PROJECT NOTES

All works to comply with relevant clauses of the NZBC and current standards authority; ie;NZS3604 etc

All dimensions and levels to be checked on site prior to construction. Any discrepancies or queries are to be refered to and resolved with Architect/Designer before work continues.

No liability will be accepted for building work that deviates from the prescibed drawings and any notes or attached details pertaining to the complete and proper completion of the said project. All work must be carried out with continual referal to the approved stamped working drawings & project specification. Where a contractor or Owner proceeds without resolving any misunderstanding all liabilty rests on him/herself alone.

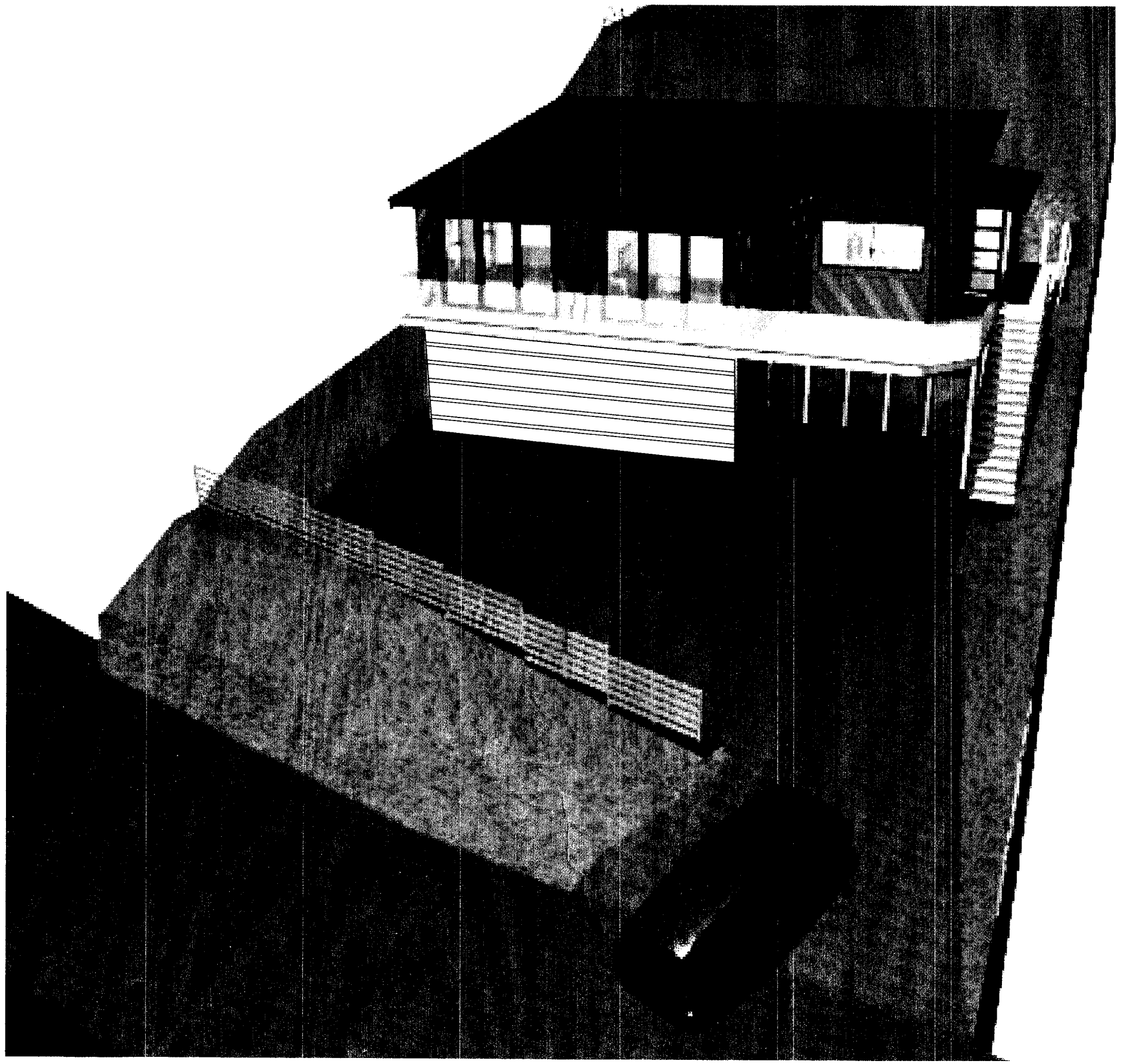
NOTE: There must be no changes or deviations what so ever to the consented/stamped plans/drawings during construction, by the 'builder' or any trades person without prior consultation with the designer/engineer as per the NZ Building Act. The building inspector has no authority to change consented plans.

All fixing and fixtures to comply with applicable 'Zones" in accordance with B2 of NZBC and NZS:3604 (latest version)

Any existing drainage lines shown as per Council records and must be confirmed by onsite drain laying contractor. All new drainage shown is approximate and actual placement must be negotiated onsite as approved by Drainage contractor and Owner in accordance with local Council requirements, any relevant Covenants and NZBC standards. An 'AS-BUILT' plan to be supplied apon completion of work.

All plumbing and drainage and any works in regards to Septic systems, surface water drainage, retaining wall outlets, storm water shall all comply with NZBC standards. Where NZS 3500 standards apply the 'worst case' shall be applied to pipe sizes and gradient falls.

All safety measures are to be met at all times during the construction of this project whilst onsite. All current 'WORKSAFE'/'OSH' regulations are to met at all times. Senior Builder/Contractors are to monitor and maintain best practice site safety standards at all times.



Sheet Index (TOTAL)

Layout ID	Layout Name
000	Sheet Index / Perspective / Notes
101	Site Plan
102	Floor Plan
103	Elevations N & E
104	Elevations S & W
105	Section AA
106	Section BB
107	Subfloor structural Pl..
108	Plumbing & Drainage...
109	Bracing Plan
110	Roof Structural Plan
200	subfloor Struct.
201	Structural Steel
202 A+B	Retaining Walls
203 A+B	Weather Tightness Det
204 A+B	Roof Flashing Details
205	Internal moisture
206	Hi Insuln. Colcs.
207	Roofing Data
208	Stairs - (Landscaped)
209	Lintel Fixings - Mitek
210	Stud/T. Plate Fixings "
211 A+B	NZS3604 Fixings
212	LPG Installn.
213	Balustrades - 'Viking'

BEACHSIDE CARPENTRY & DESIGN PH:021 0553625

LICENSED BUILDING PRACTITIONER

Job Title **Proposed New Home**

For ***Pei Pei & Damion Allen-Scarlett***

At **139 Parnell Street, Rawene**

Hans Mitt Architectural Design
Ph:[09] 4054 876, 021 405484, Email: hans_mitt@msn.com

Drawing Title **Sheet Index / Perspective / Notes**

designed by: Hans Mitt

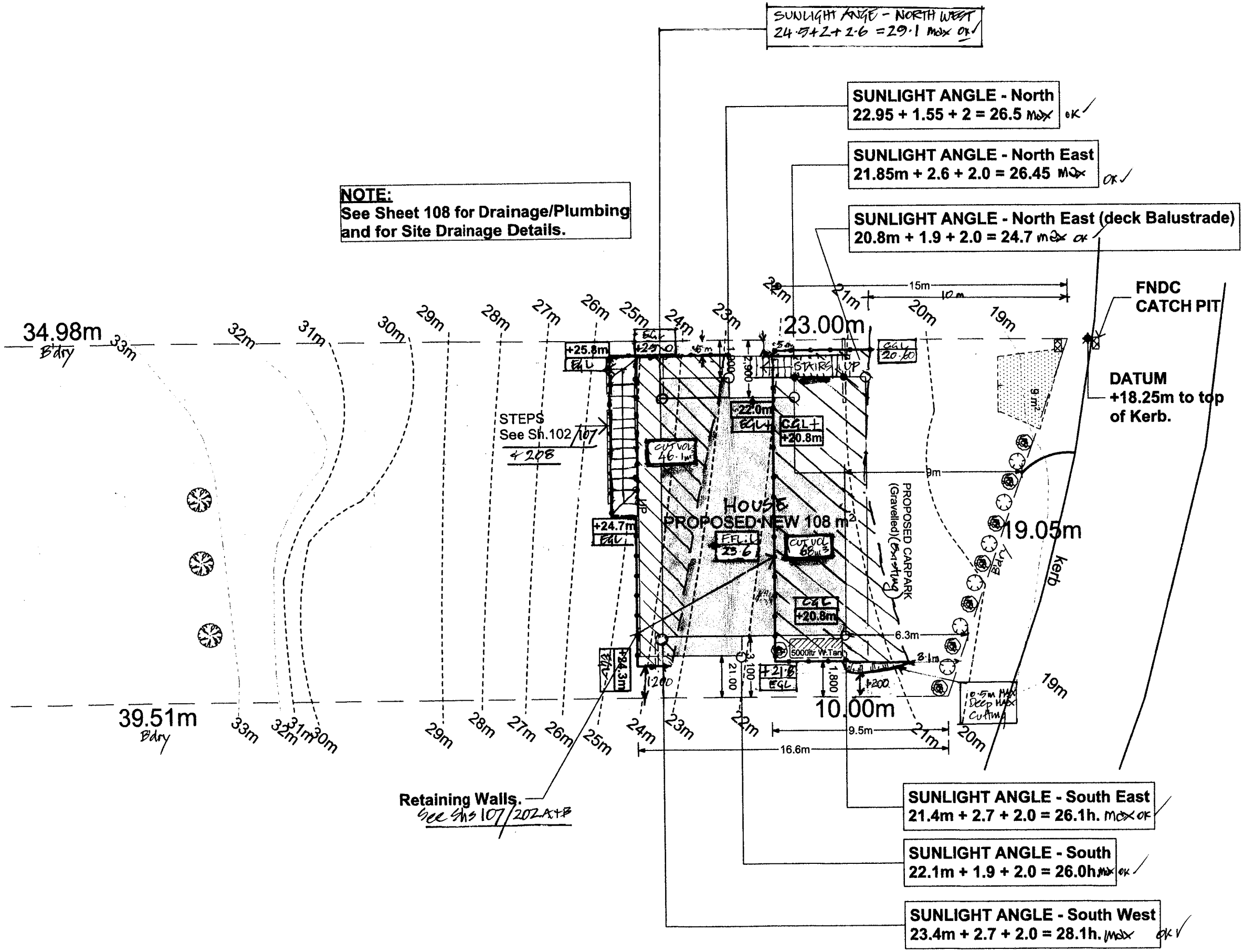
drawn by: Jeremy Mitt

Date of Print 15/05/2022

Drawing Number 000

Scale **1:1**

ALL DIMENSIONS TO BE VERIFIED ON SITE



NORTH

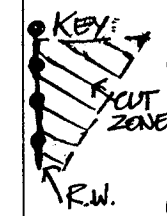
SITE INFO

Legal Description.
DP 10830, Lot 3
Site Area = 1181m²

Contours: 1m intervals above MSL.
See Surveyors Datum +18.25 top of kerb.

Site Cover
-New Buildings = 108m²
-Deck areas= 39m²
-Driveways (gravelled) = 115
-Total impermeable = 262m² (22%)

Zoned
-Wind zone: Very High
-Corrosion: Zone D
-Residential B.
- Soils - Firm Clays/Shale
- Bearing - See attached Geotec (300kPa +)



Earthworks
Cut Volume - 109.6m³
Fill Volume - 0 m³
Total = 109.6m³

Cut depth = 1.5m max
Fill depth = 0m max

BEACHSIDE
PH:0210553625

LICENSED BUILDING PRACTITIONER

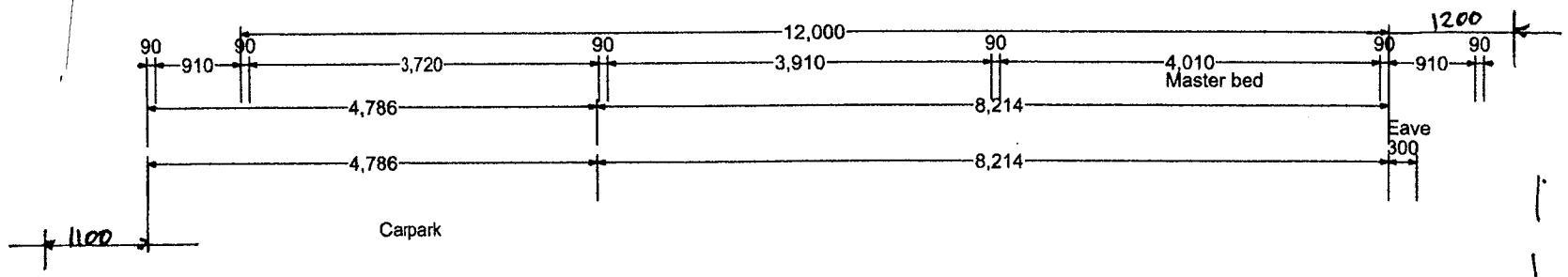
Job Title **Proposed New Home**
For ***Pei Pei & Damion Allen-Scarlett***
At **139 Parnell Street, Rawene**

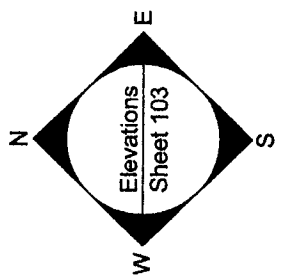
Hans Mitt Architectural Design
Ph:[09] 4054 876, 021 405484, Email: hans_mitt@msn.com

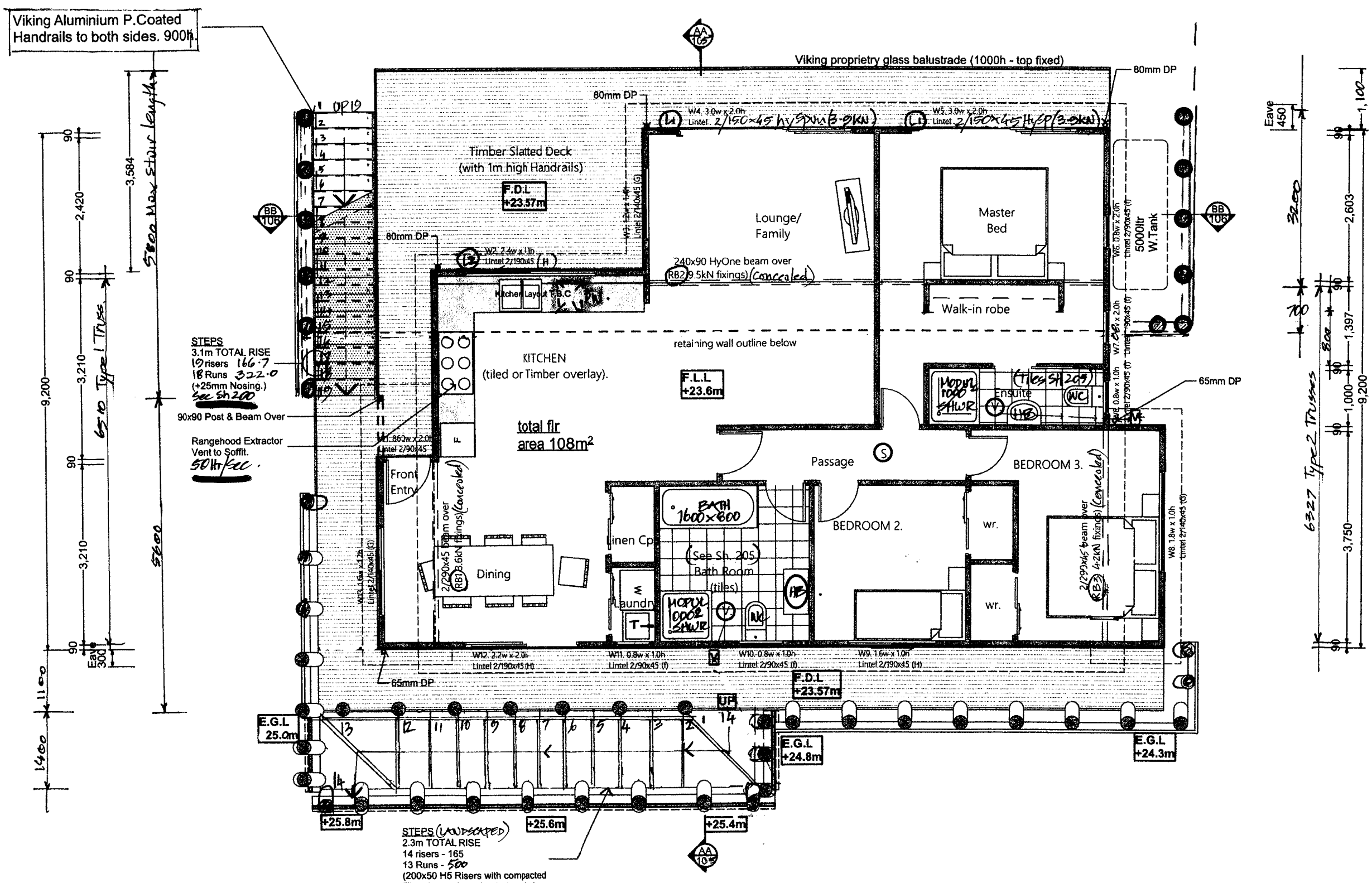
Drawing Title **Site Plan** Consent Set
designed by: Hans Mitt
drawn by: Jeremy Mitt
Date of Print 15/06/2022

Drawing Number **101**
Scale **1:200**

ALL DIMENSIONS TO BE VERIFIED ON SITE







Note:
See Sh109 for Wall Bracing.
See Sh 209 for Mitek Lintel Fixings, Sh 210 Stud/Top Pl & Bottom Plate fixings Sh 211A

Note:
Safety glass to all wet areas & within 700mm of FFL. as per NZBC and NZS:4223

(S) Smoke Alarms. Hush Type to NZBC.

Note: Key (V)--(V)
Ducted Air Extractor vents to Bathrooms and Kitchen.
25ltr/second to Bathrooms min and
50ltr/second to kitchen to NZBC G4

Consent Set

BEACHSIDE
PH:0210553625

LICENSED BUILDING PRACTITIONER

Job Title **Proposed New Home**

For ***Pei Pei & Damion Allen-Scarlett***

At **139 Parnell Street, Rawene**

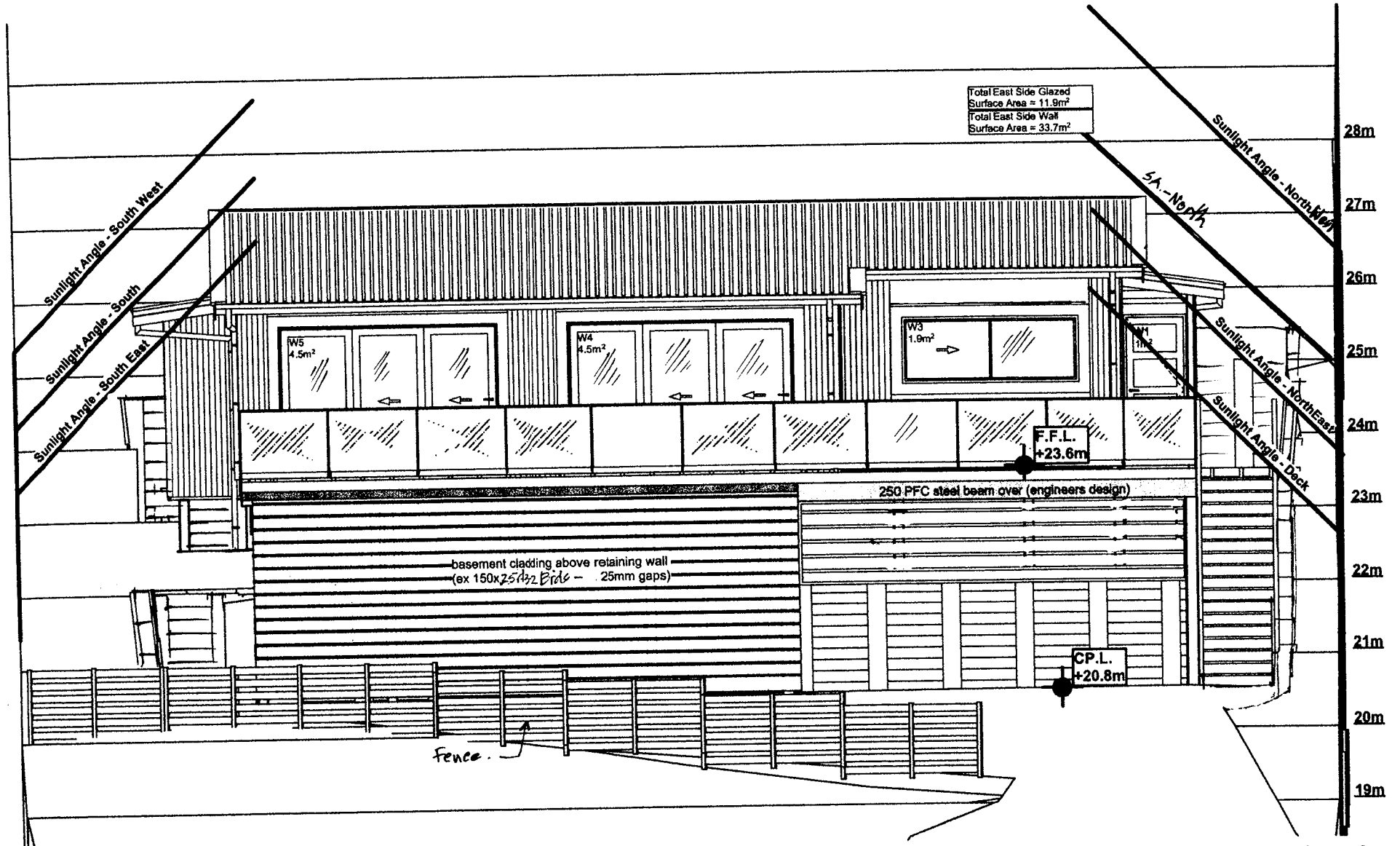
Hans Mitt Architectural Design
Ph:[09] 4054 876, 021 405484, Email: hans_mitt@msn.com

Drawing Title **Floor Plan**

designed by: Hans Mitt
drawn by: Jeremy Mitt
Date of Print 12/05/2022

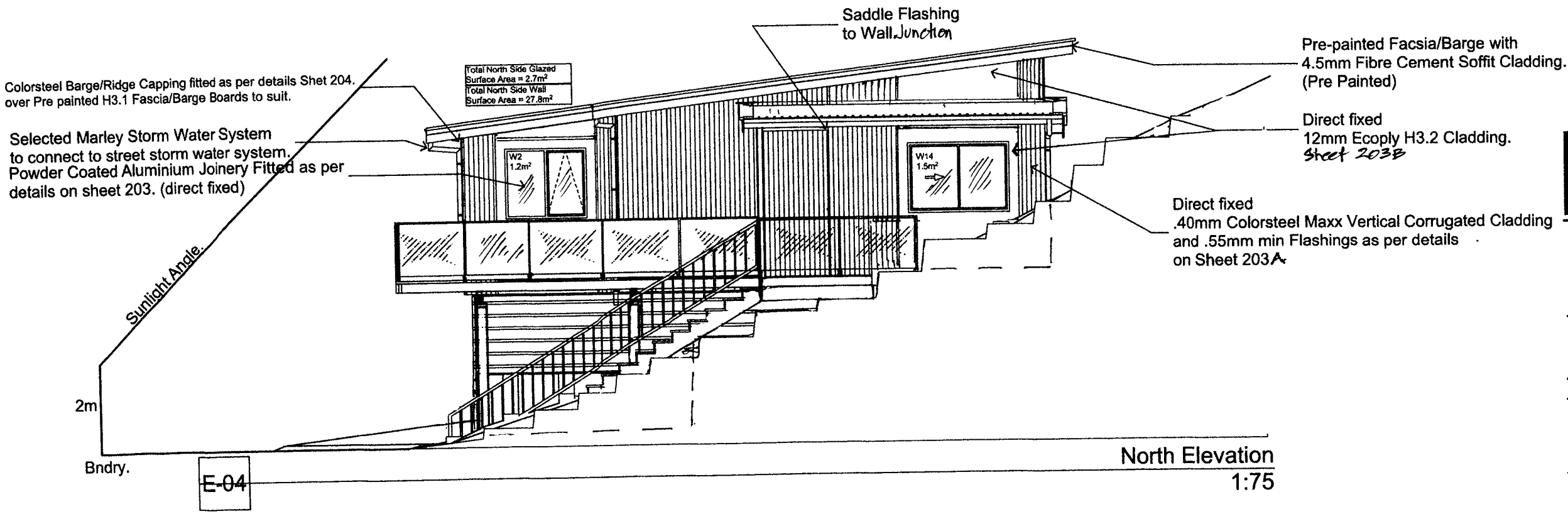
Drawing Number	Scale
102	1:75

ALL DIMENSIONS TO BE VERIFIED ON SITE



East Elevation
1:75

E-01



North Elevation
1:75

E-04

Note:
Sunlight Angle/Height relation to Boundary Rule.
NO BREACHES - See Shet

Note:
Safety glass to all wet areas. as per NZBC and NZS:4223

Consent Set.

