

building consent issue

--.12.12

drawing number	title	format	revision	Professional Building Certifiers	QBP Ltd		
02 series							
M0323.02.01	proposed : plans : level 01/02 : resource consent	1:200 @ A3	b	3 copies	pdf		
M0323.02.02	proposed : plans : level 03/roof : resource consent	1:200 @ A3	b	3 copies	pdf		
M0323.02.03	proposed : elevations : resource consent	1:200 @ A3	b	3 copies	pdf		
03 series							
M0323.03.00	proposed : schedule : specification	NTS @ A1	a	3 copies	pdf		
M0323.03.01	proposed : plans : site	1:100 @ A1	a	3 copies	pdf		
M0323.03.02	proposed : plans : foundations & drainage	1:50 @ A1	a	3 copies	pdf		
M0323.03.03	proposed : plans : level 01	1:50 @ A1	a	3 copies	pdf		
M0323.03.04	proposed : plans : level 02 framing	1:50 @ A1	a	3 copies	pdf		
M0323.03.05	proposed : plans : level 02	1:50 @ A1	a	3 copies	pdf		
M0323.03.06	proposed : plans : level 03 framing	1:50 @ A1	a	3 copies	pdf		
M0323.03.07	proposed : plans : level 03	1:50 @ A1	a	3 copies	pdf		
M0323.03.08	proposed : plans : roof framing	1:50 @ A1	a	3 copies	pdf		
M0323.03.09	proposed : plans : roof	1:50 @ A1	a	3 copies	pdf		
M0323.03.10	proposed : section : aa	1:50 @ A1	a	3 copies	pdf		
M0323.03.11	proposed : section : bb	1:50 @ A1	a	3 copies	pdf		
M0323.03.12	proposed : section : cc	1:50 @ A1	a	3 copies	pdf		
M0323.03.13	proposed : section : dd	1:50 @ A1	a	3 copies	pdf		
M0323.03.14	proposed : section : ee	1:50 @ A1	a	3 copies	pdf		
M0323.03.15	proposed : section : ff	1:50 @ A1	a	3 copies	pdf		
M0323.03.20	proposed : elevation : north	1:50 @ A1	a	3 copies	pdf		
M0323.03.21	proposed : elevation : east	1:50 @ A1	a	3 copies	pdf		
M0323.03.22	proposed : elevation : south	1:50 @ A1	a	3 copies	pdf		
M0323.03.23	proposed : elevation : west	1:50 @ A1	a	3 copies	pdf		
M0323.03.30	proposed : schedule : joinery	1:50 @ A1	a	3 copies	pdf		
04 series							
M0323.04.01	proposed : details : thresholds	1:5 @ A1	a	3 copies	pdf		
M0323.04.02	proposed : details : level 02 box	1:5 @ A1	a	3 copies	pdf		
M0323.04.03	proposed : details : loggia	1:5 @ A1	a	3 copies	pdf		
M0323.04.04	proposed : details : façade	1:5 @ A1	a	3 copies	pdf		
M0323.04.05	proposed : details : level 03	1:5 @ A1	a	3 copies	pdf		
M0323.04.06	proposed : details : deck	1:5 @ A1	a	3 copies	pdf		
M0323.04.07	proposed : details : roof	1:5 @ A1	a	3 copies	pdf		
M0323.04.08	proposed : details : garage	1:5 @ A1	a	3 copies	pdf		

NEW HOUSE, 45, MASKELL STREET, ST. HELIERS

matter

M0323

B1/AS1 : structure	E1/AS1 surface water :
refer to structural engineers calculations and drawings for all elements outside NZS3604	all downpipes to be min. 75mm diameter internal gutters to be min 300mm wide, falling to outlet, overflow to be 300 x 100 aperture, top of outlet min 50mm below top of gutter
structural engineer to provide PS4	
B2/AS1 : durability	E2/AS1 external moisture :
difficult to access or replace : 50 years wall cladding (including jointing systems) as bracing all bracing elements wall underlay damp proof course under structural framing damp proof course under concrete floor slabs tanking to retaining walls decking sub-floor structure wiring buried in or under concrete slabs nails and screws used to fix structural or difficult to replace elements nails and screws under water proof membranes nails and screws under roof membranes bolts used to fix structural or difficult to replace elements or balustrades proprietary fixings used to fix structural or difficult to replace elements adhesive used to fix structural or difficult to replace elements flashings that require removal of cladding above the roof hidden flashings behind spandrel panels flashings that require removal of the cladding floor braced diaphragm internal gutters and downpipes integrated into structure sub-floor insulation wall insulation ceiling or roof insulation plumbing or pipes cast into or under concrete slabs protective coatings that are difficult to replace roof framing inc. purlins, rafters, battens, and bracing members stair stringers vapour barriers behind structural elements or difficult to replace vermin proofing built into structure vermin proofing to have same durability as cladding covering it load bearing wall framing structural steel structural joinery units	refer to risk assessment matrix built elements specification roof : coloursteel longrun roofing, corrugate profile to match existing, 3° or 5° pitch as notated, on Thermakraft Covertex 403 roof underlay on H3.1 90 x 45 purlins @ 900c/cs on H3.1 rafters as framing plans, underlined with 12mm gib, level 4 finish, on rondo system level 03 walls : cedar vertical t&g shiplap boards, stained, on H3.1 treated cavity battens over Thermakraft Covertex 403 wall wrap on H3.1 90 x 45 wall framing, 12mm plasterboard, level 4 finish, 90mm R2.2 mineral fibre insulation to cavity level 02 walls : H3.1 treated bevel back weatherboards, painted, on H3.1 treated cavity battens over Thermakraft Covertex 403 wall wrap on H3.1 90 x 45 wall framing, 12mm plasterboard, level 4 finish, 90mm R2.2 mineral fibre insulation to cavity level 01 walls : 9mm compressed sheet over H3.1 treated cavity battens over Thermakraft Covertex 403 wall wrap on H3.1 90 x 45 wall framing, 12mm plasterboard, level 4 finish, 90mm R2.2 mineral fibre insulation to cavity retaining walls : 190mm concrete blockwork as structural engineers design, with Volclay tanking to retained side, to be continuous with DPM under ground bearing slabs, 50mm polystyrene to blind tanking, scoria backfill. Use Volclay cold joint seal where external slabs/drainage channels keyed into perimeter new floor : floor to extension formed in hardwood t&g flooring to match existing over existing H3.2 treated deck joists, spans modified as framing plan, Expol underfloor R1.4 between joists level 03 deck : Nuraply 3P membrane over H3.1 treated ply at 2° fall, to gutter with 1:100 fall, over H3.1 treated joists as framing plan joinery : polyester powder coated aluminium framed joinery, single glazed
moderately difficult to access or replace : 15 years roof cladding (longrun) roof underlay none structural wall cladding (including jointing systems) damp proof course under non-structural framing damp proof membrane to top of concrete floor slabs non-structural strip decking external doors wiring concealed behind linings nails and screws used to fix moderately difficult to replace elements proprietary fixings used to fix moderately difficult to replace items all flashings to roof claddings, flues and other roof penetrations visible flashings that do not require removal of cladding flooring laid between bottom plates flue systems built into wall / roof internal gutters and downpipes not incorporated into structure in-built solid fuel appliances shower linings (unless under tiling, then to match lifespan of tiles) plumbing and pipes concealed behind wall linings concealed or difficult to replace valves roof membrane protective coatings in-ground foul drainage tanks (easy access) effluent fields stair treads (easy to replace) wall tiling to wet areas (floor and wall) vapour barriers behind non-structural elements vermin proofing (moderately difficult to access and replace) water heaters easy access non-loadbearing partitions external joinery joinery gaskets (moderately difficult to access and replace)	E3/AS1 internal moisture : condensation control walls R>1.5 use Bradford Gold Wall & Floor Insulation R1.8 tanalized ply under tiling underlay to all wet areas F4/AS1 safety from falling : balustrades to internal stairs to be 900mm above pitchline / 1000mm above landings, max aperture in balustrade / guarding to be 100mm opening windows with cill height less than 780mm above floor, and possible fall of greater than 1000mm will have opening restrictor
refer to specific product warranties for required maintenance	G3/AS1 food preparation : not applicable to this application
timber building elements to comply with NZS3602 : 2003 as following :	G4/AS1 ventilation : joinery to have openings equal to 5% of the habitable area mechanical ventilation not applicable to this application
- roof framing, trusses, ceiling joists - interior wall framing, including bottom plates	H1.2
- sub-floor framing	H1.2
- enclosed framing within flat or skillion roofs - framing for enclosed decks and balconies - exterior wall framing and parapets	H3.1
- unfloored decking - external stairs, handrails and balustrades	H3.2
- piles and other structural in-ground material	H5
C1/AS1 fire safety :	H11/AS1 energy efficiency :
smoke / fire detection sensors / alarms as indicated on floor plans	see attached thermal compliance calculations the building elements will use the following insulation values :
D1/AS1 access routes :	suspended timber floor : 90mm mineral fibre R2.2 slab on grade : 50mm Expol H polystyrene R1.4 walls : 90mm mineral fibre R2.6 skillion roofs : 210mm mineral fibre R5.0 skillion roof over level 02 : 240mm mineral fibre R6.0 membrane roofs : 210mm mineral fibre R5.0 bathroom walls : R1.8
all stairs and access ways to have min. 2000mm height clearance	glazing : joinery : see joinery schedule
internal stairs :	
garage level 01 : 50.000 to 50.875 main private stair 280mm tread inc. 25mm nosing overhang (closed tread) 875mm total rise : 5 risers at 175mm 36.7° pitch handrail at 900mm above pitchline	
level 01 to 02 : 50.875 to 53.875 main private stair 280mm tread inc. 25mm nosing overhang (closed tread) 3000mm total rise : 16 risers at 187.5mm half landing at 52.750 (10 risers) 36.7° pitch handrail at 900mm above pitchline	
level 02 to 03 : 53.875 to 56.575 secondary private stair 280mm tread inc. 25mm nosing overhang (closed tread) 2700mm total rise : 14 risers at 192.8mm half landing at 55.255 (7 risers) 36.7° pitch handrail at 900mm above pitchline	

these drawings to be read in conjunction with all other consultants drawings

inconsistencies, ambiguities, and discrepancies in construction documents shall be handled as follows :
- the drawings take precedence over the specification
- figured dimensions take precedence over scaled dimensions
- drawings to a larger scale take precedence over drawings to a smaller scale
- drawings showing particular parts of the construction take precedence over drawings for more general purposes

any discrepancies between documents must be brought to the architect's attention immediately

any details that are in conflict with the manufacturers instructions or requirements must be brought to the architect's attention immediately

the main contractor is to liaise with sub-contractors and is responsible for the co-ordination of their work with sub-contractors works with regard to timing of installation and integration. Any conflicts in co-ordination must be brought to the architect's attention immediately. Notify architect if doubt exists as to any aspect of design feasibility

confirm set-out and dimensions on site prior to manufacture of all items

do not scale from drawings

refer to engineers details and calculations provided by the project structural engineer for all structural information

the contractor will ensure that all works on site are carried out in accordance with the resource consent conditions

the contractor will confirm that all conditions of the resource consent have been met prior to starting on site

an arborist to be present on site during the excavation of any works below the dripline of any existing trees as per the requirements of the resource consent

it is the contractors responsibility to coordinate and document with shop drawings all penetrations through slabs, beams and columns as required to accommodate all services. This must be done in conjunction with sub-contractors associated with relevant trades to adequately address services zoning and potential clashes

at all times, care and consideration shall be given to ensure minimal disturbance and inconvenience to all neighbouring properties during the excavation and building process

site set-out

site check and verify levels and building set-outs before starting works

building set-out and floor levels shall be accurately established by a registered surveyor

peg out the site to set out proposed building

excavate materials as instructed by the contractor

remove any excavated materials as instructed by the contractor

contours shown depict the topography, except at spot levels shown. They do not represent the exact level at any given point

plumbing and drainage notes

the installation of the plumbing fittings and associated waste pipes must comply with the requirements of the local authority and the plumbing and drainage regulations. The contractor must ensure that the intended plumbing and drainage system shown here functions and meets the NZ Building Code

the contractor is to ensure that all the fittings specified are suitable for their intended use and will operate to an acceptable standard. No variations will be accepted for plumbing installations that do not function properly. Allow to supply and deliver fittings to site

all plumbing and drainage shall be carried out by a registered tradesperson strictly in accordance with the relevant act / standard, including NZS/AS3500.2.2, BS1224, NZS1387, NZS7652, Plumbers, Gasfitters and Drainlayers Act 1976 and the requirements of the territorial authority in order to comply with the Building Code

all drains / wastes in / below slab shall be sleeved uPVC pipes or copper wrapped in dense tape. Run pipes in straight lines from the fixture to the exterior of the building or gully trap, provide cleaning eyes at junctions

all pipes to be connected in walls, floors or ceilings, or ducts. No pipes to be exposed unless otherwise shown

requirements for venting and air admittance valves to all relevant standards

confirm with architect locations of all fittings prior to commencement of work

basins and sinks to have 40mmo wastes, outlets, and traps unless otherwise shown

showers to have 100me wastes, outlets, and traps unless otherwise shown

all pipes under floor slabs shall be laid in correctly excavated trench with the correct fall in approved bedding material. Backfill and compaction shall be to the approval of the structural engineer and territorial authority. Min. 25mm clearance to be achieved between the slab soffit and any soffit of pipe

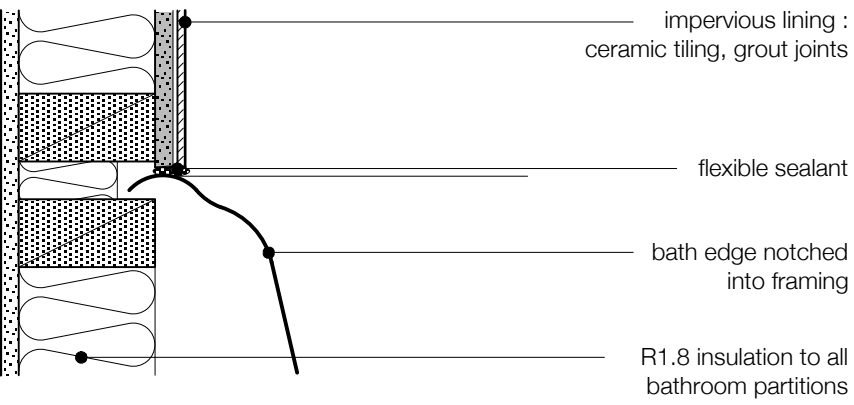
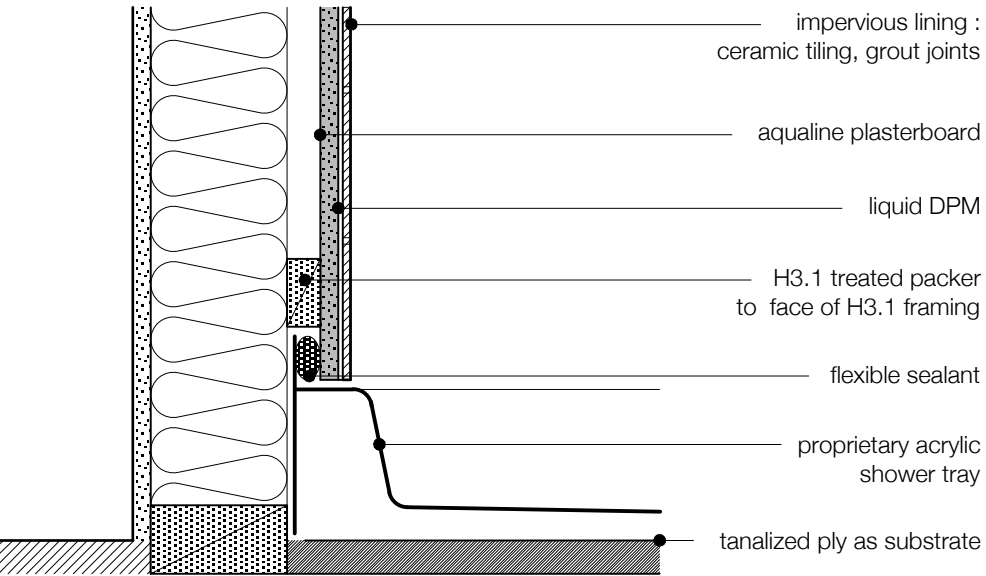
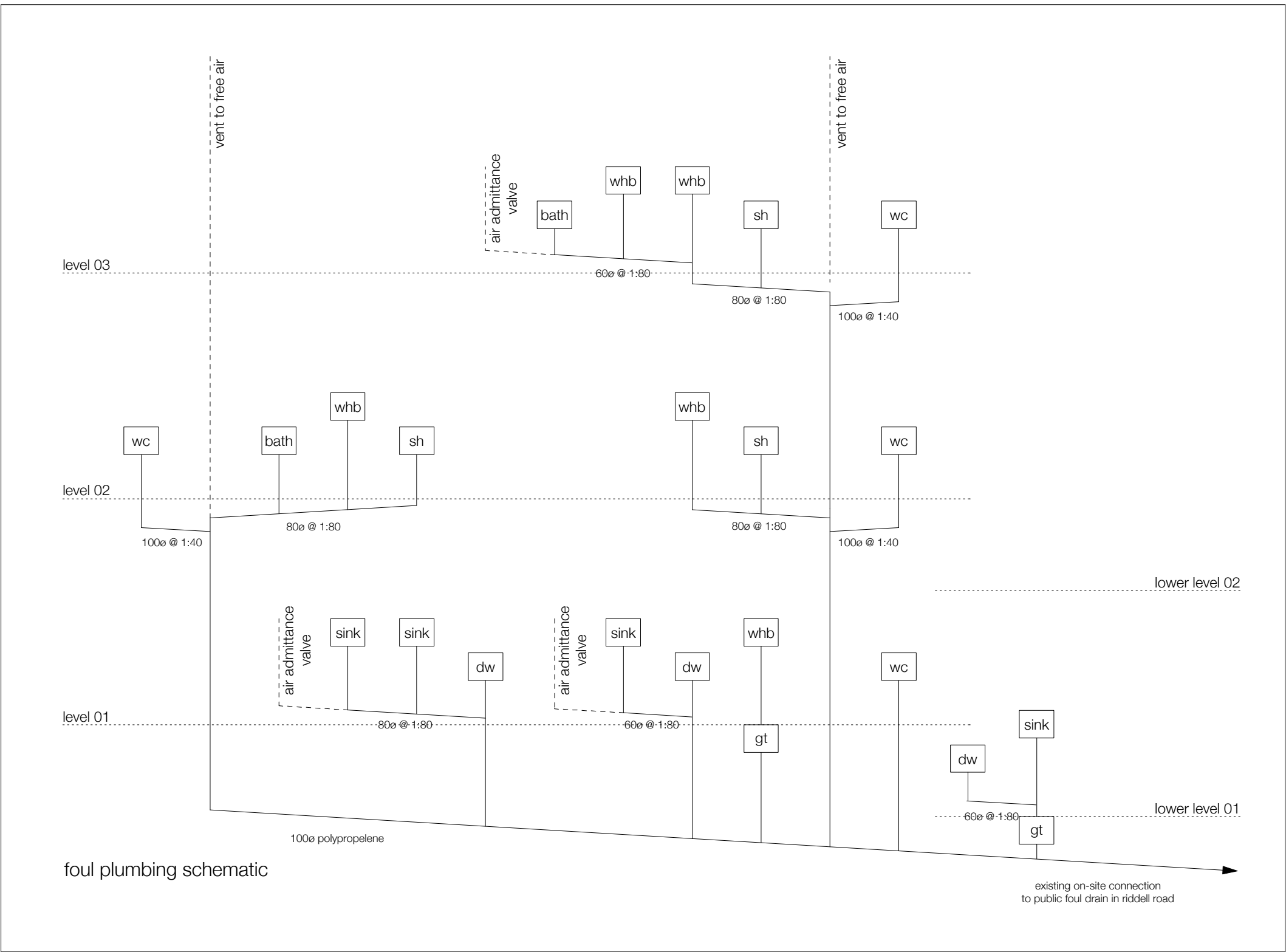
all drainage stacks to be acoustically isolated and boxed

all hot water pipework to be copper tube, hot water pipes to be insulated with pre-formed fibreglass pipe connections

main cold water pipe to be min 20mma with all sub branches min 15mma. All branches min 20mma to hot water feeds

all shower wastes shall have easy clean traps or FWG traps. Ensure adequate water proofing around shower base and into outlet. All wastes to be acoustically insulated.

all internal bathrooms and laundries to be ventilated to exterior



B GRADE MASONRY TO BE CERTIFIED
PS4 TO BE PROVIDED BY STRUCTURAL ENGINEER

FILL UP TO AND ABOVE 600MM CERTIFIED AND
PS4 PROVIDED BY STRUCTURAL ENGINEER

TOP PLATES FOR FRAMED WALLS AS NZS3604

LOADBEARING LEVEL 01 : 2 X 90 X 45
LOADBEARING LEVEL 02 : 90 X 45
LOADBEARING LEVEL 03 : 90 X 45

FIXINGS (ALL POWER DRIVEN)

LINTEL TO TRIMMING STUD : 3 X 90 X 3.15
BOTTOM PLATE TO FLOOR FRAMING : 3 X 90 X 3.15 @ 600C/CS
STUDS TO PLATES : 4 X SKEWED 75 X 3.06 OR 3 X END NAILED 90 X 3.15
TOP PLATES : 3 X 90 X 3.15 @ 500C/CS

