

All fixings and materials  
must be suitable for use  
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BC180675  
17/08/2018  
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# Approved Building Consent Documents

PLEASE NOTE

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

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# Irene Cahill and Gunnar Kaschka



# New Westshore Home



Irene Cahill and Gunnar Kaschka  
170 Charles Street  
Westshore  
Napier

Drawing Title:

Drawing Scale:

Designed by Gordon Sanson  
LBP 117656

Notes:

Date Drawing Printed:

Sunday, July 15, 2018

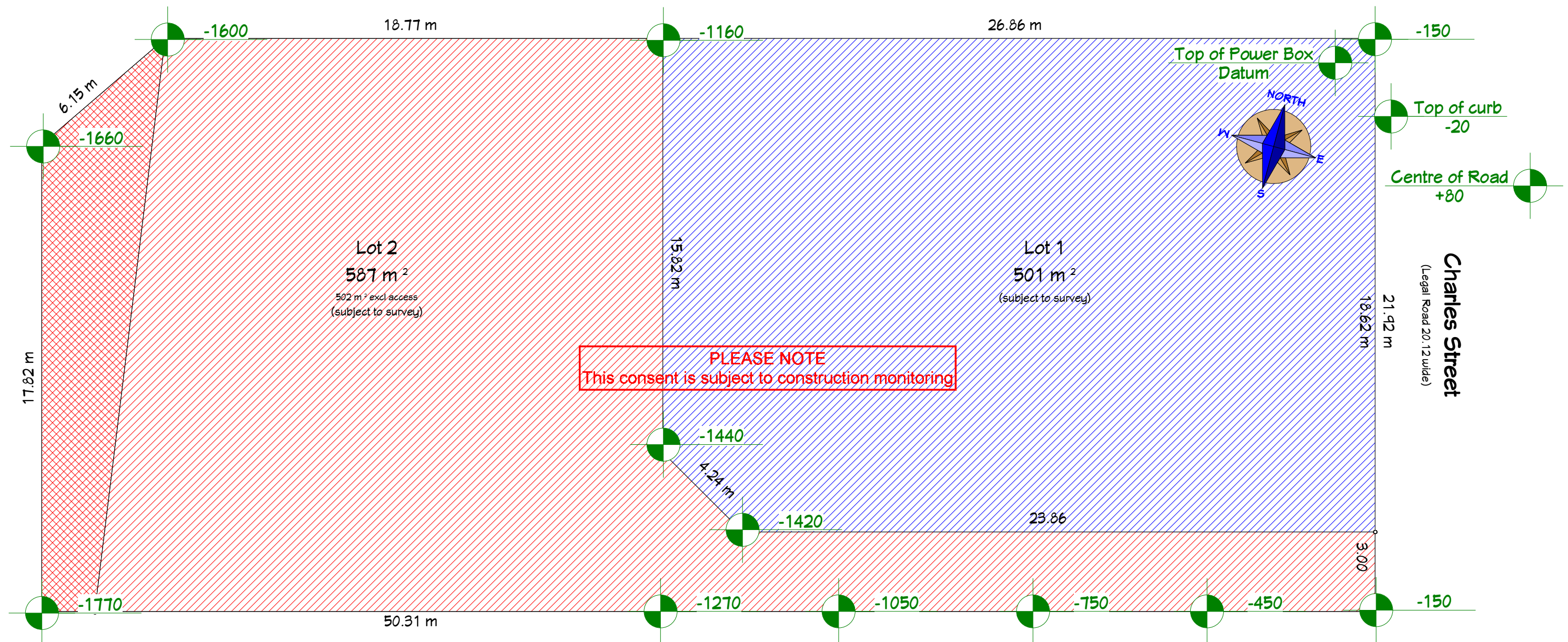
1

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Irene Cahill and Gunnar Kaschka  
170 Charles Street  
Westshore  
Napier

Drawing Title: **Site and Subdivision**  
Drawing Scale: **1:150**

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**Designed by Gordon Sanson**  
**LBP 117656**

Notes:

Subdivision plan to be submitted by Warwick Marshall

Date Drawing Printed:  
**Sunday, August 12, 2018**

2

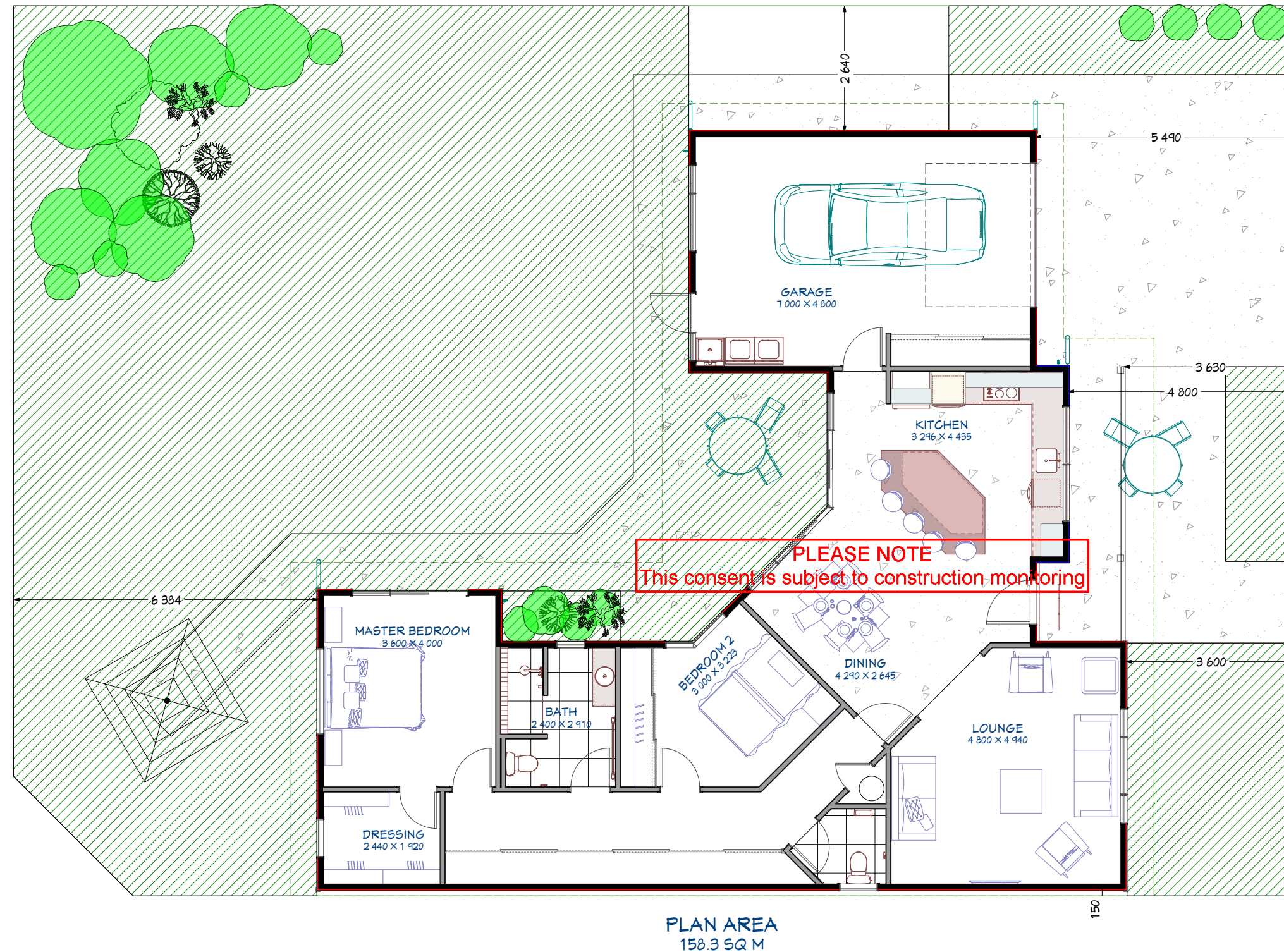
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Planner: *LMulholland* 17/08/2018  
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Date Completed: 17/08/2018  
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Floor Area 158.3 m²  
Site Area 300 m²  
Front Yard Area 93 m²  
Front Yard landscape Area 35m² (37%)  
Outdoor Living Area 226 m²

P L A N N I N G   C H E C K

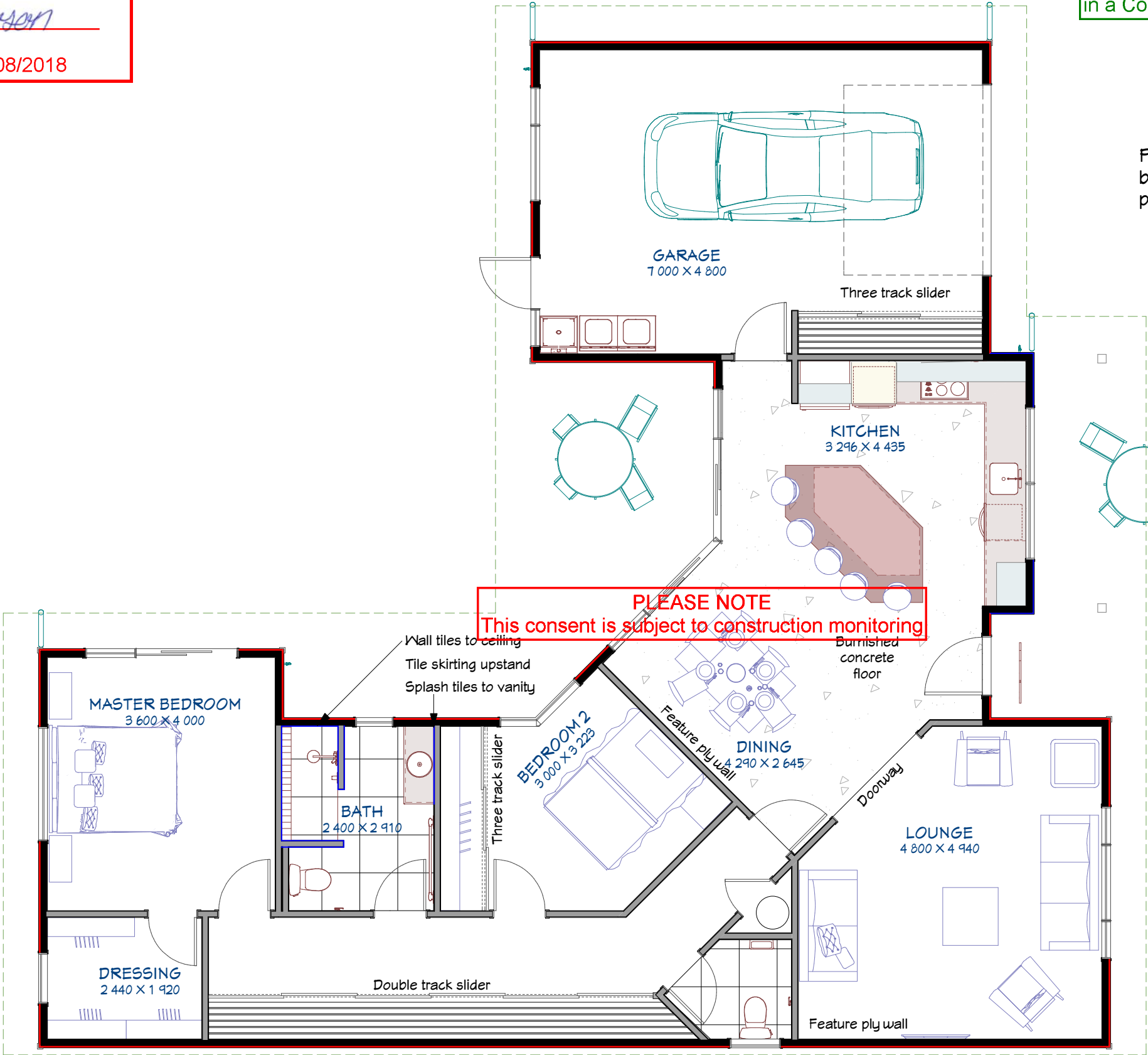
Planner: LM Lawson

Date Completed: 17/08/2018

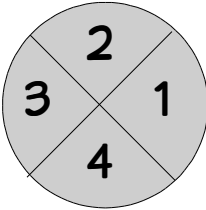
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Ply ceilings to garage, livings areas and  
bedrooms. Negative detail around  
perimeter of each room.



PLAN AREA  
158.3 SQ M



ELEVATION REFERENCE

## TIMBER SCHEDULE

(High Wind Zone)

All timber to comply with NZS3602 and grades to be SG8 unless otherwise stated.

## TIMBER TREATMENTS

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

Studs: 2.465 stud height (2.410 finished)

90 x 45 H1.2 J Frame @ 600 crs.

