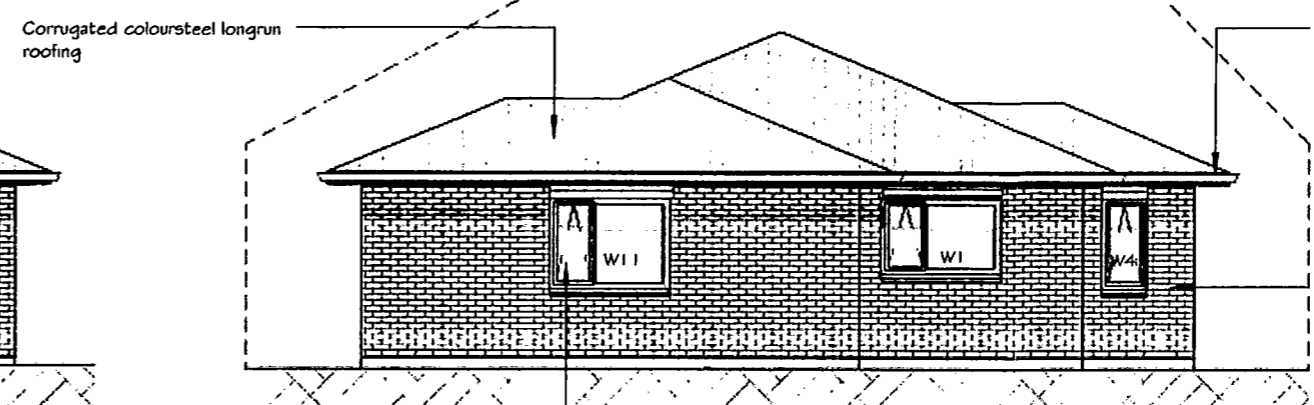
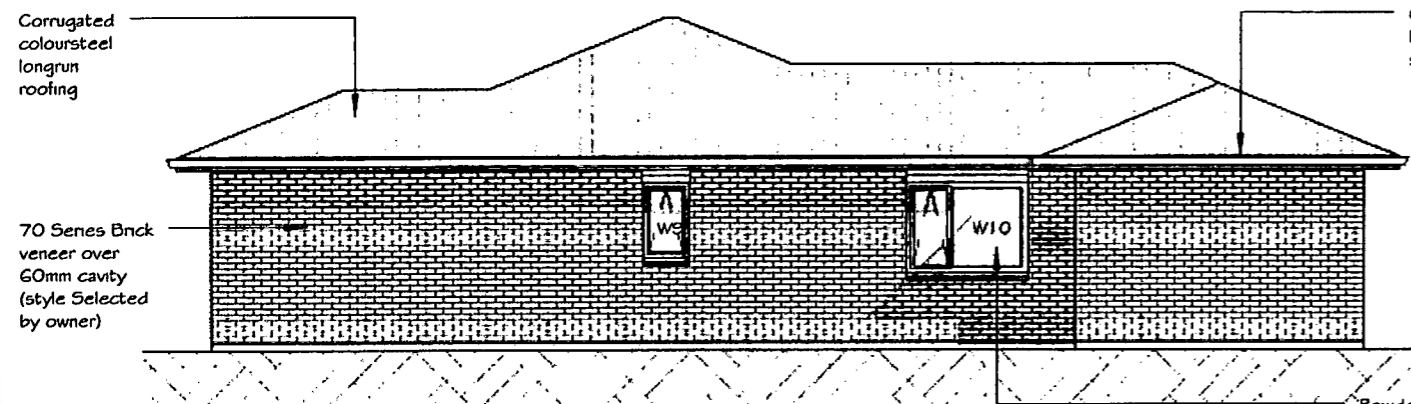


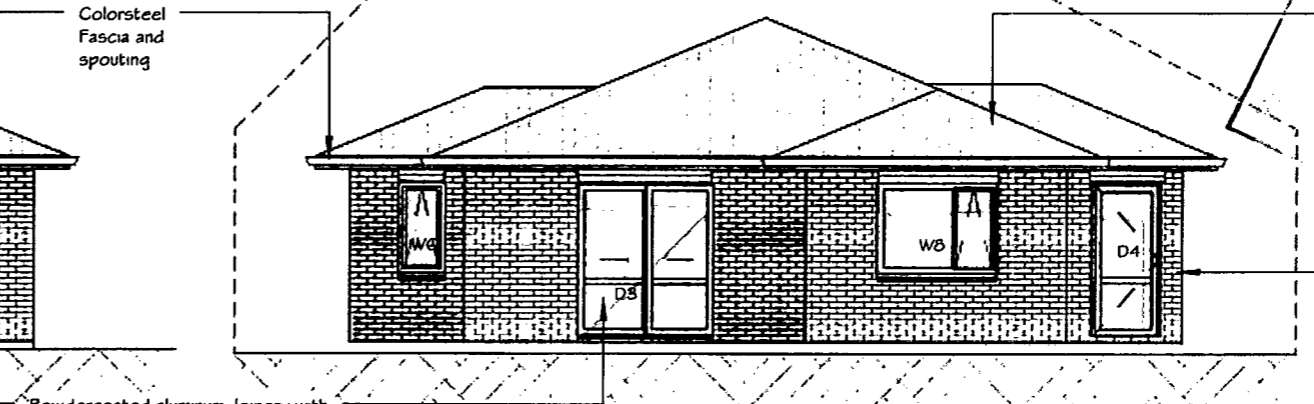
ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D

Powdercoated aluminum Joinery with Double glazed units, Smooth Hardies weatherboard on H3.1 treated packers to window heads

Powdercoated aluminum Joinery with Double glazed units, Smooth Hardies weatherboard on H3.1 treated packers to window heads

Window Schedule						
Window #	Head	Height	Width	Glazing	Glass Type	Comments
W1	2000	1000	1600	Double	Clear	
W2	2000	1000	600	Double	Clear	
W3	2000	1000	600	Double	Clear	
W4	2000	1200	600	Double	Clear	
W5	2000	1200	1600	Double	Clear	
W6	2000	1200	600	Double	Clear	
W7	2000	1200	1400	Double	Clear	
W8	2000	1200	1600	Double	Clear	
W9	2000	1000	600	Double	Opaque, Safety	
W10	2000	1200	1600	Double	Clear	
W11	2000	1200	1600	Single	Clear	

Door Schedule						
Mark	Head	Height	Width	Glazing	Glass Type	Comments
D1	2100	2100	2600	n/a	n/a	Sectional garage door
D2	2050	2050	1147	Double	Clear	1980x810 fiberglass entry door
D3	1965	2000	1800	Double	Clear	Opening sash to fixed panel
D4	2000	2000	830	Double	Clear	

ELEVATIONS	DATE	1 July 2012
	SCALE	1 : 100
	DRAWN BY	JAMES CUSIEL
	JOB NUMBER	PHL - A2.1

lot 3 Te Manatu  
 22A LANDMARK COURT, ROTOTUNA, HAMILTON  
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 PO Box 12266,  
 Hamilton 3248  
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FLOOR PLAN	DATE	1 July 2012
	SCALE	1 : 100
	DRAWN BY	JAMES CUSIEL
	JOB NUMBER	PHL -

lot 3 Te Manatu

22A LANDMARK COURT, ROTOTUNA, HAMILTON

Member

A1.3

110 Thomas Road,  
PO Box 12268,  
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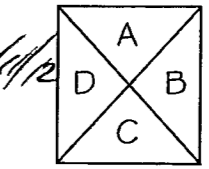
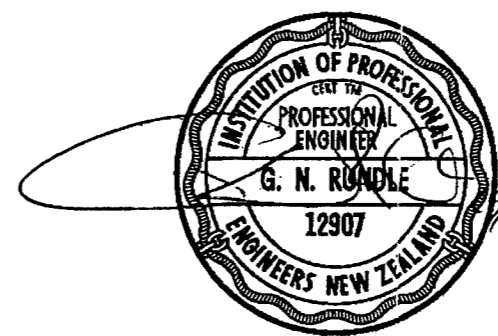
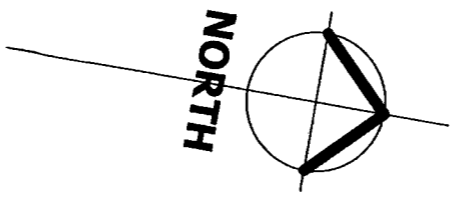
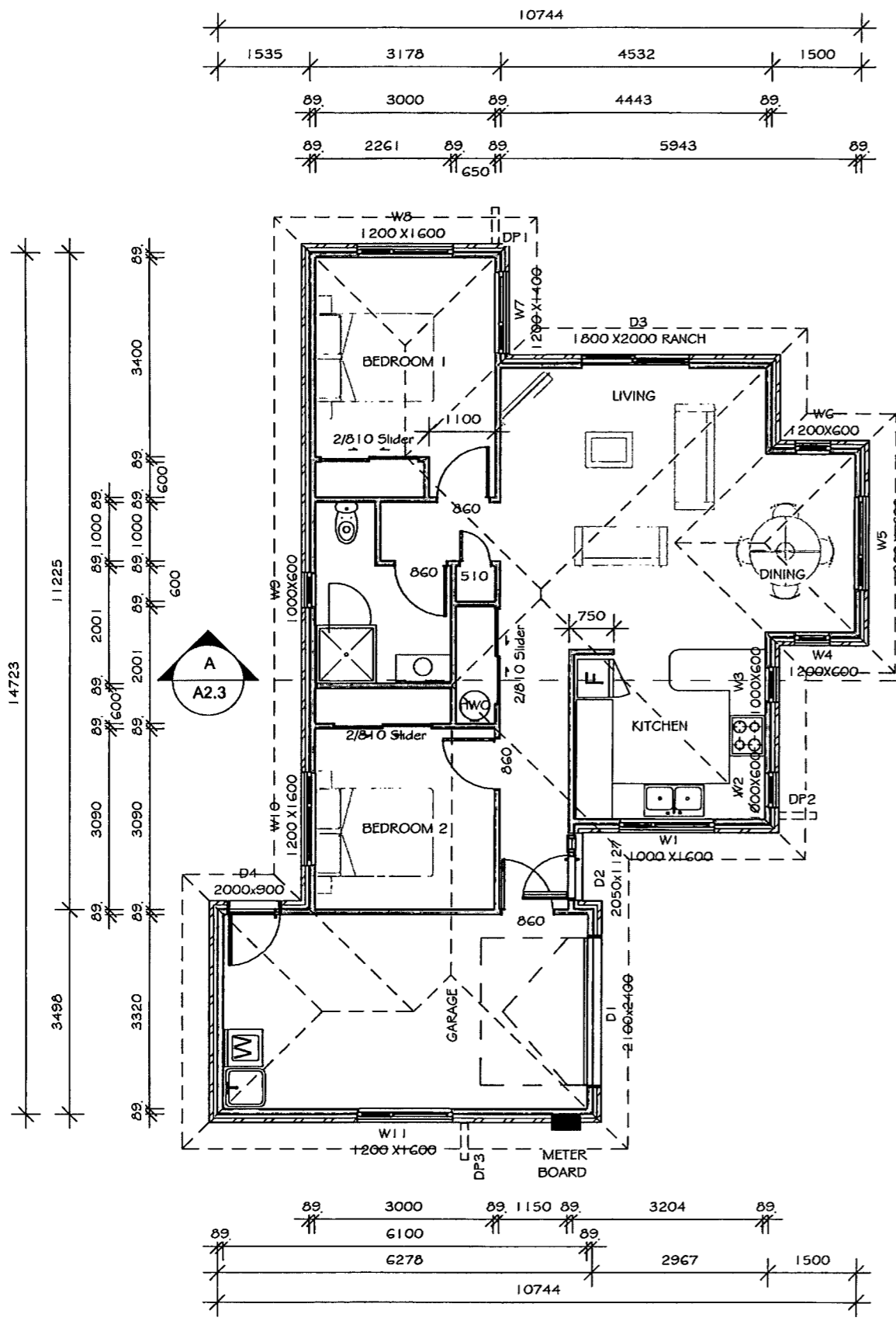
**FLOOR AREAS:**  
 Floor Area Over Framing = 101m2  
 Floor Area Over Brick = 107m2  
 Roof Area = 132m2

**GENERAL NOTES:**  
**WALL FRAMING AND INSULATION**  
 -2420 stud height  
 -89mm x 41mm Steel Framing  
 -R2.2 Fibreglass batts to exterior walls  
 -R3.2 Fibreglass batts to ceiling  
**CLADDINGS**  
 -70 Series Brick Veneer on 60mm cavity  
 -Hardies Smooth weatherboards to window heads  
**ROOFING**  
 -Profile : - corrugate long run  
 -Soffit Overhang: -615mm (from Frame)  
 -Soffit Drop: -291mm  
**INTERIOR FINISHES**  
 -Walls - 10mm Gib boards  
 -Ceiling - 13mm Gib Board  
 -Skirting - 60x10mm SB Pine  
 -Cornice - 55mm Gib Cove  
 -Architraves - 40x10mm pine  
 -Doors - MDF HC PQ on 19mm FG Jambs  
**BATHROOM FIXTURES**  
 Shower - 1000mm SQ acrylic  
 Vanity - 900mm floor standing  
**LAUNDRY FIXTURES**  
 Robinhood ST3 100 Laundry Sink

**Steel Framing Fixings**  
 -Bottom plate to floor  
 External Walls - M12 trubolts @ 900 ctrs  
 Internal walls - dnevpins @ 600 ctrs  
 Bracing Panels - In accordance with Gib Specs.  
 -Stud to Plate-  
 1 x 10g Tek screw each side of plate/stud - 5kN connection  
 -Lintel to Stud:-  
 2 x 10g Tek screw each side of Stud/lintel - 10 kN connection  
 -Truss to Top plate-  
 1 x bracket with 2 x 10g Tek to truss and 2 x 10g Tek to Top plate - 10 kN connection  
 -Steel strap brace with tensioner-  
 Fixed to truss and/or top plate

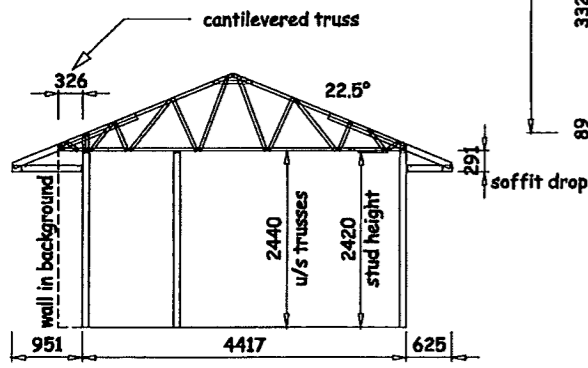
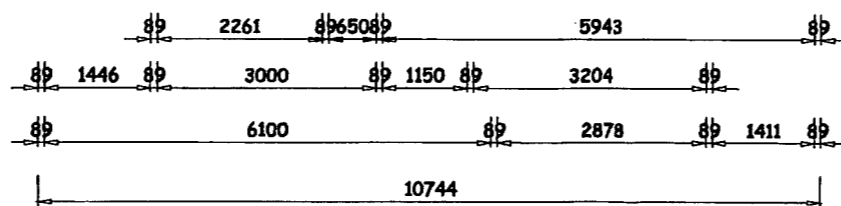
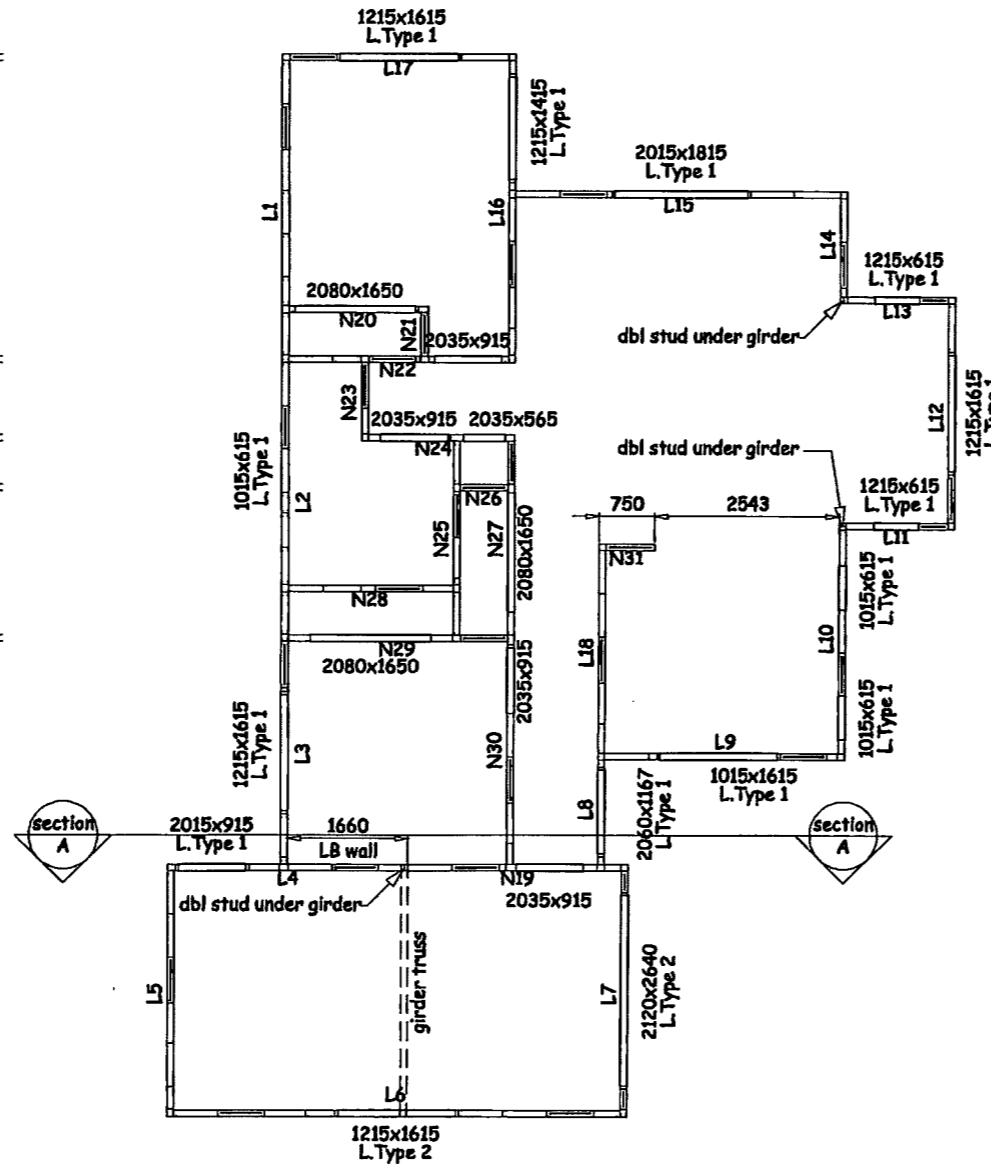
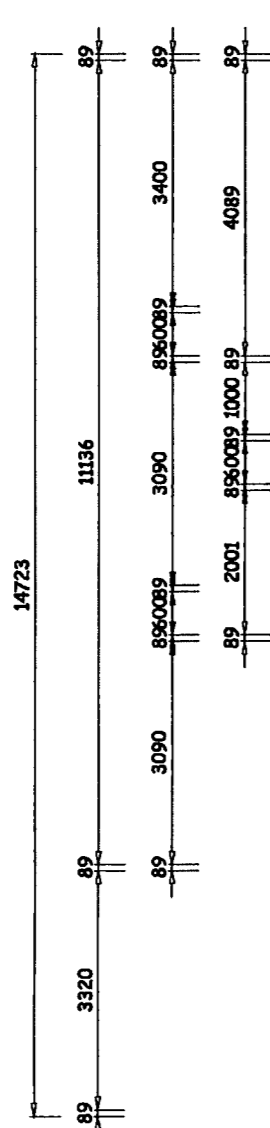
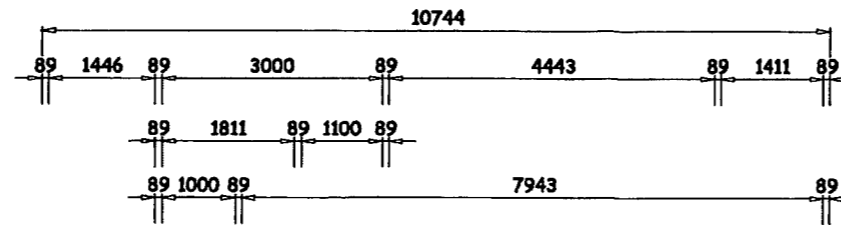
DETAIL SHEET REFERENCE	
FOUNDATION DETAILS	- A1.2
ROOF DETAILS	- A3.1
JOINERY DETAILS	- A3.2
CLADDING DETAILS	- A3.3
WETAREA DETAILS	- A3.4

**SUPERSEDED**



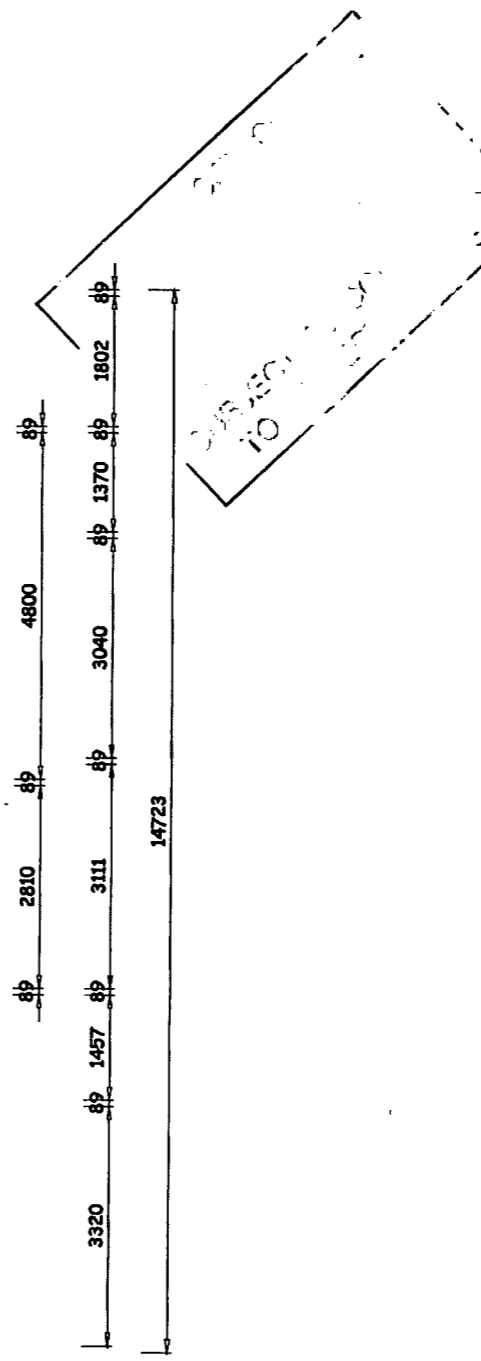
ELEVATION KEY

Wall Design Summary		
System Types Found	MFT-FRAMECADBUILD-#10	
Wind Load Found (m/s)	W37	
Load Types Found	Sheet	
Floor Types Found	Concrete	
Wall Summary		
Load Bearing Walls	18	57573
Non Load Bearing Walls	13	26803
Opening Summary		
1015x1615UW		1
1215x1415UW		1
2015x1815UB		1
2015x915UW		1
2035x565UB		1
2060x1167UD		1
2120x2640UD		1
1215x615UW		2
1015x615UW		3
2080x1650UD		3
1215x1615UW		4
2035x915UD		4



Section AA

Main Wall Frame Layout



**GENERAL NOTES**

All cold formed steel structure design and detailing to be certified by suitably qualified prior to construction. Refer to architectural drawings for dimensions, foundation structure and any additional structural steel not shown on structural drawings.

**COLD FORM STEEL FABRICATION**

Framing components for wall system are to be pre-assembled into panels prior to erecting. Prefabricated panels shall be square, with components attached in a manner to avoid raking.

Design fabrication and erection shall conform to "Specifications for the Design of Cold Formed Steel Structural Members" including commentary and supplementary information, or "Cold Formed Steel Structures" AS4600.

Self-drilling screws shall be equivalent to builderteks, and have allowable service load capacities published with a 4:1 factor of safety, certified by a registered engineer.