UPLIFT FIXINGS
LINTELS OVER 2.4M SPAN : 25 X 1MM STRAP
WITH 6/30 X 2.5MM NAILS TO EACH END
OR 7.5kN CONNECTION TO LINTEL AND BASE OF STUD
RAFTERS : 2 X 90 X 3.15 + 2 WIRE DOGS
RAFTER TOP PLATES : 2 X 90 X 3.15 + 2 WIRE DOGS
TOP PLATE TO STUD : 2 X 90 X 3.15 + 2 WIRE DOGS

	south	east	north	west
wind zone	medium	medium	medium	medium
	0	0	0	0
storeys	very high	very high	very high	very high
	4	4	4	4
roof/wall junction	very high	very high	very high	very high
	5	5	5	5
eaves	very high	very high	high	very high
	5	5	2	5
envelope complexity	high	high	high	high
	3	3	3	3
decks	low	low	very high	low
	0	0	6	0
total	17	17	20	17

compliant claddings :

cedar vertical shiplap on cavity battens

H3.1 bevelback weatherboards on cavity battens

9mm compressed sheet on cavity battens

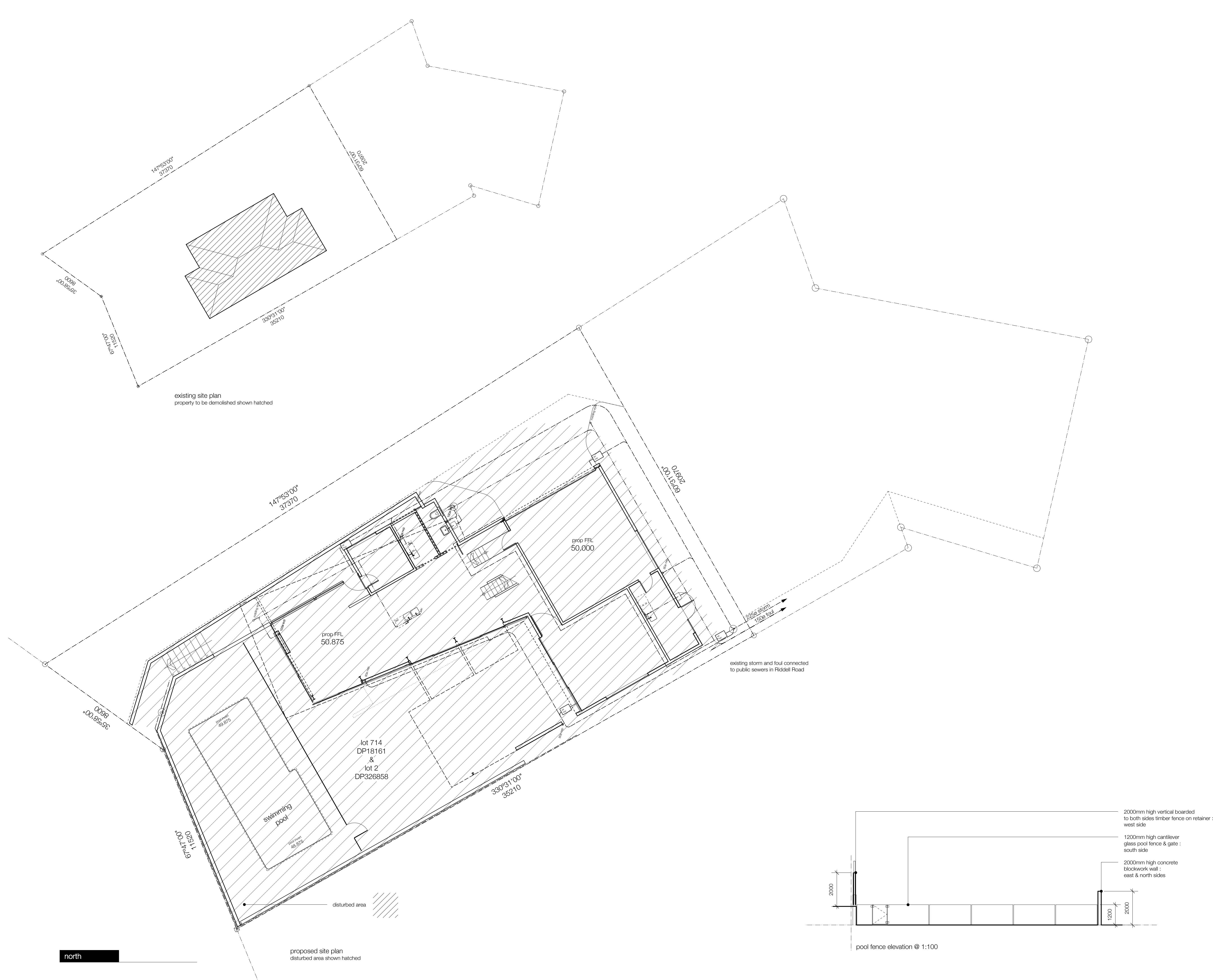
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project	series	drawing	revision	
notes				
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revisions				
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a	12.12.12	building consent issue	AMcN	AMcN
b	28.03.13	building consent revs	AMcN	AMcN

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102 Richmond Road, Ponsonby, Auckland NZ			
key			
client	Vale Bay Ltd		
project	new house, 45, maskell street, st heliers		
title	proposed : schedule : specification		
scale	1:100 @ A1 1:200 @ A3		
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M0323.03.00 b



project series drawing revision

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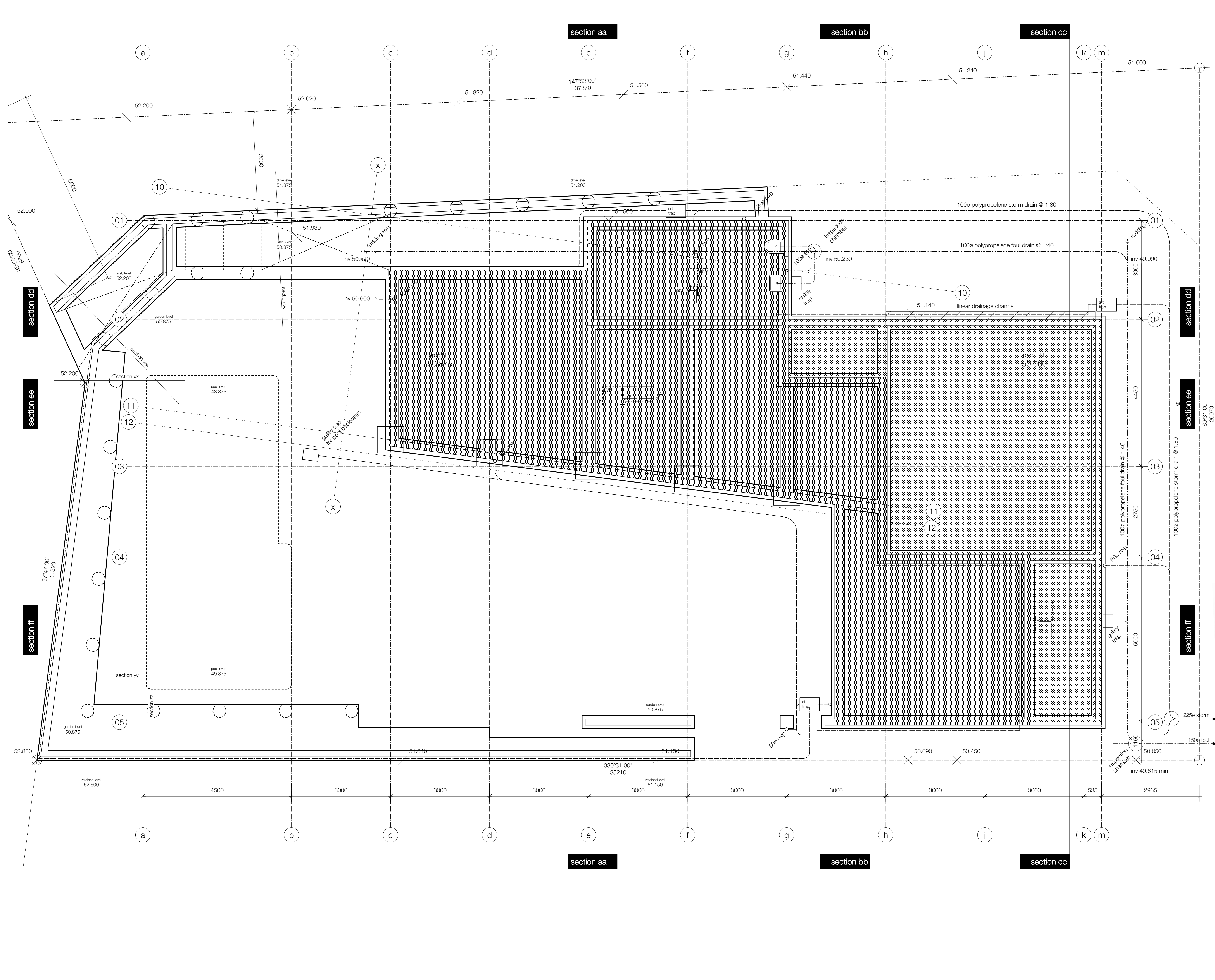
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M0323.03.02

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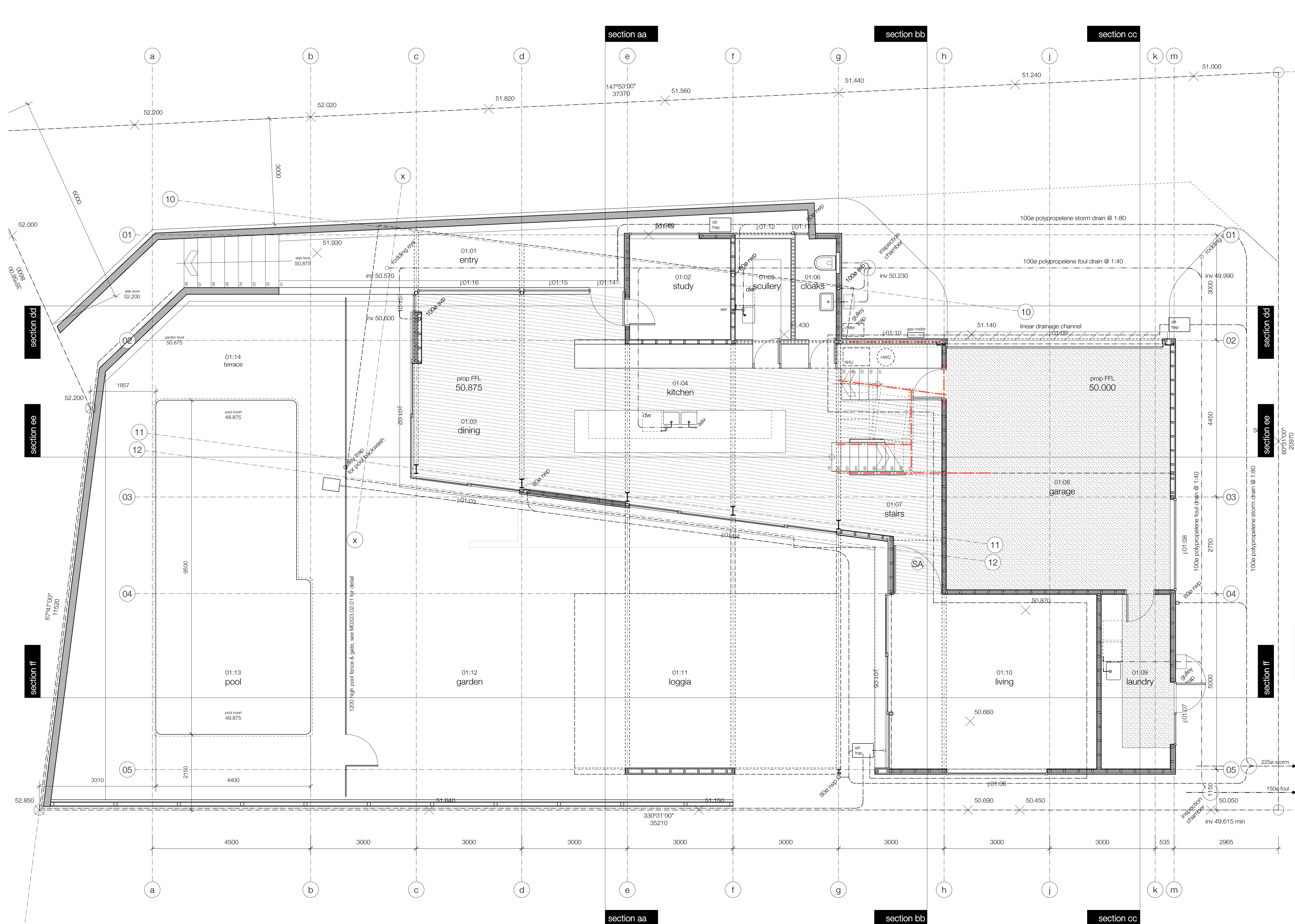
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1:50 @ A1 1:100 @ A3

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M0323.03.02

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M0323.03.03 **b**

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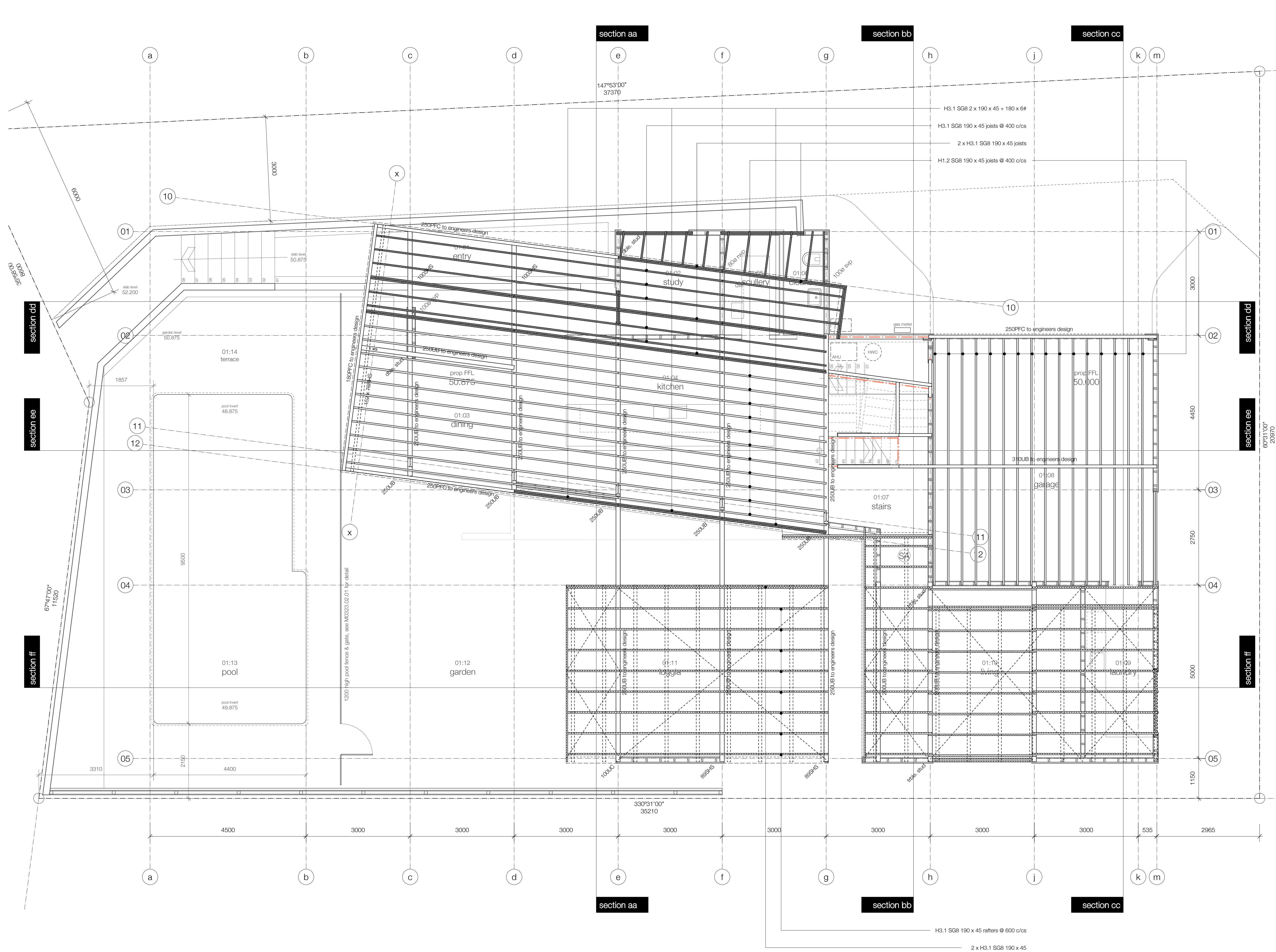
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proposed : plan :
level 01

scale

1:50 @ A1 1:100 @ A3

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b	28.03.13	building consent rev	AMN	AMN



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client

Vale Bay Ltd

project

new house,
45, maskell street, st heliers

title

proposed : plan :
level 02 framing

scale

1:50 @ A1 1:100 @ A3

project series drawing revision

M0323.03.04 **b**



M0323.03.05 **b**

project series drawing revision

notes

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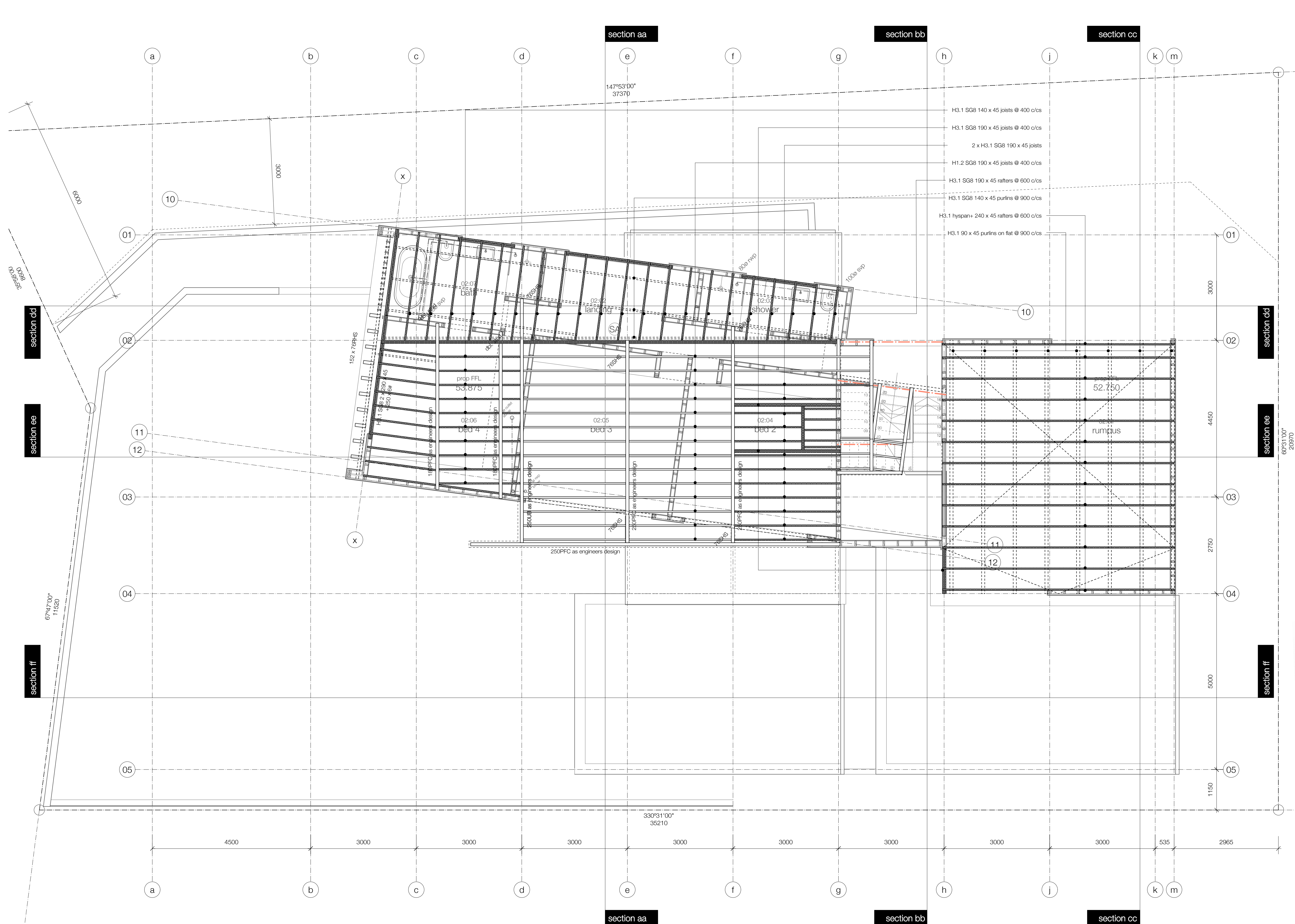
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scale

1:50 @ A1 1:100 @ A3

project series drawing revision

M0323.03.05 **b**



M0323.03.06 **b**

project series drawing revision

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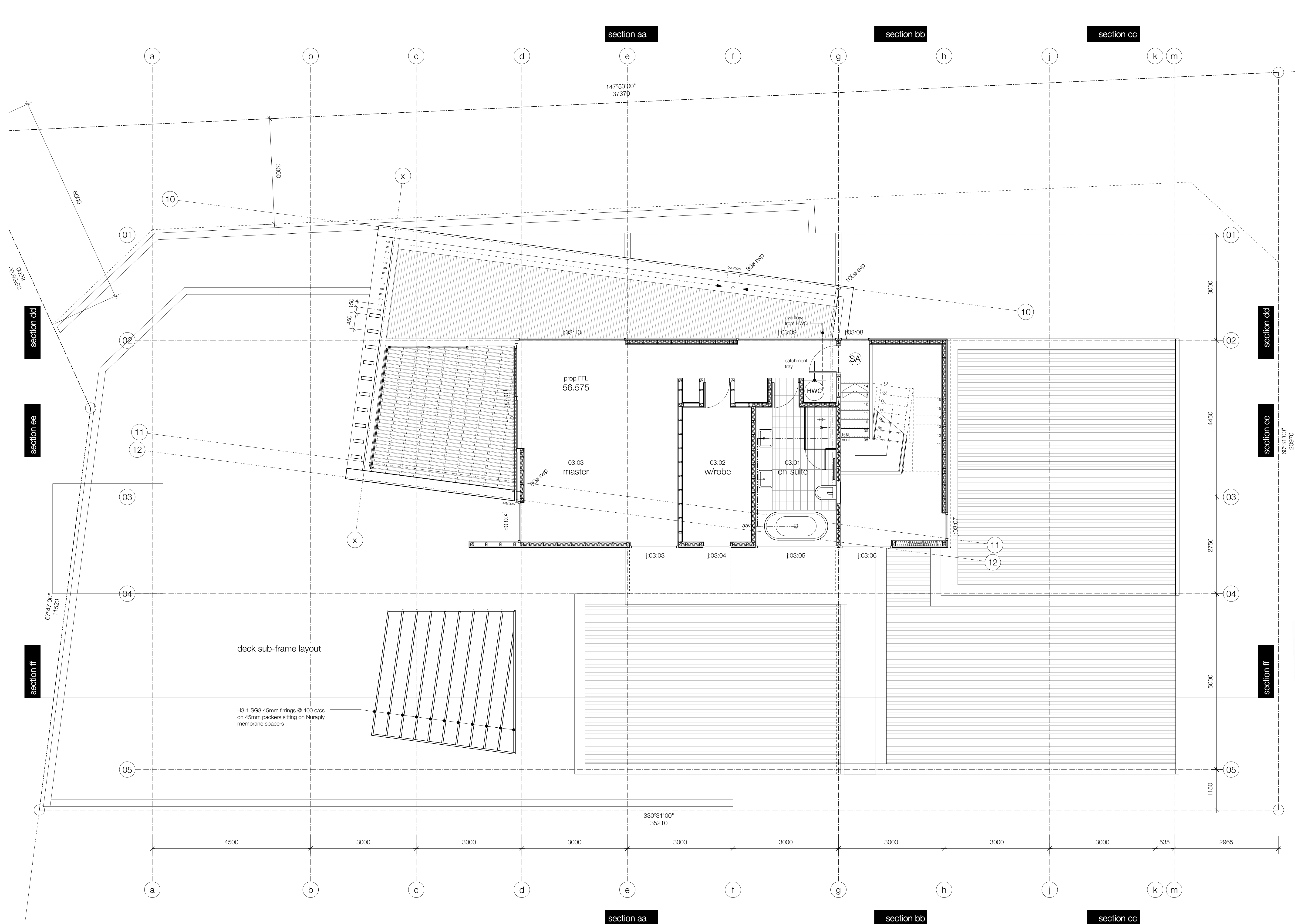
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45, maskell street, st heliers