Dwangs to suit cladding

Sills: 1.800 of greater - double 90 x 45 H1.2

Top plates: double 90 x 45 H1.2

Lintels: H1.2. Sizing per schedule

Trusses: H1.2 per truss design and layout

Rafters: H1.2 - 250 x 50 @ 600 crs

Purlins: H1.2 - 70 x 45 on flat. End

spacing to be 0.600crs max and

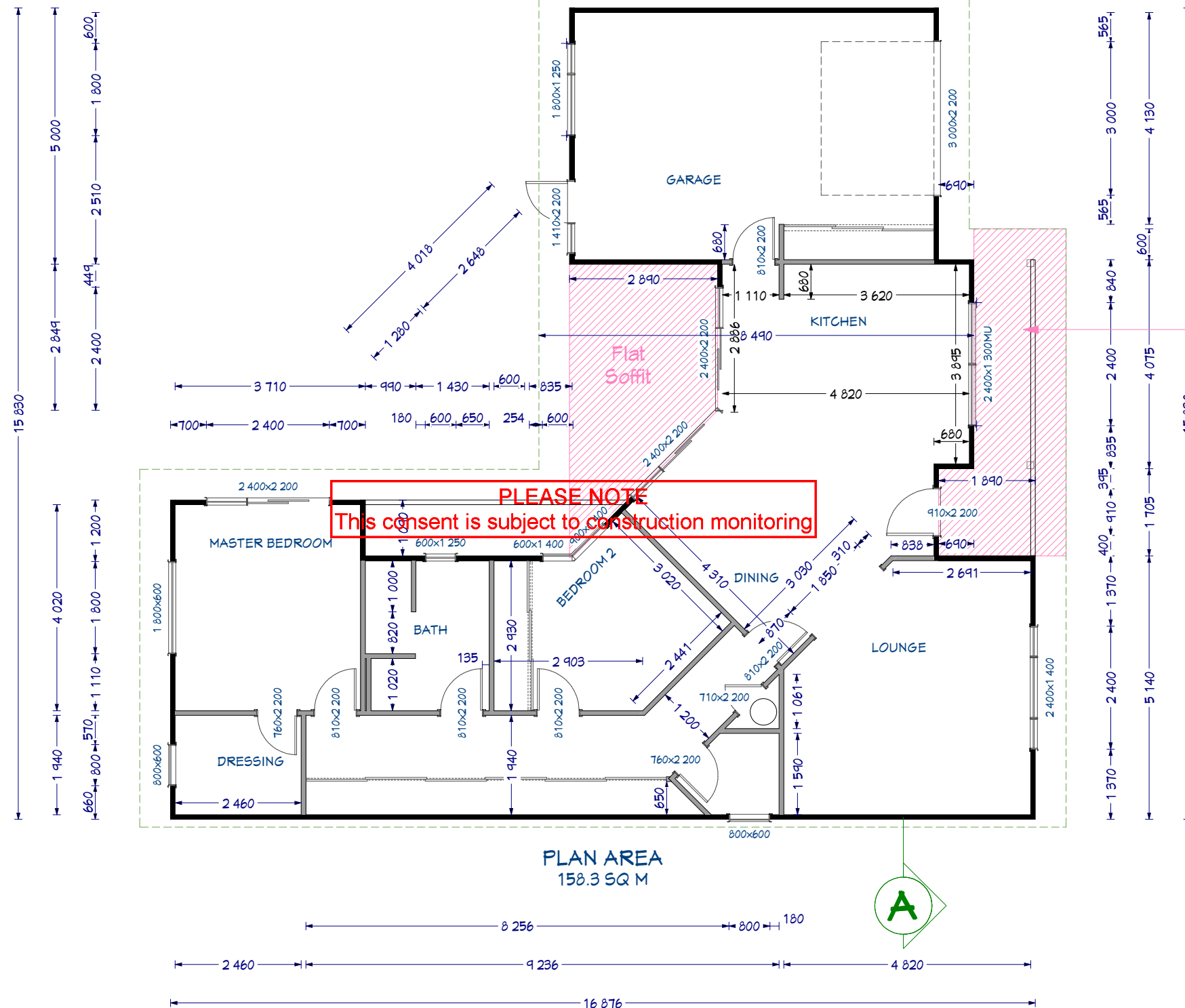
intermediate spacing @ max 900 crs

Fascia: H3.1 - 150 x 30

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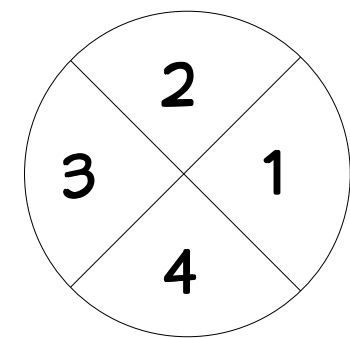
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B



Soffit Insulation

B



ELEVATION REFERENCE

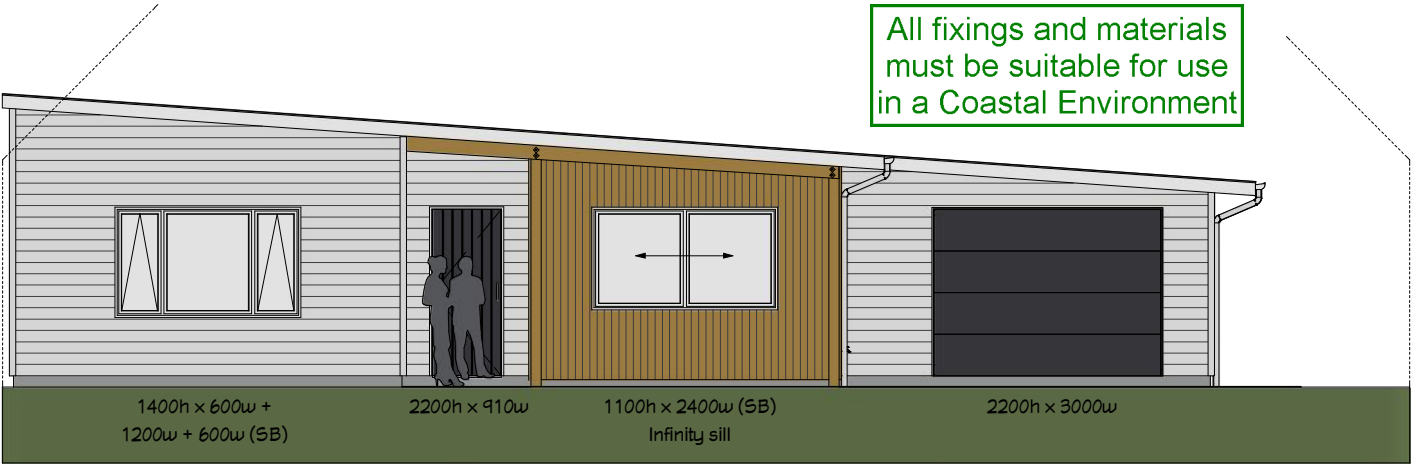


PLANNING CHECK

Planner: LM Lawson

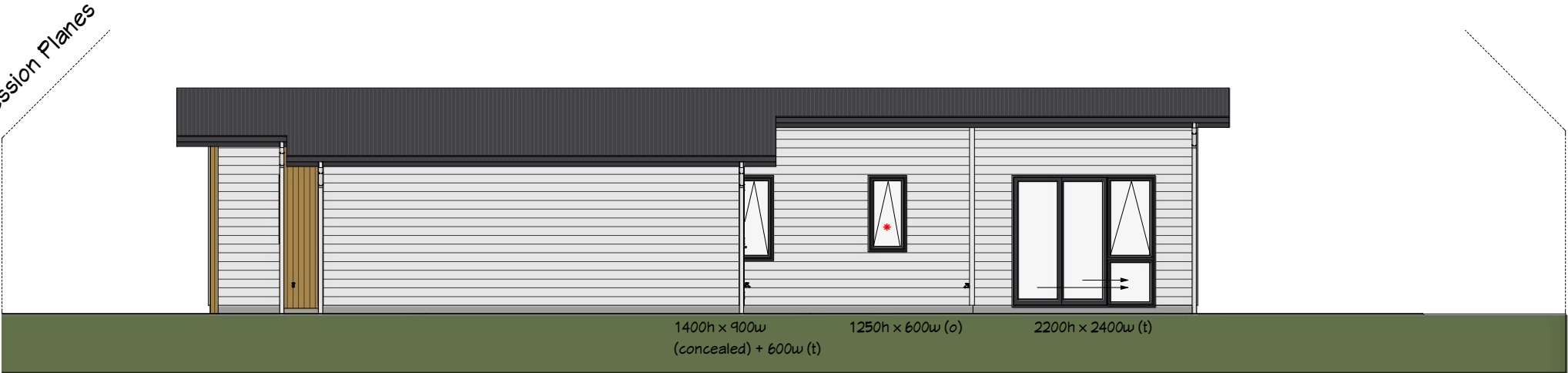
Date Completed: 17/08/2018

ELEVATION 1



ELEVATION MATRIX	ELEVATION 1	
Wind Zone	High	5
Number of Storeys	Single-Low	0
Roof/Wall Intersection	None	0
Eaves Width	0 - 100	5
Envelope Complexity	Medium (Linea & Pine)	0
Deck Design	None	0
Total		2

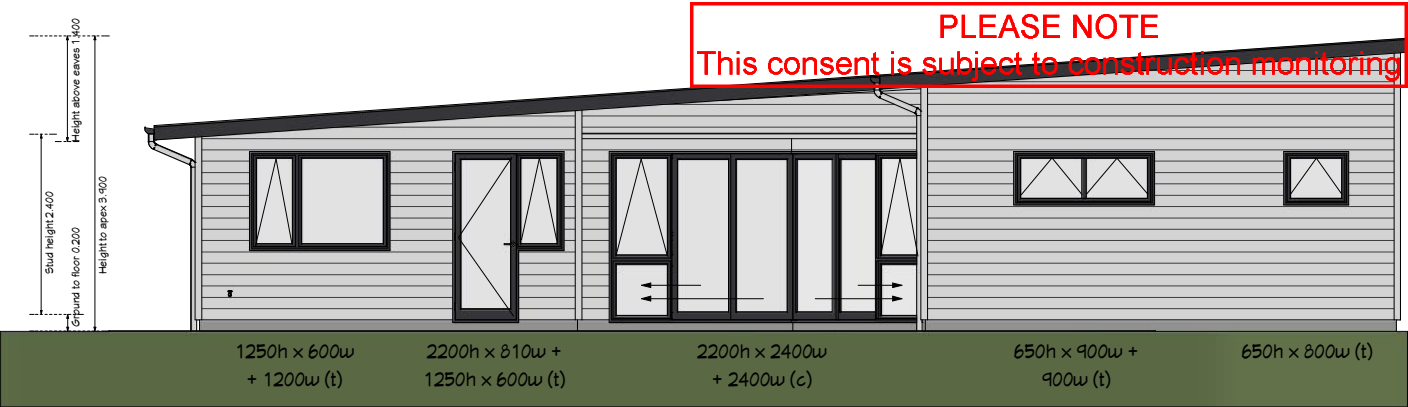
ELEVATION 2



ELEVATION MATRIX	ELEVATION 4	
Wind Zone	High	1
Number of Storeys	Single-Low	0
Roof/Wall Intersection	None	0
Eaves Width	0 - 100	5
Envelope Complexity	Low (Oblique)	0
Deck Design	None	0
Total		6

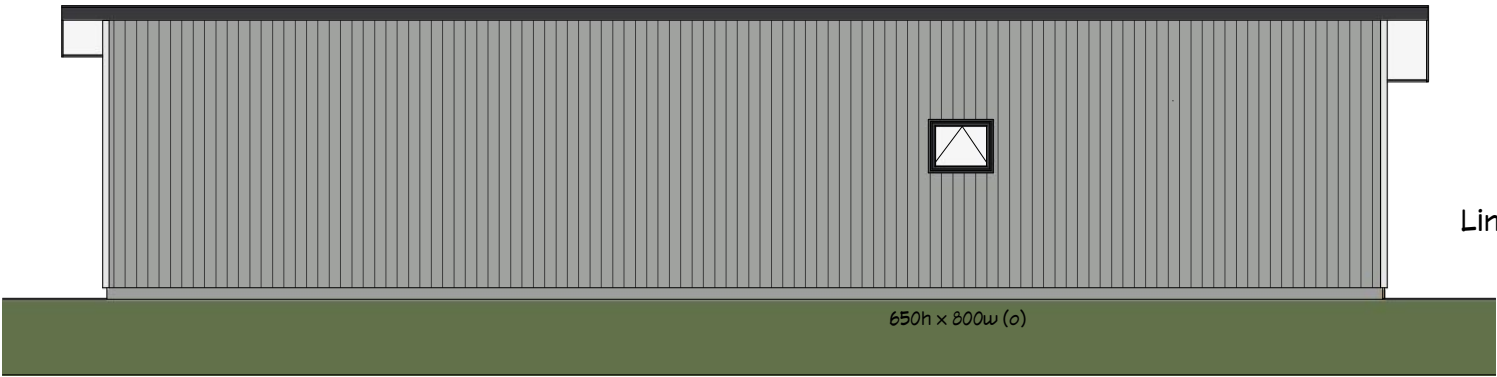
Linea direct fix, Shiplap pine on 20mm cavity, Oblique on 20mm cavity.

