

General Notes.

All construction shall be carried out in accordance with NZBC, and NZS 3604:2011 + Amendments. Aswell to comply with any local authority bylaws.

Corrosion Zone 1,2,3,4:
Durability of fixings to comply with NZS 3604:2011 Section 4 and NZBC B2/AS1

ALL FIXINGS SUBJECT TO WEATHERING TO BE STAINLESS STEEL

Building Notes.

INTERIOR WALLS. NZS3604-2011 Table 8.2
-90x45mm H1.2 SG8 interior non loadbearing walls, 2740mm high. Studs @ 600crs

EXTERIOR WALLS. NZS3604-2011 Table 8.2
-90x45mm H1.2 SG8 Exterior walls, 2740mm high. Studs @ 400crs

-Double Glazing to living areas. Safety glass to comply with NZS4223.

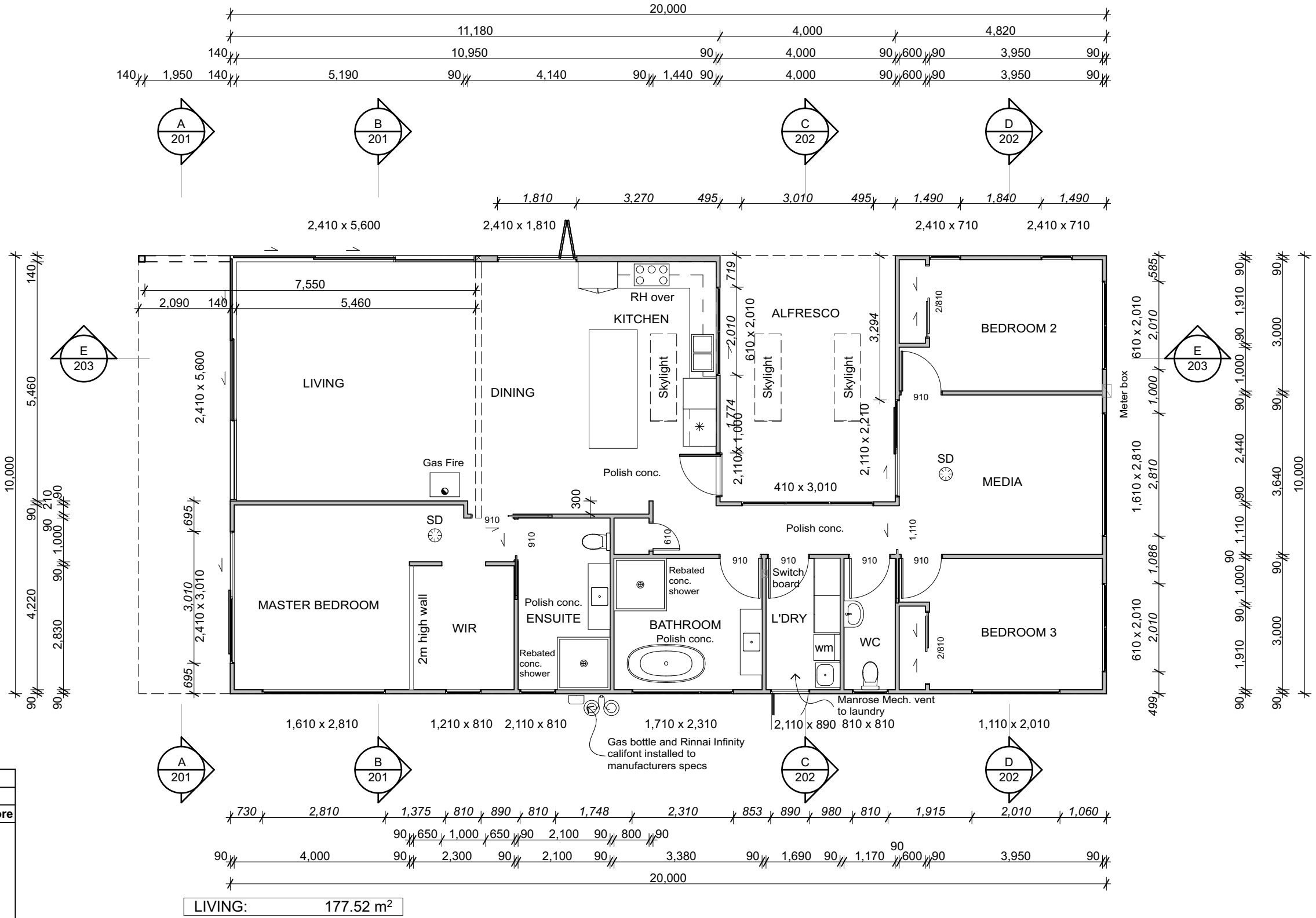
-0.40mm BMT Diamond BB900 COLORSTEEL ENDURA Vertical Cladding Direct Fixed. NOGS @ 800 CRS (Alt. Solution)

-Selected Vertical Shiplap Cedar on 20mm Drained Cavity NOGS @ 480 CRS

-0.40mm BMT Diamond BB900 COLORSTEEL ENDURA roofing

-Wind Zone - HIGH

BUILDING ENVELOPE RISK MATRIX		
North Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	High risk	3
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		10



1 Floor Plan
Scale 1:100



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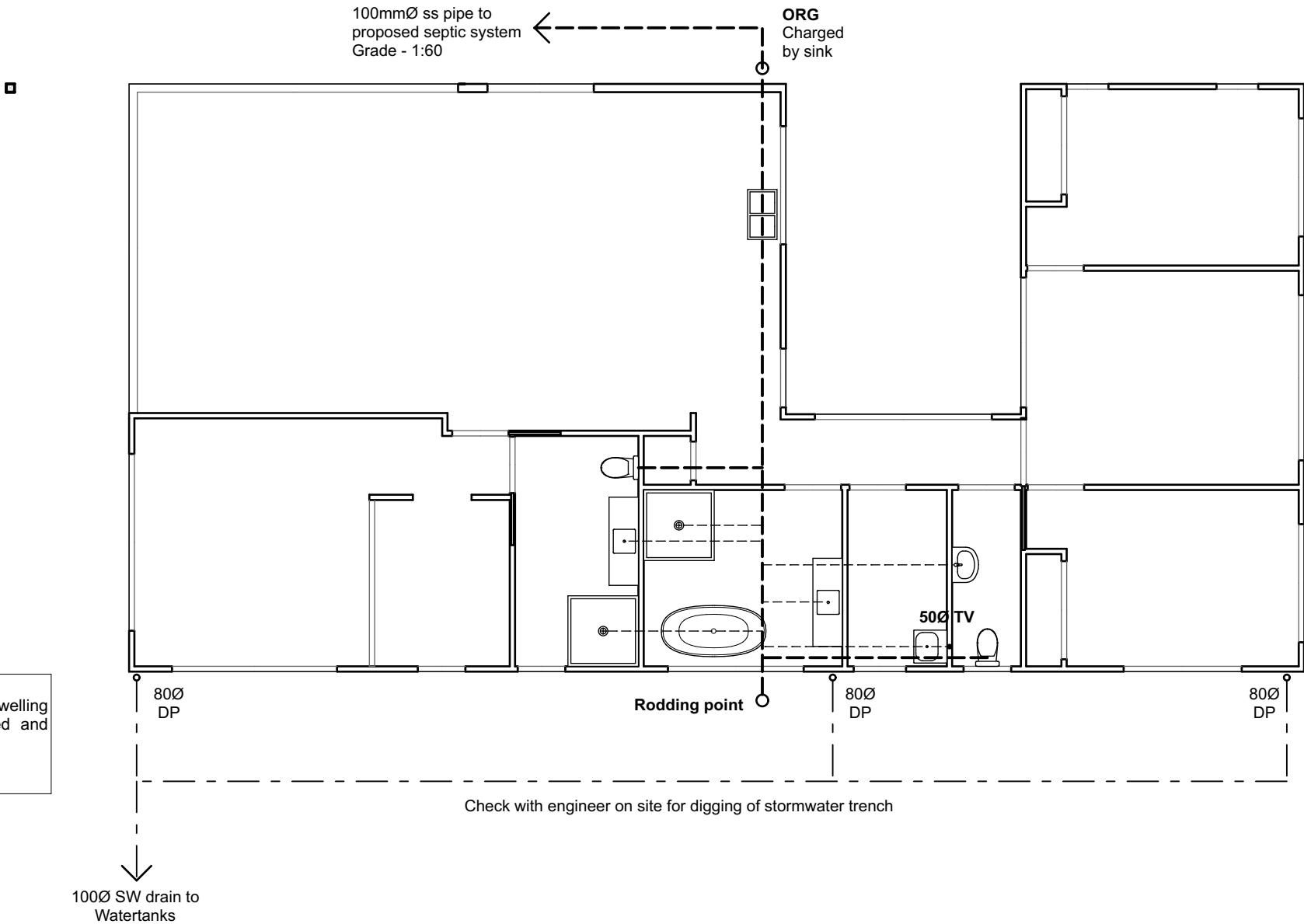
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North Ridge Rise
Whangarei

Plumbing and Drainage Notes.

All work to comply with NZBC, NZS3604 and all relevant local authority by laws and council regulations.

All drainage to comply with AS/NZS 3500 & NZBC G13

All drainage is Diagramatical, Drainlayer to determine on site drainage layout and provide asbuilt plan when complete.



PLUMBING NOTES

----- 40mm Ø branch pipes Grade - 1:40

----- 100mmØ ss pipe to proposed septic system Grade - 1:60

- - - - - 100 Ø Stormwater line Grade - 1:60

ORG

- 20mm above paved areas sloping away
- 75mm above grass & garden areas
- 150mm below finished floor level

Engineers Notes: (ref also engineers docs)

-Loose and unsatisfactory fill along south side dwelling edge. This fill to be removed, the ground stripped and benched and refilled to required level using hardfill.

-Engineer recommends services to exit north side



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SHEET TITLE:

Plumbing Plan

ISSUED:

1/06/16

SHEET

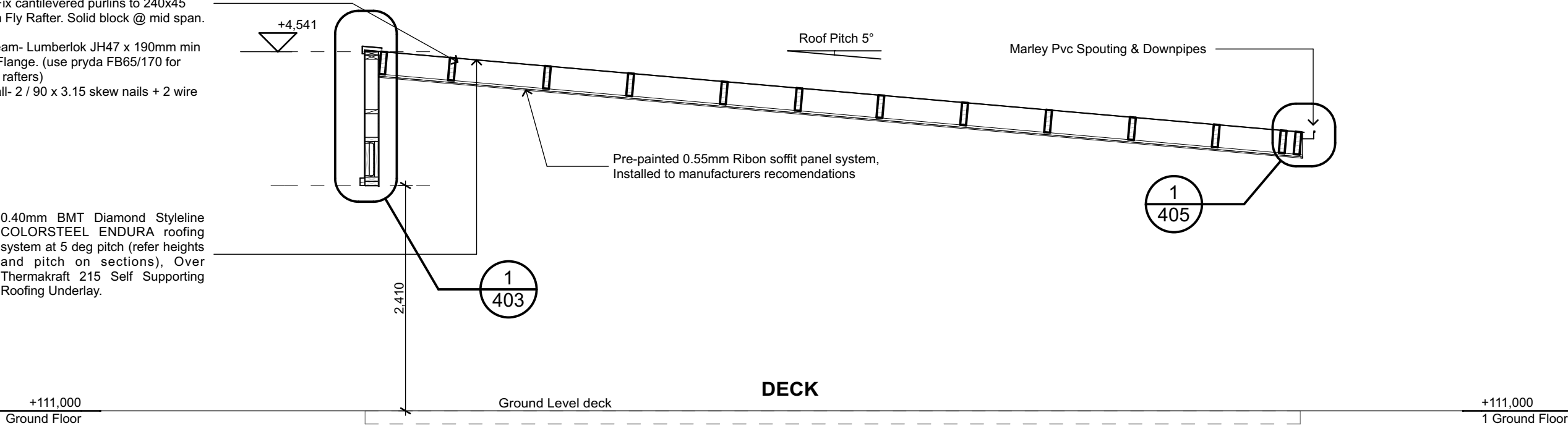
106

240x45 H1.2 LVL hySPAN Rafter purlins @ 900 crs for internal purlins over kitchen and alfresco area.

240x63 H1.2 LVL hySPAN Rafter purlins @ 900 crs over Living area extending out as cantilever. Fix cantilevered purlins to 240x45 LVL Hyspan Fly Rafter. Solid block @ mid span.

Fixing to Beam- Lumberlok JH47 x 190mm min 9 nails per Flange. (use pryda FB65/170 for 63mm wide rafters)
Fixing to wall- 2 / 90 x 3.15 skew nails + 2 wire dogs

0.40mm BMT Diamond Styleline COLORSTEEL ENDURA roofing system at 5 deg pitch (refer heights and pitch on sections), Over Thermakraft 215 Self Supporting Roofing Underlay.



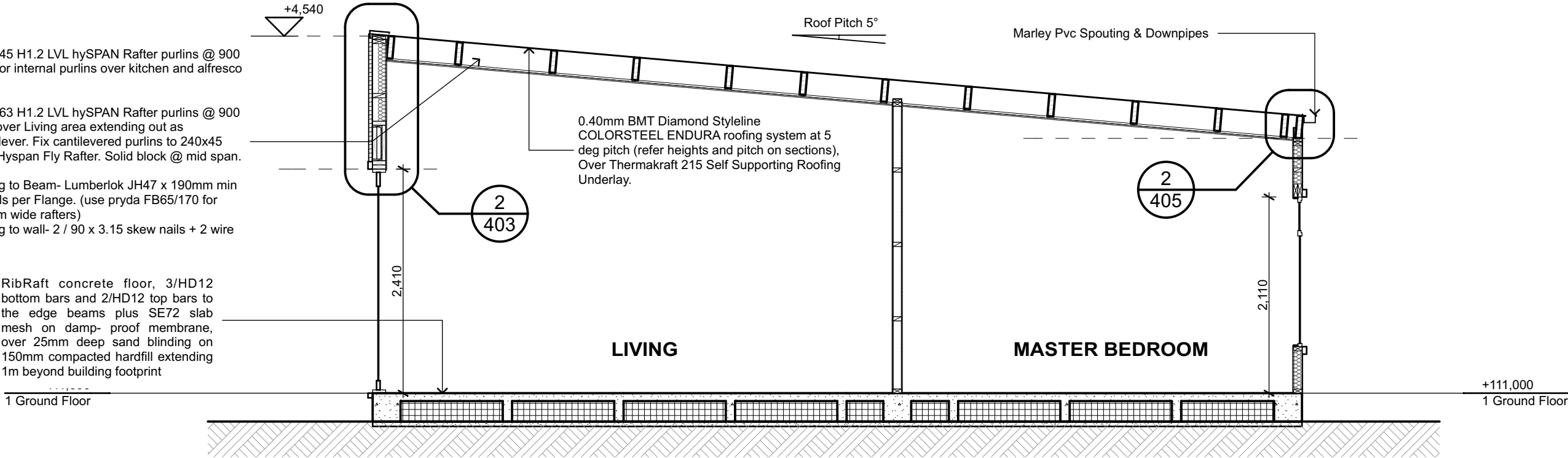
1 Section A
102 Scale 1:50

240x45 H1.2 LVL hySPAN Rafter purlins @ 900 crs for internal purlins over kitchen and alfresco area.

240x63 H1.2 LVL hySPAN Rafter purlins @ 900 crs over Living area extending out as cantilever. Fix cantilevered purlins to 240x45 LVL Hyspan Fly Rafter. Solid block @ mid span.

Fixing to Beam- Lumberlok JH47 x 190mm min 9 nails per Flange. (use pryda FB65/170 for 63mm wide rafters)
Fixing to wall- 2 / 90 x 3.15 skew nails + 2 wire dogs

RibRaft concrete floor, 3/HD12 bottom bars and 2/HD12 top bars to the edge beams plus SE72 slab mesh on damp- proof membrane, over 25mm deep sand blinding on 150mm compacted hardfill extending 1m beyond building footprint



2 Section B
102 Scale 1:50



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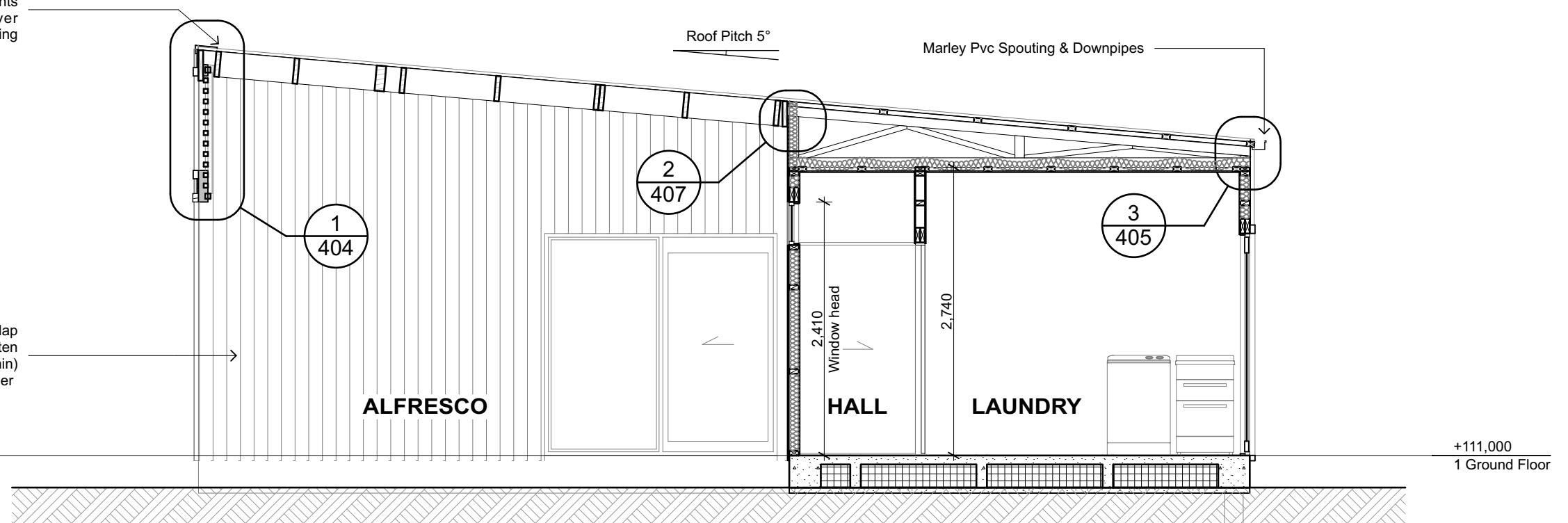
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SHEET TITLE: Sections
ISSUED: 1/06/16
SHEET 201

0.40mm BMT Diamond Styleline
COLORSTEEL ENDURA roofing
system at 5 deg pitch (refer heights
and pitch on sections), Over
Thermakraft 215 Self Supporting
Roofing Underlay.

