Approved Building Consent Documents

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

APPROVED
BC190130
03/04/2019
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Napier City Council

Stones Home

CONTENTS	
1	Cover Page
2	Location & Site Plan
3	Floor Plan Layout
4	Dimensioned Floor Plan
5	Elevations
6	Foundation Plan
7	Sections
8	Lintel Plan
9	Electrical & Plumbing Plan
10	Bracing & Finishing Plan
11	Roof contruction details
12	Linea Weatherboards - Details

278 Meeanee Road, Napier

Homeworx
New homes design and build

Stones Secondary Dwelling

278 Meeanee Road
Napier

Drawing Title: Cover Page
Drawing Scale: Not To Scale

Designed by Gordon Sanson
LBP 117656

Notes:

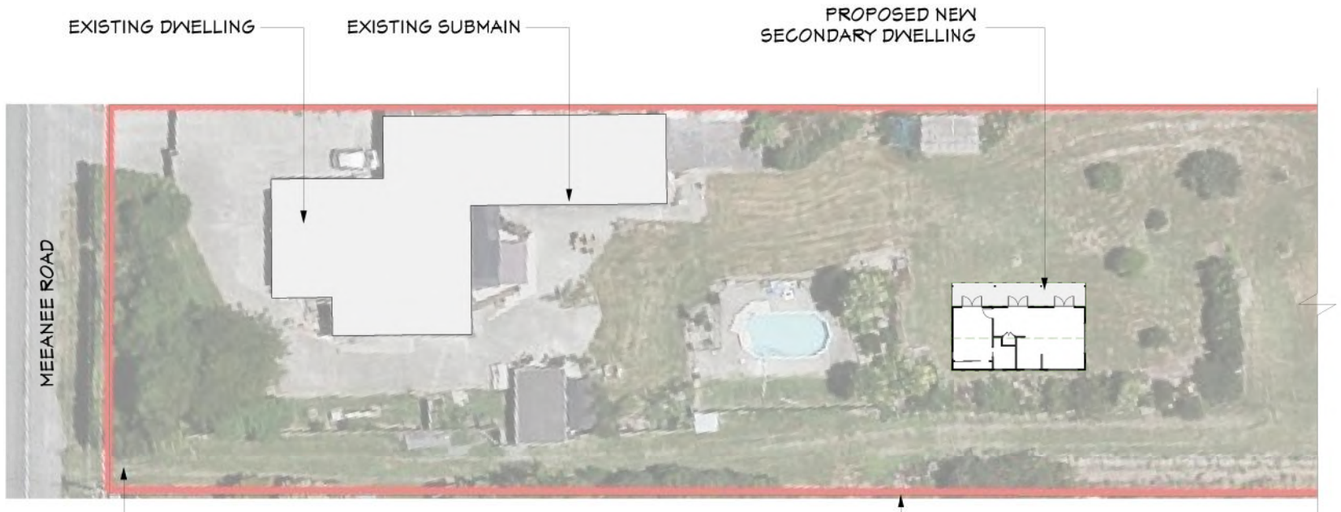
Date Drawing Printed:
Monday, February 25, 2019

1

Homeworx | 336 Meeanee Road, Napier | PO Box 3394 | Onekawa, Napier | P 06-843 8834

278 Meeanee Road
Lot 13 DDP 96
AREA: 0.4046 Ha
EARTHQUAKE ZONE: 3
CORROSION ZONE: C
CLIMATE ZONE: 2
WIND ZONE: HIGH

LOCATION PLAN
Not to Scale



SITE PLAN
Scale 1:500

Homeworx
New homes design and build

Stones Secondary Dwelling 278 Meeanee Road Napier	Drawing Title: Location Plan & Site Plan Drawing Scale: As Shown Designed by Gordon Sanson LBP 117656	Notes:	Date Drawing Printed: Monday, February 25, 2019

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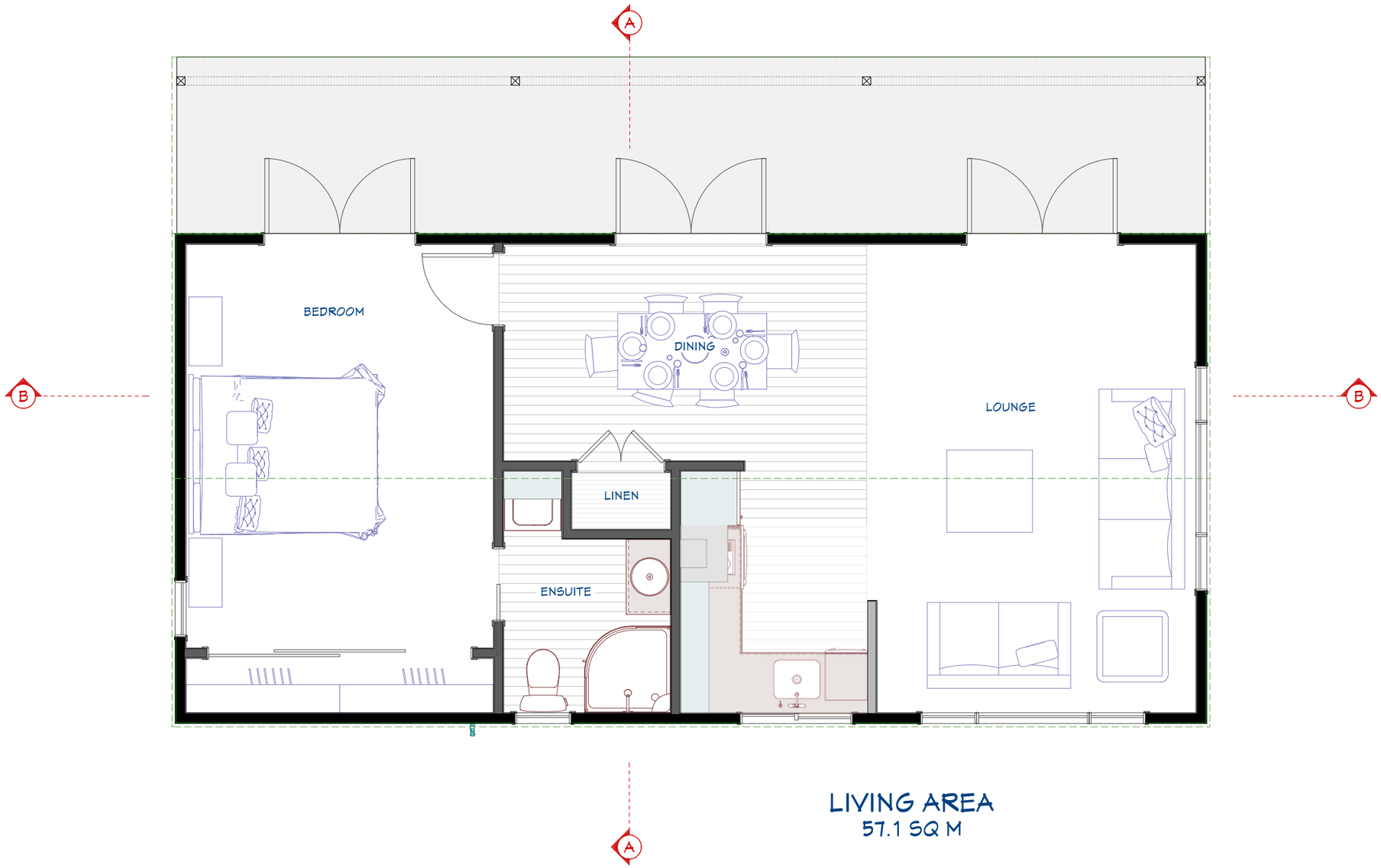
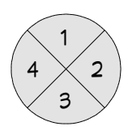


LIVING AREA
57.1 SQ M



ELEVATION REFERENCE

Homeworx
New homes design and build

Stones Secondary Dwelling

278 Meeanee Road
Napier

Drawing Title: Floor Plan
Drawing Scale: 1:50

Designed by Gordon Sanson
LBP 117656

Notes:

Date Drawing Printed:
Monday, February 25, 2019

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Homeworx | 336 Meeanee Road, Napier | PO Box 3394 | Onekawa, Napier | P 06-843 8834