BEACHSIDE
PH:0210553625

LICENSED BUILDING PRACTITIONER

Job Title **Proposed New Home**

For ***Pei Pei & Damion Allen-Scarlett***

At **139 Parnell Street, Rawene**

Hans Mitt Architectural Design
Ph:[09] 4054 876, 021 405484, Email: hans_mitt@msn.com

Drawing Title **Elevations N & E**

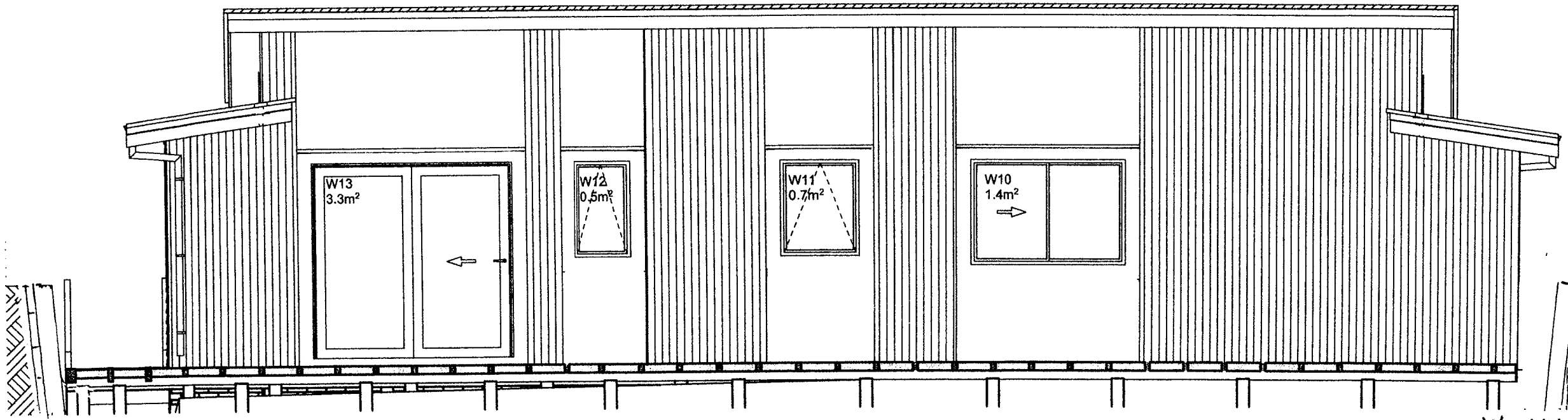
designed by: Hans Mitt
drawn by: Jeremy Mitt
Date of Print 12/09/2022

Drawing Number **103**

Scale **1:75**

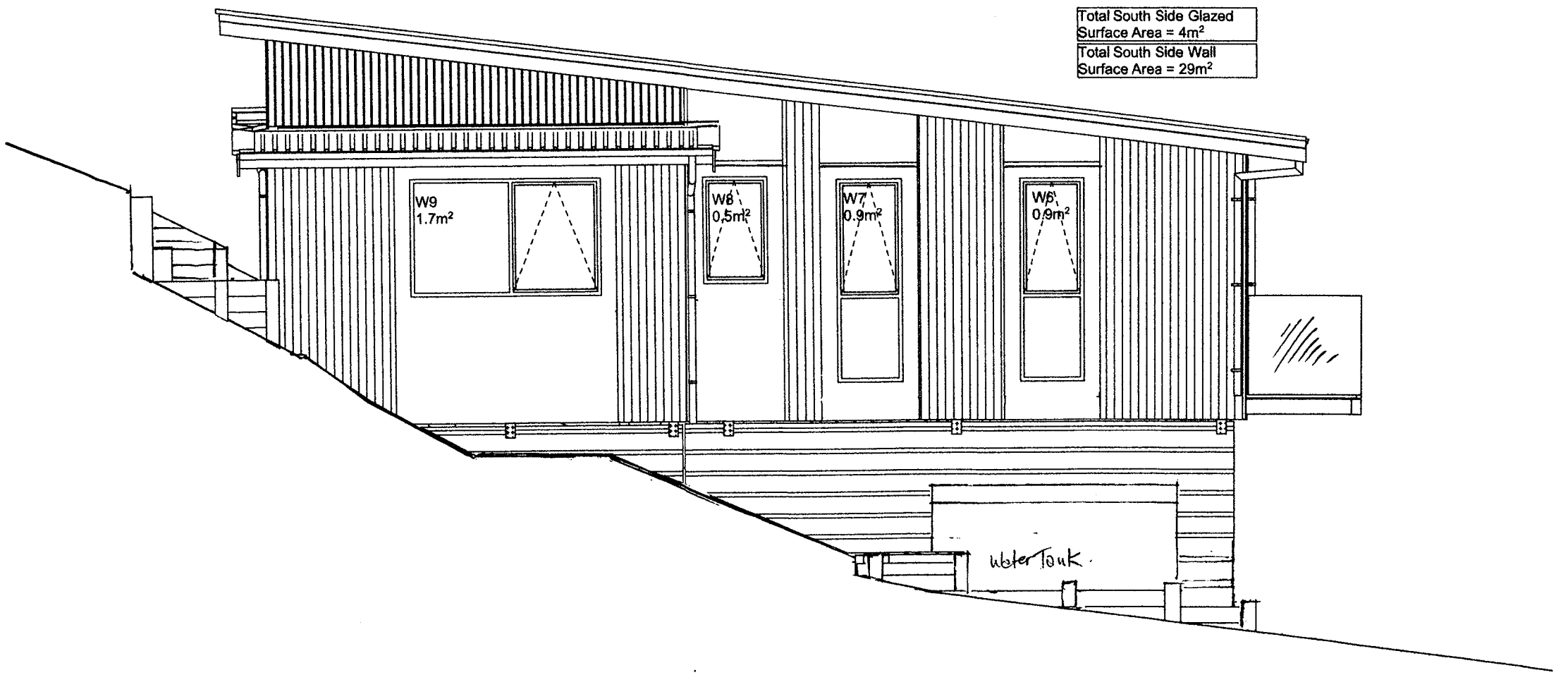
ALL DIMENSIONS TO BE VERIFIED ON SITE

Total West Side Glazed Surface Area = 5.9m²
Total West Side Wall Surface Area = 50.1m²



West Elevation
1:75

Total South Side Glazed Surface Area = 4m²
Total South Side Wall Surface Area = 29m²



South Elevation
1:75

Consent Set

BEACHSIDE
PH:021053625

LICENSED BUILDING PRACTITIONER

Job Title **Proposed New Home**

For ***Pei Pei & Damion Allen-Scarlett***

At **139 Parnell Street, Rawene**

Hans Mitt Architectural Design

Ph:[09] 4054 876, 021 405484, Email: hans_mitt@msn.com

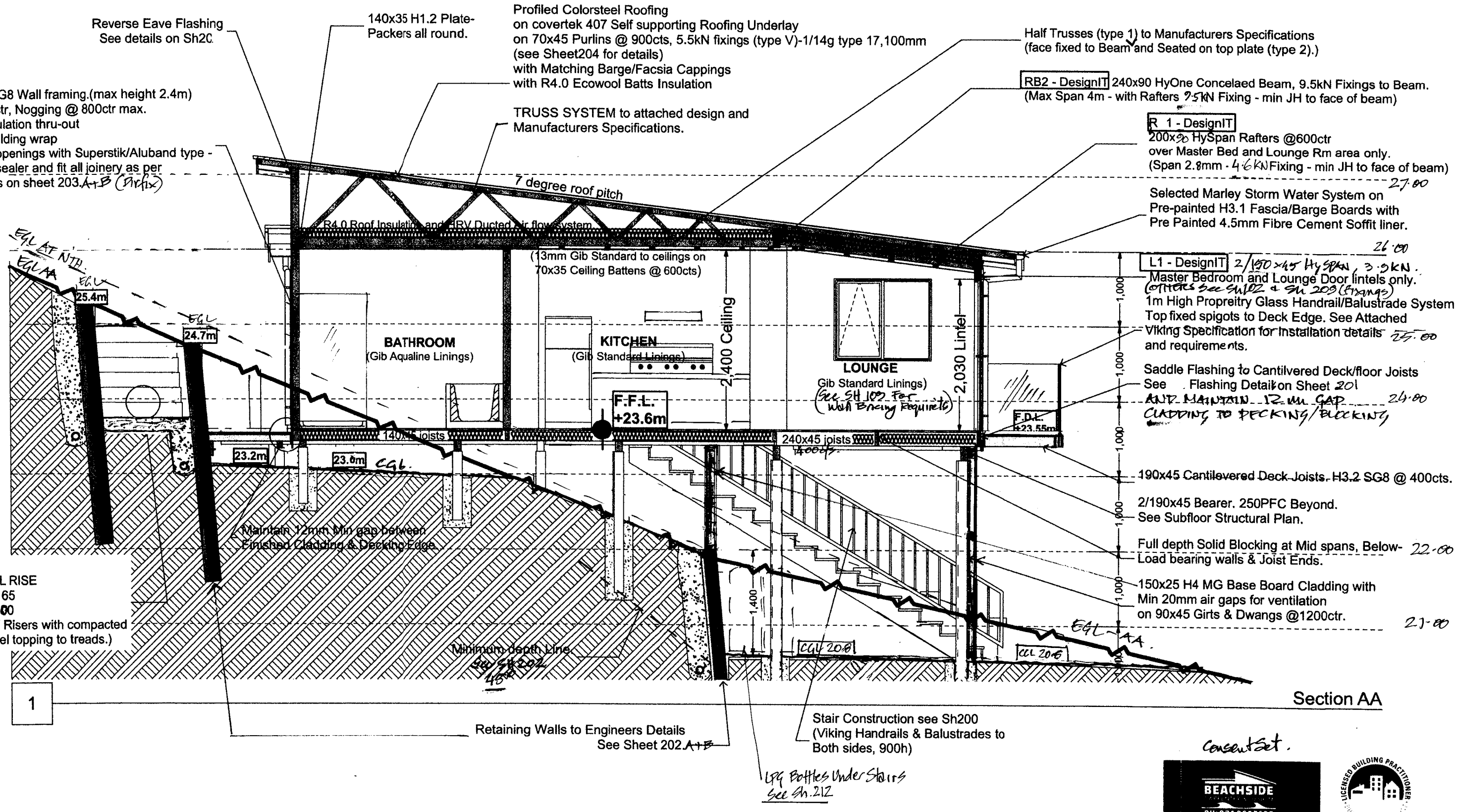
Drawing Title **Elevations S & W**

designed by: Hans Mitt
drawn by: Jeremy Mitt

Date of Print 12/05/2022

Drawing Number	Scale
104	**1:50**

ALL DIMENSIONS TO BE VERIFIED ON SITE



CONSTRUCTION NOTES.

All timber to be H1.2 SG8 unless stated otherwise.
Exterior Load Bearing Studs up to 2.4m high = 90x45 @ 400cts (NZS3604)
Exterior Load Bearing Studs up to 3.0m high = 90x90 @ 600cts (NZS 3604)
Interior Load Bearing Studs up to 3.0m high (or lower or non load bearing)
= 90x45 @ 600cts (NZS 3604)
Dwangs 800cts vertically.(min)
Bottom plates 90x45 NZS3604 (fixings table 8.19 on Sheet 211)
Ceiling Battens - 70x35mm @ 600ctr
Top Plates - 1/100x45+1/140x40 OR 1/90x45 (Fixings Sh. 210)
LINTELS - SIZES See Sh 102 (fixings See SH 209 & DESIGN IT SPECS)

Finishes Schedule

Floor finishes - 21mm H3.2 Plywood
Wall finishes 10mm Gib, Paint Finish / 10mm Aqualine to Wetrooms
Ceiling finishes - 13mm Gib or Grooved 12mm H1.2 Plywood (Neg Rt.)
Exterior Cladding - Sh 203B - 12mm H3.2 ECOPLY WITH 70x20 Battens (Dr fix)
Exterior Cladding Sh 203A - Vert. .4mm Maxx Corrugated Colorst (Dr fix)
Roofing finish - .55mm Trapezoidal Endura Colorst. on Covertek 407 underlay.
Joinery - Dble glazed Powder coated aluminium(direct fixed) with Superstk. Fl tape. / Watergate 205 B. Wrap

Note:
All timber studs and nogs that have notches or holes cut for water pipes or wiring to have 'safeguard' 75x45 metal plates fixed to inside face of timber where notch or hole has been cut. refer to www.safeguard.co.nz

INSULATION
Ceilings - R4.0
Walls - R2.8
Floors - R1.3

Builder/Construction Note:
All Plans to be read strictly in conjunction
with All attached Detail Sheets.

Ensure all dimensions and Levels and
fixing locations are correct prior to fabrication
and/or construction.

Consent Set.

BEACHSIDE
PH:0210553625

LICENSED BUILDING PRACTITIONER

Job Title **Proposed New Home**
For ***Pei Pei & Damion Allen-Scarlett***
At **139 Parnell Street, Rawene**

Hans Mitt Architectural Design
Ph:[09] 4054 876, 021 405484, Email: hans_mitt@msn.com

Drawing Title **Section AA**
designed by: Hans Mitt
drawn by: Jeremy Mitt
Date of Print 12/05/2022

Drawing Number **105**
Scale **1:50**

ALL DIMENSIONS TO BE VERIFIED ON SITE

R 1 - DesignIT 200x90 HySpan Rafters @600ctr
over Master Bed and Lounge Rm area only.
Note Other Roof Structure - Half Trusses.
(Span 2.6mm - 4.6kN Fixing - min JH to face of beam)

7 degree Pitched Roof with Colorsteel Trimrib Trapezoidal profile Roofing.

Rafters to Lower Lean-to Roof
90x45 @ 600cts with JH to upper end and CPC 40 each side to Lower End..

65mm DP

65mm DP

80mm DP

190x45 Deck Joists. H3.2 SG8 @ 400cts. with 90x32 H3.2 Pine Decking & 75mm SS Screws.

See Subfloor Plan,Sh107 and Site Plan for Retaining wall layout and See Engineers Retaining Wall specifications on Sheet 202.

STEPS
3.1m TOTAL RISE
19 risers - 166.7
18 Runs - 322.0
(+25mm Nosing.)
See SH 200 DETAILS.

250PFC Beam Beyond.
See Details Sheet 201.
For fixings/specns

200SED Poles to Engineers Specifications, See Attached Details for Pole to PFC Beam connections. Sheet 201.

STOP TO TOPPL. FIXINGS 4.7kN See Sh 210
(+ BOTTOM PLATES Sh 211

M.Bedroom
(Gib Standard Linings)

(13mm Gib Standard to ceilings on 70x35 Ceiling Battens @ 600cts)

LOUNGE
(Gib Standard Linings)

LINTEL FIXINGS See Sh 209
FIXINGS See Sh 2

Vert. Colorsteel Maxx Corr. See SH 203A

12mm H3.2 ECOPLY 2 See SH 203B

Maintain 12mm Min gap between Finished Cladding & Decking Edge.

PROVIDE SADDLE FLASHINGS TO ALL JOISTS & BEARERS WHICH PENETRATE CLADDING

See D1/201

See D2/201

Rl: Subfl Insuln.

2/190x45 Bearer. See Sheet 107 for Bearer and Pile Layout. See Sheet 200 for Subfloor structural fixing details.

600

150x25 H4 Bdg See Brdg. 20mm Apart 90x45 GIRTS + Dwangs (Vertical) @ 1200 cts.

Full depth Solid Blocking at Mid spans, Below-Load bearing walls & Joist Ends.

Pole & Plank Retaing Wall below House.
See SH. 107/202A+B.

ESL

Section BB
1:50

Consent Set

BEACHSIDE PH:0210553625

LICENSED BUILDING PRACTITIONER

Job Title **Proposed New Home**

For ***Pei Pei & Damion Allen-Scarlett***

At **139 Parnell Street, Rawene**

Hans Mitt Architectural Design
Ph:[09] 4054 876, 021 405484, Email: hans_mitt@msn.com

Drawing Title **Section BB**

designed by: Hans Mitt
drawn by: Jeremy Mitt
Date of Print 15/05/2022

Drawing Number	Scale
106	1:50

ALL DIMENSIONS TO BE VERIFIED ON SITE

CONSTRUCTION NOTES.

All timber to be H1.2 SG8 unless stated otherwise.
Exterior Load Bearing Studs up to 2.4m high = 90x45 @ 400cts (NZS3604)
Exterior Load Bearing Studs up to 3.0m high = 90x90 @ 600cts (NZS 3604)
Interior Load Bearing Studs up to 3.0m high (or lower or non load bearing)
= 90x45 @ 600cts (NZS 3604)
Dwangs 800cts vertically.(min)
Bottom plates 90x45 NZS3604 (fixings table 8.19 on Sheet 211)
Ceiling Batens - 70x35mm @ 600ctr
Top Plates - 1/90x45 + 1/140x35 (OR 1/90x45) (fixings to sheet 210)
LINTELS:- SIZES See Sh 102 (FIXINGS See Sh 209 & Design Specs)

Finishes Schedule

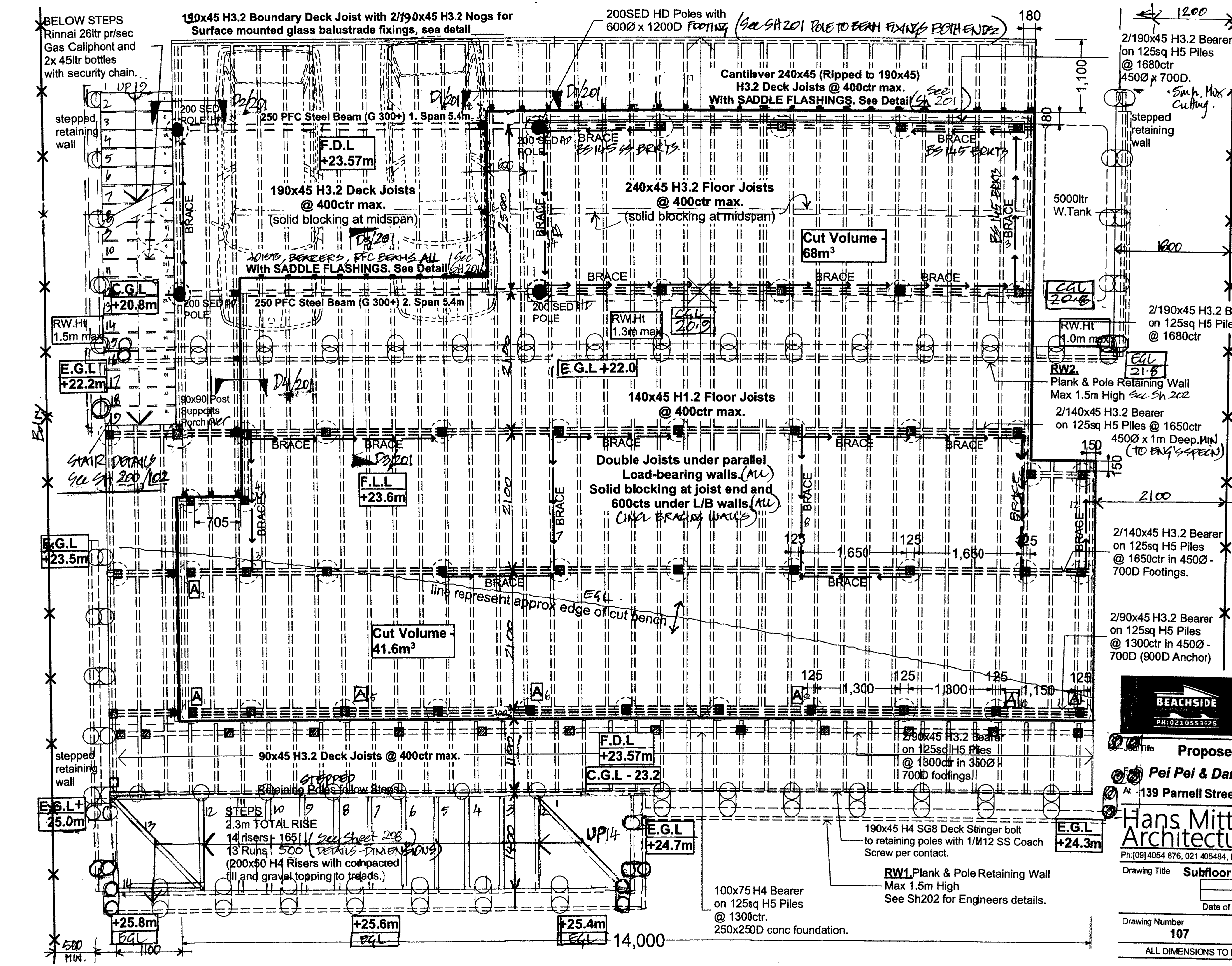
Floor finishes: 21mm H3.2 Plywood
Wall finishes 10mm Gib, Paint Finish / 10mm Aqualine to Wetrooms
Ceiling finishes - 13mm Gib or Grooved 12mm H1.2 Plywood. (Ng Def.)
Exterior Cladding Sh 203B 12mm H3.2 ECOPLY/75x20 H3.2 BATTENS (Dirfix)
Exterior Cladding Sh 203A Vert. .4mm Maxx Corrugated Colorst. (Dirfix)
Roofing finish - .55mm Trapezoidal Endura Colorst. on Covertek 407 underlay.
Joinery - Dble glazed Powder coated aluminium(direct fixed) with Superstk. Fl-tape. / Water gate 29.5 D. Wrap

Note:
All timber studs and nogs that have notches or holes cut for water pipes or wiring to have 'safeguard' 75x45 metal plates fixed to inside face of timber where notch or hole has been cut. refer to www.safeguard.co.nz

INSULATION
Ceilings - R4.0
Walls - R2.8
Floors - R1.3

Builder/Construction Note:
All Plans to be read strictly in conjunction
with All attached Detail Sheets.

Ensure all dimensions and Levels and
fixing locations are correct prior to fabrication
and/or construction.



190x45 H3.2 Boundary Deck Joist with 2/190x45 H3.2 Nogs for Surface mounted glass balustrade fixings, see detail
BELOW STEPS Rinnai 26ltr pr/sec Gas Caliphont and 2x 45ltr bottles with security chain.
200SED HD Poles with 600Ø x 1200D
Cantilever 240x45 (Ripped to 190x45) H3.2 Deck Joists @ 400ctr max. With SADDLE FLASHINGS. See Detail
2/190x45 H3.2 Bearer on 125sq H5 Piles @ 1680ctr 450Ø x 700D.
stepped retaining wall
250 PFC Steel Beam (G 300+) 1. Span 5.4m
250 PFC Steel Beam (G 300+) 2. Span 5.4m
200 SED POLE
BRACE
F.D.L +23.57m
190x45 H3.2 Deck Joists @ 400ctr max. (solid blocking at midspan)
240x45 H3.2 Floor Joists @ 400ctr max. (solid blocking at midspan)
5000ltr W.Tank
Cut Volume - 68m³
With SADDLE FLASHINGS. See Detail
C.G.L +20.8m
RW.Ht 1.5m max
RW.Ht 1.3m max
RW.Ht 1.0m max
2/190x45 H3.2 Bearer on 125sq H5 Piles @ 1680ctr
E.G.L +22.2m
E.G.L +22.0
RW2. Plank & Pole Retaining Wall Max 1.5m High
140x45 H1.2 Floor Joists @ 400ctr max.
90x90 Post Supports Porch
2/140x45 H3.2 Bearer on 125sq H5 Piles @ 1650ctr 450Ø x 1m Deep.
Double Joists under parallel Load-bearing walls. Solid blocking at joist end and 600cts under L/B walls.
F.L.L +23.6m
705
2100
150
1,650
125
2/140x45 H3.2 Bearer on 125sq H5 Piles @ 1650ctr in 450Ø - 700D Footings.
E.G.L +23.5m
line represent approx edge of cut bench
2/90x45 H3.2 Bearer on 125sq H5 Piles @ 1300ctr in 450Ø - 700D (900D Anchor)
Cut Volume - 41.6m³
1,300
1,150
2/90x45 H3.2 Bearer on 125sq H5 Piles @ 1300ctr in 350Ø 700D footings
90x45 H3.2 Deck Joists @ 400ctr max.
F.D.L +23.57m
C.G.L - 23.2
Retaining Poles follow Steps
STEPS 2.3m TOTAL RISE 14 risers - 165 13 Runs - 500 (200x50 H4 Risers with compacted fill and gravel topping to treads.)
E.G.L+ 25.0m
E.G.L +24.7m
E.G.L +24.3m
190x45 H4 SG8 Deck Stinger bolt to retaining poles with 1/M12 SS Coach Screw per contact.
RW1. Plank & Pole Retaining Wall Max 1.5m High See Sh202 for Engineers details.
100x75 H4 Bearer on 125sq H5 Piles @ 1300ctr. 250x250D conc foundation.
+25.8m
+25.6m
+25.4m
14,000
500 MIN.
1100
1,100
180
1200
1800

NOTES:
See Geotec report Attached.

All timber to be SG8 unless specified other.

KEY:
All Subfloor Fixings to be Stainless steel unless specificed.

17.5mPa Conc. See Sh200 for details.

A = Anchor pile - 125sq H5 SG8 Pile in 450Ø x 900 deep, 12kN SS fixings.
Br. = Brace Piles 125sq H5 SG8 Pile in 450Ø x 700 deep, 12kN SS fixings.
All other = ordinary pile - 125sq H5 SG8 Pile in 450Ø x 700 deep, 3kN

BEACHSIDE PH:0210553525

Job Title **Proposed New Home**

For *Pei Pei & Damion Allen-Scarlett*

At 139 Parnell Street, Rawene

Hans Mitt Architectural Design

Ph:[09] 4054 876, 021 405484, Email: hans_mitt@msn.com

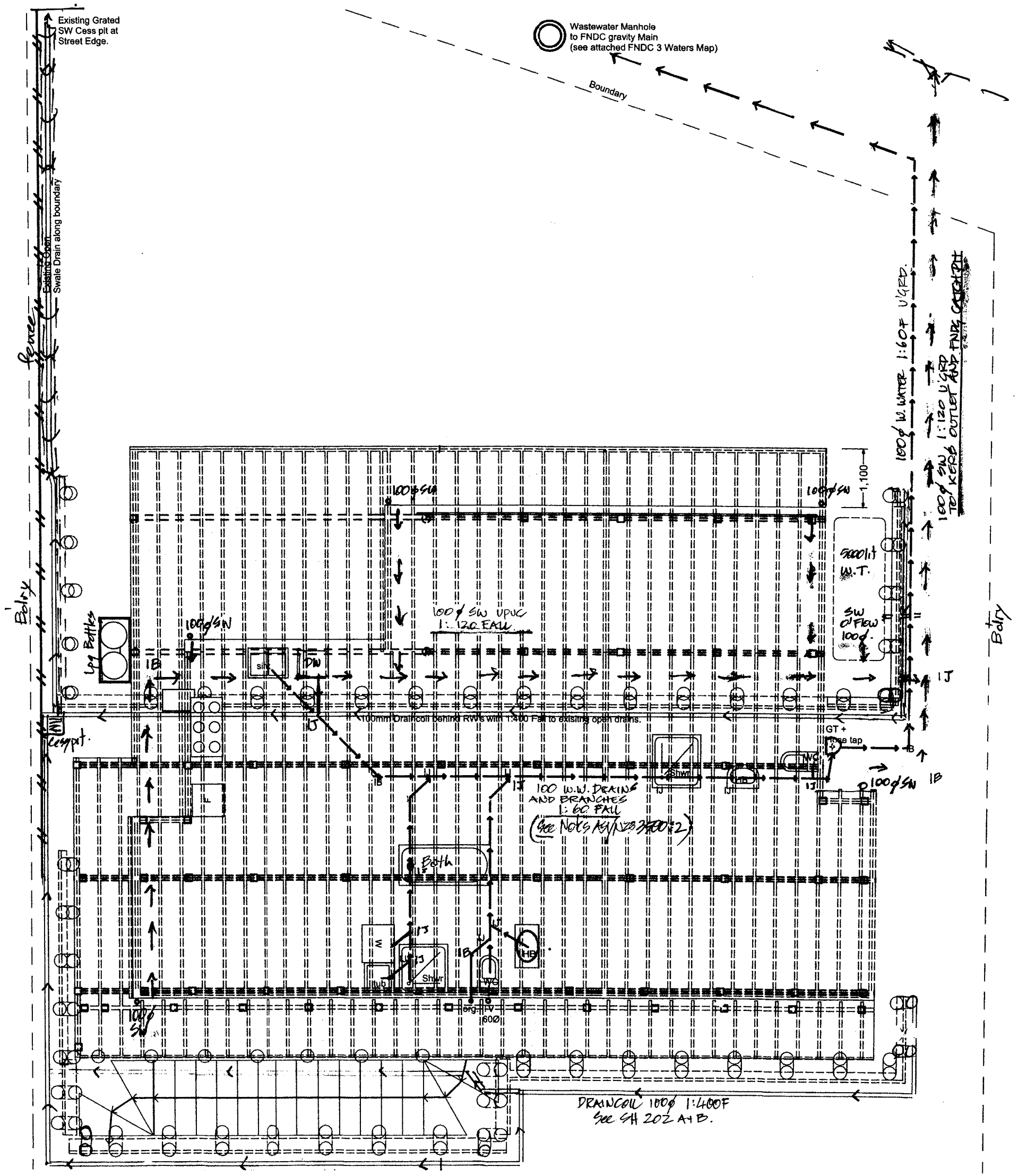
Drawing Title **Subfloor structural Plan**

designed by: Hans Mitt
drawn by: Jeremy Mitt

Date of Print 12/05/2022

Drawing Number 107 | Scale 1:50

ALL DIMENSIONS TO BE VERIFIED ON SITE



NOTES: TO AS/NZS 3500:2

MINIMUM SINGLE DISCHARGE PIPE SIZE, GRADE & LENGTH
ALL PLUMBING TO AS/NZS 3500 PART 2

FIXTURE	MIN DIAM	MIN GRADE	MAX UNVENTED DW LENGTH OF FIXTURE DISCHARGE PIPE	FIXTURE UNIT RATING
BASIN	32	1:20	2.5	1
BATH	40	1:40	2.5	4
SHOWER	40	1:40	2.5	2
LAUNDRY TUB	40	1:40	2.5	5
WASHING MACHINE	40	1:40	2.5	5
KITCHEN SINK (DBL)	40	1:40	2.5	3
DISHWASHER	40	1:40	2.5	3
WC PAN	100	1:60	6.0	4
PIPE DESCRIPTION			MAX LENGTH (M)	MAX FUL
UNVENTED BRANCH	65	1:40	10 (NO WC'S)	5
UNVENTED BRANCH	80	1:80	10 (1 WC)	12
UNVENTED BRANCH	100	1:80	10 (2 WC'S)	30
STACK VENT	80	VERT	9	150

Consent Set.

