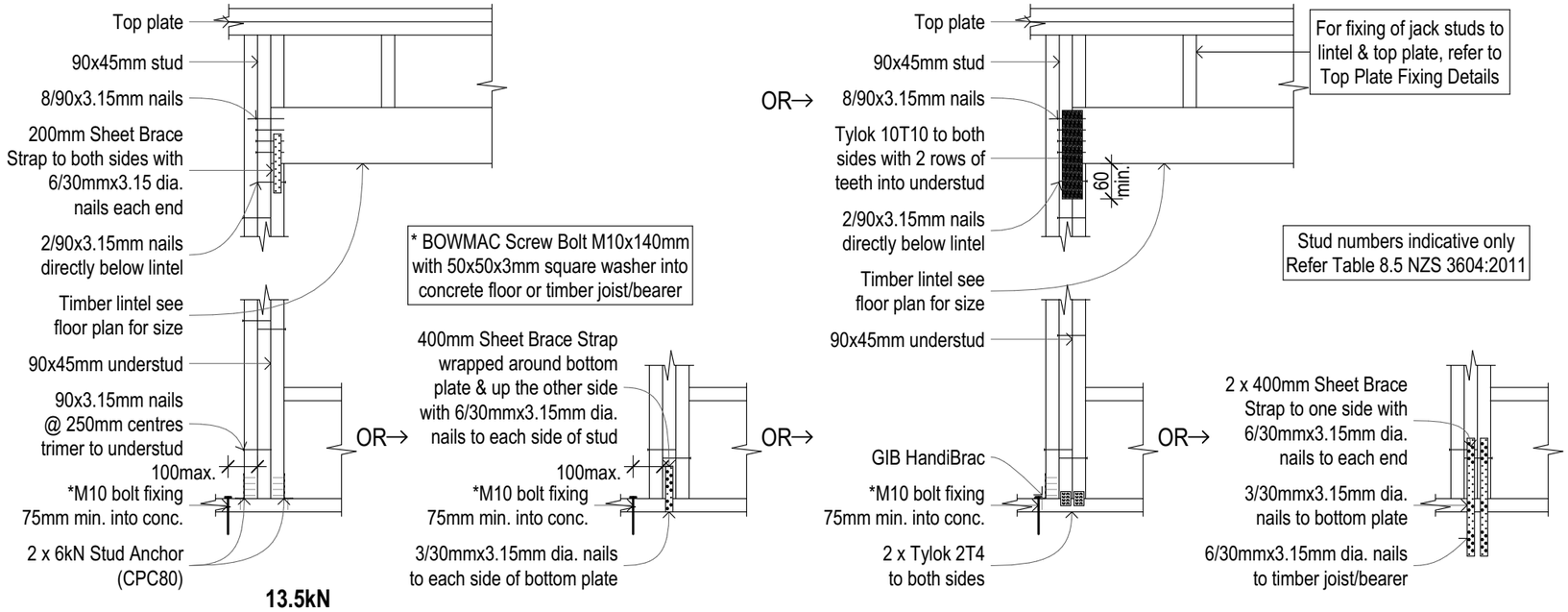
Details - Fixing 01

Lot 874 Golden Sands
Monaro Place - Papamoa

DESIGN	DRAWN	
K. de Raat	M Nicholson	
CHECKED	CLIENT	
K. de Raat	GH Tauranga Ltd.	
DATE	SCALE	SHEET
16/01/2019	1:10, 1:20	18