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)
External walls along (East & West):
90x45 H1.2 studs at 600 crs max, dwangs at 800 crs.
External walls across (North & South):
90x45 H1.2 studs at 300 crs max, dwangs at 800 crs.
All internal walls:
90x45 H1.2 studs at 600 crs max, dwangs at 800 crs.
Top Plates: J-Frame Double 90x45 H1.2
Lintels: H1.2, sizing per lintel schedule
Verandah rafters: H3.2 140x45 @ 900 crs
Verandah beam: Prolam PLVL8H3-200100PP - 190x88
Posts: 88 x 88 mm Radiata Finger Jointed Laminated H5

1

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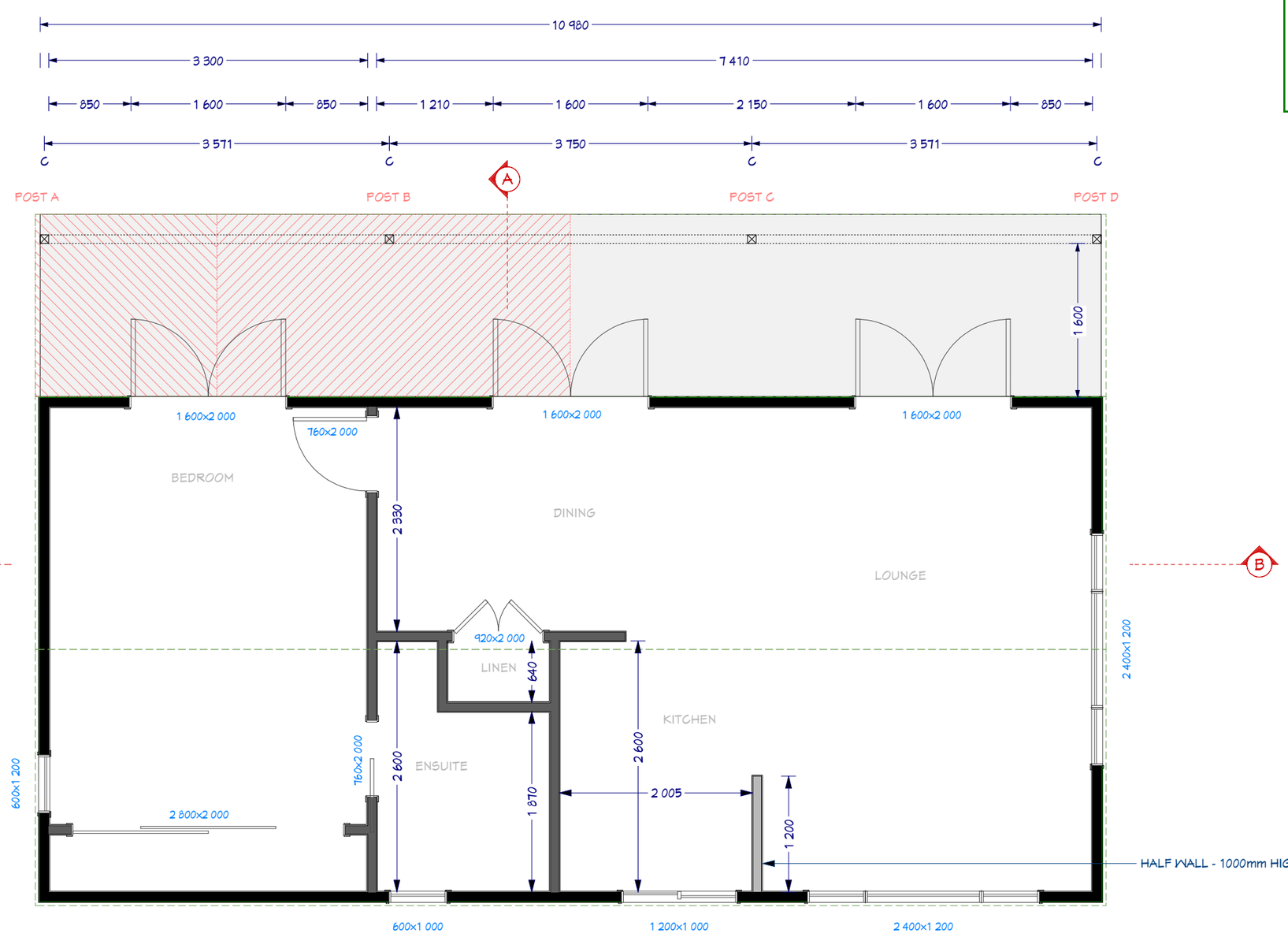

Windzone: High
Roof Type: Light
POST A & D
Supported Roof: 3.6m² (Use 4m²)
Volume of footing concrete required to resist uplift: 0.20m³
Post to Beam Connection: 5.9kN
Post B & C
Supported Roof: 6.9m² (Use 8m²)
Volume of footing concrete required to resist uplift: 0.40m³
Post to Beam Connection: 11.8kN

Homeworx
New homes design and build

Stones Secondary Dwelling

278 Meeanee Road
Napier

Drawing Title: Dimensioned Floor Plan
Drawing Scale: 1:50

Designed by Gordon Sanson
LBP 117656

Notes:
REV 1 - 26.03.19
Stud centers amended

Date Drawing Printed:
Tuesday, 26 March 2019

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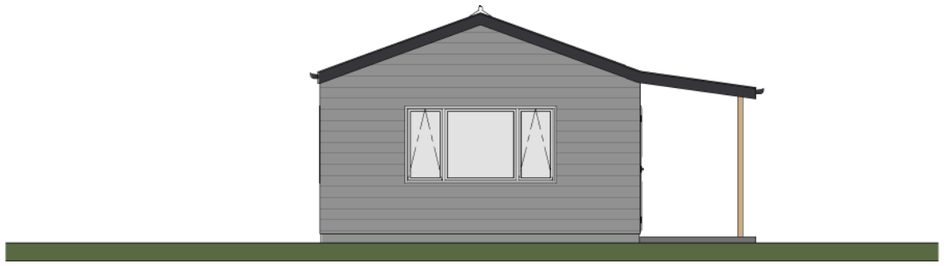
ELEVATION 1

ELEVATION MATRIX	ALL ELEVATIONS	
Wind Zone	High	1
Number of Storeys	Low	0
Roof/Wall Intersection	Medium	1
Eaves Width	0 - 100	5
Envelope Complexity	Low	0
Deck Design	Low	0
Total		7

Cladding: Direct fixed Linea weatherboards

ELEVATION 2



Colorsteel corrugate roofing

Axent fascia and colorsteel gutter to PVC downpipes

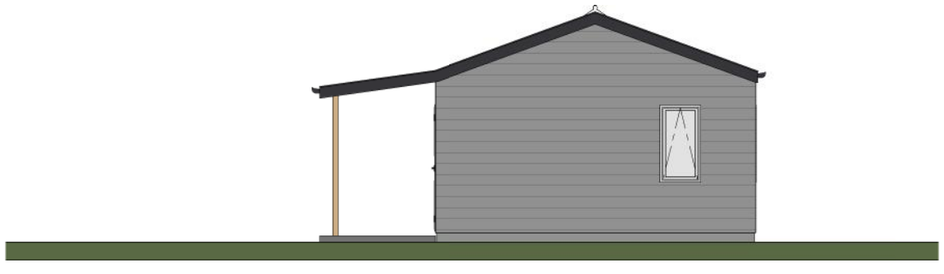
Powdercoated aluminiun joinery with tinted double glazing

