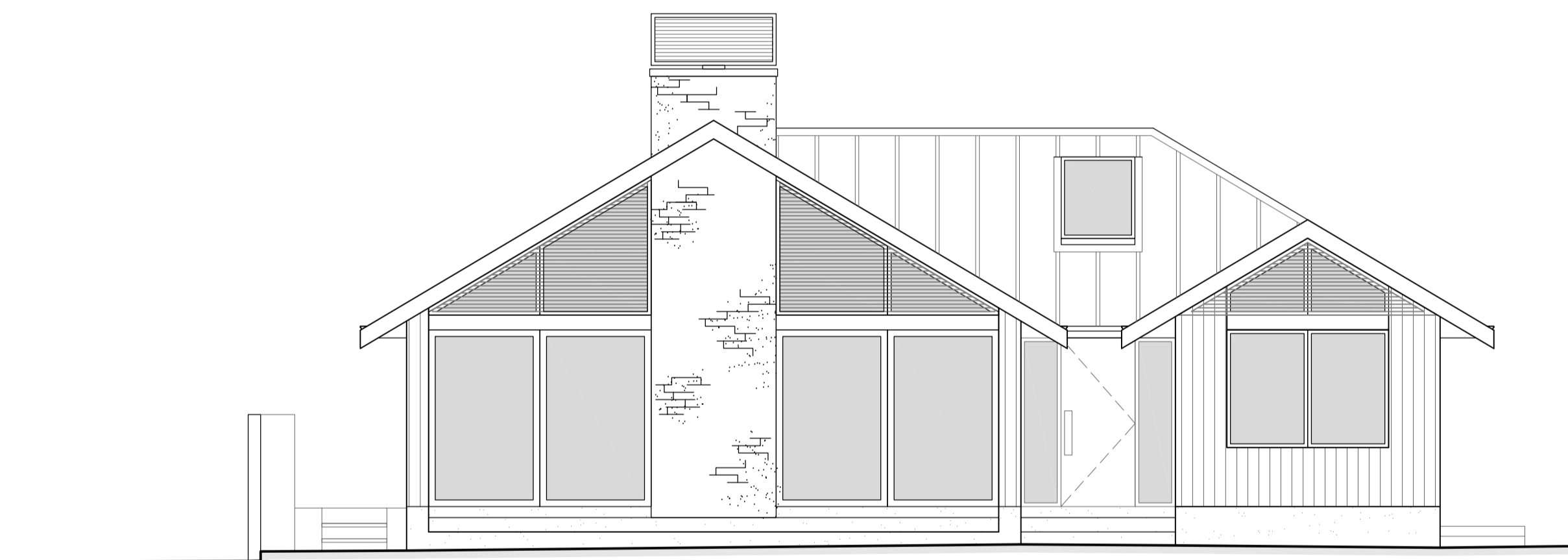


# 14 SAGE ROAD, KOHIMARAMA.

BUILDING CONSENT ISSUE - DECEMBER 2021

## Drawing List

BC-01	Legend
	Keynote Specification
BC-02	Existing Floor Plans
	Existing Elevations
BC-03	Proposed Site Plan & Plumbing Schematic
BC-04	Proposed Ground Floor Plan
BC-05	Proposed Lower Floor Plan
BC-06	Foundation plan
BC-07	Roof Framing Plan & Roof Plan
BC-08	Proposed Elevations
BC-09	Proposed Elevations
BC-10	Cross Sections
BC-11	Details
BC-12	Details
BC-13	Details
BC-14	Details
BC-15	Details
BC-16	Details



STANDARD LEGEND

PLAN LEGEND	
	<b>TIMBER FRAMED WALL.</b> Refer specification.
	<b>BRICK VENEER WALL.</b> Refer specification.
	<b>CONCRETE BLOCK WALL.</b> Refer specification.
	<b>TIMBER FLOOR OR DECKING.</b>
	<b>CONCRETE SLAB.</b>
	<b>CARPET OVERLAY.</b>
	<b>INTERIOR FLOOR TILES.</b>
	<b>EXTERIOR PAVERS.</b>
	<b>CORRUGATED ROOFING.</b>
	<b>MEMBRANE ROOFING.</b>

PLUMBING & DRAINAGE		
	CP Cess pit located at low point. Falls as shown. Connect to stormwater line.	
	GT Gully trap. 100mm minimum above finished ground level. Connect to sanitary line.	
	Novacoils to all retaining walls and foundations as required. 100# Novacoil in filter sock with positive fall to silt trap. Backfill with AP 25mm scoria to ground level. Connect to stormwater line.	
<b>HOT AND COLD WATER</b> All hot water pipe shall be copper insulated with preformed foam insulation. Copper pipework to NZS 3501. Pipework suitably protected when cast in concrete walls or floor.		
Polybutylene (PB) pipe works and systems to AS/NZS 642.		
<b>WATER SUPPLY</b> Polybutylene (PB) 25# pipe.		
<b>SANITARY DRAIN GRADIENTS</b> 1:20 (min.) for 32mm pipes. 1:40 (min.) for pipes 65mm diameter and under. 1:60 (min.) for pipes 100mm diameter and under.		
<b>STORMWATER DRAIN GRADIENTS</b> 1:100 (min.) for pipes 100mm diameter and under.		
Minimum pipe diameter for under slab pipes is 65mm diameter.		
	New stormwater line.	
	Existing stormwater line.	
	New sanitary sewer line.	
	Existing sanitary sewer line.	
	Downpipe.	
	dp	
	ij Inspection joint.	
	ib Inspection bend.	
<b>SYMBOL</b>	<b>FIXTURE</b>	<b>PIPE Ø</b>
WC	Toilet Pan	100mm
BTH	Bath	50mm
SHR	Shower	50mm
S	Sink	50mm
WHB	Basin	40mm

MISC	
	Reduced level
	Finished floor level
	Finished slab level
	Top of wall
	Spot level
	Door number
	Window number
	Domestic smoke alarm as per NZS.
	Mechanical extract ventilation to bathrooms and kitchen hob.
	POST. Refer engineers drawings for size and connection detail.
	PILE. Refer engineers drawings for size and footing detail.

BRACING	
<b>NOTE:</b> Read in conjunction with engineers calculations and GIB Bracing systems manual dated June 2011.	
Summary provided for information only. Refer GIB Bracing systems manual for additional information including hold-down requirements, diagonal braces etc.	
	Bracing length Bracing type
<b>TYPE LINING REQUIREMENT</b>	
<b>GIB Standard</b>	
GS1-N	GIB Standard plasterboard one side.
GS2-N	GIB Standard plasterboard both sides.
GSP-H	GIB Standard plasterboard one side plywood the other.
<b>GIB Braceline</b>	
BL1-H	GIB Braceline one side.
BLG-H	GIB Braceline one side GIB Standard Plasterboard the other
BLP-H	GIB Standard plasterboard one side plywood the other.
DURABILITY	
<b>NOTE:</b> All steelwork, fixings and fastenings to comply with NZS3604, 2011 – Section 4.	
<b>Exposure Zone =</b> Sea Spray Zone	
All exposed structural fixings and fastening to be stainless steel.	
All exposed flashings to be Colorsteel MAXX or powdercoated aluminum.	
All hidden or concealed flashings to be Aluminium or Stainless Steel.	

GENERAL NOTES

TREES	
Refer resource consent for conditions relating to works around and within the driplines of trees.	
These drawings to be read in conjunction with approved resource consent conditions and arborists report.	

GENERAL	
The contractor shall check and verify all dimensions, levels and angles on site prior to commencing any work. Dimensions must not be scale measured from drawings.	
Surveyor to confirm and setout all boundary walls and/or fences.	
Surveyor to confirm and setout all construction where height in relation to boundary levels are critical. Surveyor to confirm compliance at roof framing stage.	
Provide domestic smoke alarms as per NZS.	
Provide smooth impervious surfaces to all wet areas including bathroom, ensuite, laundry and kitchen.	
Provide safely 'A' glazing to all ensuite and bathroom windows.	
Provide mechanical extract ventilation to bathrooms, laundry and kitchen hob.	
Walls to wet areas lined internally with 10mm GIB Aqualine, stopped for paint finish. In tiled areas lined with 10mm GIB Aqualine.	
Shower walls lined with GIB Aqualine.	
Service route locations are indicative only. Contractor shall determine exact locations on site prior to commencing work.	
All plumbing and drainage work shall comply with A.S. 3500-2. Single stack systems to chapter 8.	
Connect all fixture discharge pipes without trap vents generally according to table 8.2.	
Provide draincoils to all retaining walls and foundations as required. Subsoil drains to discharge via a silt traps to storm water drainage system.	
Ensure all Cess pits located at low points with positive falls towards them.	
Ensure all Gully traps achieve minimum 100mm clearance to finished ground level.	
Ensure all plumbing pipes and wastes are concealed within walls. Backflow prevention to be provided in accordance with NZ Building Code.	

TIMBER TREATMENTS	
<b>NOTE:</b> All timber to have preservation treatment to comply with the requirements of the Current NZ Building Code section B2/AS1.	
Summary provided for information only.	
<b>H1.2 (Radiata Pine or Douglas Fir)</b> Floor framing protected from weather but exposed to ground atmosphere – ie. Jackstuds, subfloor braces, wall plates, floor joists to the subfloor. Enclosed roof framing and trusses – ie. Sarking and framing, enclosed flat roof framing, enclosed skillion roof framing, valley boards, all roof trusses including gable end trusses, roof framing, ceiling and eaves framing, purlins and battens. Enclosed wall framing protected from the weather – ie. Framing and other members within or beneath a parapet, framing and other members within enclosed decks or balconies (see H3.2 for cantilevered decks), framing and other members supporting enclosed decks or balconies (including for cantilevered decks), all other exterior wall framing and other members including exterior and boundary joists. Internal wall framing Mid-floor framing Interior flooring	
<b>H3.1 (Radiata Pine)</b> Battens used behind cladding to form a cavity (H3.1 treatments can be either solvent-based or boron. H3.1 boron treatments supplied grey primer-painted).	
<b>H3.2 (Radiata Pine)</b> Framing and other members within enclosed cantilevered decks (including joist trimmers, noggs and blocking).	
<b>H3.2 (Radiata Pine)</b> Framing exposed to the weather and above ground.	
<b>H4 (Radiata Pine)</b> Framing, such as fence posts and landscape timbers, that is exposed to the weather and is in contact with the ground.	
<b>H5 (Radiata Pine)</b> Framing, such as house piles, poles and crib walling, that is exposed to the weather and is in contact with the ground.	
<b>None (Radiata Pine or Douglas Fir)</b> Wall framing and roof framing (including trusses) protected from the weather, in unlined and unoccupied farm buildings and outbuildings, except buildings with high internal humidity, such as saunas, spas etc.	

FIXING SCHEDULE	
POWER DRIVEN NAILS REFER ALSO: NZS3604, 2011.	
<b>PURLINS TO RAFTERS.</b> 8mm x 10 gauge lumberlok blue screw.	
<b>TRUSS TO TOP PLATE.</b> 2/90x3.15 skewed nails + 2 wire dogs.	
<b>RAFTER TO TOP PLATE.</b> 2/90x3.15 skewed nails + 2 wire dogs.	
<b>TOP PLATE. (140x35 TO 90x45).</b> Refer to Mitek fixing type B.	
<b>STUD TO PLATE.</b> Refer to Mitek fixing type B.	
<b>LINTEL TO TRIMMING STUD.</b> Refer to Mitek fixing type G.	
<b>BOTTOM PLATE TO FLOOR (EXTERNAL).</b> 90x3.15 nails. (3 at 600mm centres).	
<b>BOTTOM PLATE TO FLOOR (INTERNAL).</b> 90x3.15 nails. (1 at 600mm centres).	

KEYNOTE SPECIFICATION

FLOOR (F)	
	<b>EXISTING FLOORING.</b> Existing flooring to remain. Allow to repair where required.
	<b>TIMBER OVERLAY.</b> Selected 20mm thick solid timber floor overlay to match existing direct fixed over plywood. Sanded and filled as required and finished with selected stain and 3 coats polyurethane. Confirm with owner and interior designer.
	<b>PLYWOOD FLOORING.</b> 19mm Ecopyl plywood flooring over joists as per framing plan. Flooring in wet areas to be H3 treated.
	<b>CARPET OVERLAY.</b> Selected heavy duty carpet over commercial grade underlay over timber floor.
	<b>INTERIOR FLOOR TILES (WET AREAS).</b> Selected floor tiles over Ardex WPM750 wet area membrane (installed by Ardex approved applicator) over new 19mm thick H3.2 treated construction plywood or over existing concrete slab. All details strictly in accordance with specification attached.
	<b>EXTERIOR PAVERS.</b> Selected pavers over 100mm thick concrete slab laid to falls as shown with mesh reinforcing over 100mm minimum compacted hardfill. Allow to overlay existing patio with new pavers.

WALL (W)	
	<b>INTERNAL TIMBER FRAMED WALL.</b> 90x45mm (min) or as shown on plan – Grade SGB – H1.2 treated timber framed internal wall with studs to comply with NZS3604, 2011. Refer 'Stud Schedule' on BC-01 for stud/nog crs. Line both sides with 10mm GIB Standard stopped to Level 4 with selected paint finish. In wet areas line with 10mm GIB Aqualine. In tiled areas line with 9mm Hardie Villoboard over framing as per manufacturers requirements.
	<b>EXTERNAL TIMBER FRAMED WALL.</b> JSC VERTICLAD – VERTICAL SHIPLAP WEATHERBOARDS Grade SGB – H1.2 treated timber framed external wall with studs to comply with NZS3604, 2011. Refer 'Stud Schedule' on BC-01 for stud size and crs. All noggs at 400mm crs. Clad exterior with JSC VERTICLAD-vertical shiplap weatherboards (owner to confirm profile and specie) fix with silicon bronze rose head nails over H3.1 treated JSC-U 20 mm horizontal cavity battens over Thermakraft Watergate-plus breather type building wrap. Refer JSC specification attached. Selected Resene stain finish.
	<b>EXTERNAL MASONRY VENEER WITH BAGGED PLASTER AND PAINT FINISH.</b> 90x45mm SGB H1.2 treated timber framed external wall with studs and noggs as per stud schedule on Sheet BC01 to NZS 3604, 2011. Clad exterior with 380x90x30mm thick series H10.01 fair faced concrete block veneer 'roughly laid' (±10mm) over 50mm minimum cavity as shown over Thermakraft Watergate-plus breather type building wrap as shown. Installed as per manufacturer's recommendations. Provide Stainless steel lintels and brick ties in accordance with manufacturers specification and NZBC. Provide sand/cement bagged plaster system with Resene X200 high build acrylic paint finish to exposed exterior face. Refer 'Internal timber framed wall' for lining to inside face.

ROOF (R)	
	<b>COLORSTEEL MAXX METAL ROOFING – METALCRAFT ESPAN 340.</b> 0.25mm Colorsteel Maxx Metalcraft Espan 340 profile roofing over Thermakraft Covertek 407 roofing underlay. Refer roof plan for pitch, min. 3° pitch. Confirm purlin spacing with supplier prior to construction.
	<b>FLASHINGS.</b> 0.5mm Colorsteel MAXX or Powdercoated Aluminium flashing. Refer relevant detail for gauge. Laps as per E2.
	<b>COLORSTEEL MAXX SPOUING AND DOWNPIPES.</b> New "Quarter round" Colorsteel MAXX spouting on internal clips with 80# Colorsteel MAXX downpipes. Refer to roof plan for locations.
	<b>TIMBER FASCIA.</b> New H3.1 treated 30mm pine fascia. Selected paint finish.
	<b>ENVIROCLAD MEMBRANE.</b> Enviroclad single layer welded waterproofing membrane system over primed 17mm H3.2 treated CCA structural grade CD plywood. Use membrane set to 2' minimum fall for roof unless specified otherwise. Provide 20mm timber fillets at the base of all upstands if required, confirm with manufacturer prior. Chamfer all external edges. Ensure adequate venting and air flow to roof cavity prior to installing plywood. Install roof venting as per manufacturers recommendations. Installed by Viking Roofspec Ltd. trained installer.

CEILING (C)	
	<b>EXISTING CEILING.</b> Existing ceiling. Make good around new walls and areas of demolition. New ceiling to match existing with detailing and finishing.
	<b>GIB CEILING (SQUARE STOPPED).</b> 10mm GIB Ultralite ceiling on GIB Round battens installed as per manufacturers specifications and recommendations or timber battens as per section. Square stopped to level 4 for selected paint finish.
	<b>VILLABOARD SOFFIT.</b> 6mm James Hardie Villoboard to soffits. Flush stopped for selected paint finish.
	<b>TONGUE AND GROOVE (TG&amp;V) CEILING &amp; SOFFIT.</b> 122 x 10mm Pine Tongue and Groove with selected paint finish, H1.2 for internal ceiling and H3.2 for soffit. Confirm profile and groove direction with owner prior.

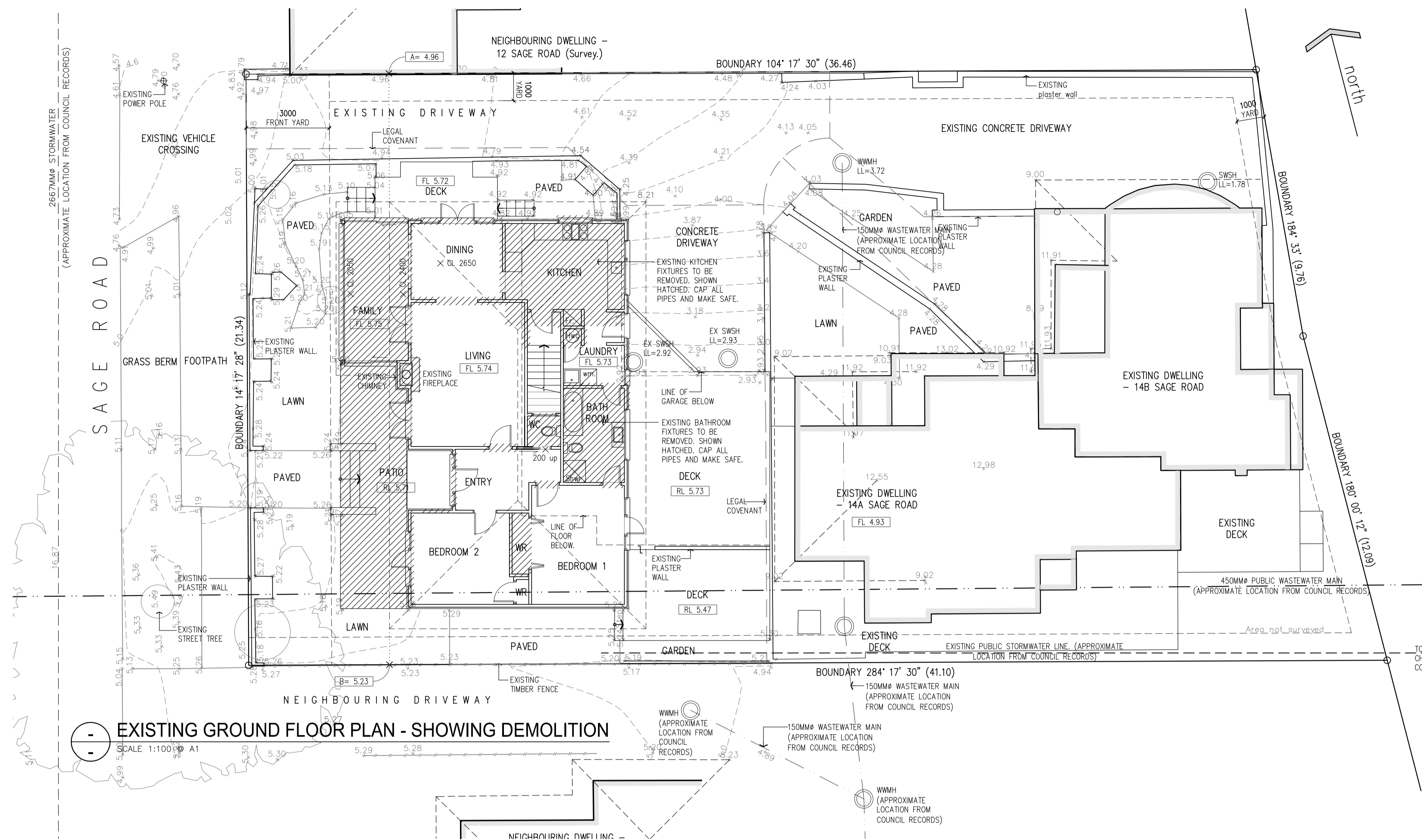
INSULATION (I)	
<b>NOTE:</b> These drawings to be read in conjunction with H1 energy efficiency report.	
	<b>EXISTING INSULATION</b> Existing floor, wall and roof insulation to remain. Confirm on site.
	<b>FLOOR INSULATION –SUSPENDED TIMBER FLR.</b> R1.9 90mm 'Nova Multi Underfloor' Medium density insulation friction fitted between floor joists.
	<b>WALL INSULATION –TIMBER.</b> R2.5 90mm thick 'Mammoth Wall Sections' insulation. Allow to install in ALL new external walls and existing external walls if linings are being removed and replaced.
	<b>CEILING INSULATION. (190mm RAFTERS)</b> R3.6 165mm thick 'Mammoth Skillion Roof Sections' insulation.
	<b>CEILING INSULATION. (TRUSSES)</b> R3.6 225mm thick 'Mammoth Ceiling Blanket' insulation.
	<b>SOUND CONTROL INSULATION – WALLS</b> 'Mammoth NOVahush' between wall framing. Install Sound control insulation in ALL new and internal walls.

JOINERY (J)	
	<b>EXTERIOR ALUMINIUM JOINERY.</b> Vantage Powdercoated Aluminium Metro Suite or similar exterior door and window joinery installed as per manufacturers specifications and recommendations. Confirm architraves or rebated jambs with owner or interior designer prior. Head and sill flashings strictly as per E2. Refer to elevations for extent of double glazing/safety glazing. Confirm with owner prior.
	<b>INTERIOR TIMBER JOINERY.</b> Paint finished flush panel (confirm with owner) timber door joinery. Confirm internal door height with interior designer or owner prior.
FIREPLACE (FP)	
	<b>INTERNAL FIREPLACE</b> GAZCO Reflect 751 internal Gas fireplace, installed as per manufacturer's specifications and recommendations.
	<b>FLUE AND COWL</b> Selected stainless steel flue and cowl. Refer manufacturer for diameter.

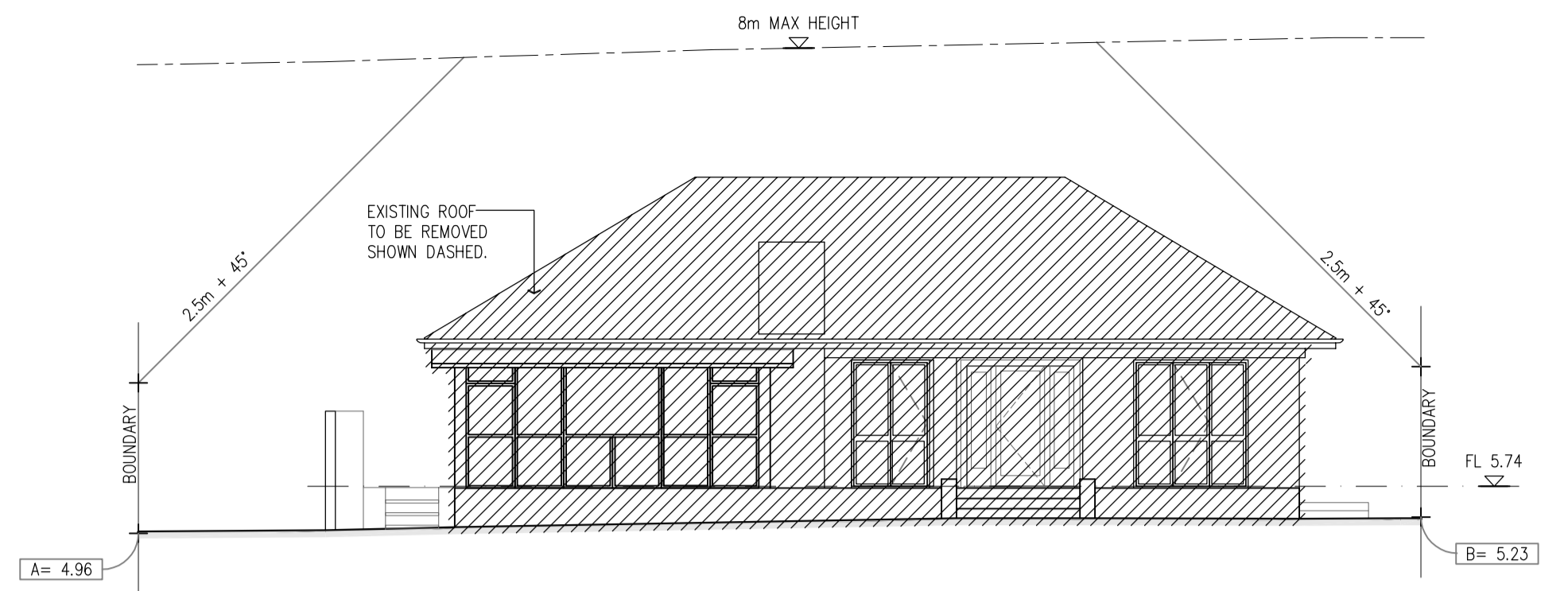
STUD SCHEDULE	
REFER ALSO: NZS3604, 2011.	
<b>NOTE:</b> ALL NOGS AT 800 CRS. UNLESS STATED OTHERWISE. ALL WALL FRAMING GRADE SGB.	
WIND ZONE: HIGH	
<b>STUDS IN LOAD BEARING WALLS</b>	
2800mm HIGH	= 1/90x45 STUDS AT 400 CRS.
3200mm HIGH	= 2/90x45 STUDS AT 300 CRS.
<b>STUDS IN INTERNAL NON LOAD BEARING WALLS</b>	
2800mm HIGH	= 1/90x45 STUDS AT 400 CRS.
3200mm HIGH	= 2/90x45 STUDS AT 400 CRS.
<b>STUDS SUPPORTING VILLABOARD LININGS</b>	
STUDS AT 400 CRS.	NOGS AT 800 CRS. GRADE SGB.

STRUCTURE (S)	
<b>NOTE:</b> For informatio only. Read in conjunction with engineers drawings and calculations.	
	<b>P1. TIMBER POST.</b> 2/90x45 SGB studs. Refer engineers drawings for connection detail.
	<b>P2. TIMBER POST.</b> 3/90x45 SGB studs. Refer engineers drawings for connection detail.
	<b>P3. STEEL POST.</b> 89SHX6 Steel post. Refer engineers drawings for connection detail.
	<b>P4. PORTAL LEG.</b> 200PFC Steel Post, refer engineers drawings for details.
	<b>P5. PORTAL LEG.</b> 250PFC Steel Post, refer engineers drawings for details.
	<b>P6. PORTAL LEG.</b> 180PFC Steel Post, refer engineers drawings for details.
	<b>F1. REINFORCED CONCRETE PILE.</b> 400# RC PILE WITH 6-HD16. R10-200, 75 COVER ALL AROUND. EMBEDDED MINIMUM 4m BELOW GROUND LEVEL. PILE UNDER GROUND BEAM SPACED AT MAX 1700 CTRS.
	<b>P81. GROUND BEAM.</b> 400W400 DEEP GROUND BEAM WITH 3-D16 T&B, 2 LEGS R6-150. 75 COVER ALL AROUND.

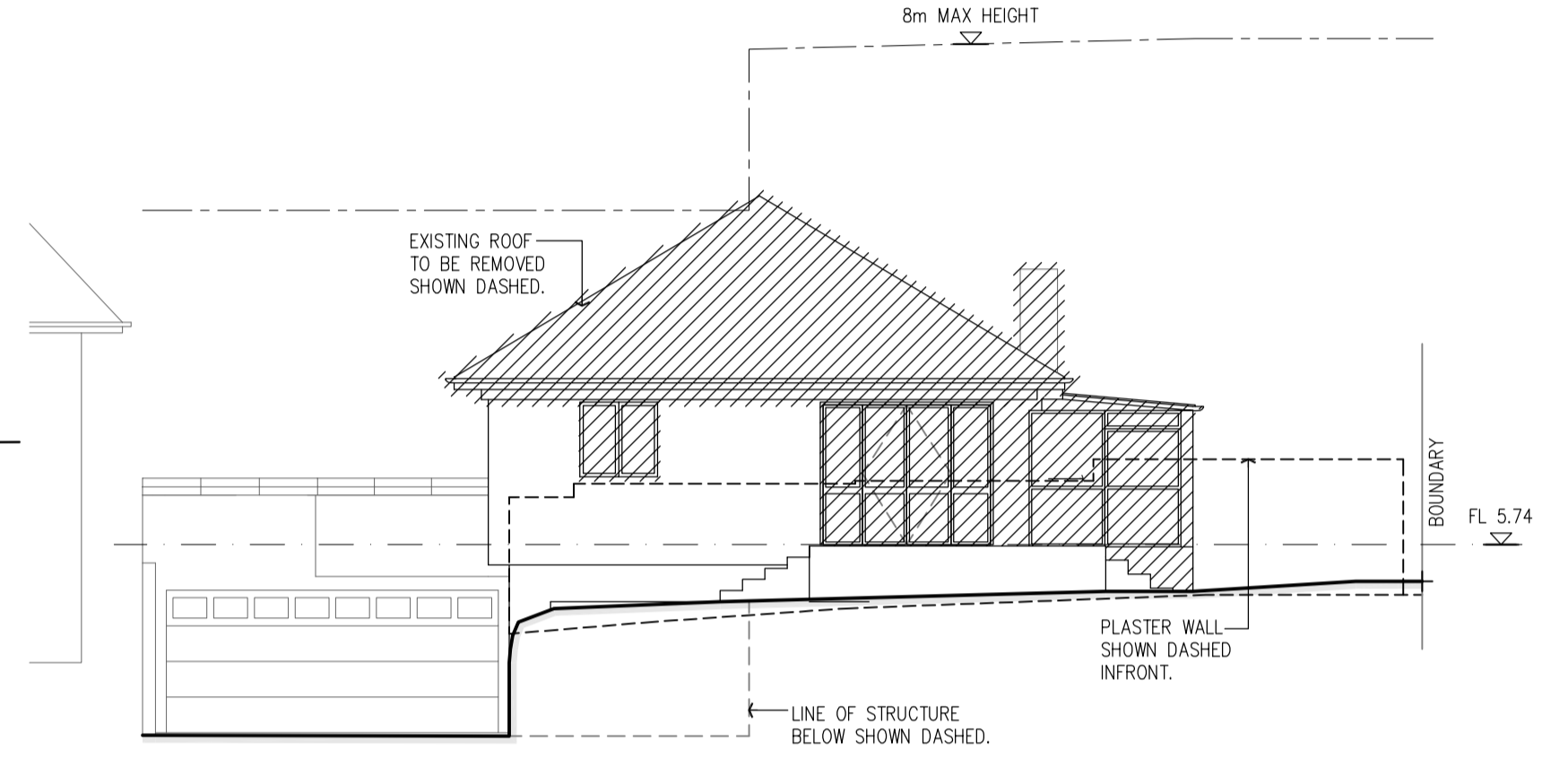
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PO BOX: 47-845 . PONSONBY 1144				
PHONE: (09) 358 3454				
JOB TITLE				
<b>14 SAGE ROAD, KOHIMARAMA FLAT 1 DP 159689 LOT 106 DP 36462</b>				
DRAWING TITLE				
<b>LEGEND KEYNOTE SPECIFICATION</b>				
SCALE	1:500@A1	1:100@A3	DATE	DECEMBER 2021
DRAWN	DC	CHECKED	SJ	
JOB NO.	SHEET			REVISION
	BC-01			A
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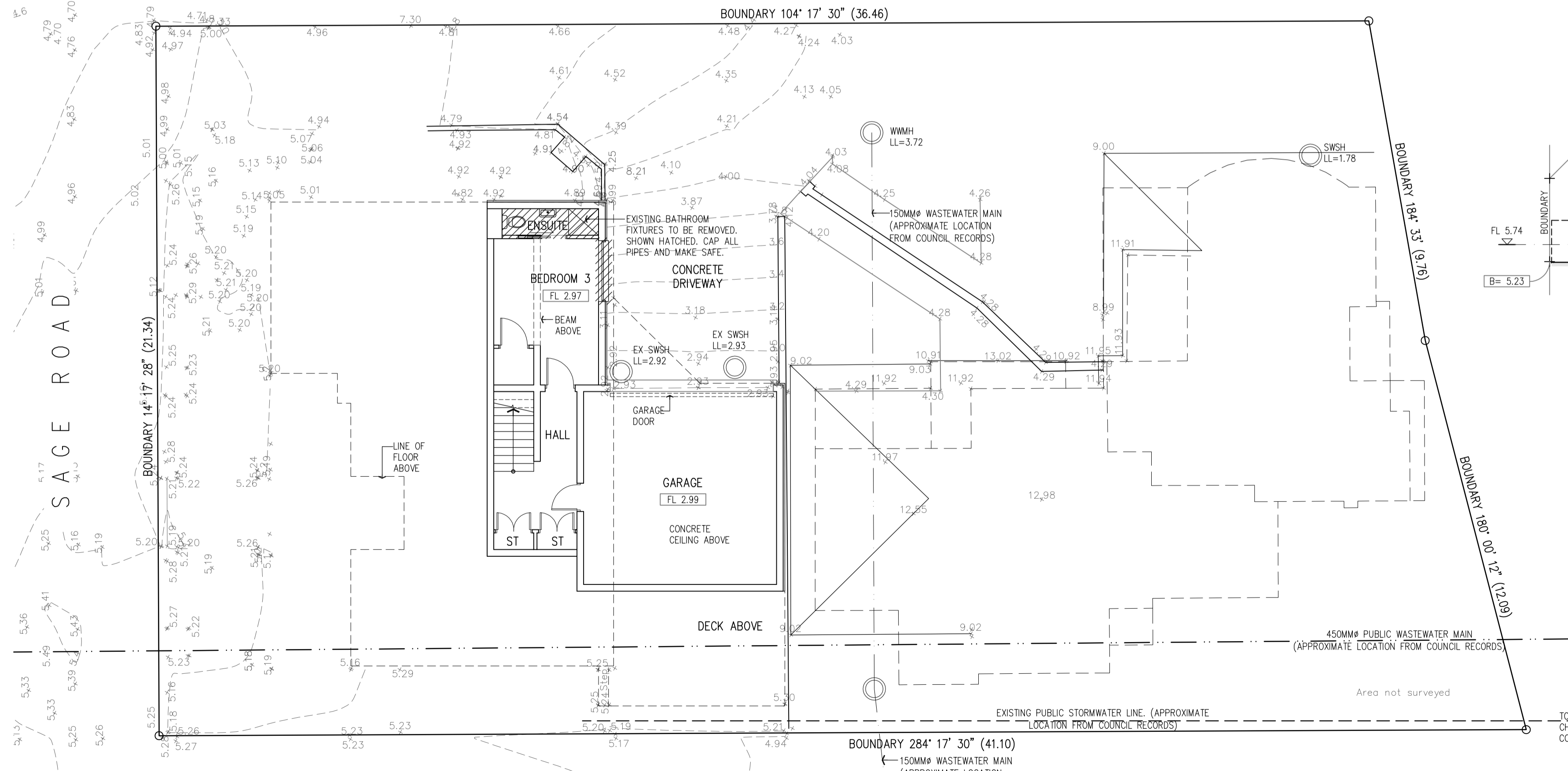
EXISTING GROUND FLOOR PLAN - SHOWING DEMOLITION  
SCALE 1:100 @ A1



