

Approved Building Consent Documents

Please Note: A copy of the stamped approved documents must be available on site for all inspections.

Inspection booking timeframes

| Call received | before 3pm inspection will be done | after 3pm inspection will be done |
|---------------|------------------------------------|-----------------------------------|
| Monday | Wednesday | Thursday |
| Tuesday | Thursday | Friday |
| Wednesday | Friday | Monday |
| Thursday | Monday | Tuesday |
| Friday | Tuesday | Wednesday |

Building inspections and enquiries phone: 03 347 2839

Please ensure all work for inspection is ready the day before. Incomplete work requiring re-inspection will incur an additional inspection fee.

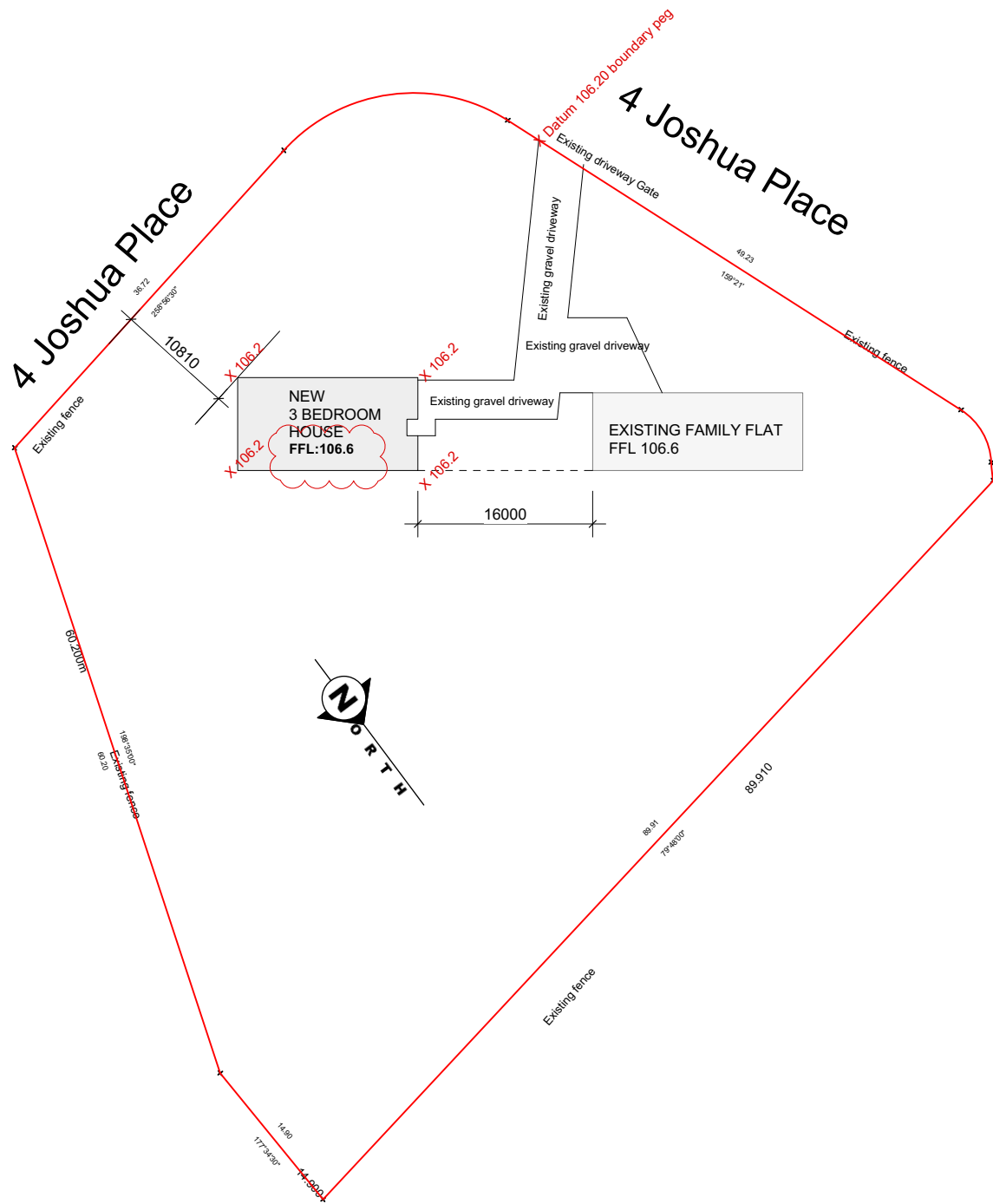
PROPOSED RESIDENCE

Kelvin Boyd
Architectural Services Limited

196 Halkett Road, West Melton
Christchurch
PH: 0211790346
kabboyd@hotmail.com

PROPOSED 3 BEDROOM HOUSE AT 4 JOSHUA PLACE, WEST MELTON, LOT 14 DP:378670
FOR STEPHEN & MICHELLE ALLEN. BIG MOO FAMILY TRUST

| | | | |
|-------------------|------------------|------------------|-----------|
| CONSENT PLANS | | | SHEET |
| | | | 1a |
| DRAWN KELVIN BOYD | DATE SEP 2021 | Scale in A3 size | SERIES OF |
| REVISION NO. | REV. 14 FEB 2022 | AS SHOWN | REF |



LOCATION PLAN

SCALE 1:100

**Kelvin
Boyd**

Architectural Services Limited

196 Halkett Road, West Melton
Christchurch

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kabboyd@hotmail.com

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CONSENT PLANS

DRAWN KELVIN BOYD

DATE SEP 2021

Scale in A3 size

REVISION NO.

REV. 22 FEB 2022

AS SHOWN

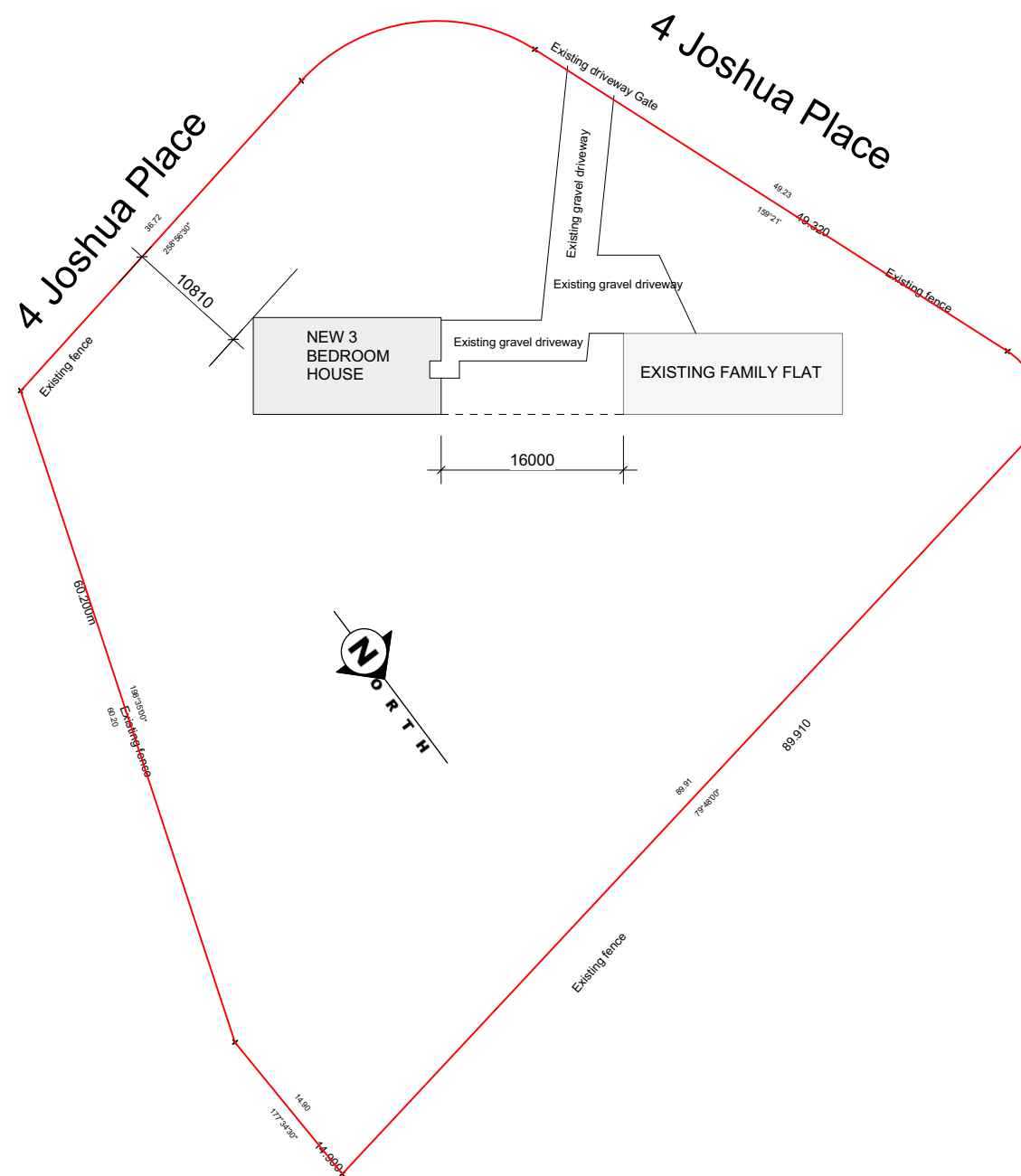
SHEET

1b

SERIES

OF

REF



SCALE 1:100

196 Halkett Road, West Melton
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CONSENT PLANS

SHEET
1b

| | | | | | | |
|--------------|-------------|------|-------------|-------------------------------------|--------|----|
| DRAWN | KELVIN BOYD | DATE | SEP 2021 | Scale in A3 size AS SHOWN | SERIES | OF |
| REVISION NO. | | REV. | 22 NOV 2021 | | REF | |



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017



R. W. Muir
Registrar-General
of Land

Identifier 315922
Land Registration District Canterbury
Date Issued 24 October 2007

Prior References
285597

Estate Fee Simple
Area 5003 square metres more or less
Legal Description Lot 14 Deposited Plan 378670
Registered Owners
Stephen Kane Allen, Michelle Linda Allen and Simpson Aspen Trustee Limited

Interests
Land Covenant in Transfer 5397819.10 - 11.11.2002 at 9:00 am
Fencing Covenant in Transfer 5397819.10 - 11.11.2002 at 9:00 am
Appurtenant hereto is a right to convey water created by Easement Instrument 7380508.6 - 22.5.2007 at 9:00 am
The easement created by Easement Instrument 7380508.6 is subject to Section 243 (a) Resource Management Act 1991
Land Covenant in Easement Instrument 7380508.10 - 22.5.2007 at 9:00 am (Limited as to Duration)
Appurtenant hereto is a right of way, right to drain water and sewage and to convey water, electric power and telephonic communications created by Easement Instrument 7588382.4 - 24.10.2007 at 9:00 am
The easements created by Easement Instrument 7588382.4 are subject to Section 243 (a) Resource Management Act 1991
Land Covenant in Easement Instrument 7588382.6 (Limited as to Duration) - 24.10.2007 at 9:00 am

Transaction ID 66428076
Client Reference

Guaranteed Search Copy Dated 29/09/21 9:01 am, Page 1 of 2
Register Only

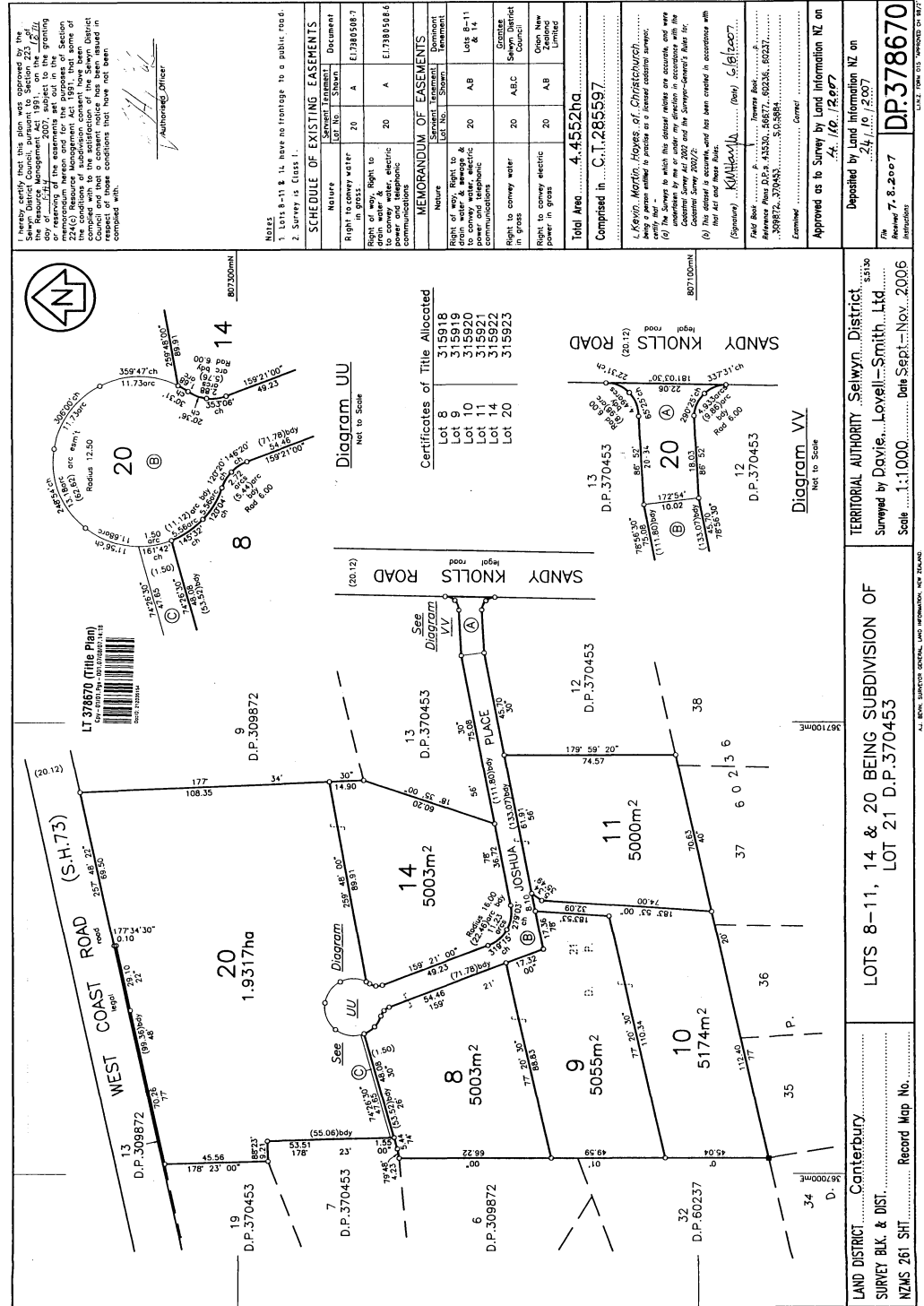
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Guaranteed Search Copy Dated 29/09/21 9:01 am, Page 2 of 2
Register Only

Identifier

315922



Transaction ID 66428076
Client Reference

Guaranteed Search Copy Dated 29/09/21 9:01 am, Page 2 of 2
Register Only

| CONSENT PLANS | | | SHEET | |
|-------------------|------------------|------------------|--------|----|
| | | | 1c | |
| DRAWN KELVIN BOYD | DATE SEP 2021 | Scale in A3 size | SERIES | OF |
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4 Joshua Place West Melton
Parcel ID: 6994063
Appellation: Lot 14 DP 378670
Location: West Melton

Climate Zone: 3
Earthquake Zone: Zone 2
Exposure Zone: Zone B
Lee Zone: No
Rainfall Range: 40 - 50
Wind Region: A
Wind Zone: High

KEY

- New Ø100mm sewer line 1:60 fall
- New Ø100mm stormwater line 1:120 fall
- Down Pipe
- Gully trap
- Overflow Relief Gully trap
- Ø100mm main vent
- Air admittance valve
- Inspection point

Waste Fittings

- Kitchen waste pipe: DN 50 gradient 1:40
- Basin waste pipes: DN 32 gradient 1:20
- Shower waste pipes: DN 40 gradient 1:40
- Bat Waste pipes: DN 40 gradient 1:40
- WC waste pipes: DN 100 gradient 1:60
- Laundry tub waste pipes: DN 40 gradient 1:30
- stormwater pipes: DN 100 gradient 1:60

Locations of laterals to be confirmed on site by
gran layer
NOTE:
ALL WASTE PIPES WITH A RUN TO GULLY TRAP
OF GREATER THAN 3.5M ARE TO BE FITTED
WITH AN AIR ADMITTANCE VALVE

AREAS:

- PROPOSED 3 BEDROOM RESIDENCE:115.1 m²
- PROPOSED GARAGE: 23.5m²
- PROPOSED TOTAL: 138.6m²
- EXISTING FAMILY FLAT:136.7m²
- TOTAL SITE COVERAGE: 275.3m²
- LAND: 5003m²
- SITE COVERAGE: 5.5%

SITE & DRAINAGE PLAN

SCALE 1:200

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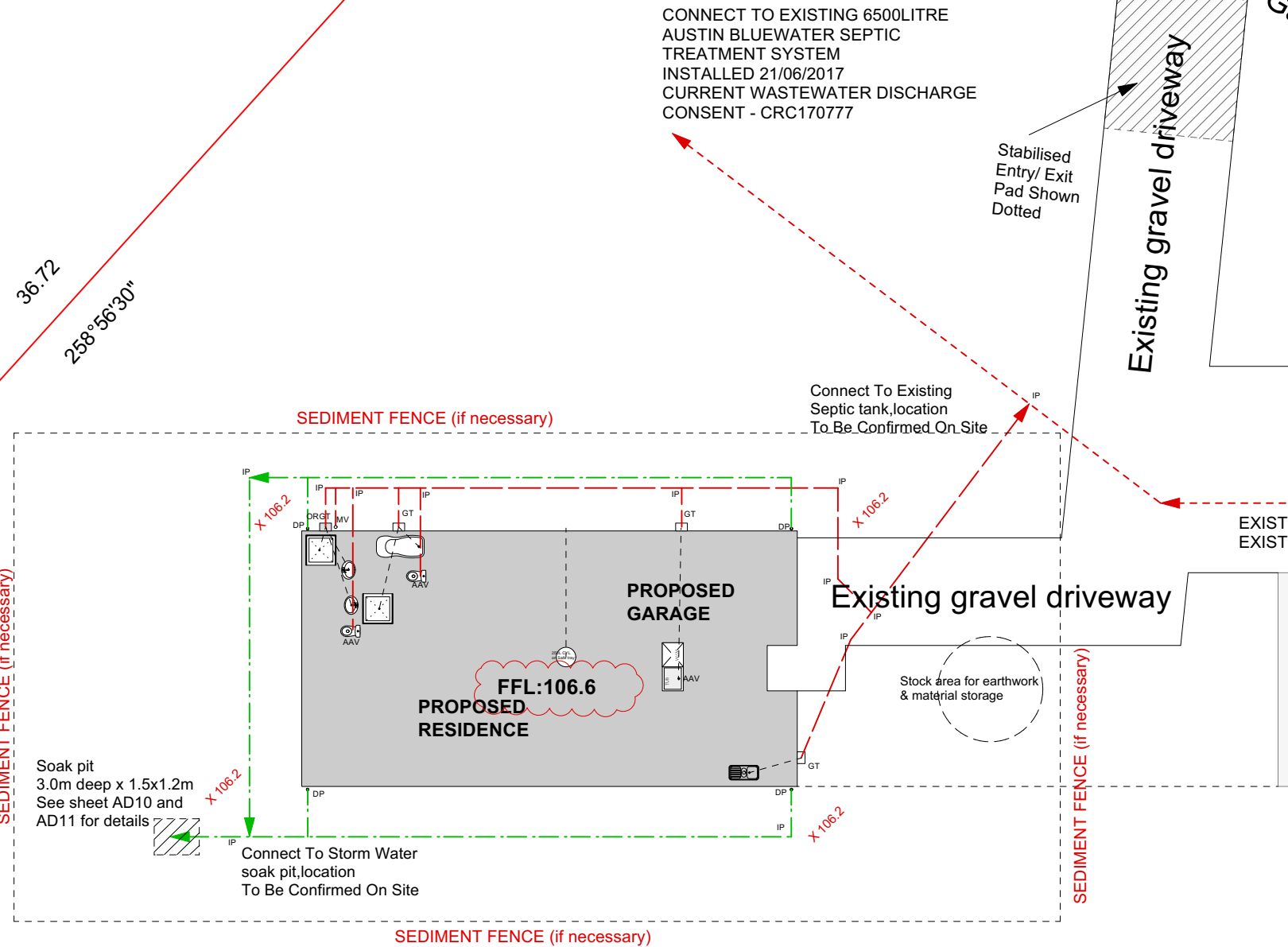
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FOR STEPHEN & MICHELLE ALLEN. BIG MOO FAMILY TRUST

NOTE :
ALL ACCESS ROUTES (EXTERNAL & INTERNAL)
PROVIDED WITH ANTI-SLIP SURFACE TO D1/AS1
TABLE 2. (EXCEPT SURFACE AREA INSIDE ENTRY
DOORS CONSIDERED DRY)
MAXIMUM 190MM RISERS TO BUILDING THRESHOLD
ANDMINIMUM 280MM TREADS.
DECKS AND PAVING TO HAVE MIN SLIP
COEFFICIENT OF 0.4 WHEN WET

SITE MANAGEMENT

Site is partially fenced
Balance of site will be protected
with barriers with lockable gate at
entrance.

Install temporary work site fencing or
other site security features as required
to comply with NZBC F5/AS1 for site
security and protection of the public
and in accordance with the main
Contractors health and safety plan



- All work shall comply with the New Zealand Building Code and all relevant and associated standards, codes and territorial authority by-laws including terms and conditions of the building consent and any resource consents issued for project-
Architectural drawings are to be read in conjunction with the structural engineers drawings and vice versa.-
All proprietary items and materials shall be fixed, installed or applied in strict accordance with the manufacturers recommendations and specifications.
- All documentation must be read in full and completely understood before any works begin and any discrepancies or ambiguity shall be clarified with design LBP before any work commences
- The builder is responsible for the setting out of the works, the checking of all dimensions and levels on site, and the reporting of any discrepancies prior to commencement of work. Do not scale from these drawings.

NOTE
- GROUND CLEARANCE TO F.F.L.
- 150MM MIN FOR PAVED GROUND ADJACENT TO FLOOR.
- 225MM MIN FOR UNPAVED GROUND ADJACENT TO FLOOR.

| CONSENT PLANS | | | SHEET 2 | |
|-------------------|------------------|------------------|---------|----|
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| Risk Factor | (Low) | Score | (Medium) | Score | (High) | Score | (Very High) | Score | Subtotals for each Risk Factor |
|-------------------------------|-------|-------|----------|-------|--------|-------|--------------------------|-------|--------------------------------|
| Wind Zone | 0 | 0 | 0 | 0 | 1 | 1 | 2 | 0 | 1 |
| Number of Storeys | 0 | 0 | 1 | 0 | 2 | 0 | 4 | 0 | 0 |
| Roof/Wall Intersection Design | 0 | 0 | 1 | 0 | 3 | 0 | 5 | 0 | 0 |
| Eaves Width | 0 | 0 | 1 | 0 | 2 | 2 | 5 | 0 | 2 |
| Envelope Complexity | 0 | 0 | 1 | 1 | 3 | 0 | 6 | 0 | 1 |
| Deck Design | 0 | 0 | 2 | 0 | 4 | 0 | 6 | 0 | 0 |
| | | | | | | | Total Risk Factor | | 4 |

AAC panel and plaster system
on 20mm cavity battens
on building wrap
on 6mm Hardies RAB Board
on timber framing

EAST ELEVATION

SCALE 1:100

WEST ELEVATION

SCALE 1:100

Pine cladding will be primed at the factory, then primed onsite with Resene Wood Primer (solvent based primer) with 3 topcoats of Resene Sonyx 101 (semi gloss acrylic) with a LRV of 45% or higher.

SOUTH ELEVATION

SCALE 1:100

Vertical H3.2 PINE Shiplap weather boards on 20mm cavity battens fixed to Dwangs @ 480 on 6mm Hardies RAB Board on timber framing

NORTH ELEVATION

SCALE 1:100

ENERGY EFFICIENCY CALCULATION SHEET

| | | | | | |
|---|--|------|--------|--------------|-----------------------|
| Job No. | LOT 14 | Date | Nov-21 | Climate Zone | 3 |
| Name | ALLEN | | | | |
| | 4 JOSHUA PLACE, WEST MELTON | | | | |
| Total Area Skylights | | | | | 0.00 m ² |
| Total Area Glazing Including Skylights | | | | | 30.46 m ² |
| Total Area of Walls | | | | | 121.22 m ² |
| % Glazing/Wall | | | | | 25.13 % |
| Total Area Glazing East, West & South Walls | | | | | 14.52 m ² |
| Total Area Glazing East, West & South | | | | | 82.33 m ² |
| % Glazing/Wall | | | | | 17.64 % |
| Note: If under 30% with Maximum area of skylights of 1.2 m² use Schedule method | | | | | |
| Calculation Method for Glazing over 30% | | | | | |
| | Total Area of Walls | | | | 121.22 m ² |
| A | Total Area of Roof | A | | | 105.40 m ² |
| B | Total Area of Walls - Area of Glazing | B | | | 90.70 m ² |
| C | Total Area of Floor | C | | | 105.40 m ² |
| D | 30% of the Total Wall Area | D | | | 36.37 m ² |
| E | Total Area of Glazing - 30% of the Total Wall Area | E | | | -5.91 m ² |
| F | Total Area of Glazing | F | | | 30.46 m ² |

HL Reference Building

| | | | | | |
|--------|-------|--------|--------|--------|------------|
| A | B | C | D | E | |
| 3.30 | 2.00 | 1.30 | 0.26 | 0.31 | |
| | | | | | |
| 105.40 | 90.76 | 105.40 | 36.37 | -6.91 | |
| 3.30 | 2.00 | 1.30 | 0.26 | 0.31 | |
| | | | | | |
| 31.94 | 45.38 | 81.08 | 139.87 | -19.06 | = 279.22 G |

HL Proposed Building

| | | | | | | | |
|--------------------|---|----------------------|---|-----------------------|---|----------------------|---|
| $\frac{A}{X}$ | + | $\frac{B}{2.10}$ | + | $\frac{C}{1.30}$ | + | $\frac{F}{0.26}$ | |
| $\frac{105.40}{X}$ | + | $\frac{90.76}{2.10}$ | + | $\frac{105.40}{1.30}$ | + | $\frac{30.46}{0.26}$ | |
| $\frac{A}{X}$ | | | | | | | |
| $\frac{A}{X}$ | + | 43.22 | + | 81.08 | + | 117.15 | |
| | | | | | | | = 241.45 H |
| | | | | | | | G - H = 37.76 J |

$$\frac{A}{J} = \frac{105.40}{37.76} = R \quad \text{Rating of Roof}$$

SOLUTION:

| | | | | |
|------------|------------|--------------|---------------|----------------------|
| Roof R3.3 | Wall R 2.1 | Floor R2.05 | Glazing R0.26 | R-Value Construction |
| Roof R 3.6 | Wall R 2.6 | Floor R 2.05 | Glazing R0.26 | R-Value Material |

Note All downlights to be CA rated

NOTE: ALL WINDOWS TO BE DOUBLE GLAZED.

RESTRICTION STAYS SHALL BE FITTED TO OPENING WINDOWS LESS THAN 760mm FROM FLOOR, LIMITING OPENING OF SASH TO 100mm MAXIMUM WHERE THE POSSIBLE HEIGHT OF FALL FROM AN OPEN WINDOW IS MORE THAN 1000mm. THE HEIGHT OF FALL SHALL BE MEASURED FROM THE INSIDE FLOOR LEVEL ADJACENT TO THE WINDOW. IF A FIXED WINDOW SEAT IS PROVIDED, THE SILL HEIGHT SHALL BE MEASURED FROM THE SEAT.

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SHEET

3

| | |
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| SERIES | OF |
| EF | |

4 Joshua Place West Melton
Parcel ID: 6994063
Appellation: Lot 14 DP 378670
Location: West Melton

Climate Zone: 3
Earthquake Zone: Zone 2
Exposure Zone: Zone B
Lee Zone: No
Rainfall Range: 40 - 50
Wind Region: A
Wind Zone: High

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General Notes

Wet area painted surfaces shall be impervious to water splash in accordance with NZBC E3/AS1
All timber framing shall be SG8 unless specified otherwise
Refer to the Foundation Plan for all foundation setout dimensions
Ensure the delivered hot water temperature to any sanitary fixture (use for personal hygiene does not exceed 55°C in accordance with NZBC G12/AS1 6.14
Wet area waterproofing membranes: shall be installed in accordance with the manufacturers printed instructions, NZBC E3/AS1, AS 3740 and BRANZ Good Practice Guide - Tiling, Section 7. The selected waterproofing membrane shall be installed behind the tiles in the Shower Room and Ensuite to all floors and all walls within the shower enclosures and within 1500mm of the shower rose.

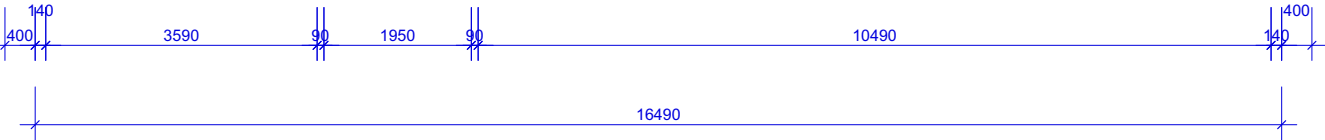
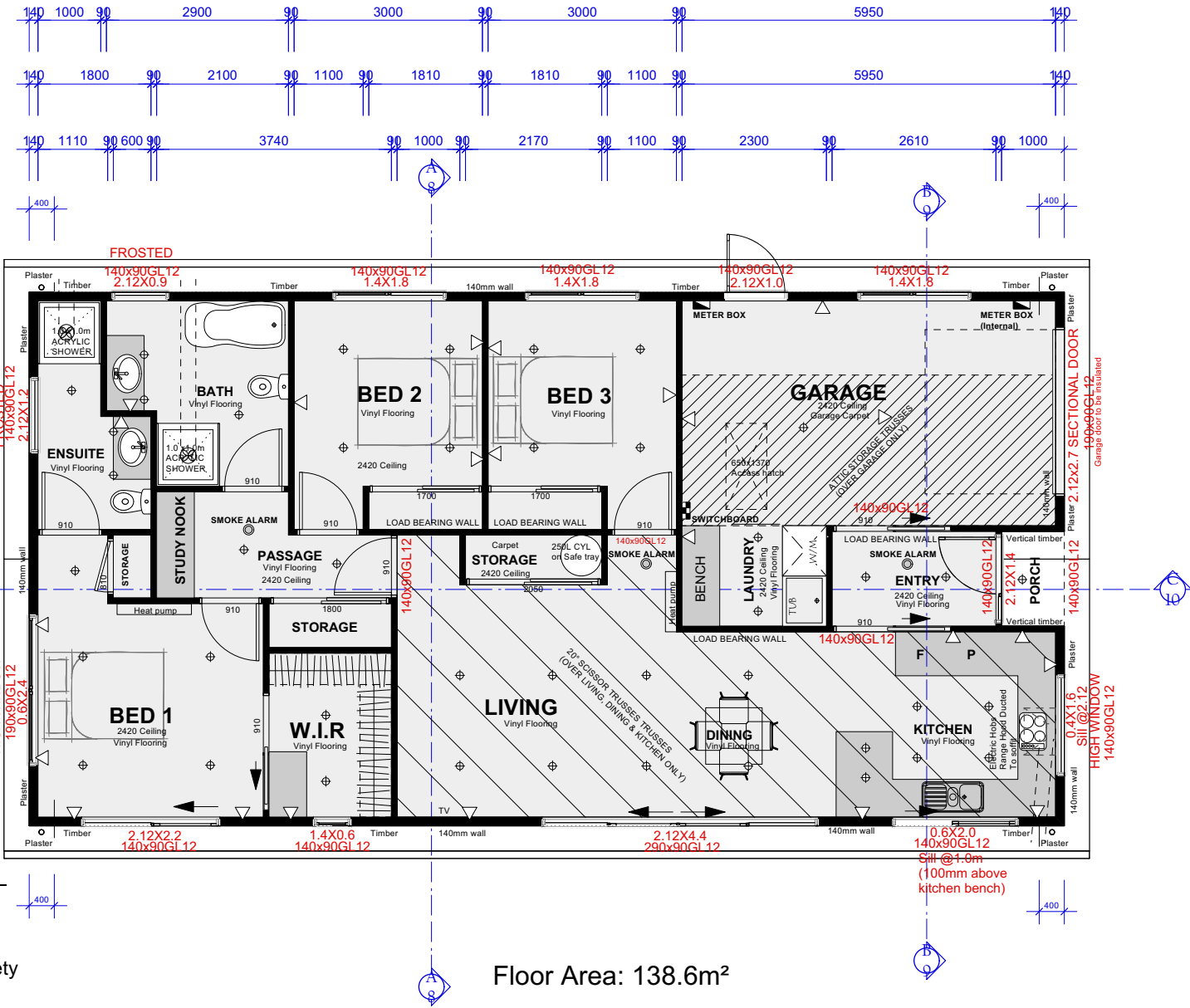
FLOOR PLAN

SCALE 1:100

NOTE:

- All framing and trusses to be SG8 grade timber
- Glazing to shower screens to be safety glass complying with NZBC F2
- Non slip paving to all door access areas to comply with Table 2 of NZBC D1
- All wall linings adjacent to appliances and facilities to have painted or applied impervious coating to comply with NZBC G3
- All lining materials in areas exposed to water splash must be easily cleaned and meet the impervious performance as listed in Section 3.1, NZBC E3
- All artificial light sources must comply with NZBC G8. All down lights must be CA 80 compliant.