title
proposed : plan :
level 03 framing

scale
1:50 @ A1 1:100 @ A3

project series drawing revision

M0323.03.06 **b**



M0323.03.07 **b**

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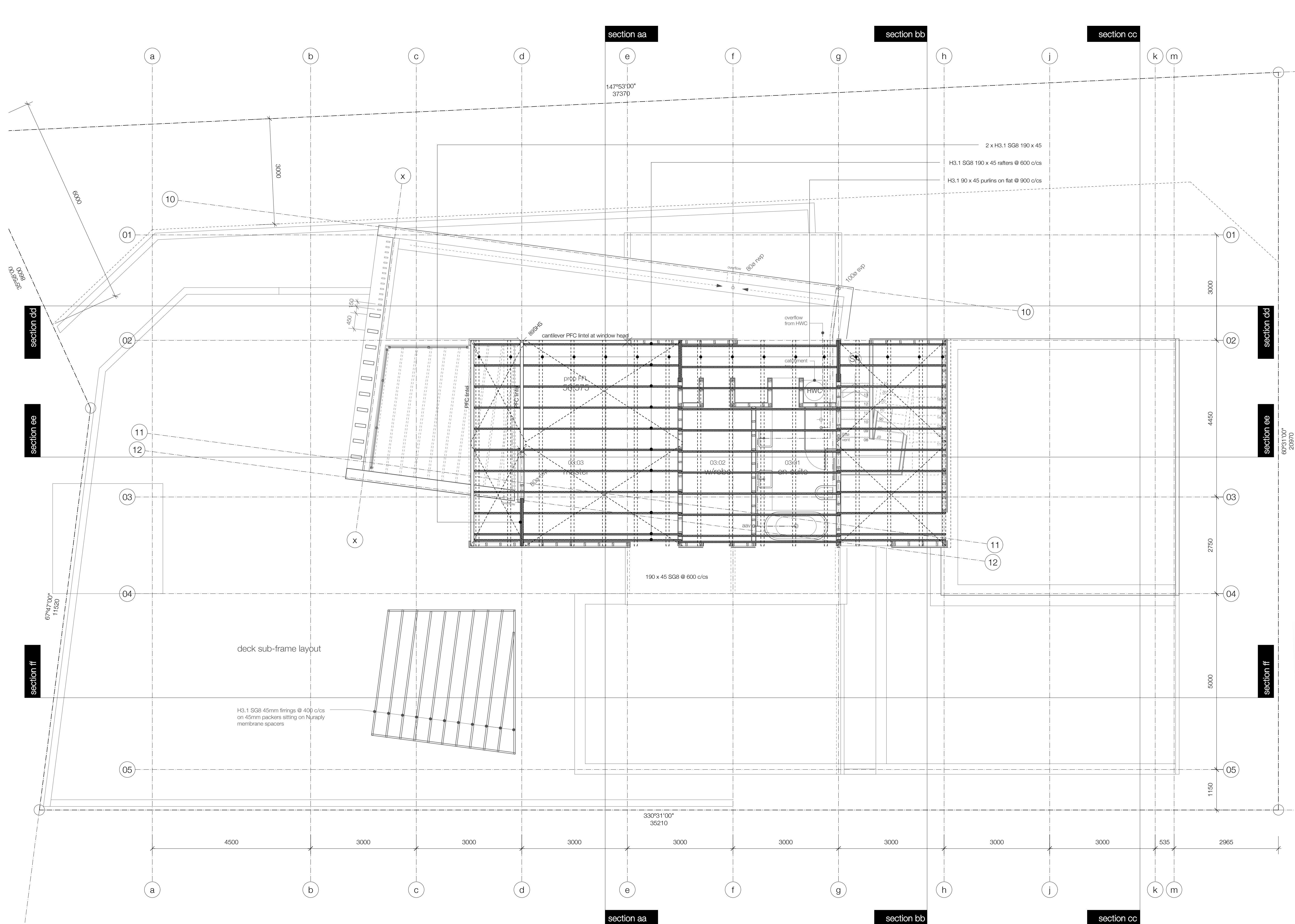
title

proposed : plan :
level 03

scale

1:50 @ A1 1:100 @ A3

project series drawing revision



M0323.03.08 b

project series drawing revision

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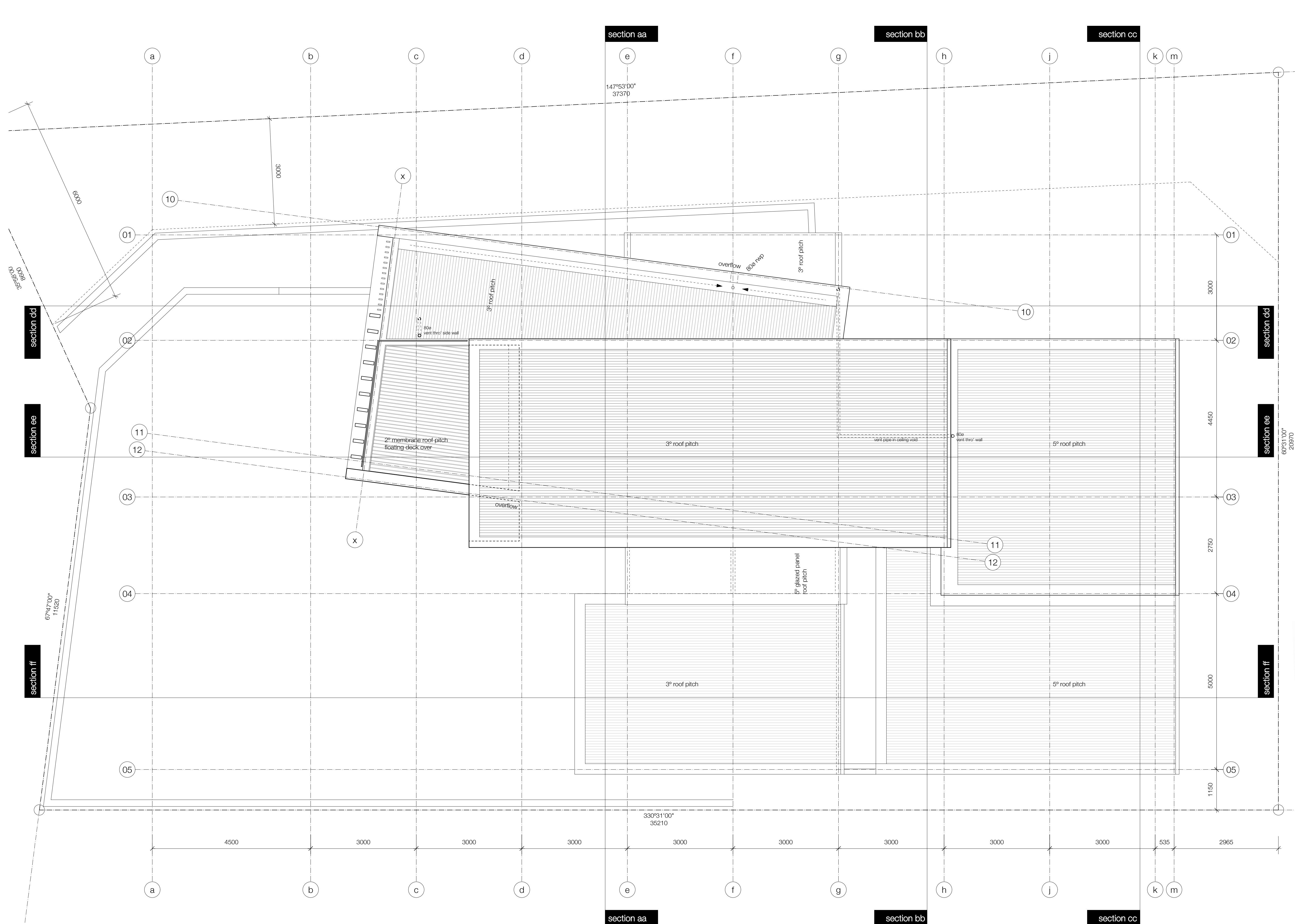
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45, maskell street, st heliers

title
proposed : plan :
roof framing

scale
1:50 @ A1 1:100 @ A3

project series drawing revision

M0323.03.08 b



M0323.03.09 **b**

project series drawing revision

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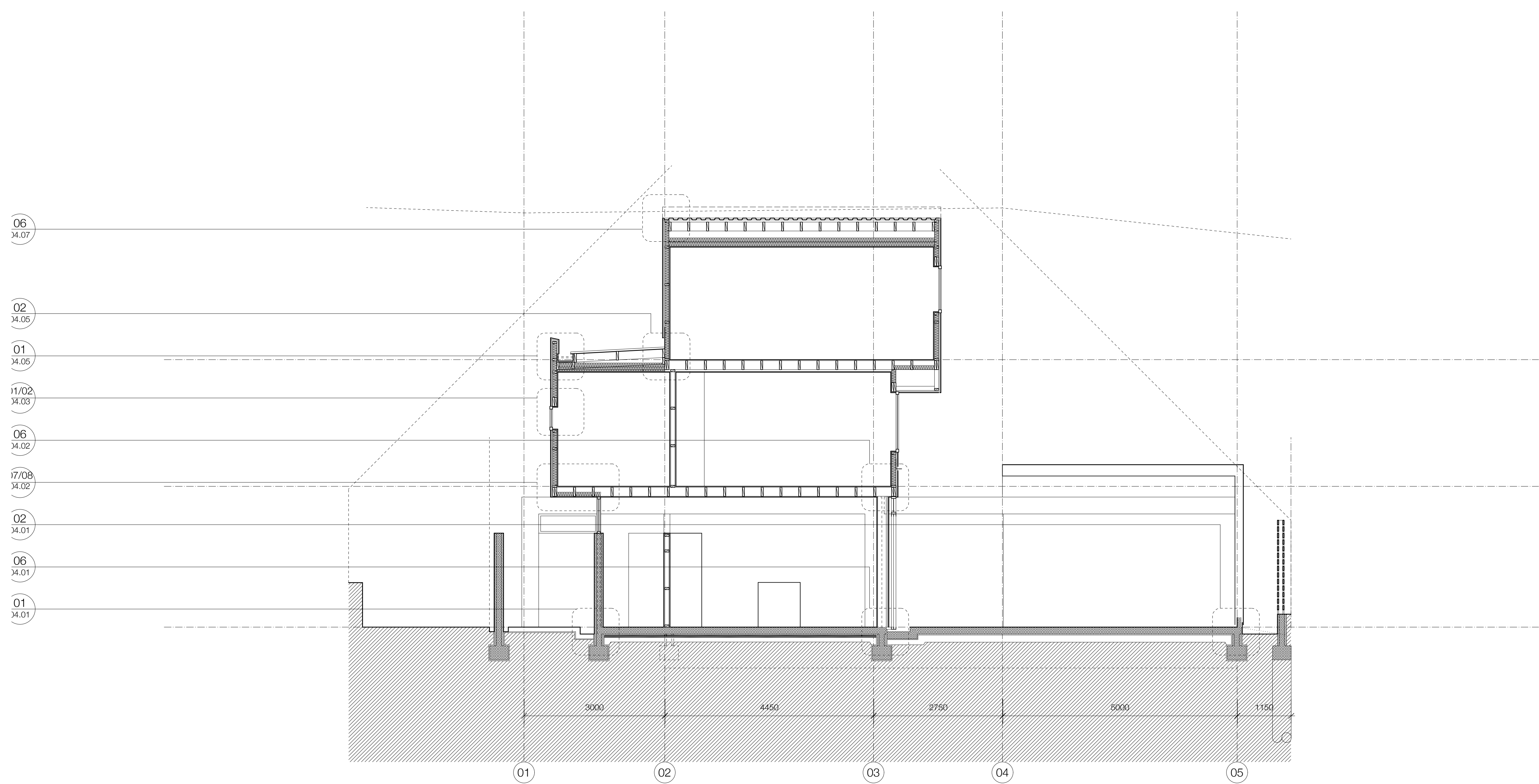
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45, maskell street, st heliers

title
proposed : plan :
roof

scale
1:50 @ A1 1:100 @ A3

project series drawing revision

M0323.03.09 **b**



M0323.03.10 b

project series drawing revision

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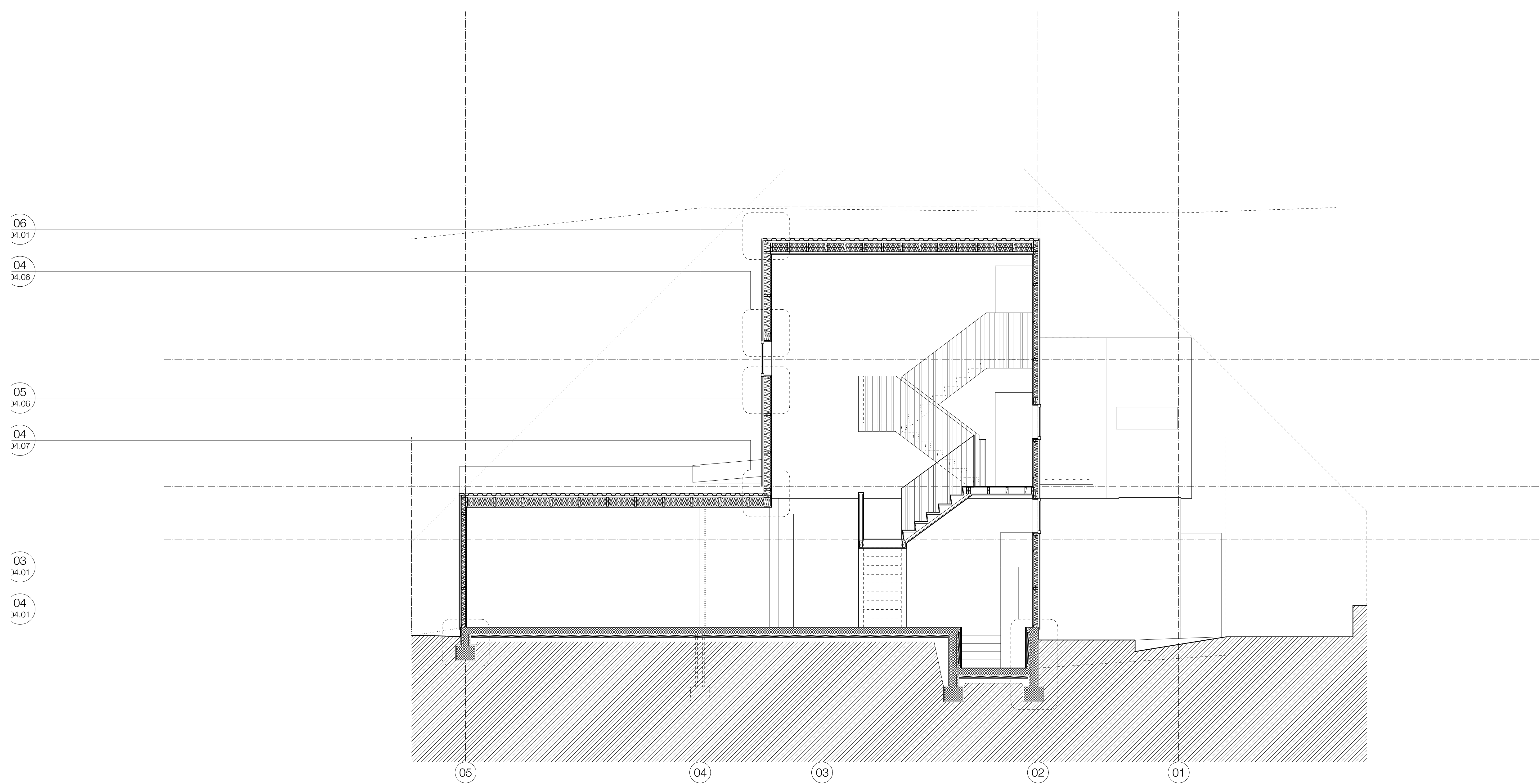
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new house,
45, maskell street, st heliers

title
proposed : section :
aa

scale
1:50 @ A1 1:100 @ A3

project series drawing revision

M0323.03.10 b



M0323.03.11

b

project series drawing revision

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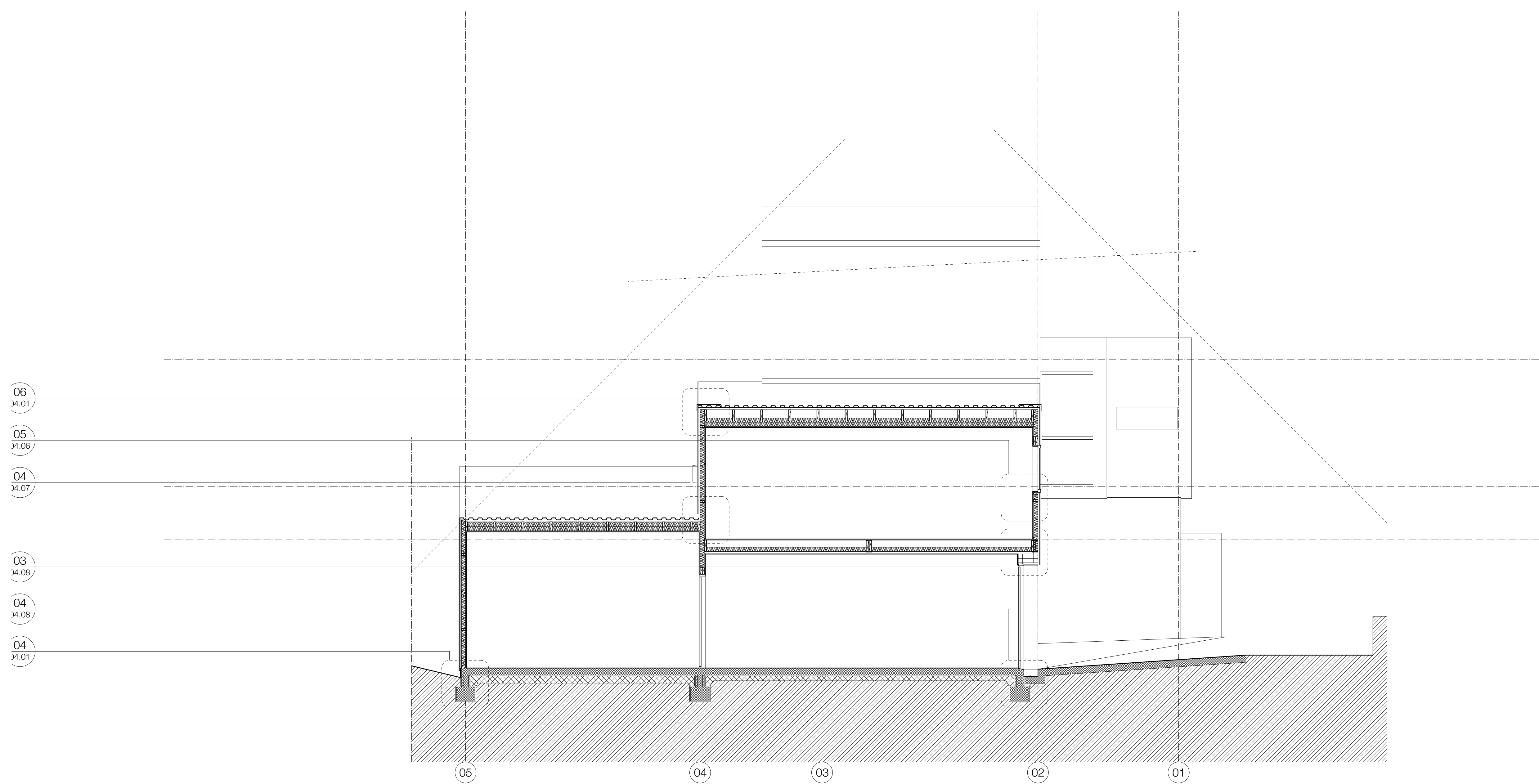
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project series drawing revision

M0323.03.11

b



M0323.03.12 **b**

project series drawing revision

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title
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scale
1:50 @ A1 1:100 @ A3

project series drawing revision

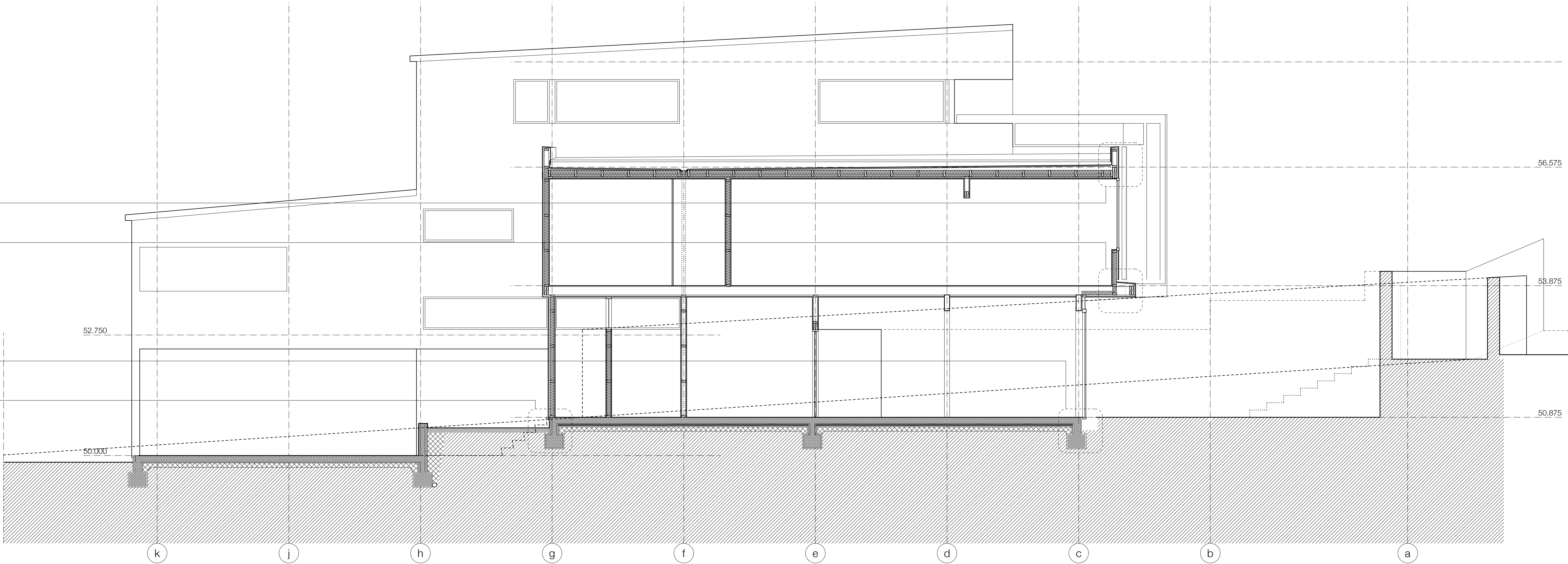
M0323.03.12 **b**

01
14.06

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06
14.01

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14.01



M0323.03.13

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proposed : section :
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scale

