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.

JUDD LANE

NEW DWELLING

4 JUDD LANE, ROLLESTON

ARCH CONSENT RFI RESPONSE #5

SHEET NO.	SHEET NAME
	GENERAL CONSTRUCTION NOTES
	OUTLINE SPEC & NOTES
A1.01	SITE PLAN
A1.03	FOUNDATION/DRAINAGE
A1.04	FLOOR PLAN
A1.05	FRAMING/DIMENSION PLAN
A1.06	INTERNAL FINISHES/SELECTIONS
A1.07	ROOF FRAMING
A1.08	ROOF PLAN
A1.09	ELECTRICAL / LIGHTING
A2.01	N + E ELEVATIONS
A2.02	S + W ELEVATIONS
A2.03	WINDOWS + DOORS
A2.04	WINDOWS + DOORS
A3.01	CROSS SECTION A-A + B-B
A3.02	CROSS SECTION C-C + M-M + N-N
A4.01	SITE DETAILS
A4.02	CLADDING DETAILS
A4.03	CLADDING DETAILS
A4.04	ROOF CLADDING DETAILS
A4.05	ROOF AND MISC DETAILS
A4.06	MISCELLANEOUS DETAILS
A4.07	WET AREA DETAILS
A4.08	SUNKEN SLAB FOUNDATION DETAIL
A4.09	WINGWALL CAPPING DETAIL
A5.01	3D VIEWS
A5.02	3D VIEWS

PLANS ARE TO BE PRINTED IN COLOUR

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OUTLINE SPECIFICATION

UNLESS OTHERWISE SPECIFIED

STRUCTURE

FOUNDATION

FOUNDATION NOTES
READ PLANS IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS AND OTHER APPLICABLE DOCUMENTS.
INSULATED EDGE RIBRAFT SLAB BY ENGINEER
DPM
DPM OVER 25mm SAND BLINDING ON COMPACTED AP40
WINDOW/DOOR REBATES
BUILDER TO CONFIRM WHICH WINDOWS/DOORS ARE TO BE REBATED ON SITE. DISCUSS ALSO WITH WINDOW MANUFACTURER
BACKFILL
COMPACTED AP40 BACKFILL AS PER ENGINEERS SPECS
SUNKEN SLAB INTERNAL WATERPROOFING
ARDEX WPM 300 (HYDREPOXY) TO ENTIRE SUNKEN SLAB. APPLIED IN ACCORDANCE WITH ARDEX PRODUCT SPECIFICATION. ENSURE NO FIXINGS THROUGH MEMBRANE. CARPET/BATTENING GLUE ADHESIVE FIXING ONLY
SUNKEN SLAB EXTERNAL FOOTING WATERPROOFING
ARDEX WPM 3000x SHELTERSEAL TANKING TO FOUNDATION EDGE AS PER SECTIONS AA AND NN. TO BE INSTALLED BY APPROVED ARDEX INSTALLER AND TO MANUFACTURERS SPECIFICATIONS.

RFI 5

WALLS

90mm EXTERNAL STUDS - VERTICAL SHIPLAP
90x45 SG8 H1.2 STUDS 400crs @800crs (600crs FOR FULLY TILED WALLS). REFER ENG FOR BRACING.
90mm EXTERNAL STUDS - CELCRETE
90x45 SG8 H1.2 STUDS @600crs DWANGS @800crs (600crs FOR FULLY TILED WALLS). REFER ENG FOR BRACING.
90mm EXTERNAL STUDS & STRAPPING - CELCRETE
90x45 SG8 H1.2 STUDS @600crs DWANGS @800crs (UNLESS NOTED OTHERWISE). REFER ENG FOR BRACING. PROVIDE ADDITIONAL TIMBER STRAPPING TO INSIDE FACE FOR XPS INSULATION TO EXTEND INTO SUNKEN MEDIA SLAB
140mm EXTERNAL STUDS - VERTICAL SHIPLAP
140x45 SG8 H1.2 STUDS 400crs DWANGS @800crs. REFER ENG FOR BRACING.
140mm EXTERNAL STUDS - CELCRETE
140x45 SG8 H1.2 STUDS @600crs DWANGS @800crs. REFER ENG FOR BRACING.
INTERNAL STUDS (ALL WALLS)
90x45 SG8 H1.2 STUDS @600crs DWANGS @800crs
90mm STUDS WITH INT FULL HEIGHT TILES
90x45 SG8 H1.2 STUDS @400crs DWANGS @800crs FOR FULLY TILED WALLS TO ENSUITE AND BATHROOM
WALL FRAMING GENERAL
ALL TIMBER WALL FRAMING TO BE SG8 H1.2 TREATED. BOTTOM PLATES TO HAVE DPC SEPERATION TO CONCRETE
STANDARD BOTTOM PLATE FIXING
HILTI HUS4-H SCREW ANCHOR 130mm x 10mm AND MAX CAPSULE WITH 85mm EMBEDMENT @800crs AND 150mm FROM ENDS
TOP PLATE FIXING
FIXING TYPE A- 2/90x3.15dia PLAIN STEEL WIRE NAILS DRIVEN VERTICALLY INTO STUD (0.7kN)
SUNKEN SLAB CONCRETE UPSTAND BOTTOM PLATE FIXING
AS PER ENGINEERS DRAWINGS

ROOF FRAMING

ROOF FRAMING PLANS
TO BE READ IN CONJUNCTION WITH TRUSS DESIGN AND OTHER APPLICABLE DOCUMENTS

REFER TO TRUSS DESIGNERS PLANS FOR TRUSS CONSTRUCTION INFORMATION AND LAYOUT

TRUSS TOP CHORDS TO EXTEND 90mm AT CELCRETE CLADDING LOCATIONS AND 45mm AT TIMBER CLADDING LOCATIONS
STANDARD TRUSSES
90x45 SG8 H1.2 TRUSSES @900crs BY TRUSS DESIGNER. WITH HEEL HEIGHT HEIGHT AS PER SECTION
PARALLEL CHORD TRUSSES
90x45 SG8 H1.2 PARALLEL CHORD TRUSESS @900crs BY TRUSS DESIGNER. WITH HEEL HEIGHT AS PER SECTION
MONO-PITCH TRUSSES
90x45 SG8 H1.2 MONO-PITCH TRUSSES @900 crs BY TRUSS DESIGNER. WITH HEEL HEIGHT AS PER SECTIONS
ATTIC STORAGE TRUSSES
90x45 SG8 H1.2 ATTIC STORAGE TRUSSES @900 crs BY TRUSS DESIGNER. WITH HEEL HEIGHT AS PER SECTIONS
OUTRIGGERS TO GABLE VERGE
70x45 SG8 H1.2 OUTRGIGGERS @750crs TO GABLE VERGE SPANNED BACK TO NEXT TRUSS. FIXING TYPE S 2/90 x 3.15 GUN NAILS (0.8kN)
PARAPET 90x45 SG8 H1.2 FRAMING
90x45 SG8 H1.2 PARAPET JACK STUDS @600crs. BOTTOM PLATE FIXED INTO TRUSSES WITH 3/90x3.15 POWER DRIVEN NAILS. TOP PLATE TO LINE THROUGH UNDERNEATH FASCIAS AS PER DETAIL 47 SHEET 406.
ROOF BRACING
PAIR OF TENSIONED AND CROSSED LUMBERLOK STRIP BRACE RUNNING CONTNUOUSLY FROM RIDGE TO TOP PLATE AND INSTALLED IN ACCORDANCE WITH MITEK LUMBERLOK GUIDE

CEILING

CEILING BATTENS
70x35mm H1.2 TIMBER CEILING BATTENS @600crs

ENCLOSURE

WALL CLADDING

50mm CELCRETE PANELS
50mm CELCRETE PANELS ON 40mm CAVITY WITH PLASTER FINISH AND PAINTED. FIXED WITH 75mm STAINLESS STEEL SCREWS AS PER SPECS.
50mm CELCRETE PANELS (CERANO)
50mm CELCRETE PANELS ON 40mm CAVITY WITH CERANO PLASTER FINISH. FIXED WITH 75mm STAINLESS STEEL SCREWS AS PER SPECS.
SELECTED VERTICAL SHIPLAP
SELECTED TIMBER VERTICAL SHIPLAP ON 20mm CAVITY. WHITE WASH FINISHED. SCREW FIXING AS PER SPEC TO ENSURE 21mm MIN FRAMING EMBEDMENT.

SOFFIT CLADDING

SELECTED SOFFIT CLADDING
SELECTED JAMES HARDIES FIBRE CEMENT SHEET WITH uPVC JOINTERS. PAINT FINISHED AND INSTALLED TO MANUFACTURERS SPECS

ROOF CLADDING

0.4BMT METALCRAFT ROOFING
0.4BMT COLORSTEEL ENDURA T-RIB METALCRAFT ROOFING FIXING PATTERN HIT 1 MISS ONE WITH 12Gx65mm ROOFING SCREWS. INSTALLED TO MANUFACTURERS SPECS. COLOUR: FLAXPOD
FLASHINGS
0.55BMT COLORSTEEL ENDURA FLASHINGS
PURLINS
70x45 H1.2 SG8 PURLINS @ 900crs, WITH 600mm END SPAN. FIXING TYPE T = 1/10G SELF-DRILLING SCREW, 80 LONG 2.4kn UPLIFT.
SPOUTING
125 QUATER ROUND GUTTERING
FASCIAS / BARGES
METALCRAFT 185 METAL FASCIAS. COLOUR FLAXPOD
DOWNPIPES
80dia COLORSTEEL DOWNPIPES WITH PIPE CLIPS @ 1200crs. COLOUR: FLAXPOD
CHIMNEY FLUE WITH SEISMIC STRAPS AS REQUIRED
AS PER PRODUCT SPECS- COLOUR TO MATCH ROOFING.
TO HAVE SEISMIC RESTRAINTS TO ROOF AS REQUIRED.
WITH FLEXIBLE CONE FLASHING SLEEVE OVER PAN FLASHING EXTENDED TO RIDGE. POWDERCOAT FLUE TO MATCH ROOF.
ROOF COLOUR
ROOF COLOUR + FLASHINGS COLOUR = FLAXPOD
ROOF JUNCTIONS
INSTALL BUTYNOL RIDGE FLASHINGS TO ALL JUNCTIONS AS PER ROOFING C.O.P
ROOF PENETRATION
DEKTITE EPDM FLEXIBLE CONE SLEEVE TO ROOF PENETRATION- REFER DETAILS

WINDOWS AND DOORS

THERMALLY BROKEN WINDOW AND DOOR JOINERY
APL THERMALHEART ALUMINIUM POWDERCOATED WINDOR AND DOOR JOINERY WITH LOW E4 DOUBLE GLAZING ARGON FILLED. 25mm SQUARE REVEALS WITH ARCHITRAVES
GARAGE DOOR
AUTOMATIC SECTIONAL GARAGE DOOR 2,700mm HEAD HEIGHT
ENTRY DOOR
SELECTED ENTRY DOOR 2150mm HEAD HEIGHT

INSULATION

KNAUF CEILING INSULATION (STANDARD)
KNAUF 330mm R8.0 GLASSWOOL CEILING INSULATION NOTCHED OVER TRUSS BOTTOM CHORDS- ENSURE MIN 20mm AIR GAP TO UNDERSIDE OF PURLINS AND MAINTAIN MIN R3.3 INSULATION TO 500mm PERIMETER OF ROOF AS REQUIRED.
KNAUF CEILING INSULATION (LOW-PITCH)
KNAUF 195mm R4.1 GLASSWOOL CEILING INSULATION NOTCHED OVER TRUSS BOTTOM CHORDS. ENSURE 20mm AIR GAP TO UNDERSIDE OF PURLINS
KNAUF CLIMAFOAM XPS CEILING INSULATION
KNAUF 30mm R1.1 CLIMAFOAM XPS BETWEEN CEILING BATTENS TO MEDIA ROOM
RIBRAFT PERIMETER INSULATION
DURATHERM GOLD PERIMETER INSULATION INSTALLED TO MANUFACTURERS SPECS
KNAUF WALL INSULATION
KNAUF 90mm R2.4 STANDARD WALL INSULATION TO ALL EXTERNAL (EXCEPT GARAGE- REFER FRAMING PLAN). WHERE INSULATION INSTALLED IN WALL CAVITIES OF STUDS MORE THAN 450mm USE HORIZONTAL STUD STRAPS @300crs DRAWN TAUT.

INTERIOR

INTERNAL LININGS

13mm GIB CEILING LINING
13mm PLASTERBOARD WITH APPROVED FIXINGS AND TO MANUFACTURER'S SPECIFICATION ON 70x35mm TIMBER CEILING BATTENS @600crs
STANDARD GIB WALL LINING
ALL WALLS TO BE LINES WITH 10mm GIB WALL LINING INSTALLED TO MANUFACTURERS SPECS (UNLESS NOTED OTHERWISE)
AQ - GIB AQUALINE WALL LINING (NOT-TILED)
10mm GIB AQUALINE INSTALLED TO MANUFACTURERS SPECS.
PAINT IN WET AREAS TO BE AN INTERIOR WATERBORNE ENAMEL PAINT WITH APPROPRIATE WET AREA SEALER AS ADVISED BY SELECTED PAINT MANUFACTURER.
AQ/T - GIB AQUALINE WALL LINING (TILED)
10mm GIB AQUALINE FOR TILE WEIGHT UP TO 26kg/m2 AND 13mm FOR UP TO 40kg/m2. INSTALLED VERTICALLY, OR HORIZONTALLY WITH ADDITIONAL DWANGS TO SHEET EDGES (AS REQUIRED), TO MANUFACTURERS INSTALL SPECS. TO HAVE SELECTED WATERPROOFING IN ACCORDANCE WITH E3/AS1
BRACING WALL LININGS
BRACED WALL LININGS AND HOLD DOWNS AS PER ENGINEERS DRAWINGS

FLOORING

FLOORING GENERAL
ANTI-SLIP RESISTANCE REQUIRED TO ACCESS ROUTES INTERNALLY AND EXTERNALLY. TO COMPLY WITH NZBC D1/AS1 TABLE 2.

FLOORING AS SELECTED. WET AREA FLOORING TO COMPLY WITH NZBC E3 AMENDMENT 7; FLOORING TO BE WATER RESISTANT & HAVE SEALED JOINS & PERIMETER TO WET AREAS (WITHIN 1.5m OF SANITARY FIXTURES & APPLIANCES).
TIMBER OVERLAY FLOORING
TIMBER FLOORING IS AN 'ALTERNATIVE SOLUTION' TO NZBC E3/AS1 IN WET AREAS. ALTERNATIVE COMPLIANCE CAN BE SATISFIED IF INSTALLED AS PER THE FOLLOWING:

1. SELECTED TIMBER T&G FLOORING IS TO BE SEALED ALONG ALL PLANK JOINTS DURING INSTALLATION AND FINISHED WITH TWO COATS OF PENETRATING OIL / WAX (SELECTED/APPROVED BY FLOORING MANUFACTURER).

2. SEALANT TO FULL PERIMETER OF FLOOR FOR ALL WALL AND FITTING JUNCTIONS

3. INSTALLATION IN ACCORDANCE WITH SELLEYS TIMBER FLOOR SYSTEM REQUIREMENTS.
CARPET
CARPET OVER SELECTED UNDERLAY
TILES
SELECTED TILES OVER UNDERFLOOR HEATING WITH WATERPROOFING TO E3/AS1. TILES TO HAVE 100mm UPSTAND TO WET AREAS.

INTERNAL DOORS

INTERNAL CAVITY SLIDERS
2025mm HIGH CS DOORS SOLID-CORE CAVITY SLIDERS WITH SOFTCLOSE AND JEXIS PUSH TO OPEN MECHANISM. 25mm SQUARE REVEALS WITH PAINTED H1.2 ARCHITRAVES
INTERNAL HINGED DOORS
2025mm HIGH SOLID-CORE HINGED DOORS WITH 25mm SQUARE REVEALS AND PAINTED H1.2 ARCHITRAVES
WARDROBE DOORS
2025mm HIGH SELECTED WARDROBE DOORS WITH GIB INFILL OR TO BE SOLID-CORE.

SELECTIONS

TIMBER SKIRTINGS
SELECTED TIMBER SKIRTINGS PAINT FINISHED
TILE UPSTAND
ALL WET AREAS TO HAVE 100mm TILE UPSTAND IN ACCORDANCE WITH E3/AS1
TIMBER ARCHITRAVES
SELECTED TIMBER ARCHITRAVES PAINT FINISHED TO ALL WINDOWS DOORS

WATERPROOFING

WATERPROOFING GENERAL
WATERPROOFING TO E3/AS1. WET AREA FLOORING TO COMPLY WITH NZBC E3 AMENDMENT 7; FLOORING TO BE WATER RESISTANT & HAVE SEALED JOINS & PERIMETER TO WET AREAS (WITHIN 1.5m OF SANITARY FIXTURES & APPLANCES).

SELECTED TILES TO WET AREAS TO HAVE 100mm TILE UPSTAND AND ALUMINIUM TRIM.
WET AREA WATERPROOFING
ARDEX SUPERFLEX WPM 002 LIQUID WATERPROOFING MEMBRANE

ZONE - 32m/s WIND SPEED

SERVICES

STORMWATER / GENERAL

FOUNDATION/DRAINAGE
ALL PLUMBING AND DRAINAGE TO COMPLY WITH G12/13.
TO BE INSTALLED BY A CERTIFIED PLUMBER AND DRAINLAYER.

CHECK ALL DIMENSIONS AND FALLS OF DRAINS ONSITE PRIOR TO INSTALLATION.

SEWER AND STORMWATER TO CONNECT INTO EXISTING LATERALS ON SITE.

FLOORING AS SELECTED. WET AREA FLOORING TO COMPLY WITH NZBC E3 AMENDMENT 7; FLOORING TO BE WATER RESISTANT & HAVE SEALED JOINS & PERIMETER TO WET AREAS (WITHIN 1.5m OF SANITARY FIXTURES & APPLIANCES).
INSPECTION POINTS
TO BE LOCATED AS SHOWN (DRAINLAYER TO PROVIDE AS BUILTS ON COMPLETION)
CLEARANCES
FFL TO BE 150mm MIN ABOVE PAVED GROUND OR 225mm ABOVE UNPAVED GROUND.
SOAKPIT
SOAKPIT AS PER SELWYN DRAINAGE LIMITED DESIGN (2m LONG x 2m WIDE x 2.5m DEEP)

HOT WATER SYSTEM

INTERNAL HOT WATER CYLINDER
HWC TO BE INSTALLED ON A 640x640 SAFE TRAY.
25mm HWC COPPER OVERFLOW RELIEF PIPE FROM HWC (AND 40mm SAFETY TRAY DISCHARGE PIPE) TO DISCHARGE OVER THE NEAREST PLANTING AREA WITH VERMIN PROOFING TO OUTLET
HOT WATER
HOT WATER SUPPLY TO FIXTURE OUTLETS 20mm POLYBUTYLENE AS PER NZS 2642 SECTION 1.2 & 3. ALL PIPING LOCATED OUTSIDE OF THE BUILDINGS THERMAL ENVELOPE TO BE PROPERLY LAGGED TO PREVENT FREEZING.

HEATING

WOODBURNER
CELESTIAL 900 INSERT FAN FORCED WOODBURNER INSTALLED TO MANUFACTURERS SPECS IN 935mm HIGH x 1254mm WIDE x 523mm DEEP PYROTEK BOX WITH MIN 15mm CLEARANCE TO COMBUSTIBLE FRAMING. REFER SPECS.

WOODBURNER FLUE
FLUE TO EXTEND 600mm ABOVE RIDGELINE AND HAVE SIEISMIC RESTAINTS TO ROOF. POWDERCOATED OUTER SLEEVE TO MATCH ROOF.
FIREPLACE HEARTH
RAISED OR FLAT HEART AS PER PRODUCT SPECS. HEARTH >200mm HIGH IT MUST EXTEND 300mm BEYOND FIRE. IF HEARTH <200mm IT MUST EXTEND 530mm BEYOND FIRE FACE. REFER SPECS.

DUCTED HEATING
RELIEF GULLY TRAP
TO BE POSITIONED SO THAT THE TOP OF THE DISH IS NO LESS THAN 150mm BELOW THE OVERFLOW LEVEL OF THE LOWEST SANITARY FIXTURE SERVED BY THE DRAINAGE SYSTEM. 25mm MIN AIR GAP BETWEEN ALL PIPES DISCHARGING TO GT
VENTS
60dia VENTS TO BE CONCEALED WITHIN WALL FRAMING AND TO TERMINATE THROUGH ROOF AT HIGHER LEVEL WHERE POSSIBLE.

PLANS ARE TO BE PRINTED IN COLOUR

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GENERAL PROJECT / CONSTRUCTION NOTES

GENERAL PROJECT/CONSTRUCTION NOTES

ALL DIMENSIONS ON THE PLANS ARE TO THE NOMINAL STRUCTURAL SIZES, AS BUILT SIZES WILL VARY DEPENDING UPON CLADDING THICKNESSES AND FINISHES.

CONTRACTOR TO CONFIRM AND CHECK ONSITE ALL DIMENSIONS BEFORE BUILDING COMMENCES. ANY ISSUES TO BE REPORTED TO THE ARCHITECTURAL DESIGNER IMMEDIATELY.

SITE MANAGAMENET / PROTECTION OF PUBLIC
EXISTING FENCES AND GATES TO REMAIN WHERE POSSIBLE AS SITE FENCING DURING THE CONSTRUCTION PERIOD.
OTHERWISE, INSTALL 1.8m HIGH GALVANISED CHAIN FENCING POSITIONED TO PREVENT ANY HAZARDS TO TRAFFIC OR PEDESTRIANS.

ANY ONSITE HAZARDS THAT MAY ATTRACT UNAUTHORISED ACCESS SUCH AS CHILDREN OR ANIMALS, SUCH HAZARDS TO BE CONTAINED/COVERED.

EXISTING VEHICLE CROSSINGS TO BE USED FOR ACCESS WHERE POSSIBLE DURING CONSTRUCTION. CROSSING TO STREET TO BE MADE SAFE FOR PEDESTRIANS.

ALL CONTRACTORS AND SUB-CONTRACTORS TO FOLLOW THE SITE SAFETY PLAN AND PROCEDURES INPLACE FOR THIS PROJECT. MAIN CONTRACTOR TO PROVIDE A SAFETY & HAZARDS BOARD CLEARLY POSITIONED FOR THE ABOVE TO SIGHT

STEPS
ALL STEP/S OR APPROPRIATE LANDSCAPING IS TO BE PROVIDED IF DROP FROM EXTERNAL DOOR IS GREATER THAN 190mm FROM FFL TO FGL

PAVED AREAS
ALL ACCESS ROUTES MUST PROVIDE A NON-SLIP SURFACE IN ACCORDANCE TO NZBC D1/AS1 TABLE 2
CONVEY SURFACE WATER FROM SEALED DRIVE TO AN APPROPRIATE APPROVED OUTFALL

DECKS
TIMBER DECK AREAS ARE TO BE FREESTANDING ELEMENTS - NOT CONNECTED TO MAIN BUILDING & UNDER 1.5m IN HEIGHT. THEREFORE THESE ARE EXEMPT FROM BUILDING CONSENT APPLICATION AS PER THE BUILDING ACT 2004, SCHEDULE 1. DECK & STEPS HOWEVER ARE TO BE CONSTRUCTED IN FULL ACCORDANCE WITH D1/AS1 4.11, 4.18, 6.0 & FIG 26

WHERE DECKING FORMS PART OF THE MAIN ACCESS ROUTE INTO A BUILDING THE TIMBER MUST BE GROOVES UP AND RUN PERPENDICULAR TO THE ACCESS POINT TO ACHIEVE MIN. SLIP RESISTANCE OF 0.4 AS PER D1/AS1 (BRANZ BUILD 136).
ALTERNATIVELY SLIP RESISTANT STAIN IS TO BE APPLIED TO DECKING TO ACHIEVE MIN. SLIP RESISTANCE COEFFICIENT OF D1/AS1

PLUMBING / DRAINAGE
ALL PLUMBING AND DRAINAGE TO COMPLY WITH AS/NZS 3500.2:2003 OR G13

STORMWATER FROM ROOF AND PAVED AREAS TO APPROVED STORMWATER OUTFALL TO COMPLY WITH NZBC APPROVED DOCUMENTS **E1/AS1**

E3 FLOOR COMPLIANCE
SELECTED WET AREA FLOORING TO COMPLY WITH NZBC E3 AMENDMENT 7;
FLOORING TO BE WATER RESISTANT AND HAVE SEALED JOINS AND PERIMETER (WATERPROOFING TO EXTEND 1.5m BEYOND SANITARY FIXTURES AND APPLIANCES).
ENSURE WATERSTOPS BETWEEN WET AREA FLOORING AND CARPET AS PER THE "*WATERPROOFING AND MEMBRANE ASSOCIATION CODE OF PRACTICE 2021*".

WET AREA PAINT FINISH
WHEN TILES ARE NOT USED IN WET AREAS, AND PAINT FINISH IS SPECIFIED PAINT IS TO BE AN INTERIOR WATERBORNE ENAMEL PAINT WITH APPROPRIATE WET AREA SEALER AS ADVISED BY SELECTED PAINT MANUFACTURER.

GENERAL COMPLIANCE NOTES

ALL WORKMANSHIP AND MATERIALS SHALL CONFORM WITH THE BUILDING ACT, THE BUILDING CODE, CONSTRUCTION ACT AND REGULATIONS

CONTRACTORS ARE REQUIRED TO COMPLY WITH THE BUILDING ACT 2004 AND HEALTH AND SAFETY ACT 1992, INCLUDING ALL AMENDMENTS TOGETHER WITH AN REASONABLE REQUIREMENTS FROM THE OWNER, CONSULTANT OR DESIGNER,

ALL TIMBER MATERIALS SHALL COMPLY WITH THE CURRENT NEW ZEALAND STANDARDS 3602

ALL MATERIALS ARE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS, CONTRACTORS ARE TO CHECK LITERATURE TO CONFIRM LATEST FIXING AND LAYOUT REQUIREMENTS

THE CONTRACTOR SHALL HAVE A COPY OF APPROVED DRAWINGS AND SPECIFICATIONS ON SITE AT ALL TIMES

ALL CARPENTRY SHALL COMPLY WITH NZ3604:2011 AND AMENDMENTS

GENERAL SEDIMENT CONTROL NOTES

PRIOR TO ANY EARTHWORKS ALL ERROSION AND SEDIMENT CONTROL MEASURES NEED TO BE IN PLACE.

SEDIMENT PLAN TO BE READ IN CONJUNCTION WITH THE ENVIRONMENT CANTERBURY'S 'EROSION & SEDIMENT CONTROL GUIDELINE 2007'.

1)THE IMPLEMENTATION AND MAINTENANCE OF SEDIMENT MANAGEMENT IS THE RESPONSIBILITY OF THE MAIN CONTRACTOR.

2)CONTRACTORS SHALL UNLOAD AND LOAD ALL EXCAVATION MACHINERY ON THE SITE AND NOT FROM TRUCKS PARKED ON THE ROAD.

3)THE CONTRACTOR IS TO MAKE AVAILABLE A HOSE FOR WASHING DOWN DELIVERY VEHICLES AND CONCRETE TRUCKS BEFORE THEY LEAVE THE SITE.

4)DEMOLITION AND SITE CLEARANCE ACTIVITIES SHALL IDEALLY COMMENCE DURING A PERIOD OF FINE WEATHER TO REDUCE THE RISK OF SEDIMENT ESCAPING FROM THE SITE.

5)EXISTING SUMPS SHALL BE PROTECTED WITH HAY BALES OR FILTER FABRIC.

6)SOIL STOCKPILES SHALL BE COVERED WITH POLYTHENE SHEET AND HELD IN PLACE WITH LARGE ROCKS.

7)ENSURE THAT ALL EXCAVATIONS FOR SERVICES ARE BACKFILLED AS SOON AS POSSIBLE.

8)DOWNPIPES (TEMPORARY) IF NECESSARY ARE TO BE INSTALLED AND CONNECTED TO THE STORMWATER SYSTEM AS EARLY AS POSSIBLE ONCE THE ROOFING MATERIAL HAS BEEN INSTALLED.

9)A HEALTHY VEGETATION BUFFER SHALL BE LEFT OVER AS MUCH OF THE SITE AS POSSIBLE.

10)THE SITE IS TO BE KEPT CLEAN AND TIDY AT ALL TIMES.

11)DIRT STOCKPILES POSITIONS TO BE CONFIRMED WITH CLIENTS AS DEEMED NECESSARY. STOCKPILES CONTAINING CLAY TO BE COVERED WITH AN IMPERVIOUS SHEETING TO PREVENT SEDIMENT OVER FLOW.

12)MINIMISE EXPOSED GROUND AS MUCH AS POSSIBLE. PERIMETER SILT FENCING TO BE LOCATED TO PREVENT RUN-OFF OF STORMWATER ONTO NEIGHBOURING PROPERTIES OR THE STREET FRONTAGE.

SEDIMENT FILTER SOCKS:
1)WRAP RELEVANT STREET SUMPS
2)PROVIDE TO VEHICLE CROSSING KERB AND CHANNELS WHERE RELEVANT
SOCK TO BE IN FRONT OF SEDIMENT FENCE AND STAKED TO GROUND

THE SEDIMENT CONTROL PLAN IS SCHEMATIC ONLY AND IF DEEMED NECESSARY WILL BE CONFIRMED ON SITE.

SCHEDULE OF TIMBER TREATMENT REQUIREMENTS
IN ACCORDANCE WITH NZS3602:2003 & NZBC B2/AS1 AMENDMENT 7

ELEMENT	SPECIES	TREATMENT	NOTE
ROOF FRAMING, TRUSSES, PURLINS, AND TILE BATTENS	RADIATA PINE OR DOUGLAS FIR	H1.2	- ALL TIMBER USED IS TO BE TREATED AS REQUIRED BY NZS 3602:2003, THIS TABLE IS INTENDED AS A SUMMARY OF THESE REQUIREMENTS ONLY. - TREATMENT LEVELS SHOWN ARE THE MINIMUM LEVEL REQUIRED, HIGHER TREATMENT LEVELS MAY BE USED IF APPROPRIATE. - UNLESS NOTED OTHERWISE, ALL TIMBER IS TO BE GRADE SG 8.
INTERIOR WALL FRAMING	RADIATA PINE OR DOUGLAS FIR	H1.2	
EXTERIOR WALL FRAMING	RADIATA PINE OR DOUGLAS FIR	H1.2	
ENCLOSED SKILLION ROOF FRAMING AND ASSOCIATED MEMBERS	RADIATA PINE OR DOUGLAS FIR	H1.2	
ENCLOSED FLAT ROOF FRAMING AND ASSOCIATED MEMBERS	RADIATA PINE OR DOUGLAS FIR	H1.2	
WALL CAVITY BATTENS	RADIATA PINE OR DOUGLAS FIR	H3.1	
ALUMINIUM WINDOW REVEALS	RADIATA PINE	H1.2	
EXPOSED DECK FRAMING	RADIATA PINE	H3.2	
EXPOSED STRUCTURAL ELEMENTS	RADIATA PINE	H3.1	
DECKING SURFACE (REFER TO NZS3602:2003 FOR OTHER TIMBERS)	SELECTED HARDWOOD		

ALL SYSTEMS THAT ARE BEING USED ON SITE ARE TO BE INSTALLED TO THE MANUFACTURERS SPECIFICATIONS.

ALL WORK BEING CARRIED OUT THAT VARIES FROM THE CONSENT PLANS MUST BE CONSULTED AND AGREED WITH THE DESIGNER BEFORE WORKS BEGIN

ALL SUB-CONTRACTED WORKS ARE TO LIAISE WITH THE MAIN CONTRACTOR

ALL OF THE CONSTRUCTION IS TO COMPLY WITH NZS:3604:2011, RELEVANT NZ/AS STANDARDS, NZBC AND LOCAL DISTRICT COUNCIL BY LAWS

ANY DISCREPANCIES FOUND ON THE ARCHITECTURAL PLANS OR OTHER CONSULTANTS WORKS ARE TO BE DISCUSSED WITH THE DESIGNER AND CONSULTANT PRIOR TO WORKS PROCEEDING TO FIND A SOLUTION

ALL TIMBER FRAMING MUST BE TO A GRADE SG8 MINIMUM

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NEW DWELLING
JUDD LANE
4 JUDD LANE, ROLLESTON

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GENERAL CONSTRUCTION NOTES

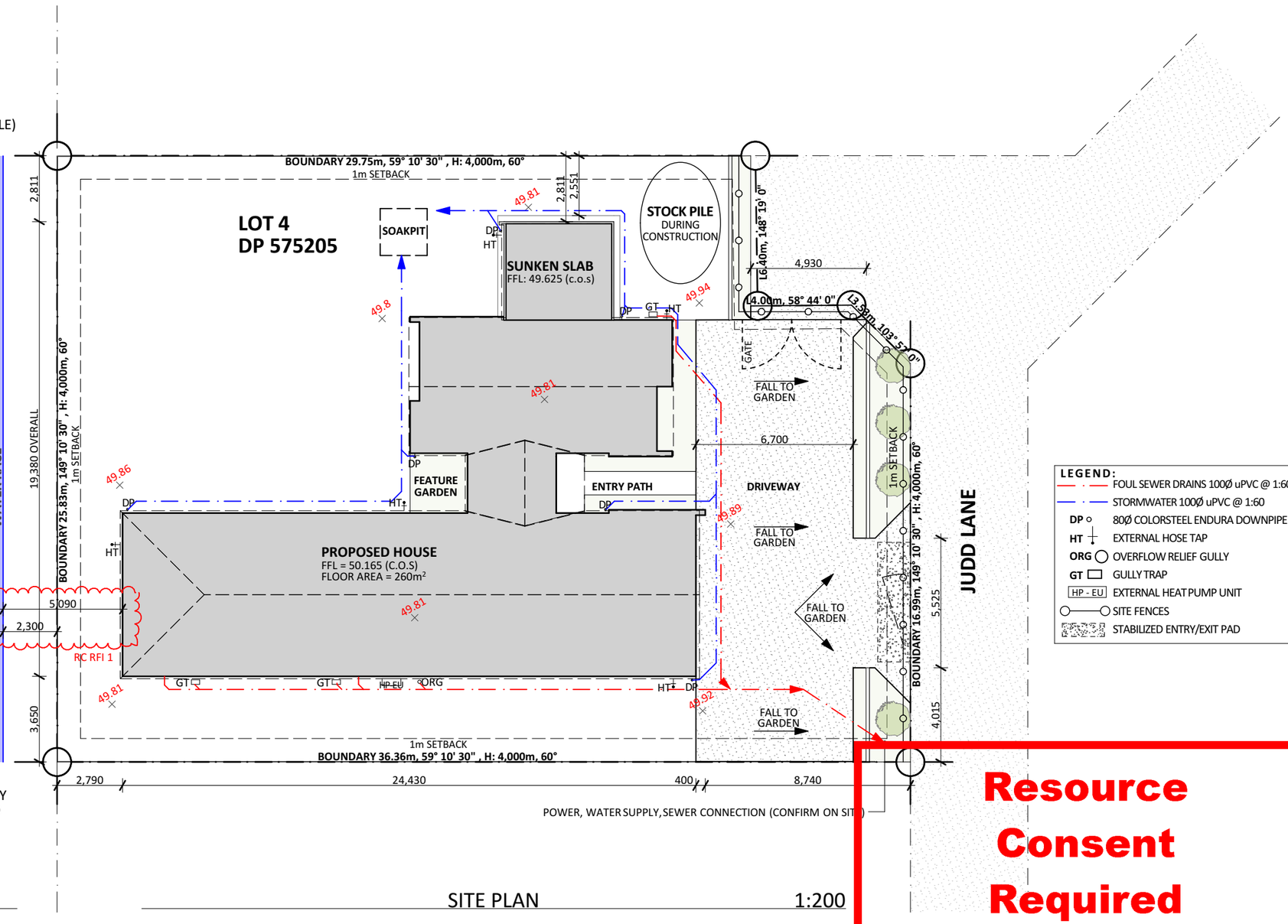
ARCH CONSENT RFI RESPONSE #5

REVISION:
RFI RESPONSE TO COUNCIL (ISSUE 5)

DATE: 4/03/2024		JOB: 23015	
DESIGN: B FLECK		SHEET:	
DRAWN: B FLECK			
CHECKED: C PLUCK			
SCALES: 1:100 @ A3		ISSUE: RFI 5	OF 29

PROJECT SITE
(BUILDINGS PREVIOUSLY DEMOLISHED PRIOR TO LAND PURCHASE)

SATELLITE PLAN
NOT TO SCALE



SITE PLAN 1:200

LEGAL INFORMATION:

ADDRESS	:
4 JUDD LANE, ROLLESTON	
LOT/ DP	: LOT 4, DP 575205
SITE AREA	:894m²
TERRITORIAL AUTHORITY	:SDC
TECHNICAL CATEGORY	:N/A
PLANNING ZONE	:MEDIUM DENSITY RES

SITE COVERAGE

EXISTING	:0%
ALLOWED	:50%
PROPOSED	:30% (270m²)

INCLUDES: AREA OF SOFFIT MORE THAN 600 IN DEPTH. & INCLUDES OVER CLADDINGS.