General notes:
Hardies 6mm RAB to all exterior walls
40° roof
Aqualine Gib To All Wet Areas
level timber decking from all exterior doors
All internal doors to be 2200mm high
Electric hot water
Stormwater to Soak pit
13mm GIB on Ceilings &10mm wall on walls
50mm AAC panel and plaster system
NZS 3604 foundation (singel pour) 50mm polly
2.42m stud



INSULATION NOTE
WALL
R2.6 wall Batts
CEILINGS
All ceiling insulation to be R3.6

NOTE:

STUD SPACING
LOAD BEARING EXTERNAL WALLS.
90X45 STUDS @ 600 CRS 0.00 - 2.400MM
90X45 STUDS @ 400 CRS 2.400 - 2.700MM
90X45 STUDS @ 300 CRS 2.700 - 3.000MM
90X90 STUDS @ 300 CRS 3.000 - 3.600MM
140X45 STUDS@ 400 CRS 0.000 - 3.600MM
140X45 STUDS@ 300 CRS 3.600 - 4.200MM
140X90 STUDS@ 400 CRS 4.200 - 4.800MM

STUDS IN INTERNAL LOAD BEARING WALLS
90X45 STUDS @ 600 CRS 0.00 - 3000MM
90X45 STUDS @ 300 CRS 3.000 - 3.600MM

STUDS IN NON LOAD BEARING WALLS
90X45 STUDS @ 600 CRS 0.00 - 3000MM

DWANGS TO BE @480 CRS FOR
VERTICAL WEATHER BOARD CLADDING,
OTHERWISE DWANGS @900 CRS MAX

ELECTRICAL LEGEND:

(LOCATIONS TO BE CONFIRMED BY OWNERS)

- ◁ POWER OUTLET
- ⊕ INCANDESCENT LIGHT
ALL DOWN LIGHTS TO BE CA RATED
- Ⓜ METER BOX
- Ⓢ SWITCHBOARD
- Ⓢ SMOKE ALARM
SMOKE ALARMS SHALL PROVIDE A HUSH FACILITY HAVING A MINIMUM DURATION OF 60 SECONDS AND HAVE AN ALARM TEST FACILITY READILY ACCESSABLE BY THE BUILDING OCCUPANTS
- ALL WORK TO COMPLY WITH NZBC G8 & G9
- Ⓢ MANROSE FAN DUCTED TO SOFFIT

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CONTRACTOR SHALL CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK

CONSENT PLANS

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REV. 14 FEB 2022
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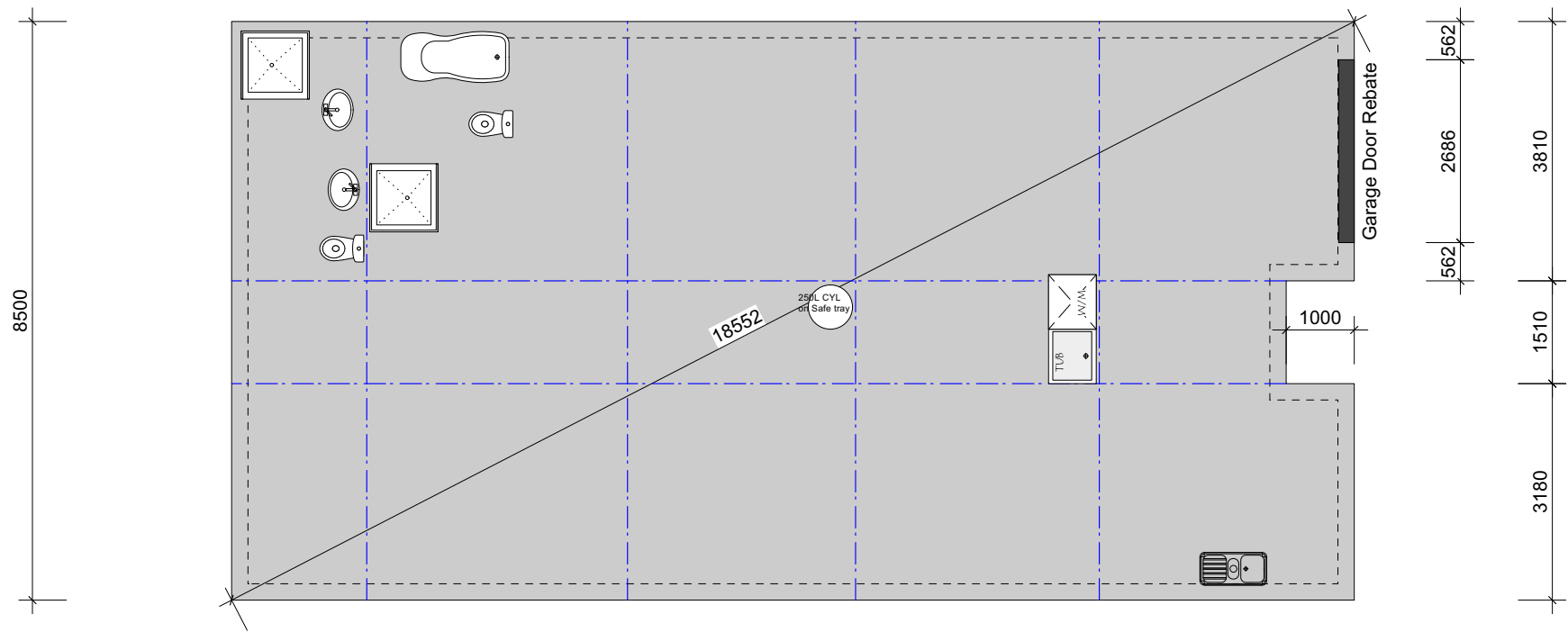
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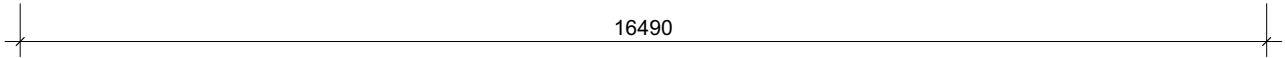
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REF

SDC - Approved Building Consent Document - BC212896 - Pg 9 of 46 - 25/02/2022 - sprigj

No Slab thickening required



SEE ENGINEERS DRAWING FOR FOUNDATION DETAILS



NOTE

- GROUND CLEARANCE TO F.F.L.
- 150MM MIN FOR PAVED GROUND ADJACENT TO FLOOR.
- 225MM MIN FOR UNPAVED GROUND ADJACENT TO FLOOR.

100 mm CONCRETE FLOOR SLAB

DUCTILE 500E SE62 MESH,
30mm TOP COVER

6mm x25mm Deep Saw Cut

FOUNDATION PLAN

Scale 1:100

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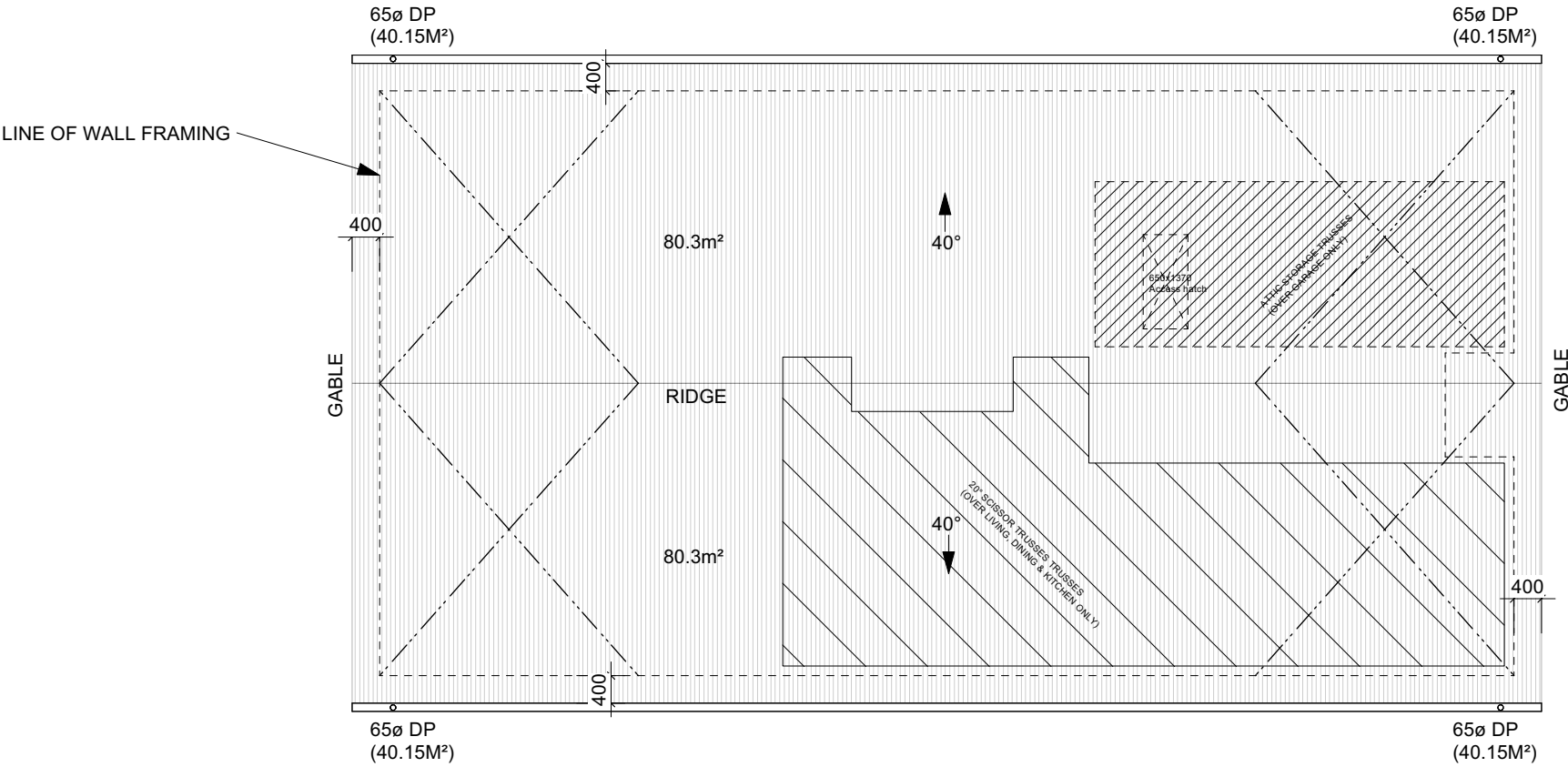
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SHEET
5
SERIES OF
REF

0.4 mm Trapezoidal colorsteel roofing on reinforced underlay on 70 x 45 purlins at 900 crs generally & 600 @ ends on 40° Nailplate trusses at 900 crs max



- Pair Metal Strip Roof Plane Bracing
- All spouting to have snow clips installed
- All roof to have eave flashing installed

ROOF PLAN

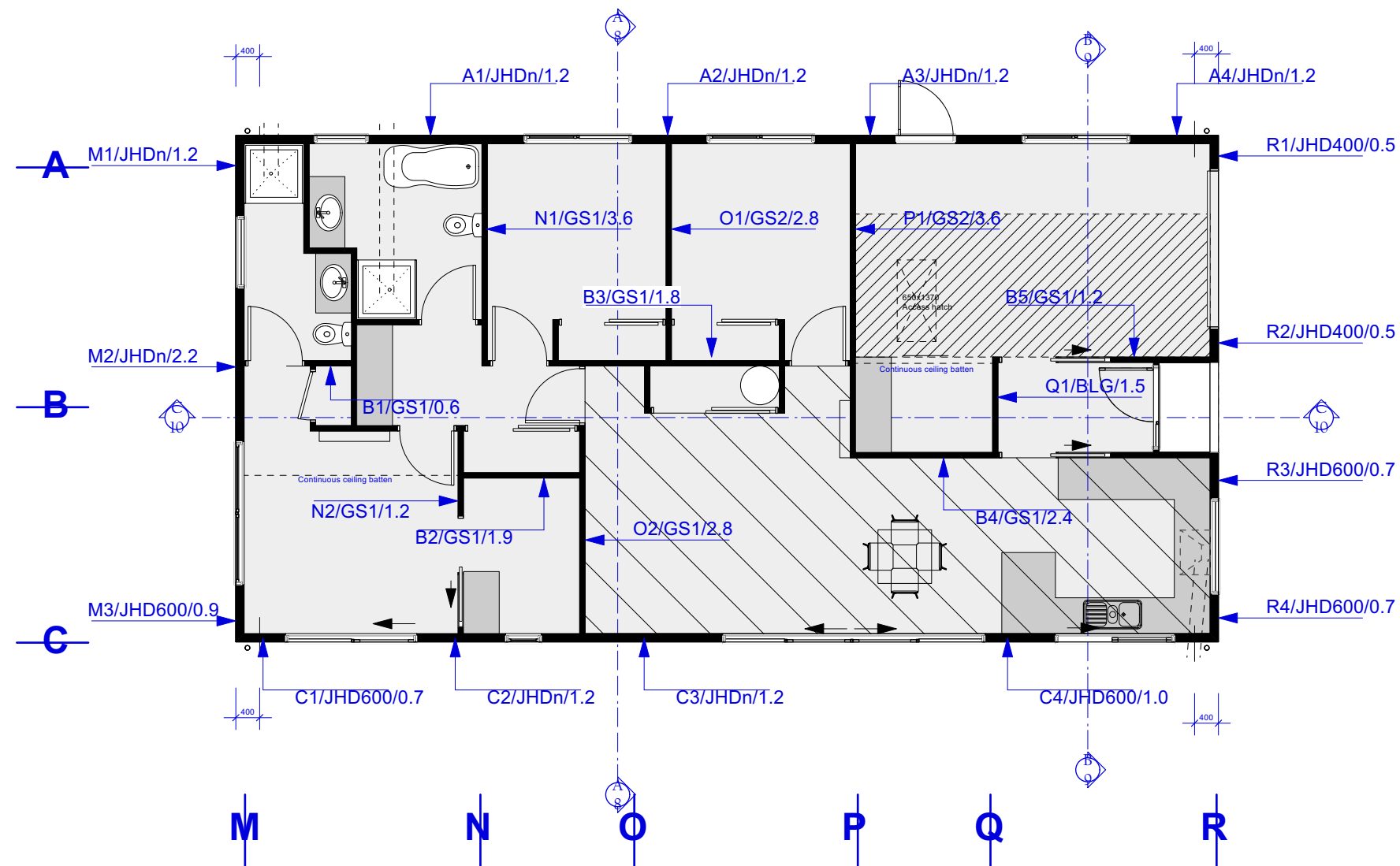
SCALE 1:100

TOTAL ROOF AREA160.7m²

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| CONSENT PLANS | | | SHEET |
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| | | | 6 |
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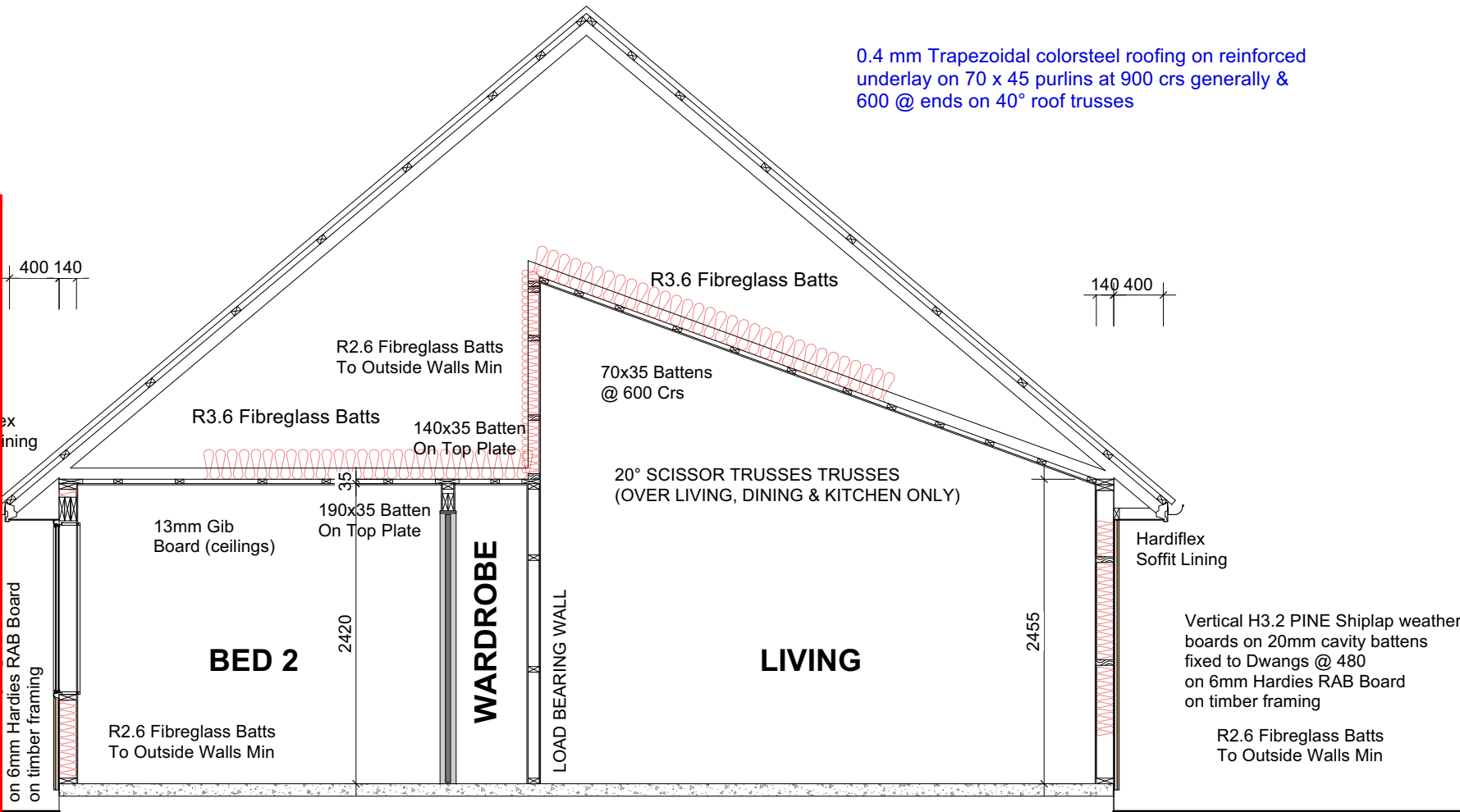
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| SHEET | 7 |
| SERIES | OF |
| REF | |

SDC - Approved Building Consent Document

Vertical H3.2 PINE Shiplap weather boards on 20mm cavity battens @ 480 on 6mm Hardies RAB Board on timber framing

Hardiflex Soffit Lining

12/02/2022 - sprigi



SEE ENGINEERS DRAWING FOR FOUNDATION DETAILS

NOTE

- GROUND CLEARANCE TO F.F.L.
- 150MM MIN FOR PAVED GROUND ADJACENT TO FLOOR.
- 225MM MIN FOR UNPAVED GROUND ADJACENT TO FLOOR.

NOTE

- THE ELECTRICIAN SHALL CONFIRM ACTUAL LIGHT & POWER POINT POSITIONS WITH THE CLIENT ON SITE.
- THE ELECTRICIAN SHALL INSTALL WIRING FOR DIGITAL TELEVISION SERVICE. SATELLITE DISH SUPPLIED AND INSTALLED BY SKY ON REQUEST OF THE CLIENT.
- SUPPLY AND INSTALL A ROOF MOUNTED UHF AERIAL IN LOCATION TO BE CONFIRMED.
- ALL DOWNLIGHTS SHALL BE 'CA80' RATED MINIMUM. ELECTRICIAN SHALL ENSURE NO CEILING INSULATION IS PLACED OVER RECESSED FITTINGS.
- SMOKE ALARMS SHALL COMPLY WITH NZBC F7/AS1, SHALL HAVE TEST AND HUSH FACILITIES, SHALL BE LOCATED NO MORE THAN 3.0M FROM EVERY SLEEPING SPACE DOOR AND WITHIN EACH SPACE THAT MUST BE PASSED THROUGH TO ACCESS A SAFE PLACE (OUTSIDE). ALARMS SHOWN ARE A MINIMUM REQUIREMENT, ADDITIONAL ALARMS ARE RECOMMENDED.
- THE ELECTRICIAN SHALL CO-ORDINATE WITH THE SECURITY & MEDIA SUB-CONTRACTORS FOR INSTALLATION AND POWER REQUIREMENTS FOR SECURITY & MEDIA SYSTEMS.
- THE ELECTRICIAN SHALL ENSURE ALL EXTRACT GRILLE TERMINATIONS ARE PAINTED TO MATCH CLADDING/SOFFIT COLOUR.
- BATHROOM EXTRACTION FANS SHALL INCLUDE A 2MIN RUN ON FACILITY.
- BATHROOM EXTRACTION FANS TO HAVE A MIN CAPACITY OF 180M3/HR.
- GARAGE DOOR TO BE SUPPLIED WITH TWO KEY RING REMOTES & ONE WALL MOUNTED REMOTE SWITCH.
- ALL SENSORS TO INCLUDE A DAYLIGHT CONTROL.
- ALLOW TO WIRE & INSTALL HEAT PUMPS.
- ALLOW TO WIRE FOR DATA TO ALL TELEVISION JACKPOINTS.
- HEATED TOWEL RAILS TO HAVE PROGRAMMABLE TIMERS.
- LIGHT FITTINGS TO BE IP44 RATED IN BATHROOMS, IP65 WHERE IN SHOWER ENCLOSURES, IP54 EXTERIOR FITTINGS.
- WIRE FOR WATER HEATING UNIT (GAS HEATER/HOT WATER CYLINDER).
- LED RIBBON TO BE SUPPLIED WITH ALUMINIUM CHANNEL & DIFFUSER.

CROSS-SECTION

SCALE 1:50

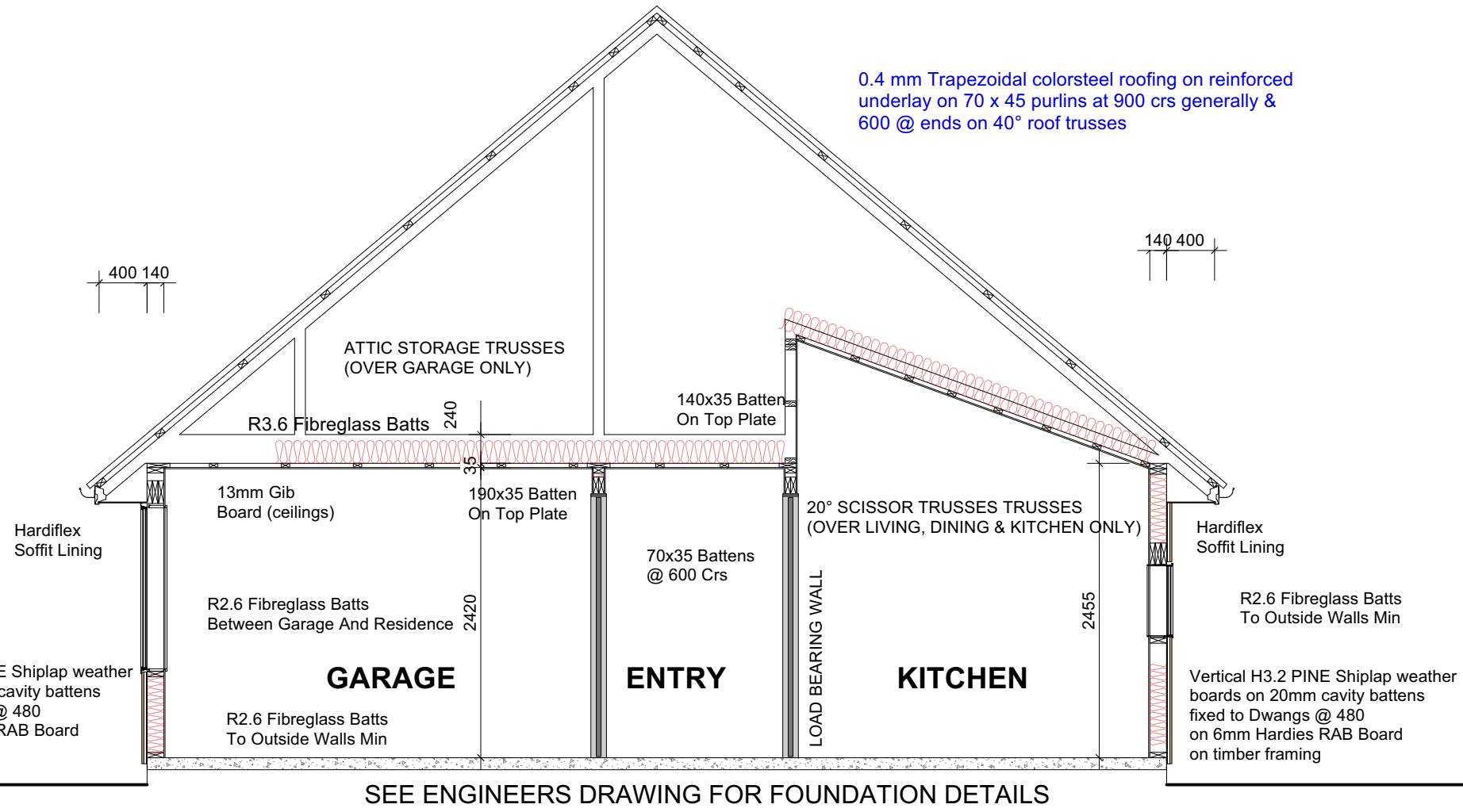
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PROPOSED 3 BEDROOM HOUSE AT 4 JOSHUA PLACE, WEST MELTON, LOT 14 DP:378670
FOR STEPHEN & MICHELLE ALLEN. BIG MOO FAMILY TRUST

| BUILDING ELEMENT TREATMENT LEVELS | |
|---|--|
| ALL TIMBER SHALL BE SG8 UNLESS OTHERWISE STATED | |
| ROOF FRAMING, TRUSSES, FLOOR AND CEILING JOISTS INTERIOR WALL FRAMING INCLUDING BOTTOM PLATES EXTERIOR WALL FRAMING PARAPETS | H1.2 TREATED, PLANER GAUGED RADIATA PINE |
| CAVITY BATTENS REVEALS FOR ALUMINIUM JOINERY | H3.1 TREATED, PLANER GAUGED RADIATA PINE |
| PILES AND OTHER STRUCTURAL IN GROUND MATERIAL | H5 TREATED, RADIATA PINE |

| CONSENT PLANS | | | SHEET 8 | |
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ALUMINIUM DOORS & WINDOWS

- ALUMINIUM DOOR & WINDOW FINISH SHALL BE **POWDERCOAT**
- COLOUR SHALL BE CONFIRMED WITH CLIENT PRIOR TO FABRICATION.
- CONFIRM ALL OPENING SIZES ON SITE PRIOR TO FABRICATION.
- ALL GLAZING TO BE ALLOWED IN **CLEAR DOUBLE GLAZED WITH ARGON GAS**, UNLESS STATED OTHERWISE.
- ALL ALUMINIUM JOINERY SHALL COMPLY WITH NZS 4211:1985.
- REFER ALSO TO THE FLOOR PLAN FOR OPENING DIRECTIONS.
- ALL JAMBS SHALL BE 25MM H3.1 TREATED PINUS RADIATA, ARCHITRAVE FINISHING LINES 40MM
- ALL OPENING SASHES SHALL BE FITTED WITH **DOUBLE SNIB** HANDLES.
- WHERE OPENING SASHES ARE SHOWN AT FIRST FLOOR LEVEL, THESE SHALL HAVE RESTRICTOR STAYS TO ALLOW 100MM MAX OPENING.

SAFETY GLASS

- ALL GLAZING SHALL COMPLY WITH NZS 4223:1999 PART 3.
- PANES SHOWN WITH 'SG' SHALL BE ALLOWED AS GRADE A SAFETY GLASS.

FLASHINGS

- THE WINDOW SUPPLIER SHALL SUPPLY ALL ALUMINIUM HEAD & SILL FLASHINGS AS REQUIRED FOR INSTALLATION. ALLOW TO SITE MEASURE FOR FLASHINGS.

SUPPORT BRACKETS

- WHERE SUPPORT BRACKETS ARE REQUIRED THE WINDOW SUPPLIER SHALL ALLOW FOR THESE AND SUPPLY READY FOR INSTALLATION.
- SUPPORT BRACKETS SHALL GENERALLY BE REQUIRED FULL LENGTH OF FULL HEIGHT DOORS & WINDOWS, AND IN 300MM LENGTHS BELOW WINDOW MULLIONS OTHERWISE.

