

# DRAWING REGISTER

**PROJECT:** Tritt Home

**CLIENT:** Nathan + Sally-maria Tritt

**PROJECT NUMBER:** 20030

**ADDRESS:** 296 Homewood Road,  
Waipawa

**ADDRESS:**

**DATE:** 15/11/2021

[illegible]






3 of 3

PROJECT:

TRITT HOME

CLIENT:

N. + S. TRITT

ADDRESS:

296 HOMEWOOD ROAD, WAIPAWA

LEGAL DESCRIPTION:

LOT 1 DP 545747

APPROVED  
BC210342  
17/11/2021  
Nigel Moore  
Page 4 of 29  
Central Hawkes Bay  
District Council

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ARCHITECTURAL DESIGNERS

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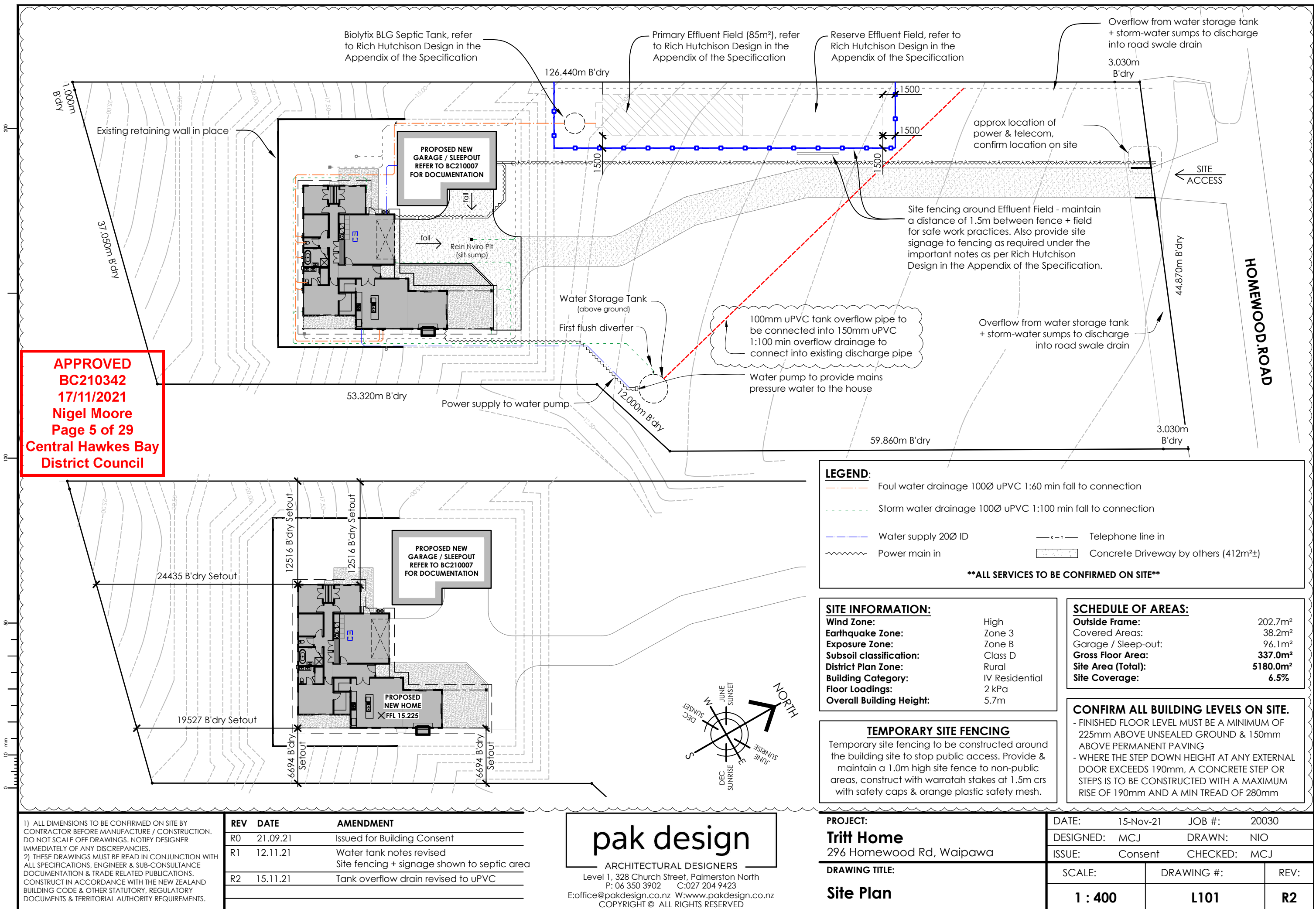
PROPOSED NEW GARAGE /  
SLEEPOUT. REFER TO BC210007  
FOR DOCUMENTATION

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DATE:	21-Sep-21	JOB #:	20030
DESIGNED:	MCJ	DRAWN:	NIO
ISSUE:	Consent	CHECKED:	MCJ
SCALE:	DRAWING #:	REV:	
1 : 5000	L100	R0	







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**BC210342**  
**17/11/2021**  
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REV	DATE	AMENDMENT
R0	21.09.21	Issued for Building Consent
R1	12.11.21	Water tank notes revised Site fencing + signage shown to septic area
R2	15.11.21	Tank overflow drain revised to uPVC

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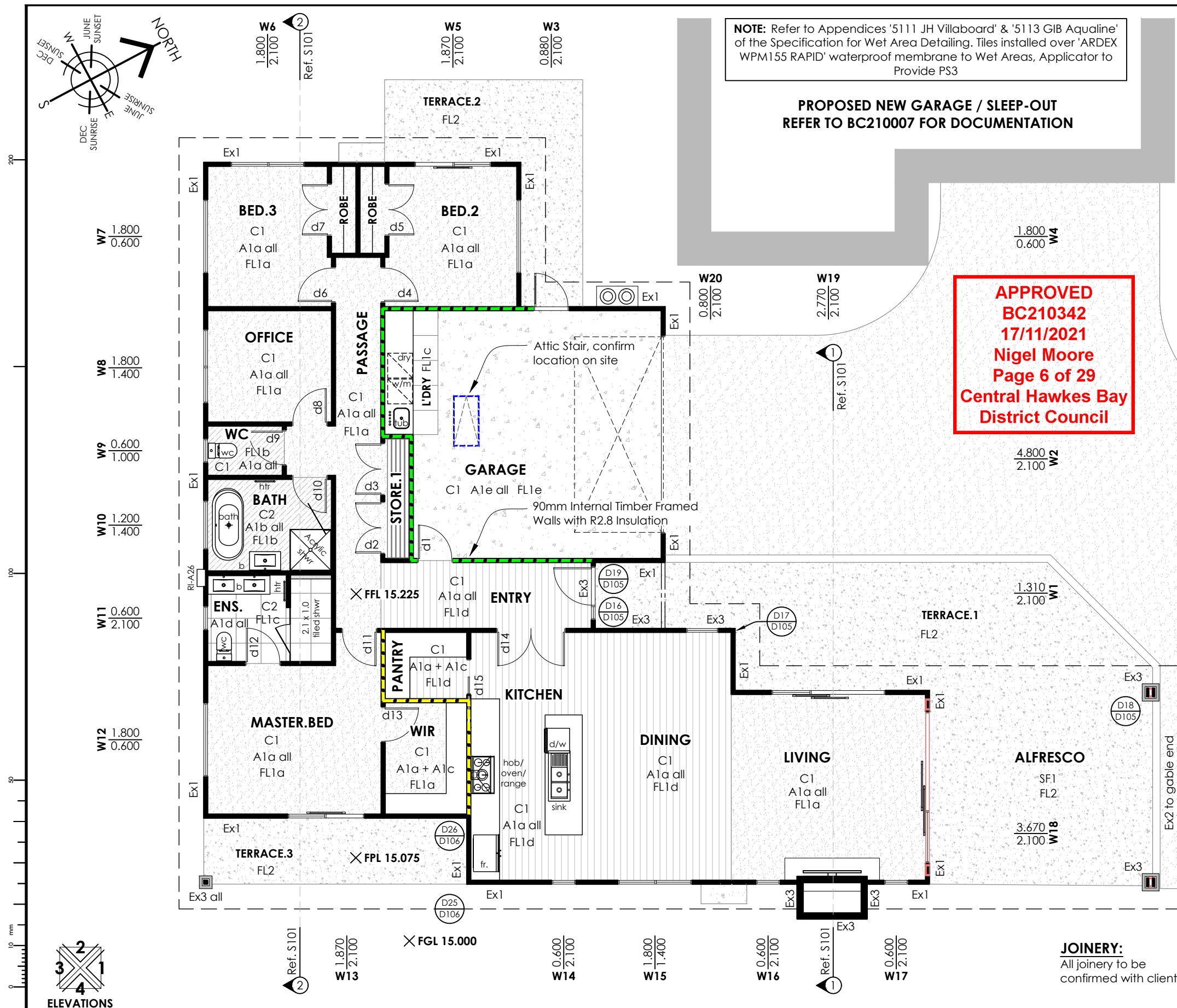
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**PROJECT:**  
**Triff Home**  
296 Homewood Rd, Waipawa

**DRAWING TITLE:**  
**Site Plan**

DATE:	15-Nov-21	JOB #:	20030
DESIGNED:	MCJ	DRAWN:	NIO
ISSUE:	Consent	CHECKED:	MCJ
SCALE:	DRAWING #:	REV:	
1 : 400	L101	R2	



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R0	21.09.21	Issued for Building Consent

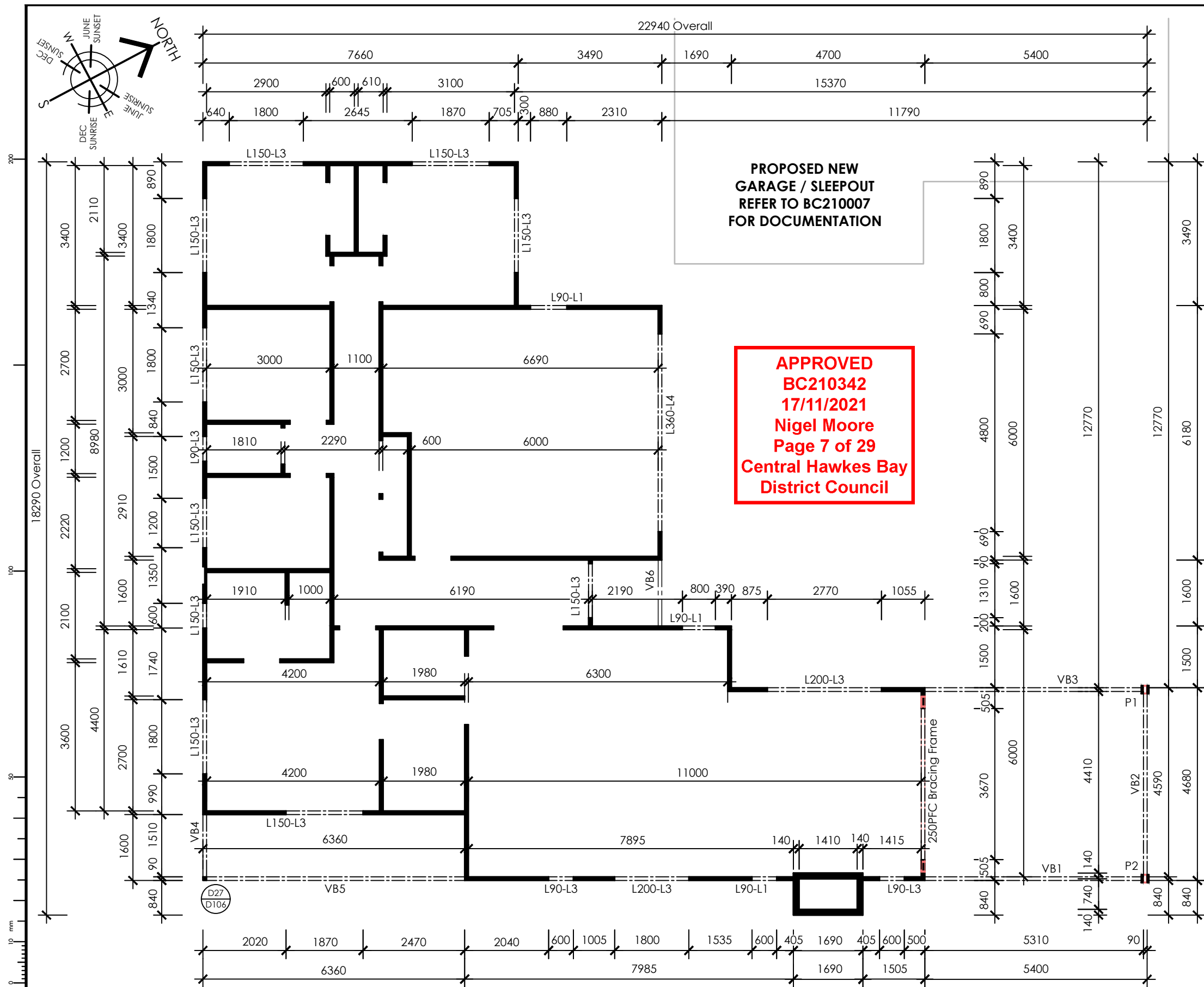
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**PROJECT:**  
**Triff Home**  
296 Homewood Rd, Waipawa

**DRAWING TITLE:**  
**Floor Finishes Plan**

DATE:	21-Sep-21	JOB #:	20030
DESIGNED:	MCJ	DRAWN:	NIO
ISSUE:	Consent	CHECKED:	MCJ
SCALE:	DRAWING #:	REV:	
<b>1 : 100</b>	<b>L102</b>	<b>R0</b>	





#### WALL CONSTRUCTION NOTES:

**External Walls & Internal Loadbearing Walls up to 2.7m high**  
90x45 SG8 H1.2 wall framing studs @ 400crs, nogs @ 800crs  
- nogging @ 400 crs max for Timber Bevelback W/b's  
- nogging @ 480 crs max for Abodo Vertical Shiplap

**External Walls & Internal Loadbearing Walls up to 4.8m high**  
140x90 SG8 H1.2 wall framing studs @ 400crs, nogs @ 800crs  
- nogging @ 400 crs max for Timber Bevelback W/b's

**Internal Non-Loadbearing Walls up to 2.7m high**  
90x45 SG8 H1.2 wall framing studs @ 600crs, nogs @ 800crs

#### NOTES:

- Read in Conjunction with Attached Specification - Carpentry for Timber Schedules.
- All Timber in Contact with concrete to have a DPC Separation Layer between.

#### LINTEL & BEAM SCHEDULE:

<b>L90</b>	2/90x45mm SG8 H1.2 timber lintel
<b>L150</b>	1/140x90mm GL8 H1.2 timber lintel
<b>L200</b>	1/190x90mm GL8 H1.2 timber lintel
<b>L250</b>	1/240x90mm GL8 H1.2 timber lintel
<b>L360</b>	1/360x90mm hyONE H1.2 timber lintel
<b>VB1,VB3</b>	1/360x90mm H1.2 hyONE lintel
<b>VB2,</b>	310UB32 portal frame eaves beam
<b>VB4, VB5</b>	2/360x45mm H1.2 HYPAN lintel
<b>VB6</b>	1/140x90mm H3.2 GL8 lintel
<b>P1, P2</b>	200x100x9 RHS steel posts

All internal non-loadbearing door lintels to be L1. Refer to Truss Layout & Producer Statement in the Appendix of the Specification for Sizing of the Lintels, the Fixing Type & Details.

Lintel Size - Fixing  
L150 - L3

#### NAILING SCHEDULE:

##### Dwang to stud

- 2/75 x 3.15 skewed nails

##### Lintel to trimming stud

- 4/75 x 3.15 skew nails or 2/100 x 3.75 end nailed

##### Stud to plate

- 4/75 x 3.15 skew nails or 2/100 x 3.75 end nailed

##### Top plate 140x35mm to 90x45mm and top plate to lintel

- 2 / 100 x 3.75 @ 500crs

##### Trimming studs at openings, blocking & studs at wall intersections

- 100 x 3.75 @ 600crs

##### Trimming stud to double stud immediately under lintel

- 2 / 100 x 3.75

##### Top plates supporting roof member to wall studs or lintel

- 2 / 90 x 3.15 nails + lumberlok stud strap one face only

##### External Walls, Braced Walls & Internal Loadbearing Bottom Plate to Floor

- M12 true bolts @ 800crs max 100mm from studs

##### Internal Non-Braced & Non-Loadbearing Walls Bottom Plate to Floor

- 1/Ramset 8x75mm Drive Pin & washer @ 600 crs max

##### Stud to top plate

- 2/90x3.15 end nails + 2 wire dogs or Lumberlok Stud Strap or Bowmac STUD-LOK as per Truss Layout

##### Outrigger to gable end truss

- 2/90x3.15 skew nails + 2 wire dogs or alternative fixing with 4.7kN capacity

##### Fly Rafter to Outrigger

- 2 / 90 x 3.15mm nails

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#### PROJECT:

**Triff Home**

296 Homewood Rd, Waipawa

#### DRAWING TITLE:

**Setout Plan**

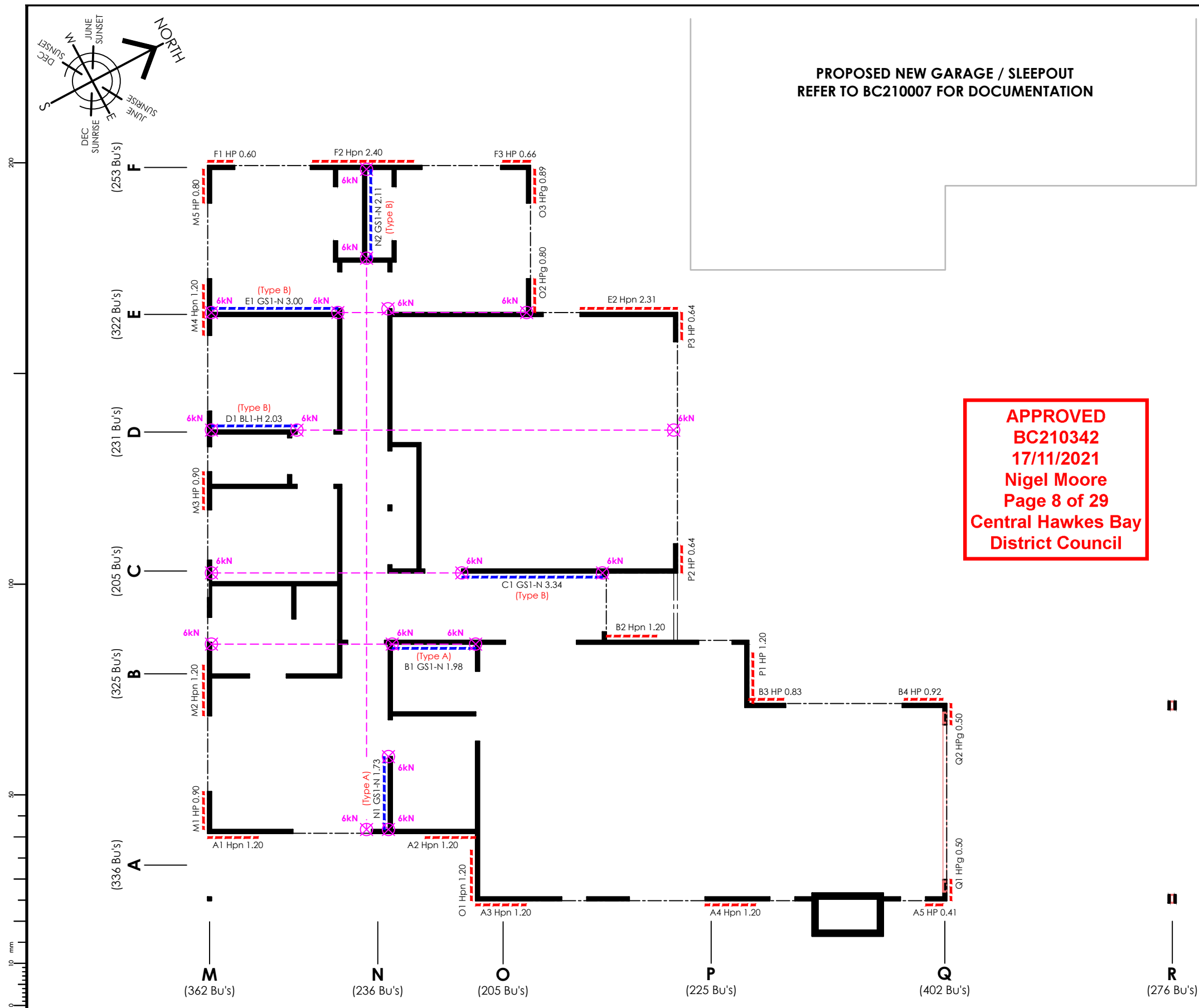
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DESIGNED: MCJ DRAWN: NIO

ISSUE: Consent CHECKED: MCJ

SCALE:	DRAWING #:	REV:
<b>1 : 100</b>	<b>L103</b>	<b>R0</b>

TO BE READ IN CONJUNCTION WITH TUMU FRAME + TRUSS, TRUSS LAYOUT DOCUMENTATION  
TO BE READ IN CONJUNCTION WITH LAND DEVELOPMENT ENGINEERING LTD STRUCTURAL DOCUMENTATION



**BRACING NOTES:**

- READ in conjunction with Bracing Calculation Sheets Attached for Bottom plate fixing requirements.
- To Be Read in conjunction with:
  - Gib Bracing Systems CBI 5113 August 2016
  - James Hardie Home RAB Pre-Cladding Installation Manual July 2021

# / Type / Length(m)  
A1 GS1-N 2.4

**SHEET BRACE REFERENCE:**

- GIB Internal Sheet Lining
- James Hardie 4.5mm HomeRAB Rigid Air Barrier

**NOTE:** Where Multiple trimming studs under lintels or at corners are required in the same zone as a bracing element requiring hold down brackets, the additional trimming studs are to be supplied as loose stick framing to allow on site installation of hold down bracket before trimming studs to allow correct distance of the hold down bracket to the edge of the bracing element.

