

All fixings and materials
must be suitable for use
in a Coastal Environment

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BC180717
07/09/2018
Page 1 of 35
Napier City Council

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.**

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Helen Cahill and Graeme Price



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New Westshore Home

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

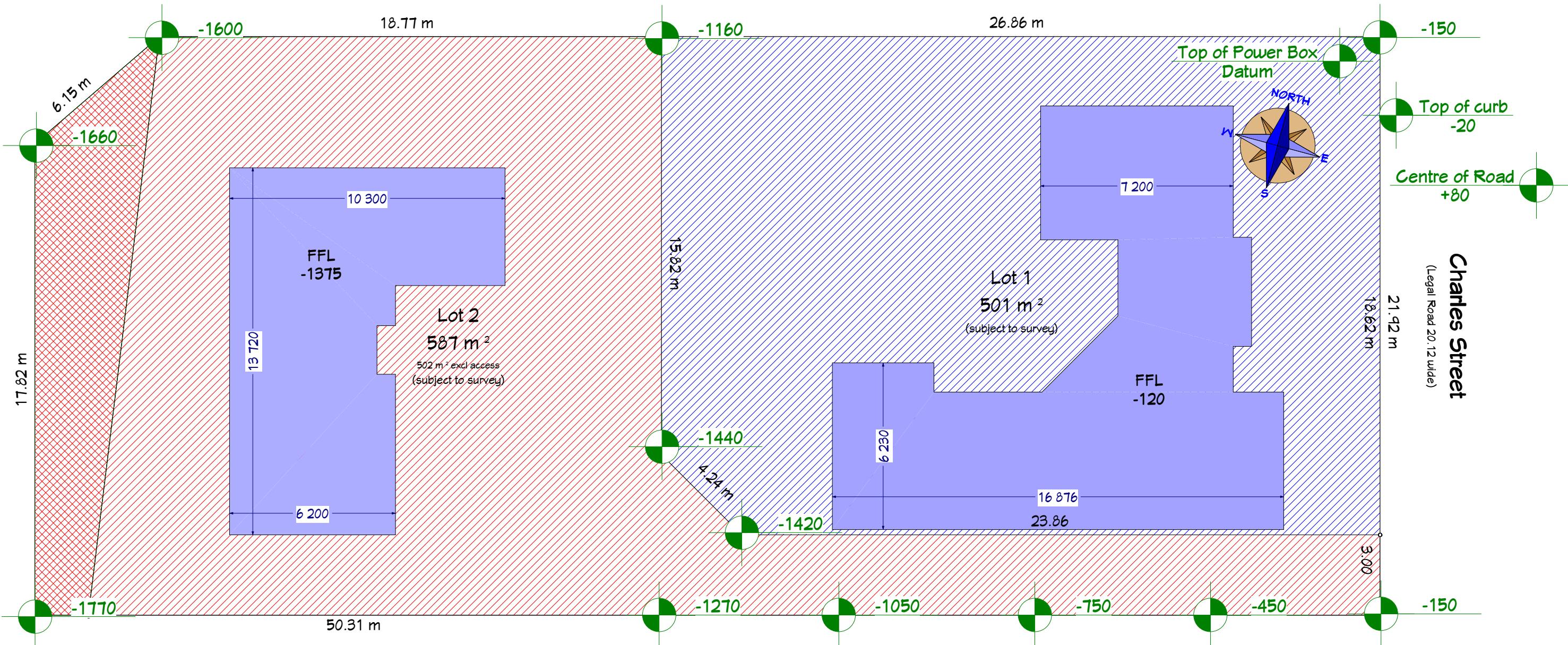
Planner: Zulfiya

Date Completed: 23/08/2018

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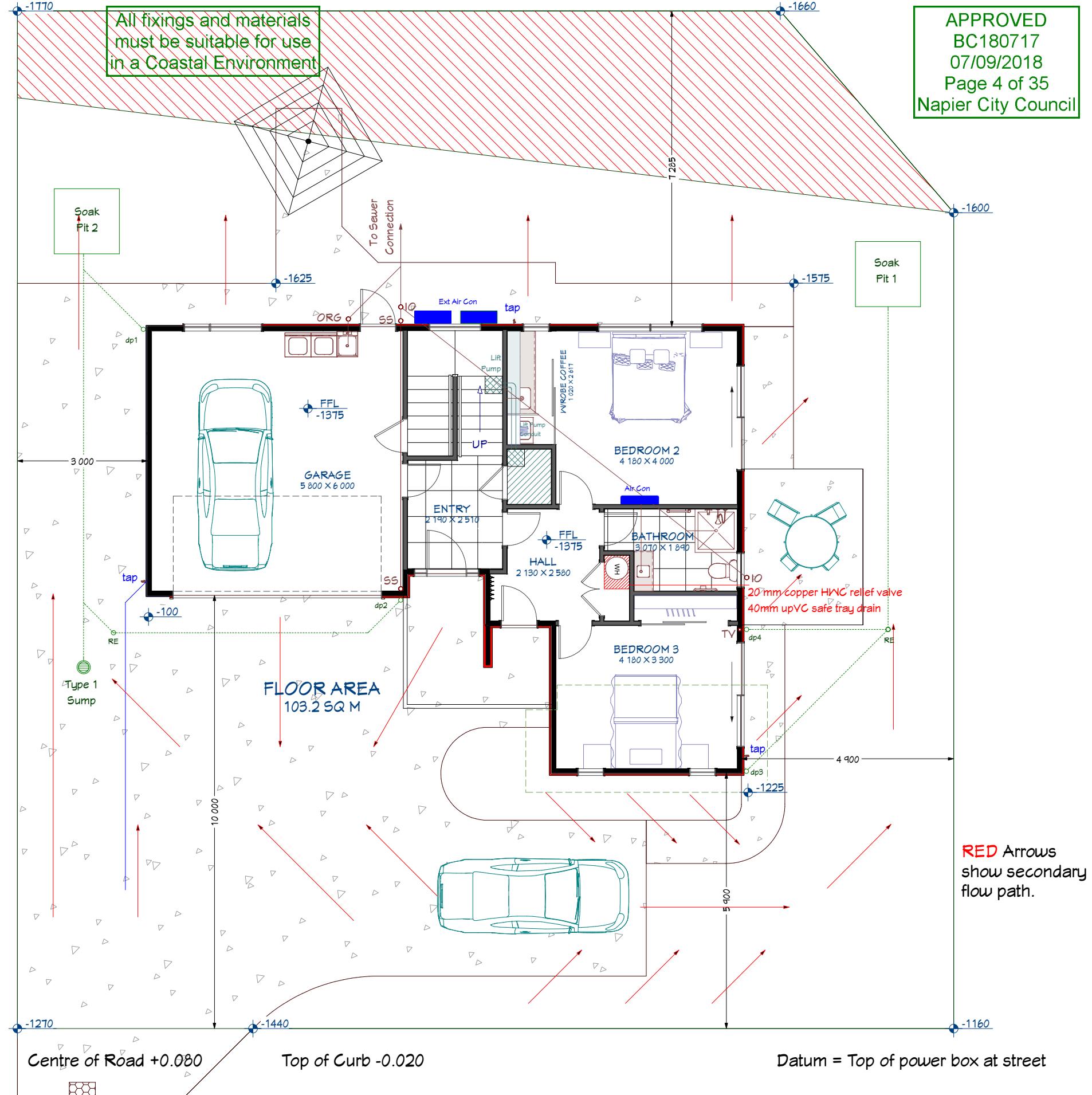
New homes design and build

Helen Cahill and Graeme Price 170 Charles Street Westshore Napier	Drawing Title: Site and Subdivision Drawing Scale: 1:150 Designed by Gordon Sanson LBP 117656	Notes:	Date Drawing Printed: Wednesday, August 29, 2018	2
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PLANNING CHECK
Planner: *J.Wolpon.*
Date Completed: 23/08/2018

Example of rear drive... riverstone insets



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Helen Cahill and Graeme Price

170 Charles Street
Westshore
Napier

Drawing Title: Site Plan
Drawing Scale: 1:100

Designed by Gordon Sanson
LBP 117656

Notes:
New lot 1 of former lot 2 DP 21282

Date Drawing Printed:
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Planner: Zulwolpon

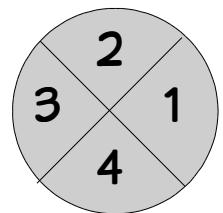
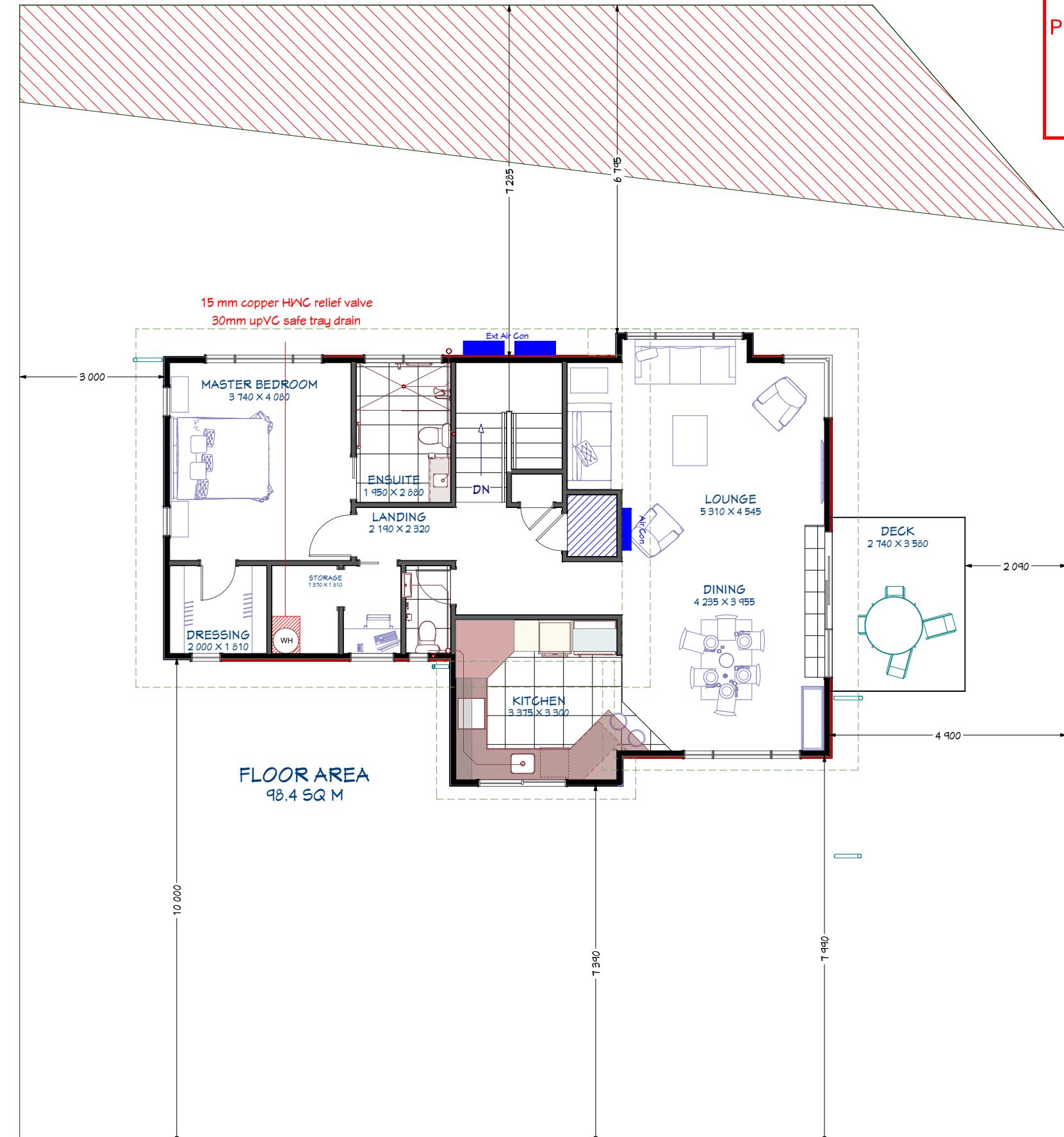
Date Completed: 23/08/2018

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ELEVATION REFERENCE



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Drawing Title: Floor Plan
Drawing Scale: 1:75

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Notes:

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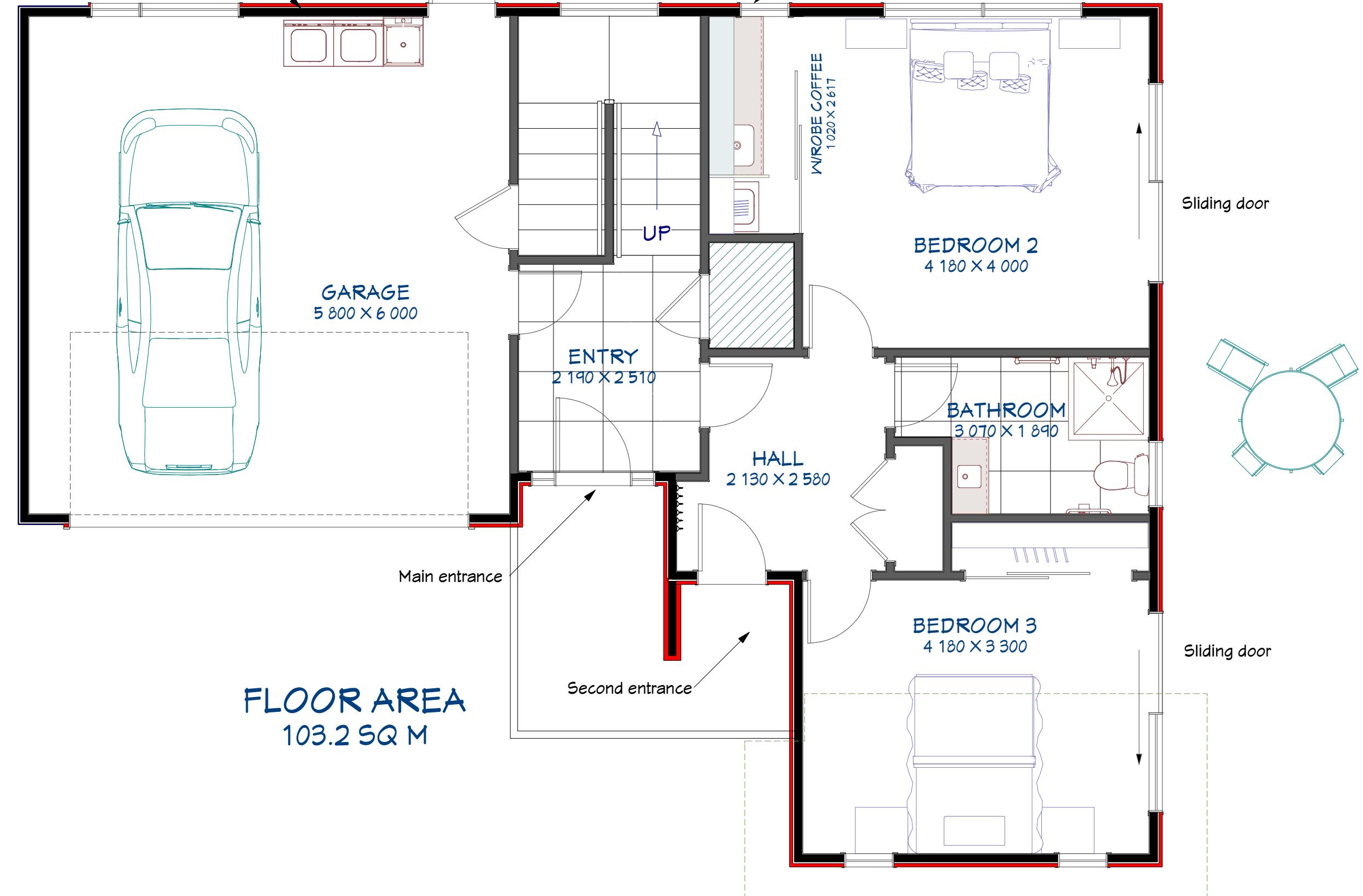
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Laundry in Garage

Storage under stairs

Tea and coffee station behind doors

P L A N N I N G A P P R O V E D
Planner: *Julia Mungall*
Date Completed: *29/08/2018*
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07/09/2018
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New homes design and build

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Westshore
Napier

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

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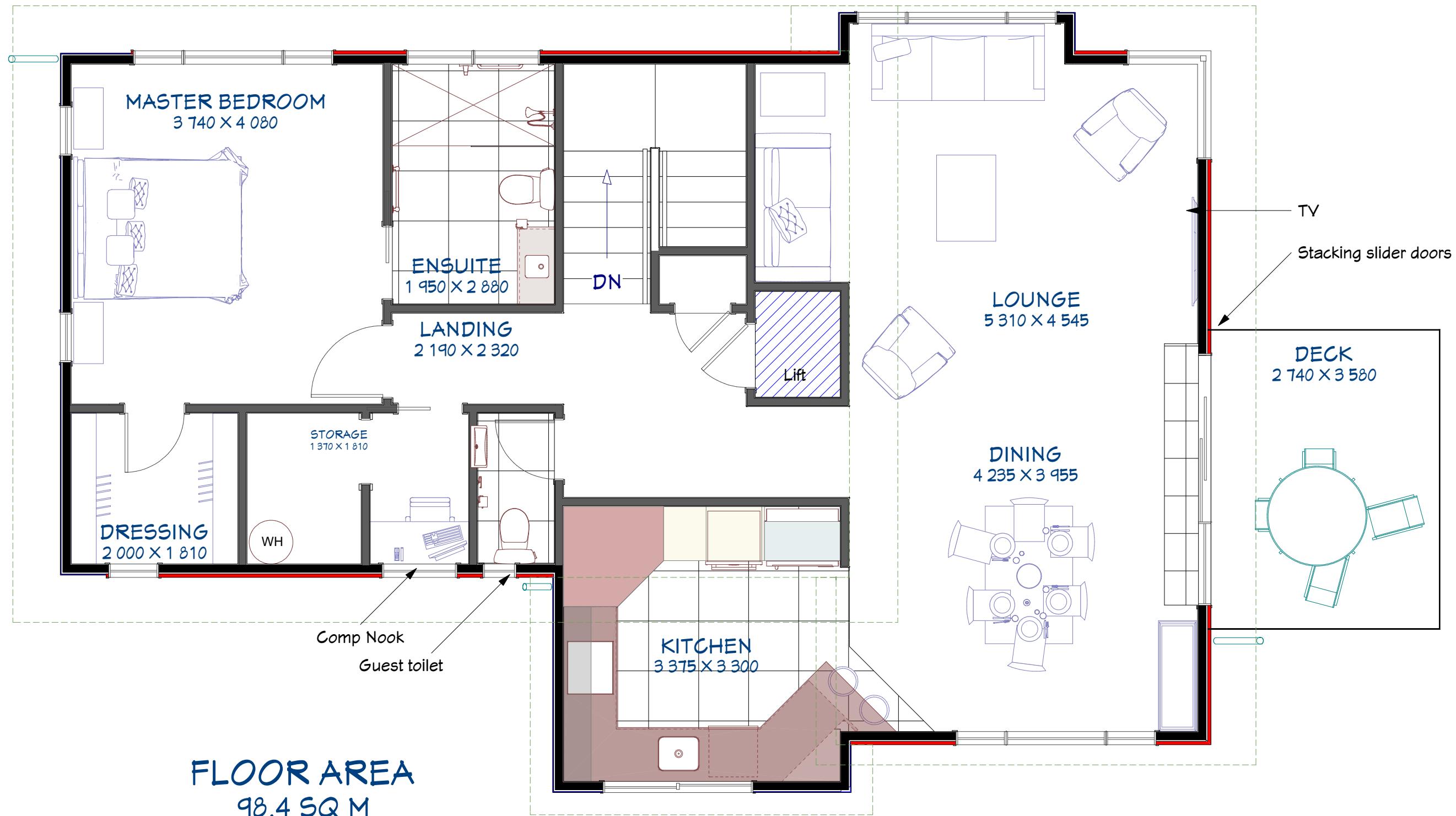
P L A N N I N G C H E C K

Planner: Zuhwolpon

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Helen Cahill and Graeme Price

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Napier

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

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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: 90 x 45 SG8 H1.2 studs at 400 crs max external lower floor, 600 crs upper floor, 600 crs internal non-load bearing.

Upper floor exterior raking walls up to 3.000: 90 x 45 SG8 H1.2 studs at 400 crs max. Dwangs 800 crs.

Top plates: double 90 x 45 H1.2

Lintels: H1.2. Sizing per schedule

Visual Beams: H3.2. Sizing per schedule

Trusses: H1.2 per truss design and layout

Rafters: H1.2 Hyjoist 200-45 spacing per plan

Purlins: 70 x 45 H1.2 on flat. 600crs max. centres top and bottom, max 900 centres intermediate purlins

Floor Joists: H1.2 240 x 45 @ 400 crs

Deck Joists: H3.2 190 x 45 @ 400 crs

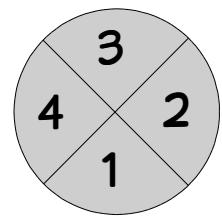
Posts: Prolam PL8 H5

*Raking handrail and balustrade wall. NZS3604 Table 8.4: Up to 3.000m high: 90 x 45 @ 400 crs. Up to 3.6m high point: 90 x 90 @ 400crs factored by 0.50 (refer factoring table NZS3604 8.6) = 90 x 45 @ max 200 crs

*Raking living area walls. NZS3604 Table 8.4: Up to 3.000m high: 90 x 45 @ 400 crs. Up to 3.600 high: 90 x 90 @ 300 crs factored by 0.50 (refer factoring table NZS3604 8.6) = 90 x 45 @ max 200 crs

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ELEVATION REFERENCE



Homework
New homes design and build

Helen Cahill and Graeme Price

170 Charles Street
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Napier

Drawing Title: Dimension Plan
Drawing Scale: 1:100

Designed by Gordon Sanson
LBP 117656

Notes:

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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: 90 x 45 SG8 H1.2 studs at 400 crs max external lower floor, 600 crs upper floor, 600 crs internal non-load bearing.

Upper floor exterior raking walls up to 3.000: 90 x 45 SG8 H1.2 studs at 400 crs max. Dwangs 800 crs.

Top plates: double 90 x 45 H1.2

Lintels: H1.2. Sizing per schedule

Visual Beams: H3.2. Sizing per schedule

Trusses: H1.2 per truss design and layout

Rafters: H1.2 Hyjoist 200-45 spacing per plan

Purlins: 70 x 45 H1.2 on flat. 600crs max. centres top and bottom, max 900 centres intermediate purlins

Floor Joists: H1.2 240 x 45 @ 400 crs

Deck Joists: H3.2 190 x 45 @ 400 crs

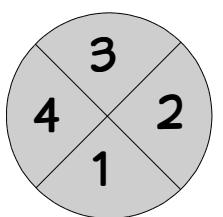
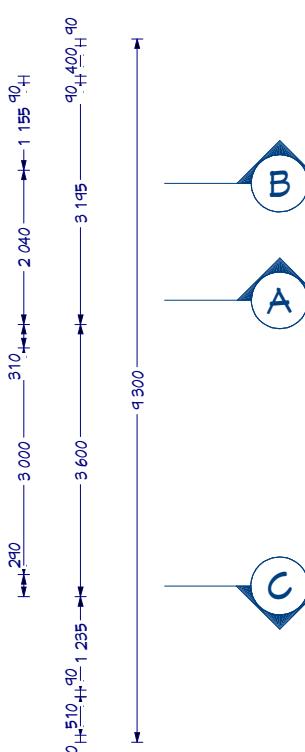
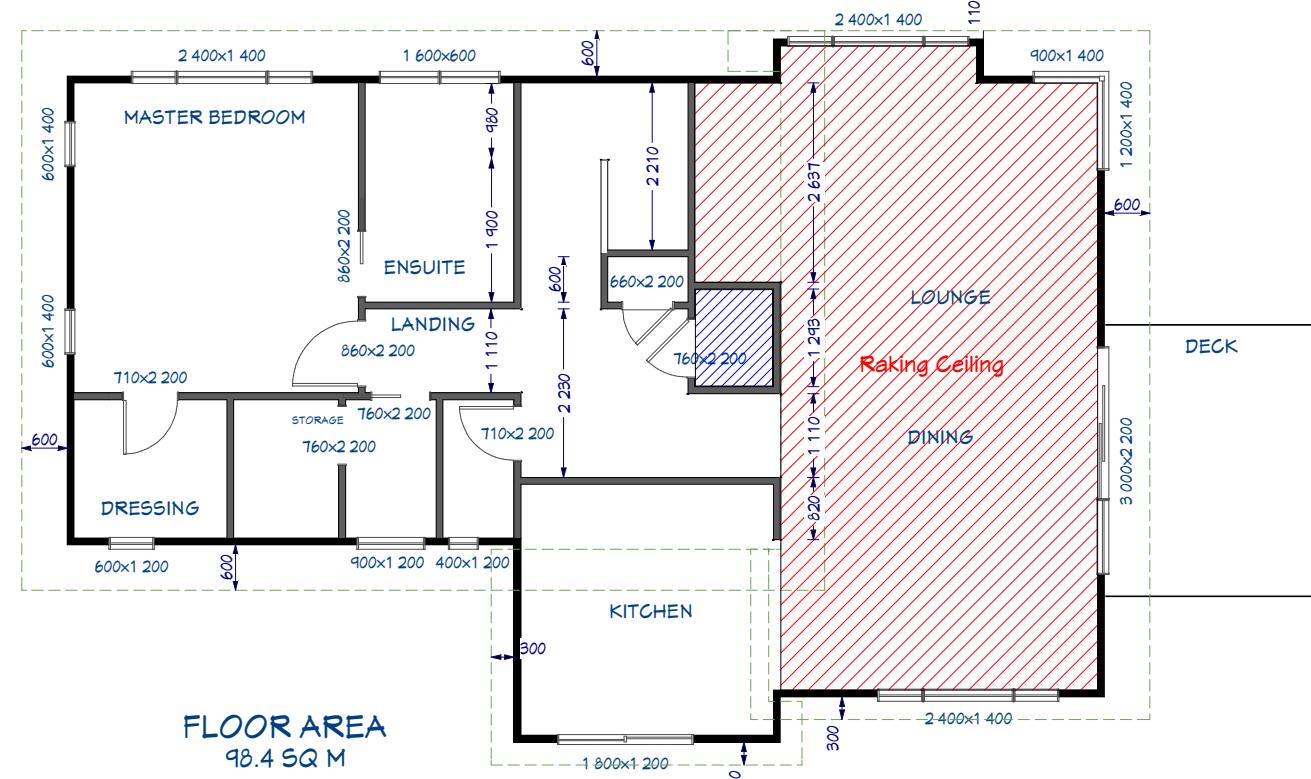
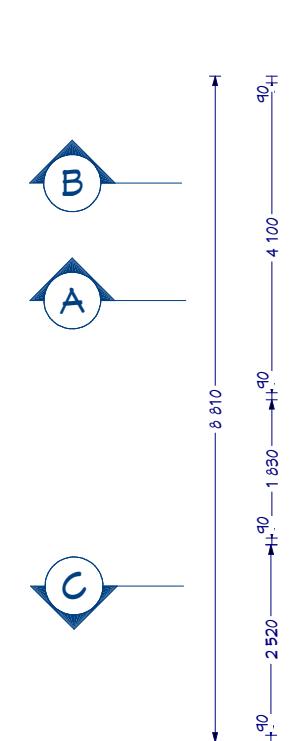
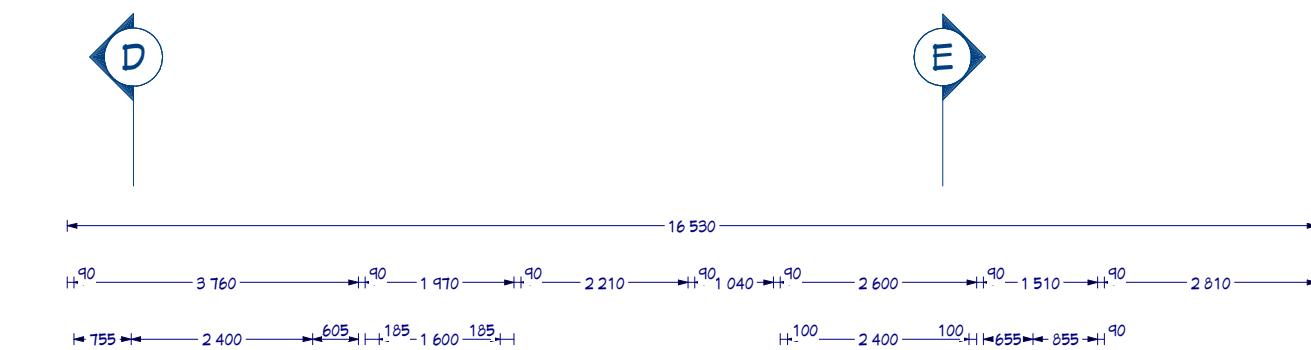
Posts: Prolam PL8 H5