ELEVATION 3

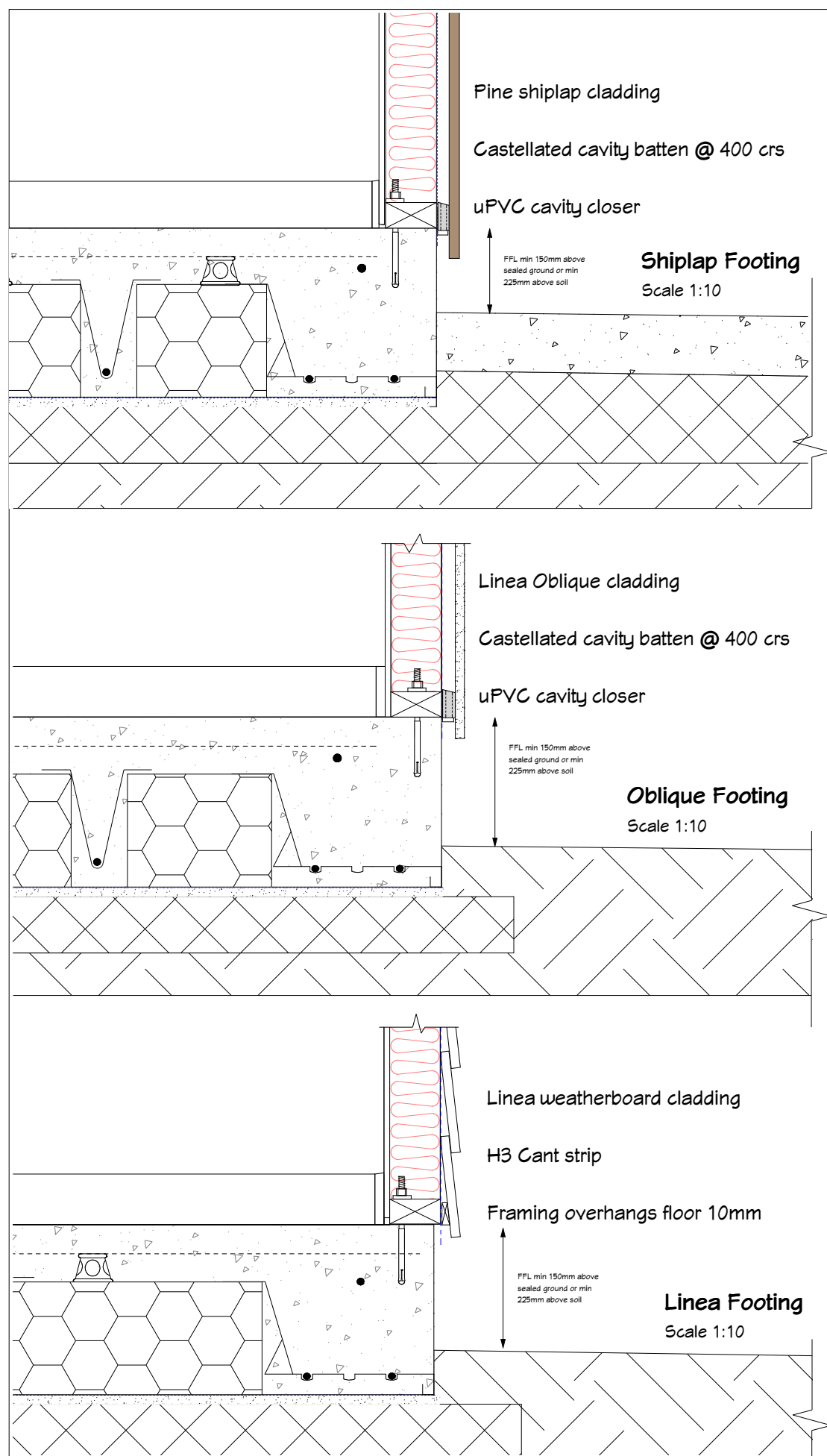


- Colorcote Superdeck 5 rib roof
- Marley Stormcloud Spouting on 30mm timber fascia to PVC downpipes
- James Hardie 180mm Smooth weatherboard cladding and Feature Shiplap Pine Cladding
- Double glazed aluminium window joinery
- Reinforced and Insulated Concrete Floor

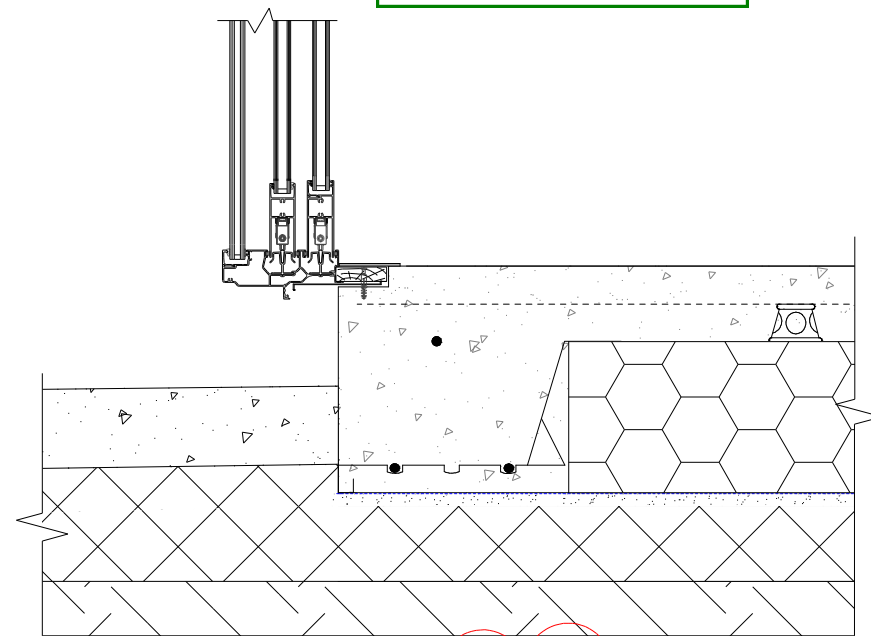
ELEVATION 4



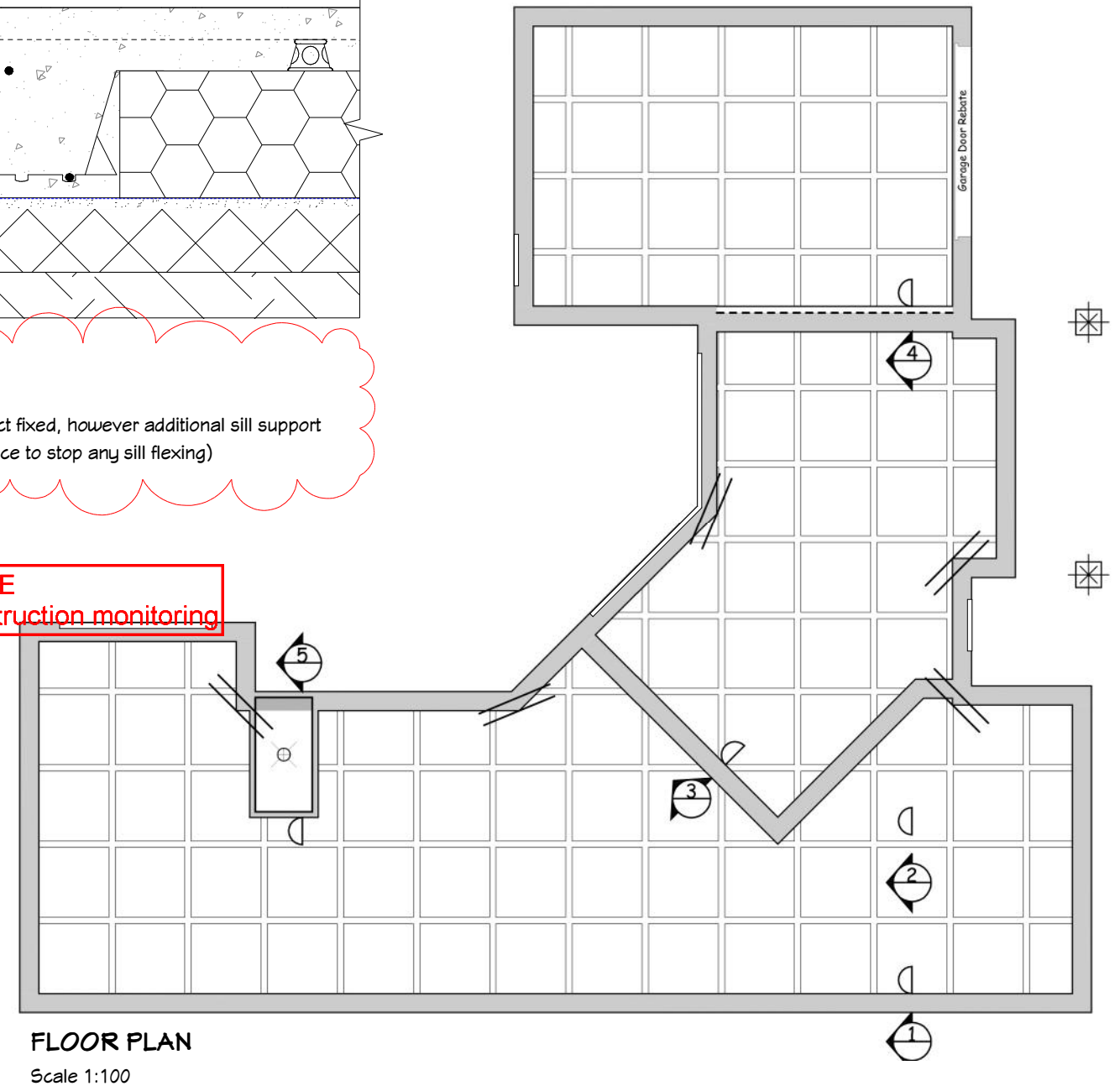
- Linea Oblique 300 vertical cladding
- (t) tint
- (c) clear
- \* safety glass



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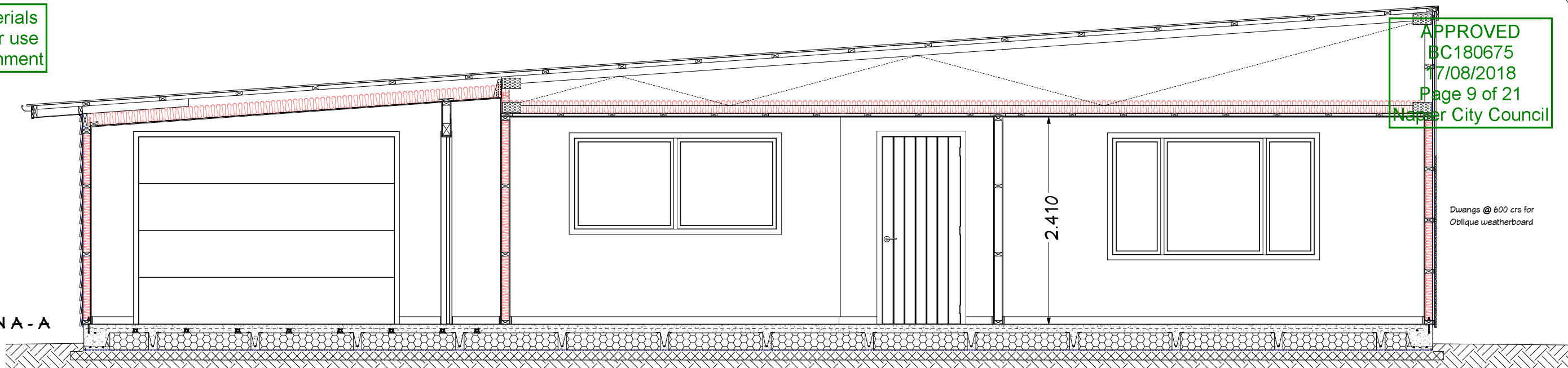
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CROSS SECTION A - A

Scale 1:50

**ROOF:** Superdeck 5 rib Colorcote roof on self supporting building paper on 70 x 45 H1.2 purlins on 240 x 45 H1.2 rafters @ 600 crs and trusses @ 900 crs per truss design and layout.

**EAVES:** Marley Storcloud gutter on 30mm timber fascia to paint finish PVC down pipes. Hardiflex 4.5mm soffit lining. (Note: Install insulation in soffit over outdoor living areas)

**LIVING AREA CEILINGS:** 10mm blonded poplar ply glued and brad fixed to timber ceiling battens fixed to truss bottom chord. Negative detail to perimeter. 1mm expansion joint between ply sheets. R3.6 batt ceiling insulation.

**BATHROOM CEILINGS:** 10mm gib Aqualine ceilings on 35mm Rondo battens @ max 450 crs fixed to truss bottom chord nogging with Rondo clips. R3.6 batt ceiling insulation.

**WINDOWS:** Powder coated aluminium joinery, double glazed. 18mm pine reveals with 40mm bevel edge architraves.

**WALLS:** 90 x 45 H1.2. Studs at 600 crs max external, 600 crs internal non-load bearing. \*Dwangs 800 crs. 10mm gib interior linings stopped to level 4 and paint finish. 65mm bevel edge skirting. R2.6 Ultra wall batts.

**FEATURE WALLS:** 90 x 45 H1.2. Studs at 600 crs max external, 600 crs internal non-load bearing. Dwangs 800 crs. 10mm Okume ply stain or urethane finished as selected. 65mm bevel edge skirting. R2.6 Ultra wall batts.

