



Architectural Plans

Page	Description
A0	Cover Page
A1	Site Plan
A1.1	Drainage Plan
A2	Lower Floor Plan
A2.1	Upper Floor Plan
A3	Elevations A&B
A3.1	Elevations C&D
A4	Lower Bracing & Wall Fixing Plan
A4.1	Upper Bracing & Wall Fixing Plan
A5	Foundation Plan
A5.1	Deck Layout
A6	Midfloor & Lower Roof Plan
A6.1	Upper Roof Plan
A7	Cross Sections
A7.1	Cross Sections
A8	Exterior Joinery Schedule Lower
A8.1	Exterior Joinery Schedule Upper
A9	Plumbing Schematic
D1	Roof Details
D1.1	Roof Details
D1.2	Roof Details
D2	Cladding Details
D2.1	Cladding Details
D2.2	Cladding Details
D3	Details
D3.1	Details
D3.2	Details
D3.3	Additional Details
F1	Fixing Details
F2	Fixing Details
F3	Fixing Details

Consulting Engineers Plans

Page	Description
	Cover Page
S01	Drawing List
S02	General Notes
S03	General Notes
S04	General Notes
S101	Foundation Plan
S102	First Floor Framing Plan
S103	Roof Framing Plan
S201	Ground Floor Bracing Plan
S202	First Floor Bracing Plan
S301	Foundation Details
S302	Foundation Details
S303	Foundation Details
S304	Foundation Details
S305	Foundation Details
S401	Connection Details
S402	Connection Details
S403	Connection Details
S404	Connection Details
S405	Connection Details
S406	Connection Details
S410	Elevations
S411	Elevations



Client:
Ploceus Building
 Proposed Residence at
 Lot 3 - 285 Glenvar Rd
 Long Bay, Auckland City



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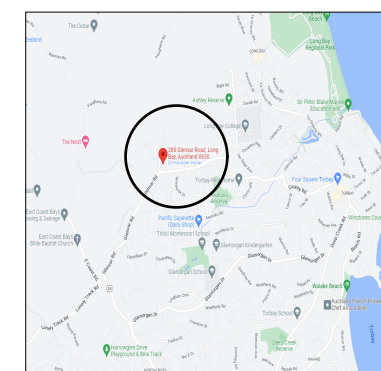
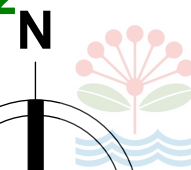
Scale:

Notes

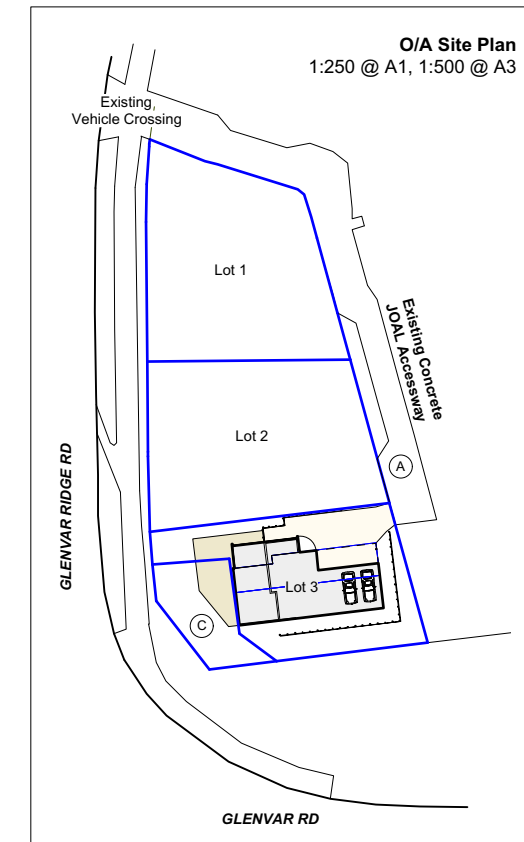
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Drawing Revisions

- 1 26 Nov 2021 Concept design
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- 9 30 Sep 2022 Council RFI
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Location Map



O/A Site Plan
1:250 @ A1, 1:500 @ A3

Height in relation to boundary
Lifestyle Architectural Services recommends all height in relation to boundary within 500mm of the proposed building to be confirmed before construction by the surveyor

All enclosed timber framing to be H1.2 treated
All exposed timber including claddings, trims, bearers and cavity battens to be H3.2 treated
All in-ground timber to be H5 treated
Unless noted otherwise

Use SG 8 timber unless otherwise stated
Subfloor fixings within 600mm of finished ground level and all exterior fixings to be stainless steel

Client:
Ploceus Building
Proposed Residence at
Lot 3 - 285 Glenvar Rd
Long Bay, Auckland City



Erosion & Sediment control notes:
Legend:
Geotextile & post silt fence
Stabilised entrance way
Silt fence to comply with Auckland Council Erosion & Sediment Control Code of Practice
All erosion & sediment control measures are to be constructed and installed prior to building works on site commencing
Silt fences are to be monitored for maintenance during construction at least once a week and after any rainfall

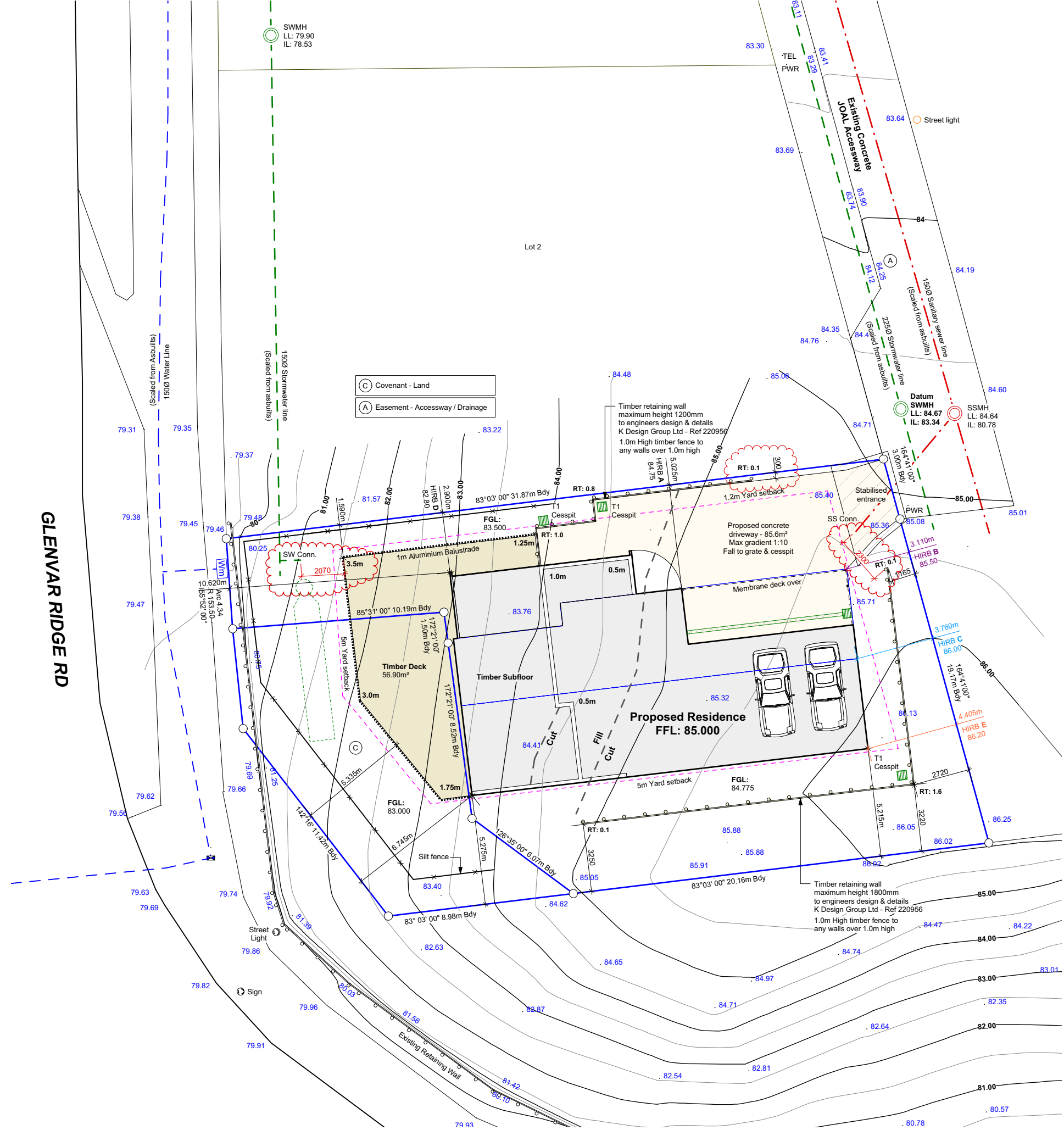
Lot: 3
Dp: 566338
Council: Auckland
Zoning: Single house zone
Site Area: 607m²
Datum: SWMH LL: 84.67
Building coverage
Allowed: (Max. 35%) or 212.45m²
Actual: 26.70% or 162.00m² - OK
Total site coverage (Impermeable)
Allowed: (Max. 50%) or 303.50m²
Actual: 41.12% or 249.61m² - OK
Landscaped Area
Allowed: (Min. 40%) or 242.80m²
Actual: 58.87% or 357.39m² - OK
Approx earthworks
Cut: 202m³ or 86m³
Fill: 46m³ or 14m³
Consultants reports
Truss Design by VIP Frames & Trusses
Ref: LSA314
Geotechnical Report by Tetra Tech Coffey
Ref: 773-AKLG280681AE
Structural Design by K Design Group
Ref: 220956
All levels to be confirmed on site
Position & FFL of proposed residence to be set out by a registered surveyor



Site Plan
Scale: 1:100 @ A1, 1:200 @ A3

- Notes**
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 - 10 04 Nov 2022 Council RFI
 - 11 17 Nov 2022 Updated Sw design



GLENVAR RIDGE RD

SWMH
LL: 79.90
IL: 78.53

- (C) Covenant - Land
- (A) Easement - Accessway / Drainage

Proposed Residence
FFL: 85.000

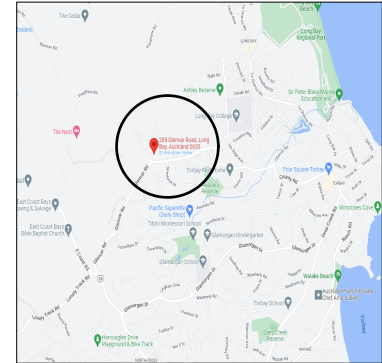
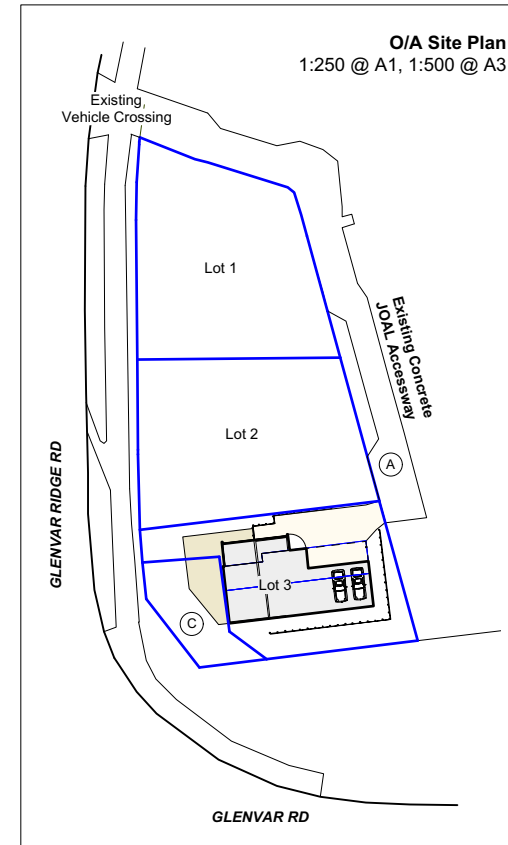
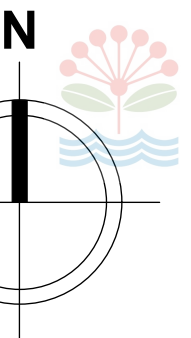
Timber Deck
56.90m²

Timber Subfloor

Timber retaining wall
maximum height 1800mm
to engineers design & details
K Design Group Ltd - Ref 220956
1.0m High timber fence to
any walls over 1.0m high

Proposed concrete
driveway - 85.6m²
Max gradient 1:10
Fall to grate & cesspit

Timber retaining wall
maximum height 1200mm
to engineers design & details
K Design Group Ltd - Ref 220956
1.0m High timber fence to
any walls over 1.0m high



Location Map

Height in relation to boundary

Lifestyle Architectural Services recommends all height in relation to boundary within 500mm of the proposed building to be confirmed before construction by the surveyor

All enclosed timber framing to be H1.2 treated
All exposed timber including claddings, trims, bearers and cavity battens to be H3.2 treated
All inground timber to be H5 treated
Unless noted otherwise

Use SG 8 timber unless otherwise stated
Subfloor fixings within 600mm of finished ground level and all exterior fixings to be stainless steel

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Proposed Residence at
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Drainage Plan

Scale: 1:100 @ A1, 1:200 @ A3

Notes

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10	04 Nov 2022	Council RFI
11	17 Nov 2022	Updated Sw design

Pipe Sizes & Gradients

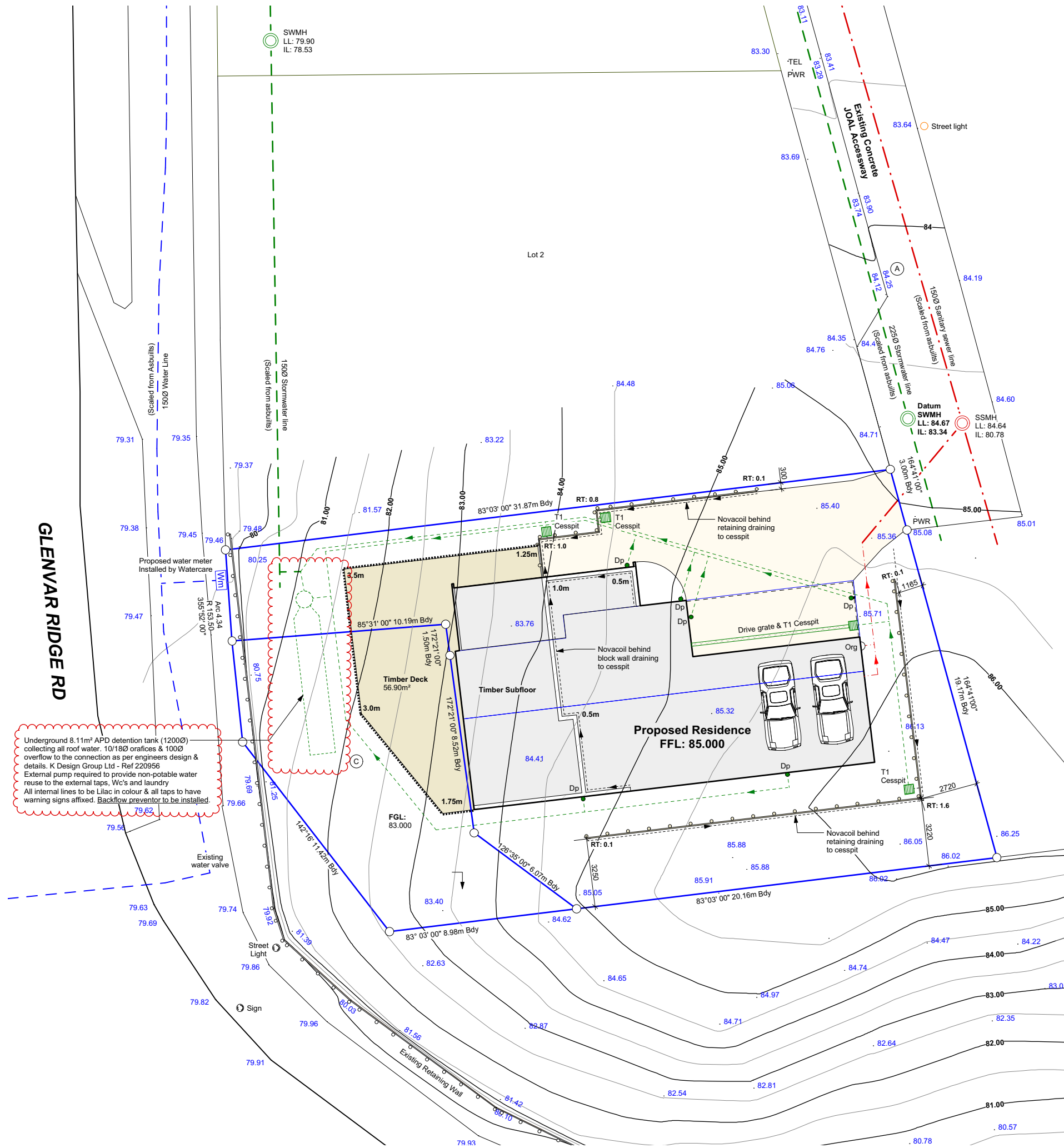
Fixtures or pipes	Min. Size	Min. Grade
Sanitary drainage	100Ø	1:60
Stormwater drainage	100Ø	1:120
Wc's	100Ø	1:60
Showers	40Ø	1:40
Baths	40Ø	1:40
Vanities	40Ø	1:40
Sinks	40Ø	1:40
Laundry tubs	40Ø	1:40
Floor wastes	65Ø	1:40
Pipes into floor wastes	40Ø	1:40
Stacks	100Ø	N/A
Vents	50Ø	N/A
Downpipes	80Ø	N/A
Droppers	80Ø	N/A

All floor wastes must be charged

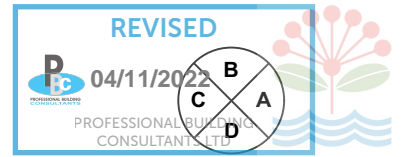
All SS drainage as per AS/NZS 3500.2 (Vented system)

All SW drainage as per E1/AS1

Pipe sizes, gradients and suggested layout to be confirmed by a certifying plumber / drainlayer



Underground 8.11m³ APD detention tank (1200Ø) collecting all roof water. 10/18Ø orifices & 100Ø overflow to the connection as per engineers design & details. K Design Group Ltd - Ref 220956
External pump required to provide non-potable water reuse to the external taps, Wc's and laundry
All internal lines to be Lilac in colour & all taps to have warning signs affixed. Backflow preventor to be installed.



ELEVATION KEY

Wall Framing Sizes - U.N.O

- 2.40m Stud Height - Lower Storey**
Exterior / load bearing walls - 90x45 @ 400crs with 90x45 nogs @ 800crs
Internal non load bearing walls - 90x45 @ 600crs with 90x45 nogs @ 800crs
- 2.40m Stud Height - Upper Storey**
Exterior / load bearing walls - 90x45 @ 600crs with 90x45 nogs @ 800crs
Internal non load bearing walls - 90x45 @ 600crs with 90x45 nogs @ 800crs
- 2.55m Stud Height**
Exterior / load bearing walls - 90x45 @ 400crs with 90x45 nogs @ 800crs
Internal non load bearing walls - 90x45 @ 600crs with 90x45 nogs @ 800crs

- Nogging at maximum 400crs for the vertical shiplap cedar cladding**
- Nogging at maximum 600crs for the vertical Stria cladding**

Minimum Extraction Rates

- As per clause 1.2.5 - G4/AS1
- Kitchen / Laundry - 50 L/S
- Bathrooms - 25 L/S

Pack additional insulation around midfloor drainage & stacks to minimise any noise

Lower Floor (O/A Foundation):	162.00m ²
Upper Floor:	139.60m ²
Total:	301.60m²

Excludes covered areas / decks

- All enclosed timber framing to be H1.2 treated
- All exposed timber including claddings, trims, bearers and cavity battens to be H3.2 treated
- All in-ground timber to be H5 treated
- Unless noted otherwise

- Use SG 8 timber unless otherwise stated
- Subfloor fixings within 600mm of finished ground level and all exterior fixings to be stainless steel

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Lower Floor Plan

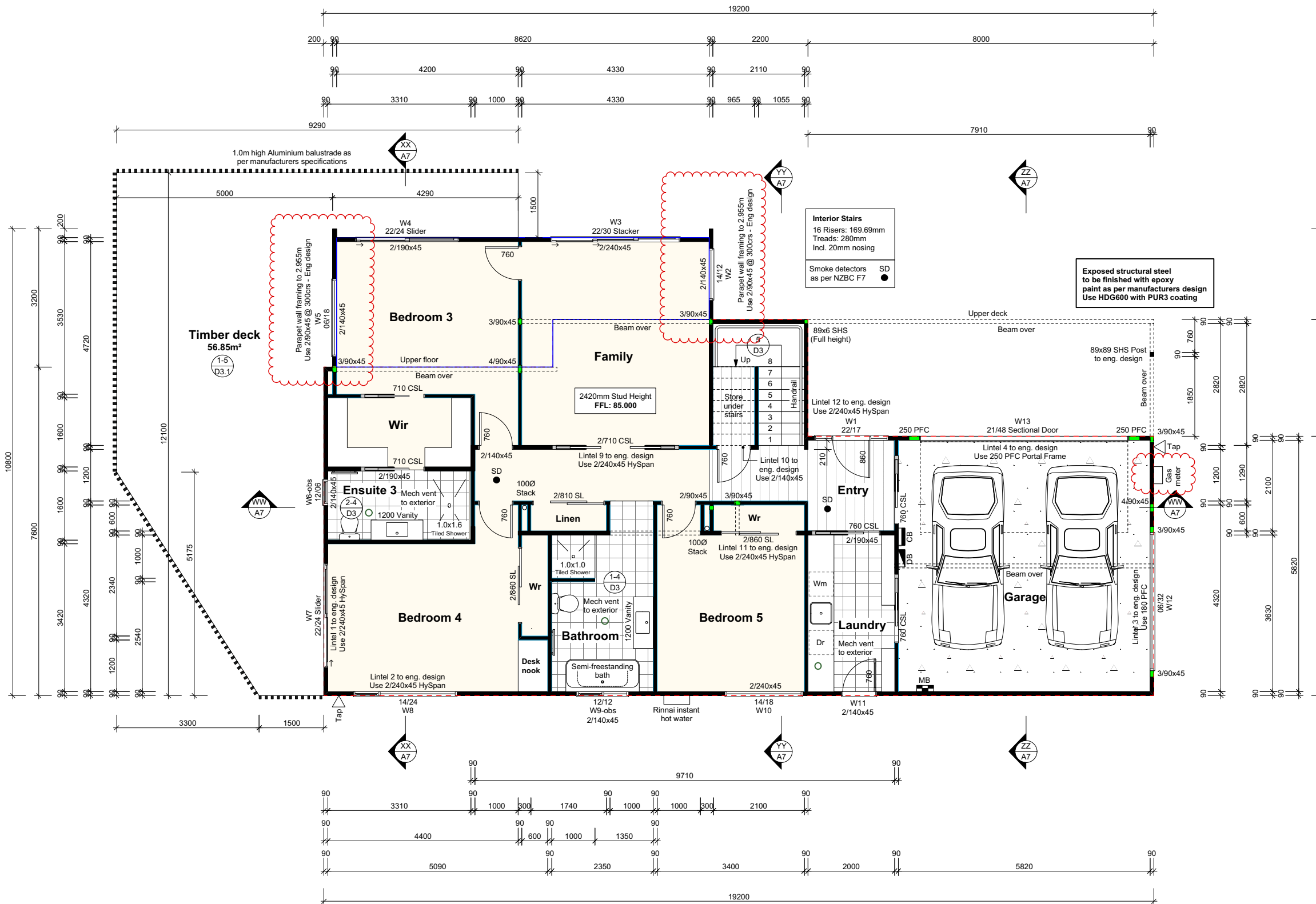
Scale: 1:50 @ A1, 1:100 @ A3

Notes

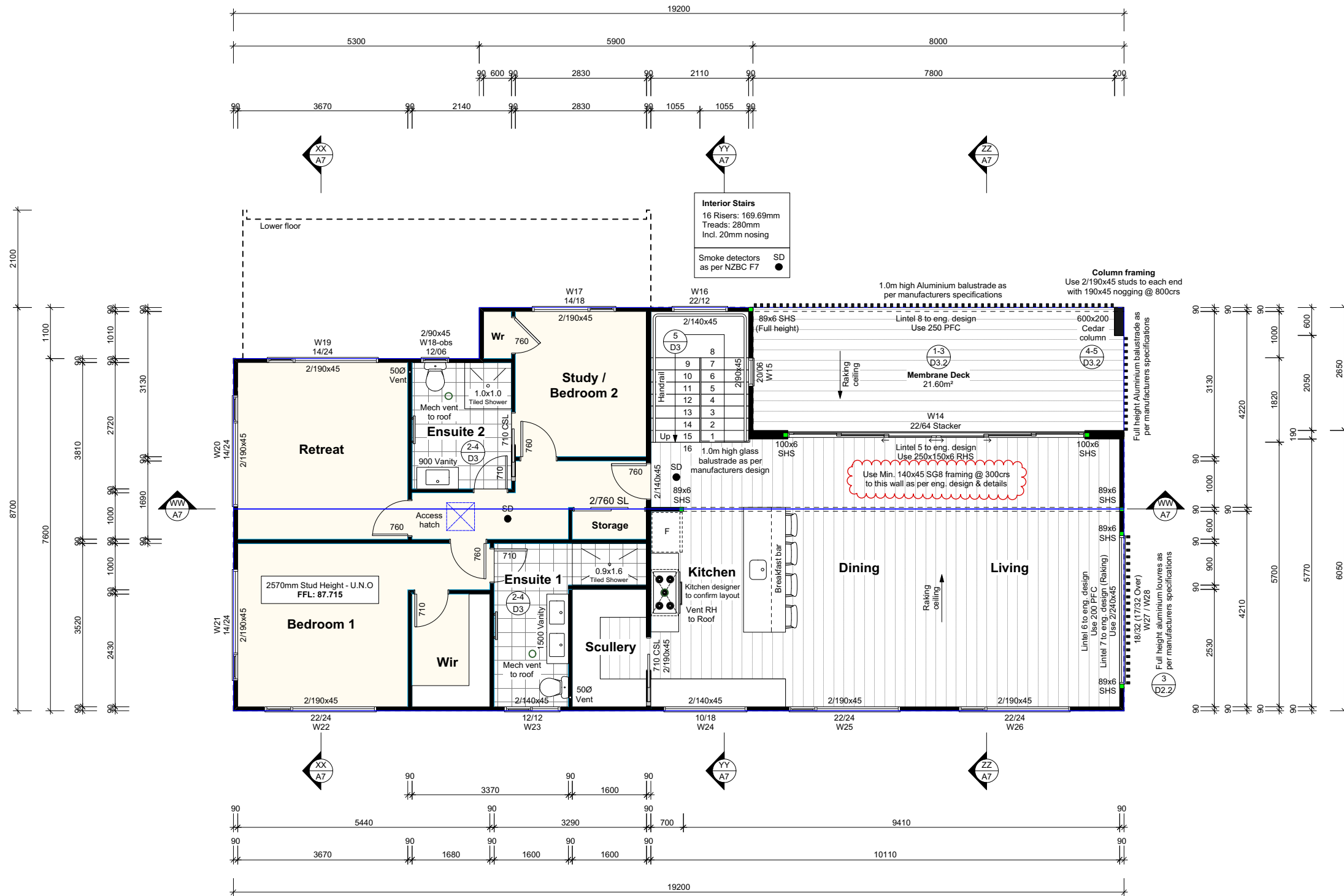
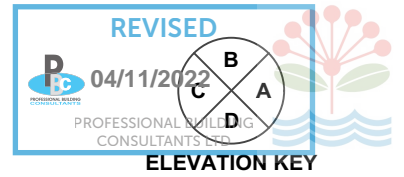
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- (R1) Longrun Roofing - Trusses**
25' Prefinished Longrun roofing (Trapezoidal) on Thermakraft 215 self supporting building paper on 70x45 timber purlins @ 900crs on timber trusses @ 900crs as per manufacturers design
- (R2) Longrun Roofing - Rafters**
25' Prefinished Longrun roofing (Trapezoidal) on Thermakraft 215 self supporting building paper on 70x45 timber purlins @ 900crs on 2/190x45 timber rafters @ 900crs. Use Thermakraft 101 Vapour Shield barrier to internal areas of skillion roof
- Fascia & Spouting**
4.5mm Hardiflex soffit lining on 70x45 timber ceiling battens @ 400crs
- Soffit**
20mm Particle board floor on 240x45 timber joists @ 400crs with 240x45 timber nogs to spans over 2.5m (Use H3.2 treated plywood to wet areas over timber joists @ 400crs as shown and nogs @ 400crs, see midfloor layout)
- (F1) Midfloor**
20mm Particle board floor on 240x45 timber joists @ 400crs with 240x45 timber nogs to spans over 2.5m (Use H3.2 treated plywood to wet areas over timber joists @ 400crs as shown and nogs @ 400crs, see midfloor layout)
- (W1) Exterior Walls - Stria**
Stria cladding system on 20mm JH castellated cavity battens on Watergate Plus breather type building paper on timber framing, refer to table on the floor plan for sizes and spacings of wall framing
- (W2) Exterior Walls - Cedar Shiplap**
Hempac cedar shiplap weatherboard cladding on 20mm Cavibat cavity battens on Watergate Plus breather type building paper on timber framing, refer to table on the floor plan for sizes and spacings of wall framing
- (W3) Internal Walls**
Timber framing, refer to table on the floor plan for sizes and spacings of wall framing
- Interior Linings**
Ceiling - 13mm Gypsum fixed to Rondo steel ceiling battens @ 600crs (Aqualine to wet areas)
Walls - 10mm Gypsum internal linings (Aqualine to wet areas)
- Insulation**
Ceiling - R4.0 Fibreglass batt insulation (Garage excluded but insulate the midfloor above the garage with R4.0 batts)
Walls - R2.6 Fibreglass batt insulation (Garage excluded but insulate all internal walls between the garage and residence)
Subfloor - R2.6 Fibreglass batt insulation
- Waterproofing Membrane**
Tiled wet areas - Wetseal waterproofing membrane
- Joinery**
Powder coated aluminium joinery with double glazing unless noted otherwise on the window schedule
- (F2) Concrete Raft Slab**
Raft slab as per engineers design and details, refer to the design by K Design Group, Ref: 220956, on 0.25mm polythene dpm on substrate as per eng design. 200 Series masonry foundation walls as per engineers design and details (heights as per the plans)
- (F3) Timber Floor**
20mm Particle board flooring on 190x45 timber joists @ 400crs. Bearers, piles, footings and subfloor bracing as per engineers design & details (Use plywood to wet areas over timber joists @ 400crs as shown, see foundation plan for layout)
- Base Sheathing - Deck**
140x20mm Selected hardwood decking on 90x45mm timber framing. Keep 20mm between boards for subfloor ventilation
- Ground clearances from FFL**
Permanently paved ground - 150mm
Unpaved ground - 225mm
Minimum 450mm crawl space from FGL to U/S of floor joists
- (F4) Deck Construction - Membrane**
140x20mm Selected Hardwood decking on ex. 190x45 timber joists in Dec Cradle brackets @ 400crs on Nuraply 3PM membrane installed to manufacturers specifications over 21mm H3.2 T&G plywood. Use timber firings and nogging @ 400crs to create 1:30 falls to outlets over 190x45 timber joists @ 400crs
- (F5) Deck Construction - Timber**
90x35 Griptread timber decking on 190x45 timber joists @ 400crs. Use 2/190x45 bearers on 125x125 senton piles in conc. footings as per engineers design and details
- Handrails**
1.0m High aluminium balustrade as per manufacturers design & details
- Column Structure**
Hempac cedar shiplap weatherboard cladding on 20mm Cavibat cavity battens on Watergate Plus breather type building paper on timber framing, 2/90x45 studs to all corners with 90x45 nogs between studs @ 800crs.