Selected Hardwood Vertical shiplap
on 20mm castellated cavity batten
over Thermakraft 215 on 7mm (min)
H3.2 CCA Plywood Rigid air barrier

+111,000
1 Ground Floor



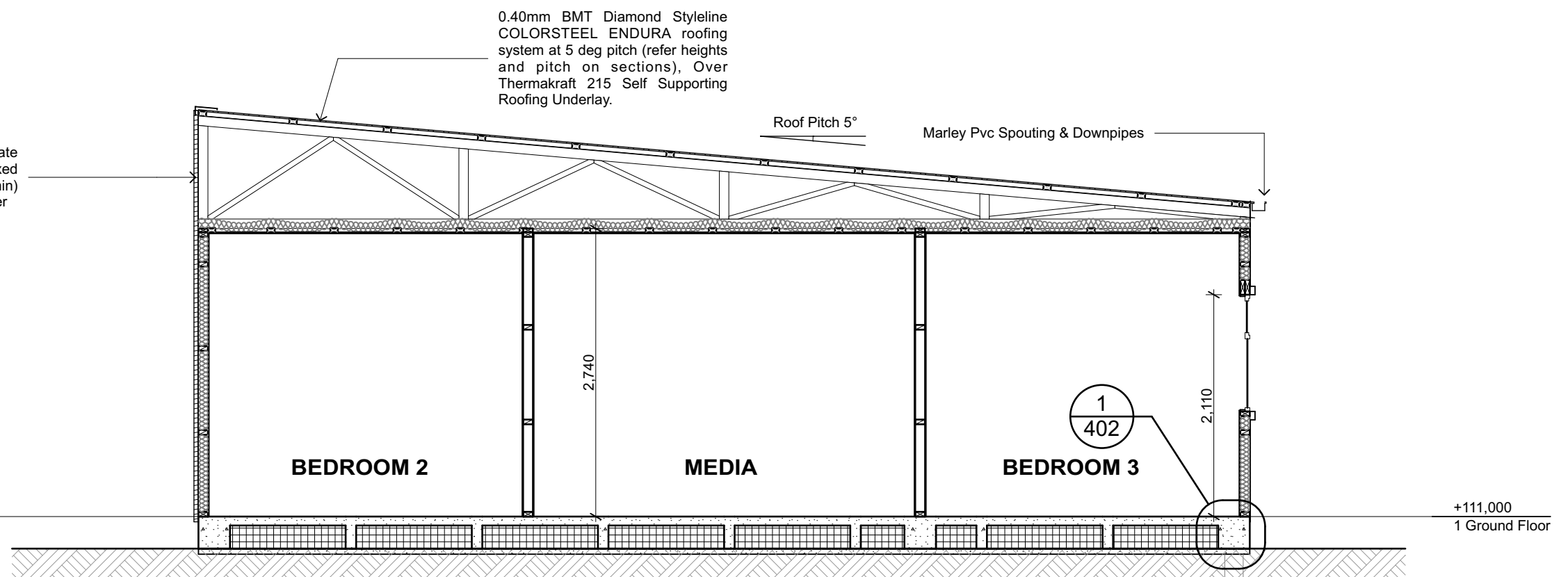
1 Section C

102 Scale 1:50

0.40mm BMT Diamond Styleline
COLORSTEEL ENDURA roofing
system at 5 deg pitch (refer heights
and pitch on sections), Over
Thermakraft 215 Self Supporting
Roofing Underlay.

0.40mm BMT Diamond Corrugate
COLORSTEEL ENDURA Direct fixed
over Thermakraft 215 on 7mm (min)
H3.2 CCA Plywood Rigid air barrier

+111,000
1 Ground Floor



2 Section D

102 Scale 1:50



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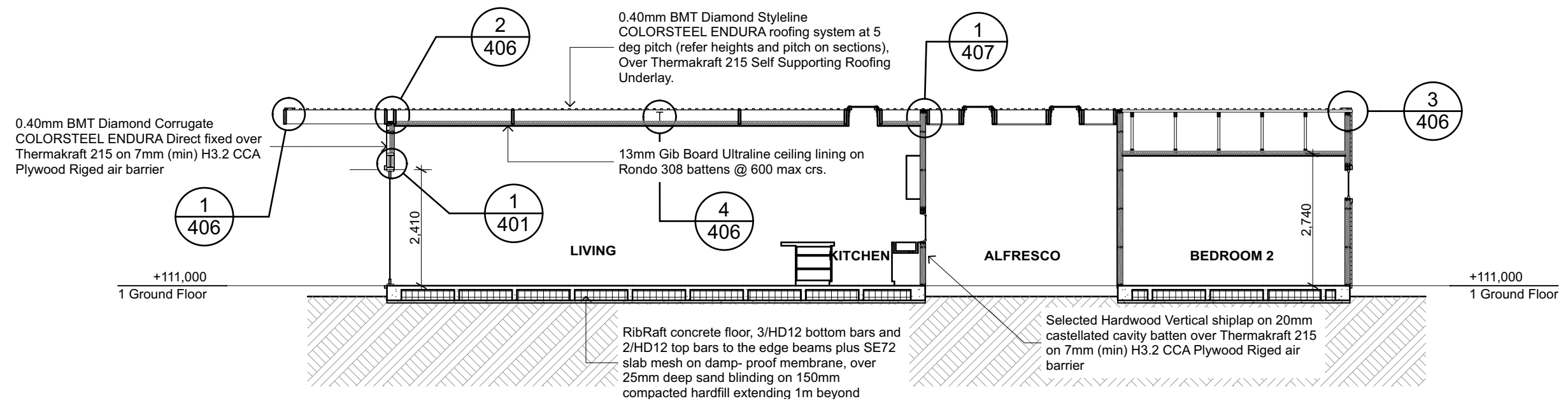
Sections 2

ISSUED:

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SHEET

202



1 Section E
102 Scale 1:100

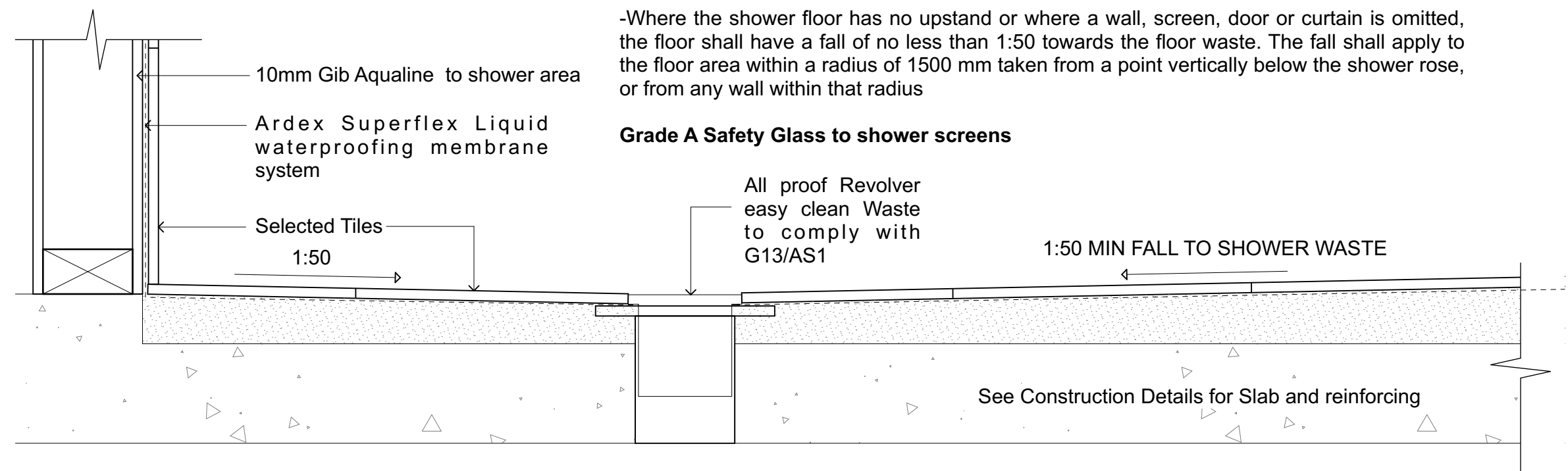
NOTES:

- WATERPROOFING MEMBRANE TO EXTEND 1.5M MIN RADIUS FROM SHOWER HEAD

-When enclosures, such as walls, screens, doors or curtains are used they shall be continuous from floor level or top of upstand to 1800 mm minimum above floor level and not less than 300 mm above the shower rose

-Where the shower floor has no upstand or where a wall, screen, door or curtain is omitted, the floor shall have a fall of no less than 1:50 towards the floor waste. The fall shall apply to the floor area within a radius of 1500 mm taken from a point vertically below the shower rose, or from any wall within that radius

Grade A Safety Glass to shower screens



2 Shower Detail
Scale 1:5



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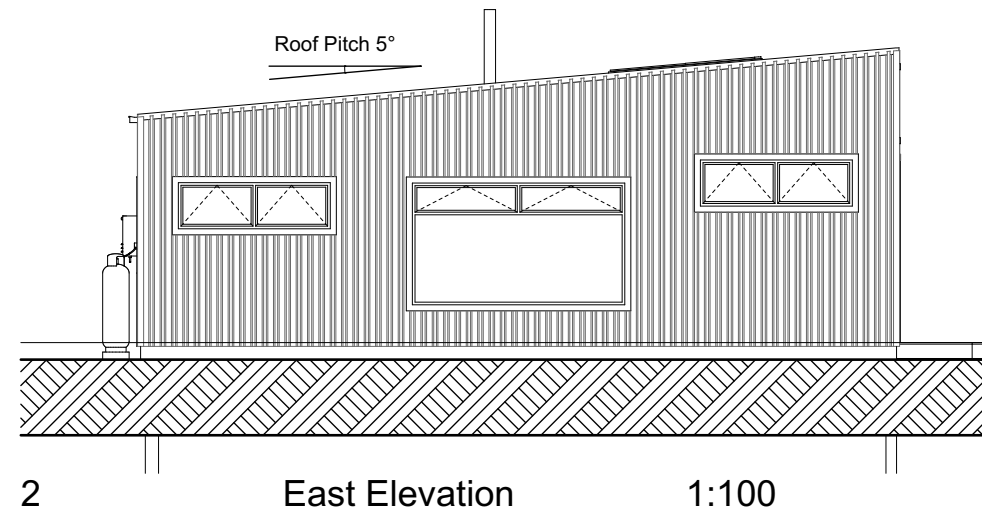
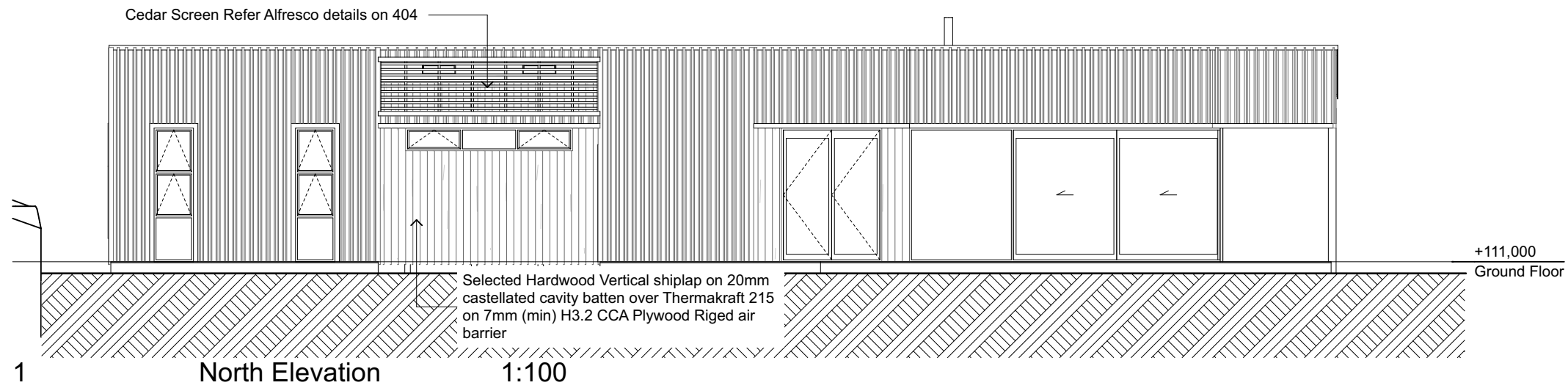
Sections 3

ISSUED:

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SHEET

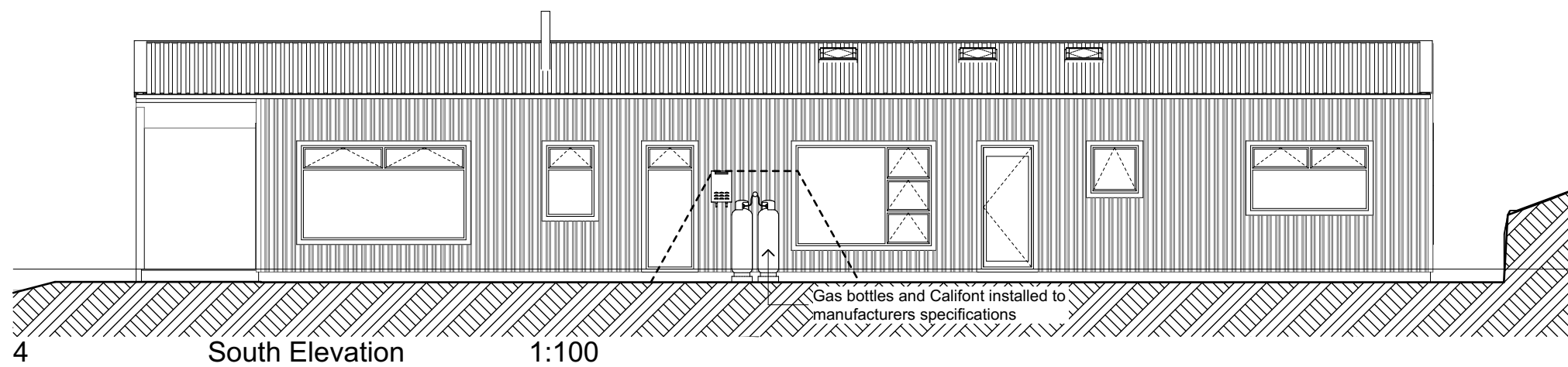
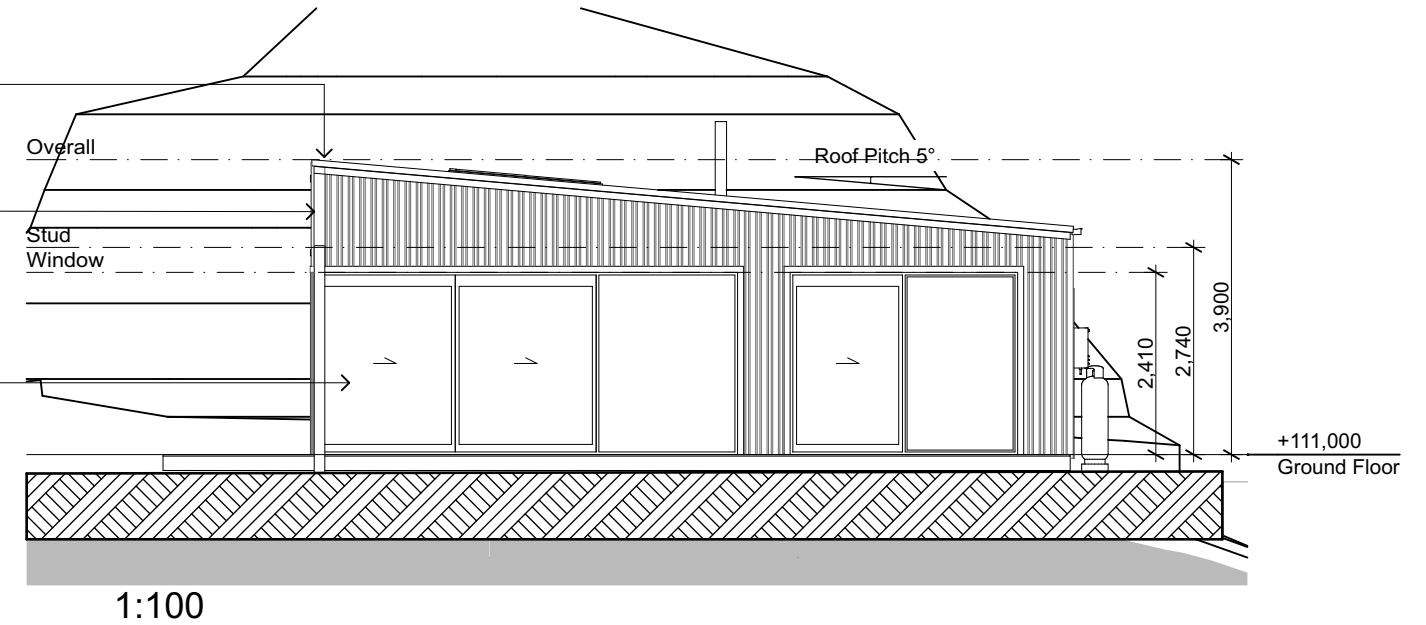
203



0.40mm BMT Diamond Styleline
COLORSTEEL ENDURA roofing system at 5
deg pitch (refer heights and pitch on sections),
Over Thermakraft 215 Self Supporting Roofing
Underlay.

0.40mm BMT Diamond Corrugate
COLORSTEEL ENDURA Direct fixed over
Thermakraft 215 on 7mm (min) H3.2 CCA
Plywood Rigid air barrier

Selected colour powder-coated aluminium
joinery with Double glazing to NZS 4223



Finished Floor to Ground levels:
To unprotected ground 225mm min.
To Permanent paving 150mm min.



