

# Approved Building Consent Documents

PLEASE NOTE  
This consent is subject to a construction monitoring

**Please Note: A copy of the stamped  
approved documents must be  
available on site for all inspections.**

# Christine and Kurt Schmidli

## New Napier Home

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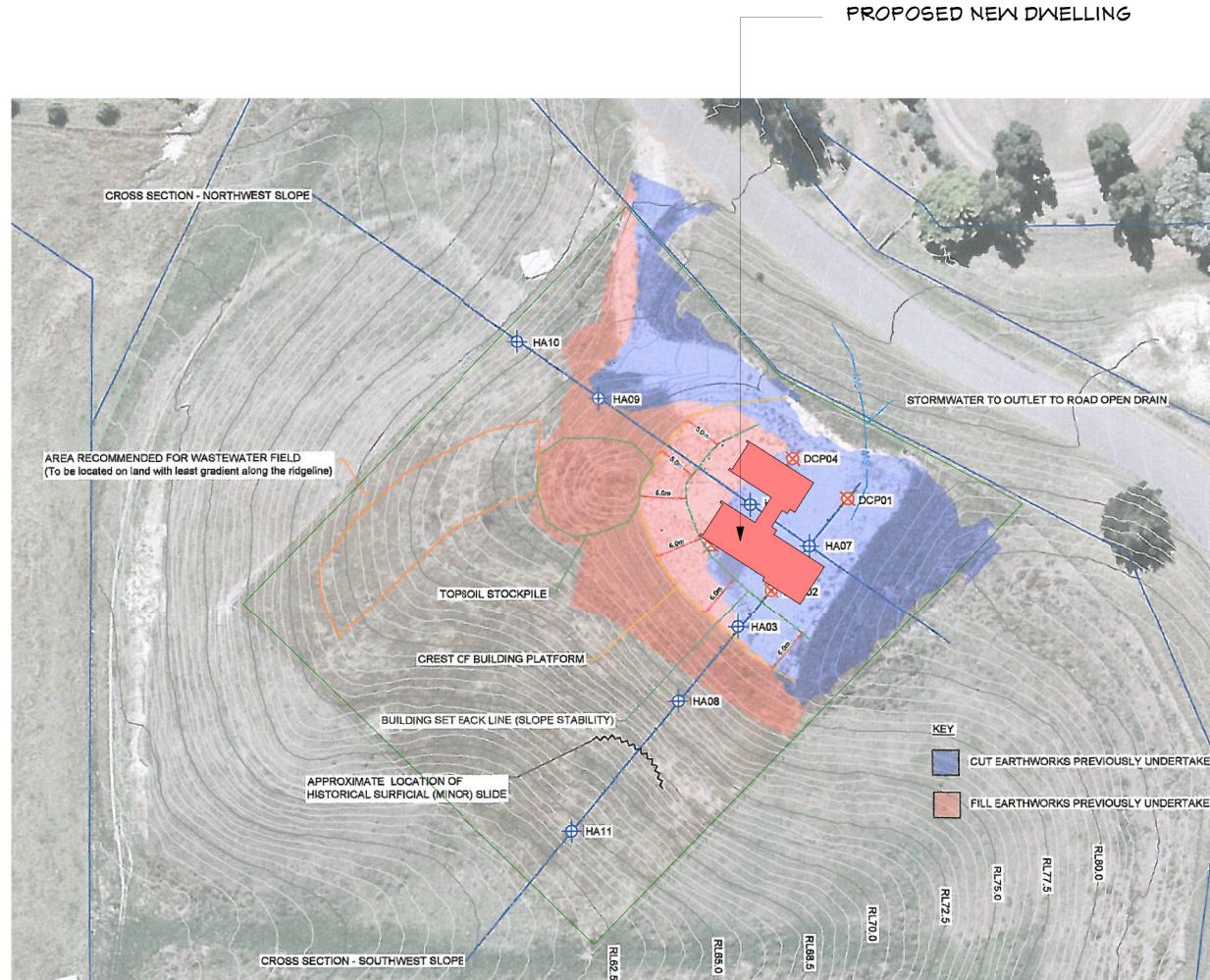
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50 Silverton Road  
Lot 1 DP 522712  
AREA: 0.5 Ha  
EARTHQUAKE ZONE: 3  
CORROSION ZONE: C  
CLIMATE ZONE: 2  
WIND ZONE: EXTRA HIGH

The excavation of the site and the back filling/compaction of the foundation base to be monitored by an Engineer,  
Site visit notes and a PS4 will be required to be supplied to the council prior to the issuing of the CCC and it is the responsibility of the Project Manager to ensure a Charted engineer is engaged and given suitable notice (24 Hrs) to make the required inspections

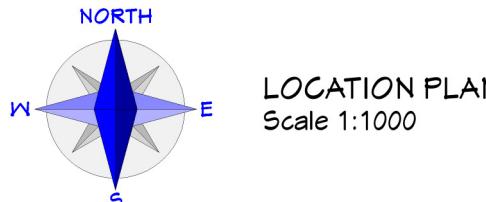
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26/03/2019  
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Napier City Council



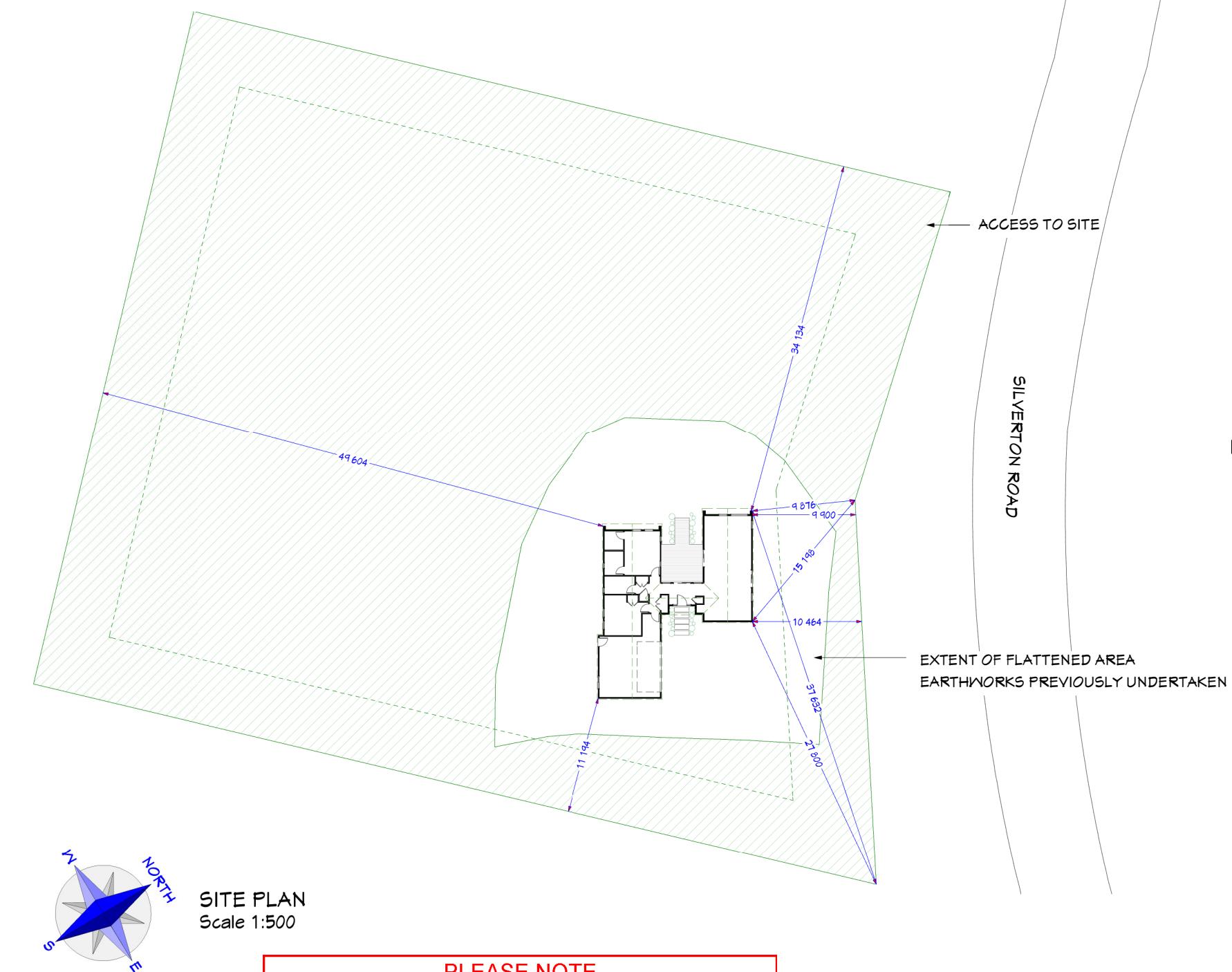
**P L A N N I N G   C H E C K**

Planner: MRP

Date Completed: 8/02/2019



LOCATION PLAN  
Scale 1:1000



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**Homeworx**  
New homes design and build

Schmidli Home

50 Silverton Road  
Poraiti  
Napier

Drawing Title: Location & Site Plan  
Drawing Scale: As Shown

Designed by Gordon Sanson  
LBP 117656

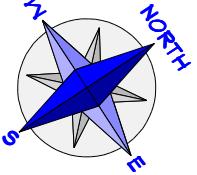
Notes:  
**REV1 - 27.02.2019**  
Dimensions added



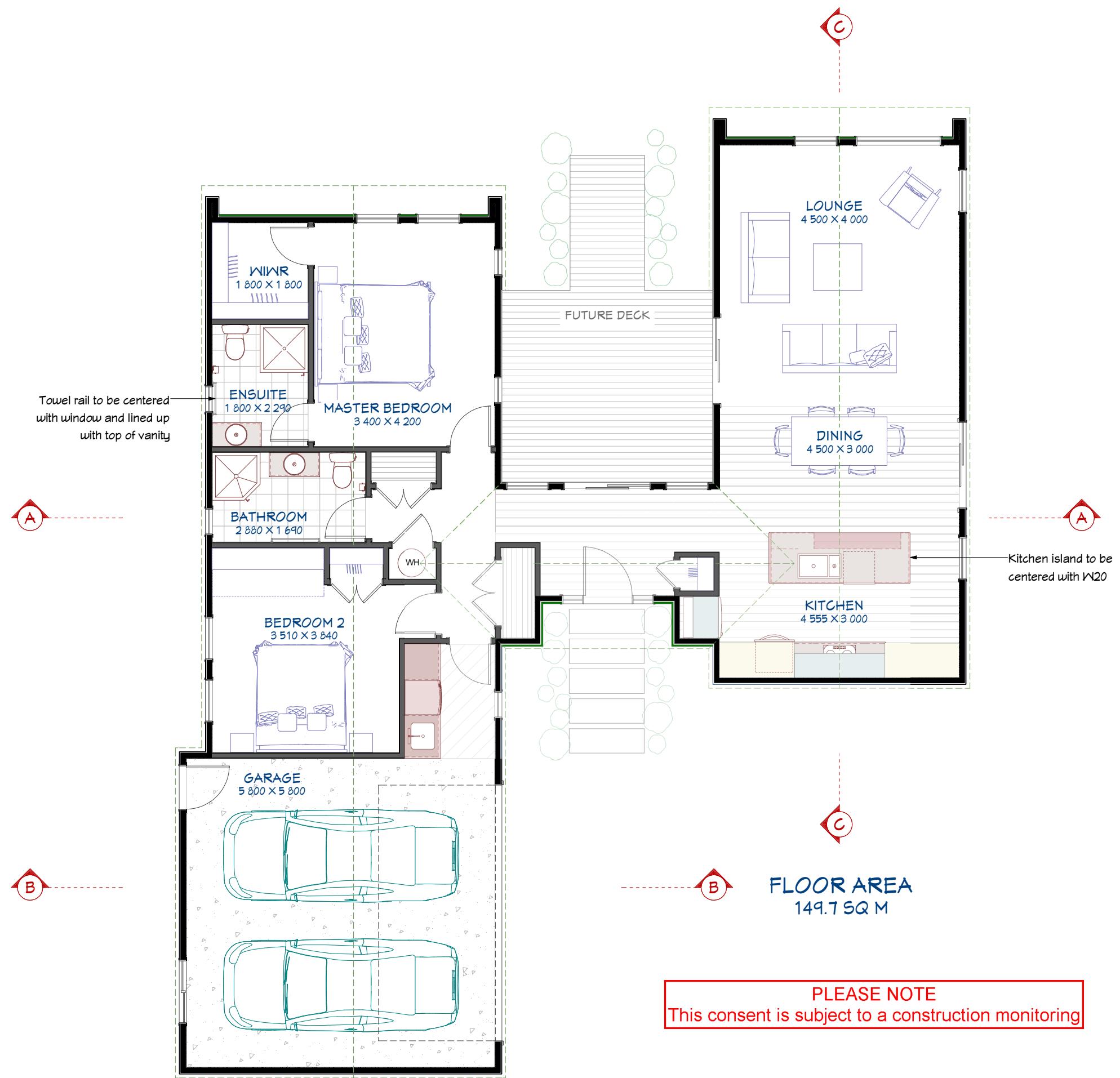
Date Drawing Printed:  
Thursday, March 14, 2019

2

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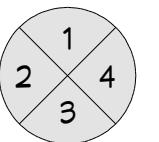


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ELEVATION REFERENCE



**Homework**  
New homes design and build

Schmidli Home

50 Silverton Road  
Poraiti  
Napier

Drawing Title: Floor Plan  
Drawing Scale: Scale 1:80

Designed by Gordon Sanson  
LBP 117656

Notes:

Date Drawing Printed:  
Tuesday, February 5, 2019

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**TIMBER SCHEDULE**  
(Extra High Wind Zone)  
All timber to comply with NZS3604 and grades to be SG8 J-Frame unless otherwise stated.  
Studs height: 2.4m

#### TIMBER TYPE & TREATMENT

Bottom Plates: Single 90 x 45 H3.2 over DPC (Internal and External)

#### Gable walls:

- UP TO 2.7m HIGH: 90x45 studs at 300 crs max, dwangs @ 480 crs max for Abodo and 800 crs max for Axon.

- UP TO 3m HIGH: 90x90 studs at 400 crs max, dwangs @ 480 crs max for Abodo and 800 crs max for Axon.

#### All external walls but gable walls:

- AXON CLADDING: 90x45 H1.2 studs at 400 crs max, dwangs @ 800crs max.

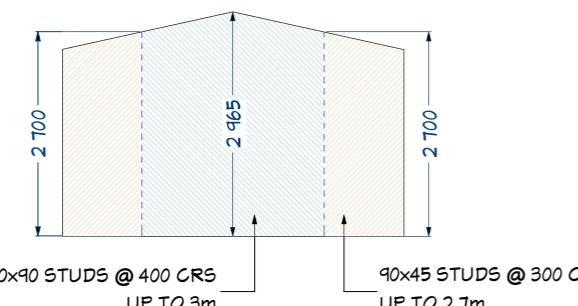
- ABODO CLADDING: 90x45 H1.2 studs at 400 crs max, dwangs @ 480crs max.

