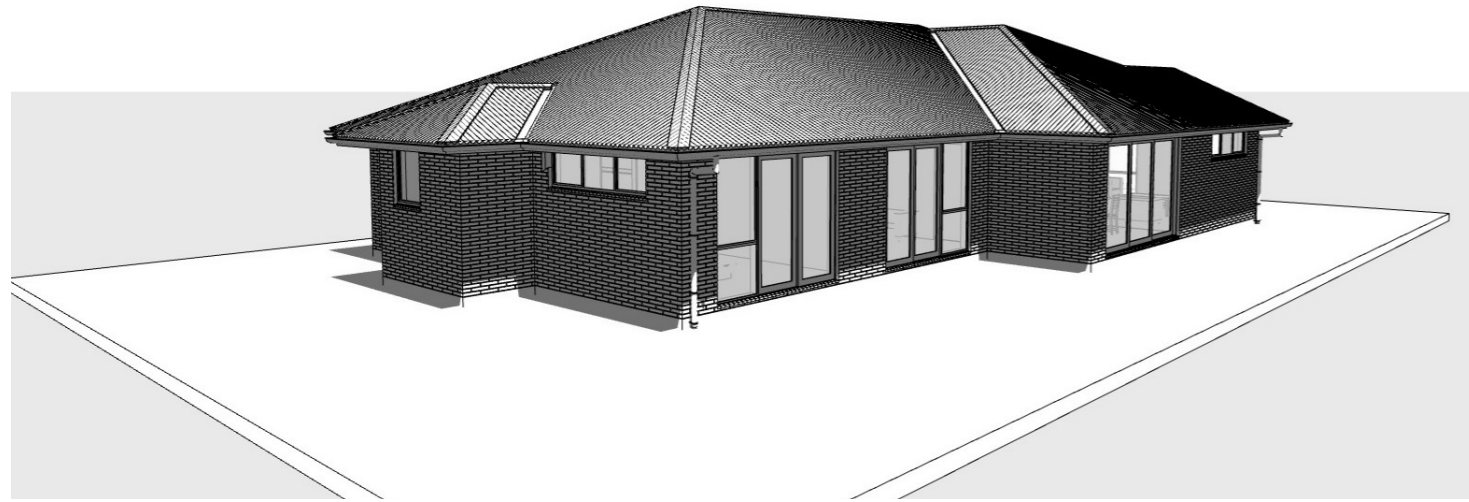


Sheet Index

Layout ID

A-01	Site Plan
A-02	Floor Plan
A-03	Elevations
A-04	Cross Sections
A-05	Foundation Plan
A-06	Roof Plan
A-07	Bracing Plan
A-08	Drainage Plan
A-09	Electrical Plan
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A-13	Door & Window Schedule



Honey / Bentley House
61 Cork Street, Halswell, Christchurch

Christchurch City Council  Page 1 of 20
BCN/2025/5271
Approved Building Consent Document
11/08/2025 Bailey, Gavin

Building consent construction documentation and advice notes (B-411) are attached as part of the documents for this building consent. You should read these as they contain information to assist with achieving code compliance and/or compliance with other legislation that may apply.



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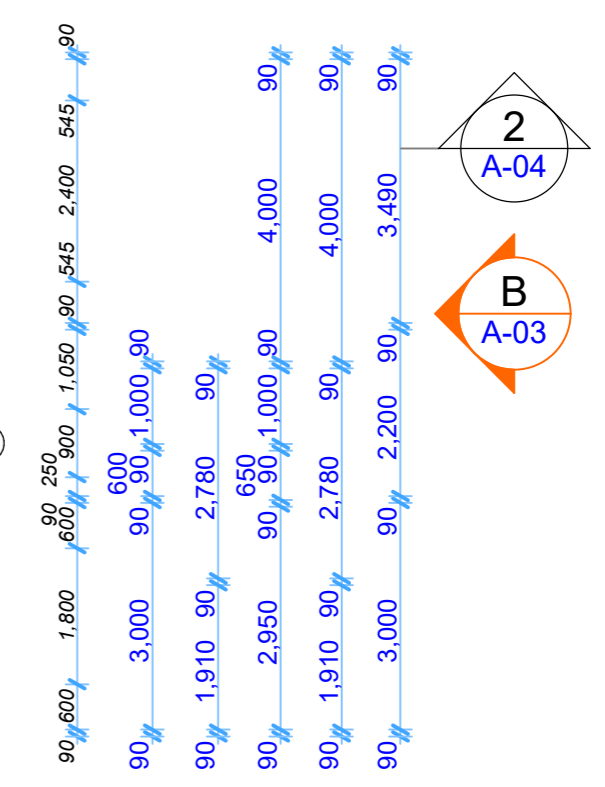
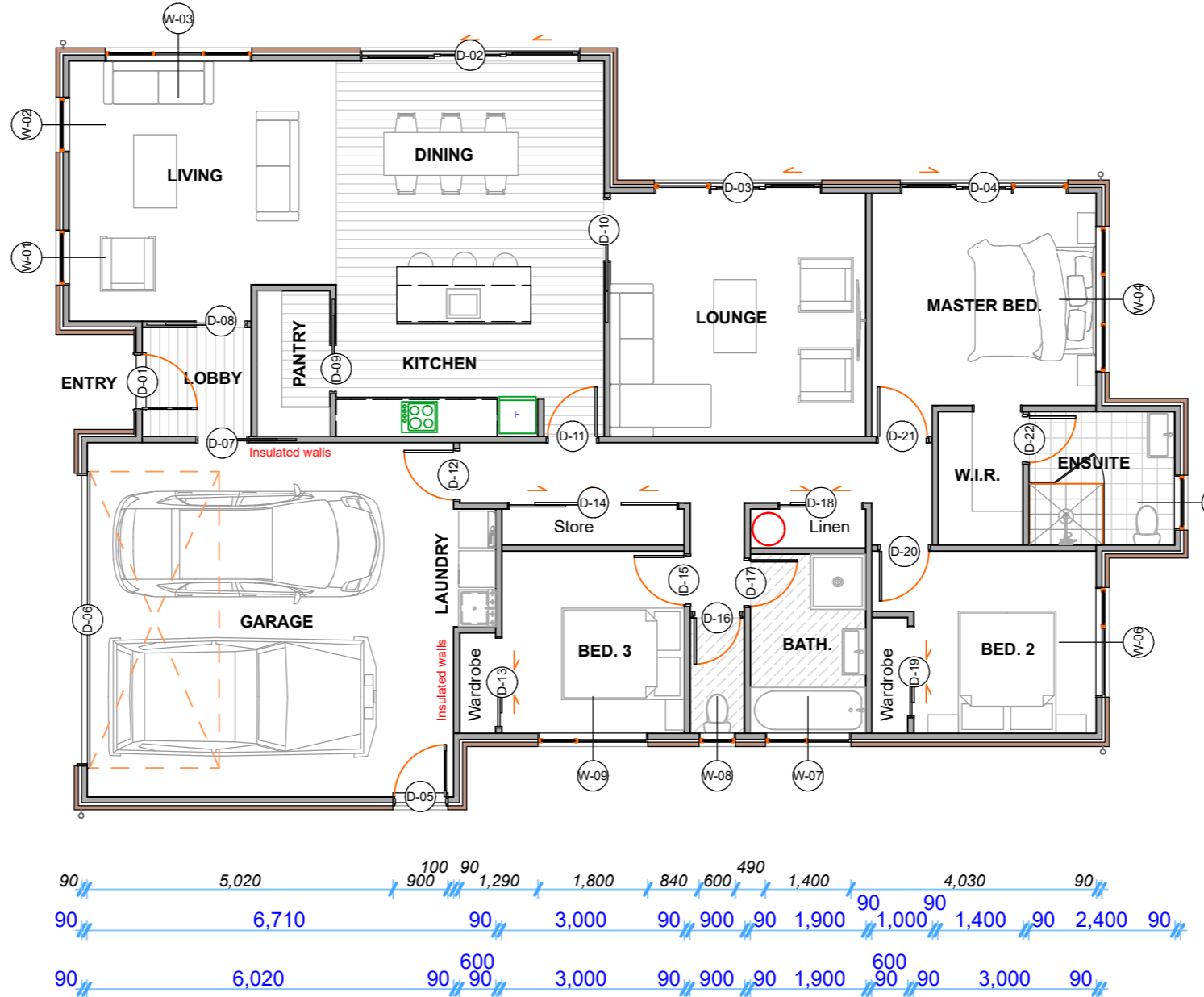
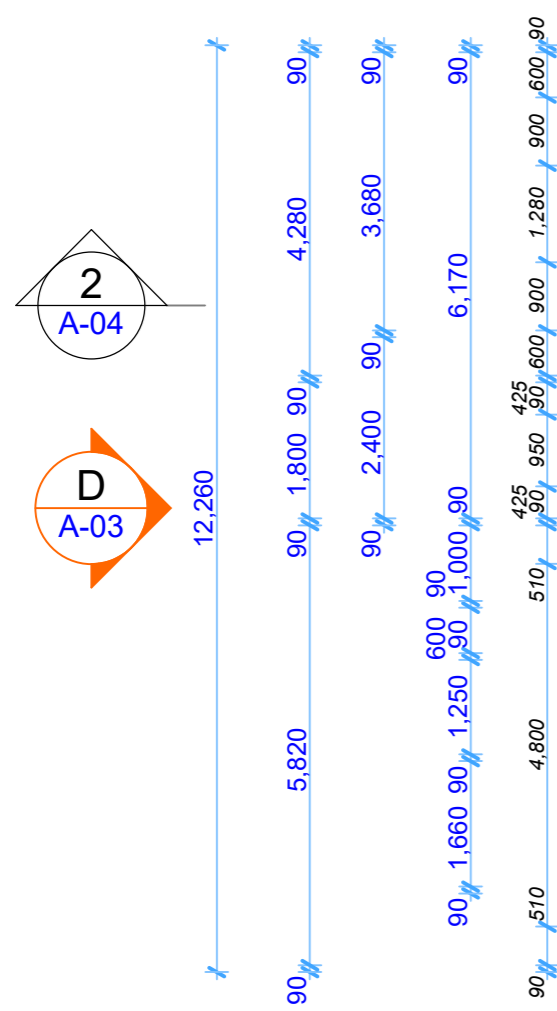
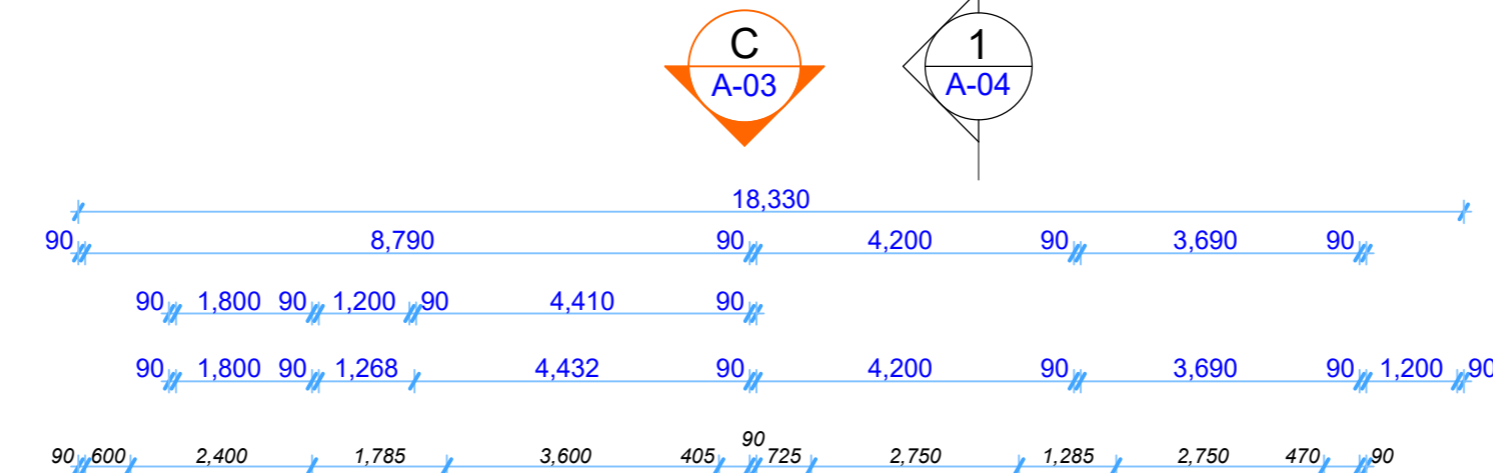


Date: 7/07/2025

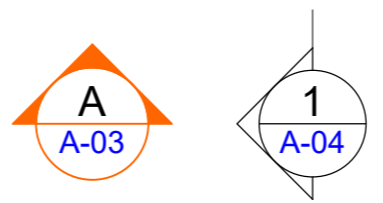
Job No: 10986

Reg No: 5824

Original Scale 200mm / 100mm



Floor Plan 1:100



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Rev.	Date:	Amendment
A	30/07/2025	Insulation to garage / living walls noted.

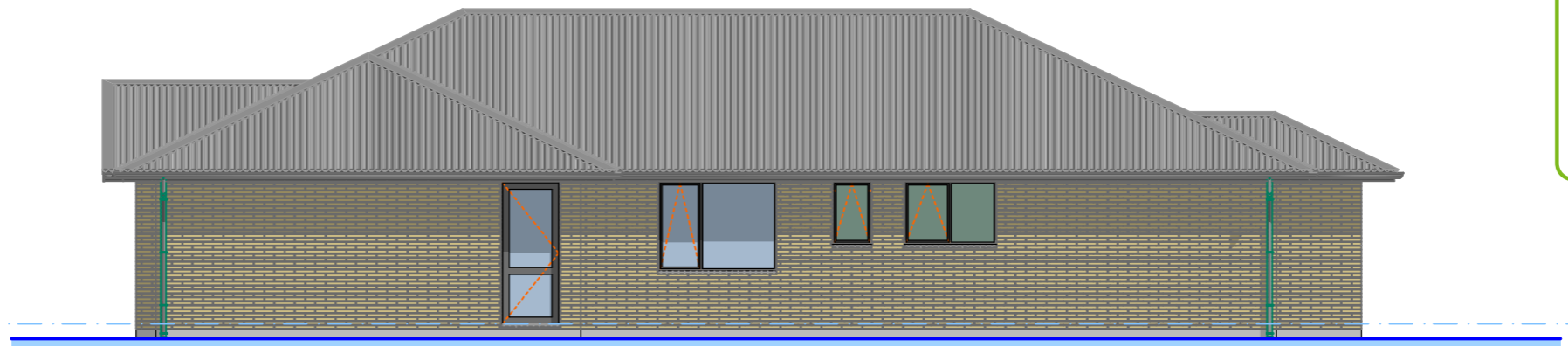


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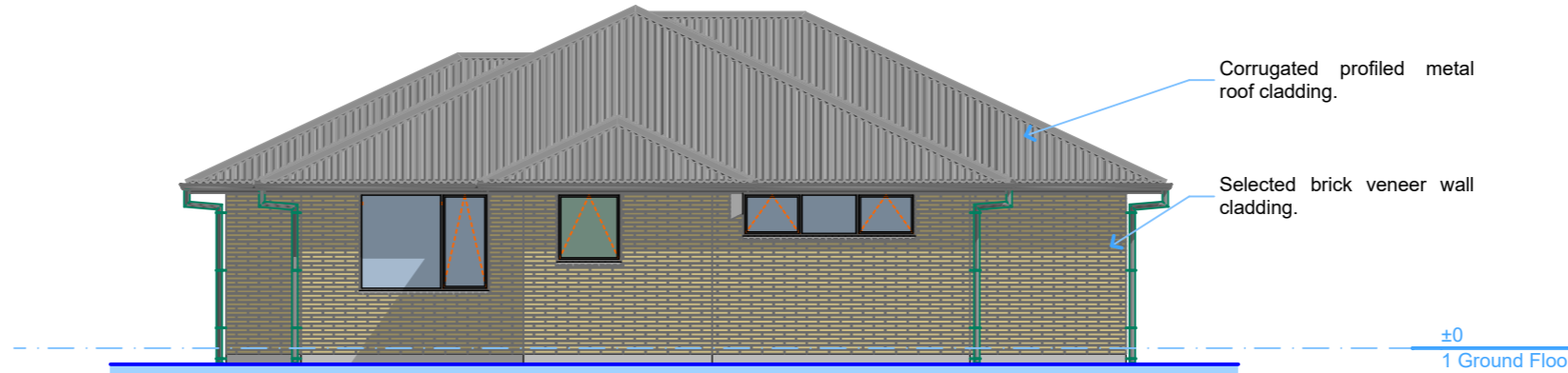
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Date:	30/07/2025	Scale:	As shown @ A3
Drawn:	CC	Rev:	A
Job No:	10986		
Drawing No:	A-02		