Splices in studs of load bearing walls are not permitted members. Members shall be held positively in place until properly fastened.

**COLD FORMED STEEL ERECTION**

Erect framing and panels, level and square in strict accordance with the approved shop drawings. Handling and lifting of prefabricated panels shall be done in a manner as to not cause distortion in and member. Tracks shall be securely anchored to the supporting structure as shown on the erection drawings.

Concrete anchors shall be installed after full concrete compressive strength has been achieved.

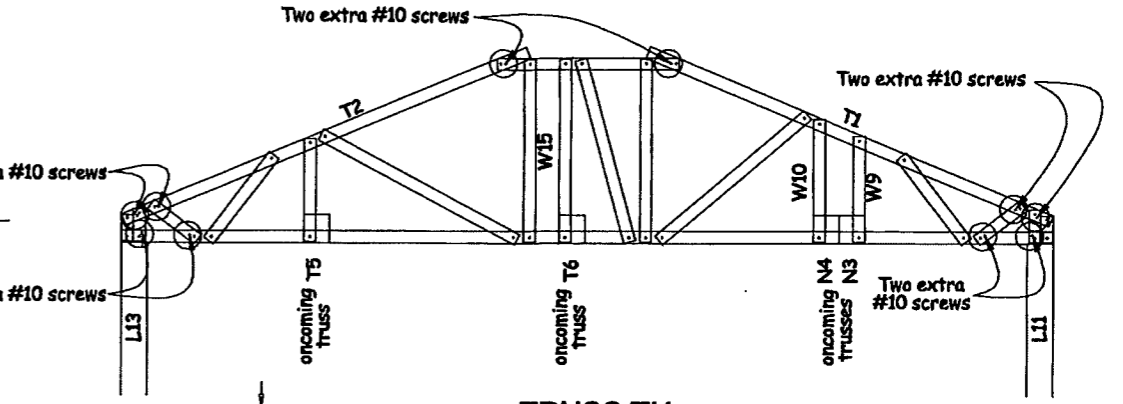
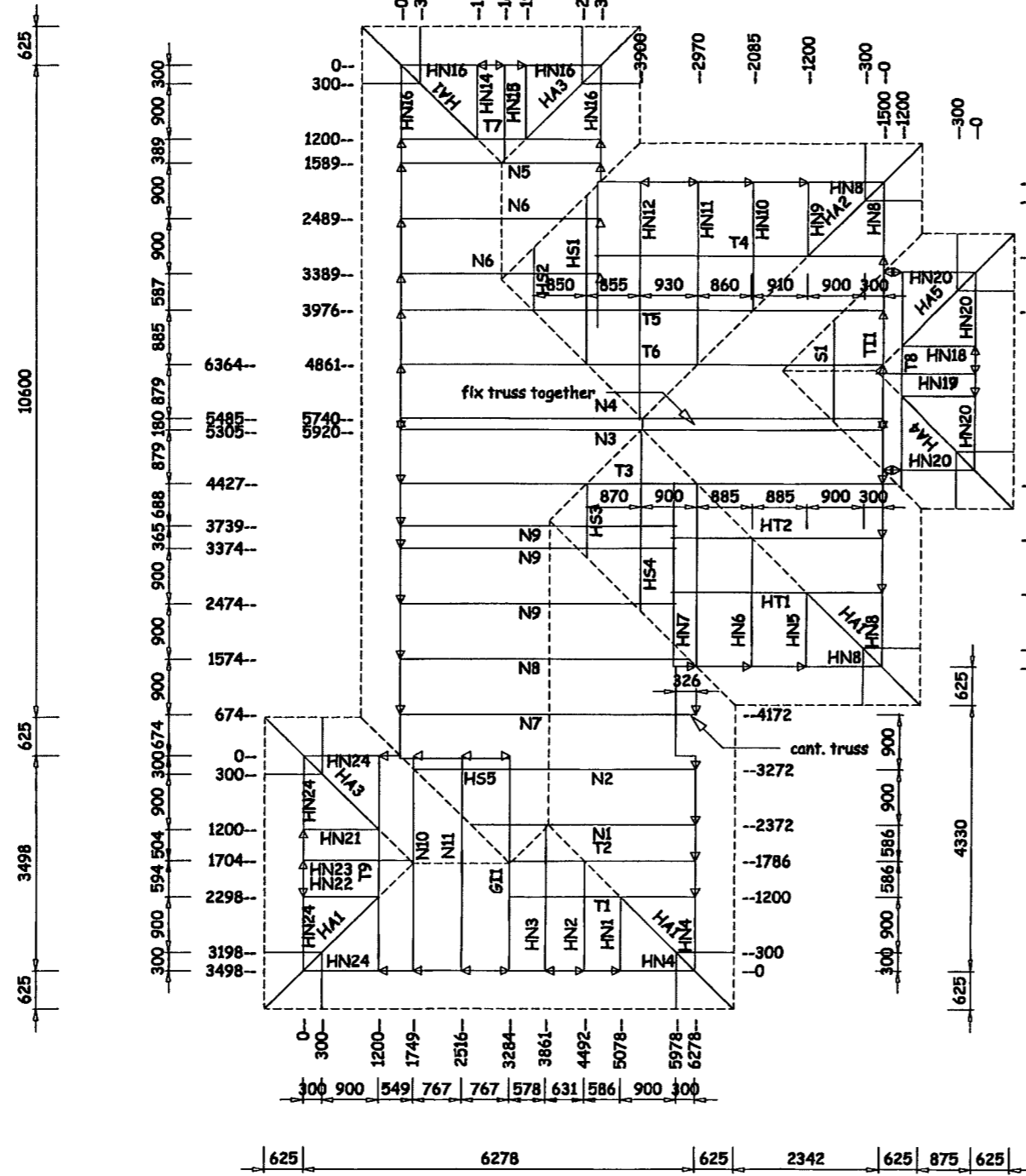
Do not cut load bearing studs, headers or joists to install plumbing, electrical or other items in excess of 35" diameter hole at centre of the member unless studs have been reinforced to maintain structural integrity per details provided in writing by the engineer of record.

All wall vapour barrier drawings shall be submitted for the approval, and field inspected for proper installation.

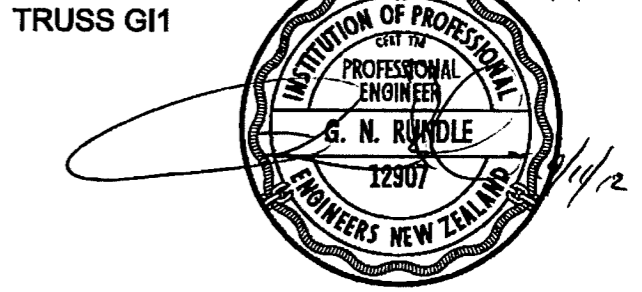
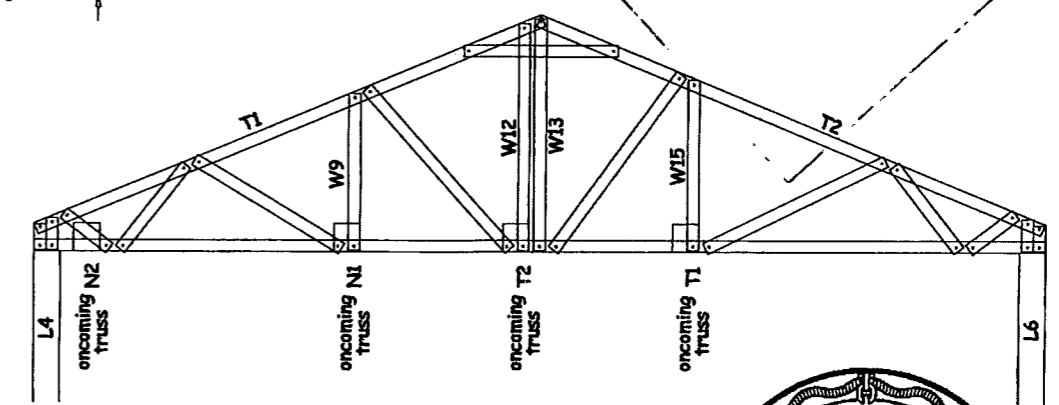
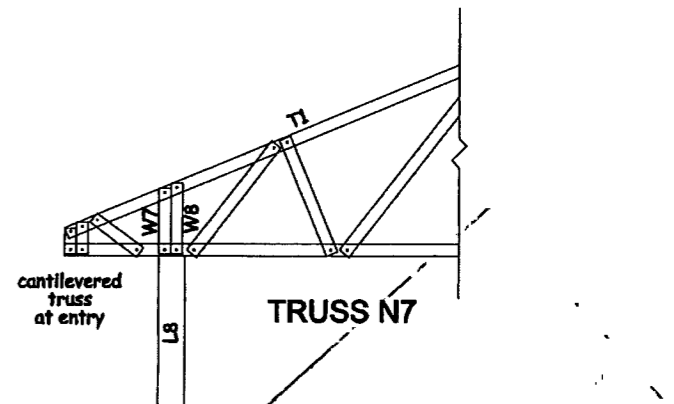
DO NOT SCALE. IF IN DOUBT, ASK.

	DATE DRAWN	DRAWN	VIEW NAME	JOB DETAILS LOT 3 TE MANATU 22A LANDMARK COURT HAMILTON	JOB REFERENCE <b>9496</b>	REVISION
	31-10-2012	RP	1 of 6			
	DWG FILE		SCALE			
	9496 - Lot 3 Te Manatu - LO		1:100			

Truss Design Summary		
System	MFT-FRAMECADBUILD-#10	
Wind Load (m/s)	W37	
Roof Load (kPa)	SHEET	
TC Dead Load	0.120	
TC Live Load	0.250	
BC Dead Load	0.140	
BC Live Load	0.000	
Truss Pitch	22.500	
Truss Pitch	16.325	
End Batten Spacing	900	
Int Batten Spacing	1200	
Bottom Chord Restraints	600	
Truss Summary		
Truncated Truss	9	43635
Standard Truss	14	60352
RH Half Girder Truss	5	8485
RH Half Truss	9	10800
Half Truss	28	17400
Half Truncated Truss	2	6765
Half Girder Truss	4	6788
Saddle Truss	1	1670
Truncated Girder	1	3218
Half Saddle Truss	5	7660
Girder Truss	1	3498



TRUSS T1  
Extra Screw Locations



Roof Truss Layout

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VIEW NAME
2 of 6
SCALE
1:100

JOB DETAILS  
 LOT 3 TE MANATU  
 22A LANDMARK COURT  
 HAMILTON



JOB REFERENCE	REVISION
9496	

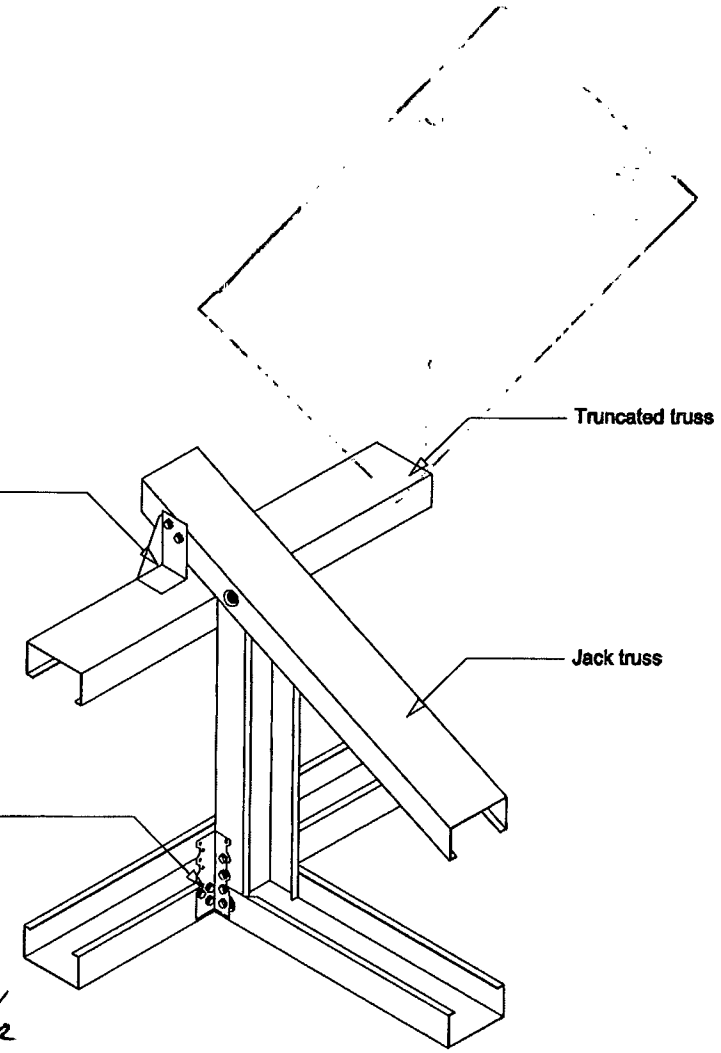
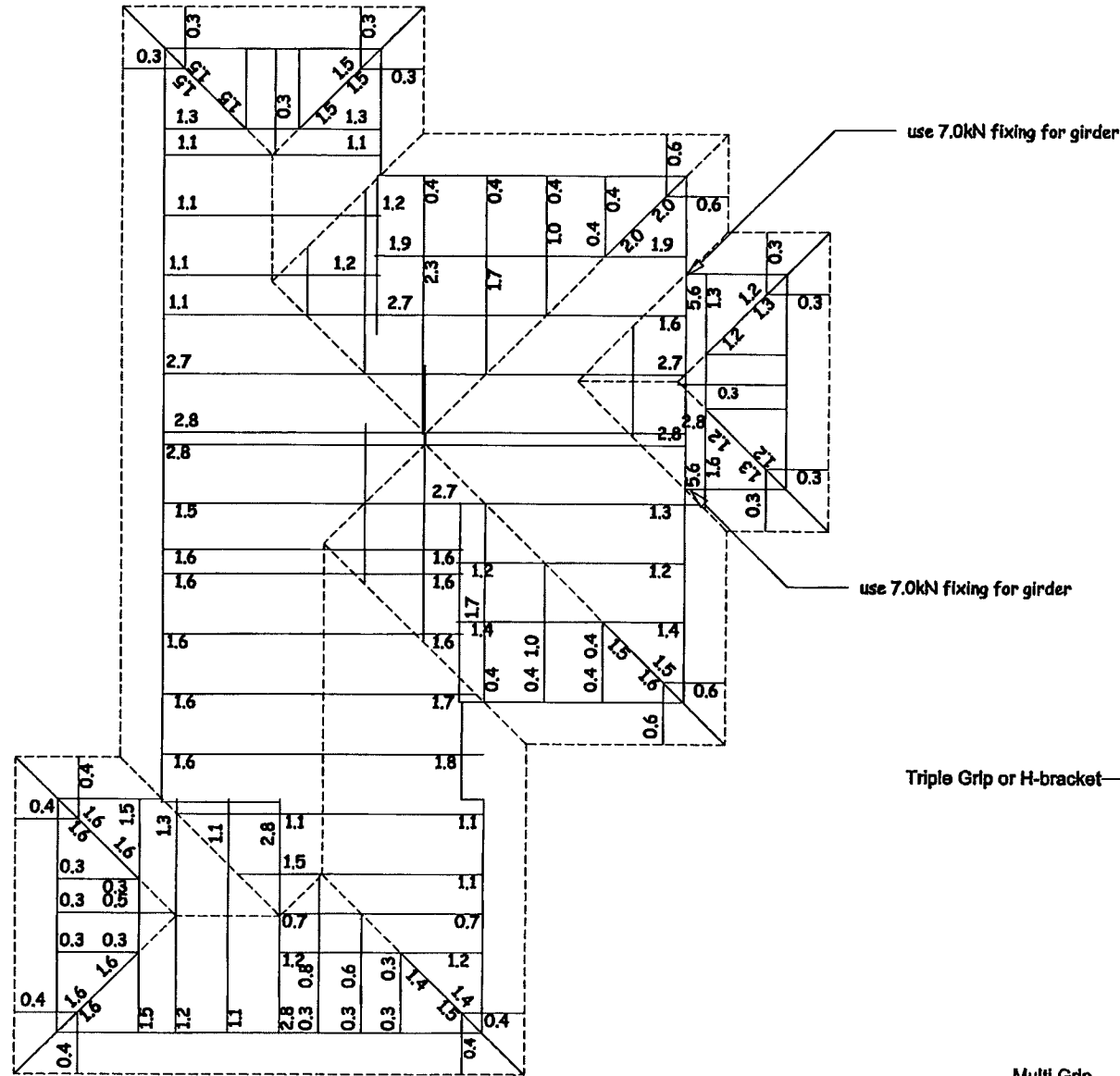
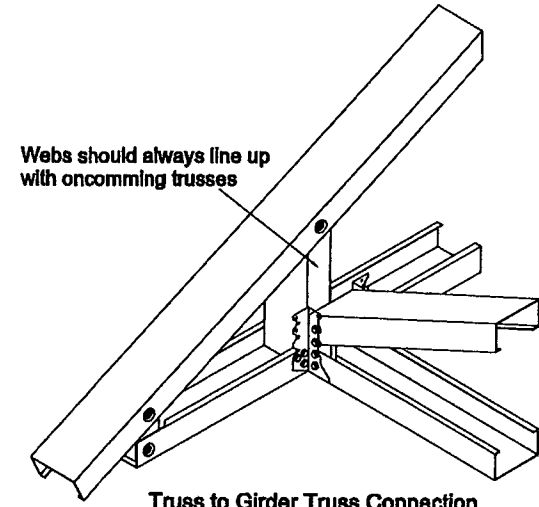
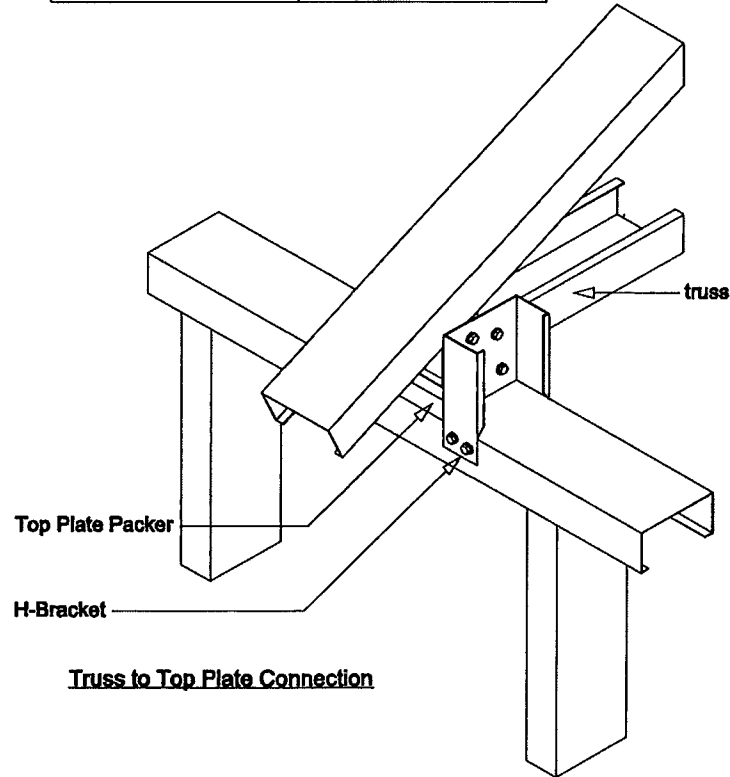
The truss holddown table is based on the H Bracket 0.75mm G550-Z275

The truss uplift should be determined from the truss uplift plan supplied, manual calculation should be left as a last resort

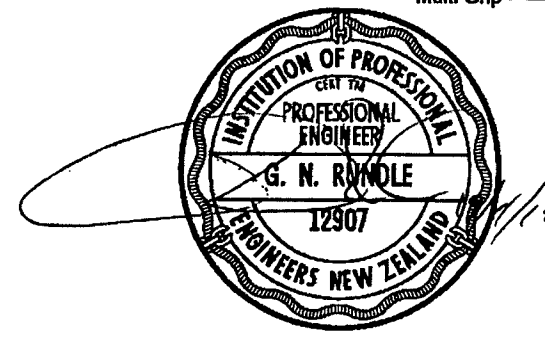
This table **DOES NOT** take into account or consider the top plate to stud connection adequacy

H Bracket to Truss Chord & Top Plate (kN)

Screw Quantity per Face	kNs Uplift as per Uplift Plan
10-16x16 2	5.0 kN
10-16x16 3	7.5 kN
10-16x16 4	10.0 kN
10-16x16 5	12.5 kN



Note: Plan indicates the Minimum Truss to Top Plate Connection requirement in kN. Use appropriate connection as detailed, to achieve the minimum in each location



Truss Uplift Plan

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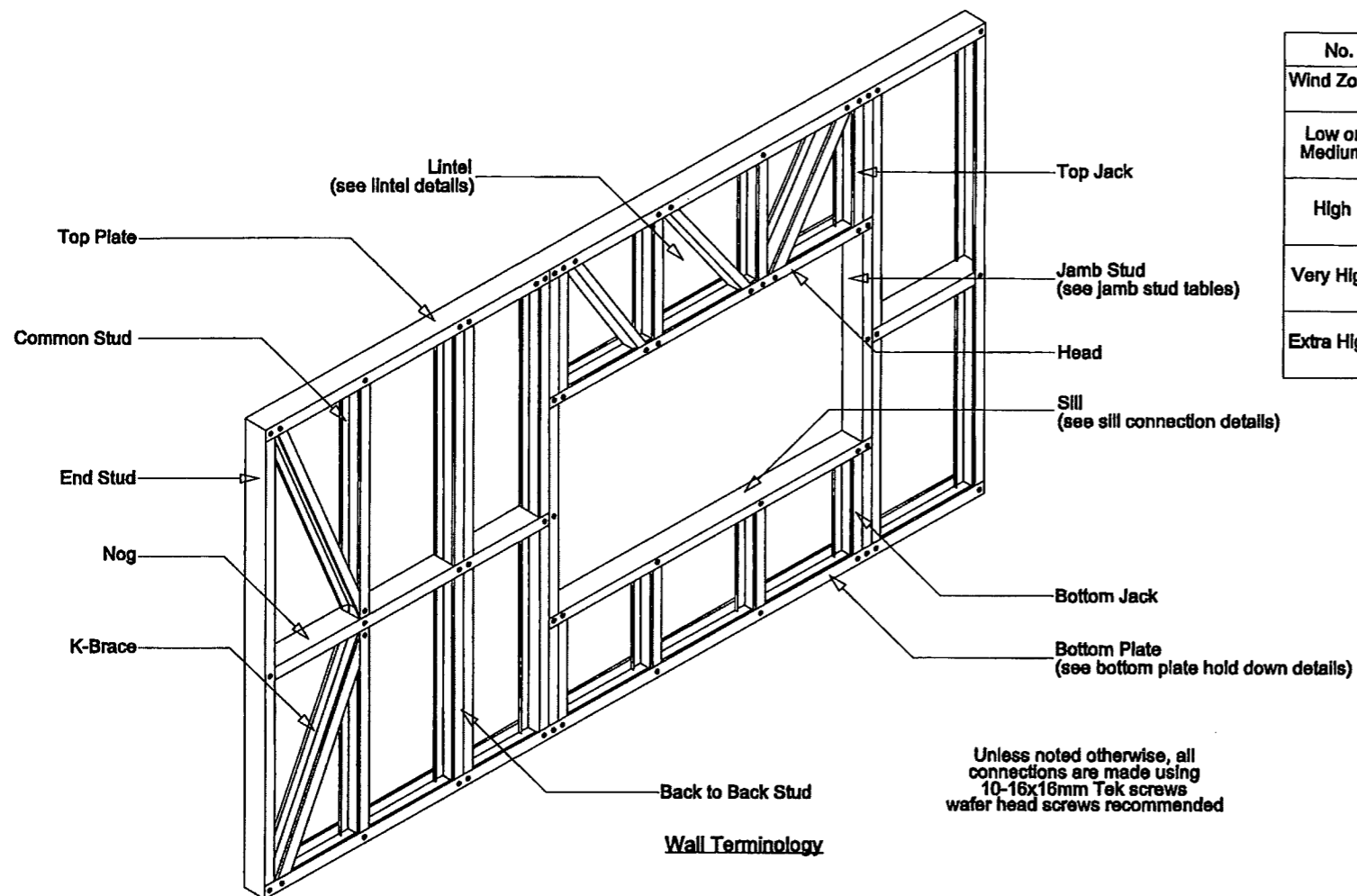
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DWG FILE 9496 - Lot 3 Te Manatu - LO	