#### All internal walls:

90x45 H1.2 studs at 600 crs max, dwangs at 800 crs.

Top Plates: J-Frame Double 90 x 45 H1.2

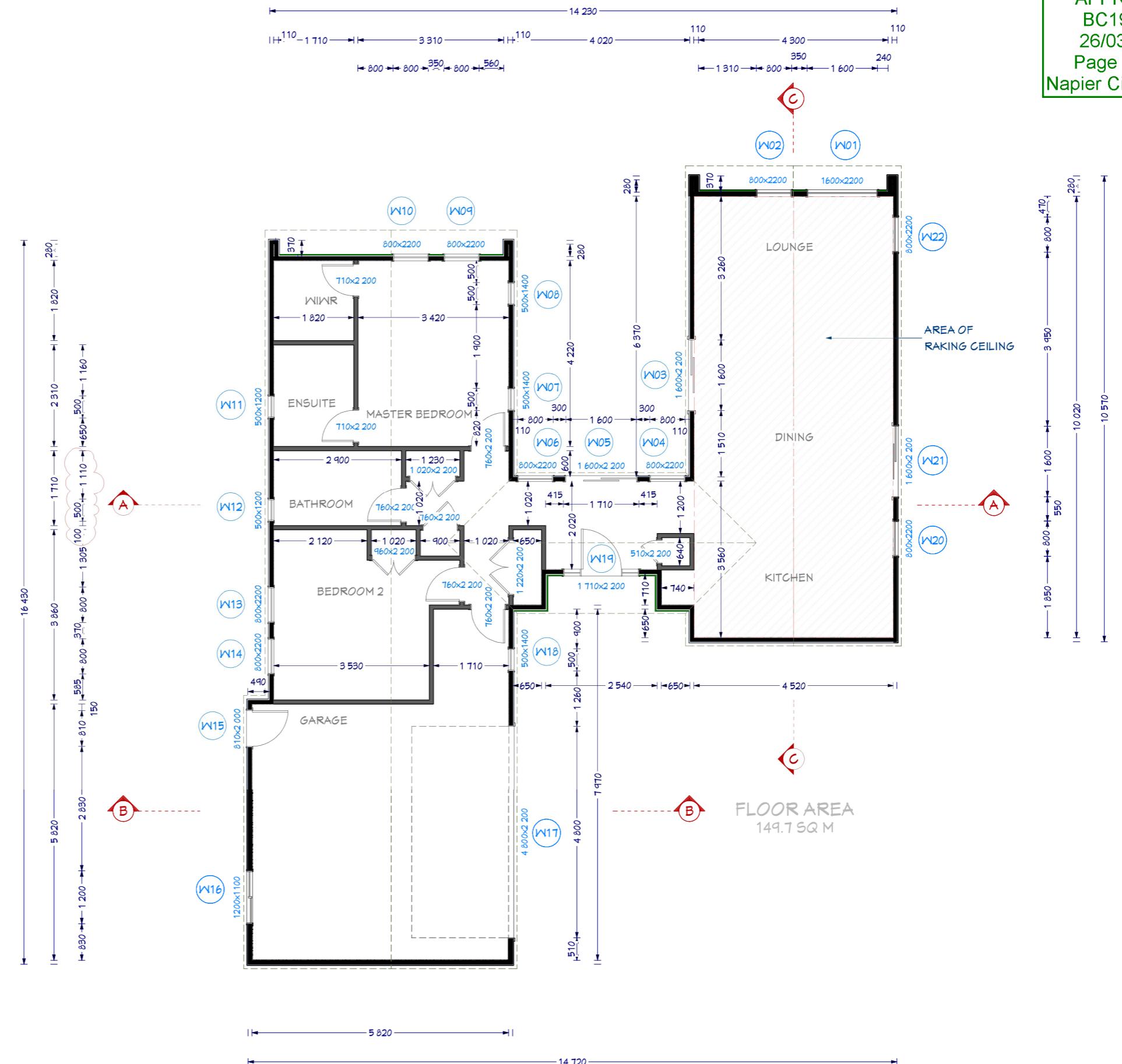
Lintels: H1.2, sizing per lintel schedule



#### GABLE WALLS

Scale 1:100

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New homes design and build

Schmidli Home

50 Silverton Road  
Poraiti  
Napier

Drawing Title: Dimensioned Floor Plan

Drawing Scale: 1:100

Designed by Gordon Sanson  
LBP 117656

Notes:  
**REV1 - 27.02.2019**  
**W12 moved**  
**Timber schedule updated**

Date Drawing Printed:  
**Monday, 25 March 2019**

**4**

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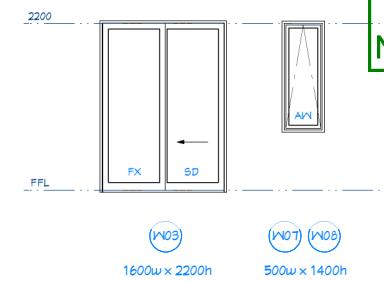
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P L A N N I N G C H E C K

Planner: MRA

Date Completed: 8/02/2019

ELEVATION 1



WINDOWS NOT SHOWN ON ELEVATIONS

ELEVATION 2



Colorsteel Corrugate Roofing

Colorsteel gutter on colorsteel fascia to PVC downpipes

Main Cladding: Axon Panel on cavity

Front Gable walls & Entry walls: vertical Abodo Vulcan on cavity

Double glazed windows - all glass to be grey tinted

Reinforced and Insulated Concrete Floor

ELEVATION 3



ELEVATION MATRIX		ALL ELEVATIONS
Wind Zone	Extra High	2
Number of Storeys	Low	0
Roof/Wall Intersection	Medium	1
Eaves Width	0 - 100	5
Envelope Complexity	Medium	1
Deck Design	Low	0
Total		9

All claddings to be installed on a drained cavity

ELEVATION 4



TYPICAL WINDOW HEAD HEIGHT: 2200mm  
W15 & W16 HEAD HEIGHT: 2000mm



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Schmidli Home

50 Silverton Road  
Poraiti  
Napier

Drawing Title: Elevations  
Drawing Scale: 1:100

Designed by Gordon Sanson  
LBP 117656

Notes:  
Windows to NZS4211:2008; Glazing to NZS4223.3 2016  
All exterior joinery (excluding garage) to be standard IGU double glazing units  
Safety glazing to comply with NZS4229:1999 part 3 as modified by NZBC Acceptable Solution F2/AS1

Date Drawing Printed:  
Tuesday, February 5, 2019

5

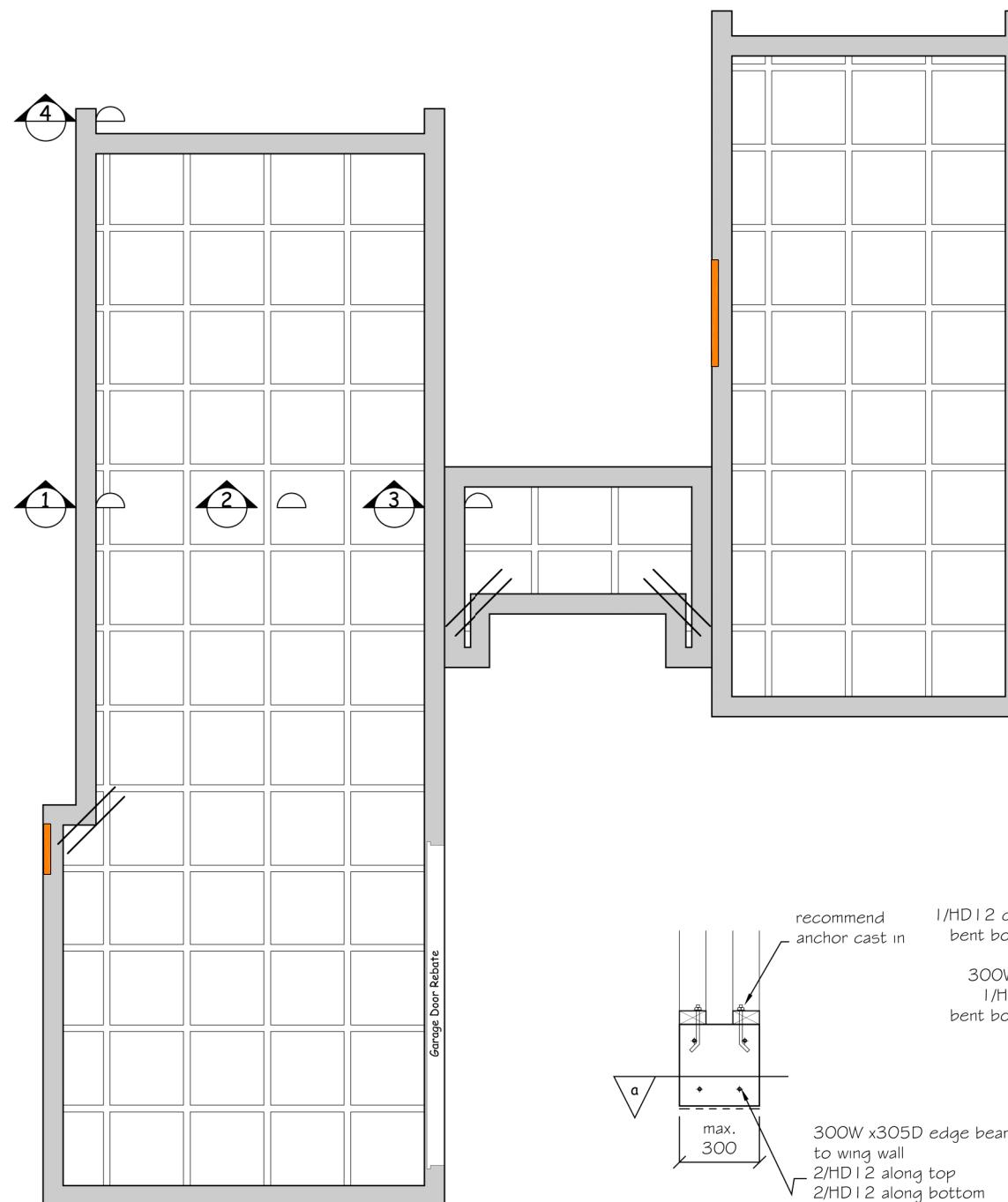
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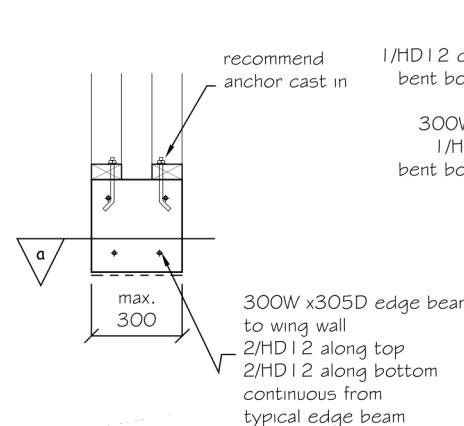
Legend:

-  Re-entrant corner steel  
2/HD12 x 1200mm  
at 200 c/c
-  Door rebates - refer to dimensioned plan for exact position

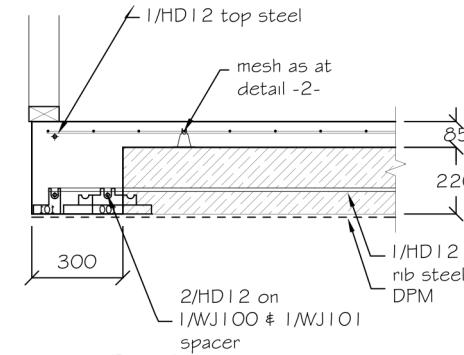
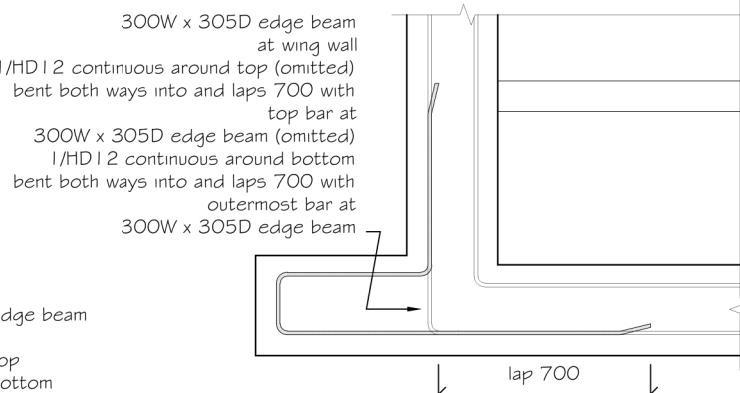


**RAFT FLOOR PLAN**  
Not to scale

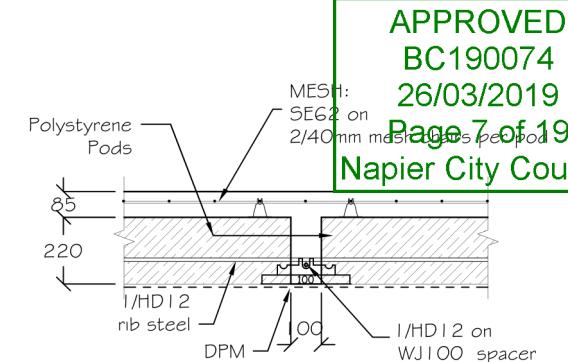
**DETAIL 4**  
**Raftfloor edge beam at wing wall**  
Not to scale



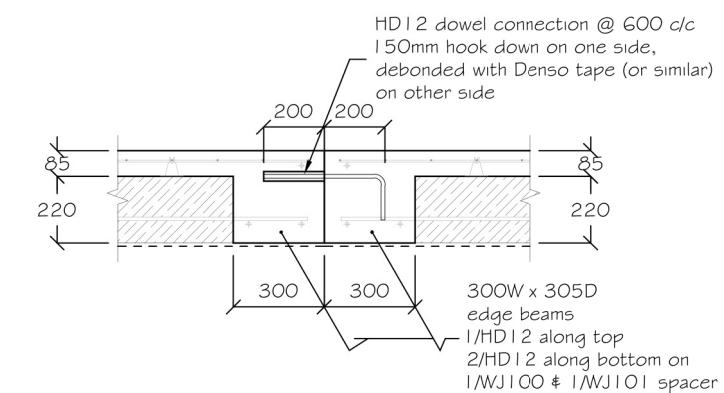
**DETAIL 4a**  
**As required**  
Not to scale



