

WARREN BIRDLING
PROPOSED DWELLING

46 BRENTWOOD STREET
UPPER HUTT

DRAWINGS

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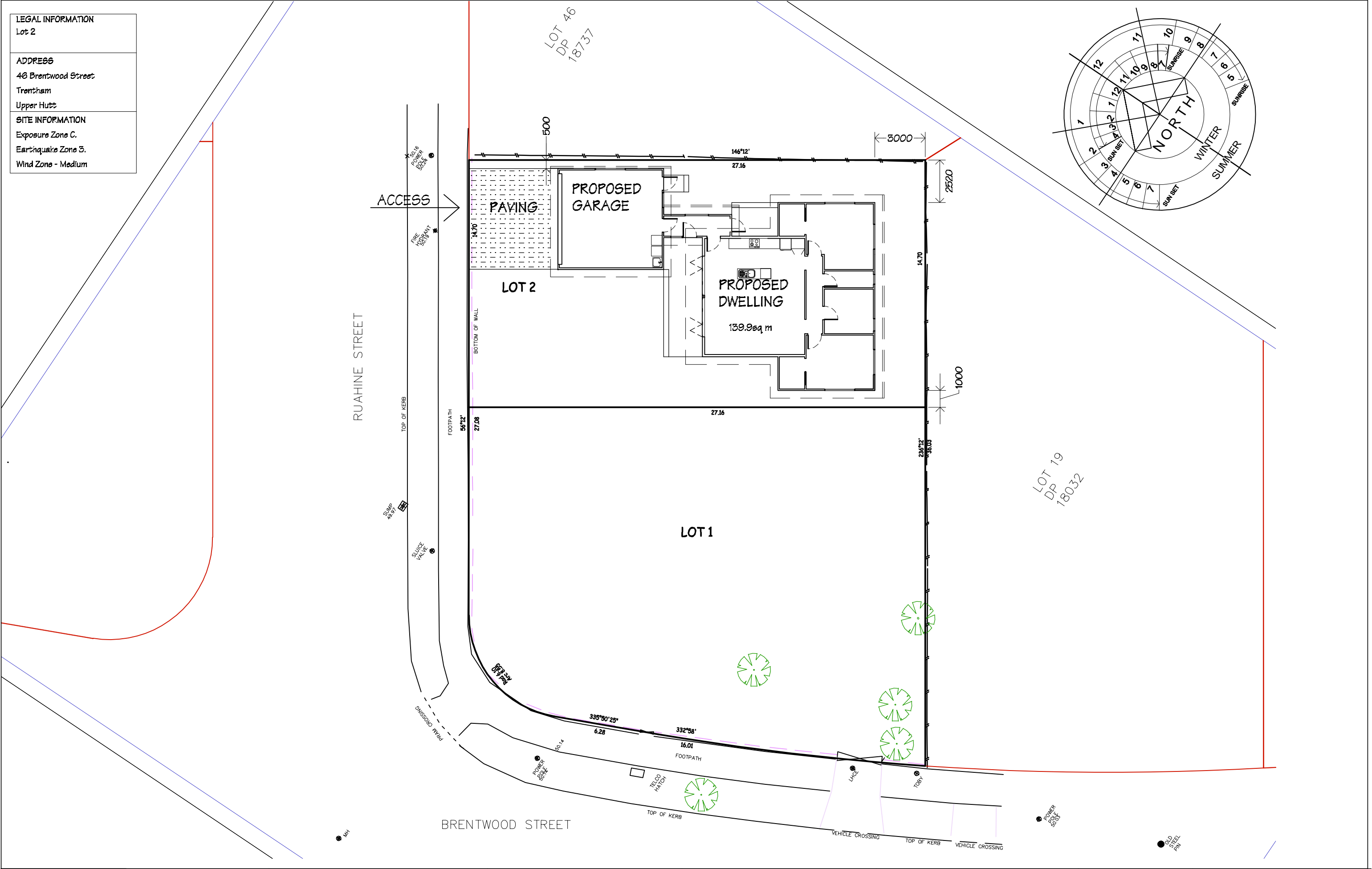


IR Group Ltd
Design - Project Management - Planning

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Issue Date
7-09-2017

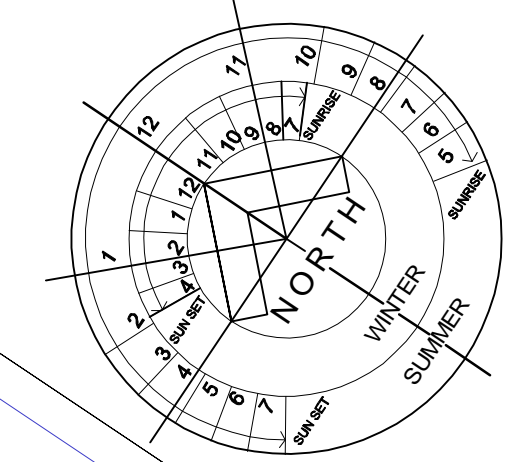
Pricing/Building
Consent
Drawings




LEGAL INFORMATION
Lot 2

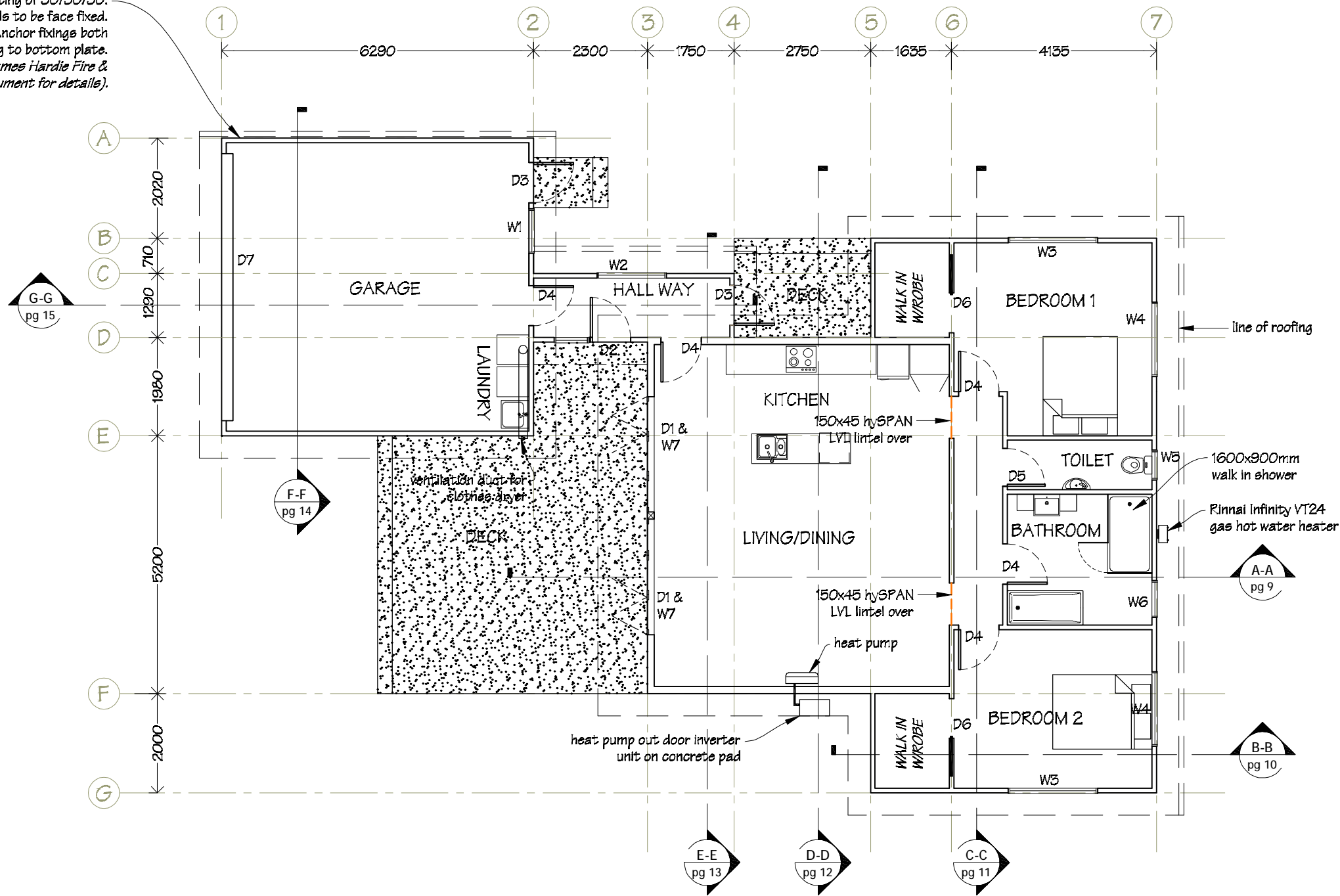
ADDRESS
46 Brentwood Street
Trentham
Upper Hutt

SITE INFORMATION
Exposure Zone C.
Earthquake Zone 3.
Wind Zone - Medium

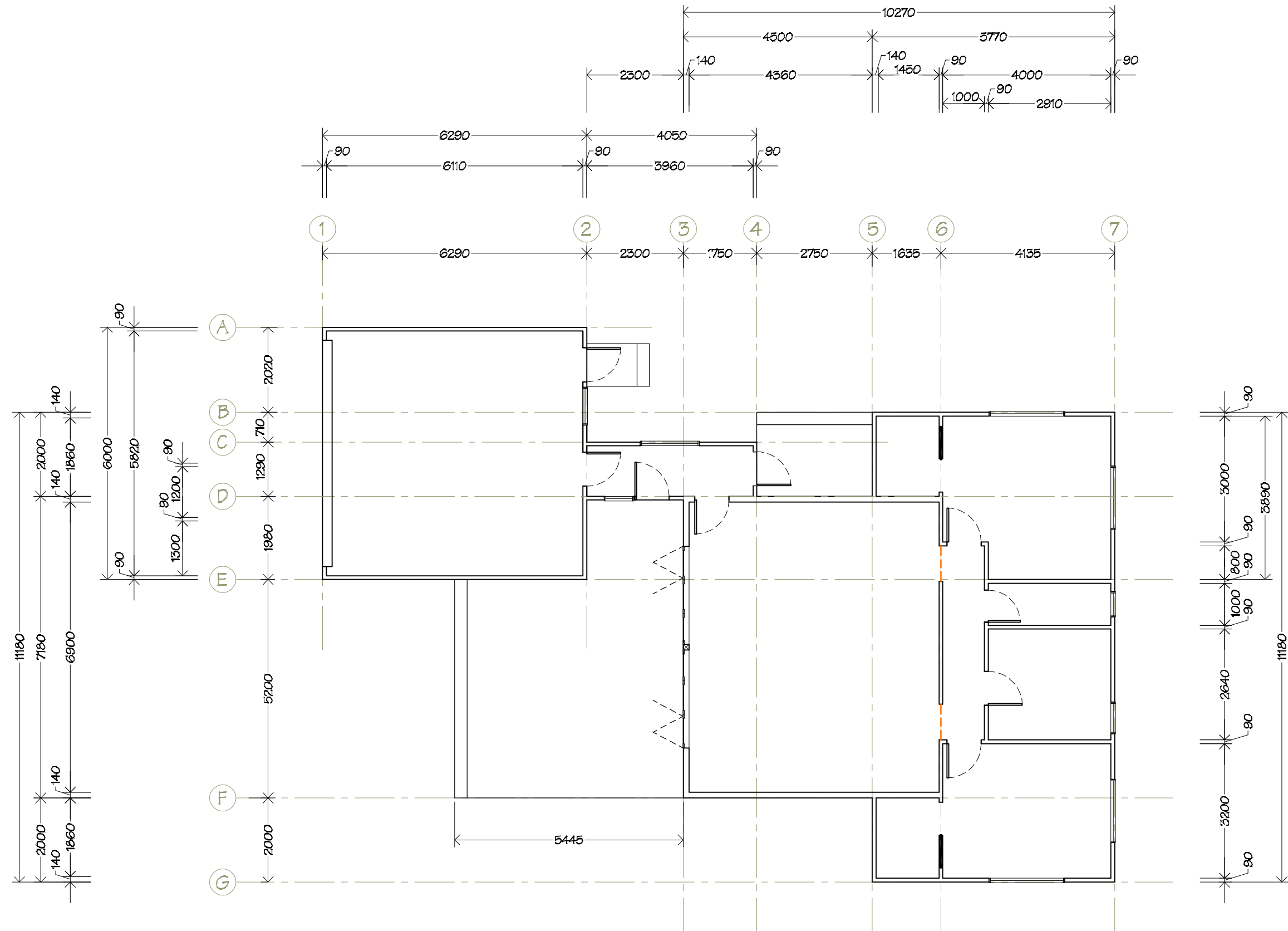



 IR Group Ltd Design - Project Management - Planning	Phone- Office 04 526-7711	Warren Birdling 46 Brentwood Street Upper Hutt	PROJECT Site Development	DRAWING TITLE Proposed Site Plan	REVISIONS	Scale 1:200	Pricing/Building Consent Drawings	
	Mobile- Ian 021-427.347				No Date Description	Date 7/09/17		
	Mobile- Stephen 027-3355889					Original sheet size A3		
	Email- ian@irgroup.co.nz					Drawn S.T.		Do not scale from drawings. Check all dimensions on site.
	steve@irgroup.co.nz					Sheet No 1 of 24		
	Web- www.irgroup.co.nz					Dwg Ref 1		

Exterior wall at garage to have a fire rating of 30/30/30.
James Hardie Linea weatherboards to be face fixed.
All wall studs to have Pryda Brace Anchor fixings both
side for fixing to bottom plate.
(Also refer to the attached James Hardie Fire &
Acoustic document for details).

