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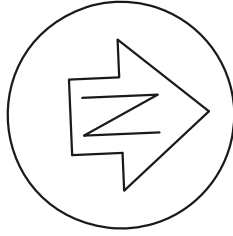
DP 460390

LOT 9

12 NEW DAWN LANE

ALBANY HEIGHTS

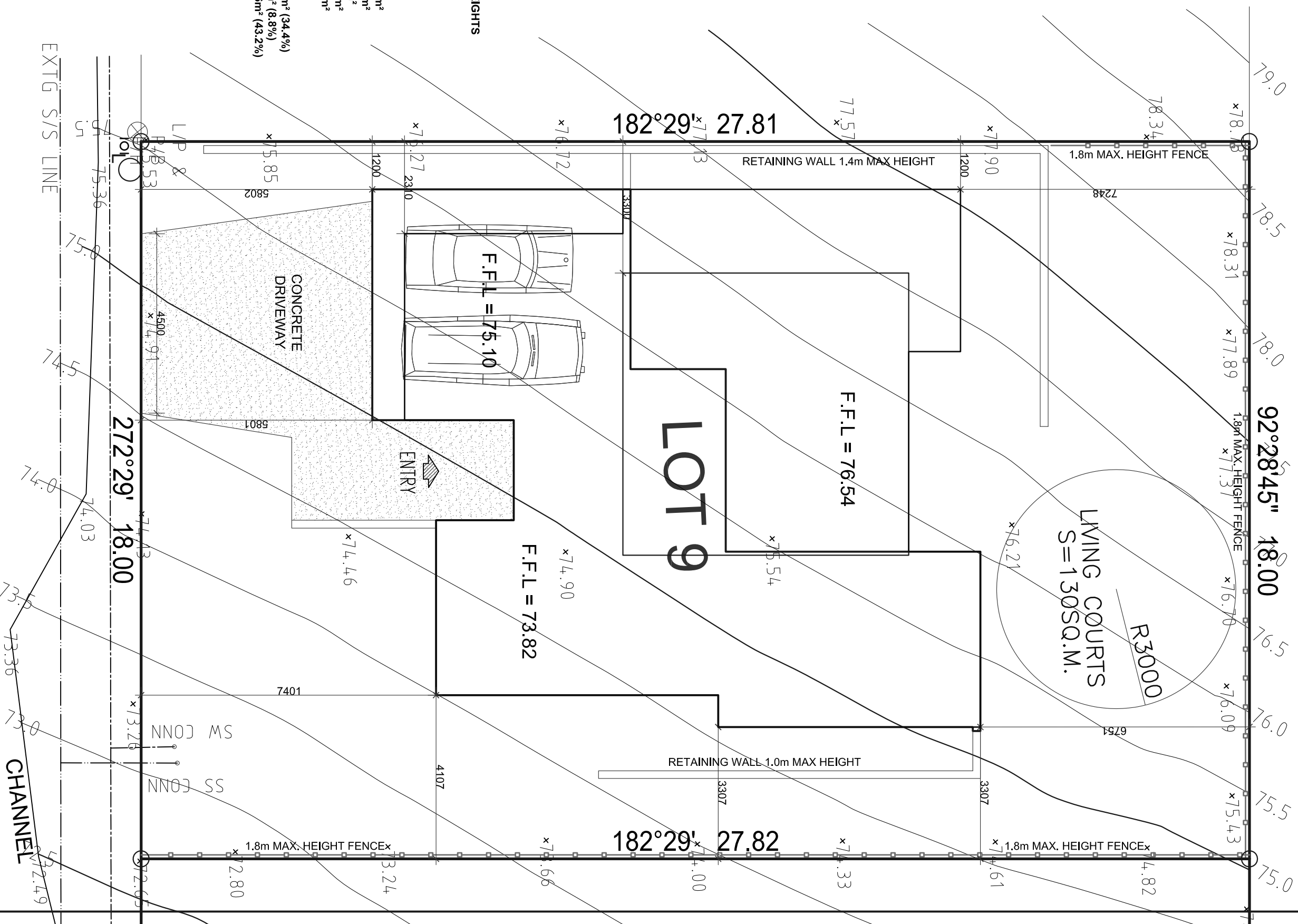




LEGAL DESCRIPTION:
 12 NEW DAWN LANE, ALBANY HEIGHTS
 LOT 9
 DP 460390
 SITE AREA: 500m²

TOWN PLANNING:
 GROUND FLOOR AREA: 116m²
 FIRST FLOOR AREA: 163m²
 SECOND FLOOR AREA: 51m²
 TOTAL BUILDING AREA: 330m²
 ROOF AREA: 206m²

(IMPERMEABLE AREA)
 BUILDING COVER AREA: 172m² (34.4%)
 DRIVEWAY AREA: 44m² (8.8%)
 TOTAL IMPERMEABLE AREA: 216m² (43.2%)



1 SITE PLAN 1:100

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 Pn: 09 630 5366
 Fax: 09 630 5266
 Mob: 021 766 855

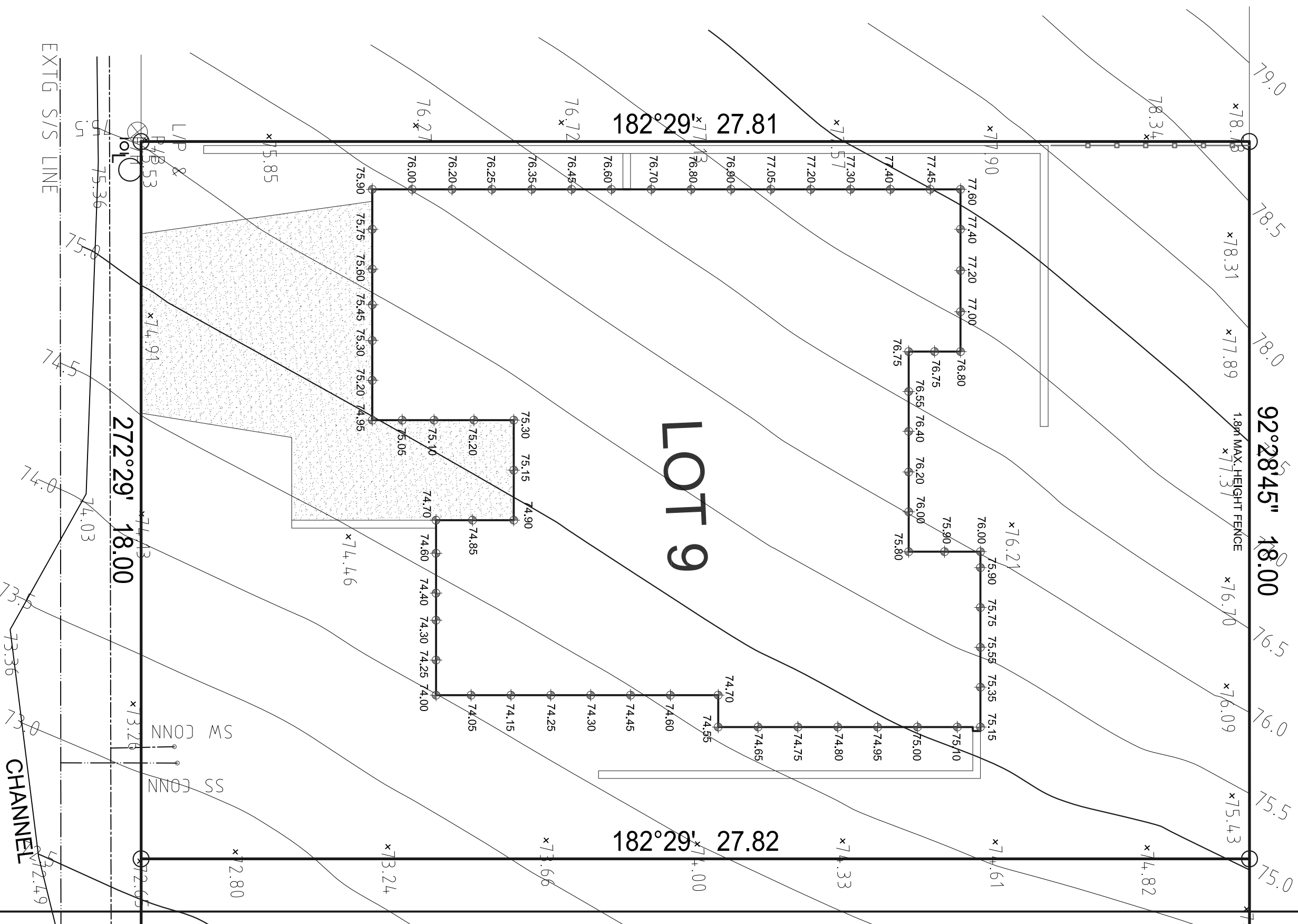
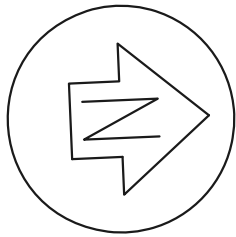
NOTE: Contractor to check & verify all dimensions and levels prior to commencing any work. All work to be in accord with NZS 3604 & Building Act 2004.

JOB TITLE
PROPOSED DWELLING FOR LOT9, DP460390 AT 12 NEW DAWN LANE, ALBANY HEIGHTS

DRAWING TITLE
SITE PLAN

JOB NO.:	13070
SCALE:	AS SHOWN @A3
DATE:	19.08.2013
DRAWN:	L.L.
CHECKED:	L.L.

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MAX HEIGHT LIMIT CALCULATION:

$5068.95 / 67 + 8 = 83.65$

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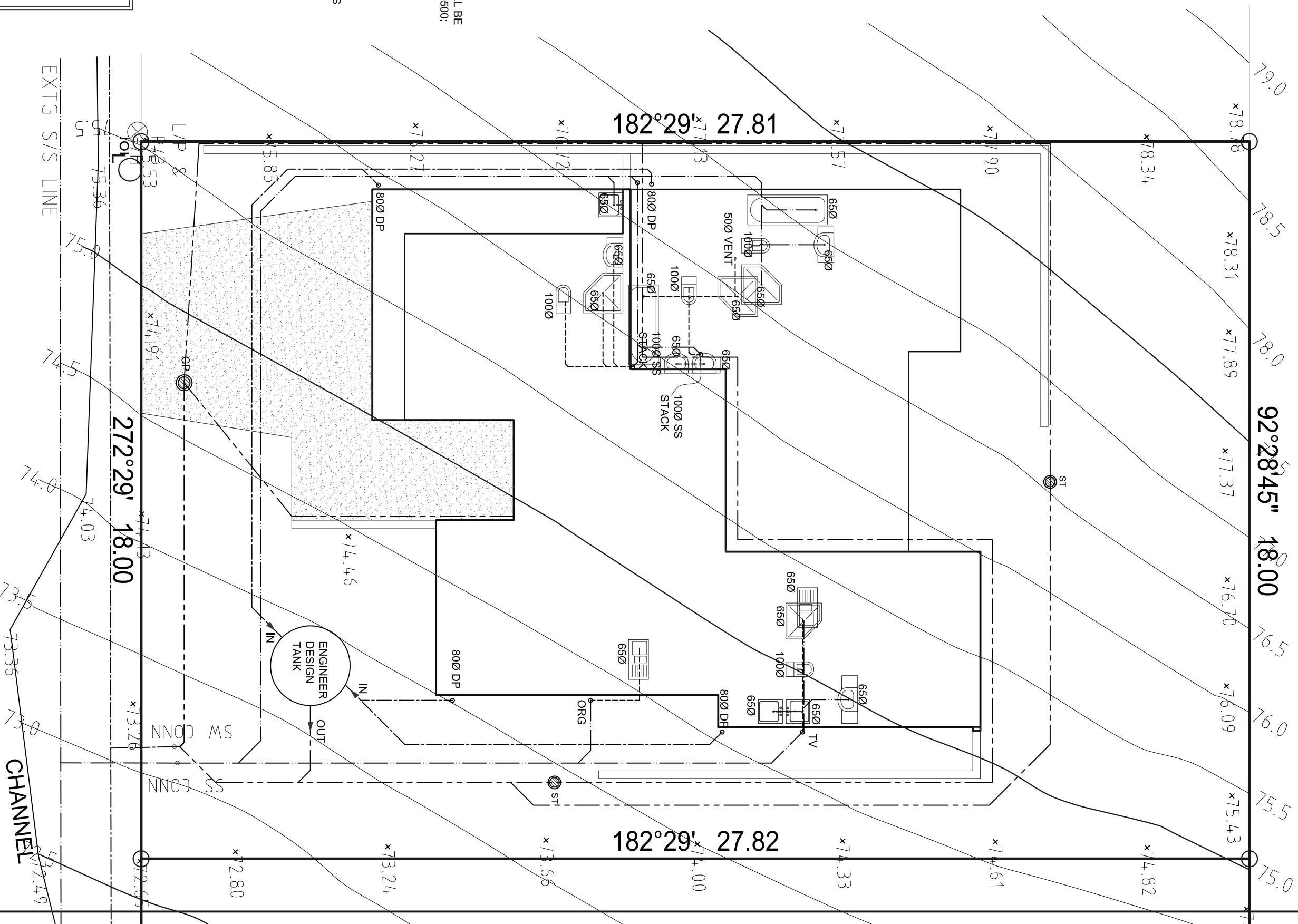
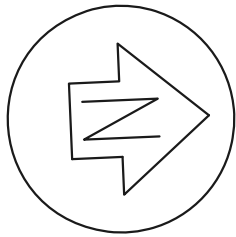
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JOB TITLE
 PROPOSED DWELLING FOR LOT9, DP460390 AT 12 NEW DAWN LANE, ALBANY HEIGHTS

DRAWING TITLE
 MAX. HEIGHT CALCULATION

JOB NO.:	13070
SCALE:	AS SHOWN @A3
DATE:	19.08.2013
DRAWN:	L.L.
CHECKED:	L.L.

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NOTES:

PLUMBING AND DRAINAGE SHALL BE IN ACCORDANCE WITH AS/NZS 3500: SECTION 2.

GRADIENT OF DRAINS SHALL COMPLY WITH TABLE 3.2

400---1:40
500---1:40
650---1:40
800---1:60
1000---1:60

GRADIENT OF DISCHARGE PIPES SHALL COMPLY WITH TABLE 6.3

LEGEND:

—	RAIN WATER SW DRAIN
- - -	SS DRAIN
- · - · -	OTHER SW DRAIN
○	SILT TRAP
⊙	CESSPIT
○	OVER RELEASE GULLY
○	TERMINAL VENT
○	DOWN PIPE

1 DRAINAGE PLAN 1:100

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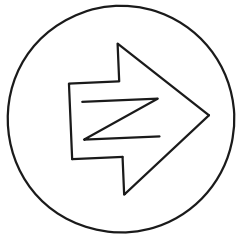
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PROPOSED DWELLING FOR LOT9, DP460390 AT 12 NEW DAWN LANE, ALBANY HEIGHTS

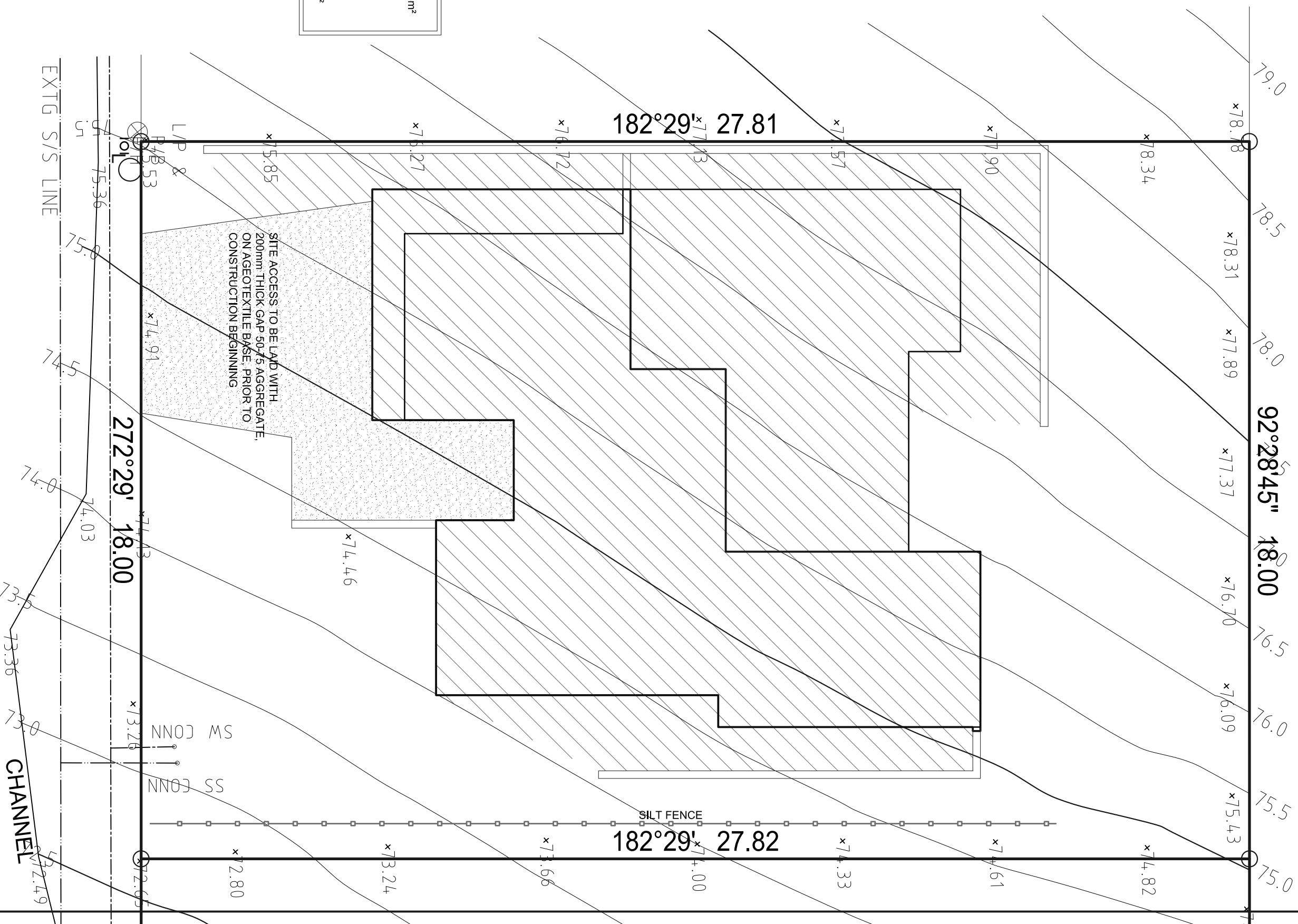
DRAWING TITLE
DRAINAGE PLAN

JOB NO.:	13070
SCALE:	AS SHOWN @A3
DATE:	19.08.2013
DRAWN:	L.L.
CHECKED:	L.L.

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	EXCAVATION AREA: 215m ²
	DRIVEWAY AREA: 44m ²
TOTAL SITE WORK AREA: 259m ²	



1

EROSION & SEDIMENT CONTROL PLAN 1:100

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JOB TITLE
PROPOSED DWELLING FOR LOT9, DP460390 AT 12 NEW DAWN LANE, ALBANY HEIGHTS

DRAWING TITLE
EROSION & SEDIMENT CONTROL PLAN

JOB NO.:	13070
SCALE:	AS SHOWN @A3
DATE:	19.08.2013
DRAWN:	L.L.
CHECKED:	L.L.

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NOTES:

*ALL WET AREA TO HAVE MAPEGUM WPS AND MAPELASTIC WET AREA MEMBRANE UNDER TILES ON CONCRETE SLAB OR H3 CCA 20mm PLYWOOD, 75mm WALL UPSTAND

*MECHANICAL VENTILATION FOR BATHROOM WILL BE HPM, DUCTED CENTRIFUGAL EXHAUST FANS

*ALL GLAZING WITHIN WET AREA IS TO BE GRADE A SAFETY GLAZING IN ACCORDANCE WITH NZS 4223:PART 3:1999 CLAUSE 308

*THE GLAZING OF WINDOWS AND DOORS TO BE DOUBLE GLAZING WITH MORE THE R:0.26

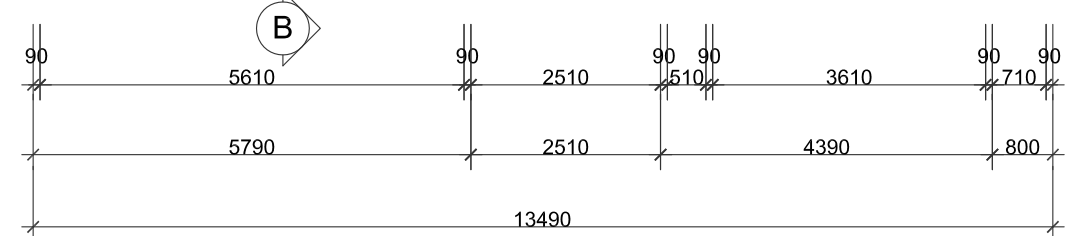
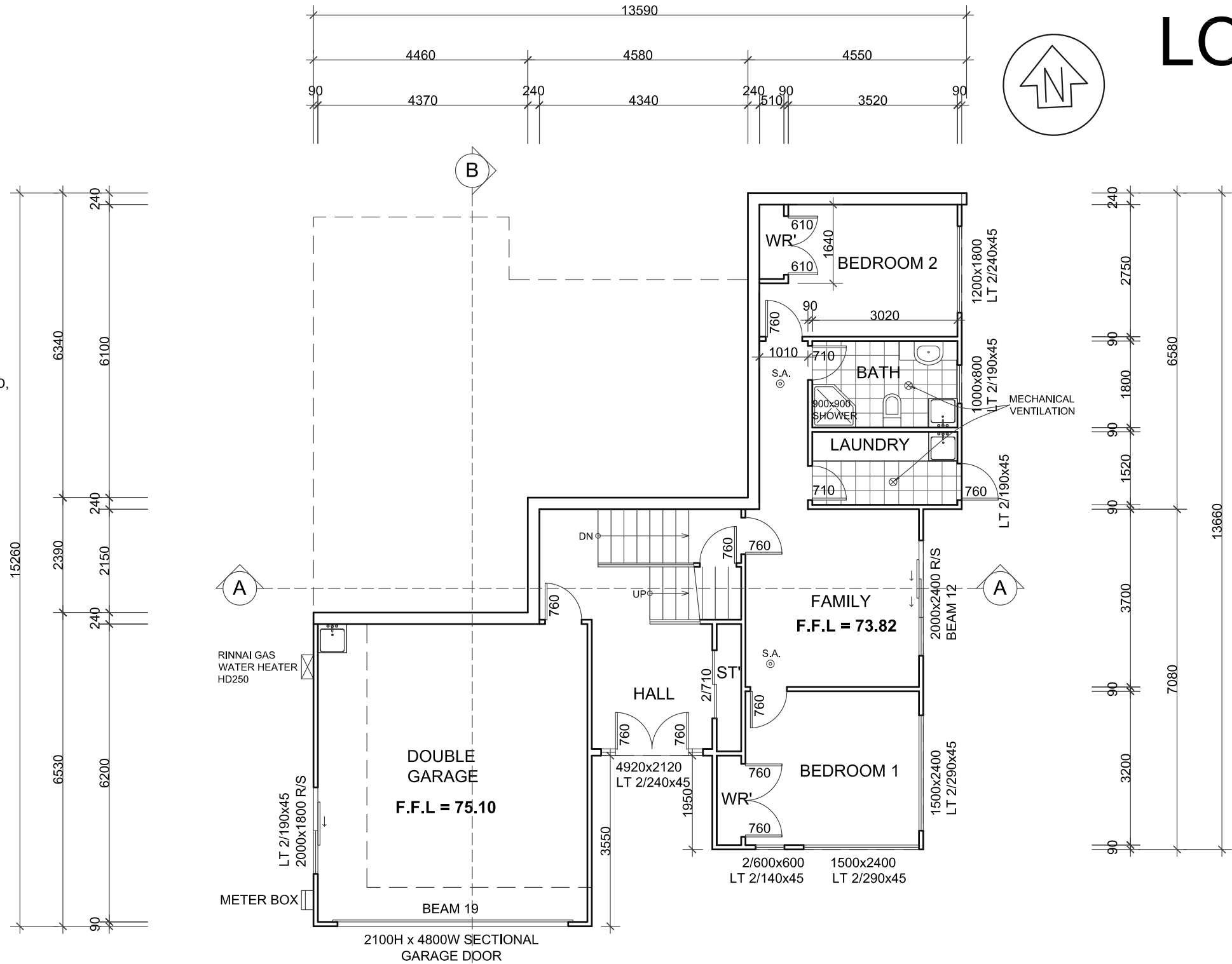
*ALL GLAZING OF WINDOWS AND DOORS TO BE SINGLE IN GARAGE AREA

*THE INSULATION R-RATING:2.2 FOR ALL EXTERNAL WALL AND R-RATING:3.2 FOR ALL EXTERNAL CEILING (EXCEPT GARAGE AREA)

*GARAGE INTERNAL WALL TO BE HAVE INSULATION R-RATING:2.2 AND CEILING TO BE HAVE INSULATION R-RATING:3.2

*ALL TIMBER TO BE SG8

ALL BEAM REFER TO SHEET 12 OR STRUCTURAL ENGINEERING DRAWING S04 & CALCULATION



1 GROUND FLOOR PLAN 1:100 FLOOR AREA: 116m²



ELEVATION KEY

TIMBER FRAMING

ALL TIMBER FRAME MIN. SIZE TO BE 90x45

WALL STUD (LOADBEARING)	90X45 @400C/C	H 1.2	SG8
WALL STUD (NON-LOADBEARING)	90X45 @600C/C	H 1.2	SG8
WALL NOG	90X45 @800C/C	H 1.2	SG8
TOP PLATE	90X45 +140X35	H 1.2	SG8
BOTTOM PLATE	90X45	H 1.2	SG8

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JOB TITLE
 PROPOSED DWELLING FOR LOT9, DP460390 AT 12 NEW DAWN LANE, ALBANY HEIGHTS

DRAWING TITLE	GROUND FLOOR PLAN
JOB NO:	13070
SCALE:	AS SHOWN @A3
DATE:	19.08.2013
DRAWN:	L.L.
CHECKED:	L.L.