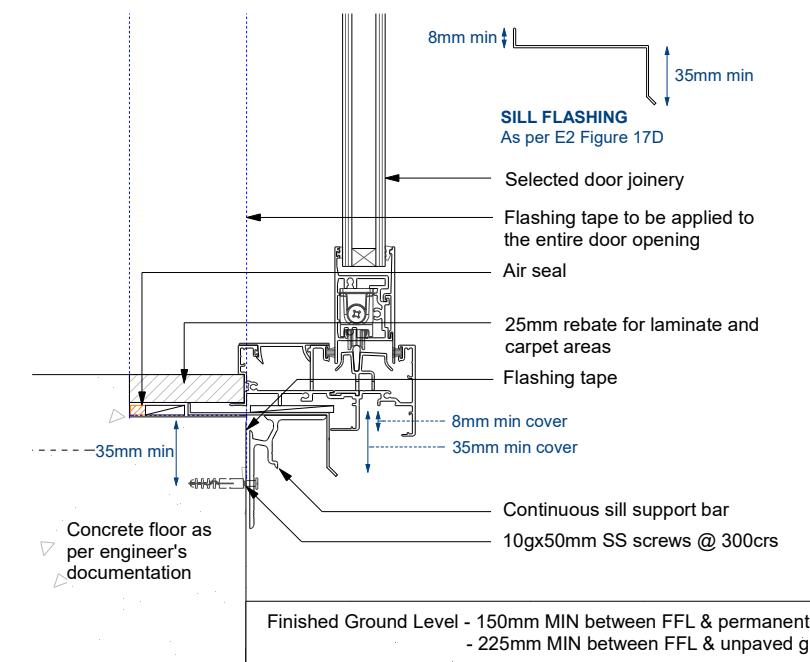
**DETAIL 1**  
**Raftfloor edge beam - 300**  
Not to scale



**DETAIL 2**  
**Raftfloor internal rib - 100**  
Not to scale



**DETAIL 3**  
**Raftfloor edge beam with control joint**  
Not to scale



**DOOR REBATE DETAIL**  
Scale 1:5



**Homeworx**  
New homes design and build

Schmidli Home

50 Silverton Road  
Poraiti  
Napier

Drawing Title: Foundation Plan

Drawing Scale: Not to scale

Designed by Gordon Sanson  
LBP 117656

Notes:  
**REV1 - 27.02.2019**  
Note added

Date Drawing Printed:  
**Wednesday, March 6, 2019**

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FOULWATER DESIGN  
TO AS/NZS3500.2

**ENSUITE**  
WC pan: 6 fixture units  
Shower: 2 fixture units  
Basin: 1 fixture unit

BATHROOM  
Basin: 1 fixture unit  
Shower: 2 fixture units  
W/C Pan: 6 fixture units

WC Part: 6 fixture units  
**LAUNDRY**  
Tub: 5 fixture units

## Washing Machine: 5 fix KITCHEN

**KITCHEN**  
Sink & waste: 3 fixture units  
Dishwasher: 3 fixture units

DRAINAGE  
Total 34 fixture units  
= 100mm @ 1:60 fall

**NOTE:**  
100mm pipes to be min  
Pipes <100mm to be min  
All drains in slab to be min  
Terminal Vent 50mm

Water pipes to be polyb  
Mains Supply 25mm bla  
Hold & Cold 20mm main  
with 15mm branch feed

STORMWATER DESIGN TO NZBC E1/AS1

dp1 catchment 30.3 m<sup>2</sup>  
dp2 catchment 27.4 m<sup>2</sup>  
dp3 catchment 26.6 m<sup>2</sup>  
dp4 catchment 34.2 m<sup>2</sup>  
dp5 catchment 23.5 m<sup>2</sup>  
dp6 catchment 44.9 m<sup>2</sup>  
(85mm downpipes pipe to be used)

### MODIFIED CATCHMENT AREA

Therefore use 100m pipe @ 1:120 fall

PI FASF NOTE

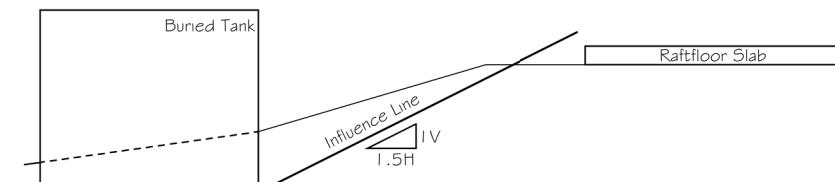
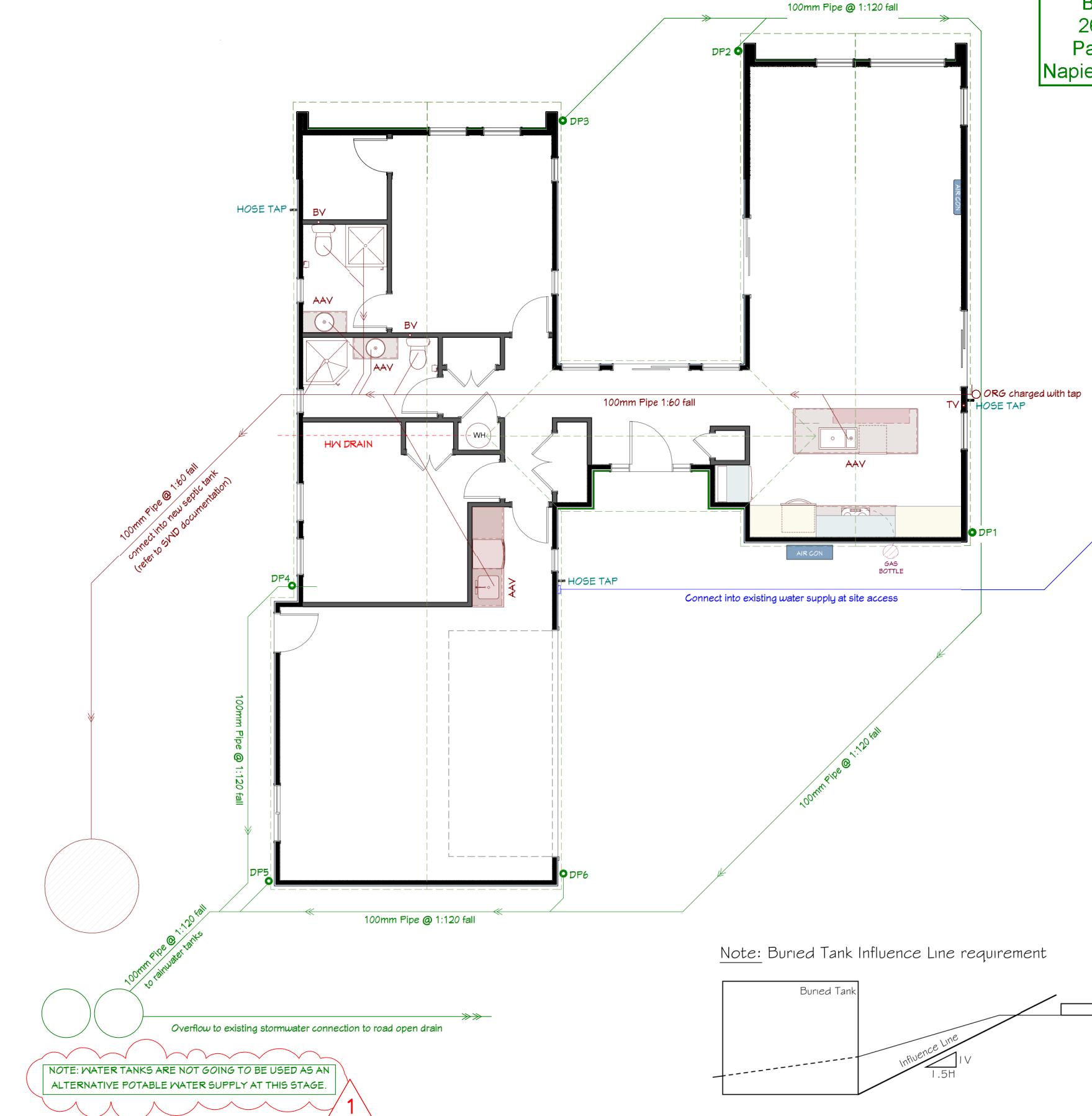
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**HOT WATER CYLINDER RELIEF VALVE DRAIN (Refer to NZBC G12/AS)**

## 6.7 Relief valve drains

**6.7.1** Relief valve drains (see Figures 12 and 13) shall be fitted to: a) Temperature/pressure relief valves, b) Pressure relief valves, and c) Expansion control valves.

**6.7.2** Relief valve drains shall: a) Be of copper pipe, b) Have no restrictions or valves, c) Have a continuous fall from the relief valve to the outlet, d) Discharge in a visible position which does not present a hazard or damage to other building elements (except when used in association with free outlet storage water heaters), e) Have a minimum diameter of the same size as the valve outlet, f) Have the number of changes in direction plus the length of the relief drain (in metres) not exceeding 12, COMMENT: For example: 7 metres of pipe allows the total number of bends to be 5. g) Be connected to a relief valve in accordance with the valve manufacturer's specification, h) Comply with Paragraph 6.7.3 when relief valve drains are combined, and i) Comply with Paragraphs 6.7.4 and 6.7.5 when freezing is likely.



# Homeworx

New homes design and build

Schmidli Hom

50 Silverton Roa  
Poraiti  
Napier

Drawing Title: Drainage Plan

Drawing Scale: 1:100

Notes:  
**REY1 - 27.02.2019**  
Note added

Drainage Plan indicative only. Refer to "as-built" plans on completion.

Date Drawing Printed:

Wednesday, March 6, 2019

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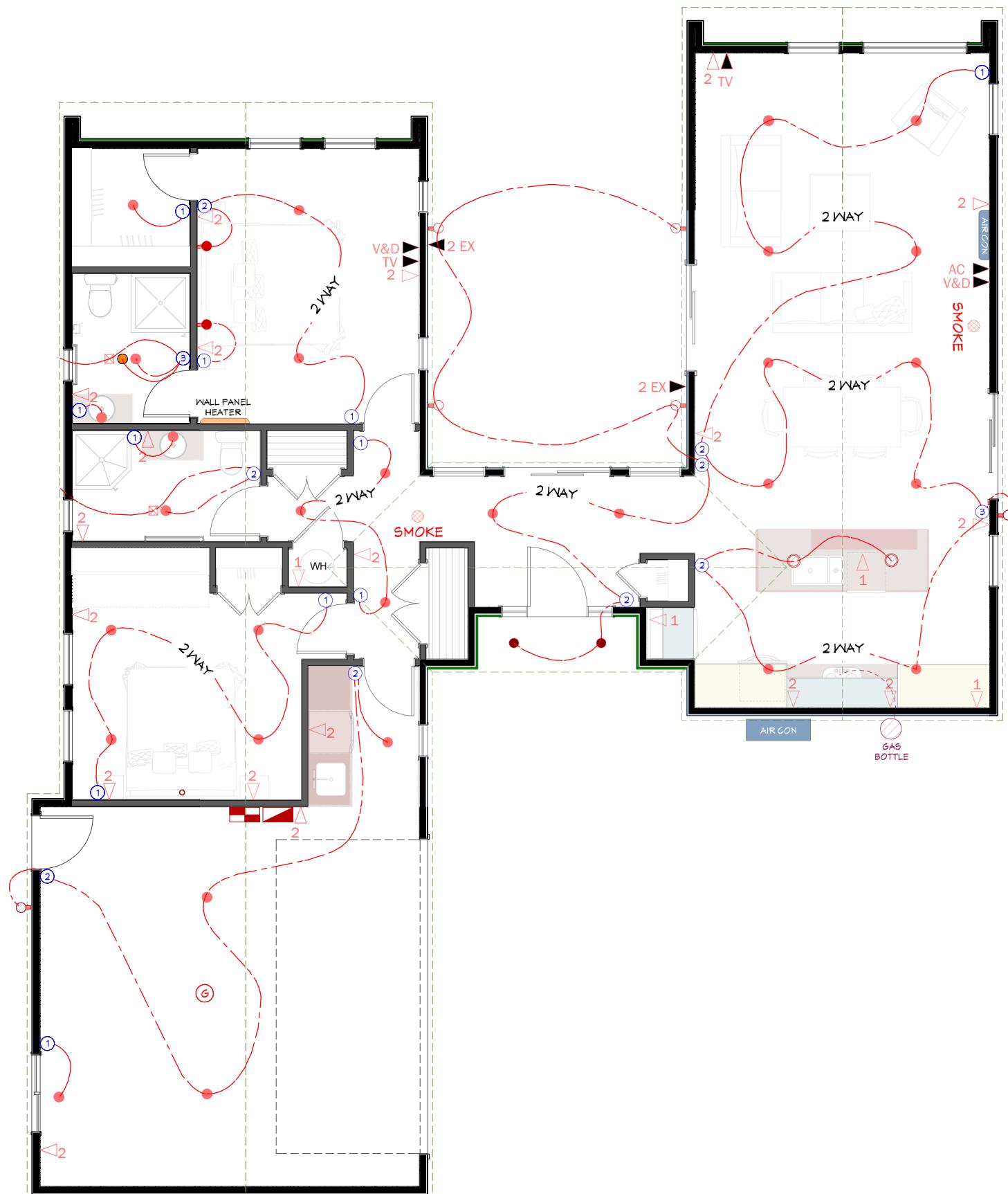
## LEGEND

●	LED DOWNLIGHT LIGHT - INT
●	LED WALL MOUNTED LIGHT - INT
●	BATHROOM HEAT LIGHT
●	LED DOWNLIGHT - EXT
●	LED WALL MOUNTED LIGHT - EXT
●	PENDANT LIGHT
2 WAY	2 WAY SWITCHES
3 WAY	3 WAY SWITCHES
①	SINGLE LIGHT SWITCH
②	DOUBLE LIGHT SWITCH
③	TRIPLE LIGHT SWITCH
1 ▷	SINGLE OUTLET
2 ▷	DOUBLE OUTLET
2 EX ▷	DOUBLE EXTERIOR OUTLET
TV ▷	TV
V&D ▷	VOICE & DATA
AC ▷	AIR CONDITIONING
☒	BATHROOM FAN
⌚	GARAGE DOOR OPENER
■	METER BOX
■	SWITCH BOARD

