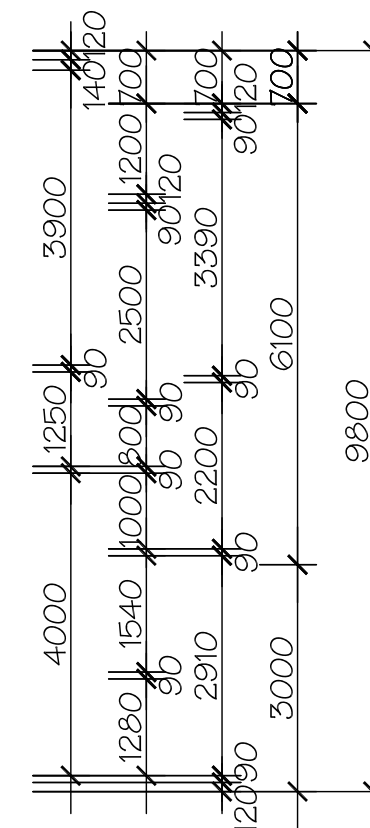
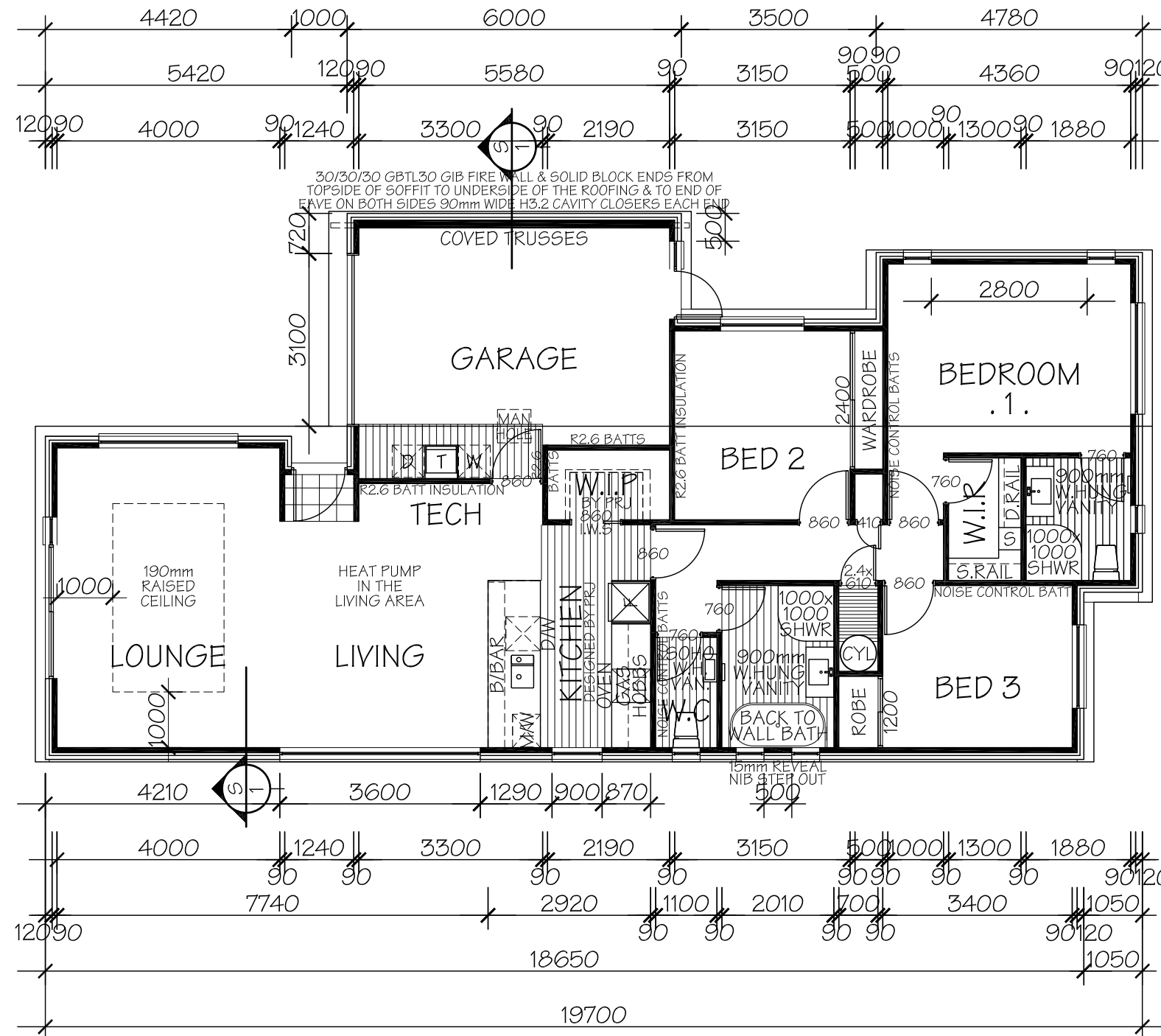