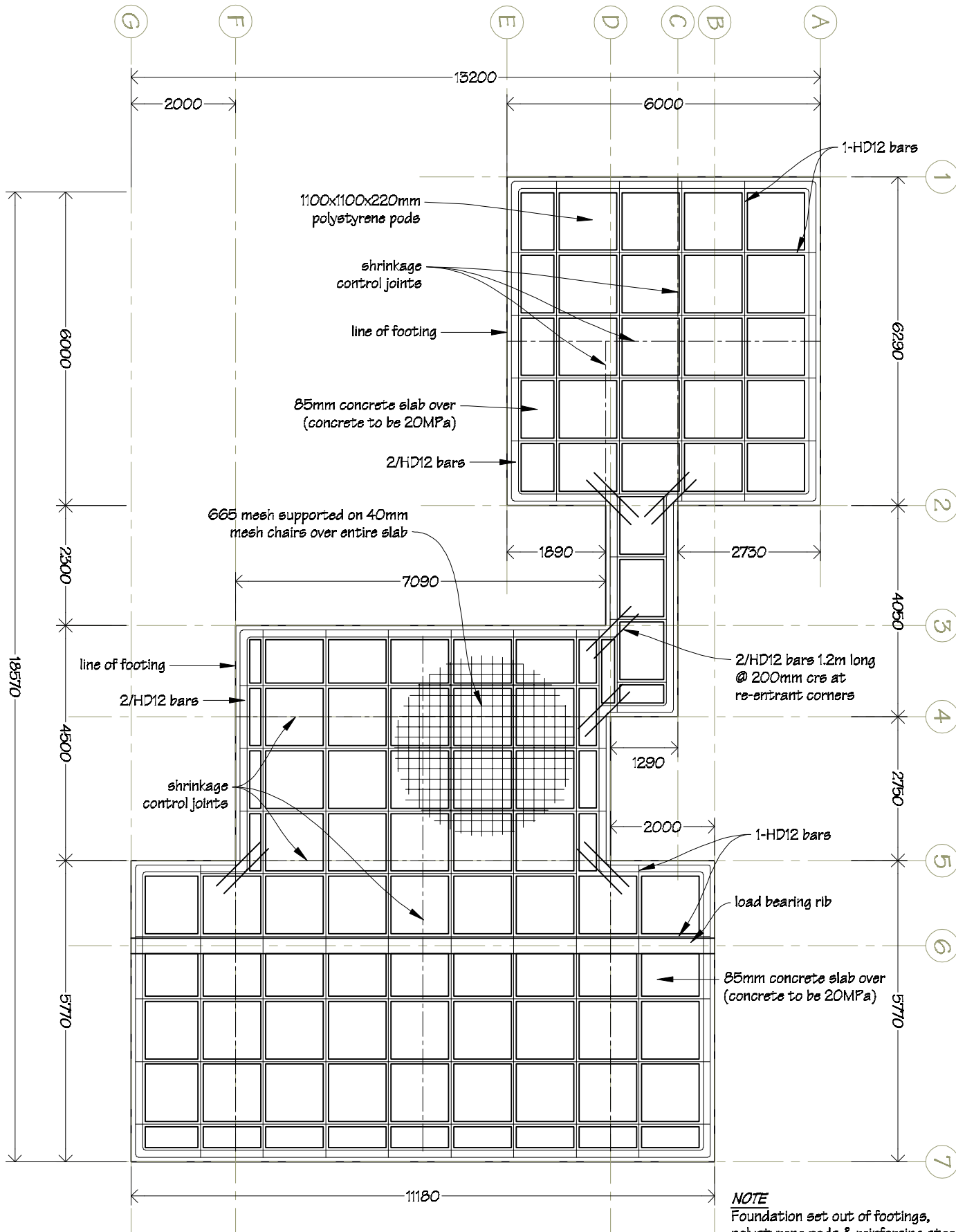


LINTEL SCHEDULE		
Door/ Window	LVL Timber Lintel Size	design/it Member Number
W1	90x45	L4
W2	2/90x45	L3
W3	150x45	L9
W4	150x45	L7
W5	150x45	L8
W6	150x45	L8
W7	2/190x45	L6
D1	2/190x45	L6
D2	2/90x45	L4
D3	90x45	L5
D7	2/400x45	L1
Openings	150x45	L10



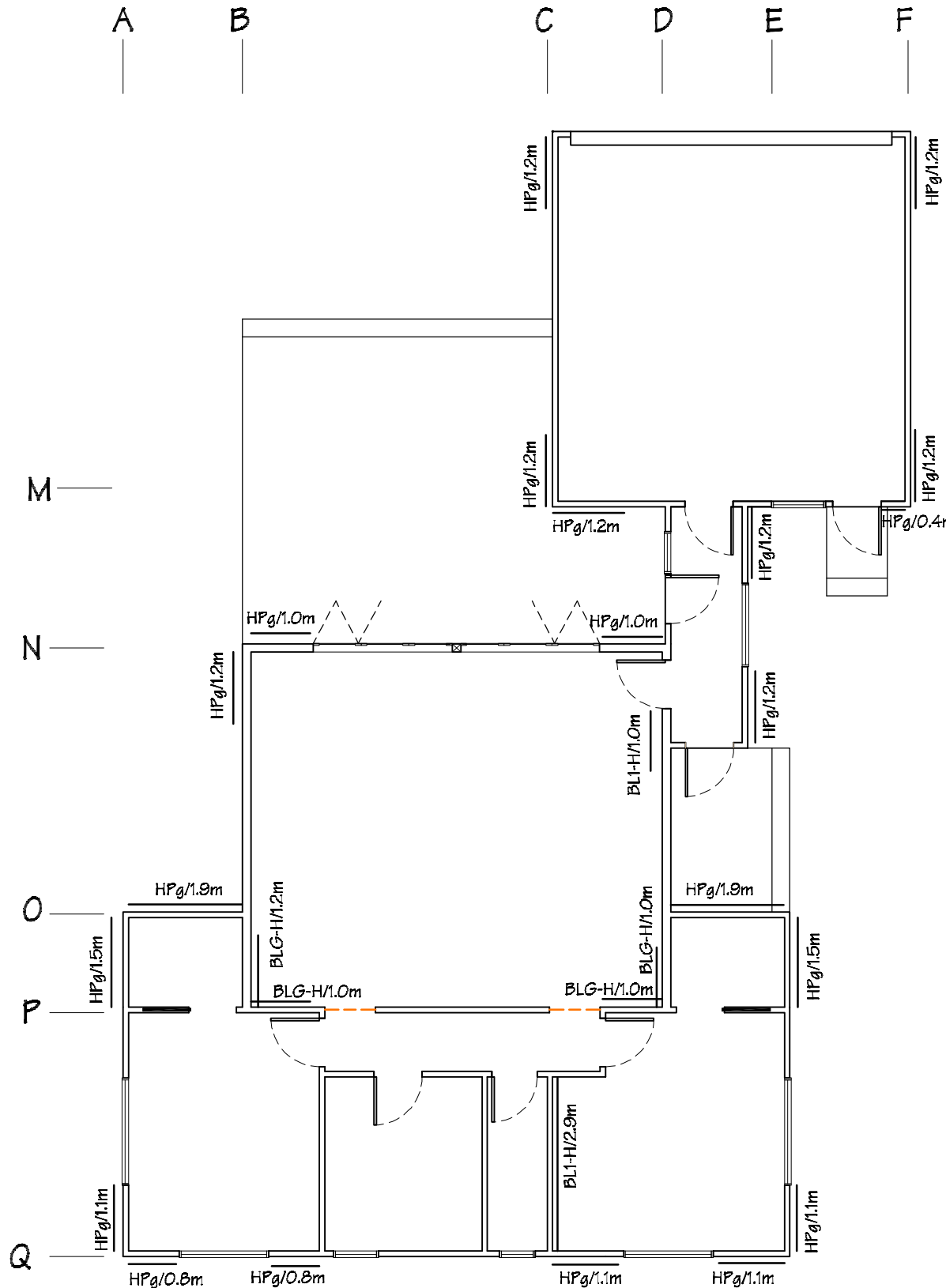
 IR Group Ltd <small>Design - Project Management - Planning</small>	Phone- Office 04 526-7711	Warren Birdling 46 Brentwood Street Upper Hutt	PROJECT Site Development	DRAWING TITLE Dimension Plan	REVISIONS	Scale	1:100	Pricing/Building Consent Drawings
	Mobile- Ian 021-427.347				No Date Description	Date	7/09/17	
	Mobile- Stephen 027-3355889					Original sheet size	A3	
	Email- ian@irgroup.co.nz					Drawn	S. T.	
	Web- www.irgroup.co.nz					Sheet No	4 of 24	
						Dwg Ref	4	
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Concrete Foundation Plan



NOTE
Foundation set out of footings,
polystyrene pods & reinforcing steel
to be in accordance with
manufacturer's instructions.

Wall Bracing Plan



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Warren Birdling
46 Brentwood Street
Upper Hutt

PROJECT
Site Development

DRAWING TITLE	Concrete Foundation & Wall Bracing Plans
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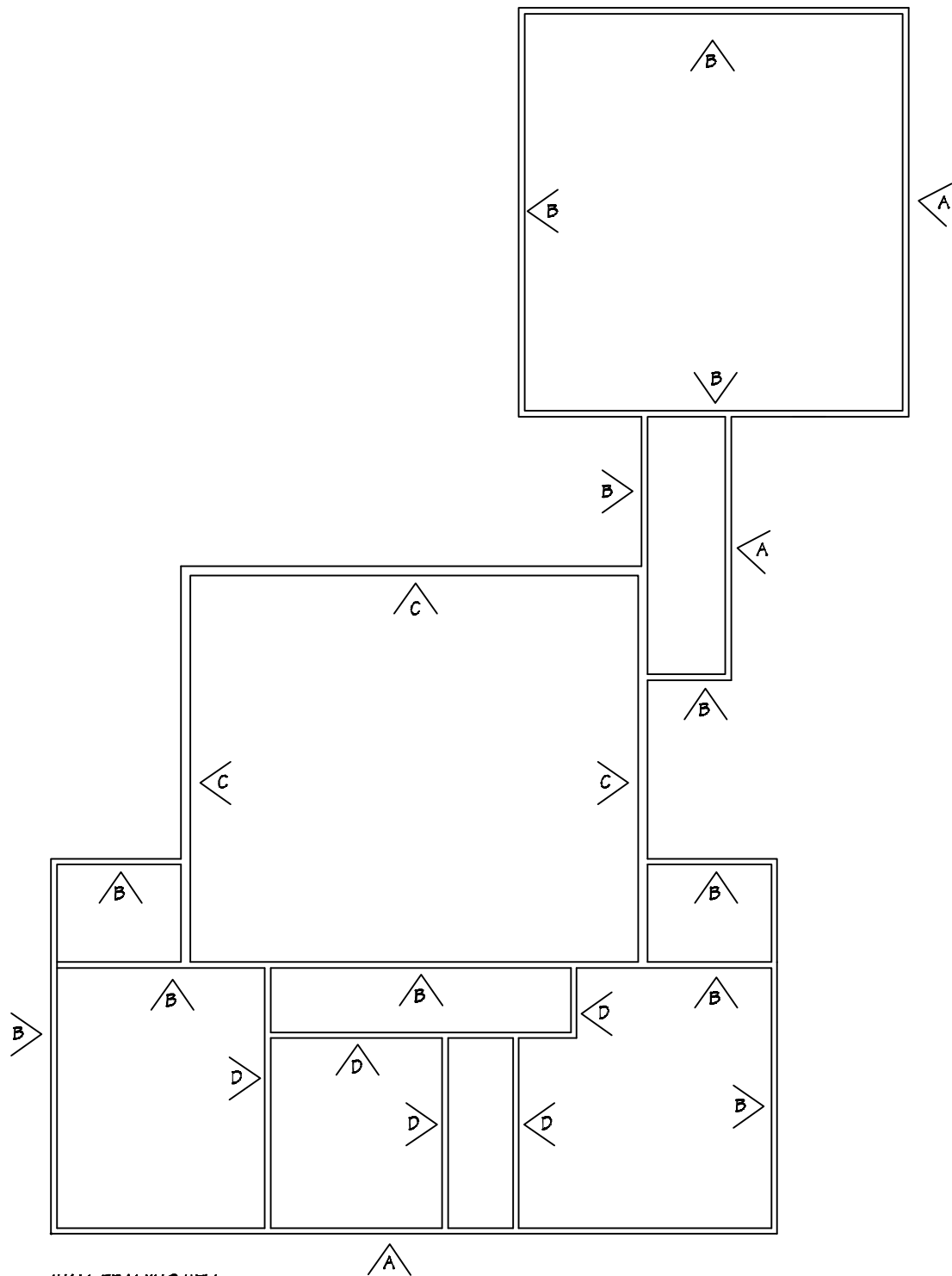
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Date	7/09/17
Original sheet size	A3
Drawn	S.T.
Sheet No	5 of 24
Dwg Ref	5