TOPOGRAPHICAL ZONES:

WIND ZONE	:LOW
EARTHQUAKE ZONE	:2
EXPOSURE ZONE	:B
SNOW LOAD	:N4 50m 0.9kPa
CLIMATE ZONE	:5
FLOOR AREA	:260m²

SITE MANAGEMENT / PROTECTION OF PUBLIC:

EXISTING FENCES AND GATES TO REMAIN WHERE POSSIBLE AS SITE FENCING DURING THE CONSTRUCTION PERIOD.
OTHERWISE, INSTALL 1.8m HIGH GALVANISED CHAIN FENCING POSITIONED TO PREVENT ANY HAZARDS TO TRAFFIC OR PEDESTRIANS.

ANY ONSITE HAZARDS THAT MAY ATTRACT UNAUTHORISED ACCESS SUCH AS CHILDREN OR ANIMALS, SUCH HAZARDS TO BE CONTAINED/ COVERED.

EXISTING VEHICLE CROSSINGS TO BE USED FOR ACCESS WHERE POSSIBLE DURING CONSTRUCTION. CROSSING TO STREET TO BE MADE SAFE FOR PEDESTRIANS.

ALL CONTRACTORS AND SUB-CONTRACTORS TO FOLLOW THE SITE SAFETY PLAN AND PROCEDURES INPLACE FOR THIS PROJECT. MAIN CONTRACTOR TO PROVIDE A SAFETY & HAZARDS BOARD CLEARLY POSITIONED FOR THE ABOVE TO SIGHT

REFER TO SHEET A4.01 FOR SITE DETAILS AND SEDIMENT CONTROL DIAGRAMS (ECAN)

LEGEND:

- FOUL SEWER DRAINS 100Ø uPVC @ 1:60
- STORMWATER 100Ø uPVC @ 1:60
- DP ○ 80Ø COLORSTEEL ENDURA DOWNPIPE
- HT ┼ EXTERNAL HOSE TAP
- ORG ◯ OVERFLOW RELIEF GULLY
- GT □ GULLY TRAP
- HP - EU EXTERNAL HEAT PUMP UNIT
- SITE FENCES
- STABILIZED ENTRY/EXIT PAD

GENERAL NOTES
CLEARANCES
FFL TO BE 150mm MIN ABOVE PAVED GROUND OR 225mm ABOVE UNPAVED GROUND.
SOAKPIT
SOAKPIT AS PER SELWYN DRAINAGE LIMITED DESIGN (2m LONG x 2m WIDE x 2.5m DEEP)
RELIEF GULLY TRAP
TO BE POSITIONED SO THAT THE TOP OF THE DISH IS NO LESS THAN 150mm BELOW THE OVERFLOW LEVEL OF THE LOWEST SANITARY FIXTURE SERVED BY THE DRAINAGE SYSTEM. 25mm MIN AIR GAP BETWEEN ALL PIPES DISCHARGING TO GT

Resource Consent Required

18/12/2023 **hillsl**

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BOUNDARY 29.75m, 59° 10' 30" , H: 4,000m, 60°

1m SETBACK

BOUNDARY 25.83m, 149° 10' 30" , H: 4,000m, 60°

BOUNDARY 36.36m, 59° 10' 30" , H: 4,000m, 60°

BOUNDARY 14.00m, 58° 44' 0"

BOUNDARY 6.40m, 148° 19' 0"

LEGEND:

- FOUL SEWER DRAINS 100Ø uPVC @ 1:60
- STORMWATER 100Ø uPVC @ 1:60
- IP INSPECTION & RODDING POINT
- DP 80Ø COLORSTEEL ENDURA DOWNPIPE
- TV 50Ø COLORSTEEL ENDURA TERMINAL VENT
- HT EXTERNAL HOSE TAP
- ORG OVERFLOW RELIEF GULLY
- GT GULLY TRAP
- INTERNAL LOAD BEARING WALL
- IN-SITU REBATE (SIZES CONFIRMED ON SITE)

FIXTURE	WASTE SIZE/GRADIENT
WC	100mm/1:60
SHOWER	40mm/1:40
VANITY	40mm/1:40
BATH	40mm/1:40
WASHING MACHINE	40mm/1:40
LAUNDRY TUB	50mm/1:40
DISHWASHER	40mm/1:40

ARDEX WPM 300 (HYDREPOXY) TO ENTIRE SUNKEN SLAB. APPLIED IN ACCORDANCE WITH ARDEX PRODUCT SPECIFICATION. ENSURE NO FIXINGS THROUGH MEMBRANE. CARPET/ BATTENING GLUE ADHESIVE FIXING ONLY.

SOAKPIT

SUNKEN FOUNDATION

FFL = 49.625 (confirm on site)

260W x 225D REBATE (RL = 49.94) (WITH SLIGHT FALL OUTWARDS AND TO BE MULSEALED AND PLASTERED)

SUNKEN SLAB (RL = 49.625)

90mm WIDE CONCRETE NIB - REFER STRUCTURAL AND ARCHITECTURAL SECTIONS (RL=50.165)

RFI 5

FFL = 50.165 (ocnfirm on site)

PROVIDE POWER AND WATER TO KITCHEN ISLAND

FOUNDATION BY ENGINEER

180x25mm RECESS IN SLAB FOR GARAGE DOOR. CONFIRM DIMENSIONS ON SITE

TO EASEMENT LATERALS

RC RFI

GENERAL NOTES

FOUNDATION NOTES
READ PLANS IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS AND OTHER APPLICABLE DOCUMENTS.

INSULATED EDGE RIBRAFT SLAB BY ENGINEER

DPM
DPM OVER 25mm SAND BLINDING ON COMPACTED AP40

WINDOW/DOOR REBATES
BUILDER TO CONFIRM WHICH WINDOWS/DOORS ARE TO BE REBATED ON SITE. DISCUSS ALSO WITH WINDOW MANUFACTURER

BACKFILL
COMPACTED AP40 BACKFILL AS PER ENGINEERS SPECS

SUNKEN SLAB INTERNAL WATERPROOFING
ARDEX WPM 300 (HYDREPOXY) TO ENTIRE SUNKEN SLAB. APPLIED IN ACCORDANCE WITH ARDEX PRODUCT SPECIFICATION. ENSURE NO FIXINGS THROUGH MEMBRANE. CARPET/ BATTENING GLUE ADHESIVE FIXING ONLY.

SUNKEN SLAB EXTERNAL FOOTING WATERPROOFING
RFI 5
ARDEX WPM 3000x SHELTERSEAL TANKING TO FOUNDATION EDGE AS PER SECTIONS AA AND NN. TO BE INSTALLED BY APPROVED ARDEX INSTALLER AND TO MANUFACTURERS SPECIFICATIONS.

DOWNPIPES
80dia COLORSTEEL DOWNPIPES WITH PIPE CLIPS @ 1200crs. COLOUR: FLAXPOD

RIBRAFT PERIMETER INSULATION
DURATHERM GOLD PERIMETER INSULATION INSTALLED TO MANUFACTURERS SPECS

WATERPROOFING GENERAL
WATERPROOFING TO E3/AS1. WET AREA FLOORING TO COMPLY WITH NZBC E3 AMENDMENT 7; FLOORING TO BE WATER RESISTANT & HAVE SEALED JOINS & PERIMETER TO WET AREAS (WITHIN 1.5m OF SANITARY FIXTURES & APPLANCES).

SELECTED TILES TO WET AREAS TO HAVE 100mm TILE UPSTAND AND ALUMINIUM TRIM.

WET AREA WATERPROOFING
ARDEX SUPERFLEX WPM 002 LIQUID WATERPROOFING MEMBRANE

FOUNDATION/DRAINAGE
ALL PLUMBING AND DRAINAGE TO COMPLY WITH G12/13.
TO BE INSTALLED BY A CERTIFIED PLUMBER AND DRAINLAYER.

CHECK ALL DIMENSIONS AND FALLS OF DRAINS ONSITE PRIOR TO INSTALLATION.

SEWER AND STORMWATER TO CONNECT INTO EXISTING LATERALS ON SITE.

FLOORING AS SELECTED. WET AREA FLOORING TO COMPLY WITH NZBC E3 AMENDMENT 7; FLOORING TO BE WATER RESISTANT & HAVE SEALED JOINS & PERIMETER TO WET AREAS (WITHIN 1.5m OF SANITARY FIXTURES & APPLIANCES).

INSPECTION POINTS
TO BE LOCATED AS SHOWN (DRAINLAYER TO PROVIDE AS BUILTS ON COMPLETION)

CLEARANCES
FFL TO BE 150mm MIN ABOVE PAVED GROUND OR 225mm ABOVE UNPAVED GROUND.

SOAKPIT
SOAKPIT AS PER SELWYN DRAINAGE LIMITED DESIGN (2m LONG x 2m WIDE x 2.5m DEEP)

INTERNAL HOT WATER CYLINDER
HWC TO BE INSTALLED ON A 640x640 SAFE TRAY. 25mm HWC COPPER OVERFLOW RELIEF PIPE FROM HWC (AND 40mm SAFETY TRAY DISCHARGE PIPE) TO DISCHARGE OVER THE NEAREST PLANTING AREA WITH VERMIN PROOFING TO OUTLET

HOT WATER
HOT WATER SUPPLY TO FIXTURE OUTLETS 20mm POLYBUTYLENE AS PER NZS 2642 SECTION 1.2 & 3. ALL PIPING LOCATED OUTSIDE OF THE BUILDINGS THERMAL ENVELOPE TO BE PROPERLY LAGGED TO PREVENT FREEZING.

RELIEF GULLY TRAP
TO BE POSITIONED SO THAT THE TOP OF THE DISH IS NO LESS THAN 150mm BELOW THE OVERFLOW LEVEL OF THE LOWEST SANITARY FIXTURE SERVED BY THE DRAINAGE SYSTEM. 25mm MIN AIR GAP BETWEEN ALL PIPES DISCHARGING TO GT

VENTS
60dia VENTS TO BE CONCEALED WITHIN WALL FRAMING AND TO TERMINATE THROUGH ROOF AT HIGHER LEVEL WHERE POSSIBLE.

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FOUNDATION/DRAINAGE

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1m SETBACK

BOUNDARY 25.83m, 149° 10' 30", H: 4,000m, 60°

L6.40m, 148° 19' 0"

L4.00m, 58° 44' 0"

STORAGE TRUSSES TO GARAGE

BOUNDARY 36.36m, 59° 10' 30" , H: 4,000m, 60°

LEGEND:

DP	=DOWNPIPE 80mm DIAMETER COLORSTEEL DOWNPIPES WITH PIPE CLIPS @ 1200crs
SA	=SMOKE ALARM SMOKE DETECTORS TO BE HUSH TYPE AND COMPLYING WITH NZS 4512 & NZBC
AL	=600x1200 ACCESS LADDER TO ROOF SPACE
HT	=HOSE TAPS POSITIONED AS INDICATED
GT	=GULLY TRAP
ORG	=OVERFLOW RELIEF GULLY
	= HEATED TOWEL RAIL

OUTDOOR LIVING SPACE 6.8x4.0

W 08 1,680 x 1,870

W 07 1,680 x 800

W 09 1,680 x 2,400

(SECONDARY LIVING)

MEDIA 4.0x4.4

FFL = 315 BGL

SUNKEN MEDIA ROOM

D 02 2,150 x 2,750

STEP 3.
STEP 2.
STEP 1.
1,000

ID 01

W 06 800 x 1,800

GREY SHADING OF PARALLEL CHORD TRUSSES TO ENTIRE LIVING WING

OUTDOOR LIVING SPACE 4.04.0

D 03 2,150 x 3,245

FFL = 225 AGL

KITCHEN 3.0x4.9

W 05 800 x 1,800

DW

LIVING 5.5x4.2

(PRINCIPAL LIVING)

550

FIRE

HEARTH

CELESTIAL 900 INSERT FAN FORCED WOODBURNER.

DINING 2.6x4.9

W 04 4,045 x 800

W 03 3,100 x 800

ID 18 1,350

W 01 2,150 x 800

W 02 2,150 x 800

CAVITY SLIDER (IN NON LOAD BEARING WALL) - CONFIRM ON SITE IF DOOR IS INSTALLED OR NOT

FEATURE GARDEN

W 10 2,150 x 1,450

ENTRY 2.5x3.6

D 01 2,150 x 1,450

ENTRY PATH

W 22 2,150 x 800

W 21 2,150 x 800

D 04 2,150 x 2,900

W 13 2,150 x 2,000

W 12 2,150 x 2,000

W 11 2,150 x 2,000

W 14 2,150 x 700

W 15 2,150 x 700

ID 02 810

MASTER 4.5x3.9

ID 14 750

BED 2 3.0x3.3

ID 09 810

BED 3 3.0x3.3

ID 07 810

ID 15 750

ID 13 750

BED 4 3.0x3.3

ID 04 810

GARAGE 6.8x8.4

AL

D 06 2,700 x 5,300

ID 10 810

ID 12 820

ENS 2.1x3.2

NICHE

ID 11 810

WIR 2.2x2.4

ID 06 810

BATH 2.2x3.6*

ID 16 810

LINEN

ID 08 810

WC 2.2x1.1

ID17 810

STORE 2.2x1.5

HWC

DRY

W/M

ID 03 810

LDRY 2.2x1.8

ID 18 760

STORAGE

W 16 2,150 x 650

W 17 2,150 x 700

W 18 1,000 x 800

HP-EU

W 19 2,150 x 700

D 05 2,150 x 860

W 20 1,000 x 2,800

GENERAL NOTES

THERMALLY BROKEN WINDOW AND DOOR JOINERY
APL THERMALHEART ALUMINIUM POWDERCOATED WINDOR AND DOOR JOINERY WITH LOW E4 DOUBLE GLAZING ARGON FILLED. 25mm SQUARE REVEALS WITH ARCHITRAVES

GARAGE DOOR
AUTOMATIC SECTIONAL GARAGE DOOR 2,700mm HEAD HEIGHT

KNAUF CEILING INSULATION (STANDARD)
KNAUF 330mm R8.0 GLASSWOOL CEILING INSULATION NOTCHED OVER TRUSS BOTTOM CHORDS- ENSURE MIN 20mm AIR GAP TO UNDERSIDE OF PURLINS AND MAINTAIN MIN R3.3 INSULATION TO 500mm PERIMETER OF ROOF AS REQUIRED.

KNAUF CEILING INSULATION (LOW-PITCH)
KNAUF 195mm R4.1 GLASSWOOL CEILING INSULATION NOTCHED OVER TRUSS BOTTOM CHORDS. ENSURE 20mm AIR GAP TO UNDERSIDE OF PURLINS

KNAUF CLIMAFOAM XPS CEILING INSULATION
KNAUF 30mm R1.1 CLIMAFOAM XPS BETWEEN CEILING BATTENS TO MEDIA ROOM

KNAUF WALL INSULATION
KNAUF 90mm R2.4 STANDARD WALL INSULATION TO ALL EXTERNAL (EXCEPT GARAGE- REFER FRAMING PLAN). WHERE INSULATION INSTALLED IN WALL CAVITIES OF STUDS MORE THAN 450mm USE HORIZONTAL STUD STRAPS @300crs DRAWN TAUT.

FLOORING GENERAL
ANTI-SLIP RESISTANCE REQUIRED TO ACCESS ROUTES INTERNALLY AND EXTERNALLY. TO COMPLY WITH NZBC D1/AS1 TABLE 2.

FLOORING AS SELECTED. WET AREA FLOORING TO COMPLY WITH NZBC E3 AMENDMENT 7; FLOORING TO BE WATER RESISTANT & HAVE SEALED JOINS & PERIMETER TO WET AREAS (WITHIN 1.5m OF SANITARY FIXTURES & APPLIANCES).

TIMBER OVERLAY FLOORING
TIMBER FLOORING IS AN 'ALTERNATIVE SOLUTION' TO NZBC E3/AS1 IN WET AREAS. ALTERNATIVE COMPLIANCE CAN BE SATISFIED IF INSTALLED AS PER THE FOLLOWING:

1. SELECTED TIMBER T&G FLOORING IS TO BE SEALED ALONG ALL PLANK JOINTS DURING INSTALLATION AND FINISHED WITH TWO COATS OF PENETRATING OIL / WAX (SELECTED/ APPROVED BY FLOORING MANUFACTURER).

2. SEALANT TO FULL PERIMETER OF FLOOR FOR ALL WALL AND FITTING JUNCTIONS

3. INSTALLATION IN ACCORDANCE WITH SELLEYS TIMBER FLOOR SYSTEM REQUIREMENTS.

CARPET
CARPET OVER SELECTED UNDERLAY

TILES
SELECTED TILES OVER UNDERFLOOR HEATING WITH WATERPROOFING TO E3/AS1. TILES TO HAVE 100mm UPSTAND TO WET AREAS.

INTERNAL HINGED DOORS
2025mm HIGH SOLID-CORE HINGED DOORS WITH 25mm SQUARE REVEALS AND PAINTED H1.2 ARCHITRAVES

WOODBURNER
CELESTIAL 900 INSERT FAN FORCED WOODBURNER INSTALLED TO MANUFACTURERS SPECS IN 935mm HIGH x 1254mm WIDE x 523mm DEEP PYROTEK BOX WITH MIN 15mm CLEARANCE TO COMBUSTIBLE FRAMING. REFER SPECS.

WOODBURNER FLUE
FLUE TO EXTEND 600mm ABOVE RIDGELINE AND HAVE SIEISMIC RESTAINTS TO ROOF. POWDERCOATED OUTER SLEEVE TO MATCH ROOF.

FIREPLACE HEARTH
RAISED OR FLAT HEART AS PER PRODUCT SPECS. HEARTH >200mm HIGH IT MUST EXTEND 300mm BEYOND FIRE. IF HEARTH <200mm IT MUST EXTEND 530mm BEYOND FIRE FACE. REFER SPECS.

DUCTED HEATING
SELECTED DUCTED HEATING/COOLING UNIT IN ROOF SPACE

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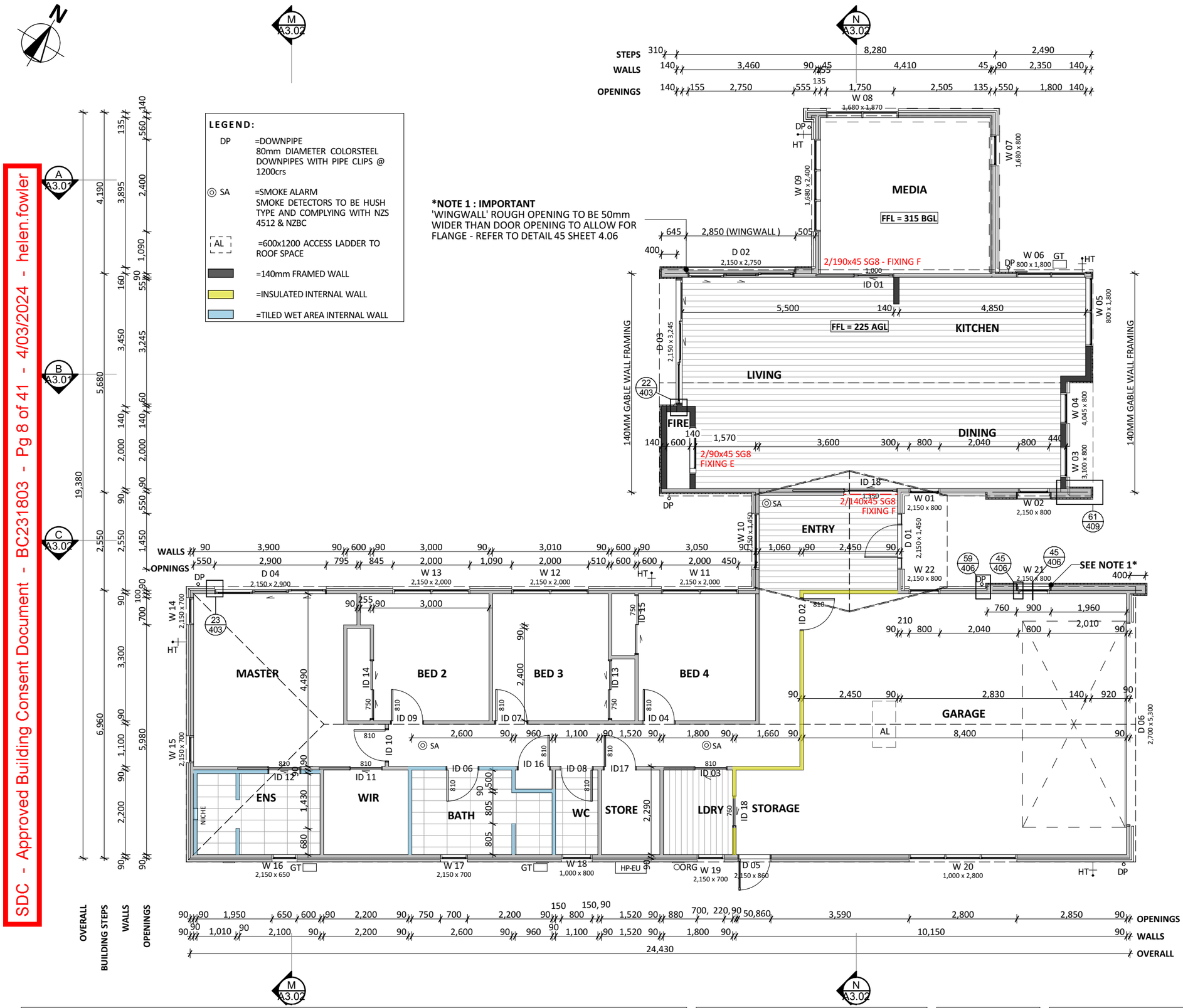

LINTEL SCHEDULE			
WINDOW	**W x H**	**LINTEL SIZE**	**FIXING**
D 01	1,450×2,150	2/140x45	TYPE E
D 02	2,750×2,150	2/240x45	TYPE F
D 03	3,245×2,150	2/240X45 (<3.3m)	TYPE F
D 04	2,900×2,150	2/240x45	TYPE F
D 05	860×2,150	2/90x45	TYPE E
D 06	5,300×2,700	290x90PL12	TYPE F
W 01	800×2,150	2/90x45	TYPE E
W 02	800×2,150	2/90x45	TYPE E
W 03	800×3,100	2/90x45	TYPE E
W 04	800×4,045	2/90x45	TYPE E
W 05	1,800×800	190x45	TYPE F
W 06	1,800×800	2/140x45	TYPE F
W 07	800×1,680	90x45 SG8	TYPE E
W 08	1,870×1,680	2/140x45	TYPE E
W 09	2,400×1,680	2/240x45	TYPE F
W 10	1,450×2,150	2/140x45	TYPE E
W 11	2,000×2,150	2/190x45	TYPE F
W 12	2,000×2,150	2/190x45	TYPE F
W 13	2,000×2,150	2/190x45	TYPE F
W 14	700×2,150	2/90x45	TYPE E
W 15	700×2,150	2/90x45	TYPE E
W 16	650×2,150	2/90x45	TYPE E
W 17	700×2,150	2/90x45	TYPE E
W 18	800×1,000	2/90x45	TYPE E
W 19	700×2,150	2/90x45	TYPE E
W 20	2,800×1,000	2/240x45	TYPE F
W 21	800×2,150	2/90x45	TYPE E
W 22	800×2,150	2/90x45	TYPE E

ALL LINTELS TO BE SG8 H1.2 TREATED

GENERAL NOTES

90mm EXTERNAL STUDS - VERTICAL SHIPLAP
90x45 SG8 H1.2 STUDS 400crs @800crs (600crs FOR FULLY TILED WALLS). REFER ENG FOR BRACING.

90mm EXTERNAL STUDS - CELCRETE
90x45 SG8 H1.2 STUDS @600crs DWANGS @800crs (600crs FOR FULLY TILED WALLS). REFER ENG FOR BRACING.

90mm EXTERNAL STUDS & STRAPPING - CELCRETE
90x45 SG8 H1.2 STUDS @600crs DWANGS @800crs (UNLESS NOTED OTHERWISE). REFER ENG FOR BRACING. PROVIDE ADDITIONAL TIMBER STRAPPING TO INSIDE FACE FOR XPS INSULATION TO EXTEND INTO SUNKEN MEDIA SLAB

140mm EXTERNAL STUDS - VERTICAL SHIPLAP
140x45 SG8 H1.2 STUDS 400crs DWANGS @800crs. REFER ENG FOR BRACING.

140mm EXTERNAL STUDS - CELCRETE
140x45 SG8 H1.2 STUDS @600crs DWANGS @800crs. REFER ENG FOR BRACING.

INTERNAL STUDS (ALL WALLS)
90x45 SG8 H1.2 STUDS @600crs DWANGS @800crs

90mm STUDS WITH INT FULL HEIGHT TILES
90x45 SG8 H1.2 STUDS @400crs DWANGS @800crs FOR FULLY TILED WALLS TO ENSUITE AND BATHROOM

WALL FRAMING GENERAL
ALL TIMBER WALL FRAMING TO BE SG8 H1.2 TREATED. BOTTOM PLATES TO HAVE DPC SEPERATION TO CONCRETE

STANDARD BOTTOM PLATE FIXING
HILTI HUS4-H SCREW ANCHOR 130mm x 10mm AND MAX CAPSULE WITH 85mm EMBEDMENT @800crs AND 150mm FROM ENDS

TOP PLATE FIXING
FIXING TYPE A- 2/90x3.15dia PLAIN STEEL WIRE NAILS DRIVEN VERTICALLY INTO STUD (0.7kN)

RFI 3 **SUNKEN SLAB CONCRETE UPSTAND BOTTOM PLATE FIXING**
AS PER ENGINEERS DRAWINGS

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ALL TIMBER FRAMING MUST BE TO A GRADE SG8 MINIMUM

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FRAMING/DIMENSION PLAN
ARCH CONSENT RFI RESPONSE #5

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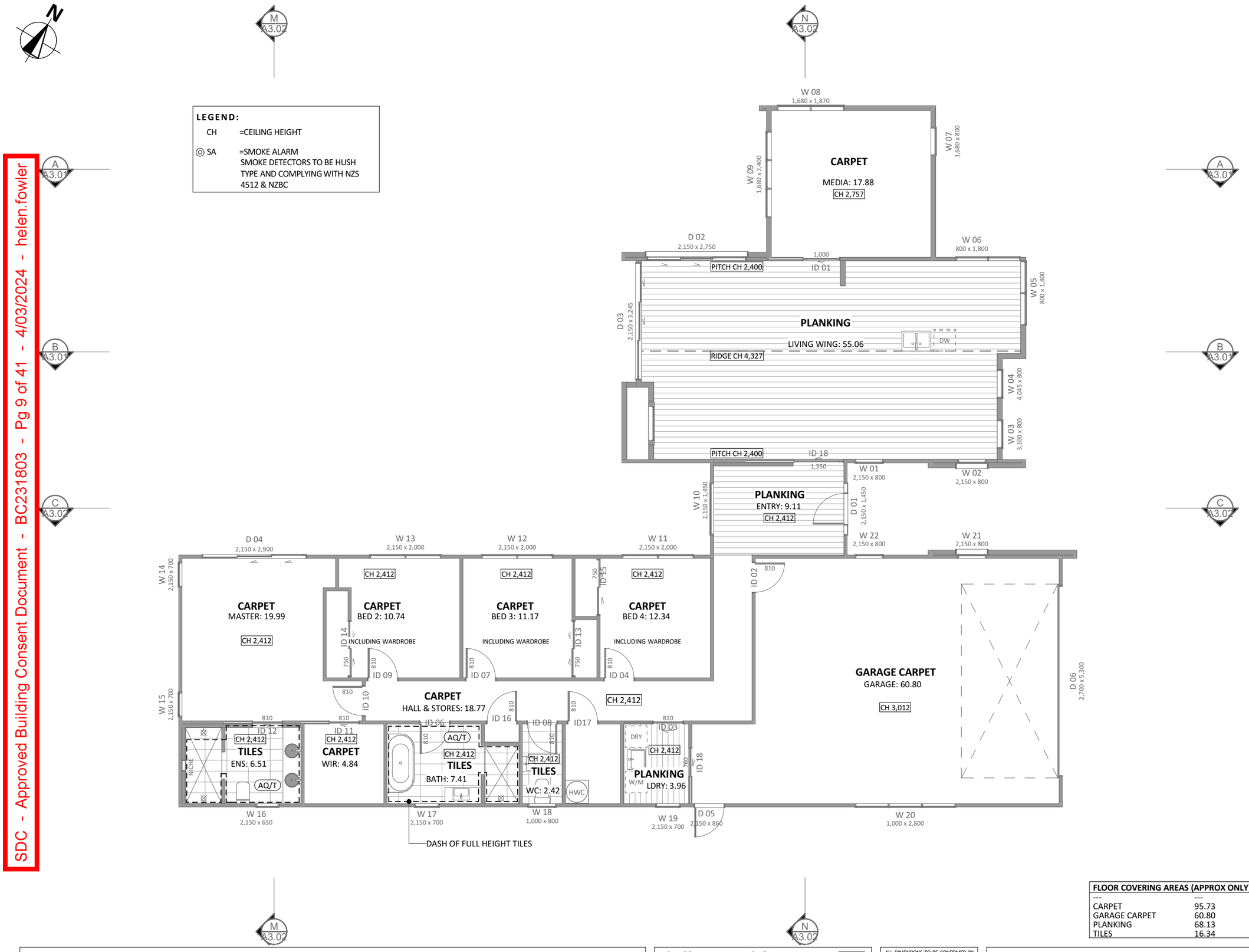

GENERAL NOTES

13mm GIB CEILING LINING
13mm PLASTERBOARD WITH APPROVED FIXINGS AND TO MANUFACTURER'S SPECIFICATION ON 70x35mm TIMBER CEILING BATTENS @600crs

STANDARD GIB WALL LINING
ALL WALLS TO BE LINES WITH 10mm GIB WALL LINING INSTALLED TO MANUFACTURERS SPECS (UNLESS NOTED OTHERWISE)

AQ - GIB AQUALINE WALL LINING (NOT-TILED)
10mm GIB AQUALINE INSTALLED TO MANUFACTURERS SPECS.
PAINT IN WET AREAS TO BE AN INTERIOR WATERBORNE ENAMEL PAINT WITH APPROPRIATE WET AREA SEALER AS ADVISED BY SELECTED PAINT MANUFACTURER.

AQ/T - GIB AQUALINE WALL LINING (TILED)
10mm GIB AQUALINE FOR TILE WEIGHT UP TO 26kg/m2 AND 13mm FOR UP TO 40kg/m2. INSTALLED VERTICALLY, OR HORIZONTALLY WITH ADDITIONAL DWANGS TO SHEET EDGES (AS REQUIRED), TO MANUFACTURERS INSTALL SPECS. TO HAVE SELECTED WATERPROOFING IN ACCORDANCE WITH E3/AS1

BRACING WALL LININGS
BRACED WALL LININGS AND HOLD DOWNS AS PER ENGINEERS DRAWINGS

TIMBER OVERLAY FLOORING
TIMBER FLOORING IS AN 'ALTERNATIVE SOLUTION' TO NZBC E3/AS1 IN WET AREAS. ALTERNATIVE COMPLIANCE CAN BE SATISFIED IF INSTALLED AS PER THE FOLLOWING:

1. SELECTED TIMBER T&G FLOORING IS TO BE SEALED ALONG ALL PLANK JOINTS DURING INSTALLATION AND FINISHED WITH TWO COATS OF PENETRATING OIL / WAX (SELECTED/ APPROVED BY FLOORING MANUFACTURER).

2. SEALANT TO FULL PERIMETER OF FLOOR FOR ALL WALL AND FITTING JUNCTIONS

3. INSTALLATION IN ACCORDANCE WITH SELLEYS TIMBER FLOOR SYSTEM REQUIREMENTS.

CARPET
CARPET OVER SELECTED UNDERLAY

TILES
SELECTED TILES OVER UNDERFLOOR HEATING WITH WATERPROOFING TO E3/AS1. TILES TO HAVE 100mm UPSTAND TO WET AREAS.

INTERNAL CAVITY SLIDERS
2025mm HIGH CS DOORS SOLID-CORE CAVITY SLIDERS WITH SOFTCLOSE AND JEXIS PUSH TO OPEN MECHANISM. 25mm SQUARE REVEALS WITH PAINTED H1.2 ARCHITRAVES

INTERNAL HINGED DOORS
2025mm HIGH SOLID-CORE HINGED DOORS WITH 25mm SQUARE REVEALS AND PAINTED H1.2 ARCHITRAVES

WARDROBE DOORS
2025mm HIGH SELECTED WARDROBE DOORS WITH GIB INFILL OR TO BE SOLID-CORE.