INTERIOR DOORS

- GENERALLY ALL INTERIOR DOORS SHALL BE MADE READY FOR A PAINT FINISH INCLUDING JAMBS & PLANTED STOPS.
- REFER ALSO TO THE FLOOR PLAN FOR OPENING DIRECTIONS OF DOORS.
- HARDWARE SHALL BE FITTED NEATLY AND EASED WHERE REQUIRED ONCE PAINTED.
- DOOR LEAVES SHALL BE UNDERCUT JUST ENOUGH TO ALLOW A FREE AND EASY SWING OVER THE FINISHED SURFACES, BUT NOT UNDERCUT ENOUGH TO ALLOW EXCESSIVE LIGHT AND DRAFT THROUGH.
- DOORS SHALL BE SUPPLIED PREHUNG IN THEIR JAMBS WITH FOUR BRUSHED STAINLESS STEEL HINGES PER DOOR.
- 40MM ARCHITRAVES TO ALL INTERNAL DOORS



CROSS-SECTION

SCALE 1:50

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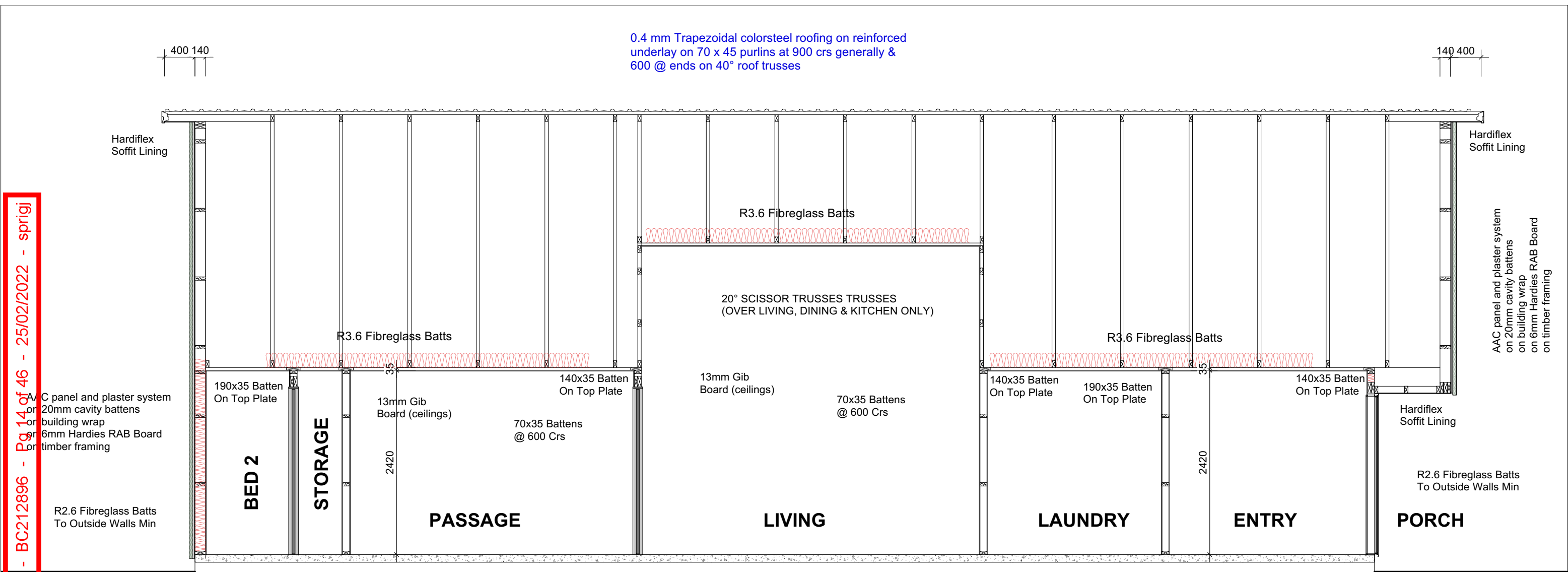
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SEE ENGINEERS DRAWING FOR FOUNDATION DETAILS



CROSS-SECTION

SCALE 1:50

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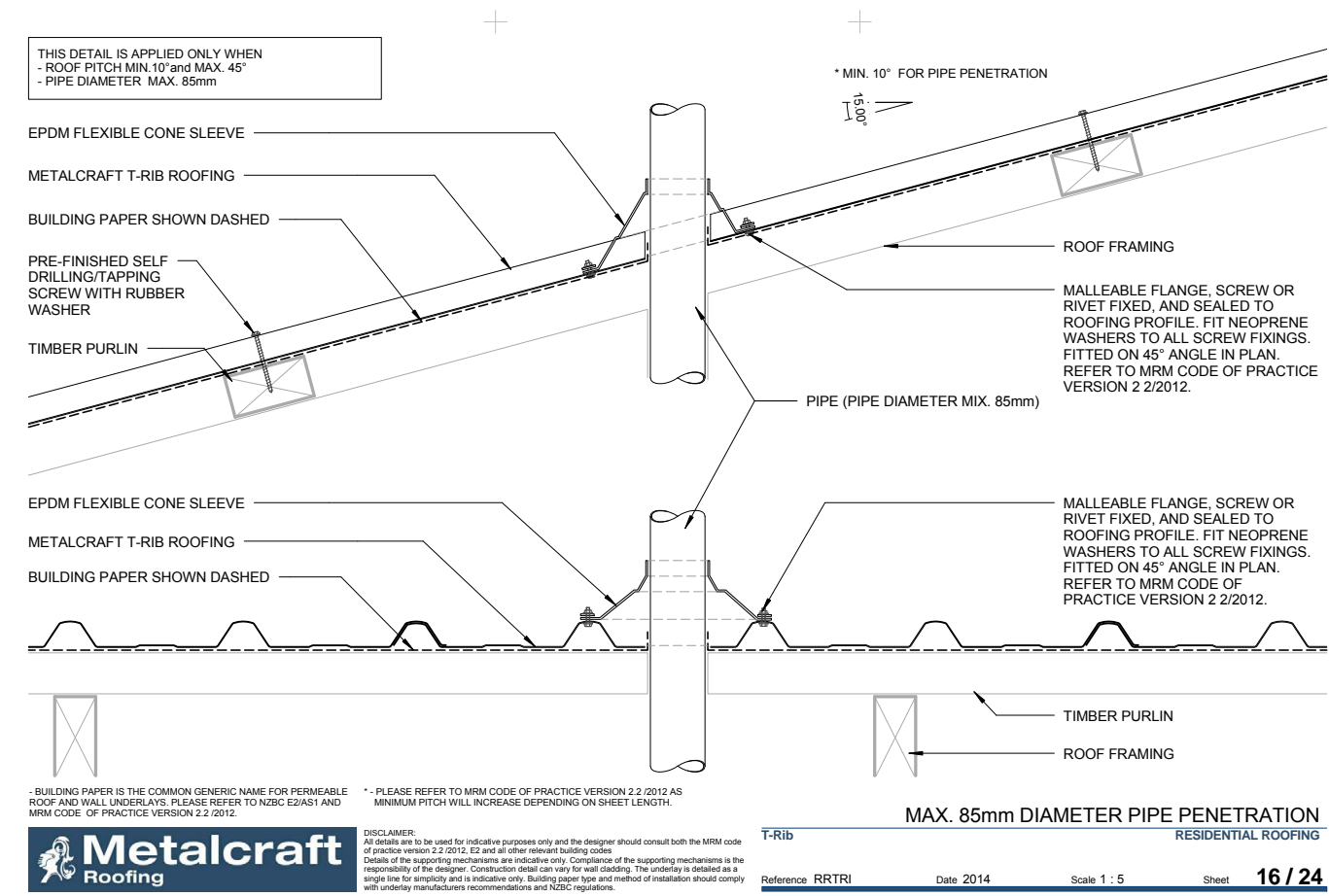
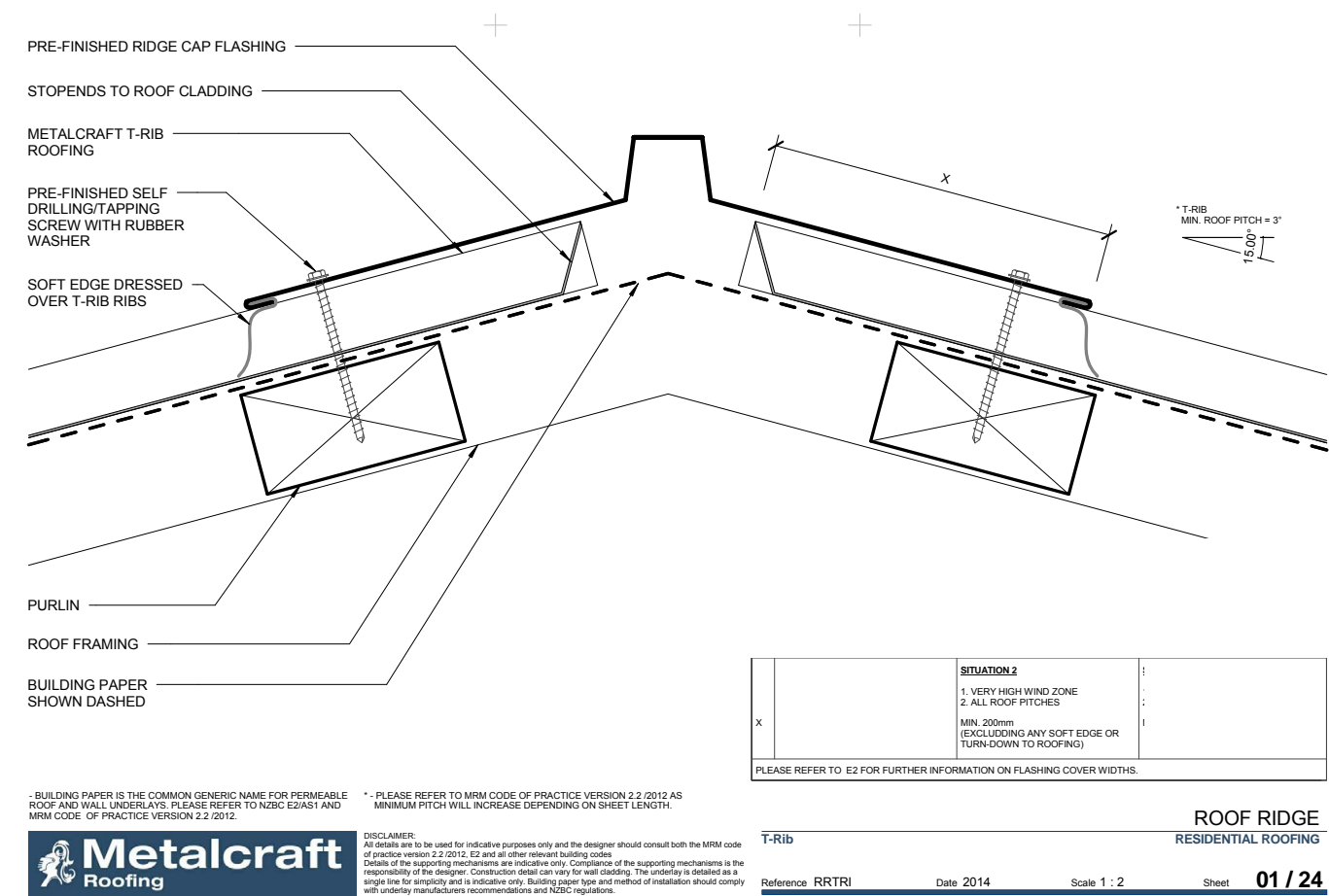
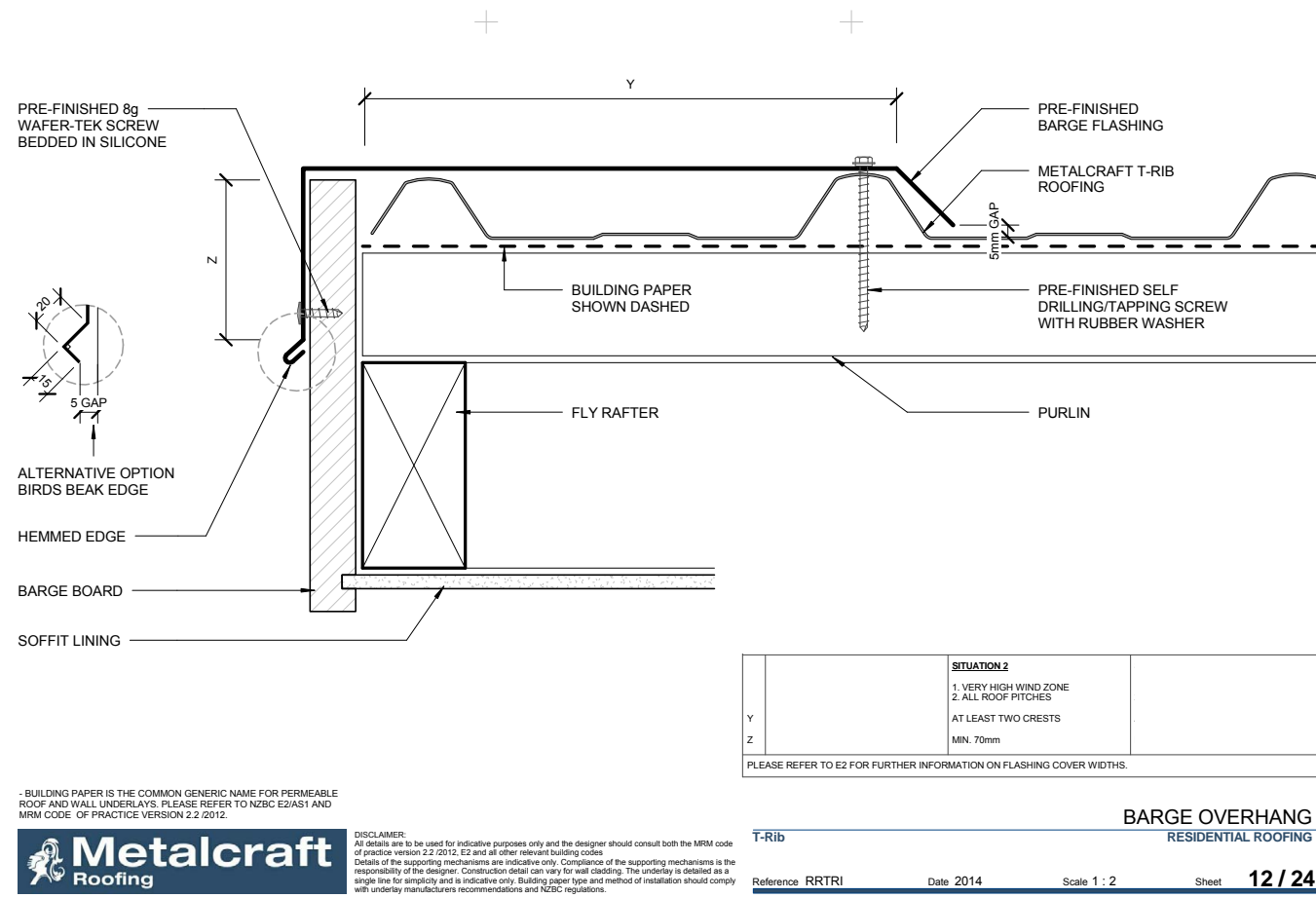
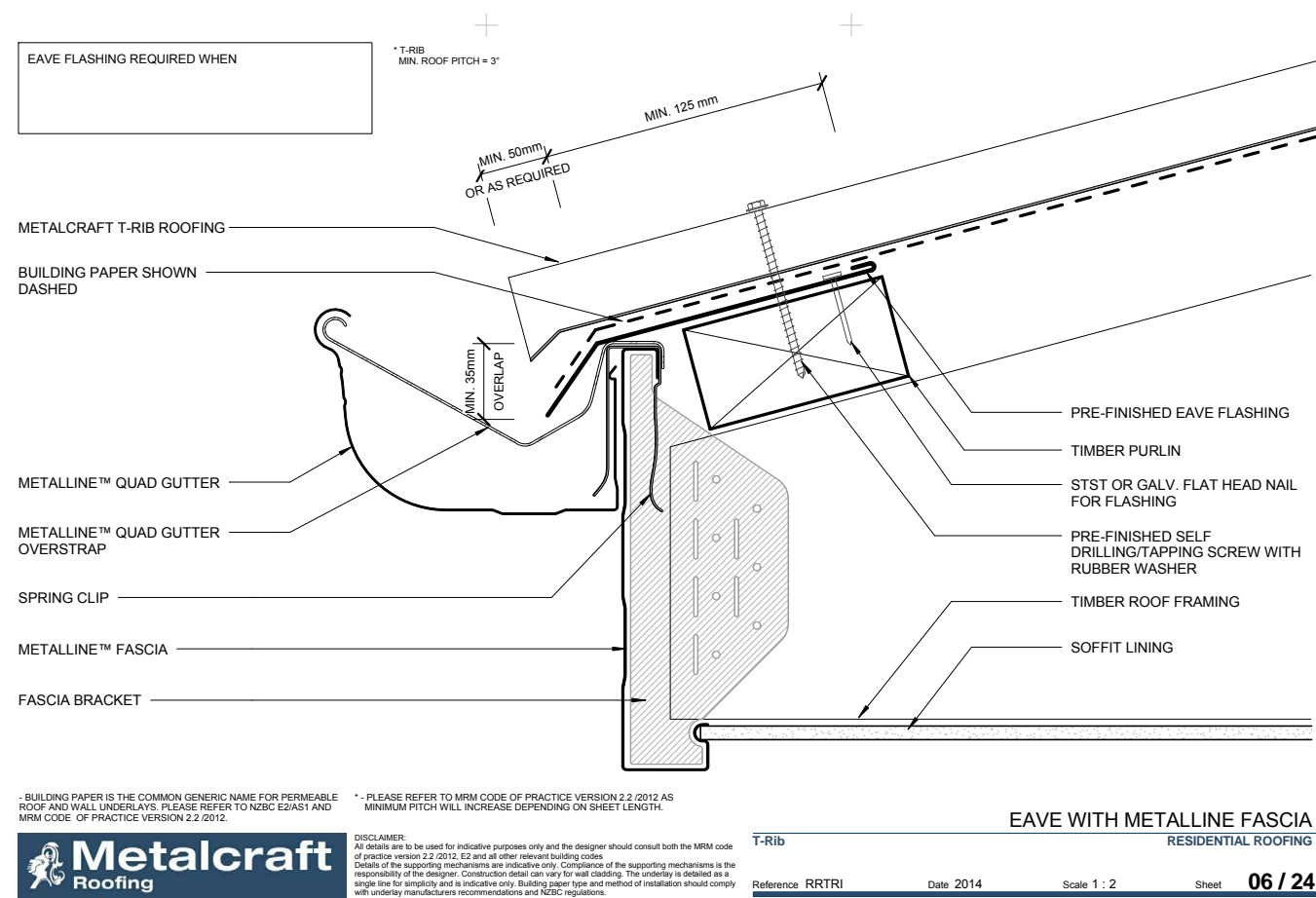
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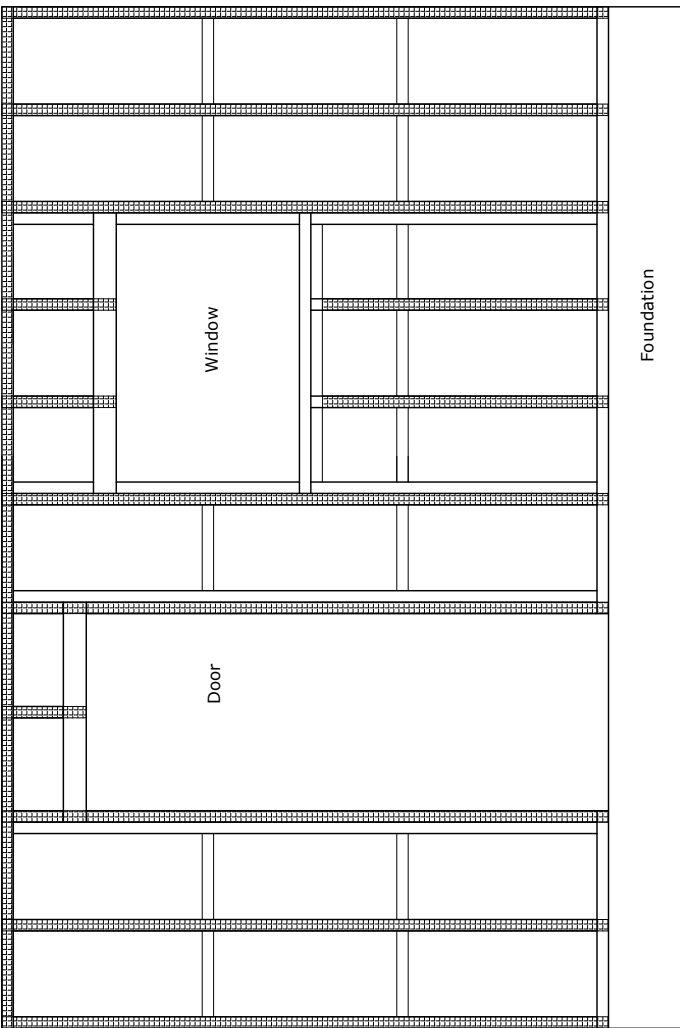


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System
Integra Facade System

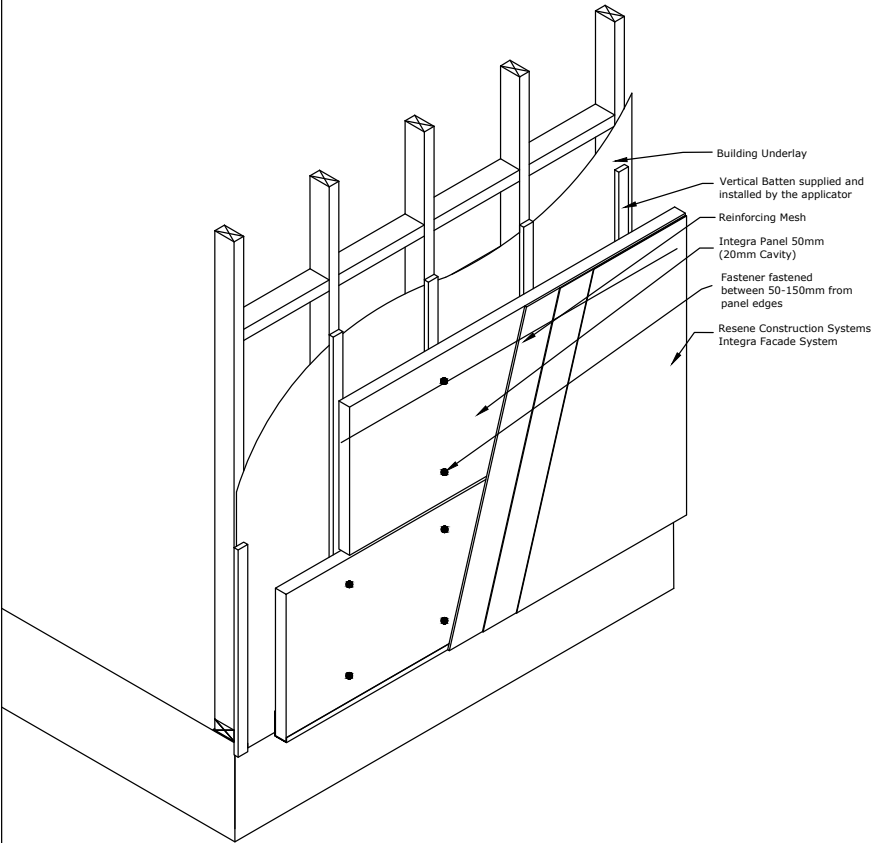
Substrate
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Drawing Name
Batten Layout (400mm Centres)


Scale
1 : 2 @ A4

Date
1 November 2017

Sheet
10.01.01



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System
Integra Facade System

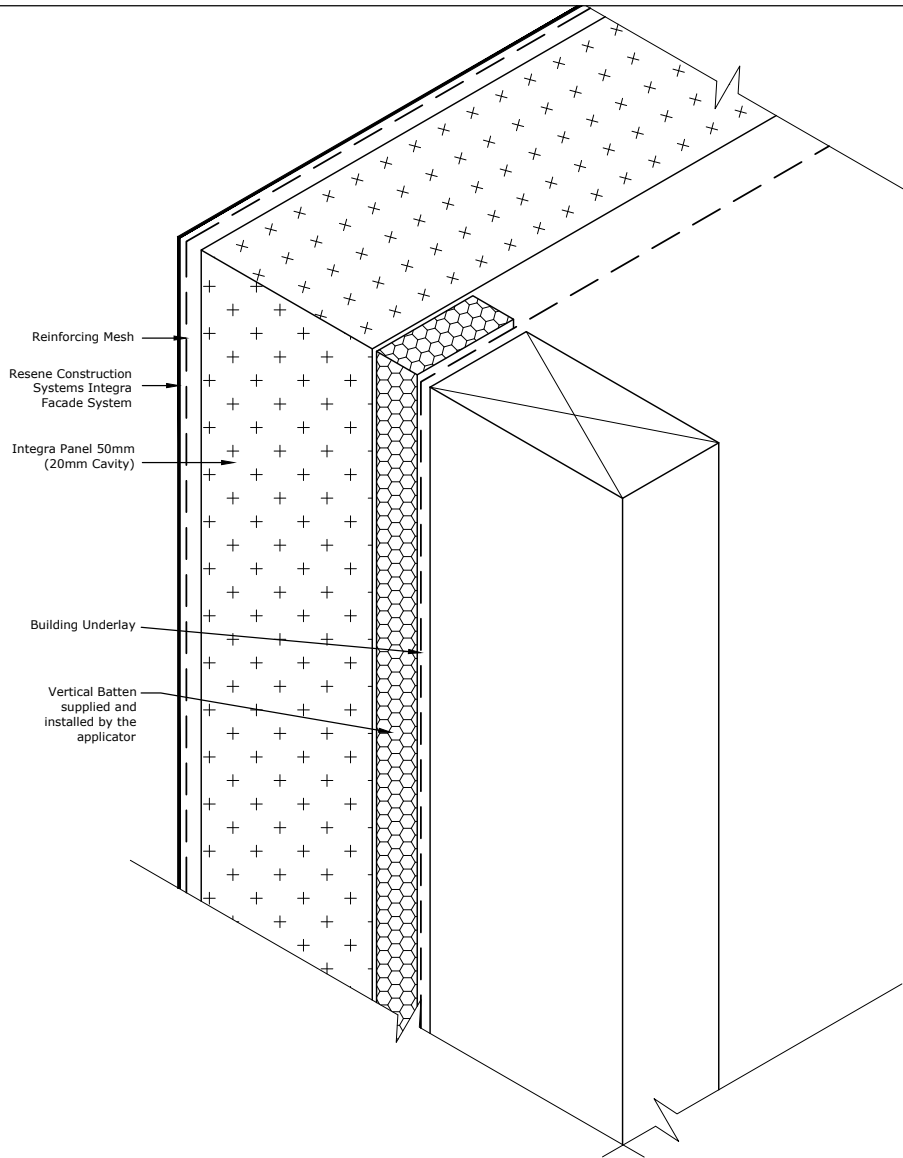
Substrate
Integra Panel 50mm (20mm Cavity)

Drawing Name
Isometric (400 Centers)


Scale
1 : 2 @ A4

Date
1 November 2017

Sheet
10.01.11



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System
Integra Facade System

Substrate
Integra Panel 50mm (20mm Cavity)

Drawing Name
Isometric Cross Section

Scale
1 : 2 @ A4

Date
1 November 2017

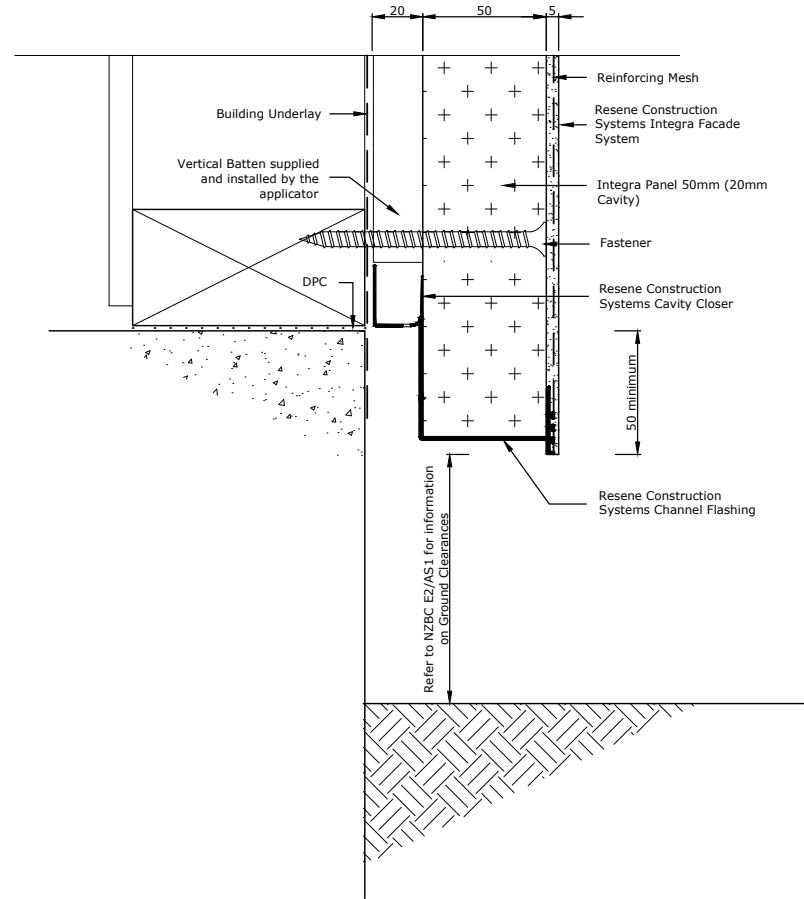
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Refer to NZBC E2/AS1 for information on Ground Clearances

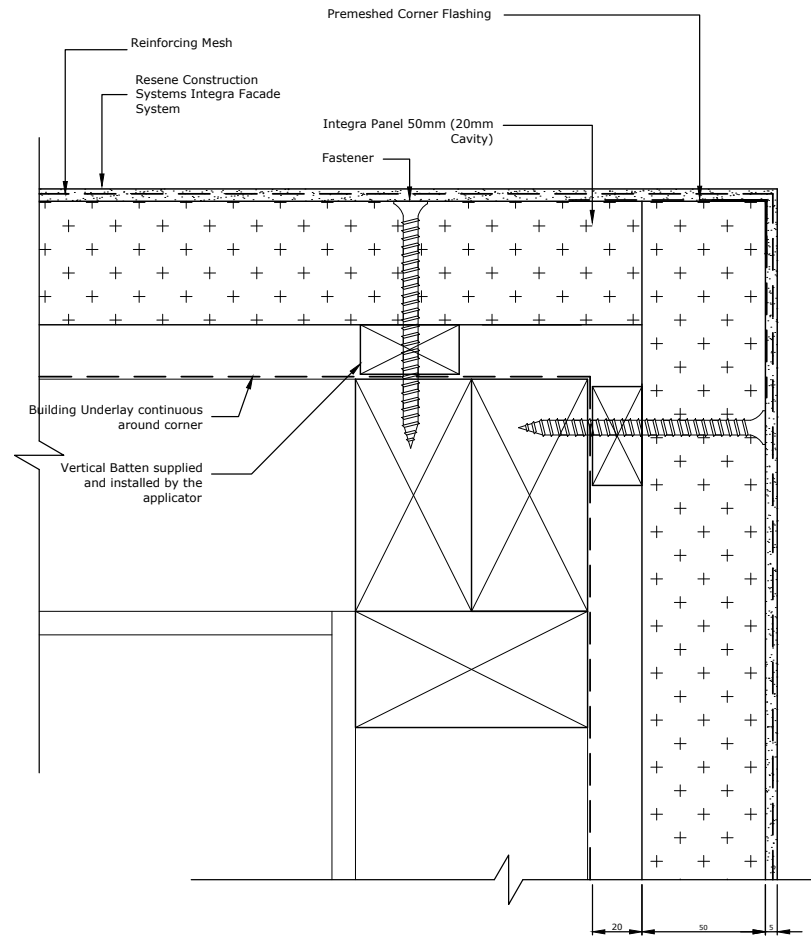
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System
Integra Facade System
Substrate
Integra Panel 50mm (20mm Cavity)
Drawing Name
Foundation

Scale
1 : 2 @ A4
Date
1 October 2019
Sheet
10.02.00

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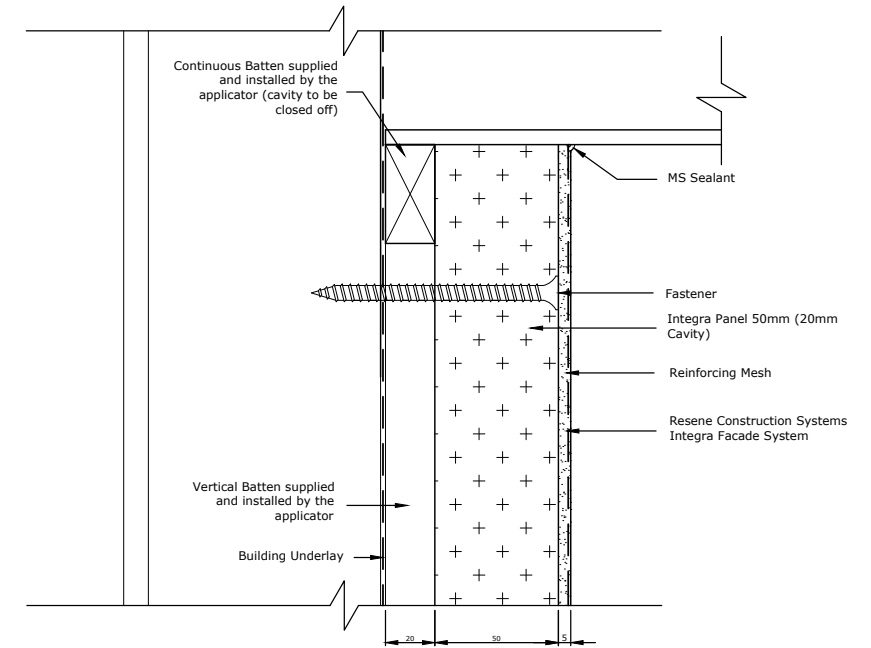
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System
Integra Facade System
Substrate
Integra Panel 50mm (20mm Cavity)
Drawing Name
External Corner

Scale
1 : 2 @ A4
Date
1 November 2017
Sheet
10.03.00

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System
Integra Facade System
Substrate
Integra Panel 50mm (20mm Cavity)
Drawing Name
Soffit

Scale
1 : 2 @ A4
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Sheet
10.08.00

