

Hong Min Education Trust



New Hawke's Bay Home



Homeworx
New homes design and build

Hong Min Education Trust
Brookfields Road/ Sisson Road
Pakowhai
Hastings

Drawing Title:
Drawing Scale:

Designed by Gordon Sanson
LBP 117656

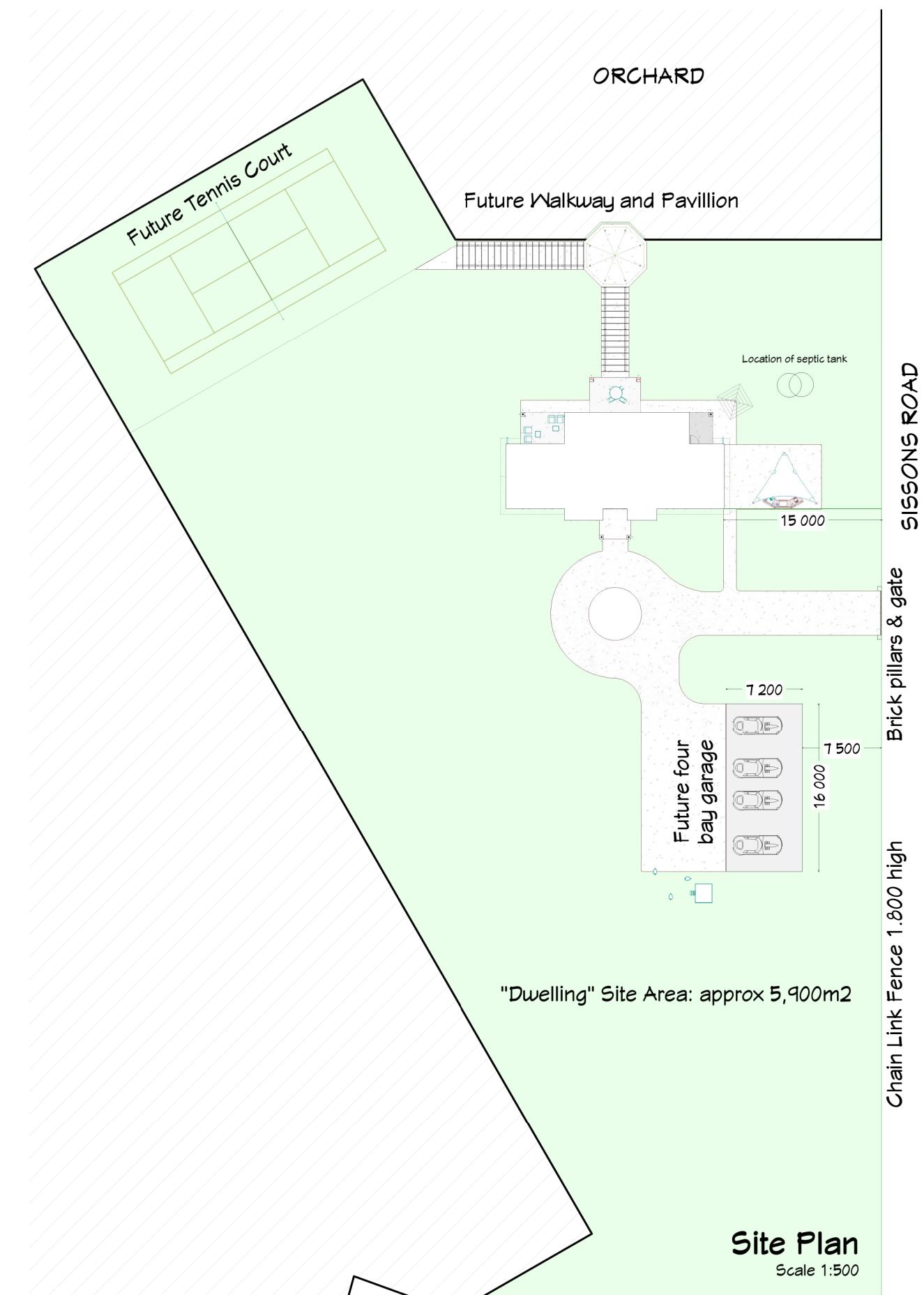
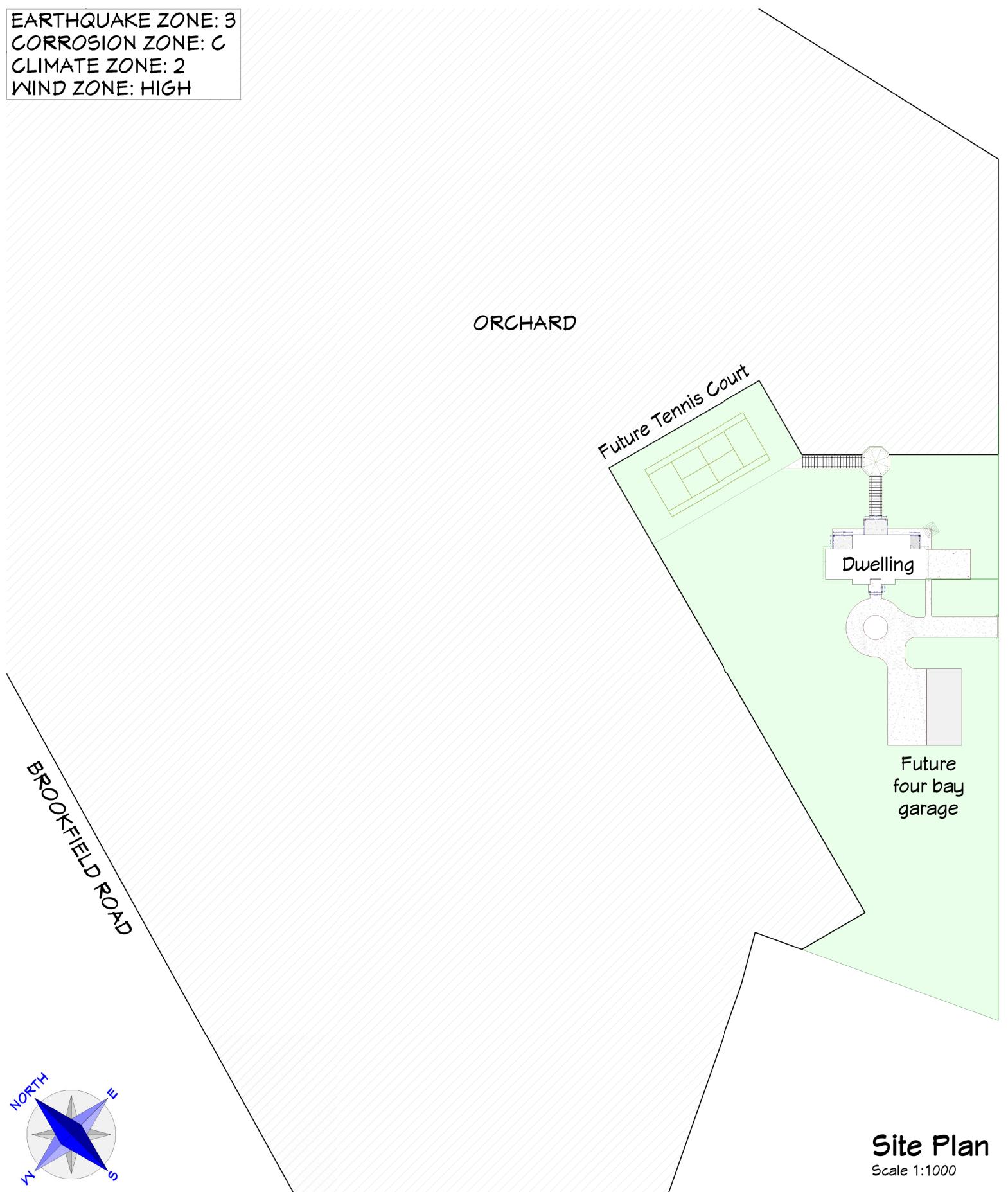
Notes:

Date Drawing Printed:
Friday, March 15, 2019

1

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EARTHQUAKE ZONE: 3
CORROSION ZONE: C
CLIMATE ZONE: 2
WIND ZONE: HIGH



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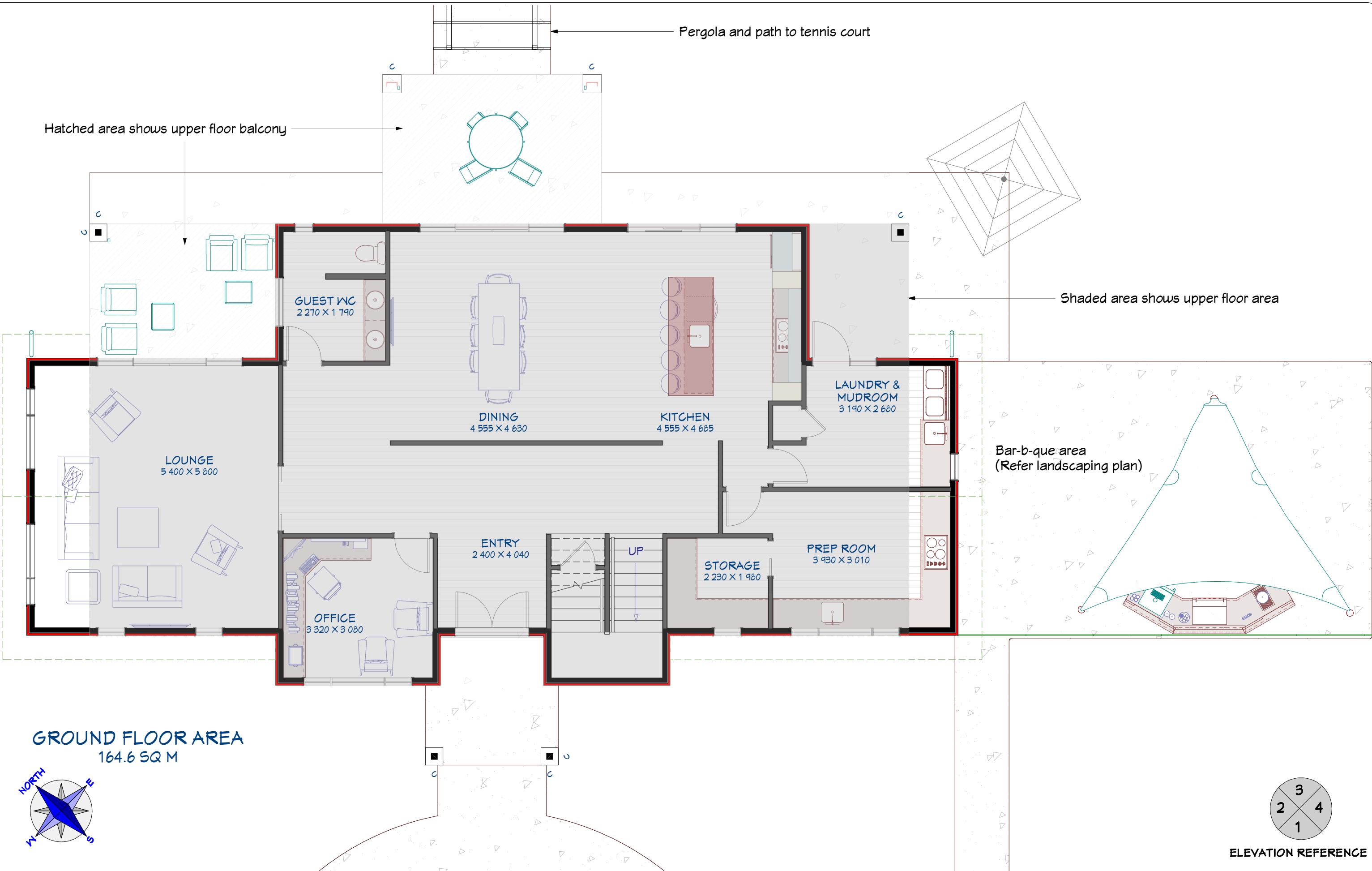
Drawing Title: Site Plan
Drawing Scale: 1:1000 & 1:500
Notes:
Designed by Gordon Sanson
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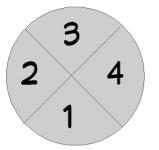
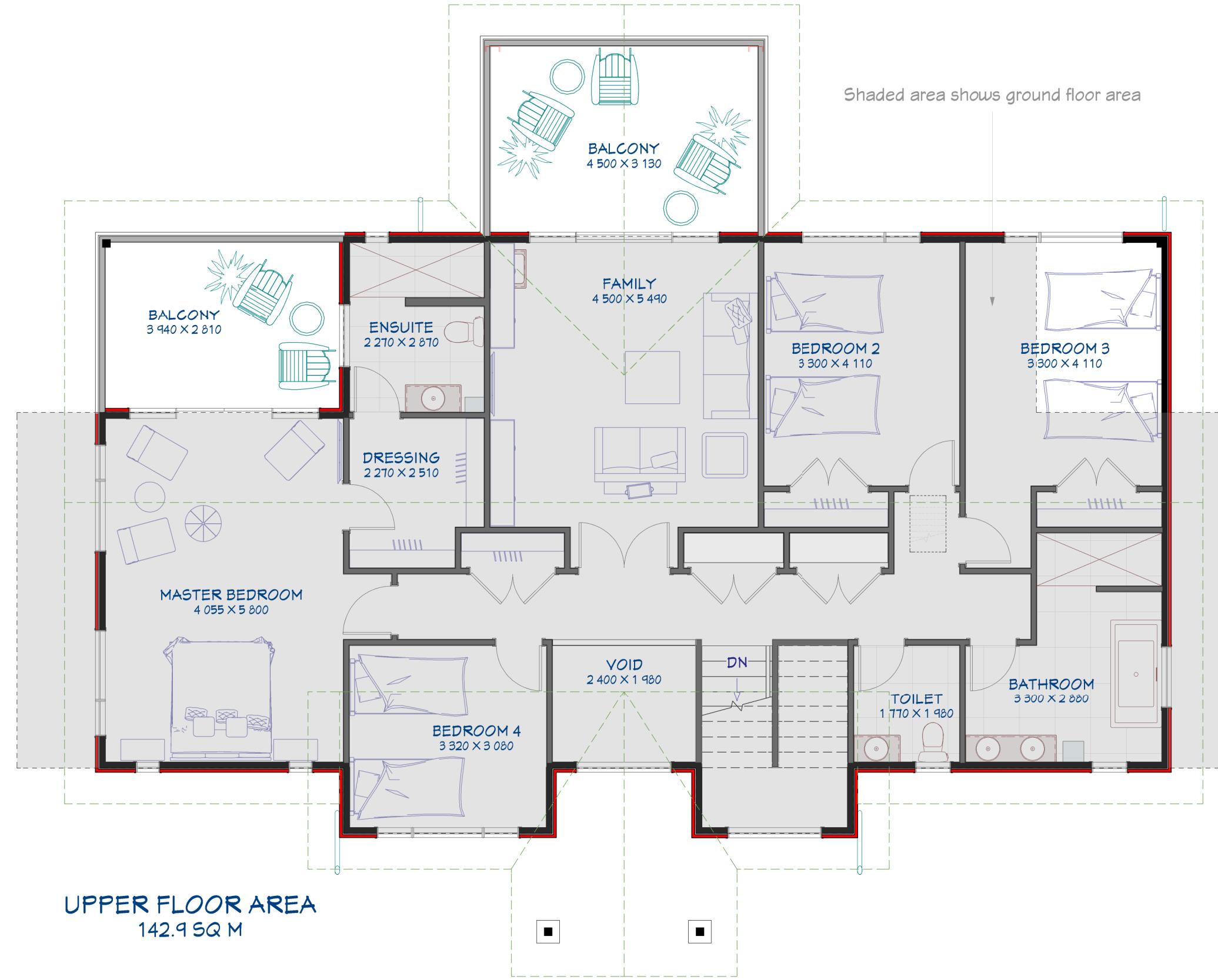
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New homes design and build

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Brookfields Road/ Sisson Road
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Drawing Title: Ground Floor Plan
Drawing Scale: 1:75

Notes:
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ELEVATION REFERENCE

TIMBER SCHEDULE

(High Wind Zone)

All timber to comply with NZS3604 and grades to be SG8 J-Frame unless otherwise stated.

TIMBER TYPE & TREATMENT

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

Ground floor external & internal load bearing:

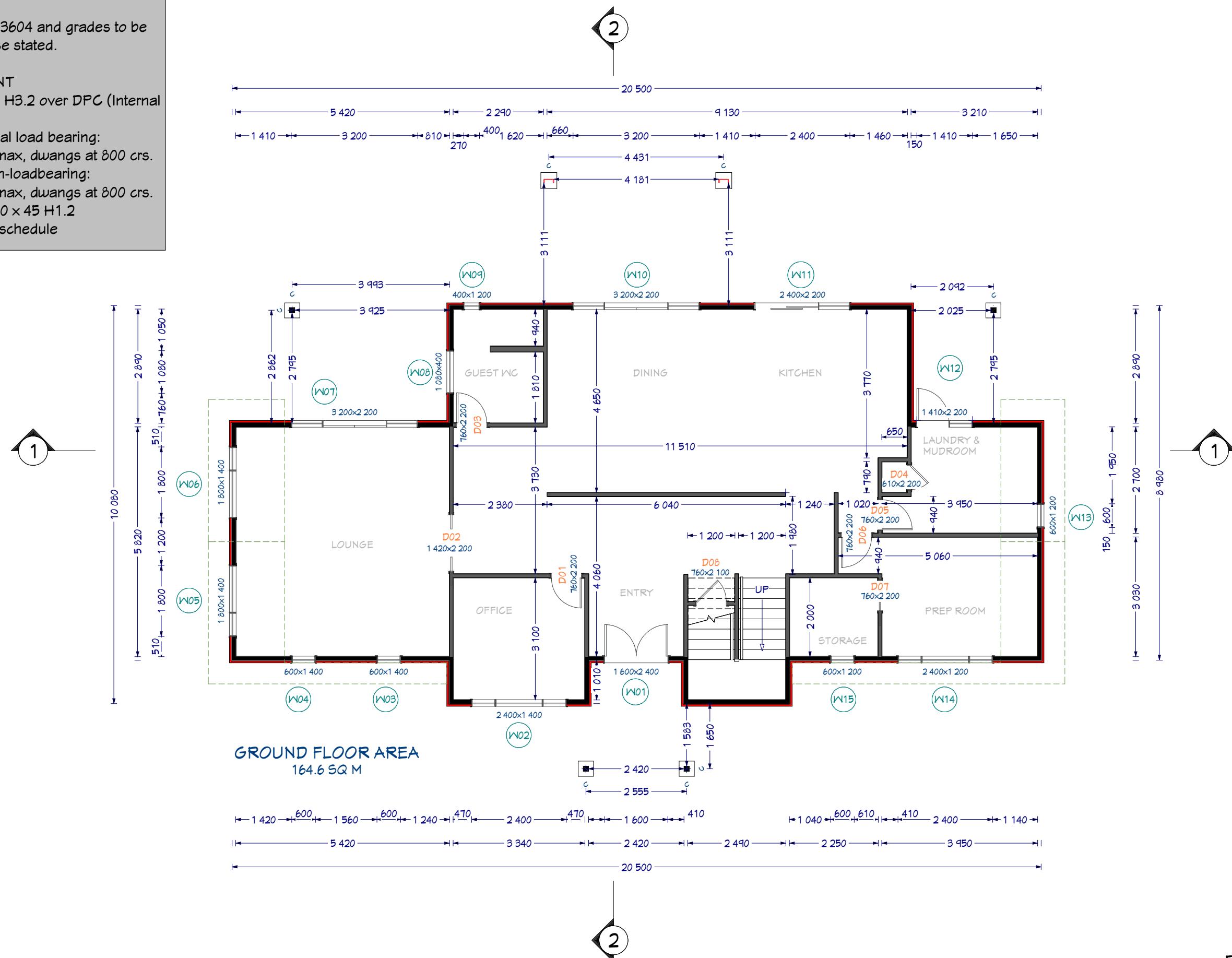
90x45 H1.2 studs at 400 crs max, dwangs at 800 crs.

Upper floor & ground floor non-loadbearing:

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



ELEVATION REFERENCE



Homework
New homes design and build

Hong Min Education Trust

Brookfields Road/ Sisson Road
Pakowhai
Hastings

Drawing Title: Dimensioned GF Plan

Drawing Scale: 1:100

Notes:



Date Drawing Printed:

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TIMBER SCHEDULE

(High Wind Zone)

All timber to comply with NZS3604 and grades to be SG8 J-Frame unless otherwise stated.