**Pricing/Building Consent
Drawings**

*Do not scale from drawings.
Check all dimensions on site.*

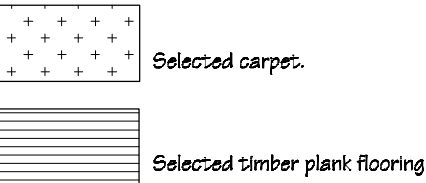
Wall Framing Plan



WALL FRAMING KEY

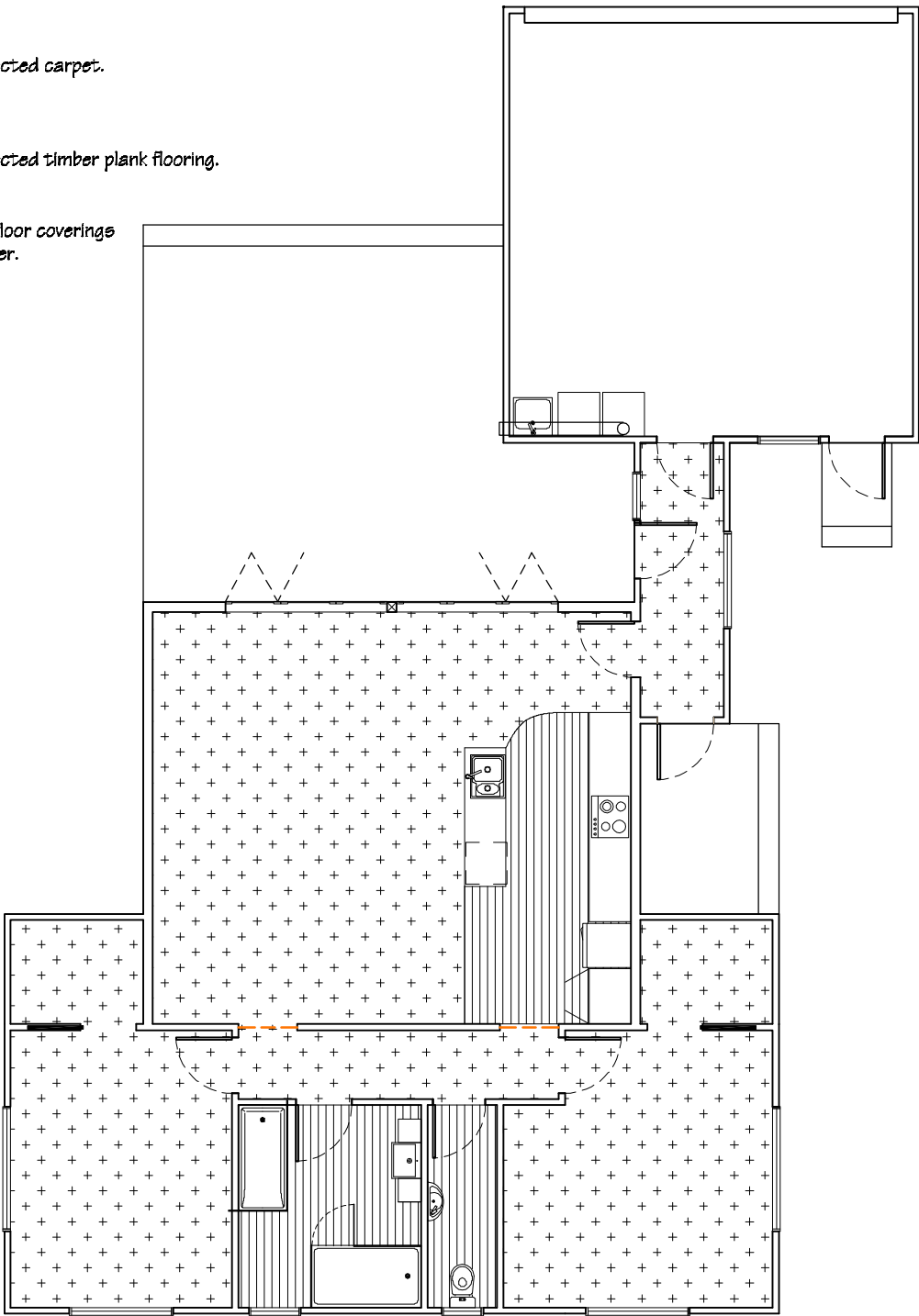
- A 90x45 H1.2 framing @ 400mm c/s.
- B 90x90 H1.2 framing @ 400mm c/s.
- C 140x45 H1.2 framing @ 400mm c/s.
- D 90x45 H1.2 framing @ 600mm c/s.

Floor Coverings Key

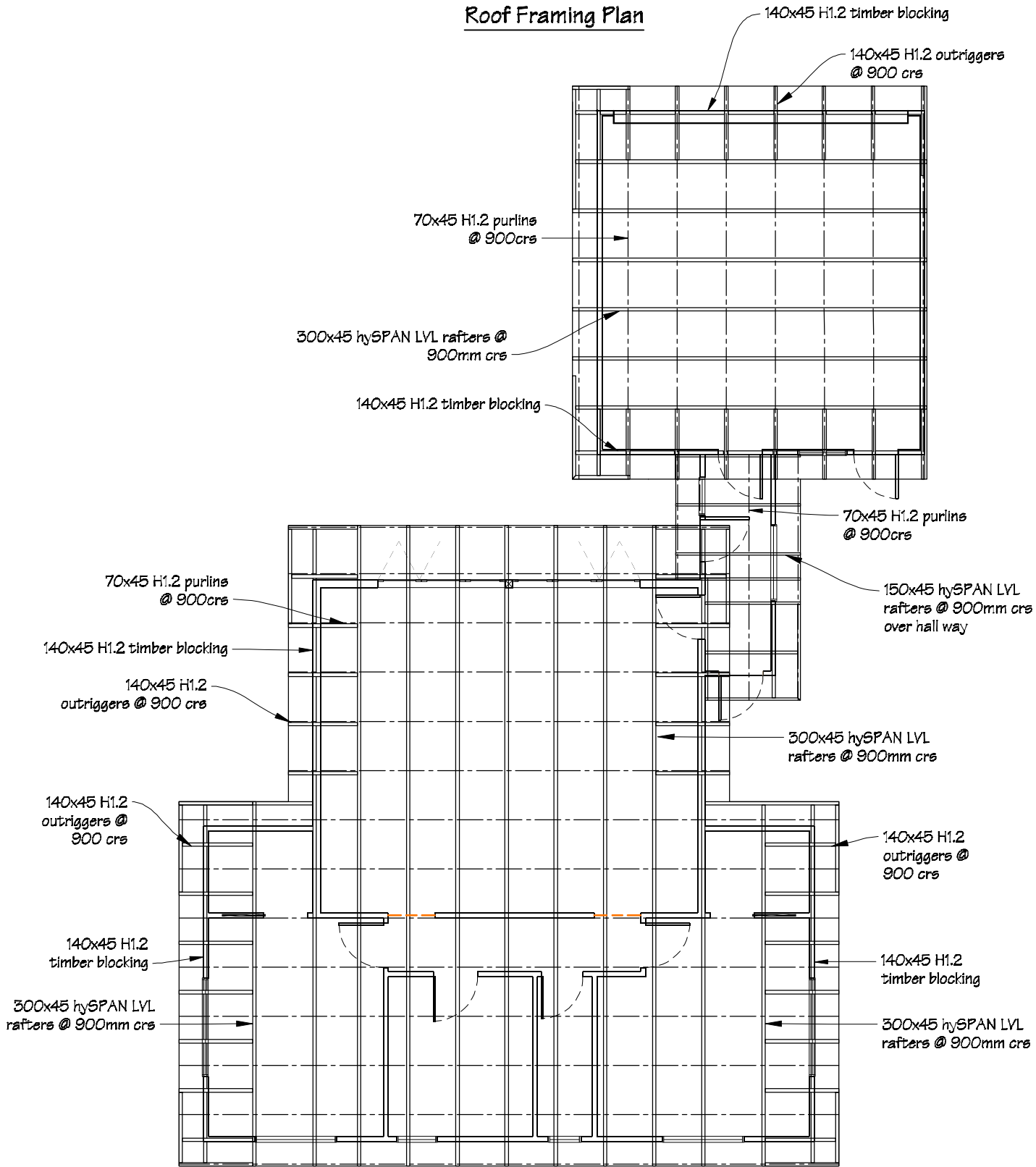


NOTE:
New carpet and vinyl floor coverings
to be selected by owner.

Floor Coverings Plan



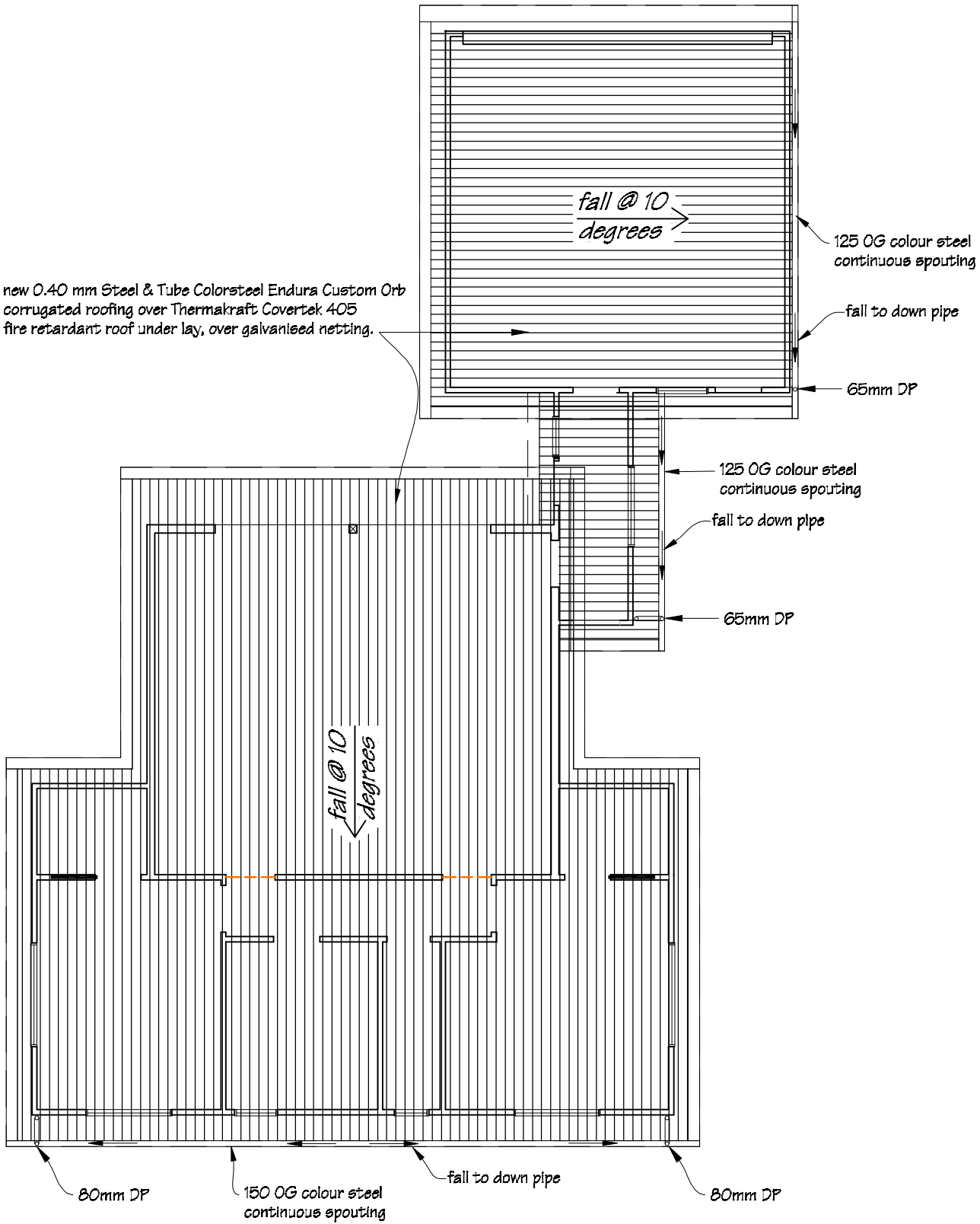
Roof Framing Plan




FIXINGS
Purlins 1/10g self drilling screw, 80mm long.
Rafters 2/90 x 3.15 skew nails + 2 wire dogs.

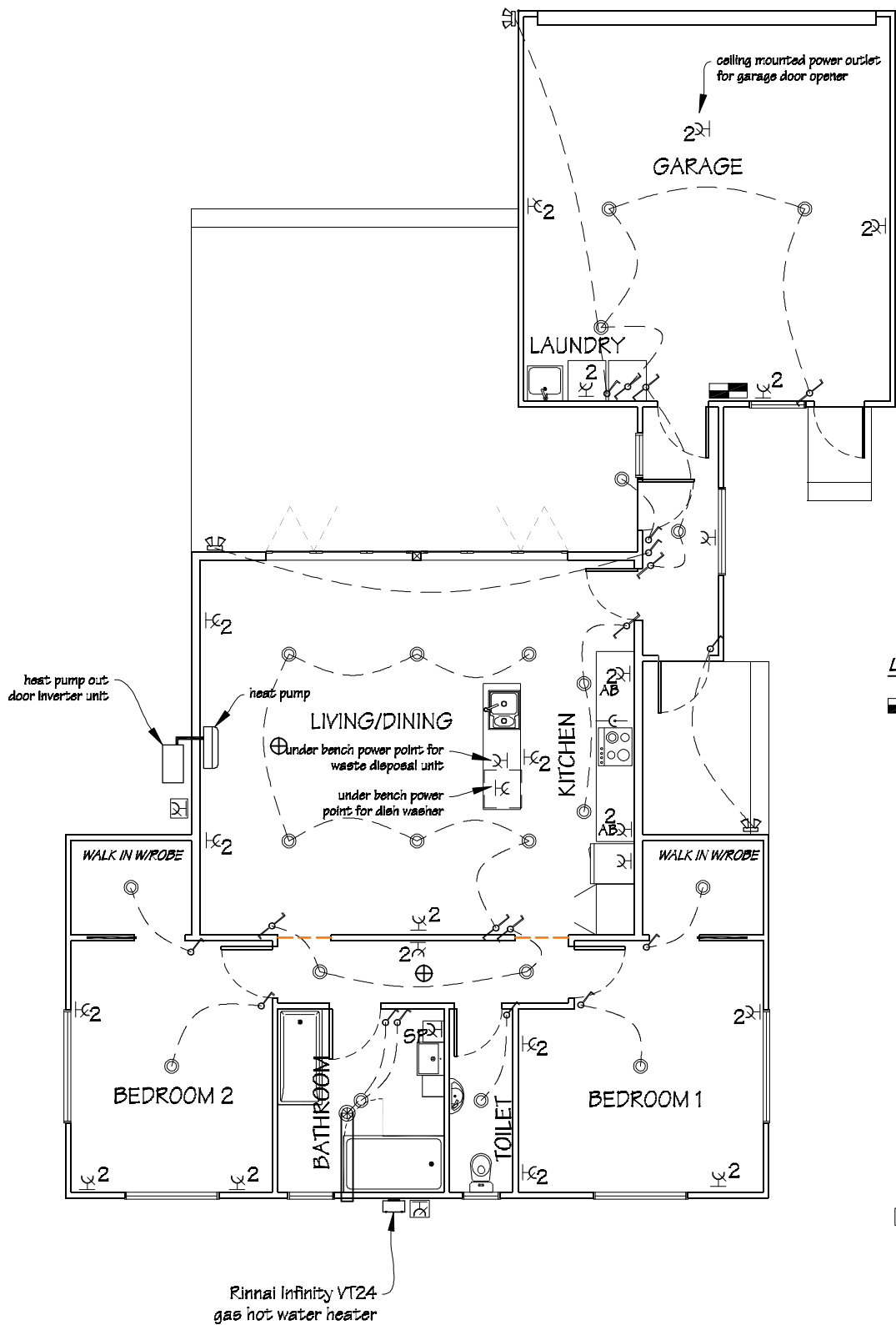
All timber sections to be SGB

Roofing Plan



 IR Group Ltd <small>Design - Project Management - Planning</small>	Phone- Office 04 526-7711	Warren Birdling 46 Brentwood Street Upper Hutt	PROJECT Site Development	DRAWING TITLE Roof Framing & Roofing Plans	REVISIONS	Scale 1:100	Pricing/Building Consent Drawings
	Mobile- Ian 021-427.347				<u>No</u> <u>Date</u> <u>Description</u>	Date 7/09/17	
	Mobile- Stephen 027-3355889					Original sheet size A3	
	Email- ian@irgroup.co.nz					Drawn S.T.	
	Web- steve@irgroup.co.nz					Sheet No 7 of 24	
	www.irgroup.co.nz				Dwg Ref 7	Do not scale from drawings. Check all dimensions on site.	