TIMBER SKIRTINGS
SELECTED TIMBER SKIRTINGS PAINT FINISHED

TILE UPSTAND
ALL WET AREAS TO HAVE 100mm TILE UPSTAND IN ACCORDANCE WITH E3/AS1

TIMBER ARCHITRAVES
SELECTED TIMBER ARCHITRAVES PAINT FINISHED TO ALL WINDOWS DOORS

WET AREA WATERPROOFING
ARDEX SUPERFLEX WPM 002 LIQUID WATERPROOFING MEMBRANE

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FLOOR COVERING AREAS (APPROX ONLY)	
---	---
CARPET	95.73
GARAGE CARPET	60.80
PLANKING	68.13
TILES	16.34

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INTERNAL FINISHES/SELECTIONS

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M A3.02

N A3.02

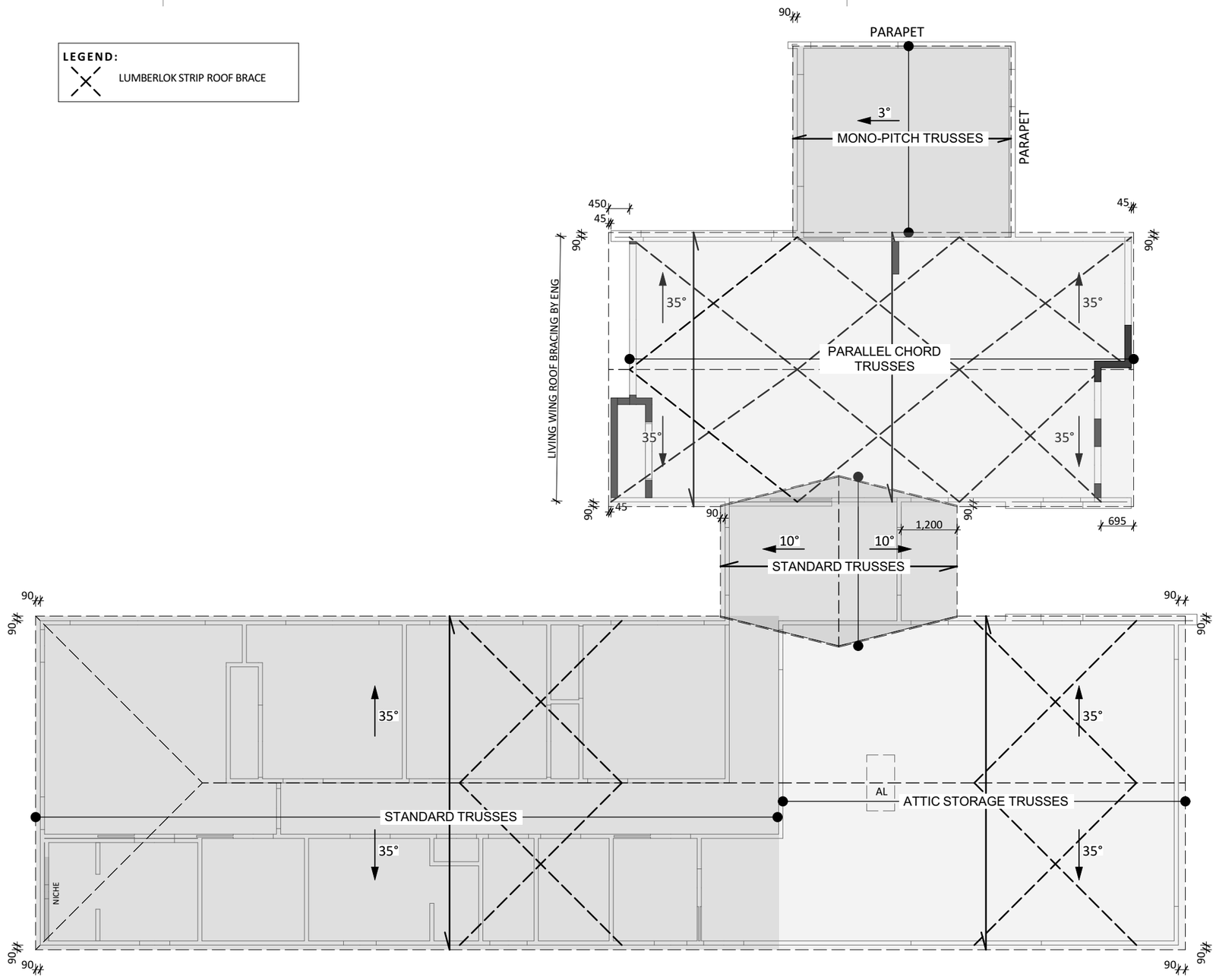
LEGEND:

LUMBERLOK STRIP ROOF BRACE

A A3.01

B A3.01

C A3.02



A A3.01

B A3.01

C A3.02

M A3.02

N A3.02

GENERAL NOTES

ROOF FRAMING PLANS
TO BE READ IN CONJUNCTION WITH TRUSS DESIGN AND OTHER APPLICABLE DOCUMENTS

REFER TO TRUSS DESIGNERS PLANS FOR TRUSS CONSTRUCTION INFORMATION AND LAYOUT

TRUSS TOP CHORDS TO EXTEND 90mm AT CELCRETE CLADDING LOCATIONS AND 45mm AT TIMBER CLADDING LOCATIONS

STANDARD TRUSSES
90x45 SG8 H1.2 TRUSSES @900crs BY TRUSS DESIGNER. WITH HEEL HEIGHT HEIGHT AS PER SECTION

PARALLEL CHORD TRUSSES
90x45 SG8 H1.2 PARALLEL CHORD TRUSESS @900crs BY TRUSS DESIGNER. WITH HEEL HEIGHT AS PER SECTION

MONO-PITCH TRUSSES
90x45 SG8 H1.2 MONO-PITCH TRUSSES @900 crs BY TRUSS DESIGNER. WITH HEEL HEIGHT AS PER SECTIONS

ATTIC STORAGE TRUSSES
90x45 SG8 H1.2 ATTIC STORAGE TRUSSES @900 crs BY TRUSS DESIGNER. WITH HEEL HEIGHT AS PER SECTIONS

OUTRIGGERS TO GABLE VERGE
70x45 SG8 H1.2 OUTRGIGGERS @750crs TO GABLE VERGE SPANNED BACK TO NEXT TRUSS. FIXING TYPE S 2/90 x 3.15 GUN NAILS (0.8kN)

PARAPET 90x45 SG8 H1.2 FRAMING
90x45 SG8 H1.2 PARAPET JACK STUDS @600crs. BOTTOM PLATE FIXED INTO TRUSSES WITH 3/90x3.15 POWER DRIVEN NAILS. TOP PLATE TO LINE THROUGH UNDERNEATH FASCIAS AS PER DETAIL 47 SHEET 406.

ROOF BRACING
PAIR OF TENSIONED AND CROSSED LUMBERLOK STRIP BRACE RUNNING CONTNUOUSLY FROM RIDGE TO TOP PLATE AND INSTALLED IN ACCORDANCE WITH MITEK LUMBERLOK GUIDE

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ROOF FRAMING

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M A3.02

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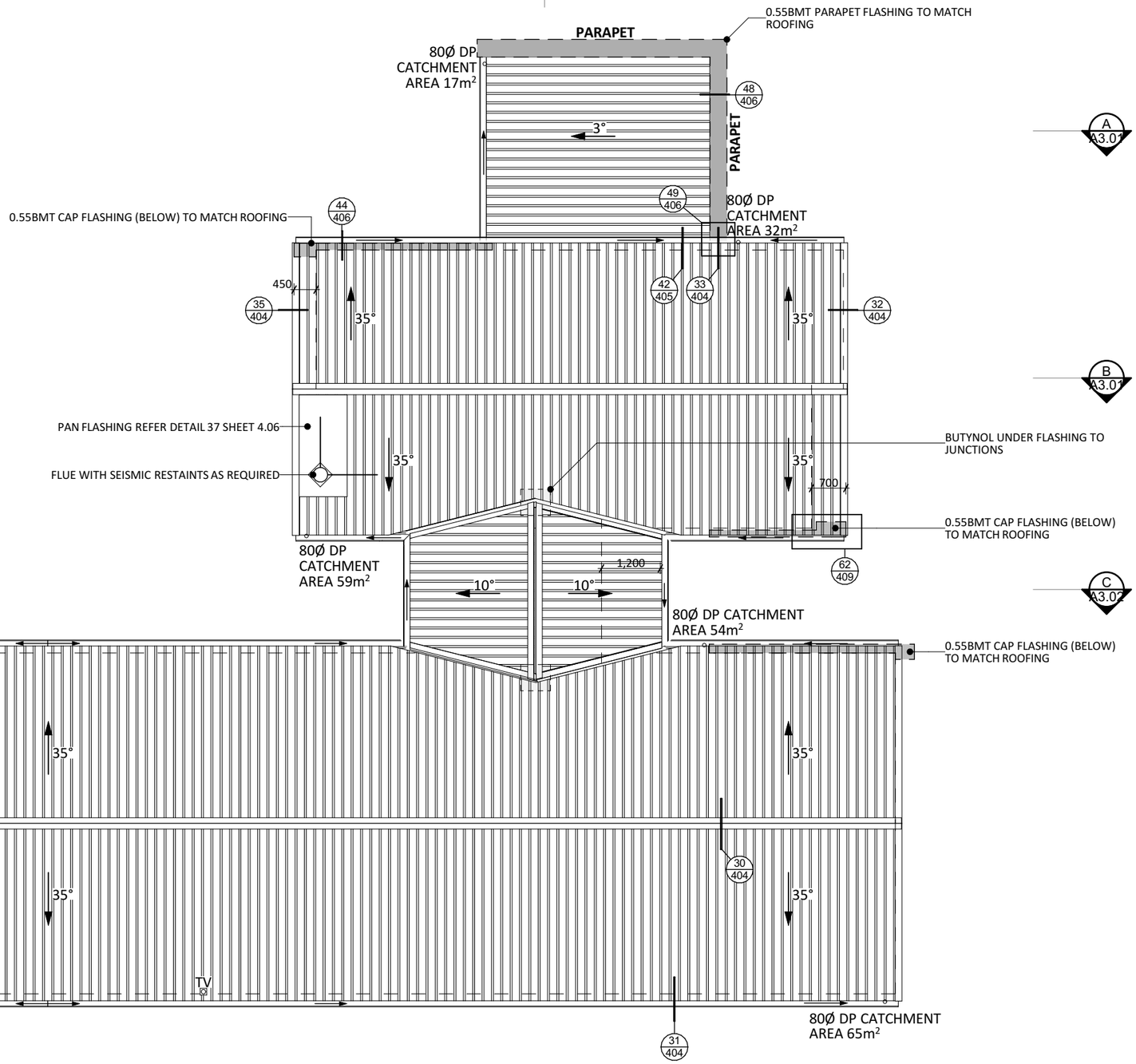
LEGEND:

TV DEKTITE EPDM FLEXIBLE CONE SLEEVE TO ROOF PENETRATION

A A3.01

B A3.01

C A3.02



GENERAL NOTES

ROOF BRACING
PAIR OF TENSIONED AND CROSSED LUMBERLOK STRIP BRACE RUNNING CONTNUOUSLY FROM RIDGE TO TOP PLATE AND INSTALLED IN ACCORDANCE WITH MITEK LUMBERLOK GUIDE

SELECTED SOFFIT CLADDING
SELECTED JAMES HARDIES FIBRE CEMENT SHEET WITH uPVC JOINTERS. PAINT FINISHED AND INSTALLED TO MANUFACTURERS SPECS

0.4BMT METALCRAFT ROOFING
0.4BMT COLORSTEEL ENDURA T-RIB METALCRAFT ROOFING FIXING PATTERN HIT 1 MISS ONE WITH 12Gx65mm ROOFING SCREWS. INSTALLED TO MANUFACTURERS SPECS. COLOUR: FLAXPOD

FLASHINGS
0.55BMT COLORSTEEL ENDURA FLASHINGS

PURLINS
70x45 H1.2 SG8 PURLINS @ 900crs, WITH 600mm END SPAN. FIXING TYPE T = 1/10G SELF-DRILLING SCREW, 80 LONG 2.4kn UPLIFT.

SPOUTING
125 QUATER ROUND GUTTERING

FASCIAS / BARGES
METALCRAFT 185 METAL FASCIAS. COLOUR FLAXPOD

DOWNPIPES
80dia COLORSTEEL DOWNPIPES WITH PIPE CLIPS @ 1200crs. COLOUR: FLAXPOD

CHIMNEY FLUE WITH SEISMIC STRAPS AS REQUIRED
AS PER PRODUCT SPECS- COLOUR TO MATCH ROOFING.
TO HAVE SEISMIC RESTRAINTS TO ROOF AS REQUIRED.
WITH FLEXIBLE CONE FLASHING SLEEVE OVER PAN FLASHING EXTENDED TO RIDGE.
POWDERCOAT FLUE TO MATCH ROOF.

ROOF COLOUR
ROOF COLOUR + FLASHINGS COLOUR = FLAXPOD

ROOF JUNCTIONS
INSTALL BUTYNOL RIDGE FLASHINGS TO ALL JUNCTIONS AS PER ROOFING C.O.P

ROOF PENETRATION
DEKTITE EPDM FLEXIBLE CONE SLEEVE TO ROOF PENETRATION- REFER DETAILS

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ROOF PLAN
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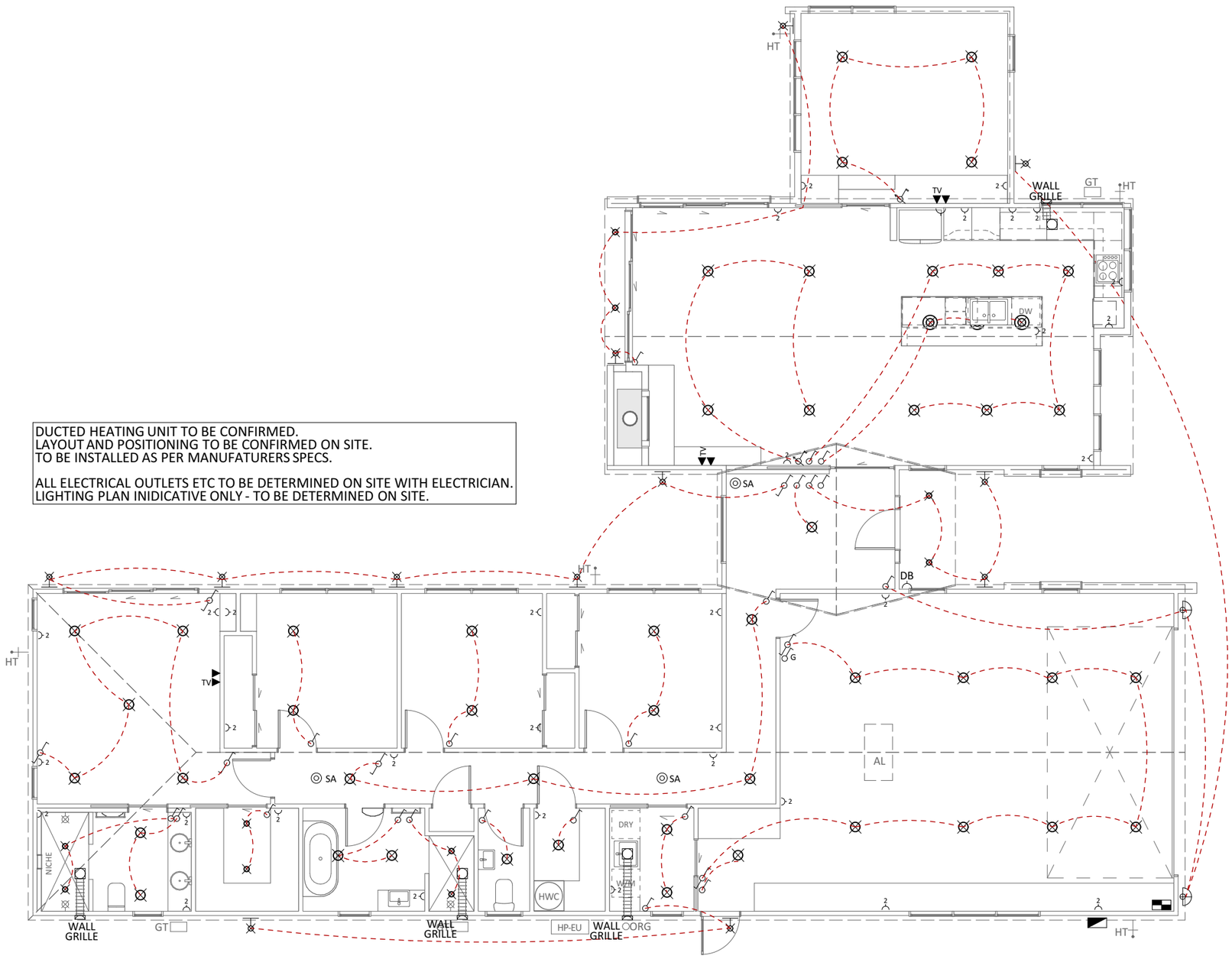
DUCTED HEATING UNIT TO BE CONFIRMED.
LAYOUT AND POSITIONING TO BE CONFIRMED ON SITE.
TO BE INSTALLED AS PER MANUFATURERS SPECS.

ALL ELECTRICAL OUTLETS ETC TO BE DETERMINED ON SITE WITH ELECTRICIAN.
LIGHTING PLAN INIDICATIVE ONLY - TO BE DETERMINED ON SITE.



GENERAL NOTES:

- LED PIN LIGHTS RECESSED 75Ø
- HANGING PENDANT LIGHT
- SOFFIT MOUNTED HALOGEN
- WALL MOUNT LIGHT
- EXTERNAL DIRECTIONAL SENSOR LIGHT
- DB DOOR BELL OUTLET
- SINGLE SOCKET POWER OUTLET
- 2 DOUBLE SOCKET POWER OUTLET
- TELEPHONE JACK / DATAPOINT
- TV TELEVISION AERIAL POINT
- SINGLE LIGHT SWITCH
- DOUBLE LIGHT SWITCH
- TWO-WAY SWITCH
- SWITCH WITH LIGHT DIMMER
- G GARAGE DOOR OPENER SWITCH
- SMART METER BOARD
- INTERNAL SWITCH BOARD
- SA SMOKE ALARM
- EXTRACT FAN
- htr HEATED TOWEL RAIL
- BATHROOM HEATER
- WIRING FOR LIGHTING

ELECTRICIAN TO CONFIRM ELECTRICAL LAYOUT WITH OWNER PRIOR TO ANY WORK BEING CARRIED OUT.

DUCTED HEATING
SELECTED DUCTED HEATING/COOLING UNIT IN ROOF SPACE AS SELECTED BY BUILDER. INSTALLER TO DISCUSS WITH CLIENTS ON SITE

TYPICALLY 300mm ABOVE FLOOR FOR POWER OUTLETS. LIGHT SWITCHES TO BE 1000mm ABOVE FLOOR.

ALLOW FOR EXTERNAL LANDSCAPING LIGHTS IP65 FITTINGS

ANY AND ALL DOWN LIGHTS INSTALLED TO BE CA RATED AND NO MORE THAN 1 PER 5M2.

SPACES IN HOUSEHOLD UNITS AND ACCOMMODATION UNITS THAT CONTAIN COOKTOPS, SHOWERS AND BATHS MUST HAVE MECHANICAL EXTRACT FANS INSTALLED TO REMOVE MOISTURE GENERATED BY THESE FIXTURES.

MECHANICAL EXTRACT FANS (INCLUDING ASSOCIATED DUCTING) MUST HAVE A FLOW RATE NOT LESS THAN:
25 L/S FOR SHOWERS AND BATHS, AND
50 L/S FOR COOKTOPS

CONSIDER LIGHTING TO THE DRIVEWAY & GARDENS

PROVIDE NECESSARY POWER TO HOT WATER CYLINDER AND HEAT PUMP OUTDOOR UNITS. HWC TO BE FITTED WITH SEISMIC RESTRAINT STRAPS AS PER NZBC G12/AS1 FIG. 14

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ELECTRICAL / LIGHTING

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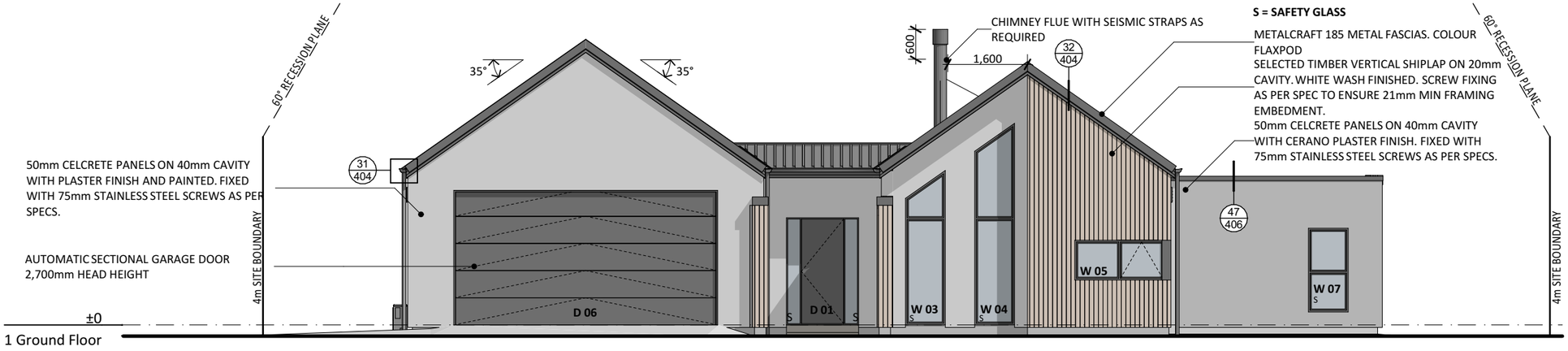
NORTH ELEVATION 1:100



EAST ELEVATION 1:100

BUILDING ENVELOPE RISK MATRIX		
NORTH ELEVATION		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	Low risk	0
Number of storeys	Low risk	0
Roof/wall intersection design	High risk	3
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**9**

BUILDING ENVELOPE RISK MATRIX		
EAST ELEVATION		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	Low risk	0
Number of storeys	Low risk	0
Roof/wall intersection design	High risk	3
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**9**

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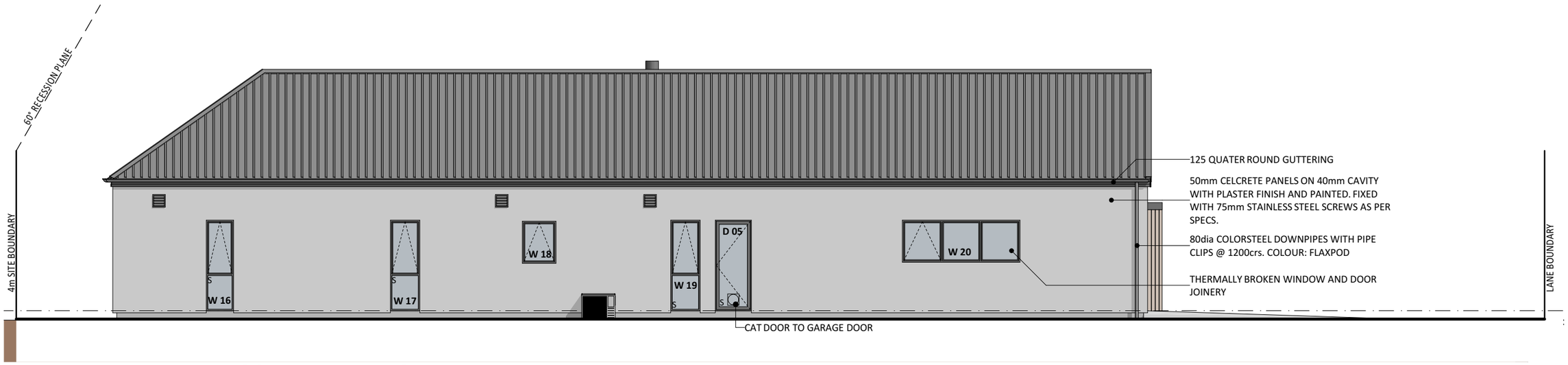
N + E ELEVATIONS

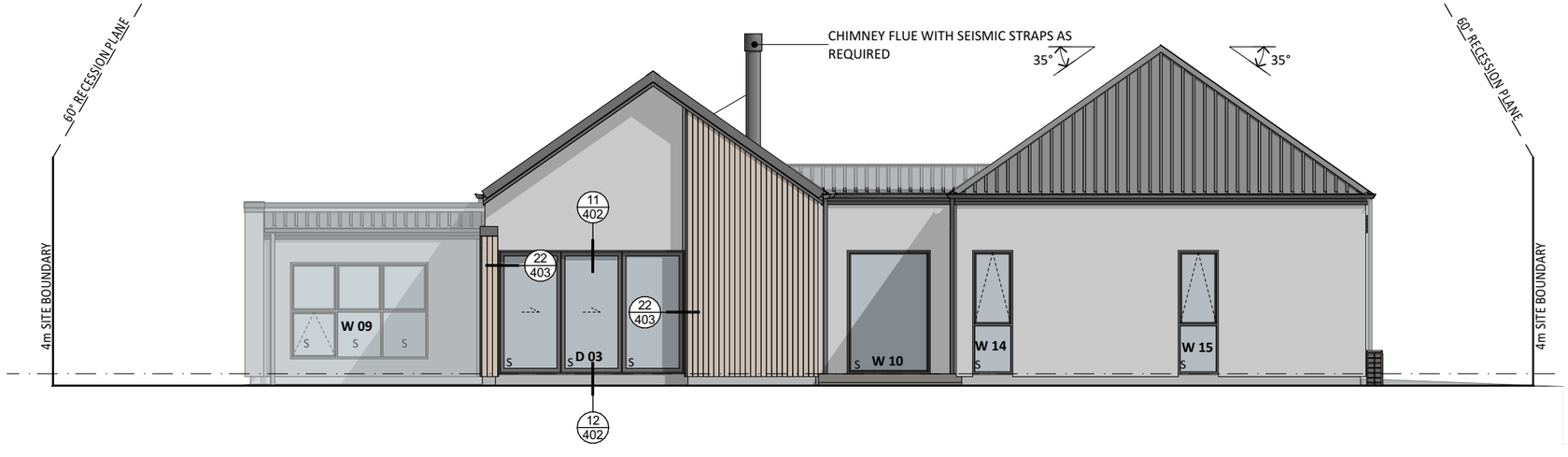
ARCH CONSENT RFI RESPONSE #5

REVISION:
RFI RESPONSE TO COUNCIL (ISSUE 5)

DATE:	4/03/2024	JOB: 23015	
DESIGN:	B FLECK	SHEET:	A2.01
DRAWN:	B FLECK		
CHECKED:	C PLUCK		
SCALES:	1:100 @ A3	ISSUE: RFI 5	OF 29



SOUTH ELEVATION 1:100



WEST ELEVATION 1:100

BUILDING ENVELOPE RISK MATRIX		
SOUTH ELEVATION		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	Low risk	0
Number of storeys	Low risk	0
Roof/wall intersection design	High risk	3
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**9**

BUILDING ENVELOPE RISK MATRIX		
WEST ELEVATION		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	Low risk	0
Number of storeys	Low risk	0
Roof/wall intersection design	High risk	3
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**9**

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S + W ELEVATIONS
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DATE:	4/03/2024	JOB: 23015	
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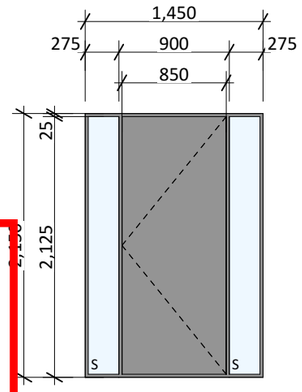
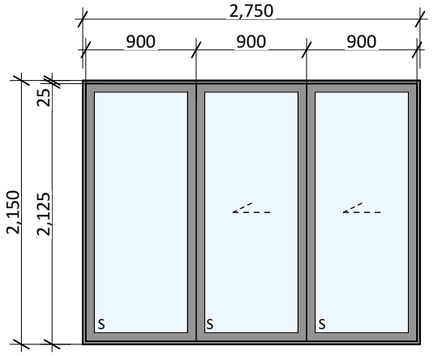


D 01

FRONT DOOR TYPE TBC



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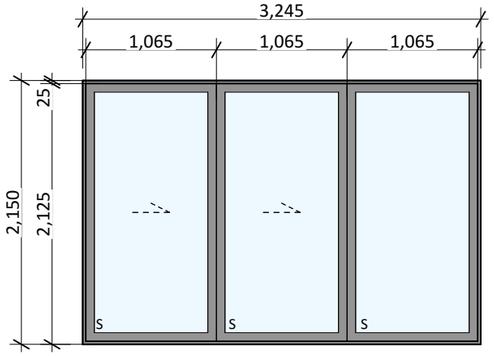

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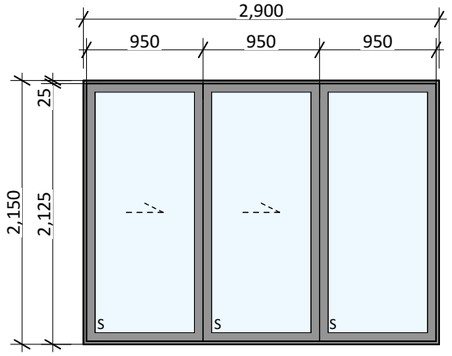

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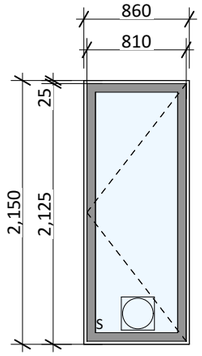
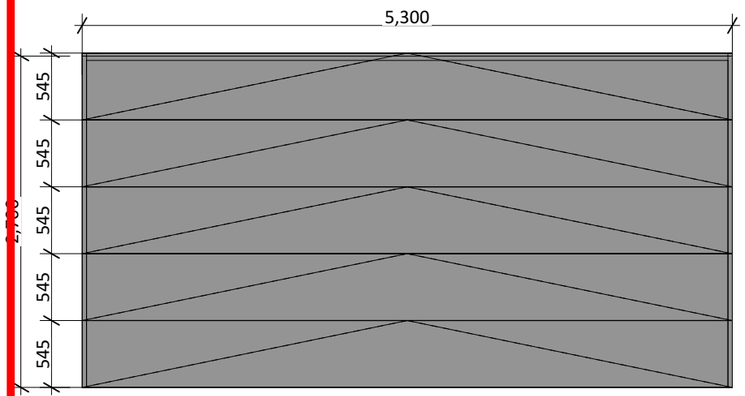


D 05

CAT DOOR - TO BE SELECTED



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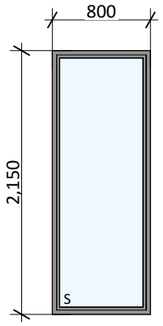

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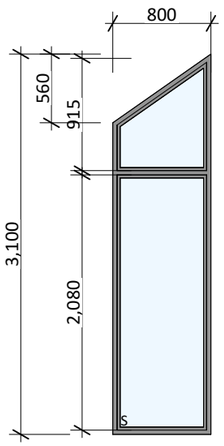

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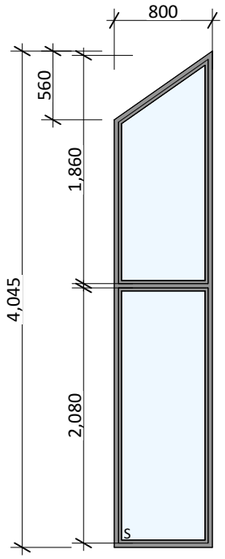

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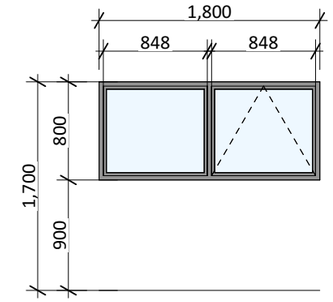

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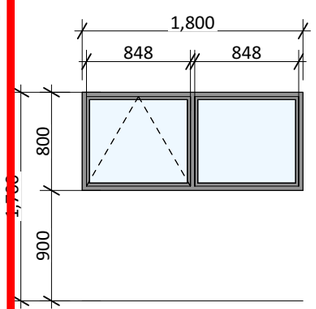

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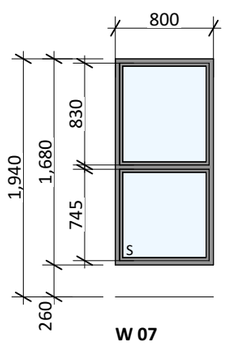

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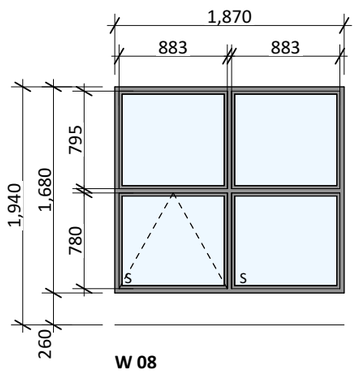

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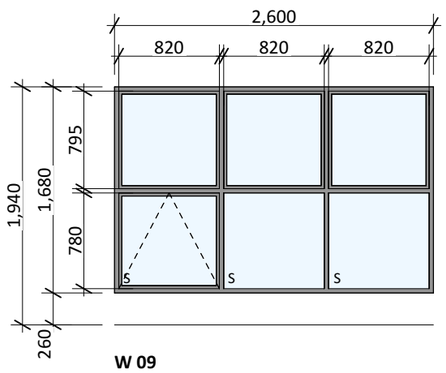

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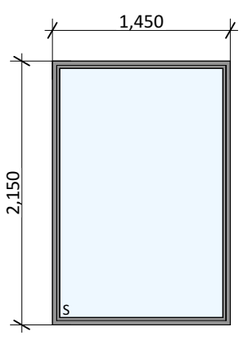

W 10

WINDOWS & DOORS

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BUILDER TO CONFIRM WITH WINDOW MANUFACTUER WHICH WINDOWS/DOORS ARE TO HAVE SILL ADAPTORS (REBATED INTO SLAB)

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60x18 SQUARE EDGE INTERNAL SKIRTING BOARDS - TO BE CONFIRMED

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WINDOWS + DOORS

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RFI RESPONSE TO COUNCIL (ISSUE 5)

DATE:	4/03/2024	JOB:	23015
DESIGN:	B FLECK	SHEET:	A2.03
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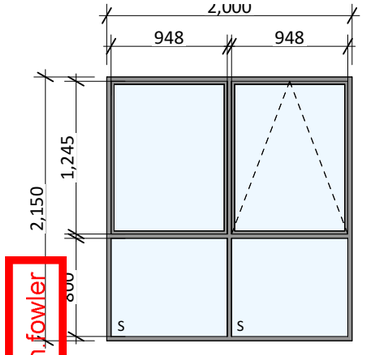
CHECKED:	C PLUCK		
SCALES:	1:50 @ A3	ISSUE: RFI 5	OF 29



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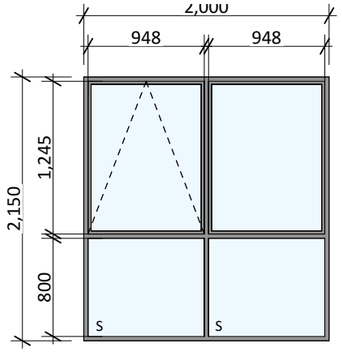