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SCALE 1:100

JOB DETAILS  
LOT 3 TE MANATU  
22A LANDMARK COURT  
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JOB REFERENCE 9496	REVISION
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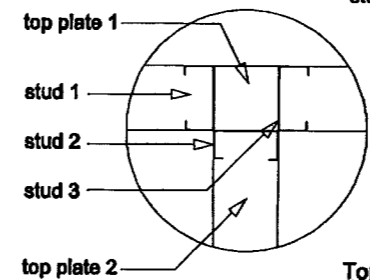
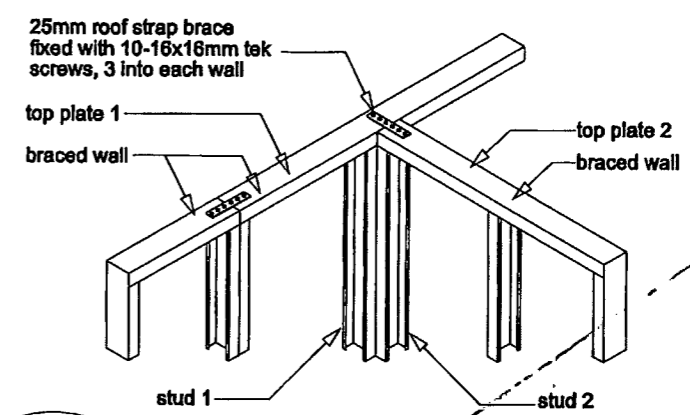


**Wall Terminology**

Unless noted otherwise, all connections are made using 10-16x16mm Tek screws w/ wafer head screws recommended

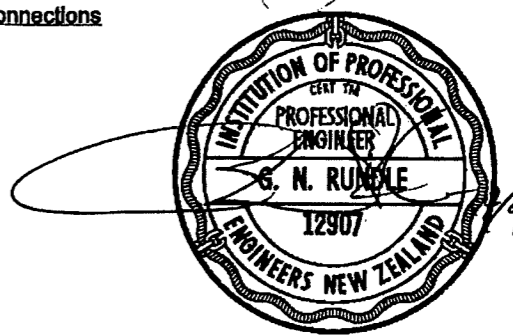
Wind Zone	Roof Loaded Dimension (m)	No. of Jamb Studs each side of opening 2.4m wall height					
		0.9	1.8	3.0	3.6	4.2	5.4
Low or Medium	3.0	1	1	2	2	2	2
	4.5	1	1	2	2	2	3
	6.0	1	2	2	2	3	3
High	3.0	1	2	2	2	3	3
	4.5	1	2	2	2	3	3
	6.0	1	2	2	3	3	4
Very High	3.0	1	2	2	3	3	4
	4.5	1	2	2	3	3	4
	6.0	1	2	3	3	3	4
Extra High	3.0	1	2	3	3	3	4
	4.5	1	2	3	3	4	4
	6.0	2	2	3	3	4	5

**Jamb Stud Requirements**



**Top Plate Connections**  
The top plate of a wall that contains one or more wall bracing elements shall be jointed using a 6kN connection as shown or by an alternative fixing of 6kN capacity tension or compression along the plate

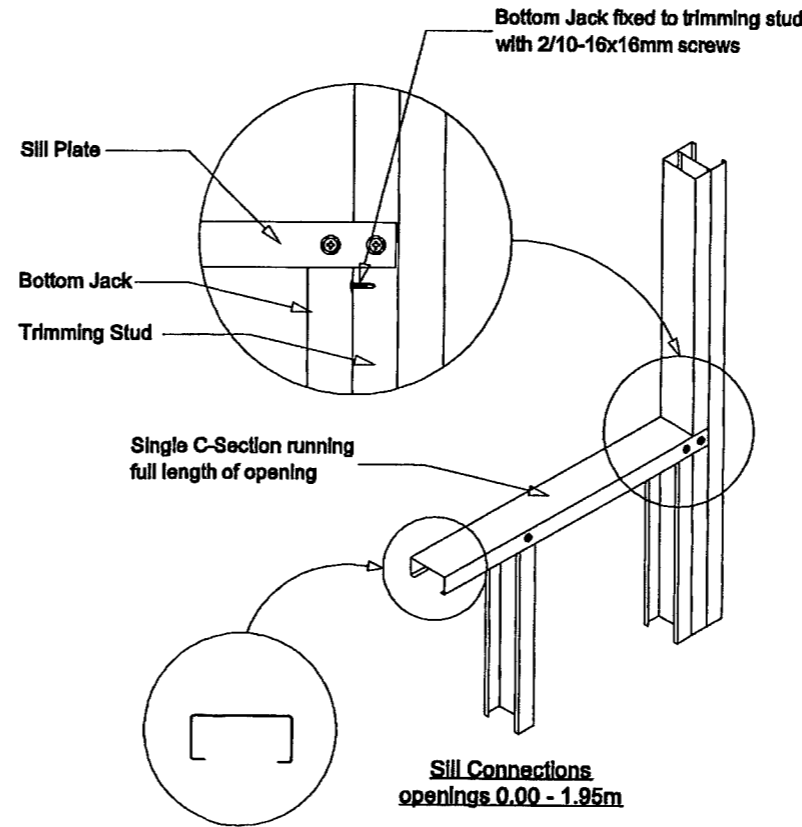
**Top Plate Connections**



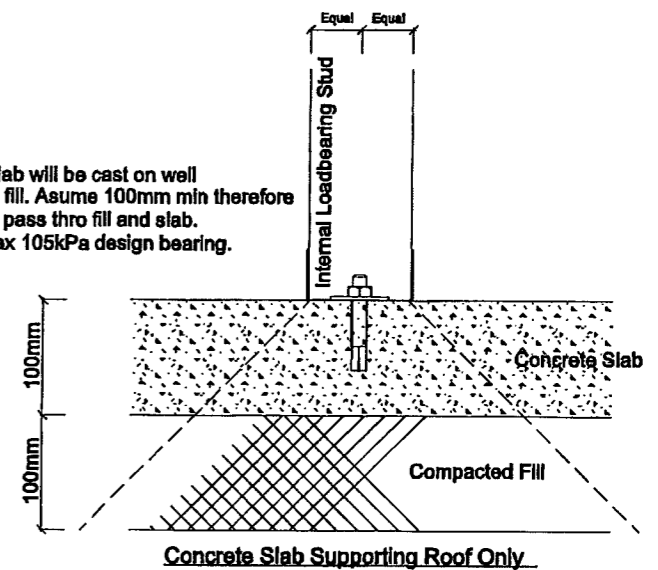
Internal slab thickenings are not required when the loaded dimension is less than 6000mm as per section 7 of NZS3604

Lipped Cee Section Properties			
Name			S8975
Grade			G550
Coating			AZ150
Yield Stress	fy	Mpa	550
Tensile Strength	fu	Mpa	550
Height	h	mm	89.0
Width Top	wt	mm	41.0
Width Bottom	wb	mm	39.0
Thickness	t	mm	0.75
Lip Top	l	mm	10.1
Feed		mm	182.0
Area		mm <sup>2</sup>	136.5
Mass		kg	1.072
Second Moment of Area Ix		mm <sup>4</sup>	174103
Second Moment of Area Iy		mm <sup>4</sup>	29996
Radius of Gyration rx		mm	35.7
Radius of Gyration ry		mm	14.8
Centroid Position x		mm	12.6
Centroid Position y		mm	44.0
Shear Centre xo		mm	33.2
Shear Centre yo		mm	0
Polar Radius of Gyration ro1		mm	43.6
Torsion Constant J		mm <sup>4</sup>	25.6
Warping Constant Iw		mm <sup>6</sup>	48912422
Sectional Modulus Zxt		mm <sup>3</sup>	3957
Sectional Modulus Zxb		mm <sup>3</sup>	3869
Sectional Modulus Zyt		mm <sup>3</sup>	2381
Sectional Modulus Zyb		mm <sup>3</sup>	1056

**Details**



Concrete slab will be cast on well compacted fill. Assume 100mm min therefore loading will pass thro fill and slab. Assume max 105kPa design bearing.



**Concrete Slab Supporting Roof Only**

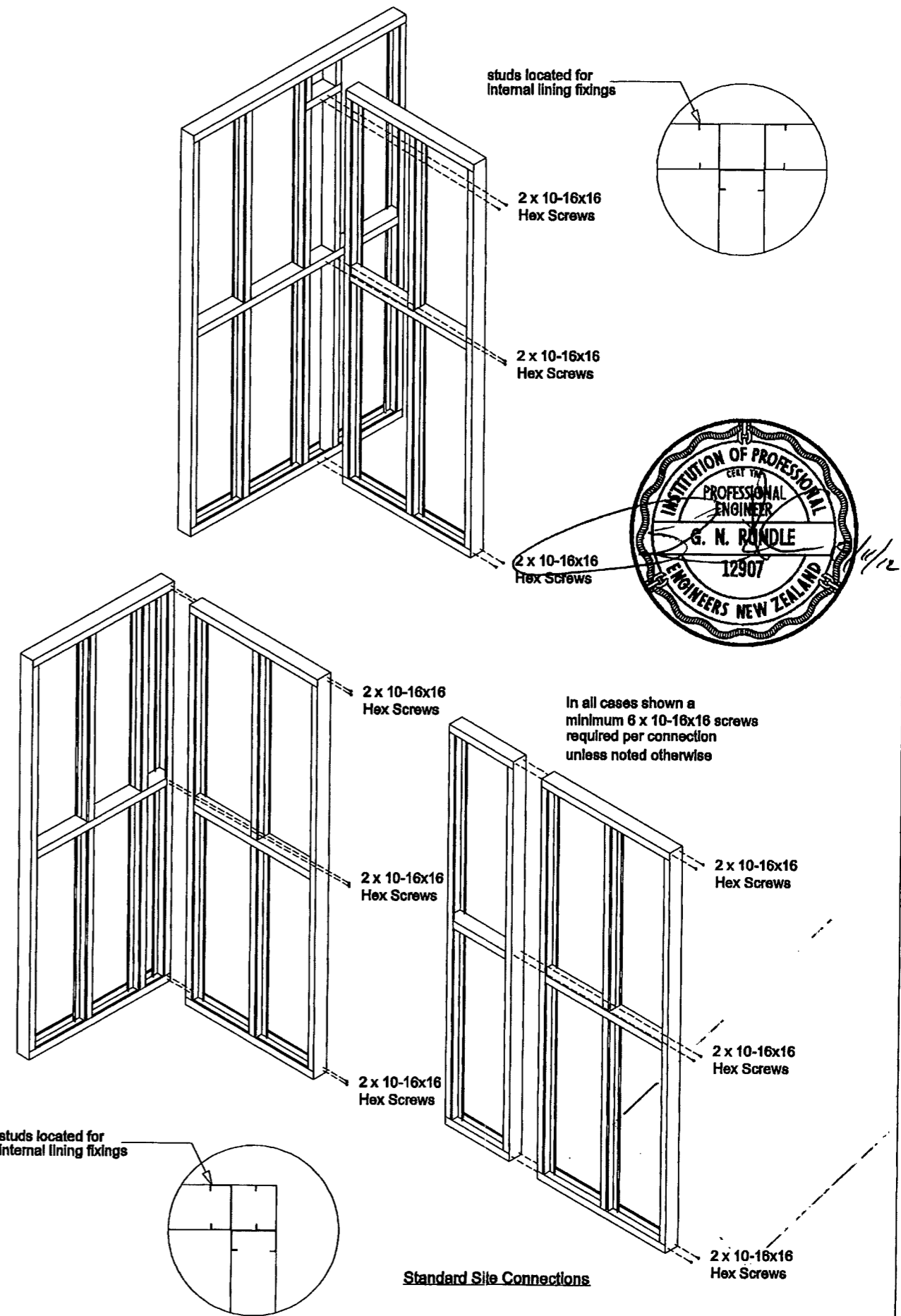
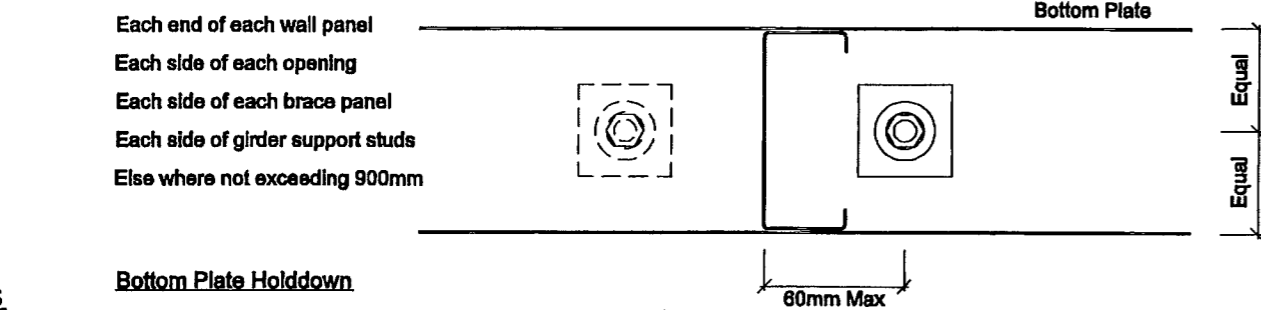
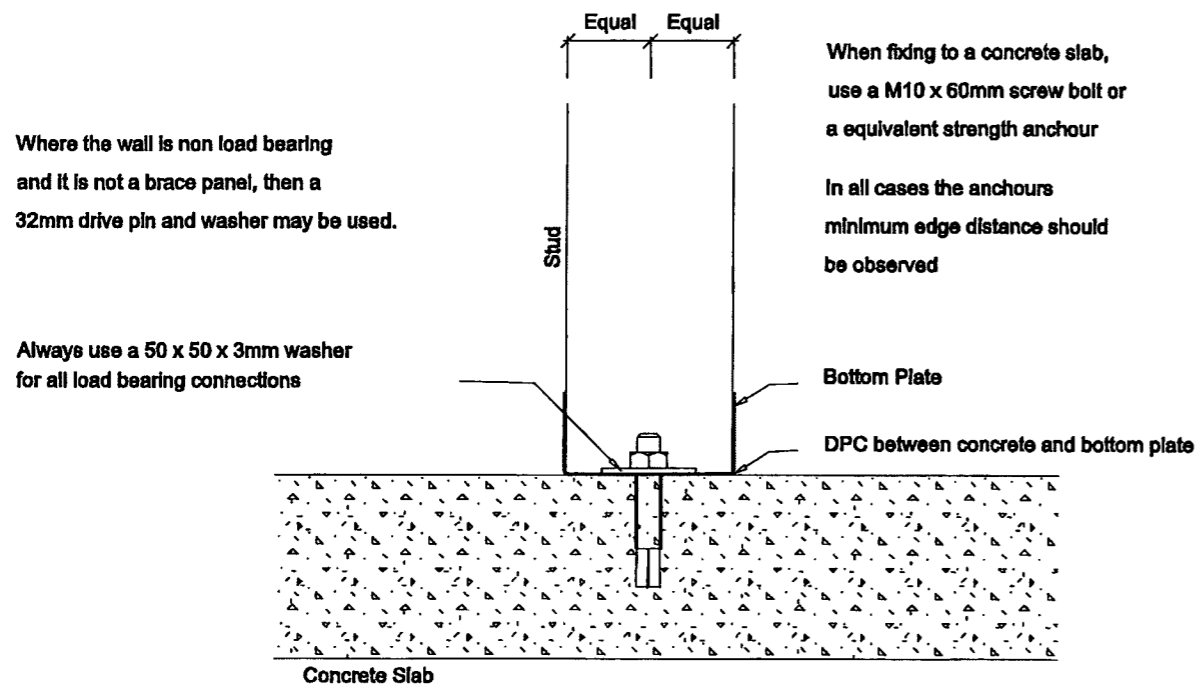
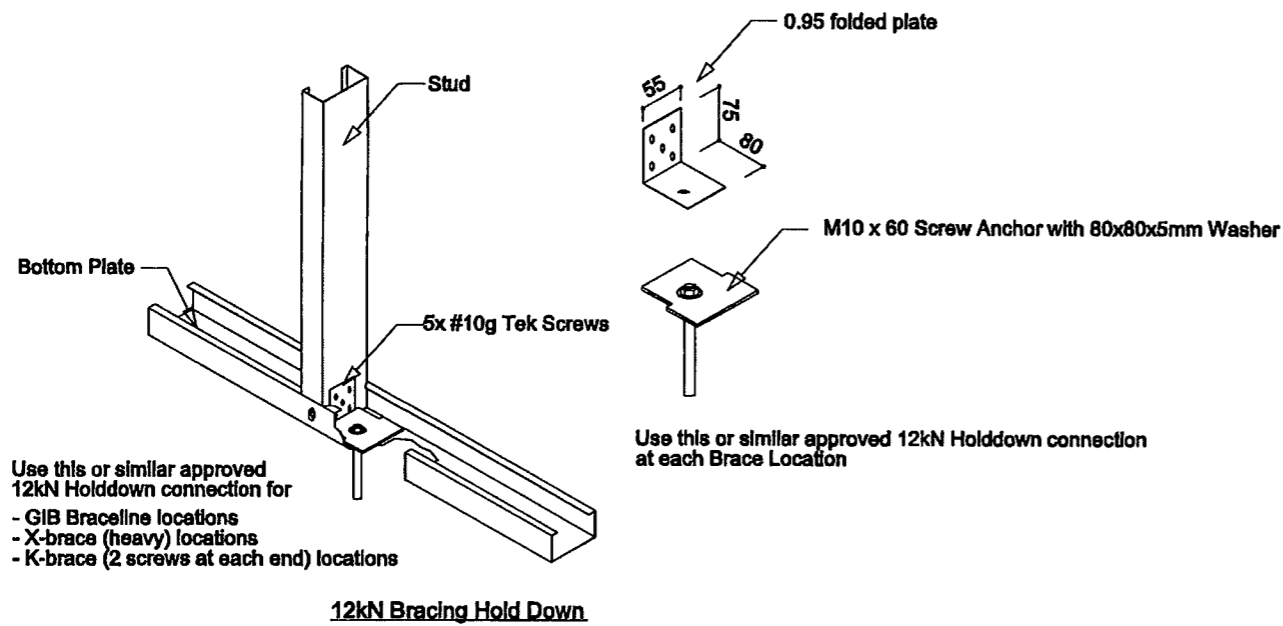
**DO NOT SCALE. IF IN DOUBT, ASK.**



DATE DRAWN	DRAWN	VIEW NAME	JOB DETAILS
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DWG FILE	SCALE		
9496 - Lot 3 Te Manatu - LO	1:100		



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In all cases shown a minimum 6 x 10-16x16 screws required per connection unless noted otherwise

**Details**

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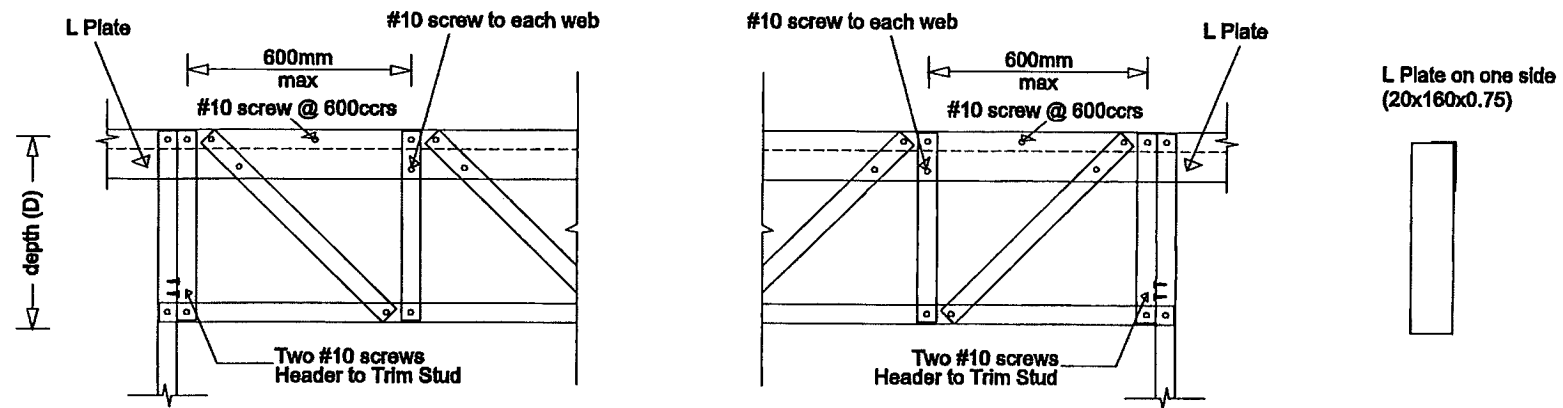
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31-10-2012	RP
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9496 - Lot 3 Te Manatu - LO	

VIEW NAME	SCALE
5 of 6	1:100

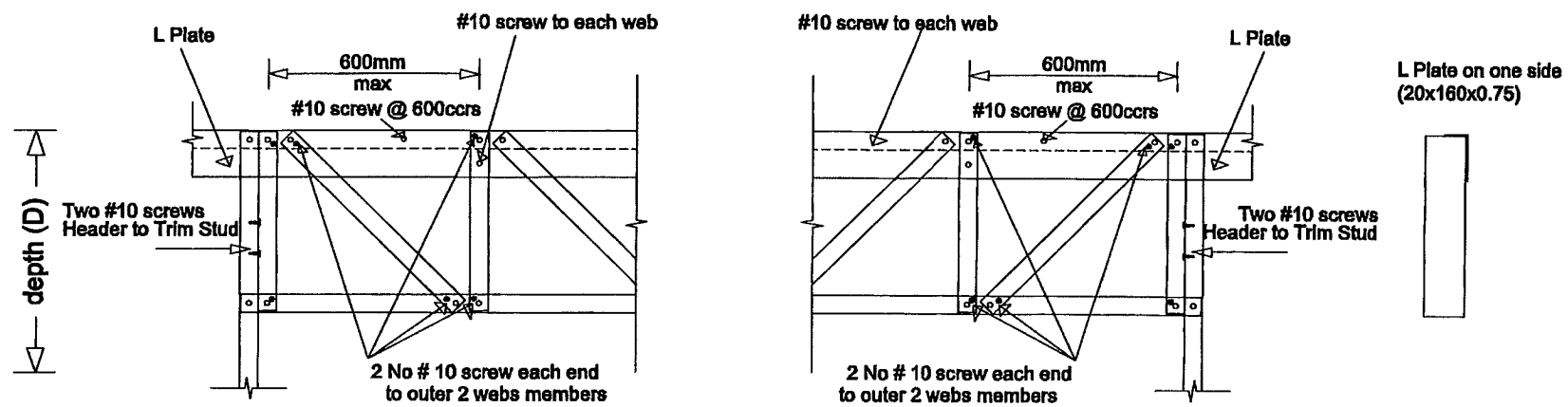
JOB DETAILS  
 LOT 3 TE MANATU  
 22A LANDMARK COURT  
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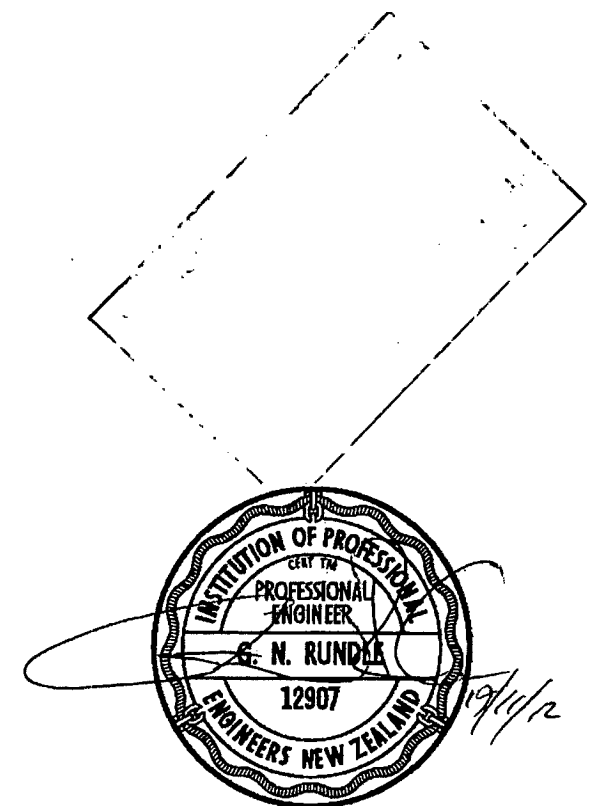
JOB REFERENCE	REVISION
9496	