James Hardie weatherboard wall cladding

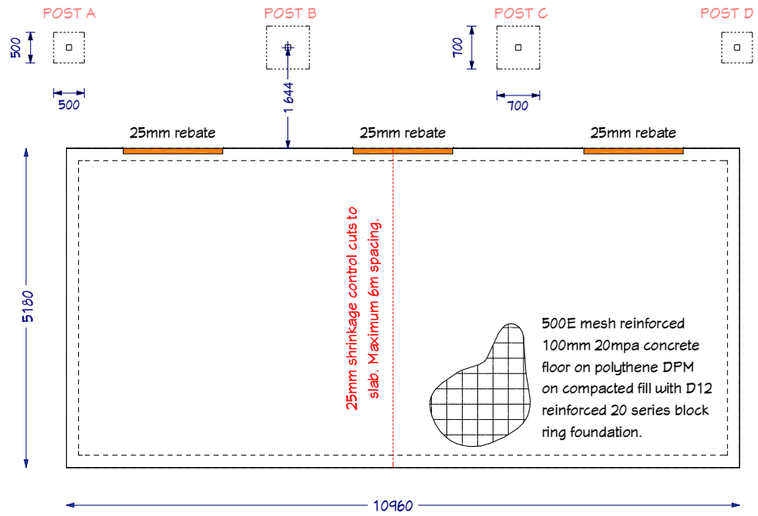
Insulated concrete floor

ELEVATION 3

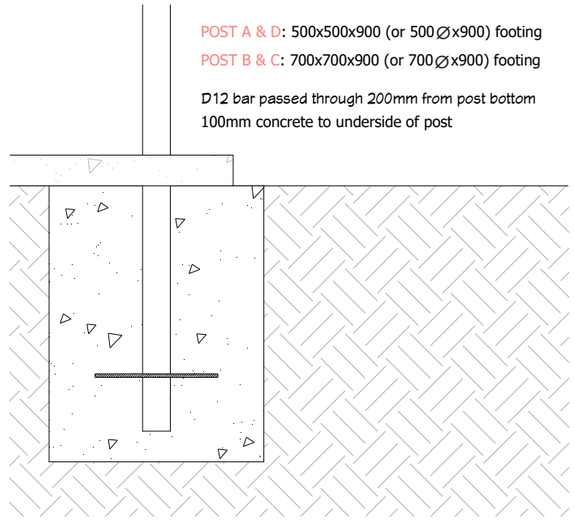
ELEVATION 4



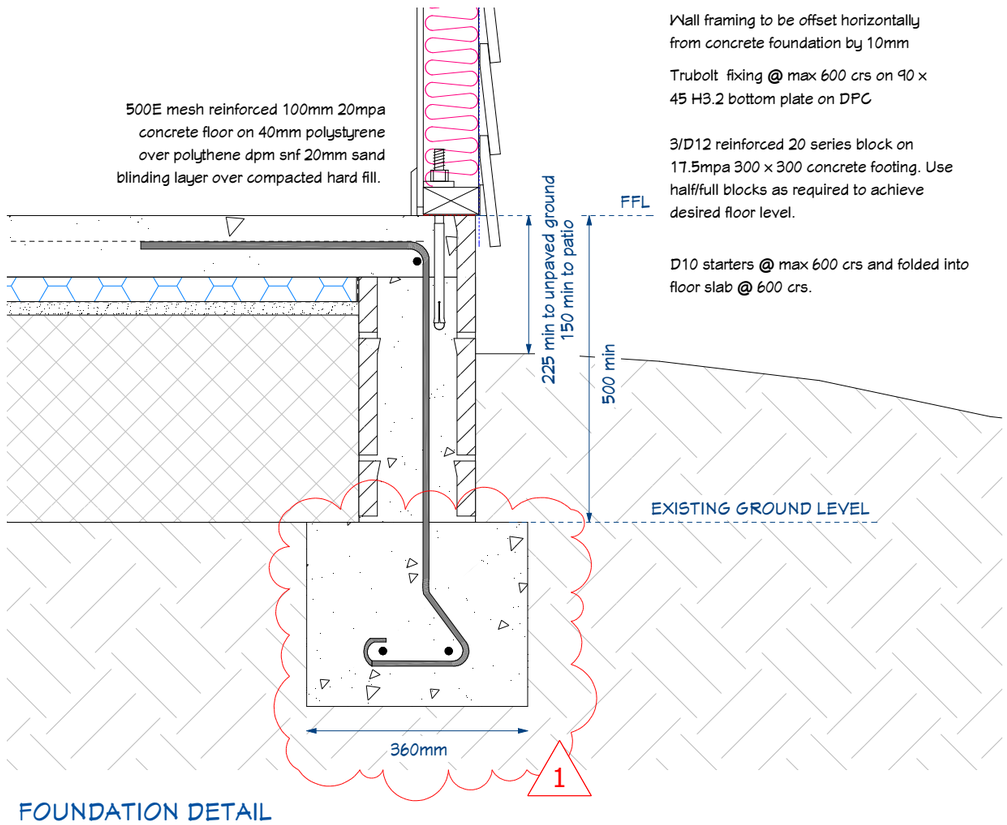
Windows to NZS4211:2008; Glazing to NZS4223.3 2016
All exterior joinery to be standard IGU double glazing units
Safety glazing to comply with NZS4229:1999 part 3 as modified by NZBC Acceptable Solution F2/AS1