37 Fixing Type G
1:20



38 Fixing Type H
1:20

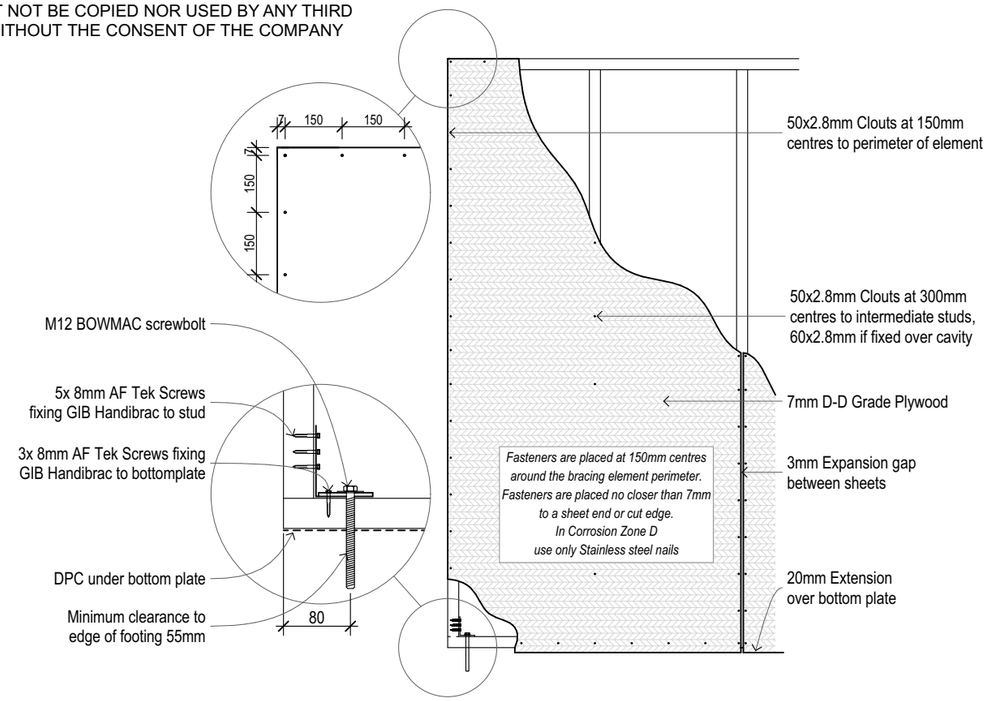
Banksia E/S 4bed 18/874GS

NOTE: It is the contractors responsbility to check and verify all dimensions and levels on site before commencing any works

Details - Fixing 02

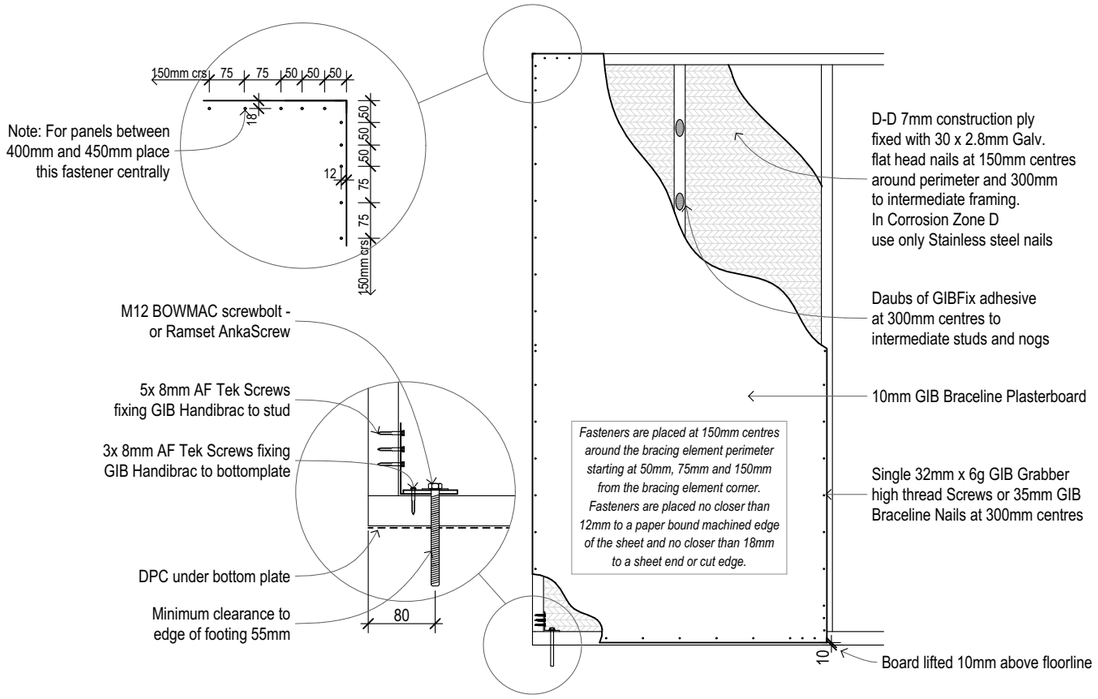
Lot 874 Golden Sands
Monaro Place - Papamoa

DESIGN K. de Raat	DRAWN M Nicholson
CHECKED K. de Raat	CLIENT GH Tauranga Ltd.
DATE 16/01/2019	SCALE 1:20
SHEET 19	



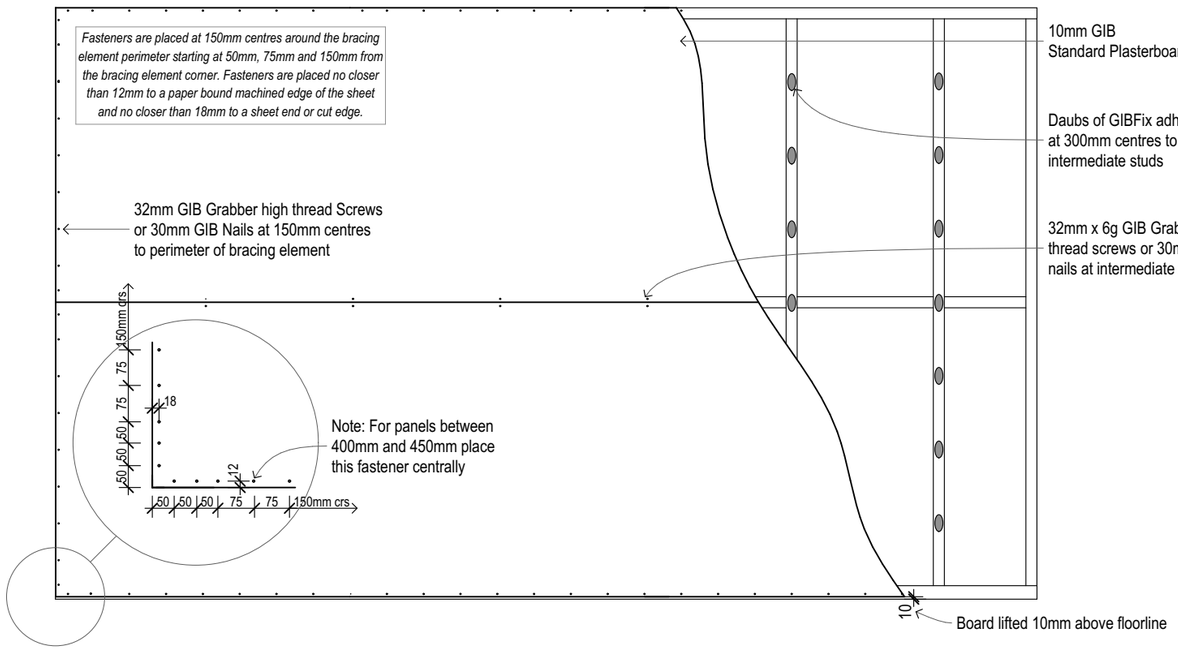
7mm D-D Grade Plywood - LINED ONE SIDE ONLY MINIMUM LENGTH 400mm