TIMBER TYPE & TREATMENT

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

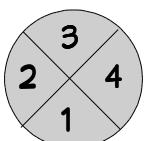
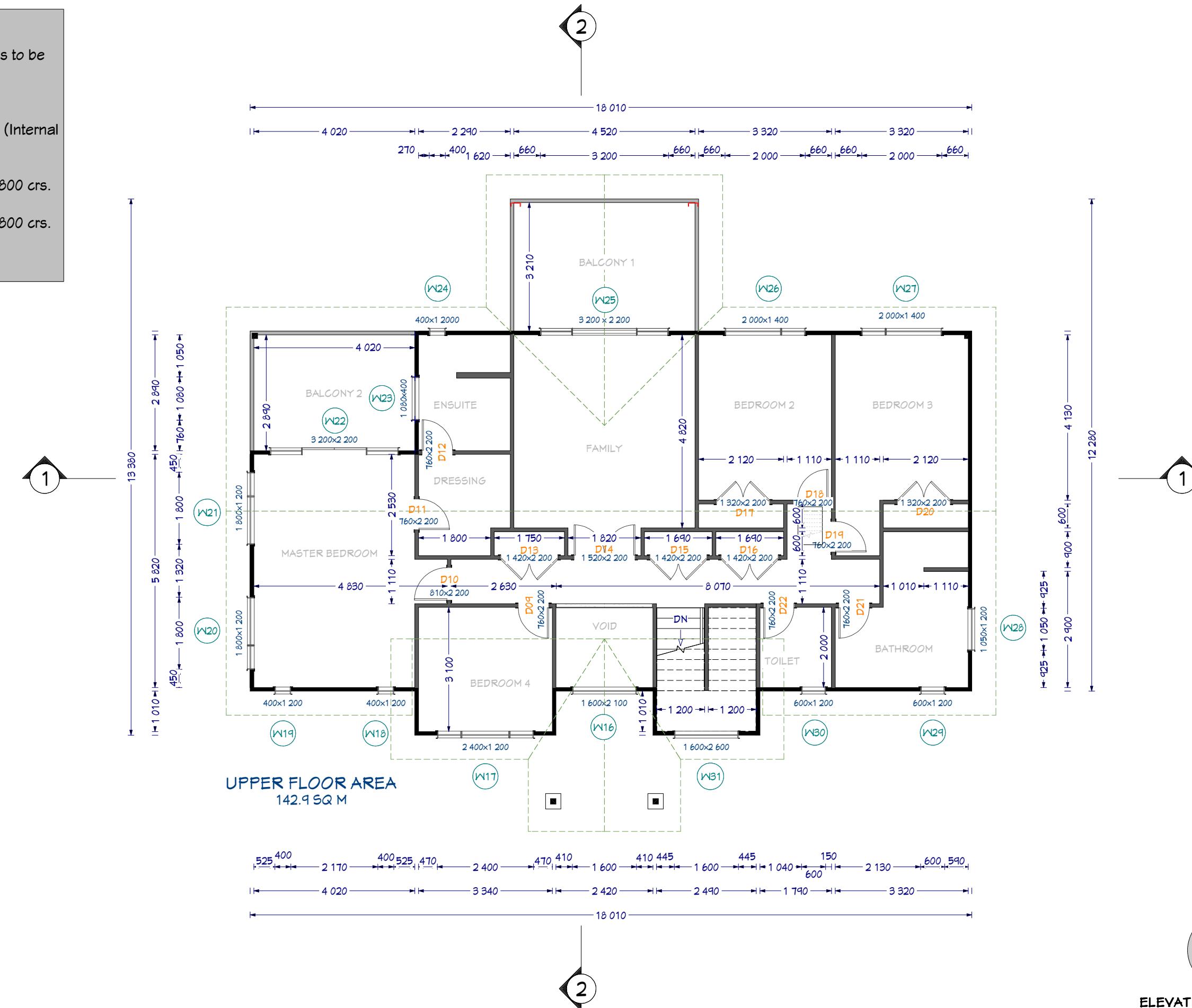
Ground floor external & internal load bearing

90x45 H1.2 studs at 400 crs max. dwangs at 800 crs

Upper floor & ground floor non-loadbearing

90x45 H1.2 studs at 600 cfs max, diaphragms at 800 cfs

Top Plates: I-Frame Double 90 x 45 H1



ELEVATION REFERENCE



Homeworx

New homes design and build

Hong Min Education Trust

*Brookfields Road/ Sisson Road
Pakowhai
Hastings*

Drawing Title: Dimensioned LIE PL

Drawing Scale:

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LBP 117656

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ELEVATION MATRIX		ALL ELEVATIONS
Wind Zone	High	1
Number of Storeys	High	2
Roof/Wall Intersection	High	3
Eaves Width	451 - 600	2
Envelope Complexity	Medium	1
Deck Design	Medium	2
Total		11

Resene Integra plaster cladding system
to be installed on a cavity

ELEVATION 1



Gerard Milano Terracotta Colour Chip
Colorsteel gutter on colorsteel fascia to PVC downpipes
Resene Integra plaster cladding system
Double glazed windows
Reinforced and Insulated Concrete Floor

ELEVATION 2



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Brookfields Road/ Sisson Road
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Hastings

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

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ELEVATION MATRIX		ALL ELEVATIONS
Wind Zone	High	1
Number of Storeys	High	2
Roof/Wall Intersection	High	3
Eaves Width	451 - 600	2
Envelope Complexity	Medium	1
Deck Design	Medium	2
Total		11

Resene Integra plaster cladding system
to be installed on a cavity

ELEVATION 3



- Gerard Milano Terracotta Colour Chip
- Colorsteel gutter on colorsteel fascia to PVC downpipes
- Resene Integra plaster cladding system
- Double glazed windows
- Reinforced and Insulated Concrete Floor

ELEVATION 4



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Hastings

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:
Friday, March 15, 2019

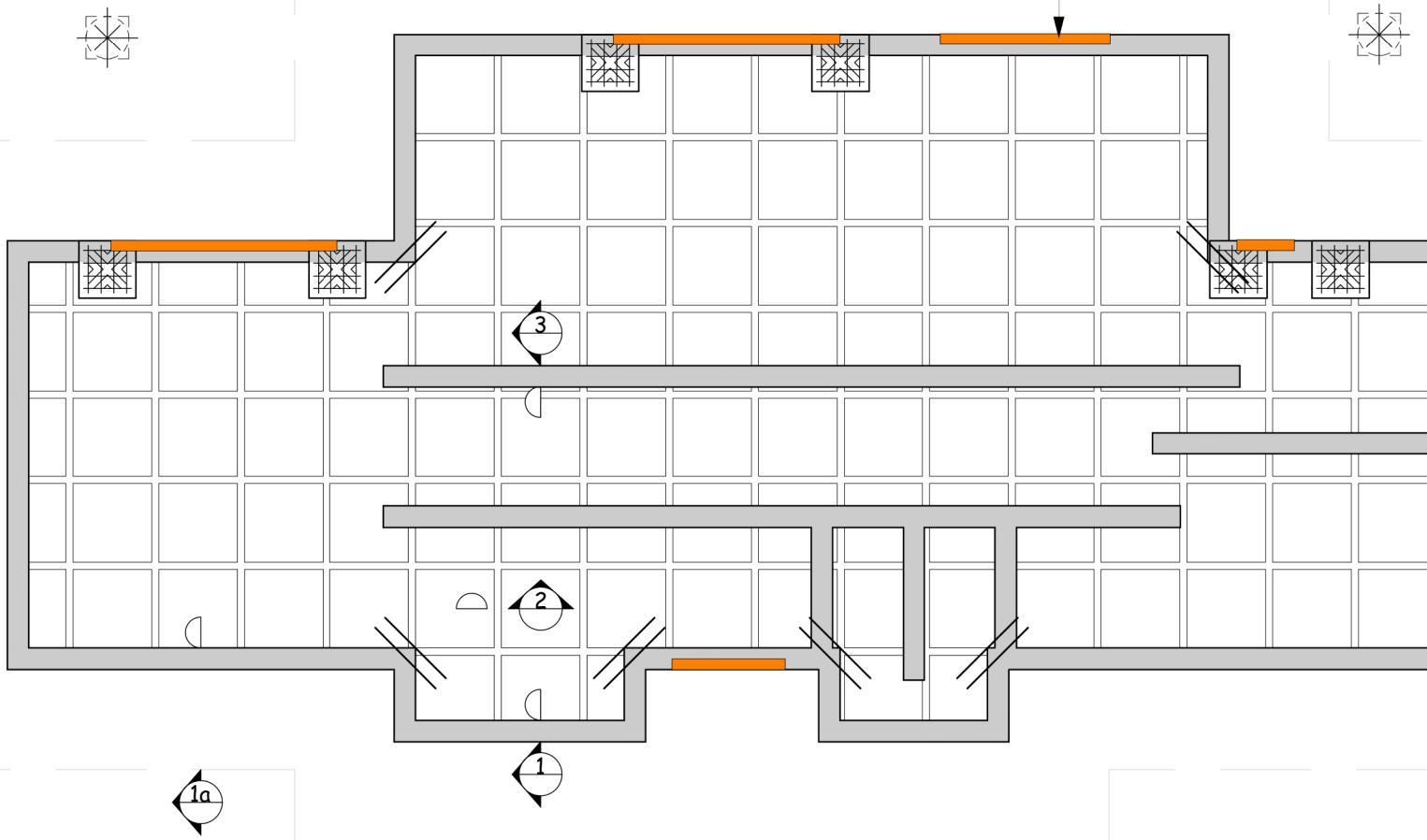
8

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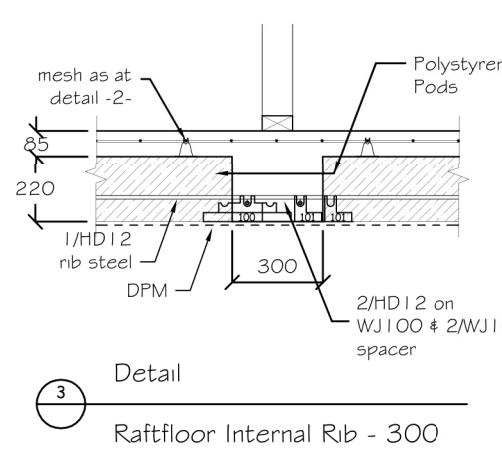
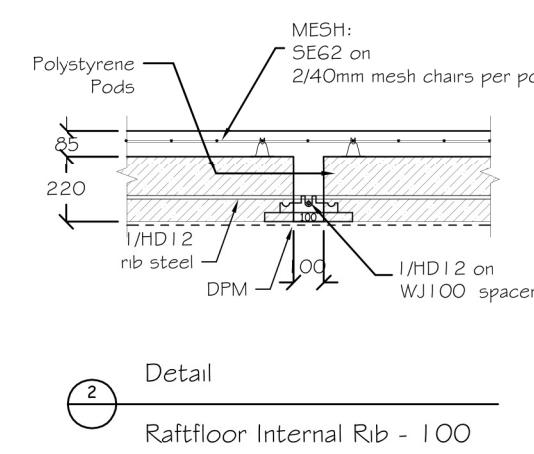
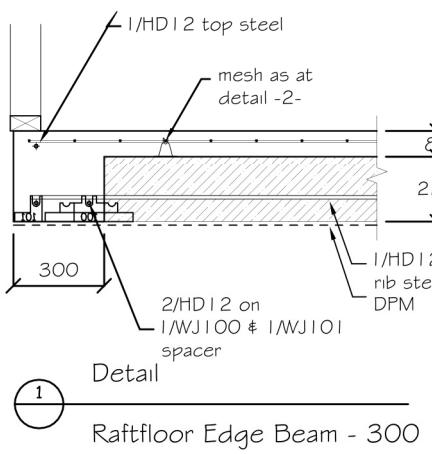
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**REFER TO ENGINEER'S CALCULATIONS
FOR FURTHER DETAILS**

NOTE: A CPEng Structural Engineer will be engaged to inspect all SED elements and issue a PS4 upon completion. A suitably qualified geotechnical professional will be engaged to review the ground conditions at excavation stage to confirm acceptance and also placement / compaction of the gravel raft as per the geotechnical report recommendation.



RAFT FLOOR PLAN



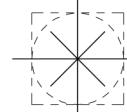
Legend:

Re Entran corner steel
2/HD12 x 1200mm
at 200 crs

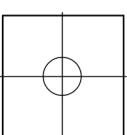
800x800x305
Pad with
4/HD12 each way



600x600 OR 600Ø BCP footing
set 800 below CGL
2/HD12 vertical.
Unless otherwise specified,
refer Architects spec's for
plinth and/or post fixings



800x800x800 footing
set 800 below CGL
6/HD12 'C' shaped staple bar each way
refer to WJL Detail 1A, Sheet SD1



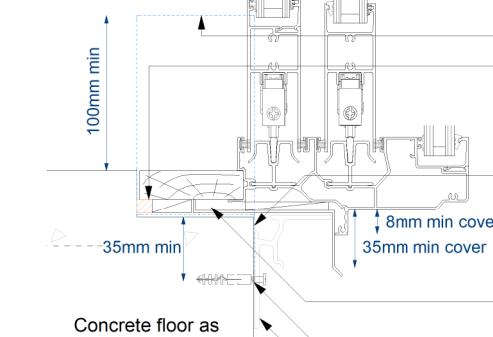
8mm min ↑
35mm min ↓

SILL FLASHING
As per E2 Figure 17D

Selected door joinery

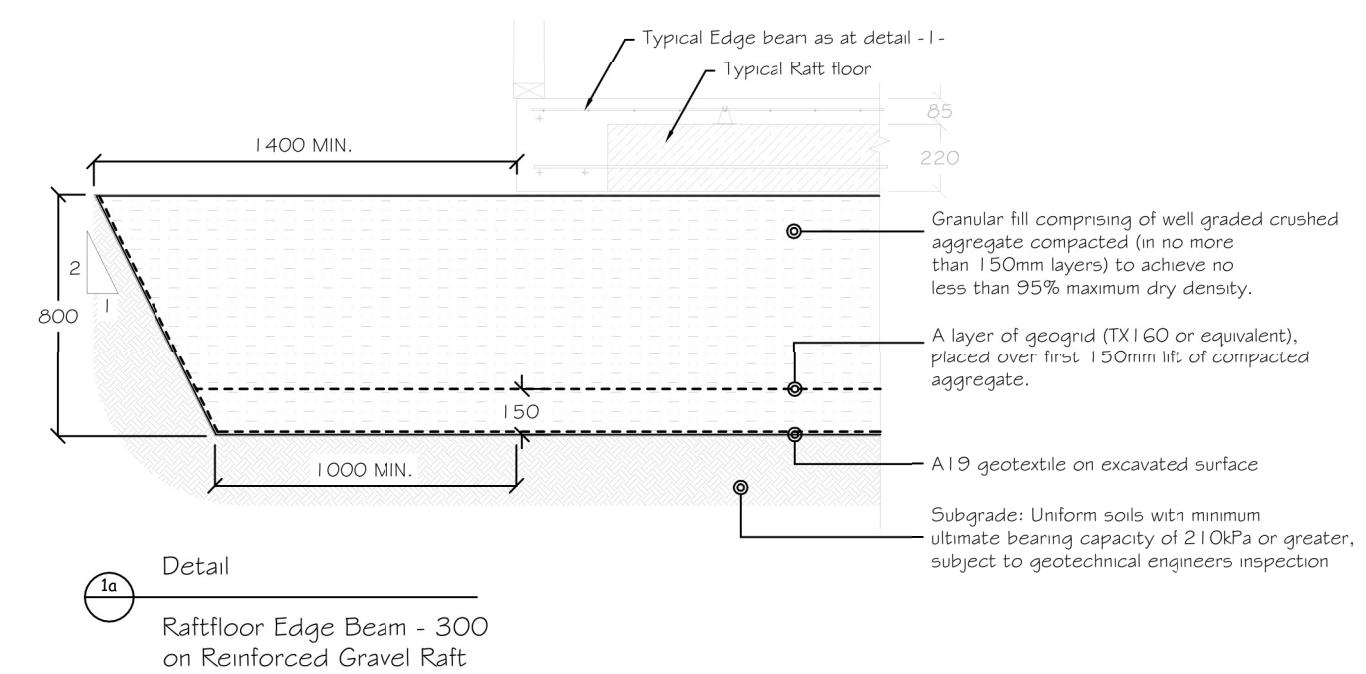
Turn-up flashing tape 100mm
min against trimmer studs
Air seal

Flashing tape



DOOR SILL REBATE DETAIL

Scale 1:5



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Drawing Title: Foundation plan
Drawing Scale: Not To Scale

Designed by Gordon Sanson
LBP 117656



Notes:
**REV 1 - 11.02.19:
NOTE ADDED**

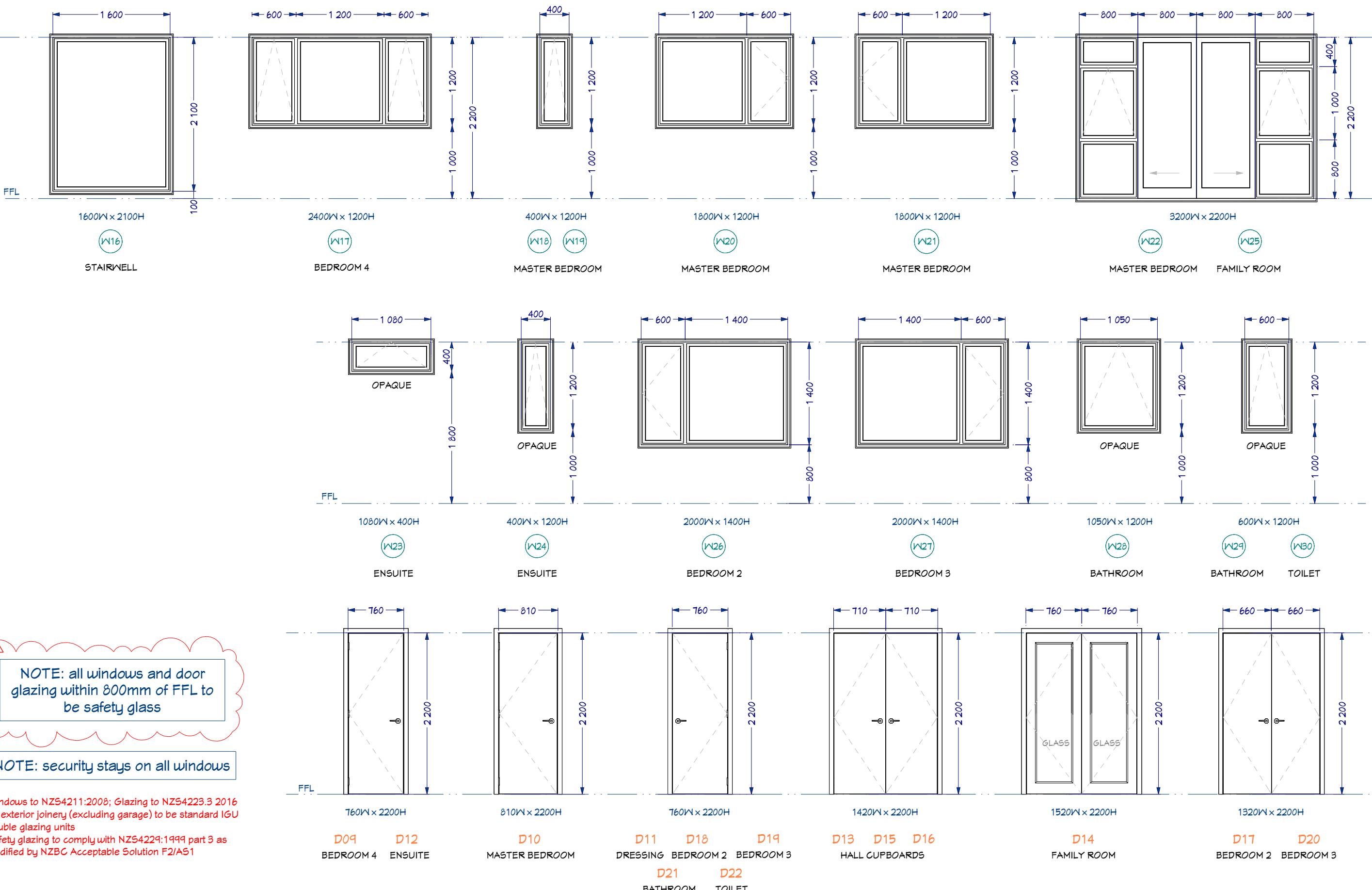
Date Drawing Printed:
Friday, March 15, 2019

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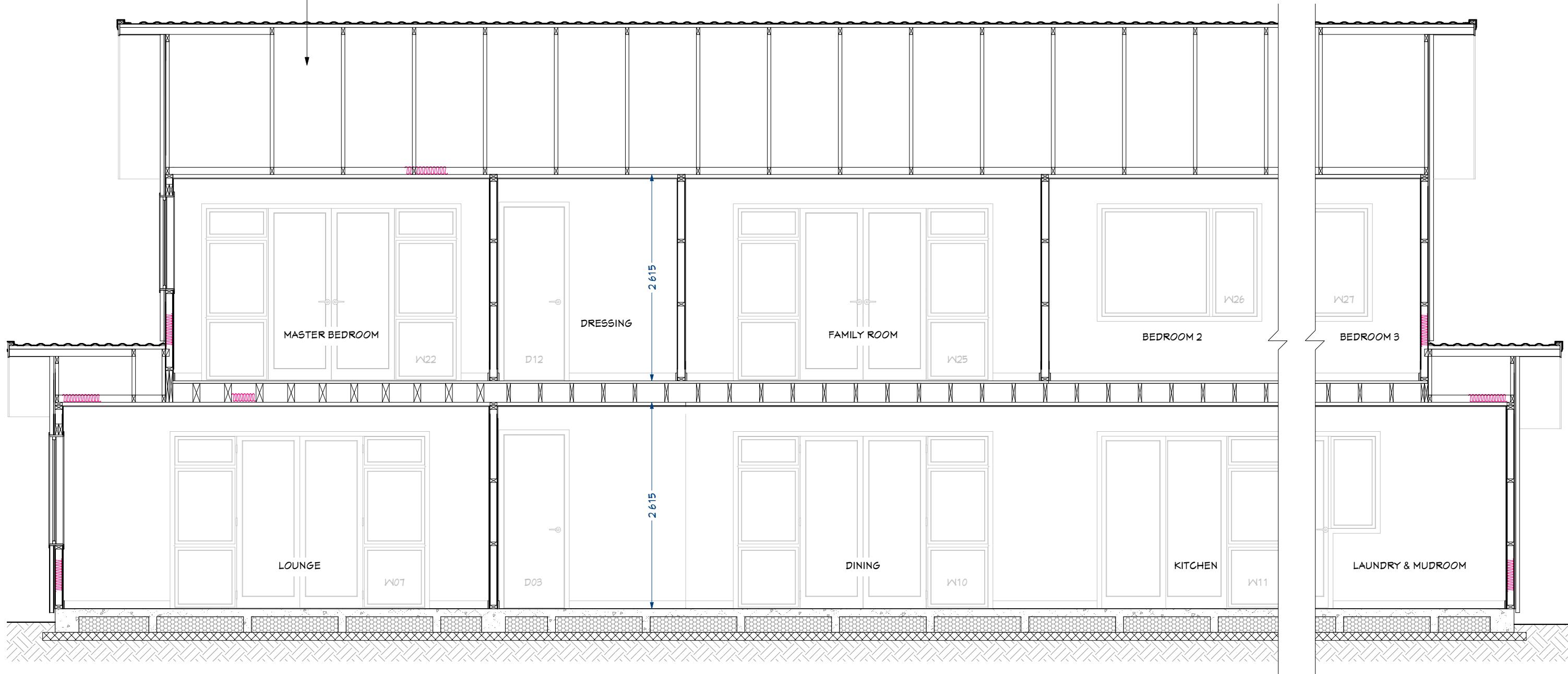
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REFER TO TRUSS MANUFACTURERS'
DOCUMENTATION FOR TRUSS LAYOUT DETAILS



SECTION 1-1

ROOF: Gerard Milano Texture Tiles on self supporting building underlay. Trusses as per truss design documentation.

EAVES: 135 continuous colorsteel gutter on colorsteel fascia to paint finish PVC down pipes, 4.5mm Hardiflex soffit lining

CEILINGS: 10mm gib ultraline ceilings on 35mm Rondo battens @ max 450 crs fixed to truss bottom chord and nogging with Rondo clips. R5.0 batt ceiling insulation. Square stopped scotia to house. 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

WALLS: SG8 90 x 45 H1.2 Studs at 400 crs max ground floor external, 600 crs internal non-load bearing and upper floor external. Dwangs 800 crs. 10mm Gib interior linings stopped to level 4 and paint finish. 80mm bevel edge skirting. R2.6 Ultra wall batts.

CLADDING: Rockcote Integra plaster system on 50mm aerated concrete panels on 4.5mm James Hardie Home RAB

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

FLOOR: Ribraft concrete floor slab as per engineers design. Ramset bottom plate fixing @ 900 crs max.

