

**DRAWING LIST**

A000 Location Cover

A010 Site Plan

A100 Floor Plan - Level 0

A200 Elevations

A201 Elevation

A202 ISO Elevations

A300 Foundation Plan

A301 Site Services Plan

A302 Roof Framing Plan

A303 Roof Plan

A304 Bracing / Lining Plan

A400 Sections

A400 Sections

A402 Sections

A500 Details 1

A501 Details 2

A502 Details 3

A503 Details 4

A600 Electrical Plan

A610 Door &amp; Window Schedule

**Location Plan N.T.S.****LEGAL DESCRIPTION**

Address 12 Anderson Road, Ohaupo

Area	5113m <sup>2</sup>
Lot	5
DP	539846

Wind	Very High
Earthquake	1
Corrosion	B
Code	NZS3604:2011
Plumbing	AS3500

**PLANNING**

Max height	7.5m	Comply
Setback		
Side/rear	10m	Comply
Front	15m	NA
HIRTB	2m @ 45	Comply
Coverage	5.2%	Comply

**Waipa District Council  
Approved Building Consent  
Consent Number: 200157  
(Subject to conditions of  
Building Consent)**

**RISK MATRIX**

Wind Zone	Very High	2
Storeys	Low	0
Roof / wall	medium	1
Eaves	very high	5
Envelope	medium	1
Decks	low	0
<b>Total</b>		<b>9</b>

Cladding: Cavity, Vertical Weatherboard & Brick  
Veneer = **Comply**



# Site Management Notes

## SITE MANAGEMENT - WASTE DISPOSAL

Maintain on site appropriate means for the storage and removal of construction waste material. Where required or appropriate provide for the separate storage of recyclable waste and other materials requiring special disposal. Keep food waste separate from construction waste

## SITE MANAGEMENT - PROPERTY PROTECTION

Protect existing trees, fences, gates, walls, gardens and other designated site features which are to remain in position during the execution of the works.

## SITE MANAGEMENT - PUBLIC PROTECTION

Provide and maintain a site fence, 2 metres high from ground level on the side accessible to the public. Construct to comply with NZBC clause F5 Construction and demolition hazards.

## SEDIMENT AND SILT RUN OFF PROTECTION

Provide appropriate measures to prevent or minimise sediment generation and silt run off. Comply with territorial and other authority requirements relating to carrying out earthworks

Prevent silt runoff by exposing only as much ground as required at any time providing run off channels, contour drains or earth bunds to divert clean water away from the site on to stable sealed or grassed ground capture silt by the use of silt fences, vegetation buffer strips, sediment ponds or earth bunds

Provide sediment control by earth bunds constructed across the slope to control and detain run off silt fences constructed using filter fabric stretched between posts at a maximum of 1 m spacing

Pump water from trenches and other areas of the site using methods to prevent sediment entering any drain or watercourse. Filter dirty water before discharging into drainage system

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# Site Services notes

## GENERAL NOTES

All plumbing and drainage must comply with AS 3500 or NZS 3500 .

Pipes in concrete floor slabs to be laid in sand on AP7 scoria under slab, where pipes pass through concrete sleeved inside pipe of bigger dia.

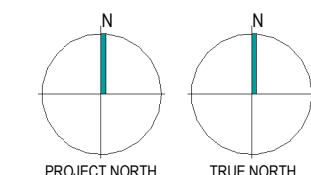
Service route locations are indicative only contractor shall determine exact locations and routes on site

Ensure all plumbing pipes and wastes are concealed in walls or ducts Provide & install backflow prevention to be provided in accordance with NZBC

100e Upvc stormwater & sanitary sewer lines min. fall 1 in 60 +confirm selected fixtures plumbing requirements prior to forming slab

AREAS:	
Over Frame	298.0m <sup>2</sup>
Over Brick	310.0m <sup>2</sup>
Total	310.0m <sup>2</sup>

Patios	67.0m <sup>2</sup>
Deck	12.0m <sup>2</sup>



## GENERAL NOTES

All lintels to be SG8  
All construction to NZBC and approved documents including NZS 3604:2011  
All work shall be carried out strictly in accordance with the respective material or product manufacturer's latest installation details & specifications  
Warranty & maintenance details must be supplied to the buildings owners.  
Contractors and fabricators shall confirm all dimensions prior to commencement.  
Any discrepancies shall be brought to the architect's attention.  
Provide all glazing to NZS 4223 part 3  
All bathrooms, Laundries and wet areas provide flooring to NZE E3  
**NZBC G4** Spaces in household units and accommodation units that contain cooktops, showers and baths must have mechanical extract fans installed to remove moisture generated by these fixtures.  
Mechanical extract fans (including associated ducting) must have a flow rate not less than:  
a) 25 L/s for showers and baths, and  
b) 50 L/s for cooktops.  
extract fans to exterior with approved weather & bird proofing.

## DOMESTIC SMOKE ALARMS

Domestic smoke alarms to comply with NZBC F7  
Smoke alarms to be located within 3.0m of every sleeping space. Smoke alarms shall be listed or approved a recognised authority as complying with at least one of : UL217,ULCS531,AS3786,BS5446 part 1.

## FRAMING REQUIREMENTS

wind zone **VERY HIGH**

Gable ends to be H1.2 SG8 structural framed truss with vertical members to line with studs below, (600crs max.) with nogs as per cladding specification

All frames with 140x35 extra top plate

## BOTTOM PLATE

**Concrete**  
90x45 SG8 H1.2 bottom plate with Fixings:

**Concrete slab:** M12 bolts 75mm into the concrete @ 900mm max crs (not more than 150mm from cnrs of slab or a bracing element.)

**Timber Floor:** 0.91x25mm G300 strap, 6/30x3.15 nails to stud & 3 nails to plate 6/30x3.15 nails to joist

**Stud to Bottom Plate - Typical**  
2/100 x 3.75 Galv.end nailed by hand or 3/90 x 3.75 Galv. skew nailed power driven

**Stud to Bottom Plate - Braced Elements, Boundary Joists**  
0.91x25mm G300 strap, 6/30x3.15 nails to stud & 3 nails to plate 6/30x3.15 nails to joist

## TOP PLATE

90 x 45 SG8 H1.2 top plate  
All frames with 140x35 extra top plate

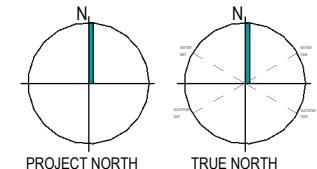
Fixings

Bracing & LBW  
2/90x3.15 skewed nails + 2 wire dogs or alternative 4.7kN fixing

NLBW  
Plate to stud: 3no. off 90x3.15 power driven nails (end nailed)

## BUILDING WRAP

Walls - Dristud building wrap  
Roof - Dristud RU24 roof underlay  
Gutter Underflashing - Thermakraft 215  
Window flashing - Dristud Cool Tape



AREAS:  
Over Frame  
Over Brick  
Total  
Patios  
Deck

298.0m<sup>2</sup>  
310.0m<sup>2</sup>  
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67.0m<sup>2</sup>  
12.0m<sup>2</sup>

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BLACK BEAR DESIGN STUDIO | damian@blackbear.co.nz | 021 45  
42 Tilis Street, Rotorua, NZ | designstudio.co.nz | 79 45

Status:  
**Consent**

Issue / Revision date  
E 30/03/20 Consent

Project  
Wylie House

Drawing Title  
FLOOR PLAN - LEVEL 0

Drawing Number  
A100



**WALL TYPE**

**EXTERNAL WALL: VERTICAL WEATHERBOARD**  
90 x 45 H1.2 SG8 framing, studs @ 400 c/c nogs @ 480 c/c. (U.N.O.) lined externally Adobo Vulcan WB12, Vertical WB cladding on 20mm H3.2 battens over building paper. factory 3 coat Sico weathered finish. Lined internally with 10mm gib board (gib Aqualine to bathrooms) Paint finish.

**W2** **EXTERNAL WALL: BRICK**  
90 x 45 H1.2 SG8 framing, studs @ 400 c/c nogs @ 800 c/c. (U.N.O.) lined externally with 70mm Brickery Magnum series glazed face bricks colour = Carbine, rolled mortar joints brick veneer on 50mm cavity with building paper, no finish. lined internally with 10mm gib board, (gib Aqualine to bathrooms,) Paint finish

**W4** **INTERNAL WALL: GIB**  
90 x 45 H1.2 SG8 framing, studs @ 600 c/c nogs @ 800 c/c (U.N.O.) lined both sides with 10mm Gib board (gib Aqualine to bathrooms) Paint Finish

**INSULATION**  
External walls  
Floor  
Roof  
including garage  
**FIXINGS**  
In enclosed areas  
Sheltered areas  
Exposed areas  
zone B  
S/S 316  
S/S 316  
S/S 316

**INTERIOR TRIMS:**  
**TRIMS**  
Skirtings - 90 x 10 smart trim, pine, paint finish  
Architraves - 60 x 10 smart trim pine, paint finish, 18mm to bathrooms  
Cornices - Square Stop to entire House

**FLOOR FINISHES:**  
Carpet:  
Feature Timber:  
Ceramic Tiles:  
Concrete:  
Vinyl:  
Feature Timber: Quickstep classic oak laminate

**INTERNAL DOORS**  
2200 high Refer Fowler Homes for type.

**KITCHEN / LAUNDRY**  
design and drawings to later detail by others.  
allow for water connection to fridge.  
main contractor to confirm all service / waste requirements prior to construction, in particular preparation of concrete slabs

Confirm location with kitchen designer

**INTERIOR LININGS**  
Stop with level 4 finish for paint finish throughout

**Walls:**  
10mm gib standard plaster board  
Wet areas: 10mm gib aqualine to Bathroom / ensuite / laundry  
Horizontally fixed gib board lining to all walls where possible

**Ceilings:**  
Kitchen,Dining,12mm grooved ply, 60 x 18 battens to joints, paint finish, grooves to east west direction. A600 batten layout  
Main House: 13mm Ultrafine GIB board square stop all areas  
Wet areas: GIB aqualine to bathroom and ensuite.  
Linings on 35mm metal battens direct fixed to trusses/rafter at 600c/c

**TILE WEIGHTS**  
shall be;  
20kg/m<sup>2</sup> max. for 10mm gib aqualine  
32kg/m<sup>2</sup> max. for 13mm gib aqualine

Levels  
FFL  
Actual Level  
Project Level  
57.250  
0.00

## ROOF NOTES

**Roofing R01 - Metal - 35°**  
0.4 colorsteel endura Solar Rib profile roofing over building paper on purlins.  
Refer to manufacturers installation details and specifications.

**Roofing R02 - Metal - 12.9° & 8°**  
0.4 colorsteel endura Solar Rib profile roofing over building paper on purlins.  
Refer to manufacturers installation details and specifications.

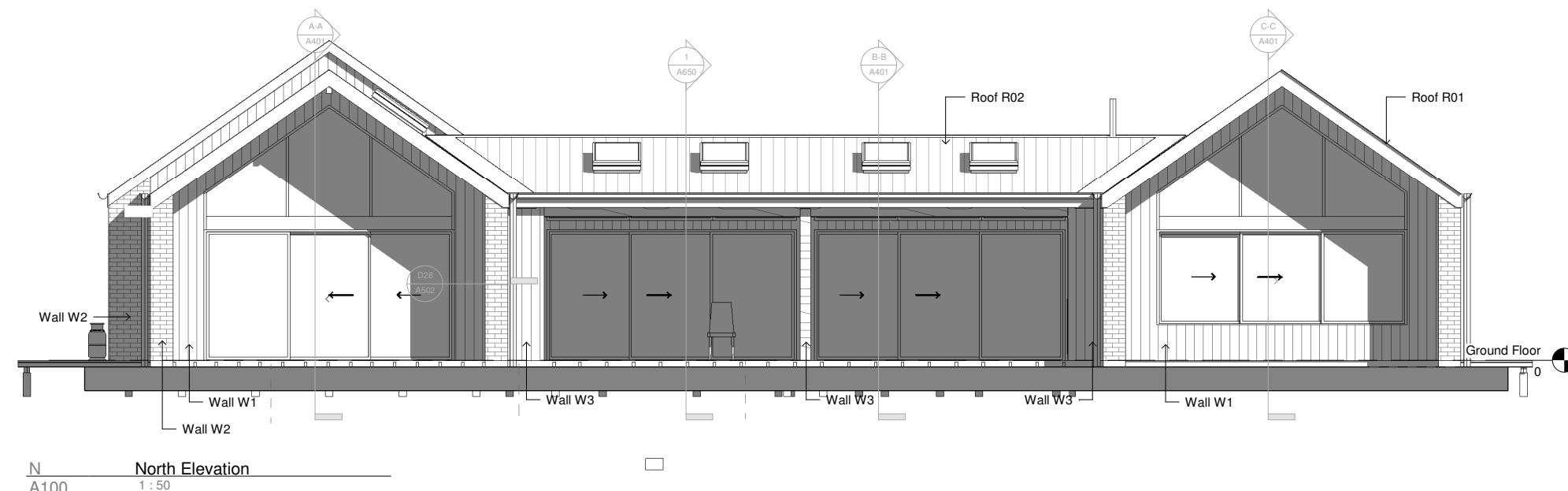
**Fascia**  
150mm colorsteel endura, P/C finish to ends  
230mm colorsteel endura, P/C finish to edges and leading face,

**Spouting**  
Colorsteel classic gutter on internal brackets 10mm off fascia, Extend roofing 50mm to gutters.  
sectional area of 6700m<sup>2</sup>  
Area = rainfall 120mm/hr  
maximum area of roof per DP = 48m<sup>2</sup>

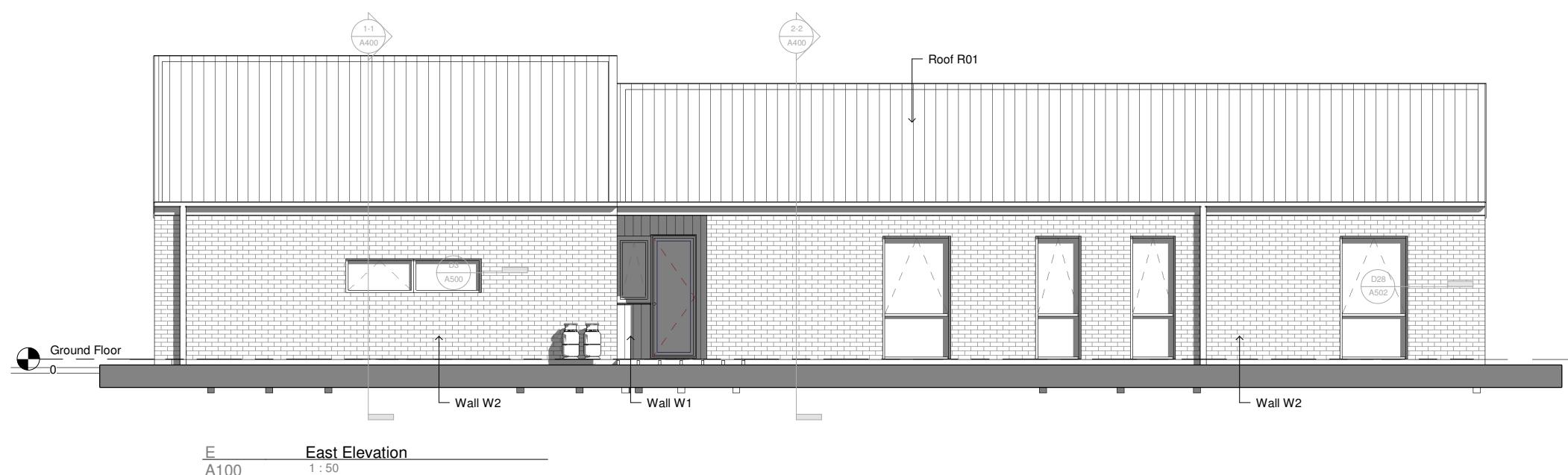
**Downpipes**  
80mm dia PVC downpipes pipes.

**Flashings**  
Colour to match element attached to.  
Ensure flashings to all projections through roof. Refer to manufacturers installation instructions.

**Underflashings to all gutters** under 10 degrees or in very high wind zone.



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- WALL TYPE**
- W1 EXTERNAL WALL: VERTICAL WEATHERBOARD**  
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- W2 EXTERNAL WALL: BRICK**  
90 x 45 H1.2 SG8 framing, studs @ 400 c/c nogs @ 800 c/c. (U.N.O.) lined externally with 70mm Brickery Magnum series glazed face bricks colour = Carbine, rolled mortar joints brick veneer on 50mm cavity with building paper, no finish. lined internally with 10mm gib board. (gib Aqualine to bathrooms,) Paint finish
- W4 INTERNAL WALL: GIB**  
90 x 45 H1.2 SG8 framing, studs @ 600 c/c nogs @ 800 c/c (U.N.O.) lined both sides with 10mm Gib board (gib Aqualine to bathrooms) Paint Finish

## ROOF NOTES

### Roofing R01 - Metal - 35°

0.4 colorsteel endura Solar Rib profile roofing over building paper on purlins.  
Refer to manufacturers installation details and specifications.

### Roofing R02 - Metal - 12.9° & 8°

0.4 colorsteel endura Solar Rib profile roofing over building paper on purlins.  
Refer to manufacturers installation details and specifications.

### Fascia

150mm colorsteel endura, P/C finish to ends  
230mm colorsteel endura, P/C finish to edges and leading face,

### Spouting

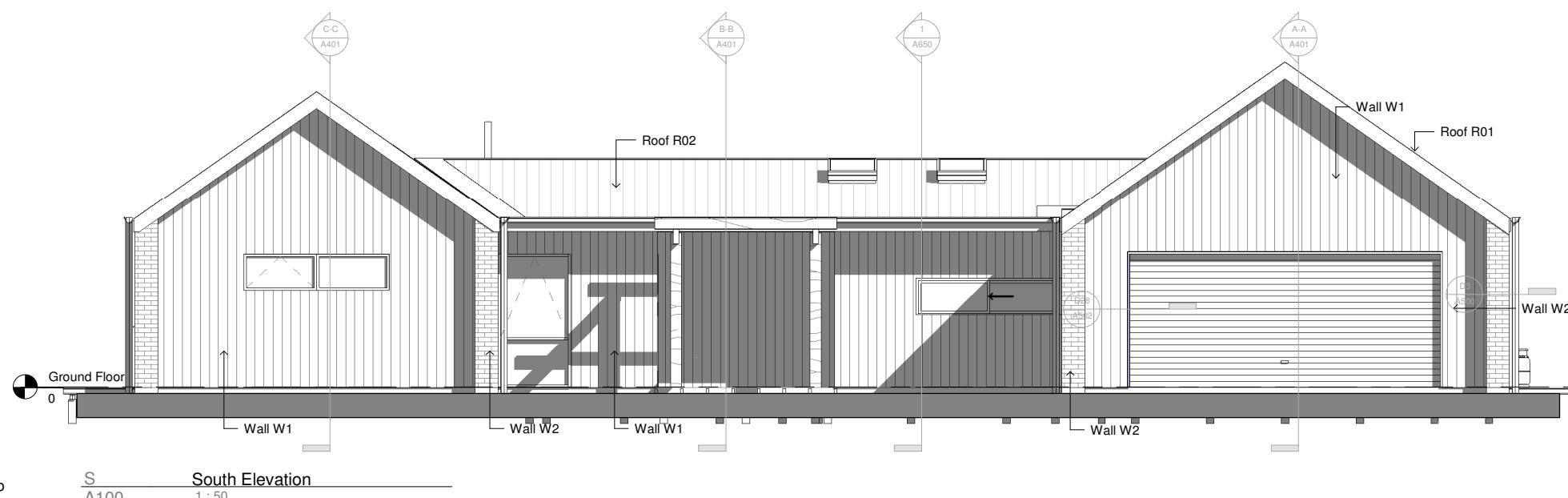
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80mm dia PVC downpipes pipes.