39 EP1 Fixing
1:25



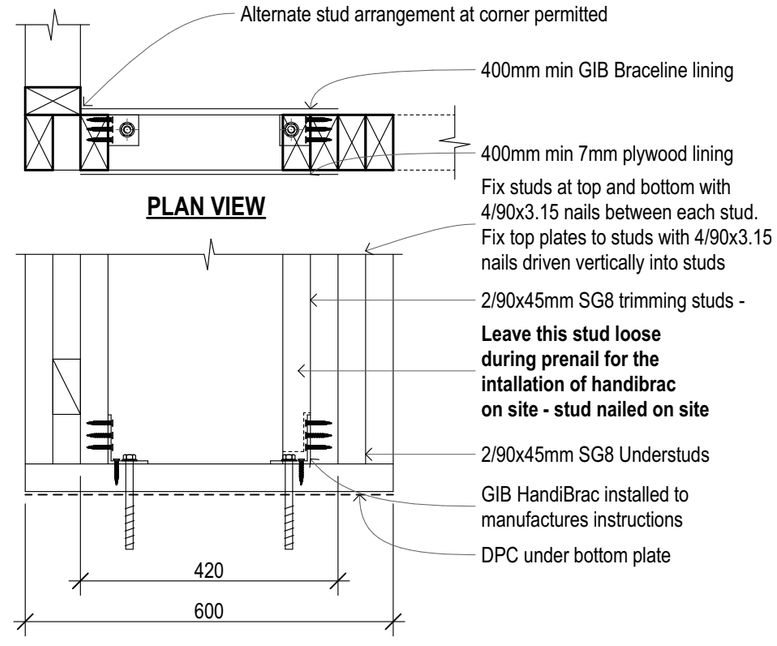
BLP-H - 10mm or 13mm GIB Braceline Plasterboard lined one side,
7mm Plywood to opposite side - MINIMUM LENGTH 400mm

41 BLP-H Vertical Fixing
1:25



GS1-N - 10mm or 13mm GIB Standard Plasterboard LINED ONE SIDE ONLY - MINIMUM LENGTH 400mm
GS2-N - 10mm or 13mm GIB Standard Plasterboard LINED BOTH SIDES - MINIMUM LENGTH 400mm

40 GS1-N / GS2-N Horizontal Fixing
1:25



42 Garage Door BLP Base Fixing
1:10

Banksia E/S 4bed 18/874GS

NOTE: It is the contractors responsbility to check and verify all dimensions and levels on site before commencing any works