NOTE: Refer to engineer drawings for full extent of Ribraft Floor



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

Designed by Gordon Sanson
LBP 117656

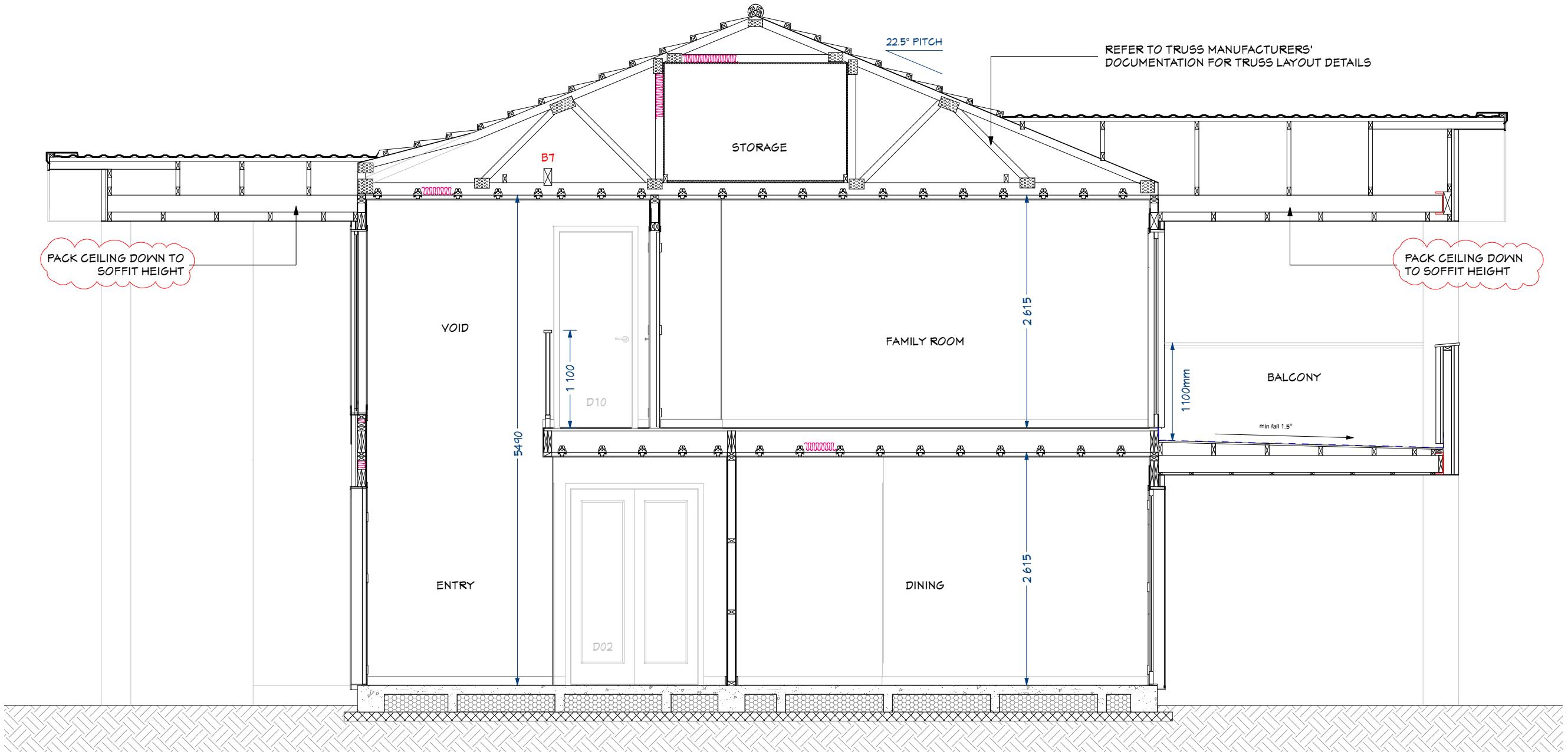
Notes:
REV 1 - 11.02.19:
NOTE ADDED
15.03.19:
Fascia changed to Colorsteel (as per specifications)

Date Drawing Printed:
Friday, March 15, 2019

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SECTION 2-2

ROOF: Gerard Milano Texture Tiles on self supporting building underlay. Trusses as per truss design documentation.

EAVES: 135 continuous colorsteel gutter on colorsteel fascia to paint finish PVC down pipes, 4.5mm Hardiflex soffit lining

CEILINGS: 10mm gib ultraline ceilings on 35mm Rondo battens @ max 450 crs fixed to truss bottom chord and nogging with Rondo clips. R5.0 batt ceiling insulation. Square stopped scotia to house. 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

WALLS: SG8 90 x 45 H1.2 Studs at 400 crs max ground floor external, 600 crs internal non-load bearing and upper floor external. Dwangs 800 crs. 10mm Gib interior linings stopped to level 4 and paint finish. 80mm bevel edge skirting. R2.6 Ultra wall batts.

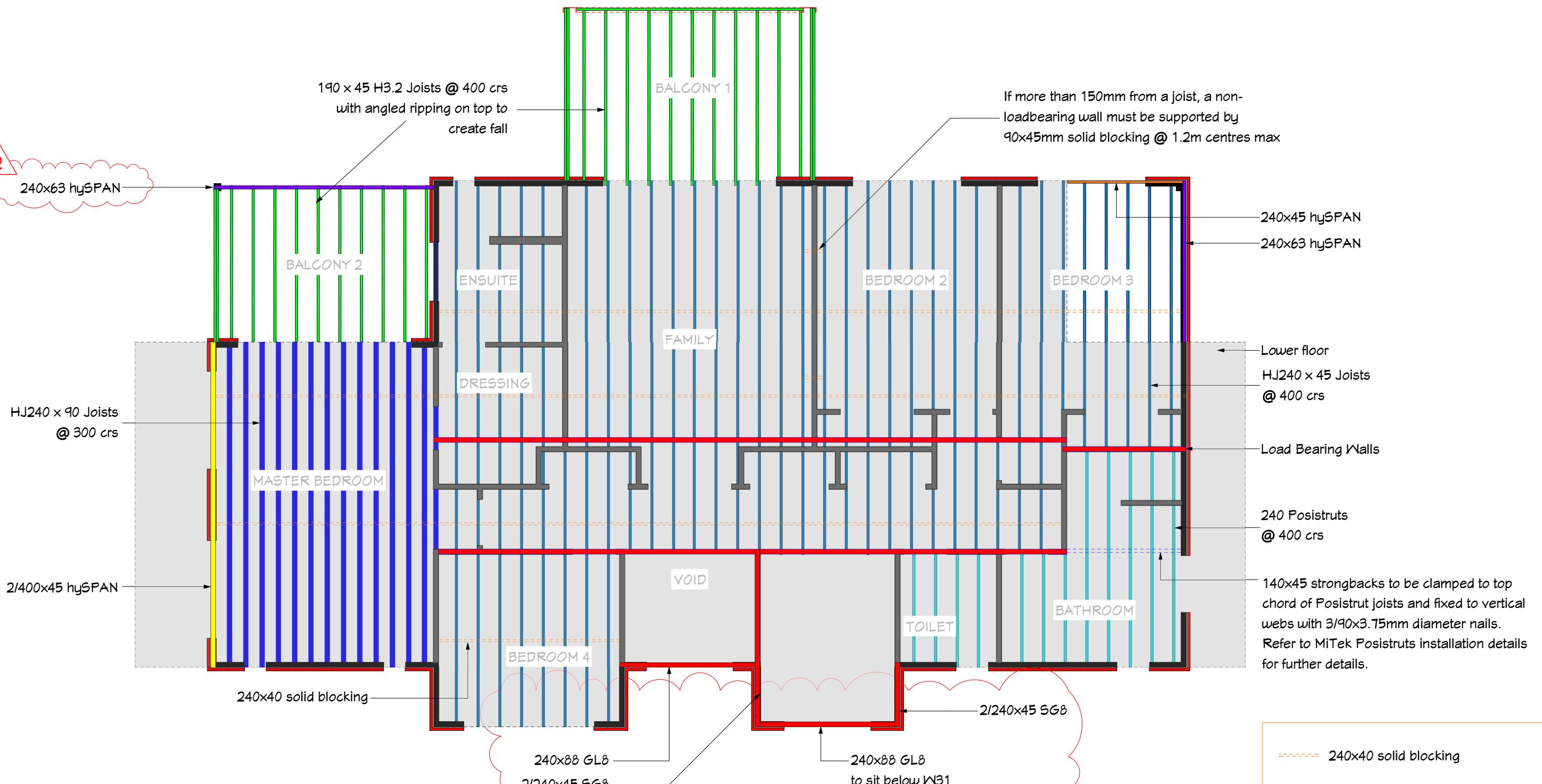
CLADDING: Rockcote Integra plaster system on 50mm aerated concrete panels on 4.5mm James Hardie Home RAB

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

FLOOR: Ribraft concrete floor slab as per engineers design. Ramset bottom plate fixing @ 900 crs max.

NOTE: Refer to engineer drawings for full extent of Ribraft Floor





240x40 solid blocking
Blocking is required along the bracing line of all walls in the ground floor that contain a wall bracing element.
Blocking at the joist ends must be between the edge pair of joists, and then at 1.8m centres max.

Also refer to Lintel and Beam Plan & Calculations by truss manufacturers

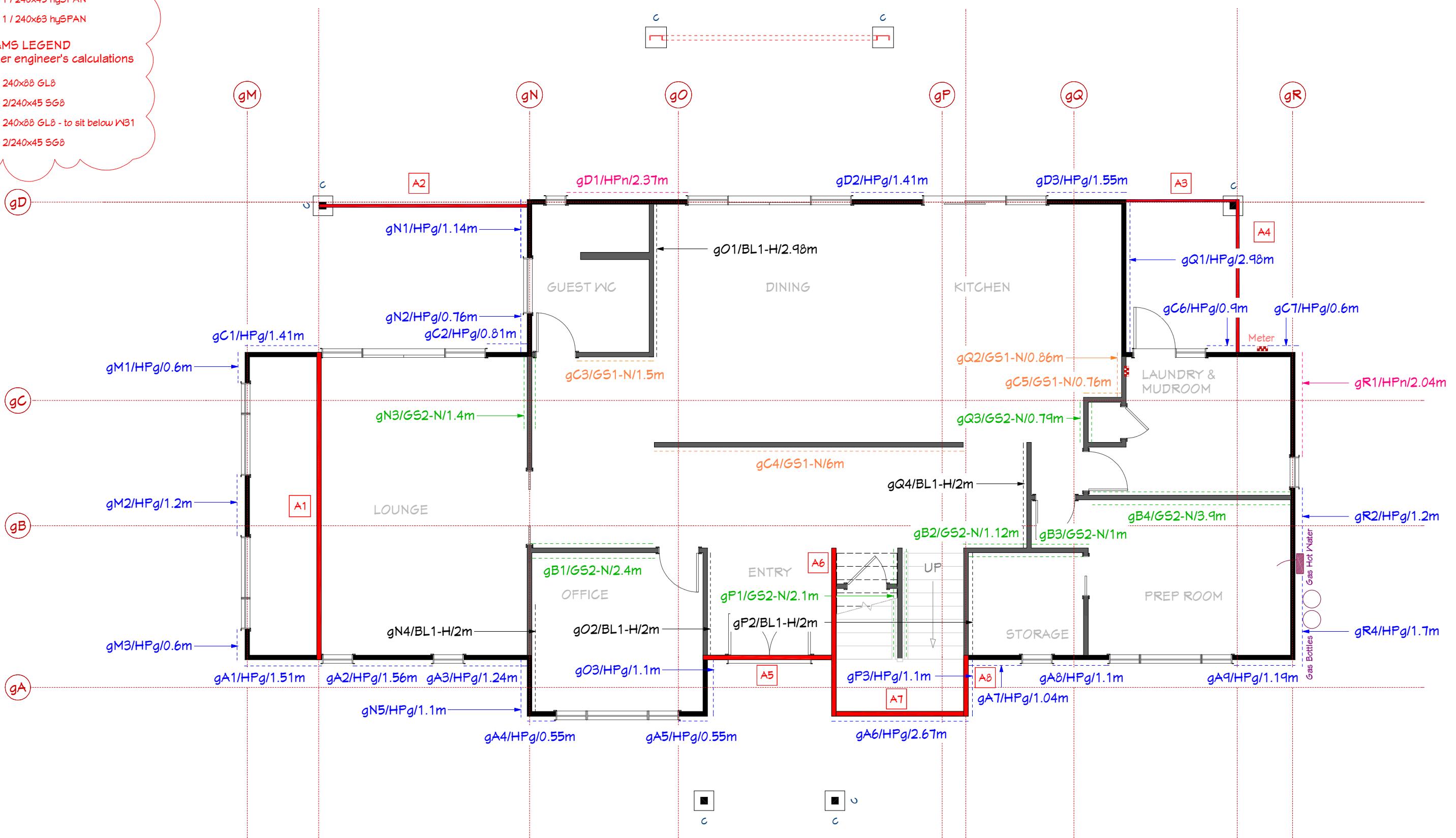


BEAMS LEGEND
as per designIT calculations

- [A1] 2/400x45 hySPAN
- [A2] 1/240x63 hySPAN
- [A3] 1/240x45 hySPAN
- [A4] 1/240x63 hySPAN

BEAMS LEGEND
as per engineer's calculations

- [A5] 240x88 GL8
- [A6] 2/240x45 SG8
- [A7] 240x88 GL8 - to sit below W31
- [A8] 2/240x45 SG8



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Drawing Title: Ground Floor Bracing Plan

Drawing Scale: 1:75

Notes:
Also refer to Lintel and Beam Plan &
Calculations by truss manufacturers

15.03.14:
Beams legend added

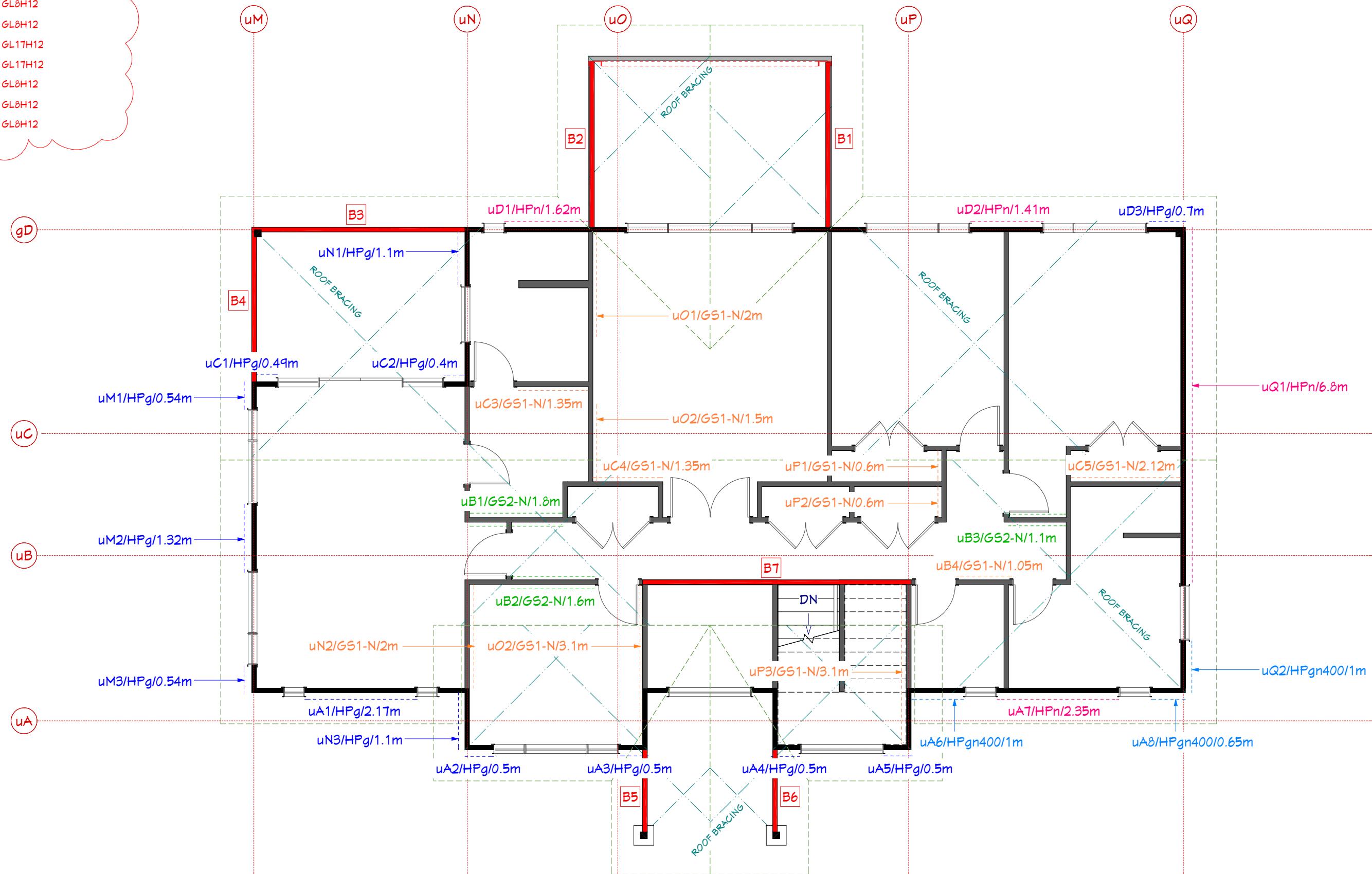
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BEAMS LEGEND
as per truss designer's calculations

- B1 1 / 190x90 GL8H12
- B2 1 / 190x90 GL8H12
- B3 1 / 190x90 GL17H12
- B4 1 / 190x90 GL17H12
- B5 1 / 140x90 GL8H12
- B6 1 / 140x90 GL8H12
- B7 1 / 190x90 GL8H12



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Brookfields Road/ Sisson Road
Pakowhai
Hastings

Drawing Title: Upper Floor Bracing Plan
Drawing Scale: 1:75

Designed by Gordon Sanson
LBP 117656

Notes:
Also refer to Lintel and Beam Plan & Calculations by truss manufacturers

15.03.14:
Beams legend added

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Friday, March 15, 2019

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Friday, 12 October 2018

Detailer : Jason Horne
Wind : 44.00 m/s (Ult.)
Cladding : Resene Integra Plaster Cladding

Ext Frame : 90x45 J-Frame H1.2
Ext B/Plates : 90x45 SG8 H3.2
Int Frame : 90x45 J-Frame H1.2
Int B/Plates : 90x45 SG8 H3.1
Wet Areas : 90x45 J-Frame H1.2

Standard Ext Stud crs : G/F 400mm, T/F 600mm
Standard Ext Nog crs : 800mm
Standard Int Stud crs : G/F 400mm, T/F 600mm
Standard Int Nog crs : 800mm

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 pre-nail plan is
accurate in terms of length,
height & exact location)

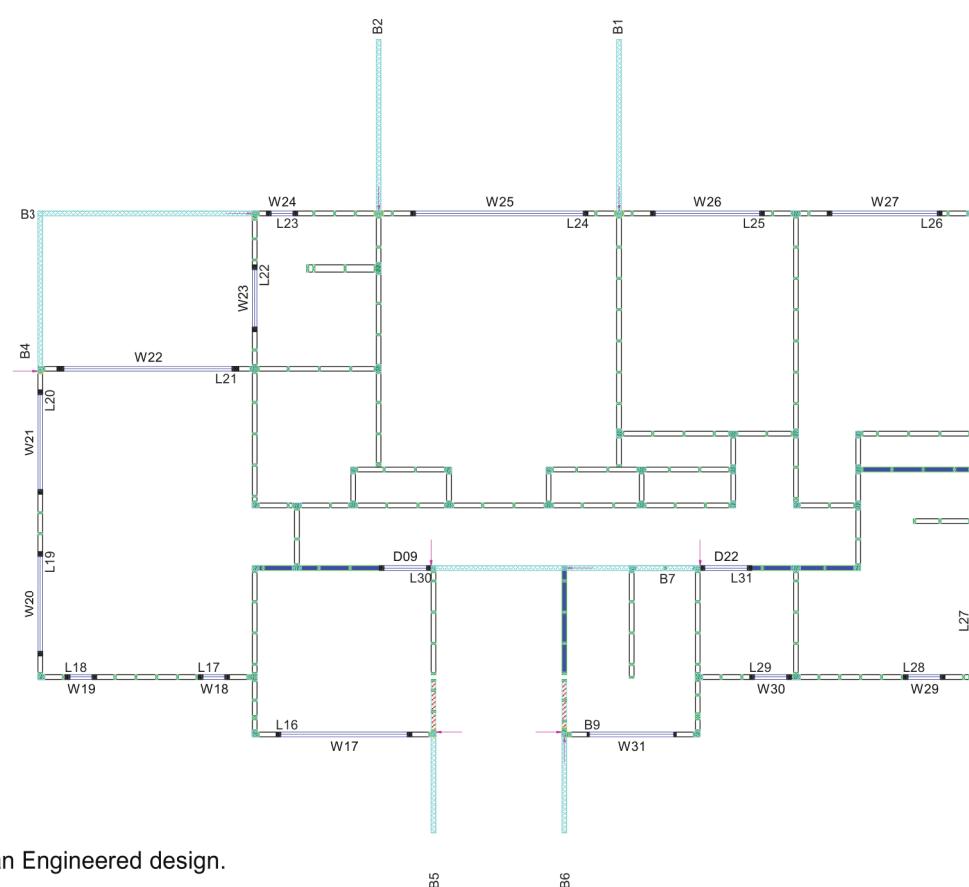
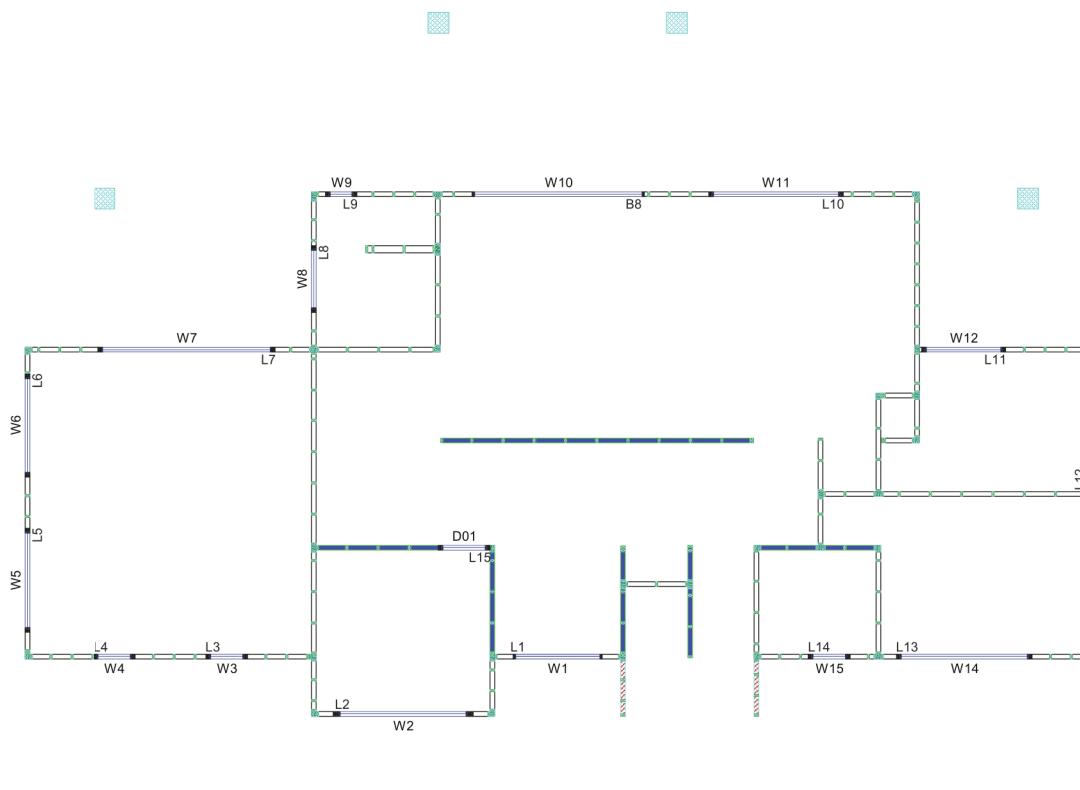
BUILDER TO READ PRENAIL
PLAN IN CONJUNCTION WITH
ARCHITECTUAL PLANS.