1:50 @ A1 1:100 @ A3

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title
proposed : section :
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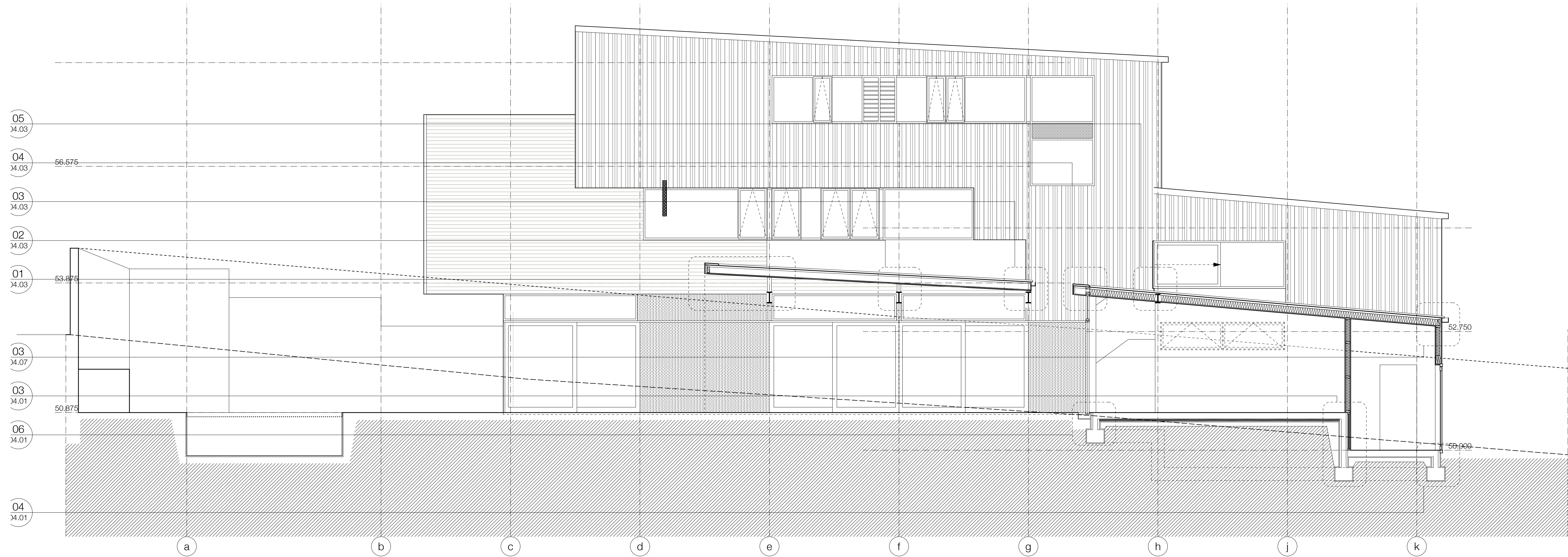
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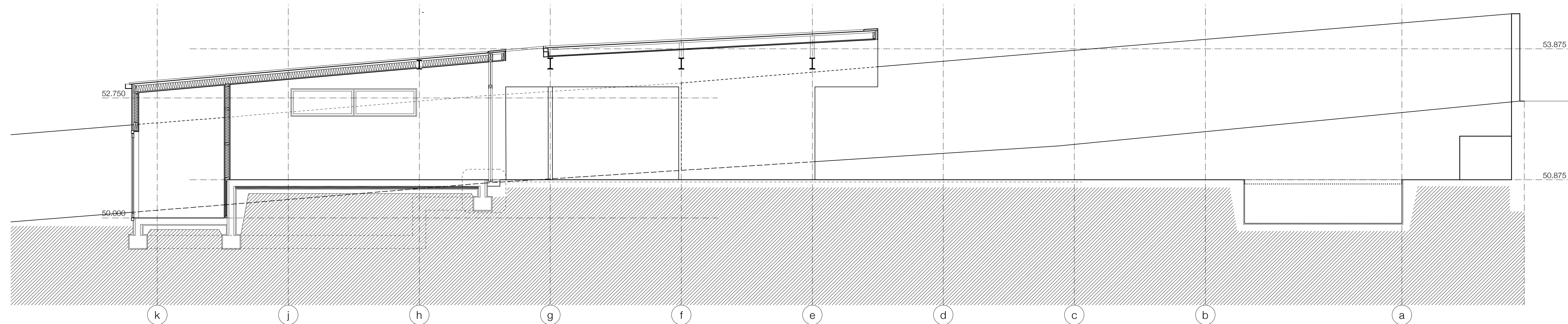
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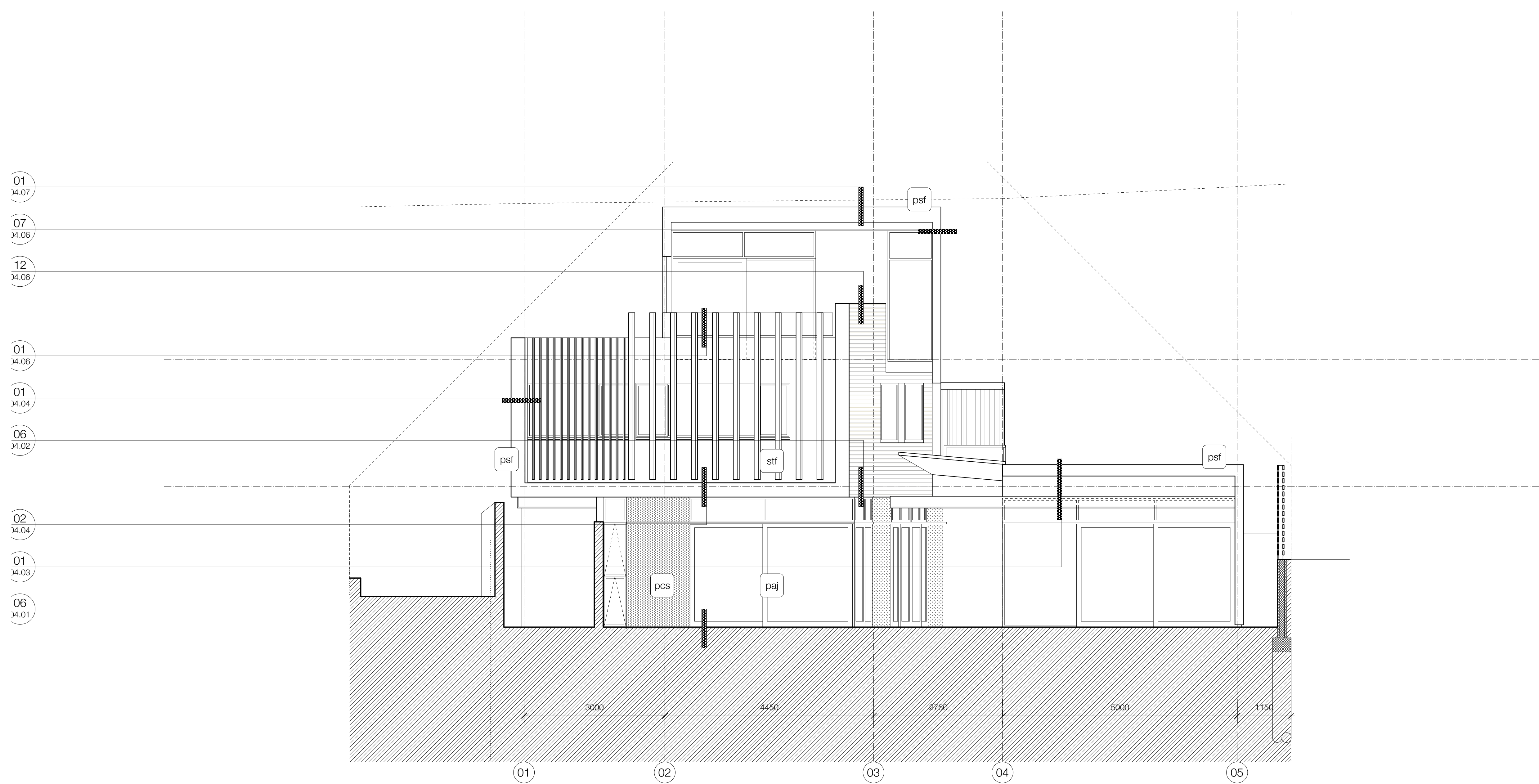
1:50 @ A1 1:100 @ A3

project series drawing revision



272.02





- psf powder coated steel flashing
- psr powder coated steel longrun roofing sheets
- scs stained cedar vertical shiplap on H3.1 cavity battens on wall wrap on H3.1 framing
- stf stained timber fins bolted to structural steel supports
- pwb painted H3.1 pine bevel back weatherboards on H3.1 cavity battens on wall wrap on H3.1 framing
- pcs painted 9mm compressed sheet on H3.1 cavity battens on wall wrap on H3.1 framing
- paj powder coated aluminium joinery, single glazed
- pap powder coated aluminium panel within joinery frame
- wbw concrete blockwork walls to structural engineers design with Sikaguard 740W to external face

M0323.03.20 b

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revisions				
revision	date	description	drawn	checked
a	12.12.12	building consent issue	AMN	AMN
b	28.03.13	building consent revs	AMN	AMN

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key

client

Vale Bay Ltd

project
new house,
45, maskell street, st heliers

title
proposed : elevation :
north

scale
1:50 @ A1 1:100 @ A3

project series drawing revision

M0323.03.20 b

02
14.07

07
14.06

07
14.06

01
14.05

07
14.02

03
14.02

03
14.08

04
14.08



- psf powder coated steel flashing
- psr powder coated steel longrun roofing sheets
- scs stained cedar vertical shiplap on H3.1 cavity battens on wall wrap on H3.1 framing
- stf stained timber fins bolted to structural steel supports
- pwb painted H3.1 pine bevel back weatherboards on H3.1 cavity battens on wall wrap on H3.1 framing
- pcs painted 9mm compressed sheet on H3.1 cavity battens on wall wrap on H3.1 framing
- paj powder coated aluminium joinery, single glazed
- pap powder coated aluminium panel within joinery frame
- wbw concrete blockwork walls to structural engineers design with Sikaguard 740W to external face

M0323.03.21 b

project series drawing revision

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client

Vale Bay Ltd

project new house,
45, maskell street, st heliers

title proposed : elevation :
east

scale 1:50 @ A1 1:100 @ A3

project series drawing revision

M0323.03.21 b

03
14.07

07
14.06

03
14.07

09
14.08

08
14.06

08
14.08

04
14.01

09
14.06

05

04

03

02

01

psf

powder coated steel flashing

psr

powder coated steel longrun roofing sheets

scs

stained cedar vertical shiplap on H3.1 cavity battens on wall wrap on H3.1 framing

stf

stained timber fins bolted to structural steel supports

pwb

painted H3.1 pine bevel back weatherboards on H3.1 cavity battens on wall wrap on H3.1 framing

pcs

painted 9mm compressed sheet on H3.1 cavity battens on wall wrap on H3.1 framing

paj

powder coated aluminium joinery, single glazed

pap

powder coated aluminium panel within joinery frame

wbw

concrete blockwork walls to structural engineers design with Sikaguard 740W to external face

M0323.03.22

b

project series drawing revision

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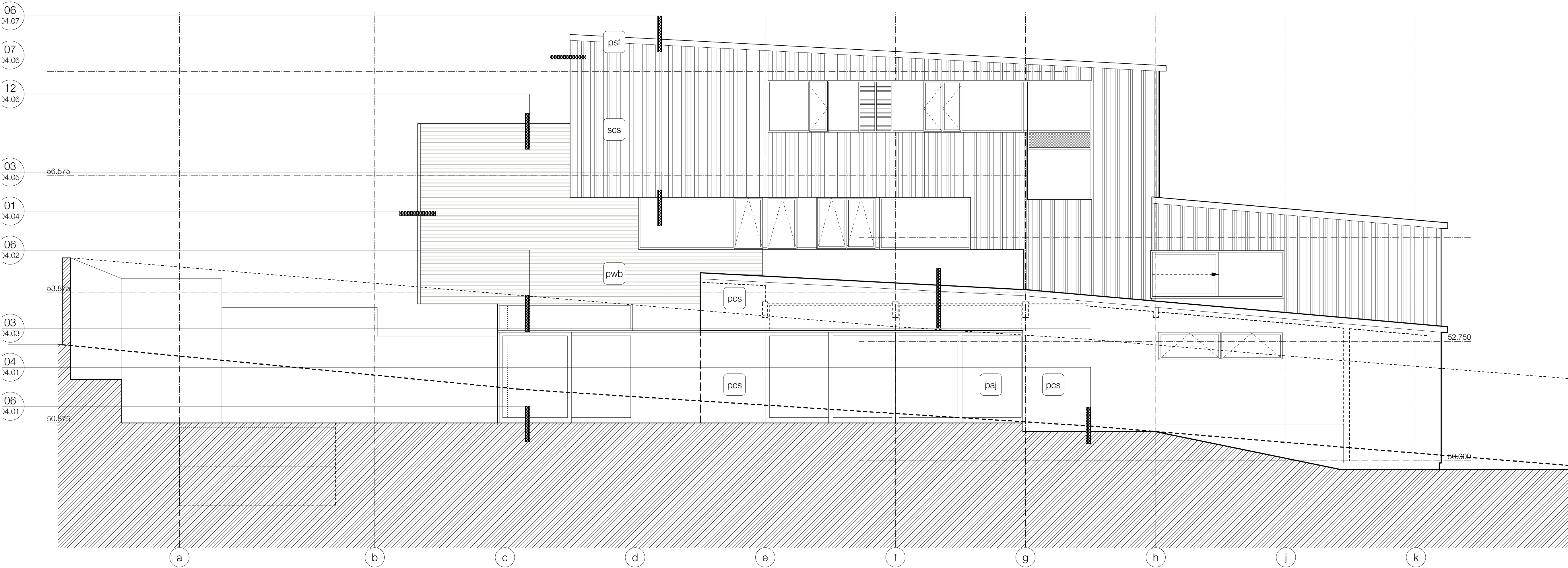
project
new house,
45, maskell street, st heliers

title
proposed : elevation :
south

scale
1:50 @ A1 1:100 @ A3
project series drawing revision

M0323.03.22

b



- psf** powder coated steel flashing
- psr** powder coated steel longrun roofing sheets
- scs** stained cedar vertical shiplap on H3.1 cavity battens on wall wrap on H3.1 framing
- stf** stained timber fins bolted to structural steel supports
- pwb** painted H3.1 pine bevel back weatherboards on H3.1 cavity battens on wall wrap on H3.1 framing
- pcs** painted 9mm compressed sheet on H3.1 cavity battens on wall wrap on H3.1 framing
- paj** powder coated aluminium joinery, single glazed
- pap** powder coated aluminium panel within joinery frame
- wbw** concrete blockwork walls to structural engineers design with Sikaguard 740W to external face

M0323.03.23 b

project series drawing revision

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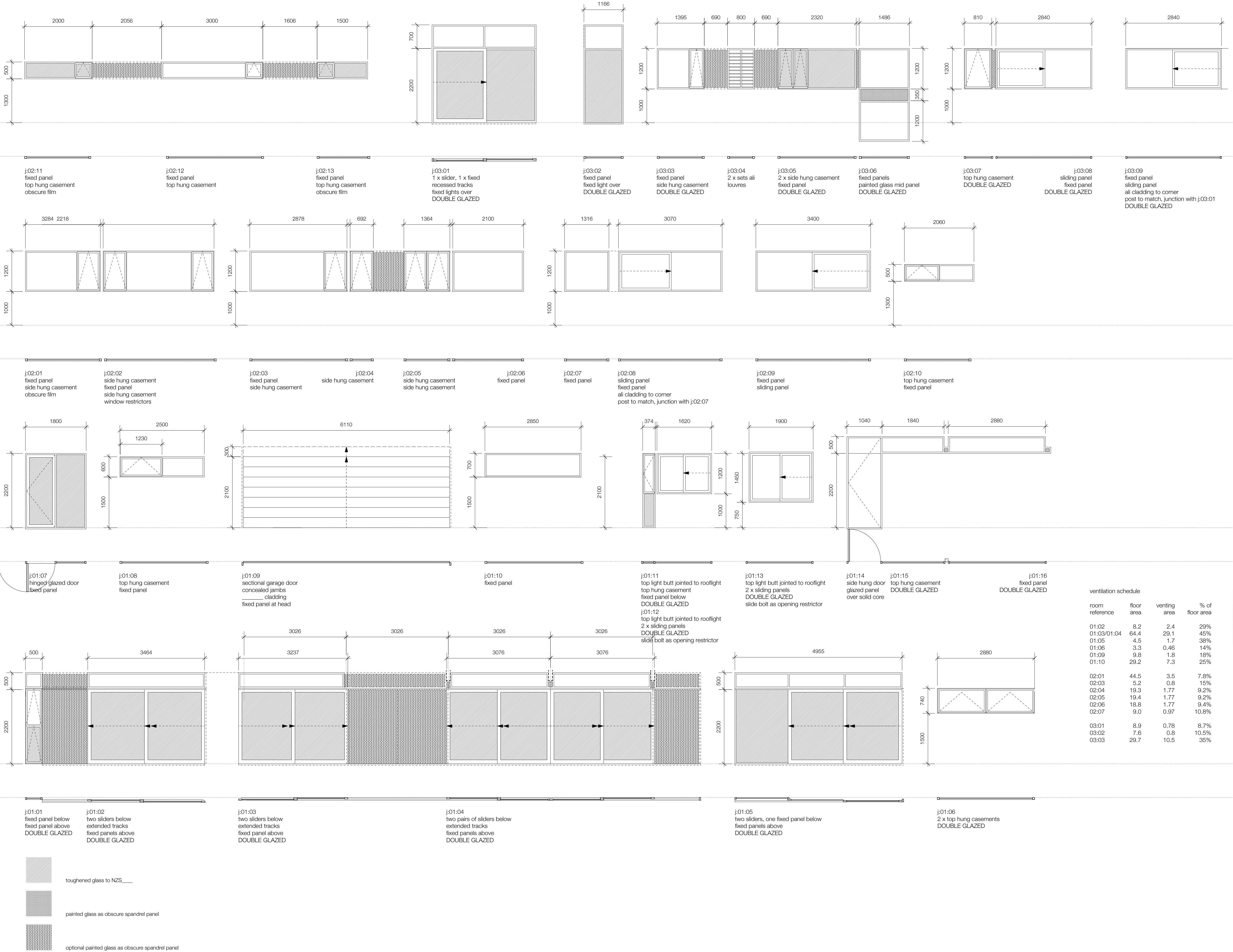
Vale Bay Ltd

project
new house,
45, maskell street, st heliers

title
proposed : elevation :
west

scale
1:50 @ A1 1:100 @ A3
project series drawing revision

M0323.03.23 b



M0323.03.30

b

project series drawing revision

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client
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project
new house,
45, maskell street, st heliers

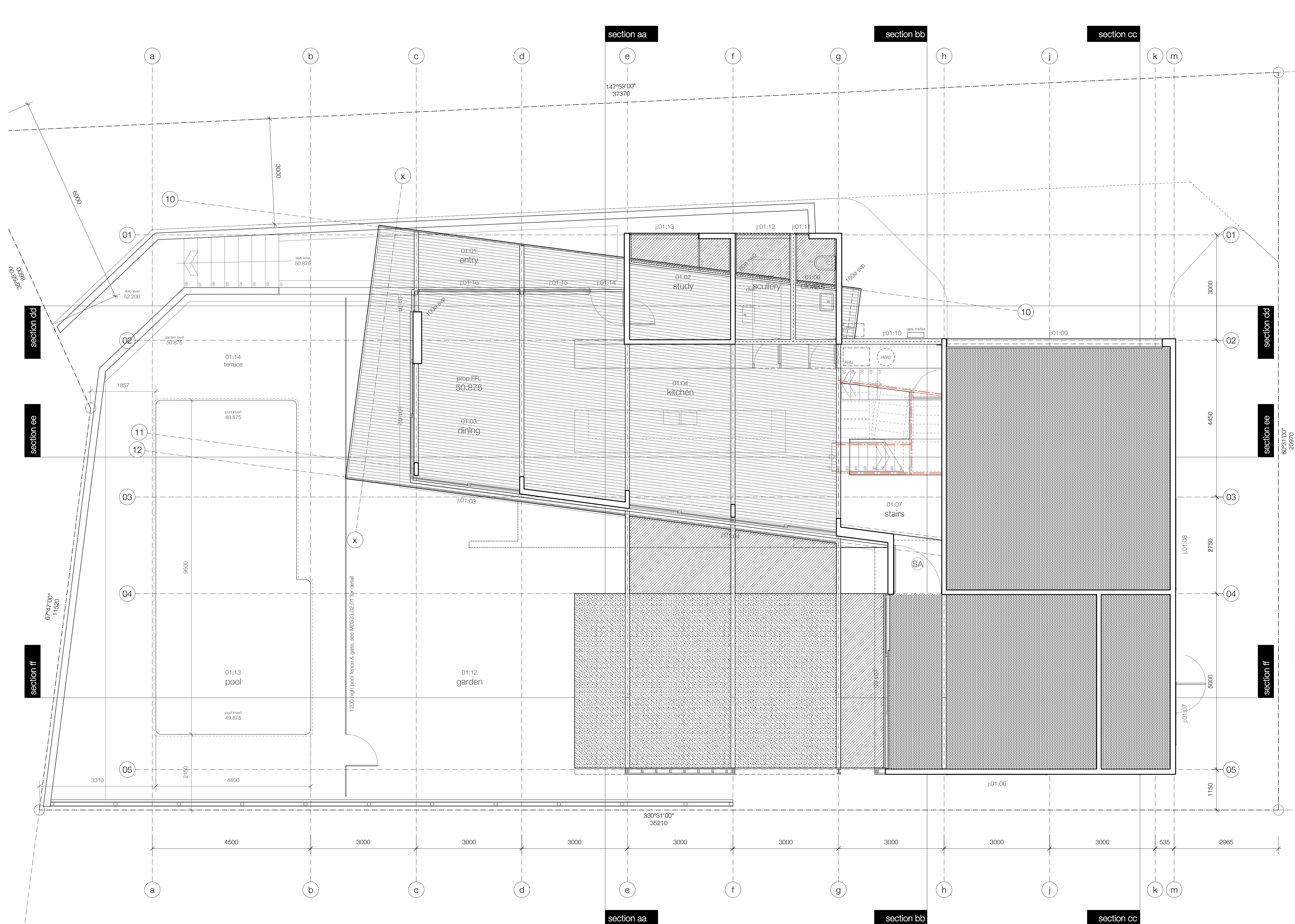
title
proposed : schedule :
joinery

scale
1:50 @ A1 1:100 @ A3

project series drawing revision

M0323.03.30

b



M0323.03.03 **b**

project series drawing revision

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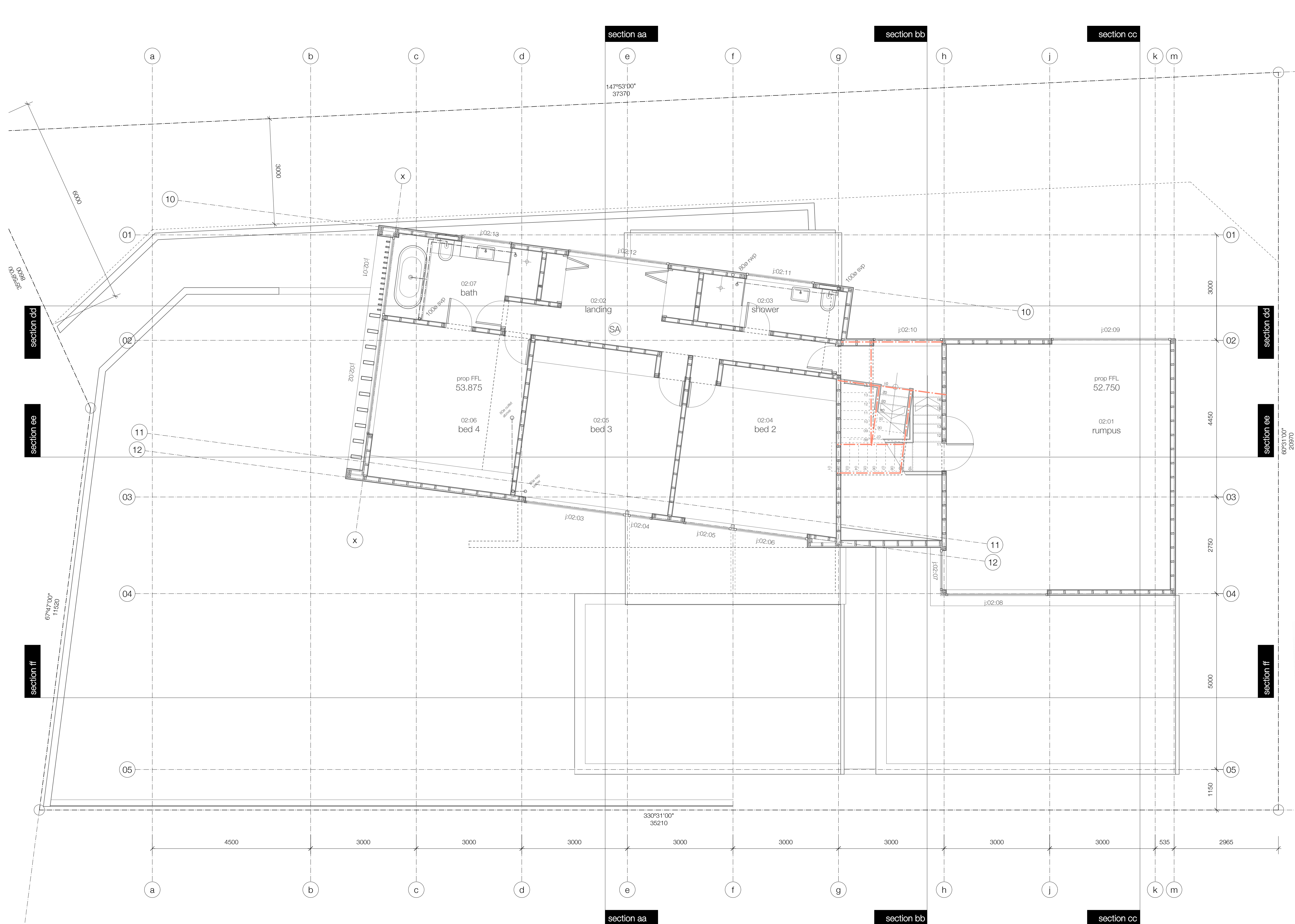
project
new house,
45, maskell street, st heliers