**TOP PLATE FIXING TO ADJOINING MEMBER (ACHIEVED BY):**

**For 6kN top plate fixing:**

- Top plates joined with Tylock 6T10 or PLATE-LOK.
- Ceiling batten to top plates with Tylock 6T10 nail-on plate in the same direction as the brace
- Top plate fixed to bottom cord of the truss or strongback with 2x CT160 Cleats + 2/90mm x 3.75 skew nails

(Refer to Lumberlok Top Plate Jointing 09/2011 & PLATE-LOK 09/2016 - Appendix 3820 of the Architectural Specification)

**For 12kN top plate fixing:**

- 2 x Sheet Brace Straps fixed with 6x Lumberlok Product Nails 30mm x 3.15 dia. per end per strap (24 nails total).
- (Refer to Lumberlok Top Plate Jointing 09/2011 - Appendix 3820 of the Architectural Specification)

6kN --- 12kN

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**PROJECT:**  
**Triff Home**  
296 Homewood Rd, Waipawa

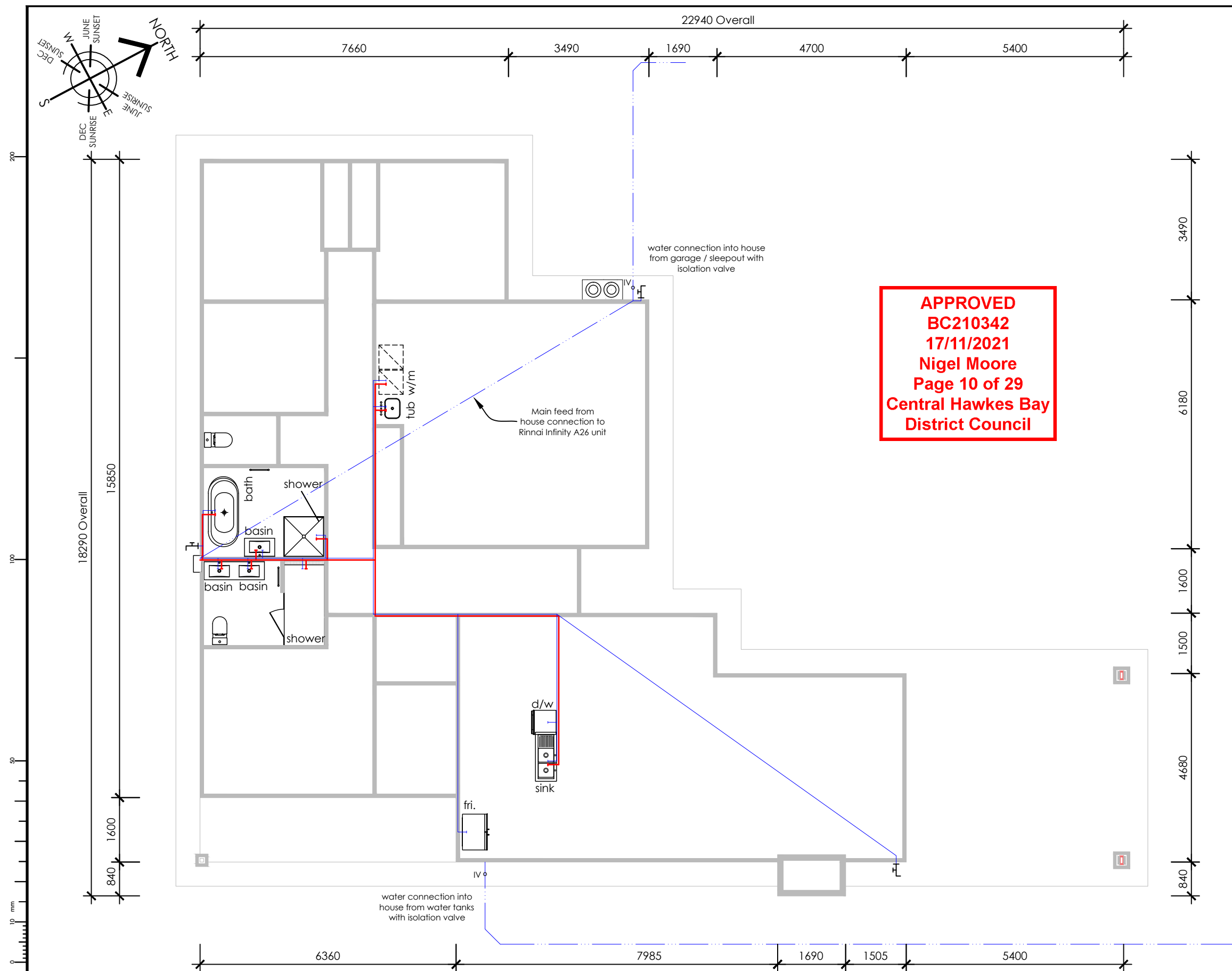
**DRAWING TITLE:**  
**Bracing Layout**

DATE:	21-Sep-21	JOB #:	20030
DESIGNED:	MCJ	DRAWN:	NIO
ISSUE:	Consent	CHECKED:	MCJ
SCALE:	DRAWING #:	REV:	
1 : 100	L104	R0	

TO BE READ IN CONJUNCTION WITH APPENDIX 3820 & 3827 OF THE SPECIFICATION







#### ACCEPTABLE MAXIMUM PIPE LENGTHS

(NZS 4305:1996 Table 5)

The developed length of the pipe-run from the water heater to the kitchen sink outlet shall be minimized, Table 5 (below) provides acceptable max pipe lengths. Where the pipe supplying the sink unit is composed of sections of different diameters, the total volume of water in the pipe run shall not exceed 2L.

Nominal Pipe Size (mm)	10	15	20
Length (m)	25	12	7

#### LEGEND:

	Cold water feed
	Hot water feed
	Isolation Valve
	Brass Exterior Tap ( x3 )

#### PLUMBING & DRAINAGE NOTES:

1. Execute & complete All plumbing & drainage in accordance with NZBC G12/G13 & E1/AS1
2. Hot & Cold water supply pipe sizing MD16 & 20.
3. For Sinks Over 3.5m away from crown of water trap an AAV is a viable solution for pressure regulation.
4. Insulation to the first 3m of the Hot Water Supply Pipes.

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REV	DATE	AMENDMENT
R0	04.10.21	Issued for Building Consent

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PROJECT:

**Tritt Home**

296 Homewood Rd, Waipawa

DRAWING TITLE:

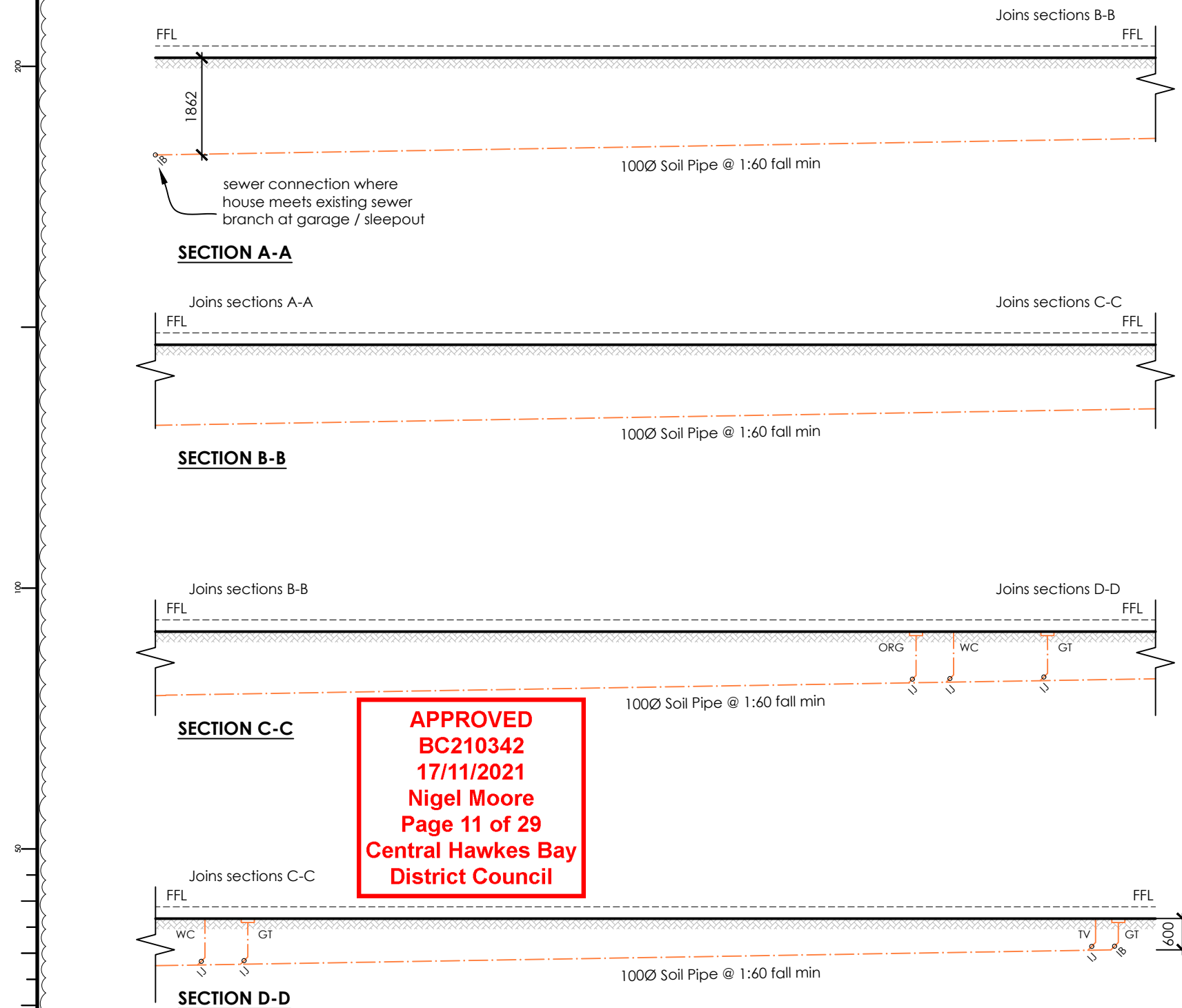
**Water Supply Layout Plan**

DATE: 4-Oct-21 JOB #: 20030

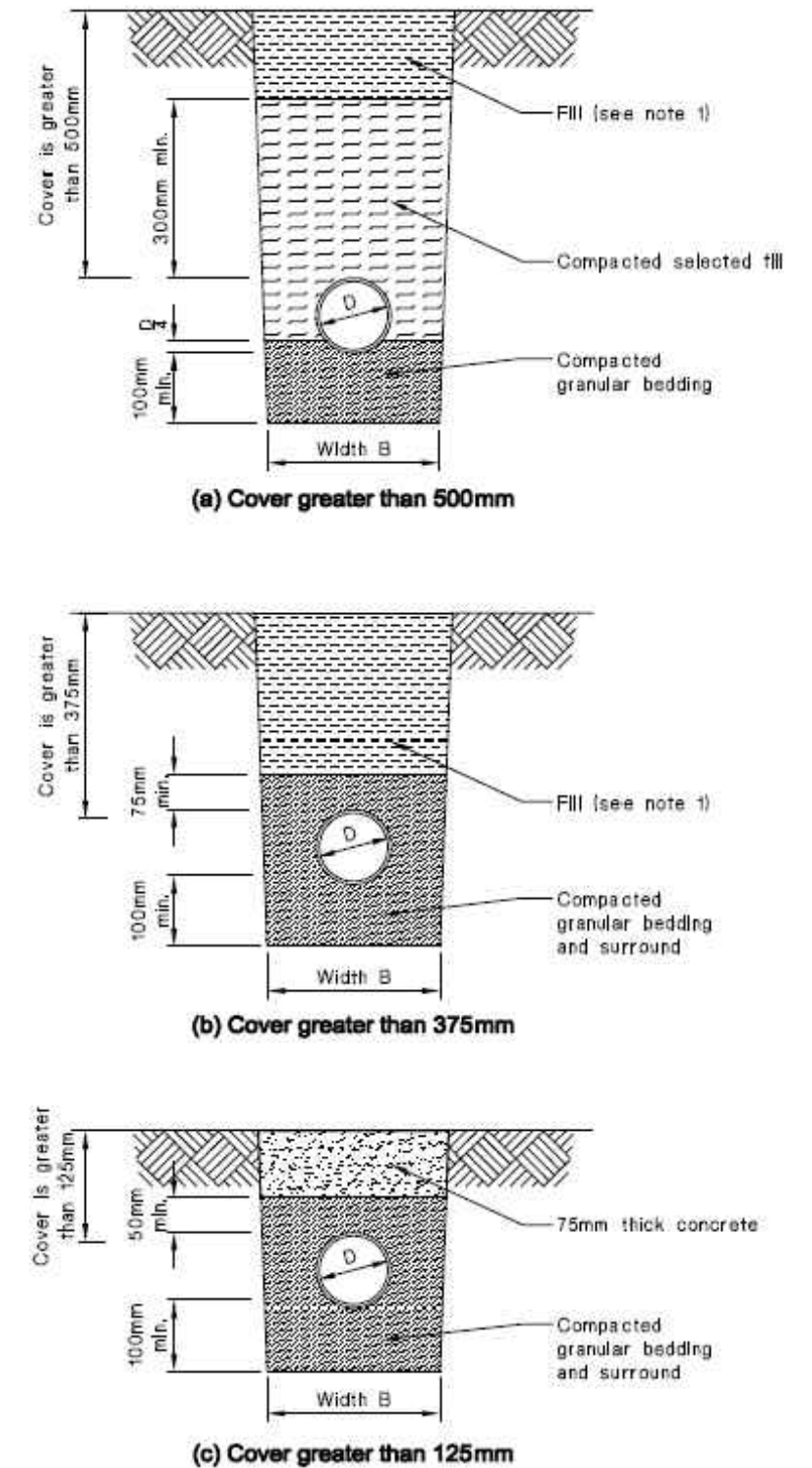
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ISSUE: Consent CHECKED: MCJ

SCALE:	DRAWING #:	REV:
<b>1 : 100</b>	<b>L105a</b>	<b>R0</b>



**Figure 13: Bedding and backfilling**  
Paragraphs 3.9.2, 3.9.4 and 3.9.5



NOTE:  
1. Fill shall be:  
- Ordinary fill where drains are located below gardens and open country.  
- Compacted selected fill where the drains are located below residential driveways and similar areas subjected to light traffic.

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REV	DATE	AMENDMENT
R0	04.10.21	Issued for Building Consent
R1	12.11.21	Trench construction detail image added

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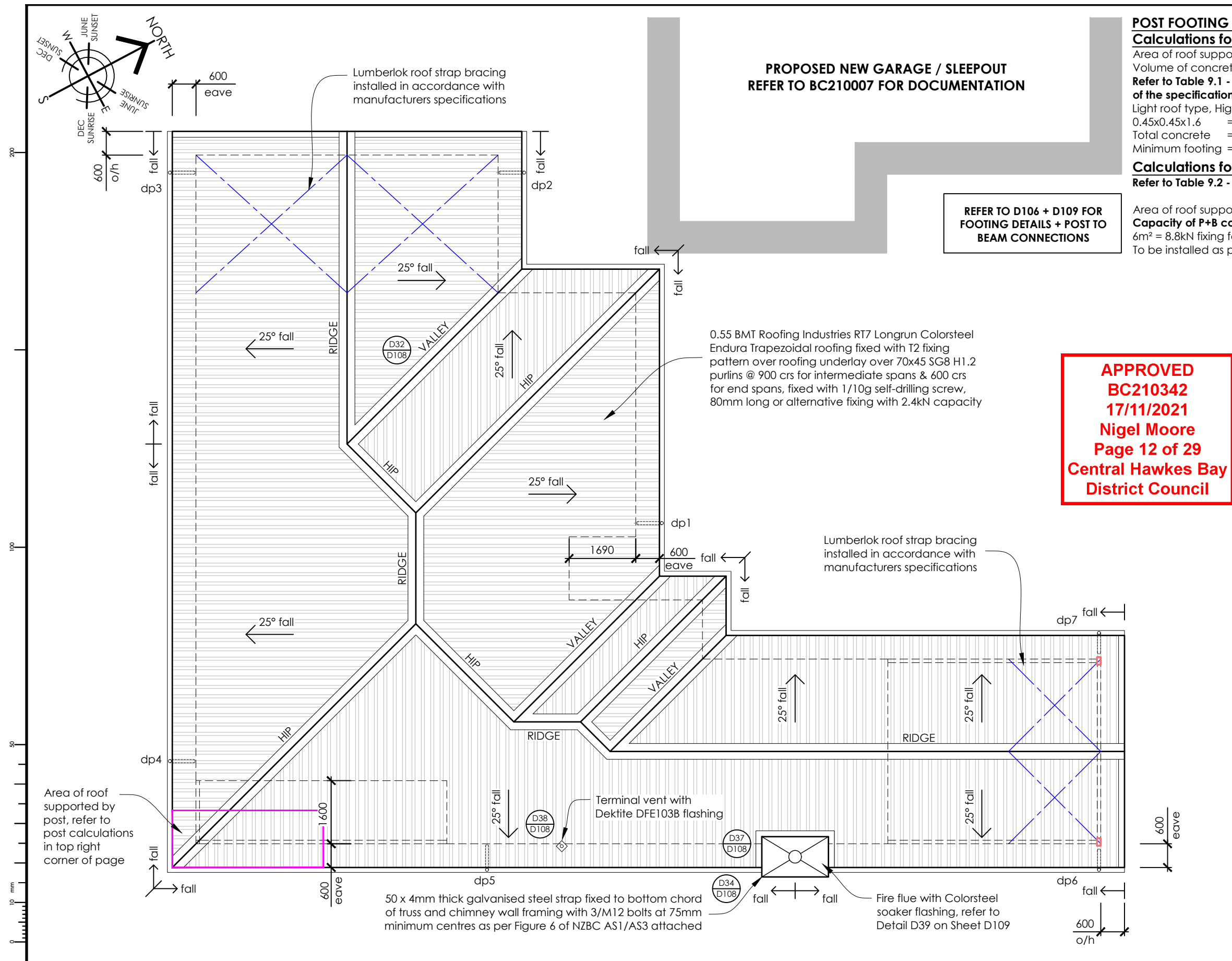
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**PROJECT:**  
**Triff Home**  
296 Homewood Rd, Waipawa

**DRAWING TITLE:**  
**Drainage Schematic Plan**

DATE:	12-Nov-21	JOB #:	20030
DESIGNED:	MCJ	DRAWN:	NIO
ISSUE:	Consent	CHECKED:	MCJ
SCALE:	1 : 100	DRAWING #:	L105b
REV:	R1		





### POST FOOTING AT TERRACE.3 Calculations for column footing:

Area of roof supported by post: 5.5m<sup>2</sup>

Volume of concrete for footing:

Refer to Table 9.1 - Post concrete footing to resist uplift in timber fixing appendix of the specification

Light roof type, High wind zone, 6m<sup>2</sup> = 0.30m<sup>3</sup> of concrete

0.45x0.45x1.6 = 0.32

Total concrete = 0.32

Minimum footing = 0.30 achieved

### Calculations for post + beam connection to resist uplift:

Refer to Table 9.2 - Connections to post + beams to resist uplift in timber fixing appendix of the specification

Area of roof supported by post: 6.0m<sup>2</sup>

Capacity of P+B connections:

6m<sup>2</sup> = 8.8kN fixing for uplift.

To be installed as per Detail 27 on Sheet D106

### ROOFING NOTES:

1. Fix Roof cladding in accordance with manufacturers specifications, render water-tight all flashing at barge ends, hips, valleys and ridge.
2. All Ridge, Valley, Barge, Eaves & Exposed Apron Flashing to be Colorcote/Colorsteel 0.55BMT Unless otherwise stated.
3. Execute and complete all plumbing and drainage requirements in accordance with NZBC E1

### KEY:

- 0.55 BMT Roofing Industries RT7 Longrun Colorsteel Endura Trapezoidal roofing on Thermakraft Covertek 407 self-supporting roof underlay
- Quarter Round Profile Colorsteel Continuous Spouting with Internal Brackets, 80mm Ø Colorsteel downpipes

### ROOF DRAINAGE CALCULATIONS

DP #	PLAN AREA	AREA TOTAL (m <sup>2</sup> )
dp1	48.10 x 1.23	59.15
dp2	43.75 x 1.23	53.80
dp3	35.10 x 1.23	43.20
dp4	45.65 x 1.23	56.15
dp5	53.20 x 1.23	65.40
dp6	23.90 x 1.23	29.40
dp7	39.00 x 1.23	48.00

Roof Pitch:	25°
Spouting:	1/4 Round Colorsteel
Roofing:	Roofing Industries RT7
Rain Fall:	100mm/hr
Max Roof Area:	45m <sup>2</sup>
Down Pipe Size:	80Ø Colorsteel
Max Down Pipe Area:	70m <sup>2</sup>

ROOF PERIMETER LENGTH 85.0m ±

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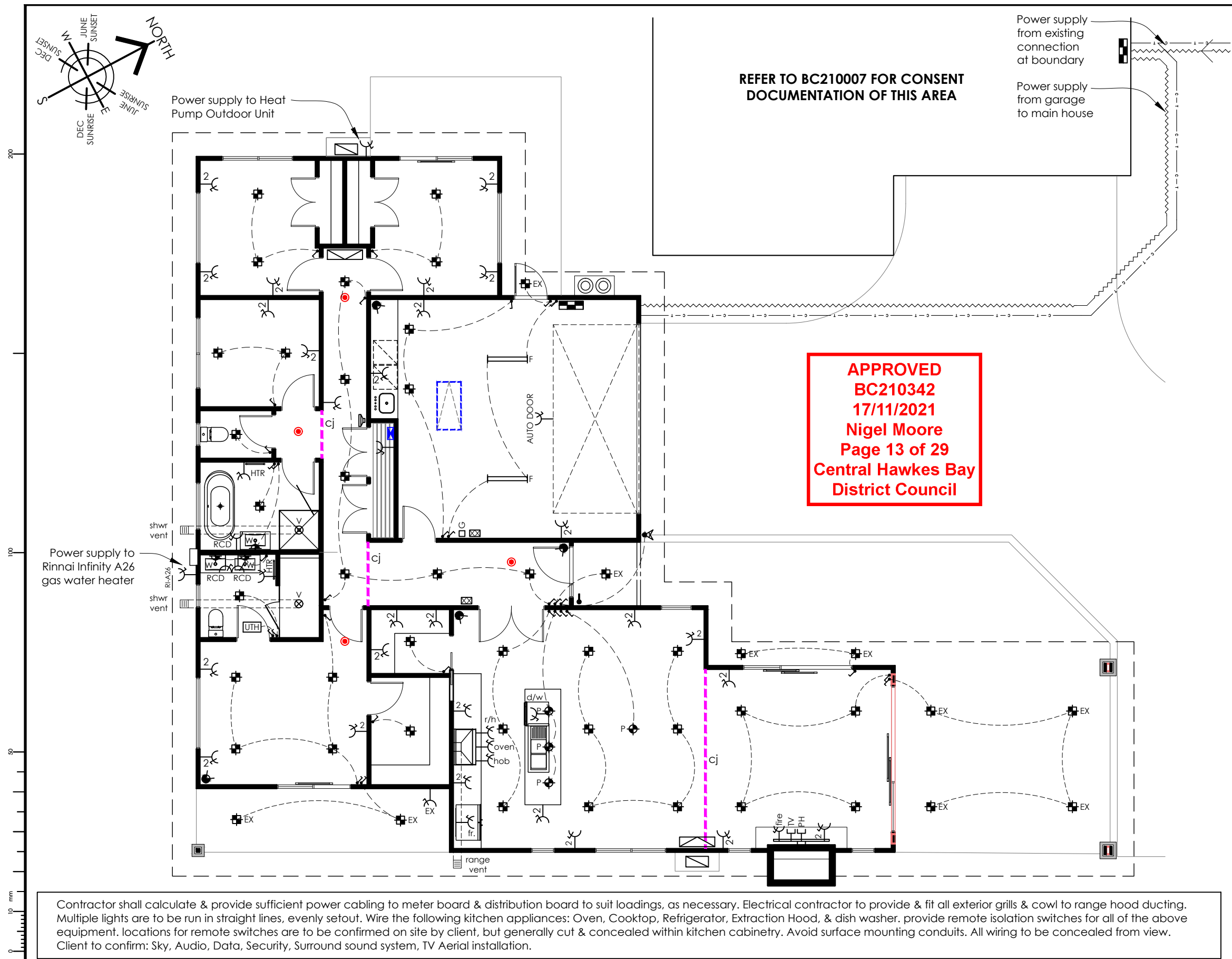
**DRAWING TITLE:**  
**Roof Drainage Plan**

**DATE:** 21-Sep-21 **JOB #:** 20030

**DESIGNED:** MCJ **DRAWN:** NIO

**ISSUE:** Consent **CHECKED:** MCJ

SCALE:	DRAWING #:	REV:
<b>1 : 100</b>	<b>L106</b>	<b>R0</b>



NOTE: ALL LIGHTING & POWER TO BE CONFIRMED ON SITE BY OWNER WITH ELECTRICAL CONTRACTOR

### ELECTRICAL LEGEND

	Flush mounted distribution + meter board, proprietary manufactured, zinc plated powder coated metal case with hinged door. Provide board complete with all required circuit breakers & RCD protection to all necessary circuits.
	Fibre/Telephone Demarc Point with dedicated Power Supply
	Single socket outlet PDL 600 series white cover plate (height determined on site) ("RCD" Denote RCD Type socket)
	Double socket outlet PDL 600 series white cover plate (height determined on site)
	Switched Heated Towel Rail powerpoint PDL 600 series white cover plate (height determined on site)
	Single socket outlet PDL 600 series white cover plate (height determined on site) ("TV" Denote TV Aerial Outlet) ("PH" Denote Phone / Data Outlet)
	PDL 600 series white cover plate, white switch, 1000mm high
	LED Down Light
	Exterior LED Down Light
	Pendant light
	Wall Mounted light
	Wall mounted Exterior Double Spot Light with Sensor
	1500 long double fluorescent fitting with owner selected diffuser
	Mechanical vent Extract Fan run on timer linked to light switch
	Security Sensor x4
	Security control pad x2 (Entry + Garage)
	Garage Door wall mounted control
	High wall heat pump x2
	Heat pump outdoor unit x2
	Battery Operated Smoke Alarm
	GIB Ceiling Control Joint as per GIB Site Guide
	Under Tile Heating Element
	Door Bell & Chime

### MECHANICAL EXTRACT VENTILATION:

**NZBC - G4/AS1 - Para 1.3.3**

- Extract fans (Incl. associated ducting) to Bathroom & Ensuite to provide a min flow rate of 25L/s to remove moisture generated by the Shower & Bath.
- Rangehood/Extract fan (Incl. associated ducting) to Kitchen to provide a min flow rate of 50L/s to remove moisture generated by the cooktop.