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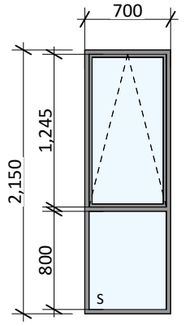
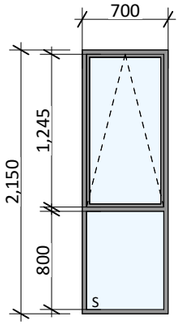


W 14, W 17, W 19

WINDOW 17 TO BE OPAQUE



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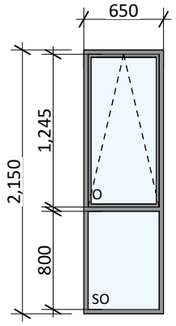

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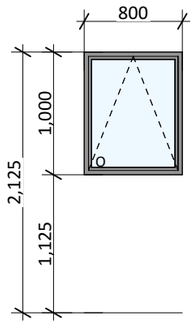

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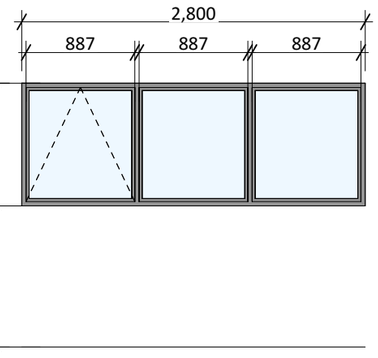

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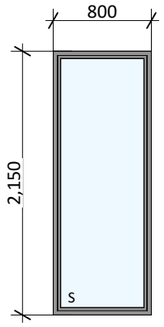

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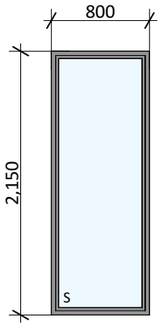

W 22

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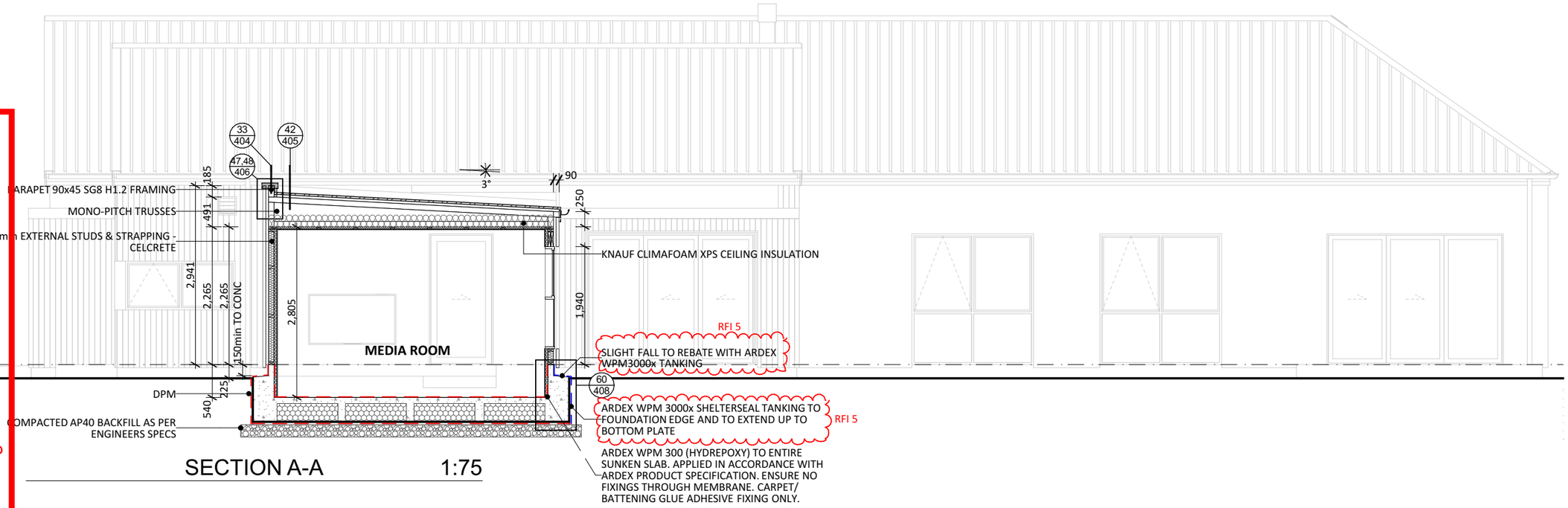

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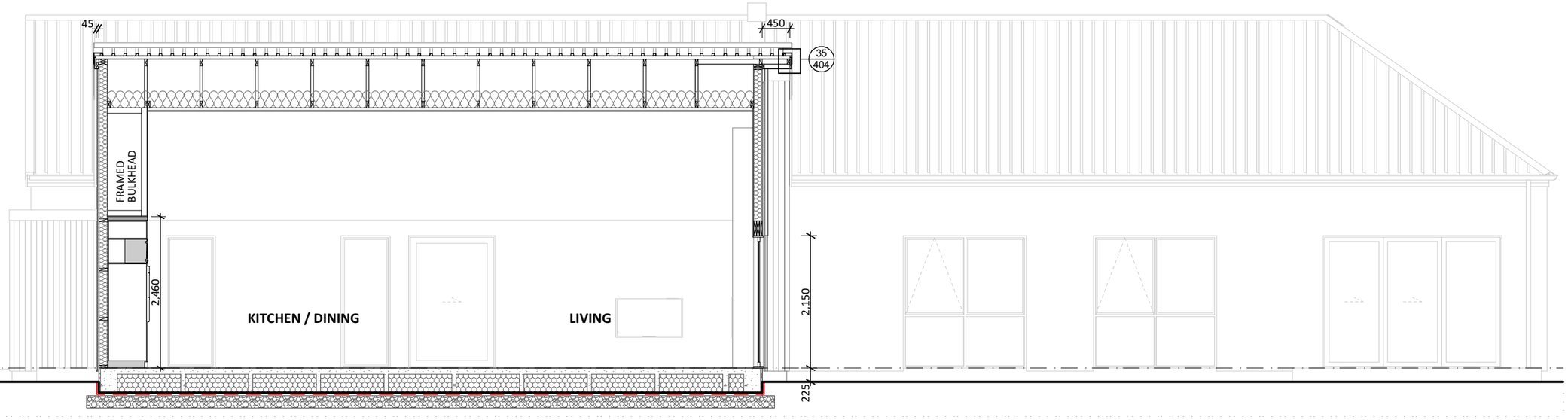

SECTION B-B 1:75

GENERAL NOTES

FOUNDATION NOTES
READ PLANS IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS AND OTHER APPLICABLE DOCUMENTS.

DPM
DPM OVER 25mm SAND BLINDING ON COMPACTED AP40

BACKFILL
COMPACTED AP40 BACKFILL AS PER ENGINEERS SPECS

SUNKEN SLAB INTERNAL WATERPROOFING
ARDEX WPM 300 (HYDREPOXY) TO ENTIRE SUNKEN SLAB. APPLIED IN ACCORDANCE WITH ARDEX PRODUCT SPECIFICATION

90mm EXTERNAL STUDS & STRAPPING - CELCRETE
90x45 SG8 H1.2 STUDS @600crs DWANGS @800crs (UNLESS NOTED OTHERWISE). REFER ENG FOR BRACING. PROVIDE ADDITIONAL TIMBER STRAPPING TO INSIDE FACE FOR XPS INSULATION TO EXTEND INTO SUNKEN MEDIA SLAB

WALL FRAMING GENERAL
ALL TIMBER WALL FRAMING TO BE SG8 H1.2 TREATED. BOTTOM PLATES TO HAVE DPC SEPERATION TO CONCRETE

TOP PLATE FIXING
FIXING TYPE A- 2/90x3.15dia PLAIN STEEL WIRE NAILS DRIVEN VERTICALLY INTO STUD (0.7kN)

MONO-PITCH TRUSSES
90x45 SG8 H1.2 MONO-PITCH TRUSSES @900 crs BY TRUSS DESIGNER. WITH HEEL HEIGHT AS PER SECTIONS

PARAPET 90x45 SG8 H1.2 FRAMING
90x45 SG8 H1.2 PARAPET JACK STUDS @600crs. BOTTOM PLATE FIXED INTO TRUSSES WITH 3/90x3.15 POWER DRIVEN NAILS. TOP PLATE TO LINE THROUGH UNDERNEATH FASCIAS AS PER DETAIL 47 SHEET 406.

CEILING BATTENS
70x35mm H1.2 TIMBER CEILING BATTENS @600crs

50mm CELCRETE PANELS (CERANO)
50mm CELCRETE PANELS ON 40mm CAVITY WITH CERANO PLASTER FINISH. FIXED WITH 75mm STAINLESS STEEL SCREWS AS PER SPECS.

SELECTED VERTICAL SHIPLAP
SELECTED TIMBER VERTICAL SHIPLAP ON 20mm CAVITY. WHITE WASH FINISHED. SCREW FIXING AS PER SPEC TO ENSURE 21mm MIN FRAMING EMBEDMENT.

SELECTED SOFFIT CLADDING
SELECTED JAMES HARDIES FIBRE CEMENT SHEET WITH uPVC JOINTERS. PAINT FINISHED AND INSTALLED TO MANUFACTURERS SPECS

0.4BMT METALCRAFT ROOFING
0.4BMT COLORSTEEL ENDURA T-RIB METALCRAFT ROOFING FIXING PATTERN HIT 1 MISS ONE WITH 12Gx65mm ROOFING SCREWS. INSTALLED TO MANUFACTURERS SPECS. COLOUR: FLAXPOD

FLASHINGS
0.55BMT COLORSTEEL ENDURA FLASHINGS

PURLINS
70x45 H1.2 SG8 PURLINS @ 900crs, WITH 600mm END SPAN. FIXING TYPE T = 1/10G SELF-DRILLING SCREW, 80 LONG 2.4kn UPLIFT.

SPOUTING
125 QUATER ROUND GUTTERING

FASCIAS / BARGES
METALCRAFT 185 METAL FASCIAS. COLOUR FLAXPOD

THERMALLY BROKEN WINDOW AND DOOR JOINERY
APL THERMALHEART ALUMINIUM POWDERCOATED WINDOR AND DOOR JOINERY WITH LOW E4 DOUBLE GLAZING ARGON FILLED. 25mm SQUARE REVEALS WITH ARCHITRAVES

KNAUF CEILING INSULATION (LOW-PITCH)
KNAUF 195mm R4.1 GLASSWOOL CEILING INSULATION NOTCHED OVER TRUSS BOTTOM CHORDS. ENSURE 20mm AIR GAP TO UNDERSIDE OF PURLINS

KNAUF CLIMAFOAM XPS CEILING INSULATION
KNAUF 30mm R1.1 CLIMAFOAM XPS BETWEEN CEILING BATTENS TO MEDIA ROOM

RIBRAFT PERIMETER INSULATION
DURATHERM GOLD PERIMETER INSULATION INSTALLED TO MANUFACTURERS SPECS

13mm GIB CEILING LINING
13mm PLASTERBOARD WITH APPROVED FIXINGS AND TO MANUFACTURER'S SPECIFICATION ON 70x35mm TIMBER CEILING BATTENS @600crs

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CROSS SECTION A-A + B-B

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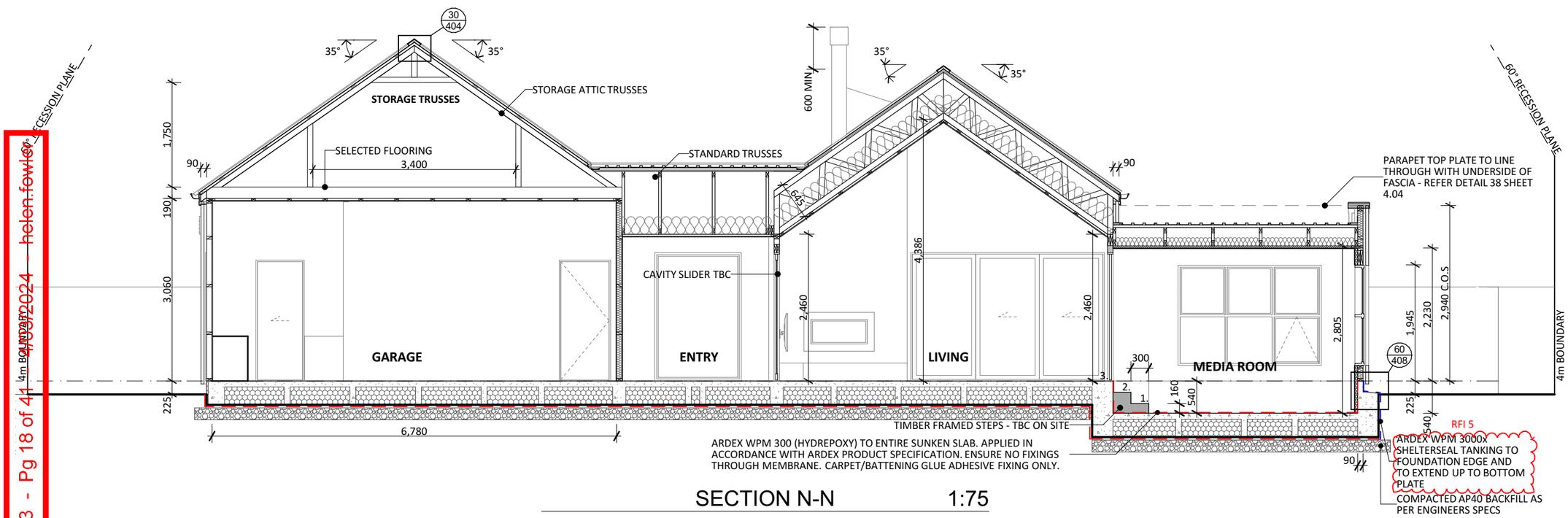
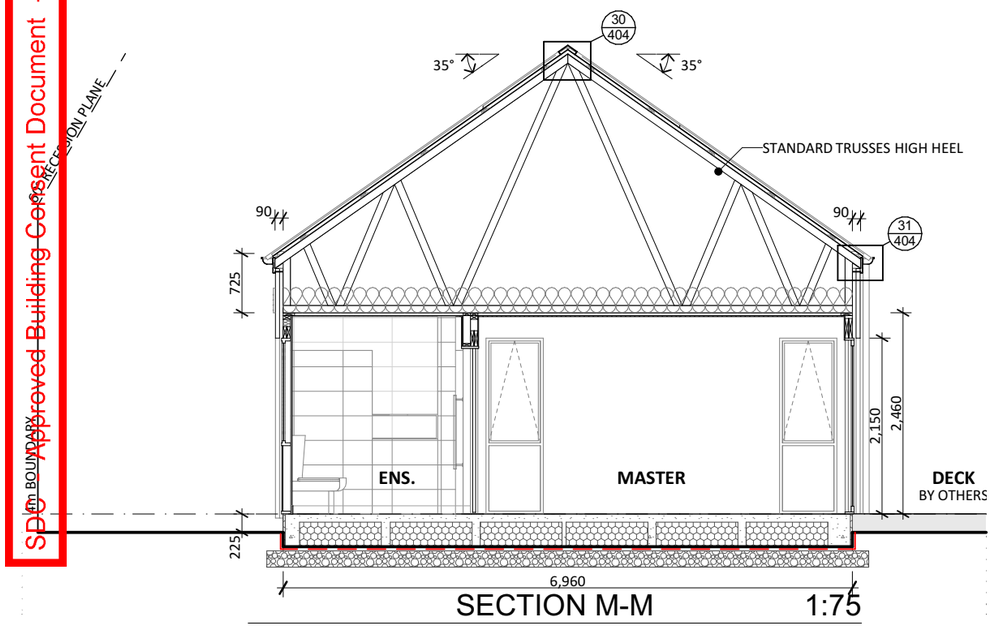
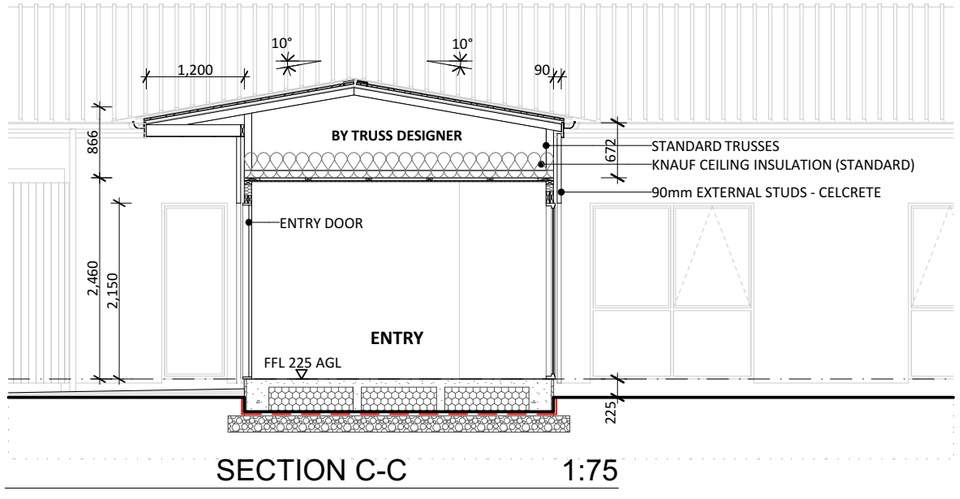


SECTION N-N 1:75



SECTION M-M 1:75



SECTION C-C 1:75

GENERAL NOTES

FOUNDATION NOTES
READ PLANS IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS AND OTHER APPLICABLE DOCUMENTS.

DPM
DPM OVER 25mm SAND BLINDING ON COMPACTED AP40

BACKFILL
COMPACTED AP40 BACKFILL AS PER ENGINEERS SPECS

SUNKEN SLAB INTERNAL WATERPROOFING
ARDEX WPM 300 (HYDREPOXY) TO ENTIRE SUNKEN SLAB. APPLIED IN ACCORDANCE WITH ARDEX PRODUCT SPECIFICATION. ENSURE NO FIXINGS THROUGH MEMBRANE. CARPET/BATTENING GLUE ADHESIVE FIXING ONLY.

90mm EXTERNAL STUDS - CELCRETE
90x45 SG8 H1.2 STUDS @600crs DWANGS @800crs (600crs FOR FULLY TILED WALLS). REFER ENG FOR BRACING.

WALL FRAMING GENERAL
ALL TIMBER WALL FRAMING TO BE SG8 H1.2 TREATED. BOTTOM PLATES TO HAVE DPC SEPERATION TO CONCRETE

TOP PLATE FIXING
FIXING TYPE A- 2/90x3.15dia PLAIN STEEL WIRE NAILS DRIVEN VERTICALLY INTO STUD (0.7kN)

STANDARD TRUSSES
90x45 SG8 H1.2 TRUSSES @900crs BY TRUSS DESIGNER. WITH HEEL HEIGHT HEIGHT AS PER SECTION

PARALLEL CHORD TRUSSES
90x45 SG8 H1.2 PARALLEL CHORD TRUSESS @900crs BY TRUSS DESIGNER. WITH HEEL HEIGHT AS PER SECTION

ATTIC STORAGE TRUSSES
90x45 SG8 H1.2 ATTIC STORAGE TRUSSES @900 crs BY TRUSS DESIGNER. WITH HEEL HEIGHT AS PER SECTIONS

CEILING BATTENS
70x35mm H1.2 TIMBER CEILING BATTENS @600crs

50mm CELCRETE PANELS
50mm CELCRETE PANELS ON 40mm CAVITY WITH PLASTER FINISH AND PAINTED. FIXED WITH 75mm STAINLESS STEEL SCREWS AS PER SPECS.

SELECTED VERTICAL SHIPLAP
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70x45 H1.2 SG8 PURLINS @ 900crs, WITH 600mm END SPAN. FIXING TYPE T = 1/10G SELF-DRILLING SCREW, 80 LONG 2.4kn UPLIFT.

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METALCRAFT 185 METAL FASCIAS. COLOUR FLAXPOD

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APL THERMALHEART ALUMINIUM POWDERCOATED WINDOR AND DOOR JOINERY WITH LOW E4 DOUBLE GLAZING ARGON FILLED. 25mm SQUARE REVEALS WITH ARCHITRAVES

ENTRY DOOR
SELECTED ENTRY DOOR 2150mm HEAD HEIGHT

KNAUF CEILING INSULATION (STANDARD)
KNAUF 330mm R8.0 GLASSWOOL CEILING INSULATION NOTCHED OVER TRUSS BOTTOM CHORDS.- ENSURE MIN 20mm AIR GAP TO UNDERSIDE OF PURLINS AND MAINTAIN MIN R3.3 INSULATION TO 500mm PERIMETER OF ROOF AS REQUIRED.

KNAUF CEILING INSULATION (LOW-PITCH)
KNAUF 195mm R4.1 GLASSWOOL CEILING INSULATION NOTCHED OVER TRUSS BOTTOM CHORDS. ENSURE 20mm AIR GAP TO UNDERSIDE OF PURLINS

KNAUF CLIMAFOAM XPS CEILING INSULATION
KNAUF 30mm R1.1 CLIMAFOAM XPS BETWEEN CEILING BATTENS TO MEDIA ROOM

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CROSS SECTION C-C + M-M + N-N

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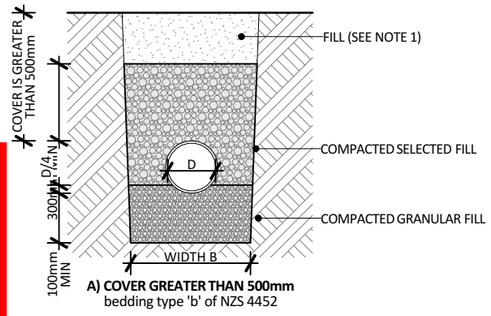
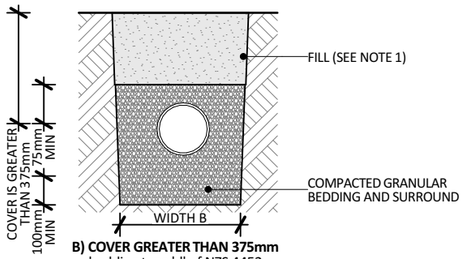
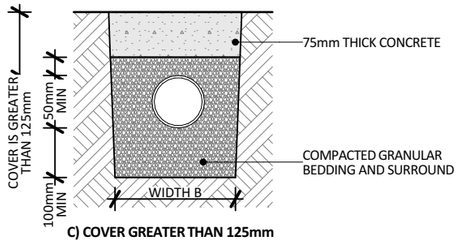


A) COVER GREATER THAN 500mm
bedding type 'b' of NZS 4452

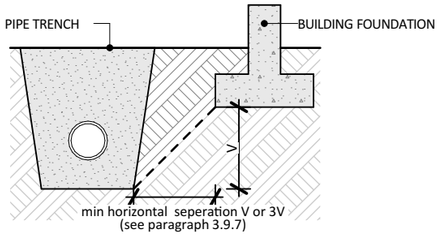


B) COVER GREATER THAN 375mm
bedding type 'd' of NZS 4452



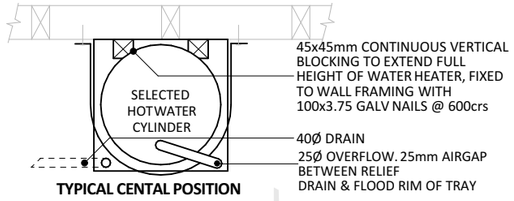
C) COVER GREATER THAN 125mm

NOTE
1. 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

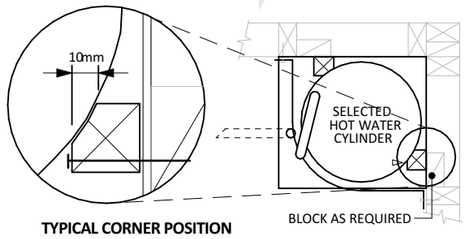


E1/AS1 PARAGRAPH 3.9.7 PROXIMITY OF TRENCH TO BUILDING
FOR LIGHT TIMBER FRAME AND CONCRETE MASONRY BUILDINGS CONSTRUCTRED TO NZS 4604 OR NZS 4229 IN ACCORDANCE WITH B1/AS1, PIPE TRENCHES WHICH ARE OPEN FOR NO LONGER THAN 48 HOURS SHALL BE LOCATED NO CLOSER THAN DISTANCE 'V' (SEE FIGURE 14) TO THE UNDERSIDE OF ANY BUILDING FOUNDATION. WHERE THE TRENCH IS TO REMAIN OPEN FOR PERIODS LONGER THAN 48 HOURS, THE MINIMUM HORIZONTAL SEPERATIN SHALL INCREASE TO 3V IN ALL GROUND EXCEPT ROCK.

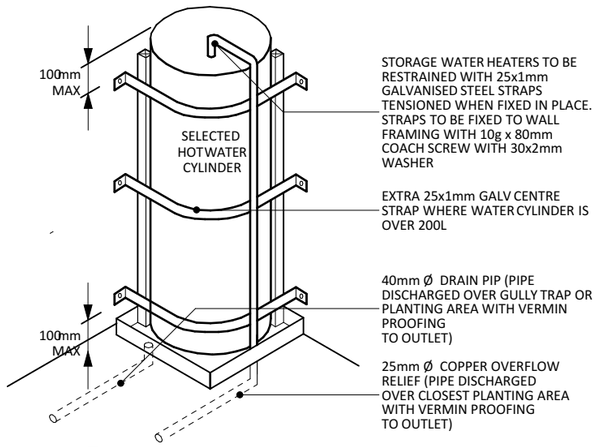
01 TYP. PIPE TRENCH DETAILS
SCALE: NTS



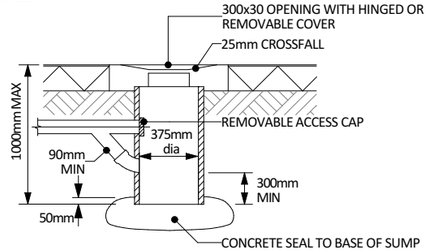
TYPICAL CENTAL POSITION



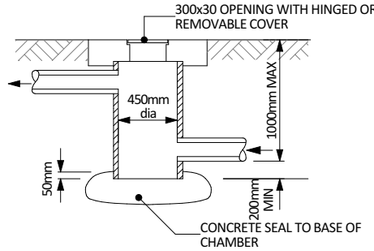
TYPICAL CORNER POSITION



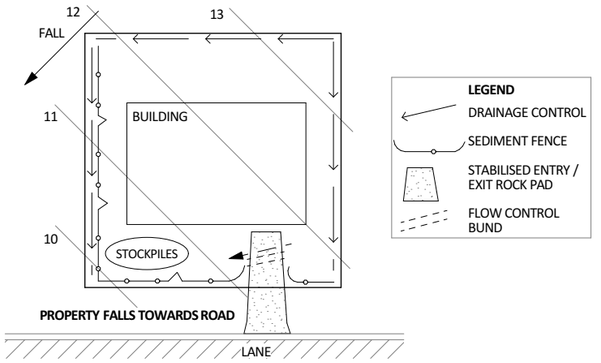
02 TYP. HWC RESTRAINT
SCALE: NTS



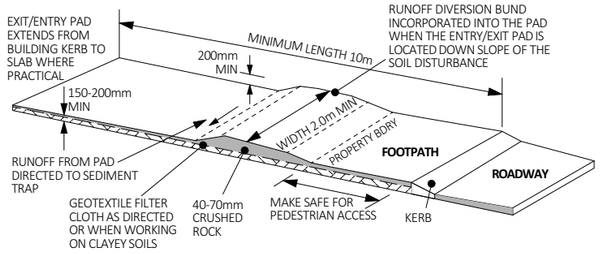
03 TYP. TYPE 1 SUMP (SECTION)
SCALE: NTS (FIGURE 8 E1/AS1)



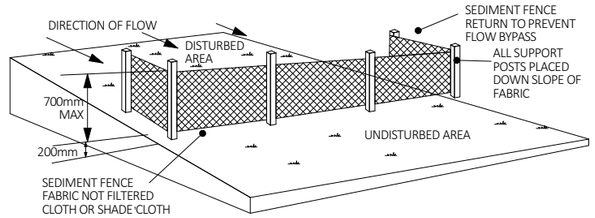
00 00 BUBBLE UP CHAMBER
SCALE: NTS (FIGURE 6 E1/AS1)



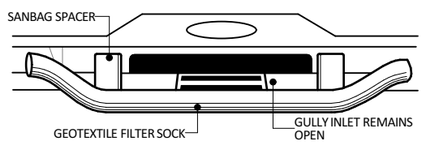
04 TYP. TYPICAL DRAIN & SEDIMENT CONTROL LAYOUTS



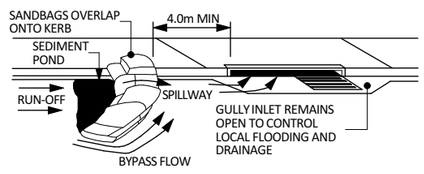
05 TYP. STABILIZED ENTRY / EXIT PAD
ECAN FIGURE 3 - ALL-WEATHER SITE ACCESS



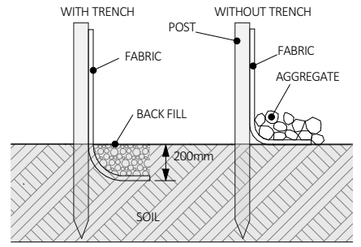
06 TYP. SEDIMENT FENCE
ECAN FIGURE 9



07 TYP. SUMP INLET PROTECTION
ECAN FIGURE 12 - FLAT SITE



08 TYP. SUMP INLET PROTECTION
ECAN FIGURE 13 - HILLSIDE SITE



09 TYP. ALTERNATIVE SEDIMENT FENCE
ECAN FIGURE 10 - WITH & WITHOUT TRENCH

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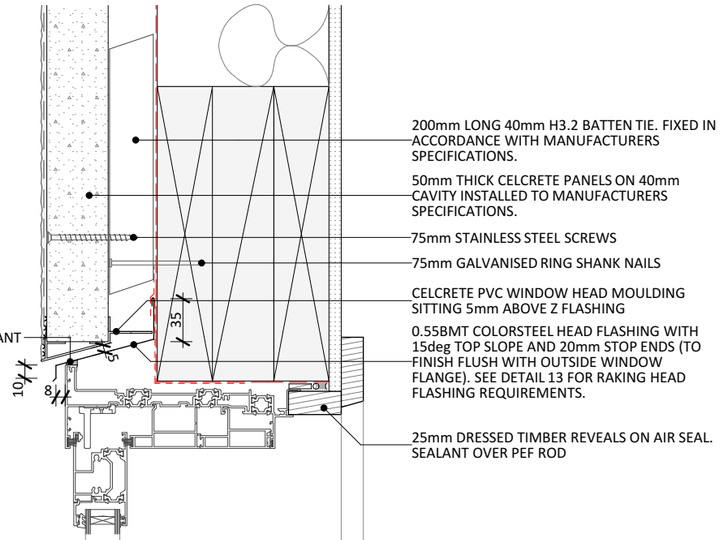
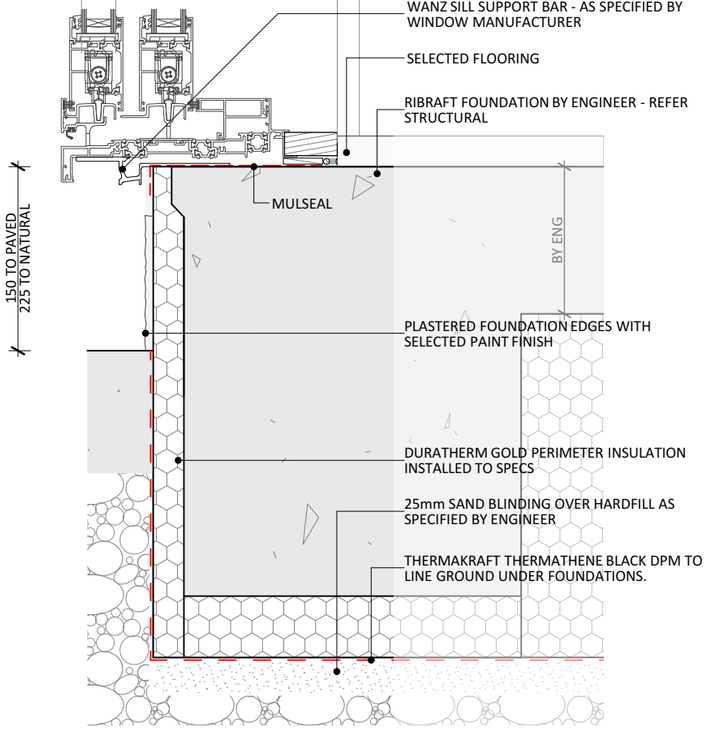
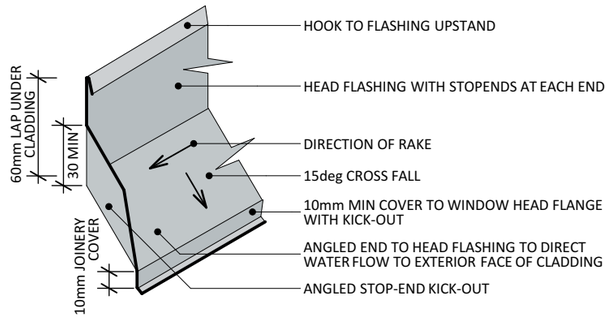


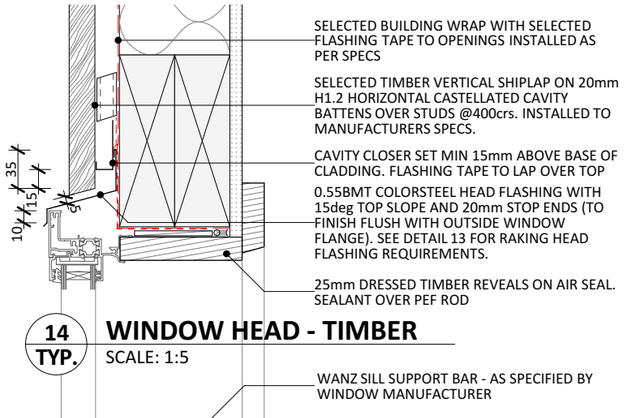
11 / 202 STACKER HEAD - CELCRETE
SCALE: 1:5