Lintel Type One - Pratt



Lintel Type Two - Pratt



Lintel Details

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DATE DRAWN	DRAWN
31-10-2012	RP
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VIEW NAME
6 of 6
SCALE
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LOT 3 TE MANATU
22A LANDMARK COURT
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9496

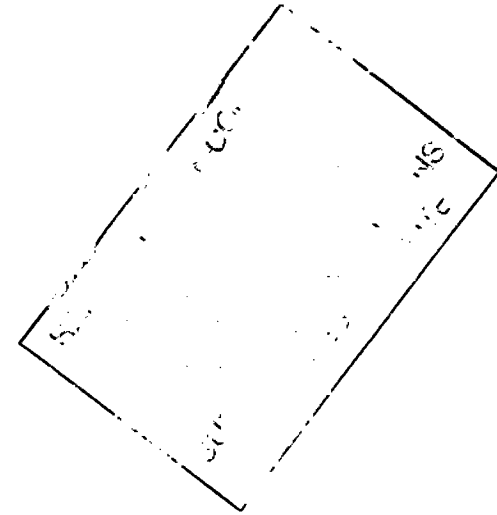
REVISION
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# MRJT DEVELOPMENTS, LOT 3, STAGE 4 TE MANATU

ALL CONSTRUCTION MUST COMPLY WITH NZBC AND LOCAL BODY BYLAWS AND RELEVANT STANDARD, SPECIFICATION MUST BE READ IN CONJUNCTION WITH WORKING DRAWINGS, ENGINEER DOCUMENTS (IF RELEVANT) AND ANY MANUFACTURERS LITERATURE, CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE, IN CASES OF CONFLICTING INFORMATION CONSULT WITH DESIGNER. DRAFTSPERSON FOR CLARIFICATION IF REQUIRED

Sheet List	
Sheet Number	Sheet Name

A1.1	SITE/ PLUMBING/ DRAINAGE PLAN
A1.2	FOUNDATION PLAN / DETAILS
A1.3	FLOOR PLAN
A1.4	BRACING/ JOINERY SETOUT
A1.5	ROOF PLAN
A1.7	ELECTRICAL PLAN
A1.8	FLOOR COVERINGS PLAN
A2.1	ELEVATIONS
A2.3	SECTION A
A3.1	ROOF DETAILS
A3.2	WINDOW DETAILS
A3.3	CLADDING DETAILS
A3.4	CLADDING DETAILS
A3.5	WET AREA DETAILS



COVER

DATE 1 July 2012

SCALE

DRAWN BY JAMES CUSIEL

JOB NUMBER PHL -

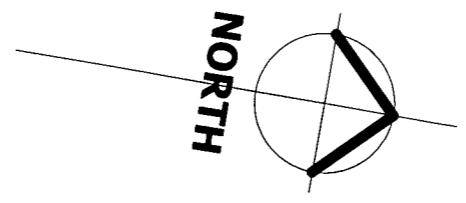
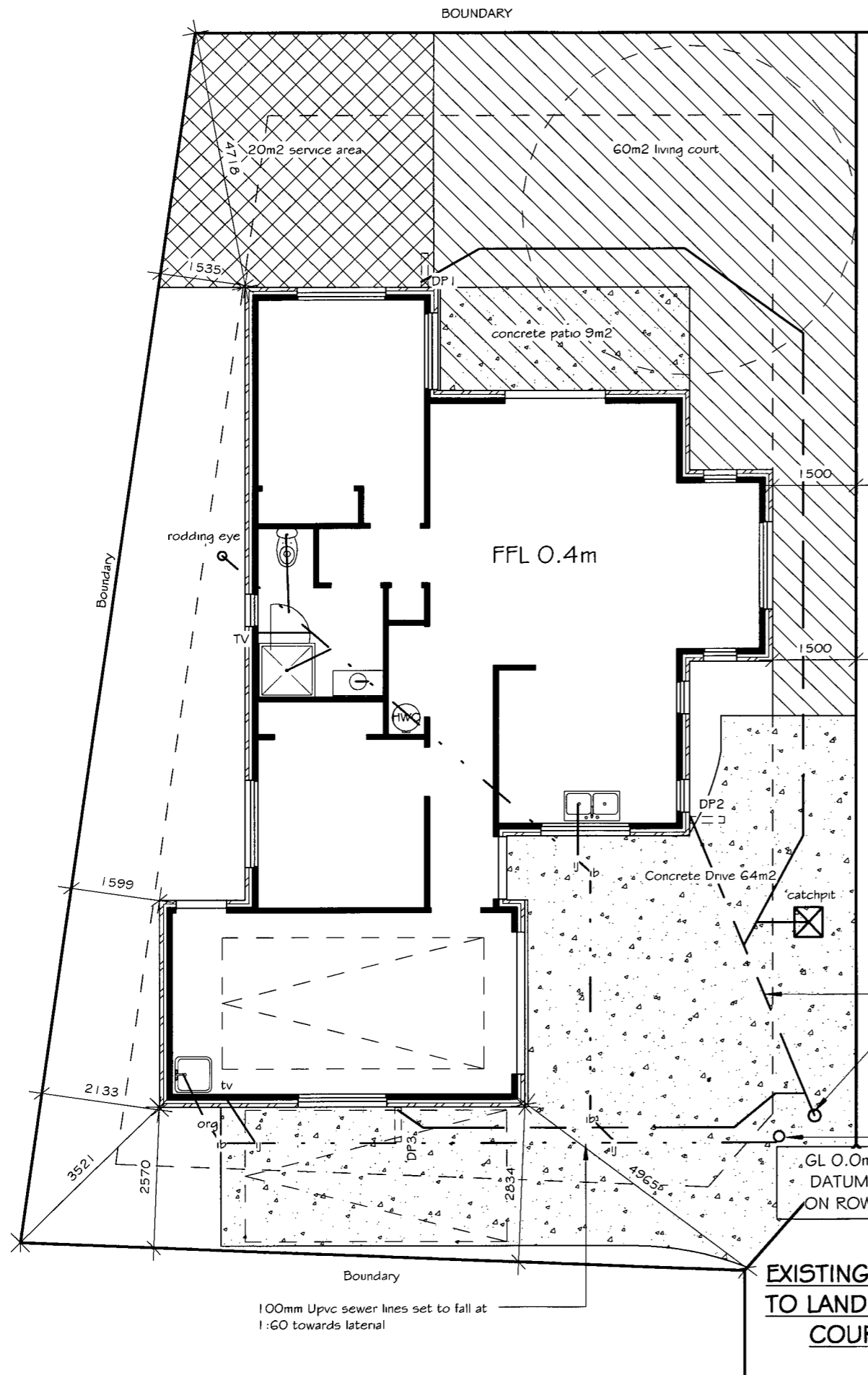
lot 3 Te Manatu

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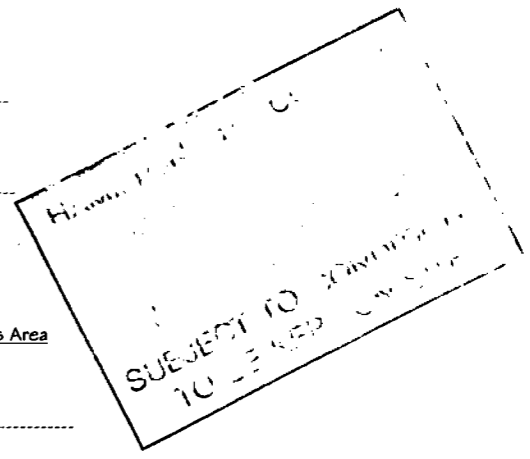
lot 3- 22A Landmark Court  
 Area: 300m2  
 Legal Description -Lot24 Deposited Plan 448650  
 HAMILTON CITY COUNCIL - RESIDENTIAL ZONE  
 WINDZONE - MEDIUM  
 EARTHQUAKE ZONE - 1

NEW DWELLING FOOT PRINT = 107 m2  
 SITE COVERAGE = 36%

Down Pipe #	Size	Catchments Area
DP1	80mm Dia	45m2
DP2	80mm Dia	42m2
DP3	80mm Dia	45m2
<b>TOTAL ROOF AREA</b>		<b>132m2</b>

**PLUMBING SYSTEM NZBC : AS 3500**

Fixture Type	Waste Size	Min Gradient	Material	Notes
Laundry Tub	40mm	1:40	uPVC	discharge to ORG
Kitchen Sink	65mm	1:40	uPVC	
Bathroom WC	100mm	1:60	uPVC	
Bathroom Vanity	65mm	1:40	uPVC	
Bathroom Shower	65mm	1:40	uPVC	
TV	80mm	n/a	uPVC	Conceal in wall frame
Main SS Line	100mm	1:60	uPVC	
Main SW Line	100mm	1:60	uPVC	



<b>mb</b> Member	
SITE/ PLUMBING/ DRAINAGE PLAN	DATE 1 July 2012
	SCALE 1 : 100
	DRAWN BY JAMES CUSIEL
	JOB NUMBER PHL -
	A I . I

**lot 3 Te Manatu**

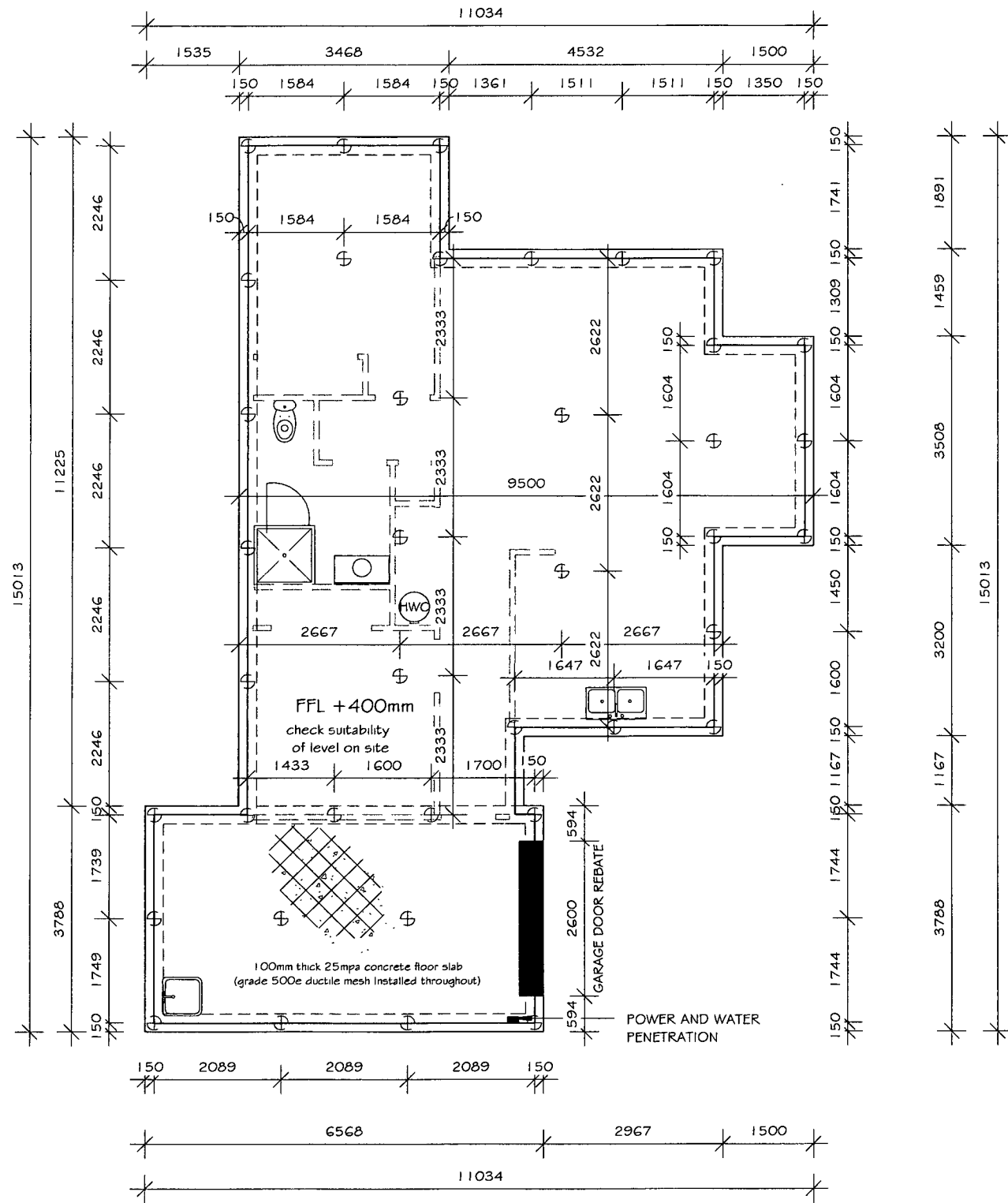
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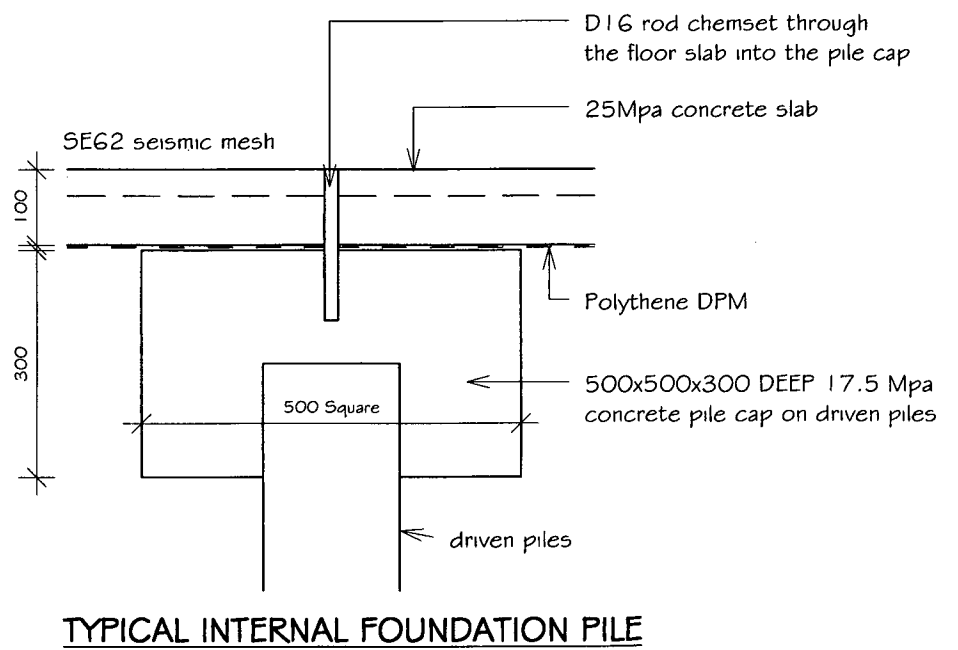
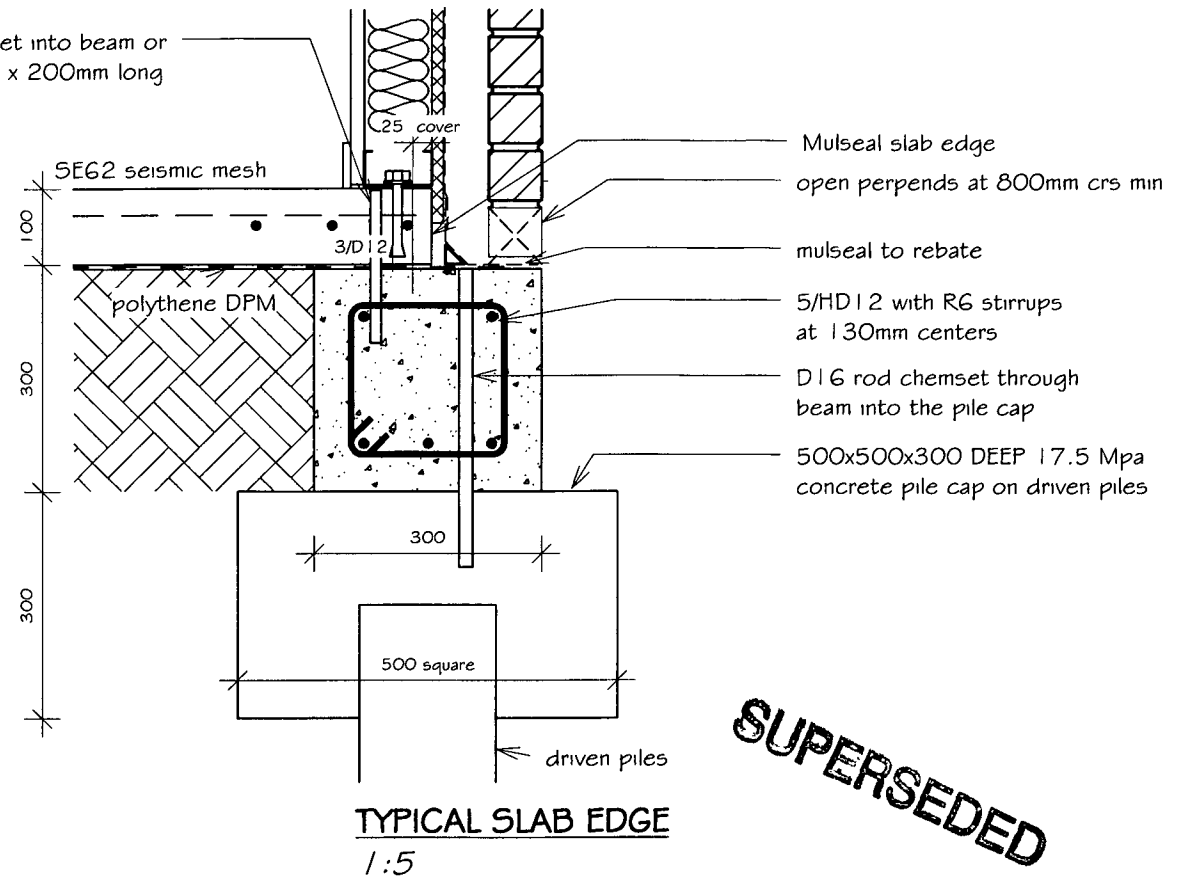
110 Thomas Road,  
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 www.paradisehomes.co.nz

**PARADISE HOMES**





D12 bar chemset into beam or  
M12 screwbolt x 200mm long  
@ 900crs



**SUPERSEDED**

**NOTES:**

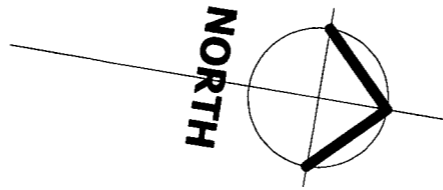
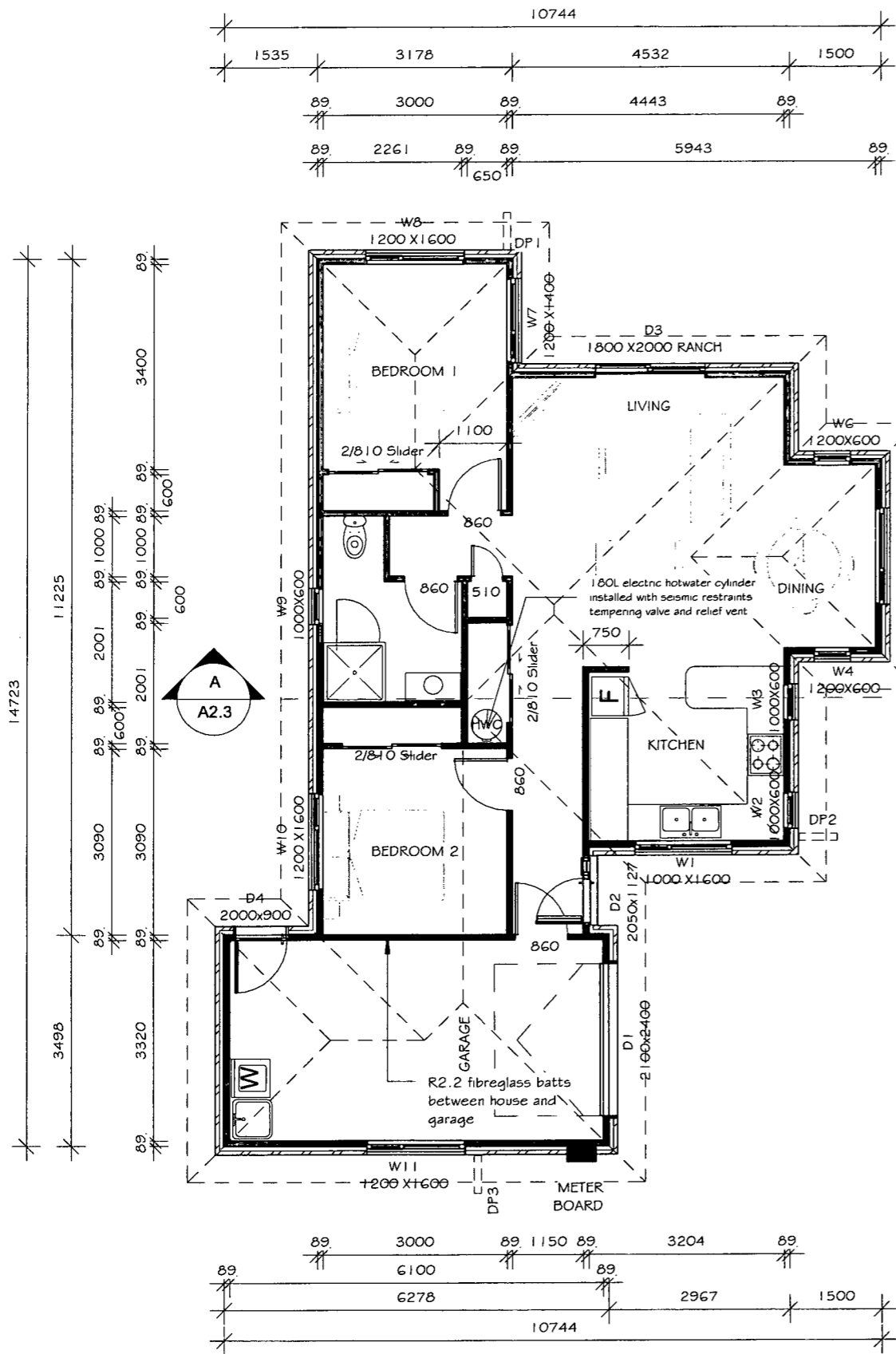
- Min. external cover to reinforcement
- (a) Against ground 75 mm;
- (b) Against formwork 50 mm;
- (c) Top cover to mesh 30 mm.