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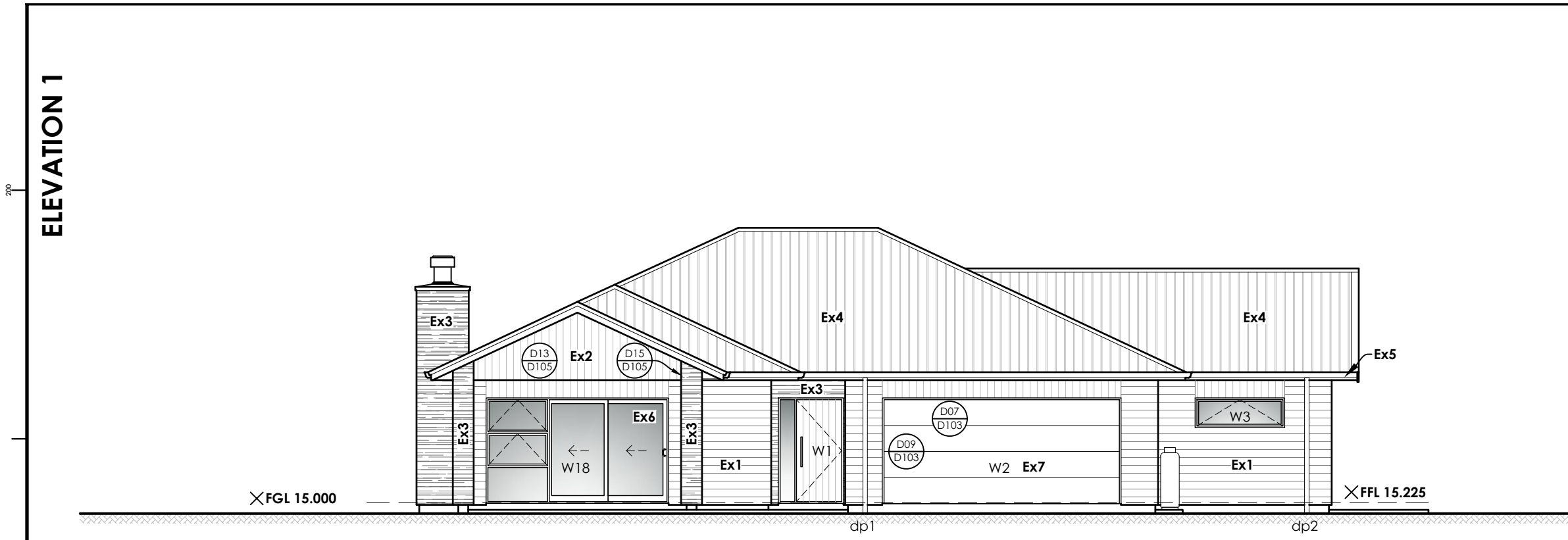
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DRAWING TITLE:  
**Electrical Layout**

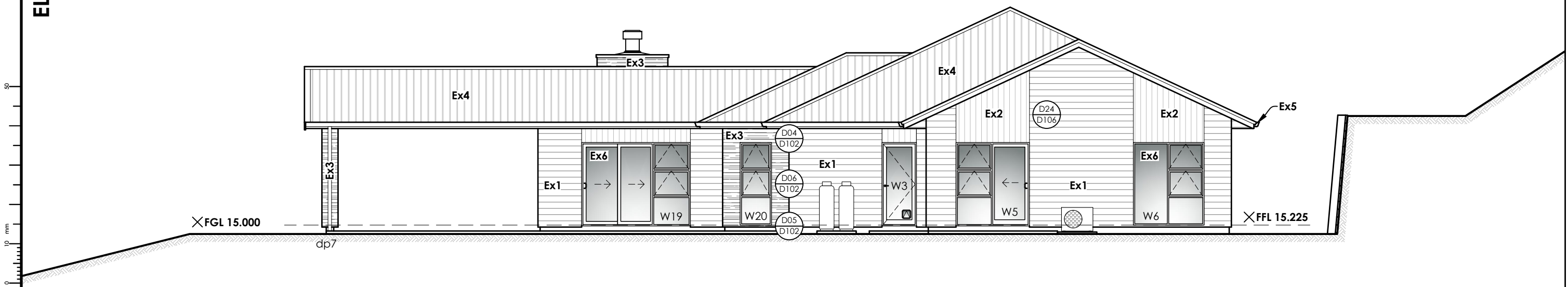
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SCALE:	DRAWING #:	REV:	
<b>1 : 100</b>	<b>L107</b>	<b>R0</b>	



RISK MATRIX						
Risk factor	Risk severity					subtotals
	low	med	high	v-high		
Wind zone	0	0	1	√	2	1
No. of storeys	0	√	1		2	4
Roof/wall intersection design	0		1	3	5	√
Eaves width	0	√	1		2	5
Envelope complexity	0		1	√	3	6
Deck design	0	√	2		4	6
Total risk score:						7

CLADDING CODES & LEGEND	
Ex1	Timber bevelback weatherboards on 20mm drained cavity over 4.5mm James Hardie Home RAB Board with cladding type Ex2 above windows
Ex2	WB10 Vertical Abodo weatherboards on 20mm drained cavity over 4.5mm James Hardie Home RAB Board
Ex3	'Hard As Rocks' veneer cladding on 9mm BGC StoneSheet fibre cement backing board on 20mm drained cavity over 4.5mm James Hardie Home RAB Board
Ex4	0.40 BMT Roofing Industries RT7 Longrun Colorsteel Endura Trapezoidal Roofing
Ex5	Quarter Round Profile Colorsteel Continuous Spouting with 80mm Colorsteel Downpipes
Ex6	Powdercoated Al. Window Joinery
Ex7	Colorsteel Sectional Garage Door
dp#	Downpipe (80mm uPVC)
TV	Terminal Vent

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REV	DATE	AMENDMENT
R0	21.09.21	Issued for Building Consent

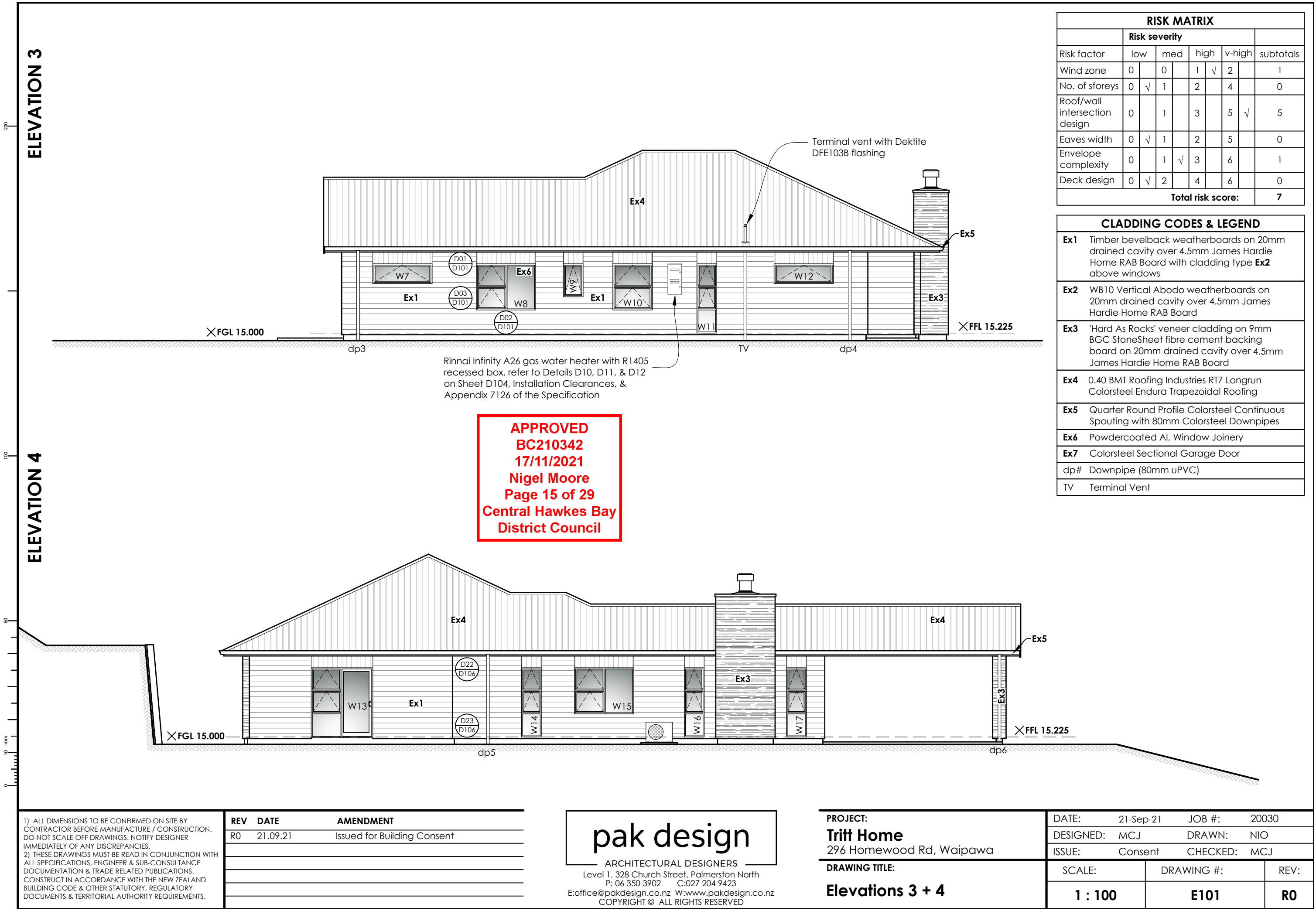
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PROJECT:  
**Triff Home**  
296 Homewood Rd, Waipawa

DRAWING TITLE:  
**Elevations 1 + 2**

DATE:	21-Sep-21	JOB #:	20030
DESIGNED:	MCJ	DRAWN:	NIO
ISSUE:	Consent	CHECKED:	MCJ
SCALE:	DRAWING #:	REV:	
<b>1 : 100</b>	<b>E101</b>	<b>R0</b>	





RISK MATRIX						
Risk factor	Risk severity					subtotals
	low	med	high	v-high		
Wind zone	0	0	1	✓	2	1
No. of storeys	0	✓	1		2	4
Roof/wall intersection design	0		1		3	5
Eaves width	0	✓	1		2	5
Envelope complexity	0		1	✓	3	6
Deck design	0	✓	2		4	6
Total risk score:						7

CLADDING CODES & LEGEND	
Ex1	Timber bevelback weatherboards on 20mm drained cavity over 4.5mm James Hardie Home RAB Board with cladding type Ex2 above windows
Ex2	WB10 Vertical Abodo weatherboards on 20mm drained cavity over 4.5mm James Hardie Home RAB Board
Ex3	'Hard As Rocks' veneer cladding on 9mm BGC StoneSheet fibre cement backing board on 20mm drained cavity over 4.5mm James Hardie Home RAB Board
Ex4	0.40 BMT Roofing Industries RT7 Longrun Colorsteel Endura Trapezoidal Roofing
Ex5	Quarter Round Profile Colorsteel Continuous Spouting with 80mm Colorsteel Downpipes
Ex6	Powdercoated Al. Window Joinery
Ex7	Colorsteel Sectional Garage Door
dp#	Downpipe (80mm uPVC)
TV	Terminal Vent

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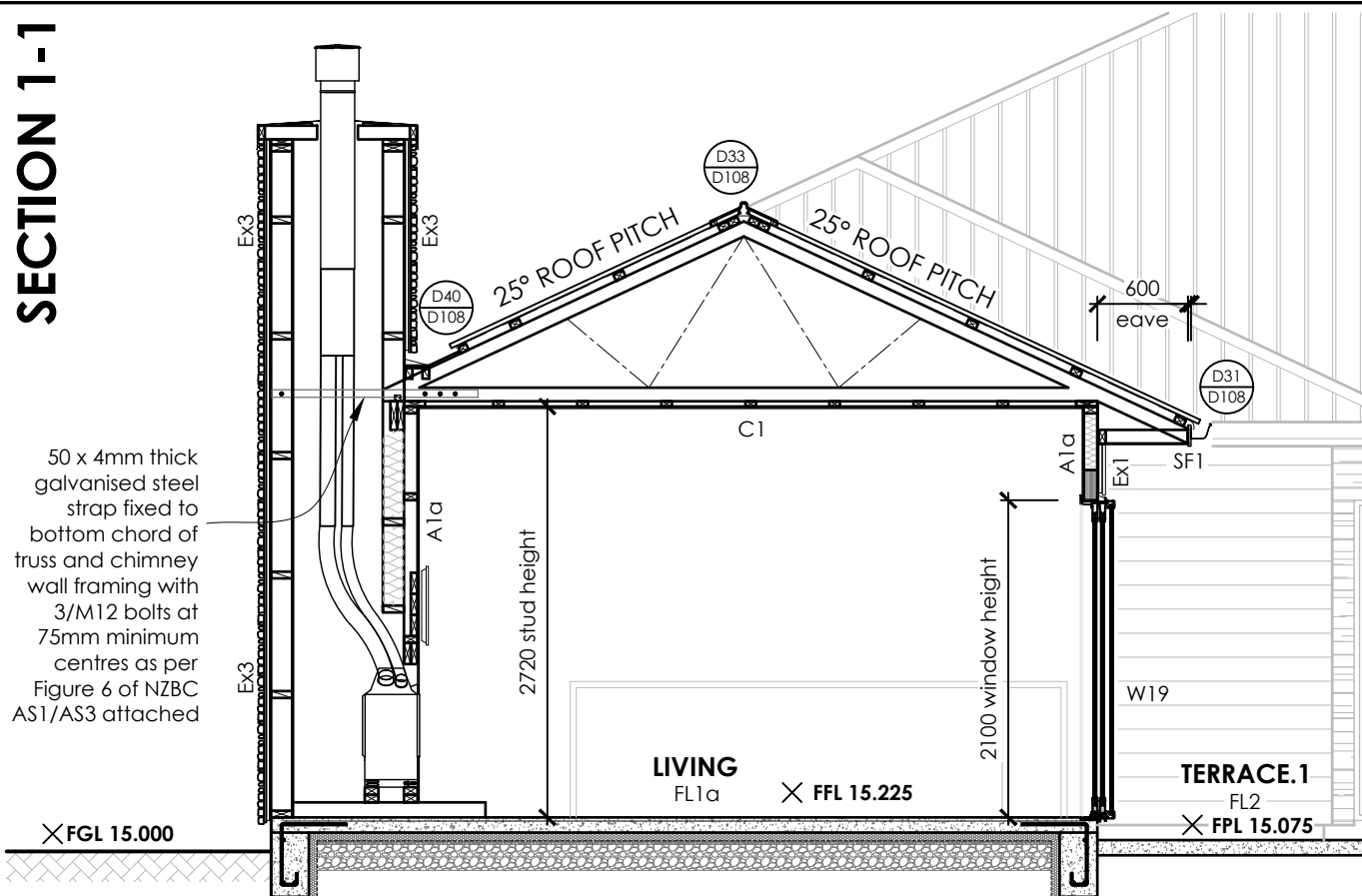
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PROJECT:	DATE:	21-Sep-21	JOB #:	20030
<b>Tritt Home</b>	DESIGNED:	MCJ	DRAWN:	NIO
296 Homewood Rd, Waipawa	ISSUE:	Consent	CHECKED:	MCJ
DRAWING TITLE:	SCALE:	DRAWING #:	REV:	
<b>Elevations 3 + 4</b>	<b>1 : 100</b>	<b>E101</b>	<b>R0</b>	

## SECTION 1-1



## CEILING FINISHES &amp; CONSTRUCTION CODES:

All Painted Surfaces to be selected by owner.

C- 70x35 SG8 H1.2 ceiling battens @ 600crs with

C1 13mm Gib Standard ceiling lining, 2720 high

C2 13mm Gib Aqualine ceiling lining, 2720 high

## INSULATION REQUIREMENTS:

Pink Batts Ultra R2.8 to External Walls + Internal Garage Wall

Pink Batts Ultra R4.0 Ceiling to Flat Ceiling

Expol Thermaslab 'H' 50mm R1.39 Underfloor Insulation

Double Glazed R0.26 to House (Single glazed to Garage)

## WALL FINISHES &amp; CONSTRUCTION CODES:

All painted surfaces to be selected at a later date by owner.

Skirting & Trim: PQ timber - Confirm with Owner

Scotia: 55mm Gib Cove through House

40x10mm FJ pine to cupboards

Architraves: 60x18mm MDF/FJ pine

A- 90mm Timber framed wall with

A1a 10mm Gib Standard wall linings, stopped, sanded, sealed & painted.

A1b 10mm Gib Aqualine wall linings, stopped, sanded, sealed & painted.

A1c 10mm Gib Noiseline wall linings, stopped, sanded,

sealed & painted with Pink Batts Silencer 100mm R2.4.

A1d Owner selected Tiles over 9mm JH Villaboard linings, stopped, sanded & sealed (**Ardex WPM155 Rapid membrane where required, Applicator to provide PS3 at end of job**)

A1e 9mm Plywood wall linings, sealed.

GIB to be finished to 'Grade 4' level generally unless noted otherwise.

Refer to the Resene manufactures spec for sealer, undercoat & interior

low sheen acrylic paint top coat. Follow paint manufacturer's

specifications for paint application & preparation to all surfaces.

## EXTERNAL WALL &amp; CLADDING CODES:

Ex1 Timber bevelback weatherboards on 20mm drained cavity over 4.5mm James Hardie Home RAB Board with cladding type Ex2 above windows

Ex2 WB10 Vertical Abodo weatherboards on 20mm drained cavity over 4.5mm James Hardie Home RAB Board

Ex3 'Hard As Rocks' veneer cladding on 9mm BGC StoneSheet fibre cement backing board on 20mm drained cavity over 4.5mm James Hardie Home RAB Board

## FLOOR FINISHES &amp; CONSTRUCTION CODES:

FL1- 100mm thick 20MPa Concrete Slab with 500E 665 mesh on DPM on sand blinding on compacted fill

FL1a Owner selected Carpet on heavy duty underlay

FL1b Owner selected vinyl

FL1c Owner selected Tiles (**Ardex WPM155 Rapid membrane where required, Applicator to provide PS3 at end of job**)

FL1d Owner selected Timber strip flooring with impermeable finish to comply with E3/AS1 3.1.1

FL1e U3 Float finish concrete

FL2 100mm thick U5 broom finished concrete paving

Supply of carpet, tiles & concrete are to be selected at a later date by owner from builders selection. Natural Anodized Aluminum trim bars to be used between different flooring types unless otherwise stated. Waterproof membrane as required, Applicator to provide PS3 at end of job

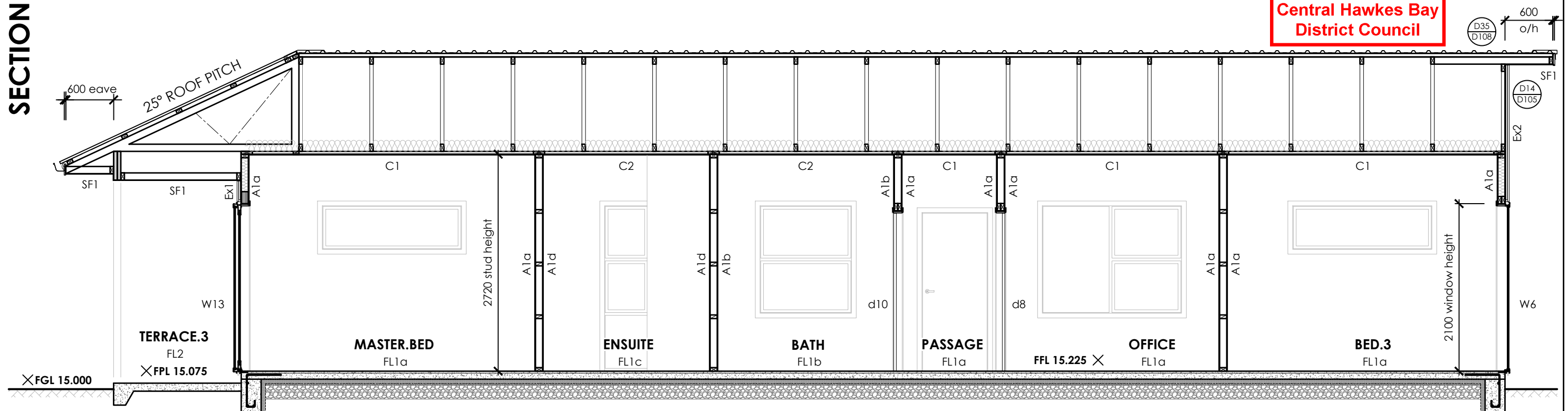
## SOFFIT LININGS:

All soffit linings to be 7.5mm JH HardieGroove with

40x10 H3.1 timber batten joiners

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## SECTION 2-2



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## PROJECT:

**Triff Home**

296 Homewood Rd, Waipawa

## DRAWING TITLE:

**Section 1-1, 2-2**

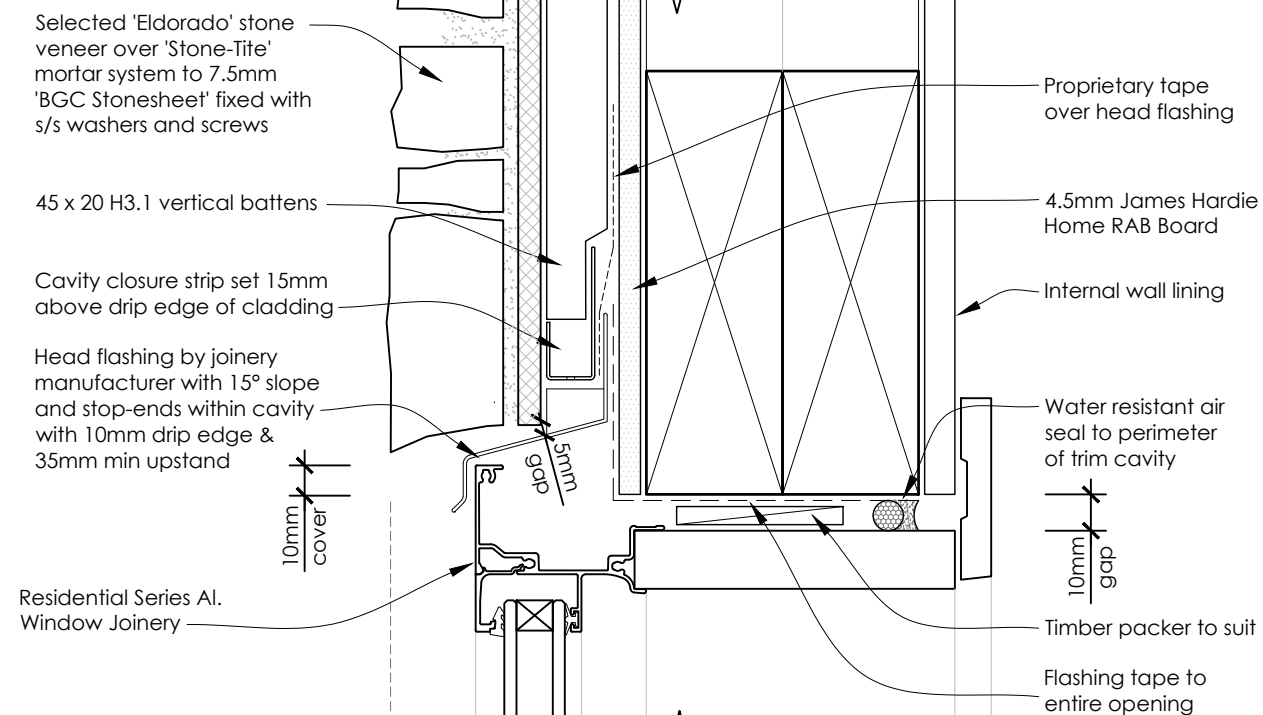
DATE: 21-Sep-21 JOB #: 20030

DESIGNED: MCJ DRAWN: NIO

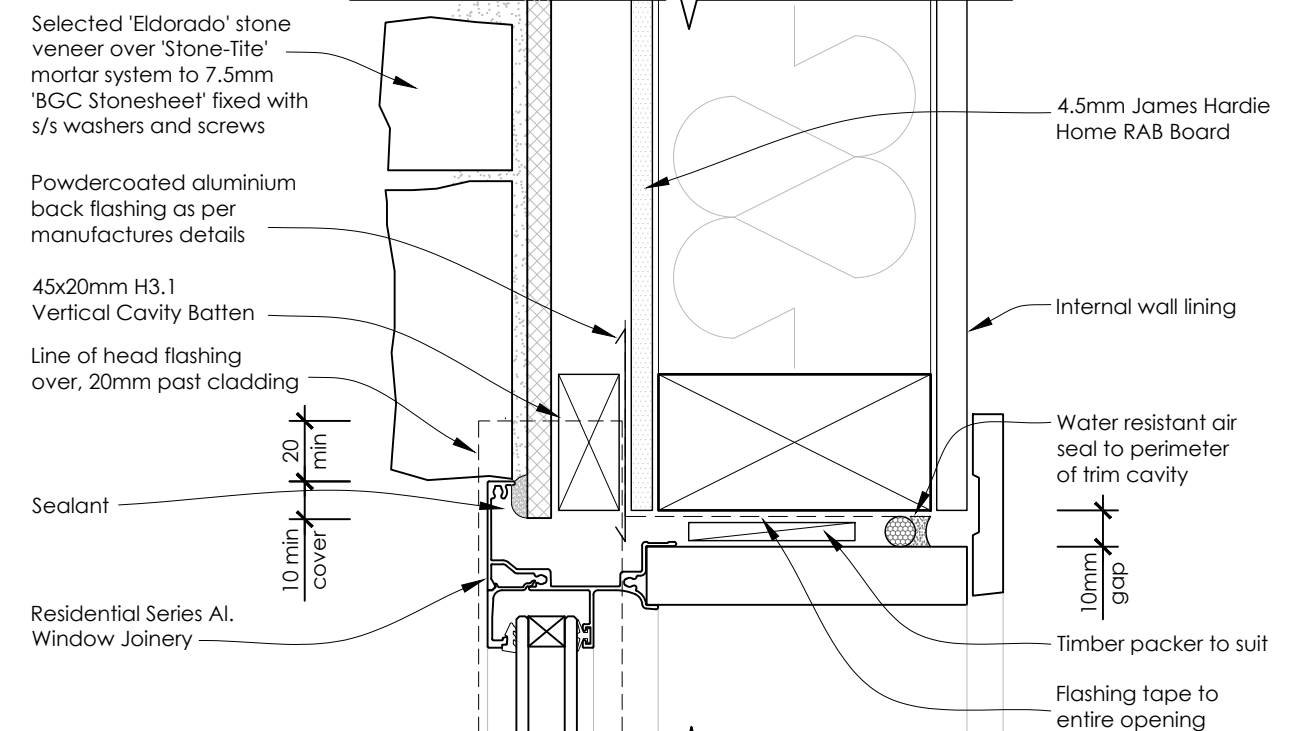
ISSUE: Consent CHECKED: MCJ

SCALE:	DRAWING #:	REV:
<b>1 : 50</b>	<b>S101</b>	<b>R0</b>

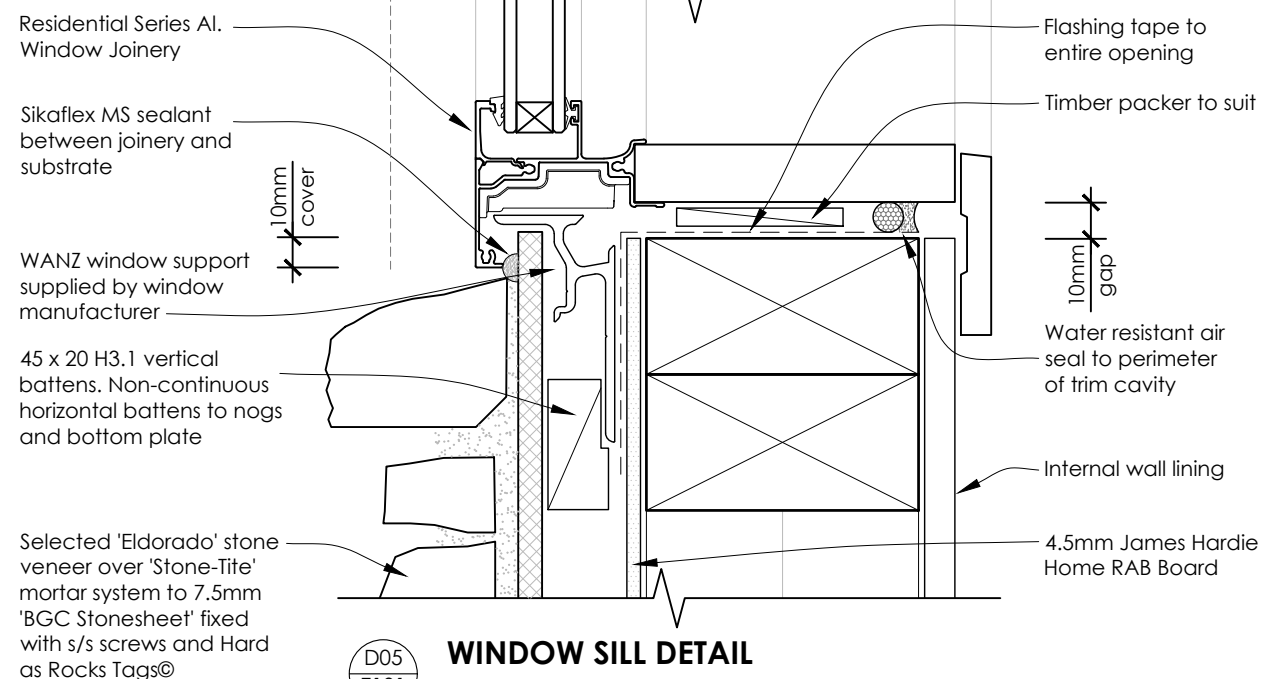
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D04  
E101  
**WINDOW HEAD DETAIL**  
(Hard as Rocks Eldorado Stone Veneer) Scale 1:2.5



D06  
E101  
**WINDOW JAMB DETAIL**  
(Hard as Rocks Eldorado Stone Veneer) Scale 1:2.5



D05  
E101  
**WINDOW SILL DETAIL**  
(Hard as Rocks Eldorado Stone Veneer) Scale 1:2.5

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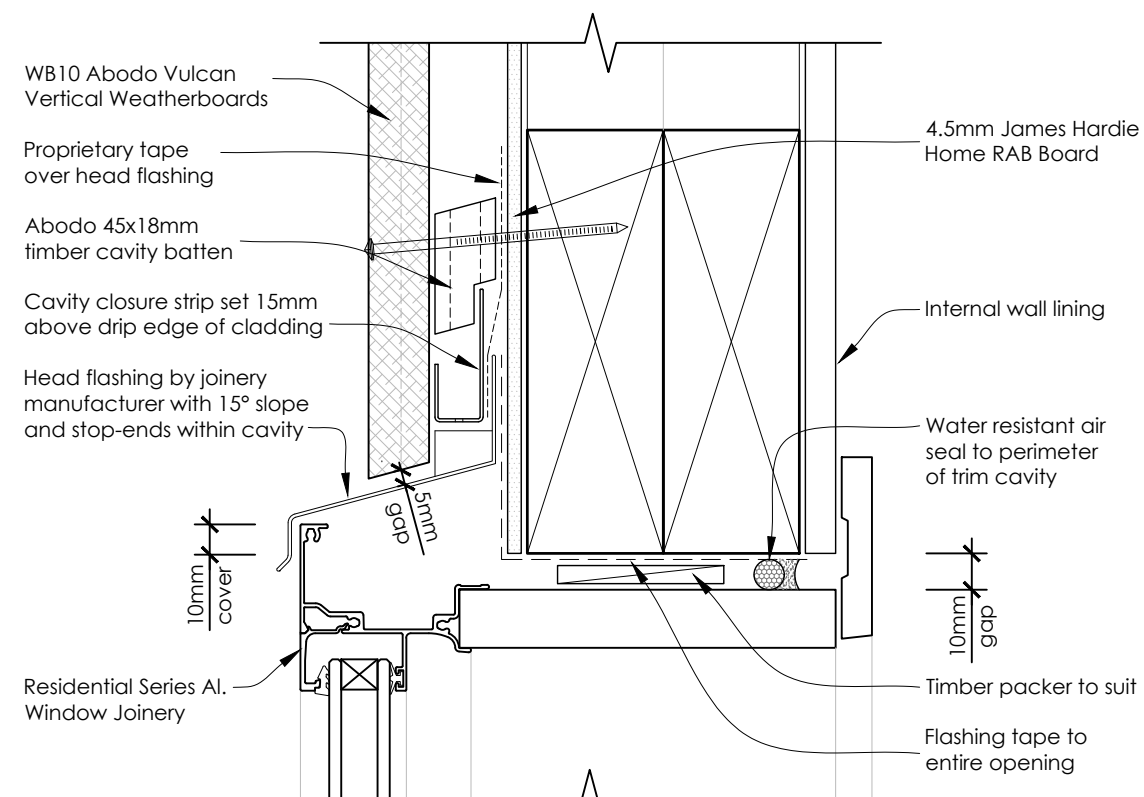
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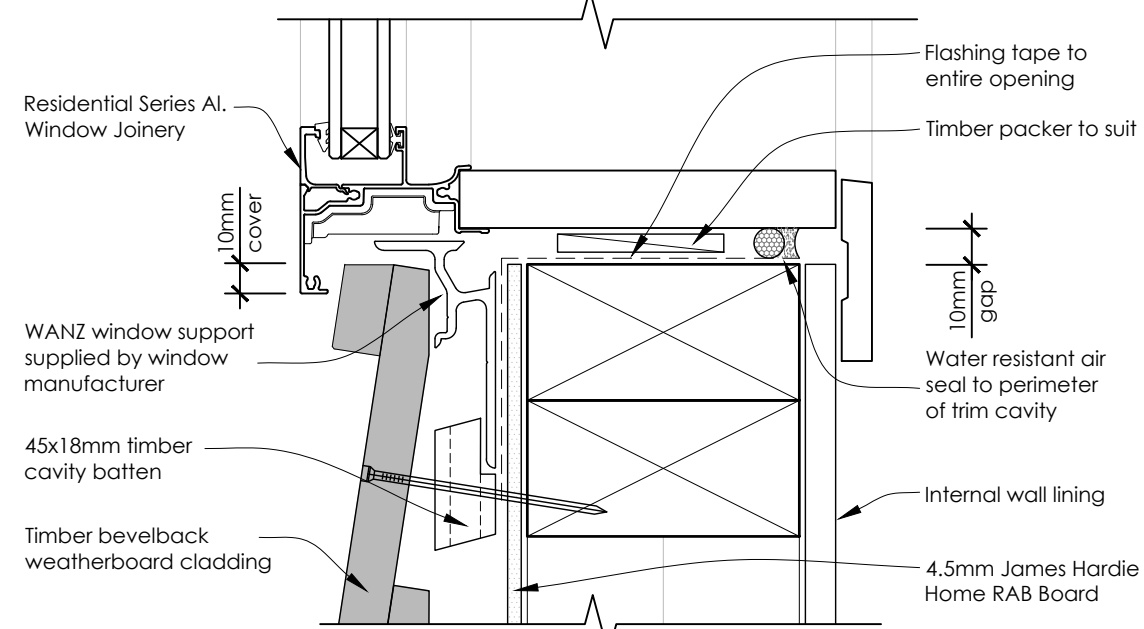
PROJECT: <b>Triff Home</b> 296 Homewood Rd, Waipawa	DATE: 21-Sep-21	JOB #: 20030
	DESIGNED: MCJ	DRAWN: NIO
	ISSUE: Consent	CHECKED: MCJ
DRAWING TITLE: <b>Window Details 1</b> <b>-Eldorado Stone Veneer</b>	SCALE: <b>1:2.5</b>	DRAWING #: <b>D101</b>
		REV: <b>R0</b>



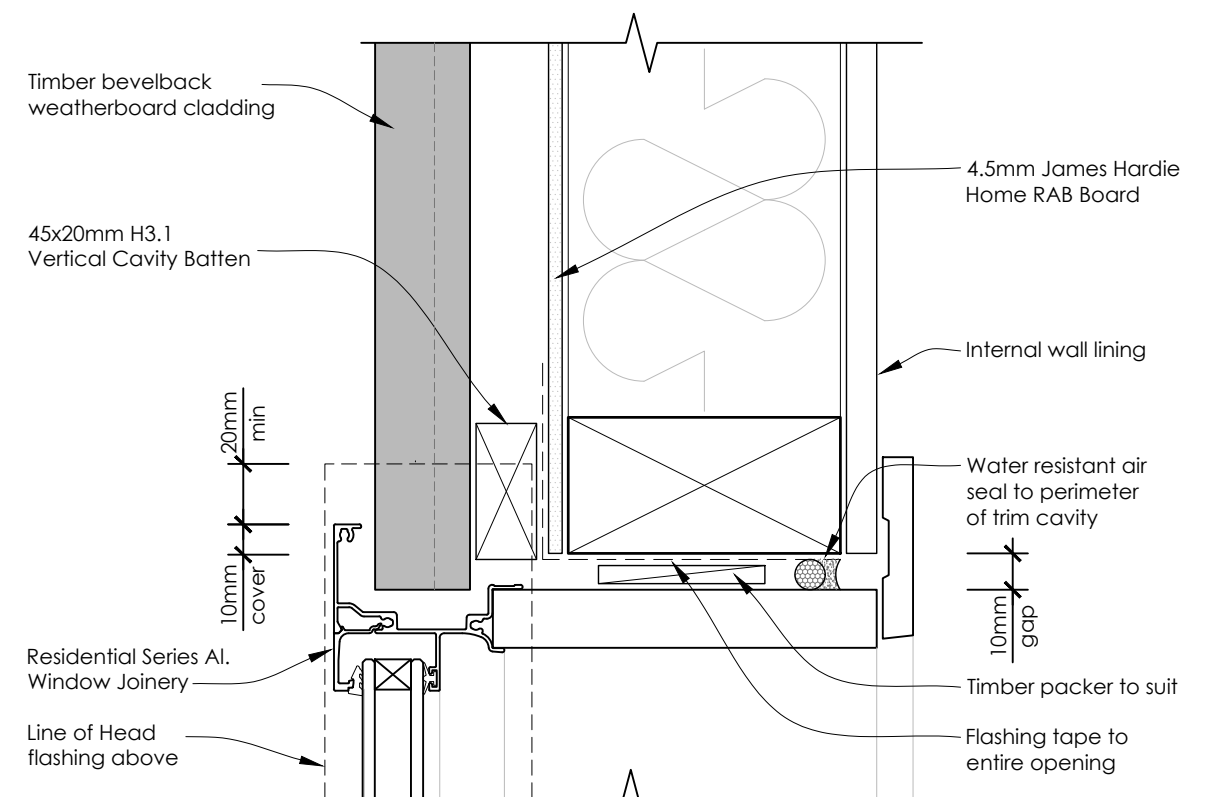
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D01  
E102  
**WINDOW HEAD DETAIL**  
(Abodo WB10 Vertical W/B) Scale 1:2.5



D02  
E102  
**WINDOW SILL DETAIL**  
(Timber Bevelback Weatherboard) Scale 1:2.5



D03  
E102  
**WINDOW JAMB DETAIL**  
(Timber Bevelback Weatherboard) Scale 1:2.5

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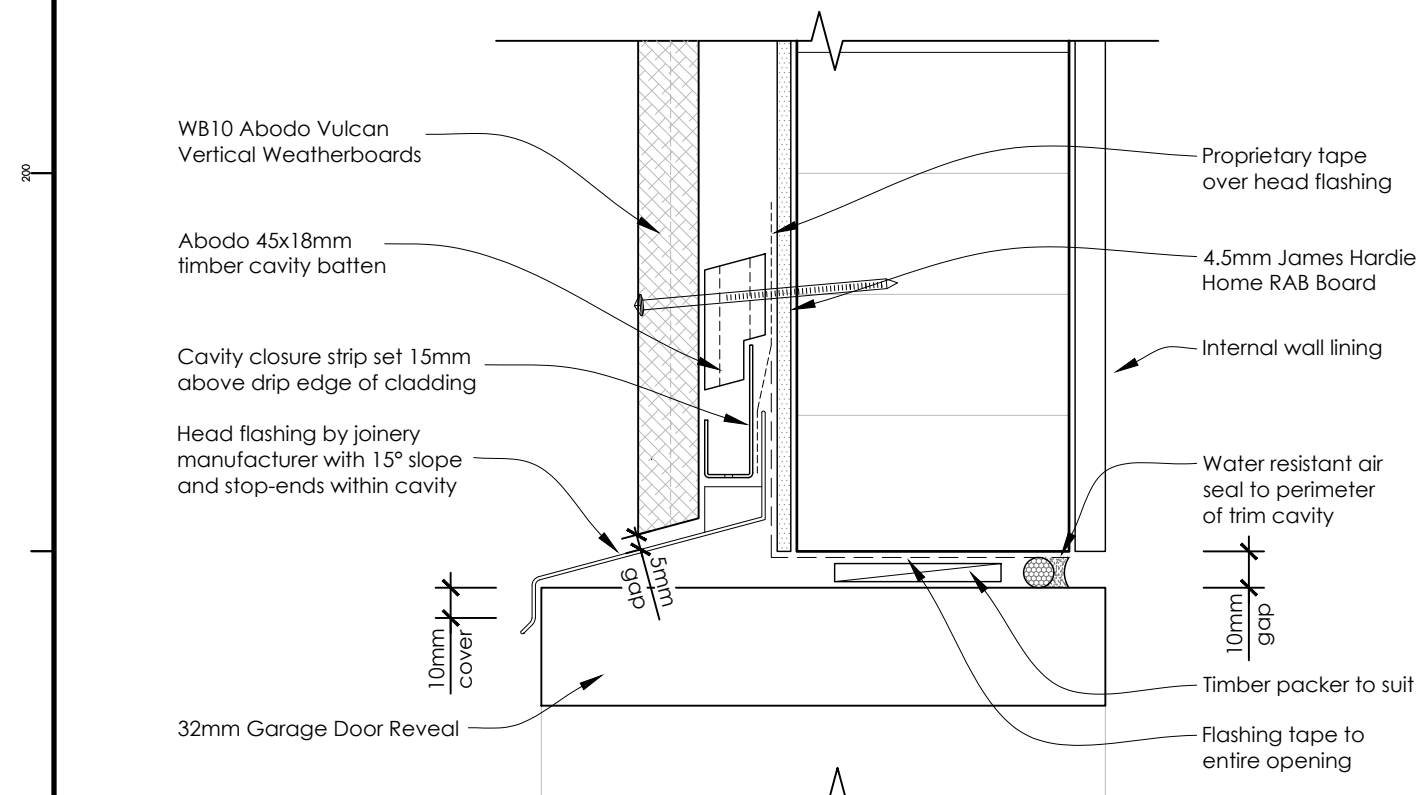
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**Triff Home**  
296 Homewood Rd, Waipawa

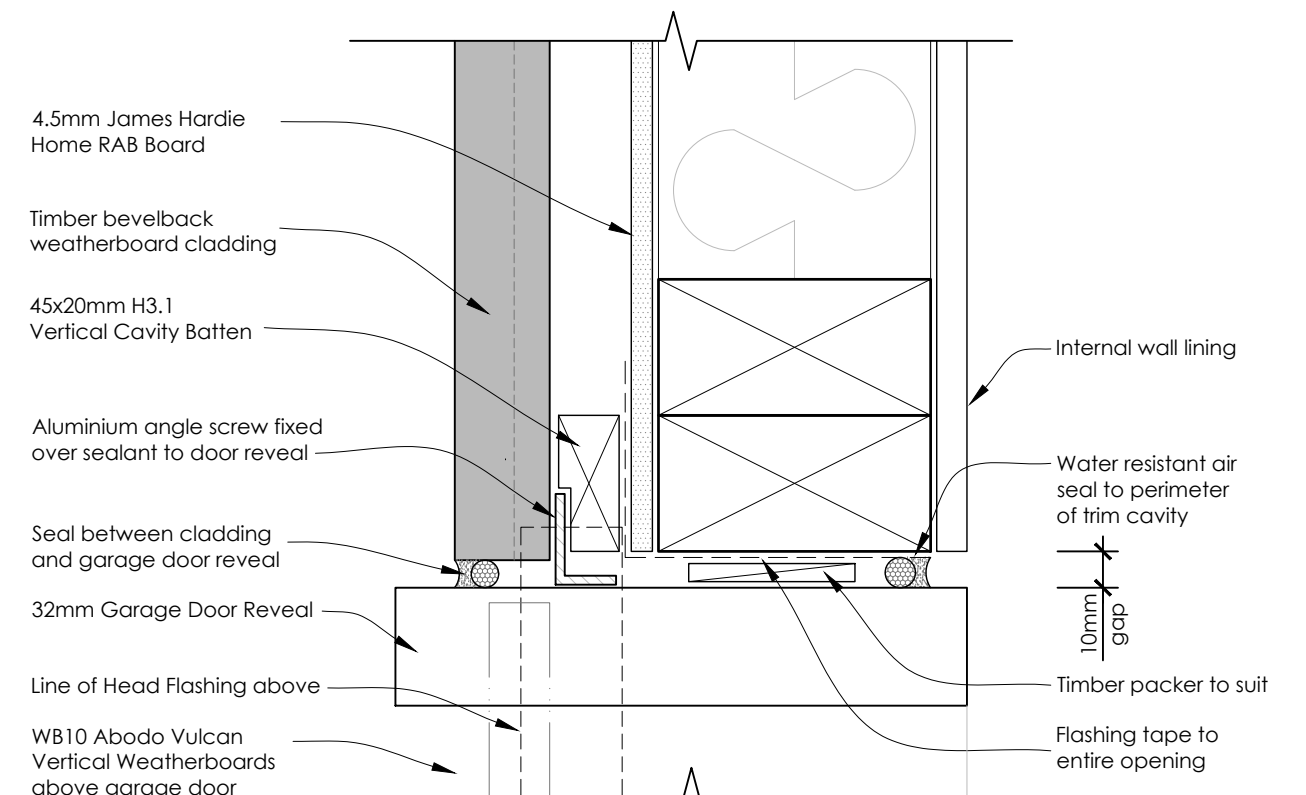
DRAWING TITLE:  
**Window Details 2**  
**-Timber Bevelback W/B's**

