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 Note: Soffit and lintel heights can vary. Refer to specific Cross Section to establish soffit and lintel heights for this house

NOTE: THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATION DOCUMENTS, ENGINEERING DETAILS, MANUFACTURERS SPECIFICATIONS AND TRUSS MANUFACTURER'S PLAN

Sheet # 1

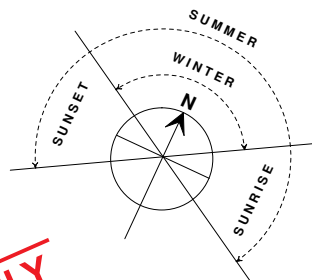
SITE / SERVICES PLAN

Scale: 1:200

Drawn by: ACJ

Date: A2  
26th May 2008

Note:  
Sub - Contractors to verify all dimensions on site. All work shall comply with the NZBC, NZS 3604 : 1999, and all other relevant standards and regulations.



**SAMPLE PLANS ONLY**

**SITE DETAILS:**

Lot No.	54.
D.P. No.	xxxxxx.
Site Area:	462m <sup>2</sup>
Building Coverage:	183.00m <sup>2</sup>
Site Coverage:	39.61%

**NOTES:**

F.F.L. +225mm minimum above ground level at all points unless otherwise stated

Areas, measurements and site levels subject to final survey

Building foundation is based on a clear level site

**KEY:**

Proposed Stormwater:	100mm dia
Proposed Sewer:	100mm dia
Terminal Vent:	t.v. 800 o
Downpipe:	800 d.p.o
Gully Trap:	g.t.
Vented Soil Stack:	s.s. o
Inspection Point:	i.p. o

**PLUMBING & DRAINAGE:**

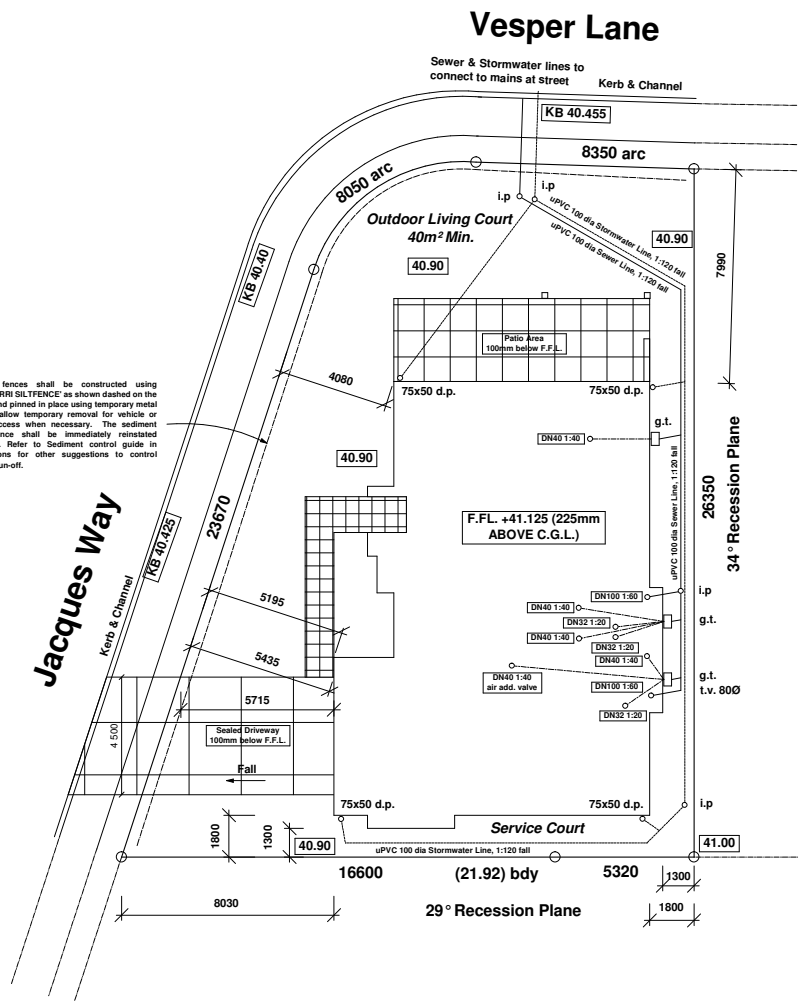
Plumbing & Drainage design to G13/AS1 Sanitary Plumbing & G13/AS2 - Drainage

32mm dia -	1:20 Gradient
40mm dia -	1:40 Gradient
100mm dia -	1:60 Gradient

100mm dia - S/water	1:120 G13/AS2
100mm dia - Sewerr	1:120 G13/AS2

Indicates Existing Levels - 40.90

Sediment fences shall be constructed using 'MACCAFERRI SILTFENCE' as shown dashed on the site plan and pinned in place using temporary metal spikes to allow temporary removal for vehicle or material access when necessary. The sediment control fence shall be immediately reinstated afterwards. Refer to Sediment control guide in specifications for other suggestions to control sediment run-off.