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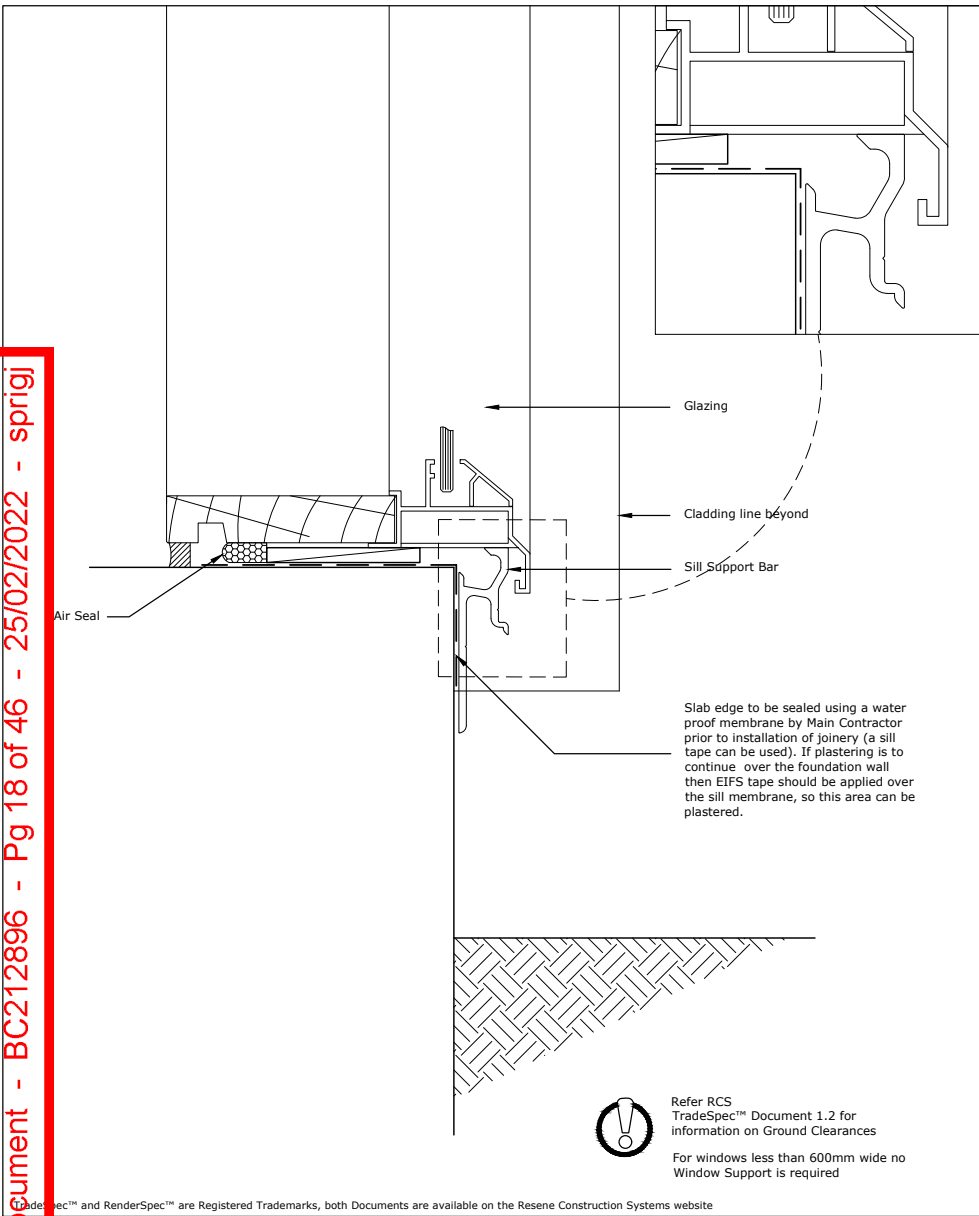
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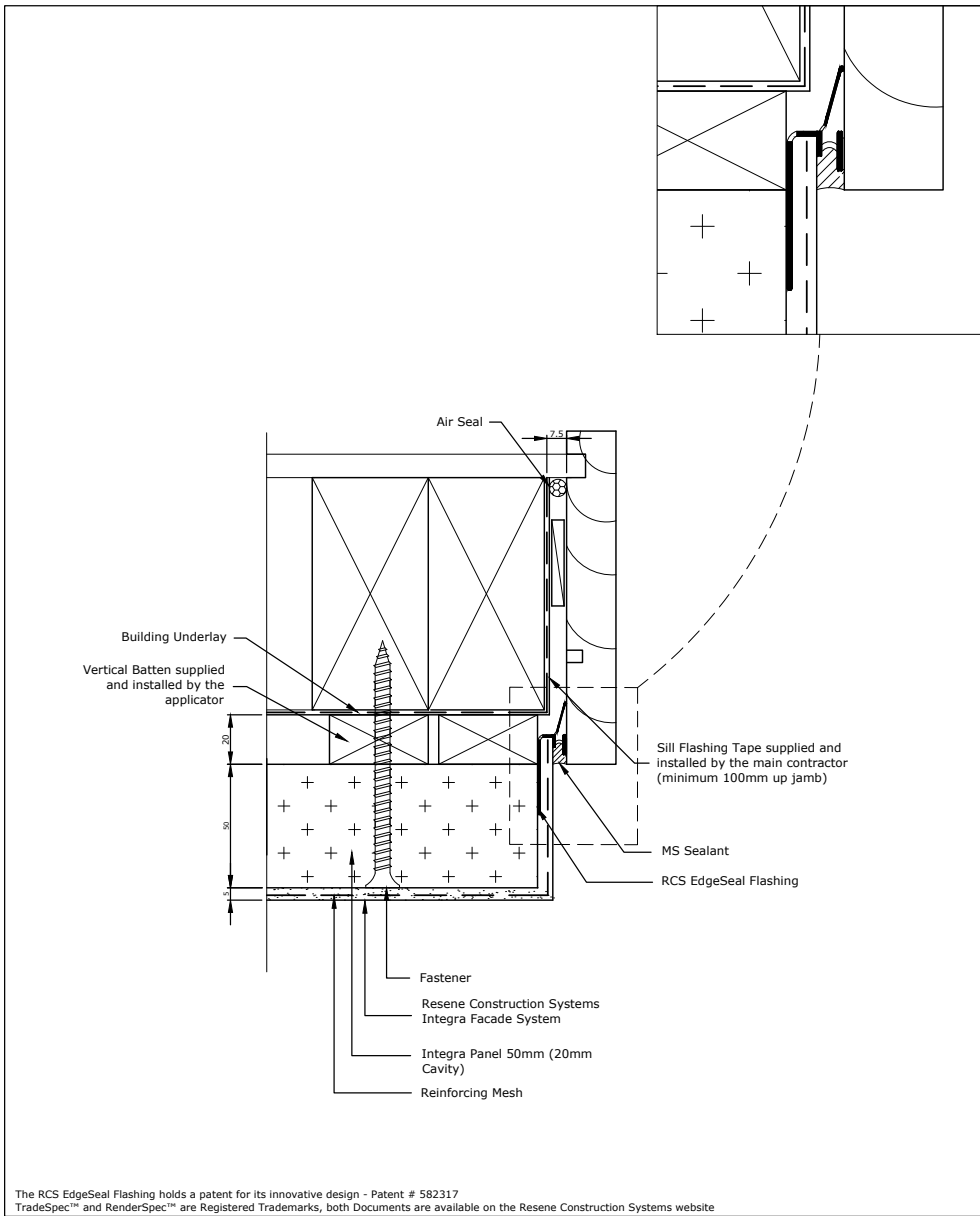





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| System | Integra Facade System | Scale | 1 : 2 @ A4 |
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| Drawing Name | Door Sill - Option 1 | Sheet | 10.05.60 |

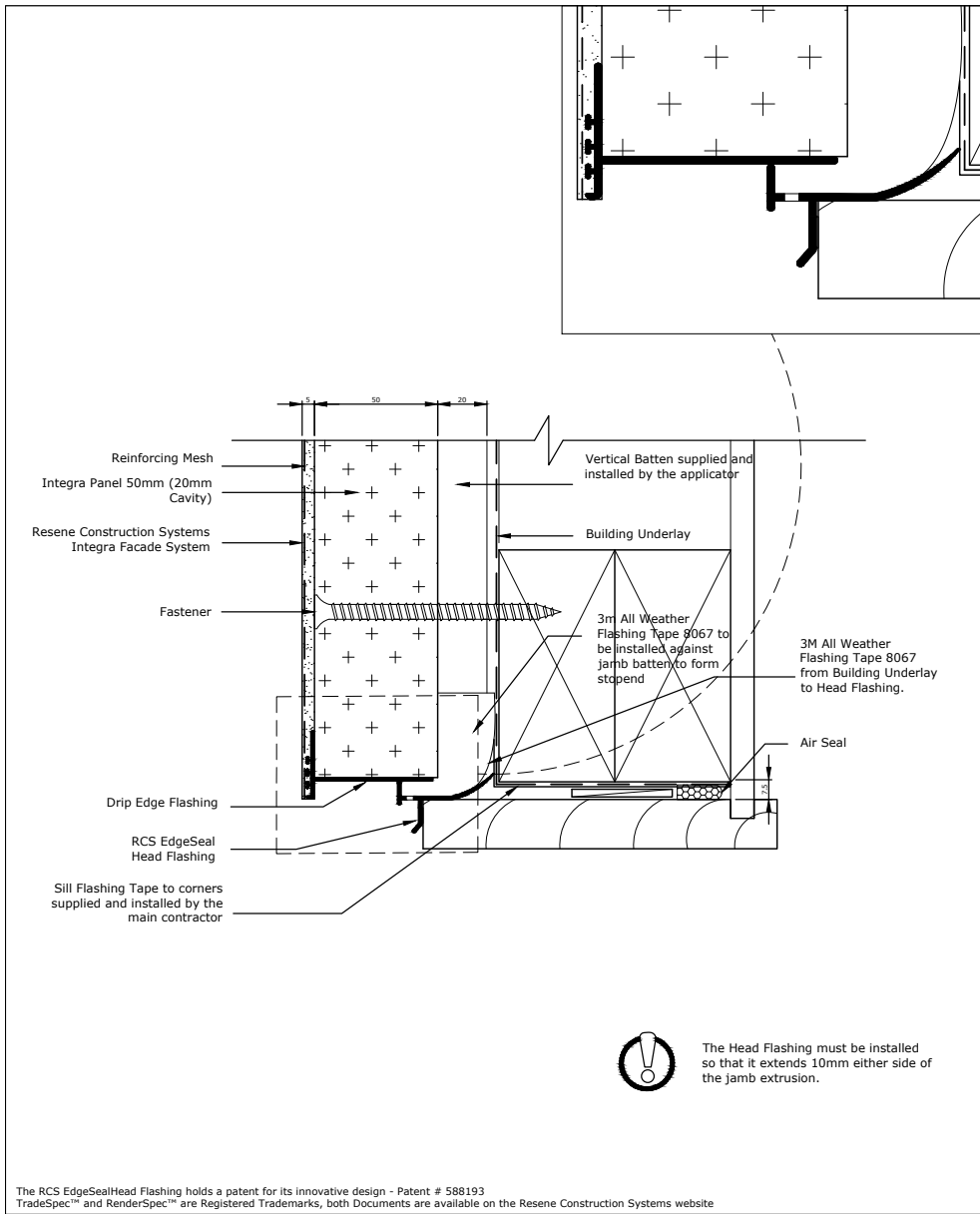





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| System | Integra Facade System | Scale | 1 : 2 @ A4 |
| Substrate | Integra Panel 50mm (20mm Cavity) | Date | 1 November 2017 |
| Drawing Name | Garage Door Jamb - Option 1 | Sheet | 10.06.50 |

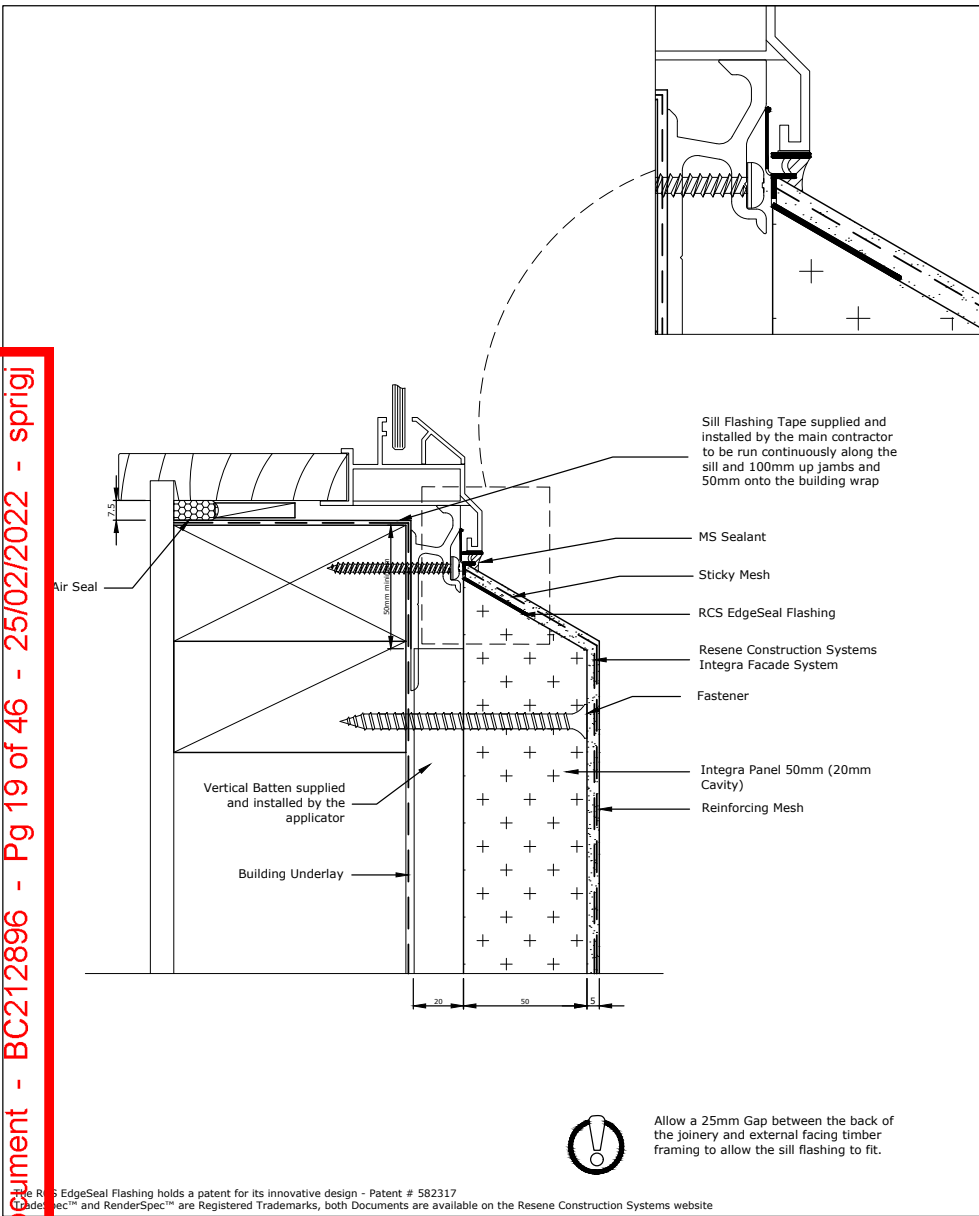




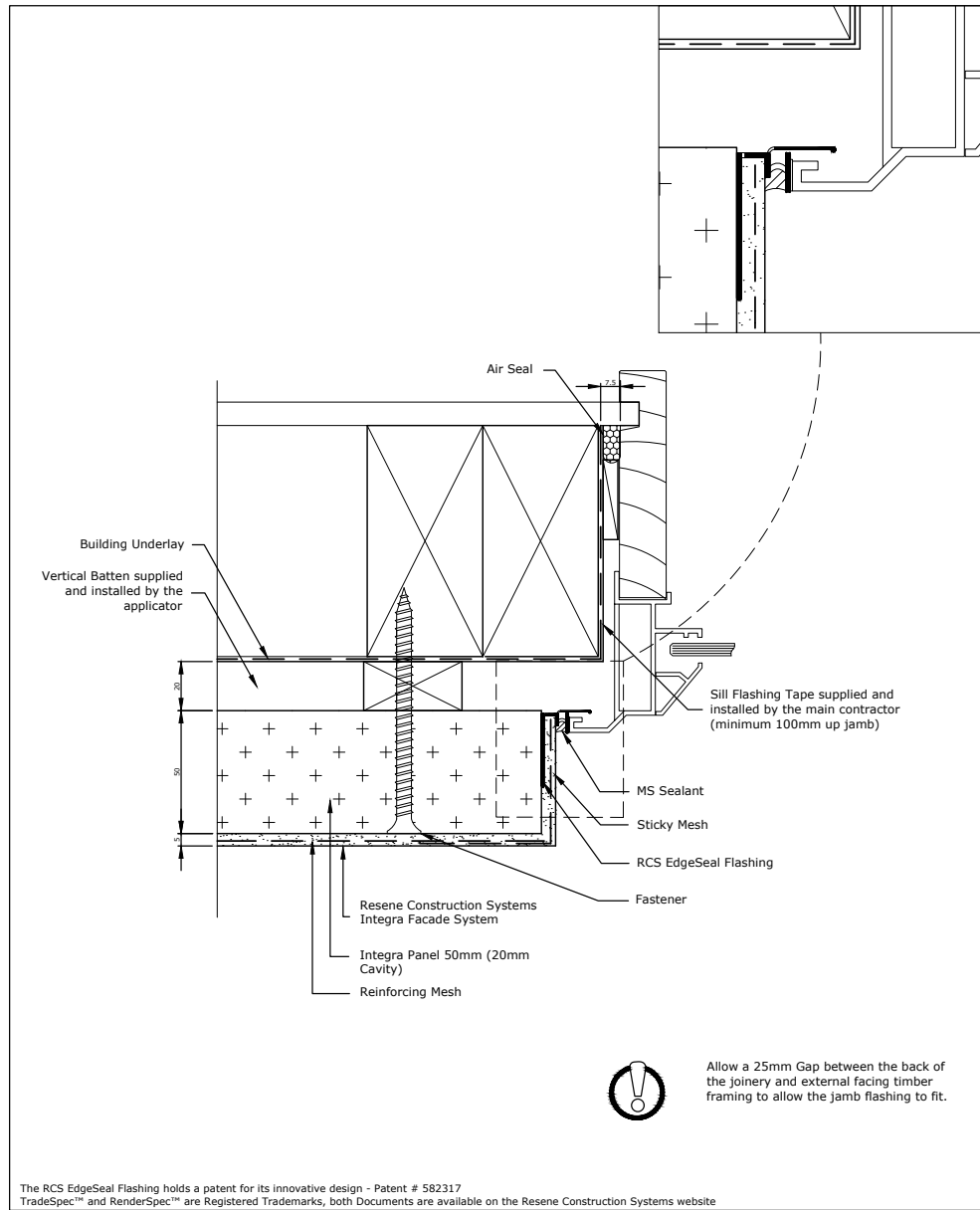
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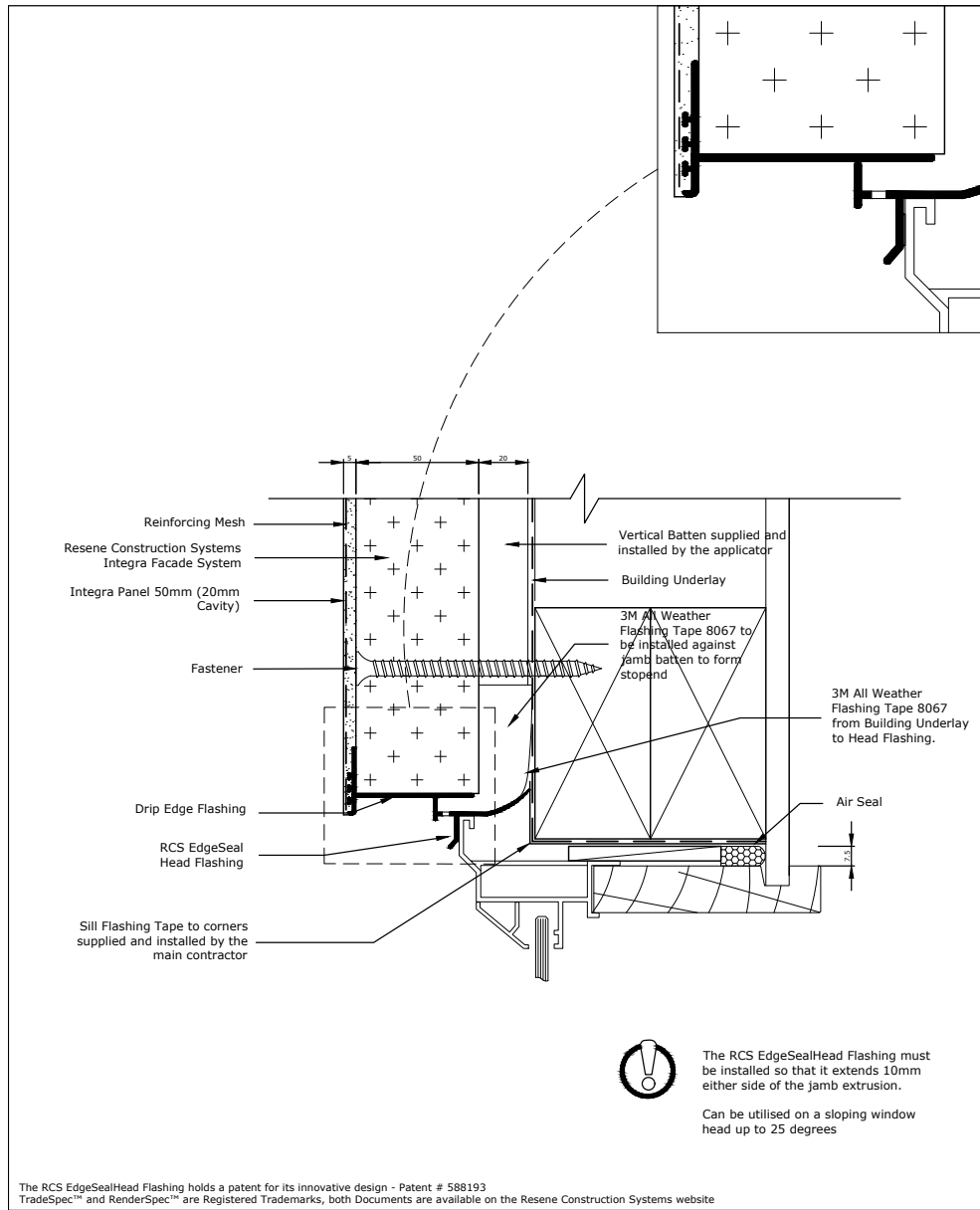
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| Substrate | Integra Panel 50mm (20mm Cavity) | Date | 1 November 2017 |
| Drawing Name | Garage Door Head - Option 1 | Sheet | 10.07.50 |



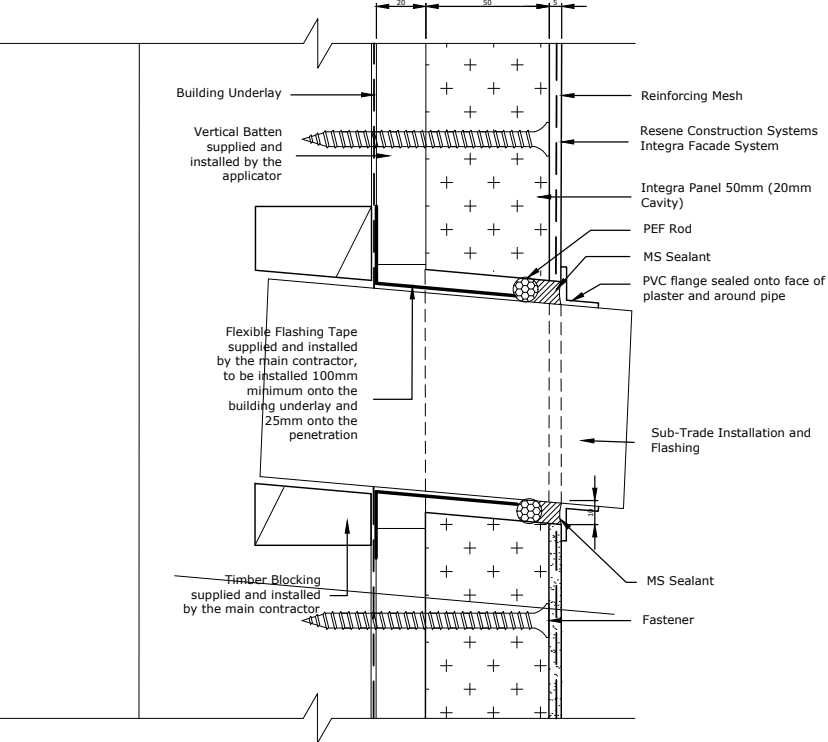
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| | Substrate | Date |
| | Integra Panel 50mm (20mm Cavity) | 1 November 2017 |
| | Drawing Name | Sheet |
| | Window Sill | 10.05.00 |



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| | Substrate | Date |
| | Integra Panel 50mm (20mm Cavity) | 1 November 2017 |
| | Drawing Name | Sheet |
| | Window Jamb | 10.06.00 |



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| | Substrate | Date |
| | Integra Panel 50mm (20mm Cavity) | 1 November 2017 |
| | Drawing Name | Sheet |
| | Window Head - Option 1 | 10.07.00 |



The responsibility for the penetration is the responsibility of the main contractor, where possible and practical use a flange.

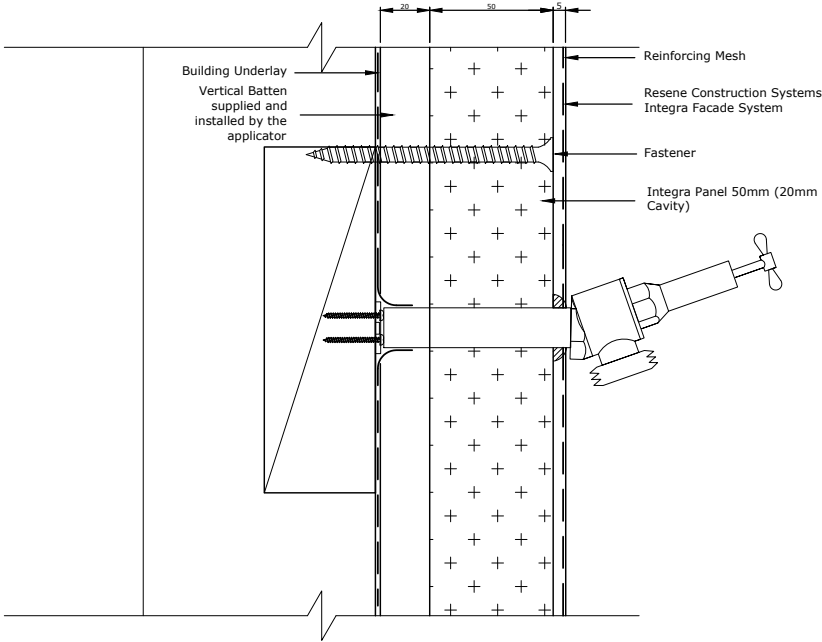
It is important that there is adequate support for the penetration in the form of timber packing. The penetration should be angled slightly away from the cladding so any moisture is diverted away from the cladding.

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| System | Integra Facade System | Scale | 1 : 2 @ A4 |
| Substrate | Integra Panel 50mm (20mm Cavity) | Date | 29 July 2021 |
| Drawing Name | Heatpump Penetration | Sheet | 10.12.25 |

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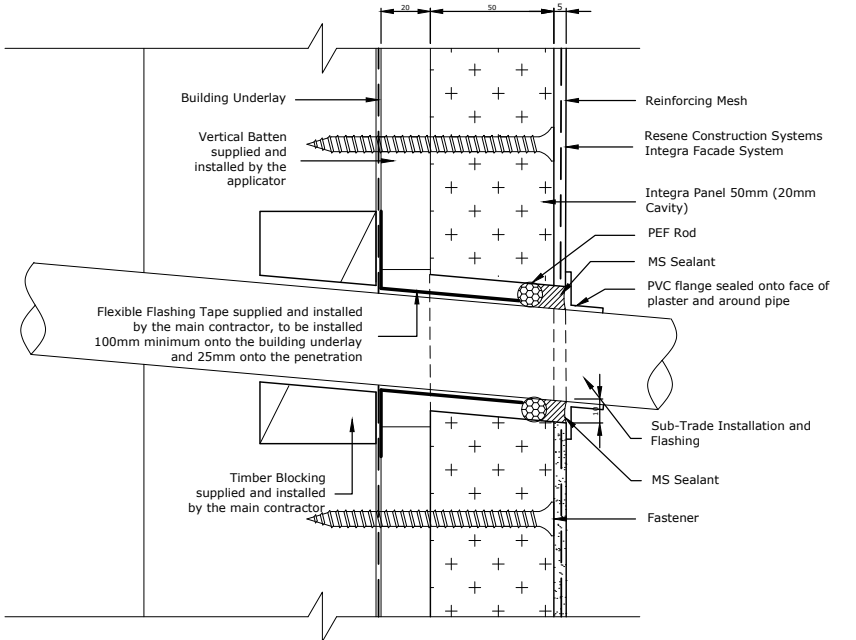


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| System | Integra Facade System | Scale | 1 : 2 @ A4 |
| Substrate | Integra Panel 50mm (20mm Cavity) | Date | 1 November 2017 |
| Drawing Name | Tap Fitting Detail | Sheet | 10.12.22 |

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The responsibility for the penetration is the responsibility of the main contractor, where possible and practical use a flange.

It is important that there is adequate support for the penetration in the form of timber packing. The penetration should be angled slightly away from the cladding so any moisture is diverted away from the cladding.