DATE:	21-Sep-21	JOB #:	20030
DESIGNED:	MCJ	DRAWN:	NIO
ISSUE:	Consent	CHECKED:	MCJ
SCALE:	1:2.5	DRAWING #:	D102
		REV:	R0

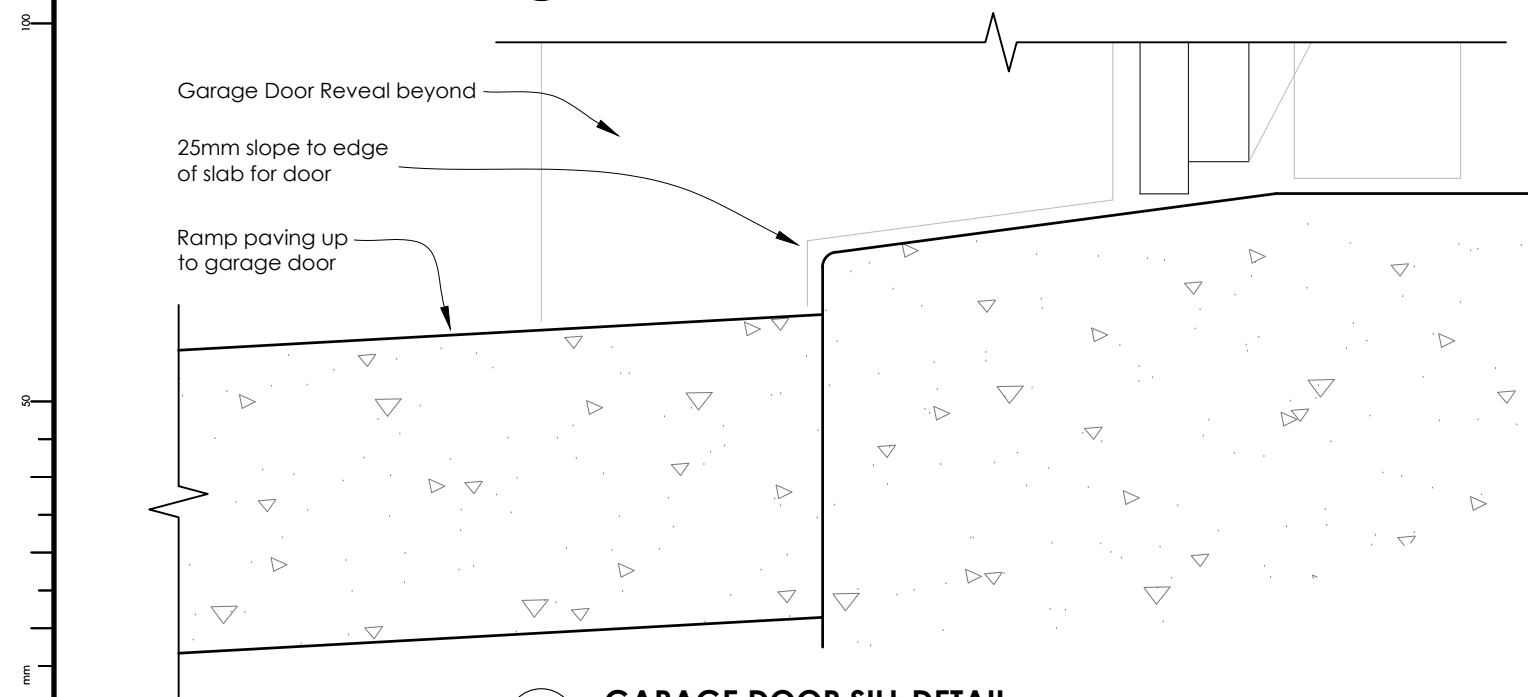
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**D07 E101 GARAGE DOOR HEAD DETAIL**  
(Abodo WB10 Vertical W/B) Scale 1:2.5



**D09 E101 GARAGE DOOR JAMB DETAIL**  
(Timber Bevelback Weatherboard) Scale 1:2.5



**D08 L105 GARAGE DOOR SILL DETAIL**  
(Timber Bevelback Weatherboard) Scale 1:2.5

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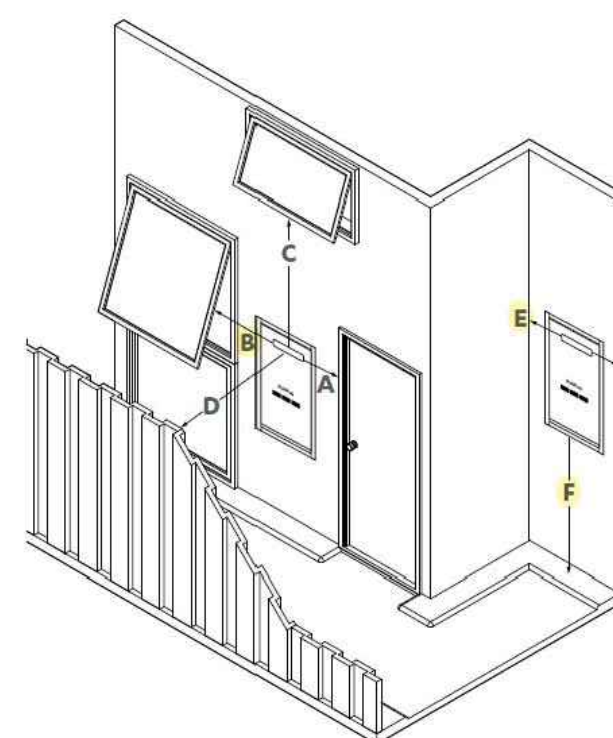
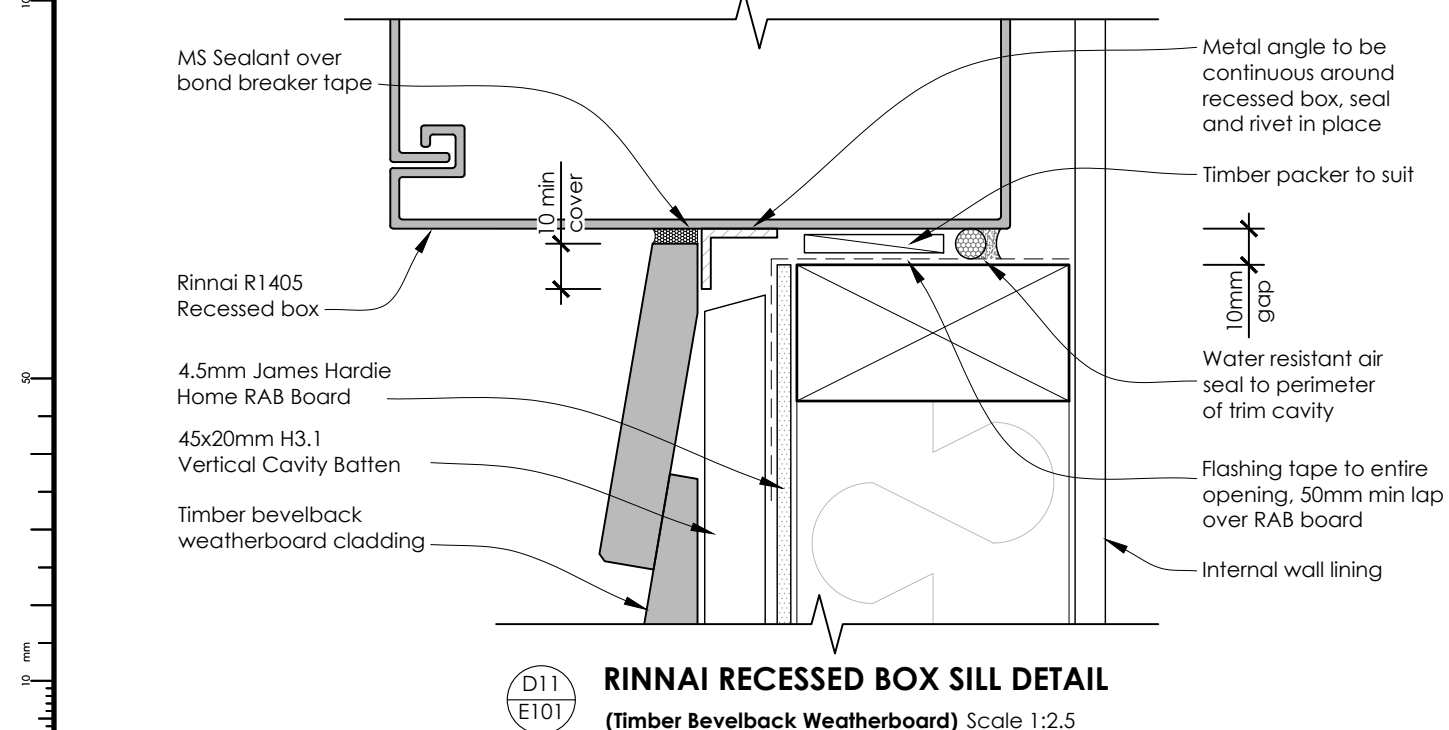
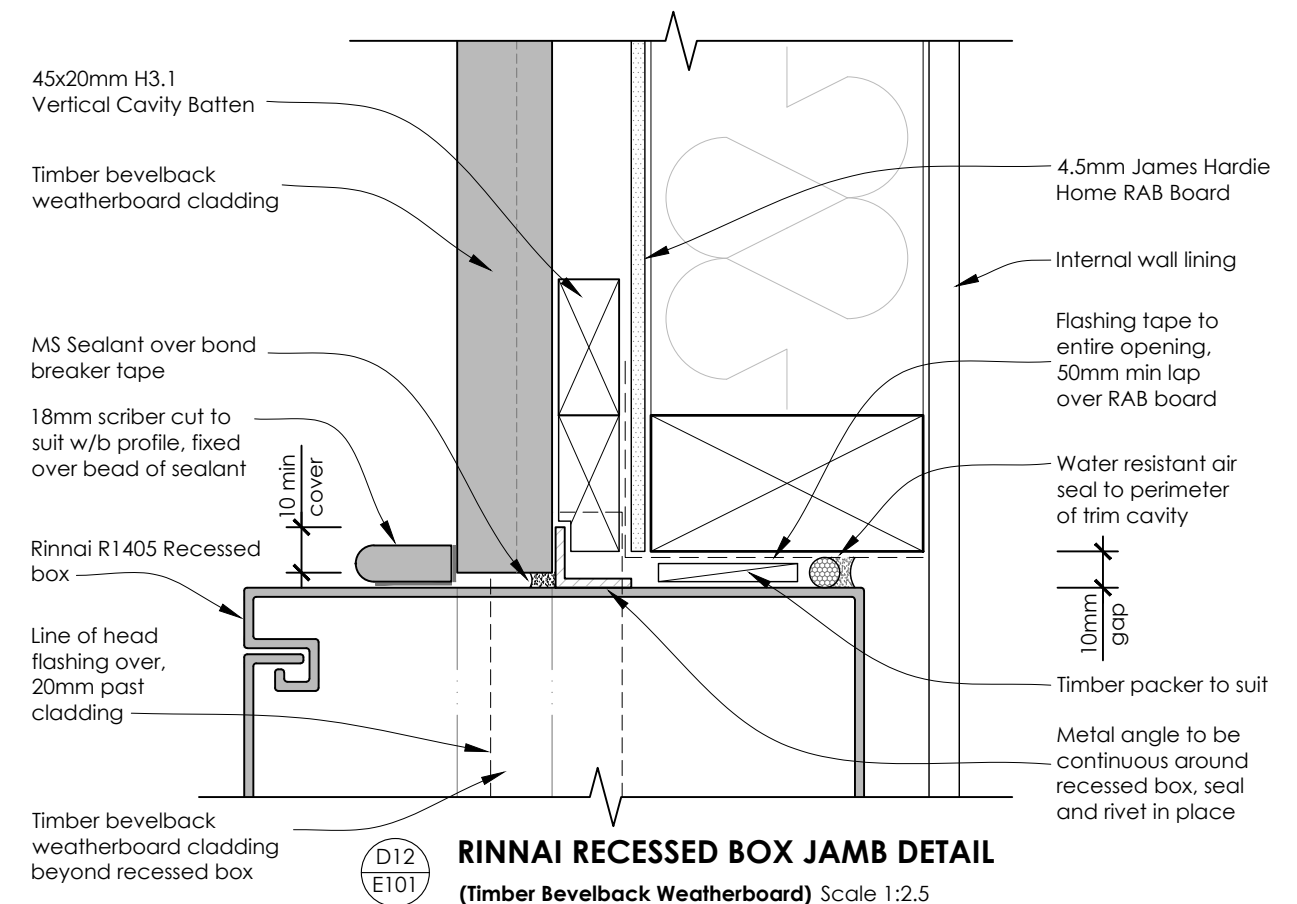
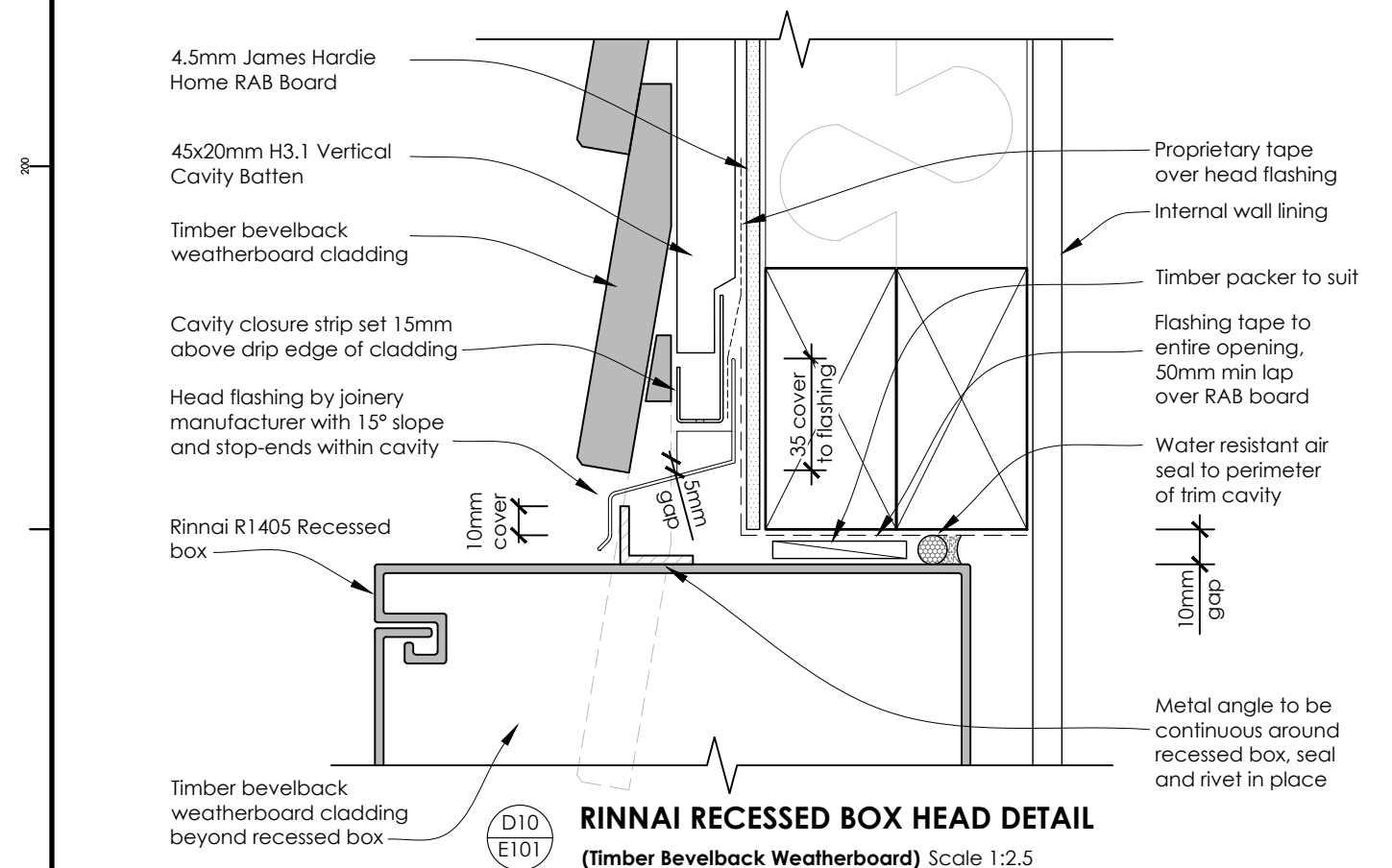
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	DESIGNED: MCJ	DRAWN: NIO
	ISSUE: Consent	CHECKED: MCJ
DRAWING TITLE: <b>Garage Door Details</b> <b>-Timber Bevelback W/B's</b>	SCALE: 1:2.5	DRAWING #: D103
		REV: R0

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**Other general clearances**  
Below eaves, balconies, and other projections - 300 mm.

From a gas meter - 1000 mm.

From an electricity meter or fuse box - 500 mm.

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Description	INFINITY A-Series, HD200, EF24, EF26
A Horizontally from an operable door	300 mm
B Horizontally from an operable window	300 mm
C Vertically below an operable window	1500 mm
D Horizontally from any building structure or obstruction facing the terminal	500 mm
E From a return wall	300 mm
F From the ground	300 mm*
G From an external corner	300 mm

\* Rinnai recommend 1500 mm to give enough clearance for the pipe work and to safely expel flue gases

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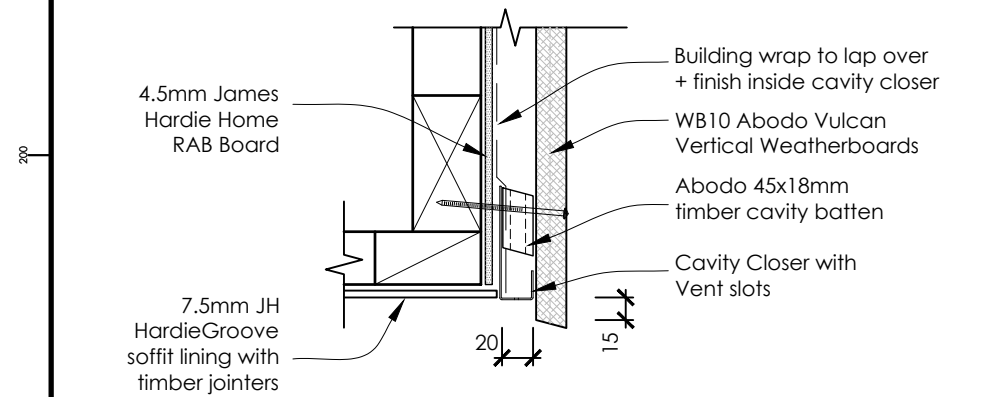
PROJECT:  
**Triff Home**  
296 Homewood Rd, Waipawa

DRAWING TITLE:  
**Rinnai Recessed Box Details**  
**-Timber Bevelback W/B's**

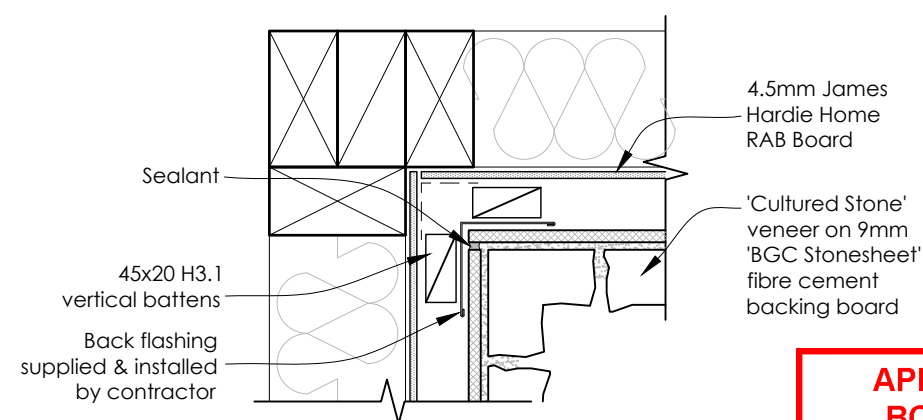
DATE:	21-Sep-21	JOB #:	20030
DESIGNED:	MCJ	DRAWN:	NIO
ISSUE:	Consent	CHECKED:	MCJ
SCALE:	1:2.5	DRAWING #:	D104
REV:	R0		



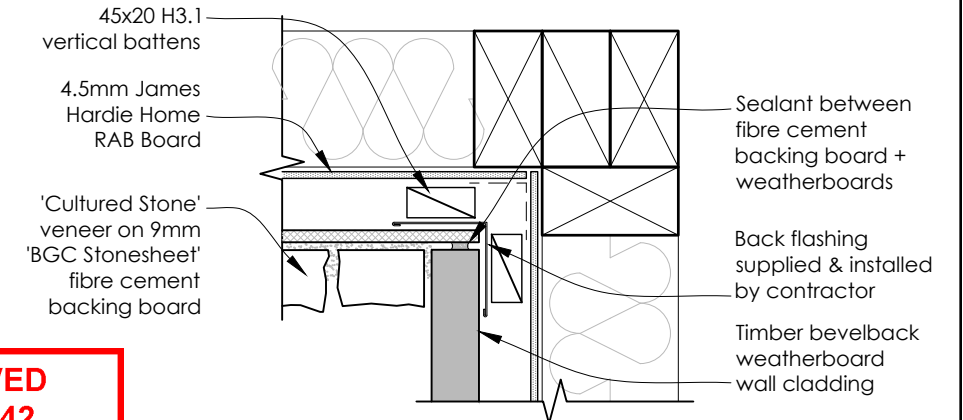
# ALL DETAILS TO BE READ IN CONJUNCTION WITH MANUFACTURERS DOCUMENTATION IN THE APPENDIX OF THE SPECIFICATION



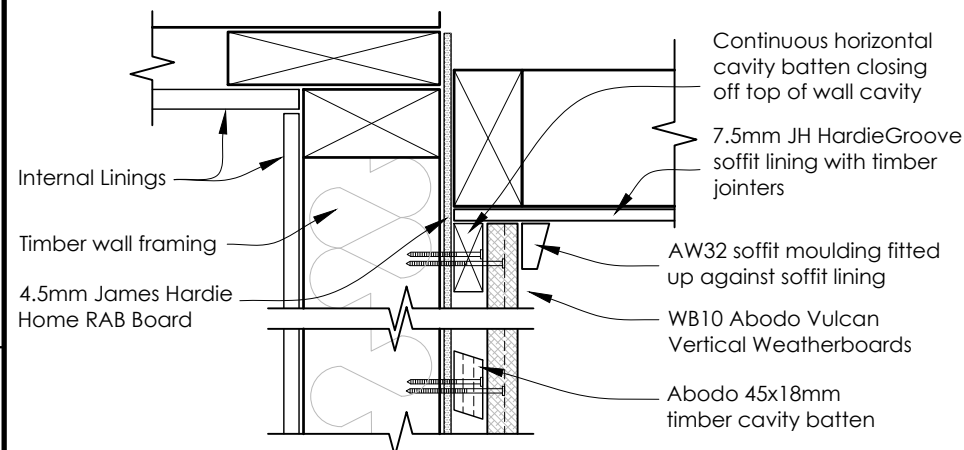
**D13  
E101** **SOFFIT DRIP EDGE DETAIL**  
(Abodo WB10 Vertical W/B) Scale 1:5