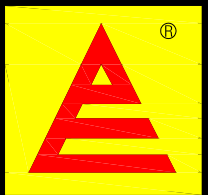
ALL ACCESS ROUTES TO HAVE ANTI-SLIP COMPLYING WITH NZBC D1/AS1/TABLE 2. ALL INTERNAL WET AREA FLOORING PLANKED VINYL. ALL WALL TO FLOORING & FIXTURES, AND APPLIANCE TO FLOORING SILICON SEALED.



LIVING : 129m²
GARAGE : 29m²
TOTAL : 158m²

NEW RESIDENCE
LOT 180 ARDNAVE LANE

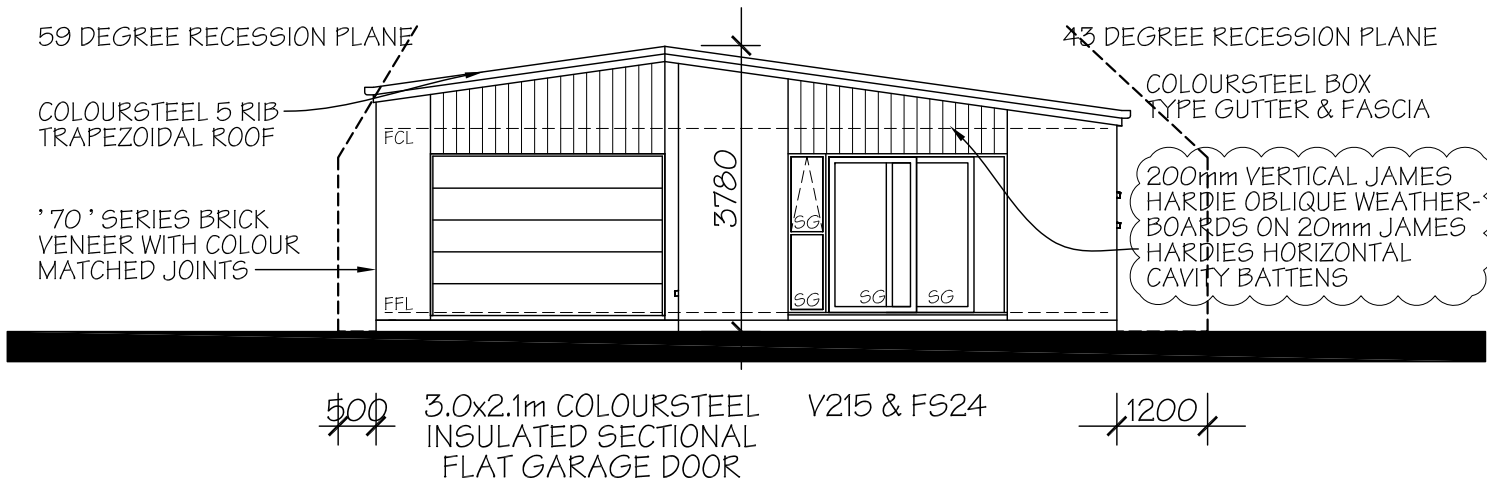
PLAN NUMBER
3568



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NEW RESIDENCE
LOT 180 ARDNAVE LANE