Details - Bracing

Lot 874 Golden Sands
Monaro Place - Papamoa

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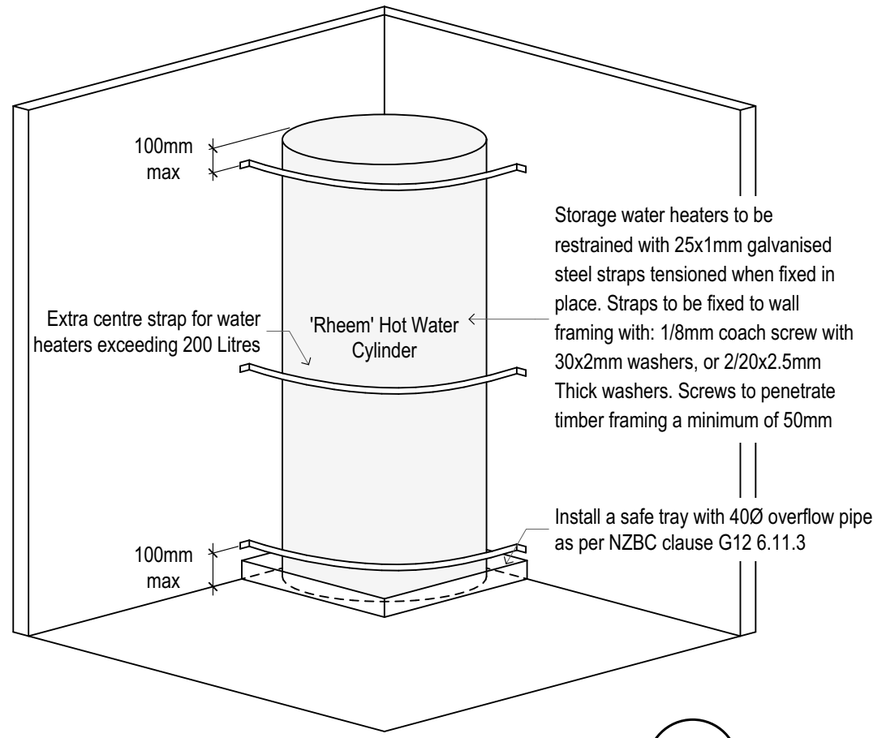
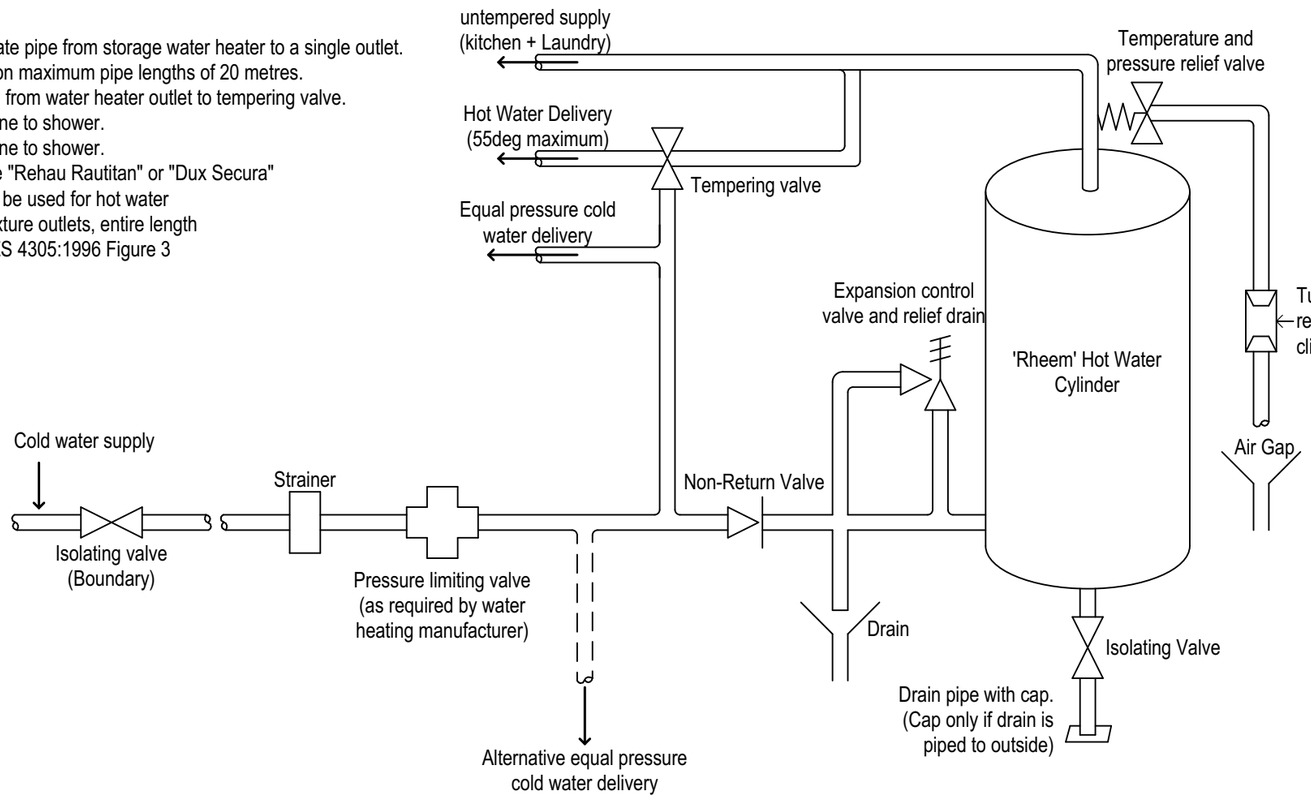
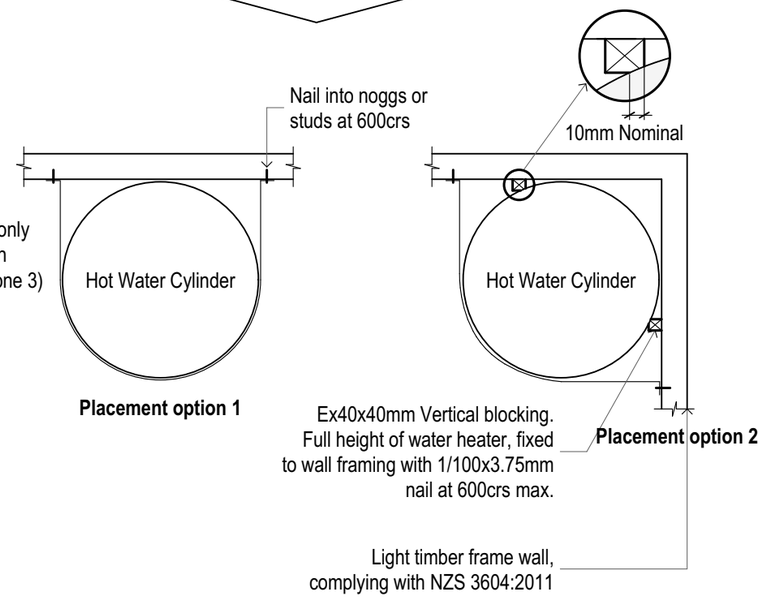
CHECKED	CLIENT
K. de Raat	GH Tauranga Ltd.
DATE	SCALE / SHEET
16/01/2019	1:25, 1:10 / 20