ALLOW FOR ALL KITCHEN FIXTURES  
REFER TO SEPARATE KITCHEN DESIGN LAYOUT

ALL DOWN LIGHTS TO BE C.A RATED =  
CLOSED ABUTTED, & INSTALLED TO NZECP  
Pg.54

SMOKE DENOTED SMOKE ALARM FITTED  
WITH HUSH AND TEST FACILITIES  
COMFORMING WITH NZBC FT1/AS1

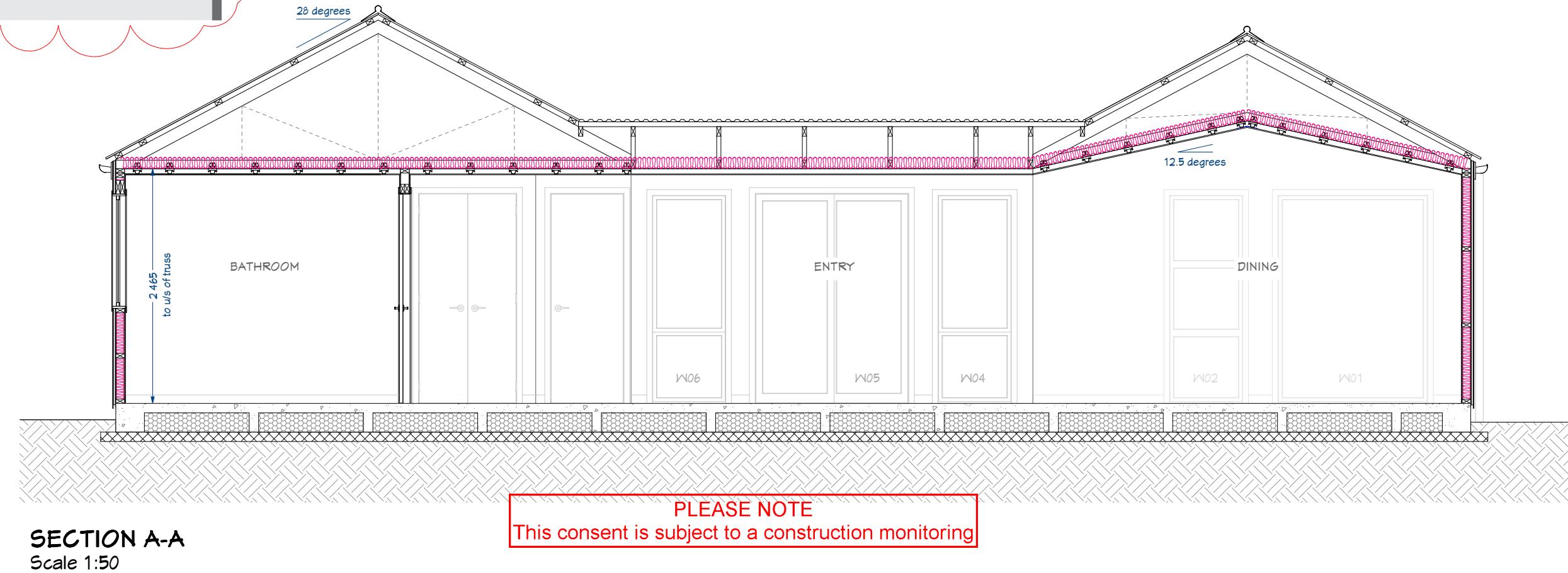


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Napier City Council

Table 11: Steel corrugate profiled roofing – 0.4 mm BMT and minimum profile height 16.5 mm  
Maximum spans and fixing patterns. Refer to Paragraph 8.4.6

Purlin spacings (metres)		Wind zones		
End span	Intermediate span	Low and Medium	High and Very High	Extra High
0.4	0.6	C2	C2	C2
0.6	0.9	C2	C2	C1
0.8	1.2	C2	C1	C1

NOTE: C1 fixing pattern is – Hit 1, miss 1...  
C2 fixing pattern is – Hit 1, miss 1, hit 1, miss 2...



SECTION A-A  
Scale 1:50

ROOF: Colorsteel Styline roof over self supporting building underlay. Trusses as per truss manufacturers' documentation. 75x50mm radiata H1.2 SG8 kiln dried gauged purlins.

135 continuous colorsteel gutter on 16x180 Axent fascia to paint finish PVC down pipes. 600mm eaves over front gable walls only, 6mm HardieFlex soffit lining, colour to match Axon cladding.

NOTE: Truss design indicative only. Refer to truss manufacturers documentation for roof structure details

CEILINGS: 10mm gib ultraline ceilings on 35mm Rondo battens @ max 450 crs fixed to truss bottom chord and nogging with Rondo clips. R3.6 batt ceiling insulation. Square stopped scotia. 30mm bevel MDF scotia to wardrobes and cupboards.

WINDOWS: Powder coated aluminium joinery, double glazed with glass type per elevations. 18mm pine reveals with 60mm bevel edge architraves. 2200 standard head height.

WALLS: J-Frame 90 x 45 per timber schedule. 10mm Gib interior linings stopped to level 4 and paint finish. Plywood to garage walls. 80mm bevel edge skirting. R2.6 Ultra wall batts.

CLADDING: James Hardie Axon panels on cavity - Smooth 133mm. Abodo Vulcan WB12 vertical weatherboards on cavity to gable walls and entry walls. 6mm RAB Board to be used instead of flexible underlay.

DOORS: Hollow core interior doors with 18mm pine reveals and 60mm bevel edge architraves

FLOOR: Concrete floor slab as per engineers design.  
Floor area to perimeter ratio: 1.93 m<sup>2</sup>/m  
R-value: 1.85 m<sup>2</sup>°C/W

NOTE: Refer to engineer drawings for full extent of floor and foundations



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New homes design and build

Schmidli Home

50 Silverton Road  
Poraiti  
Napier

Drawing Title: Section A-A  
Drawing Scale: 1:50

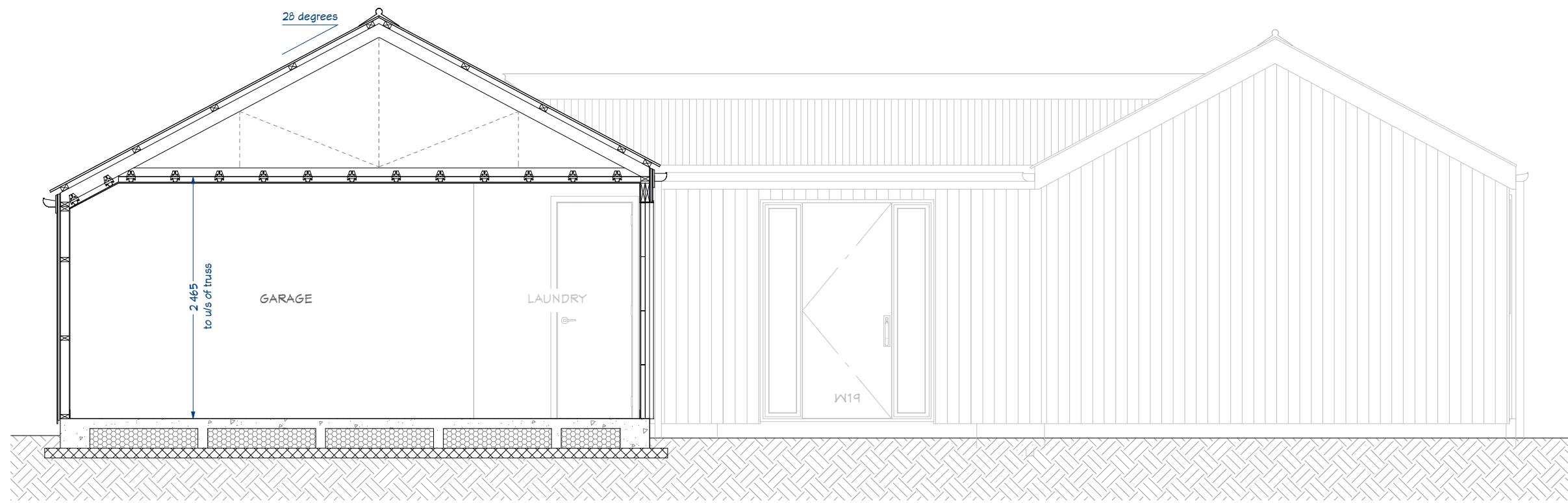
Designed by Gordon Sanson  
LBP 117656

Notes:  
**REV1 - 27.02.2019**  
**E2 Table 11 added**

Date Drawing Printed:  
Wednesday, March 6, 2019

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**SECTION B-B**

Scale 1:50

**PLEASE NOTE**  
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135 continuous colorsteel gutter on 16x180 Axent fascia to paint finish PVC down pipes. 600mm eaves over front gable walls only, 6mm HardieFlex soffit lining, colour to match Axon cladding.

**NOTE:** Truss design indicative only. Refer to truss manufacturers documentation for roof structure details

**CEILINGS:** 10mm gib ultraline ceilings on 35mm Rondo battens @ max 450 crs fixed to truss bottom chord and nogging with Rondo clips. R3.6 batt ceiling insulation. Square stopped scotia. 30mm bevel MDF scotia to wardrobes and cupboards.

**WINDOWS:** Powder coated aluminium joinery, double glazed with glass type per elevations. 18mm pine reveals with 60mm bevel edge architraves. 2200 standard head height.

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**NOTE:** Refer to engineer drawings for full extent of floor and foundations



**Homeworx**  
New homes design and build

Schmidli Home

50 Silverton Road  
Poraiti  
Napier

Drawing Title: Section B-B  
Drawing Scale: 1:50

Designed by Gordon Sanson  
LBP 117656

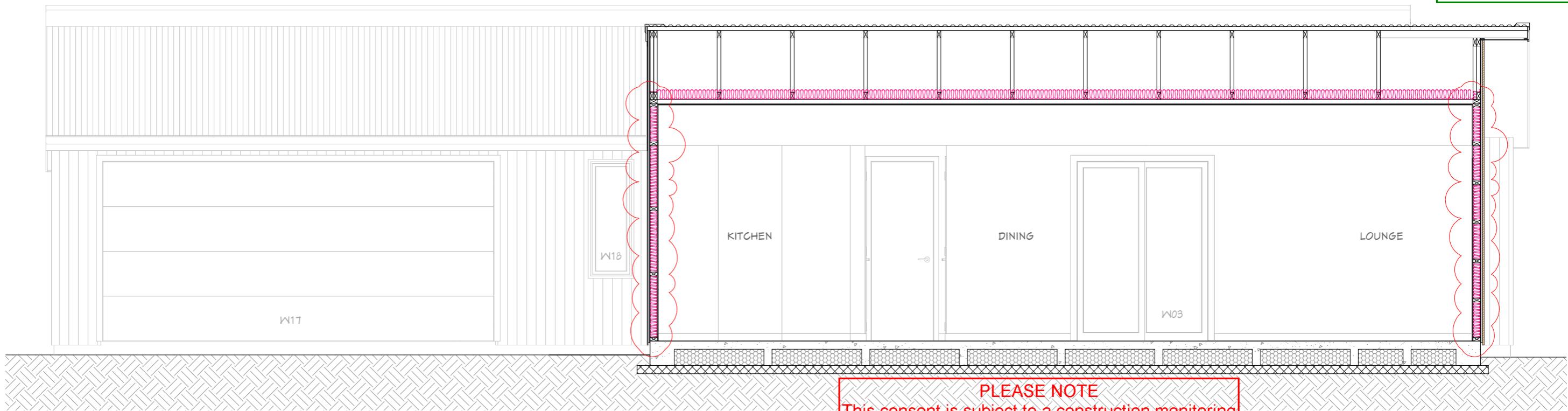
Notes:

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Tuesday, February 5, 2019

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## SECTION C-C

Scale 1:50

**ROOF:** Colorsteel Styline roof over self supporting building underlay. Trusses as per truss manufacturers' documentation. 75x50mm radiata H1.2 SG8 kiln dried gauged purlins.

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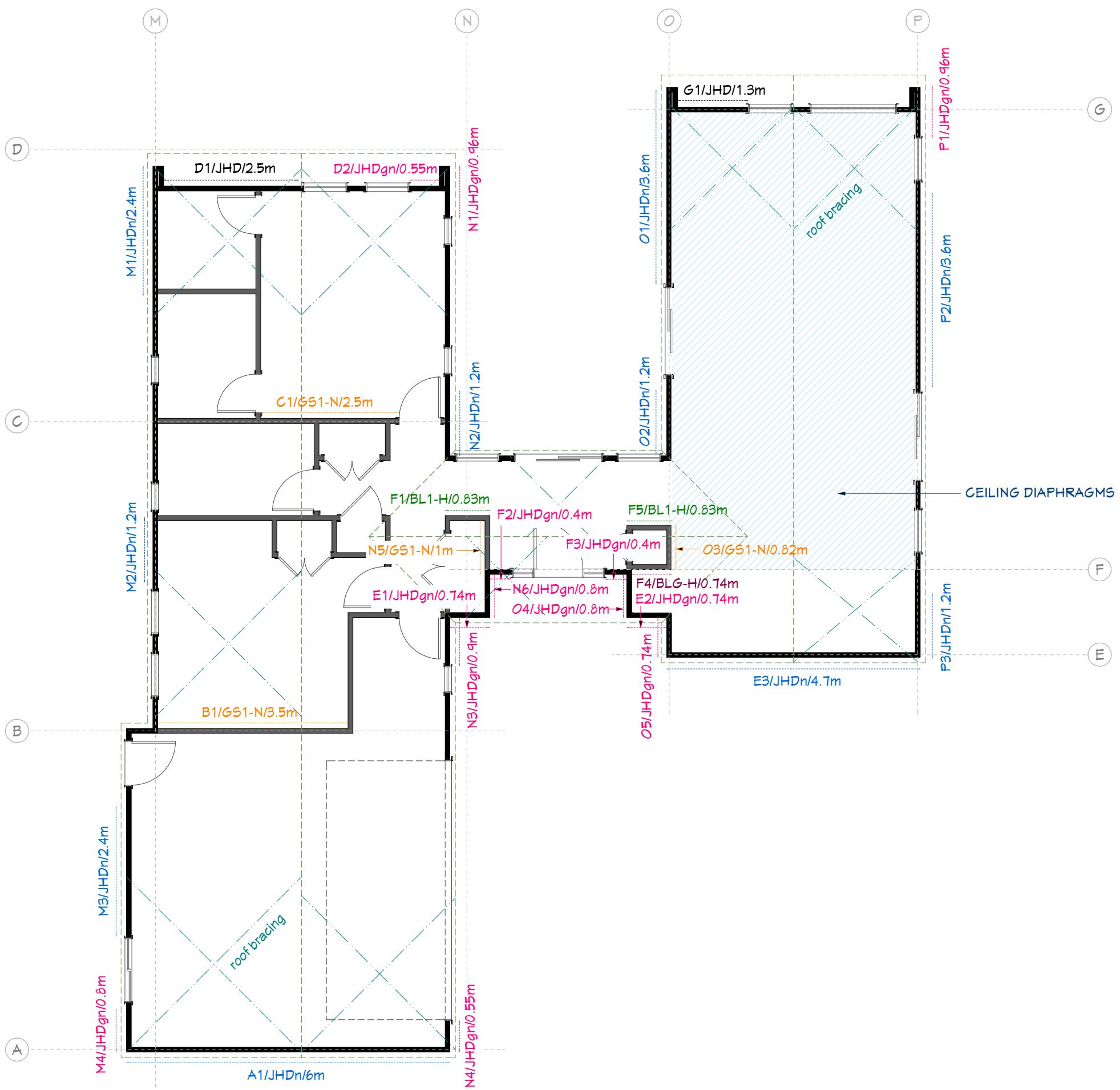
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Floor area to perimeter ratio: 1.93 m<sup>2</sup>/m  
R-value: 1.85 m<sup>2</sup>°C/W

**NOTE:** Refer to engineer drawings for full extent of floor and foundations



**CEILING DIAPHRAGMS**

- Perimeter fixing to be at 100mm crs
- Line O and line P shall each have no less than 100BUs
- Line F and line G shall each have no less than 127.2BUs
- Refer manufacturer's documentation for further details





Tumu Frame & Truss

1300 Omaha Rd

Hastings

Ph: 06 879 7850

Fax: 06 879 6468



Friday, 11 January 2019

Detailer : Jason Horne  
Wind : 55.00 m/s (Ult.)  
Cladding :

Ext Frame :

Ext B/Plates :

Int Frame :

Int B/Plates :

Wet Areas :

Standard Ext Stud crs :  
Standard Ext Nog crs :  
Standard Int Stud crs :  
Standard Int Nog crs :

Metal Braces :

Ply Braces :

150x40 Strapping over :

BUILDER TO CHECK ALL DIMENSIONS,  
OPENING POSITIONS, TRIMS,  
LINTELS & BRACES etc.,  
ON SITE BEFORE LINING.