*Raking handrail and balustrade wall. NZS3604 Table 8.4: Up to 3.000m high: 90 x 45 @ 400 crs. Up to 3.6m high point: 90 x 90 @ 400crs factored by 0.50 (refer factoring table NZS3604 8.6) = 90 x 45 @ max 200 crs

*Raking living area walls. NZS3604 Table 8.4: Up to 3.000m high: 90 x 45 @ 400 crs. Up to 3.600 high: 90 x 90 @ 300 crs factored by 0.50 (refer factoring table NZS3604 8.6) = 90 x 45 @ max 200 crs

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ELEVATION REFERENCE

D 13,720 E



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New homes design and build

Helen Cahill and Graeme Price

170 Charles Street
Westshore
Napier

Drawing Title: Dimension Plan

Drawing Scale: 1:100

Designed by Gordon Sanson
LBP 117656

Notes:

Date Drawing Printed:
Saturday, August 25, 2018

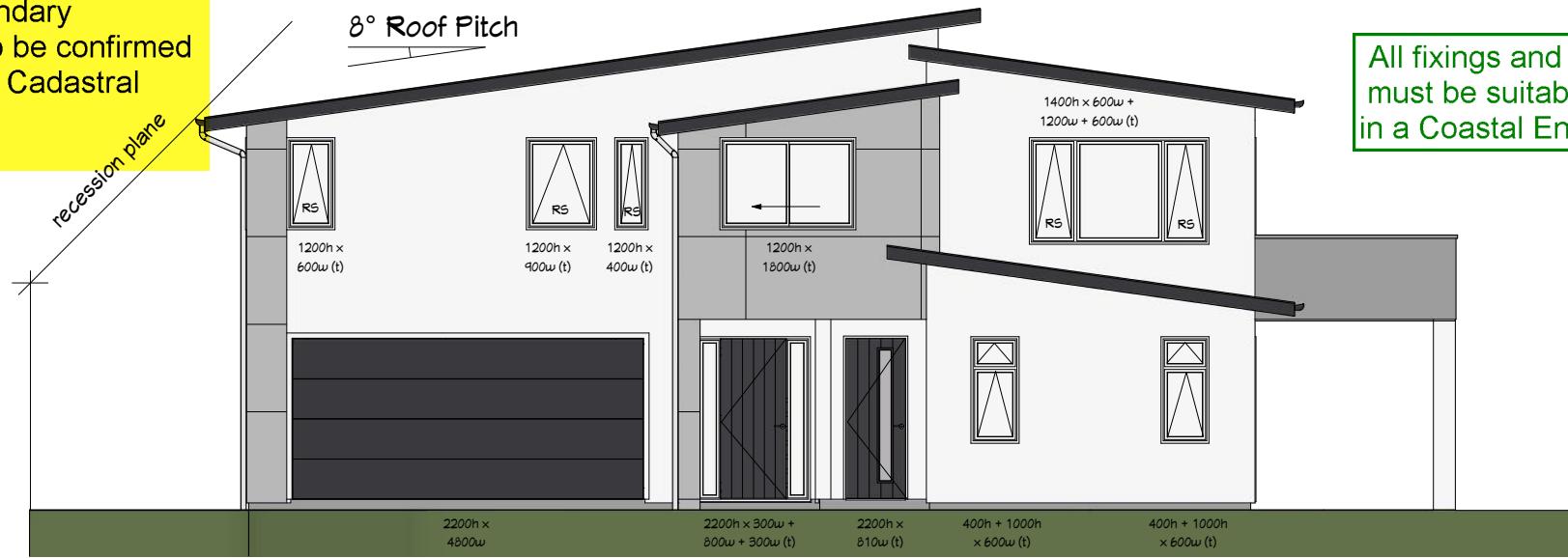
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Height to Boundary
Compliance to be confirmed
by a Licensed Cadastral
Surveyor

8° Roof Pitch



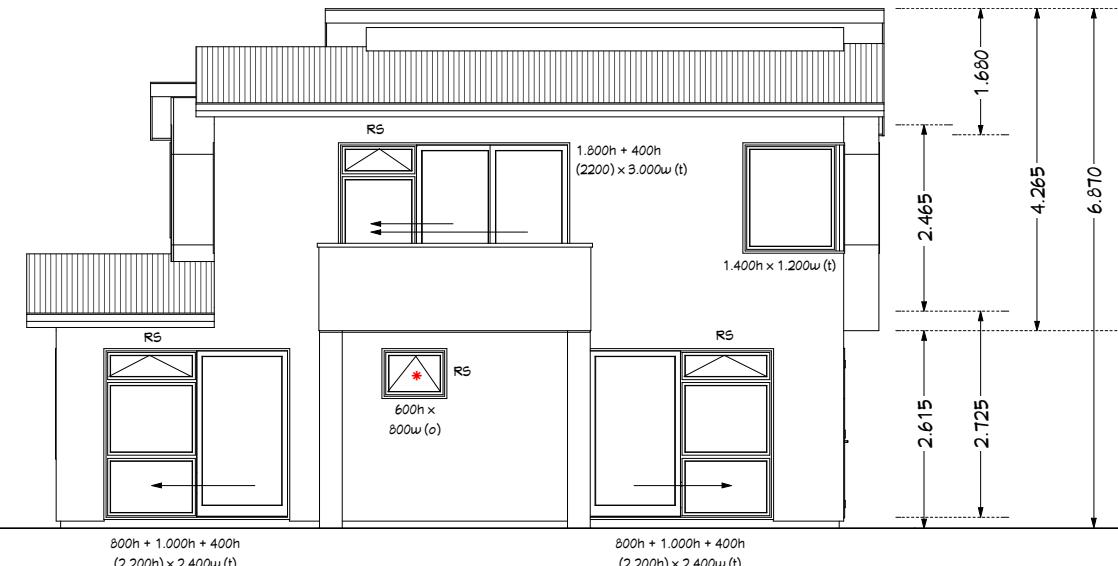
PLANNING CHECK

Planner: *Zulfiqar*

Date Completed: 23/08/2018

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ELEVATION 1



Colorsteel Corrugate roof (All 8° pitch)

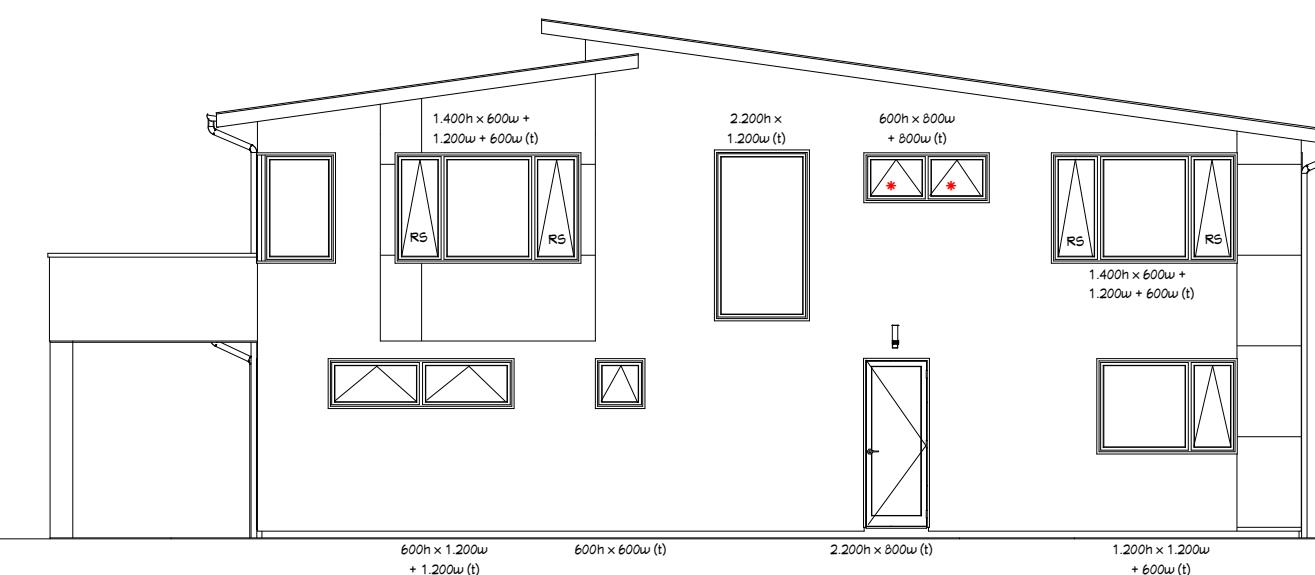
Colorsteel gutter on colorsteel fascia to PVC downpipes

Titan Panel Cladding & Resene Graphix Plaster Cladding

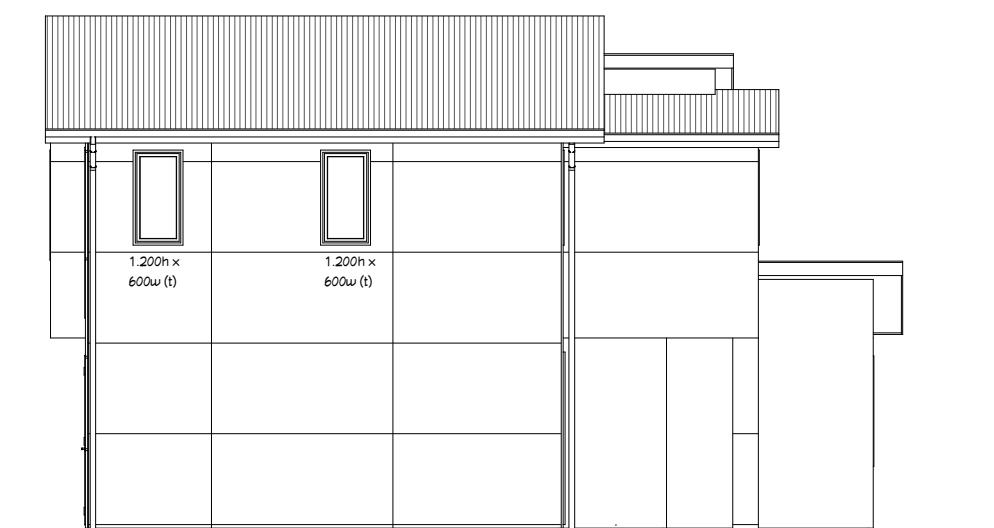
Double glazed aluminium windows

Reinforced and Insulated Concrete Floor

ELEVATION 2



ELEVATION 3



ELEVATION 4



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Helen Cahill and Graeme Price

170 Charles Street
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Napier

Drawing Title: Elevations

Drawing Scale: 1:100

Designed by Gordon Sanson
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Notes:

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Sunday, July 29, 2018

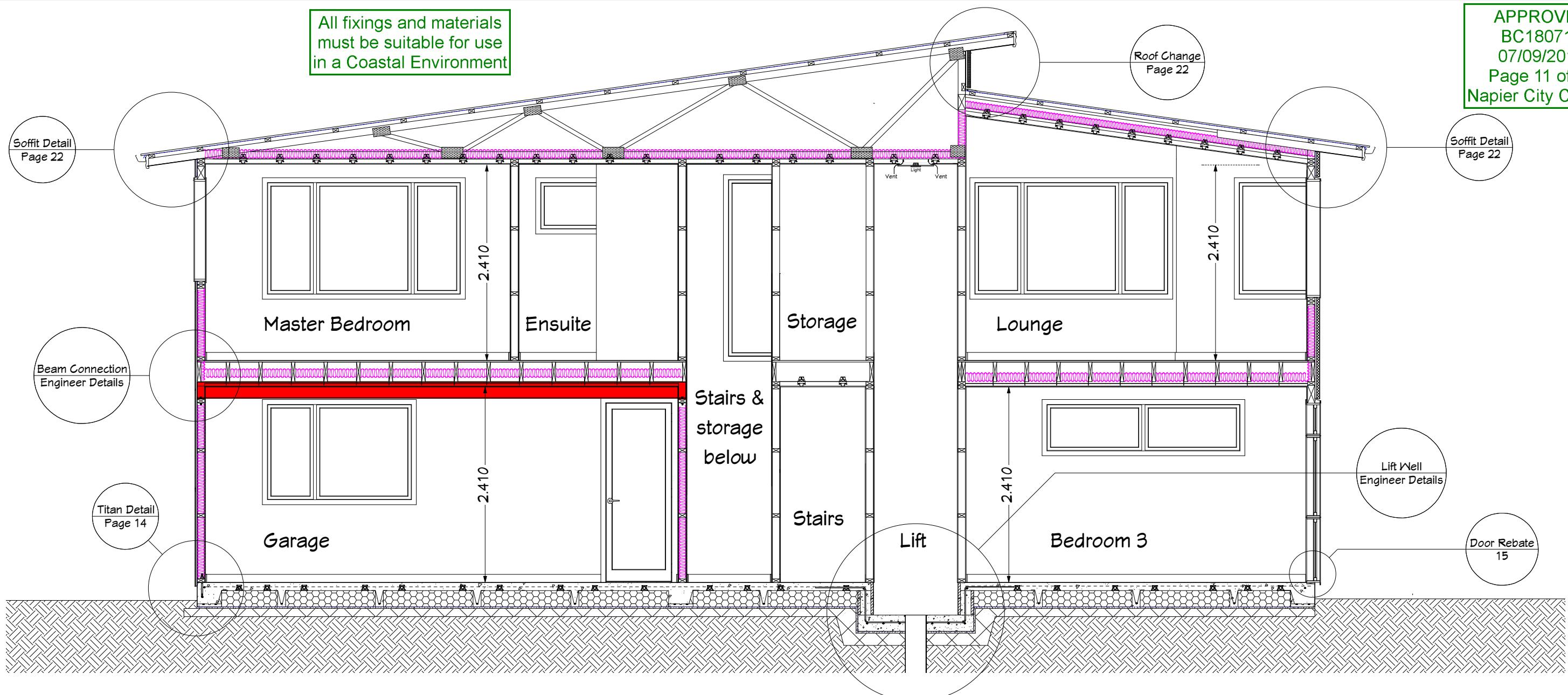
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CROSS SECTION A - A

ROOF: Colocote Corrugate roof over self supporting building underlay on 75 x 50 H1.2 purlins on trusses per truss design and layout. HJ200-45 rafters for living area ceilings.

EAVES: 135 Continuous colorsteel gutter on Dimond 147 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. R3.6 batt ceiling insulation. Square stopped scotia to house including garage. 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

*Raking living area walls. Table 8.4: Up to 3.000m high: 90 x 45 @ 400 crs. Up to 3.600 high: 90 x 90 @ 300 crs factored by 0.50 (refer factoring table NZS3604 8.6) = 90 x 45 @ max 200 crs

WALLS: 90 x 45 SG8 H1.2 studs at 400 crs max external lower floor, 600 crs upper floor, 600 crs internal non-load bearing. Upper floor exterior raking walls over 2.400.* 90 x 45 SG8 H1.2 studs at 400 crs max. Dwangs 800 crs. 10mm Gib interior linings stopped to level 4 and paint finish. 85mm bevel edge skirting. R2.6 Ultra wall batts.

CLADDING: Resene Graphix Insulated Cladding System with feature Titan cladding on CLD cavity battens over building wrap on timber framing.

MIDFLOOR: 20mm Kopine Ultralock Flooring over 240 x 45 SG8 H1.2 @ max 400 crs. Hardies Compressed sheet to ensuite floor. 250UB31 steel beam midspan (clear of garage door opener) of garage for floor joists above.

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

FLOOR: Engineered concrete floor slab as per engineers design.



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New homes design and build

Helen Cahill and Graeme Price

170 Charles Street
Westshore
Napier

Drawing Title: Cross Section
Drawing Scale: 1:50

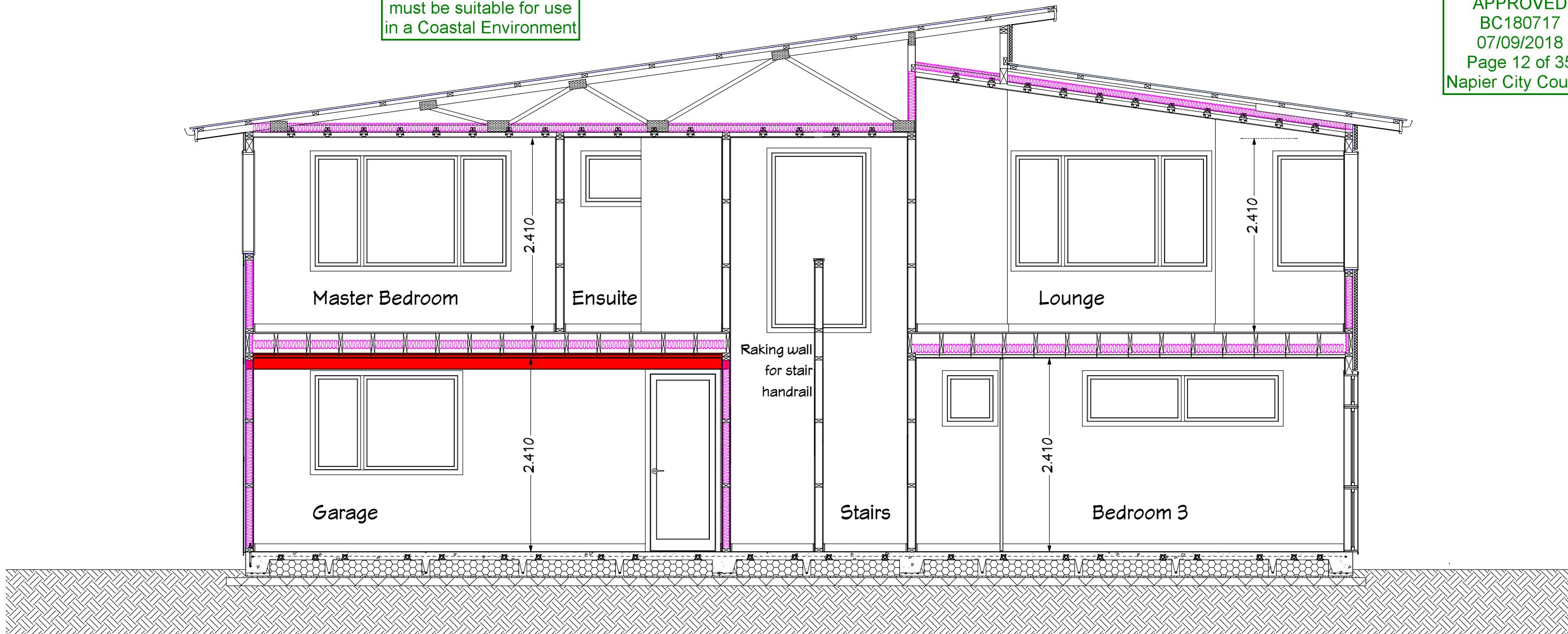
Designed by Gordon Sanson
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CROSS SECTION B - B

ROOF: Colorcote Corrugate roof over self supporting building underlay on 75 x 50 H1.2 purlins on trusses per truss design and layout. HJ200-45 rafters for living area ceilings.

EAVES: 135 Continuous colorsteel gutter on Dimond 147 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. R3.6 batt ceiling insulation. Square stopped scotia to house including garage. 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

*Raking living area walls. Table 8.4: Up to 3.000m high: 90 x 45 @ 400 crs. Up to 3.600 high: 90 x 90 @ 300 crs factored by 0.50 (refer factoring table NZS3604 8.6) = 90 x 45 @ max 200 crs

WALLS: 90 x 45 SG8 H1.2 studs at 400 crs max external lower floor, 600 crs upper floor, 600 crs internal non-load bearing. Upper floor exterior raking walls over 2.400.* 90 x 45 SG8 H1.2 studs at 400 crs max. Duwangs 800 crs. 10mm Gib interior linings stopped to level 4 and paint finish. 85mm bevel edge skirting. R2.6 Ultra wall batts.

CLADDING: Resene Graphix Insulated Cladding System with feature Titan cladding on CLD cavity battens over building wrap on timber framing.

MIDFLOOR: 20mm Kopine Ultralock Flooring over 240 x 45 SG8 H1.2 @ max 400 crs. Hardies Compressed sheet to ensuite floor. 250UB31 steel beam midspan (clear of garage door opener) of garage for floor joists above.

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

FLOOR: Engineered concrete floor slab as per engineers design.



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Helen Cahill and Graeme Price

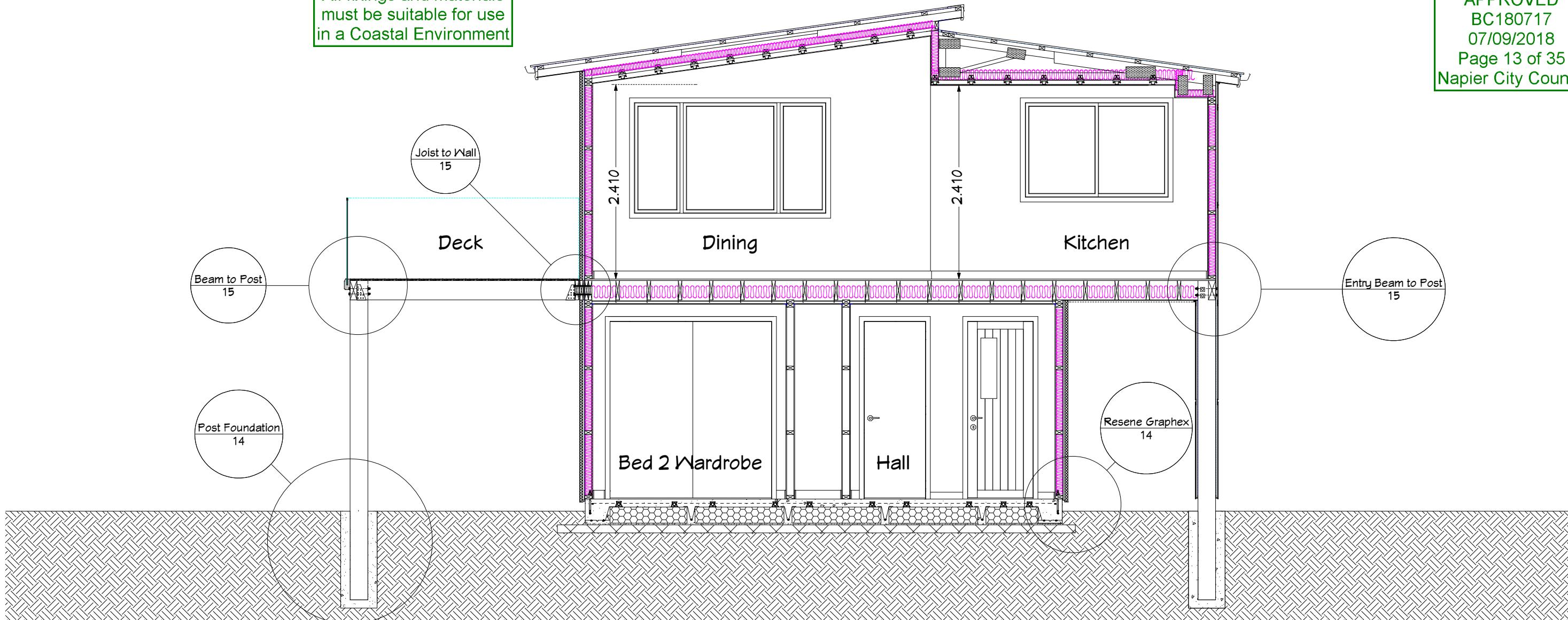
170 Charles Street
Westshore
Napier

Drawing Title:
Cross Section
1:50

Notes:
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CROSS SECTION C - C

ROOF: Colocote Corrugate roof over self supporting building underlay on 75 x 50 H1.2 purlins on trusses per truss design and layout. HJ200-45 rafters for living area ceilings.

EAVES: 135 Continuous colorsteel gutter on Dimond 147 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. R3.6 batt ceiling insulation. Square stopped scotia to house including garage. 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

*Raking living area walls. Table 8.4: Up to 3.000m high: 90 x 45 @ 400 crs. Up to 3.600 high: 90 x 90 @ 300 crs factored by 0.50 (refer factoring table NZS3604 8.6) = 90 x 45 @ max 200 crs

WALLS: 90 x 45 SG8 H1.2 studs at 400 crs max external lower floor, 600 crs upper floor, 600 crs internal non-load bearing. Upper floor exterior raking walls over 2.400: 90 x 45 SG8 H1.2 studs at 400 crs max. Dwangs 800 crs. 10mm Gib interior linings stopped to level 4 and paint finish. 85mm bevel edge skirting. R2.6 Ultra wall batts.