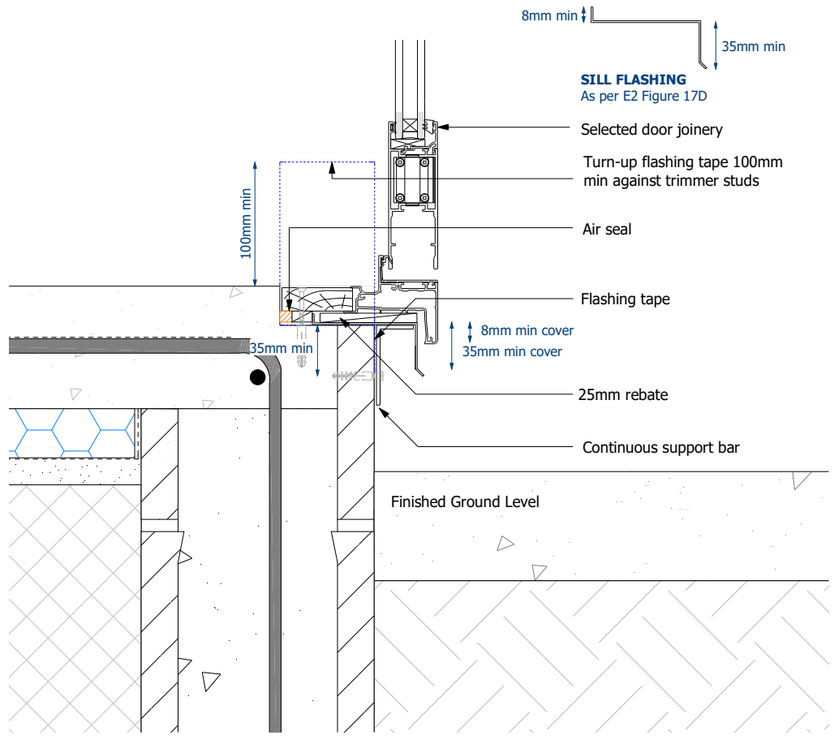
FOUNDATION PLAN
Scale 1:100



POST FOOTING DETAIL
Scale 1:20



FOUNDATION DETAIL
Scale 1:10



DOOR REBATE DETAIL
Scale 1:5

Homeworx
New homes design and build

Stones Secondary Dwelling

278 Meeanee Road
Napier

Drawing Title: Foundation Plan & details
Drawing Scale: As shown

Designed by Gordon Sanson
LBP 117656

Notes:
REV 1 - 26.03.19
Footings amended

Date Drawing Printed:
Tuesday, 26 March 2019

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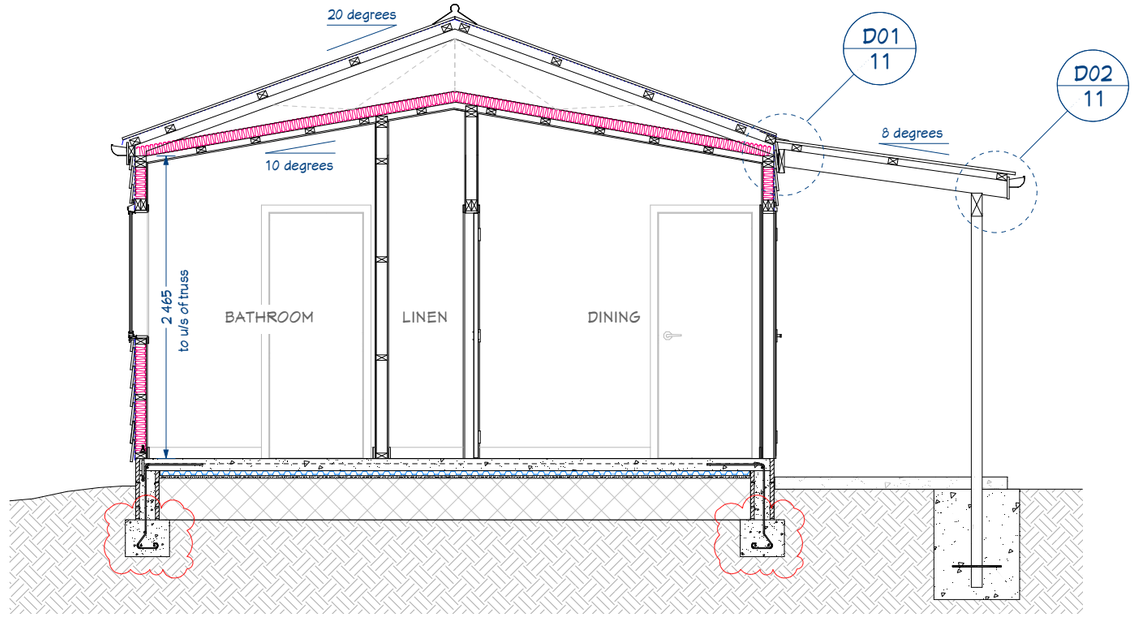
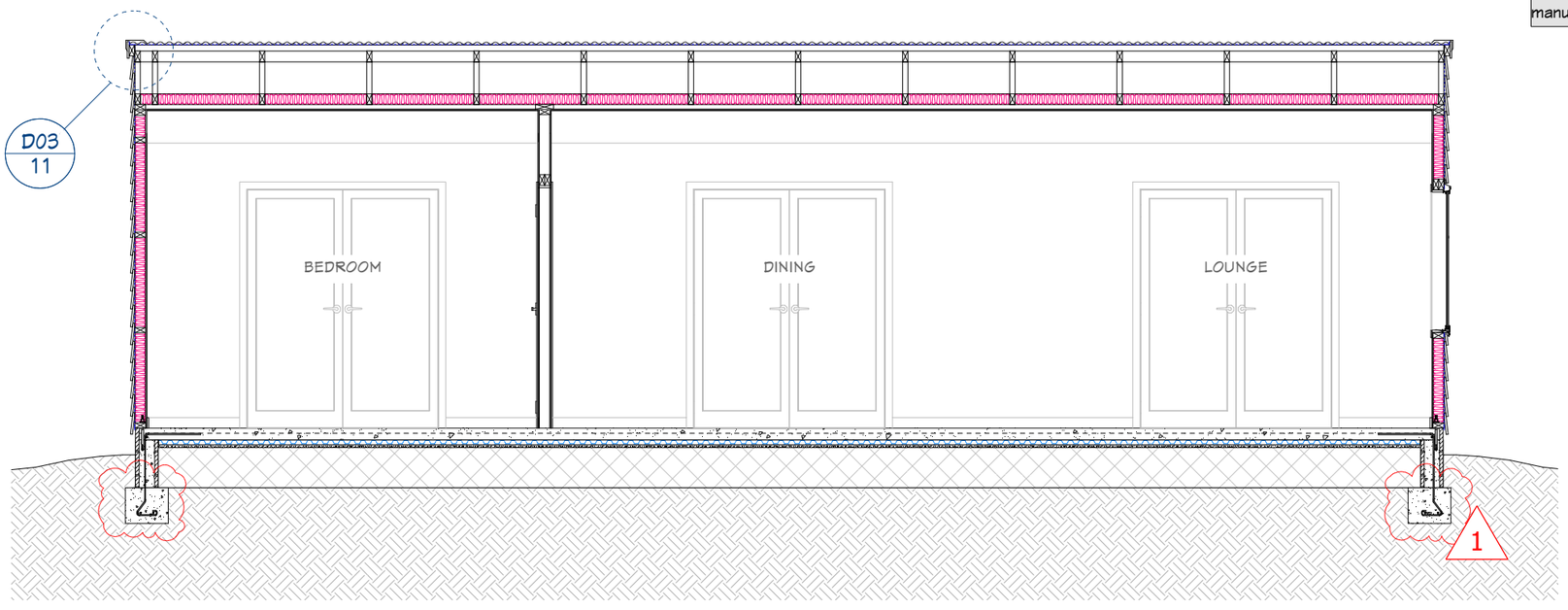


CROSS SECTION A-A



CROSS SECTION B-B

ROOF: Colorsteel Corrugate 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.

CEILINGS: 10mm gib ultraline ceilings on 75x40mm H1.2 radiata battens @ max 450 crs fixed to truss bottom chord. R3.6 batt ceiling insulation. Square stopped scotia. 30mm bevel MDF scotia to wardrobes and cupboards.

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

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

FLOOR: 500E mesh reinforced 100mm concrete floor over 40mm polystyrene rigid insulation over DPM and compacted fill with D12 steel reinforced 300 x 300mm concrete footing.

CLADDING: Linea weatherboards direct fixed over masons barricade building wrap.

WINDOWS: Powder coated aluminium joinery, double glazed with glass type per elevations. 18mm pine reveals with 60mm bevel edge architraves. 2000 standard head height.

VERANDAH: 140x45 SG8 rafters @ 900 CRS on Prolam PLVL8H3-200100PP - 190x88 verandah beam & 4 / 88 x 88 mm Radiata Finger Jointed Laminated H5 Posts

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

Homeworx
New homes design and build

Stones Secondary Dwelling

278 Meeanee Road
Napier

Drawing Title: Sections
Drawing Scale: 1:50

Designed by Gordon Sanson
LBP 117656

Notes:
REV 1 - 26.03.19
Footings amended

Date Drawing Printed:
Tuesday, 26 March 2019

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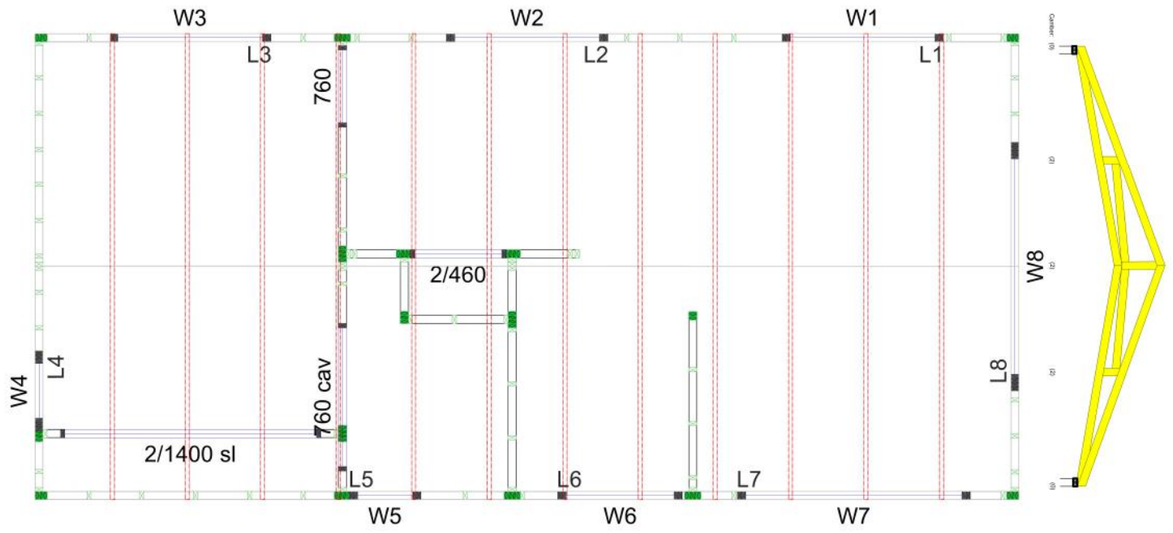

Rough Opening Schedule - Level 1				
Qty	Name	Height x Width	Fin. Height	Lintel Size
1	L1 - W1	2015 x 1615	2015	1-PLL150
1	L2 - W2	2015 x 1615	2015	1-PLL150
1	L3 - W3	2015 x 1615	2015	1-PLL150
1	L4 - W4	1215 x 615	2015	2-90x45 MSG8 H12
1	L5 - W5	1015 x 615	2015	2-90x45 hyCHORD H12
1	L6 - W6	1015 x 1215	2015	1-PLL150
1	L7 - W7	1215 x 2415	2015	1-PLL200
1	L8 - W8	1215 x 2415	2015	1-PLL200
1	760	2035 x 815	2035	(None)
1	760 cav	2075 x 1550	2075	(None)
1	2/460	2035 x 975	2035	(None)
1	2/1400 sl	2080 x 2820	2080	(None)