ALL JOINERY TO BE SITE MEASURED.  
(Windows & Doors may have changed)

ALL STEELWORK TO BE SITE MEASURED.  
(No assumptions to be made by  
steel fabricator that information  
supplied on this prenail plan is  
accurate in terms of length,  
height & exact location)

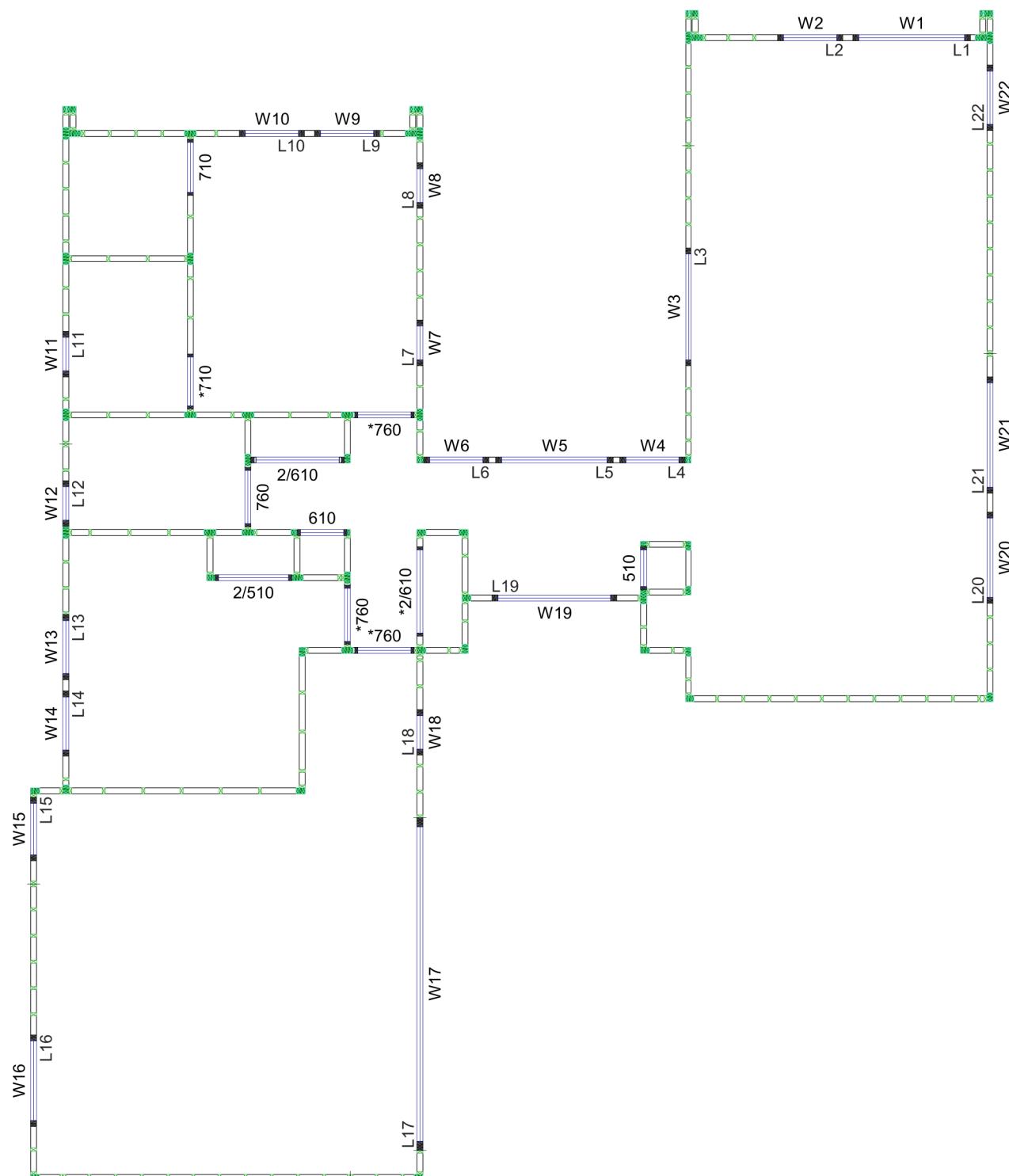
BUILDER TO READ PRENAIL  
PLAN IN CONJUNCTION WITH  
ARCHITECTUAL PLANS.

Disclaimer:  
Tumu Frame & Truss will not consider any claims for the  
correction of any pre-cut errors unless prior consultation  
has taken place and approval for the error has been agreed.

Tumu Frame & Truss do not agree to pay for any waiting time.

MAX FRAME SIZE =  
PRENAIL CUBE =  
BEAMS & STUDS CUBE =  
TOTAL DELIVERY =  
4N5 STRAPNAILS =

Customer : Homeworx  
Site Address : C & K Schmidli  
: 50 Silverton Rd, Poraiti



Rough Opening Schedule - Level 1				
Qty	Name	Height x Width	Fin. Height	Lintel Size
1	L1 - W1	2215 x 1615	2215	1-PLL150
1	L2 - W2	2215 x 815	2215	2-90x45 hyCHORD H12
1	L3 - W3	2215 x 1615	2215	1-PLL150
1	L4 - W4	2215 x 815	2215	2-90x45 hyCHORD H12
1	L5 - W5	2215 x 1615	2215	1-PLL150
1	L6 - W6	2215 x 815	2215	2-90x45 hyCHORD H12
1	L7 - W7	1415 x 515	2215	2-90x45 hyCHORD H12
1	L8 - W8	1415 x 515	2215	2-90x45 hyCHORD H12
1	L9 - W9	2215 x 815	2215	2-90x45 hyCHORD H12
1	L10 - W10	2215 x 815	2215	2-90x45 hyCHORD H12
1	L11 - W11	1215 x 515	2215	2-90x45 hyCHORD H12
1	L12 - W12	1215 x 515	2215	2-90x45 hyCHORD H12
1	L13 - W13	2215 x 815	2215	2-90x45 hyCHORD H12
1	L14 - W14	2215 x 815	2215	2-90x45 hyCHORD H12
1	L15 - W15	2015 x 790	2015	2-90x45 hyCHORD H12
1	L16 - W16	1115 x 1215	2015	1-PLL150
1	L17 - W17	2225 x 4815	2225	1-240x90 hyONE H12
1	L18 - W18	1415 x 515	2215	2-90x45 hyCHORD H12
1	L19 - W19	2215 x 1725	2215	1-PLL150
1	L20 - W20	1115 x 1215	2215	1-PLL150
1	L21 - W21	2215 x 1615	2215	1-PLL150
1	L22 - W22	2215 x 815	2215	2-90x45 hyCHORD H12
1	760	2255 x 815	2255	(None)
1	610	2255 x 665	2255	(None)
1	510	2255 x 565	2255	(None)
1	2/610	2255 x 1275	2255	(None)
1	2/510	2255 x 1075	2255	(None)
1	710	2255 x 765	2255	(None)
1	*2/610	2255 x 1275	2255	(None)
1	*760	2255 x 815	2255	(None)
1	*760	2255 x 815	2255	(None)
1	*710	2255 x 765	2255	(None)
1	*760	2255 x 815	2255	(None)



Homeworx  
New homes design and build

Schmidli Home

50 Silverton Road  
Poraiti  
Napier

Drawing Title: Lintel Plan  
Drawing Scale: Not to scale

Designed by Gordon Sanson  
LBP 117656

Notes:

Date Drawing Printed:  
Tuesday, February 5, 2019

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### DOOR HARDWARE

- A Passage Door Hardware
- B Privacy Door Hardware
- C Dummy Door Hardware (Free turning)
- Wall Mounted Doorstop
- Magnetic Doorstop

### FINISHES KEY

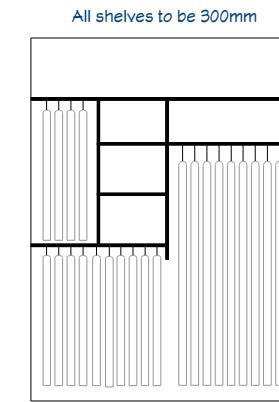
- Carpet
- Laminate
- Tiles
- Vinyl (TBC)
- Concrete



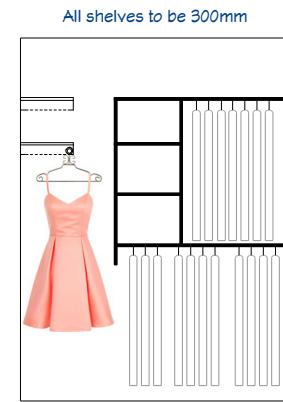
**FINISHING PLAN**  
Scale 1:100

THERMAL ENVELOPE		
wall area - North	17.77	sq m
window area - North	12.32	sq m
door area - North	3.52	sq m
wall area - East	41.44	sq m
window area - East	5.18	sq m
door area - East	14.08	sq m
wall area - South	30.59	sq m
window area - South	3.76	sq m
wall area - West	47.88	sq m
window area - West	6.04	sq m
door area - West	5.04	sq m

The building complies with NZS4218:2009 or the BPI  
and therefore with NZBC Clause H1  
Refer to Design Navigator Calculations in  
Specifications.



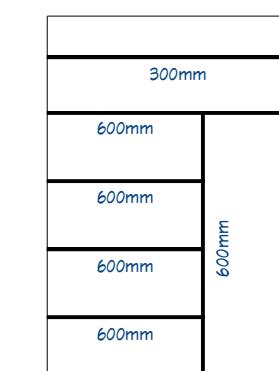
**Shelves 1**  
Paint finish MDF



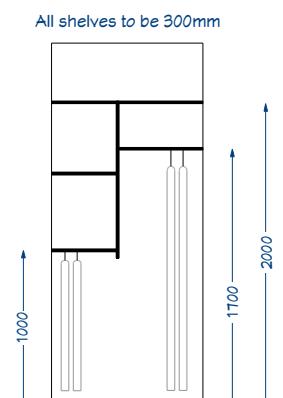
**Shelves 2**  
Paint finish MDF



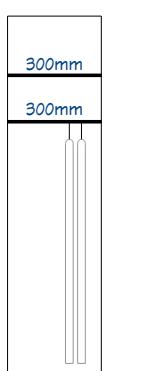
**Shelves 3**  
UT pine slats



**Shelves 4**  
UT pine slats



**Shelves 5**  
Paint finish MDF



**Shelves 6**  
Paint finish MDF

**SHELVING ELEVATIONS**  
Scale 1:50



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Schmidli Home

50 Silverton Road  
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Napier

Drawing Title: Finishing Plan  
Drawing Scale: As Shown

Notes:

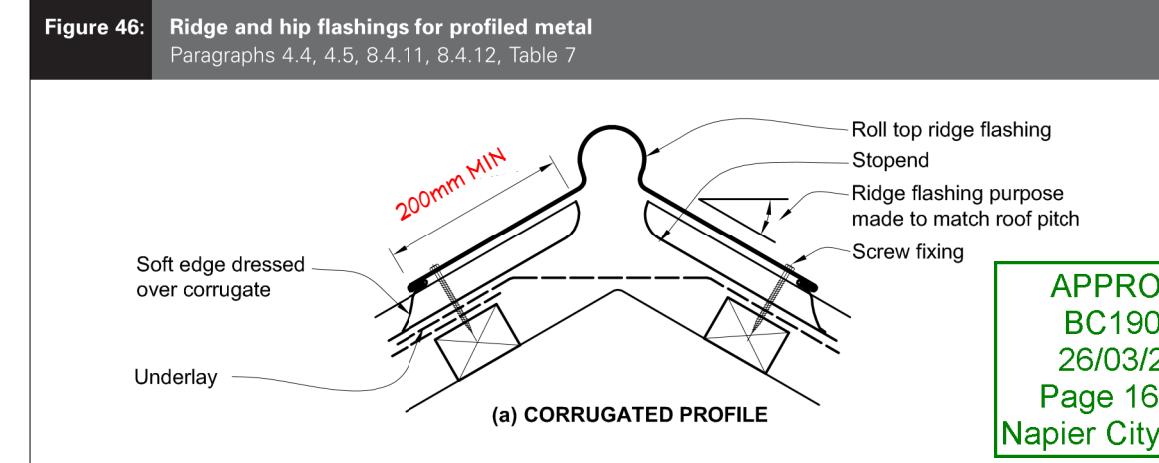
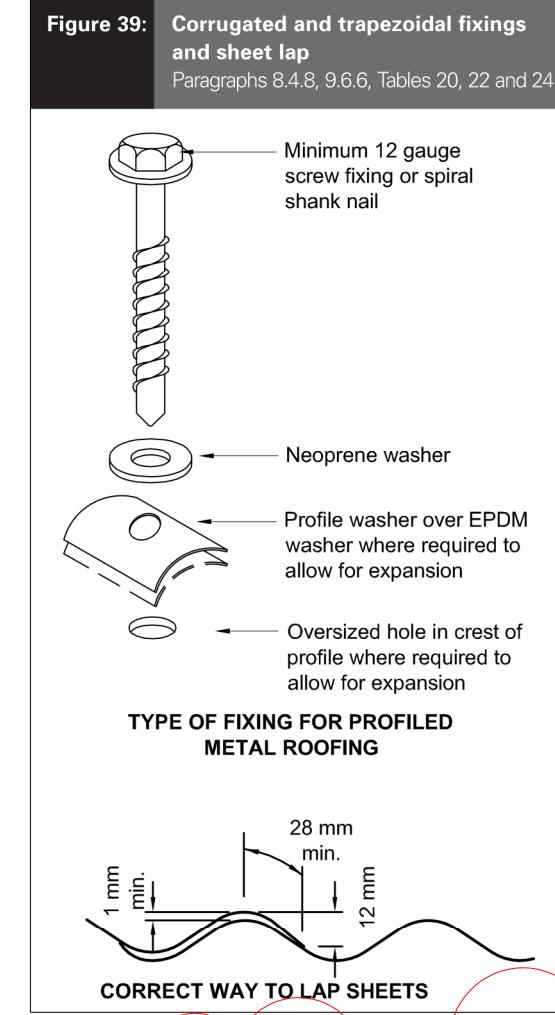
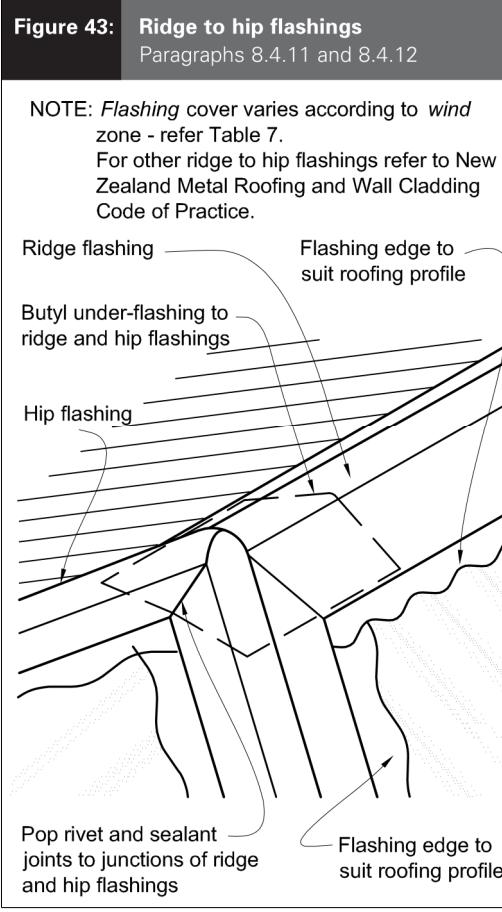
Designed by Gordon Sanson  
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Date Drawing Printed:  
Tuesday, February 5, 2019