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SHEET TITLE:

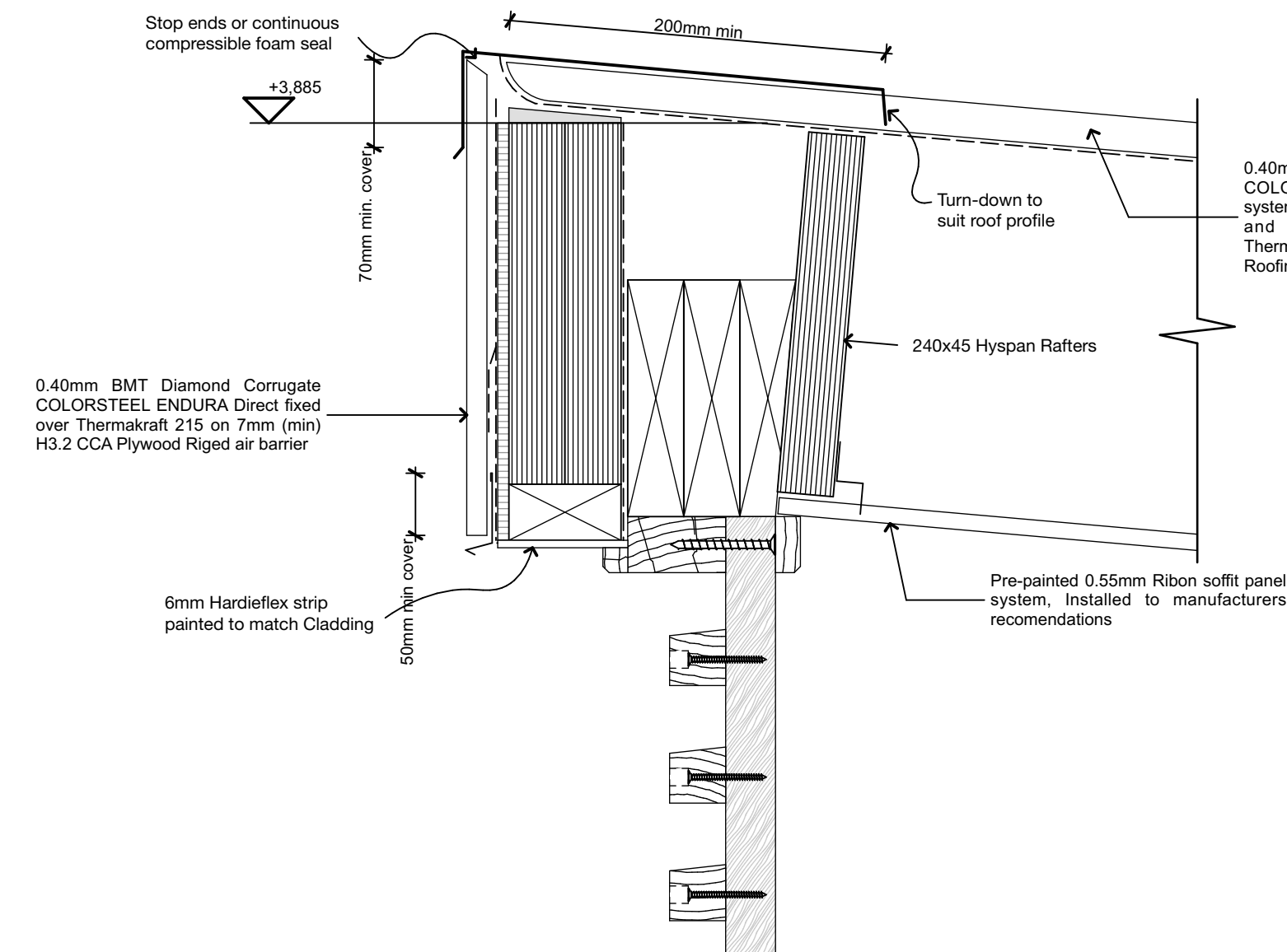
Elevations

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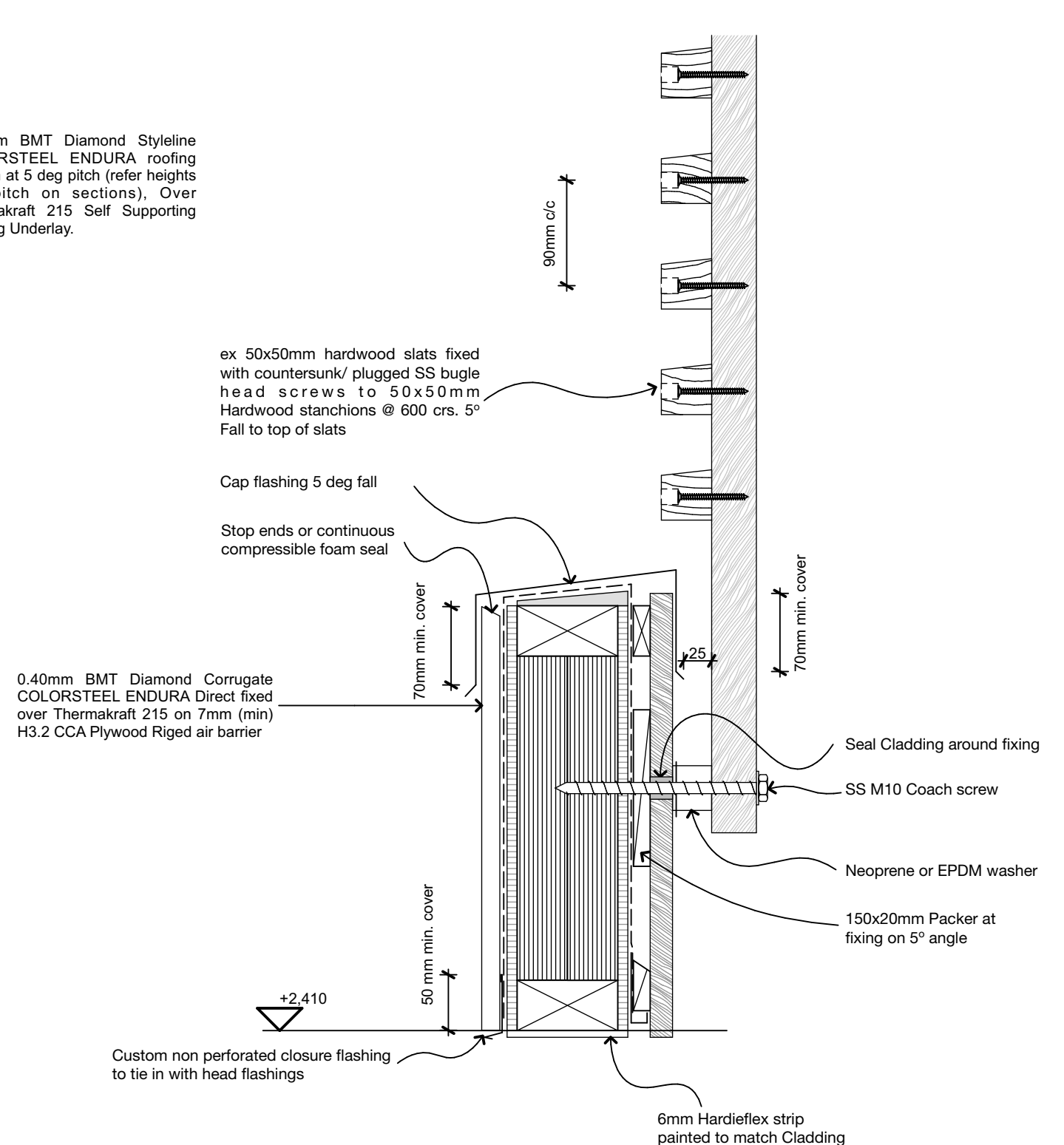
1/06/16

SHEET

301



1 Alfresco Roof Detail
202 Scale 1:5



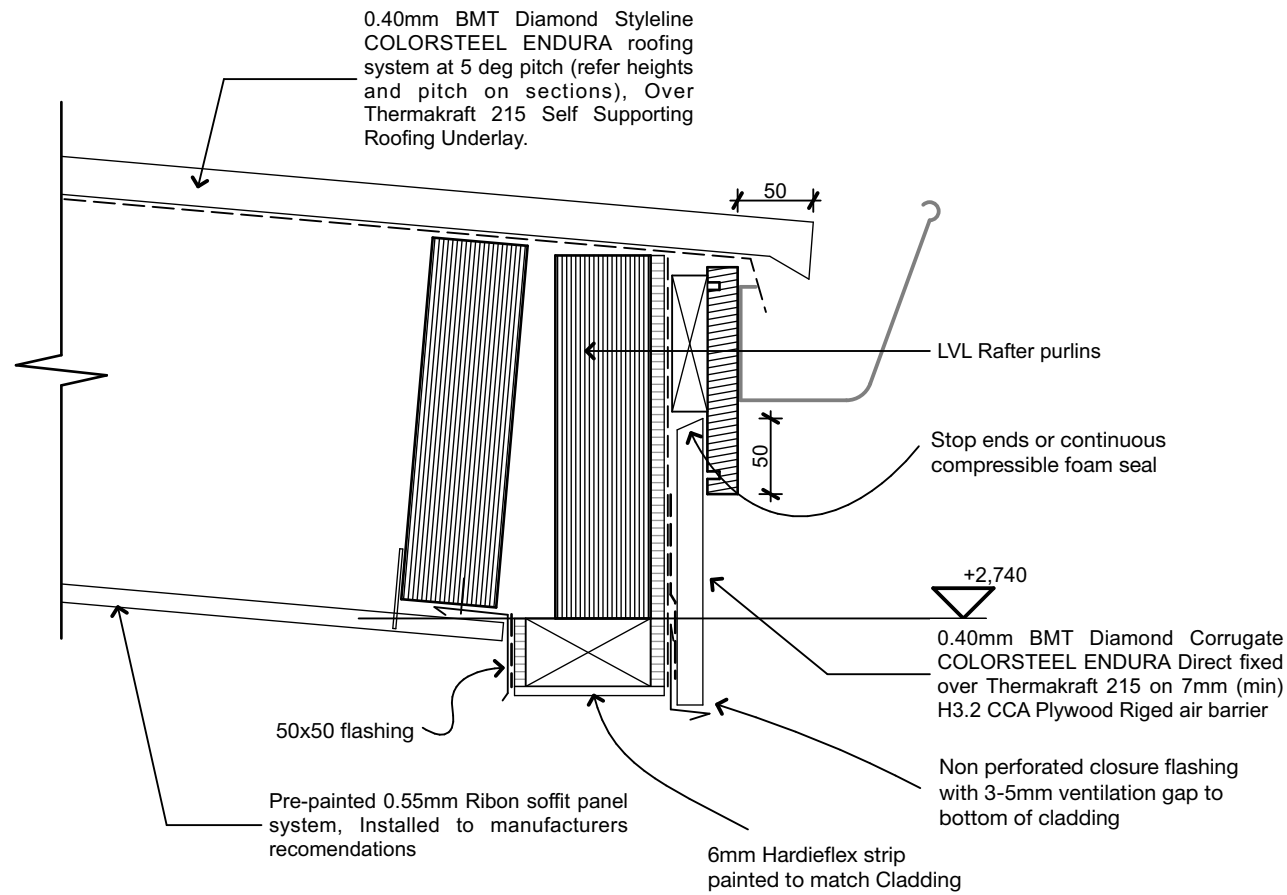
2 Alfresco Roof Detail
202 Scale 1:5



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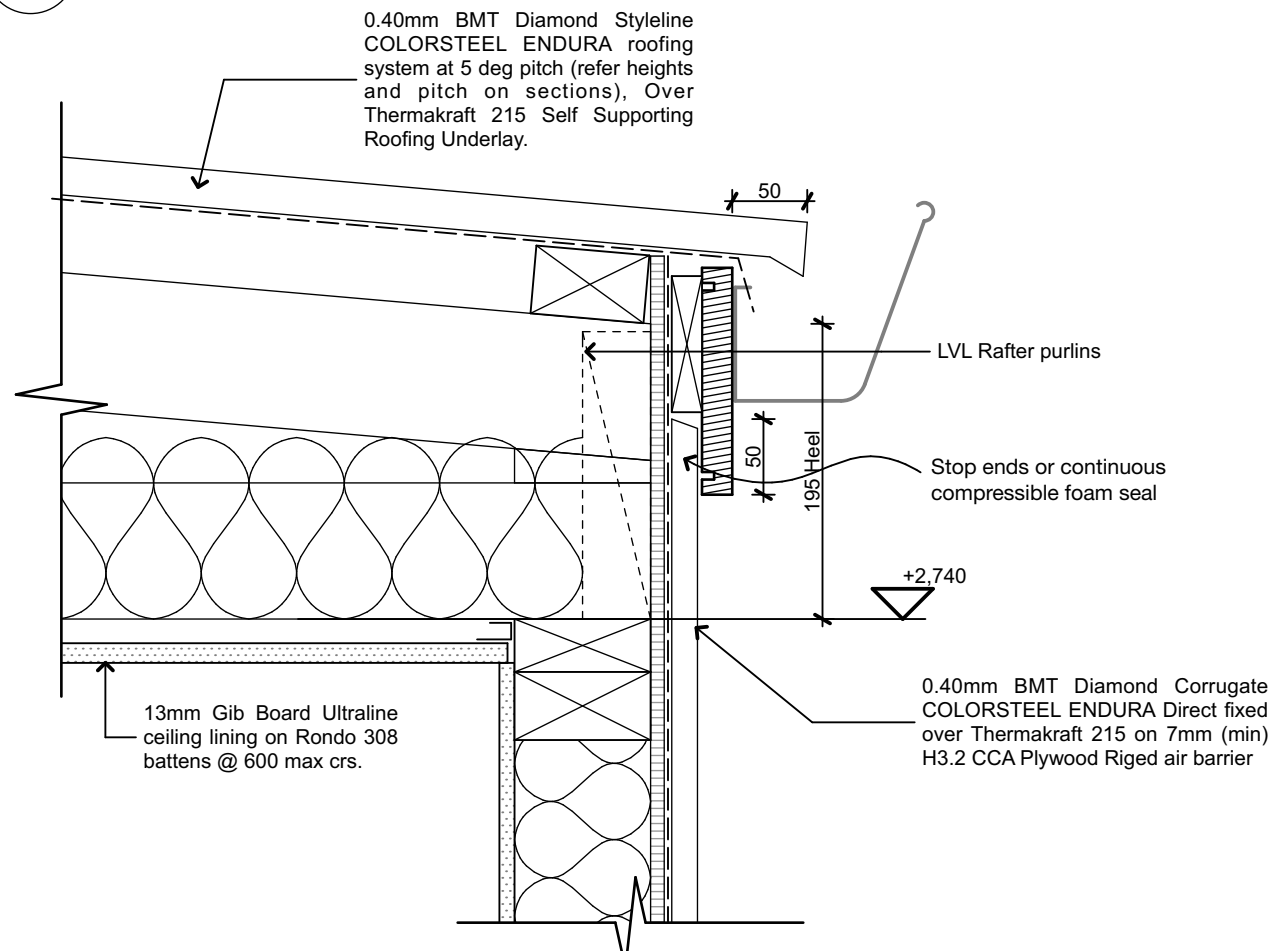
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SHEET TITLE: **Alfresco Details**
ISSUED: 1/06/16
SHEET **404**