**FINISHED GROUND LEVELS**  
150mm FFL to Natural Ground  
125mm FFL to Paved Area

	<b>FOUNDATION PLAN / DETAILS</b>	DATE 1 July 2012	SCALE As indicated	DRAWN BY JAMES CUSIEL	JOB NUMBER PHL -
	A 1.2				
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	www.paradisehomes.co.nz				

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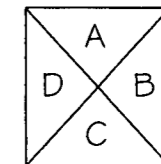
**FLOOR AREAS:**  
 Floor Area Over Framing = 101m<sup>2</sup>  
 Floor Area Over Brck = 107m<sup>2</sup>  
 Roof Area = 132m<sup>2</sup>

**GENERAL NOTES:**  
**WALL FRAMING AND INSULATION**  
 -2420 stud height  
 -89mm x 41mm Steel Framing  
 -R2.2 Fibreglass batts to exterior walls  
 -R3.2 Fibreglass batts to ceiling  
**CLADDINGS**  
 -70 Series Brick Veneer on 60mm cavity  
 -Hardies Smooth weatherboards to window heads  
**ROOFING**  
 -Profile : - corrugate long run  
 -Soffit Overhang: -615mm (from Frame)  
 -Soffit Drop: -291mm  
**INTERIOR FINISHES**  
 -Walls - 10mm Gib boards  
 -Ceiling - 13mm Gib Board  
 -Skirting - 60x10mm SB Pine  
 -Cornice - 55mm Gib Cove  
 -Architraves - 40x10mm pine  
 -Doors - MDF HC PQ on 19mm FG Jamb  
**BATHROOM FIXTURES**  
 Shower - 1000mm SQ acrylic  
 Vanity - 900mm floor standing  
**LAUNDRY FIXTURES**  
 Robinhood ST3 100 Laundry Sink

**Steel Framing Fixings**  
**-Bottom plate to floor-**  
 External Walls - M12 trubolts @ 900 ctrs  
 Internal walls - drivepins @ 600 ctrs  
 Bracing Panels - In accordance with Gib Specs.  
**-Stud to Plate-**  
 1 x 10g Tek screw each side of plate/stud - 5kN connection  
**-Lintel to Stud:-**  
 2 x 10g Tek screw each side of Stud/Lintel - 10 kN connection  
**-Truss to Top plate-**  
 1 x bracket with 2 x 10g Tek to truss and 2 x 10g Tek to Top plate - 10 kN connection  
 -Steel strap brace with tensioner - Fixed to truss and/or top plate

DETAIL SHEET REFERENCE	
FOUNDATION DETAILS	- A1.2
ROOF DETAILS	- A3.1
JOINERY DETAILS	- A3.2
CLADDING DETAILS	- A3.3
WETAREA DETAILS	- A3.4

RISK MATRIX					
RISK ITEM	L	M	H	VH	SCORE
WIND ZONE		X			0
STOREYS	X				0
ROOF/WALL INTERSECTION				X	5
EAVES WIDTH		X			1
ENVELOPE COMPLEXITY		X			1
DECK DESIGN	X				0
<b>TOTAL</b>					<b>7</b>



ELEVATION KEY

FLOOR PLAN

DATE	1 July 2012
SCALE	1 : 100
DRAWN BY	JAMES CUSIEL
JOB NUMBER	PHL -

lot 3 Te Manatu

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A1.3

lot 3 Te Manatu

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**FLOOR AREAS:**  
 Floor Area Over Framing = 101m2  
 Floor Area Over Brick = 107m2  
 Roof Area = 132m2

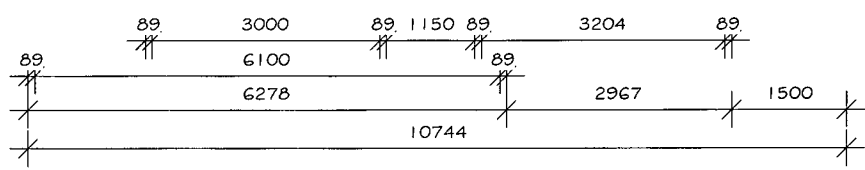
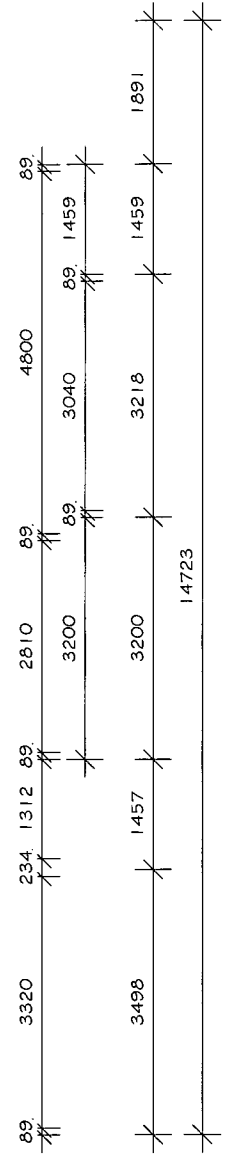
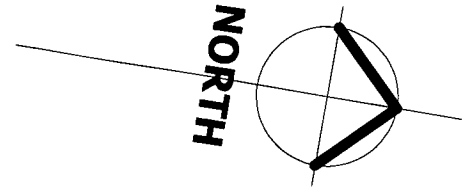
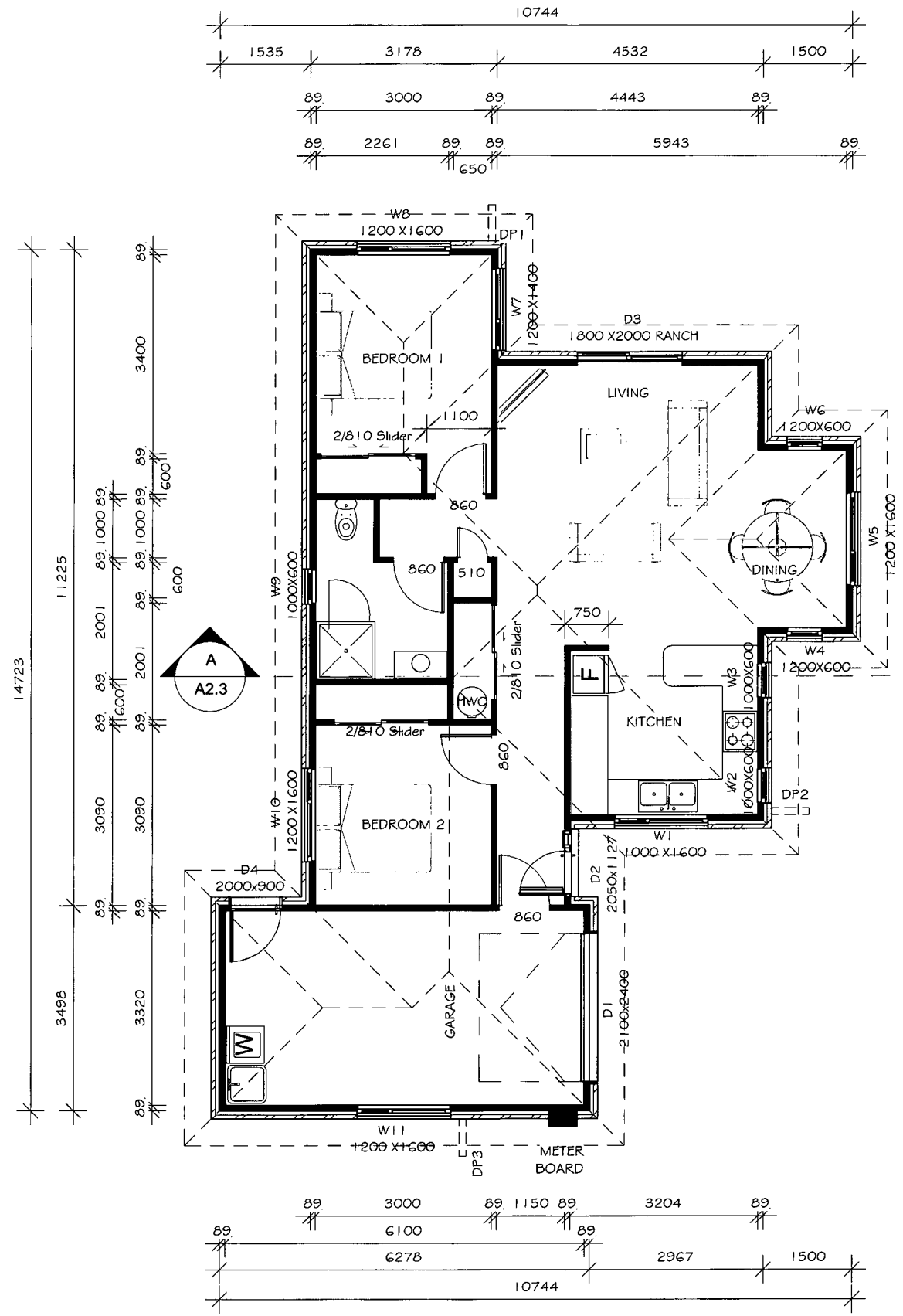
**GENERAL NOTES:**  
**WALL FRAMING AND INSULATION**  
 -2420 stud height  
 -89mm x 41mm Steel Framing  
 -R2.2 Fibreglass batts to exterior walls  
 -R3.2 Fibreglass batts to ceiling  
**CLADDINGS**  
 -70 Series Brck Veneer on 60mm cavity  
 -Hardies Smooth weatherboards to window heads  
**ROOFING**  
 -Profile : - corrugate long run  
 -Soffit Overhang: -615mm (from Frame)  
 -Soffit Drop: -291mm  
**INTERIOR FINISHES**  
 -Walls - 10mm Gib boards  
 -Ceiling - 13mm Gib Board  
 -Skirting - 60x10mm SB Pine  
 -Cornice - 55mm Gib Cove  
 -Architraves -40x10mm pine  
 -Doors - MDF HC FQ on 19mm FG Jambs  
**BATHROOM FIXTURES**  
 Shower - 1000mm SQ acrylic  
 Vanity - 900mm floor standing

**LAUNDRY FIXTURES**  
 Robinhood ST3100 Laundry Sink

**Steel Framing Fixings**  
 -Bottom plate to floor-  
 External Walls - M12 trubolts @ 900 ctrs  
 Internal walls - drivepins @ 600 ctrs  
 Bracing Panels - In accordance with Gib Specs.  
 -Stud to Plate-  
 1 x 10g Tek screw each side of plate/stud - 5kN connection  
 -Lintel to Stud:-  
 2 x 10g Tek screw each side of Stud/Lintel - 10 kN connection  
 -Truss to Top plate-  
 1 x bracket with 2 x 10g Tek to truss and 2 x 10g Tek to Top plate - 10 kN connection  
 -Steel strap brace with tensioner-  
 Fixed to truss and/or top plate

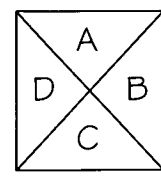
DETAIL SHEET REFERENCE	
FOUNDATION DETAILS	- A1.2
ROOF DETAILS	- A3.1
JOINERY DETAILS	- A3.2
CLADDING DETAILS	- A3.3
WETAREA DETAILS	- A3.4

**SUPERSEDED**



**RISK MATRIX**

RISK ITEM	L	M	H	VH	SCORE
WIND ZONE		X			0
STOREYS	X				0
ROOF/WALL INTERSECTION				X	5
EAVES WIDTH		X			1
ENVELOPE COMPLEXITY		X			1
DECK DESIGN	X				0
<b>TOTAL</b>					<b>7</b>



ELEVATION KEY



Member

A1.4

BRACING/ JOINERY  
SETOUT

DATE 1 July 2012

SCALE 1 : 100

DRAWN BY JAMES CUSIEL

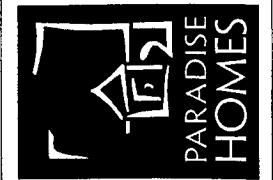
JOB NUMBER PHL -

lot 3 Te Manatu

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**Steel Framing Fixings**

**-Bottom plate to floor-**

External Walls - M12 trubolts @ 900 ctrs  
Internal walls - drivepins @ 600 ctrs  
Bracing Panels - In accordance with Gib Specs.

**-Stud to Plate-**

1 x 10g Tek screw each side of plate/stud - 5kN connection

**-Lintel to Stud-**

2 x 10g Tek screw each side of Stud/Lintel - 10 kN connection

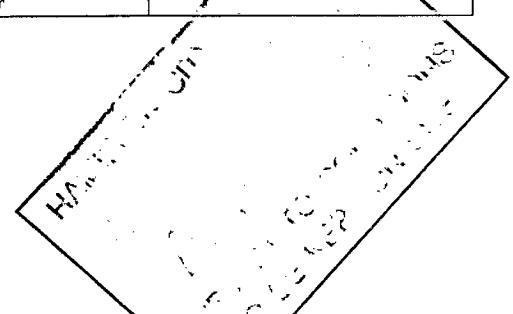
**-Truss to Top plate-**

1 x bracket with 2 x 10g Tek to truss and 2 x 10g Tek to Top plate - 10 kN connection

-Steel strap brace with tensioner-  
Fixed to truss and/or top plate

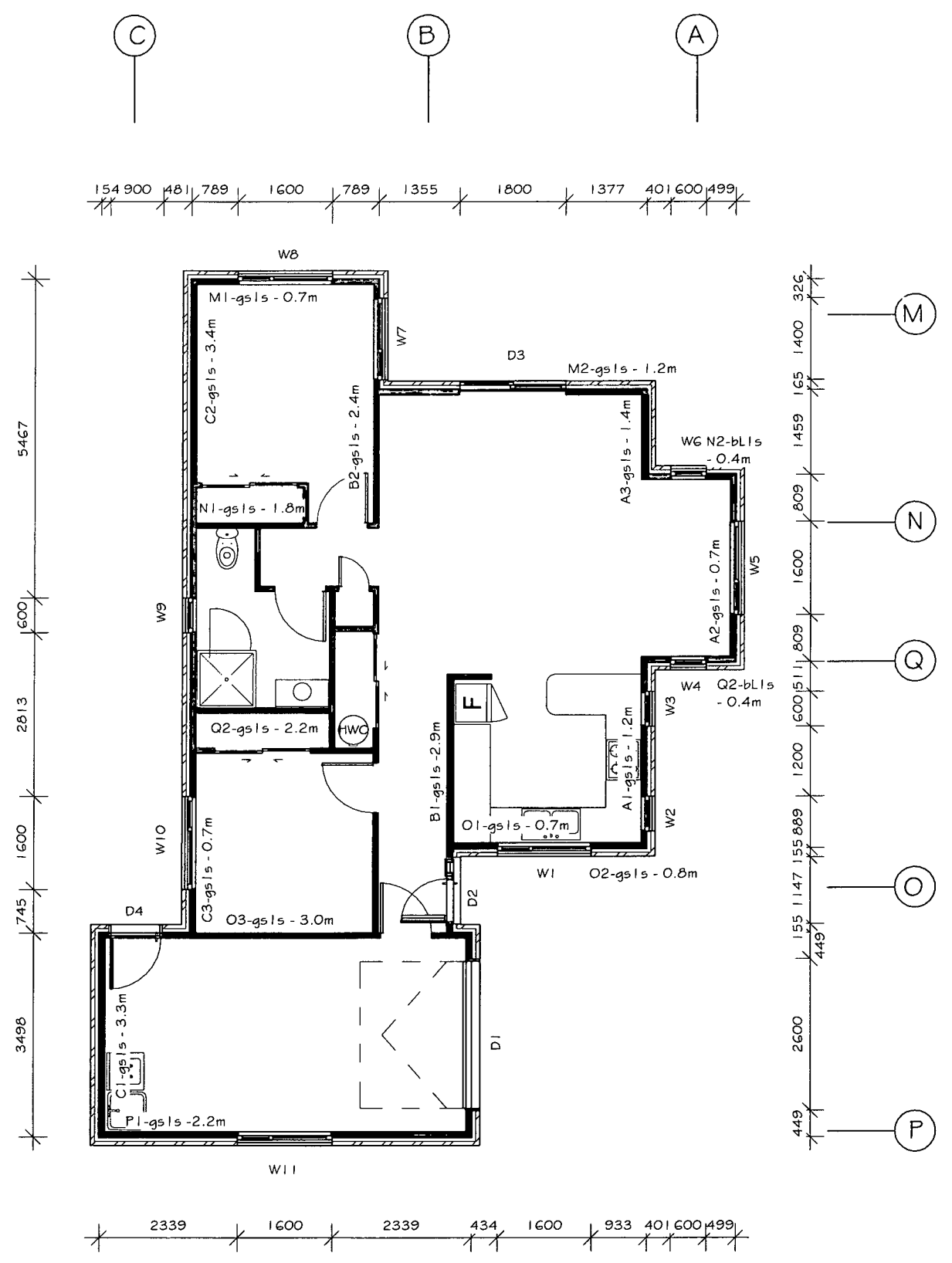
Window Schedule						
Window #	Head	Height	Width	Glazing	Glass Type	Comments
W1	2000	1000	1600	Double	Clear	
W2	2000	1000	600	Double	Clear	
W3	2000	1000	600	Double	Clear	
W4	2000	1200	600	Double	Clear	
W5	2000	1200	1600	Double	Clear	
W6	2000	1200	600	Double	Clear	
W7	2000	1200	1400	Double	Clear	
W8	2000	1200	1600	Double	Clear	
W9	2000	1000	600	Double	Opaque, Safety	
W10	2000	1200	1600	Double	Clear	
W11	2000	1200	1600	Single	Clear	

Door Schedule						
Mark	Head	Height	Width	Glazing	Glass Type	Comments
D1	2100	2100	2600	n/a	n/a	Sectional garage door
D2	2050	2050	1147	Double	Clear	1980x810 fiberglass entry door
D3	1965	2000	1800	Double	Clear	Opening sash to fixed panel
D4	2000	2000	830	Double	Clear	



NOTE: ALL SETOUT DIMENSIONS FOR JOINERY ARE ACTUAL SIZES, ALLOW FOR RELEVANT TRIM SIZE

DETAIL SHEET REFERENCE	
FOUNDATION DETAILS	- A1.2
ROOF DETAILS	- A3.1
JOINERY DETAILS	- A3.2
CLADDING DETAILS	- A3.3
WETAREA DETAILS	- A3.4



**Steel Framing Fixings**

**-Bottom plate to floor-**

External Walls - M12 trubolts @ 900 ctrs  
Internal walls - drivepins @ 600 ctrs  
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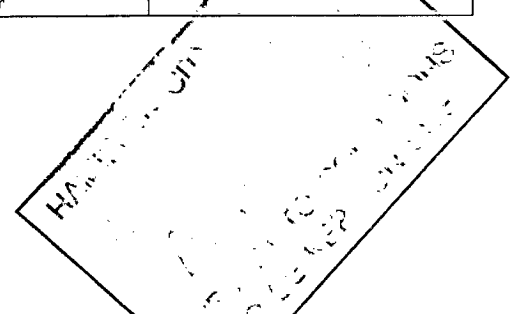
**-Truss to Top plate-**

1 x bracket with 2 x 10g Tek to truss and 2 x 10g Tek to Top plate - 10 kN connection

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Fixed to truss and/or top plate

Window Schedule						
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W3	2000	1000	600	Double	Clear	
W4	2000	1200	600	Double	Clear	
W5	2000	1200	1600	Double	Clear	
W6	2000	1200	600	Double	Clear	
W7	2000	1200	1400	Double	Clear	
W8	2000	1200	1600	Double	Clear	
W9	2000	1000	600	Double	Opaque, Safety	
W10	2000	1200	1600	Double	Clear	
W11	2000	1200	1600	Single	Clear	

Door Schedule						
Mark	Head	Height	Width	Glazing	Glass Type	Comments
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NOTE: ALL SETOUT DIMENSIONS FOR JOINERY ARE ACTUAL SIZES, ALLOW FOR RELEVANT TRIM SIZE

DETAIL SHEET REFERENCE	
FOUNDATION DETAILS	- A1.2
ROOF DETAILS	- A3.1
JOINERY DETAILS	- A3.2
CLADDING DETAILS	- A3.3
WETAREA DETAILS	- A3.4



Member

A1.4

BRACING/ JOINERY  
SETOUT

DATE 1 July 2012

SCALE 1 : 100

DRAWN BY JAMES CUSIEL

JOB NUMBER PHL -

lot 3 Te Manatu

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**Steel Framing Fixings**  
**-Bottom plate to floor-**  
External Walls - M12 trbolts @ 900 ctrs  
Internal walls - drivepins @ 600 ctrs  
Bracing Panels - In accordance with Gib Specs.  
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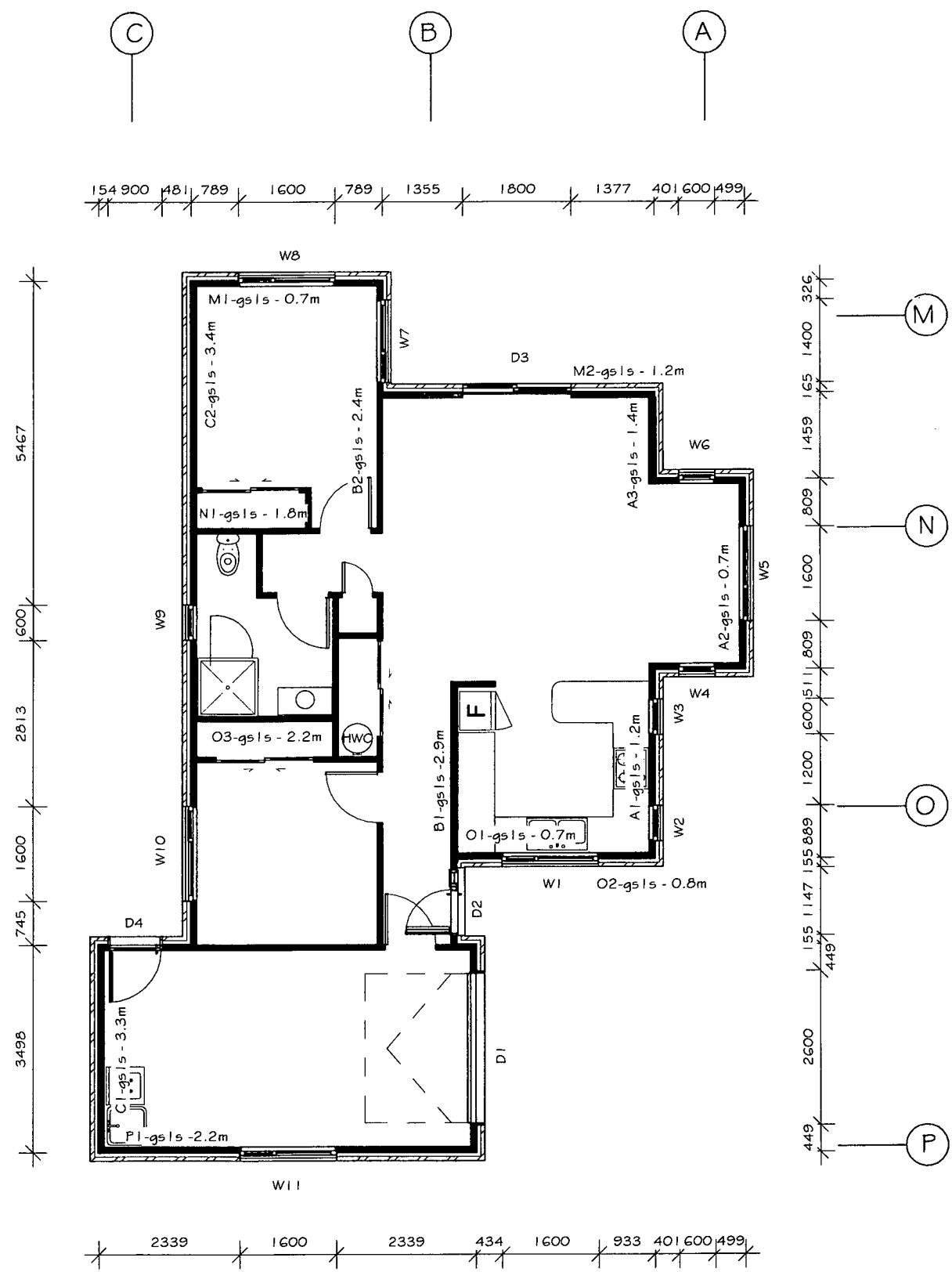
**SUPERSEDED**

Window Schedule						
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W6	2000	1200	600	Double	Clear	
W7	2000	1200	1400	Double	Clear	
W8	2000	1200	1600	Double	Clear	
W9	2000	1000	600	Double	Opaque, Safety	
W10	2000	1200	1600	Double	Clear	
W11	2000	1200	1600	Single	Clear	