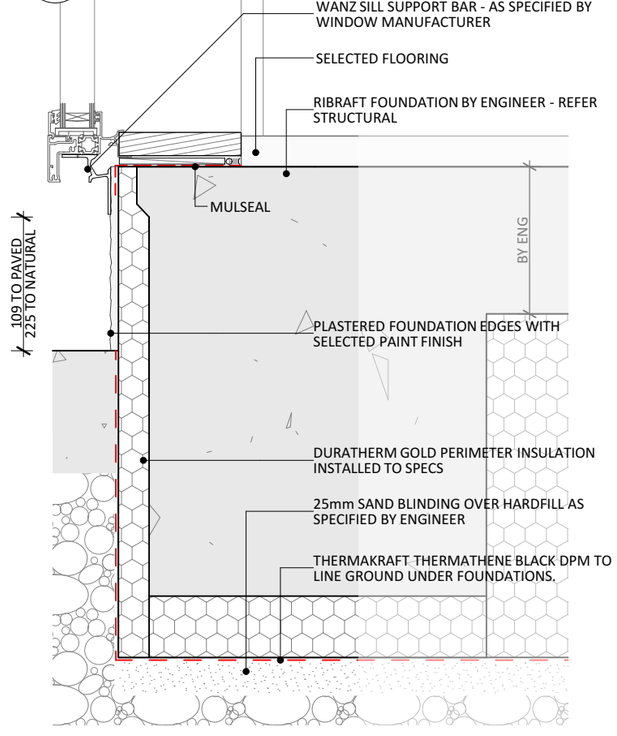
12 / 202 STACKER SILL - FOUNDATION
SCALE: 1:5



13 / TYP. RAKING WINDOW HEAD FLASHING
SCALE: 1:5



14 / TYP. WINDOW HEAD - TIMBER
SCALE: 1:5



15 / TYP. WINDOW SILL - FOUNDATION
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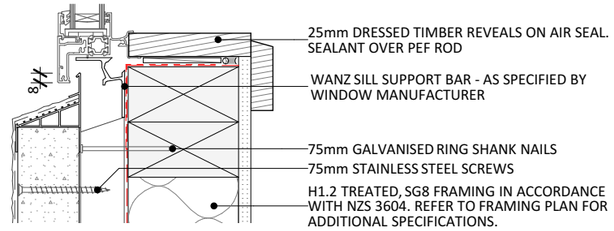
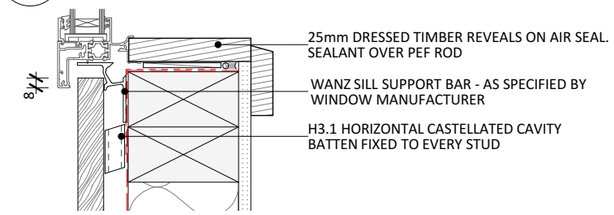
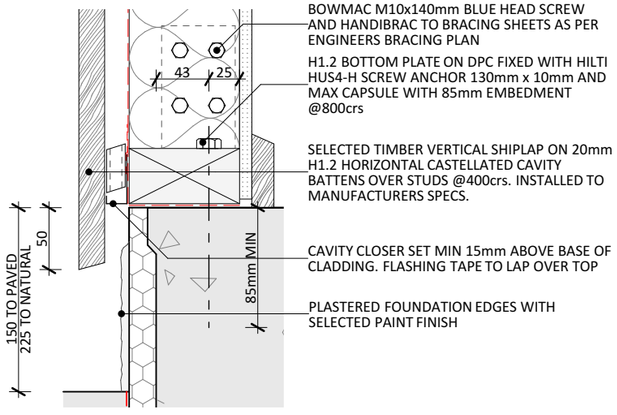


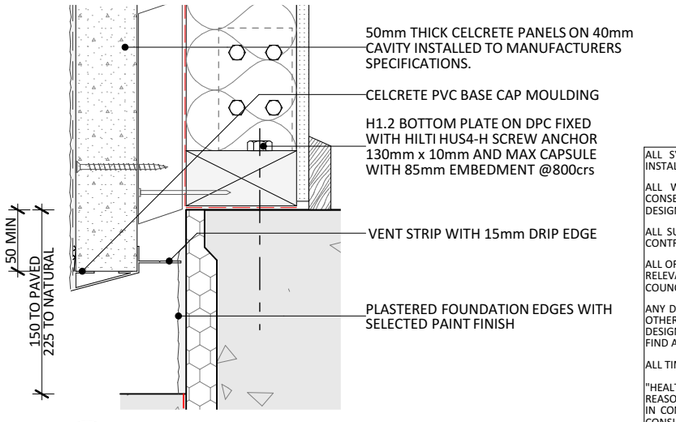
16 / TYP. WINDOW SILL - CELCRETE
SCALE: 1:5



17 / TYP. WINDOW SILL - TIMBER
SCALE: 1:5



18 / TYP. CLADDING BASE - TIMBER
SCALE: 1:5



19 / TYP. CLADDING BASE - CELCRETE
SCALE: 1:5

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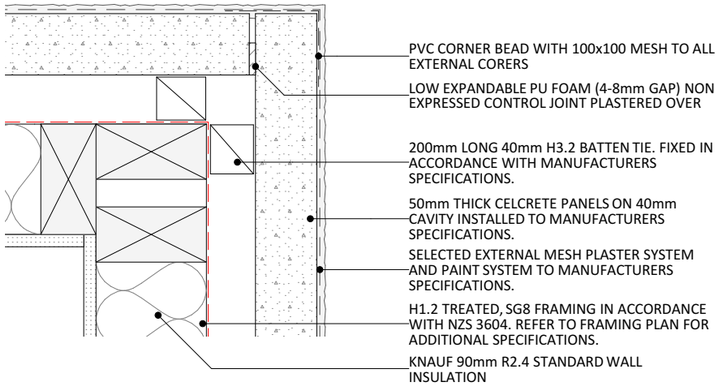
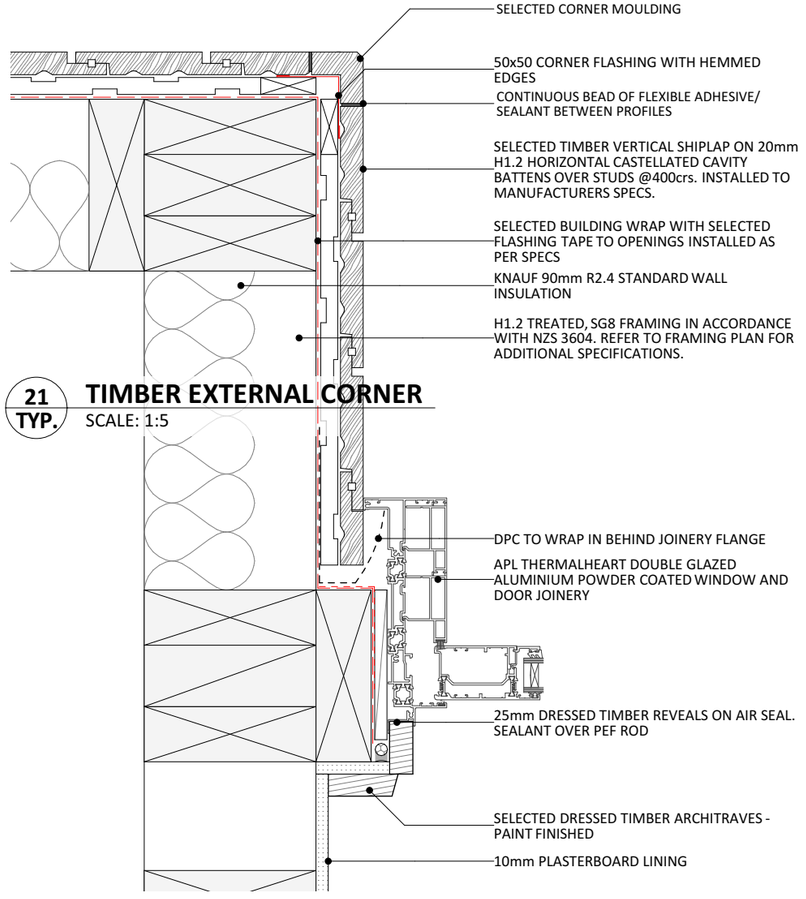
CLADDING DETAILS
ARCH CONSENT RFI RESPONSE #5

REVISION:
RFI RESPONSE TO COUNCIL (ISSUE 5)

DATE:	4/03/2024	JOB:	23015
DESIGN:	B FLECK	SHEET:	A4.02
DRAWN:	B FLECK		
CHECKED:	C PLUCK		
SCALES:	1:5 @ A3	ISSUE: RFI 5	OF 29

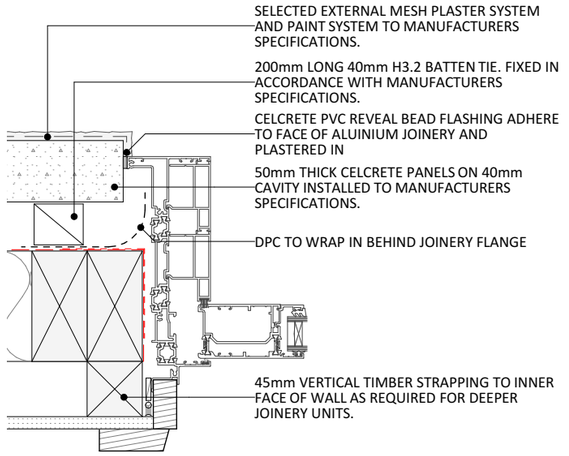


20 TYP. **CELCRETE EXT CORNER**
SCALE: 1:5

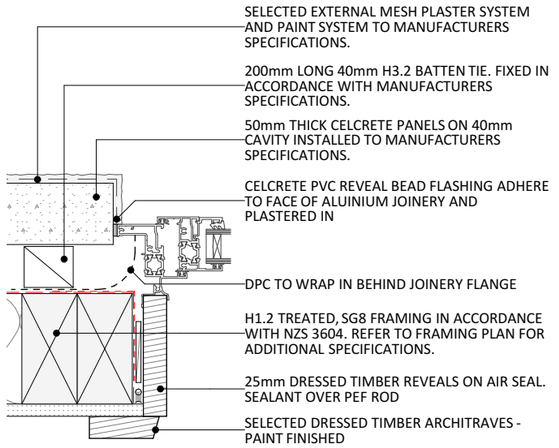


21 TYP. **TIMBER EXTERNAL CORNER**
SCALE: 1:5

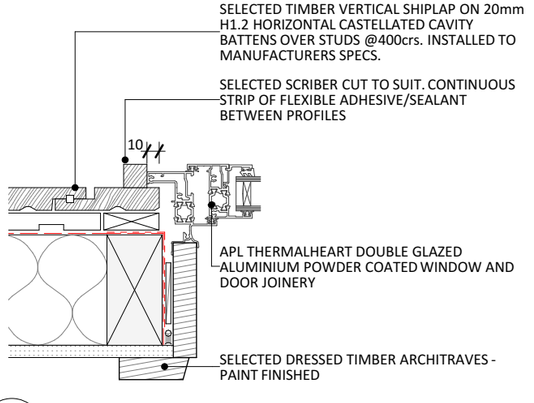
22 105 **STACKER - INTERNAL TIMBER CORNER**
SCALE: 1:5



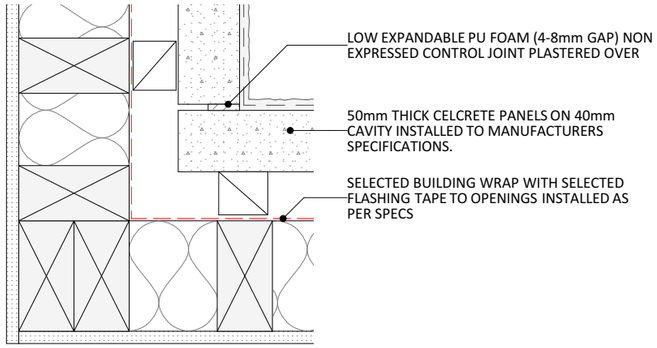
23 105 **STACKER JAMB - CELCRETE**
SCALE: 1:5



24 TYP. **WINDOW JAMB - CELCRETE**
SCALE: 1:5



25 TYP. **WINDOW JAMB - TIMBER**
SCALE: 1:5



26 TYP. **CELCRETE INT CORNER**
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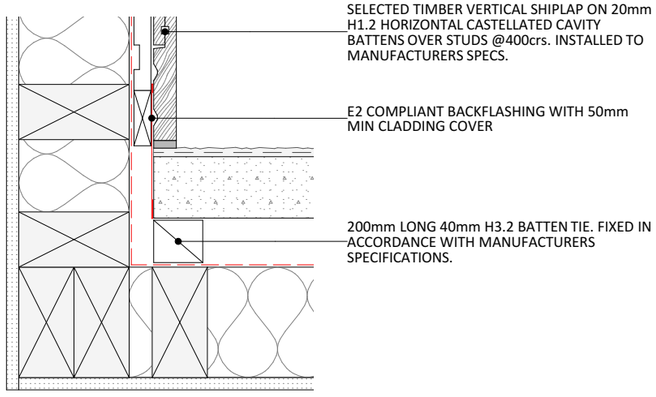
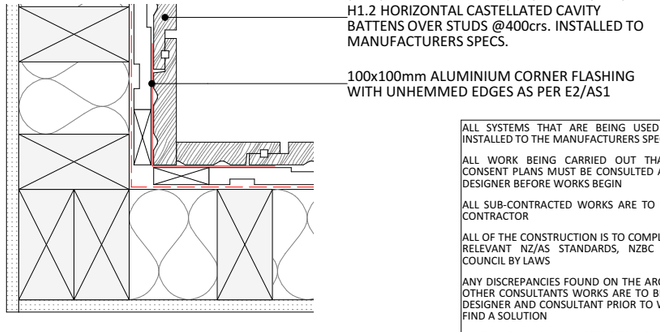


27 TYP. **TIMBER - CELCRETE INT CORNER**
SCALE: 1:5



28 TYP. **TIMBER INT CORNER**
SCALE: 1:5

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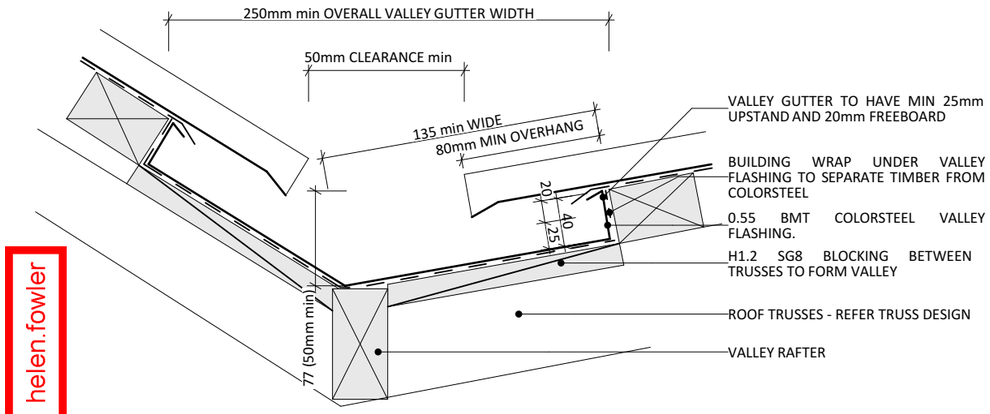
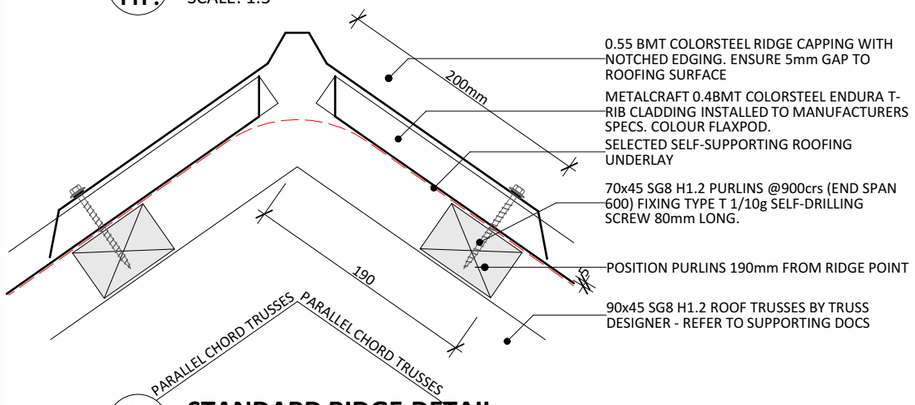
REVISION:
RFI RESPONSE TO COUNCIL (ISSUE 5)

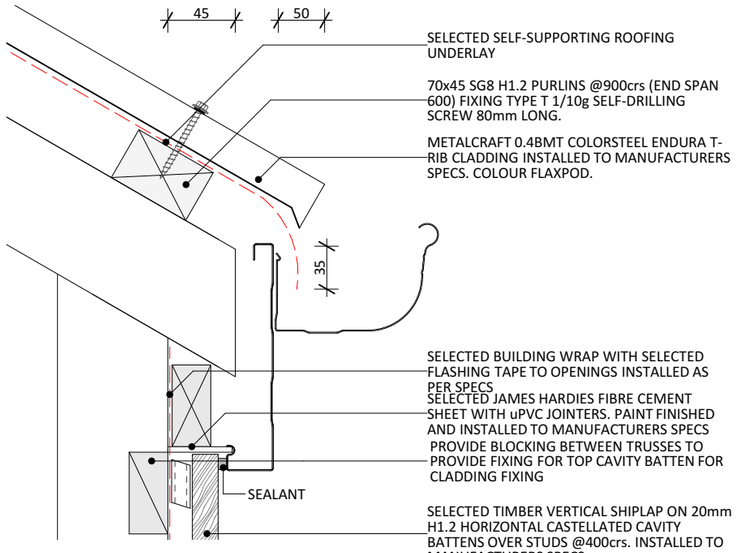
DATE:	4/03/2024	JOB:	23015
DESIGN:	B FLECK	SHEET:	A4.03
DRAWN:	B FLECK		
CHECKED:	C PLUCK		
SCALES:	1:5 @ A3	ISSUE: RFI 5	OF 29



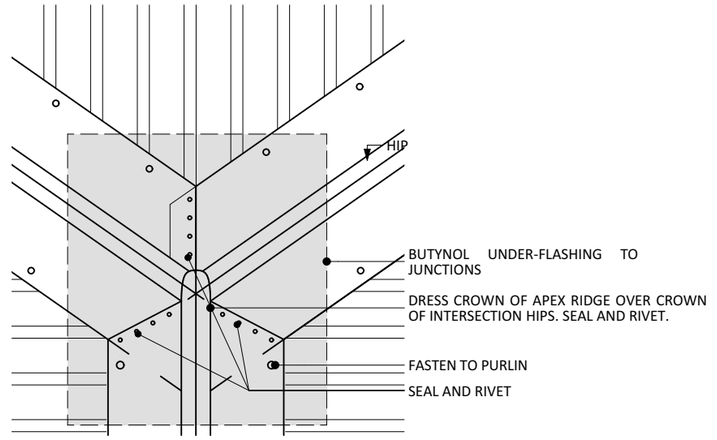
29 TYP. **TYPICAL VALLEY DETAIL**
SCALE: 1:5



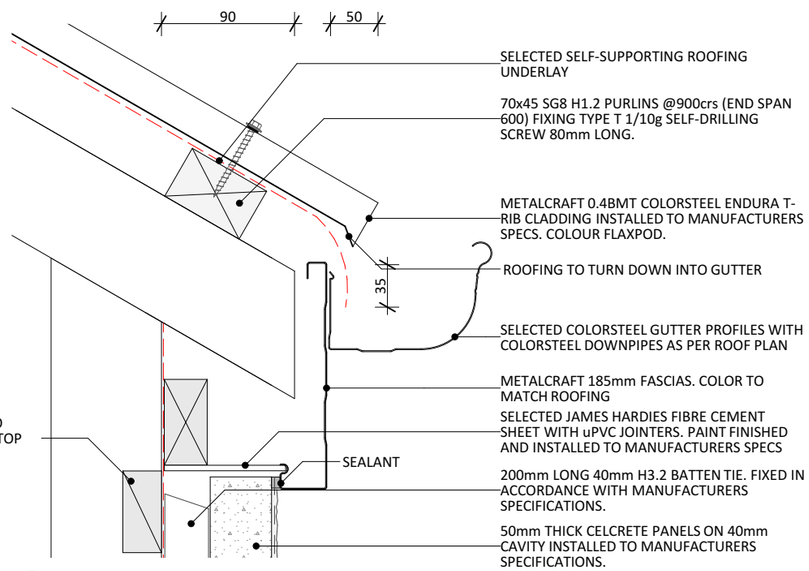
30 TYP. **STANDARD RIDGE DETAIL**
SCALE: 1:5



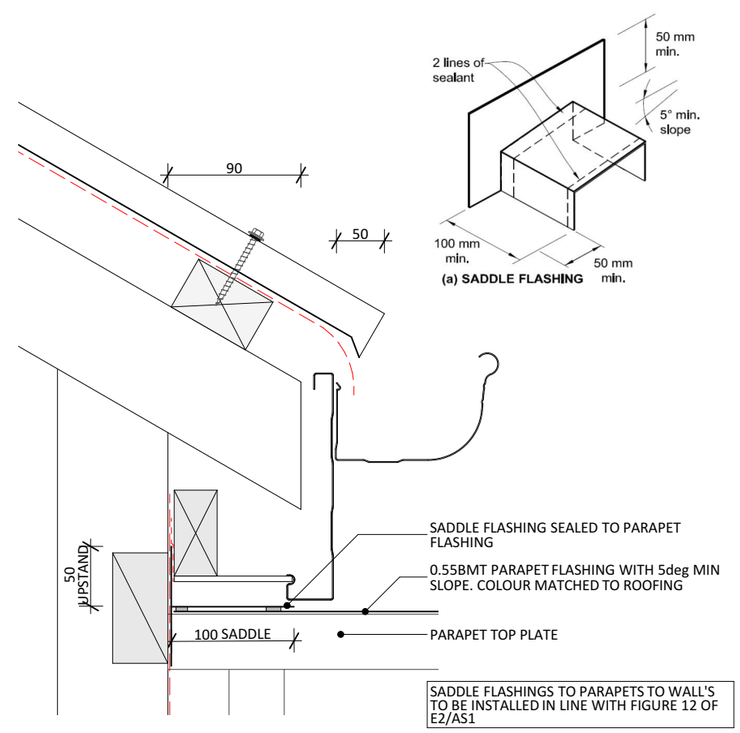
32 201 **TIMBER TO SOFFIT**
SCALE: 1:5



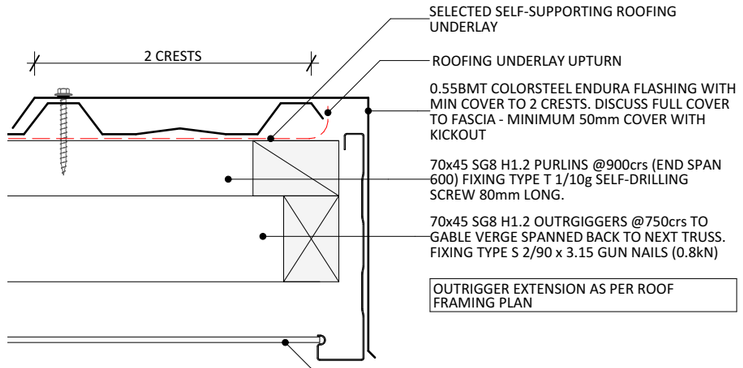
34 TYP. **RIDGE FLASHING - PLAN**
SCALE: 1:5



31 TYP. **CELCRETE TO SOFFIT**
SCALE: 1:5



33 108 **PARAPET SADDLE FLASHING**
SCALE: 1:5



35 301 **BARGE FLASHING**
SCALE: 1:5

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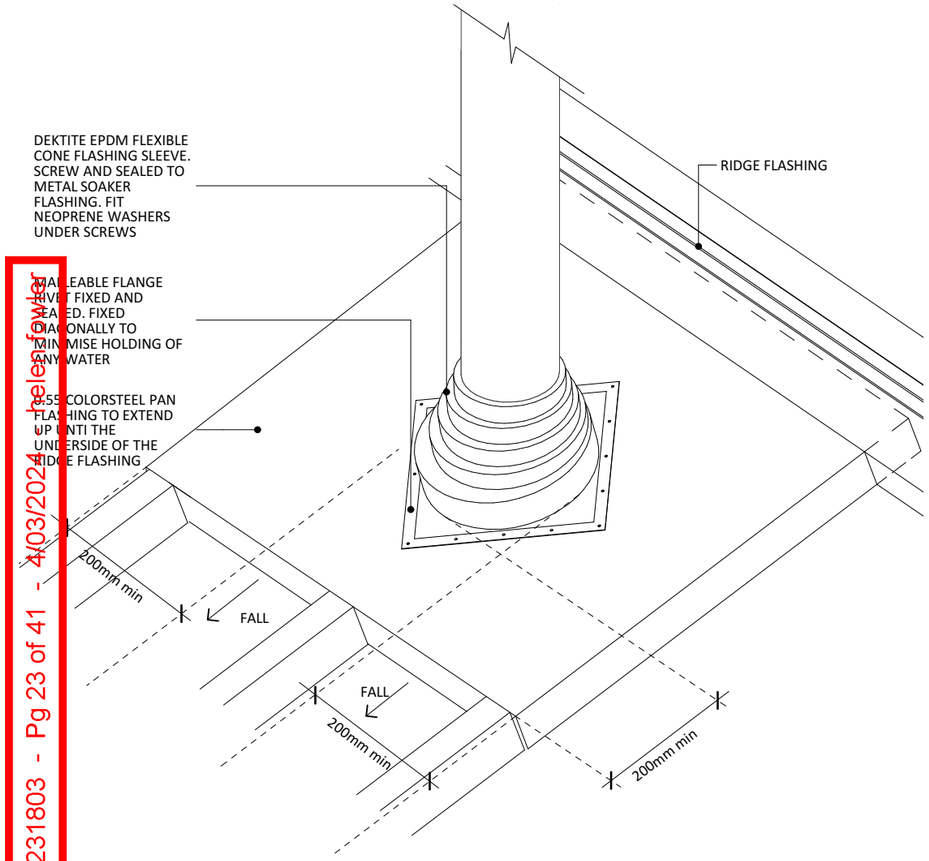
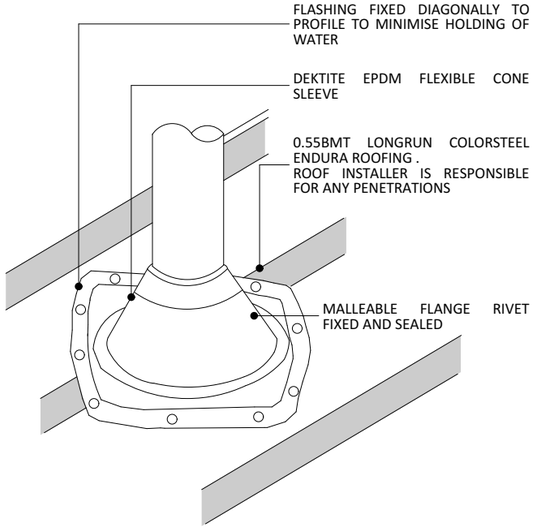
ROOF CLADDING DETAILS
ARCH CONSENT RFI RESPONSE #5
REVISION:
RFI RESPONSE TO COUNCIL (ISSUE 5)

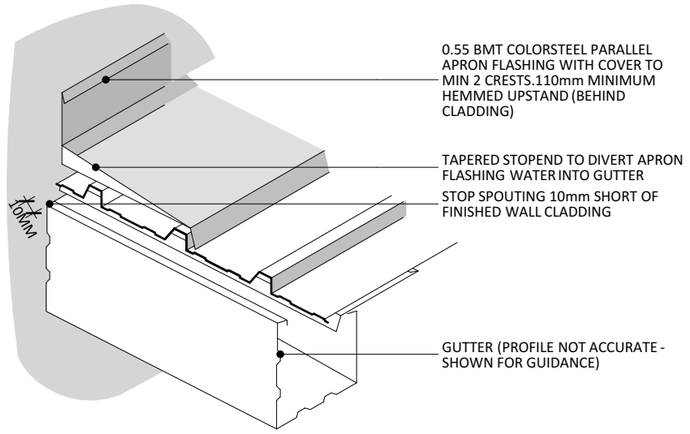
DATE:	4/03/2024	JOB:	23015
DESIGN:	B FLECK	SHEET:	A4.04
DRAWN:	B FLECK		
CHECKED:	C PLUCK		
SCALES:	1:5 @ A3	ISSUE: RFI 5	OF 29



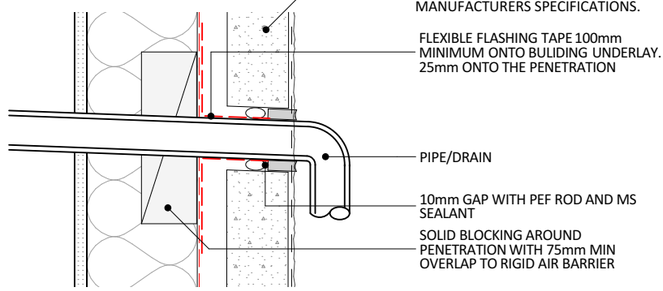
37 TYP. **ROOF PENETRATION >75dia**
SCALE: 1:5



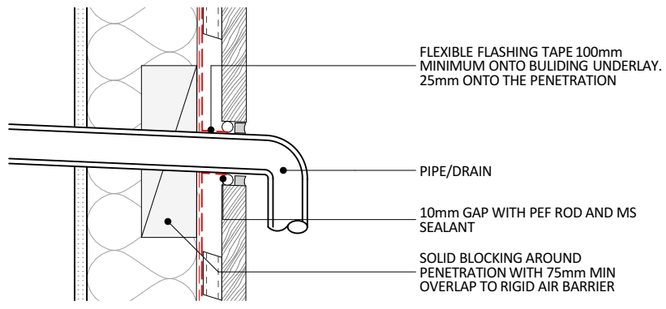
38 TYP. **ROOF PENETRATION <75dia**
SCALE: 1:5



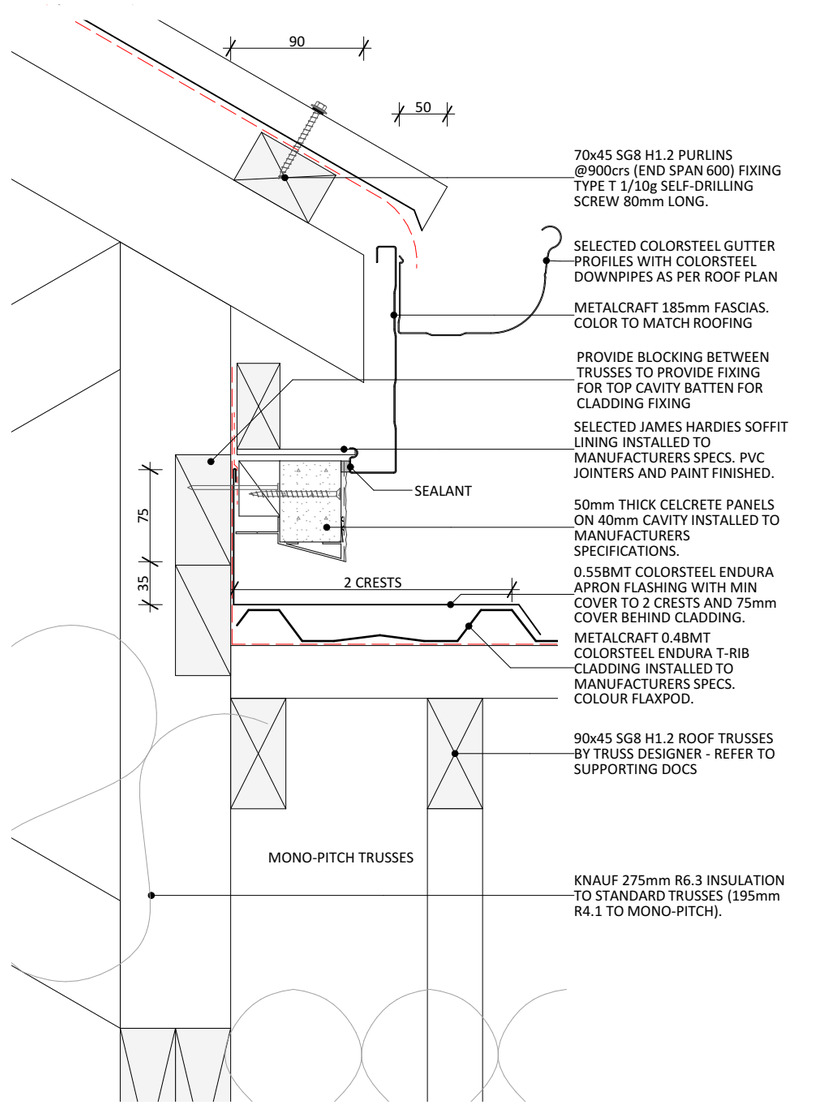
39 TYP. **GUTTER TO WALL JUNCTION**
SCALE: 1:5



40 TYP. **CELCRTE PENETRATION**
SCALE: 1:5



41 TYP. **TIMBER PENETRATION**
SCALE: 1:5



42 108 **PARALLEL APRON FLASHING**
SCALE: 1:5

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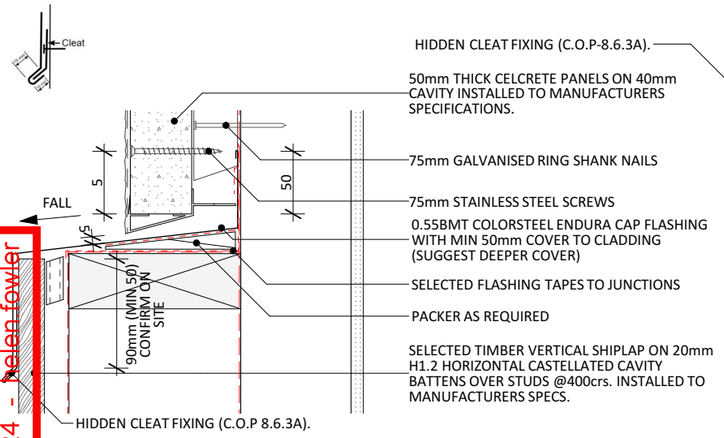
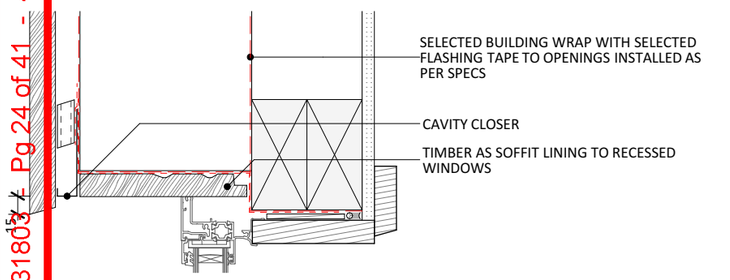
ROOF AND MISC DETAILS
ARCH CONSENT RFI RESPONSE #5
REVISION:
RFI RESPONSE TO COUNCIL (ISSUE 5)

DATE:	4/03/2024	JOB:	23015
DESIGN:	B FLECK	SHEET:	A4.05
DRAWN:	B FLECK		
CHECKED:	C PLUCK		
SCALES:	1:5 @ A3	ISSUE: RFI 5	OF 29