SHEET 04 OF

NOTES:

*ALL WET AREA TO HAVE MAPEGUM WPS AND MAPELASTIC WET AREA MEMBRANE UNDER TILES ON CONCRETE SLAB OR H3 CCA 20mm PLYWOOD, 75mm WALL UPSTAND

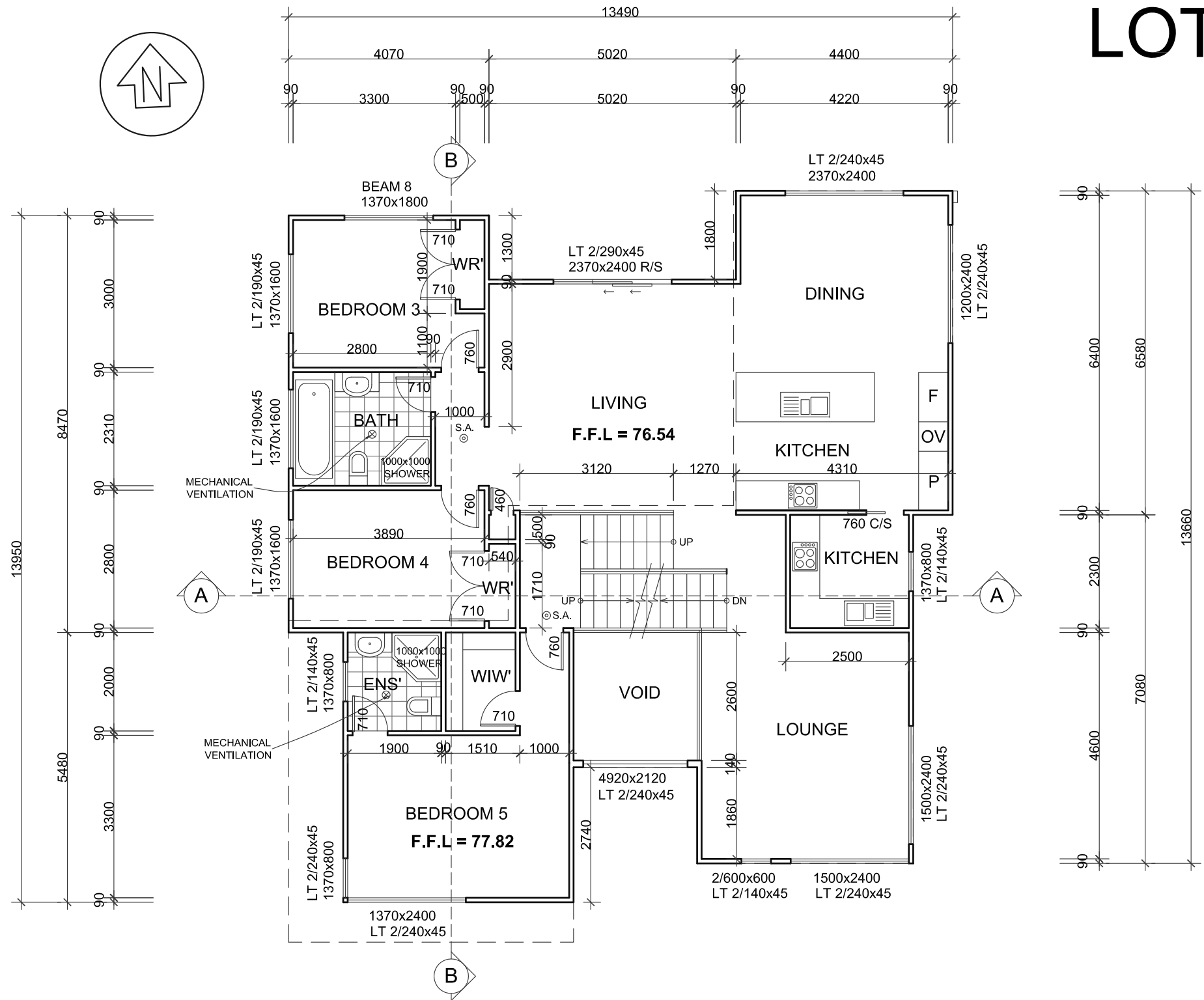
*MECHANICAL VENTILATION FOR BATHROOM WILL BE HPM, DUCTED CENTRIFUGAL EXHAUST FANS

*ALL GLAZING WITHIN WET AREA IS TO BE GRADE A SAFETY GLAZING IN ACCORDANCE WITH NZS 4223:PART 3:1999 CLAUSE 308

*THE GLAZING OF WINDOWS AND DOORS TO BE DOUBLE GLAZING WITH MORE THE R:0.26

*ALL TIMBER TO BE SG8

ALL BEAM REFER TO SHEET 13 OR STRUCTURAL ENGINEERING DRAWING S04 & CALCULATION



TIMBER FRAMING

ALL TIMBER FRAME MIN. SIZE TO BE 90x45

WALL STUD (LOADBEARING)	90X45 @400C/C	H 1.2	SG8
WALL STUD (NON-LOADBEARING)	90X45 @600C/C	H 1.2	SG8
WALL NOG	90X45 @800C/C	H 1.2	SG8
TOP PLATE	90X45 +140X35	H 1.2	SG8
BOTTOM PLATE	90X45	H 1.2	SG8

1 FIRST FLOOR PLAN 1:100

FLOOR AREA: 163m²



ELEVATION KEY

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JOB TITLE
PROPOSED DWELLING FOR LOT9, DP460390 AT 12 NEW DAWN LANE, ALBANY HEIGHTS

DRAWING TITLE	FIRST FLOOR PLAN
JOB NO:	13970
SCALE:	AS SHOWN @A3
DATE:	19.08.2013
DRAWN:	L.L.
CHECKED:	L.L.

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NOTES:

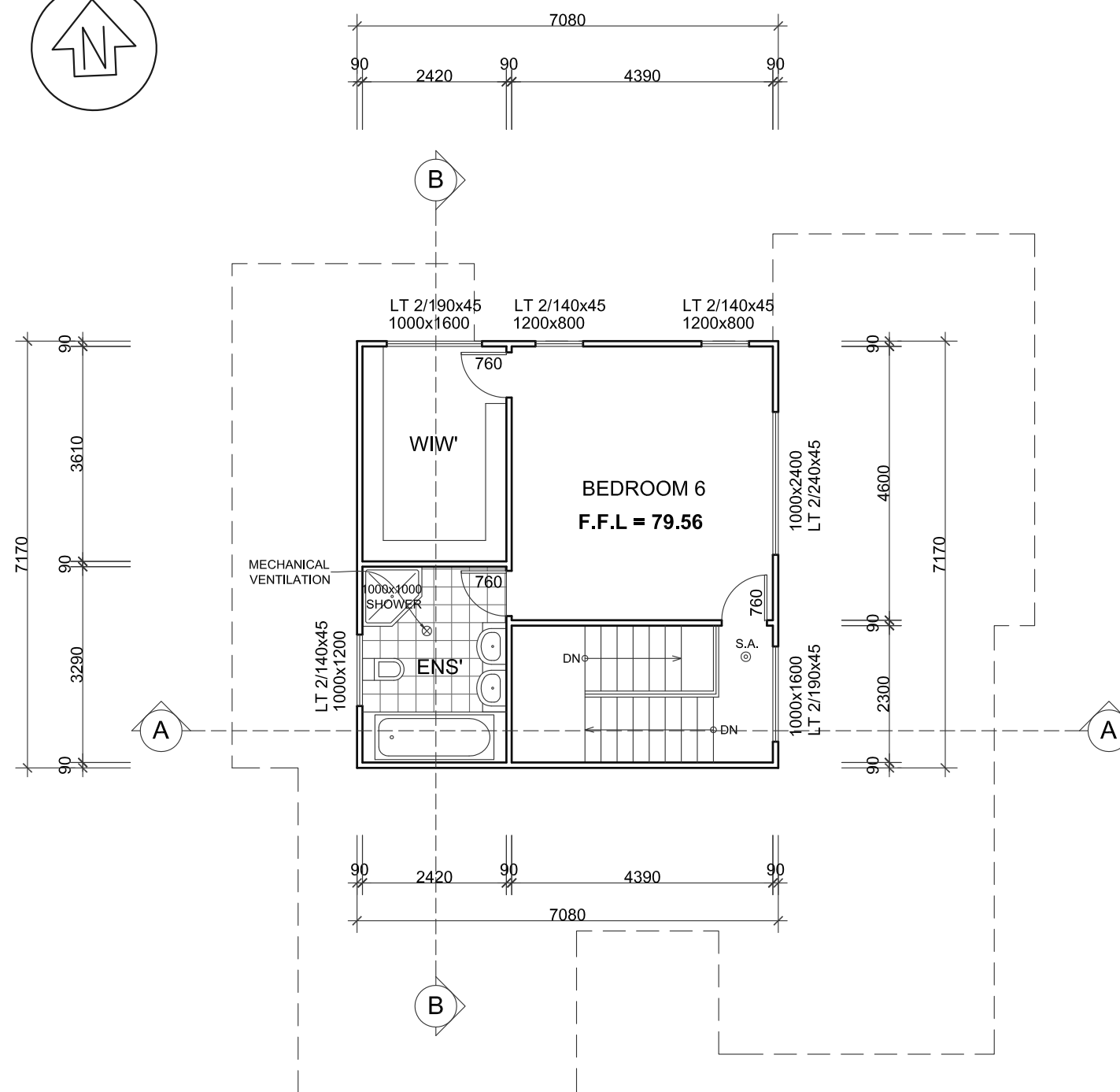
*ALL WET AREA TO HAVE MAPEGUM WPS AND MAPELASTIC WET AREA MEMBRANE UNDER TILES ON CONCRETE SLAB OR H3 CCA 20mm PLYWOOD, 75mm WALL UPSTAND

*MECHANICAL VENTILATION FOR BATHROOM WILL BE HPM, DUCTED CENTRIFUGAL EXHAUST FANS

*ALL GLAZING WITHIN WET AREA IS TO BE GRADE A SAFETY GLAZING IN ACCORDANCE WITH NZS 4223:PART 3:1999 CLAUSE 308

*THE GLAZING OF WINDOWS AND DOORS TO BE DOUBLE GLAZING WITH MORE THE R:0.26

*ALL TIMBER TO BE SG8



TIMBER FRAMING

ALL TIMBER FRAME MIN. SIZE TO BE 90x45

WALL STUD (LOADBEARING)	90X45 @600C/C	H 1.2	SG8
WALL STUD (NON-LOADBEARING)	90X45 @600C/C	H 1.2	SG8
WALL NOG	90X45 @800C/C	H 1.2	SG8
TOP PLATE	90X45 +140X35	H 1.2	SG8
BOTTOM PLATE	90X45	H 1.2	SG8

1 SECOND FLOOR PLAN 1:100 FLOOR AREA: 51m²



ELEVATION KEY

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JOB TITLE
PROPOSED DWELLING FOR LOT9, DP460390 AT 12 NEW DAWN LANE, ALBANY HEIGHTS

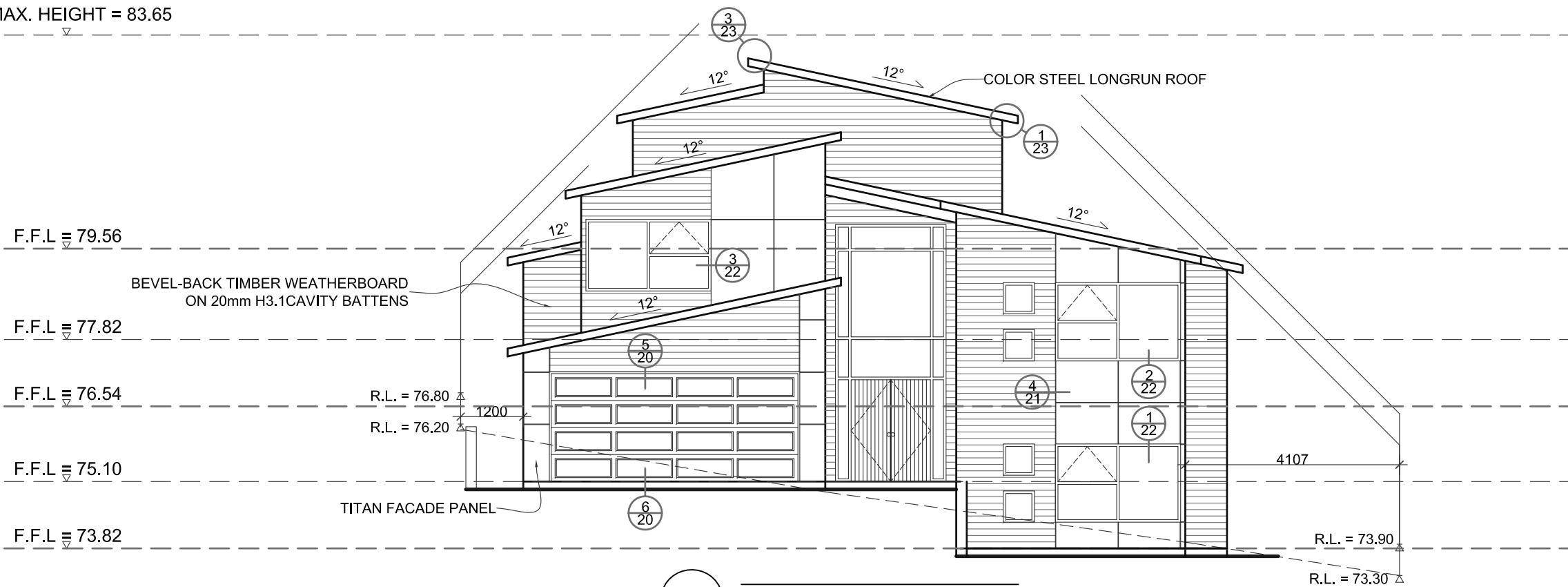
DRAWING TITLE
SECOND FLOOR PLAN

JOB NO:	13070
SCALE:	AS SHOWN @A3
DATE:	19.08.2013
DRAWN:	L.L.
CHECKED:	L.L.

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MAX. HEIGHT = 83.65

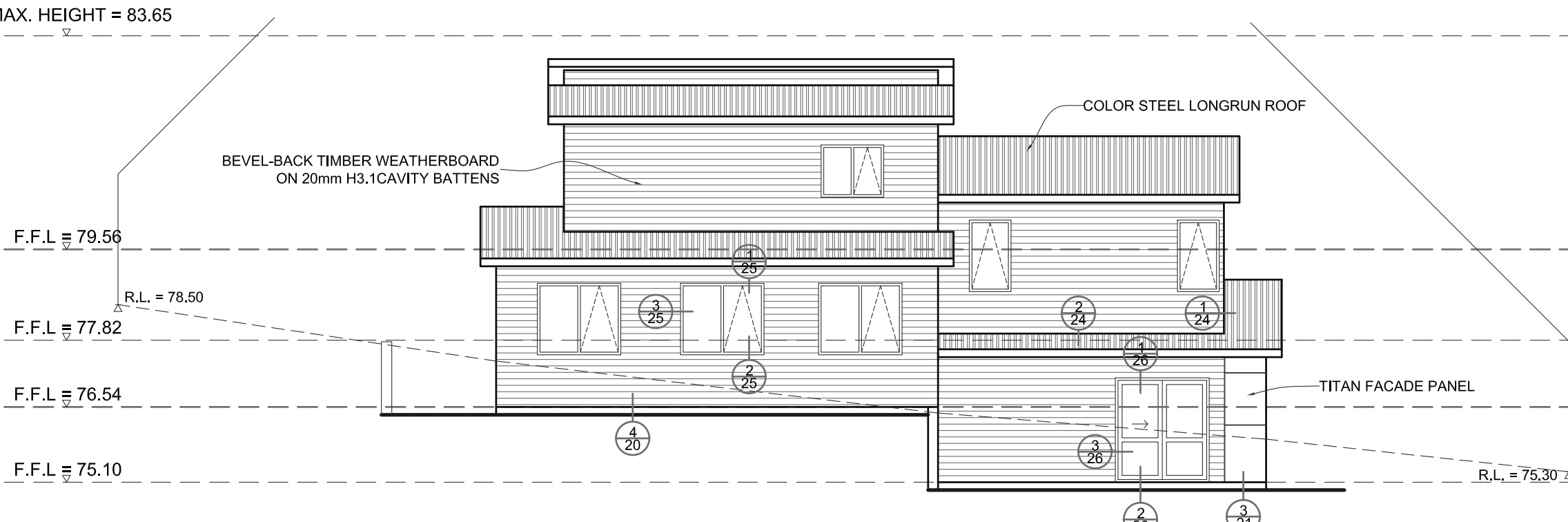
LOT9



RISK FACTOR	RISK SEVERITY	SCORE
Wind zone	Very High	2
Number of storeys	High	2
Roof/wall intersection design	Very High	5
Eaves width	High	2
Envelope complexity	High	3
Deck design	Low	0
Total risk score		14

1 ELEVATION 1 1:100

MAX. HEIGHT = 83.65



RISK FACTOR	RISK SEVERITY	SCORE
Wind zone	Very High	2
Number of storeys	High	2
Roof/wall intersection design	Very High	5
Eaves width	High	2
Envelope complexity	High	3
Deck design	Low	0
Total risk score		14

2 ELEVATION 2 1:100

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JOB TITLE
PROPOSED DWELLING FOR LOT9, DP460390 AT 12 NEW DAWN LANE, ALBANY HEIGHTS

DRAWING TITLE
ELEVATION 1 & 2

JOB NO:	13070
SCALE:	AS SHOWN @A3
DATE:	19.08.2013
DRAWN:	L.L.
CHECKED:	L.L.

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MAX. HEIGHT = 83.65

LOT9

F.F.L. = 79.56

F.F.L. = 77.82

F.F.L. = 76.54

R.L. = 74.50

BEVEL-BACK TIMBER WEATHERBOARD
ON 20mm H3.1CAVITY BATTENS

3307

COLOR STEEL LONGRUN ROOF

12°

12°

1
23

1
23

1
23

1200

R.L. = 77.80

4
20

1 ELEVATION 3 1:100

RISK FACTOR	RISK SEVERITY	SCORE
Wind zone	Very High	2
Number of storeys	High	2
Roof/wall intersection design	Very High	5
Eaves width	High	2
Envelope complexity	High	3
Deck design	Low	0
Total risk score		14

MAX. HEIGHT = 83.65

F.F.L. = 79.56

F.F.L. = 77.82

F.F.L. = 76.54

F.F.L. = 75.10

F.F.L. = 73.82

R.L. = 73.25

TITAN FACADE PANEL

7401


COLOR STEEL LONGRUN ROOF

R.L. = 75.80

BEVEL-BACK TIMBER WEATHERBOARD
ON 20mm H3.1CAVITY BATTENS

2 ELEVATION 4 1:100

RISK FACTOR	RISK SEVERITY	SCORE
Wind zone	Very High	2
Number of storeys	High	2
Roof/wall intersection design	Very High	5
Eaves width	High	2
Envelope complexity	High	3
Deck design	Low	0
Total risk score		14



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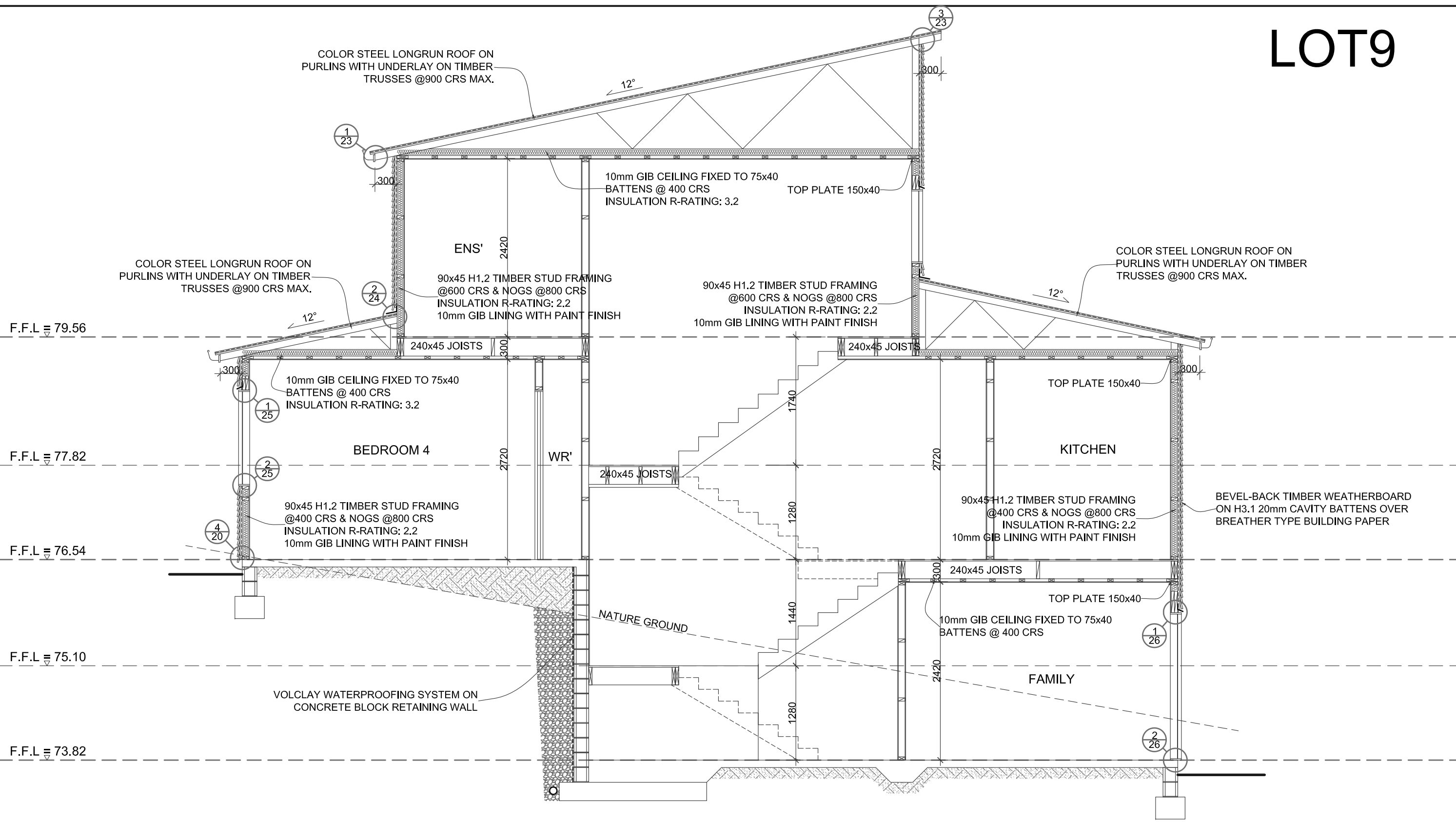
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JOB TITLE
PROPOSED DWELLING FOR LOT9, DP460390 AT 12 NEW DAWN LANE, ALBANY HEIGHTS

DRAWING TITLE
ELEVATION 3 & 4

JOB NO:	13070
SCALE:	AS SHOWN @A3
DATE:	19.08.2013
DRAWN:	L.L.
CHECKED:	L.L.