**SITE/SERVICES PLAN**  
scale 1:200

Proposed home for:  
Lot.

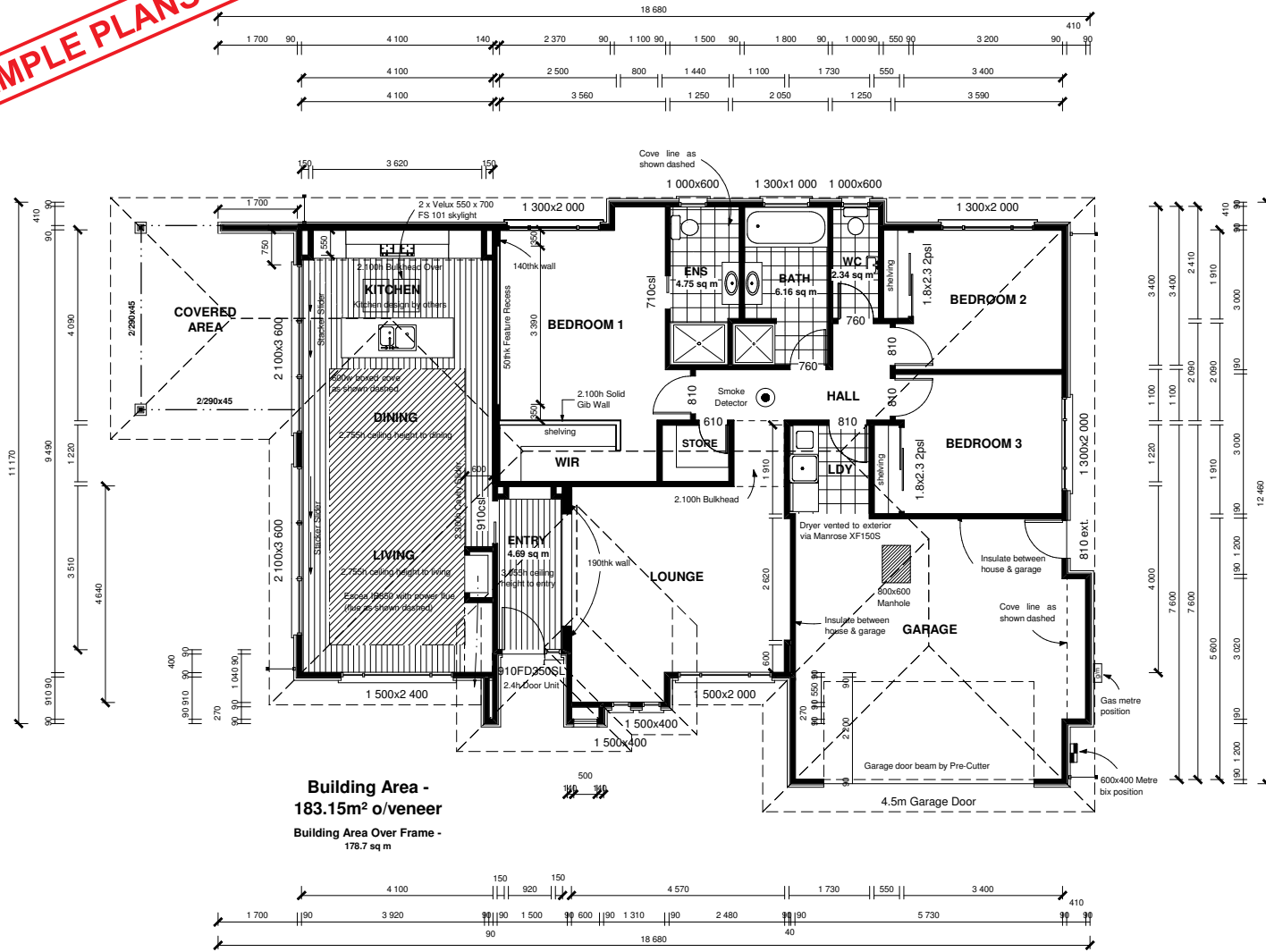
**Consent Drawings**

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Sheet # 2  
 FLOORPLAN  
 Scale: 1:100  
 Drawn by: ACJ  
 Date: A2  
 26th May 2008



Building Area - 183.15m<sup>2</sup> o/veneer  
 Building Area Over Frame - 178.7 sq m

**FLOORPLAN**  
 scale 1:100

**SCHEDULE OF TIMBER TREATMENT**

These drawings are to be read in conjunction with NZS 3604: 1999 July 2006 Amendment 2. Note: All timbers with treatment level H3 or above shall use Stainless steel fixings. All timber grading shall be MSG8 grading unless specified.