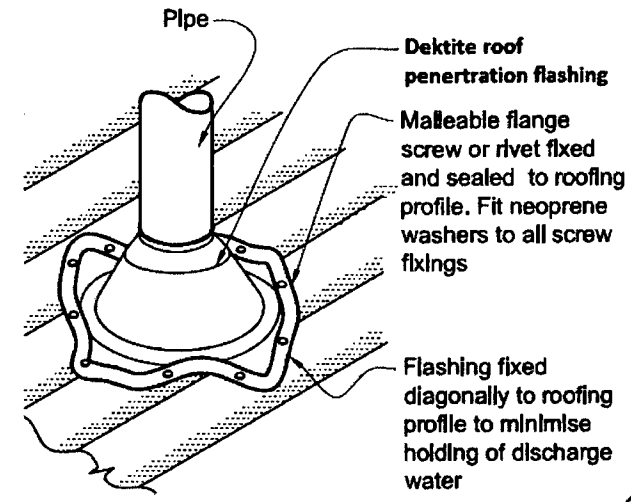
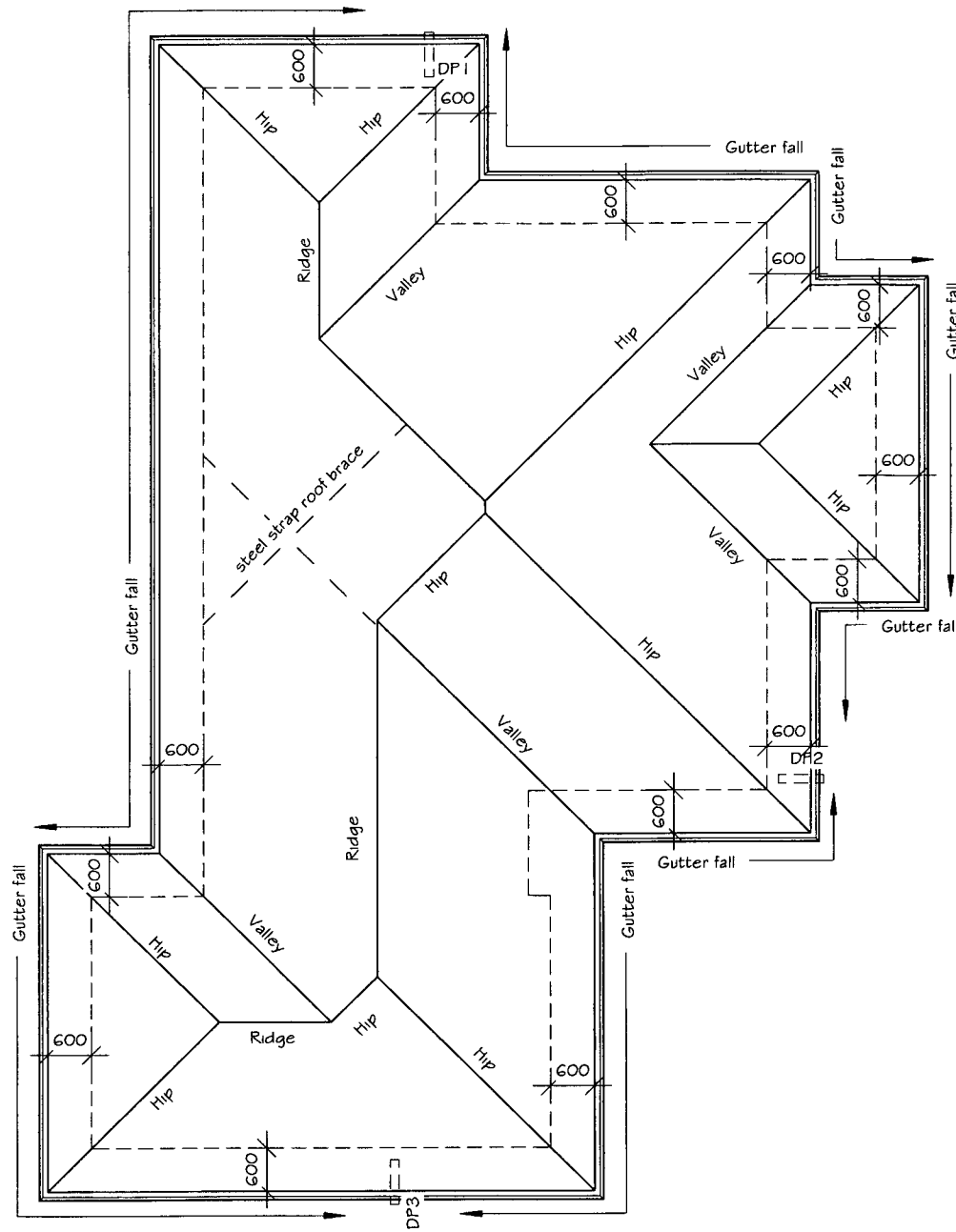
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Mark	Head	Height	Width	Glazing	Glass Type	Comments
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D2	2050	2050	1147	Double	Clear	1980x810 fiberglass entry door
D3	1965	2000	1800	Double	Clear	Opening sash to fixed panel
D4	2000	2000	830	Double	Clear	

NOTE: ALL SETOUT DIMENSIONS FOR JOINERY ARE ACTUAL SIZES, ALLOW FOR RELEVANT TRIM SIZE

DETAIL SHEET REFERENCE	
FOUNDATION DETAILS	- A1.2
ROOF DETAILS	- A3.1
JOINERY DETAILS	- A3.2
CLADDING DETAILS	- A3.3
WETAREA DETAILS	- A3.4



DETAIL SHEET REFERENCE	
FOUNDATION DETAILS	- A1.2
ROOF DETAILS	- A3.1
JOINERY DETAILS	- A3.2
CLADDING DETAILS	- A3.3
WETAREA DETAILS	- A3.4



ROOF PENETRATION DETAIL

**MATERIALS/ CONSTRUCTION NOTES**

**Roof Cladding:**

.04mm BMT corrugated colorsteel over self supporting "Bitumac" roof underlay on MBL Steel Purlins @ 900 ctrs on Steel roof trusses as per manufactures specs.

**Valleys:**

0.55mm colorsteel valley trays installed over 0.7mm valley support tray

**Ridge/ Hip:**

0.55mm BMT coloursteel

**Barge:**

0.55mm BMT coloursteel

**Fascia and Spouting:**

0.55mm BMT Colorsteel 180mm fascia and external 1/4 round spouting (or similar)

**Downpipes:**

uPVC downpipes (80mm unless noted otherwise)

**Soffits:**

4.5mm Hardies Soffit lining with PVC jointers fixed to Soffit panels.

ALL MATERIALS TO BE KEPT ON SITE  
 TO BE KEPT ON SITE

Down Pipe #	Size	Catchments Area
DP1	80mm Dia	45m <sup>2</sup>
DP2	80mm Dia	42m <sup>2</sup>
DP3	80mm Dia	45m <sup>2</sup>
<b>TOTAL ROOF AREA</b>		<b>132m<sup>2</sup></b>

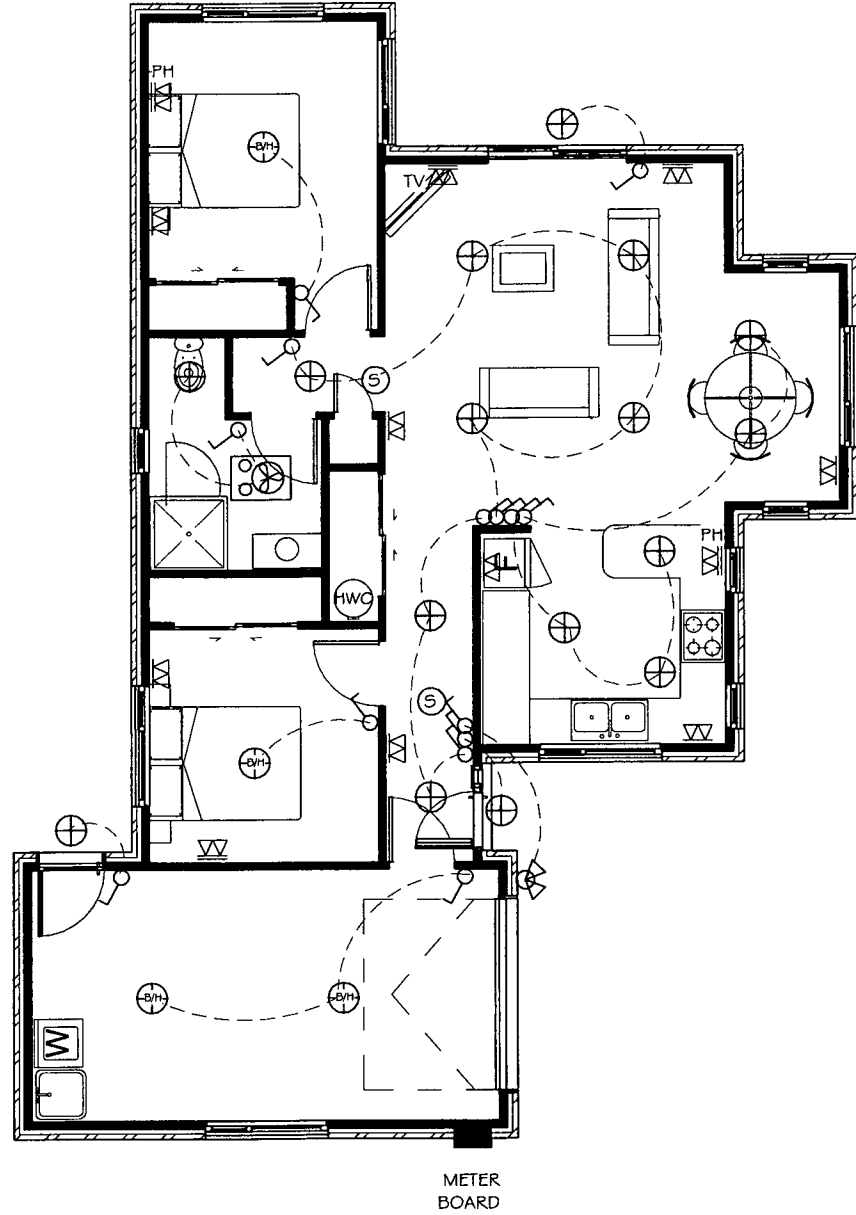
ROOF PLAN	DATE	1 July 2012
	SCALE	1 : 100
	DRAWN BY	JAMES CUSIEL
	JOB NUMBER	PHL -

**lot 3 Te Manatu**  
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A1.5



**ELECTRICAL LEGEND**

- ⊕ - WALL LIGHT
- ⊕ - BATTEN HOLDER
- ⊕ - CA RATED DOWNLIGHT
- ⊕ - HALOGEN DOWNLIGHT
- ⊕ - LIGHT SWITCH
- ⊕ - SECURITY SENSOR LIGHT
- ⊕ - SINGLE POWERPOINT
- ⊕ - DOUBLE POWERPOINT
- ⊕ - 3in HEAT, FAN, LIGHT
- ⊕ - HEATED TOWEL RAIL
- TV - TV JACK POINT
- PH - PHONE JACK POINT
- ⊕ - APPROVED SMOKE ALARM

**Also Allow Wiring For**

- Dishwasher
- Oven/ Hob
- Microwave
- Rangehood
- Wastemaster
- Garage Door Opener
- Heat Pump

**NOTE: CLIENT TO HAVE CONFIRM FINAL ELECTRICAL LAYOUT PRIOR TO WIRING**

SUBJECT TO CONFIRMING TO ALL RELEVANT CODES

<b>ELECTRICAL PLAN</b>	
DATE	1 July 2012
SCALE	1 : 100
DRAWN BY	JAMES CUSIEL
JOB NUMBER	PHL -

**lot 3 Te Manatu**

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
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FLOOR COVERING LEGEND


Client Selected Tile Floor Covering 


Client Selected Vinyl Floor Covering 

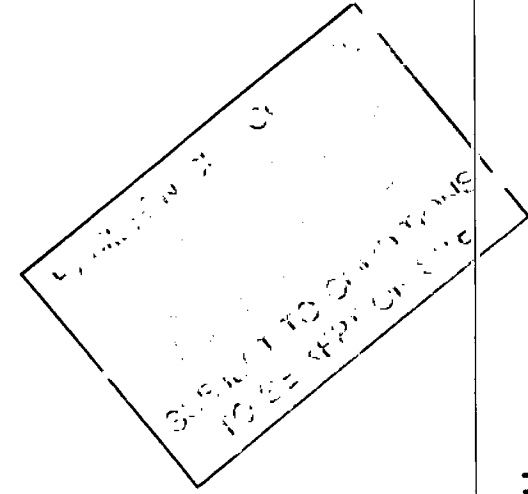
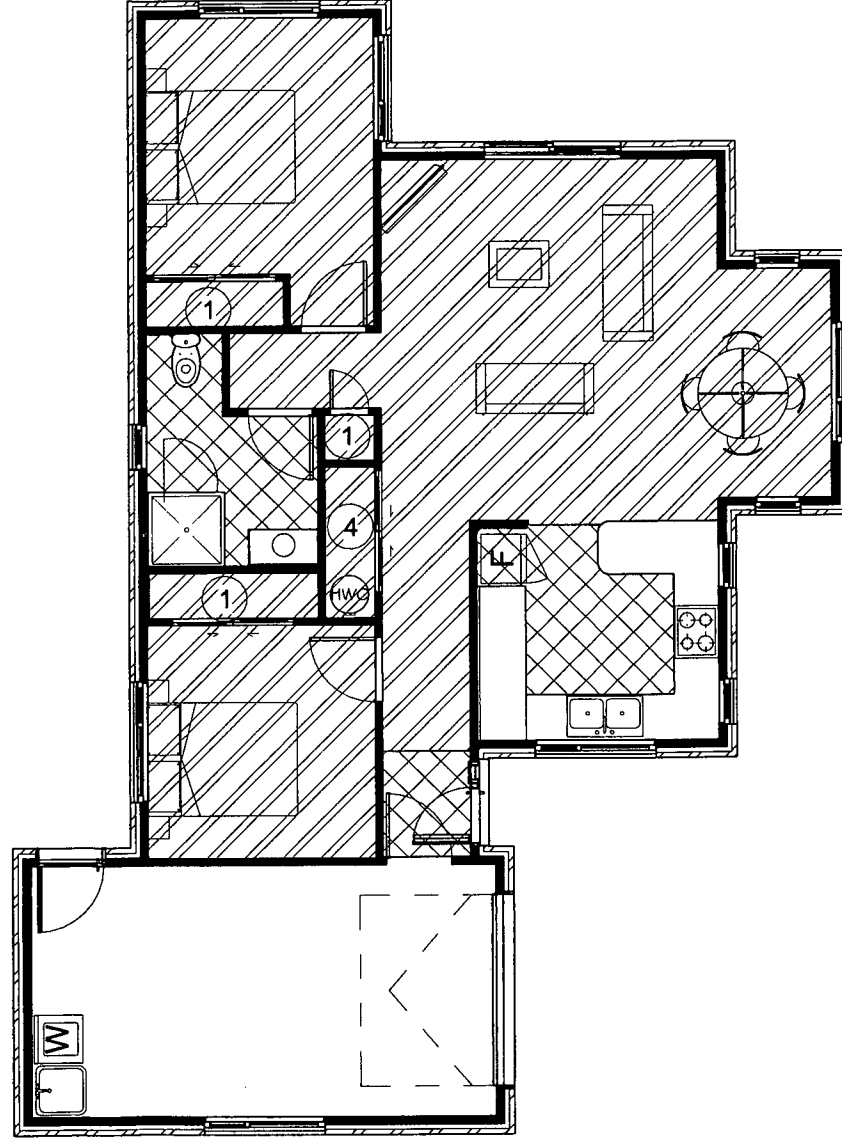
Client Selected Carpet Floor Covering 

Polished concrete floor finish 

SHELVING KEY

1 ventilated Shelf with hanging 

4 ventilated Shelves 



FLOOR COVERINGS  
PLAN

DATE 1 July 2012

SCALE 1 : 100

DRAWN BY JAMES CUSIEL

JOB NUMBER PHL -

A1.8

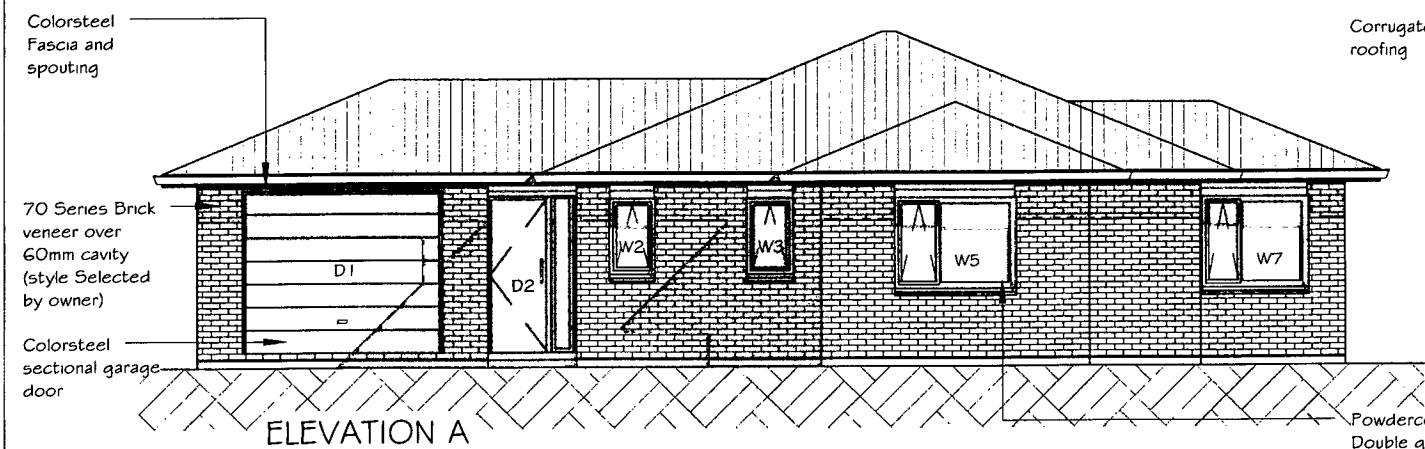
lot 3 Te Manatu

22A LANDMARK COURT, ROTOTUNA, HAMILTON

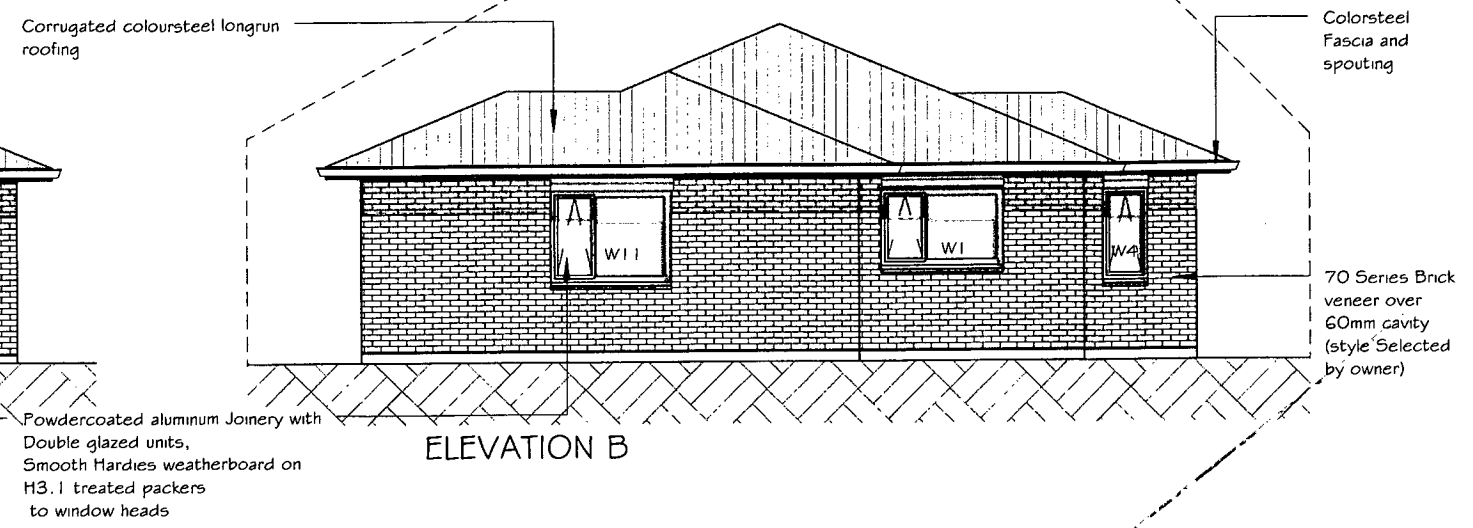
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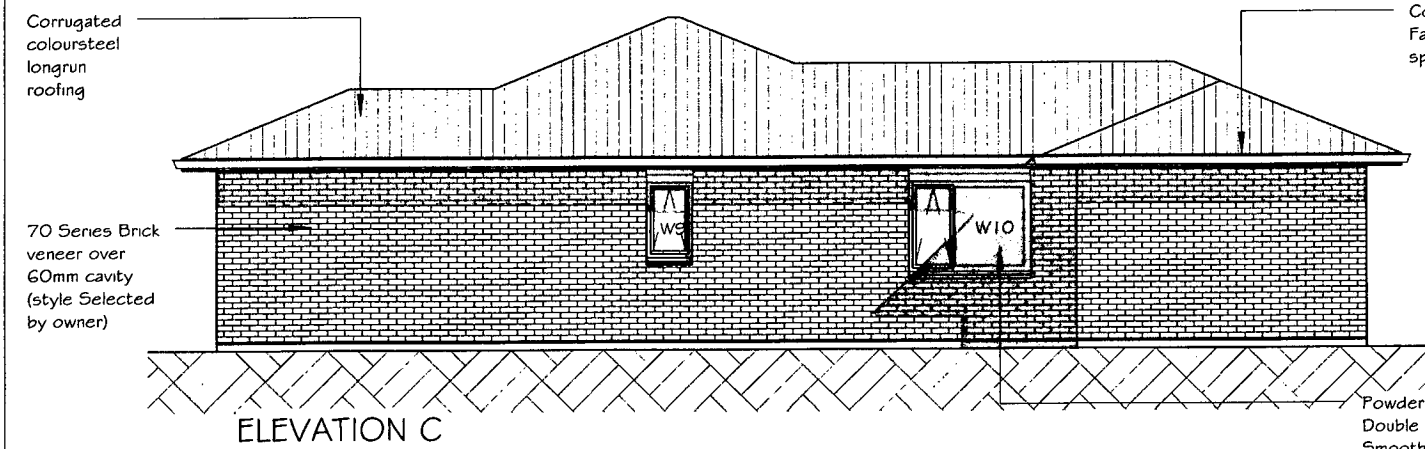
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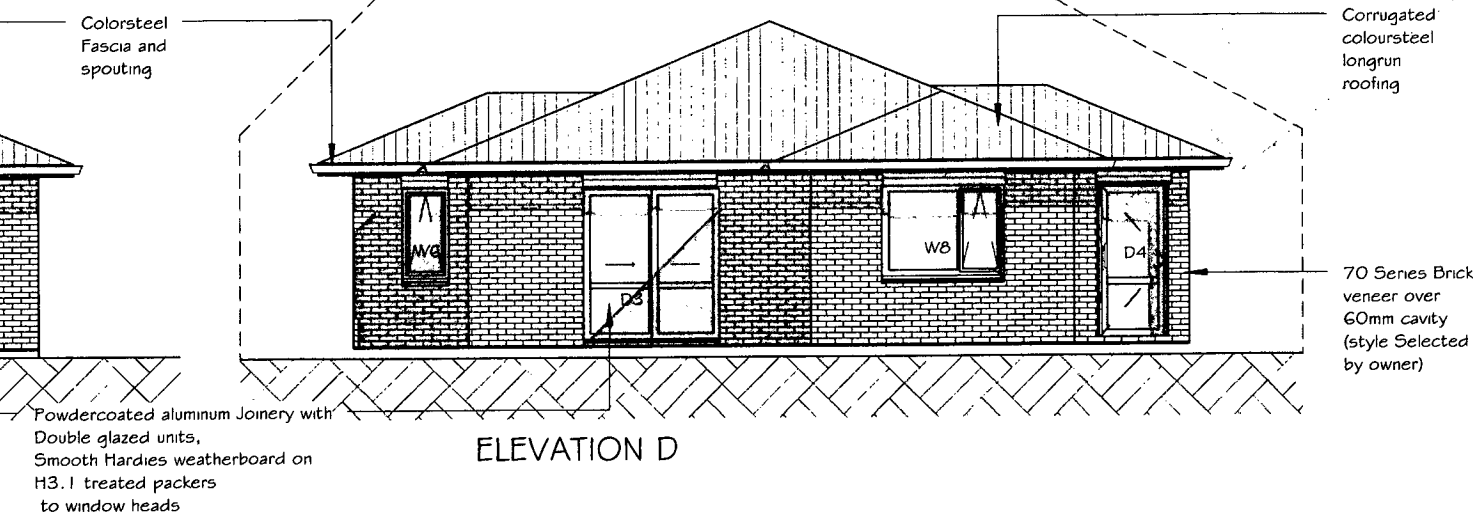
ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D