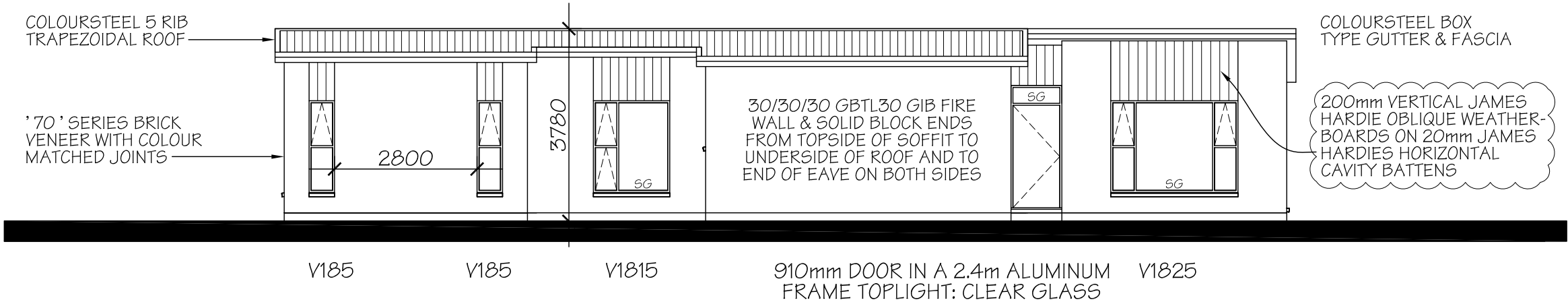


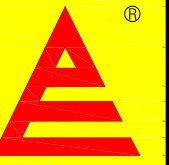
B.R.M.INDEX	L	M	H	VH	*
WIND ZONE	0	0	1	2	1
NUMBER OF STORIES	0	1	2	4	0
ROOF/WALL INTERSECTION	0	1	3	5	1
EAVES WIDTH	0	1	2	5	2
ENVELOPE COMPLEXITY	0	1	3	6	1
DECK DESIGN	0	2	4	6	0
TOTAL B.R.M.INDEX SCORE = 5					

B.R.M.INDEX	L	M	H	VH	*
WIND ZONE	0	0	1	2	1
NUMBER OF STORIES	0	1	2	4	0
ROOF/WALL INTERSECTION	0	1	3	5	3
EAVES WIDTH	0	1	2	5	2
ENVELOPE COMPLEXITY	0	1	3	6	1
DECK DESIGN	0	2	4	6	0
TOTAL B.R.M.INDEX SCORE = 7					

SAFETY GLASS TO :
- ALL BATHROOM WINDOWS & SKYLIGHTS
- ALL HUNG AND SLIDING DOORS WITH OR WITHOUT VISION RAILS.
- GENERAL WINDOWS WHERE THEY ARE LESS THAN 800mm TO THE FLOOR WITH NO VISION RAIL

ALL WINDOWS AND DOORS 2.100m FROM FFL TO HEAD UNLESS OTHERWISE STATED





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55 EPSOM RD. P.O. BOX 11059 PH. 3465189