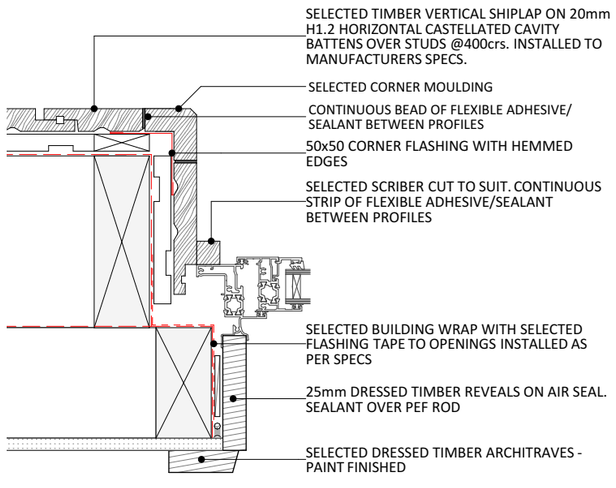
8.6.3A **Flashing Secured to a Cleat**



44 / 201 TIMBER - CELCRETE WALL JUNCTION
SCALE: 1:5

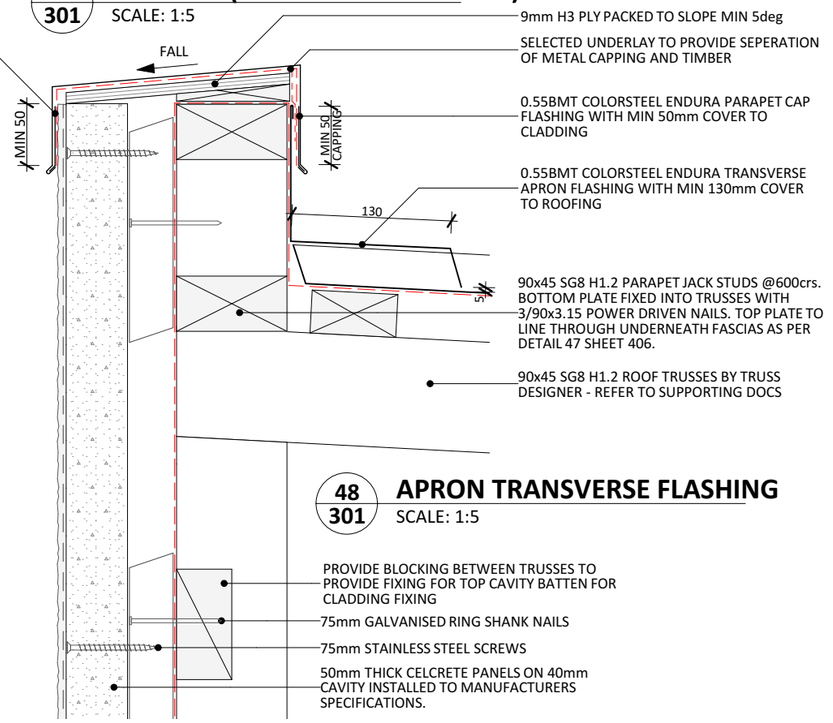


45 / 105 RECESSED WINDOW HEAD - TIMBER
SCALE: 1:5



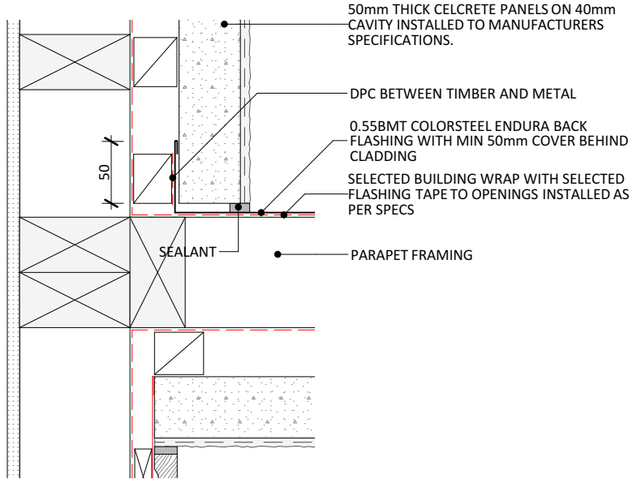
46 / 105 RECESSED WINDOW JAMB - TIMBER
SCALE: 1:5

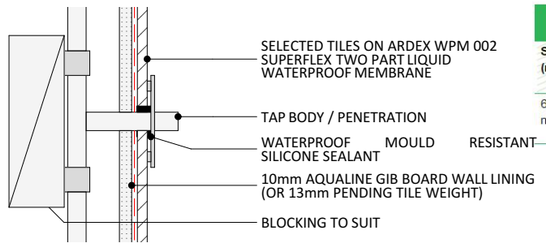
47 / 301 PARAPET (CELCRETE & FLASHING)
SCALE: 1:5



48 / 301 APRON TRANSVERSE FLASHING
SCALE: 1:5

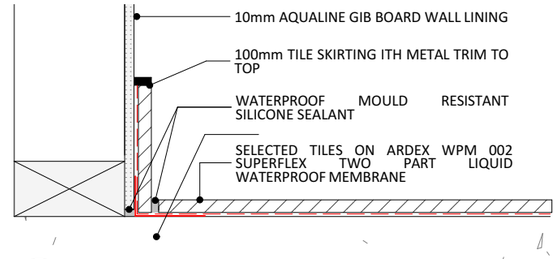
49 / 108 CELCRETE - PARAPET FLASHING (PLAN)
SCALE: 1:5



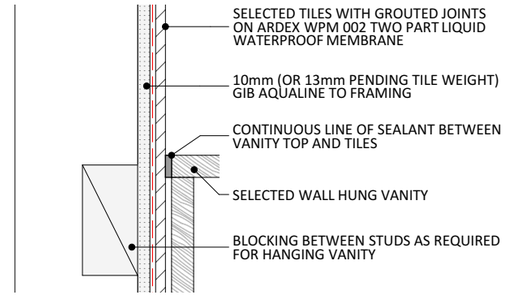


50 / TYP. TILE PENETRATION
SCALE: 1:5

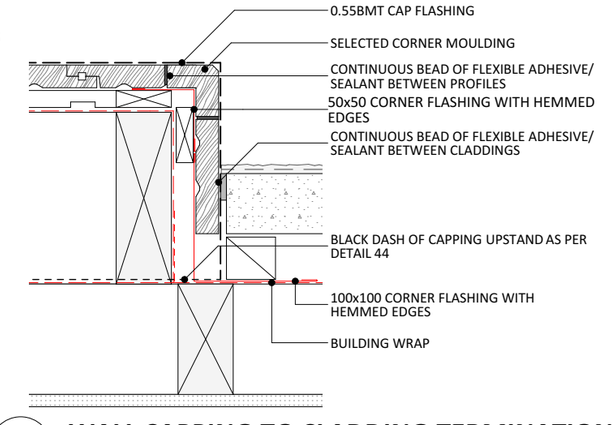
Maximum Tile Weights for GIB Aqualine®, GIB Toughline® Aqua or GIB Weatherline®			
Stud Centre (maximum)	**Fasteners Centre (maximum)**	**Lining Thickness**	**Tile Weight**
600mm maximum	150mm maximum	10mm	26kg/m²
		13mm	40kg/m²



51 / TYP. TILE UPSTAND
SCALE: 1:5



52 / TYP. VANITY TO WALL
SCALE: 1:5



59 / 1.05 WALL CAPPING TO CLADDING TERMINATION
SCALE: 1:5

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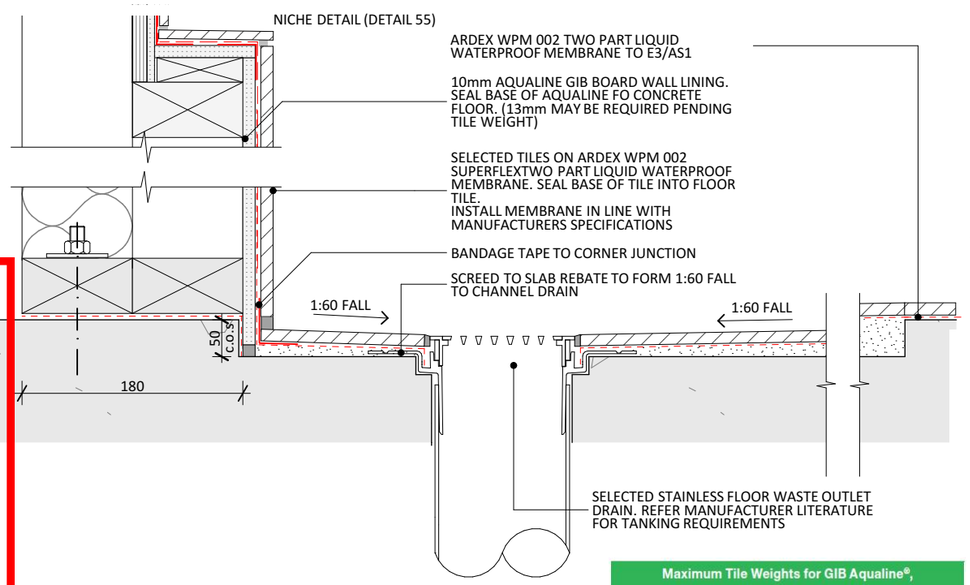
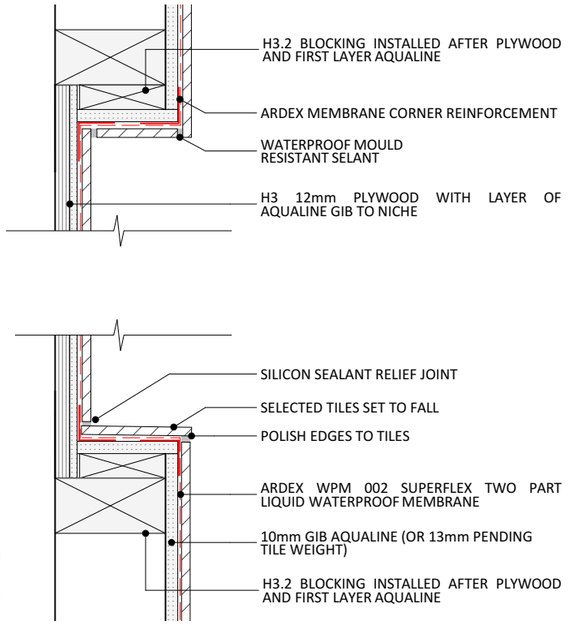
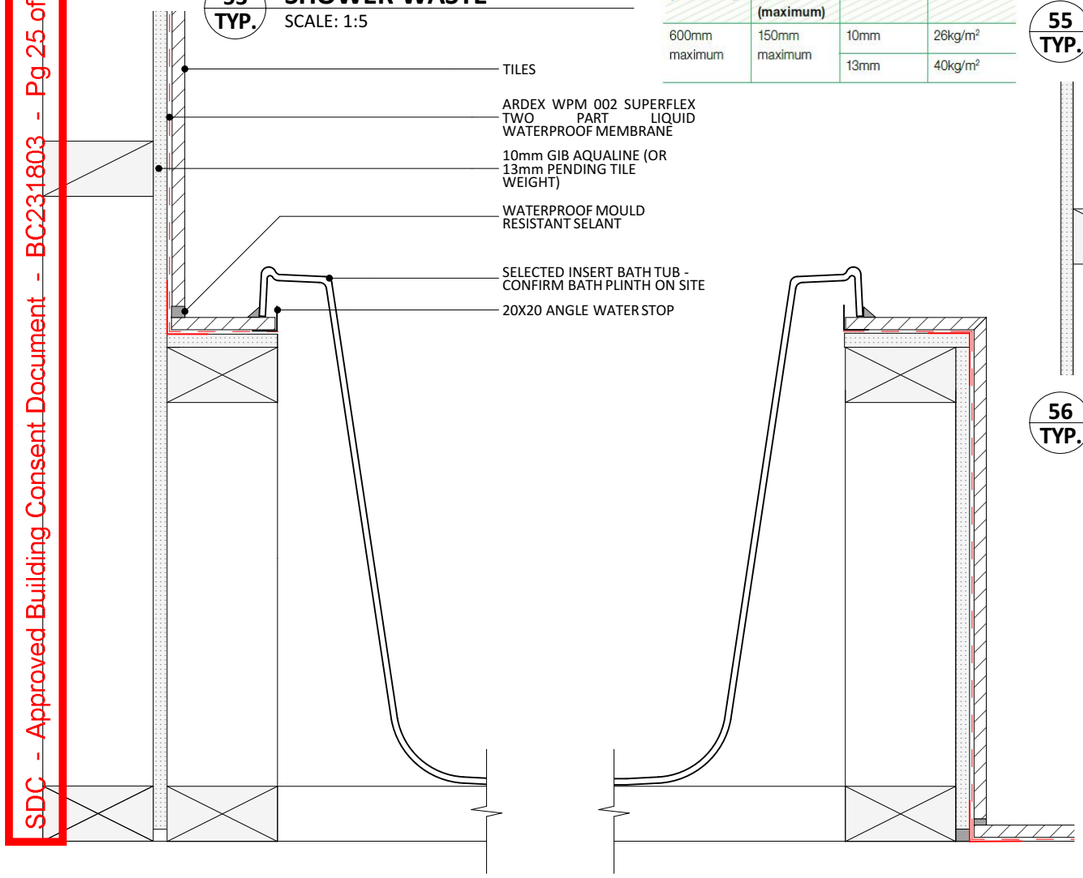


53 TYP. SHOWER WASTE
SCALE: 1:5

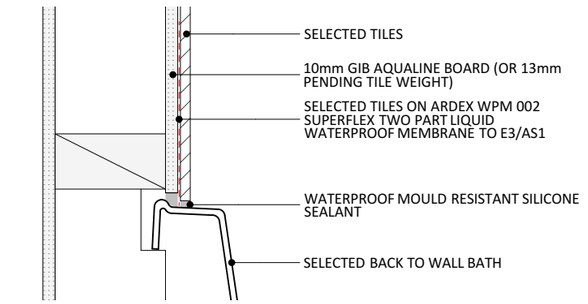
Maximum Tile Weights for GIB Aqualine®, GIB Toughline® Aqua or GIB Weatherline®			
Stud Centre (maximum)	Fasteners Centre (maximum)	Lining Thickness	Tile Weight
600mm maximum	150mm maximum	10mm	26kg/m²
		13mm	40kg/m²



55 TYP. TYPICAL NICHE
SCALE: 1:5



54 TYP. IN-BUILT BATH (OPTION 1)
SCALE: 1:5



56 TYP. BATH TO WALL (OPTION 2)
SCALE: 1:5

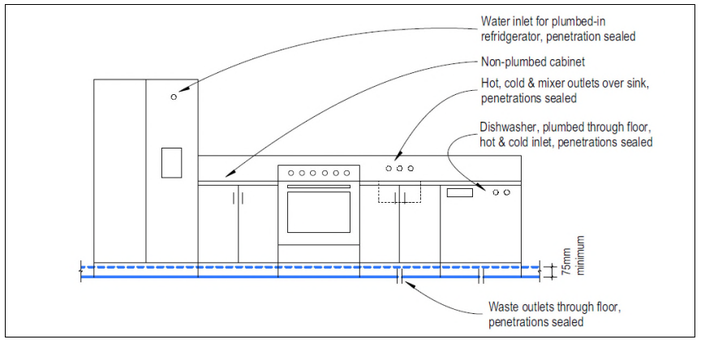


Figure 5: Extent of waterproof membrane behind kitchen cabinets

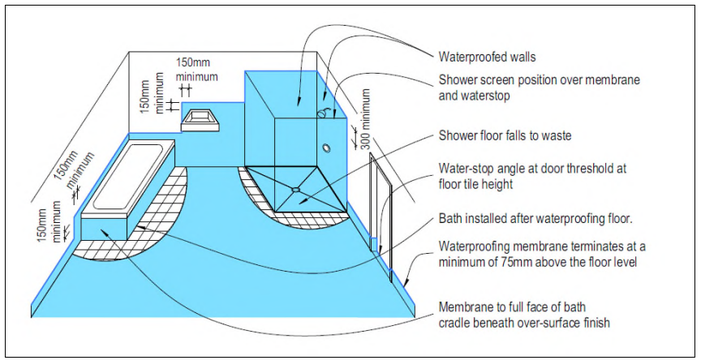


Figure 6: Typical extent of membrane in bathroom with hobless shower area

Notes:
1. Shower area shown with waterproof membrane system to provide waterproofing to floor and walls, and with rigid screen and door. Refer to Fig 10 (p33) for other options which affect the extent of membrane to shower floor, and to walls around and adjacent to the shower area.
2. Built-in bath shown. For both built-in and freestanding baths, the waterproof membrane system must extend under bath and up the wall(s) behind.
3. Refer to Fig 13 (p36) for extent of membrane if the bath has a shower over.
4. Wall-mounted wash hand basin shown. The waterproof membrane system must extend across the floor underneath all fixtures with water supplies (such as wash hand basins and plumbed vanities, whether floor- or wall-mounted), and up the wall behind.
5. Full-height membrane must be applied to all exposed faces of bath cradle, beneath any over-surface finish.
6. There is no need to apply waterproof membrane under an impervious lining.

57 TYP. INTERNAL WATERPROOFING
SCALE: NTS

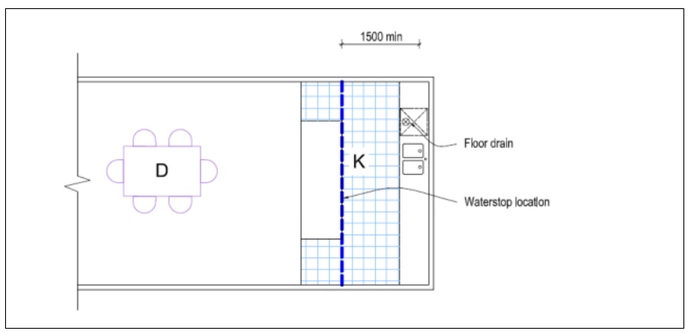


Figure 2: Extent of waterproof membrane system for island bench with sink at the back bench

Notes:
1. The extent of waterproof membrane system and thus the location of a water-stop for an island bench is dependent on several factors, primarily where the sink and dishwasher are located and the extent of the tiles in the room. The water-stop must be located a minimum of 1.5m from all water sources.
2. The waterproof membrane system should extend under all plumbed kitchen cabinets and sanitary appliances such as dishwashers, and up the wall behind.

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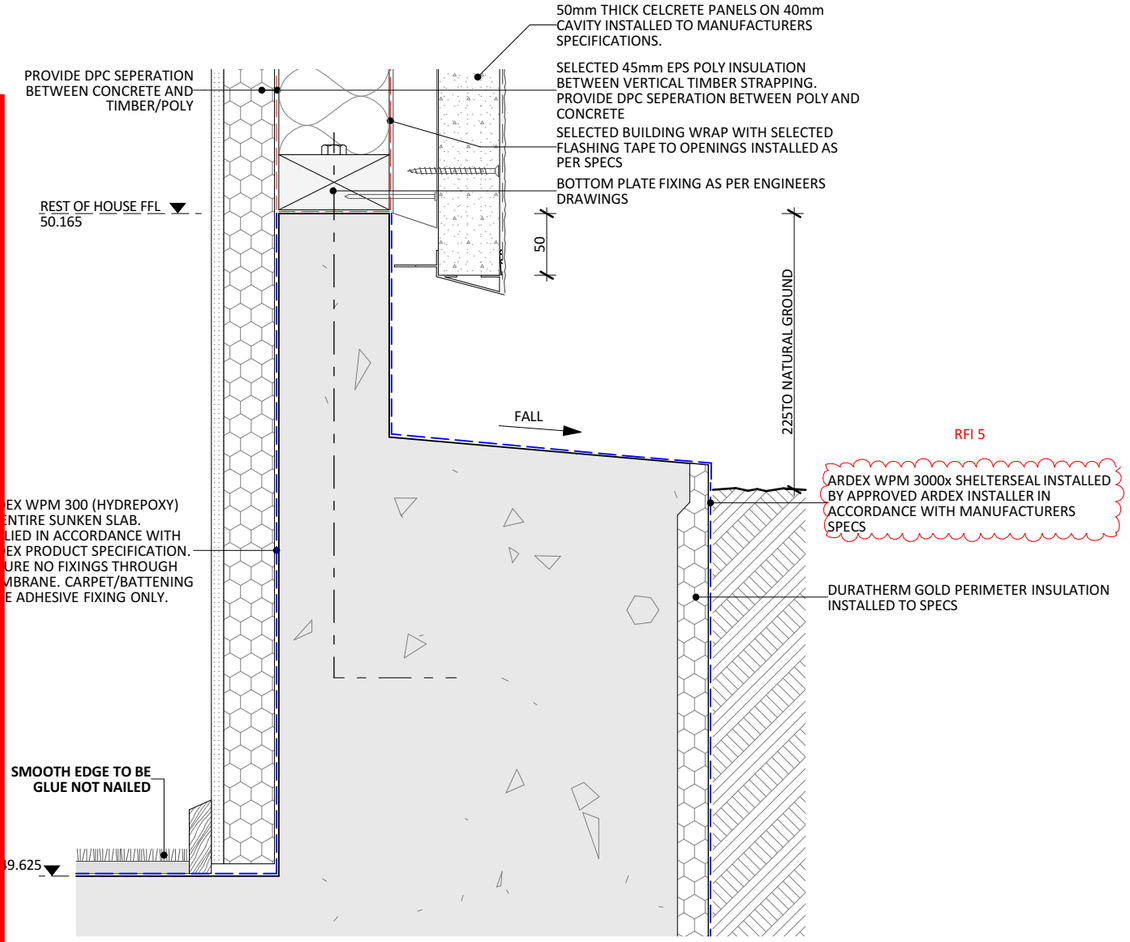
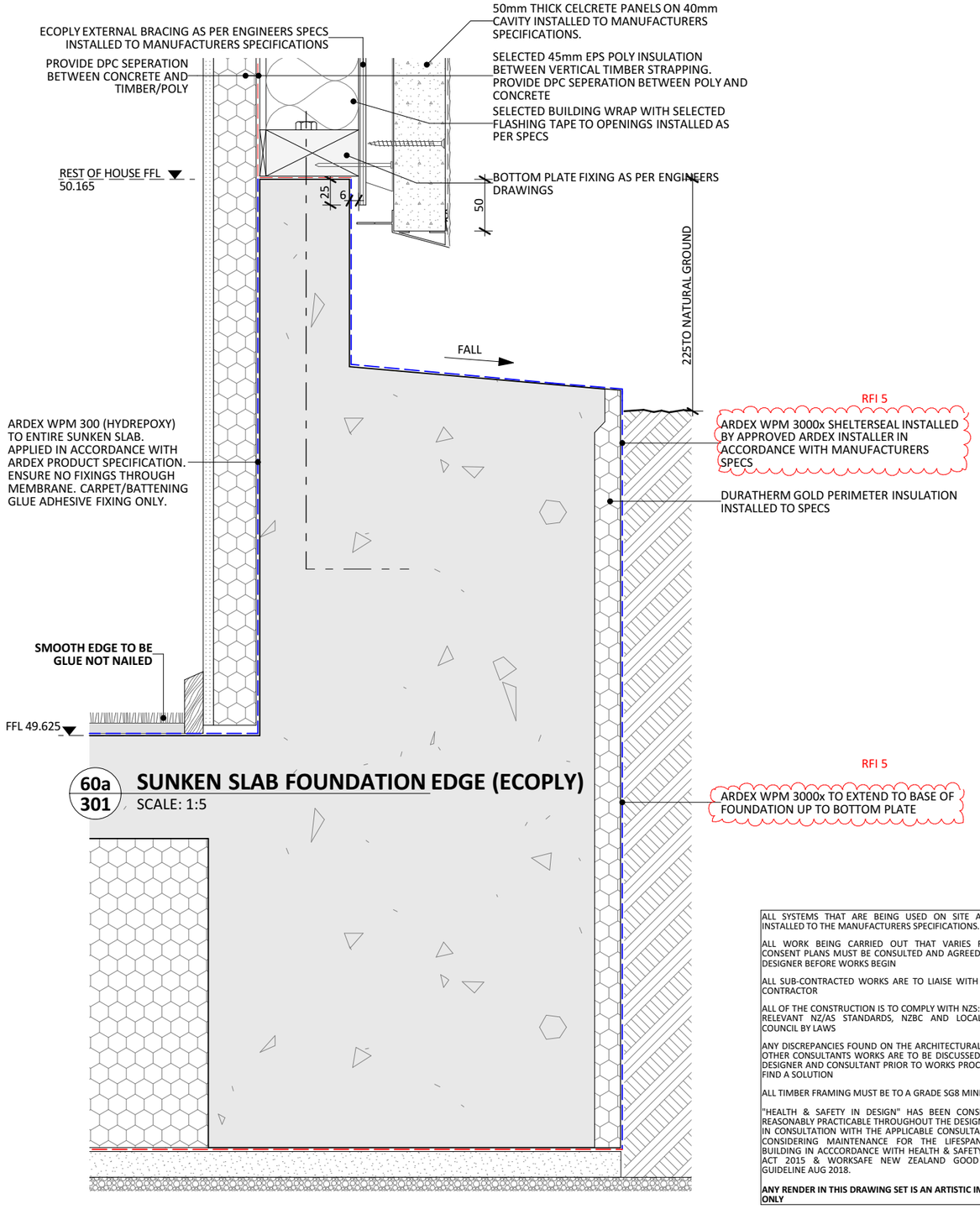


60 / 301 SUNKEN SLAB FOUNDATION EDGE (NO ECOPLY)
SCALE: 1:5



60a / 301 SUNKEN SLAB FOUNDATION EDGE (ECOPLY)
SCALE: 1:5

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SUNKEN SLAB FOUNDATION DETAIL
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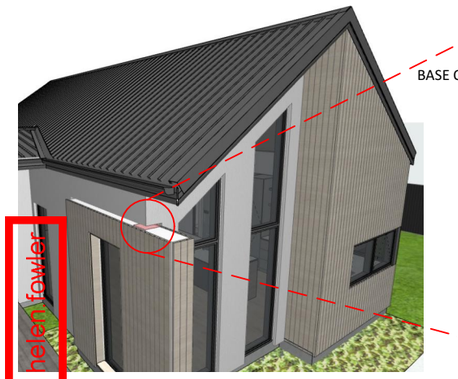
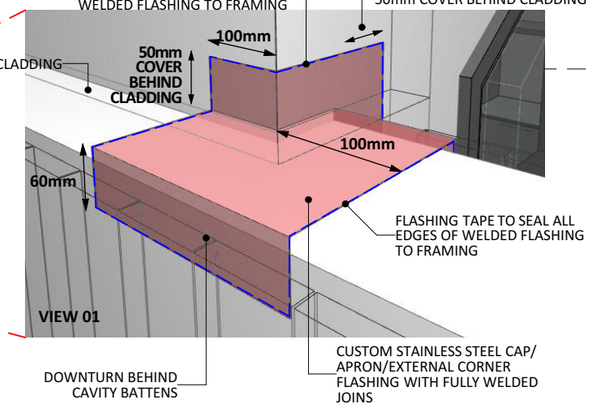
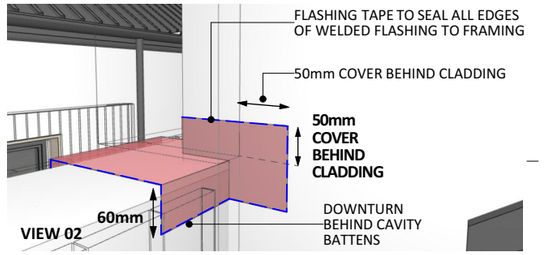
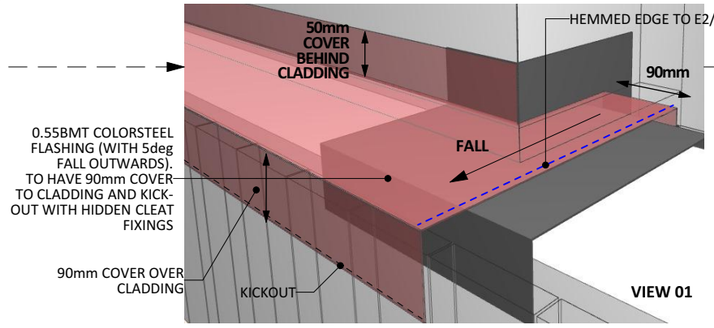


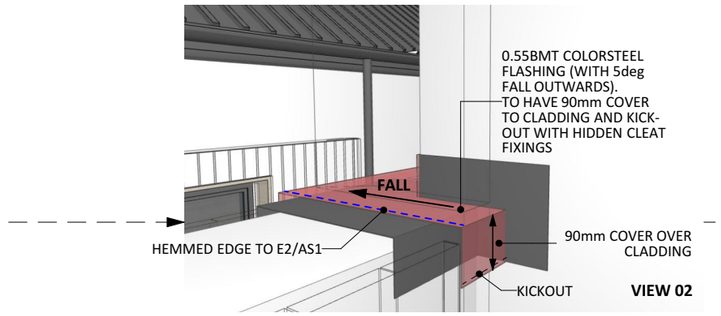
STEP 1 : STAINLESS STELL WELDED CUSTOM FLASHING



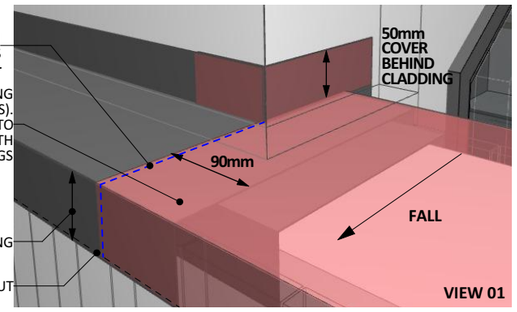


STEP 2: FIRST PART WINGWALL CAP FLASHING





STEP 3: REST OF CAP FLASHING



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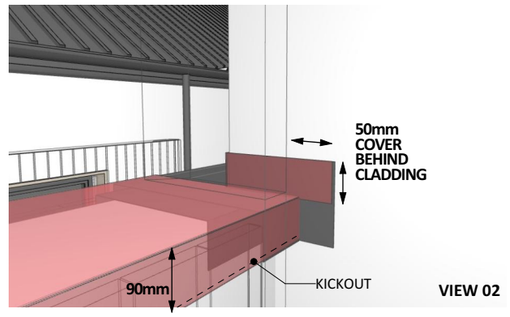
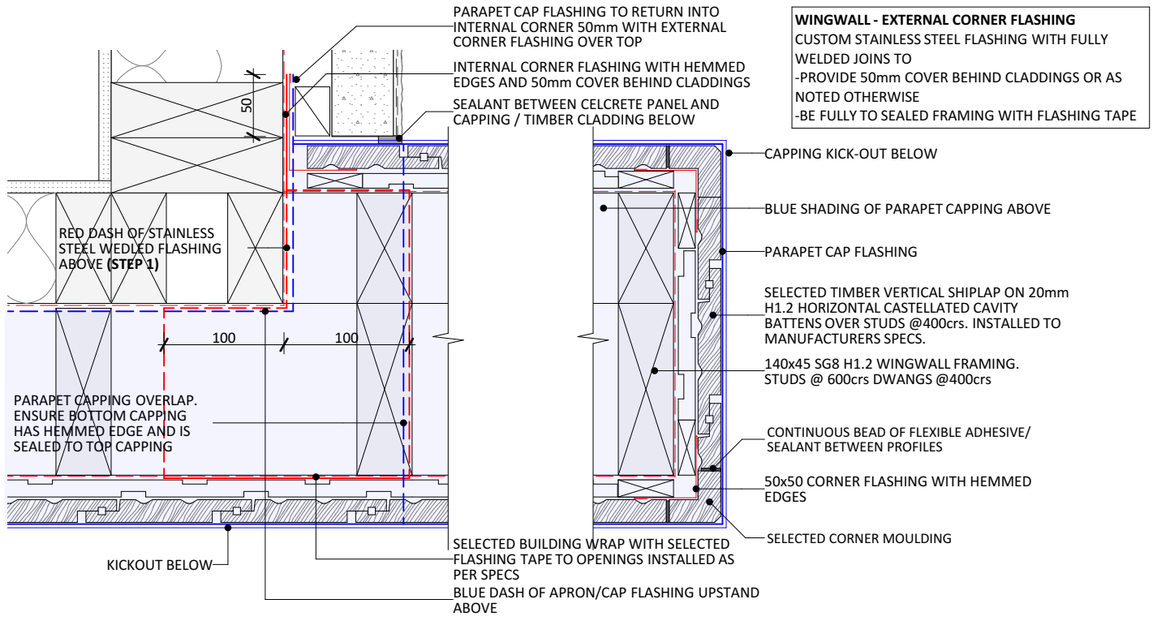


62 / - PARAPET CAPPING / APRON FLASHING 3D

SCALE: NOT TO SCALE

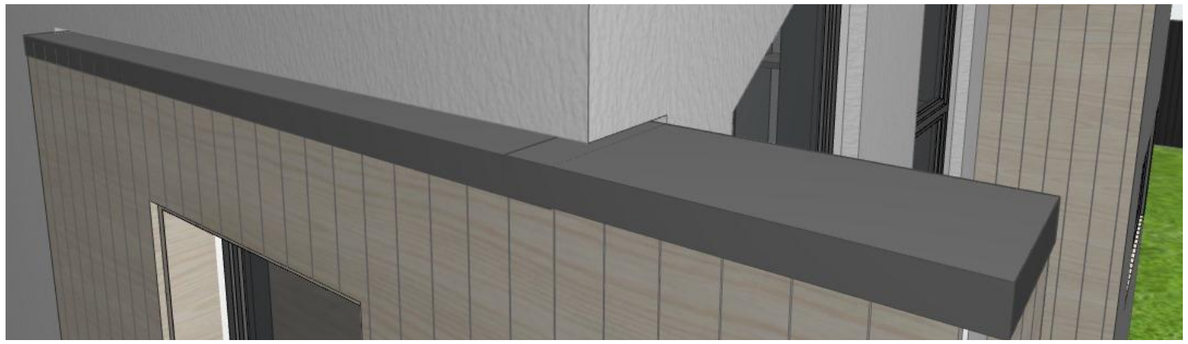


WINGWALL - EXTERNAL CORNER FLASHING
CUSTOM STAINLESS STEEL FLASHING WITH FULLY WELDED JOINS TO
-PROVIDE 50mm COVER BEHIND CLADDINGS OR AS NOTED OTHERWISE
-BE FULLY TO SEALED FRAMING WITH FLASHING TAPE

61 / 105 WING WALL PLAN VIEW

SCALE: 1:5

COMPLETE FLASHING



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WINGWALL CAPPING DETAIL

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3D VIEWS

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STRUCTURAL DESIGN

4 JUDD LANE, ROLLESTON

Sheet No.	Sheet Title	Issue	
SK1	COVERSHEET	A	B
SK2	LEGEND & SCHEDULE	A	A
SK3	FOUNDATION PLAN	A	A
SK4	BRACING PLAN	A	B
SK5	FOUNDATION DETAILS	A	B

Date of Issue:	DD	08	29
	MM	11	02
	YY	23	24
Issued By:	PB		
Reviewed By:	AEN		

RHINO CONSTRUCTION LTD

LIMESTONE STRUCTURAL ENGINEERS

Project No. 23.329B

1/25 Riccarton Road, Riccarton, Christchurch, New Zealand. 8011, P: +64 220 332141, E-mail: admin@limestoneengineers.co.nz

LEGENDS AND SCHEDULE

A) GENERAL NOTES

1. FOUNDATION DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE GEOTECHNICAL REPORT AND THE BUILDING CONSENT DRAWINGS AND SPECIFICATIONS BY ANY OTHER CONSULTANTS INVOLVED IN THE BUILDING CONSENT.