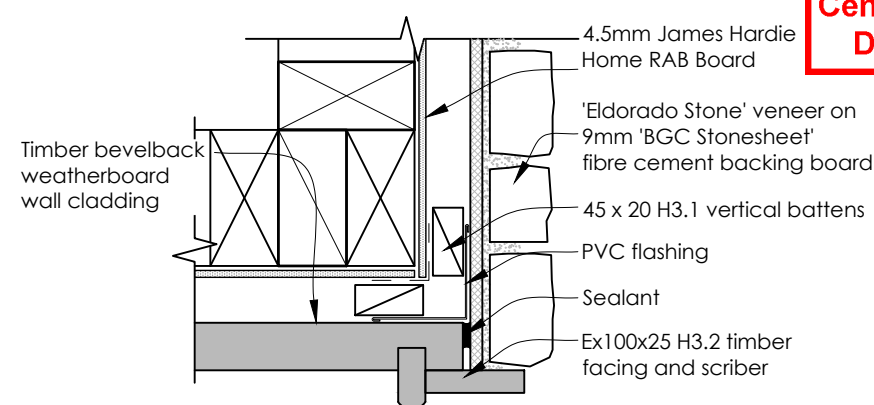
**D16  
L102** **INTERNAL CORNER DETAIL**  
(Hard as Rocks Eldorado Stone Veneer) Scale 1:5



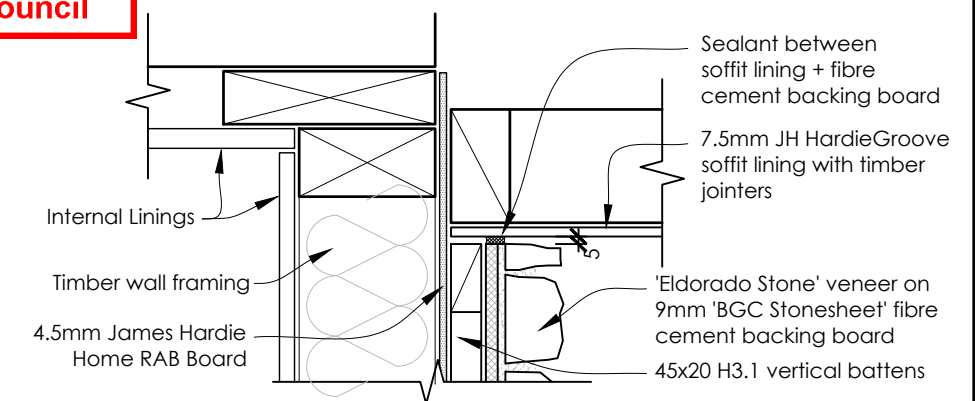
**D19  
L102** **INTERNAL CORNER JUNCTION DETAIL**  
(Timber Bevelback W/B - Eldorado Stone Veneer) Scale 1:5



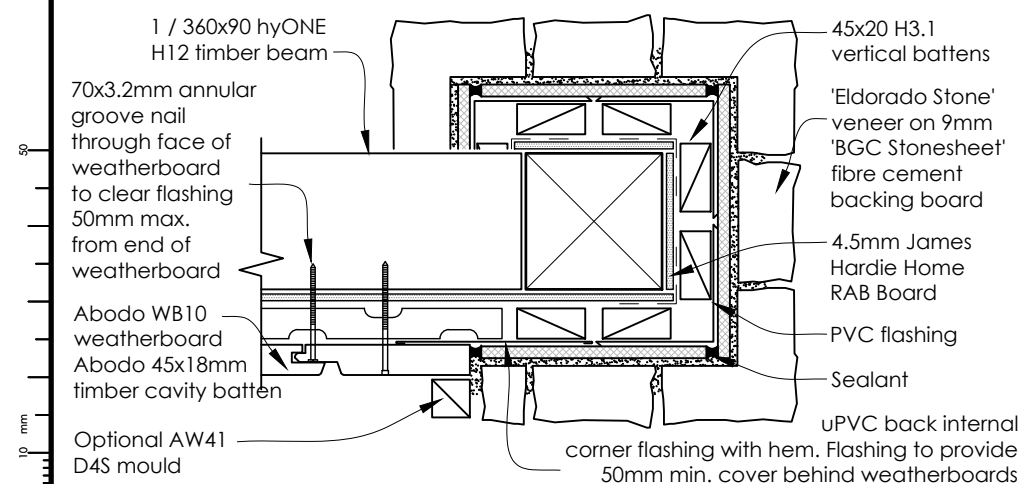
**D14  
S101** **FLAT SOFFIT DETAIL**  
(Abodo WB10 Vertical W/B) Scale 1:5



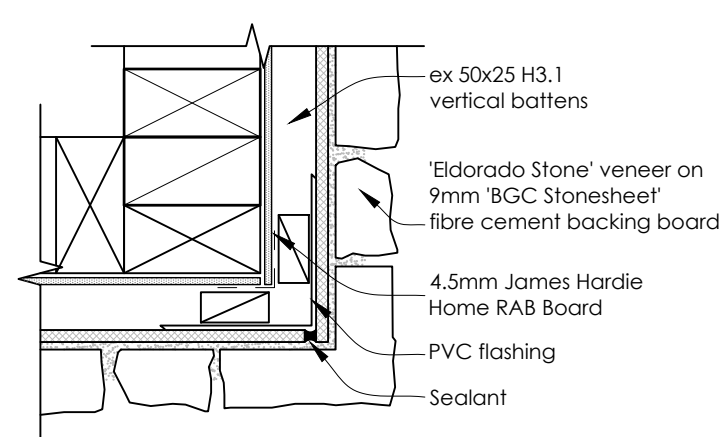
**D17  
L102** **EXTERNAL CORNER JUNCTION DETAIL**  
(Timber Bevelback W/B - Eldorado Stone Veneer) Scale 1:5



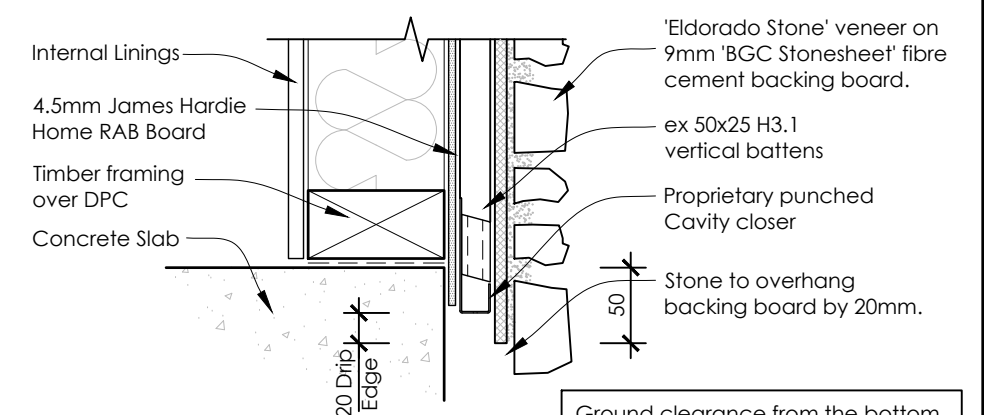
**D20  
-** **SOFFIT DETAIL**  
(Hard as Rocks Eldorado Stone Veneer) Scale 1:5



**D15  
E101** **INTERNAL CORNER JUNCTION DETAIL**  
(Abodo WB10 Vertical W/B - Eldorado Stone Veneer) Scale 1:5



**D18  
L102** **EXTERNAL CORNER DETAIL**  
(Hard as Rocks Eldorado Stone Veneer) Scale 1:5



**D21  
-** **BASE DETAIL**  
(Hard as Rocks Eldorado Stone Veneer) Scale 1:5

Ground clearance from the bottom of the Cladding:  
- 100mm min to permanent paving  
- 175mm min to unprotected ground

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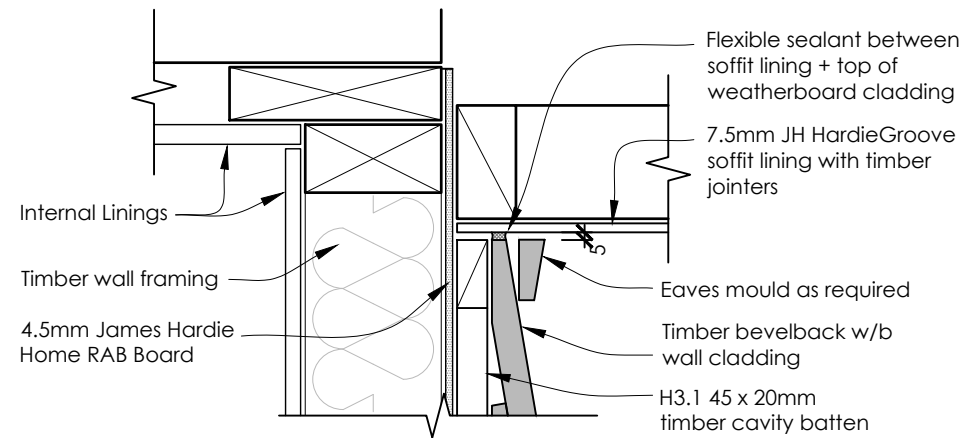
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**PROJECT:**  
**Triff Home**  
296 Homewood Rd, Waipawa

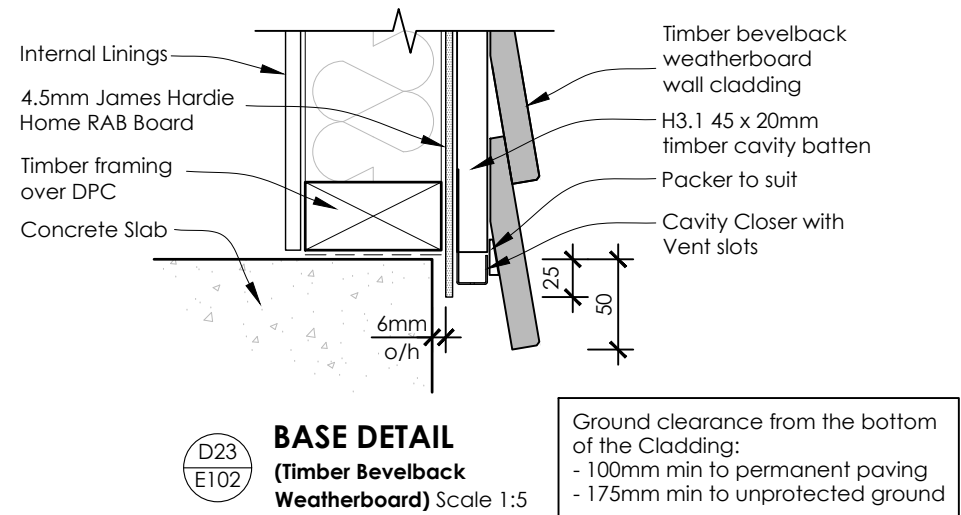
**DRAWING TITLE:**  
**Cladding Details 1**  
**-Eldorado Stone Veneer**

DATE:	21-Sep-21	JOB #:	20030
DESIGNED:	MCJ	DRAWN:	NIO
ISSUE:	Consent	CHECKED:	MCJ
SCALE:	1:5	DRAWING #:	D105
		REV:	R0

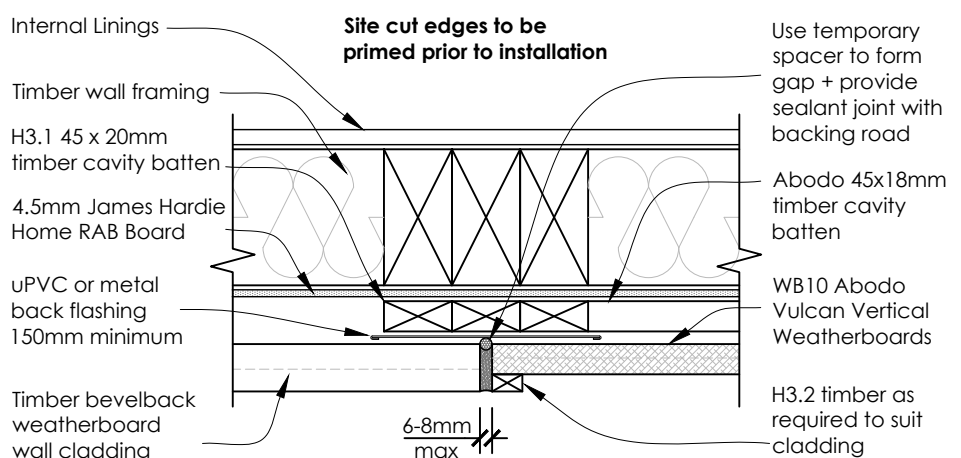
ALL DETAILS TO BE READ IN CONJUNCTION WITH MANUFACTURERS DOCUMENTATION IN THE APPENDIX OF THE SPECIFICATION



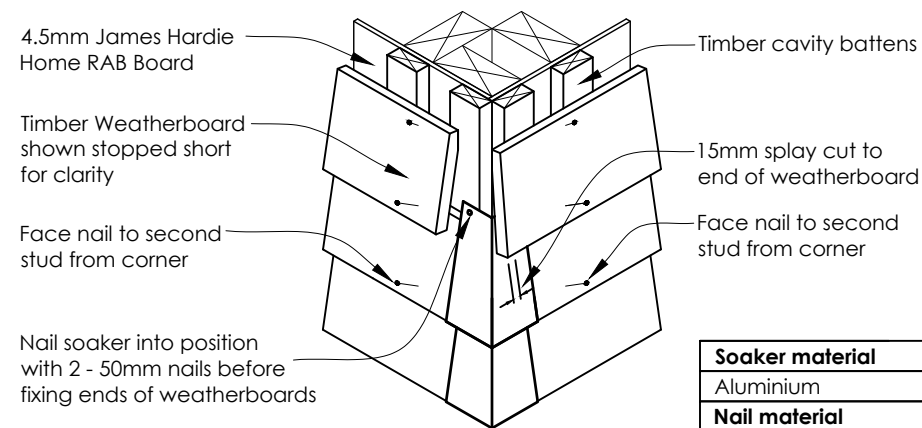
D22  
E102 **SOFFIT DETAIL**  
(Timber Bevelback Weatherboard) Scale 1:5



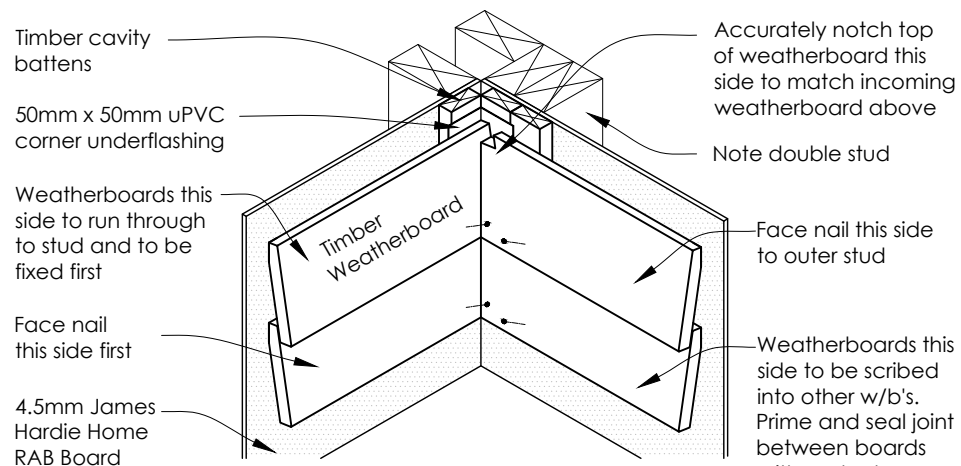
D23  
E102 **BASE DETAIL**  
(Timber Bevelback Weatherboard) Scale 1:5



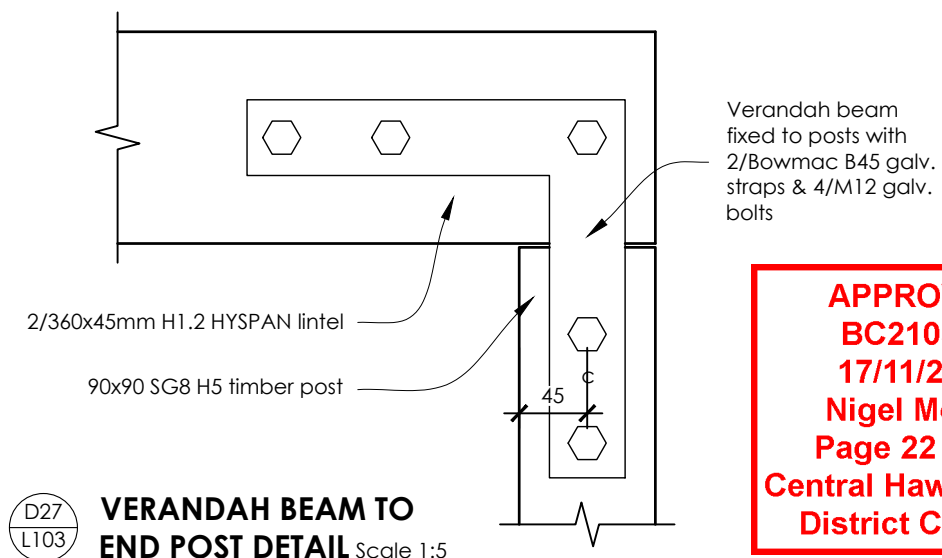
D24  
E101 **VERTICAL JOINT JUNCTION DETAIL**  
(Timber Bevelback W/B - Abodo WP10 Vertical W/B) Scale 1:5



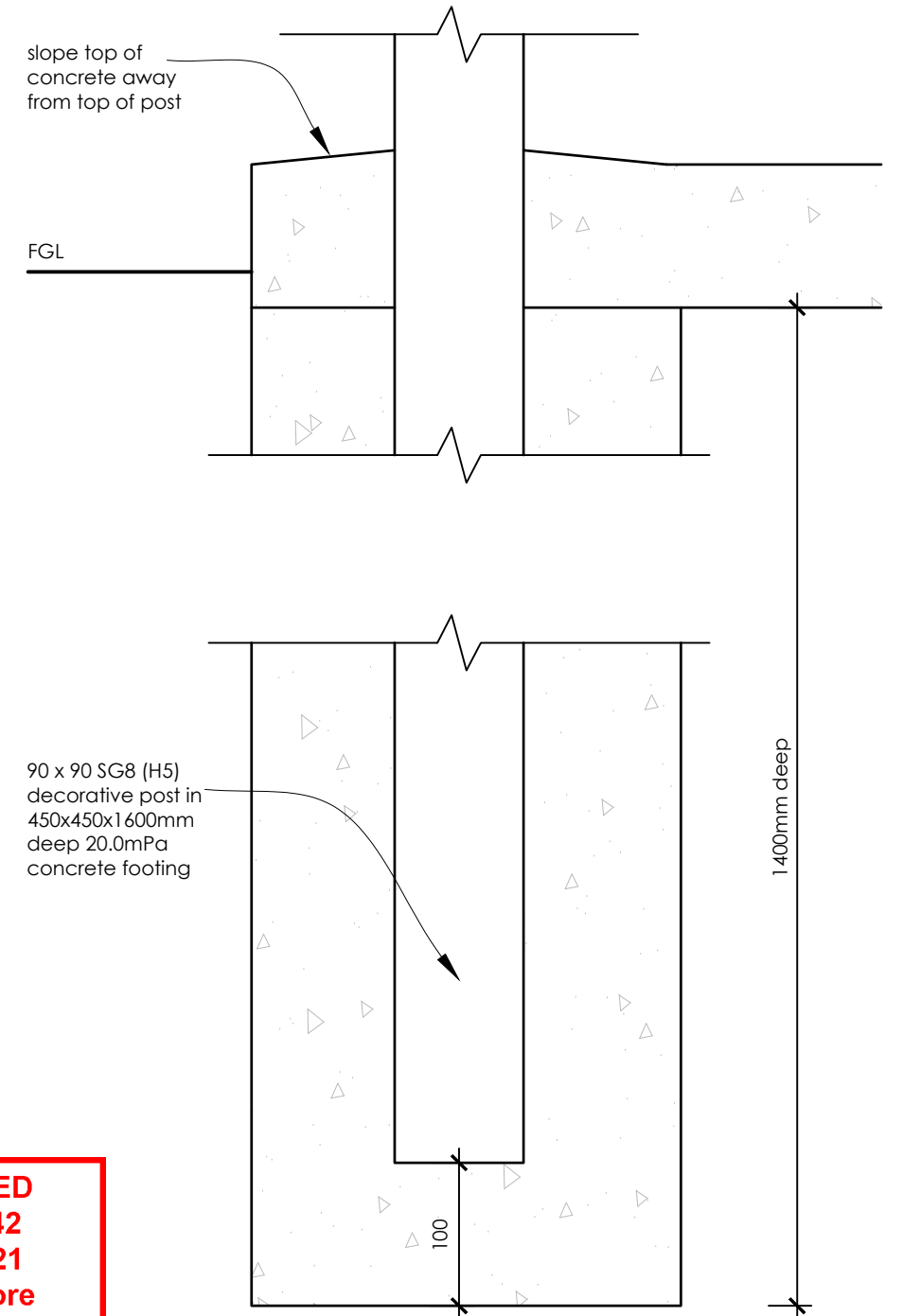
D25  
L102 **EXTERNAL CORNER DETAIL**  
(Timber Bevelback Weatherboard) Scale 1:5



D26  
L102 **INTERNAL CORNER DETAIL**  
(Timber Bevelback Weatherboard) Scale 1:5



D27  
L103 **VERANDAH BEAM TO END POST DETAIL** Scale 1:5



D28  
L105 **POST FOOTING DETAIL AT TERRACE.3**  
(90x90 H5 POST) Scale 1:5

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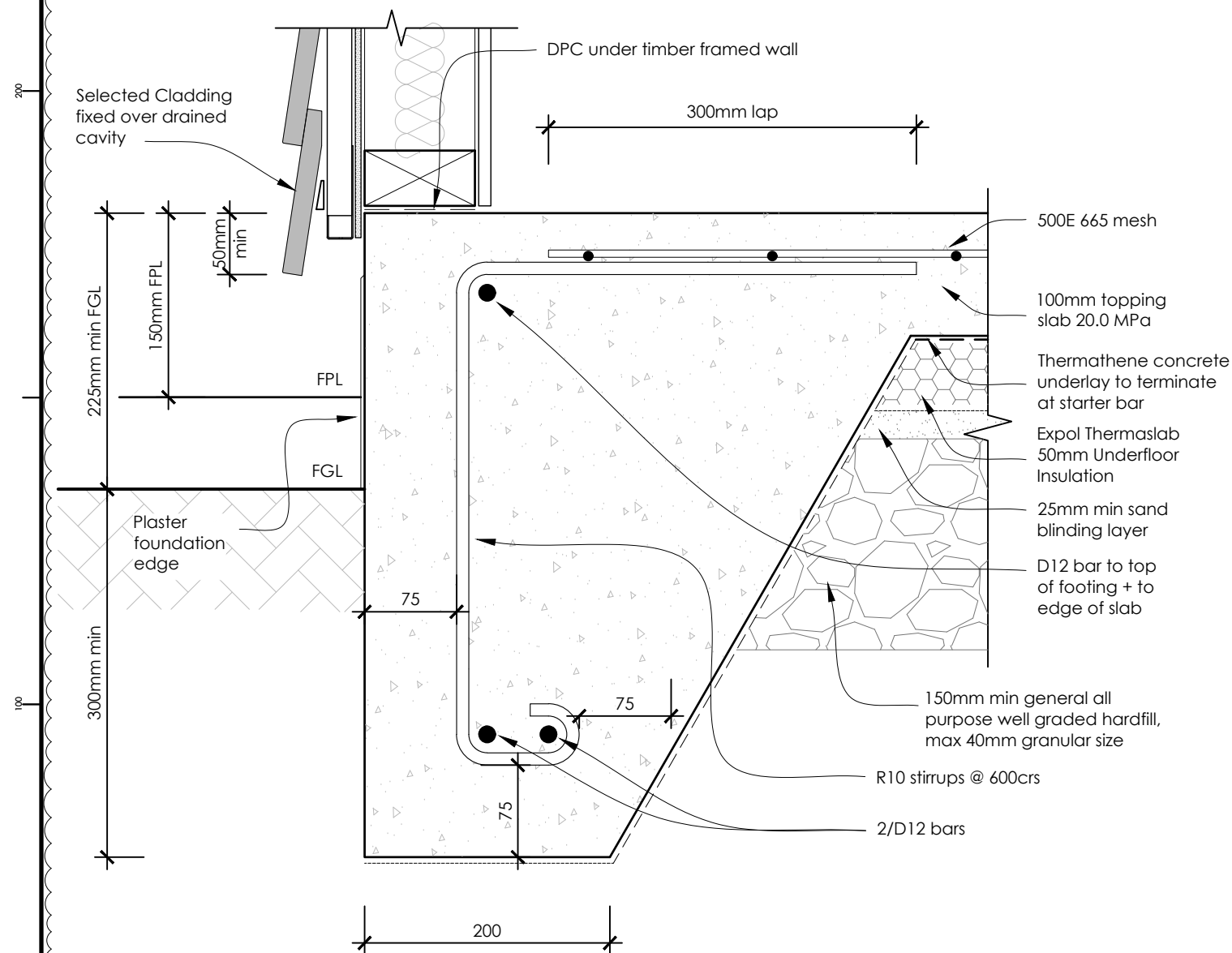
REV	DATE	AMENDMENT
R0	21.09.21	Issued for Building Consent