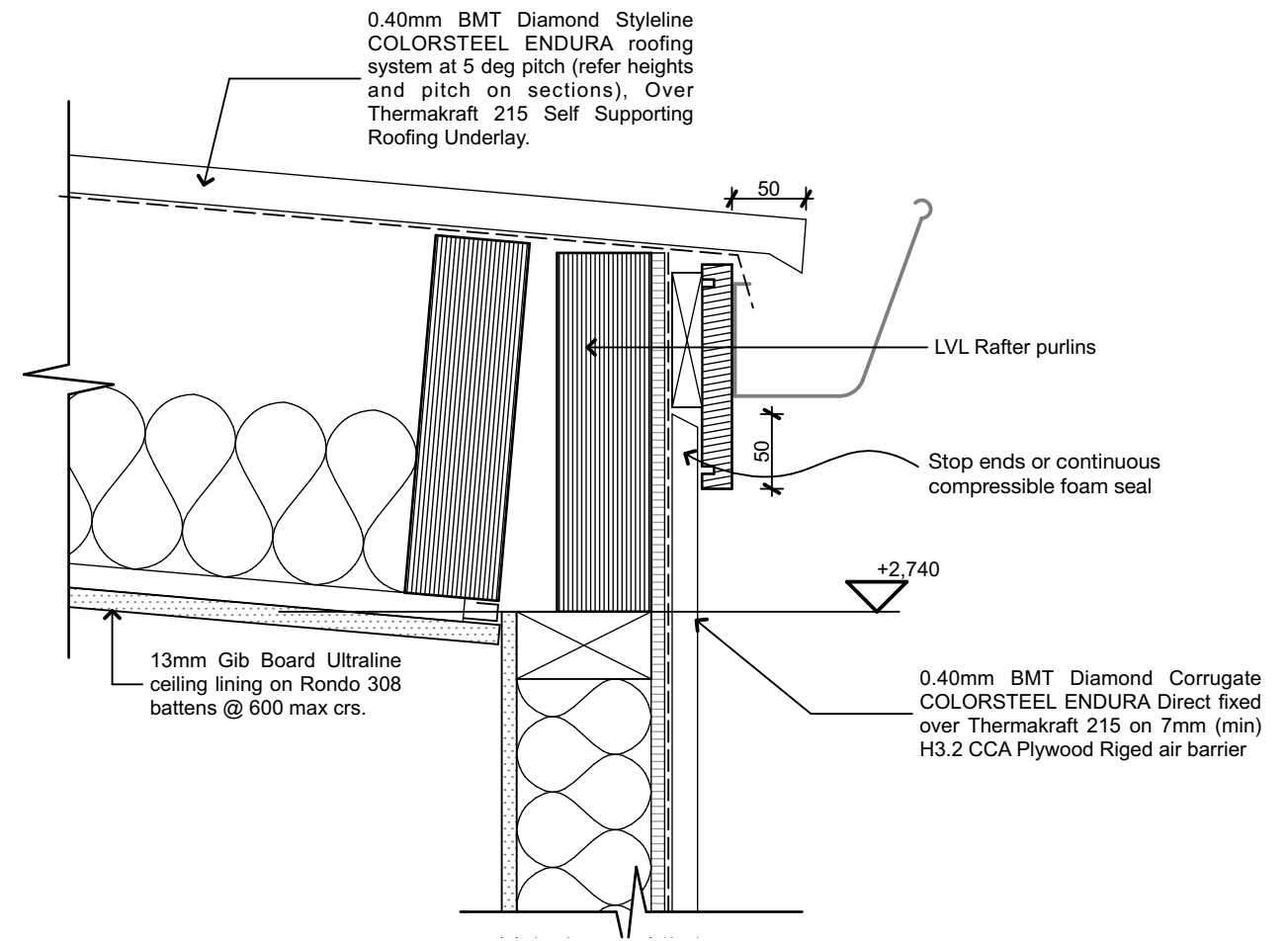
1 Gutter Detail

201 Scale 1:5



3 Gutter Detail 3

202 Scale 1:5



2 Gutter Detail 2

201 Scale 1:5



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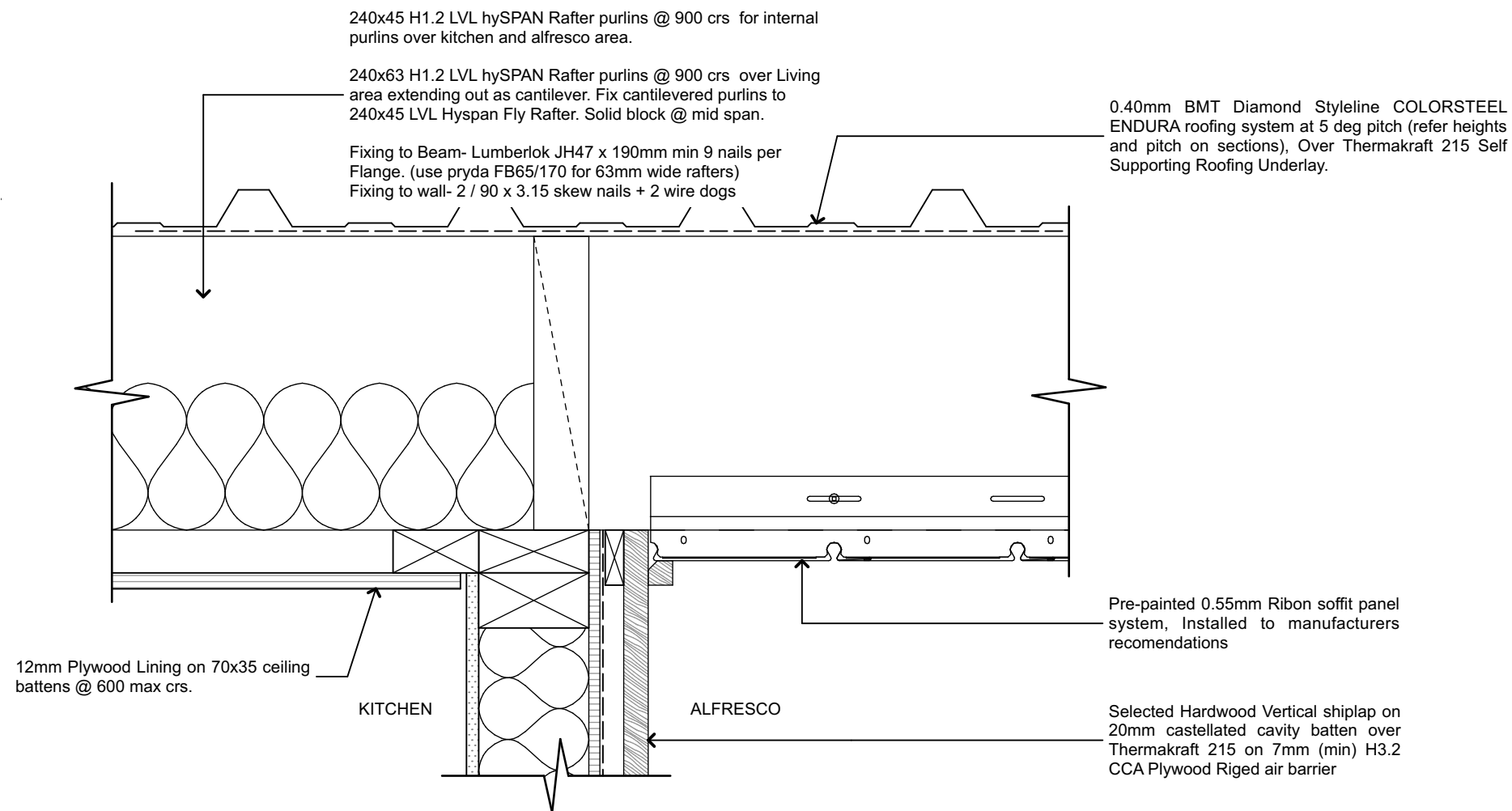
Gutter Details

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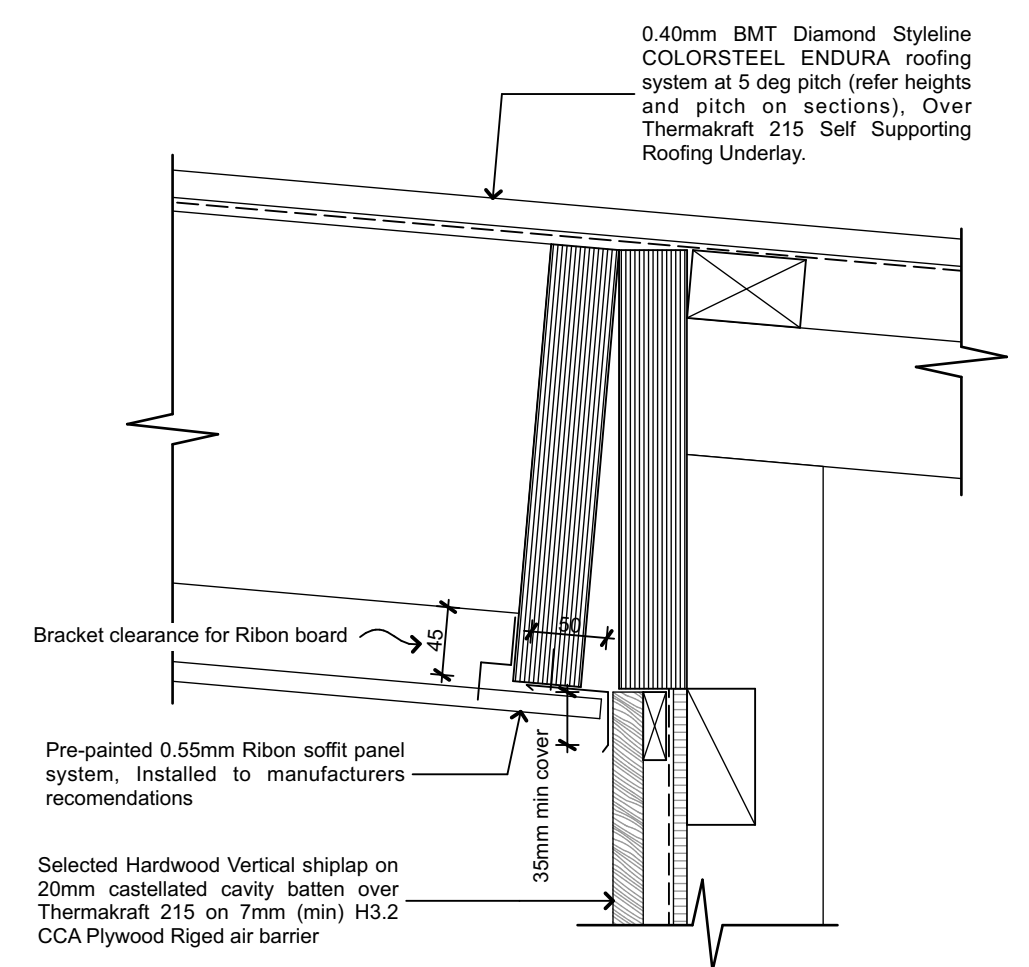
1/06/16

SHEET

405



1 Alfresco Soffit Detail
203 Scale 1:5



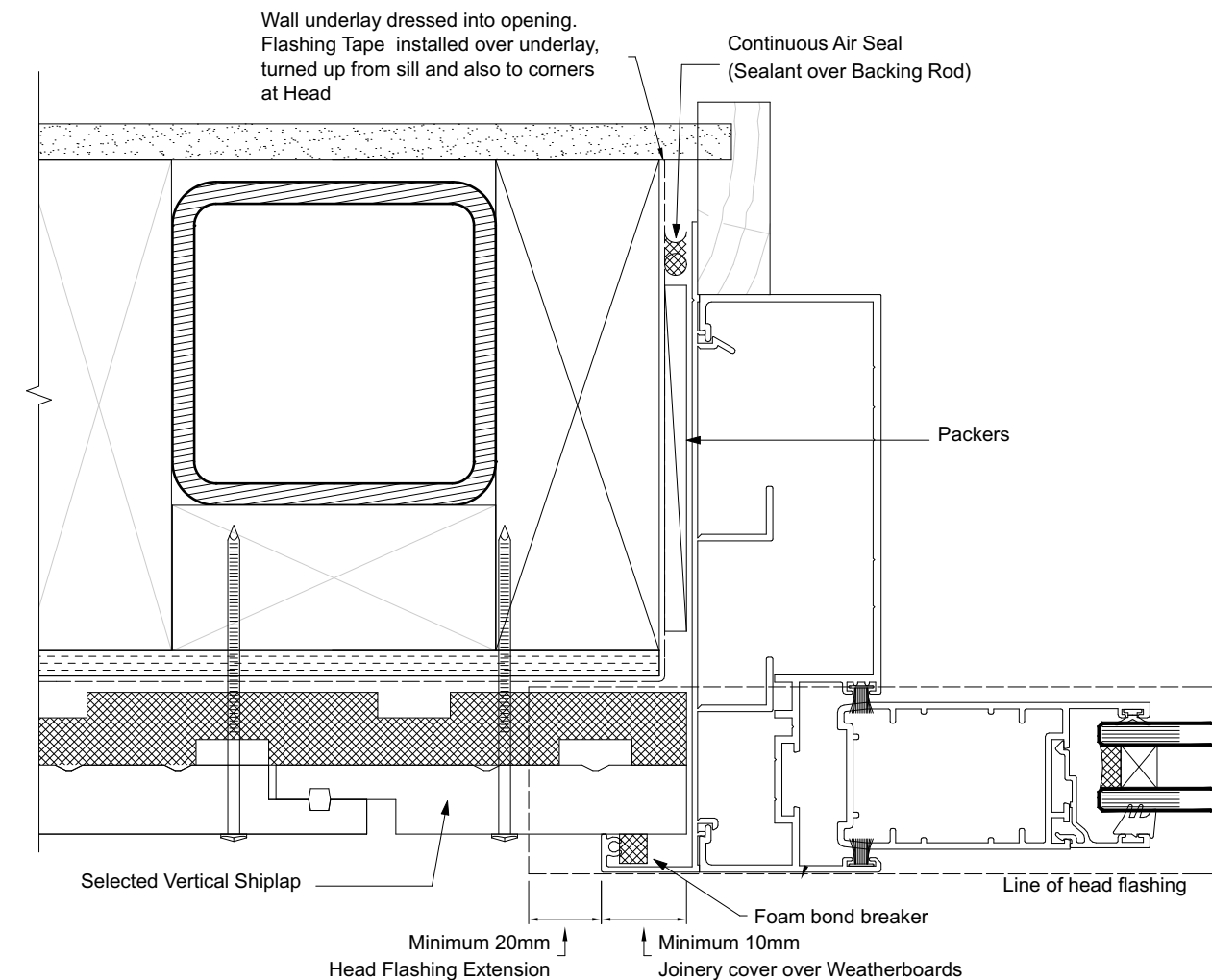
2 Alfresco reverse eave
202 Scale 1:5



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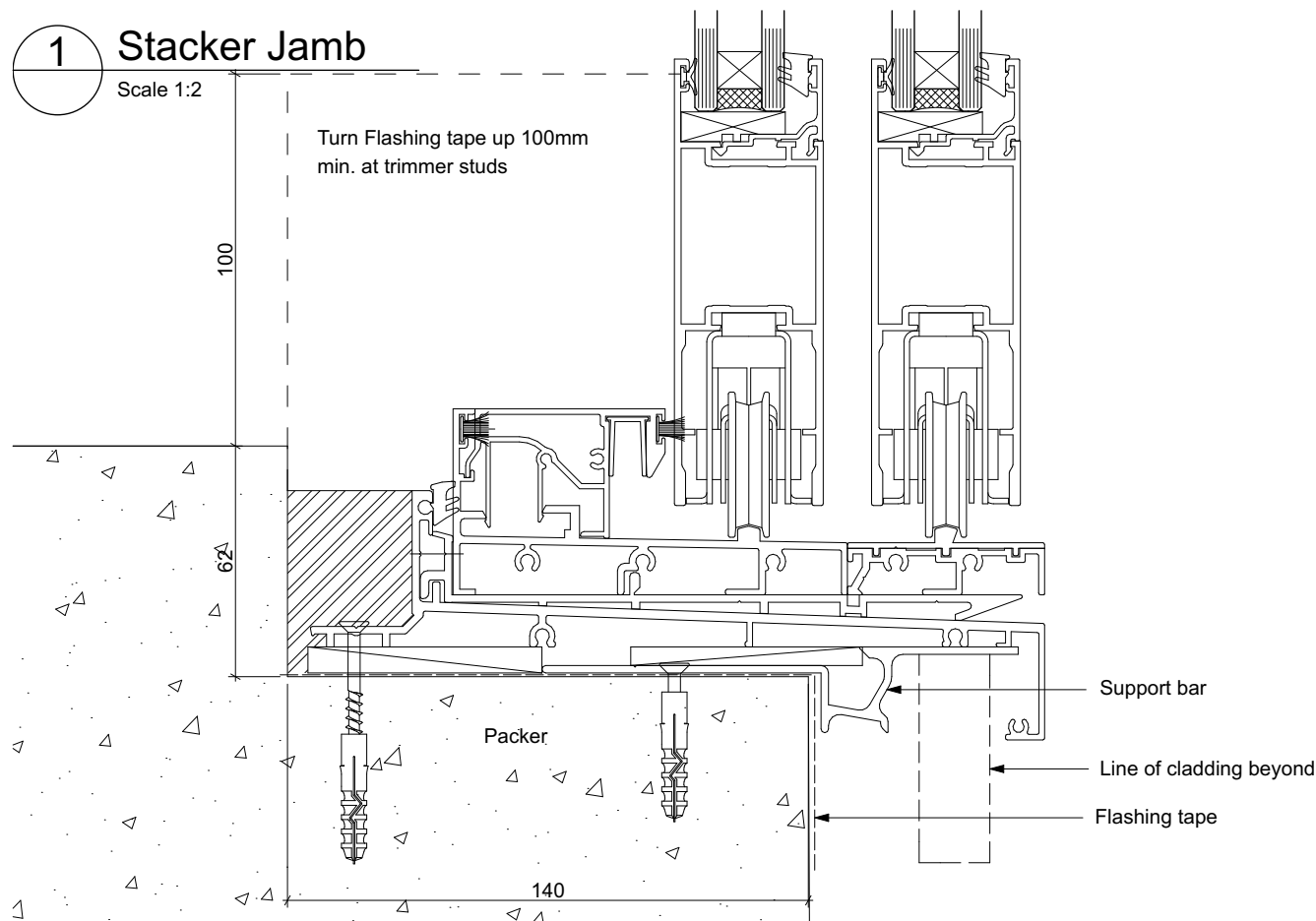
SHEET TITLE: **Roof Details 2** SHEET
ISSUED: 1/06/16 **407**



