

Proposed Paradise Cove Housing

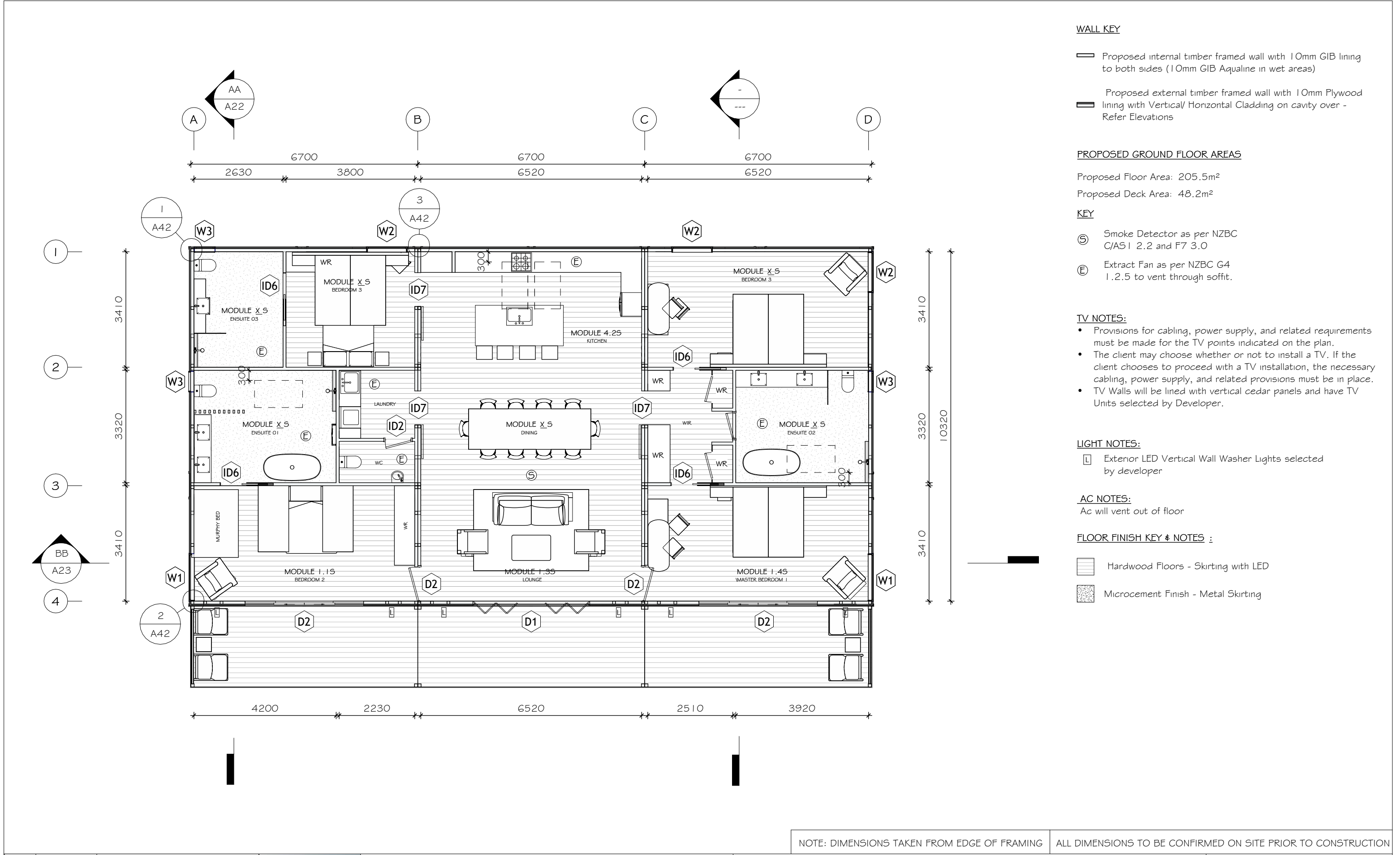
Scope of Works:
Proposed 3/4 x Bedroom Modular Villa

Building Consent Drawing List

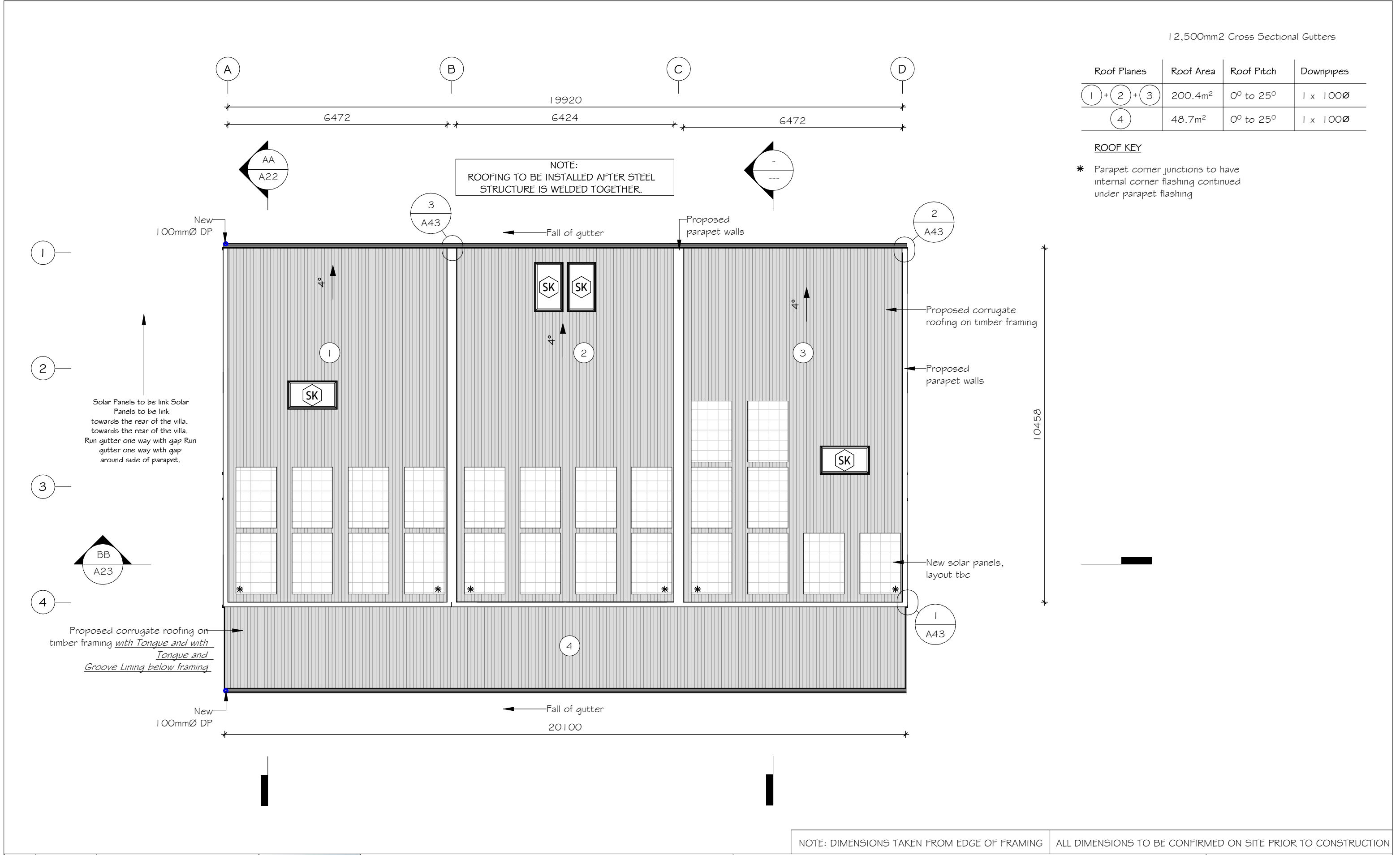
Cover Sheet	A00	A
Proposed Ground Floor Plan	A10	A
Proposed Roof Plan	A11	A
Foundation & Subfloor Framing Plan	A12	A
Roof Framing Plan	A13	A
Lintel & Bracing Plan	A14	A
Proposed Elevations N & S	A20	A
Proposed Elevations E & W	A21	A
Proposed Section AA	A22	A
Proposed Section BB	A23	A
Construction Details - Roof	A30	A
Construction Details	A31	A
Construction Details	A32	A
Vertical Cladding - Batten Layout	A40	A
Horizontal Cladding - Batten Layout	A41	A
Cladding Details	A42	A
Cladding Details - Framing	A43	A
Joinery Bifold Details	A50	A
Joinery Bifold Details	A51	A
Joinery Window Details	A52	A
Joinery Window Details	A53	A

Building Consent Drawing List

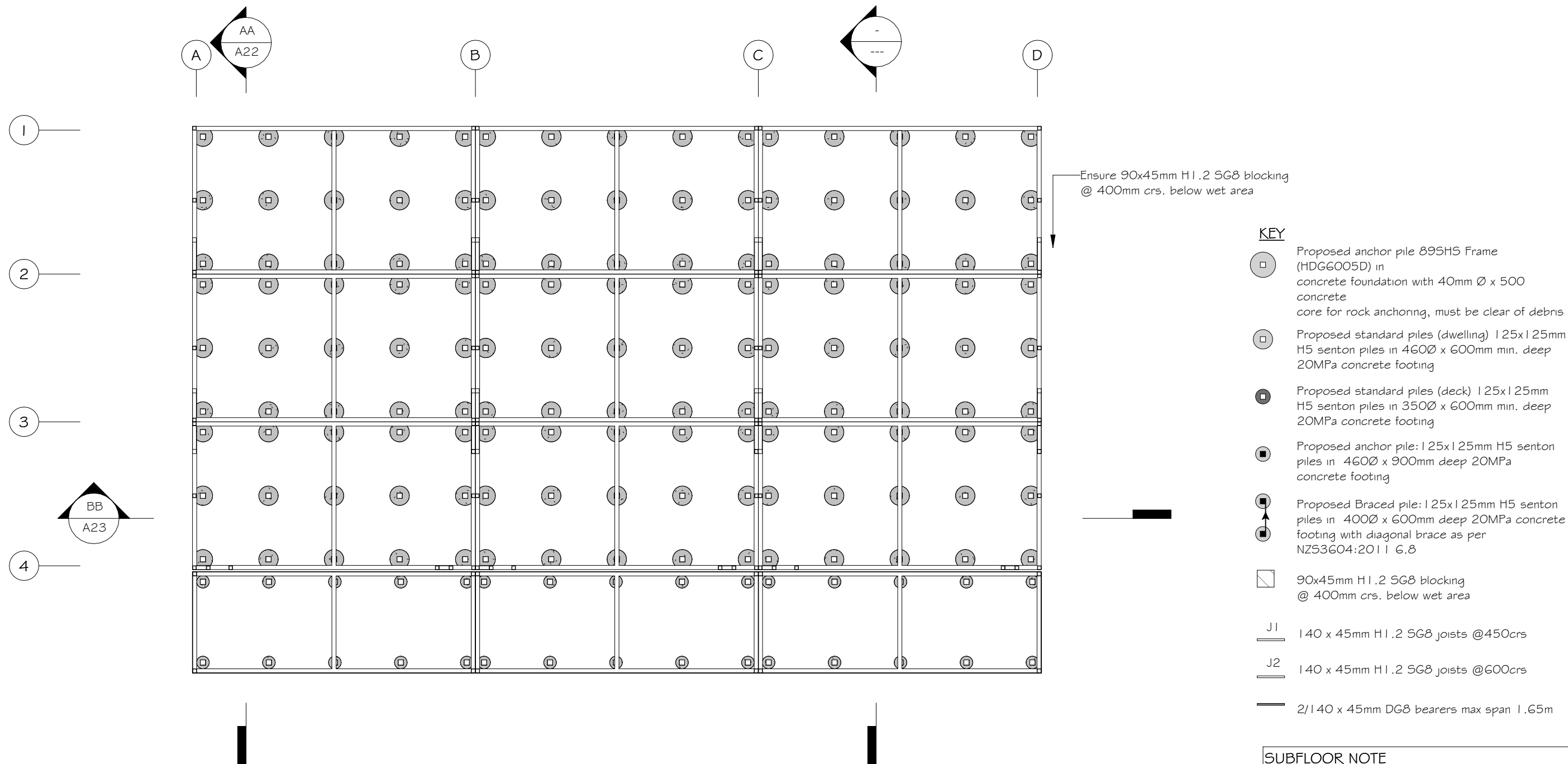
Typical Details - Subfloor	A60	A
Typical Details - Flashing	A61	A
Typical Details - Framing	A63	A
Typical Details - Framing	A64	A
Typical Details - Skylight	A064	A
Flashing Details	A65	A
Wet Area Plans	A70	A
Wet Area Plans	A71	A
Wet Area Details	A72	A
Wet Area Details	A73	A
Wet Area Details - Joinery	A74	A
Proposed Drainage Plan	A80	A
Door & Window Schedule	A90	A
Steel Module Cutting List - Front Module B2	CLO1	A
Steel Module Cutting List - Rear Module A2	CLO2	A
Steel Module Cutting List - Deck Module	CLO3	A
Engineering Details	SK00	A
Engineering Details	SK01	A
Engineering Details	SK02	A
Engineering Details	SK03	A



REV.	DATE	DESCRIPTION	PARADISE COVE - 3/4 BEDROOM VILLA		Proposed Ground Floor Plan		DRAWING NO. A10	
A	25.09.19	Working Drawings					SCALE	@A3
							1 : 100	REVISION
								A



NEW SUBFLOOR & FOUNDATION TO BE CONFIRMED



NOTE: DIMENSIONS TAKEN FROM EDGE OF FRAMING ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION

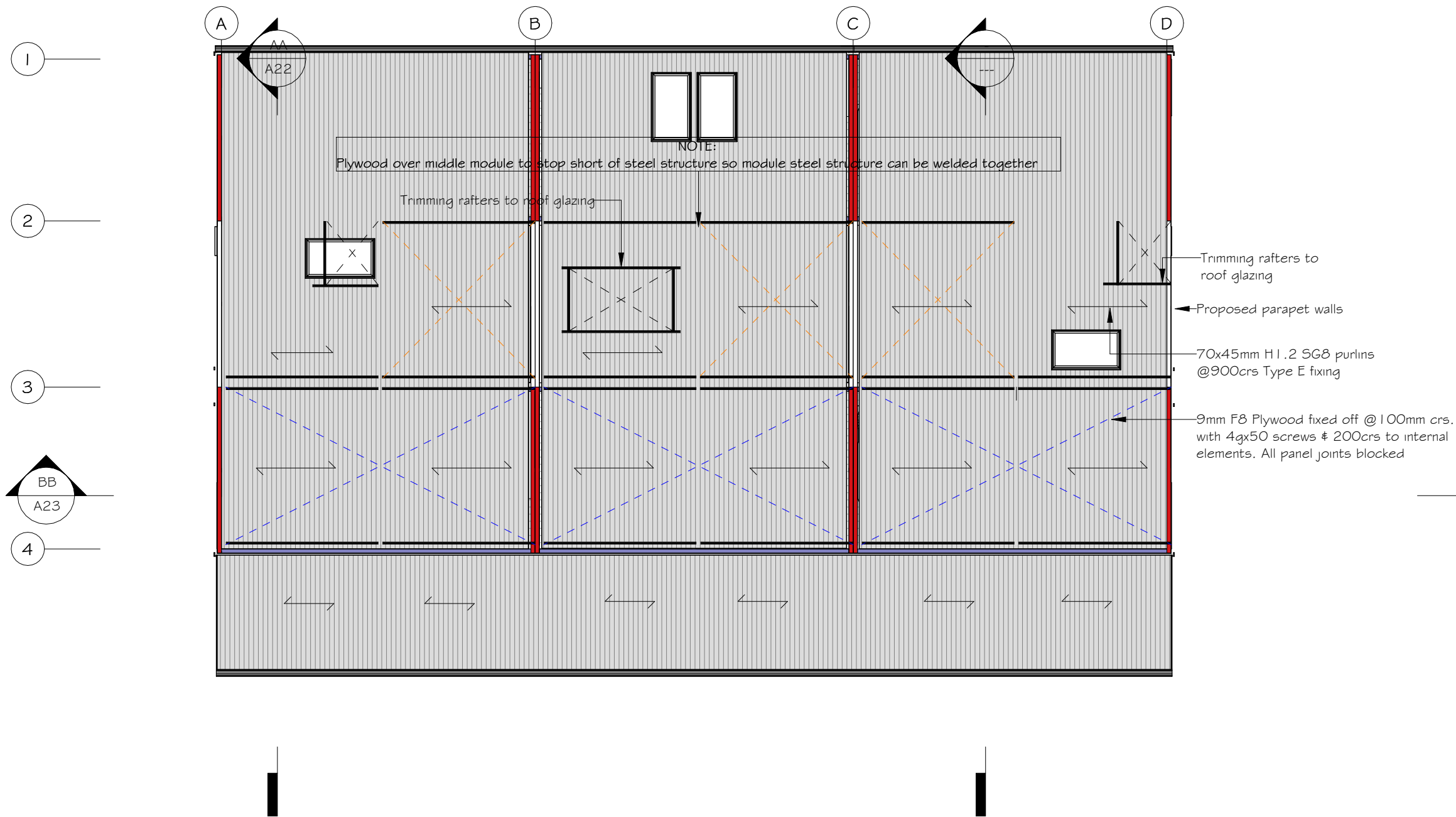
REV.	DATE	DESCRIPTION
A	25.09.19	Working Drawings



PARADISE COVE
- 3/4 BEDROOM VILLA

Foundation & Subfloor Framing Plan

DRAWING NO.		A12
SCALE	@A3	REVISION
1 : 100		A



ROOF FRAMING KEY

- Ceiling diaphragm as per NZS 3604:2011 5.1
- Ceiling diaphragm as per NZS 3604:2011 5.1
- 190x45mm H1.2 SG8 rafters @ 400mm crs. fix to top plate as per Type-L Studlok
- 90x45mm H1.2 SG8 rafters @900mm crs. fix to top plate with 3.15 skew nails + 2 wire dogs (or alternative 4.7kN fixing)
- Proposed stringer by Eng
- DS Double stud

FRAMING NOTE

Purlins: 70x45mm H1.2 SG8 @ 900crs. fix to rafters with 1 / 10g self-drilling screw, 80 mm long (or alternative 2.4kN fixing)

Ceiling Battens: 70x35mm H1.2 SG8 @ 600mm crs.

DOWNLIGHT NOTES

Recessed downlights types as specified in AS/NZS 60598.2.2 - CA, IC or IC-F rated light fittings as per NZBC C/AS1 cl 7.4.1.

NOTE: DIMENSIONS TAKEN FROM EDGE OF FRAMING ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION

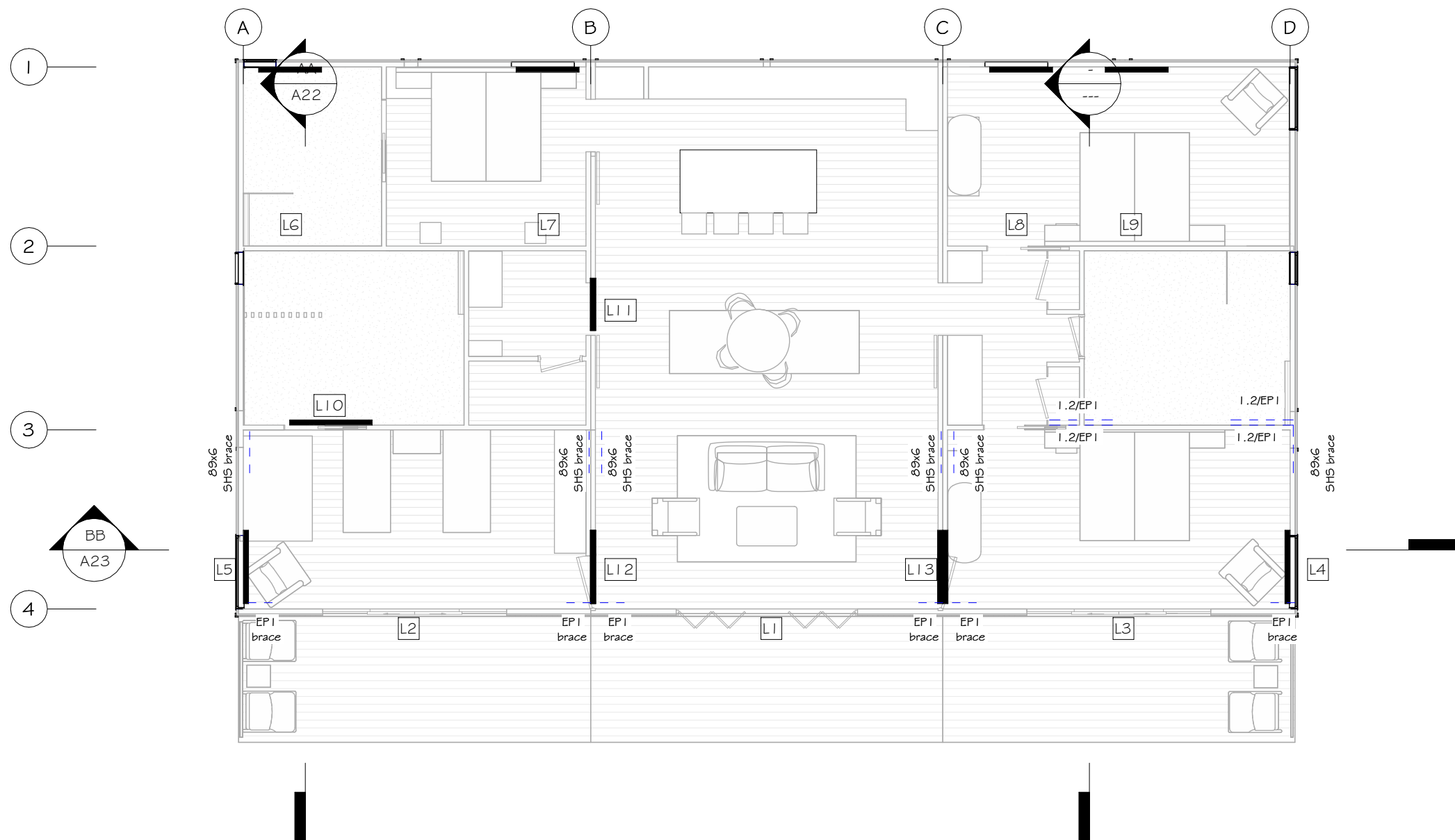
REV.	DATE	DESCRIPTION
A	25.09.19	Working Drawings



PARADISE COVE
- 3/4 BEDROOM VILLA

Roof Framing Plan

DRAWING NO.		A13
SCALE	@A3	REVISION
1 : 100		A



LINTEL KEY

- L1 Part of Steel Structure
- L2 Part of Steel Structure
- L3 Part of Steel Structure
- L4 2/1 40x45mm H1.2 SG8 lintel
- L5 2/1 40x45mm H1.2 SG8 lintel
- L6 2/90x45mm H1.2 SG8 lintel
- L7 2/90x45mm H1.2 SG8 lintel
- L8 2/90x45mm H1.2 SG8 lintel
- L9 2/90x45mm H1.2 SG8 lintel
- L10 2/1 40x45mm H1.2 SG8 lintel
- L11 2/90x45mm H1.2 SG8 lintel
- L12 2/1 40x45mm H1.2 SG8 lintel
- L13 2/1 40x45mm H1.2 SG8 lintel

- DS Double trimming studs to lintel
- Lintel

BRACING KEY

- A1/O.G/GSI-N Indicates bracing element, use in conjunction with GIB Ezybrace manual

NOTE: DIMENSIONS TAKEN FROM EDGE OF FRAMING ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION

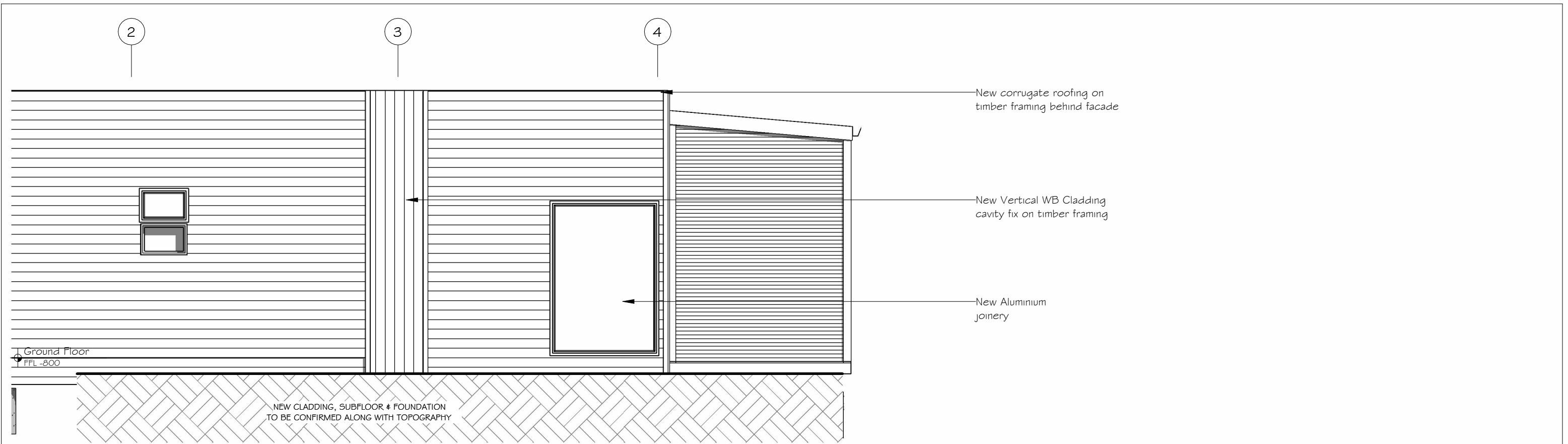
REV.	DATE	DESCRIPTION
A	25.09.19	Working Drawings



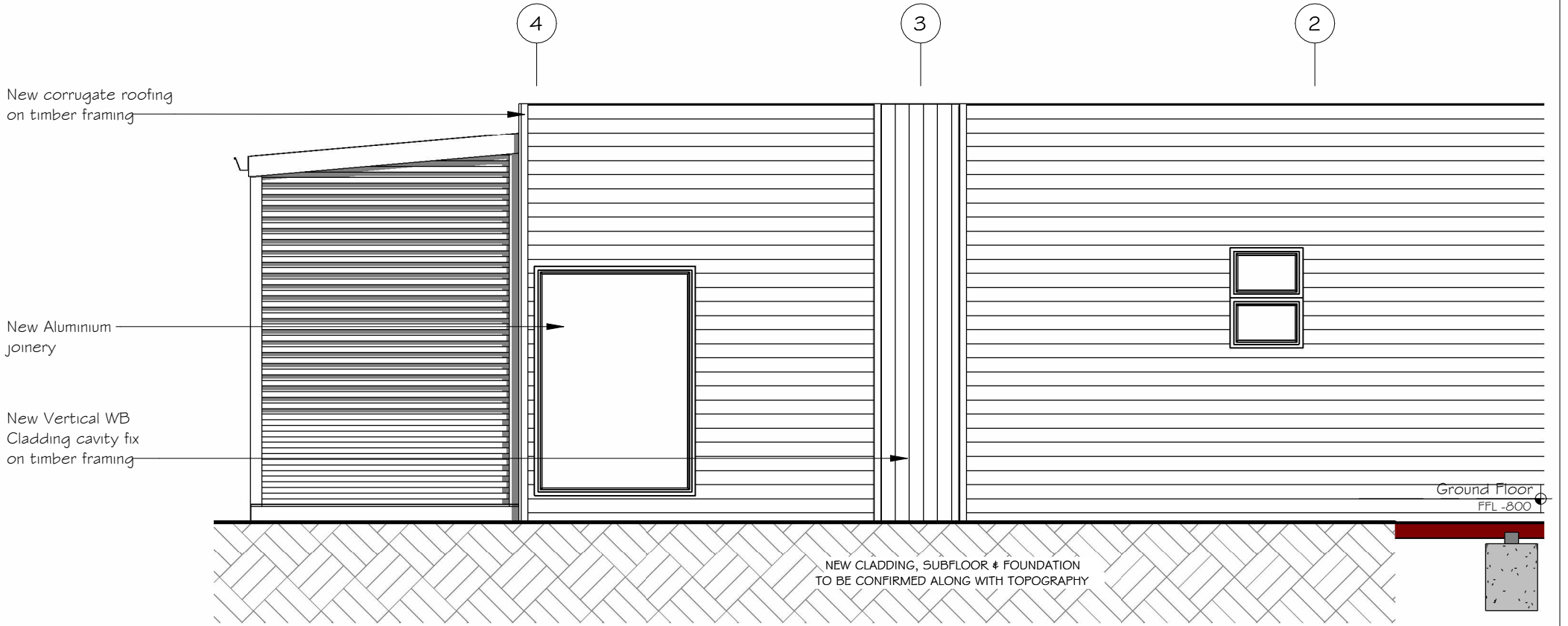
PARADISE COVE
- 3/4 BEDROOM VILLA

Lintel & Bracing Plan

DRAWING NO. A14		
SCALE 1 : 100	@A3	REVISION A



North Elevation



South Elevation

NOTE: DIMENSIONS TAKEN FROM EDGE OF FRAMING ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION

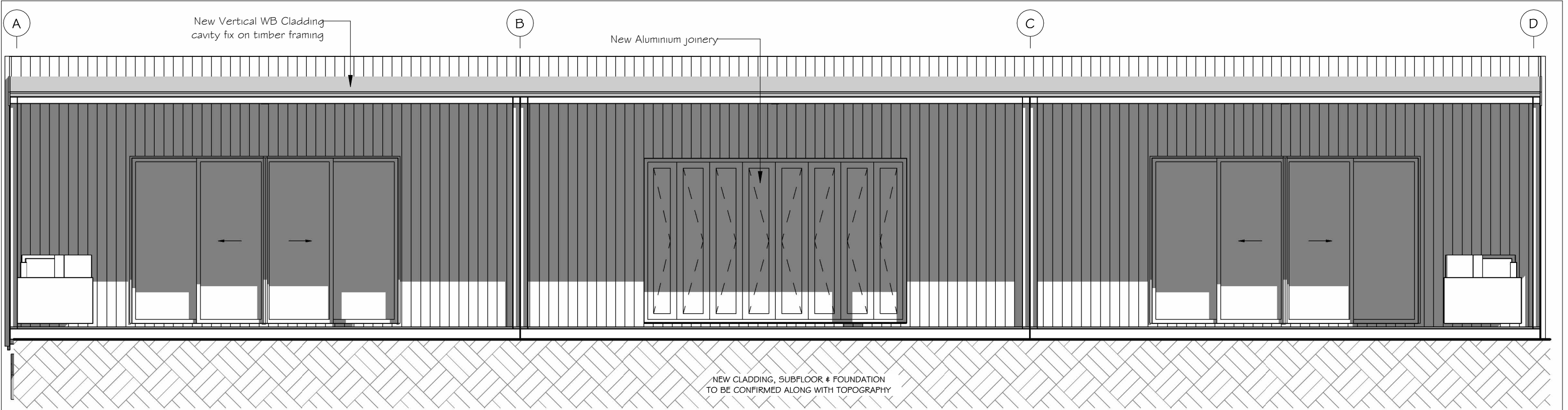
REV.	DATE	DESCRIPTION
A	25.09.19	Working Drawings



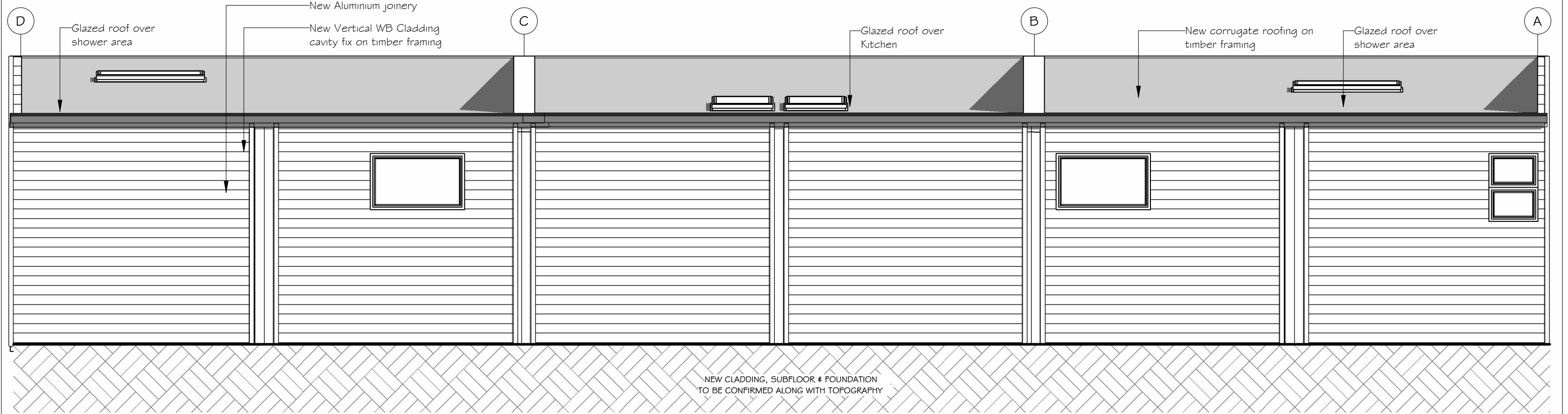
PARADISE COVE
- 3/4 BEDROOM VILLA

Proposed Elevations N & S

DRAWING NO. A20		
SCALE	@A3	REVISION
1 : 50		A



West Elevation



East Elevation

NOTE: DIMENSIONS TAKEN FROM EDGE OF FRAMING ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION

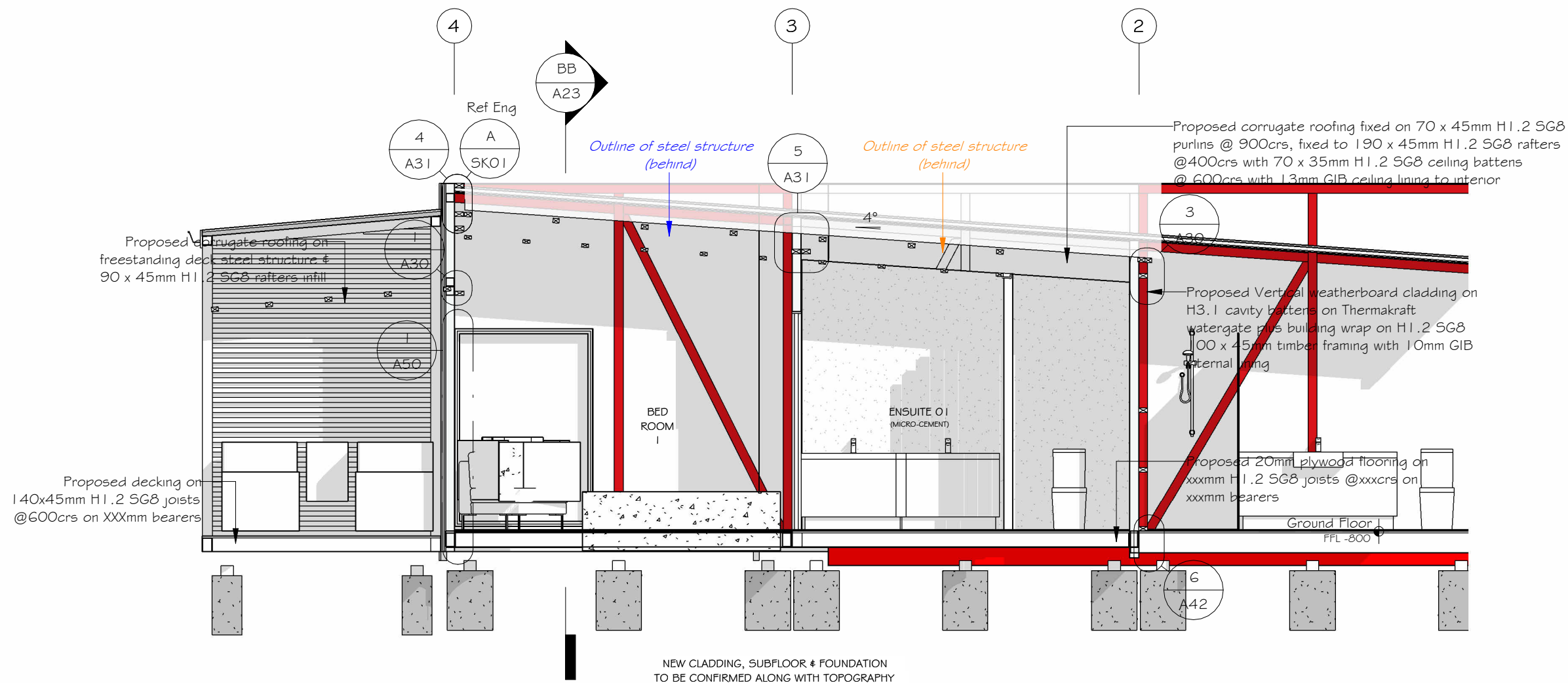
REV.	DATE	DESCRIPTION
A	25.09.19	Working Drawings



PARADISE COVE
- 3/4 BEDROOM VILLA

Proposed Elevations E & W

DRAWING NO.		A21
SCALE	@A3	REVISION
1 : 50		A



DOWNLIGHT NOTES
Recessed downlights types as specified in AS/NZS 60598.2.2 - CA, IC or IC-F rated light fittings as per NZBC C/AS1 cl 7.4.1.