BEACHSIDE
PH:021053625

LICENSED BUILDING PRACTITIONER

Job Title **Proposed New Home**

For ***Pei Pei & Damion Allen-Scarlett***

At **139 Parnell Street, Rawene**

Hans Mitt Architectural Design
Ph:[09] 4054 876, 021 405484, Email: hans_mitt@msn.com

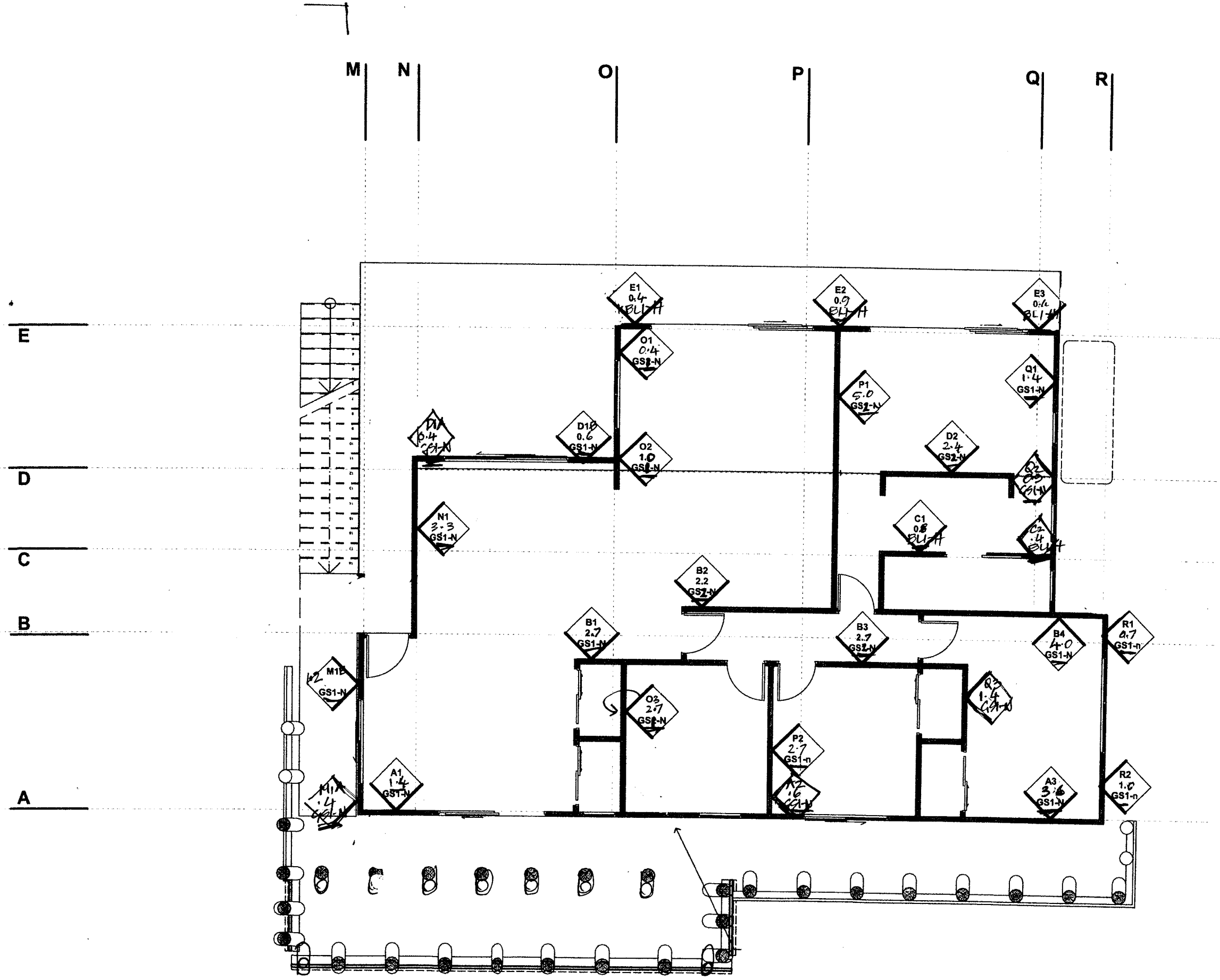
Drawing Title **Plumbing & Drainage Plan**

designed by: Hans Mitt
drawn by: Jeremy Mitt
Date of Print 12/05/2022

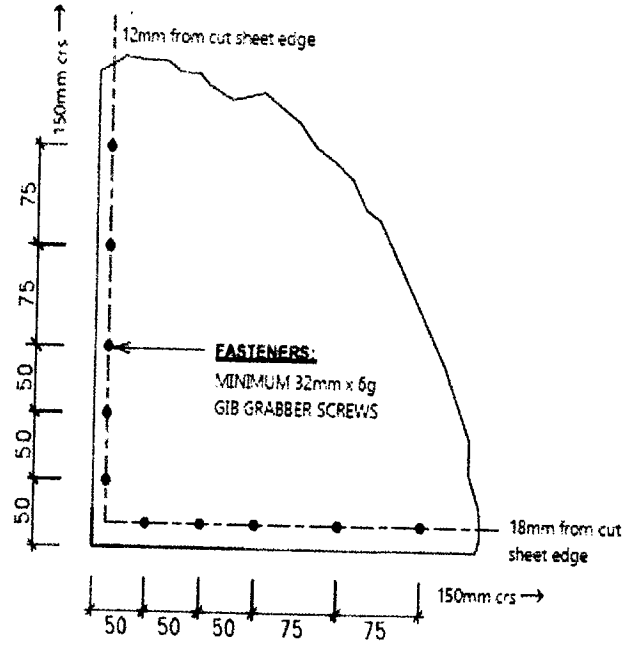
Drawing Number **108**

Scale **1:75**

ALL DIMENSIONS TO BE VERIFIED ON SITE



Notes See EZY BRACE DETAILS IN SPECNS ATTACHED



GIB FASTENERS

SCALE = 1 : 10

Job Title **Proposed New Home**

For ***Pei Pei & Damion Allen-Scarlett***

At **139 Parnell Street, Rawene**

Hans Mitt Architectural Design
Ph:[09] 4054 876, 021 405484, Email: hans_mitt@msn.com

Drawing Title **Bracing Plan**

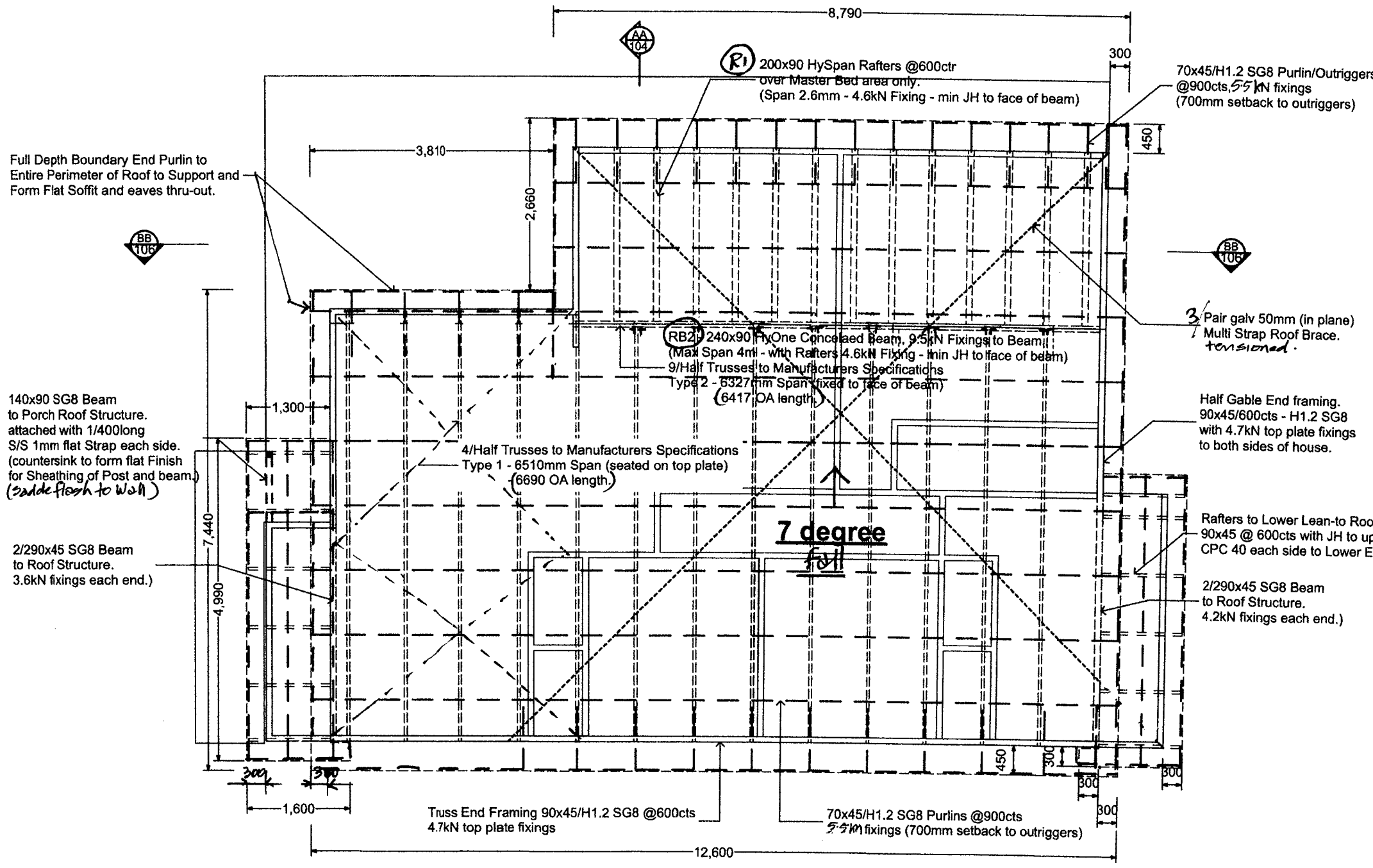
designed by: Hans Mitt
drawn by: Jeremy Mitt
Date of Print 12/05/2022

Drawing Number **109**

Scale **1:75, 1:2**

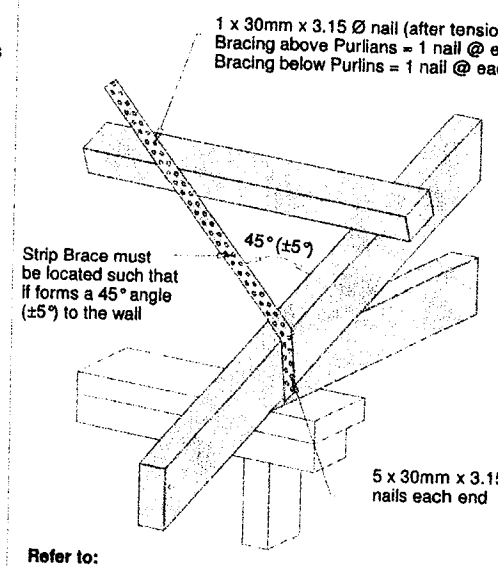
ALL DIMENSIONS TO BE VERIFIED ON SITE

STRUCTRUAL FIXING NOTES.
Rafter Fixing; TYPE 'E' (4.7kN) 10x90x3.15 nails 5x each side or Equivilant 4.7kN min Proprietry fixing.
Purlin Fixing; Type U (5.5kN) 1/14g self drilling screw 100mm long.
Stud to Top Plate, Type U (5.5kN) 1/14g self-drilling Type17 screw, 100mm long (every stud)



NOTE: WIND Z. - V. HIGH.

ROOF BRACING



Roof Bracin
Specificatio

Refer to:
LUMBERLOK Roof Bracing Specifications 10/2011
MiTek Structural Fixings **On-Site Guide** for Building Code Compliance
(As per NZS 3604:2011)

Consent set.

BEACHSIDE
PH:0210553625

LICENSED BUILDING PRACTITIONER

Job Title **Proposed New Home**

For ***Pei Pei & Damion Allen-Scarlett***

At **139 Parnell Street, Rawene**

Hans Mitt Architectural Design
Ph:[09] 4054 876, 021 405484, Email: hans_mitt@msn.com

Drawing Title **Roof Structural Plan**

designed by: Hans Mitt
drawn by: Jeremy Mitt
Date of Print 12/05/2022

Drawing Number **110**

Scale **1:75**

ALL DIMENSIONS TO BE VERIFIED ON SITE

Figure 15: Cross-sectional Area of External Gutter
Paragraphs 5.1.2 and 5.1.3

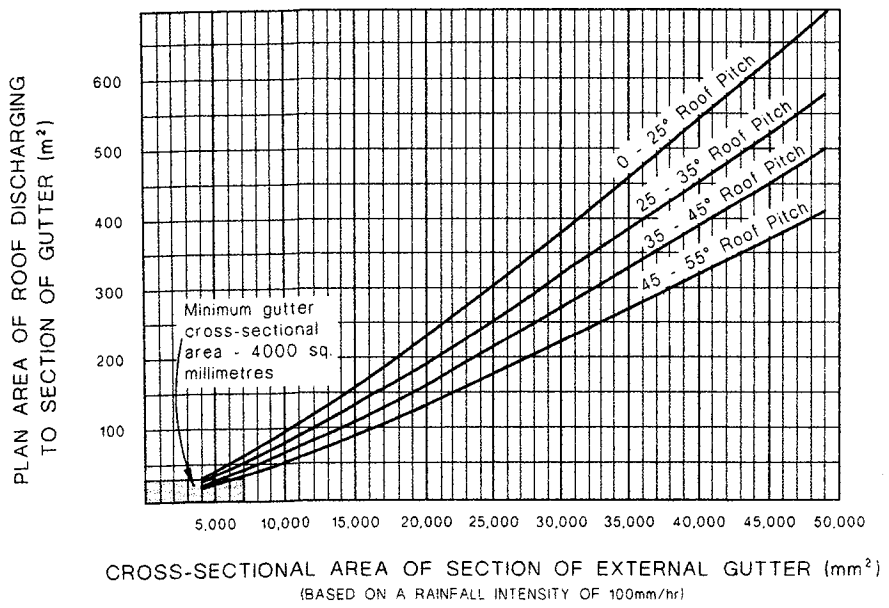
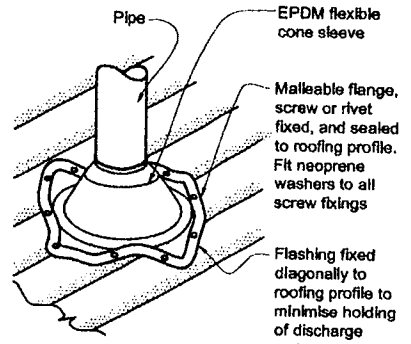


Figure 53: Flashing for small pipes
Paragraphs 5.3.10, 5.4.17, 9.6.8.5 and 9.6.9.6



NOTE:
(1) Max. roof pitch for this flashing 45°, minimum pitch 10° if base of flange covers one or more complete troughs.
(2) For pipes up to 85 mm diameter.

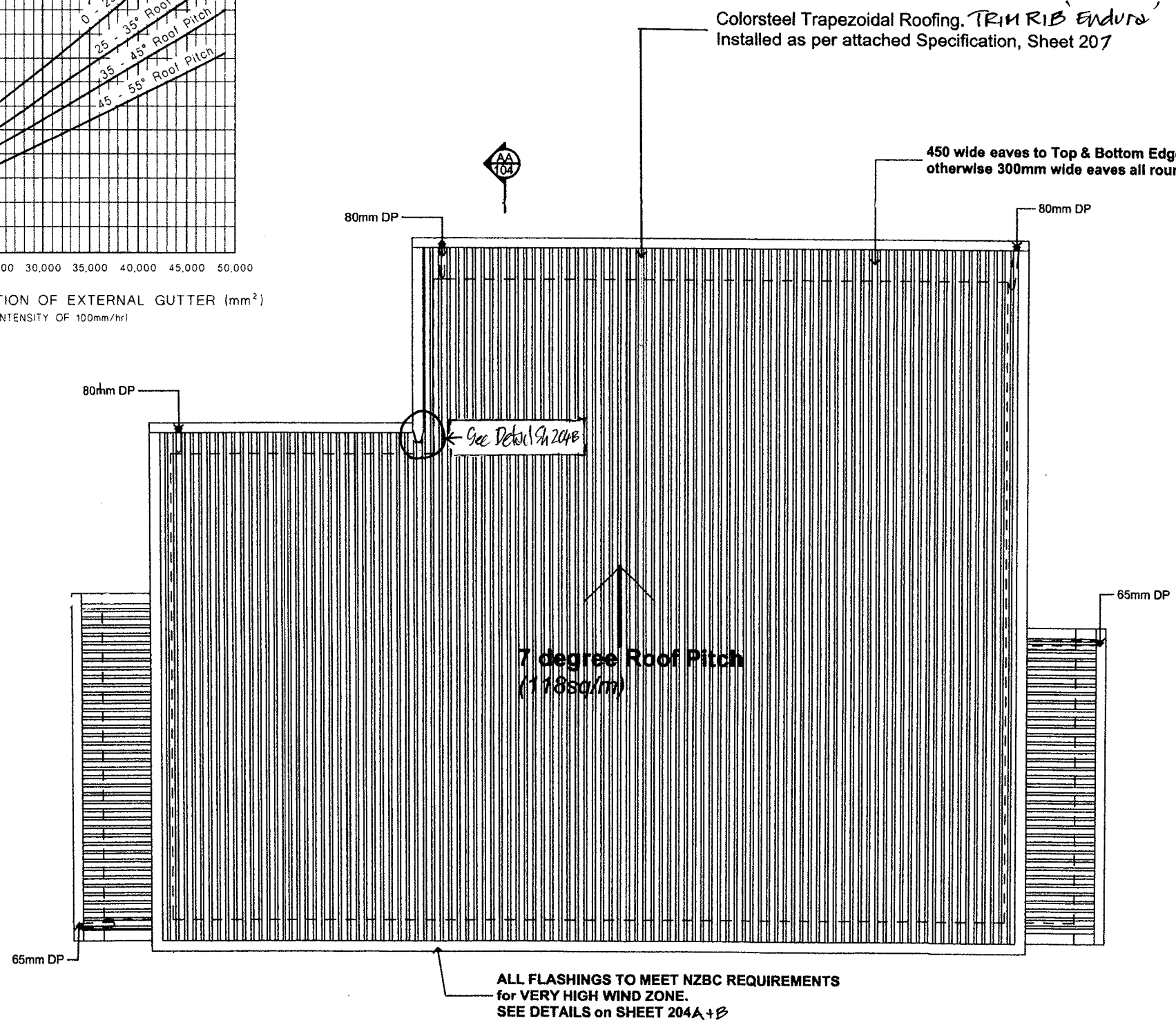


Table 14: Steel trapezoidal profiled roofing – 0.4 mm BMT and profile height 27 mm minimum(1), and minimum 5-rib profiles
Maximum spans and fixing patterns. Refer to Paragraph 5.4.6

Purlin spacings (metres)		Wind zones		
End span	**Intermediate span**	**Low and Medium**	**High and Very High**	**Extra High**
0.4	0.6	T2	T2	T1
0.6	0.9	T2	T1	T1
0.8	1.2	T2	T1	T1
1.2	1.8	SED	SED	SED

NOTE: T1 fixing pattern is – Fix every crest...
T2 fixing pattern is – Hit 1, miss 1...
SED Specific Engineering Design
(1) For profile heights and pan widths outside this range, refer to supplier's literature for fixing patterns and spans

Table 5: Downpipe Sizes for Given Roof Pitch and Area
Paragraph 4.2.1

Downpipe size (mm) (minimum internal sizes)	Roof pitch			
	0-25°	25-35°	35-45°	45-55°
	Plan area of roof served by the downpipe (m²)			
63 mm diameter	60	50	40	35
74 mm diameter	85	70	60	50
100 mm diameter	155	130	110	90
150 mm diameter	350	290	250	200
65 x 50 rectangular	60	50	40	35
100 x 50 rectangular	100	80	70	60
75 x 75 rectangular	110	90	80	65
100 x 75 rectangular	150	120	105	90

Note 1: Purlin Endspan as per table 14, NZBC/E2. Max Spacing 0.6m and Screw fixing pattern T1 (fix every crest). (Intermediate Purlin) (See Over)

Note 2: Gutter Sizes 5000mm² min. to table 15-E2/AS1 (See Above) Roof Area - 45m²/DP.

Consent set

BEACHSIDE PH:0210553625

LICENSED BUILDING PRACTITIONER

Job Title **Proposed New Home**

For ***Pei Pei & Damion Allen-Scarlet***

At **139 Parnell Street, Rawene**

Hans Mitt Architectural Design
Ph:[09] 4054 876, 021 405484, Email: hans_mitt@msn.com

Drawing Title **Roof Plan**

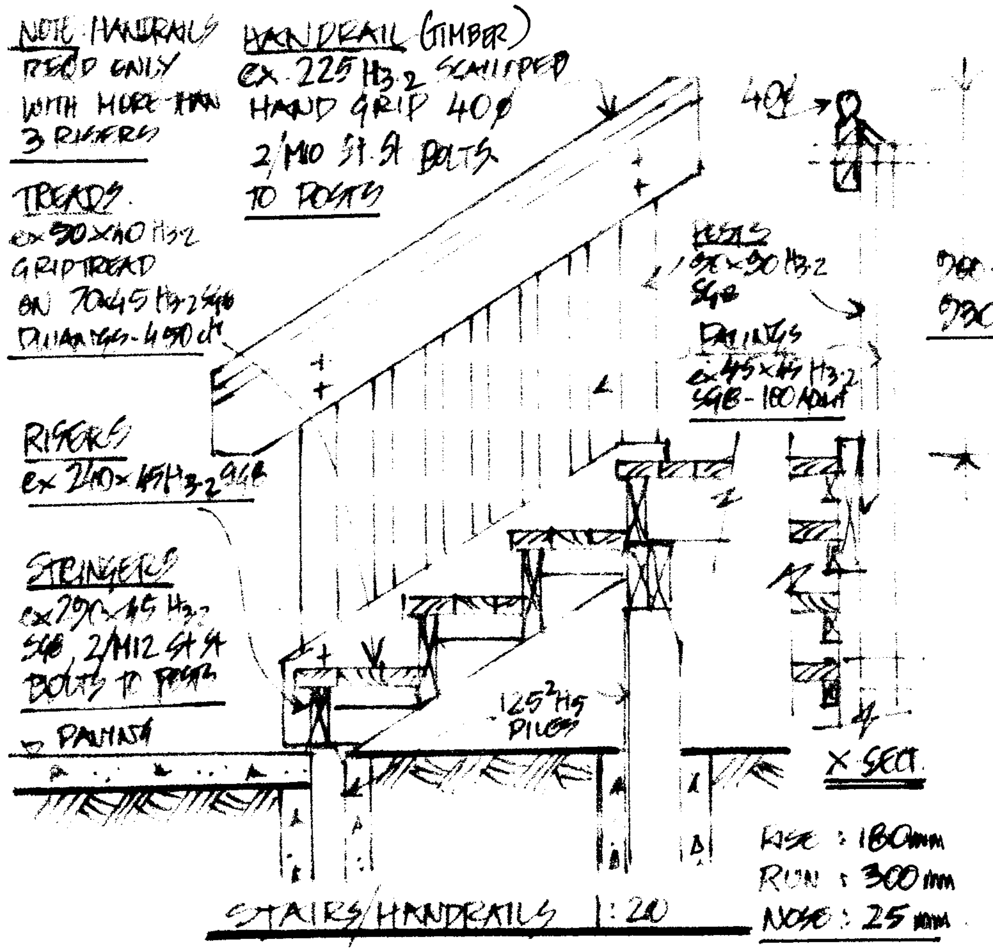
designed by: Hans Mitt
drawn by: Jeremy Mitt
Date of Print 12/05/2022

Drawing Number **111**

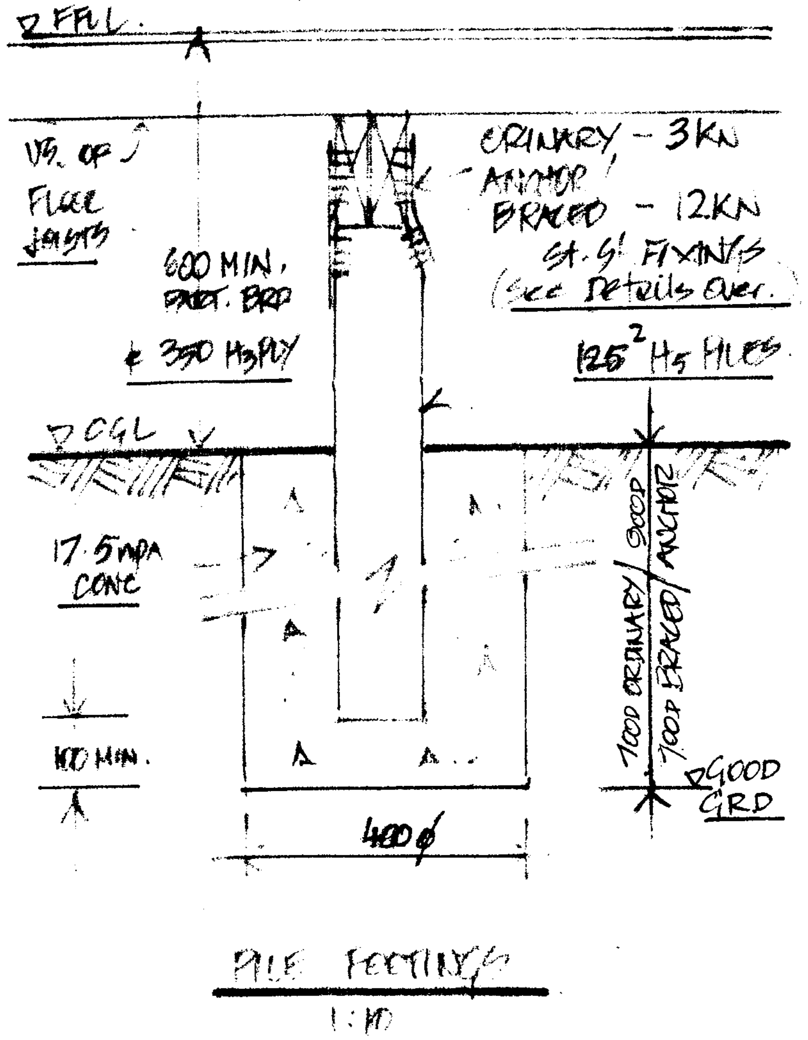
Scale 1:75

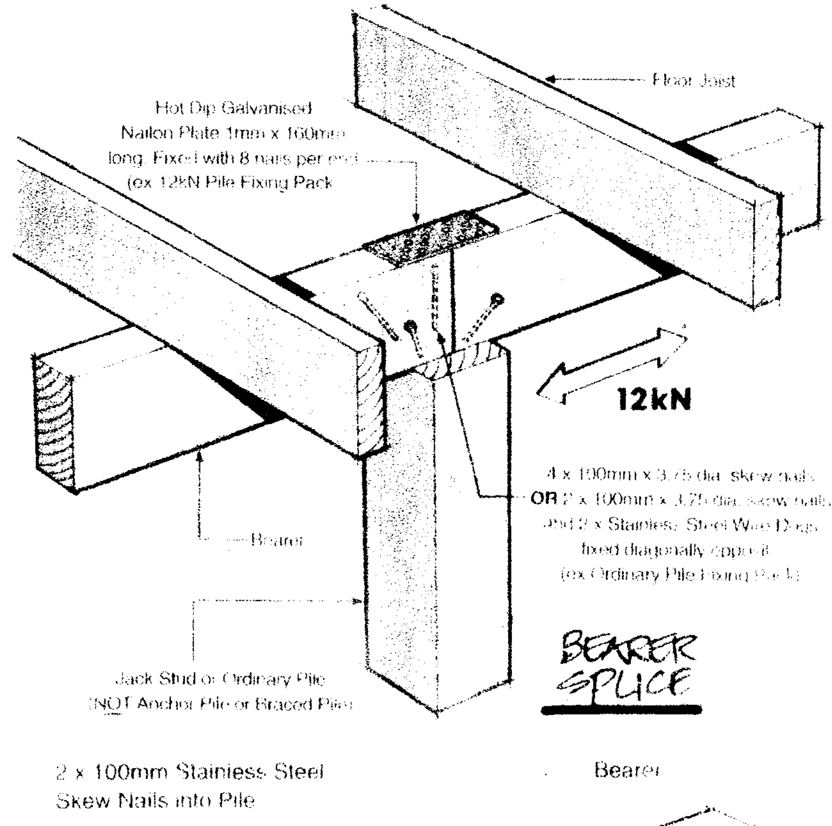
ALL DIMENSIONS TO BE VERIFIED ON SITE

All subfloor construction must be in accordance with NZS 3604:199..
NZS 3604 requires lines of lateral support to floor joists within 300mm ... bearer or bracing lines, refer to Clause 7.1.2