Electrical Plan



LEGEND

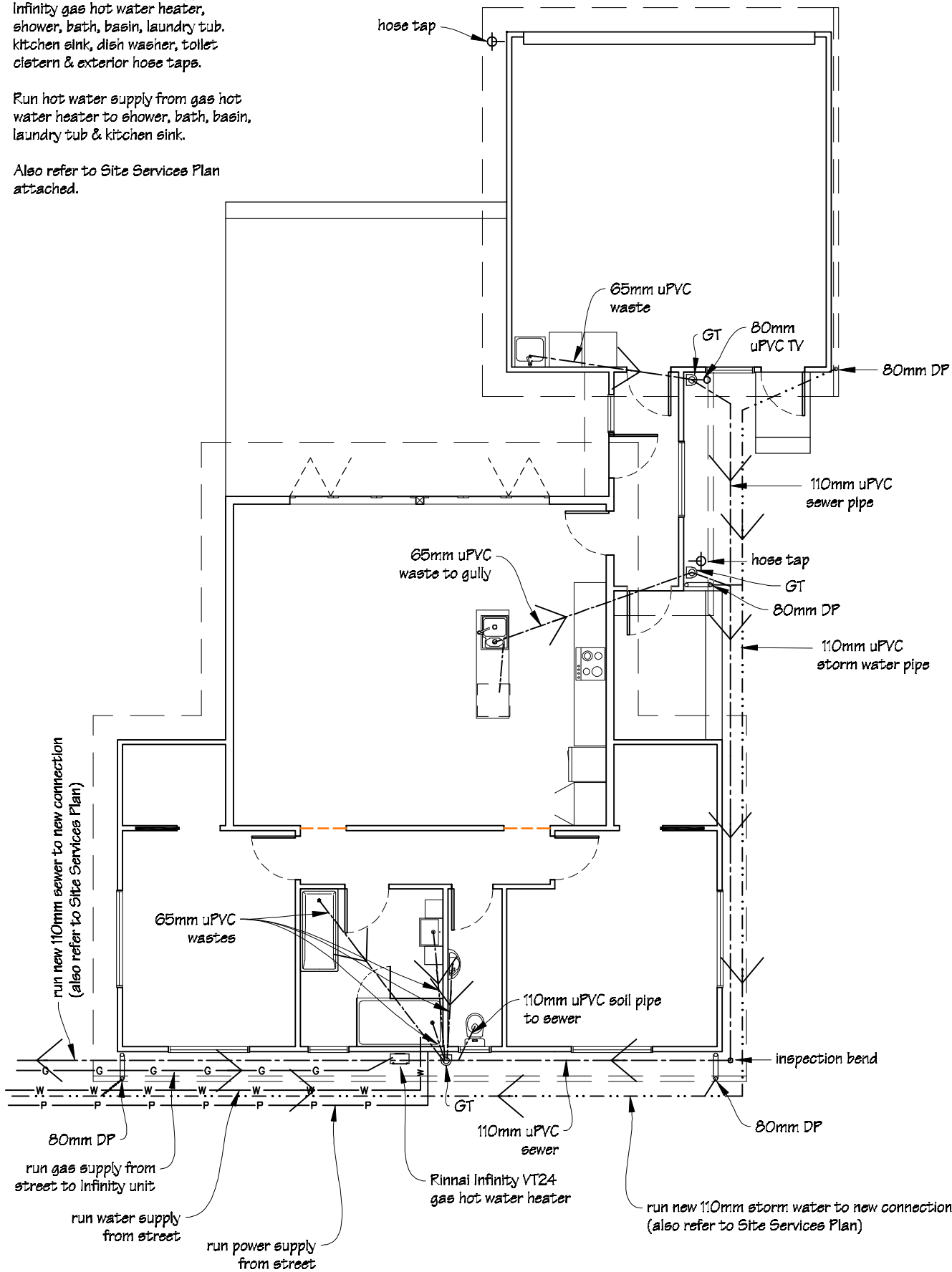
- Electrical distribution board
- Switched socket outlet 10A double AB flush mounted, located above bench.
- Switched socket outlet 10A double flush mounted
- Switched socket outlet 10A single flush mounted
- Switched shaver socket outlet flush mounted.
- One way switch 10A flush mounted
- Two way switch 10A flush mounted
- Range outlet
- Incandescent batten holder
- 150mm Manrose through roof extraction fan, (fan to be connected with light switch).
- Exterior switched socket for heat pump out door unit & Infinity unit.
- Photo-electric battery operated smoke alarm.
- Exterior security light with daylight sensor & motion detector
- Heat pumps to be supplied by owner.
- Allow to run power from street supply to dwelling.


Services Plan

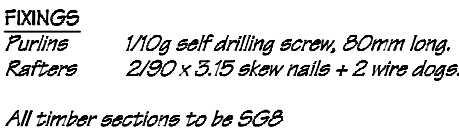
Allow to run cold water supply to Infinity gas hot water heater, shower, bath, basin, laundry tub, kitchen sink, dish washer, toilet cistern & exterior hose taps.

Run hot water supply from gas hot water heater to shower, bath, basin, laundry tub & kitchen sink.

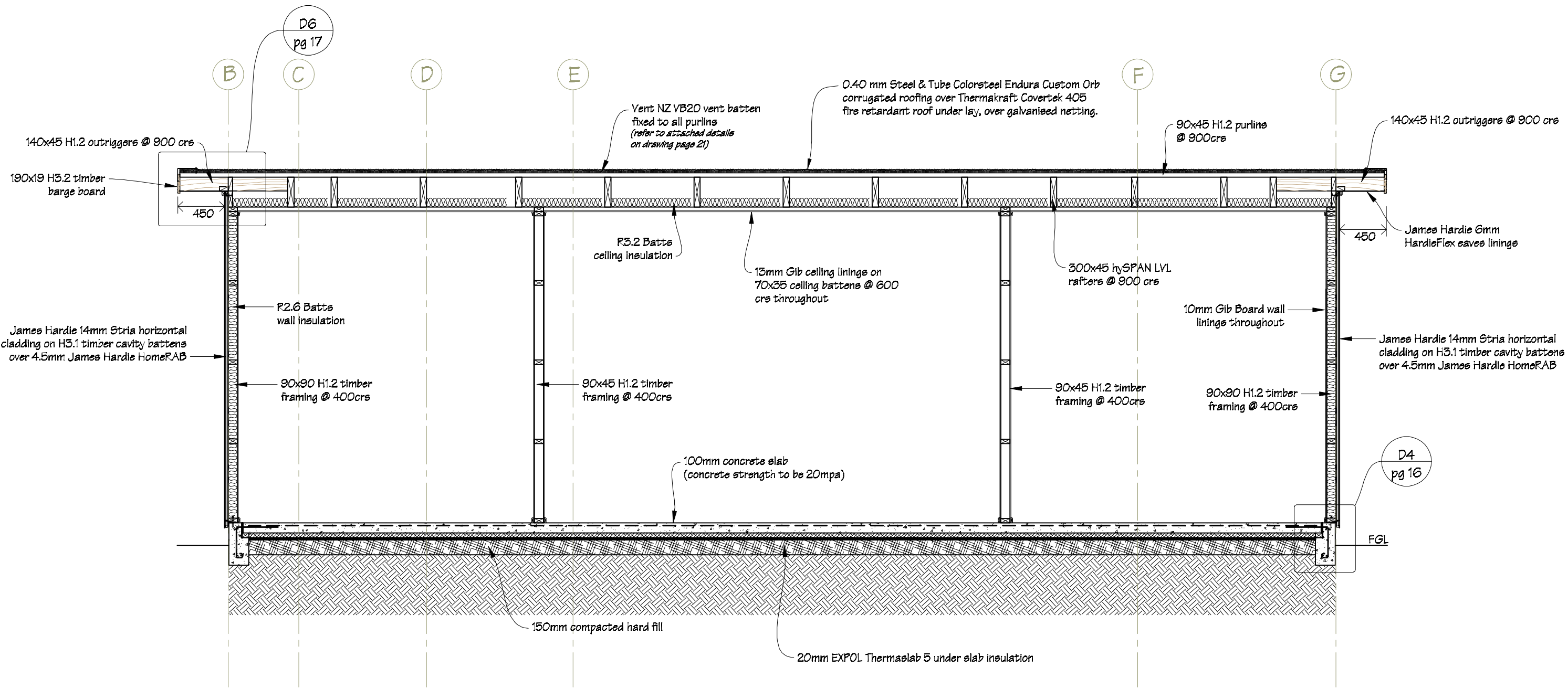
Also refer to Site Services Plan attached.




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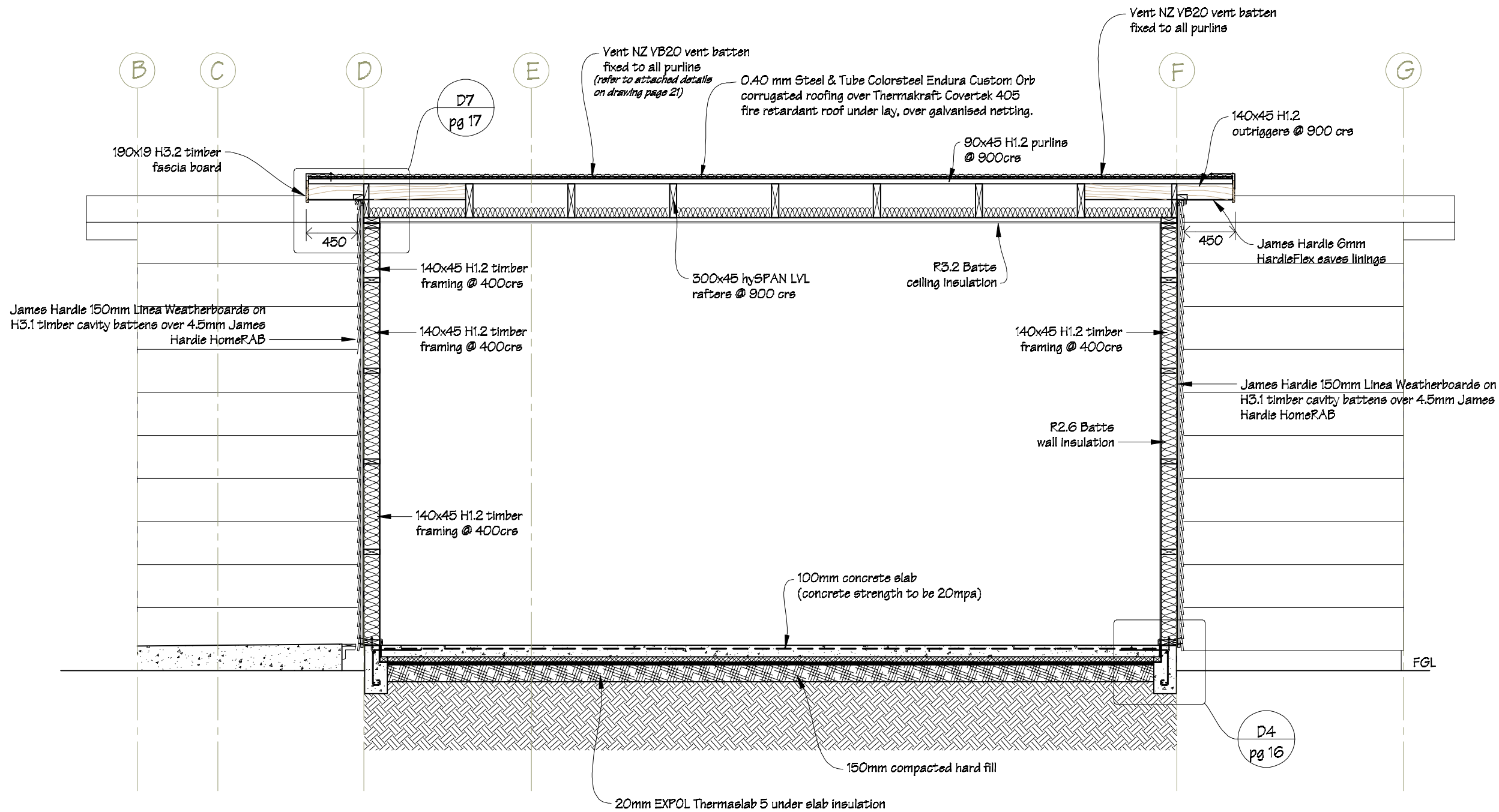



FIXINGS
 Purlins 1/10g self drilling screw, 80mm long.
 Rafters 2/90 x 3.15 skew nails + 2 wire dogs.
 All timber sections to be SGB