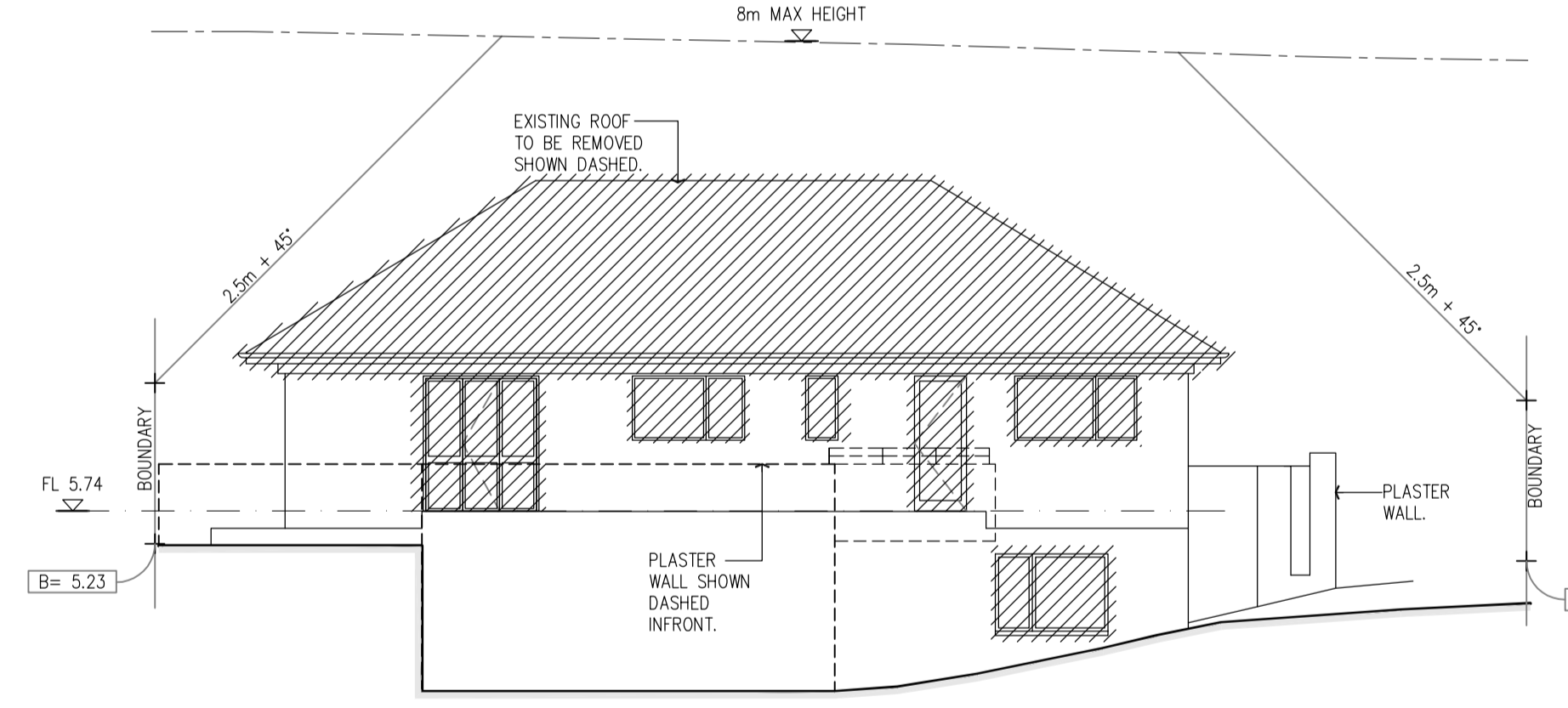
EXISTING WEST ELEVATION - SHOWING DEMOLITION  
SCALE 1:100 @ A1



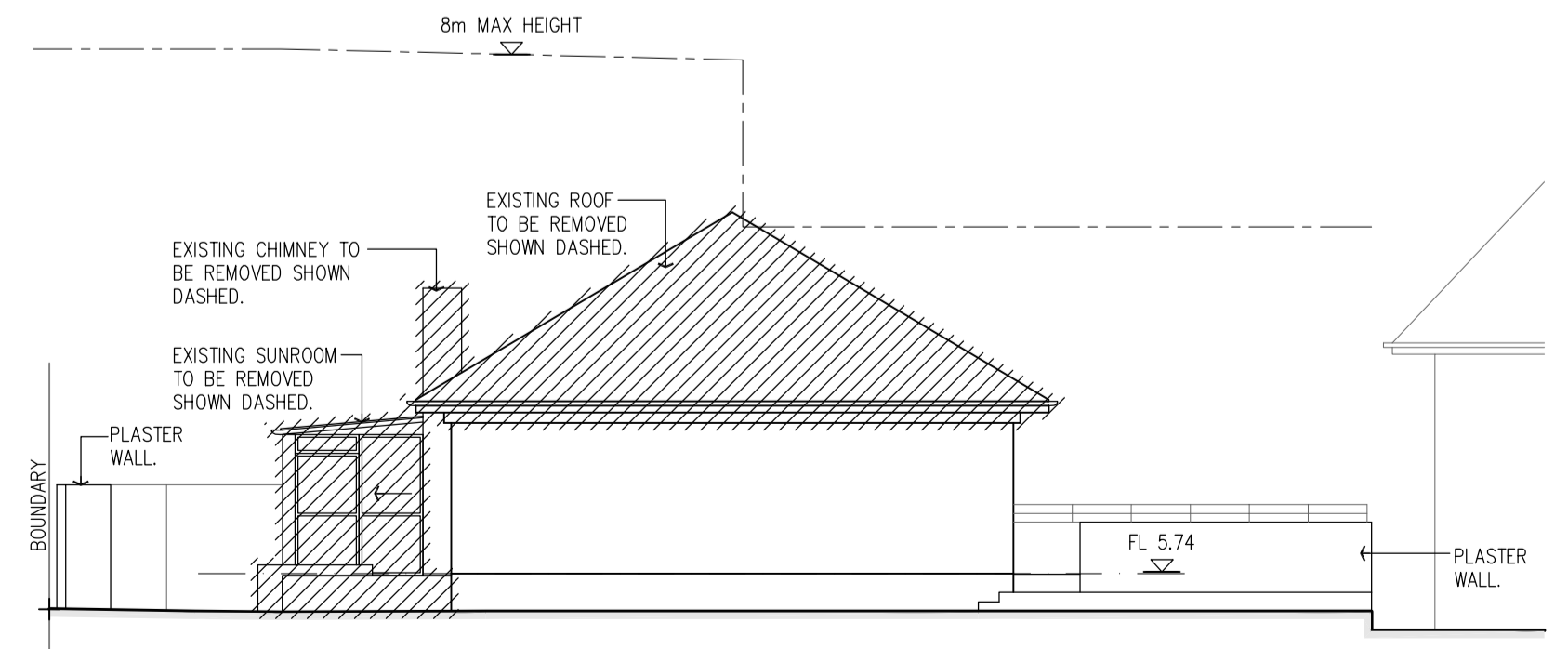
EXISTING NORTH ELEVATION - SHOWING DEMOLITION  
SCALE 1:100 @ A1



EXISTING LOWER FLOOR PLAN - SHOWING DEMOLITION  
SCALE 1:100 @ A1

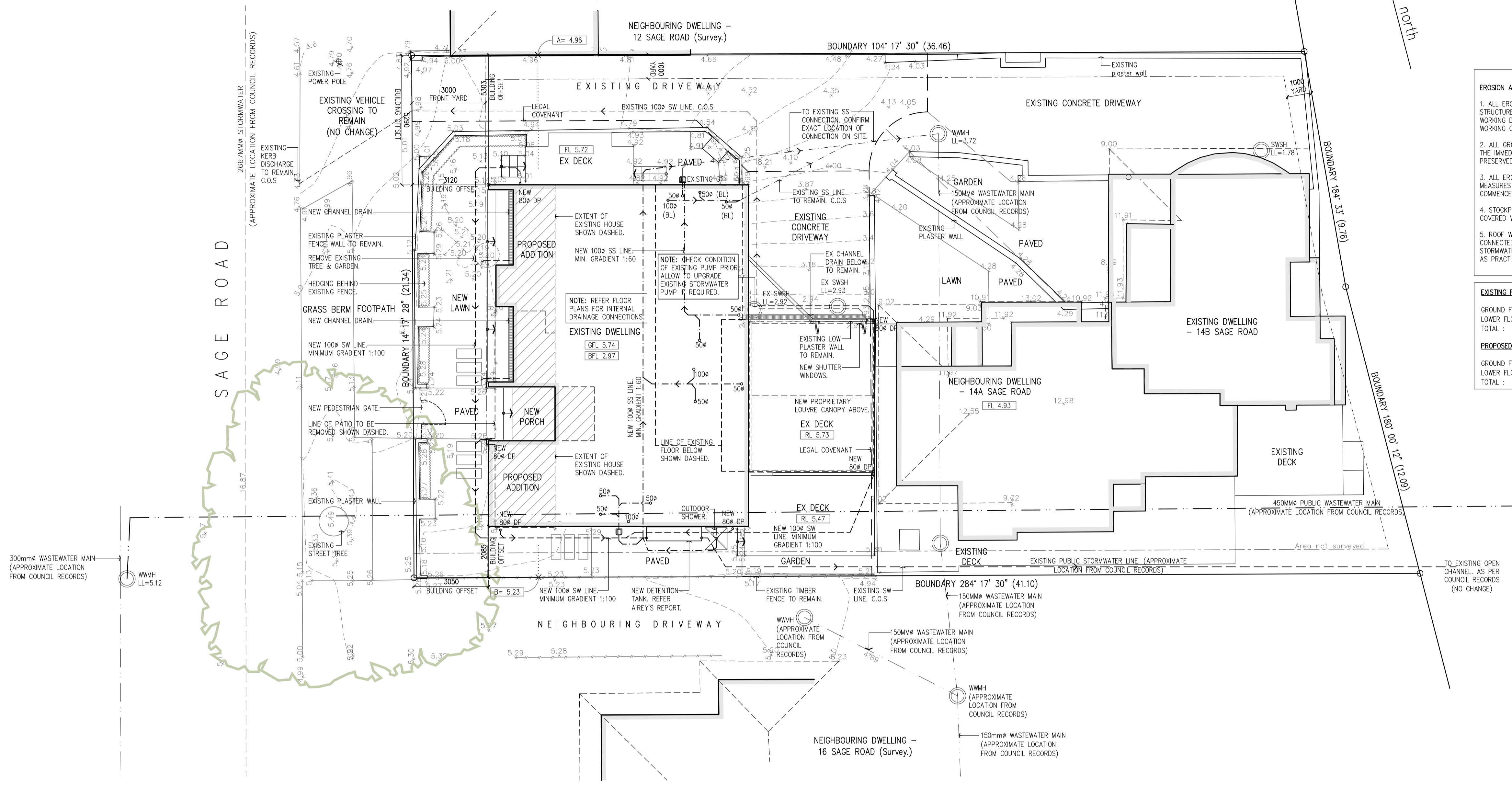


EXISTING EAST ELEVATION - SHOWING DEMOLITION  
SCALE 1:100 @ A1



EXISTING SOUTH ELEVATION - SHOWING DEMOLITION  
SCALE 1:100 @ A1

	
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JOB TITLE <b>14 SAGE ROAD, KOHIMARAMA</b> FLAT 1 DP 159689 LOT 106 DP 36462	
DRAWING TITLE <b>EXISTING FLOOR PLANS</b> <b>EXISTING ELEVATIONS</b>	
SCALE 1:100@A1 1:200@A3 DATE 10/12/2011 DRAWN DC CHECKED SJ	REVISION BC-02 A
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**EROSION AND SEDIMENT CONTROL NOTES:**

1. ALL EROSION AND SEDIMENT CONTROL STRUCTURES TO BE INSPECTED EACH WORKING DAY AND MAINTAINED IN GOOD WORKING ORDER.
2. ALL GROUND COVER VEGETATION OUTSIDE THE IMMEDIATE BUILDING AREA TO BE PRESERVED DURING THE BUILDING PHASE.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO COMMENCEMENT OF MAJOR EARTHWORKS.
4. STOCKPILES OF CLAYEY MATERIAL TO BE COVERED WITH AN IMPERVIOUS SHEET.
5. ROOF WATER DOWNPIPES TO BE CONNECTED TO PERMANENT UNDERGROUND STORMWATER DRAINAGE SYSTEM AS SOON AS PRACTICAL AFTER THE ROOF IS LAID.

**EXISTING FLOOR AREAS (14 SAGE ROAD):**

GROUND FLOOR :	119 m <sup>2</sup>
LOWER FLOOR :	68 m <sup>2</sup>
TOTAL :	187 m <sup>2</sup>

**PROPOSED FLOOR AREAS (14 SAGE ROAD):**

GROUND FLOOR :	135 m <sup>2</sup>
LOWER FLOOR :	68 m <sup>2</sup>
TOTAL :	203 m <sup>2</sup>

**NOTE**  
BUILDING OFFSETS SHOWN ARE FROM THE BOUNDARY TO THE FRAMING.

**NOTE - SURVEYORS CERTIFICATE (REFER TO APPROVED RC CONDITIONS)**

1. NO BUILDING WORK SHALL PROCEED BEYOND THE ROOF FRAMING STAGE UNTIL A SURVEYOR HAS PROVIDED WRITTEN CERTIFICATION CONFIRMING:
  - a. WORKS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS,
  - b. WORKS DO NOT EXCEED THE VERTICAL HEIGHT OR HORIZONTAL EXTENT OF ANY BREACH, INFRINGEMENT OR NON-COMPLIANCE APPROVED UNDER THIS CONSENT.

**DRAINAGE GRADIENTS:**

SANITARY DRAIN: 1:60 MINIMUM GRADIENT (100Ø)

1:40 MINIMUM GRADIENT (SMALLER PIPES)

STORMWATER DRAIN: 1:100 MINIMUM GRADIENT

**ALL NEW PLUMBING TO BE uPVC.**

REFER APPROVED RESOURCE CONSENT  
R/2021/LUC60382686

**TOWN PLANNING ANALYSIS**  
14 SAGE ROAD, KOHIMARAMA

**LEGAL DESCRIPTION :** FLAT 1 DP 159689 LOT 106 DP 36462

**NET SITE AREA :** 822 m<sup>2</sup> (Topo)

**ZONE :** MIXED HOUSING SUBURBAN

**BUILDING COVERAGE MAX :** 40% (328.8 m<sup>2</sup> max.)

**PROPOSED BUILDING COVERAGE :** 14 SAGE ROAD : 180 m<sup>2</sup>  
Includes house, garage & covered deck.

**14A & 14B SAGE ROAD :** 178 m<sup>2</sup>

**TOTAL :** 358 m<sup>2</sup> (43.5 %)

(NON-COMPLIANT)

**LANDSCAPED AREA MIN :** 40% (328.8 m<sup>2</sup> min.)

**PROPOSED LANDSCAPED :** 230 m<sup>2</sup> (27.9 %)

(NON-COMPLIANT)

**IMPERVIOUS AREA MAX :** 60% (493.2 m<sup>2</sup> max.)

**PROPOSED IMPERVIOUS :** 624 m<sup>2</sup> (75.9 %)

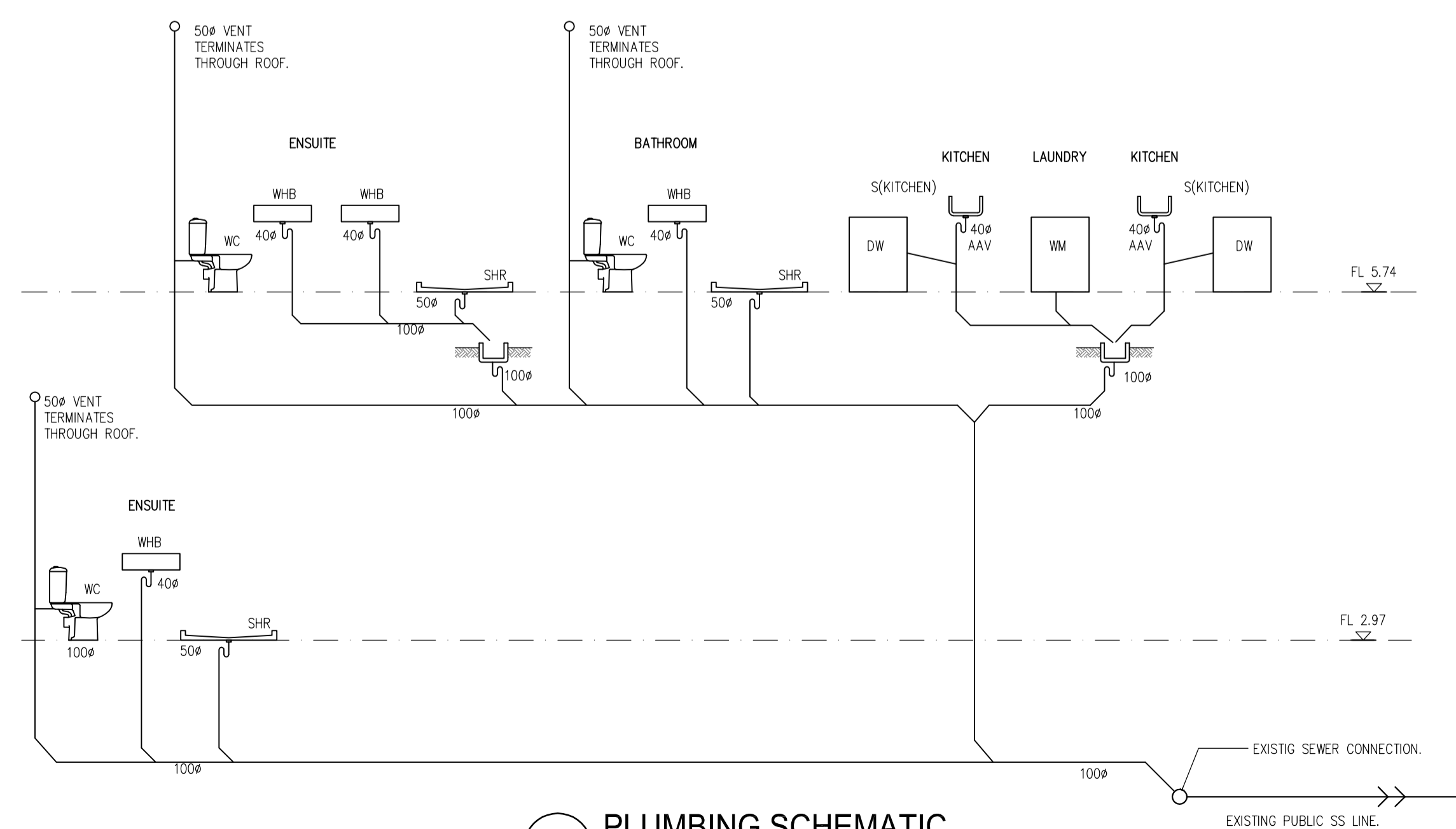
Includes building coverage, eaves and paved.  
(NON-COMPLIANT)

**FRONTYARD LANDSCAPED MIN :** 50% of 64 m<sup>2</sup>

**LANDSCAPED ACHIEVED :** 45 m<sup>2</sup> (70 %)

(COMPLIANT)

**PROPOSED SITE PLAN**  
SCALE 1:100 @ A1



**PLUMBING SCHEMATIC**  
SCALE N.T.S.

A	BUILDING CONSENT	10.12.2021	DC
REV	DESCRIPTION	DATE	BY

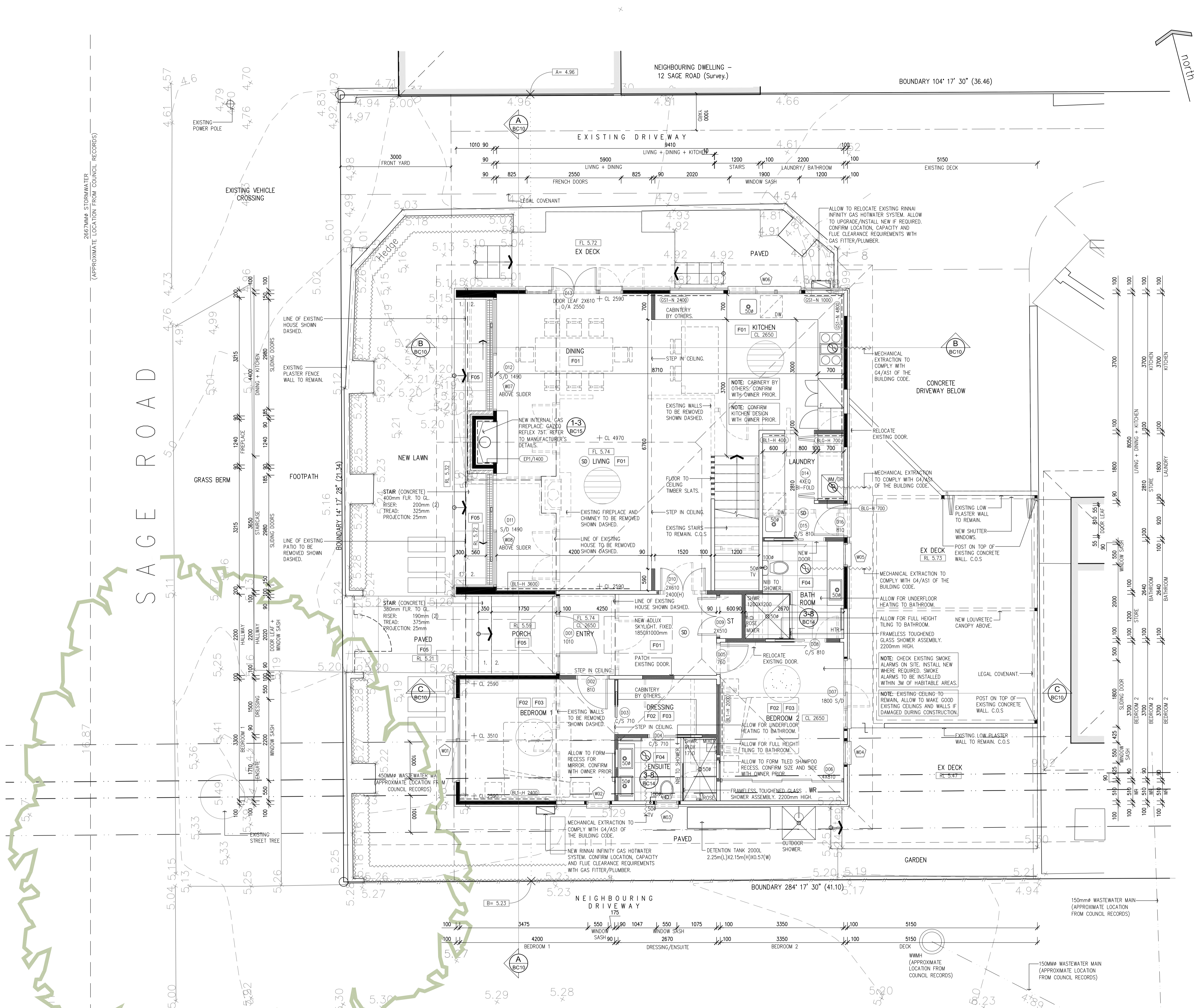
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PHONE: (09) 358 3454

JOB TITLE  
**14 SAGE ROAD, KOHIMARAMA**  
FLAT 1 DP 159689 LOT 106 DP 36462

DRAWING TITLE  
**PROPOSED SITE PLAN PLUMBING SCHEMATIC**

SCALE	1:100@A1 1:200@A3	DATE	10/12/2021
DRAWN	DC	CHECKED	SJ
JOB NO.	SHEET	REVISION	
	BC-03	A	

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**GROUND FLOOR PLAN**  
SCALE 1:50 @ A1

- FLOOR (F)**
- EX EXISTING FLOORING.** Existing flooring to remain. Allow to repair where required.
  - F01 TIMBER OVERLAY.** Selected 20mm thick solid timber floor overlay to match existing direct fixed over plywood. Sanded and filled as required and finished with selected stain and 3 coats polyurethane. Confirm with owner and interior designer.
  - F02 PLYWOOD FLOORING.** 19mm Egger plywood flooring over joists as per framing plan. Flooring in wet areas to be H3 treated.
  - F03 CARPET OVERLAY.** Selected heavy duty carpet over commercial grade underlay over timber floor.
  - F04 INTERIOR FLOOR TILES (WET AREAS).** Selected floor tiles over Ardex WPM750 wet area membrane (installed by Ardex approved applicator) over new 19mm thick H3.2 treated construction plywood or over existing concrete slab. All details strictly in accordance with specification attached.
  - F05 EXTERIOR PAVERS.** Selected pavers over 100mm thick concrete slab laid to falls as shown with mesh reinforcing over 100mm minimum compacted hardfill. Allow to overlay existing patio with new pavers.
- FIREPLACE (FP)**
- FP01 INTERNAL FIREPLACE** GAZCO Reflect 751 Internal Gas fireplace, installed as per manufacturer's specifications and recommendations.
  - FP02 FLUE AND COWL** Selected stainless steel flue and cowl. Refer manufacturer for diameter.
- INSULATION (I)**
- NOTE:** These drawings to be read in conjunction with H1 energy efficiency report.
- EX EXISTING INSULATION** Existing floor, wall and roof insulation to remain. Confirm on site.
  - I01 FLOOR INSULATION - SUSPENDED TIMBER FLR.** R1.9 90mm Nova Multi Underfloor Medium density insulation friction fitted between floor joists.
  - I02 WALL INSULATION - TIMBER.** R2.5 90mm thick Mammuth Wall Sections insulation. Allow to install in ALL new external walls and existing external walls if linings are being removed or replaced.
  - I03 CEILING INSULATION (190mm RAFTERS).** R3.6 165mm thick Mammuth Skillion Roof Sections insulation.
  - I04 CEILING INSULATION (TRUSSES).** R3.6 225mm thick Mammuth Ceiling Blanket insulation.
  - I05 SOUND CONTROL INSULATION - WALLS** Mammuth NOVAbush between wall framing. Install sound control insulation in ALL new and internal walls.
- ROOF (R)**
- R01 COLORSTEEL MAXX METAL ROOFING - METALCRAFT ESPAN 340.** 0.55mm Colorsteel Maxx Metalcraft Espan 340 profile roofing over Thermokraft Cortek 407 roofing underlay. Refer roof plan for pitch, min. 3° pitch. Confirm purlin spacing with supplier prior to construction.
  - R02 FLASHINGS.** 0.55mm Colorsteel Maxx or Powdercoated Aluminium flashing. Refer relevant detail for gauge. Laps as per E2.
  - R03 COLORSTEEL MAXX SPOUTING AND DOWNPIPES.** New Quarter round Colorsteel Maxx spouting on internal clips with 800 Colorsteel Maxx downpipes. Refer to roof plan for locations.
  - R04 TIMBER FASCIA.** New H3.1 treated 30mm pine fascia. Selected point finish.
  - R05 ENVIROCLAD MEMBRANE.** Enviroclad single layer welded waterproofing membrane system over primed 17mm H3.2 treated CCA structural grade CD plywood. Use membrane set to 2" minimum fall for roof unless specified otherwise. Provide 20mm timber battens at the base of all upstands if required, confirm with manufacturer prior. Chamber all external edges. Ensure adequate venting and air flow to roof cavity prior to installing plywood. Install roof venting as per manufacturers recommendations. Installed by Viking Roofspec Ltd. trained installer.
- CEILING (C)**
- C01 EXISTING CEILING.** Existing ceiling. Make good around new walls and areas of demolition. New ceiling to match existing with detailing and finishing.
  - C02 GB CEILING (SQUARE STOPPED).** 10mm GB Ultralite ceiling on GB Rondo battens installed as per manufacturers specifications and recommendations or timber battens as per section. Square stopped to level 4 for selected point finish.
  - C03 VILLABOARD SOFFIT.** 6mm James Hardie Villaboard to soffits. Flush stopped for selected point finish.
  - C04 TONGUE AND GROOVE (T&G) CEILING & SOFFIT.** 132 x 10mm Pine Tongue and Groove with selected point finish, H1.2 for internal ceiling and H3.2 for soffit. Confirm profile and groove direction
- WALL (W)**
- W01 INTERNAL TIMBER FRAMED WALL.** 90x45mm (min) or as shown on plan - Grade S08 - H1.2 treated timber framed internal wall with studs to comply with NZS3604, 2011. Refer 'Stud Schedule' on BC-01 for stud/nog crs. Line both sides with 10mm GB standard stopped to level 4 with selected point finish. In wet areas line with 10mm GB Aqualine. In tiled areas line with 9mm Hardies Villaboard over framing as per manufacturers requirements.
  - W02 EXTERNAL TIMBER FRAMED WALL.** JSC VERTICLAD - VERTICAL SHIPLAP WEATHERBOARDS Grade S08 - H1.2 treated timber framed external wall with studs to comply with NZS3604, 2011. Refer 'Stud Schedule' on BC-01 for stud size and crs. All nogs at 450mm crs. Clad exterior with JSC VERTICLAD - vertical shiplap weatherboards (owner to confirm profile and specie) fix with silicon bronze rose head nails over H3.1 treated JSC-U 20 mm horizontal cavity battens over Thermokraft Watergate-plus breather type building wrap. Refer JSC specification attached. Selected Resene stain finish.
  - W03 EXTERNAL MASONRY VENEER WITH BAGGED PLASTER AND PAINT FINISH.** 90x45mm S08 H1.2 treated timber framed external wall with studs and nogs as per stud schedule on Sheet BC01 to NZS 3604, 2011. Clad exterior with 390x90x30mm thick series H1010 far faced concrete block veneer 'roughly laid' (±10mm) over 50mm minimum cavity as shown over Thermokraft Watergate-plus breather type building wrap as shown, installed as per manufacturer's recommendations. Provide Stainless steel lintels and brick ties in accordance with manufacturers specification and NZBC. Provide sand/cement bagged plaster system with Resene X200 high build acrylic paint finish to exposed exterior face. Refer 'Internal timber framed wall' for lining to inside face.
- JOINERY (J)**
- J01 EXTERIOR ALUMINIUM JOINERY.** Vantage Powdercoated Aluminium Metro Suite or similar exterior door and window joinery installed as per manufacturers specifications and recommendations. Confirm architraves or rebated joints with owner or interior designer prior. Head and sill flashings strictly as per E2. Refer to elevations for extent of double glazing/safety glazing. Confirm with owner prior.
  - J02 INTERIOR TIMBER JOINERY.** Point finished flush panel (confirm with owner) timber door joinery. Confirm internal door height with interior designer or owner prior.

MSC Consulting Group Ltd confirms that the structural Engineering details required by our calculations are included on this drawing and covers NZBC 04 Structures only and we exclude any Architectural or weathering details.

Signed: *[Signature]* Date: 13/12/2021

**MSC CONSULTING GROUP LTD**  
Structural & Civil Engineers  
Ph: 09 486-2210 Fax: 09 486-0225

REV. NO.	DESCRIPTION	DATE	BY
A	BUILDING CONSENT	10-12-2021	DC

**JONES ARCHITECTS LTD**  
PO BOX 47-845 PONGONOI 1144  
PHONE: (09) 358 3454

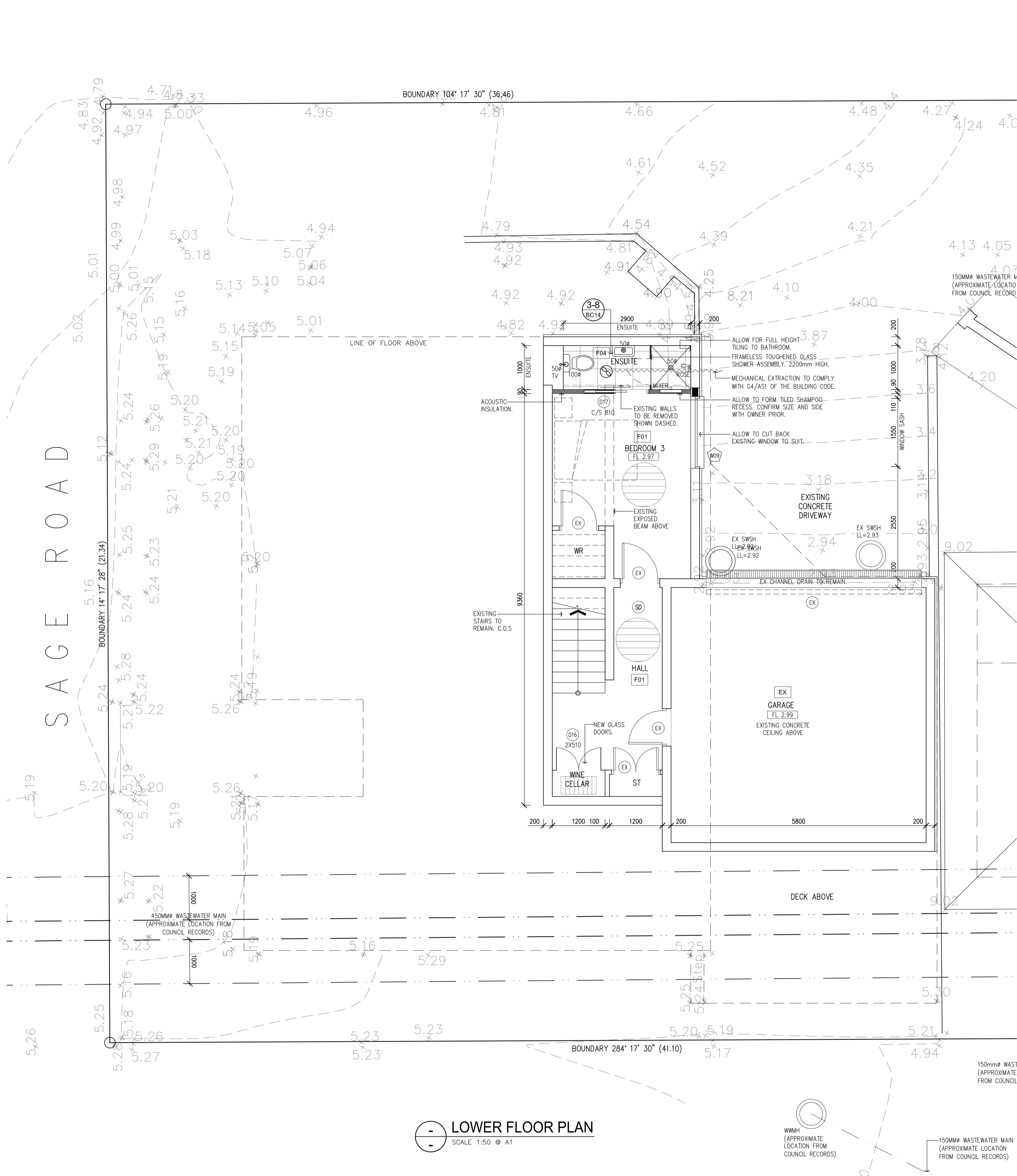
**JOB TITLE**  
14 SAGE ROAD,  
KOHIMARAMA  
FLAT 1 DP 159689 LOT 106 DP 36462

**DRAWING TITLE**  
GROUND FLOOR PLAN

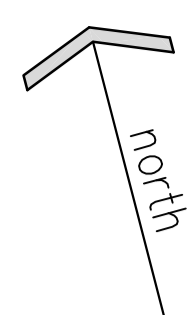
SCALE 1:50@A1 1:100@A3 DATE DECEMBER 2021  
DRAWN DC CHECKED SJ

JOB NO. SHEET REVISION  
BC-04 A

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**LOWER FLOOR PLAN**  
SCALE 1:50 @ A1



**FLOOR (F)**

- EX EXISTING FLOORING.**  
Existing flooring to remain. Allow to repair where required.
- F01 TIMBER OVERLAY.**  
Selected 20mm thick solid timber floor overlay to match existing direct fixed over plywood. Sanded and filled as required and finished with selected stain and 3 coats polyurethane. Confirm with owner and interior designer.
- F02 PLYWOOD FLOORING.**  
19mm Ecosply plywood flooring over joists as per framing plan. Flooring in wet areas to be H3 treated.
- F03 CARPET OVERLAY.**  
Selected heavy duty carpet over commercial grade underlay over timber floor.
- F04 INTERIOR FLOOR TILES (WET AREAS).**  
Selected floor tiles over Ardex WPM750 wet area membrane (installed by Ardex approved applicator) over new 19mm thick H3.2 treated construction plywood or over existing concrete slab. All details strictly in accordance with specification attached.
- F05 EXTERIOR PAVERS.**  
Selected pavers over 100mm thick concrete slab laid to falls as shown with mesh reinforcing over 100mm minimum compacted basefill. Allow to overlay existing patio with new pavers.