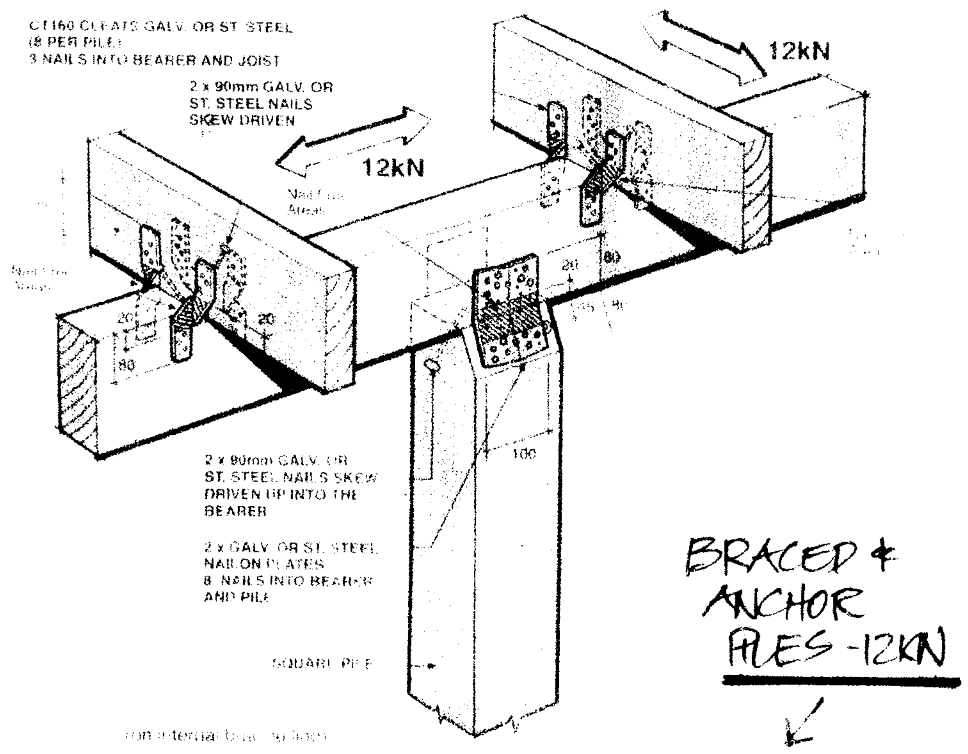


NOTE: HANDRAILS REQ'D ONLY WITH MORE THAN 3 RISERS
HANDRAIL (TIMBER) ex. 225 H3.2 SCALLOPED HAND GRIP 40⌀ 2/M10 S.S. BOLTS TO POSTS
TREADS ex 90x40 H3.2 GRIPTREAD ON 70x45 H3.2 SG8 DWANGS - 450 c/c
RISERS ex 240x45 H3.2 SG8
STRINGERS ex 290x45 H3.2 SG8, 2/M12 S.S. BOLTS TO POSTS
POSTS 90x90 H3.2 SG8
PALINGS ex 45x45 H3.2 SG8 - 100 MAX
125² H5 PILES
PAVING
400⌀
900 - 990 mm
X SECT.
RISE : 180mm
RUN : 300mm
NOSE : 25mm
STAIRS/HANDRAILS 1:20

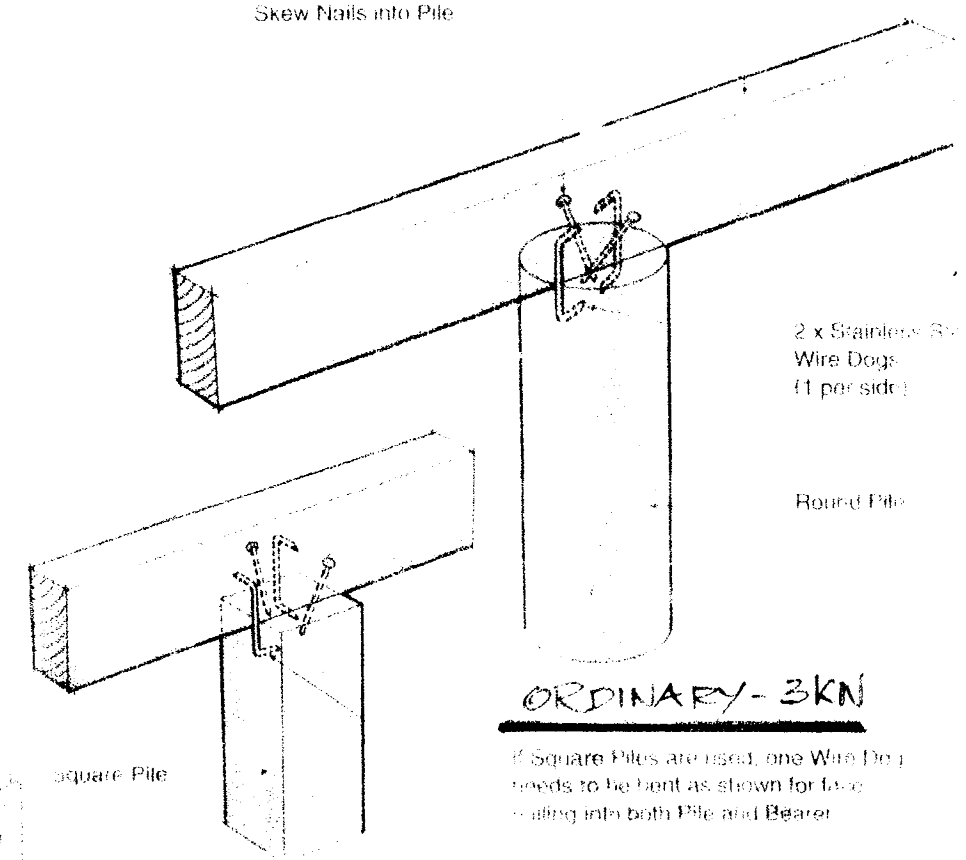


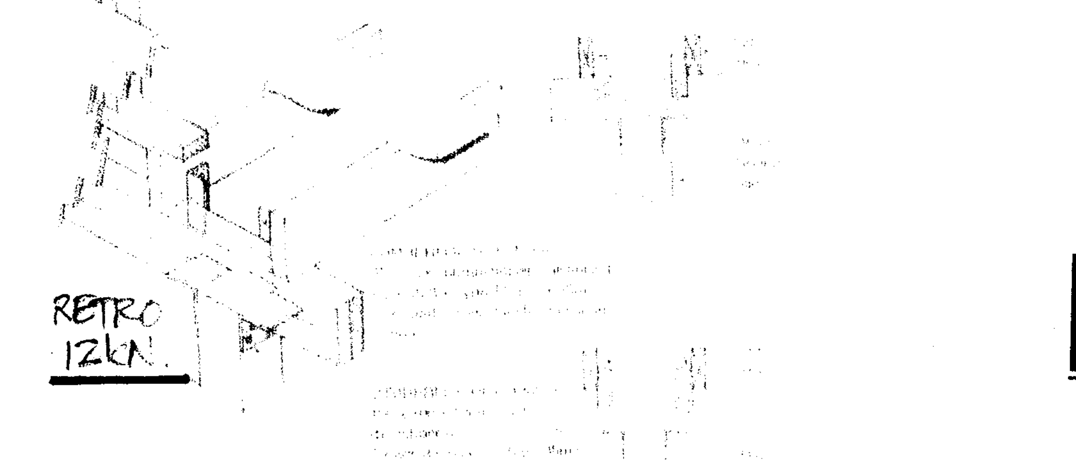


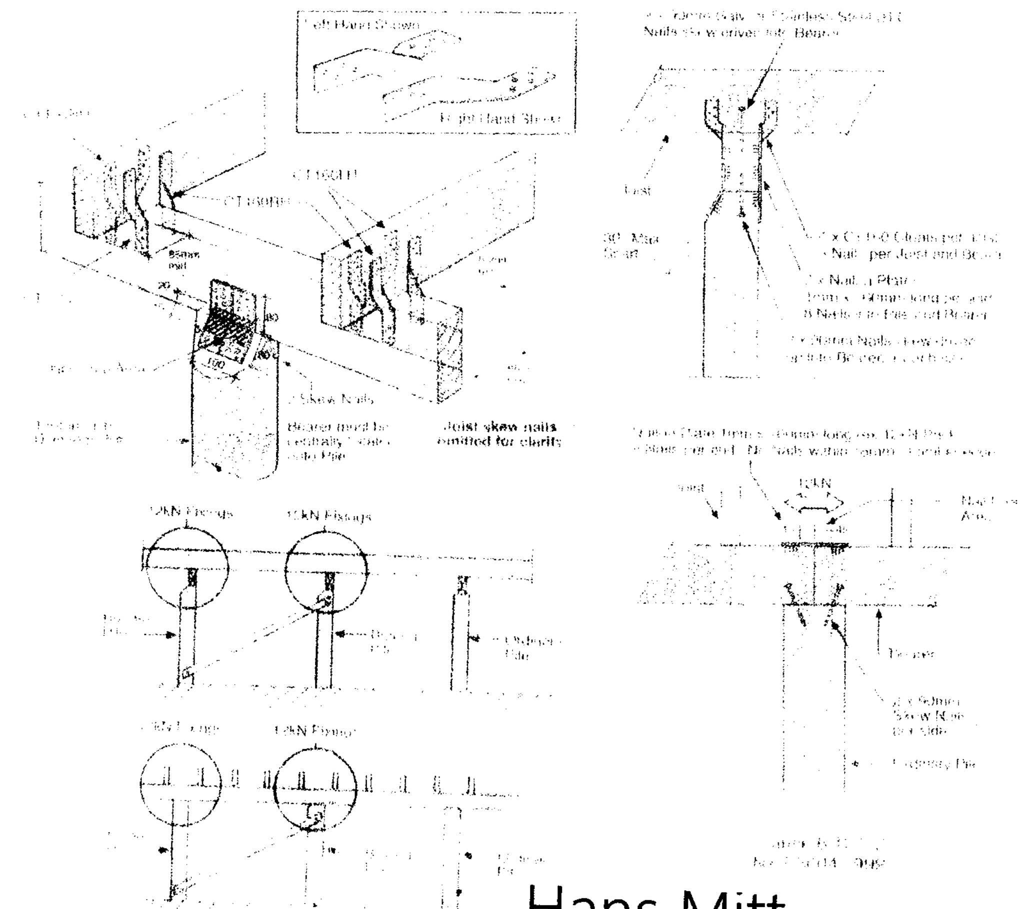
Floor Joist
Hot Dip Galvanised Nailon Plate 1mm x 100mm long. Fixed with 8 nails per end (ex 12kN Pile Fixing Pack
12kN
4 x 100mm x 3.75 dia. skew nails OR 2 x 100mm x 3.75 dia. skew nails and 2 x Stainless Steel Wire Dogs fixed diagonally opposite (ex Ordinary Pile Fixing Pack)
Bearer
Jack Stud or Ordinary Pile (NOT Anchor Pile or Braced Pile
2 x 100mm Stainless Steel Skew Nails into Pile
Bearer
BEARER SPLICE



CT160 CLEATS GALV. OR ST. STEEL (8 PER PILE) 3 NAILS INTO BEARER AND JOIST
2 x 90mm GALV. OR ST. STEEL NAILS SKEW DRIVEN
12kN
12kN
2 x 90mm GALV. OR ST. STEEL NAILS SKEW DRIVEN UP INTO THE BEARER
2 x GALV. OR ST. STEEL NAIL ON PLATES 8 NAILS INTO BEARER AND PILE
SQUARE PILE
BRACED & ANCHOR PILES - 12KN







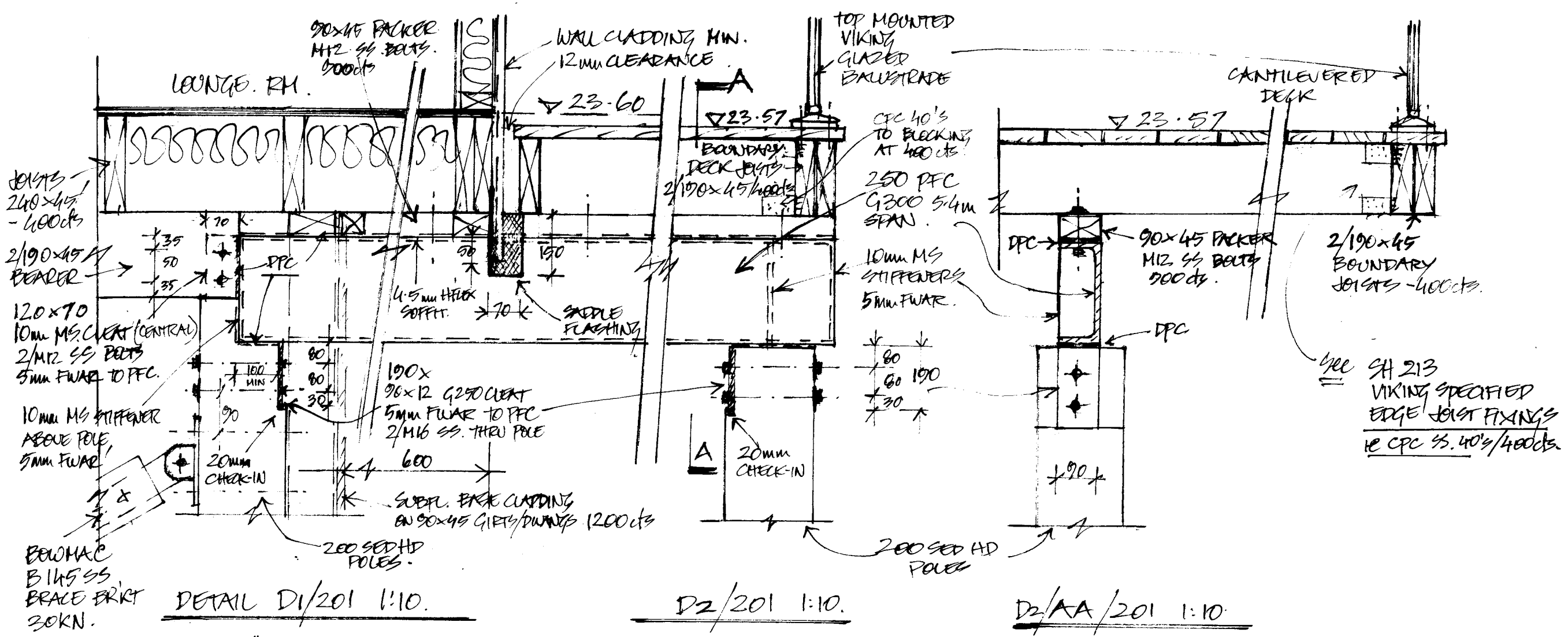
BEACHSIDE CARPENTRY & DESIGN PH:0210553625

LICENSED PRACTITIONER

Hans Mitt Architectural Design

Ph:[09] 4054 876, 021 405484, Email: hans_mitt@msn.com

Job Title	Proposed New Home
For	Pei Pei & Damion Allen-Scarlett
At	139 Parnell Street, Rawene
Drawing Title	SUBFLOOR ST.
designed by:	Hans Mitt
drawn by:	Jeremy Mitt
Date of Print	12/05/22
Drawing Number	20C
Scale	–



NOTE: CORROSION PROTECTION FOR EXTERIOR STEEL SHALL BE EHB4 HIGH-BUILD EPOXY PAINT SYSTEM AS PER AS/NZS 2312.1

BEACHSIDE CARPENTRY & DESIGN PH:0210553625

LICENSED BUILDING PRACTITIONER

Job Title **Proposed New Home**

For ***Pei Pei & Damion Allen-Scarlett***

At **139 Parnell Street, Rawene**

Hans Mitt Architectural Design

Ph:[09] 4054 876, 021 405484, Email: hans_mitt@msn.com

Drawing Title **Structural** Steel Fixings

designed by: Hans Mitt

drawn by:

Date of Print 12/05/2022

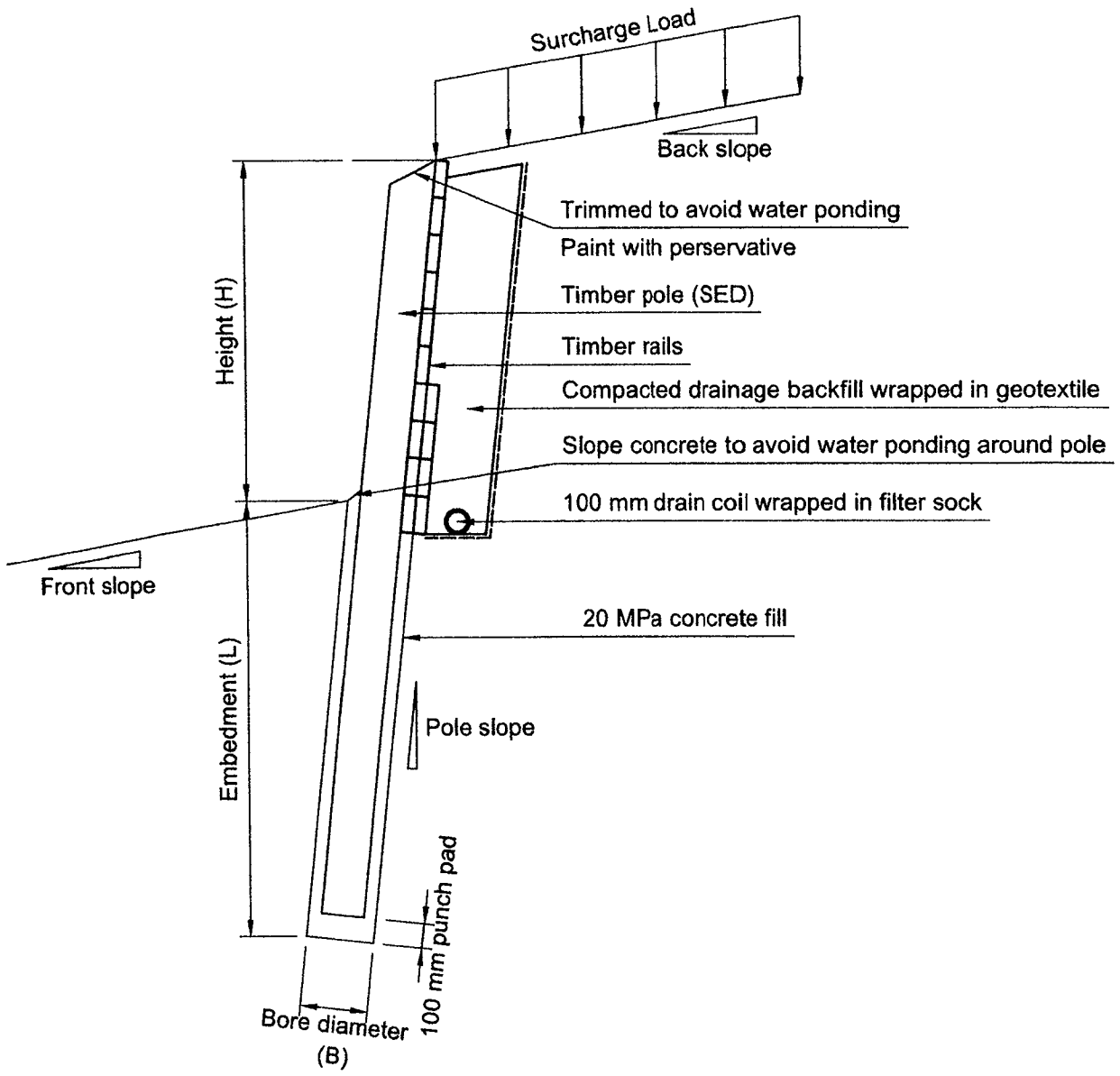
Drawing Number **201**

Scale. 1:10

ALL DIMENSIONS TO BE VERIFIED ON SITE

LOWER + HIGHER + SIDE

Outer walls.



Retaining wall typical details
Not to scale

Retaining wall design table

H (mm)	L (mm)	SED (mm)	B (mm)	Max Pole Spacing (mm)	Max back slope (Deg)	Max front slope (Deg)	Pole slope (Deg)	Surcharge load (kPa)
2600	5000	325	450	1100	26	Flat	6	1
2000	3800	250	450	1100	26	Flat	6	1
1500	3000	200	450	1100	26	Flat	6	1
1000	2000	150	450	1100	26	Flat	6	1

Timber rails design table

Rails	MAX H (mm)	Note
1 layer	1050	Continuous over minimum 3 spans
2 layer	2400	
3 layer	2600	

Embeded soil assumption

- Refer to the geotechnical report by Gumboots Consulting Engineers Ltd., date 1/10/21
- Foundation soil properties : γ=17 kN/m^3, ϕ'=28 deg, c'=5 kPa

Inspection recommendation:

- Foundation soil and excavation shall be inspected by the council inspector or a suitably qualified engineer

Notes:
1. Refer to architectural drawings for wall location and height.
2. Timber poles shall be radiata pine, high density, H5 treated. Pole small-end diameter (SED) as shown in the design table. Poles shall be placed central in holes.
3. Timber rails shall be 150x50, rough sawn, H4, SG8 minimum. Number of layers as shown in the design table. Rails shall be continuous over minimum of three spans. Rail joists shall be staggered.
4. Concrete fill shall be 20MPa. Concrete shall be cured for at least ten days before backfilling.
5. Drainage backfill shall be 300mm thick minimum behind the wall wrapped in geotextile (Geofabrics BIDIM A29 or similar). Drainage backfill shall be placed and compacted in 200mm layers.
6. Wall drainage (drain coil) shall be 100mm perforted polyethylene pipe wrapped in a filter sock. Drains shall have 1 in 100 minimum fall to approved outlets.
7. Any cut surfaces on timber shall be painted with timber preservative (Metalex product or similar).
8. All steel fixing within 600mm above ground and all steel fixing for sites within 500mm from coast lines shall be stainless steel.

BEACHSIDE CARPENTRY & DESIGN
PH:0210553625

Job Title Proposed New Home
For *Pei Pei & Damion Allen-Scarlett*
At 139 Parnell Street, Rawene

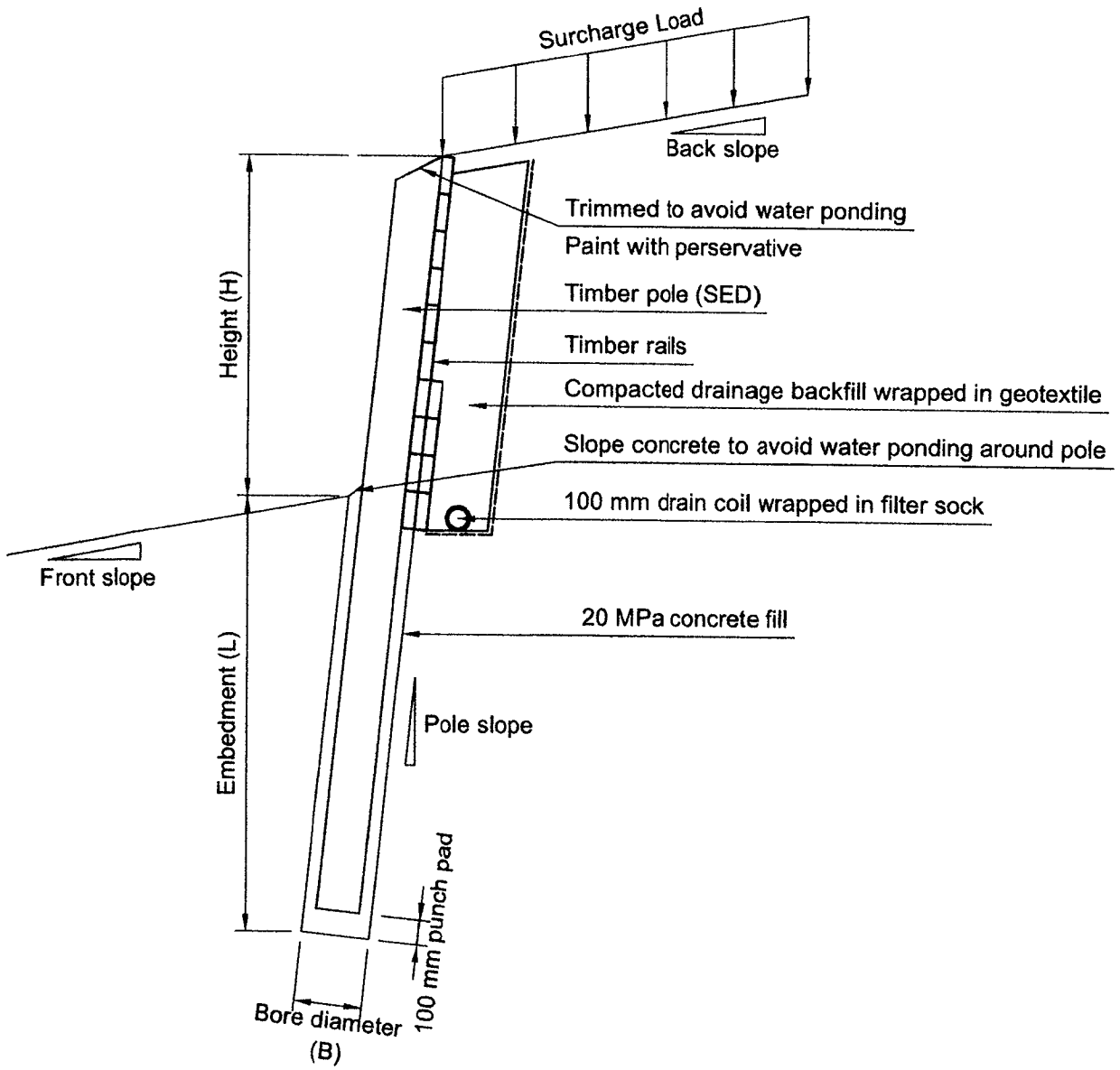
Hans Mitt Architectural Design
Ph:[09] 4054 876, 021 405484, Email: hans_mitt@m...

Drawing Title Ret. Walls - A'
designed by: Hans Mitt
drawn by: Jeremy Mitt
Date of Print 12/09/2022

Drawing Number 202 A
Scale Varies

ALL DIMENSIONS TO BE VERIFIED ON SITE

Inner wall
(OF STAIRS AT WEST.



Retaining wall typical details
Not to scale

Retaining wall design table

H (mm)	L (mm)	SED (mm)	B (mm)	Max Pole Spacing (mm)	Max back slope (Deg)	Max front slope (Deg)	Pole slope (Deg)	Surcharge load (kPa)
1500	1600	150	450	1100	Flat	Flat	6	2
1200	1300	125	450	1100	Flat	Flat	6	2
1000	1100	125	450	1100	Flat	Flat	6	2
600	700	125	450	1100	Flat	Flat	6	2

Timber rails design table

Rails	MAX H (mm)	Note
1 layer	1500	Continuous over minimum 3 spans
2 layer		
3 layer		

Embeded soil assumption

- Refer to the geotechnical report by Gumboots Consulting Engineers Ltd., date 1/10/21
- Foundation soil properties : γ=17 kN/m^3, ϕ'=28 deg, c'=5 kPa

Inspection recommendation:

- Foundation soil and excavation shall be inspected by the council inspector or a suitably qualified engineer

Notes:
1. Refer to architectural drawings for wall location and height.
2. Timber poles shall be radiata pine, high density, H5 treated. Pole small-end diameter (SED) as shown in the design table. Poles shall be placed central in holes.
3. Timber rails shall be 150x50, rough sawn, H4, SG8 minimum. Number of layers as shown in the design table. Rails shall be continuous over minimum of three spans. Rail joists shall be staggered.
4. Concrete fill shall be 20MPa. Concrete shall be cured for at least ten days before backfilling.
5. Drainage backfill shall be 300mm thick minimum behind the wall wrapped in geotextile (Geofabrics BIDIM A29 or similar). Drainage backfill shall be placed and compacted in 200mm layers.
6. Wall drainage (drain coil) shall be 100mm perforted polyethylene pipe wrapped in a filter sock. Drains shall have 1 in 100 minimum fall to approved outlets.
7. Any cut surfaces on timber shall be painted with timber preservative (Metalex product or similar).
8. All steel fixing within 600mm above ground and all steel fixing for sites within 500mm from coast lines shall be stainless steel.