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| System | Integra Facade System | Scale | 1 : 2 @ A4 |
| Substrate | Integra Panel 50mm (20mm Cavity) | Date | 1 November 2017 |
| Drawing Name | Pipe Penetration | Sheet | 10.12.20 |

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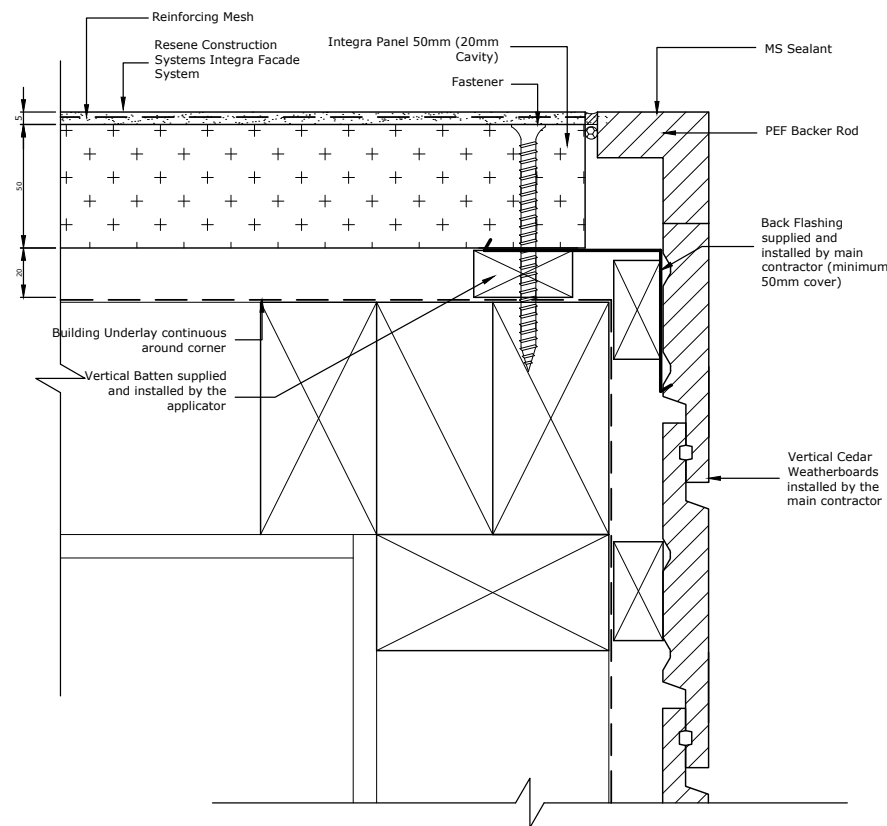
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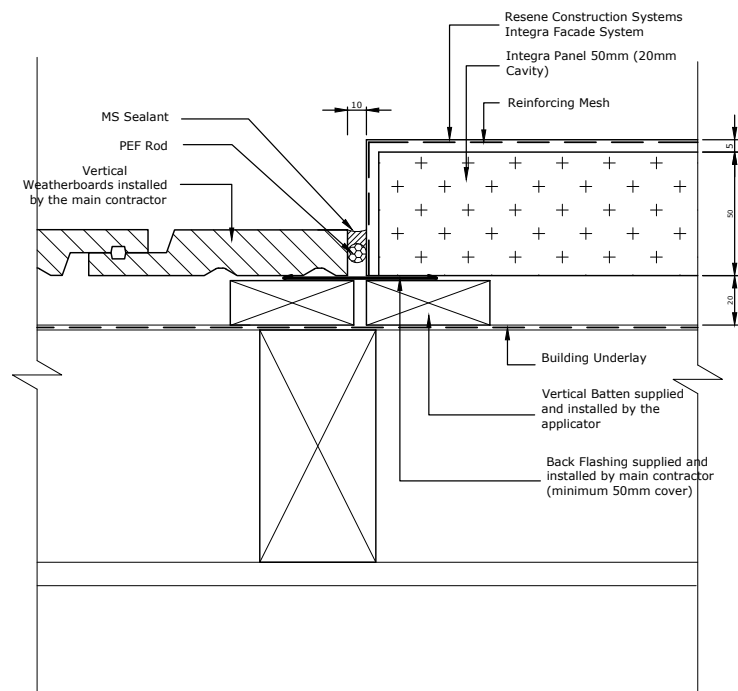
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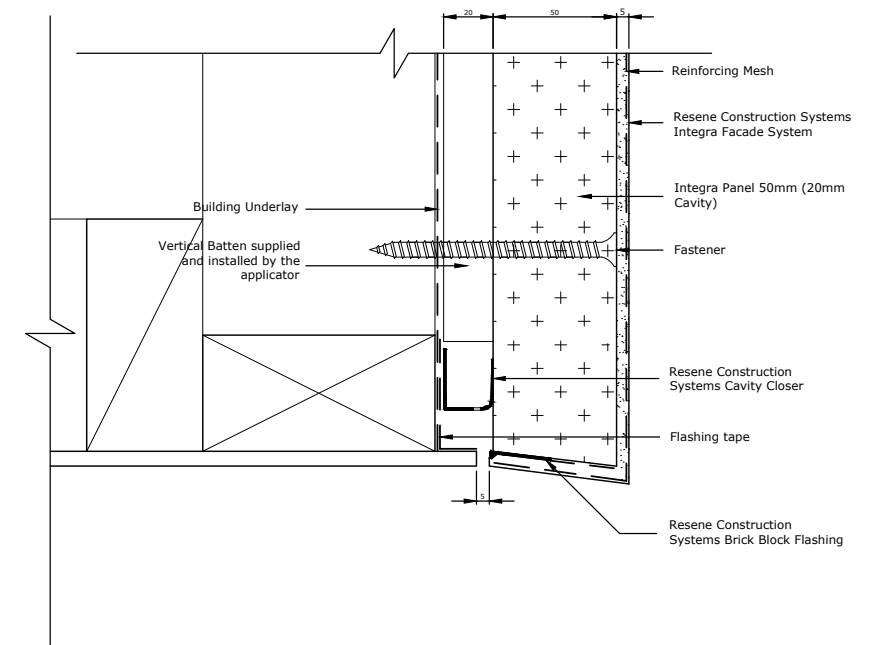
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| | Drawing Name | Sheet |
| | External Corner with Vertical Cedar Weatherboards | 10.03.70 |



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| | Substrate | Date |
| | Integra Panel 50mm (20mm Cavity) | 1 November 2017 |
| | Drawing Name | Sheet |
| | Vertical Junction with Vertical Cedar Weatherboards | 10.10.90 |

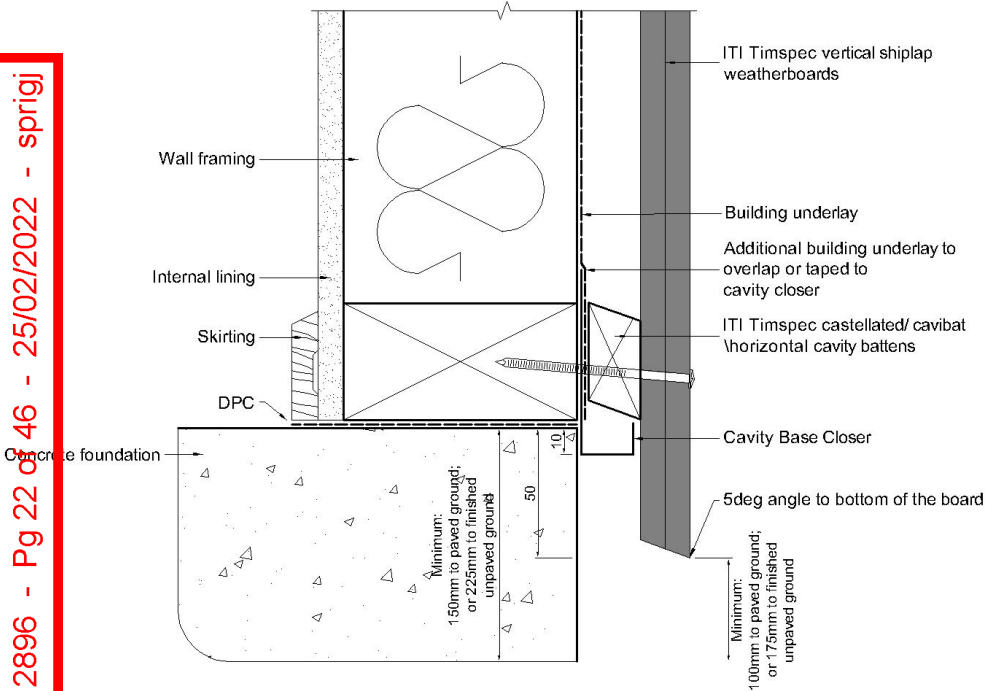
! All Control Joint spacings and setouts are the responsibility of the Designer, for suggested locations refer to RCS TradeSpec™ Document 1.4



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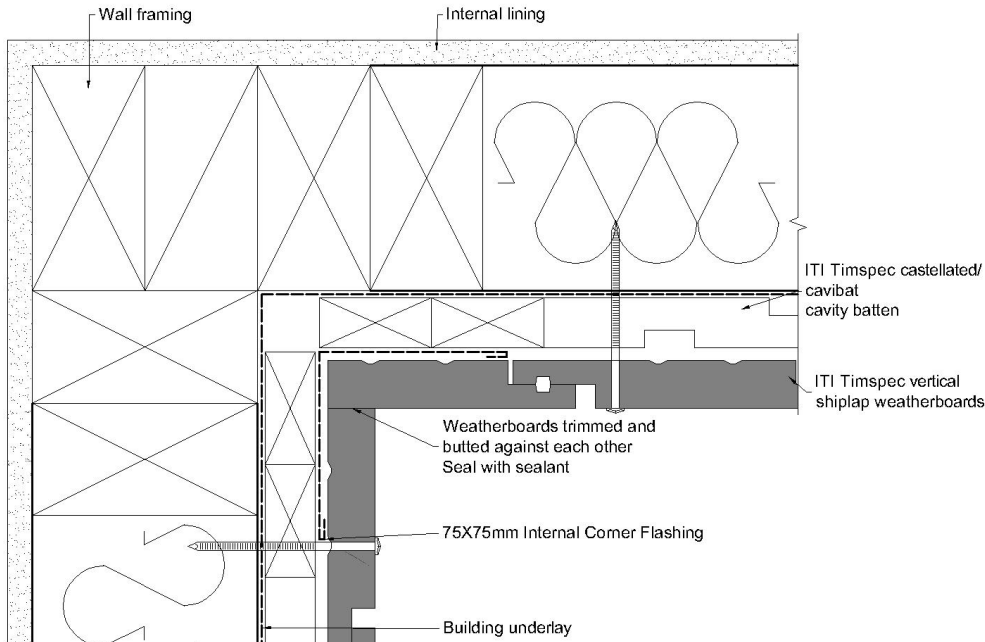
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| | Substrate | Date |
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| | Drawing Name | Sheet |
| | Soffit Edge - Option 2 | 10.08.11 |

FIGURE 13. 13 VC 501 BASE, CONCRETE SLAB ON GROUND



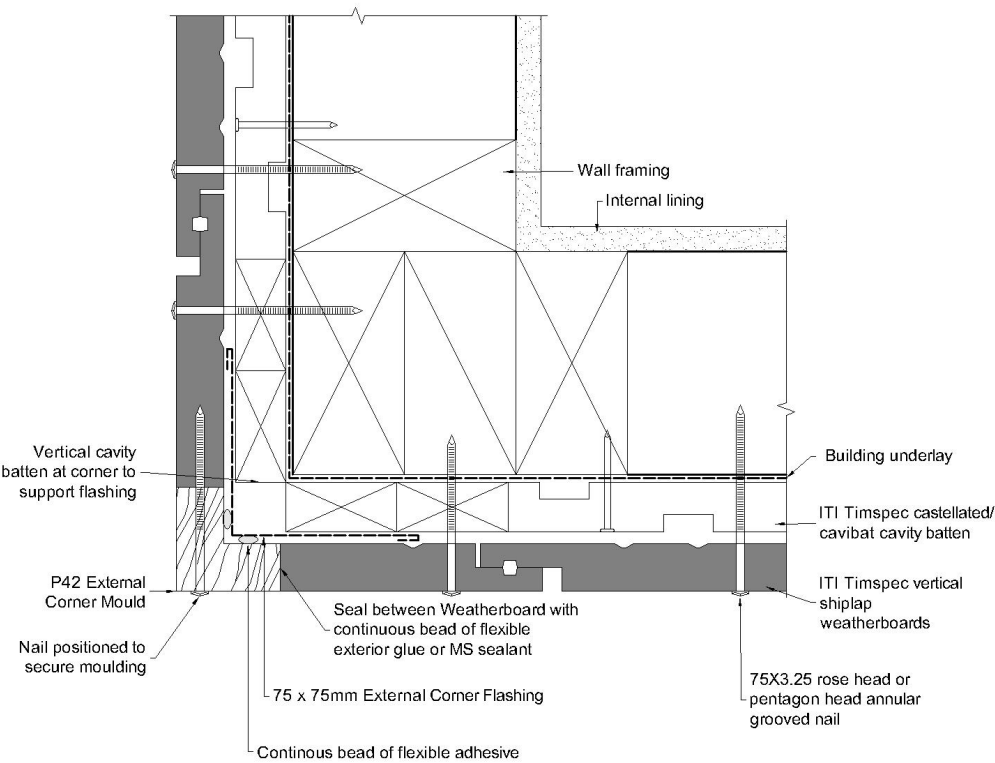
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FIGURE 13. 6 VC 302 INTERNAL CORNER - BUTTED



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FIGURE 13. 10 VC 404 EXTERNAL CORNER – P42 CORNER MOULDING



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FIGURE 13. 1 VC 201 WINDOW HEAD – ALUMINIUM JOINERY

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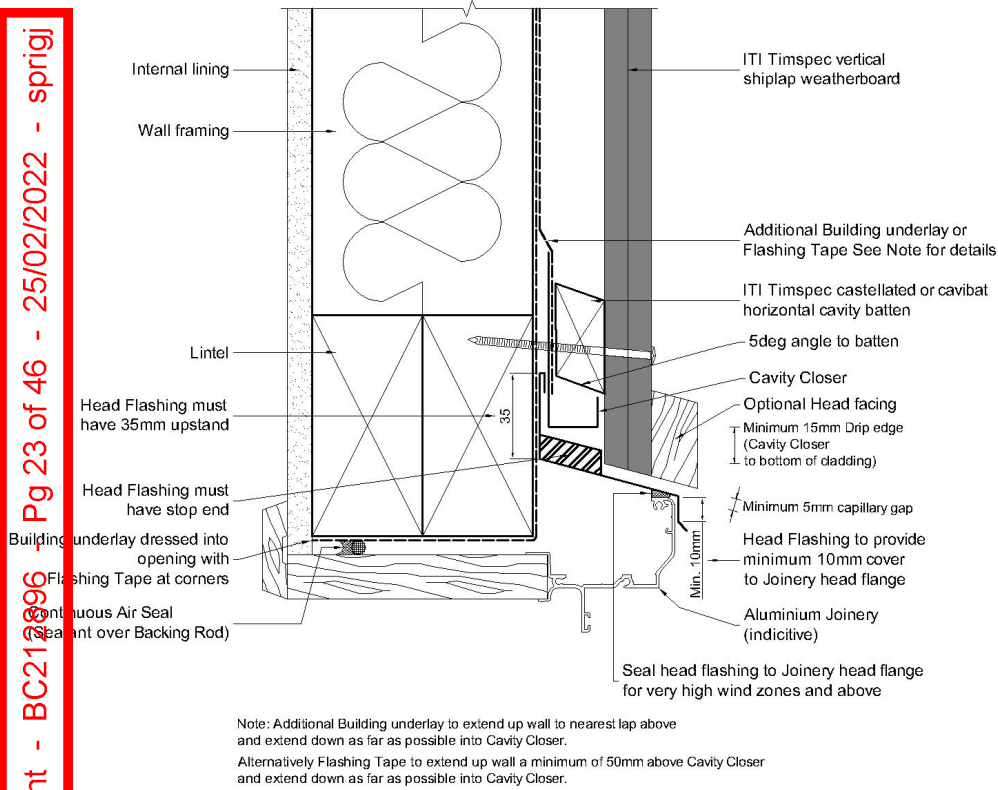


FIGURE 13. 2 VC 202 WINDOW JAMB – ALUMINIUM JOINERY

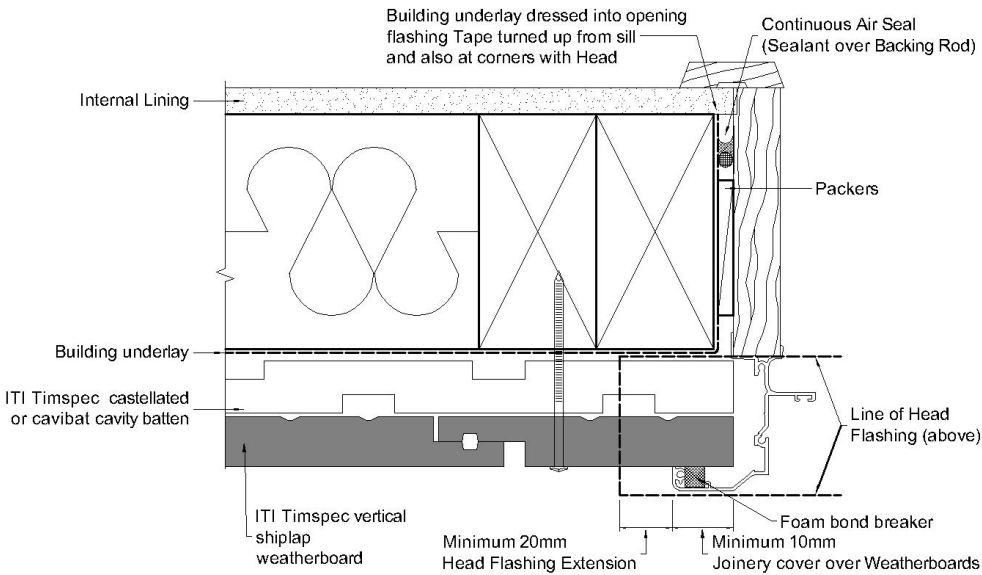


FIGURE 13. 3 VC 203 WINDOW SILL – ALUMINIUM JOINERY

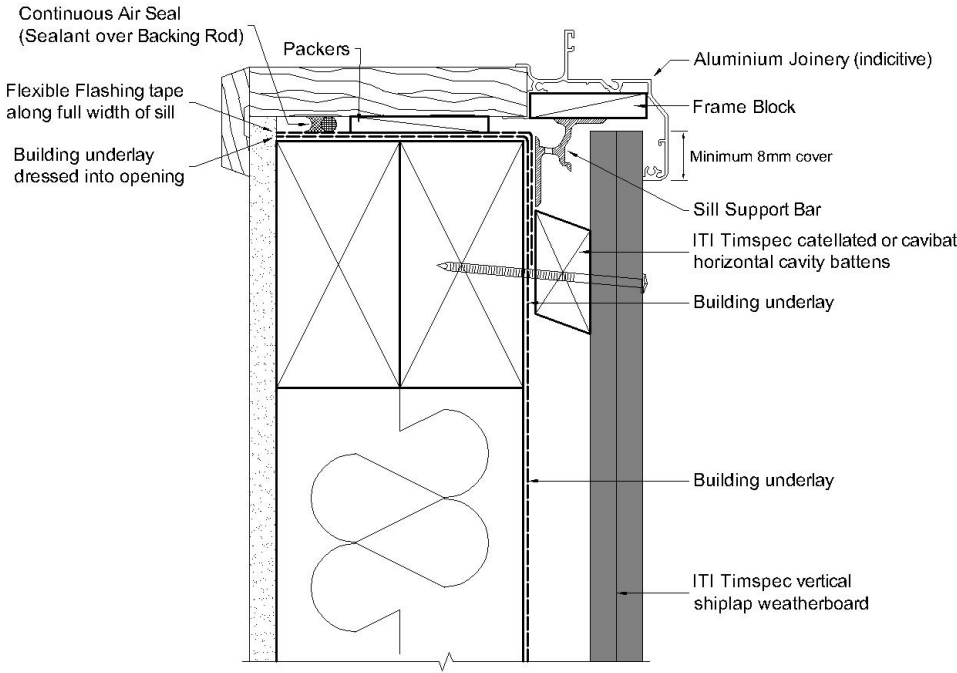
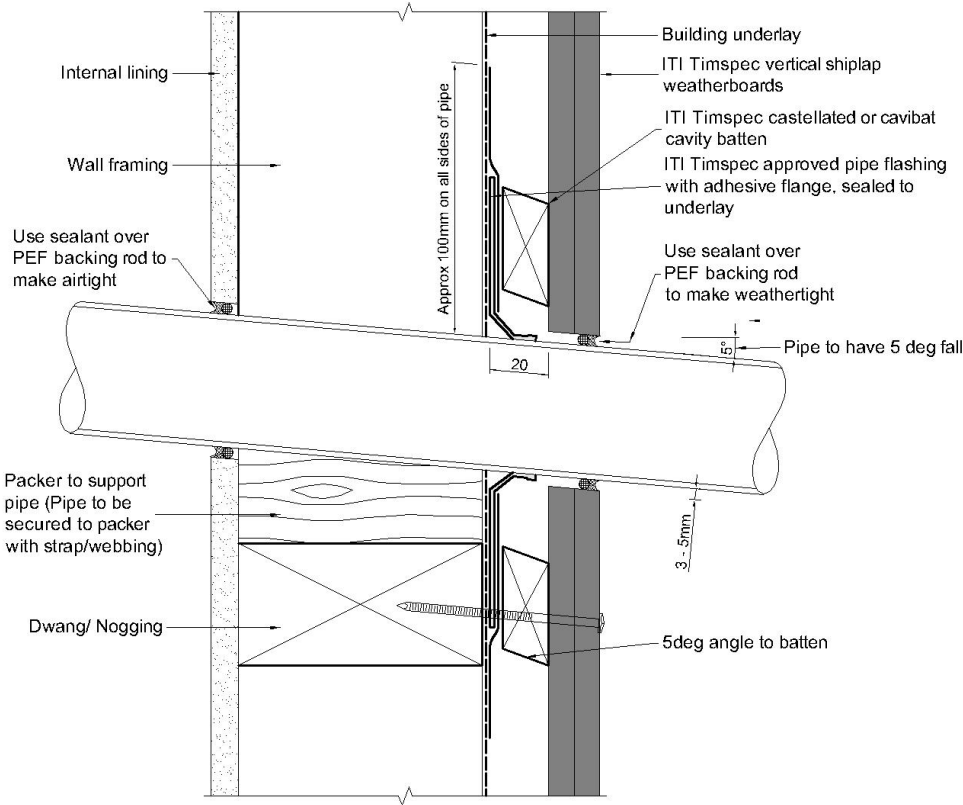
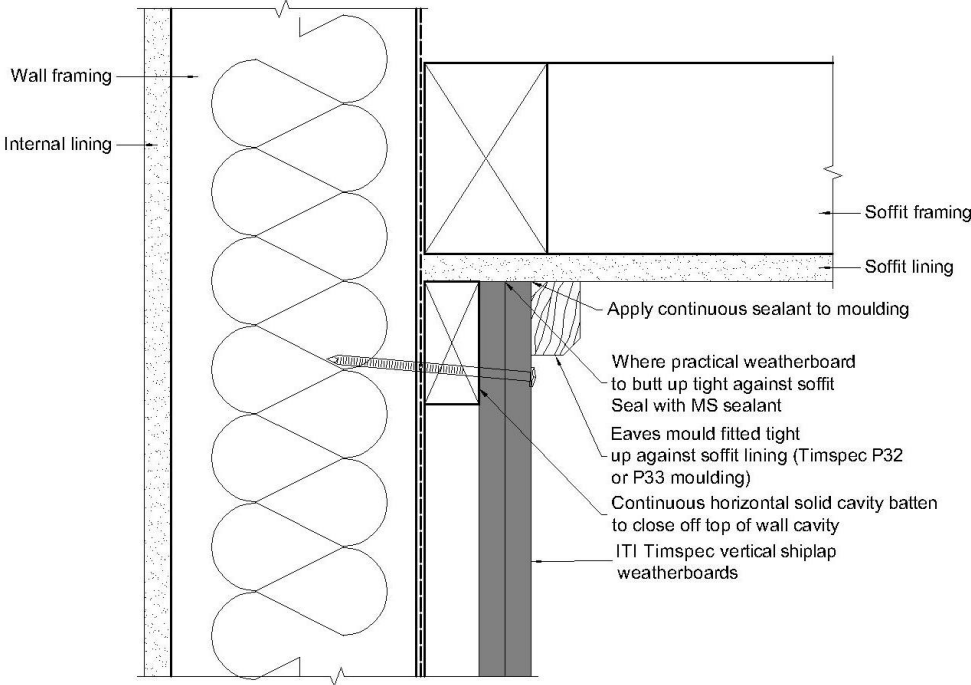
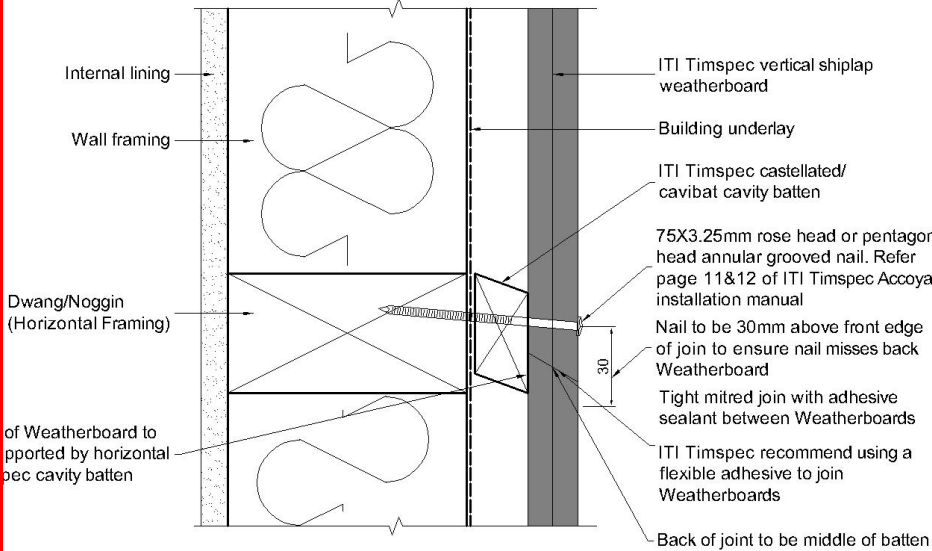


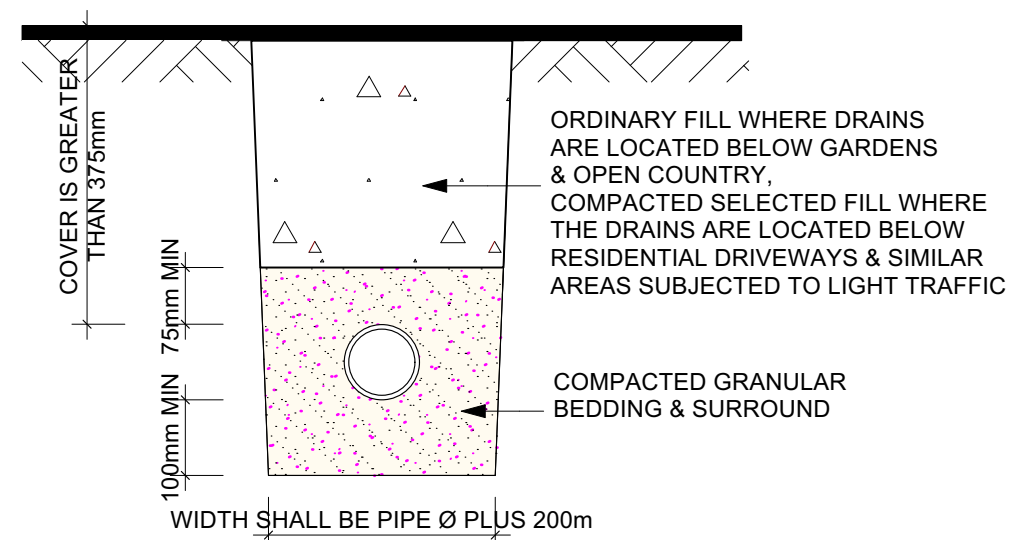
FIGURE 13. 8 VC 402 WITHIN BOARD JOINT – SCARF JOINT

FIGURE 13. 16 VC 601 ROOF/ WALL TOP PLATE – FLAT SOFFIT

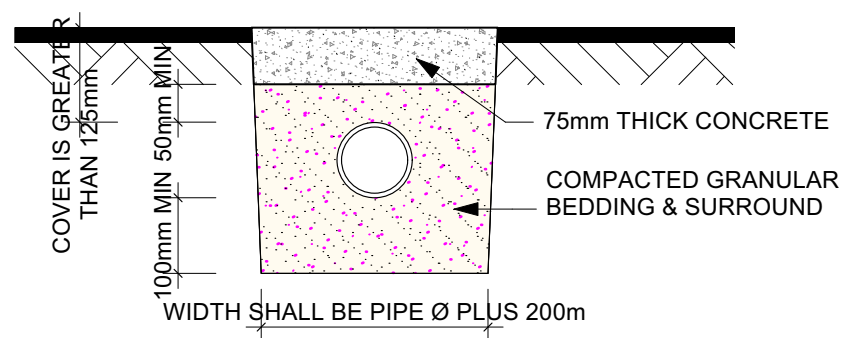
FIGURE 13. 23 VC 851 PIPE PENETRATION DETAIL

SDC - Approved Building Consent Document - BC212896 - Pg 24 of 46 - 25/02/2022 - sprigi

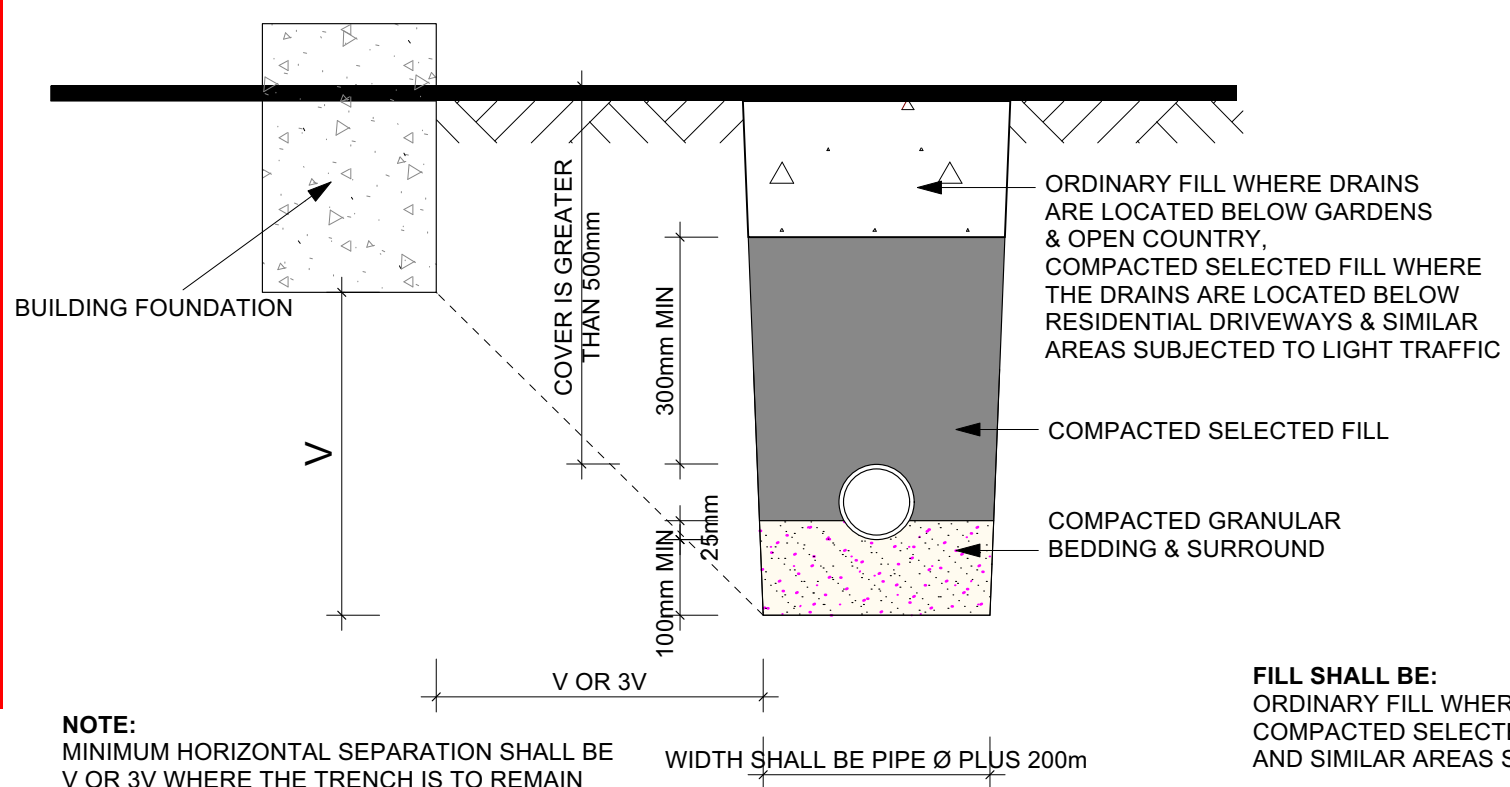




COVER GREATER THAN 375mm

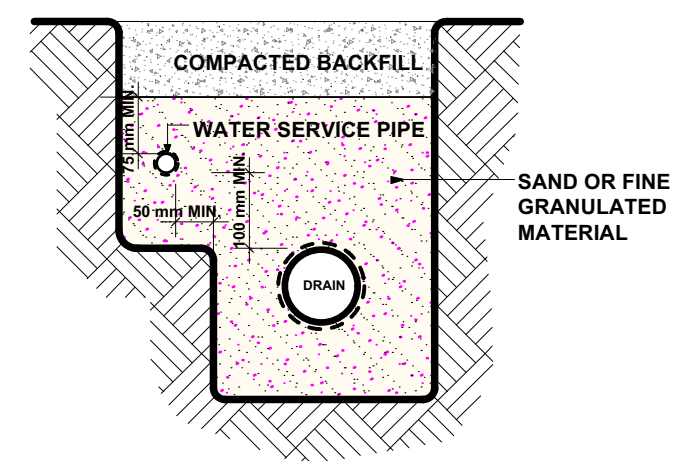


COVER GREATER THAN 125mm

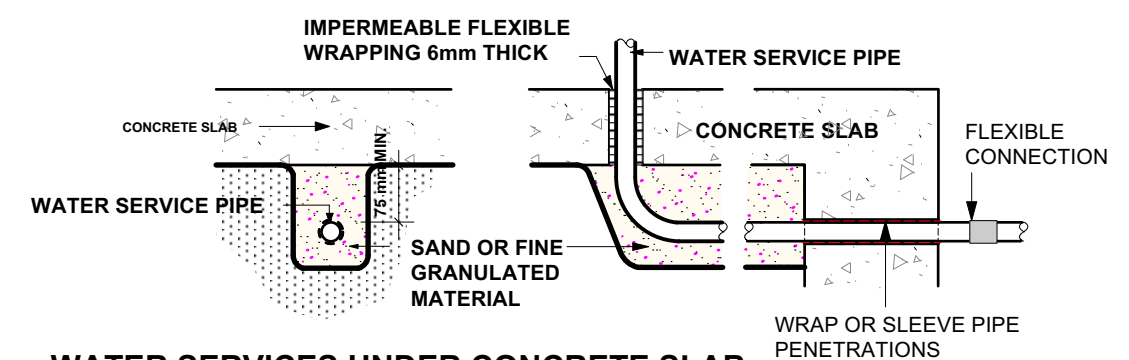


FILL SHALL BE:
ORDINARY FILL WHERE DRAINS ARE LOCATED BELOW GARDENS AND OPEN COUNTRY.
COMPACTED SELECTED FILL WHERE THE DRAINS ARE LOCATED BELOW RESIDENTIAL DRIVEWAYS AND SIMILAR AREAS SUBJECTED TO LIGHT TRAFFIC.