Wall Framing Sizes - U.N.O
2.40m Stud Height - Lower Storey
 Exterior / load bearing walls - 90x45 @ 400crs with 90x45 nogs @ 800crs
 Internal non load bearing walls - 90x45 @ 600crs with 90x45 nogs @ 800crs
2.40m Stud Height - Upper Storey
 Exterior / load bearing walls - 90x45 @ 600crs with 90x45 nogs @ 800crs
 Internal non load bearing walls - 90x45 @ 600crs with 90x45 nogs @ 800crs
2.55m Stud Height
 Exterior / load bearing walls - 90x45 @ 400crs with 90x45 nogs @ 800crs
 Internal non load bearing walls - 90x45 @ 600crs with 90x45 nogs @ 800crs
Notting at maximum 400crs for the vertical shiplap cedar cladding
Notting at maximum 600crs for the vertical Stria cladding

- (R1) Longrun Roofing - Trusses**
25' 3" Prefinished Longrun roofing (Trapezoidal) on Thermakraft 215 self supporting building paper on 70x45 timber purlins @ 900crs on timber trusses @ 900crs as per manufacturers design
- (R2) Longrun Roofing - Rafters**
25' 3" Prefinished Longrun roofing (Trapezoidal) on Thermakraft 215 self supporting building paper on 70x45 timber purlins @ 900crs on 2/190x45 timber rafters @ 900crs. Use Thermakraft 101 Vapour Shield barrier to internal areas of skillion roof
- Fascia & Spouting**
Prefinished metal fascia and spouting system with 800 pvc downpipes
- Soffit**
4.5mm Hardiflex soffit lining on 70x45 timber ceiling battens @ 400crs
- (F1) Midfloor**
20mm Particle board floor on 240x45 timber joists @ 400crs with 240x45 timber nogs to spans over 2.5m (Use H3.2 treated plywood to wet areas over timber joists @ 400crs as shown and nogs @ 400crs, see midfloor layout)
- (W1) Exterior Walls - Stria**
Stria cladding system on 20mm JH castellated cavity battens on Watergate Plus breather type building paper on timber framing, refer to table on the floor plan for sizes and spacings of wall framing
- (W2) Exterior Walls - Cedar Shiplap**
Hempac cedar shiplap weatherboard cladding on 20mm Cavibat cavity battens on Watergate Plus breather type building paper on timber framing, refer to table on the floor plan for sizes and spacings of wall framing
- (W3) Internal Walls**
Timber framing, refer to table on the floor plan for sizes and spacings of wall framing
- Interior Linings**
Ceiling - 13mm Gibboard fixed to Rondo steel ceiling battens @ 600crs (Aqualine to wet areas)
Walls - 10mm Gibboard internal linings (Aqualine to wet areas)
- Insulation**
Ceiling - R4.0 Fibreglass batt insulation (Garage excluded but insulate the midfloor above the garage with R4.0 batts)
Walls - R2.6 Fibreglass batt insulation (Garage excluded but insulate all internal walls between the garage and residence)
Subfloor - R2.6 Fibreglass batt insulation
- Waterproofing Membrane**
Tiled wet areas - Wetseal waterproofing membrane
- Joinery**
Powder coated aluminium joinery with double glazing unless noted otherwise on the window schedule
- (F2) Concrete Raft Slab**
Raft slab as per engineers design and details, refer to the design by K Design Group, Ref: 220956, on 0.25mm polythene dpm on substrate as per eng design. 200 Series masonry foundation walls as per engineers design and details (heights as per the plans)
- (F3) Timber Floor**
20mm Particle board flooring on 190x45 timber joists @ 400crs. Bearers, piles, footings and subfloor bracing as per engineers design & details (Use plywood to wet areas over timber joists @ 400crs as shown, see foundation plan for layout)
- Base Sheathing - Deck**
140x20mm Selected hardwood decking on 90x45mm timber framing. Keep 20mm between boards for subfloor ventilation
- Ground clearances from FFL**
Permanently paved ground - 150mm
Unpaved ground - 225mm
Minimum 450mm crawl space from FGL to U/S of floor joists
- (F4) Deck Construction - Membrane**
140x20mm Selected Hardwood decking on ex. 190x45 timber joists in Dec Cradle brackets @ 400crs on Nuraply 3PM membrane installed to manufacturers specifications over 21mm H3.2 T&G plywood. Use timber firings and nogging @ 400crs to create 1:30 falls to outlets over 190x45 timber joists @ 400crs
- (F5) Deck Construction - Timber**
90x35 Griptread timber decking on 190x45 timber joists @ 400crs. Use 2/190x45 bearers on 125x125 senton piles in conc. footings as per engineers design and details
- Handrails**
1.0m High aluminium balustrade as per manufacturers design & details
- Column Structure**
Hempac cedar shiplap weatherboard cladding on 20mm Cavibat cavity battens on Watergate Plus breather type building paper on timber framing, 2/90x45 studs to all corners with 90x45 nogs between studs @ 800crs.

Minimum Extraction Rates
 As per clause 1.2.5 - G4/AS1
 Kitchen / Laundry - 50 L/S
 Bathrooms - 25 L/S

Pack additional insulation around midfloor drainage & stacks to minimise any noise

Lower Floor (O/A Foundation):	162.00m ²
Upper Floor:	139.60m ²
Total:	301.60m ²

Excludes covered areas / decks

All enclosed timber framing to be H1.2 treated
 All exposed timber including claddings, trims, bearers and cavity battens to be H3.2 treated
 All inground timber to be H5 treated
 Unless noted otherwise

Use SG 8 timber unless otherwise stated
 Subfloor fixings within 600mm of finished ground level and all exterior fixings to be stainless steel

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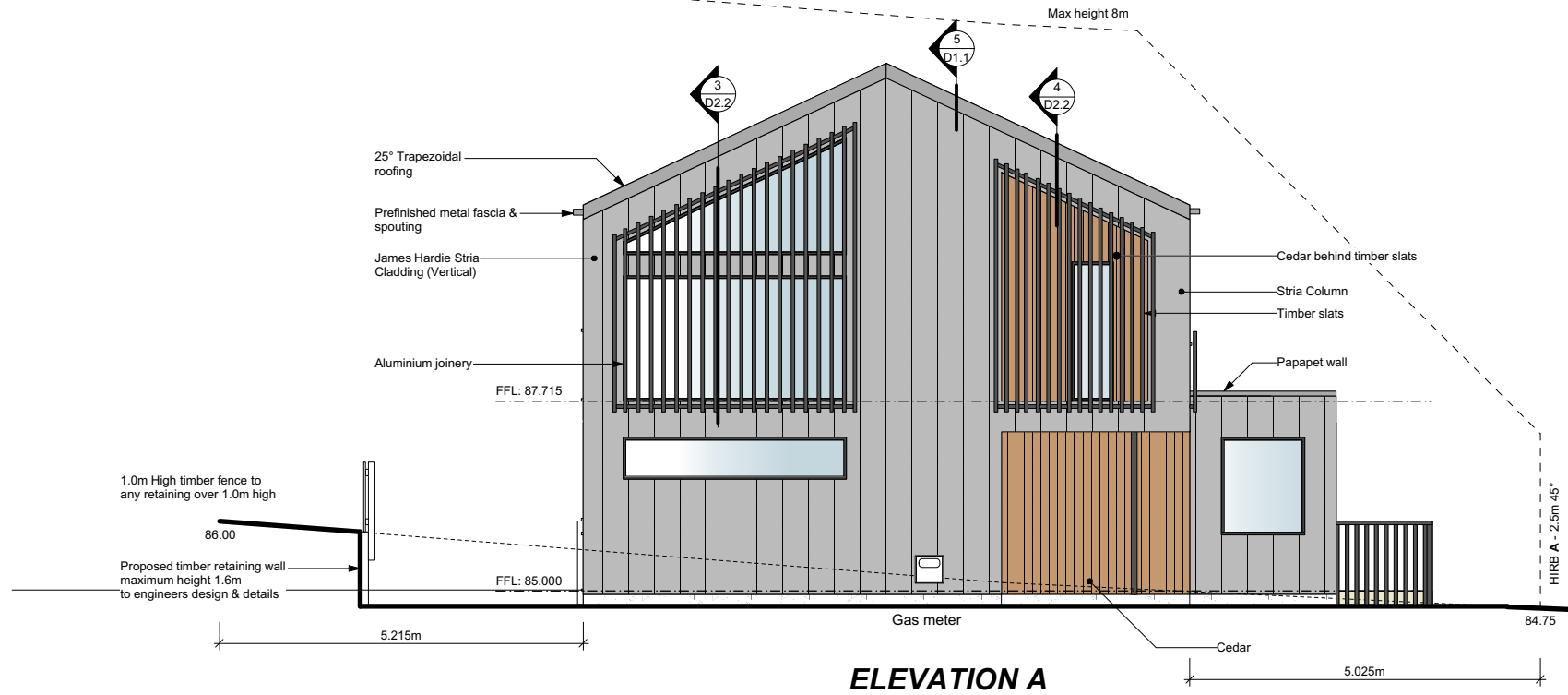


Upper Floor Plan
 Scale: 1:50 @ A1, 1:100 @ A3

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ELEVATION A



ELEVATION B

(R1) Longrun Roofing - Trusses
25 / 3° Prefinished Longrun roofing (Trapezoidal) on Thermakraft 215 self supporting building paper on 70x45 timber purlins @ 900crs on timber trusses @ 900crs as per manufacturers design

(R2) Longrun Roofing - Rafters
25° Prefinished Longrun roofing (Trapezoidal) on Thermakraft 215 self supporting building paper on 70x45 timber purlins @ 900crs on 2/190x45 timber rafters @ 900crs. Use Thermakraft 101 Vapour Shield barrier to internal areas of skillion roof

Fascia & Spouting
Prefinished metal fascia and spouting system with 80Ø pvc downpipes

Soffit
4.5mm Hardiflex soffit lining on 70x45 timber ceiling battens @ 400crs

(F1) Midfloor
20mm Particle board floor on 240x45 timber joists @ 400crs with 240x45 timber noggs to spans over 2.5m (Use H3.2 treated plywood to wet areas over timber joists @ 400crs as shown and noggs @ 400crs, see midfloor layout)

(W1) Exterior Walls - Stria
Stria cladding system on 20mm JH castellated cavity battens on Watergate Plus breather type building paper on timber framing, refer to table on the floor plan for sizes and spacings of wall framing

(W2) Exterior Walls - Cedar Shiplap
Hempac cedar shiplap weatherboard cladding on 20mm Cavibat cavity battens on Watergate Plus breather type building paper on timber framing, refer to table on the floor plan for sizes and spacings of wall framing

(W3) Internal Walls
Timber framing, refer to table on the floor plan for sizes and spacings of wall framing

Interior Linings
Ceiling - 13mm Gibo board fixed to Rondo steel ceiling battens @ 600crs (Aqualine to wet areas)
Walls - 10mm Gibo board internal linings (Aqualine to wet areas)

Insulation
Ceiling - R4.0 Fibreglass batt insulation (Garage excluded but insulate the midfloor above the garage with R4.0 batts)
Walls - R2.6 Fibreglass batt insulation (Garage excluded but insulate all internal walls between the garage and residence)
Subfloor - R2.6 Fibreglass batt insulation

Waterproofing Membrane
Tiled wet areas - Welseal waterproofing membrane

Joinery
Powder coated aluminium joinery with double glazing unless noted otherwise on the window schedule

(F2) Concrete Raft Slab
Raft slab as per engineers design and details, refer to the design by K Design Group, Ref: 220956, on 0.25mm polythene dpm on substrate as per eng design. 200 Series masonry foundation walls as per engineers design and details (heights as per the plans)

(F3) Timber Floor
20mm Particle board flooring on 190x45 timber joists @ 400crs. Bearers, piles, footings and subfloor bracing as per engineers design & details (Use plywood to wet areas over timber joists @ 400crs as shown, see foundation plan for layout)

Base Sheathing - Deck
140x20mm Selected hardwood decking on 90x45mm timber framing. Keep 20mm between boards for subfloor ventilation

Ground clearances from FFL
Permanently paved ground - 150mm
Unpaved ground - 225mm
Minimum 450mm crawl space from FGL to U/S of floor joists

(F4) Deck Construction - Membrane
140x20mm Selected Hardwood decking on ex. 190x45 timber joists in Dec Cradle brackets @ 400crs on Nuraply 3PM membrane installed to manufacturers specifications over 21mm H3.2 T&G plywood. Use timber furings and nogging @ 400crs to create 1:30 falls to outlets over 190x45 timber joists @ 400crs

(F5) Deck Construction - Timber
90x35 Gripread timber decking on 190x45 timber joists @ 400crs. Use 2/190x45 bearers on 125x125 senton piles in conc. footings as per engineers design and details

Handrails
1.0m High aluminium balustrade as per manufacturers design & details

Column Structure
Hempac cedar shiplap weatherboard cladding on 20mm Cavibat cavity battens on Watergate Plus breather type building paper on timber framing, 2/90x45 studs to all corners with 90x45 noggs between studs @ 800crs.

Height in relation to boundary
Lifestyle Architectural Services recommends all height in relation to boundary within 500mm of the proposed building to be confirmed before construction by the surveyor

RISK MATRIX (REFER NZBC / E2) ELEVATIONS

Risk Factor	L	M	H	VH
Wind zone (per NZS 3604)	0	0	1	2
Number of storeys	0	1	2	4
Roof/wall intersection design	0	1	3	5
Eaves width	0	1	2	5
Envelope complexity	0	1	3	6
Deck design	0	2	4	6
Total Risk Score				19

All enclosed timber framing to be H1.2 treated
All exposed timber including claddings, trims, bearers and cavity battens to be H3.2 treated
All inground timber to be H5 treated
Unless noted otherwise

Use SG 8 timber unless otherwise stated
Subfloor fixings within 600mm of finished ground level and all exterior fixings to be stainless steel

Client:
Ploceus Building
Proposed Residence at
Lot 3 - 285 Glenvar Rd
Long Bay, Auckland City

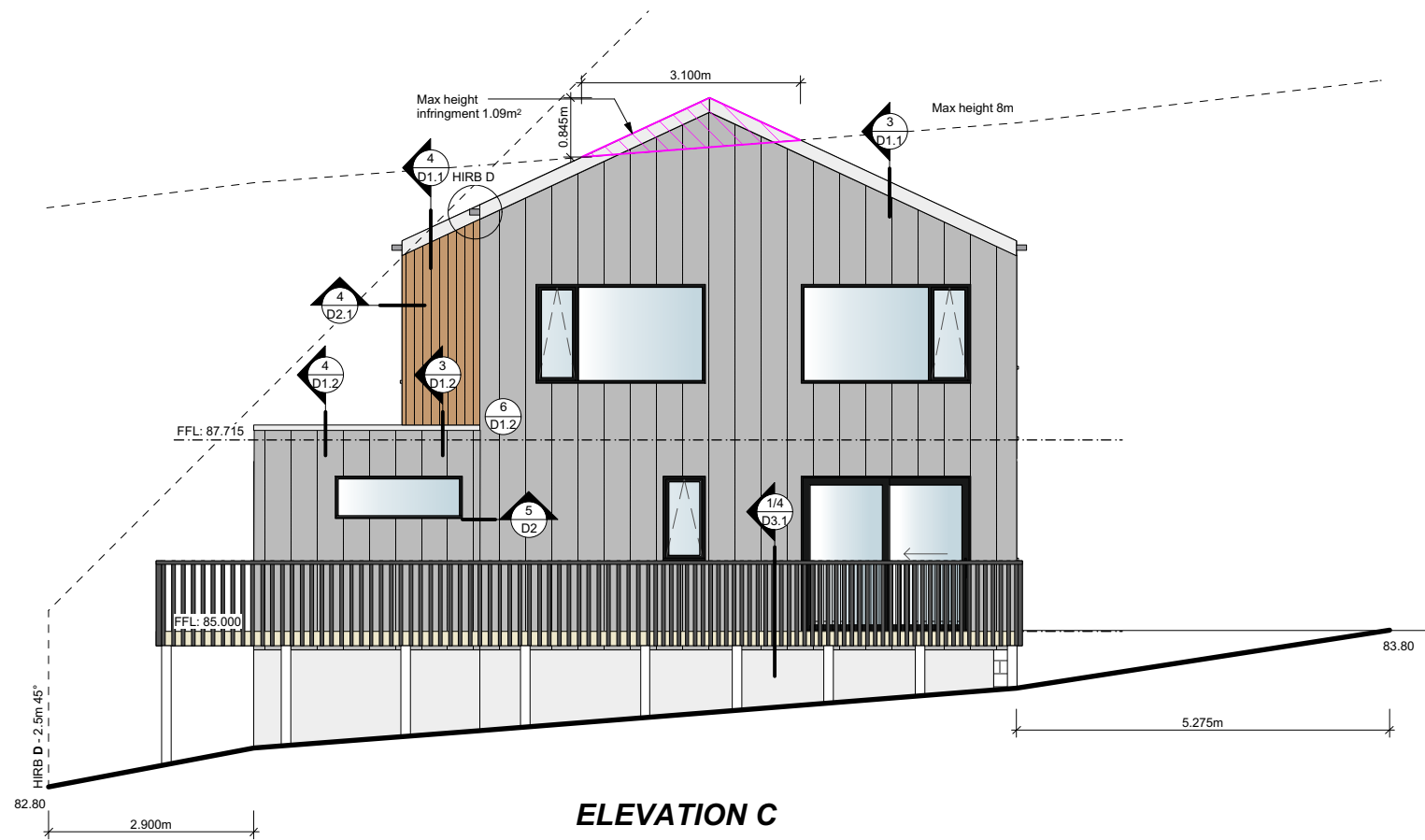
Elevations A&B

Scale: 1:50 @ A1, 1:100 @ A3

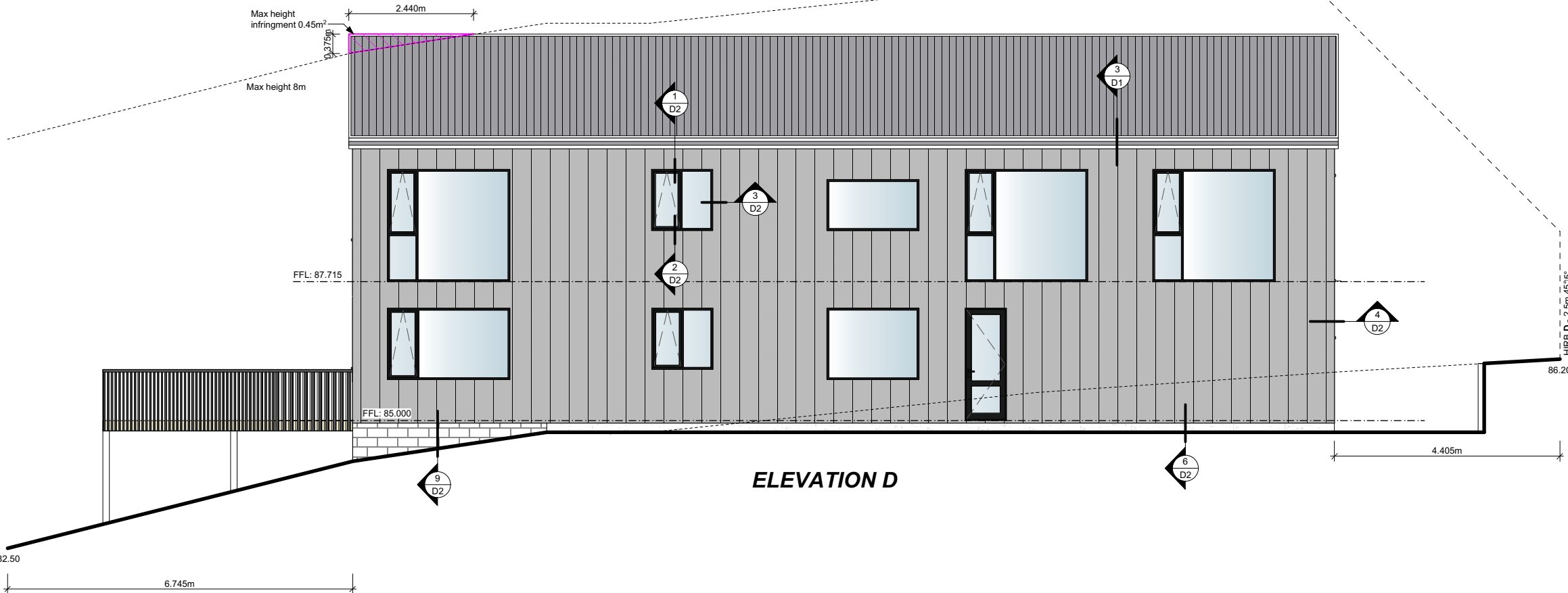
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ELEVATION C



ELEVATION D

- (R1) Longrun Roofing - Trusses**
25 / 3° Prefinished Longrun roofing (Trapezoidal) on Thermakraft 215 self supporting building paper on 70x45 timber purlins @ 900crs on timber trusses @ 900crs as per manufacturers design
- (R2) Longrun Roofing - Rafters**
25° Prefinished Longrun roofing (Trapezoidal) on Thermakraft 215 self supporting building paper on 70x45 timber purlins @ 900crs on 2/190x45 timber rafters @ 900crs. Use Thermakraft 101 Vapour Shield barrier to internal areas of skillion roof
- Fascia & Spouting**
Prefinished metal fascia and spouting system with 80Ø pvc downpipes
- Soffit**
4.5mm Hardiflex soffit lining on 70x45 timber ceiling battens @ 400crs
- (F1) Midfloor**
20mm Particle board floor on 240x45 timber joists @ 400crs with 240x45 timber noggs to spans over 2.5m (Use H3.2 treated plywood to wet areas over timber joists @ 400crs as shown and noggs @ 400crs, see midfloor layout)
- (W1) Exterior Walls - Stria**
Stria cladding system on 20mm JH castellated cavity battens on Watergate Plus breather type building paper on timber framing, refer to table on the floor plan for sizes and spacings of wall framing
- (W2) Exterior Walls - Cedar Shiplap**
Hempac cedar shiplap weatherboard cladding on 20mm Cavibat cavity battens on Watergate Plus breather type building paper on timber framing, refer to table on the floor plan for sizes and spacings of wall framing
- (W3) Internal Walls**
Timber framing, refer to table on the floor plan for sizes and spacings of wall framing
- Interior Linings**
Ceiling - 13mm Glibboard fixed to Rondo steel ceiling battens @ 600crs (Aqualine to wet areas)
Walls - 10mm Glibboard internal linings (Aqualine to wet areas)
- Insulation**
Ceiling - R4.0 Fibreglass batt insulation (Garage excluded but insulate the midfloor above the garage with R4.0 batts)
Walls - R2.6 Fibreglass batt insulation (Garage excluded but insulate all internal walls between the garage and residence)
Subfloor - R2.6 Fibreglass batt insulation
- Waterproofing Membrane**
Tiled wet areas - Welseal waterproofing membrane
- Joinery**
Powder coated aluminium joinery with double glazing unless noted otherwise on the window schedule
- (F2) Concrete Raft Slab**
Raft slab as per engineers design and details, refer to the design by K Design Group, Ref: 220956, on 0.25mm polythene dpm on substrate as per eng design. 200 Series masonry foundation walls as per engineers design and details (heights as per the plans)
- (F3) Timber Floor**
20mm Particle board flooring on 190x45 timber joists @ 400crs. Bearers, piles, footings and subfloor bracing as per engineers design & details (Use plywood to wet areas over timber joists @ 400crs as shown, see foundation plan for layout)
- Base Sheathing - Deck**
140x20mm Selected hardwood decking on 90x45mm timber framing. Keep 20mm between boards for subfloor ventilation
- Ground clearances from FFL**
Permanently paved ground - 150mm
Unpaved ground - 225mm
Minimum 450mm crawl space from FGL to U/S of floor joists
- (F4) Deck Construction - Membrane**
140x20mm Selected Hardwood decking on ex. 190x45 timber joists in Dec Cradle brackets @ 400crs on Nuragly 3PM membrane installed to manufacturers specifications over 21mm H3.2 T&G plywood. Use timber furings and nogging @ 400crs to create 1:30 falls to outlets over 190x45 timber joists @ 400crs
- (F5) Deck Construction - Timber**
90x35 Gripread timber decking on 190x45 timber joists @ 400crs. Use 2/190x45 bearers on 125x125 senton piles in conc. footings as per engineers design and details
- Handrails**
1.0m High aluminium balustrade as per manufacturers design & details
- Column Structure**
Hempac cedar shiplap weatherboard cladding on 20mm Cavibat cavity battens on Watergate Plus breather type building paper on timber framing, 2/90x45 studs to all corners with 90x45 noggs between studs @ 800crs.

Height in relation to boundary
Lifestyle Architectural Services recommends all height in relation to boundary within 500mm of the proposed building to be confirmed before construction by the surveyor

RISK MATRIX (REFER NZBC / E2) ELEVATIONS				
Risk Factor	L	M	H	VH
Wind zone (per NZS 3604)	0	0	1	2
Number of storeys	0	1	2	4
Roof/wall intersection design	0	1	3	5
Eaves width	0	1	2	5
Envelope complexity	0	1	3	6
Deck design	0	2	4	6
Total Risk Score				19

All enclosed timber framing to be H1.2 treated
All exposed timber including claddings, trims, bearers and cavity battens to be H3.2 treated
All inground timber to be H5 treated
Unless noted otherwise

Use SG 8 timber unless otherwise stated
Subfloor fixings within 600mm of finished ground level and all exterior fixings to be stainless steel

Client:
Ploceus Building
Proposed Residence at
Lot 3 - 285 Glenvar Rd
Long Bay, Auckland City

Elevations C&D

Scale: 1:50 @ A1, 1:100 @ A3

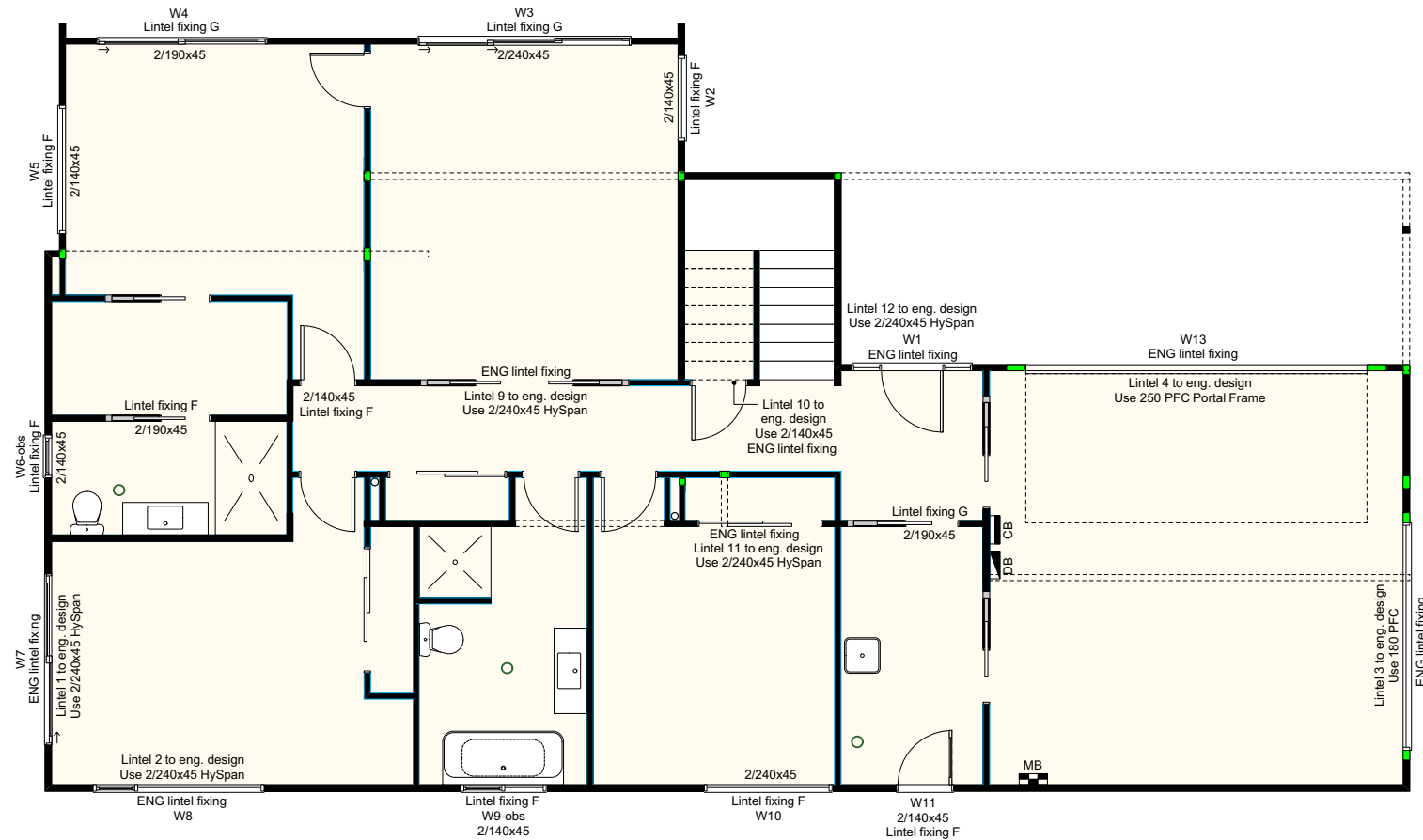
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02/12/2022

WALL FIXINGS SCHEDULE	
• Top plate to studs	Refer to Sheet F3 - (Stud to top plate fixing schedule) for detail
• Lintels to studs	Refer to Sheet F3 (Lintel fixing schedule) for detail
• Holddown Details	Refer to Sheet F1 for panel hold down details
• Brace Types	Refer to Sheet F2 for brace type details
• Bottom plate to studs	External walls 3/90x3.75 nails at stud centres Braced walls 3/90x3.75 nails at stud centres and appropriate bracing fixing Internal walls 3/90x3.75 nails at stud centres
• Bottom Plate Fixings - Concrete	Use M12 bolts & 50x50x3 washers at maximum 0.9m crs for load bearing walls. (Refer to additional holddown details on the sheet noted above)
• Bottom Plate Fixings - Timber	Use 3/90x3.15mm nails @ 600crs for external & internal load bearing walls, 1/90x3.15mm nail @ 600crs for internal non load bearing walls. (Refer to holddown details on the sheet noted above)



Wall bracing as per engineers design
K Design Group - Ref 220956

- Ply bracing to be recessed into frame as necessary
- All loadbearing walls under midfloor - top plate fixing A
All other loadbearing walls - top plate fixing B
- Wall bracing calculated for VERY HIGH WIND ZONE EARTHQUAKE 1**
- All enclosed timber framing to be H1.2 treated
All exposed timber including claddings, trims, bearers and cavity battens to be H3.2 treated
All inground timber to be H5 treated
Unless noted otherwise
- Use SG 8 timber unless otherwise stated
Subfloor fixings within 600mm of finished ground level and all exterior fixings to be stainless steel

Client:
Ploceus Building
Proposed Residence at
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Lower Bracing & Wall Fixing Plan

Scale: 1:50 @ A1, 1:100 @ A3

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WALL FIXINGS SCHEDULE	
• Top plate to studs	Refer to Sheet F3 - (Stud to top plate fixing schedule) for detail
• Lintels to studs	Refer to Sheet F3 (Lintel fixing schedule) for detail
• Holddown Details	Refer to Sheet F1 for panel hold down details
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• Bottom Plate Fixings - Concrete	Use M12 bolts & 50x50x3 washers at maximum 0.9m crs for load bearing walls. (Refer to additional holddown details on the sheet noted above)
• Bottom Plate Fixings - Timber	Use 3/ 90x3.15mm nails @ 600crs for external & internal load bearing walls, 1/90x3.15mm nail @ 600crs for internal non load bearing walls. (Refer to holddown details on the sheet noted above)

Ply bracing to be recessed into frame as necessary

All loadbearing walls under midfloor - top plate fixing A
All other loadbearing walls - top plate fixing B

Wall bracing calculated for
**VERY HIGH WIND ZONE
EARTHQUAKE 1**

All enclosed timber framing to be H1.2 treated
All exposed timber including claddings, trims, bearers
and cavity battens to be H3.2 treated
All inground timber to be H5 treated
Unless noted otherwise

Use SG 8 timber unless otherwise stated
Subfloor fixings within 600mm of finished ground
level and all exterior fixings to be stainless steel

Client:
Ploceus Building
Proposed Residence at
Lot 3 - 285 Glenvar Rd
Long Bay, Auckland City



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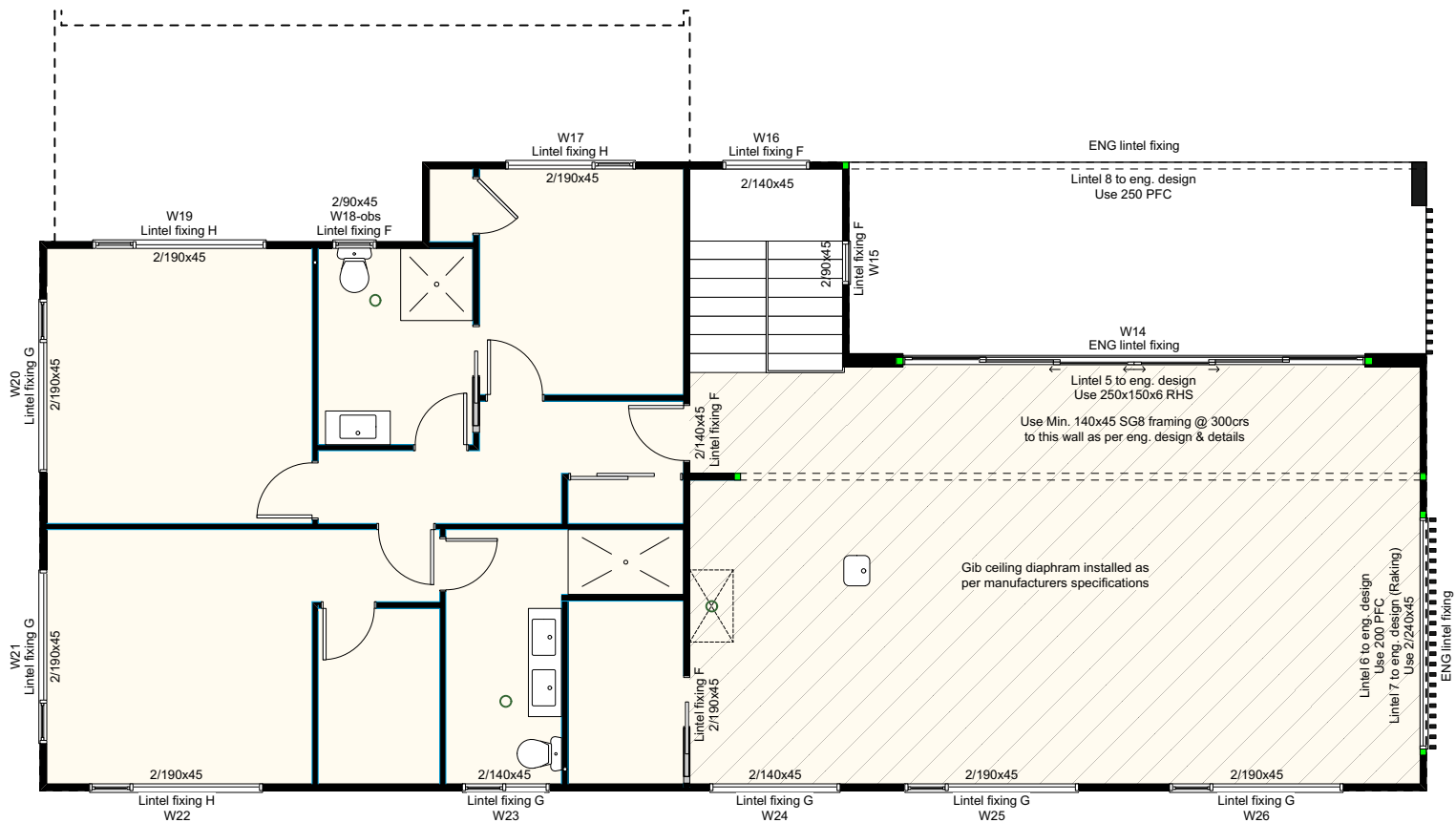
Upper Bracing & Wall Fixing Plan

Scale: 1:50 @ A1, 1:100 @ A3

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Wall bracing as per engineers design
K Design Group - Ref 220956

Foundation Bracing calculated for VERY HIGH WIND ZONE
04/11/2022

WET AREAS

Use H3.2 treated 21mm plywood to floors on joists @ 400crs & nogs @ 400crs. All tiled wet areas to have Waterproofing Membrane under tiles and 75mm wall upstand.