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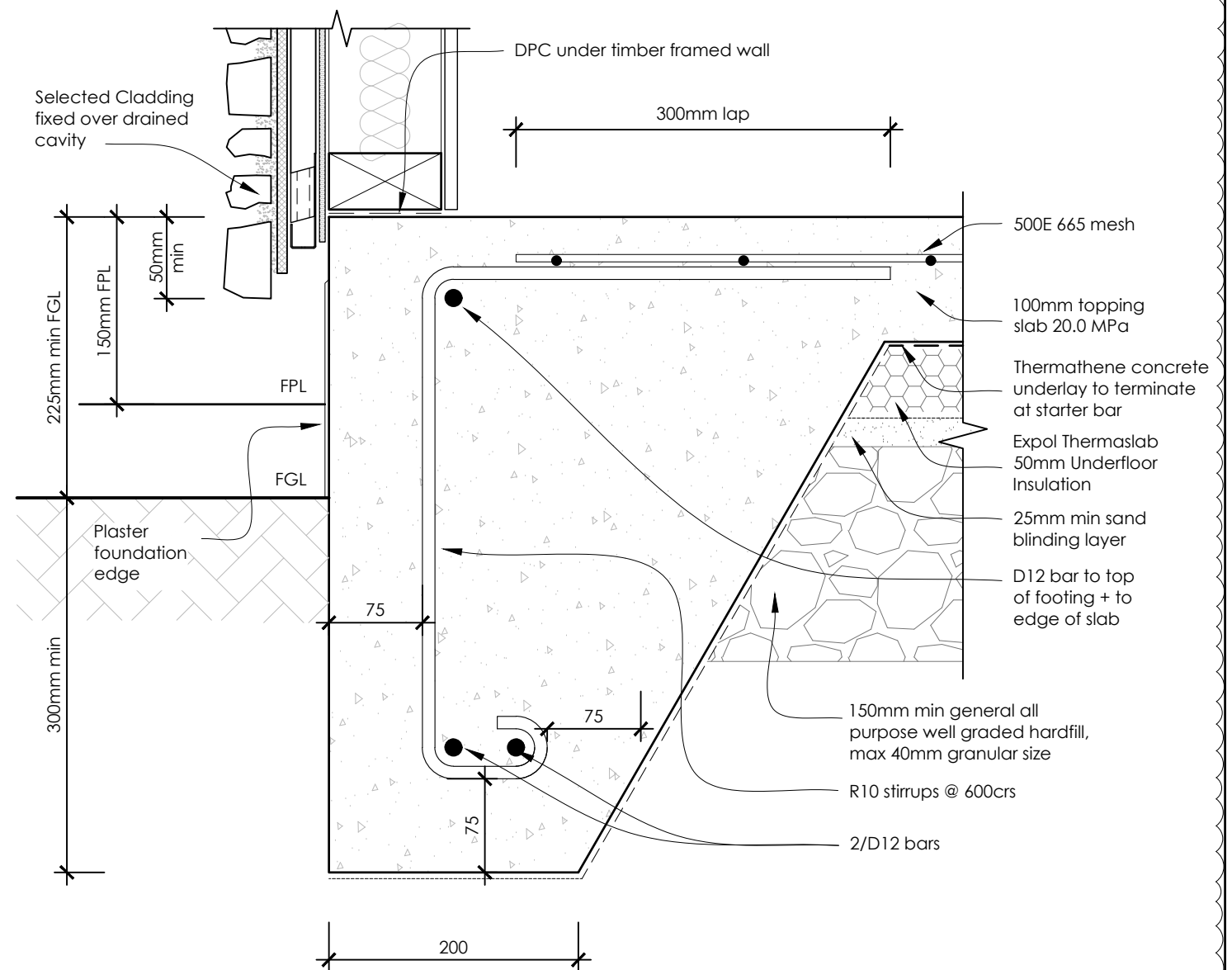
**PROJECT:**  
**Triff Home**  
296 Homewood Rd, Waipawa  
**DRAWING TITLE:**  
**Cladding Details 2**  
**-Timber Bevelback W/B's**

DATE:	21-Sep-21	JOB #:	20030
DESIGNED:	MCJ	DRAWN:	NIO
ISSUE:	Consent	CHECKED:	MCJ
SCALE:	1:5	DRAWING #:	D106
REV:	R0		

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D29  
L105 **SLAB EDGE FOOTING DETAIL**  
(Timber Bevelback Weatherboard) Scale 1:5



D30  
L105 **SLAB EDGE FOOTING DETAIL**  
(Hard as Rocks Eldorado Stone Veneer) Scale 1:5

- NOTES:**
- (1) Good ground definition see NZS 3604 2011 3.4.1 & depth see 3.4.2
  - (2) Min external cover to reinforcing:
    - a) Against ground 75mm
    - b) Against form work 50mm
    - c) Top cover to mesh 30mm
  - (3) Where Good Ground is located at a depth exceeding 600mm, the extra depth required below 3604 standard details may be filled with mass concrete, having a strength of 10MPa at 28 days or refer to engineers details for foundation edge
  - (4) These details are for well drained soils. For poorly drained soils refer to NZBC E2/AS1

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R0	21.09.21	Issued for Building Consent
R1	12.11.21	Details D29 + D30 revised

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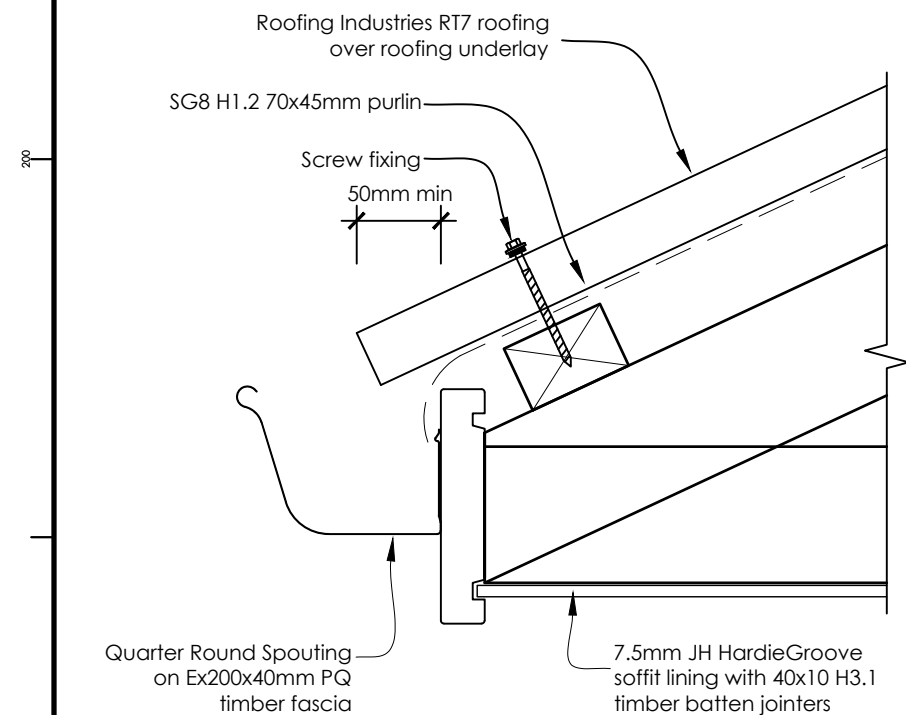
**PROJECT:**  
**Triff Home**  
296 Homewood Rd, Waipawa

**DRAWING TITLE:**  
**Foundation Details**

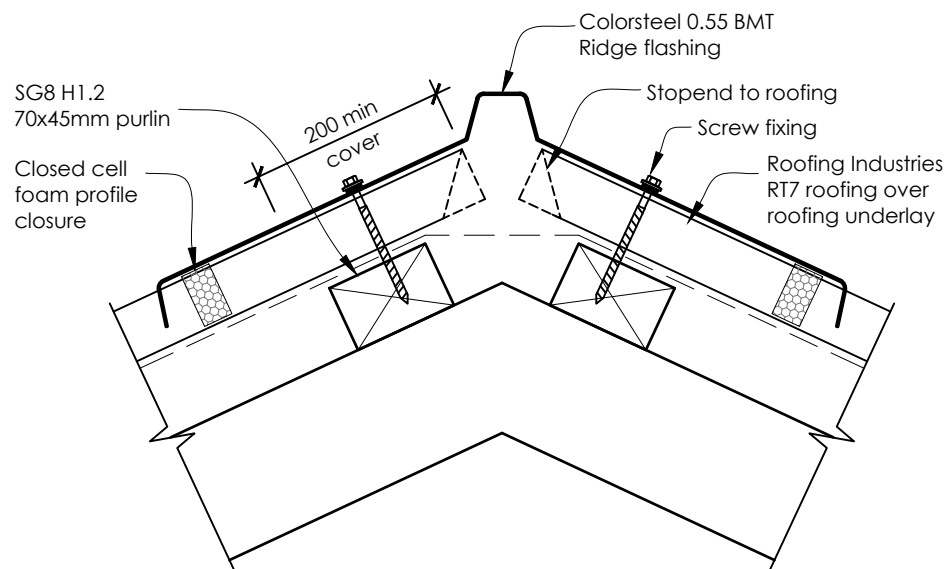
DATE:	12-Nov-21	JOB #:	20030
DESIGNED:	MCJ	DRAWN:	NIO
ISSUE:	Consent	CHECKED:	MCJ
SCALE:	1:5	DRAWING #:	D107
REV:	R1		



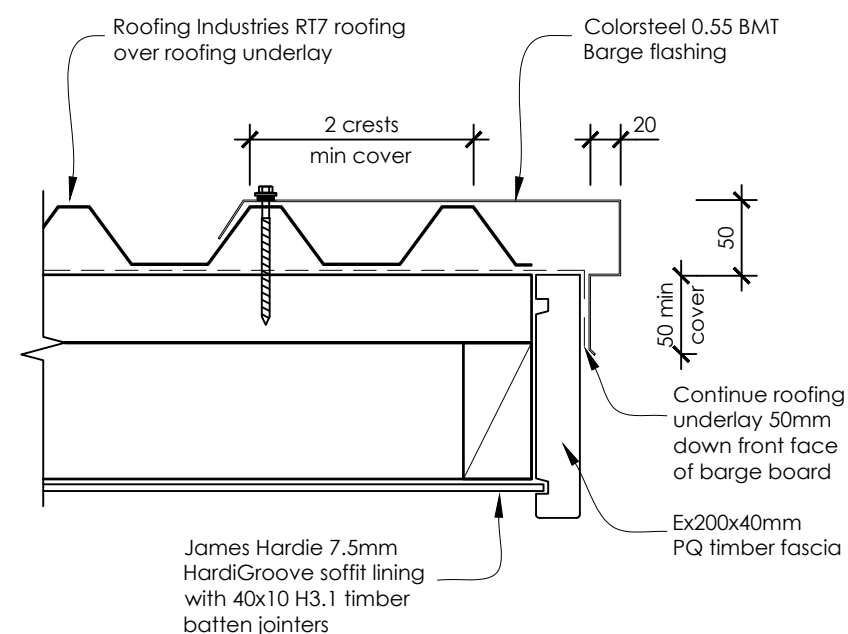
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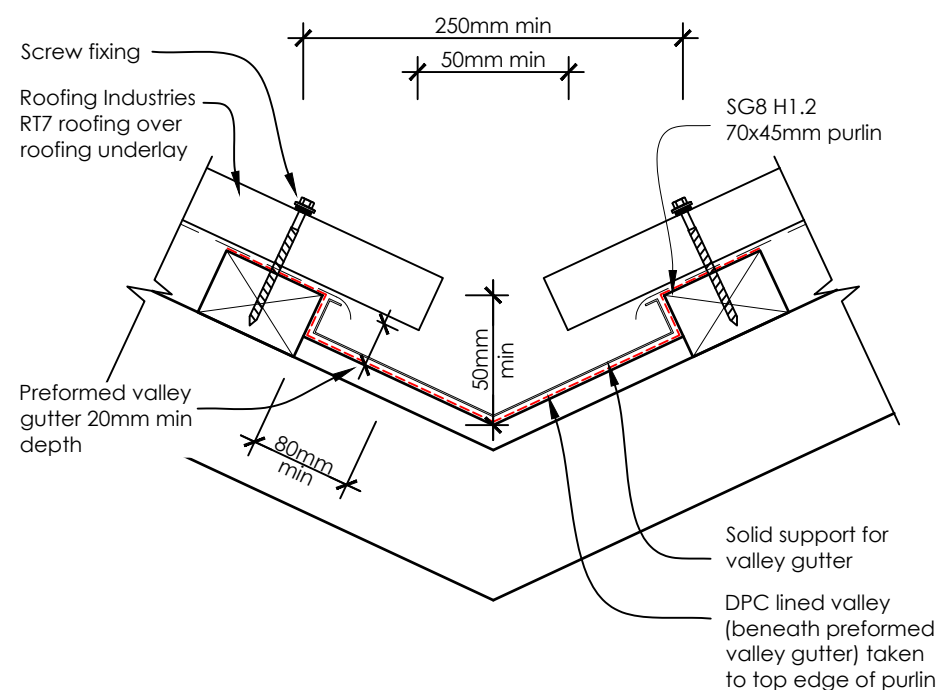
D31  
S101 **EAVE DETAIL**  
Scale 1:5



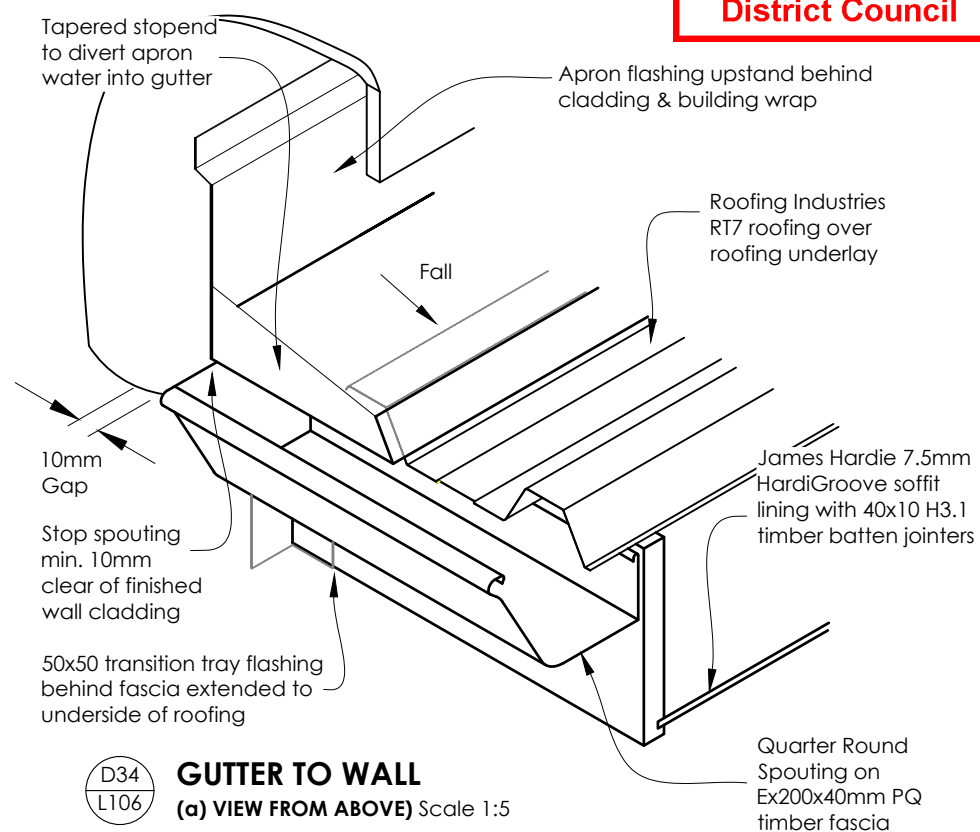
D33  
S101 **RIDGE DETAIL**  
Scale 1:5



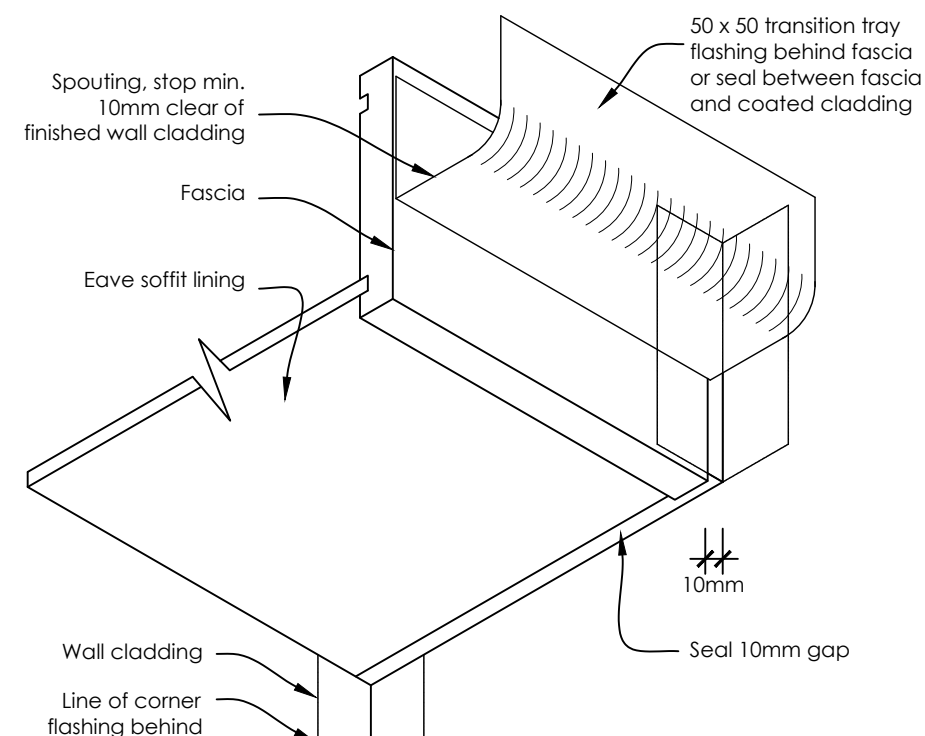
D35  
S101 **BARGE DETAIL**  
Scale 1:5



D32  
L106 **VALLEY DETAIL**  
Scale 1:5



D34  
L106 **GUTTER TO WALL (a) VIEW FROM ABOVE** Scale 1:5



D36  
- **GUTTER TO WALL (b) VIEW FROM BELOW** Scale 1:5

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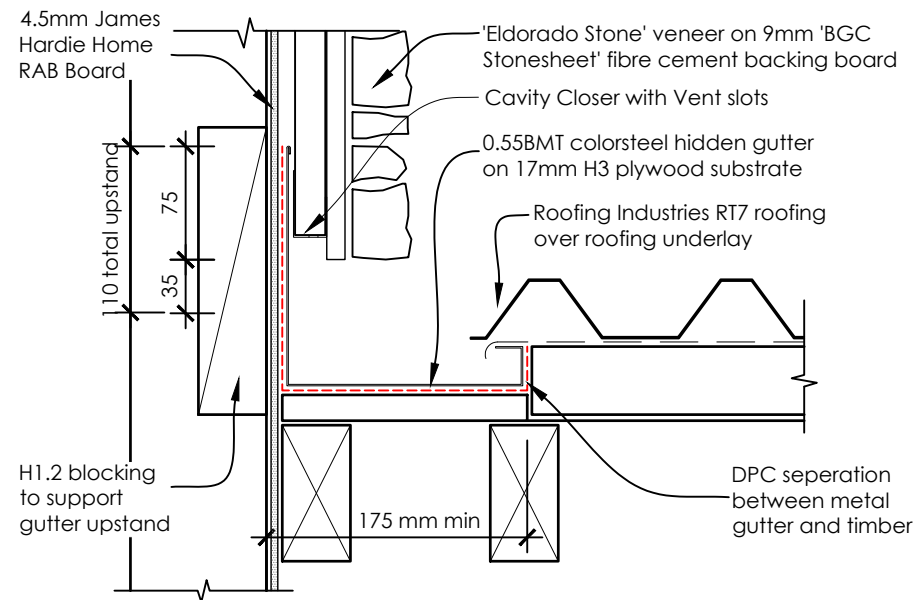
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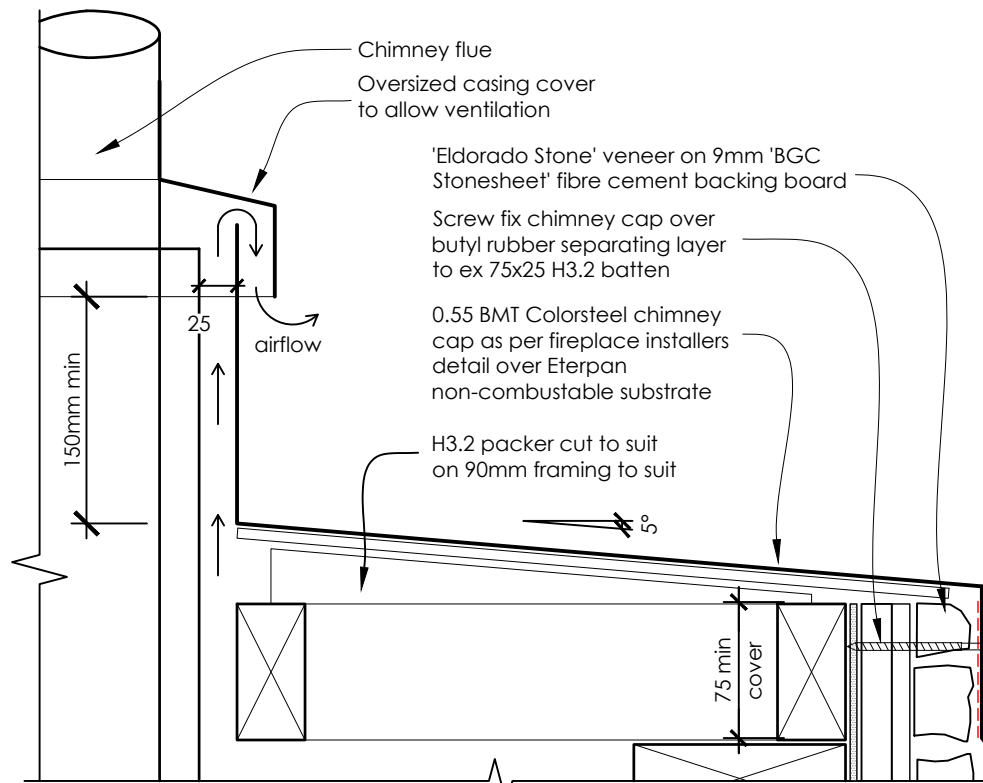
**DRAWING TITLE:**  
**Roofing Details 1**

DATE:	21-Sep-21	JOB #:	20030
DESIGNED:	MCJ	DRAWN:	NIO
ISSUE:	Consent	CHECKED:	MCJ
SCALE:	1:5	DRAWING #:	D108
REV:	R0		

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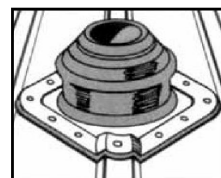


**D37 L106 HIDDEN GUTTER TO WALL DETAIL**  
- SIDE OF CHIMNEY Scale 1:5

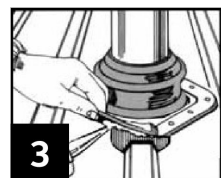


**D39 L106 CHIMNEY CAPPING DETAIL**  
Scale 1:5

## Installation Instructions: DEKITE PREMIUM DFE103B

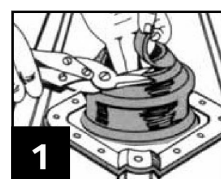


**NOTE:**  
For more effective drainage, always fit the Dekite on the diamond or bias.  
Dekites are suitable for flashing pipes that penetrate wall claddings.