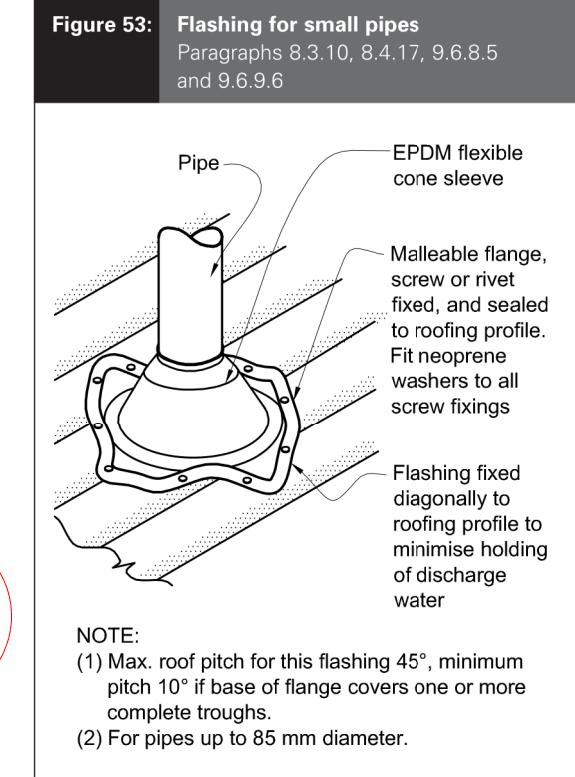
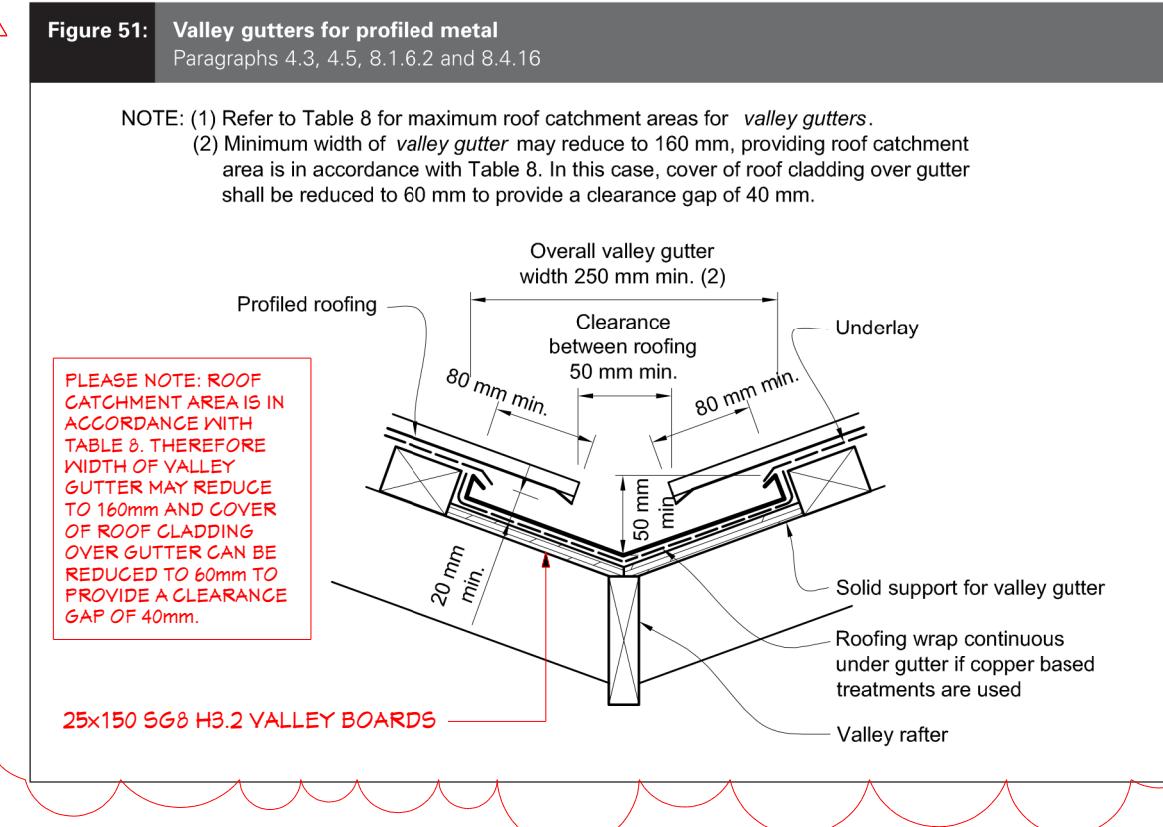
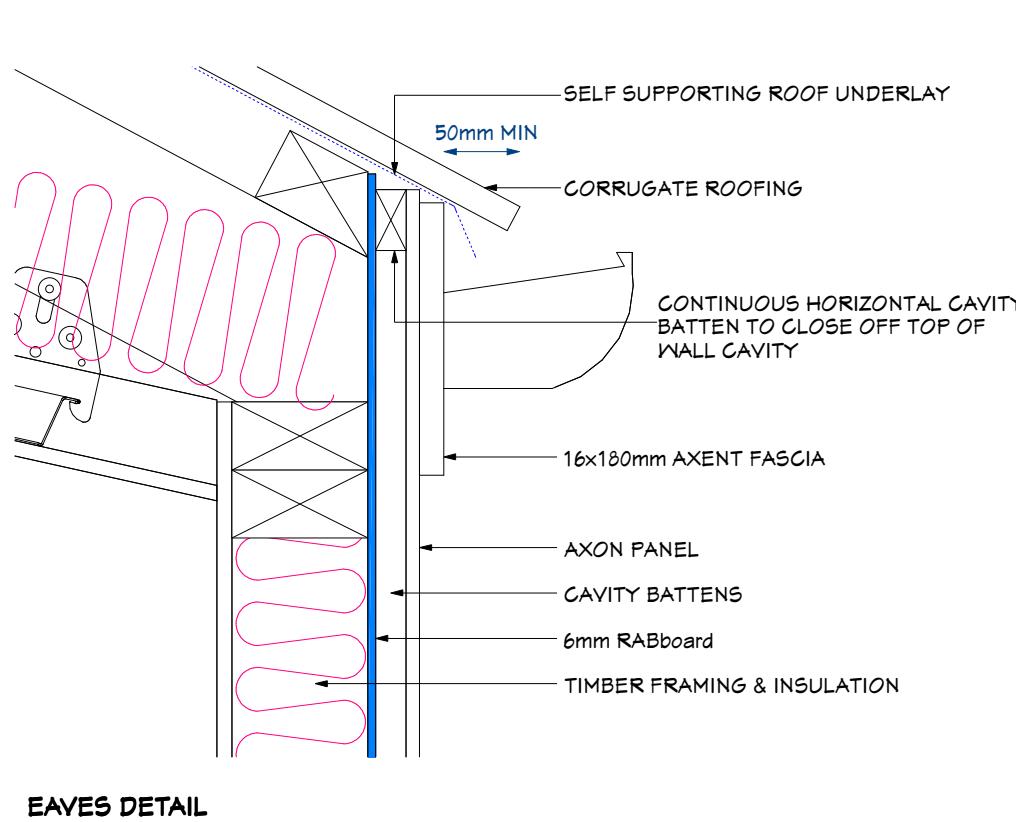
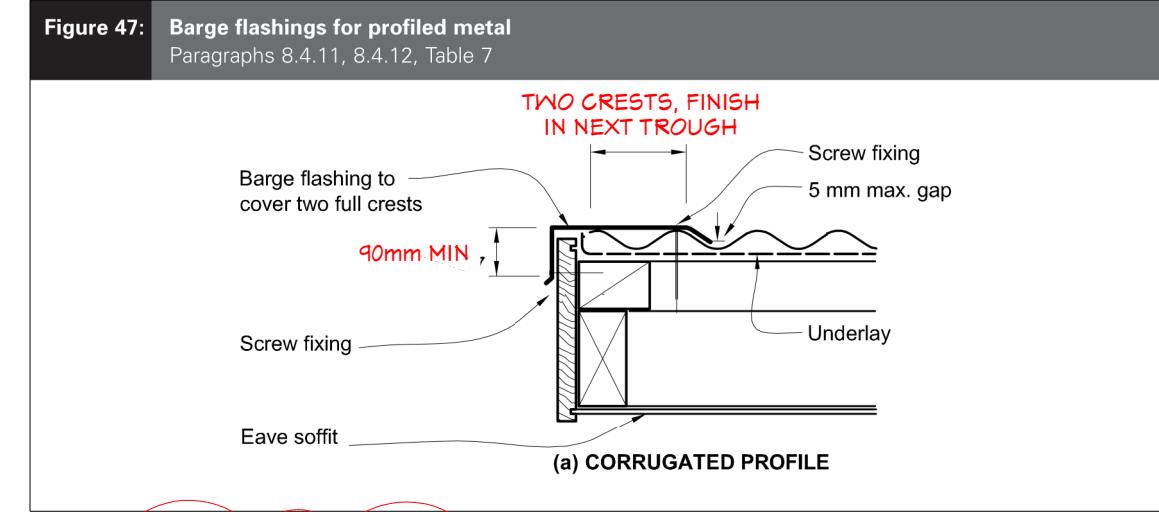
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26/03/2019  
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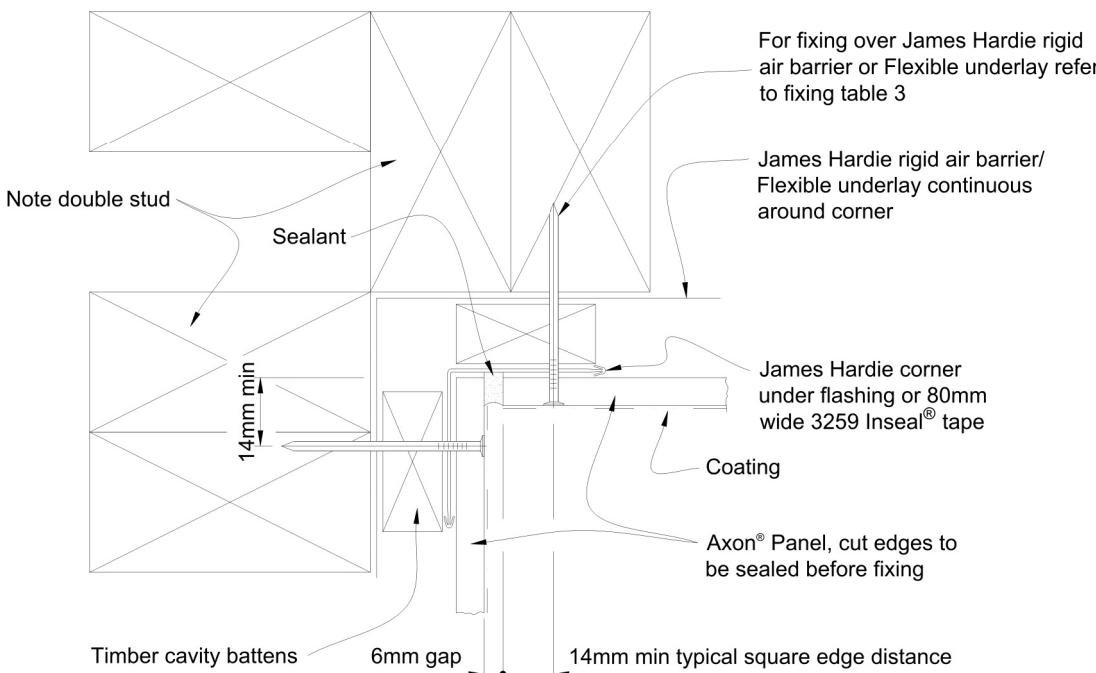
Schmidli Home  
50 Silverton Road  
Poraiti  
Napier

Drawing Title: Roof construction details  
Drawing Scale: As Shown  
Notes:  
**REV1 - 27.02.2019**  
Detail added