**FIREPLACE (FP)**

- FP01 INTERNAL FIREPLACE.**  
GALZOO Reflect 351 Internal Gas fireplace, installed as per manufacturer's specifications and recommendations.
- FP02 FLUE AND COWL.**  
Selected stainless steel flue and cowl. Refer manufacturer for diameter.

**INSULATION (I)**

- NOTE:** These drawings to be read in conjunction with H1 energy efficiency report.
- EX EXISTING INSULATION**  
Existing floor, wall and roof insulation to remain. Confirm on site.
  - I01 FLOOR INSULATION - SUSPENDED TIMBER FLR.**  
R1.9 90mm Nova Multi Underfloor/ Medium density insulation friction fitted between floor joists.
  - I02 WALL INSULATION - TIMBER.**  
R2.5 90mm thick Mammoth Wall Sections' insulation. Allow to install in ALL new external walls and existing external walls if linings are being removed and replaced.
  - I03 CEILING INSULATION (190mm RAFTERS)**  
R3.6 165mm thick Mammoth Skillion Roof Sections' insulation.
  - I04 CEILING INSULATION (TRUSSES)**  
R3.6 225mm thick Mammoth Ceiling Blanket' insulation.
  - I05 SOUND CONTROL INSULATION - WALLS**  
Mammoth NOVahush' between wall framing. Install Sound control insulation in ALL new and internal walls.

**ROOF (R)**

- R01 COLORSTEEL MAXX METAL ROOFING - METALCRAFT ESPAN 340.**  
0.55mm Colorsteel Maxx Metalcraft Espan 340 profile roofing over Thermakraft Covertek 407 roofing underlay. Refer roof plan for pitch, min. 3° pitch. Confirm purlin spacing with supplier prior to construction.
- R02 FLASHINGS.**  
0.55mm Colorsteel Maxx or Powdercoated Aluminium flashing. Refer relevant detail for gauge. Laps as per E2.
- R03 COLORSTEEL MAXX SPOUTING AND DOWNPIPES.**  
New "Quarter round" Colorsteel MAXX spouting on internal clips with 800 Colorsteel MAXX downpipes. Refer to roof plan for locations.
- R04 TIMBER FASCIA.**  
New H3.1 treated 30mm pine fascia. Selected paint finish.
- R05 ENVIROCLAD MEMBRANE.**  
Enviroclad single layer welded waterproofing membrane system over primed 17mm H3.2 treated CCA structural grade CD plywood. Use membrane set to 2' minimum fall for roof unless specified otherwise. Provide 20mm timber fillets at the base of all upstands if required, confirm with manufacturer prior. Chamber all external edges. Ensure adequate venting and air flow to roof cavity prior to installing plywood. Install roof venting as per manufacturers recommendations. Installed by Viking Roofspec Ltd. trained installer.

**CEILING (C)**

- C01 EXISTING CEILING.**  
Existing ceiling. Make good around new walls and areas of demolition. New ceiling to match existing with detailing and finishing.
- C02 GB CEILING (SQUARE STOPPED).**  
10mm GB Ultralite ceiling on GB Rondo battens installed as per manufacturers specifications and recommendations or timber battens as per section. Square stopped to level 4 for selected paint finish.
- C03 VILLABOARD SOFFIT.**  
6mm James Hardie Villaboard to soffits. Flush stopped for selected paint finish.
- C04 TONGUE AND GROOVE (T&G) CEILING & SOFFIT.**  
132 x 10mm Pine Tongue and Groove with selected paint finish, H1.2 for internal ceiling and H3.2 for soffit. Confirm profile and groove direction

**WALL (W)**

- W01 INTERNAL TIMBER FRAMED WALL.**  
90x45mm (min) or as shown on plan - Grade S08 - H1.2 treated timber framed internal wall with studs to comply with NZS3604, 2011. Refer 'Stud Schedule' on BC-01 for stud/jog crs. Line both sides with 10mm GB standards stopped to Level 4 with selected paint finish. In wet areas line with 10mm GB Aquadine. In tiled areas line with 9mm Hardie Villaboard over framing as per manufacturers requirements.
- W02 EXTERNAL TIMBER FRAMED WALL. JSC VERTICAL - VERTICAL SHIPLAP WEATHERBOARDS**  
Grade S08 - H1.2 treated timber framed external wall with studs to comply with NZS3604, 2011. Refer 'Stud Schedule' on BC-01 for stud size and crs. All nogs at 480mm crs. Clad exterior with JSC VERTICAL - vertical shiplap weatherboards (owner to confirm profile and specie) fix with silicon bronze rose head nails over H3.1 treated JSC-U 20 mm horizontal cavity battens over Thermakraft Watergate-plus breather type building wrap. Refer JSC specification attached. Selected Besene stain finish.
- W03 EXTERNAL MASONRY VENEER WITH BAGGED PLASTER AND PAINT FINISH.**  
90x45mm S08 H1.2 treated timber framed external wall with studs and nogs as per stud schedule on Sheet BC01 to NZS 3604, 2011. Clad exterior with 390x90x90mm thick series H10.01 fair faced concrete block veneer roughly laid (±10mm) over 50mm minimum cavity as shown over Thermakraft Watergate-plus breather type building wrap as shown, installed as per manufacturer's recommendations. Provide Stainless steel lintels and brick ties in accordance with manufacturers specification and NZBC. Provide sand/cement bagged plaster system with Besene X200 high build acrylic paint finish to exposed exterior face. Refer internal timber framed wall for lining to inside face.

**JOINERY (J)**

- J01 EXTERIOR ALUMINIUM JOINERY.**  
Vantage Powdercoated Aluminium Metro Suite or similar exterior door and window joinery installed as per manufacturers specifications and recommendations. Confirm architraves or rebated jambs with owner or interior designer prior. Head and sill flashings strictly as per E2. Refer to elevations for extent of double glazing/safety glazing. Confirm with owner prior.
- J02 INTERIOR TIMBER JOINERY.**  
Paint finished flush panel (confirm with owner) timber door joinery. Confirm internal door height with interior designer or owner prior.

REV	DESCRIPTION	DATE	BY
A	BUILDING CONSENT	10.12.2021	DC



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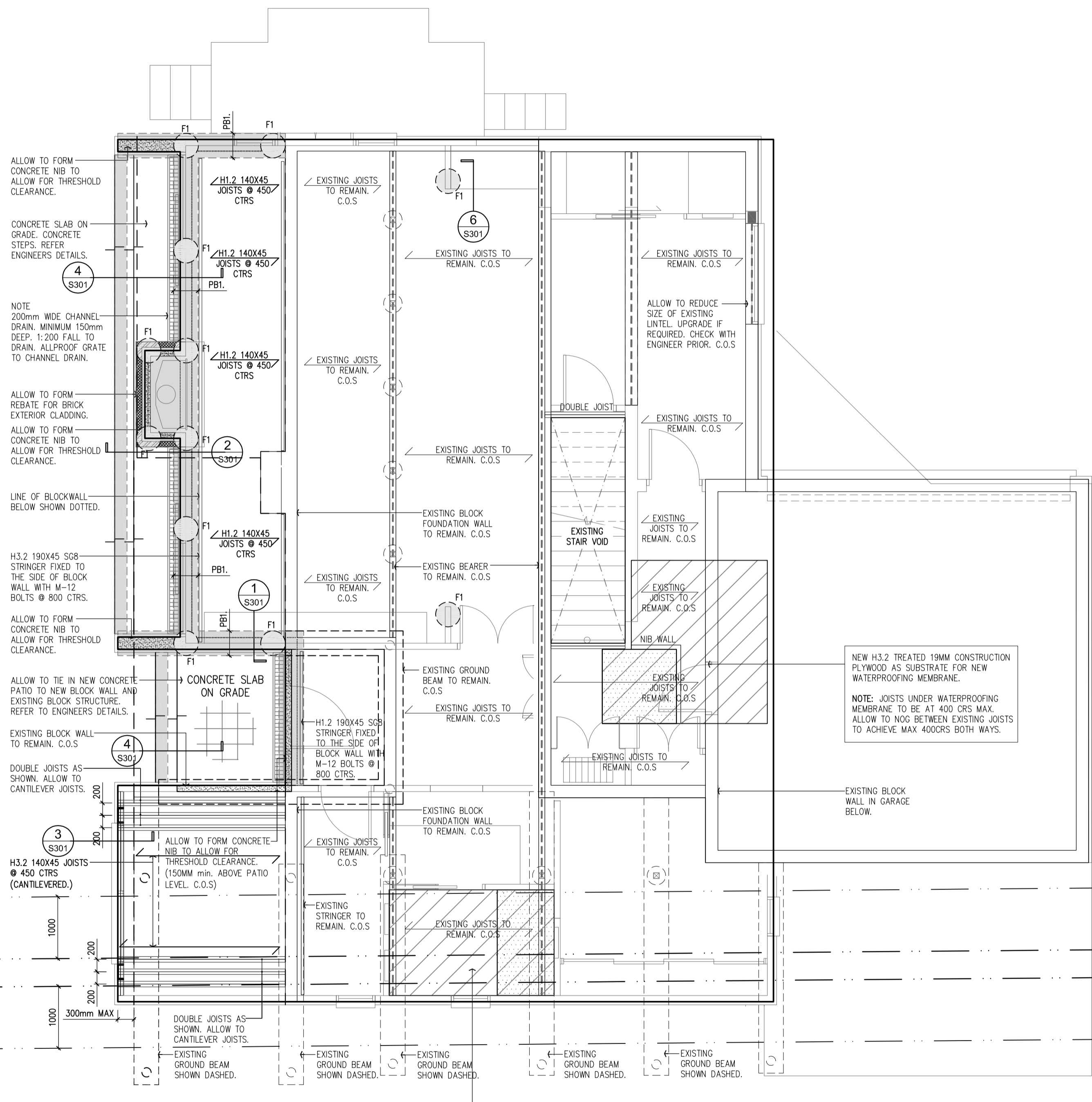
JOB TITLE  
**14 SAGE ROAD, KOHIMARAMA**  
FLAT 1 DP 159689 LOT 106 DP 36462

DRAWING TITLE  
**LOWER FLOOR PLAN**

SCALE 1:50@A1 1:100@A3 DATE DECEMBER 2021  
DRAWN DC CHECKED SJ

JOB NO. SHEET REVISION  
**BC-05 A**

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MSC Consulting Group Ltd confirms that the structural Engineering details required by our calculations are included on this drawing and covers NZBC B1-Structures only and we exclude any Architectural or weatheright details.

Signed: *[Signature]* Date: 13/12/2021

**MSC CONSULTING GROUP LTD**  
Structural & Civil Engineers  
Ph: 09 486-2210 Fax: 09 486-0225

**FIXING SCHEDULE**

- POWER DRIVEN NAILS
- REFER ALSO; NZS3604, 2011.
- PURLINS TO RAFTERS. 8mm x 10 gauge lumberlok blue screw.
- TRUSS TO TOP PLATE. 2/90x3.15 skewed nails + 2 wire dogs.
- RAFTER TO TOP PLATE. 2/90x3.15 skewed nails + 2 wire dogs.
- TOP PLATE. (140x35 TO 90x45). Refer to Mitek fixing type B.
- STUD TO PLATE. Refer to Mitek fixing type B.
- LINTEL TO TRIMMING STUD. Refer to Mitek fixing type G.
- BOTTOM PLATE TO FLOOR (EXTERNAL). 90x3.15 nails. (3 at 600mm centres).
- BOTTOM PLATE TO FLOOR (INTERNAL). 90x3.15 nails. (1 at 600mm centres).

**STUD SCHEDULE**

- REFER ALSO; NZS3604, 2011.
- NOTE: ALL NOGS AT 800 CRS. UNLESS STATED OTHERWISE.
- WIND ZONE: HIGH
- STUDS IN LOAD BEARING WALLS
  - 2800mm HIGH = 1/90x45 STUDS AT 400 CRS.
  - 3200mm HIGH = 2/90x45 STUDS AT 300 CRS.
- STUDS IN INTERNAL NON LOAD BEARING WALLS
  - 2800mm HIGH = 1/90x45 STUDS AT 400 CRS.
  - 3200mm HIGH = 2/90x45 STUDS AT 400 CRS.
- STUDS SUPPORTING VILLAGARD LININGS. STUDS AT 400 CRS., NOGS AT 800 CRS. GRADE SGB.

**STRUCTURE (S)**

- NOTE: For info only. Read in conjunction with engineers drawings and calculations.
- P1. TIMBER POST. 2/90x45 SGB studs. Refer engineers drawings for connection detail.
- P2. TIMBER POST. 3/90x45 SGB studs. Refer engineers drawings for connection detail.
- P3. STEEL POST. 89SHX6 Steel post. Refer engineers drawings for connection detail.
- P4. PORTAL LEG. 200PFC Steel Post, refer engineers drawings for details.
- P5. PORTAL LEG. 250PFC Steel Post, refer engineers drawings for details.
- P6. PORTAL LEG. 180PFC Steel Post, refer engineers drawings for details.
- F1. REINFORCED CONCRETE PILE. 400# RC PILE WITH 6-HD16, R10-200, 75 COVER ALL AROUND. EMBEDDED MINIMUM 4m BELOW GROUND LEVEL. PILE UNDER GROUND BEAM SPACED AT MAX 1700 CTRS.
- PB1. GROUND BEAM. 400WX400 DEEP GROUND BEAM WITH 3-D16 T&B, 2 LEGS R6-150, 75 COVER ALL AROUND.

**FOUNDATION PLAN**  
SCALE 1:50 @ A1

REV	DESCRIPTION	DATE	BY
A	BUILDING CONSENT	10.12.2021	DC

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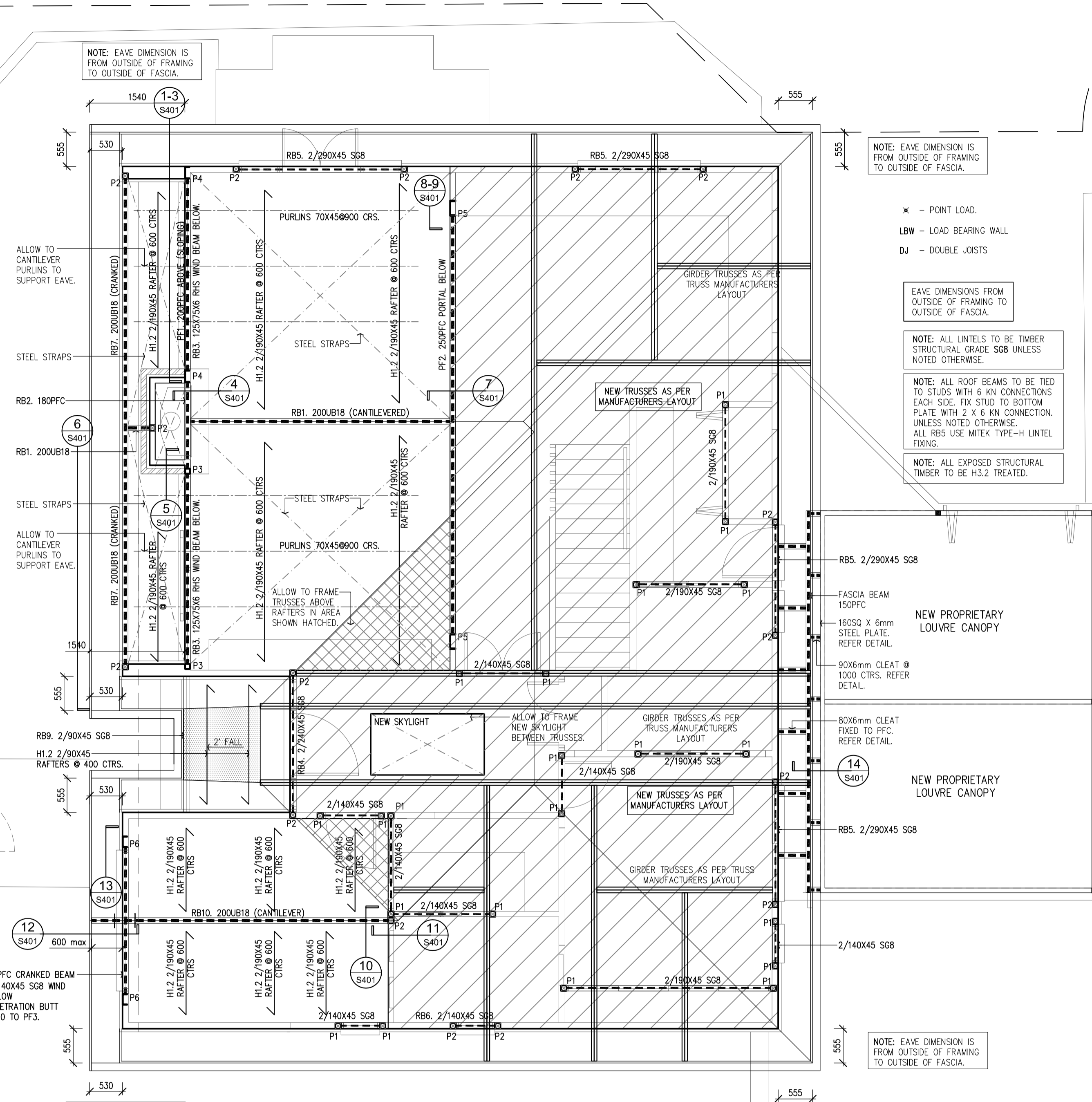
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**14 SAGE ROAD, KOHIMARAMA**  
FLAT 1 DP 159889 LOT 106 DP 36462

DRAWING TITLE  
**FOUNDATION PLAN**

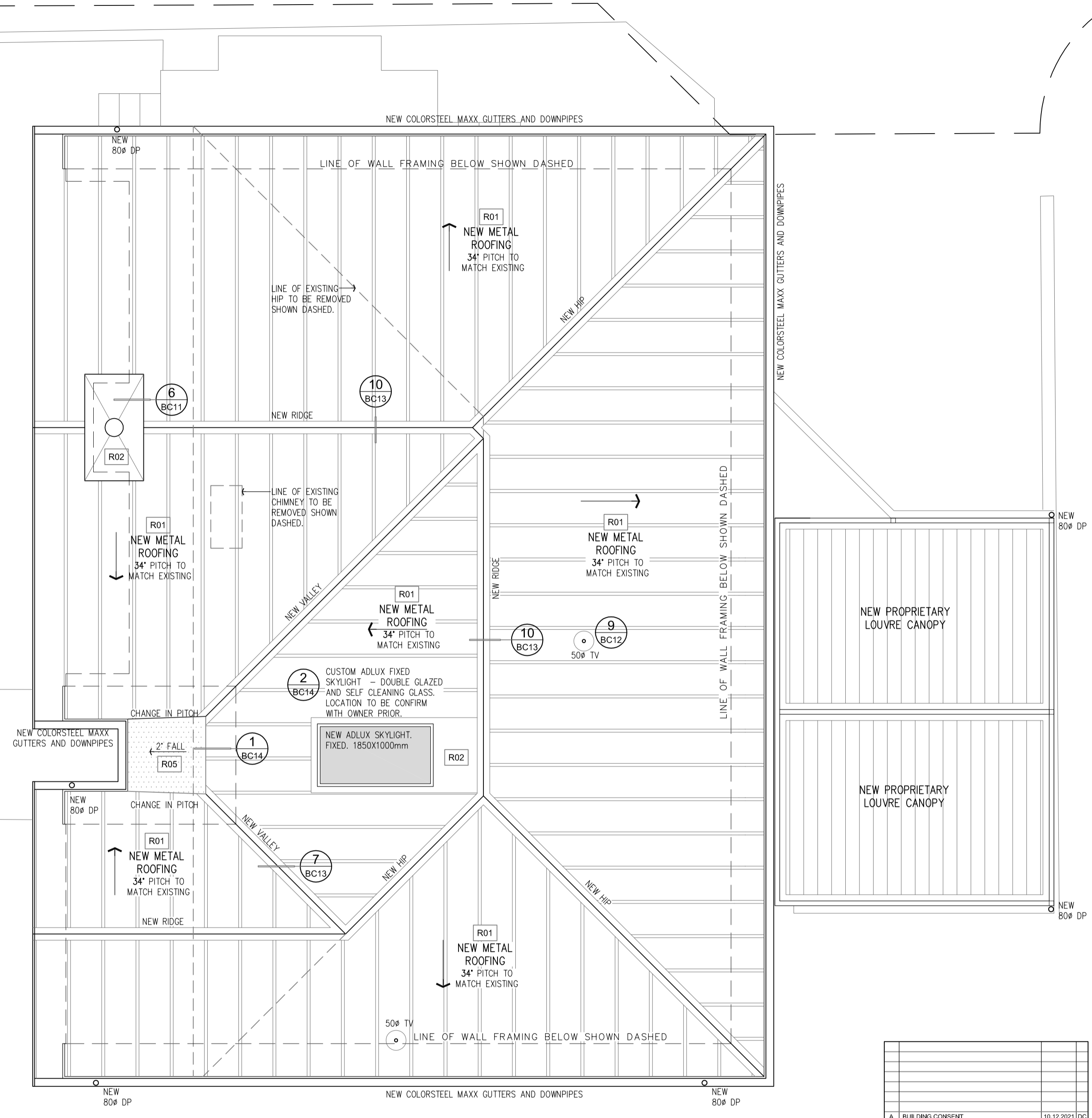
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**ROOF FRAMING PLAN**  
SCALE 1:50 @ A1



**ROOF PLAN**  
SCALE 1:50 @ A1

**FIXING SCHEDULE**

- POWER DRIVEN NAILS
- REFER ALSO; NZS3604, 2011.
- PURLINS TO RAFTERS. 8mm x 10 gauge lumberlok blue screw.
- TRUSS TO TOP PLATE. 2/90x3.15 skewed nails + 2 wire dogs.
- RAFTER TO TOP PLATE. 2/90x3.15 skewed nails + 2 wire dogs.
- TOP PLATE (140x35 TO 90x45). Refer to Mitek fixing type B.
- STUD TO PLATE. Refer to Mitek fixing type B.
- INTEL TO TRIMMING STUD. Refer to Mitek fixing type G.
- BOTTOM PLATE TO FLOOR (EXTERNAL). 90x3.15 nails. (3 at 600mm centres).
- BOTTOM PLATE TO FLOOR (INTERNAL). 90x3.15 nails. (1 at 600mm centres).

**STUD SCHEDULE**

- REFER ALSO; NZS3604, 2011.
- NOTE: ALL NOGS AT 800 CRS. UNLESS STATED OTHERWISE.
- ALL WALL FRAMING GRADE SGB.
- WIND ZONE: HIGH
- STUDS IN LOAD BEARING WALLS. 2800mm HIGH = 1/90x45 STUDS AT 400 CRS. 3200mm HIGH = 2/90x45 STUDS AT 300 CRS.
- STUDS IN INTERNAL NON LOAD BEARING WALLS. 2800mm HIGH = 1/90x45 STUDS AT 400 CRS. 3200mm HIGH = 2/90x45 STUDS AT 400 CRS.
- STUDS SUPPORTING VILBOARD LININGS. STUDS AT 400 CRS, NOGS AT 800 CRS. GRADE SGB.

**STRUCTURE (S)**

- P1. TIMBER POST.** 2/90x45 SGB studs. Refer engineers drawings for connection detail.
- P2. TIMBER POST.** 3/90x45 SGB studs. Refer engineers drawings for connection detail.
- P3. STEEL POST.** 89SHX6 Steel post. Refer engineers drawings for connection detail.
- P4. PORTAL LEG.** 200PFC Steel Post, refer engineers drawings for details.
- P5. PORTAL LEG.** 250PFC Steel Post, refer engineers drawings for details.
- P6. PORTAL LEG.** 180PFC Steel Post, refer engineers drawings for details.

**STRUCTURE (S)**

- F1. REINFORCED CONCRETE PILE.** 400 RC PILE WITH 6-HD16, R10-200, 75 COVER ALL AROUND. EMBEDDED MINIMUM 4m BELOW GROUND LEVEL. PILE UNDER GROUND BEAM SPACED AT MAX 1700 CRS.
- PB1. GROUND BEAM.** 400W400 DEEP GROUND BEAM WITH 3-D16 TAB, 2 LEGS R6-150, 75 COVER ALL AROUND.

**ROOF (R)**

- R01. COLORSTEEL MAXX. METAL ROOFING - METALRAFT ESPAN 340.** 0.55mm Colorsteel Maxx Metalcraft Espan 340 profile roofing over Thermakraft Covertex 407 roofing underlay. Refer roof plan for pitch, min. 3° pitch. Confirm purlin spacing with supplier prior to construction.
- R02. FLASHINGS.** 0.55mm Colorsteel MAXX or Powdercoated Aluminium flashing. Refer relevant detail for gauge. Laps as per E2.
- R03. COLORSTEEL MAXX SPOUTING AND DOWNPIPES.** New "Quarter round" Colorsteel MAXX spouting on internal clips with 80# Colorsteel MAXX downpipes. Refer to roof plan for locations.
- R04. TIMBER FASCIA.** New H3.1 treated 30mm pine fascia. Selected paint finish.
- R05. ENVIROCLAD MEMBRANE.** Enviroclad single layer welded waterproofing membrane system over primed 17mm H3.2 treated CD structural grade CD plywood. Use membrane set to 2° minimum fall for roof unless specified otherwise. Provide 20mm timber fillets at the base of all upstands if required, confirm with manufacturer prior. Chamfer all external edges. Ensure adequate venting and air flow to roof cavity prior to installing plywood. Install roof venting as per manufacturers recommendations. Installed by Viking Roofspec Ltd. trained installer.

MSC Consulting Group Ltd confirms that the structural Engineering details required by our calculations are included on this drawing and covers NZBC B1-Structures only and we exclude any Architectural or weatherlight details.

Signed: *Henrik M* Date: 13/12/2021

**MSC CONSULTING GROUP LTD**  
Structural & Civil Engineers  
Ph: 09 486-2210 Fax: 09 486-0225

REV	DESCRIPTION	DATE	BY
A	BUILDING CONSENT	10.12.2021	DC
	REV DESCRIPTION		

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PHONE: (09) 358 3454

JOB TITLE  
**14 SAGE ROAD, KOHIMARAMA**  
FLAT 1 DP 159689 LOT 106 DP 36462

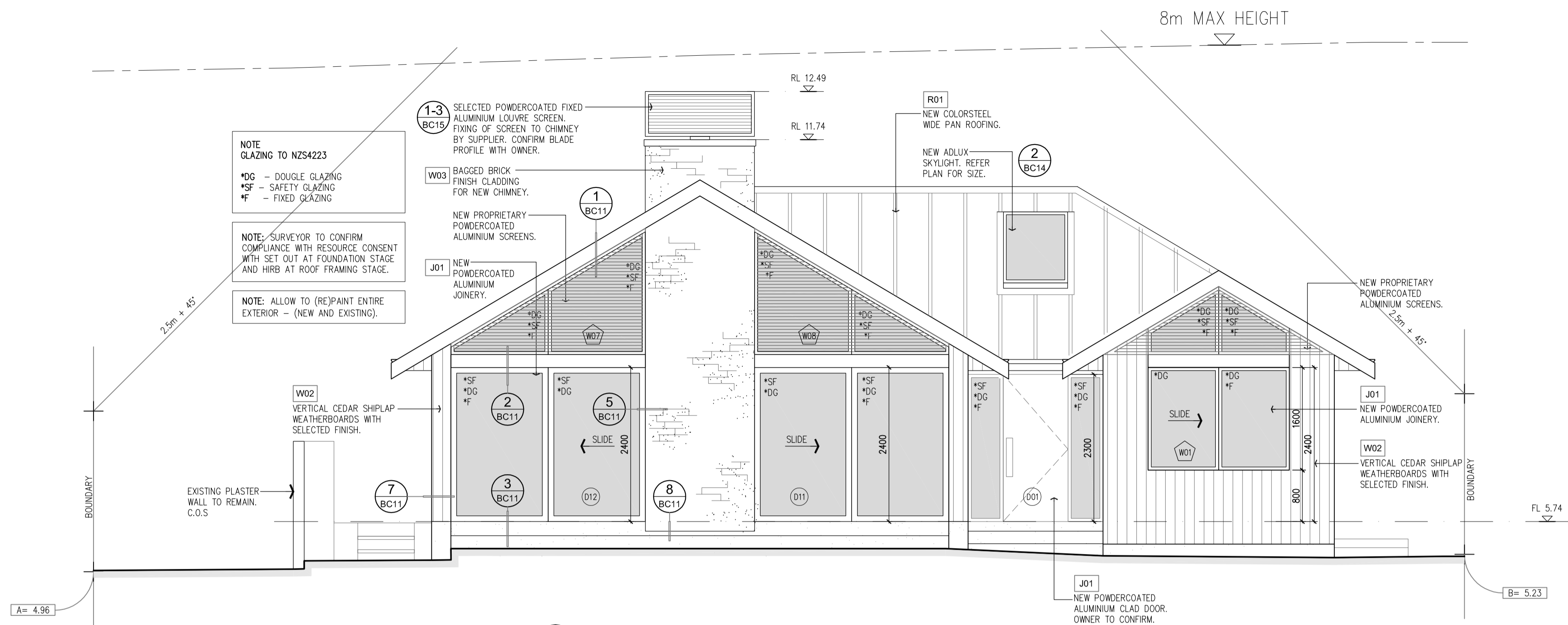
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**ROOF FRAMING PLAN**  
ROOF PLAN

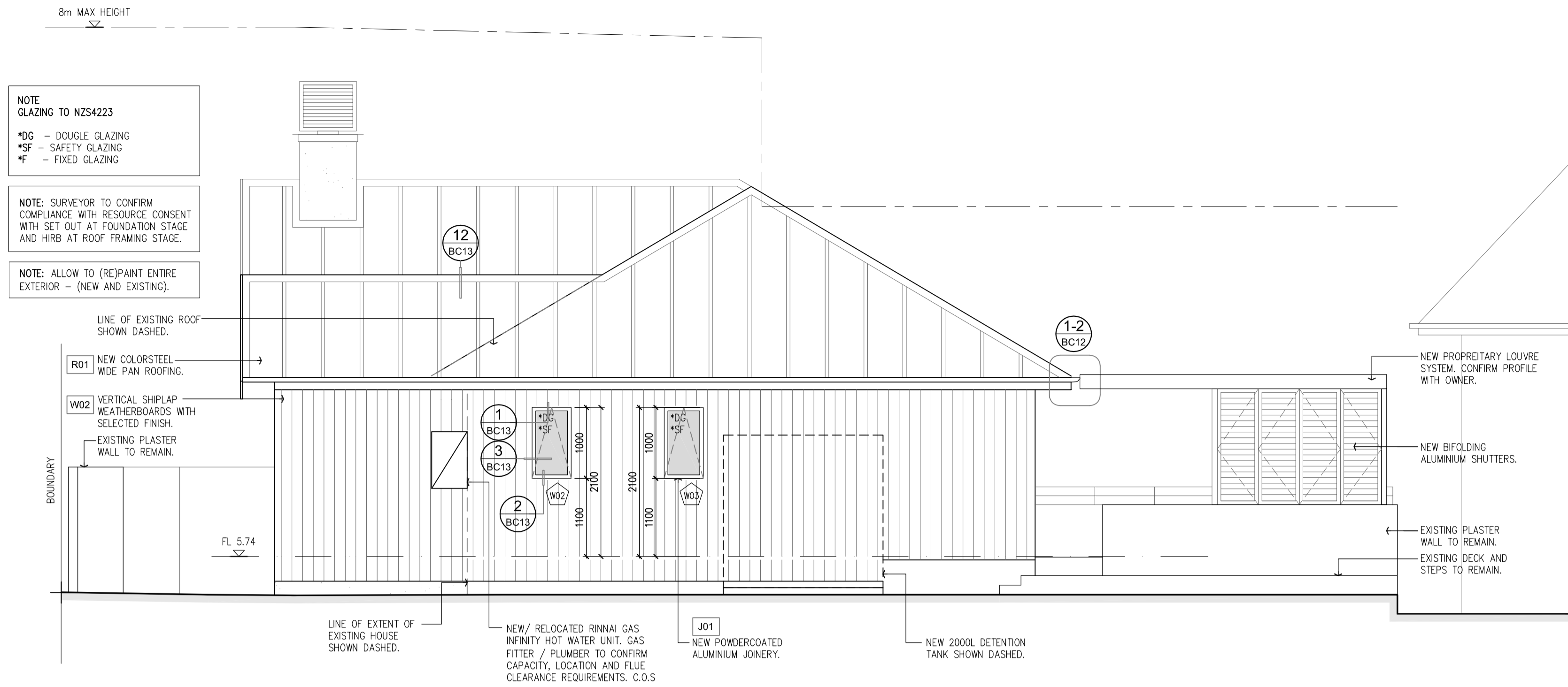
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JOB NO. SHEET REVISION  
**BC-07 A**

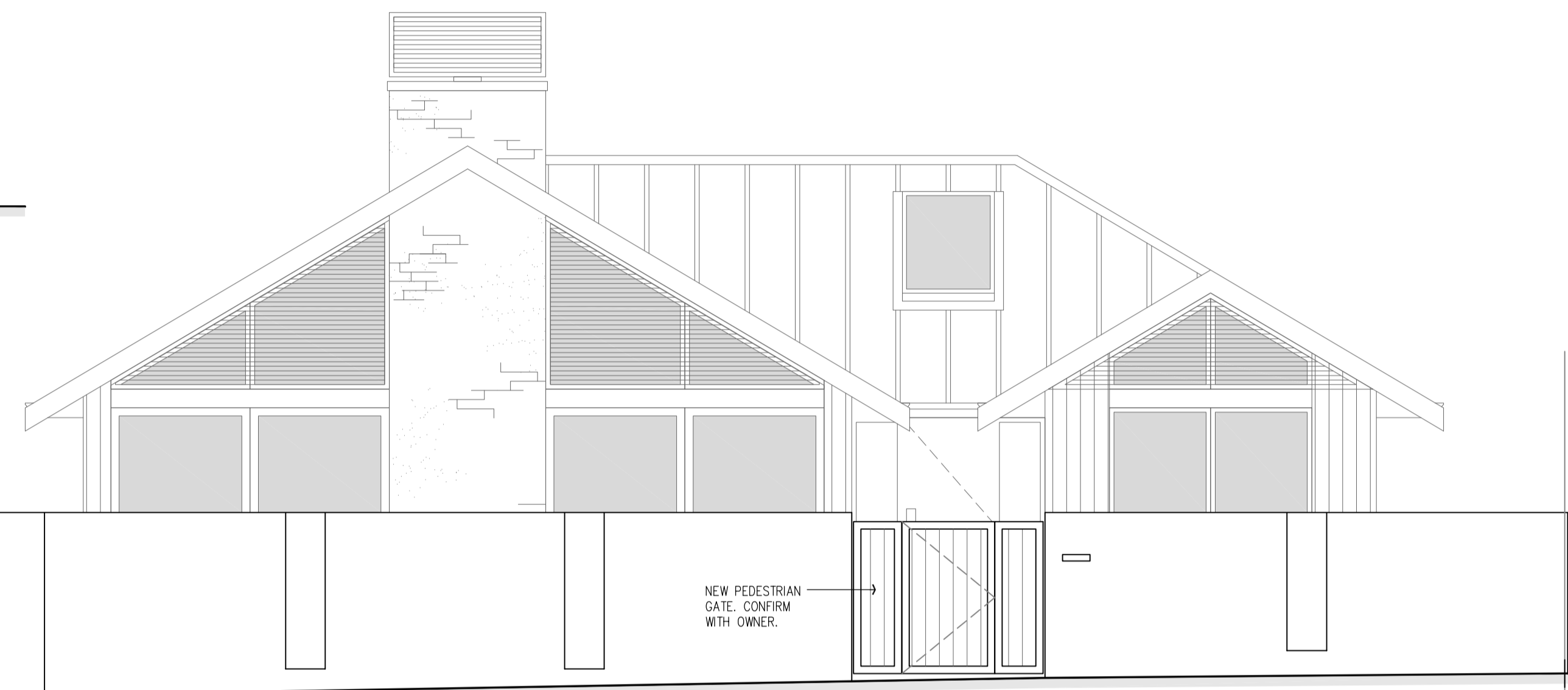
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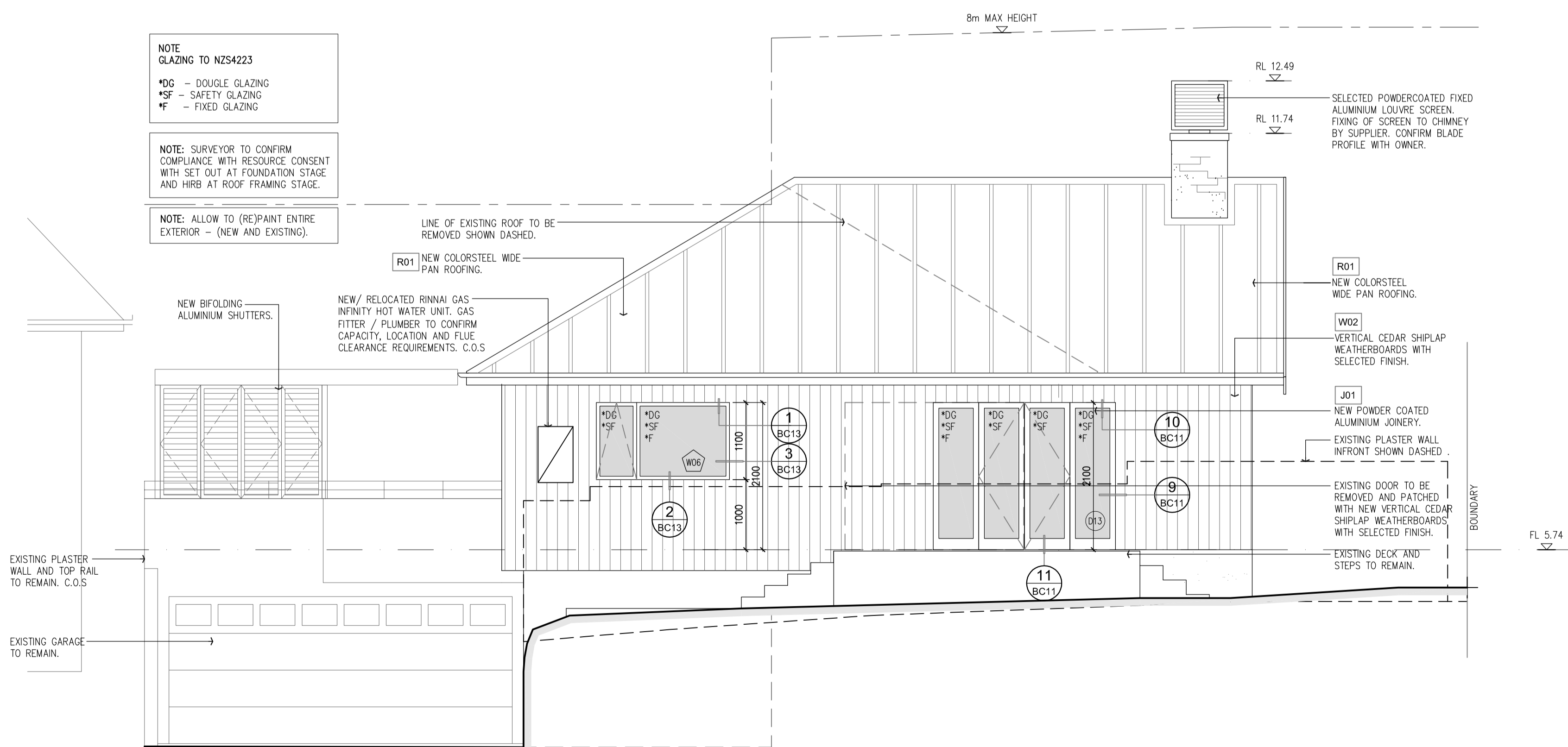




**PROPOSED SOUTH ELEVATION**  
SCALE 1:50 @ A1



**PROPOSED STREET (WEST) ELEVATION**  
SCALE 1:50 @ A1



**PROPOSED NORTH ELEVATION**  
SCALE 1:50 @ A1

**INSULATION (I)**

- NOTE:** These drawings to be read in conjunction with H1 energy efficiency report.
- EX EXISTING INSULATION**  
Existing floor, wall and roof insulation to remain. Confirm on site.
  - I01 FLOOR INSULATION - SUSPENDED TIMBER FLR.**  
R1.9 90mm Nova Multi Underfloor™ Medium density insulation friction fitted between floor joists.
  - I02 WALL INSULATION - TIMBER.**  
R2.5 90mm thick Mammoth Wall Sections™ insulation. Allow to install in ALL new external walls and existing external walls if linings are being removed and replaced.
  - I03 CEILING INSULATION (190mm RAFTERS)**  
R3.6 165mm thick Mammoth Skillion roof Sections™ insulation.
  - I04 CEILING INSULATION (TRUSSES)**  
R3.6 225mm thick Mammoth Ceiling Blanket™ insulation.
  - I05 SOUND CONTROL INSULATION - WALLS**  
Mammoth NOVAtush™ between wall framing. Install Sound control insulation in ALL new.