H1 NOTE
Proposed design complies with H1 calculation method. Minimum R-Values as follows:
Floor - R1.5
Walls - R2.0
Roof - R6.6
Windows - R0.46

SEASPRAY NOTE
All fixings to be stainless steel in accordance with NZS 3604:2011 4.4

FRAMING NOTE
All timber framed walls to be 100x45mm SG8 H1.2 timber studs @300mm crs. max

ENGINEER NOTE
Refer to engineer's specifications by C#H Structural and Civil Engineers.

NOTE: DIMENSIONS TAKEN FROM EDGE OF FRAMING ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION

REV.	DATE	DESCRIPTION
A	25.09.19	Working Drawings

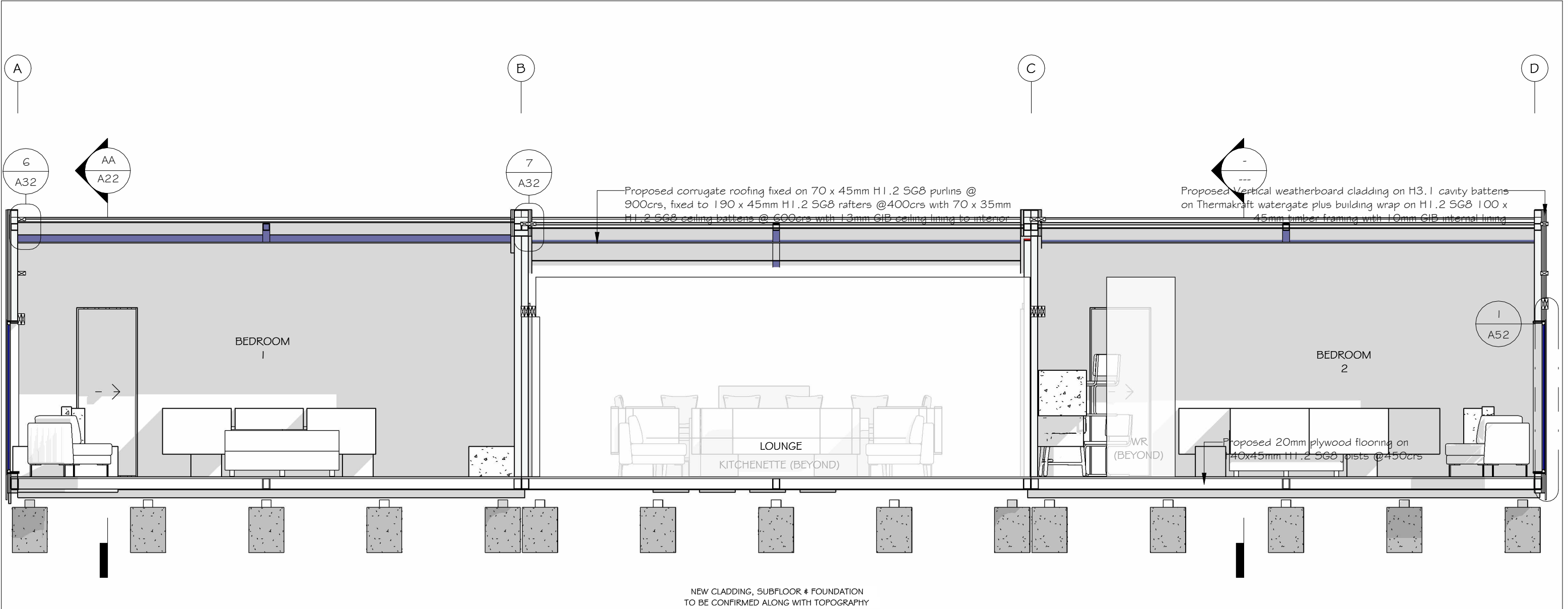


PARADISE COVE
- 3/4 BEDROOM VILLA

Proposed Section AA

DRAWING NO.
A22

SCALE @A3 REVISION
1 : 50 A



ENGINEER NOTE
Refer to engineer's specifications by C#H Structural and Civil Engineers.

SEASPRAY NOTE
All fixings to be stainless steel in accordance with NZS 3604:2011 4.4

H1 NOTE
Proposed design complies with H1 calculation method. Minimum R-Values as follows:
Floor - R1.5
Walls - R2.0
Roof - R6.6
Windows - R0.46

DOWNLIGHT NOTES
Recessed downlights types as specified in AS/NZS 60598.2.2 - CA, IC or IC-F rated light fittings as per NZBC C/AS1 cl 7.4.1.

FRAMING NOTE
All timber framed walls to be 100x45mm SG8 H1.2 timber studs @300mm crs. max

NOTE: DIMENSIONS TAKEN FROM EDGE OF FRAMING ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION

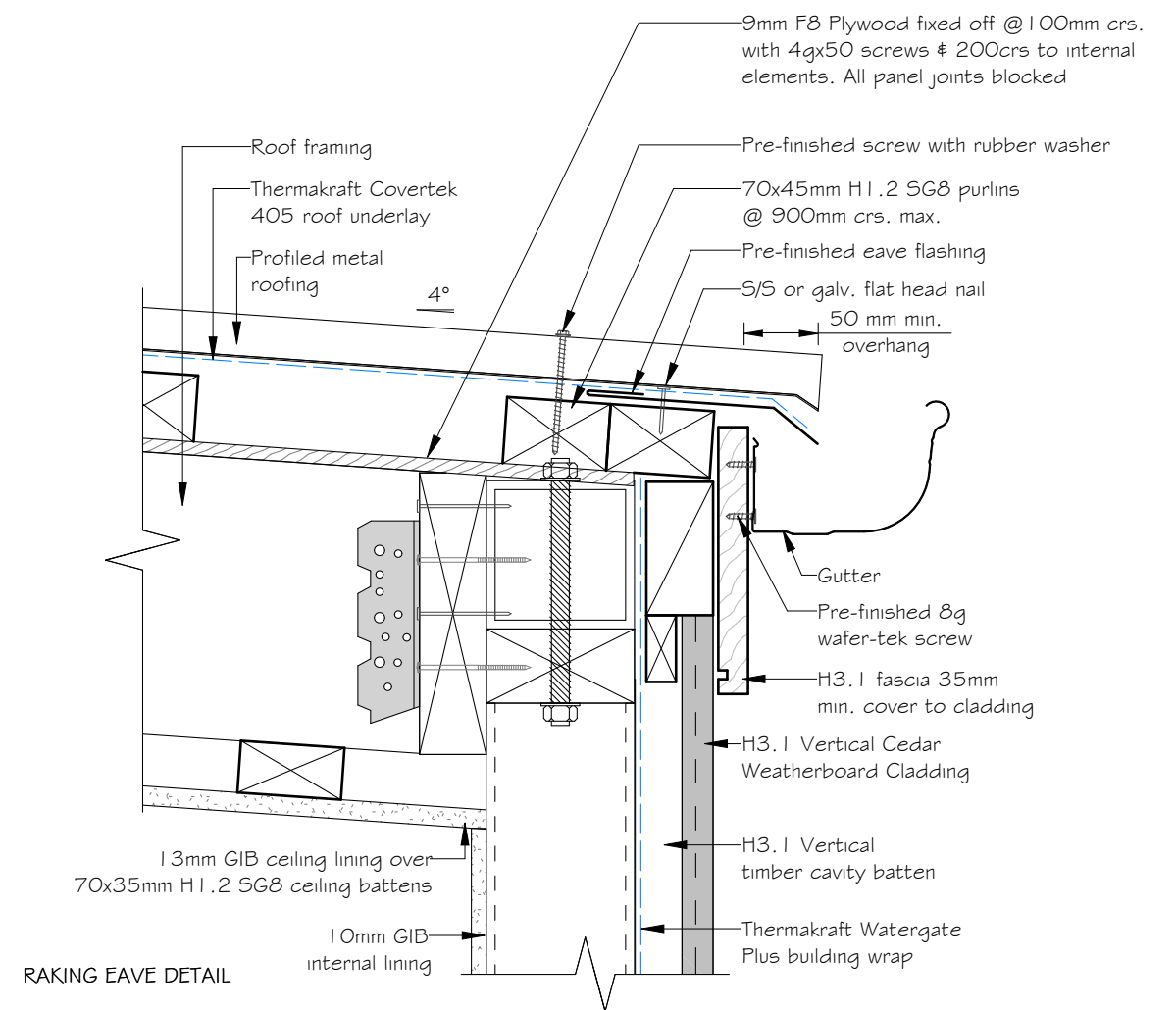
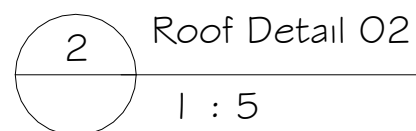
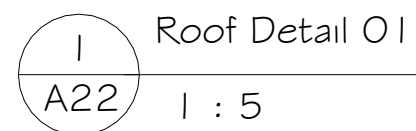
REV.	DATE	DESCRIPTION
A	25.09.19	Working Drawings



PARADISE COVE
- 3/4 BEDROOM VILLA

Proposed Section BB

DRAWING NO. A23		
SCALE	@A3	REVISION
1 : 50		A



3 Roof - Detail 03
A22 1 : 5

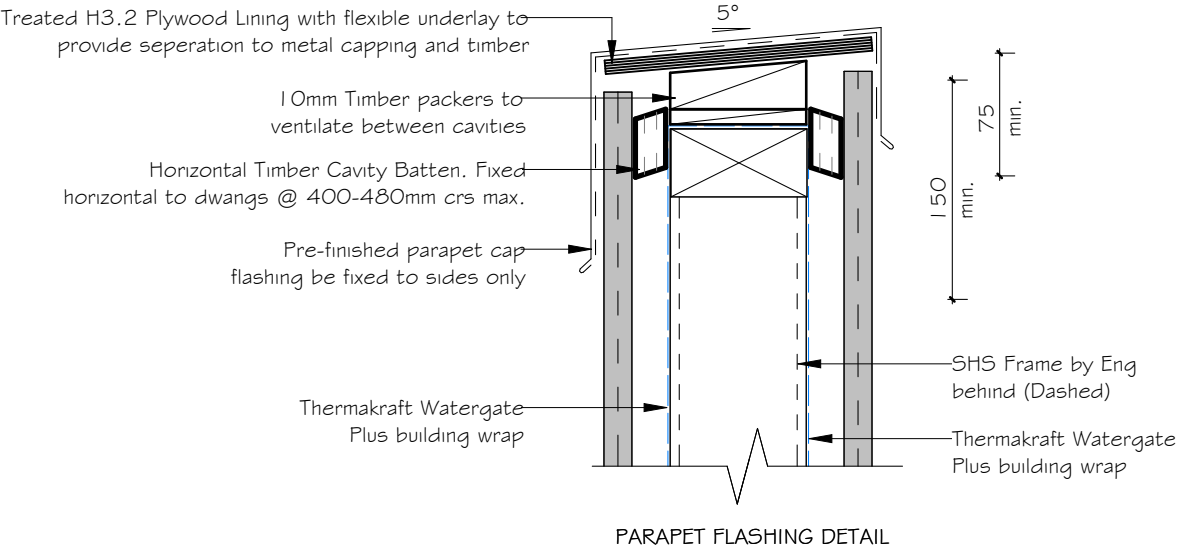


PARADISE COVE
- 3/4 BEDROOM VILLA

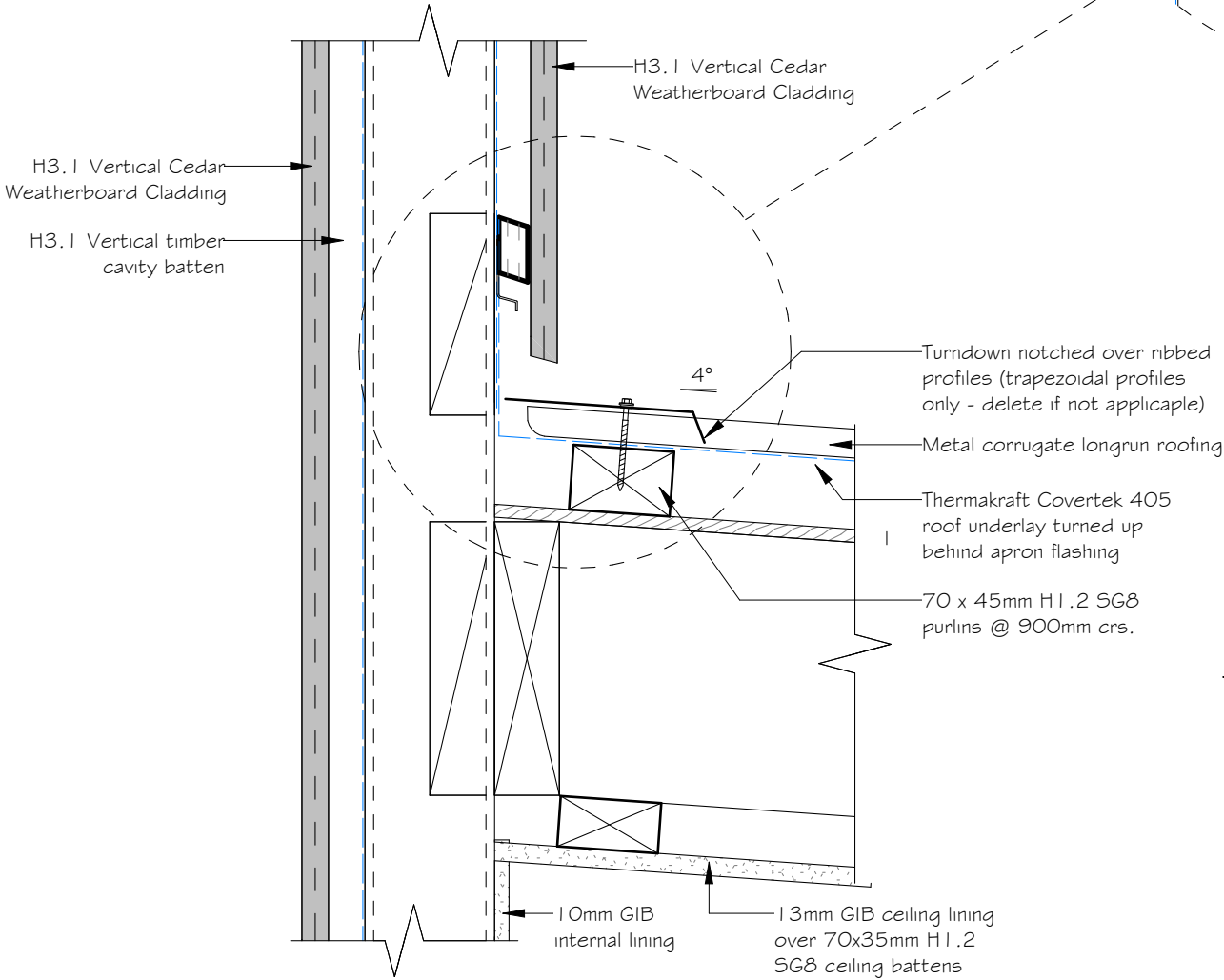
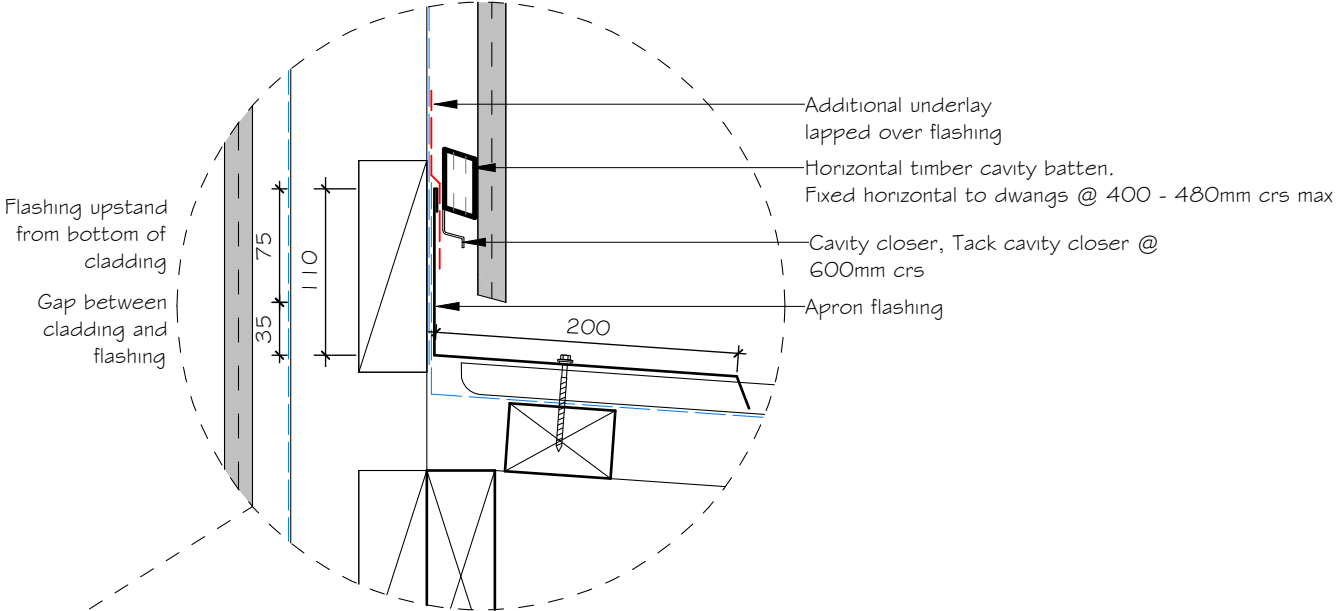
Construction Details - Roof

DRAWING NO. A30

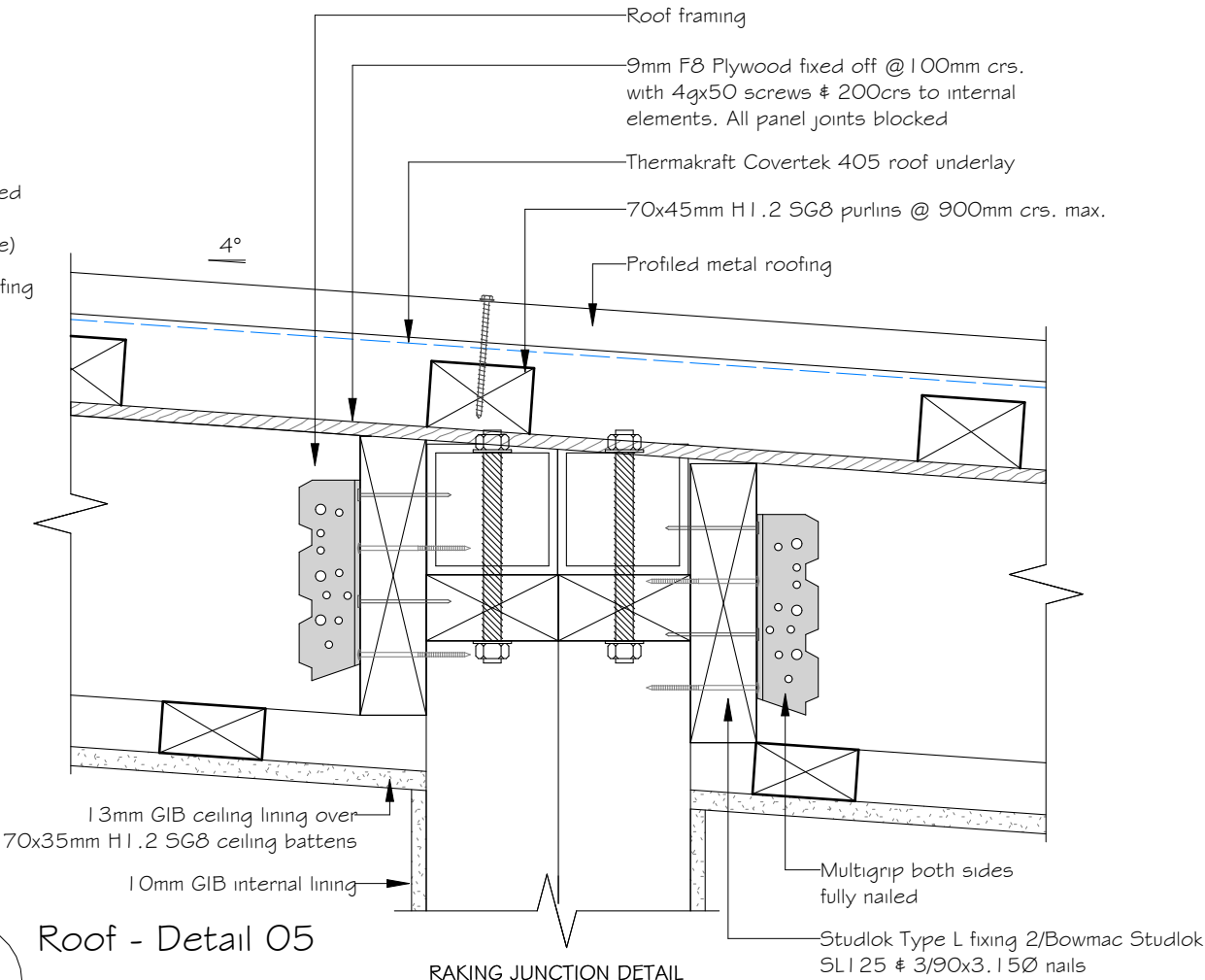
SCALE	@A3	REVISION
1 : 5		A



PARAPET FLASHING DETAIL



APRON FLASHING DETAIL



RAKING JUNCTION DETAIL

4 Roof - Detail 04
A22 1 : 5

5 Roof - Detail 05
A22 1 : 5

NOTE: DIMENSIONS TAKEN FROM EDGE OF FRAMING ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION

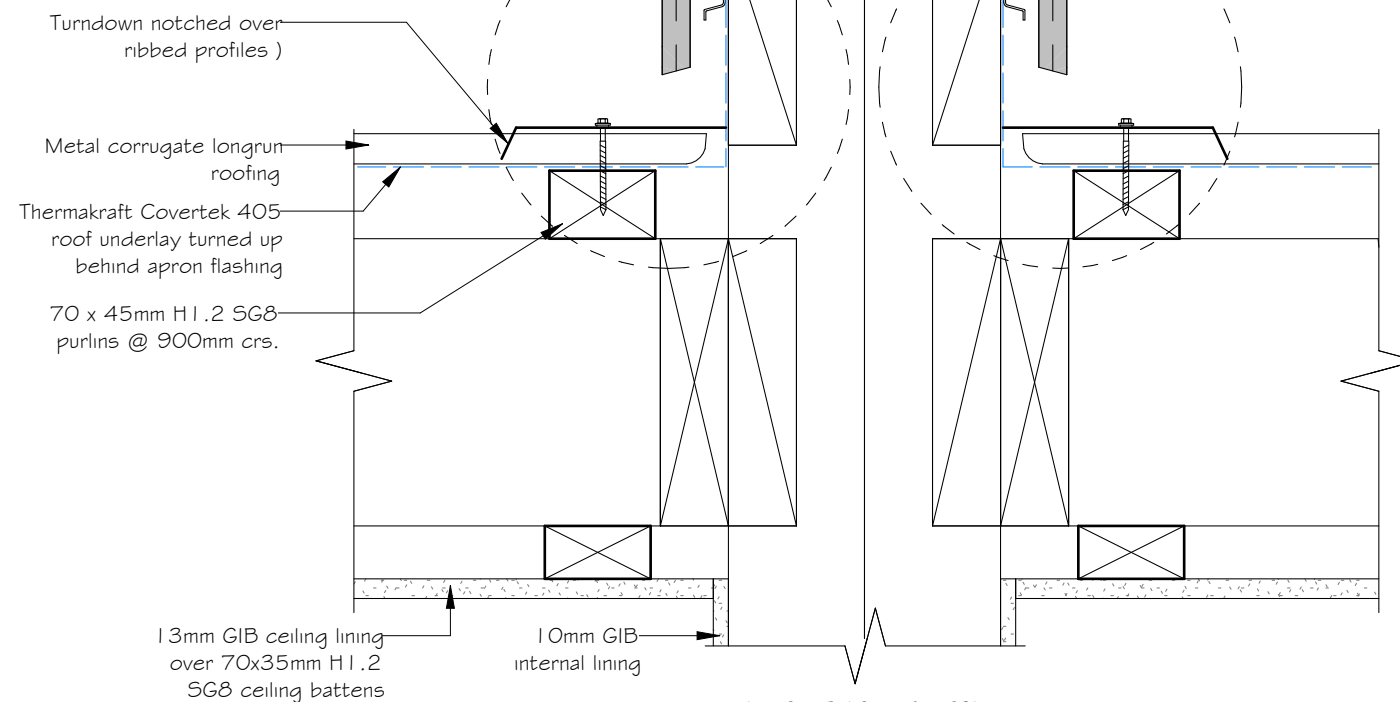
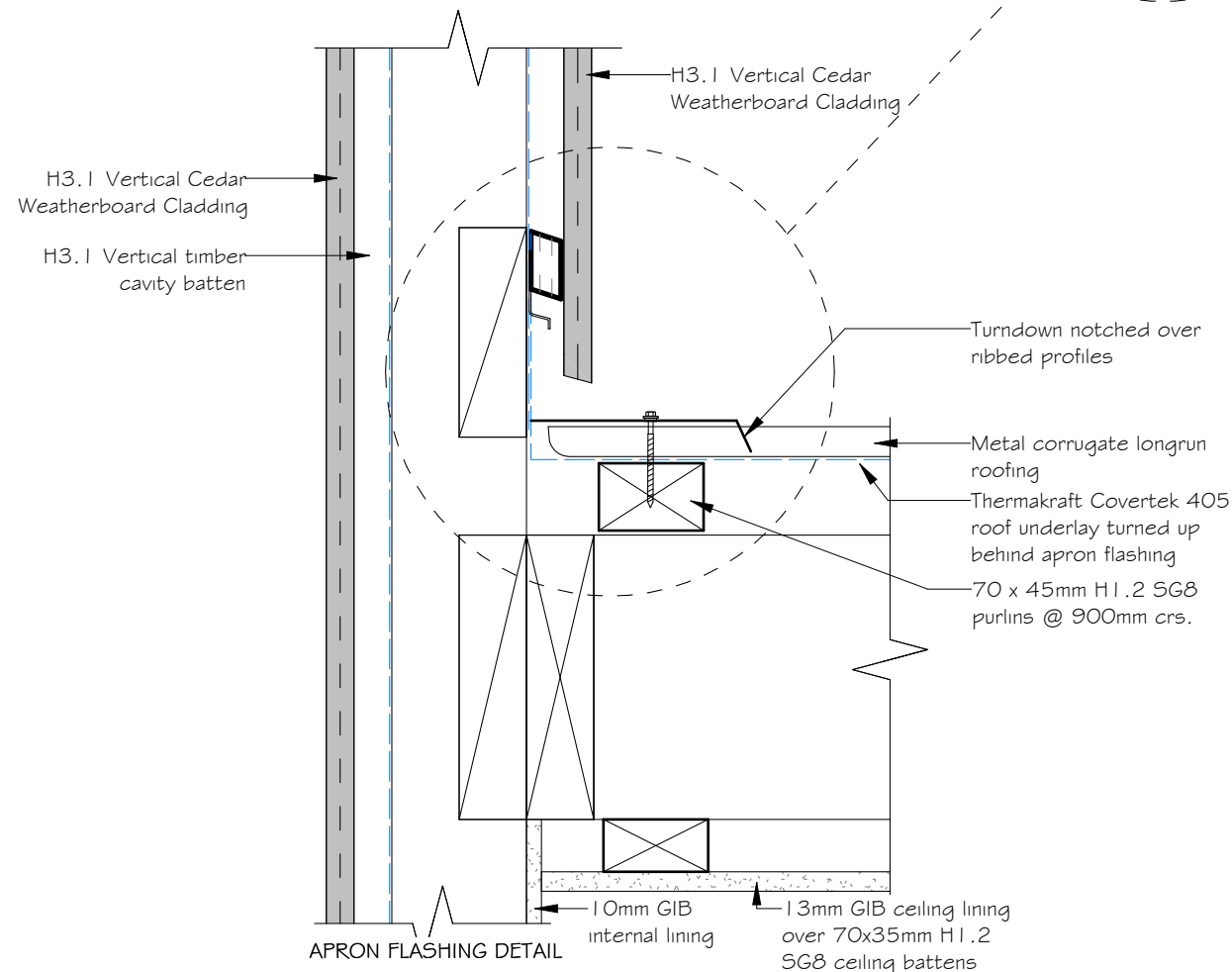
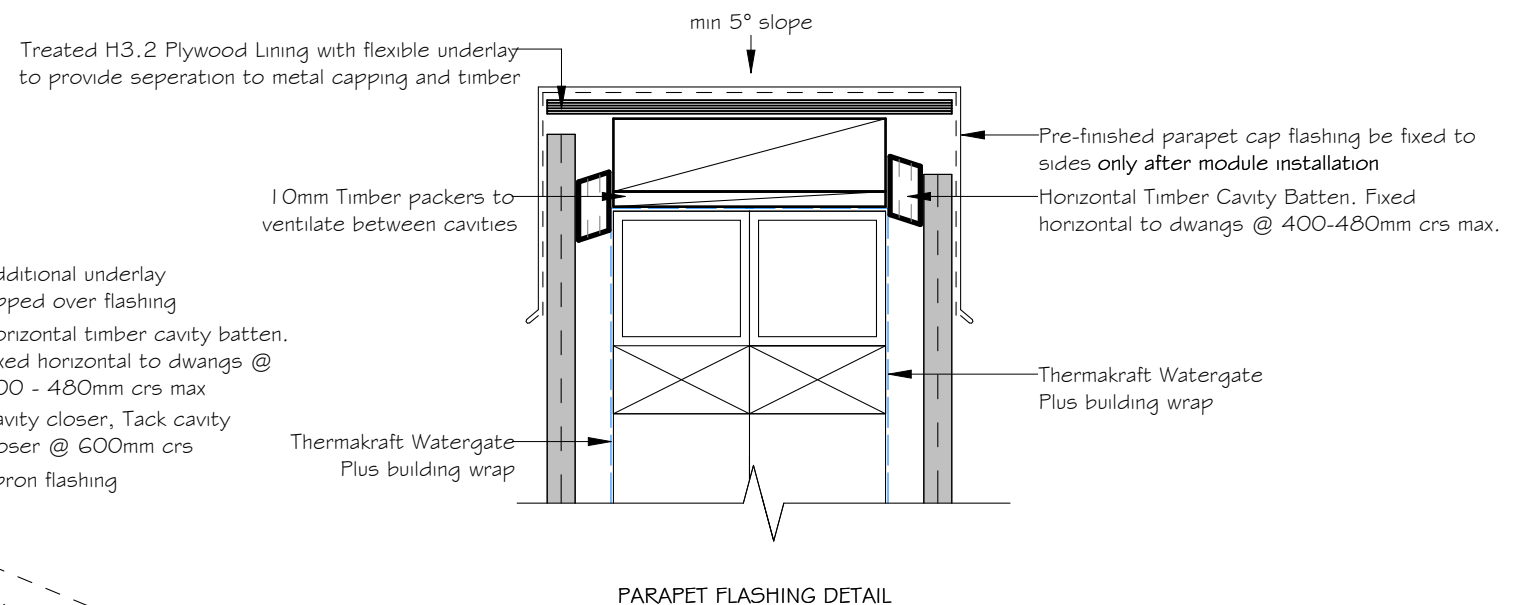
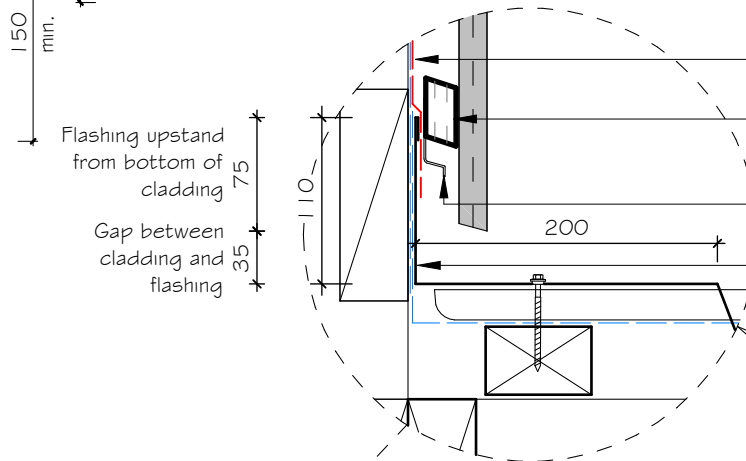
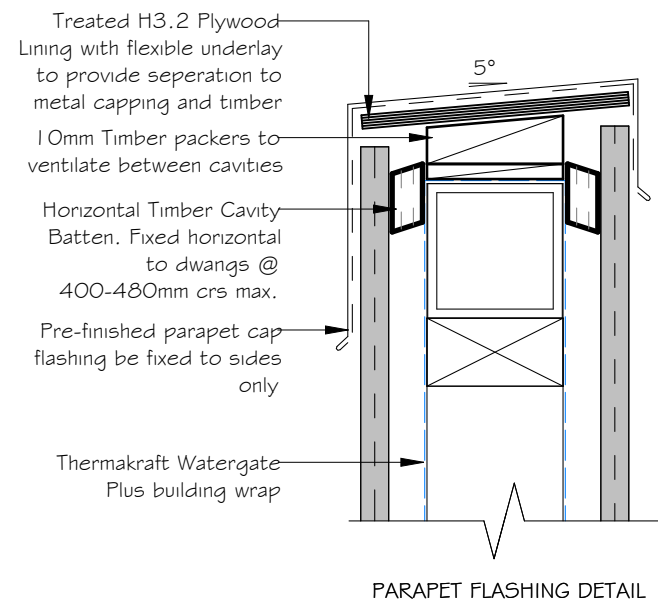
REV.	DATE	DESCRIPTION
A	25.09.19	Working Drawings