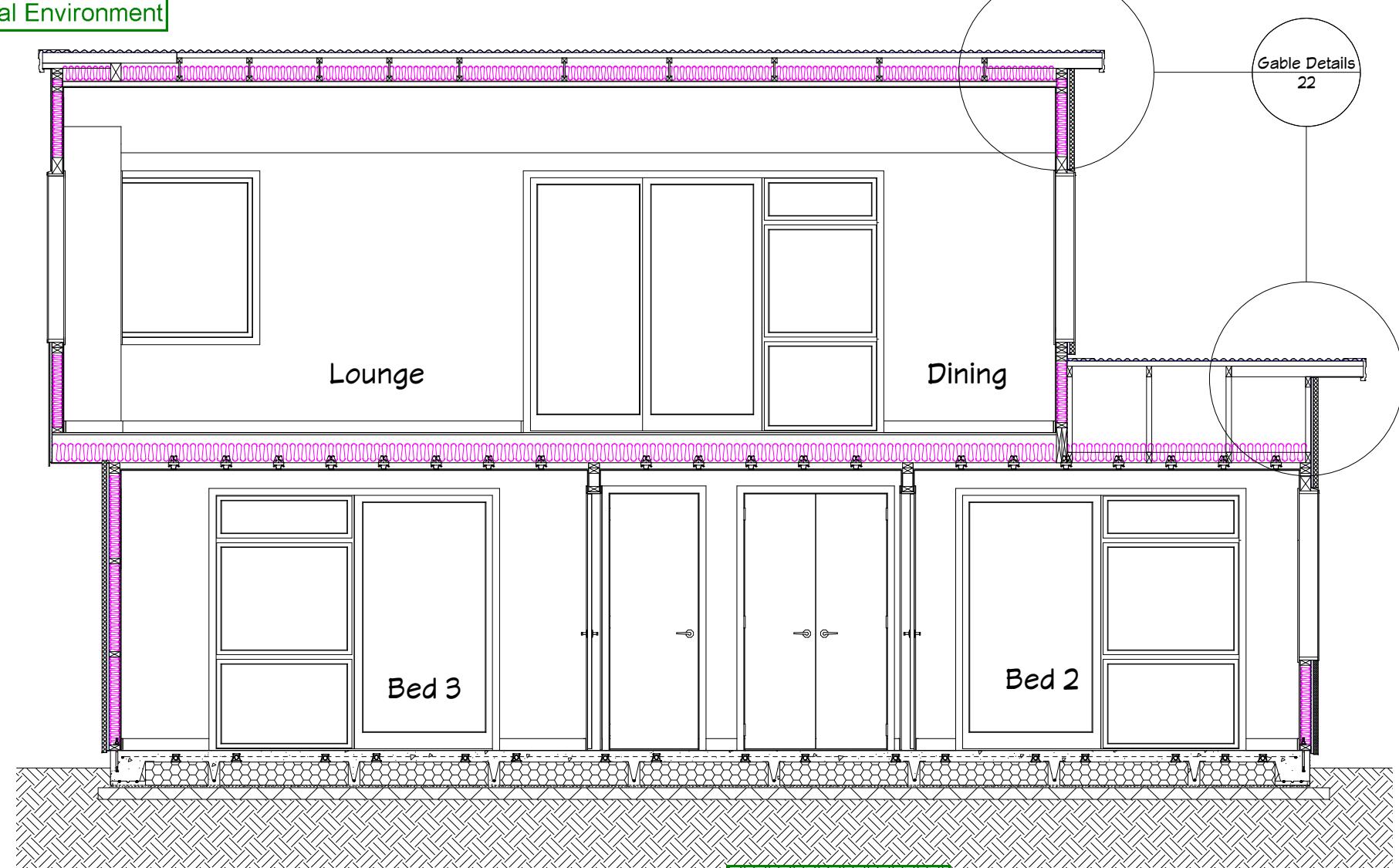
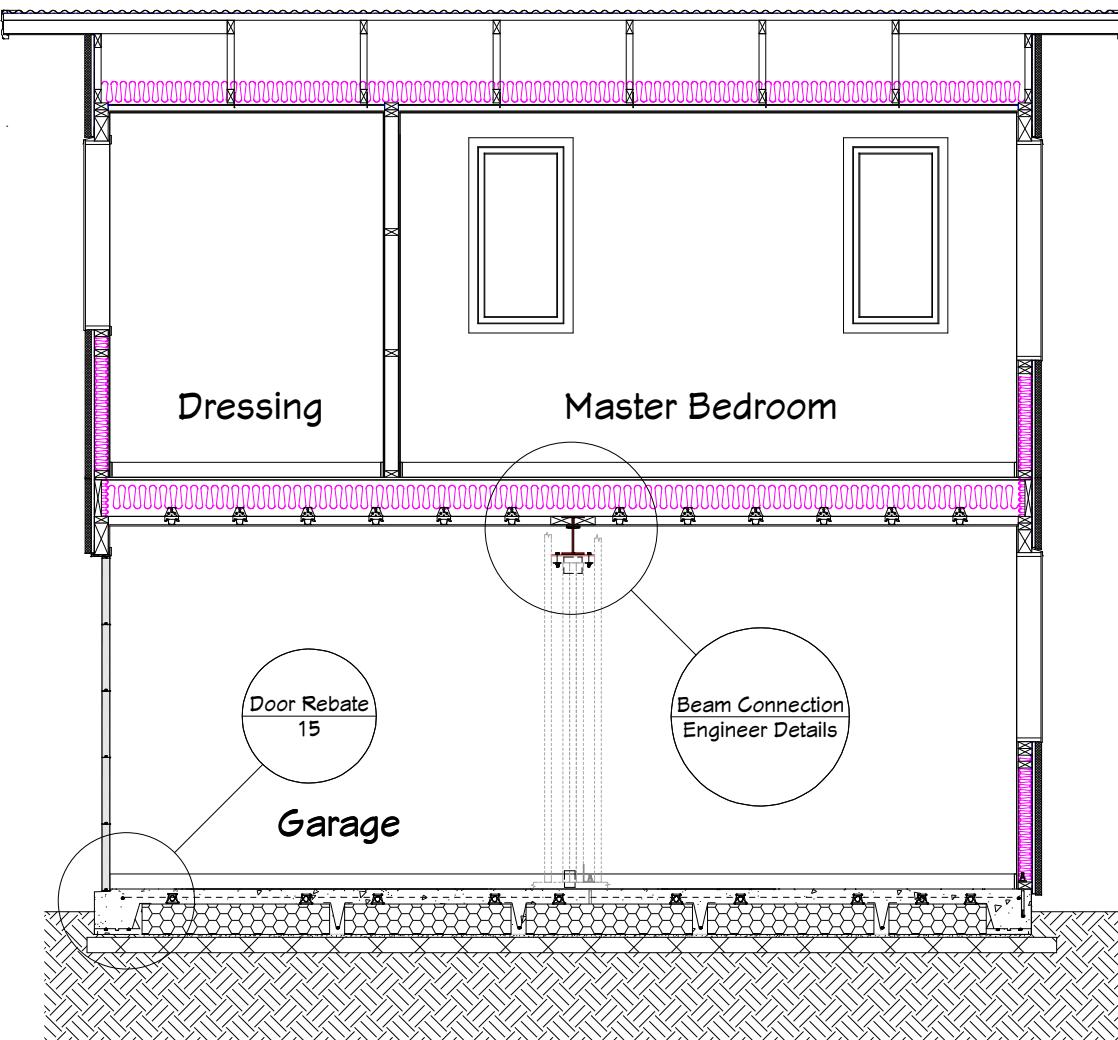
CLADDING: Resene Graphix Insulated Cladding System with feature Titan cladding on CLD cavity battens over building wrap on timber framing.

MIDFLOOR: 20mm Kopine Ultralock Flooring over 240 x 45 SG8 H1.2 @ max 400 crs. Hardies Compressed sheet to ensuite floor. 250UB31 steel beam midspan (clear of garage door opener) of garage for floor joists above.

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

FLOOR: Engineered concrete floor slab as per engineers design.

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CROSS SECTION D - D

ROOF: Colocote Corrugate roof over self supporting building underlay on 75 x 50 H1.2 purlins on trusses per truss design and layout. HJ200-45 rafters for living area ceilings.

EAVES: 135 Continuous colorsteel gutter on Dimond 147 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. R3.6 batt ceiling insulation. Square stopped scotia to house including garage. 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: 90 x 45 SG8 H1.2 studs at 400 crs max external lower floor, 600 crs upper floor, 600 crs internal non-load bearing. Upper floor exterior raking walls over 2.400.* 90 x 45 SG8 H1.2 studs at 400 crs max. Dwangs 800 crs. 10mm Gib interior linings stopped to level 4 and paint finish. 85mm bevel edge skirting. R2.6 Ultra wall batts.

CLADDING: Resene Graphix Insulated Cladding System with feature Titan cladding on CLD cavity battens over building wrap on timber framing.

MIDFLOOR: 20mm Kopine Ultralock Flooring over 240 x 45 SG8 H1.2 @ max 400 crs. Hardies Compressed sheet to ensuite floor. 250UB31 steel beam midspan (clear of garage door opener) of garage for floor joists above.

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

FLOOR: Engineered concrete floor slab as per engineers design.

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CROSS SECTION E - E



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170 Charles Street
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Napier

Drawing Title: Cross Sections
Drawing Scale: 1:50

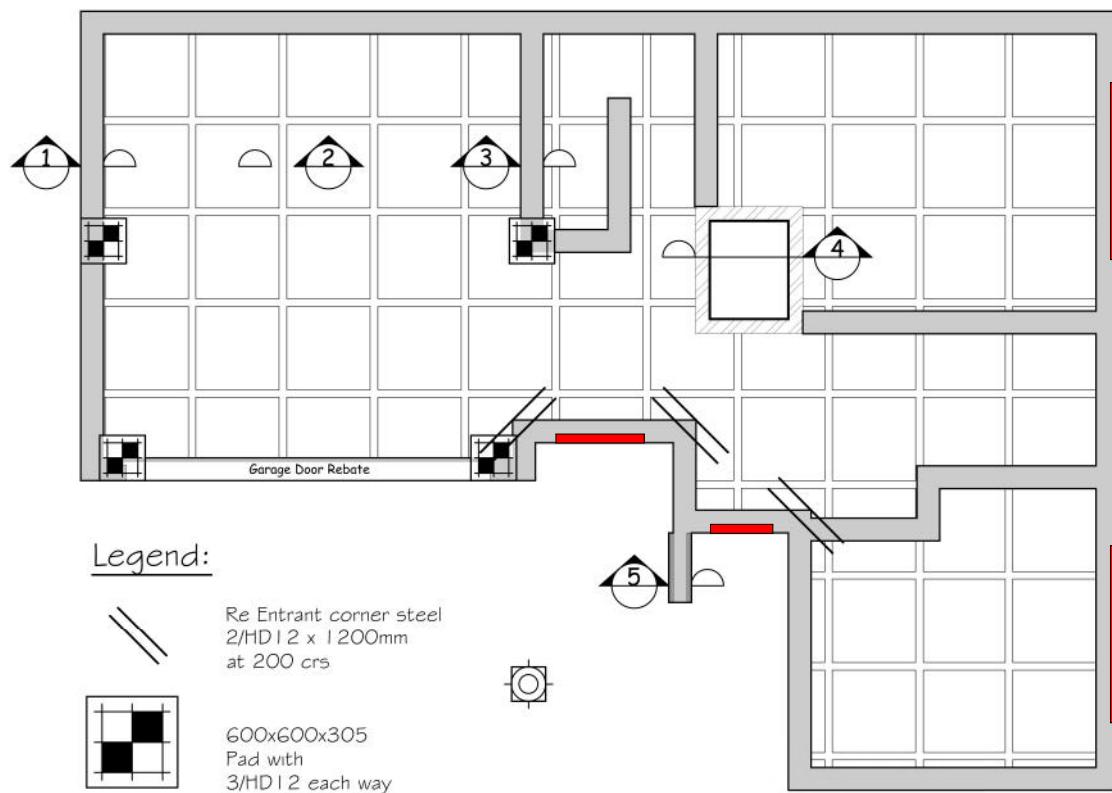
Designed by Gordon Sanson
LBP 117656

Notes:

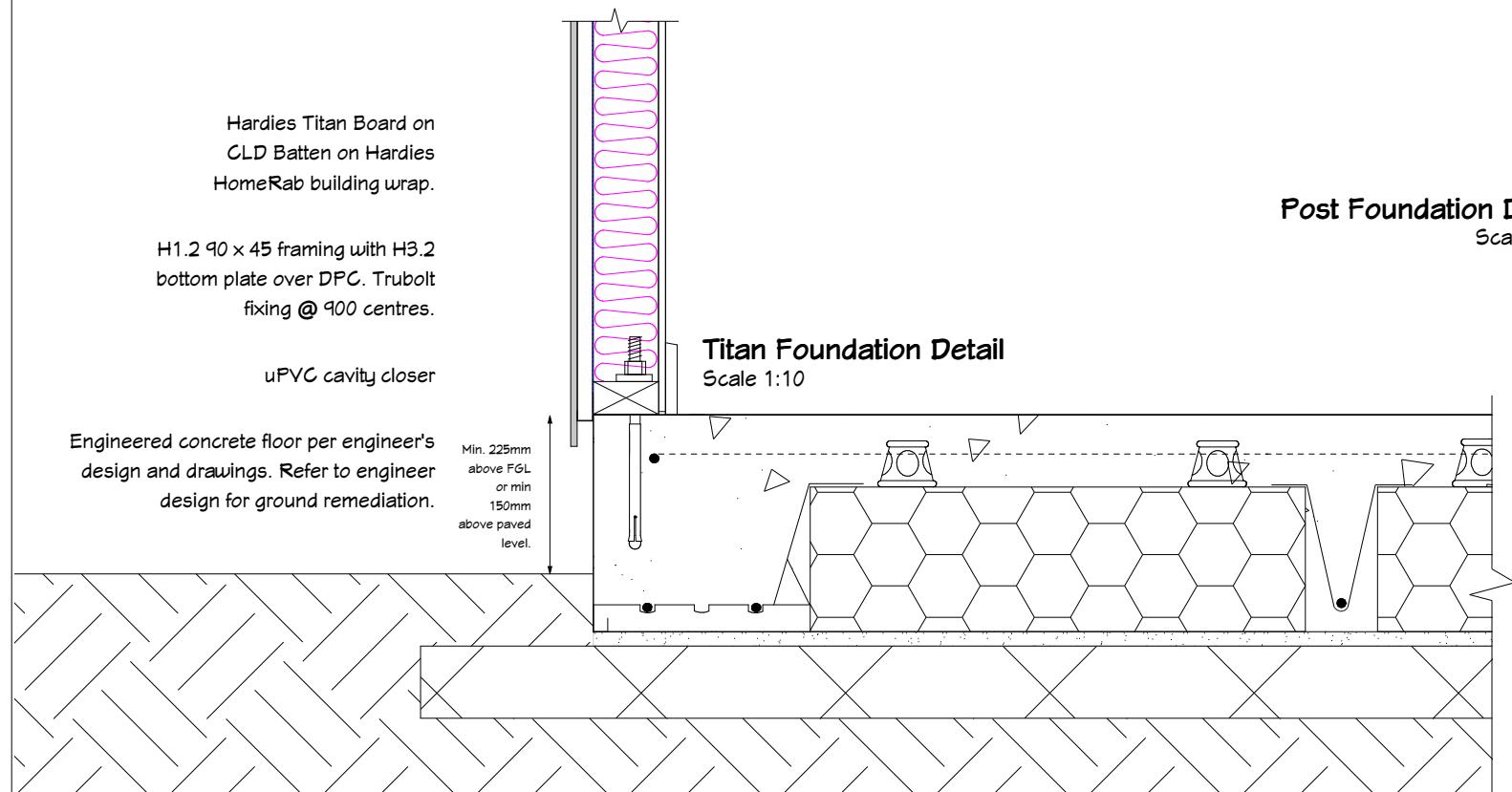
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NOTE: Create 40mm rebate for sliding doors
Create 20mm rebate for entry doors



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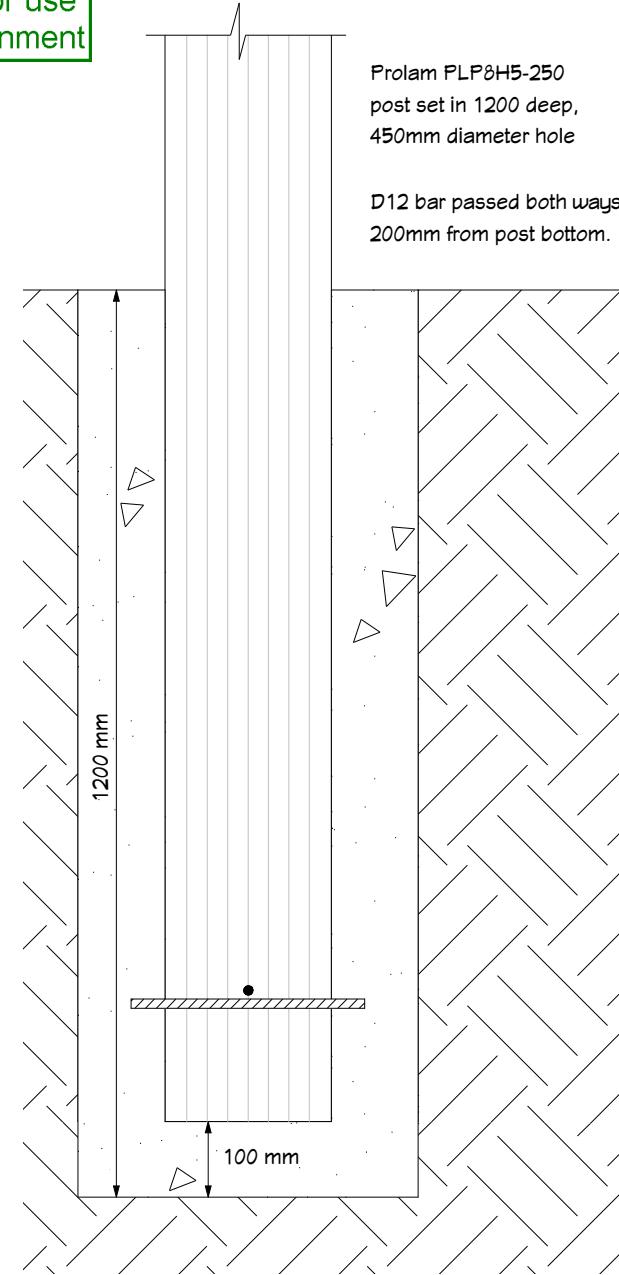
Prolam PLP&H5-250 post set in 1200 deep, 450mm diameter hole

D12 bar passed both ways 200mm from post bottom.

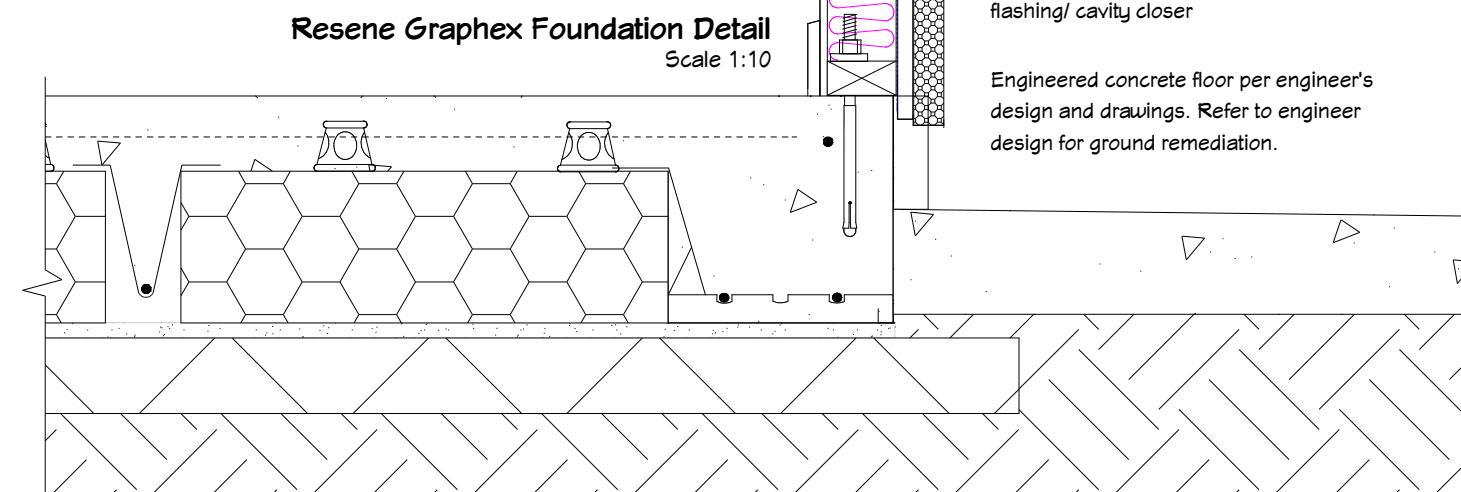
Refer to engineer's calculations and details for full extent of floor details.

Refer to Resene Graphex Technical Literature for full extent of details.

Refer to Hardies Titan Technical Literature for full extent of details.



Post Foundation Detail
Scale 1:10



Helen Cahill and Graeme Price 170 Charles Street Westshore Napier	Drawing Title: Foundation Plan Drawing Scale: 1:100 1:10	Notes:	Date Drawing Printed: Sunday, July 29, 2018
	Designed by Gordon Sanson LBP 117656		Copyright Notice: This design, whether in whole or in part, remains the copyright of Homeworx. No part of these drawings may be used for other than its intended purpose or reproduced without the express written permission of Homeworx.

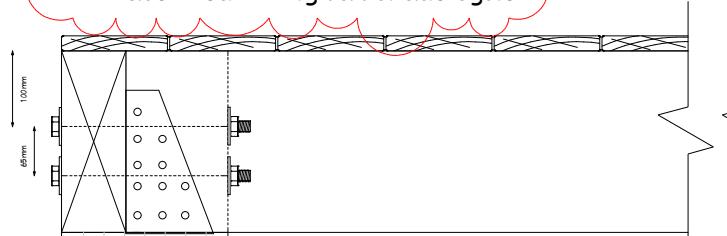


140 mahogany decking on 190 x 45 H3.2 deck joists @ 400 centres.

ss joist hanger and ss product nails

Prolam PLVLH5-250100 deck beam connected to Prolam PL8H5-250 posts with 2/ssM16 bolts & 50 x 50 x 3mm SS washers. Post notched for beam.

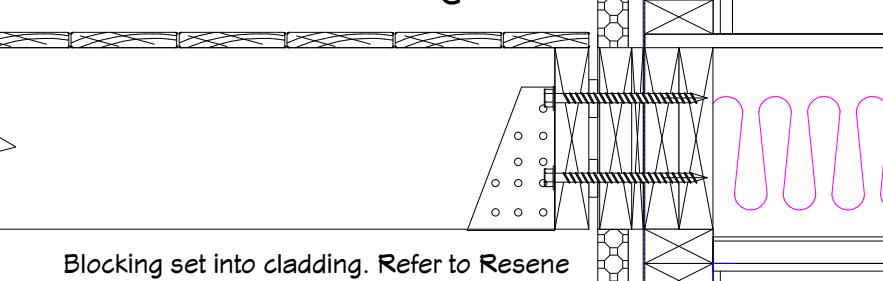
Refer to technical literature for Metro face fixed Infinity balustrade system.



Refer to joist layout Lumberlok Deck Joist Fixing in technical documents.

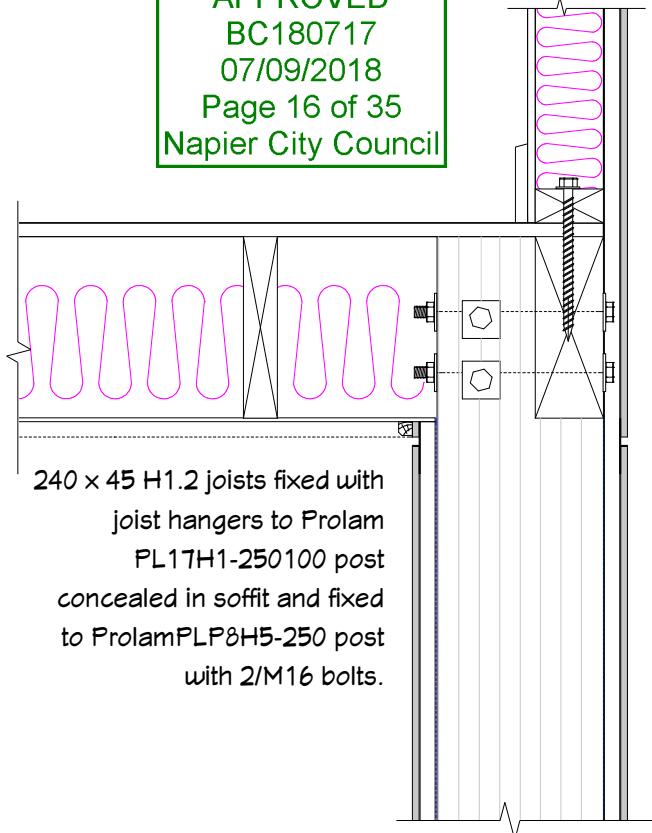
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190 x 45 H3.2 ribbon plate with 12mm packers & fixed with 2/ss M12 coach screws @ 900 crs.



Blocking set into cladding. Refer to Resene Graphex details.

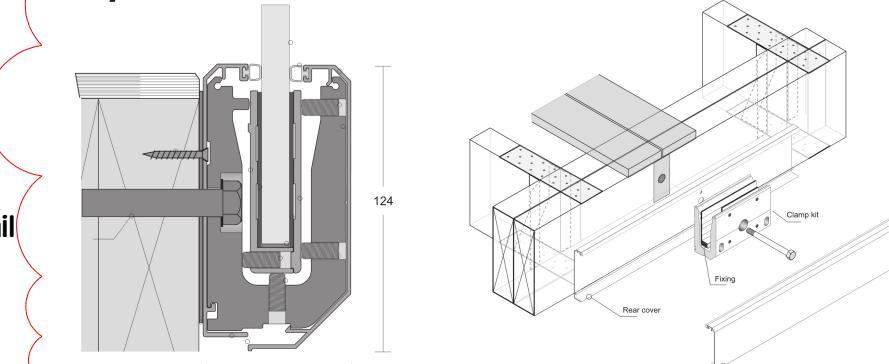
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240 x 45 H1.2 joists fixed with joist hangers to Prolam PL17H1-250100 post concealed in soffit and fixed to Prolam PL8H5-250 post with 2/M16 bolts.