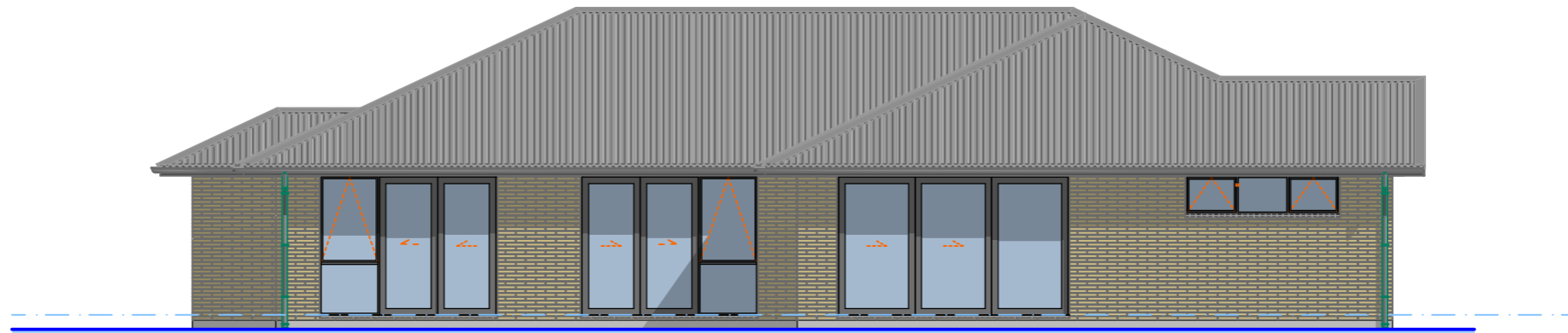
A Elevation 1:100



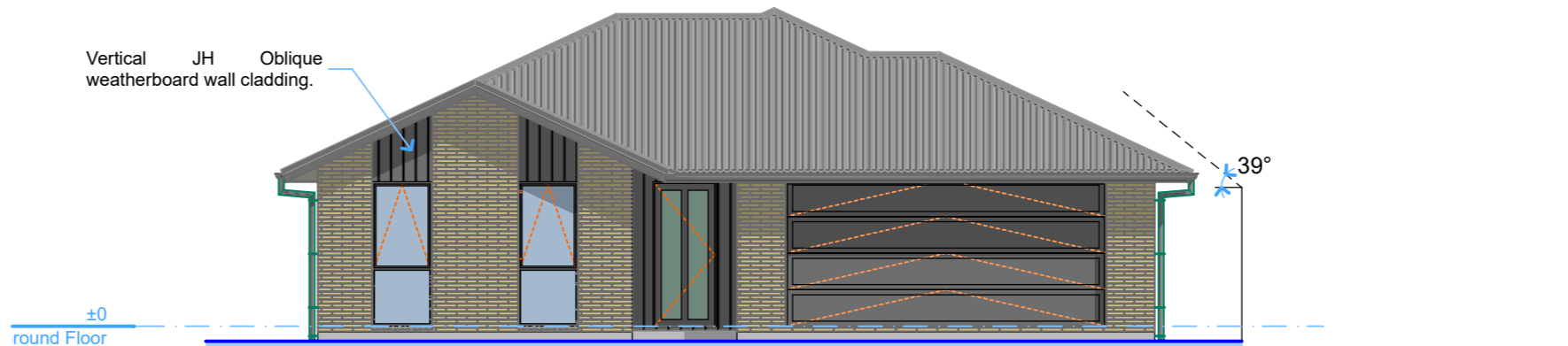
B Elevation 1:100



C Elevation 1:100



D Elevation 1:100



Original Scale 200mm 100mm

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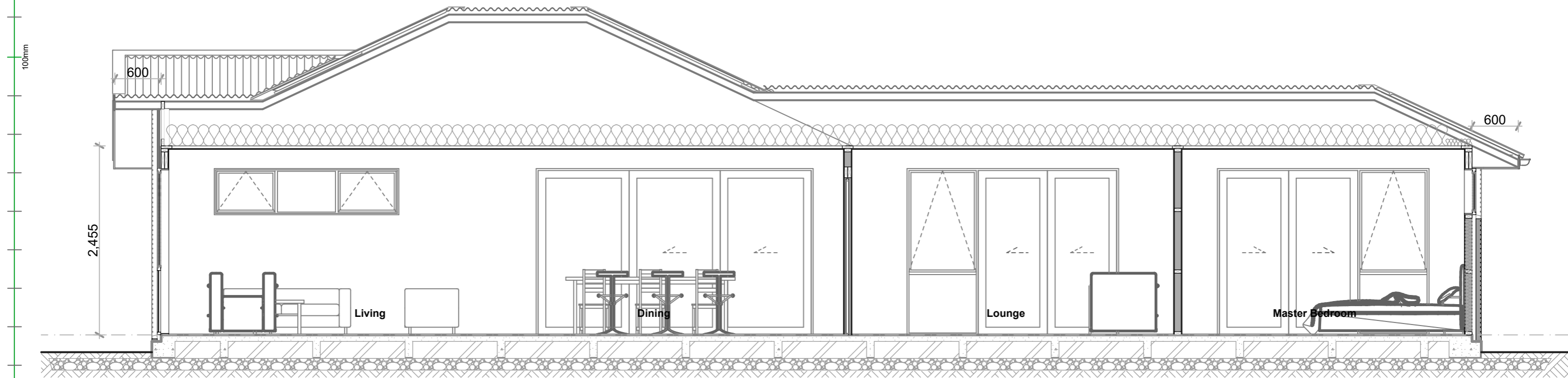
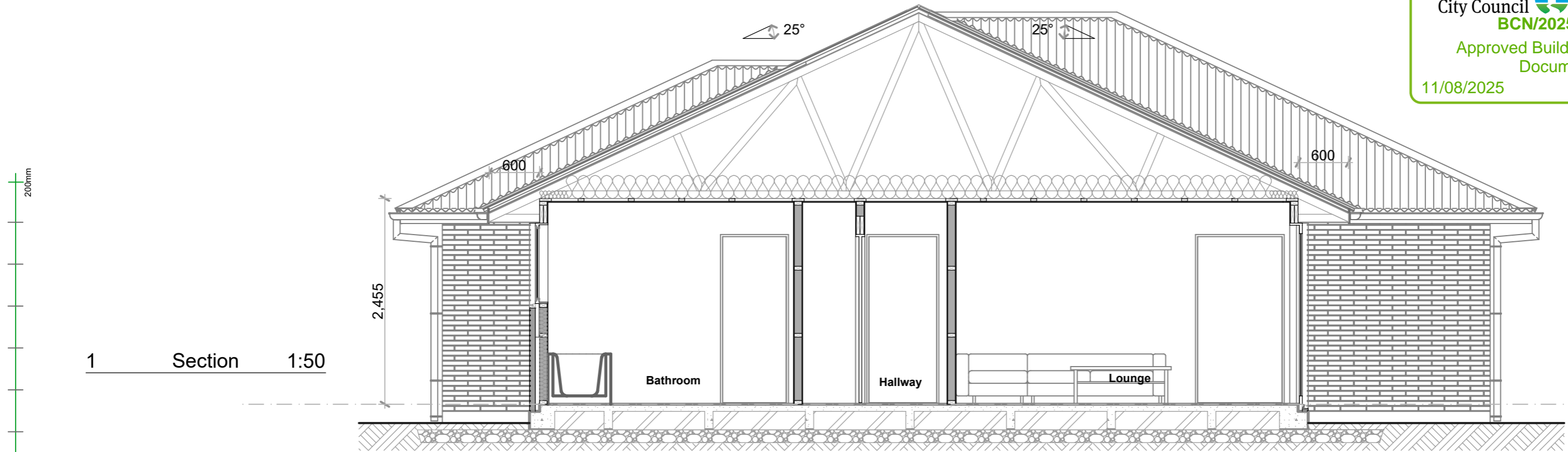
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Drawn:	CC	Rev:	
Job No:	10986		
Drawing No:	A-03		



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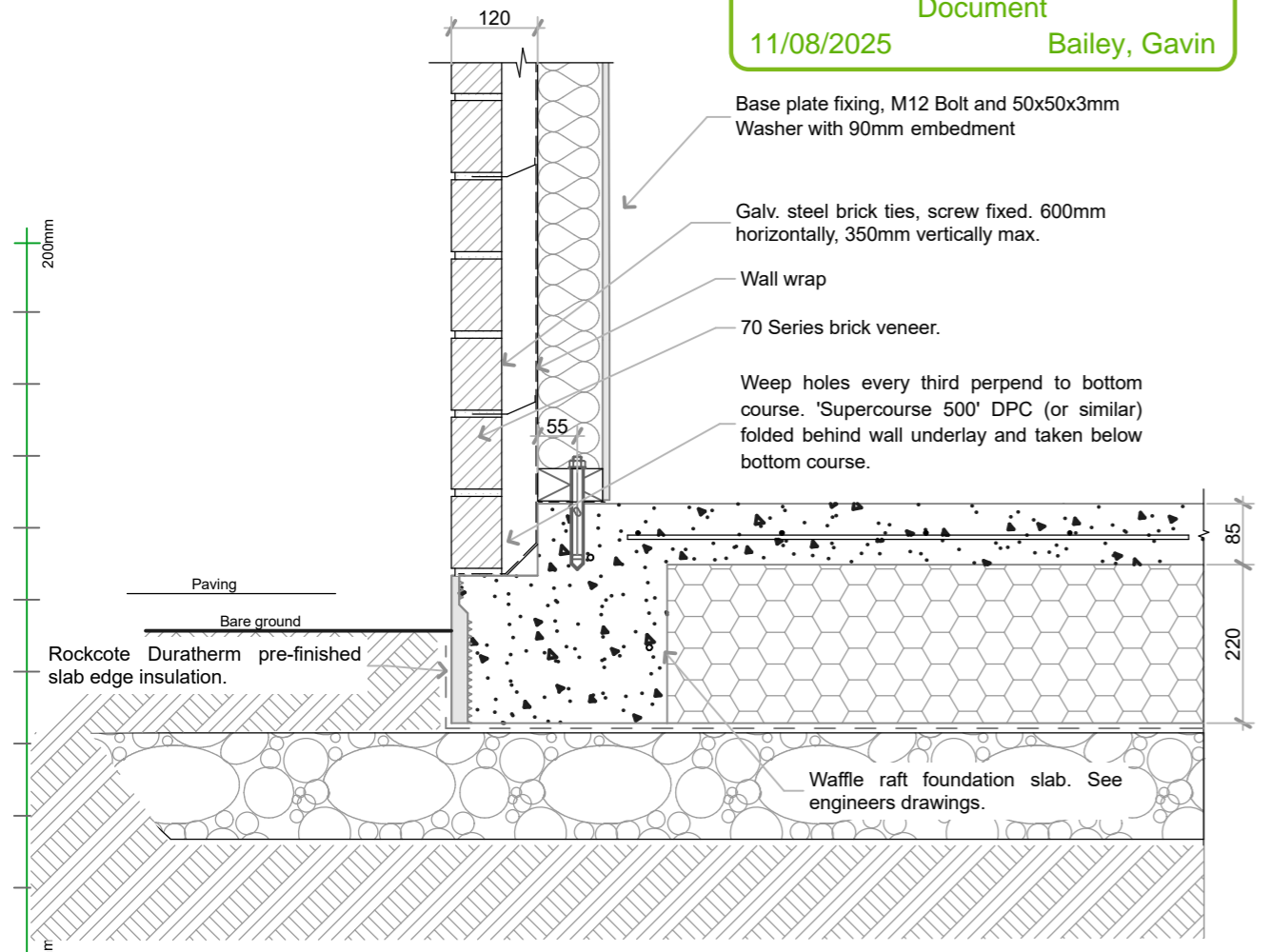
Rev.	Date:	Amendment



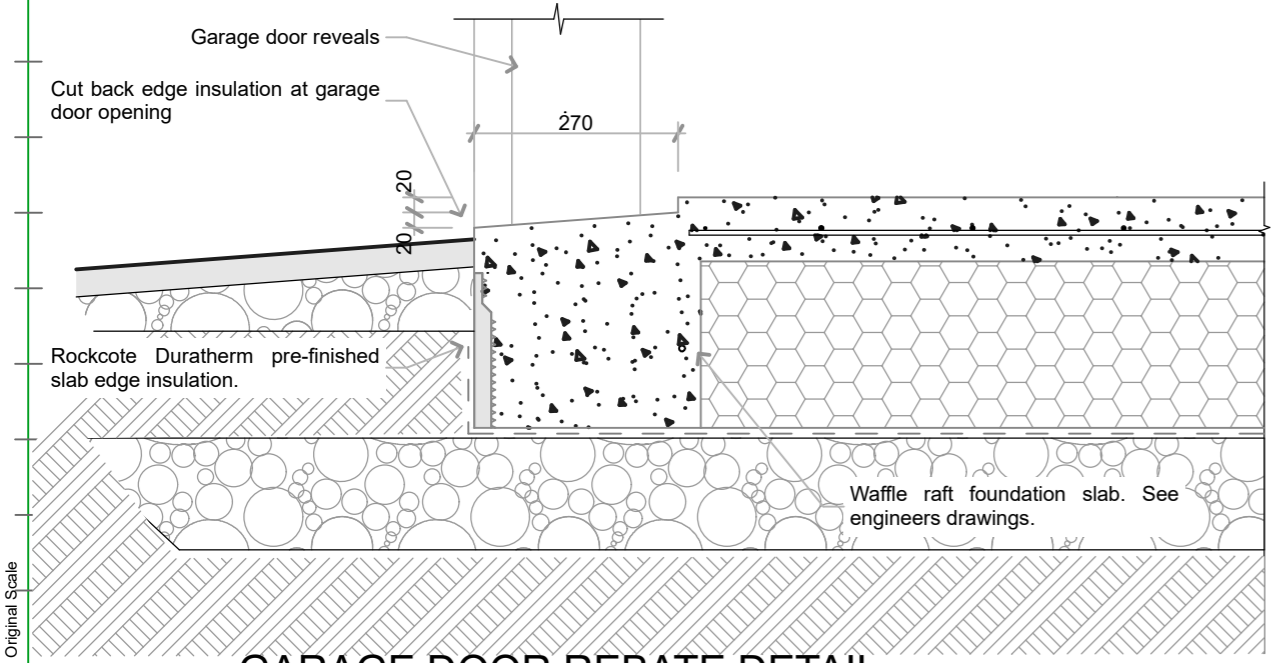
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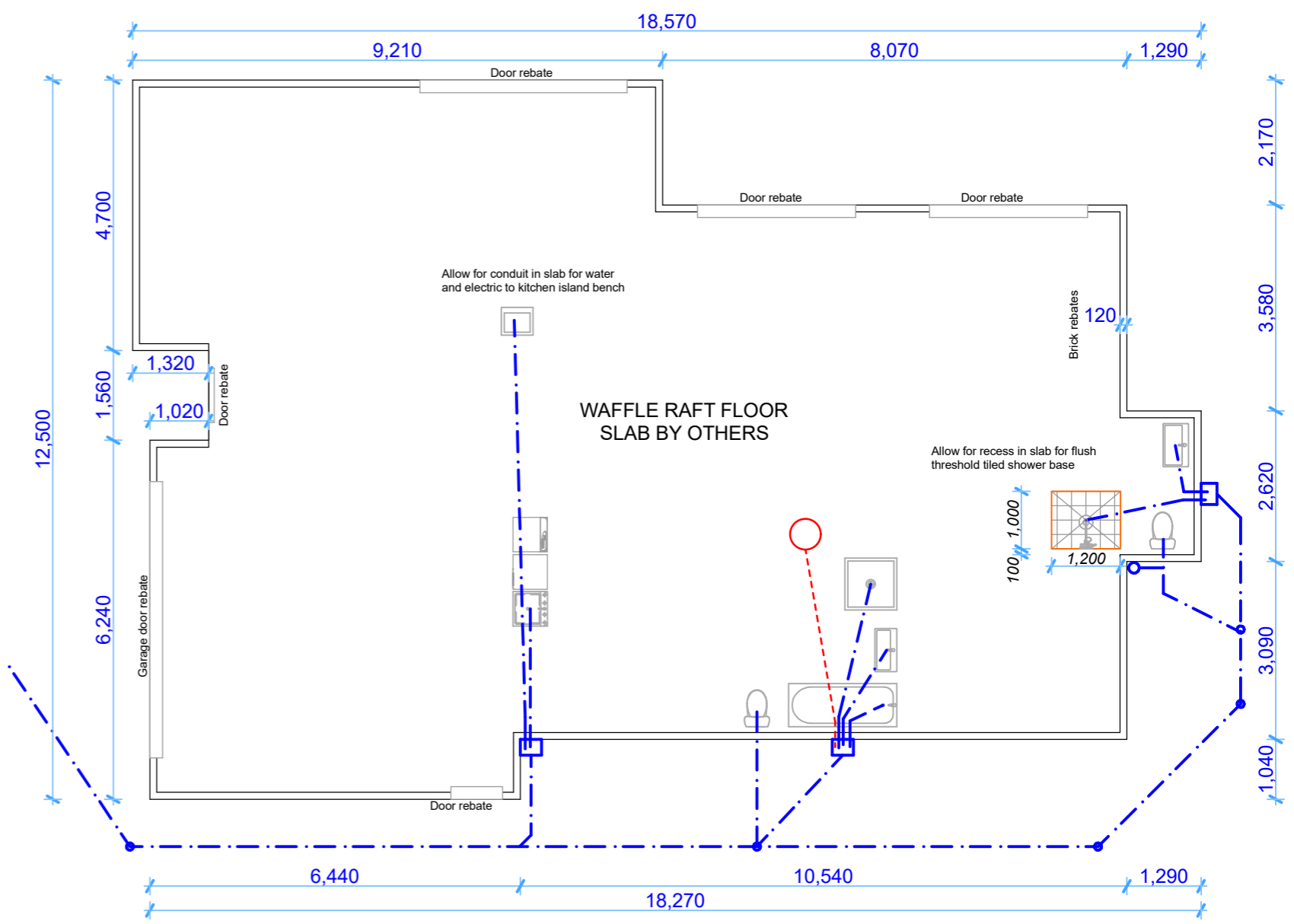
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Drawn:	CC	Rev:	
Job No:	10986		
Drawing No:	A-04		



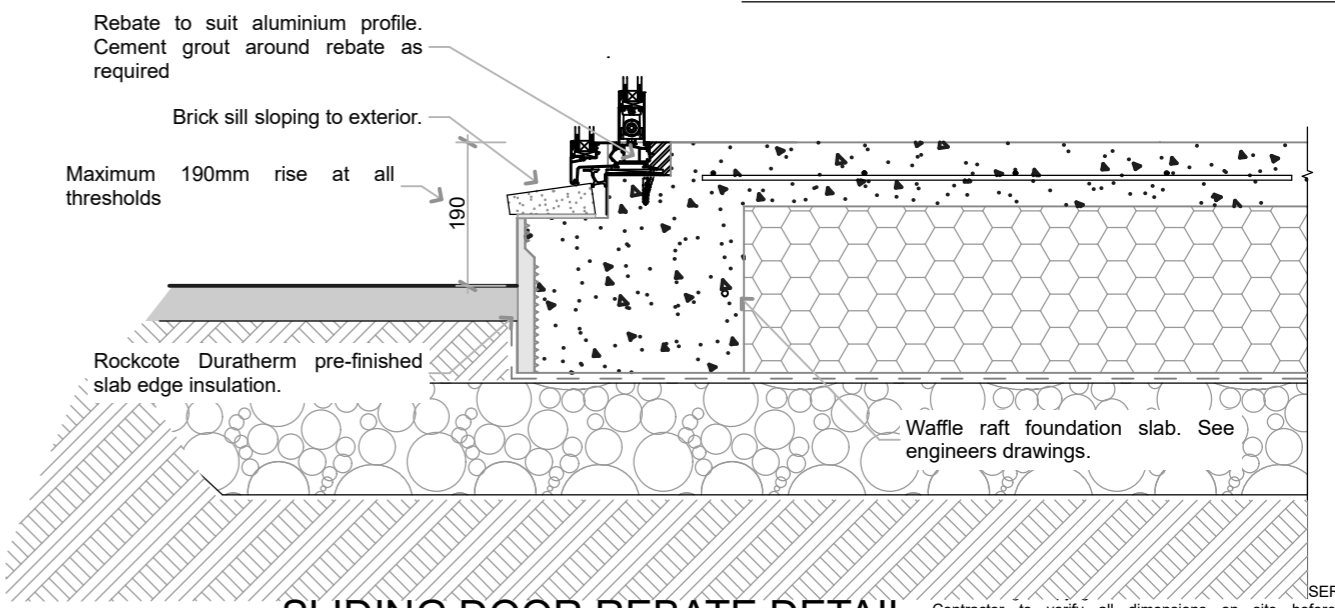
BRICK VENEER FOUNDATION EDGE DETAIL



GARAGE DOOR REBATE DETAIL



Foundation Plan 1:100



SLIDING DOOR REBATE DETAIL

SERVICES LTD. Contractor to verify all dimensions on site before commencing construction. Written dimensions shall supersede scaled dimensions. Refer to specifications for relevant trade codes and referenced documents which form part of this contract.