**Chemfree-**  
 Framing protected from the weather and above ground (not subfloor framing) Roof and ceiling framing. Low risk interior wall framing. Intermediate interior floor framing. Roof trusses / purlins.

**H1.2-**  
 Framing protected from the weather, above ground with the possibility of exposure to moisture. Skillion roof above 10° framing with lined soffits. Exterior walls protected from the weather. Wall framing.

**H3.1-**  
 Framing exposed to intermittent moisture, above ground but protected from weather by an approved paint system or cladding. Wall and floor framing at risk to wet areas. Exterior posts and beams. Enclosed lintels and posts supporting enclosed balconies. Enclosed balcony ply and joists. Balustrade framing. Cavity battens.

**WET AREA TREATMENT**

Bathroom's, wc's, laundries and kitchen's to have H3.1 treated bottom plate.

Tank all shower enclosures to 2000mm with Ardex or similar.

Tank all wet area floors 150mm up walls and 150mm above bath with Ardex or similar.

**SMOKE DETECTORS**

Battery powered smoke alarms shall provide a hush facility having a minimum duration of 60 seconds.

Smoke alarms shall have a test facility located on the smoke alarm ( readily accessible to building occupants).

Smoke alarms shall be listed or approved by a recognized authority as complying with NZBC F7.

A smoke alarm must be located within 3.0m of every sleeping space door and additional smoke alarms must be located in each space that must be passed through to get to a safe place.

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Proposed home for:  
 Lot.

**Consent Drawings**

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Sheet # 3

ELEVATIONS

Scale: 1:100

Drawn by:  
ACJ

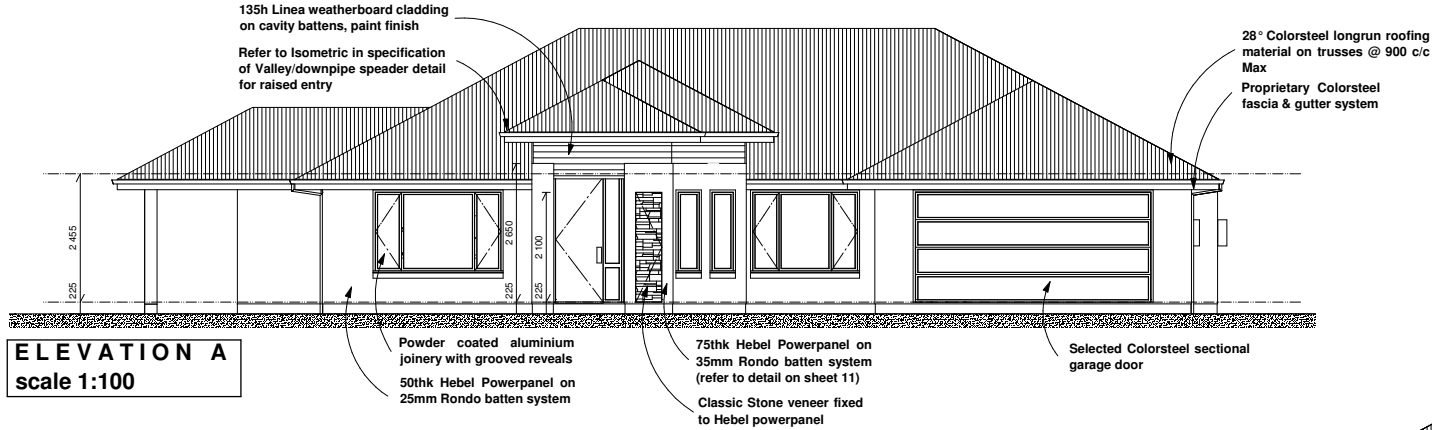
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RISK MATRIX				
	low	medium	high	Risk Area 'A'
Wind Zone		0		
No of Storeys	0			
Roof/Wall				
Eaves Width		1		
Building Envelope			3	
Decks & Balconies	0			
TOTAL				4