PARADISE COVE
- 3/4 BEDROOM VILLA

Construction Details

DRAWING NO. A31		
SCALE 1 : 5	@A3	REVISION A



6 Roof Detail 06
A23 1 : 5

7 Roof Detail 07
A23 1 : 5

NOTE: DIMENSIONS TAKEN FROM EDGE OF FRAMING ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION

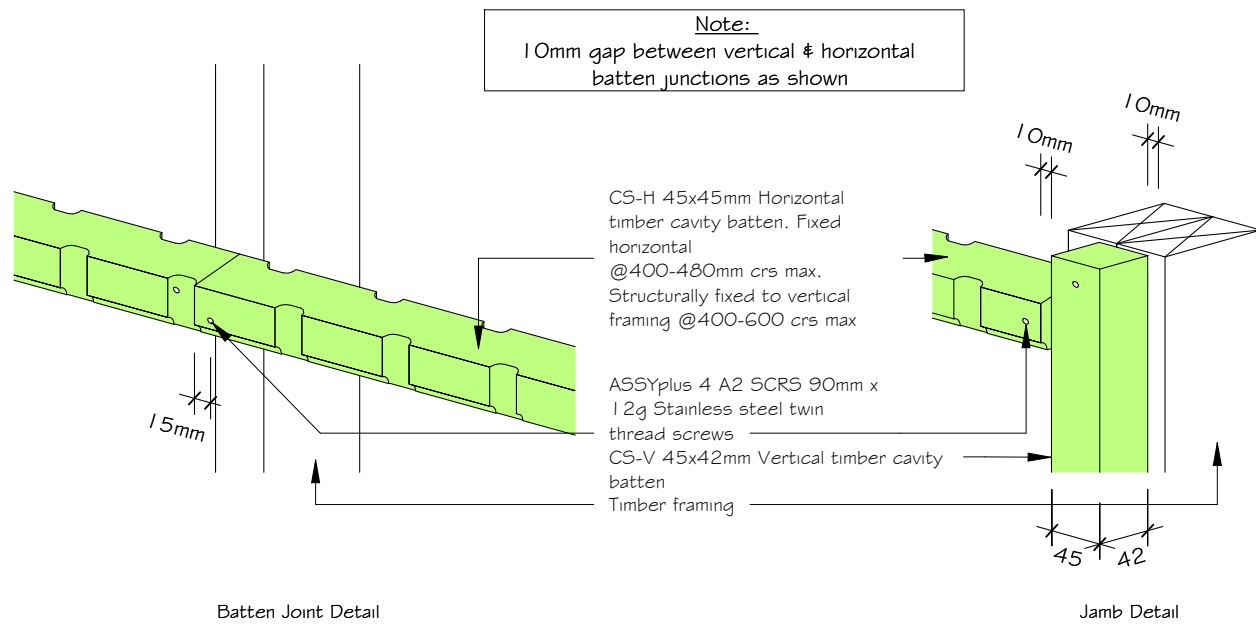
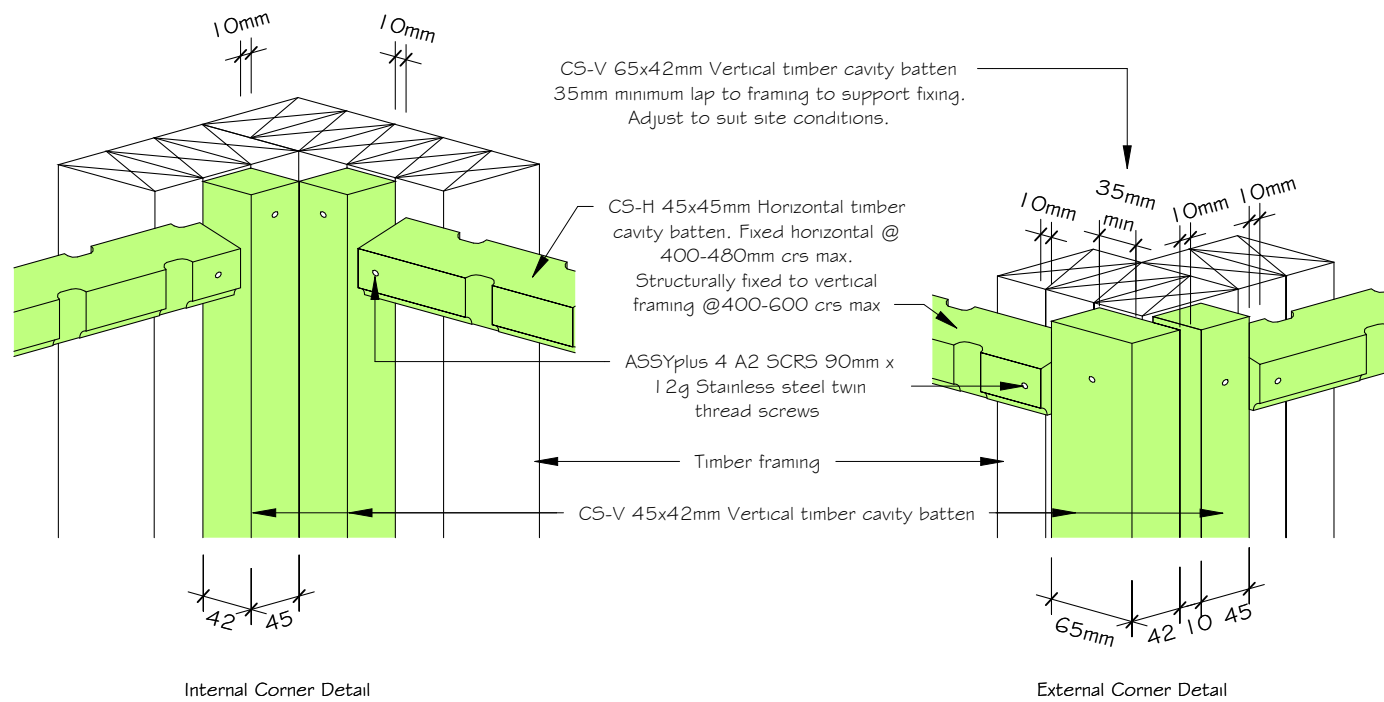
REV.	DATE	DESCRIPTION
A	25.09.19	Working Drawings



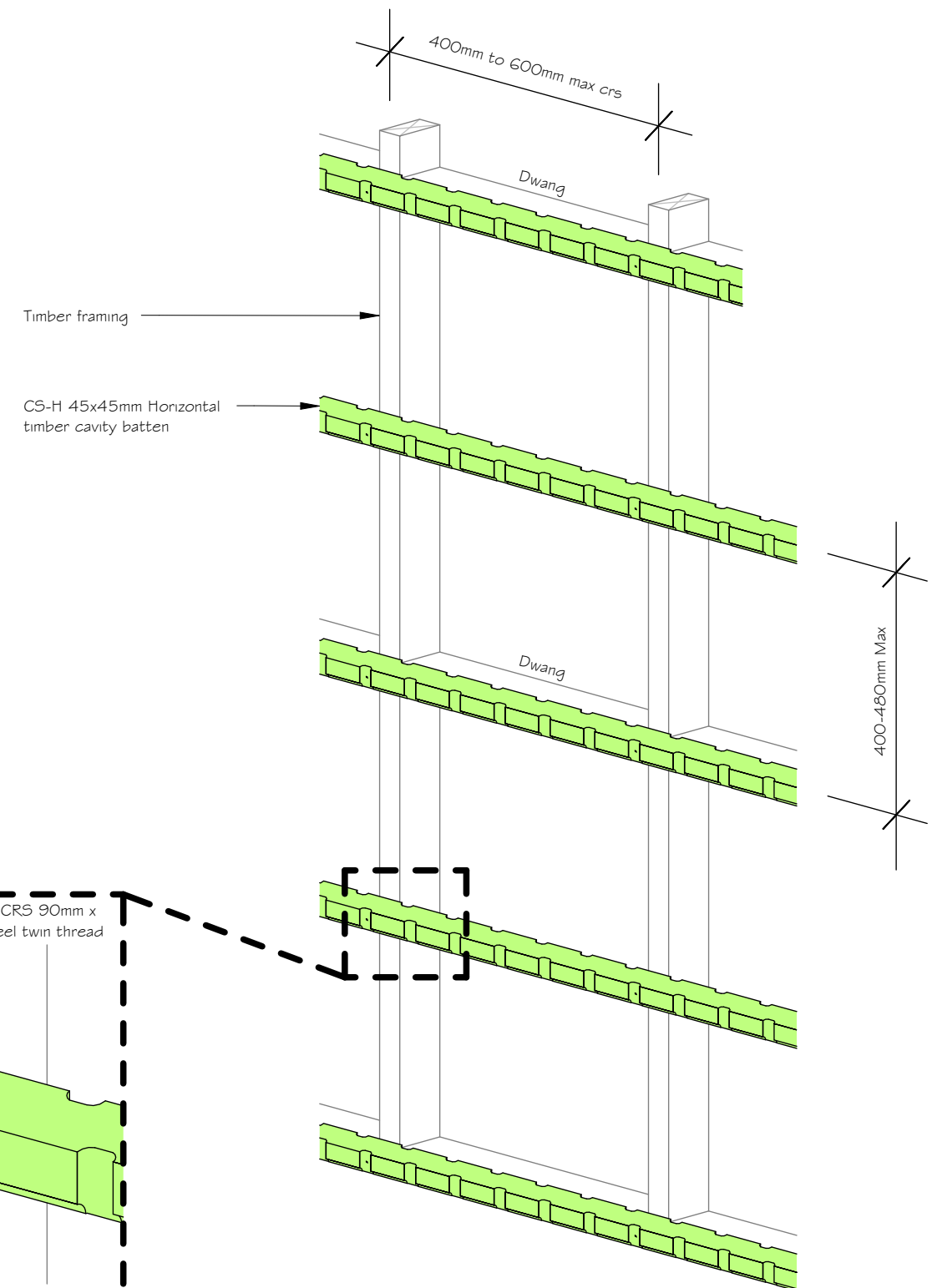
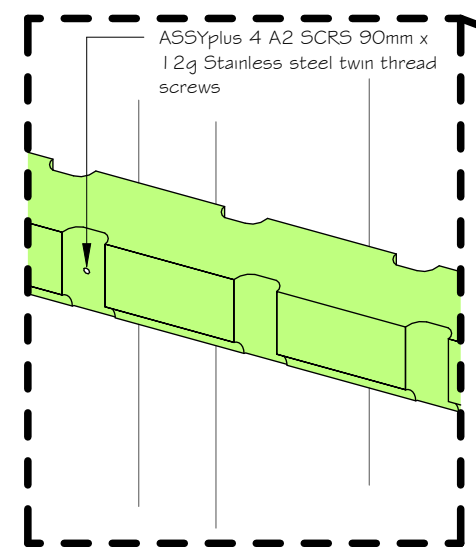
PARADISE COVE
- 3/4 BEDROOM VILLA

Construction Details

DRAWING NO. A32		
SCALE 1 : 5	@A3	REVISION A



Cavity Batten - Junction Details



Cavity Batten - Spacing Details

NOTE: DIMENSIONS TAKEN FROM EDGE OF FRAMING ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION

REV.	DATE	DESCRIPTION
A	25.09.19	Working Drawings



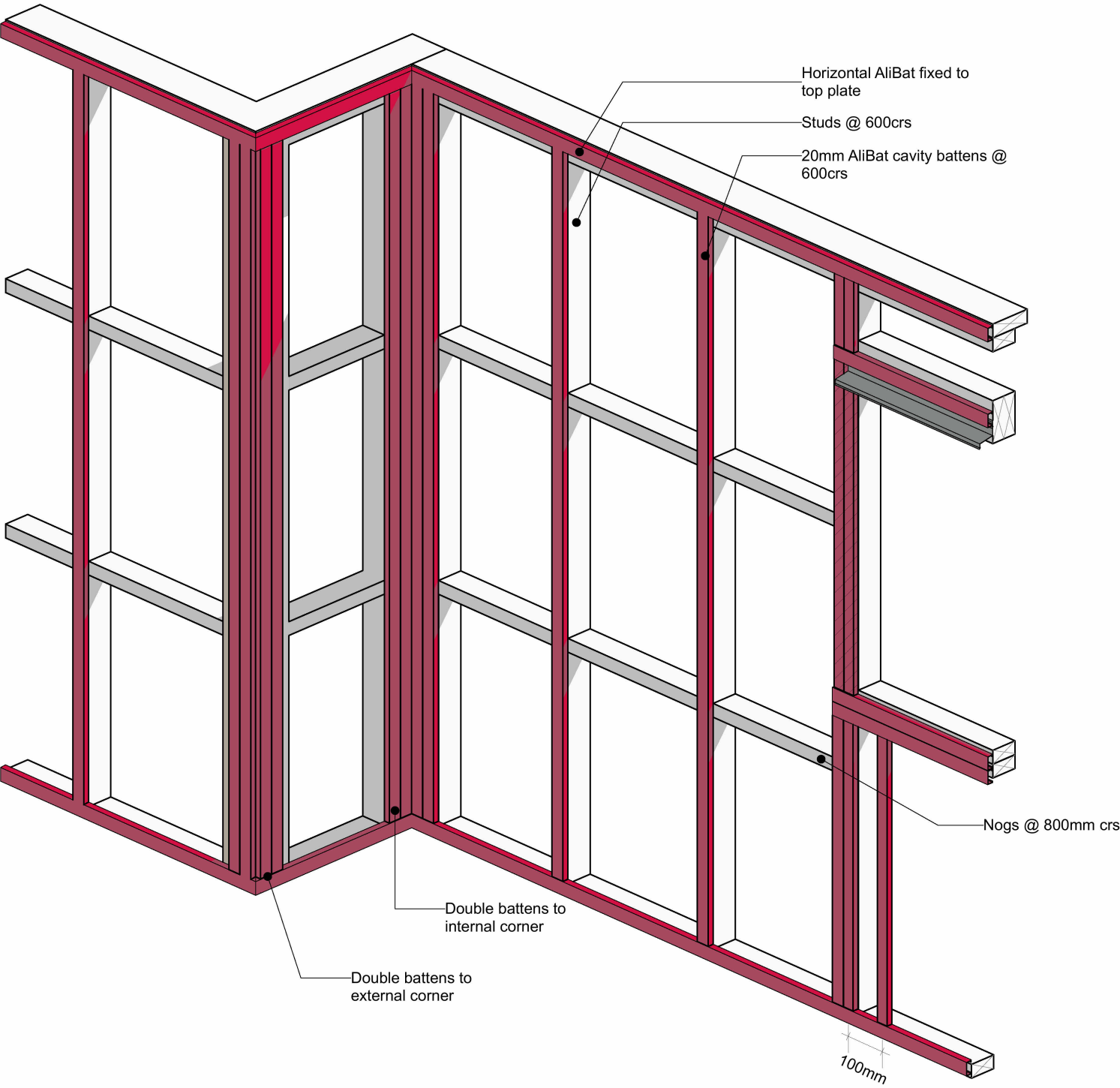
PARADISE COVE
- 3/4 BEDROOM VILLA

Vertical Cladding - Batten Layout

DRAWING NO. **A40**

SCALE @A3 REVISION **A**

As indicated



Note:

- Nogs are not required for Nu-Wall horizontal board installations when using AliBat

Cavity batten note:

- 20mm timber battens required for all Nu-Wall horizontal board installations
- Batten to have 15° slope for moisture egress
- Battens to all internal, external corners, jambs, and sills to be sized to 18mm to accommodate flashing build up
- 20 and 18mm single castellated battens are available directly from Nu Wall
- Proprietary Nu-Wall AliBat is available as an alternative when a structural non-combustible batten is required

NOTE: DIMENSIONS TAKEN FROM EDGE OF FRAMING | ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION

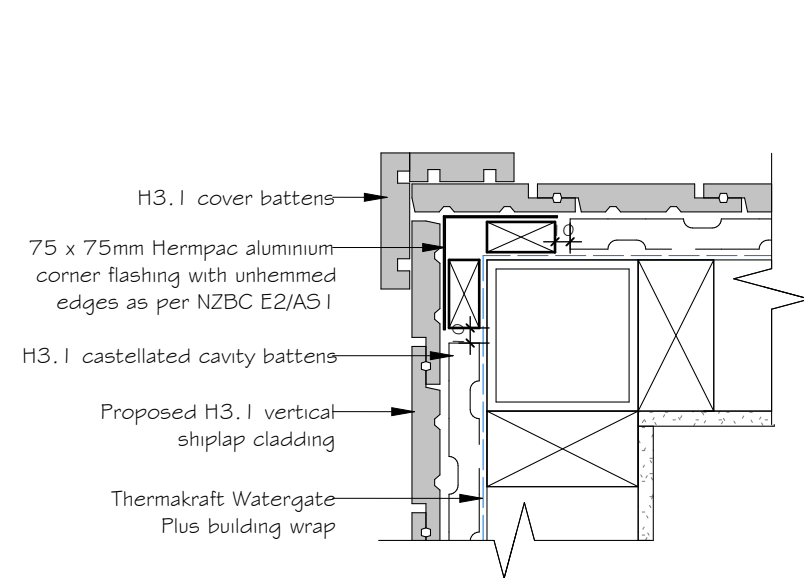
REV.	DATE	DESCRIPTION
A	25.09.19	Working Drawings



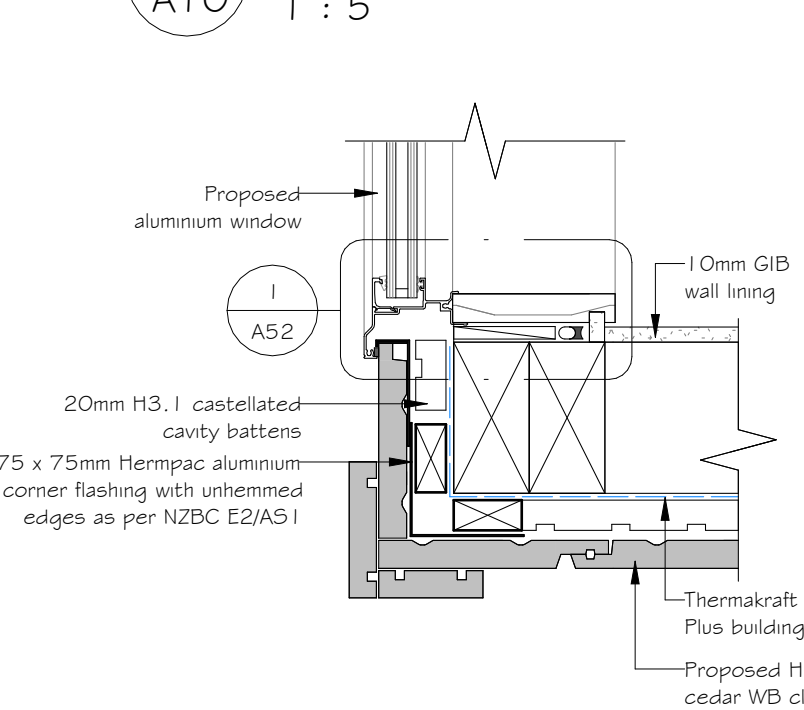
PARADISE COVE
- 3/4 BEDROOM VILLA

Horizontal Cladding - Batten
Layout

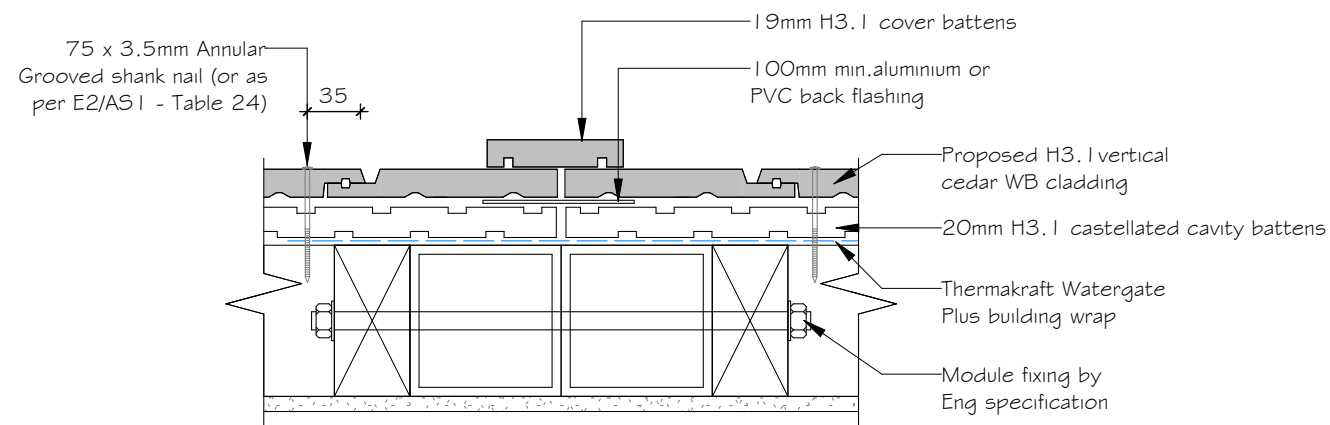
DRAWING NO. A41		
SCALE	@A3	REVISION A



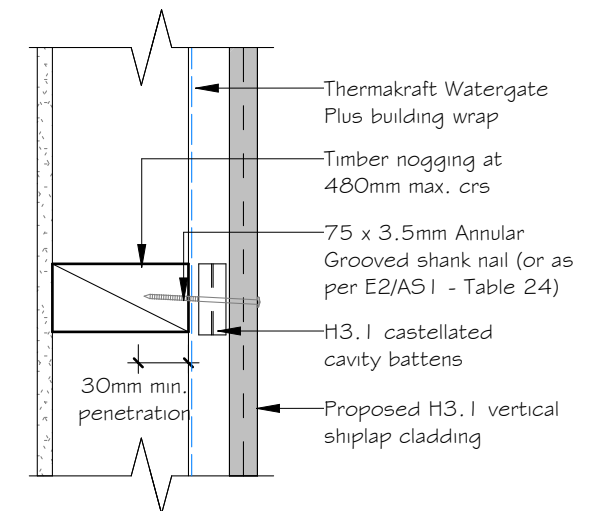
1 Cladding - External Corner Junction O1
A10 1 : 5



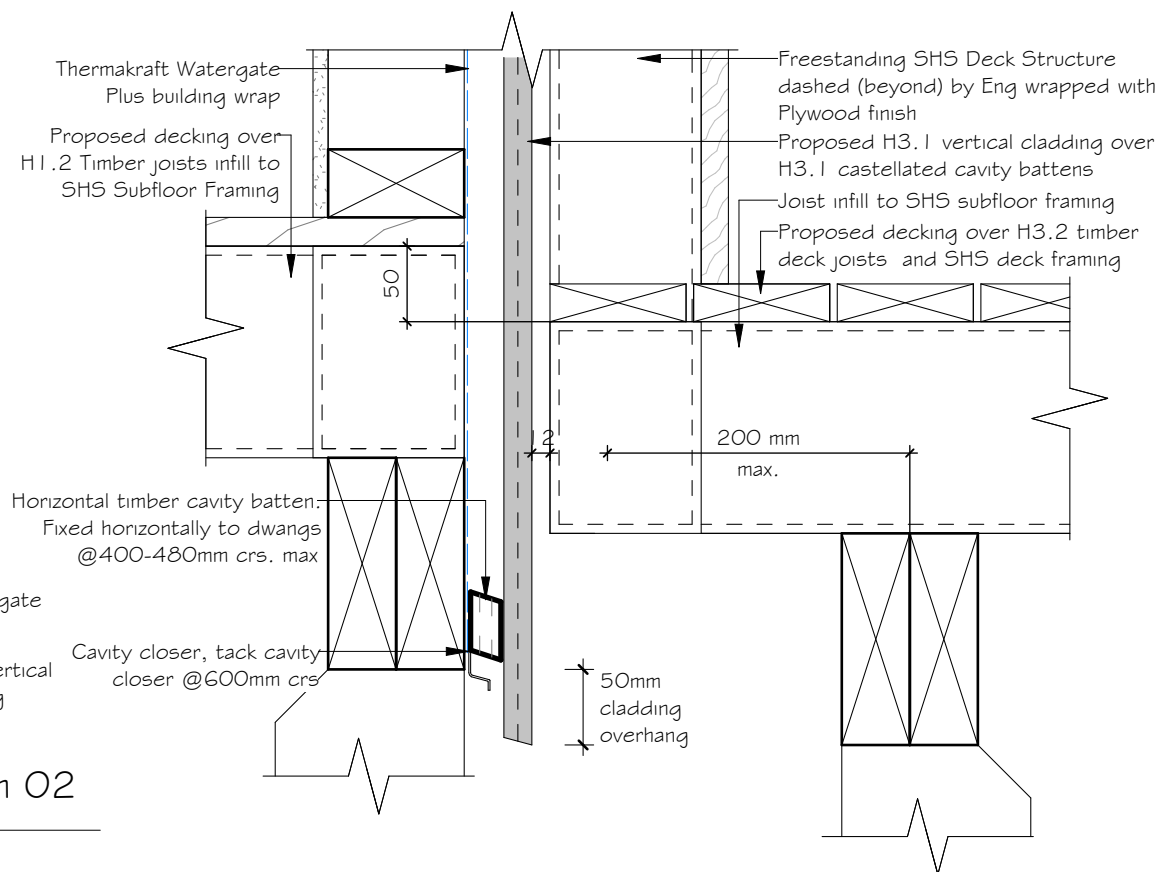
2 Cladding - External Corner Junction O2
A10 1 : 5



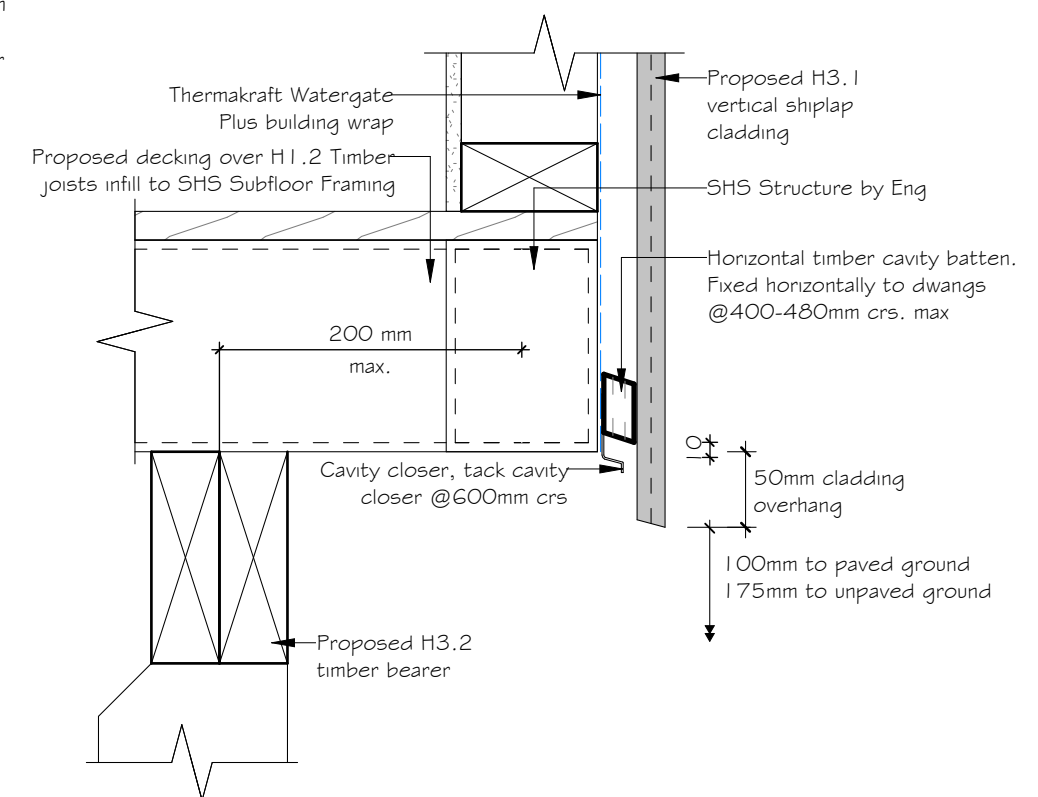
3 Cladding - External Module Junction Detail
A10 1 : 5