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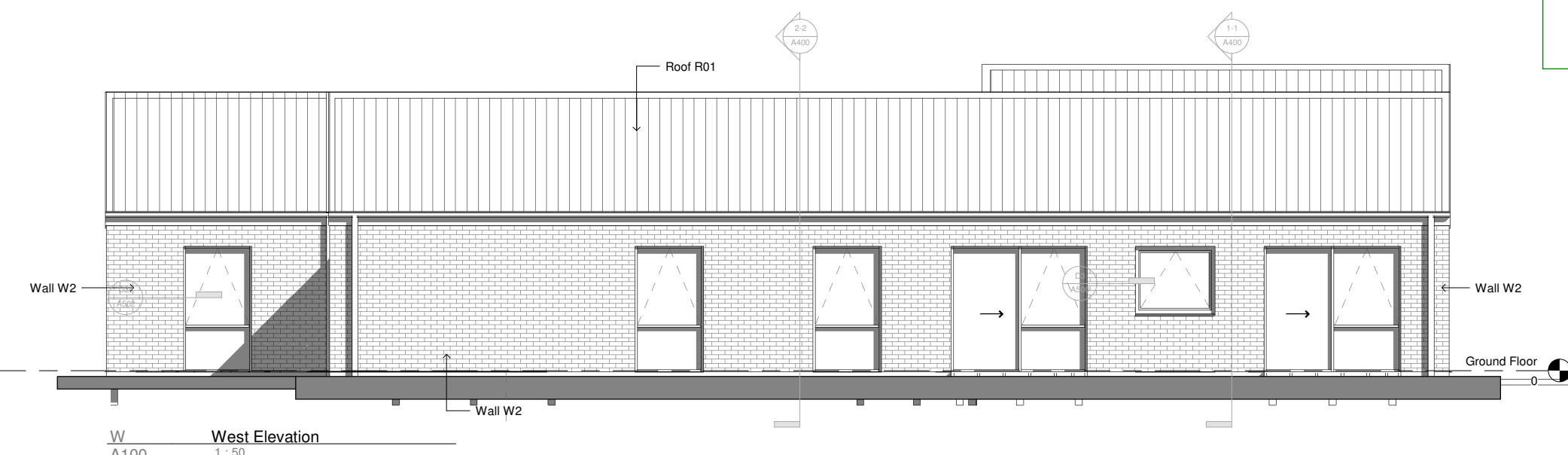
### W2 EXTERNAL WALL: BRICK

90 x 45 H1.2 SG8 framing, studs @ 400 c/c nogs @ 800 c/c (U.N.O.) lined externally with 70mm Brickery Magnum series glazed face bricks colour = Carbine, rolled mortar joints brick veneer on 50mm cavity with building paper, no finish. lined internally with 10mm gib board, (Gib Aqualine to bathrooms,) Paint finish

### W4 INTERNAL WALL: GIB

90 x 45 H1.2 SG8 framing, studs @ 600 c/c nogs @ 800 c/c (U.N.O.) lined both sides with 10mm Gib board (gib Aqualine to bathrooms) Paint Finish

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NW 3D View North West

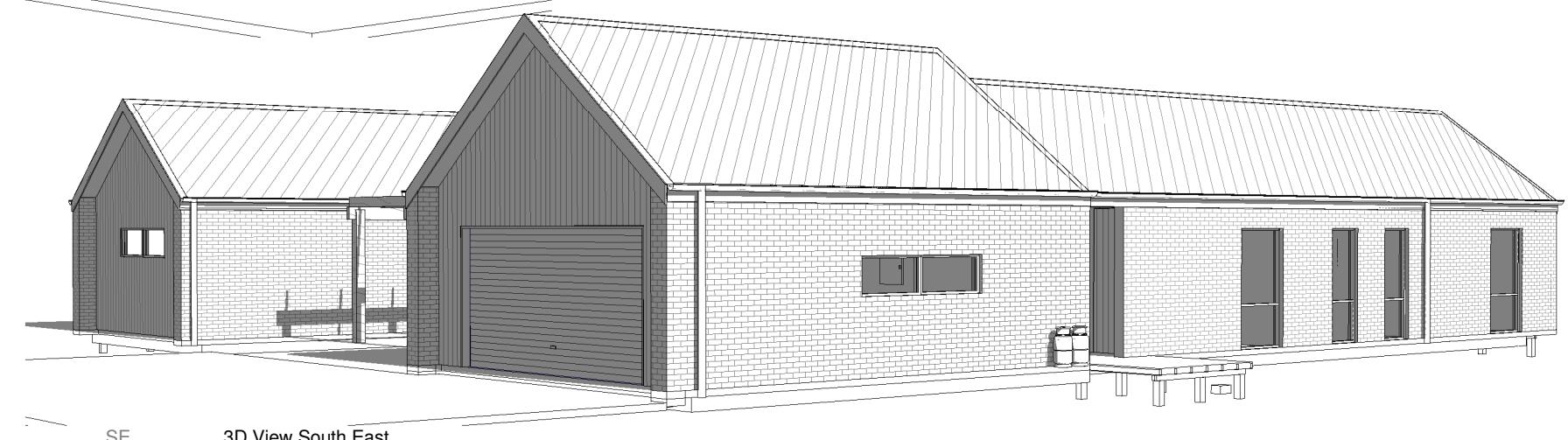


NE 3D View North East



SW 3D View South West

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SE 3D View South East



## FOUNDATION NOTES:

### SITE EARTHWORKS:

Ground preparation to be undertaken in accordance with site specific Geotechnical report recommendations

### RAFT FLOOR SYSTEM - T1

100mm thick Firth raft slab  
grade 500e mesh (or equivalent) on 2/40mm mesh chairs per pod,  
polystyrene pods 1100x1100x220mm thick over 0.25 polythene vapour barrier on 25mm sand blinding and compacted hard fill (refer Firth best practice guide) - refer to structural details for reinforcing

### DPM

Thermakraft Thermathene Black DPM (250um)

## FOUNDATION NOTES:

### GENERAL NOTES CONCRETE SLAB

Confirm slab rebates with selected joinery profile & garage door manufacturer

Plumbing & service ducts to be confirmed prior to forming foundations

Terrace surface exposed to weather to have a slip resistance of not less than 0.4 when wet.

Refer to site & drainage plan for setout dimensions

Refer to site & drainage plan for plumbing & drainage layout pipes in floor slabs PVC to be sleeved through conc. laid in sand on AP7 scoria under slab or sleeved inside pipe of bigger dia.

### Steel

Reinforcing steel in the slab shall consist of Welded Reinforcing Mesh complying with AS/NZS 4671:2001 with a minimum weight of 2.27kg/m<sup>2</sup>, a lower characteristic stress of 500MPa, square configuration of orthogonal bars between 150 to 300mm centres, and ductility class L or E. The reinforcing bars in the ribs and edge beams shall conform to AS/NZS 4671:2001 "Steel Reinforcing Materials". Specifically designed spacers are used to position the polystyrene pods and the rib and edge beam reinforcing steel bars in a secure manner until the concrete is placed. The reinforcing mesh is held in place by mesh chairs. Conventional timber or steel formwork is used to form the edge of the slab.

### RAFT

The Raft Floor System is a reinforced concrete waffle raft floor slab-on-ground. It consists of an 85mm thick slab supported by a grid of ribs normally 100mm wide at 1200mm x 1200mm centres. The overall depth is 305mm. Edge beams and ribs under load bearing walls are 300mm wide to provide for the extra load carried by these members.

### Pods

RibRaft polystyrene pods 1100mm square and 220mm thick are placed directly on levelled ground and are arranged in such a way as to form a reinforced concrete floor slab with a grid of reinforced concrete ribs and edge beams when concrete is placed onto Pods may be cut to suit specific architecture layout and also to accommodate services.

### SLAB SERVICES

Services under slab & ribs  
pipe sizes, grades and layout to be confirmed by a registered plumber / drainlayer prior to construction.  
Should pipes be required to pass through ribs / edge beams refer current details.

### LOADBEARING WALLS

Selected slab & foundation contractor to confirm all loadbearing and bracing walls from current construction documentation. Locate slab thickenings from floor/bracing/truss layouts & engineers documents. Check joinery / selected fixtures / conduits and confirm all slab rebates prior to construction

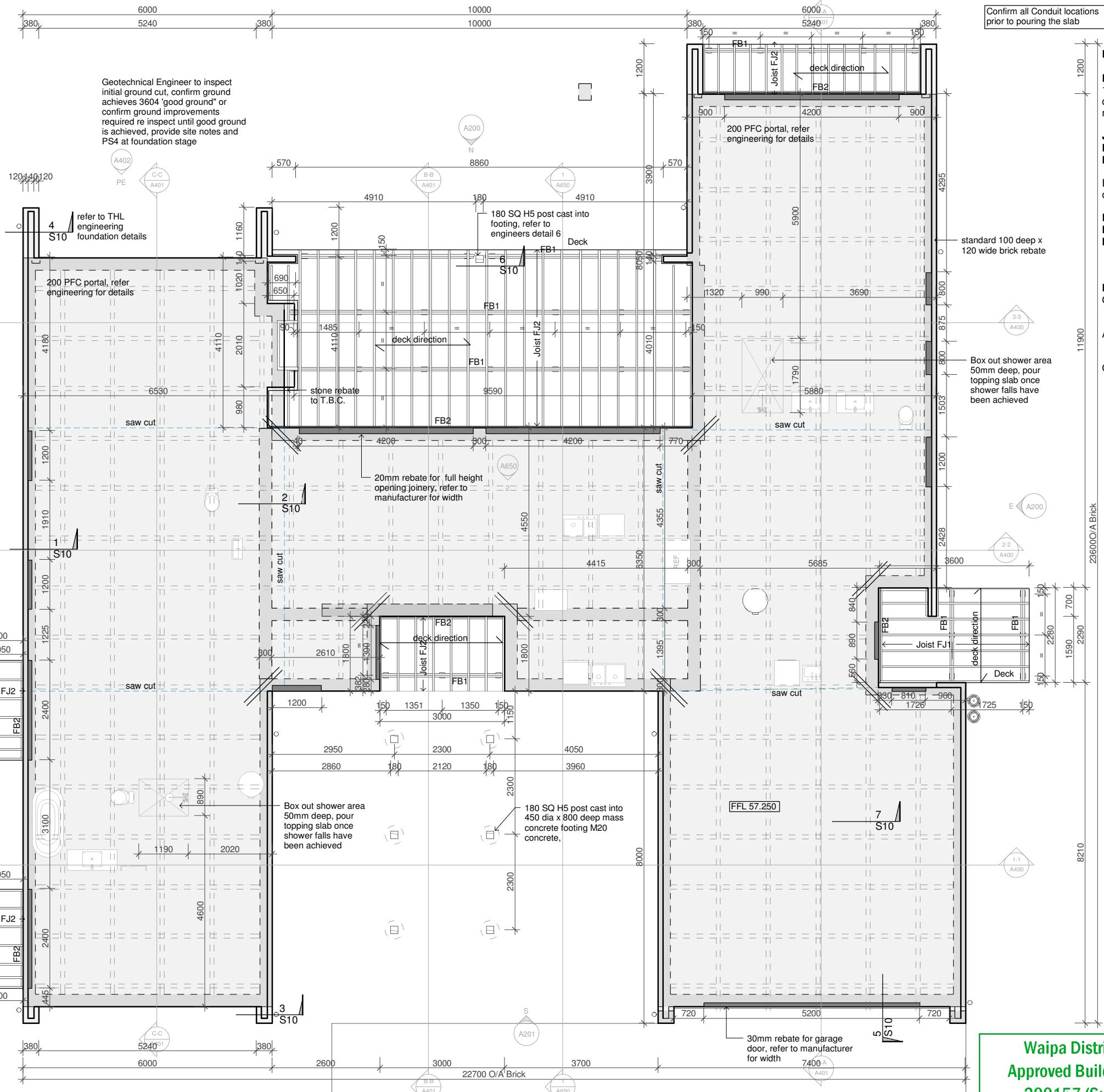
#### NOTE:

Refer to truss manufacturer's layout for location of slab thickenings to load bearing walls and point loads.

- Line loads greater than 4.5kN/m are as shown in the KR details.
- Line loads greater than 16.kN/m require specific design

### LANDSCAPING SLABS

100mm thick, 20mpa concrete floor slab grade 500e (or equivalent) on 40mm mesh chairs and compacted hard fill 150mm min to NZS 3604.2011 Cut sawcuts @ 4m c/c as soon as possible to avoid shrinkage cracking - min 25mm deep. Edge thickening 300 wide x 300 deep with 2/D12 horizontal with D10 starters @ 600 c/c extending 600 into slab tied to horizontal bars.



## DECKING NOTES:

### DECKING

138mm x 23mm Futurewood decking fixed with concealed alli. fixing brackets, install as per manufacturers literature

### JOISTS

FJ1 90 x 45 SG8 H3.2 @ 400 c/c  
FJ2 90 x 45 SG8 H3.2 @ 450 c/c

End Joist perpendicular end nailed. decking over outer face

### BEARERS

FB1 2/90 x 45 H4 SG8  
FB2 90 x 45 H4 SG8 spaced off slab with H4 20mm packers fixed to slab with M12 expansive bolts @ 900 c/c

### PILEs

- O Ordinary Pile -125 senton pile H5 cast into 300 sq x 200 deep 20MPa concrete footing, 100 bottom cover
  - A Anchor Pile -125 senton pile H5 cast into 400 sq x 900 deep 20MPa concrete footing, 100 bottom cover
- Ordinary piles are not noted for clarity

## EXCAVATION NOTES:

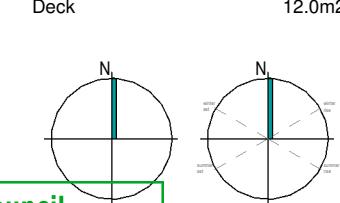
### CONSTRUCTION METHODOLOGY

- Mark out the building footprint plus 1 m beyond it. Avoid recesses by widening the excavation. Excavate soil within the marked area down to a depth of 400 mm
- Ensure the sides are sloped outwards at 1:1.2
- Check the subgrade for voids and where they are present infill with well compacted approved hardfill until there is no further embedment of the hardfill
- Engineer to confirm base cut before proceeding.
- After levelling the base of the excavation lightly compact (proof roll\*\*)
- Using a 4 tonne or heavier roller in static mode. If weeping of the soil develops, stop compaction and allow time for pore water pressures to dissipate
- Spread well graded pumice gravel hardfill in layers of 150mm to achieve 300kPa Bearing. Engineer to Review once backfill is complete

Levels	FFL	Actual Level	Project Level
		57.250	0.00

AREAS:	
Over Frame	298.0m <sup>2</sup>
Over Brick	310.0m <sup>2</sup>
Total	310.0m <sup>2</sup>

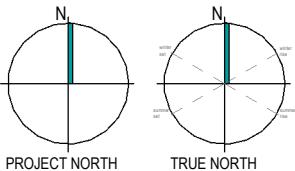
Patios	
Deck	67.0m <sup>2</sup>



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**Approved Building Consent -**  
**200157 (Subject to the**  
**conditions of the Building**  
**Consent)**

Project Name: Wylie House  
Drawing Title: Foundation Plan  
Drawing Number: A300  
Scale: 1:50 @ A1  
Rev.: D





AREAS:  
Over Frame 298.0m<sup>2</sup>  
Over Brick 310.0m<sup>2</sup>  
Total 310.0m<sup>2</sup>

Patios  
Deck

67.0m<sup>2</sup>  
12.0m<sup>2</sup>  
DP5 27.5m<sup>2</sup>

A402

PE

C-C

A401

DP4 36m<sup>2</sup>

B-B

A401

A200

N

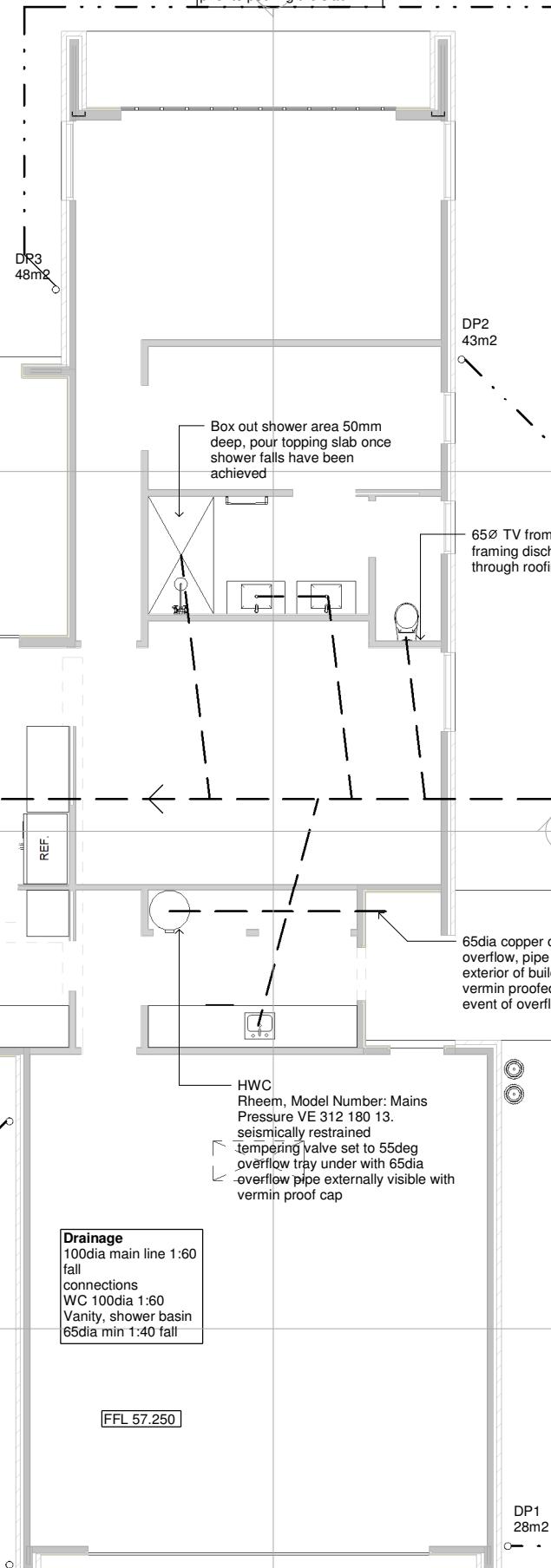
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A650

DR3

48m<sup>2</sup>

Confirm all Conduit locations  
prior to pouring the slab



#### FOUNDATION NOTES:

##### GENERAL NOTES CONCRETE SLAB

Confirm slab rebates with selected joinery profile & garage door manufacturer  
Plumbing & service ducts to be confirmed prior to forming foundations  
Terrace surface exposed to weather to have a slip resistance of not less than 0.4 when wet.  
Refer to site & drainage plan for setout dimensions  
Refer to site & drainage plan for plumbing & drainage layout pipes in floor slabs PVC to be sleeved through conc. laid in sand on AP7 scoria under slab or sleeved inside pipe of bigger dia.

##### SLAB SERVICES

Services under slab & ribs  
pipe sizes, grades and layout to be confirmed by a registered plumber / drainlayer prior to construction.  
Should pipes be required to pass through ribs / edge beams refer current details.