Homeworx
New homes design and build

Stones Secondary Dwelling

278 Meeanee Road
Napier

Drawing Title: Trusses & lintels plan
Drawing Scale: Not to scale

Designed by Gordon Sanson
LBP 117656

Notes:

Date Drawing Printed:
Monday, February 25, 2019

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LEGEND

●	LED DOWNLIGHT LIGHT- INT
○	LED WALL MOUNTED LIGHT - EXT
1	SINGLE LIGHT SWITCH
2	DOUBLE LIGHT SWITCH
3	TRIPLE LIGHT SWITCH
1 ▷	SINGLE OUTLET
2 ▷	DOUBLE OUTLET
TV ▶	TV
V&D ▶	VOICE & DATA
AC ▶	AIR CONDITIONING
⊠	BATHROOM FAN
▬	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 F7/AS1

RHEEM Optima 913 180 15 MAINS PRESSURE WATER HEATER TO BE INSTALLED AS PER MANUFACTURER'S INSTALLATION MANUAL

ALL LIGHTING TO COMPLY WITH G8 1

FOULWATER DESIGN
TO AS/NZS3500.2

BATHROOM
Basin: 1 fixture unit
Shower: 2 fixture units
WC Pan: 6 fixture units
Washing Machine: 5 fixture units

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

DRAINAGE
Total 20 fixture units
= 100mm @ 1:60 fall

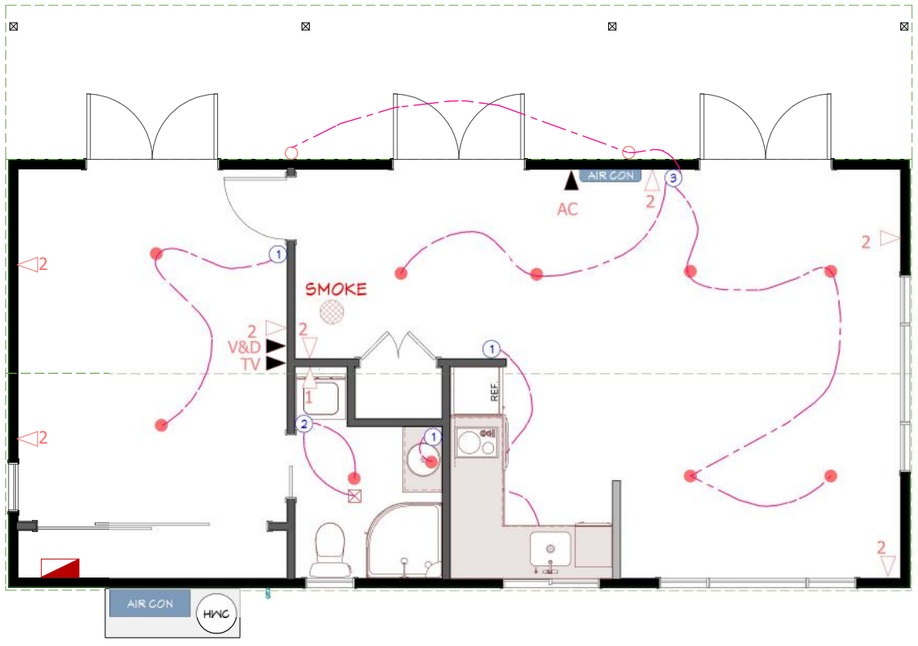
NOTE:
100mm pipes to be min. 1:60 fall
Pipes <100mm to be min. 1:40 fall
All drains in slab to be min. 65mm
Terminal Vent 50mm

FIXTURE PIPE SIZES:
Sink: 50mm
Vanity: 50mm
Shower: 50mm
Washing machine: 50mm
Water closet pan: 100mm

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

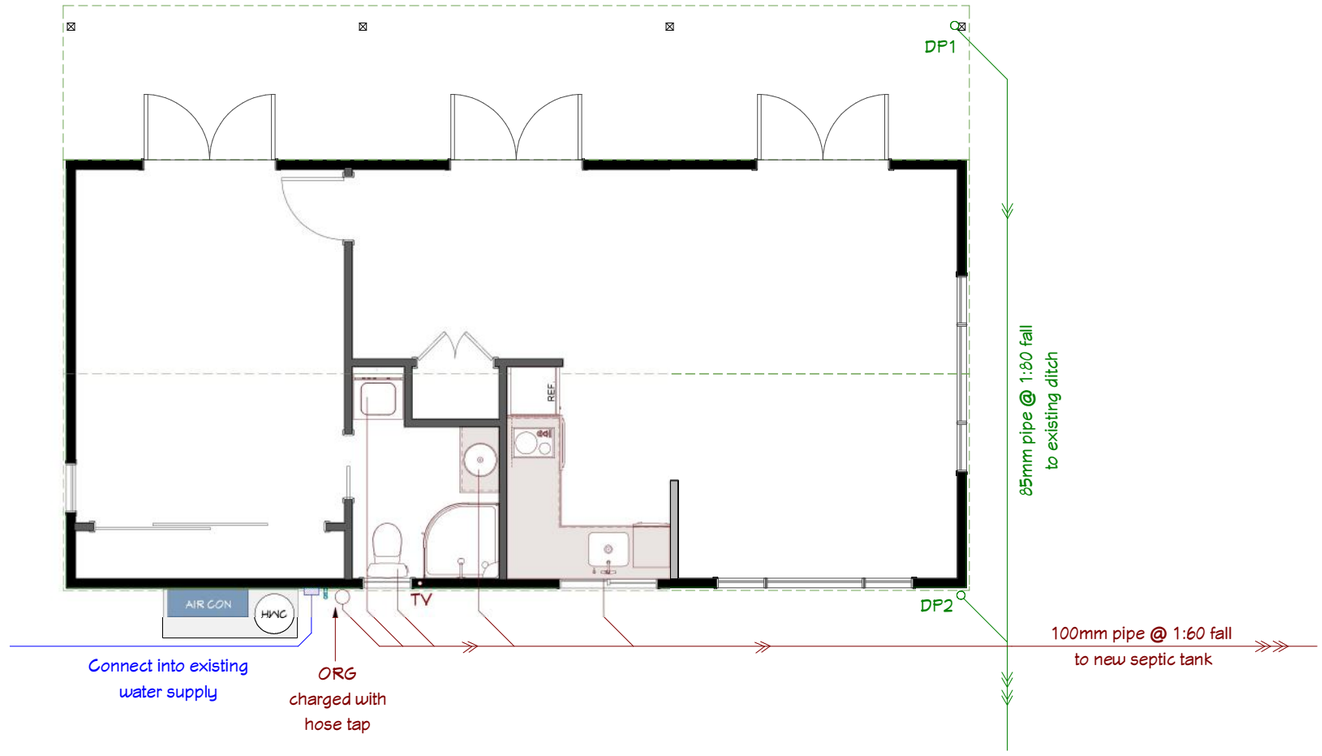
STORMWATER DESIGN TO NZBC E1/AS1
dp1 catchment 52 m²
dp2 catchment 31.2 m²
(85mm downpipes pipe to be used)

MODIFIED CATCHMENT AREA
0.01 x (total roof area 83.2 m²) x rainfall 85mm = 71
Therefore use 85mm pipe @ 1:80 fall



ELECTRICAL PLAN

Owner to confirm placement on site prior to wiring



PLUMBING PLAN

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

Homeworx
New homes design and build

Stones Secondary Dwelling

278 Meeanee Road
Napier

Drawing Title: Electrical & Plumbing Plan
Drawing Scale: 1:75

Designed by Gordon Sanson
LBP 117656

Notes:
REV 1 - 02.04.19
Note added

Date Drawing Printed:
Tuesday, 2 April 2019

9

FINISHES KEY

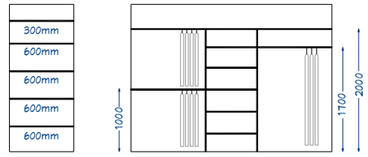
- Carpet (to bedroom and lounge)
- Laminate (to kitchen, dining and bathroom)