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 : Brookfields/Sisson Road
: Pakowhai



N.B.

- Blue internal walls are considered load bearing.
- Front high walls fall outside 3604 and will need an Engineered design.



Homeworx
New homes design and build

Hong Min Education Trust

Brookfields Road/ Sisson Road
Pakowhai
Hastings

Drawing Title: Lintels & Beams Plan
Drawing Scale: Not to scale

Notes:

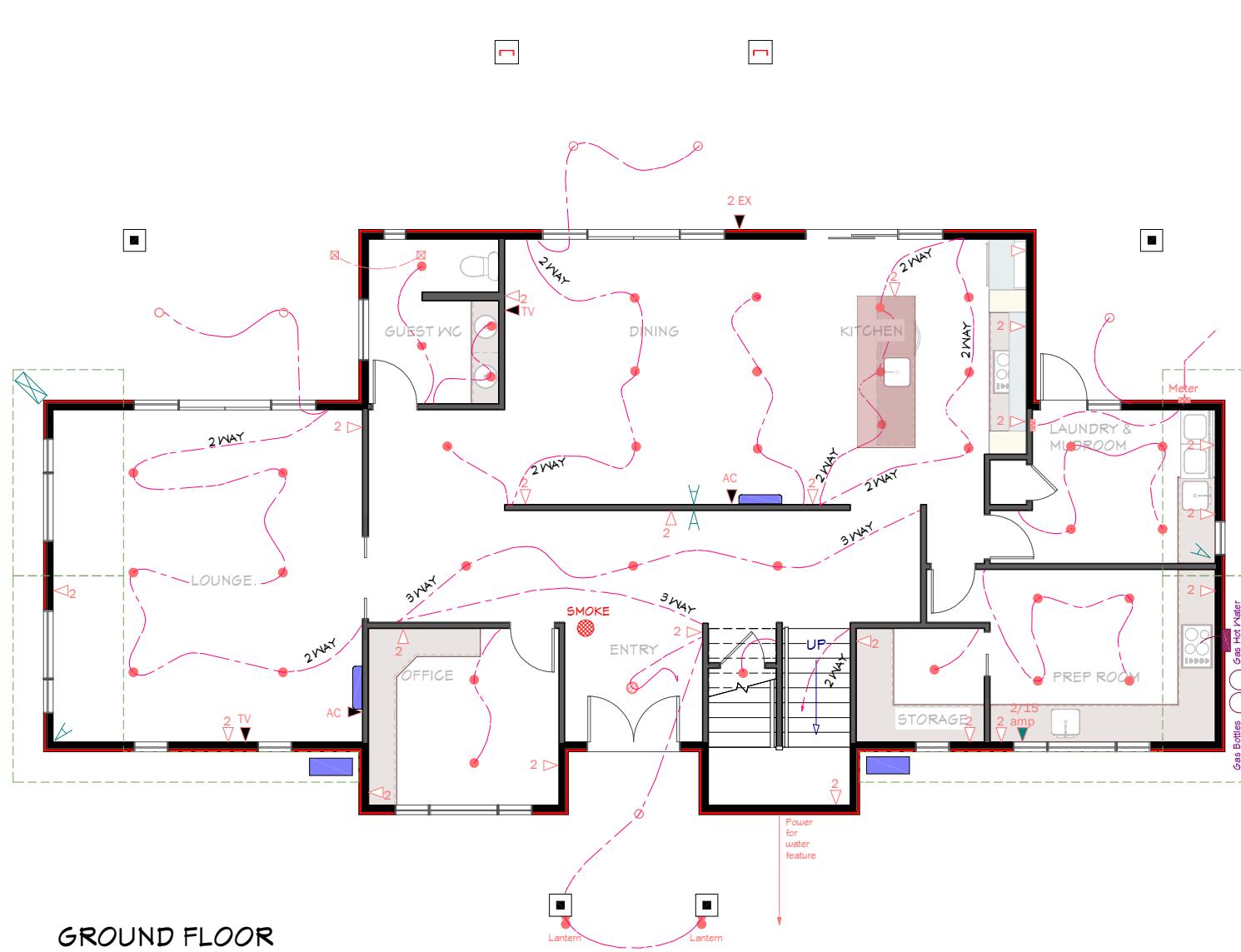


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LBP 117656

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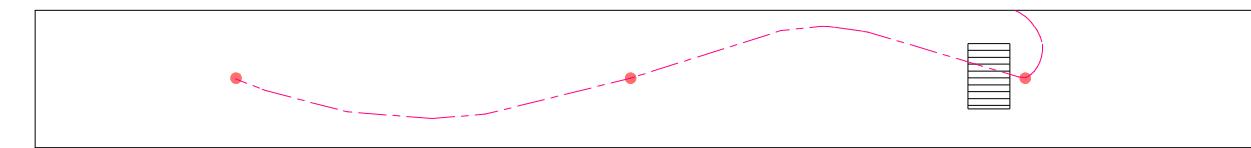
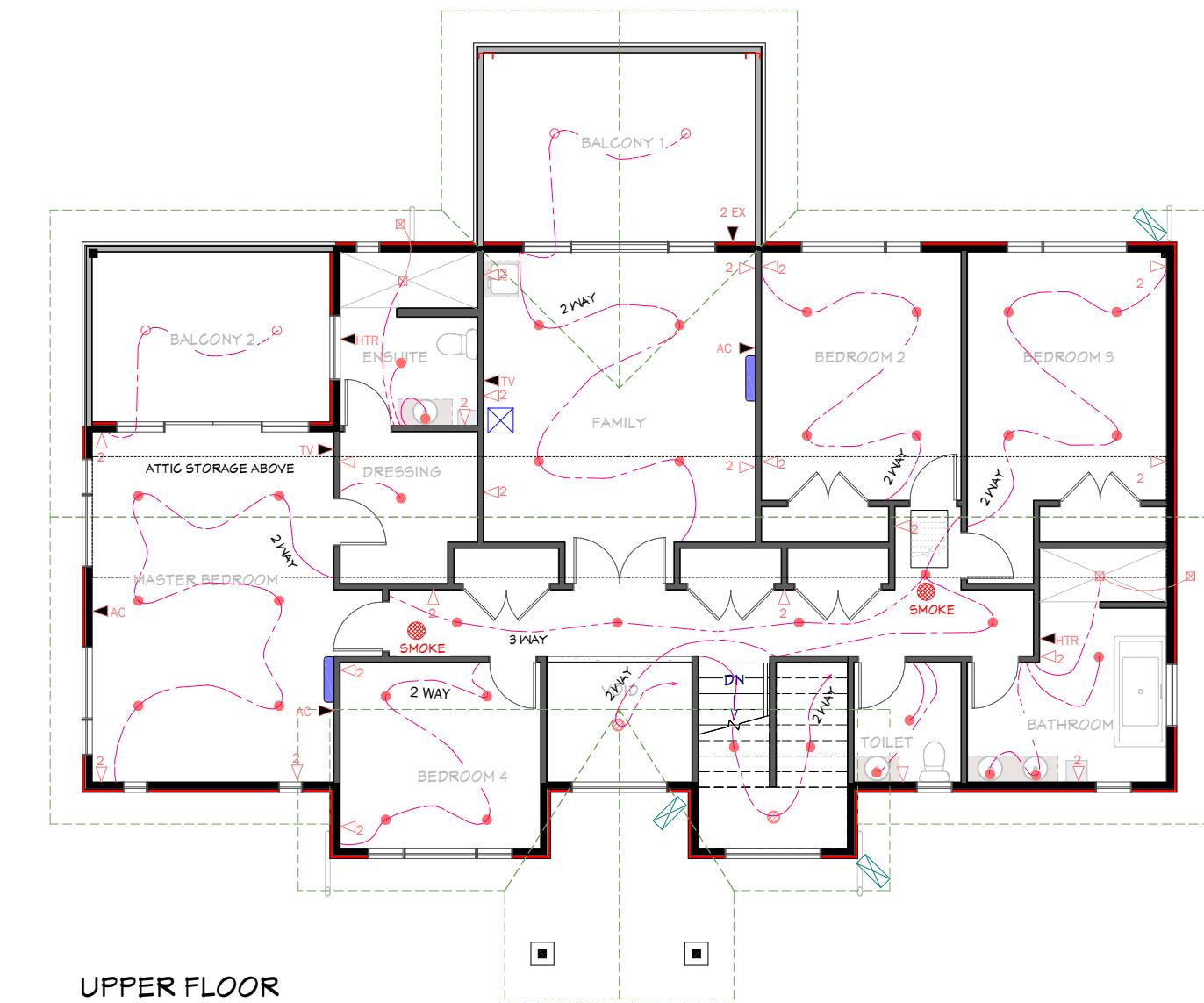
LEGEND	
●	LED DOWNLIGHT LIGHT-INT
○	LED DOWNLIGHT LIGHT-EXT
◎	PENDANT LIGHT
2 WAY	2 WAY SWITCHES
3 WAY	3 WAY SWITCHES
△	SINGLE OUTLET
2 △	DOUBLE OUTLET
2/15 amp	DOUBLE 15amp OUTLET
2 EX	DOUBLE EXTERIOR OUTLET
TV	TV
AC	AIR CONDITIONING
HTR	HEATED TOWEL RAIL
■	SHOWER FAN LIGHT
▨	METER BOX
▨▨	SWITCH BOARD
▨▨▨	CCTV BOX
▨▨▨▨	SECURITY CAMERAS
▲	PIR SENSOR

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
CONFORMING WITH NZBC F7/A51

CCTV BOX TO BE SUPPLIED BY OWNER &
INSTALLED BY HOMEWORX



ATTIC STORAGE



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Hong Min Education Trust
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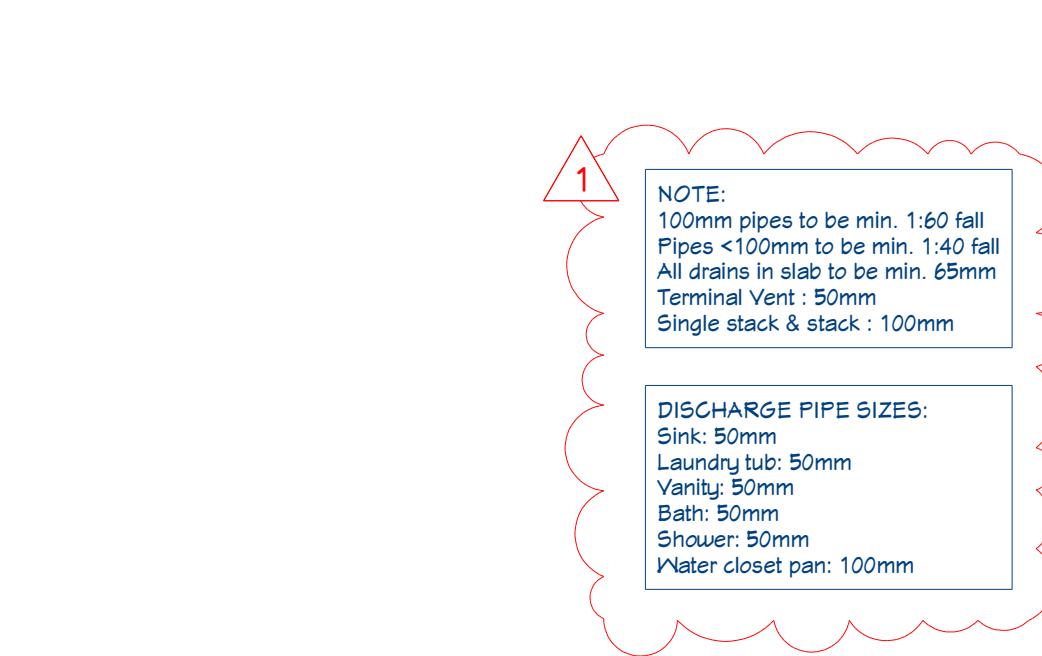
Drawing Title: Electrical Plan
Drawing Scale: 1:110

Designed by Gordon Sanson
LBP 117656
BUILDING PRACTITIONER
REGISTRATION NUMBER
www.bn.govt.nz

Notes:
Owner to confirm placement on site prior to wiring

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FOULWATER DESIGN
TO AS/NZS3500.2

GUEST WC
Double basin: 2 fixture units
WC Pan: 6 fixture units
KITCHEN
Sink & waste: 3 fixture units
Dishwasher: 3 fixture units
LAUNDRY & MUDROOM
Tub: 5 fixture units
Washing Machine: 5 fixture units
PREP ROOM
Sink & waste: 3 fixture units
FAMILY ROOM
Sink & waste: 3 fixture units
ENSUITE
WC pan: 6 fixture units
Shower: 2 fixture units
Basin: 1 fixture unit
TOILET
WC pan: 6 fixture units
Basin: 1 fixture unit
BATHROOM
Bath: 4 fixture units
Double basin: 2 fixture units
Shower: 2 fixture units

DRAINAGE
Total 54 fixture units
= 100mm @ 1:60 fall

Water pipes to be polybutylene
Mains Supply 25mm black & blue
Hot & Cold 20mm main feed
with 15mm branch feed

STORMWATER DESIGN TO NZBC E1/AS1

dp1 catchment 72.6 m²
dp2 catchment 72 m²
dp3 catchment 6.3 m²
dp4 catchment 63.7 m²
dp5 catchment 63.7 m²
dp6 catchment 7.1 m²
dp7 catchment 7.1 m²
dp8 catchment 5.2 m²
dp9 catchment 5.2 m²
dp10 catchment 7.5 m²

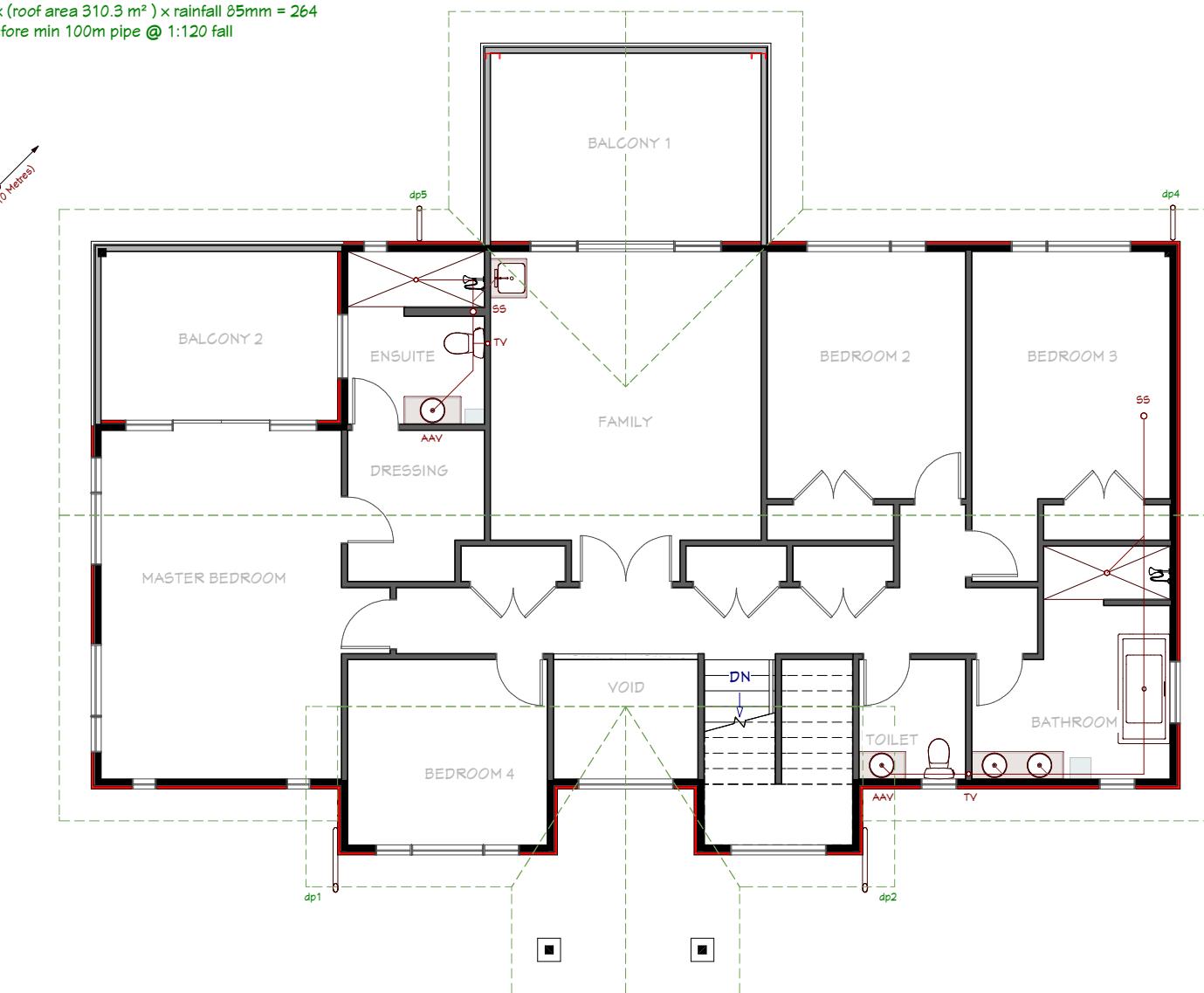
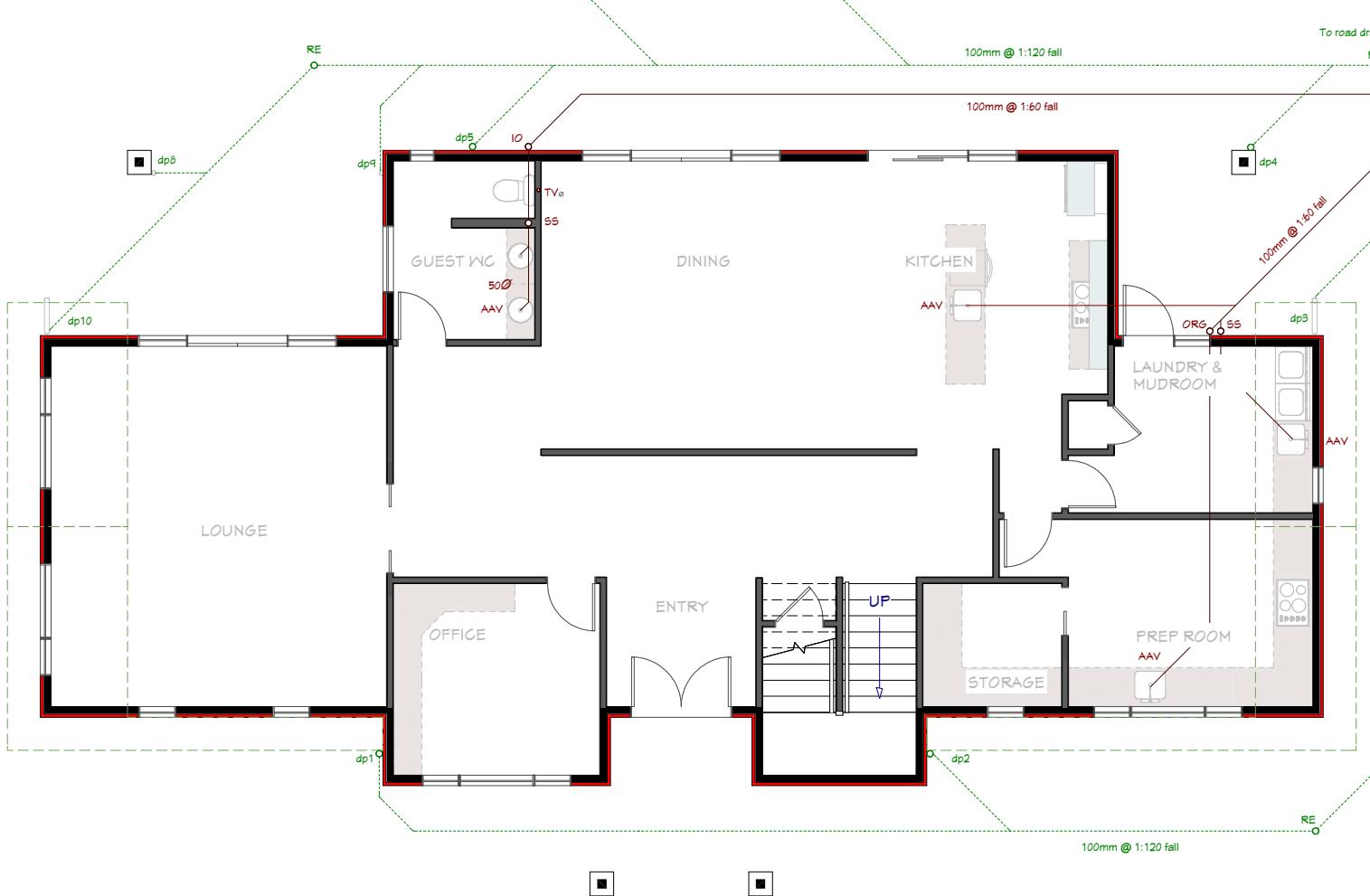
(80mm downpipes pipe to be used)

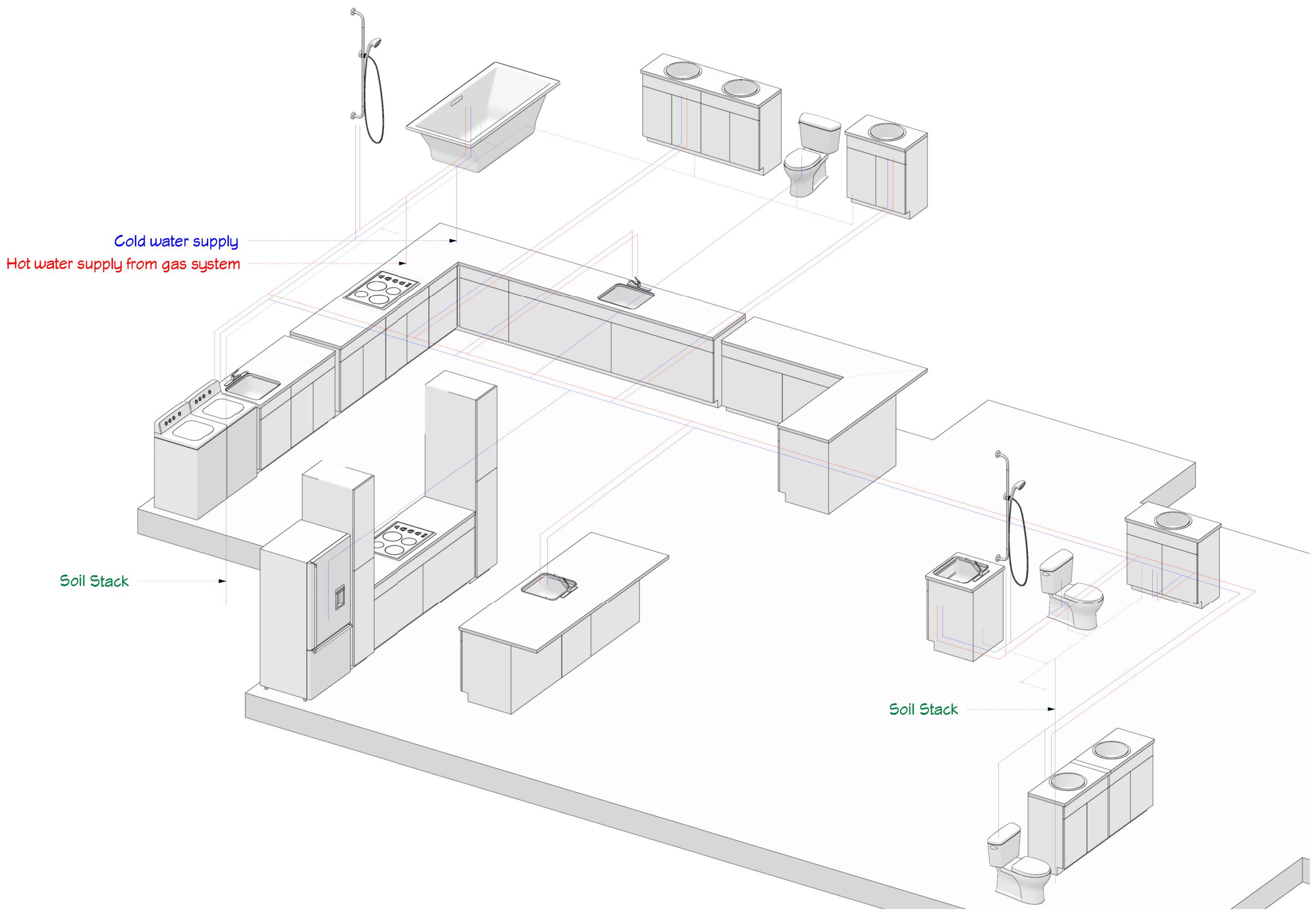
MODIFIED CATCHMENT AREA

(dp's 1-2)
0.01 × (roof area 144.6 m²) × rainfall 85mm = 123
Therefore min 100m pipe @ 1:120 fall

(dp's 3-10)
0.01 × (roof area 165.7 m²) × rainfall 85mm = 141
Therefore min 100m pipe @ 1:120 fall

(combined)
0.01 × (roof area 310.3 m²) × rainfall 85mm = 264
Therefore min 100m pipe @ 1:120 fall





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Drawing Title: Isometric Plumbing Plan
Drawing Scale: Not to Scale
Designed by Gordon Sanson
LBP 117656

Notes:
Plumbing Plan indicative only. Refer to "as-built" plans on completion.