D-01 Honey / Bentley House
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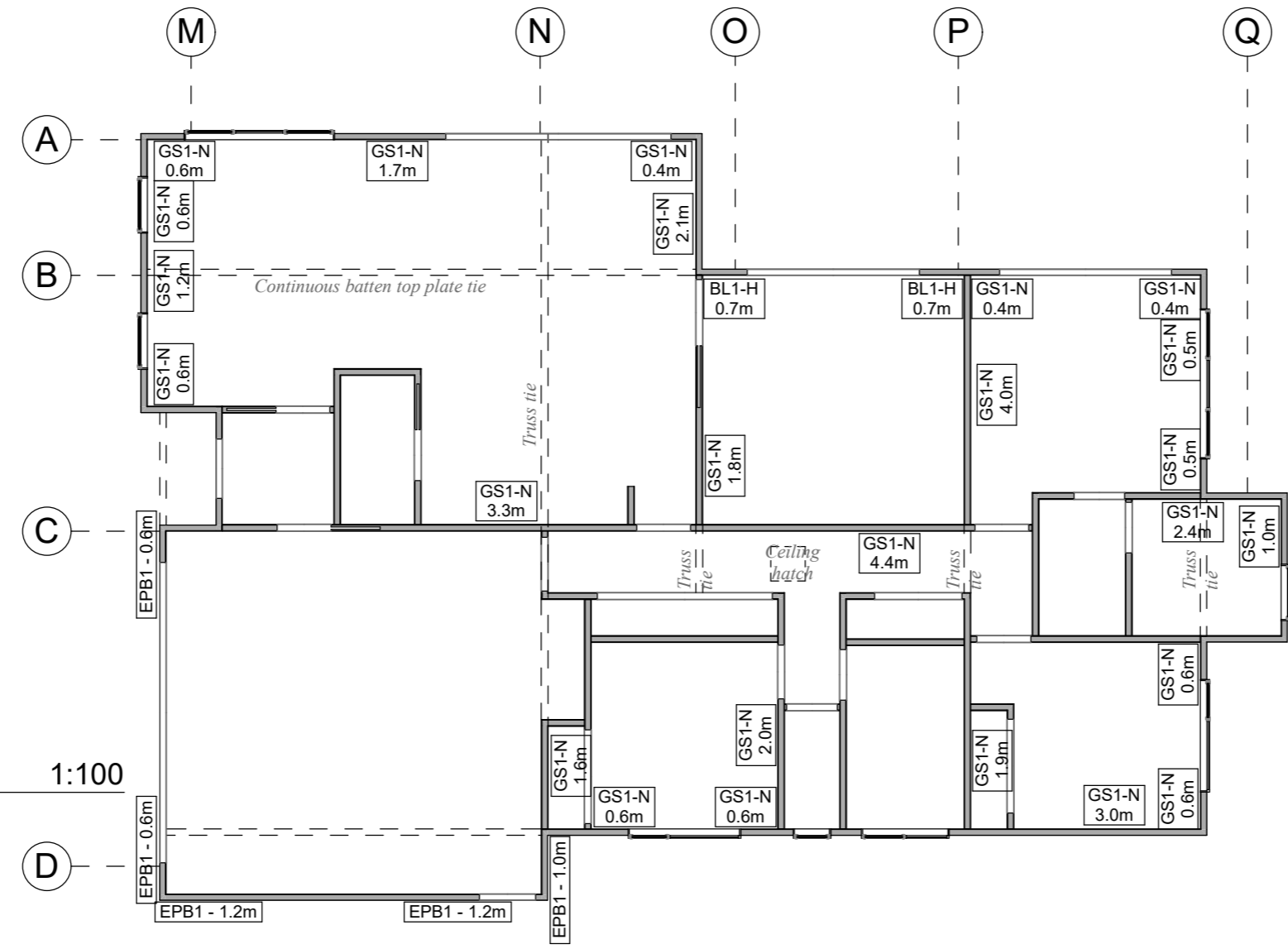
Rev.	Date:	Amendment

Foundation Details

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Date:	7/07/2025	Scale:	As shown @ A3:1
Drawn:	CC	Rev:	
Job No:	10986		
Drawing No:	A-05		



TIMBER TREATMENT & GRADE

Wall Framing: 90 x 45 SG 8 grade, H1.2 radiata timber, studs at 600mm crs, dwangs at 800mm.

Ceiling Battens: 70 x 35 H1.2 radiata timber at 600mm crs.

Truss Roof: Refer to truss manufacturers details.

Roof Purlins: 70 x 45 SG 8 H1.2 radiata timber at 900mm crs. edge purlins at 600mm crs.

EXTERNAL WALL LININGS

Selected brick veneer wall cladding.

Vertical JH Oblique shiplap weatherboard wall cladding on 20mm castellated timber battens.

EXTERNAL GLAZING

Double glazed, aluminium framed doors and windows. Min. R0.50 construction value.

INTERNAL LININGS & INSULATION

Wall Linings: Typically 10mm standard plasterboard finished to level 4, apart from wet area rooms, (bathroom, ensuite) 10mm Aqualine plasterboard.

Ceiling Linings: Typically 13mm standard plasterboard finished to level 4, apart from wet area rooms, (bathroom, ensuite) 13mm Aqualine plasterboard.

Wall Insulation: 90mm thick, R2.8 fibreglass wall insulation.

Ceiling Insulation: 275mm thick, R7.0 fibreglass ceiling insulation.

Slab Edge Insulation: RCS Duratherm slab edge insulation.

FLOOR COVERINGS

Wet Areas: Ensuite floor to have selected non slip tile covering, covered up wall to skirting height, (tiles shall have a mean coefficient of friction μ , of not less than 0.4 when tested in accordance with AS/NZS 3661.1).

Sheet vinyl to main bathroom and WC.

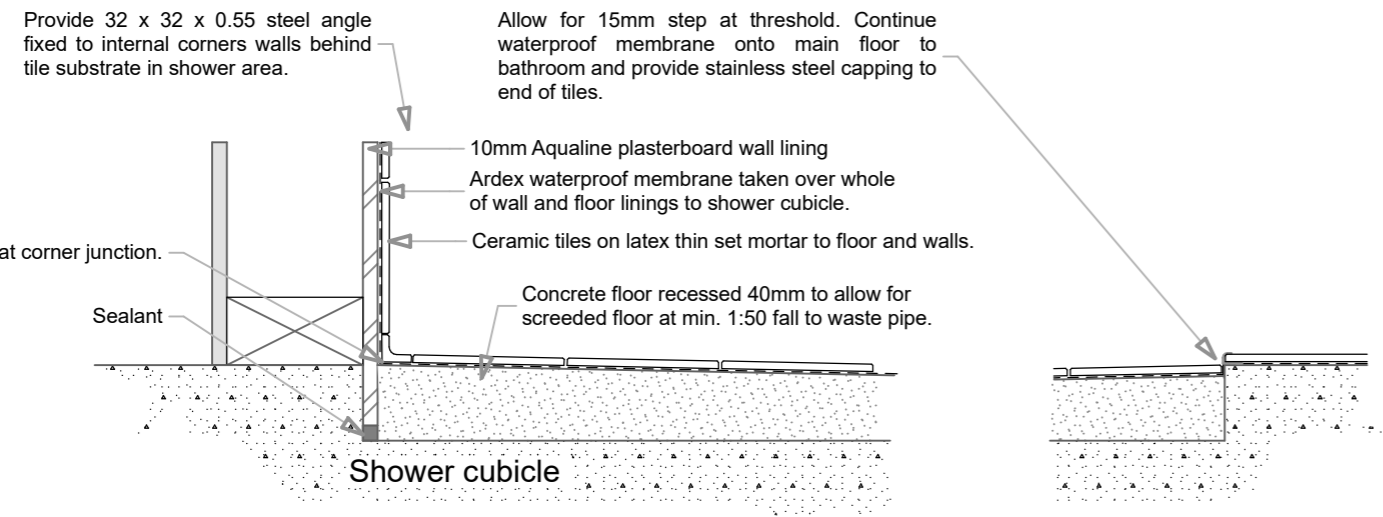
Living & Sleeping Areas: Selected carpet finish.

Entry Lobby & Kitchen: Selected non timber overlay.

Food Preparation Surfaces:
 Cabinetry: Prefinished melamine sheeting.
 Bench tops: Prefinished laminate with upstand to walls.

Bracing Plan 1:100

Original Scale



D-03 Wet Area Details 1:5

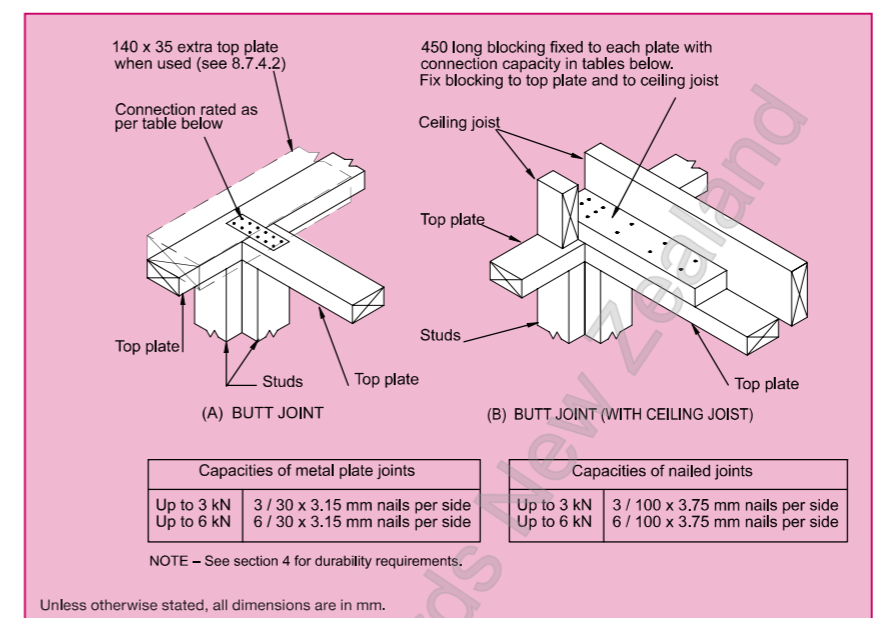


Figure 8.16 - Connecting top plates to external walls at right angles - Walls containing bracing (see 8.7.3.4)

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Rev.	Date:	Amendment



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Date:	7/07/2025	Scale:	As shown @ A3
Drawn:	CC	Rev:	
Job No:	10986	Drawing No:	A-07

Legend:

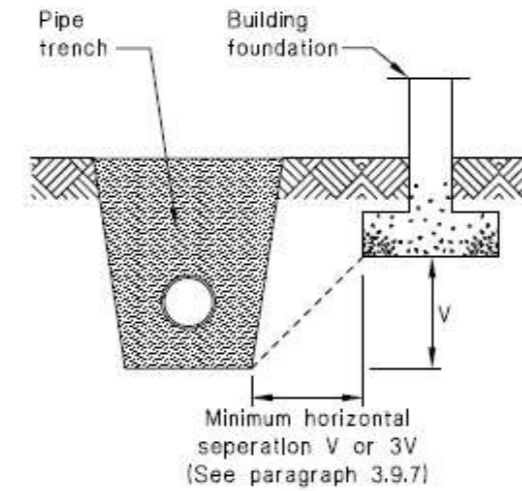
Sewer Line: 
 Stormwater Line: 

Notes:

Drainage to NZBC G13, AS1 & AS2
 GT = Gulley trap
 TV = Terminal vent
 AAV = Air admittance valve
 IP = Inspection point

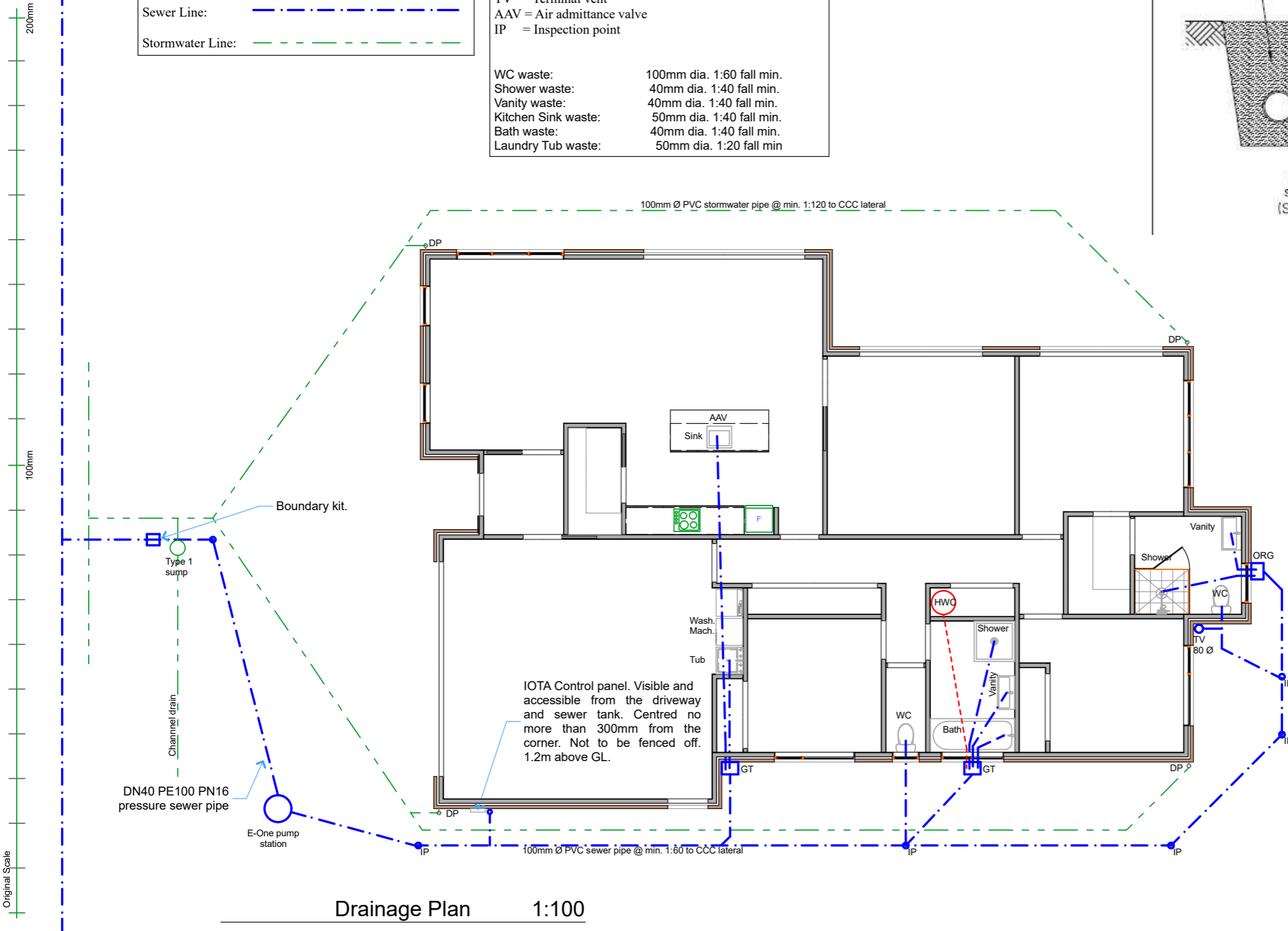
WC waste: 100mm dia. 1:60 fall min.
 Shower waste: 40mm dia. 1:40 fall min.
 Vanity waste: 40mm dia. 1:40 fall min.
 Kitchen Sink waste: 50mm dia. 1:40 fall min.
 Bath waste: 40mm dia. 1:40 fall min.
 Laundry Tub waste: 50mm dia. 1:20 fall min

Figure 14: Relationship of Pipe Trench to Building Foundation
 Paragraph 3.9.7



PLUMBING SPECIFICATIONS:

- Kitchen:**
 Kitchen sink to island unit.
 Non slip timber overlay flooring.
- Laundry:**
 Laundry tub.
 Washing machine
- WC:**
 S trap WC pan
 Non slip vinyl flooring.
- Bathroom:**
 Bath tub
 Vanity cabinet with bowl.
 1.0m x 1.0m acrylic shower tray, with acrylic wall liners adhesive fixed to plasterboard cladding.
 Non slip vinyl flooring.
- Ensuite:**
 Vanity cabinet with bowl.
 Flush threshold tiled shower base and walls on ARDEX waterproof membrane.
 S trap WC pan
 Non slip tiled flooring.
- Ventilation:**
 All bathroom / WC areas to have passive ventilation from opening windows plus ceiling mounted exhaust fans to exterior.
 Kitchen range hood to have flexible ducting in roof cavity discharging to outside through soffit.
- Hot Water:**
 300 litre, mains pressure hot water storage cylinder on safe tray with overflow to exterior in safe and visible location. 20mm copper pressure relief valve taken to exterior and to safe and visible location.
 TEMPERING VALVE
 Install 1 metre minimum from outlet of hot water cylinder and to manufacturer's instructions. Install copper pipework for 1 metre minimum downstream of tempering valve prior to connection of non-metallic pipework.



Drainage Plan 1:100

IOTA Control panel. Visible and accessible from the driveway and sewer tank. Centred no more than 300mm from the corner. Not to be fenced off. 1.2m above GL.

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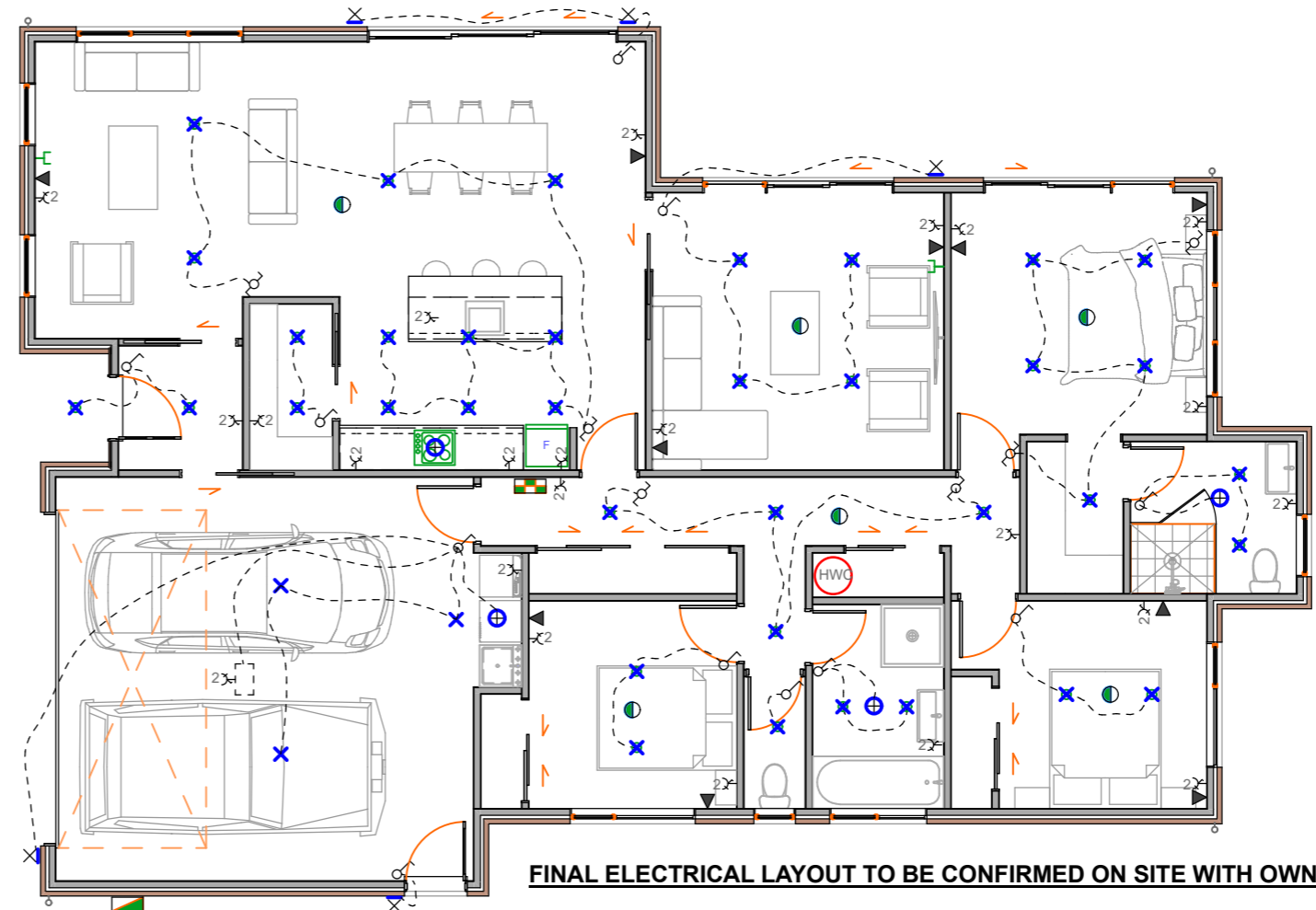
Rev.	Date:	Amendment
A	9/07/2025	E One pump station shown.
B	30/07/2025	Figure 14 added.