PROFESSIONAL BUILDING CONTROL (as per engineers design (avoid tiled areas))

Refer to geotechnical report by Tetra Tech Coffey Ref 773-AKLG280681AE
All levels to be confirmed on site
Position & FFL of proposed residence to be set out by a registered surveyor

Pipe Sizes & Gradients

Fixtures or pipes	Min. Size	Min. Grade
Sanitary drainage	100Ø	1:60
Stormwater drainage	100Ø	1:120
Wc's	100Ø	1:60
Showers	40Ø	1:40
Baths	40Ø	1:40
Vanities	40Ø	1:40
Sinks	40Ø	1:40
Laundry tubs	40Ø	1:40
Floor wastes	65Ø	1:40
Pipes into floor wastes	40Ø	1:40
Stacks	100Ø	N/A
Vents	50Ø	N/A
Downpipes	80Ø	N/A
Droppers	80Ø	N/A

(R1) Longrun Roofing - Trusses
25 / 3° Prefinished Longrun roofing (Trapezoidal) on Thermakraft 215 self supporting building paper on 70x45 timber purlins @ 900crs on timber trusses @ 900crs as per manufacturers design

(R2) Longrun Roofing - Rafter
25° Prefinished Longrun roofing (Trapezoidal) on Thermakraft 215 self supporting building paper on 70x45 timber purlins @ 900crs on 2/190x45 timber rafters @ 900crs. Use Thermakraft 101 Vapour Shield barrier to internal areas of skillion roof

Fascia & Spouting
Prefinished metal fascia and spouting system with 80Ø pvc downpipes

Soffit
4.5mm Hardiflex soffit lining on 70x45 timber ceiling battens @ 400crs

(F1) Midfloor
20mm Particle board floor on 240x45 timber joists @ 400crs with 240x45 timber noggs to spans over 2.5m (Use H3.2 treated plywood to wet areas over timber joists @ 400crs as shown and nogs @ 400crs, see midfloor layout)

(W1) Exterior Walls - Stria
Stria cladding system on 20mm JH castellated cavity battens on Watergate Plus breather type building paper on timber framing, refer to table on the floor plan for sizes and spacings of wall framing

(W2) Exterior Walls - Cedar Shiplap
Hempac cedar shiplap weatherboard cladding on 20mm Cavibat cavity battens on Watergate Plus breather type building paper on timber framing, refer to table on the floor plan for sizes and spacings of wall framing

(W3) Internal Walls
Timber framing, refer to table on the floor plan for sizes and spacings of wall framing

Interior Linings
Ceiling - 13mm GIBBOARD fixed to Rondo steel ceiling battens @ 600crs (Aqualine to wet areas)
Walls - 10mm GIBBOARD internal linings (Aqualine to wet areas)

Insulation
Ceiling - R4.0 Fibreglass batt insulation (Garage excluded but insulate the midfloor above the garage with R4.0 batts)
Walls - R2.6 Fibreglass batt insulation (Garage excluded but insulate all internal walls between the garage and residence)
Subfloor - R2.6 Fibreglass batt insulation

Waterproofing Membrane
Tiled wet areas - Wetseal waterproofing membrane

Joinery
Powder coated aluminium joinery with double glazing unless noted otherwise on the window schedule

(F2) Concrete Raft Slab
Raft slab as per engineers design and details, refer to the design by K Design Group, Ref: 220956, on 0.25mm polythene dpm on substrate as per eng design. 200 Series masonry foundation walls as per engineers design and details (heights as per the plans)

(F3) Timber Floor
20mm Particle board flooring on 190x45 timber joists @ 400crs. Bearers, piles, footings and subfloor bracing as per engineers design & details (Use plywood to wet areas over timber joists @ 400crs as shown, see foundation plan for layout)

Base Sheathing - Deck
140x20mm Selected hardwood decking on 90x45mm timber framing. Keep 20mm between boards for subfloor ventilation

Ground clearances from FFL
Permanently paved ground - 150mm
Unpaved ground - 225mm
Minimum 450mm crawl space from FGL to U/S of floor joists

(F4) Deck Construction - Membrane
140x20mm Selected Hardwood decking on ex. 190x45 timber joists in Dec Cradle brackets @ 400crs on Nuraply 3PM membrane installed to manufacturers specifications over 21mm H3.2 T&G plywood. Use timber furings and nogging @ 400crs to create 1:30 falls to outlets over 190x45 timber joists @ 400crs

(F5) Deck Construction - Timber
90x35 Gritread timber decking on 190x45 timber joists @ 400crs. Use 2/190x45 bearers on 125x125 senton piles in conc. footings as per engineers design and details

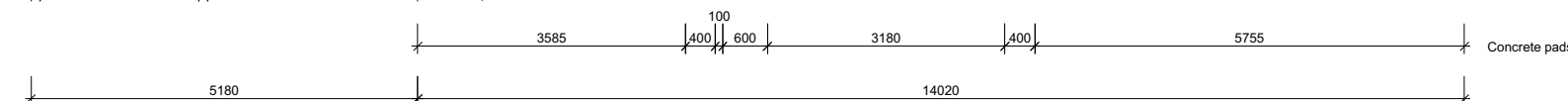
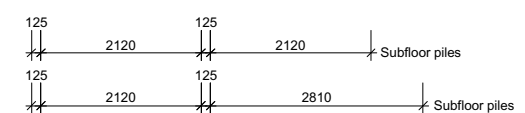
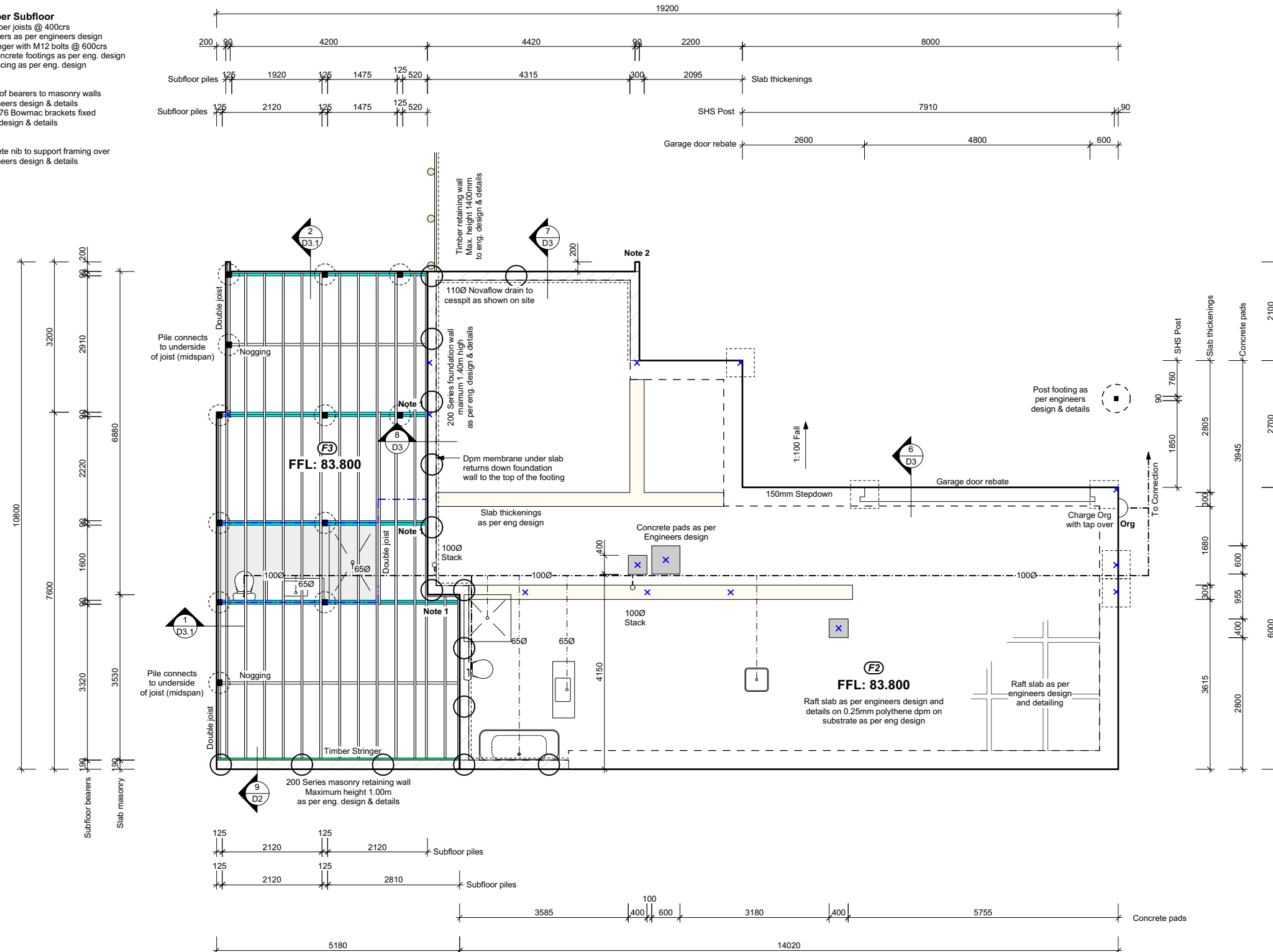
Handrails
1.0m High aluminium balustrade as per manufacturers design & details

Column Structure
Hempac cedar shiplap weatherboard cladding on 20mm Cavibat cavity battens on Watergate Plus breather type building paper on timber framing, 2/90x45 studs to all corners with 90x45 noggs between studs @ 800crs.

(F3) Timber Subfloor
190x45 Timber joists @ 400crs
Timber bearers as per engineers design
190x45 Stringer with M12 bolts @ 600crs
Piles and concrete footings as per eng. design
Subfloor bracing as per eng. design

Note 1
Connection of bearers to masonry walls as per engineers design & details
Use 2x BS176 Bowmac brackets fixed as per eng. design & details

Note 2
Form concrete nib to support framing over as per engineers design & details



Fixing Details - Refer to Pg F2

Pile to bearer fixing
ORDINARY PILE: Use 2 wire dogs & 2 skew nails
BRACED OR ANCHOR PILE: Use 12kN Lumberlok fixing pack (includes additional joist / bearer fixings)

Joist to bearer fixing
Use 3 skew nails

Nogs to timber floor
Nog over internal bearer lines @ 1800crs max

All enclosed timber framing to be H1.2 treated
All exposed timber including claddings, trims, bearers and cavity battens to be H3.2 treated
All inground timber to be H5 treated
Unless noted otherwise

Use SG 8 timber unless otherwise stated
Subfloor fixings within 600mm of finished ground level and all exterior fixings to be stainless steel

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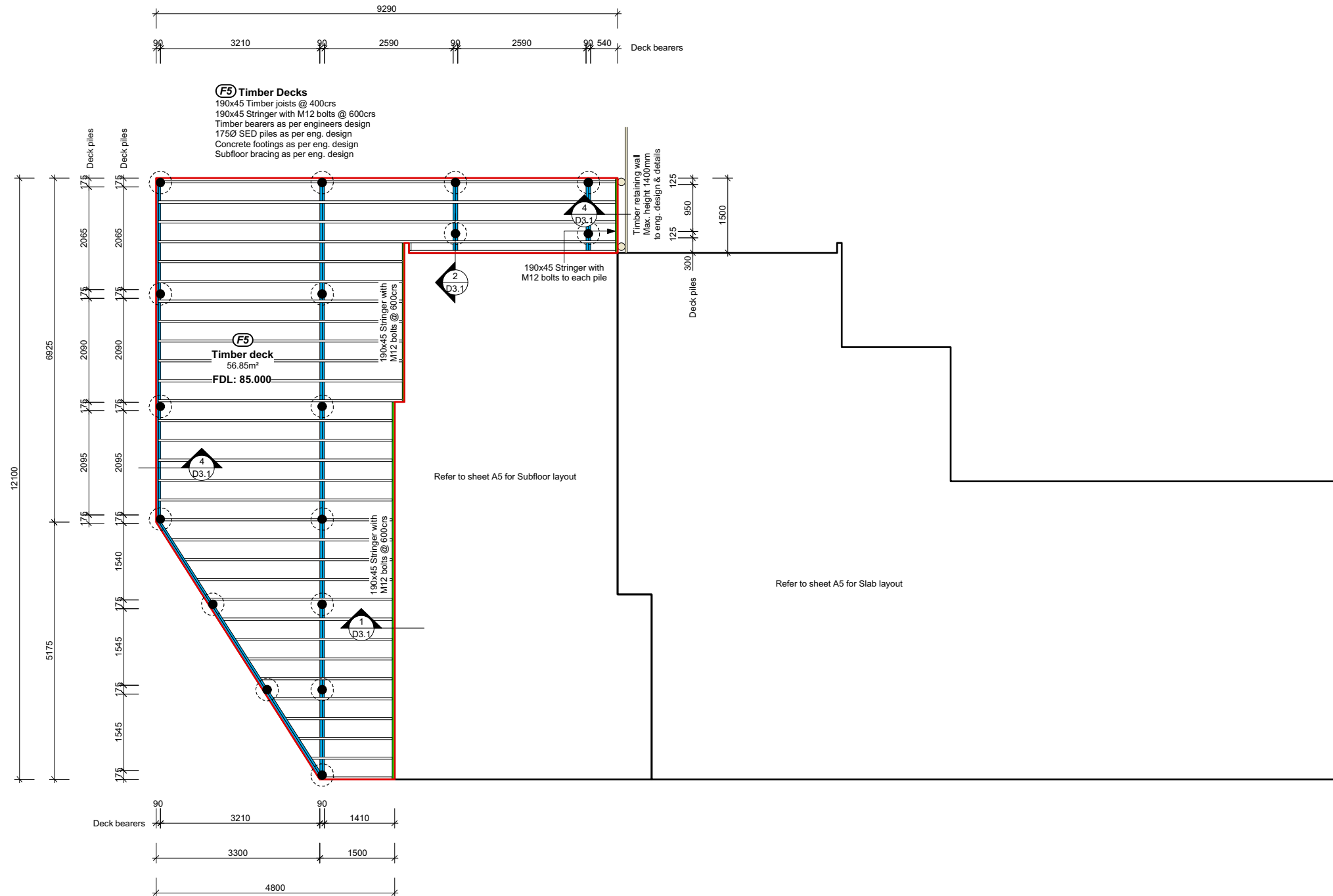
Foundation Plan

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(F5) Timber Decks
 190x45 Timber joists @ 400crs
 190x45 Stringer with M12 bolts @ 600crs
 Timber bearers as per engineers design
 1750 SED piles as per eng. design
 Concrete footings as per eng. design
 Subfloor bracing as per eng. design

- (R1) Longrun Roofing - Trusses**
 25 / 3° Prefinished Longrun roofing (Trapezoidal) on Thermakraft 215 self supporting building paper on 70x45 timber purlins @ 900crs on timber trusses @ 900crs as per manufacturers design
- (R2) Longrun Roofing - Rafters**
 25° Prefinished Longrun roofing (Trapezoidal) on Thermakraft 215 self supporting building paper on 70x45 timber purlins @ 900crs on 2/190x45 timber rafters @ 900crs. Use Thermakraft 101 Vapour Shield barrier to internal areas of skillion roof
- Fascia & Spouting**
 Prefinished metal fascia and spouting system with 80Ø pvc downpipes
- Soffit**
 4.5mm Hardiflex soffit lining on 70x45 timber ceiling battens @ 400crs
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 20mm Particle board floor on 240x45 timber joists @ 400crs with 240x45 timber noggs to spans over 2.5m (Use H3.2 treated plywood to wet areas over timber joists @ 400crs as shown and noggs @ 400crs, see midfloor layout)
- (W1) Exterior Walls - Stria**
 Stria cladding system on 20mm JH castellated cavity battens on Watergate Plus breather type building paper on timber framing, refer to table on the floor plan for sizes and spacings of wall framing
- (W2) Exterior Walls - Cedar Shiplap**
 Herculac cedar shiplap weatherboard cladding on 20mm Cavibat cavity battens on Watergate Plus breather type building paper on timber framing, refer to table on the floor plan for sizes and spacings of wall framing
- (W3) Internal Walls**
 Timber framing, refer to table on the floor plan for sizes and spacings of wall framing
- Interior Linings**
 Ceiling - 13mm Giboard fixed to Rondo steel ceiling battens @ 600crs (Aqualine to wet areas)
 Walls - 10mm Giboard internal linings (Aqualine to wet areas)
- Insulation**
 Ceiling - R4.0 Fibreglass batt insulation (Garage excluded but insulate the midfloor above the garage with R4.0 batts)
 Walls - R2.6 Fibreglass batt insulation (Garage excluded but insulate all internal walls between the garage and residence)
 Subfloor - R2.6 Fibreglass batt insulation
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 Tiled wet areas - Wetseal waterproofing membrane
- Joinery**
 Powder coated aluminium joinery with double glazing unless noted otherwise on the window schedule
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 Raft slab as per engineers design and details, refer to the design by K Design Group, Ref: 220956, on 0.25mm polythene dpm on substrate as per eng design. 200 Series masonry foundation walls as per engineers design and details (heights as per the plans)
- (F3) Timber Floor**
 20mm Particle board flooring on 190x45 timber joists @ 400crs. Bearers, piles, footings and subfloor bracing as per engineers design & details (Use plywood to wet areas over timber joists @ 400crs as shown, see foundation plan for layout)
- Base Sheathing - Deck**
 140x20mm Selected hardwood decking on 90x45mm timber framing. Keep 20mm between boards for subfloor ventilation
- Ground clearances from FFL**
 Permanently paved ground - 150mm
 Unpaved ground - 225mm
 Minimum 450mm crawl space from FGL to U/S of floor joists
- (F4) Deck Construction - Membrane**
 140x20mm Selected Hardwood decking on ex. 190x45 timber joists in Dec Cradle brackets @ 400crs on Nuraply 3PM membrane installed to manufacturers specifications over 21mm H3.2 T&G plywood. Use timber furings and nogging @ 400crs to create 1:30 falls to outlets over 190x45 timber joists @ 400crs
- (F5) Deck Construction - Timber**
 90x35 Gripread timber decking on 190x45 timber joists @ 400crs. Use 2/190x45 bearers on 125x125 senton piles in conc. footings as per engineers design and details
- Handrails**
 1.0m High aluminium balustrade as per manufacturers design & details
- Column Structure**
 Herculac cedar shiplap weatherboard cladding on 20mm Cavibat cavity battens on Watergate Plus breather type building paper on timber framing, 2/90x45 studs to all corners with 90x45 noggs between studs @ 800crs.

Refer to geotechnical report by Tetra Tech Coffey Ref 773-AKLGE280681AE
 All levels to be confirmed on site
 Position & FFL of proposed residence to be set out by a registered surveyor

Foundation bracing calculated for VERY HIGH WIND ZONE EARTHQUAKE 1

Fixing Details - Refer to Pg F2
Pile to bearer fixing
 ORDINARY PILE: Use 2 wire dogs & 2 skew nails
 BRACED OR ANCHOR PILE: Use 12kN Lumberlok fixing pack (includes additional joist / bearer fixings)
Joist to bearer fixing
 Use 3 skew nails

Noggs to timber floor
 Nog over internal bearer lines @ 1800crs max

All enclosed timber framing to be H1.2 treated
 All exposed timber including claddings, trims, bearers and cavity battens to be H3.2 treated
 All inground timber to be H5 treated
 Unless noted otherwise

Use SG 8 timber unless otherwise stated
 Subfloor fixings within 600mm of finished ground level and all exterior fixings to be stainless steel

Client:
Ploceus Building
Proposed Residence at Lot 3 - 285 Glenvar Rd Long Bay, Auckland City



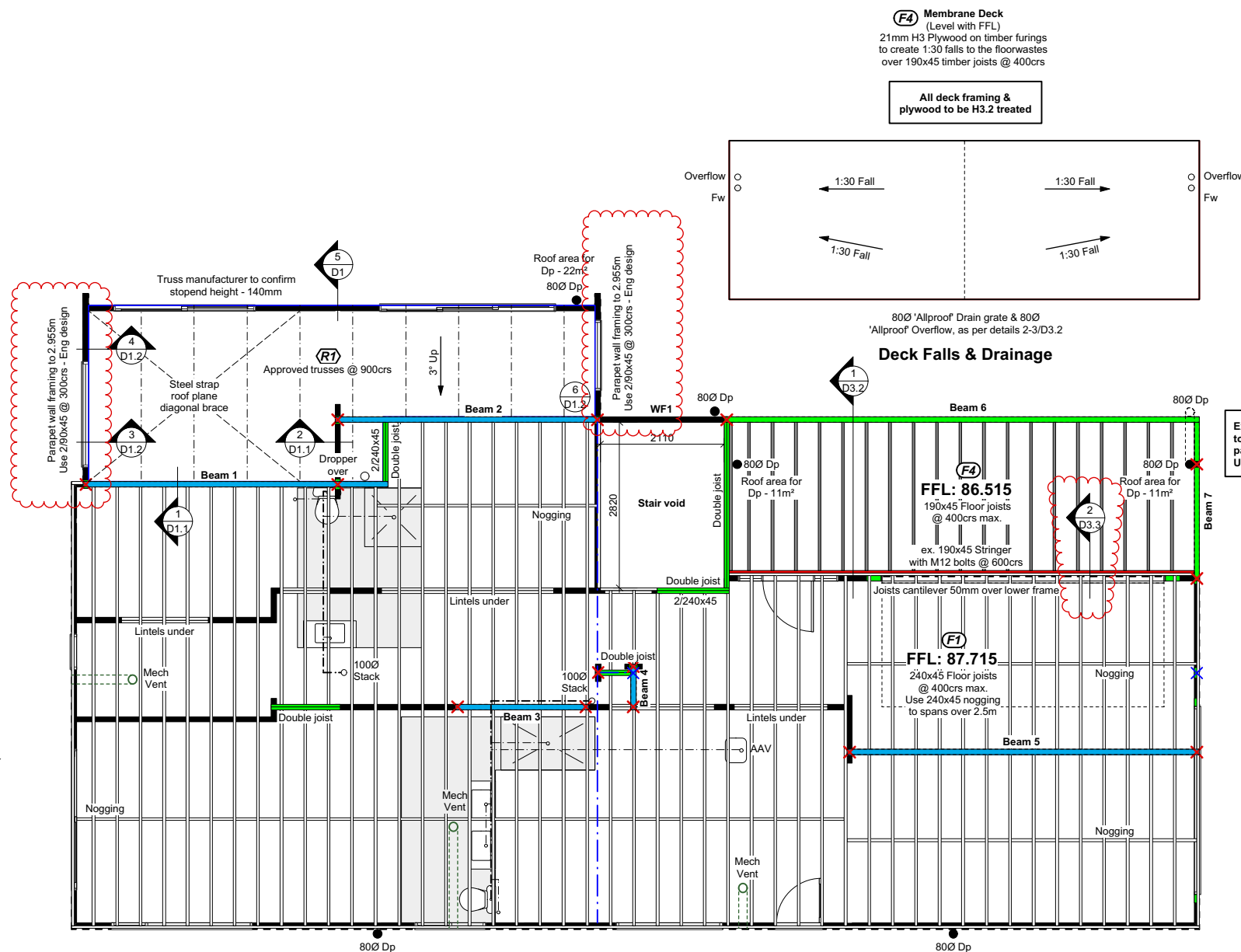
Deck Layout

Scale: 1:50 @ A1, 1:100 @ A3

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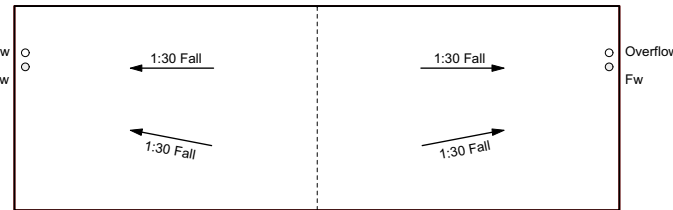
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(F4) Membrane Deck
(Level with FFL)
21mm H3 Plywood on timber furlings to create 1:30 falls to the floorwastes over 190x45 timber joists @ 400crs

All deck framing & plywood to be H3.2 treated



800 'Allproof' Drain grate & 800 'Allproof' Overflow, as per details 2-3/D3.2

Deck Falls & Drainage

Exposed structural steel to be finished with epoxy paint as per manufacturers design Use HDG600 with PUR3 coating

Engineers Design

- Beam 1** to eng. design Use 230 PFC with a cantilever
- Beam 2** to eng. design Use 200 PFC
- Beam 3** to eng. design Use 2/240x45 (Eng. to allow for 1100 pipe through the beam)
- Beam 4** to eng. design Use 230 PFC
- Beam 5** to eng. design Use 250 PFC
- Beam 6** to eng. design Use 300 PFC - 6mm Precamber
- Beam 7** to eng. design Use 300 PFC with a cantilever
- Wall Framing 1** to eng. design Use 240x90 HyOne wind beam WB1 at midfloor height

(R1) Longrun Roofing - Trusses
25 / 3° Prefinished Longrun roofing (Trapezoidal) on Thermakraft 215 self supporting building paper on 70x45 timber purlins @ 900crs on timber trusses @ 900crs as per manufacturers design

(R2) Longrun Roofing - Rafters
25° Prefinished Longrun roofing (Trapezoidal) on Thermakraft 215 self supporting building paper on 70x45 timber purlins @ 900crs on 2/190x45 timber rafters @ 900crs. Use Thermakraft 101 Vapour Shield barrier to internal areas of skillion roof

Fascia & Spouting
Prefinished metal fascia and spouting system with 800 pvc downpipes

Soffit
4.5mm Hardiflex soffit lining on 70x45 timber ceiling battens @ 400crs

(F1) Midfloor
20mm Particle board floor on 240x45 timber joists @ 400crs with 240x45 timber noggs to spans over 2.5m (Use H3.2 treated plywood to wet areas over timber joists @ 400crs as shown and noggs @ 400crs, see midfloor layout)

(W1) Exterior Walls - Stria
Stria cladding system on 20mm JH castellated cavity battens on Watergate Plus breather type building paper on timber framing, refer to table on the floor plan for sizes and spacings of wall framing

(W2) Exterior Walls - Cedar Shiplap
Hempac cedar shiplap weatherboard cladding on 20mm Cavibat cavity battens on Watergate Plus breather type building paper on timber framing, refer to table on the floor plan for sizes and spacings of wall framing

(W3) Internal Walls
Timber framing, refer to table on the floor plan for sizes and spacings of wall framing

Interior Linings
Ceiling - 13mm GIBBOARD fixed to Rondo steel ceiling battens @ 600crs (Aqualine to wet areas)
Walls - 10mm GIBBOARD internal linings (Aqualine to wet areas)

Insulation
Ceiling - R4.0 Fibreglass batt insulation (Garage excluded but insulate the midfloor above the garage with R4.0 batts)
Walls - R2.6 Fibreglass batt insulation (Garage excluded but insulate all internal walls between the garage and residence)
Subfloor - R2.6 Fibreglass batt insulation

Waterproofing Membrane
Tiled wet areas - Welseal waterproofing membrane

Joinery
Powder coated aluminium joinery with double glazing unless noted otherwise on the window schedule

(F2) Concrete Raft Slab
Raft slab as per engineers design and details, refer to the design by K Design Group, Ref: 220956, on 0.25mm polythene dpm on substrate as per eng design. 200 Series masonry foundation walls as per engineers design and details (heights as per the plans)

(F3) Timber Floor
20mm Particle board flooring on 190x45 timber joists @ 400crs. Bearers, piles, footings and subfloor bracing as per engineers design & details (Use plywood to wet areas over timber joists @ 400crs as shown, see foundation plan for layout)

Base Sheathing - Deck
140x20mm Selected hardwood decking on 90x45mm timber framing. Keep 20mm between boards for subfloor ventilation

Ground clearances from FFL
Permanently paved ground - 150mm
Unpaved ground - 225mm
Minimum 450mm crawl space from FGL to U/S of floor joists

(F4) Deck Construction - Membrane
140x20mm Selected Hardwood decking on ex. 190x45 timber joists in Dec Cradle brackets @ 400crs on Nuraply 3PM membrane installed to manufacturers specifications over 21mm H3.2 T&G plywood. Use timber furlings and nogging @ 400crs to create 1:30 falls to outlets over 190x45 timber joists @ 400crs

(F5) Deck Construction - Timber
90x35 Gritread timber decking on 190x45 timber joists @ 400crs. Use 2/190x45 bearers on 125x125 senton piles in conc. footings as per engineers design and details

Handrails
1.0m High aluminium balustrade as per manufacturers design & details

Column Structure
Hempac cedar shiplap weatherboard cladding on 20mm Cavibat cavity battens on Watergate Plus breather type building paper on timber framing, 2/90x45 studs to all corners with 90x45 noggs between studs @ 800crs.

Pipe Sizes & Gradients

Fixtures or pipes	Min. Size	Min. Grade
Sanitary drainage	100Ø	1:60
Stormwater drainage	100Ø	1:120
W/c's	100Ø	1:60
Showers	40Ø	1:40
Baths	40Ø	1:40
Vanities	40Ø	1:40
Sinks	40Ø	1:40
Laundry tubs	40Ø	1:40
Floor wastes	65Ø	1:40
Pipes into floor wastes	40Ø	1:40
Stacks	100Ø	N/A
Vents	50Ø	N/A
Downpipes	80Ø	N/A
Droppers	80Ø	N/A

All floor wastes must be charged
All SS drainage as per AS/NZS 3500.2 (Vented system)
All SW drainage as per E1/AS1
Pipe sizes, gradients and suggested layout to be confirmed by a certifying plumber / drainlayer

VERY HIGH WIND ZONE

WET AREAS
Use H3.2 treated 21mm plywood to floors on joists @ 400crs & noggs @ 400crs. All tiled wet areas to have Waterproofing Membrane under tiles and 75mm wall upstand.