NEW RESIDENCE
LOT 180 ARDNAVE LANE

AMENDED
10.7.2018

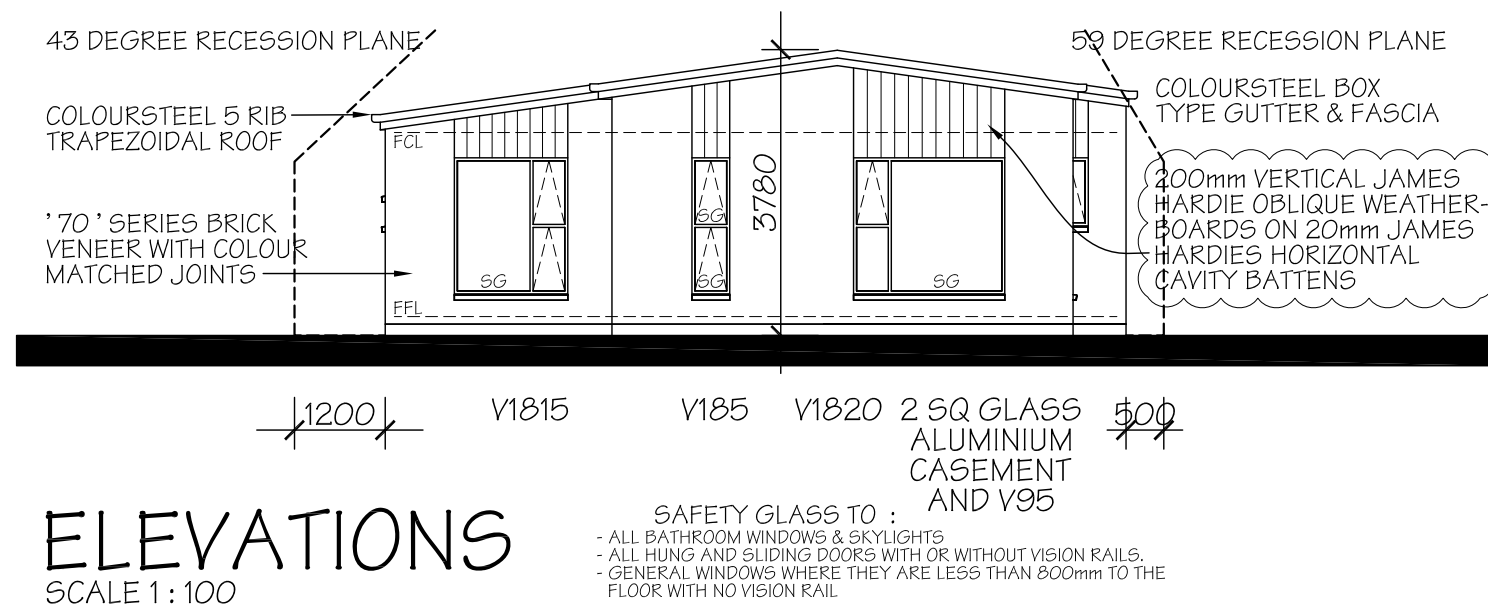
PLAN NO
OF : 11

3

DRAWN KERRY

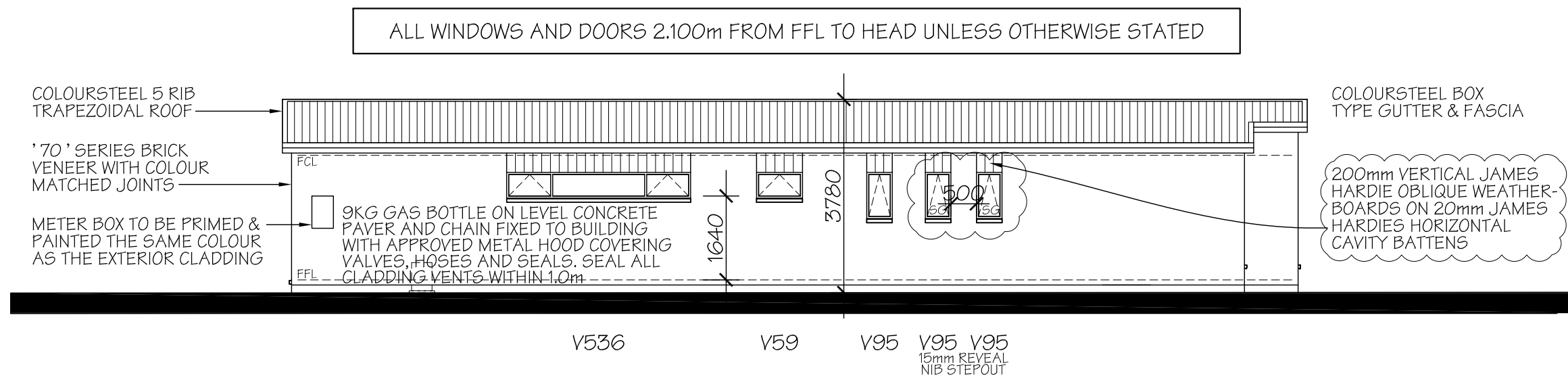
DATE 25.1.18

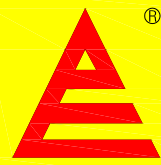
PLAN NUMBER
3568



B.R.M.INDEX	L	M	H	VH	*
WIND ZONE	0	0	1	2	1
NUMBER OF STORIES	0	1	2	4	0
ROOF/WALL INTERSECTION	0	1	3	5	1
EAVES WIDTH	0	1	2	5	2
ENVELOPE COMPLEXITY	0	1	3	6	1
DECK DESIGN	0	2	4	6	0
TOTAL B.R.M.INDEX SCORE = 5					

B.R.M.INDEX	L	M	H	VH	*
WIND ZONE	0	0	1	2	1
NUMBER OF STORIES	0	1	2	4	0
ROOF/WALL INTERSECTION	0	1	3	5	1
EAVES WIDTH	0	1	2	5	2
ENVELOPE COMPLEXITY	0	1	3	6	1
DECK DESIGN	0	2	4	6	0
TOTAL B.R.M.INDEX SCORE = 5					





ENTERPRISE
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55 EPSOM RD. P.O. BOX 11059 PH. 3465189

NEW RESIDENCE
LOT 180 ARDNAVE LANE

AMENDED

PLAN NO
OF : 11

DRAWN KERRY

DATE 25.1.18

PLAN NUMBER
3568

TIMBER TREATMENT

- ALL INTERIOR AND EXTERIOR WALL FRAMING TO BE H1.2 SG8 LINTELS SG8.
- TRUSS COMPONENTS : H1.2 SG8 PINUS RADIATA.
- ALL WINDOW REVEL TO BE H3.1 TREATED