COVER GREATER THAN 500mm

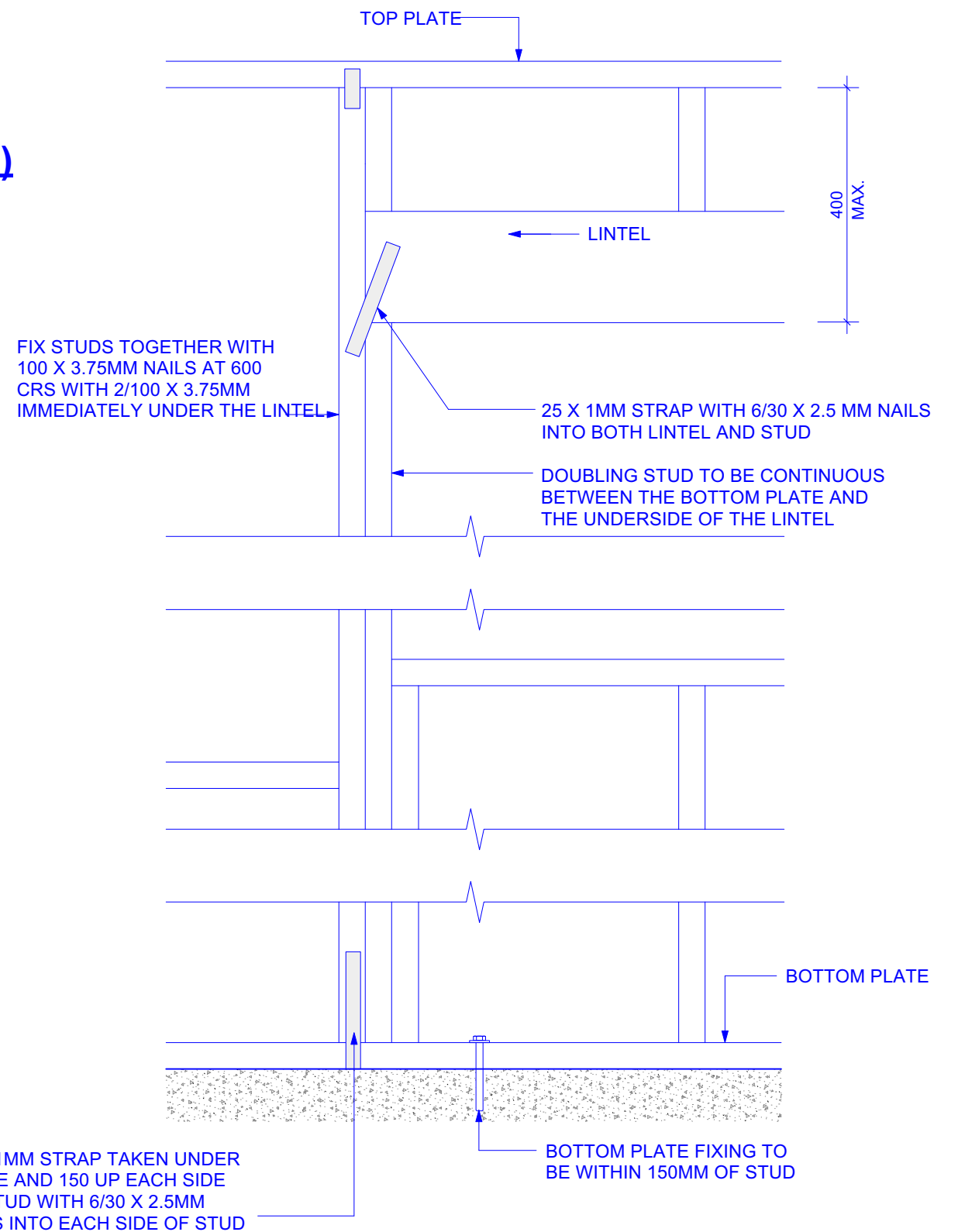
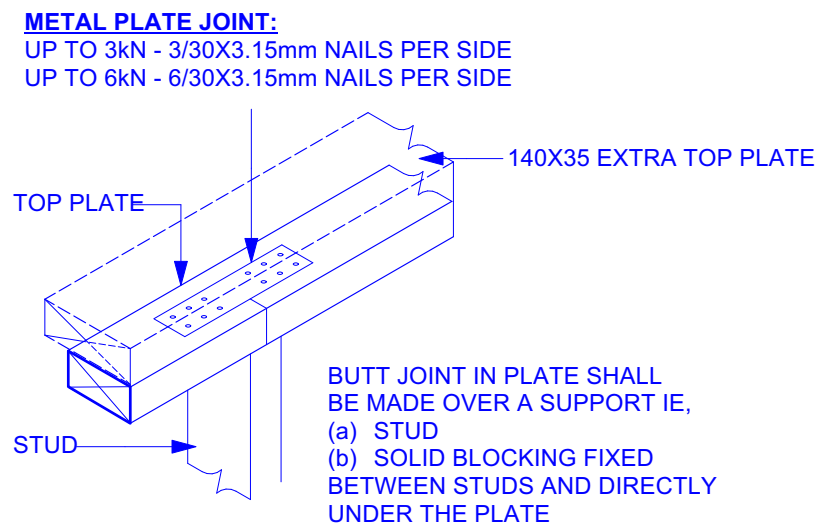
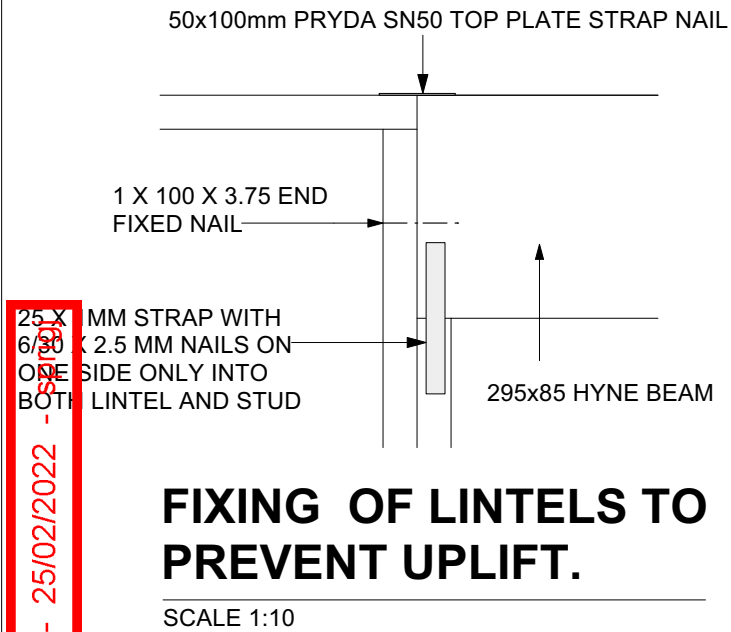


SHARED TRENCH FOR WATER SERVICE PIPE AND DRAIN
SCALE 1:5



WATER SERVICES UNDER CONCRETE SLAB
SCALE 1:5

NOTE: PIPES UNDER SLABS SHOULD BE DUCTED OR SLEEVED TO ALLOW FOR DETECTION OF LEAKS AND FOR REPAIR OR REPLACEMENT.



BOTTOM PLATE FIXING

Scale 1:10

**Kelvin
Boyd**
Architectural Services Limited

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PH: 0211790346
kaboyd@hotmail.com

PROPOSED 3 BEDROOM HOUSE AT 4 JOSHUA PLACE, WEST MELTON, LOT 14 DP:378670
FOR STEPHEN & MICHELLE ALLEN. BIG MOO FAMILY TRUST

SCALE 1:10

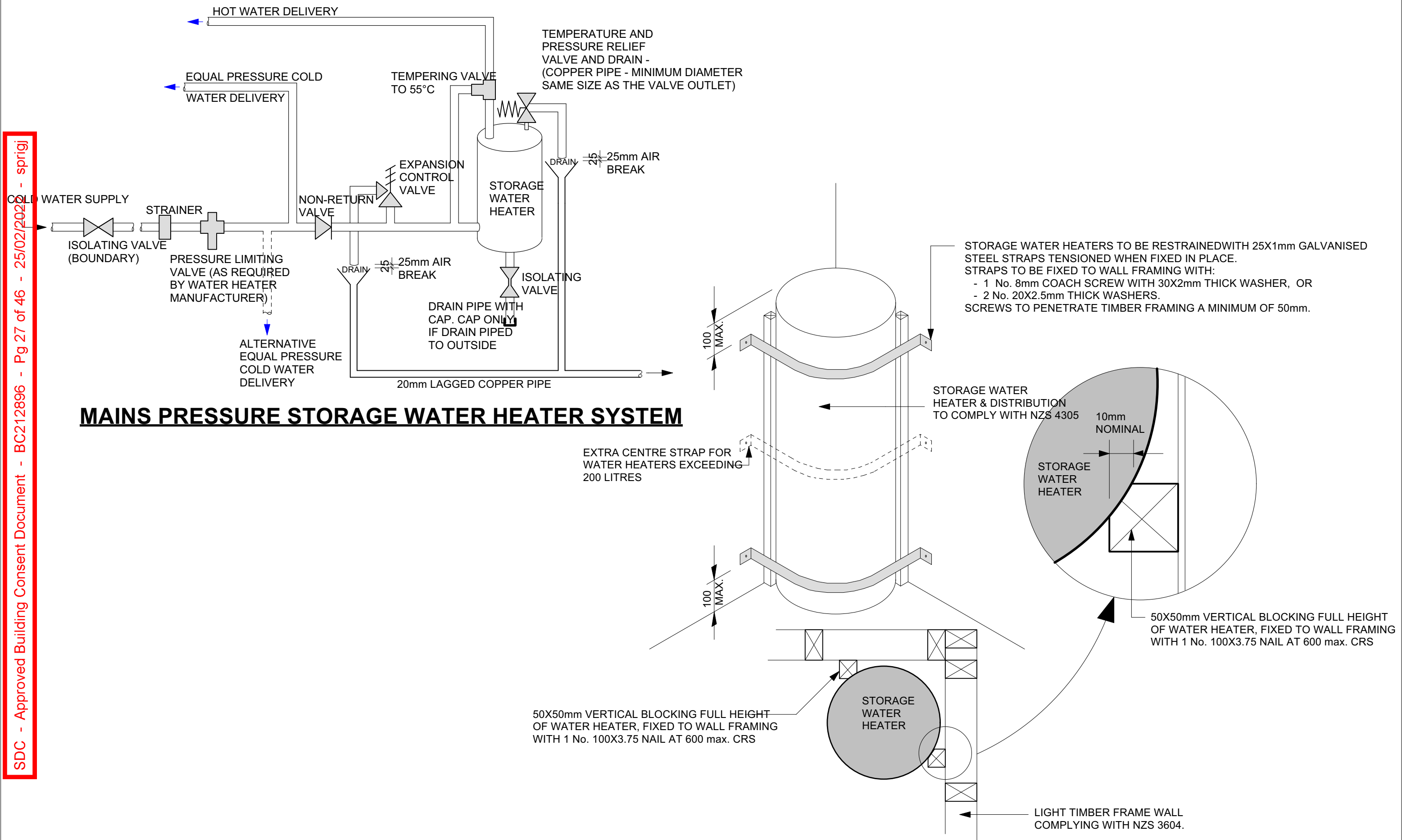
FIXING OF LINTEL TO PREVENT UPLIFT.

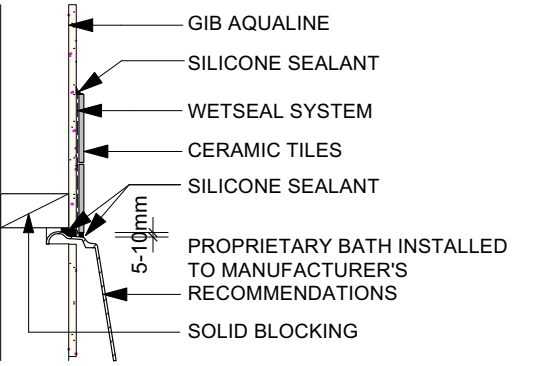
CONSENT PLANS

SHEET
AD2

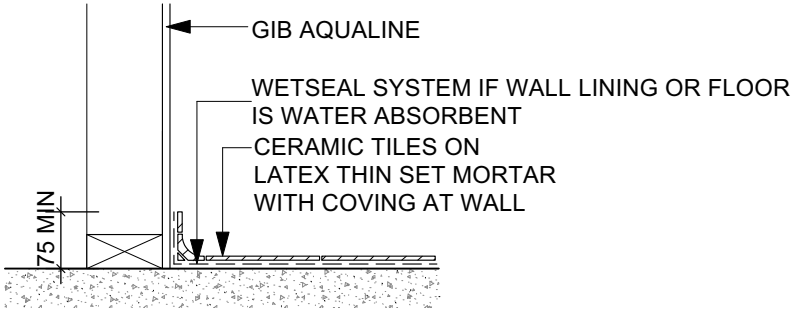
| | | | | |
|-------------------|------------------|------------------------------|--------|----|
| DRAWN KELVIN BOYD | DATE SEP 2021 | Scale in A3 size AS SHOWN | SERIES | OF |
| REVISION NO. | REV. 14 FEB 2022 | | REF | |

SDC - Approved Building Consent Document - BC212896 - Pg 27 of 46 - 25/02/2022 - sprigi

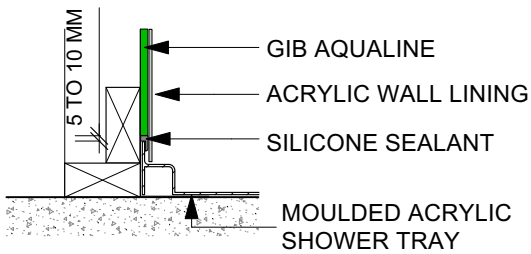




BATH/WALL JUNCTION DETAIL
SCALE 1:10



WET AREA TILE FLOOR WALL DETAIL
SCALE 1:10



SHOWER BASE JUNCTION DETAIL
SCALE 1:10



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PROPOSED 3 BEDROOM HOUSE AT 4 JOSHUA PLACE, WEST MELTON, LOT 14 DP:378670
FOR STEPHEN & MICHELLE ALLEN. BIG MOO FAMILY TRUST

CONSENT PLANS

DRAWN KELVIN BOYD

DATE SEP 2021

Scale in A3 size

REVISION NO.

REV. 14 FEB 2022

AS SHOWN

SHEET

AD5

SERIES OF

REF

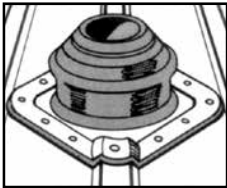
Dektite Premium
The versatile solution

- ✓ Most extensive range of Dektites for flashing penetrations 0 - 510mm, available in black and grey EPDM and silicone red for high temperatures.
- ✓ Designed to enable practically any pipe flashing operation to be carried out within minutes, simple to install and very effective.
- ✓ The low profile cone not only looks good but provides a generous internal clearance, so even the steepest roofs are handled with ease.
- ✓ Suitable for flashing pipes that penetrate wall claddings.
- ✓ Can also be used to flash square penetrations. Just add 30% to the pipe diameter and trim the cone to suit.

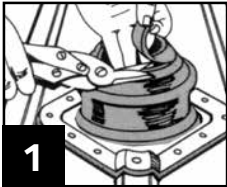
- ✓ EPDM withstands temperatures from -50°C to 115°C and up to 150°C intermittently.
- ✓ Silicone withstands temperatures from -60°C to 200°C and up to 250°C intermittently.



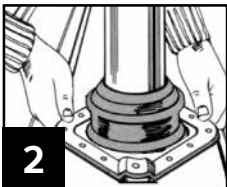
Installation Instructions:



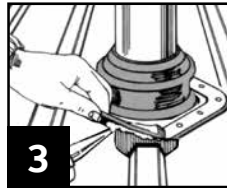
NOTE:
For more effective drainage, always fit the Dektite on the diamond or bias.
Dektites are suitable for flashing pipes that penetrate wall claddings.



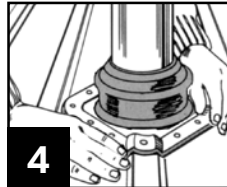
Cut a neat hole in roofing sheet with minimum clearance for pipe and insert pipe through hole. Trim the cone to suit pipe size using sharp tin snips. Where required, support cut sections of sheet with additional framing.



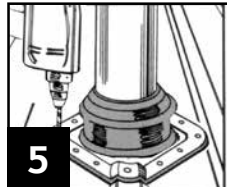
Slide Dektite flashing down over pipe. Lubricating the pipe with water allows the pipe to slide snugly into position.



Apply a neutral cure 100% silicone sealant (roof and gutter approved) to the underside of the Dektite by turning back the flexible flange.



Press base to the roof profile by hand, smooth out any awkward creases. Don't fully extend to allow for vibration.



Fasten using self drilling washered screws or sealed rivets. Fit fasteners progressively outward in opposing pairs to avoid gaps.

Page 3

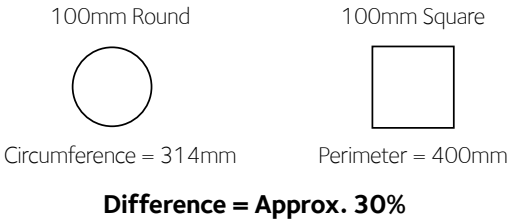
Dektite Premium
The versatile solution

| CODE: BLACK EPDM | CODE: GREY EPDM | CODE: RED SILICONE | BASE (MM) | PIPE (MM) | ROOF PITCH |
|---------------------|--------------------|-----------------------|-----------|-----------|----------------------------|
| DFE10MB | | | 71 x 71 | 0-20 | Up to 60° See foot note |
| DFE100B | DFE100G | | 100 x 100 | 0-35 | |
| DFE100BS* | | DFE200RES | 100 x 100 | 0-35 | |
| DFE101B | DFE101G | | 139 x 139 | 5-55 | Up to 45° See foot note |
| DFE101BS* | | DFE201RES | 139 x 139 | 5-55 | |
| DFE102BA | DFE102GA | DFE202REA | 181 x 181 | 50-70 | |
| DFE103B | DFE103G | DFE203RE | 218 x 218 | 5-127 | |
| DFE104B | DFE104G | DFE204RE | 279 x 279 | 75-175 | |
| DFE105B | DFE105G | DFE205RE | 309 x 309 | 100-200 | |
| DFE106B | DFE106G | DFE206RE | 363 x 363 | 125-230 | |
| DFE107B | DFE107G | DFE207RE | 456 x 456 | 150-300 | |
| DFE108B | DFE108G | DFE208RE | 495 x 495 | 170-355 | |
| DFE109B | DFE109G | DFE209RE | 680 x 680 | 230-508 | |

* DFE100BS and DFE101BS both have multiple cable nipples



Can a Dektite flash a square pipe? **YES!**



Therefore, to suit square pipes/stanchions add 30% to the diameter of the pipe and cut accordingly.

**100mm x 30% = 130mm
to suit a square**

NOTE: Refer to page 7 for guide to Dektite square penetrations from 20mm - 125mm.

Page 4

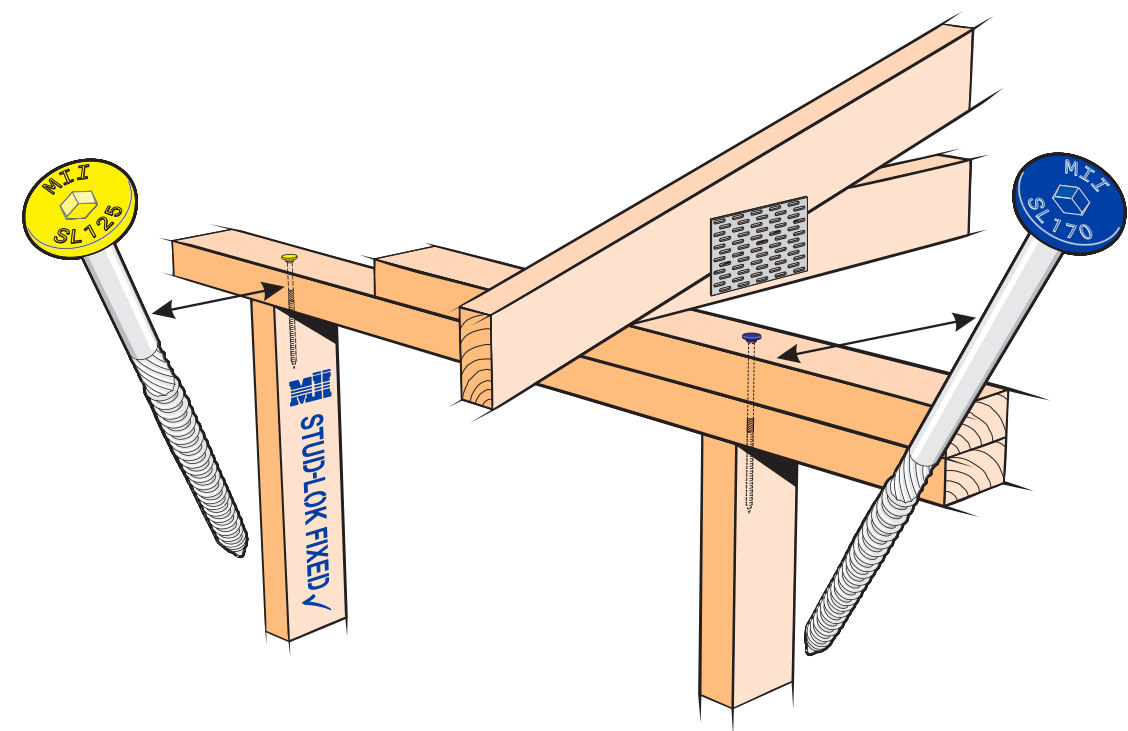
B

B

BOWMAC[®]

STUD-LOK

Provides a solution for top plate to stud fixings for residential timber frame buildings



- ★ Complies with fixing requirements in Section 8 NZS 3604:2011
- ★ The BOWMAC[®] STUD-LOK forms an integral part of the MiTek Truss & Frame design and layout
- ★ Available in 2 lengths allowing for connections from stud to single top plate (SL125) and stud to double top plates (SL170)
- ★ Applied in the factory
- ★ Is a completely internal connection avoiding any clashes with wall linings



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11/2017

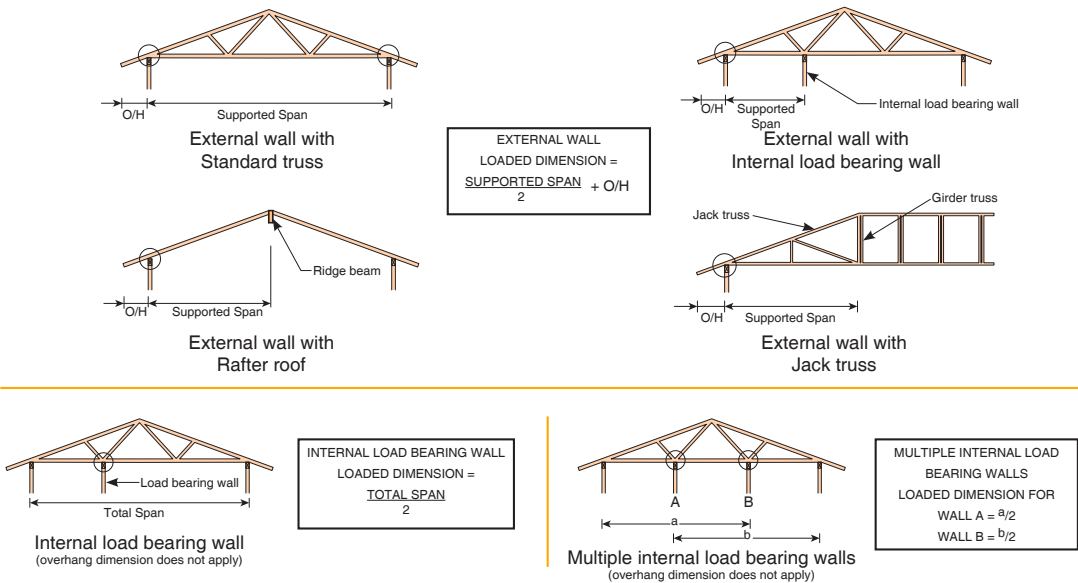
- NOTE:**
- ★ The STUD-LOK fixing is designed to resist vertical loads only.
 - ★ Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist lateral loads.
 - ★ The STUD-LOK connections assume that the correct choice of rafter/truss fixings have been made.
 - ★ Wall framing arrangements under girder trusses are not covered in this schedule.
 - ★ All timber selections are as per NZS 3604:2011 and include LVL8 timber grades.



DOUBLE TOP PLATES DEFINITION



LOAD DIMENSION DEFINITION



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) | | | Light Roof Wind Zone | | | | | Heavy Roof Wind Zone | | | | |
|----------------------|-------|-------|----------------------|----|----|----|----|----------------------|----|----|----|----|
| Stud Centres | | | L | M | H | VH | EH | L | M | H | VH | EH |
| 300mm | 400mm | 600mm | 2N | 2N | SL | SL | SL | 2N | 2N | SL | SL | SL |
| 3.0 | 2.3 | 1.5 | 2N | 2N | SL | SL | SL | 2N | 2N | SL | SL | SL |
| 4.0 | 3.0 | 2.0 | 2N | 2N | SL | SL | SL | 2N | 2N | SL | SL | SL |
| 5.0 | 3.8 | 2.5 | 2N | SL | SL | SL | SL | 2N | 2N | SL | SL | SL |
| 6.0 | 4.5 | 3.0 | 2N | SL | SL | SL | SL | 2N | 2N | SL | SL | SL |
| 7.0 | 5.3 | 3.5 | 2N | SL | SL | SL | SL | 2N | 2N | SL | SL | SL |
| 8.0 | 6.0 | 4.0 | 2N | SL | SL | SL | SL | 2N | 2N | SL | SL | SL |
| 9.0 | 6.8 | 4.5 | SL | SL | SL | SL | SL | 2N | 2N | SL | SL | SL |
| 10.0 | 7.5 | 5.0 | SL | SL | SL | SL | SL | 2N | 2N | SL | SL | SL |
| 11.0 | 8.3 | 5.5 | SL | SL | SL | SL | SL | 2N | 2N | SL | SL | SL |
| 12.0 | 9.0 | 6.0 | SL | SL | SL | SL | SL | 2N | 2N | SL | SL | SL |

2N = 2/ 90mm x 3.15 dia. nails

SL = Single STUD-LOK
plus 2/ 90mm x 3.15 dia. nails

NOTE:
To calculate the number of STUD-LOK 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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Demand Calculation Sheet

Job Details

Name: Allen
Street and Number: 4 JOSHUA
Lot and DP Number: Lot 14 DP 378670
City/Town/District: CHCH
Designer: KAB
Company: KBA
Date: Sunday, 14 November 2021

Building Specification

Number of Storeys 1
Floor Loading 2 kPa
Foundation Type Slab

Single
Cladding Weight Medium
Roof Weight Light
Room in Roof Space 0 to 12.5%
Roof Pitch (degrees) 40
Roof Height above Eaves (m) 4.2
Building Height to Apex (m) 6.6
Ground to Lower Floor (m) 0.3

Average Stud Height (m) 2.4
Building Length (m) 16.5
Building Width (m) 8.7
Building Plan Area (m²) 139

Building Location

Wind Zone = High

Earthquake Zone 2

Soil Type D & E (Deep to Very Soft)
Annual Prob. of Exceedance: 1 in 500 (Default)

Bracing Units required for Wind

| | Along | Across |
|--------------|-------|--------|
| Single Level | 696 | 1809 |

Bracing Units required for Earthquake

| | Along & Across |
|--------------|----------------|
| Single Level | 789 |

GIB EzyBrace® Version 12/18a



Single Level Along Resistance Sheet

Job Name: Allen

| | | | | | | | | | Wind | EQ |
|------------------------|---------|---------------|--------------------|-----------------|---------|-------------|---------------|-------------|----------|--------|
| | | | | | | | | | Demand | |
| | | | | | | | | | 696 | 789 |
| | | | | | | | | | Achieved | |
| | | | | | | | | | 1556 | 1389 |
| | | | | | | | | | 224% | 176% |
| Line | Element | Length (m) | Angle (degrees) | Stud Ht. (m) | Type | Supplier | Wind (BUs) | EQ (BUs) | | |
| a | 1 | 1.20 | | 2.4 | JHDn | Hardies RAB | 142 | 122 | | |
| | 2 | 1.20 | | 2.4 | JHDn | Hardies RAB | 142 | 122 | | |
| | 3 | 1.20 | | 2.4 | JHDn | Hardies RAB | 142 | 122 | | |
| | 4 | 1.20 | | 2.4 | JHDn | Hardies RAB | 142 | 122 | | |
| External Length = 16.5 | | | | | | | | | 566 OK | 490 OK |
| b | 1 | 0.60 | | 2.4 | GS1-N | GIB® | 34 | 35 | | |
| | 2 | 1.90 | | 2.4 | GS1-N | GIB® | 131 | 114 | | |
| | 3 | 1.80 | | 2.4 | GS1-N | GIB® | 124 | 108 | | |
| | 4 | 2.40 | | 2.4 | GS1-N | GIB® | 166 | 144 | | |
| | 5 | 1.20 | | 2.4 | GS1-N | GIB® | 83 | 72 | | |
| External Length = 2.0 | | | | | | | | | 538 OK | 473 OK |
| c | 1 | 0.70 | | 2.4 | JHD 600 | Hardies RAB | 69 | 75 | | |
| | 2 | 1.20 | | 2.4 | JHDn | Hardies RAB | 142 | 122 | | |
| | 3 | 1.20 | | 2.4 | JHDn | Hardies RAB | 142 | 122 | | |
| | 4 | 1.00 | | 2.4 | JHD 600 | Hardies RAB | 99 | 107 | | |
| External Length = 16.5 | | | | | | | | | 452 OK | 427 OK |

GIB EzyBrace® Version 12/18a

Kelvin
Boyd

Architectural Services Limited

196 Halkett Road, West Melton
Christchurch
PH: 0211790346
kabboyd@hotmail.com

PROPOSED 3 BEDROOM HOUSE AT 4 JOSHUA PLACE, WEST MELTON, LOT 14 DP:378670
FOR STEPHEN & MICHELLE ALLEN. BIG MOO FAMILY TRUST

CONSENT PLANS

DRAWN KELVIN BOYD

DATE SEP 2021

Scale in A3 size

REVISION NO.

REV. 14 FEB 2022

AS SHOWN

SHEET

AD8

SERIES OF

REF



Single Level Across Resistance Sheet

Job Name: Allen

| | | | | | | | | | |
|-----------------------|-----------------------|------|--|-----|---------|-------------|-----|----------|--------|
| | | | | | | | | Wind | EQ |
| | | | | | | | | Demand | |
| | | | | | | | | 1809 | 789 |
| | | | | | | | | Achieved | |
| m | 1 | 1.20 | | 2.4 | JHDn | Hardies RAB | 142 | 122 | 2089 |
| | 2 | 2.20 | | 2.4 | JHDn | Hardies RAB | 260 | 224 | 115% |
| | 3 | 0.90 | | 2.4 | JHD 600 | Hardies RAB | 89 | 96 | 1925 |
| | External Length = 8.5 | | | | | | | | 490 OK |
| n | 1 | 3.60 | | 2.4 | GS1-N | GIB® | 248 | 216 | 443 OK |
| | 2 | 1.20 | | 2.4 | GS1-N | GIB® | 83 | 72 | |
| | | | | | | | | | 331 OK |
| o | 1 | 2.80 | | 2.4 | GS2-N | GIB® | 274 | 241 | 288 OK |
| | 2 | 2.80 | | 2.4 | GS1-N | GIB® | 193 | 168 | |
| | | | | | | | | | 468 OK |
| p | 1 | 3.60 | | 2.4 | GS2-N | GIB® | 353 | 310 | 310 OK |
| | | | | | | | | | 353 OK |
| q | 1 | 1.50 | | 2.4 | BLG-H | GIB® | 225 | 219 | 219 OK |
| | | | | | | | | | 225 OK |
| r | 1 | 0.50 | | 2.4 | JHD 400 | Hardies RAB | 42 | 54 | |
| | 2 | 0.50 | | 2.4 | JHD 400 | Hardies RAB | 42 | 54 | |
| | 3 | 0.70 | | 2.4 | JHD 600 | Hardies RAB | 69 | 75 | |
| | 4 | 0.70 | | 2.4 | JHD 600 | Hardies RAB | 69 | 75 | |
| External Length = 8.5 | | | | | | | | 222 OK | 257 OK |



Custom Wall Elements

| Supplier | System | Min. Length m | Wind BUs/m | EQ BUs/m |
|-------------|----------|------------------|---------------|-------------|
| Hardies RAB | JHDg | 0.6 | 106 | 121 |
| Hardies RAB | JHDn | 1.2 | 118 | 102 |
| Hardies RAB | JHD 400 | 0.4 | 83 | 107 |
| Hardies RAB | JHD 600 | 0.6 | 99 | 107 |
| Hardies RAB | JHD 1200 | 1.2 | 150 | 140 |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

**Courtenay Environmental
Consultants Ltd**

3/1314 West Coast Road
RD1, Christchurch 7671
M: 021 77 69 44
Email: andrew.brough@courtenayenvironmental.co.nz

19 October 2021

Kelvin Boyd
Kelvin Boyd Architectural Services Ltd
196 Halkett Rd
WEST MELTON 7676

Email:- kabboyd@hotmail.com

Dear Kelvin,

SOAK PIT REQUIREMENTS FOR 4 JOSHUA PLACE, EDENDALE, WEST MELTON.

This letter has been prepared to provide a preliminary design for a soak pit to manage roof runoff from a new dwelling at the above address. This is required to support a building consent application.

It is assumed that stormwater from the roof will discharge to an onsite soak pit sized in accordance with Clause E1: Surface Water of the Building Code. That is the soak pit is sized for the runoff from a 1 in 10 year 1 hour duration event.

1. Soak Pit Sizing

Previous work in this area has indicated design infiltration rates of 1 m/hr or more. However, without knowing the exact proximity of this site to other sites the lower conservative design rate of 1.0 m/hr has been assumed until testing has been carried out.

The calculation based on the above infiltration rate, the roof and hardstand areas obtained from the design plans indicates that the soak pit needs to be a minimum of 1.6 m long x 1 m wide excavated to 3.0 m and backfilled with 2.5 m of gravels.

We are pleased to attach a printout from our spreadsheet to support the building consent application to Selwyn District Council (SDC) along with a preliminary soakpit design.

If required, we could supply SDC with the spreadsheet to confirm the results of the calculations.