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1 SECTION A-A 1:50

- NOTES:
- *FOUNDATION REFER TO ENGINEER DESIGN
 - *ALL CONCRETE BLOCK TO BE GRADE B
 - *ALL WET AREA TO HAVE MAPEGUM WPS AND MAPELASTIC WET AREA MEMBRANE UNDER TILES ON H3 CCA 20mm PLYWOOD, 75mm WALL UPSTAND
 - ALL TIMBER TO BE SG8

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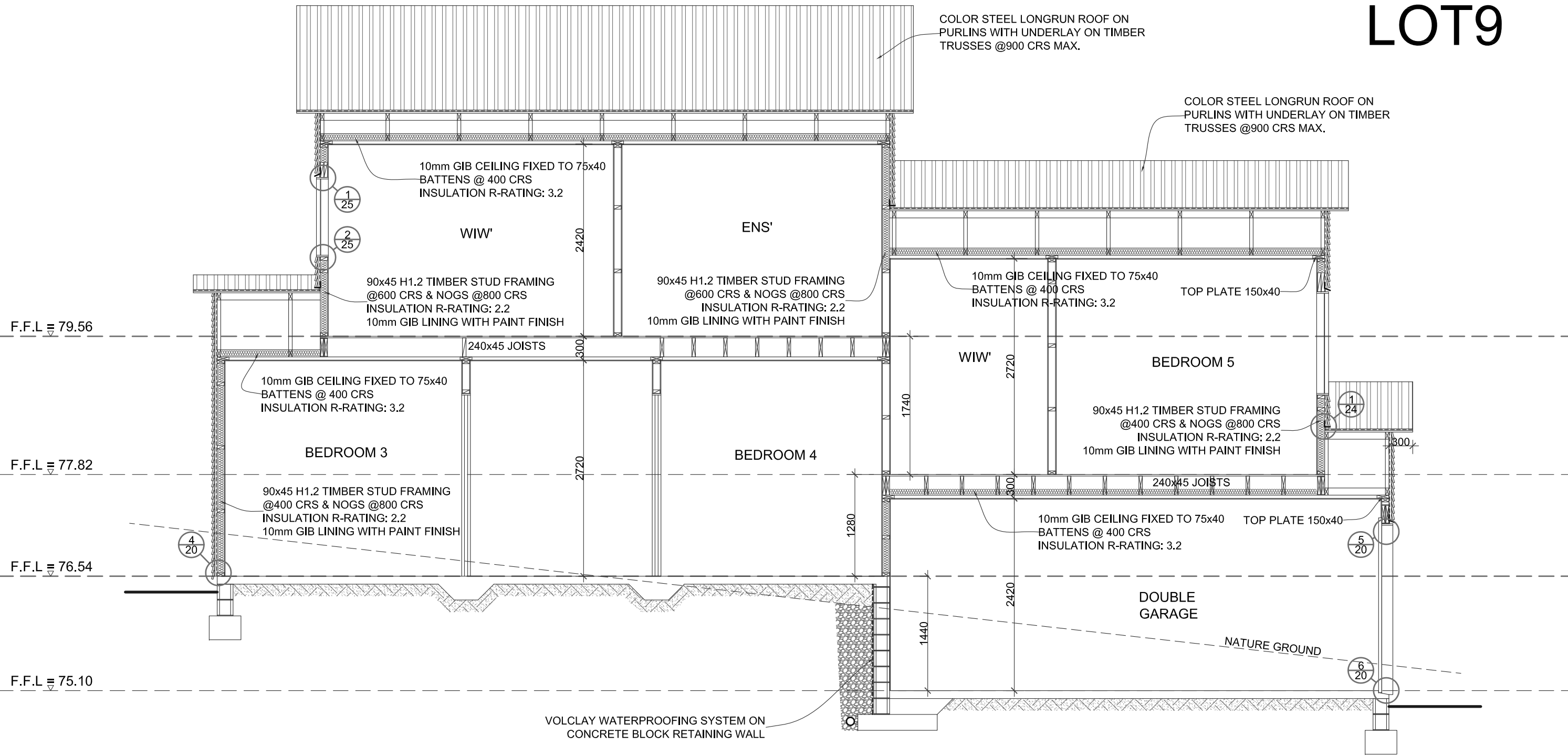
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JOB TITLE
PROPOSED DWELLING FOR LOT9, DP460390 AT 12 NEW DAWN LANE, ALBANY HEIGHTS

DRAWING TITLE
SECTION A-A

JOB NO:	13070
SCALE:	AS SHOWN @A3
DATE:	19.08.2013
DRAWN:	L.L.
CHECKED:	L.L.

SHEET
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NOTES:

- *FOUNDATION REFER TO ENGINEER DESIGN
- *ALL CONCRETE BLOCK TO BE GRADE B
- *ALL WET AREA TO HAVE MAPEGUM WPS AND MAPELASTIC WET AREA MEMBRANE UNDER TILES ON H3 CCA 20mm PLYWOOD, 75mm WALL UPSTAND
- ALL TIMBER TO BE SG8

1 SECTION B-B 1:50

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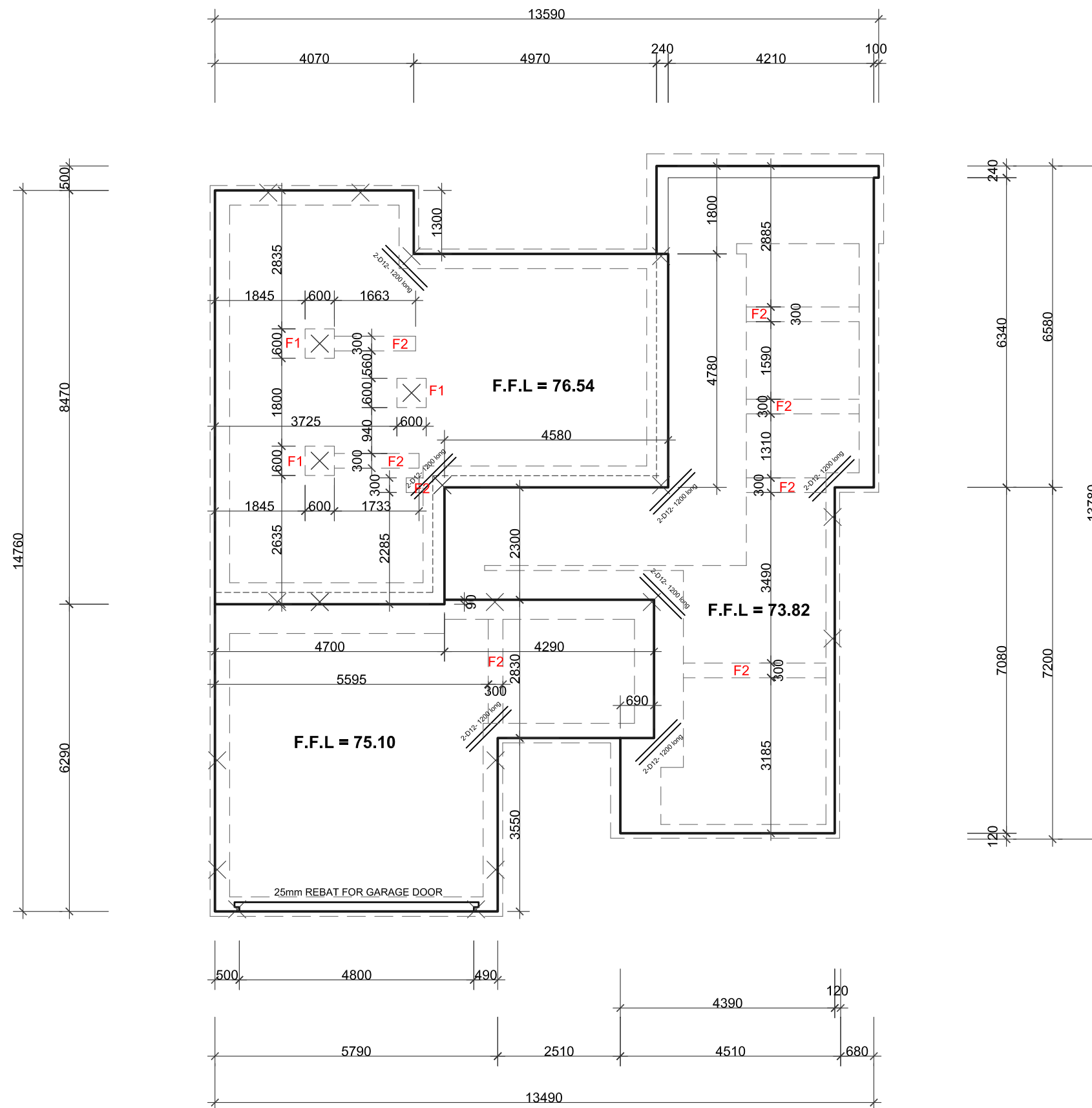
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JOB TITLE
PROPOSED DWELLING FOR LOT9, DP460390 AT 12 NEW DAWN LANE, ALBANY HEIGHTS

DRAWING TITLE
SECTION B-B

JOB NO:	13070
SCALE:	AS SHOWN @A3
DATE:	19.08.2013
DRAWN:	L.L.
CHECKED:	L.L.

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NOTES:

F1 = 600x600 RC pad with 4D12 bothways

F2 = 300mm wide RC footing (detail on sheet S03-1) under load bearing wall

*SLAB FOUNDATION REFER TO ENGINEER DRAWING S02 AND FOUNDATION DETAIL REFER TO S03-1, S03-2, S03-3

1

FOUNDATION PLAN 1:100

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PROPOSED DWELLING FOR LOT9, DP460390 AT 12 NEW DAWN LANE, ALBANY HEIGHTS

DRAWING TITLE
FOUNDATION PLAN

JOB NO:	13070
SCALE:	AS SHOWN @A3
DATE:	19.08.2013
DRAWN:	L.L.
CHECKED:	L.L.

SHEET
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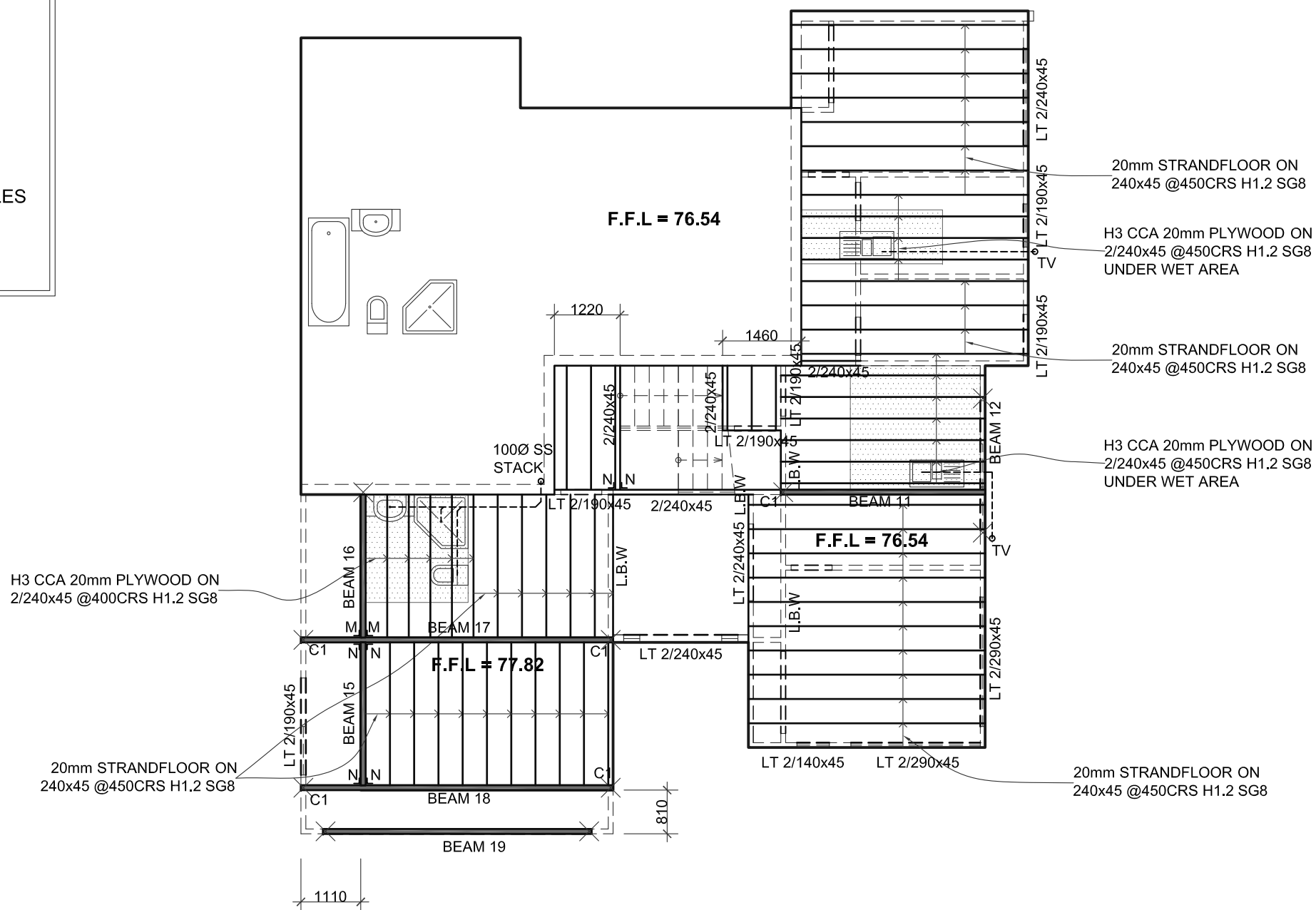
BEAM LIST:

- BEAM 11 - 250UB25.7
- BEAM 12 - FB25M FLITCH BEAM
- BEAM 14 - 2/250x50 SG8 H1.2
- BEAM 15 - 2/250x50 SG8 H1.2
- BEAM 16 - 2/250x50 SG8 H1.2
- BEAM 17 - 250UB31.4
- BEAM 18 - 250UB25.7
- BEAM 19 - 250PFC PORTAL FRAME

N = LUMBERLOK JOIST HANGER 95*165 - FILL ALL HOLES WITH PRODUCT NAILS

C1 = 3/100x50 STUDS AS PER DETAILS

C3 = 89x89x5 SHS POST



NOTE:

THE FLOOR JOISTS HAVING A SPAN OF OVER 2.5m AND A DEPTH OF 4 OR MORE TIMES THEIR THICKNESS SHALL BE Laterally supported by continuous blocking or strutting complying with NZS3604 7.1.2.4 AT MID SPAN.

LATERAL SUPPORT OF ENDS OF JOIST(NZS3064 7.1.2.2). IN ANY LOCATION INCLUDING AT JOIST ENDS: FULL DEPTH BLOCKING OR STRUTTING COMPLYING WITH 7.1.2.4 ADJACENT FLOOR JOISTS AT NOT MORE THAN 1.8m MAXIMUM CERTRES PROVIDED THAT:

(i) THERE SHALL BE SOLID BLOCKING BETWEEN THE EDGE PAIRS OF JOISTS;

(ii) ADDITIONAL SOLID BLOCKING SHALL BE PROVIDED WHERE REQUIRED BY NZS3604 7.1.4.2

L.B.W = LOADBEARING WALL

✕ POINT LOAD

1 FIRST FLOOR JOISTS & BEAMS PLAN 1:100

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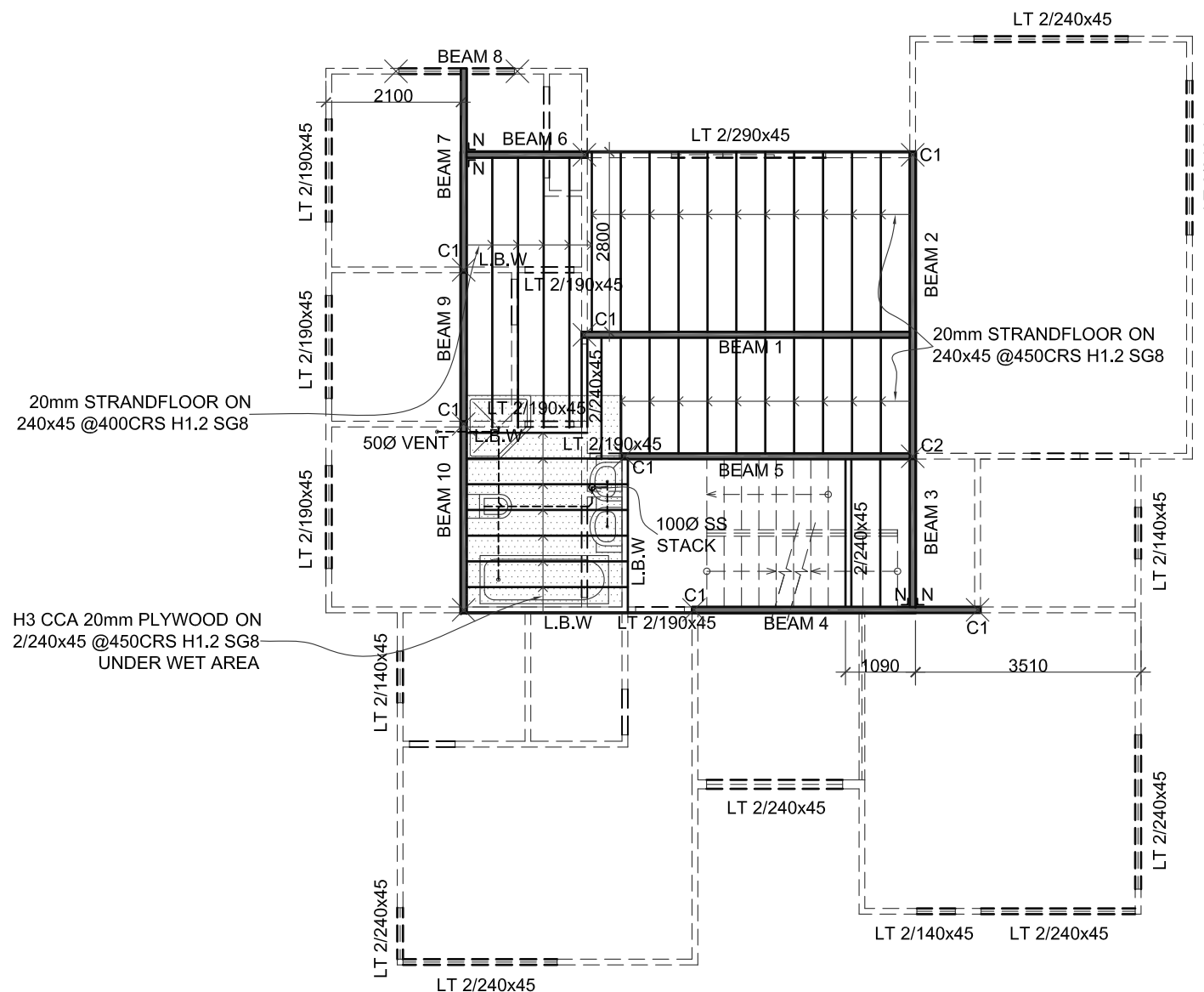
DRAWING TITLE	JOB NO:	13070
FIRST FLOOR JOISTS AND BEAMS PLAN	SCALE:	AS SHOWN @A3
	DATE:	19.08.2013
	DRAWN:	L.L.
	CHECKED:	L.L.

SHEET 12 OF

BEAM LIST:

- BEAM 1 - 250UB25.7
- BEAM 2 - 250PFC
- BEAM 3 - 2/250x50 SG8 H1.2
- BEAM 4 - 200PFC
- BEAM 5 - 250PFC
- BEAM 6 - 2/250x50 SG8 H1.2
- BEAM 7 - FB25M FLITCH BEAM
- BEAM 8 - 2/250x50 SG8 H1.2
- BEAM 9 - 2/250x50 SG8 H1.2
- BEAM 10 - FB25M FLITCH BEAM

N = LUMBERLOK JOIST HANGER 95*165 - FILL ALL HOLES WITH PRODUCT NAILS
 C1 = 3/100x50 STUDS AS PER DETAILS
 C3 = 89x89x5 SHS POST



NOTE:

THE FLOOR JOISTS HAVING A SPAN OF OVER 2.5m AND A DEPTH OF 4 OR MORE TIMES THEIR THICKNESS SHALL BE Laterally supported by continuous blocking or strutting complying with NZS3604 7.1.2.4 AT MID SPAN.

LATERAL SUPPORT OF ENDS OF JOIST(NZS3064 7.1.2.2). IN ANY LOCATION INCLUDING AT JOIST ENDS: FULL DEPTH BLOCKING OR STRUTTING COMPLYING WITH 7.1.2.4 ADJACENT FLOOR JOISTS AT NOT MORE THAN 1.8m MAXIMUM CERTRES PROVIDED THAT:

(i) THERE SHALL BE SOLID BLOCKING BETWEEN THE EDGE PAIRS OF JOISTS;

(ii) ADDITIOAL SOLID BLOCKING SHALL BE PROVIDED WHERE REQUIRED BY NZS3604 7.1.4.2

L.B.W = LOADBEARING WALL

✕ POINT LOAD

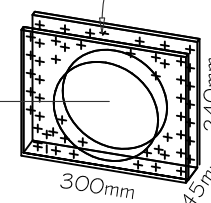
1 SECOND FLOOR JOISTS & BEAMS PLAN 1:100

TJ240

Snap point/ centreline of joist at top flange

Cut up to Max 121mm diameter

Ø100mm pipe with gradient 1:60



2 PIPE THROUGH JOIST DETAIL NTS

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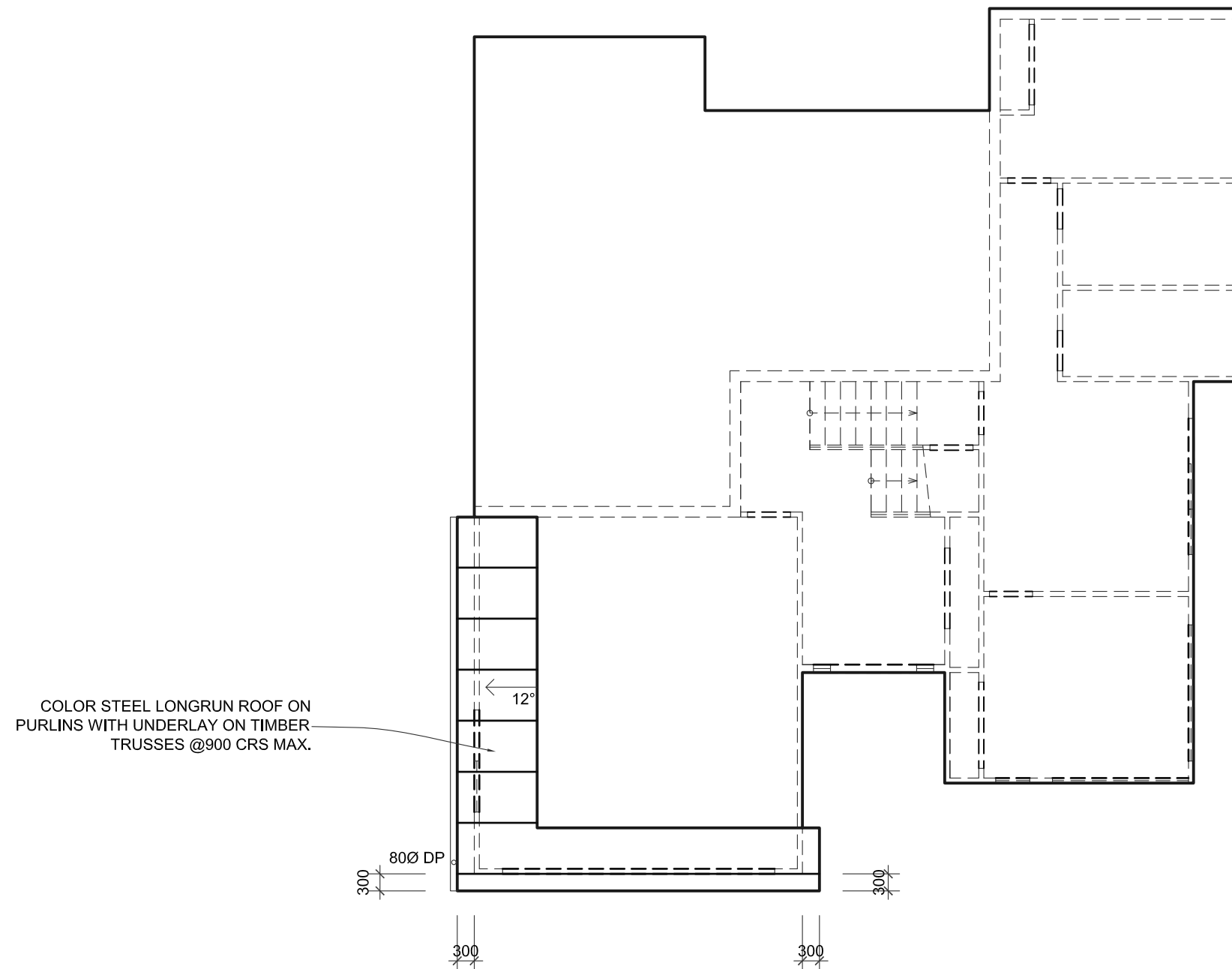
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JOB TITLE
PROPOSED DWELLING FOR LOT9, DP460390 AT 12 NEW DAWN LANE, ALBANY HEIGHTS

DRAWING TITLE
SECOND FLOOR JOISTS AND BEAMS PLAN

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1 LOW ROOF FRAMING PLAN 1:100


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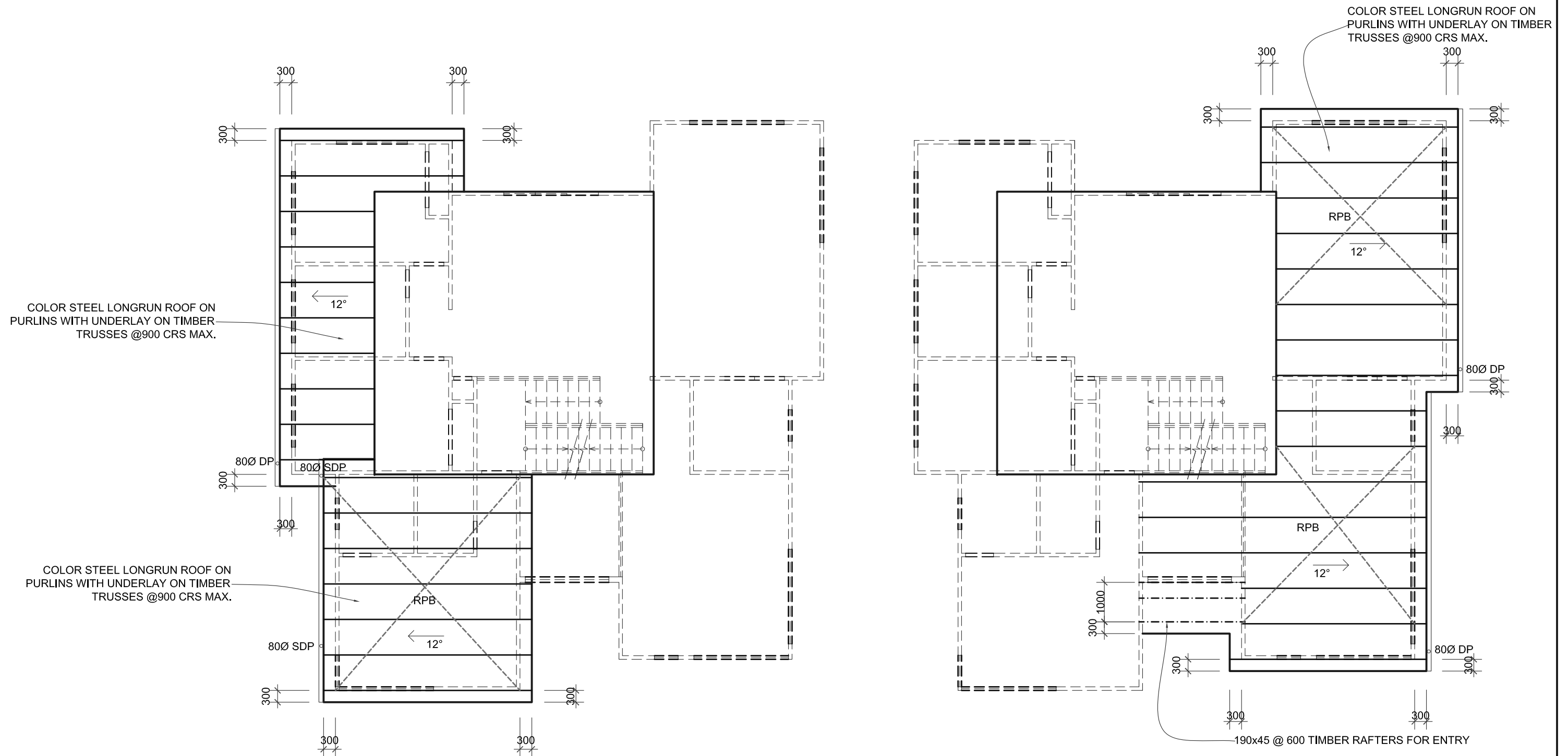
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JOB TITLE
PROPOSED DWELLING FOR LOT9, DP460390 AT 12 NEW DAWN LANE, ALBANY HEIGHTS