**ROOF (R)**

- R01 COLORSTEEL MAXX. METAL ROOFING - METALCRAFT ESPAN 340.**  
0.55mm Colorsteel Maxx Metalcraft Espan 340 profile roofing over Thermakraft Covertek 407 roofing underlay. Refer roof plan for pitch, min. 3° pitch. Confirm purlin spacing with supplier prior to construction.
- R02 FLASHINGS.**  
0.55mm Colorsteel MAXX or Powdercoated Aluminium flashing. Refer relevant detail for gauge. Laps as per E2.
- R03 COLORSTEEL MAXX SPOUTING AND DOWNPIPES.**  
New "Quarter round" Colorsteel MAXX spouting on internal clips with 80# Colorsteel MAXX downpipes. Refer to roof plan for locations.
- R04 TIMBER FASCIA.**  
New H3.1 treated 30mm pine fascia. Selected point finish.
- R05 ENVIROCLAD MEMBRANE.**  
Enviroclad single layer welded waterproofing membrane system over primed 17mm H3.2 treated CCA structural grade CD plywood. Use membrane set to 2° minimum fall for roof unless specified otherwise. Provide 20mm timber fillets at the base of all upstands if required, confirm with manufacturer prior. Chamfer all external edges. Ensure adequate venting and air flow to roof cavity prior to installing plywood. Install roof venting as per manufacturers recommendations. Installed by Viking Roofspec Ltd. trained installer.

**FLOOR (F)**

- EX EXISTING FLOORING.**  
Existing flooring to remain. Allow to repair where required.
- F01 TIMBER OVERLAY.**  
Selected 20mm thick solid timber floor overlay to match existing direct fixed over plywood. Sanded and filled as required and finished with selected stain and 3 coats polyurethane. Confirm with owner and interior designer.
- F02 PLYWOOD FLOORING.**  
19mm Locally plywood flooring over joists as per framing plan. Flooring in wet areas to be H3 treated.
- F03 CARPET OVERLAY.**  
Selected heavy duty carpet over commercial grade underlay over timber floor.
- F04 INTERIOR FLOOR TILES (WET AREAS).**  
Selected floor tiles over Ardex WPM750 wet area membrane (installed by Ardex approved applicator) over new 19mm thick H3.2 treated construction plywood or over existing concrete slab. All details strictly in accordance with specification attached.
- F05 EXTERIOR PAVERS.**  
Selected pavers over 100mm thick concrete slab laid to falls as shown with mesh reinforcing over 100mm minimum compacted hardcore. Allow to overlay existing patio with new pavers.

**CEILING (C)**

- C01 EXISTING CEILING.**  
Existing ceiling. Make good around new walls and areas of demolition. New ceiling to match existing with detailing and finishing.
- C02 GIB CEILING (SQUARE STOPPED).**  
10mm GIB UltraLite ceiling on GIB Batts. Batts installed as per manufacturers specifications and recommendations or timber battens as per section. Square stopped to level 4 for selected point finish.
- C03 MILLBOARD SOFFIT.**  
10mm James Hardie Millboard to soffits. Flush stopped for selected point finish.
- C04 TONGUE AND GROOVE (TG&V) CEILING & SOFFIT.**  
132 x 10mm Pine Tongue and Groove with selected point finish, H1.2 for internal ceiling and H3.2 for soffit. Confirm profile and groove direction with owner prior.

**FIREPLACE (FP)**

- FP01 INTERNAL FIREPLACE**  
GAZCO Reflect 757 Internal Gas fireplace, installed as per manufacturer's specifications and recommendations.
- FP02 FLUE AND COWL.**  
Selected stainless steel flue and cowl. Refer manufacturer for diameter.

**WALL (W)**

- W01 INTERNAL TIMBER FRAMED WALL**  
90x45mm (min) or as shown on plan - Grade S08 - H1.2 treated timber framed internal wall with studs to comply with NZS3604, 2011. Refer 'Stud Schedule' on BC-01 for stud/nog crs. Line both sides with 10mm GIB standard stopped to level 4 with selected point finish. In wet areas line with 10mm GIB Aquadine. In tiled areas line with 9mm Hardies Villoboard over framing as per manufacturers requirements.
- W02 EXTERNAL TIMBER FRAMED WALL**  
JSC VERTICLAD - VERTICAL SHIPLAP WEATHERBOARDS  
Grade S08 - H1.2 treated timber framed external wall with studs to comply with NZS3604, 2011. Refer 'Stud Schedule' on BC-01 for stud size and crs. All nogs at 480mm crs. Clad exterior with JSC VERTICLAD - vertical shiplap weatherboards (owner to confirm profile and spec) fix with silicon bronze rose head nails over H3.1 treated JSC-U 20 mm horizontal cavity battens over Thermakraft Watergate-plus breather type building wrap. Refer JSC specification attached. Selected Resene stain finish.
- W03 EXTERNAL MASONRY VENEER WITH BAGGED PLASTER AND PAINT FINISH.**  
90x45mm S08 H1.2 treated timber framed external wall with studs and nogs as per stud schedule on Sheet BC01 to NZS 3604, 2011. Clad exterior with 390x90x90mm thick series H10.01 far faced concrete block veneer 'roughly laid' (±10mm) over 50mm minimum cavity as shown over Thermakraft Watergate-plus breather type building wrap as shown, installed as per manufacturer's recommendations. Provide Stainless steel lintels and brick ties in accordance with manufacturers specification and NZBC. Provide sand/cement bagged plaster system with Resene X200 high build acrylic paint finish to exposed exterior face. Refer 'Internal timber framed wall' for lining to inside face.

**JOINERY (J)**

- J01 EXTERIOR ALUMINIUM JOINERY.**  
Vantage Powdercoated Aluminium Metro Suite or similar exterior door and window joinery installed as per manufacturers specifications and recommendations. Confirm architraves or rebated jambs with owner or interior designer prior. Head and sill flashings strictly as per E2. Refer to elevations for extent of double glazing/safety glazing. Confirm with owner prior.
- J02 INTERIOR TIMBER JOINERY.**  
Point finished flush panel (confirm with owner) timber door joinery. Confirm internal door height with interior designer or owner prior.

REV	DESCRIPTION	DATE	BY
A	BUILDING CONSENT	10.12.2021	DC



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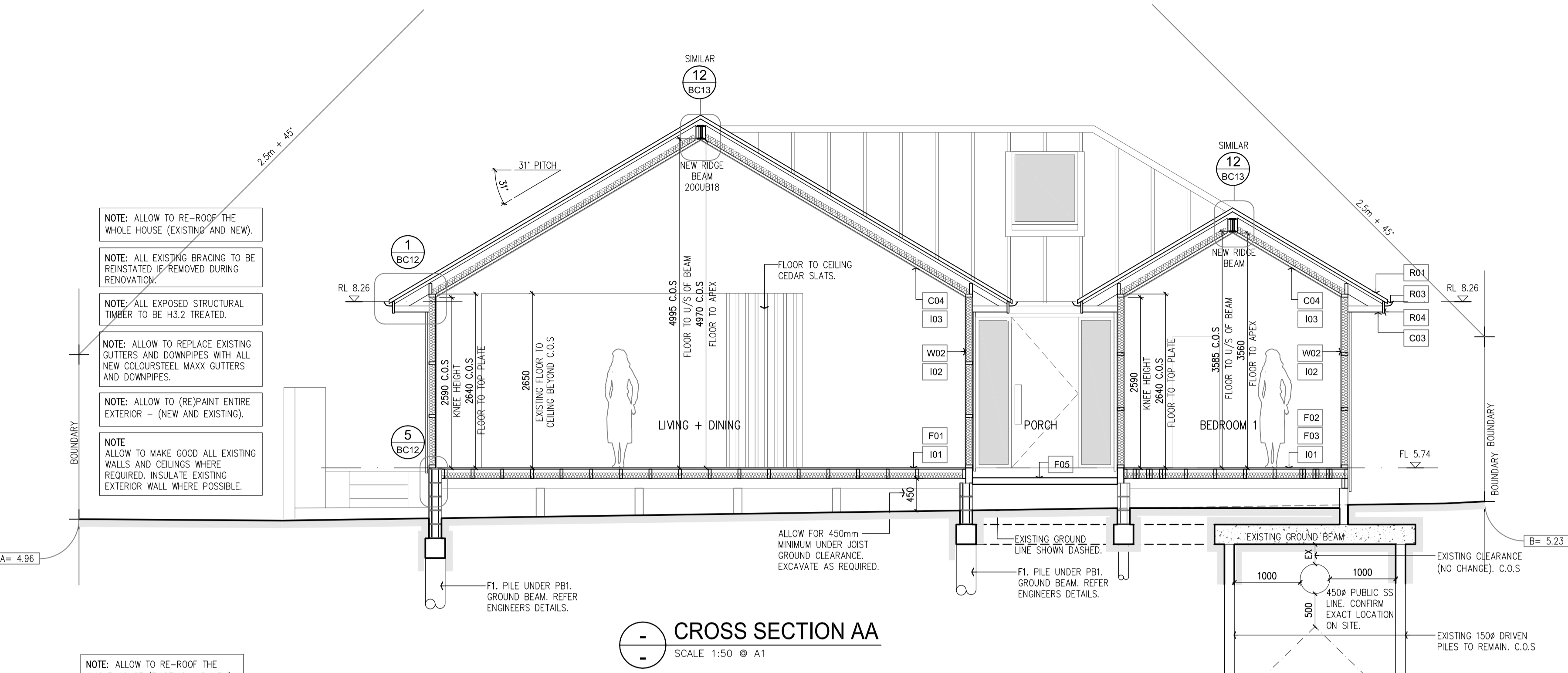
JOB TITLE  
**14 SAGE ROAD, KOHIMARAMA**  
FLAT 1 DP 159688 LOT 106 DP 36462

DRAWING TITLE  
**ELEVATIONS**

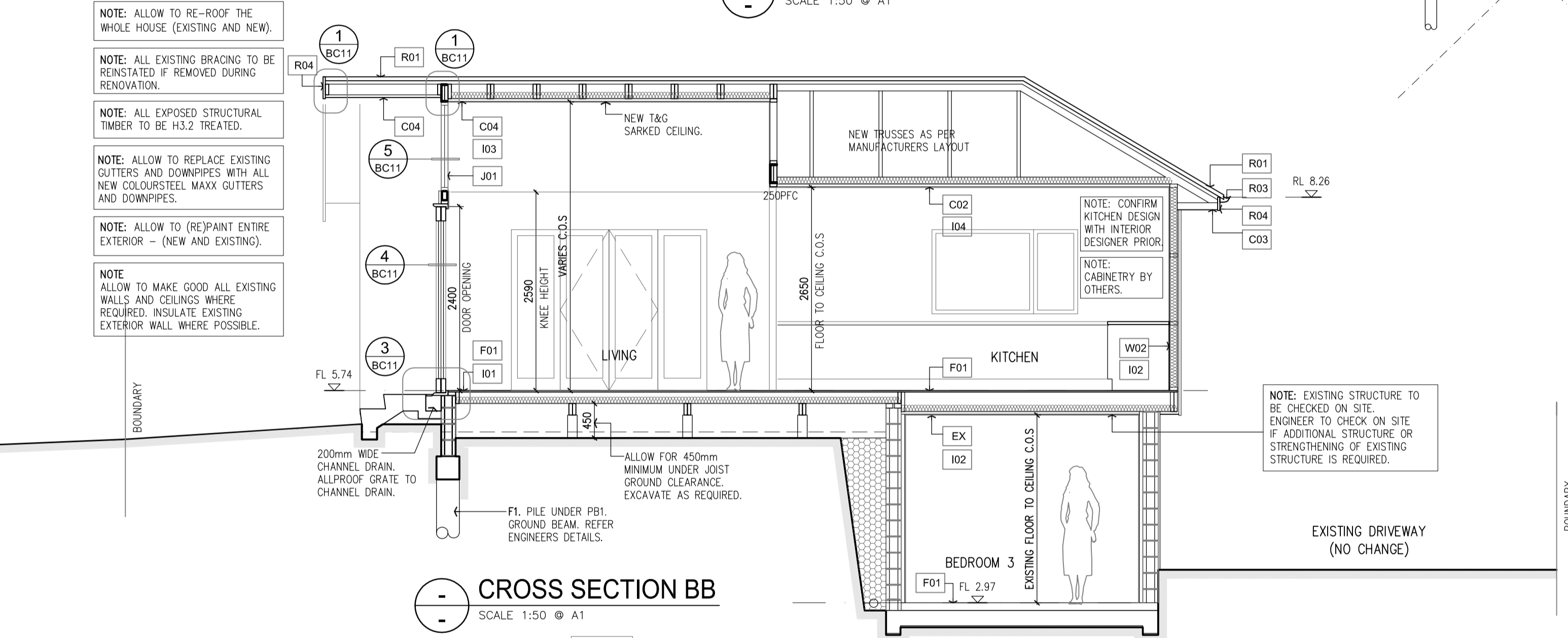
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JOB NO. SHEET REVISION  
BC-09 A

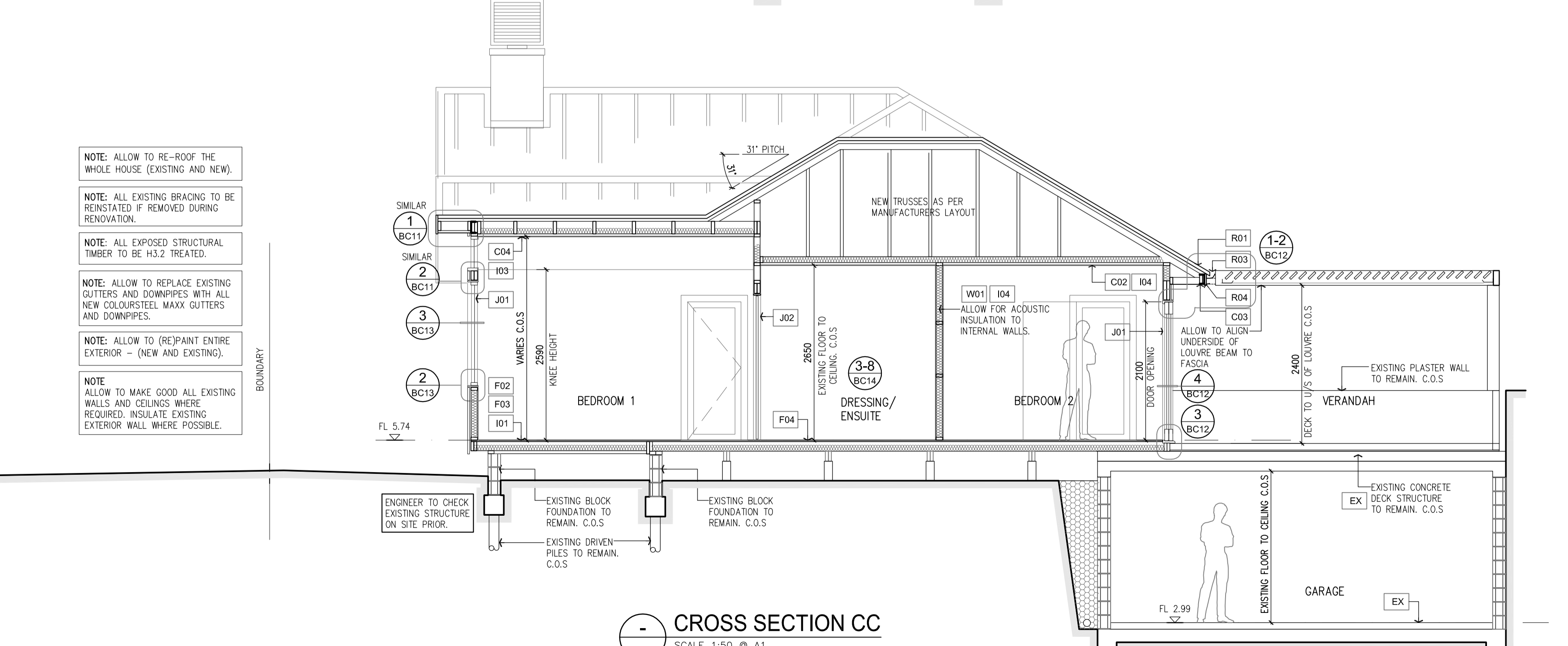
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**CROSS SECTION AA**  
SCALE 1:50 @ A1



**CROSS SECTION BB**  
SCALE 1:50 @ A1



**CROSS SECTION CC**  
SCALE 1:50 @ A1

**INSULATION (I)**

- NOTE:** These drawings to be read in conjunction with H1 energy efficiency report.
- EX EXISTING INSULATION**  
Existing floor, wall and roof insulation to remain. Confirm on site.
  - I01 FLOOR INSULATION - SUSPENDED TIMBER FLR.**  
R1.9 90mm 'Nova Multi Underlaid' Medium density insulation friction fitted between floor joists.
  - I02 WALL INSULATION - TIMBER.**  
R2.5 90mm thick Mammuth Wall Sections' insulation. Allow to install in ALL new external walls and existing external walls if linings are being removed and replaced.
  - I03 CEILING INSULATION (190mm RAFTERS)**  
R3.6 165mm thick Mammuth Skillion Roof Sections' insulation.
  - I04 CEILING INSULATION (RUSSSES)**  
R3.6 225mm thick Mammuth Ceiling Blanket' insulation.
  - I05 SOUND CONTROL INSULATION - WALLS**  
Mammuth NOVABLAST' between wall framing. Install Sound control insulation in ALL new and internal walls.

**ROOF (R)**

- R01 COLORSTEEL MAXX. METAL ROOFING - METALCRAFT ESPAN 340.**  
0.55mm Colorsteel Maxx Metalcraft Espan 340 profile roofing over Thermaroll Covertex 407 roofing underlay. Refer roof plan for pitch, min. 3° pitch. Confirm purlin spacing with supplier prior to construction.
- R02 FLASHINGS.**  
0.55mm Colorsteel MAXX or Powdercoated Aluminium Flashing. Refer relevant detail for gauge. Laps as per E2.
- R03 COLORSTEEL MAXX SPOUTING AND DOWNPIPES.**  
New 'Quarter round' Colorsteel MAXX spouting on internal clips with 80# Colorsteel MAXX downpipes. Refer to roof plan for locations.
- R04 TIMBER FASCIA.**  
New H3.1 treated 30mm pine fascia. Selected point finish.
- R05 ENVIROCLAD MEMBRANE.**  
Enviroclad single layer welded waterproofing membrane system over primed 17mm H3.2 treated CCA structural grade CD plywood. Use membrane set to 2" minimum fall for roof unless specified otherwise. Provide 20mm timber fillets at the base of all upstands if required, confirm with manufacturer prior. Chamfer all external edges. Ensure adequate venting and air flow to roof cavity prior to installing plywood. Install roof venting as per manufacturers recommendations. Installed by Viking Roofspec Ltd. trained installer.

**STUD SCHEDULE**

- REFER ALSO: NZS3604, 2011.
- NOTE:** ALL NOGS AT 800 CRS. UNLESS STATED OTHERWISE.  
ALL WALL FRAMING GRADE SGB.
- WIND ZONE: HIGH
- STUDS IN LOAD BEARING WALLS**  
2800mm HIGH = 1/90x45 STUDS AT 400 CRS.  
3200mm HIGH = 2/90x45 STUDS AT 300 CRS.
- STUDS IN INTERNAL NON LOAD BEARING WALLS**  
2800mm HIGH = 1/90x45 STUDS AT 400 CRS.  
3200mm HIGH = 2/90x45 STUDS AT 400 CRS.
- STUDS SUPPORTING VILLABOARD LININGS**  
STUDS AT 400 CRS., NOGS AT 800 CRS. GRADE SGB.

**FIXING SCHEDULE**

- POWER DRIVEN NAILS**  
REFER ALSO: NZS3604, 2011.
- PURLINS TO RAFTERS.**  
8mm x 10 gauge lumberlok blue screw.
- TRUSS TO TOP PLATE.**  
2/90x3.15 skewed nails + 2 wire dogs.
- RAFTER TO TOP PLATE.**  
2/90x3.15 skewed nails + 2 wire dogs.  
Refer to Mitek fixing type B.
- TOP PLATE. (140x35 TO 90x45).**  
Refer to Mitek fixing type B.
- STUD TO PLATE.**  
Refer to Mitek fixing type B.
- LENTEL TO TRIMMING STUD.**  
Refer to Mitek fixing type G.
- BOTTOM PLATE TO FLOOR (EXTERNAL).**  
90x3.15 nails. (3 at 600mm centres).
- BOTTOM PLATE TO FLOOR (INTERNAL).**  
90x3.15 nails. (1 at 600mm centres).

**FLOOR (F)**

- EX EXISTING FLOORING.**  
Existing flooring to remain. Allow to repair where required.
- F01 TIMBER OVERLAY.**  
Selected 20mm thick solid timber floor overlay to match existing direct fixed over plywood. Sanded and filled as required and finished with selected stain and 3 coats polyurethane. Confirm with owner and interior designer.
- F02 PLYWOOD FLOORING.**  
19mm Egyply plywood flooring over joists as per framing plan. Flooring in wet areas to be H3 treated.
- F03 CARPET OVERLAY.**  
Selected heavy duty carpet over commercial grade underlay over timber floor.
- F04 INTERIOR FLOOR TILES (WET AREAS).**  
Selected floor tiles over Ardex WPM750 wet area membrane (installed by Ardex approved applicator) over new 19mm thick H3.2 treated construction plywood or over existing concrete slab. All details strictly in accordance with specification attached. Selected Besene stain finish.
- F05 EXTERIOR PAVERS.**  
Selected pavers over 100mm thick concrete slab laid to falls as shown with mesh reinforcing over 100mm minimum compacted hardcore. Allow to overlay existing patio with new pavers.

**CEILING (C)**

- C01 EXISTING CEILING.**  
Existing ceiling. Make good around new walls and areas of demolition. New ceiling to match existing with detailing and finishing.
- C02 GIB CEILING (SQUARE STOPPED).**  
10mm Gib Ultralite ceiling on Gib Banda battens installed as per manufacturers specifications and recommendations or timber battens as per section. Square stopped to level 4 for selected point finish.
- C03 VILLABOARD SOFFIT.**  
6mm James Hardie Villaboard to soffits. Flush stopped for selected point finish.
- C04 TONGUE AND GROOVE (T&V) CEILING & SOFFIT.**  
132 x 10mm Pine Tongue and Groove with selected point finish, H1.2 for internal ceiling and H3.2 for soffit. Confirm profile and groove direction with owner prior.

**WALL (W)**

- W01 INTERNAL TIMBER FRAMED WALL.**  
90x45mm (min) or as shown on plan - Grade SGB - H1.2 treated timber framed internal wall with studs to comply with NZS3604, 2011. Refer 'Stud Schedule' on BC-01 for stud/nog crs. Line both sides with 10mm GB standard stopped to Level 4 with selected point finish. In wet areas line with 19mm GB Aquagline. In tiled areas line with 19mm Hardie Villaboard over framing as per manufacturers requirements.
- W02 EXTERNAL TIMBER FRAMED WALL - JSC VERTICAL CLAD - VERTICAL SHIPLAP WEATHERBOARDS**  
Grade SGB - H1.2 treated timber framed external wall with studs to comply with NZS3604, 2011. Refer 'Stud Schedule' on BC-01 for stud size and crs. All nogs at 480mm crs. Clad exterior with JSC Vertical Clad - vertical shiplap weatherboards (owner to confirm profile and specie) fix with silicon bronze rose head nails over H3.1 treated JSC-U 20 mm horizontal cavity battens over Thermakraft Watergate-plus breather type building wrap. Refer JSC specification attached. Selected Besene stain finish.
- W03 EXTERNAL MASONRY VENER WITH BAGGED PLASTER AND PAINT FINISH.**  
90x45mm SGB H1.2 treated timber framed external wall with studs to comply with NZS3604, 2011. Refer 'Stud Schedule' on BC-01 for stud size and crs. Clad exterior with 390x90x90mm thick series H10.01 fair faced concrete block veneer roughly laid (±10mm) over 50mm minimum cavity as shown over Thermakraft Watergate-plus breather type building wrap as shown, installed as per manufacturer's recommendations. Provide Stainless steel lintels and brick ties in accordance with manufacturers specification and NZBC. Provide sand/cement bagged plaster system with Besene X200 high build acrylic paint finish to exposed exterior face. Refer 'Internal timber framed wall' for lining to inside face.

**JOINERY (J)**

- J01 EXTERIOR ALUMINIUM JOINERY.**  
Vantage Powdercoated Aluminium Metro Suite or similar exterior door and window joinery installed as per manufacturers specifications and recommendations. Confirm architraves or rebated jmbms with owner or interior designer prior. Head and sill flashings strictly as per E2. Refer to elevations for extent of double glazing/safety glazing. Confirm with owner prior.
- J02 INTERIOR TIMBER JOINERY.**  
Paint finished flush panel (confirm with owner) timber door joinery. Confirm internal door height with interior designer or owner prior.

**FIREPLACE (FP)**

- FP01 INTERNAL FIREPLACE**  
GAZOD Reflect 151T Internal Gas fireplace, installed as per manufacturer's specifications and recommendations.
- FP02 FLUE AND COWL.**  
Selected stainless steel flue and cowl. Refer manufacturer for diameter.

**STRUCTURE (S)**

- NOTE:** For info only. Read in conjunction with engineers drawings and calculations.
- S1 P1. TIMBER POST.**  
2/90x45 SGB studs. Refer engineers drawings for connection detail.
  - S2 P2. TIMBER POST.**  
3/90x45 SGB studs. Refer engineers drawings for connection detail.
  - S3 P3. STEEL POST.**  
89SH5X6 Steel post. Refer engineers drawings for connection detail.
  - S4 P4. PORTAL LEG.**  
250PFC Steel Post, refer engineers drawings for details.
  - S5 P5. PORTAL LEG.**  
250PFC Steel Post, refer engineers drawings for details.
  - S6 P6. PORTAL LEG.**  
180PFC Steel Post, refer engineers drawings for details.
- F1. REINFORCED CONCRETE PILE.**  
400# RC PILE WITH 6-HD16.  
R10-200. 75 COVER ALL AROUND.  
EMBEDDED MINIMUM 4m BELOW GROUND LEVEL. PILE UNDER GROUND BEAM SPACED AT MAX 1700 CTRS.
- PB1. GROUND BEAM.**  
400W400 DEEP GROUND BEAM WITH 3-D16 T&B, 2 LEGS R6-150. 75 COVER ALL AROUND.