TRUSS AND FRAME FIXING

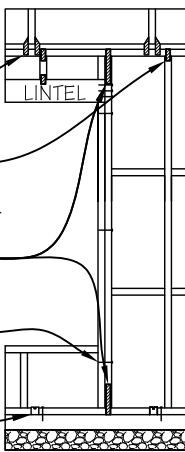
TRUSS TO TOP PLATE FIXING
WITH EITHER 2x WIRE DOGS OR
2x LUMBERLOCK CT200 AS
SHOWN ON TRUSS DESIGN

STUD TO TOP PLATE FIXING
TYPE B 4.7kN WITH 2/90x3.33mm
NAILS DRIVEN VERTICALLY
INTO STUD PLUS LUMBERLOK
STUD STRAP ONE FACE ONLY OR
AS SPECIFIED BY MANUFACTURER

LUMBERLOCK 6KN STUD STRAP
TO TOP & BOTTOM PLATE UP AND
DOWN THE FACE OF THE STUD

FIX STUDS TOGETHER WITH
2/90x3.3 NAILS AT 600mm CRS
WITH 2/90x3.3 NAILS IMMEDIATELY
UNDER THE LINTEL

75x4.5mm CONCRETE NAILS
& LUMBER LOCK BOTTOM PLATE
ANCHORS AT 900mm CENTERS

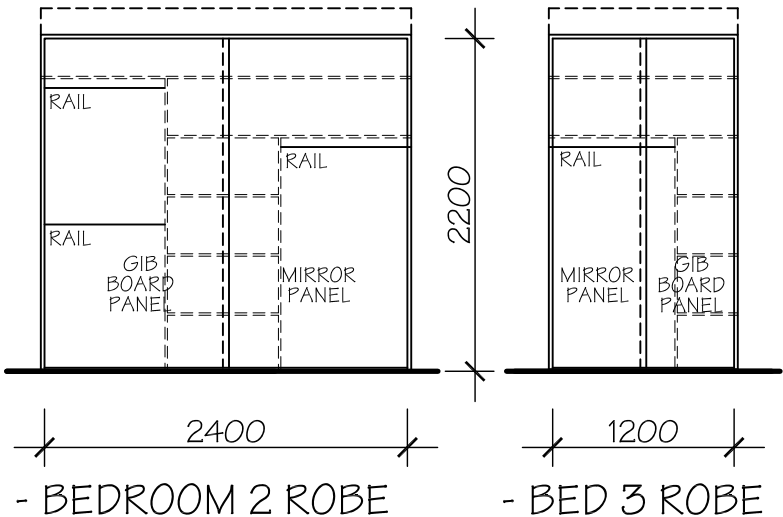


DETAIL

SCALE 1:50

JOINERY

SCALE 1:50



8 DEGREE ROOF PITCH

SEE ROOF PLAN ON PAGE 5

COLOURSTEEL BOX TYPE
GUTTER AND FASCIA

4.5 x 300mm FIBRE CEMENT SOFFITS
BUT 150mm SOFFITS SHOWN HERE

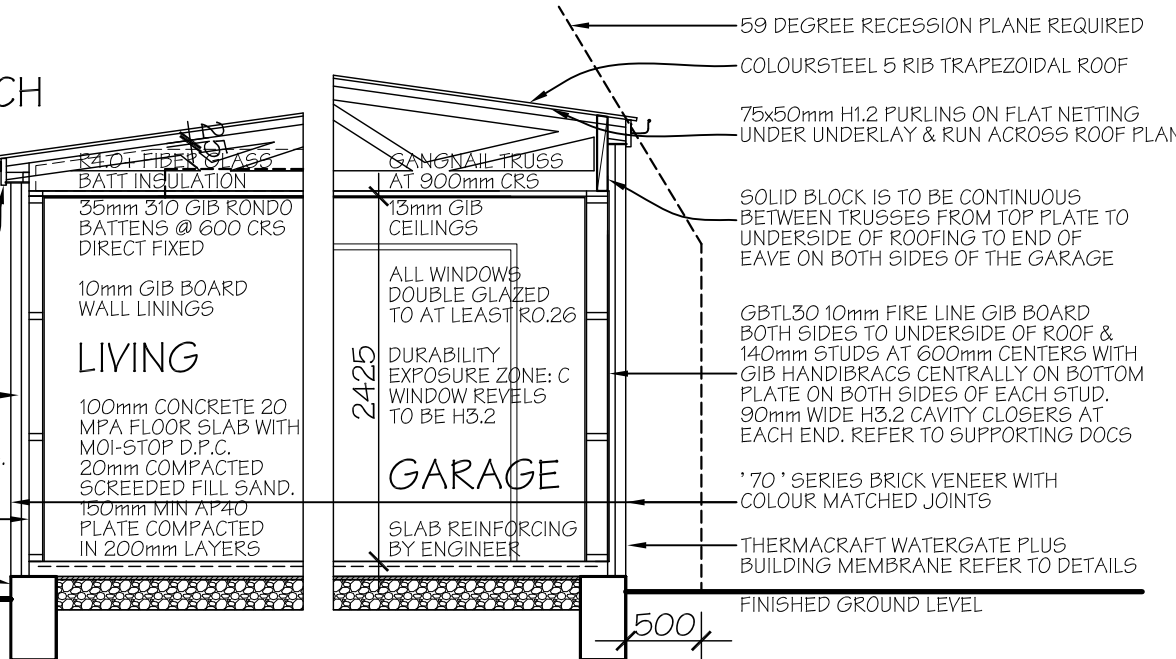
200mm VERTICAL JAMES HARDIES
OBLIQUE WEATHERBOARDS ABOVE
WINDOWS & DOORS ON 20mm JAMES
HARDIES HORIZONTAL CAVITY BATTEN
R2.6 FIBRE GLASS INSULATION