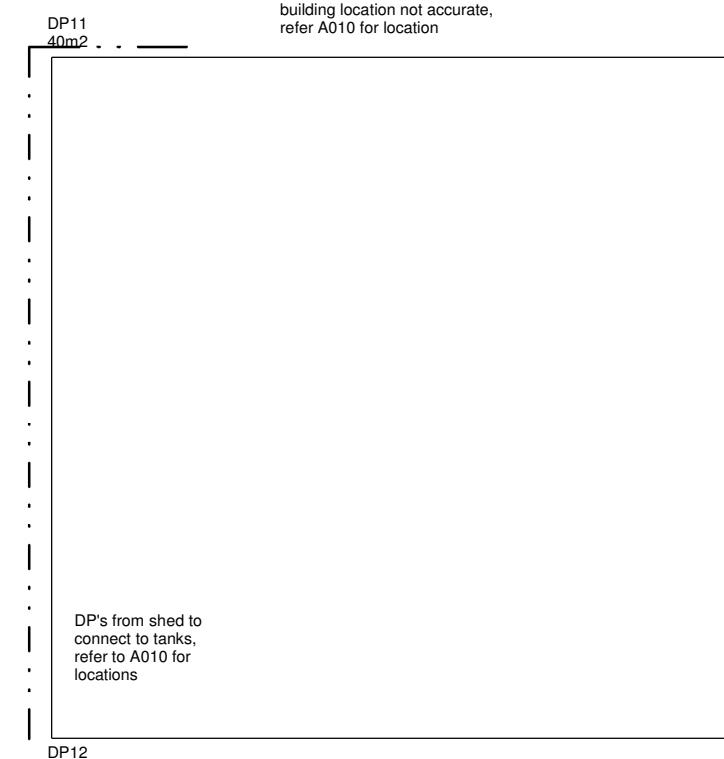
##### Plumbing

All pipe work to be 20mm kempa for hot and cold water lines

Levels	FFL
Actual Level	57.250
Project Level	0.00

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GARAGE DRAINAGE  
building location not accurate,  
refer A010 for location



Project	Site Services Plan	Drawing Title	Drawing Number
Wylie House			A301
Issue / Revision detail	Consent	Address	Job Number
B	03/04/20	12 Anderson Road, Ohaupo Waipa District Council	19154
Status:		Scale	1 : 50 @ A1
Consent		Rev.	B



## ROOF FRAMING NOTES:

wind zone **VERY HIGH**

### Roof - RF1 - Truss 35° 2.560 ceiling

H1.2 Trusses designed by accredited truss manufacturer @ 900 c/c

#### Purlins

Edge two Purlins 70 x 45 H1.2 @ 600 c/c  
intermediate 70 x 45 H1.2 @ 900 c/c  
90 x 45 H1.2 @ 400 c/c to edge soffits

### Roof - RF2 - Exposed Truss 35°

2.560 sloping ceiling  
H1.2 Trusses designed by accredited truss manufacturer as shown

#### Purlins

Edge two Purlins 150 x 45 H1.2 LVL Hyspan @ 600 c/c

### Roof - RF3 - Exposed Truss 35°

H1.2 Exposed Trusses designed by accredited truss manufacturer as shown

#### Purlins

Edge two Purlins 150 x 45 H1.2 LVL Hyspan @ 600 c/c

**Purlins**  
150 x 45 H1.2 LVL Hyspan @ 600 c/c cantilever

### Roof - RF4 - Rfters 12.9° 2.560 pitch ceiling

150 x 45 H1.2 LVL Hyspan @ 400 c/c

#### Purlins

Edge two Purlins 70 x 45 H1.2 @ 600 c/c  
intermediate 70 x 45 H1.2 @ 900 c/c

### Roof - RF5 - Rfters 8° 2.560 pitch ceiling

150 x 45 H1.2 LVL Hyspan @ 300 c/c

#### Purlins

Edge two Purlins 70 x 45 H1.2 @ 600 c/c  
intermediate 70 x 45 H1.2 @ 900 c/c

### Roof - RF6 - Storage Truss 35° 2.560 ceiling

H1.2 Trusses designed by accredited truss manufacturer @ 900 c/c extending top chord sloping to areas shown, coved ceiling to edge

#### Purlins

Edge two Purlins 70 x 45 H1.2 @ 600 c/c  
intermediate 70 x 45 H1.2 @ 900 c/c  
90 x 45 H1.2 @ 400 c/c to edge soffits

### Roof - RF7 - Truss 35°

2.560 ceiling & 2.850 raised section  
H1.2 Trusses designed by accredited truss manufacturer @ 900 c/c

#### Purlins

Edge two Purlins 70 x 45 H1.2 @ 600 c/c  
intermediate 70 x 45 H1.2 @ 900 c/c  
90 x 45 H1.2 @ 400 c/c to edge soffits

### Roof - RF8 - Rfters 35° 2.560 pitch ceiling

150 x 45 H1.2 LVL Hyspan @ 600 c/c

#### Purlins

Edge two Purlins 70 x 45 H1.2 @ 600 c/c  
intermediate 70 x 45 H1.2 @ 900 c/c

## FIXINGS - typical

### Purlins to Truss

1/14 gauge screw (blue screw)

### Truss/Rafters to top plate

2/90x3.15 skewed nails + 2 wire dogs or alternative 4.7kN fixing

### Top plate to stud

2/90x3.15 skewed nails + 2 wire dogs or alternative 4.7kN, fixing studlok 170mm

## ROOF BRACING

0.91 x 53 roof plane multibrace diagonally opposing, each having a capacity of 8.0 kN in tension, fixed to each rafter that is intersected taken down roof plane into top plate and studs, fixed with 6/30x3.15 nails per end.  
Install every 50m2 of roofing.

## LINTELS

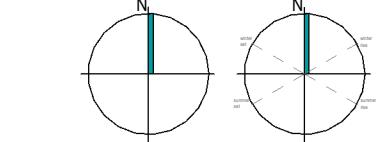
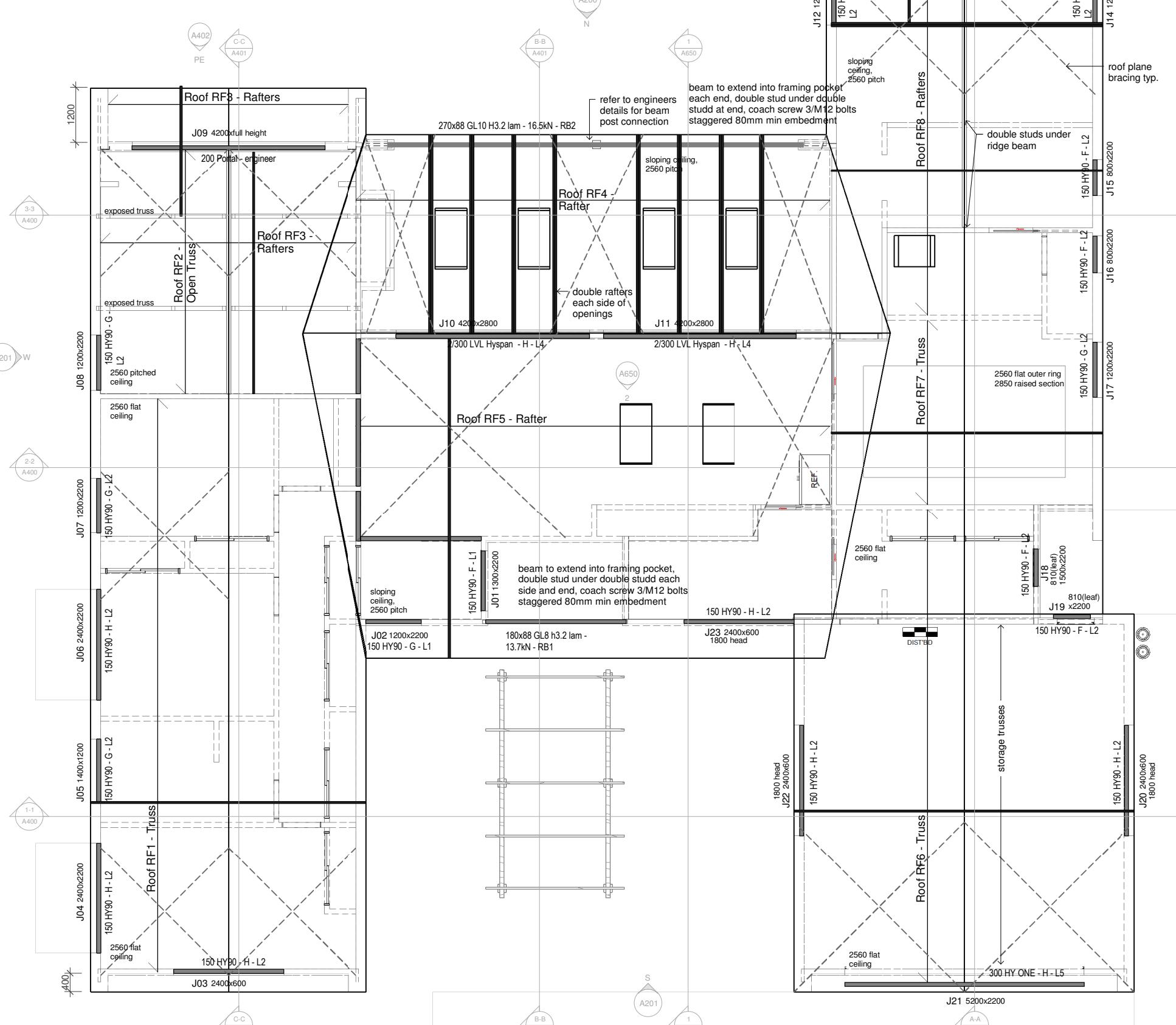
All lintels HY90 unless noted otherwise

## BUILDING WRAP

Walls - Dristud building wrap  
Roof - Dristud RU24 roof underlay  
Gutter Underflashing - Thermakraft 215  
Window flashing - Dristud Cool Tape

## BRICK LINTEL SCHEDULE - Level 0

SPAN	LINTEL SIZE	8 courses	over 8 Courses
1500	4 Courses	60 x 10 flat	60 x 10 flat
2000	80 x 6 E/A	80 x 6 E/A	80 x 6 E/A
2500	80 x 6 E/A	80 x 6 E/A	80 x 6 E/A
3000	80 x 6 E/A	80 x 6 E/A	125 x 75 x 6 UE/A
3500	80 x 6 E/A	80 x 6 E/A	125 x 75 x 6 UE/A
4000	80 x 6 E/A	125 x 75 x 6 UE/A	125 x 75 x 6 UE/A
4500	125 x 75 x 6 UE/A	125 x 75 x 6 UE/A	125 x 75 x 6 UE/A
4800	125 x 75 x 6 UE/A	125 x 75 x 16 UE/A	125 x 75 x 10 UE/A



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## LOW ANGLE ROOF FLASHING

### 9.6.1B Over-flashed Boot with Soaker Level Curb on Trapezoidal Profile

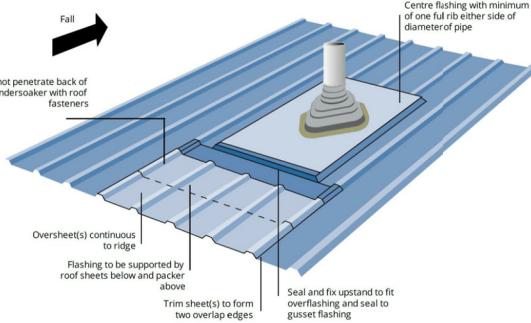


Figure 51: Valley gutters for profiled metal  
Paragraphs 4.3, 4.5, 8.1, 6.2 and 8.4.16

NOTE: (1) Refer to Table 8 for maximum roof catchment areas for valley gutters.  
(2) Minimum width of valley gutter may reduce to 100 mm, providing roof catchment area is in accordance with Table 8. In this case, cover of roof cladding over gutter shall be reduced to 60 mm to provide a clearance gap of 40 mm.

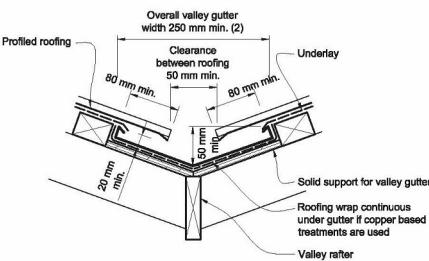
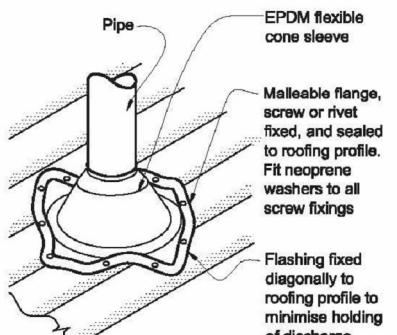
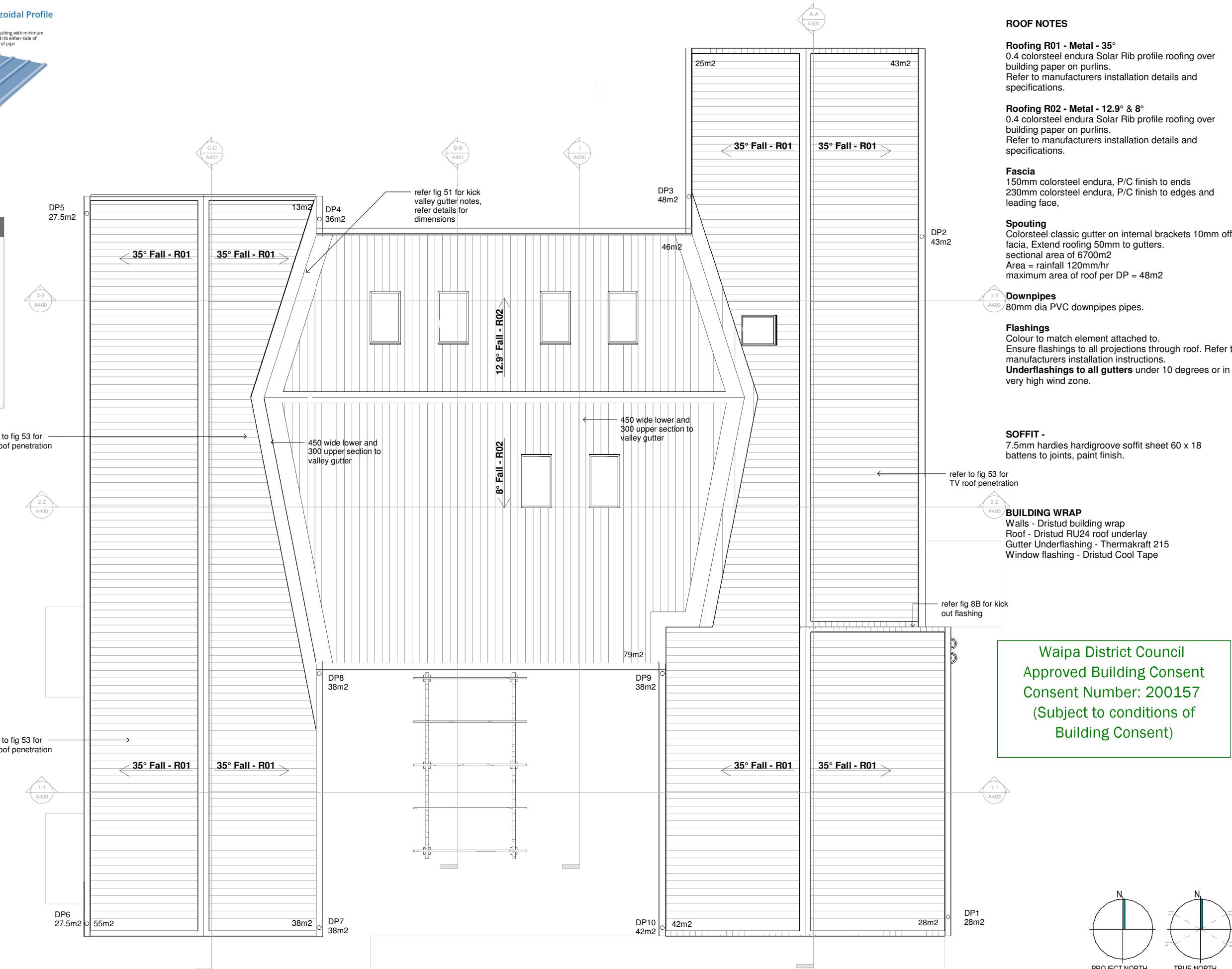
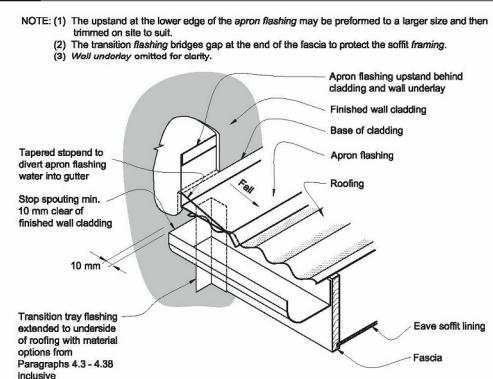


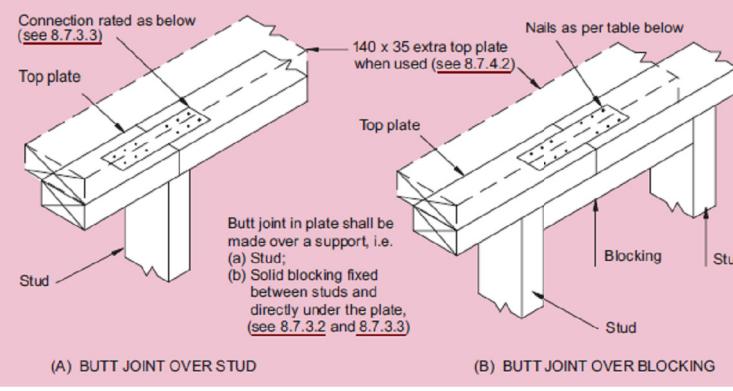
Figure 53: Flashing for small pipes  
Paragraphs 8.3, 10, 8.4.17, 9.6.8.5 and 9.6.9.6



**NOTE:**  
(1) Max. roof pitch for this flashing 45°, minimum pitch 10° if base of flange covers one or more complete troughs.  
(2) For pipes up to 85 mm diameter.

Figure 8B: Gutter/wall junction  
Paragraphs 5.1 and 5.2

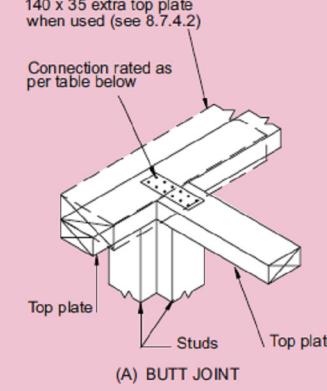




(A) BUTT JOINT OVER STUD

(B) BUTT JOINT OVER BLOCKING

**TOP PLATE CONNECTION - in line**



(A) BUTT JOINT

**TOP PLATE CONNECTION - right angle**

**TOP PLATE CONNECTION**

The connection in line of the top plate of a wall that contains one or more bracing elements shall be joined with: galv. metal strap with 6/30 x 3.15 nails per side to wall joints.

The connection of right angles the top plate of walls that contains bracing shall be joined with: galv. metal strap with 6/30 x 3.15 nails per side to wall joints.

**WALL BRACE LEGEND**

A1/BL1-H/0.6

A1 Line label  
BL1 Brace type  
0.6 Brace length

Wall bracing to be read in conjunction with wall bracing calculations

Bracing done accordance with GIB Ezybrace system table 1: 10mm GIB plasterboard ratings & CHH 7mm Ecopoly ratings

**CEILING FINISHES**

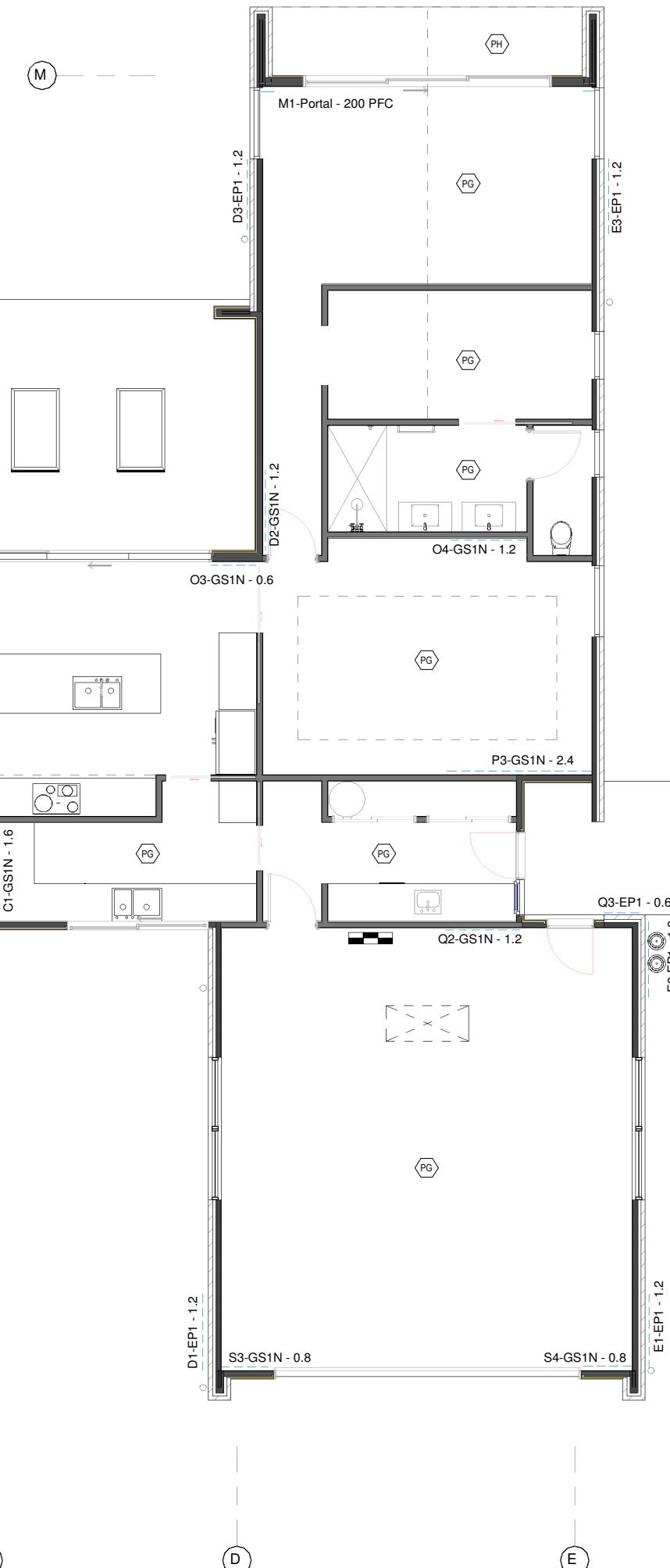
(PG) Painted Gib

(PP) Painted grooved ply

(PH) Painted grooved hardies



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**BRACING / LINING NOTES:**

**BRACING GENERAL**

Ensure power points do not interfere with bracing - keep 90mm off the edges  
Note - lengths shown are for bracing calculation purposes only.  
These are not setout lengths or heights.