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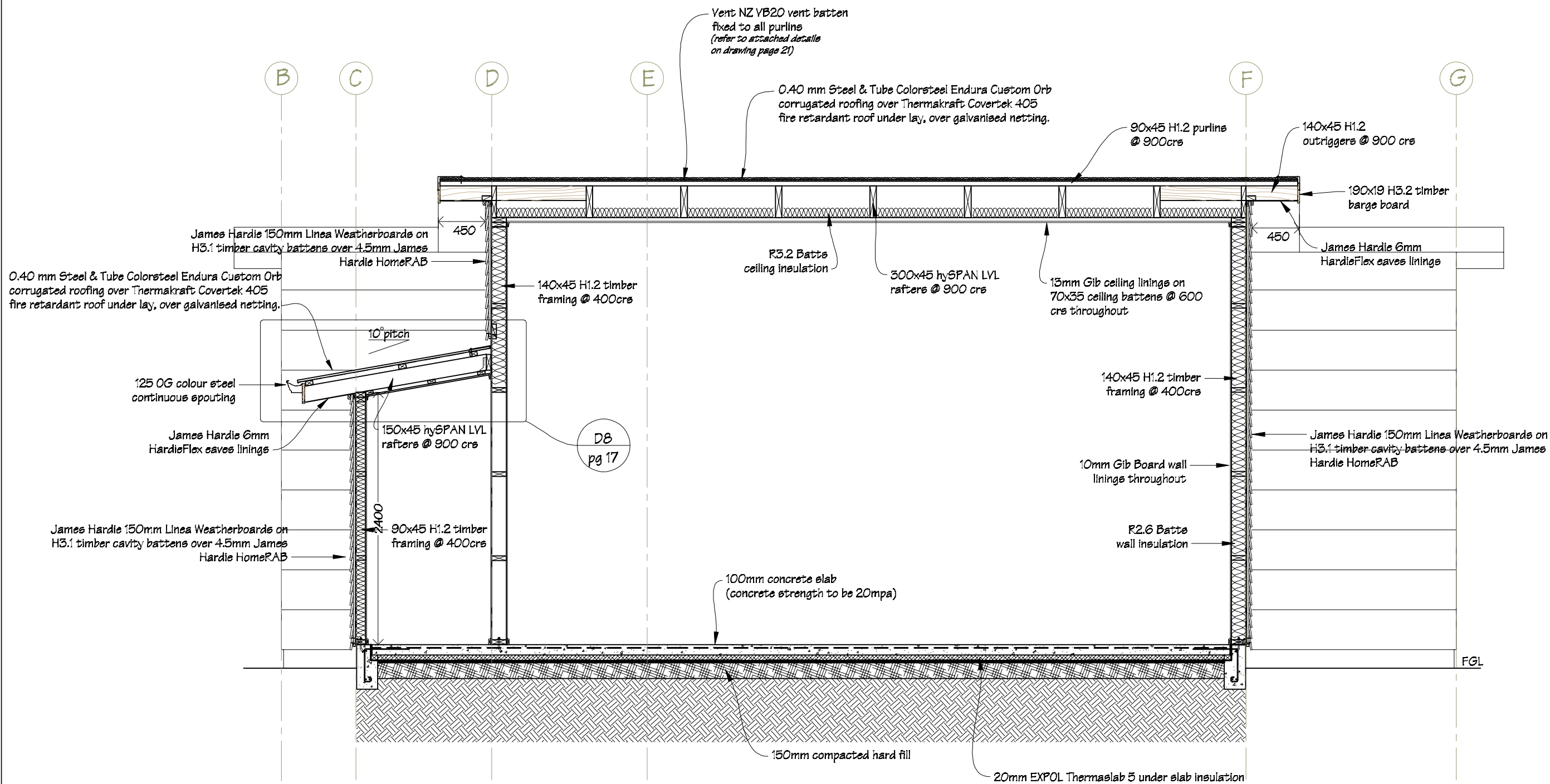
FIXINGS
 Purlins 1/10g self drilling screw, 80mm long.
 Rafters 2/90 x 3.15 skew nails + 2 wire dogs.
 All timber sections to be SGB




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						Date 7/09/17	
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						Sheet No 12 of 24 Dwg Ref 12	

FIXINGS
Purlins 1/10g self drilling screw, 80mm long.
Rafters 2/90 x 3.15 skew nails + 2 wire dogs.

All timber sections to be SGB



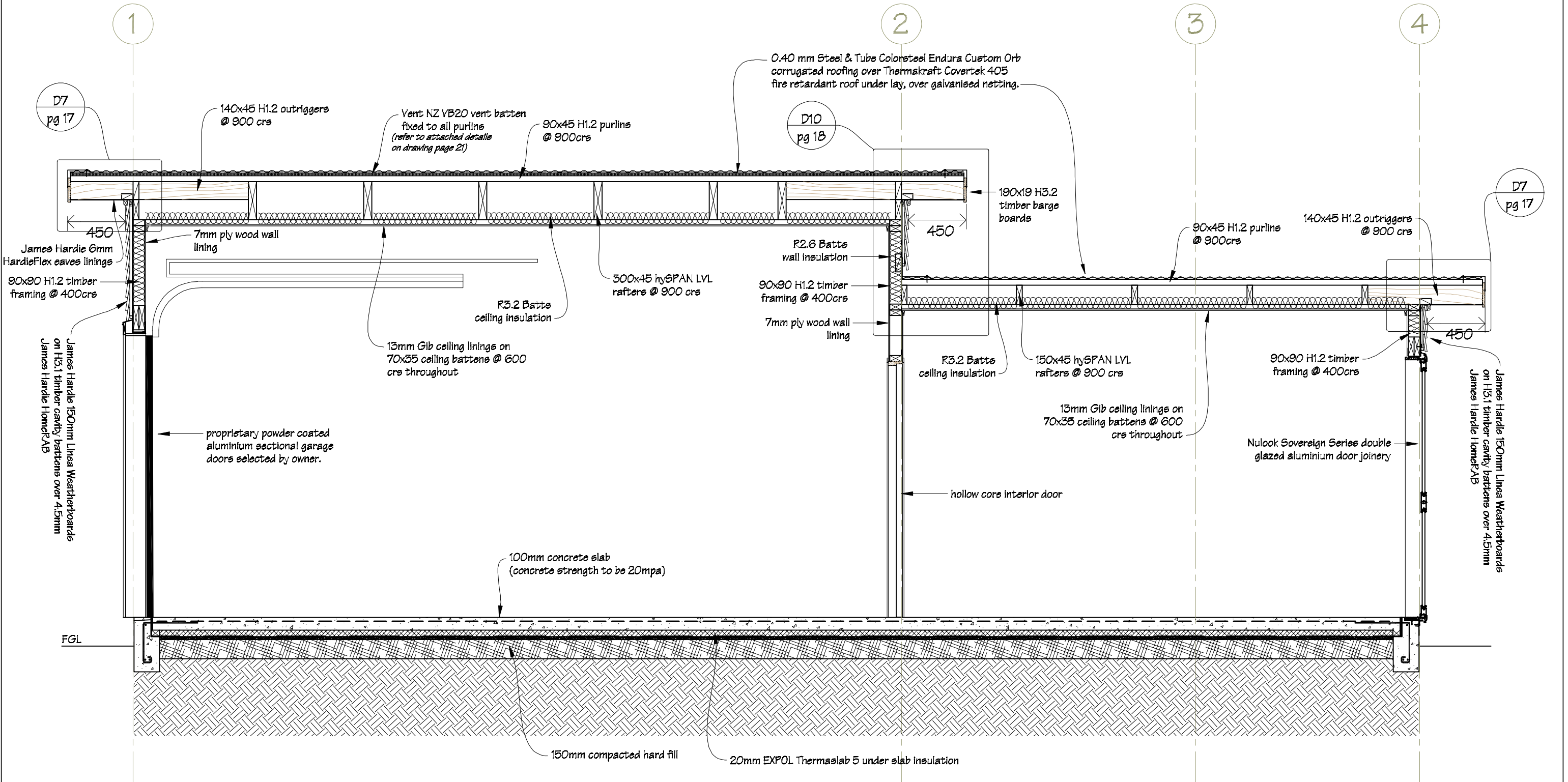
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						Date 7/09/17	
						Original sheet size A3	
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						Dwg Ref 13	


All timber sections to be SGB

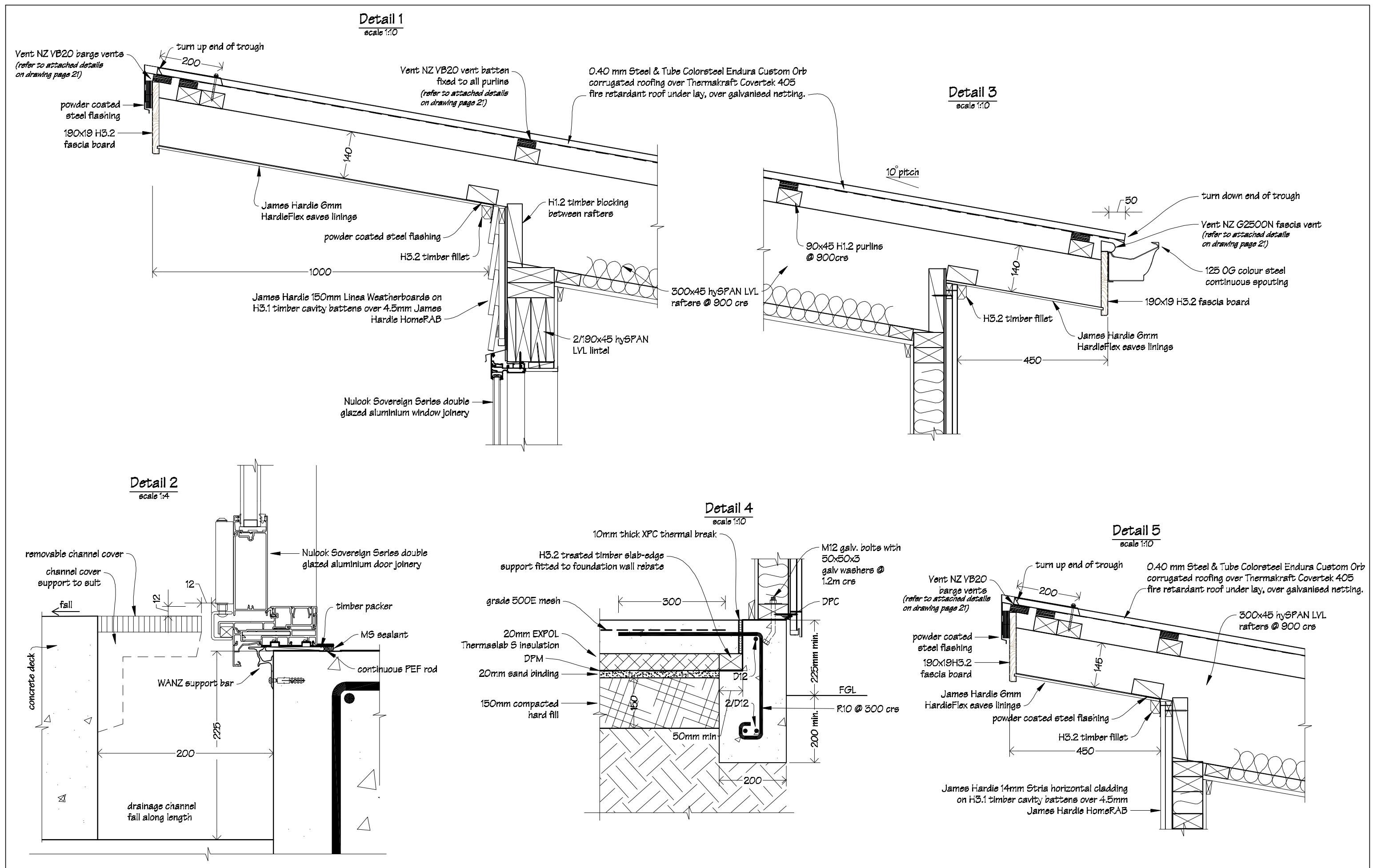



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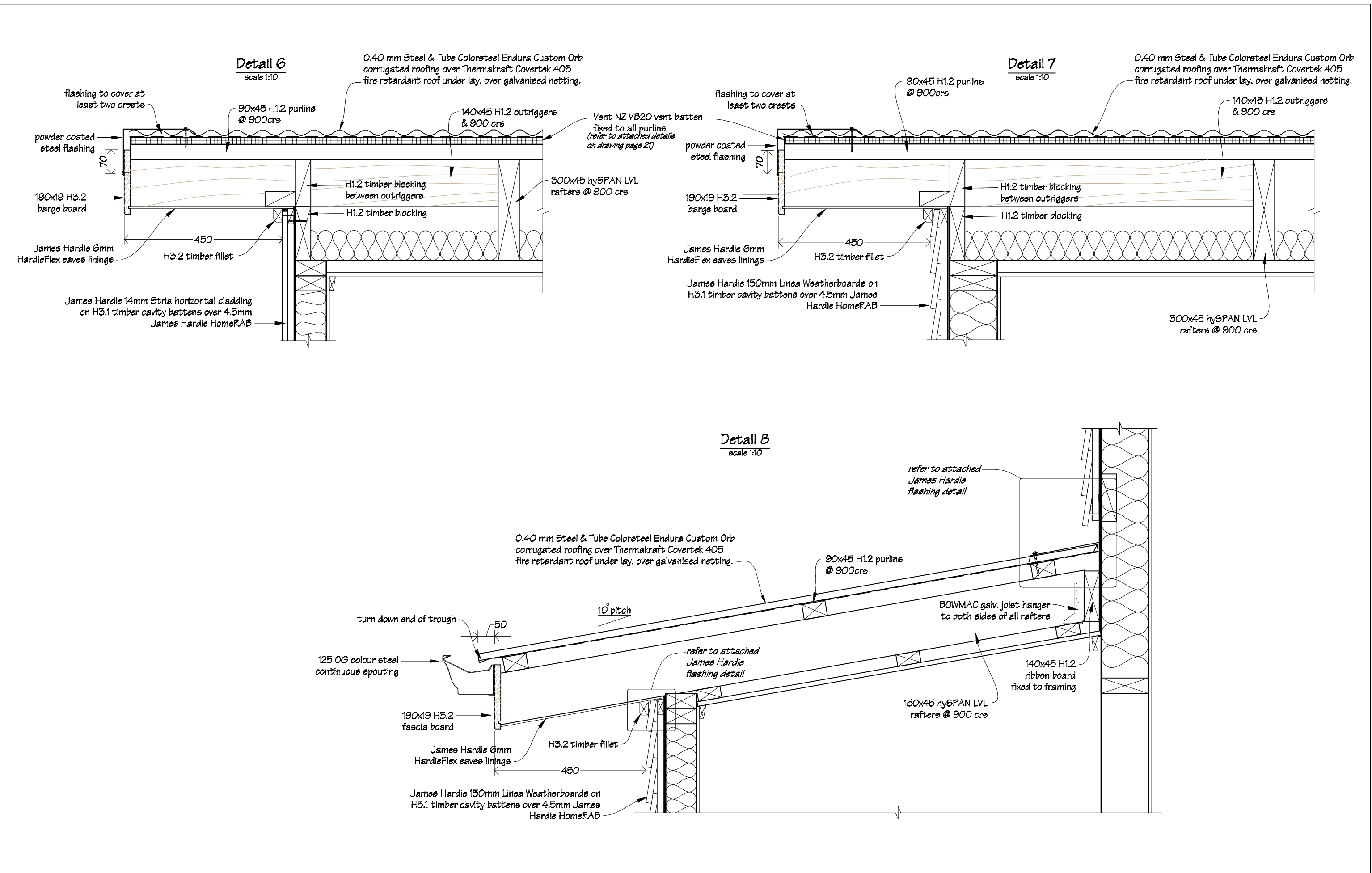
FIXINGS
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 Rafters 2/90 x 3.15 skew nails + 2 wire dogs.
 All timber sections to be SGB