Table 4 NZBC G12/AS1 Tempering Valve and nominal pipe diameters	Low Pressure (i.e Header Tank supply or low pressure)	Low and medium Pressure unvented (Valve vented) and open vented	Mains pressure
Pressure of water at tempering valve (kPa)	20-30	30-120	Over 300
Metres Head (m)	2-3	>3-12	Over 30
Minimum tempering valve size	25mm	20mm	15mm
Pipes to tempering valve	25mm (Refer to note 3)	20mm	20mm (15mm Otional) (Refer to note 1)
Pipes to shower	20mm	20mm (Refer to note 4)	20mm (Refer to note 5) (15mm Optional) (Refer to note 1)
Pipes to sink / laundry (refer to note 2)	20mm	20mm	15mm
Pipes to bath (refer to note 2)	20mm	20mm	15mm
Pipes to basins (refer to note 2)	15mm	15mm	10mm

Notes:
1. If supplied by seperate pipe from storage water heater to a single outlet.
2. This table is based on maximum pipe lengths of 20 metres.
3. 2m maximum length from water heater outlet to tempering valve.
4. 15mm if dedicated line to shower.
5. 10mm if dedicated line to shower.
6. All pipework shall be "Rehau Rautitan" or "Dux Secura"
7. Preinsulated pipe to be used for hot water supply from HWC to fixture outlets, entire length or as required refer NZS 4305:1996 Figure 3







43 HWC - Mains Pressure (Safetray)
1:10

Banksia E/S 4bed 18/874GS

Details - HWC

Lot 874 Golden Sands
Monaro Place - Papamoa

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K. de Raat	GH Tauranga Ltd.

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16/01/2019	1:10	21

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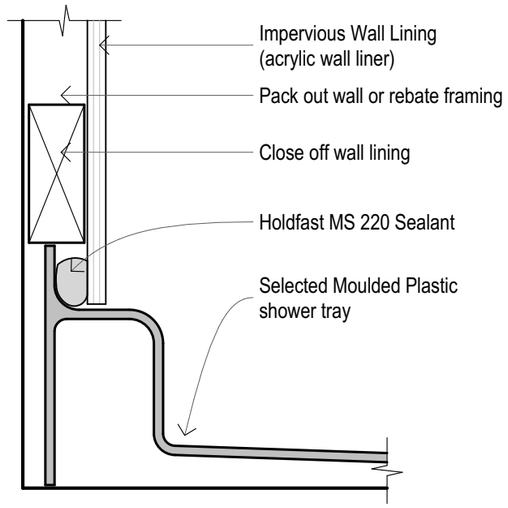
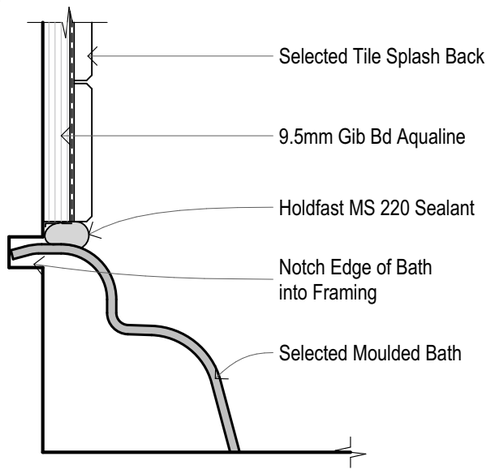
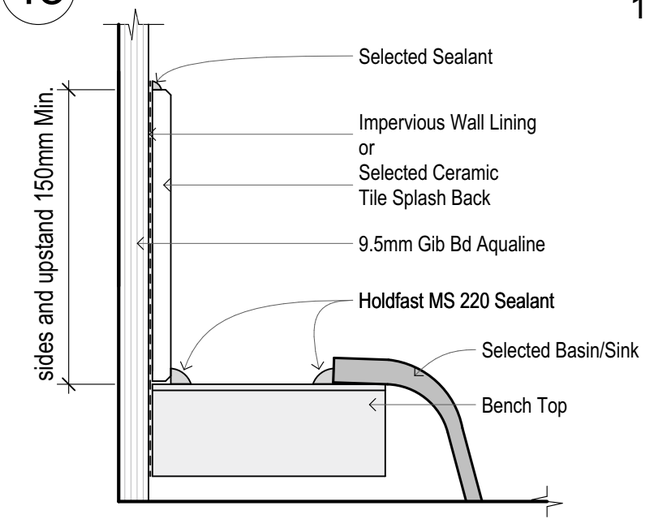