All bracing elements shall be fixed to the top plate.

**TILED FLOORS - GENERAL**

Areas for tiles: Bathrooms, all walls floor, walls full height.

Tiles to be client supplied, client to notify builder of depth to ensure subfloor is set to heights to form flush finishes between varying linings.

Ensure tile adhesive is compatible with selected tiles.

Check visual layout with client prior to starting the tiling.

Check grout colour with client prior to starting. Ensure FFL of tiles match adjacent floor covering - (bathroom meets timber and ensuite meets carpet)

Undertile heating matt.

**TILED FLOORS - CONCRETE**

Client selected tiles on built up screed to level so tiles are level. finish exposed edge with alli. trim.

Seal all floor wall junctions with concrete substrate as well as shower area.

**GIB WALLS GENERALLY (unless noted)**

10mm Gib standard plasterboard - stop to level 4 finish and paint finish to client requirements. 10mm Gib aquafine to bathroom.

**TILED SHOWER WATERPROOFING**

Selected tiles on Bostik Dampfix gold waterproof membrane on gib Aquafine substrate to ceiling vertically, and to 1.5m distance of shower.

**SPLASHBACK TO A VANITY**

Inimpervious material to 300mm minimum up wall behind the vanity.  
To the floor level at least twice the width of the vanity.

500mm min beyond it at each end.

**INTERIOR LININGS**

Stop with level 4 finish for paint finish throughout

**Walls:**

10mm gib standard plaster board  
Wet areas: 10mm gib aquafine to Bathroom / ensuite / laundry  
Horizontally fixed gib board lining to all walls where possible

**Ceilings:**

Kitchen,Dining,12mm grooved ply, 60 x 18 battens to joints, paint finish,  
grooves to east west direction. A600 batten layout

Main House: 13mm Ultraline GIB board square stop all areas

Wet areas: GIB aquafine to bathroom and ensuite.

Linings on 35mm metal battens direct fixed to trusses/rafter at 600c/c

**SOFFIT -**

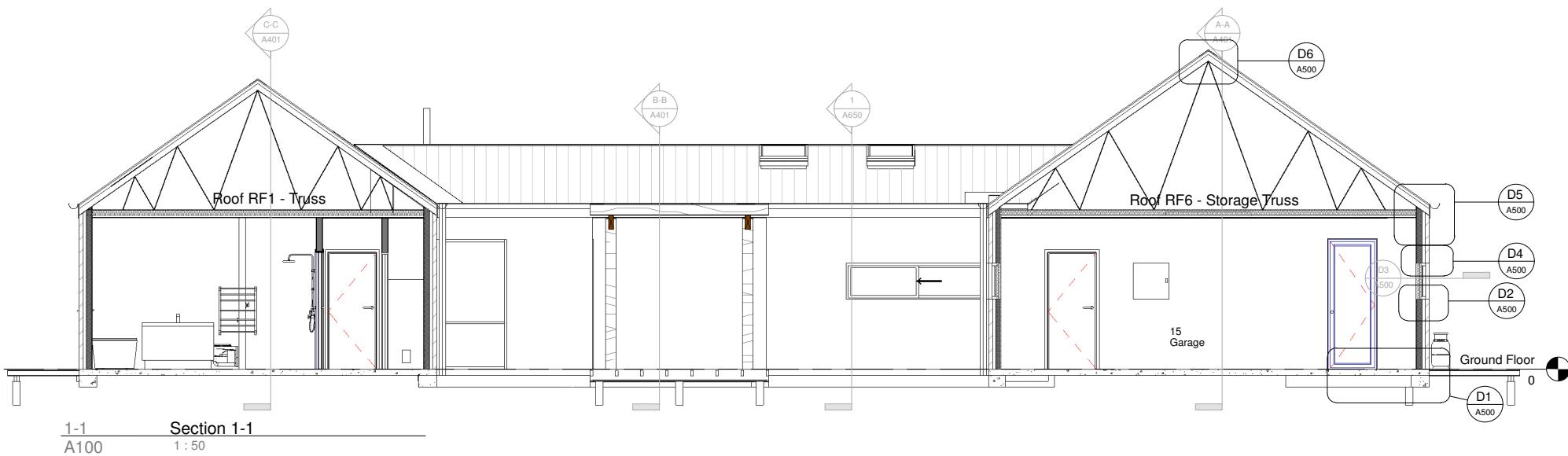
7.5mm hardies hardigroove soffit sheet 60 x 18 battens to joints, paint finish.

**TILE WEIGHTS**

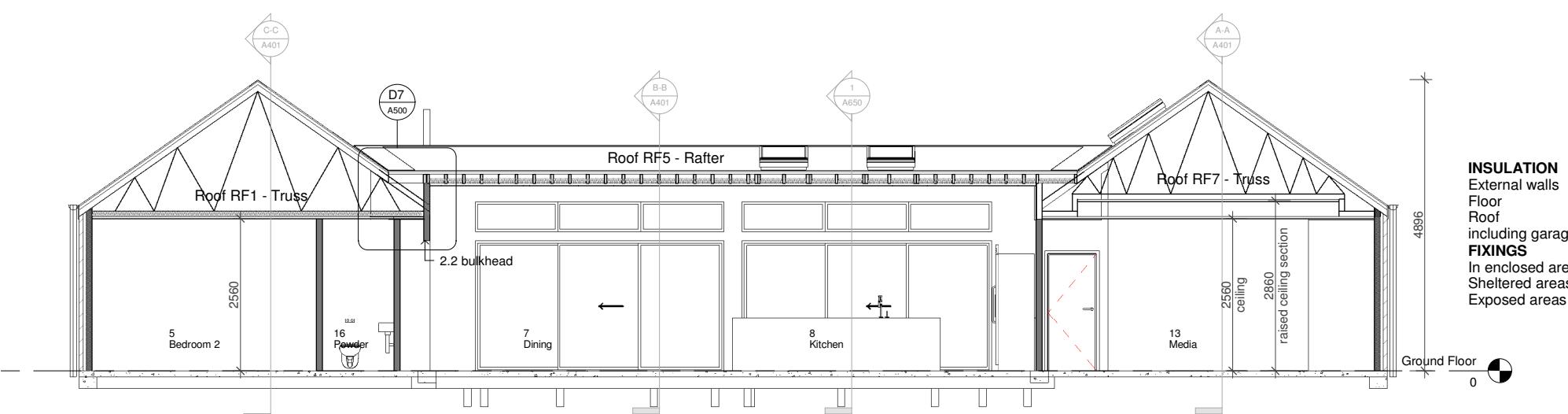
shall be:  
20kg/m<sup>2</sup> max. for 10mm gib aquafine  
32kg/m<sup>2</sup> max. for 13mm gib aquafine

**INTERIOR TRIMS:**

**TRIMS**  
Skirtings - 90 x 10 smart trim, pine, paint finish  
Architraves - 60 x 10 smart trim pine, paint finish, 18mm to bathrooms  
Cornices - - paint finish

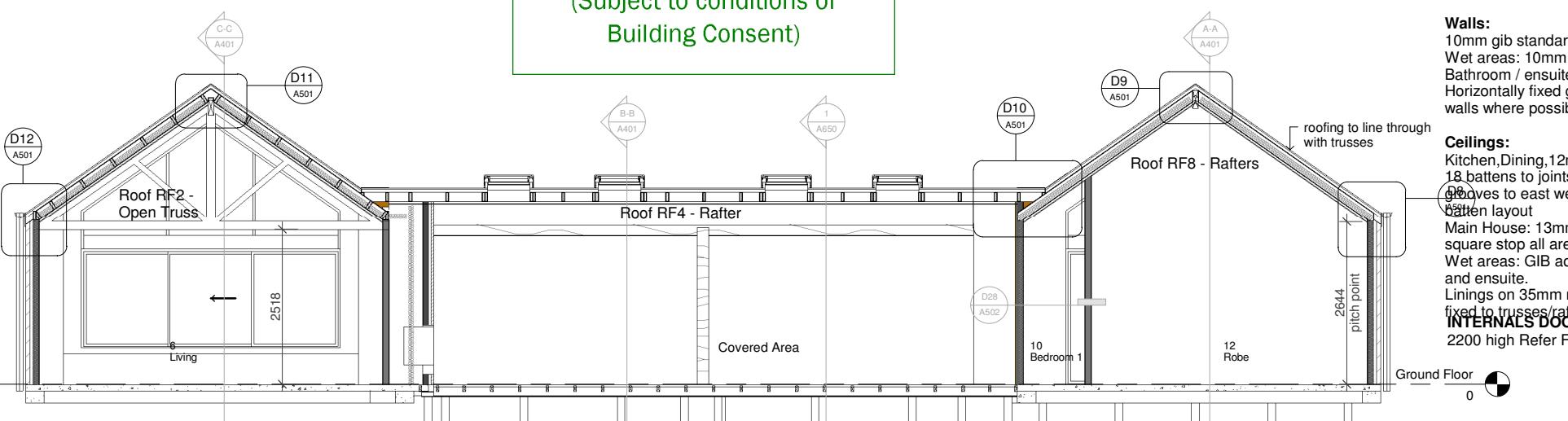


Section 1-1  
A100 1 : 50



Section 2-2  
A100 1 : 50

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**(Subject to conditions of**  
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Section 3-3  
A100 1 : 50



**WALL TYPE**  
**W1 EXTERNAL WALL: VERTICAL WEATHERBOARD**  
90 x 45 H1.2 SG8 framing, studs @ 400 c/c nogs @ 480 c/c. (U.N.O.) lined externally Adobo Vulcan WB12, Vertical WB cladding on 20mm H3.2 battens over building paper. factory 3 coat Siico weathered finish. Lined internally with 10mm gib board (gib Aqualine to bathrooms) Paint finish.

**W2 EXTERNAL WALL: BRICK**  
90 x 45 H1.2 SG8 framing, studs @ 400 c/c nogs @ 800 c/c. (U.N.O.) lined externally with 70mm Brickery Magnum series glazed face bricks colour = Carbine, rolled mortar joints brick veneer on 50mm cavity with building paper, no finish. lined internally with 10mm gib board, (Gib Aqualine to bathrooms,) Paint finish

**W4 INTERNAL WALL: GIB**  
90 x 45 H1.2 SG8 framing, studs @ 600 c/c nogs @ 800 c/c (U.N.O.) lined both sides with 10mm Gib board (gib Aqualine to bathrooms) Paint Finish

**FRAMING REQUIREMENTS**  
wind zone **VERY HIGH**  
Gable ends to be H1.2 SG8 structural framed truss with vertical members to line with studs below, (600crs max.) with nogs as per cladding specification

All frames with 140x35 extra top plate

#### BOTTOM PLATE

**Concrete**  
90x45 SG8 H1.2 bottom plate with Fixings:

**Concrete slab:** M12 bolts 75mm into the concrete @ 900mm max crs (not more than 150mm from cnrs of slab or a bracing element.)

**Timber Floor:** 0.91x25mm G300 strap, 6/30x3.15 nails to stud & 3 nails to plate 6/30x3.15 nails to joist

**Stud to Bottom Plate - Typical**  
2/100 x 3.75 Galv.end nailed by hand or 3/90 x 3.75 Galv. skew nailed power driven

#### INSULATION

External walls  
Floor  
Roof including garage

**FIXINGS**  
In enclosed areas  
Sheltered areas  
Exposed areas

R2.4 Pink Battts  
Raft Polly.  
R3.2 Pink Battts

zone B  
S/S 316  
S/S 316  
S/S 316

**TOP PLATE**  
90 x 45 SG8 H1.2 top plate  
All frames with 140x35 extra top plate  
Fixings  
Bracing & LBW  
2/90x3.15 skewed nails + 2 wire dogs or alternative 4.7kN fixing  
NLBW  
Plate to stud: 3no. off 90x3.15 power driven nails (end nailed)

#### ROOF NOTES

**Roofing R01 - Metal - 35°**  
0.4 colorsteel endura Solar Rib profile roofing over building paper on purlins.  
Refer to manufacturers installation details and specifications.

**Roofing R02 - Metal - 12.9° & 8°**  
0.4 colorsteel endura Solar Rib profile roofing over building paper on purlins.  
Refer to manufacturers installation details and specifications.

**Fascia**  
150mm colorsteel endura, P/C finish to ends  
230mm colorsteel endura, P/C finish to edges and leading face,

**Spouting**  
Colorsteel classic gutter on internal brackets 10mm off fascia, Extend roofing 50mm to gutters.  
sectional area of 6700m<sup>2</sup>  
Area = rainfall 120mm/hr  
maximum area of roof per DP = 48m<sup>2</sup>

**Downpipes**  
80mm dia PVC downpipes pipes.

**FLASHINGS**  
Colour to match element attached to.  
Ensure flashings to all projections through roof. Refer to manufacturers installation instructions.  
**Underflashings to all gutters** under 10 degrees or in very high wind zone.

Project  
Wylie House  
Issue / Revision detail  
C 16/02/20 Consent  
Address  
12 Anderson Road, Ohaupo  
Waipa District Council

**ROOF FRAMING NOTES:**  
wind zone **VERY HIGH**

**Roof - RF1 - Truss 35°** 2.560 ceiling  
H1.2 Trusses designed by accredited truss manufacturer @ 900 c/c  
**Purlins**  
Edge two Purlins 70 x 45 H1.2 @ 600 c/c intermediate 70 x 45 H1.2 @ 900 c/c 90 x 45 H1.2 @ 400 c/c to edge soffits

**Roof - RF2 - Exposed Truss 35°**  
2.560 sloping ceiling  
H1.2 Trusses designed by accredited truss manufacturer as shown  
**Purlins**  
Edge two Purlins 150 x 45 H1.2 LVL HySpan @ 600 c/c

**Roof - RF3 - Exposed Truss 35°**  
H1.2 Exposed Trusses designed by accredited truss manufacturer as shown  
**Purlins**  
Edge two Purlins 150 x 45 H1.2 LVL HySpan @ 600 c/c cantilever

**Roof - RF4 - Rfters 12.9°** 2.560 pitch ceiling  
150 x 45 H1.2 LVL HySpan @ 400 c/c  
**Purlins**  
Edge two Purlins 70 x 45 H1.2 @ 600 c/c intermediate 70 x 45 H1.2 @ 900 c/c

**Roof - RF5 - Rfters 8°** 2.560 pitch ceiling  
150 x 45 H1.2 LVL HySpan @ 300 c/c  
**Purlins**  
Edge two Purlins 70 x 45 H1.2 @ 600 c/c intermediate 70 x 45 H1.2 @ 900 c/c

**Roof - RF6 - Storage Truss 35°** 2.560 ceiling  
H1.2 Trusses designed by accredited truss manufacturer @ 900 c/c extending top chord sloping to areas shown, coved ceiling to edge  
**Purlins**  
Edge two Purlins 70 x 45 H1.2 @ 600 c/c intermediate 70 x 45 H1.2 @ 900 c/c 90 x 45 H1.2 @ 400 c/c to edge soffits

**Roof - RF7 - Truss 35°**  
2.560 ceiling & 2.850 raised section  
H1.2 Trusses designed by accredited truss manufacturer @ 900 c/c  
**Purlins**  
Edge two Purlins 70 x 45 H1.2 @ 600 c/c intermediate 70 x 45 H1.2 @ 900 c/c 90 x 45 H1.2 @ 400 c/c to edge soffits

**Roof - RF8 - Rfters 35°** 2.560 pitch ceiling  
150 x 45 H1.2 LVL HySpan @ 600 c/c  
**Purlins**  
Edge two Purlins 70 x 45 H1.2 @ 600 c/c intermediate 70 x 45 H1.2 @ 900 c/c

**Roof - RF9 - Rfters 35°** 2.560 pitch ceiling  
150 x 45 H1.2 LVL HySpan @ 300 c/c  
**Purlins**  
Edge two Purlins 70 x 45 H1.2 @ 600 c/c intermediate 70 x 45 H1.2 @ 900 c/c

**Roof - RF10 - Rfters 35°** 2.560 pitch ceiling  
150 x 45 H1.2 LVL HySpan @ 300 c/c  
**Purlins**  
Edge two Purlins 70 x 45 H1.2 @ 600 c/c intermediate 70 x 45 H1.2 @ 900 c/c

**Roof - RF11 - Rfters 35°** 2.560 pitch ceiling  
150 x 45 H1.2 LVL HySpan @ 300 c/c  
**Purlins**  
Edge two Purlins 70 x 45 H1.2 @ 600 c/c intermediate 70 x 45 H1.2 @ 900 c/c

**Roof - RF12 - Rfters 35°** 2.560 pitch ceiling  
150 x 45 H1.2 LVL HySpan @ 300 c/c  
**Purlins**  
Edge two Purlins 70 x 45 H1.2 @ 600 c/c intermediate 70 x 45 H1.2 @ 900 c/c

**Roof - RF13 - Rfters 35°** 2.560 pitch ceiling  
150 x 45 H1.2 LVL HySpan @ 300 c/c  
**Purlins**  
Edge two Purlins 70 x 45 H1.2 @ 600 c/c intermediate 70 x 45 H1.2 @ 900 c/c

**Roof - RF14 - Rfters 35°** 2.560 pitch ceiling  
150 x 45 H1.2 LVL HySpan @ 300 c/c  
**Purlins**  
Edge two Purlins 70 x 45 H1.2 @ 600 c/c intermediate 70 x 45 H1.2 @ 900 c/c

**Roof - RF15 - Rfters 35°** 2.560 pitch ceiling  
150 x 45 H1.2 LVL HySpan @ 300 c/c  
**Purlins**  
Edge two Purlins 70 x 45 H1.2 @ 600 c/c intermediate 70 x 45 H1.2 @ 900 c/c

**Roof - RF16 - Rfters 35°** 2.560 pitch ceiling  
150 x 45 H1.2 LVL HySpan @ 300 c/c  
**Purlins**  
Edge two Purlins 70 x 45 H1.2 @ 600 c/c intermediate 70 x 45 H1.2 @ 900 c/c

**Roof - RF17 - Rfters 35°** 2.560 pitch ceiling  
150 x 45 H1.2 LVL HySpan @ 300 c/c  
**Purlins**  
Edge two Purlins 70 x 45 H1.2 @ 600 c/c intermediate 70 x 45 H1.2 @ 900 c/c

**Roof - RF18 - Rfters 35°** 2.560 pitch ceiling  
150 x 45 H1.2 LVL HySpan @ 300 c/c  
**Purlins**  
Edge two Purlins 70 x 45 H1.2 @ 600 c/c intermediate 70 x 45 H1.2 @ 900 c/c

**Roof - RF19 - Rfters 35°** 2.560 pitch ceiling  
150 x 45 H1.2 LVL HySpan @ 300 c/c  
**Purlins**  
Edge two Purlins 70 x 45 H1.2 @ 600 c/c intermediate 70 x 45 H1.2 @ 900 c/c

**Roof - RF20 - Rfters 35°** 2.560 pitch ceiling  
150 x 45 H1.2 LVL HySpan @ 300 c/c  
**Purlins**  
Edge two Purlins 70 x 45 H1.2 @ 600 c/c intermediate 70 x 45 H1.2 @ 900 c/c

**Roof - RF21 - Rfters 35°** 2.560 pitch ceiling  
150 x 45 H1.2 LVL HySpan @ 300 c/c  
**Purlins**  
Edge two Purlins 70 x 45 H1.2 @ 600 c/c intermediate 70 x 45 H1.2 @ 900 c/c

**Roof - RF22 - Rfters 35°** 2.560 pitch ceiling  
150 x 45 H1.2 LVL HySpan @ 300 c/c  
**Purlins**  
Edge two Purlins 70 x 45 H1.2 @ 600 c/c intermediate 70 x 45 H1.2 @ 900 c/c

**Roof - RF23 - Rfters 35°** 2.560 pitch ceiling  
150 x 45 H1.2 LVL HySpan @ 300 c/c  
**Purlins**  
Edge two Purlins 70 x 45 H1.2 @ 600 c/c intermediate 70 x 45 H1.2 @ 900 c/c