2. UNLESS OTHERWISE NOTED, ALL LEVELS ARE IN METERS, AND ALL DIMENSIONS ARE IN MILLIMETERS. AND SHALL BE CHECKED BY CONTRACTOR PRIOR TO CONSTRUCTION.

3. DIMENSIONS SHALL NOT BE OBTAINED BY SCALING FROM DRAWINGS. REFER TO ARCHITECTS DRAWINGS FOR ALL SETOUT DIMENSIONS, RECESSES AND SERVICE POSITIONS. INTERNAL SLAB THICKENINGS AND PAD FOUNDATIONS TO BE ACCURATELY SET OUT USING THE ARCHITECTS DRAWINGS

4. ALL DISCREPANCIES SHALL BE REFERRED TO THE ARCHITECT OR ENGINEER FOR RESOLUTION BEFORE PROCEEDING WITH THE WORK.

5. THE STABILITY OF THE STRUCTURE DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE BUILDER.

6. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CURRENT CODES OF PRACTICE EXCEPT WHERE VARIED BY THE SPECIFICATION AND/OR DRAWINGS.

7. WHERE PROPRIETARY PRODUCTS ARE SPECIFIED IN THE DOCUMENTS THE CONTRACTOR MAY SUBMIT AN ALTERNATIVE PRODUCT FOR APPROVAL.

8. TEMPORARY WORK AND PROPPING IS THE RESPONSIBILITY OF THE BUILDER.

9. CONCRETE SLABS SHOULD BE CURED FOR 7 DAYS IN ACCORDANCE WITH NZS3109. SAW CUTS ARE RECOMMENDED TO MITIGATE SHRINKAGE CRACKING. SAW CUTS CAN BE OMITTED PROVIDING THE CONTRACTOR TAKES APPROPRIATE MEASURES AND IS RESPONSIBLE FOR CONTROLLING SHRINKAG

B) REINFORCEMENT

1) ALL REINFORCING STEEL TO BE DUCTILITY CLASS "E" AS PER AS/NZS 4671.

2) REINFORCEMENT LAP LENGTHS SHALL BE THE FOLLOWING U.N.O:

BAR DIAMETER:	10	12	16	20
GRADE 500E LAP LENGTH:	600	675	900	1125

EXCAVATION DEPTH

1. MINIMUM EXCAVATION DEPTH SHALL BE 425MM FROM FFL, OR 200MM FROM NGL, OR UNTIL ALL TOPSOIL, ORGANIC SOIL, AND SOFT SOIL HAS BEEN REMOVED, WHICHEVER IS GREATER.

C) WAFFLE SLAB

1) EXCAVATE BUILDING FOOTPRINT TO THE MINIMUM DEPTH NOTED OR UNTIL ALL TOPSOIL IS REMOVED, WHICHEVER IS GREATER. BACKFILL WITH COMPACTED AP40. ALL FILL SHALL BE CRUSHED AGGREGATE, PLACED AND COMPACTED IN 200MM LAYERS.

2) BACKFILL SHALL EXTEND OUTWARDS FROM THE BUILDING FOOTPRINT MINIMUM 200MM, OR BATTER SLOPE 2:1, WHICHEVER IS GREATER

3) POLYSTYRENE PODS 1100 X 1100 X 220MM (TYP.)

REBATES

1. REFER TO ARCHITECTURAL DRAWINGS FOR REBATES.

D) INSPECTIONS

1) ALL STRUCTURAL WORK MUST BE INSPECTED AND APPROVED BY THE ENGINEER PRIOR TO THEIR CONCEALMENT.

2) MINIMUM 24 HOURS NOTICE IS REQUIRED FOR ALL INSPECTIONS.

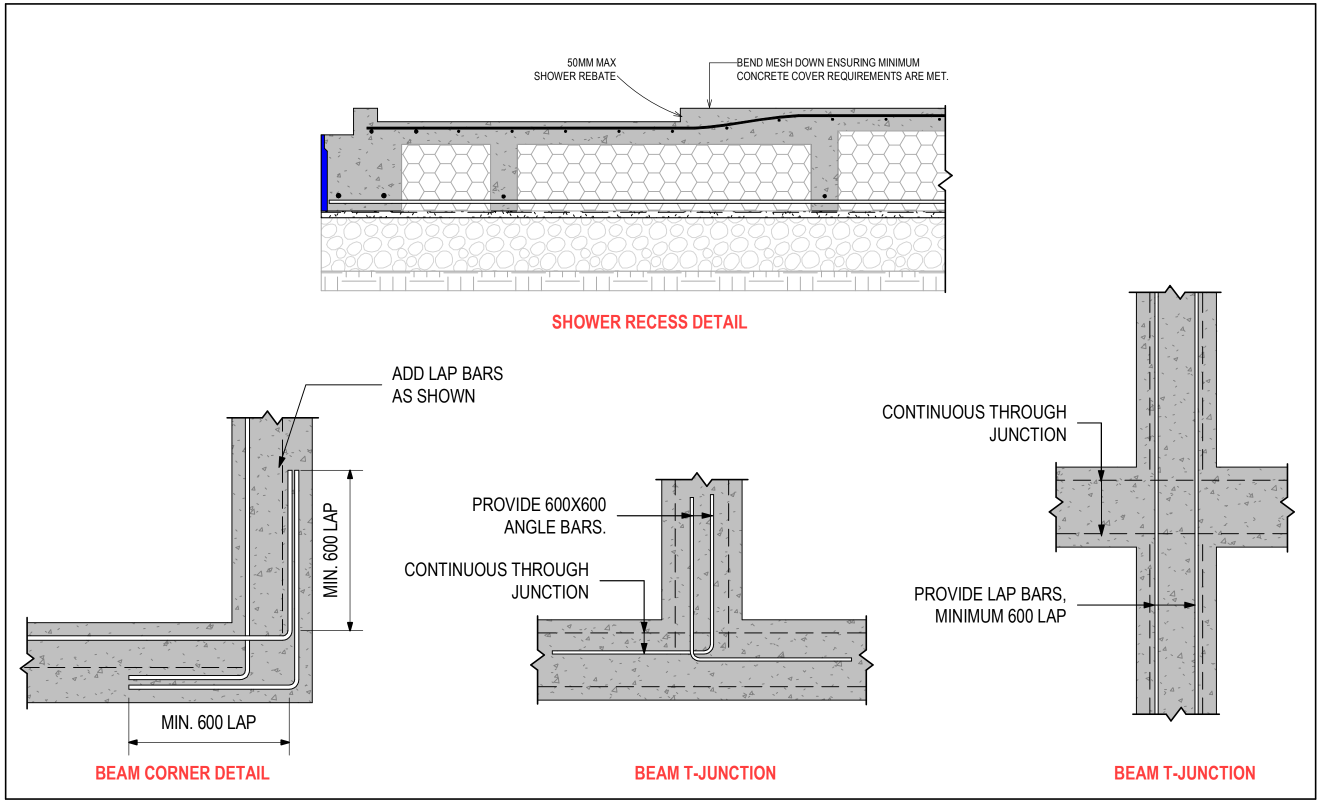
- SUBSOIL CONDITIONS AND BEARING CAPACITY (GEOTECHNICAL ULTIMATE: 200KPA) TO BE VERIFIED AFTER FOOTPRINT IS CUT AND BEFORE FILL PLACEMENT.

- ALL REINFORCING STEEL FOR ANY ONE CONCRETE POUR MUST BE COMPLETELY PLACED AND TIED PRIOR TO INSPECTION.

E) CONCRETE AND REINFORCING SUMMARY

1. 3.02 MESH OPTIONS - MESH SE62 (GRADE 500E AS PER AS/NZS4671) OR 146 MM²/M, KG/M² OR GREATER.

2. ALL CONCRETE SHALL BE MINIMUM 20 MPA (SPECIFICATION TO BE SUBMITTED TO US PRIOR TO CASTING)

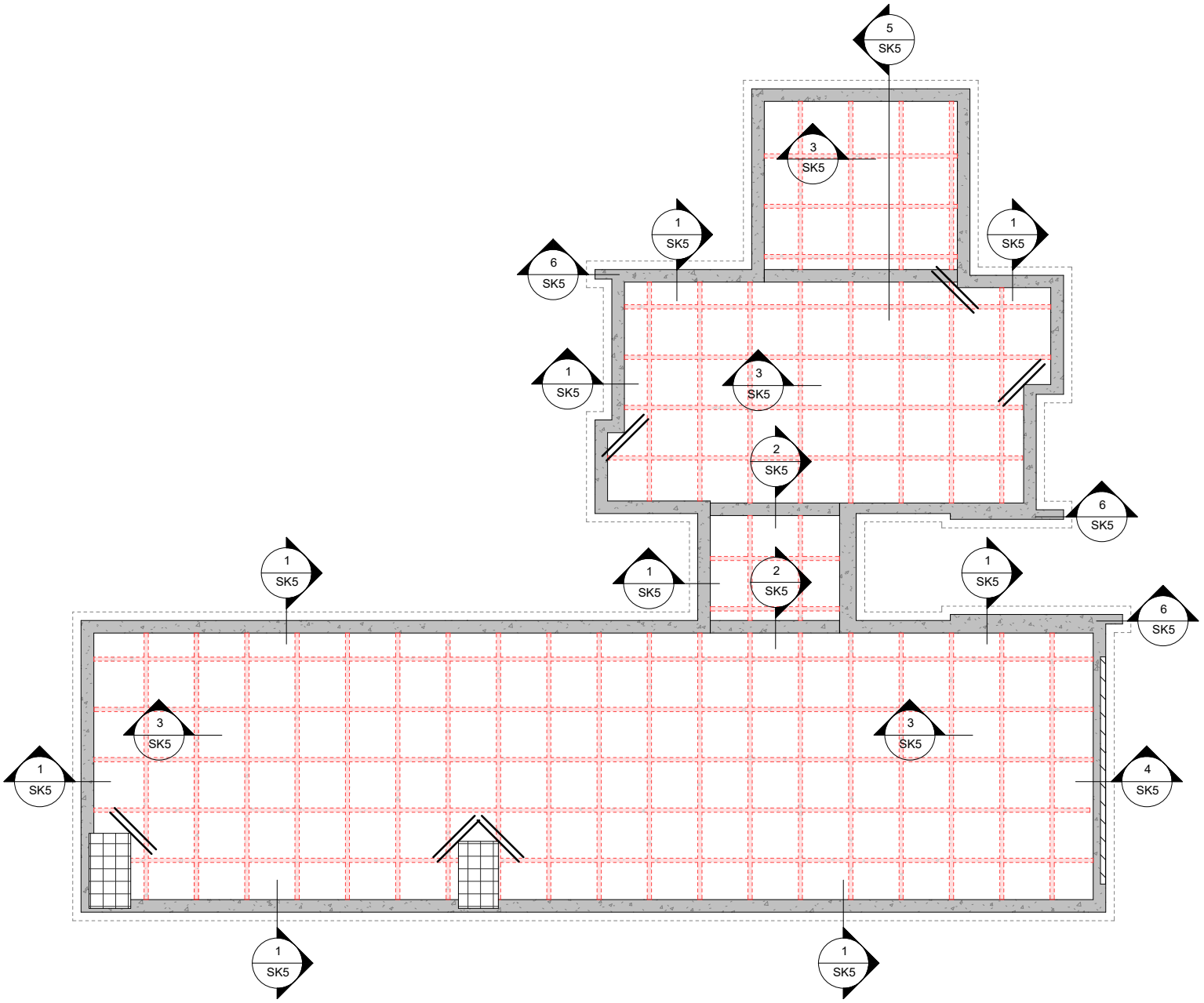


LIMESTONE STRUCTURAL ENGINEERS
Unit 16/35 Riccarton Road, Christchurch 8011,New Zealand. Phone: +64 022 033 2141. Email: admin@limestoneengineers.co.nz

TITLE:	JOB NUMBER:	ADDRESS:	CLIENT:
LEGEND & SCHEDULE	23.329B	4 JUDD LANE, ROLLESTON	RHINO CONSTRUCTION LTD

DRAWING NO: SK2

SCALE AT A3:	DRAWN:	CHECKED:
As indicated	PB	AEN
DATE:		REVISION:
29/02/2024		1



NOTES

1. 200 TOPSOIL AND UNSUITABLE MATERIAL SHOULD BE REMOVED FROM BUILDING PLATFORM. CERTIFIED HARDFILL EXTENDING 200 (OR THE DEPTH OF THE HARDFILL WHICH EVER IS GREATER) OUT FROM BUILDING FOOTPRINT MAY BE REQUIRED TO BRING SLAB UP TO THE LEVEL.

2. REFER TO ARCHITECTS DRAWINGS FOR FLOOR LEVEL & ITS POSITION RELATIVE TO GROUND LEVEL, HOWEVER UNLESS NOTIFIED OTHERWISE, THE FLOOR SHALL BE AN AVERAGE OF 300MM ABOVE GROUND LEVEL WITH A MINIMUM OF 225MM AT ANY ONE LOCATION. AT GARAGE & DOOR THRESHOLDS, THE GROUND CAN BE LOCALLY SLOPED UP TO THE APPROVED LEVEL, ENSURING TO COMPLY WITH NZ BUILDING CODE ACCESS REQUIREMENTS.

3. REFER TO "TYPICAL SERVICES PENETRATION DETAILS" ON SHEET S1" FOR ALL SERVICE PENETRATION REQUIREMENTS

4. REFER TO ARCHITECTS DRAWINGS FOR FOUNDATION SETOUT DIMENSIONS.

5. REFER TO ARCHITECTS DRAWINGS FOR ANY ADDITIONAL REBATES FOR JOINERY, CLADDING, ETC.

6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE COMMENCING THE WORK.

LEGEND:

- MAIN BEAM
- RIB BEAM
- REBATE
- 2/HD12 X 1.5M LONG DIAGONAL CRACK CONTROL BARS AT RE-ENTRANT CORNERS AND AROUND SHOWER RECESSES AS SHOWN.
- POD SET-OUT STARTING LOCATION
- 50mm SHOWER RECESS

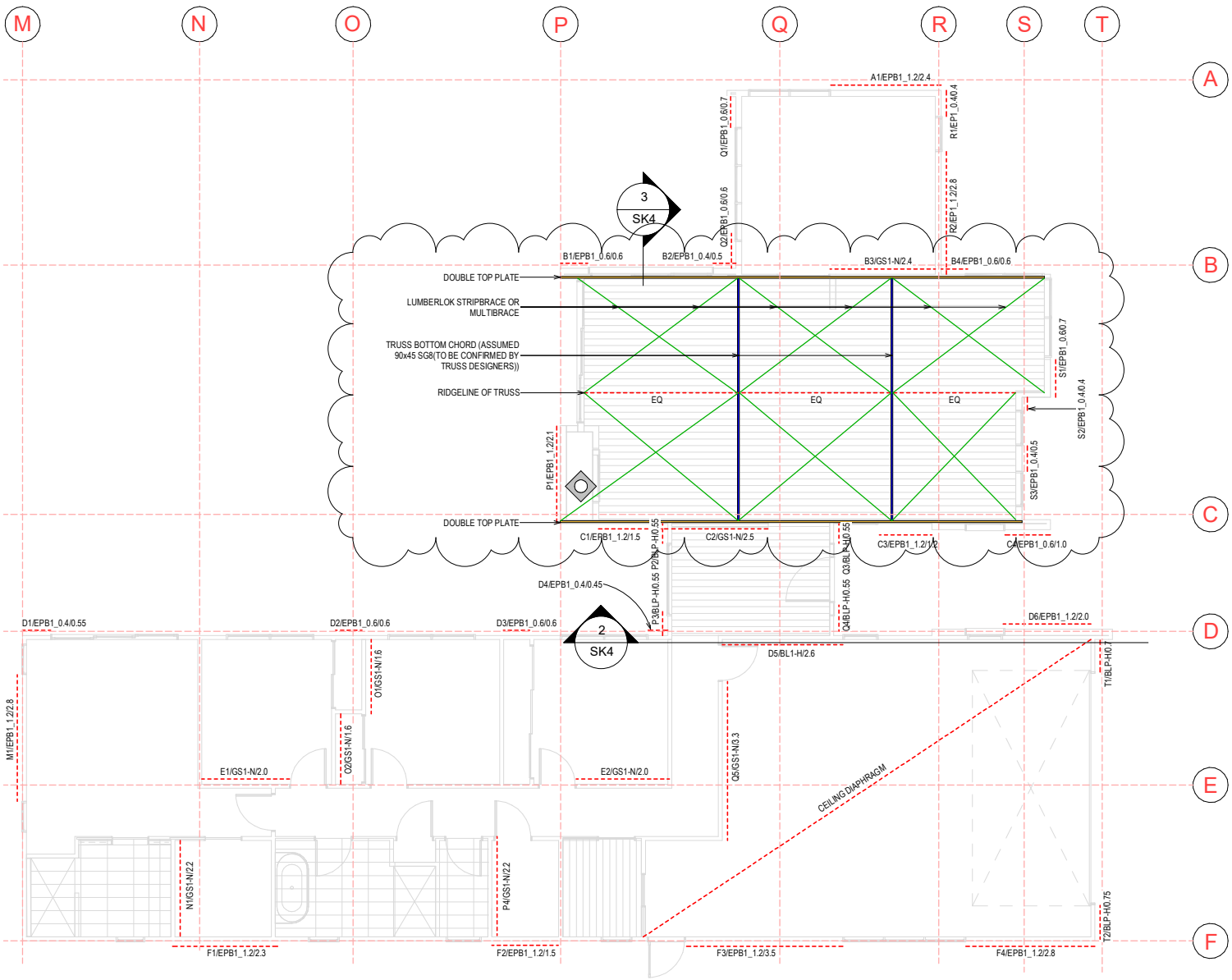
DRAWING NO: SK3

LIMESTONE STRUCTURAL ENGINEERS
Unit 16/3 Riccarton Road, Christchurch 8011,New Zealand. Phone: +64 022 033 2141. Email: admin@limestoneengineers.co.nz

TITLE: FOUNDATION PLAN

JOB NUMBER:	ADDRESS:	CLIENT:
23.329B	4 JUDD LANE, ROLLESTON	RHINO CONSTRUCTION LTD

SCALE AT A3:	DRAWN:	CHECKED:
1 : 100	PB	AEN
DATE:		**REVISION:**
29/02/2024		1



SCALE: 1:100

A1/GS1/2.4
A1 = BRACING WALL ID
GS1= BRACING TYPE
2.4 = LENGTH OF BRACED WALL (MM)

BRACING TYPES

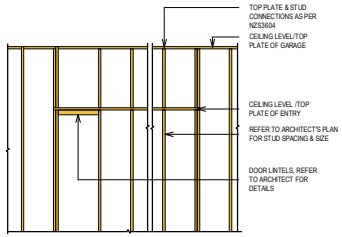
GS1-N :
ANY 10MM OR 13MM GIB® STANDARD PLASTERBOARD ON SIDE

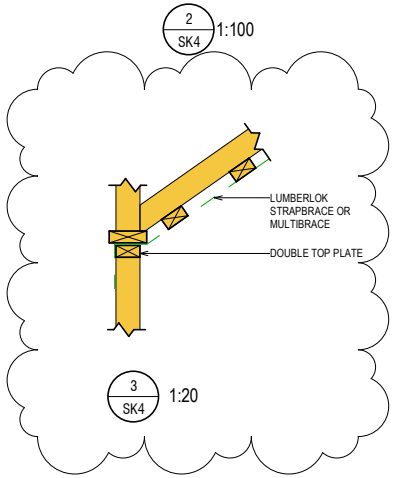
BL1-H :
10MM OR 13MM GIB BRACELINE® TO ONE SIDE ONLY

BLP-H :
10MM OR 13MM GIB BRACELINE® TO ONE SIDE OF THE FRAME PLUS MINIMUM 7MM STRUCTURAL PLYWOOD MANUFACTURED TO AS/NZ 2269.0 :2012 TO THE OTHER SIDE

ECOPLY:

EPB1_0.4 : ECOPLY® BARRIER MAX. 0.4M
EPB1_0.6 : ECOPLY® BARRIER MAX. 0.6M
EPB1_1.2 : ECOPLY® BARRIER MAX. 1.2M





DRAWING NO:

SK4

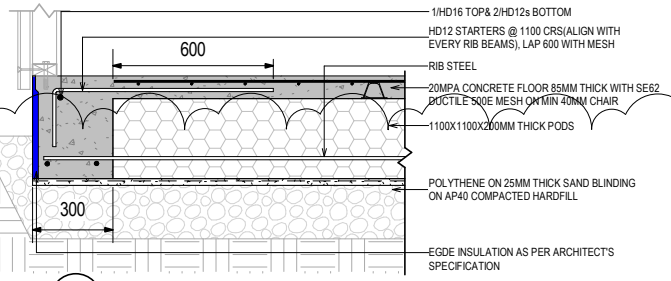
LIMESTONE STRUCTURAL ENGINEERS

TITLE: BRACING PLAN

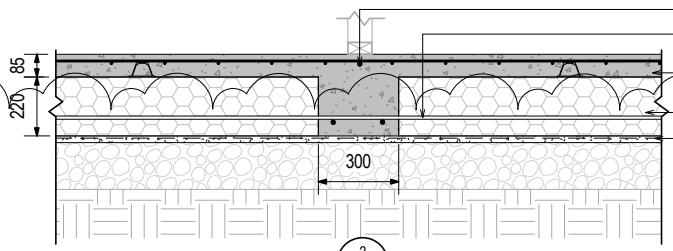
Unit 16/3 Riccarton Road, Christchurch 8011,New Zealand. Phone: +64 022 033 2141. Email: admin@limestoneengineers.co.nz

JOB NUMBER:	ADDRESS:	CLIENT:
23.329B	4 JUDD LANE, ROLLESTON	RHINO CONSTRUCTION LTD

SCALE AT A3:	DRAWN:	CHECKED:
As indicated	PB	AEN
DATE:		**REVISION:**
29/02/2024		2



1 SK3 PERIMETER BEAM DETAIL



2 SK3 INTERNAL BEAM DETAIL

1. STEEL COVER IN CONCRETE: AGAINST GROUND 75MM, AGAINST FORMWORK 50MM, TOP COVER TO MESH 50MM

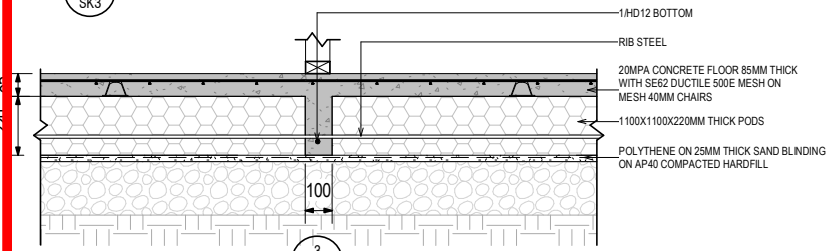
2. BEAM WIDTHS MAY BE INCREASED BEYOND THE THOSE SPECIFIED TO ALLOW BETTER FIT OF POLYSTYRENE PODS SUBJECT TO THE FOLLOWING ADDITIONAL REINFORCEMENT REQUIREMENTS u.n.o.:

WIDTH INCREASED:

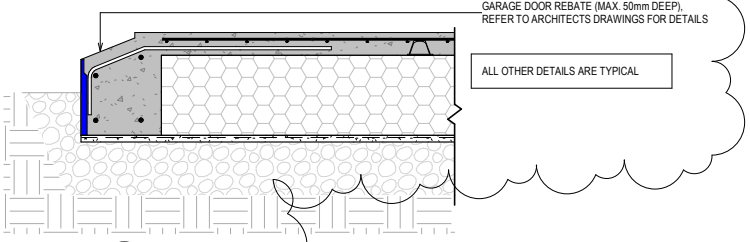
ADDITIONAL UP TO 50MM
NONE REQUIRED

50-150MM
HD16 TOP AND BOTTOM

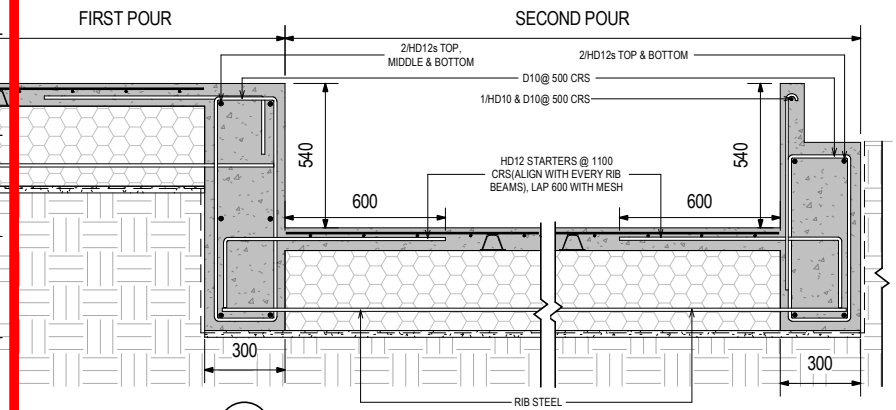
150-250MM
2HD12 TOP AND BOTTOM



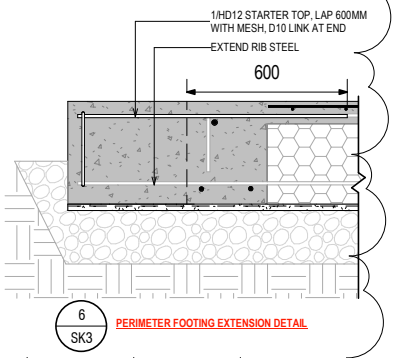
3 SK3 INTERNAL RIB DETAIL



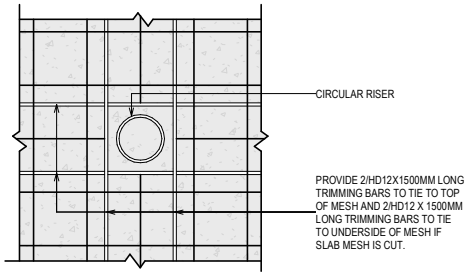
4 SK3 GARAGE REBATE BEAM DETAIL



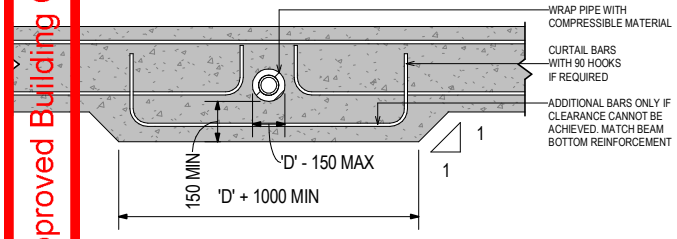
5 SK3 SLAB STEP (SUNKEN ROOM) DETAIL



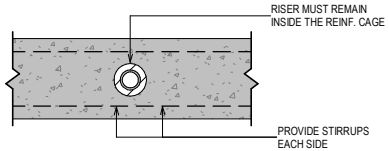
6 SK3 PERIMETER FOOTING EXTENSION DETAIL



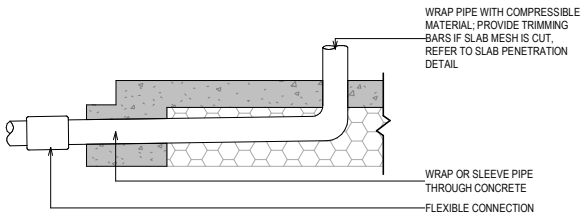
SLAB PENETRATION (CIRCULAR)



TYPICAL HORIZONTAL BEAM PENETRATION



TYPICAL VERTICAL BEAM PENETRATION



TYPICAL PIPE PENETRATION

DRAWING NO:

SK5

LIMESTONE STRUCTURAL ENGINEERS

TITLE: FOUNDATION DETAILS

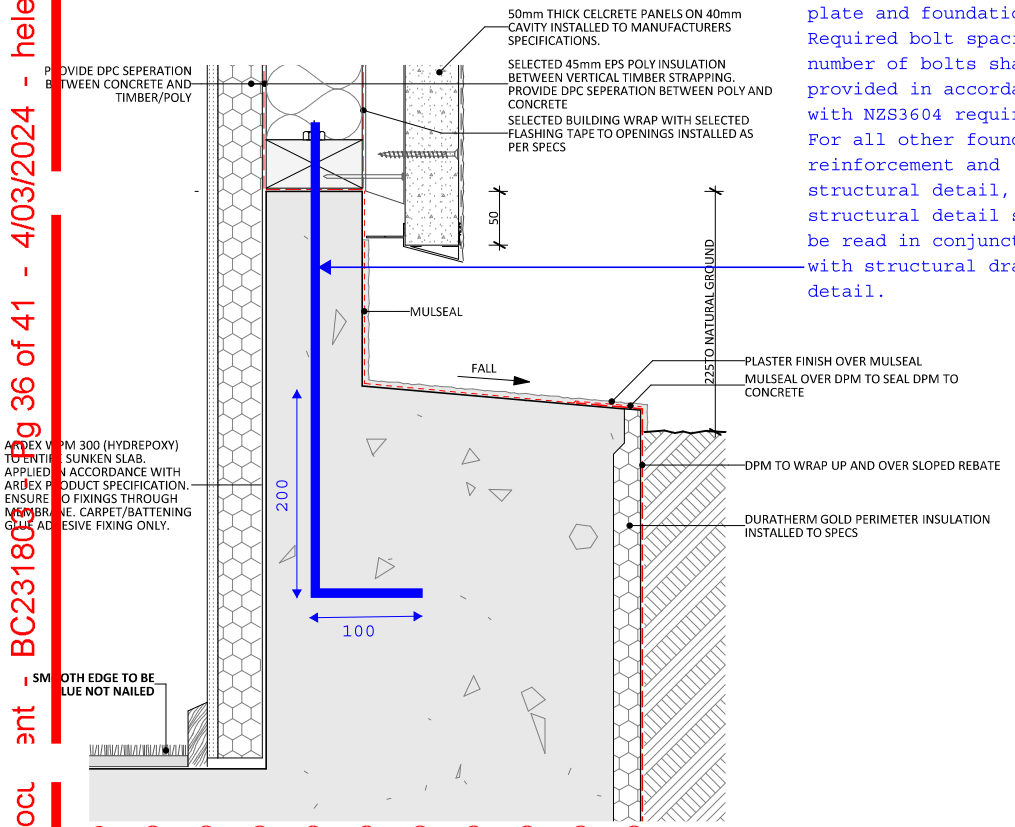
Unit 16/3 Riccarton Road, Christchurch 8011,New Zealand. Phone: +64 022 033 2141. Email: admin@limestoneengineers.co.nz

JOB NUMBER:	ADDRESS:	CLIENT:
23.329B	4 JUDD LANE, ROLLESTON	RHINO CONSTRUCTION LTD

SCALE AT A3:	DRAWN:	CHECKED:
1 : 20	PB	AEN
DATE:		REVISION:
29/02/2024		2

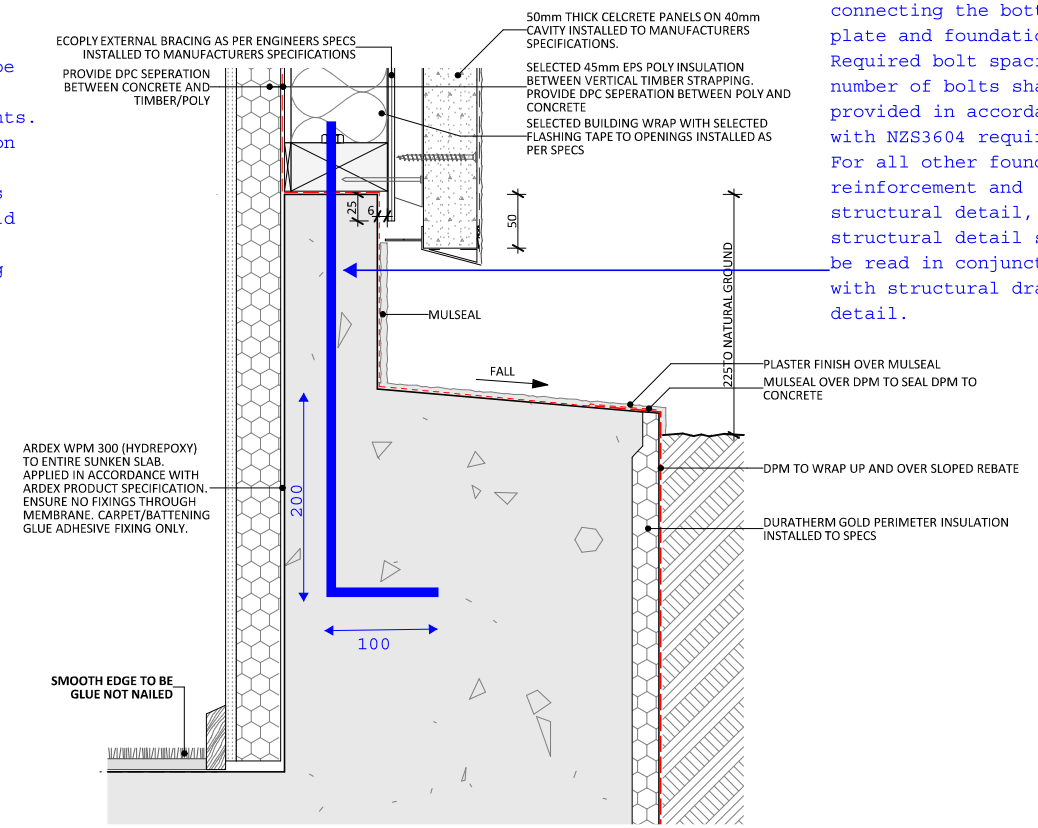
SK6

M12 Cast-in "J" bolts with dimensions as shown for connecting the bottom plate and foundation. Required bolt spacing/ number of bolts shall be provided in accordance with NZS3604 requirements. For all other foundation reinforcement and structural detail, this structural detail should be read in conjunction with structural drawing detail.



60 / 301 **SUNKEN SLAB FOUNDATION EDGE (NO ECOPLY)** RFI 3
SCALE: 1:5

M12 Cast-in "J" bolts with dimensions as shown for connecting the bottom plate and foundation. Required bolt spacing/ number of bolts shall be provided in accordance with NZS3604 requirements. For all other foundation reinforcement and structural detail, this structural detail should be read in conjunction with structural drawing detail.



60a / 301 **SUNKEN SLAB FOUNDATION EDGE (ECOPLY)** RFI 3
SCALE: 1:5

ARDEX WPM 300 (HYDREPOXY) TO ENTIRE SUNKEN SLAB. APPLIED IN ACCORDANCE WITH ARDEX PRODUCT SPECIFICATION. ENSURE NO FIXINGS THROUGH MEMBRANE. CARPET/BATTENING GLUE ADHESIVE FIXING ONLY.