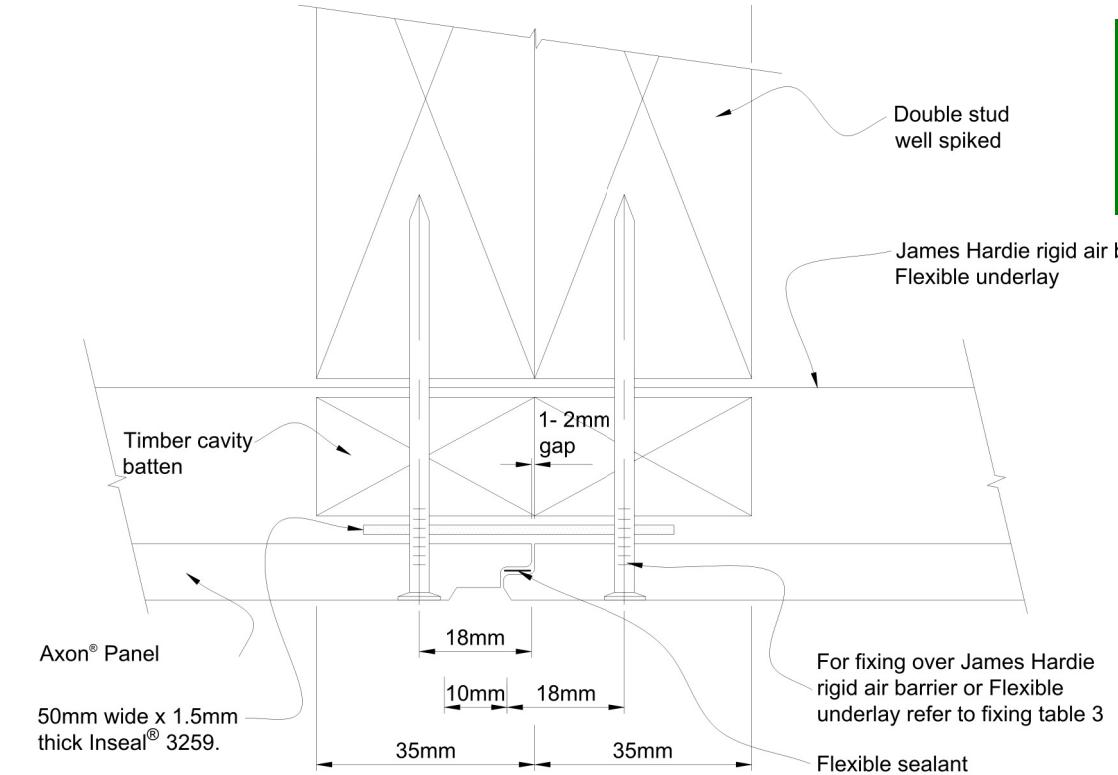
Designed by Gordon Sanson  
LBP 117656

Date Drawing Printed:  
**Wednesday, March 6, 2019**

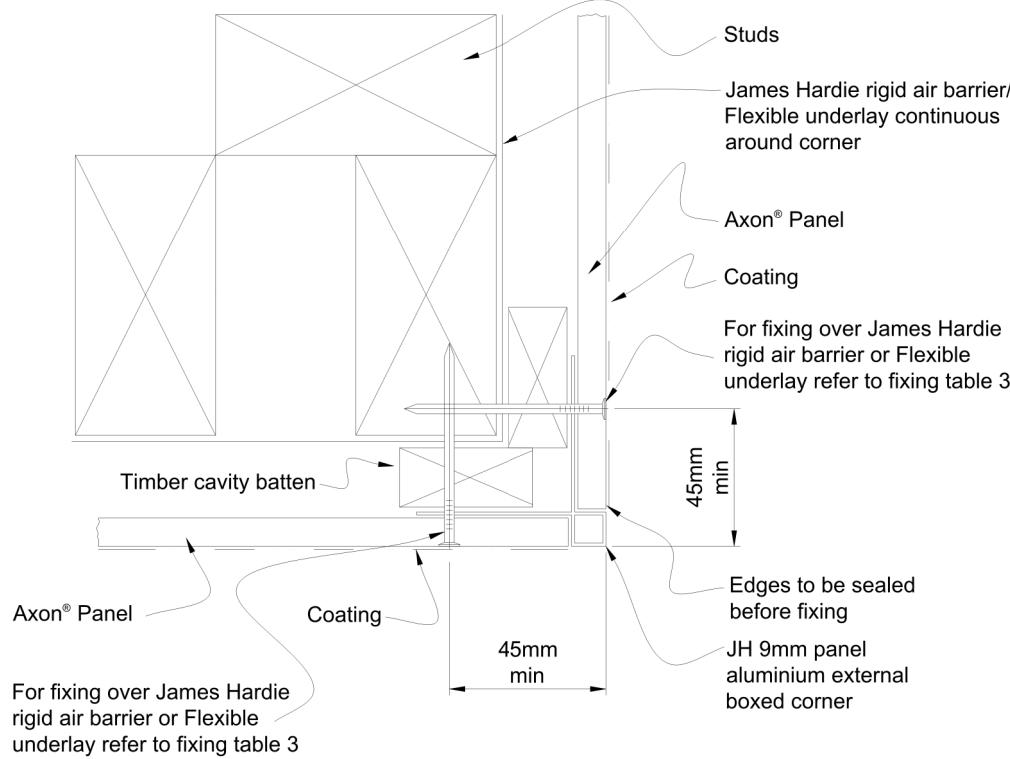
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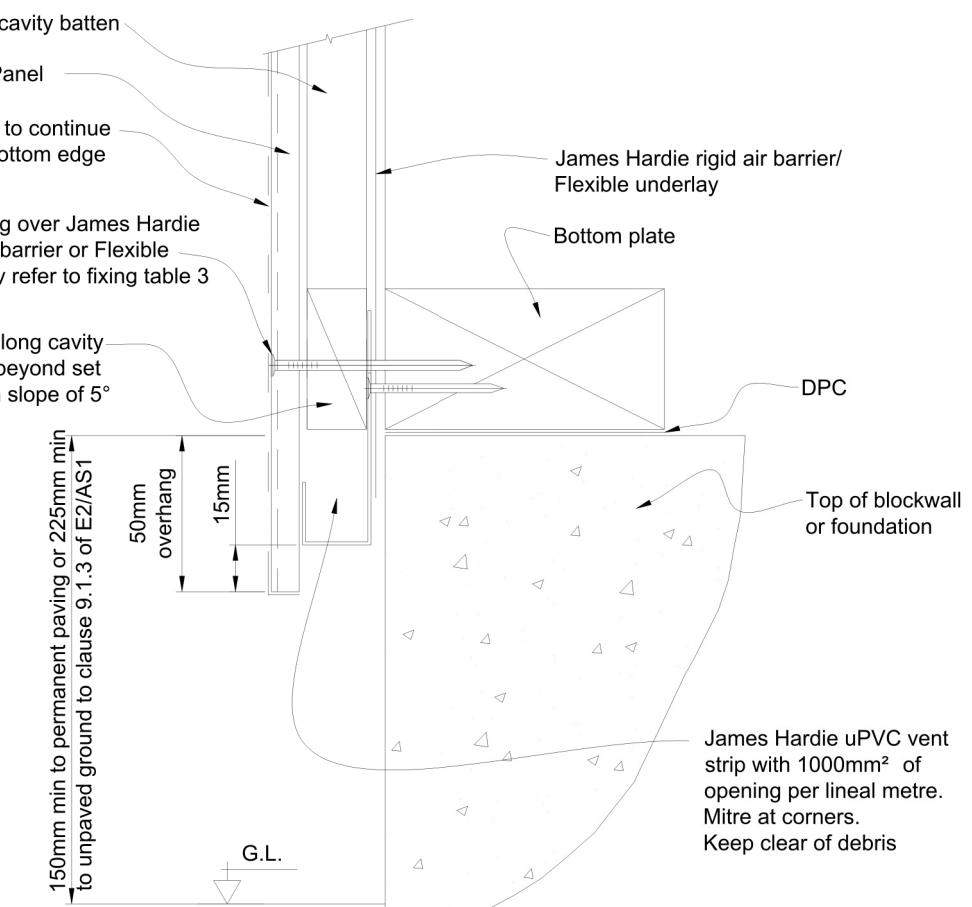
INTERNAL CORNER DETAIL



SHIPLAP JOINT DETAIL

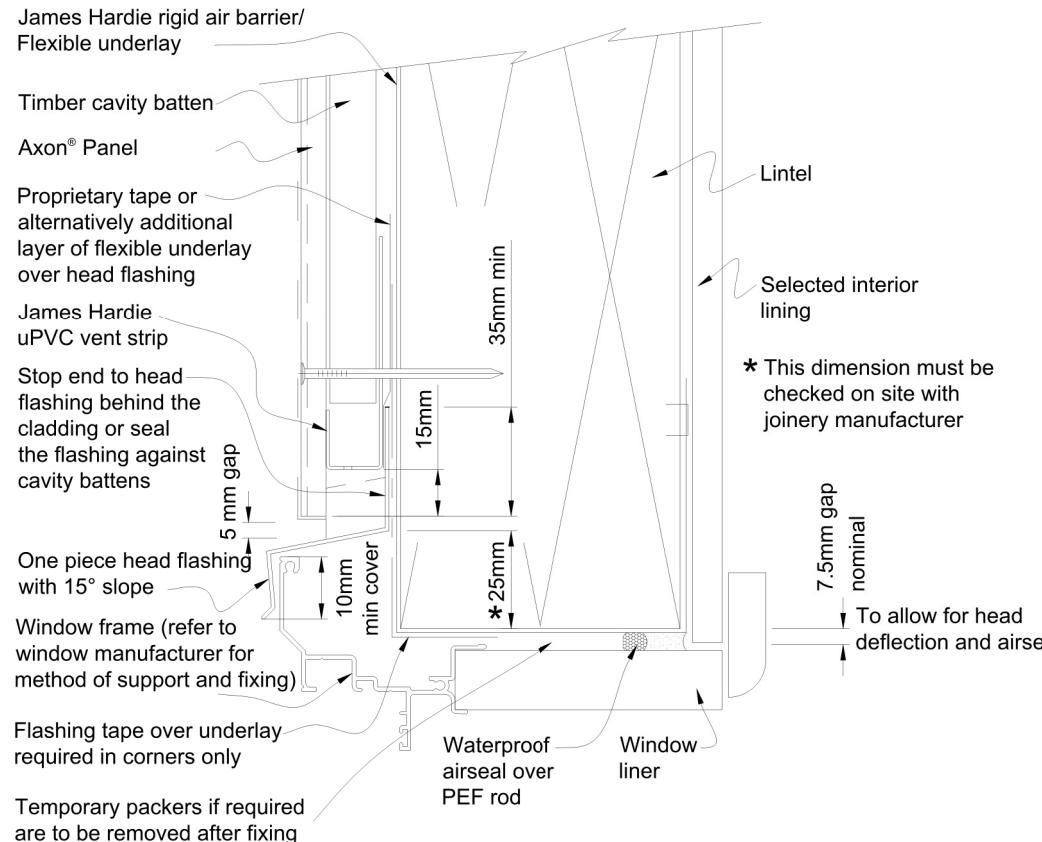


EXTERNAL CORNER DETAIL



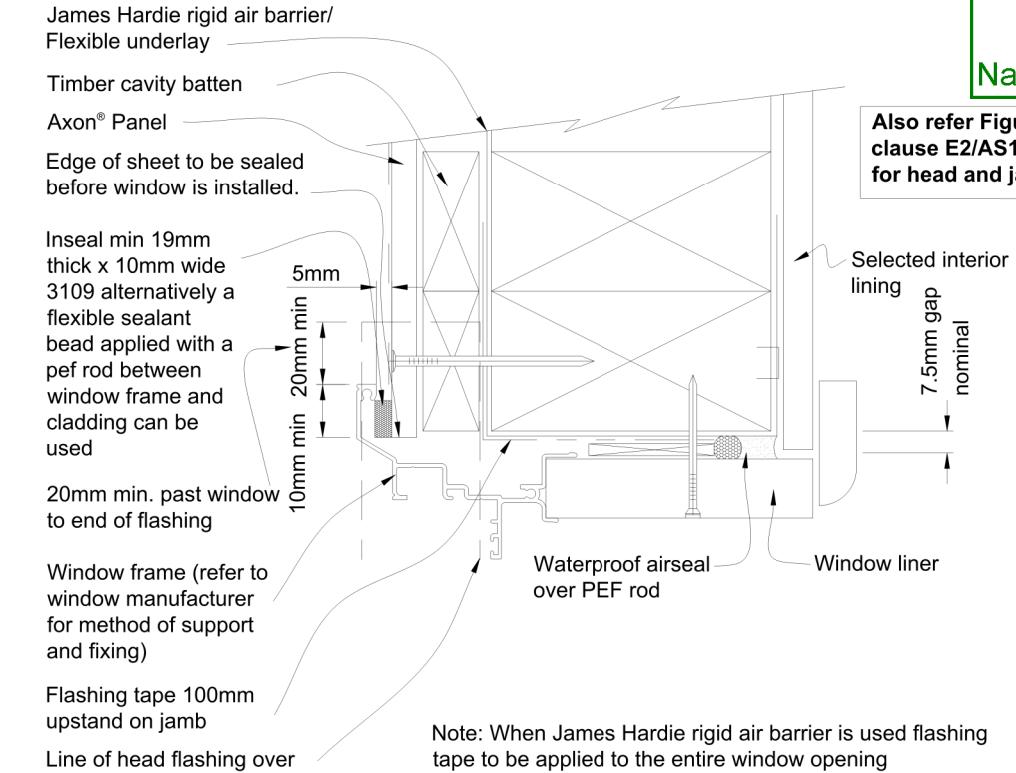
FOUNDATION DETAIL





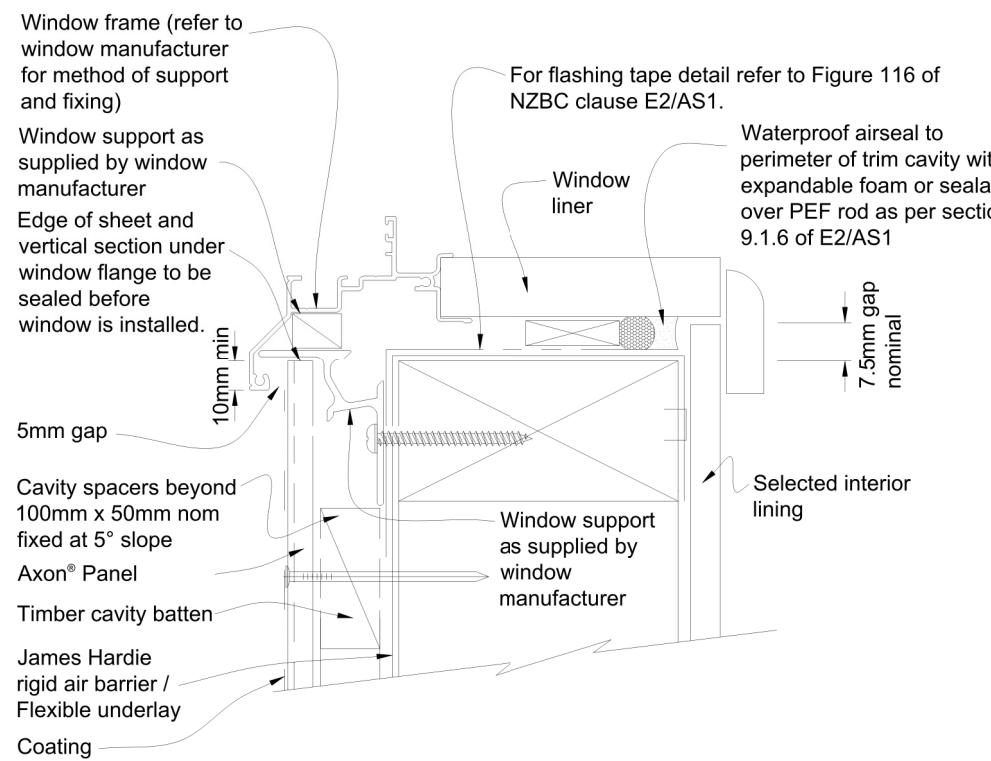
**NOTE:**

- Flashing tape to be applied to the entire window opening as RAB Board is being used instead of building paper
- Sealant must be installed between head flashing and window flange as project is in Extra High wind zone