4 Cladding - Fixing Detail
1 : 5



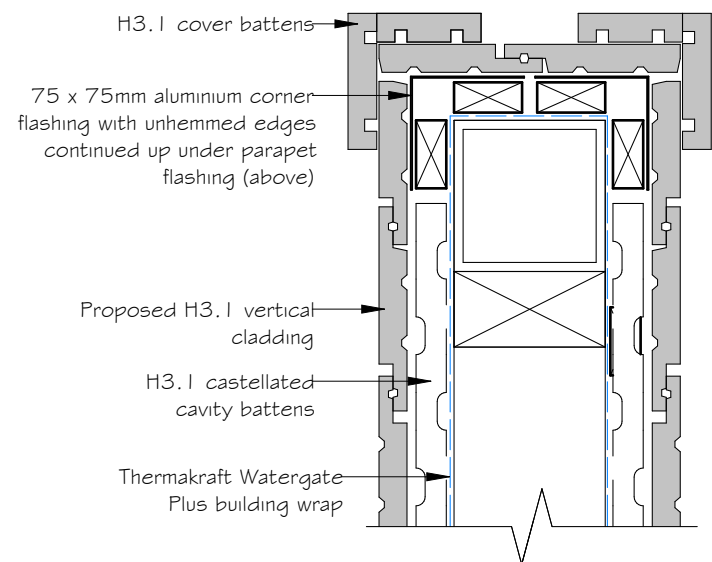
5 Cladding - Deck/Wall Junction
1 : 5



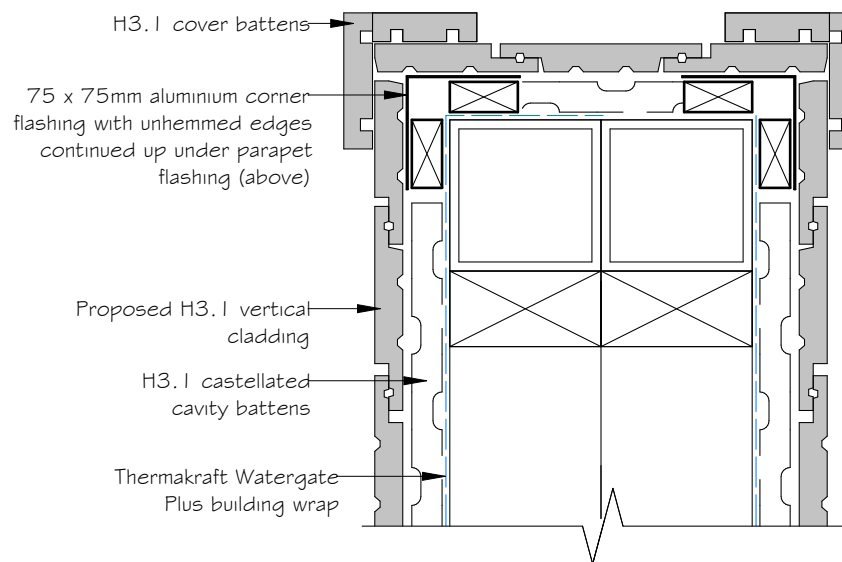
6 Cladding - Cladding Clearance Detail
A22 1 : 5

NOTE: DIMENSIONS TAKEN FROM EDGE OF FRAMING ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION

REV.	DATE	DESCRIPTION	PARADISE COVE - 3/4 BEDROOM VILLA Cladding Details		DRAWING NO.	
A	25.09.19	Working Drawings			A42	
					SCALE	REVISION
					1 : 5	A



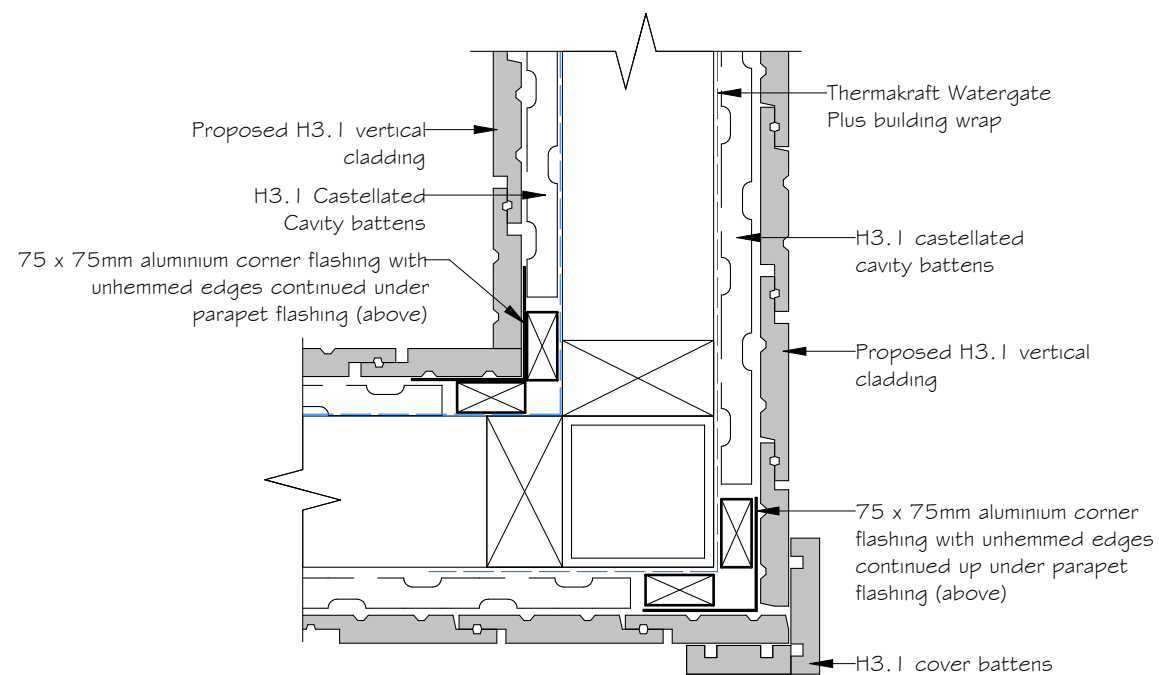
Note:
Parapet Flashing to be
installed over corner
flashings



Note:
Parapet Flashing to be
installed over corner
flashings

2 Cladding - Parapet External Corner
A11 1 : 5

3 Cladding - Parapet External Corner 02
A11 1 : 5



1 Cladding - Parapet Internal Corner
A11 1 : 5

NOTE: DIMENSIONS TAKEN FROM EDGE OF FRAMING ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION

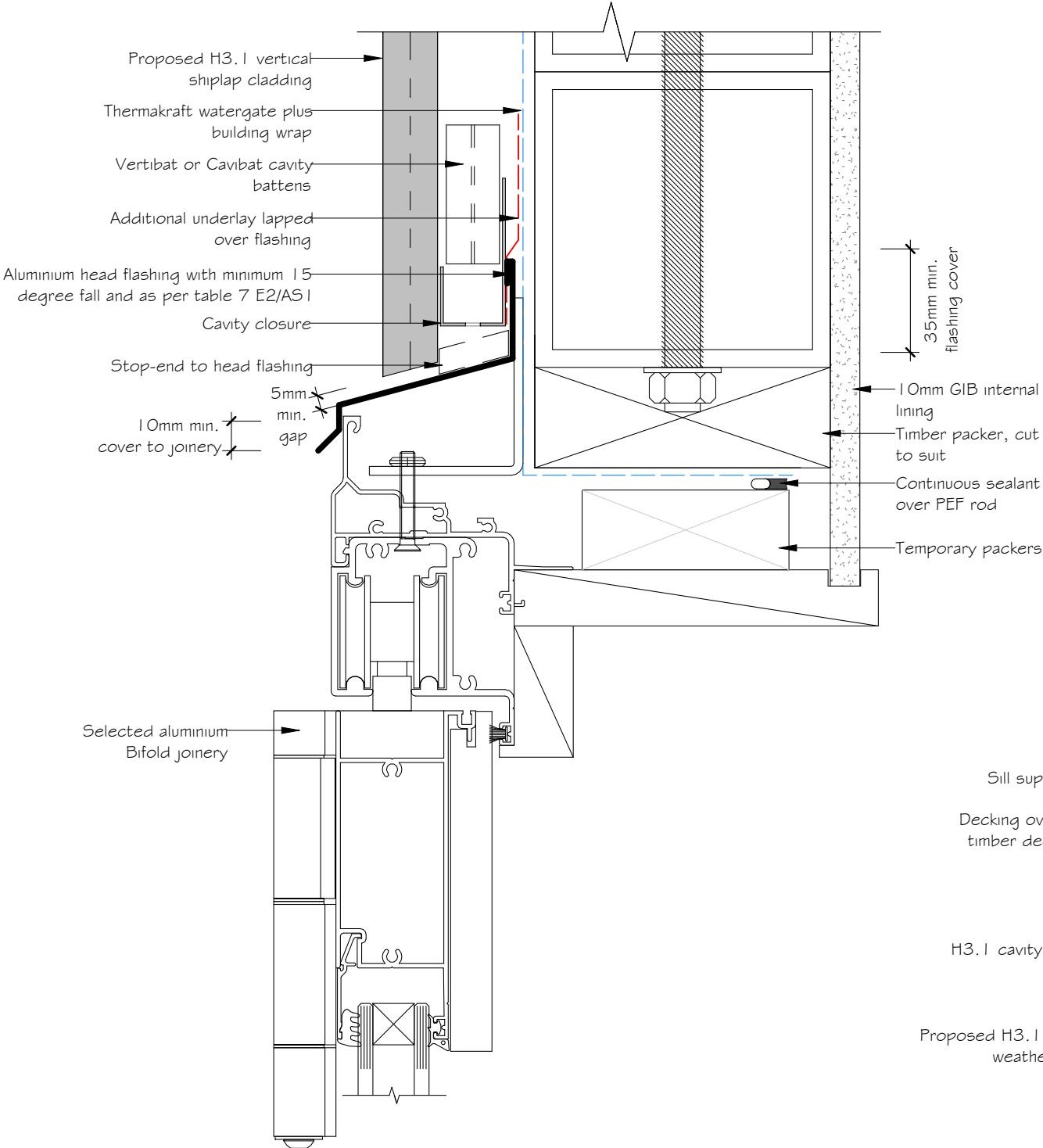
REV.	DATE	DESCRIPTION
A	25.09.19	Working Drawings



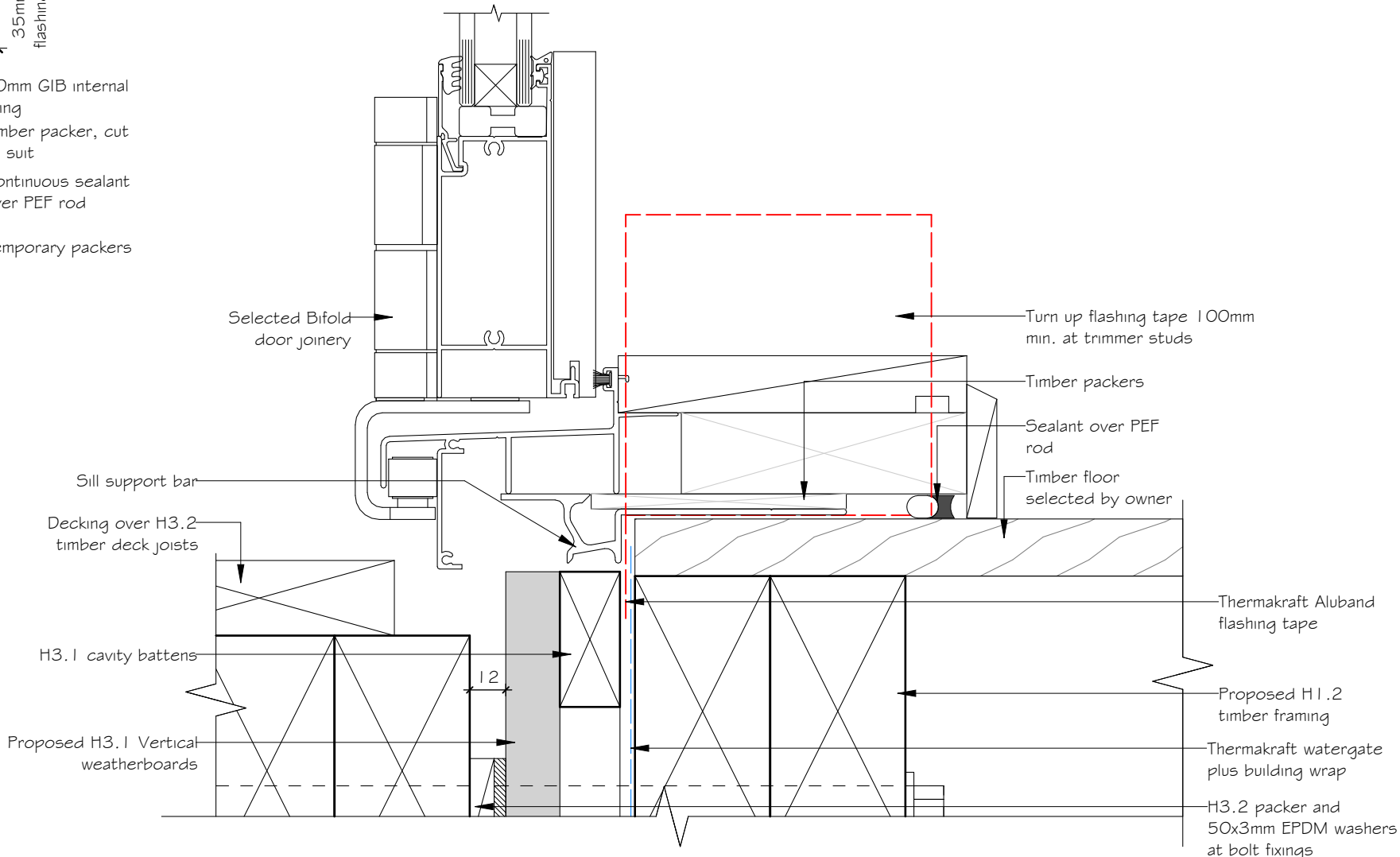
PARADISE COVE
- 3/4 BEDROOM VILLA

Cladding Details - Framing

DRAWING NO. A43		
SCALE 1 : 5	@A3	REVISION A



ALUMINIUM BI-FOLD JOINERY - HEAD DETAIL



ALUMINIUM BI-FOLD JOINERY - SILL DETAIL

NOTE: DIMENSIONS TAKEN FROM EDGE OF FRAMING ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION

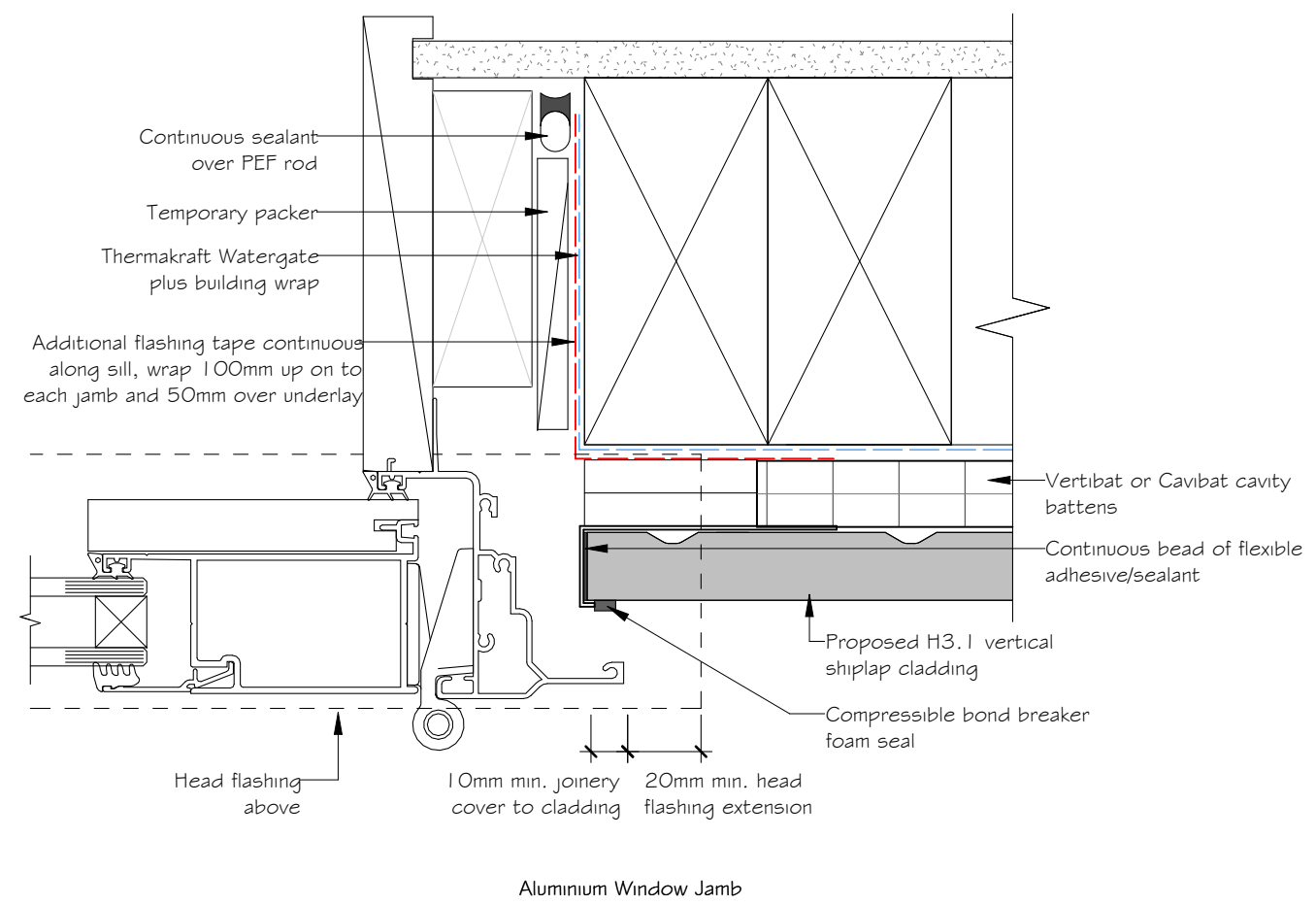
REV.	DATE	DESCRIPTION
A	25.09.19	Working Drawings



PARADISE COVE
- 3/4 BEDROOM VILLA

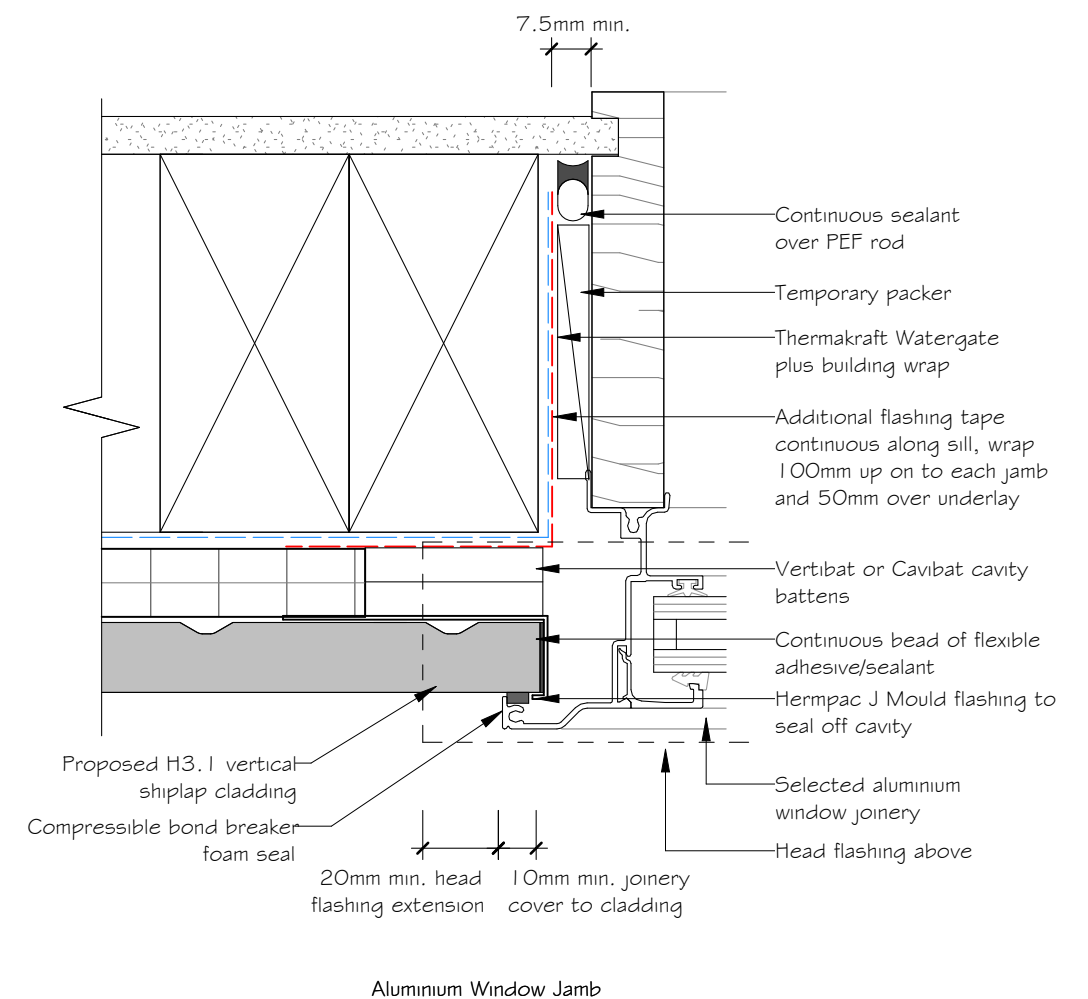
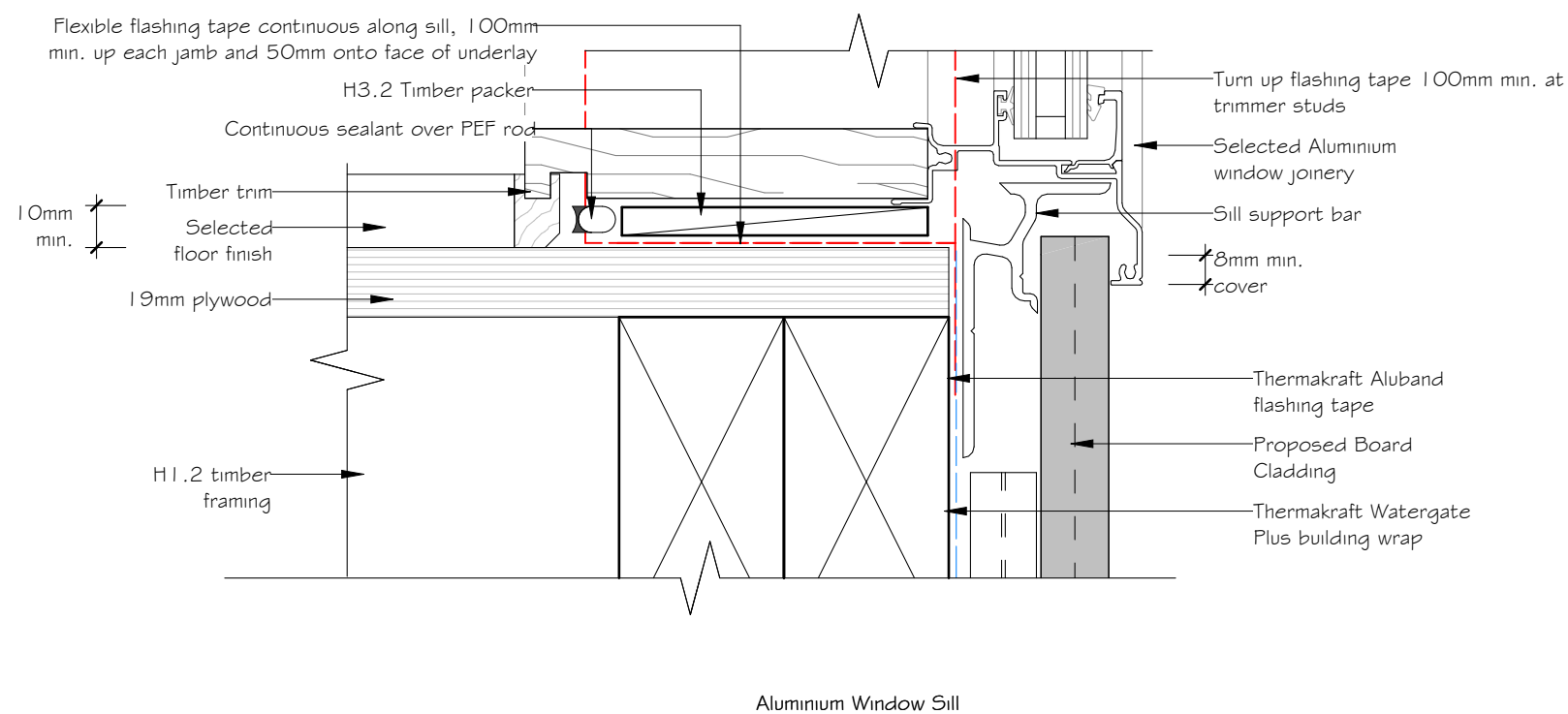
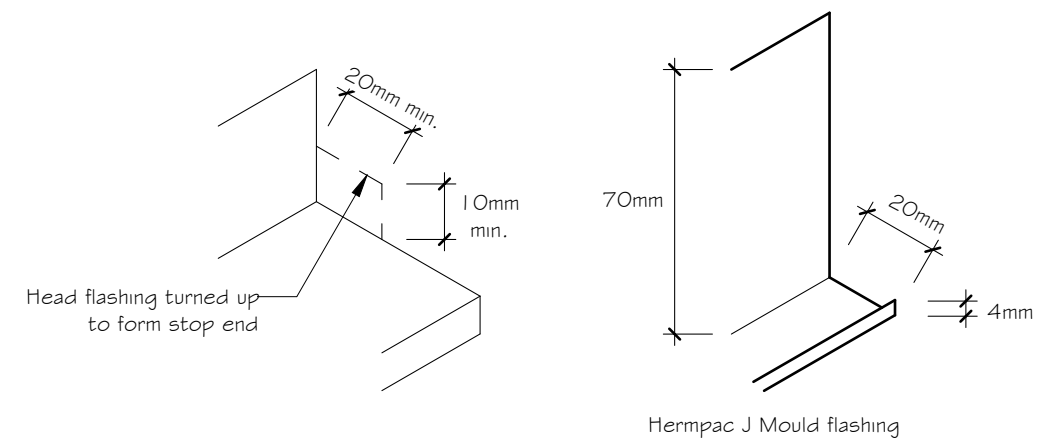
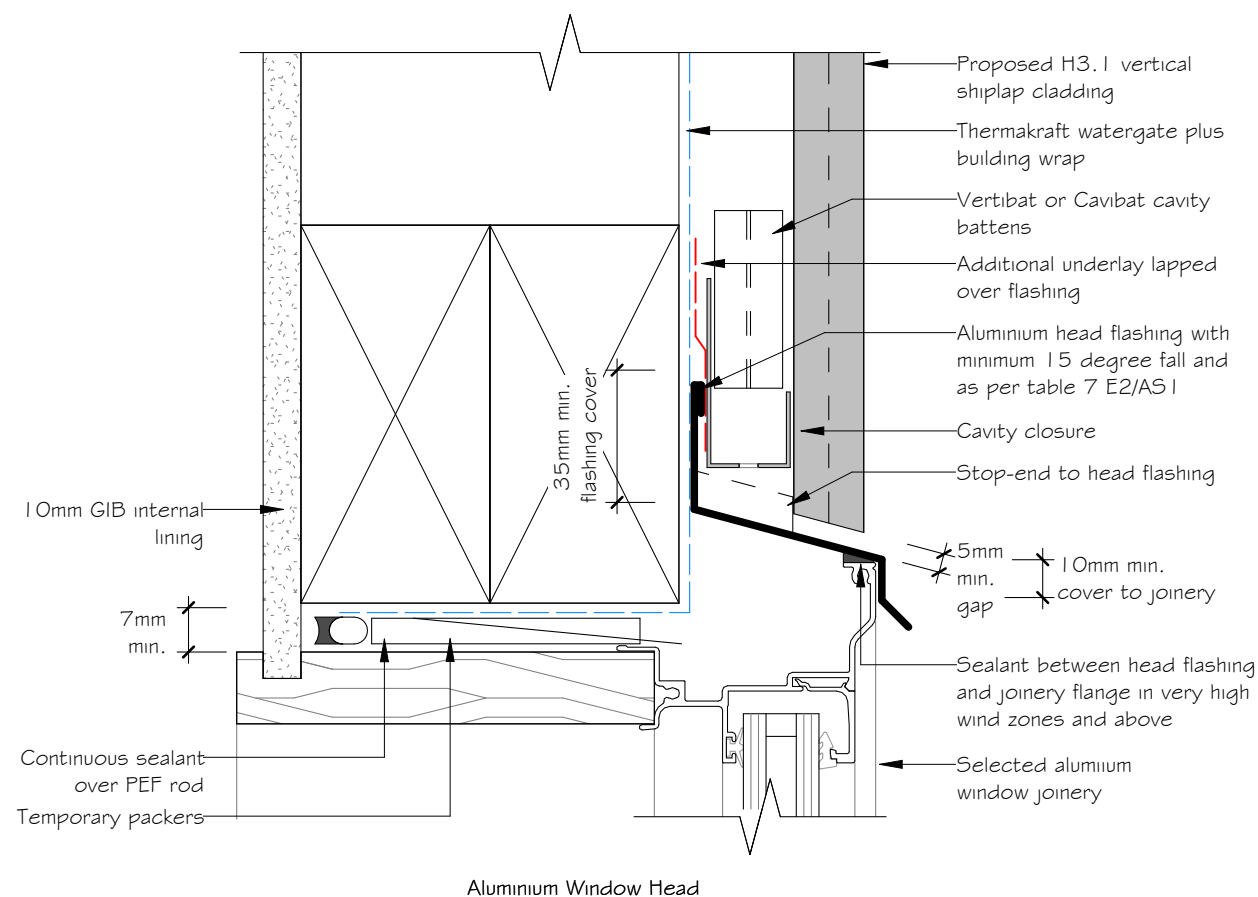
Joinery Bifold Details

DRAWING NO. A50		
SCALE 1 : 2	@A3	REVISION A



NOTE: DIMENSIONS TAKEN FROM EDGE OF FRAMING ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION

REV.	DATE	DESCRIPTION	LEADING BY DESIGN PARADISE COVE - 3/4 BEDROOM VILLA		Joinery Bifold Details		DRAWING NO.	
A	25.09.19	Working Drawings					A51	
							SCALE	REVISION
							@A3	A
							1 : 2	



NOTE: DIMENSIONS TAKEN FROM EDGE OF FRAMING ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION

REV.	DATE	DESCRIPTION
A	25.09.19	Working Drawings



PARADISE COVE - 3/4 BEDROOM VILLA

Joinery Window Details

DRAWING NO.