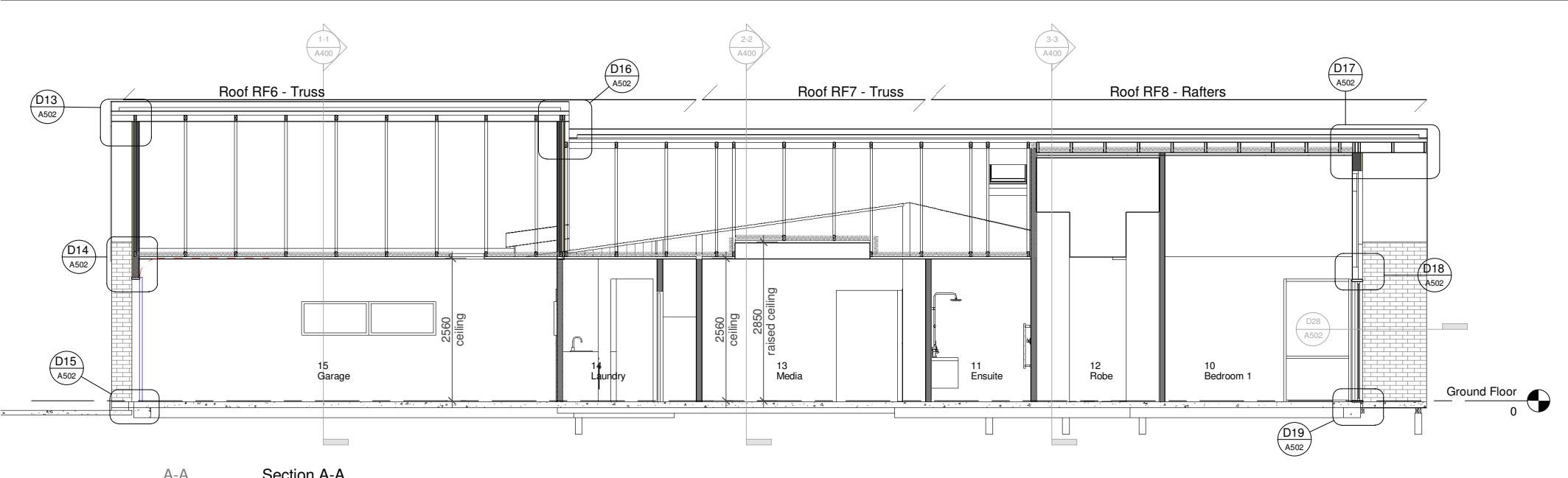
**Roof - RF24 - Rfters 35°** 2.560 pitch ceiling  
150 x 45 H1.2 LVL HySpan @ 300 c/c  
**Purlins**  
Edge two Purlins 70 x 45 H1.2 @ 600 c/c intermediate 70 x 45 H1.2 @ 900 c/c

Drawing Number  
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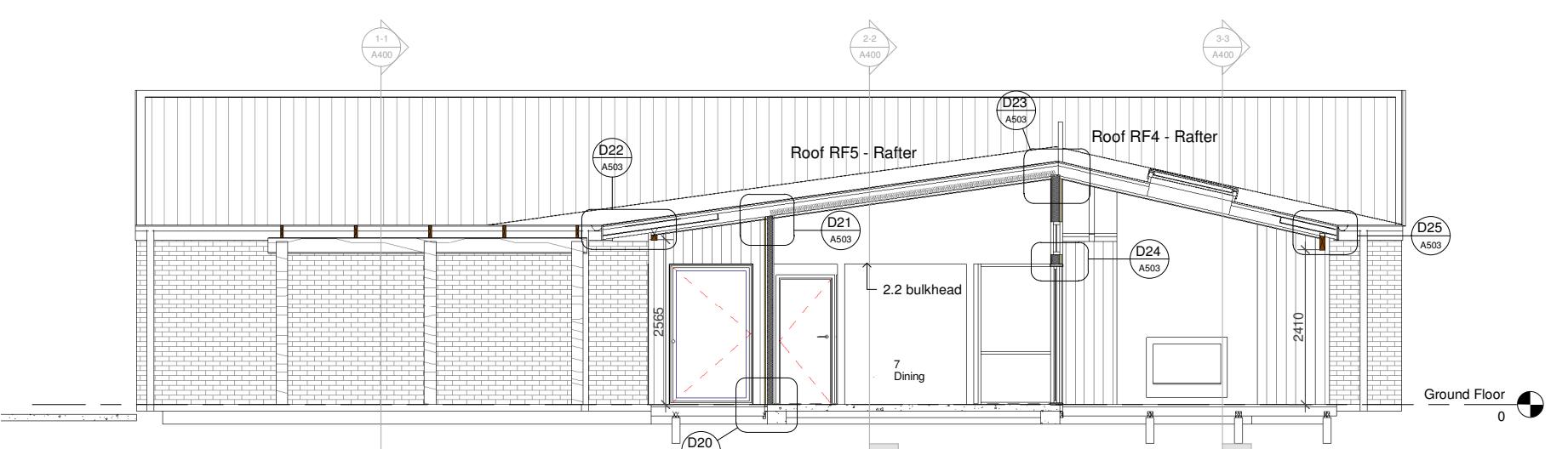
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Scale  
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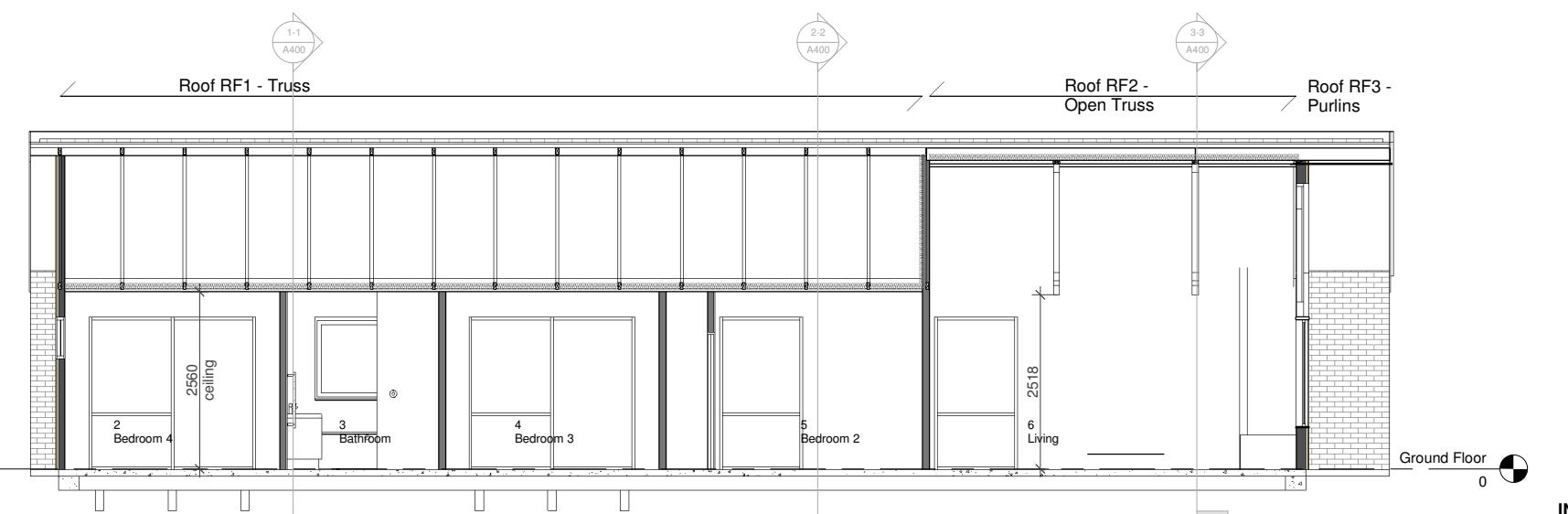
Rev  
C



A-A Section A-A  
A100 1 : 50



B-B Section B-B  
A100 1 : 50



C-C Section C-C  
A100 1 : 50

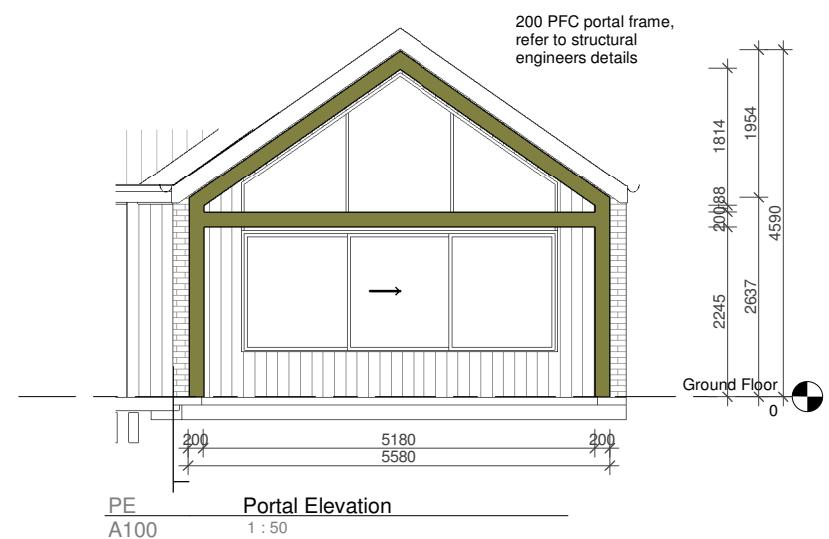
**Waipa District Council**  
Approved Building Consent  
Consent Number: 200157  
(Subject to conditions of  
Building Consent)



BLACK BEAR DESIGN STUDIO | damian@blackbear.co.nz | 021 45  
42 Tilley Street, Rotorua, NZ | designstudio.co.nz | 79 45

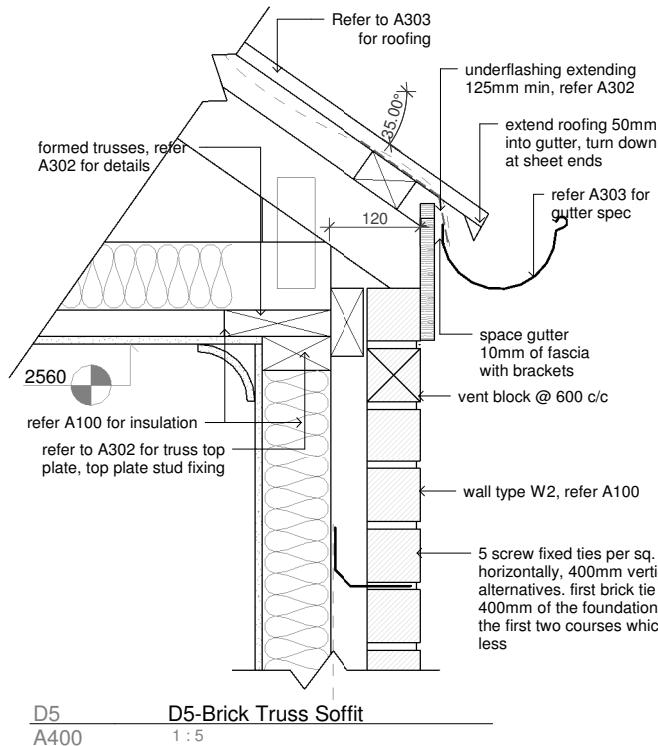
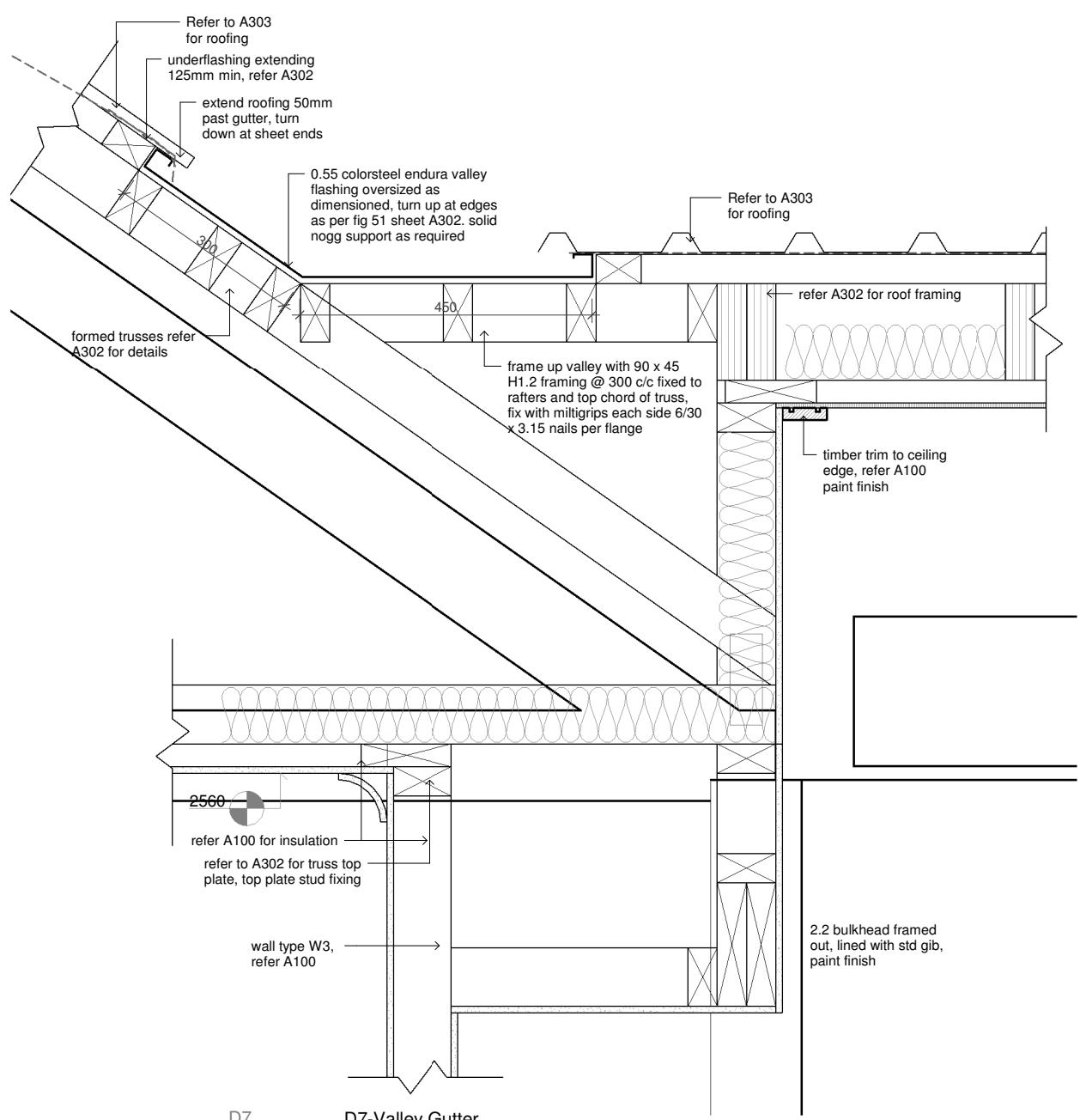
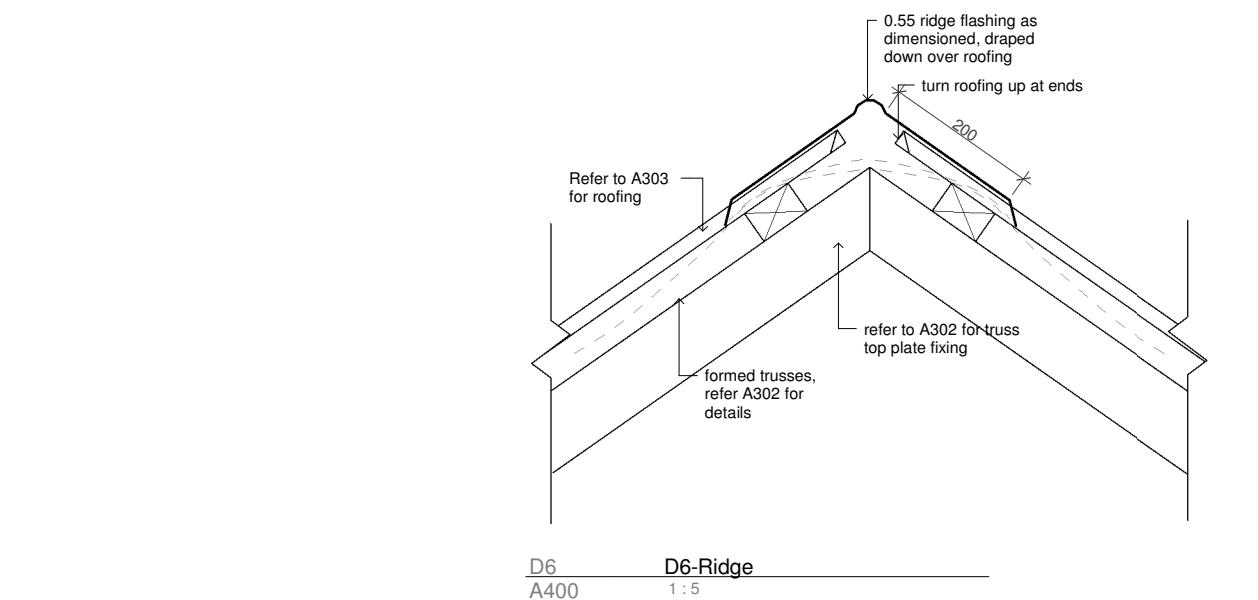
Status: Consent

WALL TYPE	
<b>W1</b>	<b>EXTERNAL WALL: VERTICAL WEATHERBOARD</b> 90 x 45 H1.2 SG8 framing, studs @ 400 c/c nogs @ 480 c/c. (U.N.O.) lined externally Adobo Vulcan WB12, Vertical WB cladding on 20mm H3.2 battens over building paper. factory 3 coat Stoof weathered finish. Lined internally with 10mm gib board (gib Aqualine to bathrooms) Paint finish.
<b>W2</b>	<b>EXTERNAL WALL: BRICK</b> 90 x 45 H1.2 SG8 framing, studs @ 400 c/c nogs @ 800 c/c. (U.N.O.) lined externally with 70mm Bricky Magnum series glazed face bricks colour = Carbine, rolled mortar joints brick veneer on 50mm cavity with building paper, no finish. lined internally with 10mm gib board, (gib Aqualine to bathrooms,) Paint finish
<b>W4</b>	<b>INTERNAL WALL: GIB</b> 90 x 45 H1.2 SG8 framing, studs @ 600 c/c nogs @ 800 c/c (U.N.O.) lined both sides with 10mm Gib board (gib Aqualine to bathrooms) Paint Finish
<b>FRAMING REQUIREMENTS</b> wind zone <b>VERY HIGH</b>	
	Gable ends to be H1.2 SG8 structural framed truss with vertical members to line with studs below, (600crs max.) with nogs as per cladding specification
	All frames with 140x35 extra top plate
<b>BOTTOM PLATE</b>	
	<b>Concrete</b> 90x45 SG8 H1.2 bottom plate with Fixings: <b>Concrete slab:</b> M12 bolts 75mm into the concrete @ 900mm max crs (not more than 150mm from cnrs of slab or a bracing element.) <b>Timber Floor:</b> 0.91x25mm G300 strap, 6/30x3.15 nails to stud & 3 nails to plate 6/30x3.15 nails to joist
	<b>Stud to Bottom Plate - Typical</b> 2/100 x 3.75 Galv.end nailed by hand or 3/90 x 3.75 Galv. skew nailed power driven
	<b>Stud to Bottom Plate - Braced Elements, Boundary Joists</b> 0.91x25mm G300 strap, 6/30x3.15 nails to stud & 3 nails to plate 6/30x3.15 nails to joist
	<b>TOP PLATE</b> 90 x 45 SG8 H1.2 top plate All frames with 140x35 extra top plate Fixings Bracing & LBW 2/90x3.15 skewed nails + 2 wire dogs or alternative 4.7kN fixing NLBW Plate to stud: 3no. off 90x3.15 power driven nails (end nailed)
	<b>ROOF NOTES</b>
	<b>Roofing R01 - Metal - 35°</b> 0.4 colorsteel endura Solar Rib profile roofing over building paper on purlins. Refer to manufacturers installation details and specifications.
	<b>Roofing R02 - Metal - 12.9° &amp; 8°</b> 0.4 colorsteel endura Solar Rib profile roofing over building paper on purlins. Refer to manufacturers installation details and specifications.
	<b>Fascia</b> 150mm colorsteel endura, P/C finish to ends 230mm colorsteel endura, P/C finish to edges and leading face,
	<b>Spouting</b> Colorsteel classic gutter on internal brackets 10mm off fascia, Extend roofing 50mm to gutters. sectional area of 6700m <sup>2</sup> Area = rainfall 120mm/hr maximum area of roof per DP = 48m <sup>2</sup>
	<b>INTERNALS DOORS</b> 2200 high Refer Fowler Homes for type.
<b>INTERIOR LININGS</b> Stop with level 4 finish for paint finish throughout	
	<b>Walls:</b> 10mm gib standard plaster board Wet areas: 10mm gib aqualine to Bathroom / ensuite / laundry Horizontally fixed gib board lining to all walls where possible
	<b>Ceilings:</b> Kitchen,Dining,12mm grooved ply, 60 x 18 battens to joints, paint finish, grooves to east west direction. A600 batten layout Main House: 13mm Ultraline GIB board square stop all areas Wet areas: GIB aqualine to bathroom and ensuite. Linings on 35mm metal battens direct fixed to trusses/rafters at 600c/c
	<b>INTERIOR TRIMS:</b> <b>TRIMS</b> Skirtings - 90 x 10 smart trim, pine, paint finish Architraves - 60 x 10 smart trim pine, paint finish, 18mm to bathrooms Cornices - Square Stop to entire House
<b>FLASHINGS</b> Colour to match element attached to. Ensure flashings to all projections through roof. Refer to manufacturers installation instructions.	
	<b>Underflashings to all gutters</b> under 10 degrees or in very high wind zone.
<b>LINTELS</b> All lintels HY90 unless noted otherwise	
<b>BUILDING WRAP</b> Walls - Dristud building wrap Roof - Dristud RU24 roof underlay Gutter Underflashing - Thermakraft 215 Window flashing - Dristud Cool Tape	
<b>SOFFIT -</b> 7.5mm hardies hardigroove soffit sheet 60 x 18 battens to joints, paint finish.	
Drawing Title Project Section Drawing Number A401	
Issue / Revision detail C 16/02/20 Consent Address 12 Anderson Road, Ohaupo Waipa District Council	
Job Number 19154 Scale 1 : 50 @ A1 Rev C	