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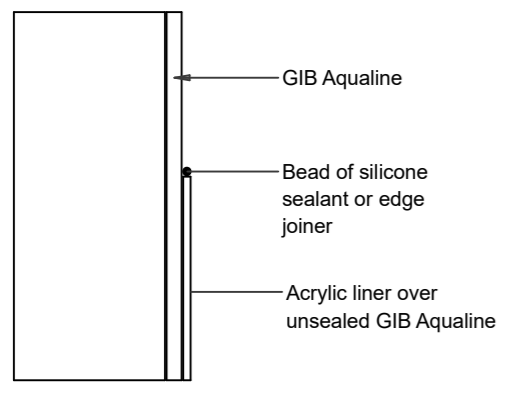
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Date:	30/07/2025	Scale:	As shown @ A3
Drawn:	CC	Rev:	B
Job No:	10986		
Drawing No:	A-08		

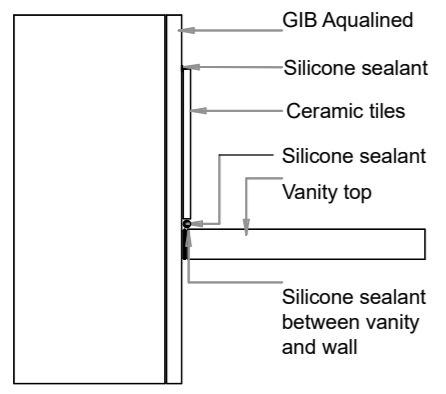


ELECTRICAL SYMBOLS LEGENDS	
	Single switch
	2 way switch
	Double power socket
	Single power socket
	Permanent connection outlet
	Ceiling extract fan
	Heater - wall mounted
	Telephone jack point
	TV
	Luminaire - ceiling mounted
	Luminaire - wall mounted
	Luminaire - downlight - IC rated
	Smoke alarm (INTERCONNECTED)
	Distribution board
	Meter board

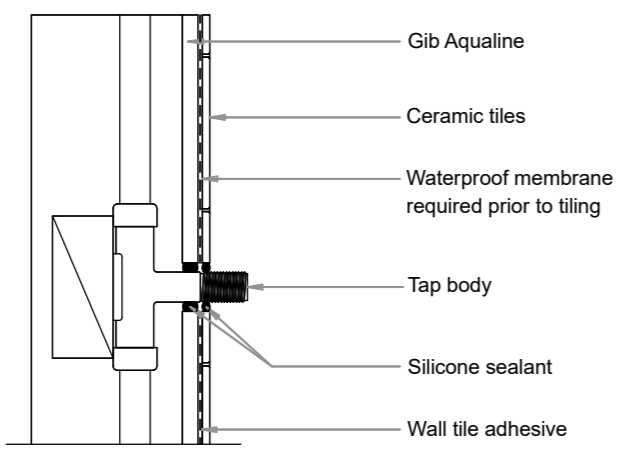
Domestic Smoke Alarms complying with the building code clause F7 are required as part of this consent.



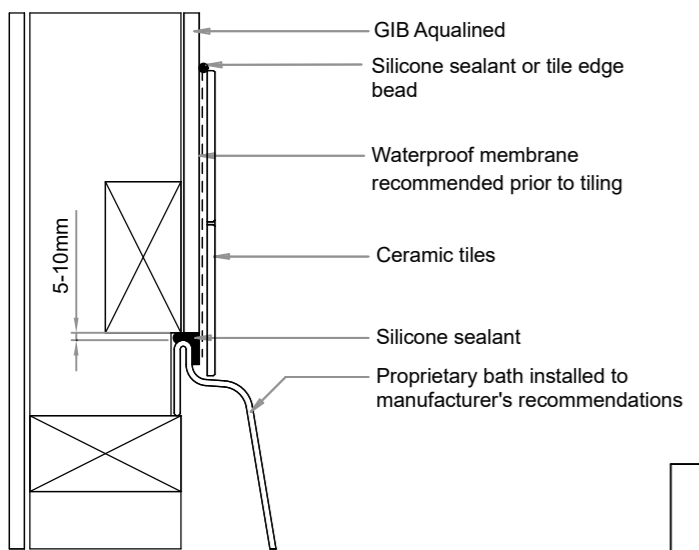
Liner Top Detail
Shower - Acrylic Liner and Base



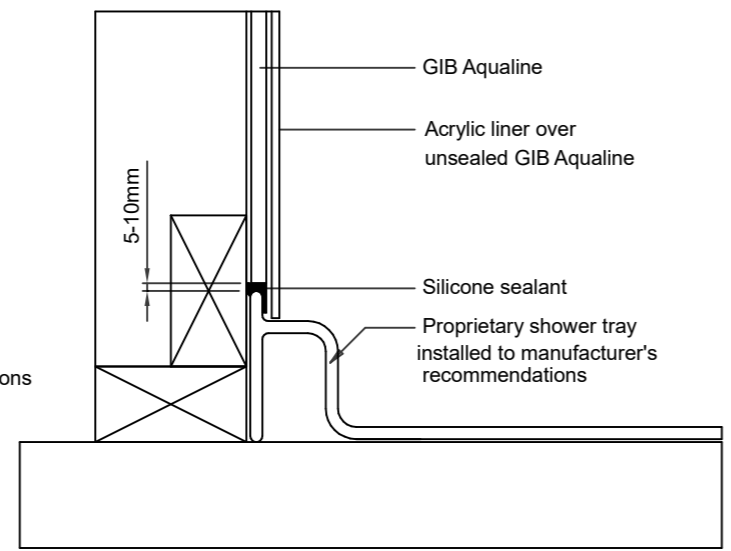
Vanity Top Detail



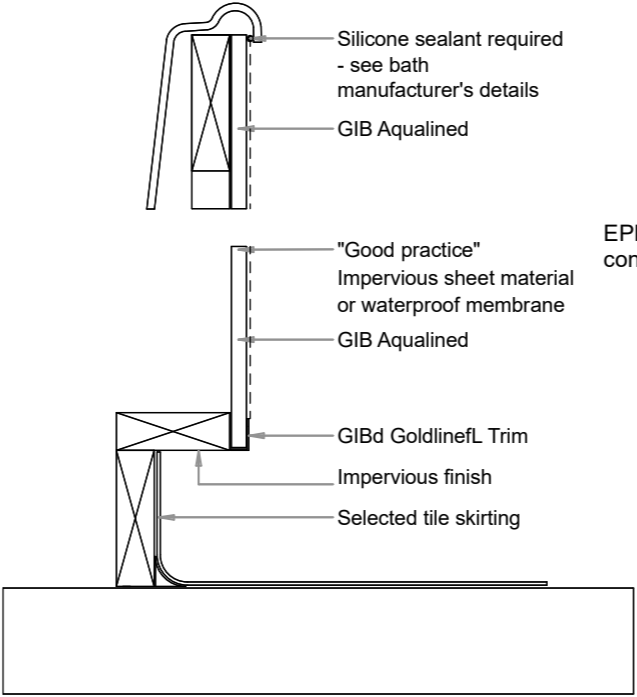
Penetration Detail



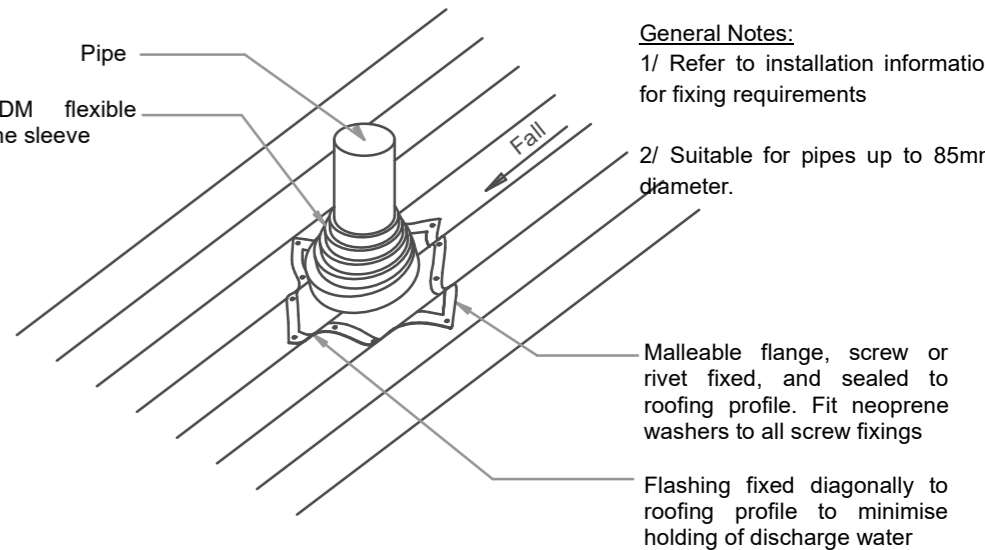
Bath/Wall Detail



Shower Wall/Tray Detail
Shower - Acrylic Liner and Base



Bath Plinth Detail



D-04 Roof Penetration Detail 1:10

General Notes:
 1/ Refer to installation information for fixing requirements
 2/ Suitable for pipes up to 85mm diameter.

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D-03 Wet Area Details 1:5

Honey / Bentley House
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Rev.	Date:	Amendment

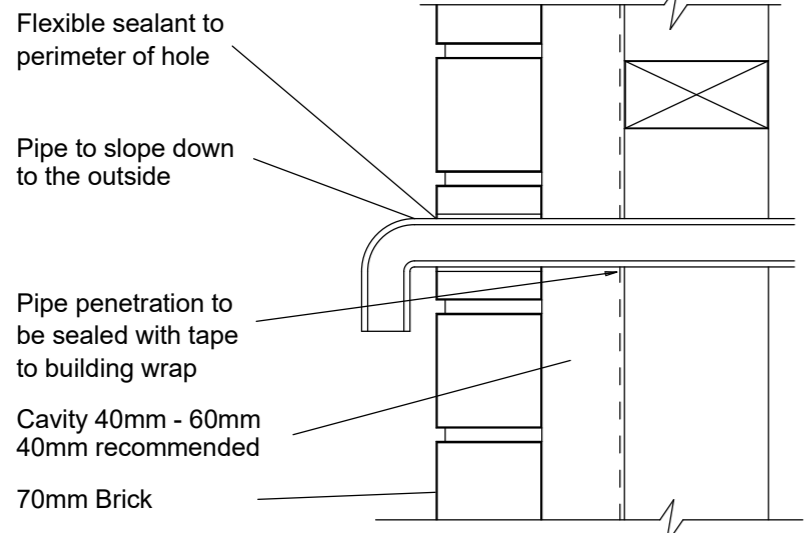


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Date:	7/07/2025	Scale:	As shown @ A3
Drawn:	CC	Rev:	
Job No:	10986	Drawing No:	A-09

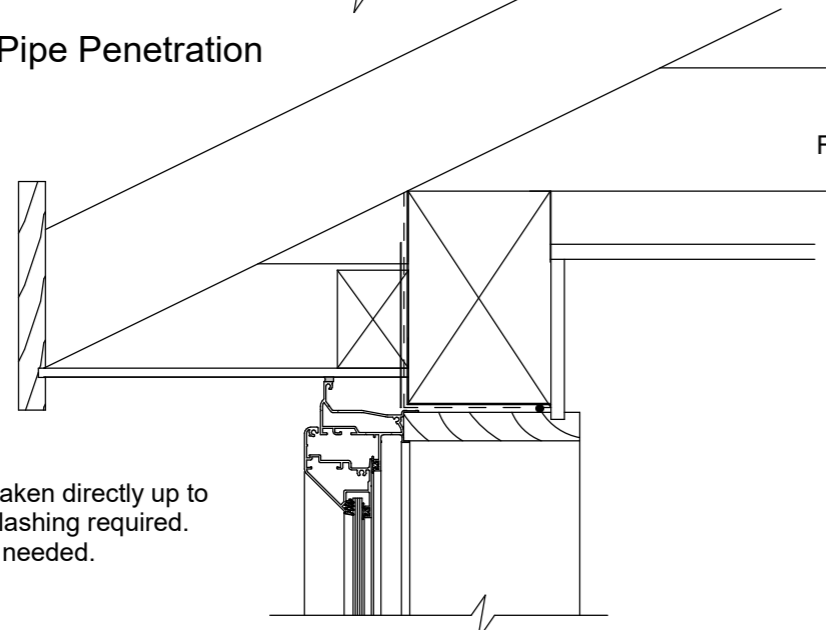
D-05 Brick Veneer Wall Cladding Details 1:5



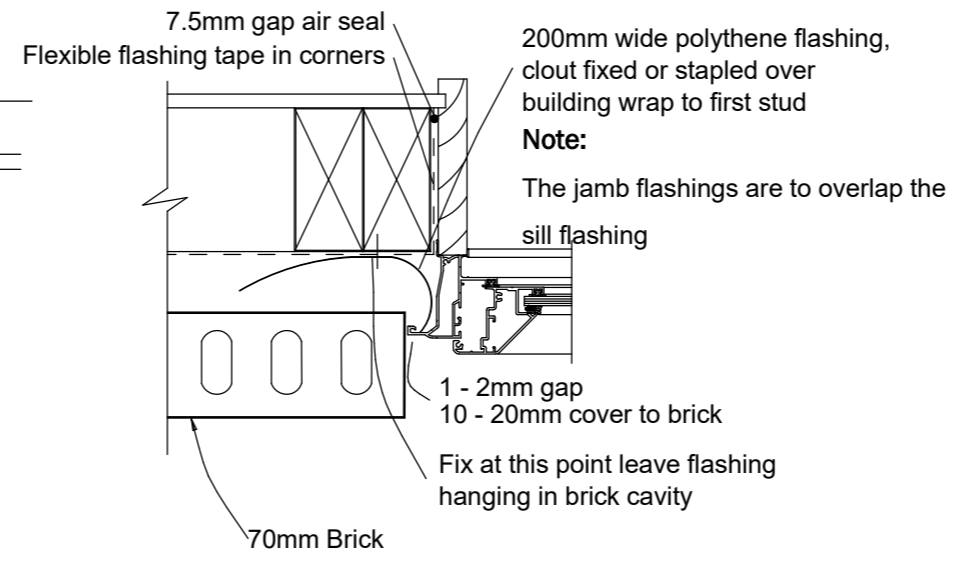
Pipe Penetration

200mm
100mm
Original Scale

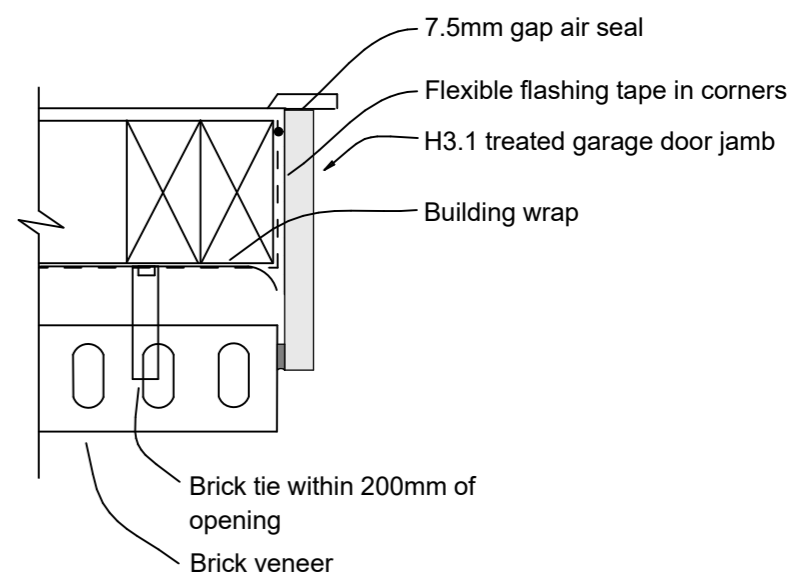
Window heads taken directly up to soffit lining. No flashing required. Silicone seal as needed.



Window Head Detail

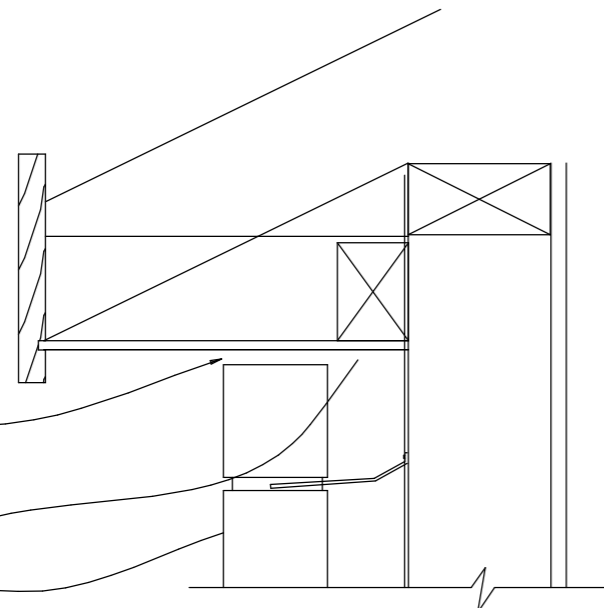


Window Jamb - Aluminium

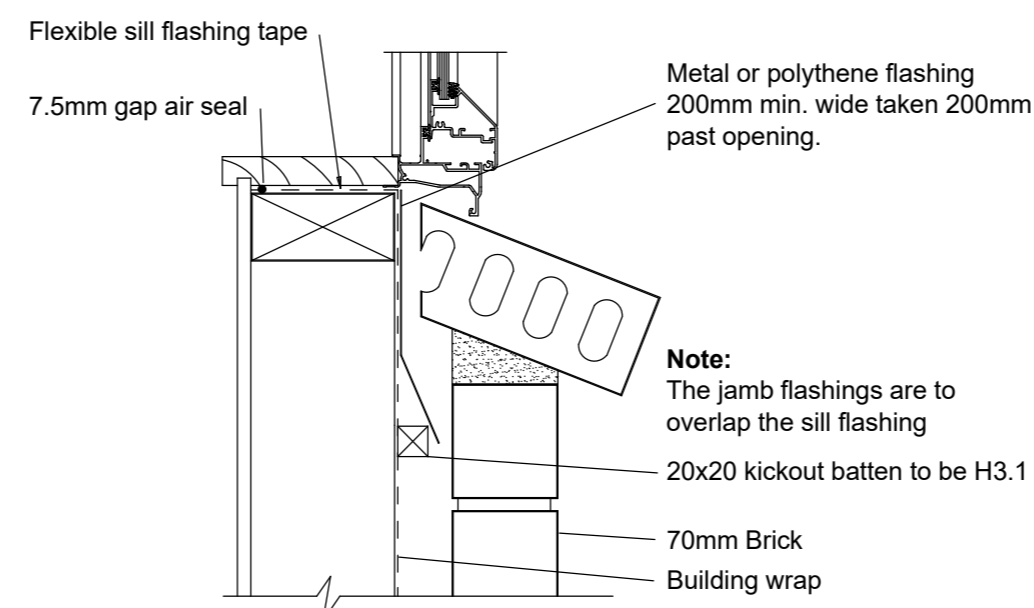


Garage Door Jamb

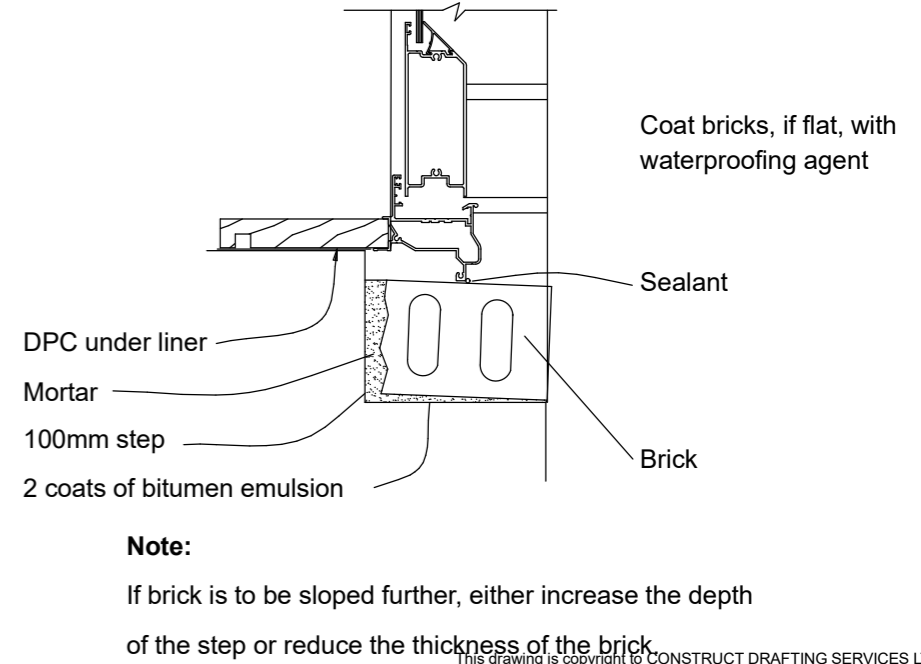
10mm ventilation gap or fit against soffit and provide vent holes every third perpend of top course
 Top of cavity must be sealed with sheet lining
 Brick veneer