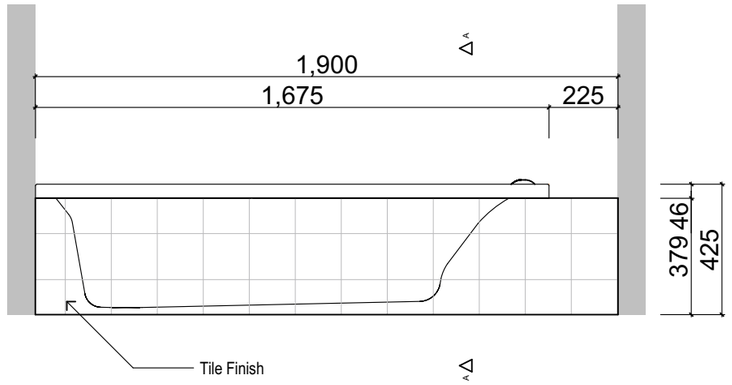
44 Moulded Shower Tray
1:2

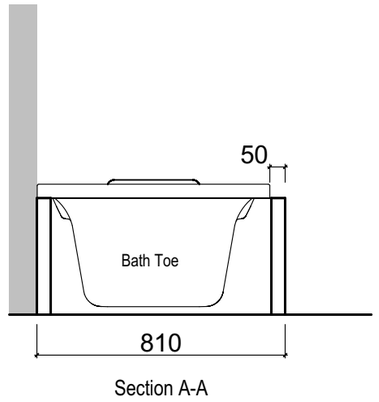


45 Moulded Bath
1:2



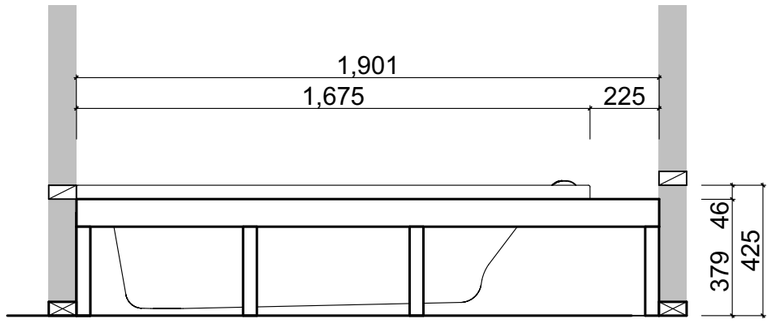
46 Sink and Basin
1:2

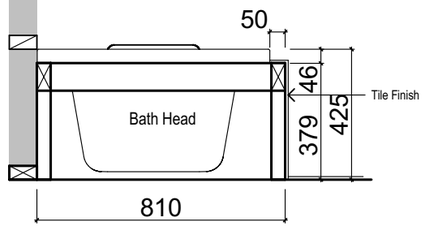


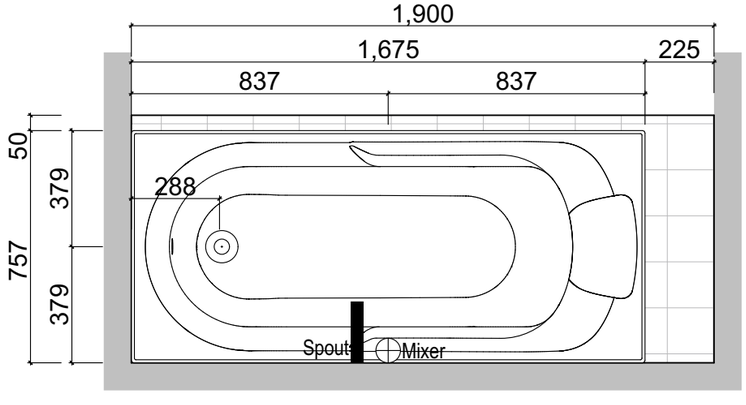


Section A-A

Bath with Frame
Installed







47 Bath Detail
1:20

Banksia E/S 4bed 18/874GS

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Lot 874 Golden Sands
Monaro Place - Papamoa