Deck Beam to Post Detail
Scale 1:10

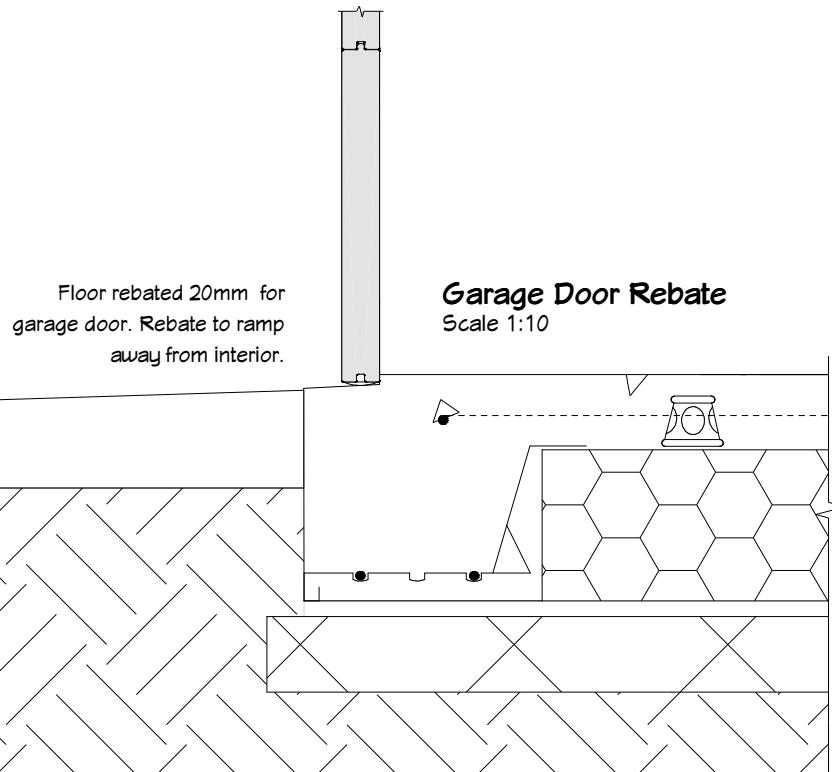
Infinity BA124 Face Fix Glass Balustrade System



Deck Joist to Wall Detail
Scale 1:10

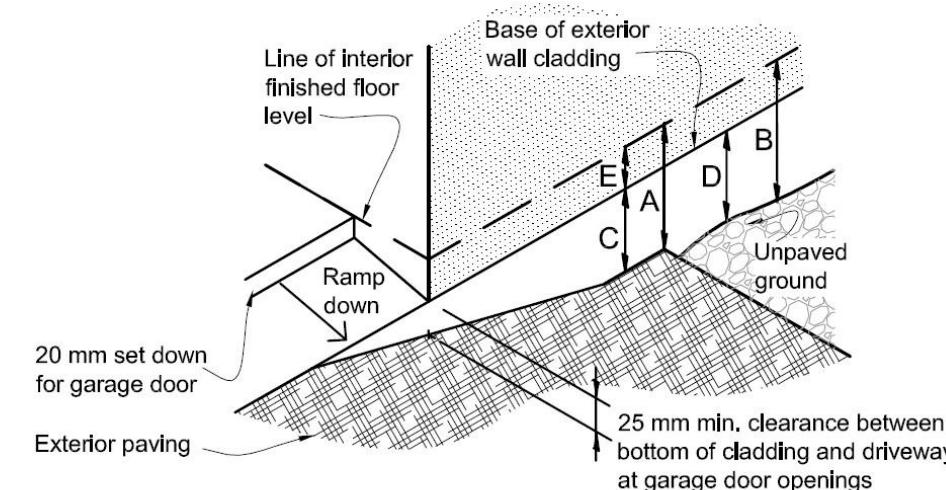
Entry Beam to Post Detail
Scale 1:10

Entry Beam to Post Detail Plan View
Scale 1:10



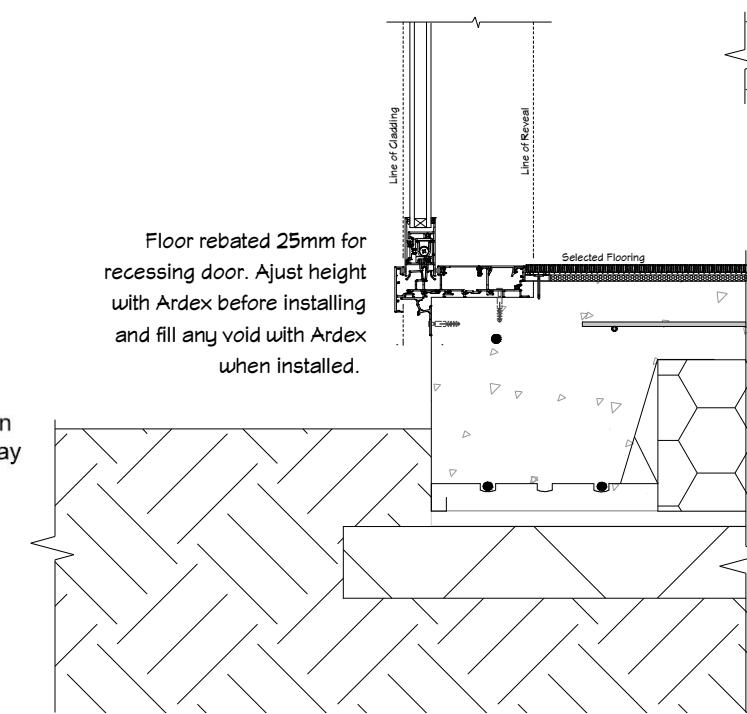
Floor rebated 20mm for garage door. Rebate to ramp away from interior.

Garage Door Rebate
Scale 1:10

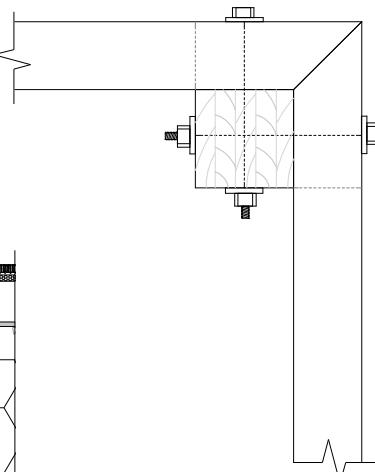


Garage Door Rebate
Refer NZBC E2 Acceptable Solution Fig. 65 & Table 18.

A = 150mm
B = 225mm
C = 100mm
D = 175mm
E = 50mm



Floor rebated 25mm for recessing door. Adjust height with Ardex before installing and fill any void with Ardex when installed.



Door Rebate
Scale 1:10



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170 Charles Street
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Napier

Drawing Title: Details

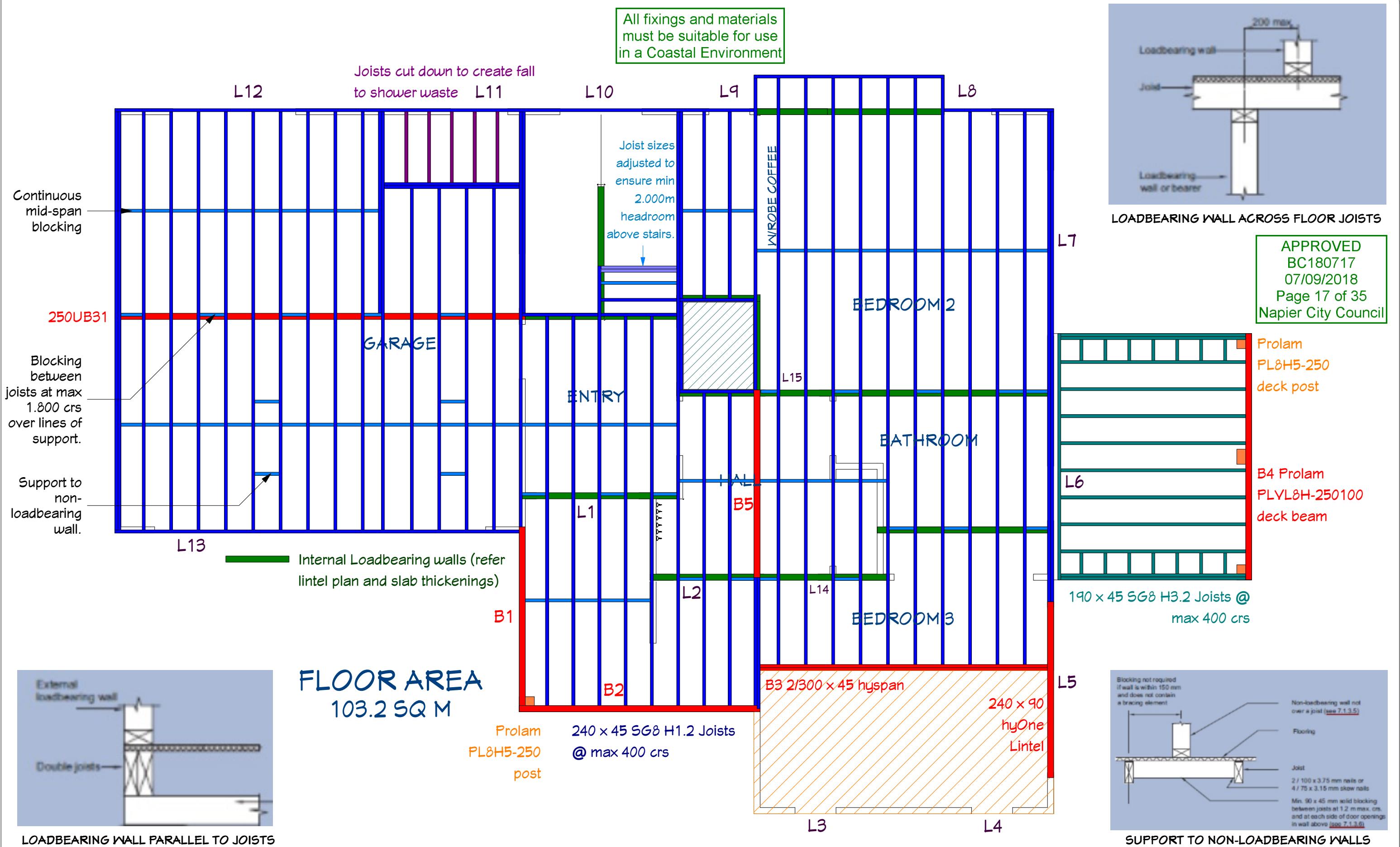
Drawing Scale: 1:10

Designed by Gordon Sanson
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Notes:

Date Drawing Printed:
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Drawing Title: Mid Floor Framing

Drawing Scale: 1:50

Notes:

Designed by Gordon Sanson
LBP 117656

Date Drawing Printed:

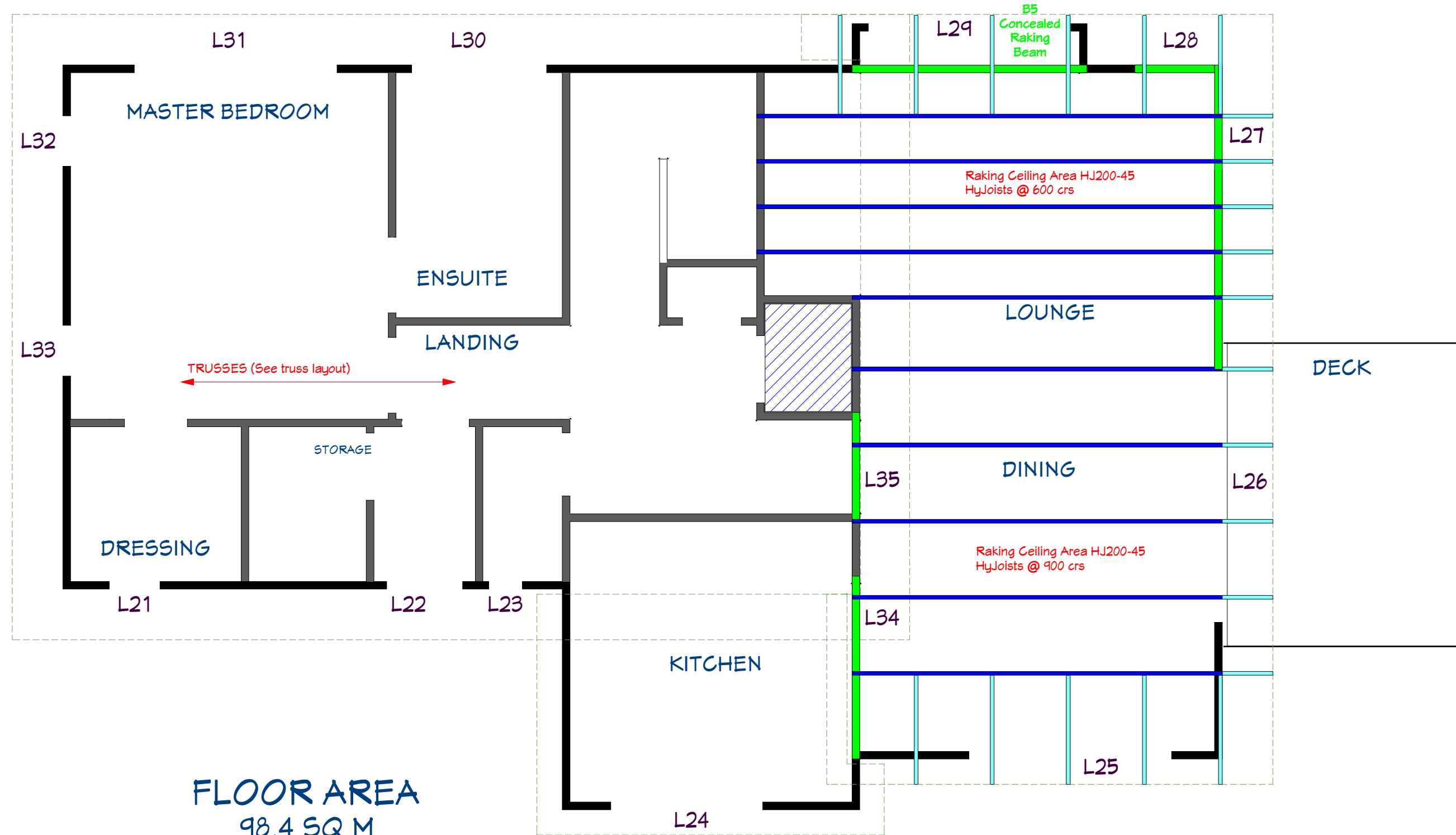
Saturday, August 25, 2018

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Drawing Title: Roof Framing
Drawing Scale: 1:50

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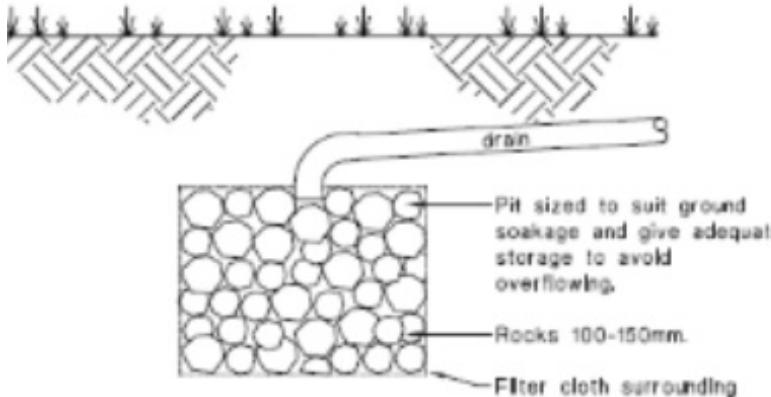
Notes:

Date Drawing Printed:
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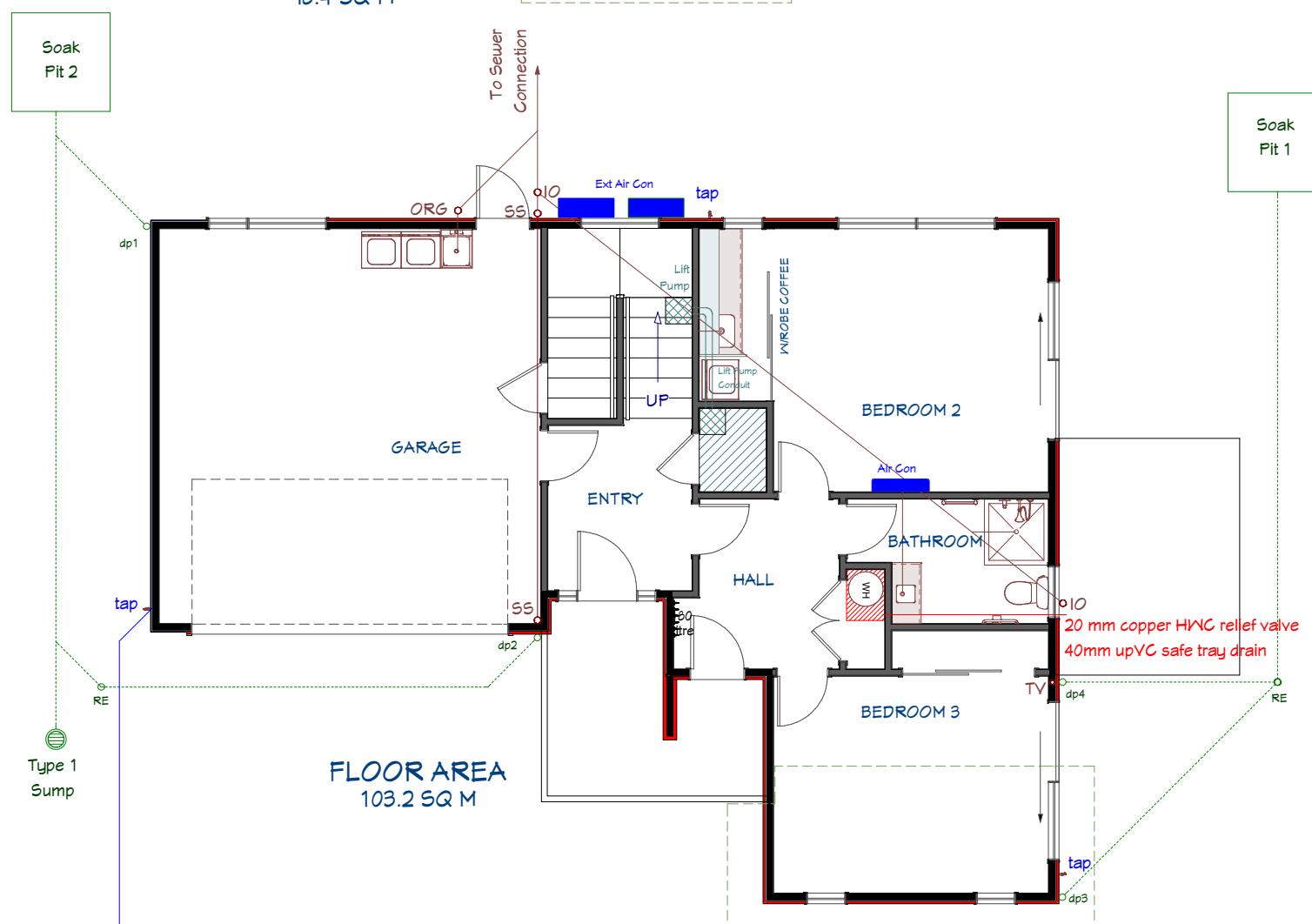
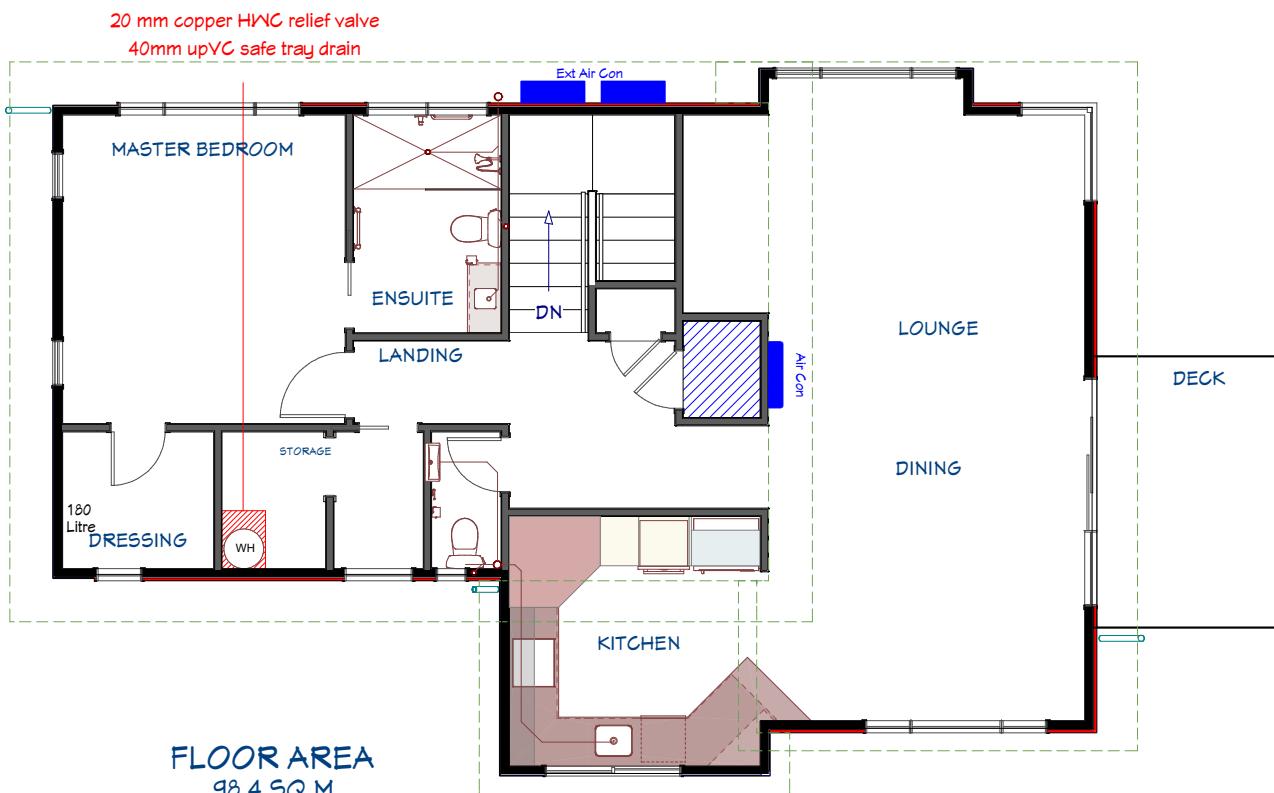
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(a) Rock soak pit

Calculator for Volume of Soakage Pit		
C	Run off coefficient (See Table 1 & 2 E1)	0.15
I	Rainfall Intensity (mm/hr) (based on 1 hour duration of an event having 10% probability of occurring annually)	31.6
A	Area (hectares) of the catchment discharging to the soak pit	0.0140
Rc	10CIA	0.664
Asp	Area of Base of Soak Pit (m ²)	0.20
Sr	Soakage Rate (mm/hr) determined from E1 9.0.2	2500.00
V _{soak}	AspSr/1000	0.500
V _{stor}	Rc - V _{soak}	0.164
Required Volume of Chamber Style Soak Pit (m ³):	0.164	
Required Volume of Rock Filled Soak Pit (m ³):	0.431	

Sub-base mostly gravels. Test hole drained straight away. Soakage pit one to be min $0.4 \times 0.4 \times 0.4$, soakage pit two to be $0.6 \times 0.6 \times 0.6$.