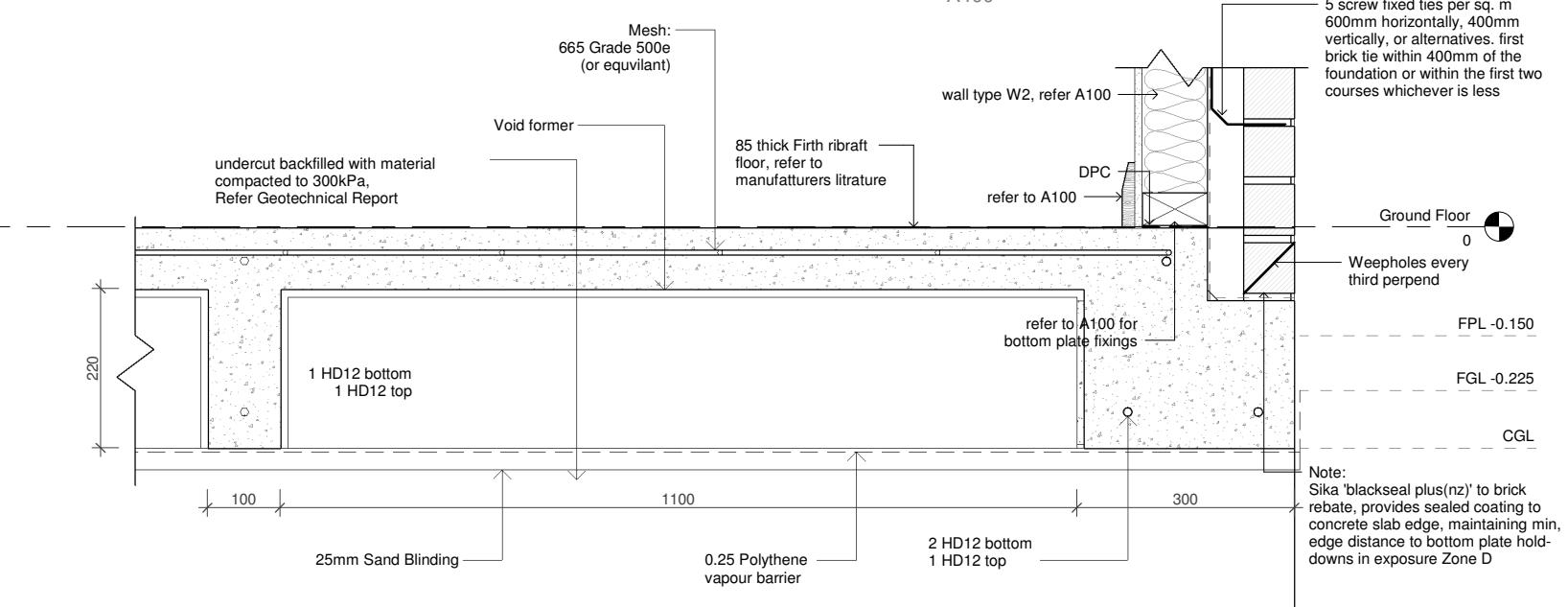
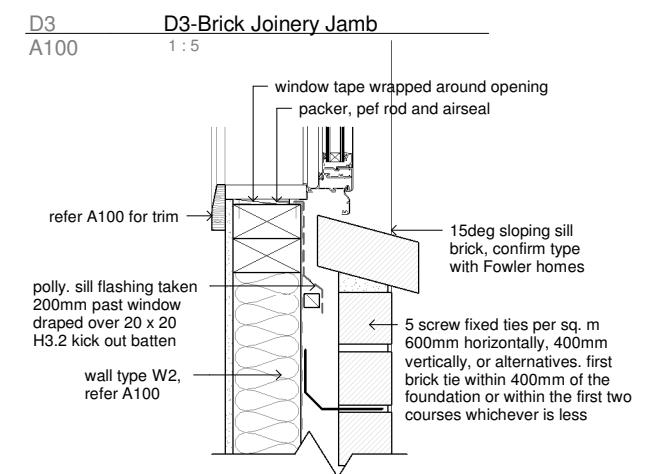
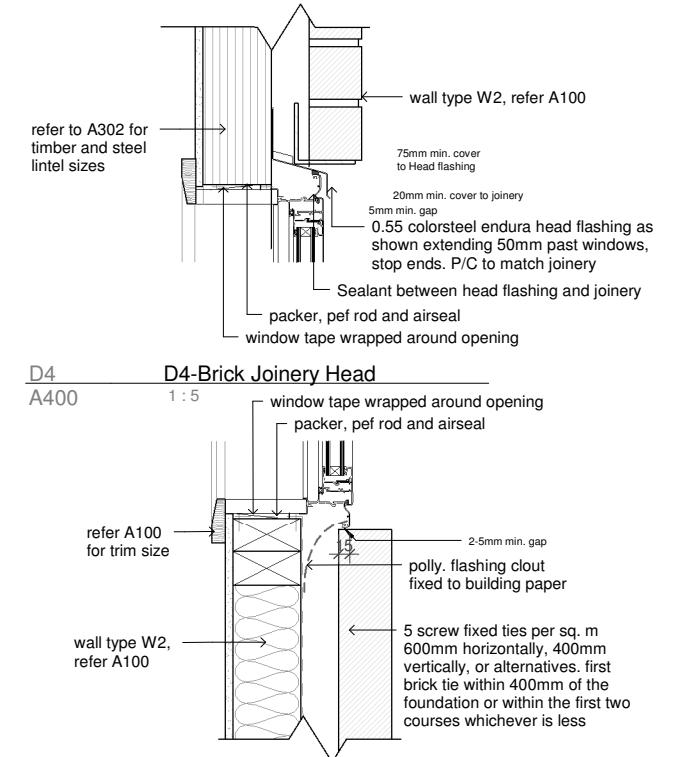


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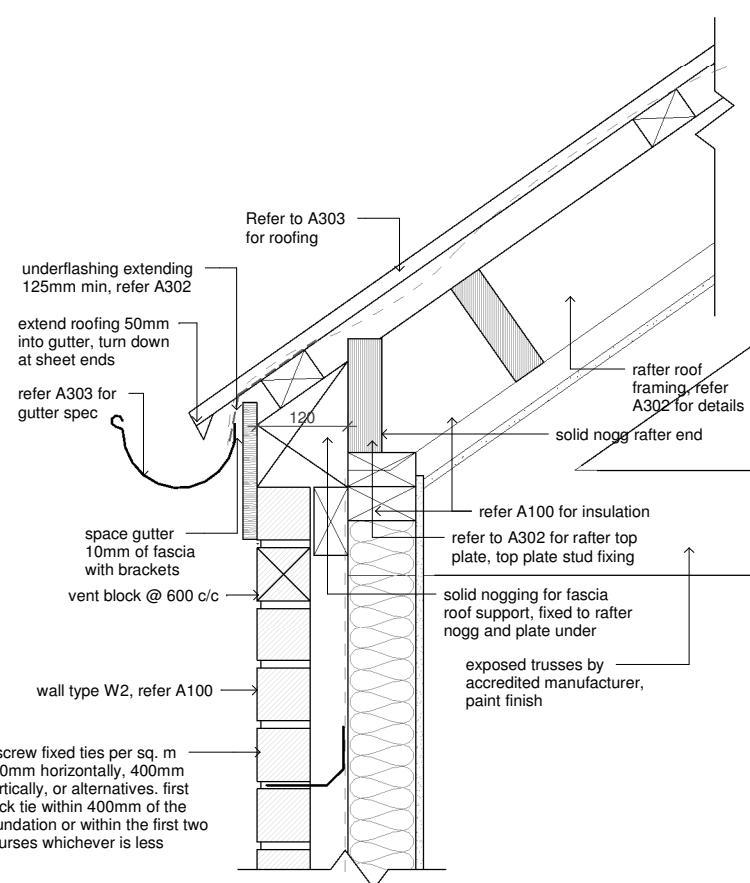
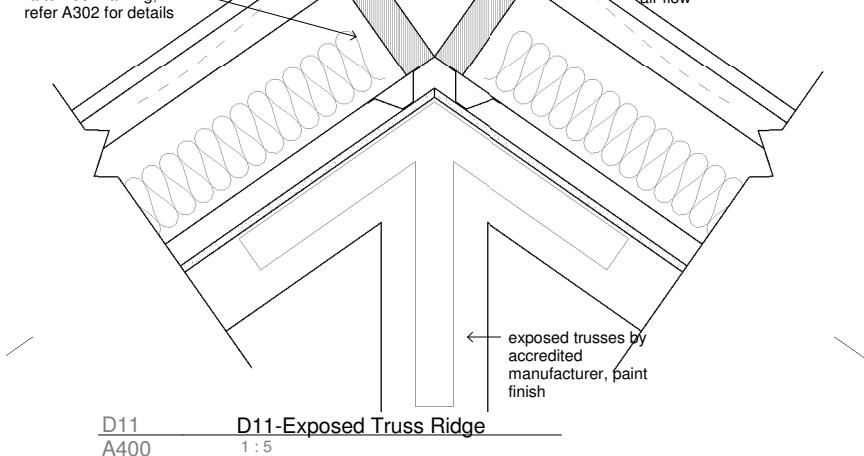
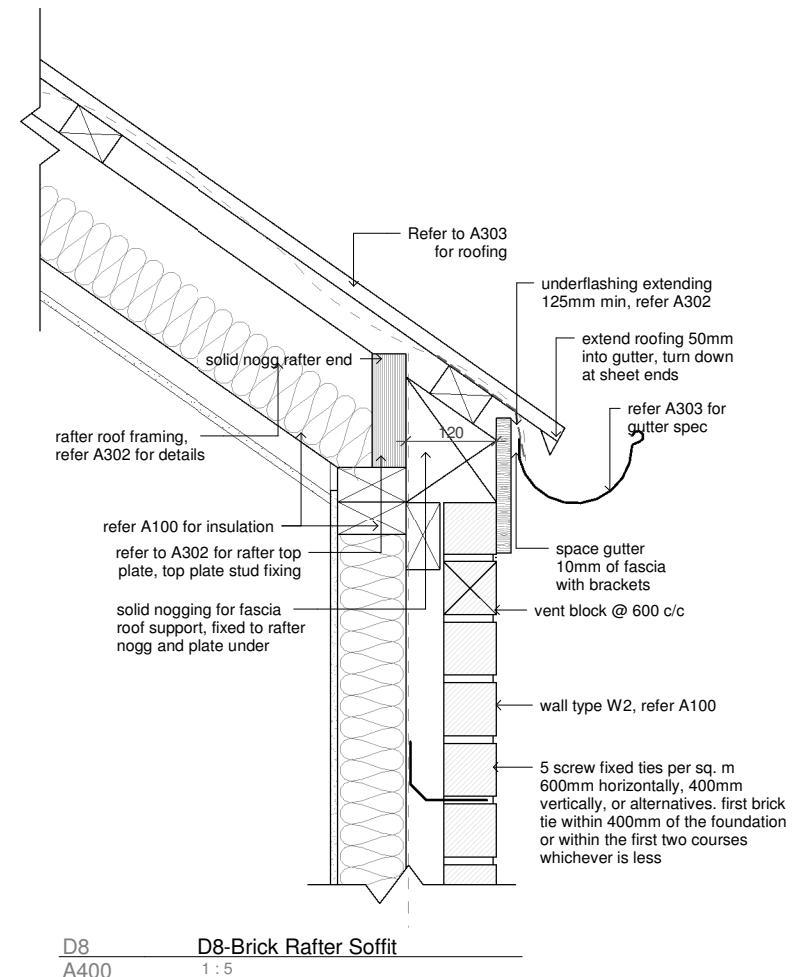
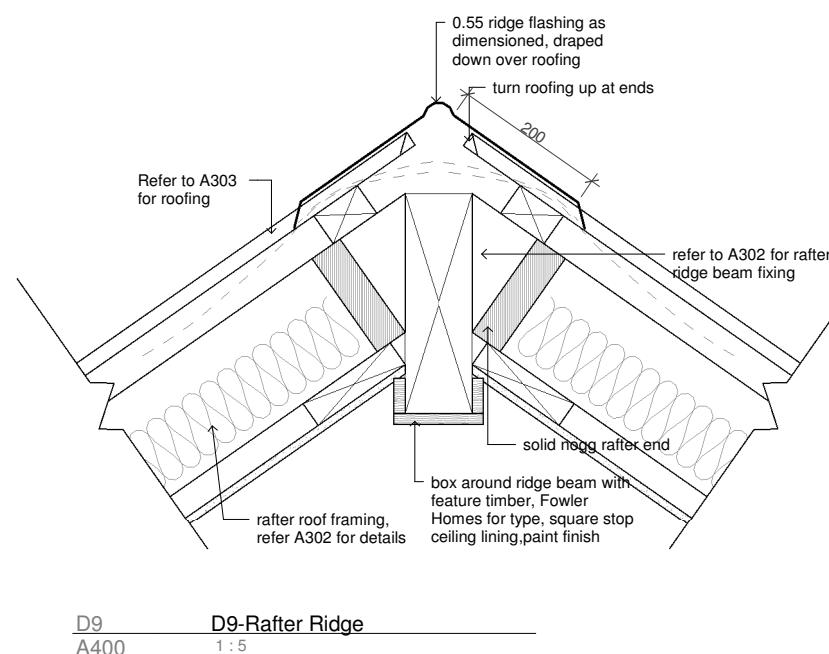
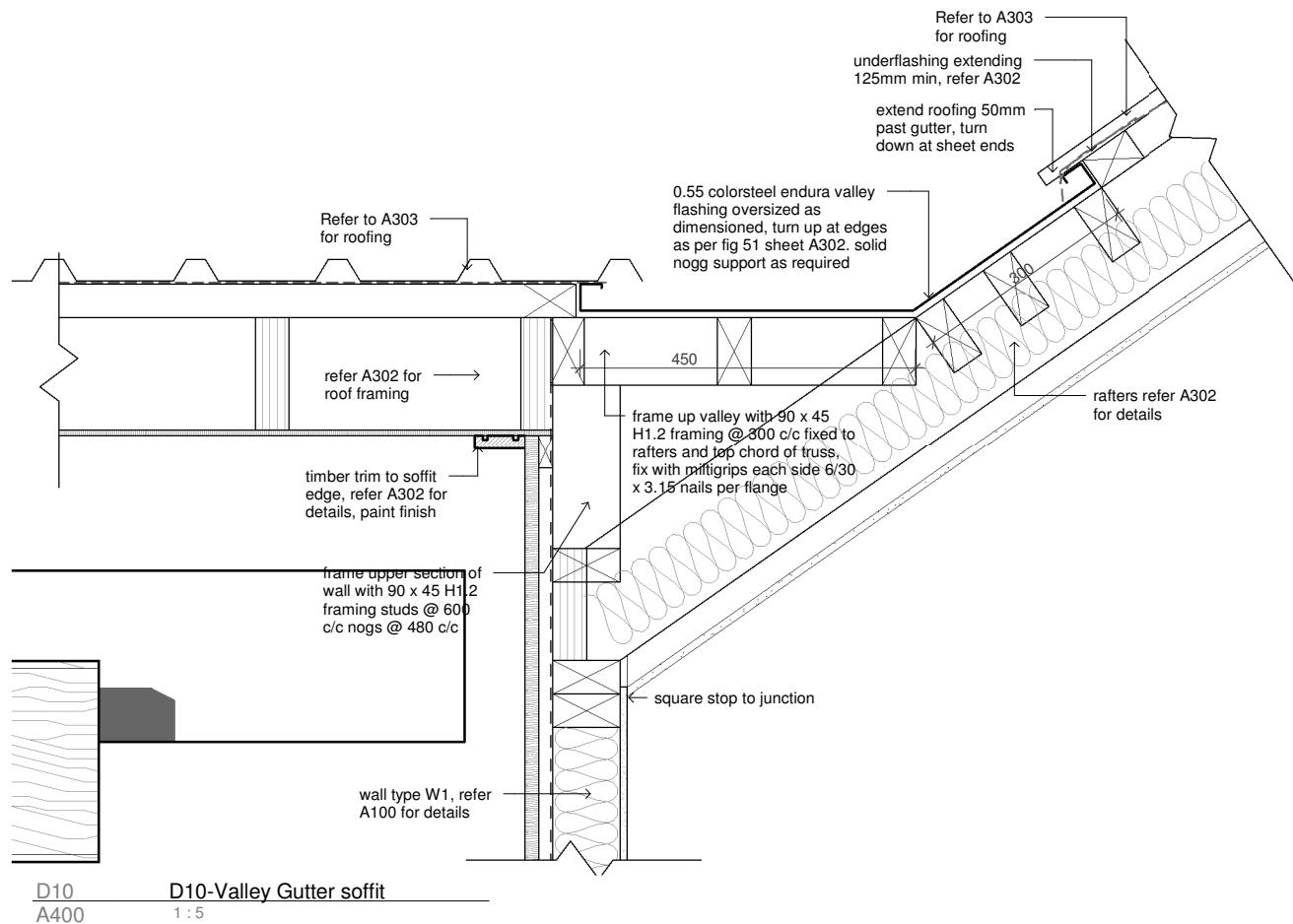


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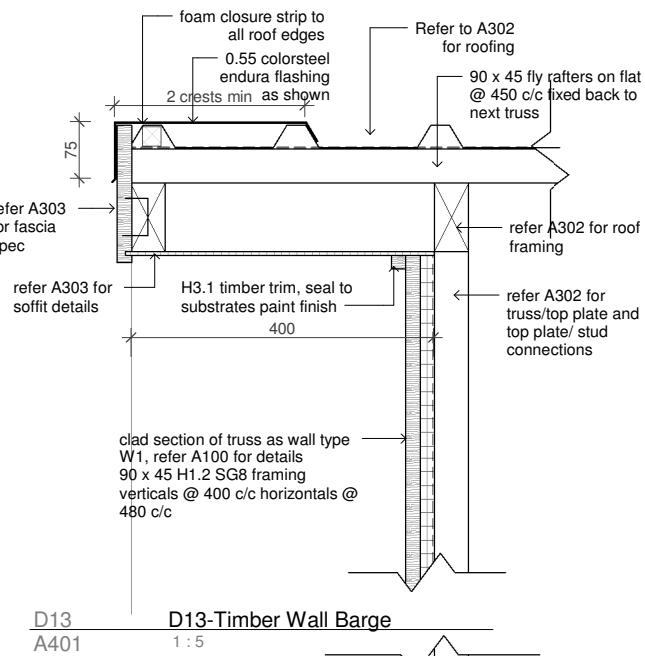


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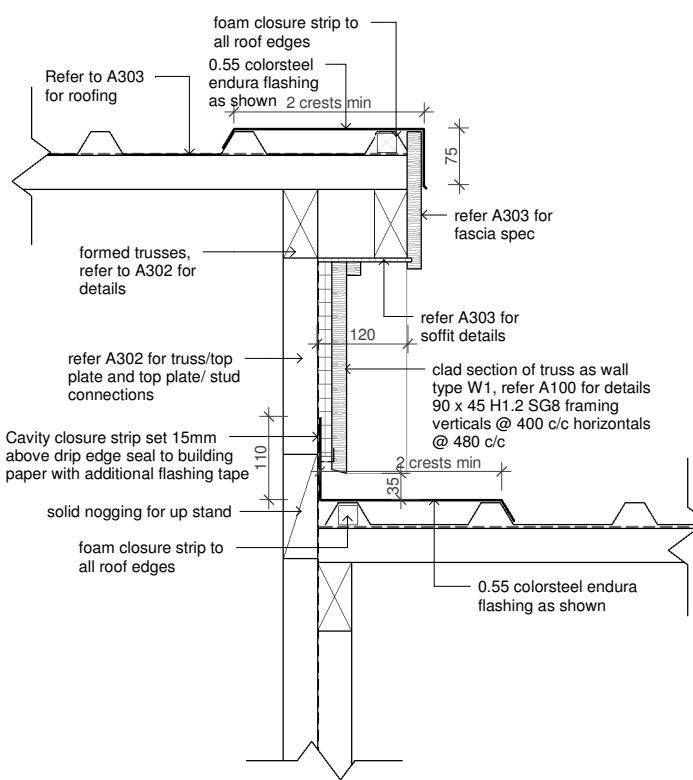