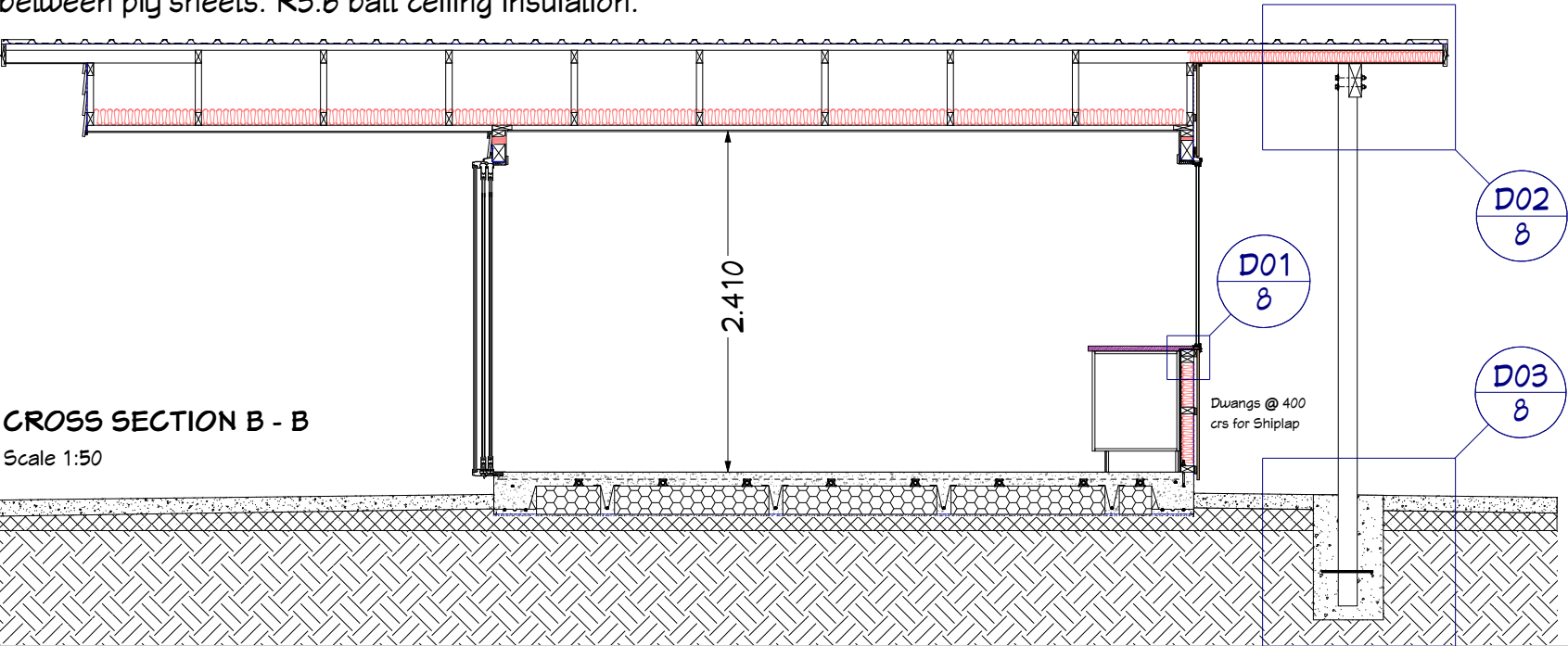
**CLADDING:** Linea 180mm weatherboard direct fixed over building wrap on timber framing. Feature shiplap pine, direct fixed.

**Vertical Linea Oblique 300mm weatherboard to driveway wall**

**DOORS:** V Groove paint quality hollow core with 4mm skins interior doors with 18mm paint quality pine reveals and 60mm MDF bevel edge architraves.

**SLIDING DOORS:** blonded poplar plywood doors

**FLOOR:** Engineered insulated engineered floor slab. Burnished floor finish to selected areas. Skim coat to base with paint finish.



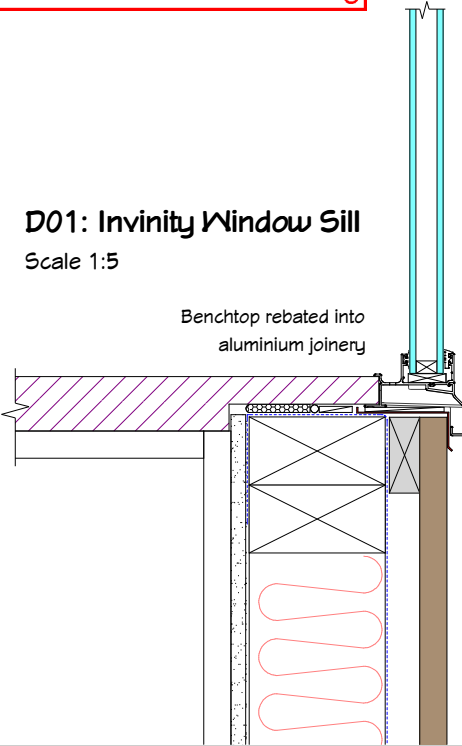
CROSS SECTION B - B

Scale 1:50

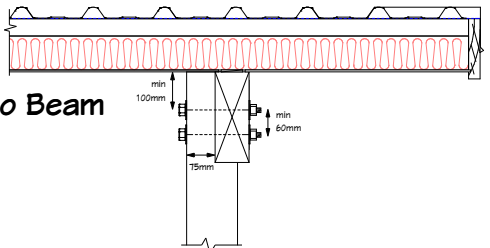
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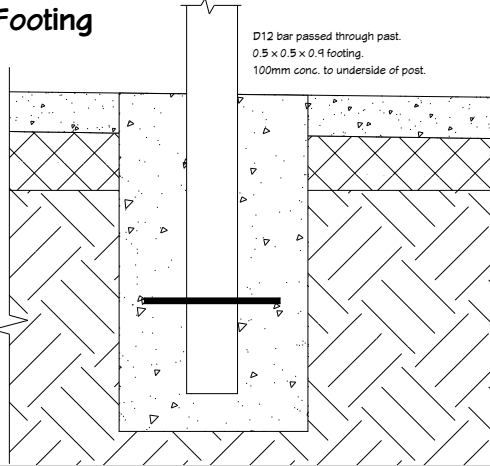
D01: Infinity Window Sill  
Scale 1:5



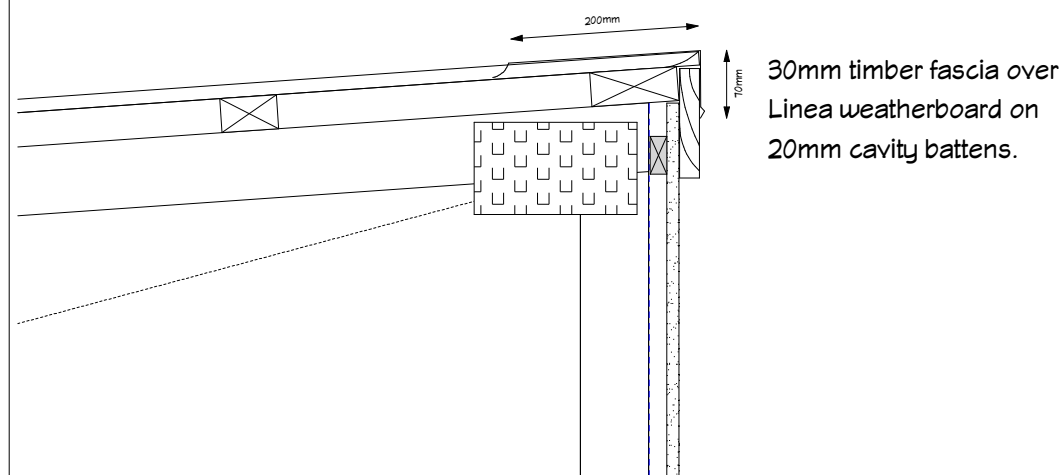
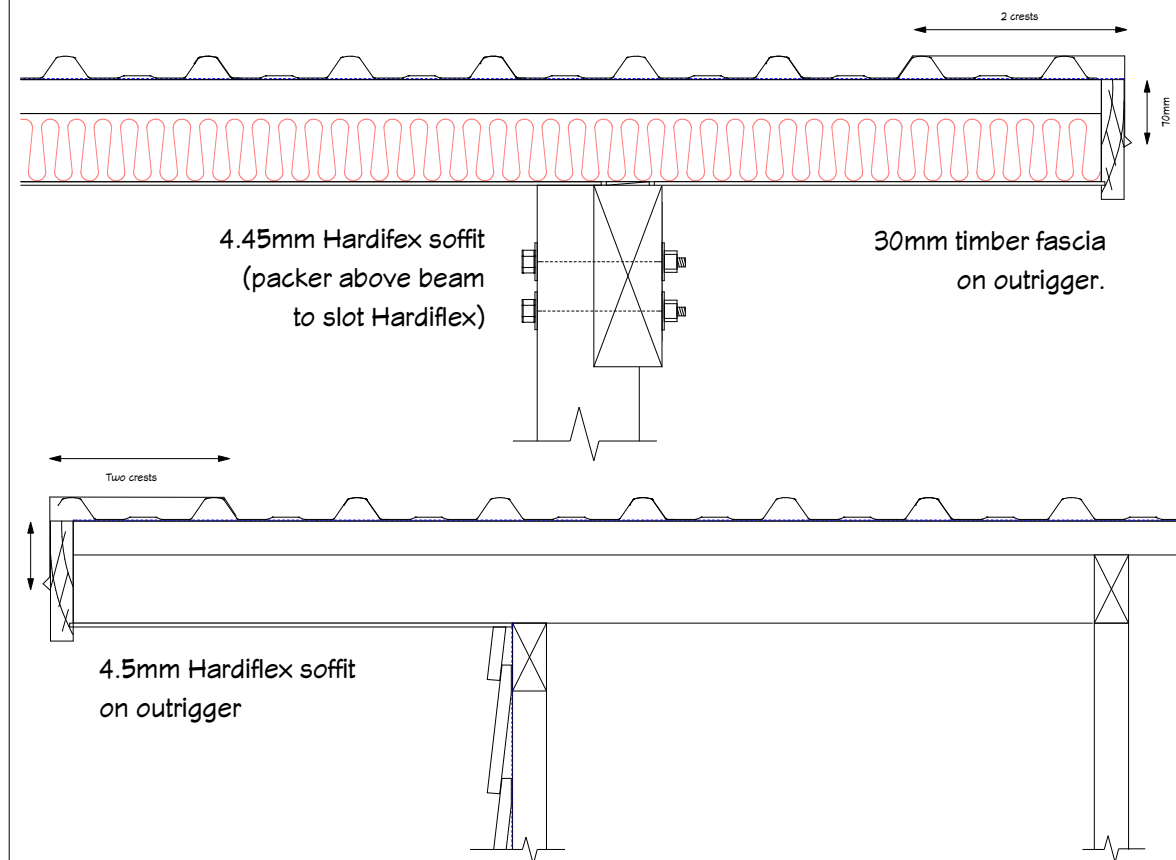
D02: Post to Beam  
Scale 1:20



D03: Post Footing  
Scale 1:20



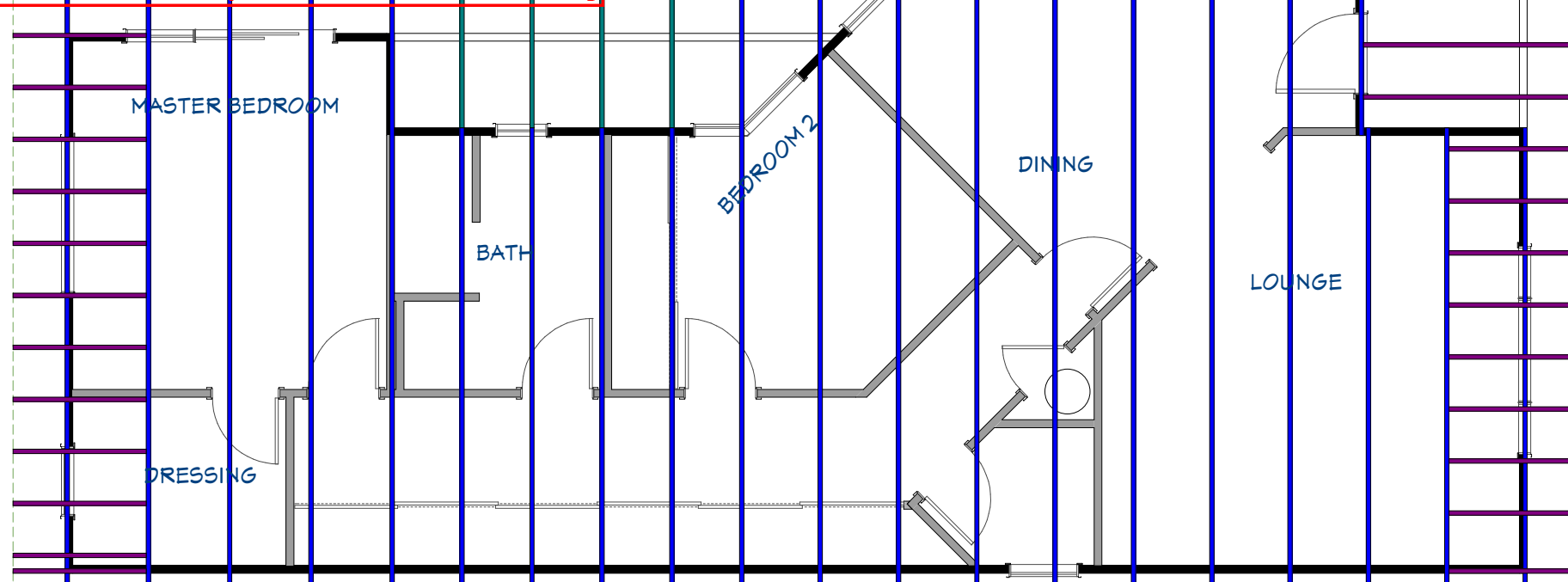
Marley Stormcloud gutter  
on 30mm timber fascia on  
solid end blocking 4.5mm Hardiflex soffit



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- Trusses
- Truss top chord extended as rafter
- Rafters 250 x 50
- Outriggers
- Visual Beams