CEC21049_SoakpitDesignLetter

1

2. Soakage Testing

Soakage testing can be done prior to constructing the soak pit but results in additional and unnecessary costs for the applicant. As it is expected that the gravel strata will be sufficiently free draining it is proposed that Courtenay Environmental Consultants Ltd (CEC) visit the site to do the soakage testing when the drain layer is ready to install the soak pit. Once the soak pit has been installed CEC will test the soakage by undertaking a constant or falling head test (subject to the measured infiltration rates and availability of water). CEC will then analyse the results on-site and determine the final minimum size for the soak pit.

CEC will prepare a letter reporting the soakage test results, soak pit sizing including separation to groundwater and to confirm that the correct size of the soak pit was installed.

Yours sincerely



**Courtenay Environmental Consultants Ltd
Andrew Brough**

CEC21049_SoakpitDesignLetter

2

**Kelvin
Boyd**

Architectural Services Limited

196 Halkett Road, West Melton
Christchurch
PH: 0211790346
kabboyd@hotmail.com

**PROPOSED 3 BEDROOM HOUSE AT 4 JOSHUA PLACE, WEST MELTON, LOT 14 DP:378670
FOR STEPHEN & MICHELLE ALLEN. BIG MOO FAMILY TRUST**

CONSENT PLANS

| | | | | | |
|--------------|-------------|------|-------------|------------------|----------|
| DRAWN | KELVIN BOYD | DATE | SEP 2021 | Scale in A3 size | AS SHOWN |
| REVISION NO. | | REV. | 14 FEB 2022 | | |

| | |
|--------|------|
| SHEET | AD10 |
| SERIES | OF |
| REF | |

Calculation of Soakpit Sizes - 10% AEP Events

Address:- 4 Joshua Place, Edendale.
West Melton

Township Area

| Table 1: Site Details | | |
|-------------------------------|-------|----------------|
| | | |
| | | |
| Roof Area | 160.7 | m ² |
| Hardstand | | m ² |
| Runoff Factor, C | 0.9 | |
| Design Infiltration Rate | 1.0 | m/hr |
| Design Rainfall (10 yr, 1 hr) | 22.70 | mm/hr |

| Table 2: Excavated Soak Pit Option | | |
|--|-------|----------------|
| Contributing Area | 160.7 | m ² |
| Length (minimum - can be longer) | 1.2 | m |
| Width (minimum - can be wider) | 1.5 | m |
| Depth to base of soak pit | 3.0 | m |
| Depth to top of gravels in soakpit | 0.5 | m |
| Soak Pit base area | 1.80 | m ² |
| Porosity | 0.38 | |
| Volume to soak pit | 3.3 | m ³ |
| Storage volume in soak pit | 1.7 | m ³ |
| Volume infiltrated (through base) | 1.8 | m ³ |
| Total volume discharged/stored | 3.5 | m ³ |
| Volume remaining (needs to be 0 or <0) | -0.23 | m ³ |

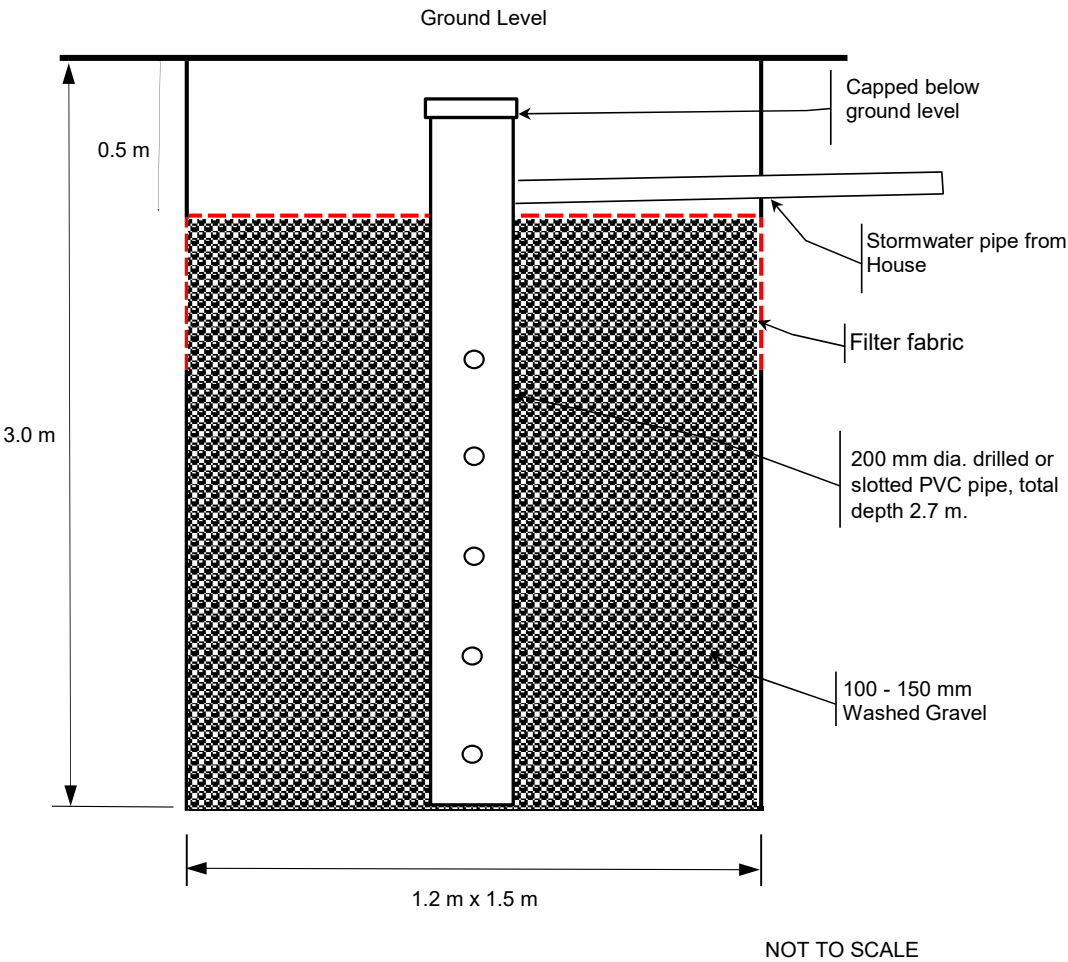


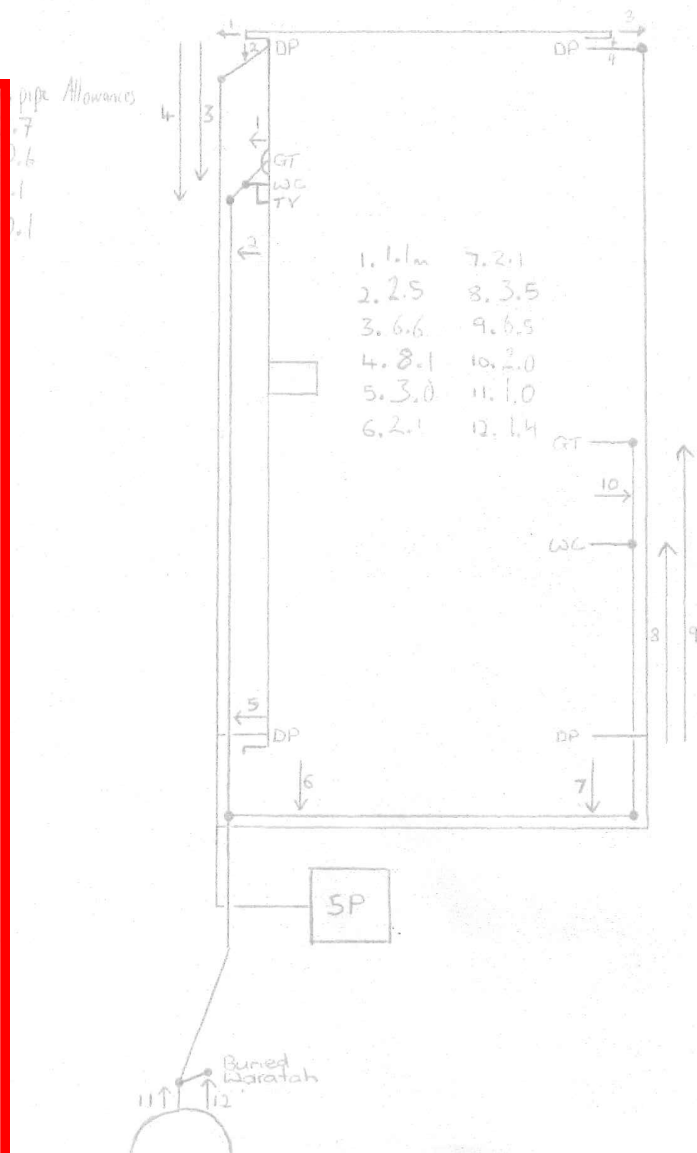
Figure 1: Schematic Layout of Excavated Soakpit

Courtenay Environmental Consultants Ltd

Oct-21

CEC21049_soakpitdesign 19/10/2021 10:30 AM

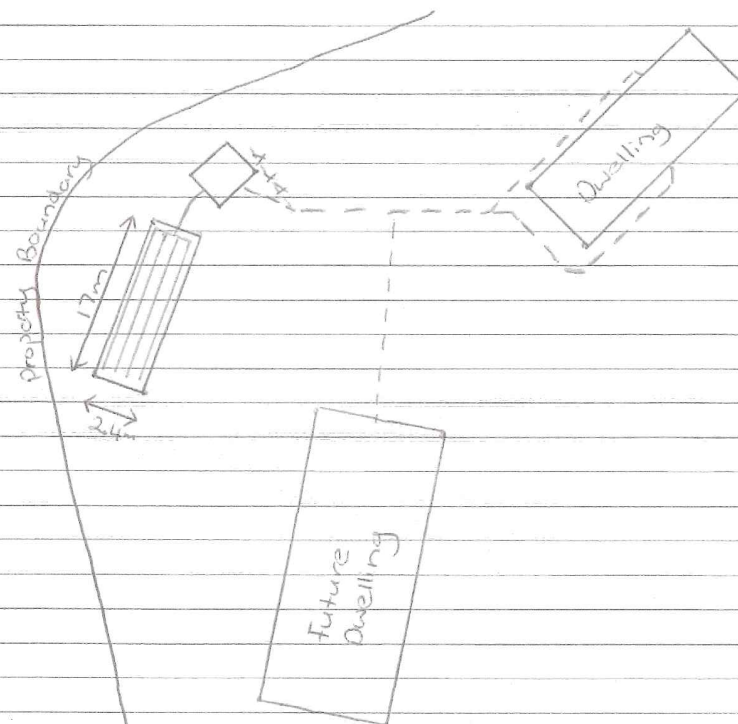
041979



140452


| | |
|---------------------|----------------------------------|
| Williamson Drainage | Address: 4 Joshua Place, KW-Melt |
| 21/6/17 | BCN: 170555 |
| Crew: K+C+N+S | System: AB B52 to Sand trench |

* --- Denotes roughly position
of drains to be laid
at a later date.



A4/50 DI NCB

16/08/2017



IMG_0943.JPG



16/08/2017

Resized received 10154775244912462.jpeg



EXISTING DRAINAGE INFORMATION

**Kelvin
Boyd**
Architectural Services Limited

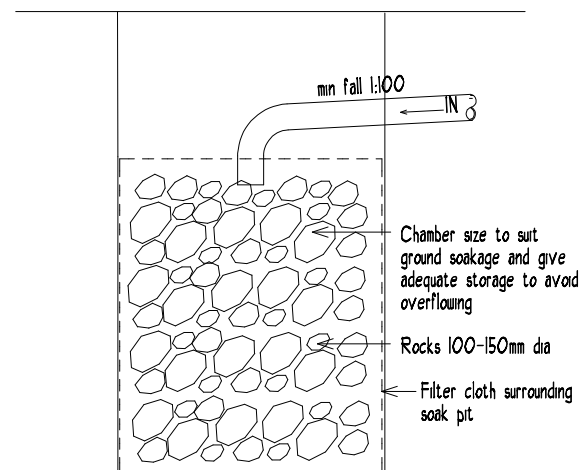
196 Halkett Road, West Melton
Christchurch
PH: 0211790346
kabboyd@hotmail.com

PROPOSED 3 BEDROOM HOUSE AT 4 JOSHUA PLACE, WEST MELTON, LOT 14 DP:378670
FOR STEPHEN & MICHELLE ALLEN. BIG MOO FAMILY TRUST

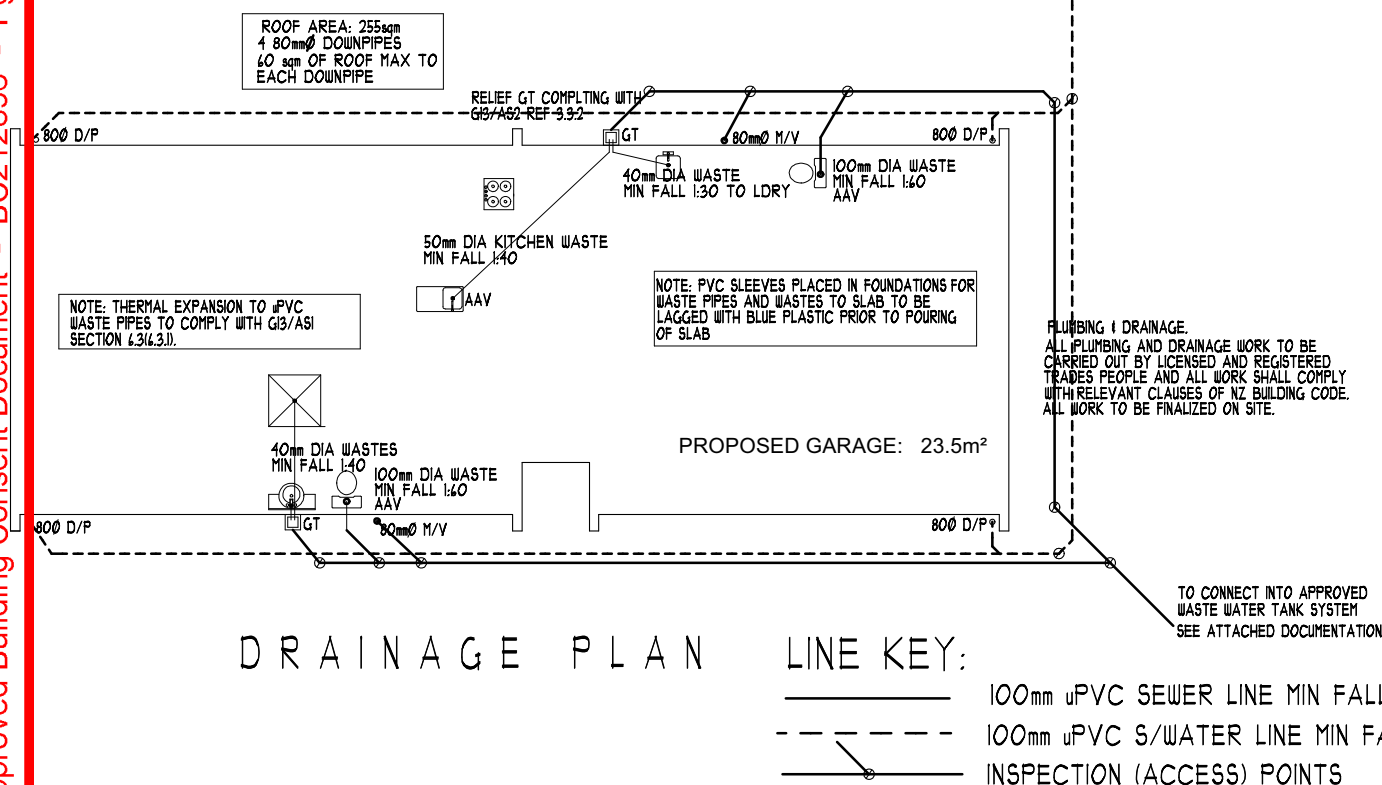
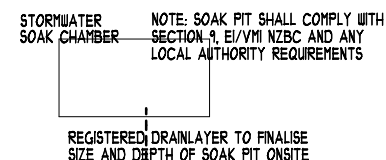
CONSENT PLANS

SHEET
AD12

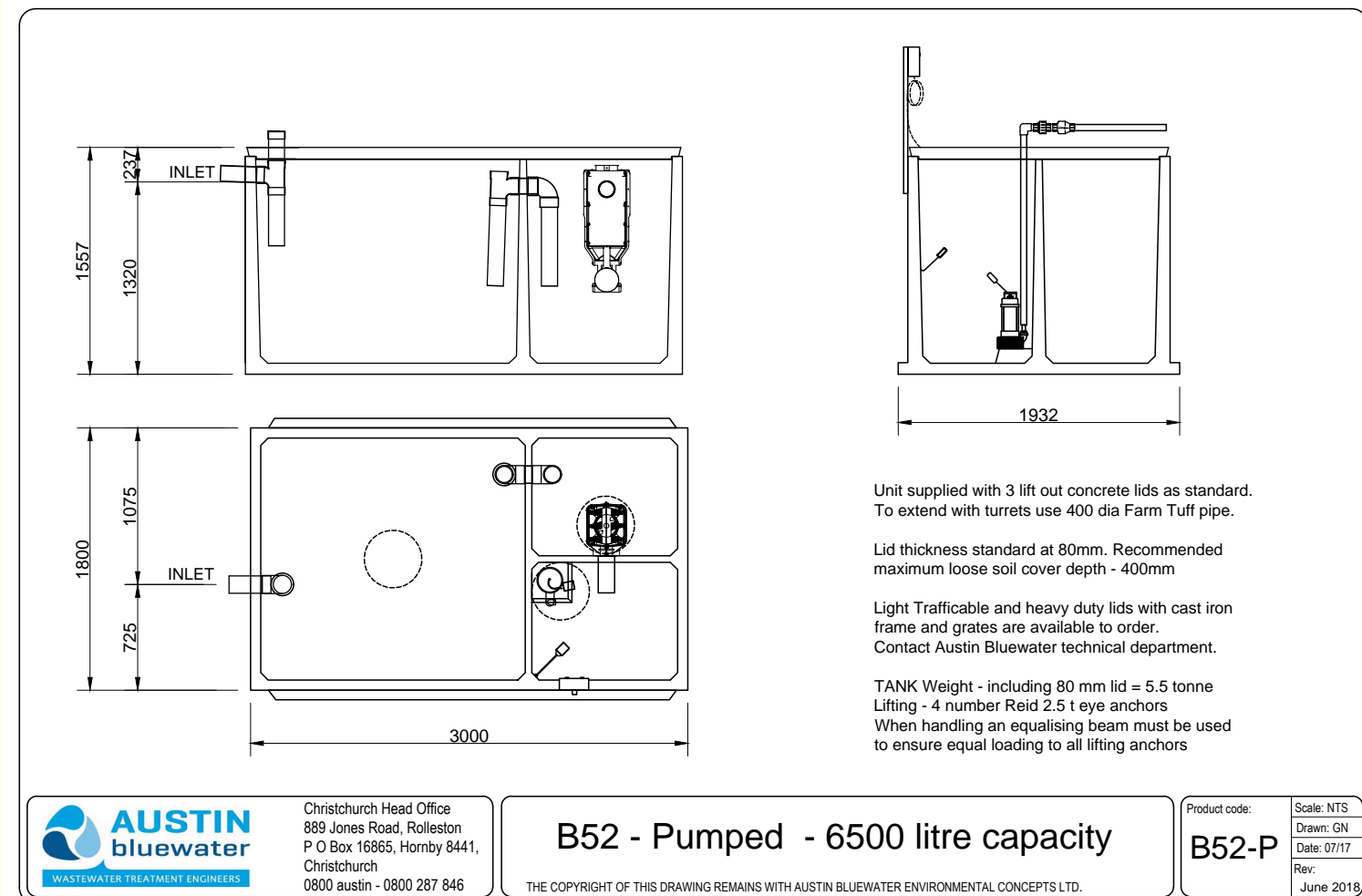
| | | |
|-------------------|------------------|-------------------------------------|
| DRAWN KELVIN BOYD | DATE SEP 2021 | Scale in A3 size AS SHOWN |
| REVISION NO. | REV. 14 FEB 2022 | |



ROCK SOAK PIT



EXISTING DRAINAGE INFORMATION



EXISTING DRAINAGE INFORMATION

Austin Bluewater B52
Septic Treatment System

About Austin Bluewater Environmental Concepts

Austin Bluewater Environmental Concepts is a proven leader with over 25 years hands-on experience designing and manufacturing wastewater treatment systems.

Quality, reliability and innovation are the pillars of our success, making us a true pioneer and the leader in on-site wastewater treatment in New Zealand.

Comprehensive Protection
Warranty

Austin Bluewater Treatment systems are warranted against defects in materials and workmanship under normal operating conditions and serviced by a comprehensive warranty and replacement programme.

Technical Specifications

| | |
|---|--|
| Septic Tank size | |
| Sizing of septic tanks will vary depending on: | |
| ■ Design engineers and council specifications | |
| ■ Soil types and level of treatment specified by engineer | |
| ■ Number of bedrooms and sizing of dwelling | |
| ■ Residential or commercial application. | |

Suitable for the following applications

- Residential, commercial, industrial and holiday situations
- Oil and grit interceptors
- Grease traps
- Water storage
- Storm water retention/detention

Septic tank maintenance

- Septic tanks require regular maintenance and emptying of solid indigestible matter and scum. Depending on usage 3 - 5 yearly interval clean-outs are recommended
- The septic tank outlet filter should be checked for cleaning 12 monthly
- If pump installed inlet strainer requires servicing 12 monthly to reduce sludge build-up

Christchurch Head Office
889 Jones Road, Rolleston, Christchurch
PO Box 16865, Hornby, Christchurch
Ph 03 595 2812 Fax 03 595 2814
0800 287 846 0800 austin
Email office@austinbluewater.co.nz
www.austinbluewater.co.nz



Tank construction - manufactured in special high grade 45mpa structural concrete.

Tank Dimensions

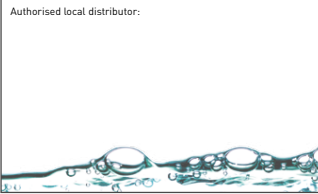
| | |
|--|-------------|
| Primary pre-treatment chamber (gross) | 4,200L |
| Secondary pre-treatment chamber (gross) | 1100L |
| Pump Well (gross) | 1100L |
| Total holding capacity (gross) | 6,400L |
| Overall length | 3 metres |
| Overall width | 1.93 metres |
| Overall height (less turret) | 1.56 metres |
| Weight | 5.2 tonnes |
| Invert level (less extension turret) from bottom of tank | 1.28 metres |

Consistent with our policy of product improvement, we reserve the right to alter specifications without notice.

Certification

Manufactured to AUS/NZS 1546-1 and 1547 standards.

Authorised local distributor:



Austin Bluewater
B52 Primary Septic Treatment System



0800 287 846 0800 austin
www.austinbluewater.co.nz



Untreated household sewage would quickly clog any soil structure if applied directly to the soil.

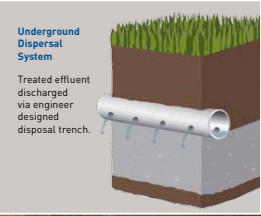
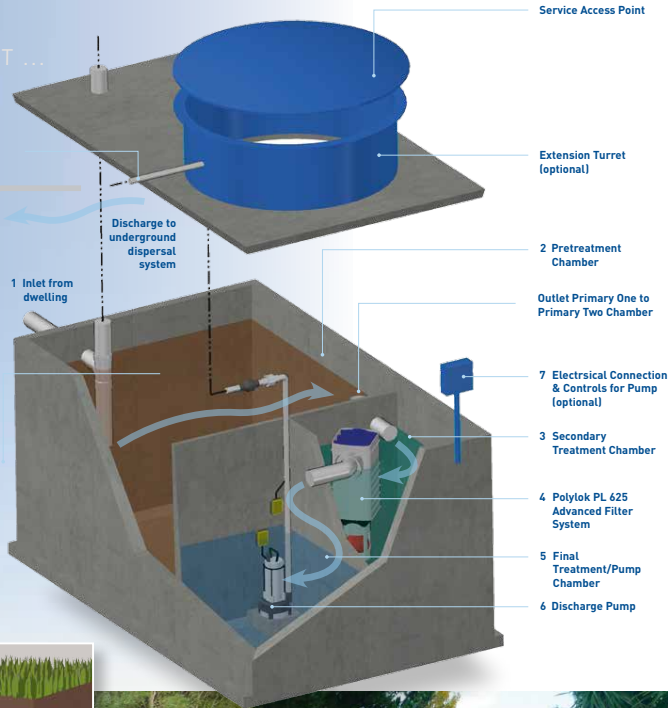
The function of the septic tank is primarily as a settling tank, allowing solids to settle to the bottom of the tank with fats and grease floating to the surface.

The middle clear zone allows for draw off into a secondary chamber. Modern septic tanks generally include a bacteriological filter. Septic tanks may have one or two compartments with an additional chamber for a discharge pump.

The treated water is then dispersed on to your property.

ENGINEERING THE FUTURE
OF WASTEWATER TREATMENT ...

- 1 Inlet from dwelling** Untreated wastewater enters system at this point from residence/ commercial application.
- 2 Pretreatment Chamber** Primary anaerobic bacteria settling chamber allowing solids to settle prior to flowing into secondary chamber.
- 3 Secondary Treatment Chamber** Secondary chamber helps break down organic solids into liquid form.
- 4 Polylok PL 625 Filter** The polylok filter is the most advanced filter available for bacteriological breakdown removing fats, oils and greases by up to 98%. Incorporates patented automatic shut-off valve when filter is removed for cleaning.
- 5 Final Treatment Chamber (optional)** Dosing pump can be incorporated for even pressurising of underground dispersal system.
- 6 Discharge Pump** Various discharge options are available, depending on design engineer and local council requirements. Our technical engineers can specify pumps to suit.
- 7 Electrical Controls** Controls designed and supplied to engineers specifications.



EXISTING DRAINAGE INFORMATION

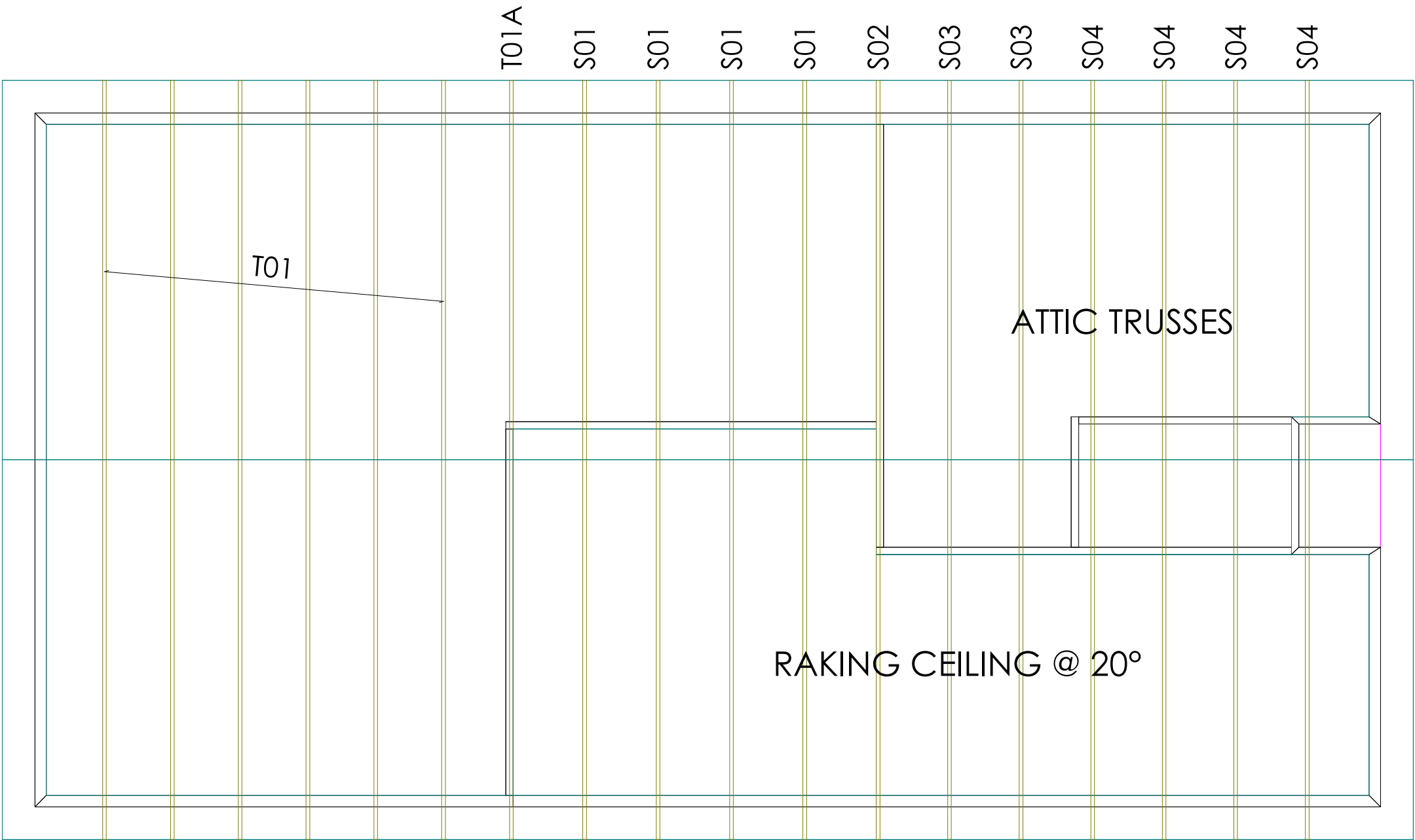
Kelvin Boyd
Architectural Services Limited
196 Halkett Road, West Melton Christchurch
PH: 0211790346
kaboyd@hotmail.com

PROPOSED 3 BEDROOM HOUSE AT 4 JOSHUA PLACE, WEST MELTON, LOT 14 DP:378670
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CONSENT PLANS

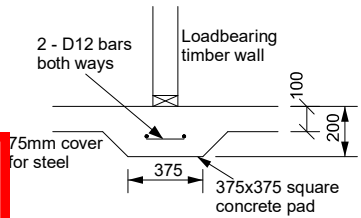
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| DRAWN KELVIN BOYD | DATE SEP 2021 | Scale in A3 size |
| REVISION NO. | REV. 14 FEB 2022 | AS SHOWN |

| | |
|--------|------|
| SHEET | AD14 |
| SERIES | OF |
| REF | |

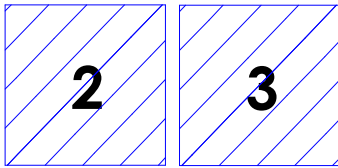


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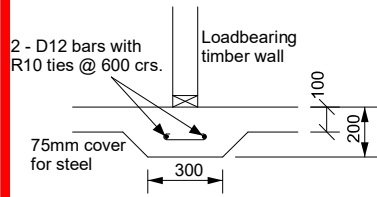
Slab Thickening Details