REV	DESCRIPTION	DATE	BY
A	BUILDING CONSENT	16.12.2021	DC
REV	DESCRIPTION	DATE	BY



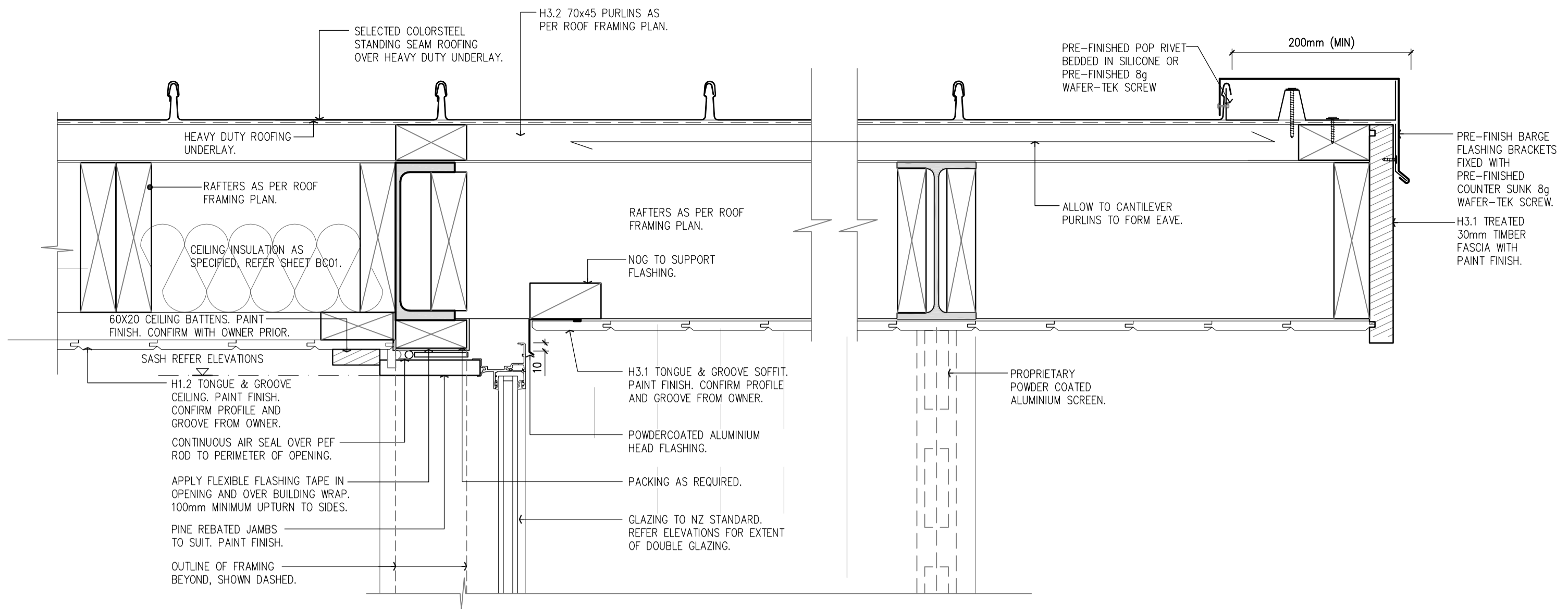
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**JOB TITLE**  
14 SAGE ROAD,  
KOHIMARAMA  
FLAT 1 DP 159689 LOT 106 DP 36462

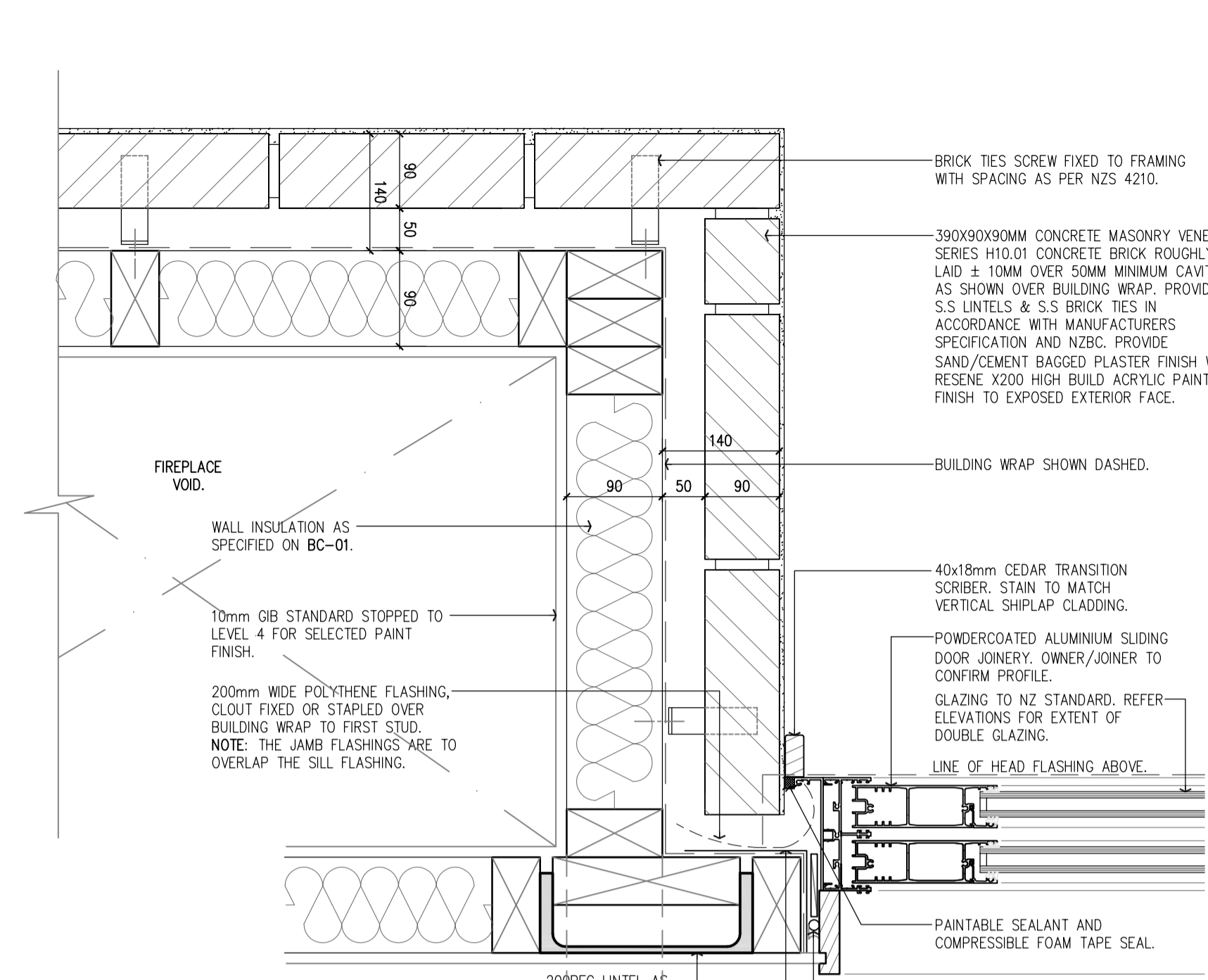
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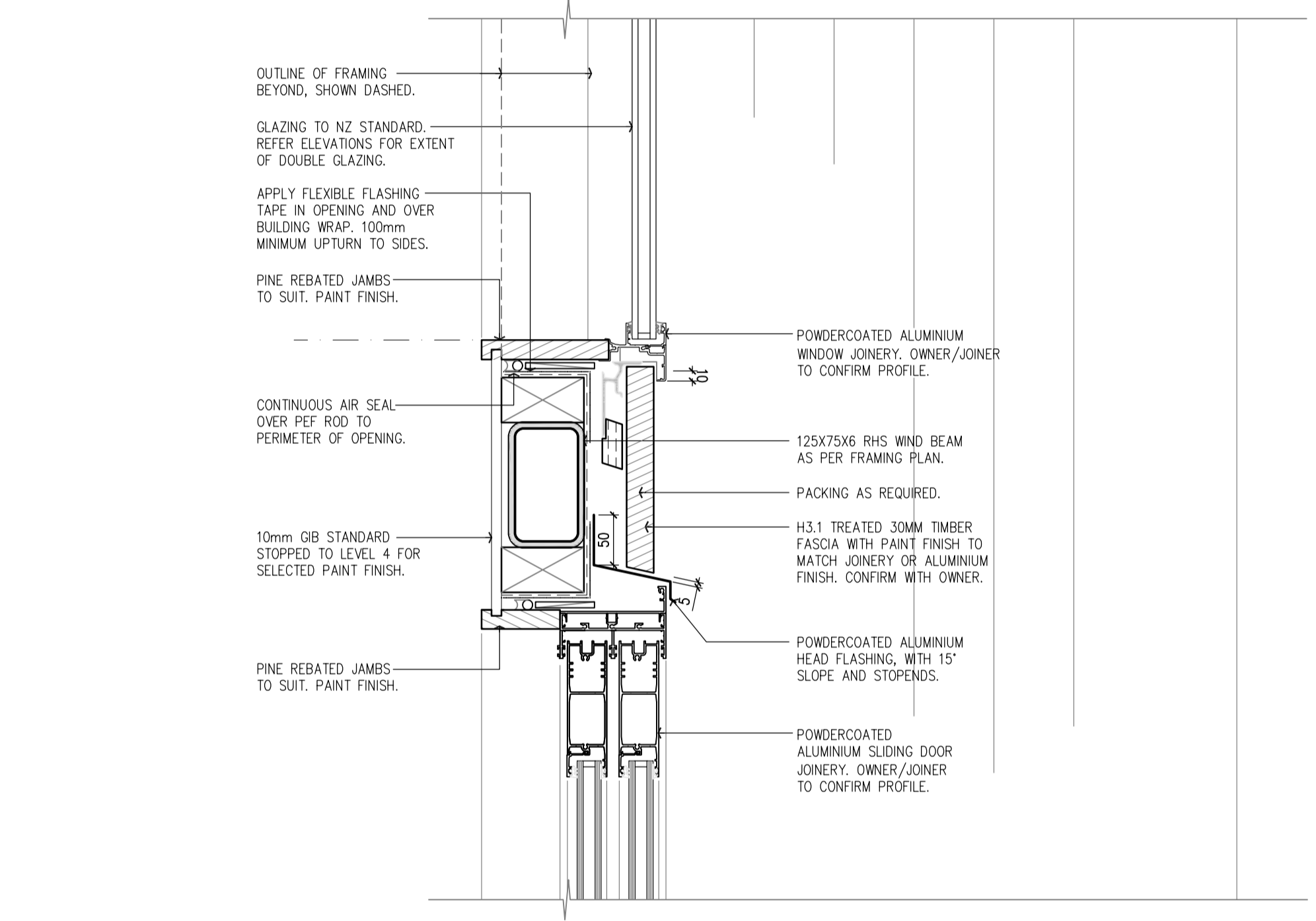
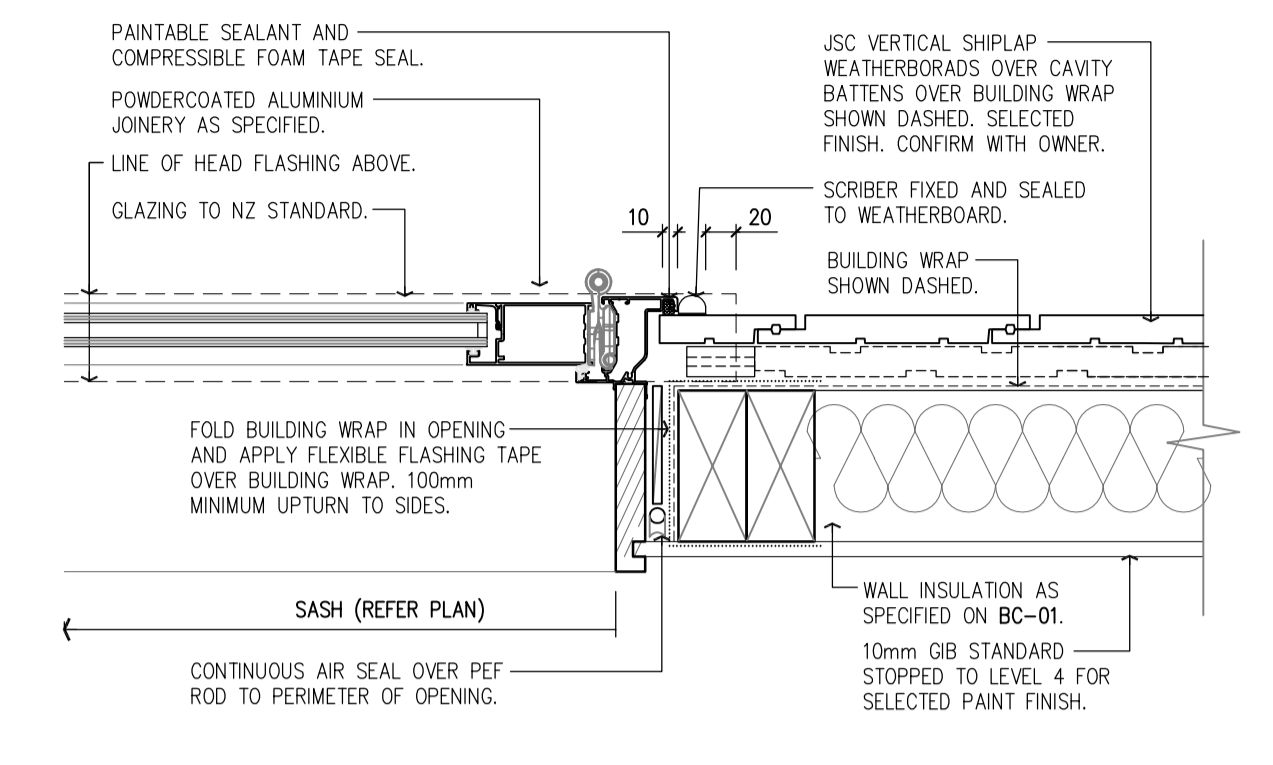
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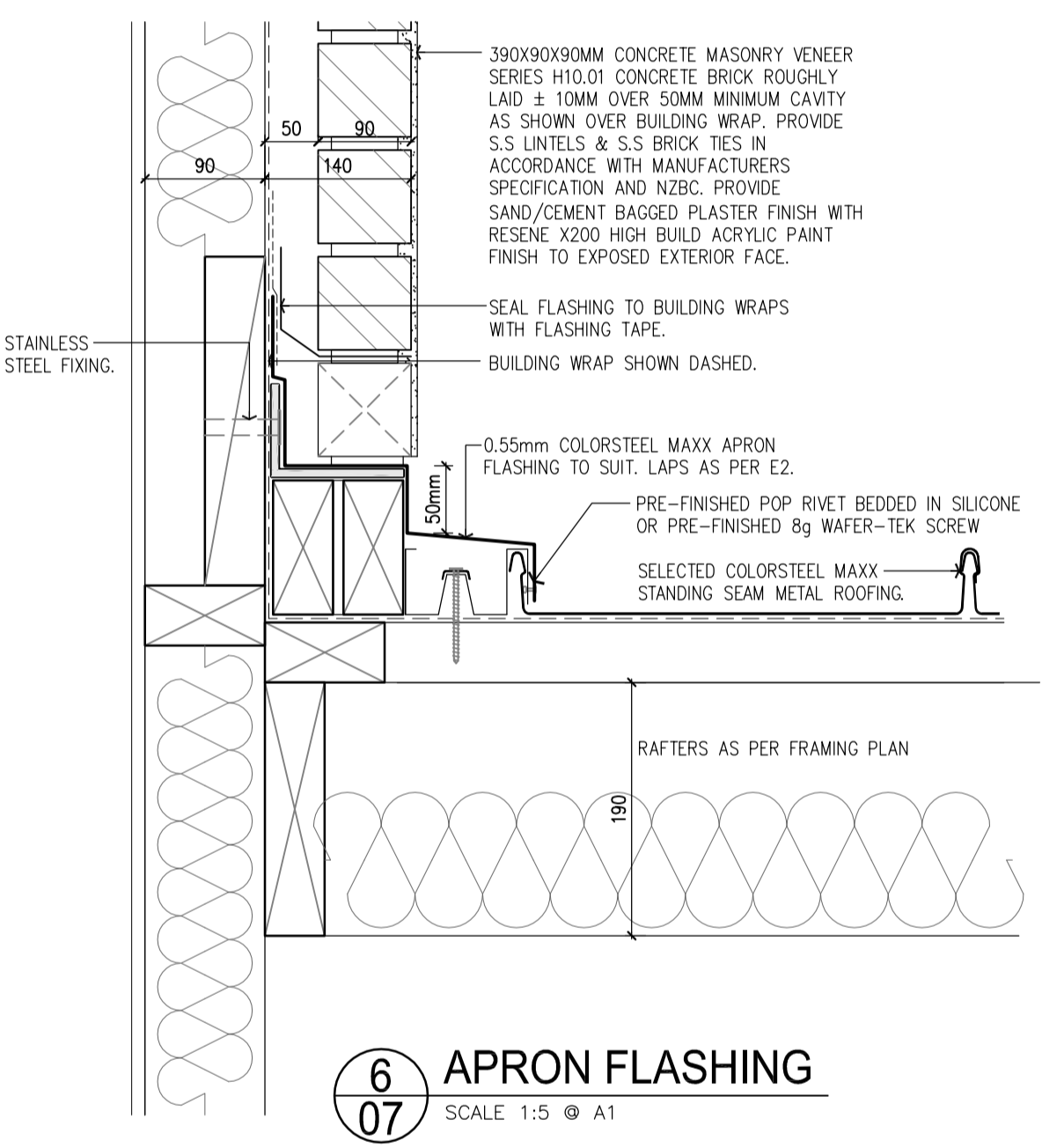
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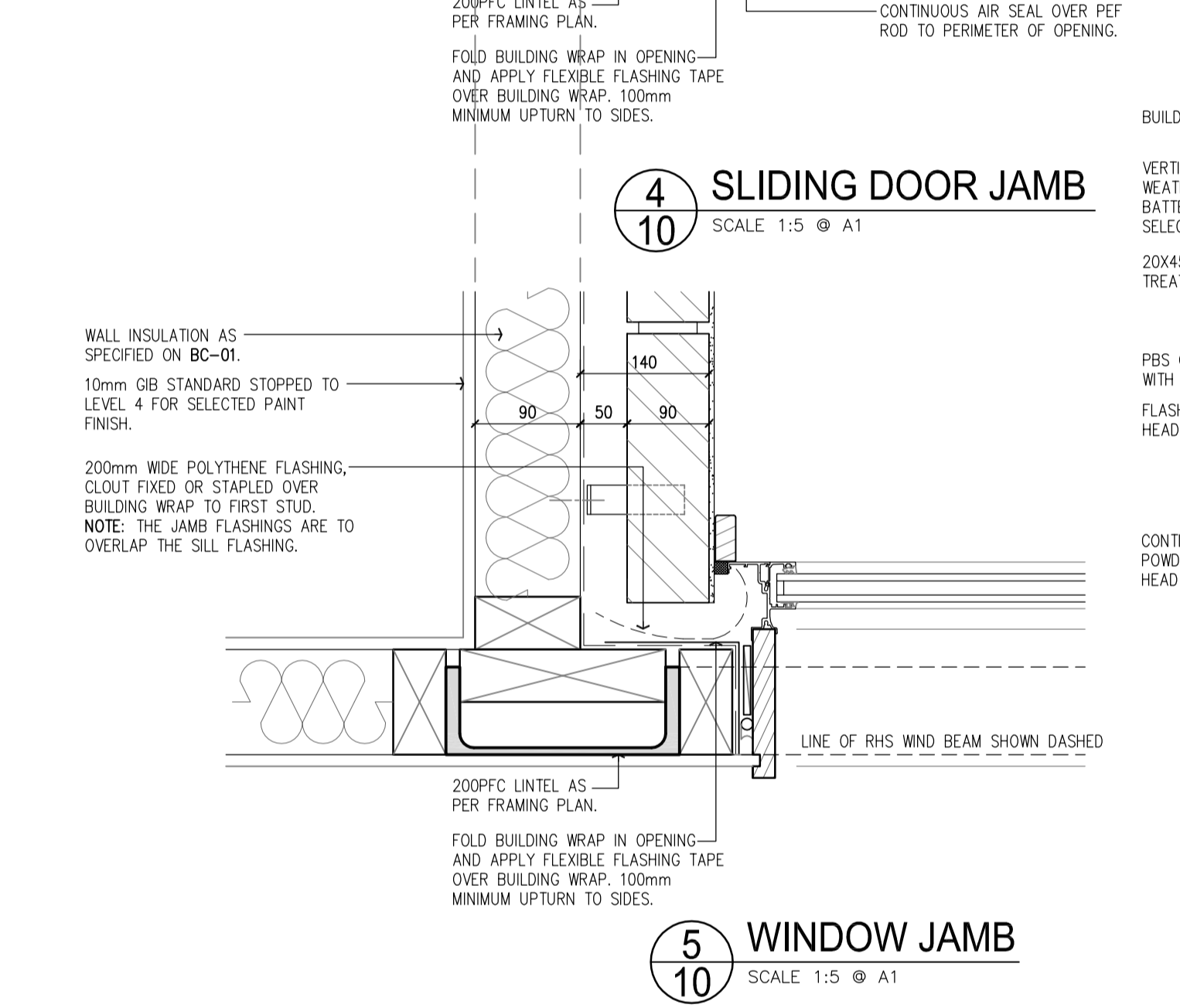
**9** DOOR JAMB DETAIL  
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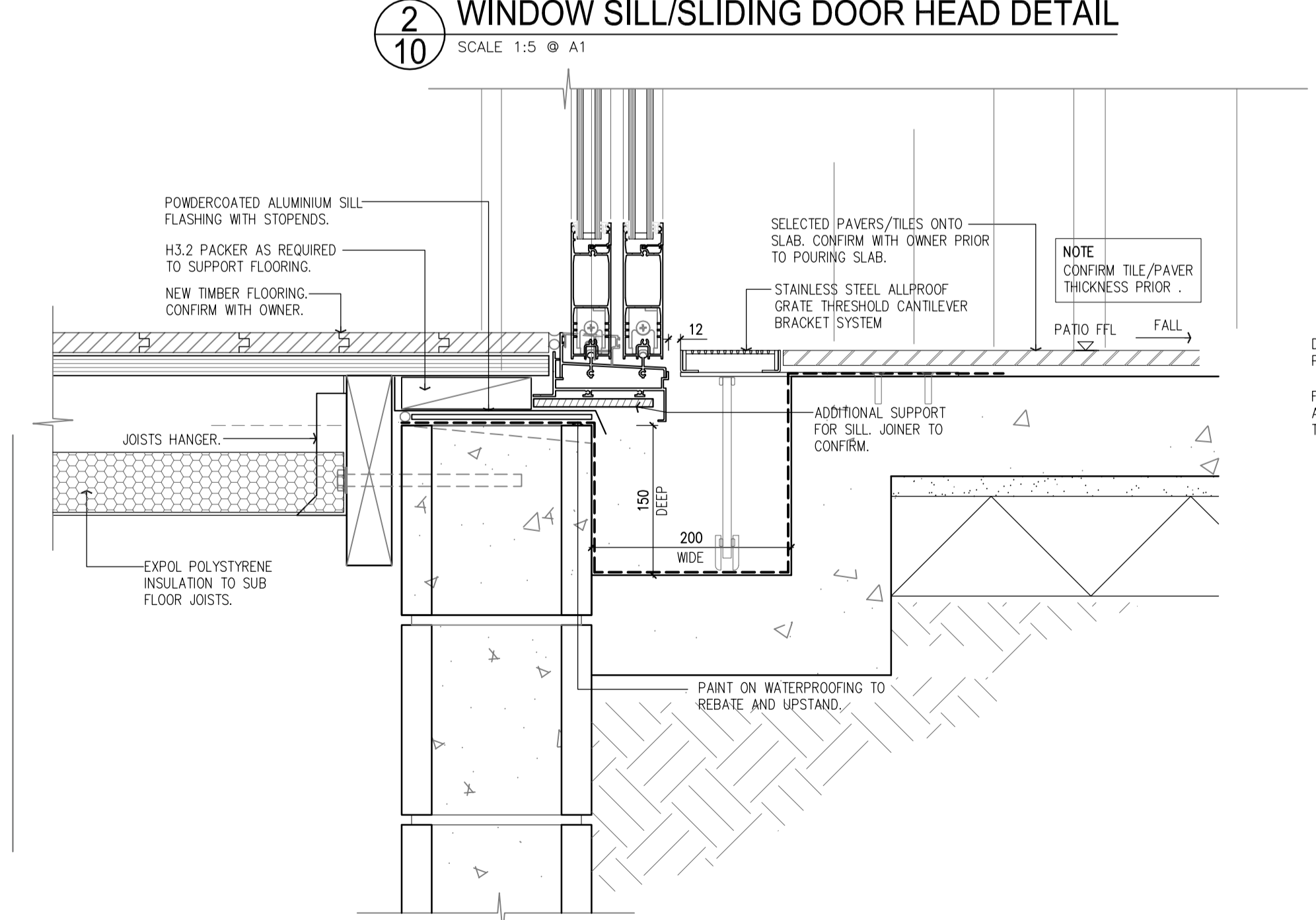
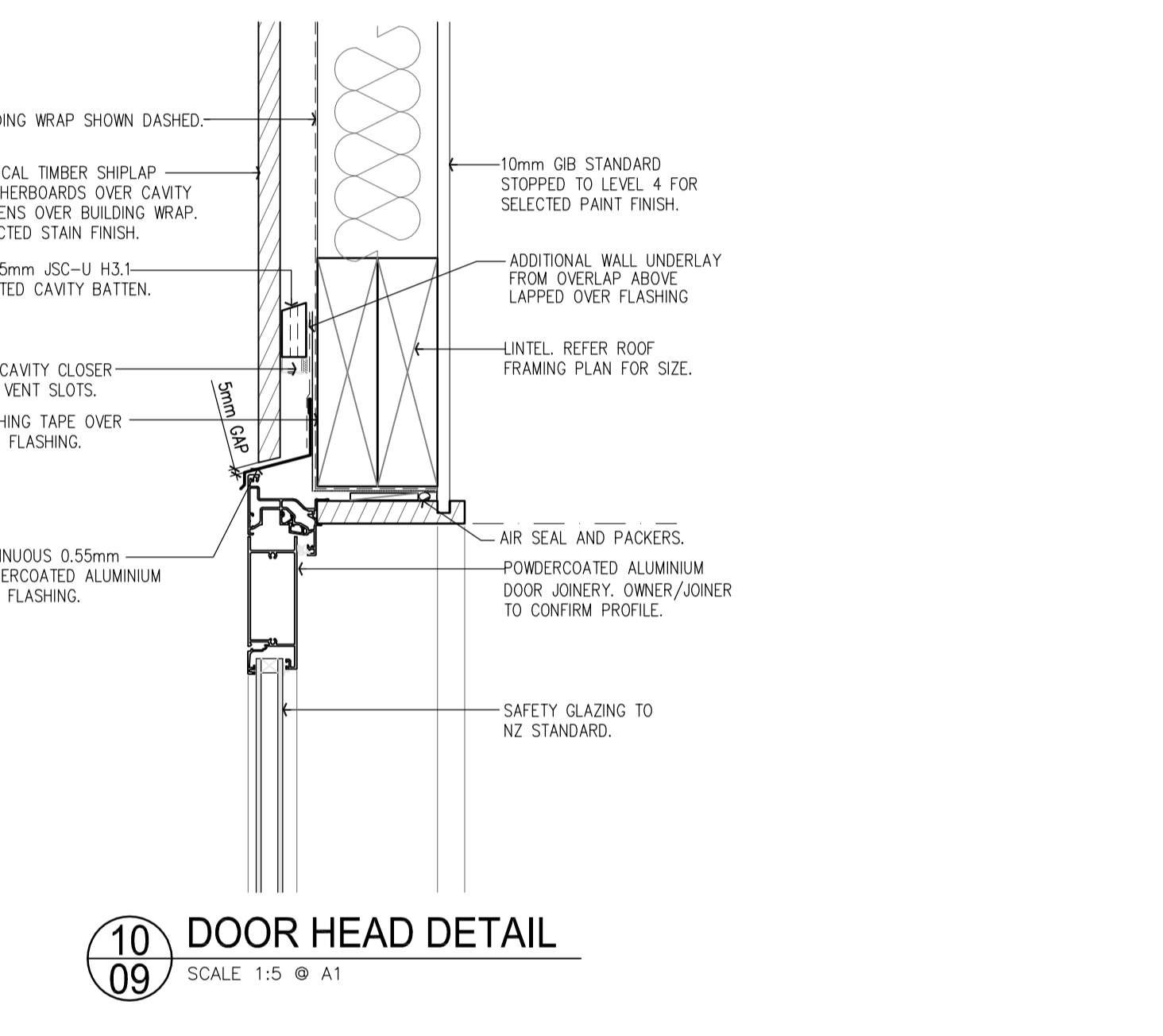
**2** WINDOW SILL/SLIDING DOOR HEAD DETAIL  
SCALE 1:5 @ A1



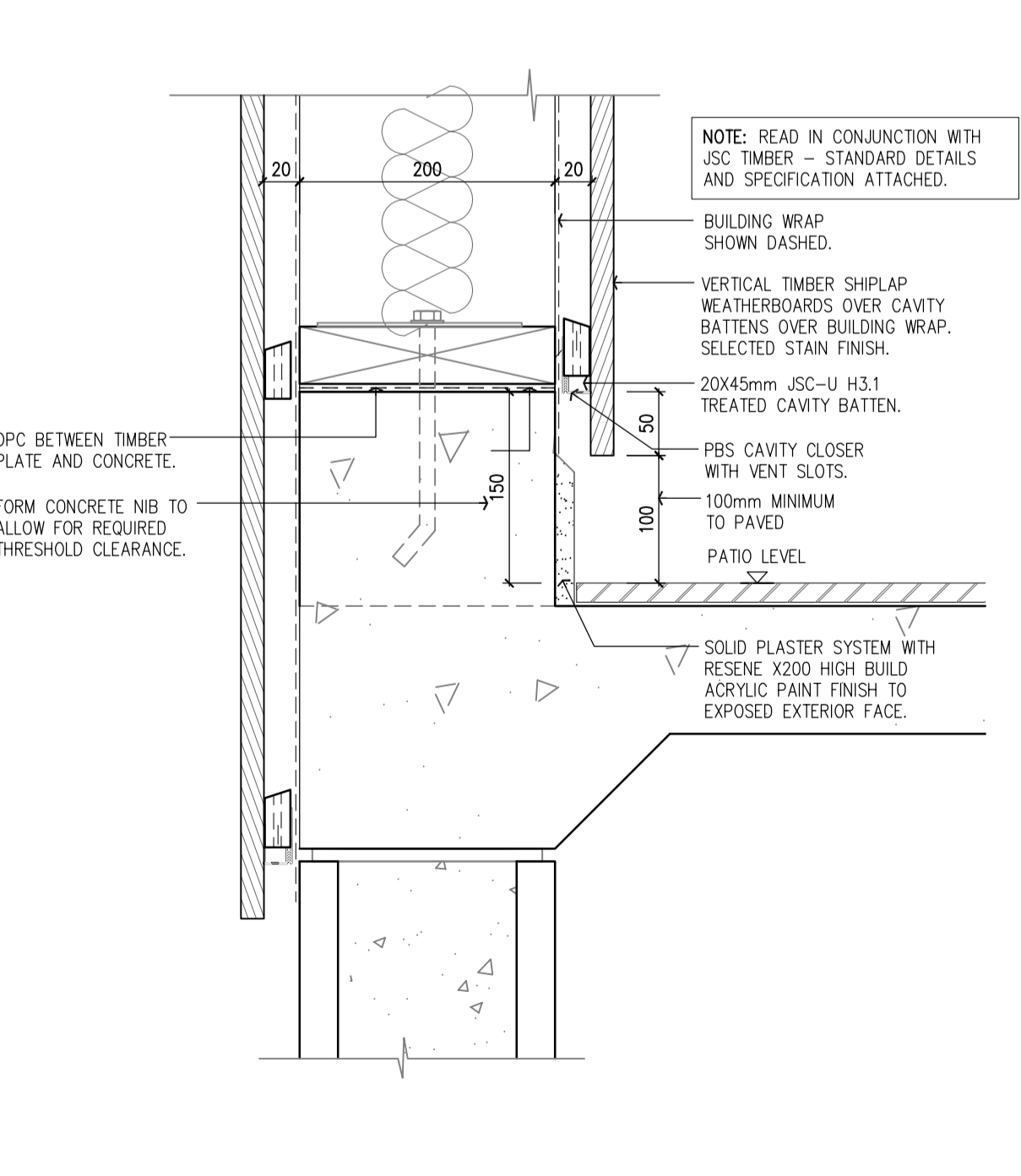
**6** APRON FLASHING  
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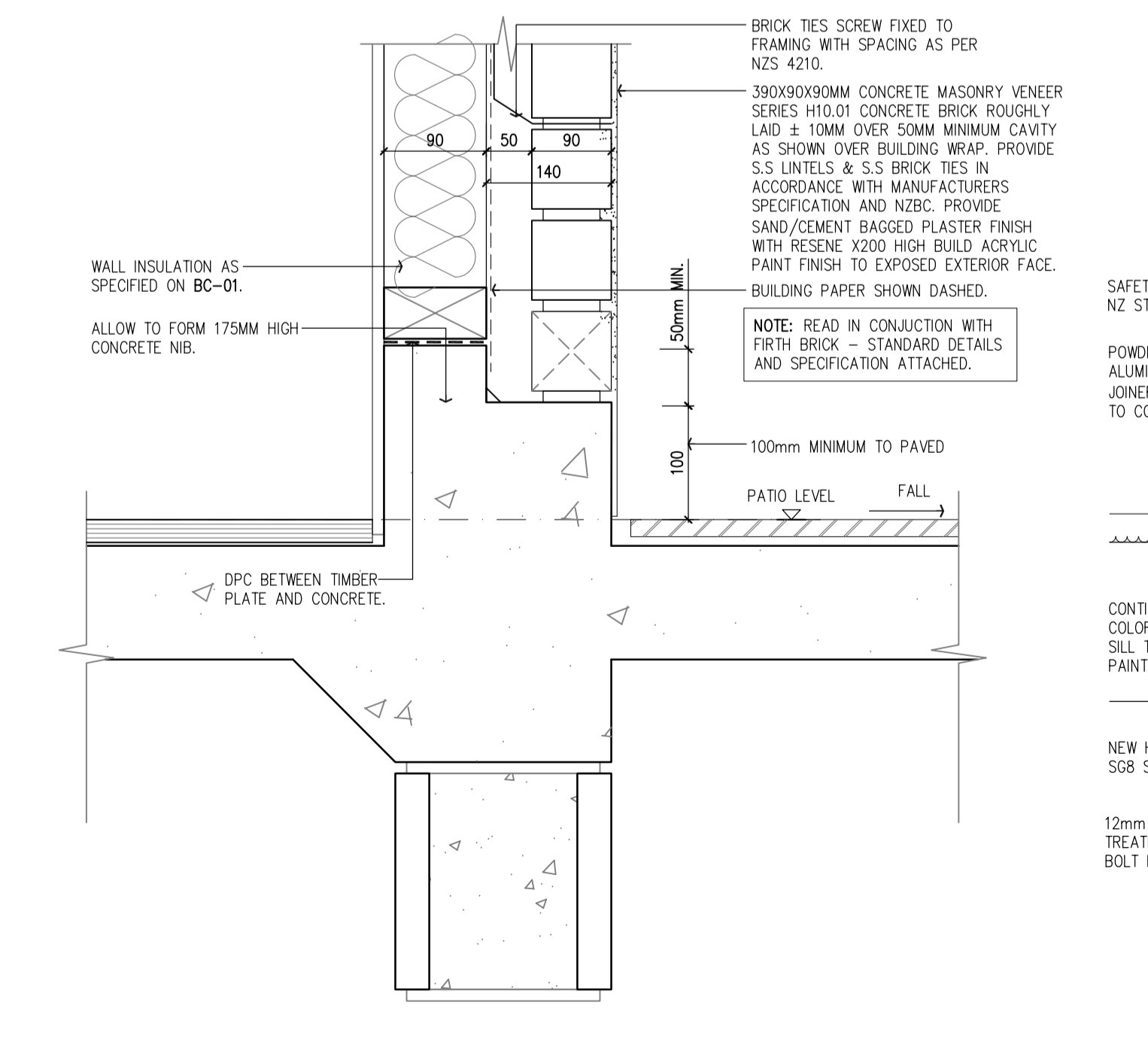
**5** WINDOW JAMB  
SCALE 1:5 @ A1



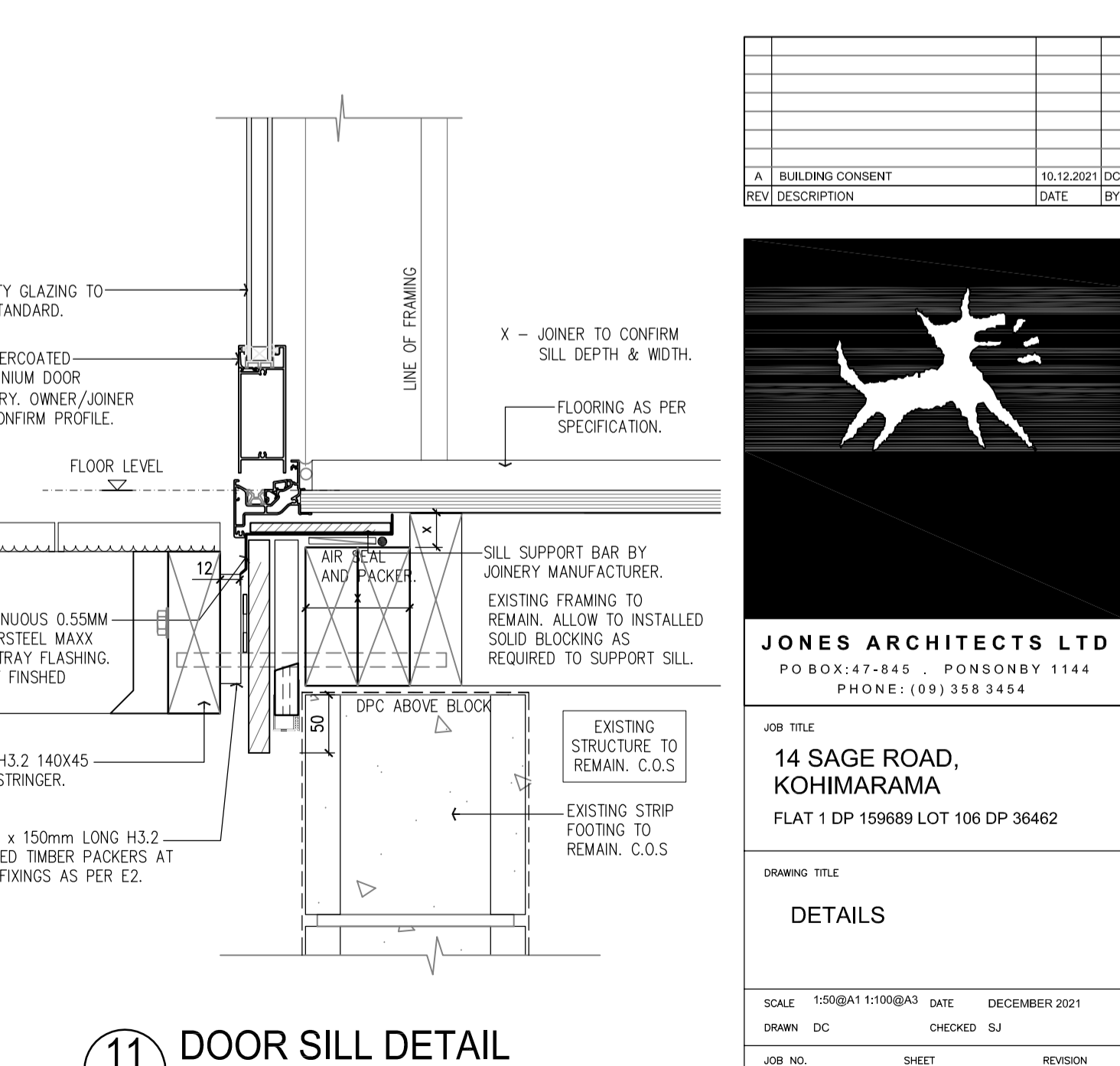
**3** SLIDER SILL DETAIL  
SCALE 1:5 @ A1