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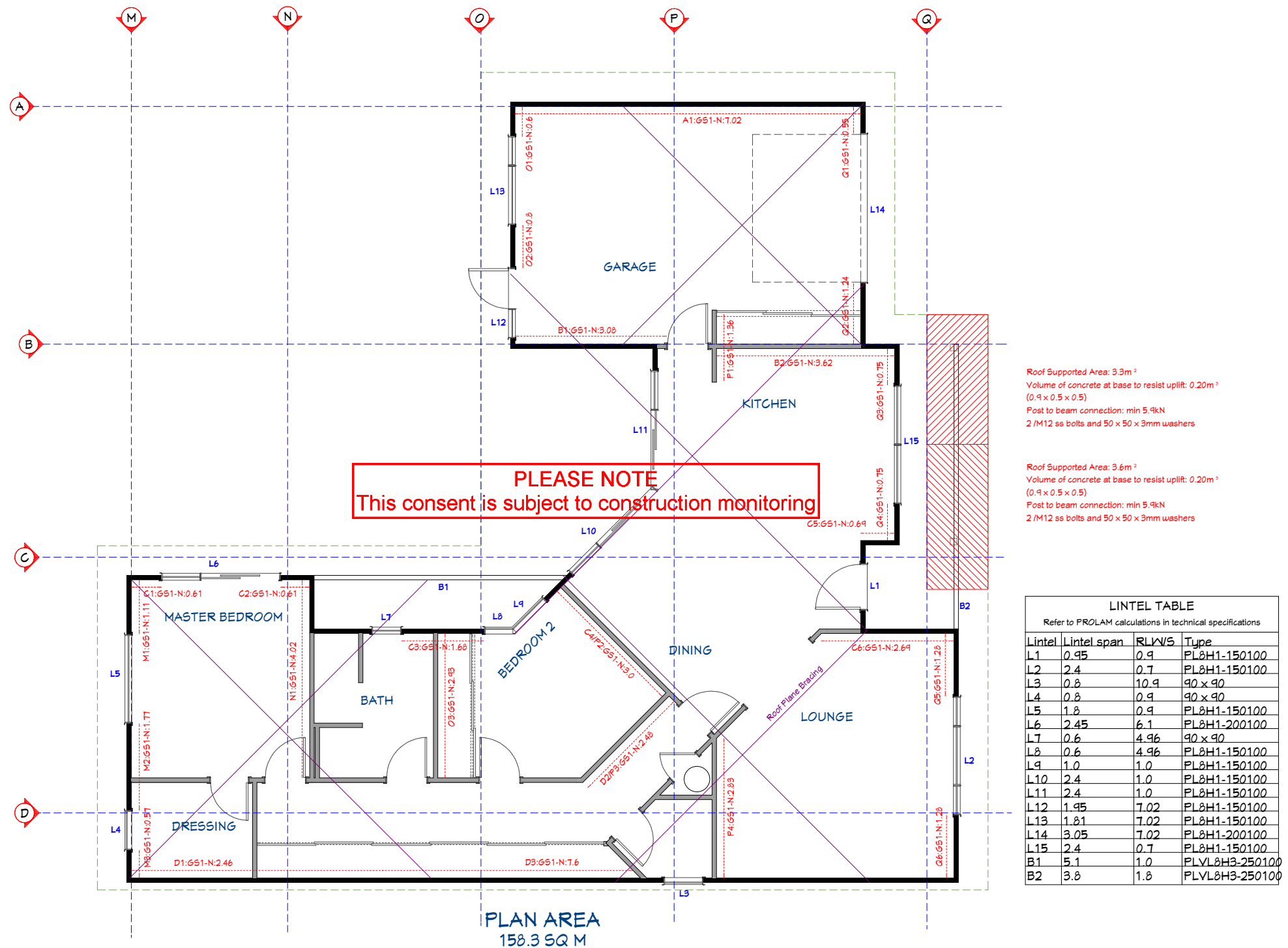


PLAN AREA  
158.3 SQ M

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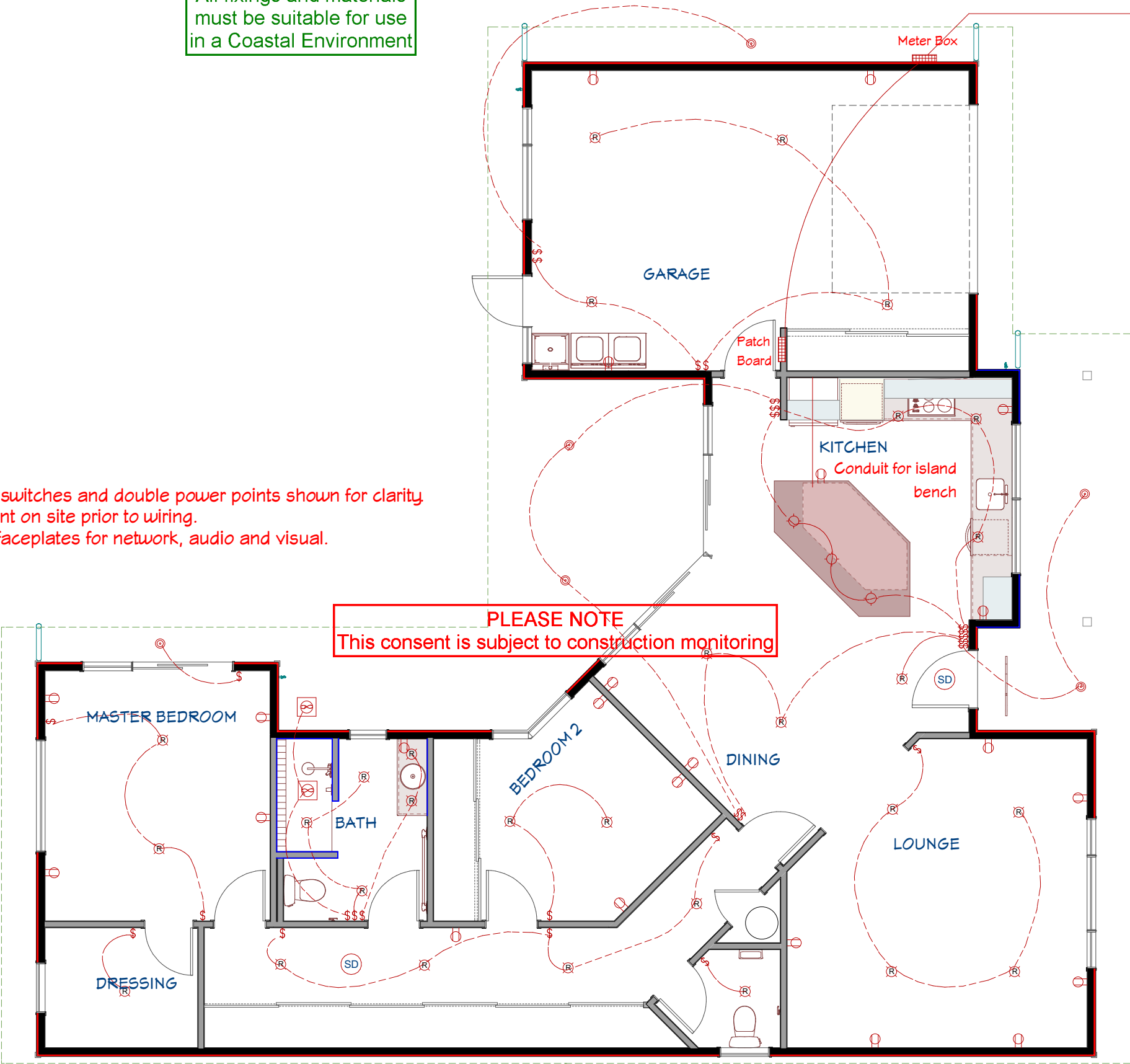




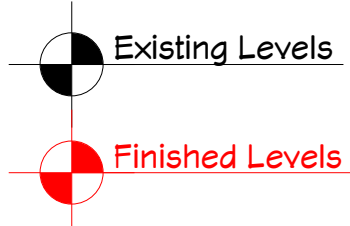
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Only light placement, light switches and double power points shown for clarity.  
Owner to confirm placement on site prior to wiring.  
Owner to run cabling and faceplates for network, audio and visual.



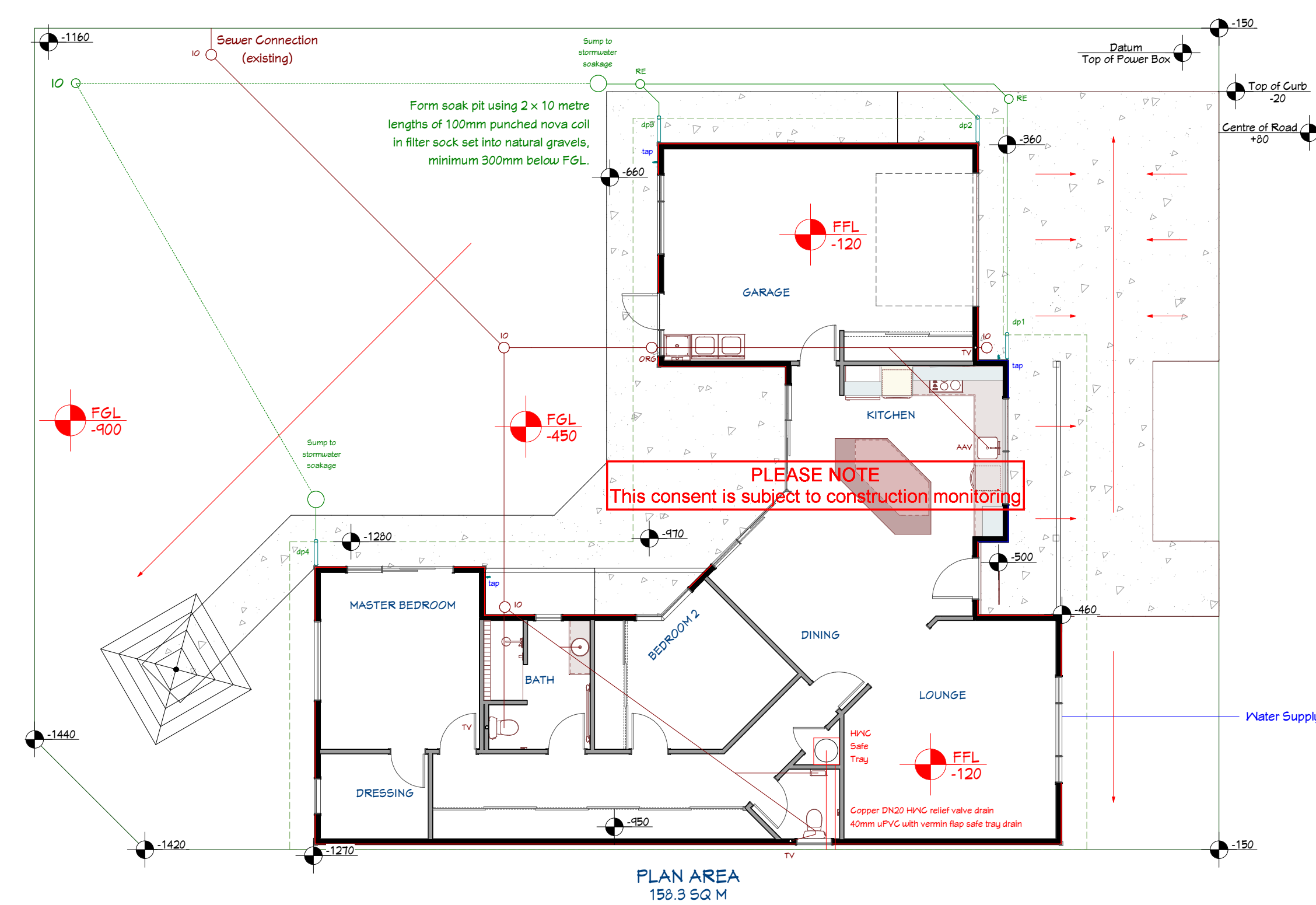
PLAN AREA  
158.3 SQ M



Arrows show  
secondary flow paths  
(Away from dwelling)

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FOULWATER DESIGN  
TO AS/NZS3500.2

- WC
- WC Pan: 6 fixture units
- Basin: 1 fixture unit
- MAIN BATHROOM
- Bath: 4 fixture units
- Basin: 1 fixture unit
- Shower: 2 fixture units
- WC Pan: 6 fixture units
- LAUNDRY
- Tub: 5 fixture units
- Washing Machine: 5 fixture units
- KITCHEN
- Sink & waste: 3 fixture units
- Dishwasher: 3 fixture units

DRAINAGE  
Total 36 fixture units  
= 100mm @ 1:60 fall

NOTE:  
All drains in slab to be min. 65mm  
Terminal Vent 50mm

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

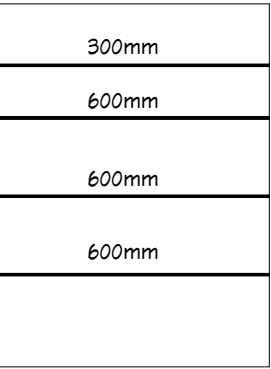
- dp1 catchment 21 m<sup>2</sup>
- dp2 catchment 69 m<sup>2</sup>
- dp3 catchment 69 m<sup>2</sup>
- dp4 catchment 54 m<sup>2</sup>

(85mm downpipes pipe to be used)

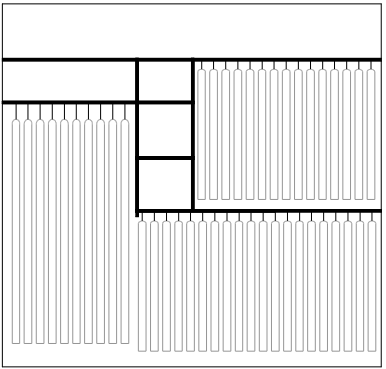
MODIFIED CATCHMENT AREA

(dp's 1-4)  
 $0.01 \times (\text{roof area } 213 \text{ m}^2) \times \text{rainfall } 85\text{mm} = 181$   
Therefore min 100mm pipe @ 1:120 fall