Powdercoated aluminum Joinery with Double glazed units, Smooth Hardies weatherboard on H3.1 treated packers to window heads

Powdercoated aluminum Joinery with Double glazed units, Smooth Hardies weatherboard on H3.1 treated packers to window heads

Window Schedule						
Window #	Head	Height	Width	Glazing	Glass Type	Comments
W1	2000	1000	1600	Double	Clear	
W2	2000	1000	600	Double	Clear	
W3	2000	1000	600	Double	Clear	
W4	2000	1200	600	Double	Clear	
W5	2000	1200	1600	Double	Clear	
W6	2000	1200	600	Double	Clear	
W7	2000	1200	1400	Double	Clear	
W8	2000	1200	1600	Double	Clear	
W9	2000	1000	600	Double	Opaque, Safety	
W10	2000	1200	1600	Double	Clear	
W11	2000	1200	1600	Single	Clear	

Door Schedule						
Mark	Head	Height	Width	Glazing	Glass Type	Comments
D1	2100	2100	2600	n/a	n/a	Sectional garage door
D2	2050	2050	1147	Double	Clear	1980x810 fiberglass entry door
D3	1965	2000	1800	Double	Clear	Opening sash to fixed panel
D4	2000	2000	830	Double	Clear	

lot 3 Te Manatu

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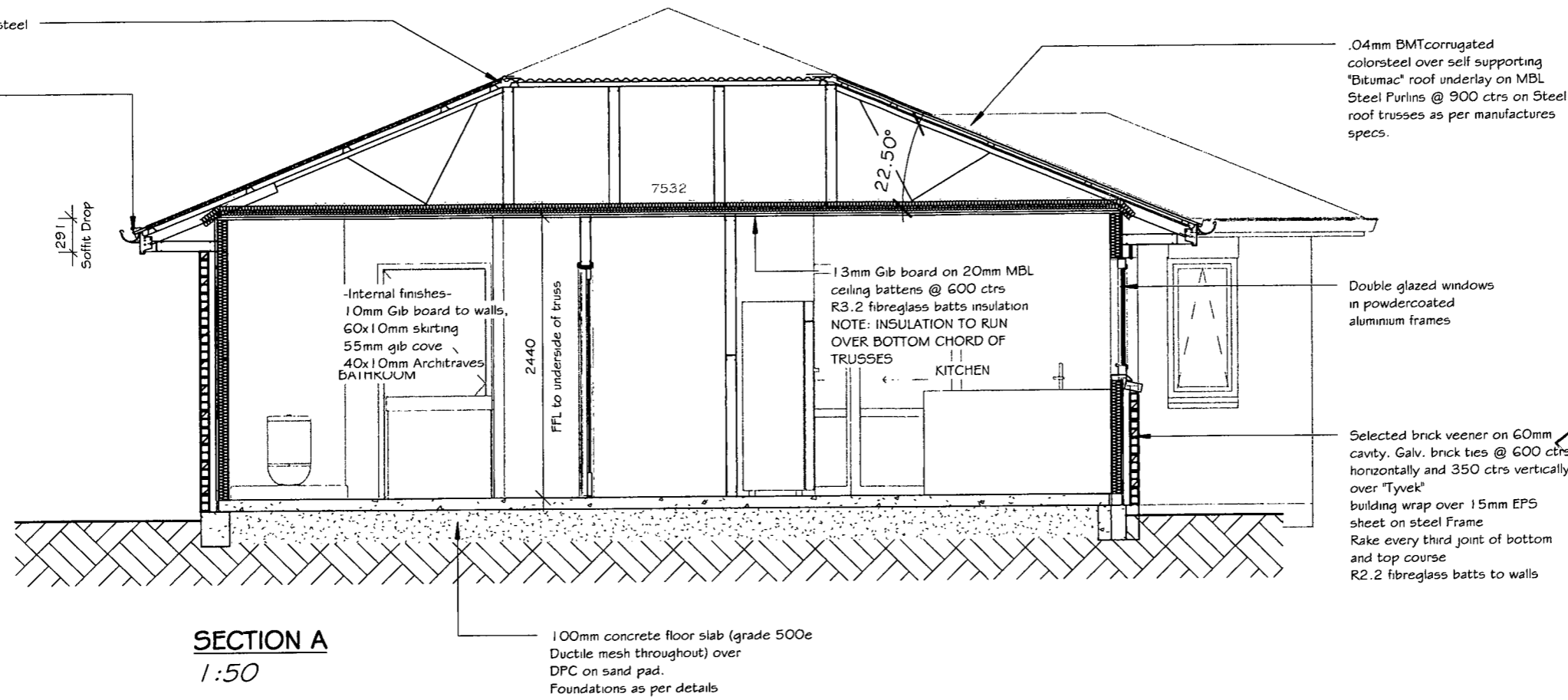
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0.55mm BMT colorsteel  
Ridge/ Hip Flashing

colorsteel 180mm  
fascia with 135mm  
1/4 round spouting.  
4.5mm soffit lining  
with pvc jointers

129 |  
Soffit Drop



**SECTION A**  
1:50

100mm concrete floor slab (grade 500e  
Ductile mesh throughout) over  
DPC on sand pad.  
Foundations as per details

.04mm BMT corrugated  
colorsteel over self supporting  
"Bitumac" roof underlay on MBL  
Steel Purlins @ 900 ctrs on Steel  
roof trusses as per manufactures  
specs.

Double glazed windows  
in powdercoated  
aluminium frames

Selected brick veneer on 60mm  
cavity. Galv. brick ties @ 600 ctrs  
horizontally and 350 ctrs vertically  
over "Tyvek"  
building wrap over 15mm EPS  
sheet on steel frame  
Rake every third joint of bottom  
and top course  
R2.2 fibreglass batts to walls

**Steel Framing Fixings**

**-Bottom plate to floor-**

External Walls - M12 trubolts @ 900 ctrs  
Internal walls - drivepins @ 600 ctrs  
Bracing Panels - In accordance with Gib  
Specs.

**-Stud to Plate-**

1 x 10g Tek screw each side of plate/stud -  
5kN connection

**-Lintel to Stud:-**

2 x 10g Tek screw each side of Stud/Lintel  
- 10 kN connection

**-Truss to Top plate-**

1 x bracket with 2 x 10g Tek to truss and  
2 x 10g Tek to Top plate - 10 kN  
connection

-Steel strap brace with tensioner-  
Fixed to truss and/or top plate

**DETAIL SHEET REFERENCE**

FOUNDATION DETAILS	- A1.2
ROOF DETAILS	- A3.1
JOINERY DETAILS	- A3.2
CLADDING DETAILS	- A3.3
WETAREA DETAILS	- A3.4



SECTION A

DATE 1 July 2012

SCALE 1 : 50

DRAWN BY JAMES CUSIEL

JOB NUMBER PHL -

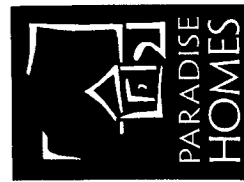
A2.3

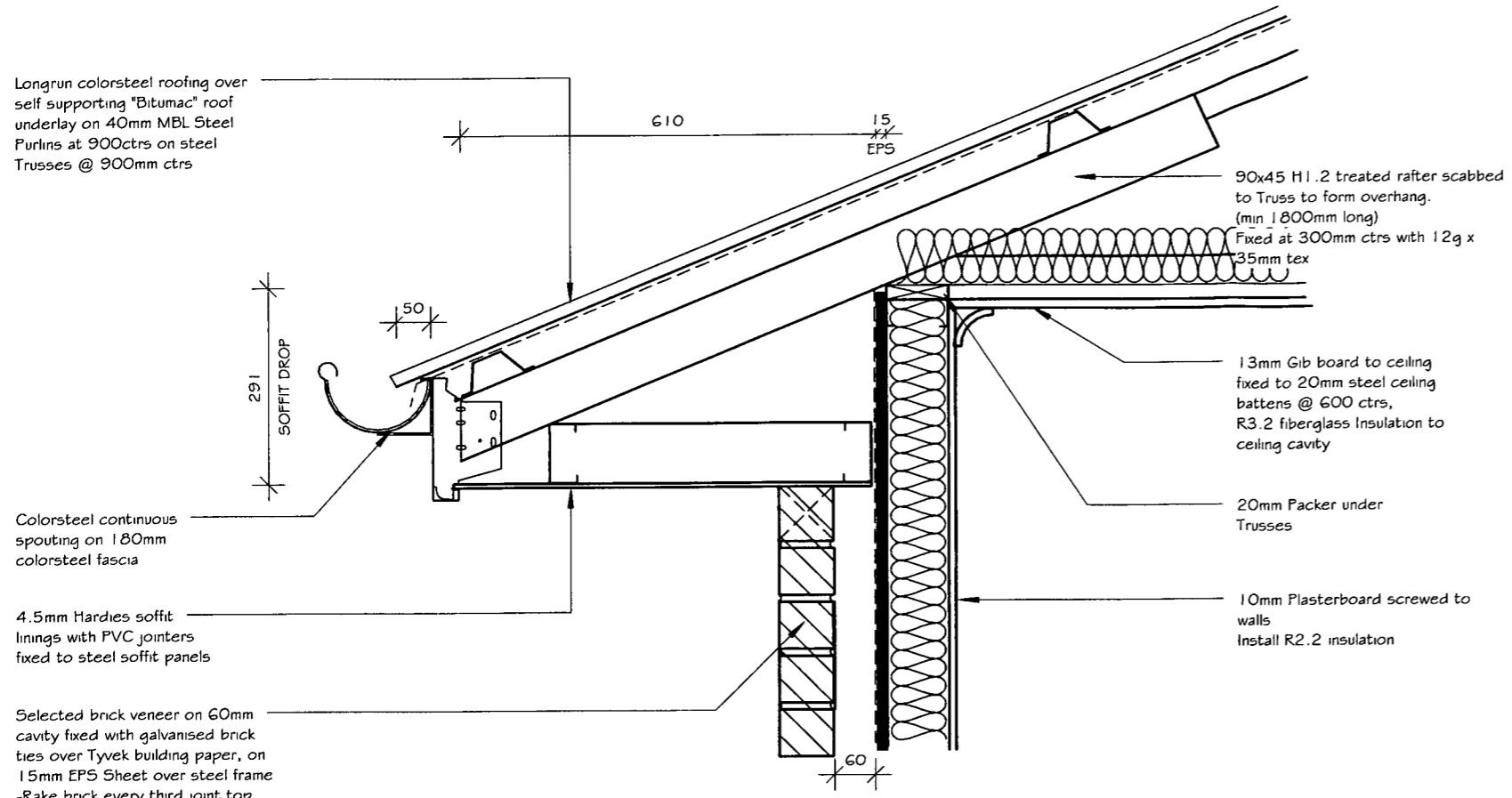
lot 3 Te Manatu

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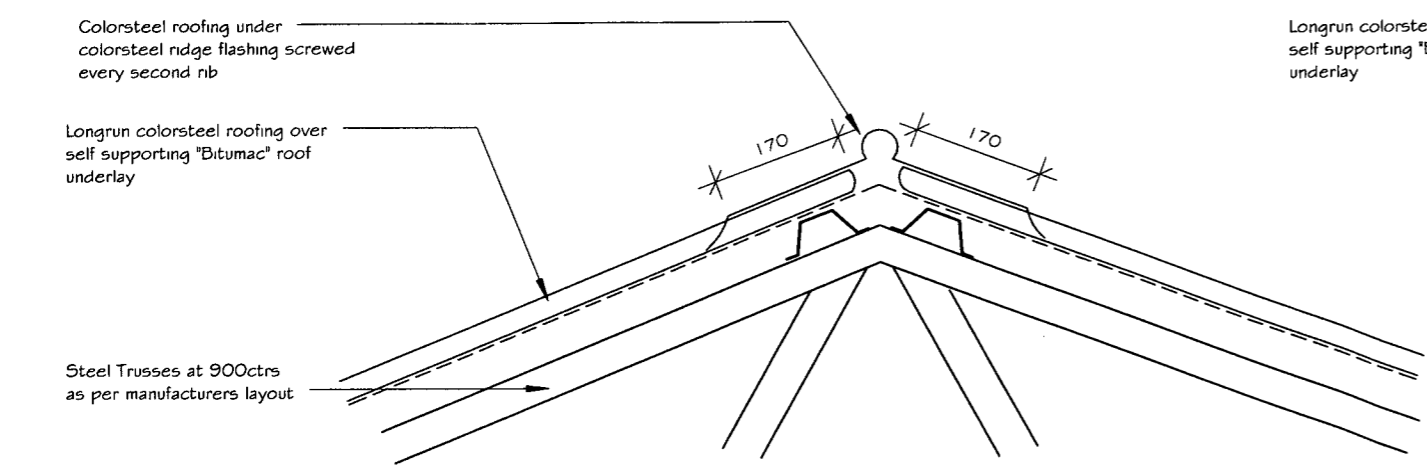
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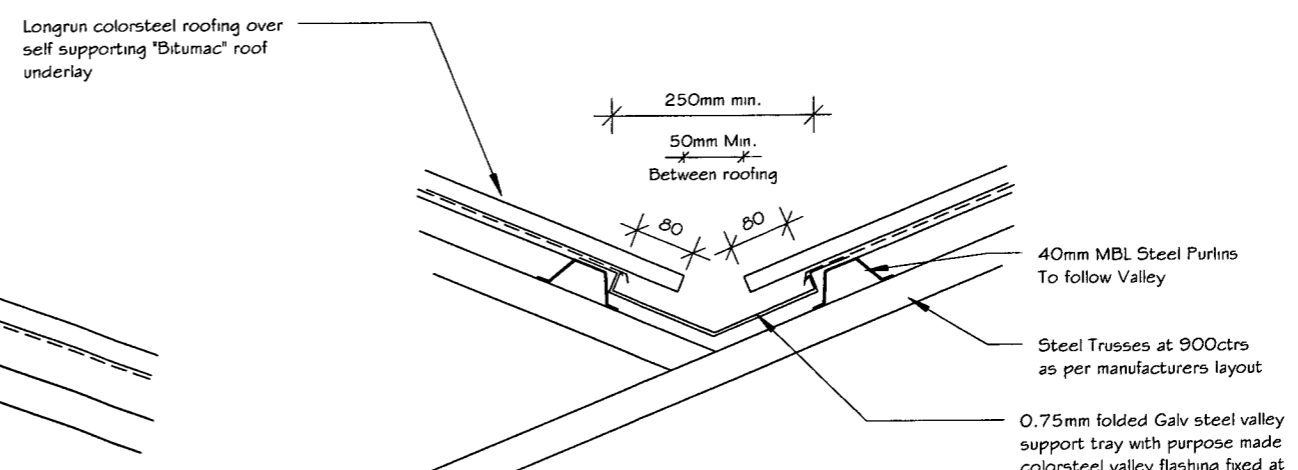




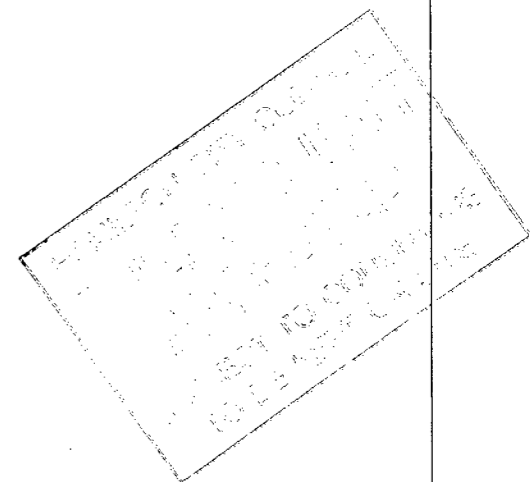
**STANDARD EAVE BRICK CLADDING**  
1:10



**TYPICAL RIDGE DETAIL**  
1:10



**TYPICAL VALLEY DETAIL**  
1:10



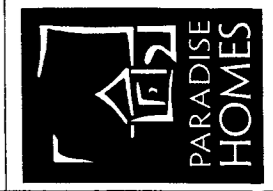
<b>ROOF DETAILS</b>		<b>Member</b>	<b>A3.1</b>
	DATE	1 July 2012	
	SCALE	1 : 10	
	DRAWN BY	JAMES CUSIEL	
	JOB NUMBER	PHL -	

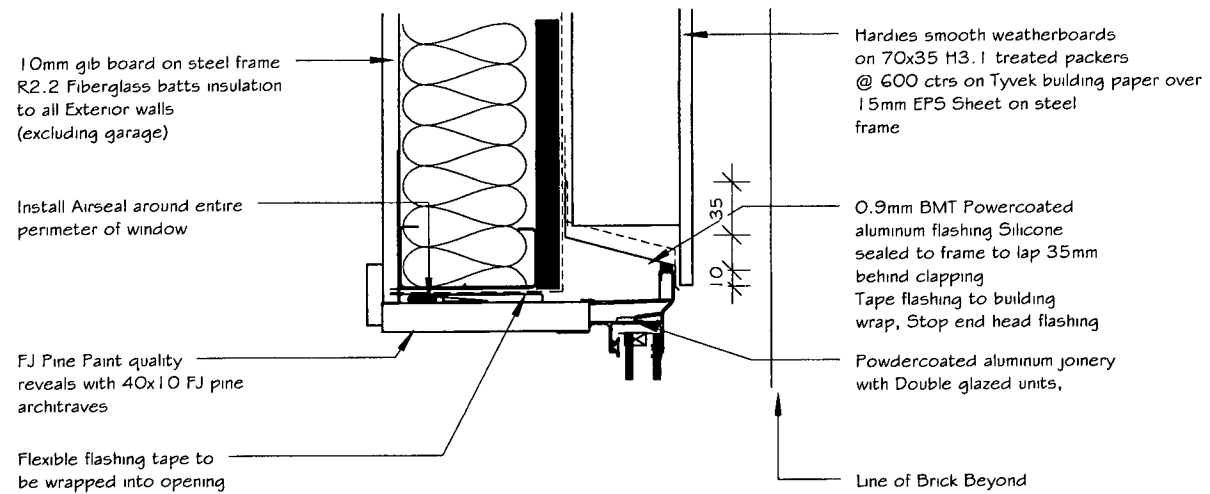
**lot 3 Te Manatu**

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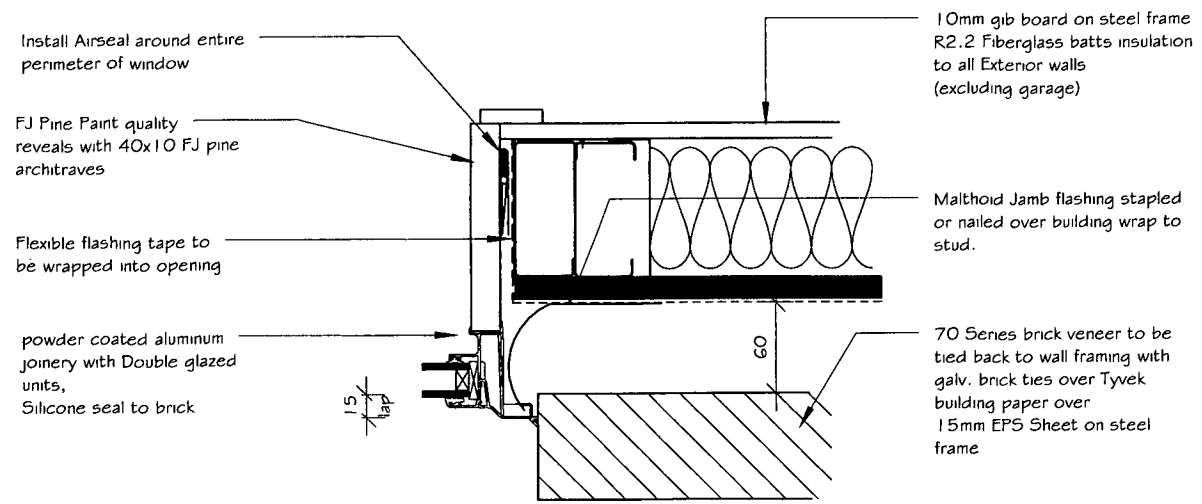
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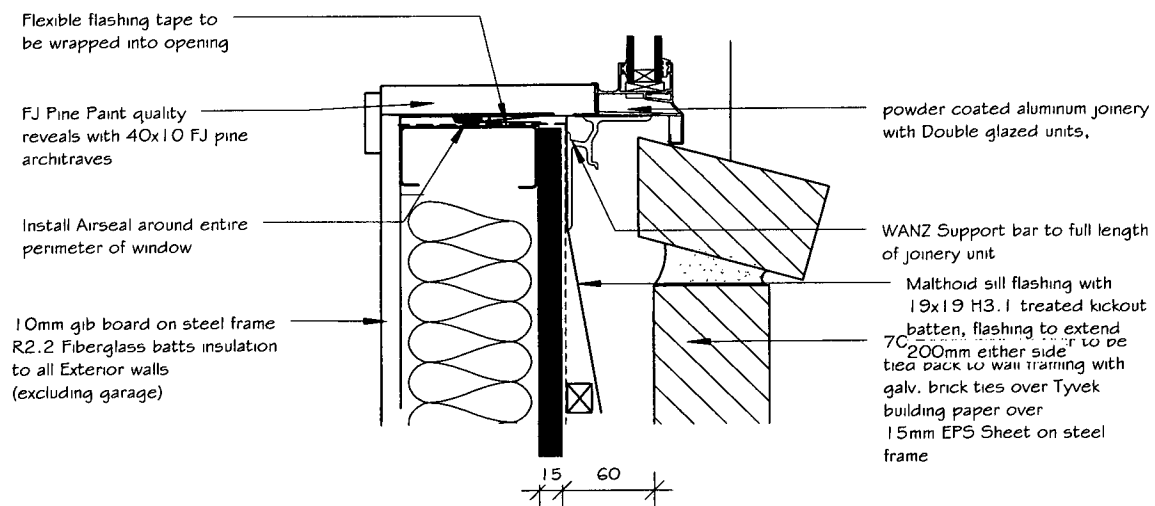
**WINDOW HEAD DETAIL - GENERAL**