DRAWING TITLE
LOW ROOF FRAMING PLAN

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1 MID ROOF FRAMING PLAN 1:100

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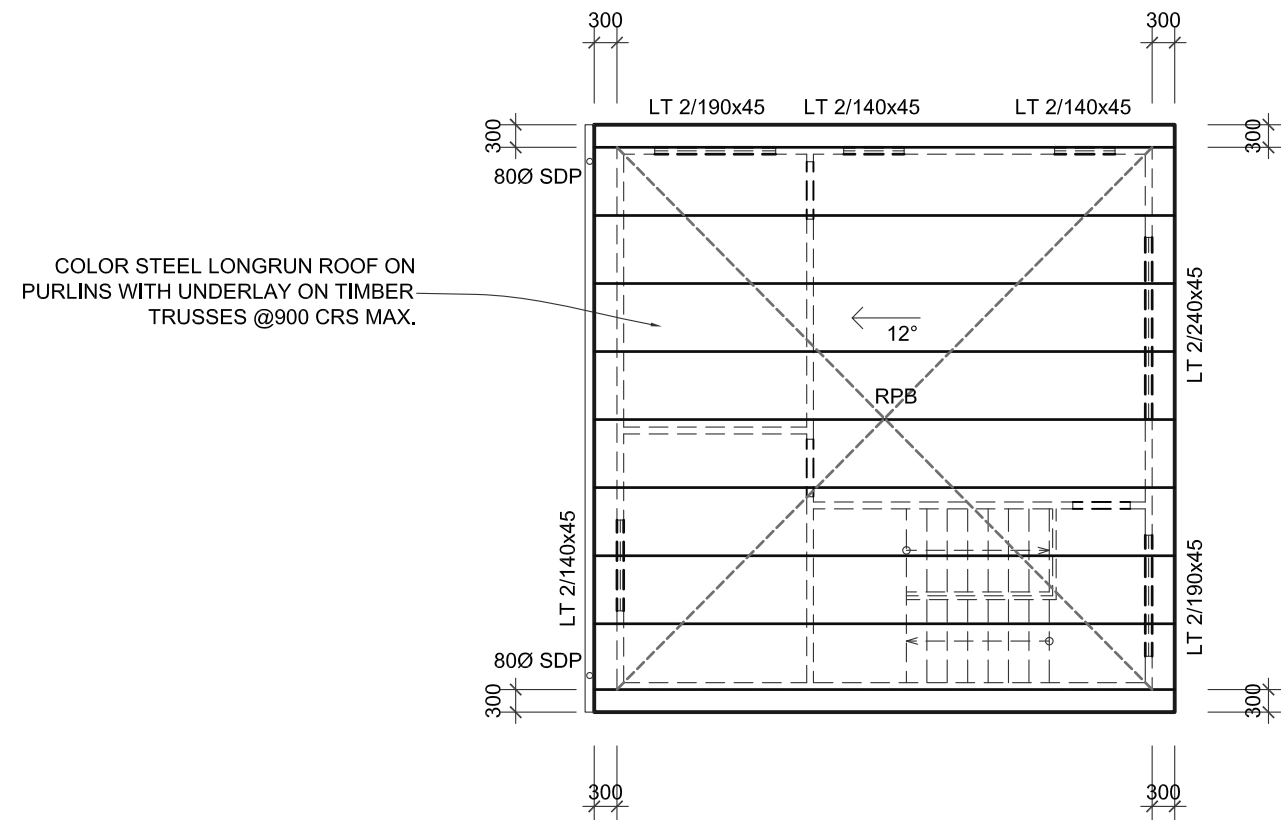
NOTE: Contractor to check & verify all dimensions and levels prior to commencing any work All work to be in accord with NZS 3604 & Building Act 2004.

JOB TITLE
PROPOSED DWELLING FOR LOT9, DP460390 AT 12 NEW DAWN LANE, ALBANY HEIGHTS

DRAWING TITLE
MID ROOF FRAMING PLAN

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SCALE:	AS SHOWN @A3
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1 TOP ROOF FRAMING PLAN 1:100

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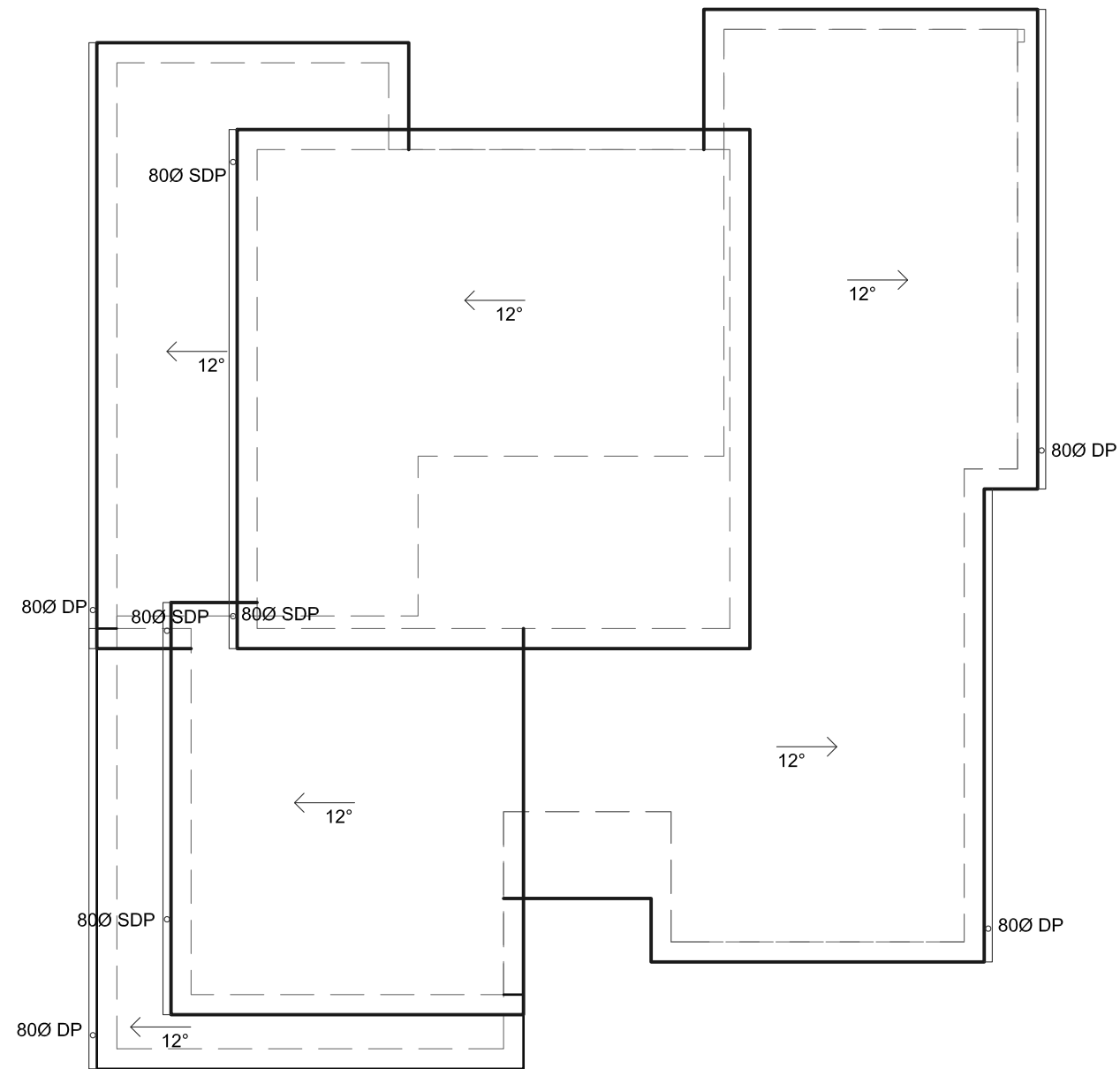
NOTE: Contractor to check & verify all dimensions and levels prior to commencing any work All work to be in accord with NZS 3604 & Building Act 2004.

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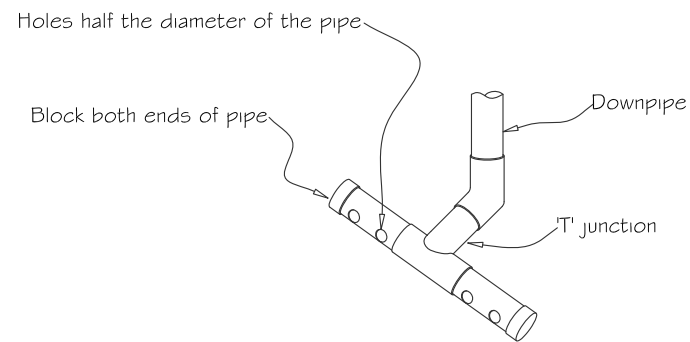
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TOP ROOF FRAMING PLAN

JOB NO:	13070
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DATE:	19.08.2013
DRAWN:	L.L.
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 16
 OF



1 ROOF PLAN 1:100



(1) Hole positions to avoid joints in roofing
 (2) when downpipe is located corner, spreader to be L-shaped

2 SPREADER FOR ROOF DISCHARGE NTS

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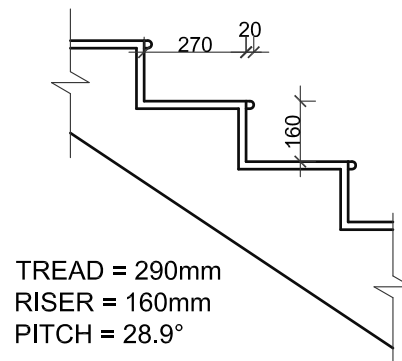
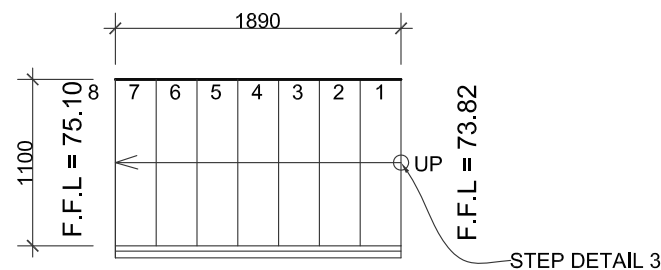
NOTE: Contractor to check & verify all dimensions and levels prior to commencing any work All work to be in accord with NZS 3604 & Building Act 2004.

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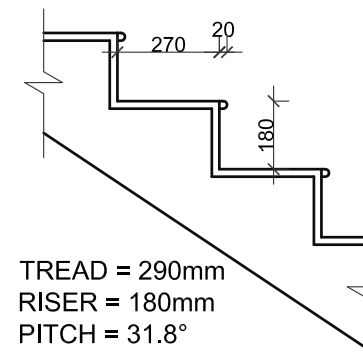
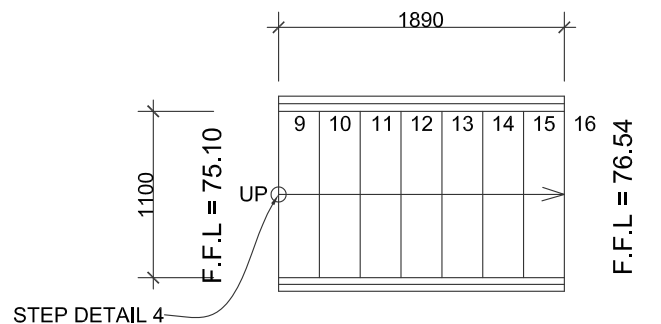
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ROOF PLAN

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SCALE:	AS SHOWN @A3
DATE:	19.08.2013
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CHECKED:	L.L.

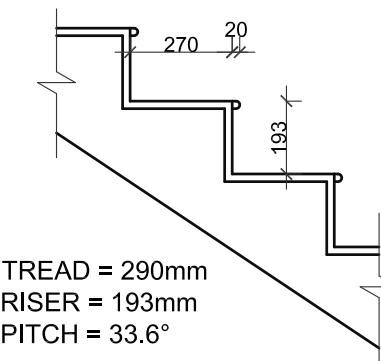
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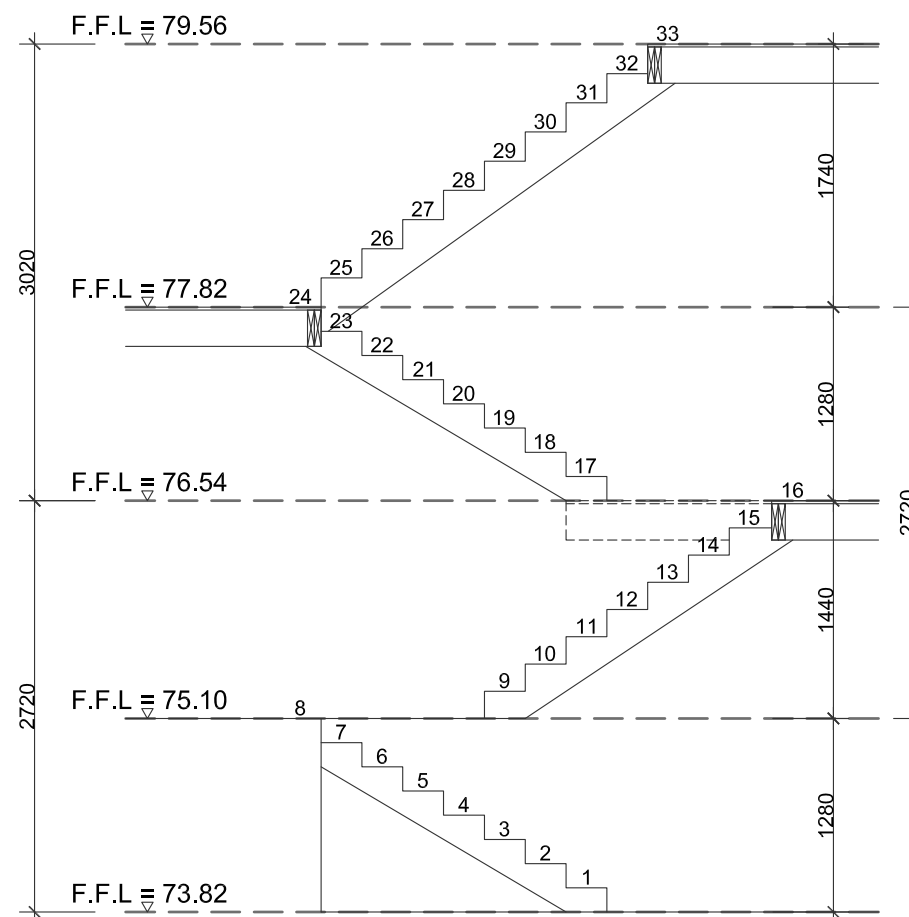
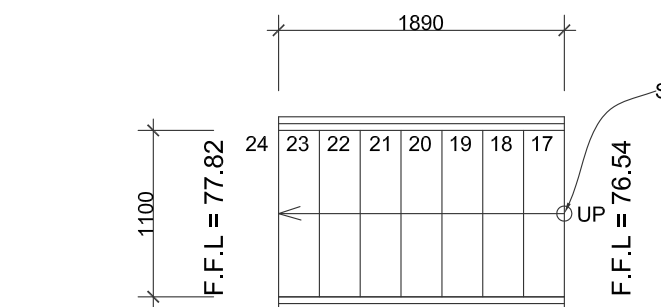
3 STAIR SECTION 1:50



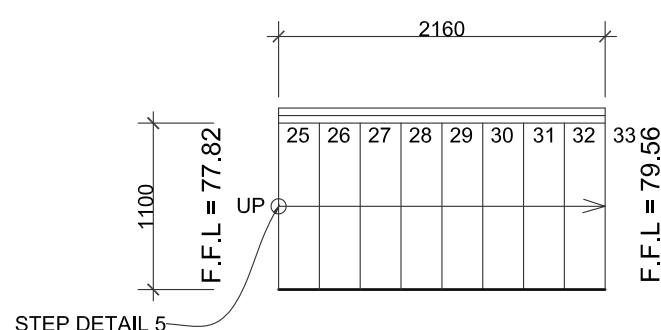
4 STAIR SECTION 1:50



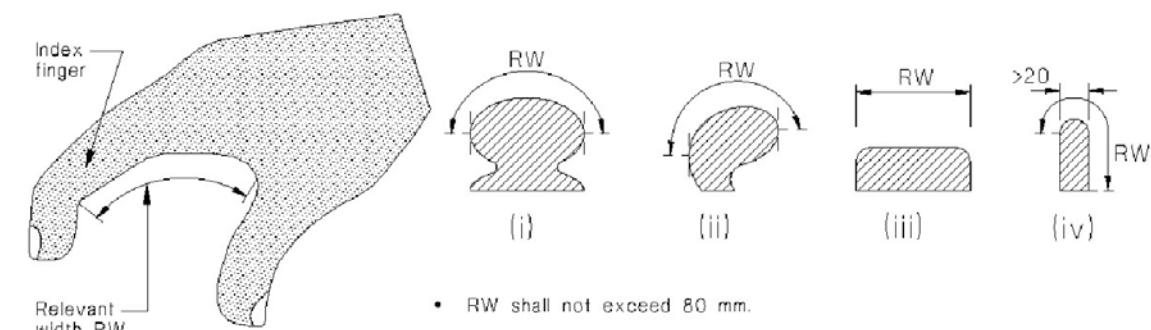
5 STAIR SECTION 1:50



2 STAIR SECTION 1:50



1 STAIR PLAN 1:50



- RW shall not exceed 80 mm.
- RW (relevant width) is measured around the upper surface perimeter of the handrail section between the vertical tangents on either side.
- Variations in shape are acceptable provided the effective grip is not reduced. For example, the side faces shown as vertical in details (iii) and (iv) are still acceptable even if slightly curved or sloped up to 5° from vertical.
- See fig. 26 (b) for wall clearances.

6 HANDAIL DETAIL NTS

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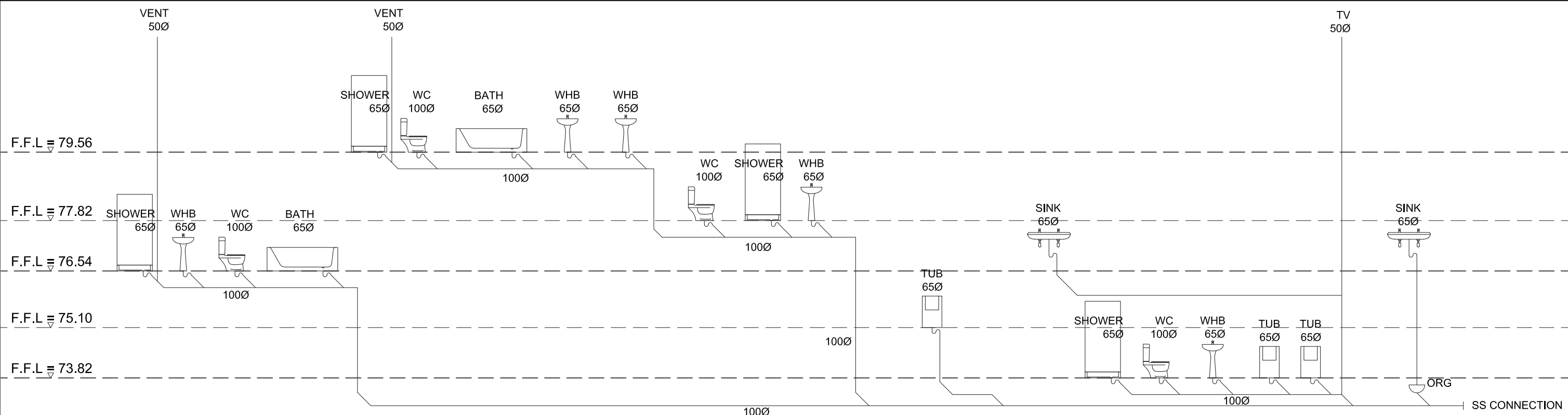
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JOB TITLE
PROPOSED DWELLING FOR LOT9, DP460390 AT 12 NEW DAWN LANE, ALBANY HEIGHTS

DRAWING TITLE
STAIR PLAN & DETAIL

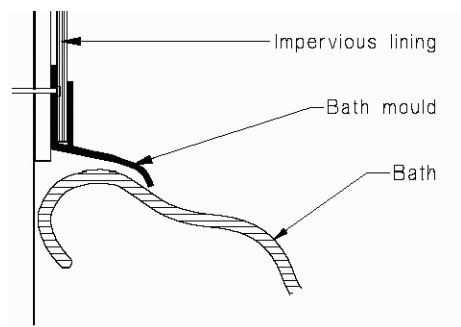
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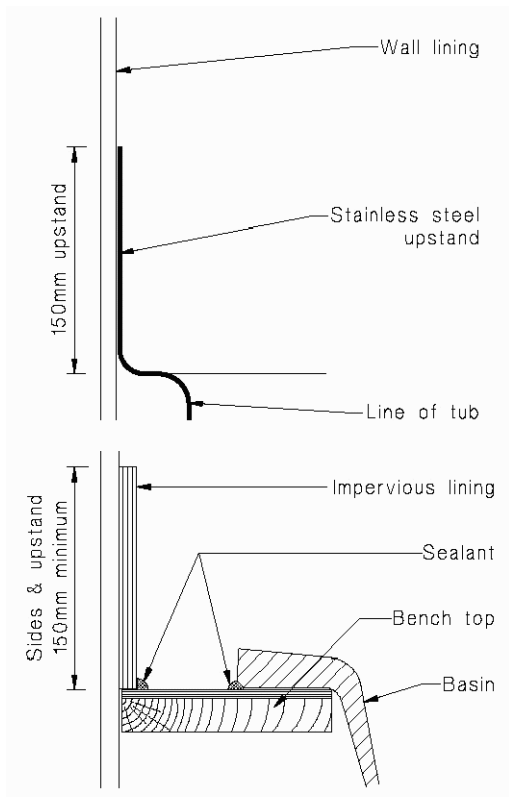


1 PLUMBING SCHEMATIC NTS

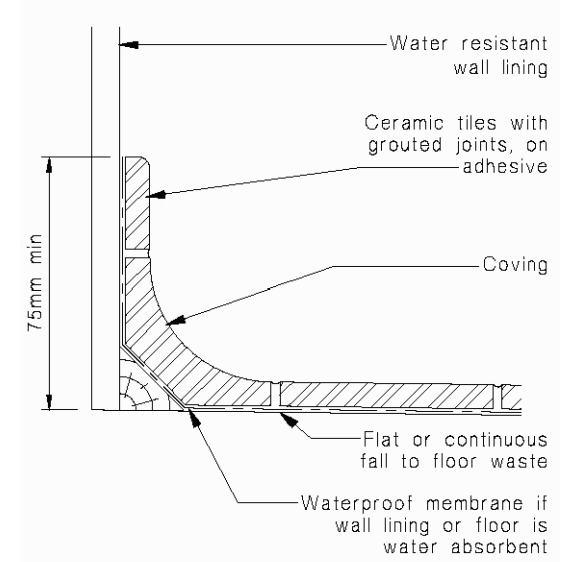
NOTES:
 PLUMBING AND DRAINAGE SHALL BE IN ACCORDANCE WITH AS/NZS 3500.2 SECTION 7.
 GRADIENT OF DRAINS SHALL COMPLY WITH TABLE 3.2
 65Ø---1:40
 80Ø---1:60
 100Ø---1:60
 GRADIENT OF DISCHARGE PIPES SHALL COMPLY WITH TABLE 6.3
 40Ø---1:40
 50Ø---1:40
 65Ø---1:40
 80Ø---1:60