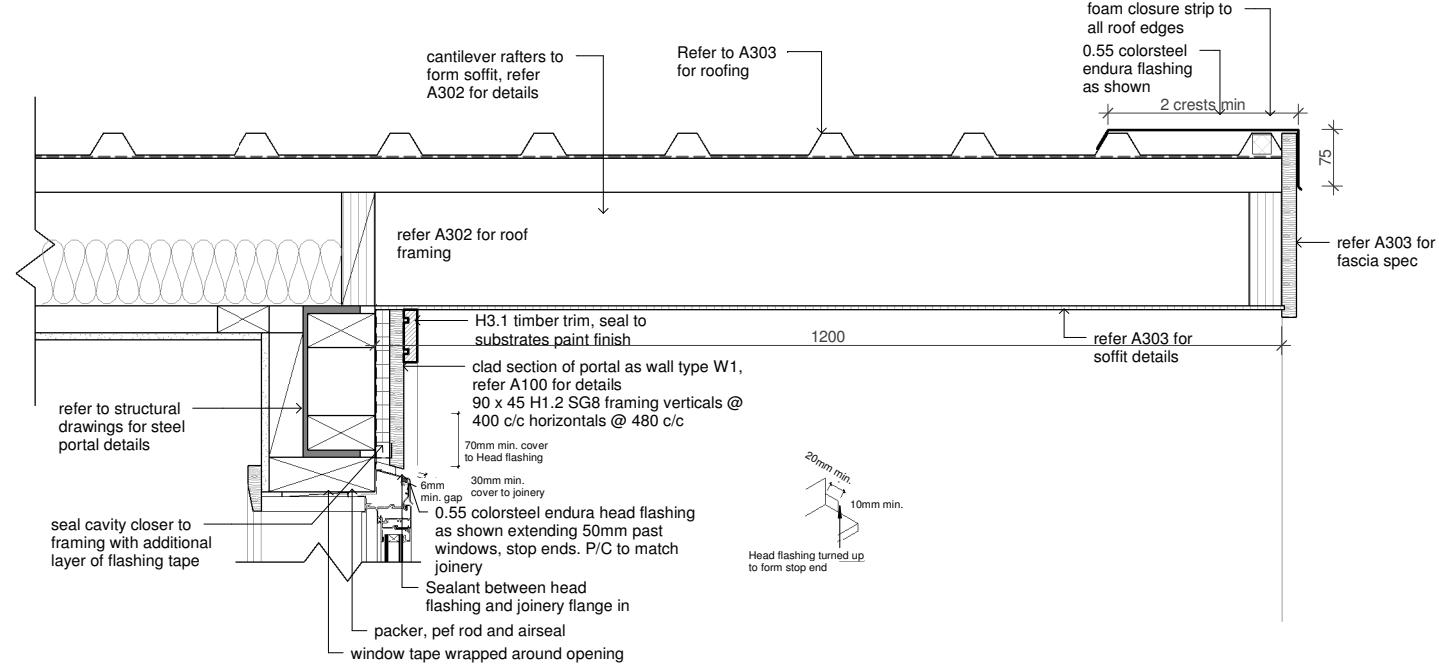
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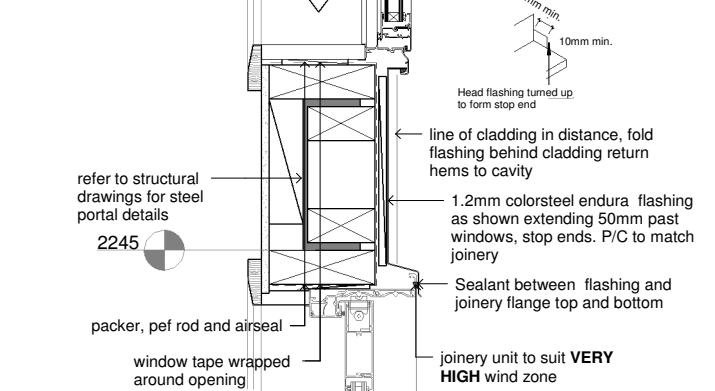
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A401



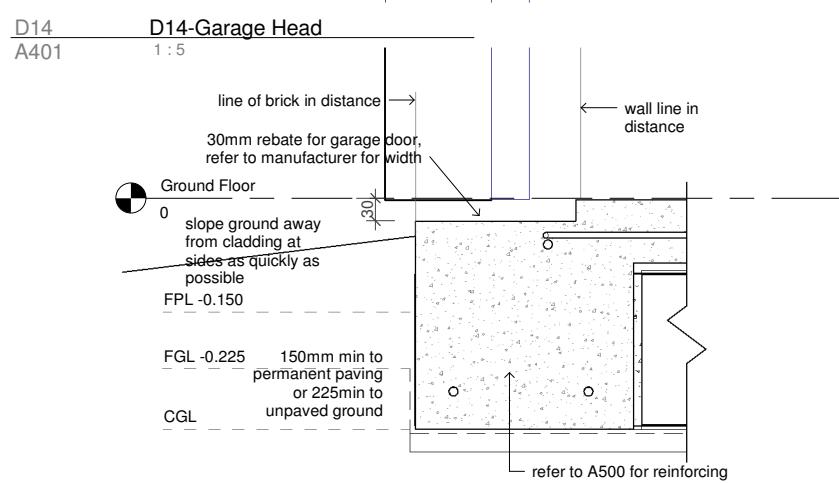
D16  
A401



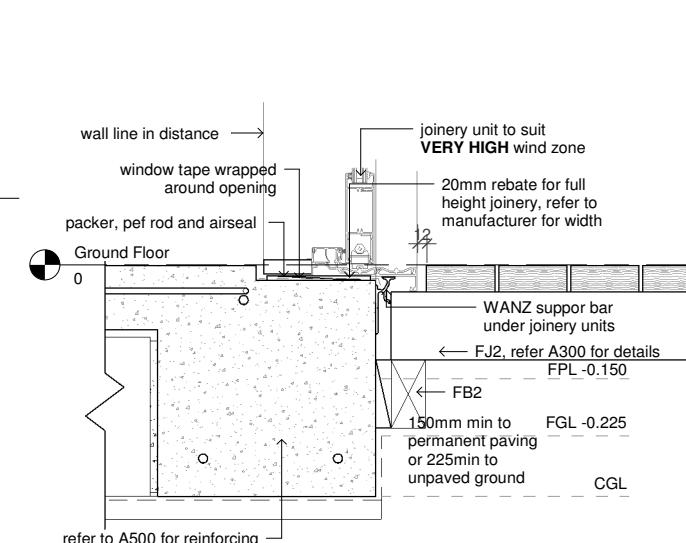
D17  
A401



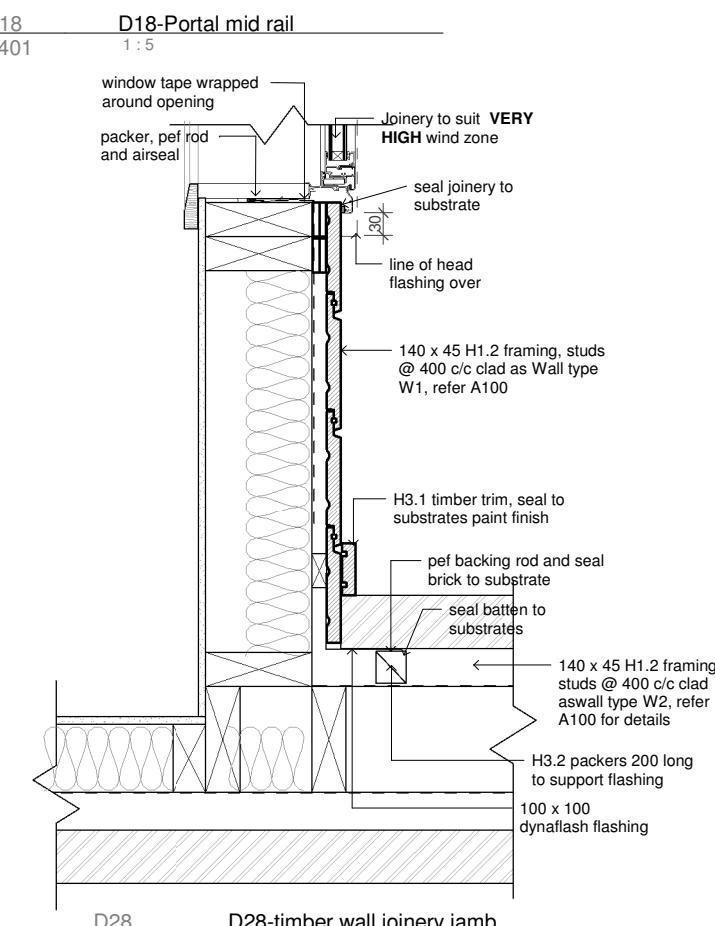
D18  
A401



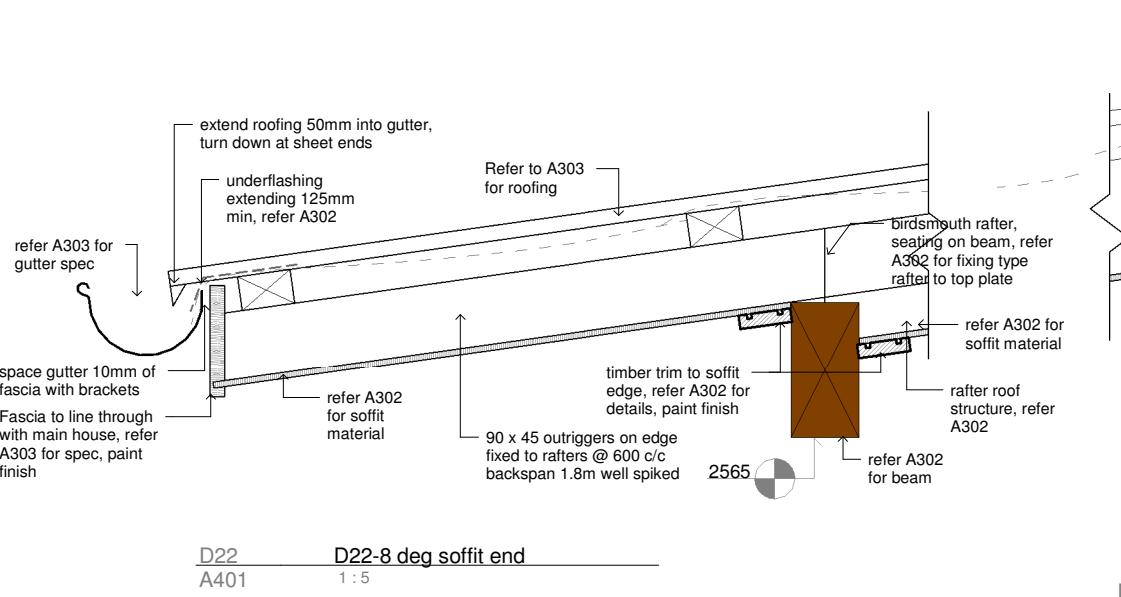
D15  
A401



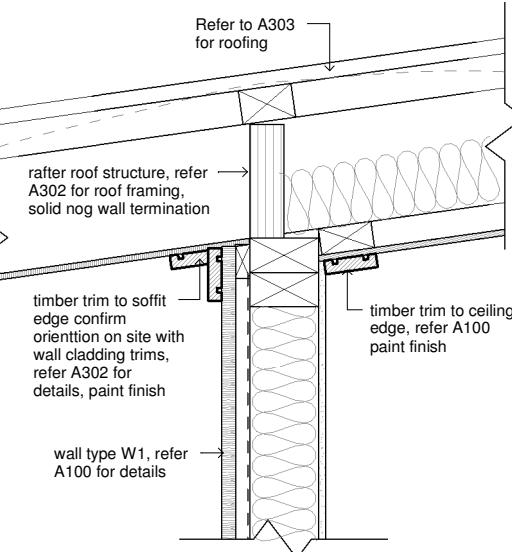
D19  
A401



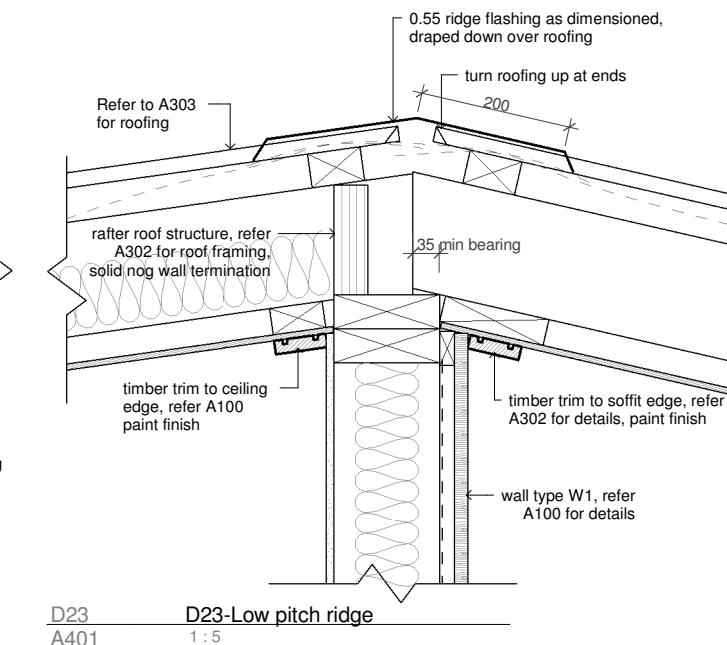
D28  
A100



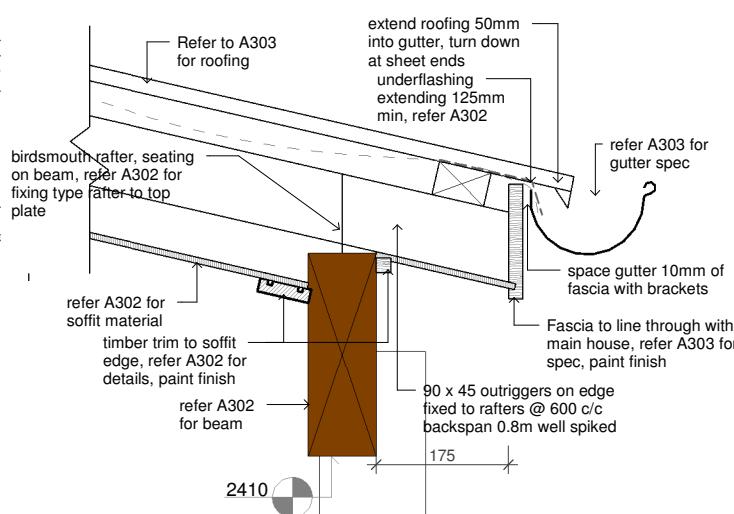
D22  
A401  
D22-8 deg soffit end  
1 : 5



D21  
A401  
D21-Timber 8 deg soffit  
1 : 5



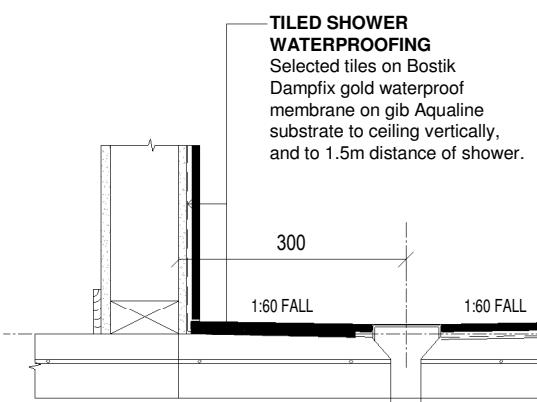
D23  
A401  
D23-Low pitch ridge  
1 : 5



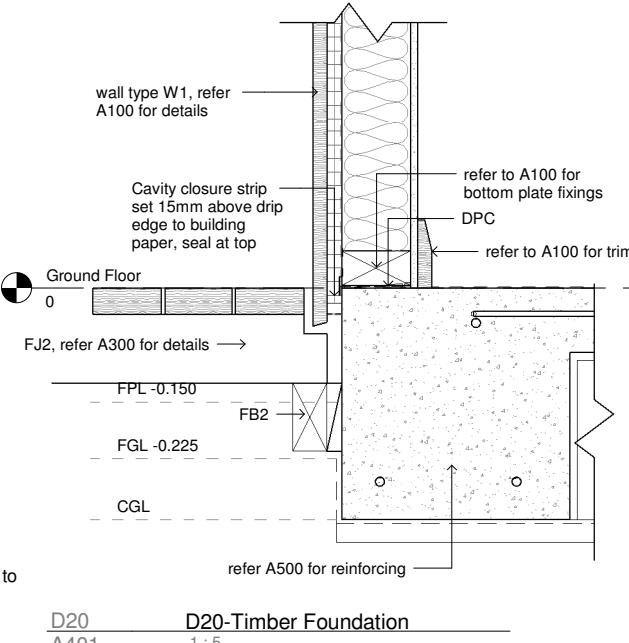
D25  
A401  
D25-Low Pitch Soffit end  
1 : 5



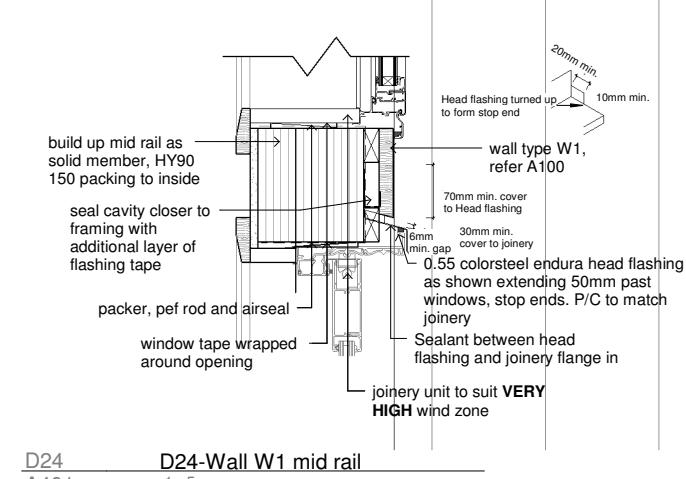
Plan Detail 1:10 @ A3  
Wet Area Shower - Edge



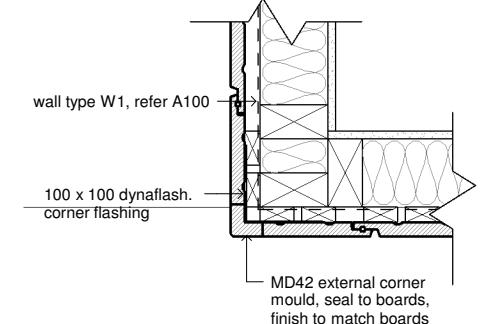
Section Detail 1:10 @ A3  
Wet Area Shower - Base