90x45mm TIMBER FRAME STUDS AT
600mm CENTERS & 2 ROWS OF DWANGS.
OBLIQUE CLAD WALLS HAVE DWANGS AT
600mm CRS MAX. EQUALLY SPACED.
TOP ONE TO BE JUST BELOW SOFFIT.

CONCRETE FOUNDATION
TO BE PLASTERED

SECTION 1

SCALE 1:50



FOUNDATION TRENCH INSPECTIONS REQUIRED REFER TO DETAIL IN SUPPORTING DOCS:
ELIOT SINCLAIR DETAIL 2-D16 FOUNDATION DETAIL - BRICK VENEER



ENTERPRISE
HOMES LTD
55 EPSOM RD. P.O. BOX 11059 PH. 3465189

NEW RESIDENCE
LOT 180 ARDNAVE LANE

AMENDED
10.7.2018

PLAN NO
OF : 11

DRAWN KERRY

DATE 25.1.18

PLAN NUMBER
3568

LIGHT ROOF PURLIN FIXING

WIND ZONE = HIGH
ROOF = COLOURSTEEL
PURLINS = 75x50mm H1.2 SGB @ 900mm CRS.

EDGE FIXING = 0.1 x ROOF WIDTH FROM EAVE TO
BARGE OR RIDGE LINE

EDGE / CP 4.7kN FIXING =
2/100x3.75mm SKEWED NAILS & 2 WIRE DOGS OR
2/100x3.75mm SKEWED NAILS & 2/12g SCREWS

NORMAL / BP 2.7kN FIXING =
2/100x3.75mm SKEWED NAILS & 1 WIRE DOGS OR
2/100x3.75mm SKEWED NAILS & 1/12g SCREW

SCREWS 50mm LONGER THAN PURLIN DEPTH

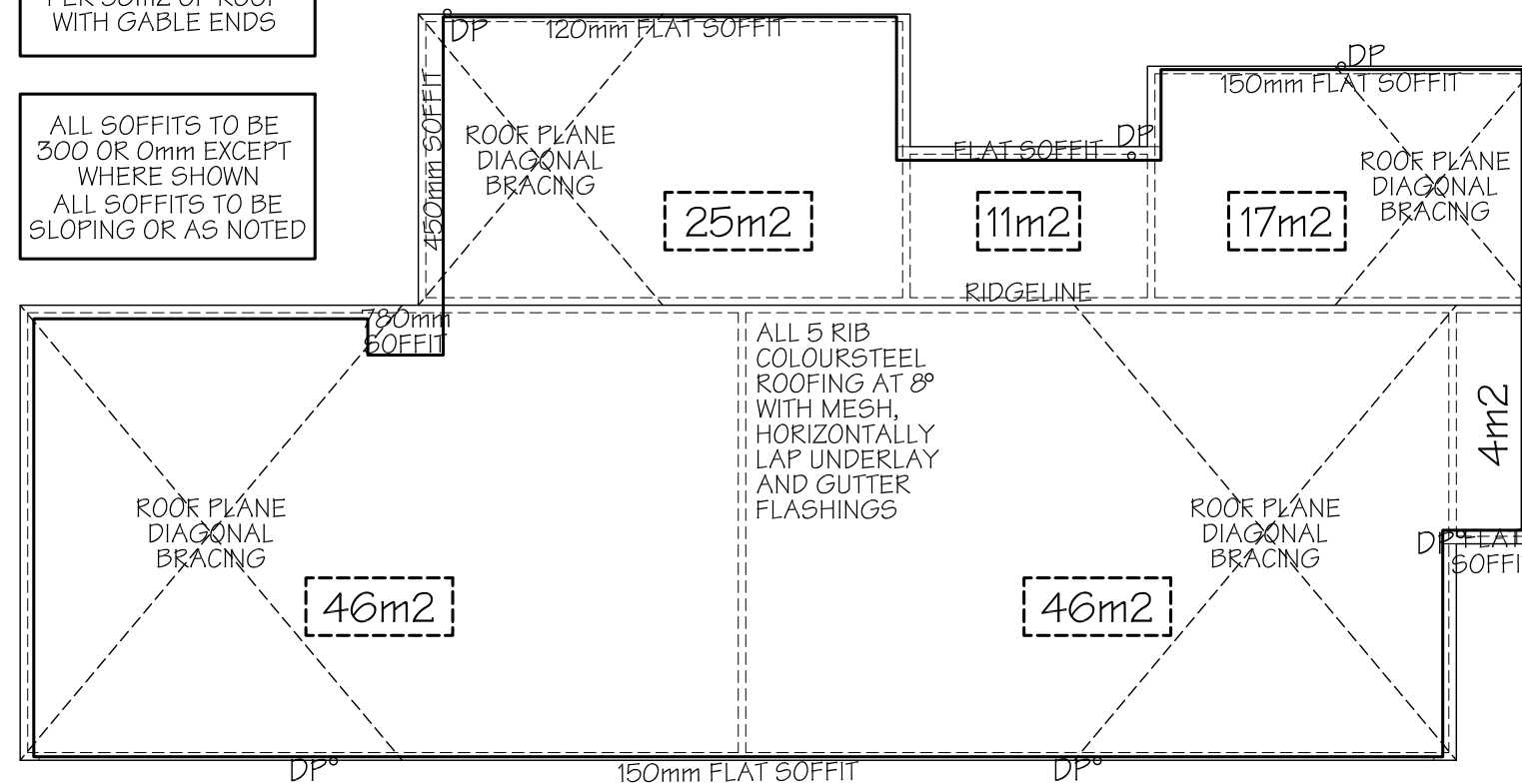
NB : ALTERNATIVE FIXING WITH REQUIRED UPLIFT
CAPACITY MAY BE USED SEE MANUFACTURES SPECS

FLYRAFTERS AND OUTRIGGER 90x
45mm AT 900mm CENTERS (PURLIN
END SPANS AT 600MM CRS MAX).
OR PURLINS CATERLEVERED NO MORE
THAN 300mm AS NZS:3604 2011