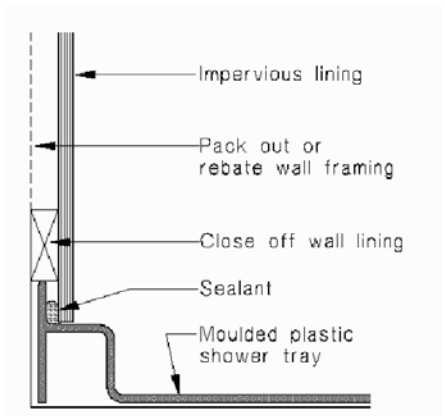
2 BATH AND WALL LINING NTS



4 LINING JUNCTIONS NTS



5 CERAMIC TILES COVERING NTS



(b) Moulded plastic shower tray

3 SHOWER DETAIL NTS

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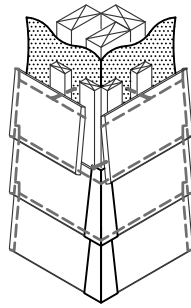
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JOB TITLE
PROPOSED DWELLING FOR LOT9, DP460390 AT 12 NEW DAWN LANE, ALBANY HEIGHTS

DRAWING TITLE
PLUMBING SCHEMATIC & WET AREA DETAILS

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Isometric pictorial view external corner soaker

Bevel Back Weatherboard
32mm lap as per E2/AS1

Framing

H3.1 45x20mm timber cavity batten as per E2/AS1

Minimum 50x50mm corner flashing hem edge folds compatibility to comply with NZBC E2/AS1

Building wrap As per E2/AS1 Table 23

85mm annular grooved rose head, silicone bronze or stainless steel

Copper or stainless steel Corner soaker to suit specific Weatherboard

1 WB EX-CORNER DETAIL 1:5

Framing

Notched and Scribed corner

Building wrap As per E2/AS1 Table 23

85mm annular grooved rose head, silicone bronze or stainless steel

Minimum 50x50mm Internal flashing hem edge folds compatibility to comply with NZBC E2/AS1

H3.1 45x20mm timber cavity batten as per E2/AS1

Bevel Back Weatherboard 32mm lap as per E2/AS1

2 WB IN-CORNER DETAIL 1:5

AIR SEAL AROUND

PROVIDE 5° FALL TO PIPEWORK FOR WATER RUN-OFF

SOLID BACKING AROUND PIPE PENETRATION

BUILDING WRAP

TIMBER FILLET BACKING TO SUIT FIXED OVER SEALANT TO WEATHERBOARD

SEALANT WITH BACKING ROD

FLANGE TO PROTECT SEALANT FORM EXPOSURE TO SUNLIGHT

FLEXIBLE FLASHING TAPE ADHERING AROUND PIPE AND ONTO BUILDING WRAP (100mm LAP TO WRAP AND 25mm TO PIPE)

BEVEL-BACK TIMBER WEATHERBOARD ON 20mm CAVITY BATTEN

3 WB PIPE PENETRATION 1:5

BUILDING WRAP

BEVEL-BACK TIMBER WEATHERBOARD ON 20mm H3.1 CAVITY BATTENS

BEAM / LINTEL REFER TO ENGINEER DESIGN

CAVITY BASE CLOSURE POSITION TO GIVE 15mm MIN. DRIP EDGE TO CLADDING

ALUMINUM HEAD FLASHING WITH STOP ENDS AND 15° SLOPE

WATERPROOF AIRSEAL TO PERIMETER OF TRIM CAVIT WITH EXPANDABLE FOAM OR SEALANT AS PER SECTION 9.1.6 OF E2/AS1

200x25 H3.1 TIMBER BOARD

5 GARAGE DOOR HEAD 1:5

BUILDING WRAP

BEVEL-BACK TIMBER WEATHERBOARD ON 20mm H3.1 CAVITY BATTEN

M12 BOLTS @600 TO BOTTOM PLATE

DPC

CAVITY BASE CLOSURE POSITION TO GIVE 15mm MIN. DRIP EDGE TO CLADDING

CONCRETE FOUNDATION REFER TO ENGINEER DESIGN

GROUND

50

180

4 WB FOUNDATION 1:5

SECTIONAL GARAGE DOOR

200x25 H3.1 TIMBER BOARD

25mm MIN. REBAT FOR GARAGE DOOR

CONCRETE DRIVEWAY

CONCRETE FOUNDATION

6 GARAGE DOOR SILL 1:5

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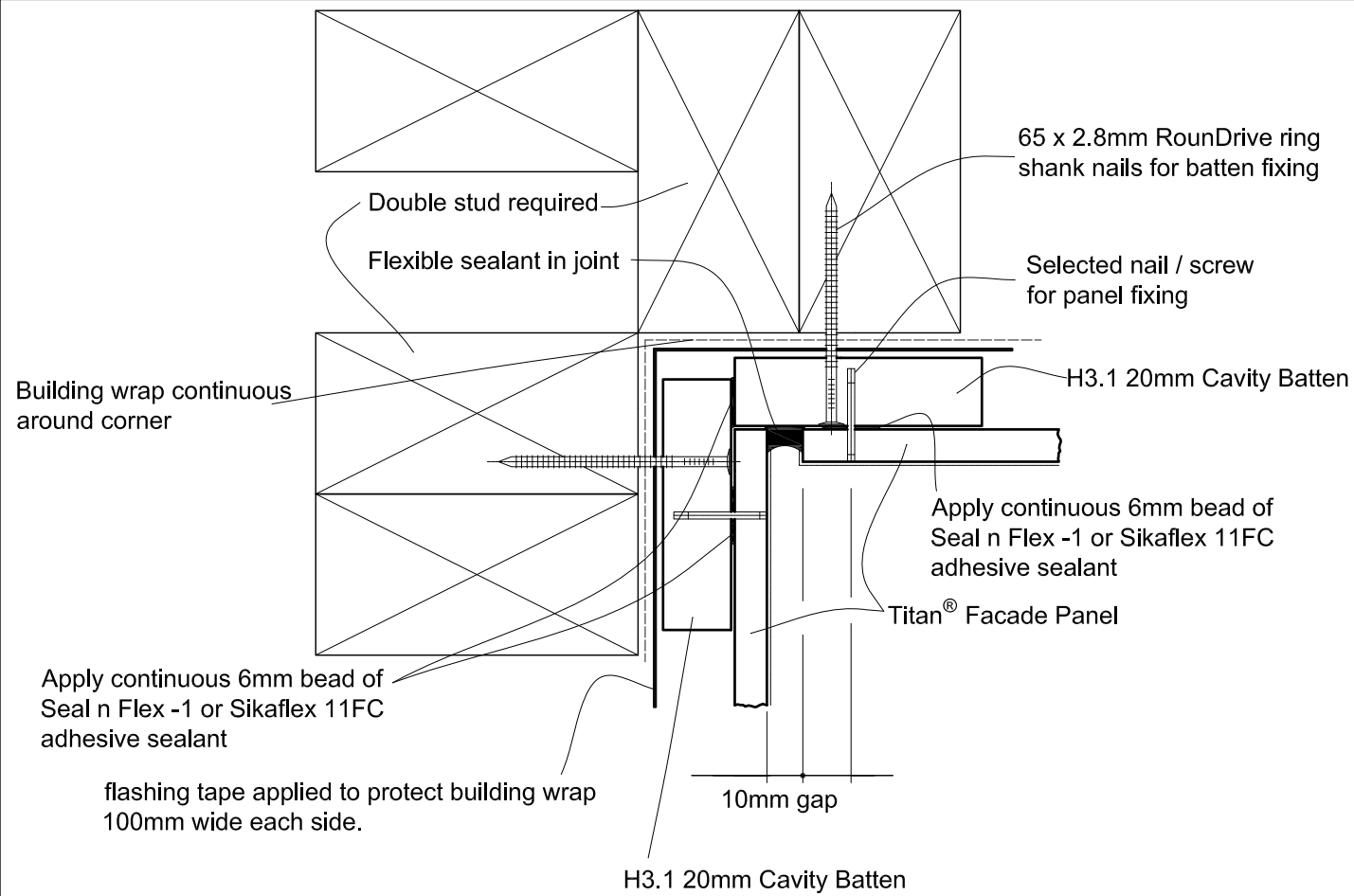
PROPOSED DWELLING FOR LOT9, DP460390 AT 12 NEW DAWN LANE, ALBANY HEIGHTS

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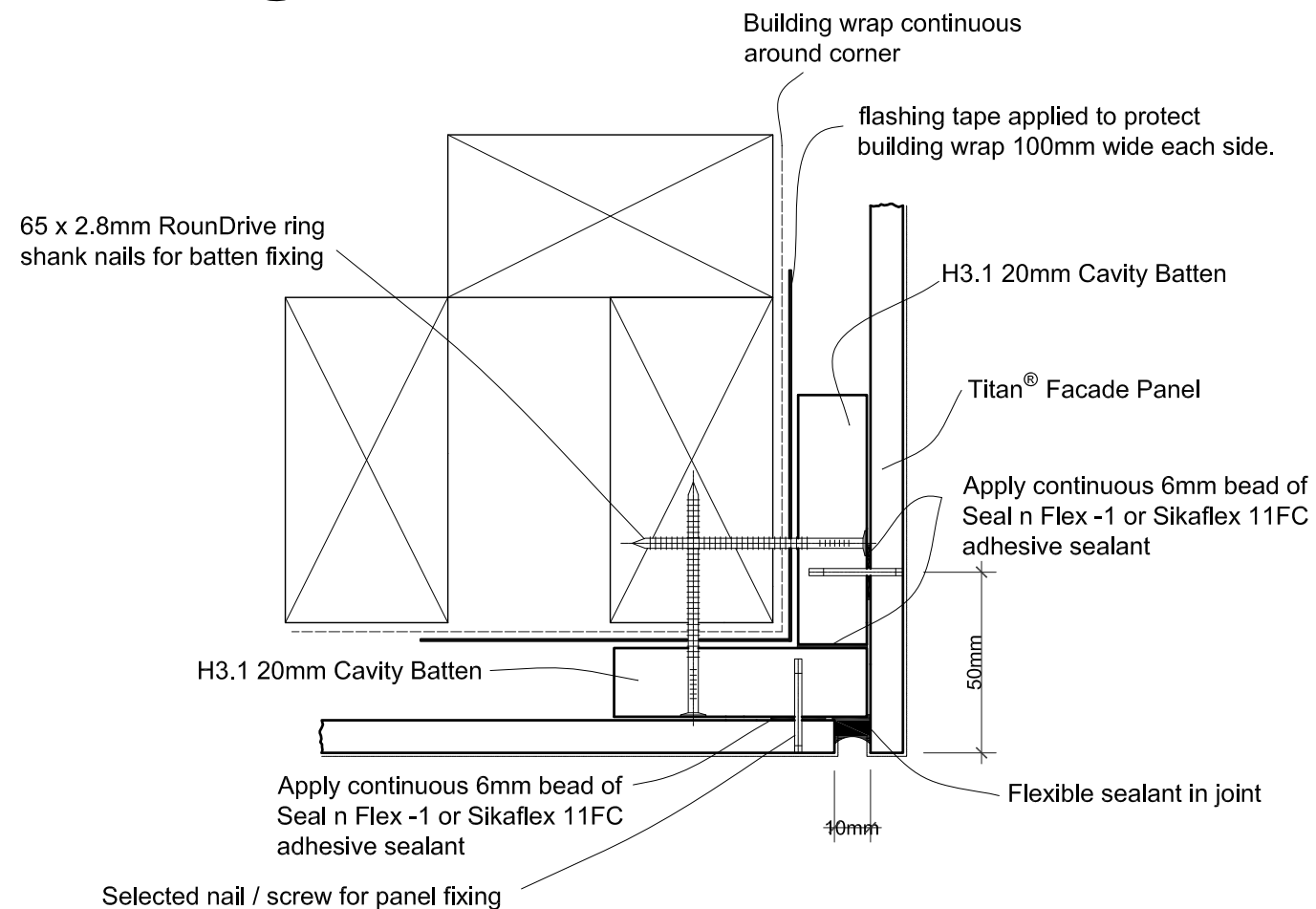
DETAIL 1

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DATE:	19.08.2013
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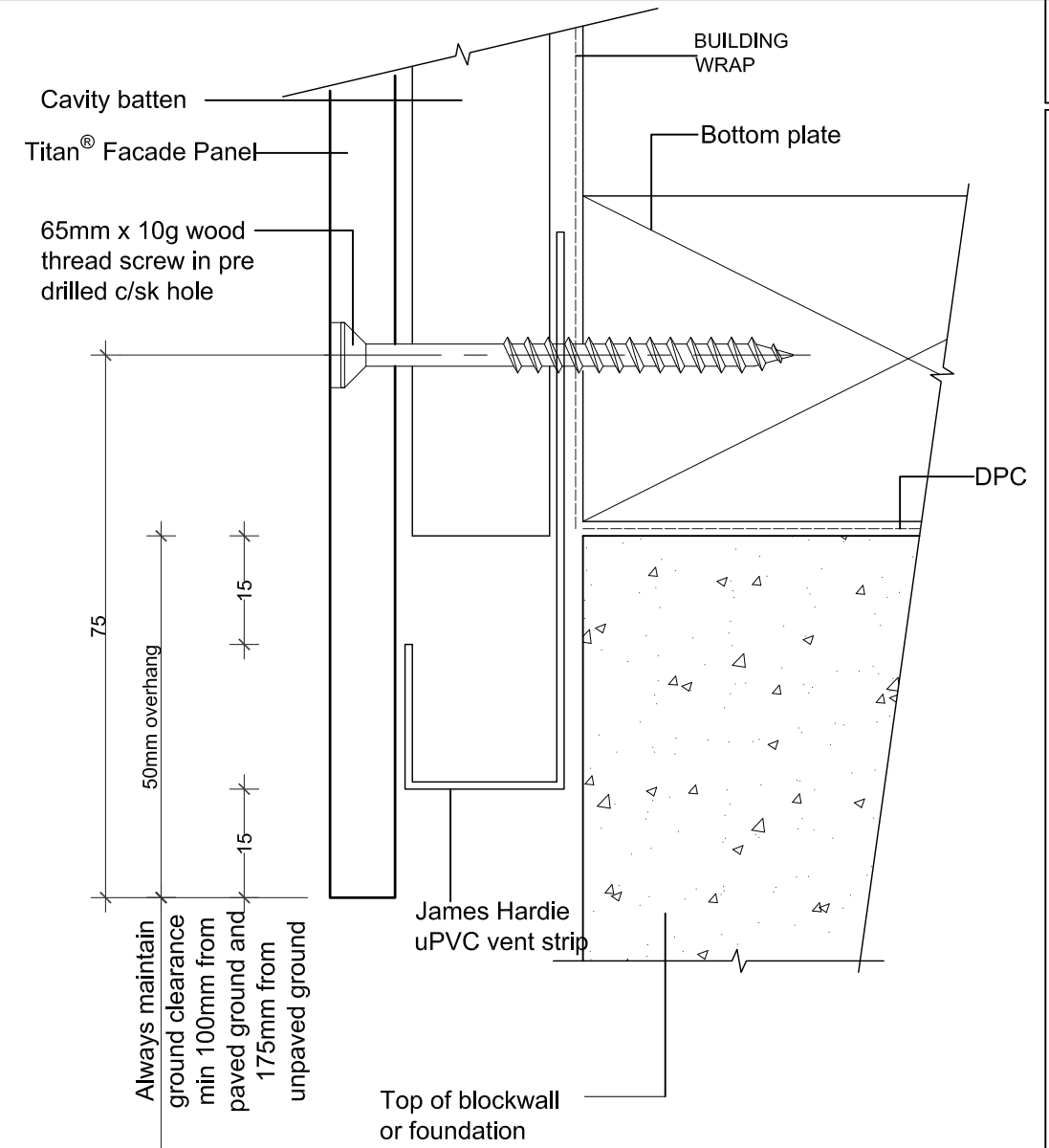
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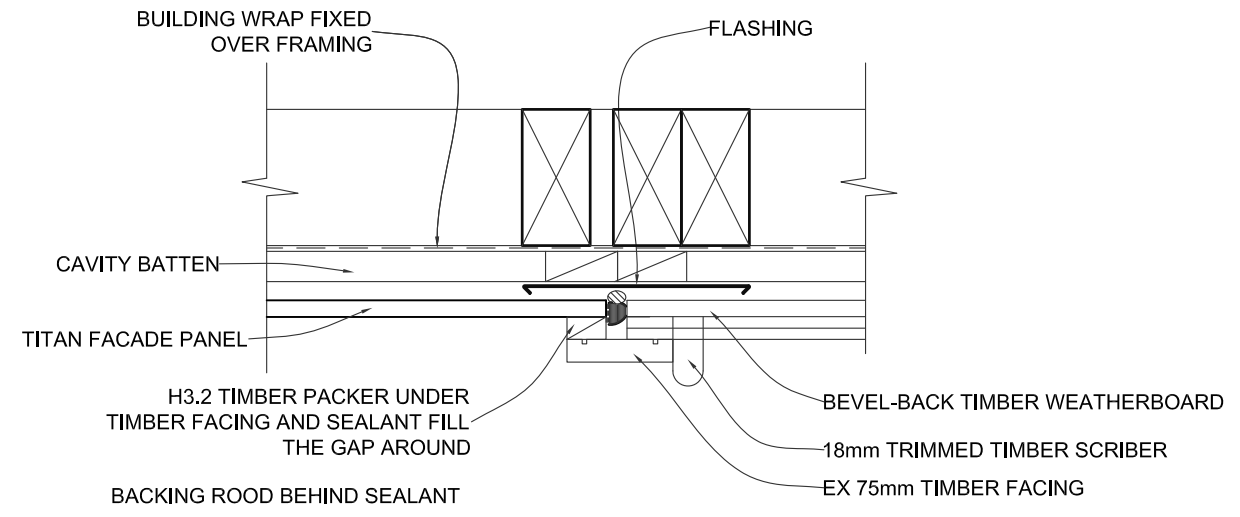
1 TITAN FACADE PANEL IN-CORNER DETAIL 1:2



2 TITAN FACADE PANEL EX-CORNER DETAIL 1:2



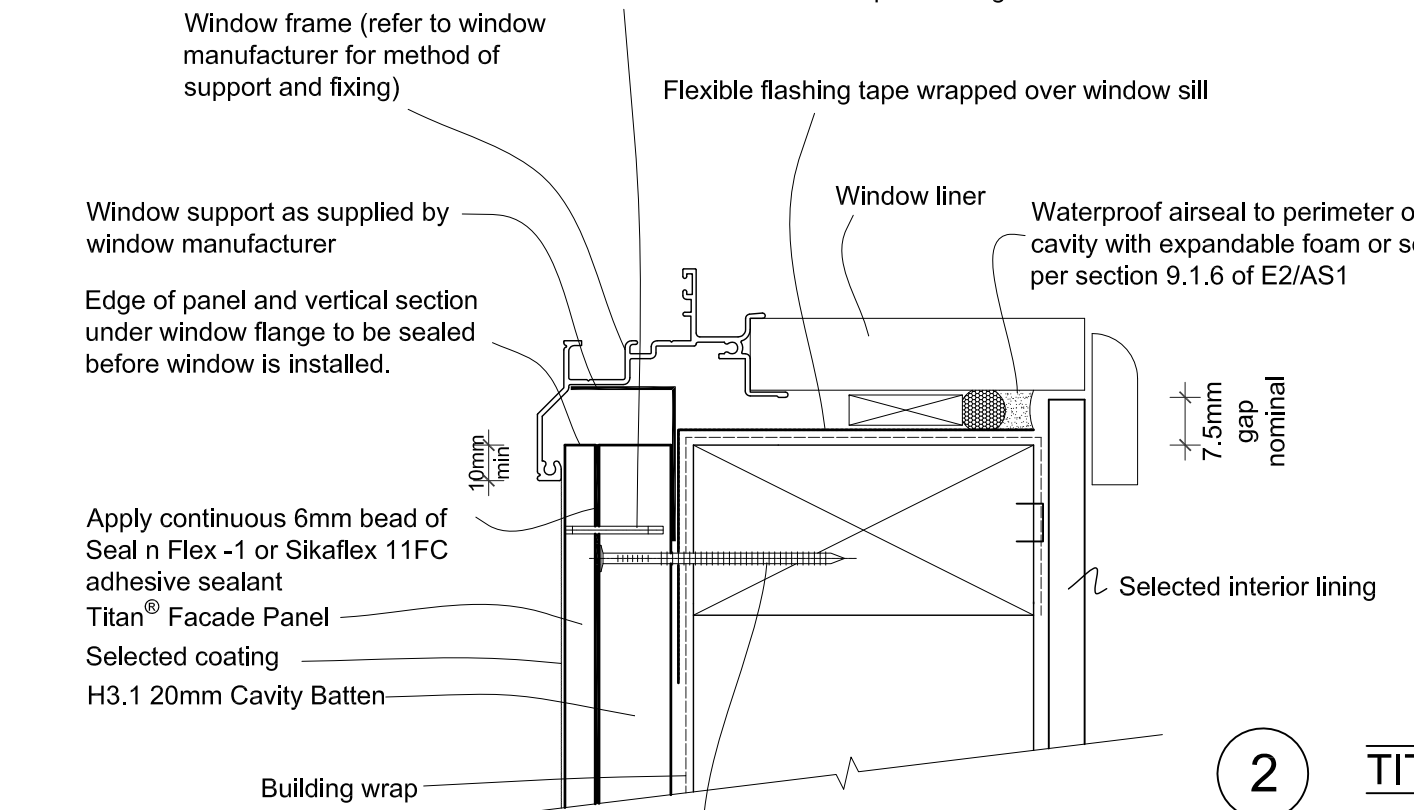
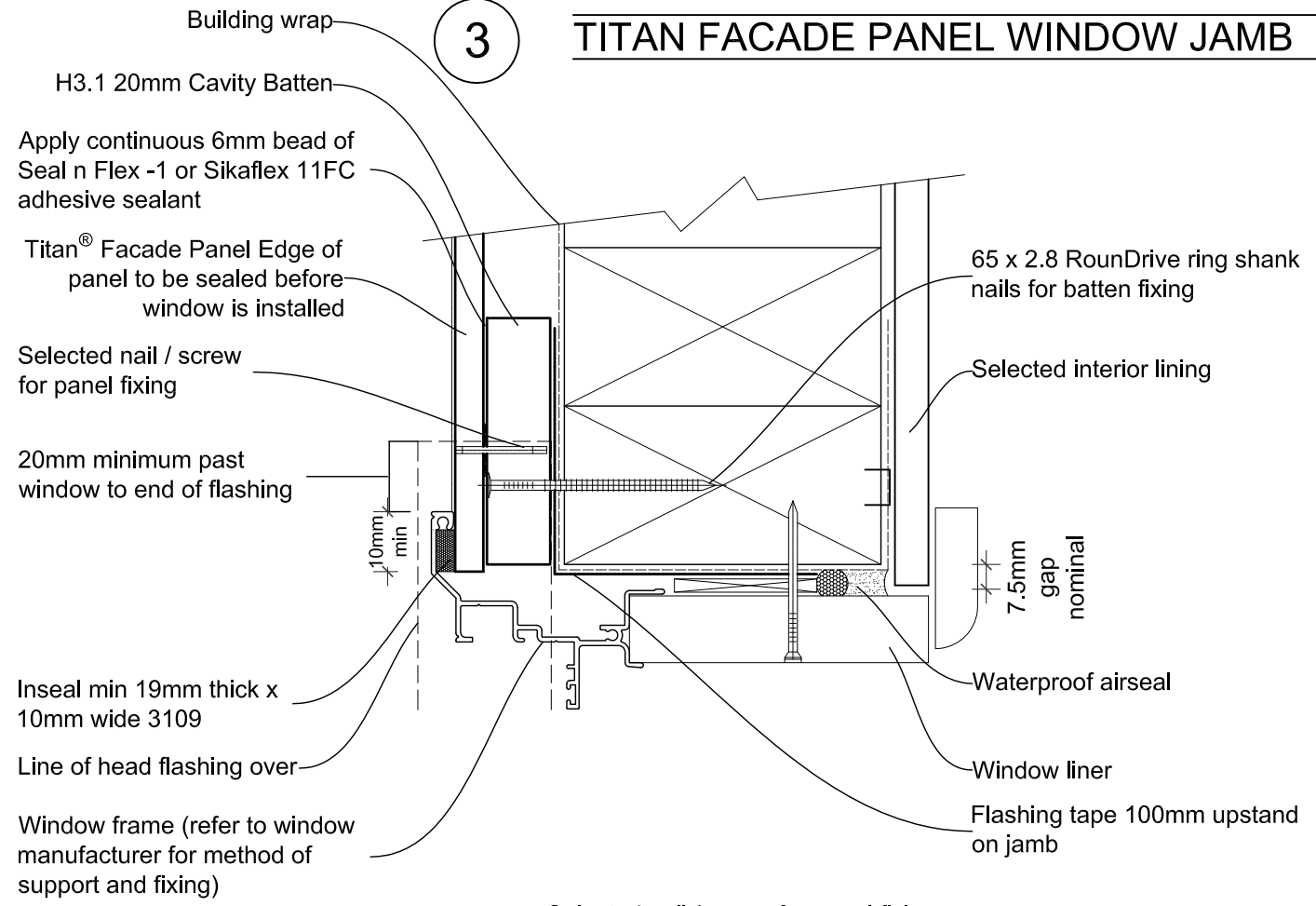
3 TITAN FACADE PANEL FOUNDATION 1:1