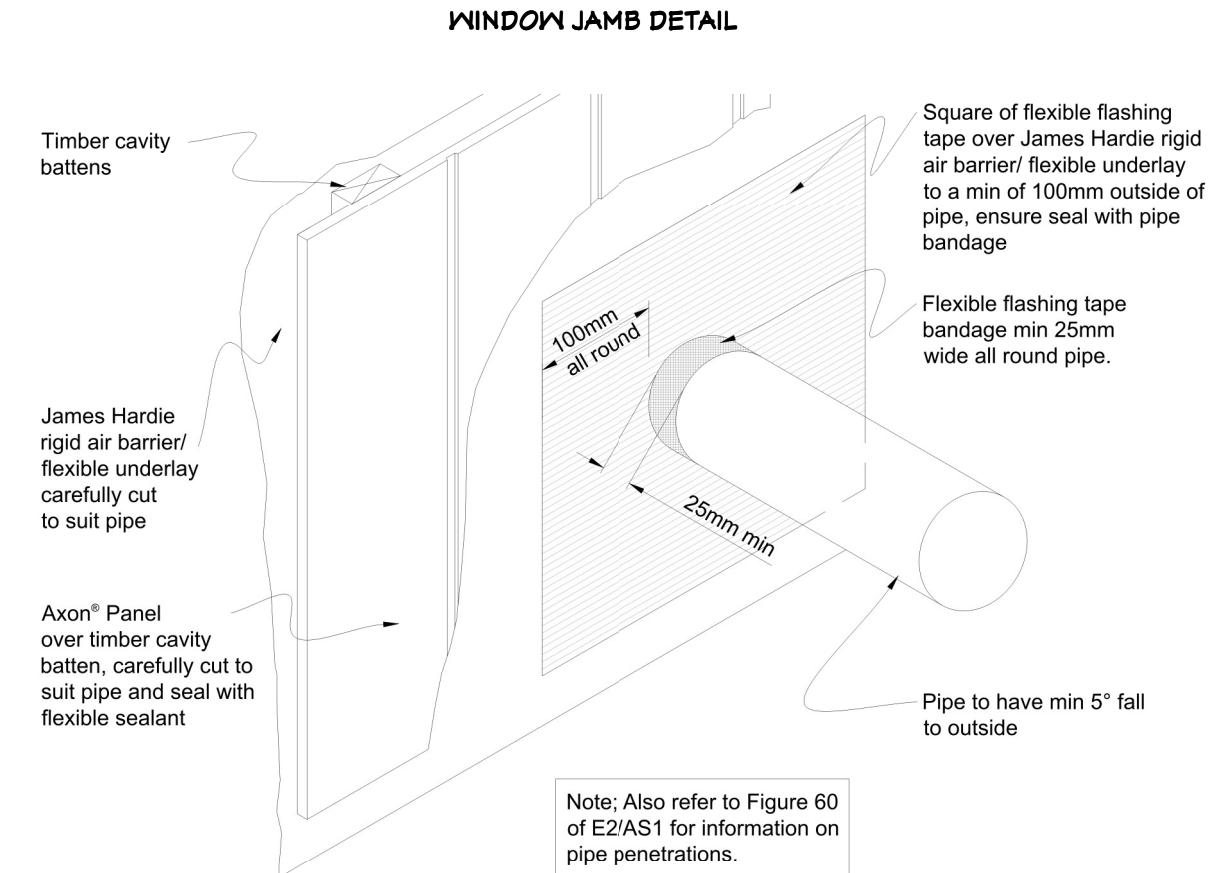


Also refer Figure 116 NZBC clause E2/AS1 document for head and jamb details.

WINDOW HEAD DETAIL



WINDOW SILL DETAIL



PIPE PENETRATION DETAIL



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Schmidli Home

50 Silverton Road  
Poraiti  
Napier

Drawing Title: Axon Panel - Details  
Drawing Scale: Not To Scale

Designed by Gordon Sanson  
LBP 117656

Notes:

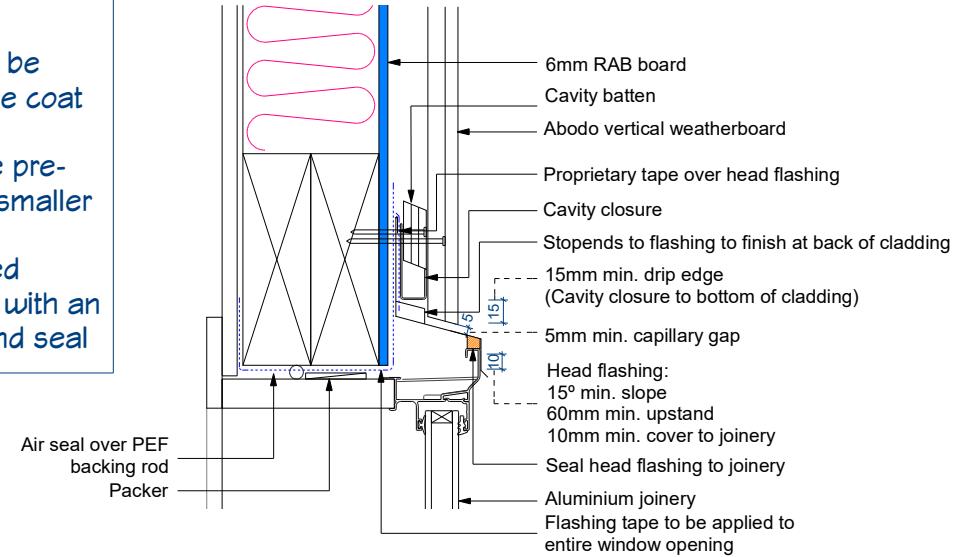
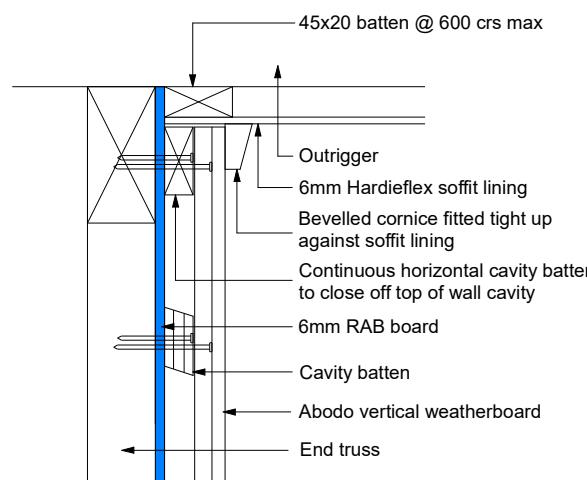
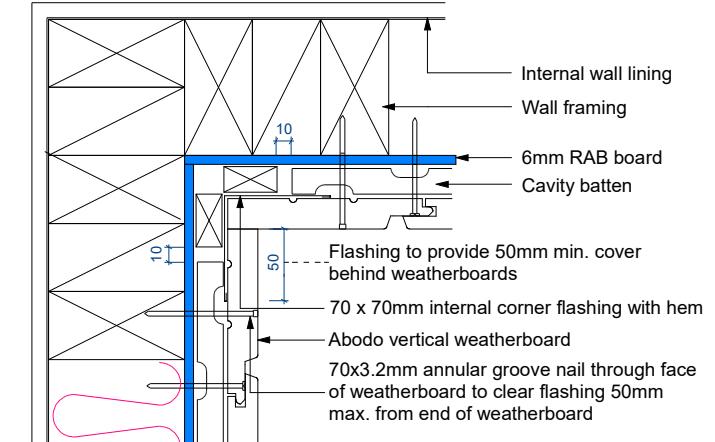
Date Drawing Printed:  
Tuesday, February 5, 2019

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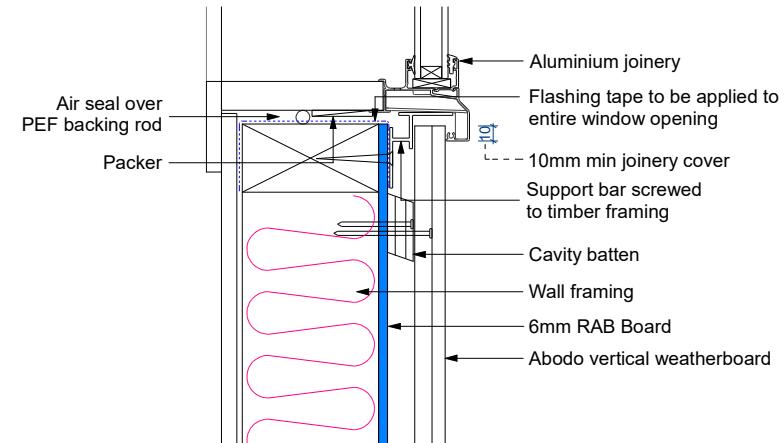
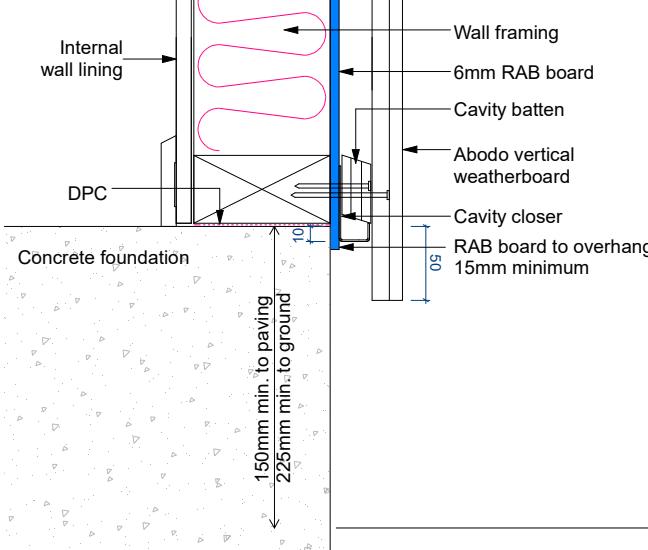
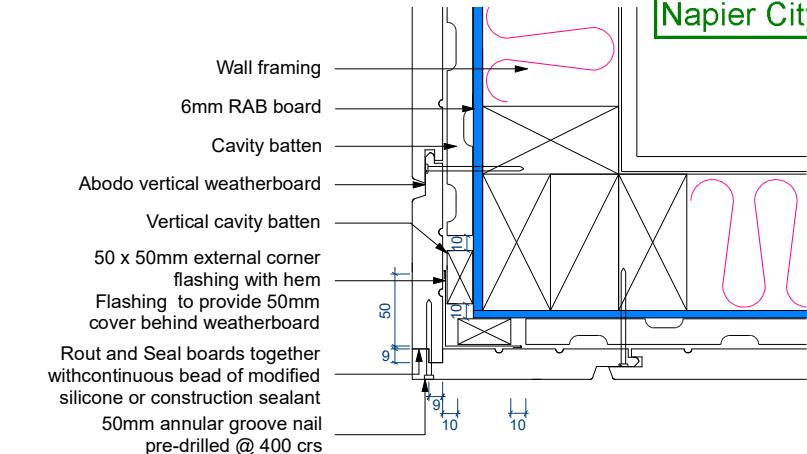
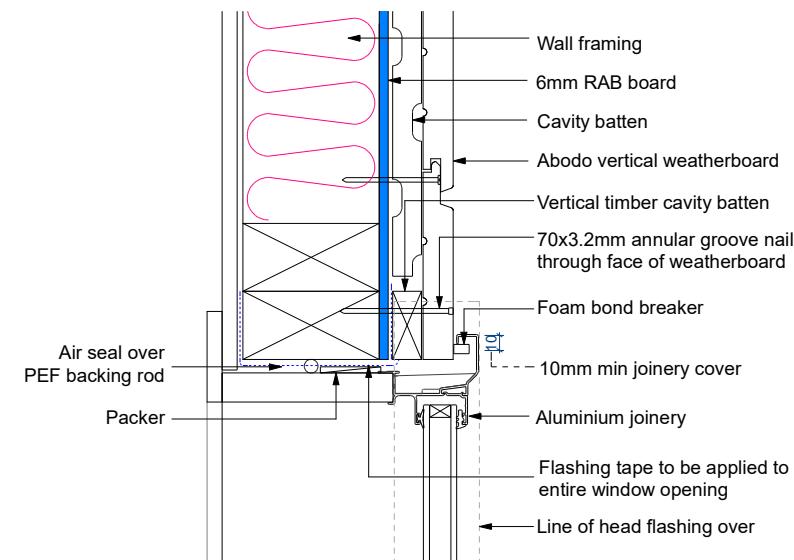
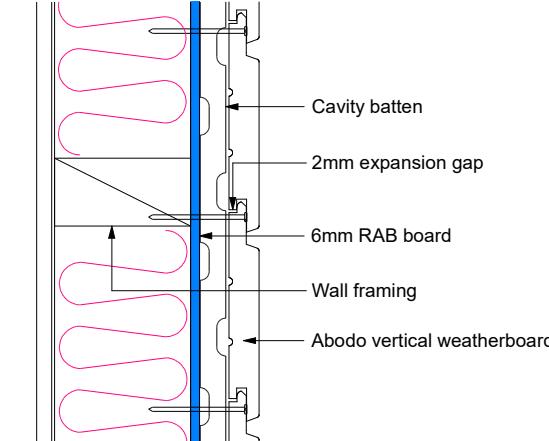
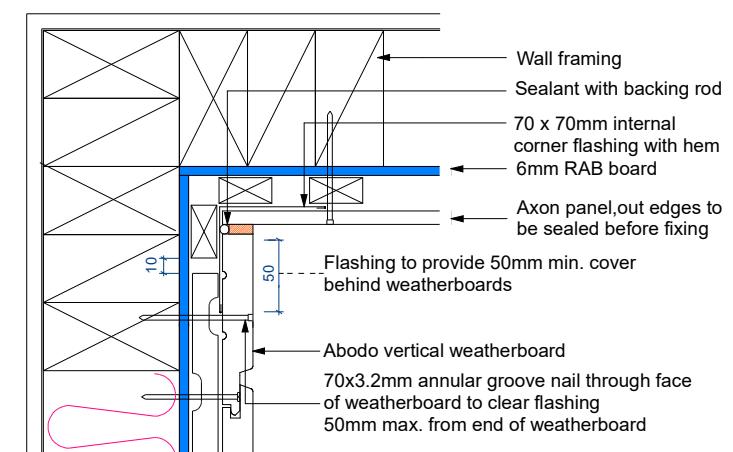
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**NOTE:**

- Weatherboards must be coated with at least one coat all sides prior to fixing
- Fixing points must be pre-drilled minimum 1mm smaller than the fastener
- Cut ends and exposed timber must be sealed with an approved coating or end seal

**WINDOW HEAD DETAIL****SOFFIT DETAIL****INTERNAL CORNER DETAIL**

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Napier City Council

**WINDOW SILL DETAIL****BASE OF WALL DETAIL****EXTERNAL CORNER DETAIL****WINDOW JAMB DETAIL****BIRDSEYE WEATHERBOARD FIX DETAIL****INTERNAL CORNER DETAIL AXON PANEL & ABODO WEATHERBOARD**

**Homework**  
New homes design and build

Schmidli Home

50 Silverton Road  
Poraiti  
Napier

Drawing Title: Abodo Vulcan - Details

Drawing Scale: 1:5

Notes:

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