DOOR HARDWARE

- A — Passage Door Hardware
- B — Sliding Door Hardware
- C — Dummy Door Hardware (Free turning)
- Wall Mounted Doorstop
- Wall Mounted Latch Back Doorstop

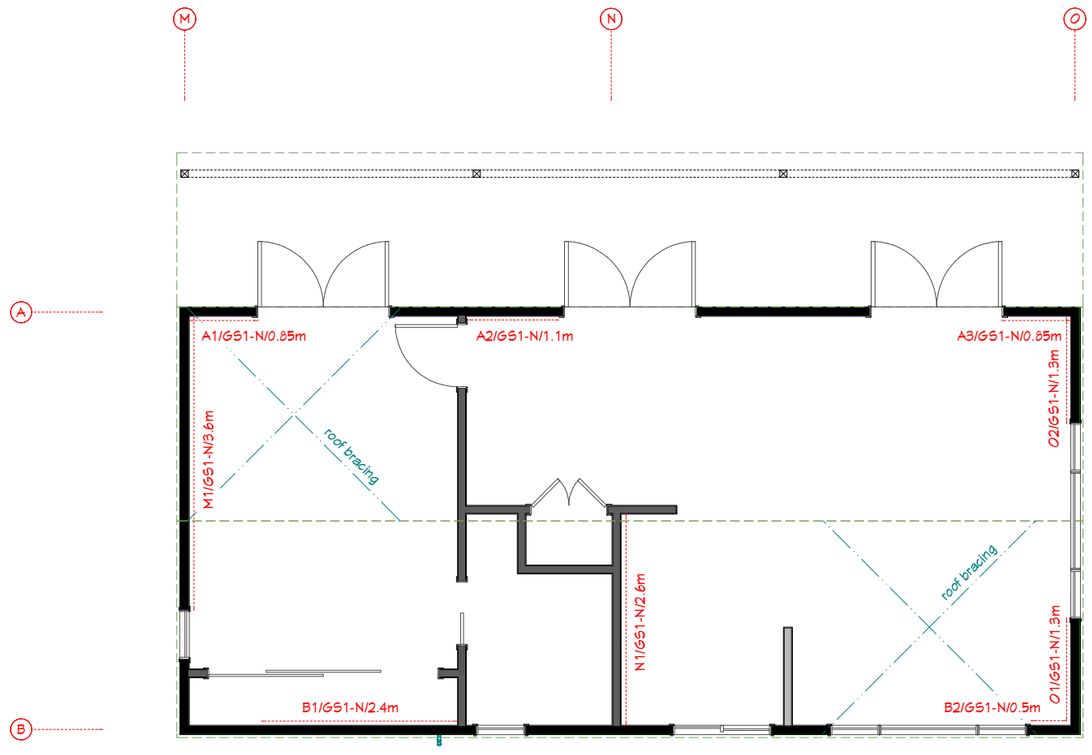
THERMAL ENVELOPE		
wall area - West	17.29	sq m
window & door area - West	9.60	sq m
wall area - North	9.44	sq m
window & door area - North	2.88	sq m
wall area - East	22.12	sq m
window & door area - East	4.68	sq m
wall area - South	11.60	sq m
window & door area - South	0.72	sq m

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

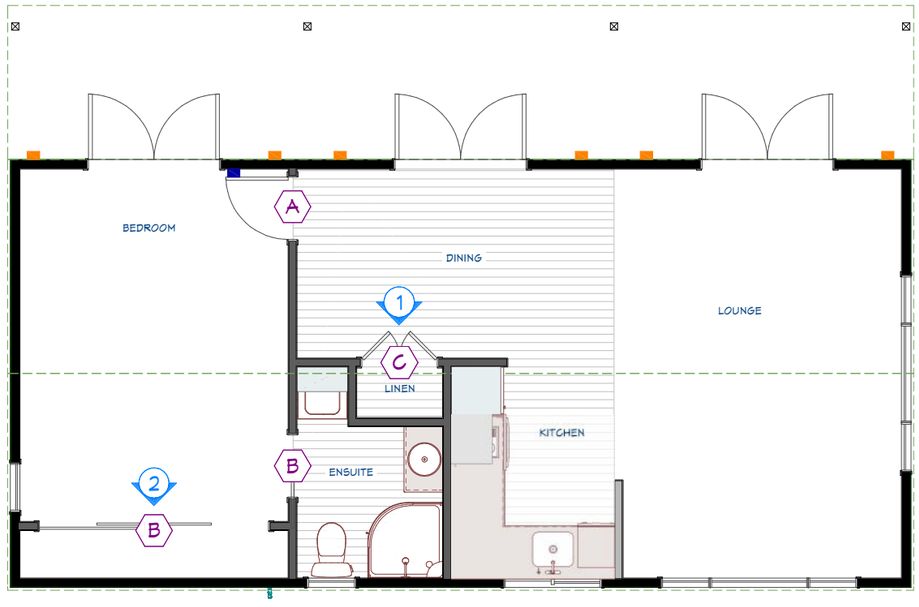


Shelves 1
UT pine slats

Shelves 2
Paint finish MDF
All shelves to be 300mm wide



BRACING PLAN



FINISHES PLAN

Homeworx
New homes design and build

Stones Secondary Dwelling

278 Meeanee Road
Napier

Drawing Title: Bracing & Finishes Plan
Drawing Scale: 1:75

Designed by Gordon Sanson
LBP 117656

Notes:
Refer to bracing calculations

Date Drawing Printed:
Tuesday, 26 March 2019

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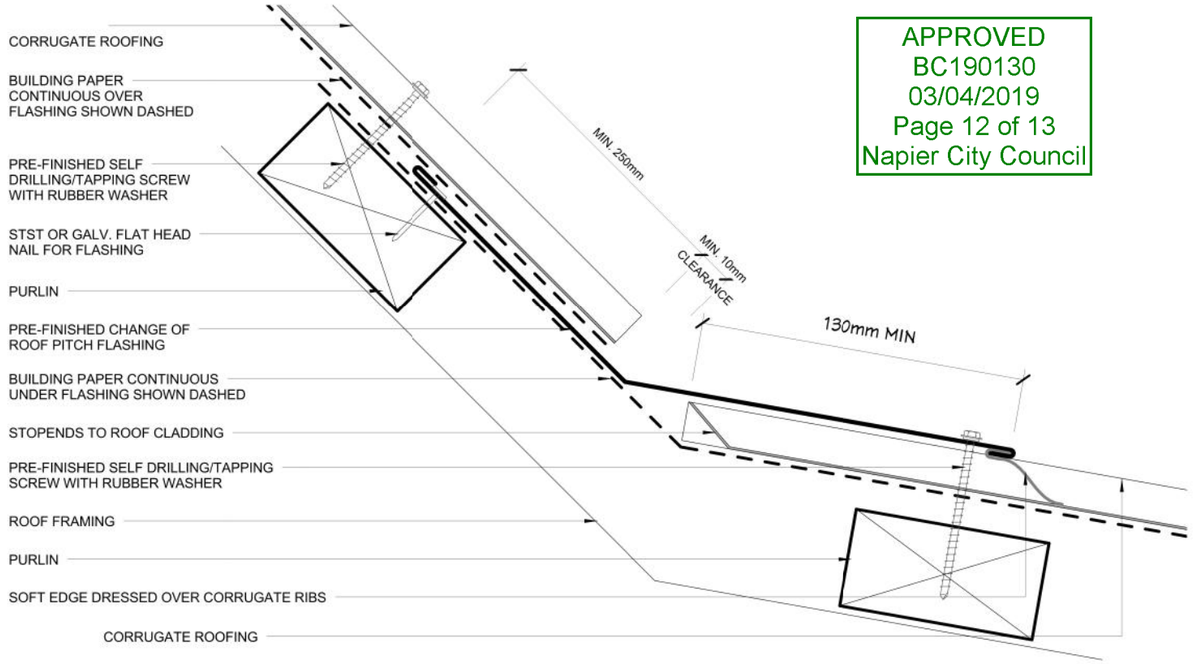
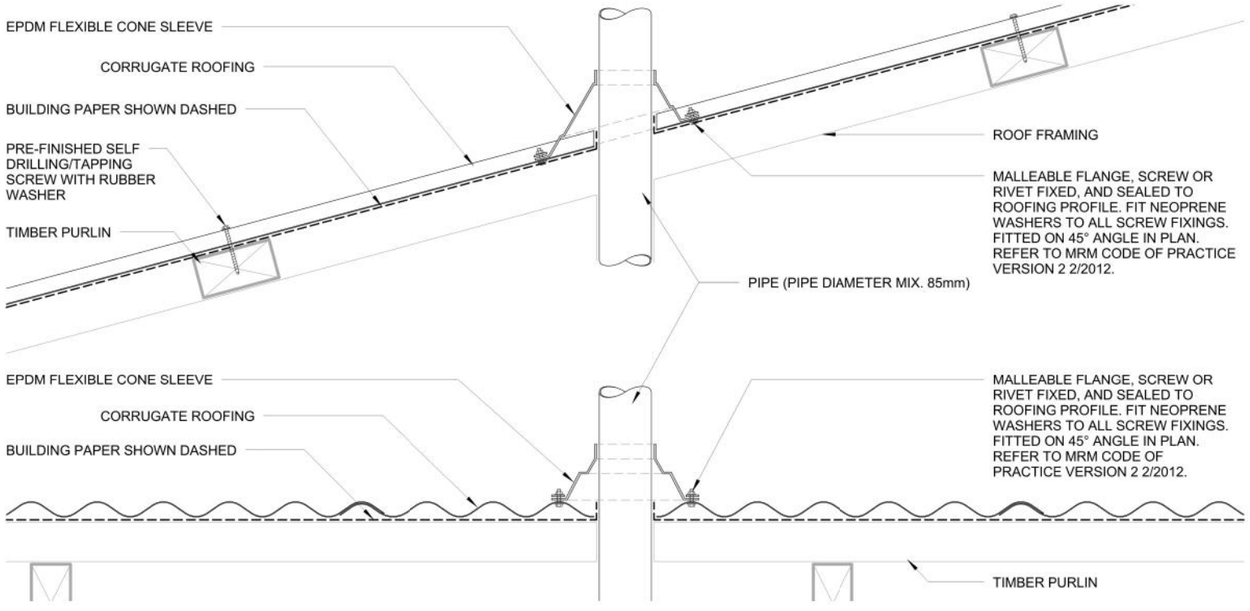