title
proposed : plan :
level 01

scale
1:50 @ A1 1:100 @ A3

project series drawing revision

M0323.03.03 **b**



M0323.03.05

project series drawing revision

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project
new house,
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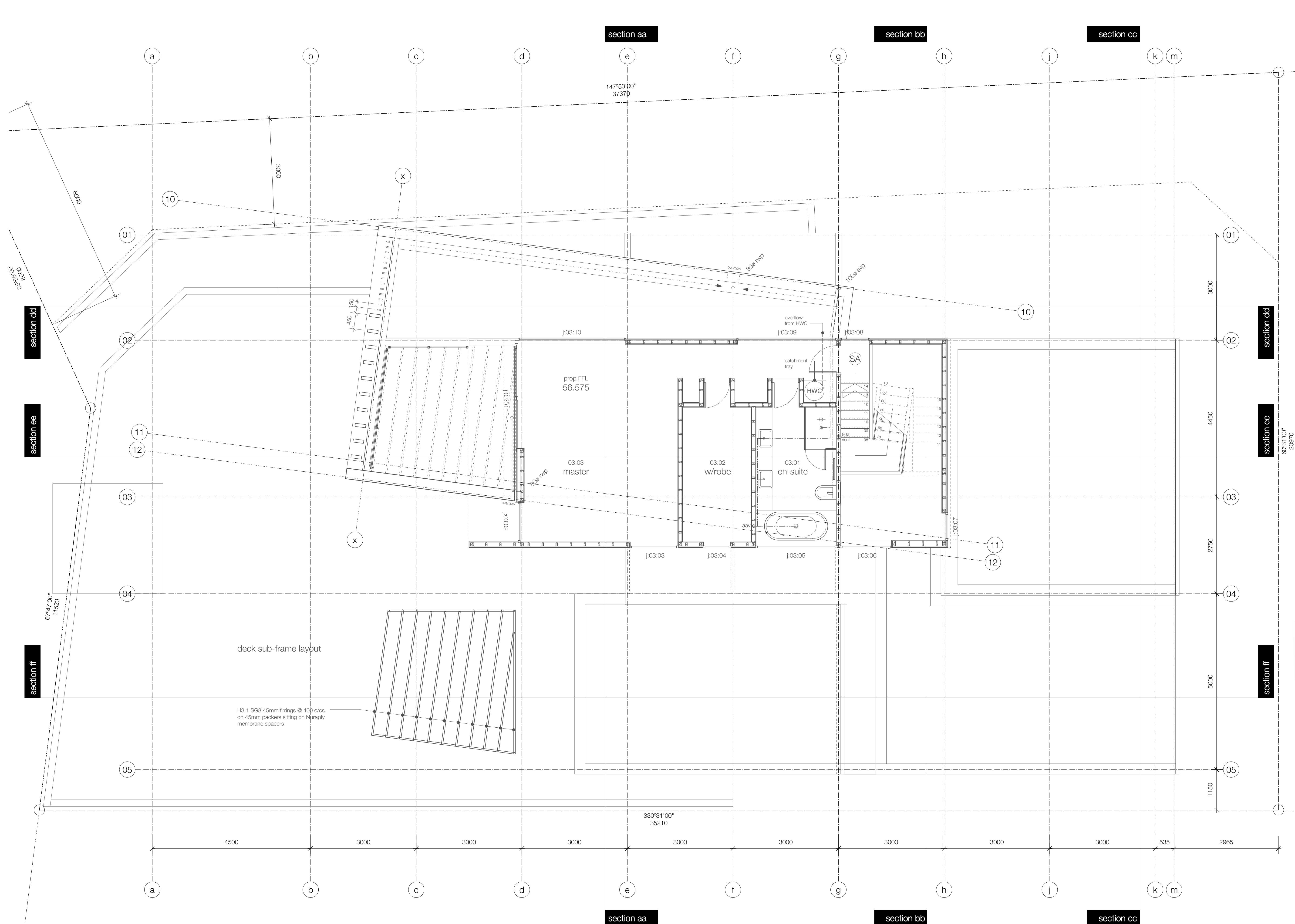
title
proposed : plan :
level 02

scale
1:50 @ A1 1:100 @ A3

project series drawing revision

M0323.03.05

b



M0323.03.07 **b**

project series drawing revision

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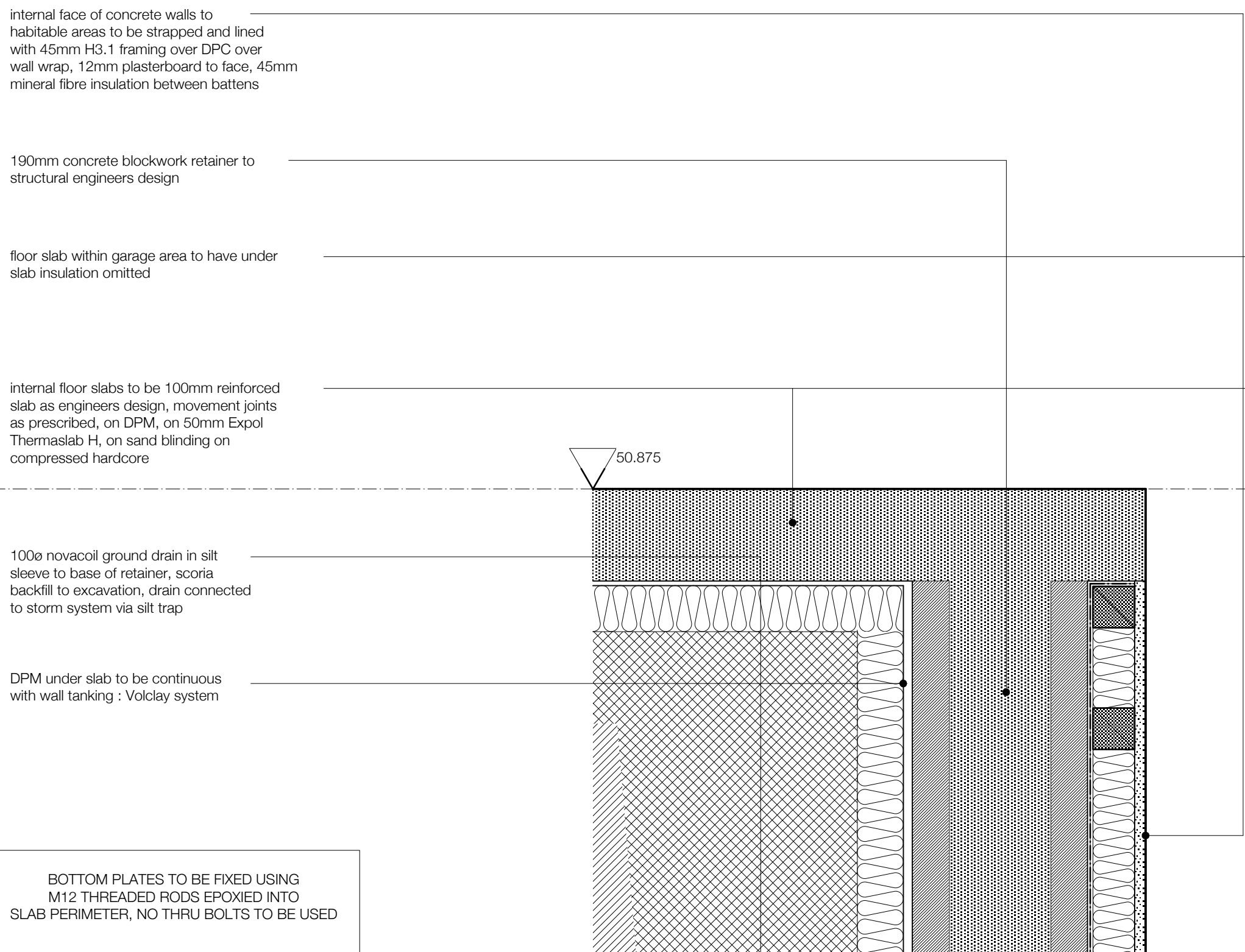
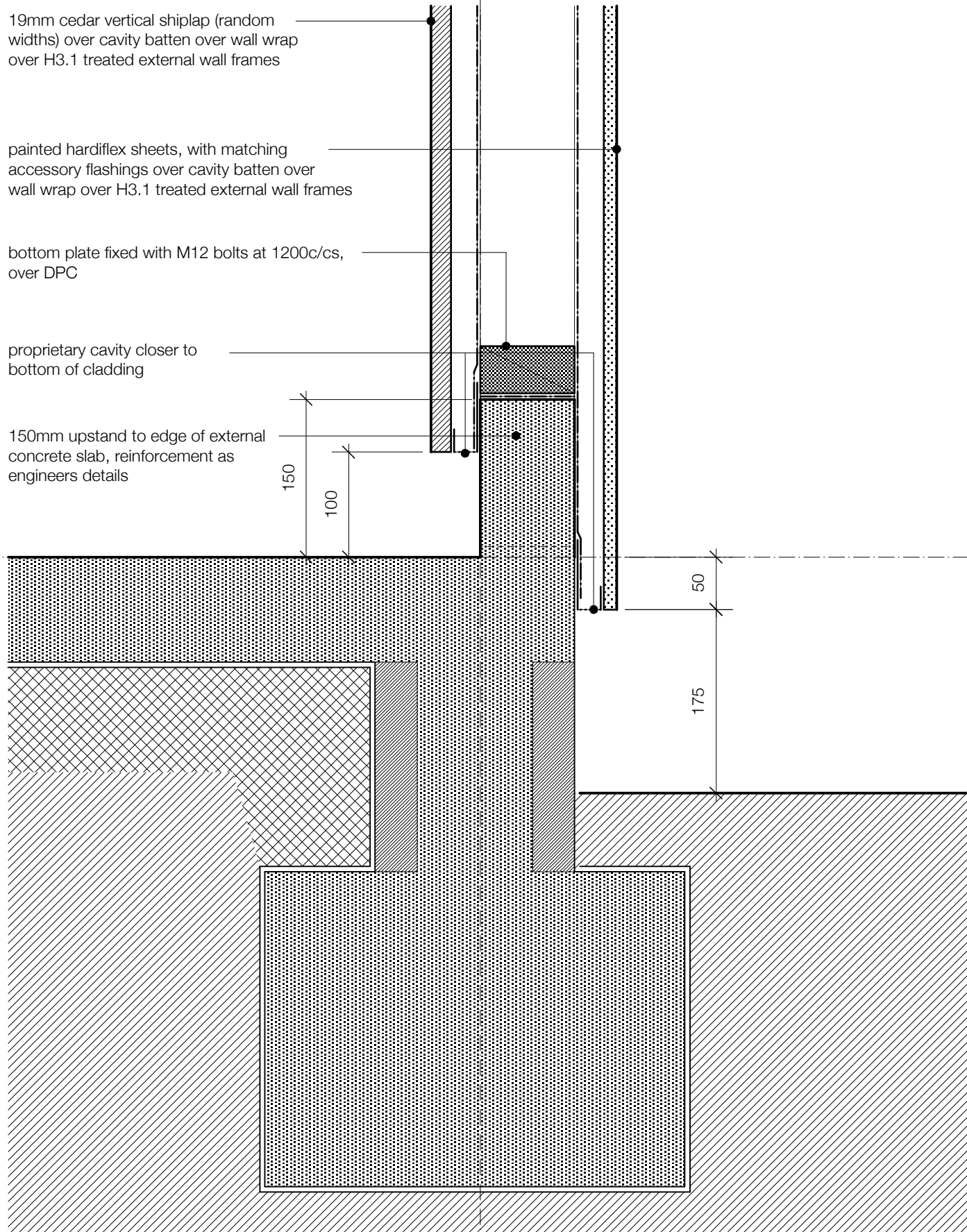
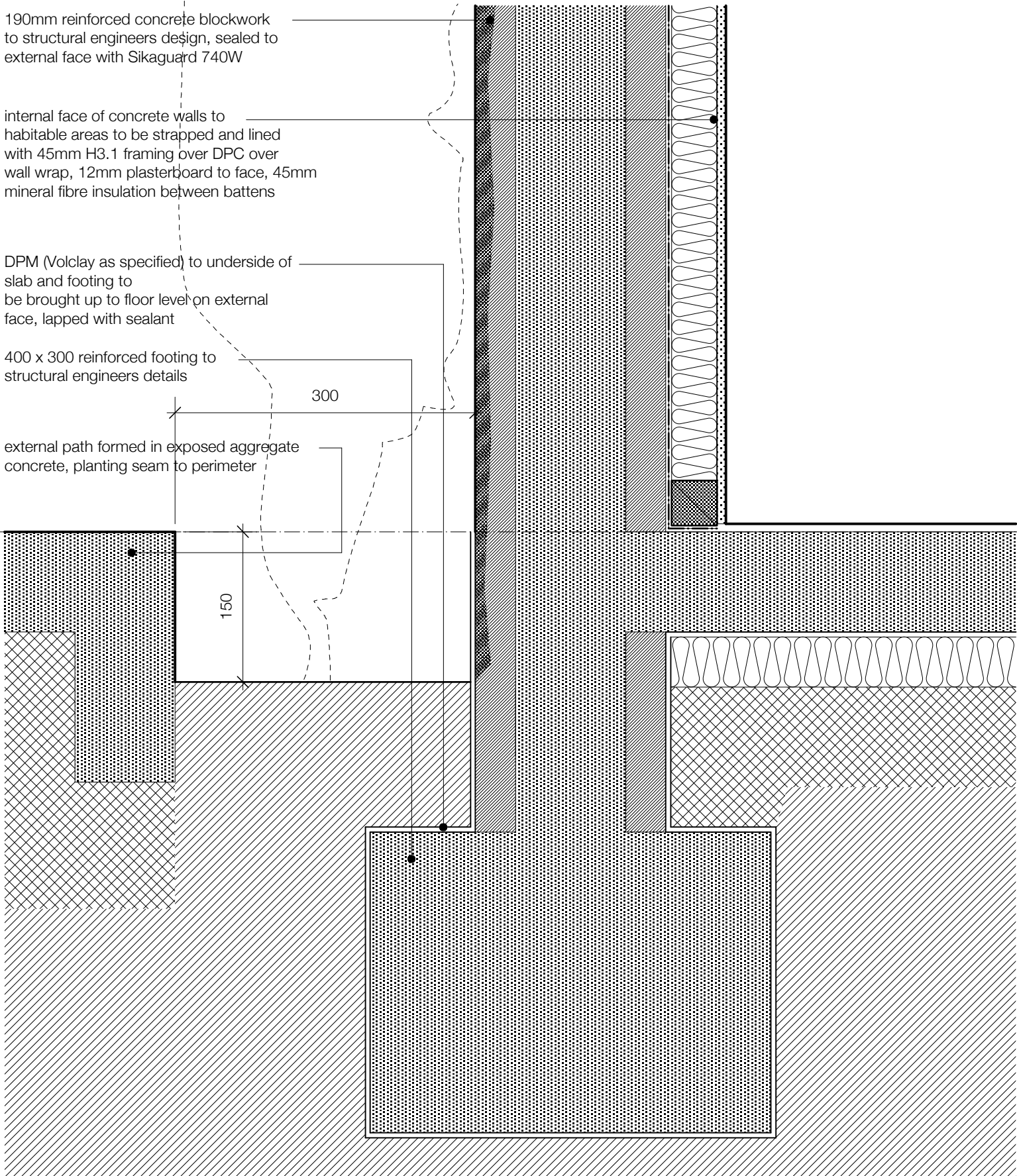
project
new house,
45, maskell street, st heliers