The Limestone Engineer's PS1 specifically addresses the details and notes highlighted solely in blue

LIMESTONE STRUCTURAL ENGINEERS

DATE: 29/02/2024

ALL SYSTEMS THAT ARE BEING USED ON SITE ARE TO BE INSTALLED TO THE MANUFACTURERS SPECIFICATIONS.

ALL WORK BEING CARRIED OUT THAT VARIES FROM THE CONSENT PLANS MUST BE CONSULTED AND AGREED WITH THE DESIGNER BEFORE WORKS BEGIN

ALL SUB-CONTRACTED WORKS ARE TO LIAISE WITH THE MAIN CONTRACTOR

ALL OF THE CONSTRUCTION IS TO COMPLY WITH NZS:3604:2011, RELEVANT NZ/AS STANDARDS, NZBC AND LOCAL DISTRICT COUNCIL BY LAWS

ANY DISCREPANCIES FOUND ON THE ARCHITECTURAL PLANS OR OTHER CONSULTANTS WORKS ARE TO BE DISCUSSED WITH THE DESIGNER AND CONSULTANT PRIOR TO WORKS PROCEEDING TO FIND A SOLUTION

ALL TIMBER FRAMING MUST BE TO A GRADE SG8 MINIMUM

"HEALTH & SAFETY IN DESIGN" HAS BEEN CONSIDERED AS REASONABLY PRACTICABLE THROUGHOUT THE DESIGN PROCESS, IN CONSULTATION WITH THE APPLICABLE CONSULTANTS WHILE CONSIDERING MAINTENANCE FOR THE LIFESPAN OF THE BUILDING IN ACCCORDANCE WITH HEALTH & SAFETY AT WORK ACT 2015 & WORKSAFE NEW ZEALAND GOOD PRACTICE GUIDELINE AUG 2018.

ANY RENDER IN THIS DRAWING SET IS AN ARTISTIC IMPRESSION ONLY

NEW DWELLING
JUDD LANE
4 JUDD LANE, ROLLESTON

inline architecture
design | develop | detail | manage
M: 027 202 5589 Cam
M: 027 253 5488 Kelly
E: info@inlinearchitecture.co.nz
W: www.inlinearchitecture.co.nz

ALL DIMENSIONS TO BE CONFIRMED BY THE CONTRACTOR ON SITE

THERE ARE TO BE NO CHANGES FROM THE DRAWINGS UNLESS APPROVED BY INLINE ARCHITECTURE & TERRITORIAL AUTHORITY.
ILA TAKES NO LIABILITY FOR CHANGES ON-SITE BY THE CONTRACTOR NOT IN ACCORDANCE WITH THIS DOCUMENTATION, ANY DISCREPENCIES TO BE DISCUSSED

SUNKEN SLAB FOUNDATION DETAIL

ARCHITECTURAL CONSENT RFI RESPONSE

REVISION:
RFI RESPONSE TO COUNCIL (ISSUE 3)

DATE:	29/02/2024	JOB:	23015
DESIGN:	B FLECK	SHEET:	A4.08
DRAWN:	B FLECK		
CHECKED:	C PLUCK		
SCALES:	1:5 @ A3	ISSUE: RFI 3	OF 29

01/2017

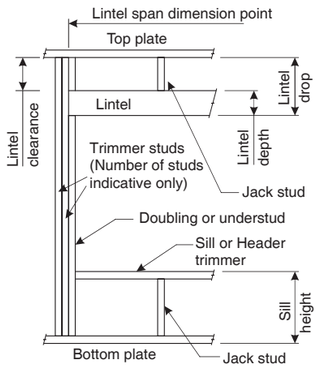
LINTEL FIXING SCHEDULE

ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12
NZS 3604:2011

NOTE:

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

DEFINITIONS



Lintel Supporting Girder Trusses

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

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

Lintel Span (m)	Loaded Dimension (m) (See Fig. 1.3 NZS 3604:2011)	Light Roof Wind Zone					Heavy Roof Wind Zone				
		L	M	H	VH	EH	L	M	H	VH	EH
1.0	2.0	E	E	E	F	F	E	E	E	E	F
	3.0	E	E	F	F	F	E	E	E	F	F
	4.0	E	F	F	F	G	E	E	F	F	F
	5.0	E	F	F	G	G	E	E	F	F	G
	6.0	E	F	F	G	G	E	E	F	F	G
1.2	2.0	E	E	F	F	F	E	E	E	F	F
	3.0	E	E	F	F	F	E	E	F	F	F
	4.0	E	F	F	G	G	E	E	F	F	G
	5.0	E	F	F	G	G	E	E	F	F	G
	6.0	F	F	G	G	H	E	E	F	G	G
1.5	2.0	E	E	F	F	F	E	E	E	F	F
	3.0	E	F	F	F	G	E	E	F	F	F
	4.0	E	F	F	G	G	E	E	F	F	G
	5.0	F	F	G	G	H	E	E	F	G	G
	6.0	F	F	G	H	H	E	E	F	G	H
2.0	2.0	E	F	F	F	G	E	E	F	F	F
	3.0	E	F	F	G	G	E	E	F	F	G
	4.0	F	F	G	G	H	E	E	F	G	G
	5.0	F	F	G	H	H	E	E	F	G	H
	6.0	F	G	G	H	H	E	F	G	H	H
2.4	2.0	E	F	F	G	G	E	E	F	F	G
	3.0	F	F	G	G	H	E	E	F	G	G
	4.0	F	F	G	H	H	E	E	F	G	H
	5.0	F	G	G	H	H	E	F	G	H	H
	6.0	F	G	H	H	-	E	F	G	H	H
3.0	2.0	E	F	F	G	G	E	E	F	F	G
	3.0	F	F	G	H	H	E	E	F	G	H
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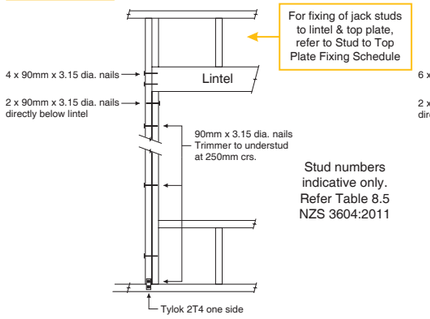
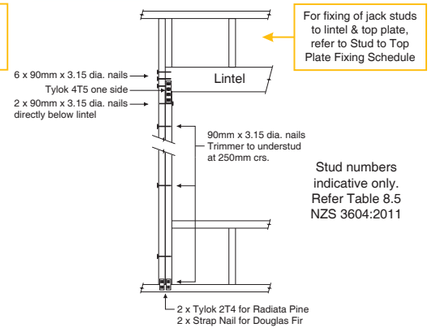
	3.0	F	F	G	H	H	E	F	G	G	H
	4.0	F	G	H	H	-	E	F	G	H	H
	5.0	F	G	H	-	-	E	F	G	H	-
	6.0	G	H	H	-	-	E	F	H	-	-
4.2	2.0	F	F	G	G	H	E	E	F	G	G
	3.0	F	G	H	H	-	E	F	G	H	H
	4.0	F	G	H	-	-	E	F	G	H	-
	5.0	G	H	H	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	F	H	-	-
4.5	2.0	F	F	G	H	H	E	E	F	G	H
	3.0	F	G	H	H	-	E	F	G	H	H
	3.4	F	G	H	H	-	E	F	G	H	H
	4.0	F	G	H	-	-	E	F	G	H	-
	5.0	G	H	-	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	F	H	-	-
4.8	2.0	F	F	G	H	H	E	E	F	G	H
	3.0	F	G	H	H	-	E	F	G	H	H
	3.2	F	G	H	H	-	E	F	G	H	H
	4.0	F	G	H	-	-	E	F	H	H	-
	5.0	G	H	-	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	F	H	-	-
5.1	2.0	F	F	G	H	H	E	F	G	G	H
	3.0	F	G	H	H	-	E	F	G	H	H
	3.5	F	G	H	-	-	E	F	G	H	-
	4.0	G	G	H	-	-	E	F	H	H	-
	5.0	G	H	-	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	G	H	-	-
5.4	2.0	F	F	G	H	H	E	F	G	G	H
	2.8	F	G	H	H	-	E	F	G	H	H
	3.0	F	G	H	-	-	E	F	G	H	-
	4.0	G	H	H	-	-	E	F	H	-	-
	5.0	G	H	-	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	G	H	-	-

LINTEL FIXING OPTIONS

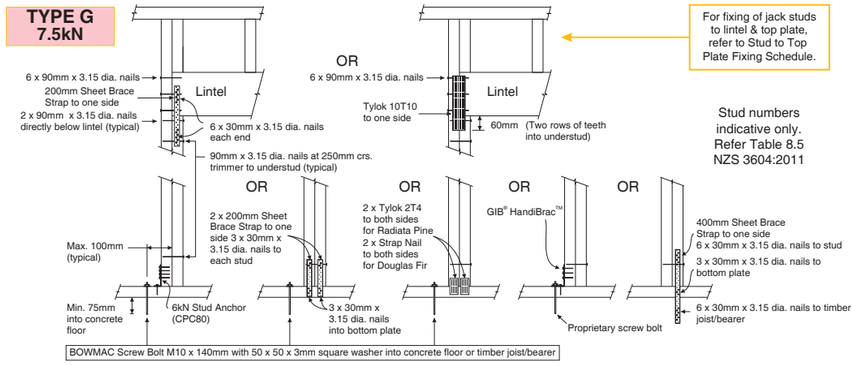
TYPE E 1.4kN



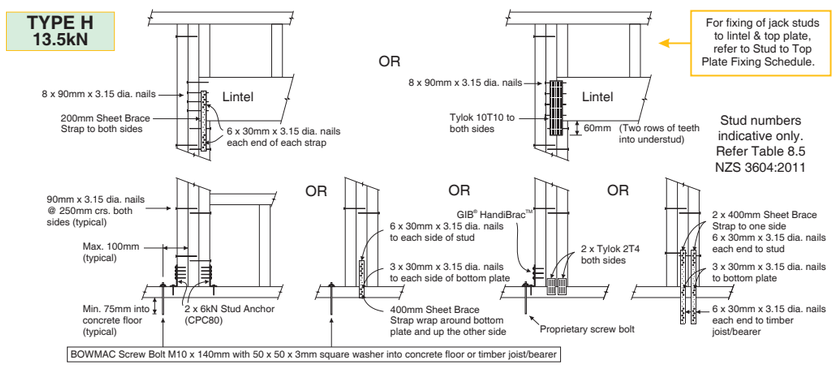
TYPE F 4.0kN



TYPE G 7.5kN



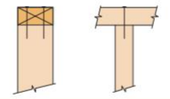
TYPE H 13.5kN



TOP PLATE FIXING OPTIONS

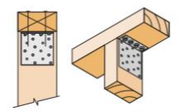
FIXING TYPE A 0.7kN

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



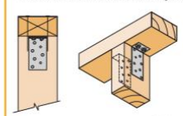
FIXING TYPE B 4.7kN — **CHOOSE ANY OF THE 3 OPTIONS BELOW**

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



Plus LUMBERLOK 6kN Stud Anchor (CPC80)

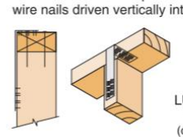
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



Plus 2 x LUMBERLOK CPC40

Recommended for internal wall options to avoid lining issues

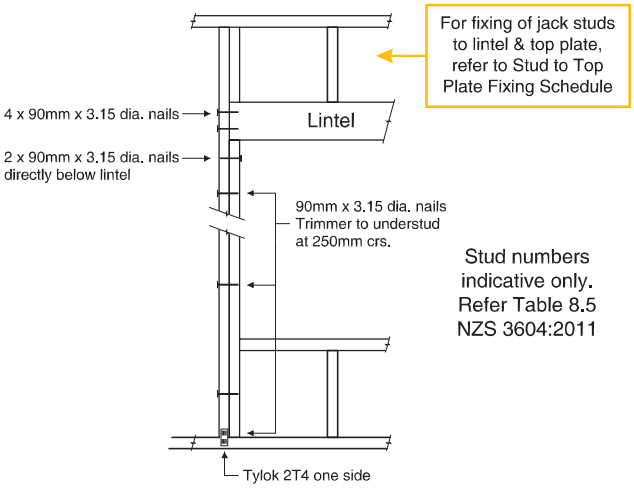
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



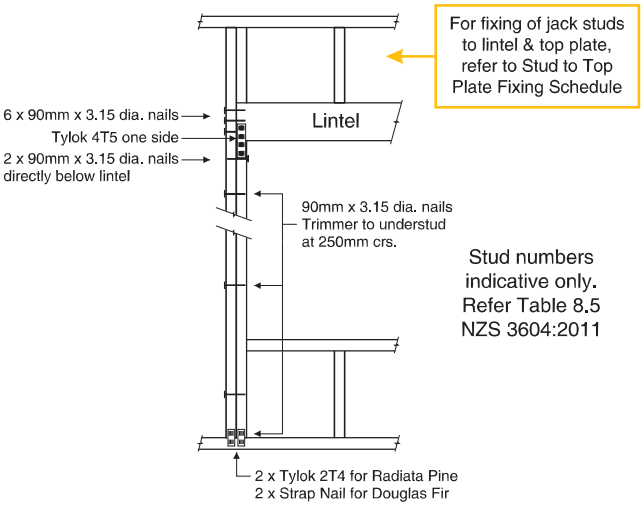
Plus LUMBERLOK Stud Strap (one face only)

LINTEL FIXING OPTIONS

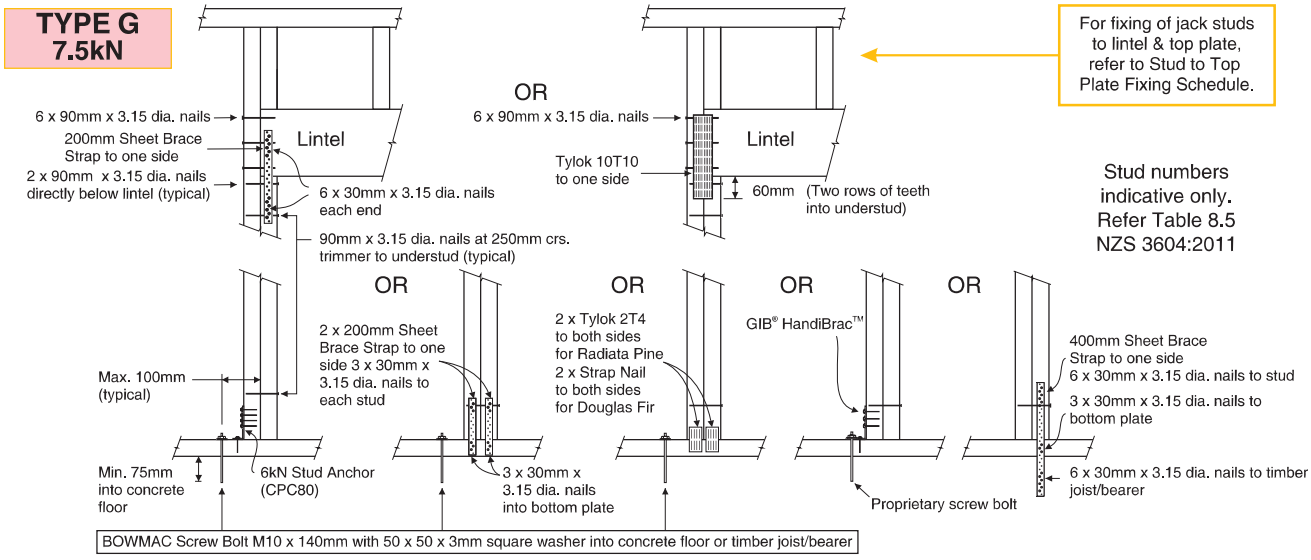
TYPE E 1.4kN



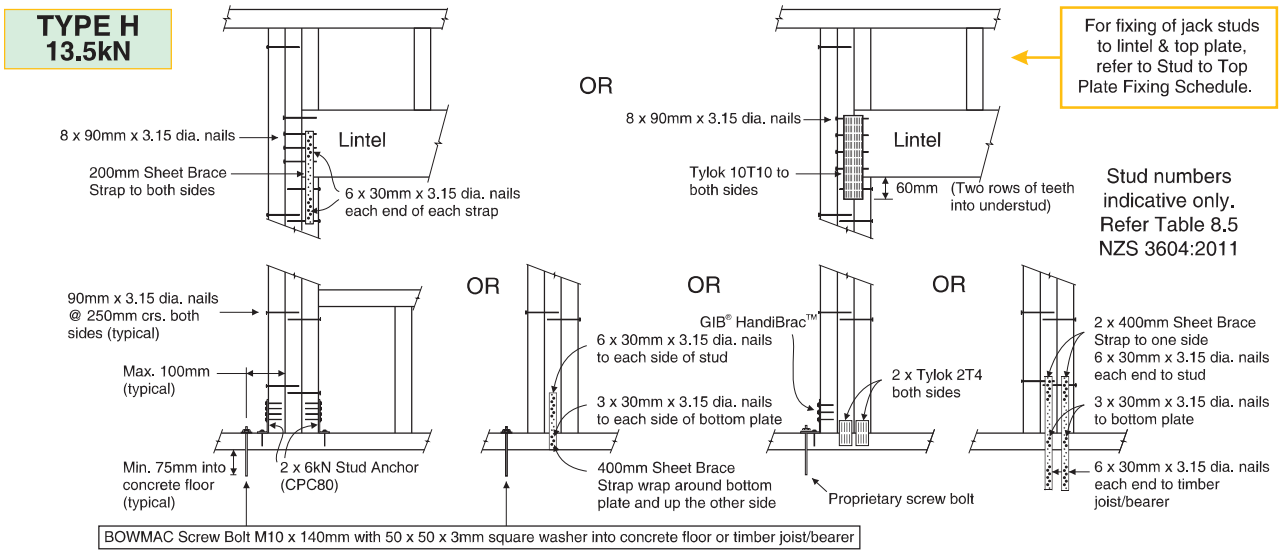
TYPE F 4.0kN



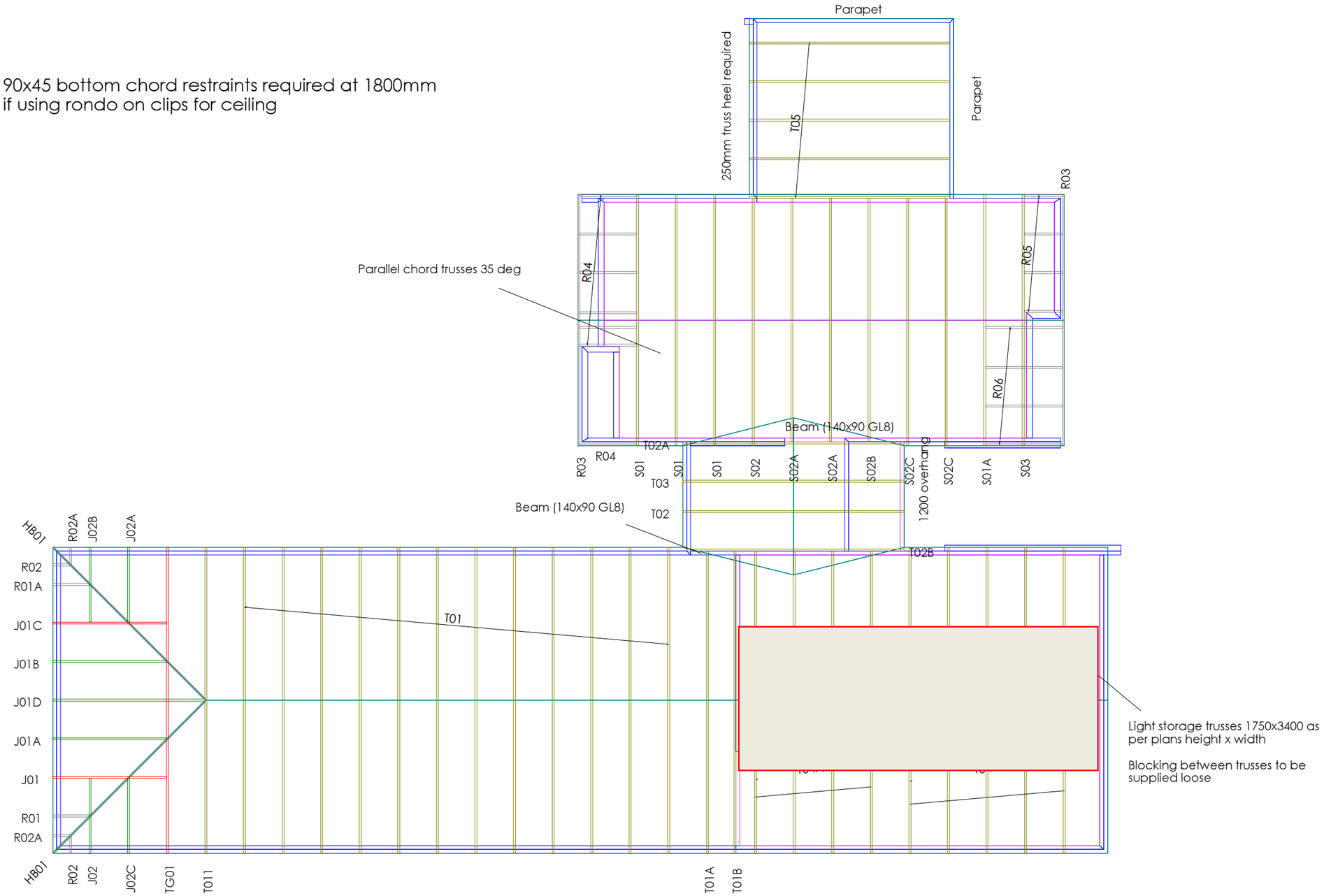
TYPE G 7.5kN



TYPE H 13.5kN



90x45 bottom chord restraints required at 1800mm
if using rondo on clips for ceiling



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CANTERBURY PRENAIL LIMITED
PROBUILD MiTek McVICAR MiTek HILLSIDE MiTek

Site Address :
Judd Lane
4 Judd Lane, Rolleston
Christchurch

Sheet Title :
For Building Consent
Buildable Truss Layout

Date : 1 Nov,2023
Drawn : Ezra Crichton
Scale : 1: 100
System : MiTek 20/20

Job Details:

Roof Pitch	: 35.00deg	Truss Centres	: 900mm
Roof Material	: Galv Iron 0.55mm	Roof Live Load	: 0.250kPa
Ceiling Material	: Standard Ceiling on Suspended Ba	Roof Live Load	:
Wind Zone	: Medium	Wind Speed	: 37m/s
Roof Snow Load	: 0.315kPa	Overhang	: 90mm

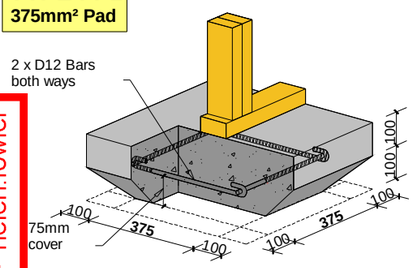
MiTek™

Job Title :
232507PS
Sheet :
1
Revision Number :

SLAB THICKENING & STUD REQUIREMENTS

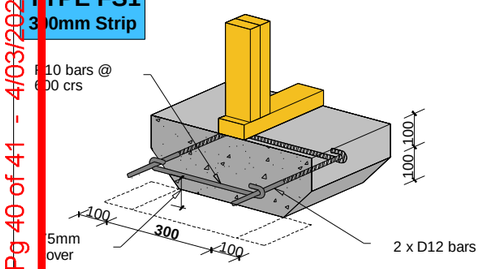
TYPE FP1
375mm² Pad

2 3



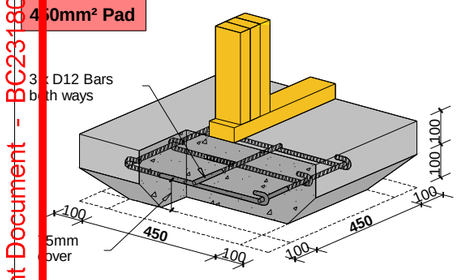
TYPE FS1
300mm Strip

2 3



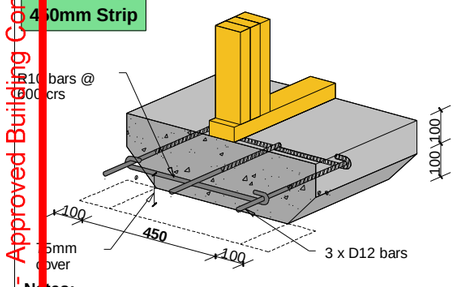
TYPE FP2
450mm² Pad

3 4



TYPE FS2
450mm Strip

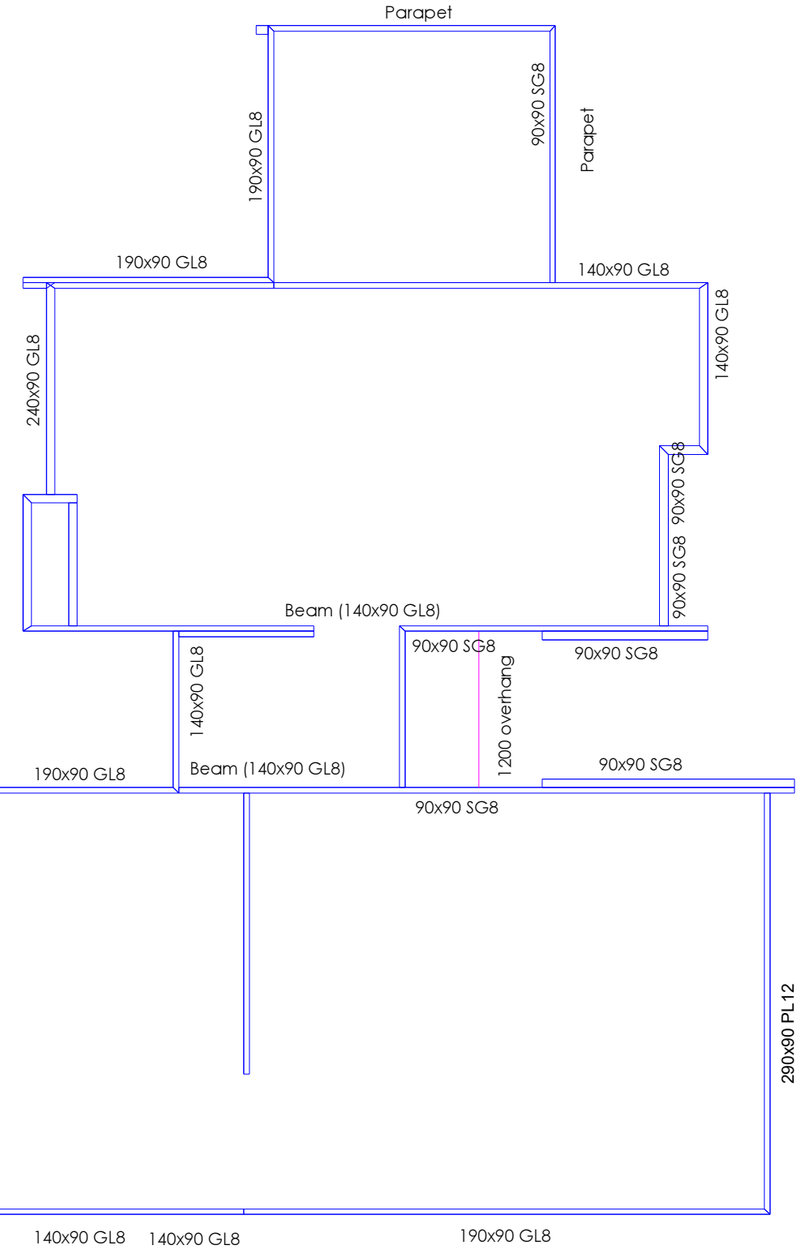
3 4



Notes:
- The numbers found in the hatched areas are the numbers of studs required below each truss
- Standard 100mm reinforcing concrete slab, as per NZS3604:2011

Refer to:
MiTek Internal Load Bearing on Concrete Floor Slabs 10/2011
MiTek Structural Fixings **On-Site Guide** for Building Code Compliance

Concrete Slab Thickening Guide



NO SLAB THICKENING REQUIRED

CANTERBURY PRENAIL LIMITED
PROBUILD McVICAR HILLSIDE

Site Address :
Judd Lane
4 Judd Lane, Rolleston
Christchurch

Sheet Title :
For Building Consent
Slab Thickening

Date : 1 Nov,2023 | Drawn : Ezra Crichton
Scale : 1: 100 | System : MiTek 20/20

Job Details:

Roof Pitch	: 35.00deg	Truss Centres	: 900mm
Roof Material	: Galv Iron 0.55mm	Roof Live Load	: 0.250kPa
Ceiling Material	: Standard Ceiling on Suspended Ba	Floor Live Load	:
Wind Zone	: Medium	Wind Speed	: 37m/s
Roof Snow Load	: 0.315kPa	Overhang	: 90mm

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MiTek™

Job Title :
232507PS
Sheet :
2
Revision Number :

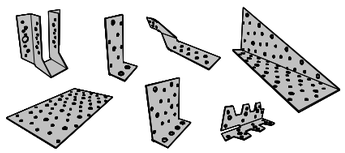
LUMBERLOK® TRUSS FIXINGS

D Pair of Wire Dogs and 2 x 90mm 3.15mm skew nails
X LUMBERLOK JH47x90 Joist Hanger
Z LUMBERLOK JH47x120 Joist Hanger
P LUMBERLOK JH47x190 Joist Hanger
E LUMBERLOK JH95x165 Joist Hanger
T LUMBERLOK CT200 Ceiling Tie
O Pair of LUMBERLOK CT200 Ceiling Ties
H LUMBERLOK CT400 Cyclone Tie
B LUMBERLOK CT600 Cyclone Tie
4 LUMBERLOK Multi Grip
M Pair of LUMBERLOK Multi Grips
NP - LUMBERLOK Nailon Plate
N LUMBERLOK N21 Diagonal Cleat
V LUMBERLOK CPC40 Cleat
W Pair of LUMBERLOK CPC40 Cleats
K LUMBERLOK TTP 16kN Truss to Top Plate set
G LUMBERLOK TTP 9kN Truss to Top Plate set

Joist Hanger Installation

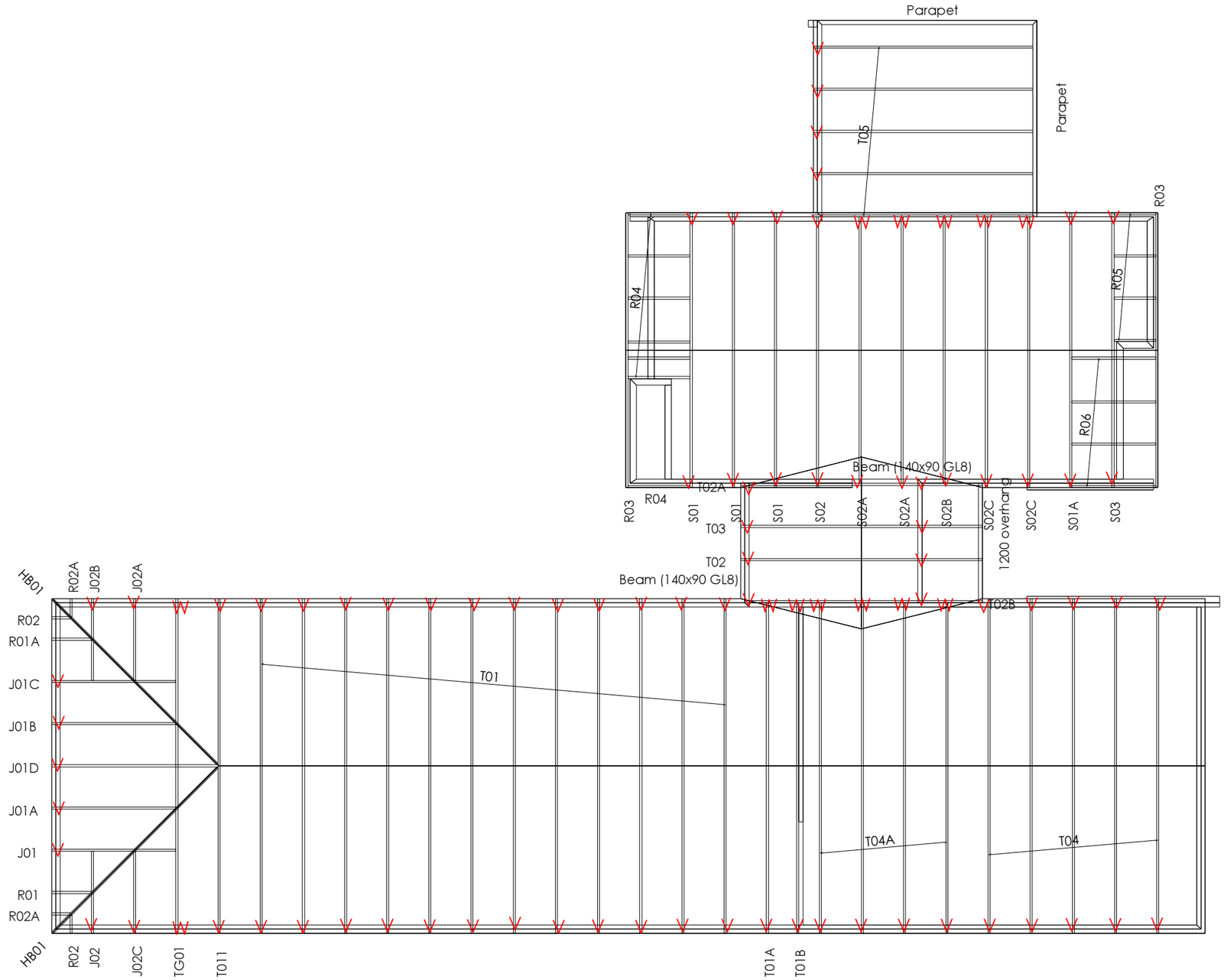
CT200 Truss to Top Plate Fixing Installation

16kN & 9kN Truss to Top Plate Fixing Installation



Notes:
All other areas must have the minimum 2 x 90mm 3.15mm skew nails and 2 x wire dogs for truss to top plate connections

Refer to:
LUMBERLOK Timber Connectors Characteristic Loadings Data Brochure 08/2014



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CANTERBURY PRENAIL LIMITED
PROBUILD MiTek McVICAR MiTek HILLSIDE MiTek

Site Address :
Judd Lane
4 Judd Lane, Rolleston
Christchurch

Sheet Title :
For Building Consent
Truss Fixings

Date :	1 Nov,2023	Drawn :	Ezra Crichton
Scale :	1: 100	System :	MiTek 20/20

Job Details:

Roof Pitch	: 35.00deg	Truss Centres	: 900mm
Roof Material	: Galv Iron 0.55mm	Roof Live Load	: 0.250kPa
Ceiling Material	: Standard Ceiling on Suspended Ba	Roof Live Load	:
Wind Zone	: Medium	Wind Speed	: 37m/s
Roof Snow Load	: 0.315kPa	Overhang	: 90mm

MiTek™

Job Title :
232507PS
Sheet :
3
Revision Number :