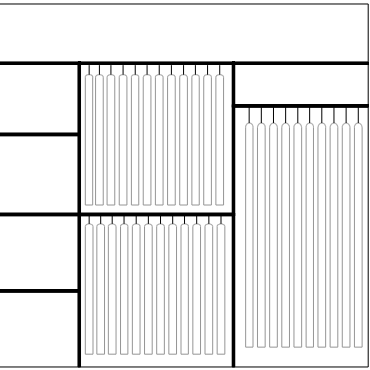
SHELVING PLAN



Shelves 1 & 3



Shelf 2



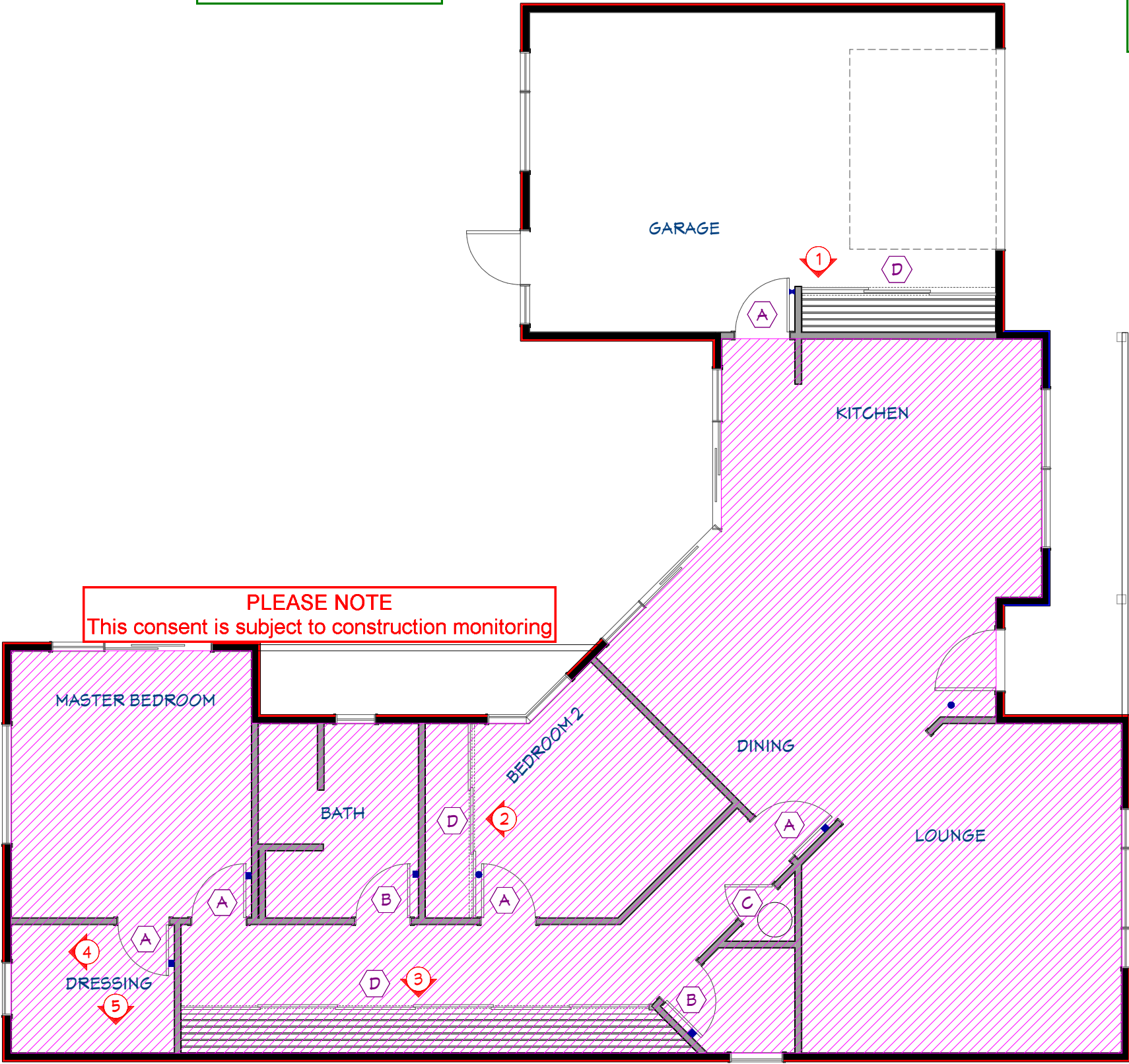
Shelves 4 & 5

DOOR HARDWARE

- Passage Door Hardware
- Privacy Door Hardware
- Dummy Door Hardware (Free turning)
- Slider Door Hardware
- Wall Mounted Doorstop
- Floor Mounted Doorstop
- Wall Mounted Magnetic Doorstop

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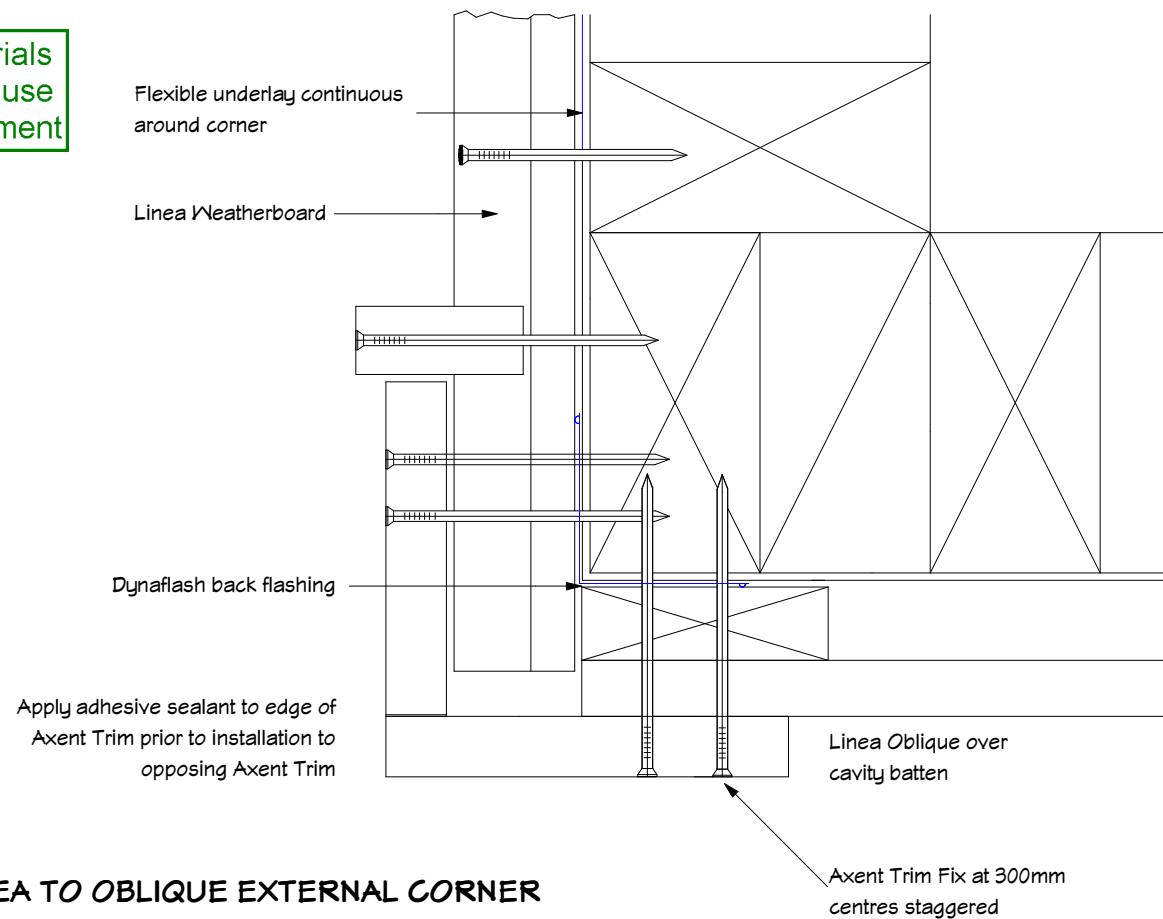
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PLAN AREA  
158.3 SQ M

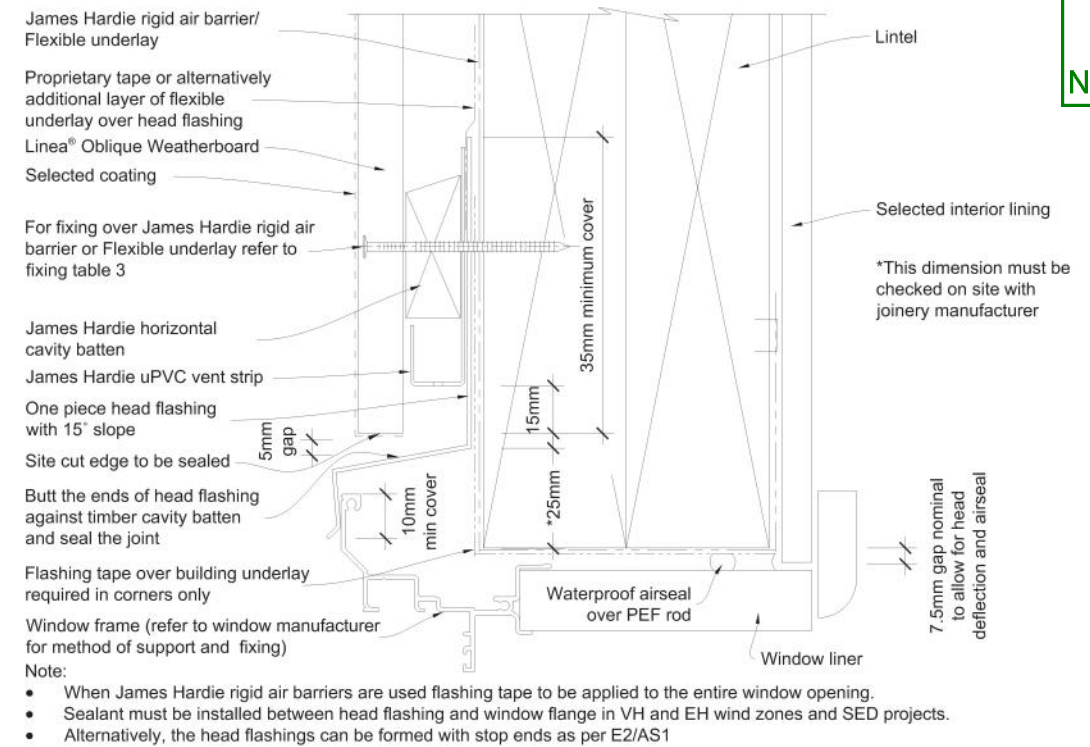


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LINEA TO OBLIQUE EXTERNAL CORNER

Figure 11: Window head



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Figure 12: Window jamb

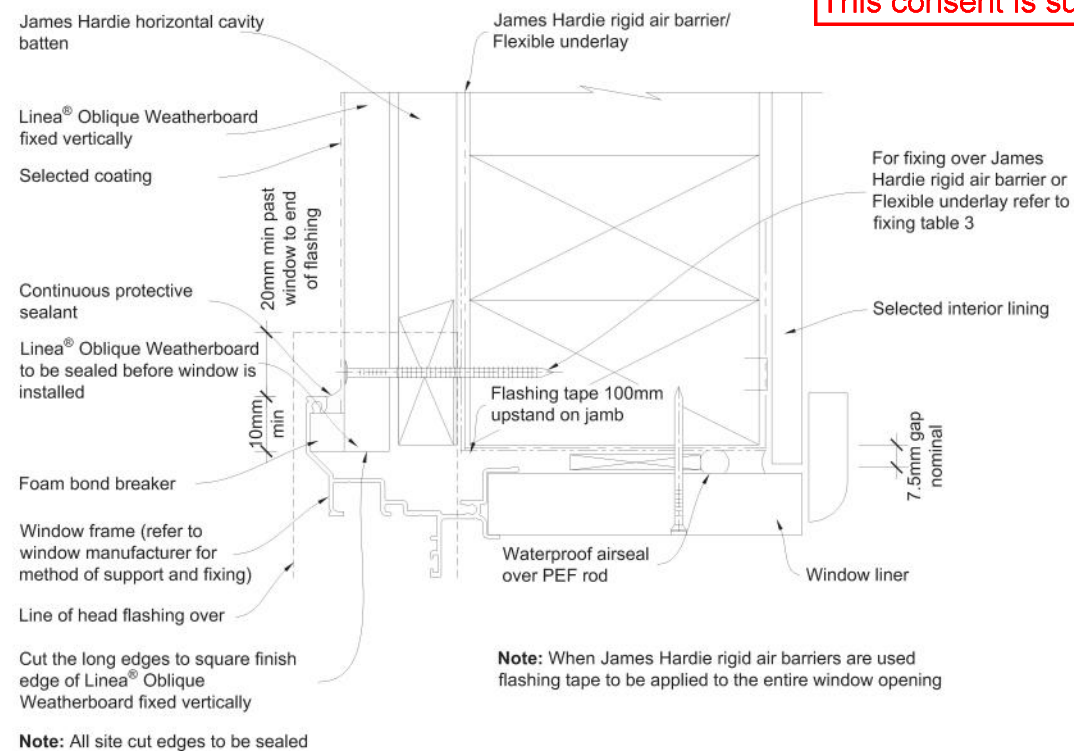
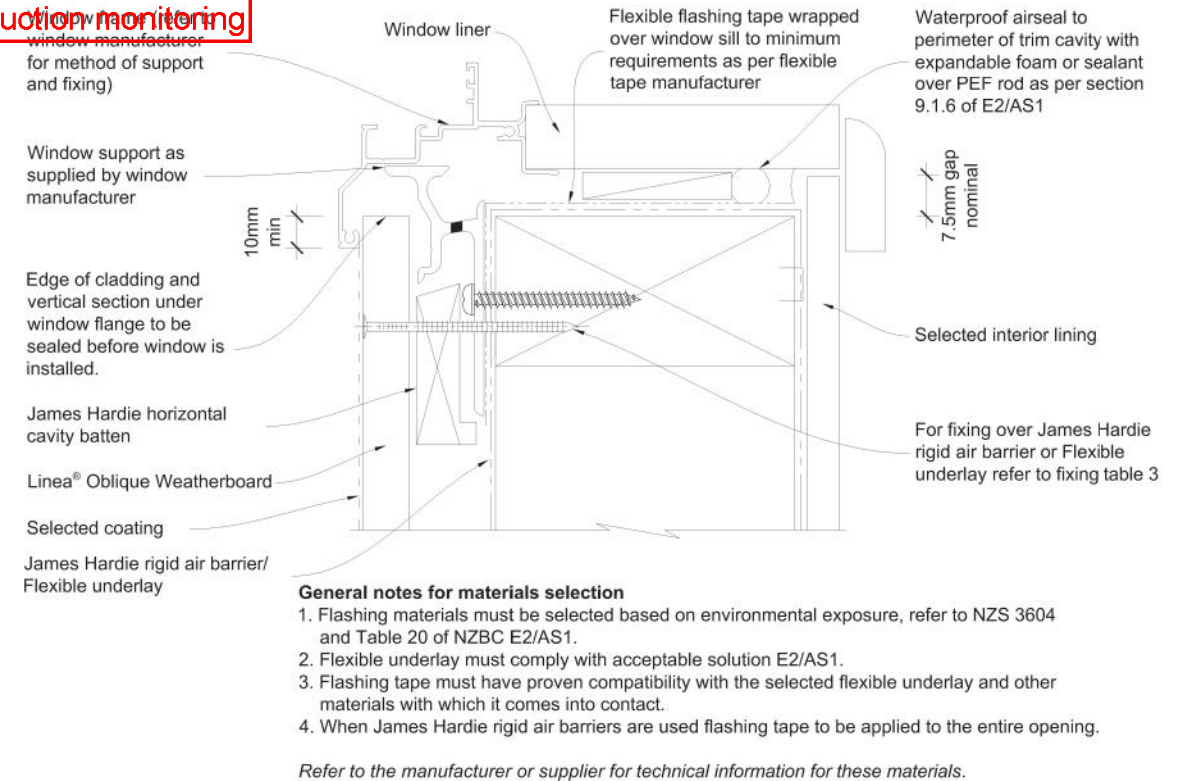