Pack additional insulation around midfloor drainage & stacks to minimise any noise

Confirm joist locations for sanitary fixtures wastes. Use Thru-joist brackets to midfloor for drainage

Light Roof - Purlin Fixing
(Maximum 900crs for trusses or rafters)

Low, medium, high & very high wind zones
1x 80mm x 10 gauge Lumberlok blue screw per connection (Refer to Lumberlok Purlin & Batten fixing chart)

Refer to truss layout and codes from Gangnail approved truss manufacturer at the time of construction VIP Frames & Trusses - Ref LSA314

Roof plan area:

Lower:	22.40m ²
Upper:	161.20m ²
TOTAL	183.60m²

All enclosed timber framing to be H1.2 treated
All exposed timber including claddings, trims, bearers and cavity battens to be H3.2 treated
All inground timber to be H5 treated
Unless noted otherwise

Use SG 8 timber unless otherwise stated
Subfloor fixings within 600mm of finished ground level and all exterior fixings to be stainless steel

Client:
Ploceus Building
Proposed Residence at
Lot 3 - 285 Glenvar Rd
Long Bay, Auckland City



Midfloor & Lower Roof Plan

Scale: 1:50 @ A1, 1:100 @ A3

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	04 Nov 2022	Council RFI

REVISED

04/11/2022

Fixtures or pipes	Min. Size	Min. Grade
Sanitary drainage	100Ø	1:60
Stormwater drainage	100Ø	1:120

Rafter Connections
At Beams - Use 2x Multigrips per rafter connection to bolted timber packers as per engineers design & details
At Walls - Use 2x CPC40 Cleats per rafter connection to the top plate with a timber packer as per engineers design & details

(R1) Longrun Roofing - Trusses
 25° Prefinished Longrun roofing (Trapezoidal) on Thermakraft 215 self supporting building paper on 70x45 timber purlins @ 900crs on timber trusses @ 900crs as per manufacturers design

(R2) Longrun Roofing - Rafters
 25° Prefinished Longrun roofing (Trapezoidal) on Thermakraft 215 self supporting building paper on 70x45 timber purlins @ 900crs on 2/190x45 timber rafters @ 900crs. Use Thermakraft 101 Vapour Shield barrier to internal areas of skillion roof

Fascia & Spouting
 Prefinished metal fascia and spouting system with 80Ø pvc downpipes

Soffit
 4.5mm Hardiflex soffit lining on 70x45 timber ceiling battens @ 400crs

(F1) Midfloor
 20mm Particle board floor on 240x45 timber joists @ 400crs with 240x45 timber noggs to spans over 2.5m (Use H3.2 treated plywood to wet areas over timber joists @ 400crs as shown and noggs @ 400crs, see midfloor layout)

(W1) Exterior Walls - Stria
 Stria cladding system on 20mm JH castellated cavity battens on Watergate Plus breather type building paper on timber framing, refer to table on the floor plan for sizes and spacings of wall framing

(W2) Exterior Walls - Cedar Shiplap
 Herpac cedar shiplap weatherboard cladding on 20mm Cavibat cavity battens on Watergate Plus breather type building paper on timber framing, refer to table on the floor plan for sizes and spacings of wall framing

(W3) Internal Walls
 Timber framing, refer to table on the floor plan for sizes and spacings of wall framing

Interior Linings
Ceiling - 13mm Gbboard fixed to Rondo steel ceiling battens @ 600crs (Aqualine to wet areas)
Walls - 10mm Gbboard internal linings (Aqualine to wet areas)

Insulation
Ceiling - R4.0 Fibreglass batt insulation (Garage excluded but insulate the midfloor above the garage with R4.0 batts)
Walls - R2.6 Fibreglass batt insulation (Garage excluded but insulate all internal walls between the garage and residence)
Subfloor - R2.6 Fibreglass batt insulation

Waterproofing Membrane
 Tiled wet areas - Wetseal waterproofing membrane

Joinery
 Powder coated aluminium joinery with double glazing unless noted otherwise on the window schedule

(F2) Concrete Raft Slab
 Raft slab as per engineers design and details, refer to the design by K Design Group, Ref: 220956, on 0.25mm polythene dpm on substrate as per eng design. 200 Series masonry foundation walls as per engineers design and details (heights as per the plans)

(F3) Timber Floor
 20mm Particle board flooring on 190x45 timber joists @ 400crs. Bearers, piles, footings and subfloor bracing as per engineers design & details (Use plywood to wet areas over timber joists @ 400crs as shown, see foundation plan for layout)

Base Sheathing - Deck
 140x20mm Selected hardwood decking on 90x45mm timber framing. Keep 20mm between boards for subfloor ventilation

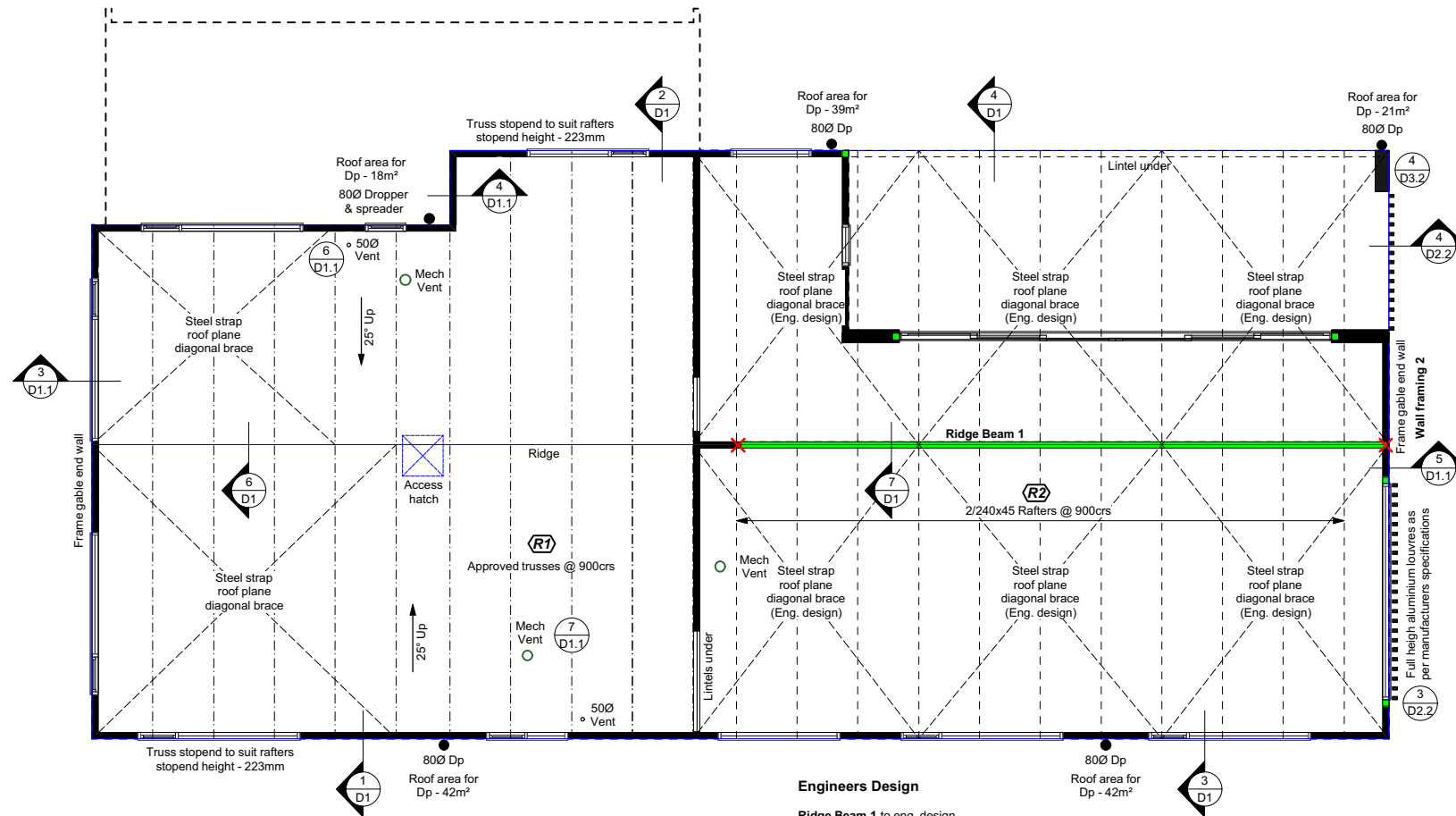
Ground clearances from FFL
 Permanently paved ground - 150mm
 Unpaved ground - 225mm
 Minimum 450mm crawl space from FGL to U/S of floor joists

(F4) Deck Construction - Membrane
 140x20mm Selected Hardwood decking on ex. 190x45 timber joists in Dec Cradle brackets @ 400crs on Nuraply 3PM membrane installed to manufacturers specifications over 21mm H3.2 T&G plywood. Use timber furings and nogging @ 400crs to create 1:30 falls to outlets over 190x45 timber joists @ 400crs

(F5) Deck Construction - Timber
 90x35 Gripread timber decking on 190x45 timber joists @ 400crs. Use 2/190x45 bearers on 125x125 senton piles in conc. footings as per engineers design and details

Handrails
 1.0m High aluminium balustrade as per manufacturers design & details

Column Structure
 Herpac cedar shiplap weatherboard cladding on 20mm Cavibat cavity battens on Watergate Plus breather type building paper on timber framing, 2/90x45 studs to all corners with 90x45 noggs between studs @ 800crs.



Engineers Design
Ridge Beam 1 to eng. design
 Use 250 UC 89.5
Wall Framing 2 to eng. design
 Use 240x90 Hy90
 At lintel 6 level

VERY HIGH WIND ZONE

Light Roof - Purlin Fixing
 (Maximum 900crs for trusses or rafters)
Low, medium, high & very high wind zones
 1x 80mm x 10 gauge Lumberlok blue screw per connection (Refer to Lumberlok Purlin & Batten fixing chart)

Refer to truss layout and codes from Gangnail approved truss manufacturer at the time of construction
VIP Frames & Trusses - Ref LSA314

Roof plan area:

Lower:	22.40m²
Upper:	161.20m²
TOTAL	183.60m²

All enclosed timber framing to be H1.2 treated
 All exposed timber including claddings, trims, bearers and cavity battens to be H3.2 treated
 All inground timber to be H5 treated
 Unless noted otherwise

Use SG 8 timber unless otherwise stated
 Subfloor fixings within 600mm of finished ground level and all exterior fixings to be stainless steel

Client:
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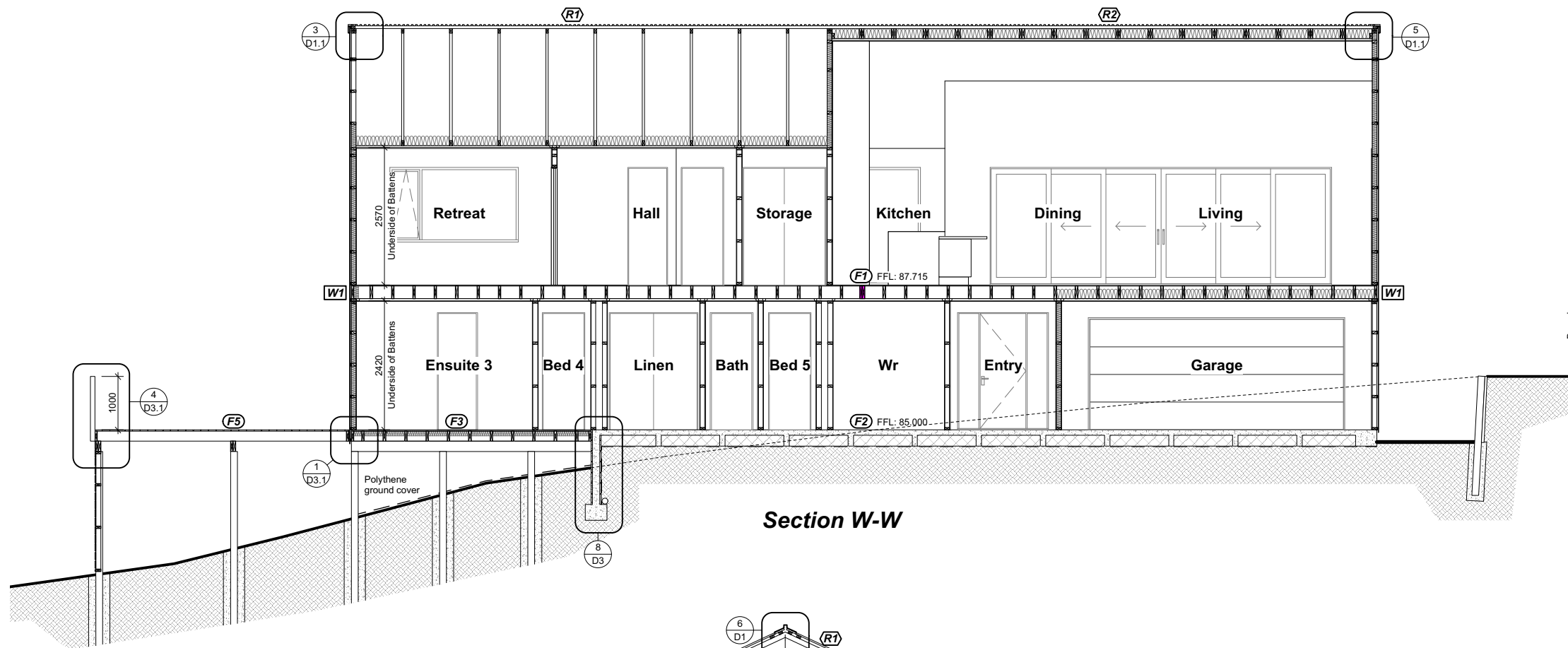
Upper Roof Plan

Scale: 1:50 @ A1, 1:100 @ A3

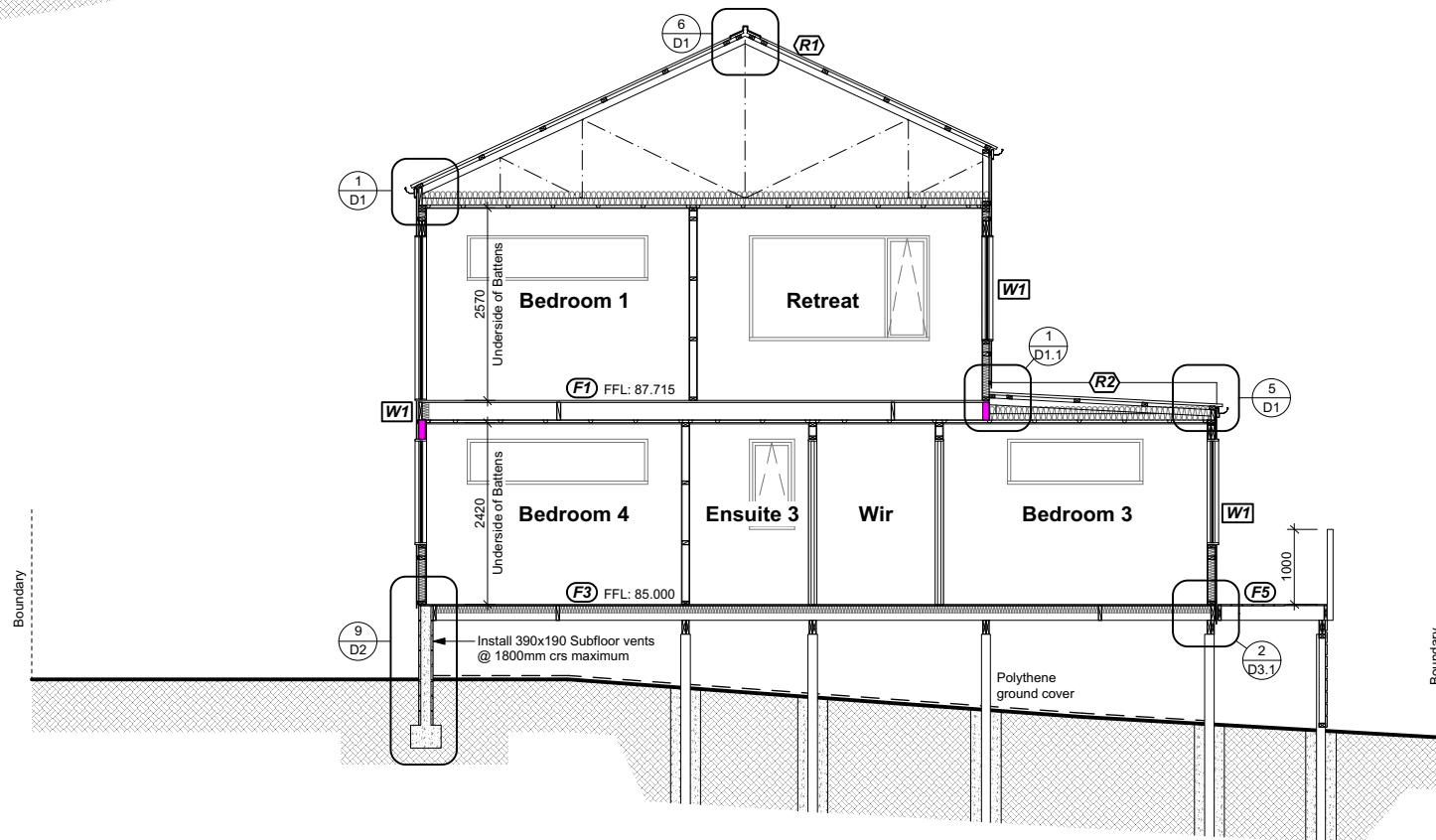
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Section W-W



Section X-X

(R1) Longrun Roofing - Trusses
25 / 3° Prefinished Longrun roofing (Trapezoidal) on Thermakraft 215 self supporting building paper on 70x45 timber purlins @ 900crs on timber trusses @ 900crs as per manufacturers design

(R2) Longrun Roofing - Rafters
25° Prefinished Longrun roofing (Trapezoidal) on Thermakraft 215 self supporting building paper on 70x45 timber purlins @ 900crs on 2/190x45 timber rafters @ 900crs. Use Thermakraft 101 Vapour Shield barrier to internal areas of skillion roof

Fascia & Spouting
Prefinished metal fascia and spouting system with 80Ø pvc downpipes

Soffit
4.5mm Hardiflex soffit lining on 70x45 timber ceiling battens @ 400crs

(F1) Midfloor
20mm Particle board floor on 240x45 timber joists @ 400crs with 240x45 timber noggs to spans over 2.5m (Use H3.2 treated plywood to wet areas over timber joists @ 400crs as shown and noggs @ 400crs, see midfloor layout)

(W1) Exterior Walls - Stria
Stria cladding system on 20mm JH castellated cavity battens on Watergate Plus breather type building paper on timber framing, refer to table on the floor plan for sizes and spacings of wall framing

(W2) Exterior Walls - Cedar Shiplap
Hempac cedar shiplap weatherboard cladding on 20mm Cavibat cavity battens on Watergate Plus breather type building paper on timber framing, refer to table on the floor plan for sizes and spacings of wall framing

(W3) Internal Walls
Timber framing, refer to table on the floor plan for sizes and spacings of wall framing

Interior Linings
Ceiling - 13mm Gbboard fixed to Rondo steel ceiling battens @ 600crs (Aqualine to wet areas)
Walls - 10mm Gbboard internal linings (Aqualine to wet areas)

Insulation
Ceiling - R4.0 Fibreglass batt insulation (Garage excluded but insulate the midfloor above the garage with R4.0 batts)
Walls - R2.6 Fibreglass batt insulation (Garage excluded but insulate all internal walls between the garage and residence)
Subfloor - R2.6 Fibreglass batt insulation

Waterproofing Membrane
Tiled wet areas - Wtseal waterproofing membrane

Joinery
Powder coated aluminium joinery with double glazing unless noted otherwise on the window schedule

(F2) Concrete Raft Slab
Raft slab as per engineers design and details, refer to the design by K Design Group, Ref: 220956, on 0.25mm polythene dpm on substrate as per eng design. 200 Series masonry foundation walls as per engineers design and details (heights as per the plans)

(F3) Timber Floor
20mm Particle board flooring on 190x45 timber joists @ 400crs. Bearers, piles, footings and subfloor bracing as per engineers design & details (Use plywood to wet areas over timber joists @ 400crs as shown, see foundation plan for layout)

Base Sheathing - Deck
140x20mm Selected hardwood decking on 90x45mm timber framing. Keep 20mm between boards for subfloor ventilation

Ground clearances from FFL
Permanently paved ground - 150mm
Unpaved ground - 225mm
Minimum 450mm crawl space from FGL to U/S of floor joists

(F4) Deck Construction - Membrane
140x20mm Selected Hardwood decking on ex. 190x45 timber joists in Dec Cradle brackets @ 400crs on Nuragly 3PM membrane installed to manufacturers specifications over 21mm H3.2 T&G plywood. Use timber furings and nogging @ 400crs to create 1:30 falls to outlets over 190x45 timber joists @ 400crs

(F5) Deck Construction - Timber
90x35 Gripread timber decking on 190x45 timber joists @ 400crs. Use 2/190x45 bearers on 125x125 senton piles in conc. footings as per engineers design and details

Handrails
1.0m High aluminium balustrade as per manufacturers design & details

Column Structure
Hempac cedar shiplap weatherboard cladding on 20mm Cavibat cavity battens on Watergate Plus breather type building paper on timber framing, 2/90x45 studs to all corners with 90x45 noggs between studs @ 800crs.

NZBC H1 Compliance - Calculation Method

Zone: 1
Construction: Non Solid

Minimum requirements....	Permitted	Achieved
Floor:	R0.65	R1.83
Wall:	R0.95	R1.70
Glazing:	R0.26	R0.26
Roof:	R1.45	R3.43

Refer to enclosed calculations

Pack additional insulation around midfloor drainage & stacks to minimise any noise

All enclosed timber framing to be H1.2 treated
All exposed timber including claddings, trims, bearers and cavity battens to be H3.2 treated
All inground timber to be H5 treated
Unless noted otherwise

Use SG 8 timber unless otherwise stated
Subfloor fixings within 600mm of finished ground level and all exterior fixings to be stainless steel

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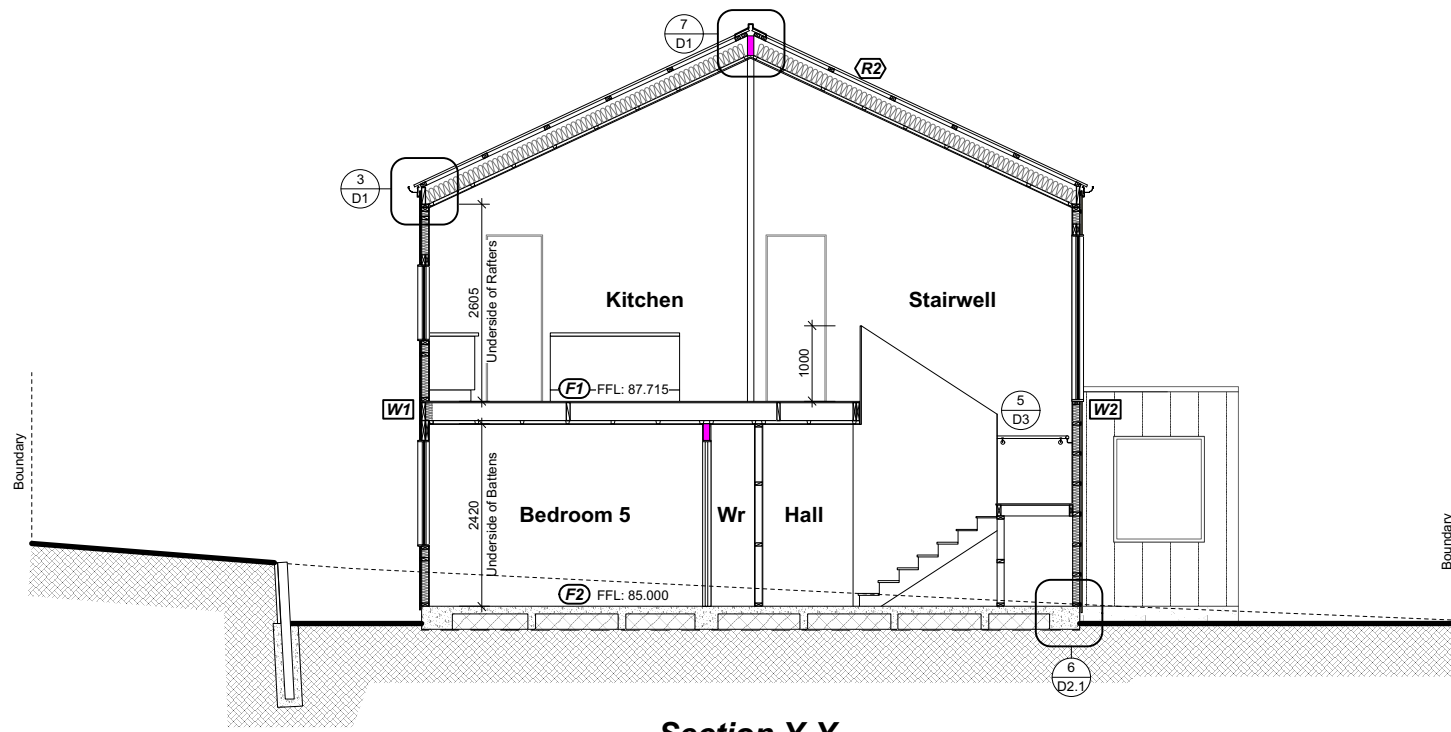
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Cross Sections
Scale: 1:50 @ A1, 1:100 @ A3

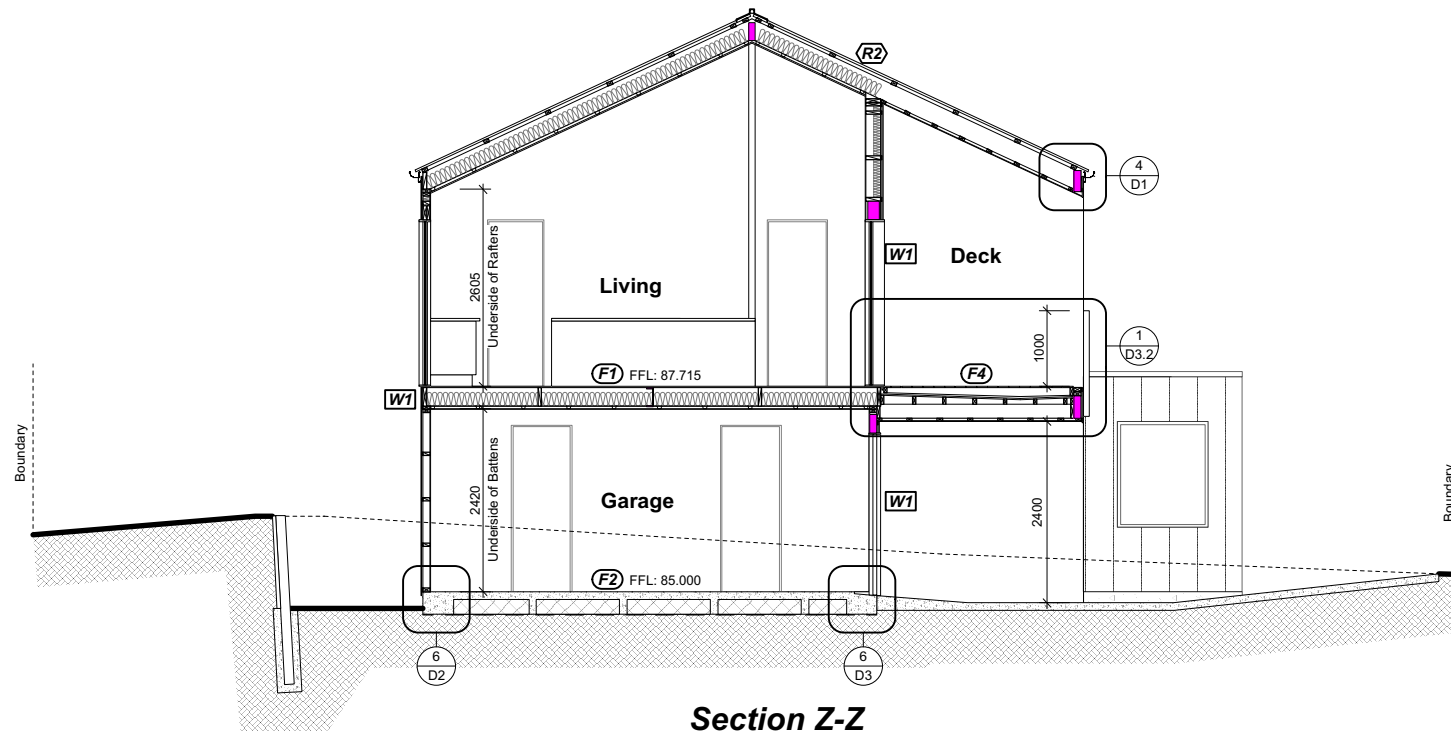
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Section Y-Y



Section Z-Z

(R1) Longrun Roofing - Trusses
25 / 3° Prefinished Longrun roofing (Trapezoidal) on Thermakraft 215 self supporting building paper on 70x45 timber purlins @ 900crs on timber trusses @ 900crs as per manufacturers design

(R2) Longrun Roofing - Rafters
25° Prefinished Longrun roofing (Trapezoidal) on Thermakraft 215 self supporting building paper on 70x45 timber purlins @ 900crs on 2/190x45 timber rafters @ 900crs. Use Thermakraft 101 Vapour Shield barrier to internal areas of skillion roof

Fascia & Spouting
Prefinished metal fascia and spouting system with 80Ø pvc downpipes

Soffit
4.5mm Hardiflex soffit lining on 70x45 timber ceiling battens @ 400crs

(F1) Midfloor
20mm Particle board floor on 240x45 timber joists @ 400crs with 240x45 timber noggs to spans over 2.5m (Use H3.2 treated plywood to wet areas over timber joists @ 400crs as shown and noggs @ 400crs, see midfloor layout)

(W1) Exterior Walls - Stria
Stria cladding system on 20mm JH castellated cavity battens on Watergate Plus breather type building paper on timber framing, refer to table on the floor plan for sizes and spacings of wall framing

(W2) Exterior Walls - Cedar Shiplap
Hempac cedar shiplap weatherboard cladding on 20mm Cavibat cavity battens on Watergate Plus breather type building paper on timber framing, refer to table on the floor plan for sizes and spacings of wall framing

(W3) Internal Walls
Timber framing, refer to table on the floor plan for sizes and spacings of wall framing

Interior Linings
Ceiling - 13mm Gibboard fixed to Rondo steel ceiling battens @ 600crs (Aqualine to wet areas)
Walls - 10mm Gibboard internal linings (Aqualine to wet areas)

Insulation
Ceiling - R4.0 Fibreglass batt insulation (Garage excluded but insulate the midfloor above the garage with R4.0 batts)
Walls - R2.6 Fibreglass batt insulation (Garage excluded but insulate all internal walls between the garage and residence)
Subfloor - R2.6 Fibreglass batt insulation

Waterproofing Membrane
Tiled wet areas - Welseal waterproofing membrane

Joinery
Powder coated aluminium joinery with double glazing unless noted otherwise on the window schedule

(F2) Concrete Raft Slab
Raft slab as per engineers design and details, refer to the design by K Design Group, Ref: 220956, on 0.25mm polythene dpm on substrate as per eng design. 200 Series masonry foundation walls as per engineers design and details (heights as per the plans)

(F3) Timber Floor
20mm Particle board flooring on 190x45 timber joists @ 400crs. Bearers, piles, footings and subfloor bracing as per engineers design & details (Use plywood to wet areas over timber joists @ 400crs as shown, see foundation plan for layout)

Base Sheathing - Deck
140x20mm Selected hardwood decking on 90x45mm timber framing. Keep 20mm between boards for subfloor ventilation

Ground clearances from FFL
Permanently paved ground - 150mm
Unpaved ground - 225mm
Minimum 450mm crawl space from FGL to U/S of floor joists

(F4) Deck Construction - Membrane
140x20mm Selected Hardwood decking on ex. 190x45 timber joists in Dec Cradle brackets @ 400crs on Nuragly 3PM membrane installed to manufacturers specifications over 21mm H3.2 T&G plywood. Use timber furings and nogging @ 400crs to create 1:30 falls to outlets over 190x45 timber joists @ 400crs

(F5) Deck Construction - Timber
90x35 Griptread timber decking on 190x45 timber joists @ 400crs. Use 2/190x45 bearers on 125x125 senton piles in conc. footings as per engineers design and details

Handrails
1.0m High aluminium balustrade as per manufacturers design & details

Column Structure
Hempac cedar shiplap weatherboard cladding on 20mm Cavibat cavity battens on Watergate Plus breather type building paper on timber framing, 2/90x45 studs to all corners with 90x45 noggs between studs @ 800crs.