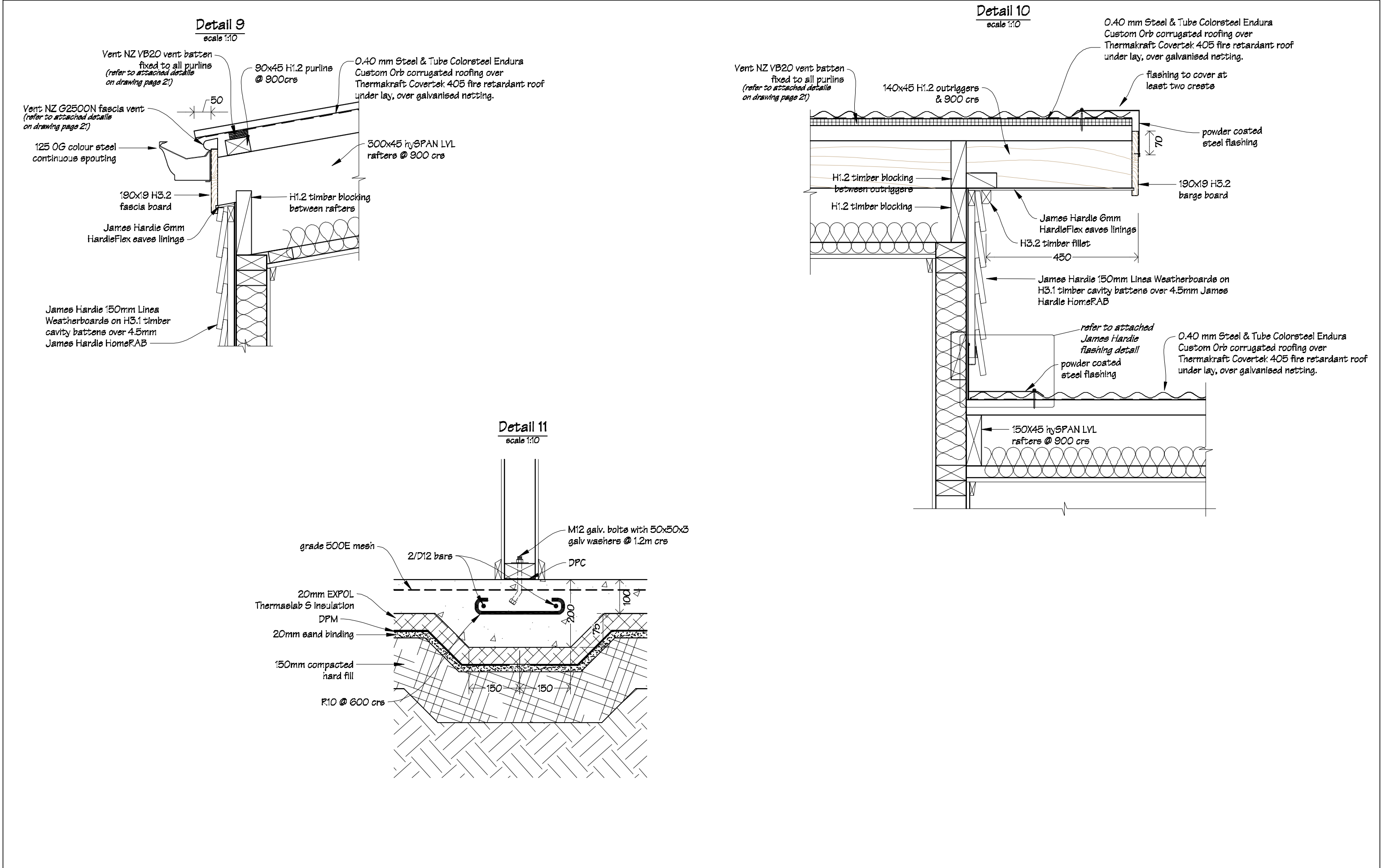
 IR Group Ltd <small>Design - Project Management - Planning</small>	Phone- Office 04 526-7711	Warren Birdling 46 Brentwood Street Upper Hutt	PROJECT Site Development	DRAWING TITLE Cross Section G-G	REVISIONS	Scale 1:50	Pricing/Building Consent Drawings
	Mobile- Ian 021-427.347				<u>No</u> <u>Date</u> <u>Description</u>	Date 7/09/17	
	Mobile- Stephen 027-3355889					Original sheet size A3	
	Email- ian@irgroup.co.nz					Drawn S.T.	
	steve@irgroup.co.nz					Sheet No 15 of 24	
Web- www.irgroup.co.nz					Dwg Ref 15	Do not scale from drawings. Check all dimensions on site.	




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						Date 7/09/17	
						Original sheet size A3	
						Drawn S.T.	
						Sheet No 17 of 24 Dwg Ref 17	



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	Mobile- Ian 021-427.347					Date	7/09/17	
	Mobile- Stephen 027-3355889					Original sheet size	A3	
	Email- ian@irgroup.co.nz					Drawn	S.T.	<i>Do not scale from drawings. Check all dimensions on site.</i>
	steve@irgroup.co.nz					Sheet No	18 of 24	
	Web- www.irgroup.co.nz					Dwg Ref	18	

INTERNAL CORNER JUNCTION BETWEEN LINEA® WEATHERBOARD AND JAMES HARDIE FLAT SHEET CLADDING / STRIA® CLADDING

Figure 3: Foundation Detail Option 1


Soffit Detail For CLD Structural Cavity Battens

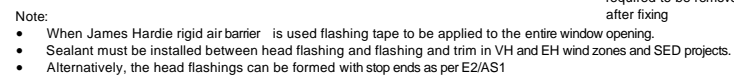
Figure 11: External Aluminium Box Corner

Sill Detail For CLD Structural Cavity Battens

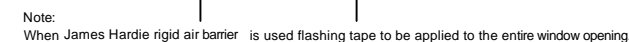
Jamb Detail For CLD Structural Cavity Battens

Head Detail For CLD Structural Cavity Battens

 IR Group Ltd <small>Design - Project Management - Planning</small>	Phone- Office 04 526-7711	Warren Birdling 46 Brentwood Street Upper Hutt	PROJECT: Site Development	DRAWING TITLE: James Hardie Stria Cladding Flashing Details	REVISIONS	Scale 1:3	Pricing/Building Consent Drawings
	Mobile- Ian 021-427.347				<u>No</u> <u>Date</u> <u>Description</u>	Date 7/09/17	
	Mobile- Stephen 027-3355889					Original sheet size A3	Do not scale from drawings. Check all dimensions on site.
	Email- ian@irgroup.co.nz					Drawn S.T.	
	steve@irgroup.co.nz					Sheet No 19 of 24	
	Web- www.irgroup.co.nz					Dwg Ref 19	