Flat Soffit Detail



Window Sill - Aluminium



Brick Door Sill

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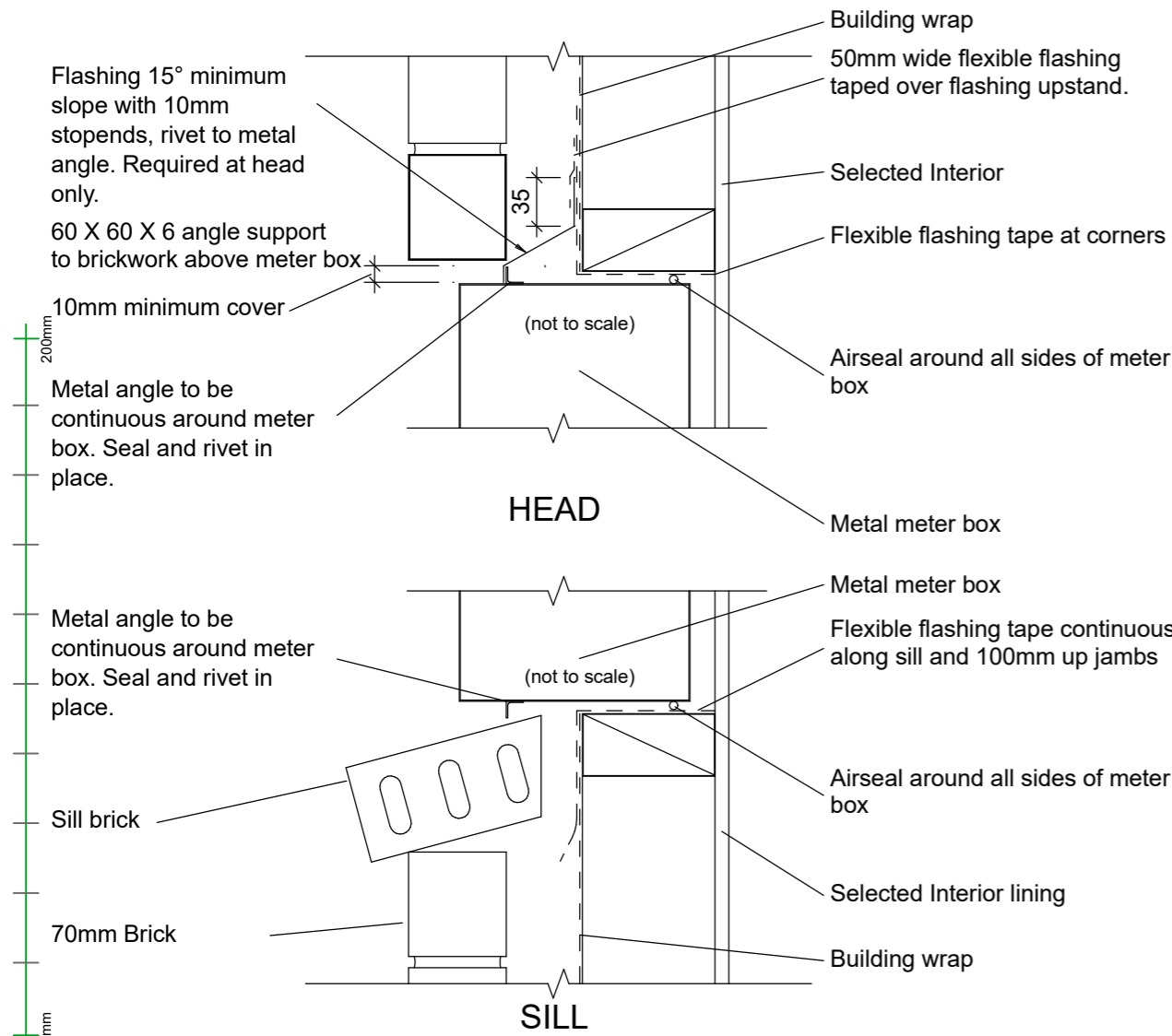
Rev.	Date:	Amendment



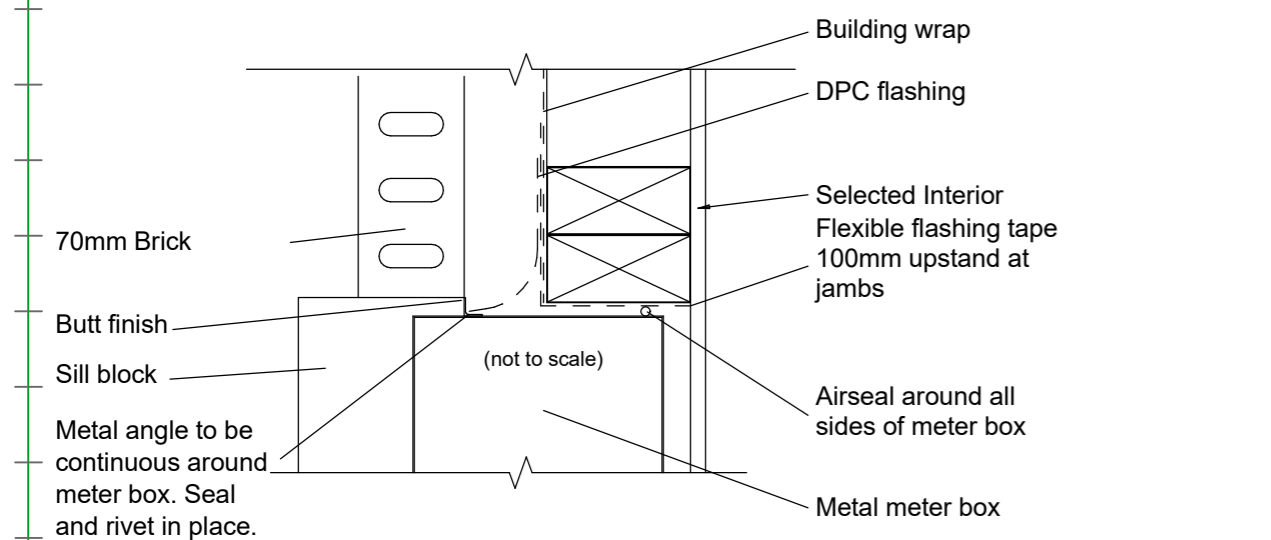
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Job No:	10986		
Drawing No:	A-10		

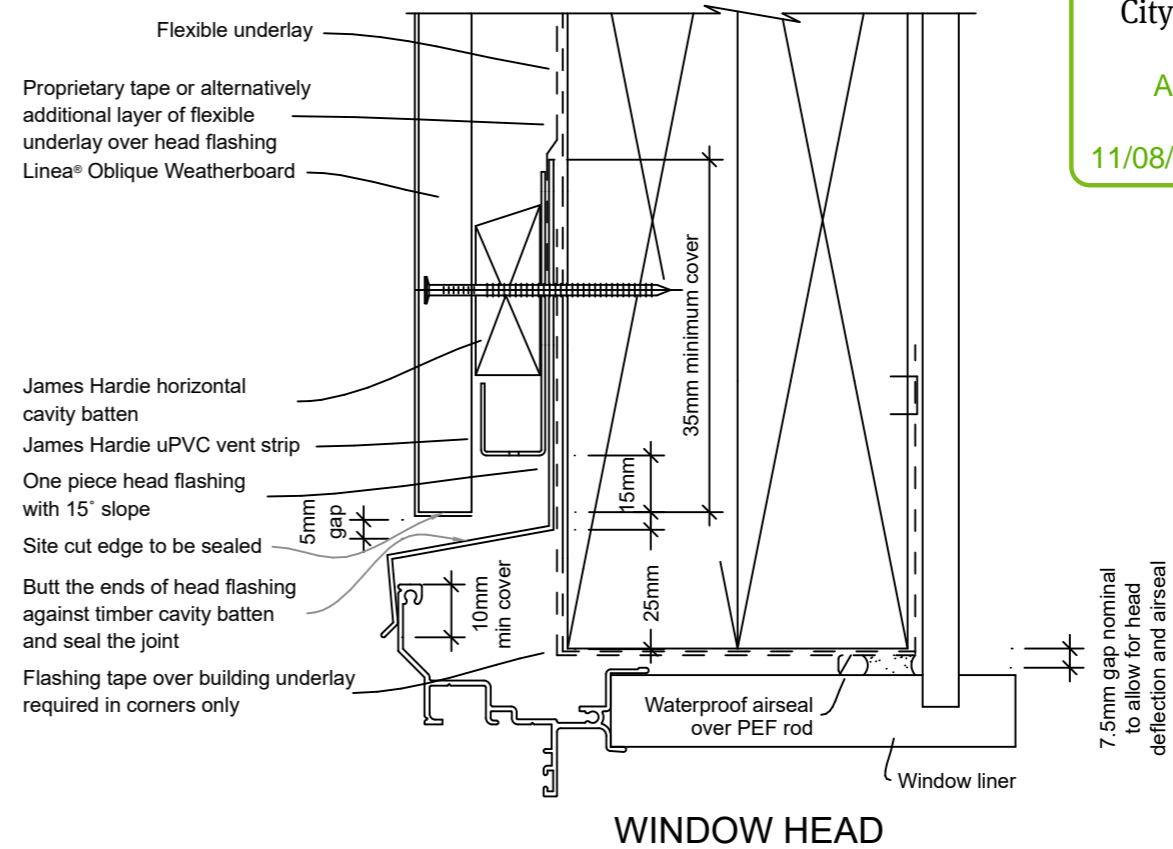


Meter Box Installation - at Head & Sill

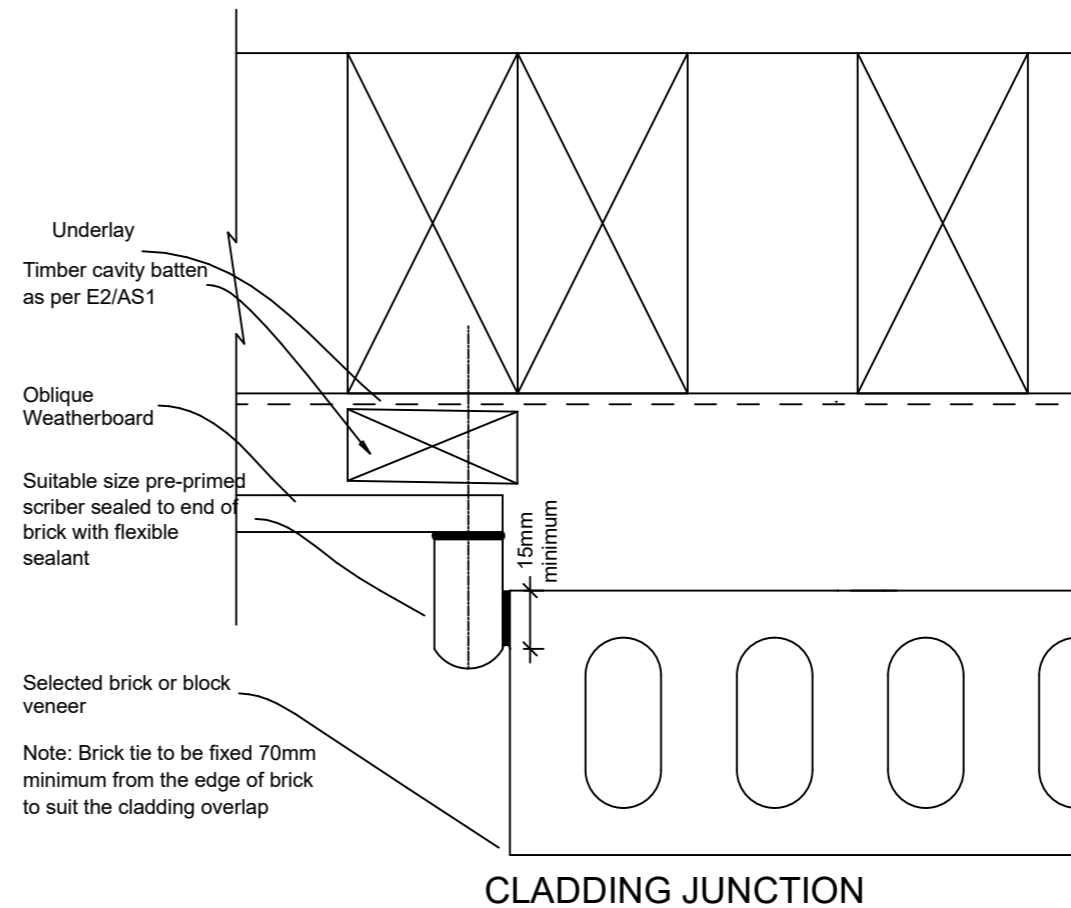


Meter Box Installation - at Jamb

D-05 Brick Veneer Wall Cladding Details 1:5



WINDOW HEAD



CLADDING JUNCTION

D-06 James Hardie Oblique Wall Cladding Details 1:2

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Date:	7/07/2025	Scale:	As shown @ A3
Drawn:	CC	Rev:	
Job No:	10986		
Drawing No:	A-11		

Element ID	D-01	D-02	D-03	D-04	D-05	D-06	D-07	D-08	D-09	D-10	D-11	D-12
W x H Size	950x2,160	3,600x2,160	2,750x2,160	2,750x2,160	900x2,160	4,800x2,160	860x2,025	860x2,025	810x2,025	1,060x2,025	860x2,025	860x2,025
Leaf Dimensions	900x2,135	3,550x2,135	1,800x2,135	1,800x2,135	850x2,135	4,860x2,185	810x1,980	810x1,980	760x1,980	1,010x1,980	810x1,980	810x1,980
Orientation	L	R	R	L	L	L	R	R	R	R	L	L
Sill height	0	0	0	0	0	0	0	0	0	0	0	0
Head height	2,160	2,160	2,160	2,160	2,160	2,160	2,025	2,025	2,025	2,025	2,025	2,025
2D Symbol												
View from Opening Side												
Frame	Aluminium	Aluminium	Aluminium	Aluminium	Aluminium							
Reveals	H3.1 treated radiata	H3.1 treated radiata	H3.1 treated radiata	H3.1 treated radiata	H3.1 treated radiata	H3.1 treated radiata	Clears radiata	Clears radiata	Clears radiata	Clears radiata	Clears radiata	Clears radiata
Door Leaf	Aluminium	Aluminium	Aluminium	Aluminium	Aluminium	Sectional door			Flush, hollow core	Flush, hollow core	Flush, hollow core	Flush, hollow core
Glazing	Obscure, double, gl...	Clear, double, glazed	Clear, double, glazed	Clear, double, glazed	Clear, single, glazed							
Misc:		Safety glass	Safety glass	Safety glass			Cavity slider	Cavity slider	Cavity slider	Cavity slider		

200mm

100mm

Original Scale

All Openings Schedule

D-13	D-14	D-15	D-16	D-17	D-18	D-19	D-20	D-21	D-22	W-01	W-02	W-03
1,500x2,025	2,800x2,025	860x2,025	810x2,025	810x2,025	1,400x2,025	1,500x2,025	860x2,025	860x2,025	810x2,025	900x2,160	900x2,160	2,400x600
1,450x1,980	2,750x1,980	810x1,980	760x1,980	760x1,980	1,350x1,980	1,450x1,980	810x1,980	810x1,980	760x1,980	---	---	---
L	R	L	L	R	R	L	L	R	R	L	R	L
0	0	0	0	0	0	0	0	0	0	2	2	1,560
2,025	2,025	2,025	2,025	2,025	2,025	2,025	2,025	2,025	2,025	2,162	2,162	2,160
Clears radiata	Clears radiata	Clears radiata	Clears radiata	Clears radiata	Clears radiata	Clears radiata	Clears radiata	Clears radiata	Clears radiata	Aluminium	Aluminium	Aluminium
Flush, closet sliders	Flush, closet sliders	Flush, hollow core	Flush, hollow core	Flush, hollow core	Flush, closet sliders	Flush, closet sliders	Flush, hollow core	Flush, hollow core	Flush, hollow core	H3.1 treated radiata	H3.1 treated radiata	H3.1 treated radiata
										Clear, double, glazed	Clear, double, glazed	Clear, double, glazed

Page 13 of 20
BCN/2025/5271
 Approved Building Consent Document
 11/08/2025 Bailey, Gavin

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Honey / Bentley House
61 Cork Street, Halswell, Christchurch