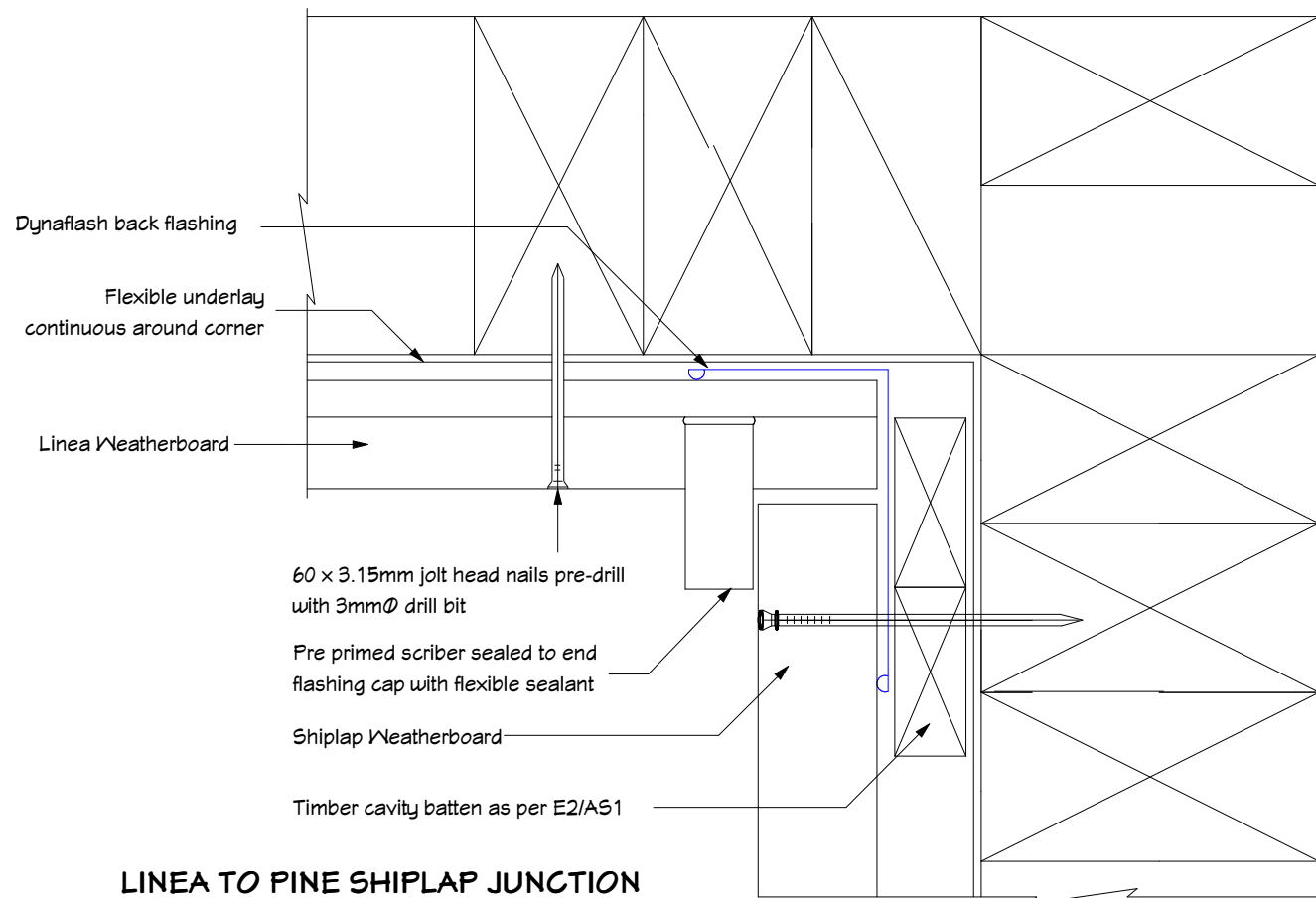
Figure 10: Window sill



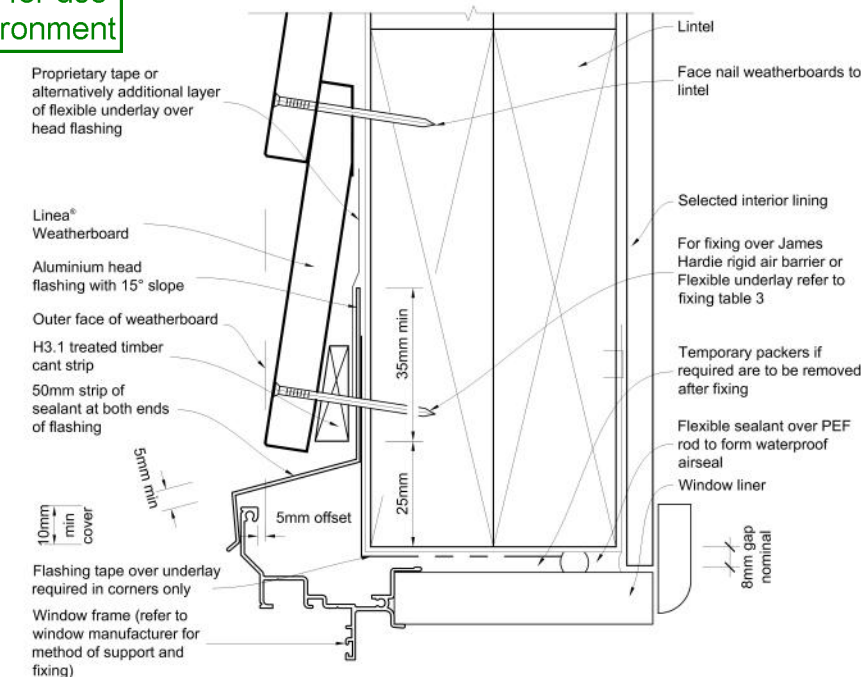
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Figure 15: Direct fix window and door head without facings

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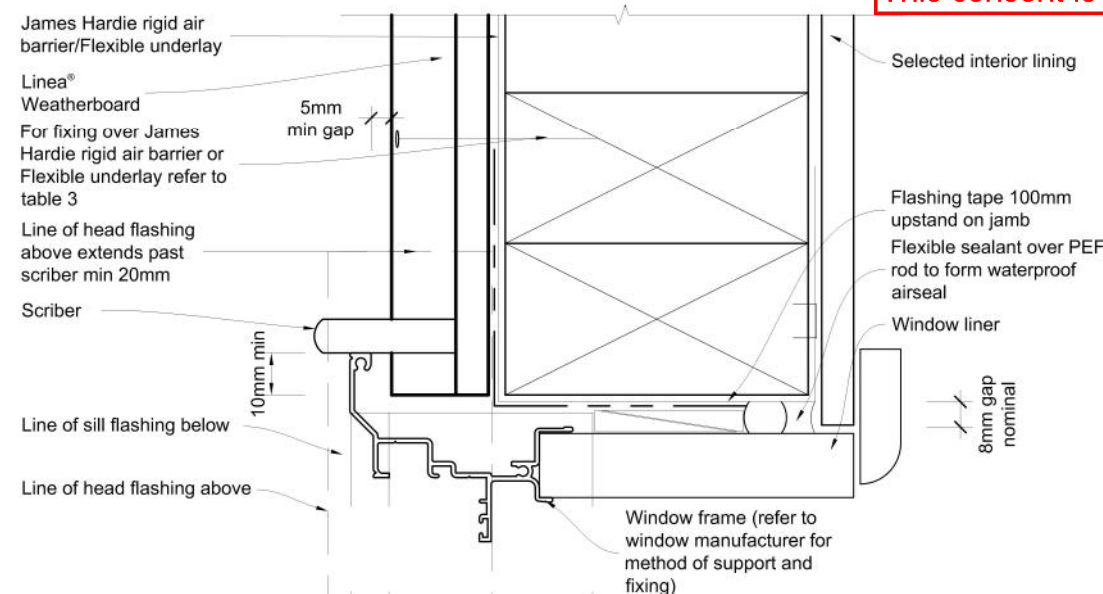


LINEA TO PINE SHIPLAP JUNCTION



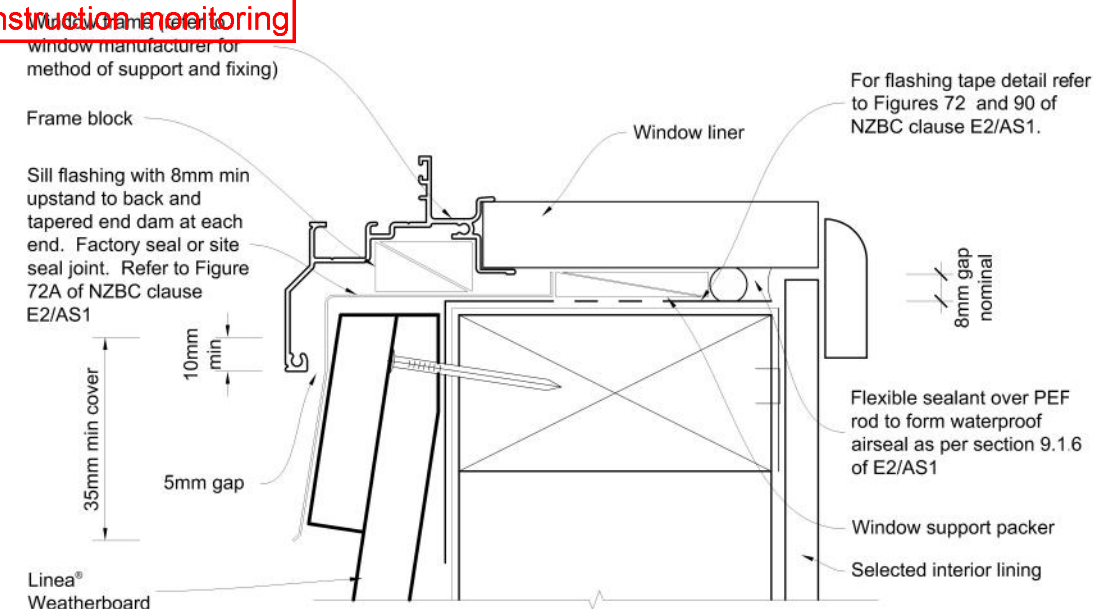
Note:  
When James Hardie rigid air barrier is used flashing tape to be applied to the entire window opening.  
Sealant must be installed between head flashing and window flange in VH wind zones. Refer Figure 71 of E2/AS1

Figure 16: Direct fix window and door jamb without facings



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.

Figure 14: Direct fix window and door sill without facings



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.