A52

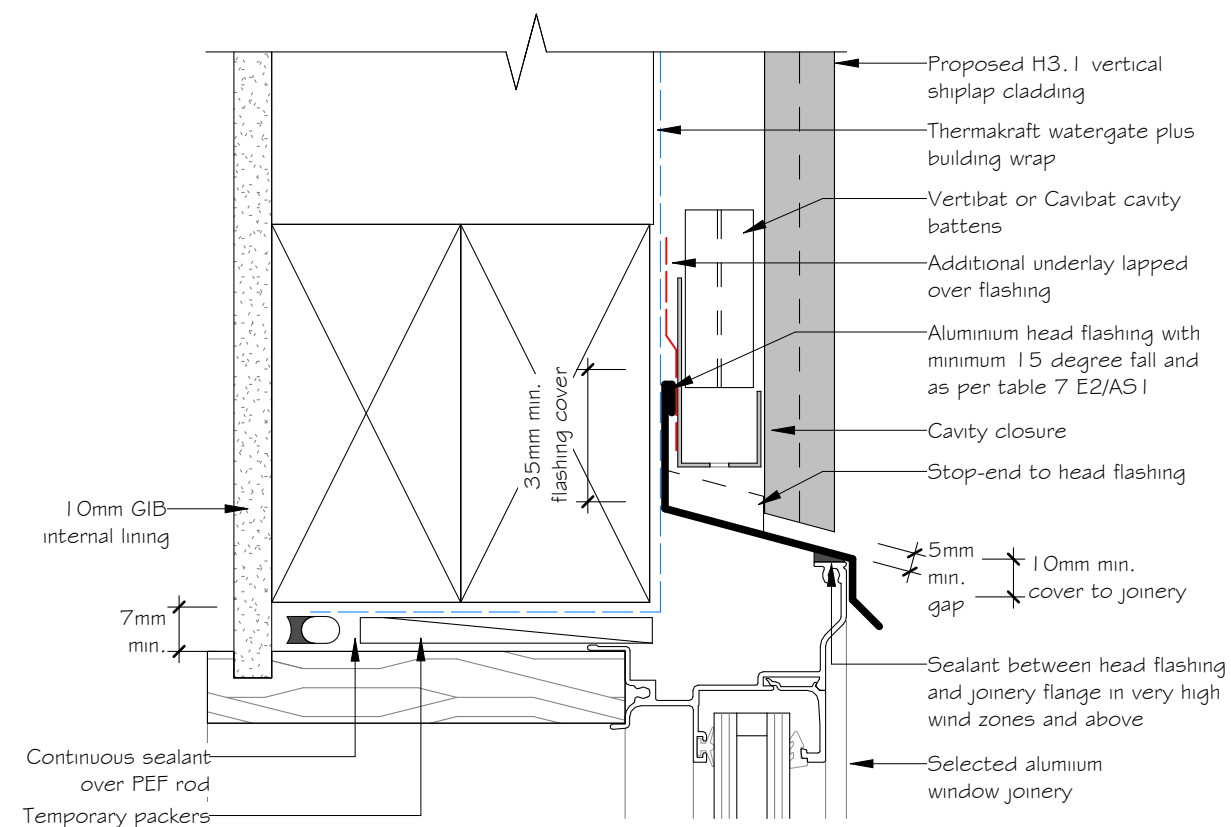
SCALE

1 : 2

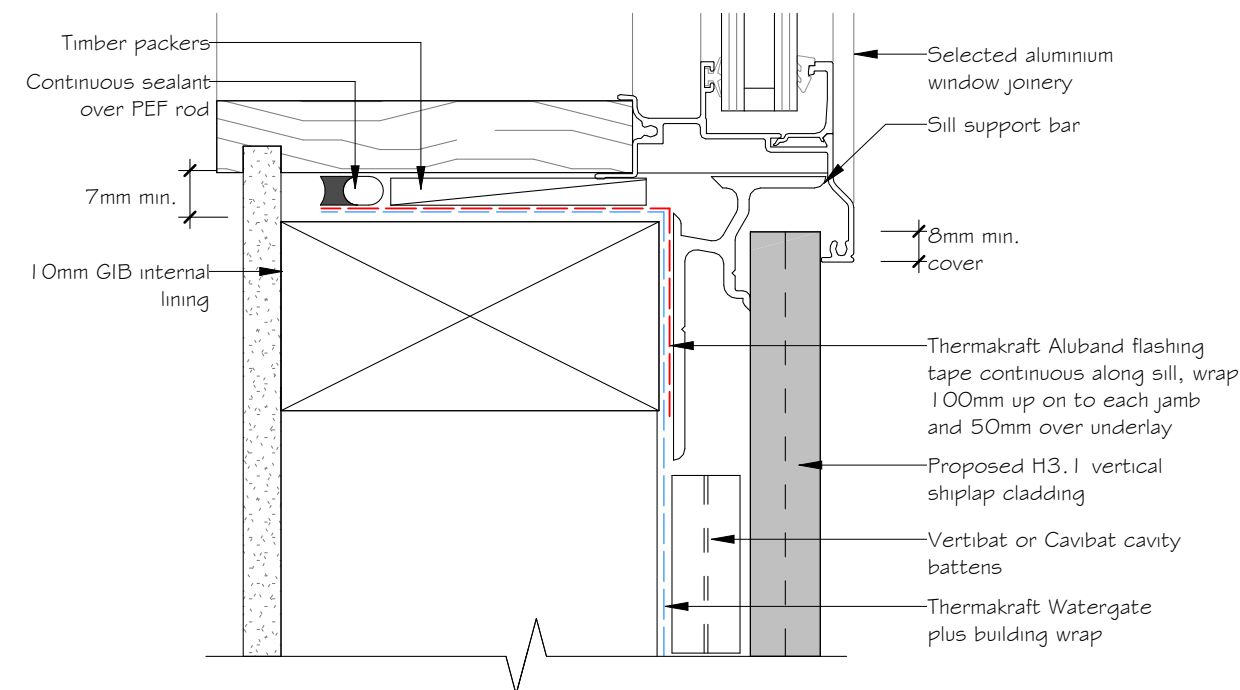
@A3

REVISION

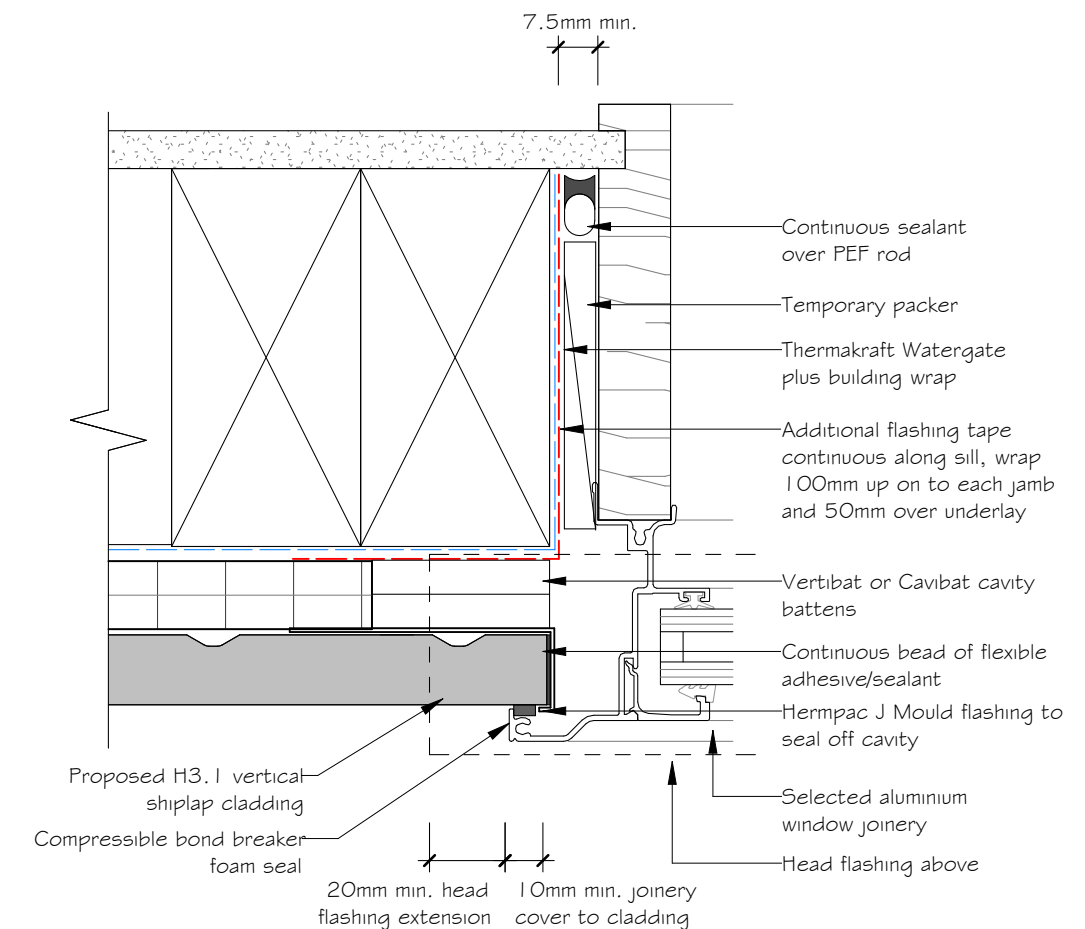
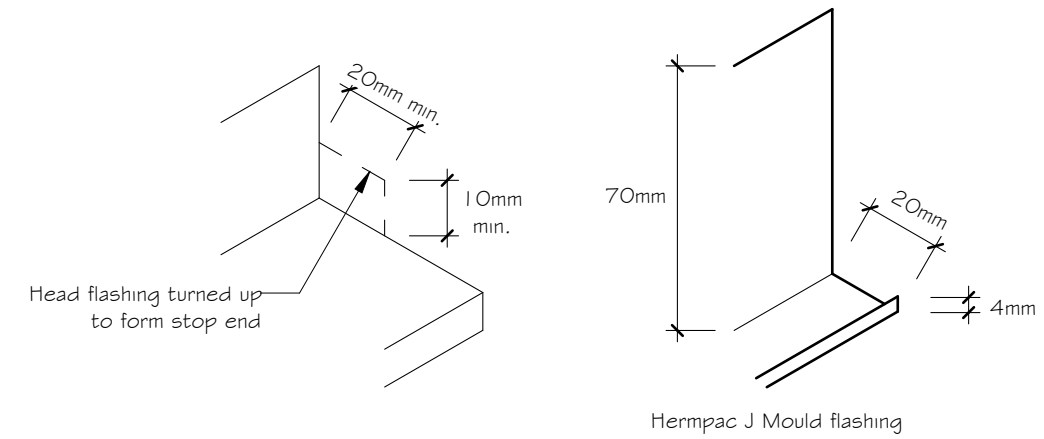
A



Aluminium Window Head



Aluminium Window Sill



Aluminium Window Jamb

NOTE: DIMENSIONS TAKEN FROM EDGE OF FRAMING ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION

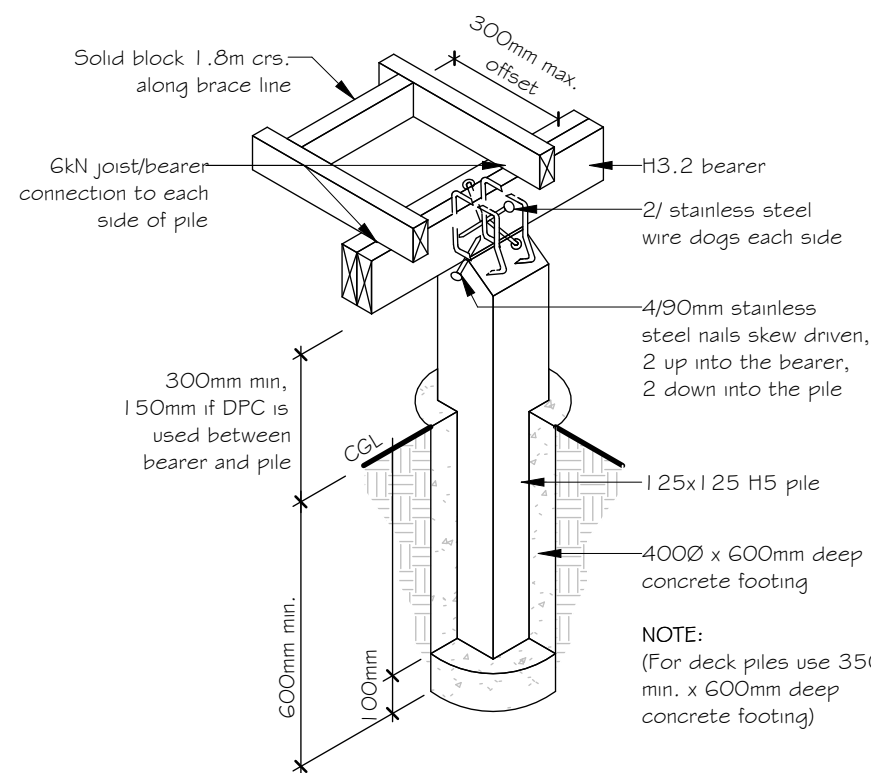
REV.	DATE	DESCRIPTION
A	25.09.19	Working Drawings



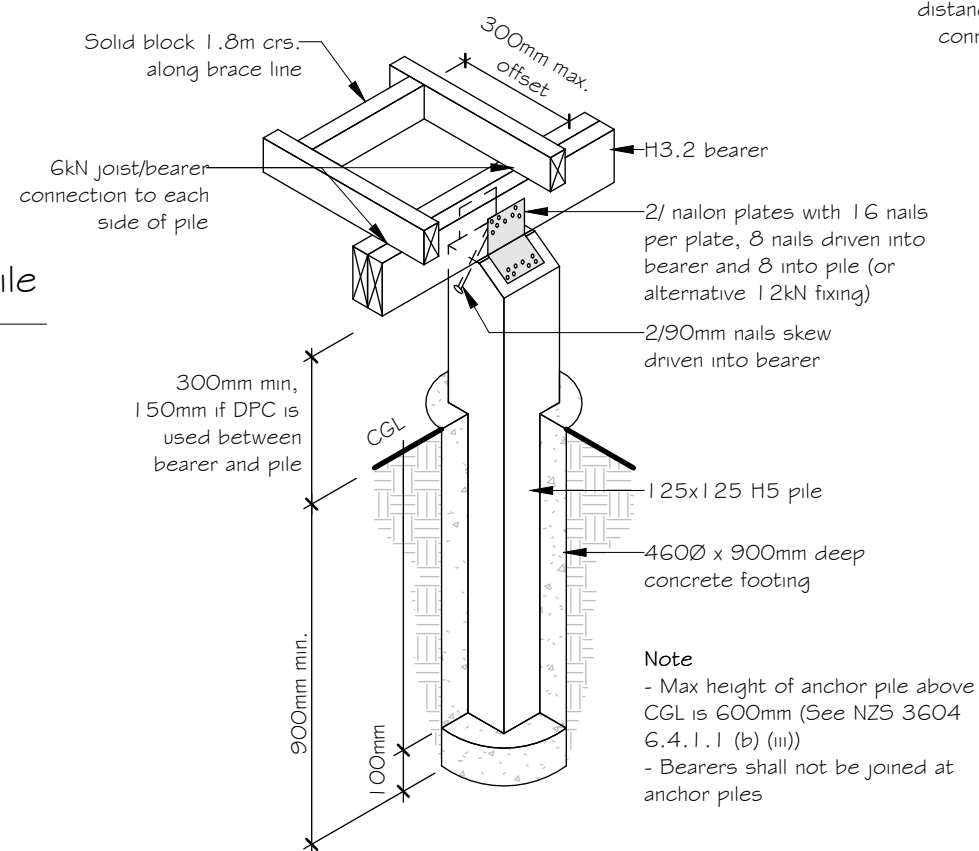
PARADISE COVE
- 3/4 BEDROOM VILLA

Joinery Window Details

DRAWING NO.	A53	
SCALE	@A3	REVISION
1 : 2		A



1 Foundation - Timber Subfloor - Standard Pile
1 : 20



2 Foundation - Timber Subfloor - Braced Pile
1 : 20

3 Foundation - Timber Subfloor - Anchor Pile
1 : 20

Brace Size	Brace Length
100x75	3m max.
100x100	5m max.

NOTE: DIMENSIONS TAKEN FROM EDGE OF FRAMING ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION

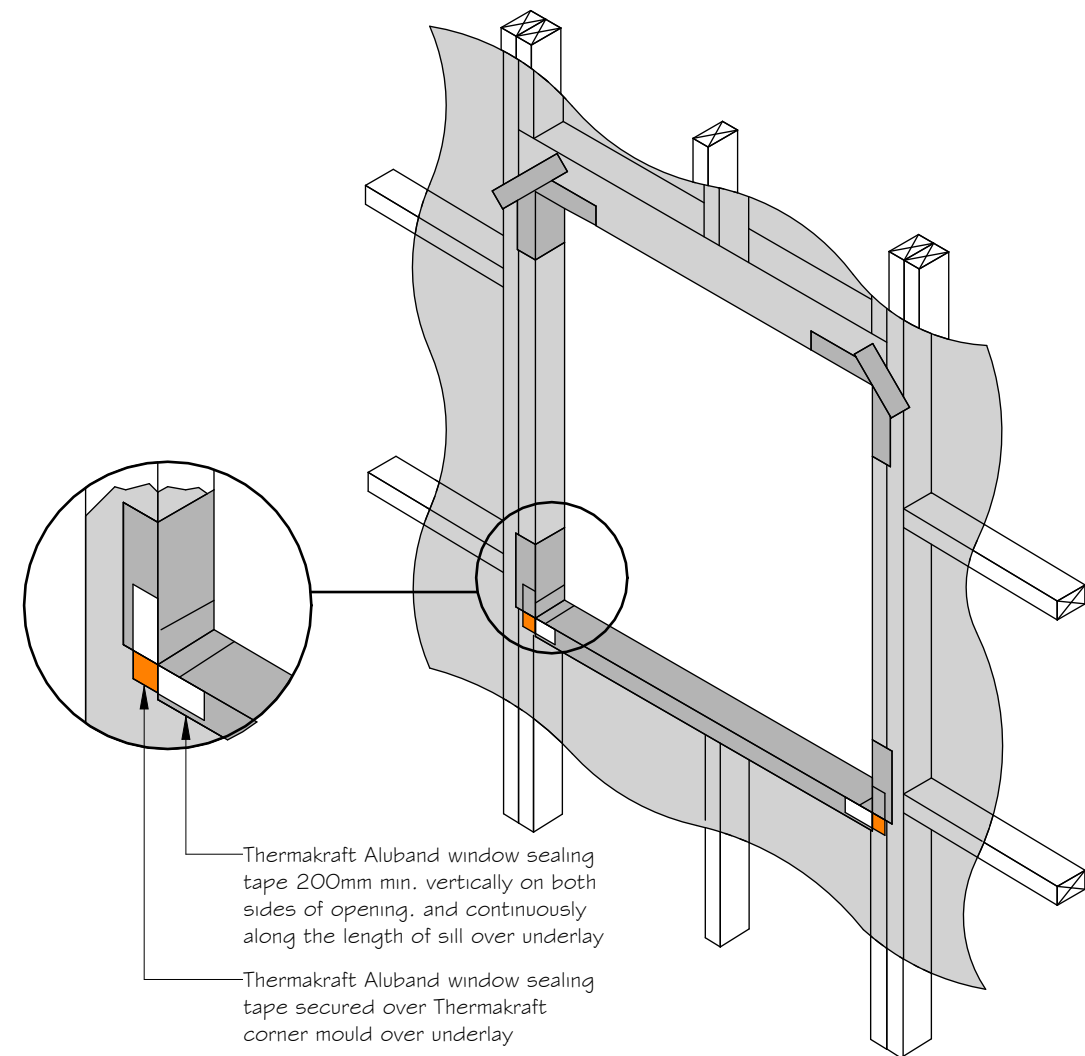
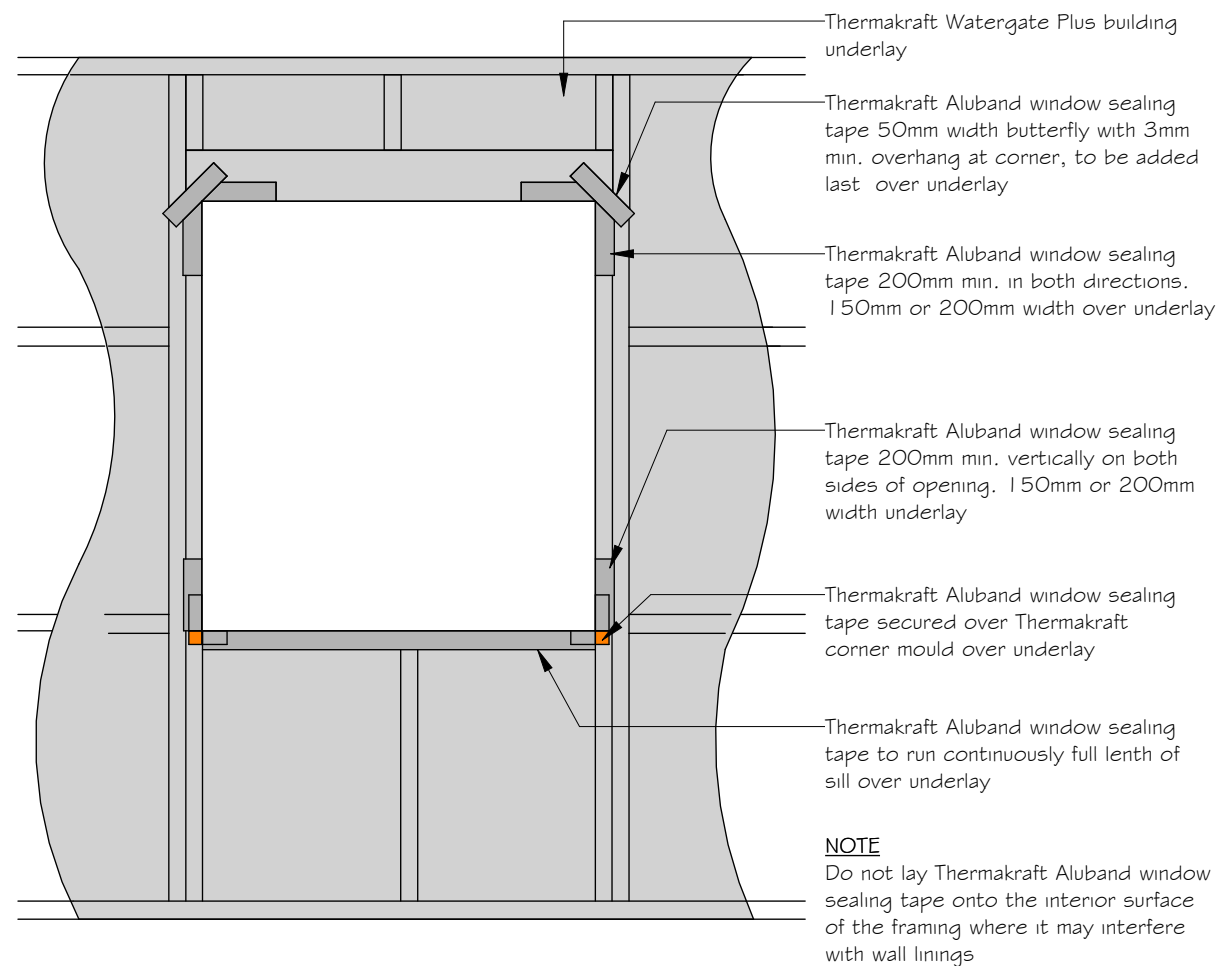
REV.	DATE	DESCRIPTION
A	25.09.19	Working Drawings



PARADISE COVE
- 3/4 BEDROOM VILLA

Typical Details - Subfloor

DRAWING NO. A60		
SCALE 1 : 20	@A3	REVISION A



1 Cladding - General - Building Wrap Around Openings
1 : 20

NOTE: DIMENSIONS TAKEN FROM EDGE OF FRAMING ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION

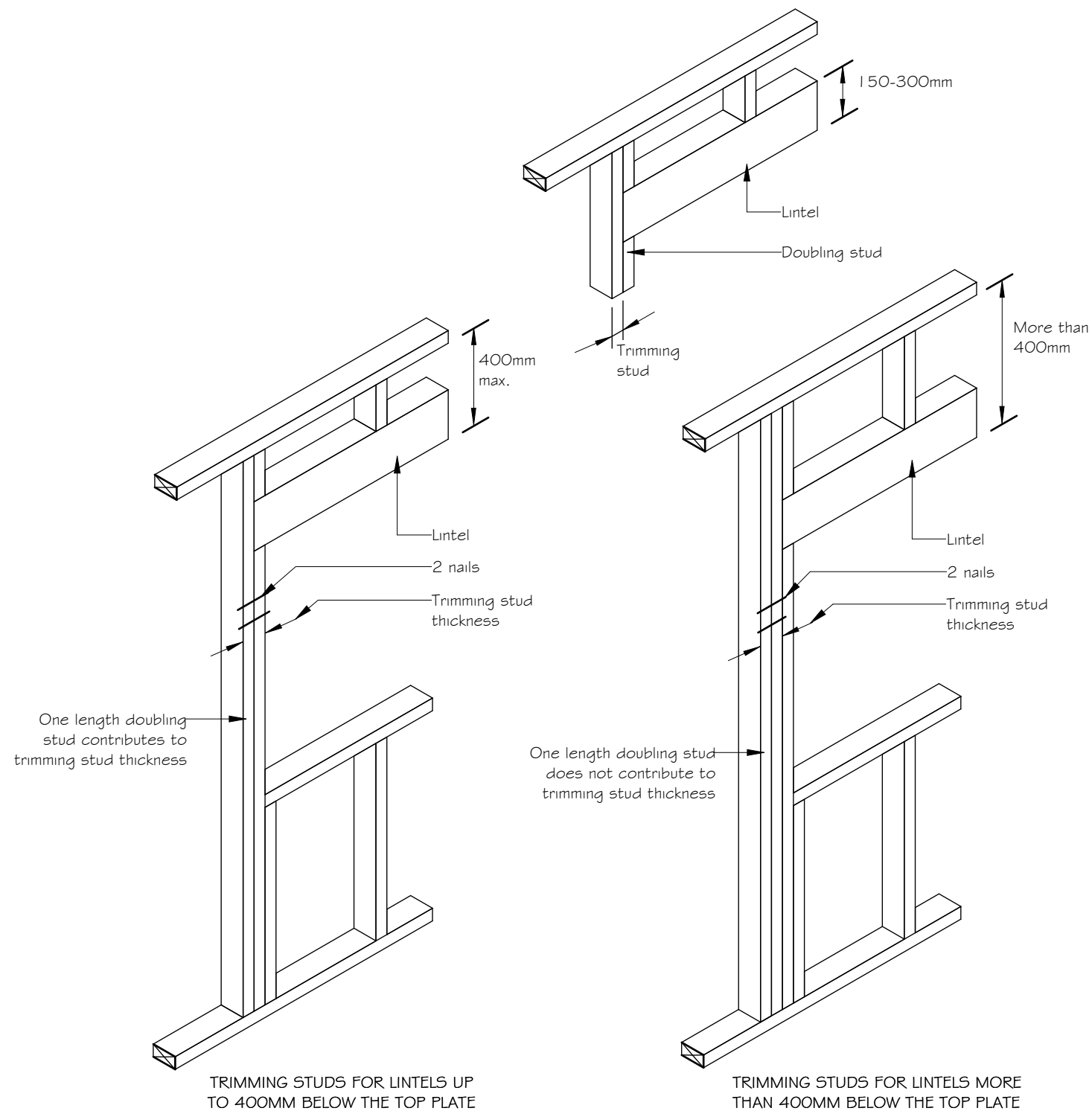
REV.	DATE	DESCRIPTION
A	25.09.19	Working Drawings



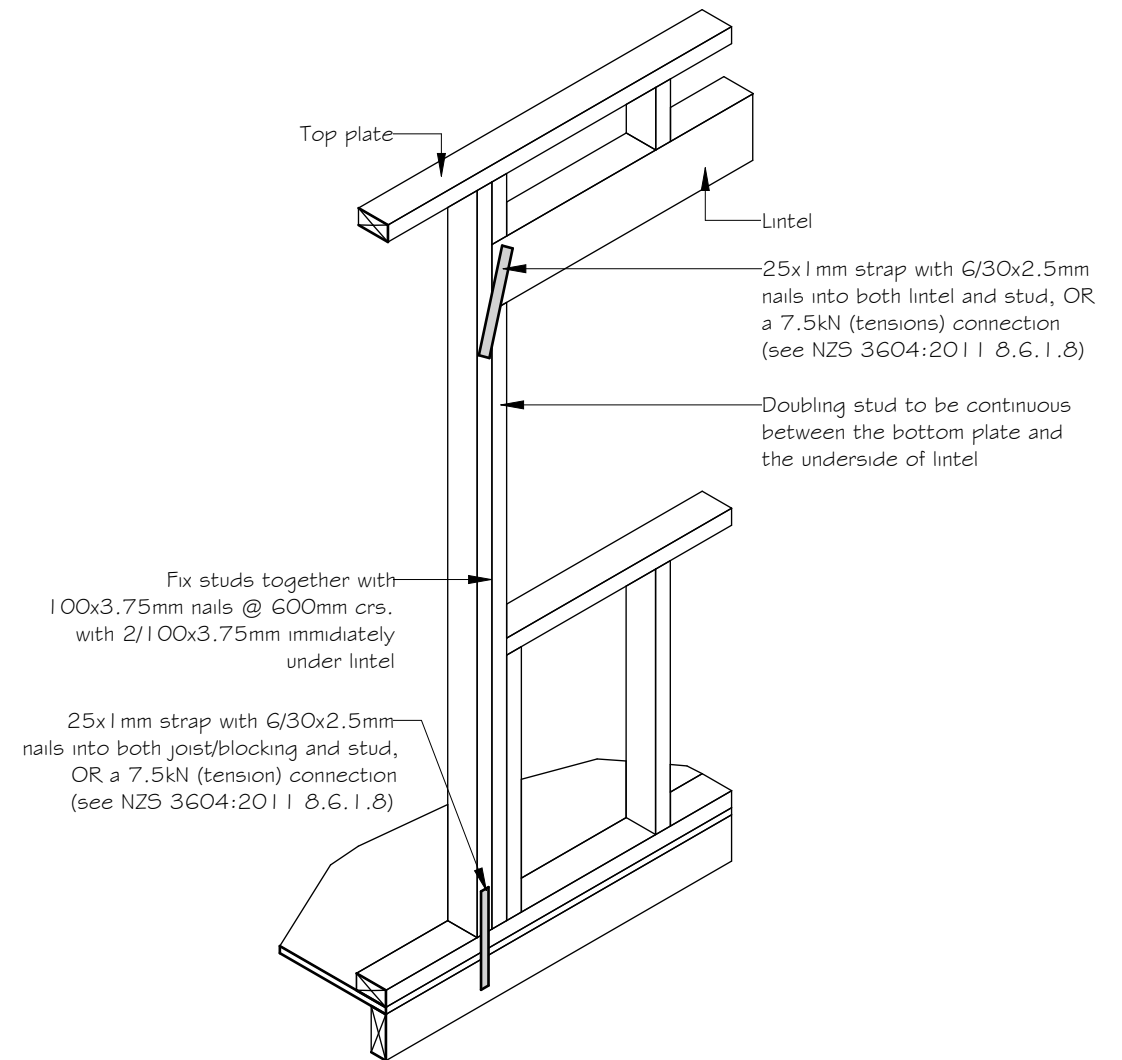
PARADISE COVE
- 3/4 BEDROOM VILLA

Typical Details - Flashing

DRAWING NO. A61		
SCALE 1 : 20	@A3	REVISION A



1 Framing - Trimming Studs and Lintels
1 : 20



2 Framing - Lintel Tie Down (Braced Walls)
1 : 20

NOTE: DIMENSIONS TAKEN FROM EDGE OF FRAMING ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION

REV.	DATE	DESCRIPTION
A	25.09.19	Working Drawings



PARADISE COVE
- 3/4 BEDROOM VILLA

Typical Details - Framing

DRAWING NO. **A63**

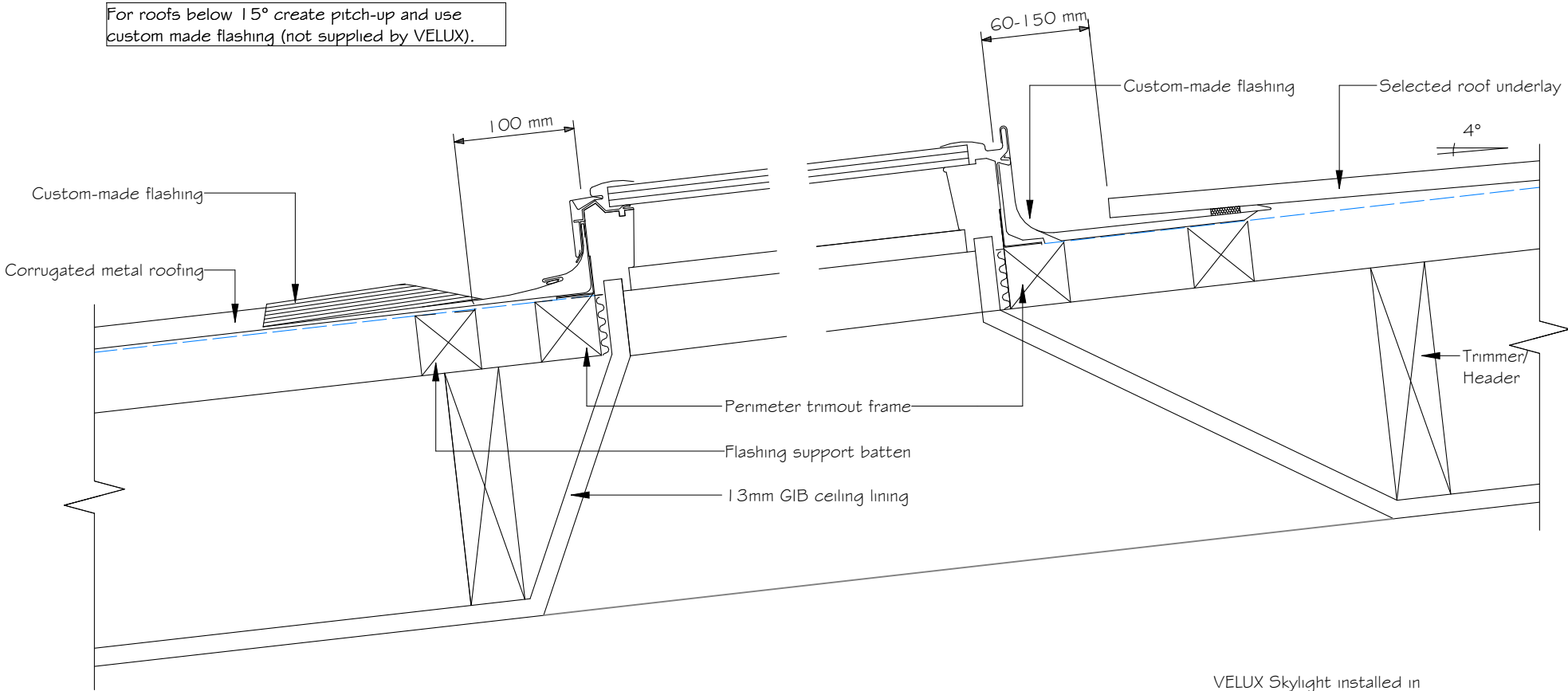
SCALE @A3 REVISION

1 : 20 **A**

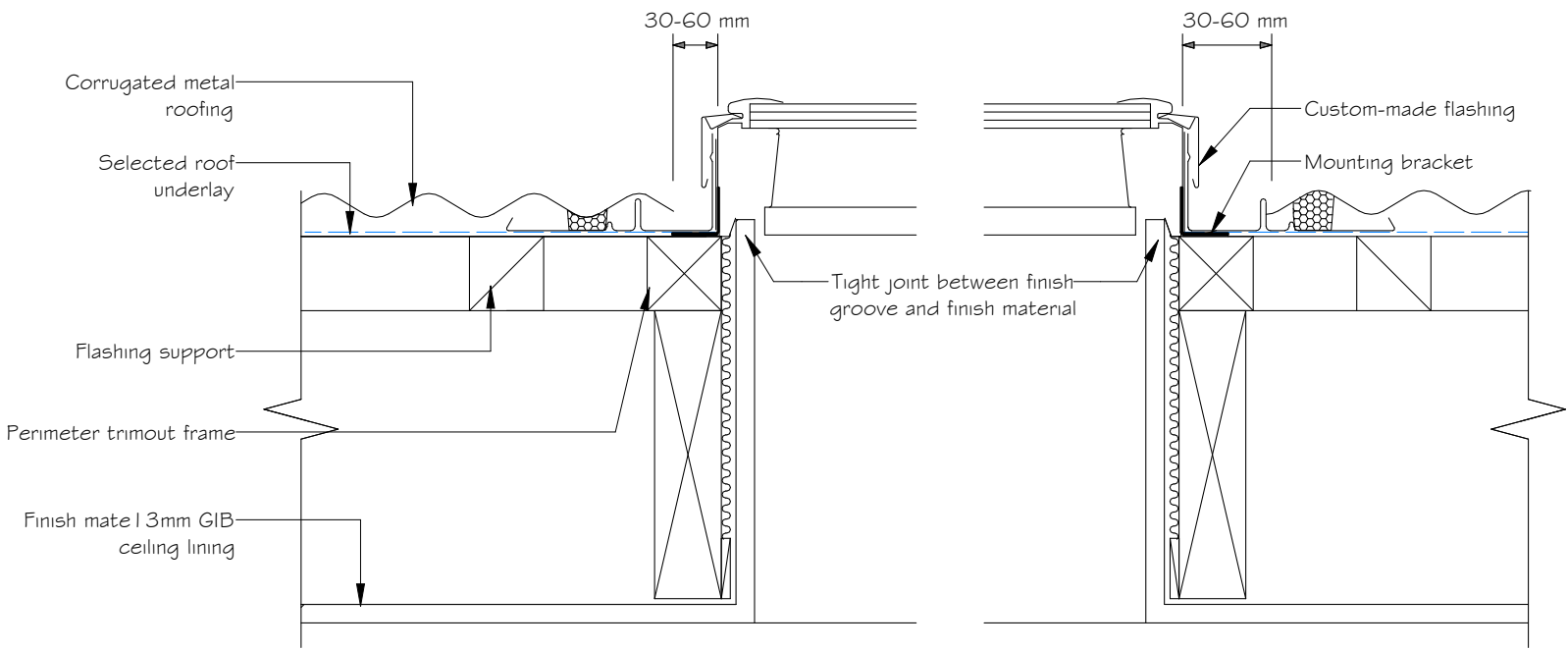


2 Framing - Top Plate Fixing for Walls without Bracing

For roofs below 15° create pitch-up and use custom made flashing (not supplied by VELUX).