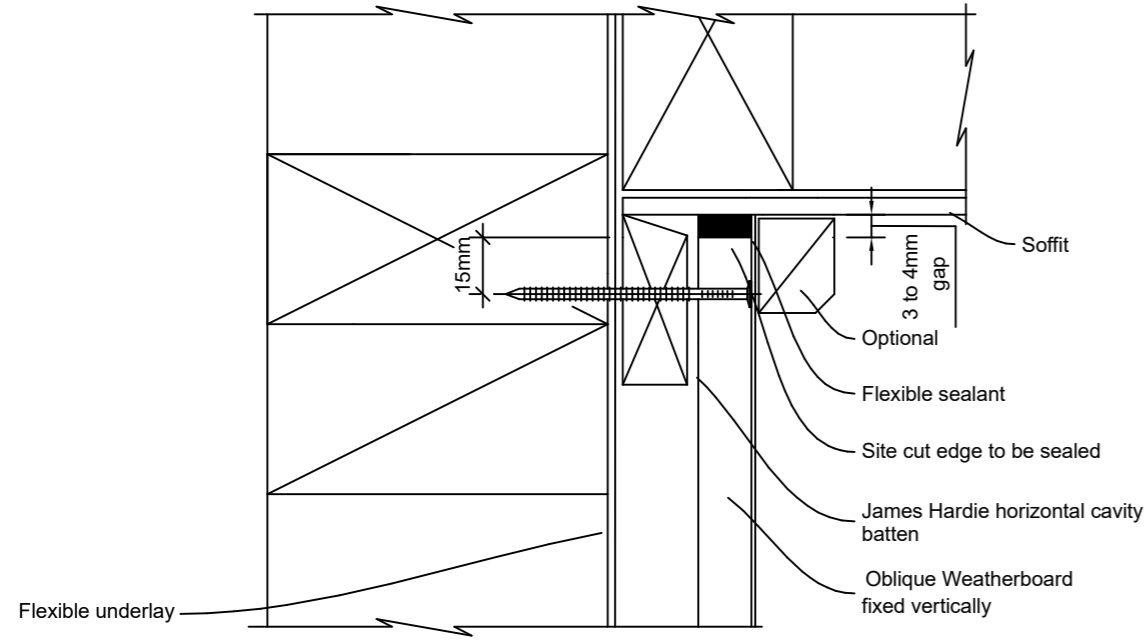
Rev.	Date:	Amendment



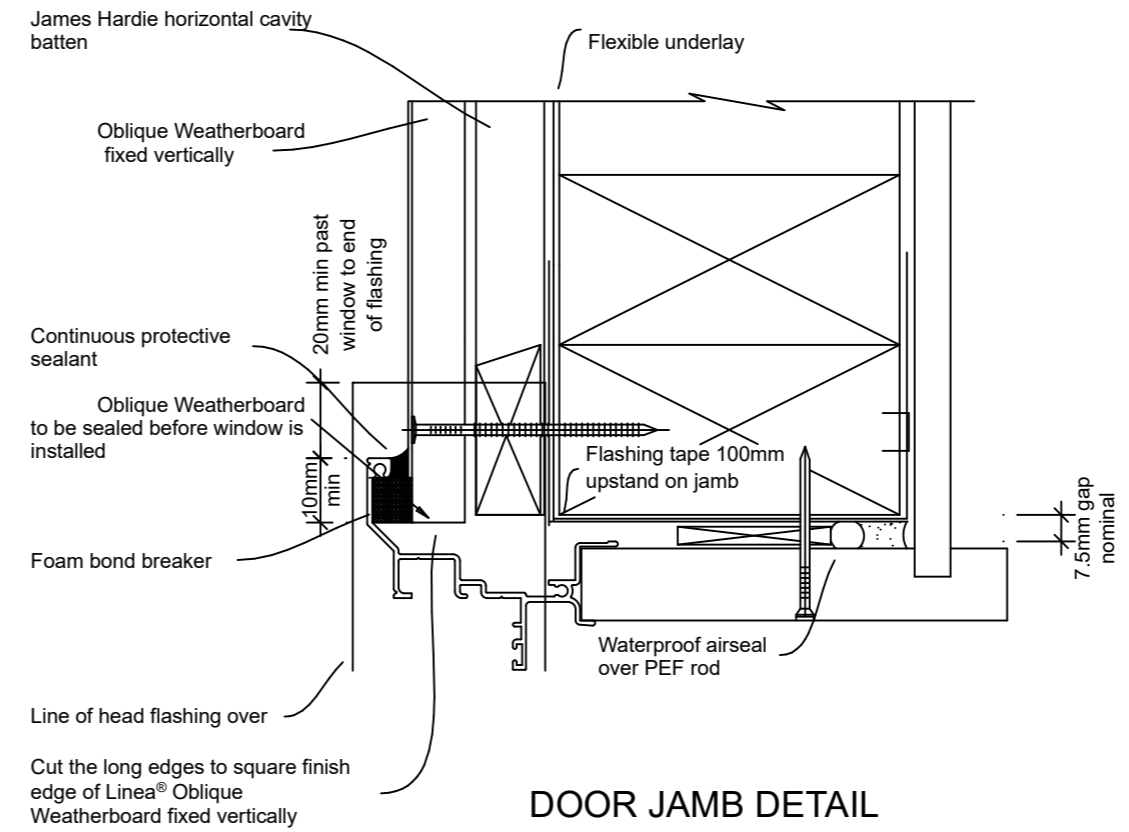
CONSTRUCT DRAFTING SERVICES LTD

Architectural Drafting & Design
 Email: info@constructdrafting.co.nz
 PO Box 10-048, Phillipstown, Christchurch 8145 - Ph. (03) 331 8269

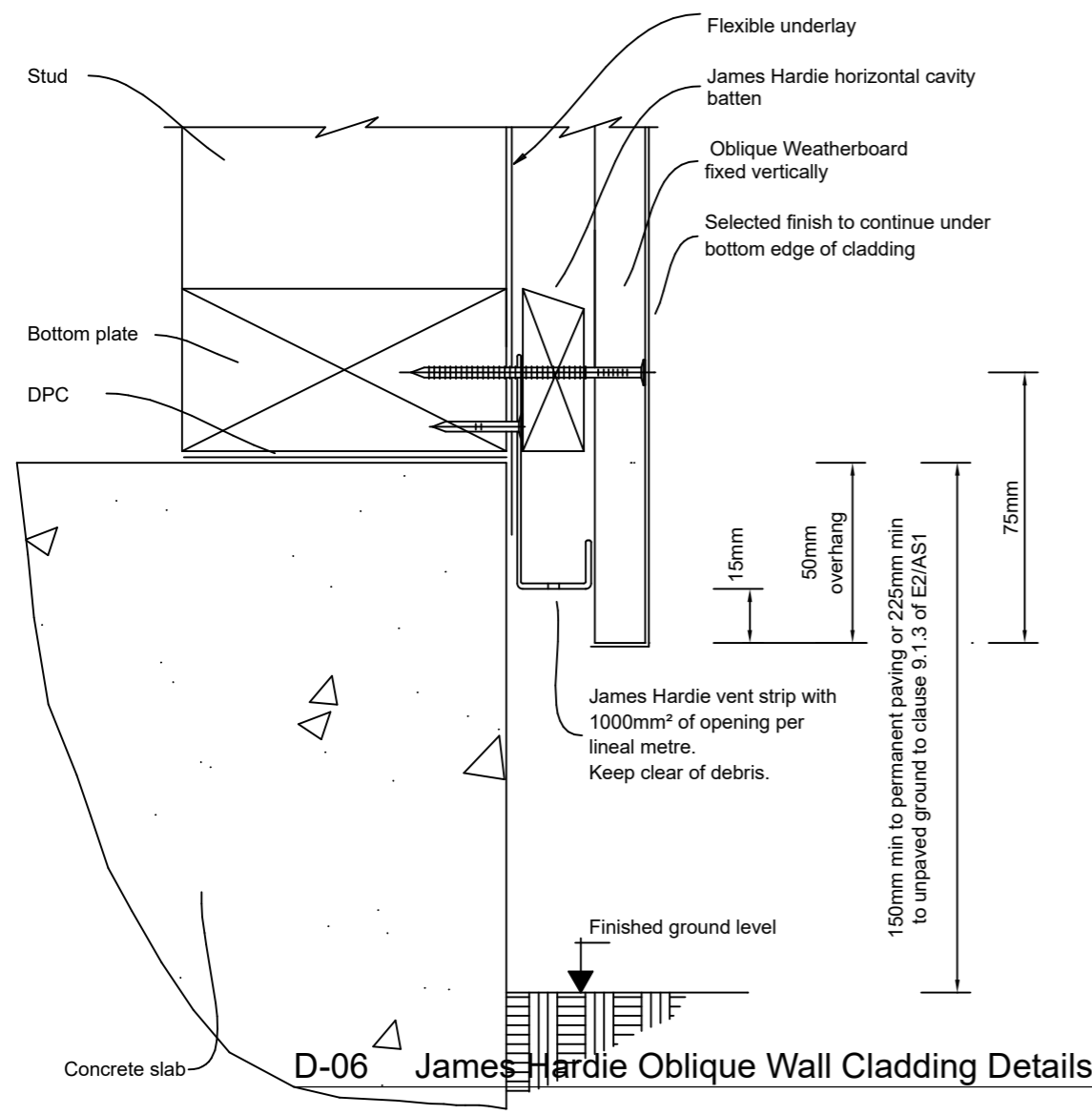
Date:	7/07/2025	Scale:	As shown @ A3
Drawn:	CC	Rev:	
Job No:	10986		
Drawing No:	A-12		









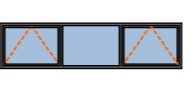
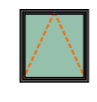

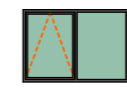


SOFFIT DETAIL



DOOR JAMB DETAIL



D-06 James Hardie Oblique Wall Cladding Details 1:2

W-04	W-05	W-06	W-07	W-08	W-09
2,400×600	900×960	1,800×1,360	1,400×960	600×960	1,800×1,360
---	---	---	---	---	---
R	R	R	R	L	L
1,560	1,200	800	1,200	1,200	800
2,160	2,160	2,160	2,160	2,160	2,160
					
					
Aluminium H3.1 treated radiata	Aluminium H3.1 treated radiata	Aluminium H3.1 treated radiata	Aluminium H3.1 treated radiata	Aluminium H3.1 treated radiata	Aluminium H3.1 treated radiata
Clear, double, glazed	Obscure, double, gl... Safety glass	Clear, double, glazed	Obscure, double, gl... Safety glass	Obscure, double, gl... Safety glass	Clear, double, glazed

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Honey / Bentley House
 61 Cork Street, Halswell, Christchurch

Rev.	Date	Amendment
A	30/07/2025	Oblique foundation detail added.



CONSTRUCT DRAFTING SERVICES LTD

Architectural Drafting & Design
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 PO Box 10-048, Phillipstown, Christchurch 8145 - Ph. (03) 331 8269

Date:	30/07/2025	Scale:	As shown @ A3
Drawn:	CC	Rev:	A
Job No:	10986		
Drawing No:	A-13		

STRUCTURAL DRAWING LIST

16534

Constructure

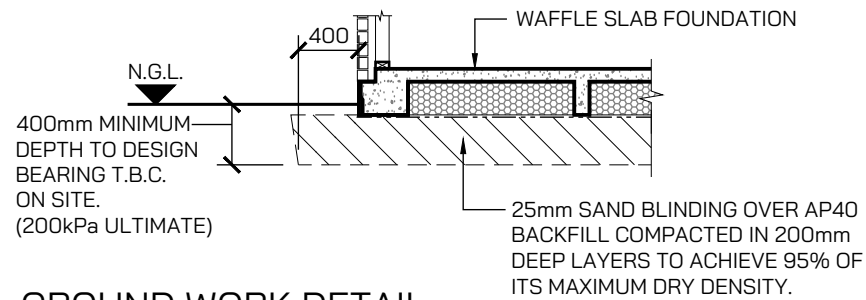
DWG No.	TITLE		
S.01	FOUNDATION LAYOUT & GROUND WORKS DETAIL	0	
S.02	FOUNDATION DETAILS	0	
S.03	FOUNDATION DETAILS	0	
S.04	FOUNDATION DETAILS	0	
ISSUED TO:			
Grant Honey (selwynbrickandblock@gmail.com)		A	
		DATE	
		02-07-2025	



New Residence
-
25 Cork Street, Halswell.

SCHEDULE OF INSPECTIONS

No.	ITEM OF INSPECTION - TIMEFRAME	BY	DONE
1	BUILDING CONSENT CONDITIONS AND STAMPED BUILDING CONSENT DRAWINGS TO BE RECEIVED AND REVIEWED PRIOR TO SITE INSPECTIONS COMMENCING.	SE	<input type="checkbox"/>
2	FOUNDATION SUBGRADE -PRIOR TO PLACING HARDFILL, SAND OR CONCRETE BLINDING LAYER	SE	<input type="checkbox"/>
3	FOUNDATION BEAMS, PADS AND SLABS -PRE-POUR	SE	<input type="checkbox"/>
GEO -	DENOTES THE PROJECT GEOTECHNICAL ENGINEER IF APPLICABLE (GEOTECHNICAL ENGINEER)		
SE -	DENOTES THE PROJECT STRUCTURAL ENGINEER (CONSTRUCTURE CHRISTCHURCH/WANAKA)		
LSE -	DENOTES A LOCAL STRUCTURAL ENGINEER IF REQUIRED DUE TO SITE LOCATION (LOCAL STRUCTURAL ENGINEER)		



GROUND WORK DETAIL.
SCALE 1:50

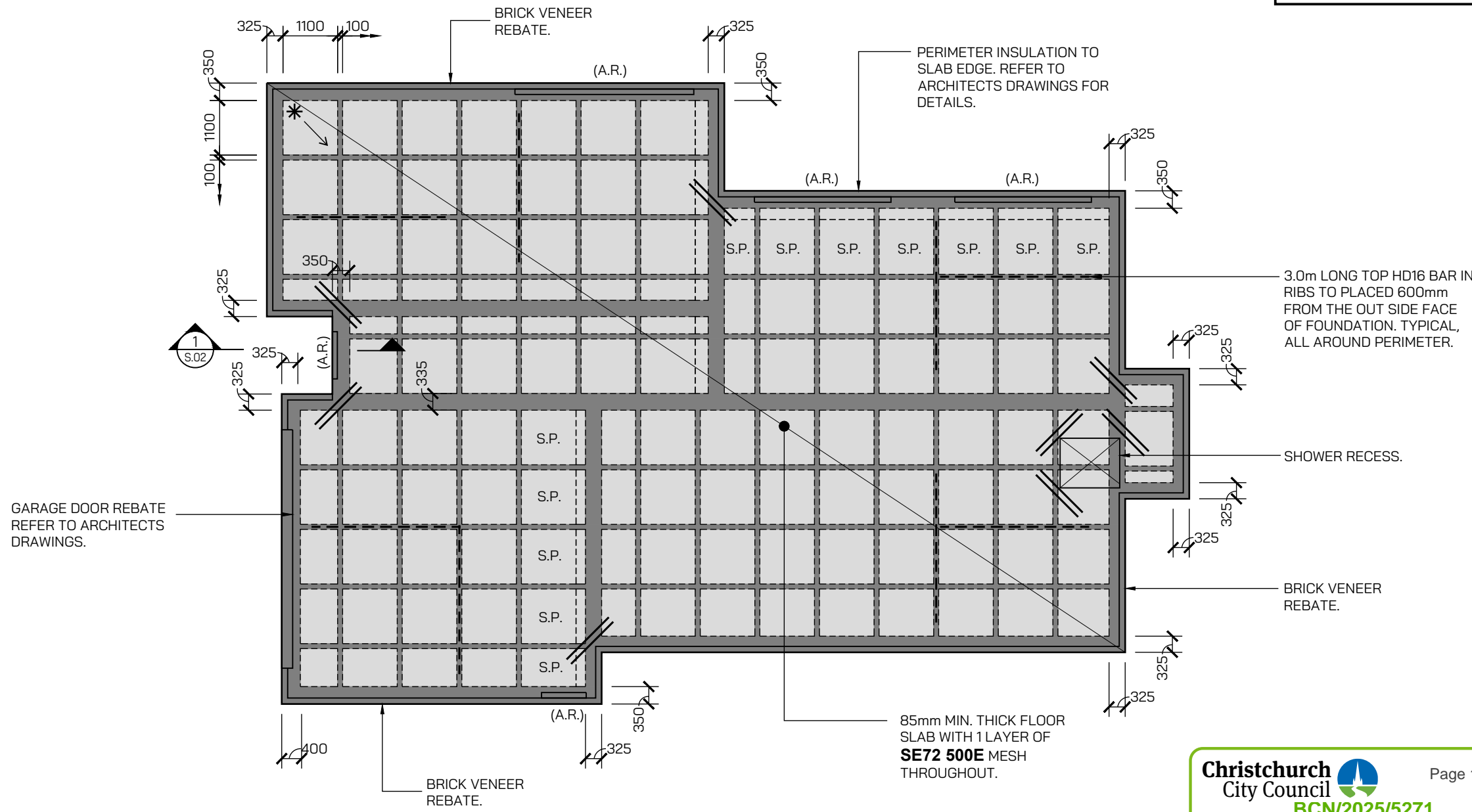
- TILED SHOWER RECESS NOTES:**
- FALL SLAB LOCALLY (50mm MAX.) OR CREATE 50mm RECESS FOR TILED SHOWER. (REFER TO ARCHITECTS DRAWINGS FOR DETAILS)
 - 85mm SLAB THICKNESS TO BE MAINTAINED THROUGHOUT.
 - ALLOW FOR 2-HD12 BARS TO EACH CORNER OF THE SHOWER RECESS WHERE APPLICABLE.

- CURING AND PROTECTION:**
- TAKE CARE TO PROTECT AND CURE ALL CONCRETE ADEQUATELY, AND IN ACCORDANCE WITH NZS 3109.
 - APPLY A CURING COMPOUND TO ALL CONCRETE FLOOR SLABS IMMEDIATELY ON COMPLETION OF THE SURFACE FINISHING, OR ALTERNATIVELY, CURE BY PONDING.

FOUNDATION AND SLAB TO BE FORMED IN SINGLE POUR USING EITHER ALLIED/ASHBY CONCRETE MIX CODE 252 CONSF, READYMIX 2519RRS, FIRTH RP2519TC2 OR SIMILAR APPROVED STEEL FIBRE REINFORCED CONCRETE.

- LEGEND:**
- DENOTES 2-H12 BARS, 1200mm LONG TO INTERNAL CORNERS OF SLAB. SPACE 50mm FROM CORNER AND 75mm APART.
 - DENOTES 1100x1100x220mm POLYSTYRENE PODS. CUT TO SUIT ON SITE AS REQUIRED.
 - DENOTES SPECIFIC SETOUT PODS/POINT. PODS RADIATE FROM THERE.
 - DENOTES 300mm WIDE PERIMETER STRIP FOOTING.
 - DENOTES 100mm WIDE RIB IN BETWEEN PODS.
 - DENOTES 300mm WIDE INTERNAL STRIP FOOTING (TO BE LOCATED UNDER ALL LOAD BEARING WALLS WHERE APPLICABLE).
 - DENOTES SPECIFIC (1.5x1.5m SPAN MAX.) POLYSTYRENE PODS BY ADDING HALF PODS TO THE END IF THE STRIP IS MORE THAN 500mm WIDE. CUT TO SUIT ON SITE.
 - DENOTES ARCHITECTURAL REBATE FOR DOOR OR WINDOW, REFER TO ARCHITECTS DRAWINGS FOR DETAILS.

- NOTES:**
- 300mm WIDE EXTERNAL STRIP FOOTING CAN BE THICKENED TO A MAX. OF 500mm WIDE TO MINIMIZE CUTTING OF PODS. THE SAME REINFORCING TO BE USED WITH MASS CONCRETE ON THE OPPOSITE SIDE OF WALL LOCATION.
 - 300mm WIDE INTERNAL STRIP FOOTING CAN BE THICKENED TO A MAX. OF 500mm WIDE TO MINIMIZE CUTTING OF PODS. THE SAME REINFORCING TO BE USED (REINFORCING CAGE TO BE LOCATED UNDER WALLS WHERE APPLICABLE).
 - FLOOR SLABS TO HAVE 1 LAYER OF MESH. LAP ALL MESH A MINIMUM OF 2-CROSS WIRES, BUT NOT LESS THAN 225mm.
 - FOR ALL REBATES AND OTHER SLAB RECESSES DRAINAGE LOCATION REFER TO ARCHITECTS DRAWINGS.
 - NOTIFY THE STRUCTURAL ENGINEER OF ANY DISCREPANCIES.
 - 300mm MIN. FOUNDATION BEAMS SETOUT AS PER DRAWINGS, POD AND 100mm RIB SETOUT INDICATIVE.
 - INTERNAL BRACING ELEMENTS WITH A BOWMAC M10 SCREW BOLT HOLD DOWN CAN BE INSTALLED IN A 85mm SLAB AS SPECIFIED ON AND COVERED BY BOWMAC'S SCREW BOLT PS1.