4 WB & TITAN FACADE PANEL VENEER JUNCTION 1:5

3

TITAN FACADE PANEL WINDOW JAMB 1:2

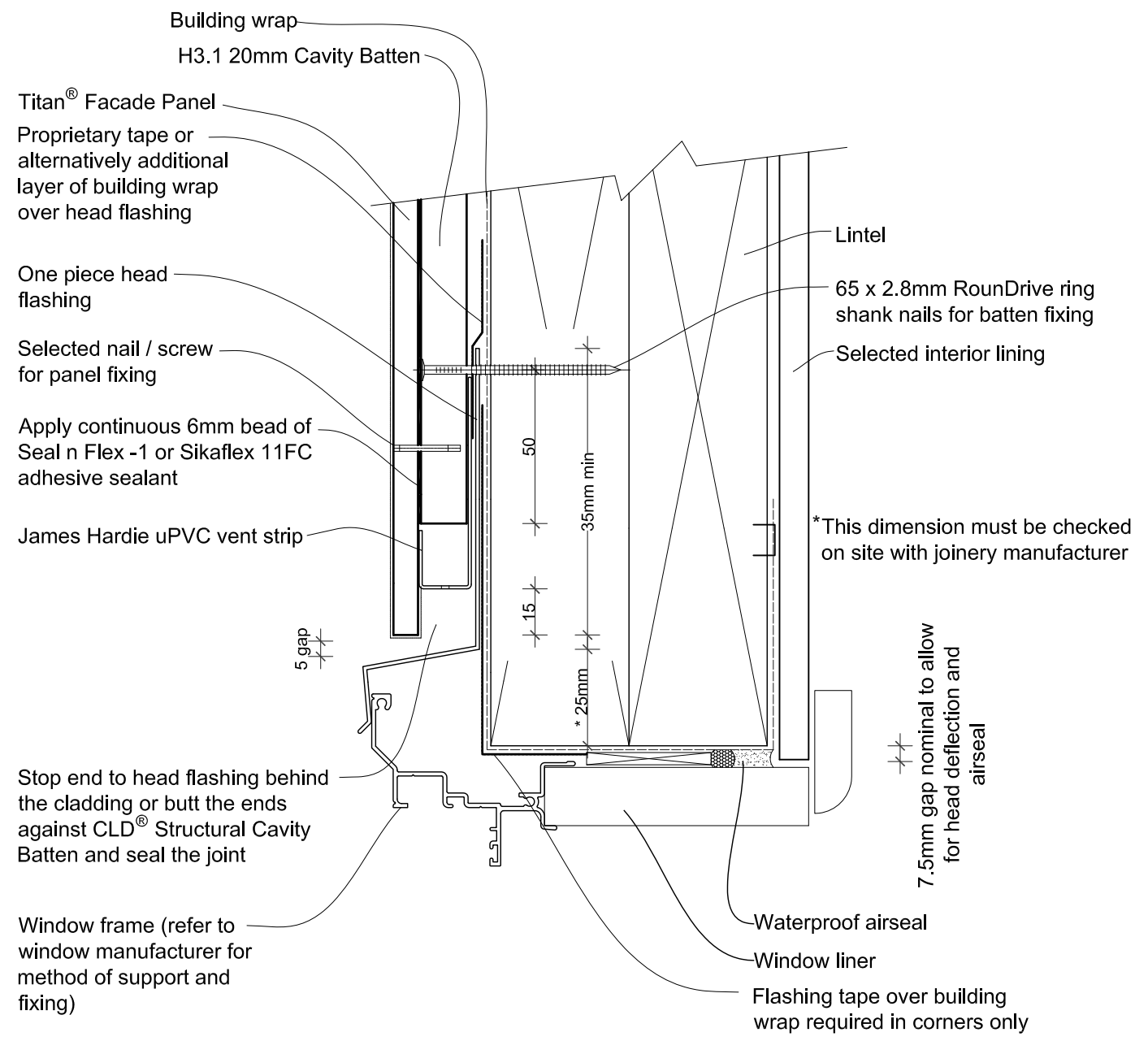


2

TITAN FACADE PANEL WINDOW SILL 1:2

1

TITAN FACADE PANEL WINDOW HEAD 1:2



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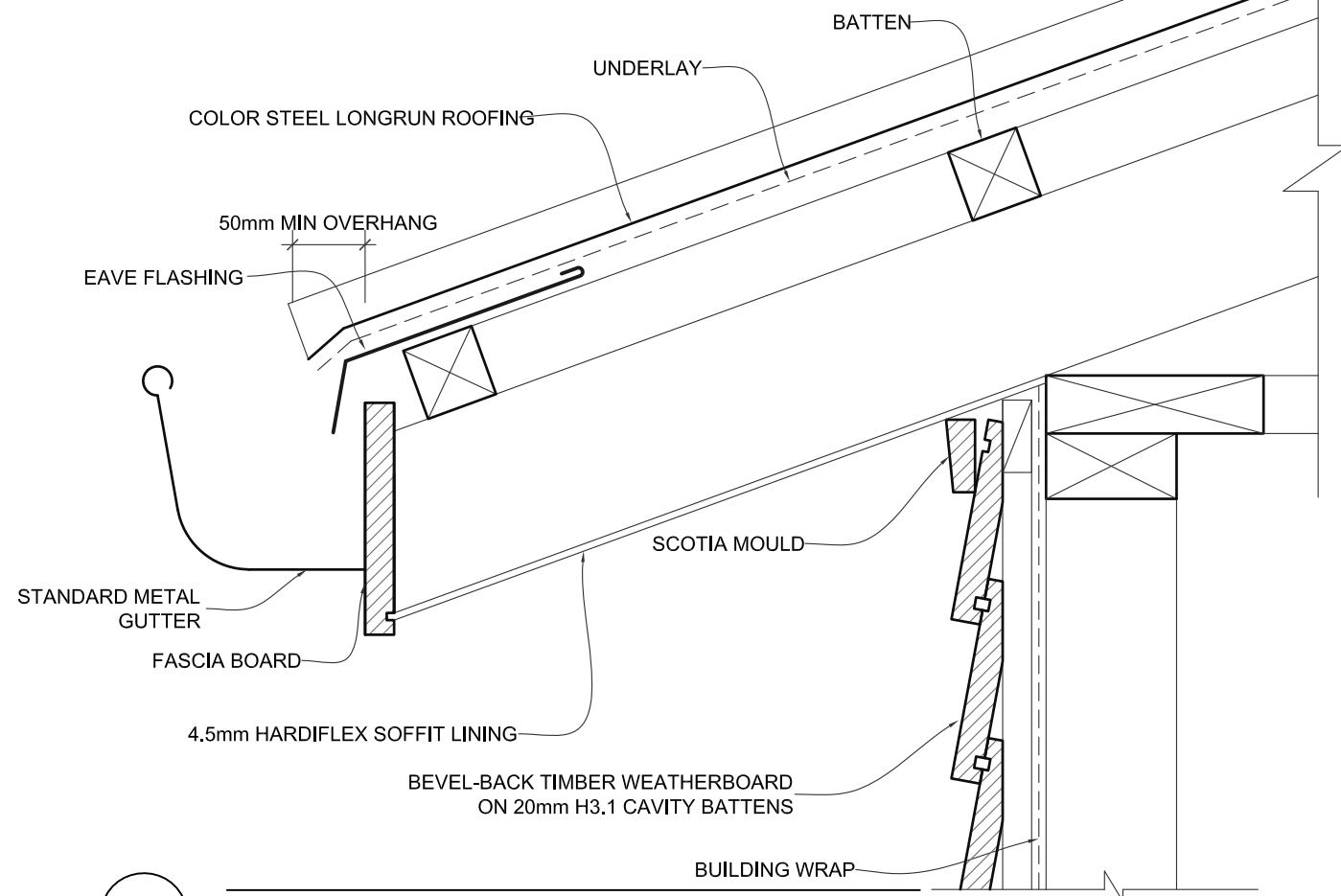
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JOB TITLE
PROPOSED DWELLING FOR LOT9, DP460390 AT 12 NEW DAWN LANE, ALBANY HEIGHTS

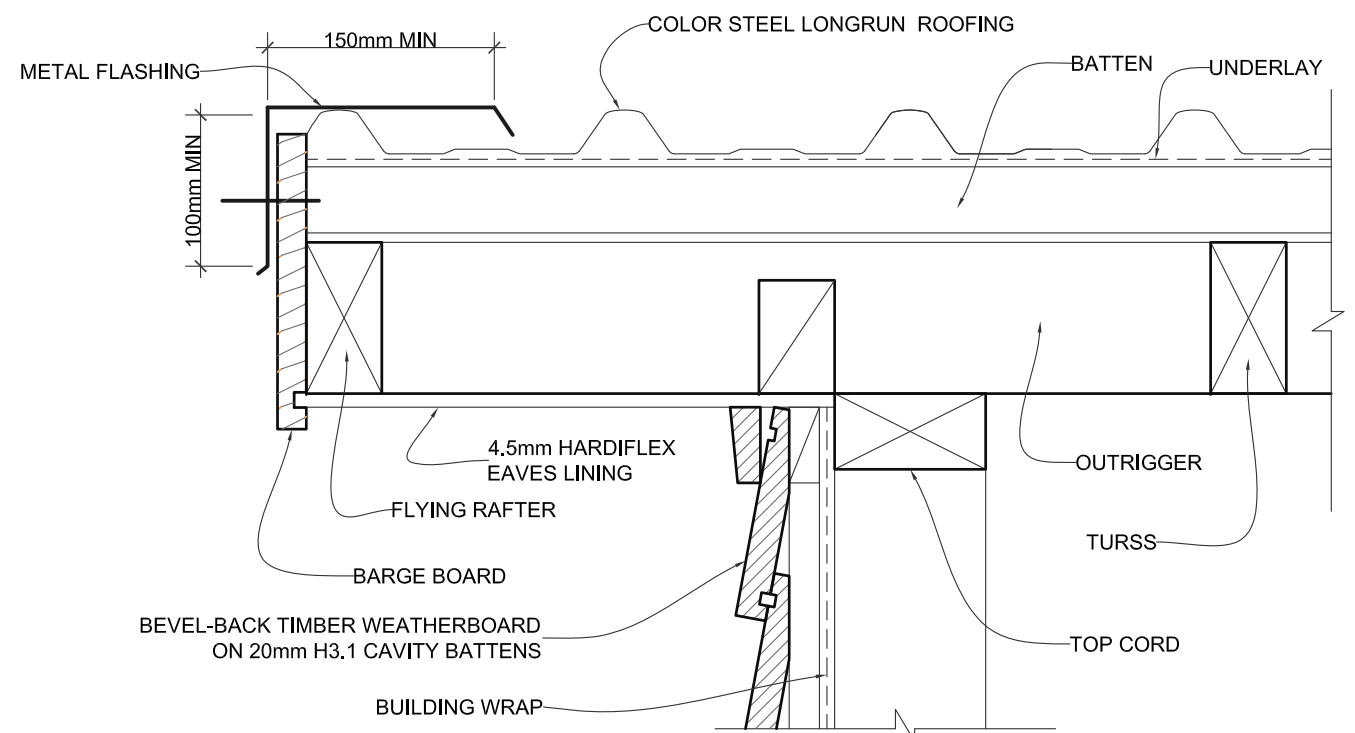
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DETAIL 3

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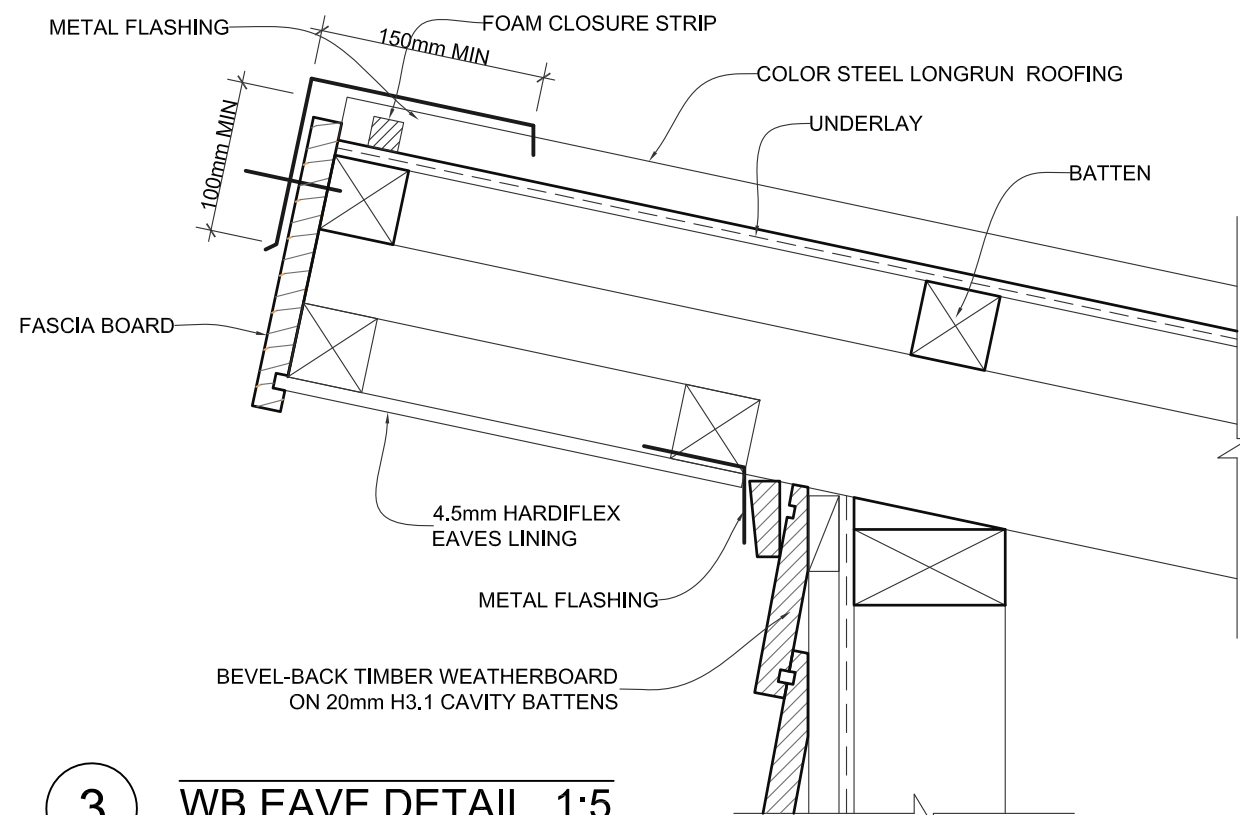
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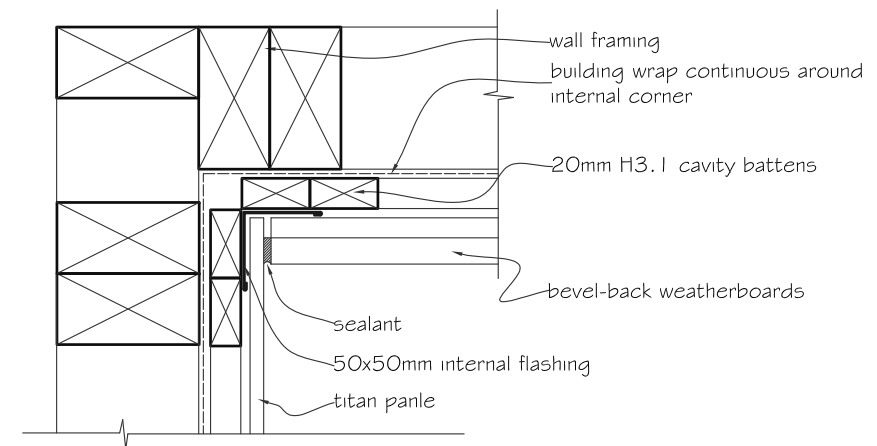
1 STEEL LONGRUN EAVE DETAIL 1:5



3 WB BARGE DETAIL 1:5



3 WB EAVE DETAIL 1:5



4 WEATHERBOARD AND TITAN PANEL JOINT 1:5


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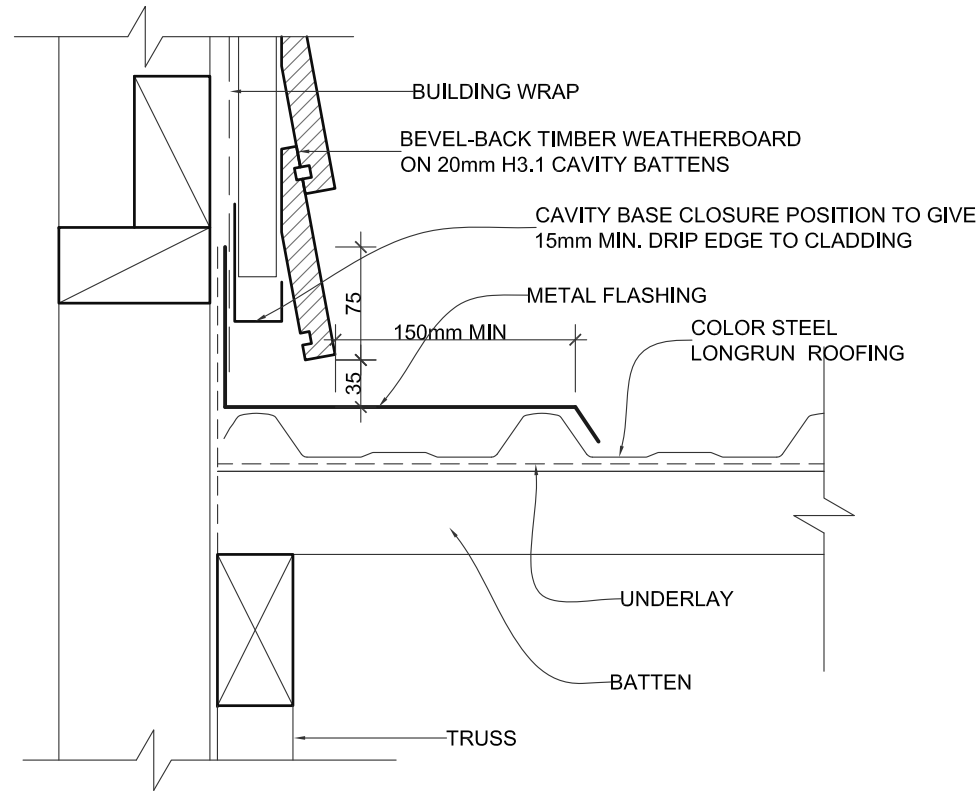
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JOB TITLE
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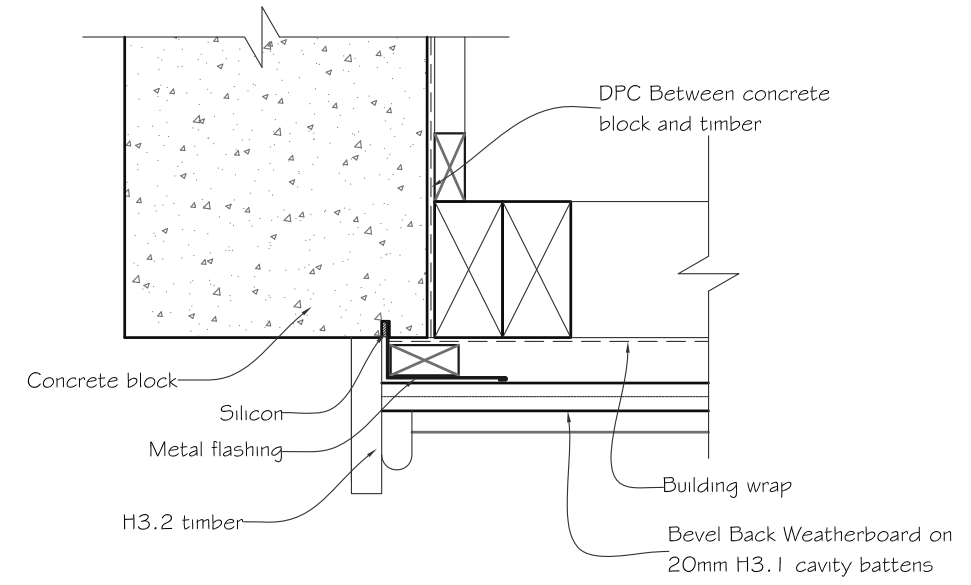
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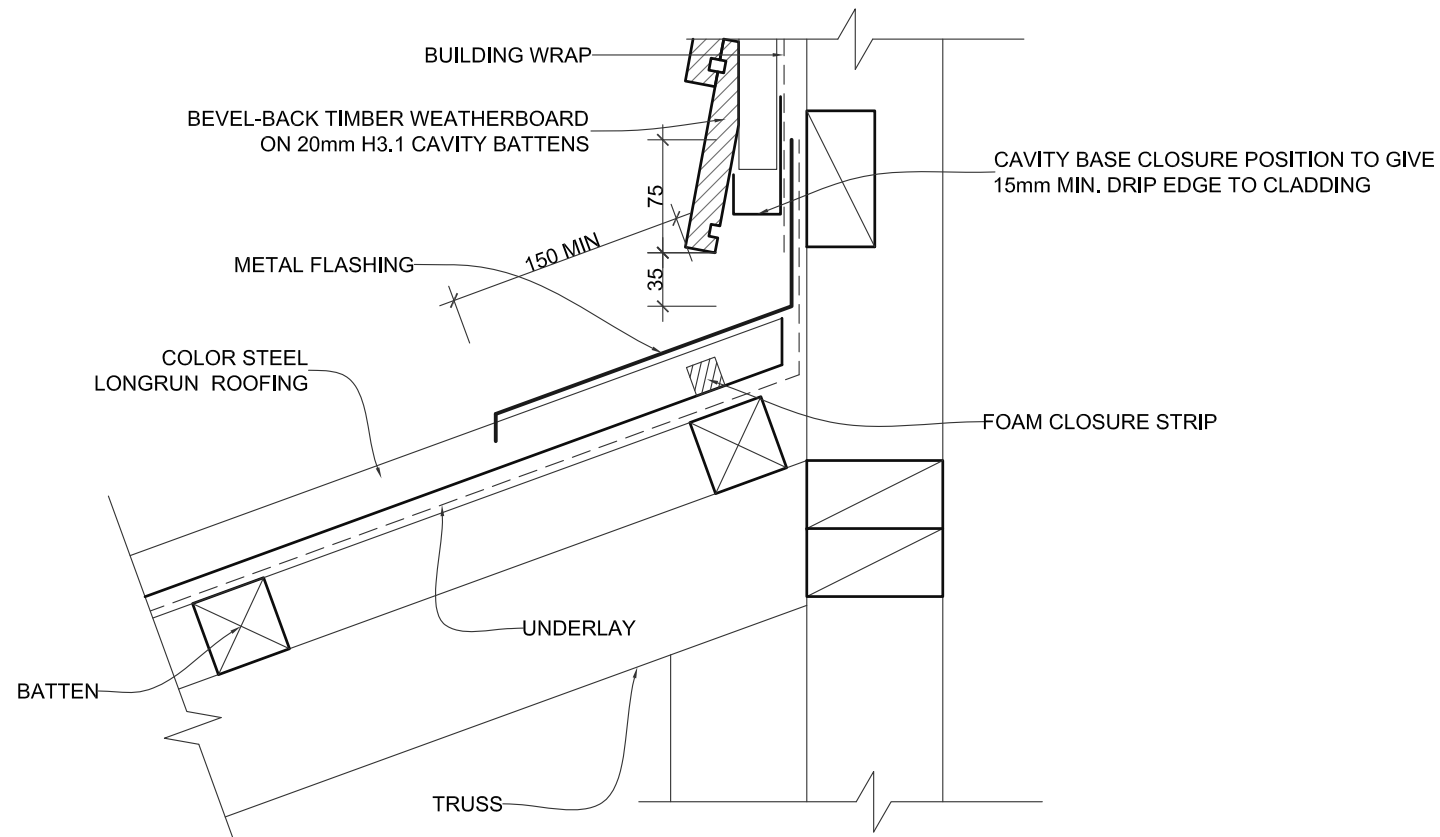
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23
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1 PARALLEL APRON FLASHING DETAIL 1:5



3 WB & CONC. BLOCK JOINT 1:5



2 APRON FLASHING DETAIL 1:5


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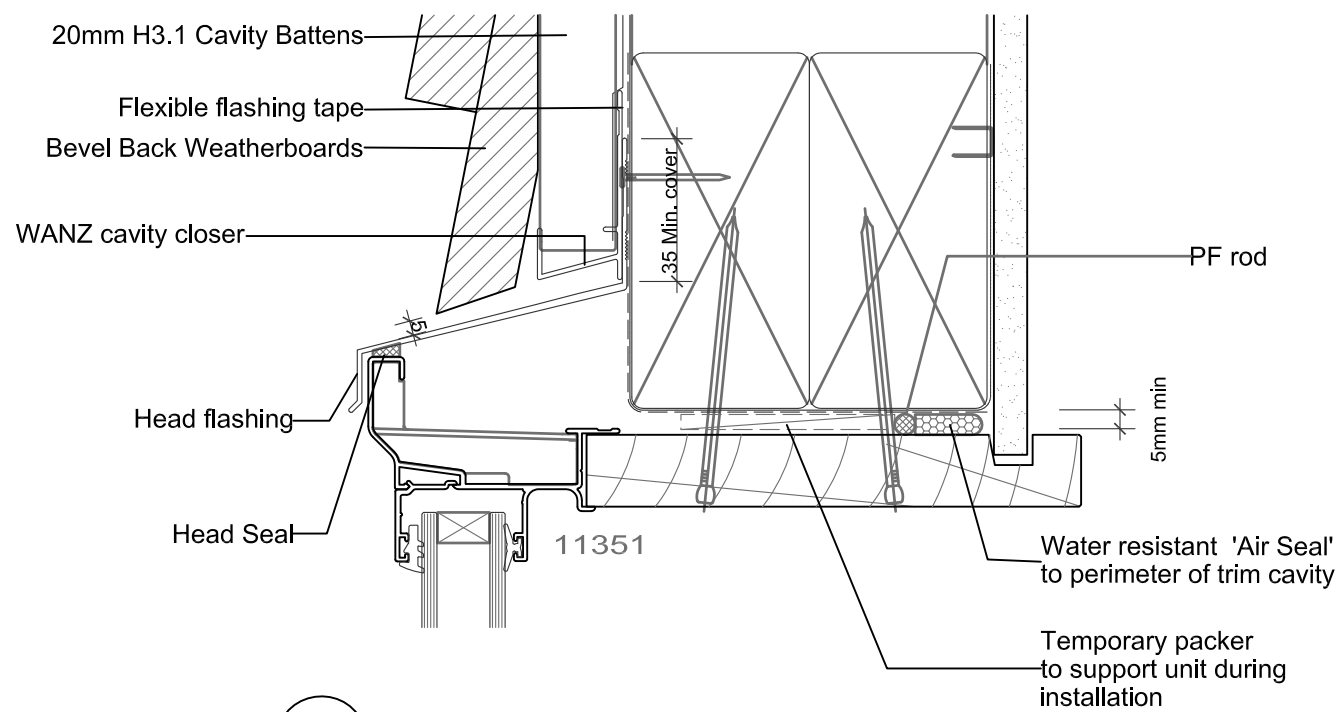
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PROPOSED DWELLING FOR LOT9, DP460390 AT 12 NEW DAWN LANE, ALBANY HEIGHTS