D20  
A401  
D20-Timber Foundation  
1 : 5



D24  
A401  
D24-Wall W1 mid rail  
1 : 5



D29  
A100  
D29-External corner timber  
1 : 5

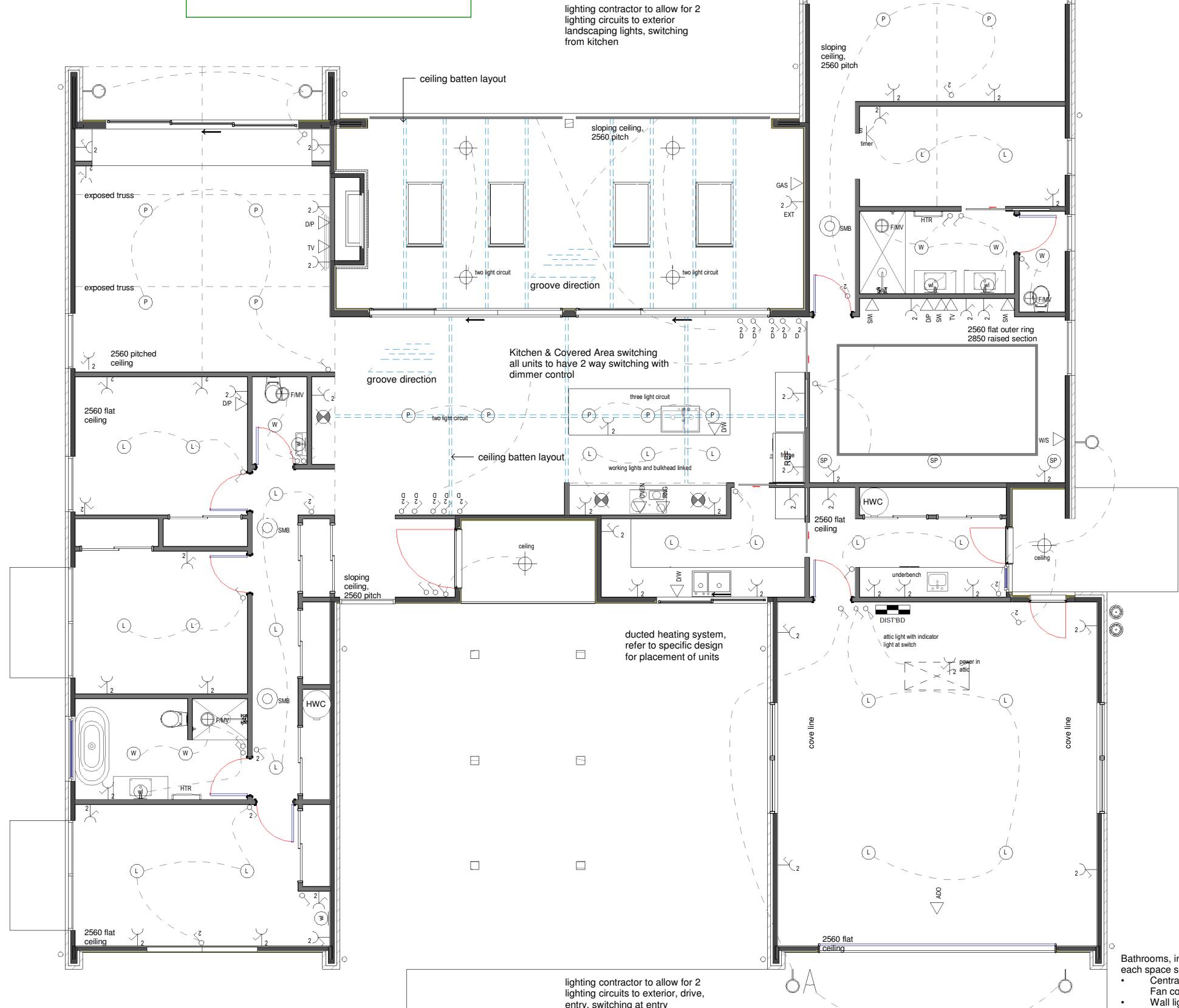
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D40  
D40-Wet Area Details  
1 : 5



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**NZBC G4** Spaces in household units and accommodation units that contain cooktops, showers and baths must have mechanical extract fans installed to remove moisture generated by these fixtures. Mechanical extract fans (including associated ducting) must have a flow rate not less than:  
 a) 25 L/s for showers and baths, and  
 b) 50 L/s for cooktops.  
 extract fans to exterior with approved weather & bird proofing.

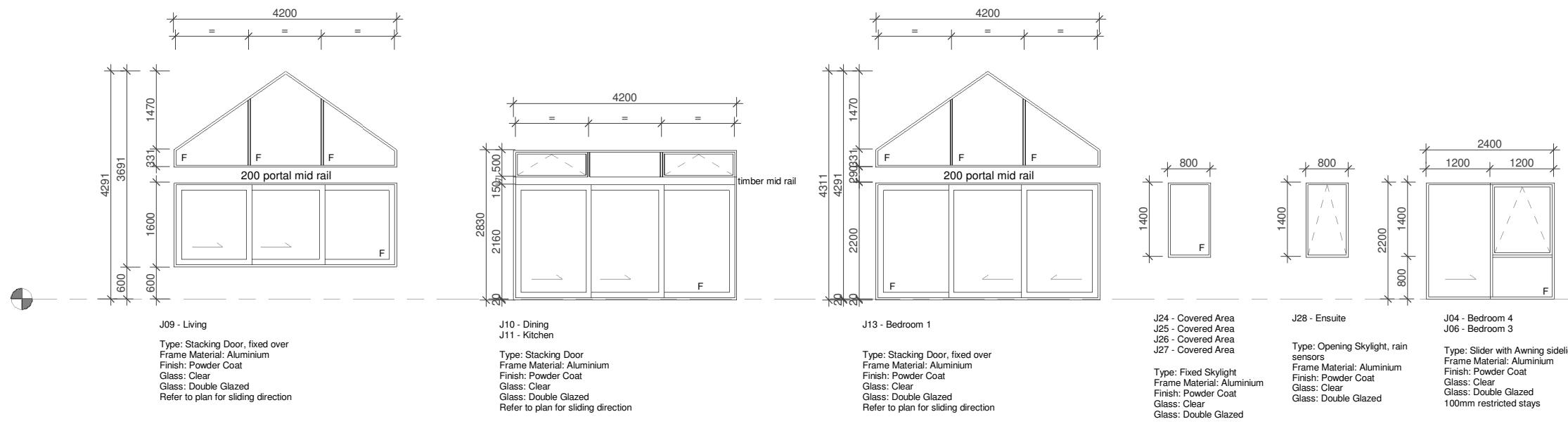
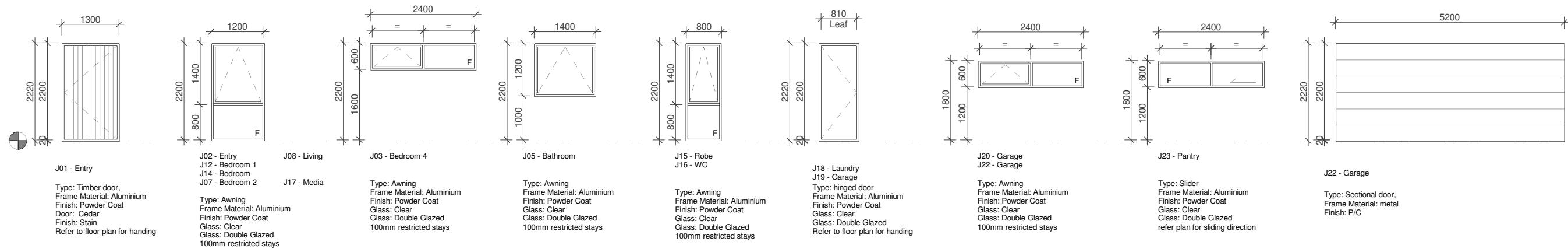


ELECTRICAL SYMBOL KEY

POWER DISTRIBUTION	
	METER BOX
	REMOTE METER, SWITCH BOARD
	SWITCH BOARD
SWITCHED SOCKET OUTLETS	
	SOCKET OUTLET - DOUBLE
	SOCKET OUTLET - SINGLE
	SOCKET OUTLET - EXTERNAL
GENERAL OUTLETS	
	OVEN ISOLATOR SWITCH
	RANG HOOD EXTRACT
	DISHWASHER
	AUTOMATIC DOOR OPENER
	TELEPHONE/DATA
	TELEVISION
	HEATED TOWEL RAIL
	SMOKE ALARM - BATTERY
	SMOKE ALARM - HARD WIRED
LIGHT SWITCHES	
	ONE-WAY SWITCH
	TWO-WAY SWITCH
	THREE-WAY SWITCH
	DIMMER ON SWITCH
LIGHTING	
	LED DOWNLIGHT recessed or surface mounted
	PENDANT LIGHT
	WALL MOUNTED LIGHT
	WET AREA HALOGEN DOWNLIGHT
	RECESSED WALL LIGHT
	SPOT LED LIGHT
	EXTERIOR LIGHT recessed or surface mounted
	LED STRIP LIGHT
	FLURO LIGHT
	BAYONET LIGHT
	BULKHEAD FITTING
	LIGHT SENSOR
	EXT WALL LIGHT
	EXT WALL LIGHT WITH SENSOR
	EXTRACTION FAN/MECHANICAL VENTILATION
SOUND	
	WALL SPEAKER
	CEILING SPEAKER
GAS/HEATING	
	HOT WATER CYLINDER
	INTERNAL HEAT PUMP UNIT
	EXTERNAL HEAT PUMP UNIT
	GAS FIRE - allow gas & power connection
	EXTERNAL GAS BOTTLES
	UNDERFLOOR HEATING PANEL
	UNDERFLOOR HEATING THERMOSTAT
	RAIDENT HEATER
SECURITY	
	ALARM CONTROL PANEL
	ALARM SENSOR

REFER TO FOWLER HOMES FOR ALL  
SELECTIONS PRIOR TO ANY INSTALLATION





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**JOINERY**  
The window joinery suite will be the thermal TL40 from Fairviews (Brewers) with square beads to all units. Profile to suit **VERY HIGH** wind zone WANZ support channels to all units. Crimped corners at sill. Refer to details for Liners. No holes drilled through sill. R.26 double glazed minimum All Hardware colour matched

Provide all glazing to NZS 4223 part 3

#### JOINERY PREPARATION

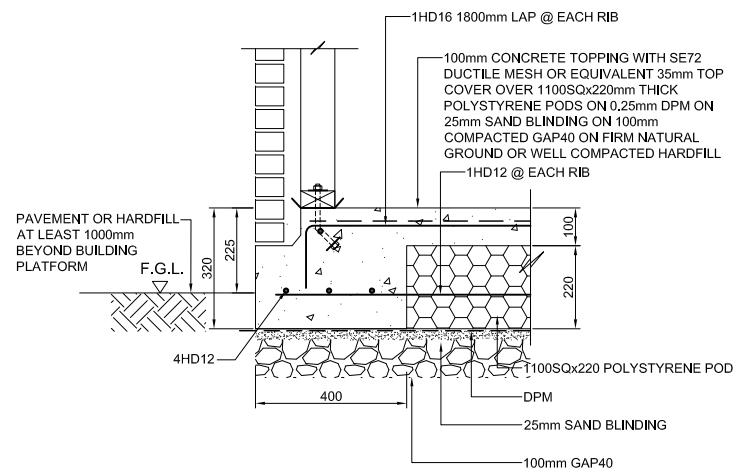
Confirm that exterior wall openings have been prepared ready for the installation of all window and door frames and other penetrations through the cladding. Required preparatory work includes the following:

- Building wrap appropriately incorporated with penetration and junction flashings.
- Materials lapped in a way that water tracks down to the exterior face of the building wrap.
- Wall cladding underlay/building wrap to openings finished and dressed off ready for the installation of window and door frames and other penetrations
- Claddings neatly finished off to all sides of openings
- Installation of flashings (those required to be installed prior to installation of penetrating elements).

#### BUILDING WRAP

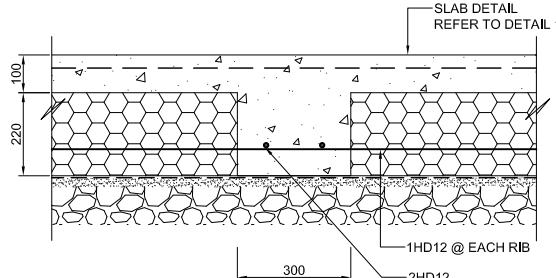
Walls - Dristud building wrap  
Roof - Dristud RU24 roof underlay  
Gutter Underlashing - Thermakraft 215  
Window flashing - Dristud Cool Tape





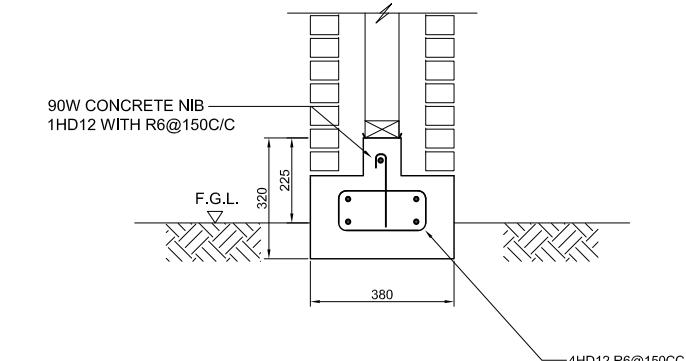
**1 EDGE FOOTING**

SCALE 1:20



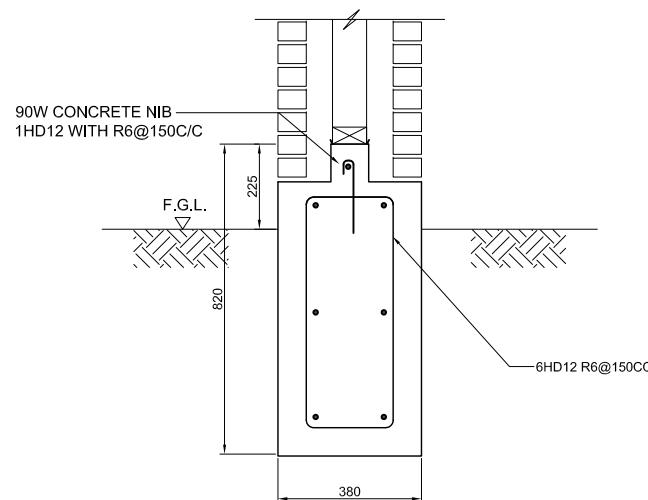
**2 SLAB THICKENING**

SCALE 1:20



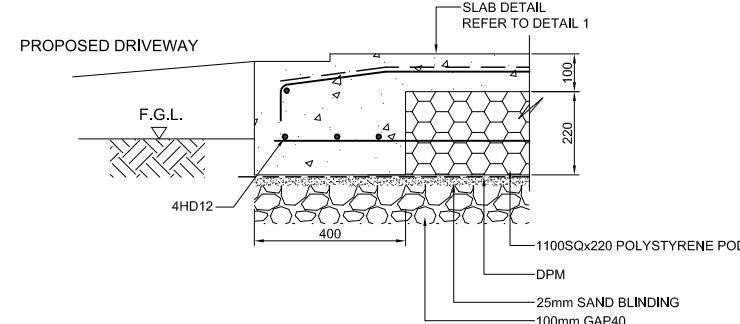
**3 WINDWALL FOOTING**

SCALE 1:20



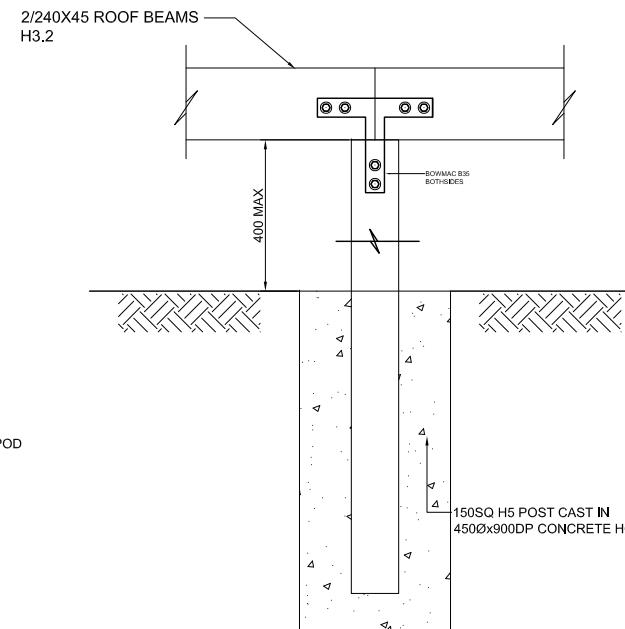
**4 WINDWALL FOOTING**

SCALE 1:20



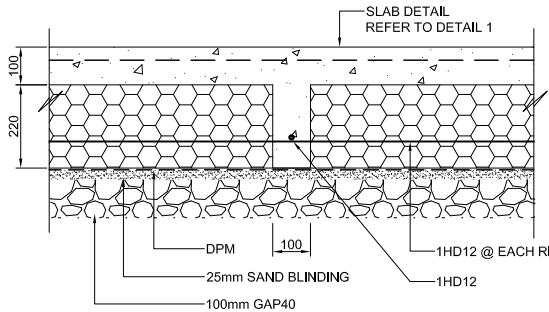
**5 GARAGE FOOTING**

SCALE 1:20



**6 ANCHOR PILE DETAIL**

SCALE 1:20

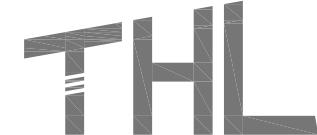


**7 RIB DETAIL**

SCALE 1:20

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Rev:	Date:	Amendment:	By:
A	30-Jan-20	BUILDING CONSENT	TT



Design Group Ltd  
PO Box 163-164 Lynfield Auckland 1021  
81 New North Road, Eden Terrace, Auckland 1443  
Ph (09) 9640538

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CLIENT:

PROJECT:

**11 MEADWAY  
ROAD, OHAUPO**

TITLE:

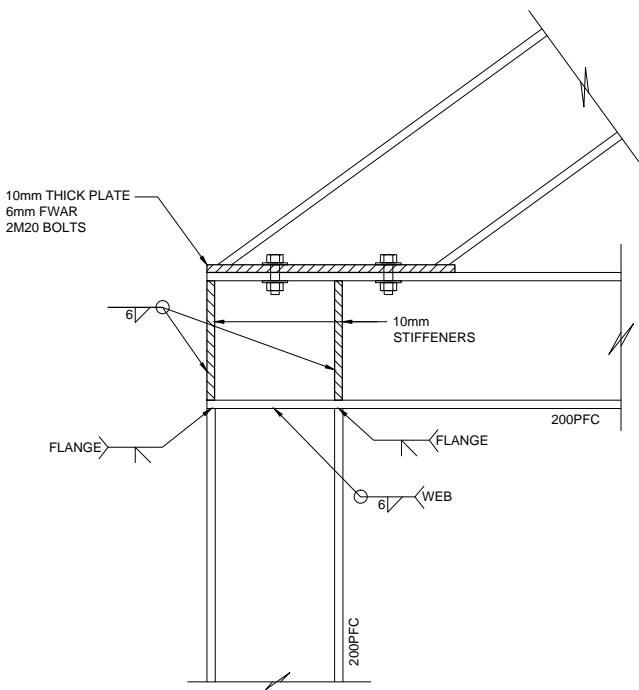
**FOUNDATION DETAILS**

1. All works shall comply with the current NZBC.
2. All framing and fixing shall comply with the current NZS 3604.
3. Contractor shall verify all dimensions on site before commencement of work.
4. Refer/report all discrepancies to the drawing office.

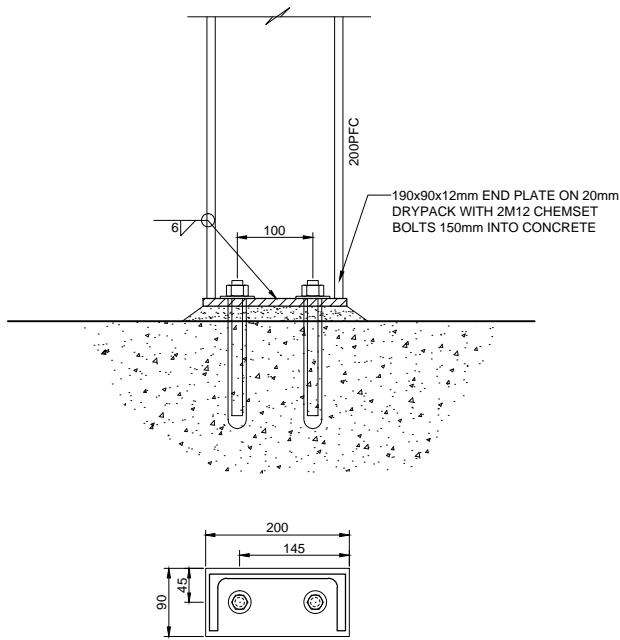
Scale: Drawn: Design: Approved:  
1:20 T.T. T.T. D.L.

Project No: Drawing No: Rev:  
19772-00(R) S10 A

Stage: BUILDING CONSENT



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Consent Number: 200157  
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Rev:	Date:	Amendment:	By:
A	3-Feb-20	BUILDING CONSENT	TT



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CLIENT:

PROJECT:  
**11 MEADWAY  
ROAD, OHAUPO**

TITLE:  
**BEAM DETAILS**

1. All works shall comply with the current NZBC.  
2. All framing and fixing shall comply with the current NZS 3604.  
3. Contractor shall verify all dimensions on site before commencement of work.  
4. Refer/report all discrepancies to the drawing office.

Scale:	Drawn:	Design:	Approved:
1:10	T.T.	T.T.	D.L.

Project No: Drawing No: Rev:  
**19772-00(R) S20 A**

Stage:  
**BUILDING CONSENT**