TIMBER CAVITY WINDOW AND DOOR HEAD WITHOUT FACINGS



TIMBER CAVITY WINDOW AND DOOR JAMB WITHOUT FACINGS



Warren Birdling
46 Brentwood Street
Upper Hutt

PROJECT	Site Development
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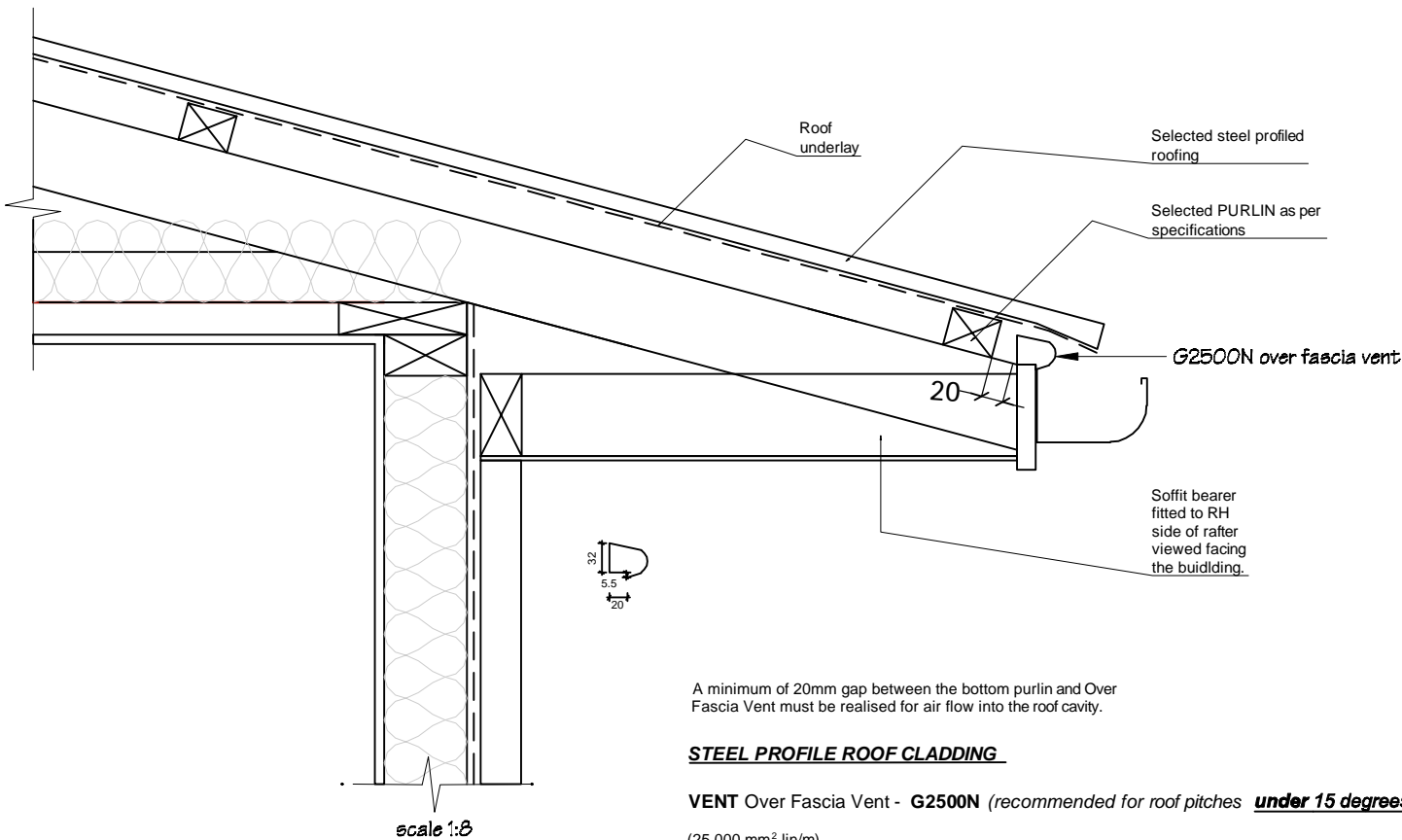
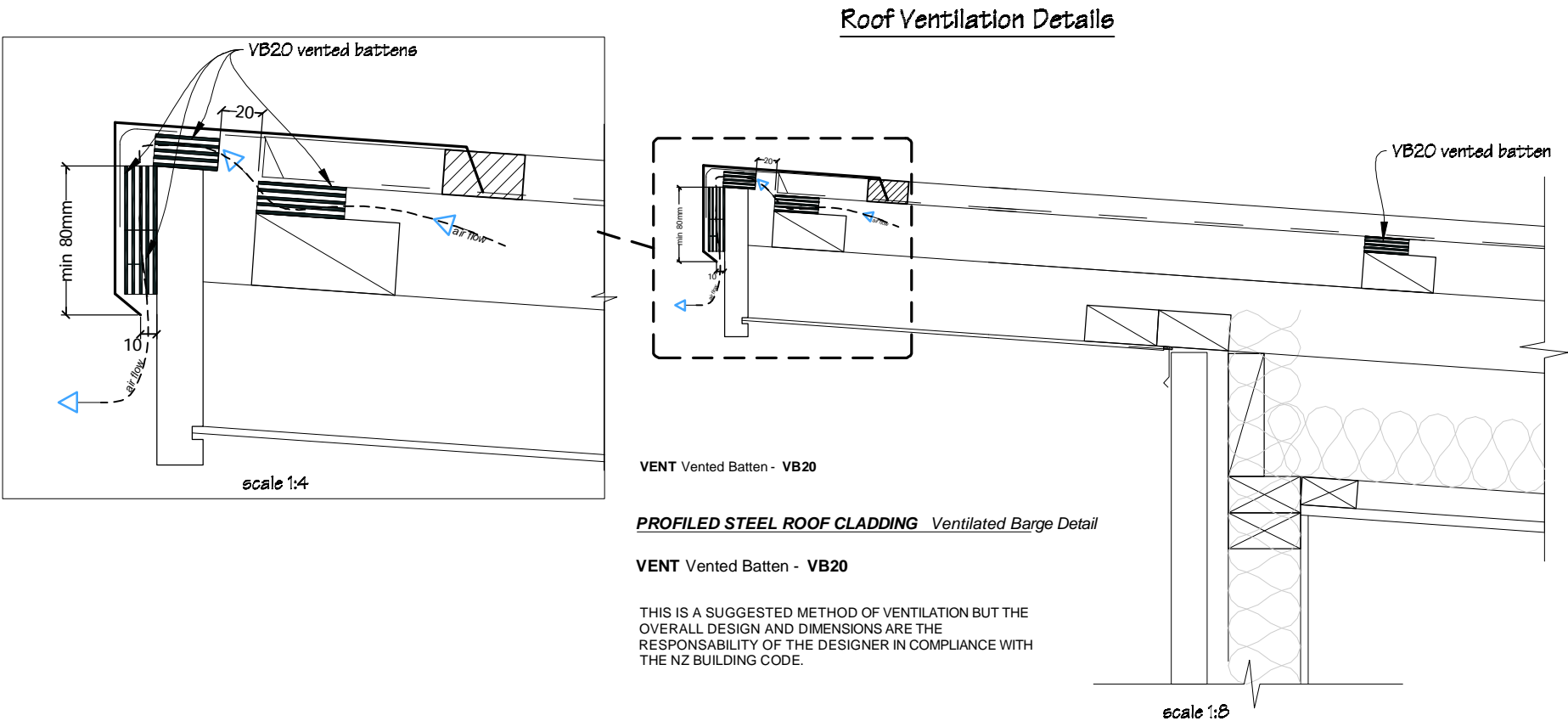
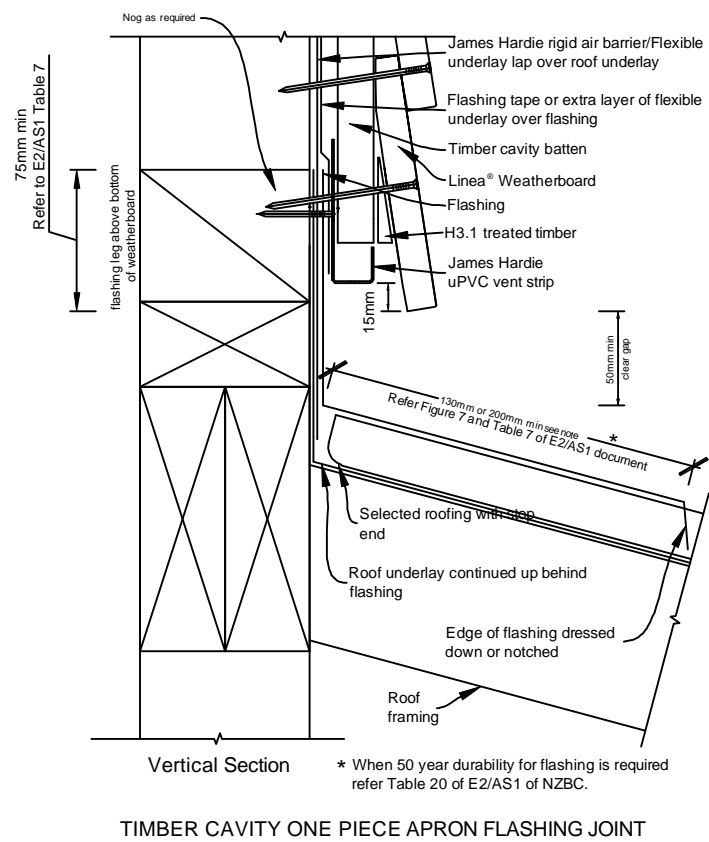
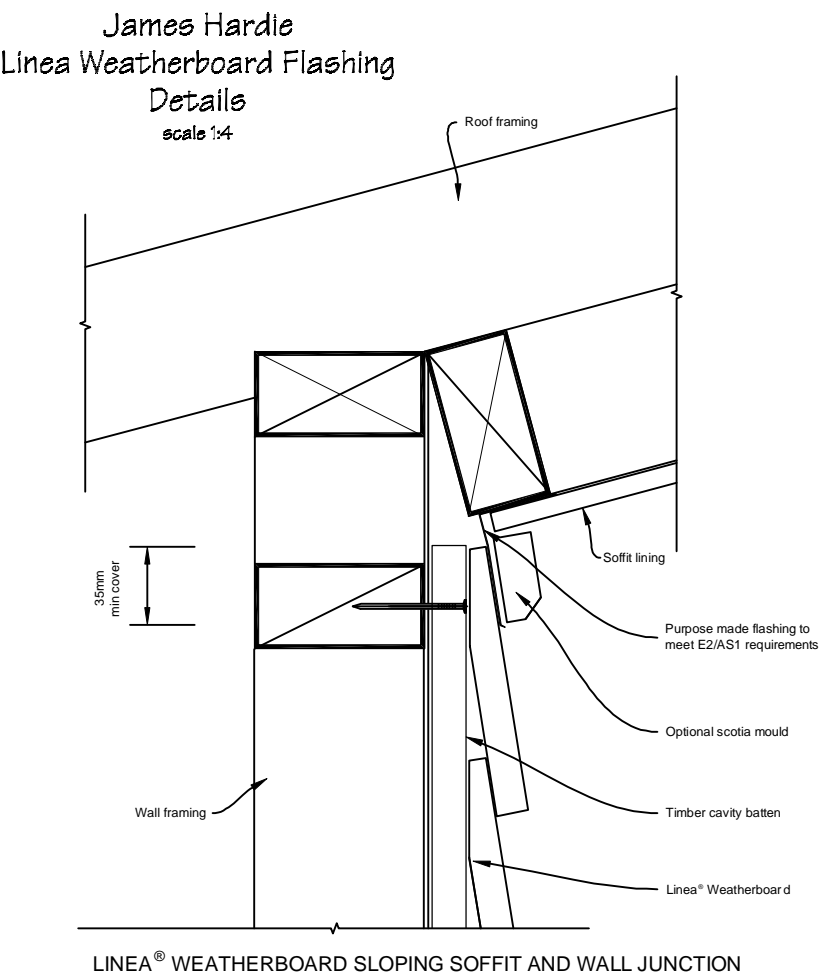
DRAWING TITLE
James Hardie Linea Weatherboard Flashing Details 1

REVISIONS		
No	Date	Description

Scale	1:3
Date	7/109/17
Original sheet size	A3
Drawn	S. T.
Sheet No	20 of 24
Dwg Ref	20

Pricing/Building Consent Drawings

*Do not scale from drawings.
Check all dimensions on site.*




A minimum of 20mm gap between the bottom purlin and Over Fascia Vent must be realised for air flow into the roof cavity.

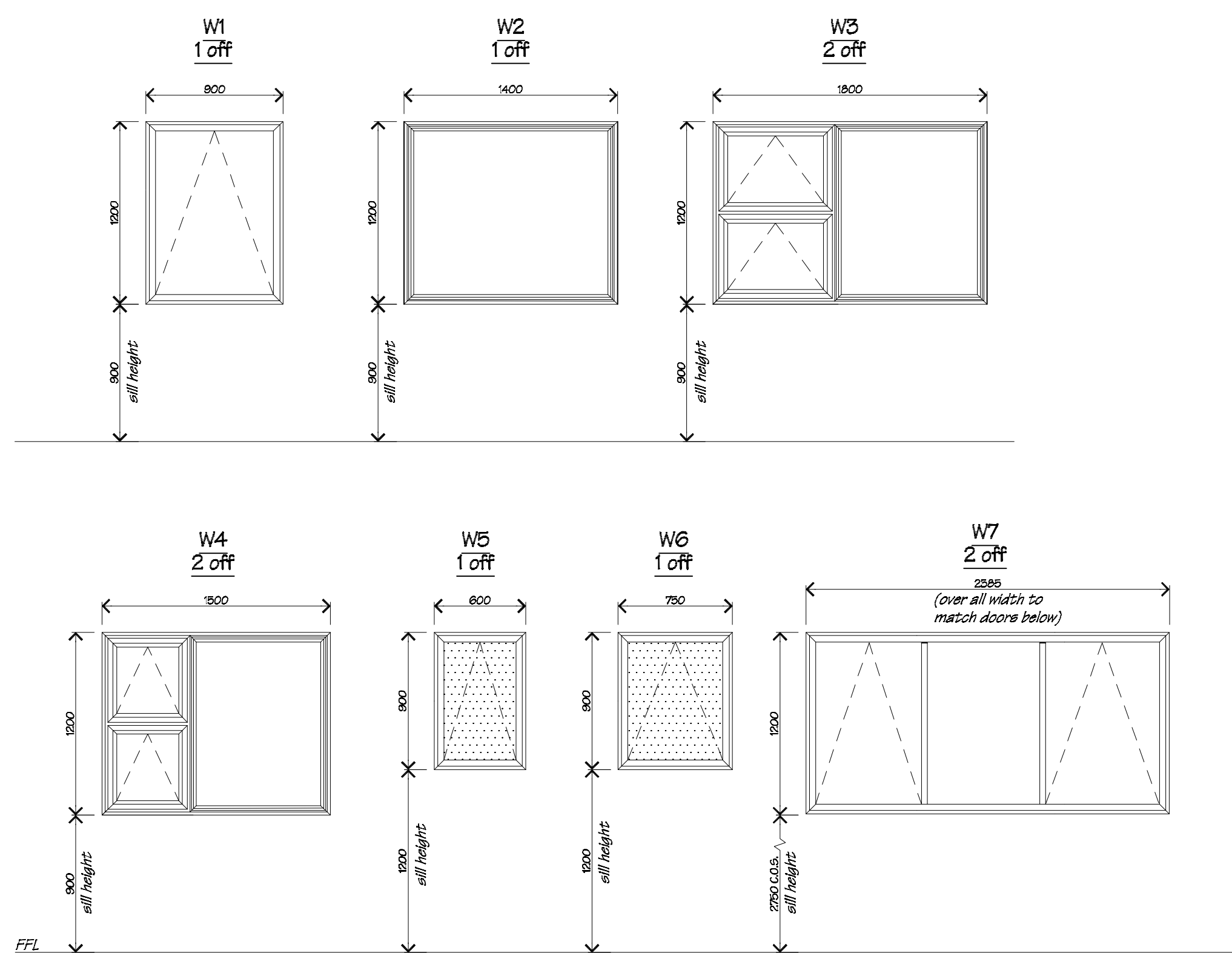
STEEL PROFILE ROOF CLADDING

VENT Over Fascia Vent - G2500N (recommended for roof pitches **under 15 degrees and skillion roofs**)

(25,000 mm² lin/m)

THIS IS A SUGGESTED METHOD OF VENTILATION BUT THE OVERALL DESIGN AND DIMENSIONS ARE THE RESPONSABILITY OF THE DESIGNER IN COMPLIANCE WITH THE NZ BUILDING CODE.

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						Date	7/09/17	
						Original sheet size	A3	
						Drawn	S.T.	
						Sheet No	21 of 24	
						Dwg Ref	21	



All windows to be powder coated Nulook Sovereign Series aluminium double glazed windows.

Glazing to be clear double glazed safety glass.
Windows W5 & W6 to have obscure glass.

Awning sashes to be fixed with
2 interlok avon non-locking fasteners per sash, (except windows W8).


Provide Window Control; systems, or similar, electric shaft &
lever openers to windows W7.