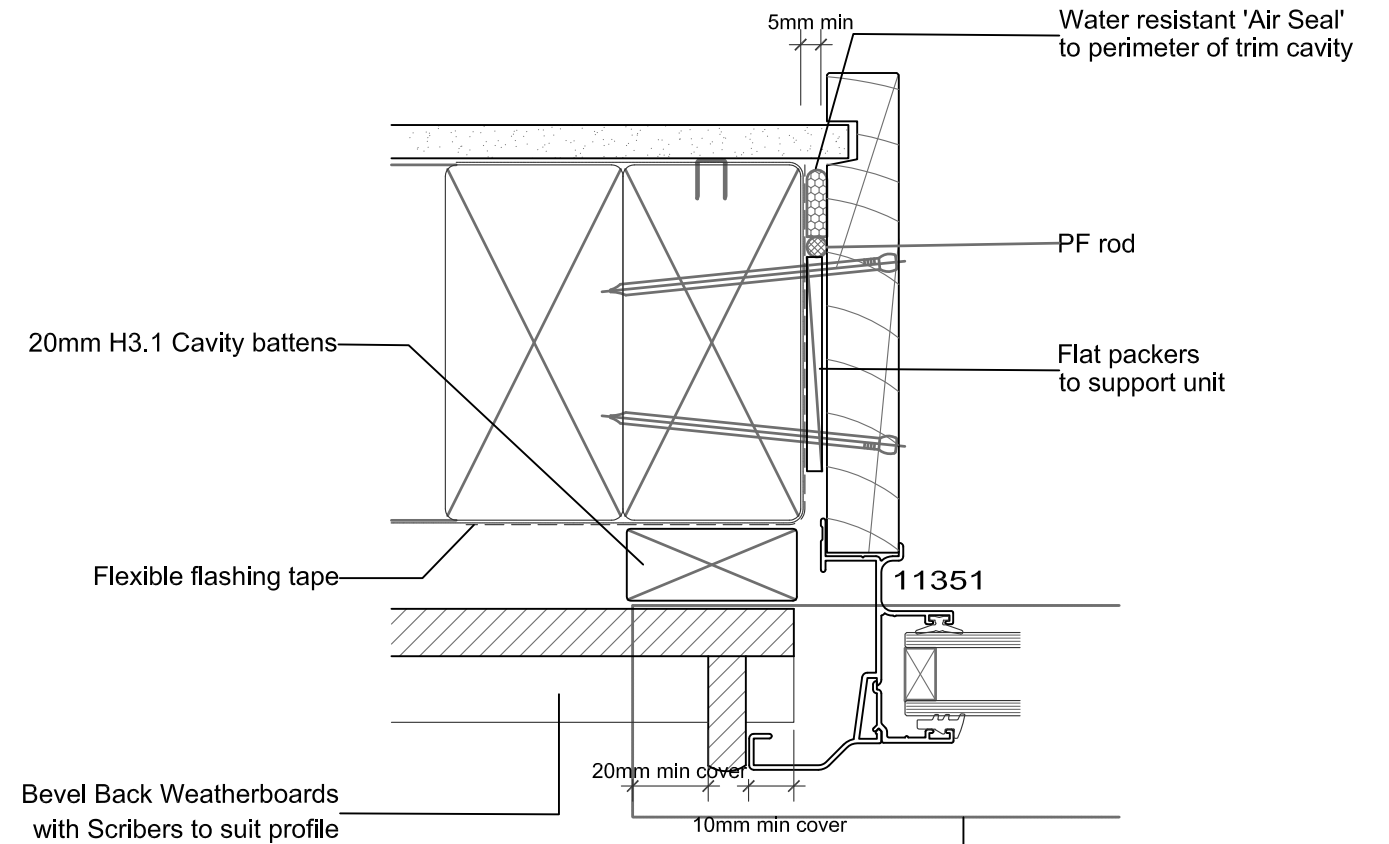
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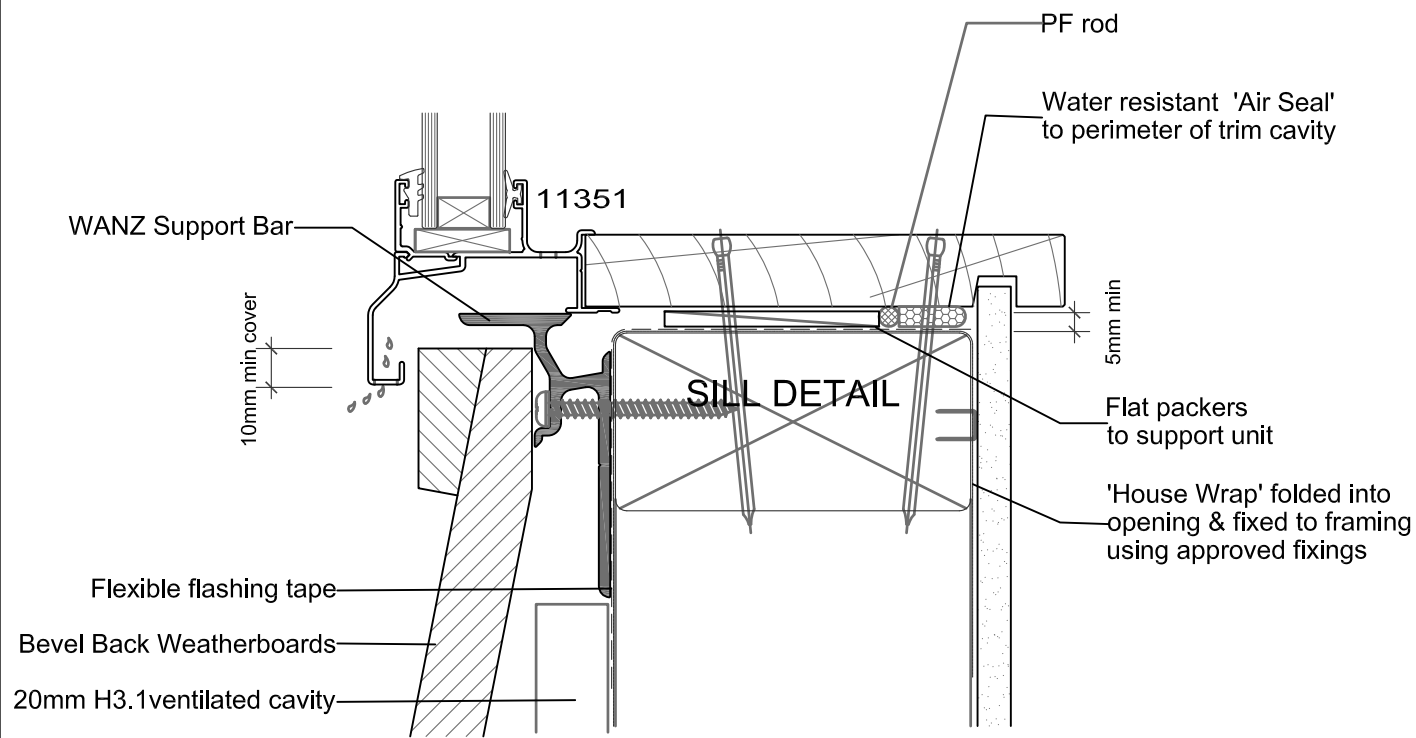
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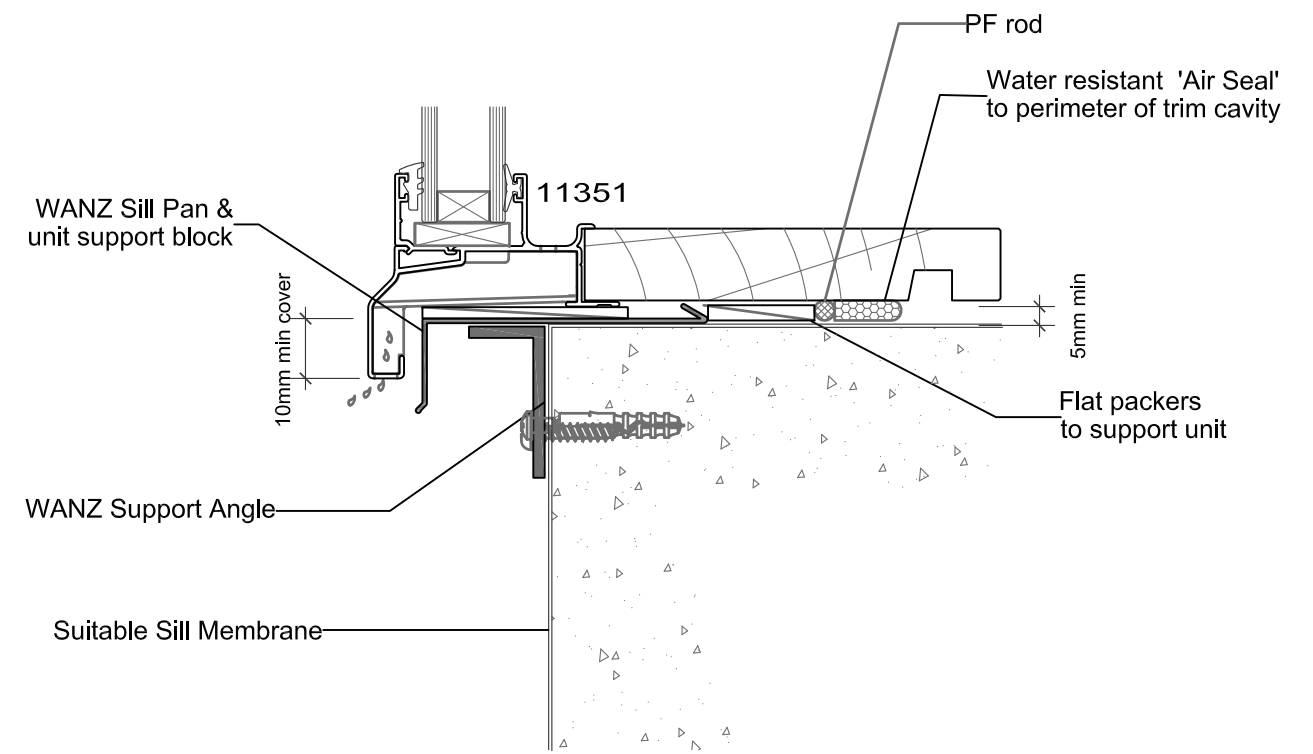
1 **WB WINDOW HEAD 1:2**



3 **WB WINDOW JAMB 1:2**



2 **WB WINDOW SILL 1:2**



4 **WINDOW SILL ON CONCRETE 1:2**


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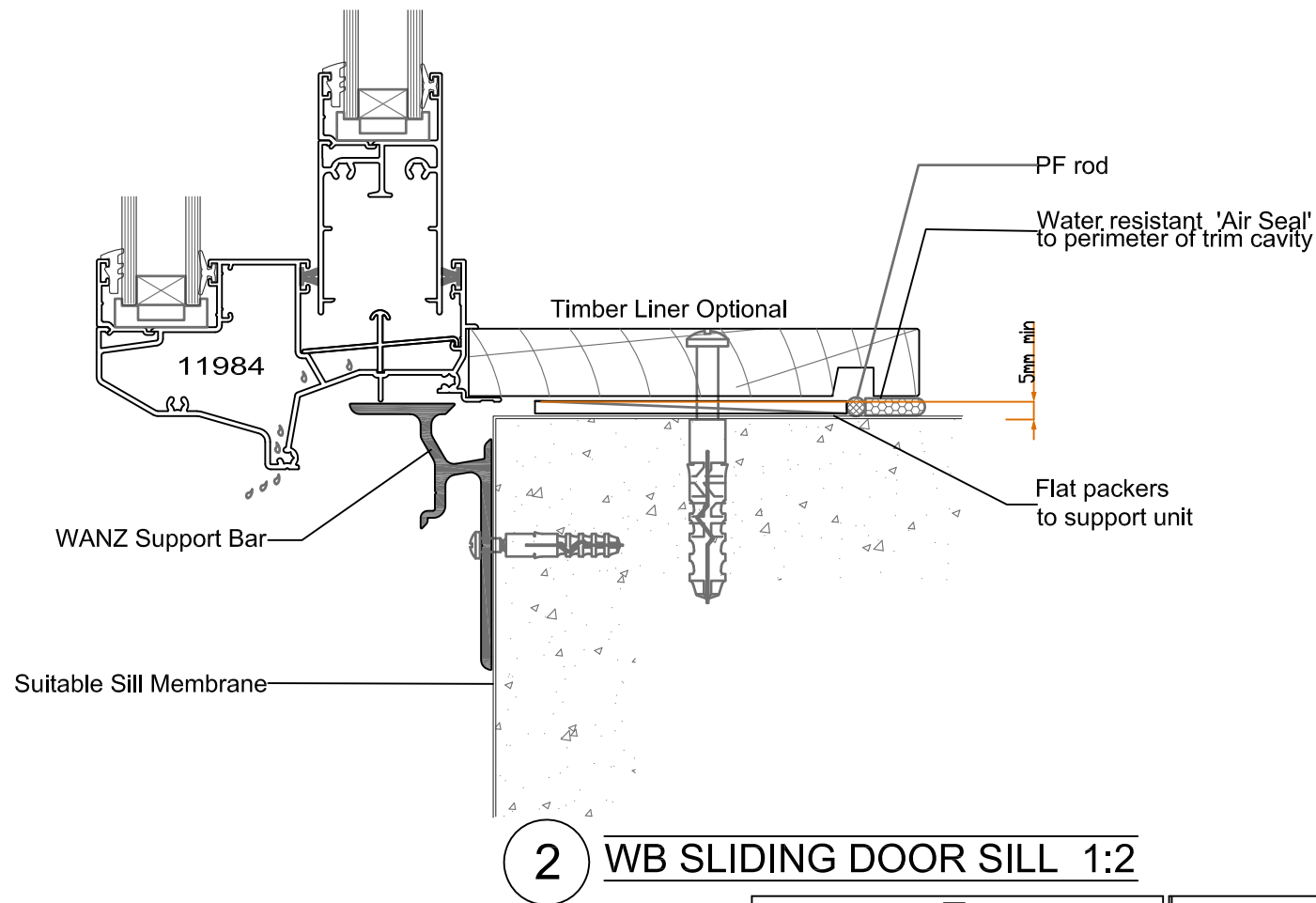
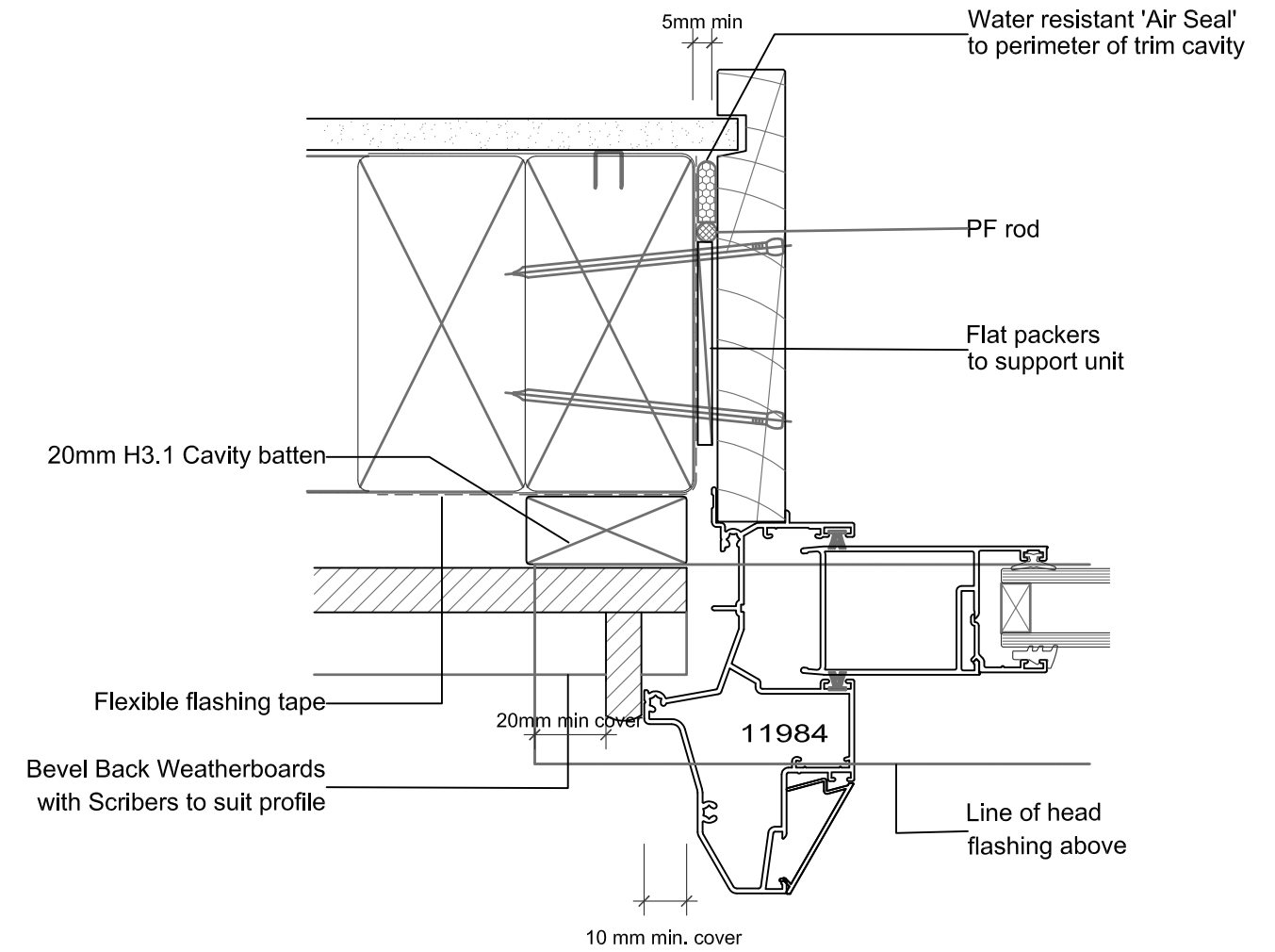
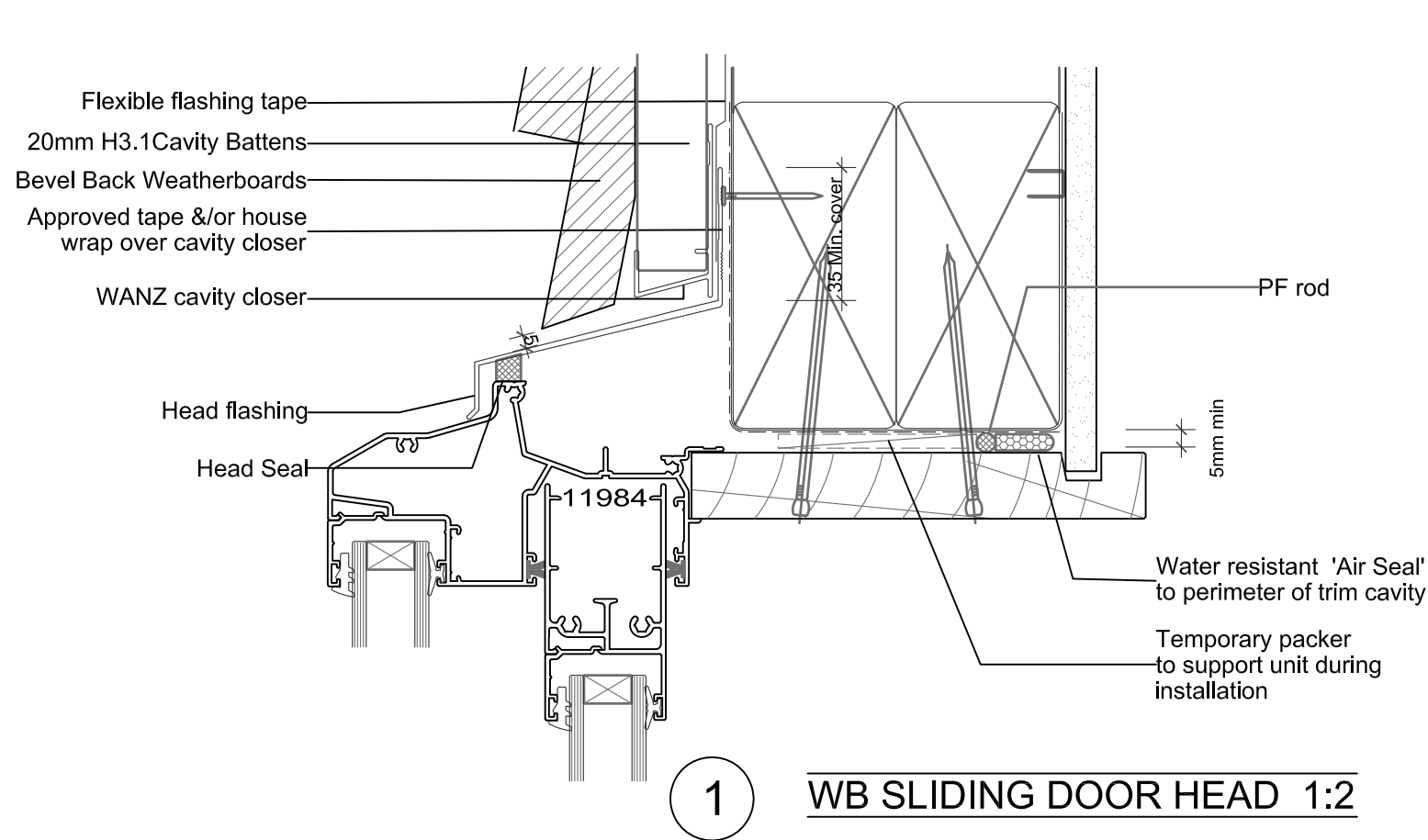
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JOB TITLE
PROPOSED DWELLING FOR LOT9, DP460390 AT 12 NEW DAWN LANE, ALBANY HEIGHTS

DRAWING TITLE
DETAIL 6

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 OF



MODERN ARCHITECTURE ASSOCIATES
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Mob: 021 766 855

NOTE: Contractor to check & verify all dimensions and levels prior to commencing any work. All work to be in accord with NZS 3604 & Building Act 2004.

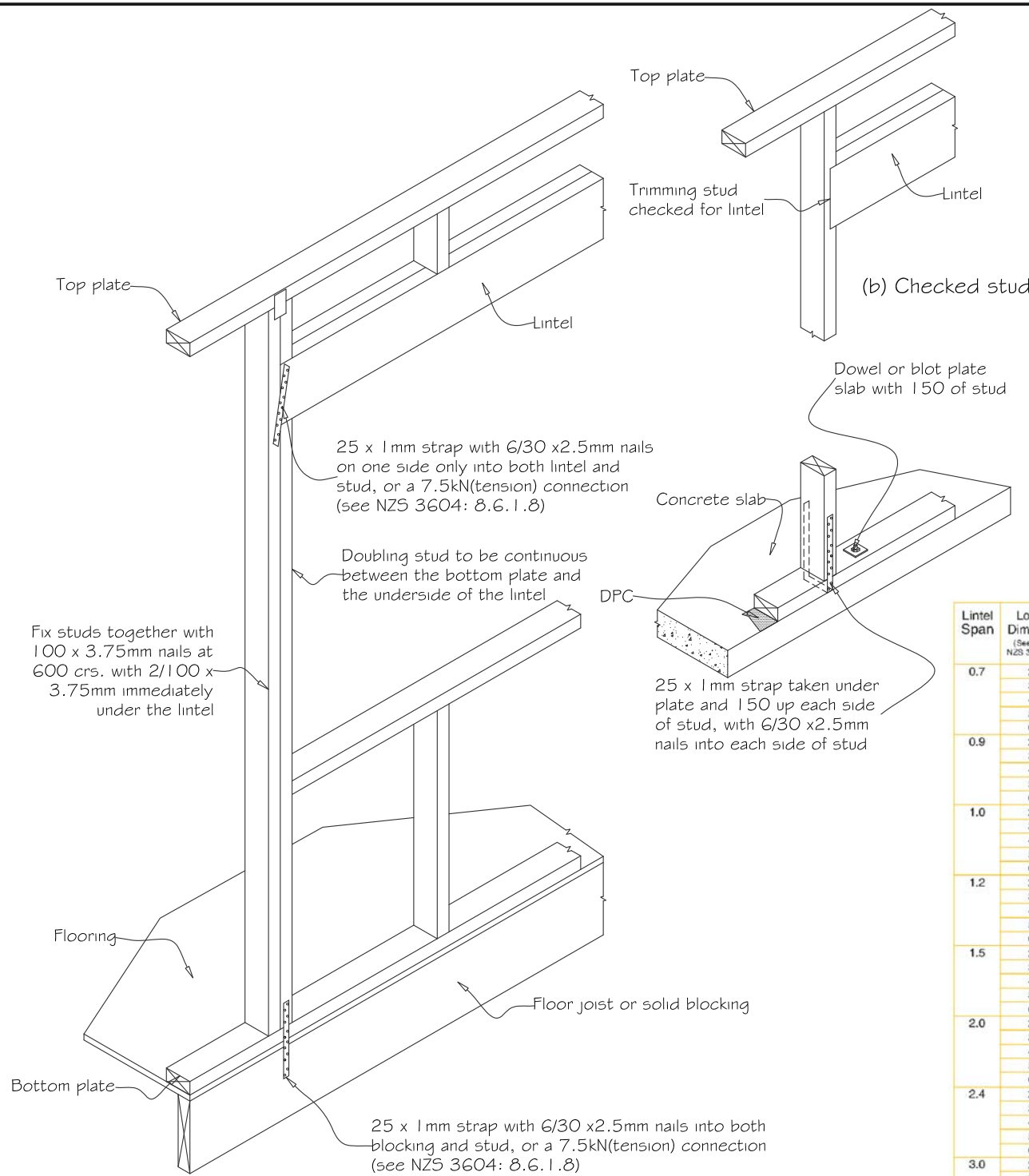
JOB TITLE
PROPOSED DWELLING FOR LOT9, DP460390 AT 12 NEW DAWN LANE, ALBANY HEIGHTS

DRAWING TITLE
DETAIL 7

JOB NO:	13070
SCALE:	AS SHOWN @A3
DATE:	19.08.2013
DRAWN:	L.L.
CHECKED:	L.L.