**7** CLADDING THRESHOLD DETAIL - WING WALL  
SCALE 1:5 @ A1



**8** BRICK THRESHOLD DETAIL  
SCALE 1:5 @ A1



**11** DOOR SILL DETAIL  
SCALE 1:5 @ A1

A	BUILDING CONSENT	10.12.2021	DC
REV	DESCRIPTION	DATE	BY



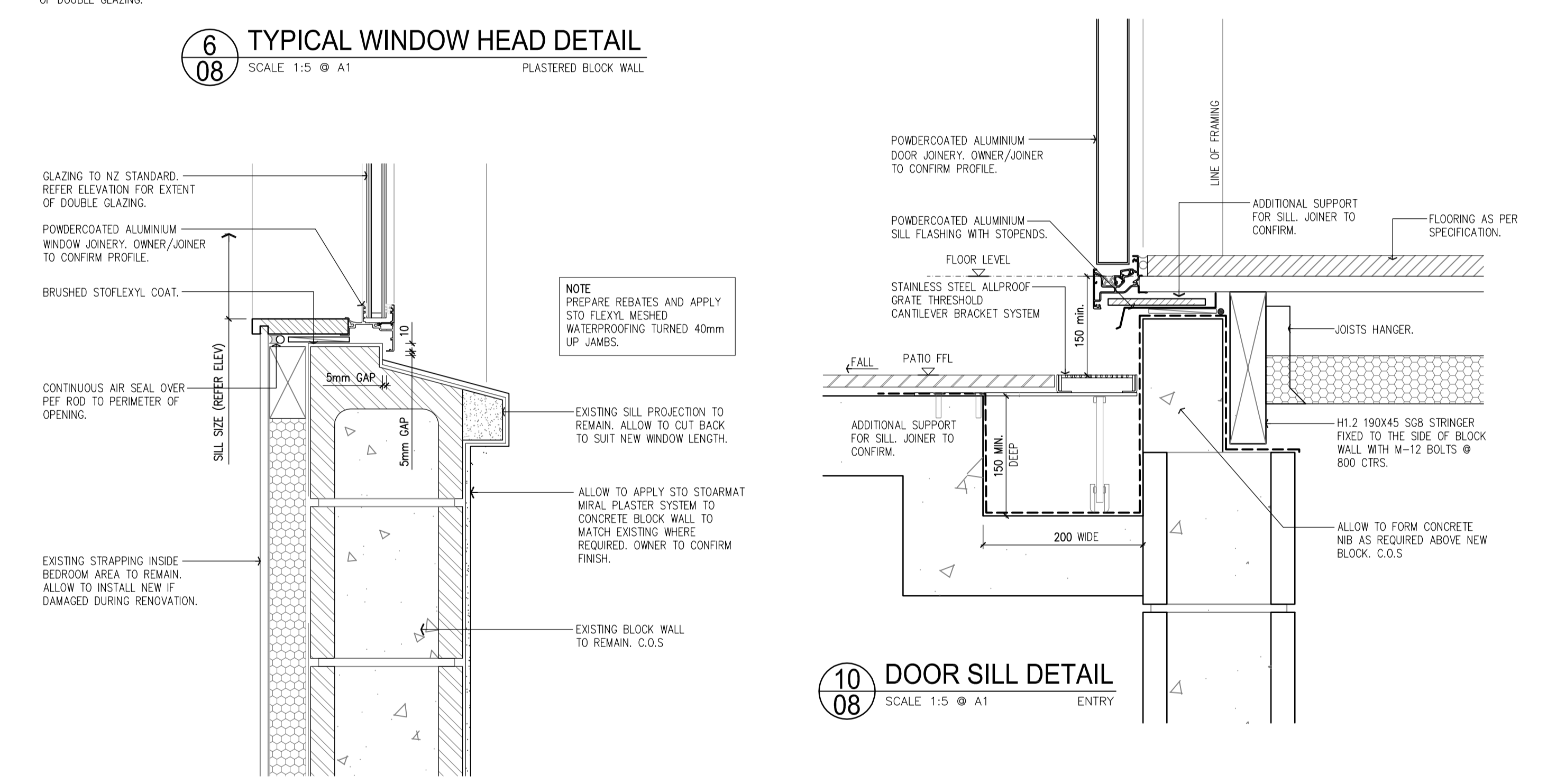
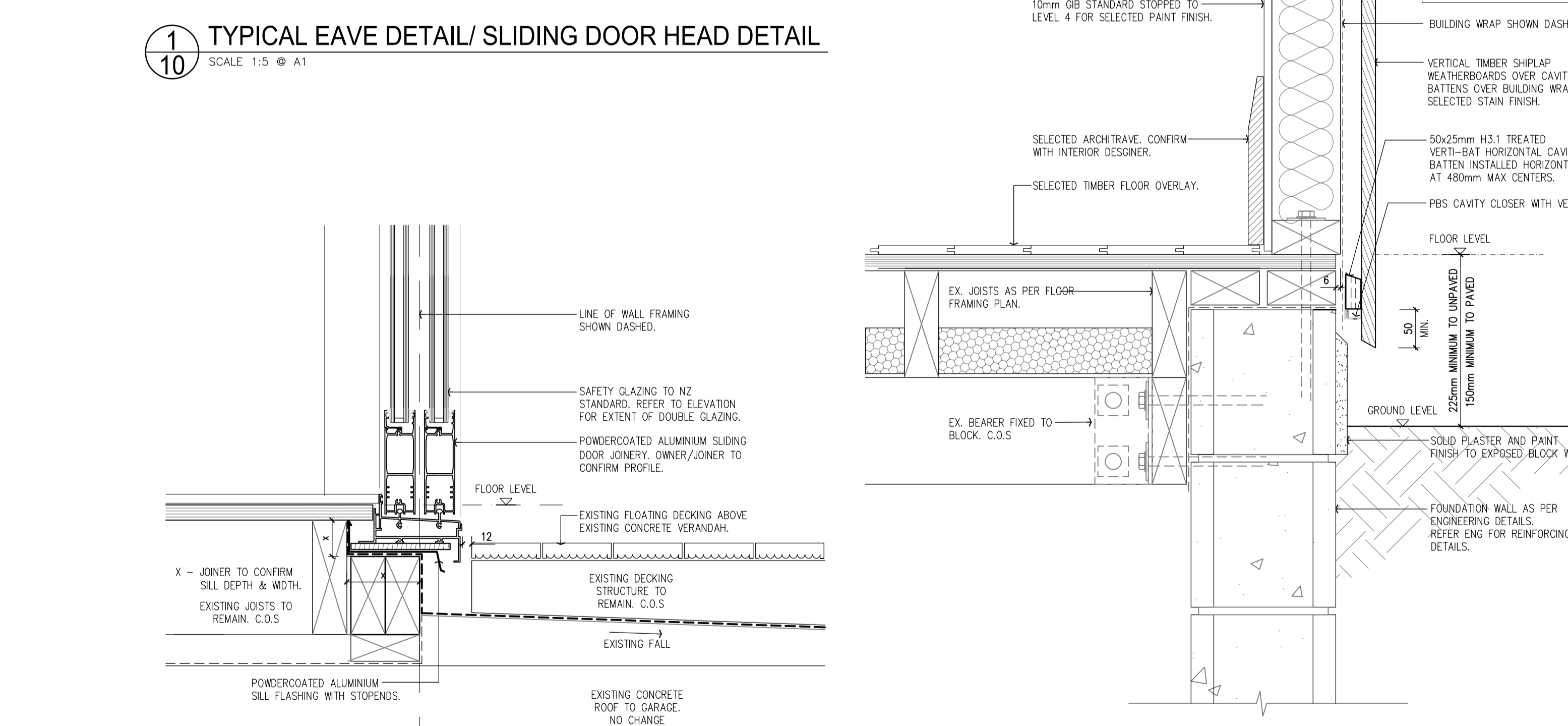
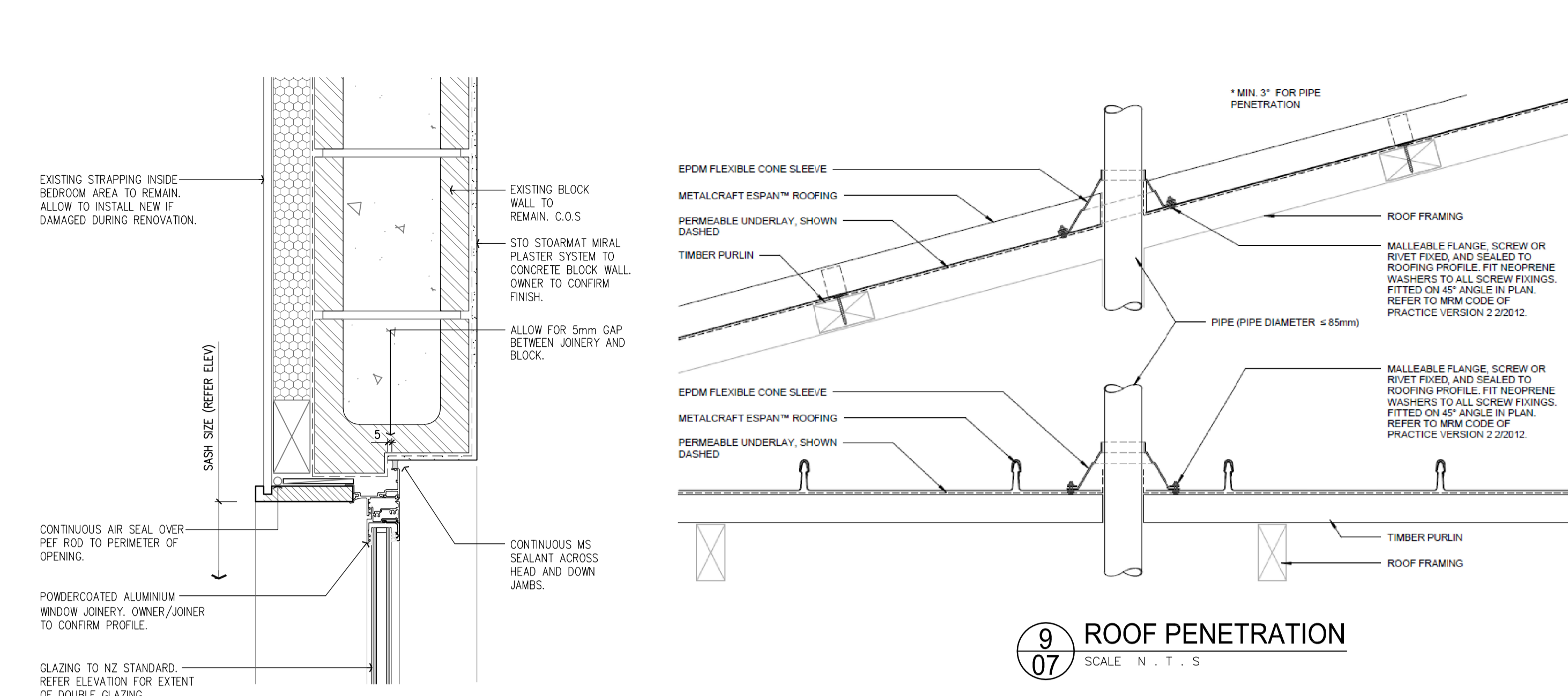
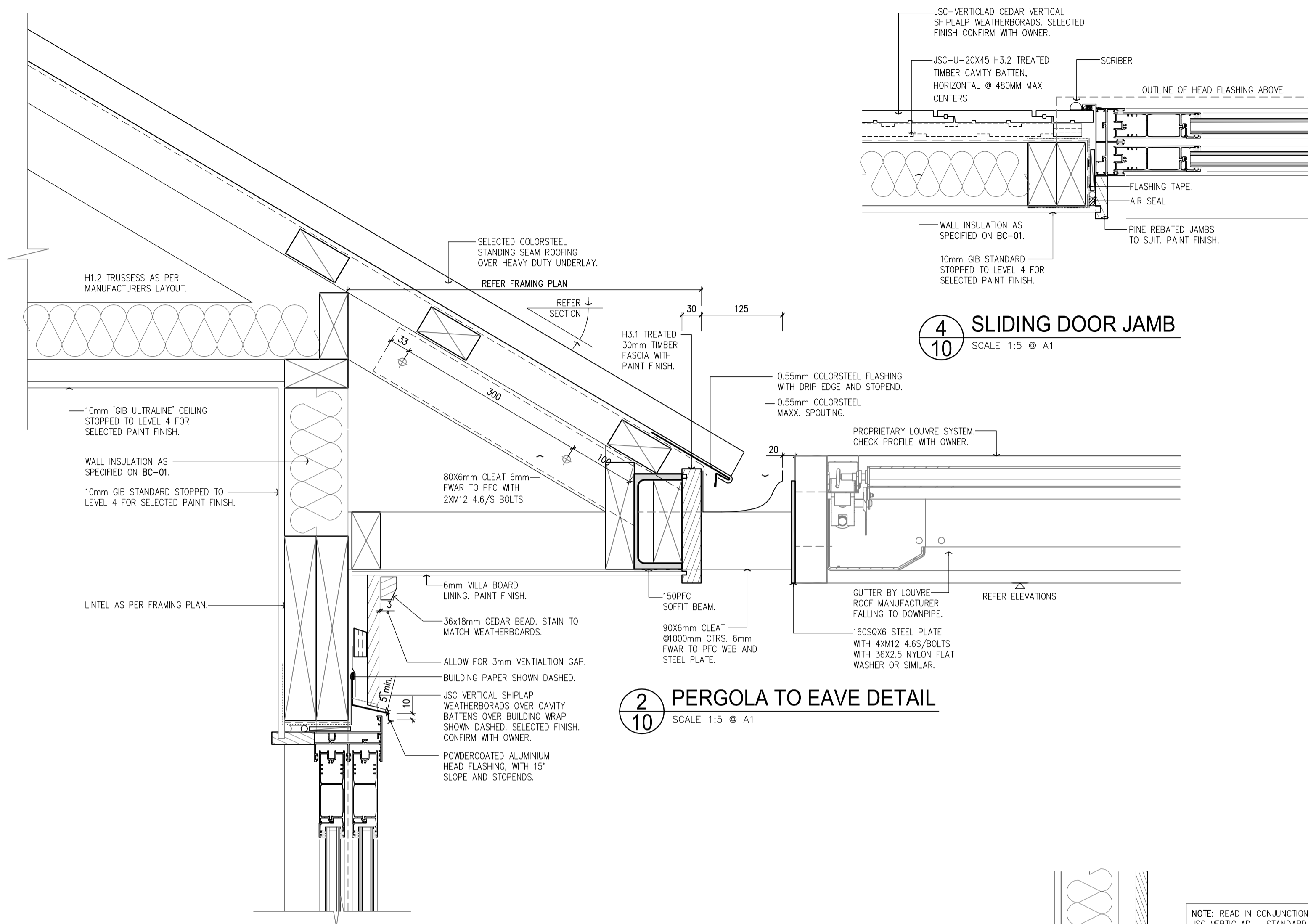
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JOB TITLE  
**14 SAGE ROAD, KOHIMARAMA**  
FLAT 1 DP 159689 LOT 106 DP 36462

DRAWING TITLE  
**DETAILS**

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JOB NO. SHEET BC-11 REVISION A

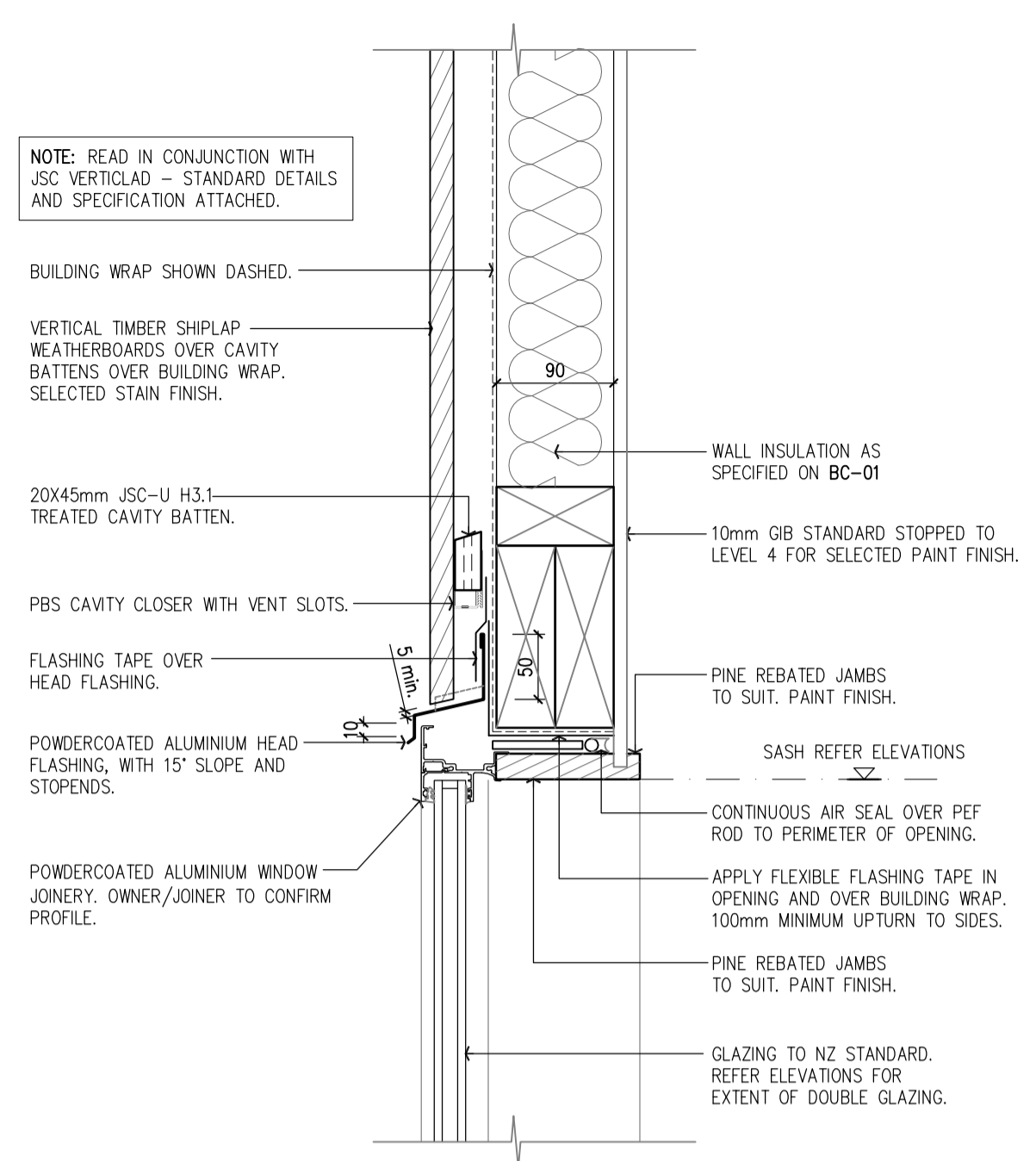
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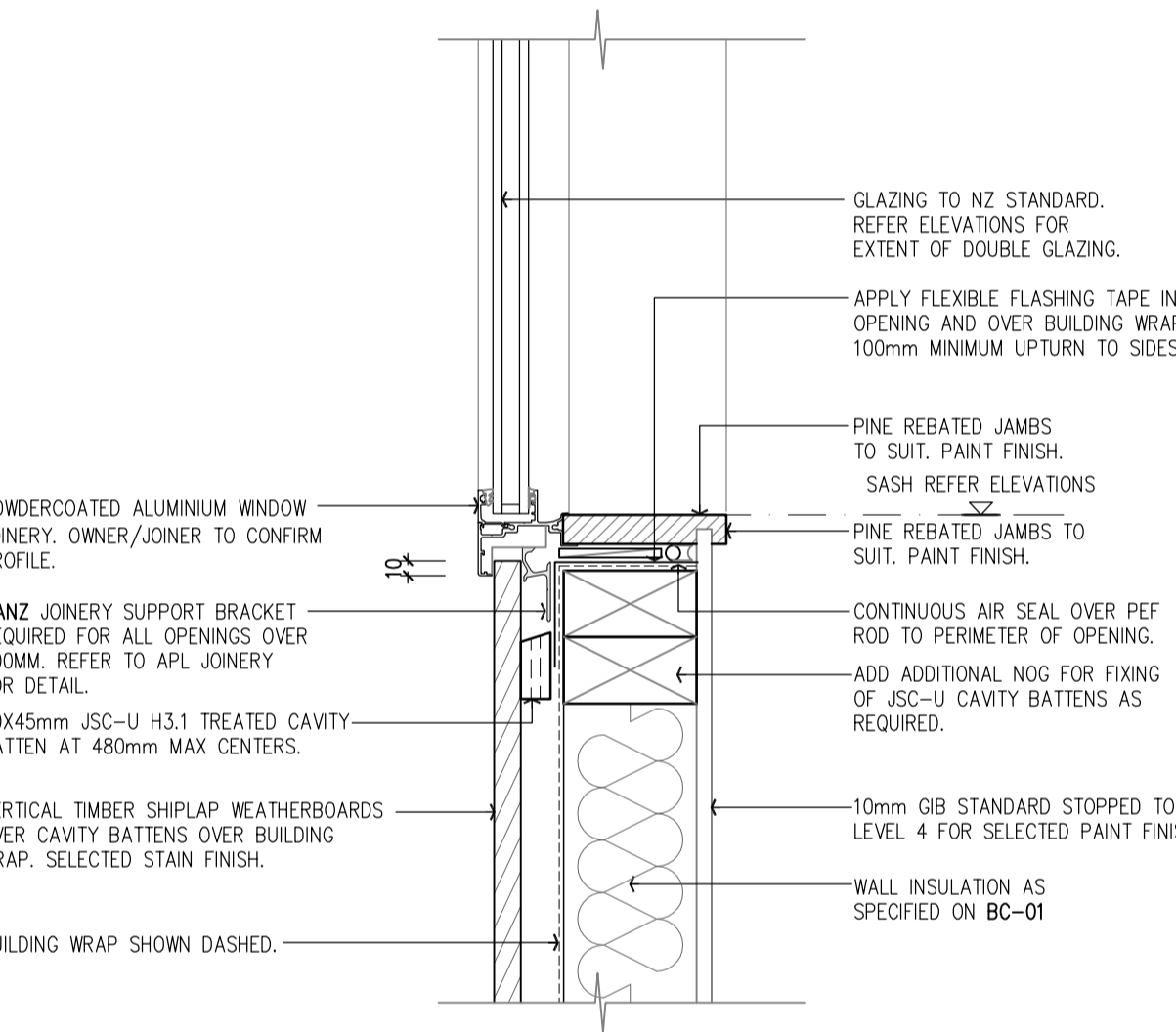
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REV DESCRIPTION		DATE	BY

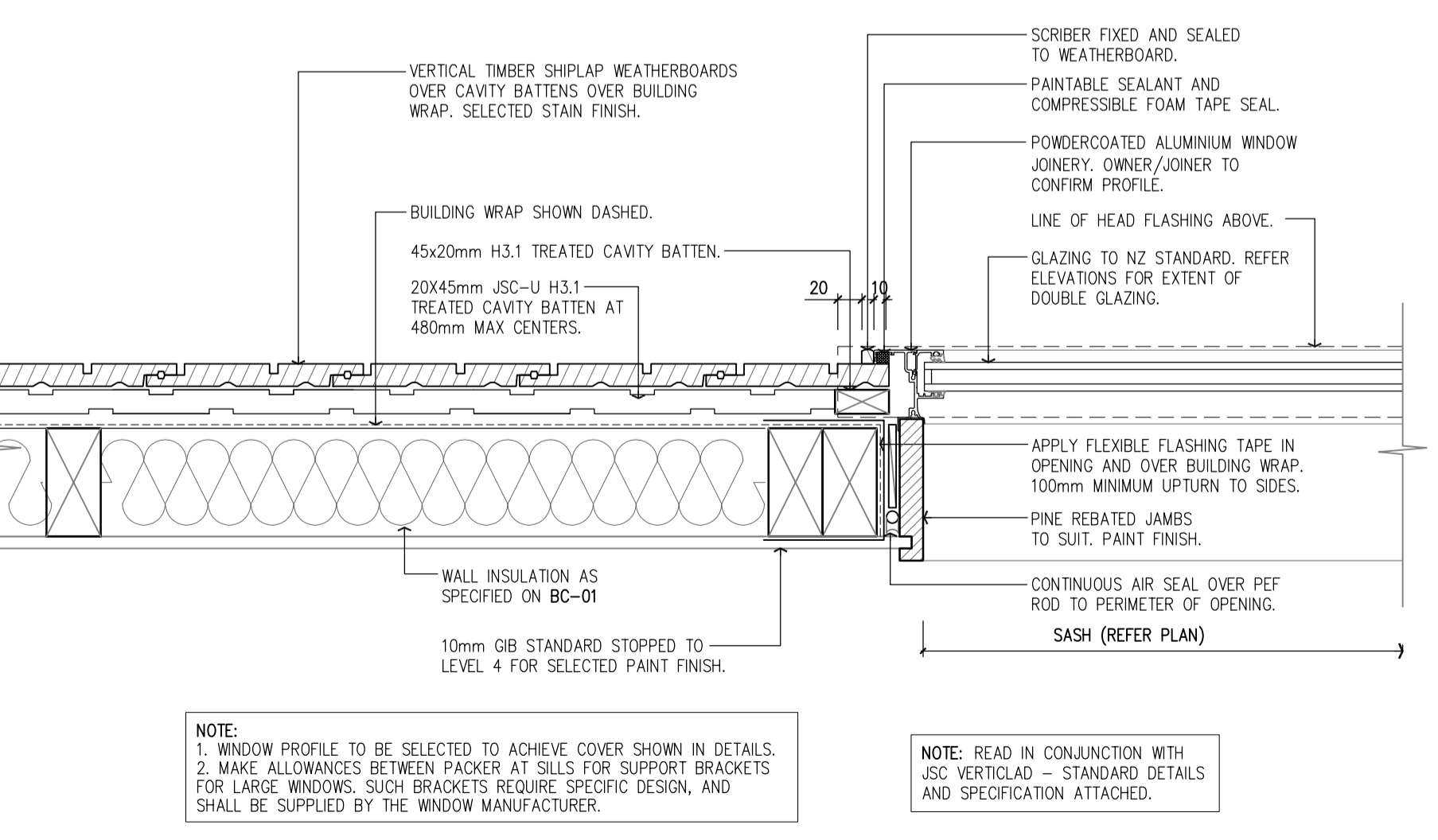
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JOB TITLE <b>14 SAGE ROAD, KOHIMARAMA</b> FLAT 1 DP 159689 LOT 106 DP 36462	
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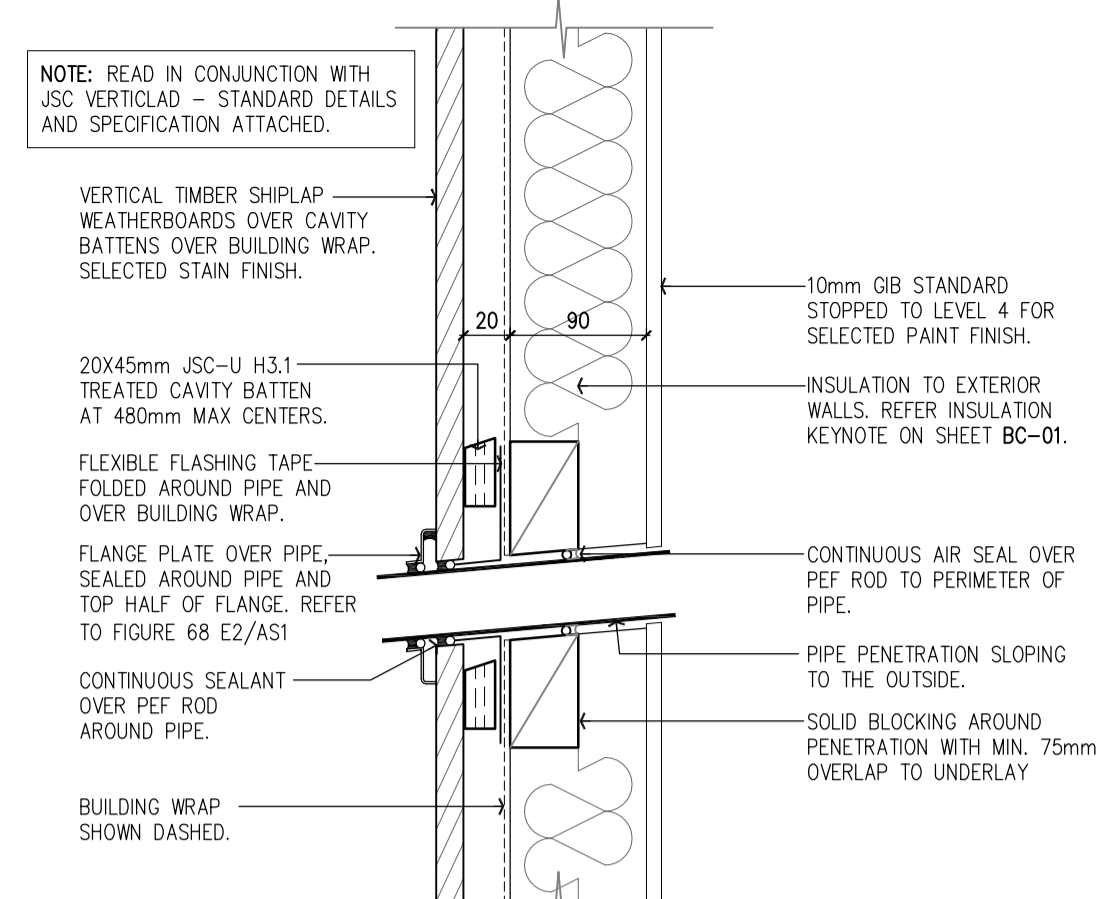
**1** WINDOW HEAD DETAIL - SHIPLAP WB  
SCALE 1:5 @ A1



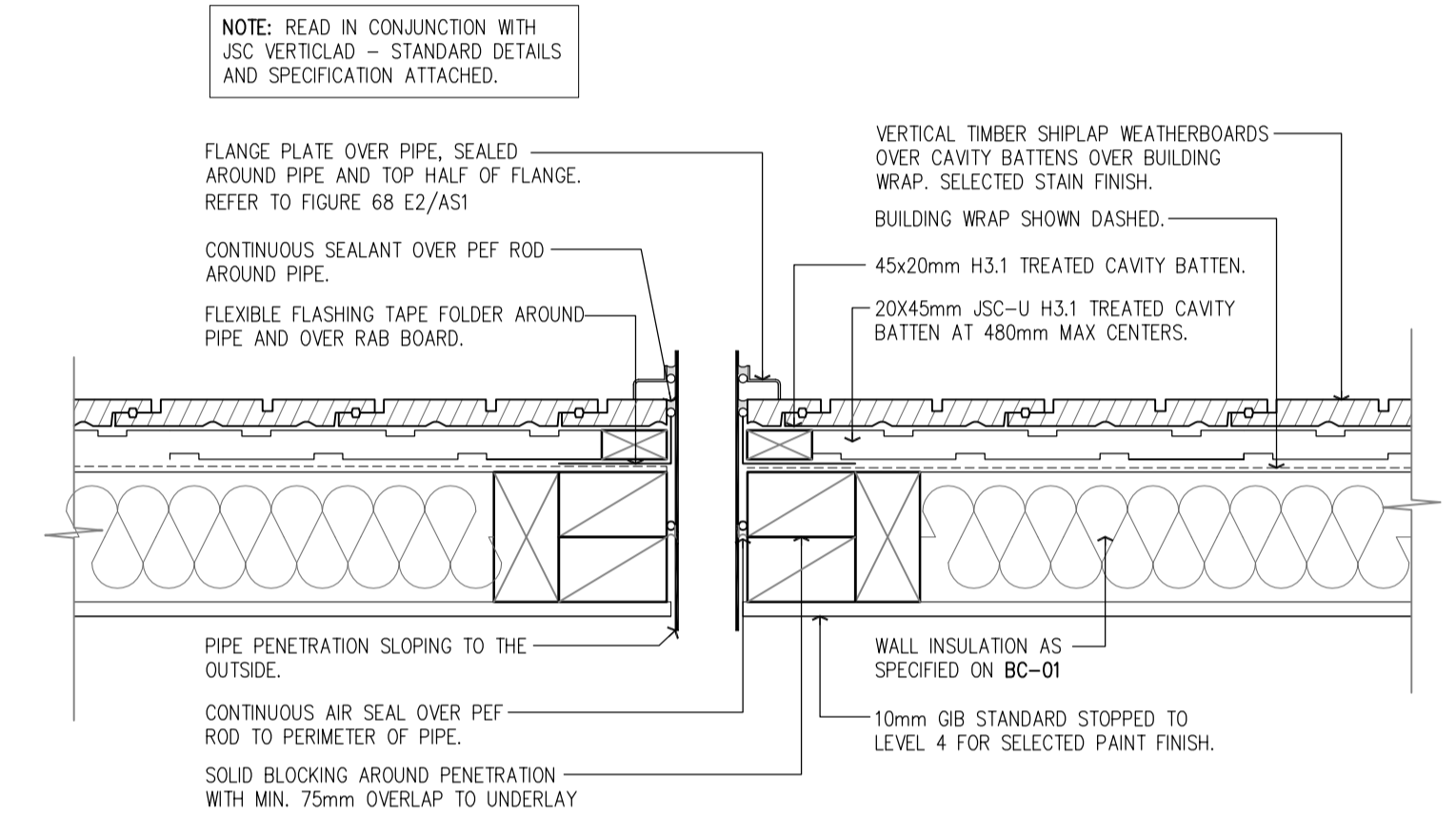
**2** WINDOW SILL DETAIL - SHIPLAP WB  
SCALE 1:5 @ A1



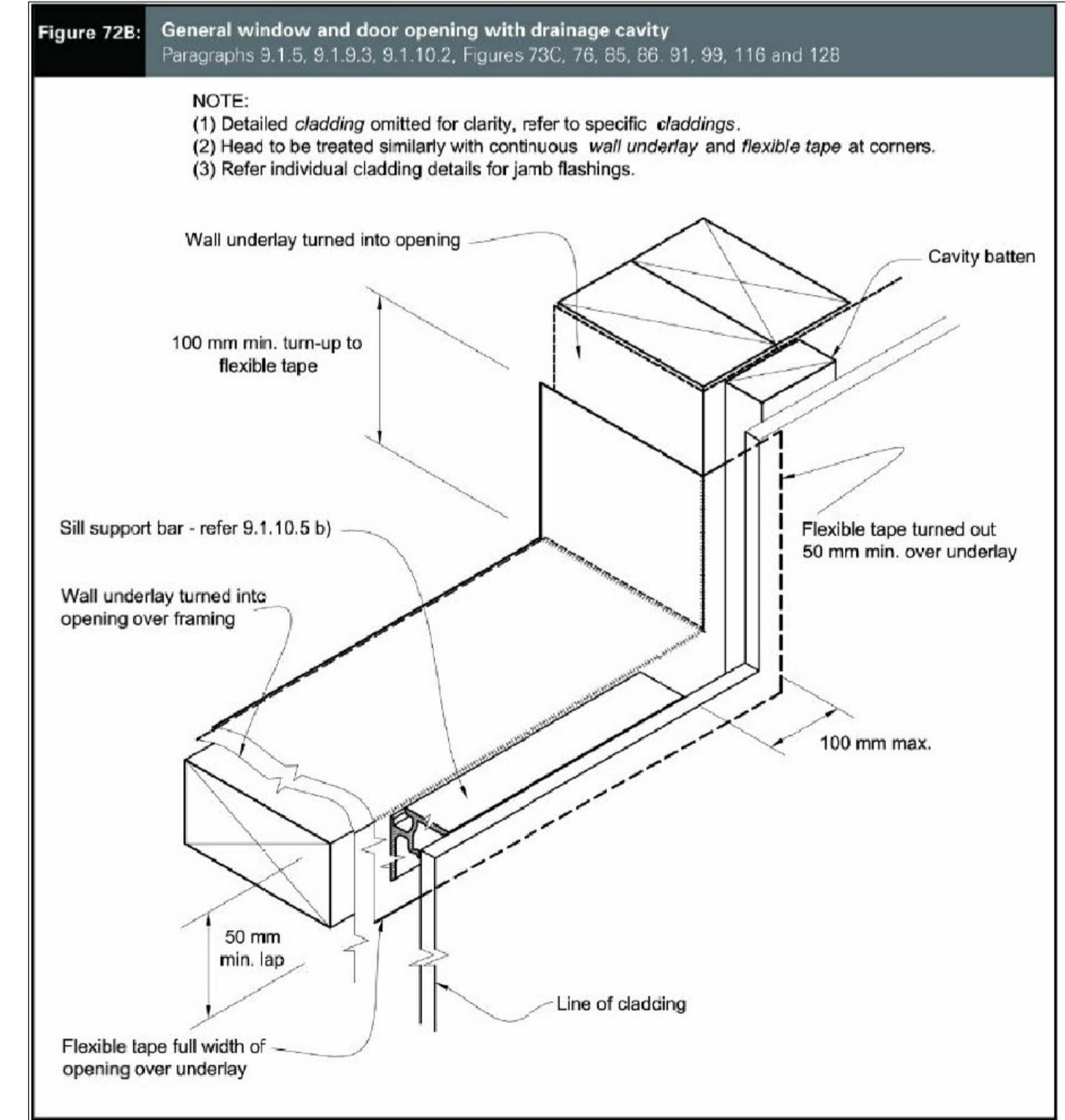
**3** WINDOW JAMB DETAIL - SHIPLAP WB  
SCALE 1:5 @ A1