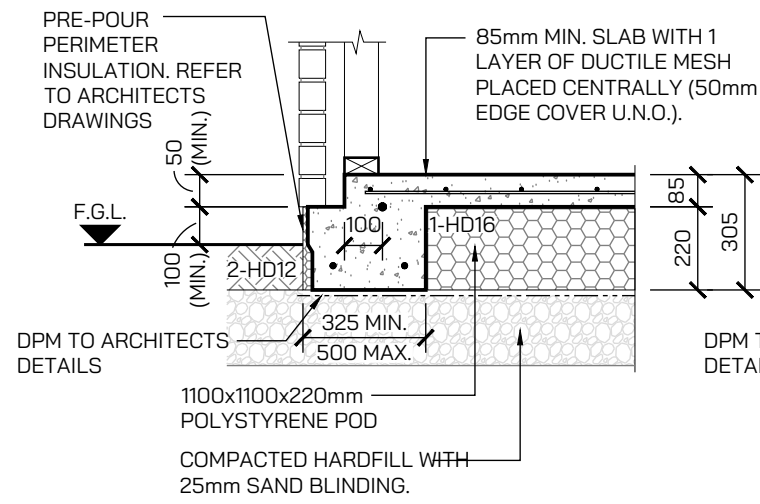
FOUNDATION LAYOUT
SCALE 1:100

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 11/08/2025 Bailey, Gavin

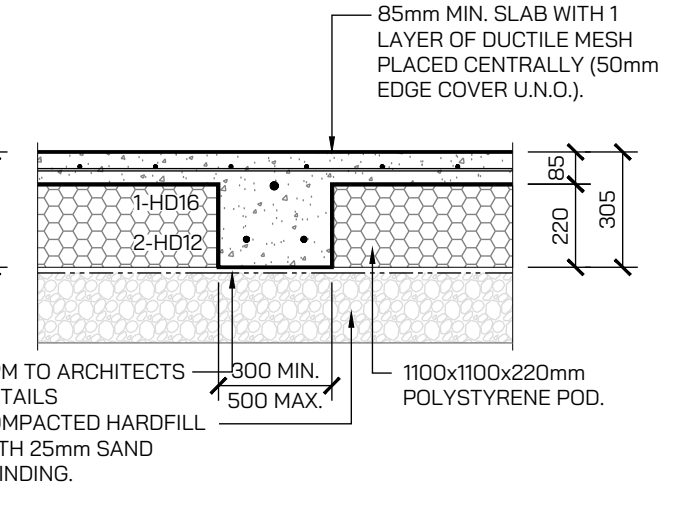
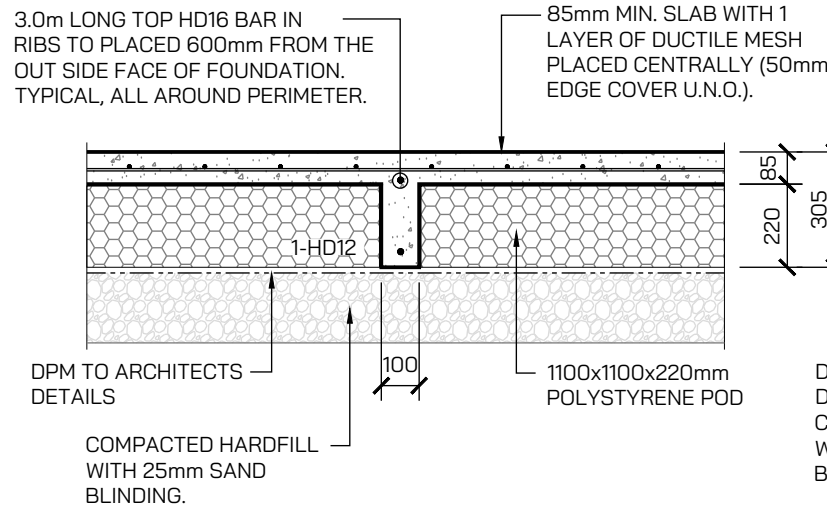
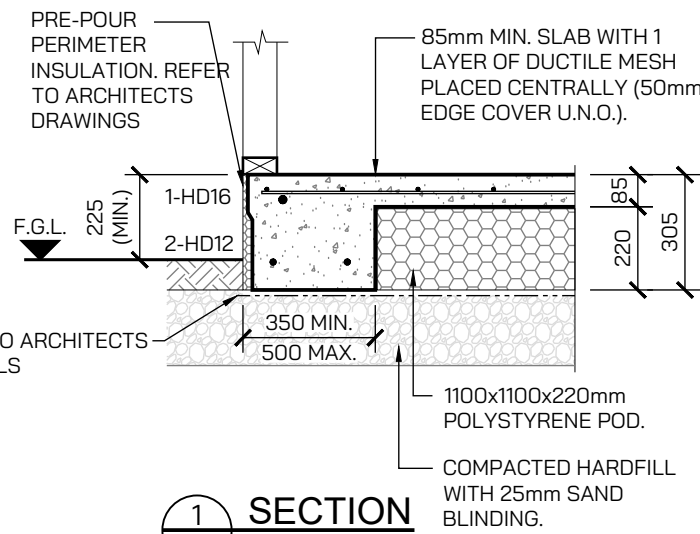
CONSTRUCTION ISSUE

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

	CLIENT GRANT HONEY.	PROJECT TITLE 61 CORK STREET HALSWELL.	DRAWING TITLE FOUNDATION LAYOUT AND GROUND WORKS DETAIL.	REV. BY. DATE. COMMENT: 0 K.N. 02-07-2025 ISSUED FOR CONSTRUCTION	DESIGN. JOB No. C.B. 16443	DRAWING No. S.01	REV. 0
					DRAWN. SCALE @ A3 K.M. 1:100 / 1:50		



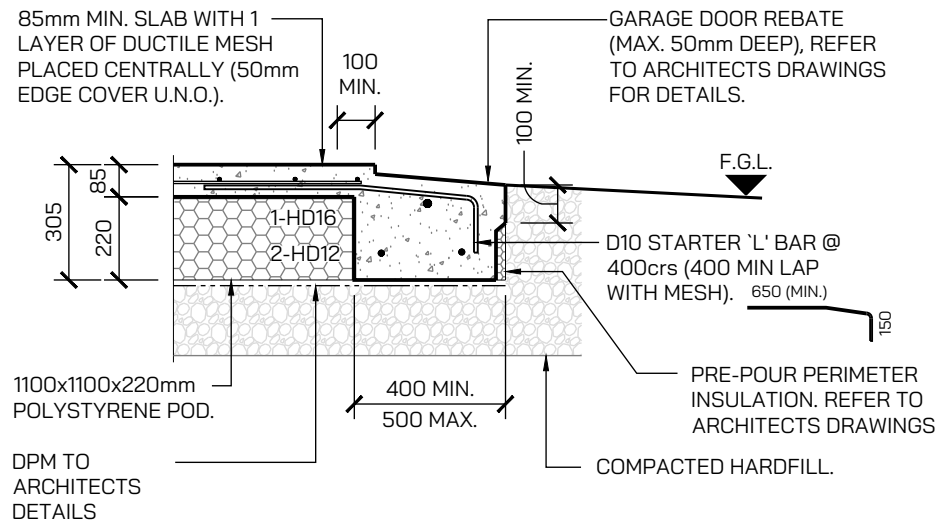
EXTERNAL FOOTING DETAIL
SCALE 1:20



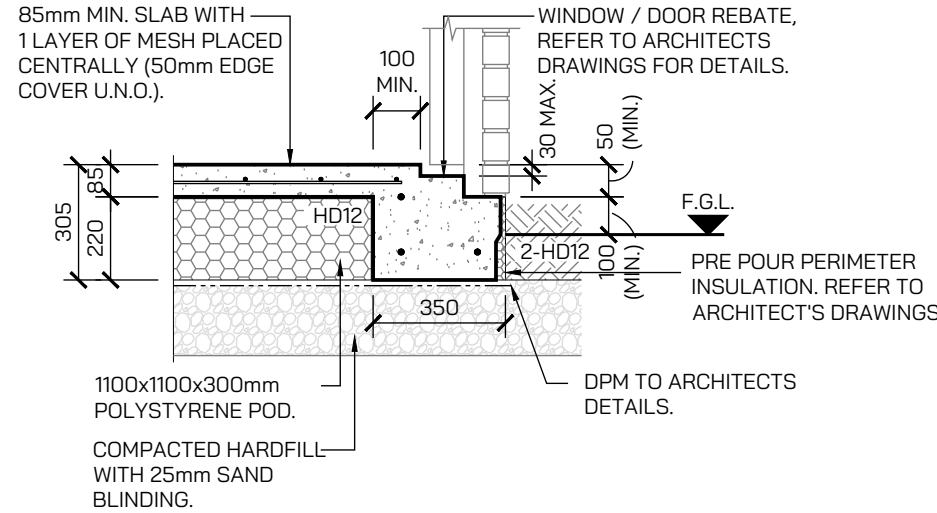
SECTION 1
S.01 SCALE 1:10

INTERMEDIATE RAFT DETAIL
SCALE 1:20

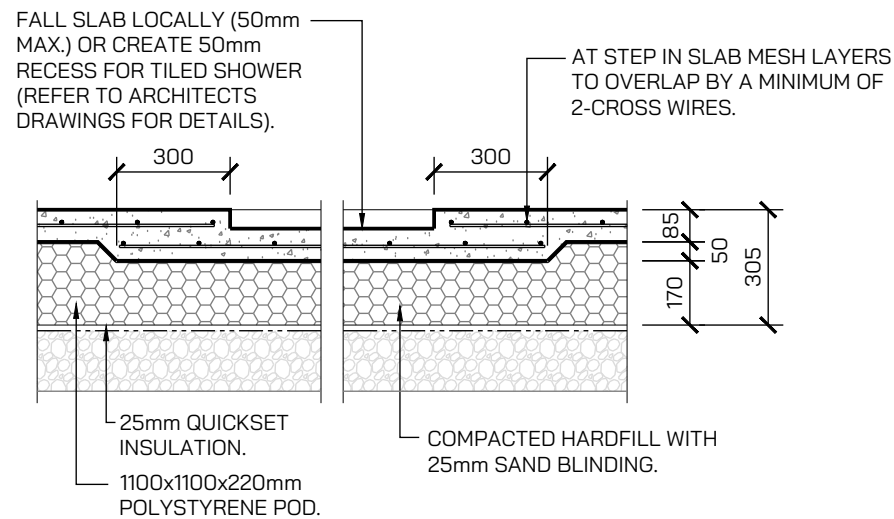
INTERNAL FOOTING DETAIL
SCALE 1:20



GARAGE DOOR REBATE DETAIL
SCALE 1:20



JOINERY REBATE DETAIL
SCALE 1:20



SHOWER RECESS DETAIL.
SCALE 1:20

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 BCN/2025/5271
 Approved Building Consent Document
 11/08/2025 Bailey, Gavin

REINFORCEMENT NOTES:

BAR LAP LENGTHS:
 D10 - 300mm HD12 - 600mm
 D12 - 400mm HD16 - 800mm
 D16 - 500mm HD20 - 1000mm

BAR GRADES:
 R - STRUCTURAL GRADE ROUND BAR.
 D - DEFORMED BAR GRADE 300E
 HD - DEFORMED BAR GRADE 500E

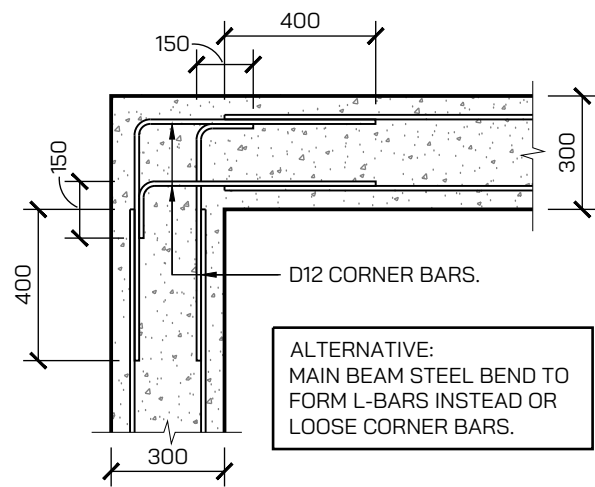
ALL FLOOR MESH TO BE TRIMMED TO HAVE 50mm EDGE COVER.

COVER:
 -50mm TO BOTTOM OF FOUNDATIONS.
 -50mm TO SIDES OF EXTERNAL FOUNDATION BEAMS.
 -40mm TO SIDES OF INTERNAL FOUNDATIONS AND RIBS.
 -MESH CENTRAL IN SLAB.

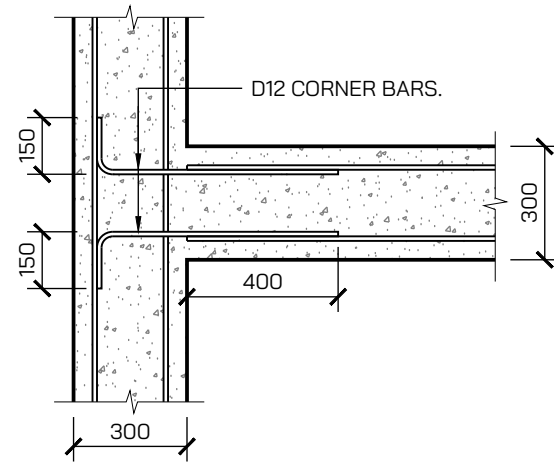
CONSTRUCTION ISSUE

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

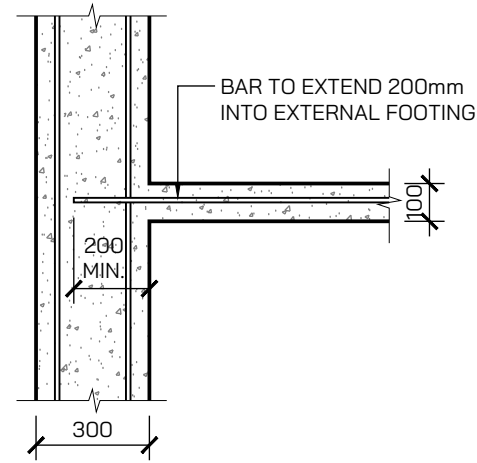
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	GRANT HONEY.	61 CORK STREET HALSWELL.	FOUNDATION DETAILS.	0	K.M.	02-07-2025	ISSUED FOR CONSTRUCTION	C.B.	16443	S.02	0
								DRAWN.	SCALE @ A3		
								K.M.	1:20		



MAIN BEAM CORNER DETAIL.
(BRICK VENEER BOTTOM STEEL).



MAIN BEAM 'TEE' DETAIL.
(BRICK VENEER BOTTOM STEEL).



INTERNAL BEAM TO RIB DETAIL.
(BRICK VENEER BOTTOM STEEL).

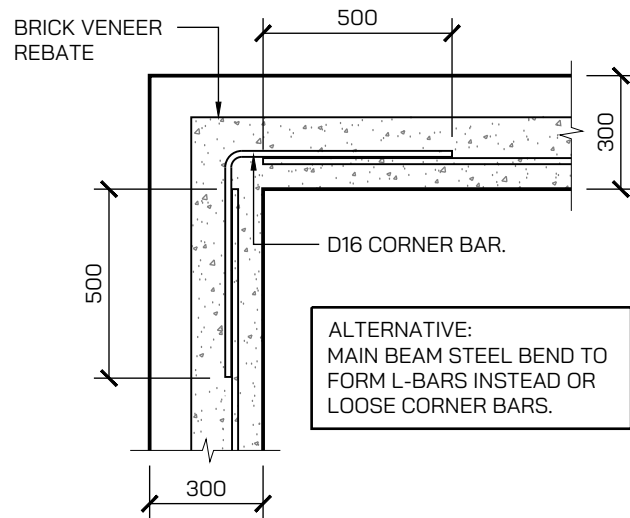
REINFORCEMENT NOTES:

BAR LAP LENGTHS:
 D10 - 300mm HD12 - 600mm
 D12 - 400mm HD16 - 800mm
 D16 - 500mm HD20 - 1000mm

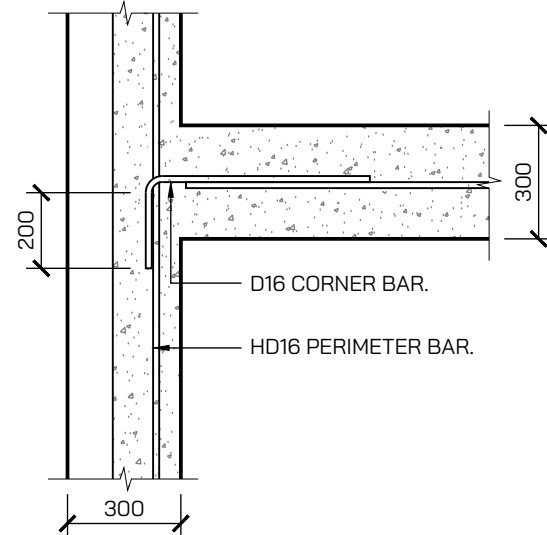
BAR GRADES:
 R - STRUCTURAL GRADE ROUND BAR.
 D - DEFORMED BAR GRADE 300E
 HD - DEFORMED BAR GRADE 500E

ALL FLOOR MESH TO BE TRIMMED TO HAVE 50mm EDGE COVER.

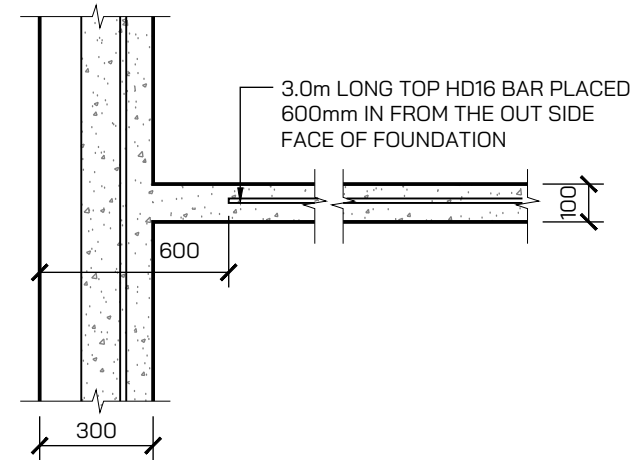
COVER:
 -50mm TO BOTTOM OF FOUNDATIONS.
 -50mm TO SIDES OF EXTERNAL FOUNDATION BEAMS.
 -40mm TO SIDES OF INTERNAL FOUNDATIONS AND RIBS.
 -MESH CENTRAL IN SLAB.



MAIN BEAM CORNER DETAIL.
(BRICK VENEER TOP STEEL).



MAIN BEAM 'TEE' DETAIL.
(BRICK VENEER TOP STEEL).

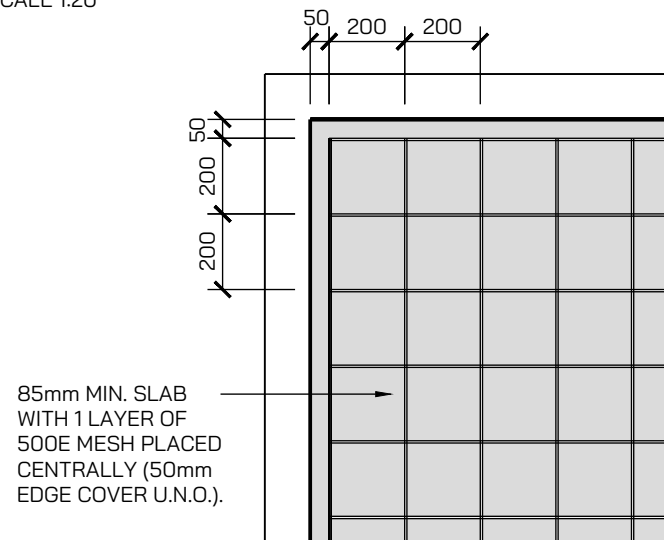


INTERNAL BEAM TO RIB DETAIL.
(BRICK VENEER TOP STEEL).