ENSUITE
WC pan: 6 fixture units
Shower: 2 fixture units
Basin: 1 fixture unit
WC
WC Pan: 6 fixture units
Basin: 1 fixture unit
LOWER BATHROOM
WC Pan: 6 fixture units
Basin: 1 fixture unit
Shower: 2 fixture units
LAUNDRY
Tub: 5 fixture units
Washing Machine: 5 fixture units
BEDROOM 3
Tub: 5 fixture units
Washing Machine: 5 fixture units
KITCHEN
Sink & waste: 3 fixture units
Dishwasher: 3 fixture units

DRAINAGE
Total 51 fixture units
= 100mm @ 1:60 fall
= 65mm @ 1:40 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/A51
dp1 catchment 78 m²
dp2 catchment 11 m²
dp3 catchment 46 m²
dp4 catchment 13 m²
(85mm downpipes pipe to be used)

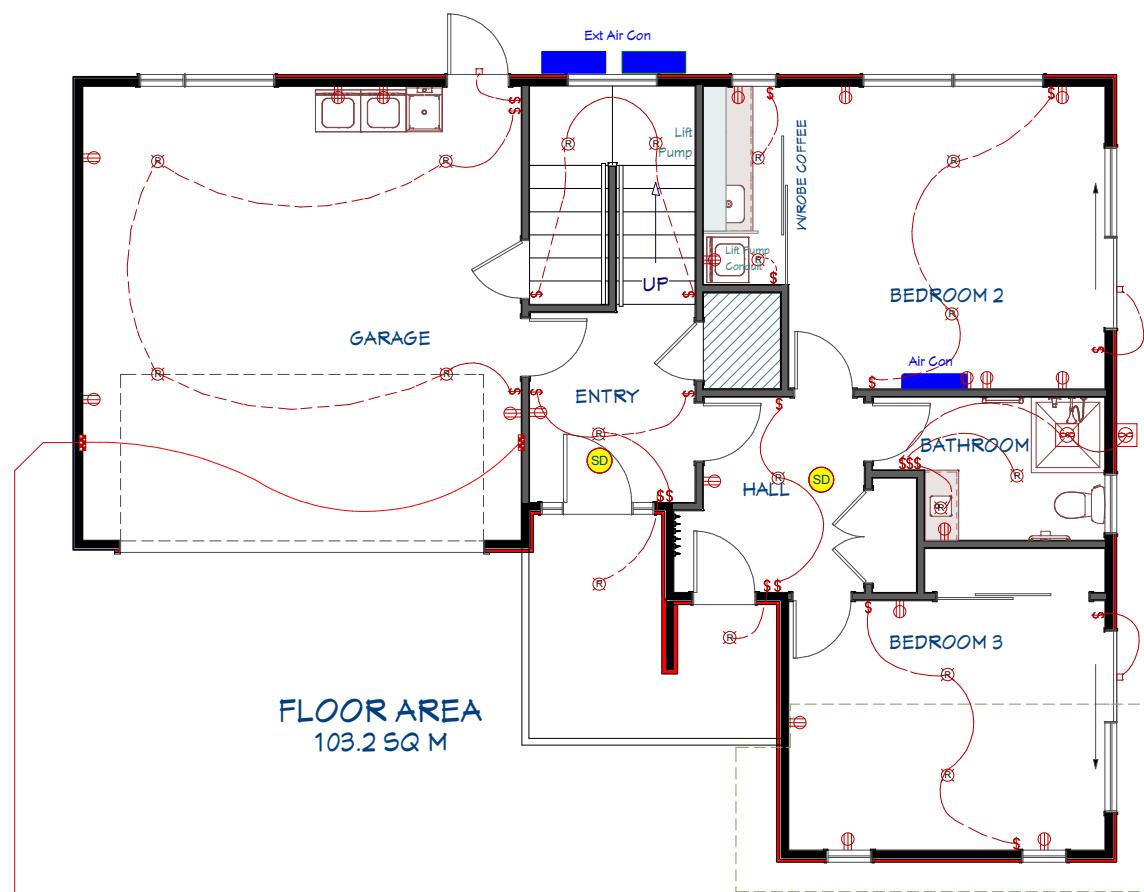
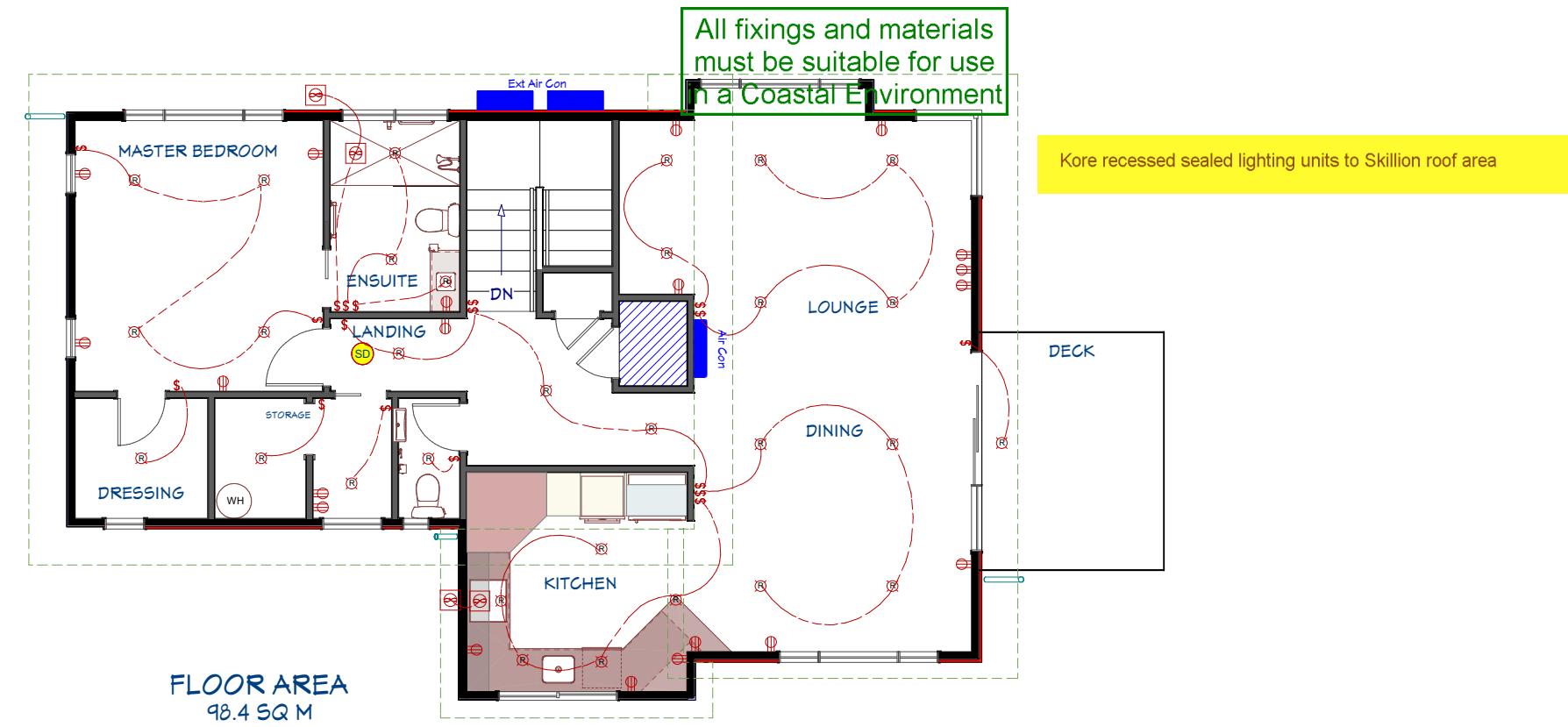
MODIFIED CATCHMENT AREA
(dp's 1,2)
0.01 x (roof area 89 m²) x rainfall 85mm = 76
Therefore min 90m³ pipe @ 1:120 fall

(dp's 3,4)
0.01 x (roof area 59 m²) x rainfall 85mm = 50
Therefore min 100mm pipe @ 1:120 fall

(3,4,Sump)
0.01 x (roof area 109 m²) x rainfall 85mm = 93
Therefore min 100mm pipe @ 1:120 fall

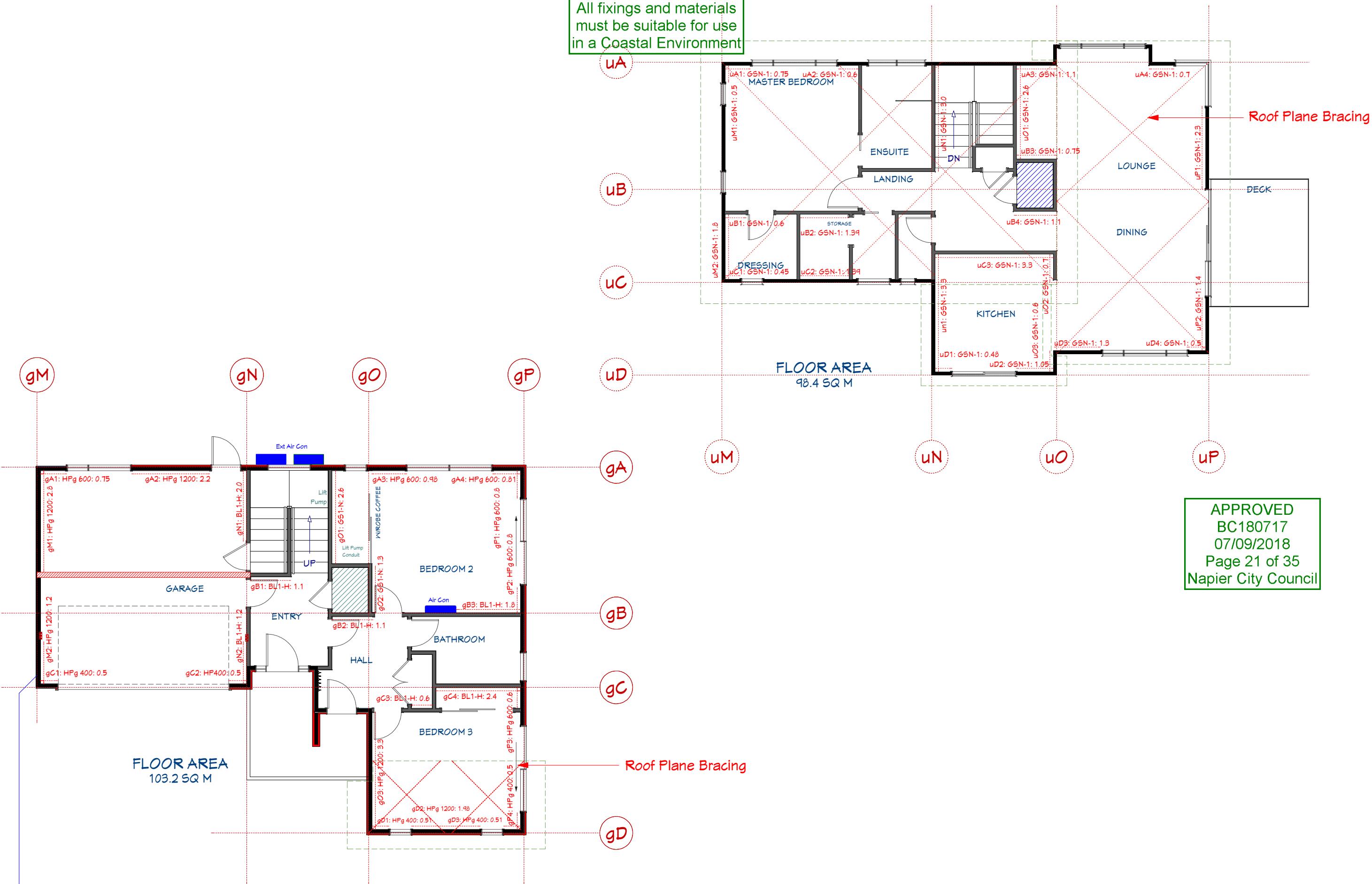
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ELECTRICAL SCHEDULE		
QTY	DESCRIPTION	2D SYMBOL
34	DOUBLE POWER POINTS	(H)
3	SMOKE DETECTOR	(SD)
3	EXTERIOR WALL LIGHT	(□)
48	RECESSED LED	(R)
6	EXHAUST	(∞)





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Drawing Title: Bracing Plan

Drawing Scale: 1:100

Designed by Gordon Sanson
LBP 117656

Notes:

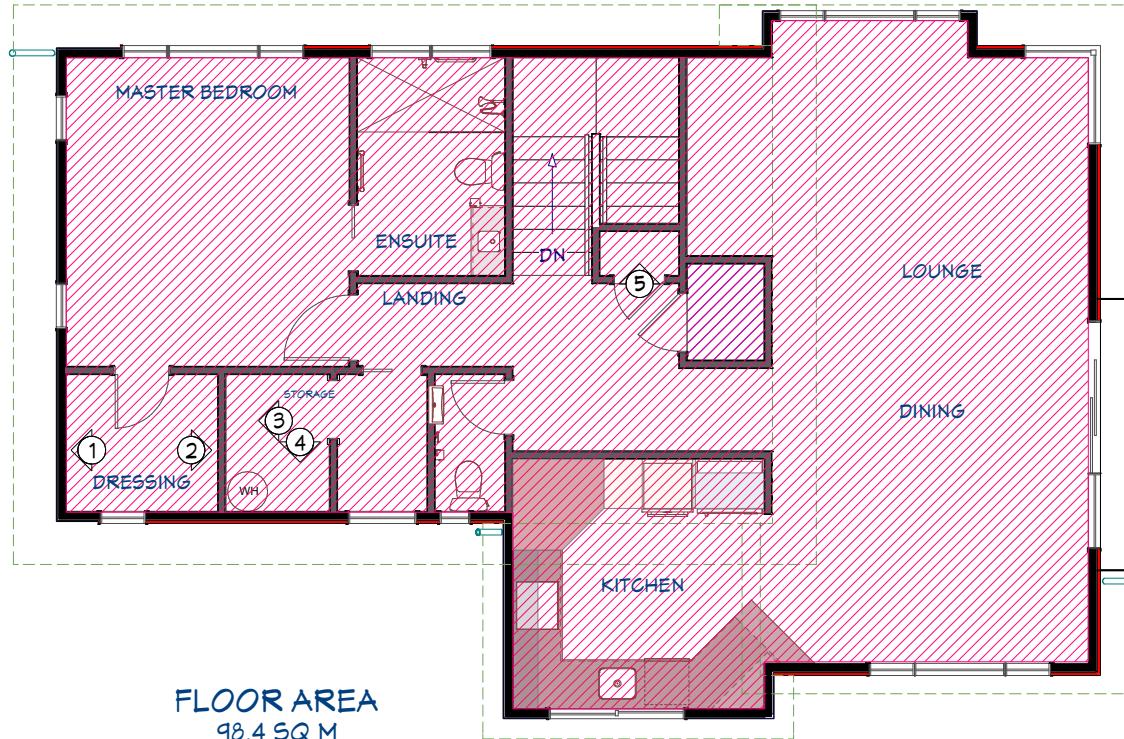
Refer to Gib Ezy Brace
calculations in Specifications

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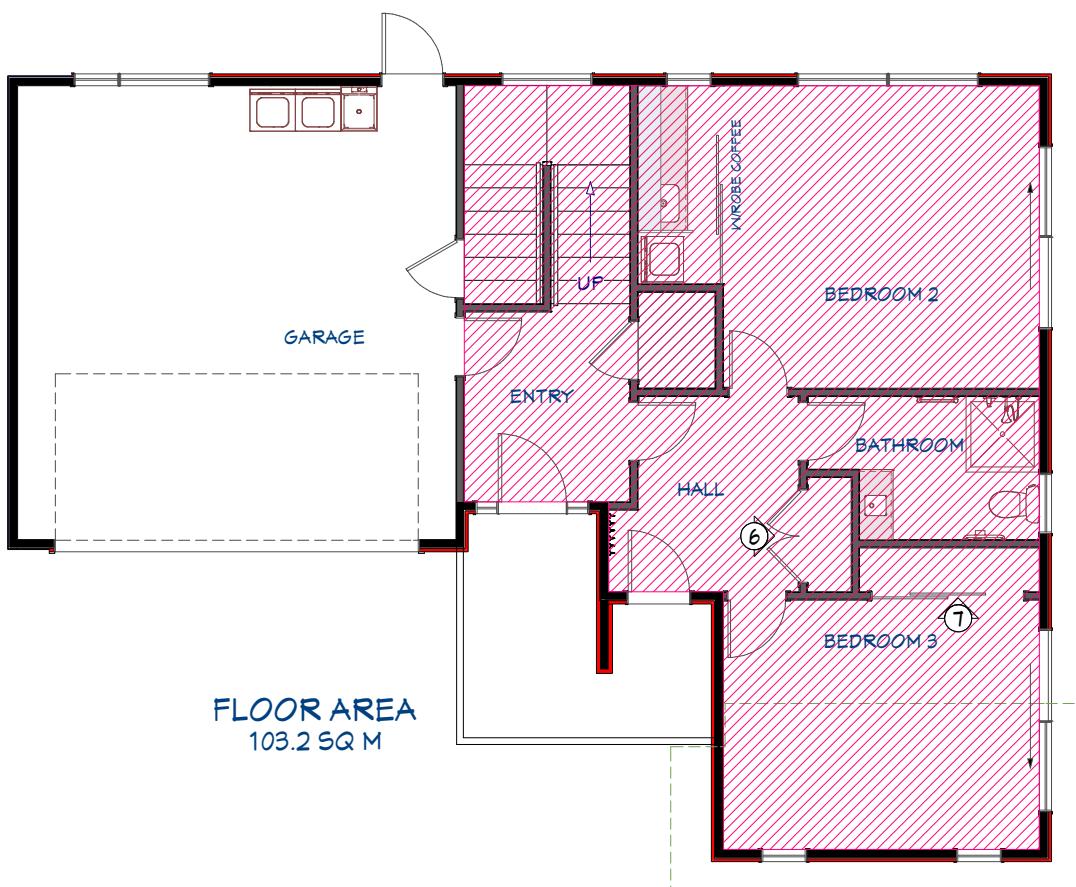


Wall area - North	13.45
Joinery area - North	8.28
Wall area - East	24.98
Joinery area - East	7.8
Wall area - South	20.04
Joinery Area - South	1.44
Wall area - West	24.51
Joinery area - West	8.94

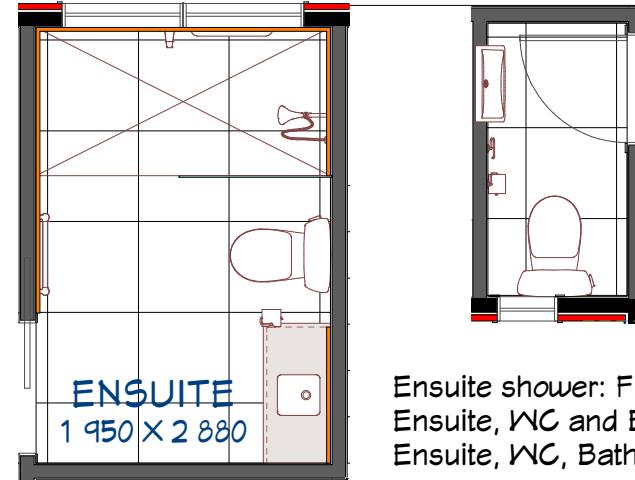
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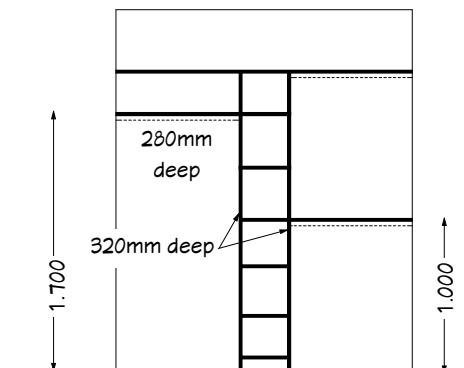
THERMAL ENVELOPE



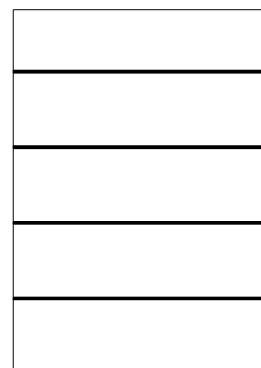
Wall area - North	14.72
Joinery area - North	11.04
Wall area - East	10.99
Joinery area - East	6.76
Wall area - South	10.60
Wall area - West	14.61
Joinery area - West	4.44



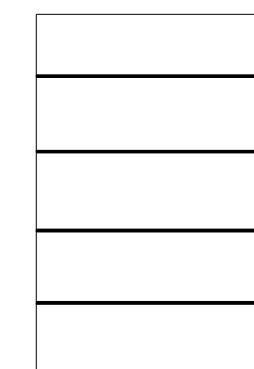
Ensuite shower: Full height tiles
Ensuite, WC and Bathroom vanities: Tiles 100mm with mirror above
Ensuite, WC, Bathroom, Kitchen and Entry: Floor Tiles



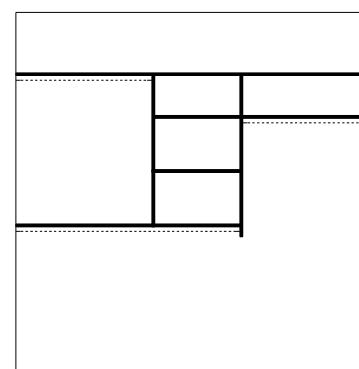
Paint finish MDF with
Pryda hanger



Pine UT Slats



Paint Finish MDF
600 deep



Paint finish MDF with
Pryda hanger



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Drawing Title: Thermal Envelope
& Finishing

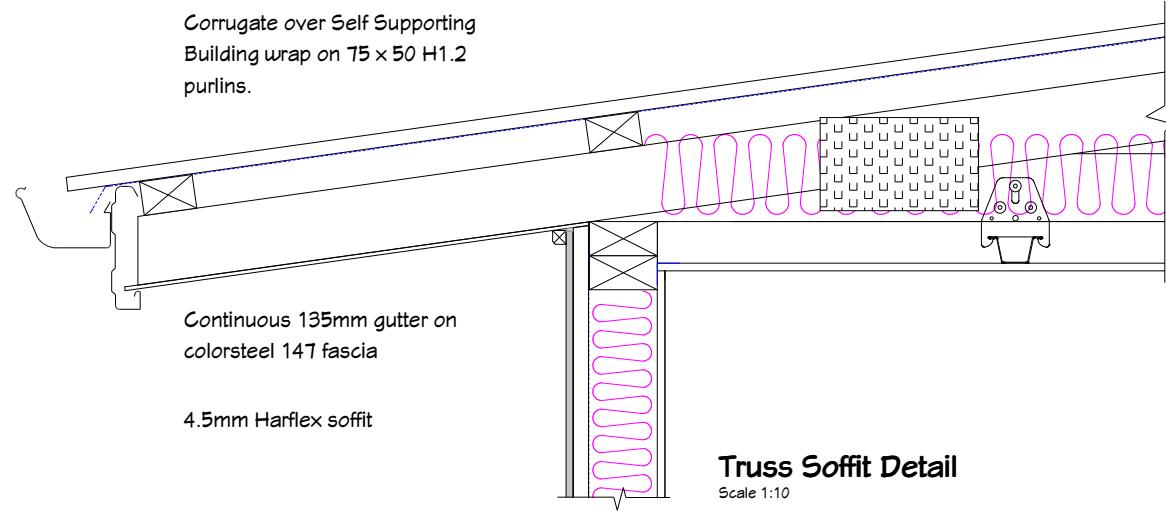
Drawing Scale:
Designed by Gordon Sanson
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Notes:

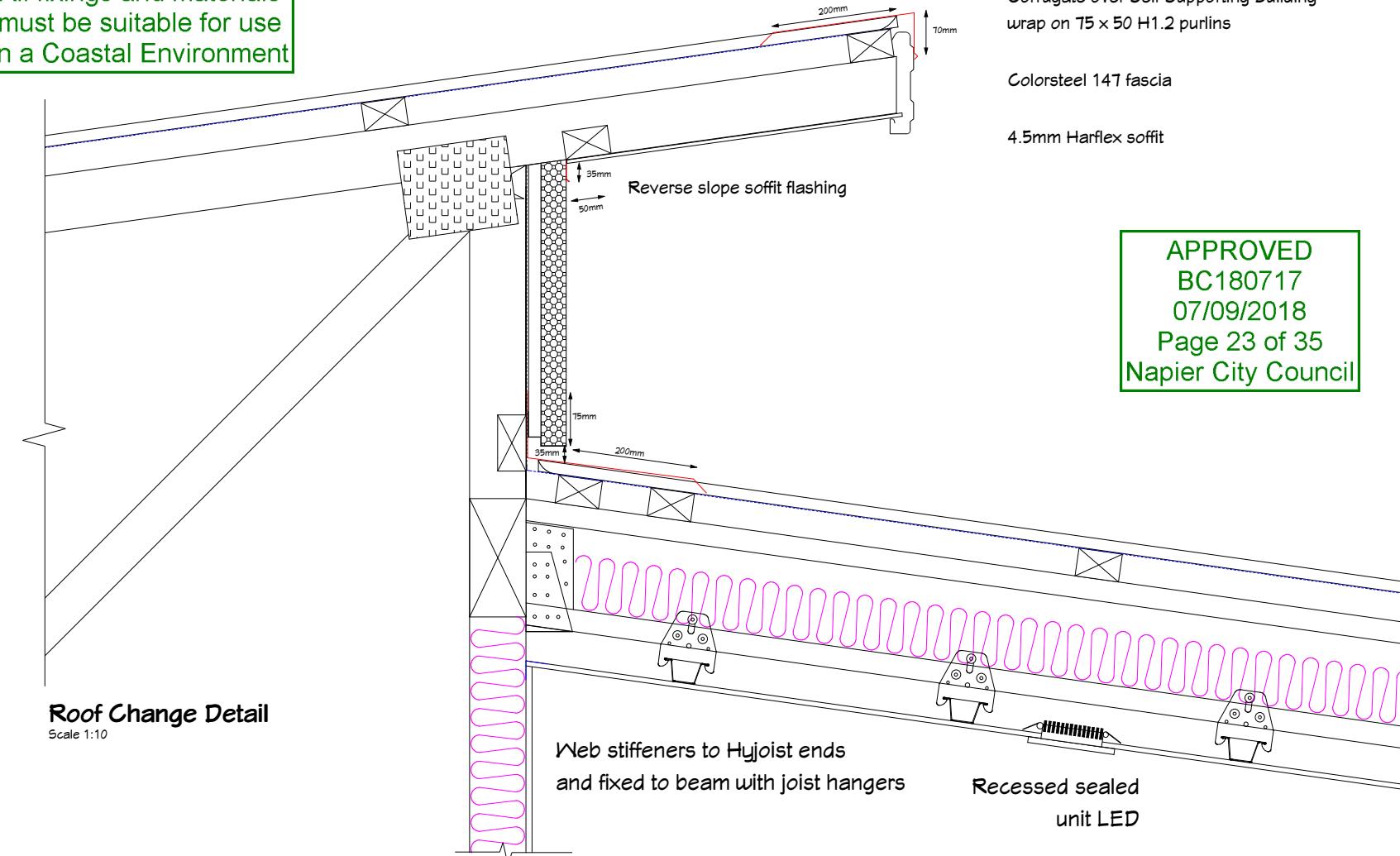
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Corrugate over Self Supporting Building wrap on 75 x 50 H1.2 purlins.