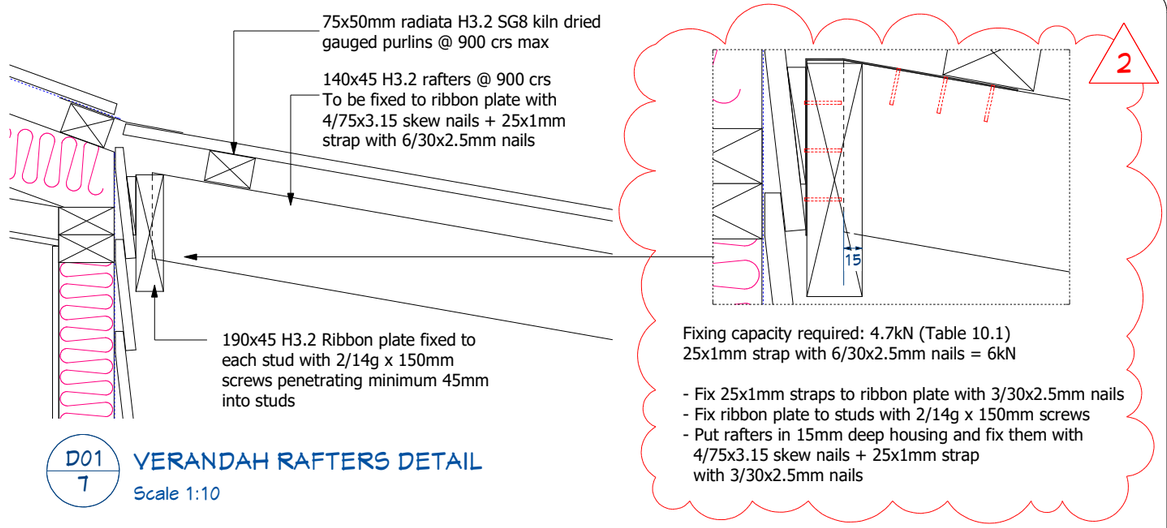
CHANGE OF ROOF PITCH DETAIL

Not to scale



PIPE PENETRATION DETAIL

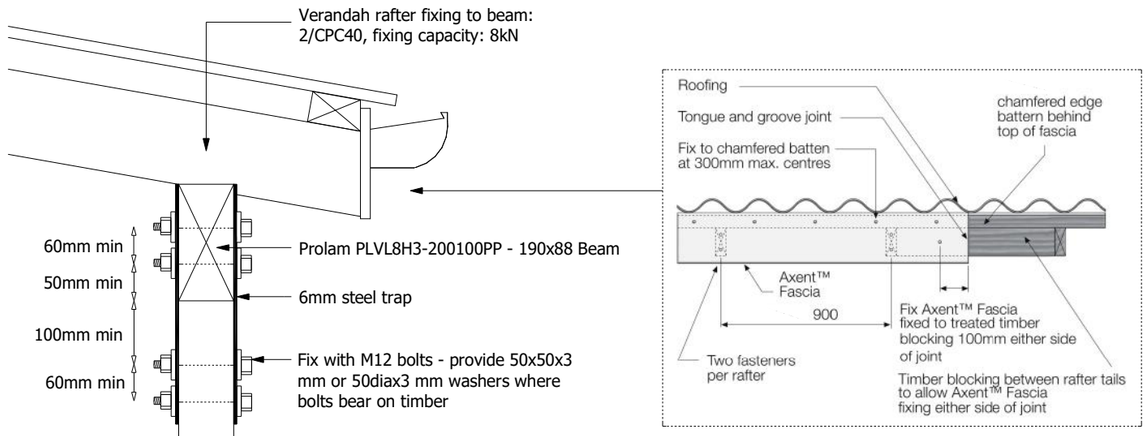
Not to scale



D01 / 7

VERANDAH RAFTERS DETAIL

Scale 1:10



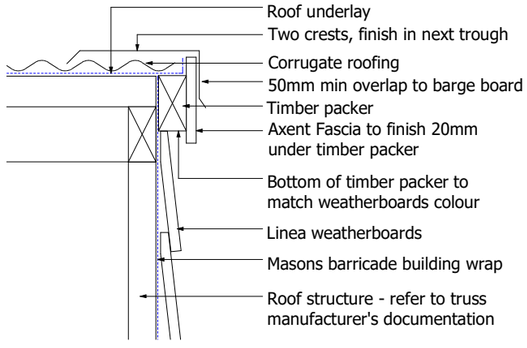
D02 / 7

POST TO BEAM CONNECTION DETAIL

Scale 1:10

AXENT FASCIA MANUFACTURER'S INSTALLATION DETAIL

Not to scale



D03 / 7

BARGE DETAIL

Scale 1:10

Homeworx
New homes design and build

Stones Secondary Dwelling

278 Meeanee Road
Napier

Drawing Title: Roof details
Drawing Scale: As shown

Designed by Gordon Sanson
LBP 117656

Notes:
REV 1 - 26.03.19
Details 01, 02, 03 amended (rafter fixings and drip edge)
REV 2 - 02.04.19
Detail & note added