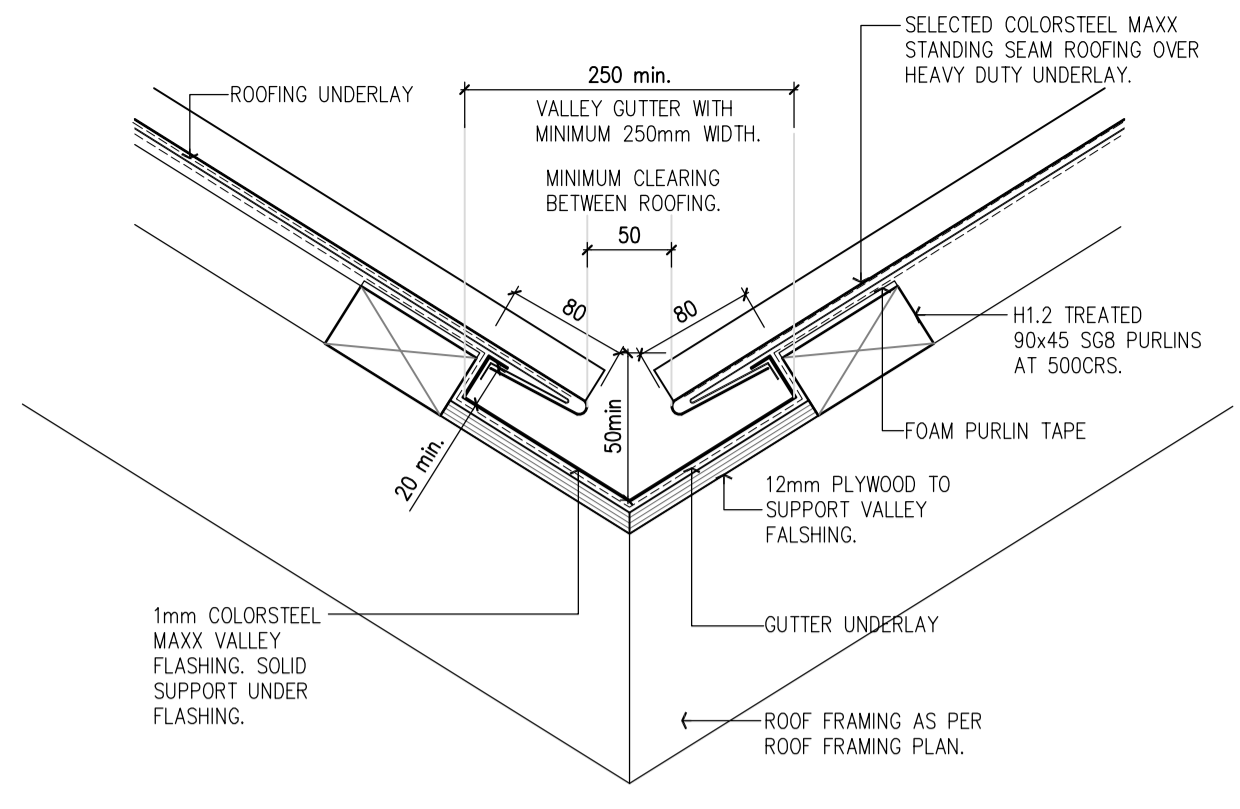
**4** PIPE PENETRATION - SHIPLAP WB  
SCALE 1:5 @ A1



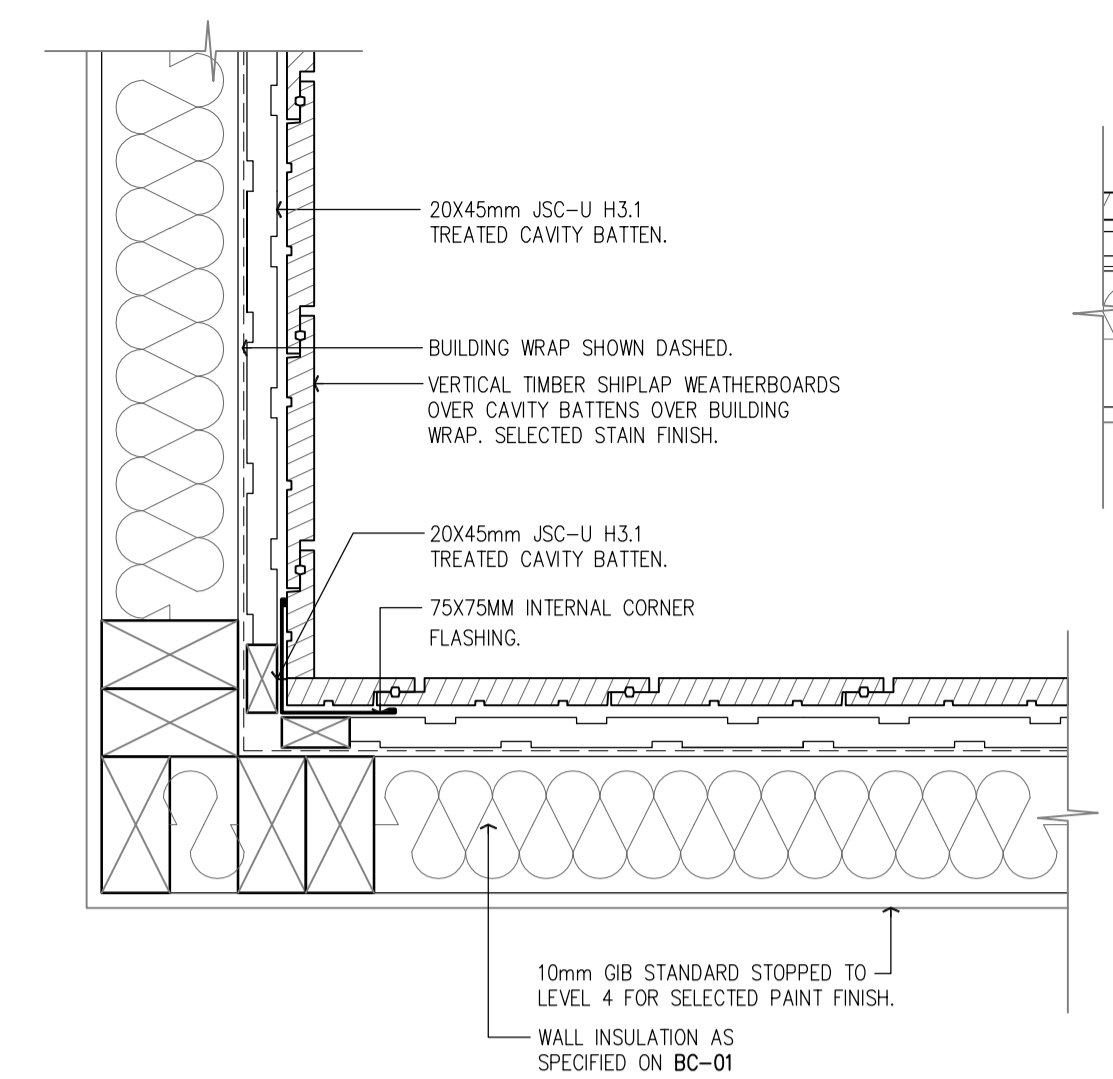
**5** PIPE PENETRATION - SHIPLAP WB  
SCALE 1:5 @ A1



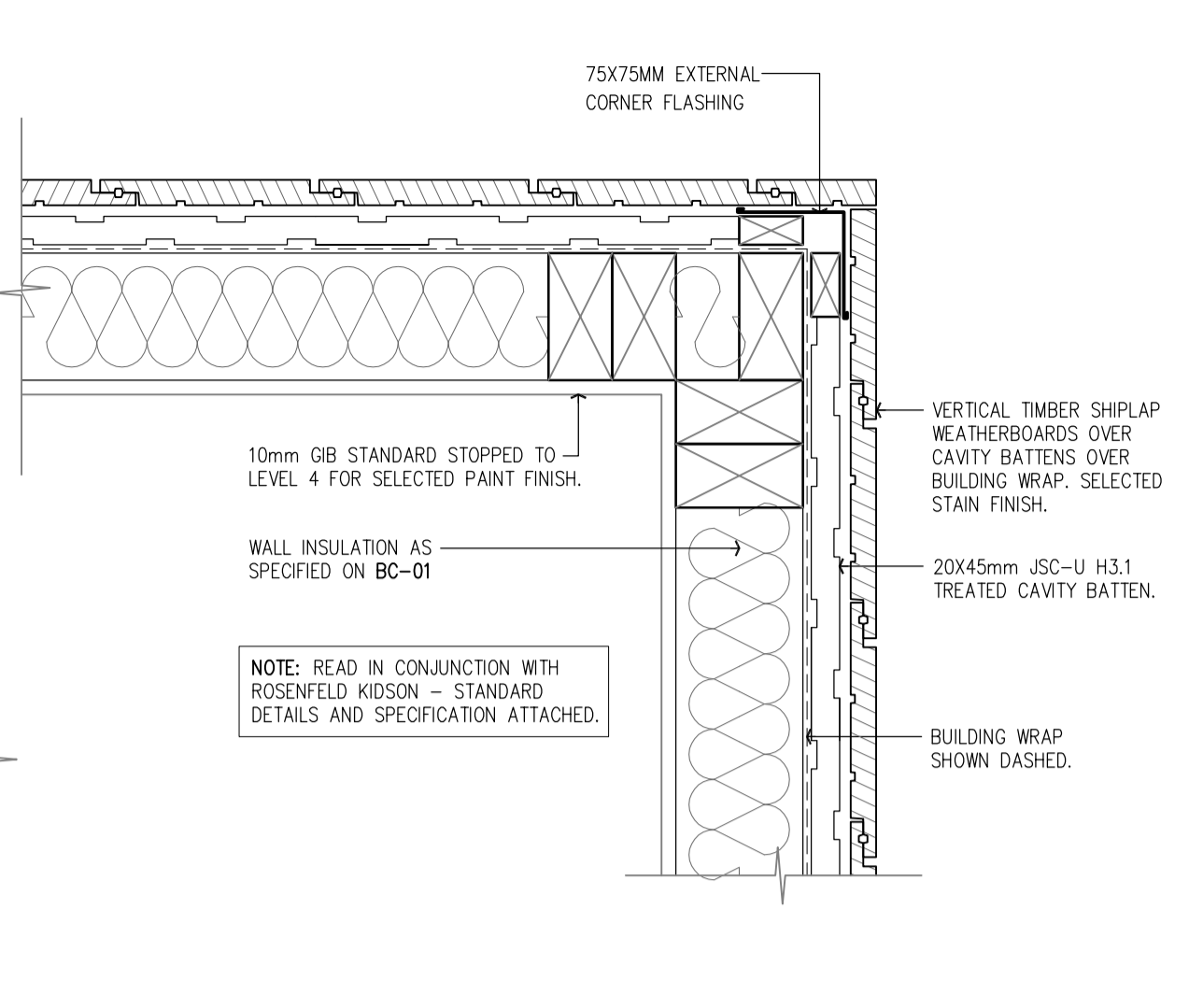
**6** WINDOW JAMB/SILL DETAIL  
SCALE N.T.S.



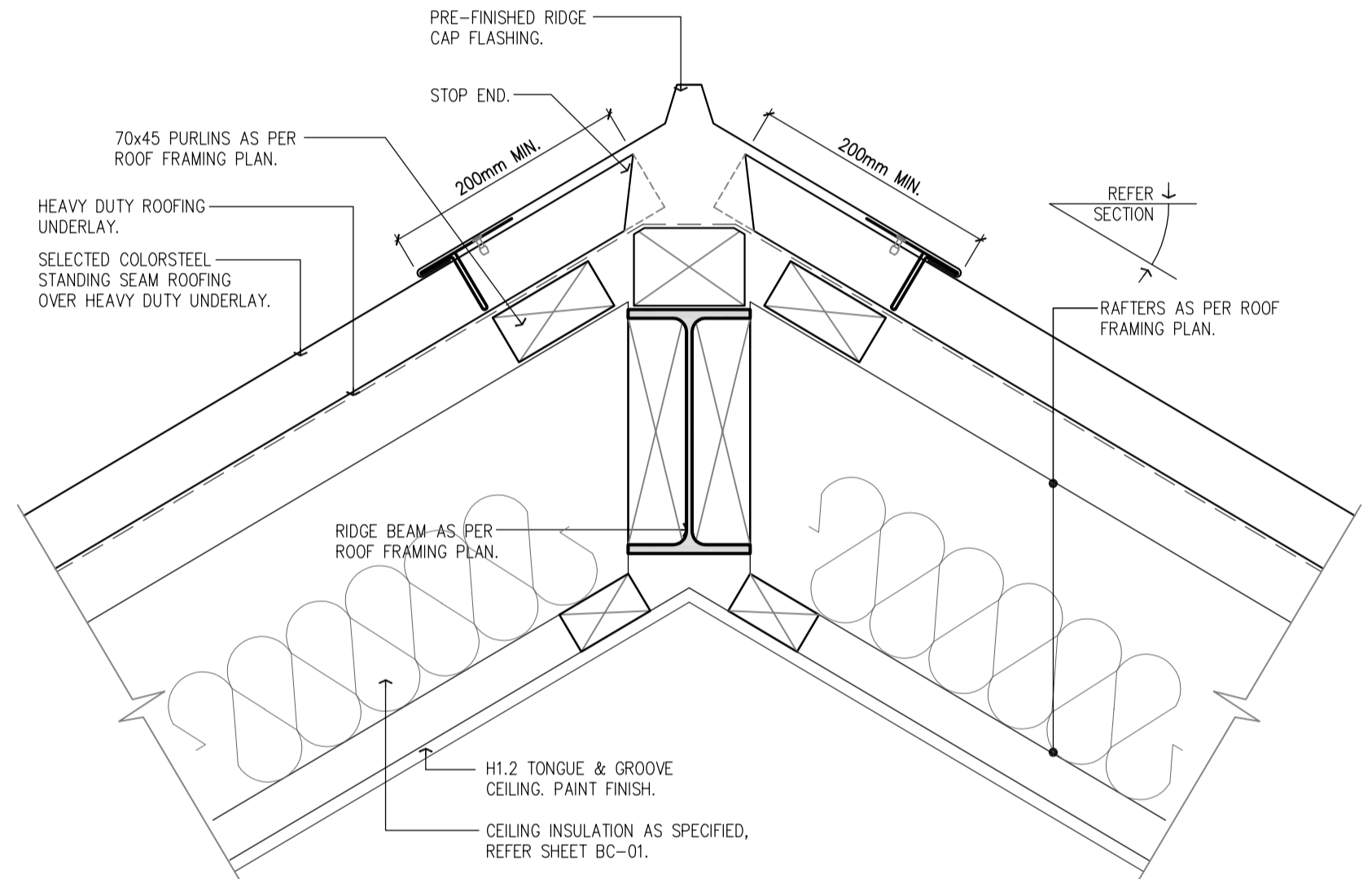
**7** VALLEY DETAIL  
SCALE 1:5 @ A1



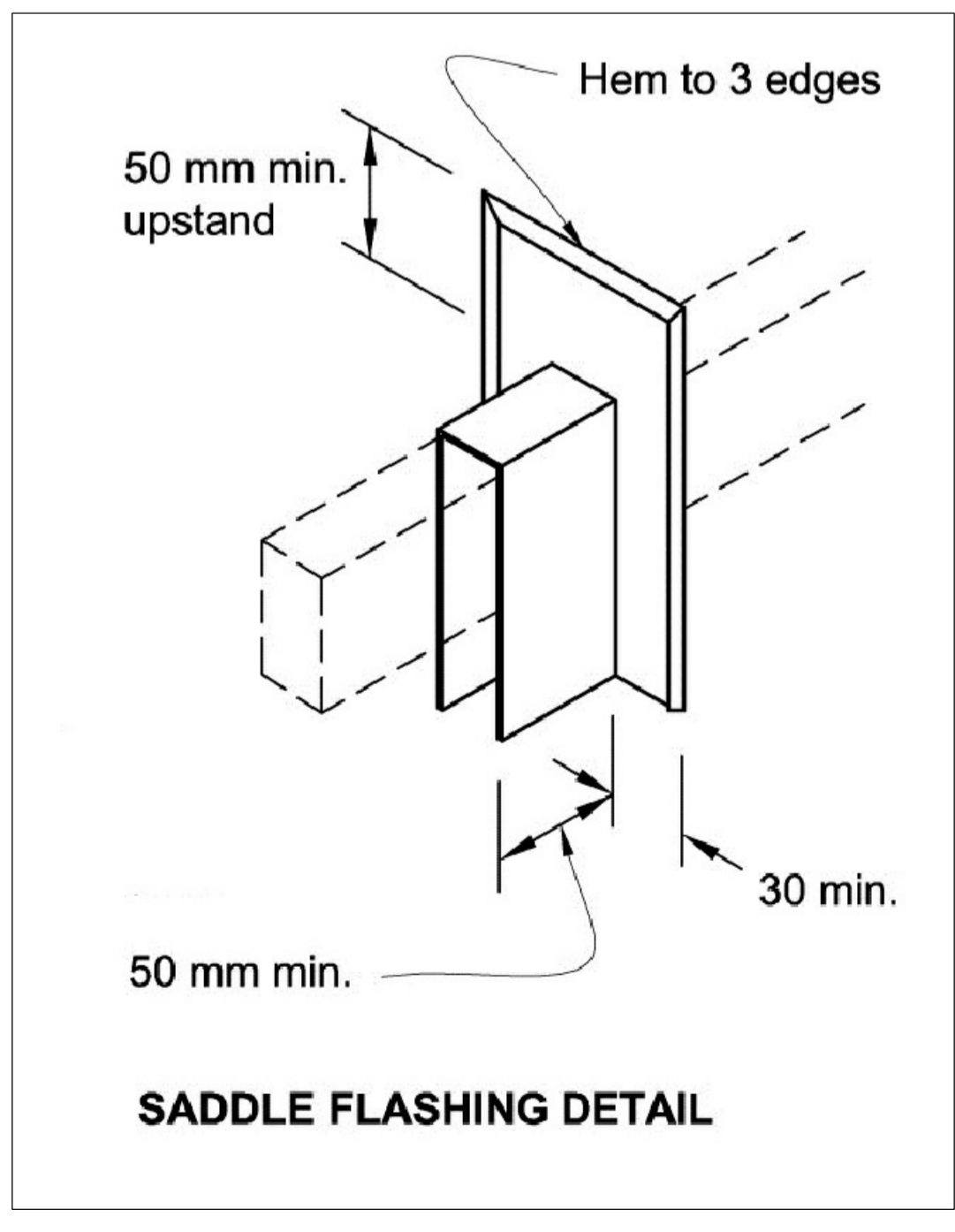
**8** INTERNAL CORNER - SHIPLAP WB  
SCALE 1:5 @ A1



**9** EXTERNAL CORNER - SHIPLAP WB  
SCALE 1:5 @ A1



**10** RIDGE DETAIL  
SCALE 1:5 @ A1



**11** SADDLE FLASHING DETAIL  
SCALE 1:5 @ A1

A	BUILDING CONSENT	10.12.2021	DC
	REVISION		BY



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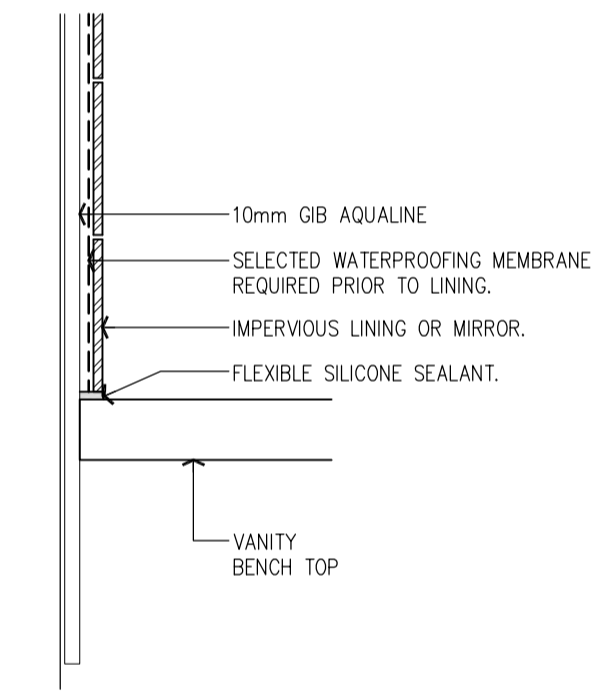
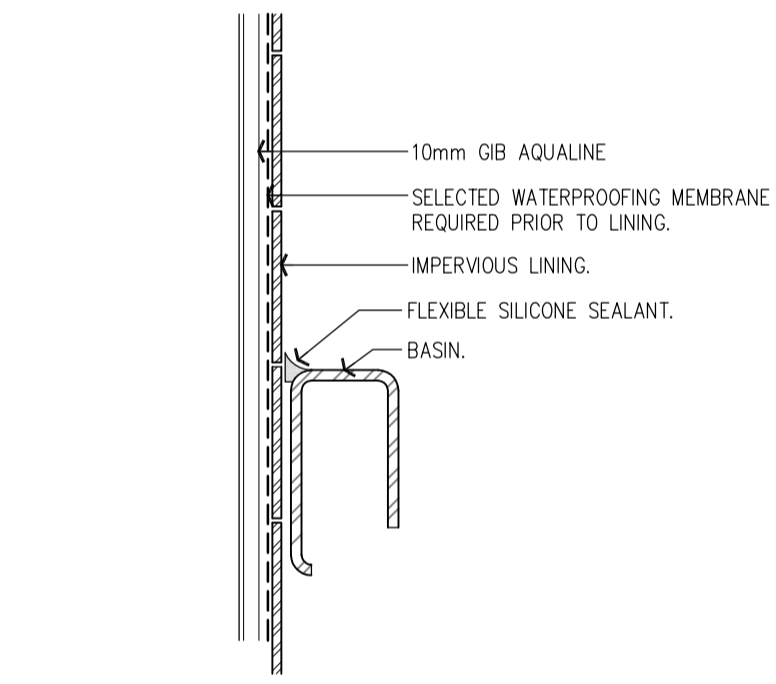
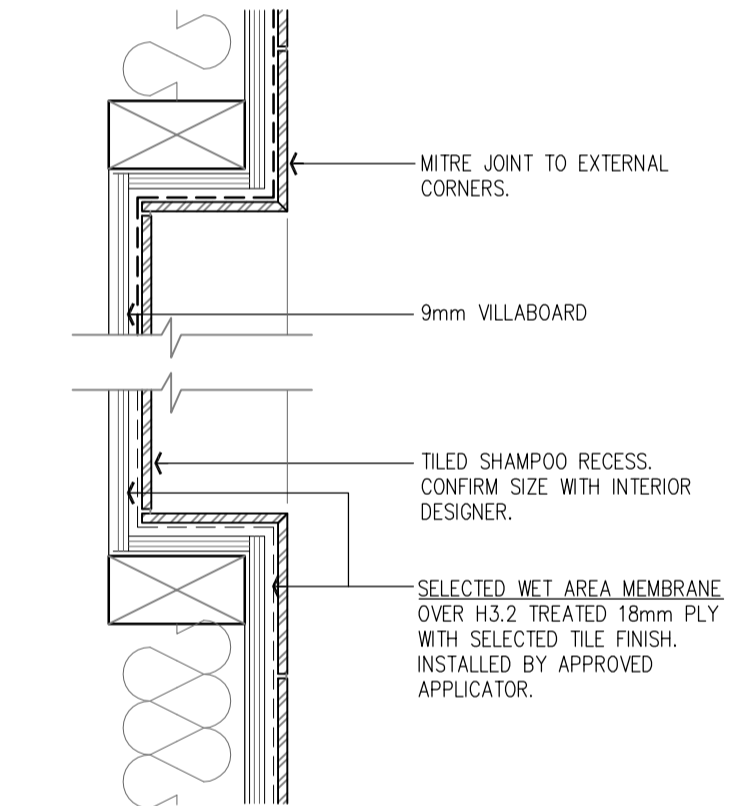
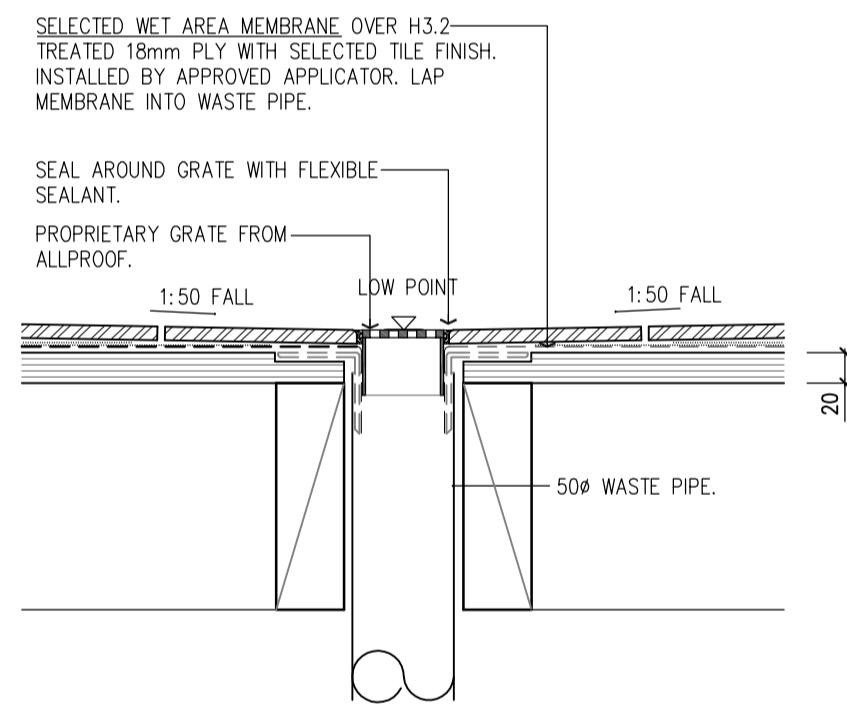
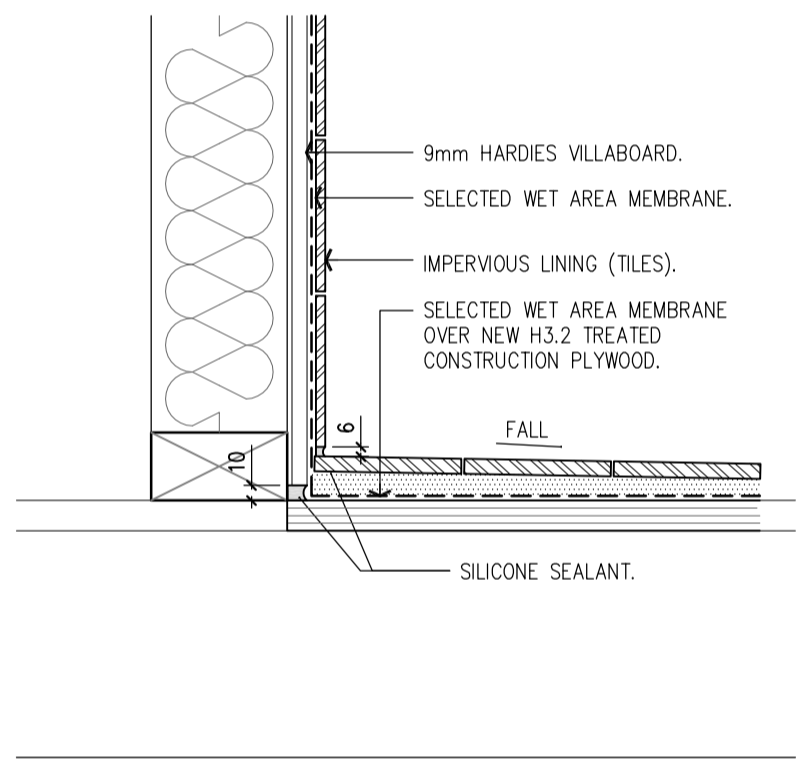
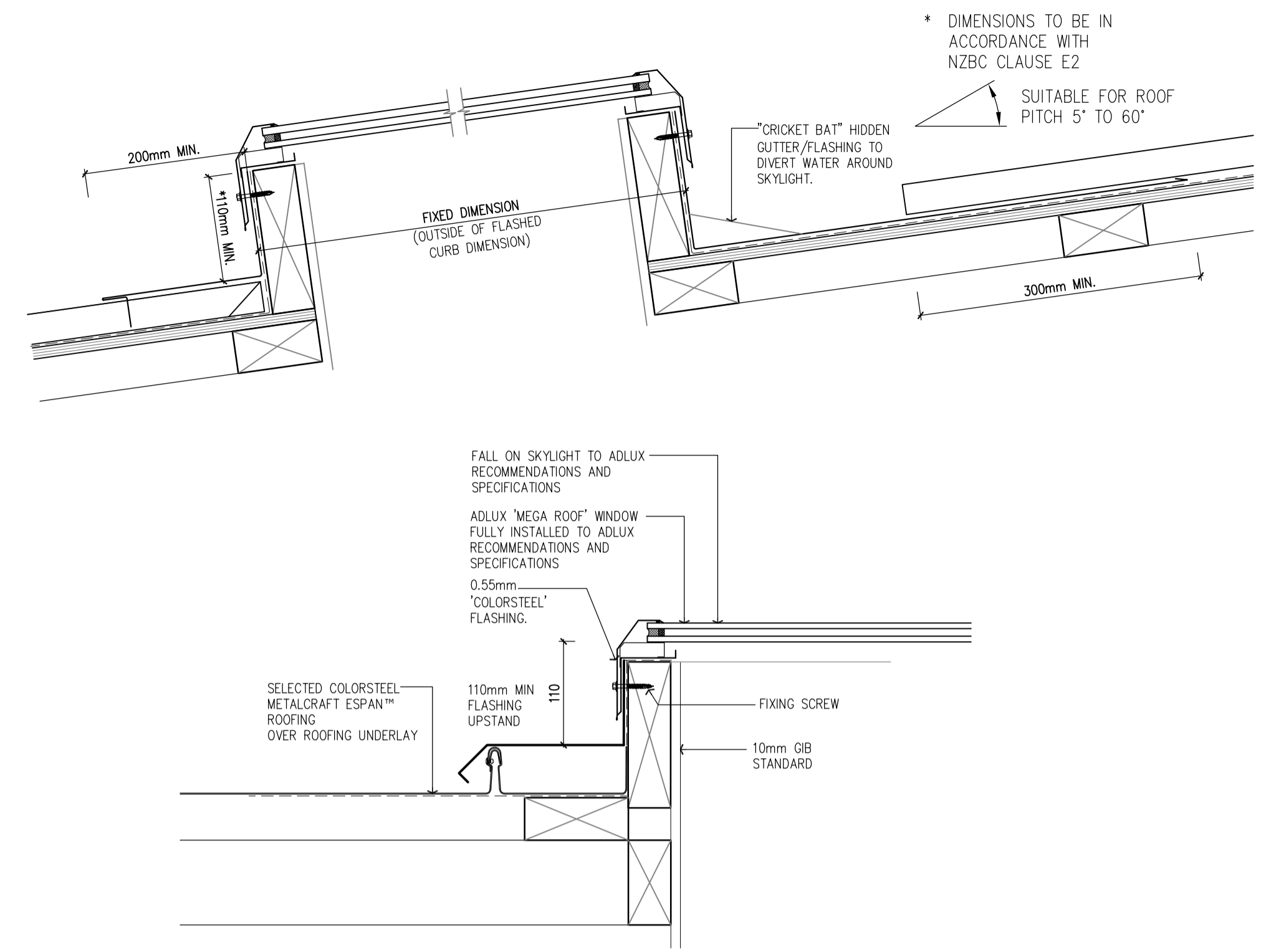
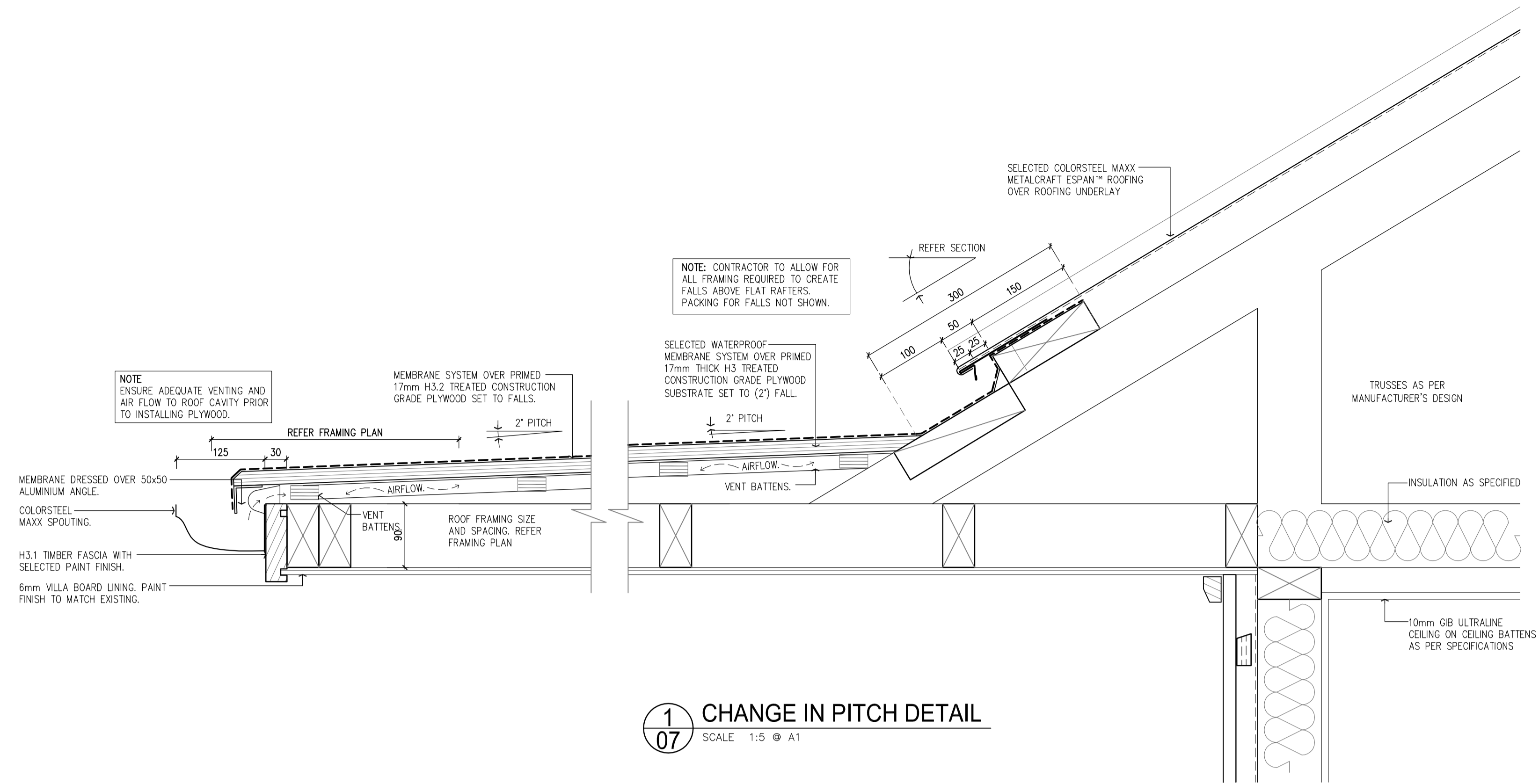
JOB TITLE  
**14 SAGE ROAD, KOHIMARAMA**  
FLAT 1 DP 159689 LOT 106 DP 36462