BEACHSIDE CARPENTRY & DESIGN PH:0210553625

LICENSED BUILDING PRACTITIONER

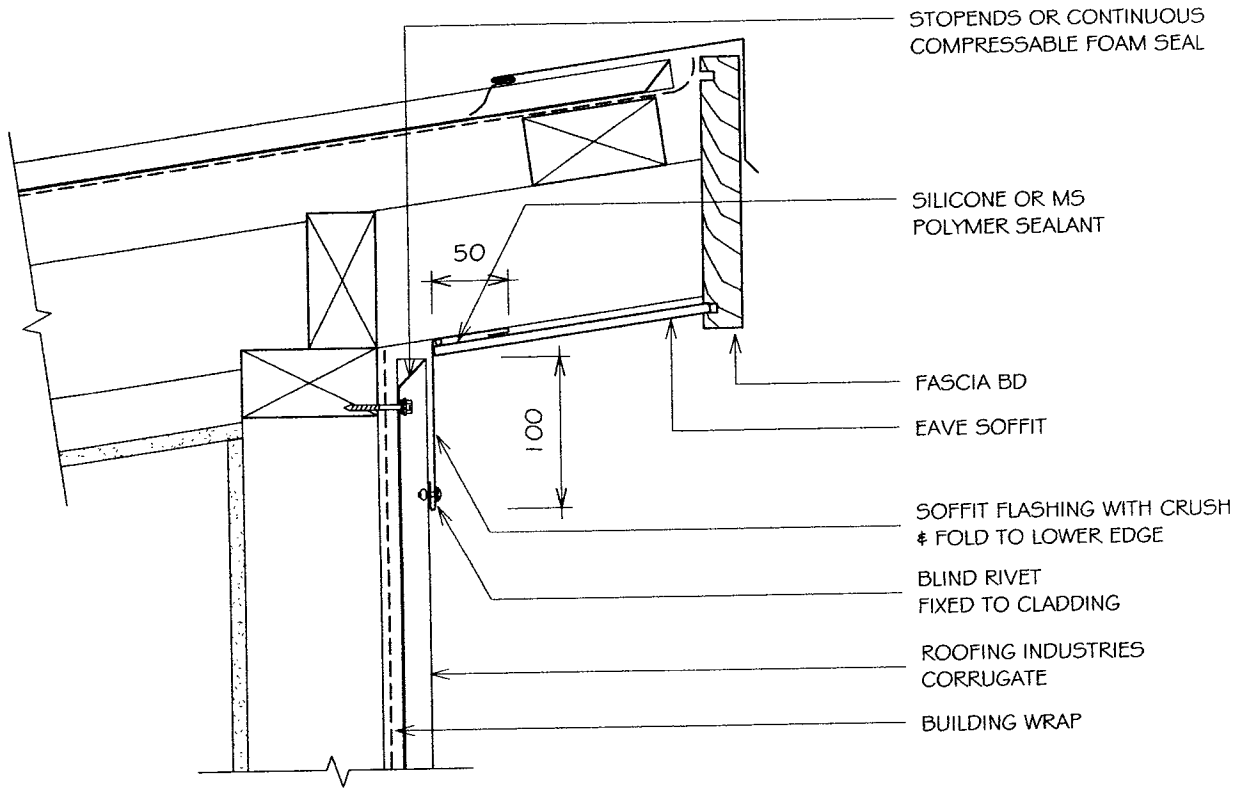
Job Title **Proposed New Home**
For ***Pei Pei & Damion Allen-Scarlett***
At **139 Parnell Street, Rawene**

Hans Mitt Architectural Design
Ph:[09] 4054 876, 021 405484, Email: hans_mitt@msn.com

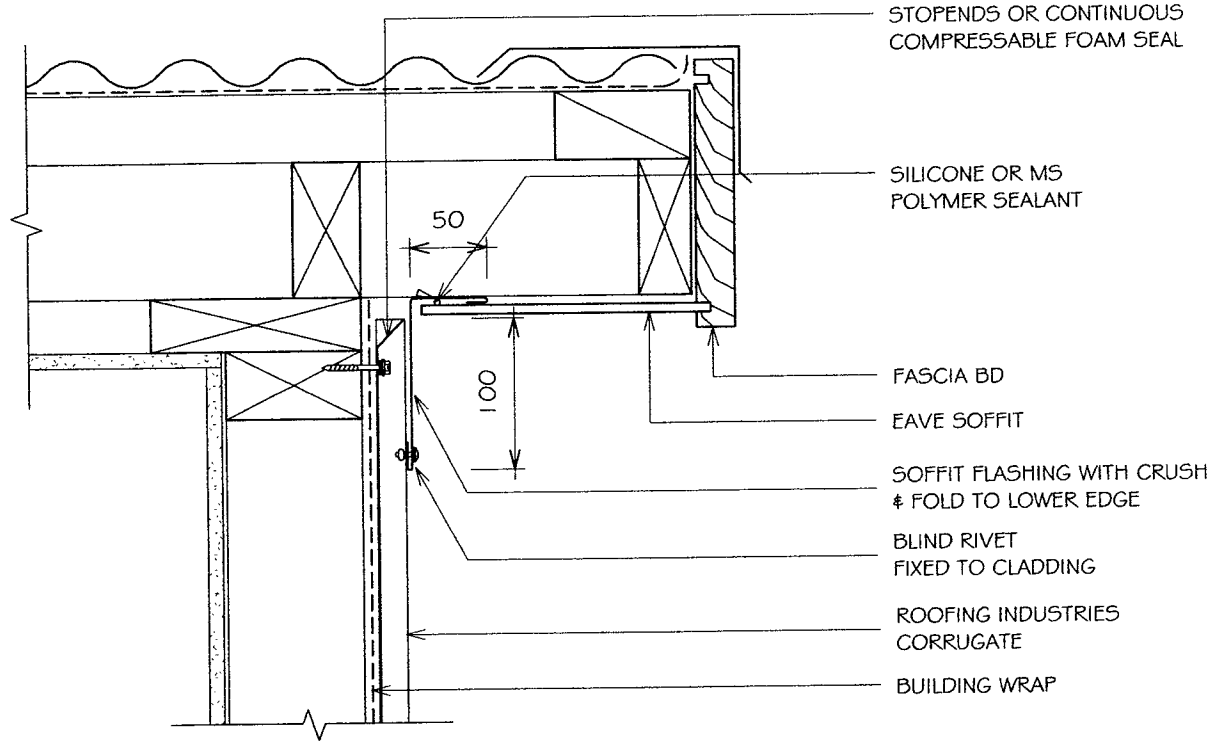
Drawing Title R.WALLS 'B'
designed by: Hans Mitt
drawn by: Jeremy Mitt
Date of Print 13/05/2022

Drawing Number 202 B
Scale Various

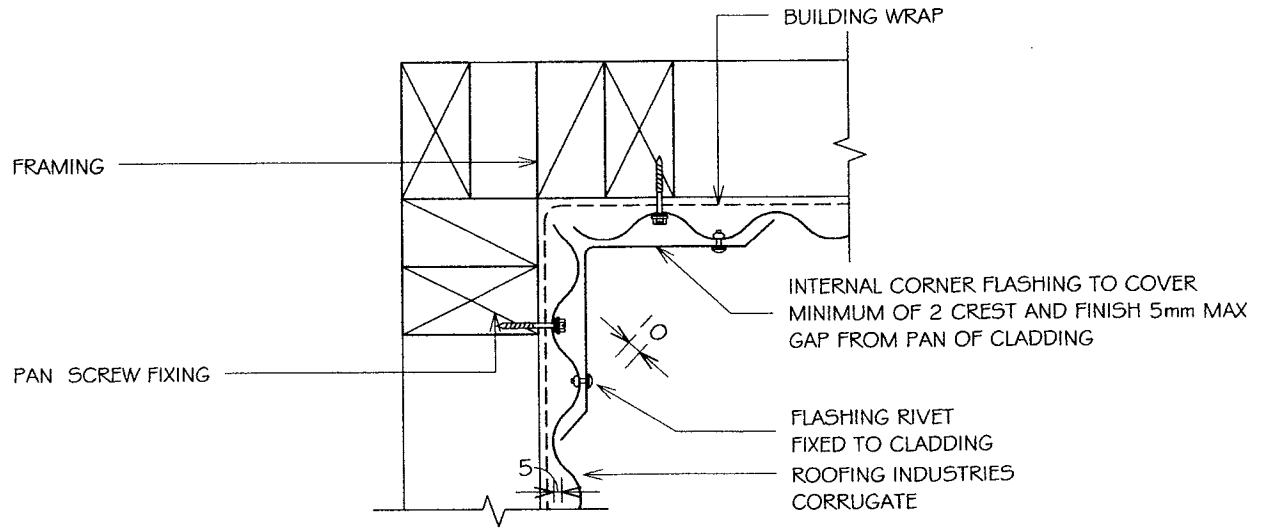
ALL DIMENSIONS TO BE VERIFIED ON SITE



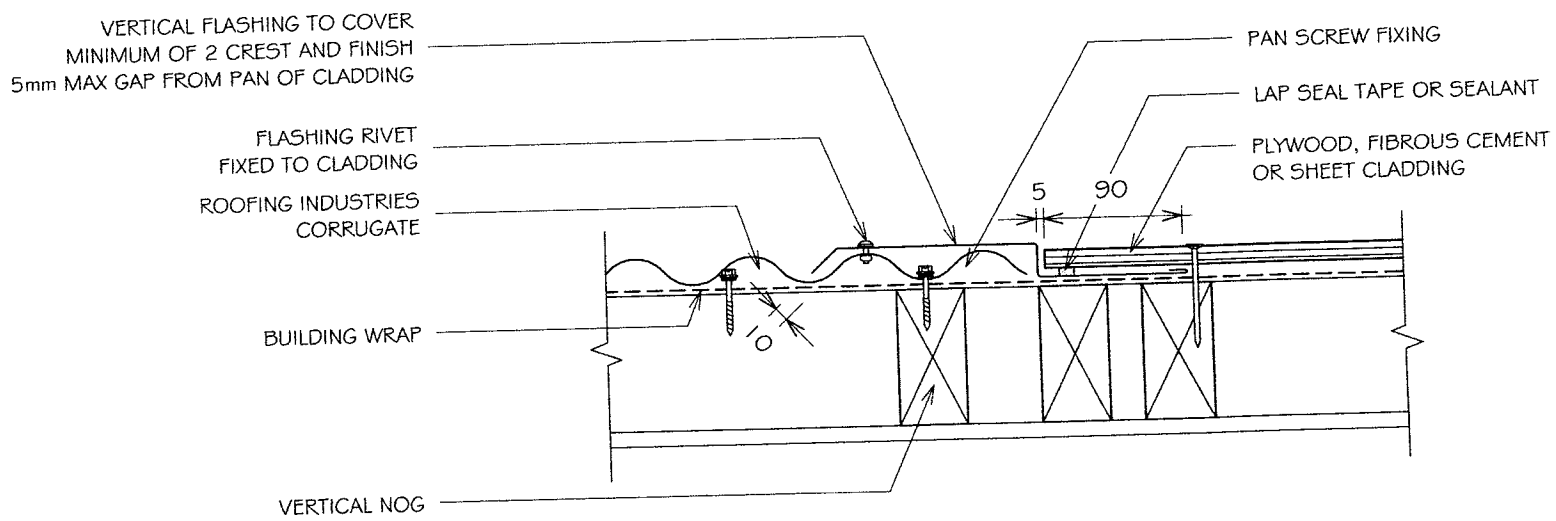
SLOPING SOFFIT



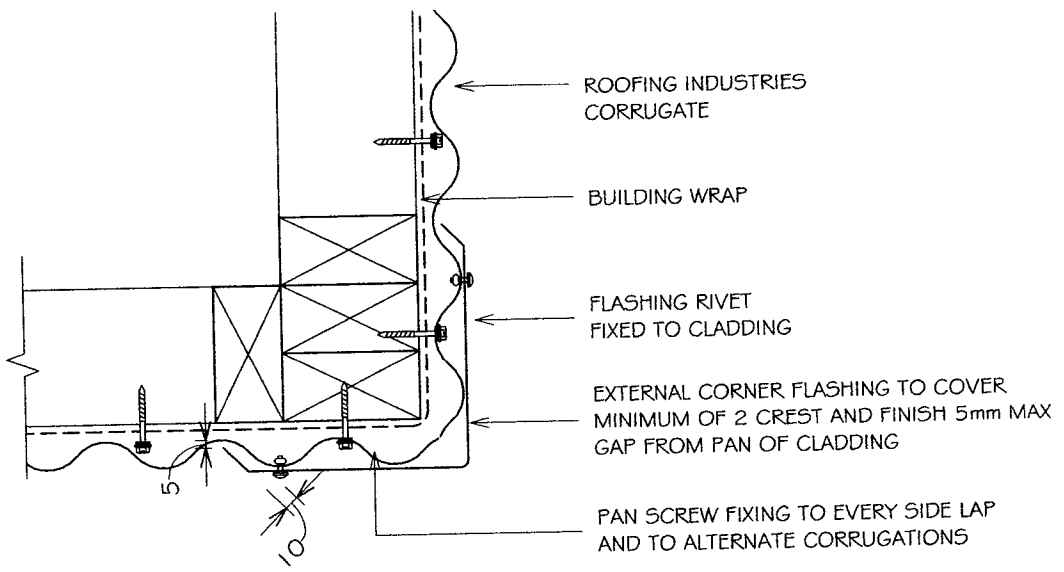
SOFFIT FLASHING



INTERNAL CORNER



VERTICAL CLADDING CHANGE



EXTERNAL CORNER

BEACHSIDE CARPENTRY & DESIGN PH:0210553625

LICENSED BUILDING PRACTITIONER

Job Title **Proposed New Home**

For ***Pei Pei & Damion Allen-Scarlett***

At **139 Parnell Street, Rawene**

Hans Mitt Architectural Design
Ph:[09] 4054 876, 021 405484, Email: hans_mitt@msn.com

Drawing Title **Weather Tightness details**

designed by: Hans Mitt
drawn by; Jeremy Mitt

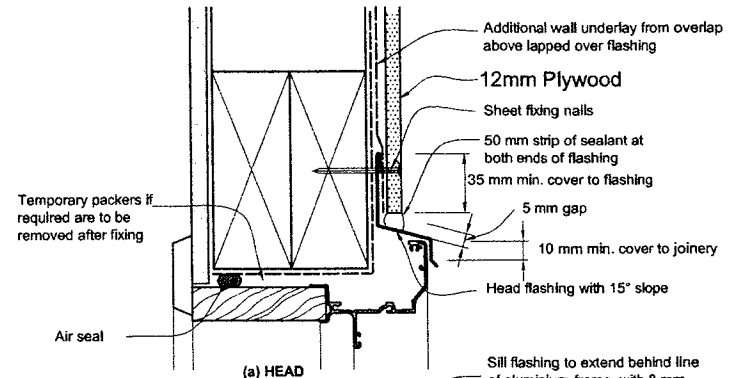
Date of Print 11/05/2022

Drawing Number **203 A**

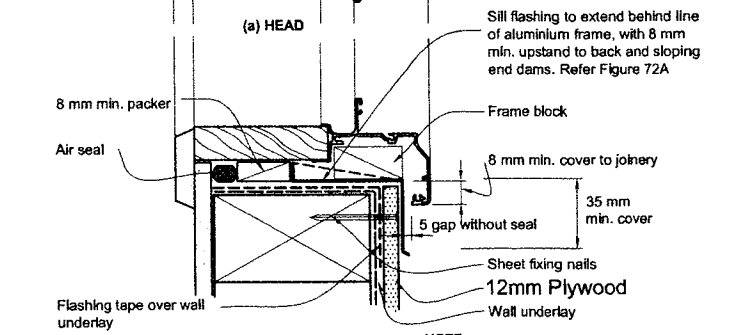
Scale 1:5

ALL DIMENSIONS TO BE VERIFIED ON SITE

Figure 115: **Windows and doors for direct fixed 12mm Plywood**
Paragraph 9.7.6

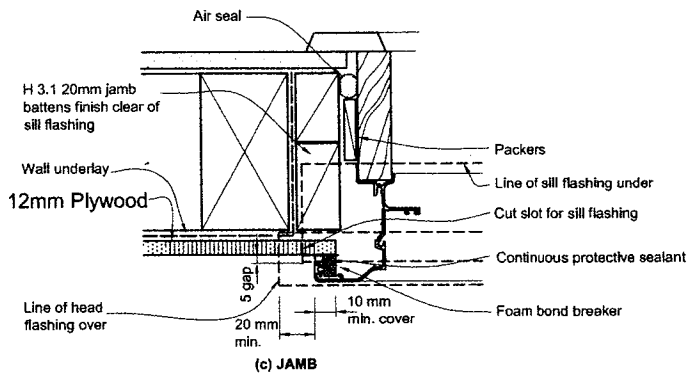


(a) HEAD

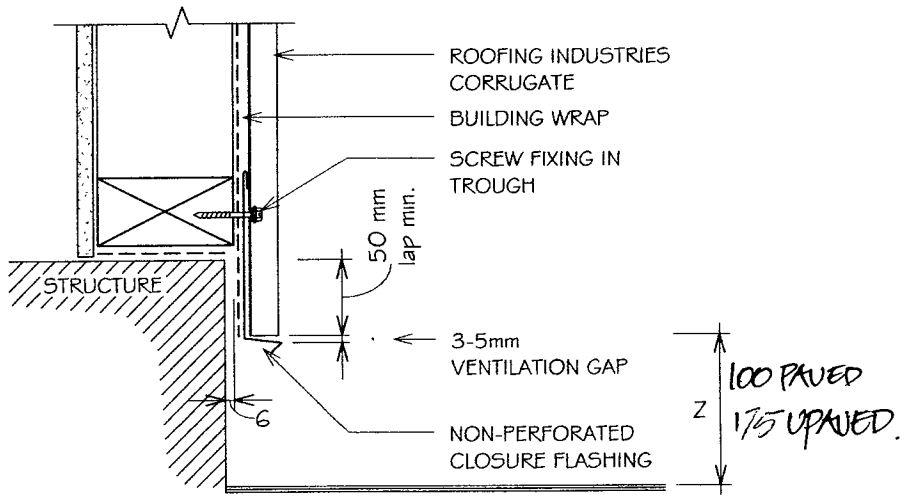


NOTE:
(1) Window profile to be selected to achieve cover shown in details.
(2) Architraves are shown for consistency only, detail may be used with rebated liner.
(3) Refer Figure 72A for wrapping of framed opening prior to window installation.

(b) SILL



(c) JAMB



BOTTOM OF CLADDING (See Also SH. 201)

BEACHSIDE CARPENTRY & DESIGN
PH:0210553625

LICENSED BUILDING PRACTITIONER

Job Title **Proposed New Home**
For ***Pei Pei & Damion Allen-Scarlett***
At **139 Parnell Street, Rawene**

Hans Mitt Architectural Design
Ph:[09] 4054 876, 021 405484, Email: hans_mitt@msn.com

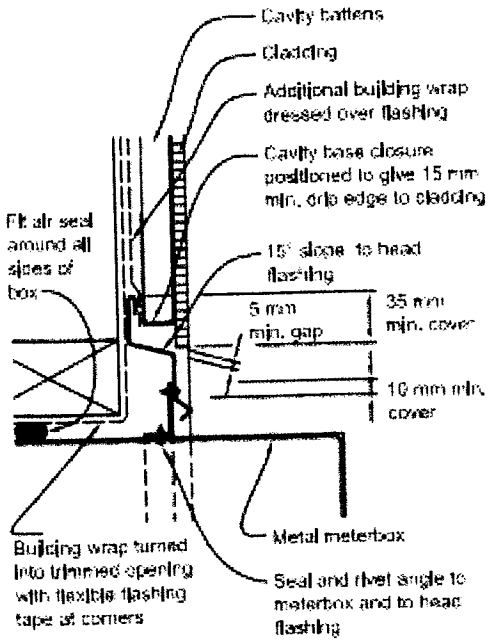
Drawing Title **Weather Tightness details**

designed by: Hans Mitt
drawn by: Jeremy Mitt
Date of Print 14/05/2022

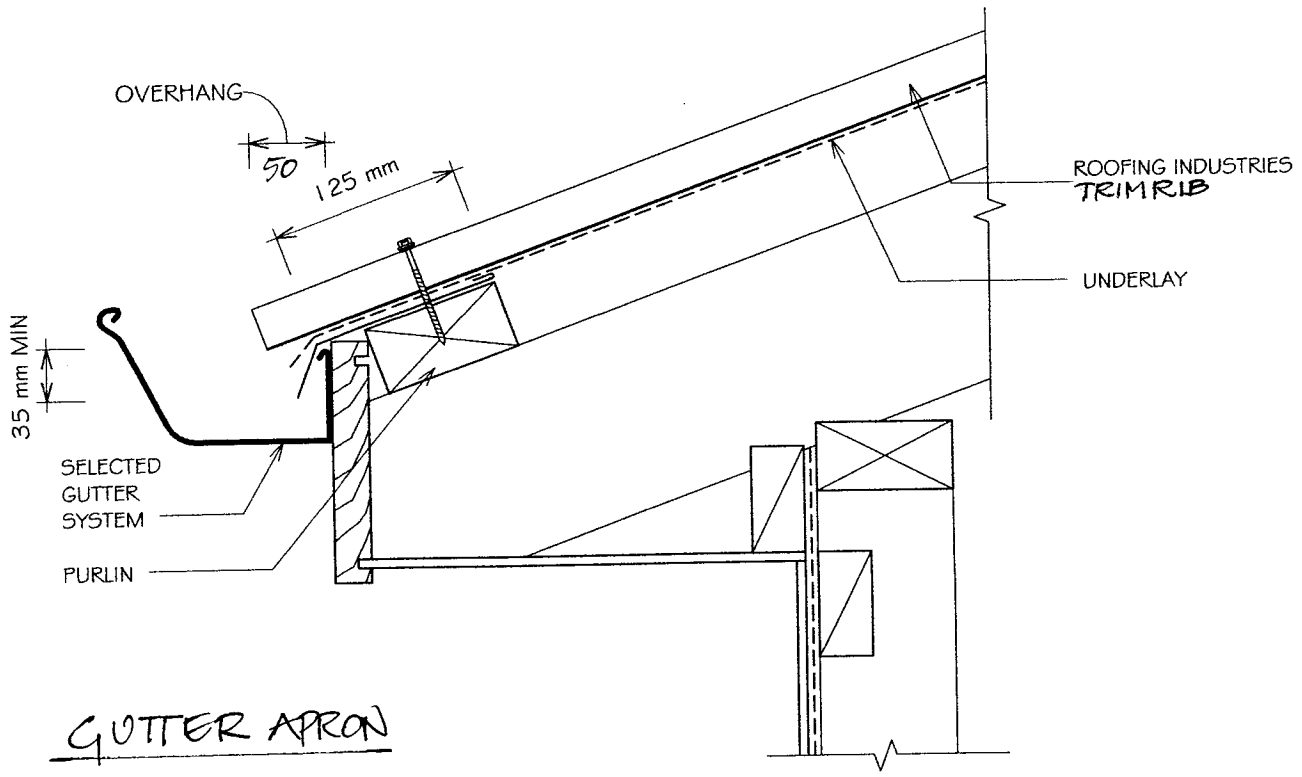
Drawing Number **203 B**
Scale 1:5

ALL DIMENSIONS TO BE VERIFIED ON SITE

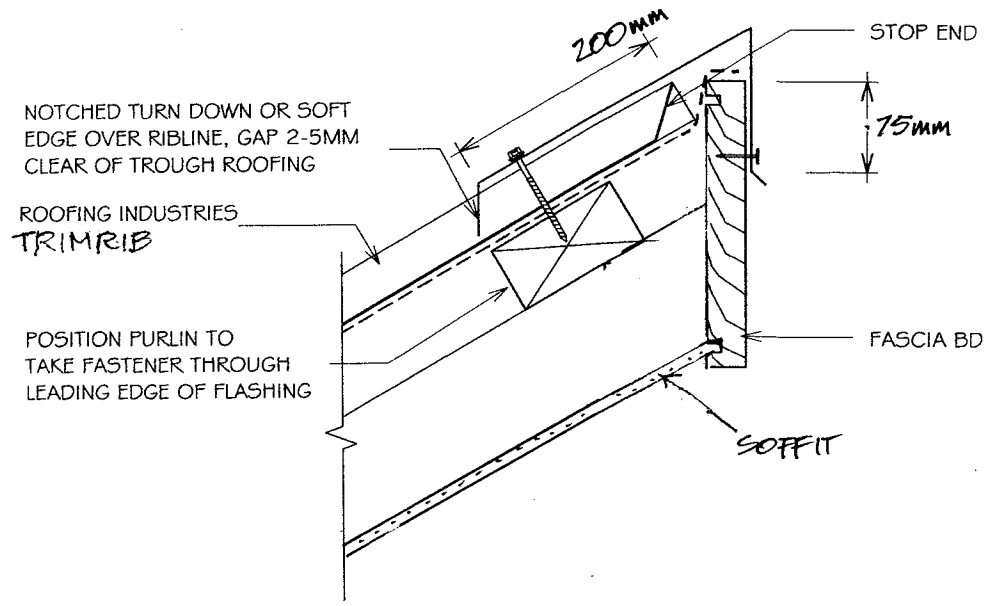
Figure 69: General meterbox
Paragraphs 9.1.9.3, 9.6.8.5 and 9.6.9.6



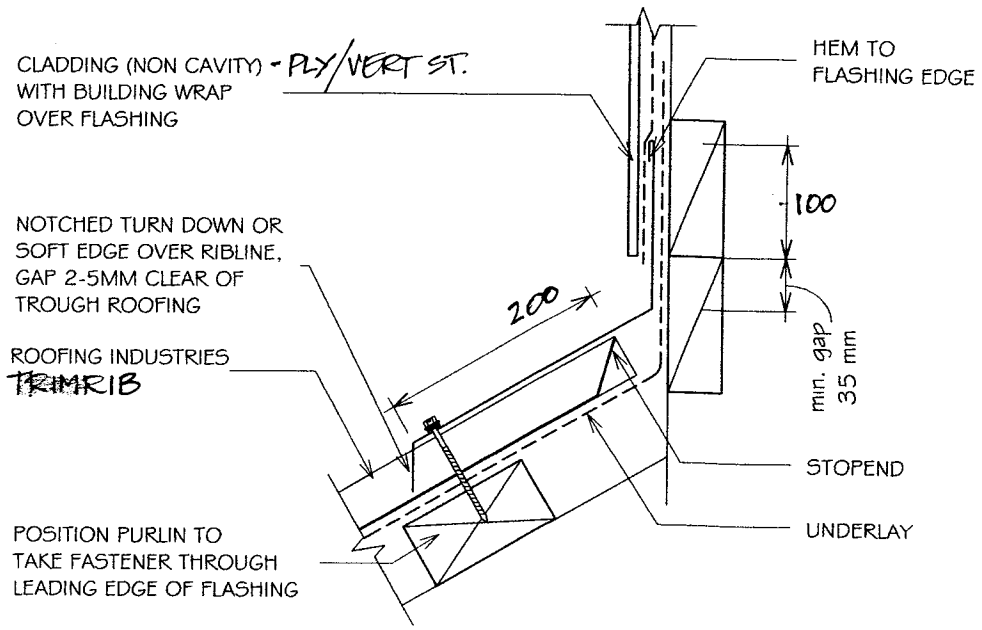
NOTE:
(1) Fix angle and seal to all sides of box. At sides and base, claddings shall overlap angle by 10 mm minimum. Continuously seal cladding against angle.
(2) Suitable for other similar penetrations.