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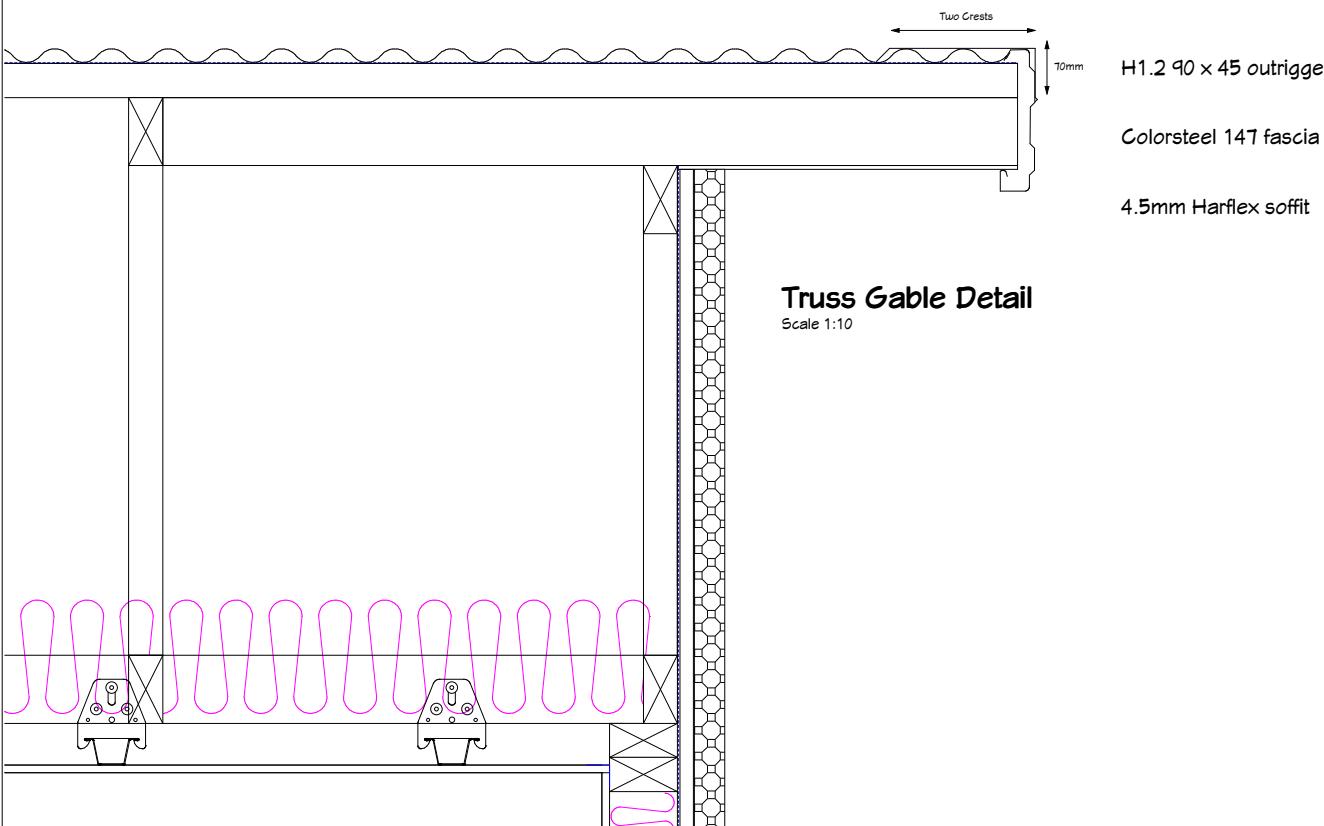
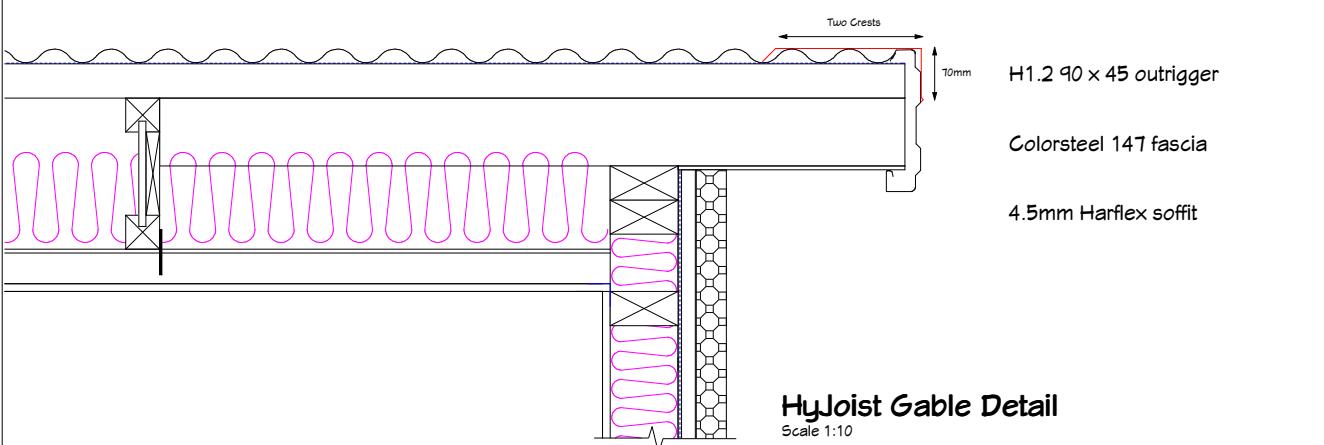


Corrugate over Self Supporting Building wrap on 75 x 50 H1.2 purlins

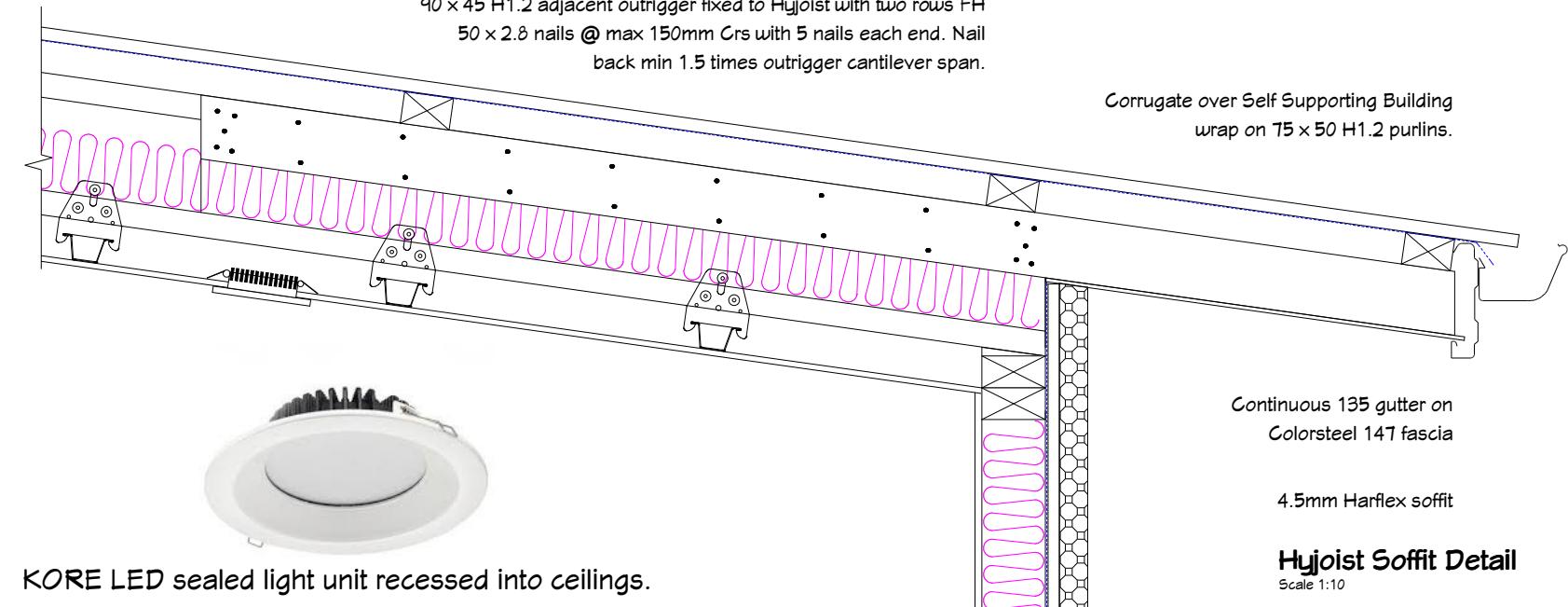
Colorsteel 147 fascia

4.5mm Harflex soffit

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90 x 45 H1.2 adjacent outrigger fixed to Hyjoist with two rows FH
50 x 2.8 nails @ max 150mm Crs with 5 nails each end. Nail back min 1.5 times outrigger cantilever span.



Corrugate over Self Supporting Building wrap on 75 x 50 H1.2 purlins.

Continuous 135 gutter on Colorsteel 147 fascia

4.5mm Harflex soffit

Hyjoist Soffit Detail
Scale 1:10



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Drawing Title: Roof Details

Drawing Scale: Scale 1:10

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Notes:

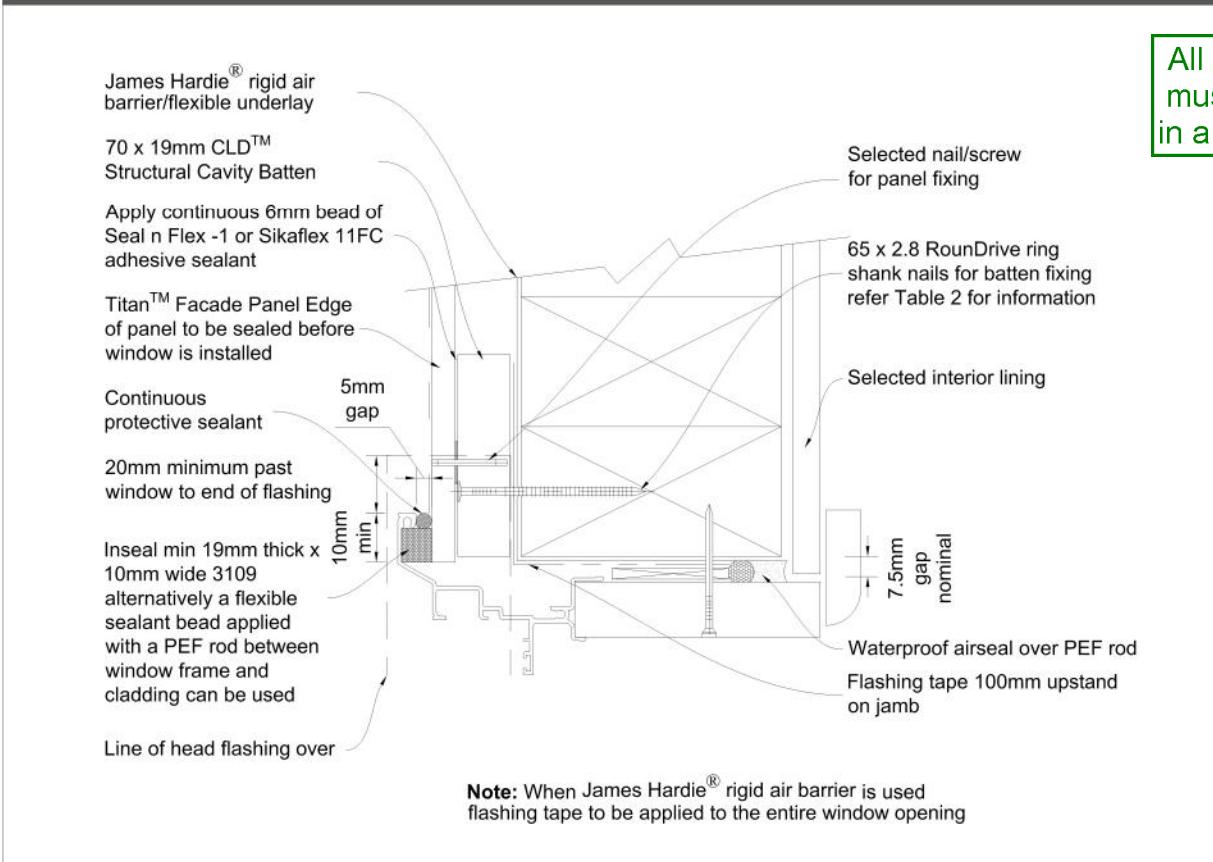
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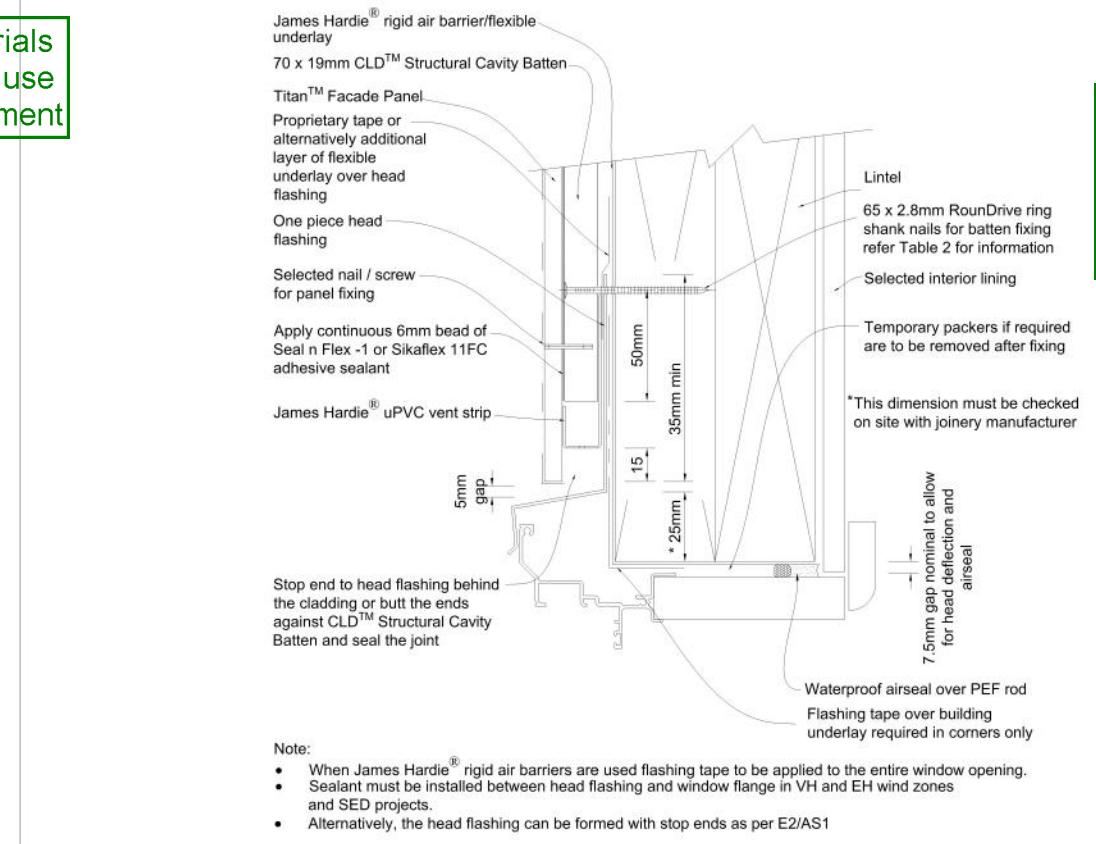
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Figure 18: Window jamb



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Figure 19: Window head



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Figure 33: Socket joint detail at window head

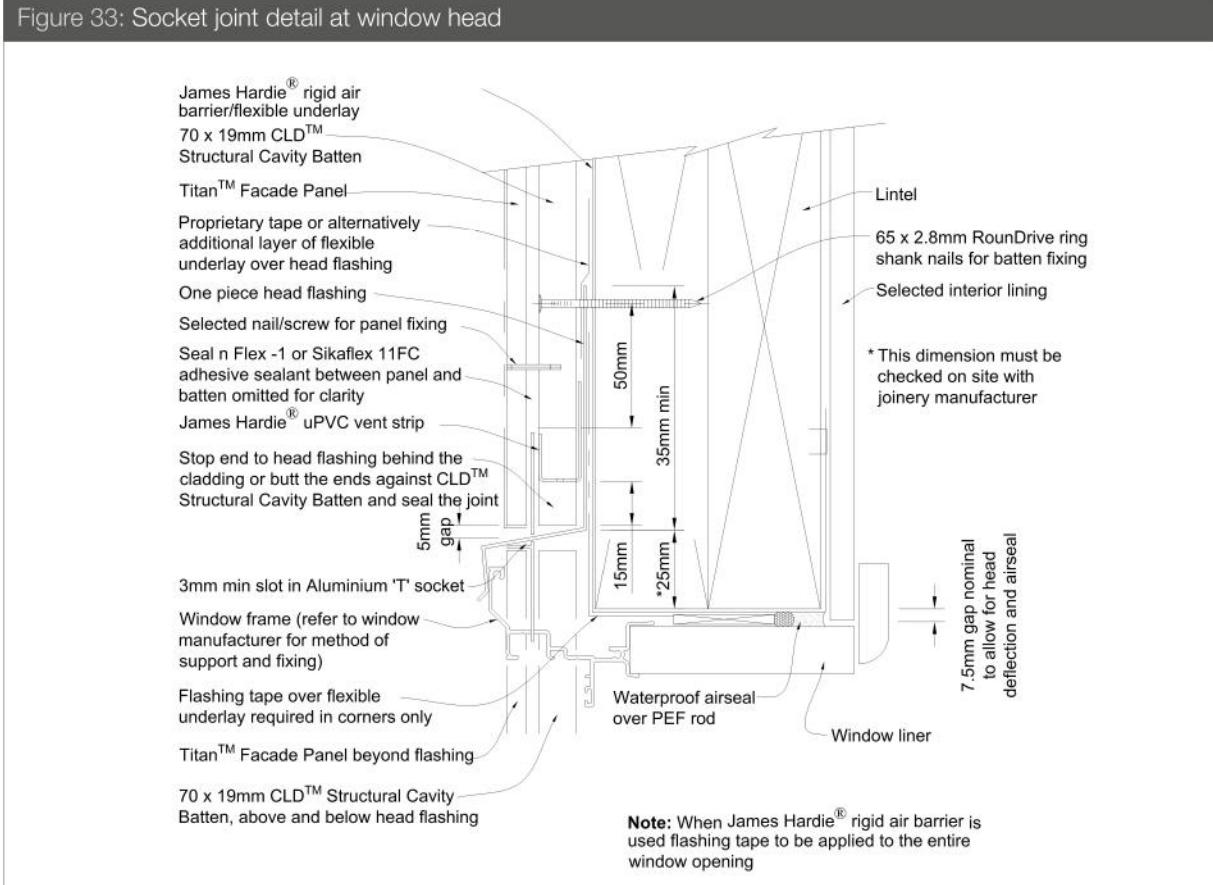
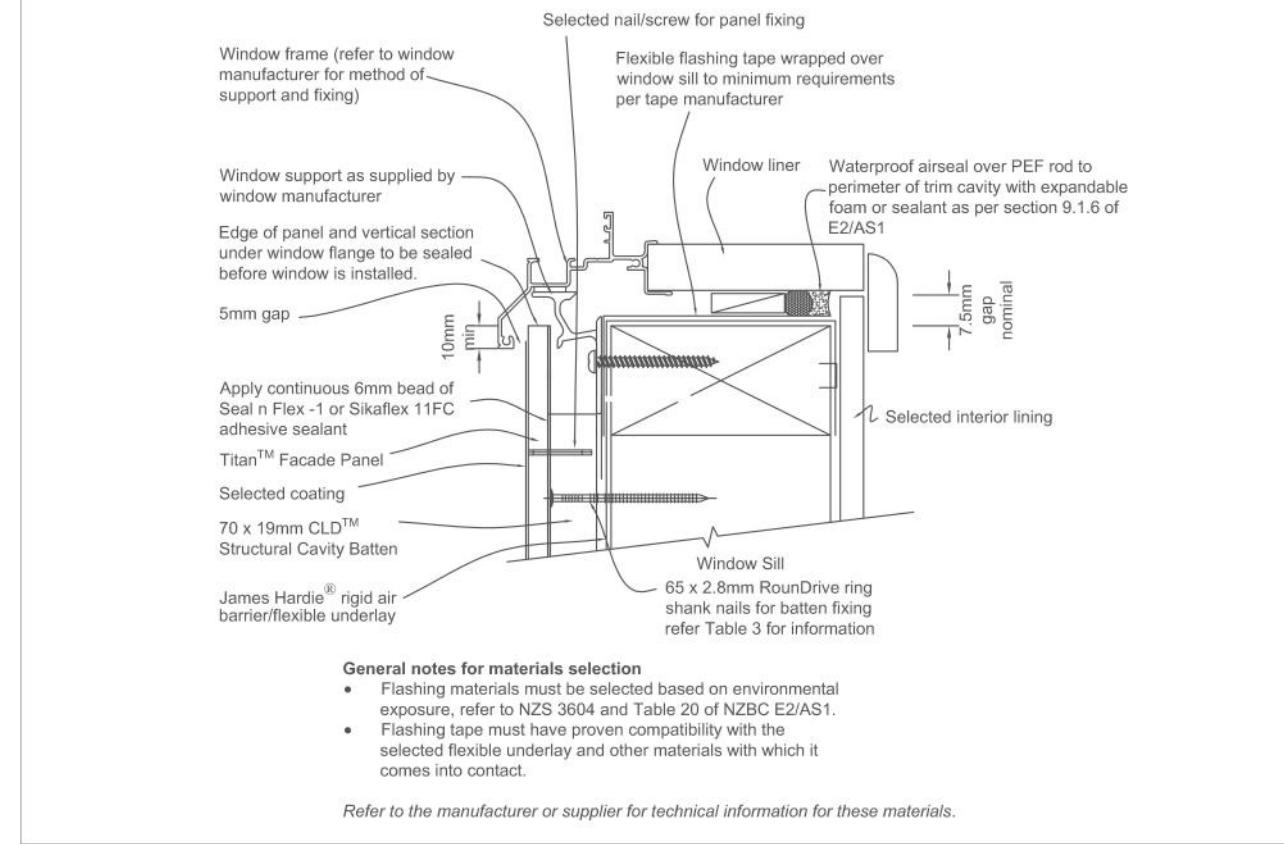


Figure 17: Window sill



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Drawing Title: Window Details

Drawing Scale: Titan

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Date Drawing Printed:

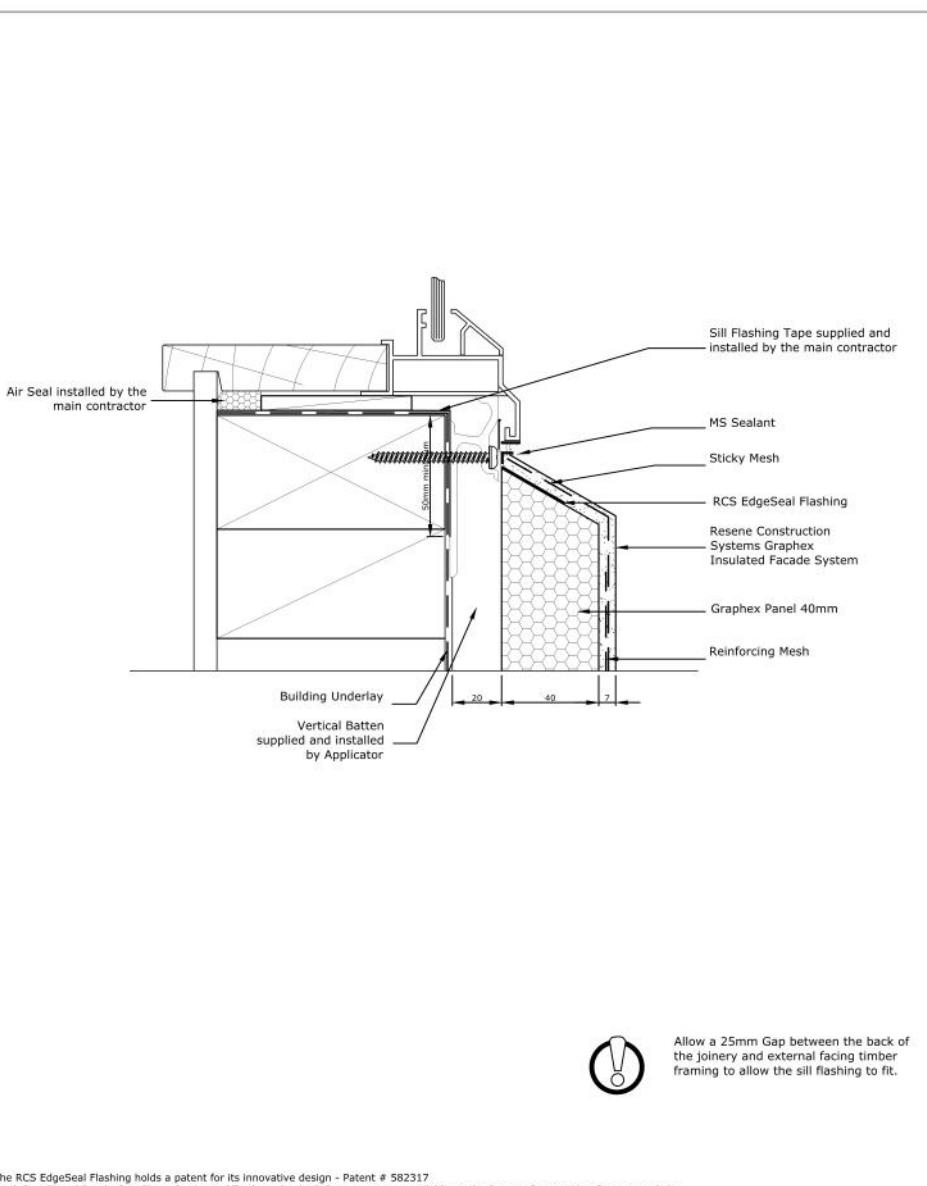
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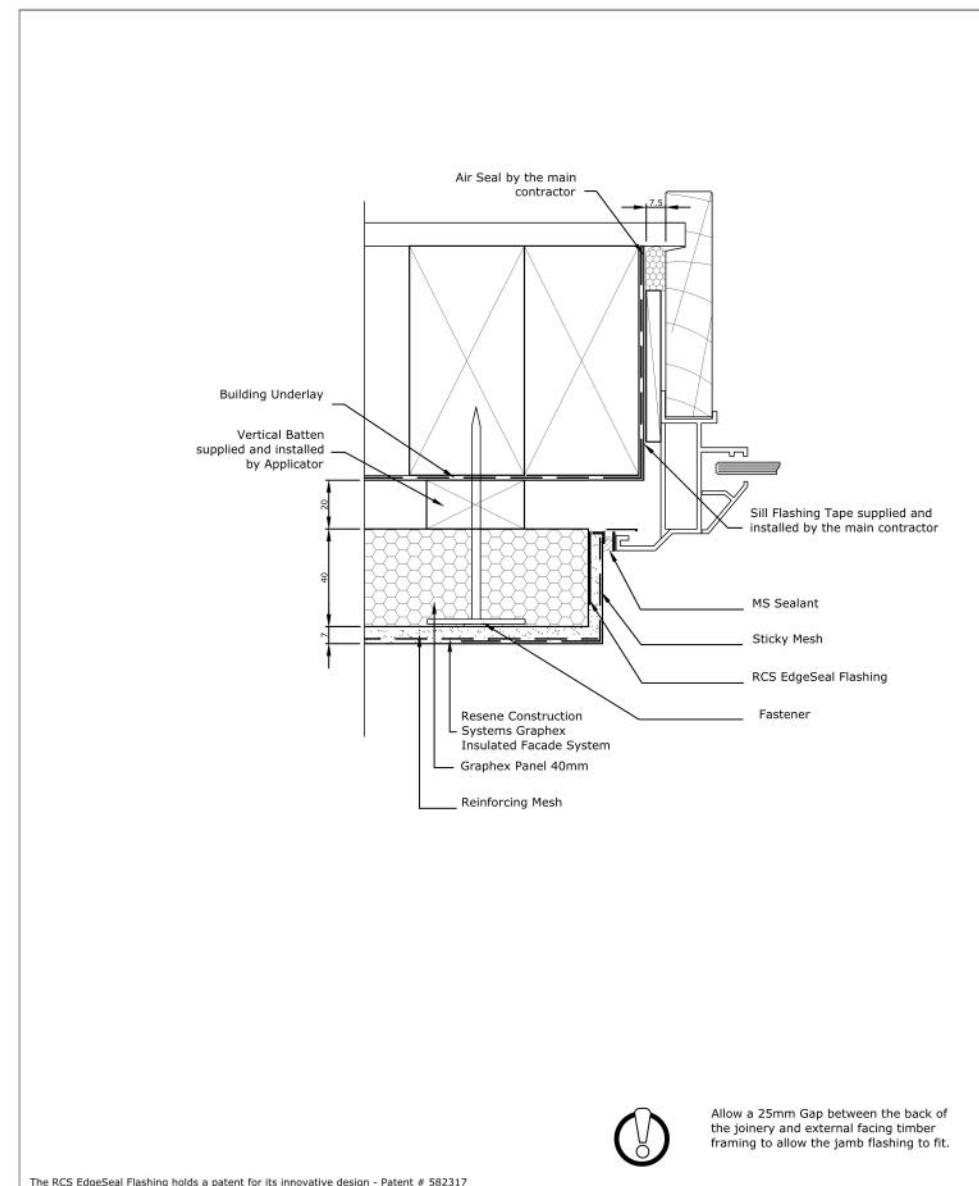