Details - Bathroom

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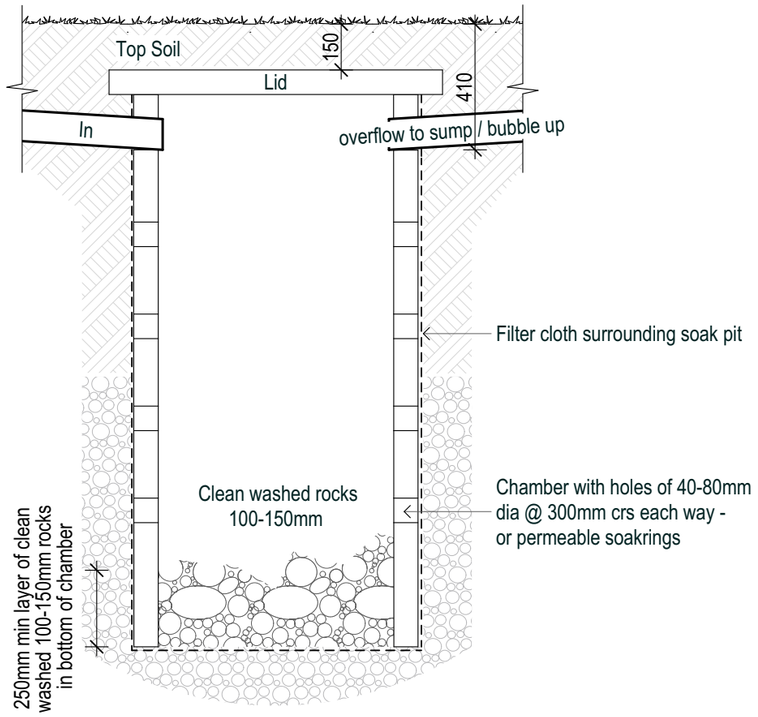
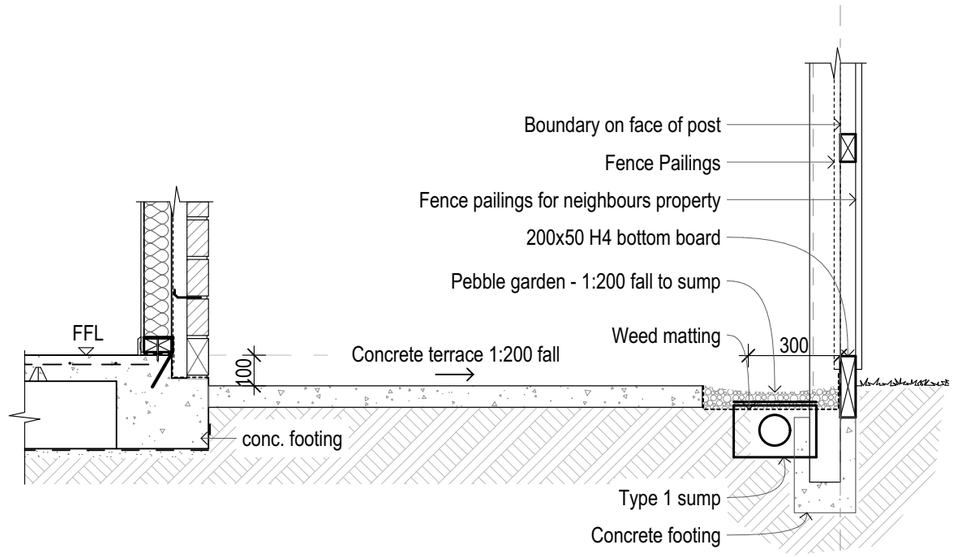
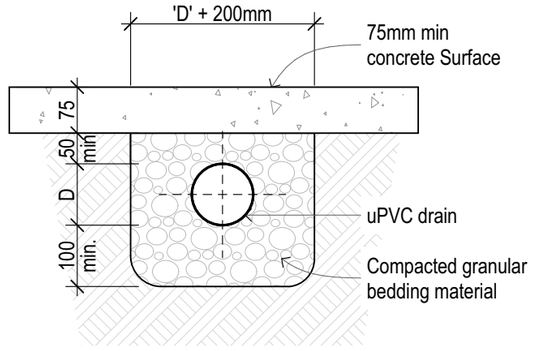
CHECKED	CLIENT
K. de Raat	GH Tauranga Ltd.
DATE	SCALE	SHEET
16/01/2019	1:2, 1:20	22