title
proposed : plan :
level 03

scale
1:50 @ A1 1:100 @ A3

project series drawing revision

M0323.03.07 **b**



M0323.04.01 b

project series drawing revision

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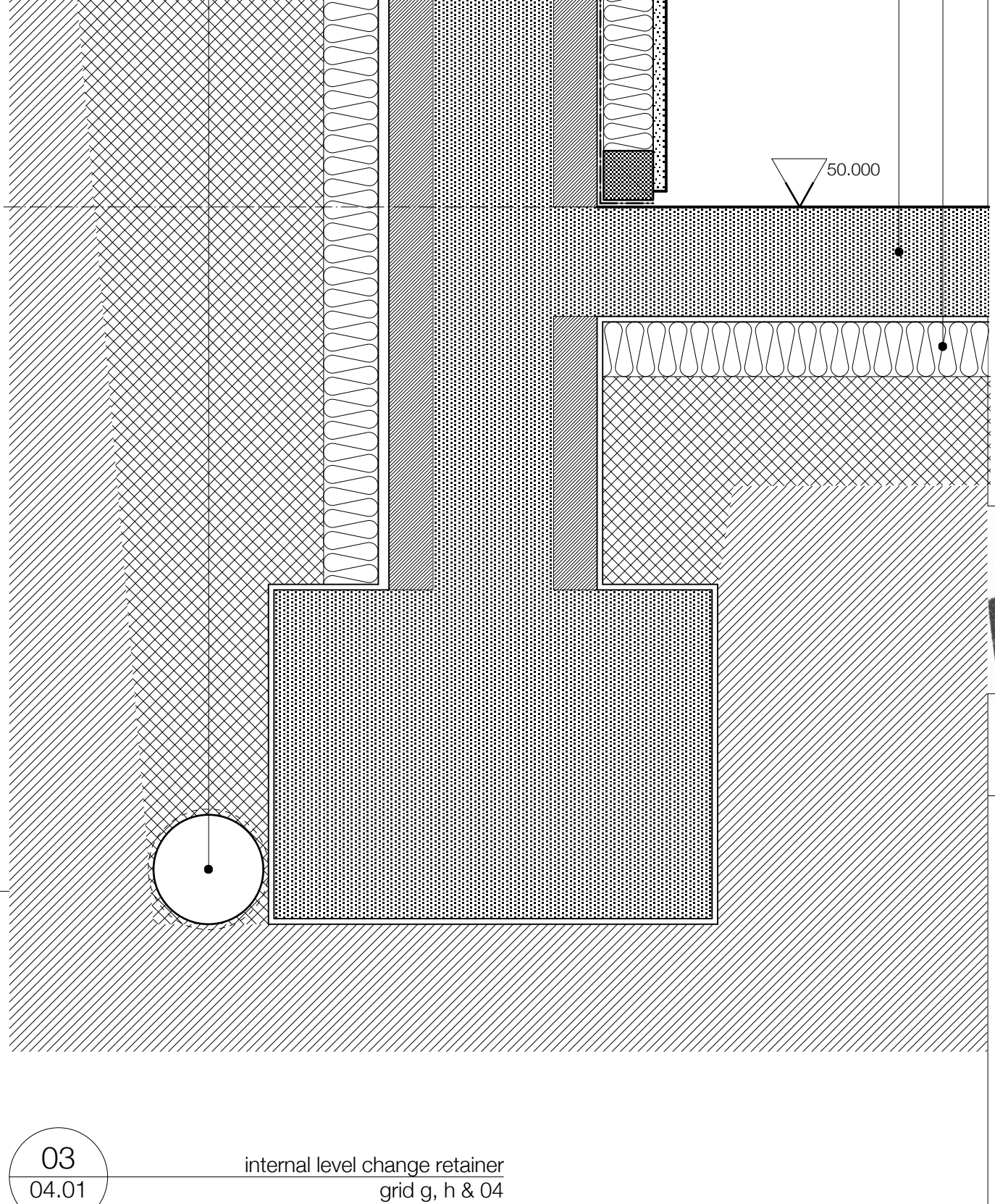
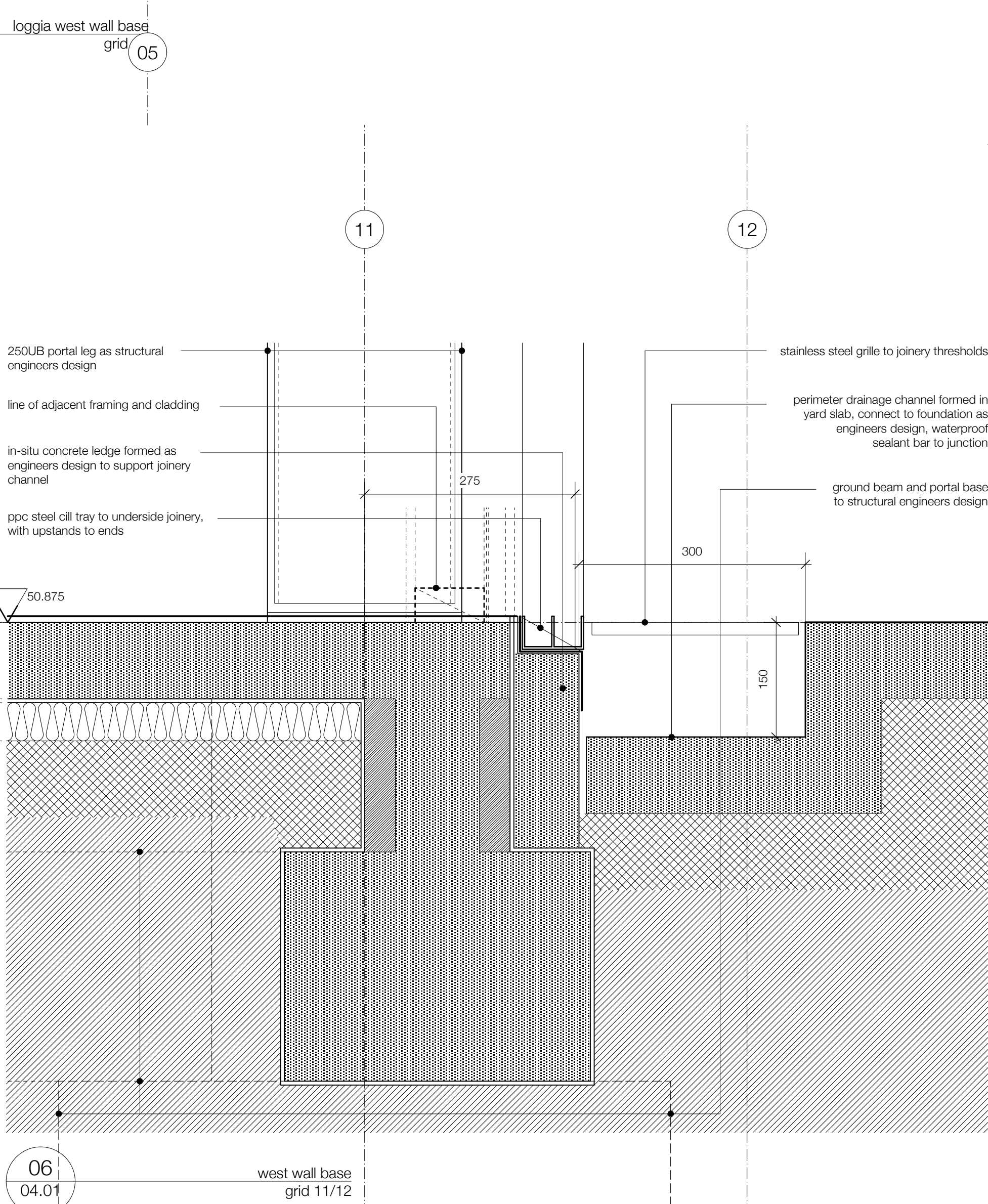
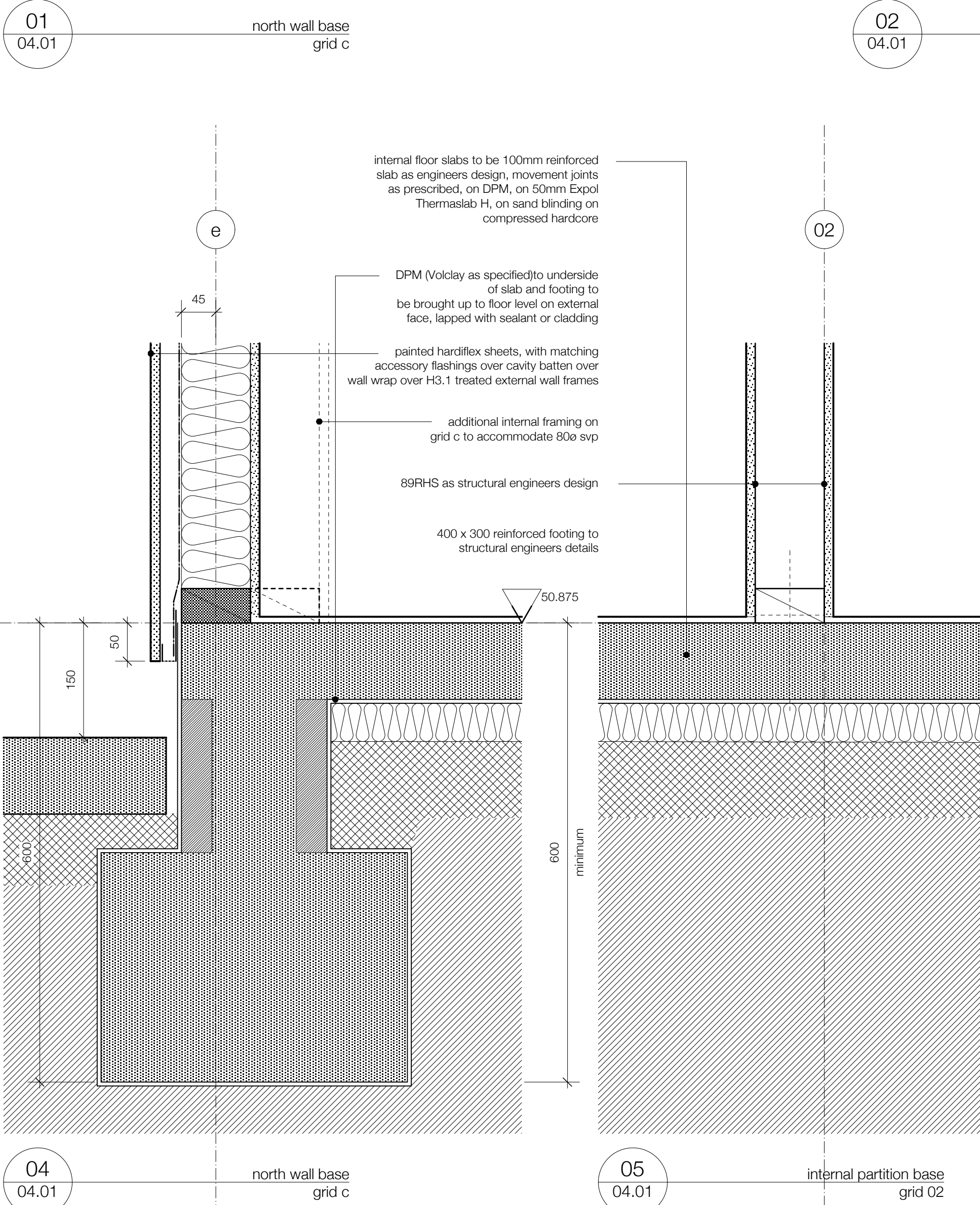
project
new house,
45, maskell street, st heliers

title
proposed : details :
level 01 slab

scale
1:5 @ A1 1:10 @ A3

project series drawing revision

M0323.04.01 b



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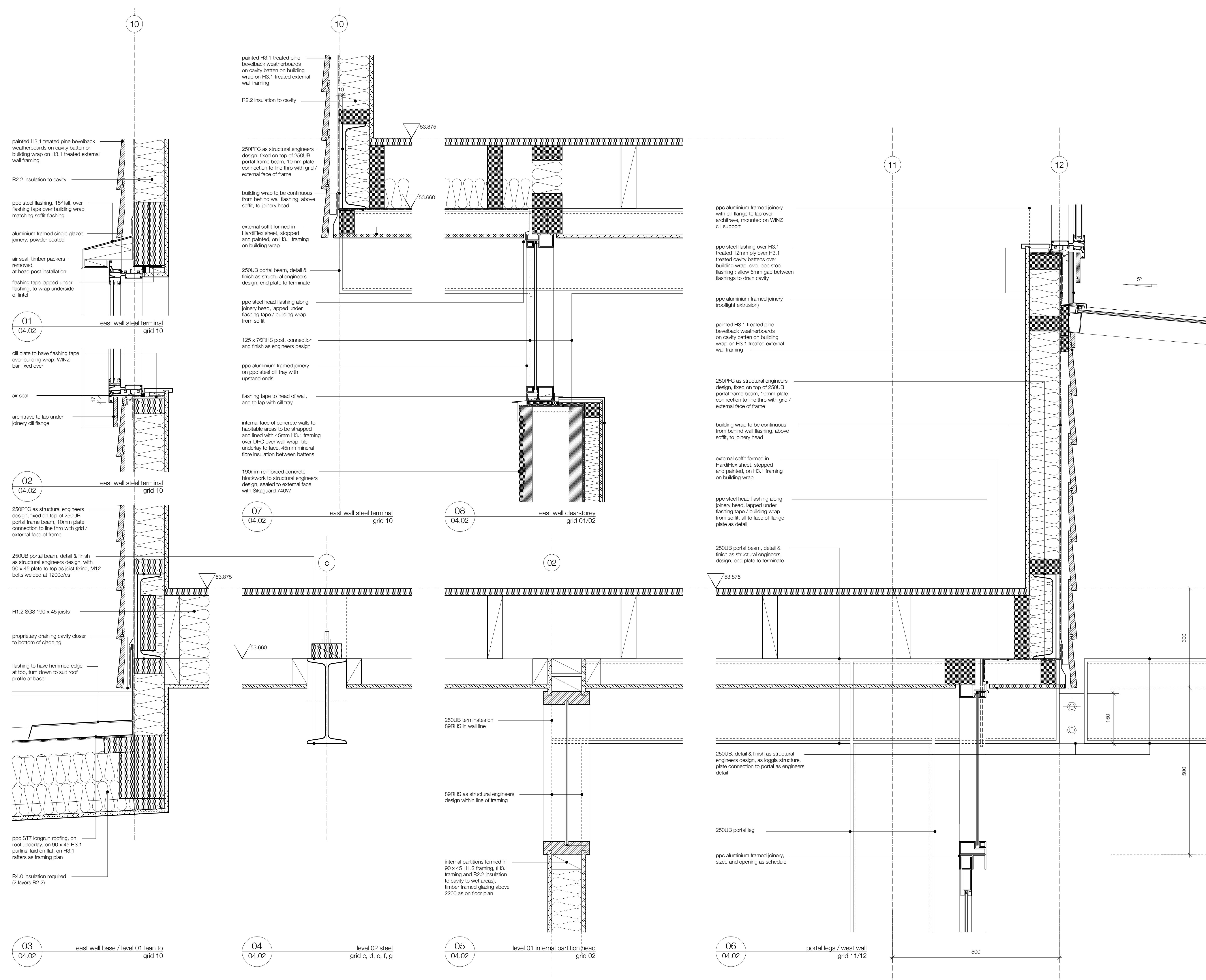
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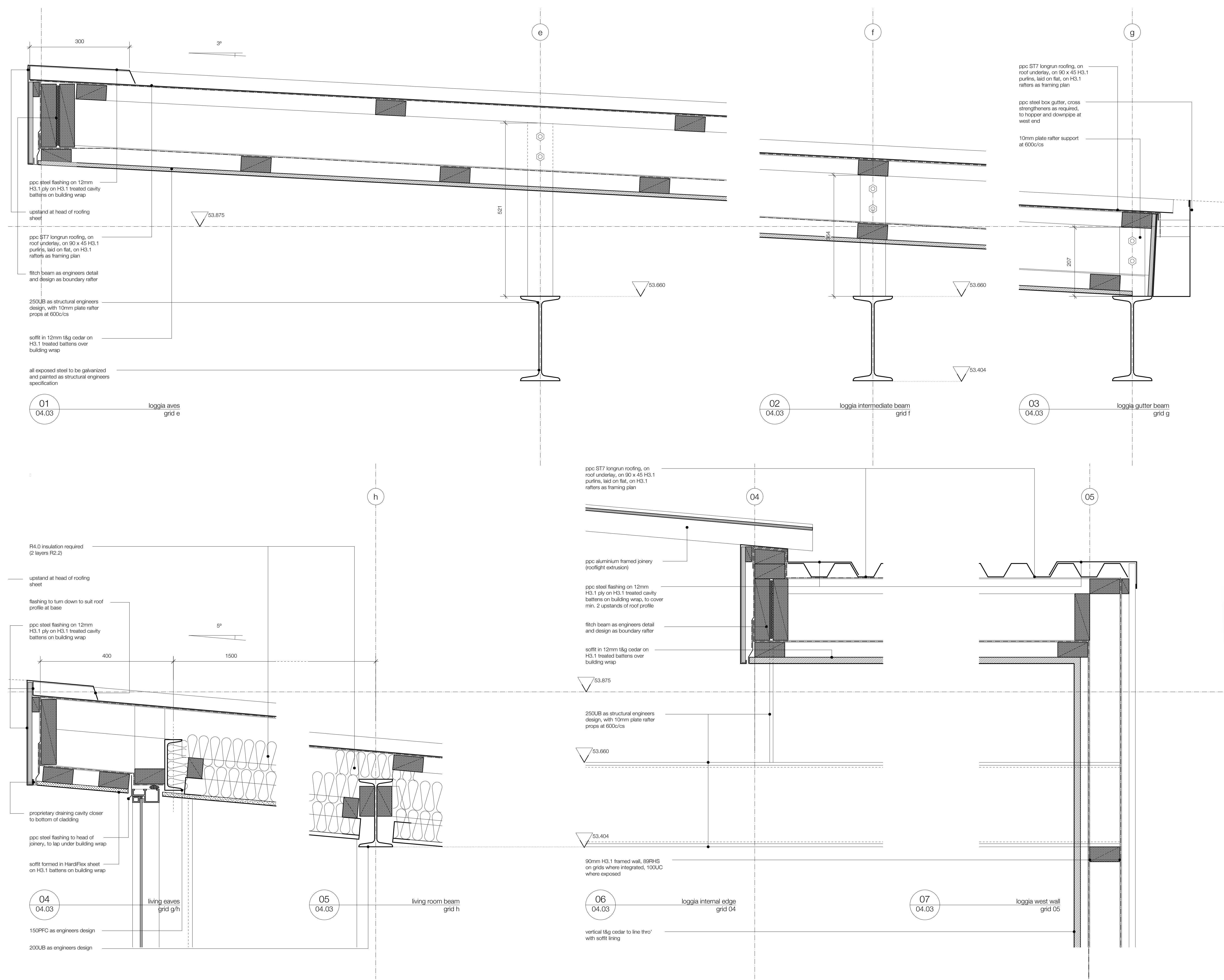
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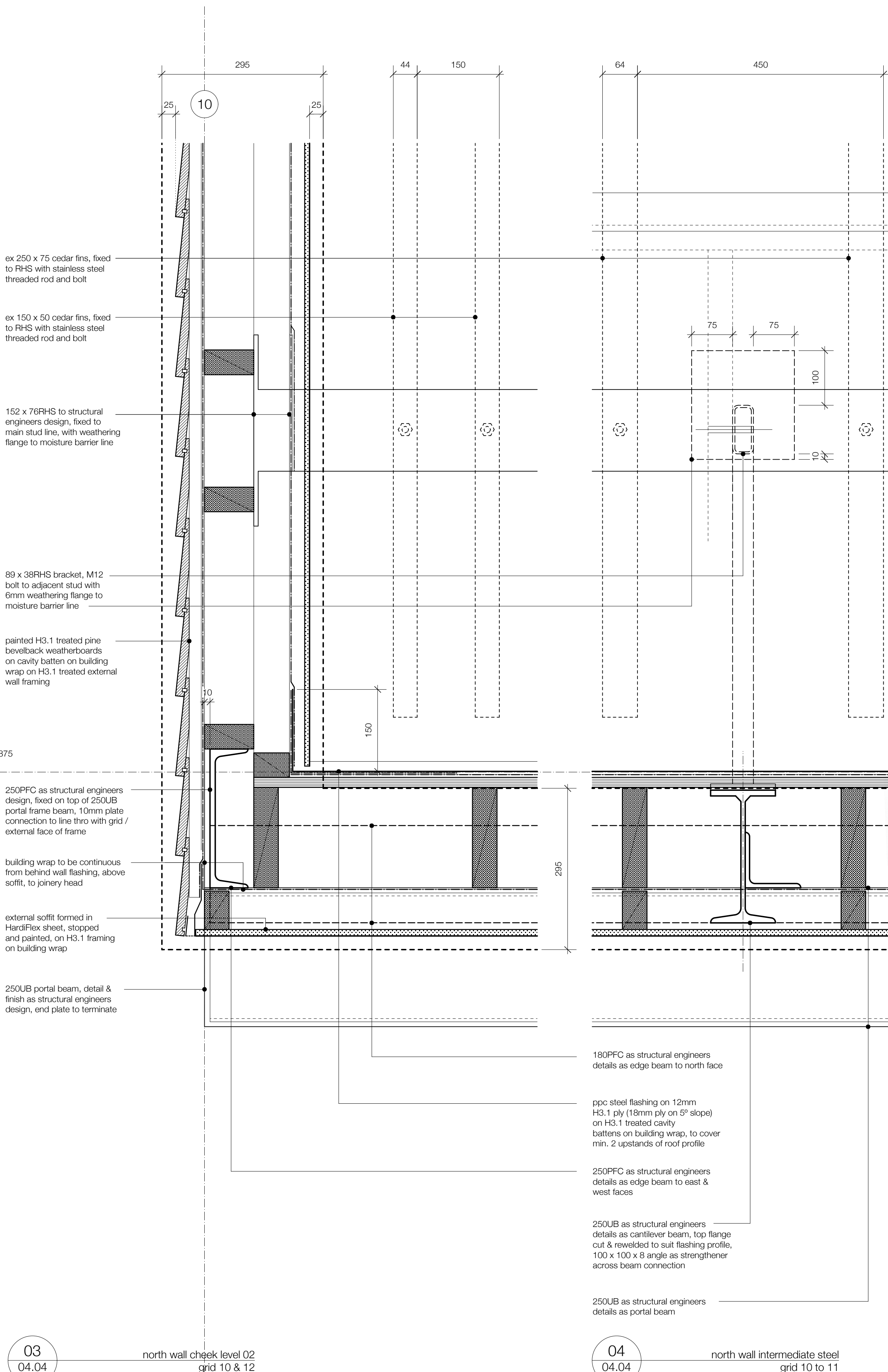
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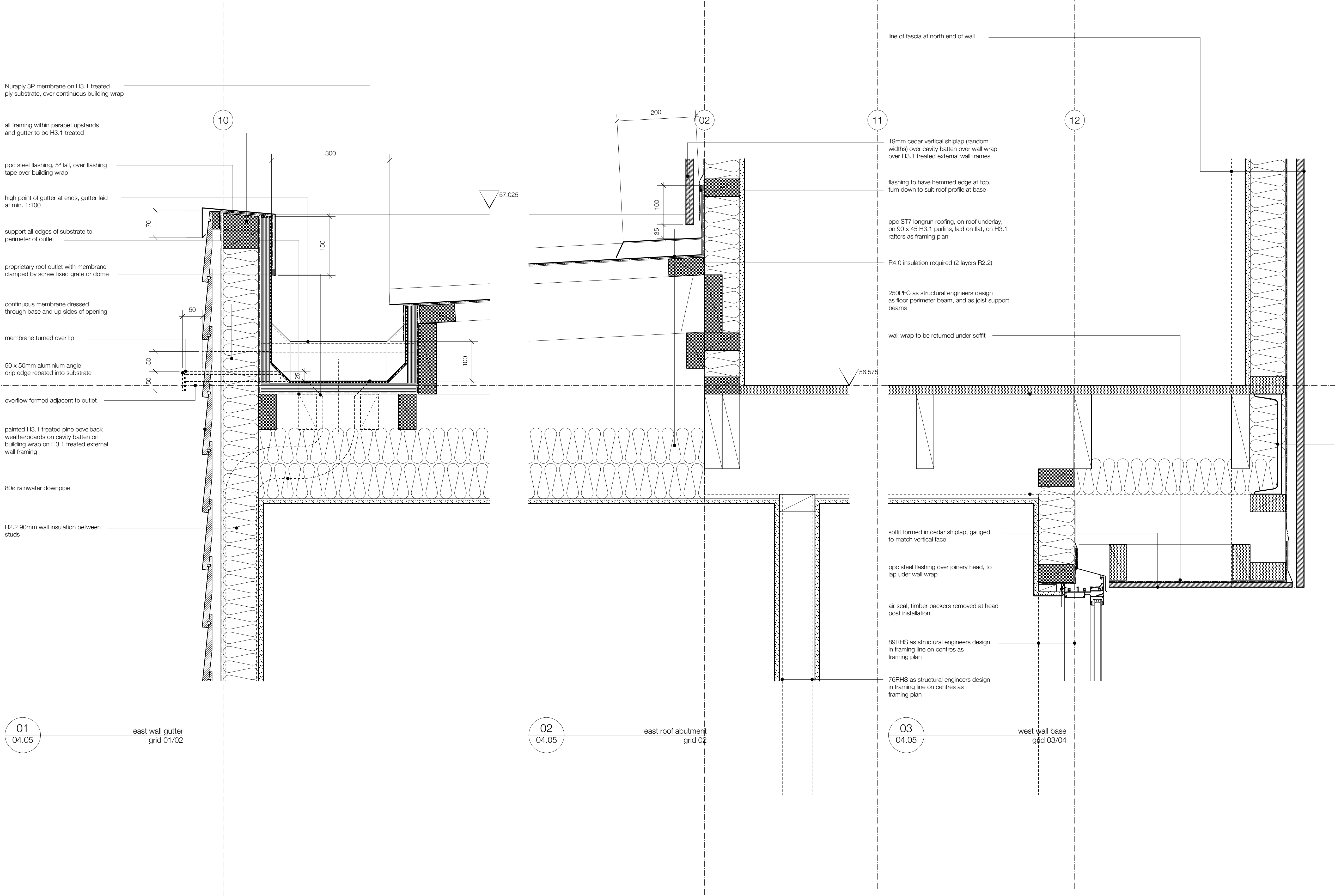
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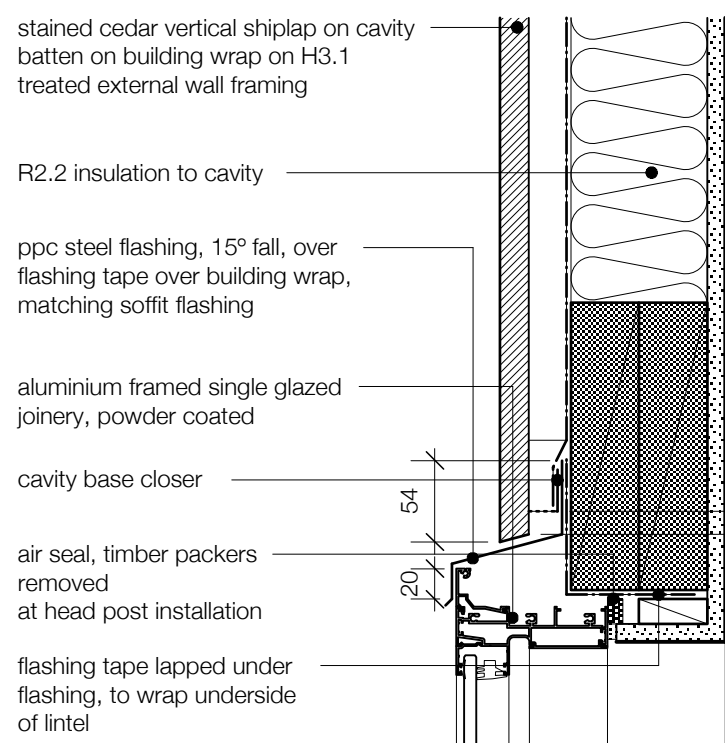
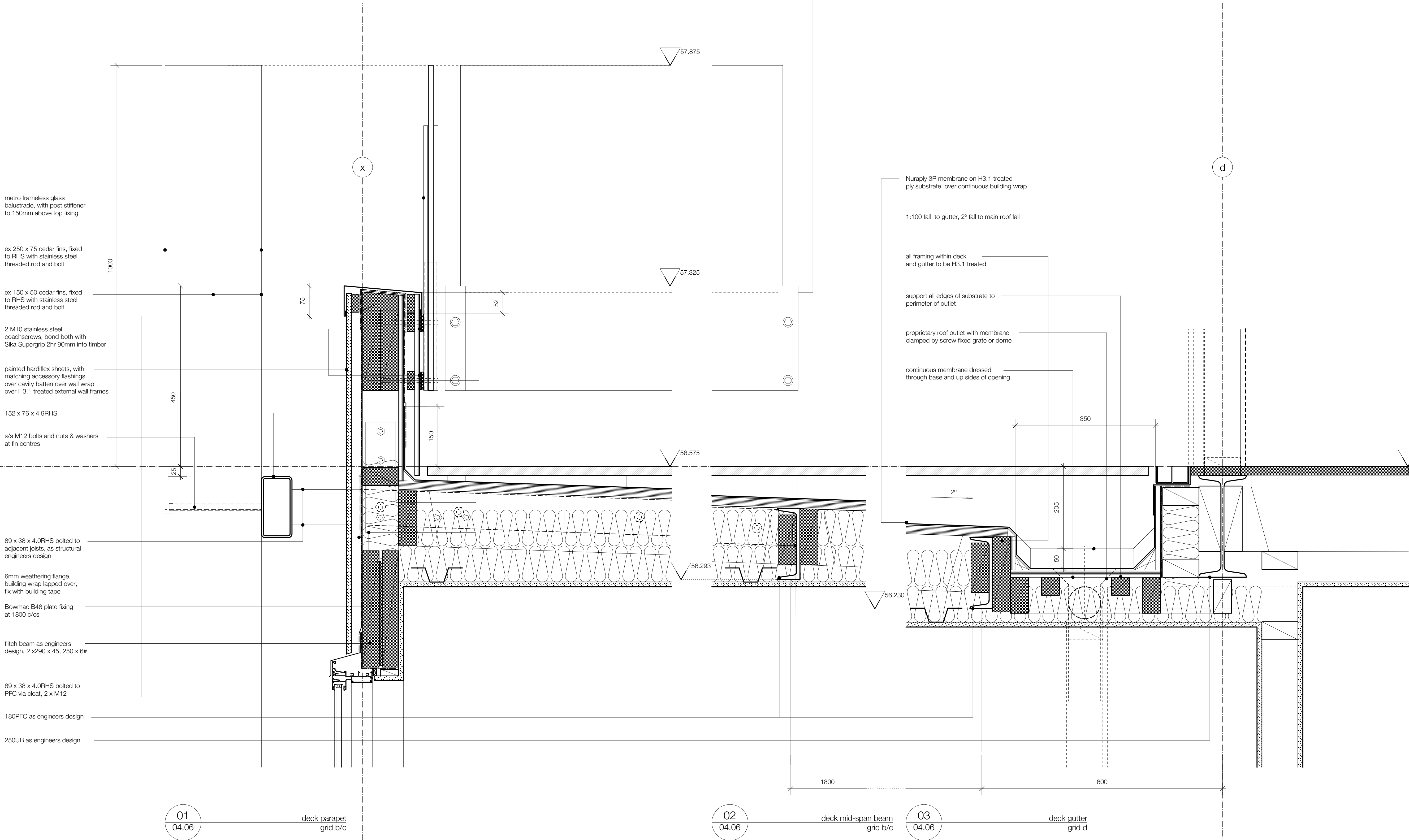
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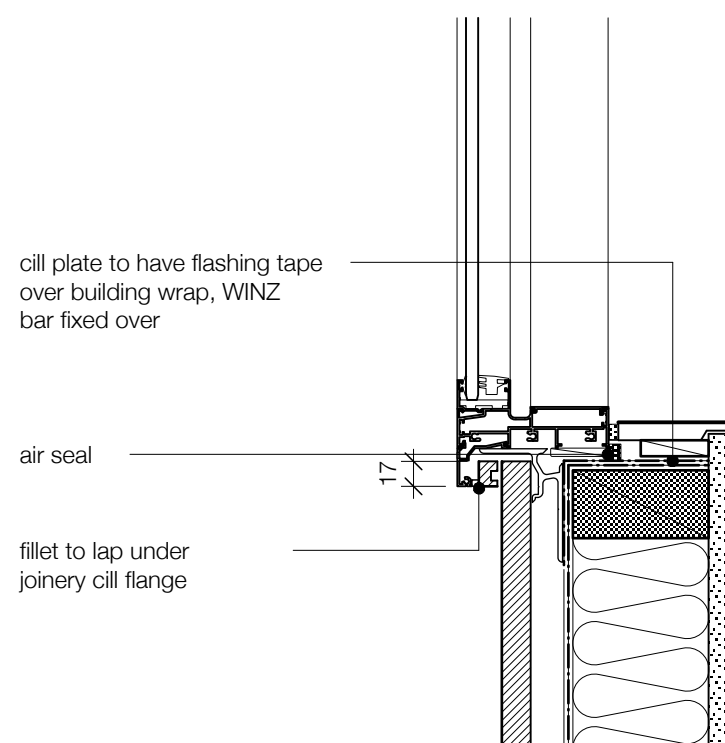
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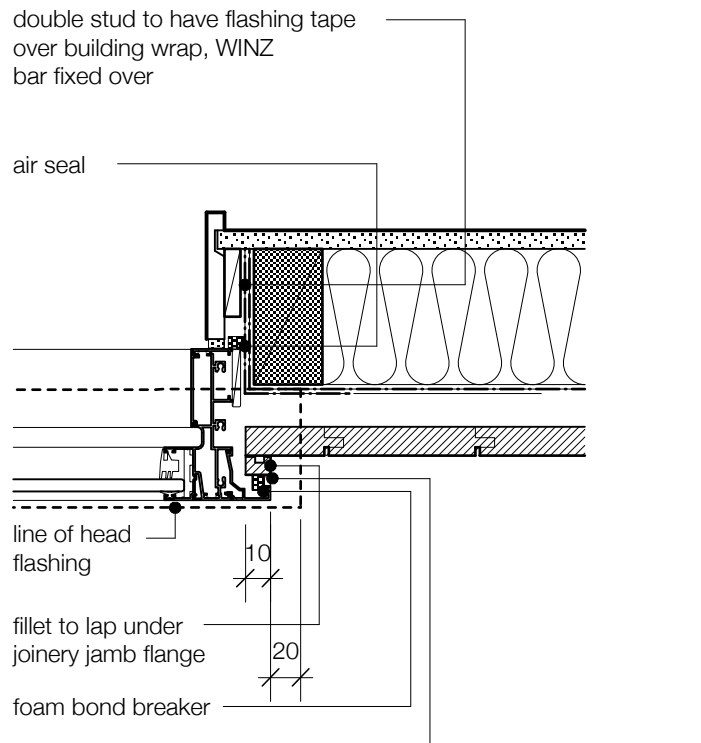
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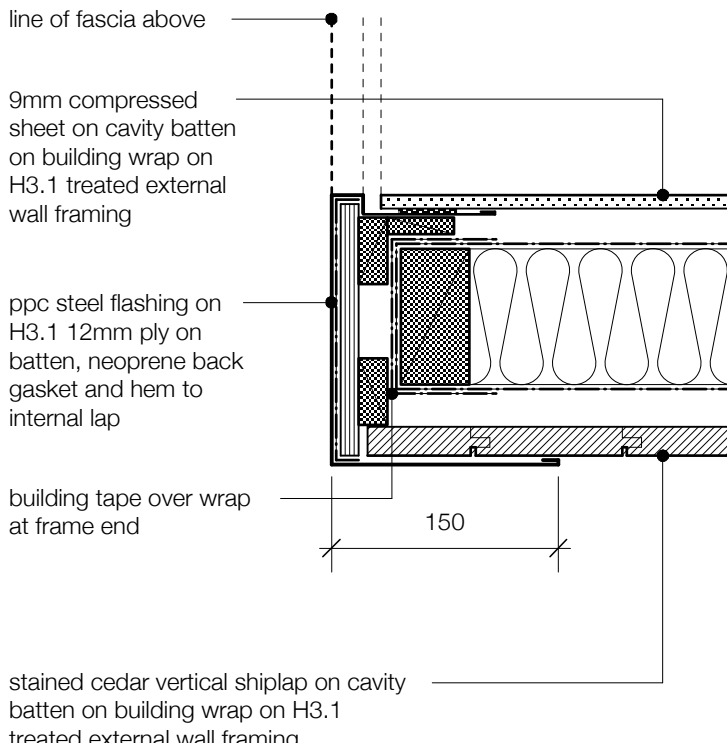
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04.06 joinery head, vertical shiplap grids 02, 03/04, 04, h