1 Stacker Jamb

Scale 1:2

Turn Flashing tape up 100mm
min. at trimmer studs



2 Rebated Stacker Sill

Scale 1:2

3 Stacker Head

Scale 1:2



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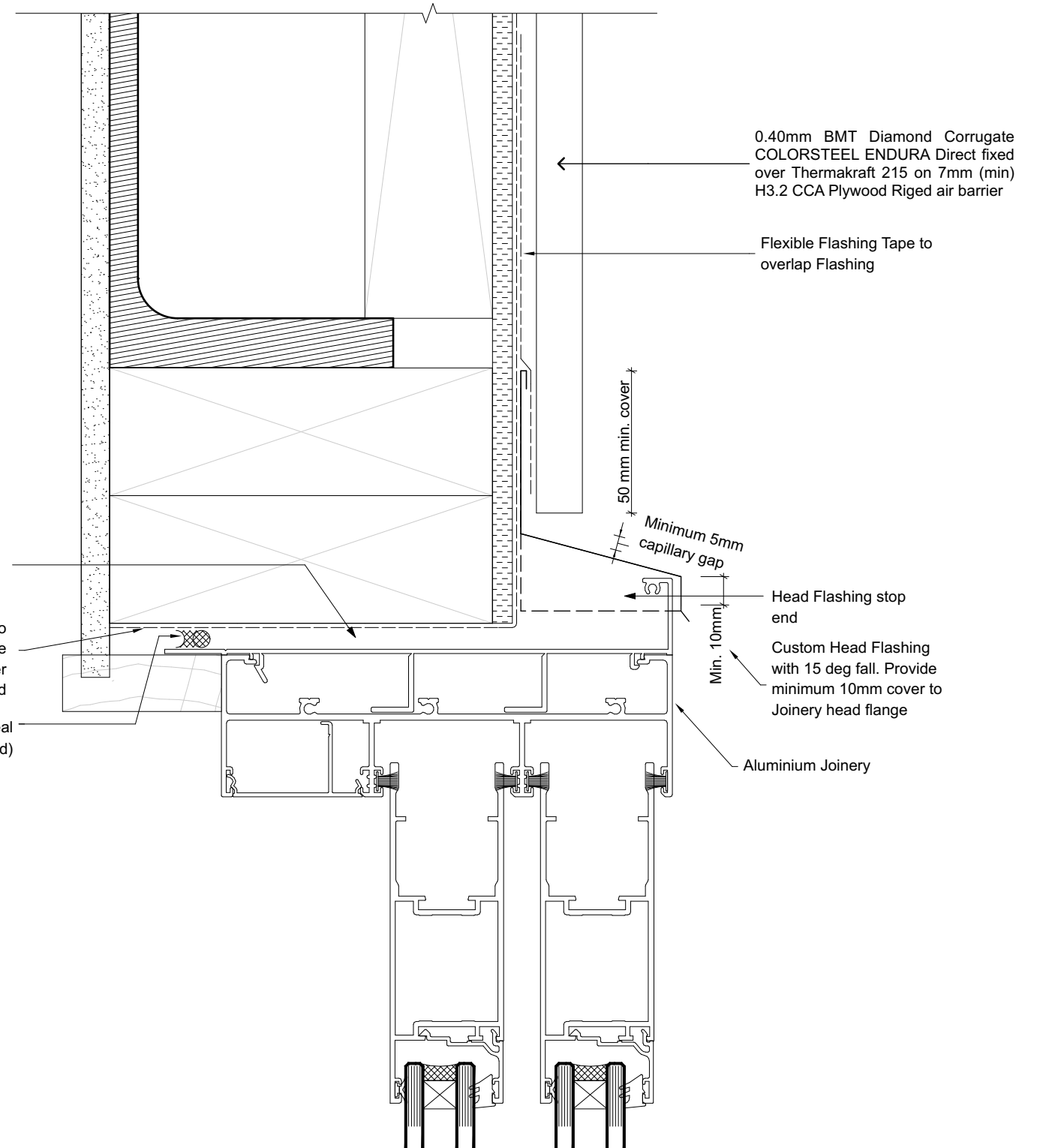
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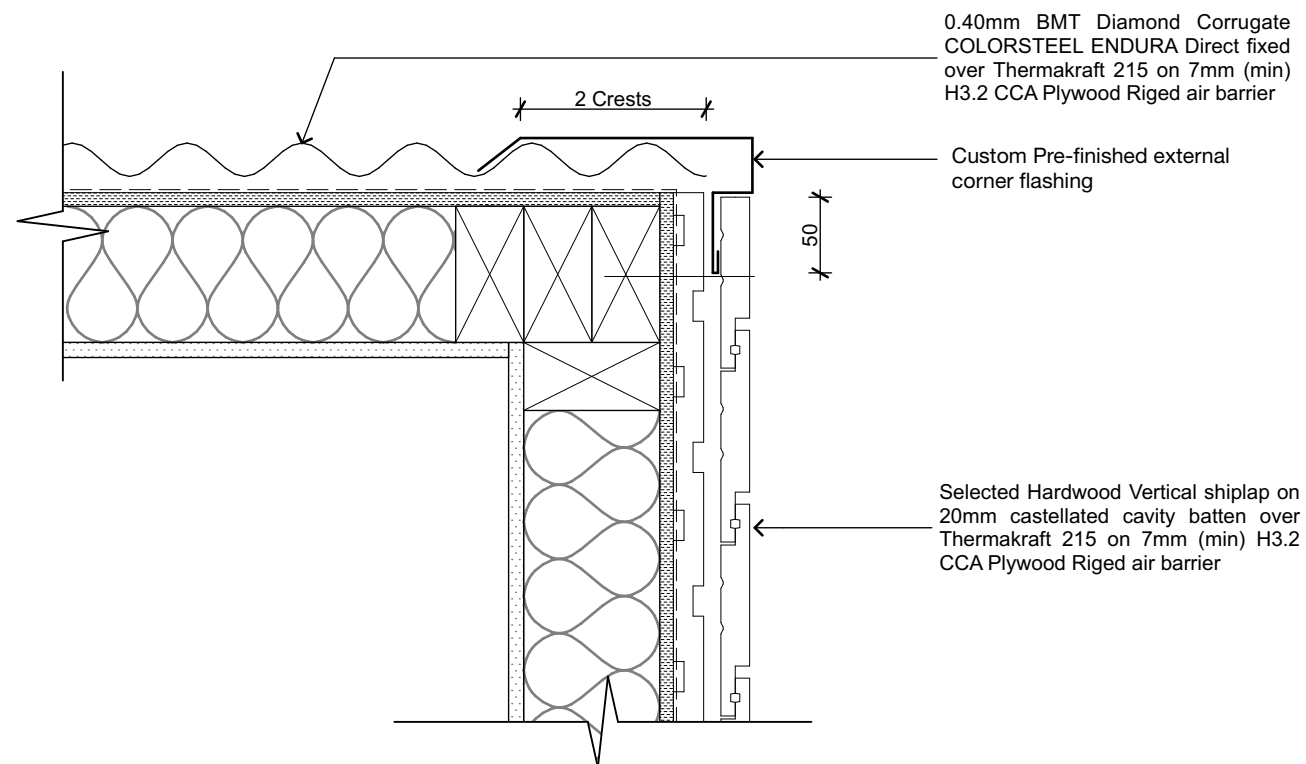
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**Stacker Joinery
Details**

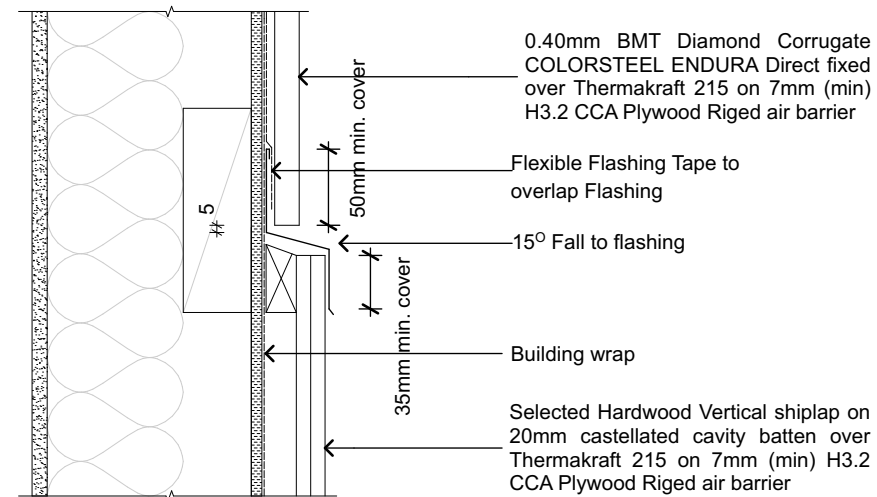
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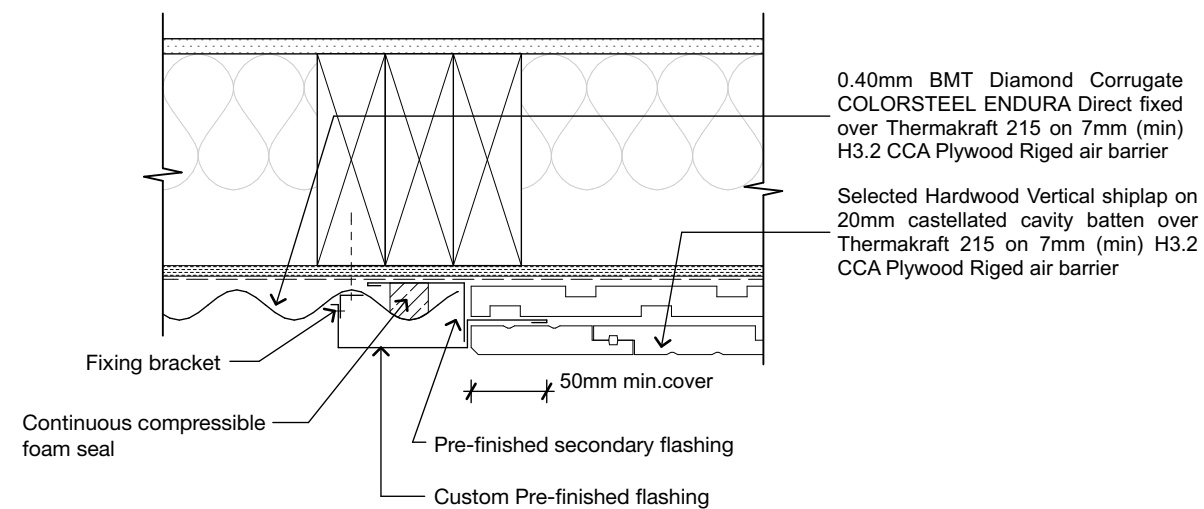
408



CORRUGATE/ SHIPLAP EXTERNAL CORNER DETAIL - 1:5



CORRUGATE/ SHIPLAP HORIZONTAL JUNCTION - 1:5



CORRUGATE/ SHIPLAP VERTICAL JUNCTION - 1:5



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SHEET TITLE:

**Cladding
Junctions**

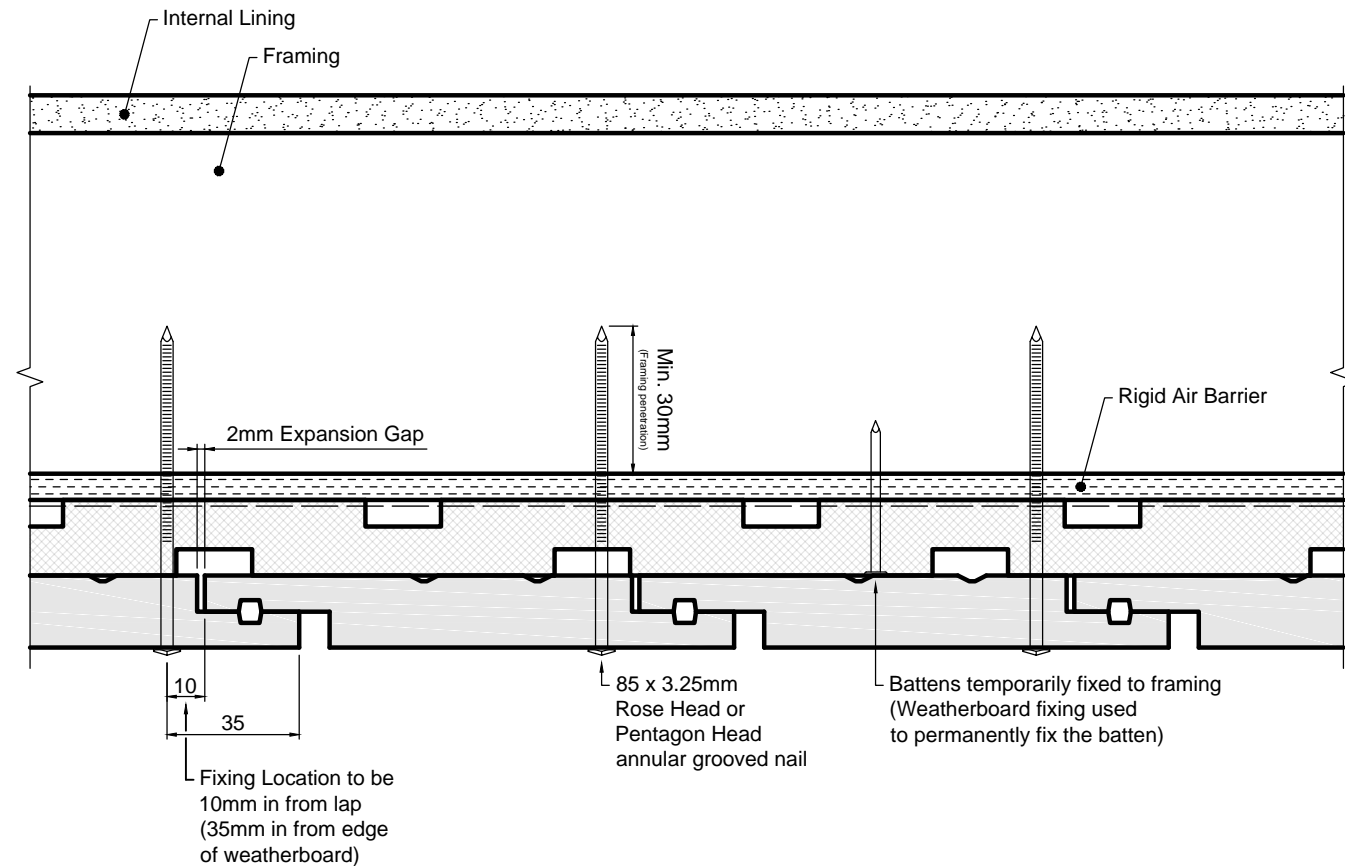
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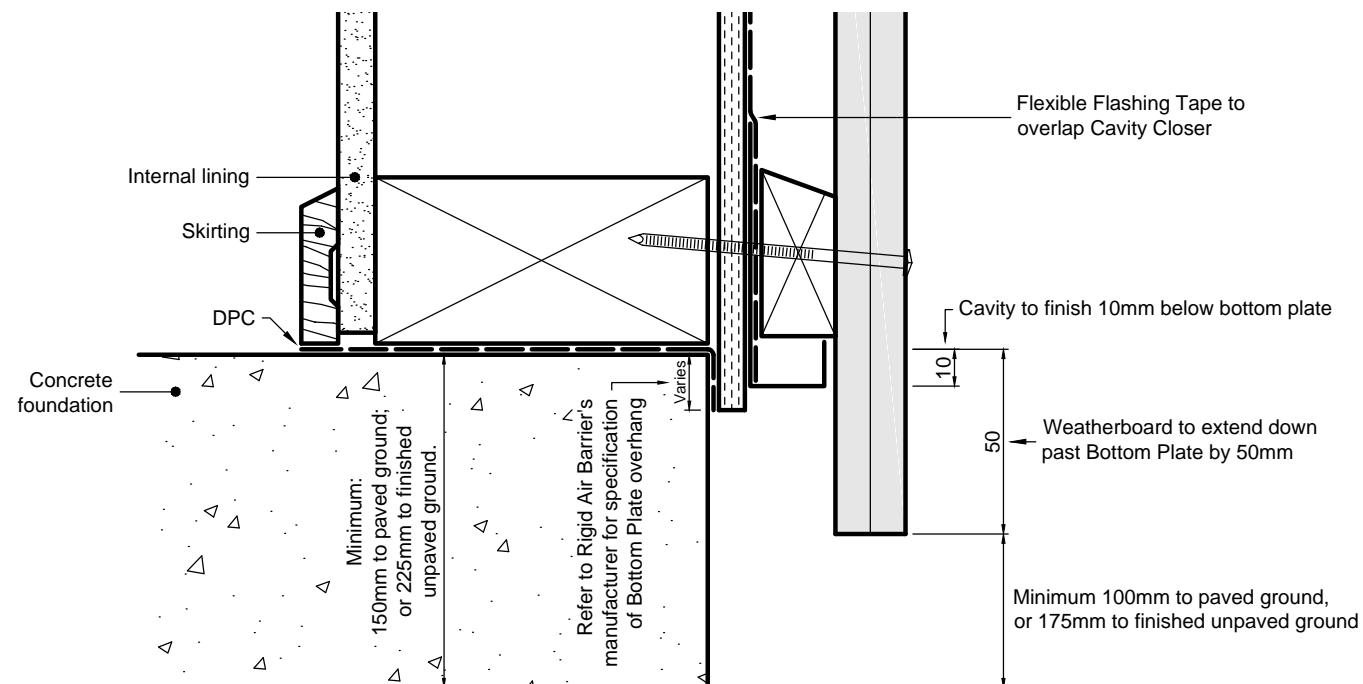
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409

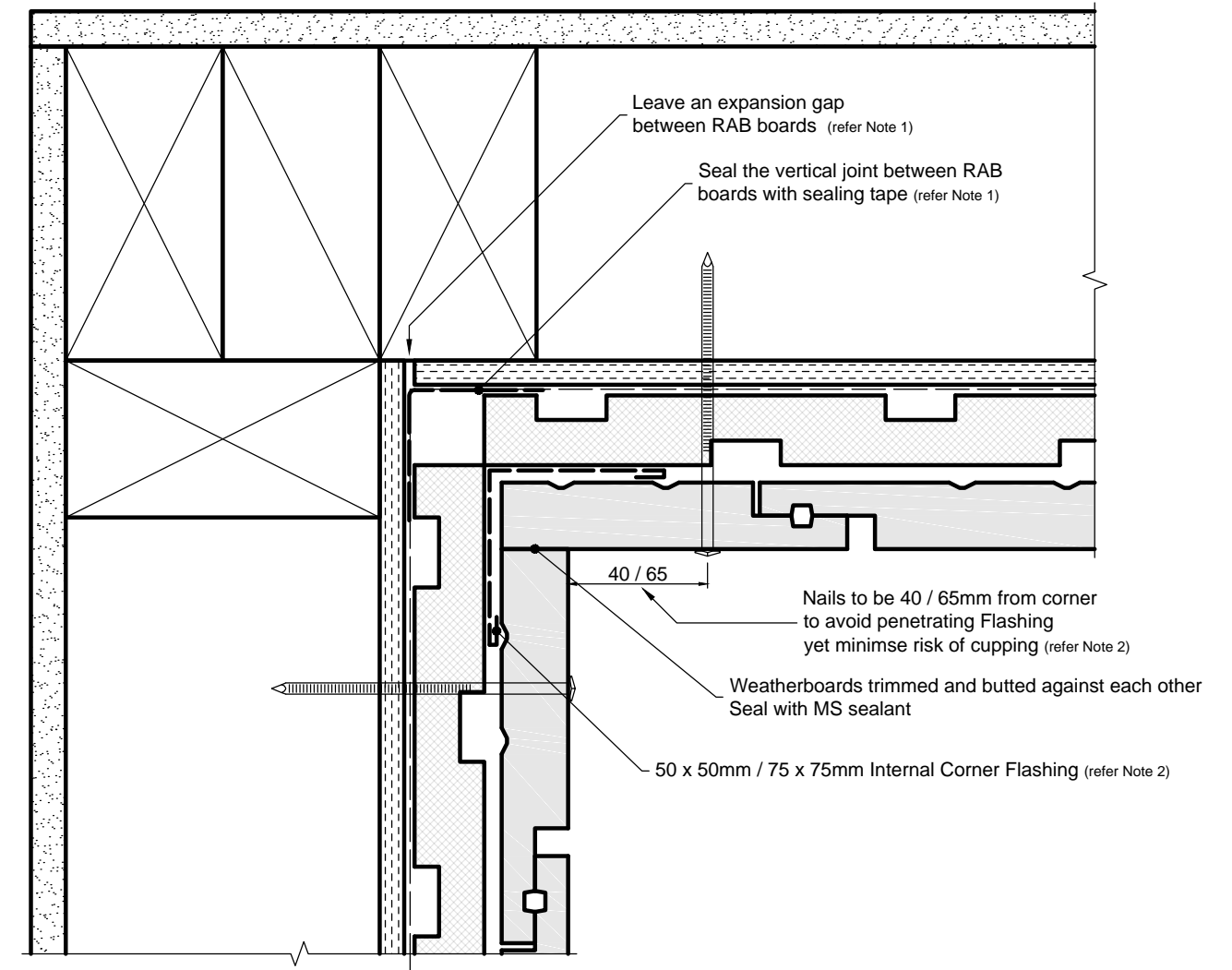
Fixing Stained Weatherboards with Packer Cavity Battens



Note: Nails are to be on an upward angle to prevent water running down the nail through the cavity



Internal 90° Corner Details Butted



Bottom Plate (Base of Wall) Details Concrete Floor



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SHEET TITLE:

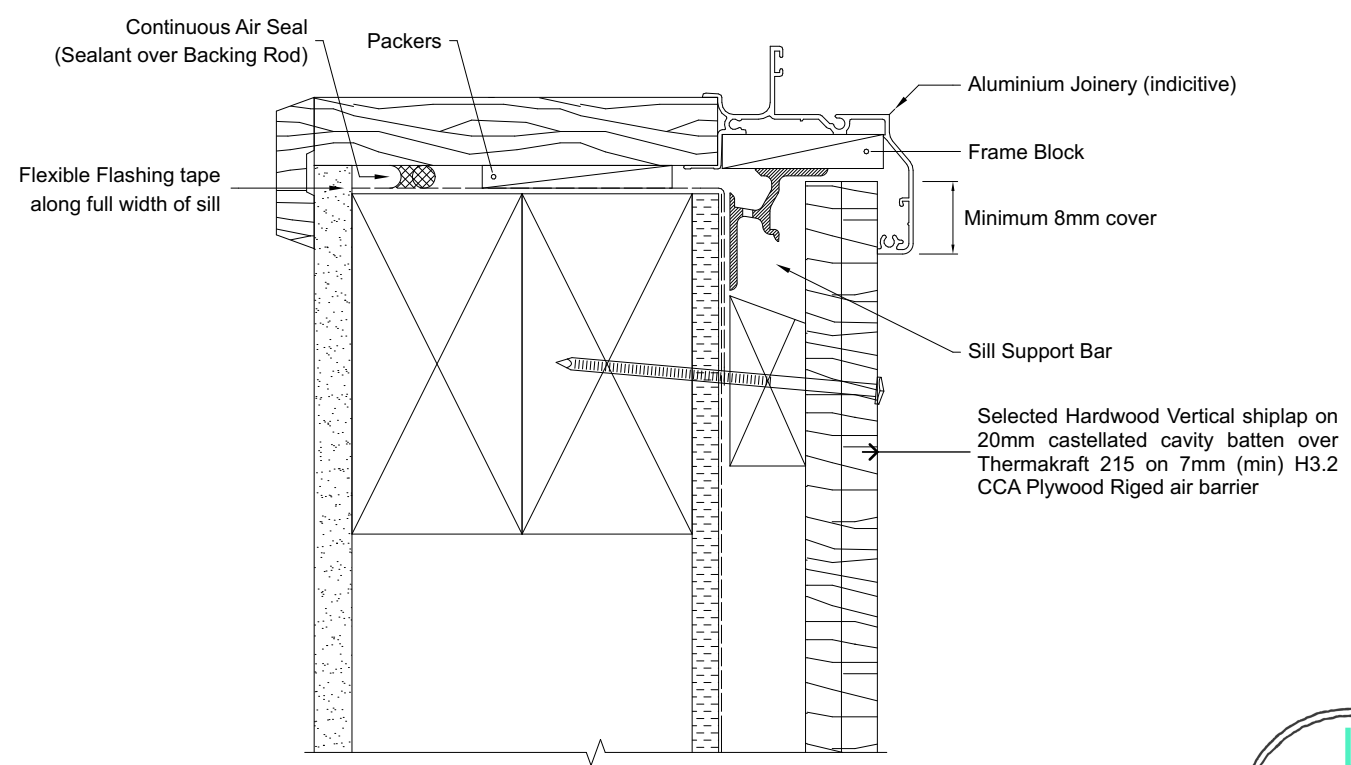
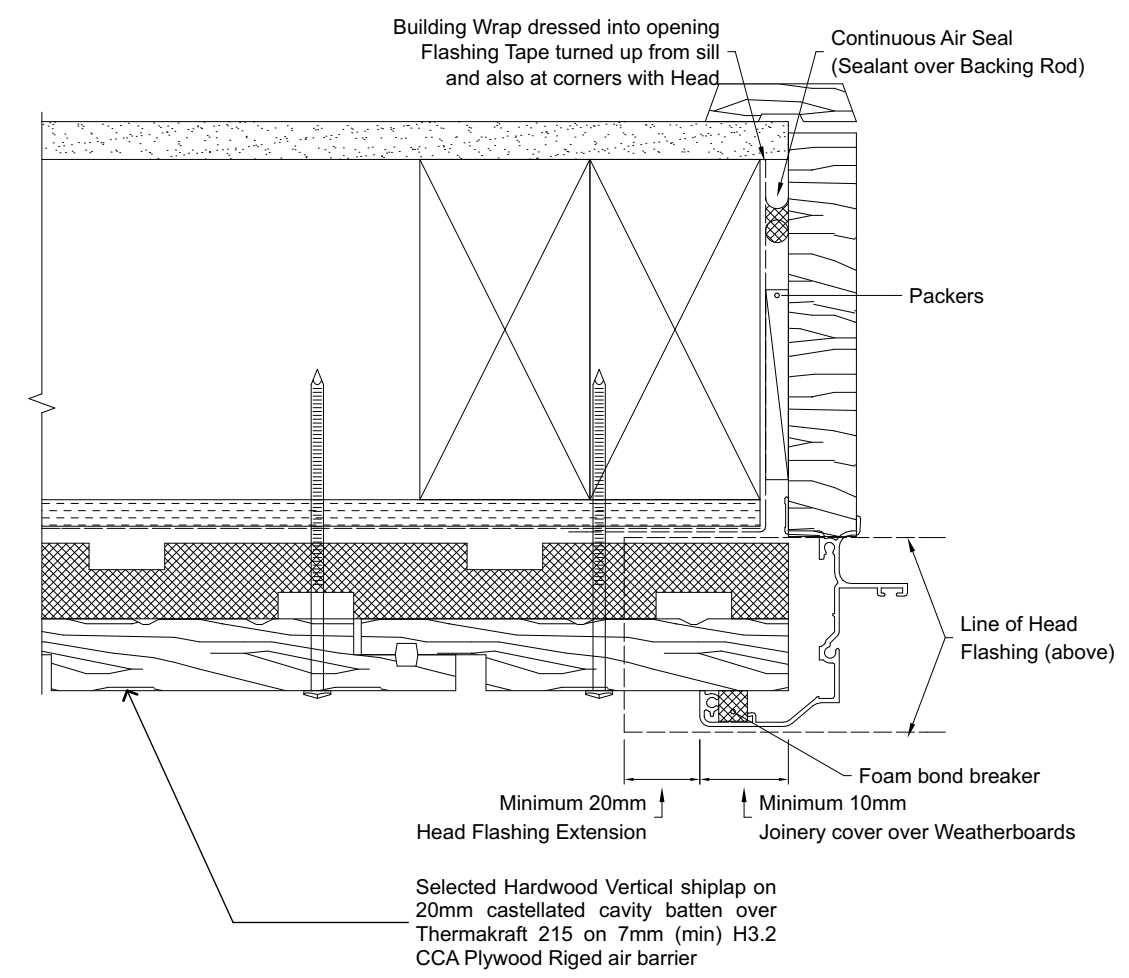
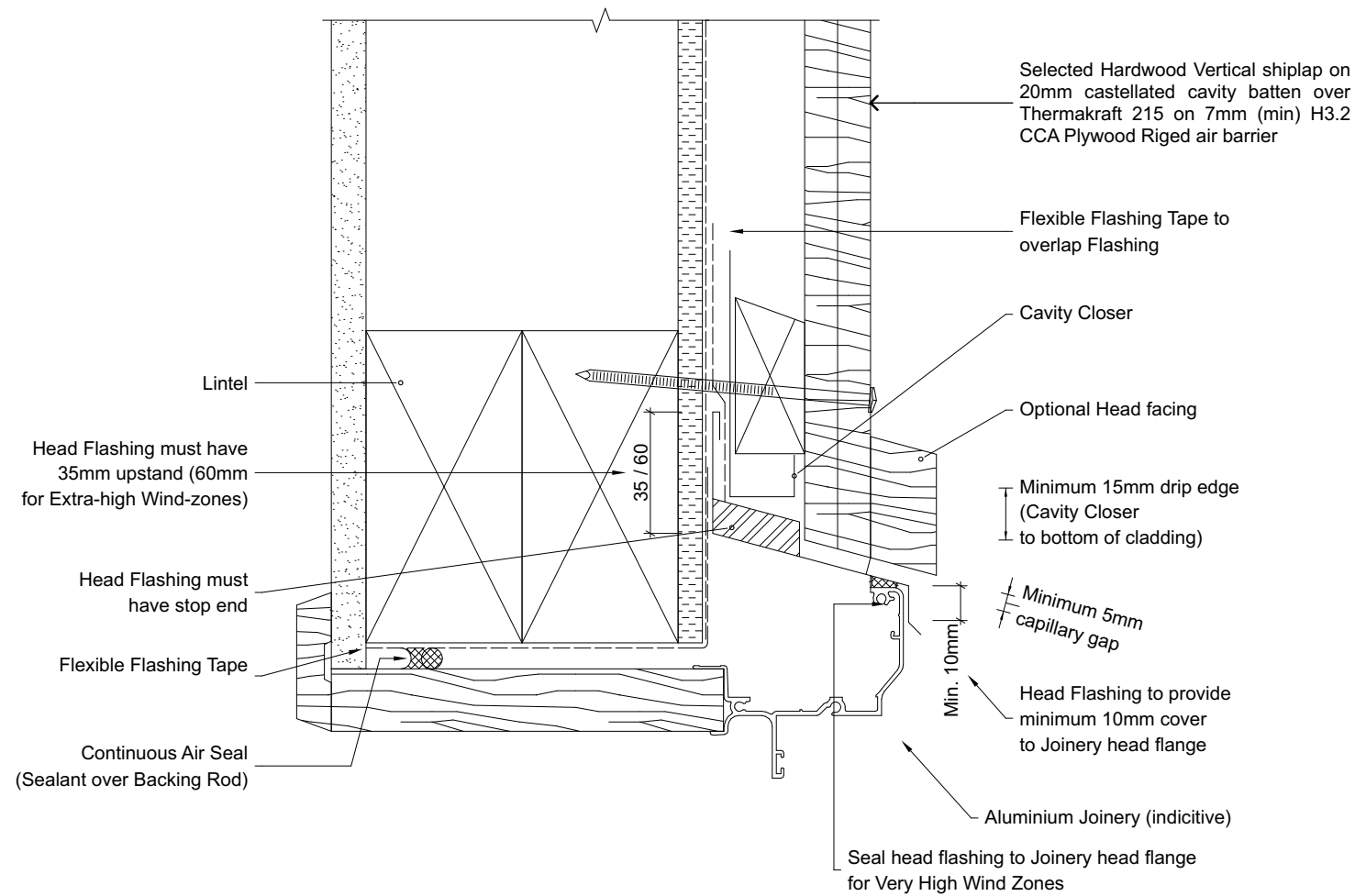
Standard Certclad
Details

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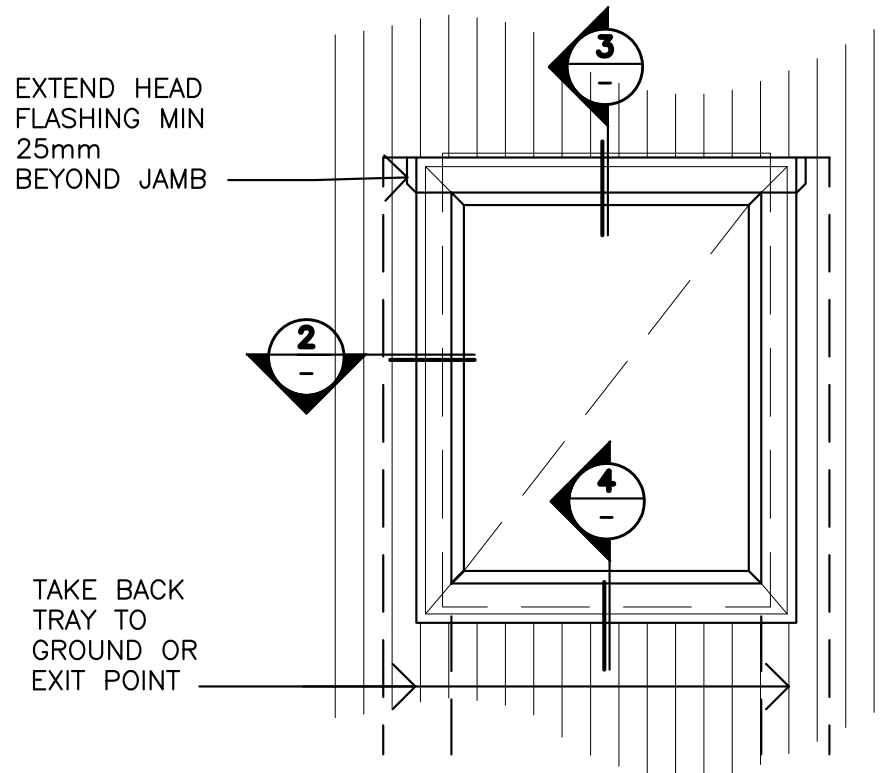
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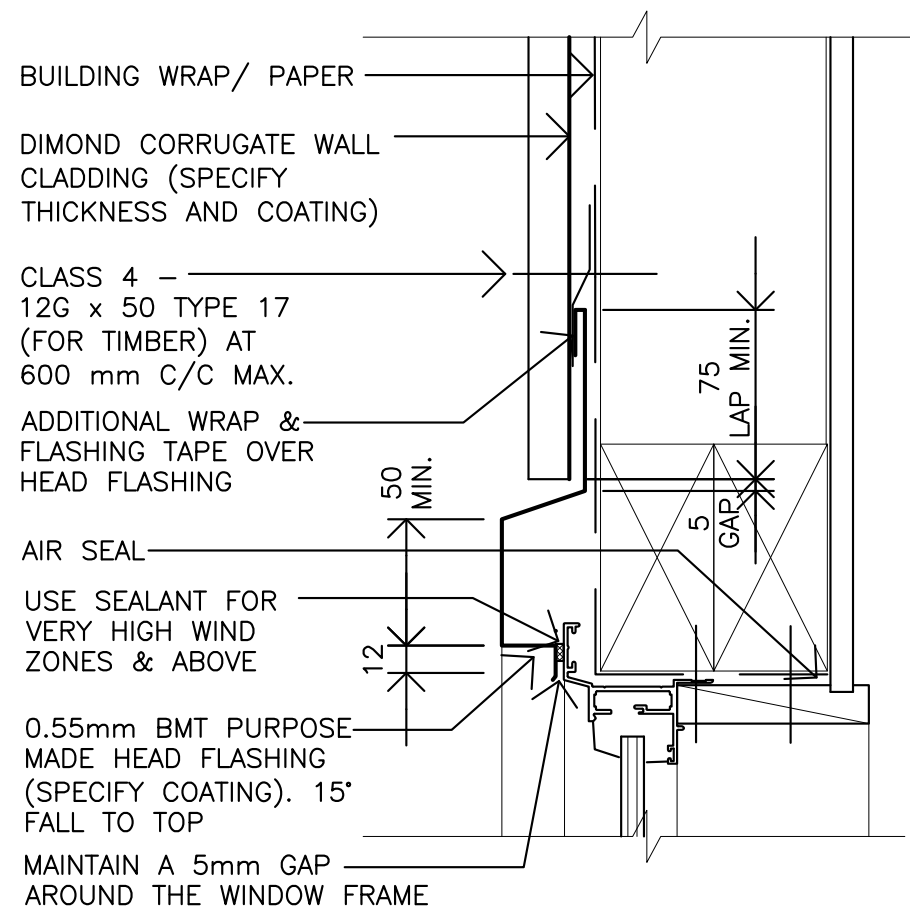
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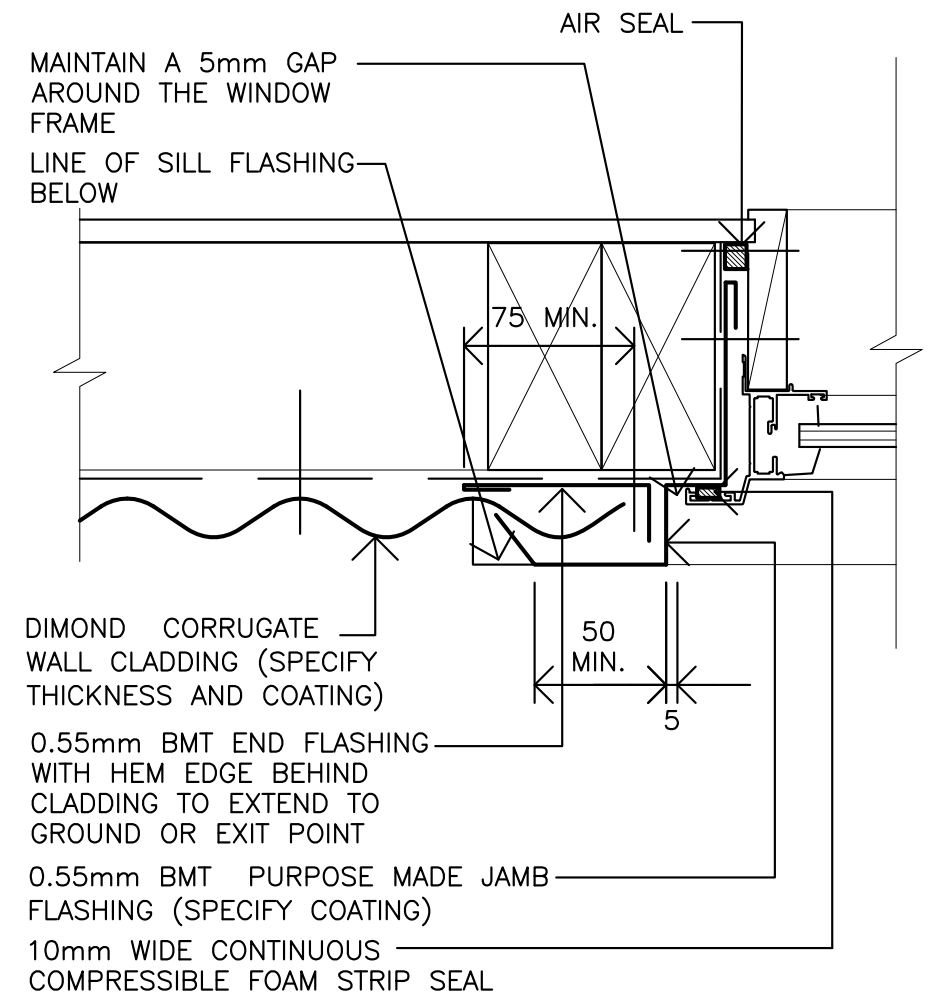
SHEET TITLE:	SHEET
Vert Shiplap Joinery Details	411
ISSUED:	1/06/16