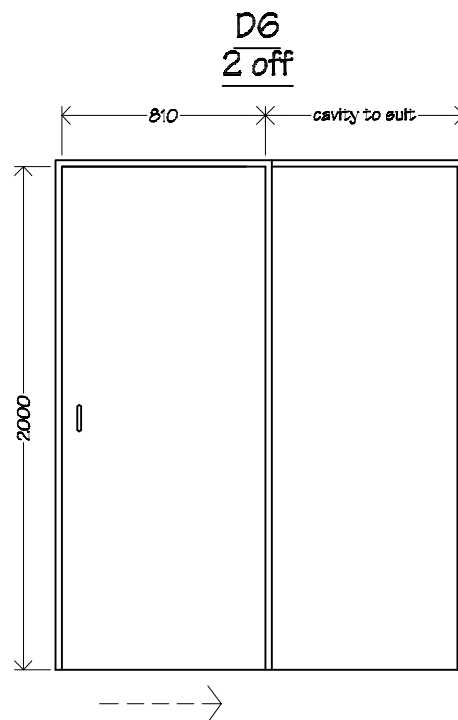
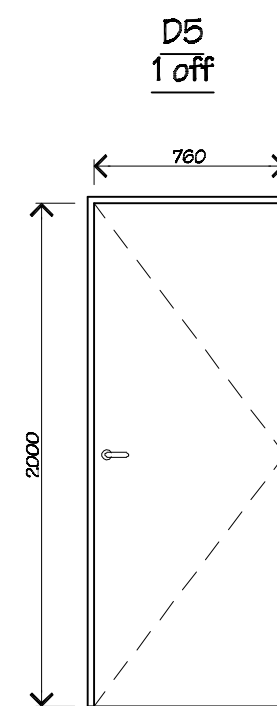
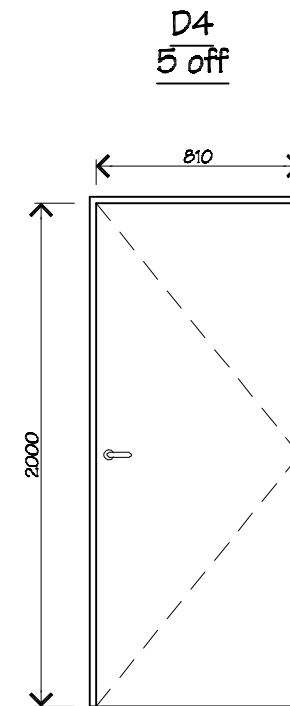
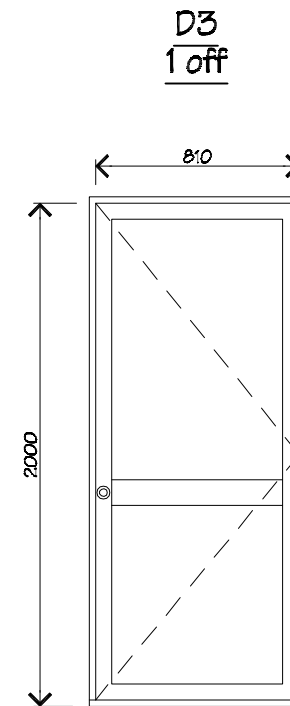
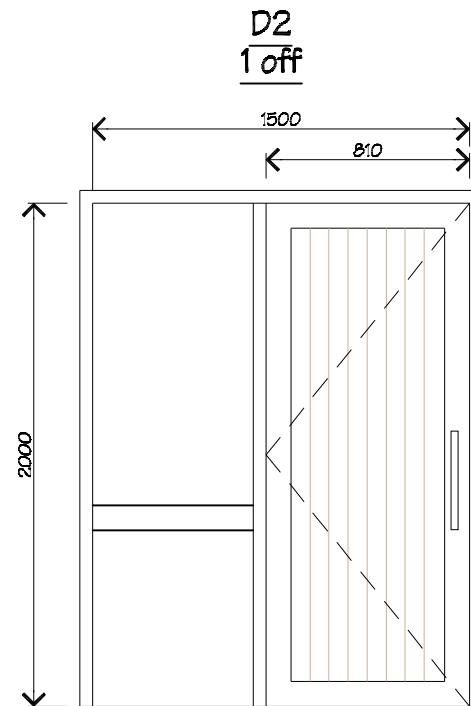
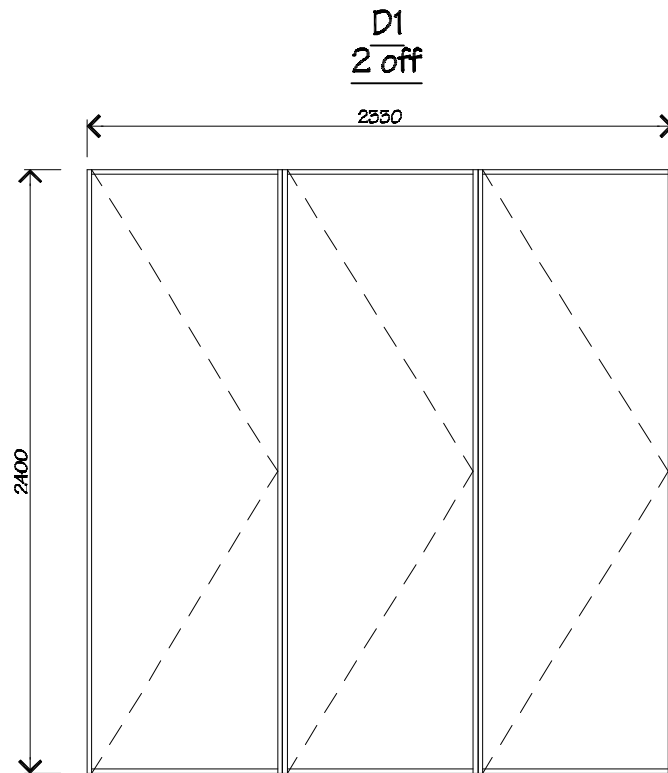
Check all dimensions on site.

Refer to floor plan & exterior elevations for handing.

All aluminium joinery to comply with NZS4211.

All glazing to comply with NZS 4225.

 IR Group Ltd <small>Design - Project Management - Planning</small>	Phone- Office 04 526-7711	Warren Birdling 46 Brentwood Street Upper Hutt	PROJECT Site Development	DRAWING TITLE Window Schedule	REVISIONS	Scale 1:50	Pricing/Building Consent Drawings
	Mobile- Ian 021-427.347				<u>No</u> <u>Date</u> <u>Description</u>	Date 7/09/17	
	Mobile- Stephen 027-3355889					Original sheet size A3	
	Email- ian@irgroup.co.nz					Drawn S.T.	
	steve@irgroup.co.nz					Sheet No 22 of 24	
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	Web-						



Doors D1, D2 & D2 to be double glazed exterior Nulook Sovereign Series exterior aluminium doors, (Doors D1 to be folding doors; configuration to be confirmed by owner).

Doors D2 & D3 to be double glazed exterior Nulook Sovereign Series hinged aluminium exterior doors. (Door D2 to matching side light).

Doors and frame to be powder coated aluminium.


Glazing to be double glazed Grade A safety glass.

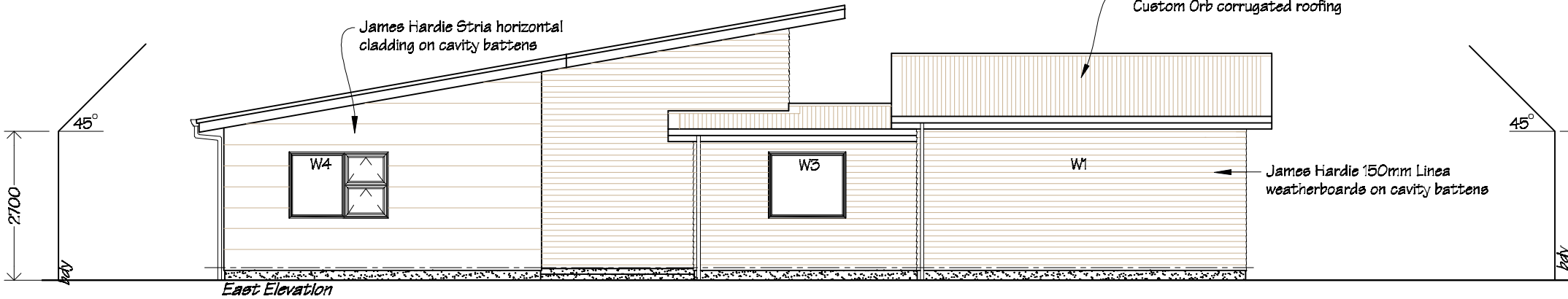
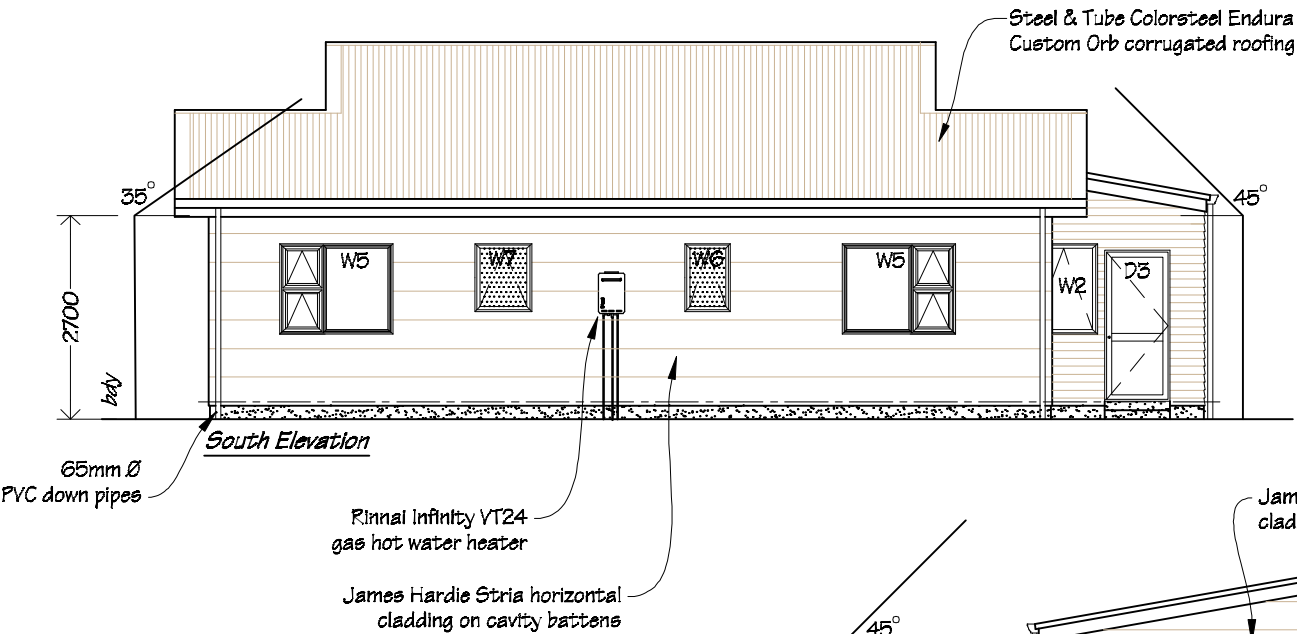
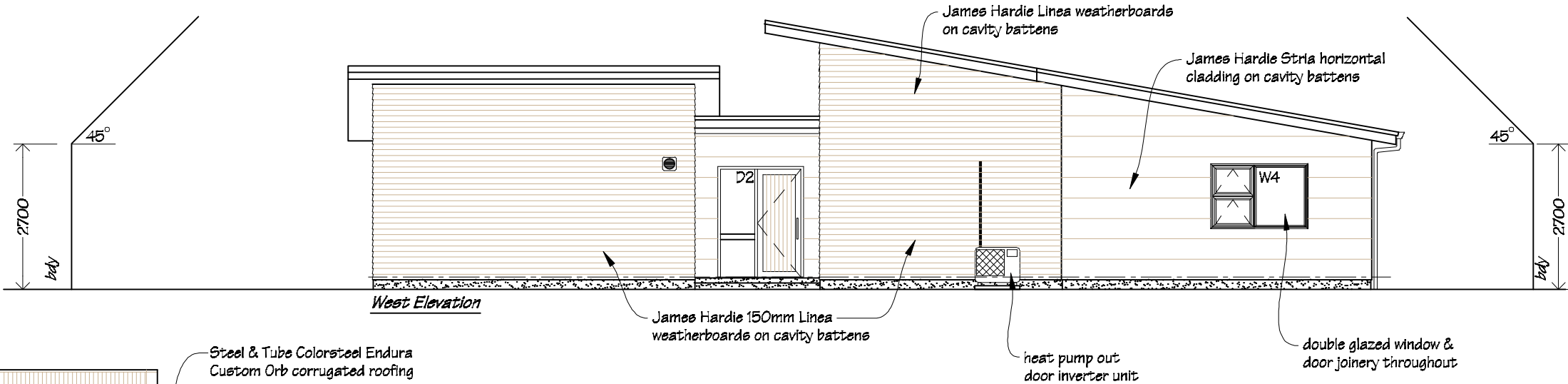
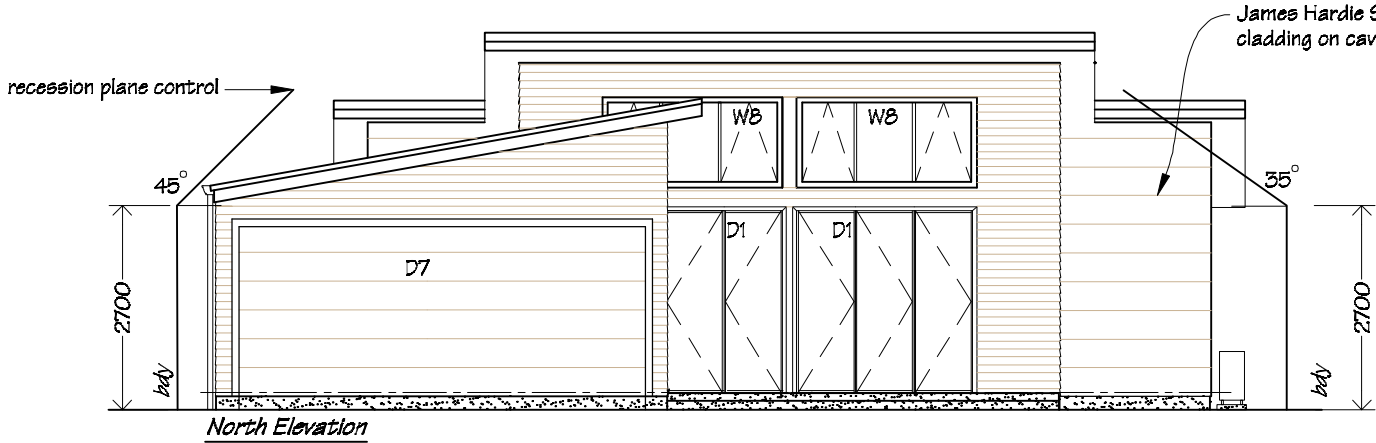
Refer to floor plans for handing and overall size. Check dimensions on site.


Doors D4 & D5 to be paint quality, hollow core timber interior doors, selected by owner.

Door D6 to be CS Cavity Slider, (or similar), hollow core timber 810mm interior cavity sliding doors, selected by owner.

Door D7 to be proprietary powder coated aluminium sectional garage door selected by owner.

 IR Group Ltd <small>Design - Project Management - Planning</small>	Phone- Office 04 526-7711	Warren Birdling 46 Brentwood Street Upper Hutt	PROJECT Site Development	DRAWING TITLE Door Schedule	<table><tr><th colspan="3">REVISIONS</th></tr><tr><th>No</th><th>Date</th><th>Description</th></tr><tr><td> </td><td> </td><td> </td></tr></table>	REVISIONS			No	Date	Description				Scale 1:50	Pricing/Building Consent Drawings <i>Do not scale from drawings. Check all dimensions on site.</i>
	REVISIONS															
	No					Date	Description									
	Mobile- Ian 021-427.347					Date 7/09/17										
	Mobile- Stephen 027-3355889					Original sheet size A3										
Email- ian@irgroup.co.nz	Drawn S.T.															
steve@irgroup.co.nz	Sheet No 23 of 24															
Web- www.irgroup.co.nz	Dwg Ref 23															



 IR Group Ltd Design - Project Management - Planning	Phone- Office 04 526-7711	Warren Birdling 46 Brentwood Street Upper Hutt	PROJECT Site Development	DRAWING TITLE Exterior Elevations	REVISIONS	Scale 1:100	Pricing/Building Consent Drawings
	Mobile- Ian 021-427-347				No Date Description	Date 7/09/17	
	Mobile- Stephen 027-3355889				Original sheet size A3	Drawn S.T.	
	Email- ian@irgroup.co.nz				Sheet No 24 of 24	Do not scale from drawings. Check all dimensions on site.	
	steve@irgroup.co.nz				Dwg Ref 24		
	Web- www.irgroup.co.nz						