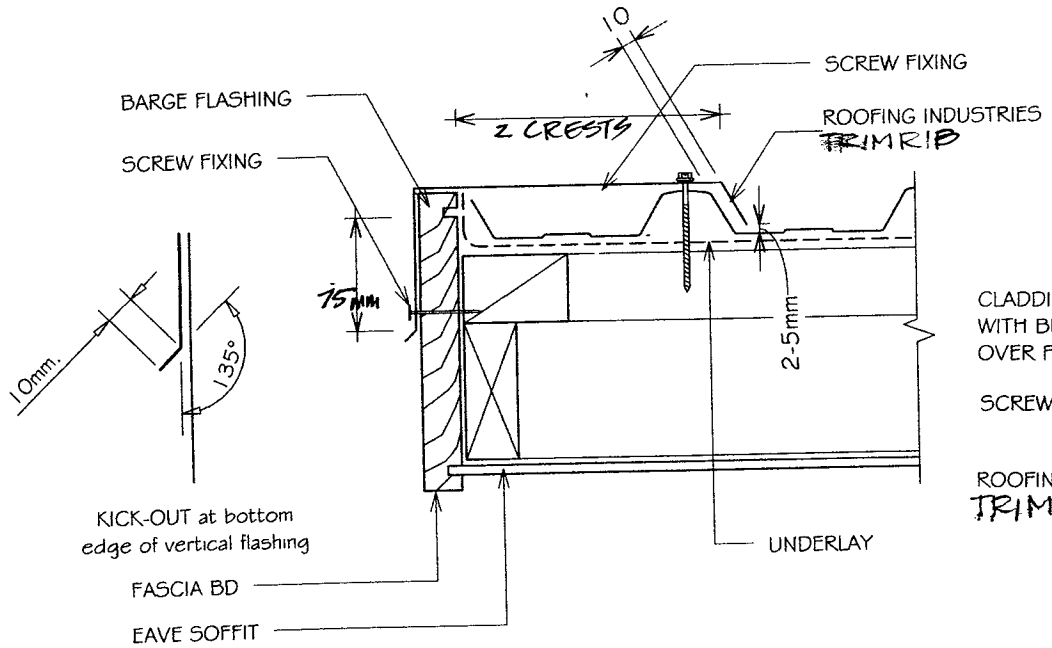
GUTTER APRON



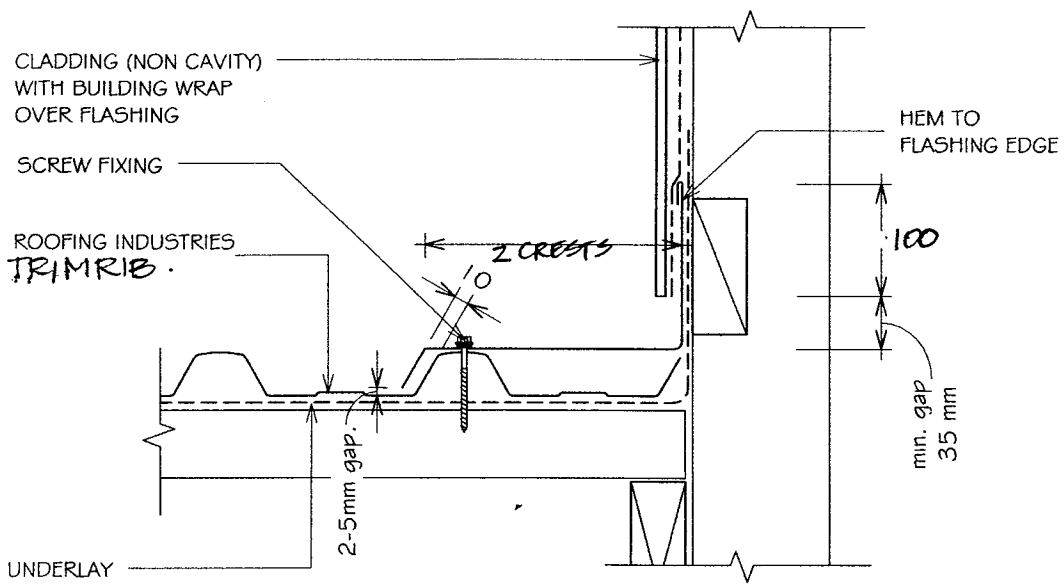
HEAD BARGE



APRON



BARGE



PARALLEL APRON

BEACHSIDE CARPENTRY & DESIGN PH:021053625

LICENSED BUILDING PRACTITIONER

Job Title **Proposed New Home**

For ***Pei Pei & Damion Allen-Scarlett***

At **139 Parnell Street, Rawene**

Hans Mitt Architectural Design
Ph:[09] 4054 876, 021 405484, Email: hans_mitt@msn.com

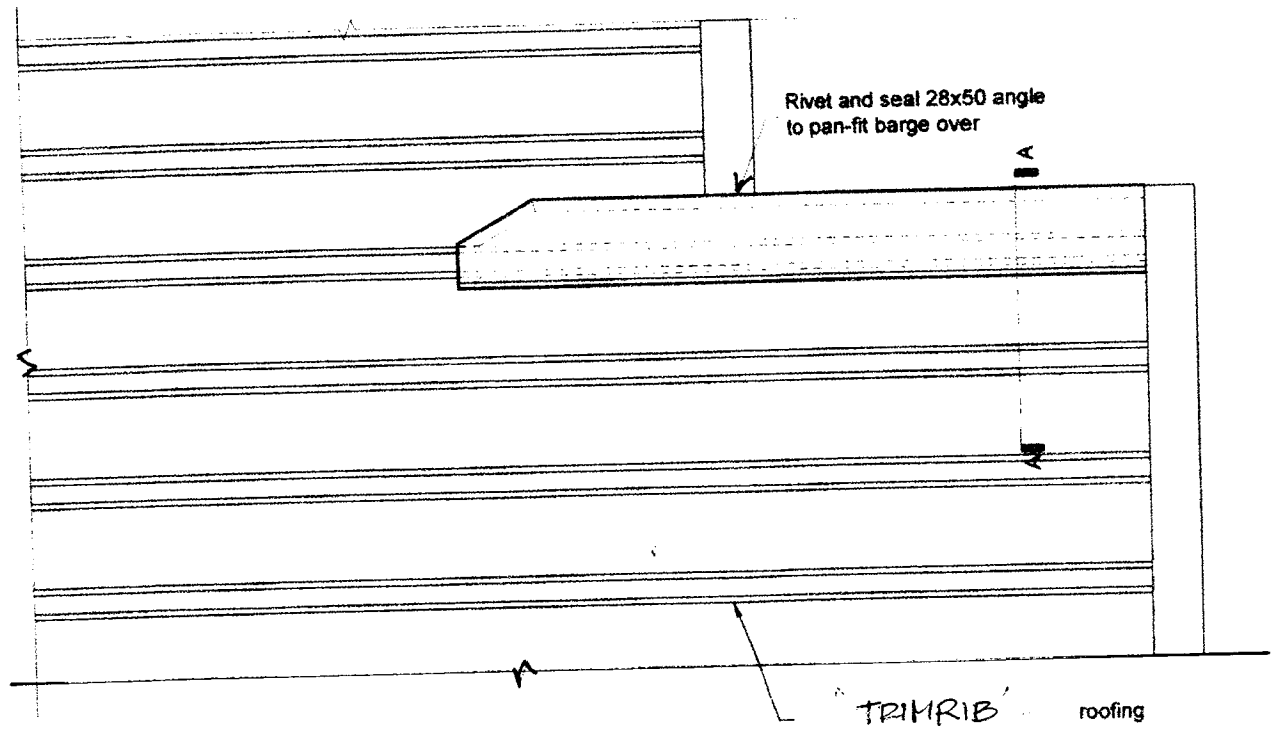
Drawing Title **Roof Flashing Details**

designed by: Hans Mitt
drawn by: Jeremy Mitt
Date of Print 11/02/2022

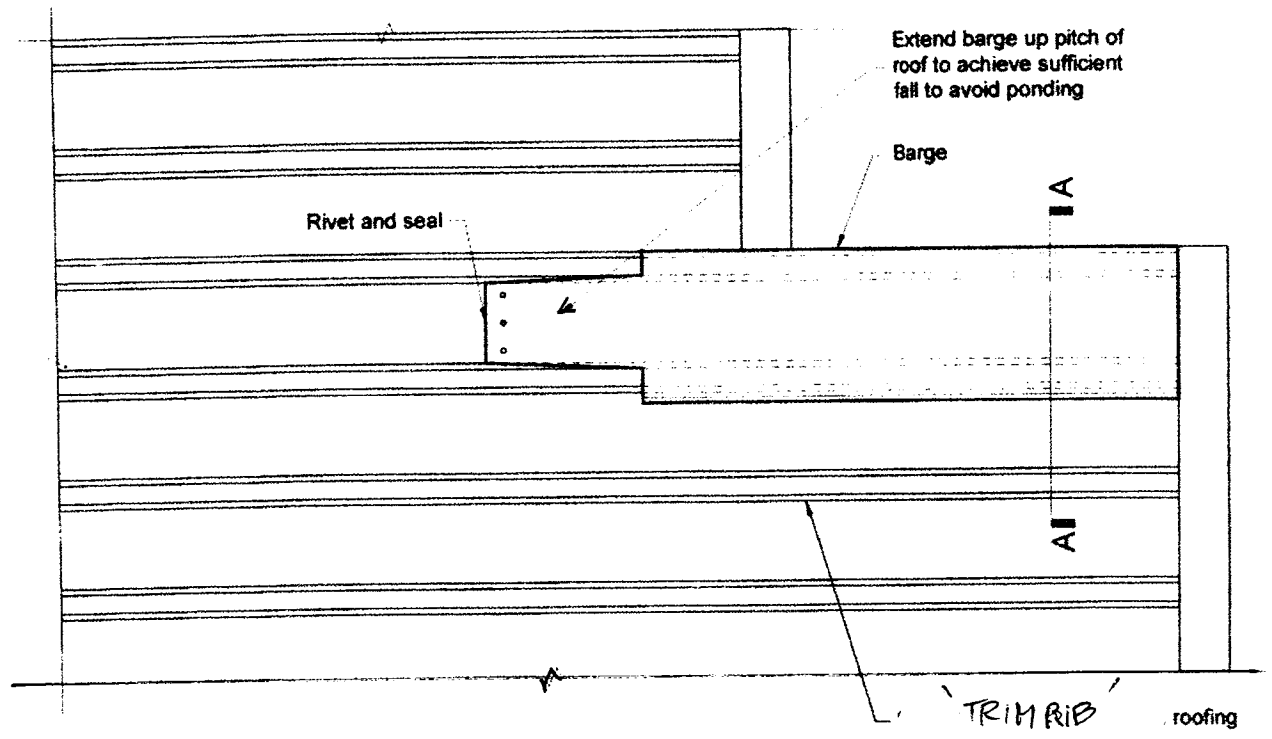
Drawing Number **204 A**

Scale 1:5

ALL DIMENSIONS TO BE VERIFIED ON SITE



Plan
1:10



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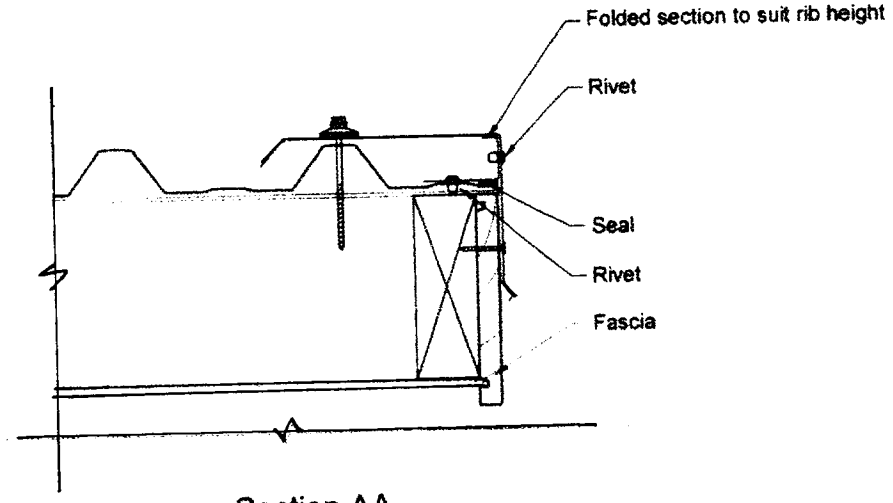

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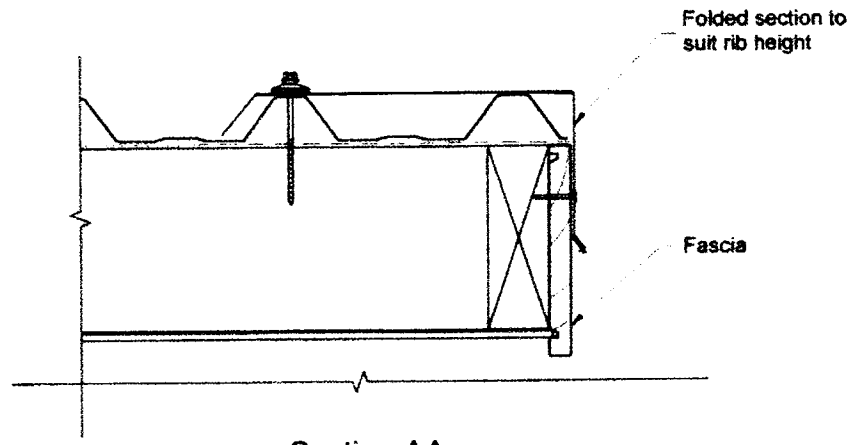

Section AA
1:5

Job Title **Proposed New Home**

For ***Pei Pei & Damion Allen-Scarlett***

At **139 Parnell Street, Rawene**

Hans Mitt
Architectural Design
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Drawing Title ROOF FLASHINGS B.

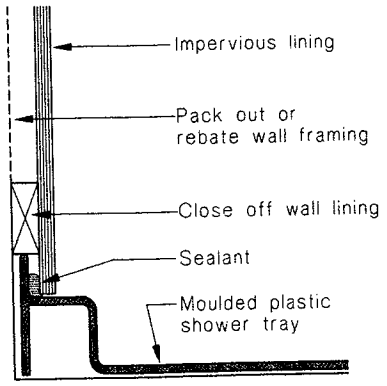
designed by: Hans Mitt
drawn by: Jeremy Mitt

Date of Print 15/06/2022

Drawing Number	Scale
204B	—

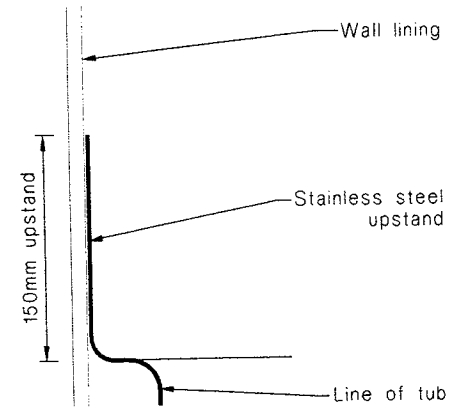
ALL DIMENSIONS TO BE VERIFIED ON SITE

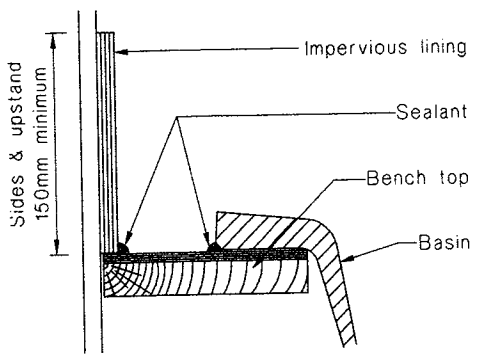
Figure 4: Shower Trays
Paragraphs 3.3.1 and 3.3.3



(b) Moulded plastic shower tray

Figure 3: Baths, Basins, Tubs and Sinks, Joints against Wall Linings
Paragraph 3.2.2

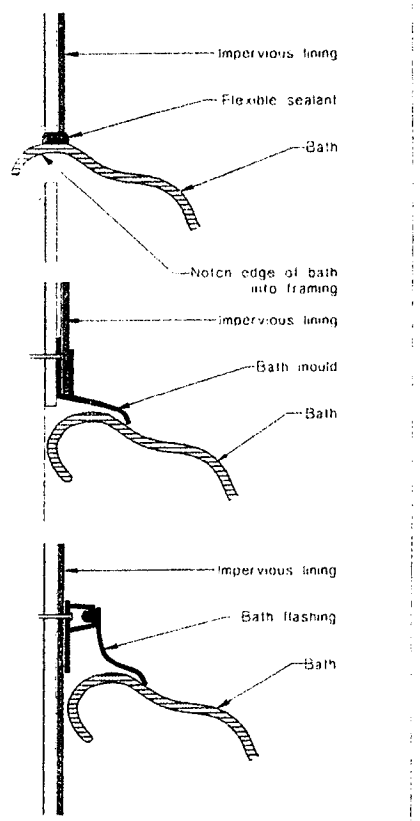




(b) Tub, sink and basin

Note:
For :- Shower and Bath tub Installation instructions please refer to Attached Branded documents in Project Specification documents.

Figure 3: Baths, Basins, Tubs and Sinks, Joints to Wall Linings



(a) Junctions of bath and wall

Figure 2: Wall Lining Joints
Paragraph 3.2.1

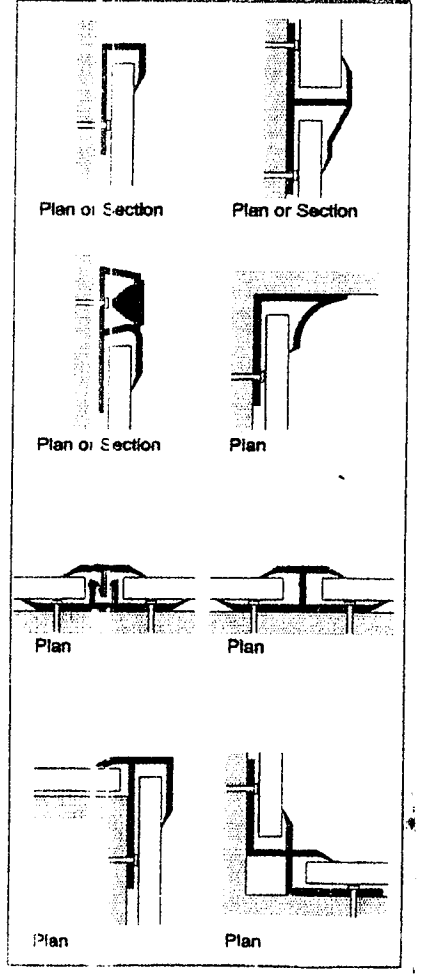
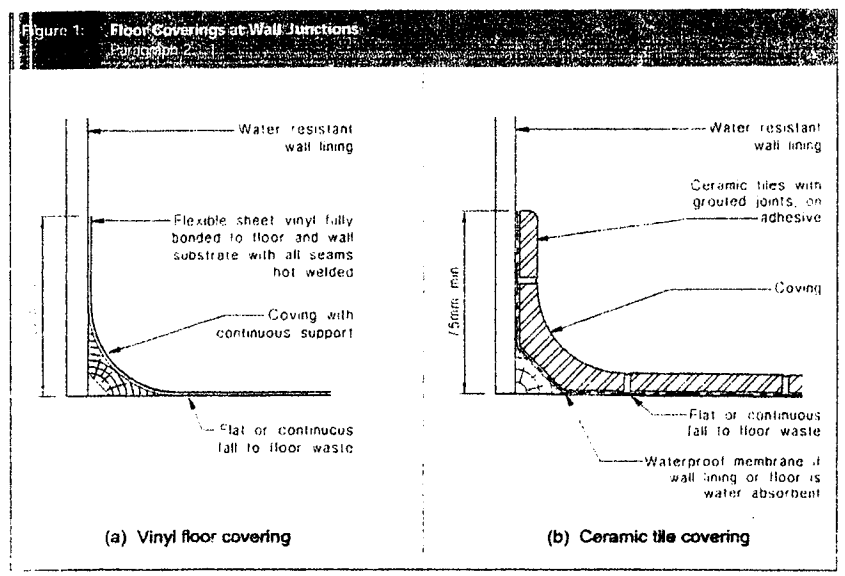
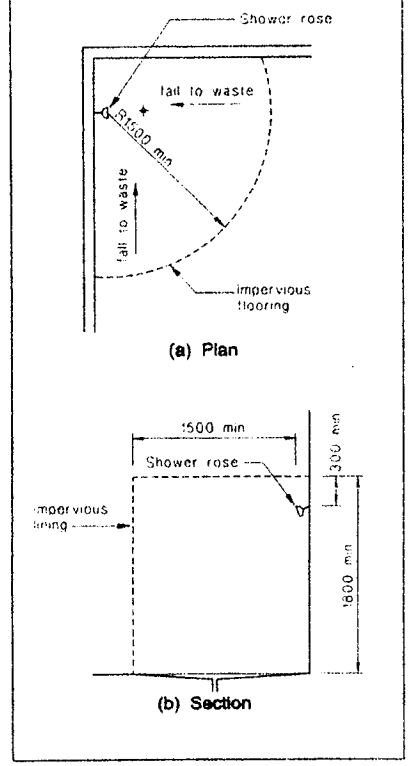


Figure 1: Floor Coverings at Wall Junctions
Paragraph 3.2.1



(a) Vinyl floor covering (b) Ceramic tile covering

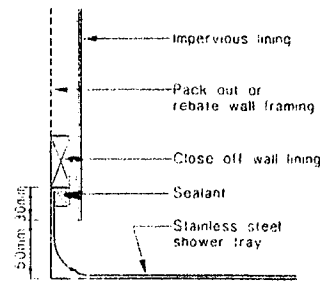
Figure 5: Wall and Floor Coverings to Unenclosed Showers
Paragraphs 3.3.1 and 3.3.3



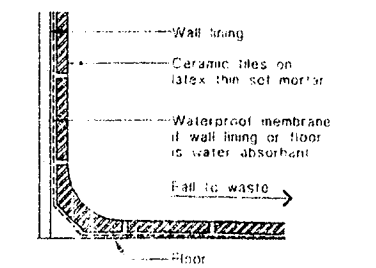
(a) Plan

(b) Section

Figure 4: Shower Trays
Paragraphs 3.3.1 and 3.3.3



(a) Stainless steel shower tray



(c) Tiled shower tray

BEACHSIDE CARPENTRY & DESIGN PH:0210553625

LICENSED BUILDING PRACTITIONER

Job Title **Proposed New Home**

For ***Pei Pei & Damion Allen-Scarlett***

At **139 Parnell Street, Rawene**

Hans Mitt Architectural Design

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Drawing Title **Internal Moisture Details**

designed by: Hans Mitt
drawn by: Jeremy Mitt
Date of Print 12/05/2022

Drawing Number **205**

Scale —

ALL DIMENSIONS TO BE VERIFIED ON SITE

BRANZ NZS 4218:2009 Schedule Method Compliance Summary

Refer to NZS 4218:2009 for the full requirements, definitions, and measurement details

Date	5/Oct/2020
Address	67 Opononi Heights Drive, South Hokianga
Designer	Jeremy Mitt of BEACHSIDE CARPENTRY & DESIGN LTD
Climate Zone	1 Zone 1 Zone 2 Zone 3
Wall Construction Type	Select one wall construction option
	X Any wall type (Table 2)
	Solid Timber (Table 3)
	High Thermal Mass (Table 4)
	Mix of wall constructions above (Clasue 4.1.5)

Measured Areas	m²
Total Vertical Glazing area	34.8sq/m
Total Wall Area (includes glazing and doors)	148.4sq/m
Total E, S, W Glazing area	30.6sq/m
Total E, S, W Wall area	129.9sq/m
Total Skylight area	Nil
Total Roof Area (includes skylights). Not required if no skylights	148sq/m

Eligibility (if any No, ineligible for Schedule method)	Calculation	
%Total Vertical Glazing area ÷Total Wall Area ≤30%	23%	Yes / ~~No~~
%Total E, S, W Window area ÷ Total E, S, W Wall Area ≤30%	23%	Yes / ~~No~~
Total Skylight area ≤1.5 m² or 1.5% of total roof area		~~Yes/ No /~~NA
Area of decorative glazing and louvres ≤3m²		~~Yes/ No /~~NA

NOTES:

1. Record the relevant information for each building element in the following table
2. For elements with two or more details (e.g. different framing spacing, cladding type, insulation etc) record on separate rows
3. Specify the insulation product including type, brand, product name and nominal thickness
4. Reference the source for each construction R-value (e.g. the relevant page from the House Insulation Guide, BRANZ Appraisal)
5. For glazing R-values refer to Appendix C of NZS 4218:2009
6. Supply copies of any relevant product specifications or literature
7. If any heated floor, wall, ceiling then higher R-values are required. See Table 1

BRANZ

BRANZ

Element (e.g. roof)	Minimum Construction R-value Required	Description	Insulation product	Insulation R-value	Construction R-value	Reference	BCA verified
Roof	R2.9	Purlins and Profiled Metal Roofing	R	R	R	Page BRANZ H.I.G	yes
Roof	R2.9	Rafters with .x45 Purlins Profiled Metal Roofing		R	R	Page BRANZ H.I.G	yes
Roof	R2.9	Profiled Metal Roofing		R.	R	Page BRANZ H.I.G	yes
Wall	R1.9	90x45 Studs @ 400 ctr with Direct fix-12mm Plywood Sheet		R2.	R	Page BRANZ H.I.G	yes
Wall	R1.9	90x45 Studs @ 400 ctr with Direct fix- Vert. Prof. Steel .		R2.	R	Page BRANZ H.I.G	yes
Floors	R1.3 —	140x45 Joists/400cts/Ply 240x " " / " / Ply		R1.2		Page BRANZ H.I.G	yes
Joinery	R0.26	D.Glazed Al. Joinery	FN.D. Dispensn.	——		(Note: H.I.G = House insulation Guide)	

BEACHSIDE CARPENTRY & DESIGN PH:0210553625

LICENSED BUILDING PRACTITIONER

Job Title **Proposed New Home**

For ***Pei Pei & Damion Allen-Scarlett***

At **139 Parnell Street, Rawene**

Hans Mitt Architectural Design

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HI Instulation Calculation

Drawing Title Hi Insuln.

designed by: Hans Mitt

drawn by:, Jeremy Mitt

Date of Print 12/05/2022

Drawing Number **206**

Scale ~

ALL DIMENSIONS TO BE VERIFIED ON SITE

TRIMRIB®

Applications

- Residential roofing and cladding
- Rural and lifestyle roofing and cladding
- Industrial and commercial roofing and cladding
- Drape/spring curving
- Crimp curving
- Fencing

Roof Pitch

In accordance with E2/AS1 of the NZ Building Code, the minimum pitch for Trimrib® is 3°. For roof lengths greater than 18m, contact Roofing Industries for specific advice.

Materials

- Zincalume® Steel: 0.40 or 0.55 mm BMT, AZ150 (150gm/m²) G550 Mpa Yield Stress
- Galvanised Steel: 0.40 or 0.55 mm BMT, Z450 (450gm/m²) G550 Mpa Yield Stress
- Prepainted ColorCote® or COLORSTEEL® over Zincalume® 0.40 or 0.55 mm BMT, AZ150 (150gm/m²), G550 Mpa Yield Stress
- Prepainted ColorCote® or COLORSTEEL® over Galvanised Steel: 0.40 or 0.55 mm BMT ZM275 (275gm/m²) G550 Mpa Yield Stress
- Prepainted ColorCote® over ZAM™ .40 mm BMT or .55 mm BMT, ZA275 (275gm/m²) G550 Mpa Yield Stress.

For information on Aluminium, Stainless Steel, unpainted ZAM™ and Copper Trimrib®, contact Roofing Industries.

MANUFACTURER'S SPECIFICATIONS for compliance with E2/AS1

Sheet width: 820 mm
Sheet length: Any length (Subject to transportation)
Sheet coverage: 760 mm
Minimum Pitch: 3°

SPAN TABLES (Steel Substrate Material)

Type of Span	Maximum Span (Metres) 0.40 mm BMT	Maximum Span (Metres) 0.55 mm BMT
Intermediate	1.200	1.800
End	0.800	1.200

Durability

Selection of the correct grade of material and appropriate surface coating is imperative to ensure Trimrib® will perform satisfactorily in the environment it is to be installed, and meets the requirements of The NZ Building Code. Environmental Categories and Surface Coating literature is available on request.

Accessories

A full range of matching accessories is available, including rainwater and construction flashings, underlays, insulation, fasteners, guttering, spouting, metal fascia, downpipe and gutter protection systems.

Translucent and Transparent roofing

Trimrib® is available as glass reinforced translucent roofing and cladding. A similar 5 rib polycarbonate product can also be supplied.

Fixings and Fasteners

Fixings and fasteners are to be of an approved type, compatible with all materials, the environment and meeting the requirements of the NZ Building Code. Installation is to be in accordance with E2/AS1 and the NZ Metal Roof and Wall Cladding Code of Practice. Further information is available via the www.roof.co.nz website.

Roof application

Timber Purlins 12 x 65 Timbertite® Class 4 or 5 screws with Neos*
Steel Purlins 12 x 55 Steeltite® Class 4 or 5 screws with Neos*

- Fix every crest to: Ridge, Hip, Valley, Gutter and Periphery areas
- For the remainder of the roof: Fix side laps, Miss 1, Hit 1 etc

*For sheet lengths 8-18 metres the lower 50% of the roof should be fixed using oversize holes at fastening points and a 30 mm EPDM and matching metal profile washer. For sheets in excess of 18 metres refer to our website www.roof.co.nz.

Walling application

Fix in the pan adjacent to every rib using class 4 or 5 Timbertite® or Steeltites® and Neos as appropriate, ensuring that when the fastener is into timber it is of sufficient length to penetrate the framing by 30 mm
Note: the above recommendations are suitable for steel based materials, for other materials and fixing methods refer to our website www.roof.co.nz.

Curving

Steel substrate Trimrib® can be draped curved to a minimum radius of:
0.40 mm BMT - 80 metres
0.55 mm BMT - 40 metres
Whilst a tighter radius is achievable, aesthetics may be affected. For other materials, refer to our website www.roof.co.nz.

Ordering

Roofing Industries staff can provide technical assistance to ensure accurate ordering of roofing and accessories thereby avoiding costly errors. Trimrib® is manufactured and delivered cut to length subject to transport restrictions.

Handling and storage

- On delivery, visually inspect sheets for damage.
- Store Trimrib® and accessories on evenly spaced and supportive dunnage, clear of the ground and under cover. If packs become wet and the product not used immediately, separate the sheets to allow air circulation and drying.
- Do not drag sheets across each other.
- If protected with strippable plastic film, keep under cover and remove as the product is being installed.