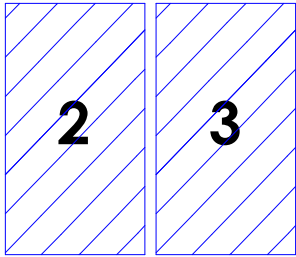
TYPE FP1 - 375x375mm Pad



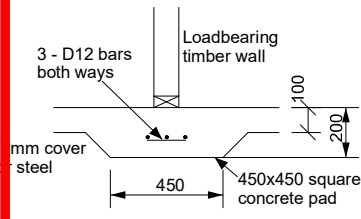
Number of Undercuts



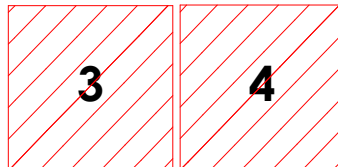
TYPE FS1 - 300mm Strip footing



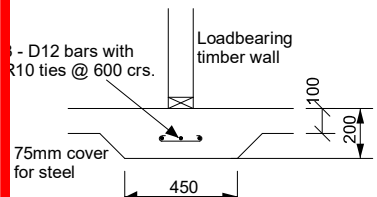
Number of Undercuts



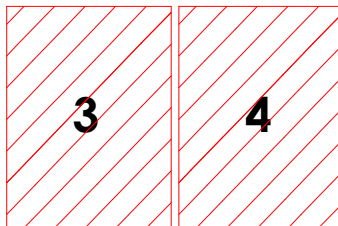
TYPE FP2 - 450x450mm Pad



Number of Undercuts



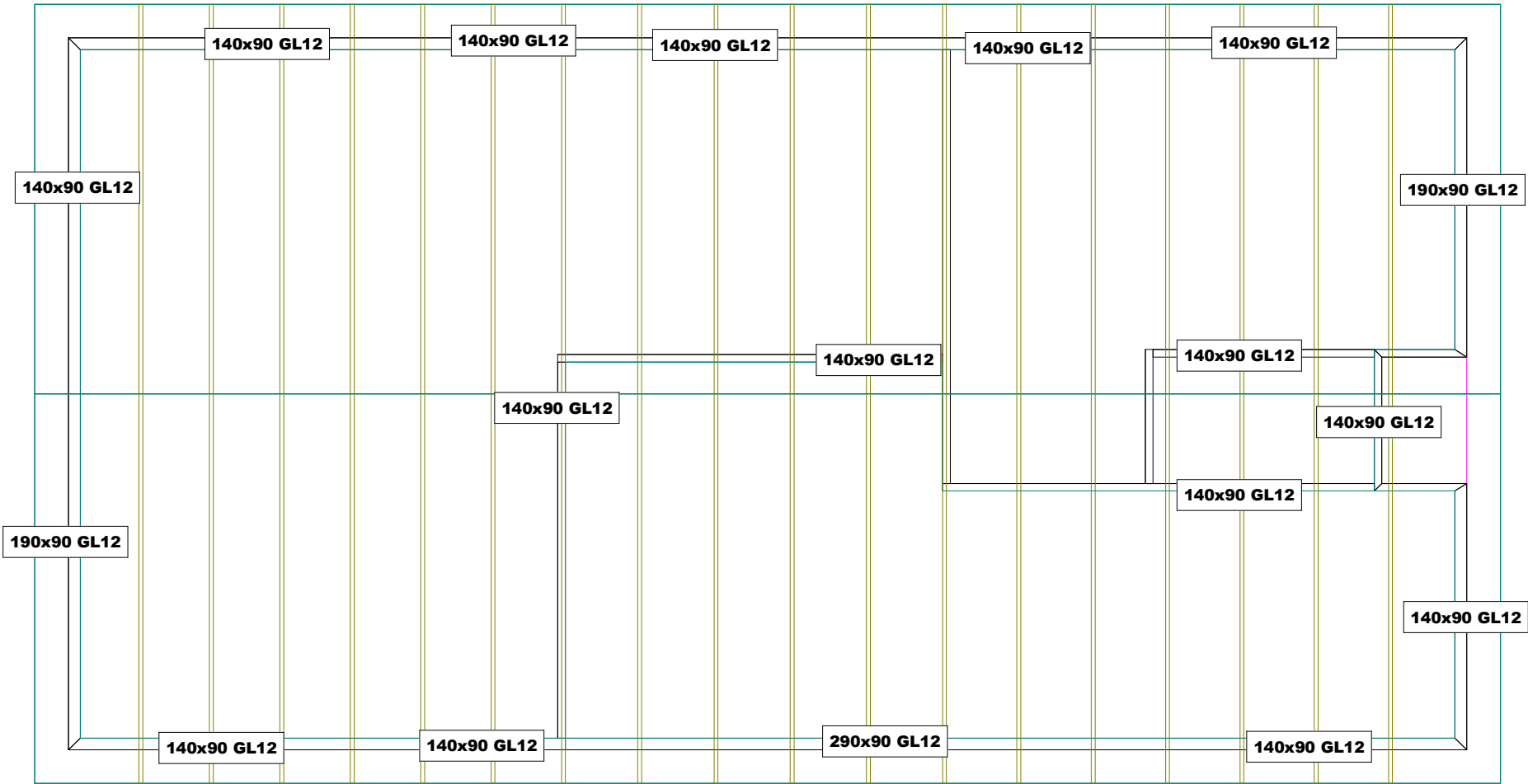
TYPE FS2 - 450mm Strip footing



Number of Undercuts

NOTES:

The numbers found within the hatched area are the number of studs required below each truss. Refer to: GANG-NAIL Internal Load Bearing on Concrete Floor Slabs brochure 10/2011



NO SLAB THICKENING REQUIRED

Akarana
timbers

Ph: 03 3477 818

Site Address :
BESPOKE BUILDERS
LOT 14 JOSHUA PLACE,
WEST MELTON
CANTERBURY

Sheet Title :
Buildable Design
Slab Thickening/Lintels

Date : 5 Nov,2021
Scale : 1: 100

Drawn : Matthew Hansen
System : MiTek 20/20

Job Details:
Roof Pitch : 40.00deg
Roof Material : Galv Iron 0.55mm
Ceiling Material : Standard Plaster Board 13mm
Wind Zone : High
Roof Snow Load : 0.252kPa

Truss Centres : 900mm
Roof Live Load : 0.250kPa
Floor Live Load :
Wind Speed : 44m/s
Overhang : 400mm

PrimeCad v4.7.346

MiTek


Job Title :
QCH1246


Sheet :
2


Revision Number :


SDC - Approved Building Consent Document - BC212896 - Pg 41 of 46 - 25/02/2022 - sprigi


Truss Fixings


- 


A - LUMBERLOK JH47x90 Joist Hanger
- 


B - LUMBERLOK JH47x120 Joist Hanger
- 


D - LUMBERLOK JH47x190 Joist Hanger
- 


E - LUMBERLOK JH95x165 Joist Hanger
- 

C - Pair of LUMBERLOK CT200 Ceiling Ties
- 

M - Pair of LUMBERLOK Multi Grips
- 

NP - LUMBERLOK Nailon Plate
- 

N - LUMBERLOK N21 Diagonal Cleat
- 

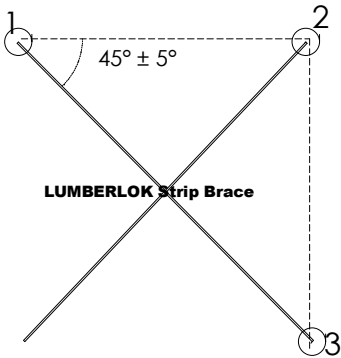
P - LUMBERLOK TTP 16kN Truss to Top Plate set
- 

Q - LUMBERLOK TTP 9kN Truss to Top Plate set

Roof Bracing

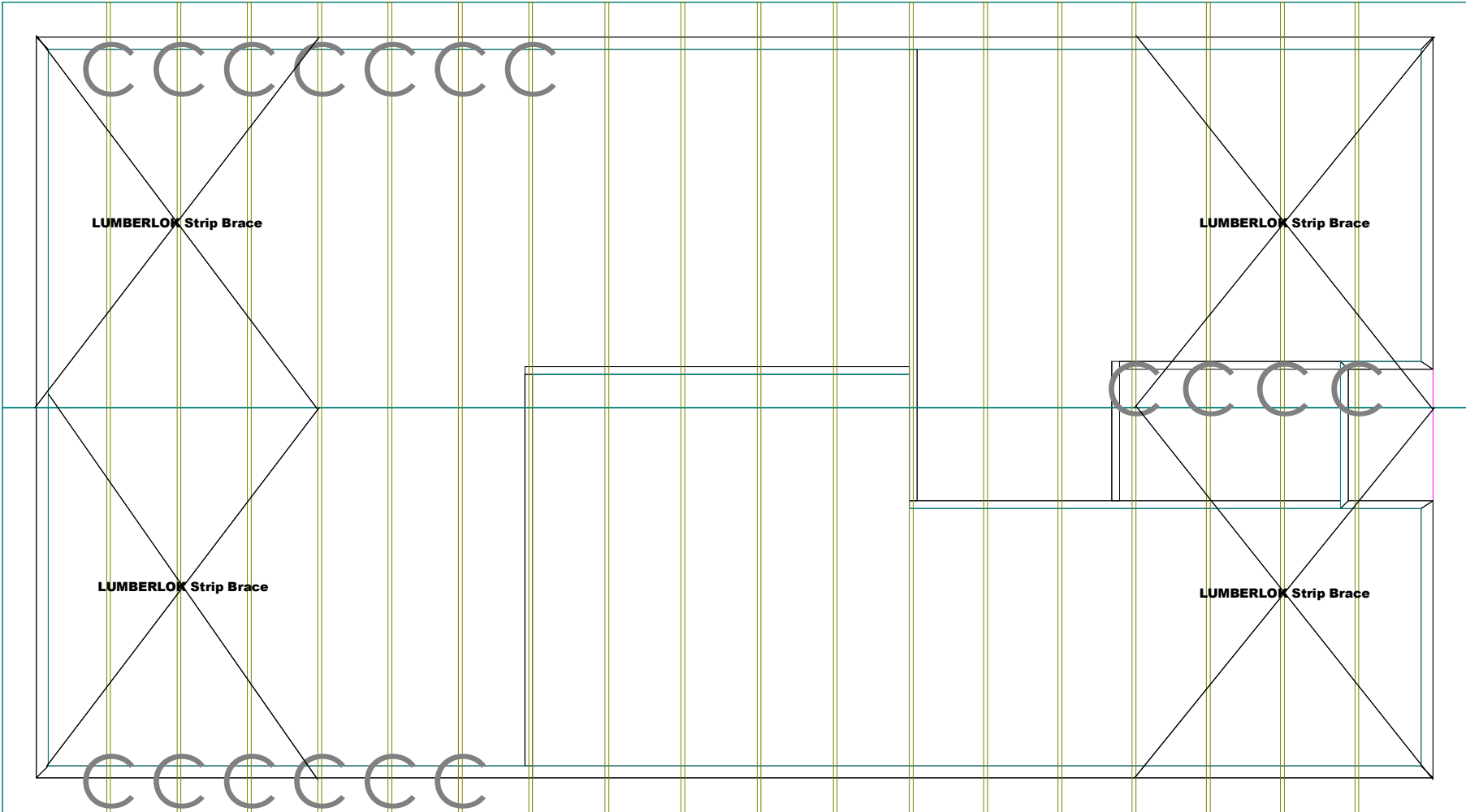
Refer to:
LUMBERLOK Roof Bracing Specifications
Brochure 08/2006 for end fixing details.

The brace must be located such that it forms an
angle of 45° ± 5° to the wall



NOTES:
All other areas must have at the minimum
2/ 90x3.15mm skew nails + 2 wire dogs
for truss to top plate connections.

Refer to:
LUMBERLOK Timber Connectors Characteristic
Loadings Data brochure 03/4



FOUNDATION DESIGN

4 JOSHUA PLACE

WEST MELTON

STRUCTURAL DRAWING LIST

Job No 22061

| | | DATE |
|--------------|--------------------|--------|
| REVISION NO: | | FEB 22 |
| | | 1 |
| DWG No: | TITLE | |
| S.01 | SPECIFICATION | 1 |
| S1.01 | FOUNDATION PLAN | 1 |
| S3.01 | FOUNDATION DETAILS | 1 |
| S3.02 | FOUNDATION DETAILS | 1 |

SDC - Approved Building Consent Document - BC212896 - Pg 42 of 46 - 25/02/2022 - sprigj

1.0 GENERAL

- 1.1 All drawings to be read in conjunction with all relevant Architect’s (design) and Structural Engineer’s drawings and specifications.
- 1.2 All Work shall comply with the relevant clauses of the New Zealand Building Code, best practice and relevant New Zealand Standards and Codes of Practice.
- 1.3 The Contractor shall verify all dimensions on site and compare with Architectural drawings before commencing work or making shop drawings.
- 1.4 Do Not Scale from any drawings. Use figured dimensions only. If in doubt ask.
- 1.5 The Contractor shall be responsible for verifying all dimensions on site and ensuring that all dimensions and levels shown on the drawings are correct and consistent with other relevant drawings. Any discrepancies are to be reported immediately to the Engineer.
- 1.6 The Contractor shall notify the Engineer immediately if they become aware of any issues or discrepancies with what has been proposed in the Structural Drawing set, or discrepancies between the Structural Drawings and the Design Drawings.
- 1.7 If at any time prior to Practical Completion, the Contractor should become aware of any signs of distress, excessive settlement or deflection, conflict of components or any other indications whatsoever of actual or potential damage to the Contract Works or any part thereof, they shall forthwith notify the Engineer, and confirm such notice in writing as soon as is practicable.
- 1.8 Materials and components to be appropriate for intended use.
- 1.9 For concrete nibs, chamfers, rebates and other Architectural features the Architectural drawings are to have preference over structural drawings.
- 1.10 Manufacturer’s drawings and calculations for reinforcement, steelwork, flooring systems and stairs shall be submitted for the Engineer’s approval/comment a minimum of 14 days prior to fabrication.
- 1.11 The Contractor shall design temporary propping works and be able to provide a Producer Statement (PS1-design) if requested.
- 1.12 The protection and durability requirements of steel, timber, concrete and masonry materials shall comply with Section 4 NZS 3604:2011. Please refer to Architectural plans and specifications for further details.

- 1.13 All weather tightness details are to be specified by others and are especially excluded from structural details.
- 1.14 The following abbreviations may be used throughout the following documentation:

| Abbreviation | Definition |
|--------------|-------------------------------------|
| T&B | Top and bottom |
| EF | Each face |
| EW | Each way |
| N.T.S. | Not to scale |
| FWAR | Fillet weld all round |
| FPBW | Full penetration butt weld |
| SS | Stainless steel |
| BGL | Below ground level |
| R (prefix) | Grade 300E plain reinforcing bar |
| D (prefix) | Grade 300E deformed reinforcing bar |
| H (prefix) | Grade 500E deformed reinforcing bar |

2.0 INSPECTIONS

- 2.1 To verify the works have been constructed as per the design the following inspections:

| Structural Element | Construction monitoring method |
|-----------------------------------|--------------------------------|
| Excavations and 200 kPa bearing | Richards Consulting Engineers |
| Foundation reinforcing (pre-pour) | Richards Consulting Engineers |

- 2.2 A minimum of 48 hours’ notice shall be provided to the Engineer before an inspection is required.
- 2.3 Failure to have the structural work inspected may result in Richards Consulting Engineers Limited not able to issue a PS4 or destructive testing to expose hidden structural elements.

3.0 EXCAVATIONS AND FOUNDATIONS

- 3.1 The Contractor is to familiarize themselves with the site geotechnical report requirements - Geotechnical investigation report prepared by Blueprint Consulting Engineers geotechnical report titled “Shallow Soil Investigation Report, 4 Joshua Place – West Melton”, dated 14 October 2021 and referenced P21-441-RPT-01_Rev A.
- 3.2 For waterproofing, DPM, underfloor heating and insulation refer to Architectural drawings.
- 3.3 All organic material shall be stripped from under the foundations. All soft spots to be fully excavated and backfilled as per Engineers direction.
- 3.4 Assumed geotechnical ultimate bearing capacity of 200kPa from a minimum depth of 350mm below ground level (BGL) unless noted

otherwise. If the recommended founding stratum is not encountered at the foundation level, the Engineer is to be informed before work proceeds in that area.

- 3.5 Backfill or subgrade material shall consist of well compacted AP40 in layers not greater than 200mm deep.
- 3.6 The Contractor shall manage the effects of ground water. Temporary dewatering may be required. The effects of dewatering on adjoining properties should be considered and managed.
- 3.7 Ground bearing floor slabs to be placed on DPM/Waterproof membrane on sand blinding on hardfill (DPM to be specified by the Architect).
- 3.8 The Contractor shall confirm construction methodology of foundations before commencing work. Alternative construction methodologies / detailing will be considered by the Engineer.
- 3.9 The Engineer shall inspect the excavations before any hardfill or boxing is formed.

4.0 CONCRETE RIB RAFT SLAB – TC1

- 4.1 All reinforcing shall be grade 500E MA reinforcing made by Pacific steel and complying with AS/NZS4671.
- 4.2 All mesh shall be grade 500E supplied by Fletcher Reinforcing.
- 4.3 Concrete compressive strengths at 28 days shall be:
- Footings and slabs on grade – 20 MPa.
 - Site concrete – 17.5 MPa.
- 4.4 Steel reinforcing shall have the following minimum covers:
- 75mm to earth.
 - 50mm to exposed edge.
 - 50mm to edge protected by vapour barrier.
- 4.5 All concrete to be mechanical vibrated and carefully worked around the reinforcement and into the corners of the formwork.
- 4.6 The bottom slab shall be broom finished.
- 4.7 Design drawings for rebates, nibs and ground clearances take precedence over structural drawing.
- 4.8 Slab reinforcing shall be bent or hooked at corners, junctions and ends.
- 4.9 H12 reinforcing rods can be joined by lapping 700mm.
- 4.10 H12 reinforcing rods found in the top of 100mm wide ribs are required to extend a

minimum of 3m from the foundation’s perimeter in.

- 4.11 Mesh shall be lapped 250mm.
- 4.12 All reinforcement shall be fixed and tied to specified position.
- 4.13 Spacers:
- Edge at 1200mm centres (one on edge and two on corners typically).
 - Internal one on each side of pod (typically).
 - 25/50 or similar mesh chair at 800mm centres.
- 4.14 All work shall comply with **Firth Ribrafft Technical Manual Jan 2012** except where altered by these drawings. The builder shall contact the Engineer where a standard detail is not applicable.
- 4.15 Polystyrene spacers must not be used as bar chairs.

5.0 SERVICES

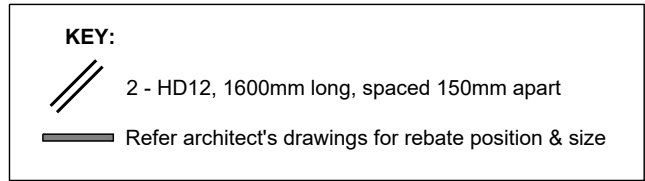
- 5.1 Under no circumstance should pipe work for services be run longitudinally in 100mm ribs, perimeter foundation beams or internal foundation beams.
- 5.2 Vertical penetrations of pipe work through 100mm wide ribs should not be made.
- 5.3 Refer sheet S3.01 for typical service penetration details.
- 5.4 Services shall exit the foundations through the side of the perimeter beam (i.e. not under).
- 5.5 Service pipes shall not be routed parallel within ribs or perimeter foundation beams.
- 5.6 Where the services exit the concrete slab, a flexible joint shall be installed to allow for up to 50mm lateral movement.

6.0 STRUCTURAL MAINTENANCE SCHEDULE

- 6.1 This schedule of ongoing inspection and maintenance of structural elements shall be included with the O&M manuals and provided to the Owner/Body Corporate and building managers.

| Inspection/Maintenance timeframe and item | |
|--|--|
| (a) Half-yearly | |
| Wash down all exposed steelwork that is not in a fully interior environment including: | |
| <ul style="list-style-type: none">• Veranda steelwork.• Steel carpark structure (beams, columns, braces etc).• Deck and balcony steelwork.• Exposed façade steelwork, both primary and secondary structure. | |

| |
|---|
| <ul style="list-style-type: none">• Sub-ground floor mild-steel structures such as beams. |
| (b) 5-yearly |
| Inspect and repair sealant that encloses structural mild-steel components and/or timber with mild-steel fixings. |
| (c) 10-yearly |
| Check exposed timber fixings for corrosion, repair as required. |
| Inspect/replace sealant that encloses structural mild-steel components and/or timber with mild-steel fixings. This will typically include sealants around the perimeter of precast panels. Note that 10 years is the expected useful life for many sealants. |
| Check all exposed steelwork that is not in a fully interior environment for signs of corrosion. Repair protective coatings as required. |
| (d) 25-yearly |
| Inspect samples of structural steel that is hidden from view but not enclosed within a vapour barrier, and repair protective coatings as necessary. A typical example is a veranda with built-in steelwork. (Such steelwork should typically have duplex protective coatings). Inspection may typically require removal of claddings and/or the drilling of holes for borescope access. Repair as required. |
| Inspect all exposed, external timber. Repair as required. |
| Inspect all exposed, external reinforced concrete for signs of spalling. Repair as required. |
| (e) Following seismic shaking > SLS1 event |
| Inspections and repair as per b), c) and d) above. |

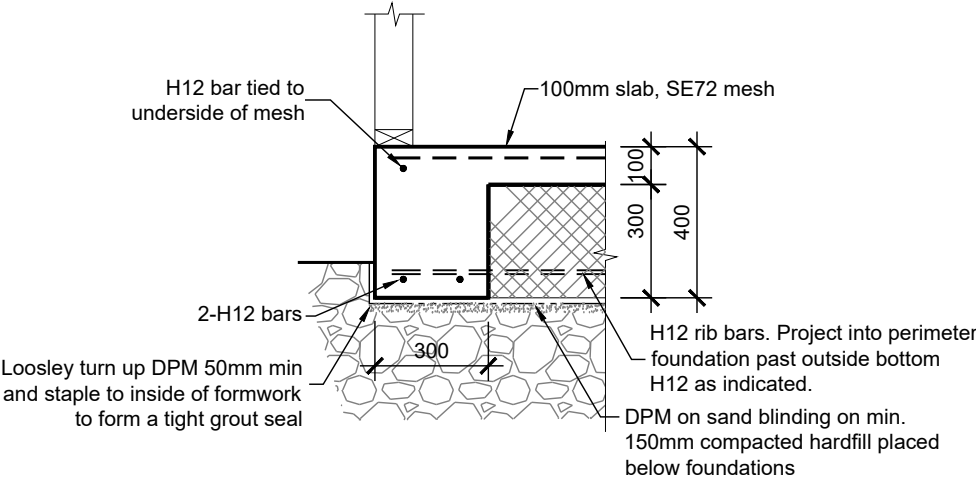


THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ARCHITECT'S DRAWINGS

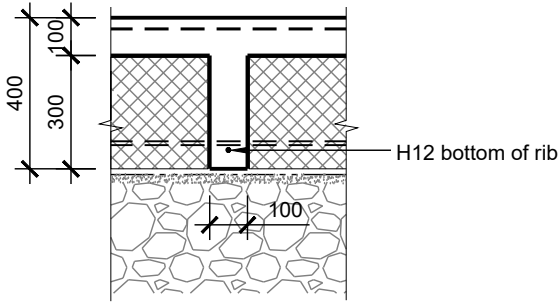
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DO NOT SCALE - IF IN DOUBT CONFIRM DIMENSIONS ON SITE

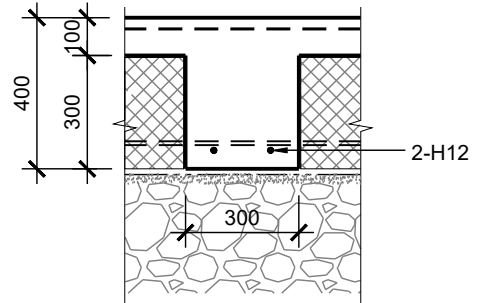
NOTE: Refer detail 001 for generic notes which apply to all details (unless specifically noted otherwise)



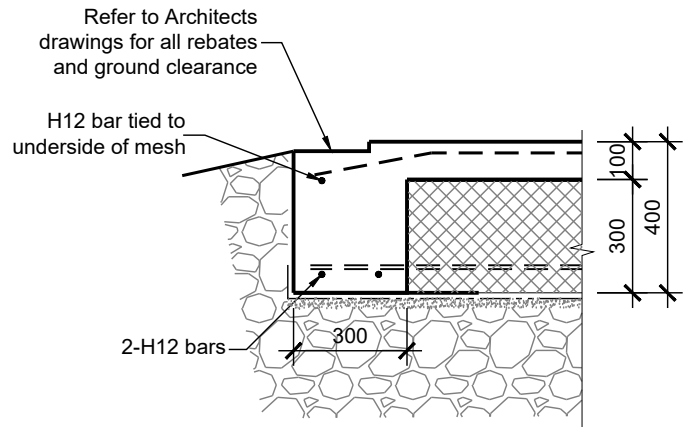
001 DETAIL
S1.01 SCALE 1:20



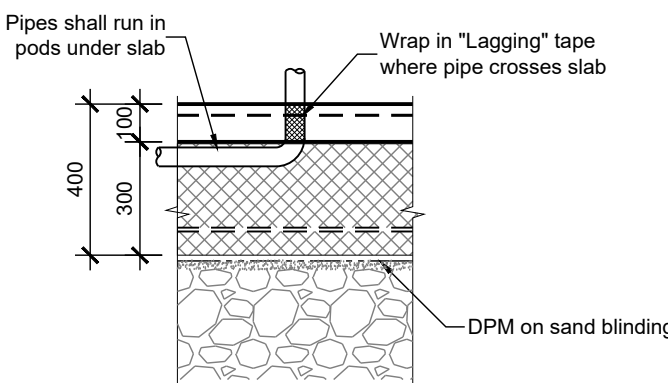
002 DETAIL
S3.01 SCALE 1:20



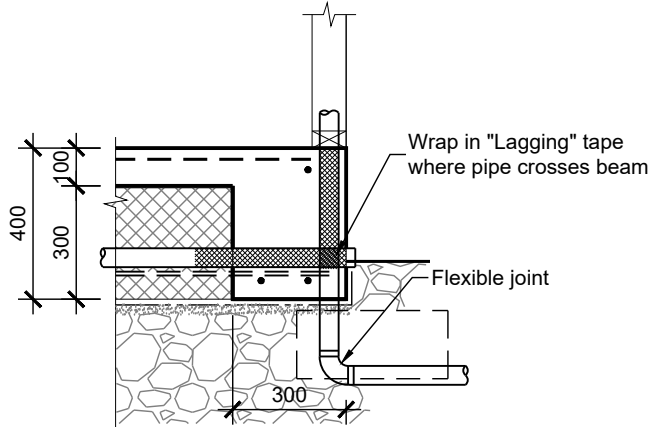
003 DETAIL
S3.01 SCALE 1:20



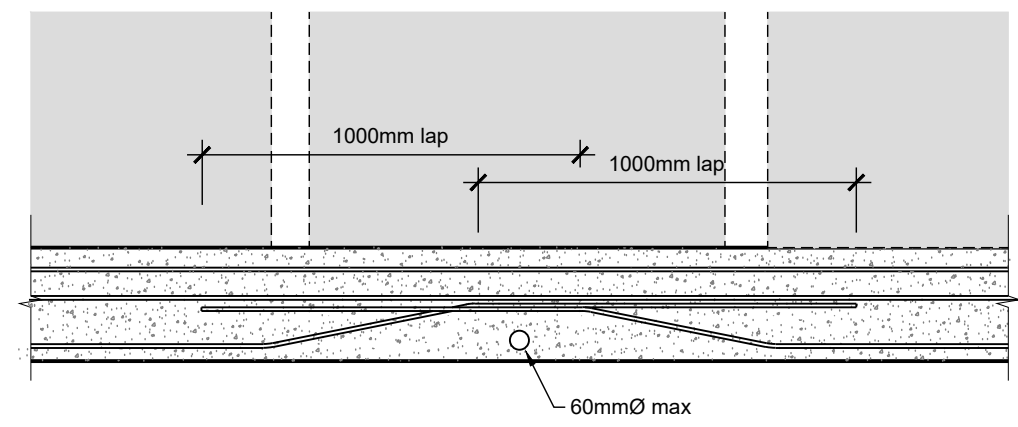
004 DETAIL
S1.01 SCALE 1:20



SLAB SERVICES PENETRATION DETAIL
SCALE 1:20



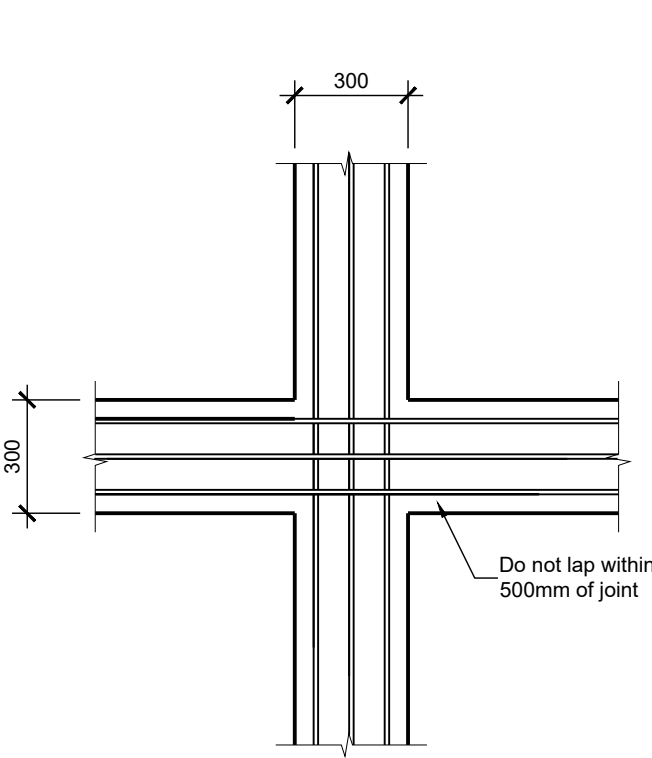
BEAM SERVICES PENETRATION DETAIL
SCALE 1:20



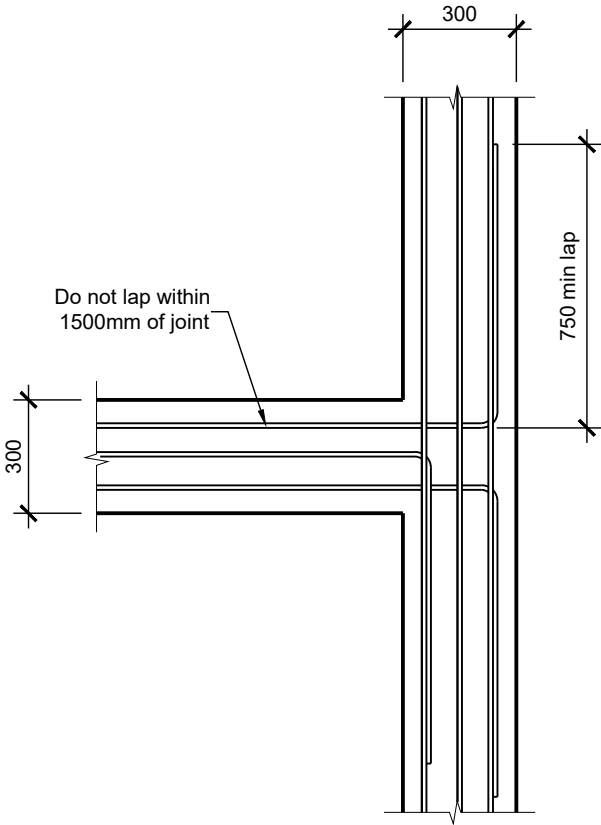
EDGE SERVICE PENETRATION DETAIL
SCALE 1:20

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ARCHITECT'S DRAWINGS

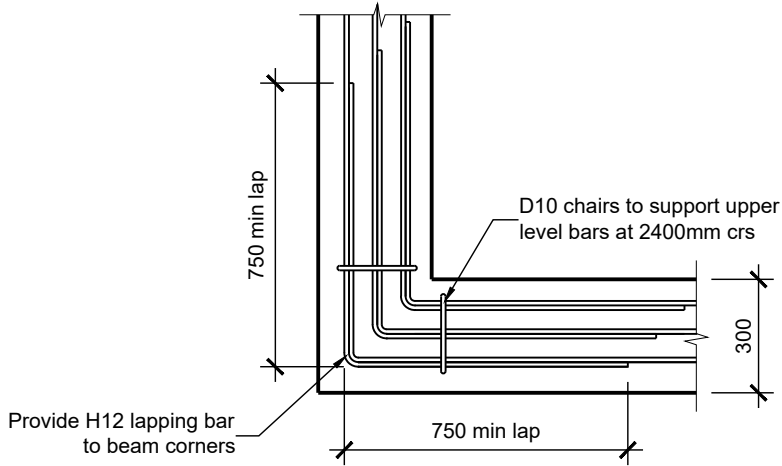
| | | | | | | | | | |
|---|---|---|----------------------------------|---------|---------------|----------|----------|-------------------|-------------|
| RICHARDS CONSULTING ENGINEERS | Christchurch office: (03) 347 1624 Auckland office: (09) 3911324 Website: rcengineers.co.nz Email: rce@rcengineers.co.nz | PROJECT TITLE FOUNDATION DESIGN 4 JOSHUA PLACE WEST MELTON | DRAWING TITLE FOUNDATION PLAN | REV NO. | REVISION | DATE | APPROVED | PROJECT NO. 22061 | DESIGNED HW |
| | | | | 1. | CONSENT ISSUE | FEB 2022 | SR | SCALE @ A3 | DRAWN CH |
| | | | | | | | | REV NO. 1 | SHEET NO. |
| | | | | | | | | | S3.01 |



005 MIDDLE BEAM REINFORCING
S1.01 SCALE 1:20



006 CORNER BEAM REINFORCING
S1.01 SCALE 1:20



007 CORNER BEAM REINFORCING
S1.01 SCALE 1:20

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ARCHITECT'S DRAWINGS

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|---|---|---|----------------------------------|---------|---------------|----------|----------|-------------------|-------------|
| RICHARDS CONSULTING ENGINEERS | Christchurch office: (03) 347 1624 Auckland office: (09) 3911324 Website: rcengineers.co.nz Email: rce@rcengineers.co.nz | PROJECT TITLE FOUNDATION DESIGN 4 JOSHUA PLACE WEST MELTON | DRAWING TITLE FOUNDATION PLAN | REV NO. | REVISION | DATE | APPROVED | PROJECT NO. 22061 | DESIGNED HW |
| | | | | 1. | CONSENT ISSUE | FEB 2022 | SR | SCALE @ A3 | DRAWN CH |
| | | | | | | | | REV NO. 1 | SHEET NO. |
| | | | | | | | | | S3.02 |