The RCS EdgeSeal Flashing holds a patent for its innovative design - Patent # 582317
TradeSpec™ and RenderSpec™ are Registered Trademarks, both Documents are available on the Resene Construction Systems website

Resene
Construction Systems

System: Graphex Insulated Facade System
Scale: 1 : 2 @ A4
Substrate: Graphex Panel 40mm
Date: 3 February 2017
Drawing Name: Window Sill
Sheet: 70.05.00

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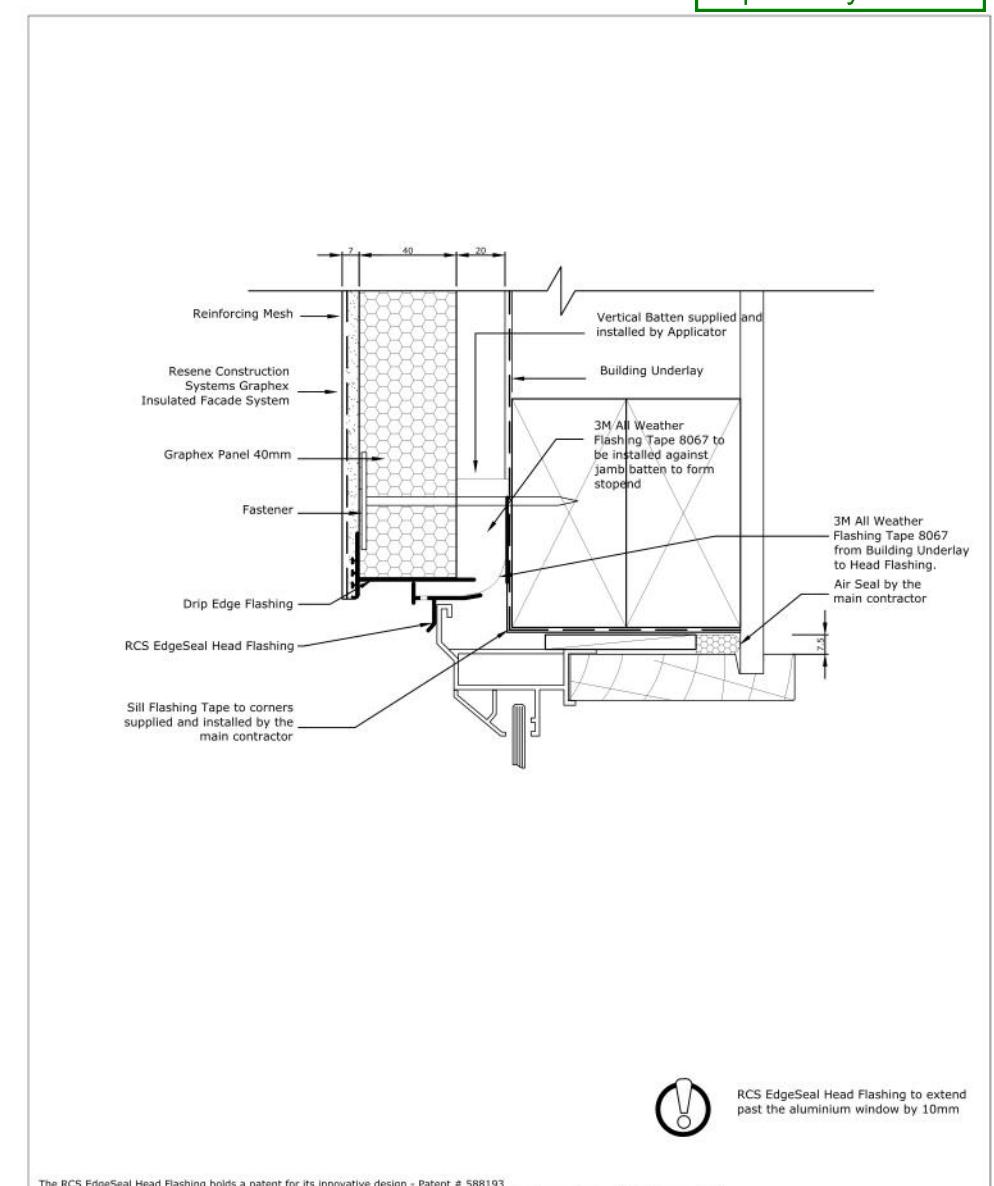


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Resene
Construction Systems

System: Graphex Insulated Facade System
Scale: 1 : 2 @ A4
Substrate: Graphex Panel 40mm
Date: 3 February 2017
Drawing Name: Window Jamb
Sheet: 70.06.00

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Resene
Construction Systems

System: Graphex Insulated Facade System
Scale: 1 : 2 @ A4
Substrate: Graphex Panel 40mm
Date: 3 February 2017
Drawing Name: Window Head - Option 1
Sheet: 70.07.00

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Drawing Title: Window Details
Drawing Scale: Graphex

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Notes:

Refer to technical literature for full extent of Resene Graphex details

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Drawing Title:

Drawing Scale:

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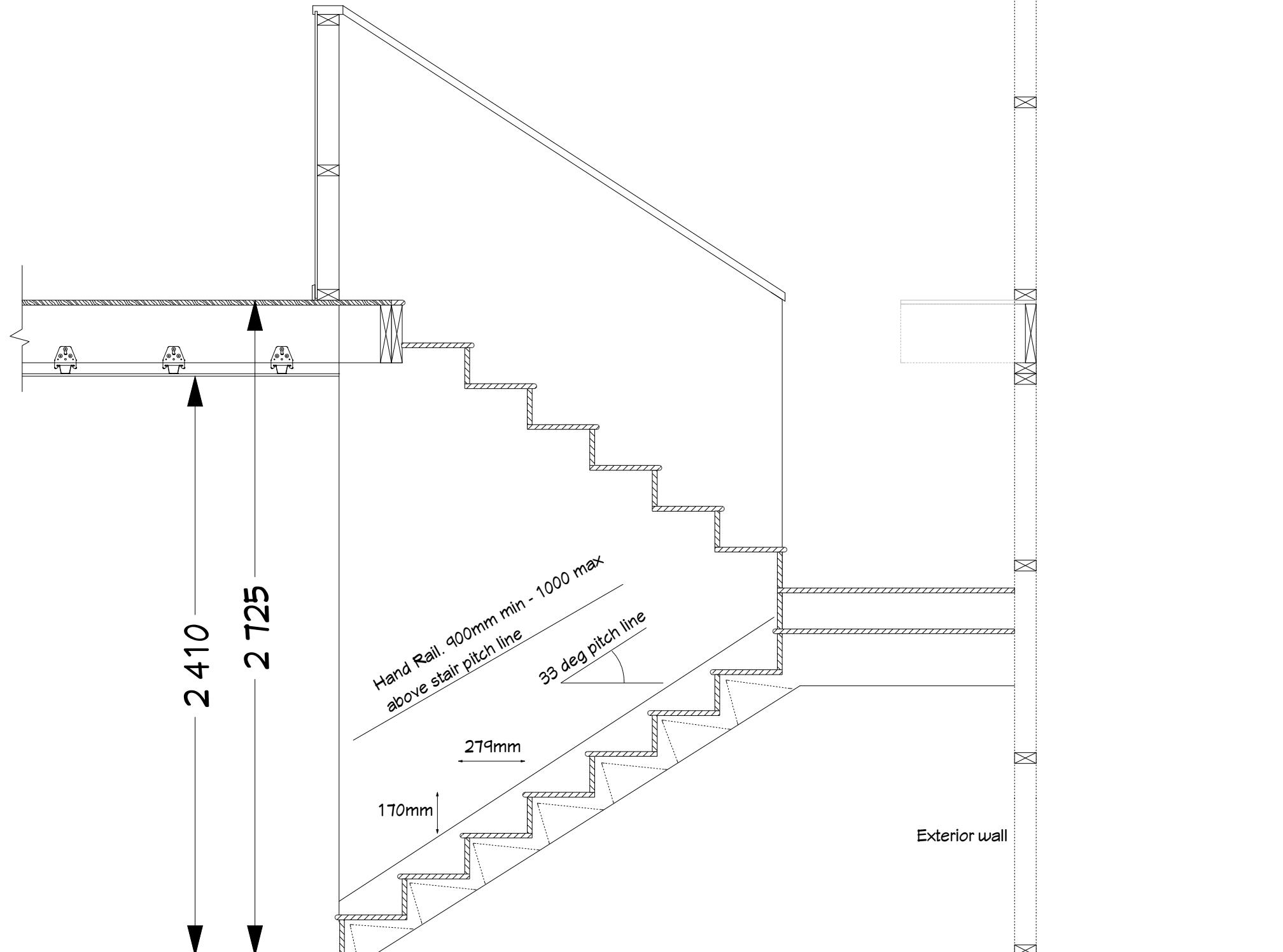
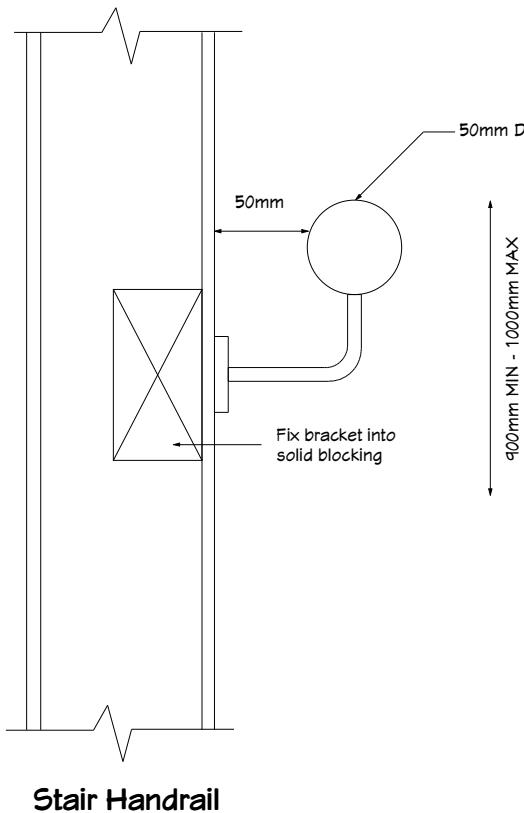
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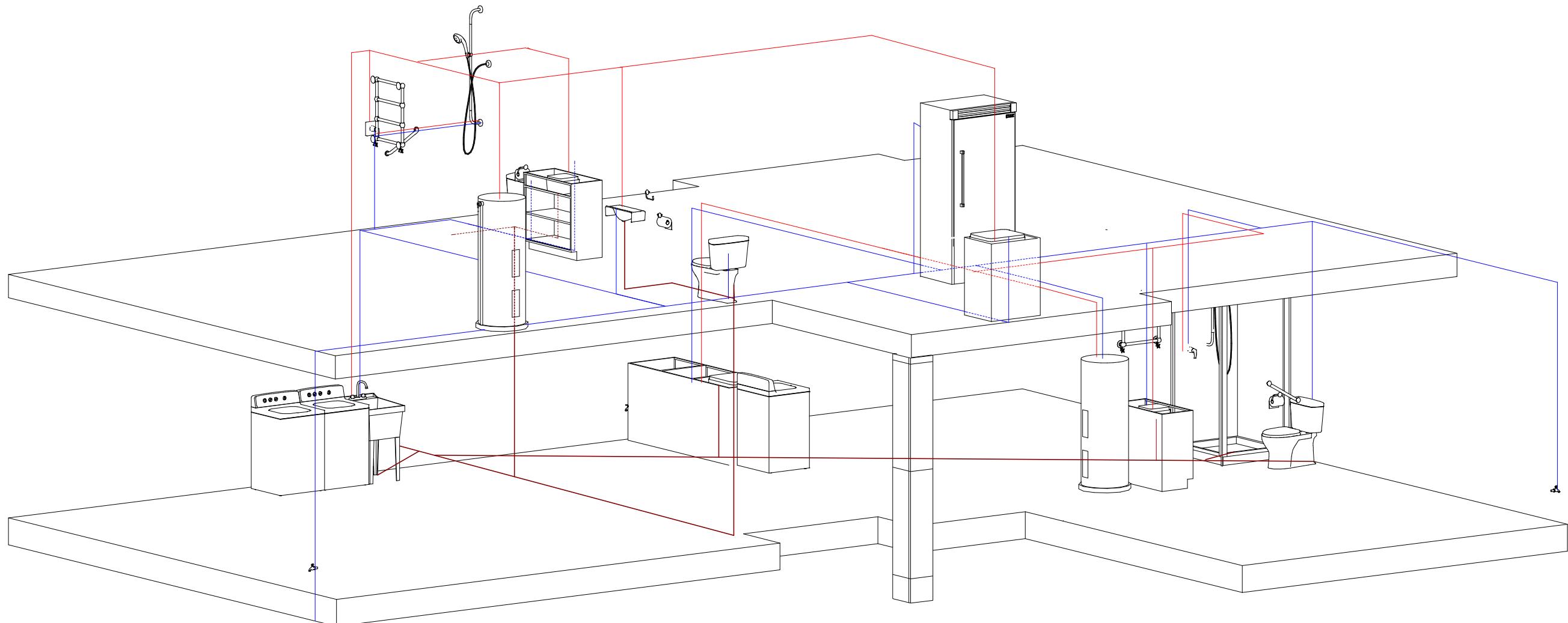
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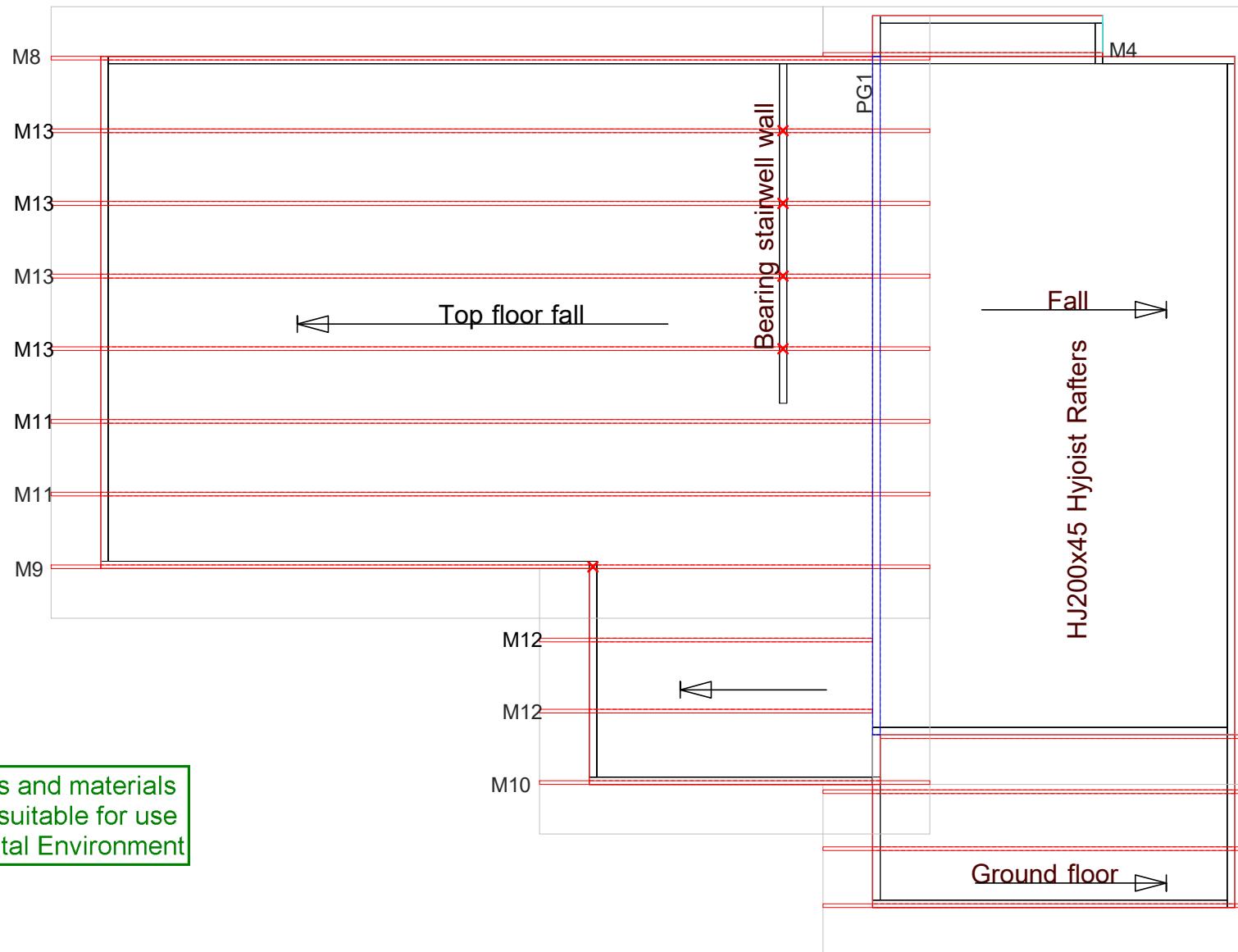
Helen Cahill and Graeme Price
170 Charles Street
Westshore
Napier

Drawing Title: Isometric Drainage
Drawing Scale:
Designed by Gordon Sanson
LBP 117656

To be read in conjunction with
drainage plan on page 18

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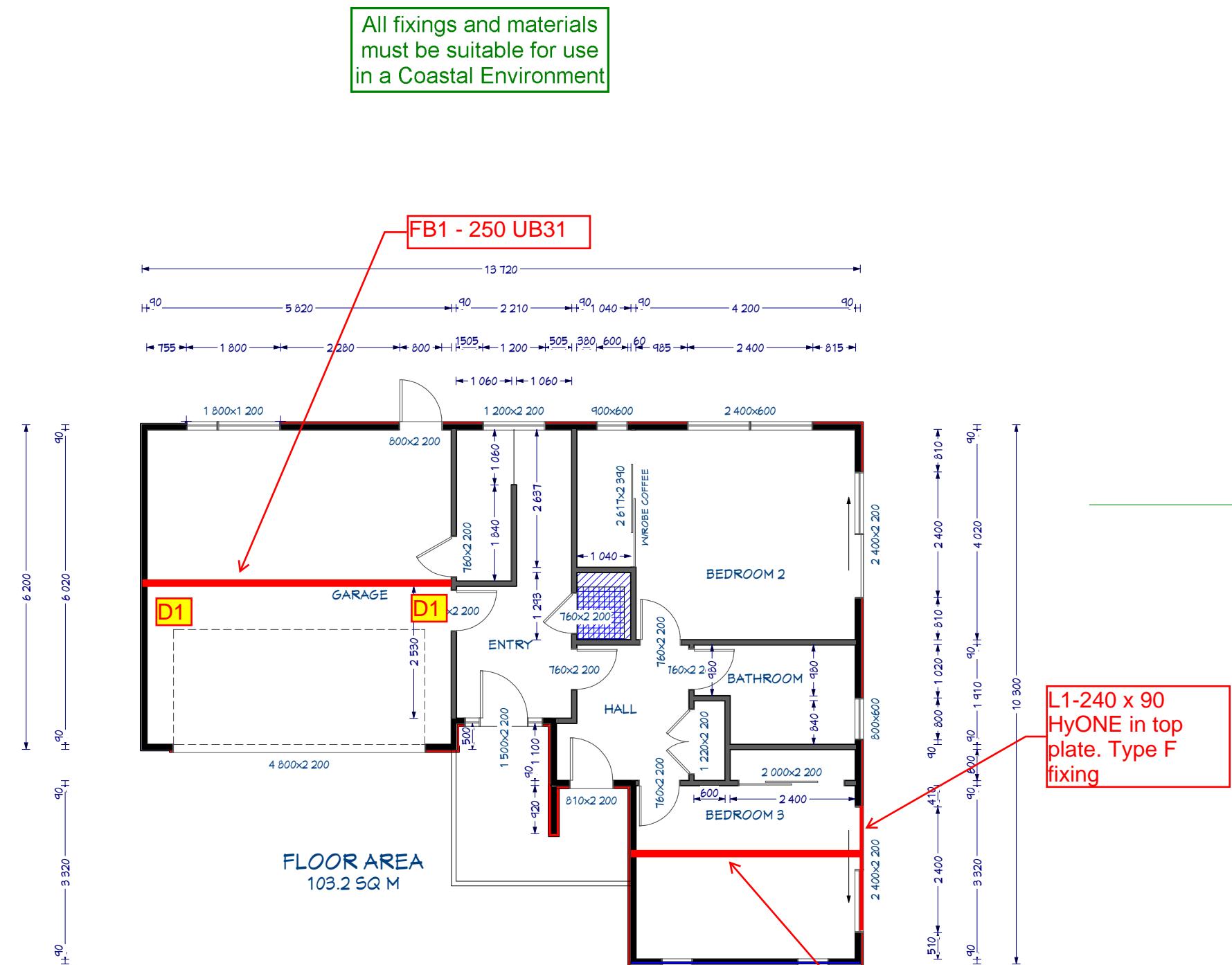
Beam markup
WJL #75959
Lot 2 170 Charles
Road, Napier

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NOTE:

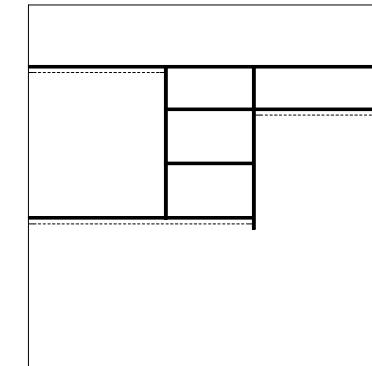
1. This markup is to be read in conjunction with the architectural drawings and all other related documents. Refer to architectural drawings for dimensions.
2. Contact the architect/engineer if any discrepancies are found.
3. Check all structural beams, components and dimensions prior to fabrication and installation.
4. Durability requirements as per NZS 3604:2011,



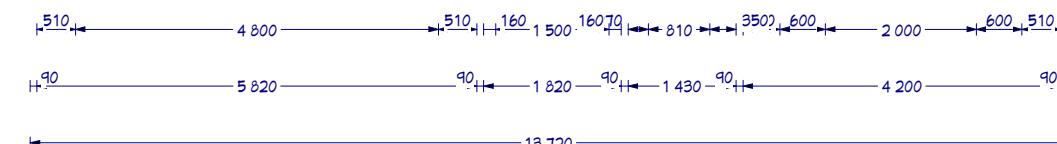
Note: For specific items as defined in
Producer Statement - Design

signed by: David B.N. Lau
B.E. (Hons), Ph.D., MIPENZ, CPEng

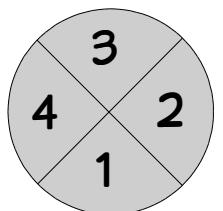
WILTON JOUBERT
Consulting Engineers



Bed 3 Shelf
Paint finish MDF with Pryda Hanger



LOWER FLOOR



ELEVATION REFERENCE



Homeworx
New homes design and build

Helen Cahill and Graeme Price

170 Charles Street
Westshore
Napier

Drawing Title: Dimension Plan
Drawing Scale: 1:100

Designed by Gordon Sanson
LBP 117656

Notes:

Date Drawing Printed:
Friday, June 1, 2018

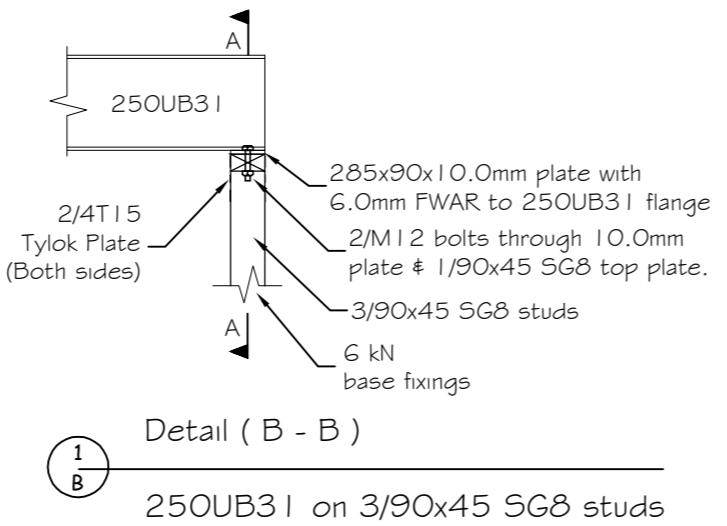
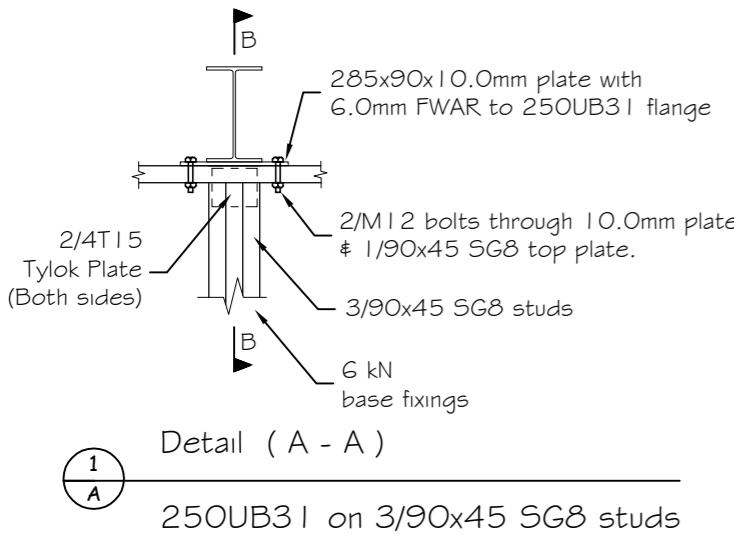
7

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NOTE:

i) Check all structural beams' components and dimensions prior to fabrication and installation. Ensure truss and frame manufacturers understand what connections are shown. If a connection does not work practically, contact WJL prior to manufacture.

ii) All structural steel & connections' coating / durability requirements shall be as per NZS3604:2011 or proprietary coatings (solutions) to comply with AS/NZS2312.