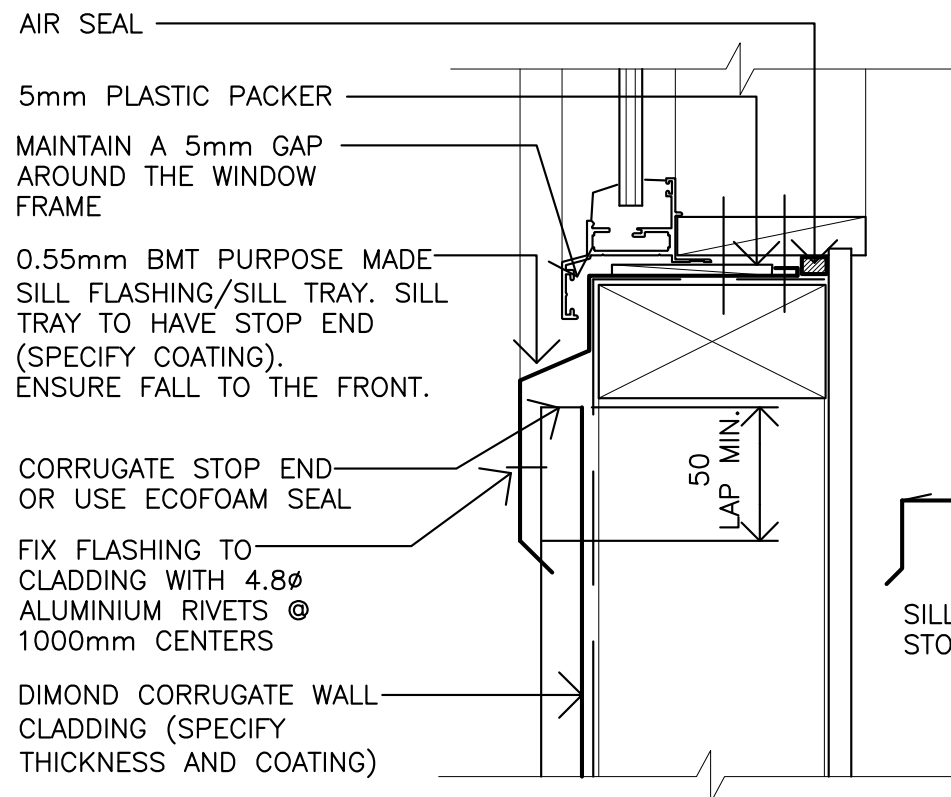
1 WINDOW DIAGRAM



3 WINDOW HEAD DETAIL



2 WINDOW JAMB DETAIL



4 WINDOW SILL DETAIL

NOTE: 7mm (min) H3.2 CCA PLYWOOD RIDID AIR BARRIER TO BE INSTALLED UNDER BUILDING PAPER

NOTE:
THESE DETAILS ARE SUITABLY FIXED TO ALLOW FOR A
THEORETICAL THERMAL MOVEMENT OF UP TO 10 mm.
FOR FIXING DETAILS GREATER THAN THIS A CLIPPING
SYSTEM SHOULD BE CONSIDERED.

MAY 2015
CORRUGATE

Dimond

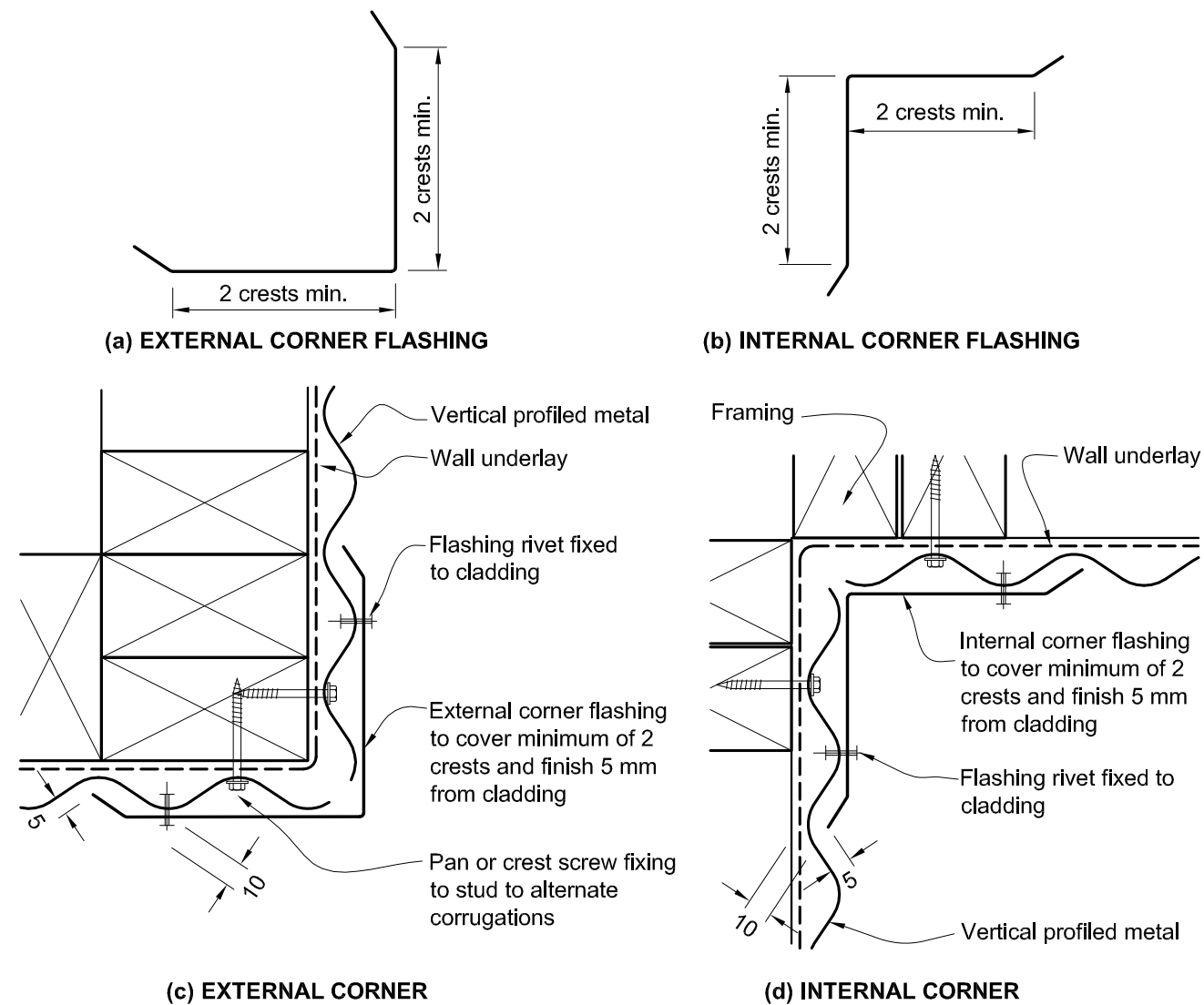


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SHEET TITLE: **Typical Corrugated Joinery Details** SHEET
ISSUED: 1/06/16 **412**

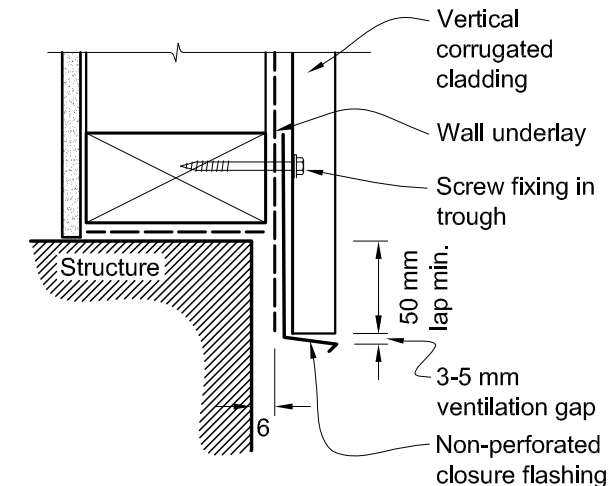
Figure 94: Corners for vertical profiled metal
Paragraph 9.6.8.4



NOTE: 7mm (min) H3.2 CCA PLYWOOD RIDID AIR BARRIER TO BE INSTALLED UNDER BUILDING PAPER

Figure 93: Bottom of cladding for vertical profiled metal
Paragraph 9.6.8.3

NOTE: Refer to 9.1.3 for ground clearances.



Amend 2
Jul 2005

Amend 5
Aug 2011



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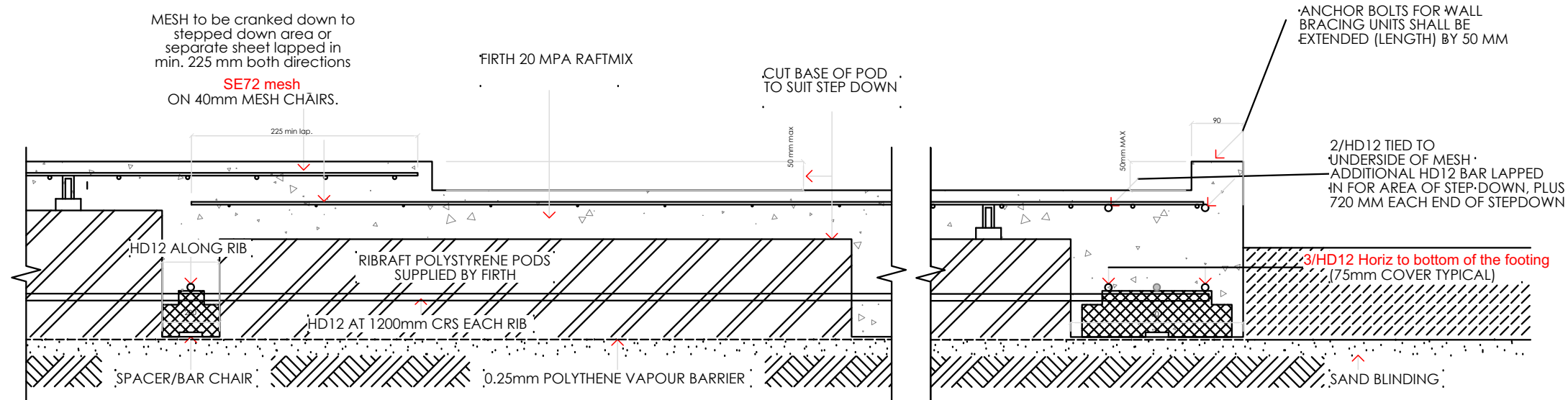
**NZBC E2
Cladding Details**

ISSUED:

1/06/16

SHEET

413



RIB RAFT FLOOR - SET-DOWN DETAIL FOR MAX. 50mm REBATED SHOWER

1 firth-ribraft-shower-stepdown

Scale 1:0.8333

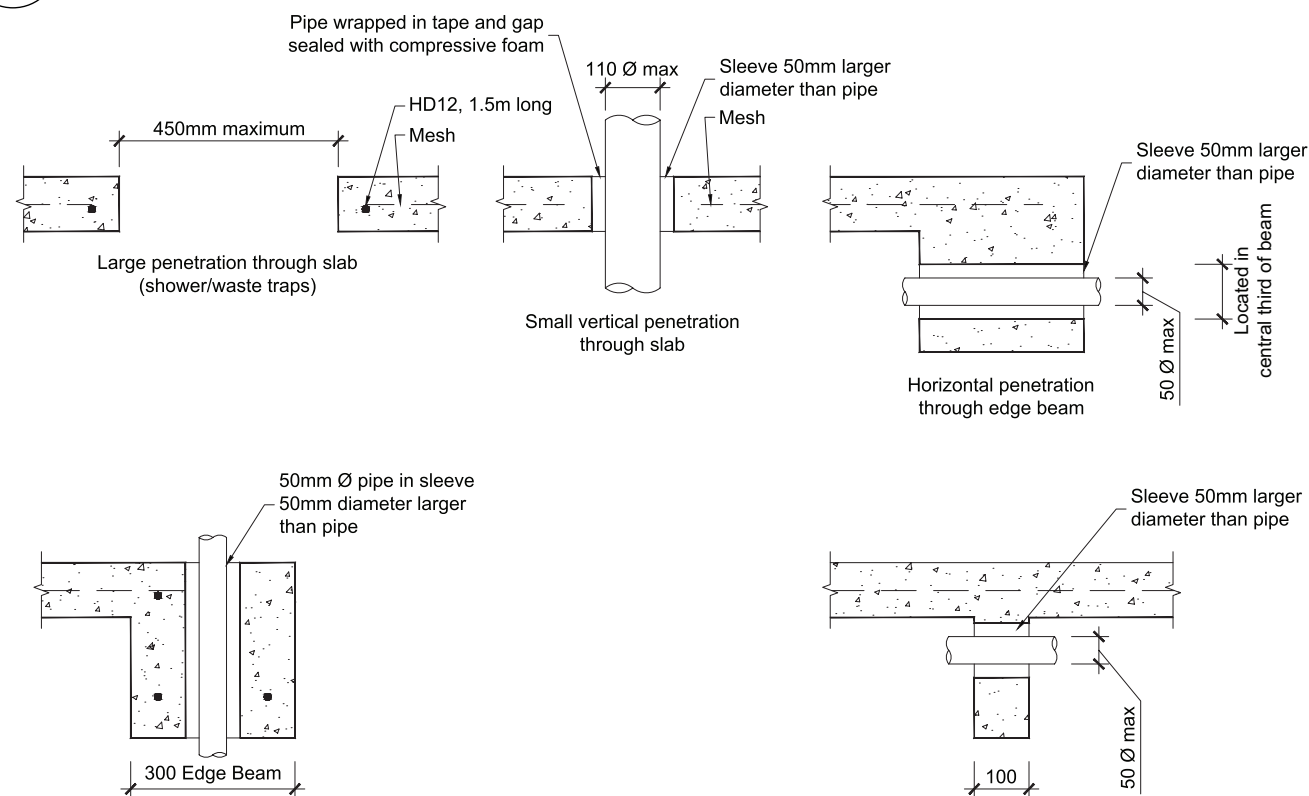


Figure 12 Example of detailing requirements for services

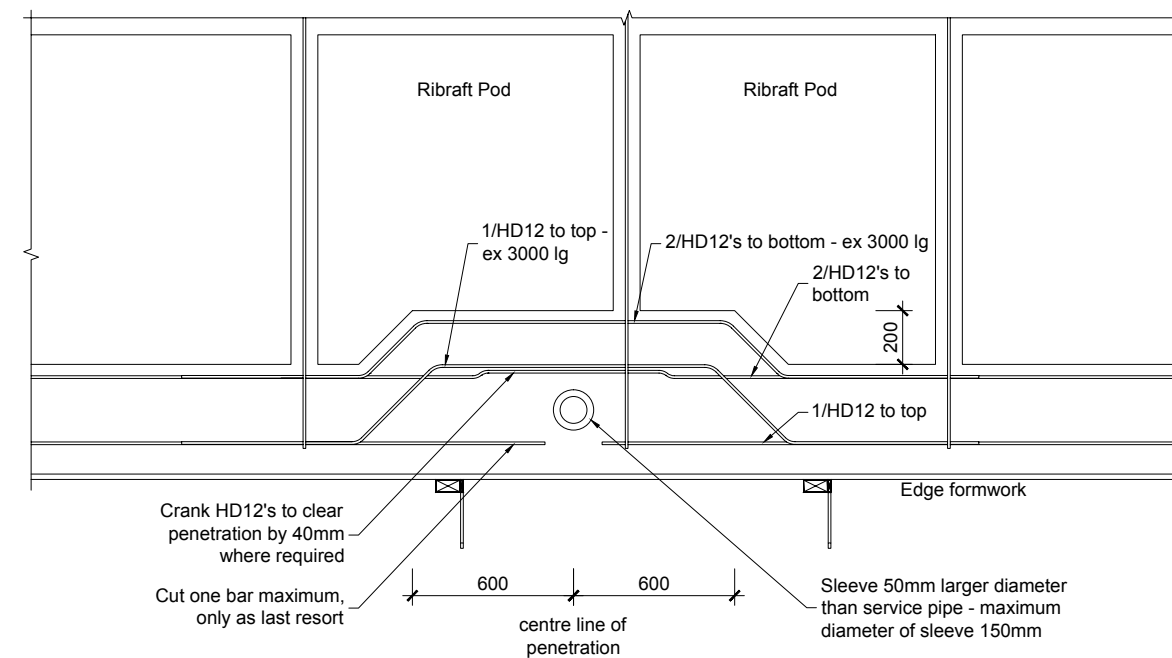


Figure 13 Localised increase in width at edge beam where vertical services up to 100mm diameter are required



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SHEET TITLE:

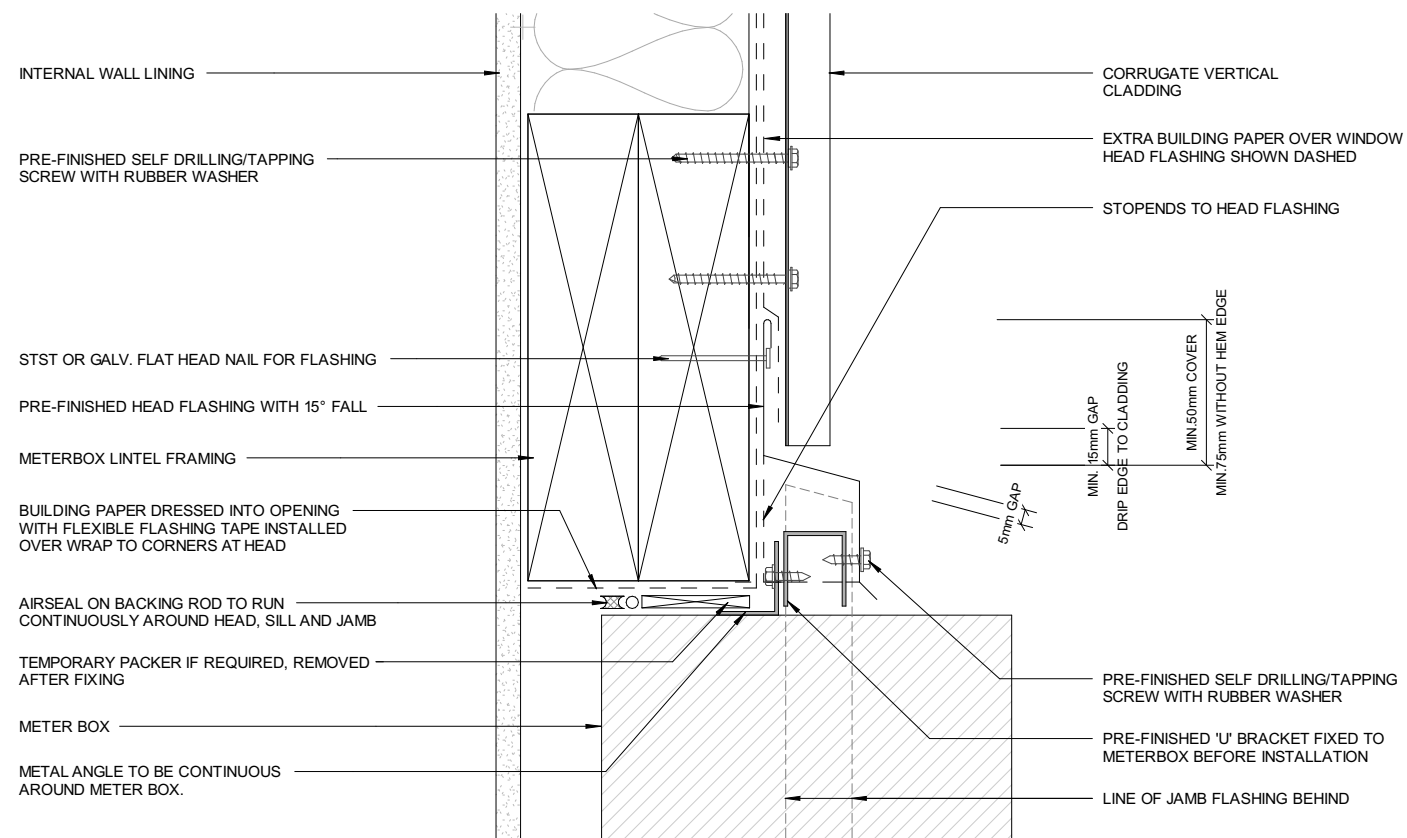
**Standard Ribraft
Details**

ISSUED:

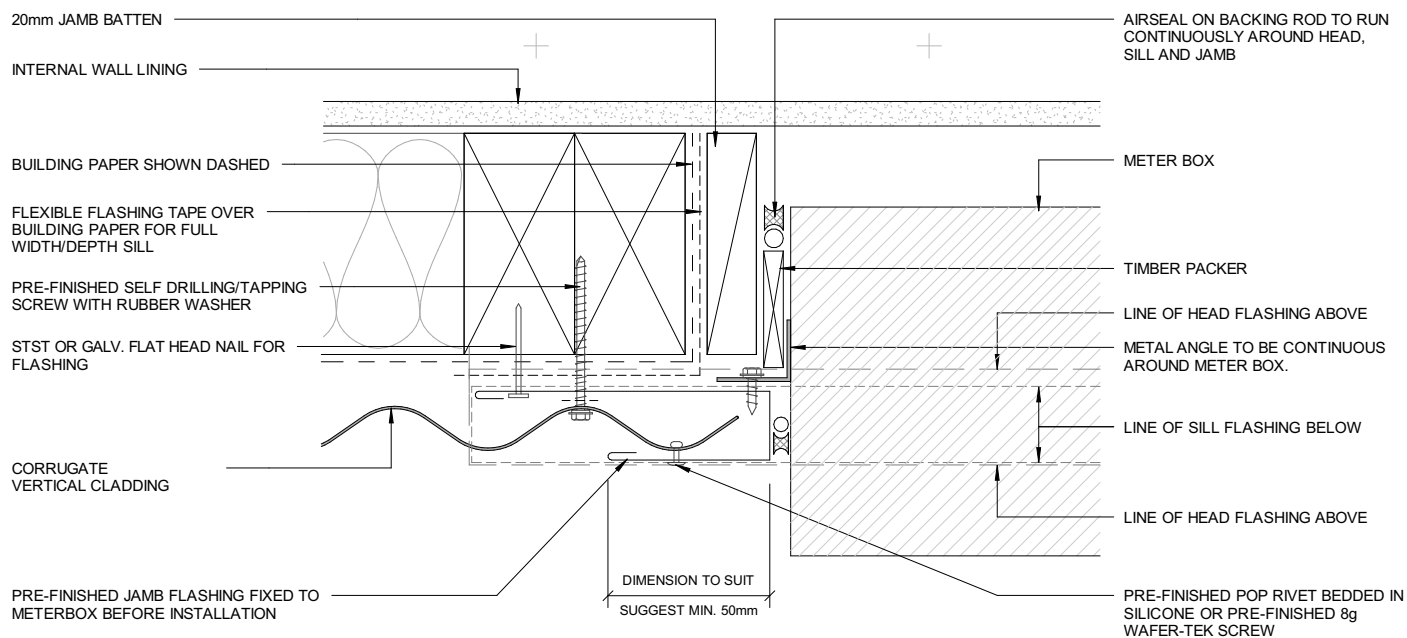
1/06/16

SHEET

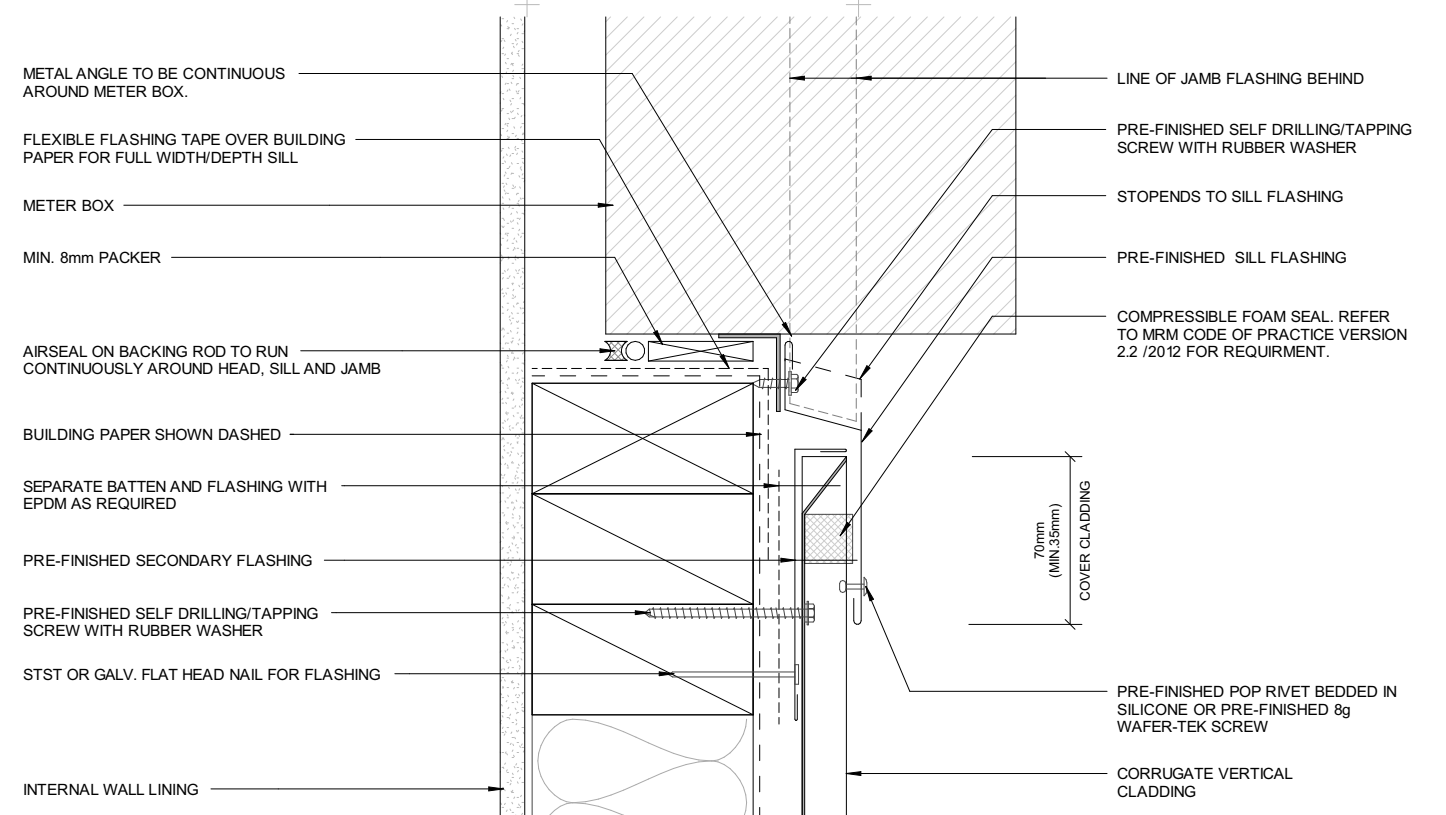
414



METERBOX HEAD



METERBOX JAMB



METERBOX SILL



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SHEET TITLE:

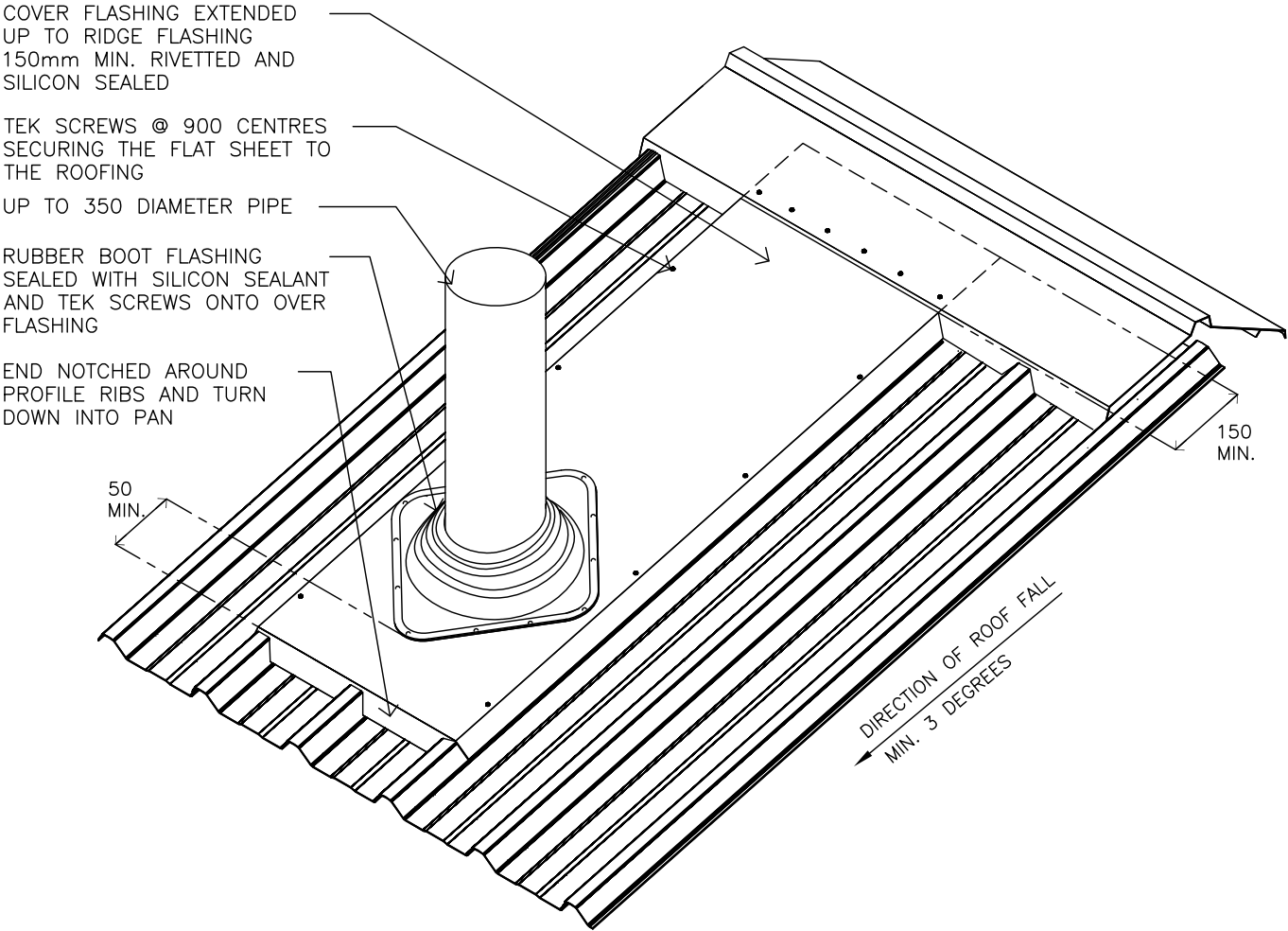
Meterbox Details

ISSUED:

1/06/16

SHEET

415



P PIPE PENETRATION DETAIL
— CAD REF: ROOF\SPD—STYLELINE

NOTE:
— DETAIL IS ONLY APPLICABLE FOR PENETRATIONS UP TO 350mm DIAMETER

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JUNE 2015
STYLELINE

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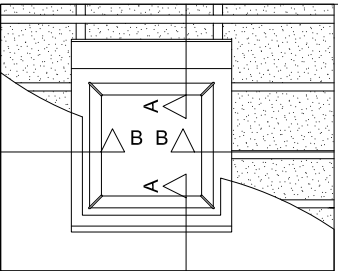


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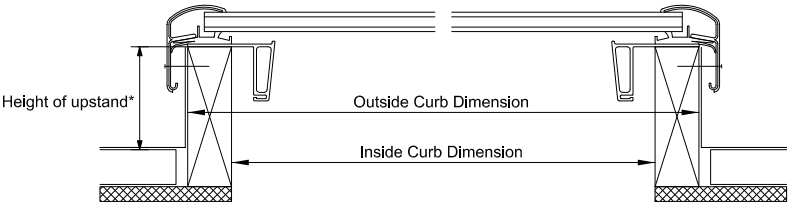
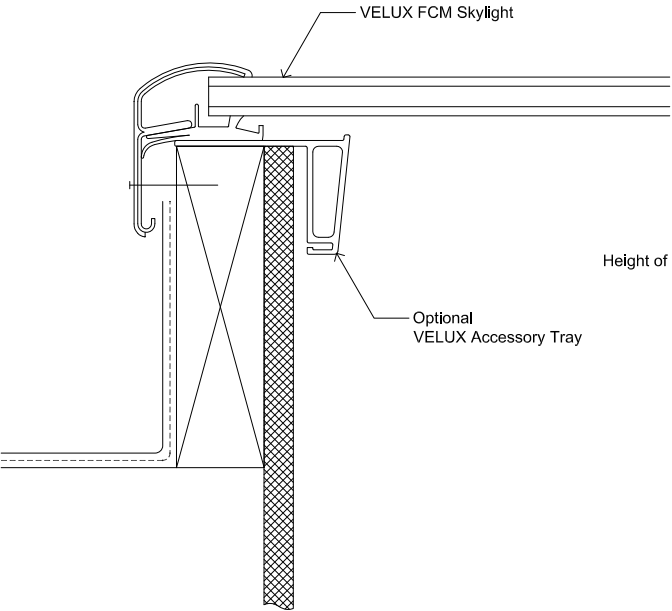
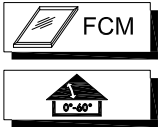
SHEET TITLE:
Roof Penetration
ISSUED: 1/06/16

SHEET
416



ELEVATION

Please note:
Below 15 degrees:
- Any condensation that forms on the glass due to high humidity may drip
- Standing water and dirt left on the glass over time may cause smudging and corrosion on the glass



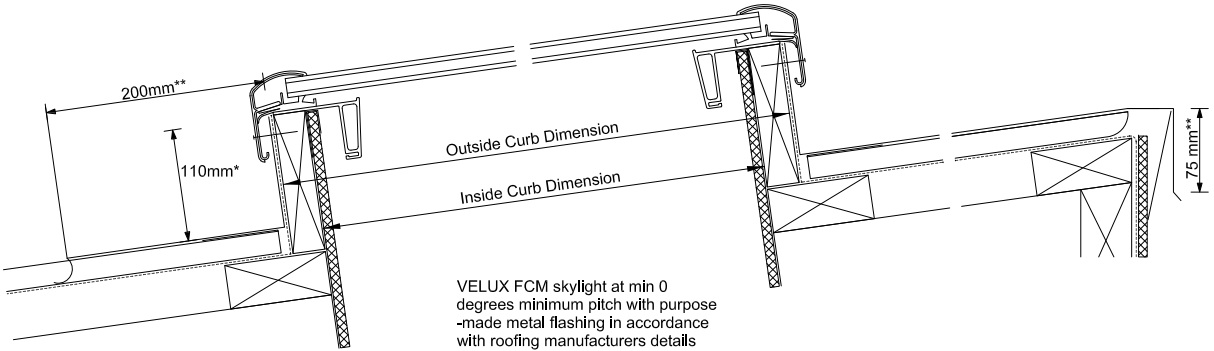
VELUX FCM skylight at 0 degrees minimum pitch with purpose-made flashing to suit roofing material

SECTION B-B

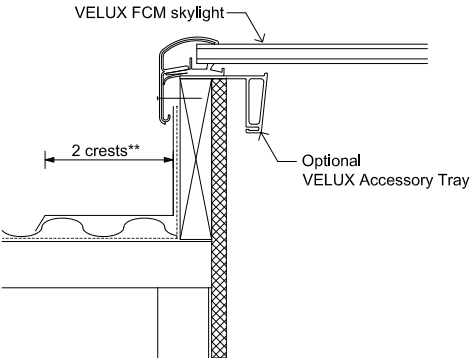
* The upstand shall be the greater of 110 mm or the minimum requirements as set out in the Approved Document for New Zealand Building Code - External Moisture, clause E2

All flashing for FCM skylight are to be purpose-made to suit the roofing material, and subject to Approved Document for NZ Building Code - External Moisture, clause E2

PRODUCT DIMENSIONS		
METRIC UNITS (MILLIMETERS)		
SIZE	OUTSIDE CURB DIMENSION	INSIDE CURB DIMENSION
2222	648 x 648	572 x 572
2246	648 x 1257	572 x 1181
2270	648 x 1867	572 x 1791
3030	851 x 851	775 x 775
3434	952 x 952	876 x 876
4646	1257 x 1257	1181 x 1181



SECTION A-A



SECTION B-B

VELUX Sky-Product Management	NEW ZEALAND LTD. 0800 650 445		Name	Date
		Drawn by		May 12
		Checked by		May 12
		Drawing No.		
FCM Skylight general installation details				

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Michael Barrett + Briar Hart
New Dwelling
North Ridge Rise
Whangarei

SHEET TITLE:	SHEET
Skylight	417
ISSUED:	1/06/16