DRAWING TITLE  
**DETAILS**

SCALE AS SHOWN DATE DECEMBER 2021  
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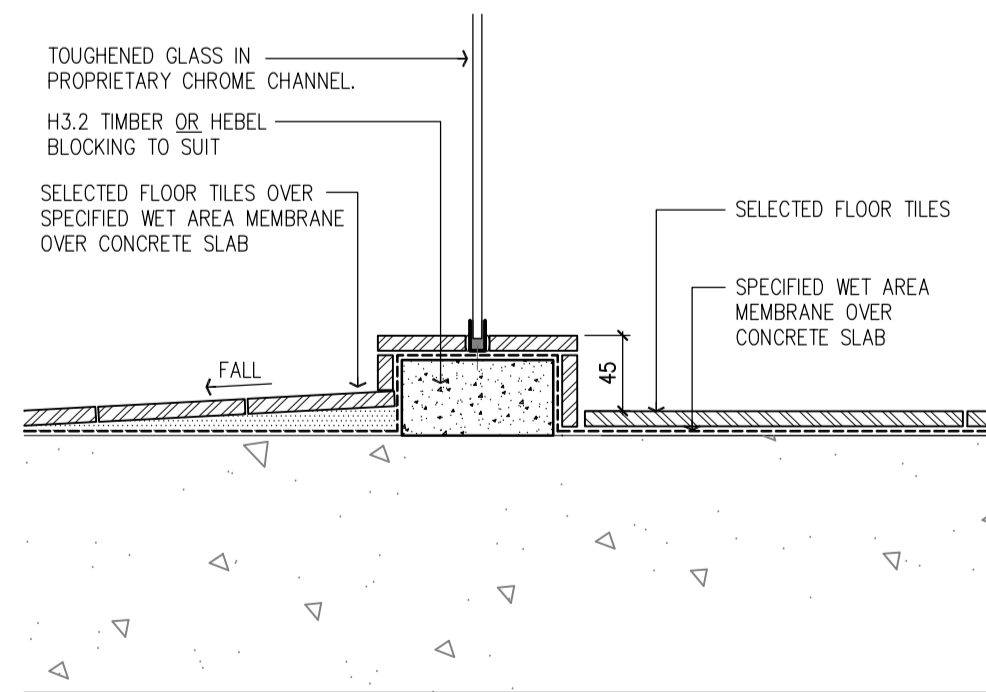
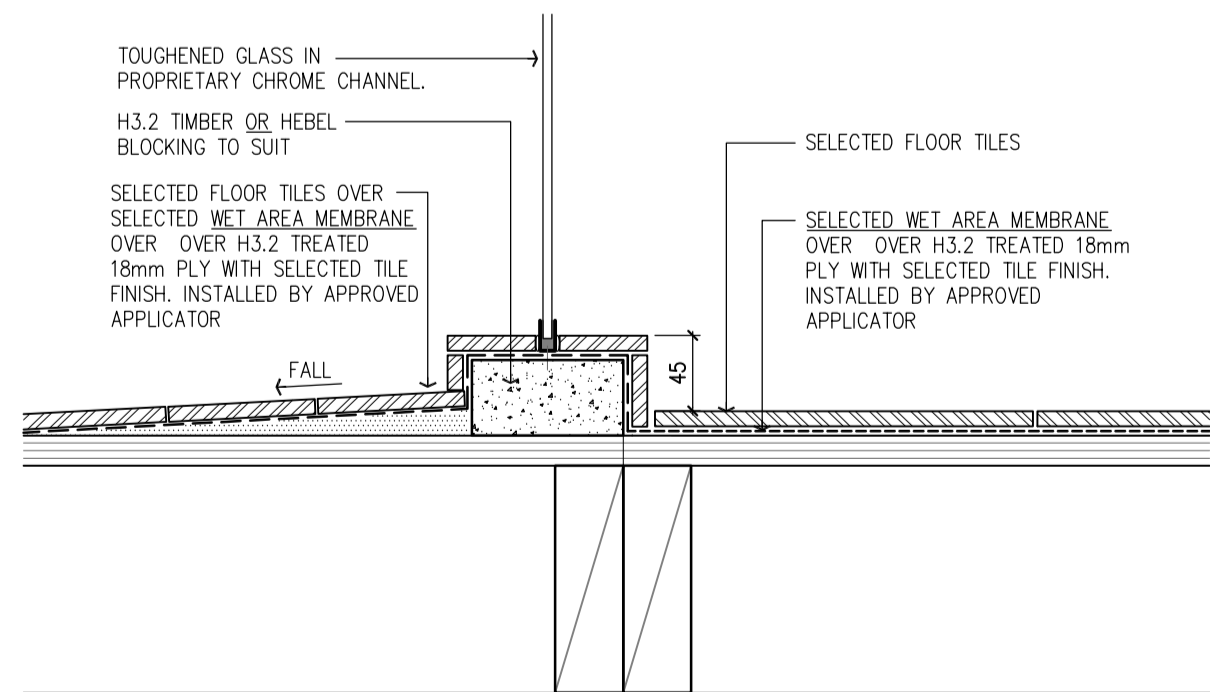
3 SHOWER / WALL JUNCTION  
SCALE 1:5 @ A1  
TIMBER FLOOR

4 SHOWER OUTLET DETAIL  
SCALE 1:5 @ A1  
TIMBER FLOOR

5 TILED SHAMPOO RECESS  
SCALE 1:5 @ A1

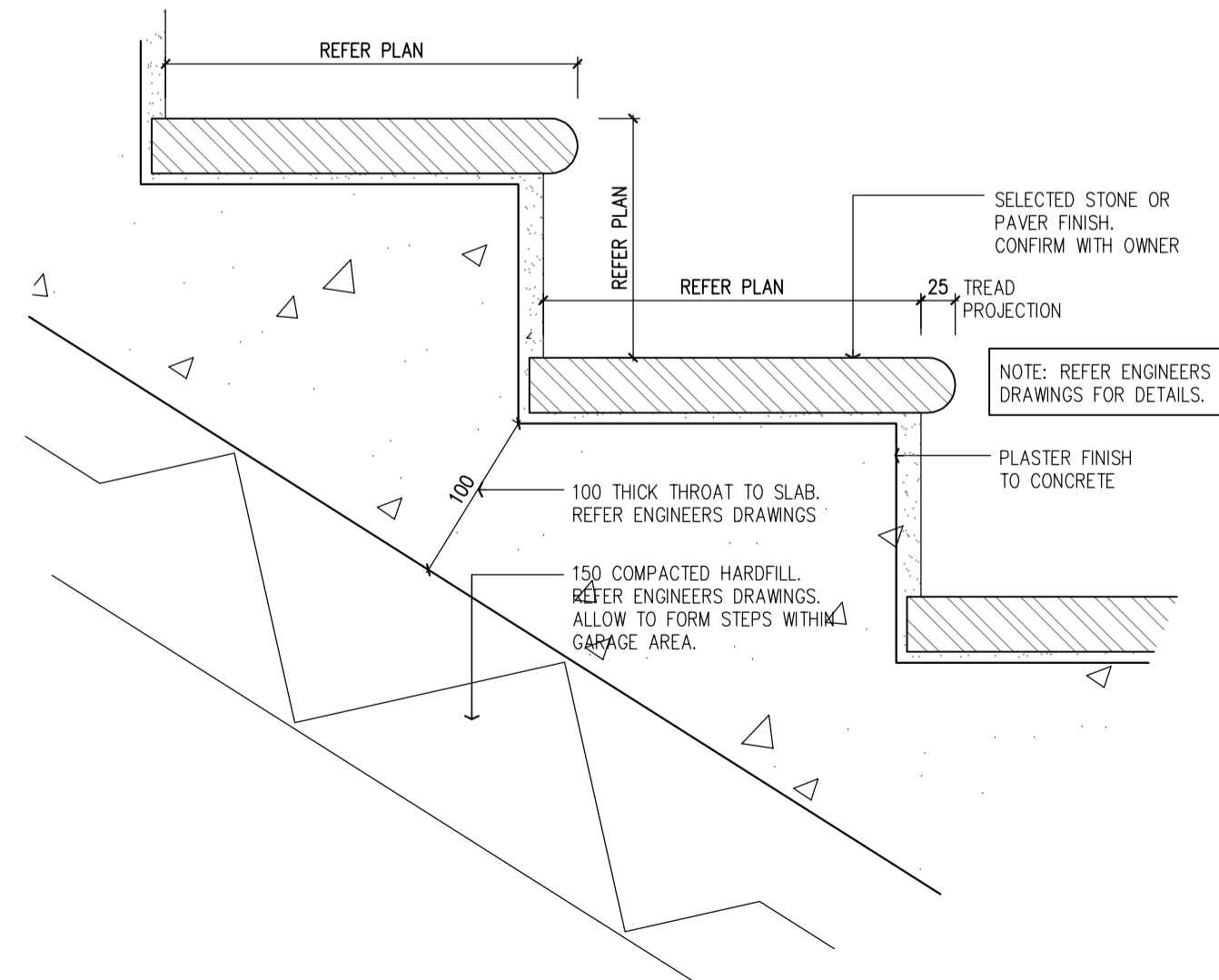
6 TILED WALL / BASIN JUNCTON  
SCALE 1:5 @ A1

7 TILED WALL / VANITY JUNCTON  
SCALE 1:5 @ A1

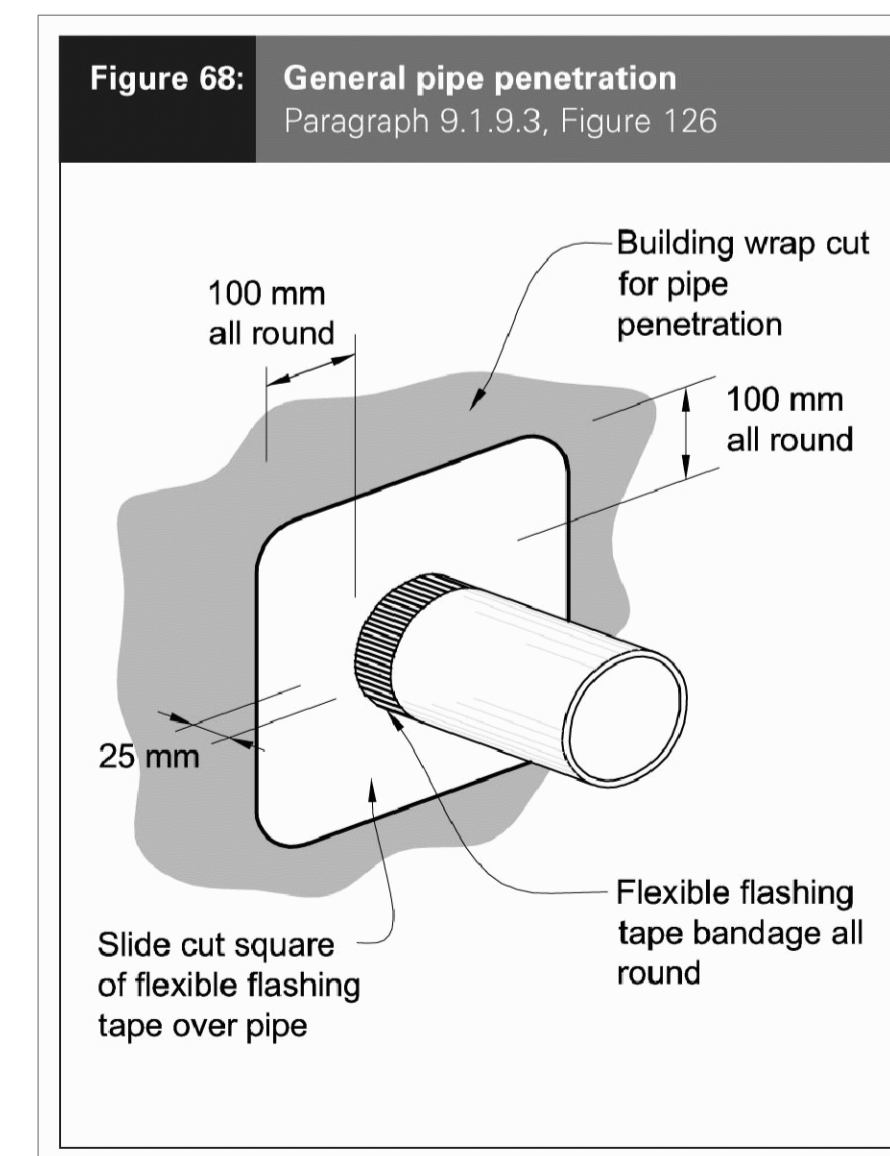


7 SHOWER SETDOWN DETAIL  
SCALE 1:5 @ A1  
TIMBER FLOOR

8 SHOWER SETDOWN DETAIL  
SCALE 1:5 @ A1  
CONCRETE FLOOR



9 EXTERNAL CONCRETE STEPS DETAIL  
SCALE 1:5 @ A1



10 PIPE PENETRATION  
SCALE N.T.S.

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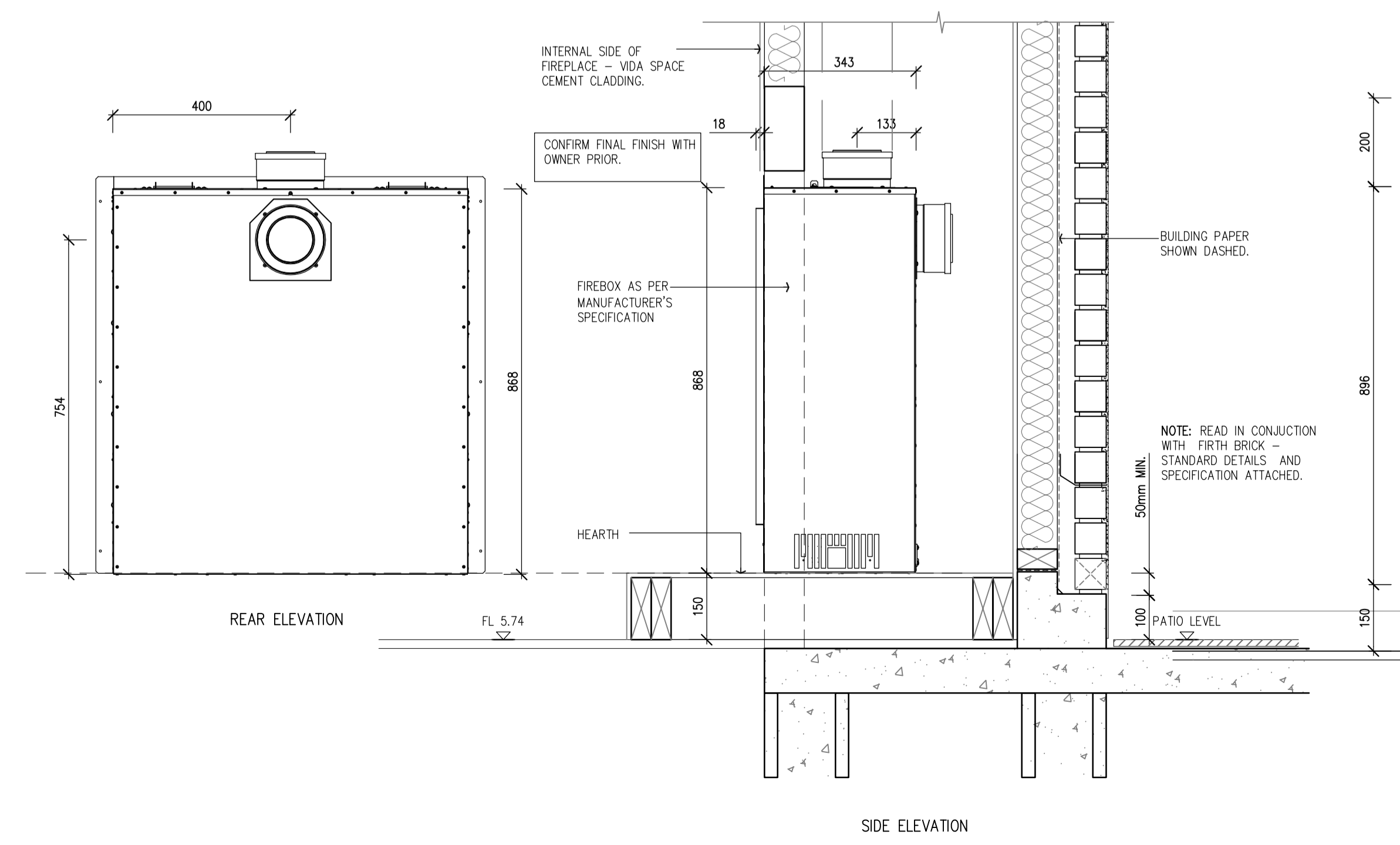
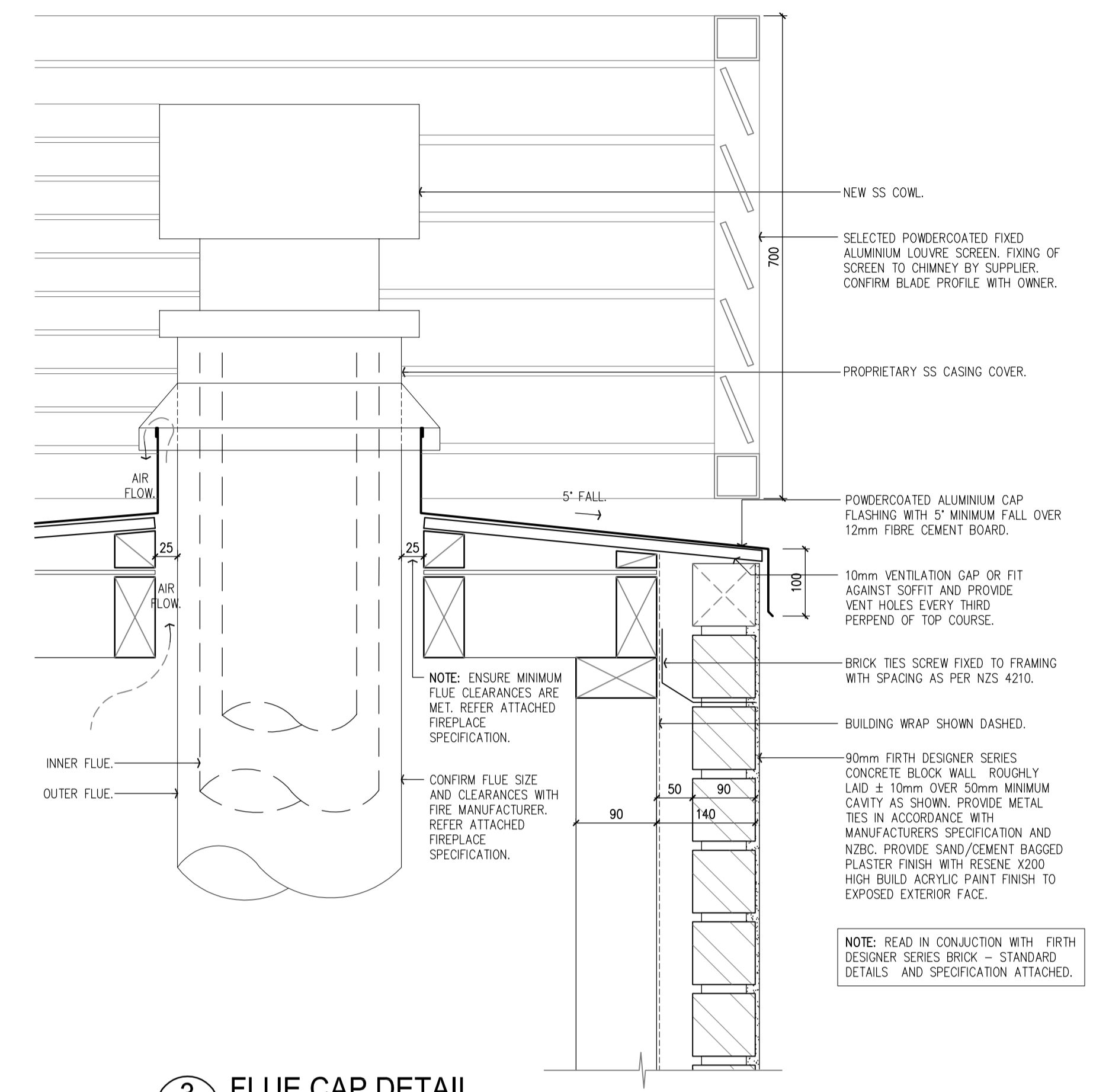
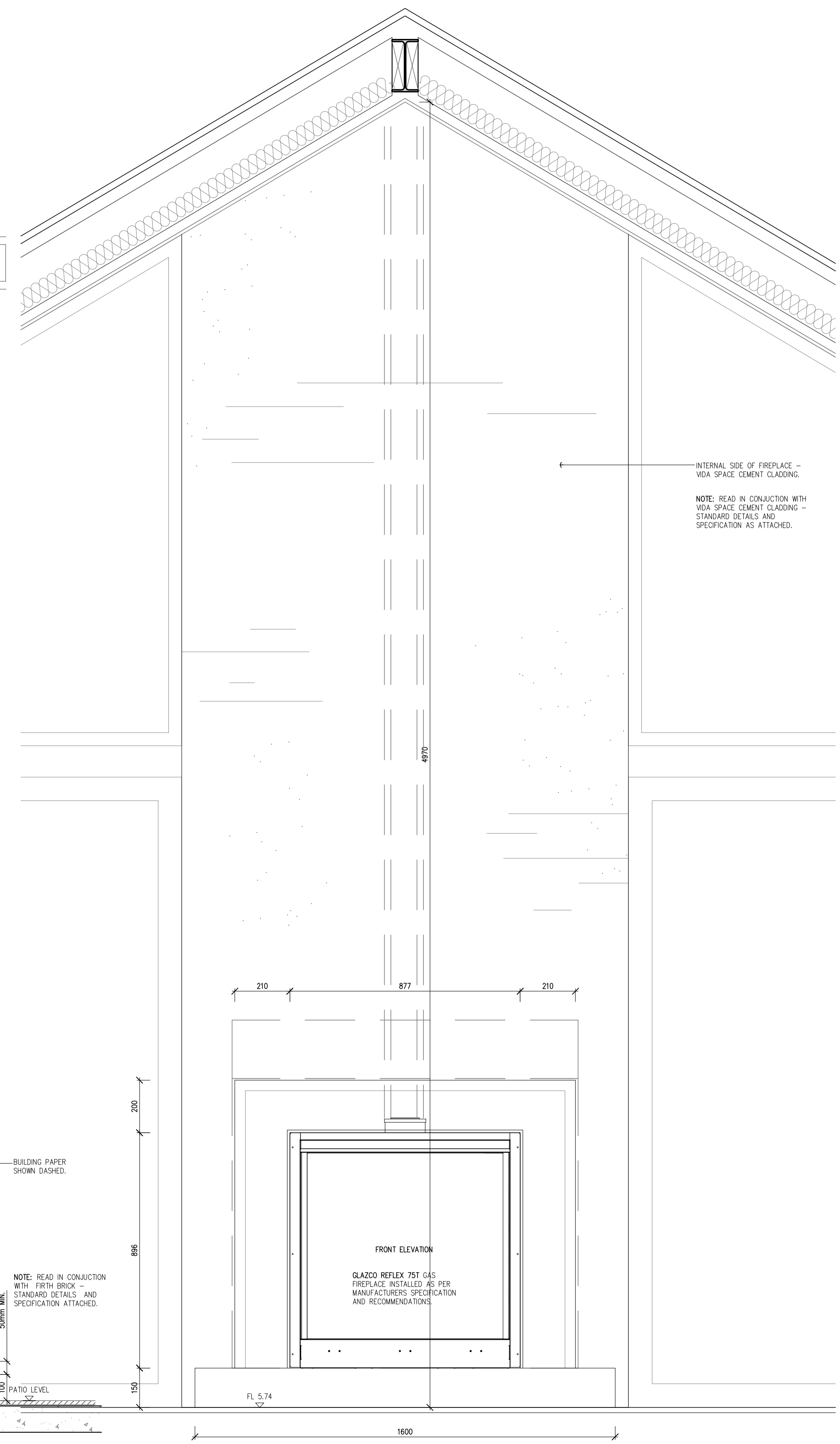
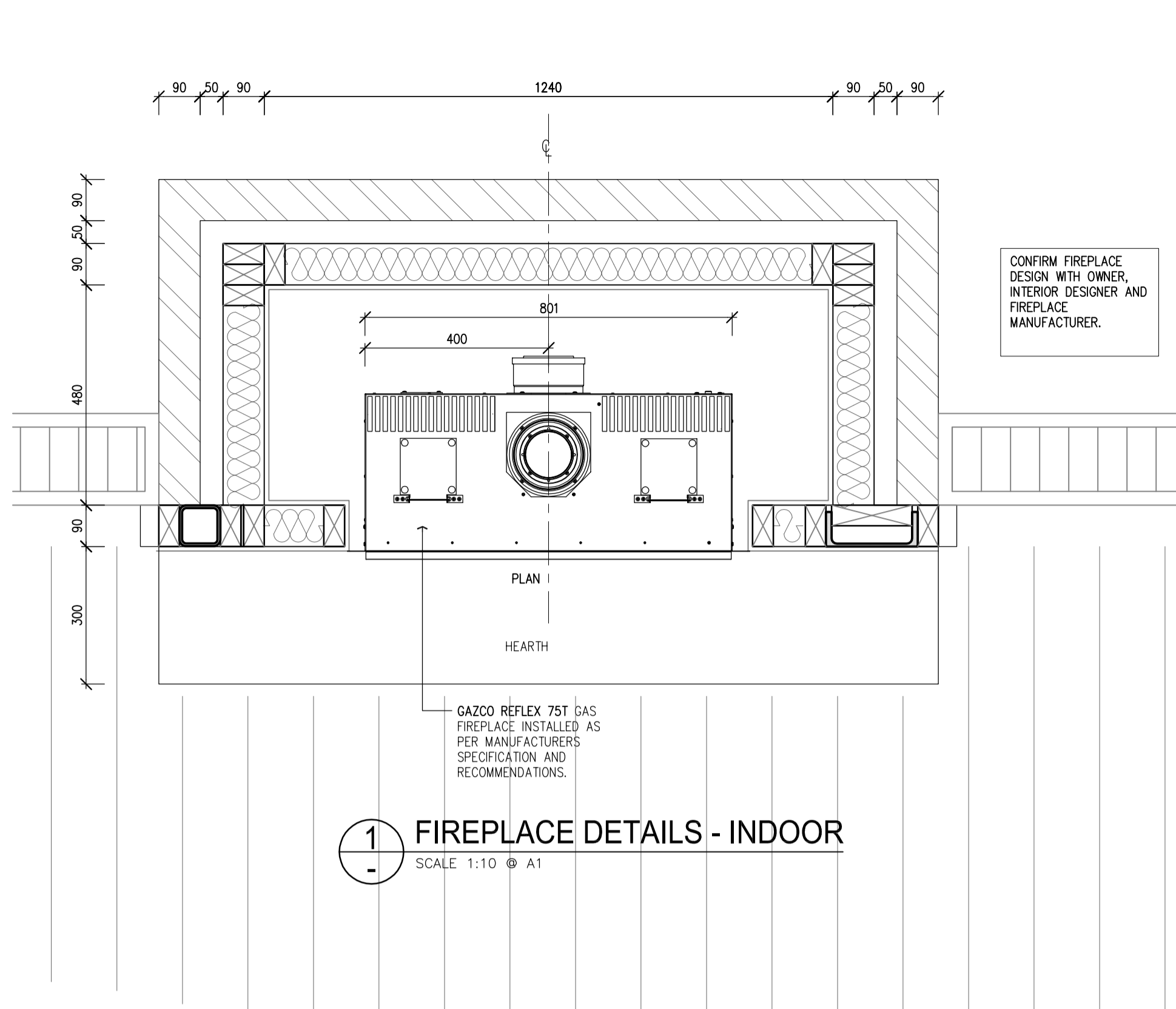
JOB TITLE  
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KOHIMARAMA**  
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**DETAILS**

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**2 FIREPLACE ELEVATION - INDOOR**  
SCALE 1:10 @ A1

A	BUILDING CONSENT	10.12.2021 DC
REV	DESCRIPTION	DATE BY



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JOB TITLE  
**14 SAGE ROAD,  
KOHIMARAMA**  
FLAT 1 DP 159689 LOT 106 DP 36462

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**DETAILS**

SCALE AS SHOWN DATE DECEMBER 2021  
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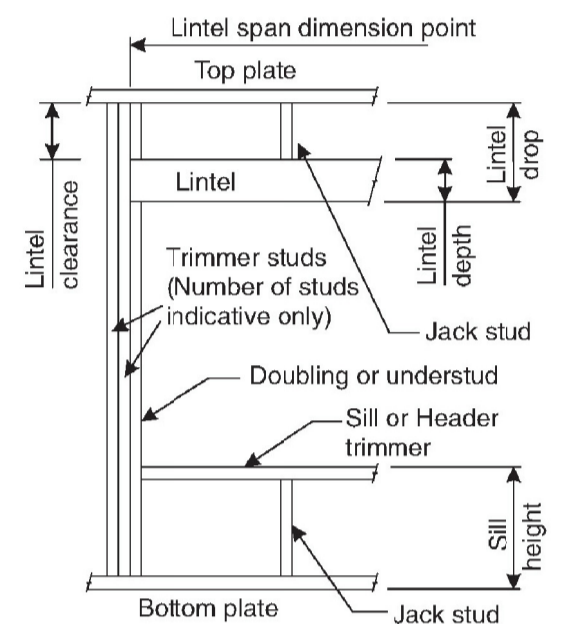


## LINTEL FIXING SCHEDULE ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12 NZS 3604:2011

### NOTE:

- All fixings are designed for vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20 kPa.
- Refer to Table 8.19 NZS 3604:2011 for rafter/truss schedule to resist horizontal loads.
- These fixings assume the correct choice of rafter/truss to top plate connections have been made.
- All fixings assume bottom plate thickness of 45mm maximum. Note: TYLOK options on timber species.
- Wall framing arrangements under girder trusses are not covered in this schedule.
- All timber selections are as per NZS 3604:2011.

### DEFINITIONS



### Lintel Supporting Girder Trusses:

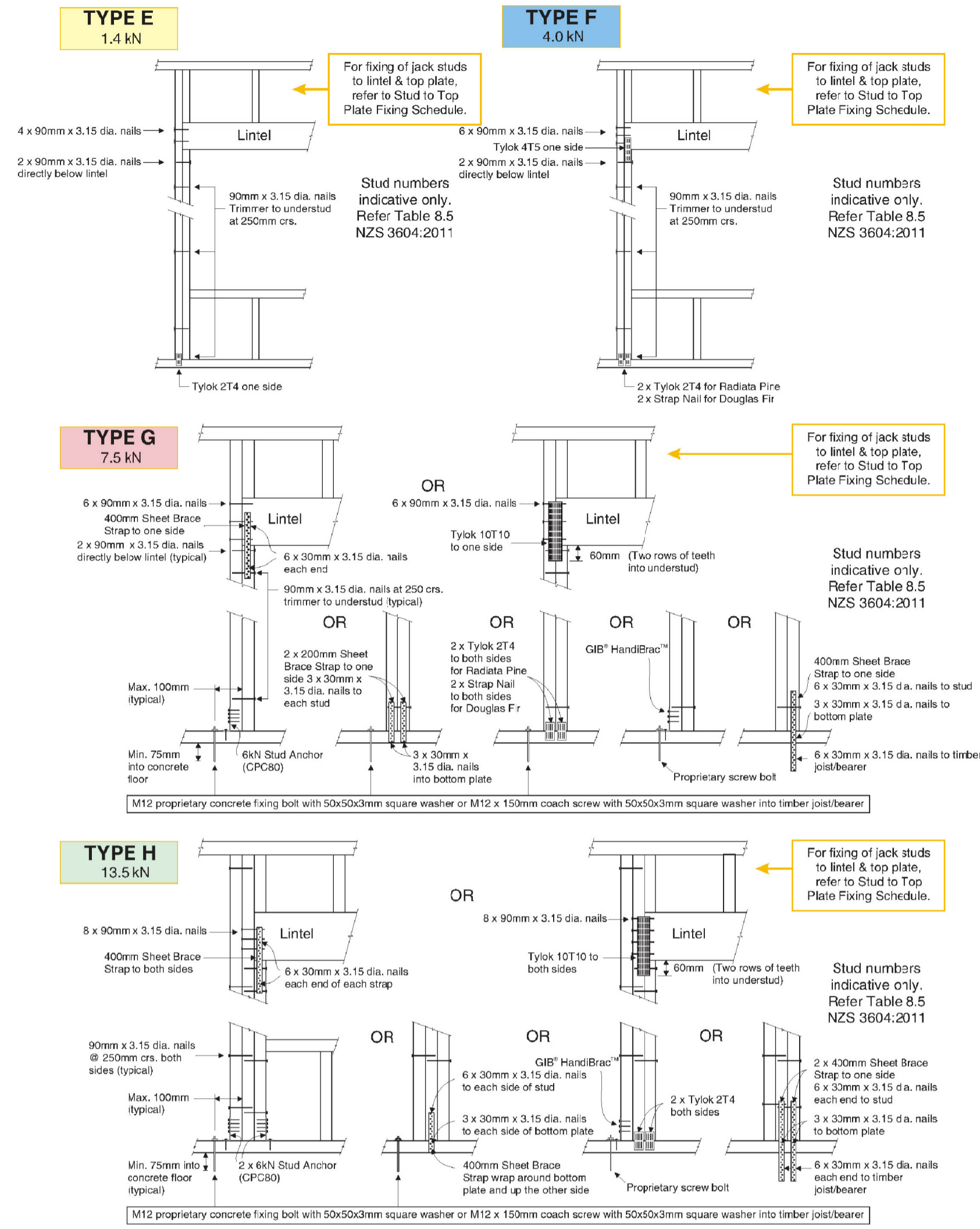
Roof Tributary Area	Light Roof				Heavy Roof			
	L	M	H	VH	L	M	H	VH
8.6 m <sup>2</sup>	G	G	H	H	G	G	H	H
11.6 m <sup>2</sup>	G	H	H	H	G	G	H	H
12.1 m <sup>2</sup>	G	H	H	H	G	H	H	H
15.3 m <sup>2</sup>	H	-	-	-	G	H	H	-
19.1 m <sup>2</sup>	H	-	-	-	G	H	H	-
20.9 m <sup>2</sup>	H	-	-	-	H	H	-	-
21.8 m <sup>2</sup>	H	-	-	-	H	-	-	-
34.3 m <sup>2</sup>	-	-	-	-	H	-	-	-

- Notes:
- Roof Tributary Area = approx. 1/2 x (Total roof area on girder and rafter trusses supported by lintel)
  - Assumed girder truss is at mid-span or middle third span of lintel
  - Use similar fixings for both ends of lintel
  - All other cases require specific engineering design

### SELECTION CHART FOR LINTEL FIXING

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

### LINTEL FIXING OPTIONS



**MiTek New Zealand Limited**  
AUCKLAND PO Box 68-014, Botany 2163 Phone: 09-274 7109 Fax: 09-274 7100 www.mitek.co.nz  
CHRISTCHURCH PO Box 6387, Riccarton 8449 Phone: 03-346 9991 Fax: 03-346 0314

### 1 LINTEL SCHEDULE SCALE 1:5

A	BUILDING CONSENT	10.12.2021	DC
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PHONE: (09) 358 3454

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FLAT 1 DP 159689 LOT 106 DP 36462

DRAWING TITLE  
**DETAILS**

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