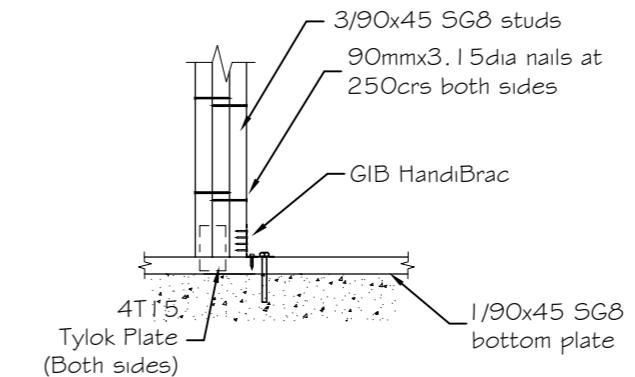


All fixings and materials must be suitable for use in a Coastal Environment

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07/09/2018
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Napier City Council

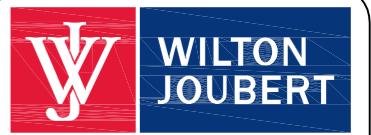
- NOTES:
- Do not scale from drawings. These drawings are to be read in conjunction with the architectural drawings and all other related documents. Refer to architectural drawings for dimensions.
 - Contact the architect/engineer if any discrepancies are found.
 - Unless otherwise noted, concrete shall be 20MPa minimum or 25MPa minimum within 'exposure zone D' (if in doubt, confirm with local BCA)
 - 'FWAR' in these connection details refers to Fillet Weld All Round.
 - Check all structural beams' components and dimensions prior to fabrication and installation.
 - All steel beams should be packed with SG8 timber and bolted with M12 bolts at min. 600crs.

Revision	Description	Date



Detail

6.0kN base fixing for
3/90x45 SG8 studs



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Auckland-Waikato: 09 527 0196
Canterbury: 021 824 063
Southern Lakes: 03 443 6209
www.wiltonjoubert.co.nz

Job Title:
Proposed Residence:
Lot 2, 170 Charles Road
Napier

Sheet Title:
Connections

Drawn:	BR	Drawn:	BR
Checked:	DL	Checked:	...
Scale:	1:20	Date:	25-06-2018
Job No.	Job # 75959	Drawn:	SD1
Review No.			

GENERAL

1. Do not scale from drawings. These drawings are to be read in conjunction with the architectural drawings and all other related documents. Refer to architectural drawings for dimensions, rebates and recesses.
2. Contact the architect/engineer if any discrepancies are found.
3. Under no circumstances shall polystyrene spacers be used. Use recommended spacers as per details provided.
4. DPM shall be in accordance with NZS3604 (polyethylene sheet, min. 0.25mm). Do not use multiple layers. All penetrations through the DPM shall be sealed.
5. A layer of sand blinding or granular fines (GAP7) shall be placed, screeded and compacted over the building platform. The maximum thickness of this layer shall be no more than 50mm.
6. All service trenches shall be properly backfilled and compacted.
7. Where underfloor heating is installed, floor topping shall be increased to 110mm.
8. Where concrete polishing and/or architectural cuts are made to the floor, the floor thickness shall be increased such that the final topping depth is no less than that specified on the plans after all polishing/cuts.
9. Polystyrene pods shall be 1100 x 1100 x 220mm or 1200 x 1200 x 220mm.

CONCRETE

1. All concrete work and materials shall conform to NZS3109 and applicable building consent authority regulations.
 2. No cuts shall be made to the floor other than those shown on the drawings.
 3. Unless otherwise noted, concrete shall be:
- 20MPa minimum or 25MPa minimum within 'exposure zone D' (if in doubt, confirm with local BCA)

REINFORCEMENT

1. Unless otherwise specified, all reinforcement shall be Ductility Class E, in accordance with NZS 4671.
2. All bend diameters shall comply with NZS 3109. Re-bending of reinforcement is not permitted. 'Spot' welding of reinforcement is not permitted.
3. All mesh reinforcement shall be Ductility Class E as per NZS4671
4. Unless otherwise specified by proprietary product specifications, mesh shall be lapped a minimum of 250mm or by a grid plus 50mm, whichever is greater.
5. Unless otherwise specified on plans, minimum covers are:
exposed to earth: 75mm
exposed to edge: 50mm
protected by damp proofing: 50mm
6. Unless otherwise specified, reinforcement laps are:

Reinforcement Grade	Nomination	min. lap (whichever is greater)	concrete strength (MPa)
300	'D'	40Ø or min. 600mm	all blockfill, 20 and 25
500	'HD'	70Ø	all blockfill
500	'HD'	56Ø	20 (excl blockfill)
500	'HD'	50Ø	25 (excl blockfill)

All fixings and materials must be suitable for use
SITE CONSTRUCTION Environment

1. Design based on Geotechnical Investigation Report
By: LDE
Ref: 14559
Dated: 12 June 2018
Specifically: Design is based on above geotechnical report, i.e. All unsuitable material removed (to approximate depth of 0.8m) and replaced with compacted fill material as follows subject to engineers confirmation. Non-cohesive fill shall be compacted to average 2 blows/ 50mm & min. 1.5 blows/ 50mm, and clay fill shall have average Cu of 140kPa & min. Cu of 110kPa.
2. Where compacted fill (to replace excavated material) is required to form building platform, the fill/excavation shall be extended horizontally past the building edge by at least 1.0m.
3. Building platform, where filled above CGL/FGL, shall be extended min. 1.0m beyond the building footprint.
4. Confirm position & depth of all public pipes on the site, prior to any works. If different to the site plan then Wilton Joubert Ltd. shall be contacted.

PLEASE NOTE
This consent is subject to a construction monitoring

NOTES:
Do not scale from Drawings.
Refer Architectural Drawings for overall dimensions. To be read in conjunction with all other related documents.

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Revision	Description	Date



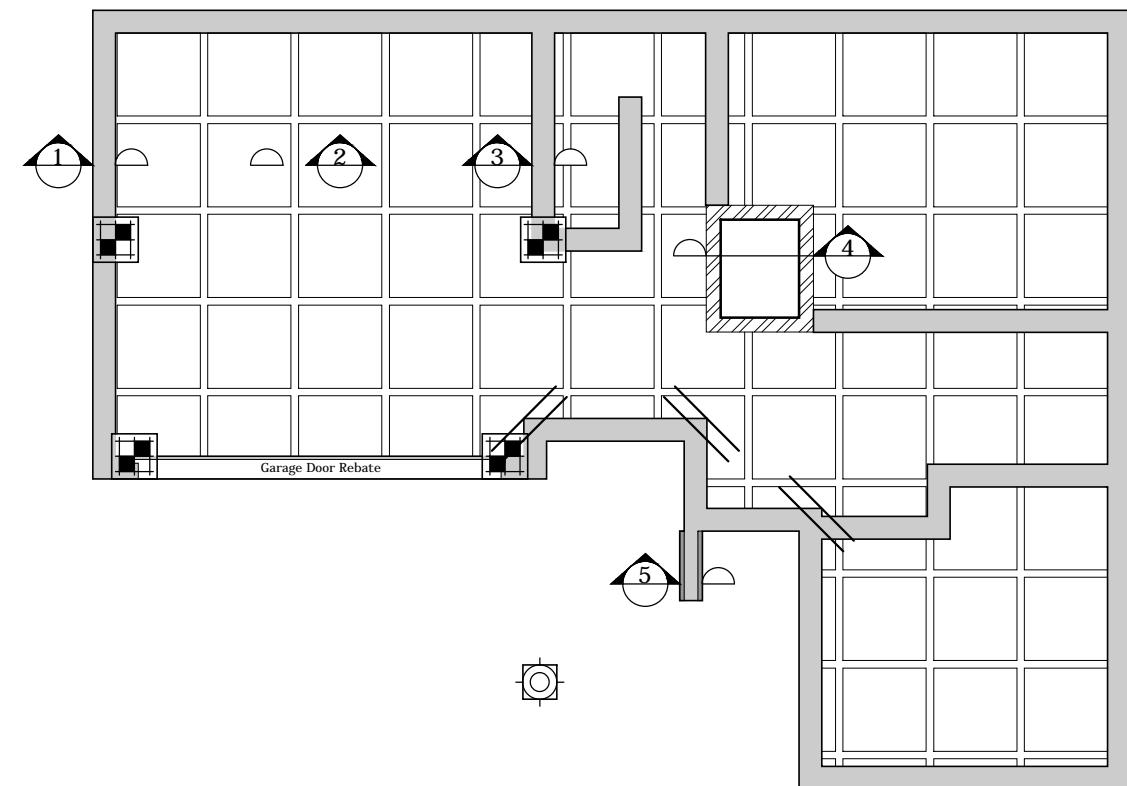
Northland: 09 945 4188
Auckland-Waikato: 09 527 0196
Canterbury: 021 824 063
Southern Lakes: 03 443 6209
www.wiltonjoubert.co.nz

Job Title:
Proposed Residence
Lot 2,170 Charles Street
Westshore
Napier

Sheet Title:
General Notes

Document	Drawn
Checked	TE
Signed	DL
Date: 11/09 & 1/25	
Page No: 26-6-18	
Job #	75959
Page No: S0	

All fixings and materials
must be suitable for use
in a Coastal Environment



Raft Floor Plan

Scale 1:100

PLEASE NOTE
This consent is subject to a construction monitoring

Legend:

Re Entrant corner steel
2/HD 12 x 1200mm
at 200 crs

600x600x305
Pad with
3/HD 12 each way

Post footing by others

Quantities of Spacers
(Quantities are approximate
and to be used as a guide only)

Item	Qty.
WJ100 Centre Spacer	120
WJ101 Clip-on Spacer	75

NOTES:

Do not scale from Drawings.
Refer Architectural Drawings for
overall dimensions. To be read in
conjunction with all other related
documents.

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Revision	Description	Date

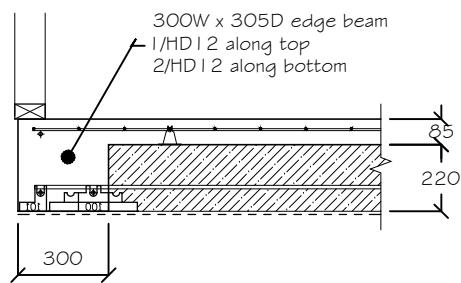


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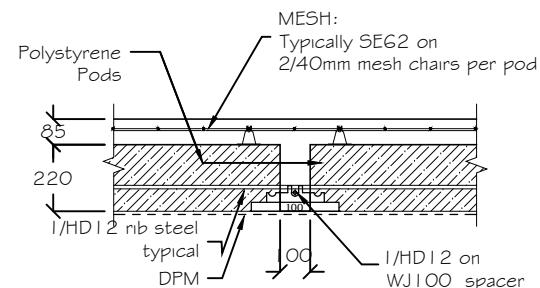
Job Title:
Proposed Residence
Lot 2,170 Charles Street
Westshore
Napier

Sheet Title:
Raft Floor
Plan

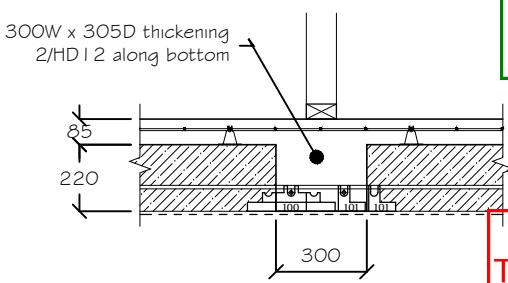
Drawn	BR	Drawn	TE
Checked	DL	Checked	..
Signed	1:100	Date	26-6-18
Job # 75959			Page No: S1



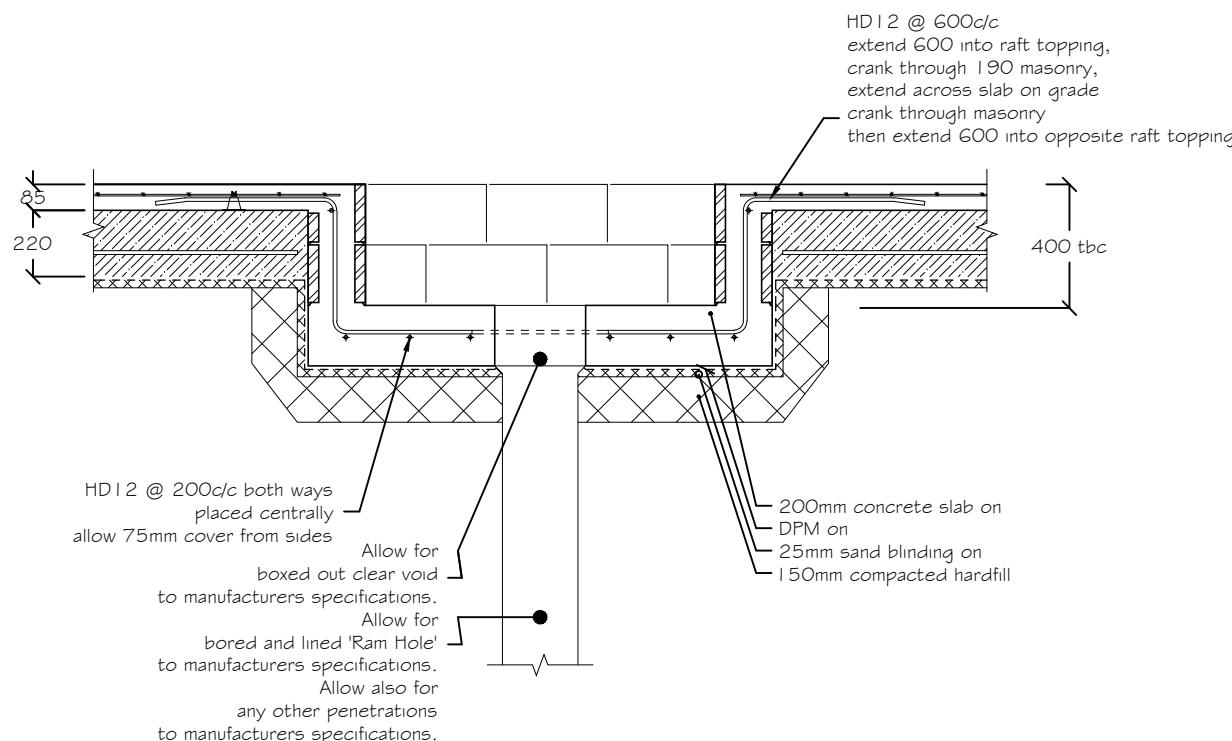
1 Detail
Raftfloor Edge Beam - 300
Scale 1:25



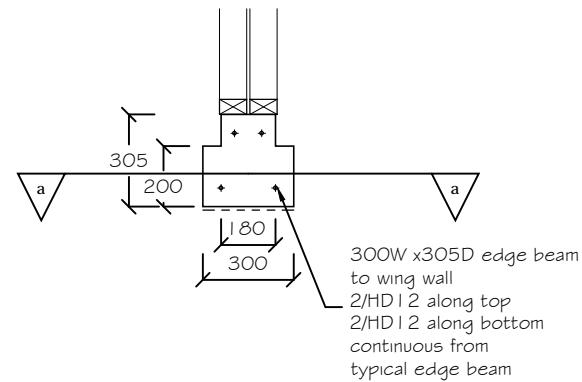
2 Detail
Raftfloor Internal Rib - 100
Scale 1:25



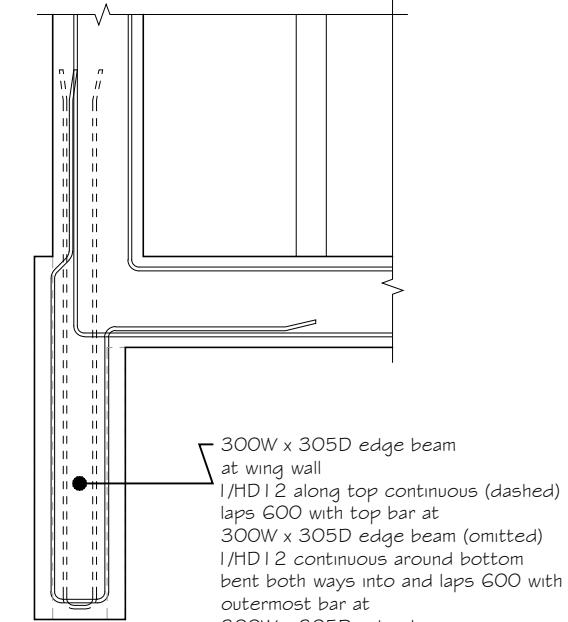
3 Detail
Raftfloor Internal Rib - 300
Scale 1:25



4 Detail (Dimensions to be confirmed)
Raftfloor with Elevator Pit
Scale 1:25



5 Detail
Raftfloor Edge Beam - 300
At Wing Wall
Scale 1:25



All fixings and materials must be suitable for use in a Coastal Environment

PLEASE NOTE
This consent is subject to a construction monitoring

NOTES:
Do not scale from Drawings.
Refer Architectural Drawings for overall dimensions. To be read in conjunction with all other related documents.

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Revision	Description	Date

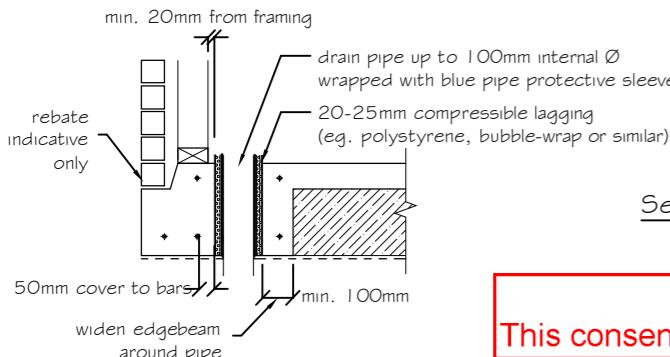
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Consulting Engineers
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Job Title:
Proposed Residence
Lot 2,170 Charles Street
Westshore
Napier

Sheet Title:
Raft Floor
Plan & Details

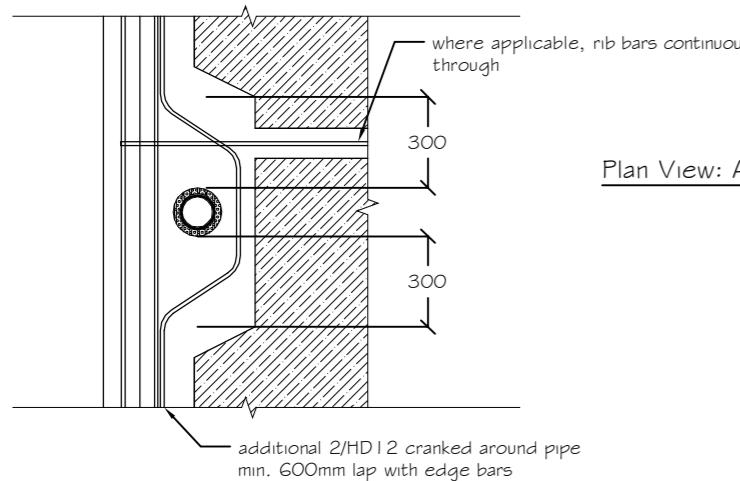
BR	TE
DL	Checked
Checked	11/18
Scale: 1:100 & 1:25	Date: 26-6-18
Job # 75959	
S1	

All fixings and materials
must be suitable for use
in a Coastal Environment

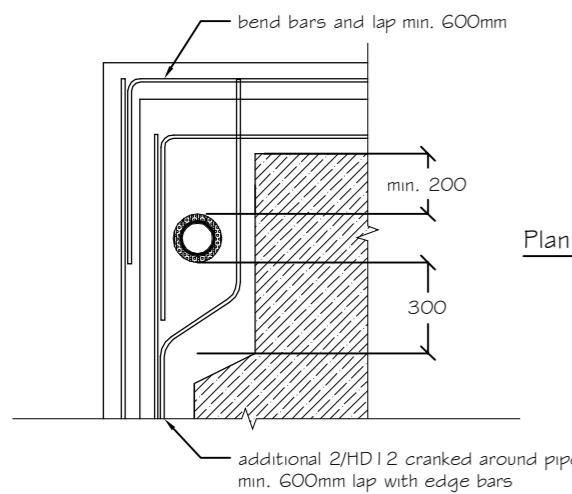


Section View: At Edge

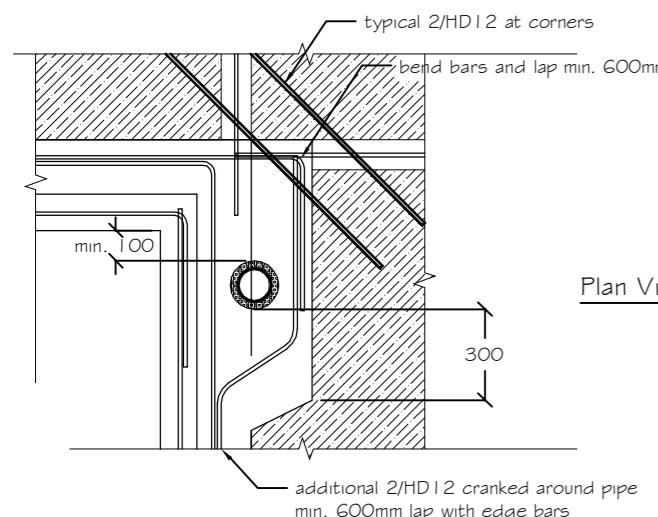
PLEASE NOTE
This consent is subject to a construction monitoring



Plan View: At Edge

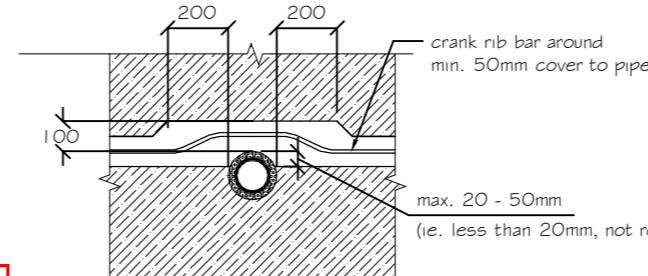


Plan View: At Open Corner

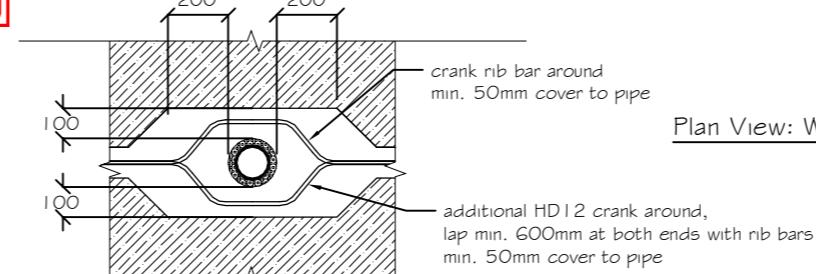


Plan View: At Closed Corner

Typical Detail Around Pipes
Raftfloor Edge Beam

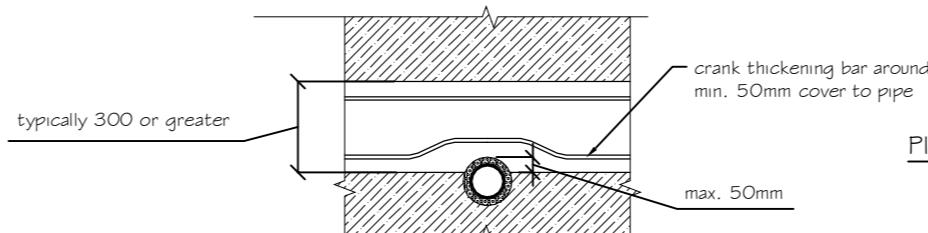


Plan View: At Rib Edge

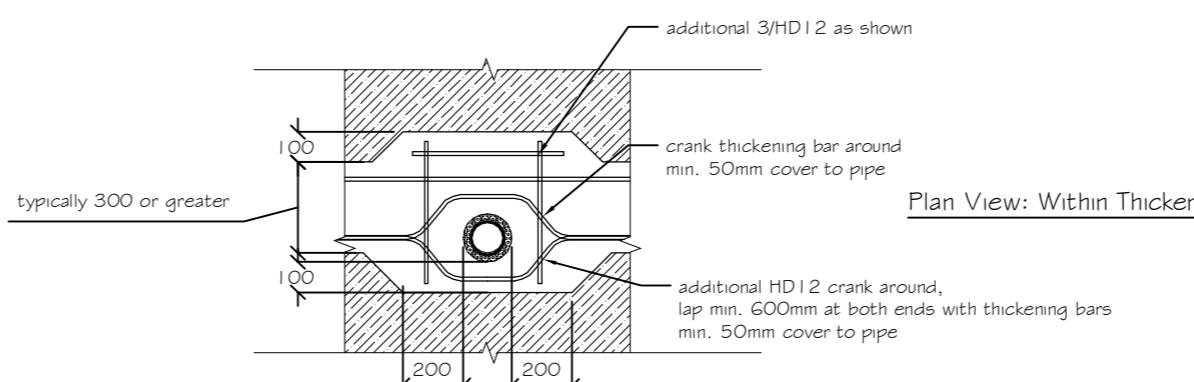


Plan View: Within Rib

Typical Detail Around Pipes
Raftfloor Internal Ribs



Plan View: At Thickening Edge



Plan View: Within Thickening

Typical Detail Around Pipes
Raftfloor Internal Thickenings

NOTES:

These details are applicable where plumbing/services are conveyed underground. Services are to be taken through polystyrene pods as much as possible. If this is unavoidable, it may be taken through ribs/thickenings, provided the details (or similar in principle) on this sheet are used.

All service trench backfill shall be properly compacted.

Member sizes and reinforcing shown are indicative only, details shown on raftslab plan & details shall take precedence over the details shown here.

NOTES:

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Job Title:

Sheet Title:
Typical Pipe Details

Drawn	--
Checked	DL
Scaled	1:25
Date	2015
Job No.	D1
Revised No.	