NZBC H1 Compliance - Calculation Method

Zone: 1
Construction: Non Solid

Minimum requirements....	Permitted	Achieved
Floor:	R0.65	R1.83
Wall:	R0.95	R1.70
Glazing:	R0.26	R0.26
Roof:	R1.45	R3.43

Refer to enclosed calculations

Pack additional insulation around midfloor drainage & stacks to minimise any noise

All enclosed timber framing to be H1.2 treated
All exposed timber including claddings, trims, bearers and cavity battens to be H3.2 treated
All inground timber to be H5 treated
Unless noted otherwise

Use SG 8 timber unless otherwise stated
Subfloor fixings within 600mm of finished ground level and all exterior fixings to be stainless steel

Client:
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Proposed Residence at
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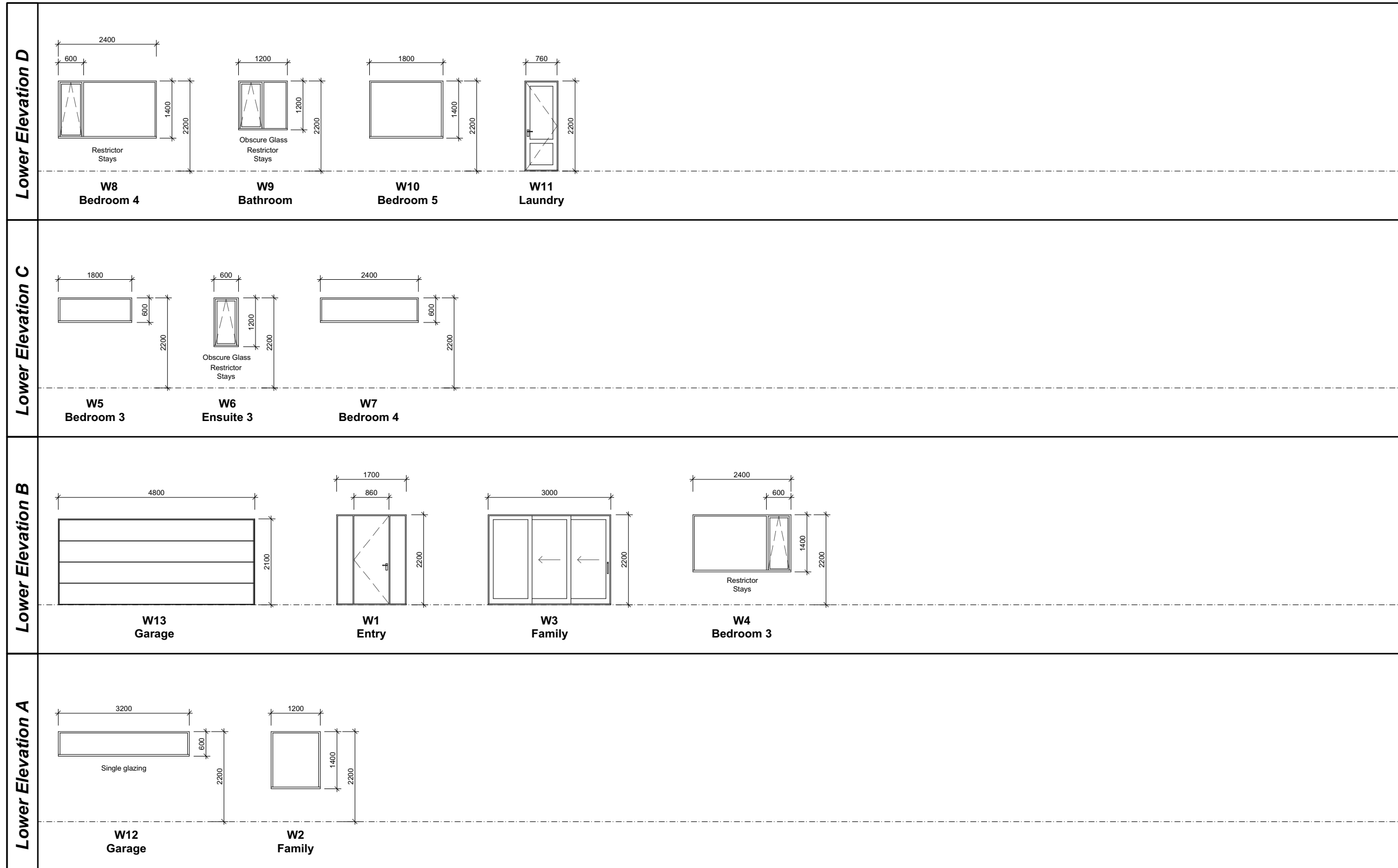
Cross Sections

Scale: 1:50 @ A1, 1:100 @ A3

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Drawing Revisions

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 All inground timber to be H5 treated
 Unless noted otherwise

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Exterior Joinery Schedule Lower

Scale: 1:50 @ A1, 1:100 @ A3

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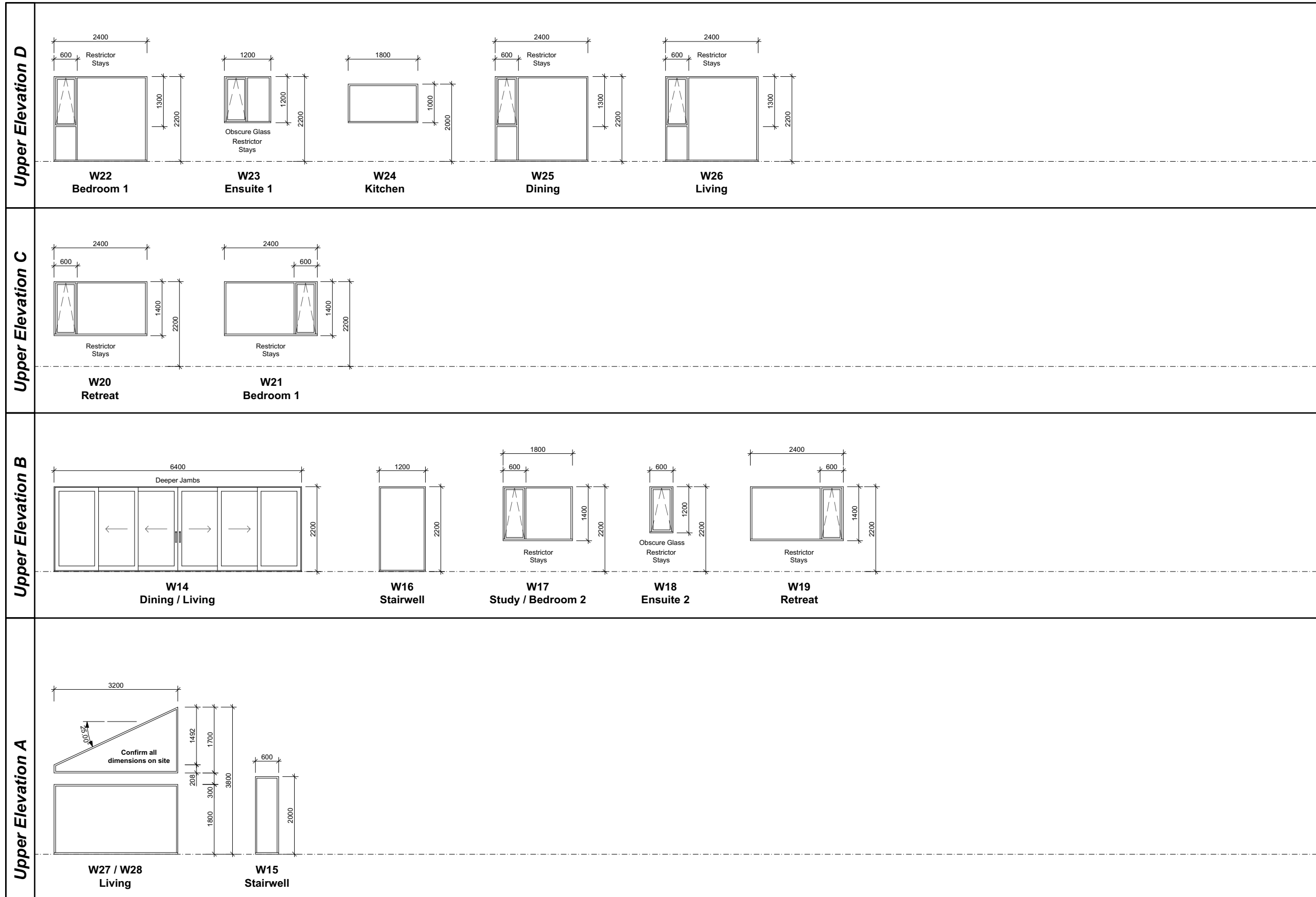
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Where the possible height of fall is 1.0m or more, measured from the adjacent floor level, windows that open shall have. (For openings less than 1.0m wide)

a) The lower edge of the opening no less than 760mm above floor level, or
 b) A window opening restrictor fitted to limit the maximum dimension of the opening to 100mm

Lifestyle Architectural Services recommends all second storey windows are fitted with window opening restrictors

- All joinery is to be double glazed unless noted otherwise
- All window heights & widths to be measured prior to manufacture
- All doors and windows are to be viewed from the outside
- Door dimensions shown are actual door sizes
- Window configuration and sizes to be confirmed by client
- Safety glass to be used in full height glazing, bathroom, ensuite & wc areas



All enclosed timber framing to be H1.2 treated
 All exposed timber including claddings, trims, bearers and cavity battens to be H3.2 treated
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 Long Bay, Auckland City



Exterior Joinery Schedule Upper

Scale: 1:50 @ A1, 1:100 @ A3

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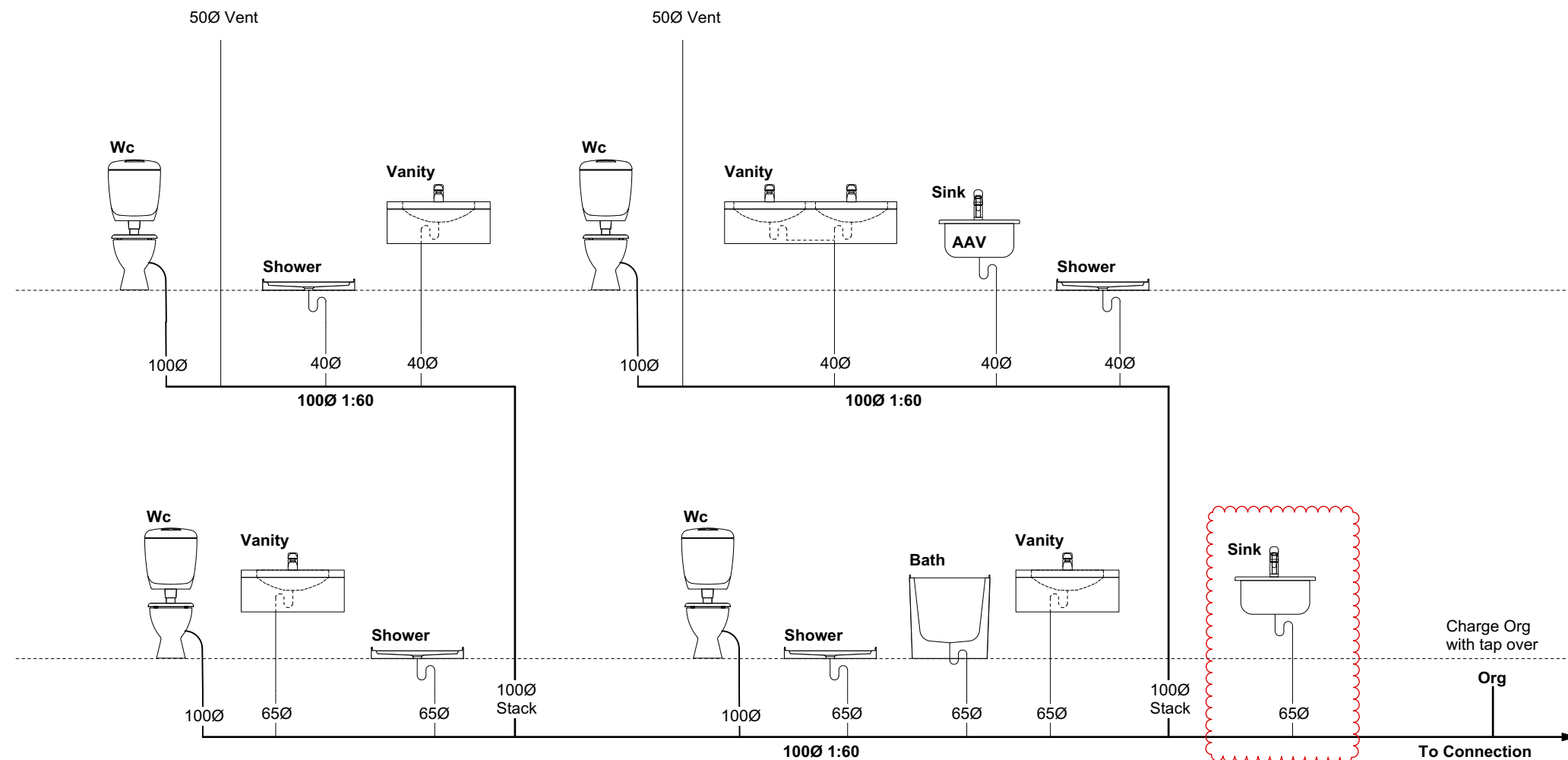
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- Window configuration and sizes to be confirmed by client
- Safety glass to be used in full height glazing, bathroom, ensuite & wc areas



Pipe Sizes & Gradients

Fixtures or pipes	Min. Size	Min. Grade
Sanitary drainage	100Ø	1:60
Stormwater drainage	100Ø	1:120
Wc's	100Ø	1:60
Showers	40Ø	1:40
Baths	40Ø	1:40
Vanities	40Ø	1:40
Sinks	40Ø	1:40
Laundry tubs	40Ø	1:40
Floor wastes	65Ø	1:40
Pipes into floor wastes	40Ø	1:40
Stacks	100Ø	N/A
Vents	50Ø	N/A
Downpipes	80Ø	N/A
Droppers	80Ø	N/A

All floor wastes must be charged
 All SS drainage as per AS/NZS 3500.2 (Vented system)
 All SW drainage as per E1/AS1
 Pipe sizes, gradients and suggested layout to be confirmed by a certifying plumber / drainlayer

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 All inground timber to be H5 treated
 Unless noted otherwise

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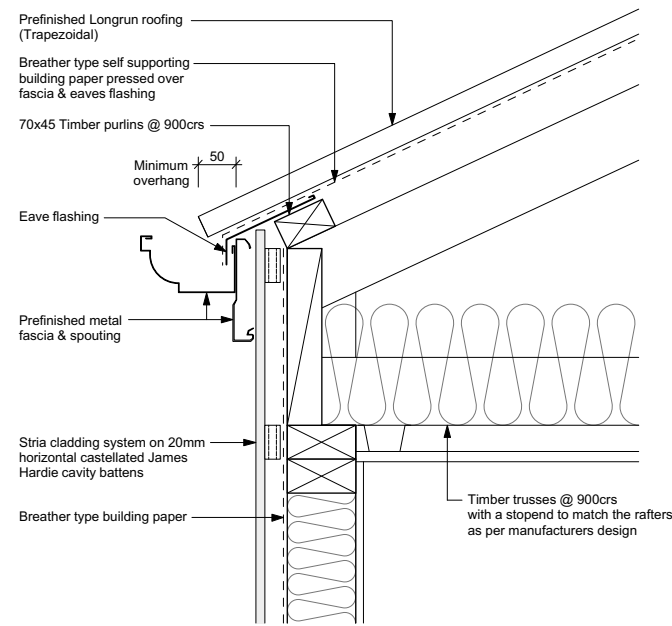
Plumbing Schematic

Scale: Not to Scale

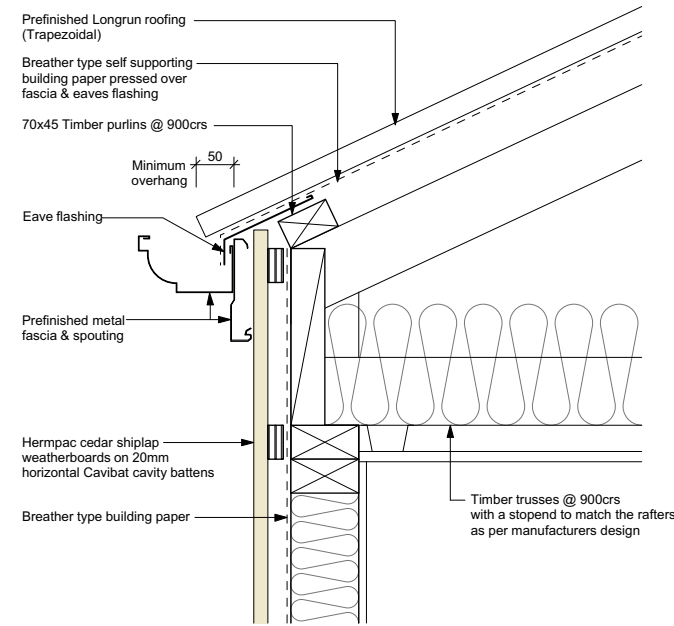
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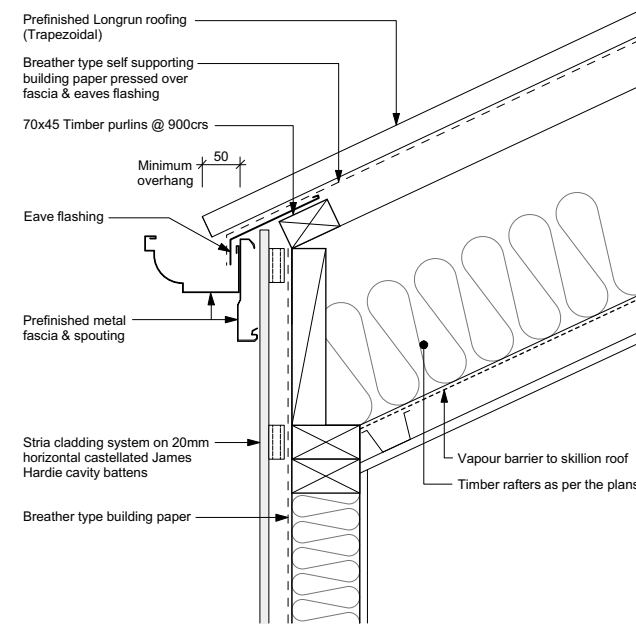
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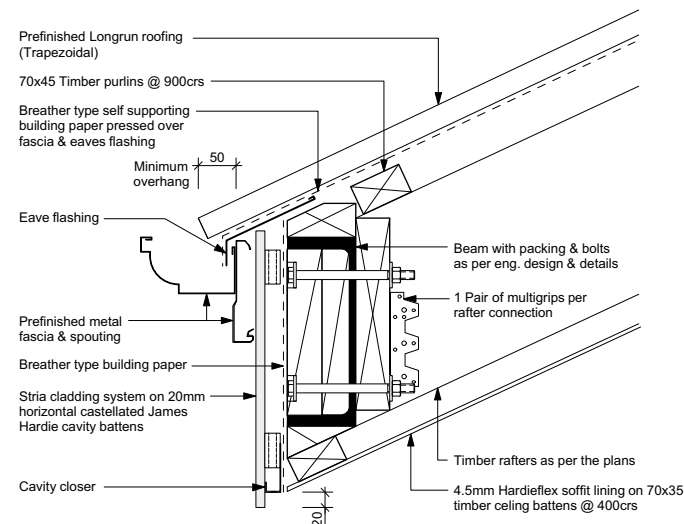
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A6 Soffit Detail - Trusses 1
Based on Fig 45a (E2/AS1)



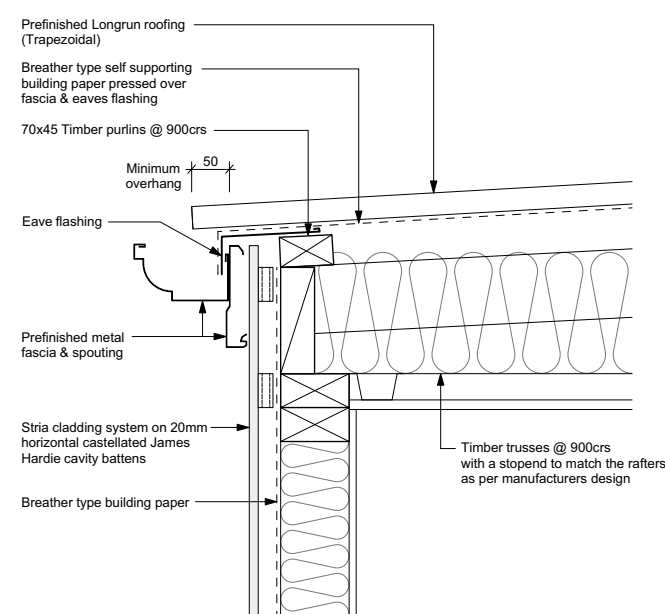
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A6 Soffit Detail - Trusses 2
Based on Fig 45a (E2/AS1)



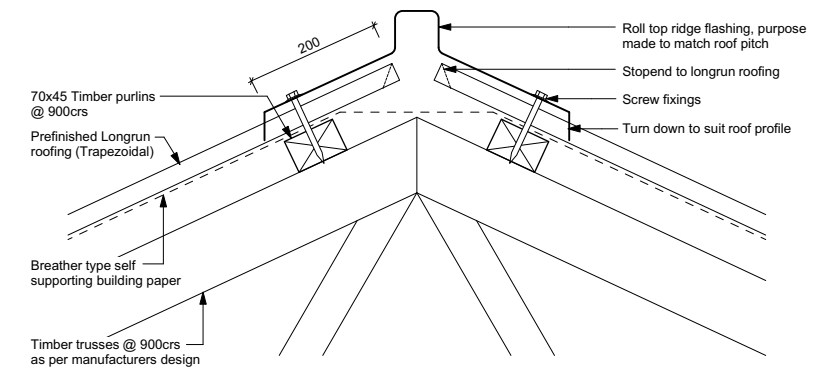
3
A6 Soffit Detail - Rafters
Based on Fig 45a (E2/AS1)



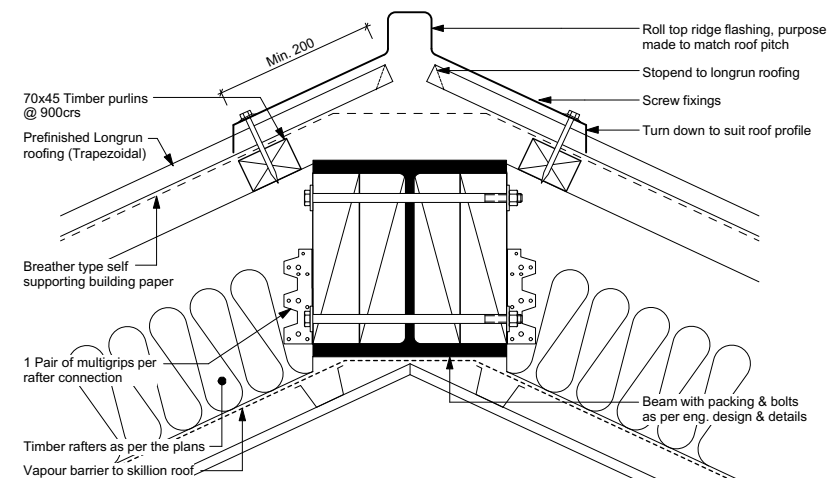
4
A6 Soffit Detail - Portico
Based on Fig 45a (E2/AS1)



5
A6 Soffit Detail - Trusses 3
Based on Fig 45a (E2/AS1)



6
A6 Standard Ridge Detail
Based on Fig 46b (E2/AS1)



7
A6 Standard Ridge Detail - Rafters
Based on Fig 46b (E2/AS1)

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Roof Details

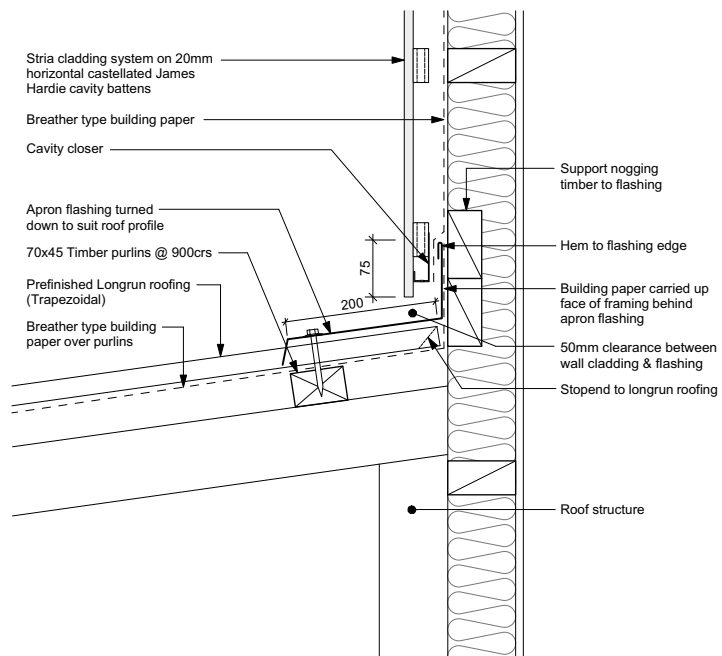
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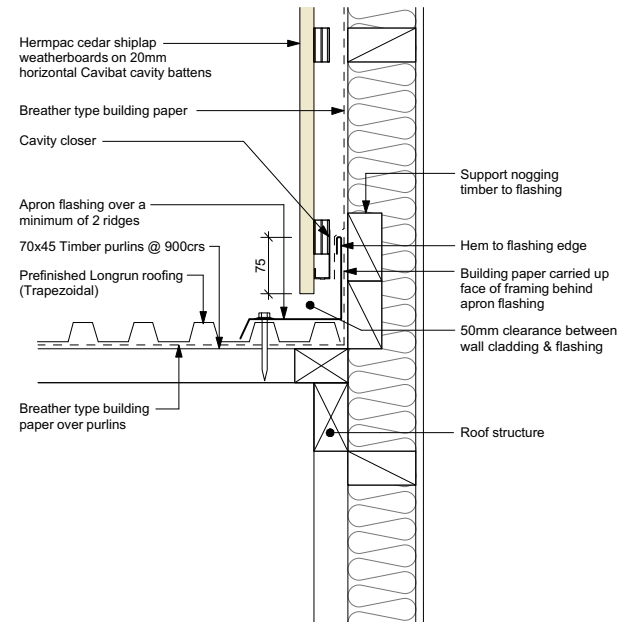
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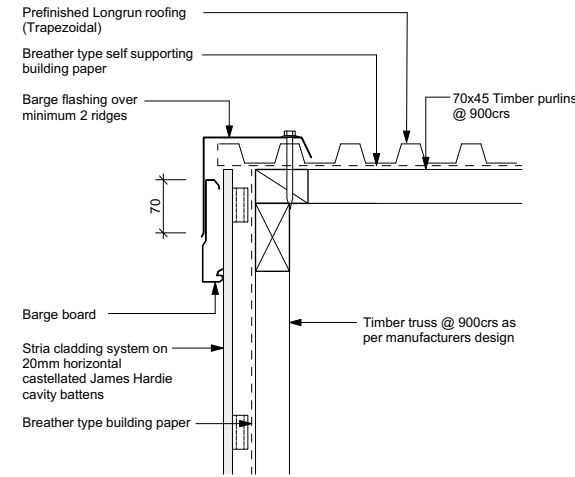
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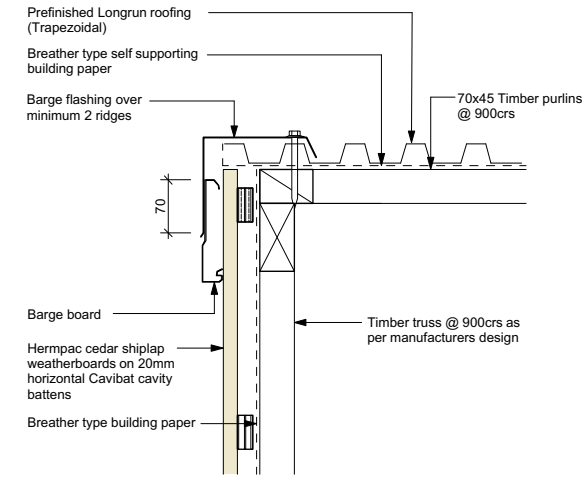
1
A6 **Apron Flashing Detail (Transverse)**
Based on Fig 44b (E2/AS1)



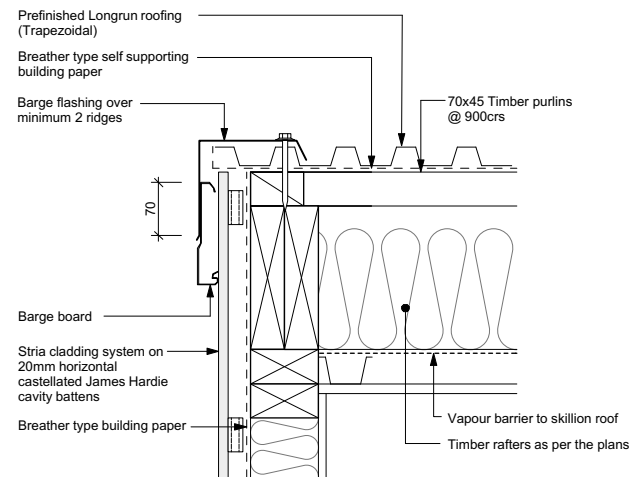
2
A6 **Apron Flashing Detail (Parallel)**
Based on Fig 48b (E2/AS1)



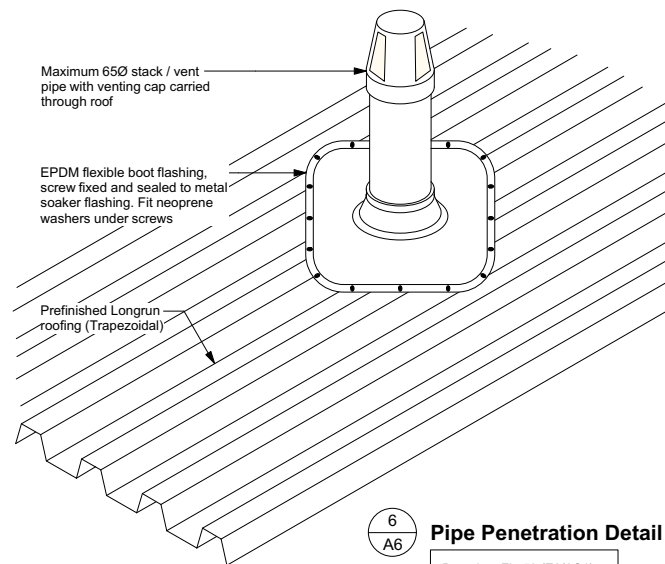
3
A6 **Barge Detail - Trusses 1**
Based on Fig 47a (E2/AS1)



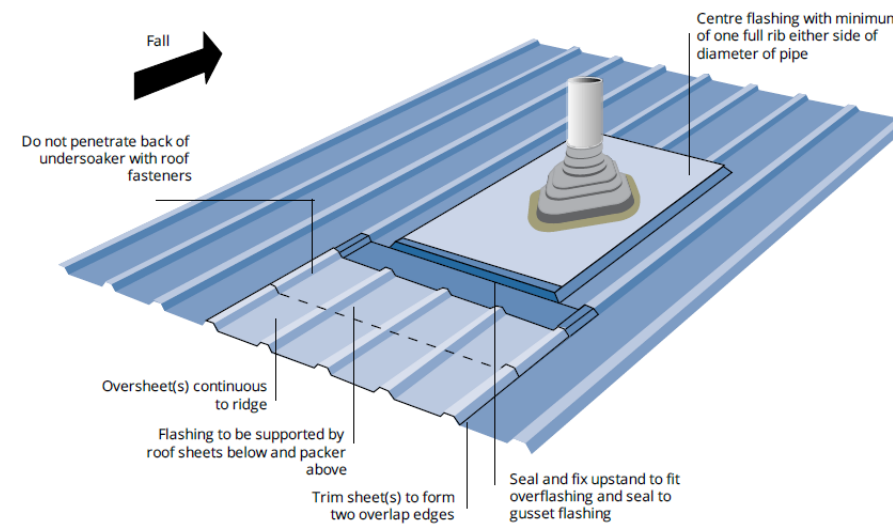
4
A6 **Barge Detail - Trusses 2**
Based on Fig 47a (E2/AS1)



5
A6 **Barge Detail - Rafters**
Based on Fig 47a (E2/AS1)



6
A6 **Pipe Penetration Detail**
Based on Fig 53 (E2/AS1)



7
A6 **Pipe Penetration Detail**
Based on Detail from NZ Metal Roof and Wall Cladding Code of Practice

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Roof Details

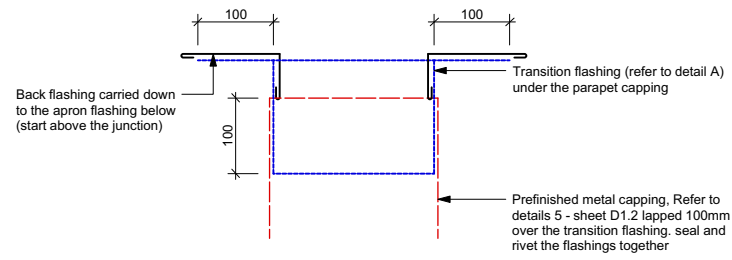
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Notes

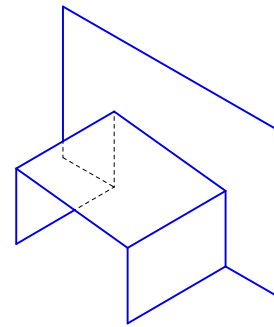
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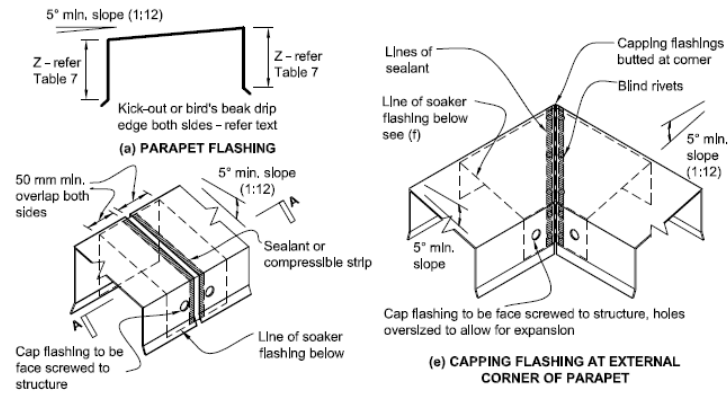
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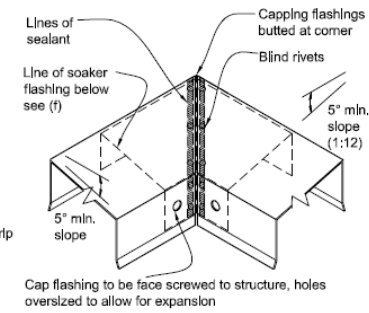
6
A6 Parapet to Wall Flashings at Face



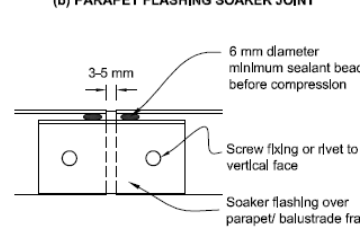
A
A6 Transition Flashing



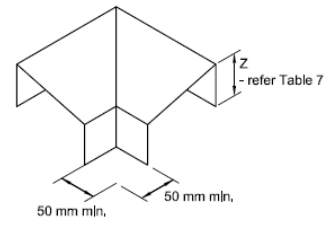
(a) PARAPET FLASHING



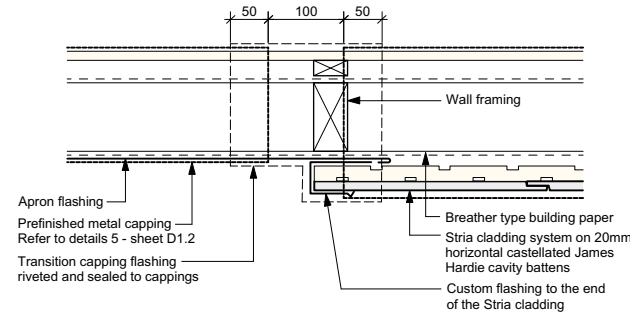
(e) CAPPING FLASHING AT EXTERNAL CORNER OF PARAPET



(b) PARAPET FLASHING SOAKER JOINT



(f) PREFORMED CORNER SOAKER



A
Apron Flashing to Stria Cladding
Use H3.2 treated timber to all parapet walls

5
Parapet Capping Details

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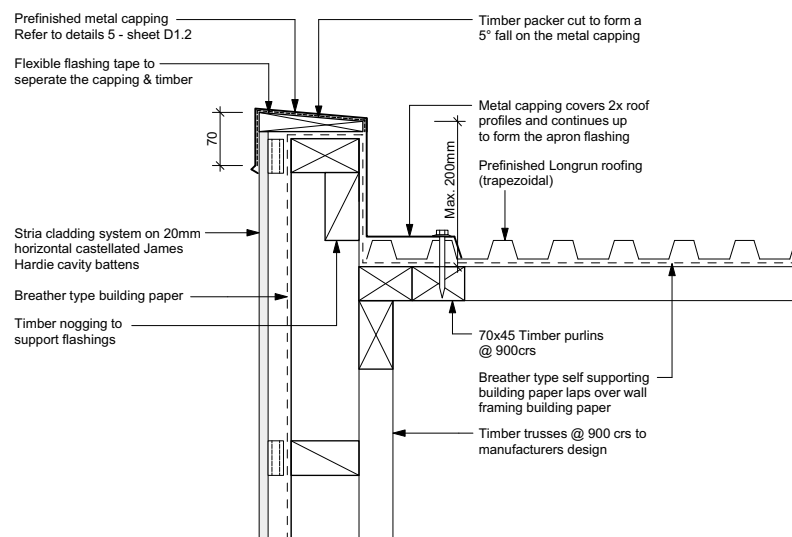
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Notes