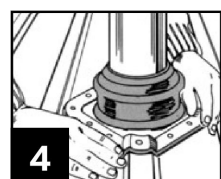


Apply a neutral-cure silicone sealant by turning back the flexible flange. The following silicones have been trialled and provided a suitable bond:

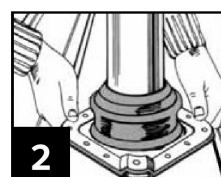
- OCI Roof & Gutter N-192
- Selley's roof & Gutter
- Bostik Findley Roof & Gutter
- Dow Corning 791
- Sikasil AP Multi Purpose



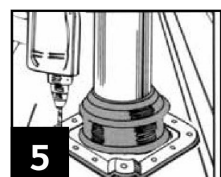
Cut a neat hole in roofing sheet with minimum clearance for pipe and insert pipe through hole. Trim the cone to suit pipe size using sharp tin snips. Where required, support cut sections of sheet with additional framing.



Press base to the roof profile by hand, smooth out any awkward creases. Don't fully extend to allow for vibration.

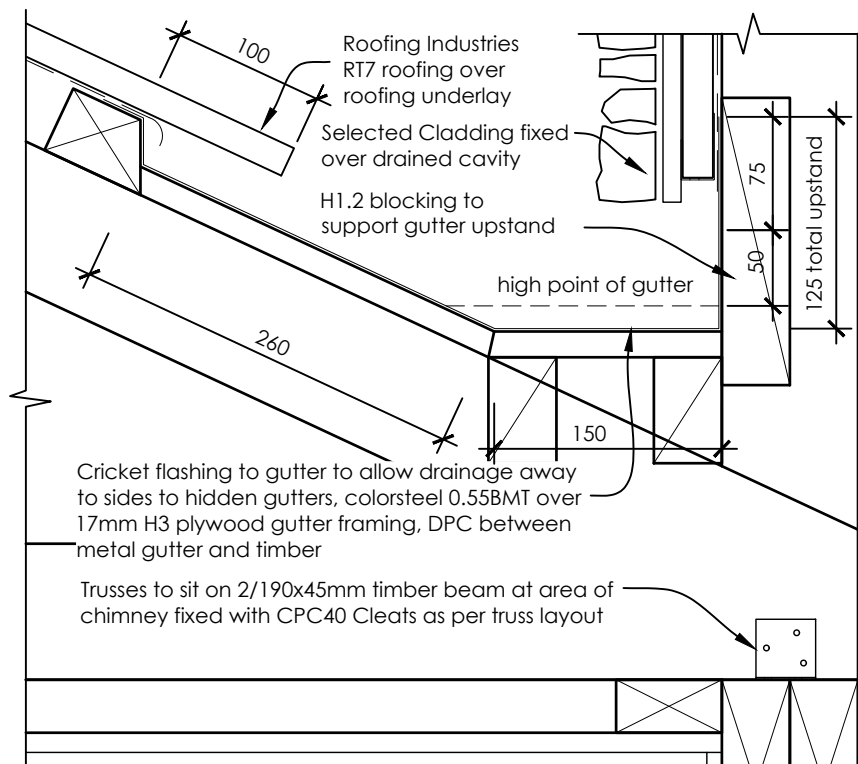


Slide Dekite flashing down over pipe. Lubricating the pipe with water allows the pipe to slide snugly into position.

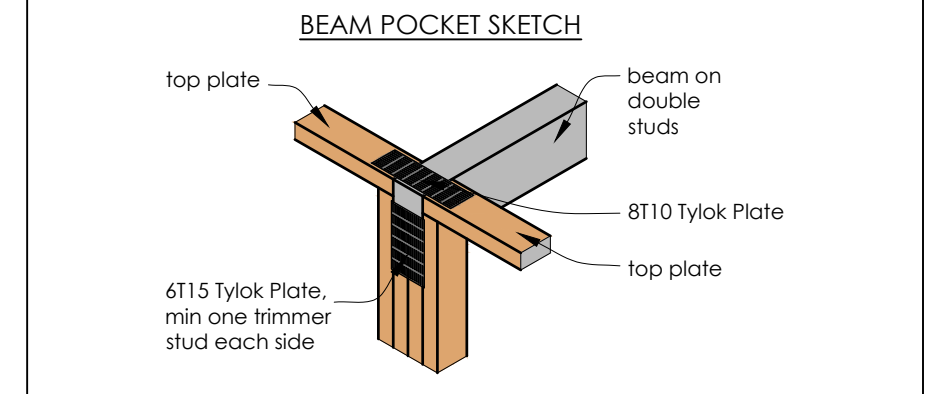
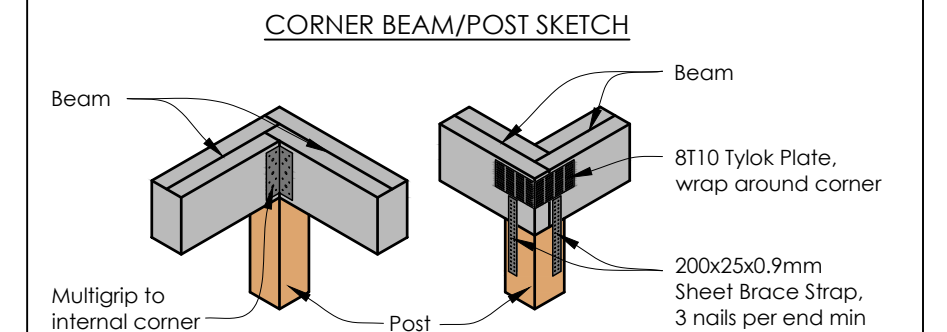
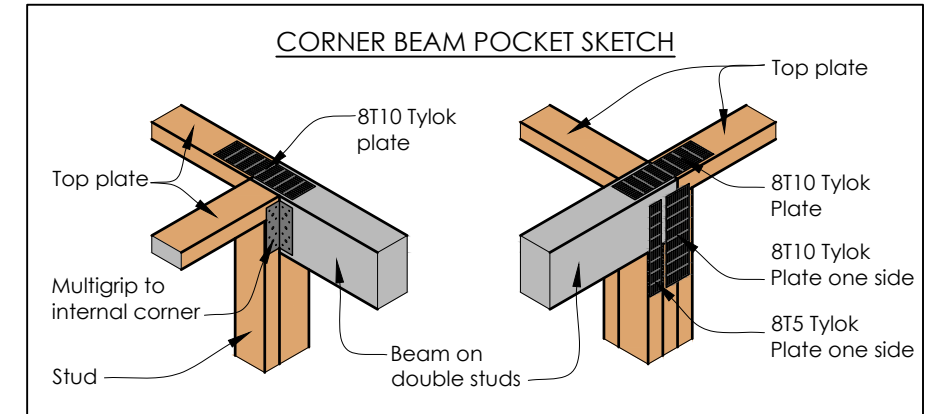


Fasten using self drilling washers screws or sealed rivets. Fit fasteners progressively outward in opposing pairs to avoid gaps.

Page 2



**D40 S101 ROOF TO CHIMNEY DETAIL**  
Scale 1:5



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**D38 L106 TERMINAL VENT PENETRATION DETAIL**  
Scale 1:5

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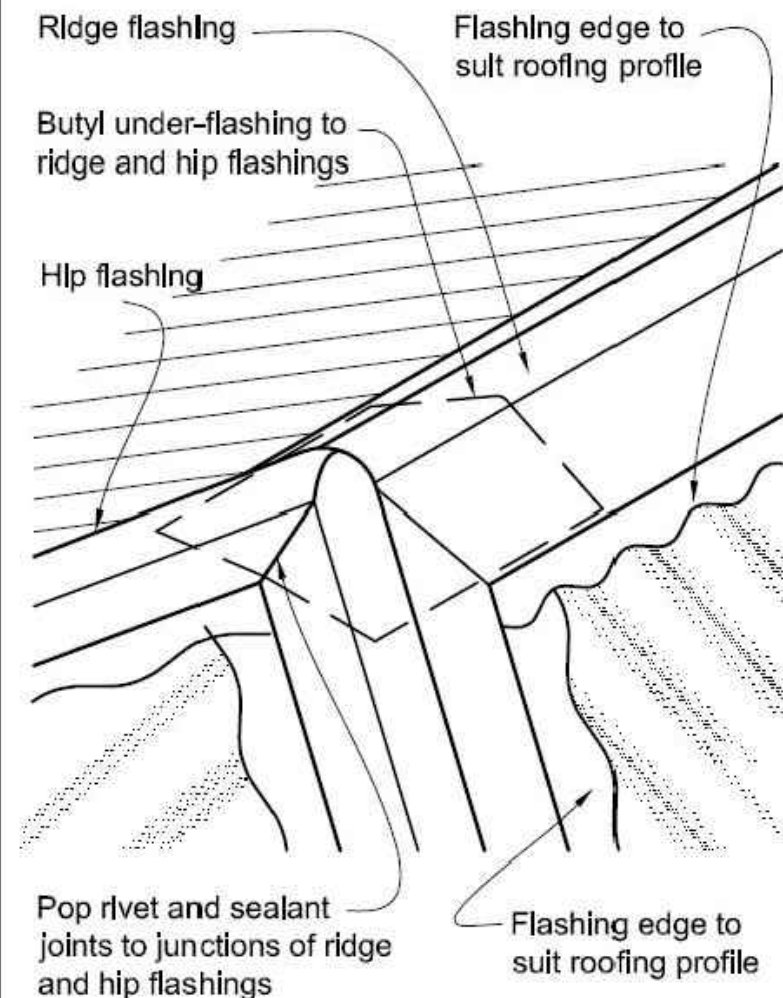
**DRAWING TITLE:**  
**Roofing Details 2**

DATE:	21-Sep-21	JOB #:	20030
DESIGNED:	MCJ	DRAWN:	NIO
ISSUE:	Consent	CHECKED:	MCJ
SCALE:	1:5	DRAWING #:	D109
		REV:	R0



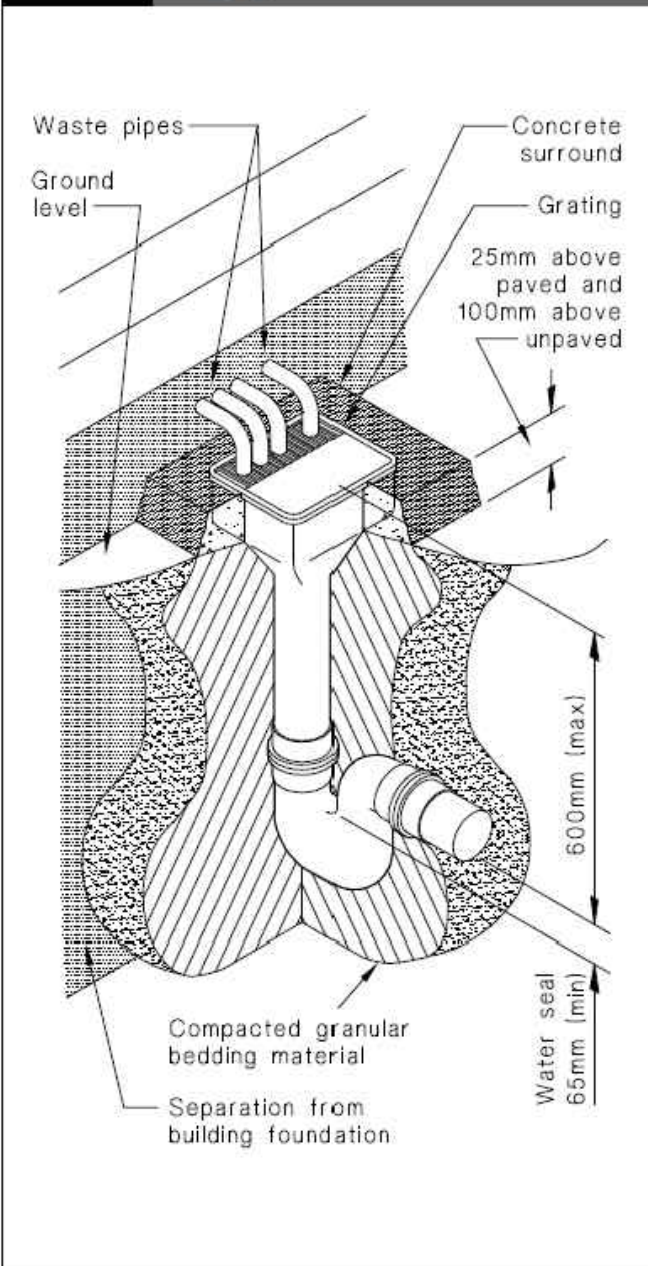
**Figure 43: Ridge to hip flashings**  
Paragraphs 8.4.11 and 8.4.12

**NOTE:** Flashing cover varies according to wind zone - refer Table 7.  
For other ridge to hip flashings refer to New Zealand Metal Roofing and Wall Cladding Code of Practice.

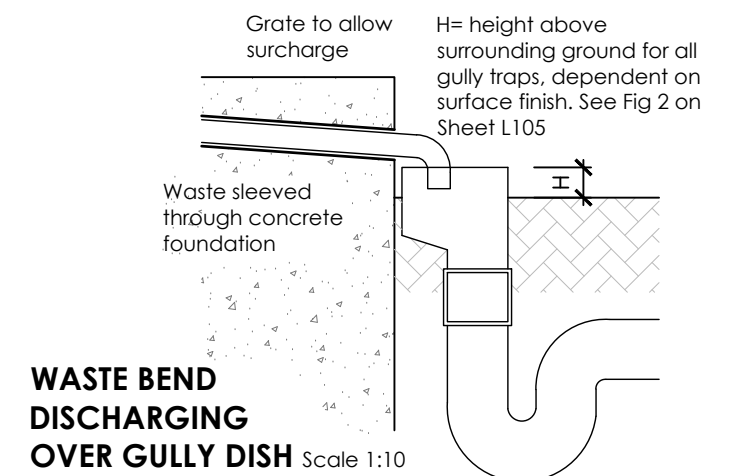


**D41**  
**L106**  
**HIP TO RIDGE FLASHING DETAIL**  
Scale 1:5

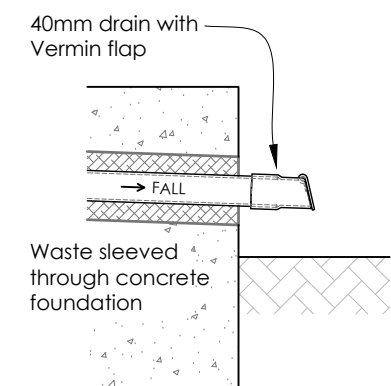
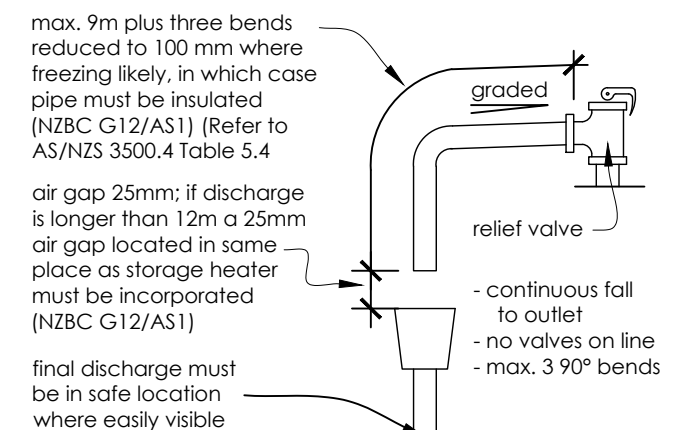
**Figure 2: Details of gully traps**  
Paragraph 3.3.1



**D41**  
**L106**  
**GULLY TRAP DETAIL**  
Scale 1:5



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**40mm DRAIN VERMIN FLAP SKETCH**  
Scale 1:10

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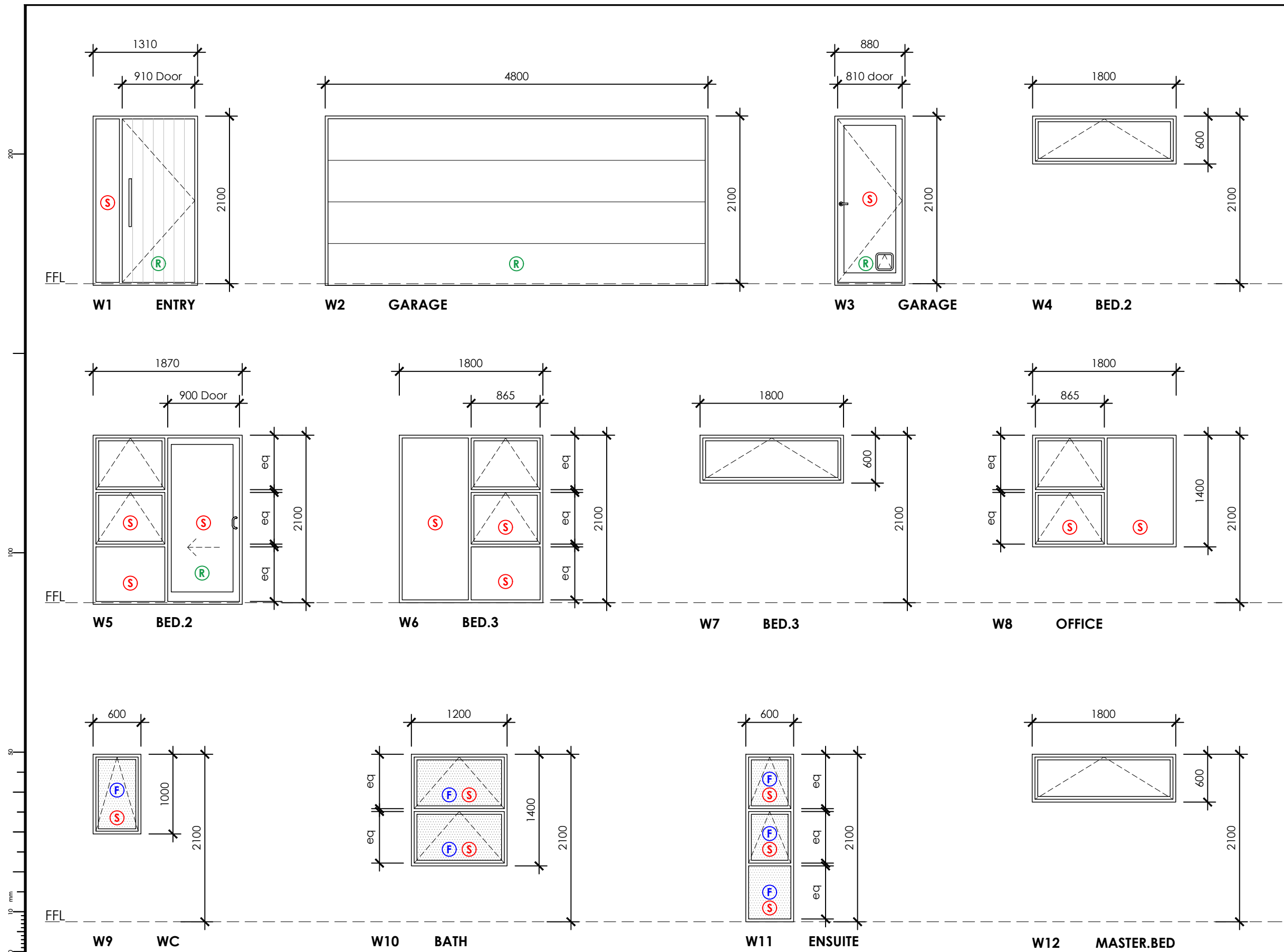
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**PROJECT:**  
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**DRAWING TITLE:**  
**Various Details 1**

DATE:	12-Nov-21	JOB #:	20030
DESIGNED:	MCJ	DRAWN:	NIO
ISSUE:	Consent	CHECKED:	MCJ
SCALE:	1:5, 1:10	DRAWING #:	D110
REV:	R0		





**EXTERIOR DOOR & WINDOW FRAMES:**  
**FRAME TYPE:** Residential Series Aluminium  
**FRAME FINISH:** Powder coated  
**REVEAL TYPE:** 19mm PQ timber  
 32mm PQ timber to W2  
**REVEAL FINISH:** Waterborne Enamel  
**ARCHITRAVES:** PQ timber - Confirm with Owner  
**ENTRY DOOR:** Aluminium T.G & V Entry Door  
**GARAGE DOOR:** Colorsteel Overhead Sectional Door with Tracks to suit

**\*CONFIRM ALL OPENING SIZES ON SITE PRIOR TO MANUFACTURE OF FRAMES\***

**EXTERIOR DOOR & WINDOW GLAZING:**  
**GLAZING:** Clear 4mm Double Glazing  
**GLAZING:** Clear 4mm Single Glazing to W3

**\*CONFIRM ALL GLASS SIZES FOR THE WIND ZONE\***

**EXTERIOR DOOR & WINDOW HARDWARE:**  
**HINGED DOORS - W1 ENTRY:**  
 Pull type door handle  
 Mortice lock set, snib to inside

**HINGED DOORS - W3 GARAGE:**  
 Lever type door handle  
 Mortice lock set, snib to inside  
 Owner selected Cat/Dog Door

**GARAGE DOOR:** Door Opener with 2 remotes + wall mounted control

**SLIDING DOORS:** Pull type door handle  
 Mortice lock set, snib to inside

**AWNING WINDOWS:** Wedgeless fastener  
 Awning stays

**\*CONFIRM ALL HARDWARE WITH OWNER\***

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**(F)** Opalite 4mm Double Glazing

**(S)** Grade A Toughened Safety Glass

**(R)** Rebated Sill, Depth to Suite Floor Finish

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**PROJECT:**  
**Tritt Home**  
 296 Homewood Rd, Waipawa

**DRAWING TITLE:**  
**Exterior Door & Window**  
**Schedule 1**

**DATE:** 21-Sep-21 **JOB #:** 20030

**DESIGNED:** MCJ **DRAWN:** NIO

**ISSUE:** Consent **CHECKED:** MCJ

SCALE:	DRAWING #:	REV:
<b>1 : 50</b>	<b>C101</b>	<b>R0</b>