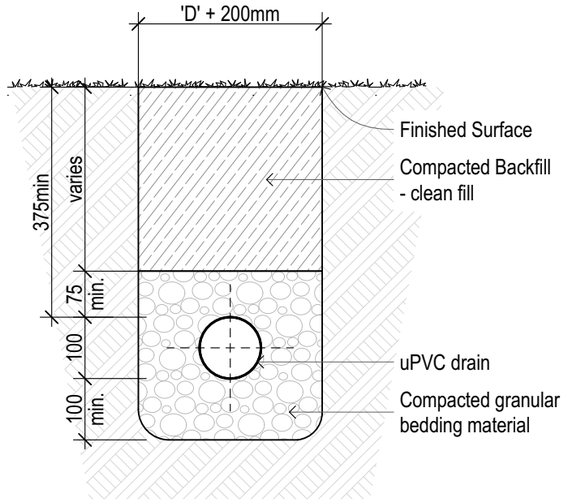
48 Soakage Chamber
1:20



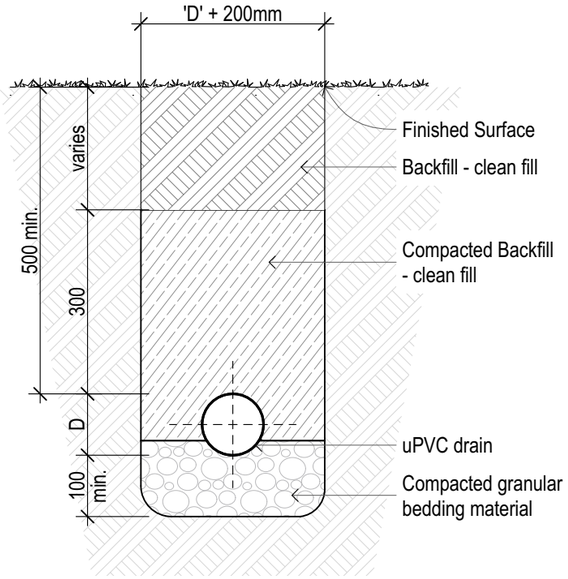
49 Pebble Swale
1:20



cover >125mm



cover > 375mm



cover > 500mm

50 Drainage Bedding to AS/NZS3500.2
1:10

Banksia E/S 4bed 18/874GS

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Details - Drainage

Lot 874 Golden Sands
Monaro Place - Papamoa

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K. de Raat	GH Tauranga Ltd.
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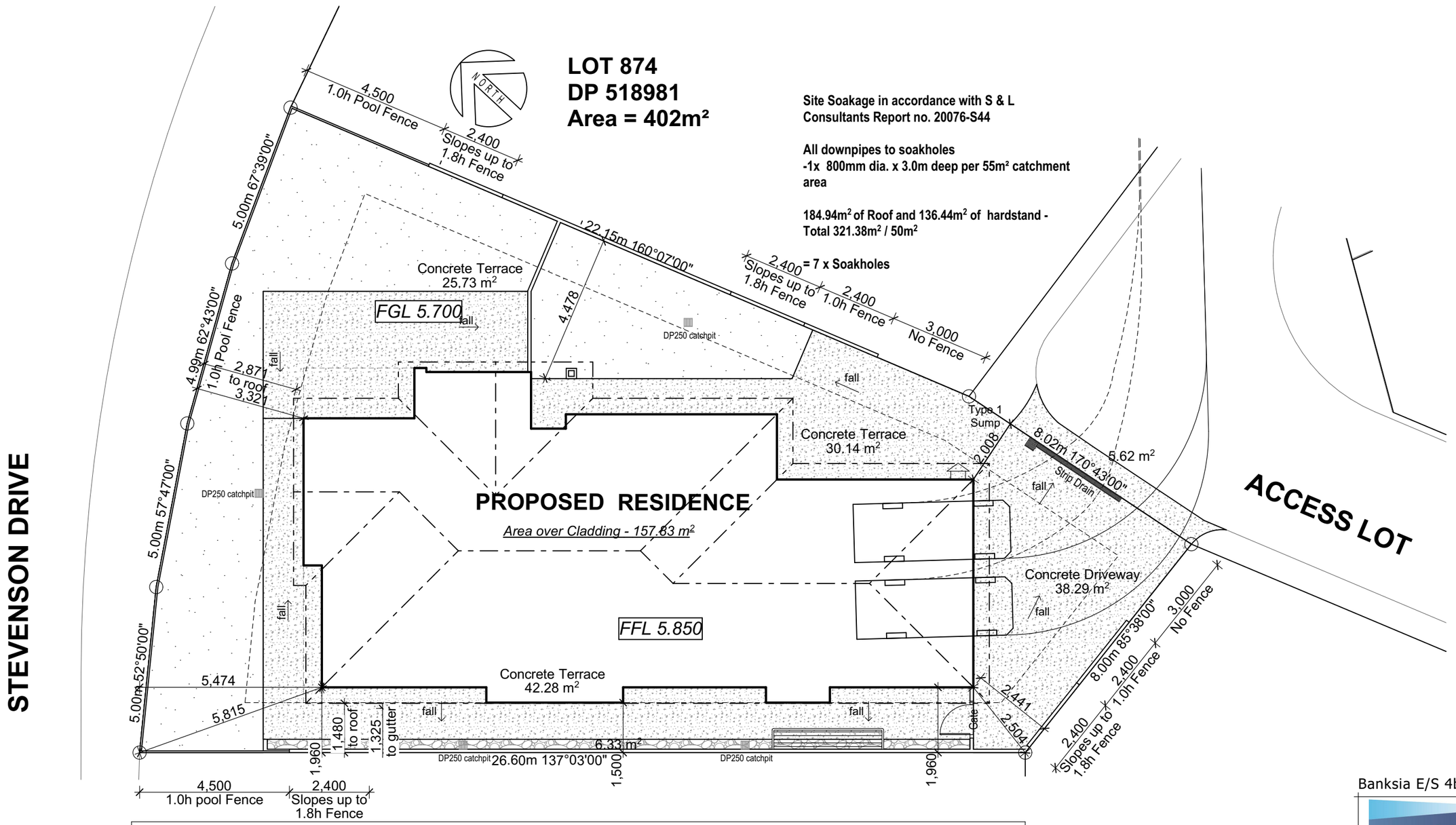
16/01/2019	1:20, 1:10 / 23



KEY

"Supafold' Clothesline
Conc. Kerb
Client supplied Letter Box
Concrete Terrace / Driveway
Grass Lawn
1.8m Timber Fence
Bark Gardens

1.0m
100mm Intervals 0 2.0m 4.0m 6.0m 8.0m 10.0m

SCALE IN METRES FOR LANDSCAPING PLANS

Banksia E/S 4bed 18/874GS

generation HOMES

NOTE: It is the contractors responsbility to check and verify all dimensions and levels on site before commencing any works

Landscape Plan

Lot 874 Golden Sands
Monaro Place - Papamoa

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K. de Raat	M Nicholson
CHECKED	CLIENT
K. de Raat	GH Tauranga Ltd.
DATE	SCALE	SHEET
16/01/2019	1:125	24