RISK MATRIX				
	low	medium	high	Risk Area 'B'
Wind Zone		0		
No of Storeys	0			
Roof/Wall				
Eaves Width	0			5
Building Envelope		1		
Decks & Balconies	0			
TOTAL				6



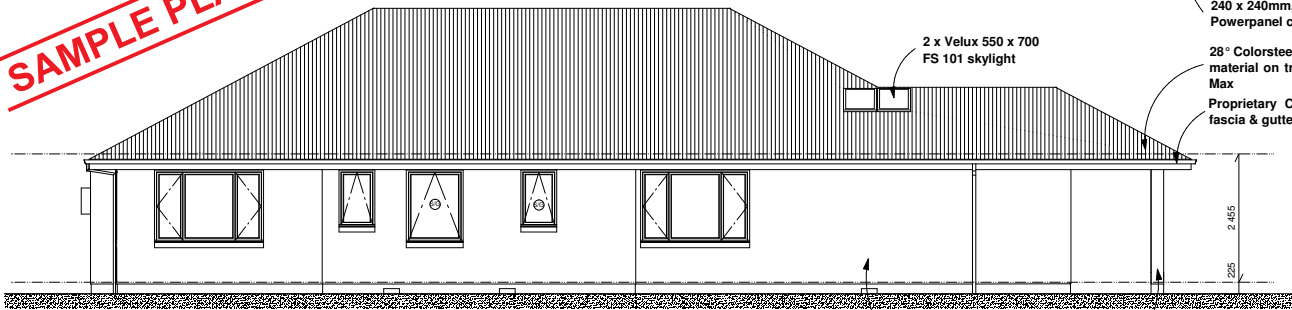
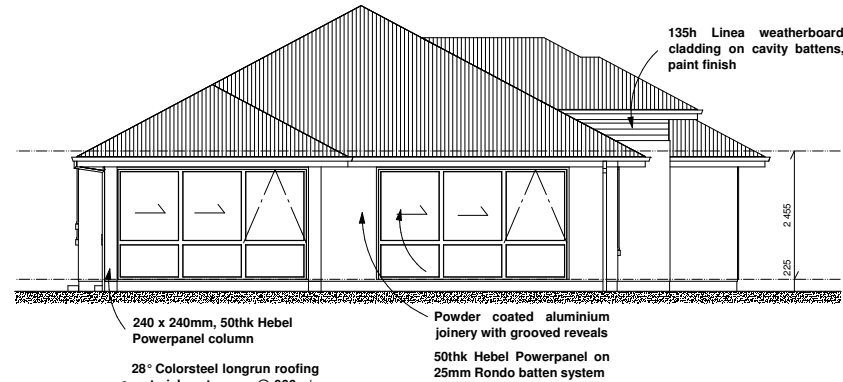
ELEVATION A  
scale 1:100

SG - Safety Glazing

HEBEL

**SAMPLE PLANS ONLY**

ELEVATION B  
scale 1:100



ELEVATION C  
scale 1:100

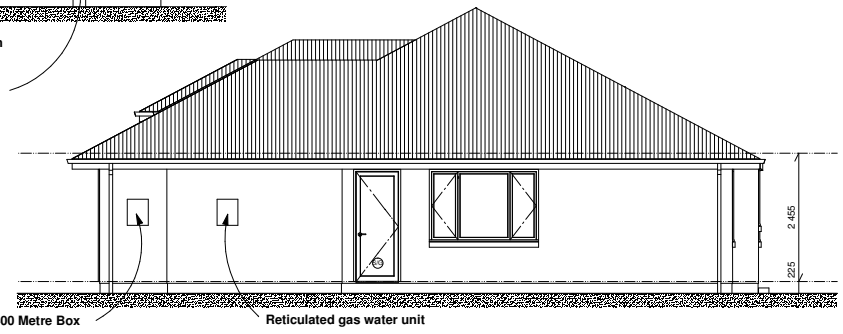
RISK MATRIX				
	low	medium	high	Risk Area 'C'
Wind Zone		0		
No of Storeys	0			
Roof/Wall	0			
Eaves Width	0			
Building Envelope	0			
Decks & Balconies	0			
TOTAL				0

RISK MATRIX				
	low	medium	high	Risk Area 'D'
Wind Zone		0		
No of Storeys	0			
Roof/Wall	0			
Eaves Width	0			
Building Envelope	0			
Decks & Balconies	0			
TOTAL				0

SG - Safety Glazing

ELEVATION D  
scale 1:100



Proposed home for:  
Lot.

Consent  
Drawings