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Friday, March 15, 2019

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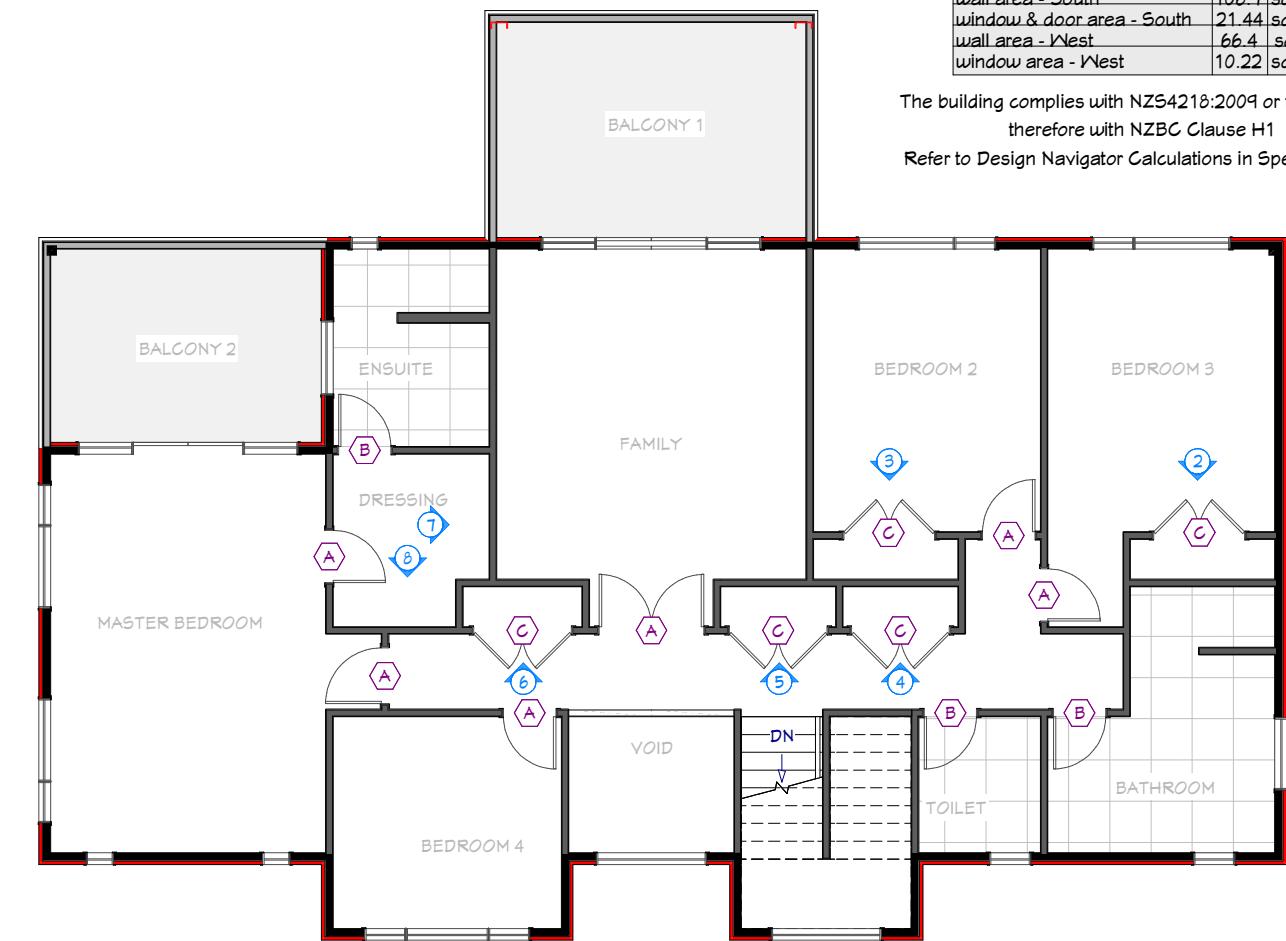
20

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DOOR HARDWARE

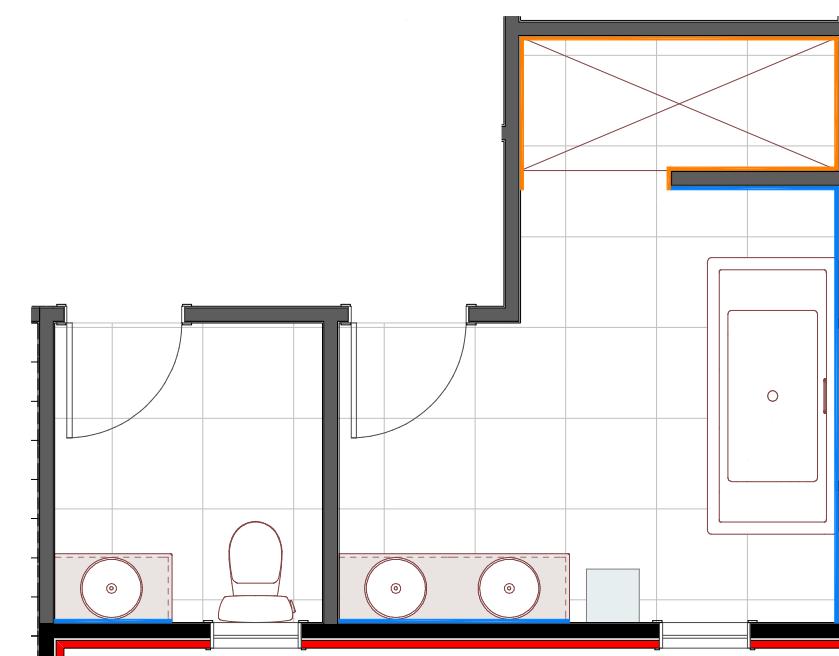
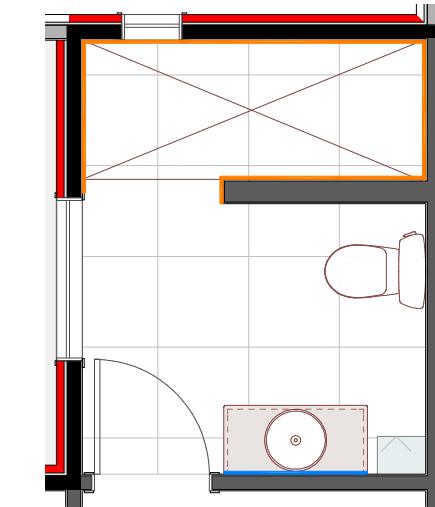
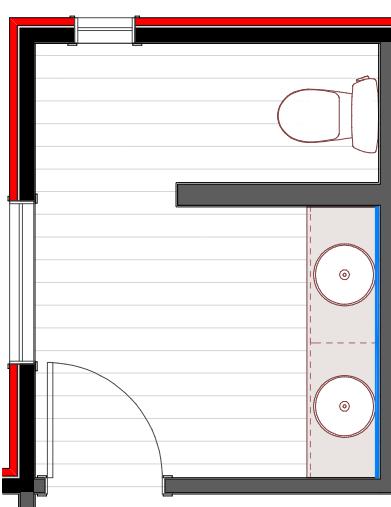
- A** Passage Door Hardware
- B** Privacy Door Hardware
- C** Dummy Door Hardware (Free turning)
- D** Slider Door Hardware

FINISHES KEY



TILING PLAN

- Orange line: Wall Tiles to Full Height
- Blue line: Wall Tiles to 1m high

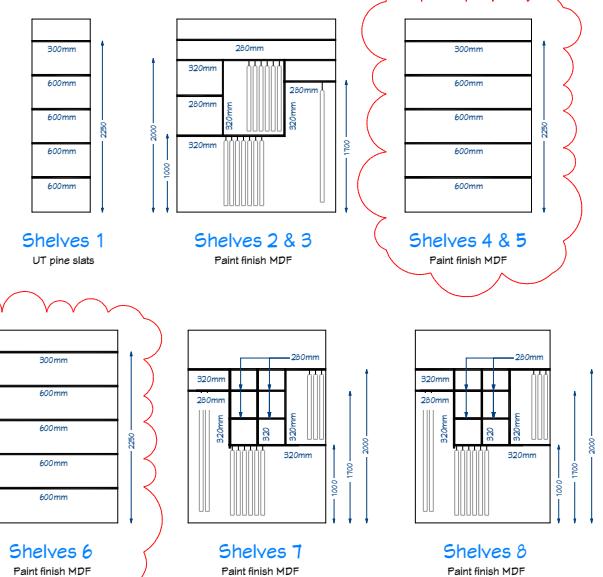


GUEST WC
Scale 1:50

ENSUITE
Scale 1:50

TOILET & BATHROOM
Scale 1:50

SHELVING LAYOUT



THERMAL ENVELOPE	
wall area - North	106.7 sq m
window & door area - North	37.24 sq m
wall area - East	66.4 sq m
window area - East	1.98 sq m
wall area - South	106.7 sq m
window & door area - South	21.44 sq m
wall area - West	66.4 sq m
window area - West	10.22 sq m

The building complies with NZS4218:2009 or the BPI and therefore with NZBC Clause H1

Refer to Design Navigator Calculations in Specifications.



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Drawing Title: Finishes Plan

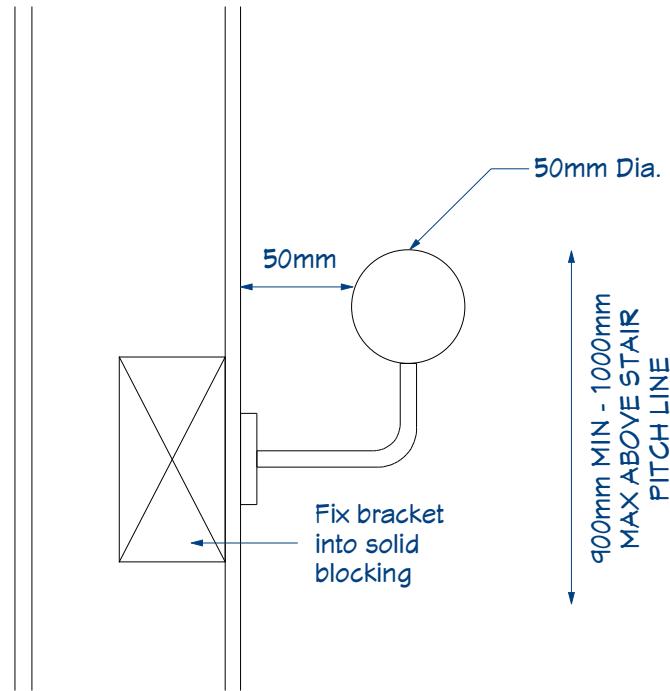
Drawing Scale: As Shown

Notes:

Designed by Gordon Sanson
LBP 117656

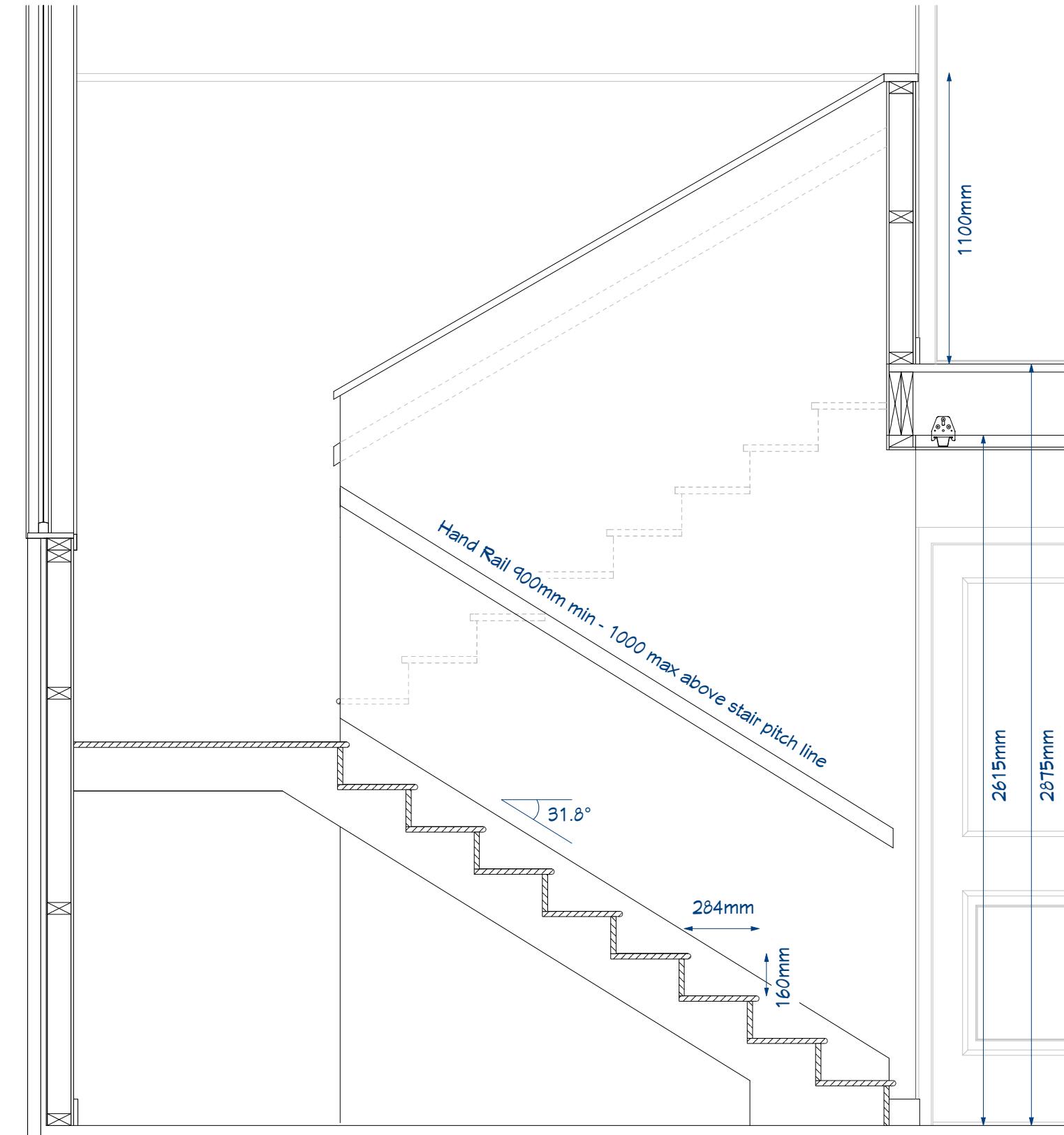
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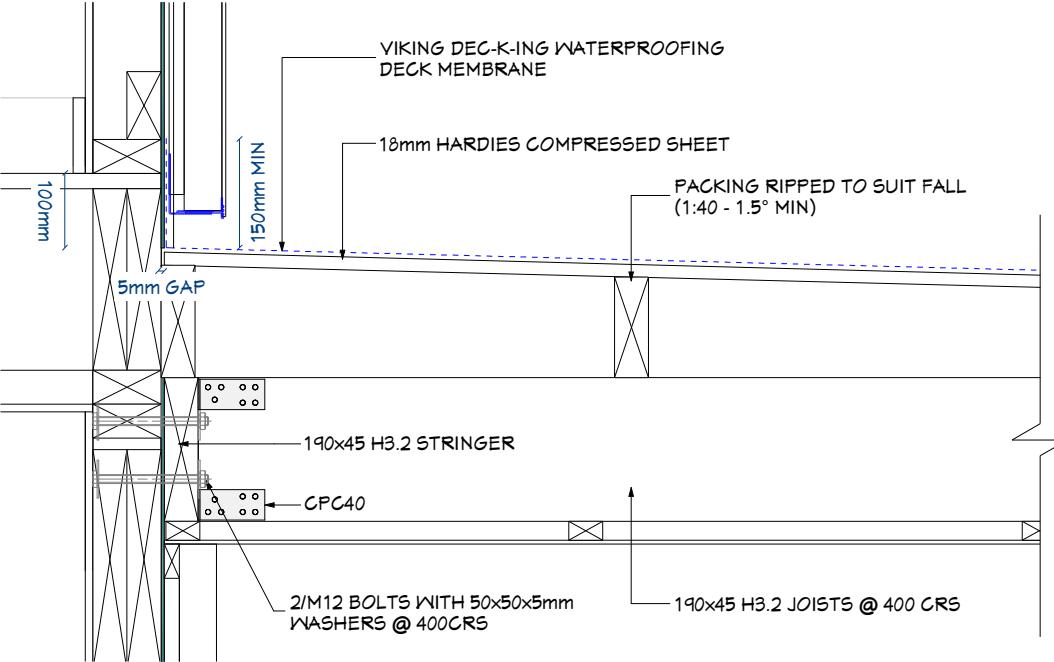


HANDRAIL DETAIL
Scale 1:10

Table 6: Design Limits for Stairs Paragraphs 4.1.1, 4.1.4 a), 4.4.2, 4.5.1 a) and Figure 17			
Stair	Maximum pitch	Maximum riser height (mm)	Minimum tread (mm)
Service, minor private	47°	220	220
Secondary private	41°	200	250
Common and main private	37°	190	280
Accessible	32°	180	310

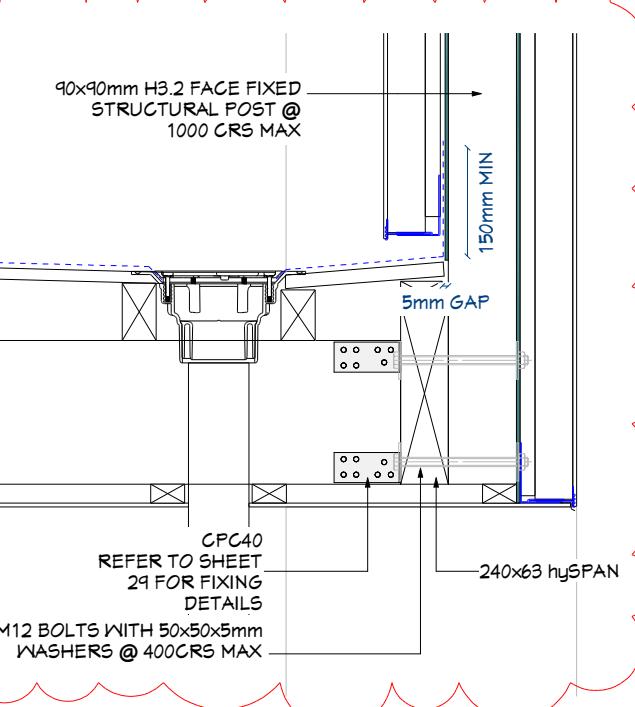
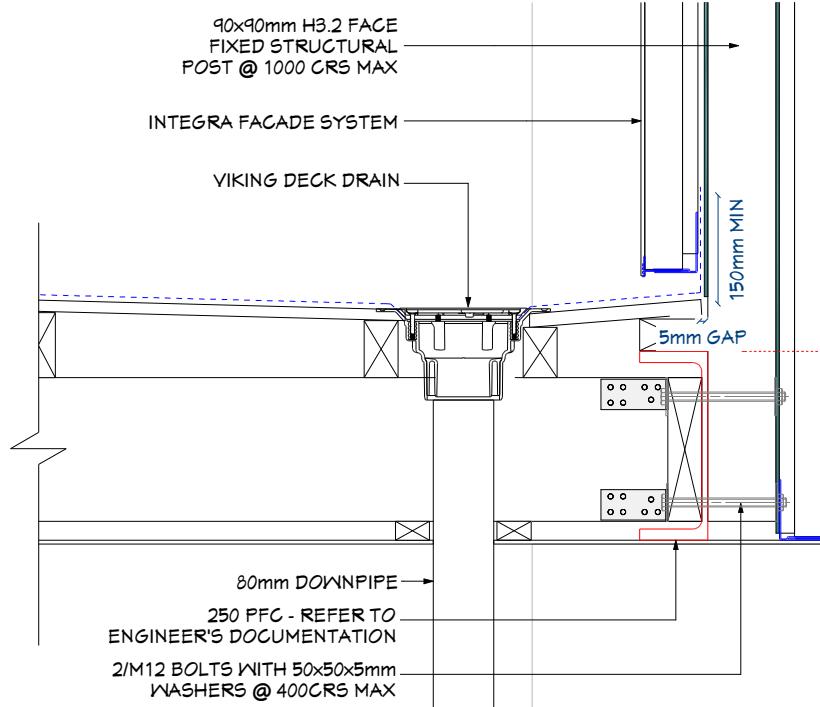