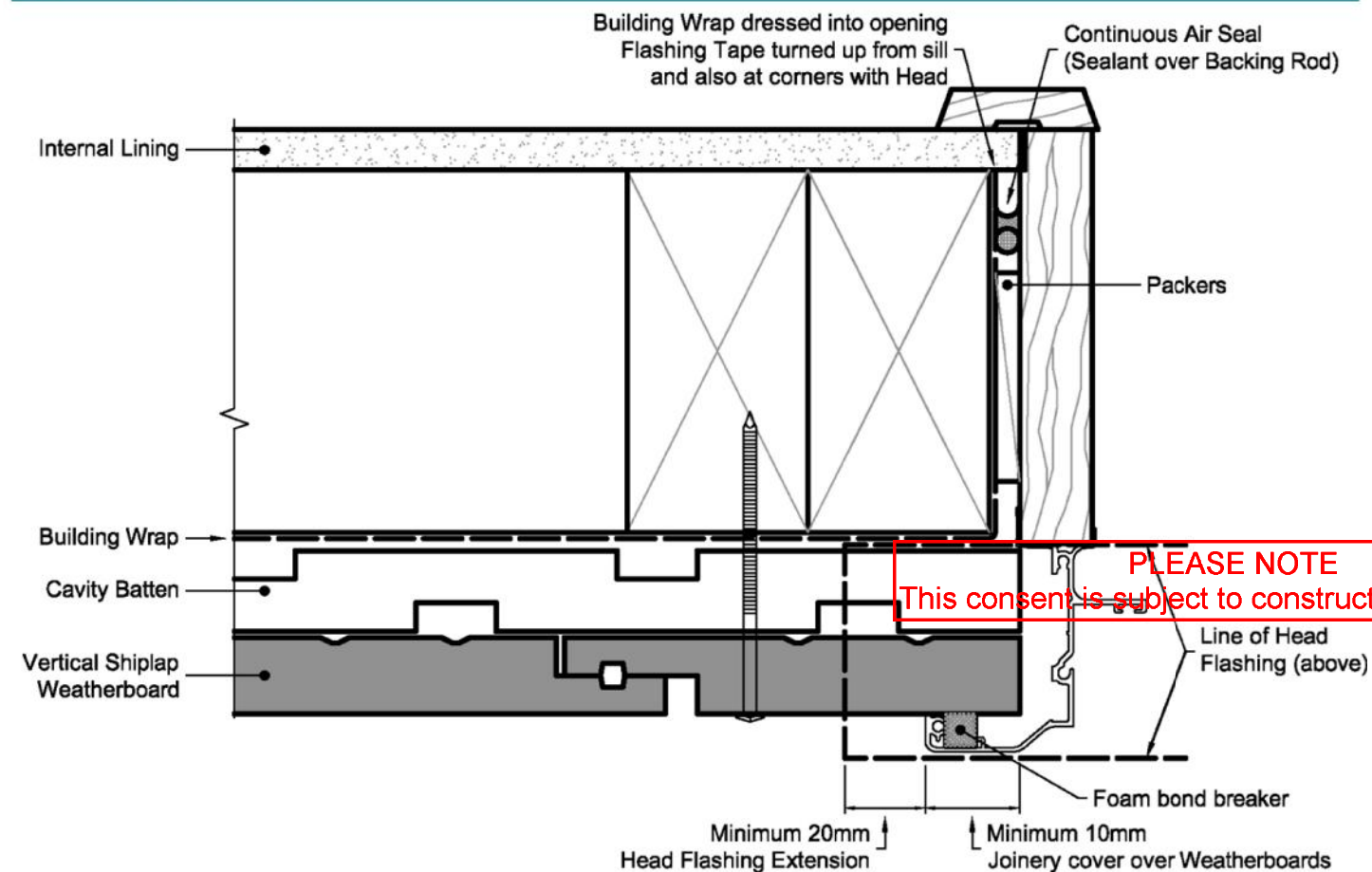
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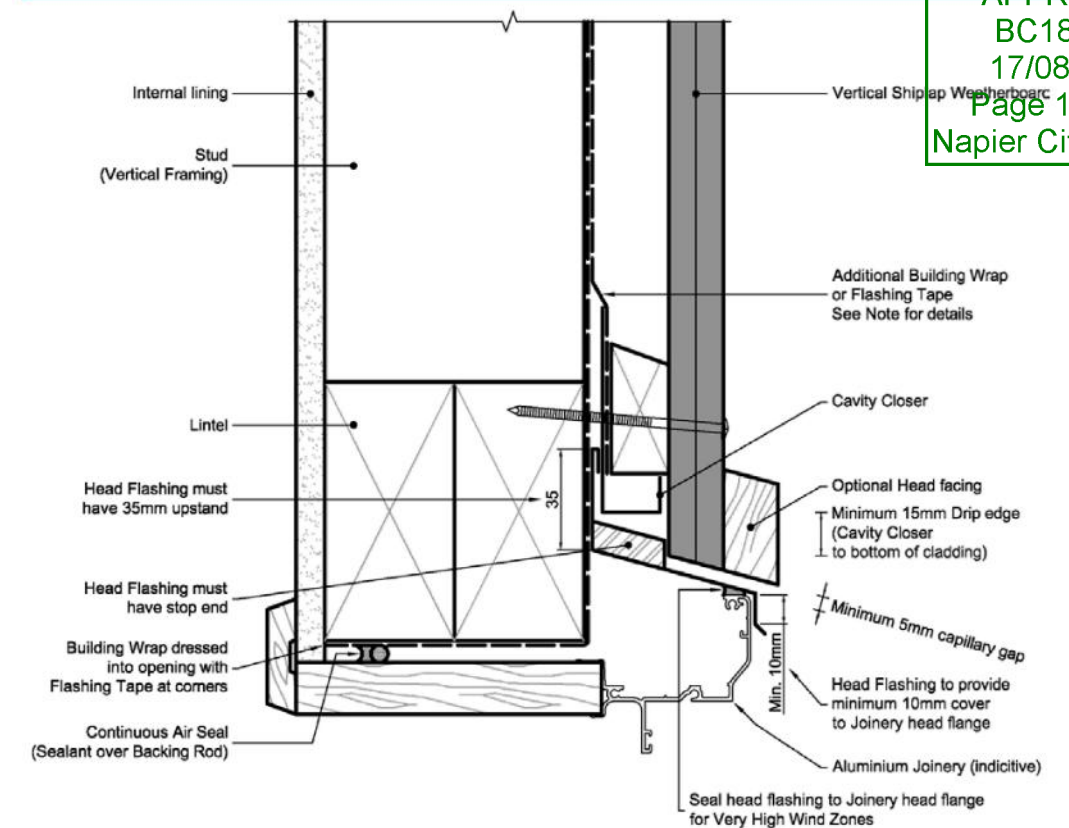
### 20.3 VC-202 - ALUMINIUM JOINERY JAMB



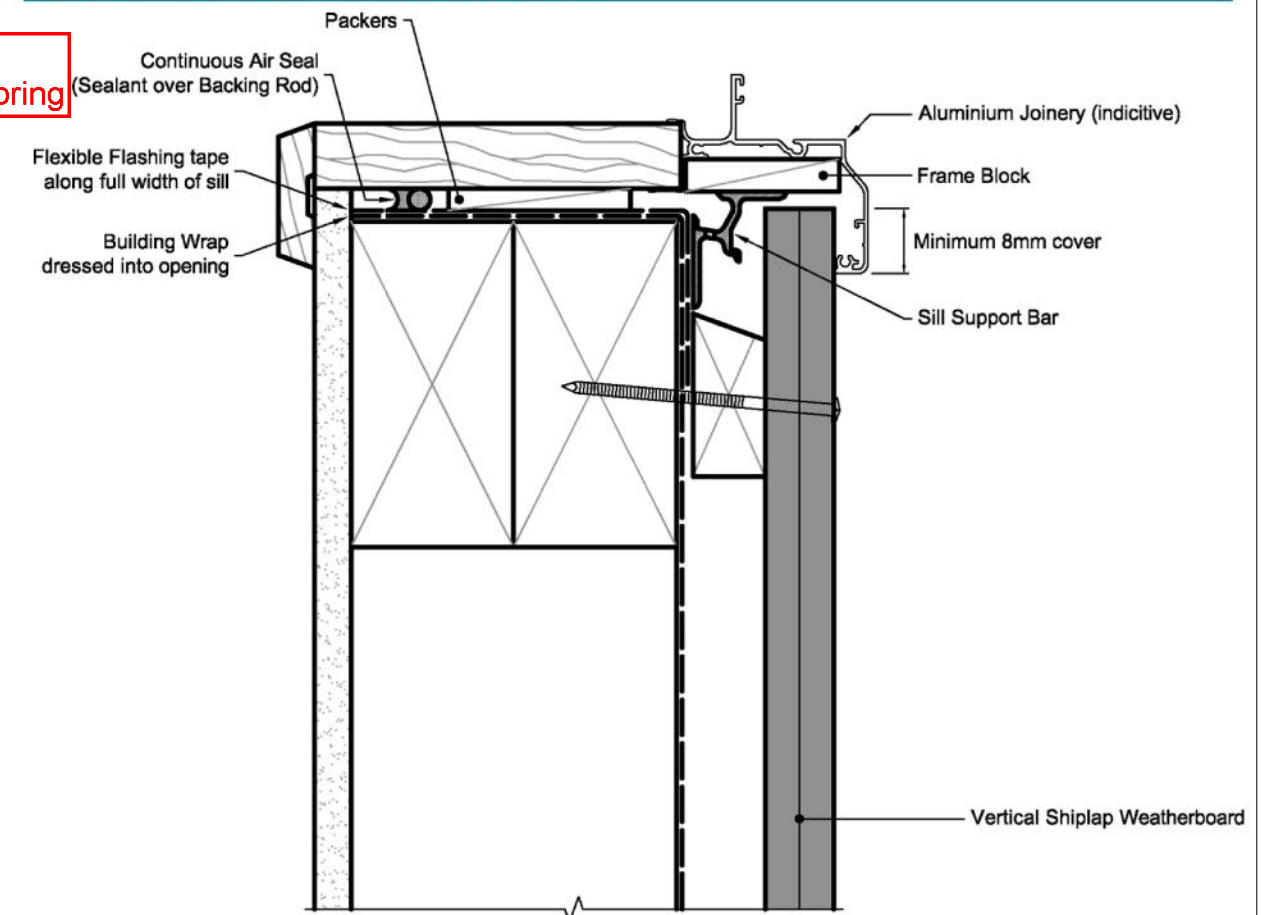
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Refer to Pine Shiplap Technical Specification for full extent of details

### 20.2 VC-201 - ALUMINIUM JOINERY HEAD



### 20.4 VC-203 - ALUMINIUM JOINERY SILL









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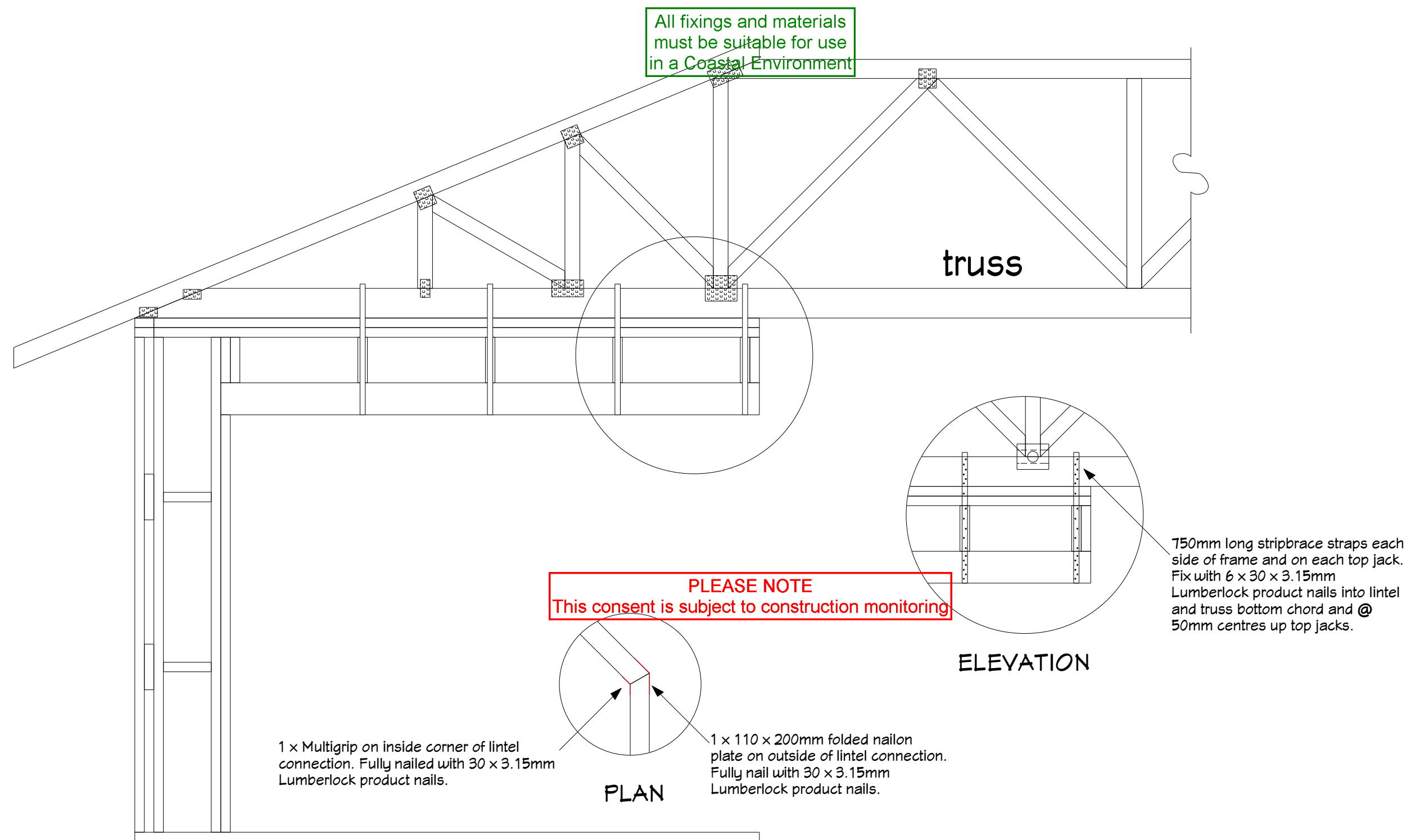


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# PILLARLESS FRAME DETAIL

Scale

1:20