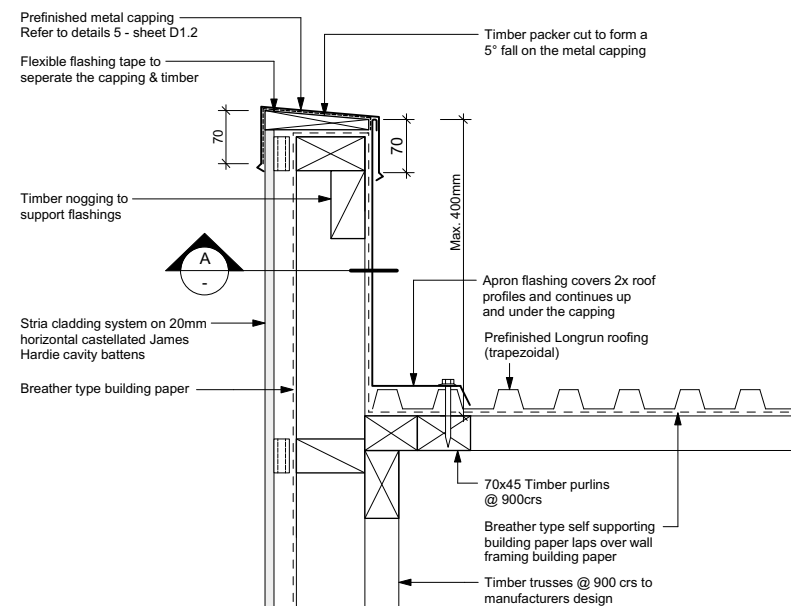
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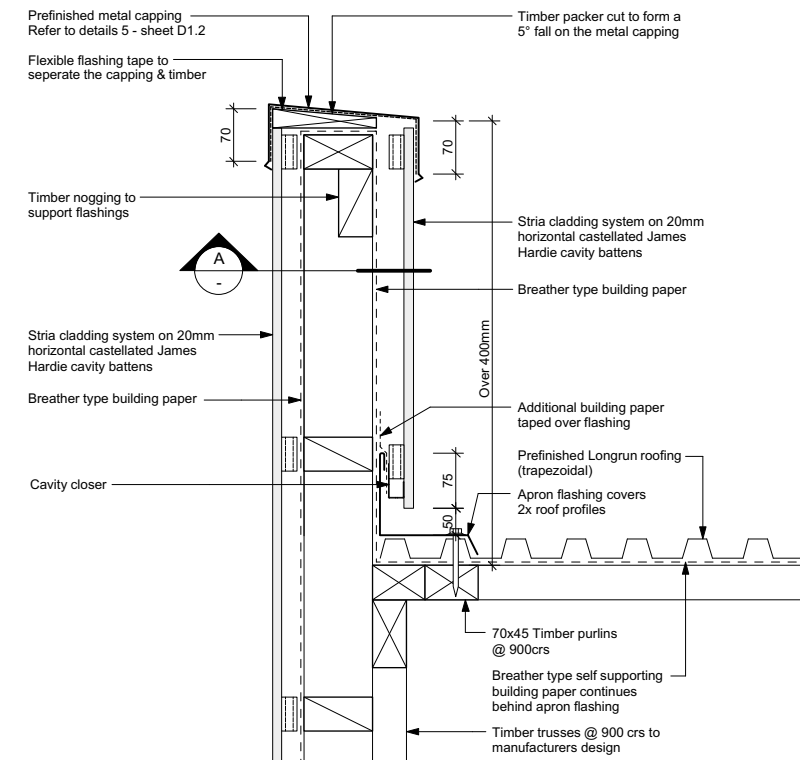
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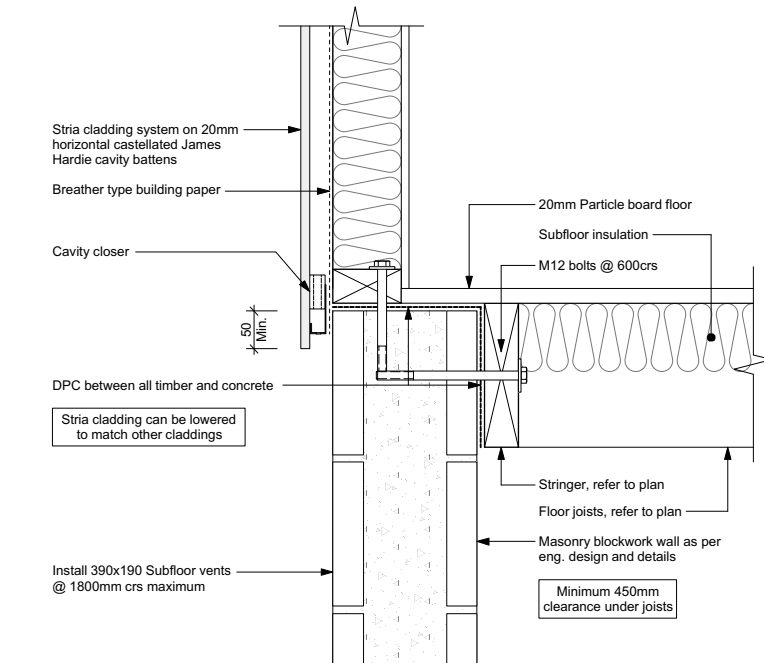
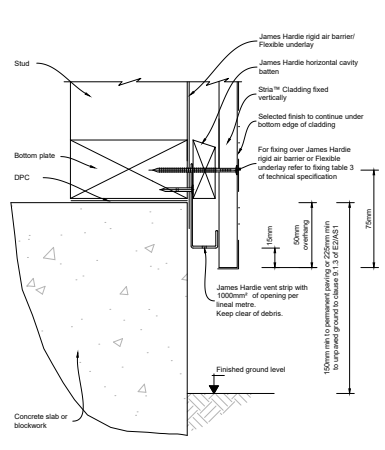
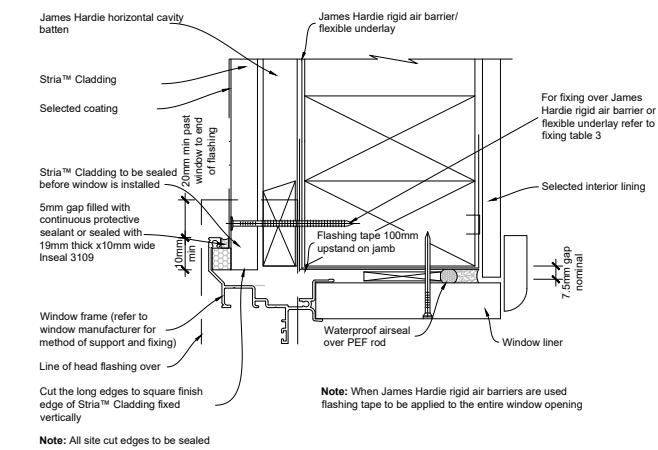
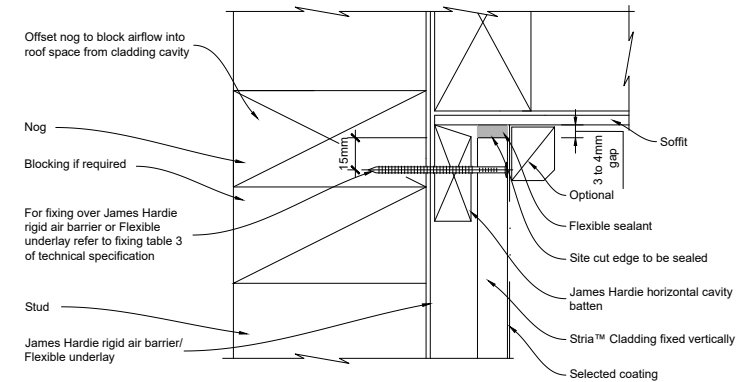
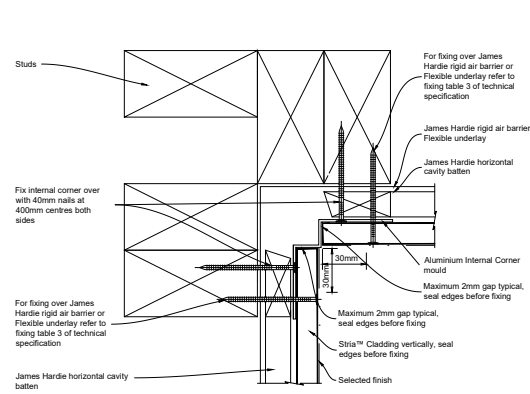
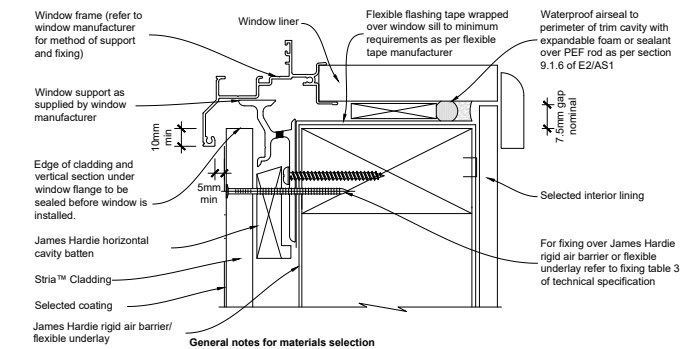
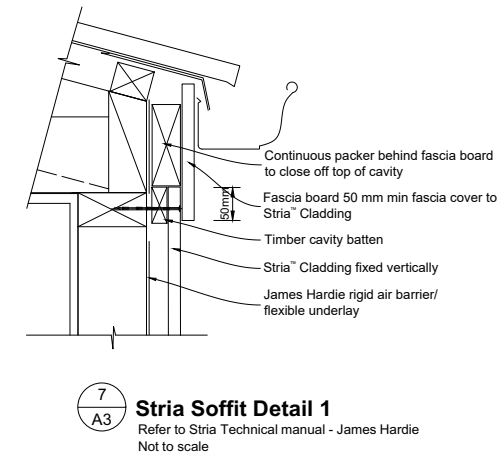
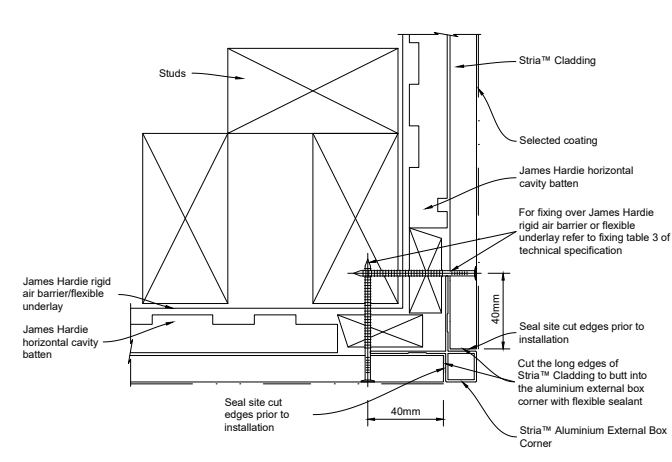
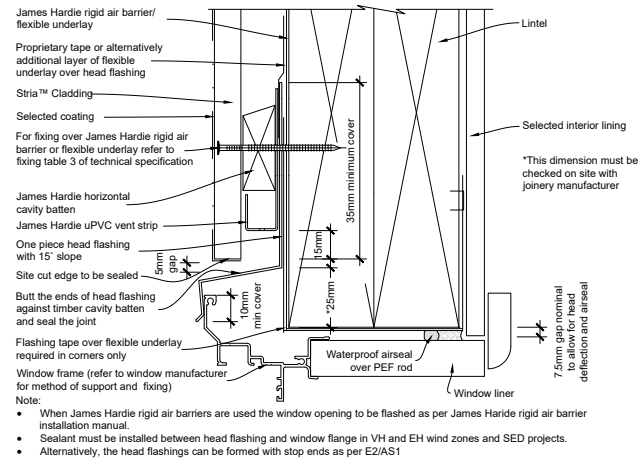
2
A6 Parapet Capping Detail 2
Use H3.2 treated timber to all parapet walls
One piece apron flashing / parapet capping



3
A6 Parapet Capping Detail 3
Use H3.2 treated timber to all parapet walls
Two piece apron flashing / parapet capping



4
A6 Parapet Capping Detail 4
Use H3.2 treated timber to all parapet walls



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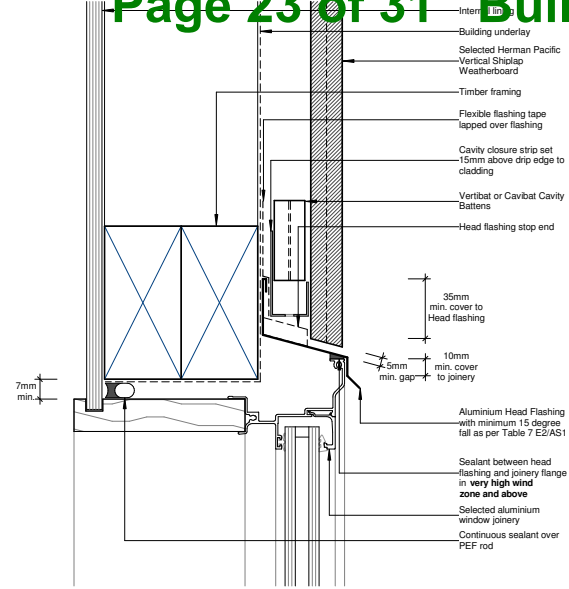
Cladding Details

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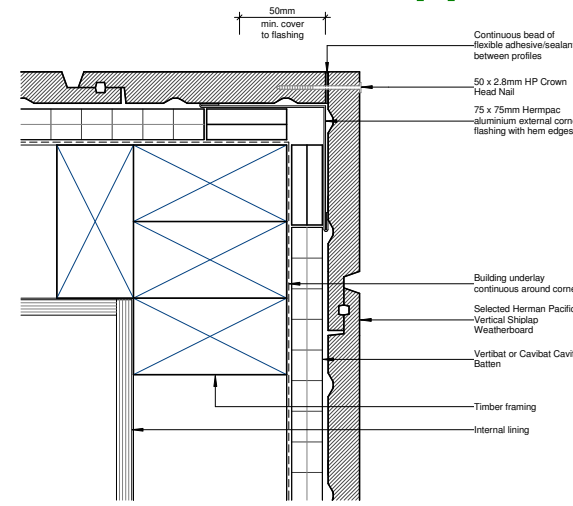
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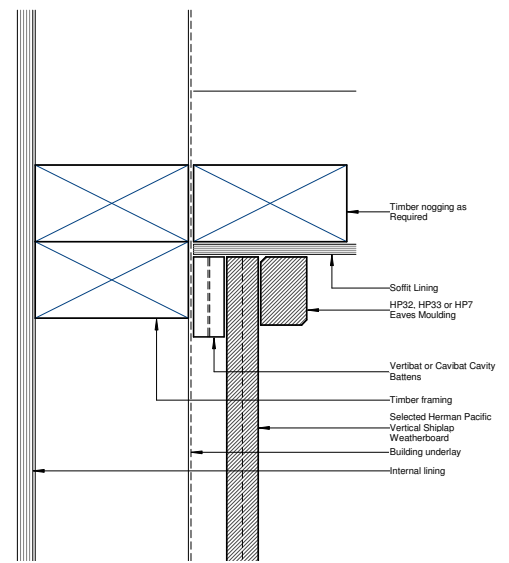
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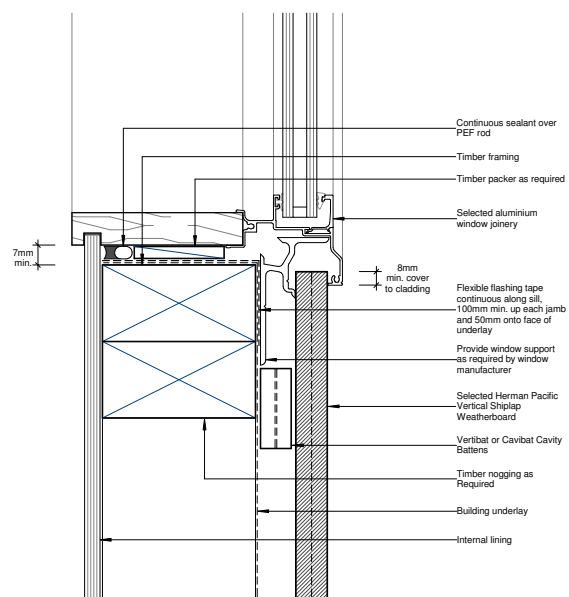
1 Window Head Detail
Not to scale
Based on Fig HC-SHIP-200, Herman Pacific Vertical Shiplap Weatherboards - April 2014



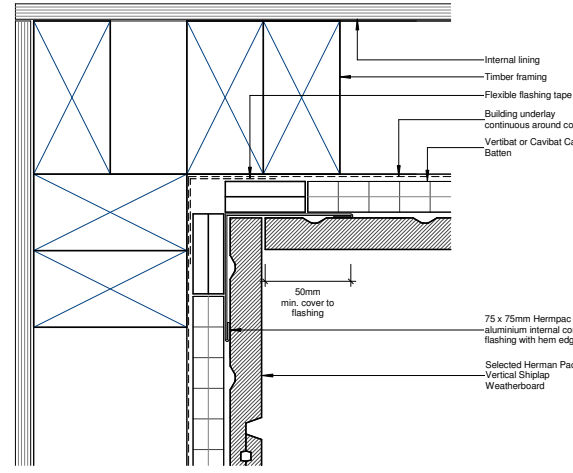
4 External Corner Detail
Not to scale
Based on Fig HC-SHIP-403, Herman Pacific Vertical Shiplap Weatherboards - April 2014



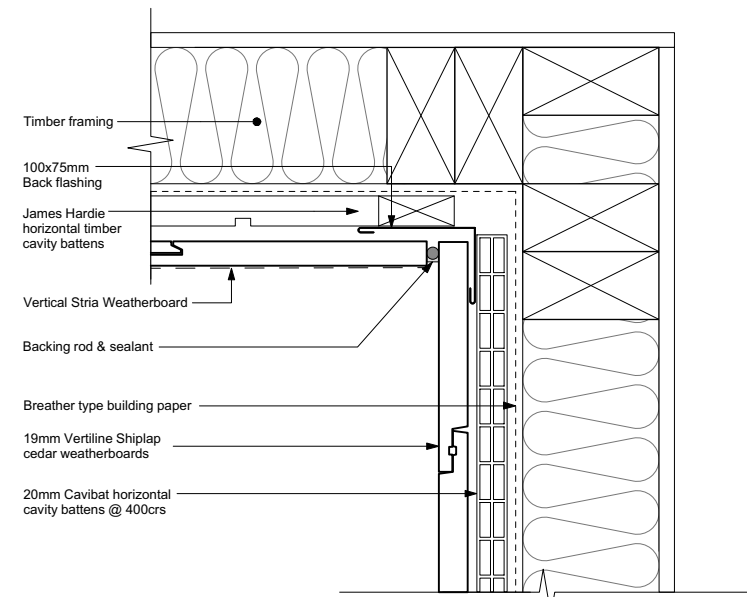
7 Shiplap Soffit Detail
Based on Fig HC-SHIP-601, Herman Pacific Vertical Shiplap Weatherboards - April 2014



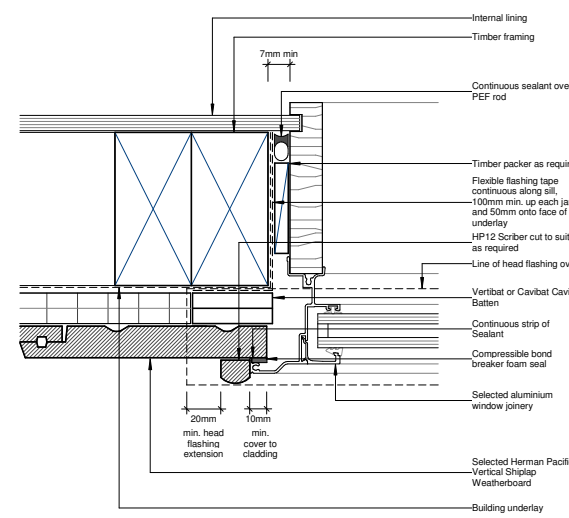
2 Window Sill Detail
Not to scale
Based on Fig HC-SHIP-201, Herman Pacific Vertical Shiplap Weatherboards - April 2014



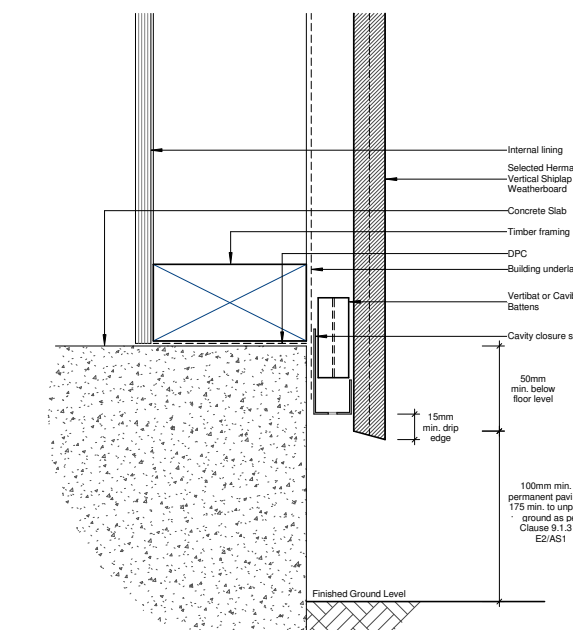
5 Internal Corner Detail
Not to scale
Based on Fig HC-SHIP-301, Herman Pacific Vertical Shiplap Weatherboards - April 2014



8 Cedar Shiplap to Vertical Stria Internal Corner Detail
Scale 1:2.5 @ A1, 1:5 @ A3



3 Window Jamb Detail
Not to scale
Based on Fig HC-SHIP-202, Herman Pacific Vertical Shiplap Weatherboards - April 2014



6 Concrete Base Detail
Not to scale
Based on Fig HC-SHIP-500, Herman Pacific Vertical Shiplap Weatherboards - April 2014

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All inground timber to be H5 treated
Unless noted otherwise

Use SG 8 timber unless otherwise stated
Subfloor fixings within 600mm of finished ground level and all exterior fixings to be stainless steel

Client:
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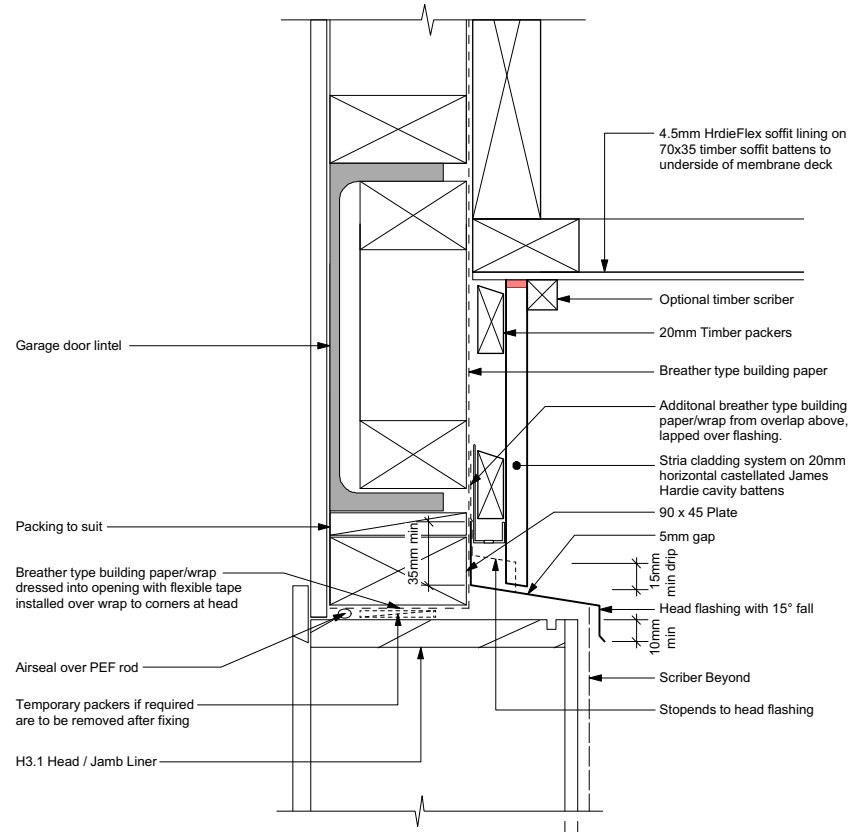
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Cladding Details
Scale: 1:5 @ A1, 1:10 @ A3 U.N.O

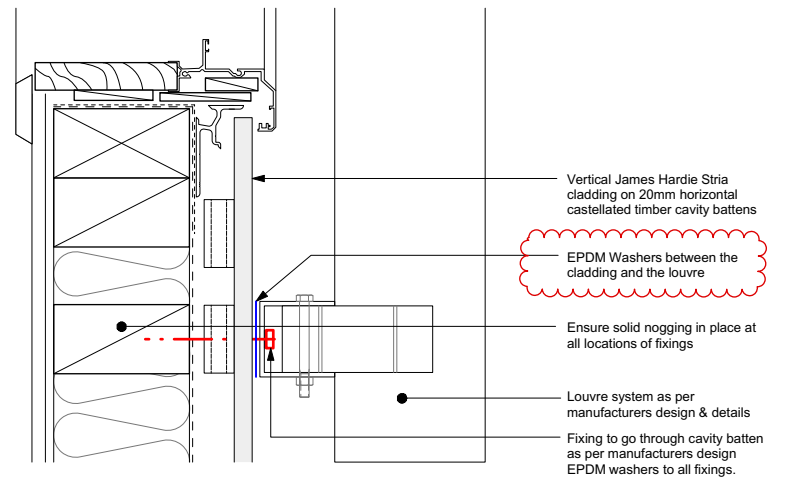
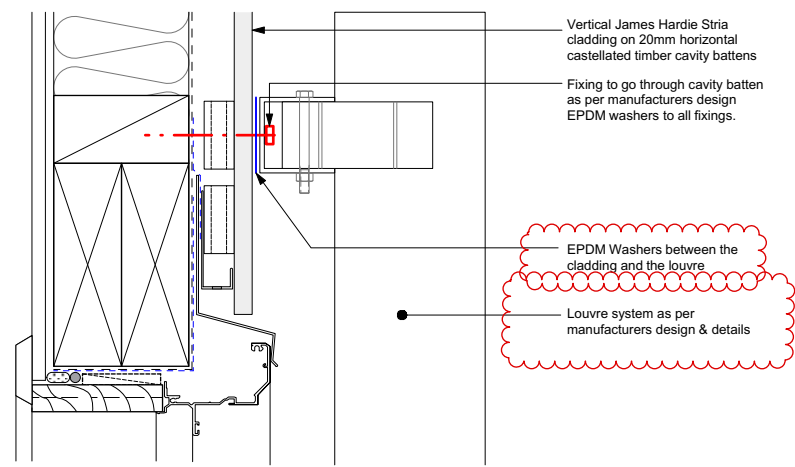
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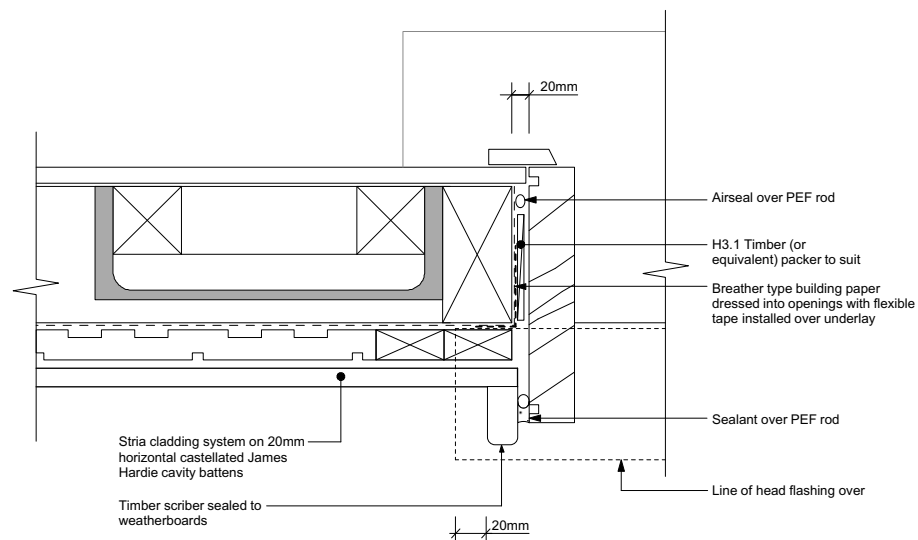


1
A3
Garage Door Head Detail
Scale 1:2.5 @ A1, 1:5 @ A3

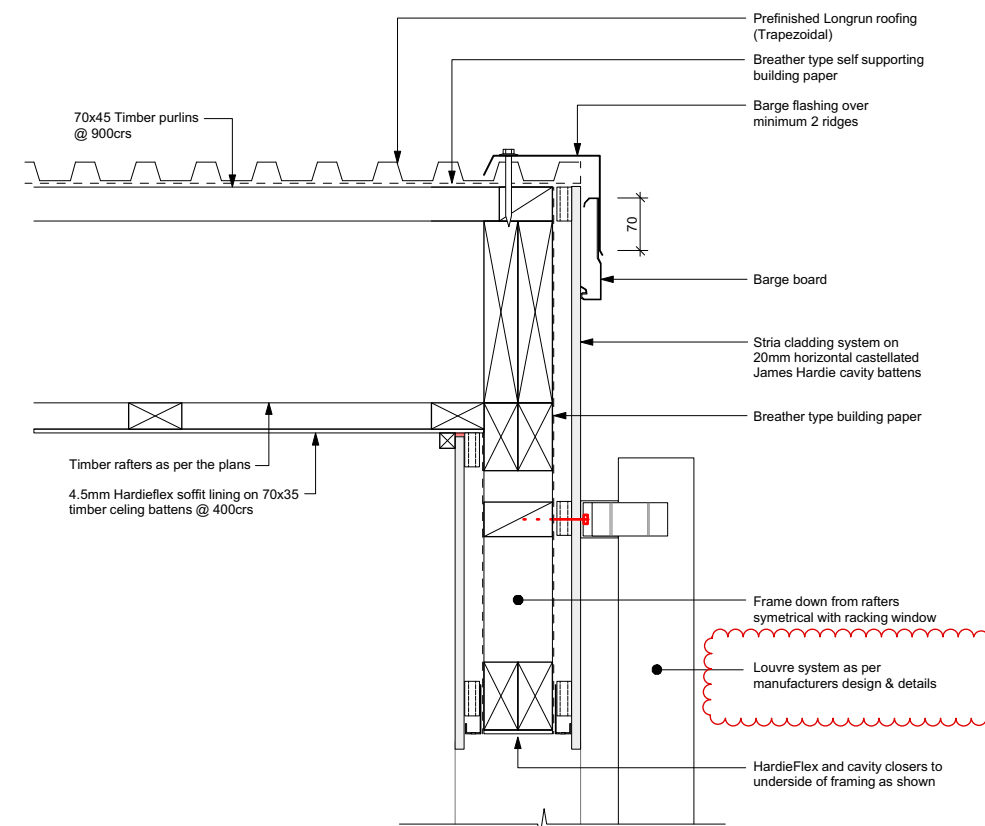


3
A3
Vertical Louvre Screen Detail
Scale 1:2.5 @ A1, 1:5 @ A3

Based on Aurae Solaris 100 Clasp Bracket System Technical Data Sheet. Joinery as per details



2
A3
Garage Door Jamb Detail
Scale 1:2.5 @ A1, 1:5 @ A3



4
A3
Barge / Louvre Detail

All enclosed timber framing to be H1.2 treated
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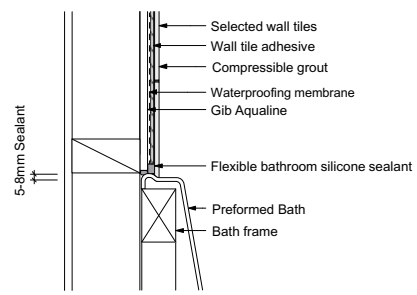
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Notes

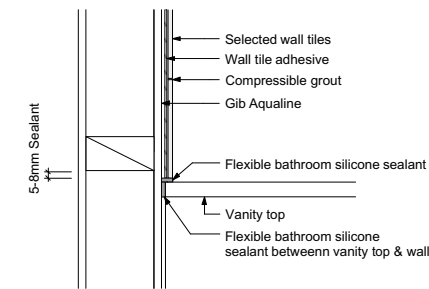
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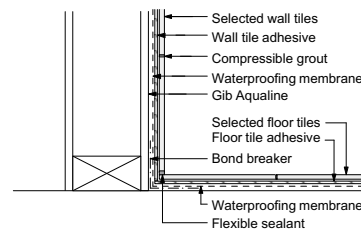
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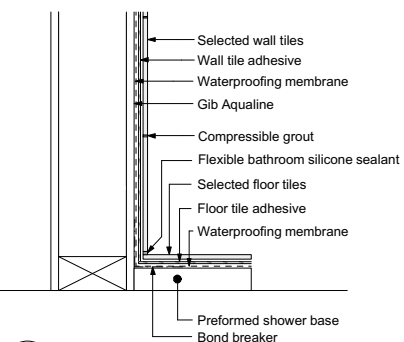
1 Bath to Wall Detail
Scale 1:5 @ A1