1:5



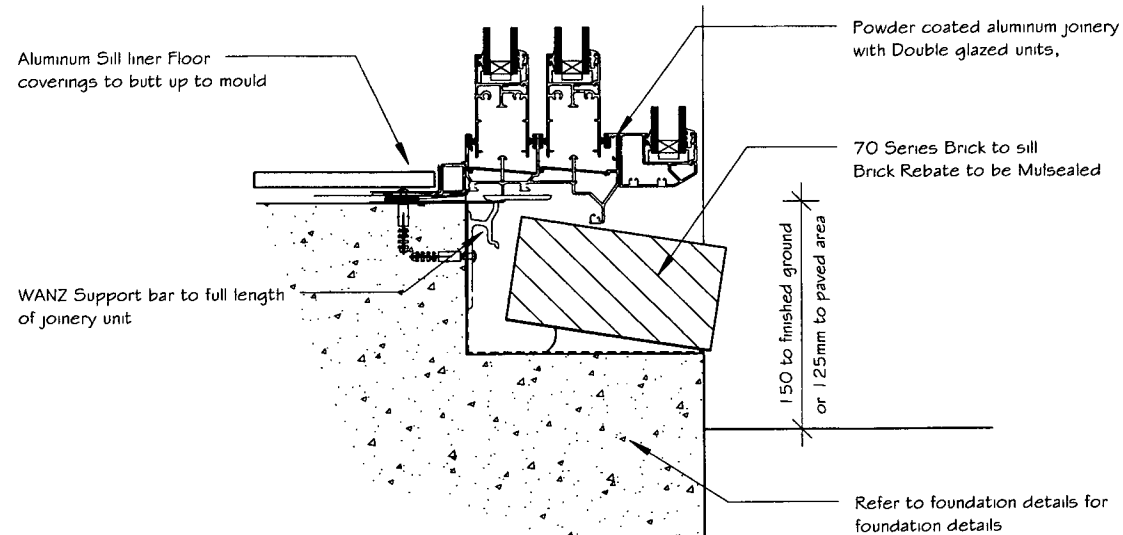
**WINDOW JAMB BRICK CLADDING**

1:5



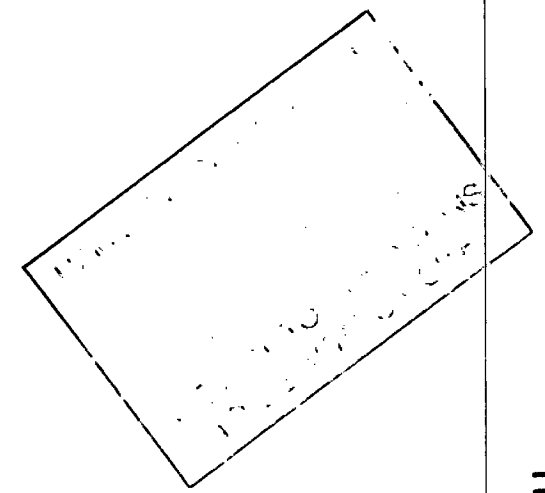
**WINDOW SILL BRICK CLADDING**

1:5



**DOOR SILL BRICK CLADDING**

1:5



WINDOW DETAILS	Member	A3.2
	DATE	1 July 2012
	SCALE	1:5
	DRAWN BY	JAMES CUSIEL
	JOB NUMBER	PHL -

**lot 3 Te Manatu**

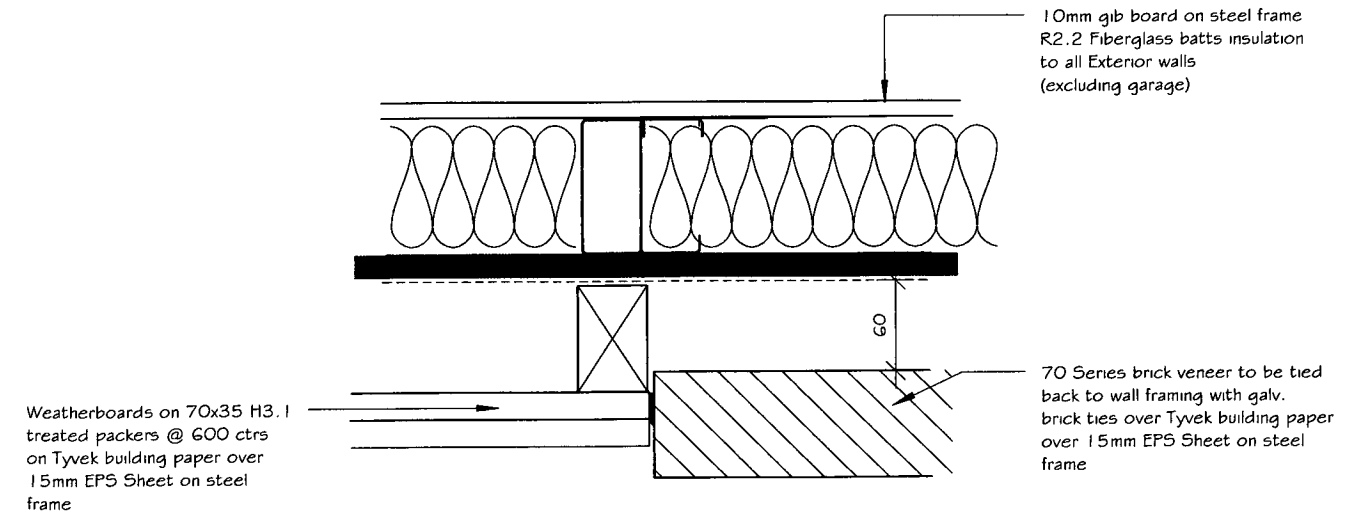
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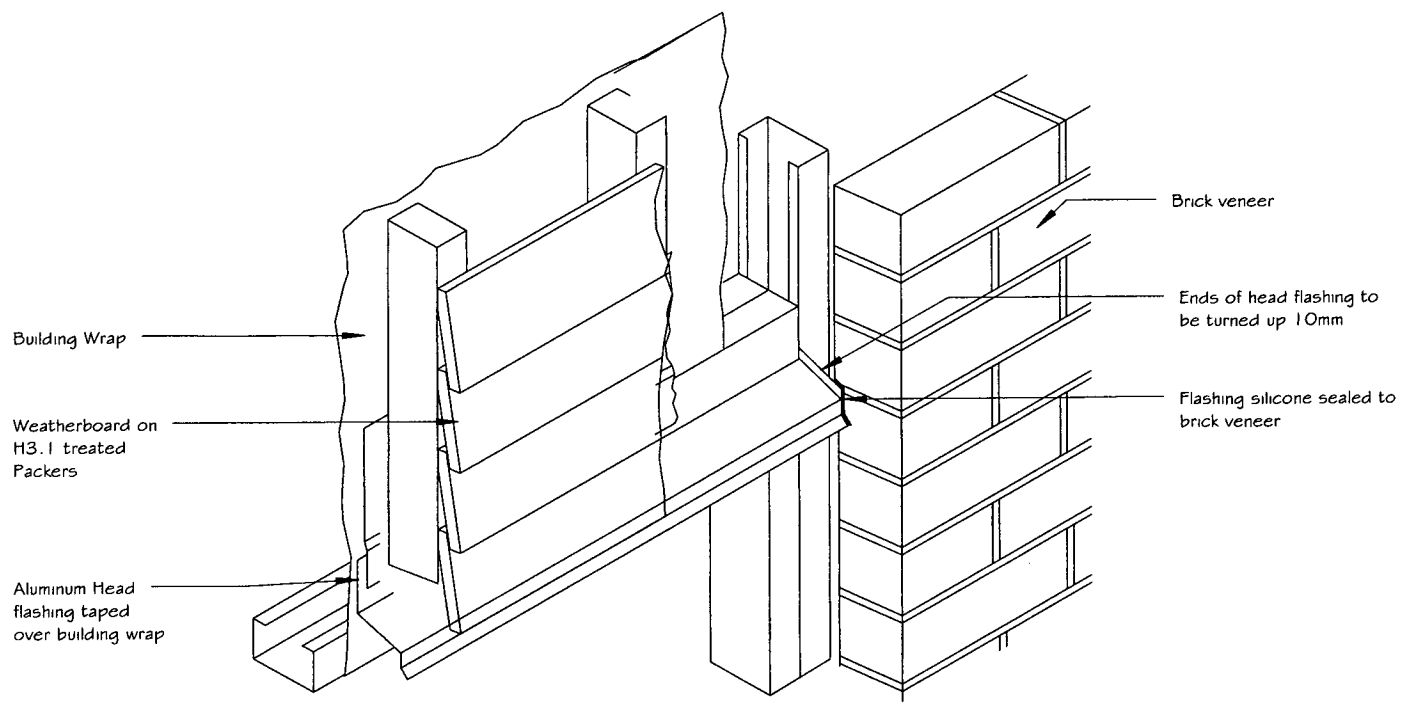
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CLADDING DETAILS

DATE	1 July 2012
SCALE	1 : 5
DRAWN BY	JAMES CUSIEL
JOB NUMBER	PHL -



**WEATHERBOARD TO BRICK JUNCTION DETAIL**  
1:5 ( same detail for smooth weatherboard)



**HEAD FLASHING TERMINATION**  
1:5

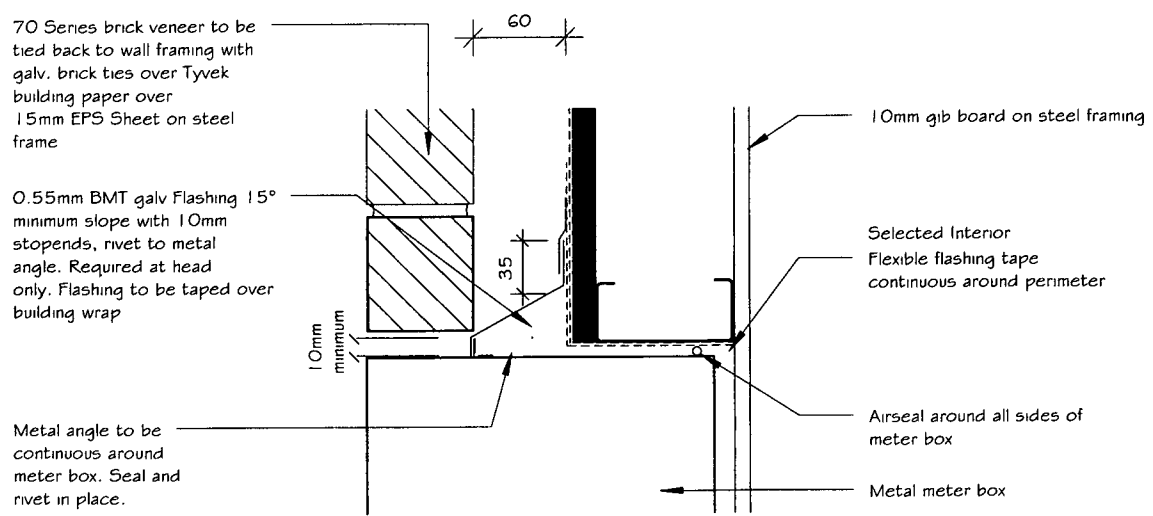
HAMILTON CITY COUNCIL  
BUILDING UNIT  
APPROVED  
SUBJECT TO CONDITIONS  
TO BE KEPT ON SITE

lot 3 Te Manatu

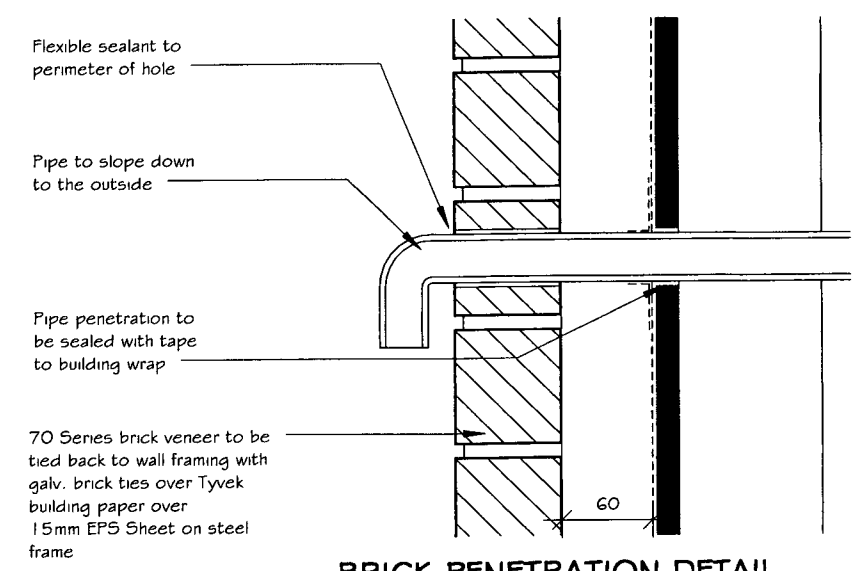
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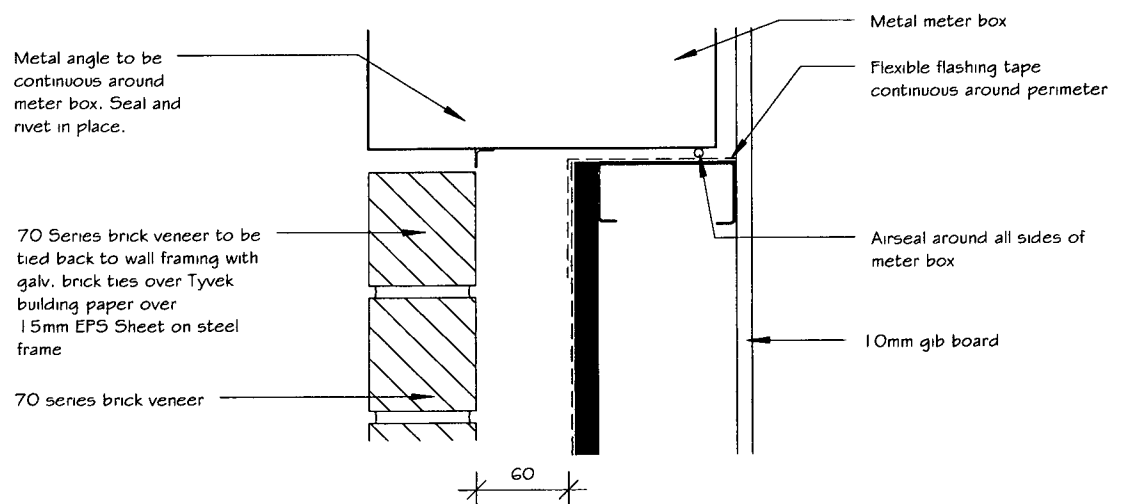
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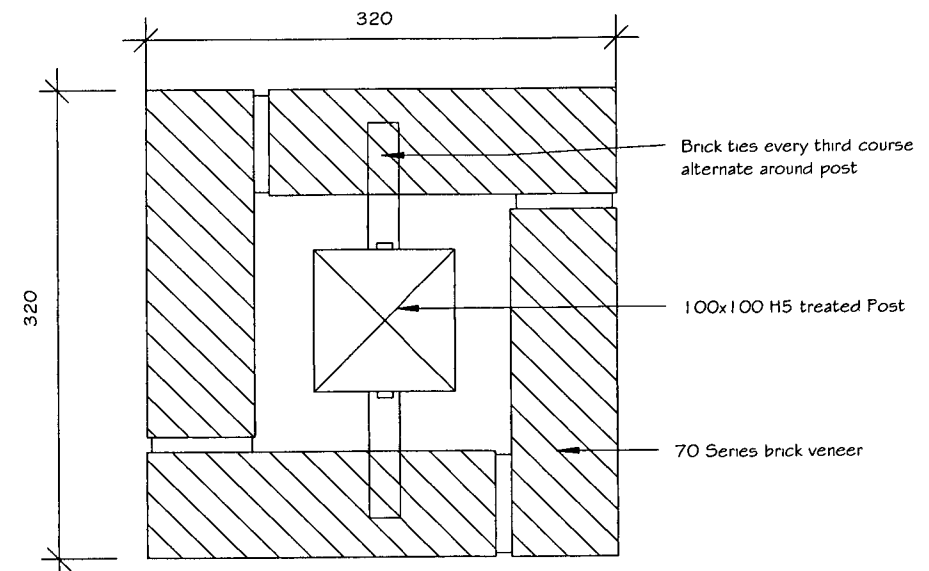
**METER BOARD HEAD DETAIL**  
1:5



**BRICK PENETRATION DETAIL**  
1:5

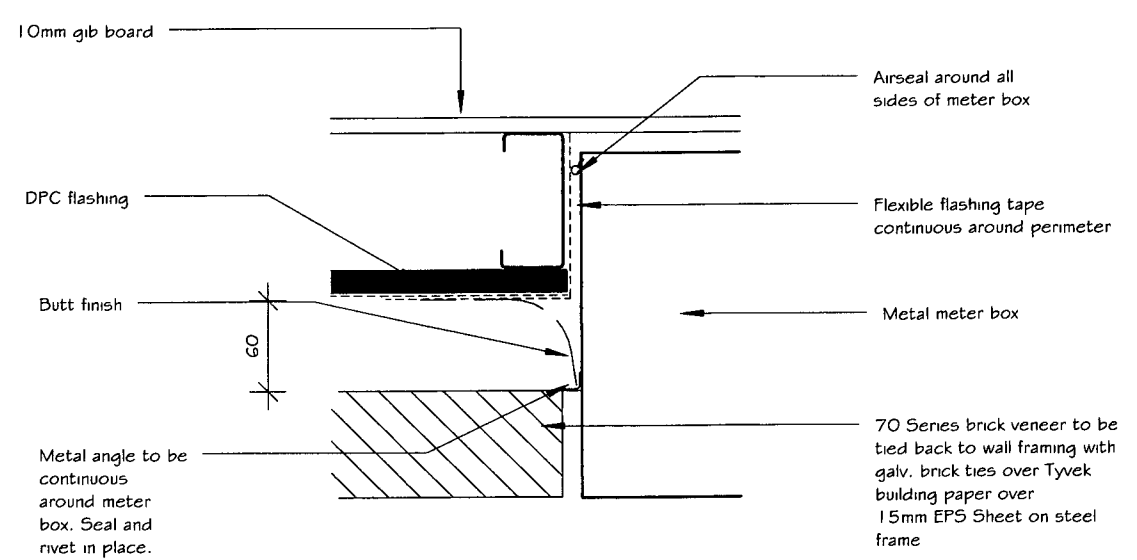


**METER BOARD SILL DETAIL**  
1:5



**BRICK POST PLAN SECTION**  
1:5

- Notes
- Avoid filling columns with concrete
  - Provide weepholes at the base



**METER BOARD JAMB DETAIL**  
1:5

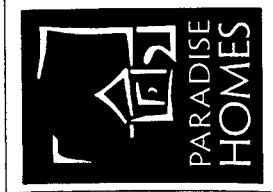
lot 3 Te Manatu

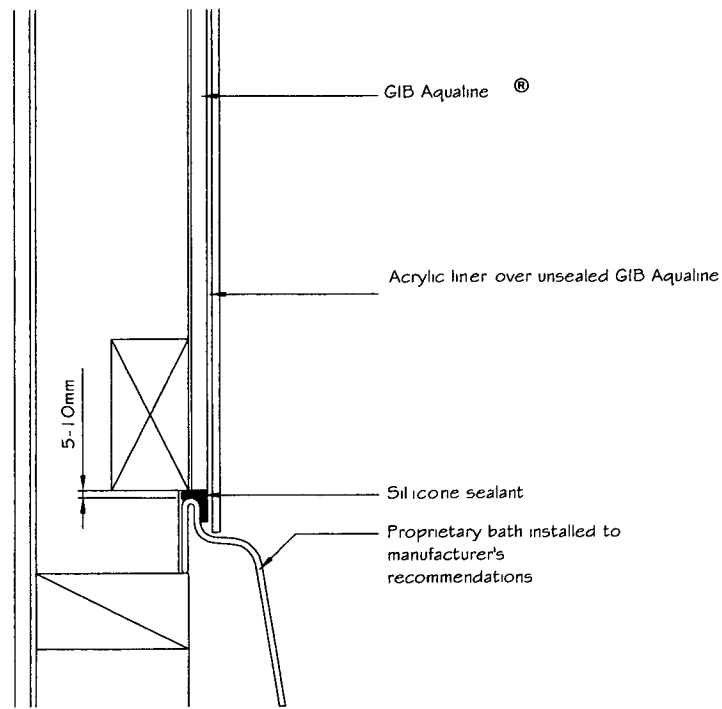
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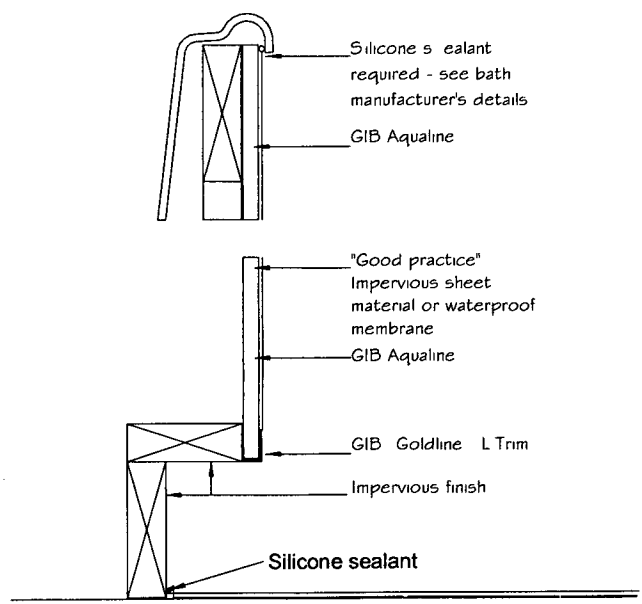
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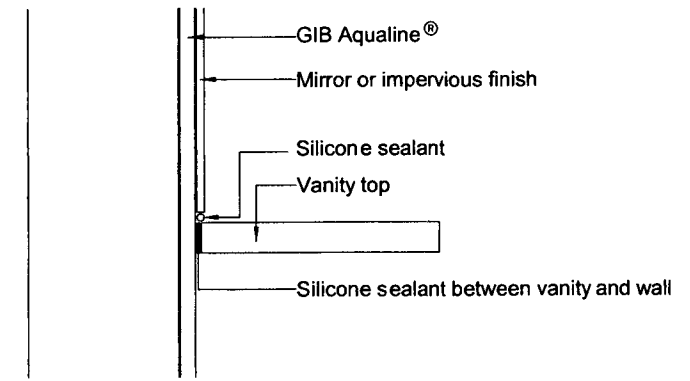




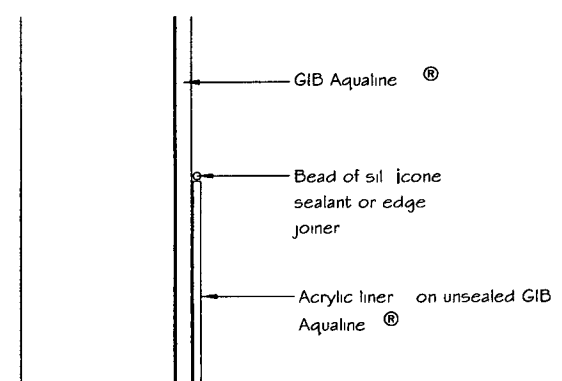
Bath/Wall Detail



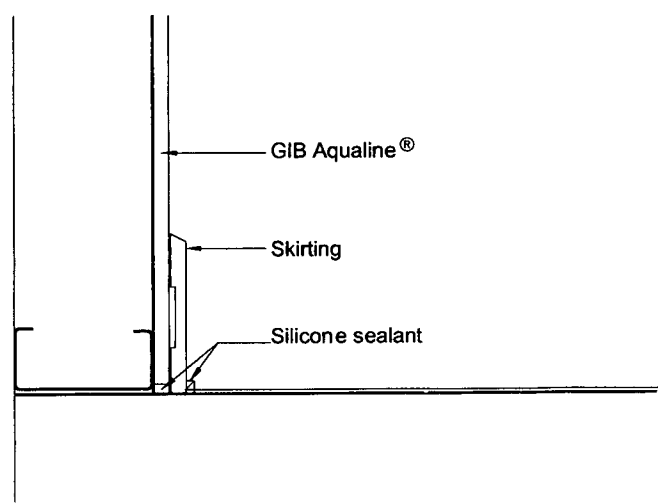
Bath Plinth Detail



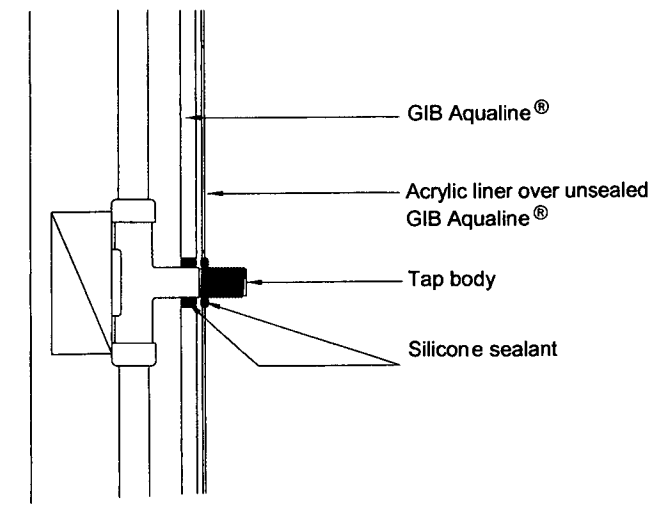
Vanity Top Detail



Liner Top Detail



Wall/Floor Detail



Penetration Detail

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WET AREA DETAILS

DATE 1 July 2012

SCALE 1 : 5

DRAWN BY JAMES CUSIEL

JOB NUMBER PHL -

A3.5

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