STAIRS DETAIL
Scale 1:20



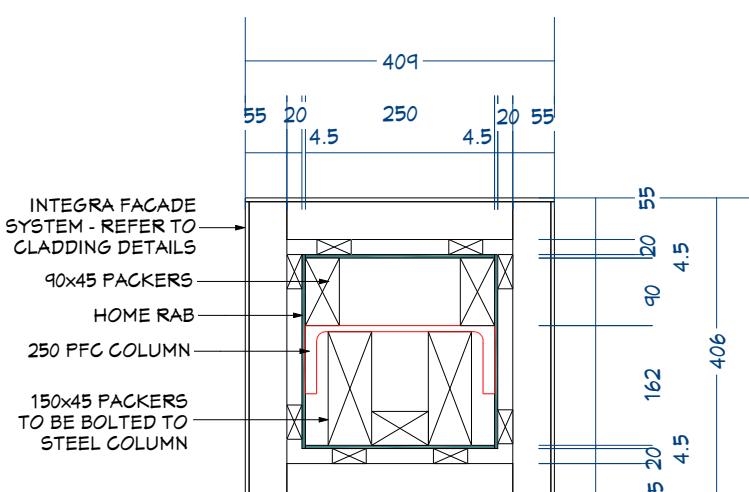
BALCONY 1 DETAIL - STEEL PORTAL

Scale 1:10



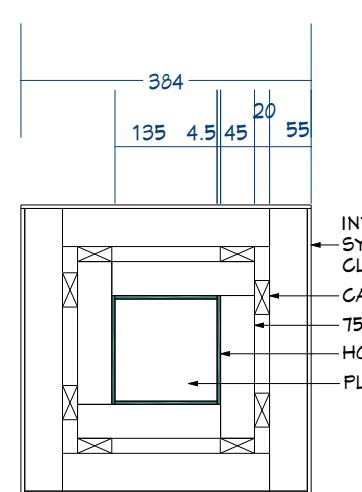
BALCONY 2 DETAIL - TIMBER BEAM

Scale 1:10



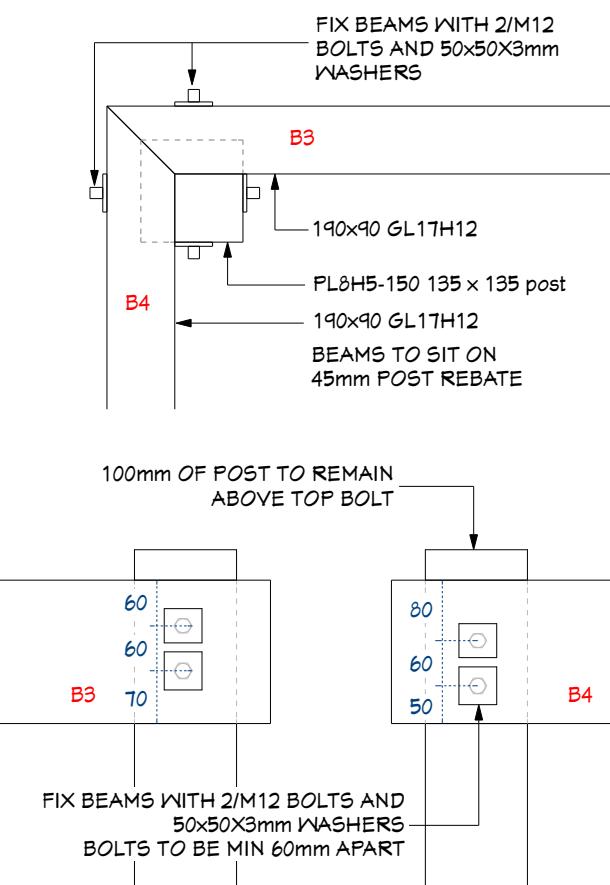
STEEL POST SECTION

Scale 1:10



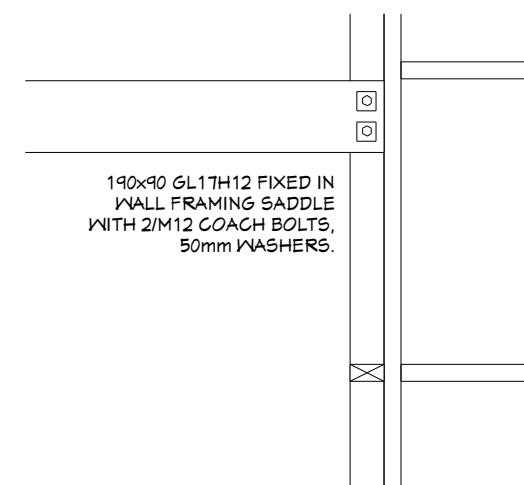
TIMBER POST SECTION

Scale 1:10



BEAMS TO POST CONNECTION -
PLAN & ELEVATIONS

Scale 1:10



BEAM TO WALL CONNECTION

Scale 1:20



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Hastings

Drawing Title: Balconies construction details

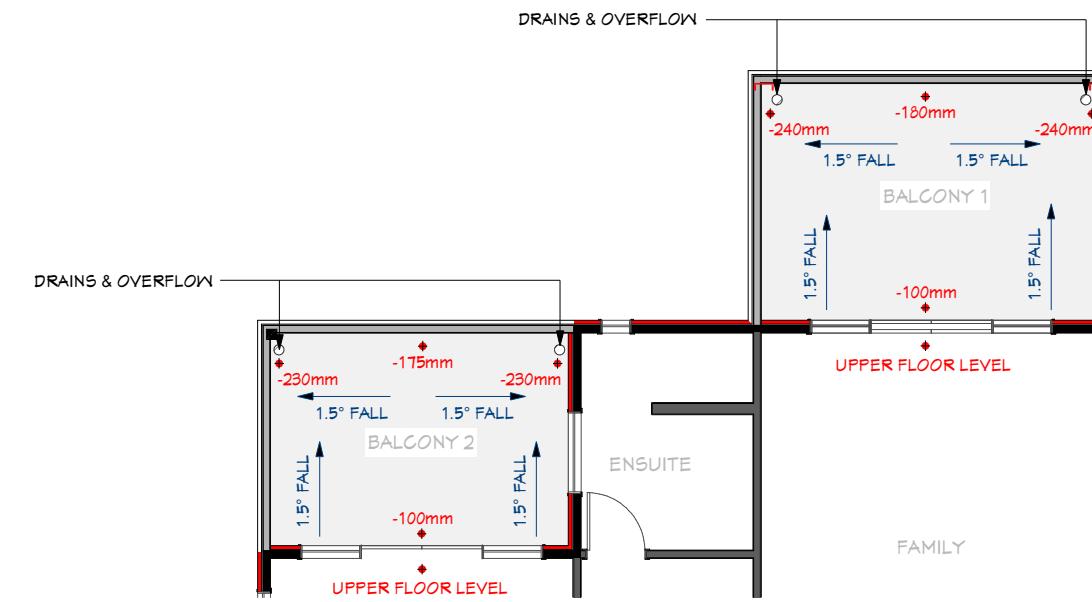
Drawing Scale: As Shown

Designed by Gordon Sanson
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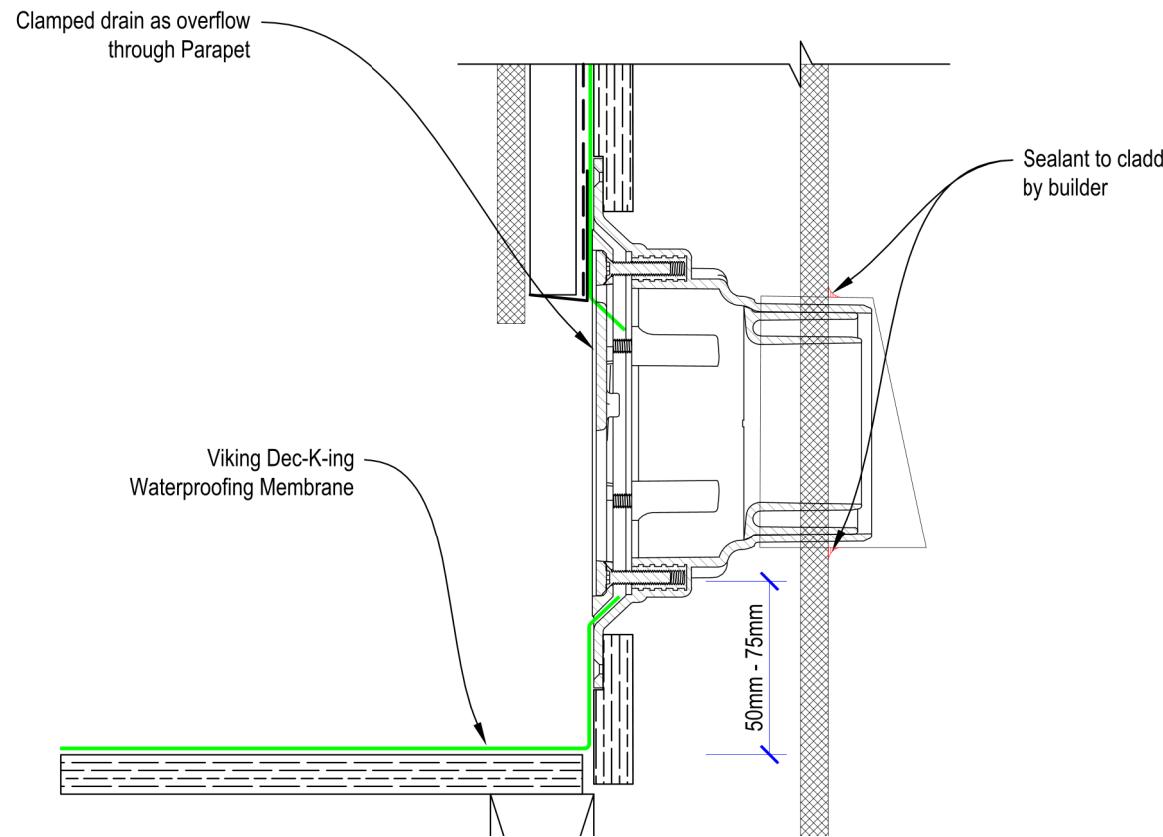
Notes:
REV 1 - 11.02.19:
STRINGER DETAILS SPECIFIED
B3 & B4 DETAILS AMENDED
BALCONY & BALUSTRADE DETAILS AMENDED
REV 2 - 05.03.19:
BEAM SIZE AMENDED

Date Drawing Printed:
Friday, March 15, 2019

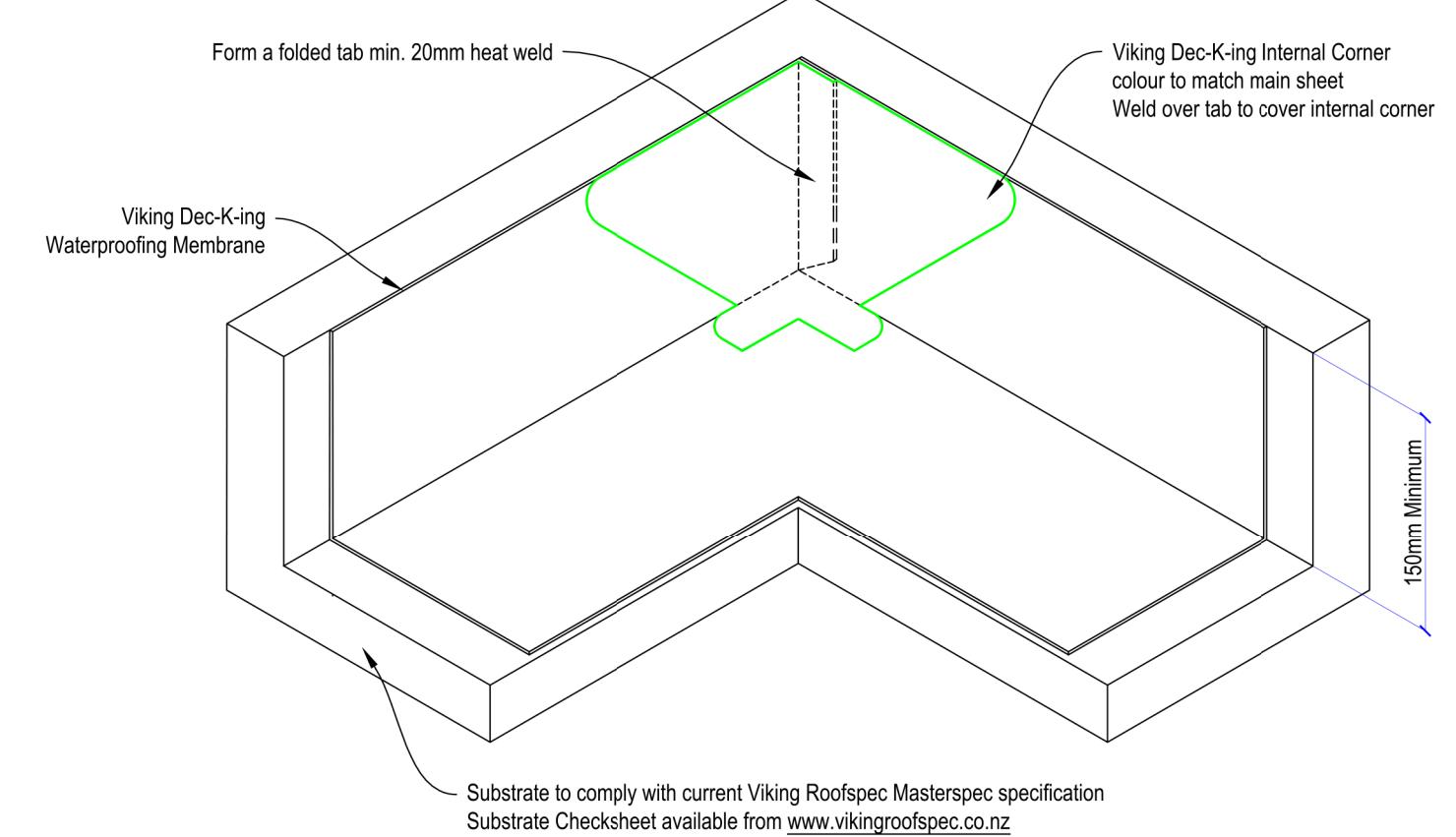
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BALCONIES PLAN
Scale 1:100



PARAPET OVERFLOW DETAIL
Not to scale



INTERNAL CORNER DETAIL
Not to scale



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Drawing Title: Balcony membrane details
Drawing Scale: As Shown
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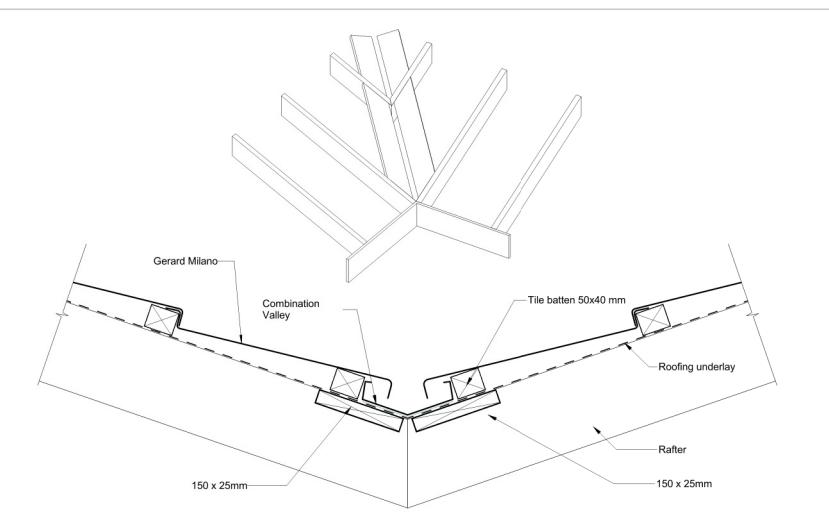
Notes:
**REV 1 - 11.02.19:
DETAILS ADDED**

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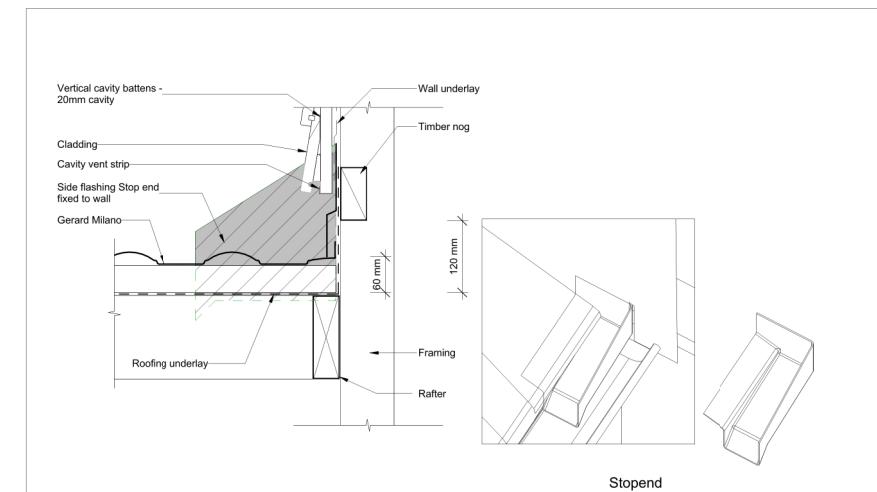


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Roof Tiles 2017
Gerard Milano
Valley - Combination Valley

Date: June 2017
Scale: 1:5
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Phone 0800 244 737
Or contact us online

Quick Code: GR_MV_282

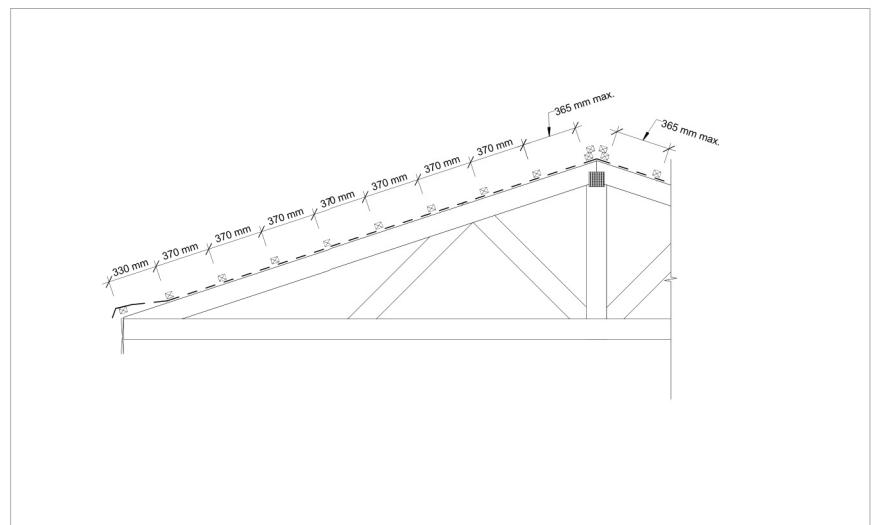


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Roof Tiles 2017
Gerard Milano
Wall Parallel - Stop End Wall

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Scale: 1:5
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Quick Code: GR_MW_360



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Roof Tiles 2017
Gerard Milano
Rafter Length

Date: June 2017
Scale: 1:20
www.gerardroots.co.nz
Phone 0800 244 737
Or contact us online

Quick Code: GR_MO_206

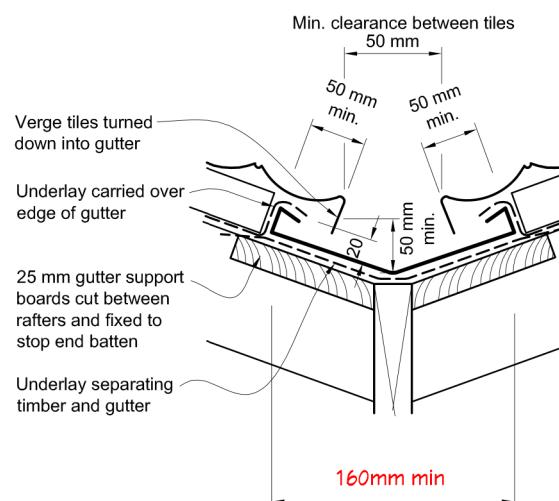
Table 8: Maximum catchment areas for valley gutters

Paragraphs 8.1.6.2, 8.4.16.2, 9.7.7.1, 9.9.4.4, 9.9.10.1, Figures 27, 37 and 51

Gutter width	Maximum catchment area	Minimum roof pitch
250 mm	25 m ²	8°
160 mm to 249 mm	16 m ²	12.5°

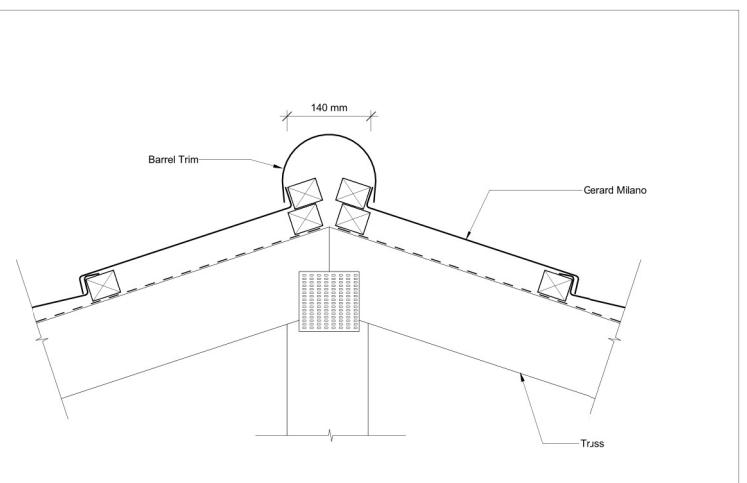
NOTE: Catchment areas are limited to:

- (1) Gutters in accordance with Paragraph 8.1.6.2.
- (2) Rainfall intensity with average recurrence interval (ARI) no greater than 200 mm per hour.



NOTE: (1) Refer to Table 8 for maximum catchment areas for valley gutters.
(2) Minimum width of valley gutter may reduce to 160 mm, providing roof catchment area is in accordance with Table 8. In this case, minimum dimensions as shown, shall apply.