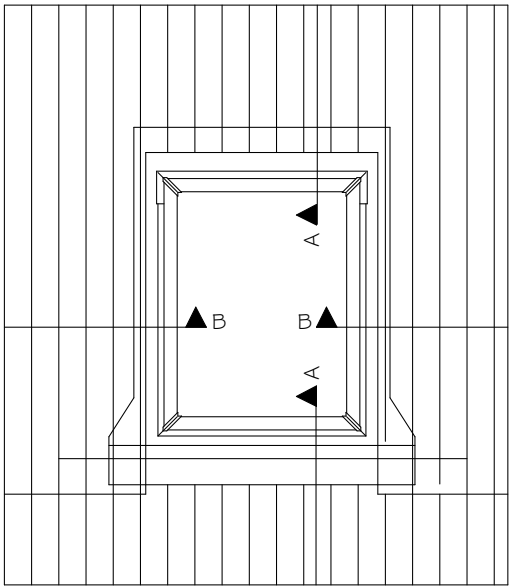


SECTION A-A



SECTION B-B

VELUX Skylight installed in new metal roofing
1. The sheets are fitted 100 mm from the bottom frame
2. The flashing is mounted
3. Fit the metal sheets



ELEVATION



FCM

Fixed (non-opening)

Suitable for flat roofs, the brilliantly simple FCM Skylight is a cost effective way to provide natural daylight to buildings with flat roofs. The High Performance double glazing provides excellent thermal insulation and has been tested for hail resistance.

- High performance double glazing with NEAT™ coating on outer pane: reduces cleaning frequency.
- Approx 99% UV Block.
- Available in 11 sizes.
- Maintenance-free anodized aluminium frame.
- Requires custom-made flashing (not supplied by VELUX).



H1 Compliance

Listed thermal values are compliant under H1 for all NZ Climate zones to VELUX Schedule Method Approved Solution or Calculation Method - refer H1 section website for more details

Technical Performance (complete skylight)

SHGC† 0.27
0° R-Value: 0.362-0.438
Varies by size - See website

Hailstone Test*

VELUX Simulated Tests
ASTM E822-2009

WERS max 5 stars (summer rating)

★★★★★

NZ Standards

NZS4223.4 AS4285
NZS3604 NZS1170

NOTE: DIMENSIONS TAKEN FROM EDGE OF FRAMING ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION

REV.	DATE	DESCRIPTION
A	25.09.19	Working Drawings



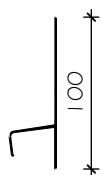
PARADISE COVE
- 3/4 BEDROOM VILLA

Typical Details - Skylight

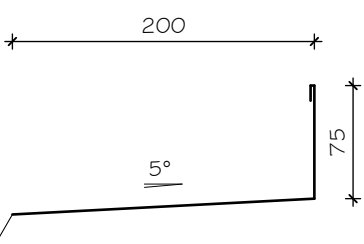
DRAWING NO. A064		
SCALE 1 : 5	@A3	REVISION A

FLASHINGS

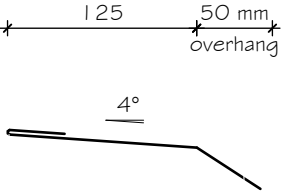
Approx. 20mm
Flashing to span over & cover cladding and apron flashing



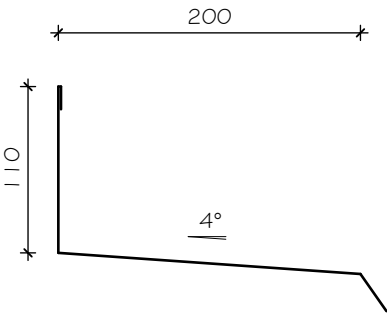
Flashing Type: uPVC 'h' mould control joint flashing
Ref: Sheet A30/Detail 1
Quantity: 20.1m



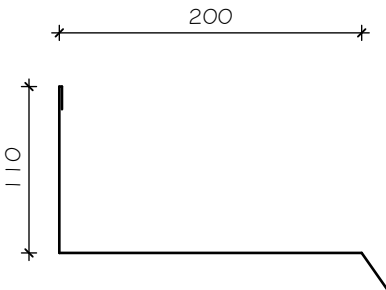
Flashing Type: Apron Flashing Deck Roof
Ref: Sheet A30/Detail 1
Quantity: 20.1m



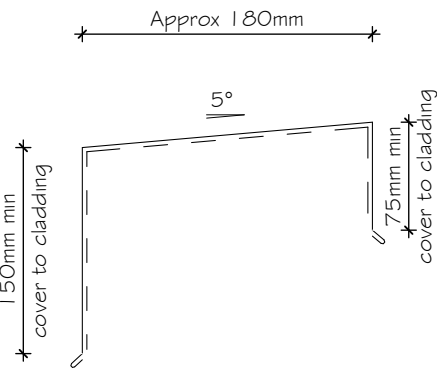
Flashing Type: Pre-finished Eave flashing Dwelling Roof
Ref: Sheet A30/Detail 3
Quantity: 19.9m
Rounded = 20m



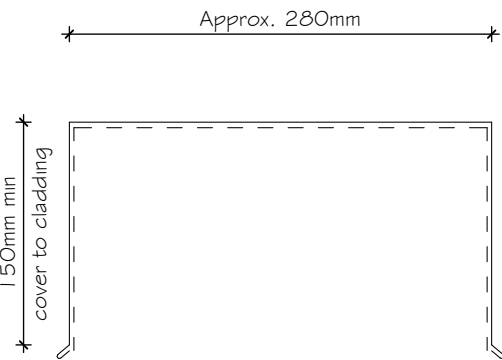
Flashing Type: Apron Flashing Dwelling Roof
Ref: Sheet A31/Detail 4
Quantity: 19.9m
Rounded = 20m



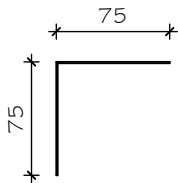
Flashing Type: Apron Flashing Dwelling Roof
Ref: Sheet A32 /Detail 6
Sheet A32/ Detail 7
Quantity: Rounded = 39m



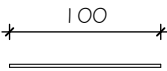
Flashing Type: Pre-finished parapet cap flashing
Ref: Sheet A31/Detail 4
Sheet A32 /Detail 6
Quantity: 34.17m



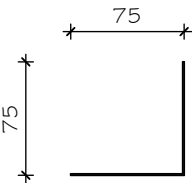
Flashing Type: Pre-finished parapet cap flashing
Ref: Sheet A32 /Detail 7
Quantity: Rounded = 14m



Flashing Type: 75 x 75mm Aluminium corner flashing
with unhemmed edges
Ref: Sheet A42/Detail 1
Sheet A42/ Detail 2
Quantity: 4 Corners x 3.67m = 14.7m
6 Corners x 0.75m = 4.5m
= 19.2m



Flashing Type: 100mm Aluminium/uPVC back flashing
Ref: Sheet A42/Detail 3
Quantity: (4 Joints x 3.67m) + (2 Joint x 2.88m)
= 20.44m



Flashing Type: 75 x 75mm Aluminium corner flashing
with unhemmed edges
Ref: Sheet A43/Detail 1
Quantity: 6 Corners x 0.33m = 1.98m
Rounded = 2m

NOTE: DIMENSIONS TAKEN FROM EDGE OF FRAMING ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION

REV.	DATE	DESCRIPTION
A	25.09.19	Working Drawings

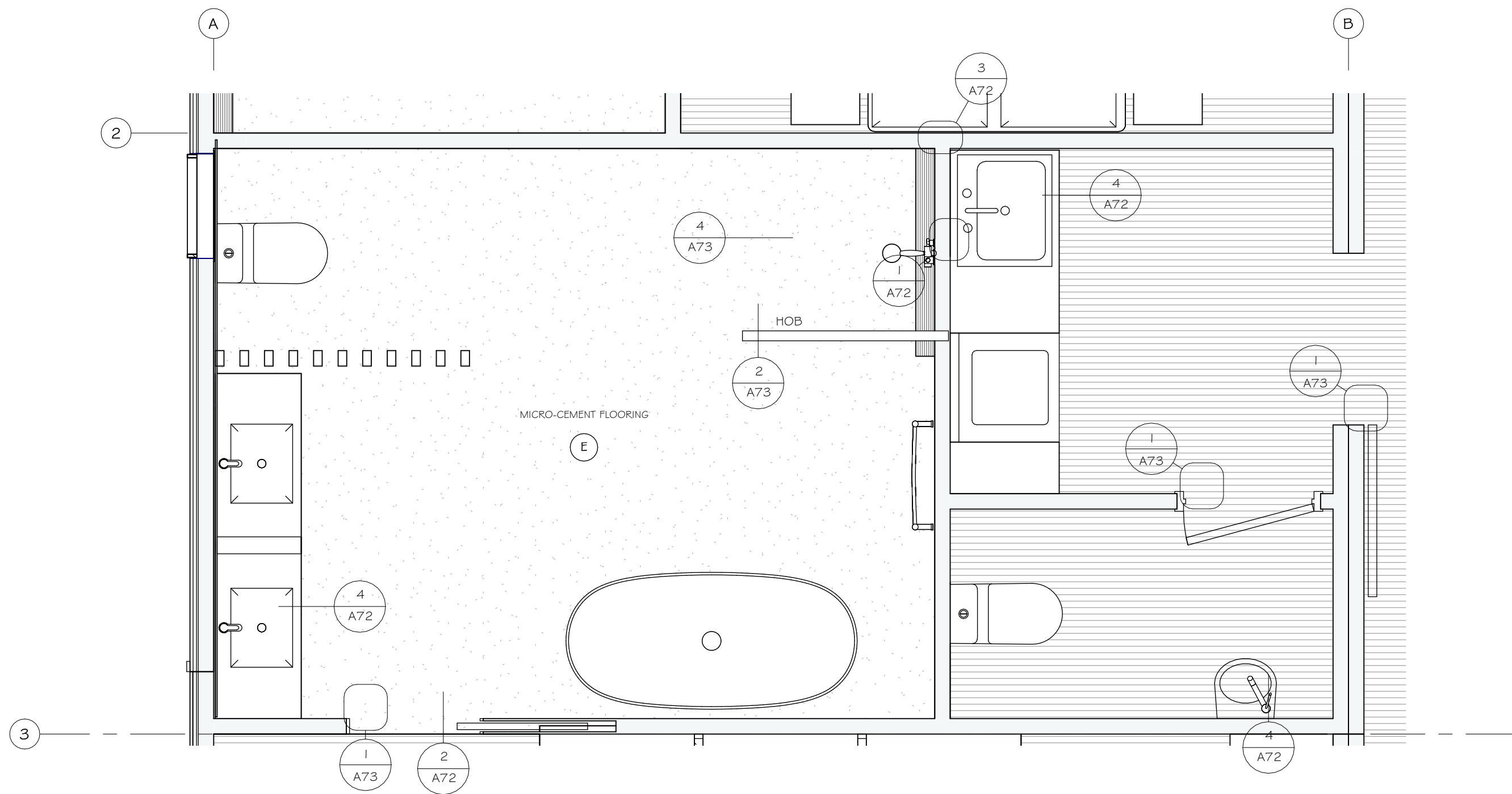


PARADISE COVE
- 3/4 BEDROOM VILLA

Flashing Details

DRAWING NO.
A65

SCALE @A3 REVISION
1 : 5 A



1
Ensuite 01 - Floor Plan
1 : 25

NOTE: DIMENSIONS TAKEN FROM EDGE OF FRAMING ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION

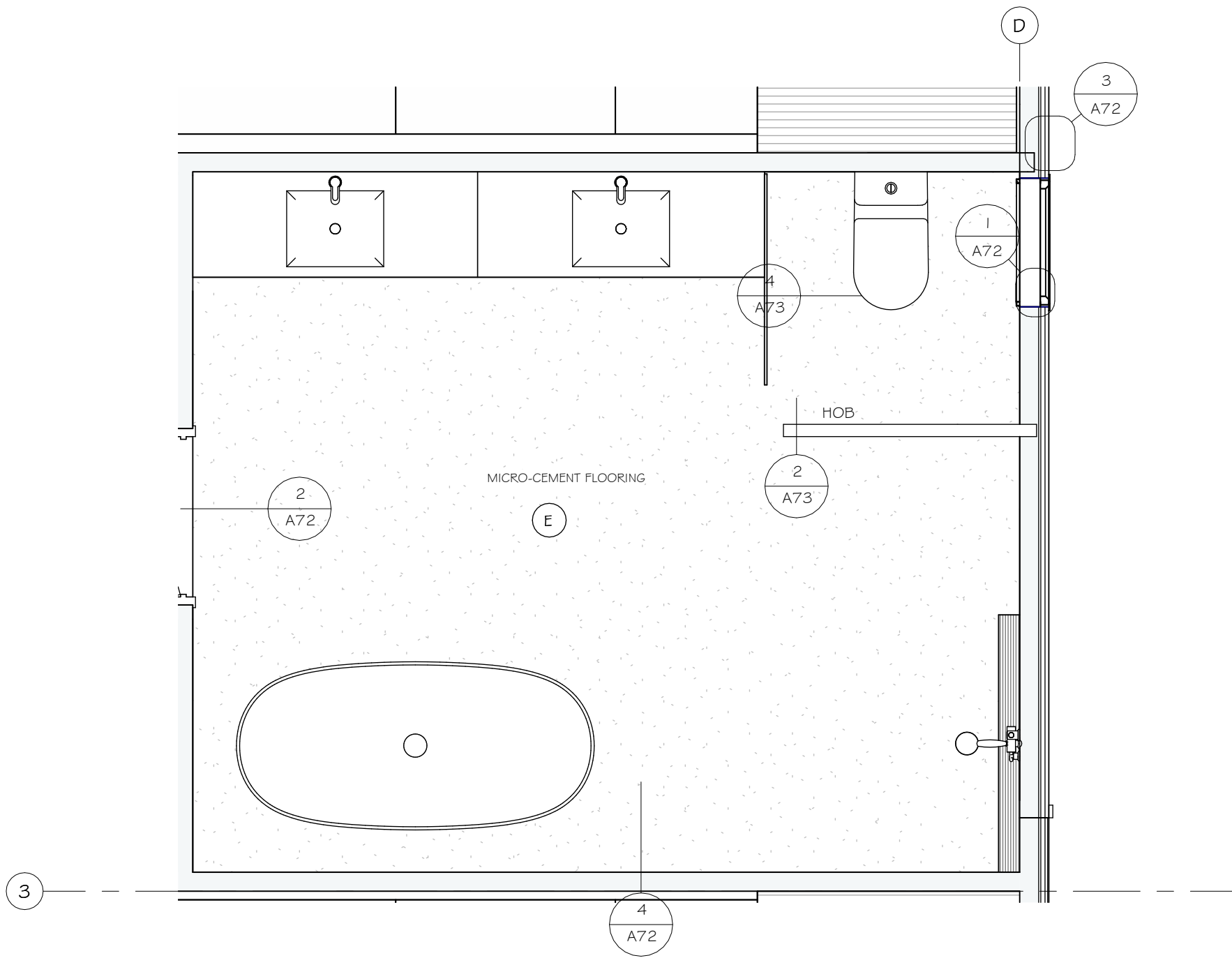
REV.	DATE	DESCRIPTION
A	25.09.19	Working Drawings



PARADISE COVE
- 3/4 BEDROOM VILLA

Wet Area Plans

DRAWING NO. A70		
SCALE	@A3	REVISION
1 : 25		A



1
Ensuite 02 - Floor Plan
1 : 25

NOTE: DIMENSIONS TAKEN FROM EDGE OF FRAMING ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION

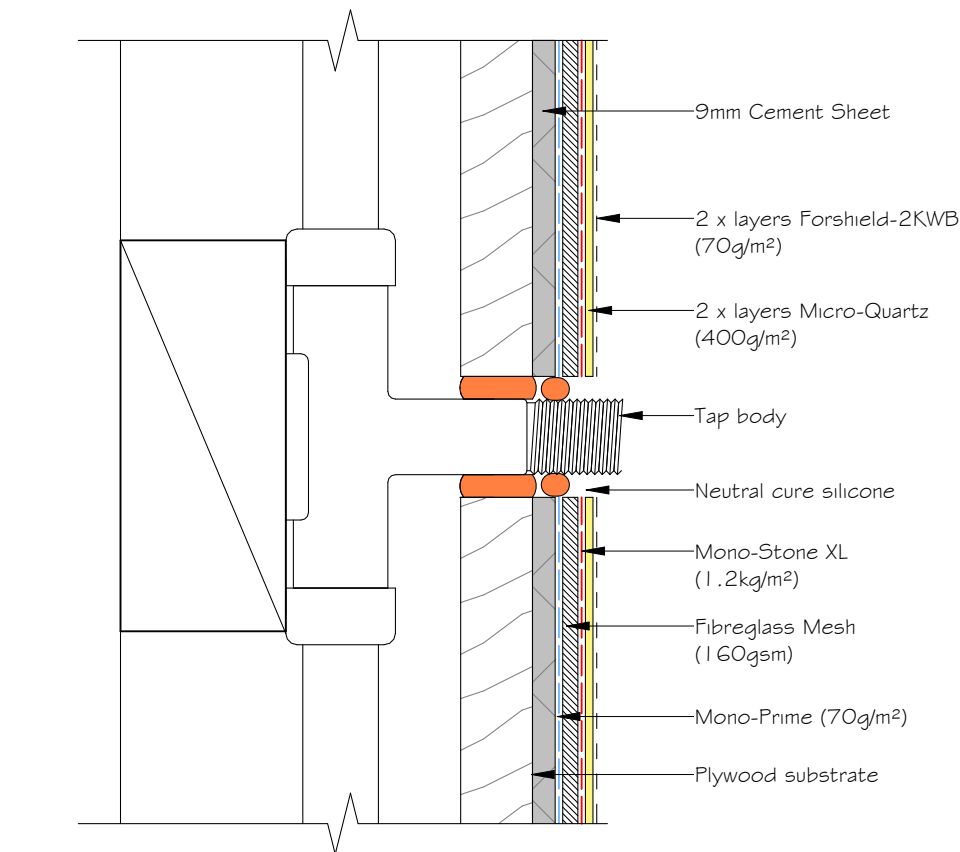
REV.	DATE	DESCRIPTION
A	25.09.19	Working Drawings



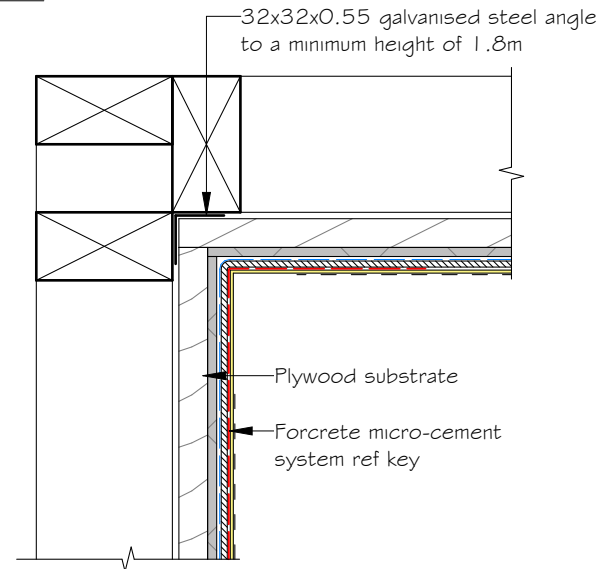
PARADISE COVE
- 3/4 BEDROOM VILLA

Wet Area Plans

DRAWING NO. A71		
SCALE	@A3	REVISION
1 : 25		A

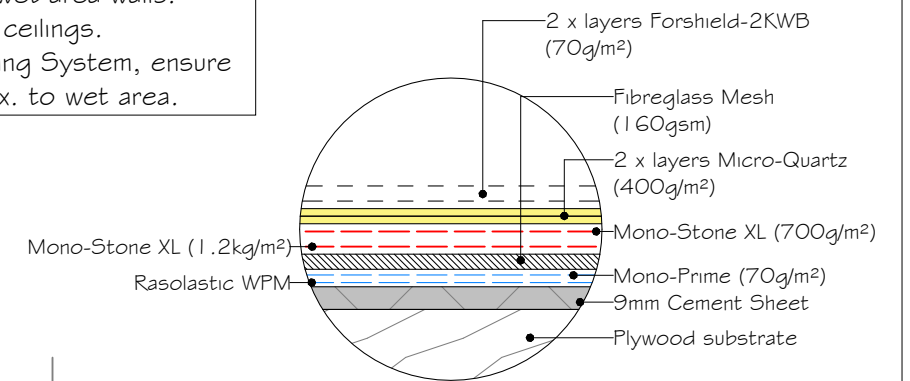


1 Wet Area - Wall Penetration
A70 1 : 2

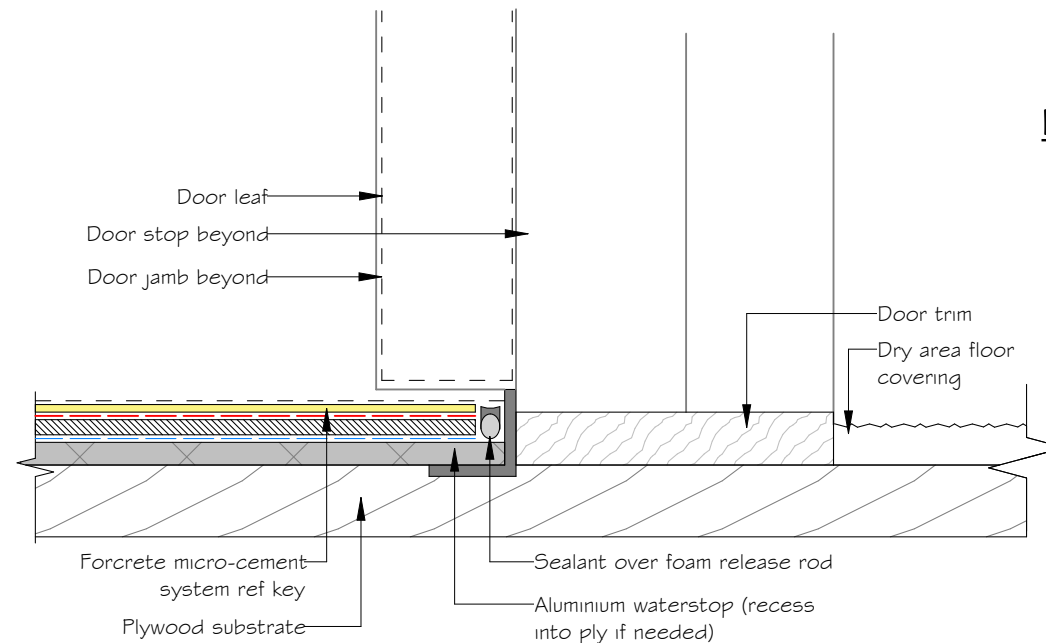


3 Wet Area - Internal Corner
A70 1 : 5

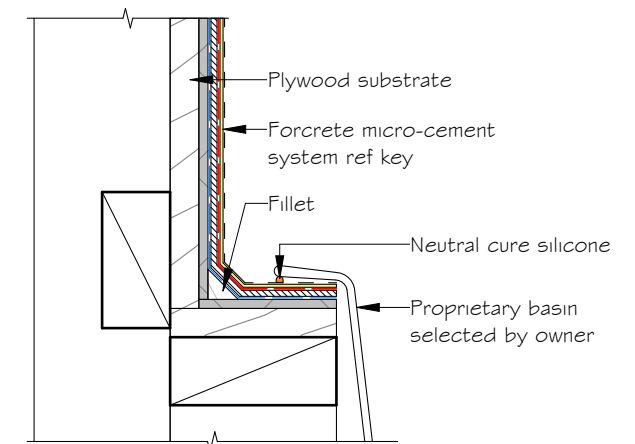
BATHROOM NOTE
Forcrete Micro-cement Coating System to all wet area walls.
13mm GIB Aqualine lining to all wet area ceilings.
Bathroom floor finish: Forcrete Micro-cement Coating System, ensure 90x45mm H1.2 SG8 nogs @ 400mm crs. max. to wet area.



Microcement Layer Key



2 Wet Area - Waterstop
A70 1 : 2



4 Wet Area - Basin to Wall
A70 1 : 5

NOTE: DIMENSIONS TAKEN FROM EDGE OF FRAMING ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION

REV.	DATE	DESCRIPTION
A	25.09.19	Working Drawings

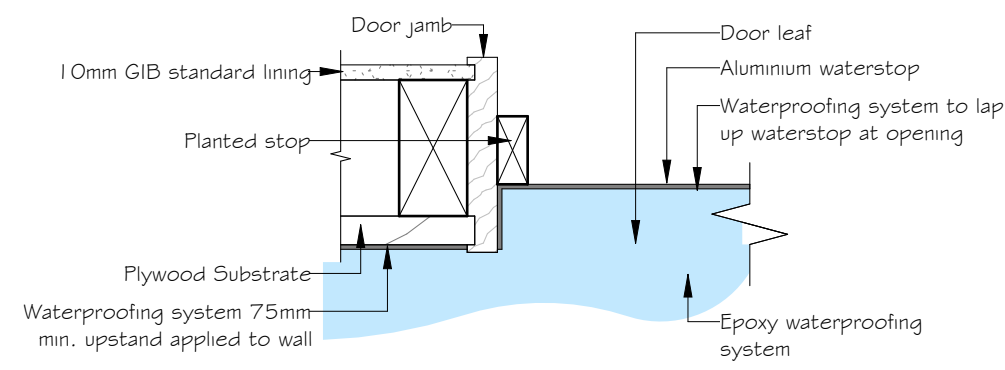


PARADISE COVE
- 3/4 BEDROOM VILLA

Wet Area Details

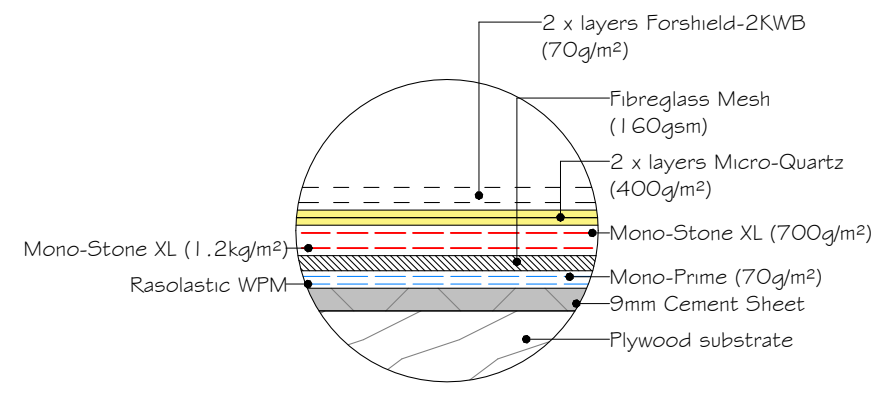
DRAWING NO.
A72

SCALE @A3 REVISION
As indicated **A**

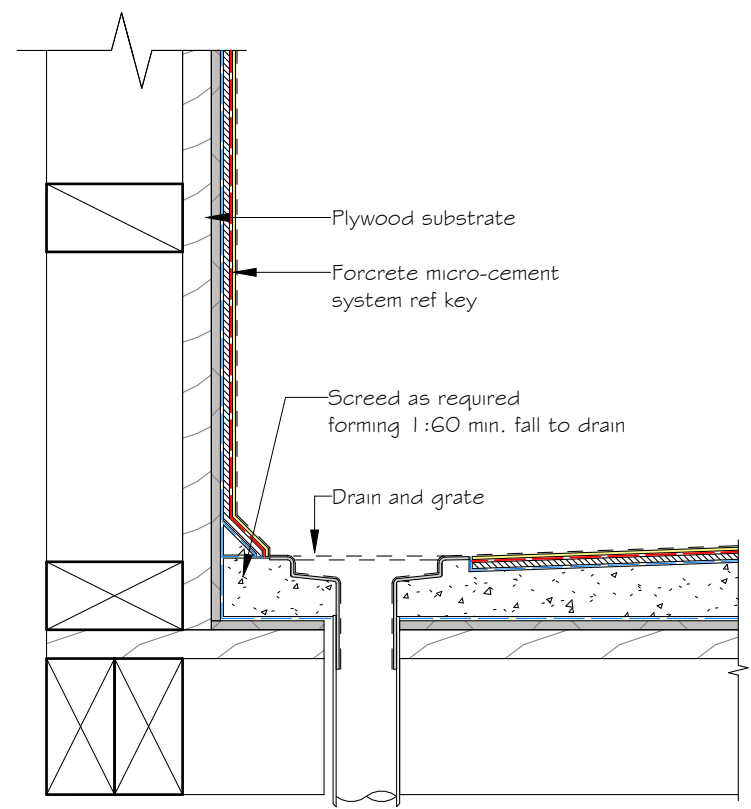


1 Wet Area - Door Threshold
A70 1 : 5

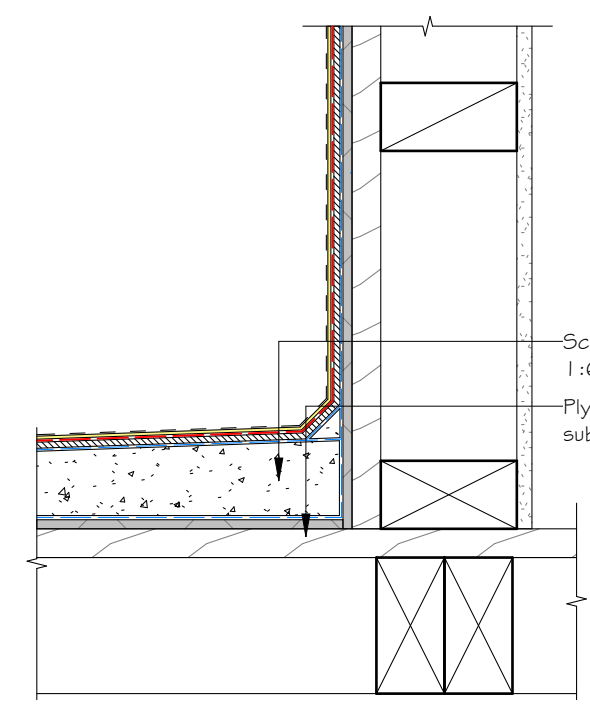
BATHROOM NOTE
 Forcrete Micro-cement Coating System to all wet area walls.
 13mm GIB Aqualine lining to all wet area ceilings.
 Bathroom floor finish: Forcrete Micro-cement Coating System, ensure
 90x45mm H1.2 SGB nogs @ 400mm crs. max. to wet area.