2 Vanity to Wall Detail
Scale 1:5 @ A1

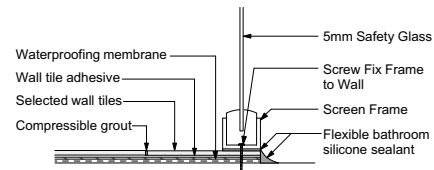


3 Floor to Wall Detail
Scale 1:5 @ A1

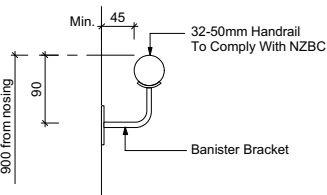


4 Preformed Tiled Shower Detail
Scale 1:5 @ A1

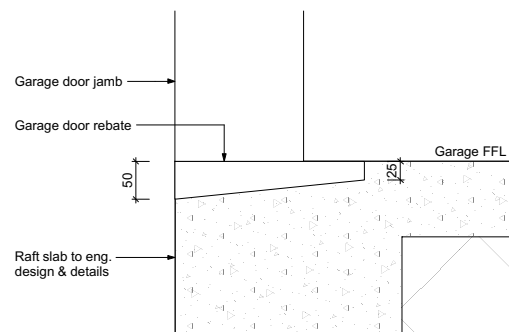
Waterproofing to extend 1.5m from shower head



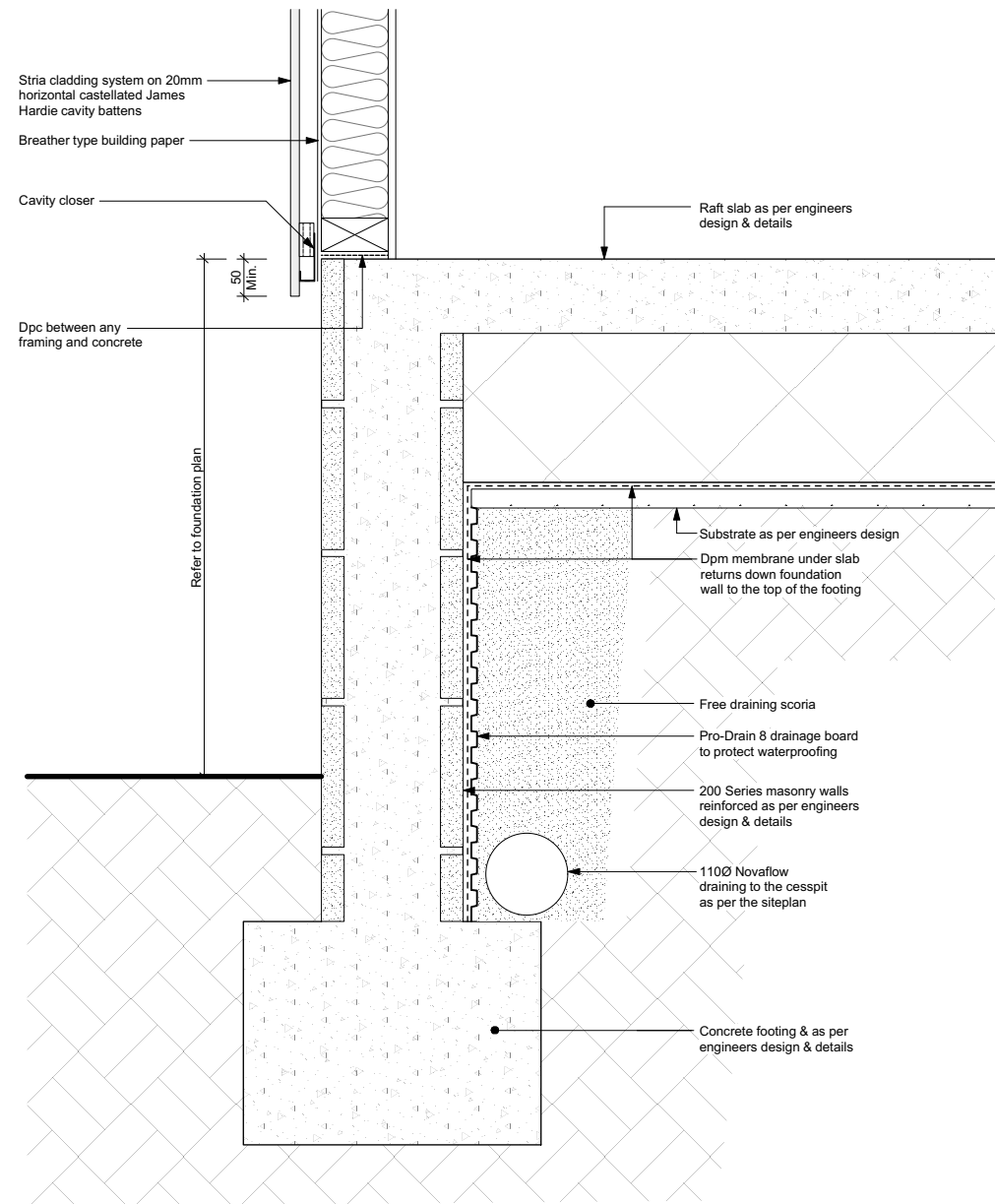
4.1 Tiled Shower to Screen Detail
Scale 1:5 @ A1



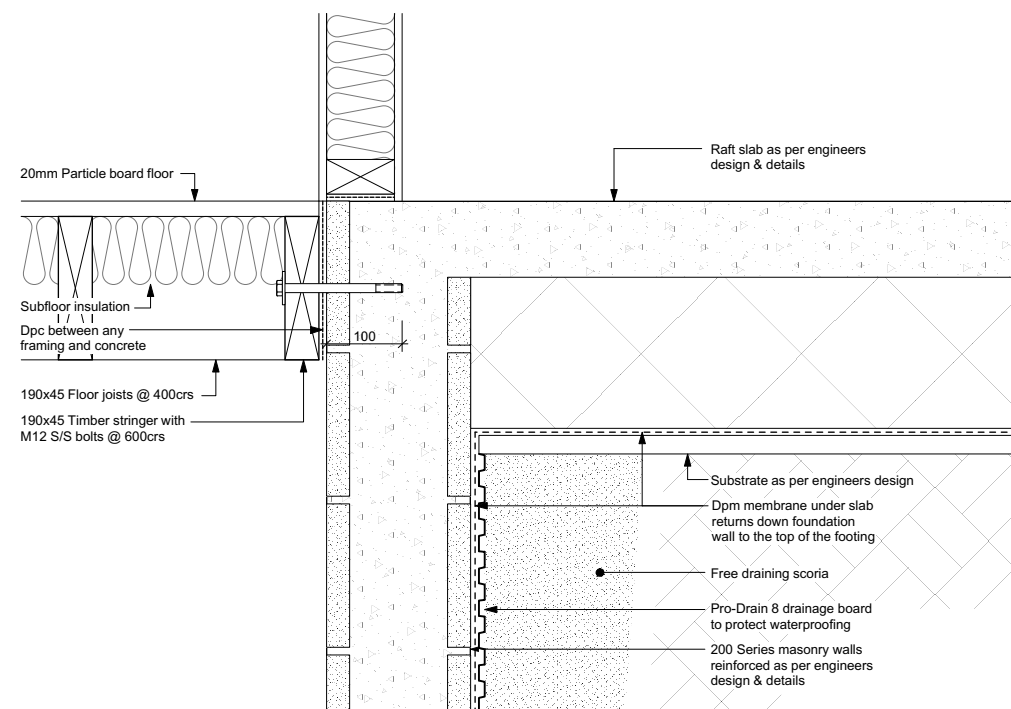
5 Interior Handrail Detail
Scale 1:5 @ A1



6 Garage Door Rebate
Scale 1:5 @ A1



7 High Foundation Wall Detail
Scale 1:5 @ A5



8 High Foundation Wall / Subfloor Detail
Scale 1:5 @ A5

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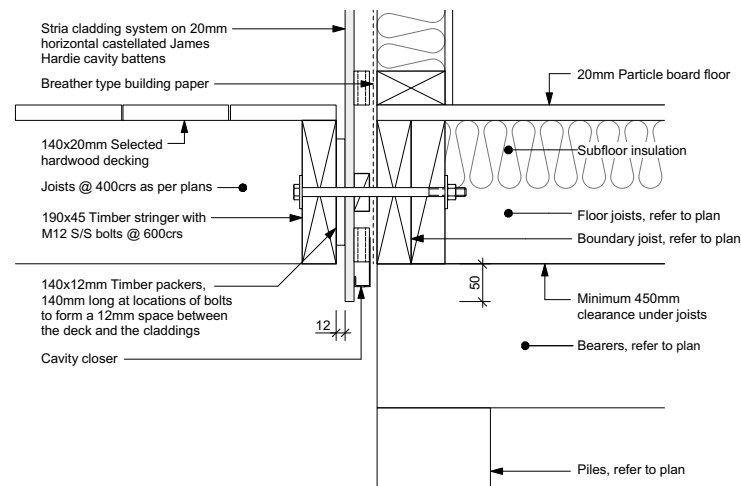
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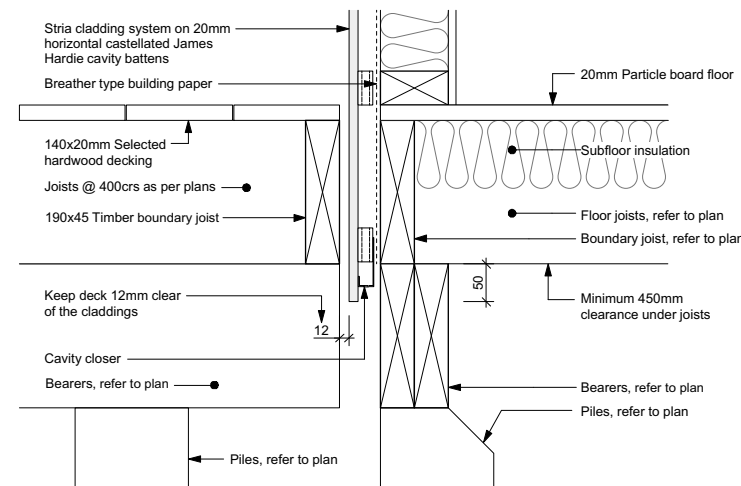
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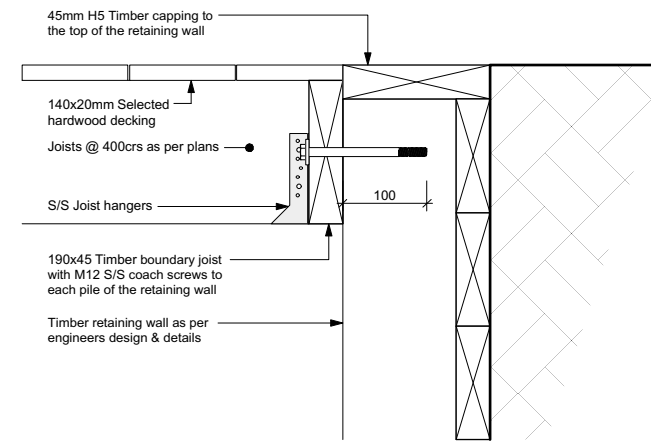
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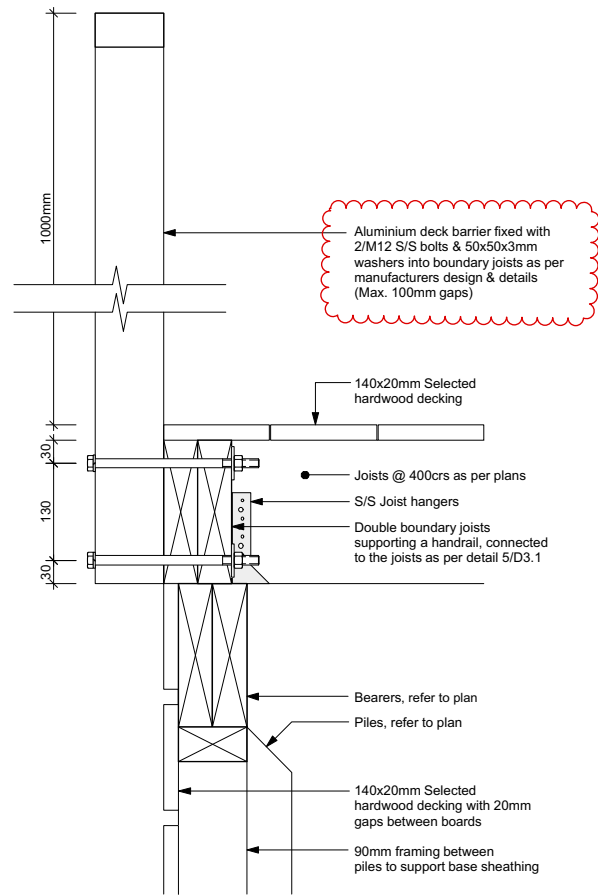
1
A5 Timber Floor / Deck Detail



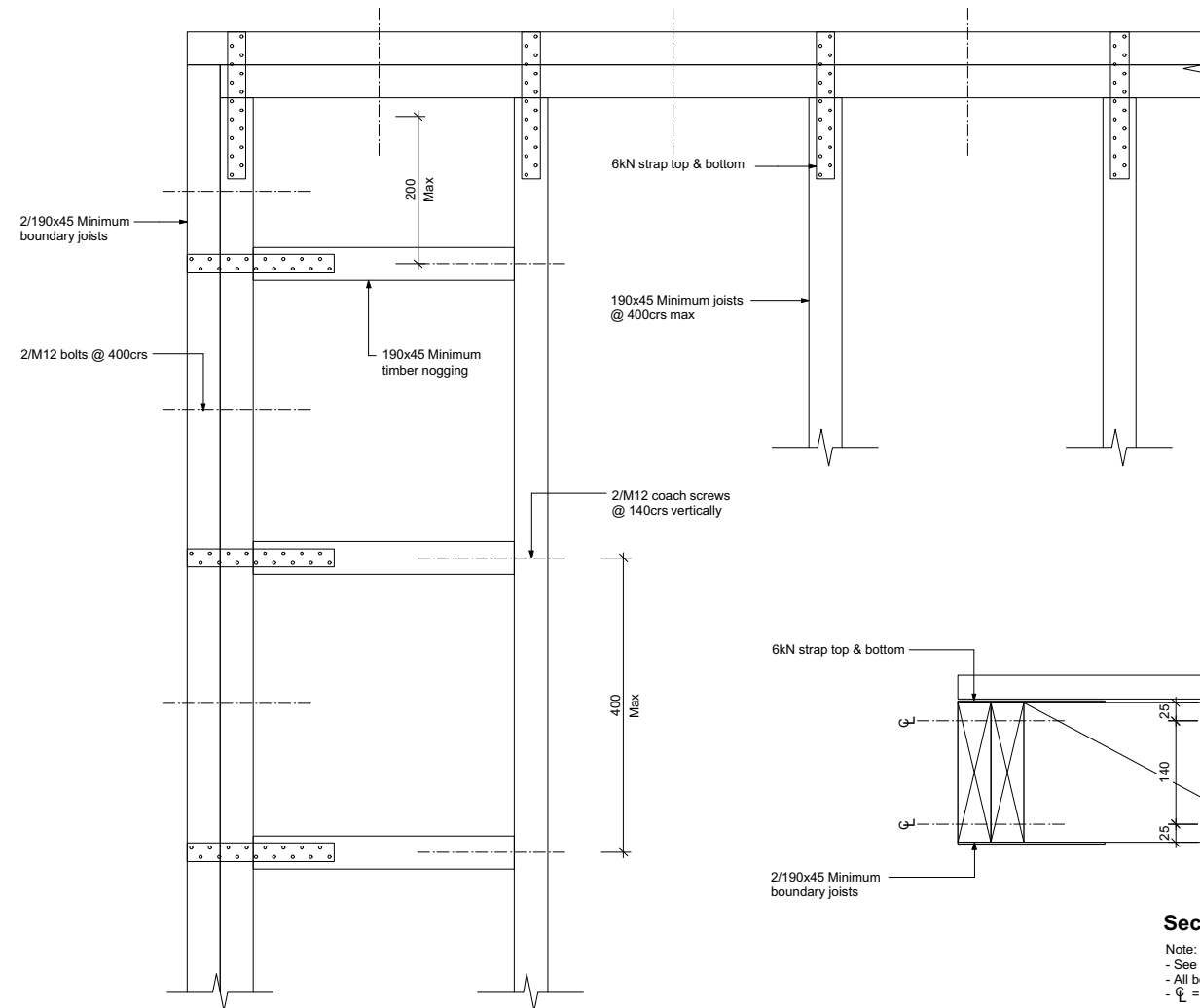
2
A5 Timber Floor / Deck Detail



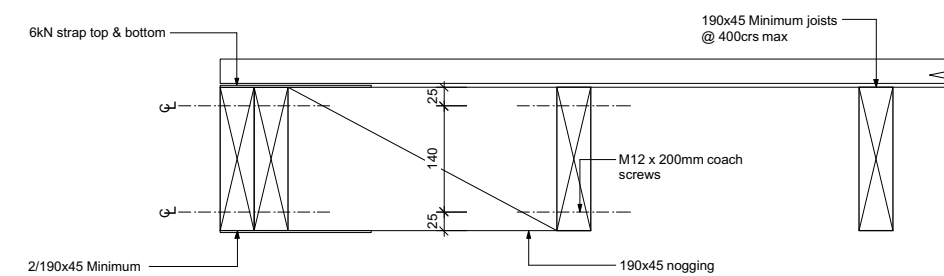
3
A5 Deck / Retaining Detail



4
A5 Deck Balustrade Detail



Plan View



Section view at noggging

Note:
 - See section 4 for fixing durability
 - All bolts to have 50x50 washers to head & nut
 - C = Centre line

5
D3.2 Face-fixed post support detail

Based on Fig 7.10(c), NZS 3604:2011

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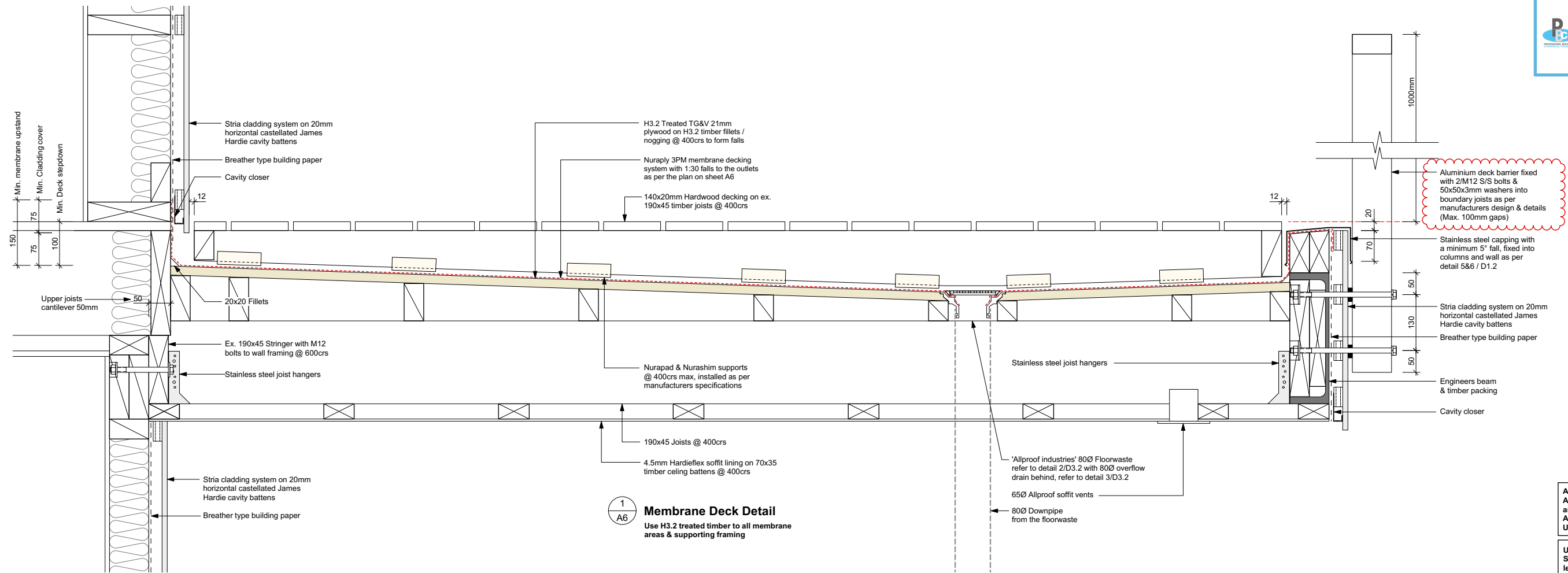
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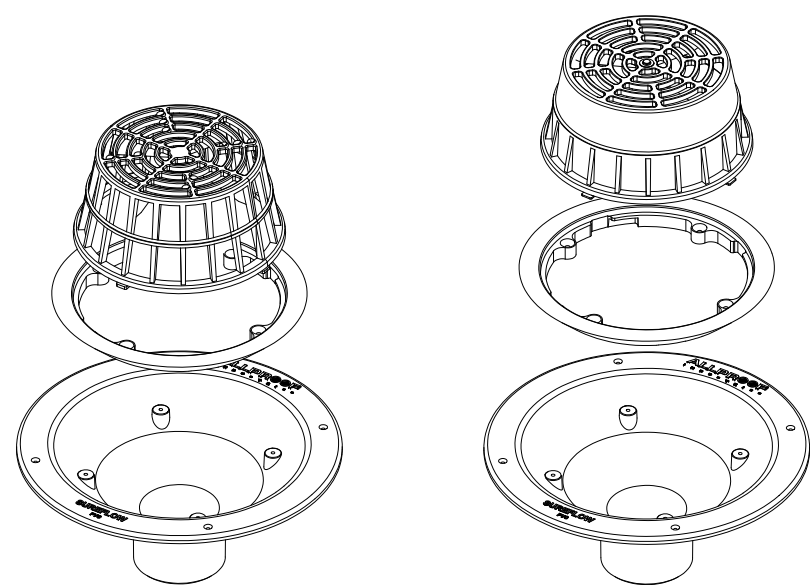
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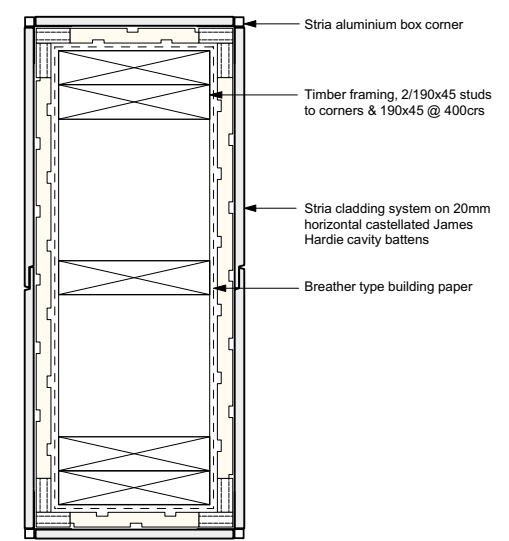
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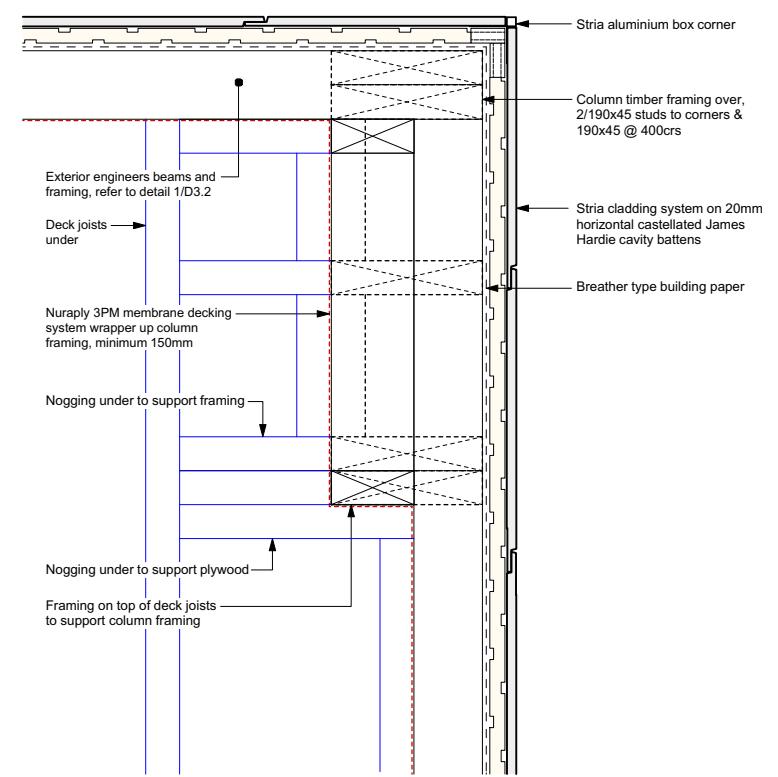


2 A6 Allproof Floorwaste
Sureflow 80mm Membrane
Clamp Dome Roof Drain

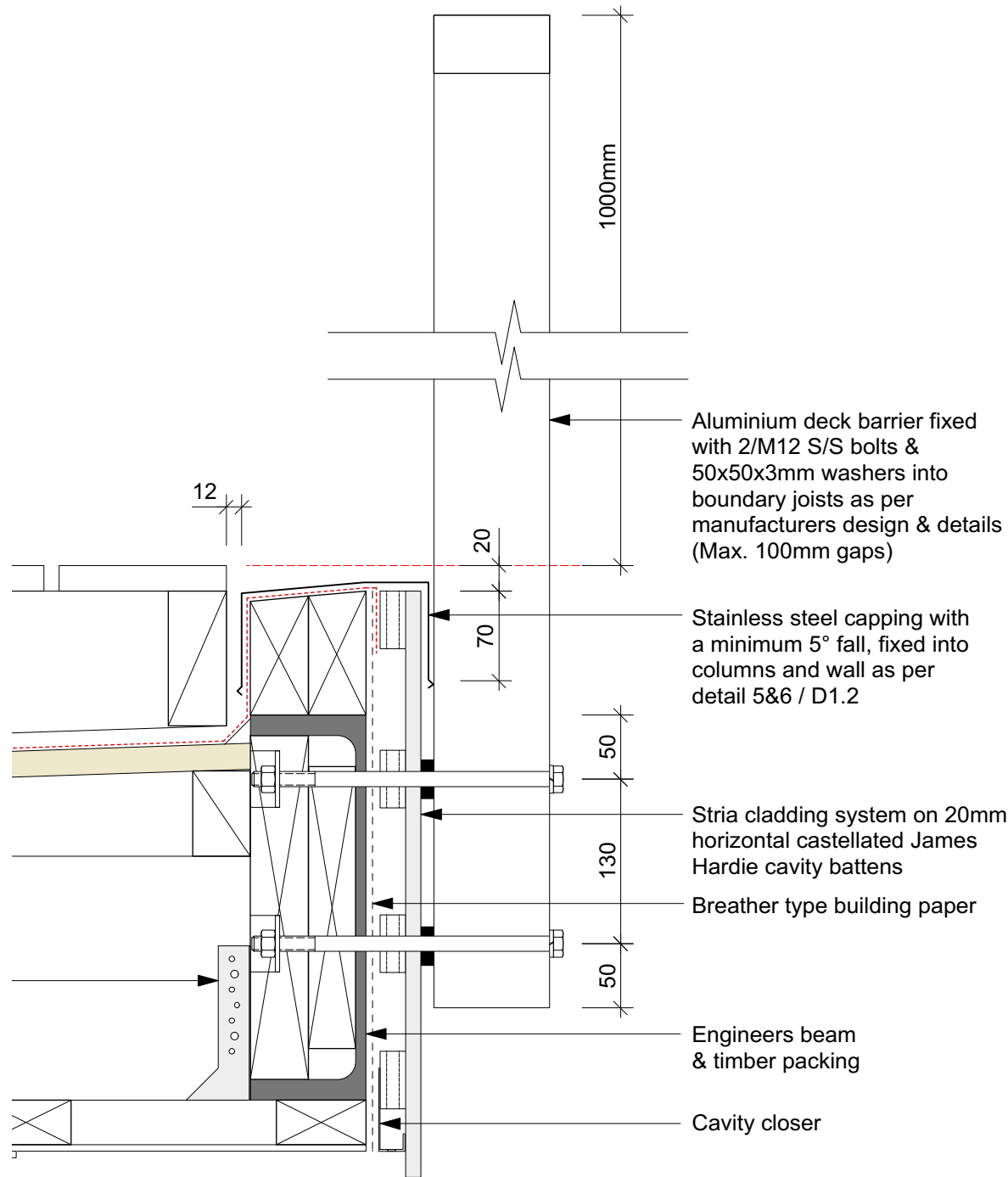
3 A6 Allproof Overflow
Sureflow 80mm Membrane
Clamp Overflow



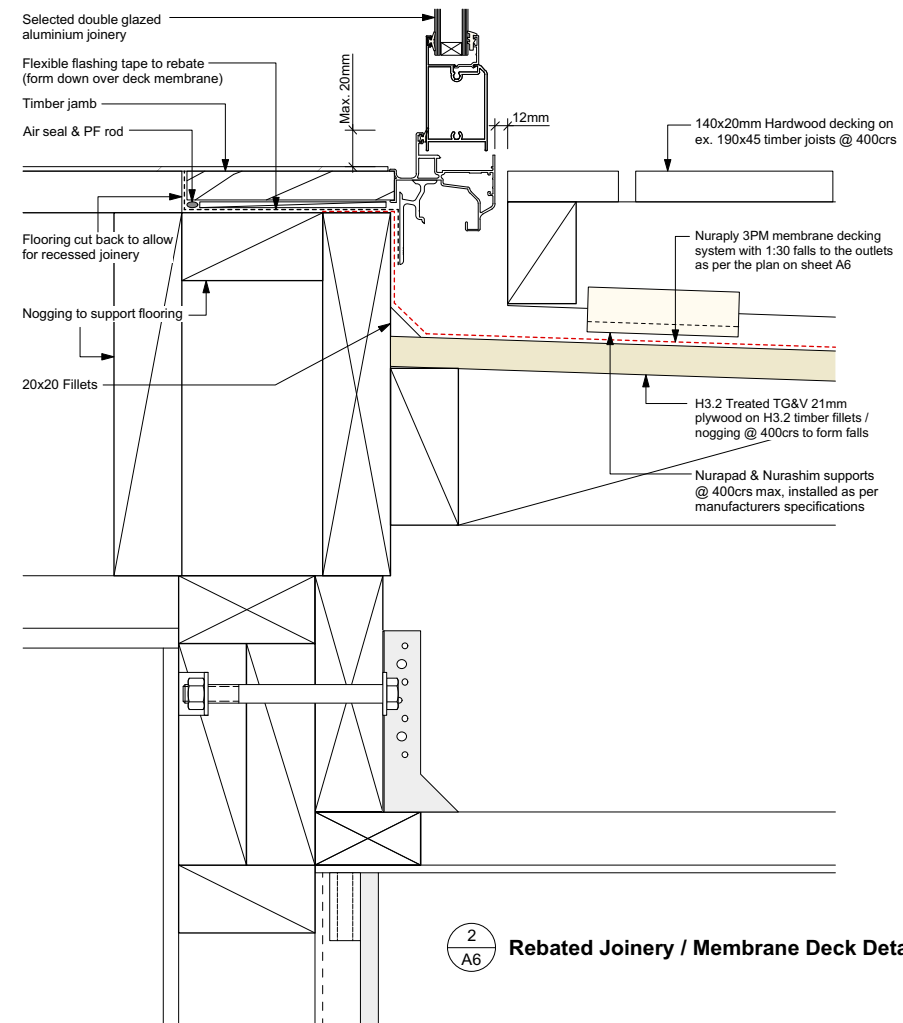
4 A5 Stria Column Detail



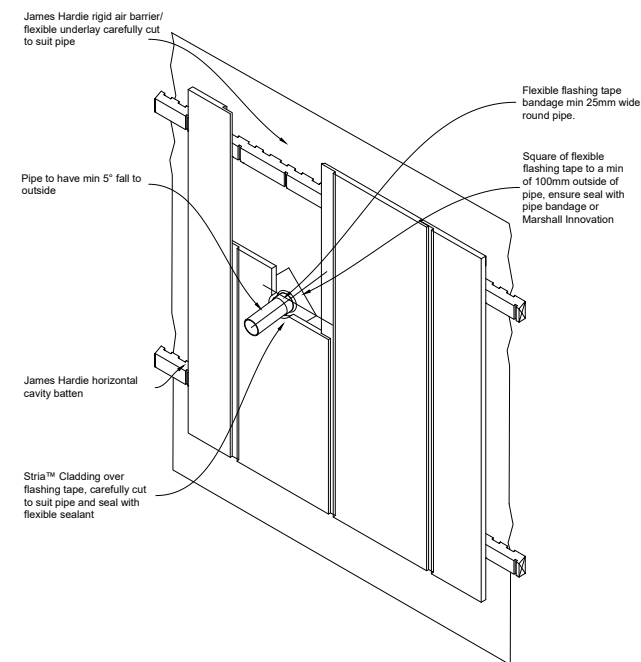
5 A5 Column Support Detail



1
A6
Deck Parapet Enlargement
Scale 1:2.5 @ A1, 1:5 @ A3
Use H3.2 treated timber to all membrane areas & supporting framing