Installation

Prior to commencing your project, Please refer to Roofing Industries; Handling Storage and Installation Guide, E2/AS1 and the NZ Metal Roof and Wall Cladding Code of Practice. Failure to install the product to industry requirements will void the warranty.

Maintenance

Regular maintenance will extend the life of the roof and accessories. It is strongly advised that areas not receiving regular rain washing should be washed with freshwater on a regular basis. On purchasing your roof it is imperative to request a copy of the maintenance guide(s) and familiarise yourself with industry requirements. Failure to do so can void the warranty.

Warranties

Warranties meet the statutory requirements of the NZ Building Code, are available on request and reflect our New Zealand owned and operated company, test facilities and local climatic conditions. Sample warranties are available by contacting any one of our branches via our website www.roof.co.nz

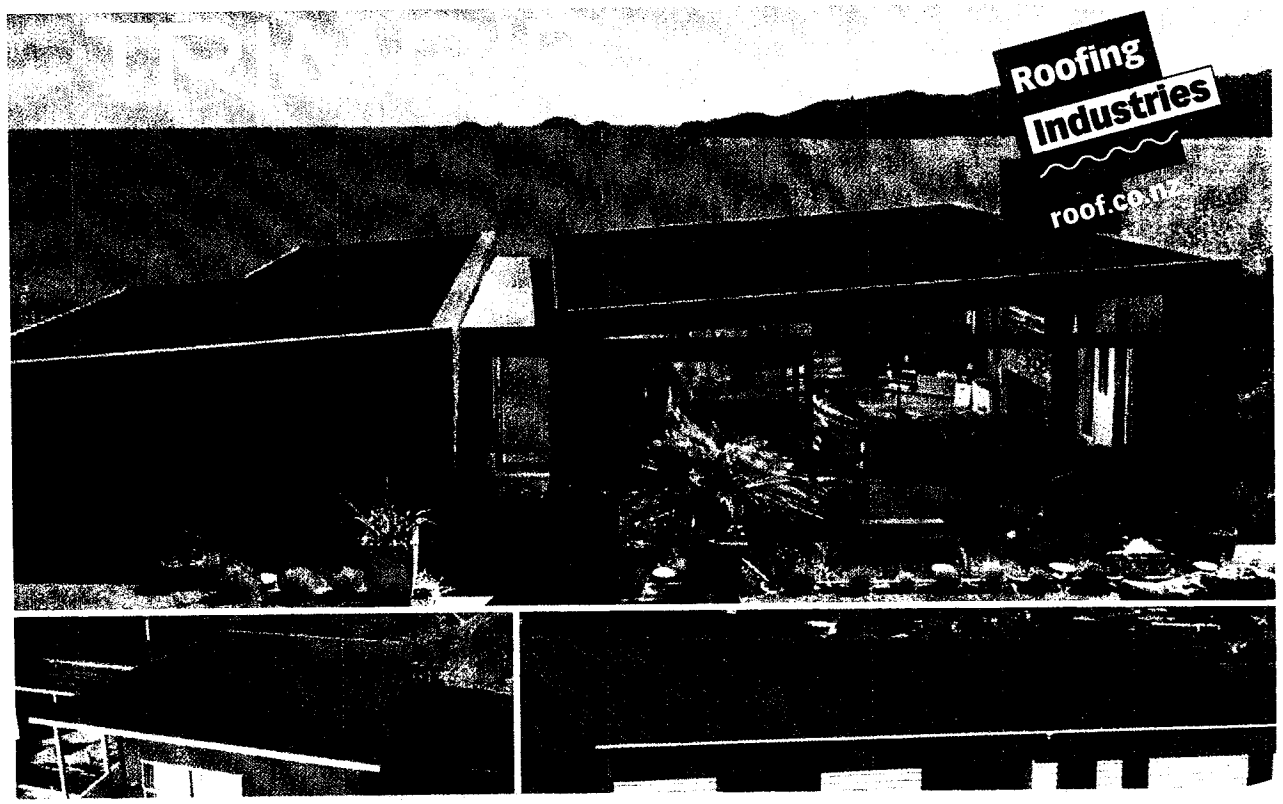
ROOFING INDUSTRIES BRANCHES

Auckland	**(Head Office)** 5 John Glenn Avenue, North Harbour 0751.	**Ph:(09) 414 4585**	**Fax:(09) 414 4586**	**E:auckland@roof.co.nz**
Whangarei	4A Fraser Street, Whangarei 0112.	**Ph:(09) 437 2040**	**Fax:(09) 437 5010**	**E:northland@roof.co.nz**
Pukekohe	212 Manukau Road, Pukekohe, South Auckland 2120.	**Ph:(09) 238 0050**	**Fax:(09) 238 6639**	**E:franklin@roof.co.nz**
Hamilton	78 Sunshine Avenue, Te Rapa, Hamilton 3241.	**Ph:(07) 849 5115**	**Fax:(07) 849 2115**	**E:waikato@roof.co.nz**
Tauranga	49 Aerodrome Road, Mt. Maunganui 3116.	**Ph:(07) 929 7034**	**Fax:(07) 929 7035**	**E:tauranga@roof.co.nz**
Taupo	1158 Rakaunui Road, Taupo 3351.	**Ph:(07) 376 7971**	**Fax:(07) 376 7972**	**E:taupo@roof.co.nz**
Napier	39A Turner Place, Onekawa, Napier 4110.	**Ph:(06) 281 2586**	**Fax:(07) 281 2589**	**E:napier@roof.co.nz**
New Plymouth	14 Constance Street, Waiwhakaiho, New Plymouth.	**Ph:(06) 758 3003**	**Fax:(06) 757 8259**	**E:taranaki@roof.co.nz**
Palmerston North	653 Tremaine Avenue, Palmerston North 4410.	**Ph:(06) 353 8480**	**Fax:(06) 353 8470**	**E:central@roof.co.nz**
Wellington	2 Cashew Street, Grenada North, Wellington 5028.	**Ph:(04) 238 4390**	**Fax:(04) 238 4391**	**E:wellington@roof.co.nz**
Blenheim	Unit 3, 24 Herbert Street, Blenheim 7201.	**Ph:(03) 339 2324**	**Fax:(03) 339 2325**	**E:blenheim@roof.co.nz**
Christchurch	12 William Lewis Drive, Sockburn, Christchurch 8042.	**Ph:(03) 339 2324**	**Fax:(03) 339 2325**	**E:christchurch@roof.co.nz**
Cromwell	18 Wolter Crescent, Cromwell 9342.	**Ph:(03) 928 6869**	**Fax:(03) 928 6610**	**E:cromwell@roof.co.nz**

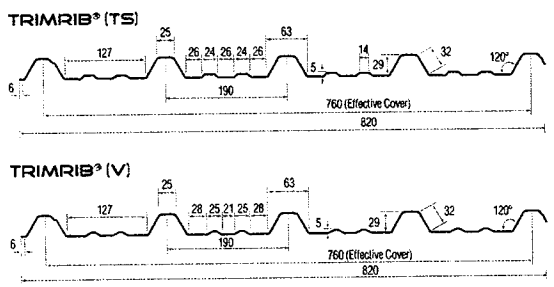
It should be noted that this technical data sheet is based around the requirements of E2/AS1 of the NZBC. For buildings or uses that are outside the scope of, or NOT required to comply with E2/AS1 alternative technical data may apply. Please refer to our website www.roof.co.nz. This literature should be read in conjunction with our Trimrib® profile technical summary at www.roof.co.nz.

Roofing Industries Technical Helpline 0800 844 822 **WWW.ROOF.CO.NZ**

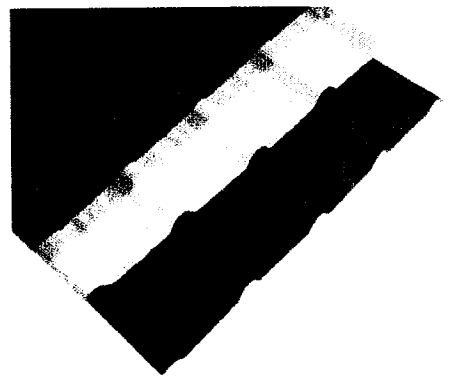
SEPTEMBER 2017



TRIMRIB®



All measurements are in mm and are nominal.



Utilising the very latest in rollforming technology, Trimrib® can be manufactured as either Trimrib® (S) single swage Trimrib® (TS) twin swage, or Trimrib® (V) two "V" swages.

Each profile is aesthetically pleasing, having been designed with modern building style in mind and creating contrasts of light and shade in straight lines. Trimrib® enables rapid water shedding from the roof with a low minimum pitch requirement of 3 degrees, and when combined with one of the pre-painted surface finishes, Trimrib® ensures the completed project provides both purpose and visual appeal.

LICENSED BUILDING PRACTITIONER

Job Title **Proposed New Home**

For ***Pei Pei & Damion Allen-Scarlett***

At **139 Parnell Street, Rawene**

Hans Mitt
Architectural Design
Ph:[09] 4054 876, 021 405484, Email: hans_mitt@msn.com

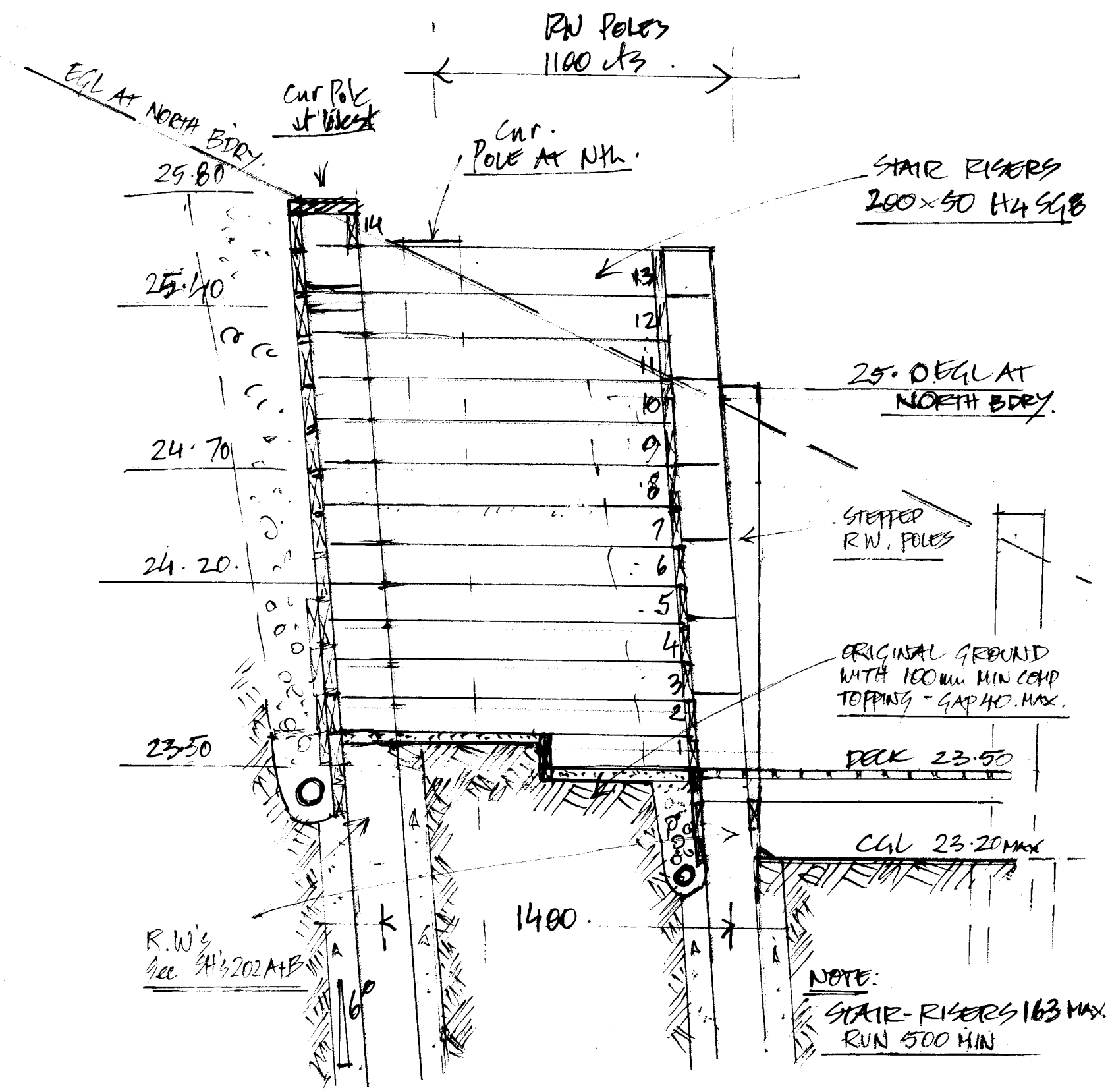
Drawing Title **Roofing Data**

designed by: Hans Mitt
drawn by: Jeremy Mitt
Date of Print 12/ /2022

Drawing Number **207**

Scale. —

ALL DIMENSIONS TO BE VERIFIED ON SITE



Job Title **Proposed New Home**

For ***Pei Pei & Damion Allen-Scarlett***

At **139 Parnell Street, Rawene**

Hans Mitt
Architectural Design
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Drawing Title STAIRS - UNDERLAPPED

designed by: Hans Mitt

drawn by: Jeremy Mitt

Date of Print 12/05/2022

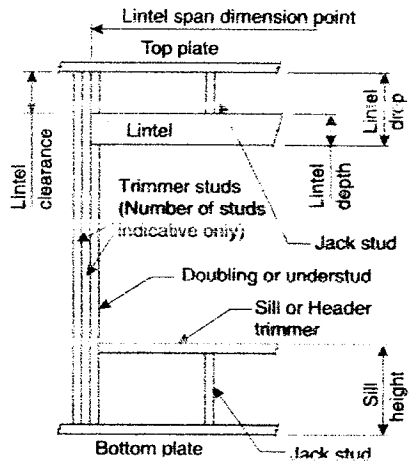
Drawing Number	Scale
208	1:20

ALL DIMENSIONS TO BE VERIFIED ON SITE

LUMBERLOK

ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12 NZS 3604:2011

All fixings are designed for vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20 kPa.
Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist horizontal loads.
These fixings assume the correct choice of rafter/truss to top plate connections have been made.
All fixings assume bottom plate thickness of 45mm maximum. Note: TYLOK options on timber species.
Wall framing arrangements under girder trusses are not covered in this schedule.
All timber selections are as per NZS 3604:2011.



Lintel Supporting Girder Trusses:

Roof Tributary Area	Light Roof Wind Zone			Heavy Roof Wind Zone		
	L, M, H	VH	EH	L, M, H	VH	EH
8.6 m²	G	G	H	G	G	H
11.6 m²	G	H	H	G	G	H
12.1 m²	G	H	H	G	H	H
15.3 m²	H	H	-	G	H	H
19.1 m	H	-	-	G	H	-
20.9 m²	H	-	-	H	H	-
21.8 m²	H	-	-	H	-	-
34.3 m²	-	-	-	H	-	-

Notes:
1) Roof Tributary Area = approx. 1/2 x (Total roof area on girder and rafter trusses supported by lintel)
2) Assumed girder truss is at mid-span or middle third span of lintel
3) Use similar fixings for both ends of lintel
4) All other cases require specific engineering design

Lintel Span	Loaded Dimension (See Fig. 1.3 NZS 3604:2011)	Light Roof Wind Zone L	M	H	VH	EH	Heavy Roof Wind Zone L	M	H	VH	EH
0.7	2.0	E	E	E	F	F	E	E	E	F	F
	3.0	E	E	E	F	F	E	E	E	F	F
	4.0	E	E	F	F	F	E	E	E	F	F
	5.0	E	F	F	F	G	E	E	F	F	G
	6.0	E	F	F	G	G	E	E	F	F	G
0.9	2.0	E	E	E	F	F	E	E	E	F	F
	3.0	E	E	F	F	F	E	E	F	F	F
	4.0	E	E	F	F	F	E	E	F	F	F
	5.0	E	F	F	F	G	E	E	F	F	G
	6.0	E	F	F	G	G	E	E	F	F	G
1.0	2.0	E	E	E	F	F	E	E	E	F	F
	3.0	E	E	F	F	F	E	E	F	F	F
	4.0	E	E	F	F	F	E	E	F	F	F
	5.0	E	F	F	G	G	E	E	F	F	G
	6.0	E	F	F	G	G	E	E	F	F	G
1.2	2.0	E	E	F	F	F	E	E	E	F	F
	3.0	E	E	F	F	F	E	E	F	F	F
	4.0	E	F	F	G	G	E	E	F	F	G
	5.0	E	F	F	G	G	E	E	F	F	G
	6.0	F	F	G	G	H	E	E	F	G	G
1.5	2.0	E	E	F	F	F	E	E	E	F	F
	3.0	E	F	F	F	G	E	E	F	F	G
	4.0	E	F	F	G	H	E	E	F	F	G
	5.0	F	F	G	G	H	E	E	F	G	G
	6.0	F	F	G	H	H	E	E	F	G	H
2.0	2.0	E	F	F	F	G	E	E	F	F	F
	3.0	E	F	F	G	G	E	E	F	F	G
	4.0	F	F	G	G	H	E	E	F	G	G
	5.0	F	F	G	H	H	E	E	F	G	H
	6.0	F	G	G	H	H	E	E	F	G	H
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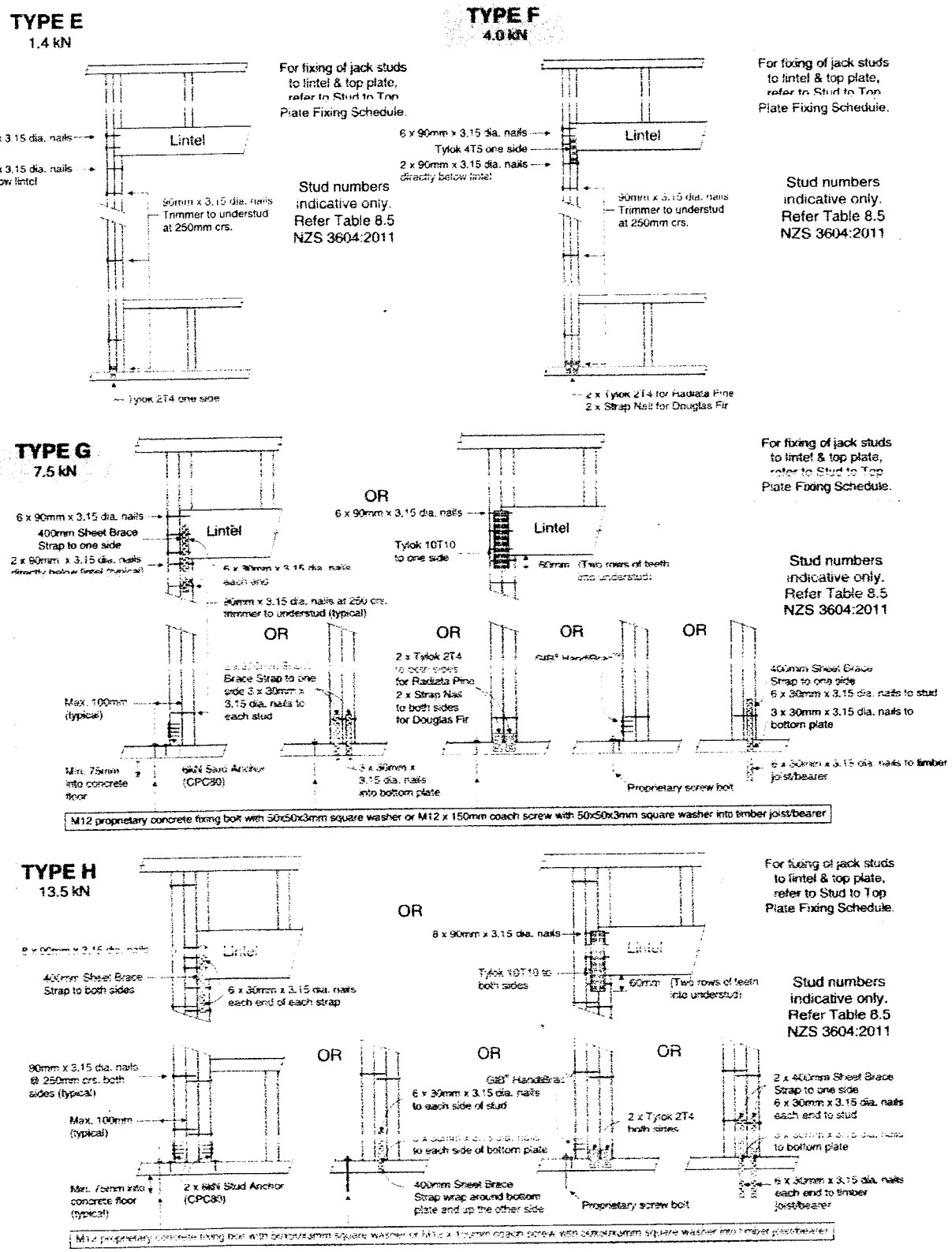
	3.0	F	F	G	G	H	E	E	F	G	G
	4.0	F	F	G	H	H	E	E	F	G	H
	5.0	F	G	G	H	H	E	F	G	H	H
	6.0	F	G	H	H	-	E	F	G	H	H
3.0	2.0	E	F	F	G	G	E	E	F	F	G
	3.0	F	F	G	H	H	E	E	F	G	H
	4.0	F	G	G	H	H	E	F	G	H	H
	5.0	F	G	H	H	-	E	F	G	H	H
	6.0	F	G	H	-	-	E	F	G	H	-
3.6	2.0	F	F	G	G	H	E	E	F	G	G
	3.0	F	F	G	H	H	E	F	G	G	H
	4.0	F	G	H	H	-	E	F	G	H	H
	5.0	F	G	H	-	-	E	F	G	H	-
	6.0	G	H	H	-	-	E	F	H	-	-
4.2	2.0	F	F	G	G	H	E	E	F	G	G
	3.0	F	G	H	H	-	E	F	G	H	H
	4.0	F	G	H	-	-	F	F	G	H	-
	5.0	G	H	H	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	F	H	-	-
4.5	2.0	F	F	G	H	H	E	E	F	G	H
	3.0	F	G	H	H	-	E	F	G	H	H
	3.4	F	G	H	H	-	E	F	G	H	-
	4.0	F	G	H	-	-	E	F	G	H	-
	5.0	G	H	-	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	F	H	-	-
4.8	2.0	F	F	G	H	H	E	E	F	G	H
	3.0	F	G	H	H	-	E	F	G	H	H
	3.2	F	G	H	H	-	F	F	G	H	-
	4.0	F	G	H	-	-	E	F	H	H	-
	5.0	G	H	-	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	F	H	-	-



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ISSUE STATUS: B.C SET

LICENSED BUILDING PRACTITIONER

BEACHSIDE PH:0210553625

Job Title

For Peiper & Damien Allen-Scarlet

At

Hans Mitt Architectural Design
Ph:[09] 4054 876, 021 405484, Email. hans_mitt@msn.com

Drawing Title Mitex Lintel Fixing

drawn by: Hans Mitt

Date of Print 12/08/22

Drawing Number 209

Scale —

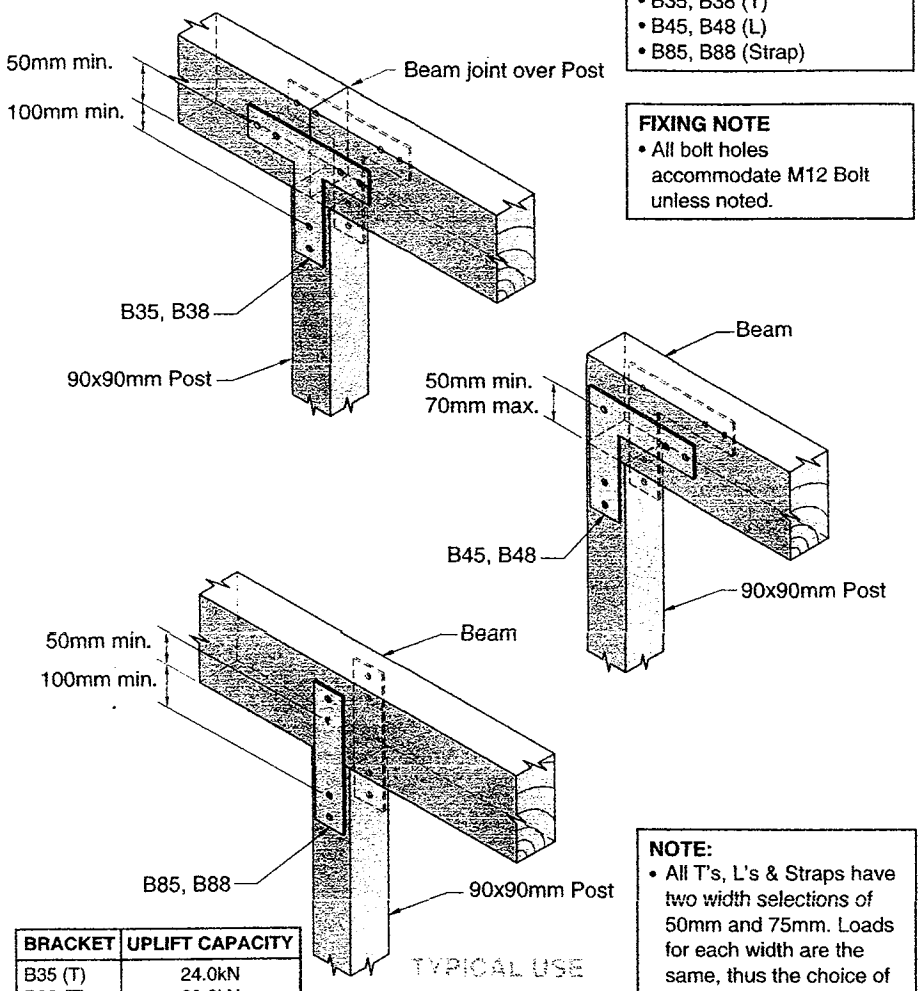
ALL DIMENSIONS TO BE VERIFIED ON SITE

BUILDING WITH BOWMAC®

STRAP, T & L BRACKETS

BRACKET RANGE
- B35, B38 (T)
- B45, B48 (L)
- B85, B88 (Strap)

FIXING NOTE
- All bolt holes accommodate M12 Bolt unless noted.



BRACKET	UPLIFT CAPACITY
B35 (T)	24.0kN
B38 (T)	30.3kN
B45 (L)	14.5kN
B48 (L)	25.0kN
B85, B88	16.3kN

NOTE:
- All T's, L's & Straps have two width selections of 50mm and 75mm. Loads for each width are the same, thus the choice of width is aesthetic only, i.e. 75mm width looks best on 150mm wide timber.

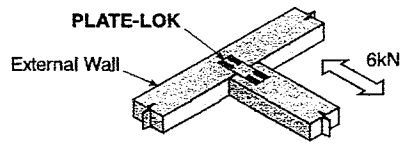
MiTek New Zealand Limited

BOWMAC® STRUCTURAL BRACKETS DESIGN DETAILS

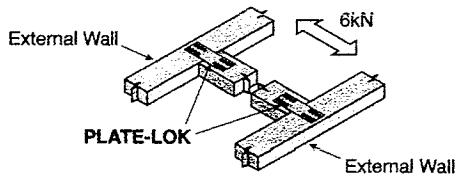
Job No: CH1000
Date: 09/2011
Sheet No: Sheet 7

TOP PLATE CONNECTIONS AS REQUIRED BY CLAUSE 8.7.3 NZS 3604:2011

① Top plate joints for walls at right angles to external walls:
(a) Walls with bracing elements not exceeding 125 bracing units (BU) require a 6kN capacity connection to one external wall.
(b) Walls with bracing elements not exceeding 250 BU require a 6kN capacity connection to two external walls.