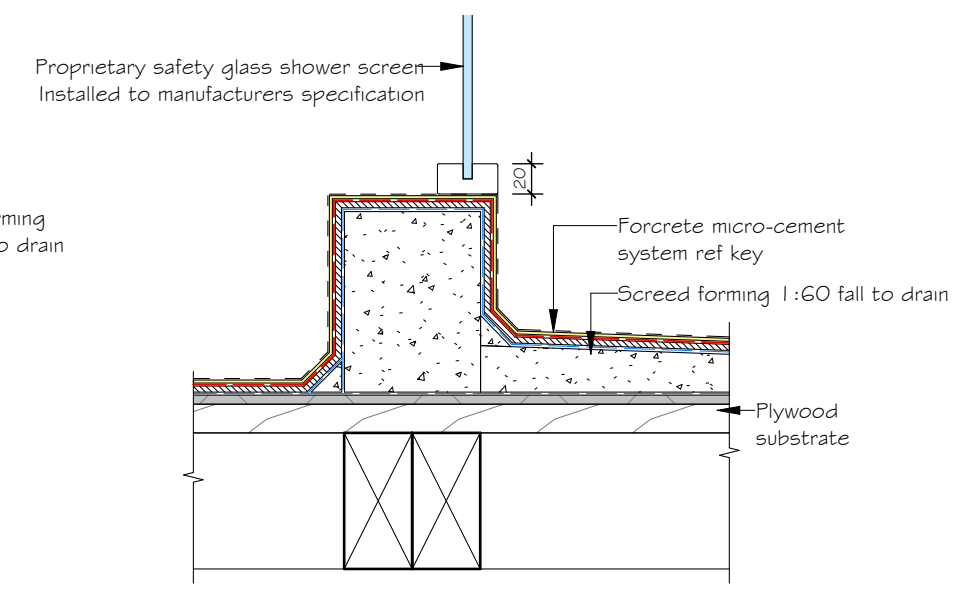
Microcement Layer Key



SHOWER DRAIN TO WALL DETAIL



SHOWER FLOOR TO WALL DETAIL



SHOWER HOB DETAIL

4 Wet Area - Tiled Shower (Timber Floor, Drain at Wall)
A70 1 : 5

2 Wet Area - Tiled Shower (Timber Floor, Hob)
A70 1 : 5

NOTE: DIMENSIONS TAKEN FROM EDGE OF FRAMING ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION

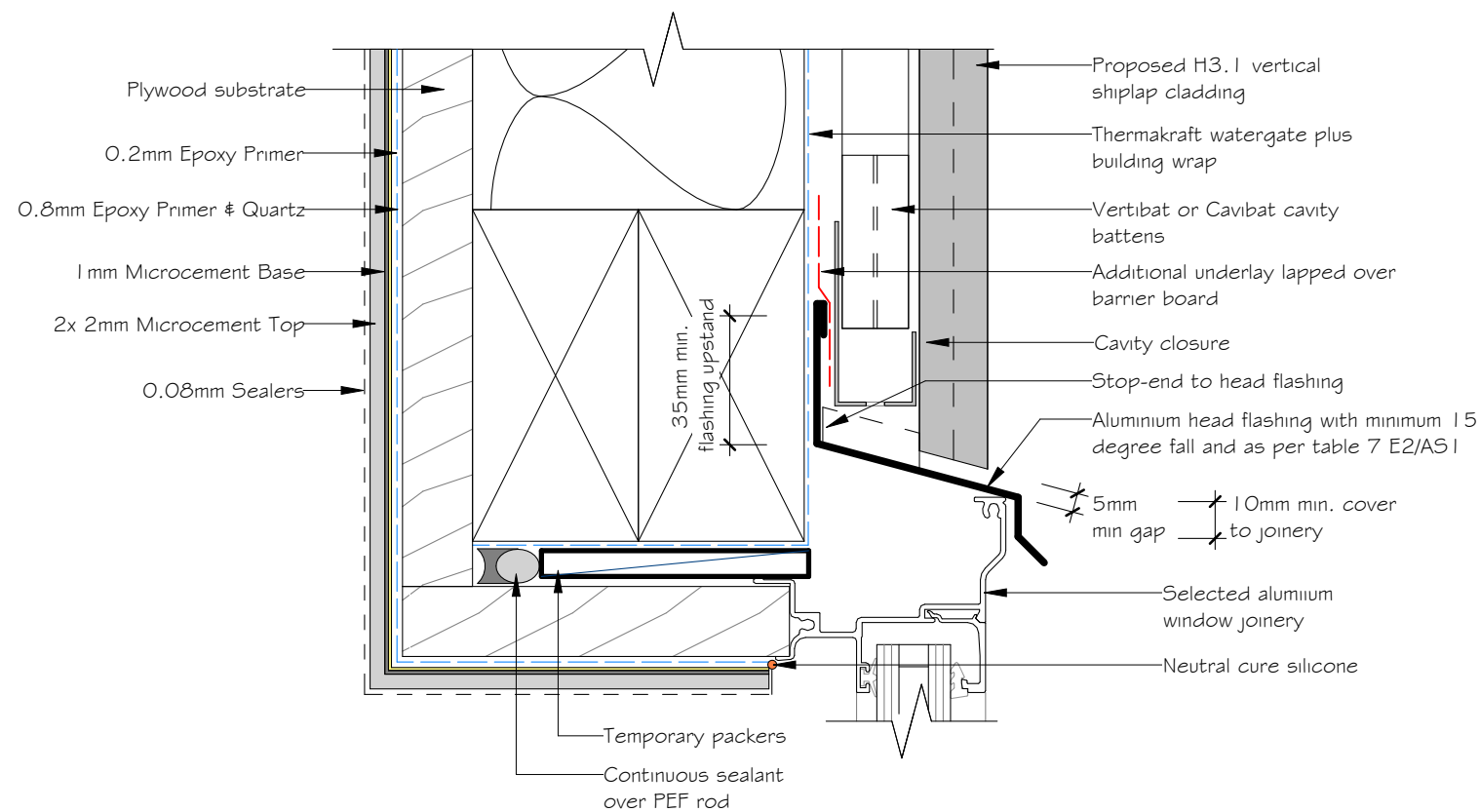
REV.	DATE	DESCRIPTION
A	25.09.19	Working Drawings



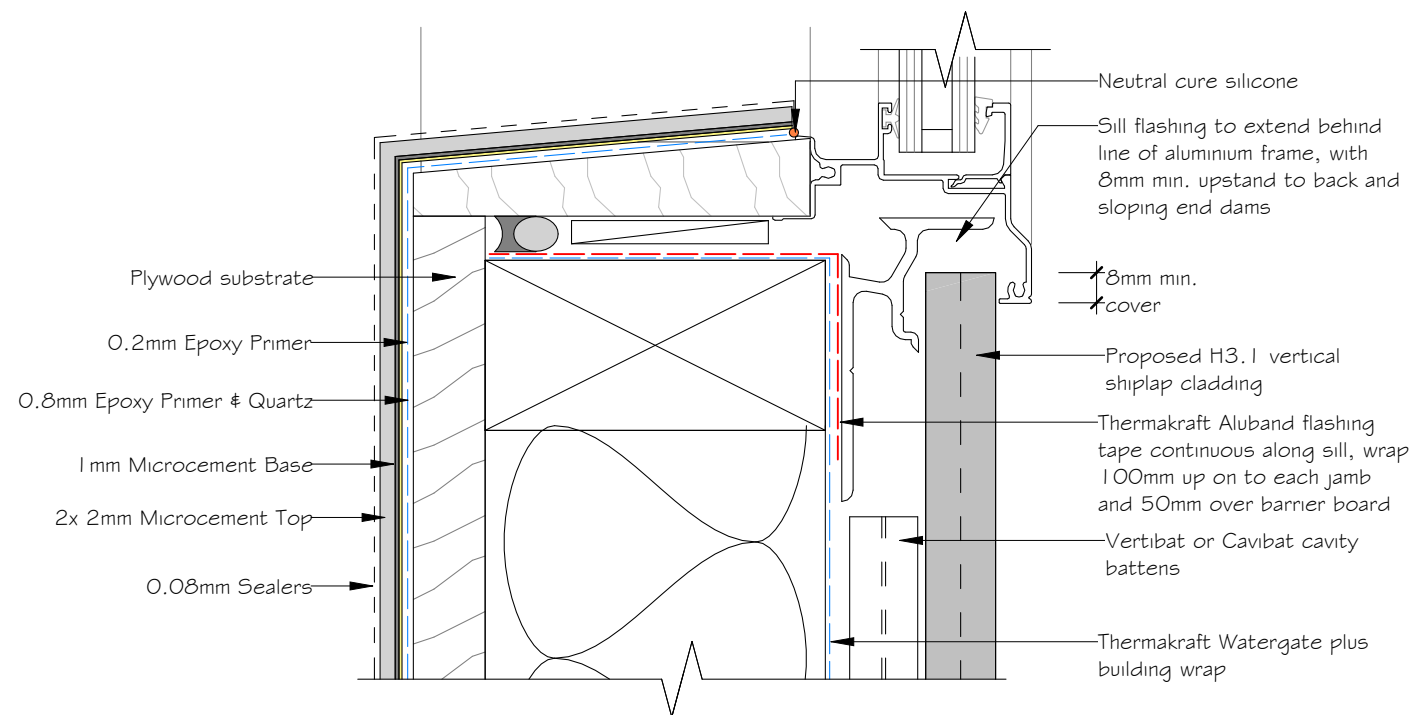
PARADISE COVE
- 3/4 BEDROOM VILLA

Wet Area Details

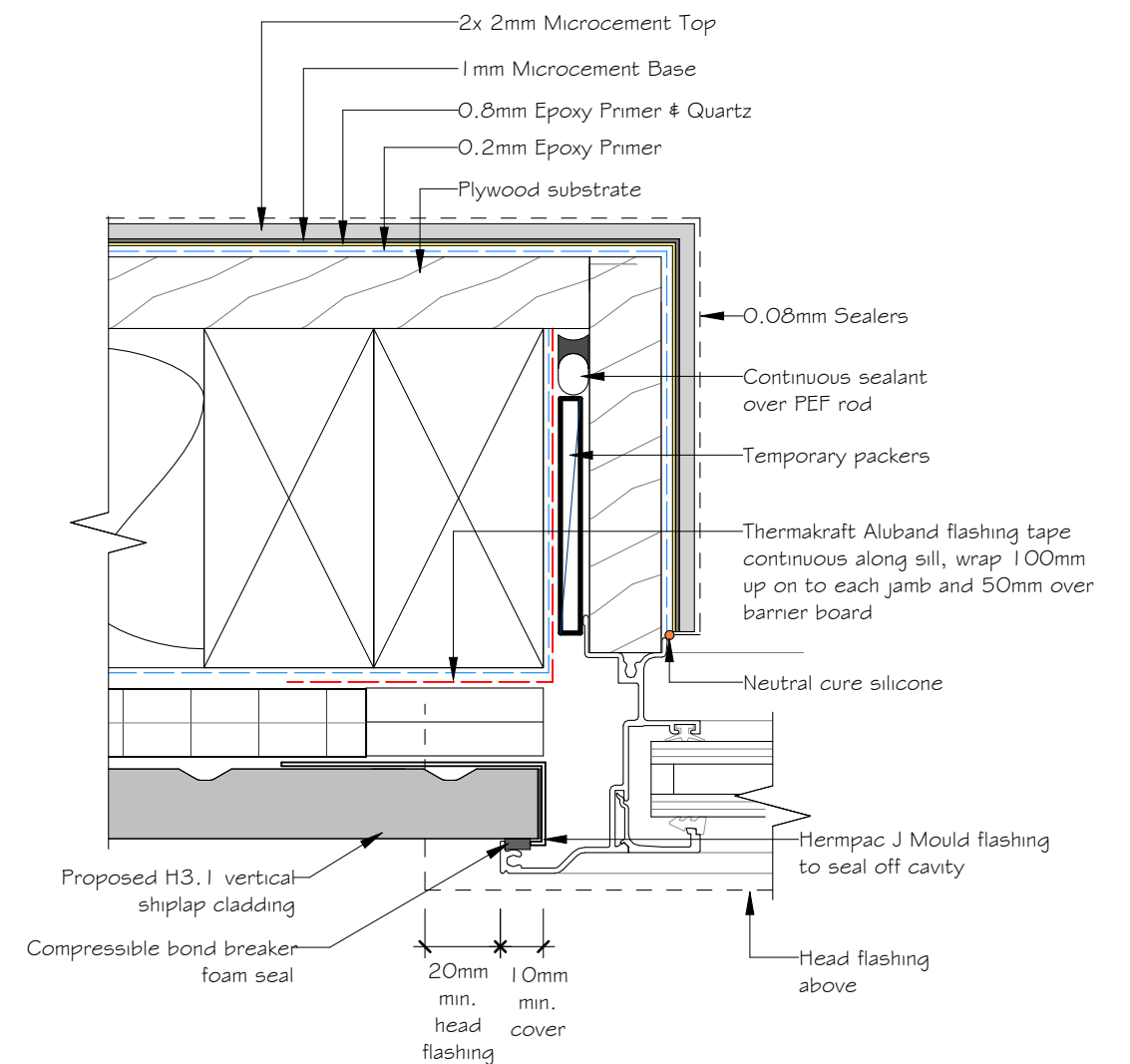
DRAWING NO. A73	
SCALE As indicated	REVISION A



SHOWER ALUMINIUM WINDOW JOINERY - HEAD DETAIL



SHOWER ALUMINIUM WINDOW JOINERY - SILL DETAIL



SHOWER ALUMINIUM WINDOW JOINERY - JAMB DETAIL

NOTE: DIMENSIONS TAKEN FROM EDGE OF FRAMING ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION

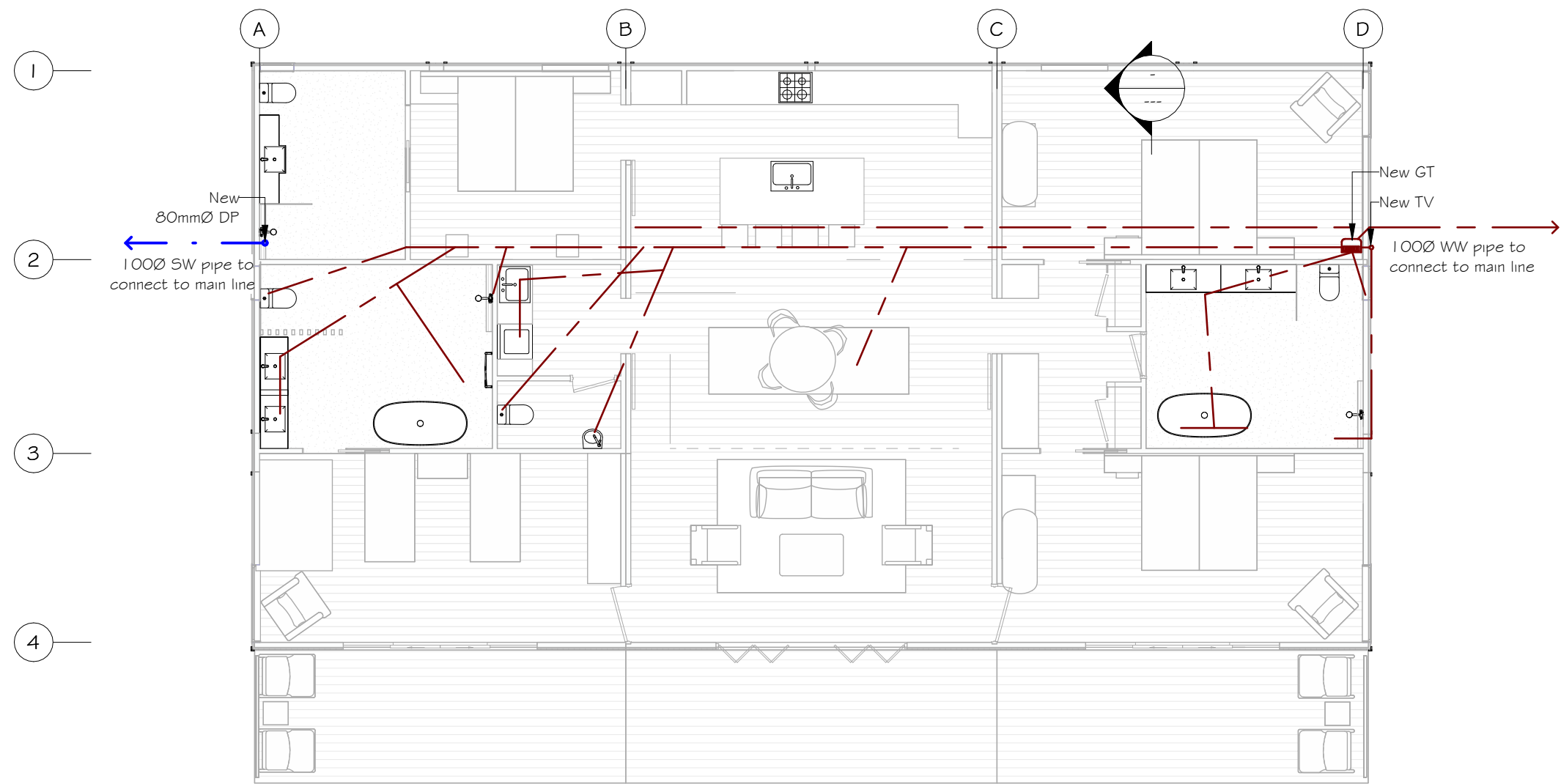
REV.	DATE	DESCRIPTION
A	25.09.19	Working Drawings



PARADISE COVE
- 3/4 BEDROOM VILLA

Wet Area Details - Joinery

DRAWING NO.	A74	
SCALE	@A3	REVISION
1 : 2		A



- DRAINAGE KEY**
- Existing private WW pipe
 - Proposed WW Pipe
 - TV • Terminal vent
 - GT ■ Gully trap
 - IJ Inspection junction
 - IB Inspection bend
 - FWG Floor waste gully
 - ORG Overflow relief gully
 - DP • Down Pipe
 - Proposed SW Pipe
 - Existing private SW pipe

PLUMBING AND DRAINAGE NOTE
Registered plumber and drainlayer to ensure full compliance with specified code.

Contractor to confirm existing and proposed pipe locations on site.

Ensure internal pipes are concealed in wall/floor and ceiling spaces.

All water supply to comply with G12.

All sanitary plumbing and drainage to comply with AS/NZS 2500.2

FRAMING NOTE
Lumberlok top plate/joist stiffeners to be used where pipes intersect structural members

PLUMBING KEY		
Fitting type	Pipe Ø	Min. Gradient
Toilet WC	100Ø	1:60
Wash hand basin WHB	65Ø	1:40
Shower	65Ø	1:40
Kitchen Sink	65Ø	1:40
Bath Tub	65Ø	1:40

NOTE: DIMENSIONS TAKEN FROM EDGE OF FRAMING ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION

REV.	DATE	DESCRIPTION
A	25.09.19	Working Drawings

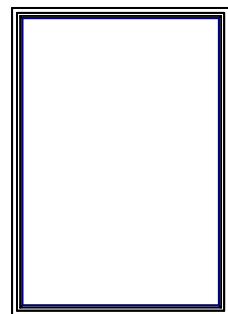


PARADISE COVE
- 3/4 BEDROOM VILLA

Proposed Drainage Plan

DRAWING NO. A80		
SCALE	@A3	REVISION
1 : 100		A

WINDOW SCHEDULE



DESCRIPTION: WINDOW 01

Opening Dimensions = 1400 x 2000
Glazing: Double Glazed
Frame: Aluminium



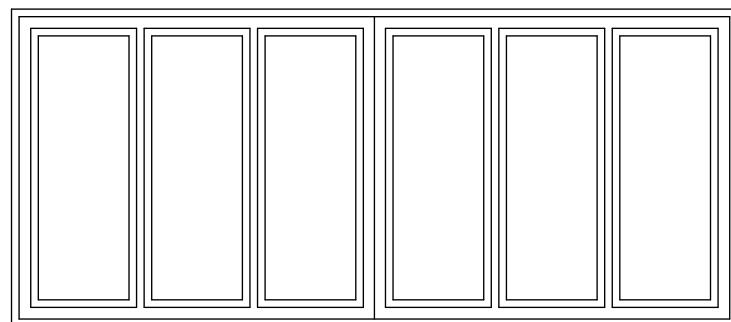
1400

DESCRIPTION: WINDOW 02

Opening Dimensions = 1200 x 700
Glazing: Double Glazed
Frame: Aluminium

FFL
▼

DOOR SCHEDULE



FFL

▼

DESCRIPTION: BI-FOLD DOOR D I

Opening Dimesnsions = 4800 x 2100
Glazing: Double Glazed
Frame: Aluminium

JOINERY NOTES

CONTRACTOR TO CONFIRM ALL OPENING
SIZES ON SITE PRIOR TO ORDERING
JOINERY

All glazing to be aluminium double glazed. All glazing to comply with NZS 4223.2016
All grade A safety glass to be toughened safety glass.

All Insulating glass units (IGU's) to comply with NZS 4666:2000

NOTE: DIMENSIONS TAKEN FROM EDGE OF FRAMING

ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION

REV.	DATE	DESCRIPTION
A	25.09.19	Working Drawings



PARADISE COVE - 3/4 BEDROOM VILLA

Door & Window Schedule

DRAWING NO.

A90

SCALE

@A3	
-----	--

REVISION

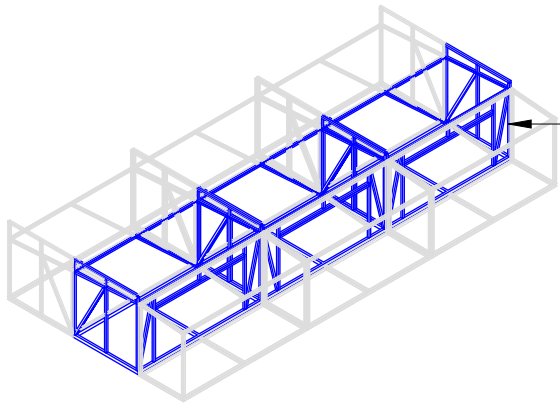
1 : 50

A

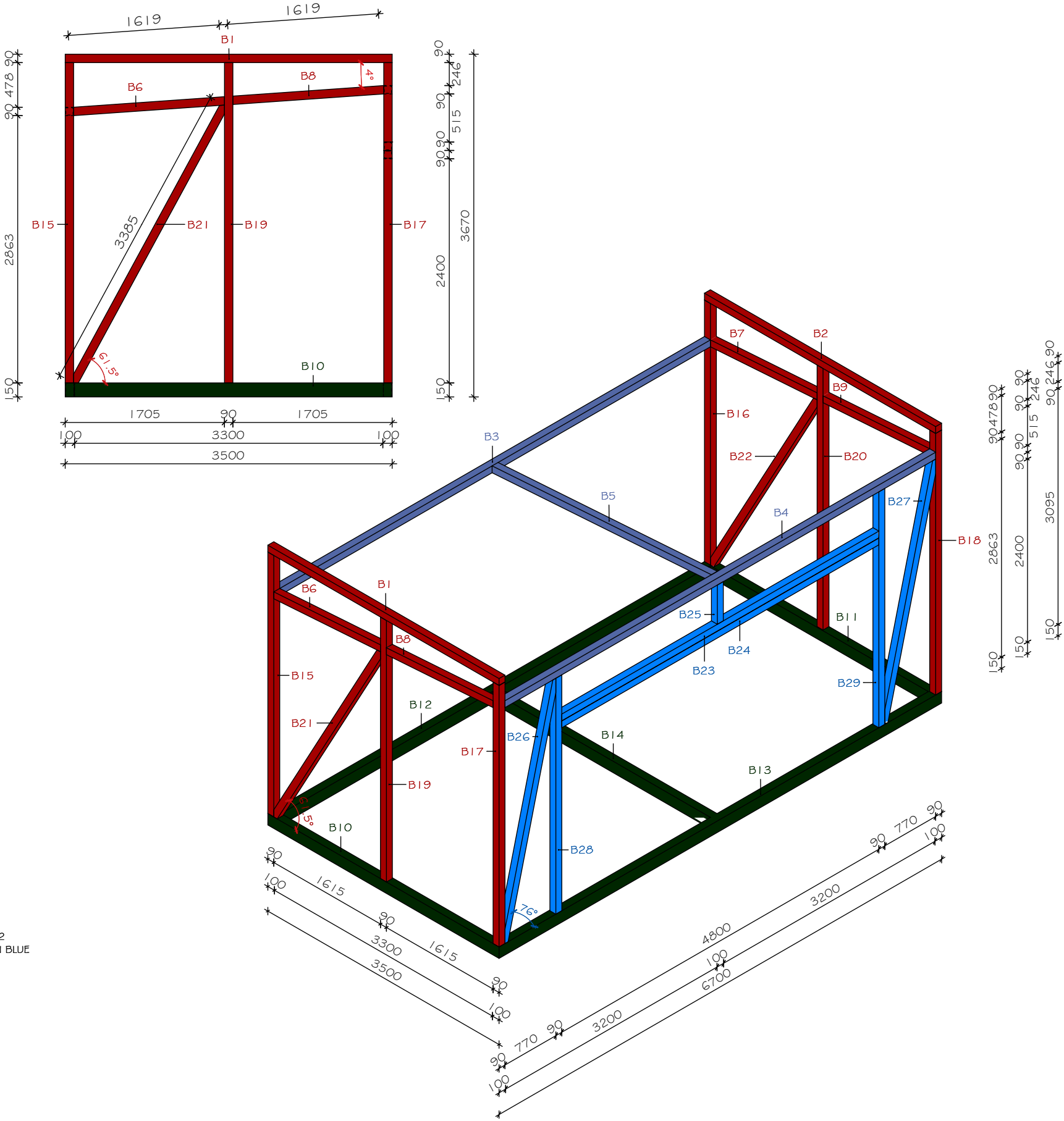
STEEL MODULE CUTTING LIST

FRONT MODULE WITH DOOR B2

FRONT MODULE CUTTING LIST FOR 1 INDIVIDUAL MODEL				
LOCATION:	TYPE:	REQUIRED:	SIZE (mm):	DRAWING ID:
END FRAMES:	CORNER POSTS	4x	3430(l) x 90(w) x 90(d)	B15, B16, B17, B18
	CENTRE POSTS	2x	3430(l) x 90(w) x 90(d)	B19, B20
	61.5° DIAGONAL BRACE	2x	3385(l) x 90(w) x 90(d)	B21, B22
	TOP BEAM	2x	3500(l) x 90(w) x 90(d)	B1, B2
	4° ROOF BEAM	4x	1619(l) x 90(w) x 90(d)	B6, B7, B8, B9
BASE FRAME:	FRONT BEAM	1x	6700(l) x 100(w) x 150(d)	B13
	BACK BEAM	1x	6700(l) x 100(w) x 150(d)	B12
	CENTRE BEAM	1x	3300(l) x 100(w) x 150(d)	B14
	SIDE BEAM	2x	3300(l) x 100(w) x 150(d)	B10, B11
TOP FRAME:	4° CENTRE BEAM	1x	3320(l) x 90(w) x 90(d)	B5
	BACK BEAM	1x	6520(l) x 90(w) x 90(d)	B3
	FRONT BEAM	1x	6520(l) x 90(w) x 90(d)	B4
FRONT FRAME:	SIDE POSTS	2x	3480(l) x 90(w) x 90(d)	B28, B29
	MIDDLE POST	1x	850(l) x 90(w) x 90(d)	B25
	76° DIAGONAL BRACE	2x	6520(l) x 90(w) x 90(d)	B26, B27
	LINTEL	2x	4800(l) x 90(w) x 90(d)	B23, B24



EACH FULL 2 BEDROOM VILLA REQUIRES (3x) B2 FRONT MODULE WITH DOOR AS ILLUSTRATED IN BLUE



NOTE: DIMENSIONS TAKEN FROM EDGE OF FRAMING ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION

REV.	DATE	DESCRIPTION
A	25.09.19	Working Drawings



PARADISE COVE
- 3/4 BEDROOM VILLA

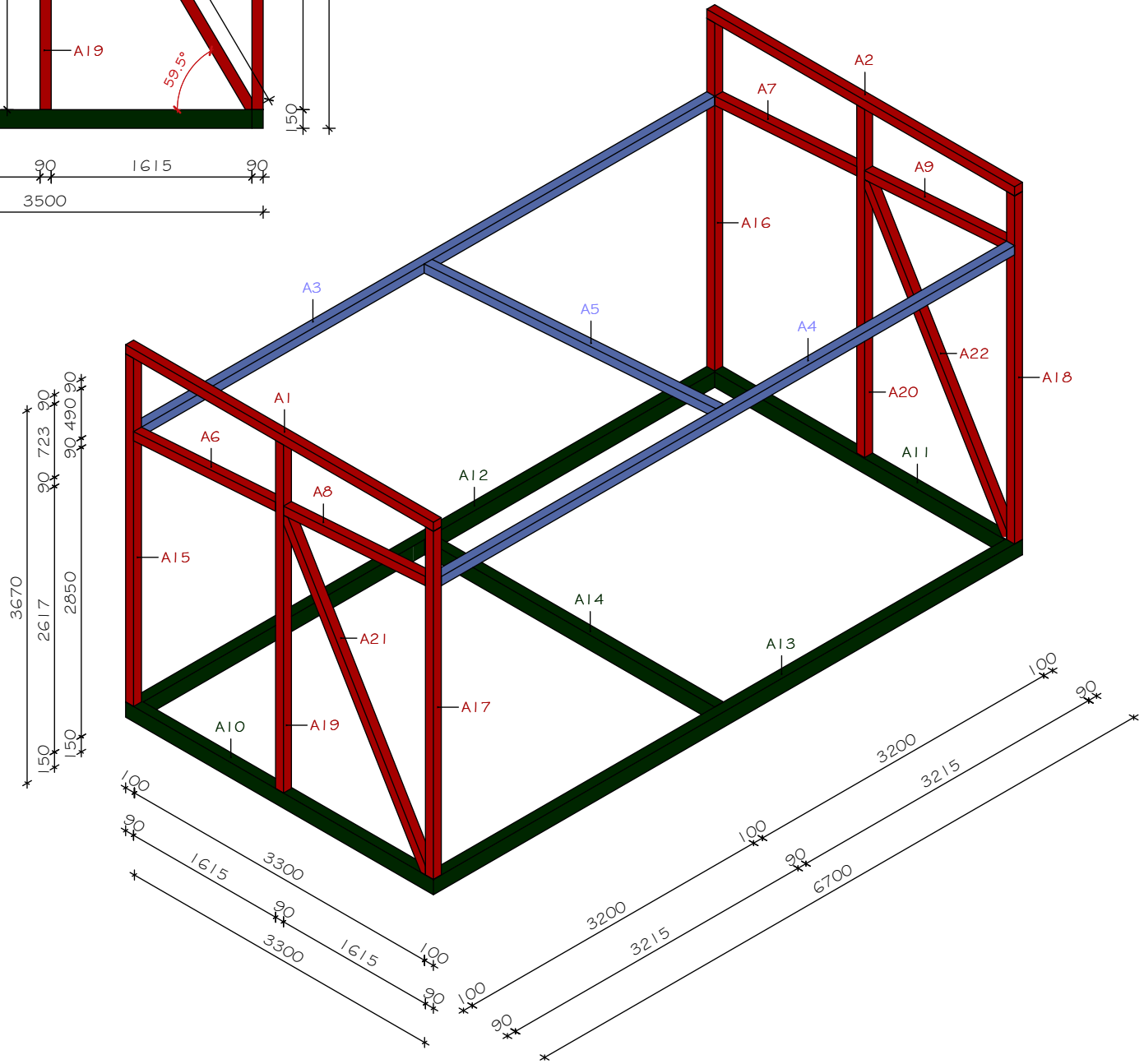
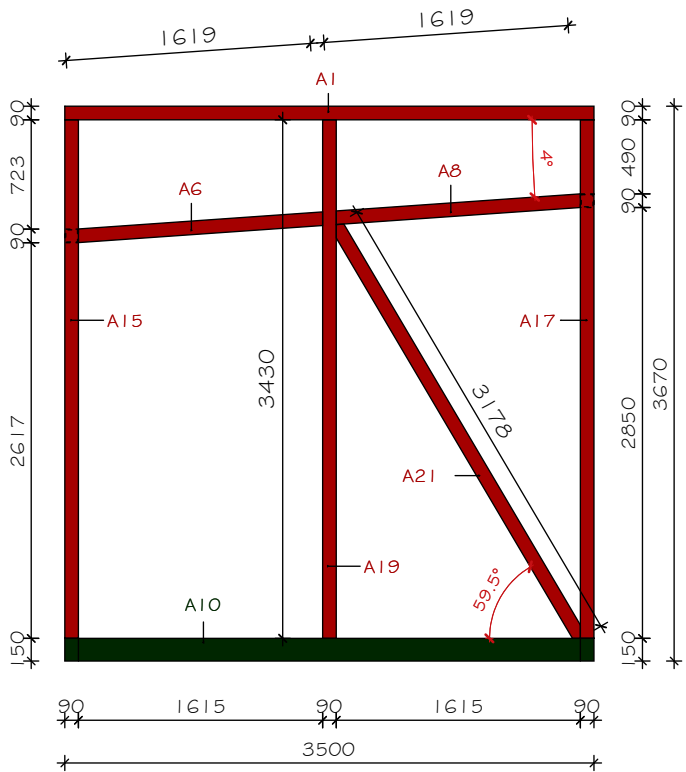
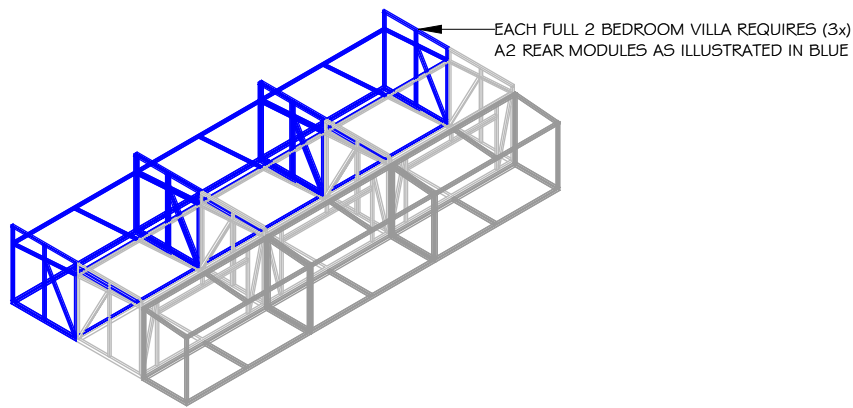
Steel Module Cutting List - Front
Module B2