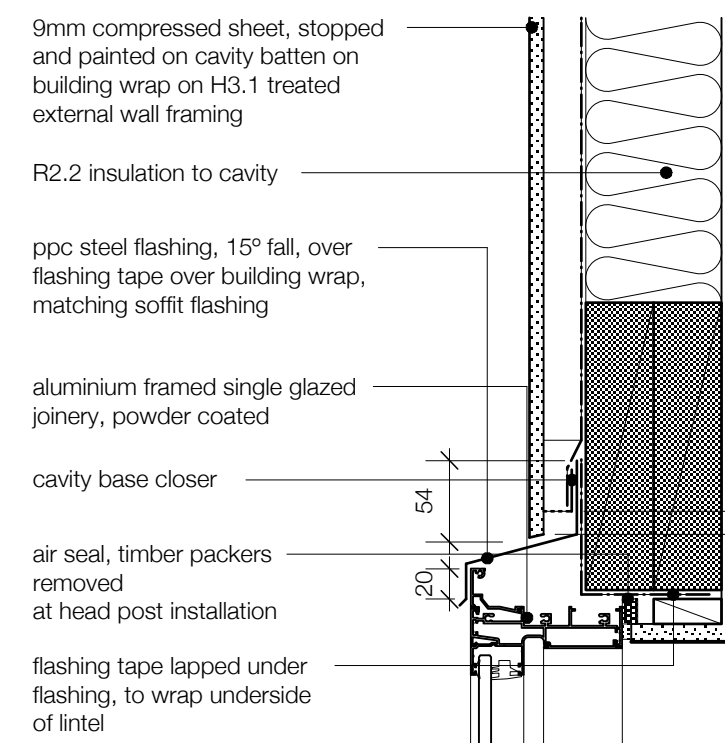
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04.06 joinery cill, vertical shiplap grids 02, 03/04, 04, h



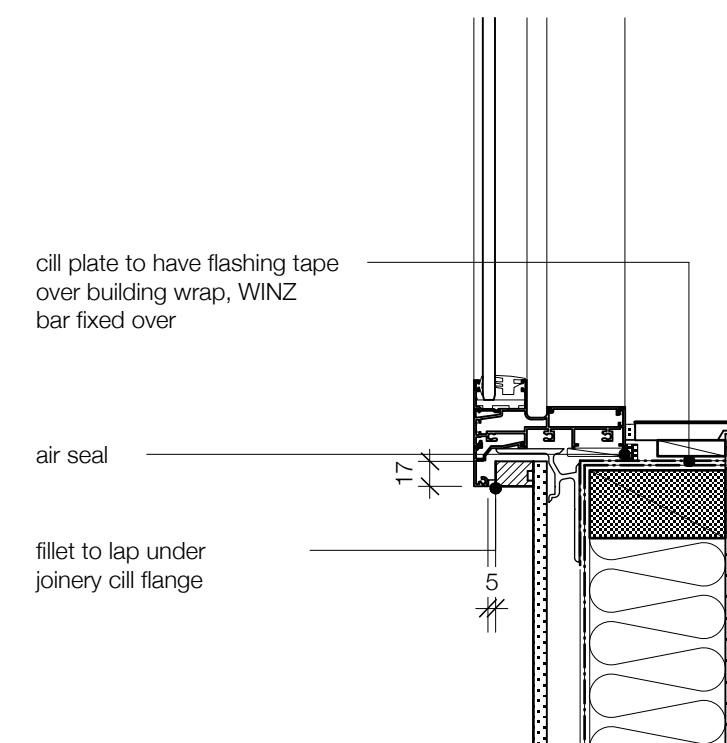
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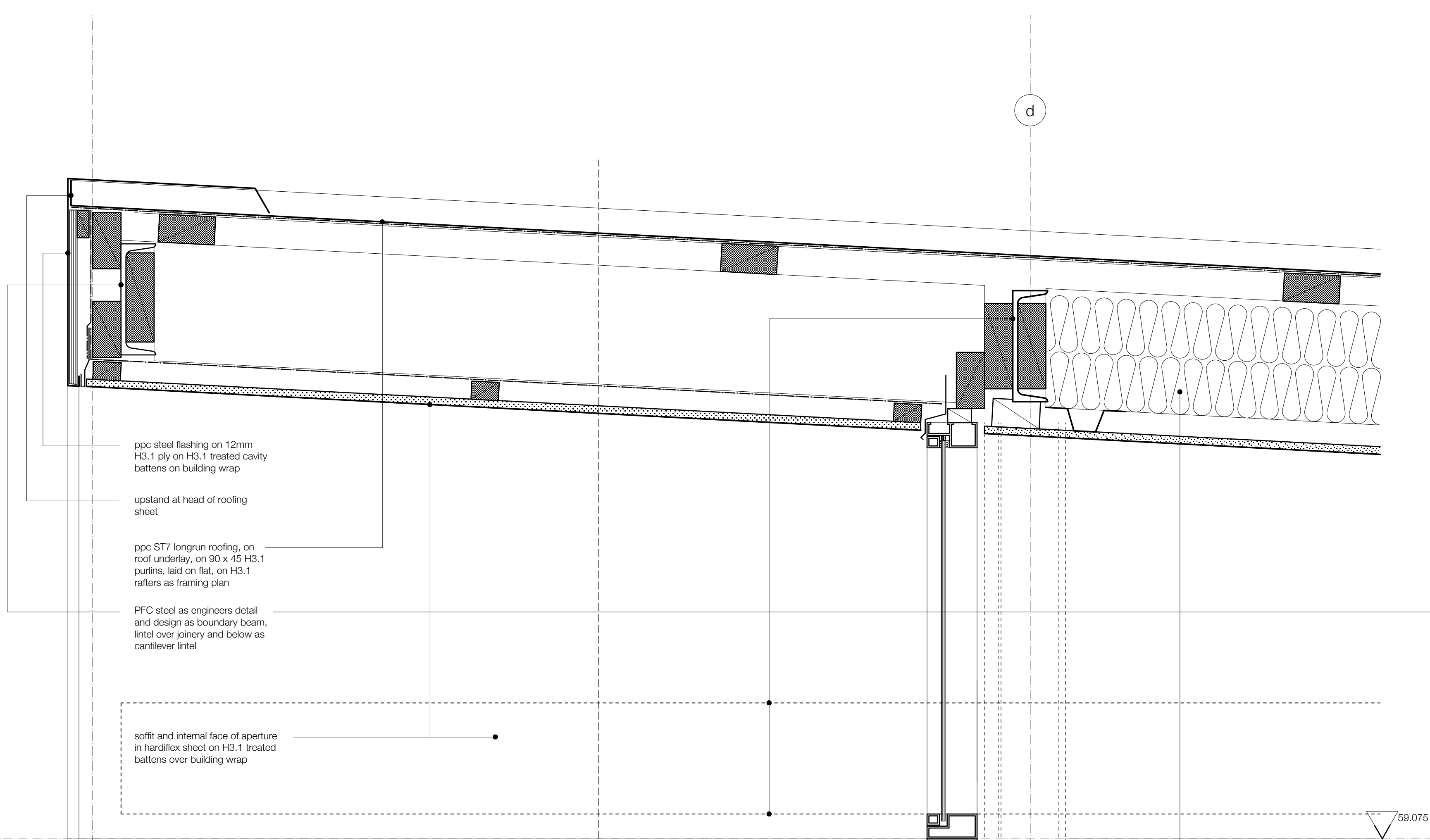
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04.06 vertical shiplap external corner grids 02, 03/04, 04, h



07
04.06 joinery head, compressed sheet grids 01, 06, m, x



08
04.06 joinery cill, compressed sheet grids 01, 06, m, x



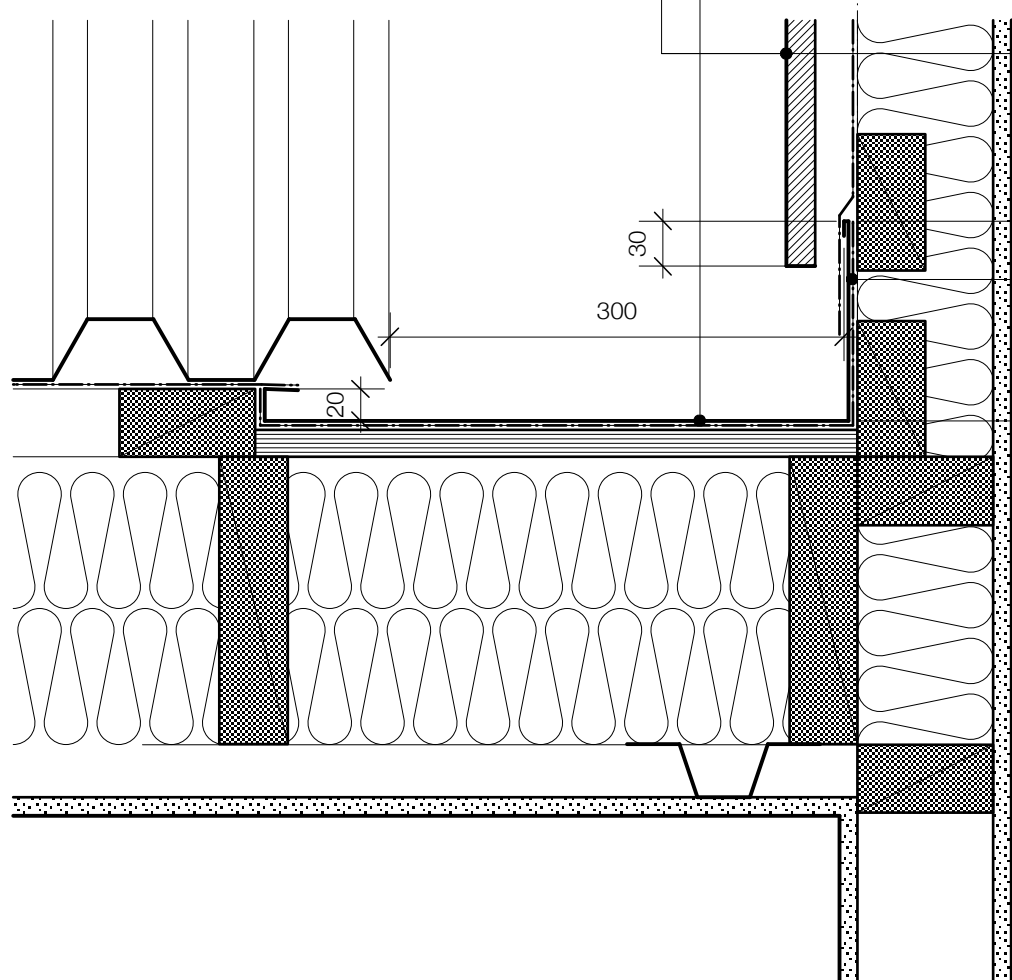
01
04.07

roof eaves
grid d

ppc steel flashing as gutter
on roof wrap on 18mm
H3.1 ply on H3.1 treated
rafters as framing plan

gutter upstand to lap under
wall wrap, and over roof wrap,
ensure solid nogging to support

19mm cedar vertical shiplap
(random widths) over cavity
batten over wall wrap over
H3.1 treated external wall frames