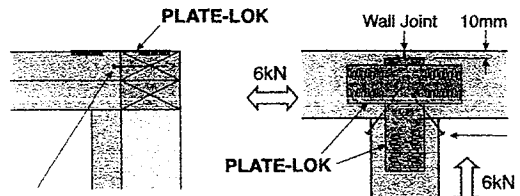


Wall bracing up to 125 BU



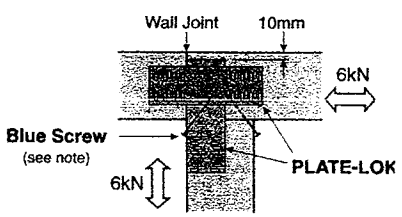
Wall bracing between 125 BU & 250 BU

② Details of top plate joints using LUMBERLOK PLATE-LOK at "T" junction walls are shown below:



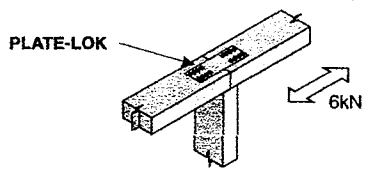
Note: Fix with a pair of LUMBERLOK Blue Screws on sides of top plate for Douglas fir and LVL8 only

Centre Wall Joint

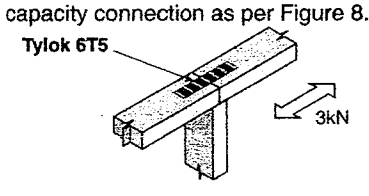


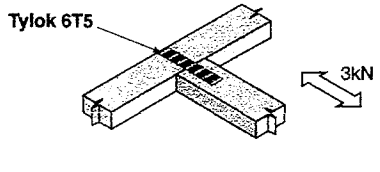
Side Wall Joint

③ Top plate joints for all walls in line that have wall bracing elements exceeding 100 BU or have a ceiling diaphragm attached require a 6kN capacity connection as per Figure 8.15 NZS 3604:2011.



④ Top plate joints for walls at right angles and in line that have either no bracing elements or are on a single storey building only with wall bracing demands not exceeding 100 BU require a 3kN capacity connection as per Figure 8.15 & 8.16 NZS 3604:2011.

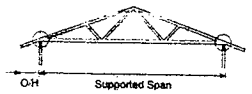




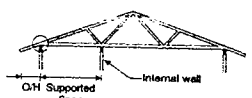
ALTERNATIVE TO TABLE 8.18 NZS 3604:2011

NOTE:
- All fixings are designed to resist vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20 kPa.
- Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist lateral loads.
- *These fixings assume the correct choice of rafter/truss to top plate connections have been made.*
- Gable end wall top plate/stud connections where the adjacent rafter/truss is located within 1200mm of gable end wall with a maximum verge overhang of 750mm, requires fixing type A as shown below.
- All fixings assume top plate thickness of 45mm maximum.
- Wall framing arrangements under girder trusses are not covered in this schedule.
- All timber selections are as per NZS 3604:2011.

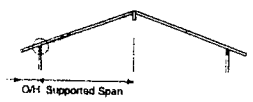
LOADED DIMENSION DEFINITION



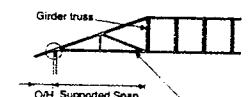
External wall
Standard truss



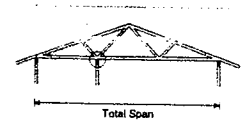
External wall
Internally supported truss



External wall
Rafter roof



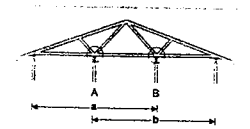
External wall
Jack truss



Internal wall
Internally supported truss
(overhang dimension does not apply)

EXTERNAL WALL
LOADED DIMENSION = SUPPORTED SPAN / 2 + O/H

INTERNAL WALL
LOADED DIMENSION = TOTAL SPAN / 2



Multiple internal walls
(overhang dimension does not apply)

MULTIPLE INTERNAL WALL
LOADED DIMENSION FOR
WALL A = A/2
WALL B = B/2

FIXING SELECTION CHART

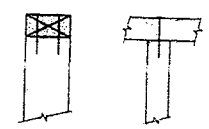
(Suitable for walls supporting roof members at 600, 900 or 1200mm crs.)
Wind Zones L, M, H, VH, EH, as per NZS 3604:2011

Loaded Dimension (m) Stud Centres			Light Roof Wind Zone					Heavy Roof Wind Zone				
300mm	400mm	600mm	L	M	H	VH	EH	L	M	H	VH	EH
3.0	2.3	1.5	A	A	B	B	B	A	A	B	B	B
4.0	3.0	2.0	A	A	B	B	B	A	A	B	B	B
5.0	3.8	2.5	A	B	B	B	B	A	A	B	B	B
6.0	4.5	3.0	A	B	B	B	B	A	A	B	B	B
7.0	5.3	3.5	A	B	B	B	B	A	A	B	B	B
8.0	6.0	4.0	A	B	B	B	B	A	A	B	B	B
9.0	6.8	4.5	B	B	B	B	B	A	A	B	B	B
10.0	7.5	5.0	B	B	B	B	B	A	A	B	B	B
11.0	8.3	5.5	B	B	B	B	B	A	A	B	B	B
12.0	9.0	6.0	B	B	B	B	B	A	A	B	B	B

FIXING OPTIONS

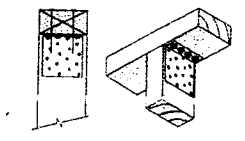
FIXING TYPE A 0.7 kN

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



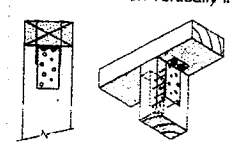
FIXING TYPE B 4.7 kN — CHOOSE ANY OF THE 3 OPTIONS BELOW

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



Plus LUMBERLOK 6kN Stud Anchor (CPC80)

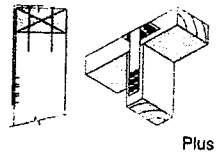
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



Plus 2 x LUMBERLOK CPC40

Recommended for internal wall options to avoid lining issues

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



Plus LUMBERLOK Stud Strap (one face only)

Note:
To calculate the number of B type fixings required, divide the wall length by the stud centres, add 1 to this figure and locate this number of fixings as evenly as possible along the wall length. This figure includes the start and end studs in each wall length.

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GANG-NAIL® LUMBERLOK® BOWMAC®

Job Title **Proposed New Home**
For ***Pei Pei & Damion Allen-Scarlett***
At **139 Parnell Street, Rawene**

Hans Mitt Architectural Design
Ph:[09] 4054 876

Drawing Title: Mitek Stud/Top Pl. Fixings

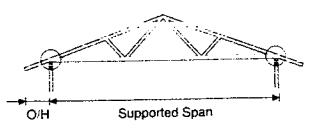
designed by: Hans Mitt
drawn by: Jeremy Mitt
Date of Print: 12/05/2022

Drawing Number: 210
Scale: —

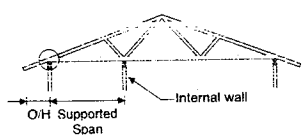
ALL DIMENSIONS TO BE VERIFIED ON SITE

ALTERNATIVE TO TABLE 8.18 NZS 3604:2011

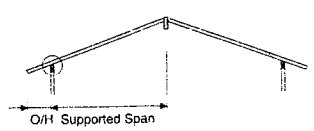
All fixings are designed to resist vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20 kPa.
Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist lateral loads.
These fixings assume the correct choice of rafter/truss to top plate connections have been made.
Gable end wall top plate/stud connections where the adjacent rafter/truss is located within 1200mm of gable end wall with a maximum verge overhang of 750mm, requires fixing type A as shown below.
All fixings assume top plate thickness of 45mm maximum.
Wall framing arrangements under girder trusses are not covered in this schedule.
All timber selections are as per NZS 3604:2011.



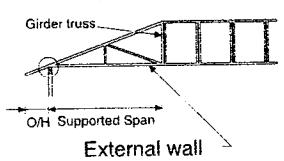
External wall
Standard truss



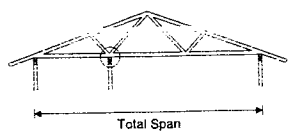
External wall
Internally supported truss



External wall
Rafter roof



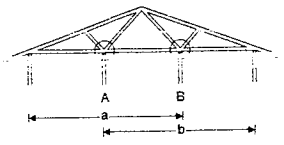
External wall
Jack truss



Internal wall
Internally supported truss
(overhang dimension does not apply)

EXTERNAL WALL
LOADED DIMENSION =
SUPPORTED SPAN / 2 + O/H

INTERNAL WALL
LOADED DIMENSION =
TOTAL SPAN / 2



Multiple internal walls
(overhang dimension does not apply)

MULTIPLE INTERNAL WALL
LOADED DIMENSION FOR
WALL A = a/2
WALL B = b/2

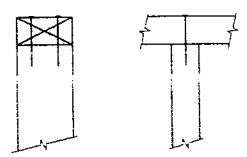
(Suitable for walls supporting roof members at 600, 900 or 1200mm crs.)

Wind Zones L, M, H, VH, EH, as per NZS 3604:2011

Loaded Dimension (m) Stud Centres			Light Roof Wind Zone					Heavy Roof Wind Zone				
300mm	400mm	600mm	L	M	H	VH	EH	L	M	H	VH	EH
3.0	2.3	1.5	A	A	B	B	B	A	A	B	B	B
4.0	3.0	2.0	A	A	B	B	B	A	A	B	B	B
5.0	3.8	2.5	A	B	B	B	B	A	A	B	B	B
6.0	4.5	3.0	A	B	B	B	B	A	A	B	B	B
7.0	5.3	3.5	A	B	B	B	B	A	A	B	B	B
8.0	6.0	4.0	A	B	B	B	B	A	A	B	B	B
9.0	6.8	4.5	B	B	B	B	B	A	A	B	B	B
10.0	7.5	5.0	B	B	B	B	B	A	A	B	B	B
11.0	8.3	5.5	B	B	B	B	B	A	A	B	B	B
12.0	9.0	6.0	B	B	B	B	B	A	A	B	B	B

FIXING TYPE A
0.7 kN

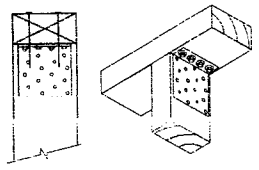
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



FIXING TYPE B
4.7 kN

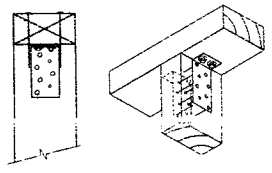
CHOOSE ANY OF THE 3 OPTIONS BELOW

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



Plus
LUMBERLOK
6kN Stud Anchor
(CPC60)

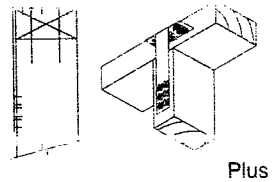
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



Plus
2 x LUMBERLOK
CPC40

Recommended for internal wall options to avoid lining issues

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



Plus
LUMBERLOK
Stud Strap
(one face only)

Note:
To calculate the number of B type fixings required, divide the wall length by the stud centres, add 1 to this figure and locate this number of fixings as evenly as possible along the wall length. This figure includes the start and end studs in each wall length.

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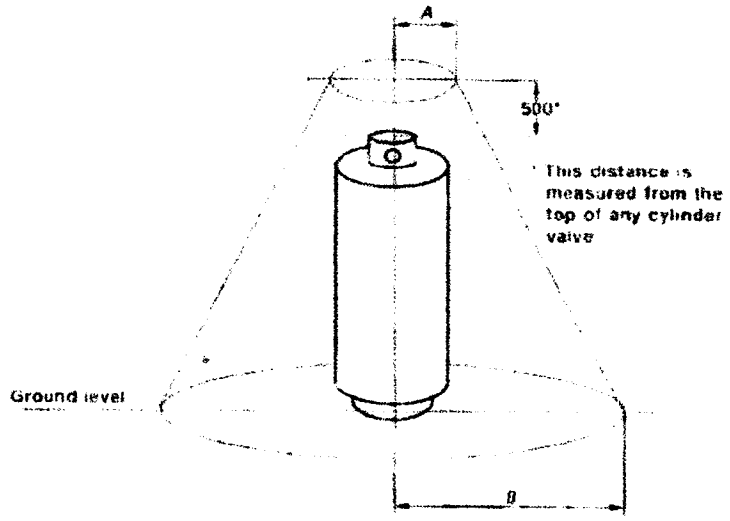
Table 2.2 – Fixing type and capacity reference guide (see 2.4.4.1) NZS 3604 : 2011

Fixing type	Description	Alternative fixing capacity (kN)	See table
A	2 / 90 x 3.15 end nails	0.7	
B	2 / 90 x 3.15 end nails + 2 wire dogs	4.7	8.18
C	2 / 90 x 3.15 end nails + strap fixing (see figure 8.12)	8.5	
D	4 / 90 x 3.15 end nails + 2 strap fixing (double stud)	16.0	
E	2 / 90 x 3.15 skew nails + 2 wire dogs	4.7	10.1, A10.1 10.7, A10.7 10.11, A10.11 10.14
F	2 / 90 x 3.15 skew nails + strap fixing (see figure 10.6)	7.0	10.15 15.6, A15.6 15.10, A15.10
G	10 / 90 x 3.15 nails (5 each side)	4.7	
H	1 / M12 bolt	8.5	10.2, A10.2 15.7, A15.7
I	2 / M12 bolts	16.0	
J	2 / M16 bolts	24.0	
K	6 / 90 x 3.15 nails	3.0	
L	2 / M12 bolts	9.8	10.5, A10.5
M	2 / M16 bolts	13.0	
N	6 / 100 x 4.0 HDG nails (hand driven)	4.7	
O	2 / M12 bolts (see figure 9.3 (C))	6.8	10.8, A10.8 15.8, A15.8
P	2 HDG 'flat' straps (see figure 9.3 (B))	13.7	
Q	2 HDG 'tee' straps (see figure 9.3 (A))	25.5	
R	1 / 90 x 3.15 nail	0.55	
S	2 / 90 x 3.15 nails	0.8	10.10, A10.10 10.12,
T	1 / 10g self-drilling screw, 80 mm long	2.4	15.9, A15.9
U	1 / 14g self-drilling Type 17 screw, 100 mm long	5.5	

NOTE – Capacities are associated with fixing type, not fasteners. See individual selection tables for the appropriate fixing type for the application.

Job Title
For Allen - Scarlett.
At
Hans Mitt Architectural Design
Ph:[09] 4054 876, Email: hans_mitt@msn.com
Drawing Title MITEK/U23 FIXINGS
Date of Print 12/05/22
Drawing Number 211B | Scale —
ALL DIMENSIONS TO BE VERIFIED ON SITE

All external/exposed fixing to be stainless steel



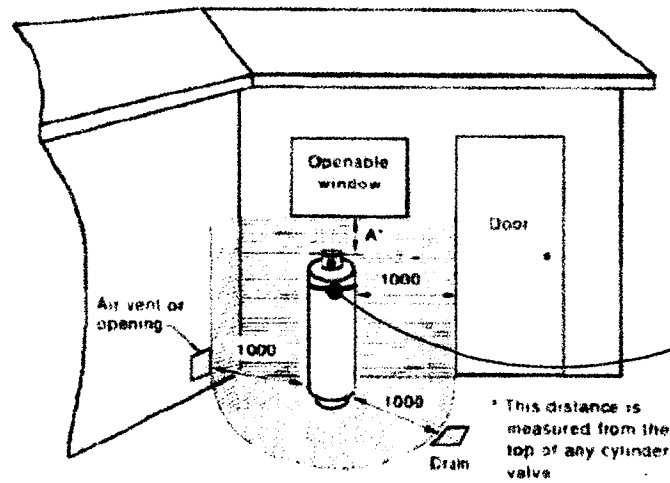
Ignition source not to be within the encompassed area

Radius	Exchange cylinder mm	In-situ fill cylinder mm
A	500	1500
B	1500	3500

DIMENSIONS IN MILLIMETRES

FIGURE J3 MINIMUM CLEARANCE TO IGNITION SOURCES

TYPICAL GAS BOTTLE INSTALLATION

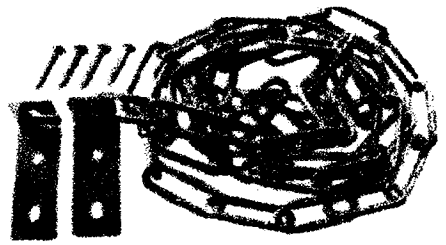


Shading indicates prohibited area for a drain or opening
this includes brick veneer weep holes

Distance	Exchange cylinder mm	In-situ fill cylinder mm
A	150	500

DIMENSIONS IN MILLIMETRES

FIGURE J4 MINIMUM CLEARANCE TO A DRAIN OR OPENINGS INTO A BUILDING



Seismic Restraint Chain to cylinders over 9kg

Regulators & regulator weather cover shall comply with the requirements of section J6 of AS/NZS 5601.

TYPICAL GAS BOTTLE INSTALLATION

NOTE:
MINIMUM REQUIREMENTS FOR LPG GAS BOTTLE CLEARANCE AS PER NZS: 5601:2010

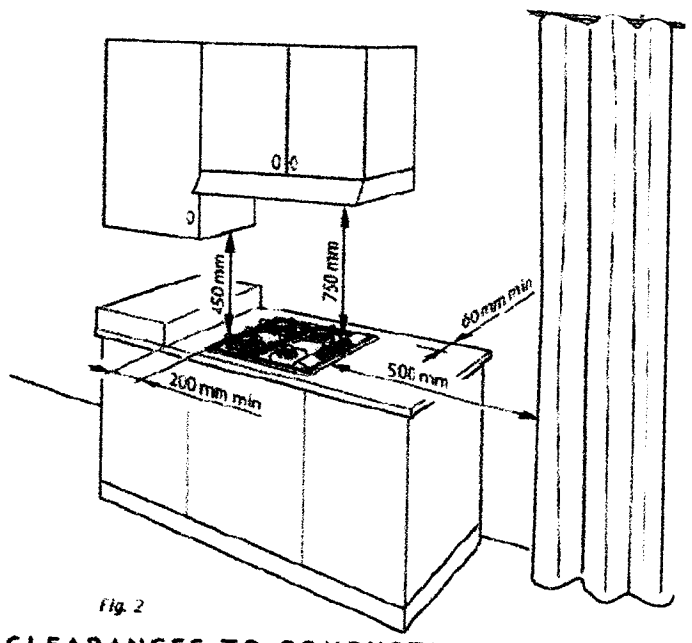
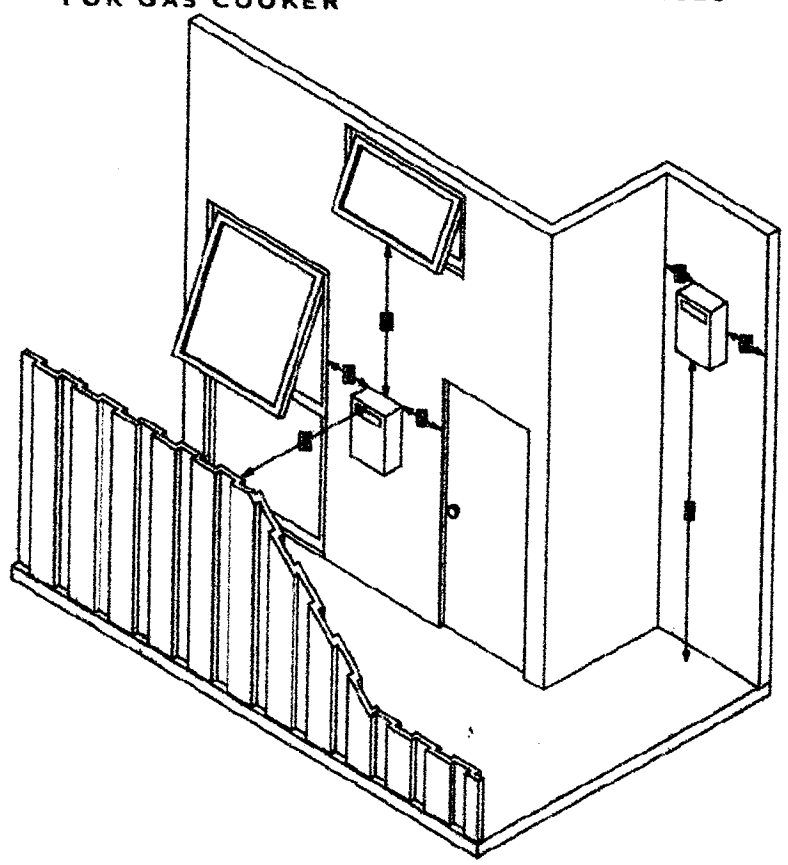


Fig. 2

CLEARANCES TO COMBUSTIBLE SURFACES FOR GAS COOKER



DIMENSION	INFINITY VT MODELS INFINITY HD200 MODELS INFINITY EF MODELS	INFINITY HD250 MODELS
A	MIN. 300mm	MIN. 300mm
B	MIN. 300mm	MIN. 300mm
C	MIN. 1.5m	MIN. 1.5m
D	MIN. 300mm	MIN. 300mm
E	MIN. 300mm	MIN. 300mm
F	MIN. 300mm	MIN. 300mm
G	MIN. 300mm	MIN. 300mm

GAS WATER HEATER LOCATION
RINNAI INFINITY VT26
SCALE NTS

Job Title **Proposed New Home**

For ***Pei Pei & Damion Allen-Scarlett***

At **139 Parnell Street, Rawene**

Hans Mitt Architectural Design

Ph:[09] 4054 876, 021 405484, Email: hans_mitt@msn.com

Drawing Title LPG WATER HEATING

designed by: Hans Mitt

drawn by: Jeremy Mitt

Date of Print 15/0 /2022

Drawing Number 212

Scale 1 : —

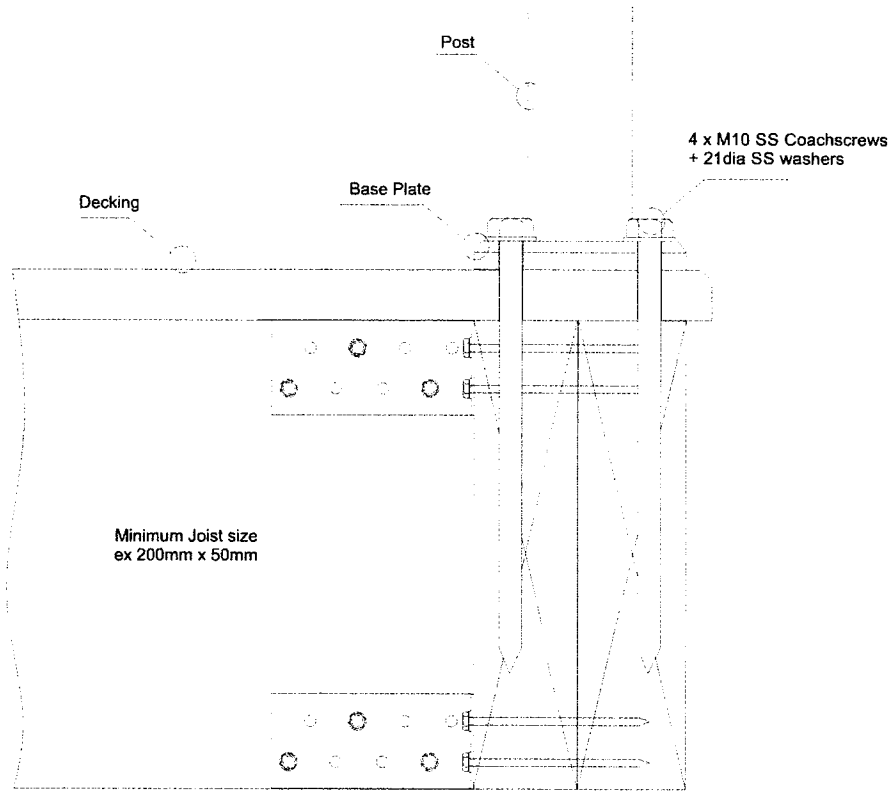
ALL DIMENSIONS TO BE VERIFIED ON SITE

Juralco Viking Balustrade System - Typical Fixing Complies with NZS3604:2011 Double Boundary Joists

Typical Top Fix to Timber - JVB 121, 110mm x 90mm, 4 hole Base Plate - M10 Coachscrews

Important Installation Notes:
1 - A Design engineer must ensure the structure can support the appropriate loading at each Post
2 - Coachscrews 150mm min thread engagement into joists
3 - Bond all coachscrews with SIKA Supergrip to full depth
4 - For Balustrade Heights, for different configurations and Wind Zones consult the Viking manual.
4 - All fixings must be Stainless Steel

Additional Note for Semi Framless 10mm Toughened Glass Balustrade only.
An Interlinking Rail mounted on a JEC 29 Bracket attached to every Post,
must be used to conform to NZS 4223.3.2016 and Building Code Clause B1.3.4.
Refer to the manual for specific details.



Typical Double Boundary Joist Construction Details
Alternative Solution to NZS 3604:2011 Clause 7.4.1.3
detailed to resist twisting of the Boundary Joist only.
Deck designer to ensure the structure can support the appropriate horizontal and vertical loads

NTS

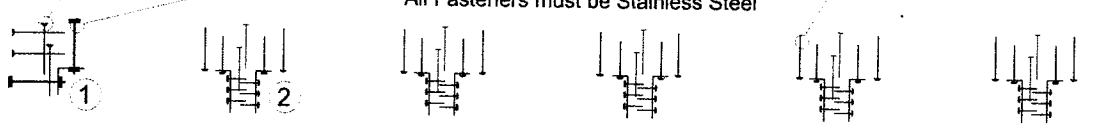
NOTE : ALL AS SPECIFIED BELOW FOR TOP FIXED BALUSTRADES ONLY.

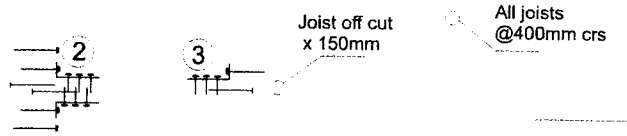
Screwing at Corner
Pairs of 14gx100 screws = 8 total

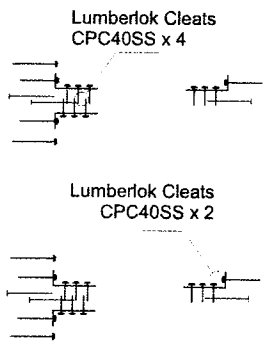
Bolting at Corner
SS Bracket + 4 x M12 SS Bolts
BS 176 for 200mm deep joists
BS 177 for 250mm deep joists

Screwing, Joists and Nogs
Beside each Joist, nog.
4 x 14gx90mm screws
to both joists = 8 total

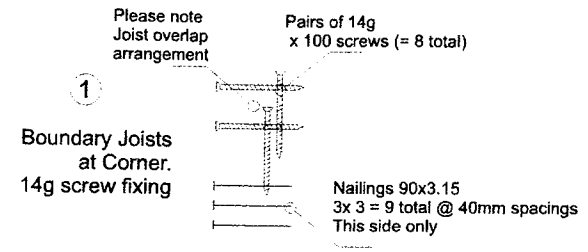
All Fasteners must be Stainless Steel

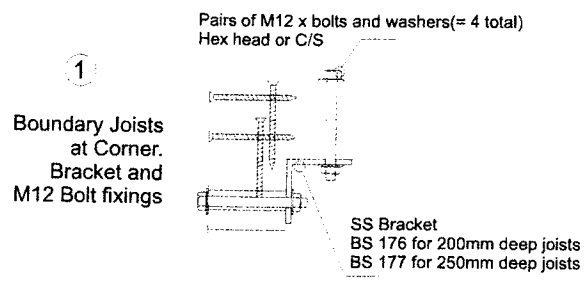




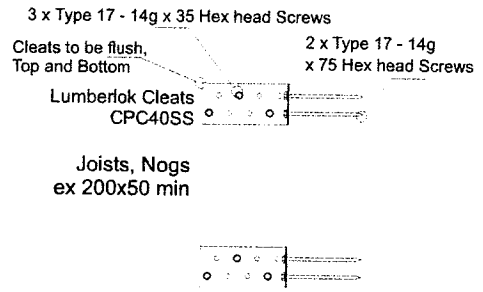


Screwing and Bolting at Corner





All Screwing to Joists, Nogs

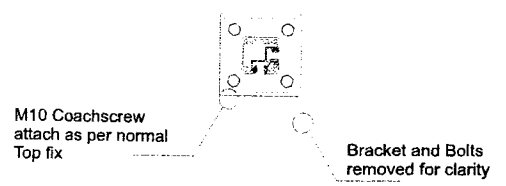


2 Attaching Joists or Nogs to Double Boundary Joist.
4 x cleats to each joist or nog,

3 Attaching Nogs to Joist.
2 x cleats to each nog, 1 x Joist offcut x 150mm

All Fasteners must be Stainless Steel

Typical Top Fix Viking Corner
(semiframless Glass shown, applies to all infills)



All Fasteners must be Stainless Steel

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Hans Mitt
Architectural Design
Ph:[09] 4054 876, 021 405484, Email: hans_mitt@msn.com

Drawing Title BALUSTRADE - VIKING
designed by: Hans Mitt
drawn by: Jeremy Mitt
Date of Print 15/05/2022

Drawing Number 213
Scale –

ALL DIMENSIONS TO BE VERIFIED ON SITE