DRAWING NO.		CLO1
SCALE	@A3	REVISION
1 : 50		A

STEEL MODULE CUTTING LIST

REAR MODULE A2

REAR MODULE CUTTING LIST FOR 1 INDIVIDUAL MODEL				
LOCATION:	TYPE:	REQUIRED:	SIZE (mm):	DRAWING ID:
END FRAMES:	CORNER POSTS	4x	3430(l) x 90(w) x 90(d)	A15, A16, A17, A18
	CENTRE POSTS	2x	3430(l) x 90(w) x 90(d)	A19, A20
	59.5° DIAGONAL BRACE	2x	3178(l) x 90(w) x 90(d)	A21, A22
	TOP BEAM	2x	3500(l) x 90(w) x 90(d)	A1, A2
	4° ROOF BEAM	4x	1619(l) x 90(w) x 90(d)	A6, A7, A8, A9
BASE FRAME:	FRONT BEAM	1x	6700(l) x 100(w) x 150(d)	A13
	BACK BEAM	1x	6700(l) x 100(w) x 150(d)	A12
	CENTRE BEAM	1x	3300(l) x 100(w) x 150(d)	A14
	SIDE BEAM	2x	3300(l) x 100(w) x 150(d)	A10, A11
TOP FRAME:	4° CENTRE BEAM	1x	3320(l) x 90(w) x 90(d)	A5
	BACK BEAM	1x	6520(l) x 90(w) x 90(d)	A3
	FRONT BEAM	1x	6520(l) x 90(w) x 90(d)	A4



NOTE: DIMENSIONS TAKEN FROM EDGE OF FRAMING

ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION

REV.	DATE	DESCRIPTION
A	25.09.19	Working Drawings



PARADISE COVE
- 3/4 BEDROOM VILLA

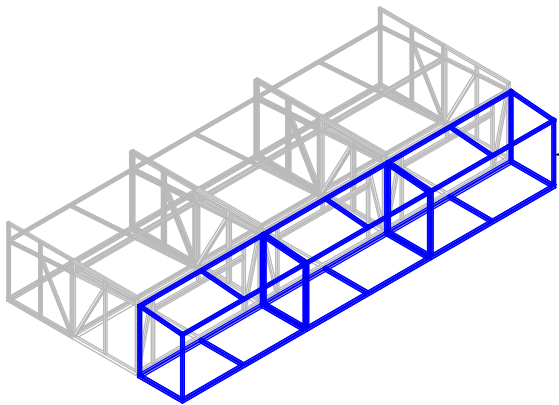
Steel Module Cutting List - Rear
Module A2

DRAWING NO.		CLO2
SCALE	@A3	REVISION
1 : 50		A

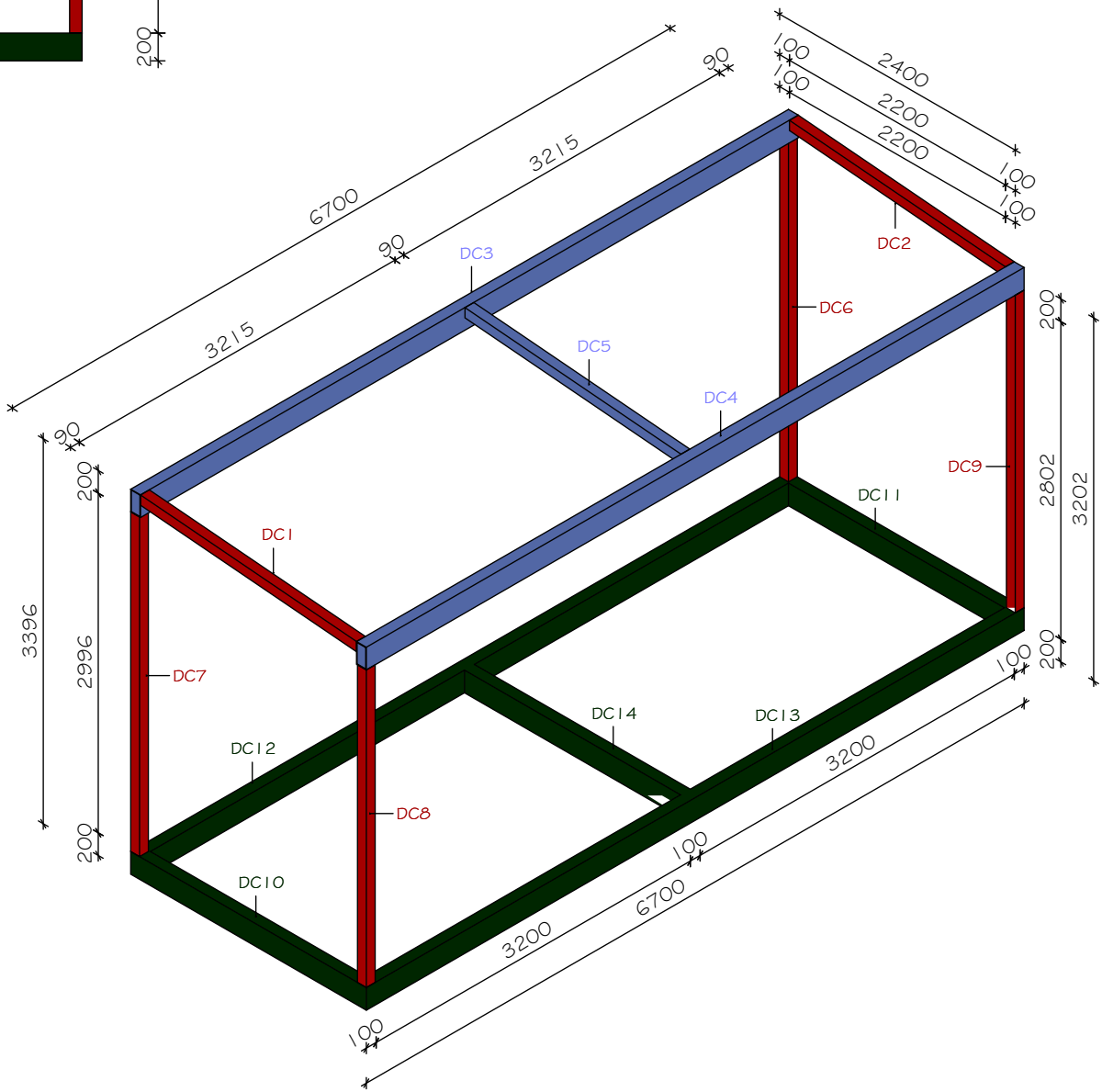
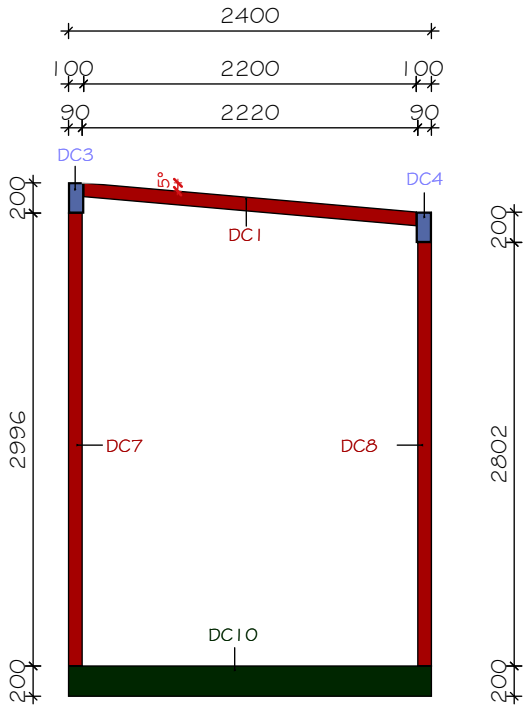
STEEL MODULE CUTTING LIST

DECK MODULE

DECK MODULE CUTTING LIST FOR 1 INDIVIDUAL MODEL				
LOCATION:	TYPE:	REQUIRED:	SIZE (mm):	DRAWING ID:
END FRAMES:	CORNER POSTS	2x	2996(l) x 90(w) x 90(d)	DC6, DC7
	CORNER POSTS	2x	2802(l) x 90(w) x 90(d)	DC8, DC9
	5° TOP BEAM	2x	2220(l) x 90(w) x 90(d)	DC1, DC2
BASE FRAME:	FRONT BEAM	1x	6700(l) x 100(w) x 200(d)	DC13
	BACK BEAM	1x	6700(l) x 100(w) x 200(d)	DC12
	CENTRE BEAM	1x	2200(l) x 100(w) x 200(d)	DC14
	SIDE BEAM	2x	2200(l) x 100(w) x 200(d)	DC10, DC11
TOP FRAME:	5° CENTRE BEAM	1x	2220(l) x 90(w) x 90(d)	DC5
	BACK BEAM	1x	6700(l) x 100(w) x 200(d)	DC3
	FRONT BEAM	1x	6700(l) x 100(w) x 200(d)	DC4



EACH FULL 2 BEDROOM VILLA REQUIRES (3x)
DECK MODULES AS ILLUSTRATED IN BLUE



NOTE: DIMENSIONS TAKEN FROM EDGE OF FRAMING ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION

REV.	DATE	DESCRIPTION
A	25.09.19	Working Drawings



PARADISE COVE
- 3/4 BEDROOM VILLA

Steel Module Cutting List - Deck
Module

DRAWING NO. CLO3		
SCALE 1 : 50	@A3	REVISION A

Structural Drawing Set

Client: Leading by Design Ltd

Address: Paradise Cove - 3 Bed Villa

General

- Drawings are to be read in conjunction with all notes, and all other relevant information, including architectural drawings, geotechnical reports and Building Consent Conditions.
- The Contractor is to carry out a thorough review to become familiar with the provided information. Any and all discrepancies are to be referred to the Architect/Engineer to be resolved as soon as practically possible.
- Do not scale Engineers drawings, use written dimensions and Architectural set out.
- All work shall be carried out in accordance with the drawings, Building Act, Council regulations and relevant NZ Standards.
- The specifically designed elements relating to B1 Structure are supplied along with a Design Producer Statement (PS1). To comply with the Building Consent Conditions, a Construction Review Producer Statement (PS4) will be required. Refer to Construction Monitoring.

Building Platform

- All services are to be located and trenches are to be backfilled and compacted accordingly.
- A 25mm sand blinding layer is to be placed, screeded and compacted over the building platform.
- DPM (0.25mm polythene membrane) is to be lapped 200mm and taped at joints and penetrations.

Concrete

- Concrete 28 day strength: 25MPa min
- All concrete work and materials shall be carried out to and comply with NZS3104, NZS3109, NZS3101 and Council regulations.
- Cuts into any concrete element are not to be made unless specifically detailed otherwise.
- All cold joint surfaces are to be scabbled / roughened to ensure adhesion unless specifically detailed otherwise.

Reinforcement Steel

- All reinforcement and mesh shall be Ductile Plus (or equivalent) Grade 300E or 500E and to comply with NZS 4671.
 - SE - Deformed welded wire mesh (500MPa)
 - R - Plain bars (300MPa)
 - HR - Plain bars (500MPa)
 - D - Deformed bars (300MPa)
 - HD - Deformed bars (500MPa)
- All reinforcement lap lengths are to be a minimum of the following, unless specifically detailed:
 - SE - maximum of 250mm or grid width + 50mm
 - R - 80 x bar diameter
 - HR - 140 x bar diameter
 - D - 40 x bar diameter
 - HD - 70 x bar diameter
- All reinforcement bends are to be to NZS3109 and NZS3101:
 - Minimum diameter of bend in main bars:
 - 6-20mm bar - 5 x bar diameter
 - 24-40mm bar - 6 x bar diameter
 - Minimum diameter of bend in stirrups and ties:
 - 6-20mm plain bar - 2 x bar diameter
 - 6-20mm deformed bar - 4 x bar diameter
 - 24-40mm plain bar - 3 x bar diameter
 - 24-40mm deformed bar - 6 x bar diameter
- All reinforcement hooks are to be standard to NZS3101-8.6.10:
 - A semi-circular turn plus an extension of at least four bar diameters but equal to or greater than 65mm at the free end of the bar; or
 - A 90 degree turn plus an extension of at least 12 bar diameters for a deformed bar and bar diameters for plain bar at the free end of the bar; or
 - A stirrup hook, a 135 degree turn plus an extension of at least 6 bar diameters for a deformed bar and 8 bar diameters for plain bar at the free end of the bar.
- All reinforcement cover should align as closely as practicably possible to the following minimum distances:
 - Adjacent to unprotected ground - 75mm
 - Adjacent to formwork - 50mm
 - Adjacent to DPM - 50mm
 - Top cover (enclosed) - 30mm
 - Top cover (exposed) - 50mm

Structural Steel

- All steel elements are to be a minimum of Grade 300 (300MPa), unless specifically detailed otherwise.
- All steel element lengths and dimensions are to be confirmed by the Contractor and Fabricator.
- All steel elements are to be manufactured to NZS3404, NZS3679, NZS1163 and all other relevant standards.
- All welds are to be Structural Grade to NZS1554.
- All bolts are to be a minimum of the values outlined below, unless specifically detailed otherwise:
 - Steel to Steel OR Steel to Concrete - High Grade 8.8 (830MPa)
 - All other connections - Grade 4.6 (400MPa)

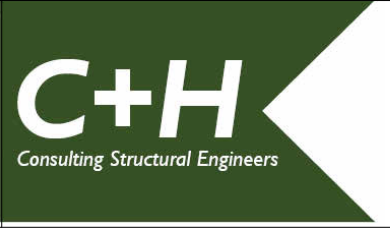
NZS3604:2011 and NZS4229:2013

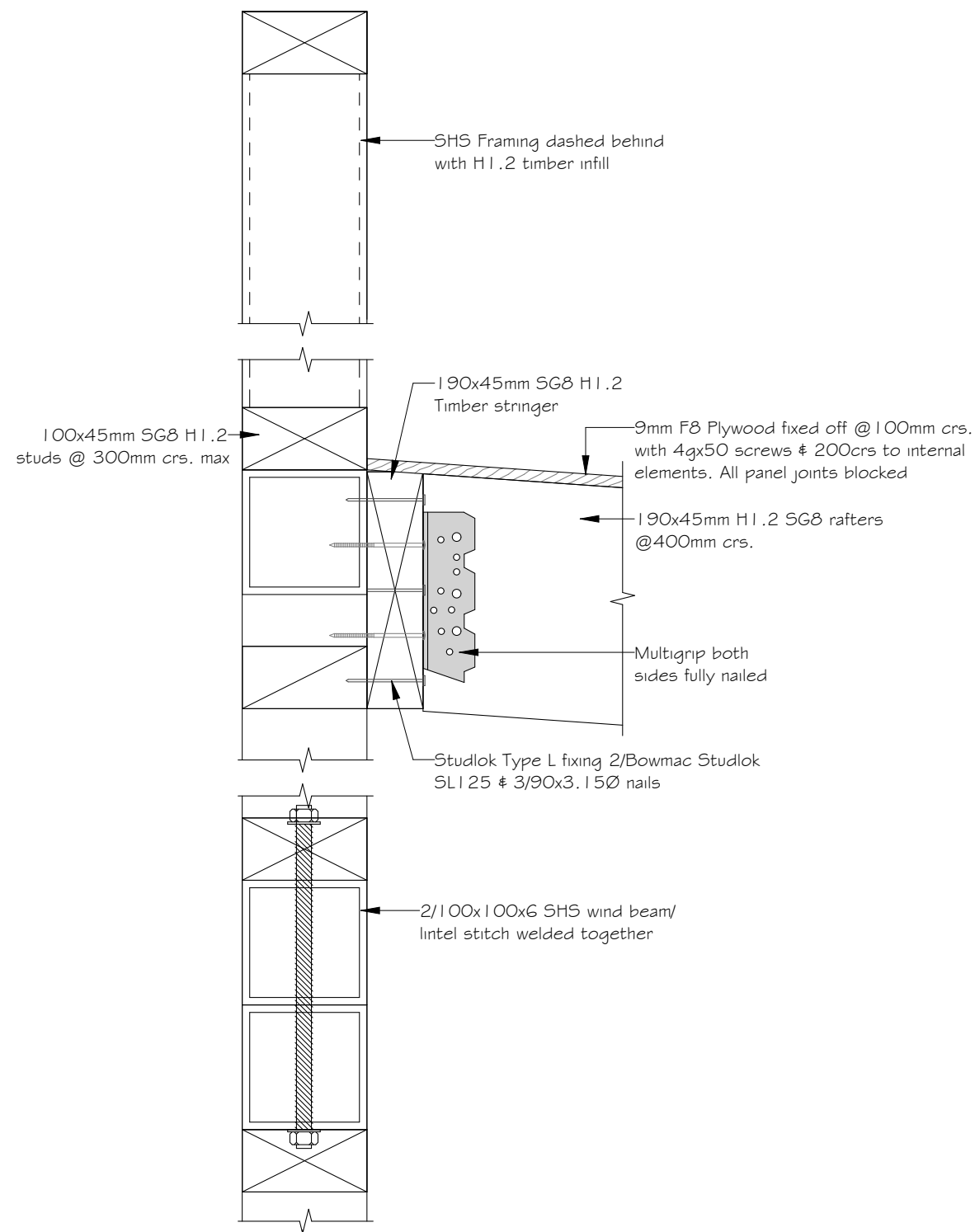
- All construction and work is to be carried out in accordance with design and construction standards not requiring specific engineering design, NZS3604:2011 and NZS4229:2013, as required; unless specifically altered by specific engineering design (SED).
- It is the Contractors responsibility to construct all relevant elements to all relevant standards and relevant Council regulations. This includes but is in no way limited to:
 - Timber framing, blocking, connections and bracing.
 - Floor framing, blocking, connections and diaphragms.
 - Roof framing, blocking, connections, diaphragms and bracing.

Construction Monitoring

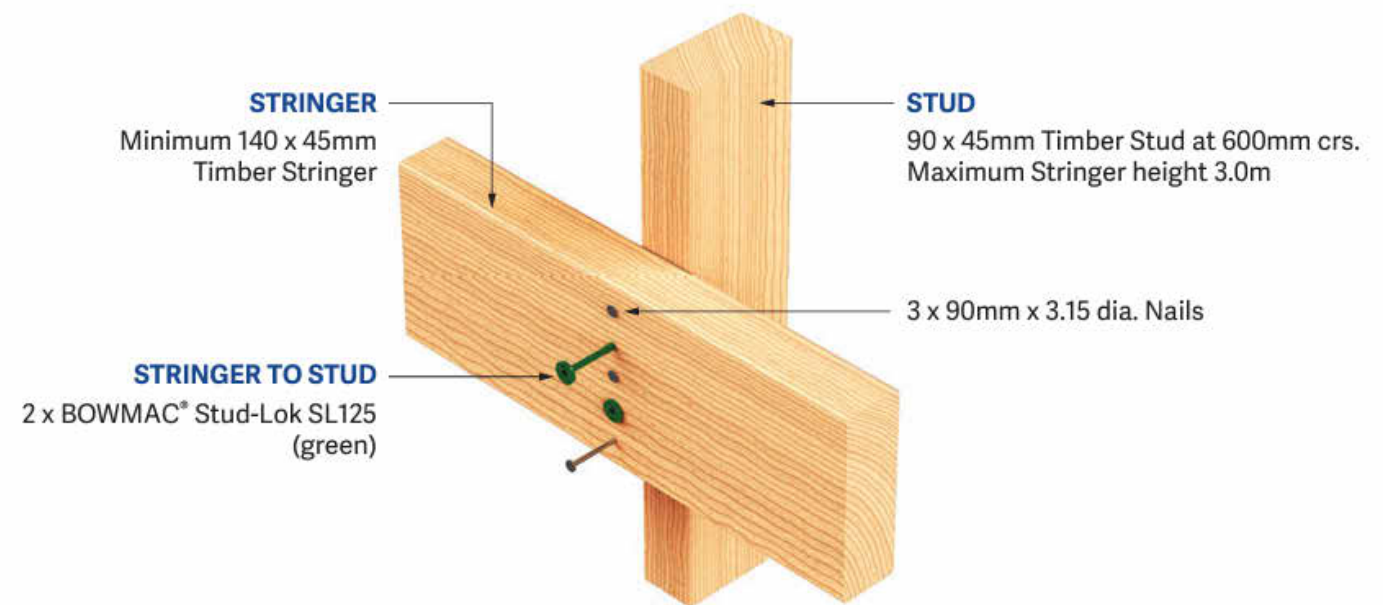
- In order to supply a PS4, the Structural Engineer will carry out CM2 Level construction monitoring at critical stages of the works. Organise inspections at least 3 working days prior; ensure all work is completely finished at the time of inspection. Incomplete work will cause delays or re-inspections.
- It is the Contractors responsibility to organise the required Construction Monitoring Service with the Structural Engineer. A PS4 will not be supplied in the event that all required Construction Monitoring has not occurred. This will cause significant compliance issues for the Contractor at the completion of the Consenting process.

All dimensions to be confirmed on site prior to construction

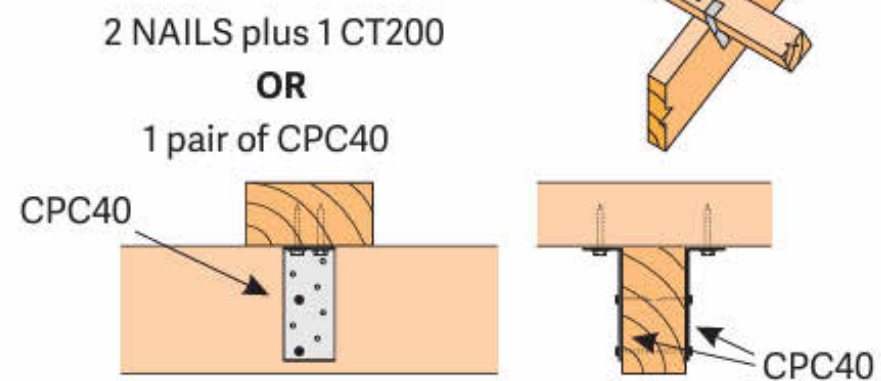
REV.	DATE	DESCRIPTION		PARADISE COVE - 3/4 BEDROOM VILLA	Engineering Details	DRAWING NO.	
A	25.09.19	Working Drawings				SK00	
						SCALE	REVISION
							A



TYPE L 7.22kN



FIXING TYPE E 5.5kN



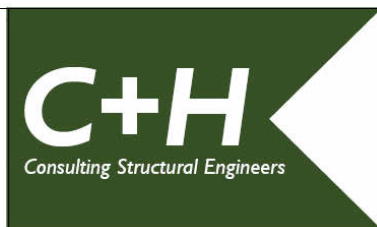
A
A22

Roof Framing to Front Elevation

1 : 5

All dimensions to be confirmed on site prior to construction

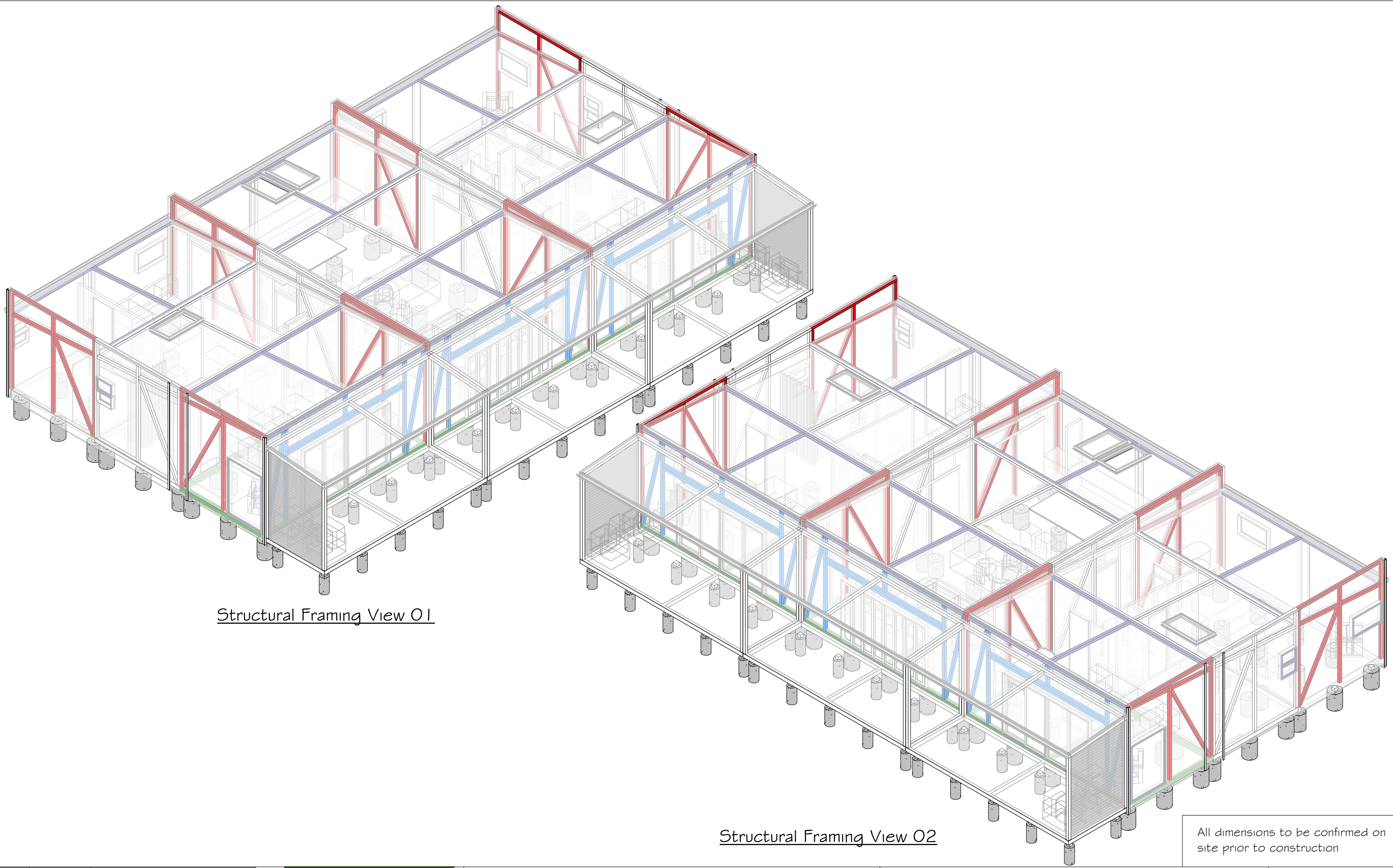
REV.	DATE	DESCRIPTION
A	25.09.19	Working Drawings



PARADISE COVE
- 3/4 BEDROOM VILLA

Engineering Details

DRAWING NO.	SK01
SCALE	1 : 5
REVISION	A

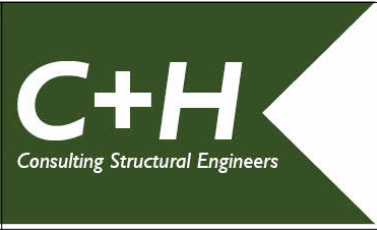


Structural Framing View 01

Structural Framing View 02

All dimensions to be confirmed on site prior to construction

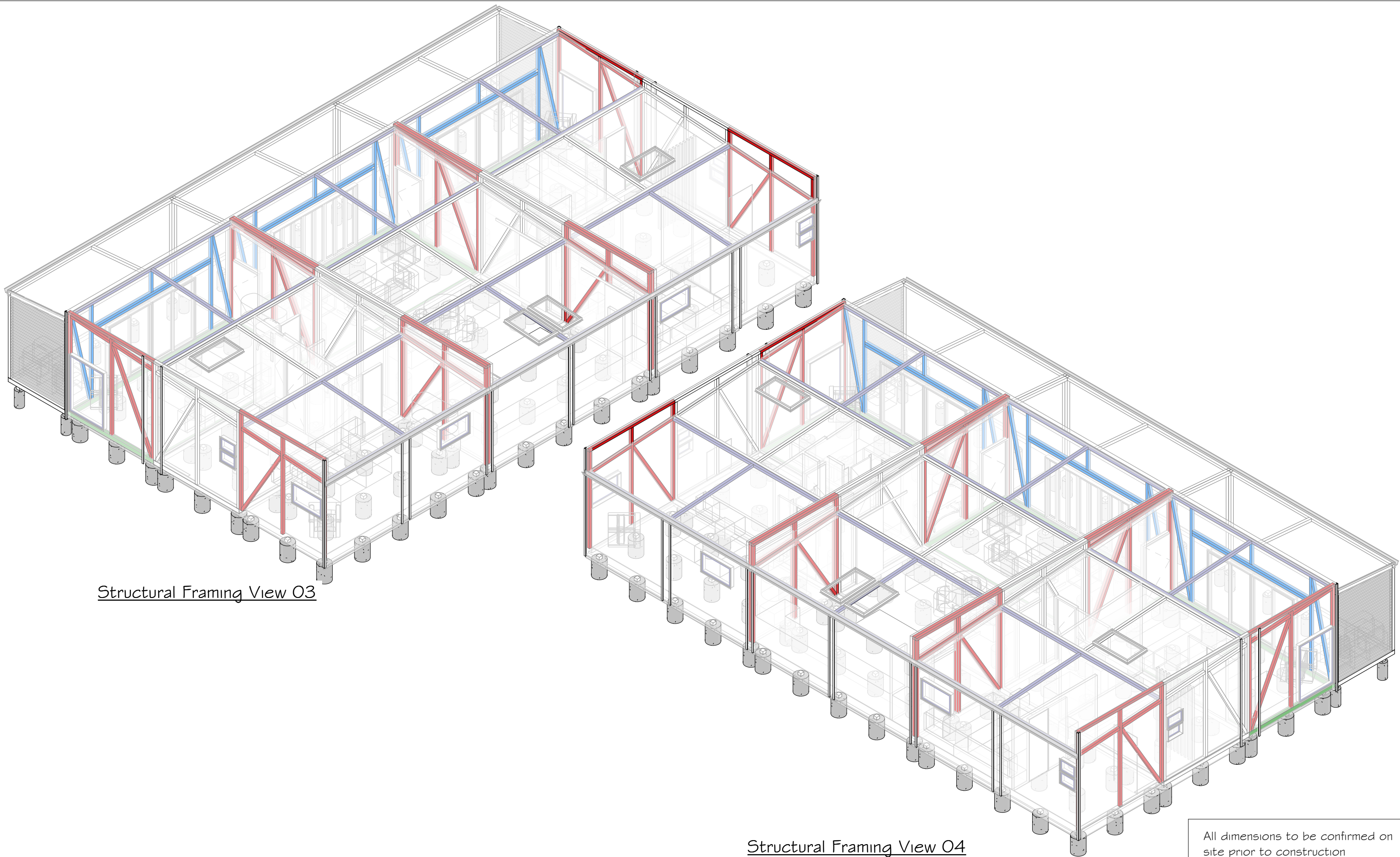
REV.	DATE	DESCRIPTION
A	25.09.19	Working Drawings



PARADISE COVE
- 3/4 BEDROOM VILLA

Engineering Details

DRAWING NO.		SK02
SCALE	REVISION	A

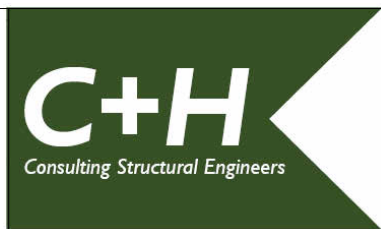


Structural Framing View 03

Structural Framing View 04

All dimensions to be confirmed on site prior to construction

REV.	DATE	DESCRIPTION
A	25.09.19	Working Drawings



PARADISE COVE - 3/4 BEDROOM VILLA

Engineering Details

DRAWING NO.		SK03
SCALE	REVISION	A