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 11/08/2025 Bailey, Gavin

FOUNDATION INTERSECTION DETAILS - PLAN.
SCALE 1:20

IF SQUARE FORMS ARE USED FOR DRAIN OR PIPE RECESSES IN THE SLAB REENTRANT BARS WILL ALSO BE REQUIRED RUNNING AT 45 DEGREES AT EACH CORNER.

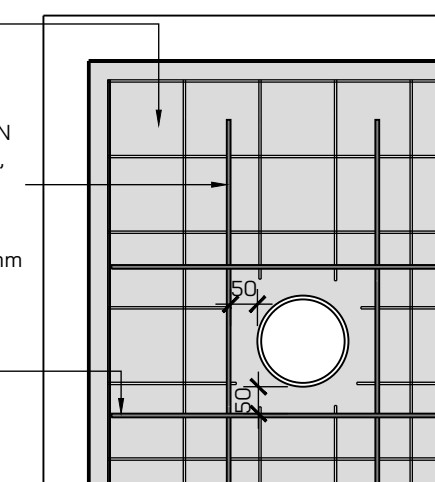


MESH LAYOUT - PLAN.
SCALE 1:20

85mm MIN. SLAB WITH 1 LAYER OF 500E MESH PLACED CENTRALLY (50mm EDGE COVER U.N.O.).

WHERE MESH BARS HAVE BEEN CUT FOR SLAB PENETRATIONS, PLACE D10 TRIMMING BARS TO SIDES OF PENETRATION AS REQUIRED. 1 No. D10 PER CUT MESH BAR. BARS TO LAP 400mm ONTO UNAFFECTED MESH (50mm COVER TO PIPES).

WHERE PENETRATION IS CLOSER THAN 350mm TO EDGE OF SLAB D10 TRIMMING BARS TO HAVE 150mm HOOK INTO EXTERNAL FOUNDATION.



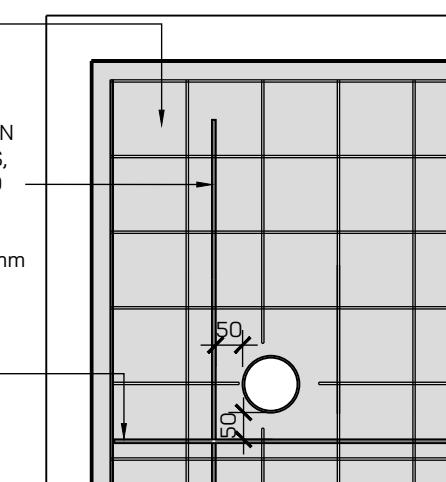
MESH PENETRATION LAYOUTS.
SCALE 1:20

WHERE PENETRATIONS ARE **NOT** CLOSER THAN 350mm TO EDGE OF SLAB, A SECTION OF MESH MAY BE USED TO REPLACE THE CUT BAR/BARS IN LIEU OF A D10. LAP MESH A MINIMUM OF 2-CROSS WIRES, BUT NOT LESS THAN 225mm.

85mm MIN. SLAB WITH 1 LAYER OF 500E MESH PLACED CENTRALLY (50mm EDGE COVER U.N.O.).

WHERE MESH BARS HAVE BEEN CUT FOR SLAB PENETRATIONS, PLACE D10 TRIMMING BARS TO SIDES OF PENETRATION AS REQUIRED. 1 No. D10 PER CUT MESH BAR. BARS TO LAP 400mm ONTO UNAFFECTED MESH (50mm COVER TO PIPES).

WHERE PENETRATION IS CLOSER THAN 350mm TO EDGE OF SLAB D10 TRIMMING BARS TO HAVE 150mm HOOK INTO EXTERNAL FOUNDATION.



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

CONSTRUCTION ISSUE

	CLIENT GRANT HONEY.	PROJECT TITLE 61 CORK STREET HALSWELL.	DRAWING TITLE FOUNDATION DETAILS.	REV. 0	BY. K.M.	DATE: 02-07-2025	COMMENT: ISSUED FOR CONSTRUCTION	DESIGN. C.B.	JOB No. 16443	DRAWING No. S.03	REV. 0
								DRAWN. K.M.	SCALE @ A3 1:20		

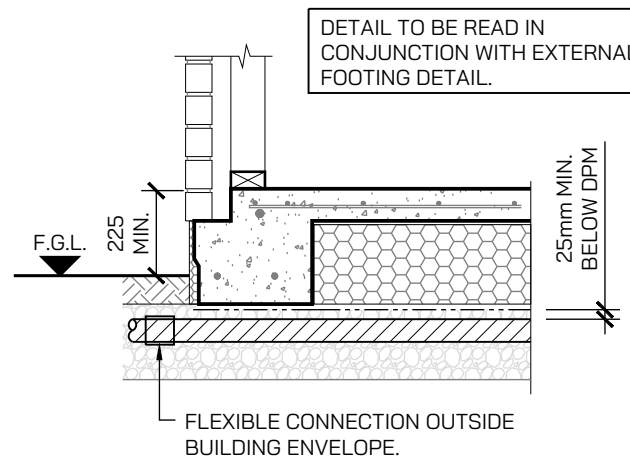
REINFORCEMENT NOTES:

BAR LAP LENGTHS:
 D10 - 300mm HD12 - 600mm
 D12 - 400mm HD16 - 800mm
 D16 - 500mm HD20 - 1000mm

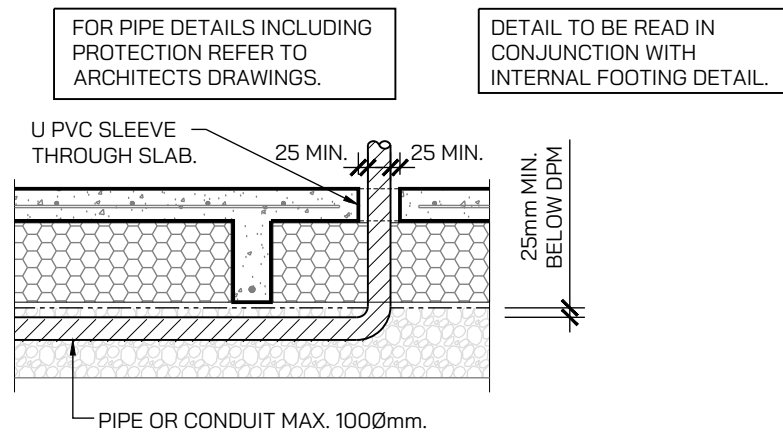
BAR GRADES:
 R - STRUCTURAL GRADE ROUND BAR.
 D - DEFORMED BAR GRADE 300E
 HD - DEFORMED BAR GRADE 500E

ALL FLOOR MESH TO BE TRIMMED TO HAVE 50mm EDGE COVER.

COVER:
 -50mm TO BOTTOM OF FOUNDATIONS.
 -50mm TO SIDES OF EXTERNAL FOUNDATION BEAMS.
 -40mm TO SIDES OF INTERNAL FOUNDATIONS AND RIBS.
 -MESH CENTRAL IN SLAB.

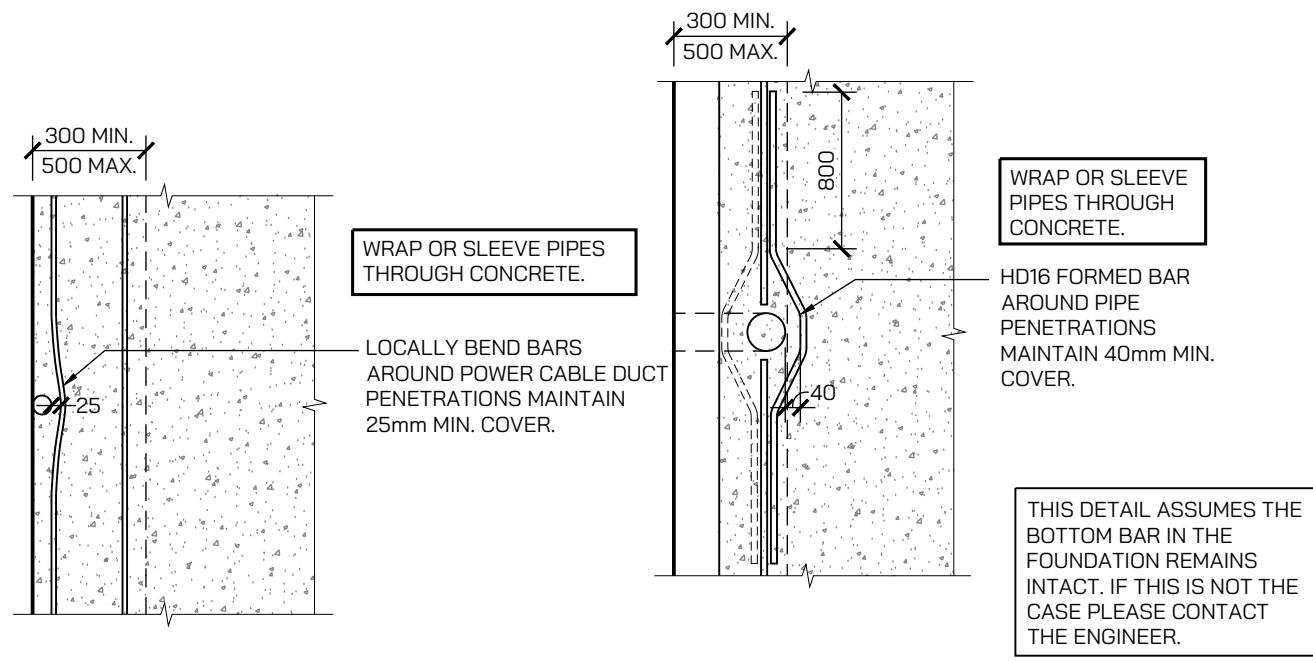


EXTERNAL PIPE LOCATION DETAIL



INTERNAL PIPE LOCATION DETAIL

PIPE LOCATION DETAILS.
 SCALE 1:20




POWER CABLE DUCT PENETRATION DETAIL (BOTTOM BARS).

PIPE PENETRATION DETAIL (TOP BAR).

PIPE PENETRATION DETAILS.
 SCALE 1:20

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

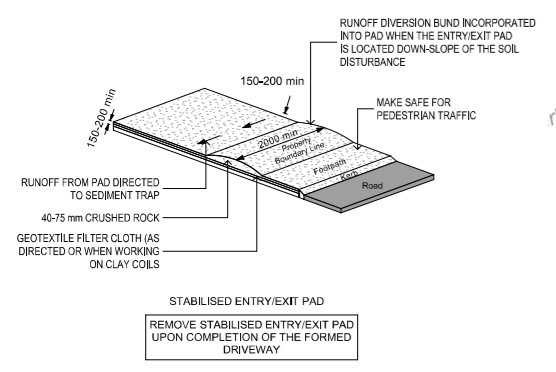
CONSTRUCTION ISSUE

	CLIENT	PROJECT TITLE	DRAWING TITLE	REV.	BY.	DATE:	COMMENT:	DESIGN.	JOB No.	DRAWING No.	REV.
	GRANT HONEY.	61 CORK STREET HALSWELL.	FOUNDATION DETAILS.	0	K.M.	02-07-2025	ISSUED FOR CONSTRUCTION	C.B.	16443	S.04	0
									DRAWN.	SCALE @ A3	
								K.M.	1:20		

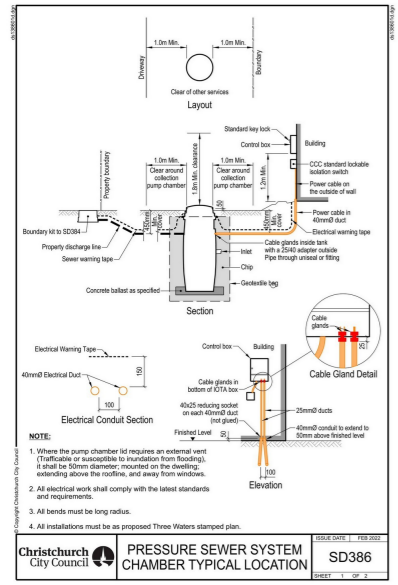
VESTED INFRASTRUCTURE - WASTEWATER
 All work to be in accordance with I.D.S. & C.S.S. Pt.1-7

ACCEPTED
 23 - Jul - 2025
 CITY WATER & WASTE
 CHRISTCHURCH CITY COUNCIL
 BCN 2025/5271
 Sutcliffe, Alexander

Notes:
 Engineering acceptance for location of Council vested E/One pressure sewer tank and IOTA OneBox Control Panel. Neither may be fenced off or relocated.
 IOTA OneBox must be within visible access, mounted against external wall of dwelling, accessible, min. 1.2 m above ground.
 Council pressure sewer tank system must be installed by a Council Authorized Drainlayer with category approval for 'Pressure Sewer Tanks'.
 5 working days' notice prior to commencing pressure sewer tank install to 'PressureTankInstalls@ccc.govt.nz.' Include BCN, street address, stamped plan.



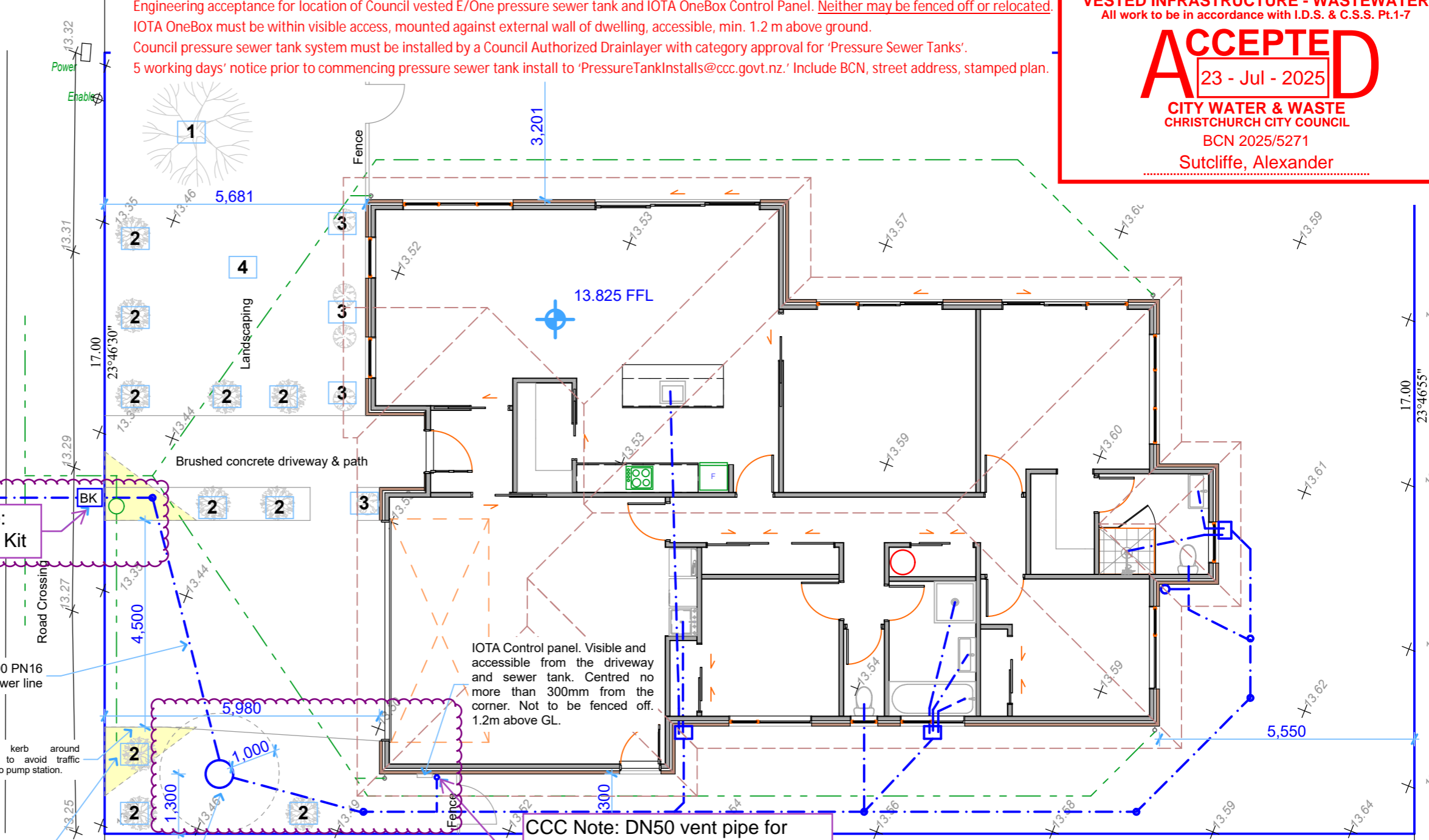
- LANDSCAPING LEGEND**
- 1 = Pittosporum Dallii tree
 - 2 = Native grasses
 - 3 = Acaia Fetuccini
 - 4 = Lawn



Cork Street

CCC note:
 Boundary Kit

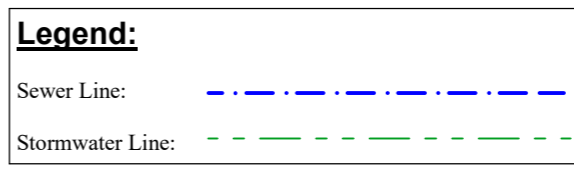
1.5m x 2.0m visibility splay each side of road crossing. No visual obstructions above 1.0m



61 Cork Street, Halswell, Christchurch
 Lot 45, DP. No. 583481

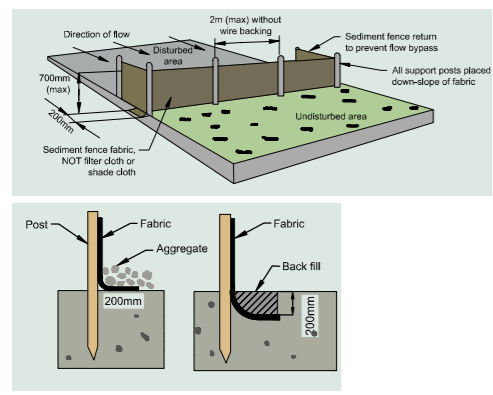
Site Area:	484m²
Site Coverage	
Proposed New House & Garage: (taken over foundations)	186.97m ²
Proposed New House & Garage: (taken over timber framing)	179.55m ²
Site Coverage Percentage:	38.63%

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 11/08/2025 Bailey, Gavin



Notes:
SEDIMENT CONTROL:
 If required contractor to provide sediment control fences of a geotextile cloth screen min. 300mm high fixed to posts at 2.0m max. crs. with backfill or aggregate filter to inside face at boundaries where run off could occur. Surplus soil and gravel to be stockpiled at location on site nominated by main contractor and to be fully contained behind the sediment fences until removed from site. Down-pipes to be connected as soon as roof is fitted and drains are laid. (temporary downpipes, if exterior cladding is not fitted). If vehicles are to be parked on site, contractor to provide rumble strips at entry/exit.

SECURITY:
 Contractor to provide security fences and warning signage to prevent un-authorized persons entering the construction area.



This drawing is copyright to CONSTRUCT DRAFTING SERVICES LTD. Contractor to verify all dimensions on site before commencing construction. Written dimensions shall supersede scaled dimensions. Refer to specifications for relevant trade codes and referenced documents which form part of this contract.

Site Plan 1:100

Honey / Bentley House
 61 Cork Street, Halswell, Christchurch

Rev.	Date	Amendment
A	4/07/2025	Landscaping notes added.
B	9/07/2025	E One sewer pump station added.
C	22/07/2025	E One sewer pump station notes added.



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Date:	22/07/2025	Scale:	As shown @ A3
Drawn:	CC	Rev:	C
Job No:	10986		
Drawing No:	A-01		