**PROJECT DETAILS: 22.5° ROOF PITCH
15m² MAX VALLEY GUTTERS CATCHMENT AREA**

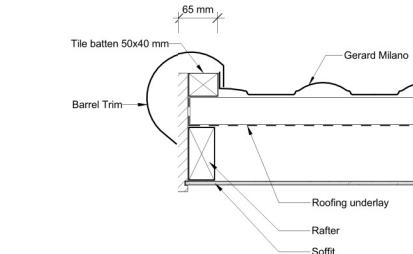


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Roof Tiles 2017
Gerard Milano
Ridge - Milano Ridge Flashing

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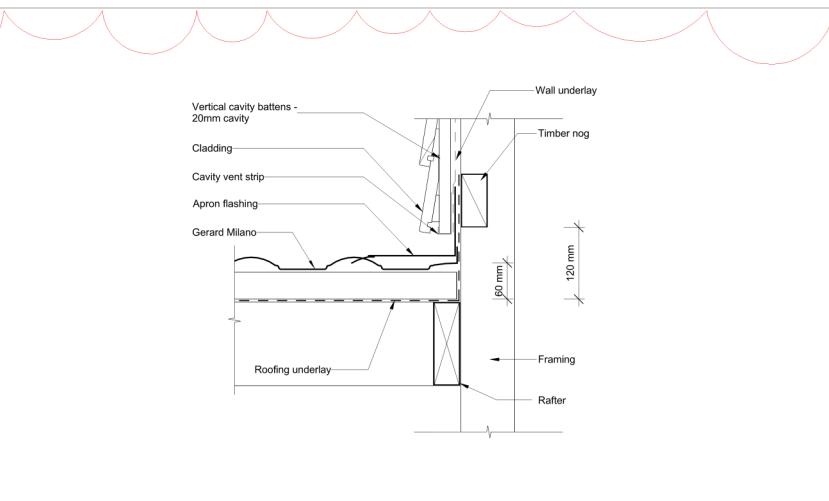


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Roof Tiles 2017
Gerard Milano
Gable End - Barrel

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Quick Code: GR_MG_090

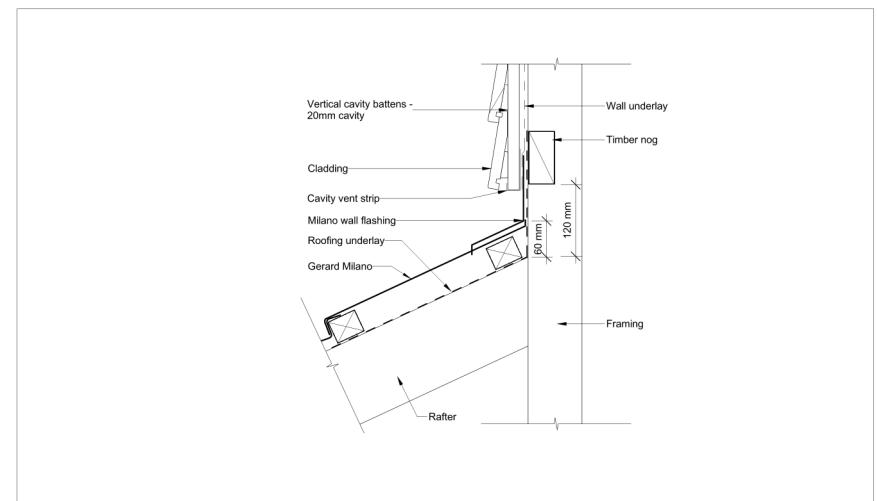


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Roof Tiles 2017
Gerard Milano
Wall Parallel - Apron Flashing

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Quick Code: GR_MW_320

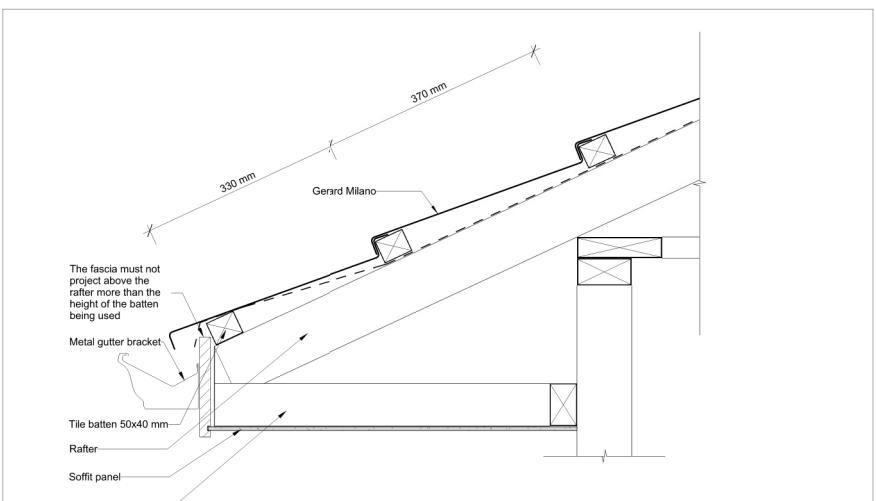


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Roof Tiles 2017
Gerard Milano
Wall Transverse - Milano Wall Flashing

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Quick Code: GR_MW_390



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Roof Tiles 2017
Gerard Milano
Eave

Date: June 2017
Scale: 1:5
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Quick Code: GR_ME_040



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Drawing Title: Roof details
Drawing Scale: Not To Scale

Designed by Gordon Sanson
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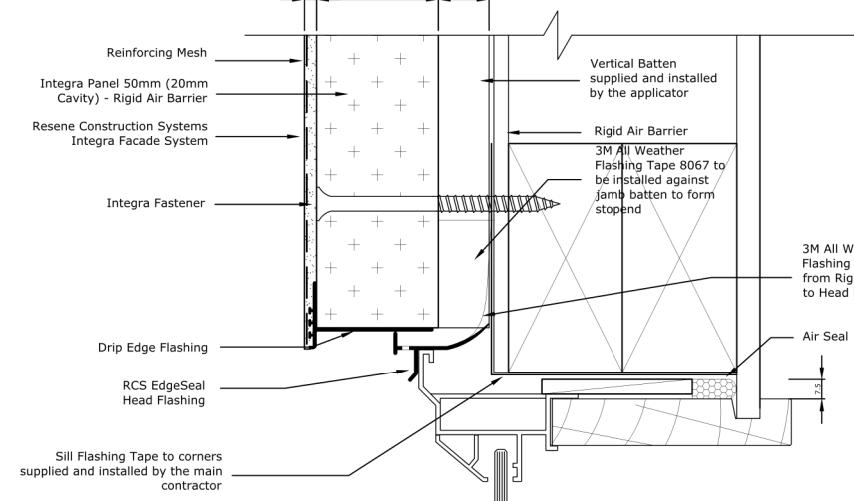

Notes:
**REV 1- 11.02.19:
E2 DETAIL ADDED**

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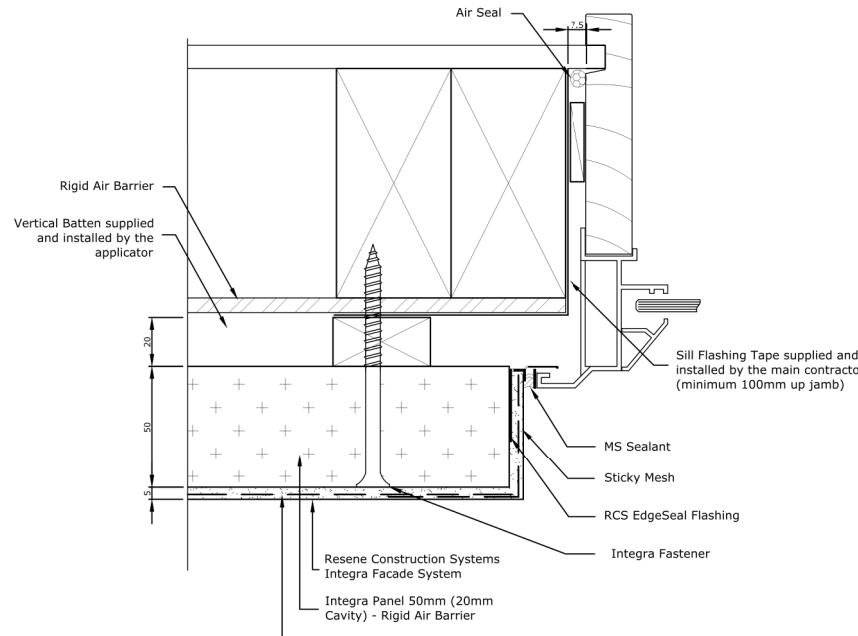
25

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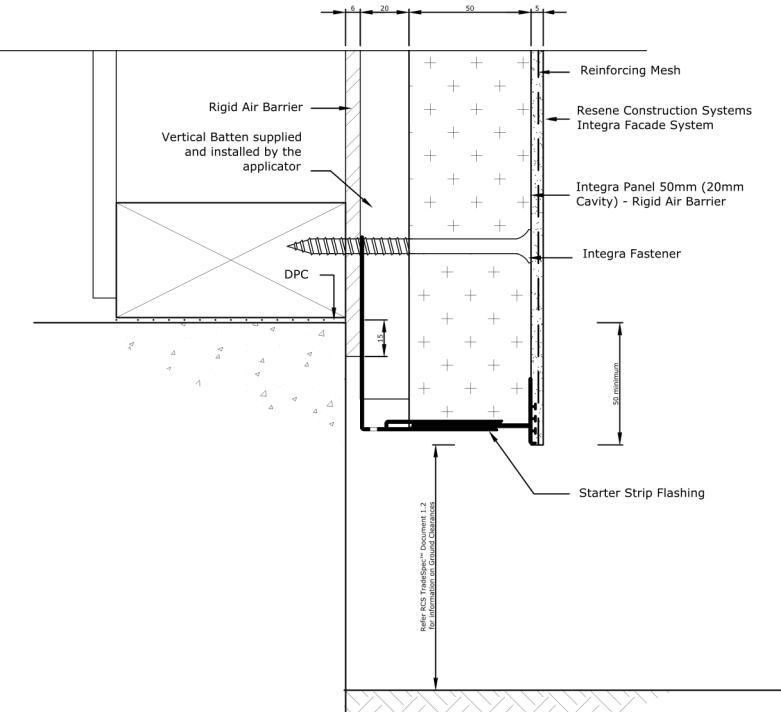
Allow a 25mm Gap between the back of the joinery and external facing timber framing to allow the jamb flashing to fit.

TYPICAL WINDOW HEAD DETAIL

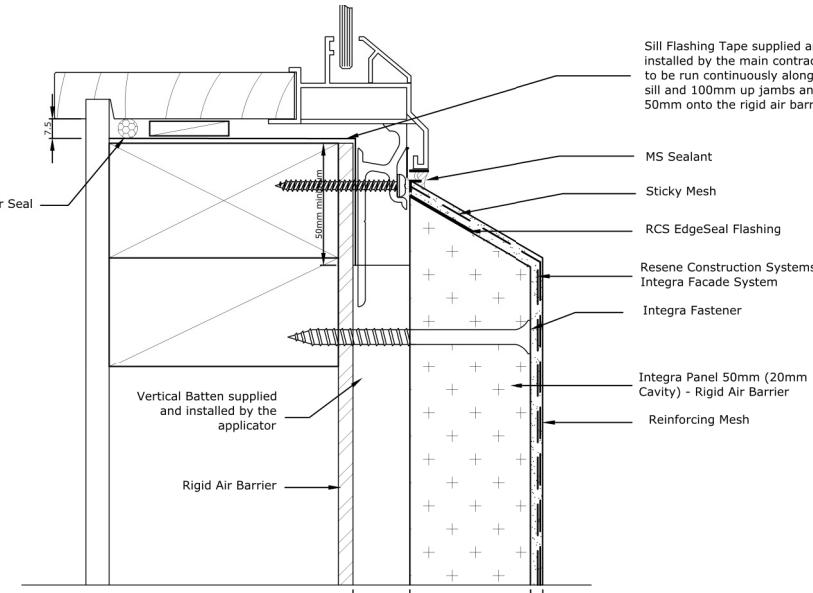


 Allow a 25mm Gap between the back of the joinery and external facing timber framing to allow the jamb flashing to fit.

TYPICAL WINDOW JAMB DETAIL

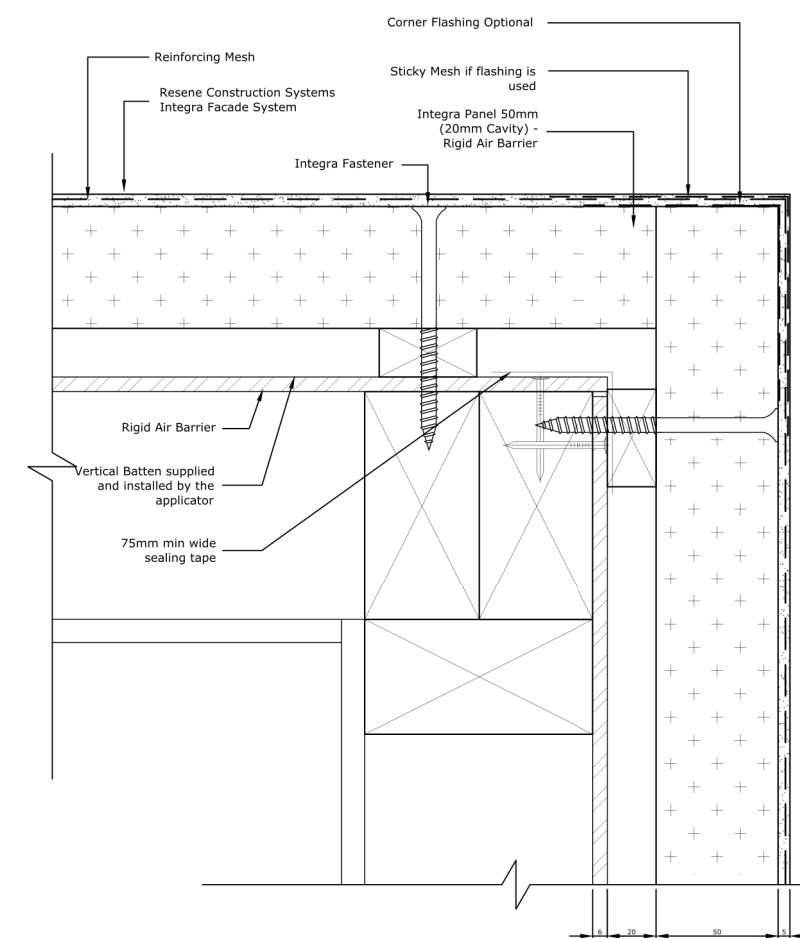


BASE OF WALL DETAIL

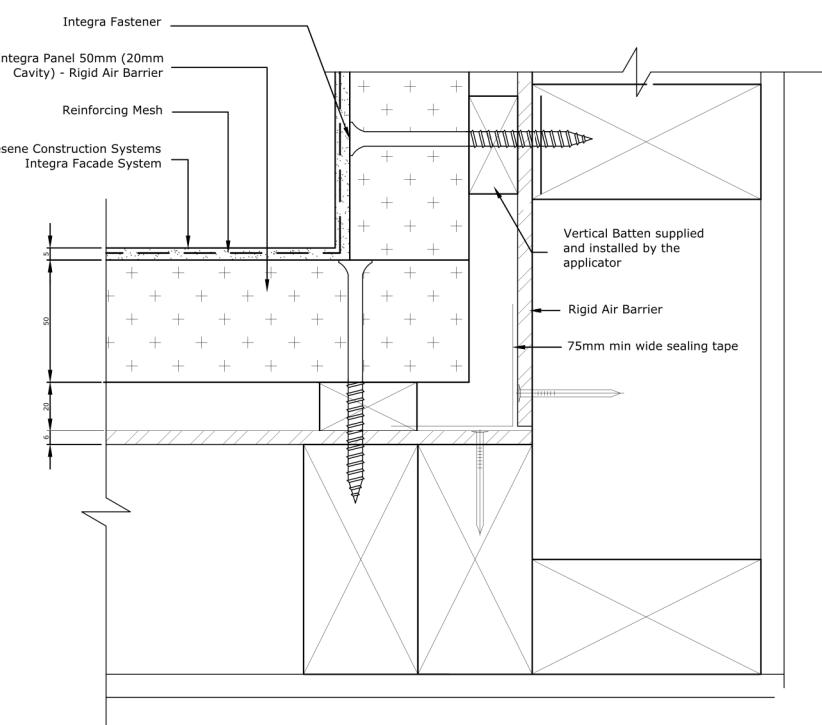


 Allow a 25mm Gap between the back of the joinery and external facing timber framing to allow the sill flashing to fit.

TYPICAL WINDOW SILL DETAIL



EXTERNAL CORNER DETAIL



INTERNAL CORNER DETAIL



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Pakowhai
Hastings

Drawing Title: Cladding details

Drawing Scale: Not To Scale

Not

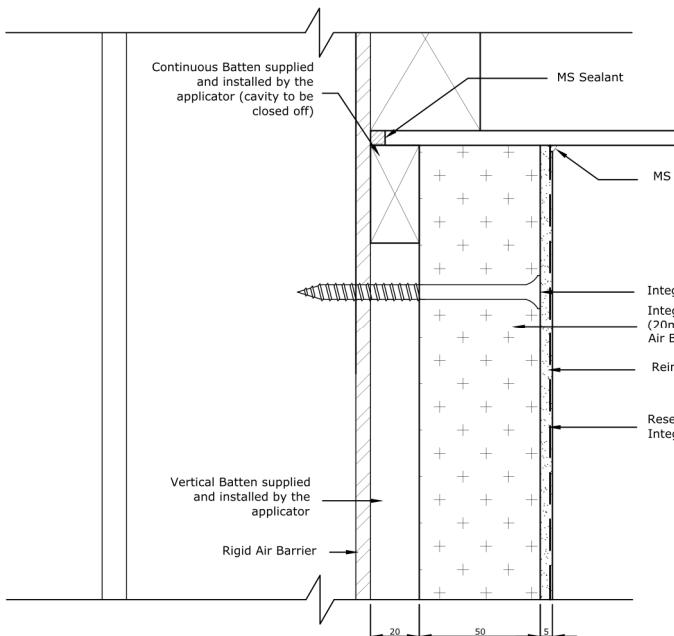
Date Drawing Printed:

Friday, March 15, 2019

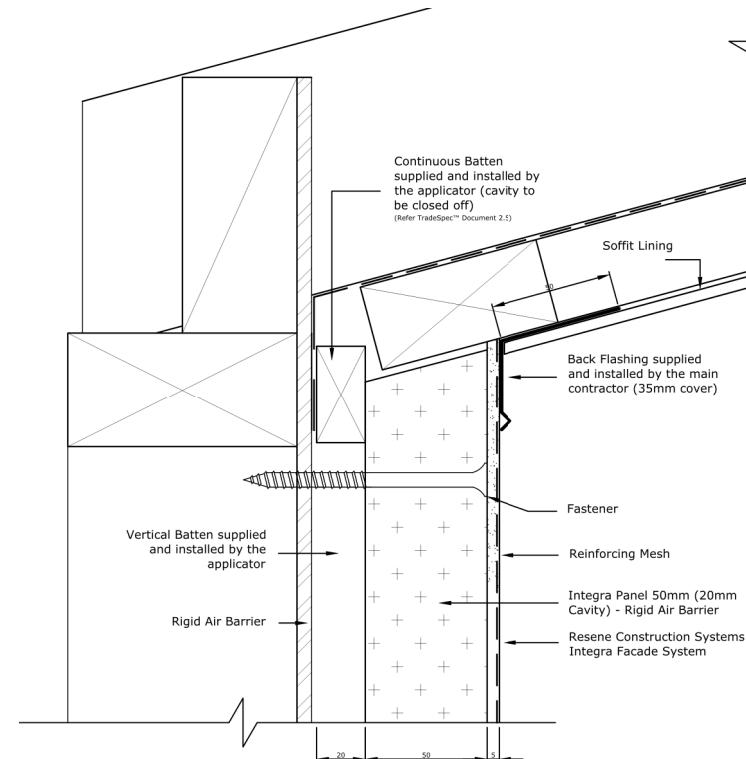
26

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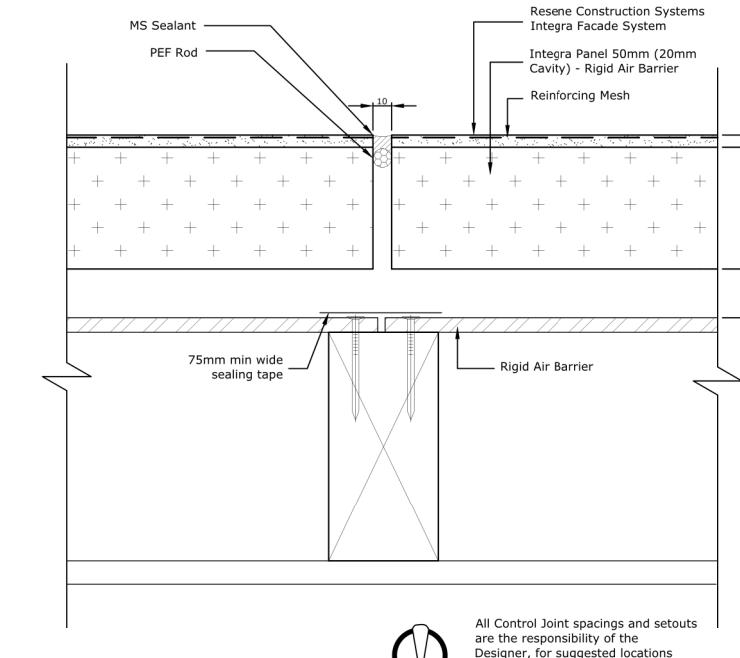
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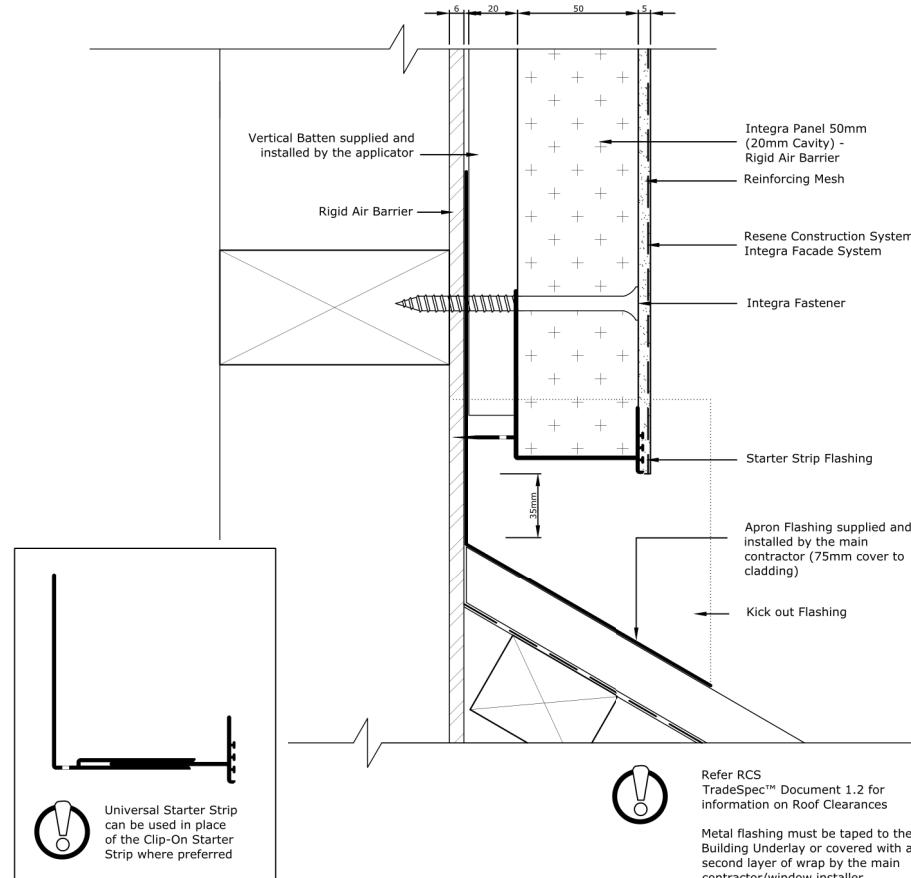
SOFFIT DETAIL