Date Drawing Printed:
Tuesday, 2 April 2019

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BC190130
03/04/2019
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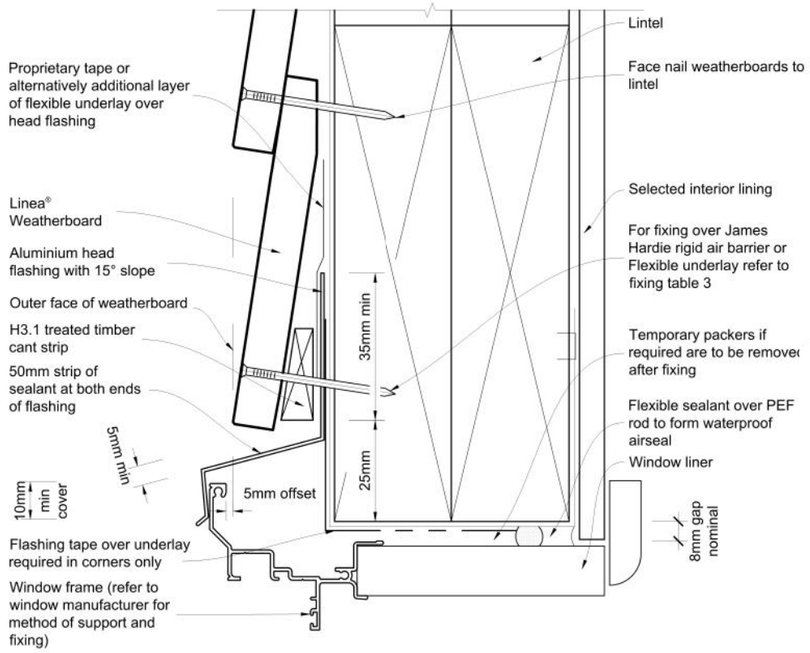
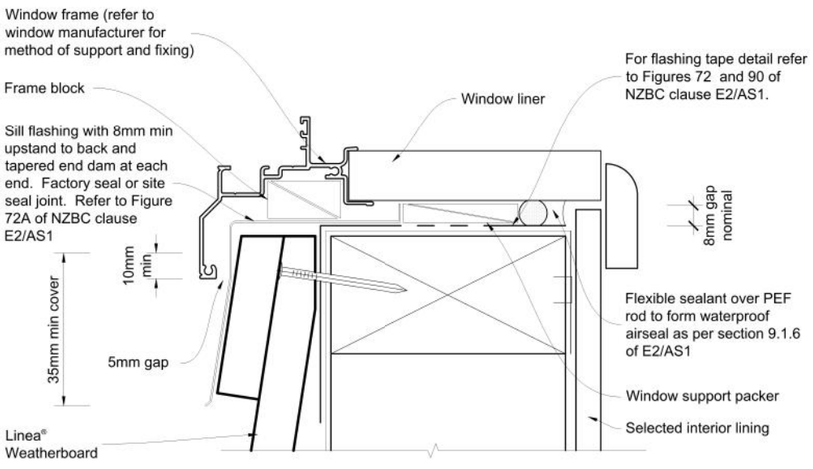


Note:
When James Hardie rigid air barrier is used flashing tape to be applied to the entire window opening.
Sealant must be installed between head flashing and window flange in VH wind zones. Refer Figure 71 of E2/AS1

WINDOW HEAD DETAIL

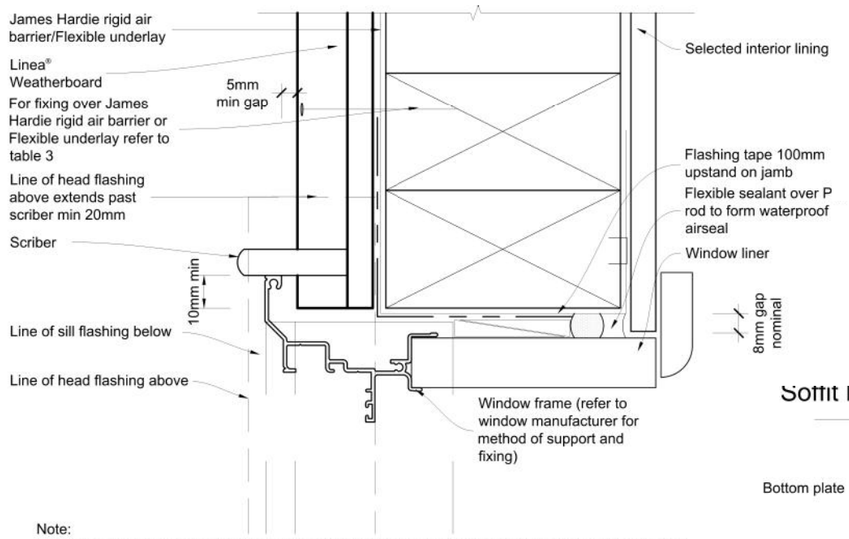


General notes for materials selection

1. Flashing materials must be selected based on environmental exposure, refer to NZS 3604 and Table 20 of NZBC clause E2/AS1.
2. Flexible underlay must comply with acceptable solution E2/AS1.
3. Flashing tape must have proven compatibility with the selected flexible underlay/James Hardie rigid air barrier and other materials with which it comes into contact.

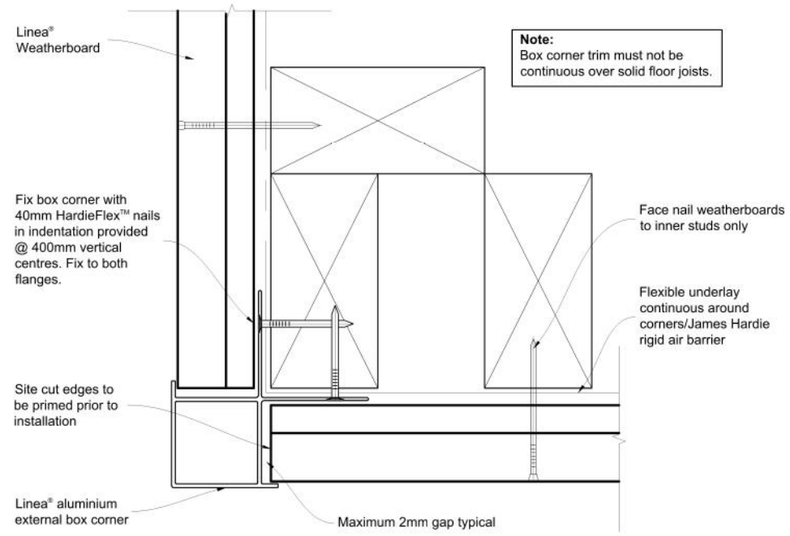
Refer to the manufacturer or supplier for technical information for these materials.

WINDOW SILL DETAIL

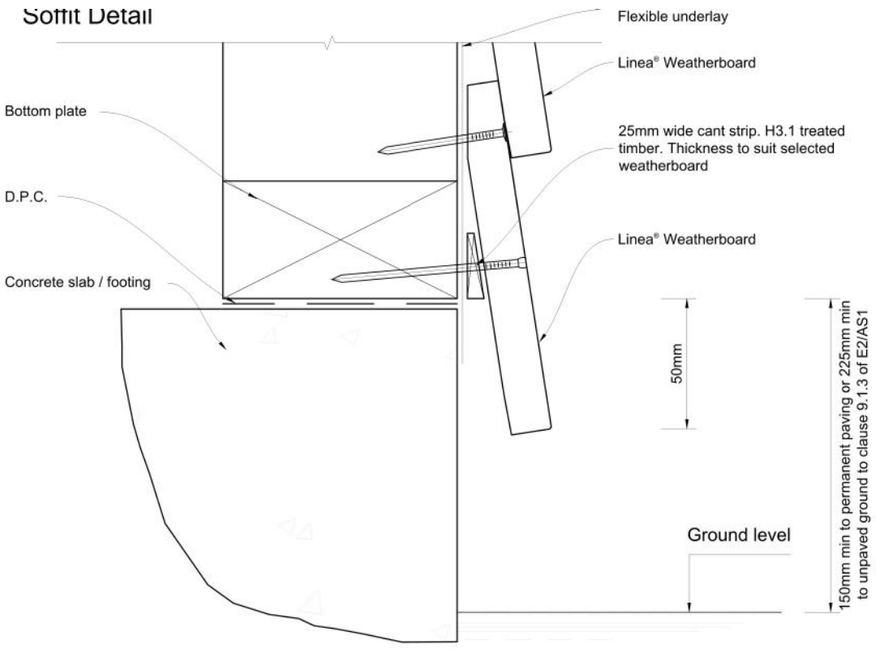


Note:
When James Hardie rigid air barrier is used flashing tape to be applied to the entire window opening.
Alternatively window jamb can be formed as per E2/AS1 with jamb battens.

WINDOW JAMB DETAIL



EXTERNAL CORNER DETAIL



BASE OF WALL DETAIL

Homeworx
New homes design and build

Stones Secondary Dwelling

278 Meeanee Road
Napier

Drawing Title: Linea Weatherboard details
Drawing Scale: Not to scale

Designed by Gordon Sanson
LBP 117656

Notes:

Date Drawing Printed:
Monday, February 25, 2019

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