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(a) Doubling stud

(b) Checked stud

Fix studs together with 100 x 3.75mm nails at 600 crs. with 2/100 x 3.75mm immediately under the lintel

25 x 1 mm strap with G/30 x 2.5mm nails on one side only into both lintel and stud, or a 7.5kN(tension) connection (see NZS 3604: 8.6.1.8)

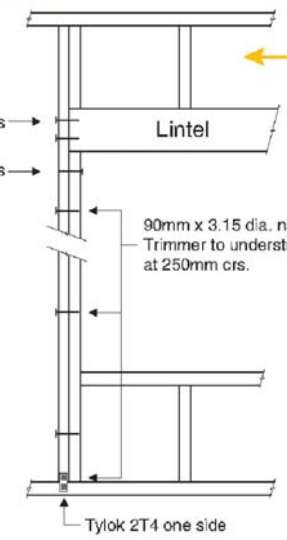
Doubling stud to be continuous between the bottom plate and the underside of the lintel

25 x 1 mm strap taken under plate and 150 up each side of stud, with G/30 x 2.5mm nails into each side of stud

25 x 1 mm strap with G/30 x 2.5mm nails into both blocking and stud, or a 7.5kN(tension) connection (see NZS 3604: 8.6.1.8)

Lintel Span	Loaded Dimension (See Fig. 1.3 NZS 3604:2011)	Light Roof					
		Wind Zone					
		L	M	H	VH	EH	
0.7	2.0	E	E	E	E	F	F
	3.0	E	E	E	E	F	F
	4.0	E	E	F	F	F	F
	5.0	E	F	F	F	G	G
	6.0	E	F	F	G	G	G
0.9	2.0	E	E	E	F	F	F
	3.0	E	E	E	F	F	F
	4.0	E	E	F	F	F	F
	5.0	E	F	F	F	G	G
	6.0	E	F	F	G	G	G
1.0	2.0	E	E	E	F	F	F
	3.0	E	E	F	F	F	F
	4.0	E	F	F	F	G	G
	5.0	E	F	F	G	G	G
	6.0	E	F	F	G	G	G
1.2	2.0	E	E	F	F	F	F
	3.0	E	E	F	F	F	F
	4.0	E	F	F	F	G	G
	5.0	E	F	F	G	G	G
	6.0	F	F	G	G	H	H
1.5	2.0	E	E	F	F	F	F
	3.0	E	F	F	F	G	G
	4.0	E	F	F	G	G	G
	5.0	F	F	G	G	H	H
	6.0	F	F	G	H	H	H
2.0	2.0	E	F	F	F	G	G
	3.0	E	F	F	G	G	G
	4.0	F	F	G	G	H	H
	5.0	F	F	G	H	H	H
	6.0	F	G	H	H	H	H
2.4	2.0	E	F	F	G	G	G
	3.0	F	F	G	G	H	H
	4.0	F	F	G	H	H	H
	5.0	F	G	H	H	H	H
	6.0	F	G	H	H	H	H
3.0	2.0	E	F	F	G	G	G
	3.0	F	F	G	H	H	H
	4.0	F	G	H	H	H	H
	5.0	F	G	H	H	H	H
	6.0	F	G	H	H	H	H
3.6	2.0	F	F	G	G	H	H
	3.0	F	F	G	H	H	H
	4.0	F	G	H	H	H	H
	5.0	F	G	H	H	H	H
	6.0	G	H	H	H	H	H
4.2	2.0	F	F	G	G	H	H
	3.0	F	G	H	H	H	H
	4.0	F	G	H	H	H	H
	5.0	G	H	H	H	H	H
	6.0	G	H	H	H	H	H
4.5	2.0	F	F	G	H	H	H
	3.0	F	G	H	H	H	H
	3.4	F	G	H	H	H	H
	4.0	F	G	H	H	H	H
	5.0	G	H	H	H	H	H
4.8	2.0	F	F	G	H	H	H
	3.0	F	G	H	H	H	H
	3.2	F	G	H	H	H	H
	4.0	F	G	H	H	H	H
	5.0	G	H	H	H	H	H

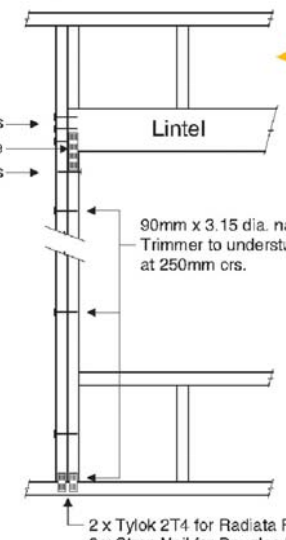
TYPE E
1.4 kN



For fixing of jack studs to lintel & top plate, refer to Stud to Top Plate Fixing Schedule.

Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011

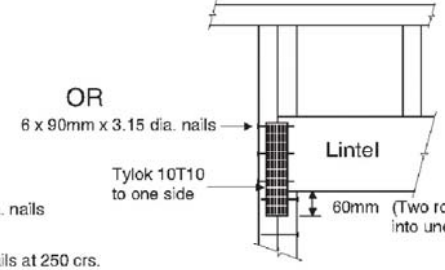
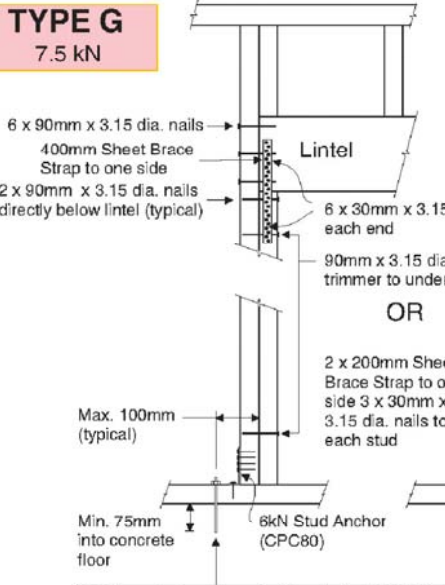
TYPE F
4.0 kN



For fixing of jack studs to lintel & top plate, refer to Stud to Top Plate Fixing Schedule.

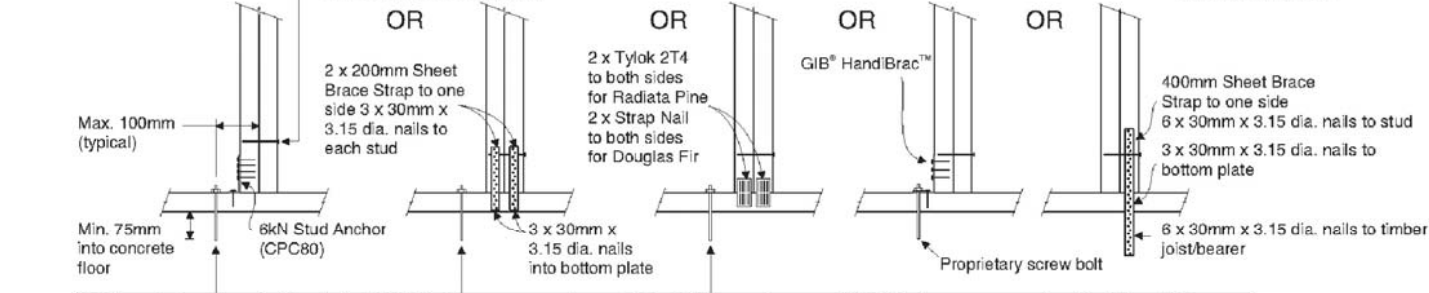
Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011

TYPE G
7.5 kN



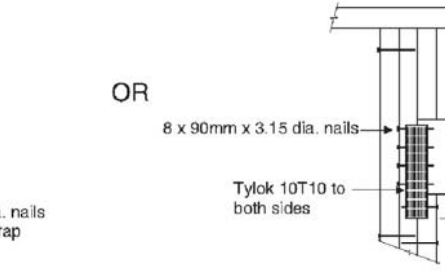
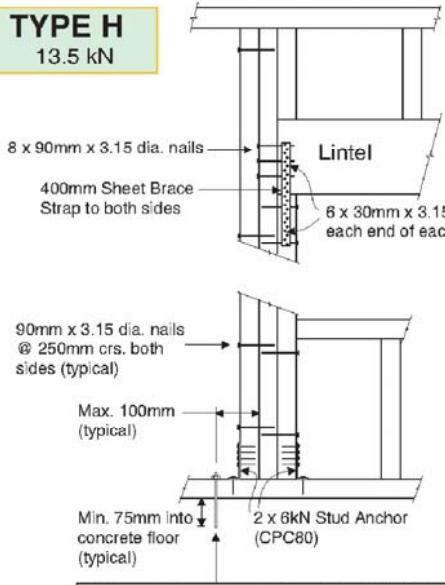
For fixing of jack studs to lintel & top plate, refer to Stud to Top Plate Fixing Schedule.

Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011



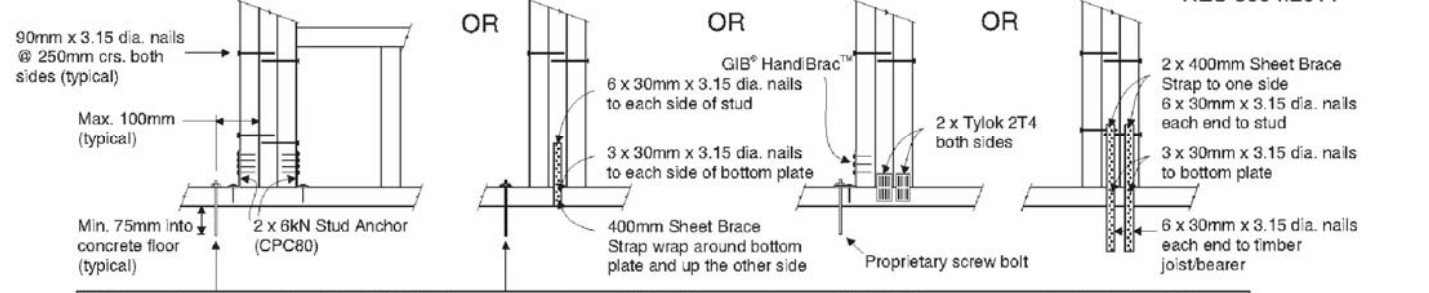
M12 proprietary concrete fixing bolt with 50x50x3mm square washer or M12 x 150mm coach screw with 50x50x3mm square washer into timber joist/bearer

TYPE H
13.5 kN



For fixing of jack studs to lintel & top plate, refer to Stud to Top Plate Fixing Schedule.

Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011



M12 proprietary concrete fixing bolt with 50x50x3mm square washer or M12 x 150mm coach screw with 50x50x3mm square washer into timber joist/bearer

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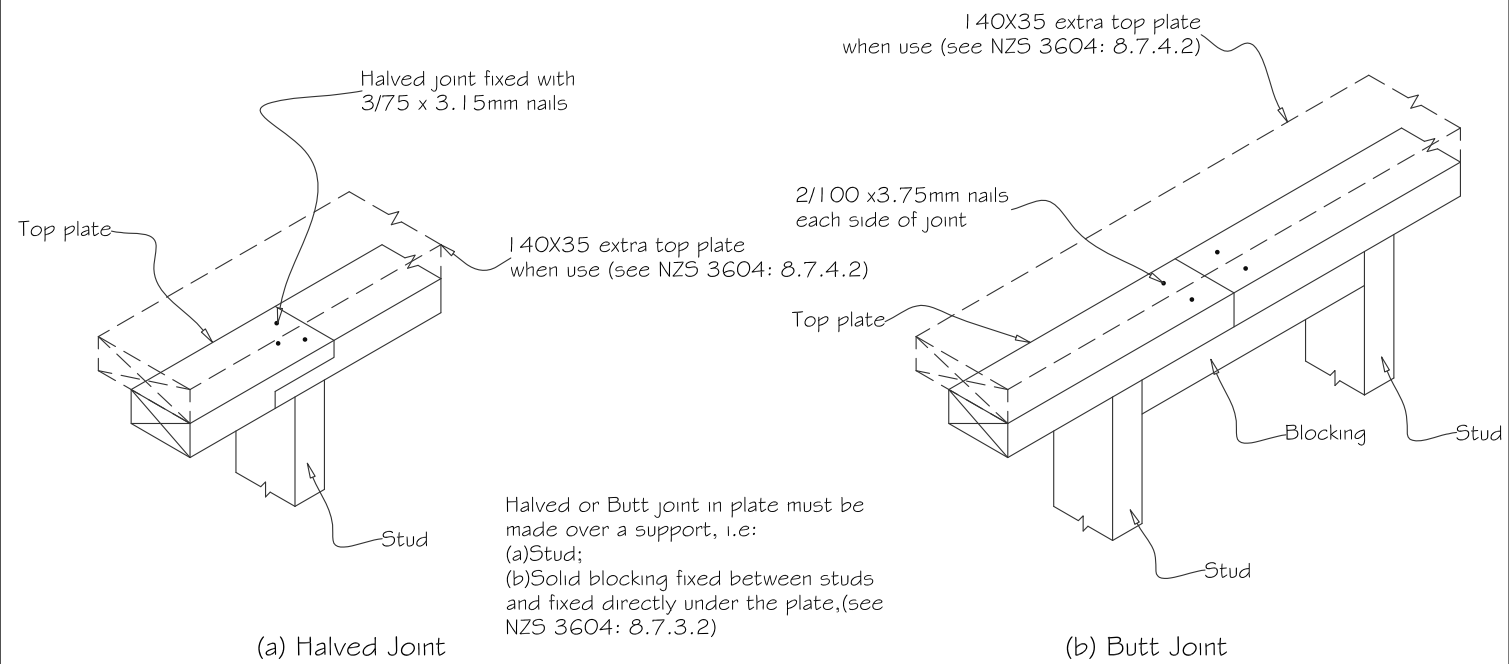
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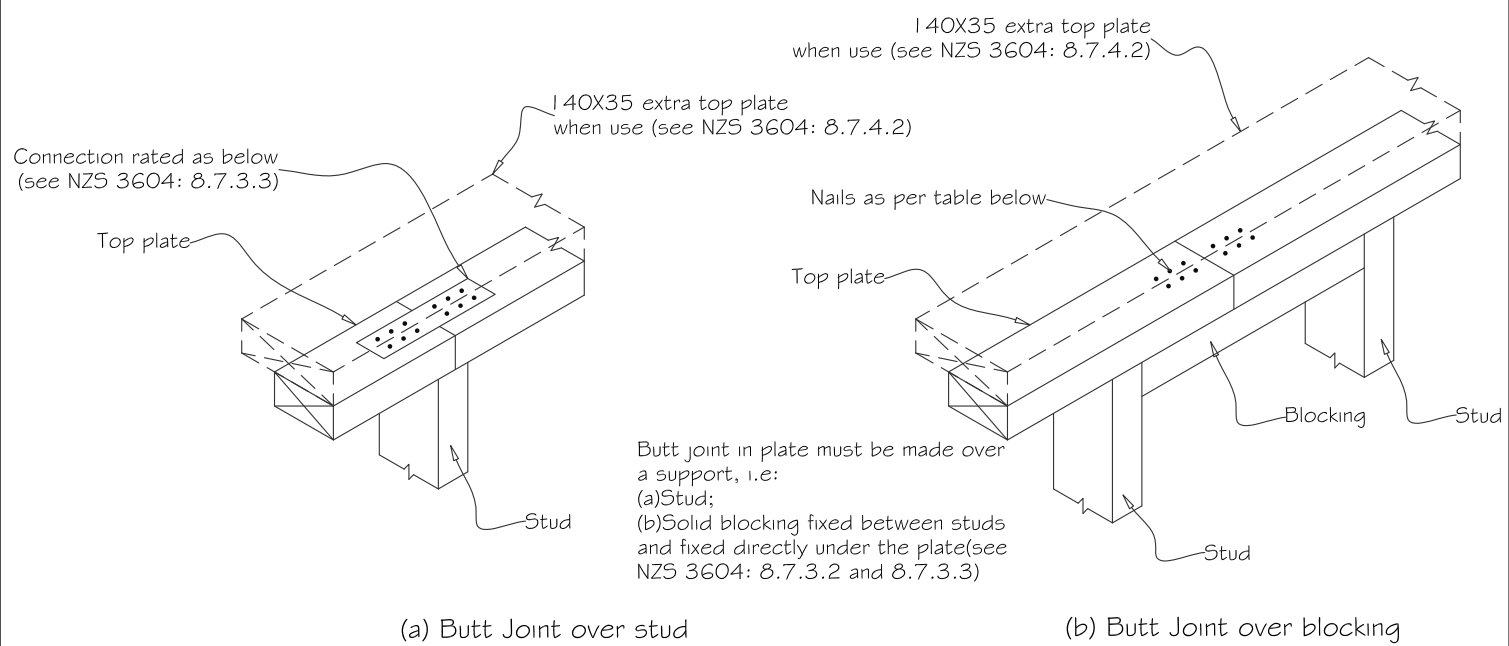
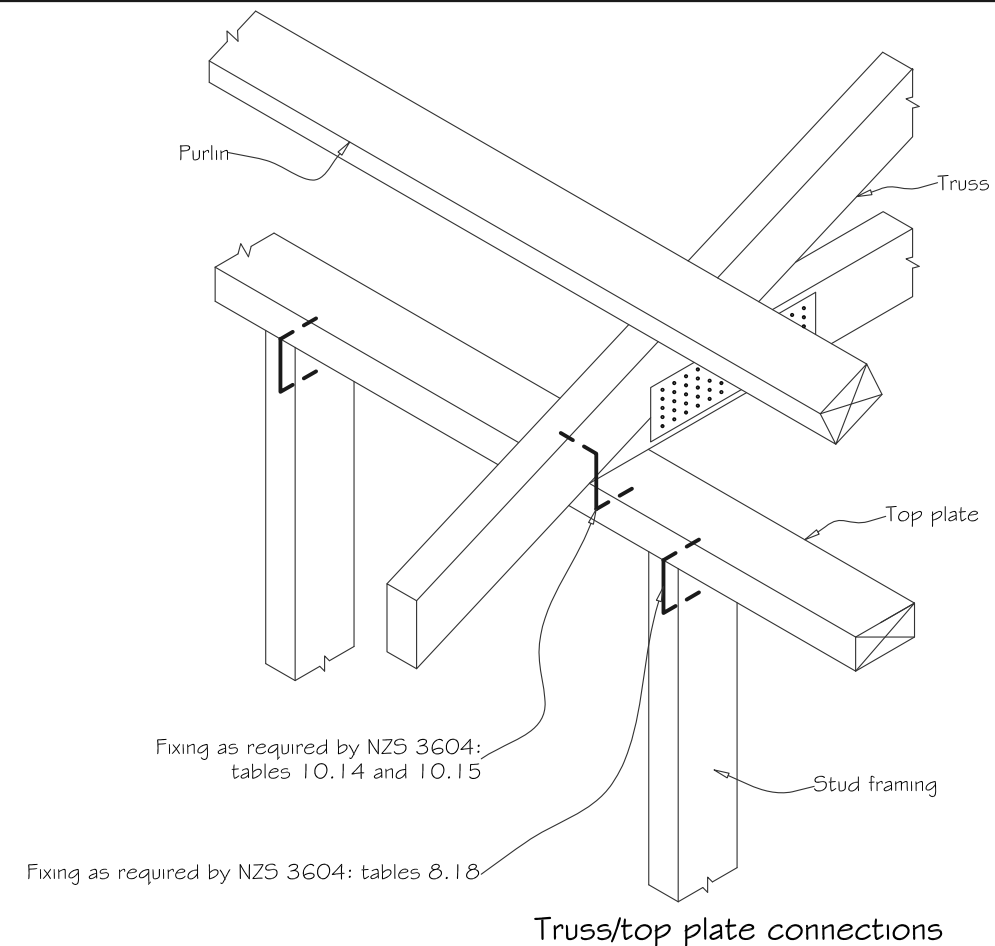
DRAWING TITLE
LINTEL FIXING

JOB NO:	13070
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DATE:	19.08.2013
DRAWN:	L.L.
CHECKED:	L.L.

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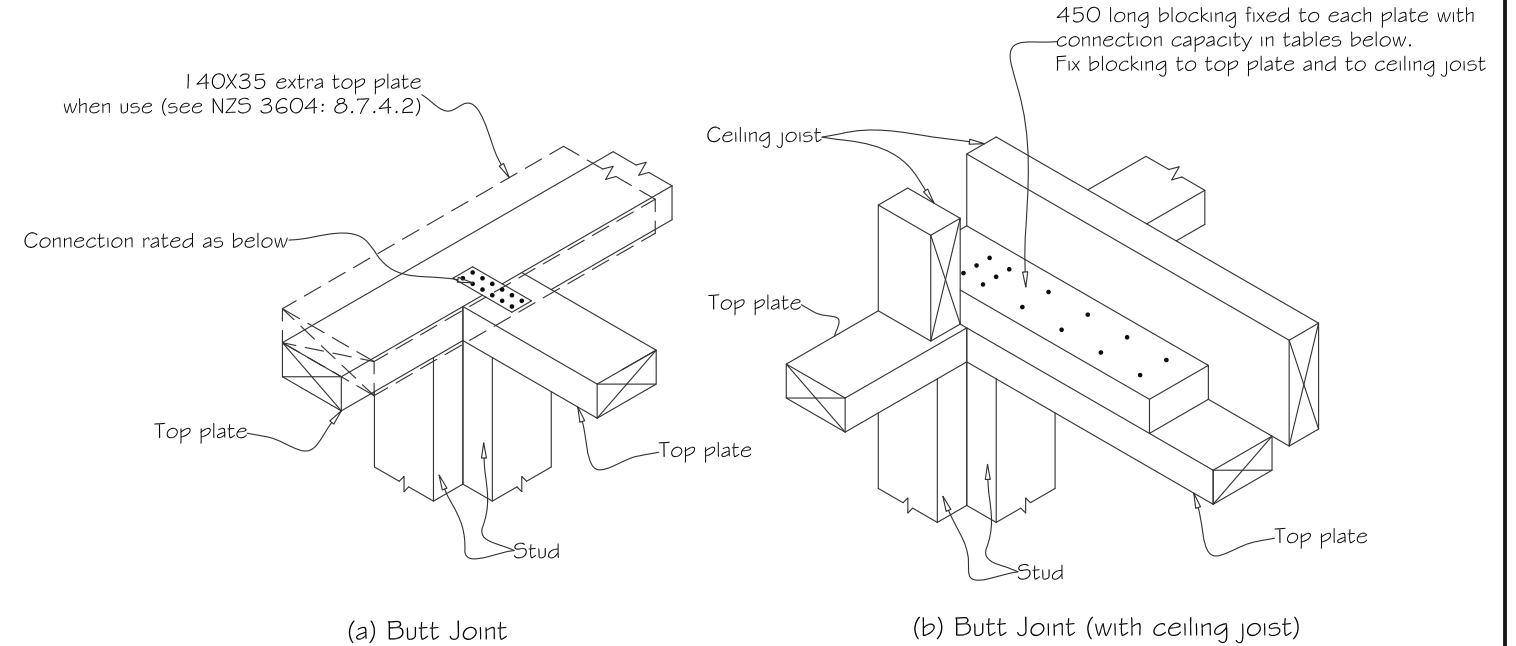
Connecting top plates - Walls not containing bracing



Capacities of metal plate joints	
Up to 3 kN	3/30 x 3.15 mm nails per side
Up to 6 kN	6/30 x 3.15 mm nails per side

Capacities of nailed joints	
Up to 3 kN	3/100 x 3.15 mm nails per side
Up to 6 kN	6/100 x 3.15 mm nails per side

Connecting top plates in line- Walls containing bracing



Capacities of metal plate joints	
Up to 3 kN	3/30 x 3.15 mm nails per side
Up to 6 kN	6/30 x 3.15 mm nails per side

Capacities of nailed joints	
Up to 3 kN	3/100 x 3.15 mm nails per side
Up to 6 kN	6/100 x 3.15 mm nails per side

Connecting top plates to external walls at right angles- Walls containing bracing