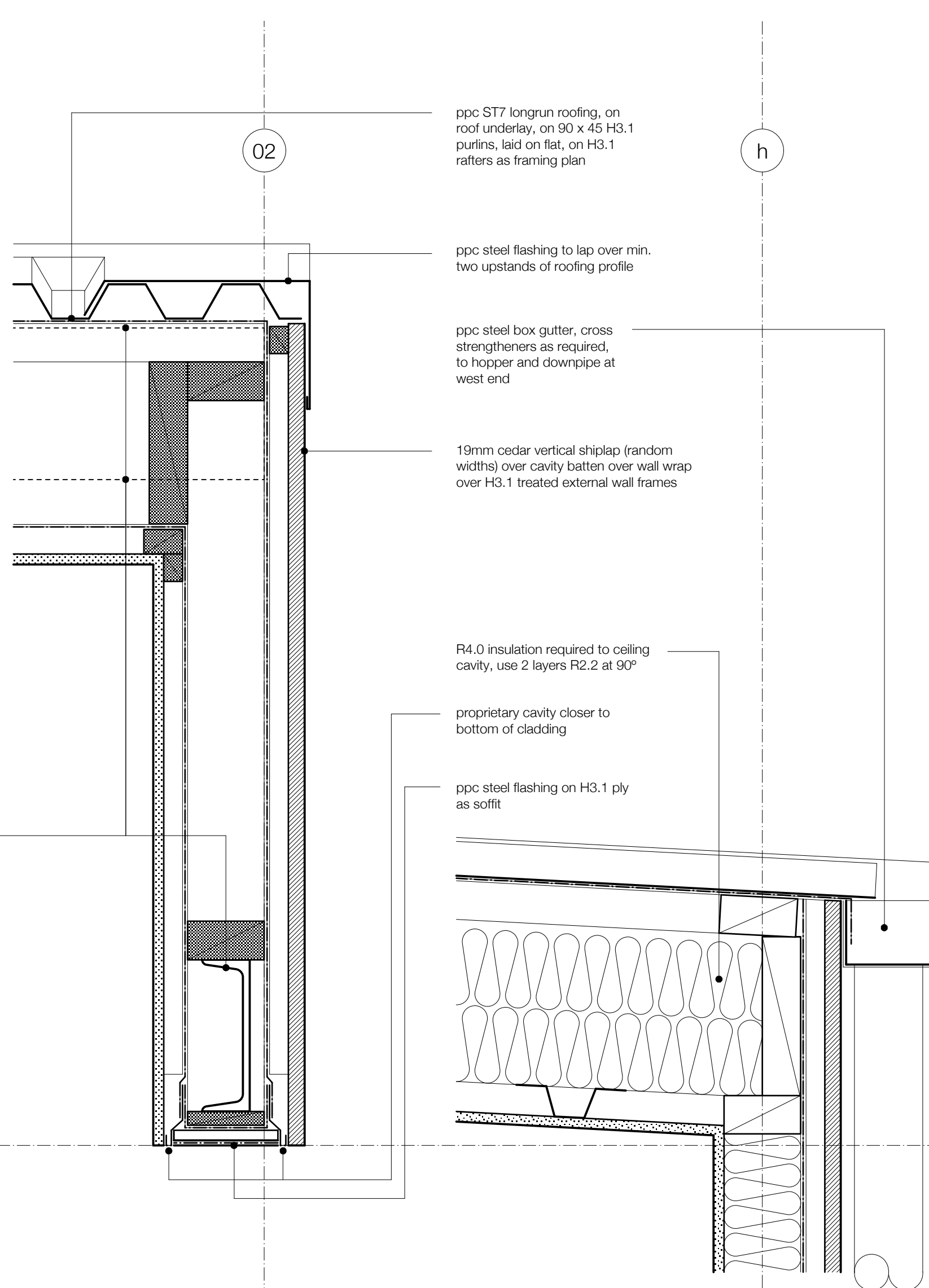
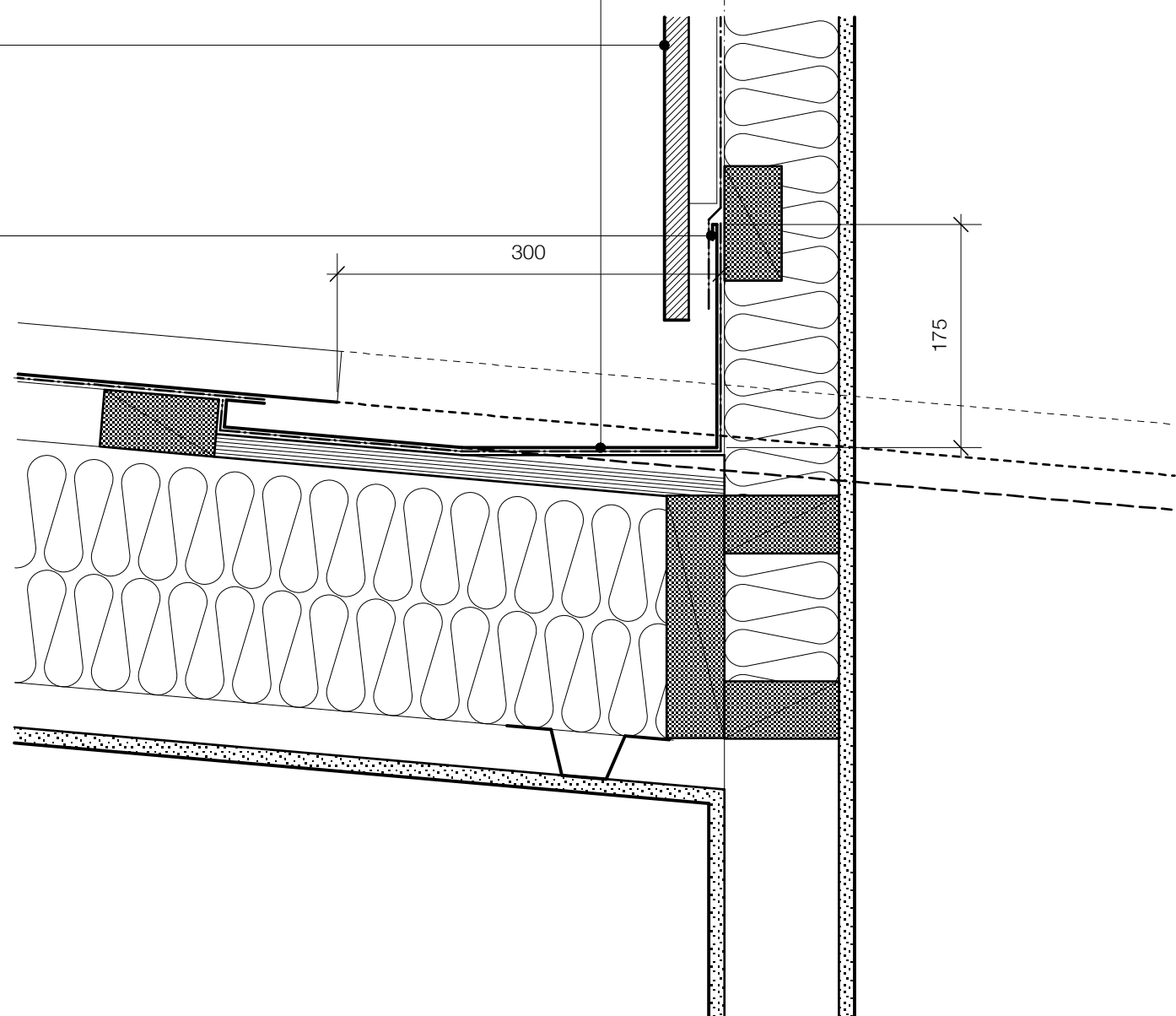


04
04.07

hidden abutment gutter
grid 04

05
04.07

hidden gutter
grid h

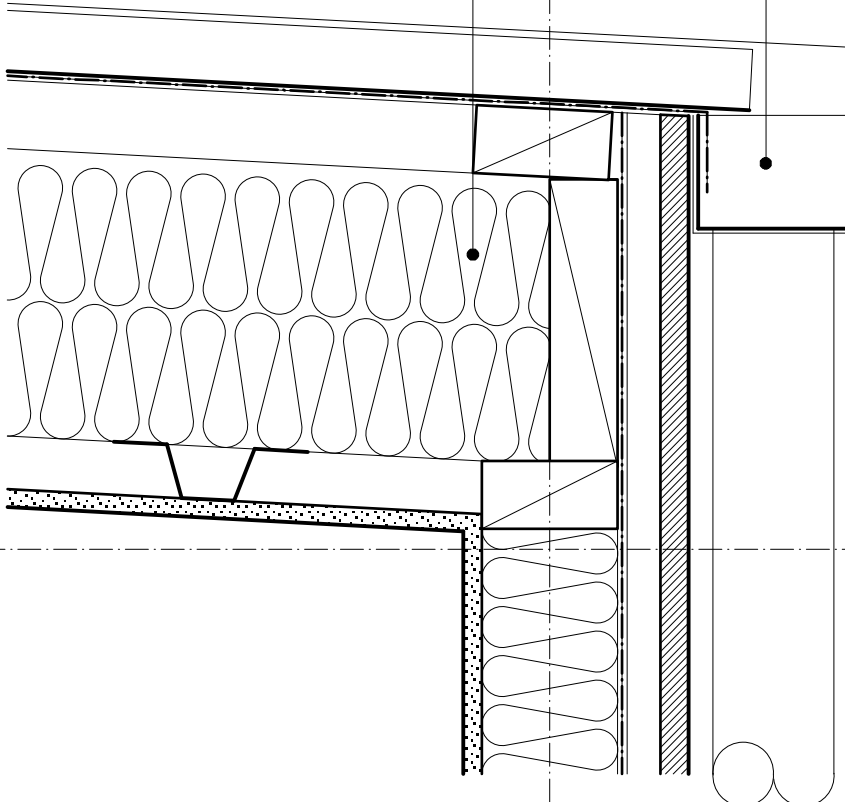


02
04.07

roof verge, projecting part
grid d

03
04.07

roof eaves
grid h



02
04.07

roof verge
grid 02, 03/04

ppc steel flashing to lap over min.
two upstands of roofing profile

ppc ST7 longrun roofing, on
roof underlay, on 90 x 45 H3.1
purlins, laid on flat, on H3.1
rafters as framing plan

19mm cedar vertical shiplap (random
widths) over cavity batten over wall wrap
over H3.1 treated external wall frames

06
04.07

roof verge
grid 02, 03/04

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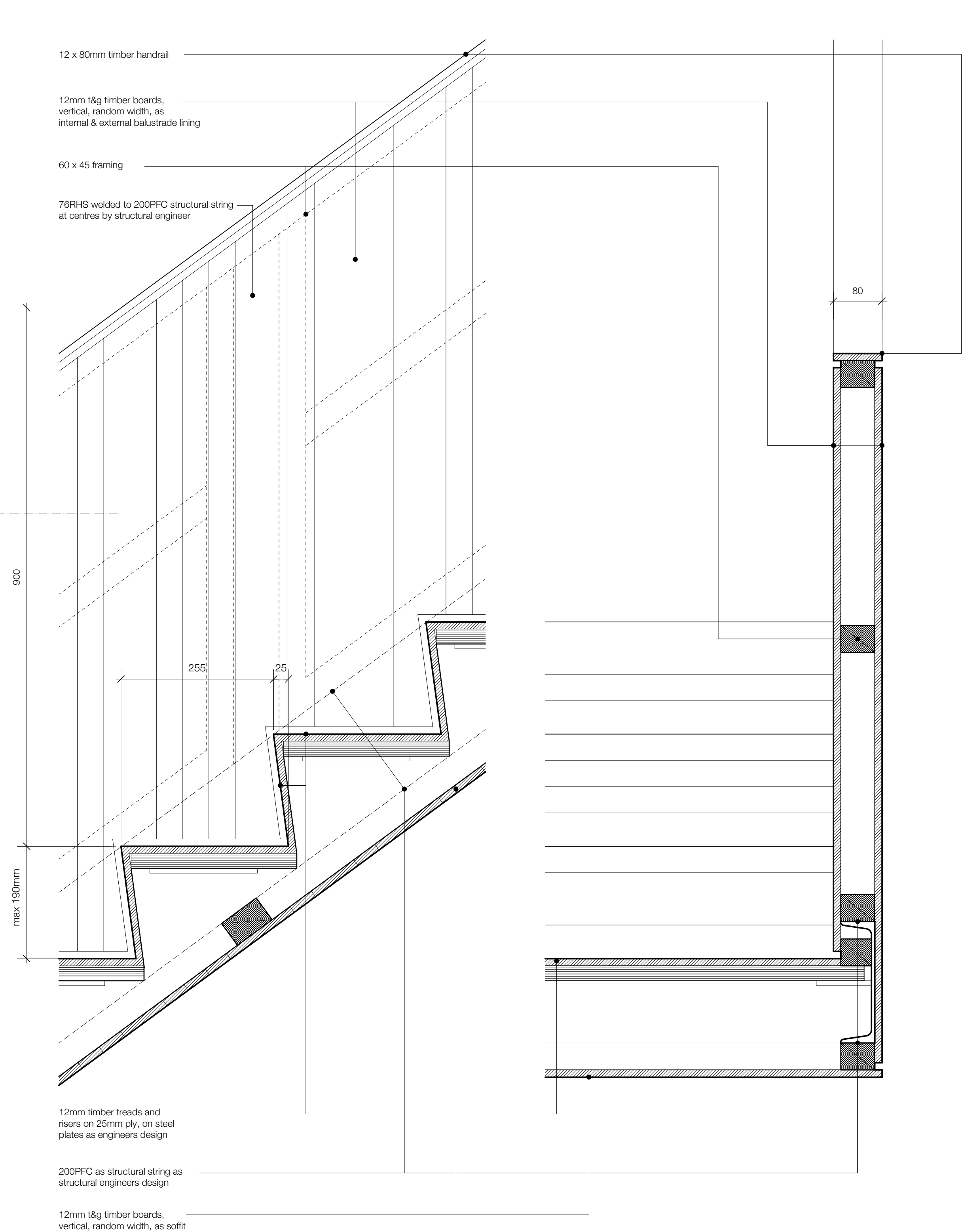
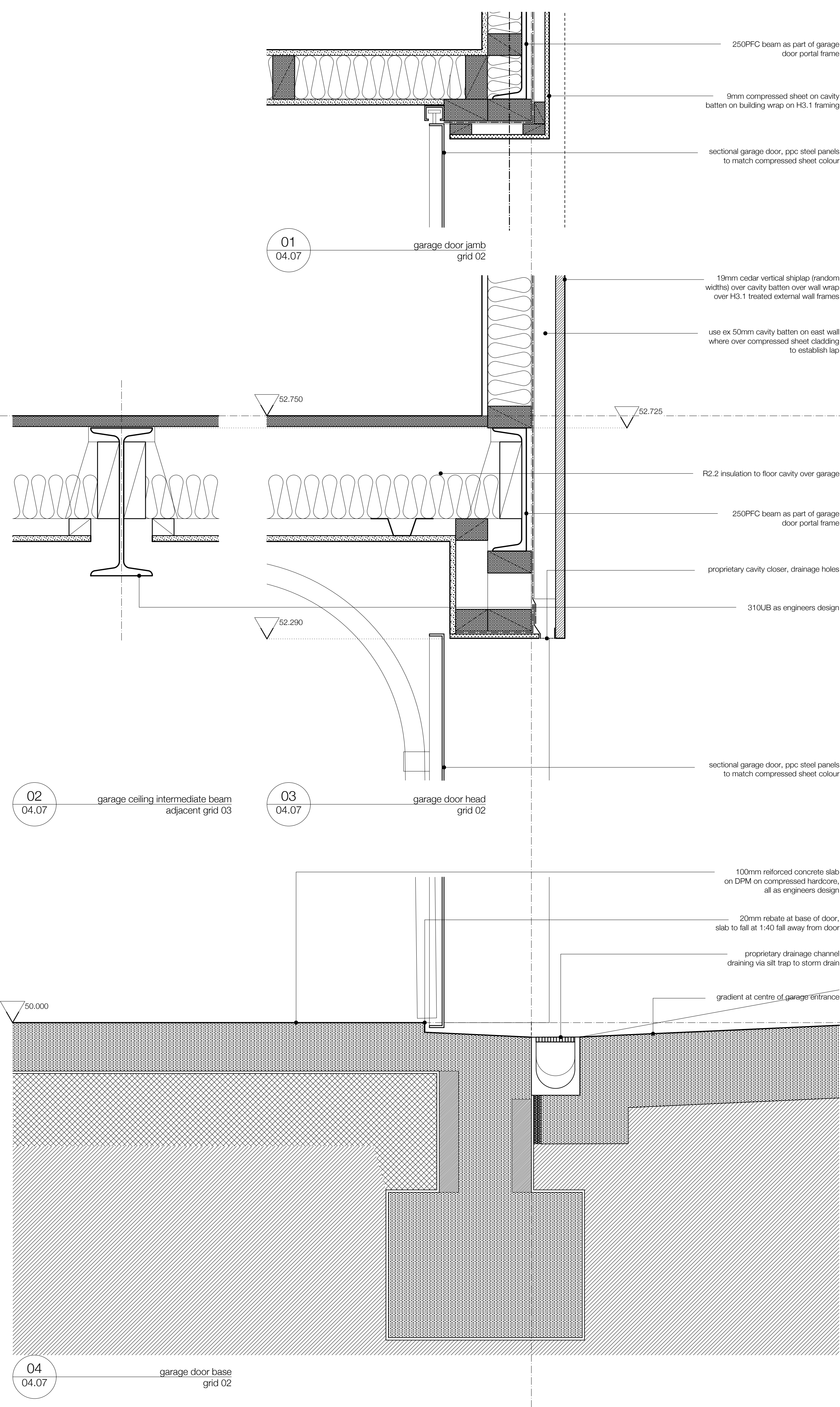
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Figure 8B: Gutter/wall junction

Paragraphs 5.1 and 5.2

NOTE: (1) The upstand at the lower edge of the *apron flashing* may be preformed to a larger size and then trimmed on site to suit.
(2) The *transition flashing* bridges gap at the end of the fascia to protect the soffit framing.
(3) *Wall underlay* omitted for clarity.

Labels in diagram:

- Apron flashing upstand behind cladding and wall underlay
- Finished wall cladding
- Base of cladding
- Apron flashing
- Roofing
- Tapered stopend to divert apron flashing water into gutter
- Stop spouting min. 10 mm clear of finished wall cladding
- 10 mm
- Transition tray flashing extended to underside of roofing with material options from Paragraphs 4.3 - 4.38 inclusive
- Eave soffit lining
- Fascia

Figure 68: General pipe penetration
Paragraph 9.1.9.3, Figure 126

(a) CAVITY WITH FLASHING TAPE

Labels for (a): Cavity battens, Wall underlay, Flashing tape all round, Cladding, Sealant, Pipe penetration sloping to outside.

(b) CAVITY WITH FLANGE PLATE

Labels for (b): Cavity battens, Wall underlay, Cladding, Sealant to top half of flange, Flange plate, Sealant, Pipe penetration sloping to outside, 75 mm min. all round.

(c) DIRECT FIX WITH FLANGE PLATE

Labels for (c): Wall underlay, Cladding, Solid blocking around penetration with minimum 75 mm overlap to underlay, Sealant to top half of flange, Flange plate, Sealant, Pipe penetration sloping to outside, 75 all round.

Figure 14: Seismic Restraint of Storage Water Heaters 90 – 360 litres
Paragraph 6.11.4

Storage water heaters to be restrained with 25 x 1mm galvanised steel straps tensioned when fixed in place. Straps to be fixed to wall framing with:

- 1 No. 8mm coach screw with 30x2mm thick washer, or
- 2 No. 20x2.5mm thick washers.

Screws to penetrate timber framing a minimum of 50mm.

Extra centre strap for water heaters exceeding 200 litres

100mm max.

Storage water heater

100mm max.

50x50mm vertical blocking full height of water heater, fixed to wall framing with 1 No. 100x3.75mm nail at 600 maximum centres

Storage water heater

Light timber frame wall complying with NZS 3604.

10mm

Figure 7: Basic apron flashing
Paragraphs 4.6.1.1, 4.6.1.4, 5.1, 8.3.8
and Table 7

NOTE: Stopends to profiled metal - refer Figure 49

(a) ONE PART FLASHING

Line of framing

Cladding

Wall underlayment lapped over the flashing

110 mm minimum upstand flashing with 10 mm hem

Stopend

X - refer Table 7

5 gap max.

Roofing

For notched turn-down

Underlayment carried up face of framing behind upstand flashing

35 mm min.

75 mm min.

(b) TWO PART FLASHING (OPTIONAL)

Line of framing

Cladding

Wall underlayment lapped over the flashing

Over flashing

Cover 75 mm minimum

Stopend

X - refer Table 7

5 gap max.

Roofing

For notched turn-down

Underlayment carried up face of framing behind upstand flashings

35 mm min.

75 mm min.

Figure 9: General capping joints for parapets and enclosed balustrades
Paragraphs 6.3, 6.4, 7.4.4, 9.8.7, 9.9 and 10.2

NOTE: Capping joints and fixings - refer Paragraph 4.5.2 and Figure 9

5' min. slope (1:12)

Z - refer Table 7

Kick-out or bird's beak drip edge both sides - refer text

(a) PARAPET FLASHING

50 mm min. overlap both sides

5' min. slope (1:12)

Sealant or compressible strip

Line of soaker flashing below

Cap flashing to be face screwed to structure

(b) PARAPET FLASHING SOAKER JOINT

3-5 mm

6 mm diameter minimum sealant bead before compression

Screw fixing or rivet to vertical face

Soaker flashing over parapet/balustrade framing

(c) SECTION A - A THROUGH SOAKER FLASHING

Sealant under overlap member

Blind rivets through sealant to join flashing

5' min. slope (1:12)

Fall for raked flashings only

Face screw to structure

100 mm min. overlap of cap flashing

Face screw fixing with oversized holes to allow for expansion

(d) PARAPET FLASHING OVERLAP JOINT

Lines of sealant

Line of soaker flashing below see (f)

Capping flashings butted at corner

Blind rivets

5' min. slope (1:12)

5' min. slope

Cap flashing to be face screwed to structure, holes oversized to allow for expansion

(e) CAPPING FLASHING AT EXTERNAL CORNER OF PARAPET

Z - refer Table 7

50 mm min.

50 mm min.

(f) PREFORMED CORNER SOAKER

Flashing A

200 mm min.

Under-capping C

Flashing B

Screw fixing

Flashing B positioned between flashing A and under-capping C. Cut-out around screw fixing in A

(g) PARAPET FLASHING EXPANSION JOINT

Figure 12: General junction of parapet and enclosed balustrade to wall
Paragraphs 6.4.1, 7.4.2, 7.4.4.1, 7.4.4.2 and 9.9.10.1, Figures 10, 12, 117, 129 and 130

The figure consists of three main parts: (a) SADDLE FLASHING, (b) STAGE 1 FLEXIBLE FLASHING INSTALLATION, and (c) STAGE 2 SADDLE FLASHING INSTALLATION.

(a) SADDLE FLASHING

2 lines of sealant
50 mm min.
5° min. slope
100 mm min.
50 mm min.

Flexible flashing tape dressed up and securely adhered to wall underlay at rear of cavity
Flexible flashing tape dressed min. 50 mm down face of battens

(b) STAGE 1 FLEXIBLE FLASHING INSTALLATION

Wall underlay
Wall framing
5° min. slope (1:12)
Cavity battens
Sloped packer to extend across cavity at wall junction
Drain formed in corner

(c) STAGE 2 SADDLE FLASHING INSTALLATION

Wall underlay
Cladding
Line of saddle flashing behind cladding
Lower edge of cladding dependent on type of cladding
Rivet through sealant
50x50 mm corner flashing behind cladding extended to bottom of wall panels on each building face
2 lines of sealant capping to saddle flashing
Capping flashing
Cladding over battens
50x50 mm corner flashing on face of battens behind saddle flashing

Figure 11: Parapet/endosed balustrade-to-wall junctions – plan section

Paragraphs 6.4.1, 7.4.2, 7.4.4.1 and 7.4.4.2, Figures 10, 12, 117, 129 and 130

NOTE: (1) Refer Figure 12 for *saddle flashing and capping to wall junction*.
(2) Plan section is through balustrade or *parapet framing, below capping packer*.

Window trimming stud

Wall framing

40 mm min.

40 mm min.

Parapet or balustrade wall underlay lapped around corner

Wall underlay

Cladding fixing clear of flashing

Drain formed in corner

150 mm minimum to face of window or door jamb stud

50x50 mm corner flashings

Line of sloping H3 ply or polystyrene packer above

Cavity battens

Wall underlay

Parapet or balustrade wall framing

90° window head flashing detail

ppc steel head flashing, welded at mitre

ppc aluminium joinery frame

structural corner post

corner post flashing to lap under joinery flange

structural corner post

corner post flashing to lap under joinery flange and over cill flashing

ppc steel cill flashing, welded at mitre

90° window cill flashing detail

Refer to cladding for cavity finish

Continuous membrane dressed through base and up sides of opening

Membrane turned over lip

50x50 mm aluminium angle drip edge rebated into substrate

Wall cladding

50 mm lip

50 mm min.

(c) OVERFLOW

(b) OUTLET THROUGH WALL

Line of membrane lapped 50 mm min. behind wrap under cladding

200 mm min.

50 mm

50 mm

25 mm min.

Outlet through wall

Membrane roof on substrate

(d) SECTION A - A