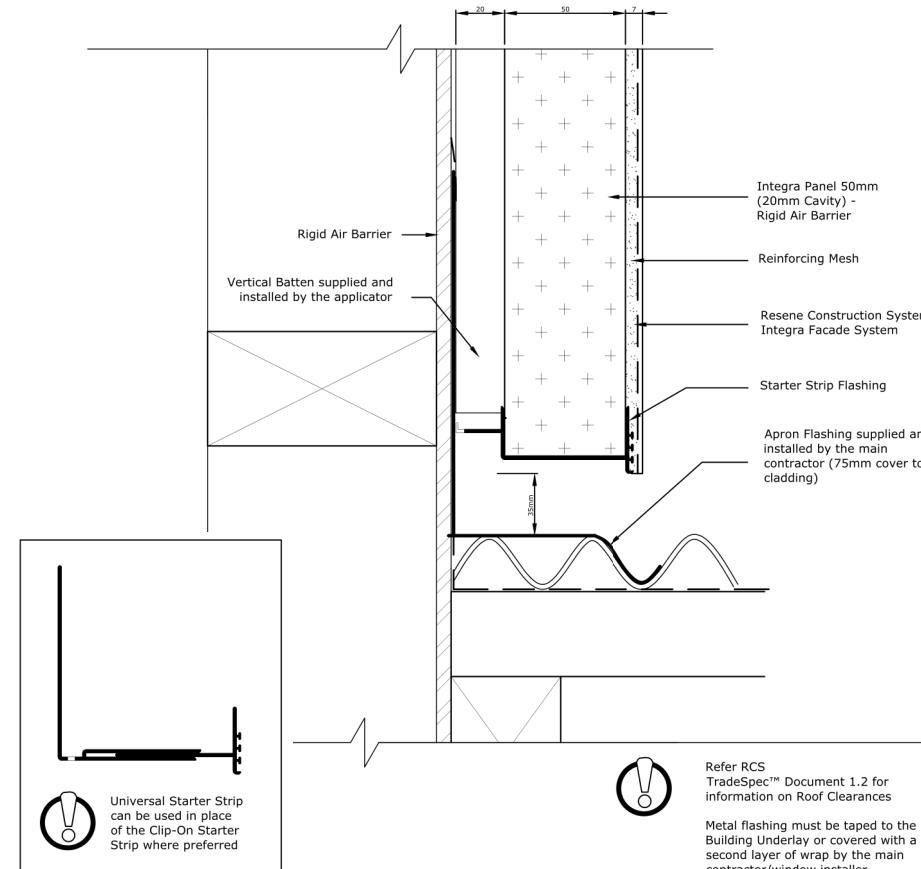
RAKING SOFFIT DETAIL



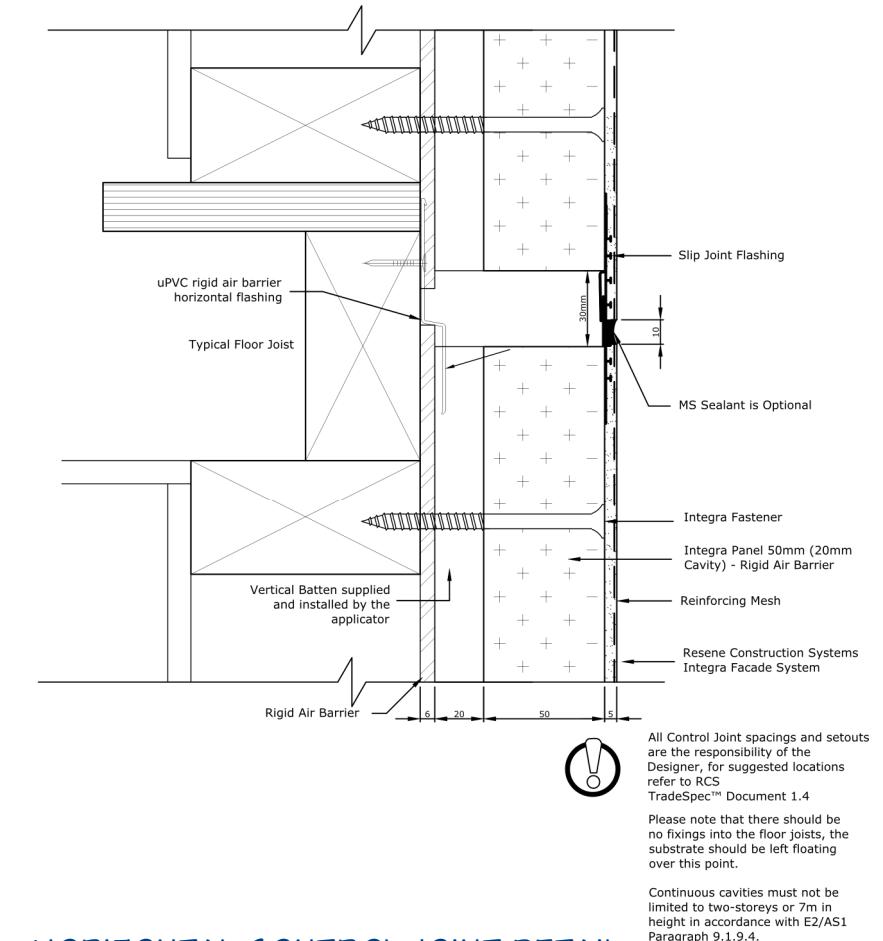
VERTICAL CONTROL JOINT DETAIL



ROOF APRON DETAIL



HORIZONTAL ROOF APRON DETAIL



HORIZONTAL CONTROL JOINT DETAIL



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Drawing Title: Cladding details

Drawing Scale: Not To Scale

Notes:

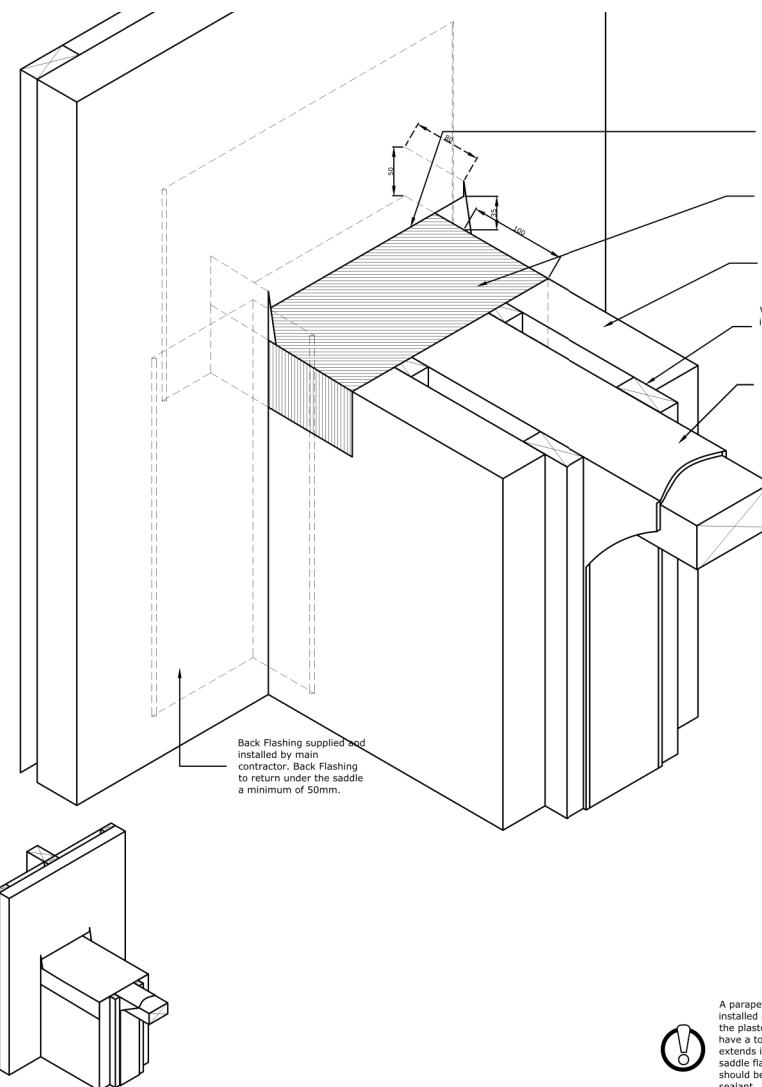
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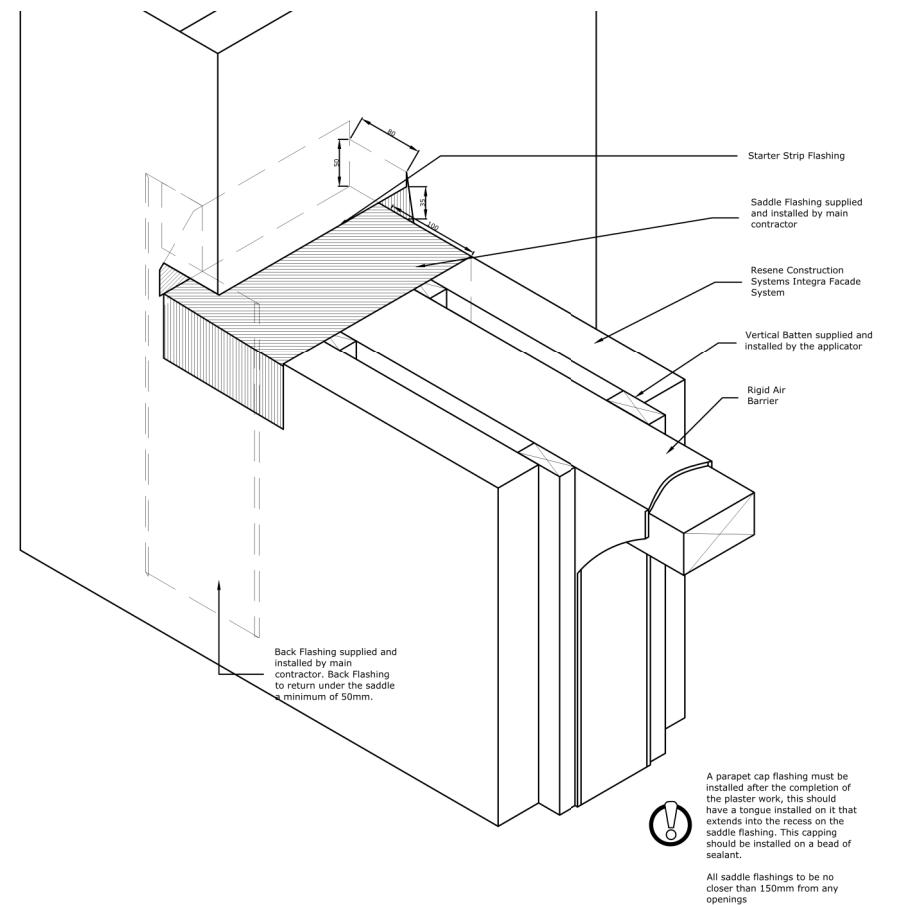
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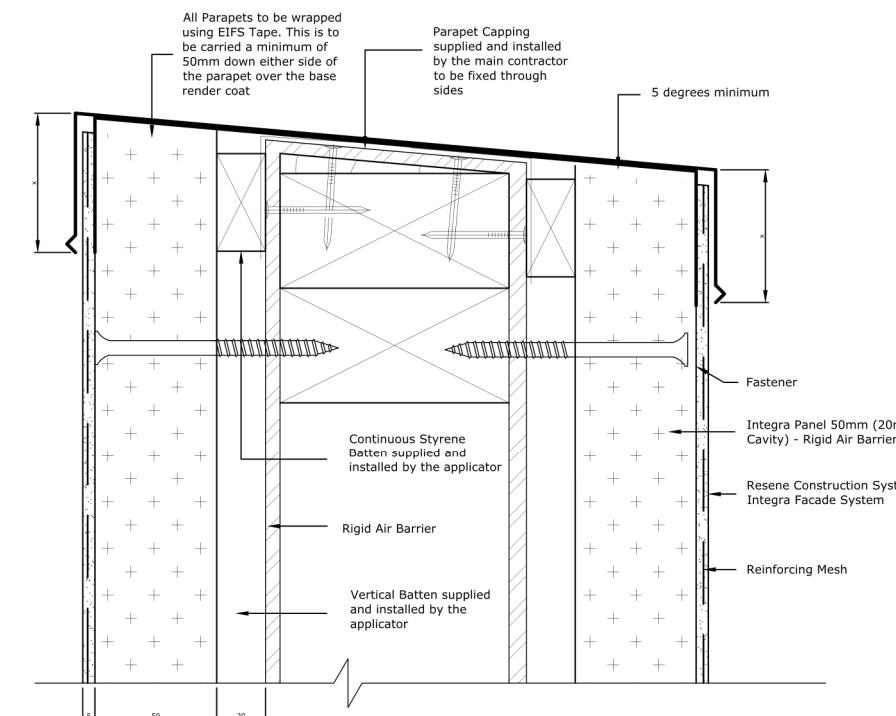


SADDLE FLASHING
(MIDDLE OF ADJOINING WALL)

A parapet cap flashing must be installed after the completion of the plaster work, this should have a tongue installed on it that extends into the recess on the saddle flashing. This capping should be installed on a bead of sealant.
All saddle flashings to be no closer than 150mm from any openings

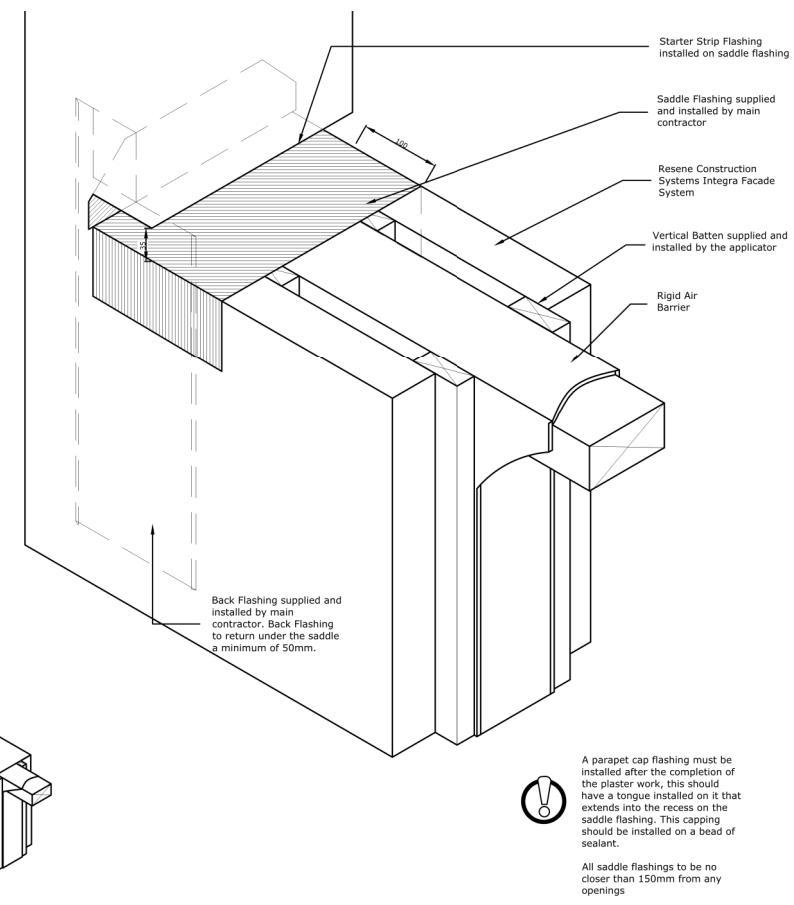


SADDLE FLASHING
(INLINE END OF ADJOINING WALL)



PARAPET CAPPING

Parapet capping (shown as x)
Refer to NZBC E2/A51, Table 7,
50mm in Low, Medium, High wind
zones. 70mm in Very High wind
zones. 90mm in Extra High Wind
Zone and above



SADDLE FLASHING
(INLINE END OF POST)

A parapet cap flashing must be installed after the completion of the plaster work, this should have a tongue installed on it that extends into the recess on the saddle flashing. This capping should be installed on a bead of sealant.

All saddle flashings to be no closer than 150mm from any openings



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Hastings

Drawing Title: Balustrade construction details
Drawing Scale: Not To Scale

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Notes:

Date Drawing Printed:
Friday, March 15, 2019

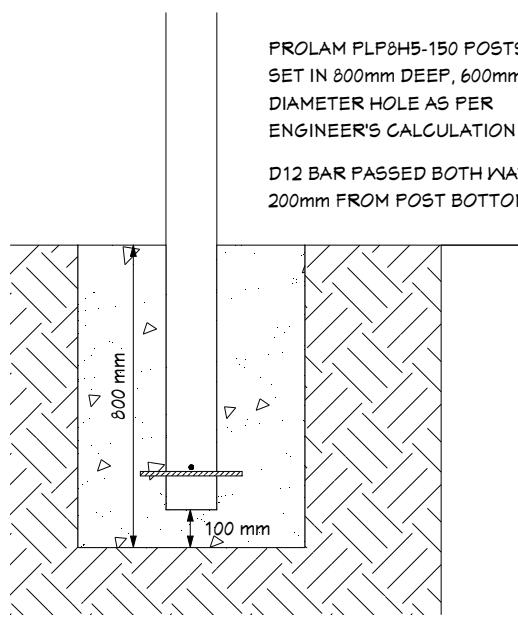
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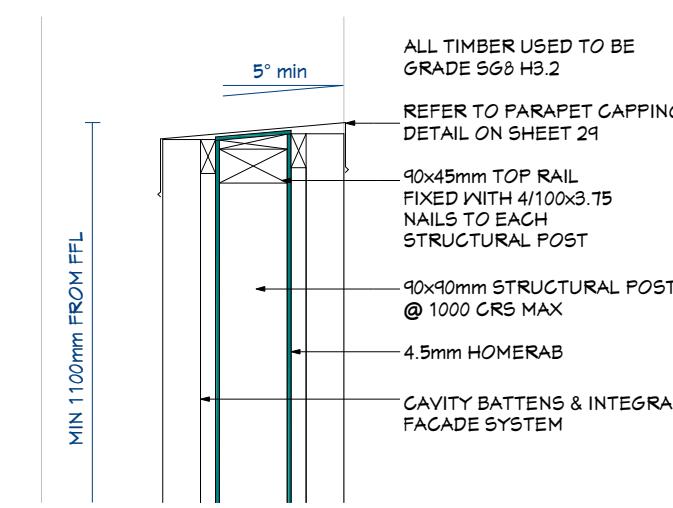
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FACE FIXED BALUSTER POSTS

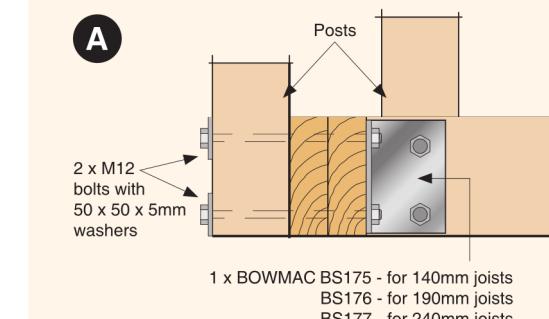
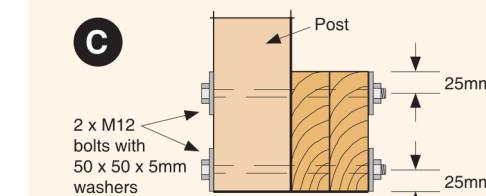
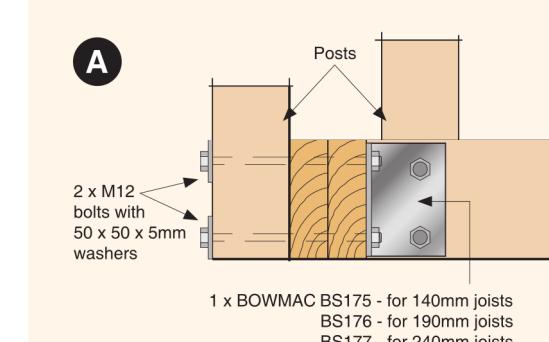
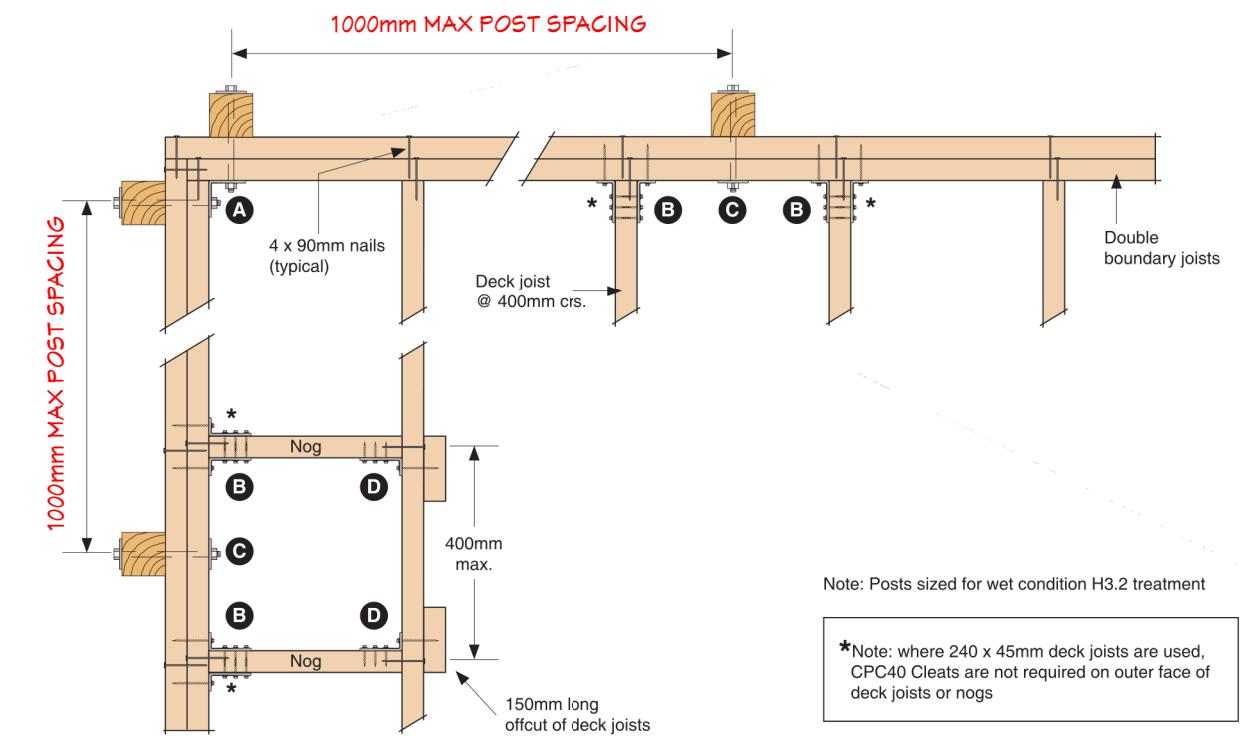
- Assumes a maximum deck live load of 2.0kPa
- Complies with Table 3.3 AS/NZS 1170.1:2002 for horizontal load of 0.75kN/m on handrail
- All fixings are designed to provide adequate rotational stability to the deck system to resist the horizontal load at top of baluster post
- Assumes an approved post and balustrade system is used



POST FOOTING DETAIL
Scale 1:20



BALUSTRADE DETAIL
Scale 1:10



Not To Scale



Homeworx
New homes design and build

Hong Min Education Trust

Brookfields Road/ Sisson Road
Pakowhai
Hastings

Drawing Title: Post & balustrade details

Drawing Scale: As Shown

Notes:
**REV 1- 11.02.19:
SHEET ADDED**

Date Drawing Printed:

Friday, March 15, 2019

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