2
A6
Rebated Joinery / Membrane Deck Detail



3
A3
Stria Pipe Penetration Detail
Refer to Stria Technical manual - James Hardie
Not to scale

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Additional Details

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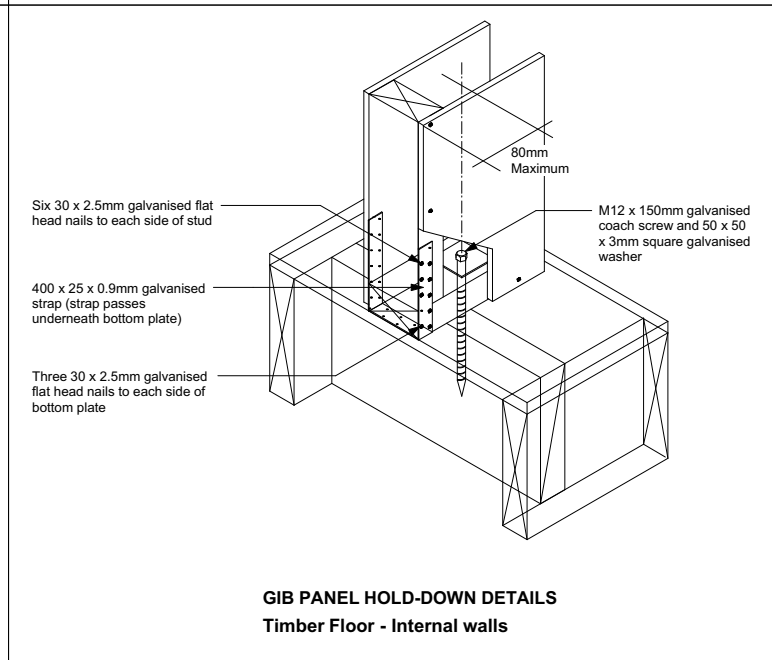
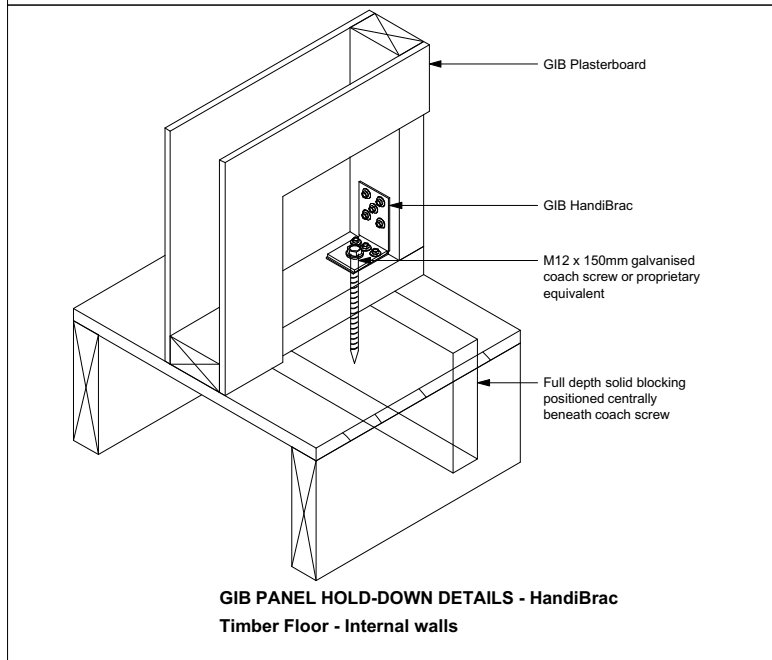
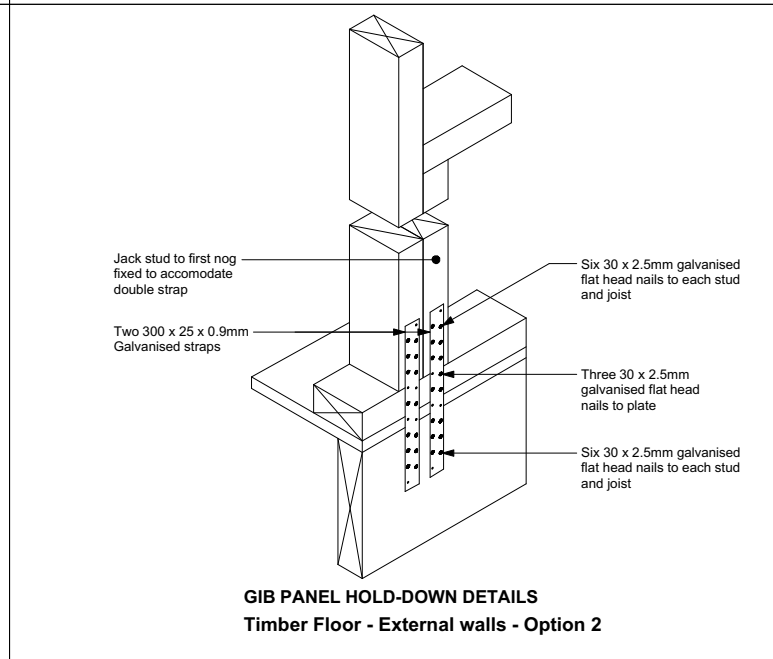
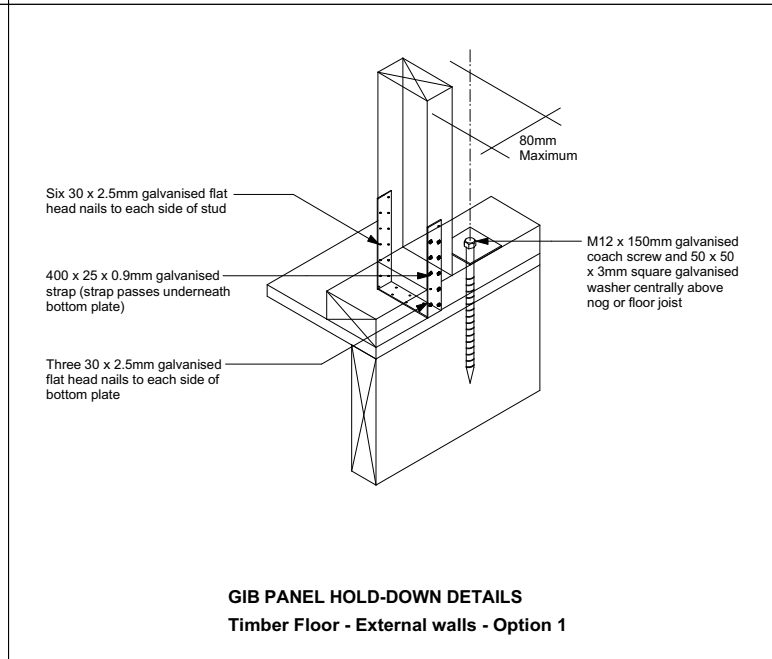
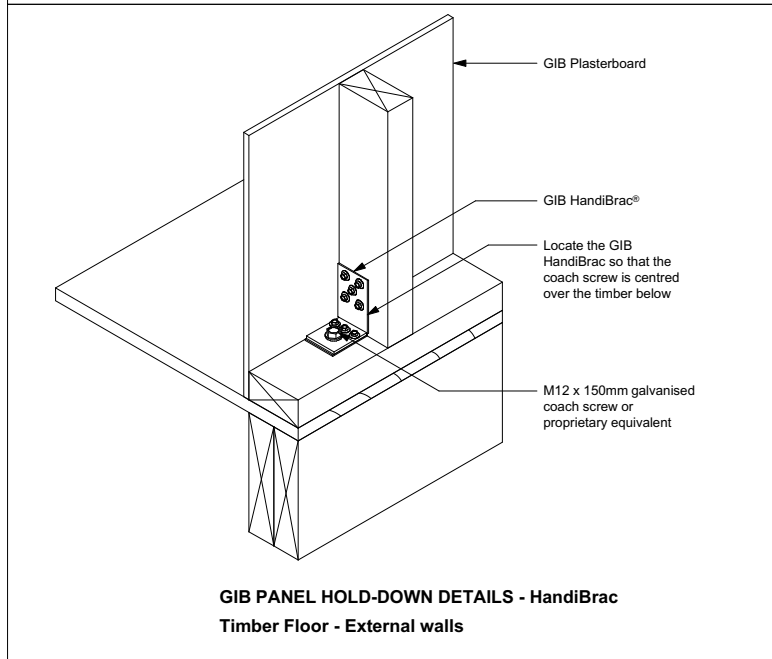
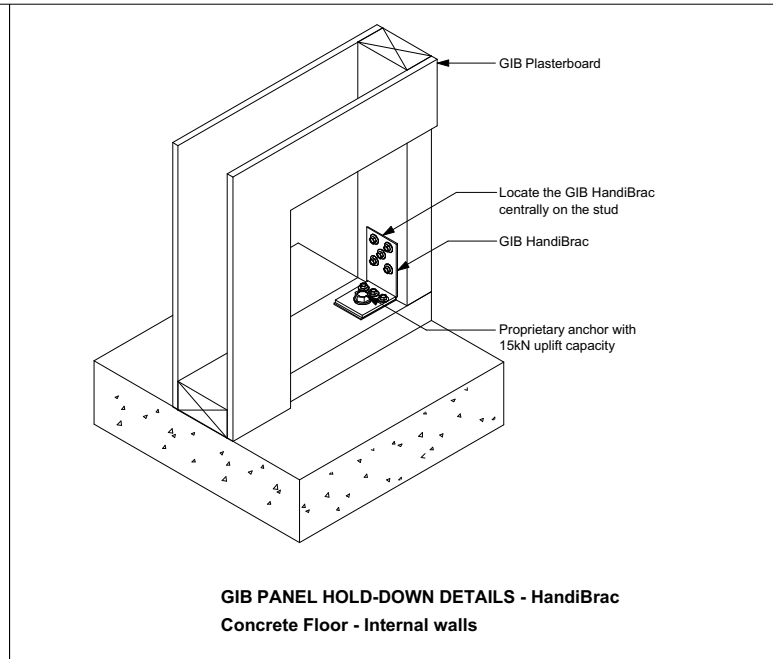
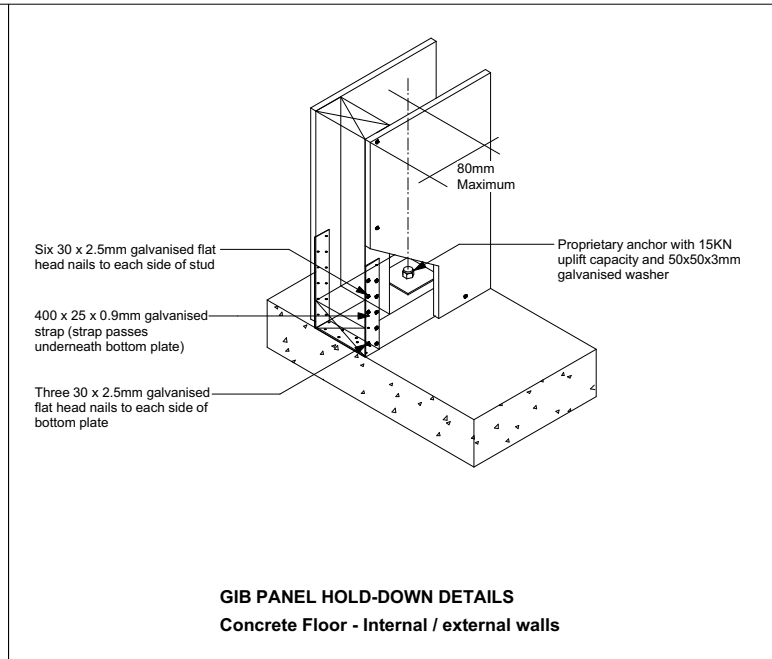
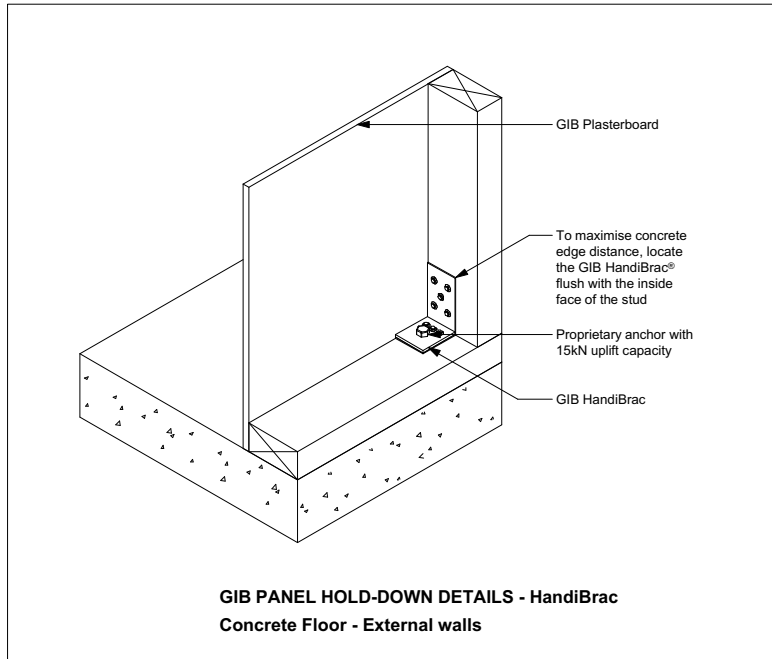
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Refer to Gib bracing systems manual dated June 2011



Notes: Care needs to be taken with the installation of the bracing strap. It should be checked in to be flush with the face of the stud providing a flat substrate for the plasterboard. It should be positioned in such a way that the important corner fastenings of the bracing element are not affected by it. Keeping the strap to the edge of the end of the stud as shown will allow the important corner fastenings to be installed without having to penetrate the bracing strap.

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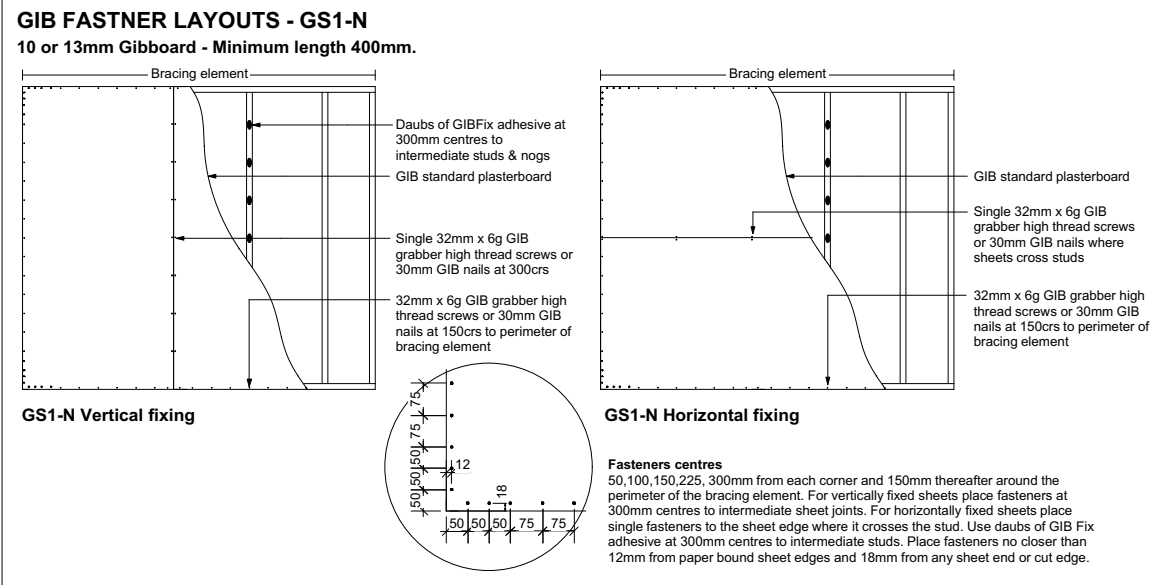
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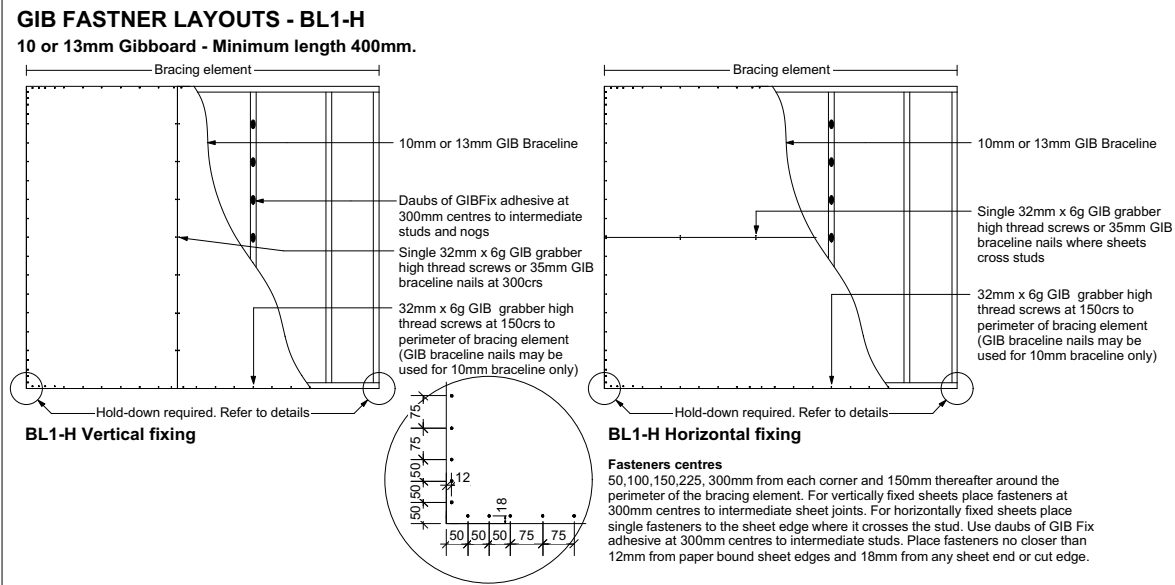
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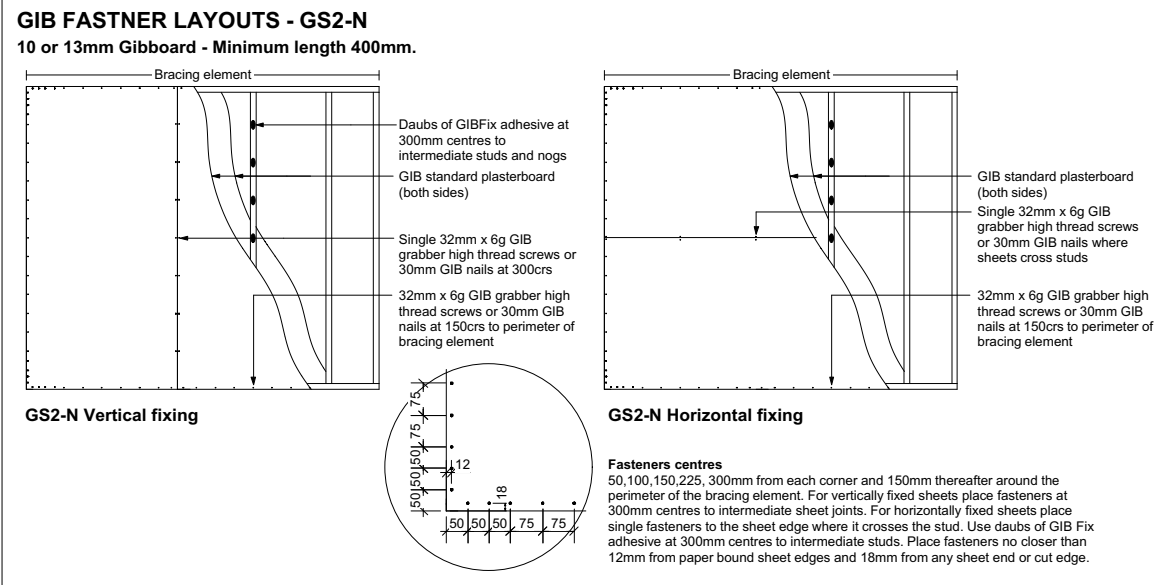
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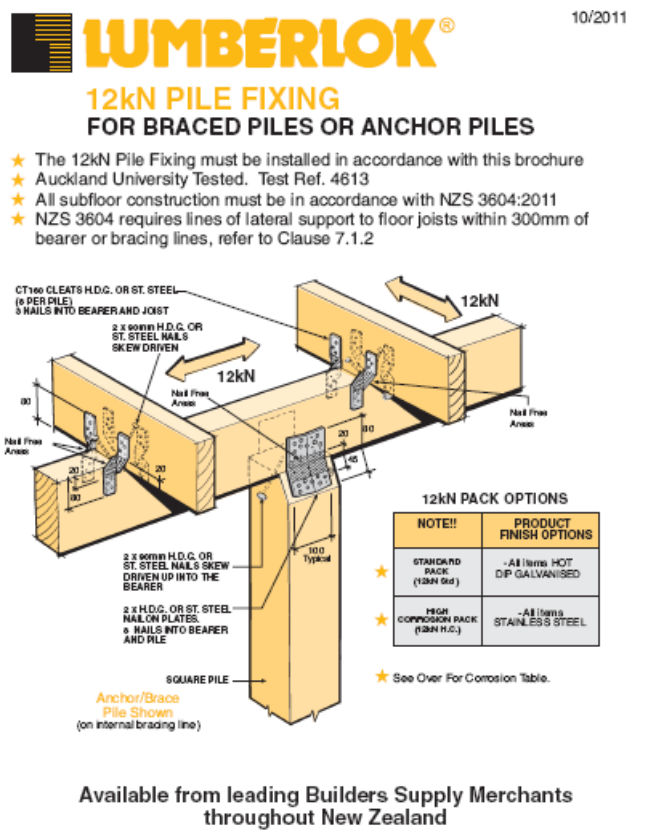
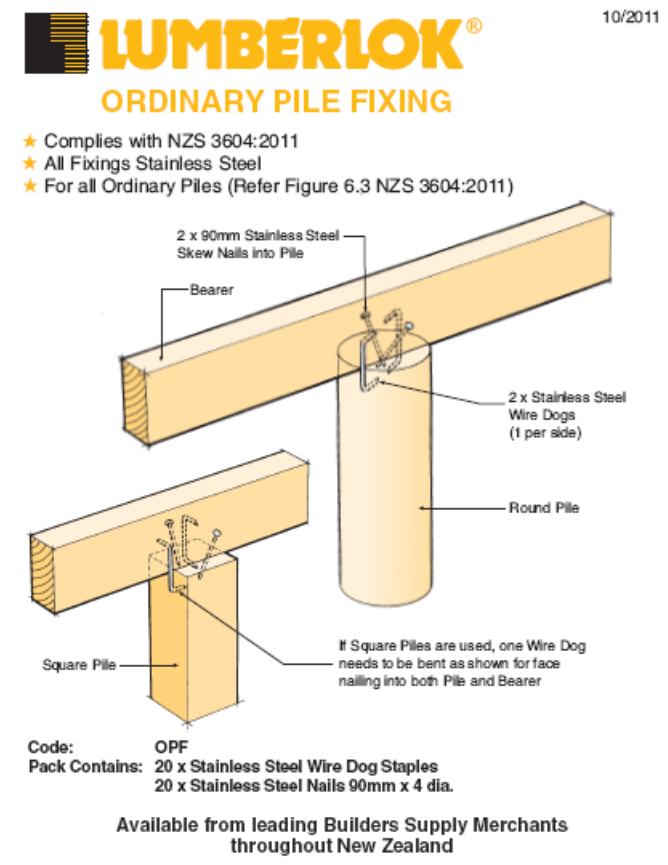
Refer to Gib bracing systems manual dated June 2011



Refer to Gib bracing systems manual dated June 2011



Refer to Gib bracing systems manual dated June 2011



All enclosed timber framing to be H1.2 treated
All exposed timber including claddings, trims, bearers and cavity battens to be H3.2 treated
All inground timber to be H5 treated
Unless noted otherwise

Use SG 8 timber unless otherwise stated
Subfloor fixings within 600mm of finished ground level and all exterior fixings to be stainless steel

Client:
Ploceus Building
Proposed Residence at
Lot 3 - 285 Glenvar Rd
Long Bay, Auckland City



Fixing Details

Scale: N/A

- Notes**
- 1) All dimensions and underground service locations to be checked on site prior to commencement of work.
 - 2) Do not scale from drawings, if in doubt, ask the designer.
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 - 6) Refer to the MasterSpec attached

Drawing Revisions

1	26 Nov 2021	Concept design
2	21 Dec 2021	Elevations completed
3	08 Mar 2022	Plans for consultants
4	29 Mar 2022	Preliminary Bc plans
5	09 May 2022	Topo plan added, plans updated
6	29 June 2022	Added deck
7	05 Aug 2022	Building consent issue
8	19 Sep 2022	DE RFI
9	30 Sep 2022	Council RFI
10	04 Nov 2022	Council RFI



Refer to Lumberlok - Lintel fixing schedule

Lumberlok - Lintel fixing
FIXING TYPE E - 1.4kN

Lintel.
4/90x3.15 nails.
2/90x3.15 nails directly below the lintel.
90x3.15 nails @ 250mm crs. Trimmer stud to understud.
Tylok 2T4 one side.

Fixing of jack stud to lintel & top plate, as per top plate schedule. Stud numbers indicative only.
*All other nailing as table 8.19"

Lumberlok - Lintel fixing
FIXING TYPE F - 4.0kN

Lintel.
Tylok 4T5 one side.
2/90x3.15 nails directly below the lintel.
90x3.15 nails @ 250mm crs. Trimmer stud to understud.
Two Tylok 2T4s one side.

Fixing of jack stud to lintel & top plate, as per top plate schedule. Stud numbers indicative only.
*All other nailing as table 8.19"

Lumberlok - Lintel fixing
FIXING TYPE G - 7.5kN

6/90x3.3 nails.
Lintel.
Tylok 10T10 one side. (Two rows of teeth into understud)
2/90x3.15 nails directly below the lintel.
90x3.15 nails @ 250mm crs. Trimmer stud to understud.
Two Tylok 2T4s both sides.

400mm Sheet brace strap to one side.
6/ 30x3.15mm nails to stud
3/ 30x3.15mm nails to bottom plate
6/ 30x3.15mm nails to joist / bearer

Concrete Floor
Timber Floor

Fixing of jack stud to lintel & top plate, as per top plate schedule. Stud numbers indicative only.
*All other nailing as table 8.19"

Lumberlok - Lintel fixing
FIXING TYPE H - 13.5kN

8/90x3.3 nails.
Lintel.
2/Tylok 10T10 both sides. (Two rows of teeth into understud)
2/90x3.15 nails directly below the lintel. (Both sides)
90x3.15 nails @ 250mm crs. Trimmer stud to understud. (Both sides)
Two Tylok 2T4s both sides.

2/400mm Sheet brace strap to one side.
6/ 30x3.15mm nails to stud
3/ 30x3.15mm nails to bottom plate
6/ 30x3.15mm nails to joist / bearer

Concrete Floor
Timber Floor

Fixing of jack stud to lintel & top plate, as per top plate schedule. Stud numbers indicative only.
*All other nailing as table 8.19"

All enclosed timber framing to be H1.2 treated
All exposed timber including claddings, trims, bearers and cavity battens to be H3.2 treated
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Unless noted otherwise

Use SG 8 timber unless otherwise stated
Subfloor fixings within 600mm of finished ground level and all exterior fixings to be stainless steel

Client:
Ploceus Building
Proposed Residence at
Lot 3 - 285 Glenvar Rd
Long Bay, Auckland City

LifeStyle Architectural Services
www.LAS.co.nz - 0800 527 337

Fixing Details

Scale: N/A

- Notes**
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Refer to Lumberlok - Stud to top plate fixing schedule

2/90x3.15 plain steel wire nails driven vertically into stud

Lumberlok - Stud to top plate fixing
FIXING TYPE A - 0.7kN

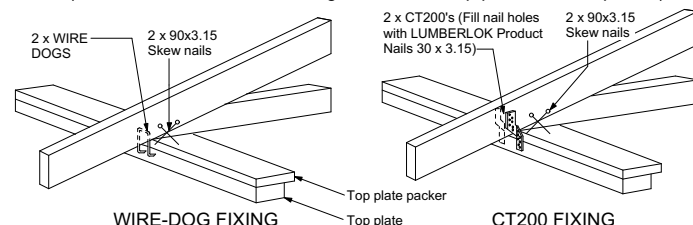
2/90x3.15 plain steel wire nails driven vertically into stud, plus 1x Lumberlok 6kN Stud Anchor. (CPC80)

Lumberlok - Stud to top plate fixing
FIXING TYPE B - 4.7kN - Option 1

TRUSS FIXING

RAFTER TRUSS TO TOP PLATE FIXINGS

(All WIRE DOGS & CT200 fixings are into the top plate NOT the packer)



WIRE-DOG FIXING

LOAD DETAILS	
Truss Span	3000 - 10000 Low to Medium wind
	3000 - 5000 High to Very High wind
Roof Weight	Heavy or Light
Truss Centres	900 max.
Snow Load	to 1.0kPa

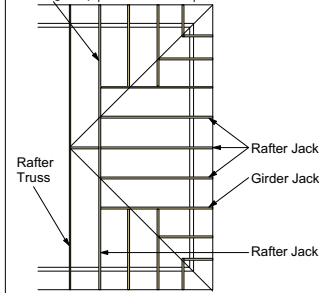
CT200 FIXING

LOAD DETAILS	
Truss Span	6000 - 11000
Wind	Low to Very High
Roof Weight	Heavy or Light
Truss Centres	900 max.
Snow Load	to 1.0kPa

GIRDER TRUSS TO TOP PLATE FIXING
All girder trusses up to a span of 9000 and the above load details are to be fixed to the top plate using the CT200 FIXING shown above

JACK TRUSS FIXINGS

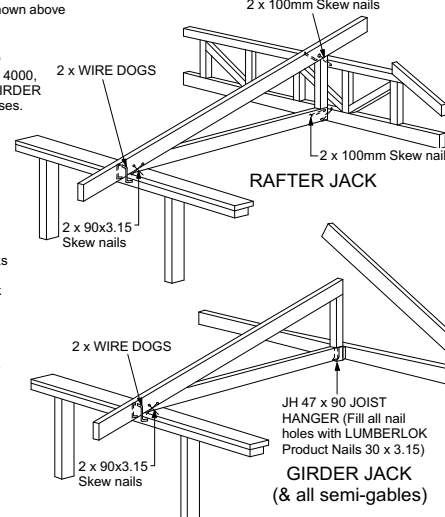
Truncated Girder (or semi-gable) *3100 max. * For setbacks up to 4000, use fixings as per GIRDER JACK for all load cases.



LOAD DETAILS

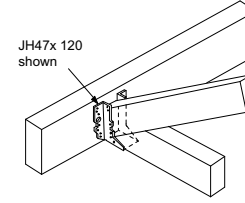
Truss Span	3100
Max Wind	High
Roof Weight	Heavy or Light
Truss Centres	900 max.
Snow Load	to 1.0kPa

*For Very High wind, fix rafter as per GIRDER JACK



RAFTER TRUSS TO TRUSS FIXINGS

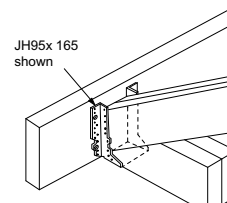
1. RIGHT ANGLE JOINTS SINGLE COMPONENT TRUSS



LOAD DETAILS SINGLE & DOUBLE COMPONENT TRUSS

Max Supported Truss Span	12000
Wind	Low to Very High
Roof Weight	Heavy or Light
Truss Centres	900 max.
Snow Load	up to 1.0kPa

DOUBLE COMPONENT TRUSS



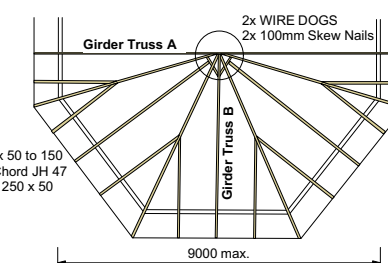
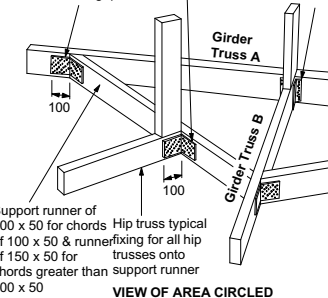
Joist Hanger Size Single Component Truss
JH 47 x 120 on Girder Bottom Chords up to 150 x 50 deep
JH 47 x 190 on Girder Bottom Chords of 200 x 50 deep and above
In all cases the max. area of roof supported (ie. setback x supported truss span) not to exceed 48m²
Joist Hanger Size Double Component Truss - JH 95 x 165
Fill all holes with LUMBERLOK Product Nails 30 x 3.15

2. ANGLE JOINTS - Octagonal Roof

LOAD DETAILS

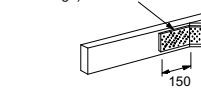
Max Supported Truss Span	9000
Wind	Low to Very High
Roof Weight	Heavy
Supported Truss Centres	900 max.
Snow Load	to 1.0kPa

200 long x 1mm Folded NAILON PLATE. (Fill all holes to within 10mm of the timber edge)



Boomerang Roof

320 long x 1mm Folder NAILON PLATE (Fill all holes with LUMBERLOK Product Nails 30 x 3.15 to within 10mm of timber edge)



Read in conjunction with the truss manufacturers buildable truss layout