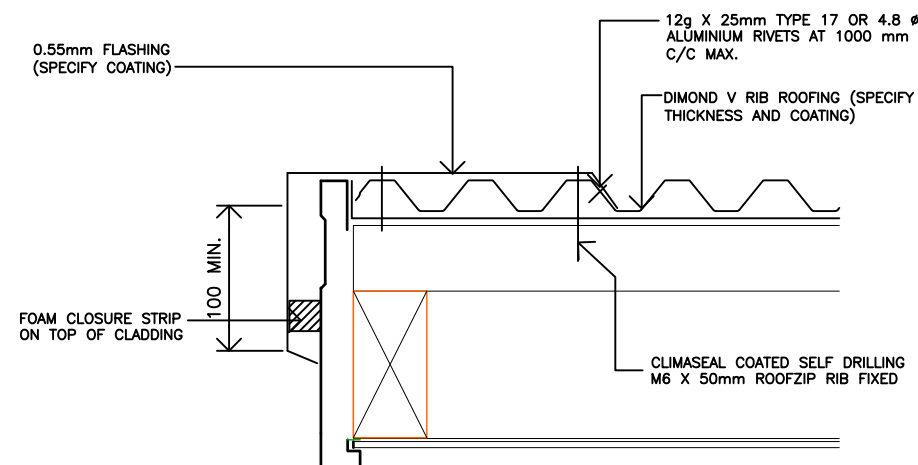
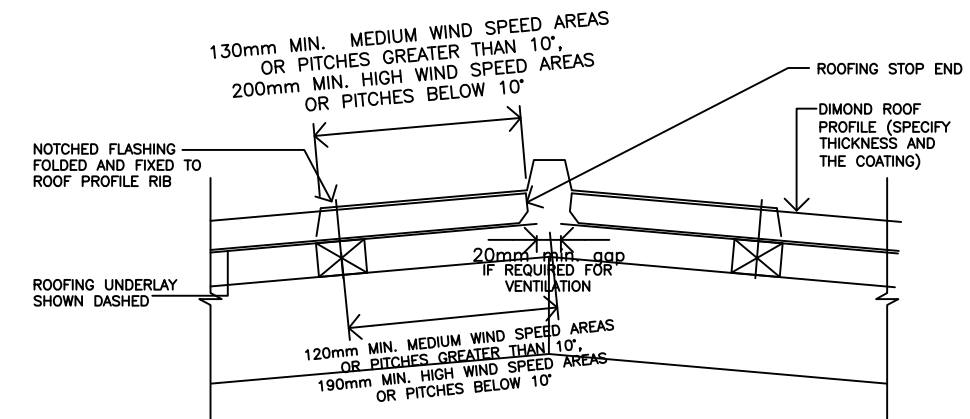
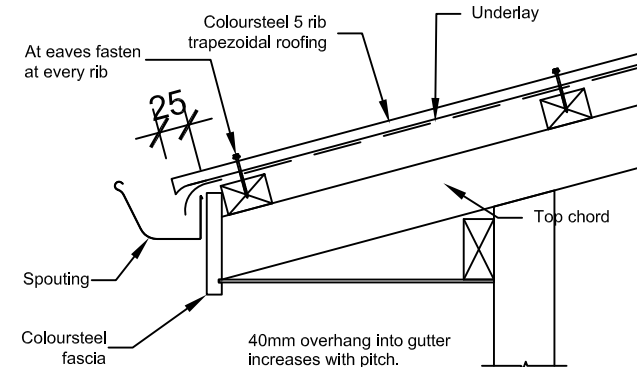
ONE ROOF PLANE
DIAGONAL BRACE
PER 50m2 OF ROOF
WITH GABLE ENDS

ALL SOFFITS TO BE
300 OR 0mm EXCEPT
WHERE SHOWN
ALL SOFFITS TO BE
SLOPING OR AS NOTED

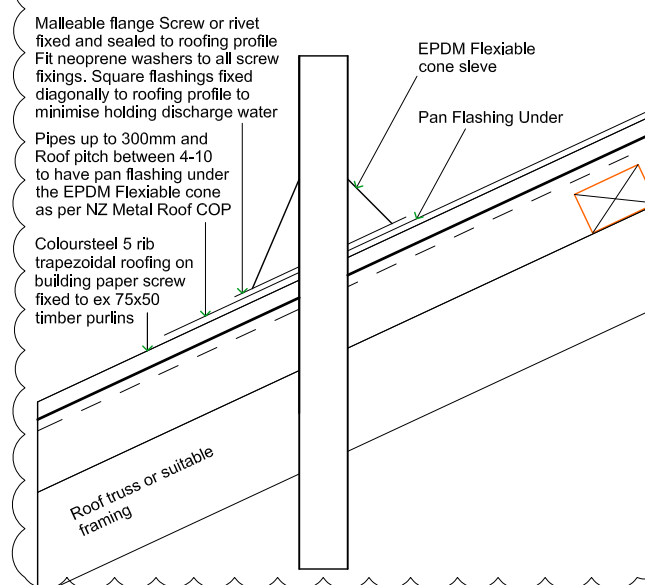
ROOF PLAN SCALE 1:100

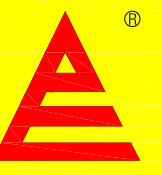


STANDARD FASCIA AND GUTTER (CORRUGATE PROFILE)

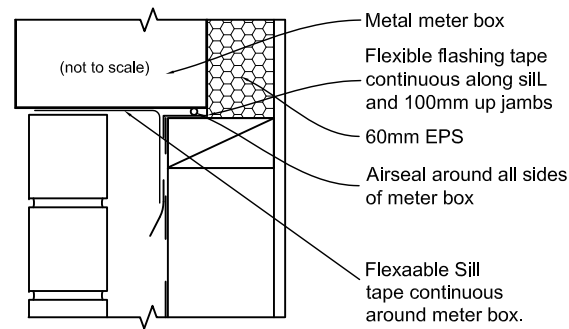


STANDARD ROOF PENETRATIONS (5 RIB TRAPEZOIDAL)

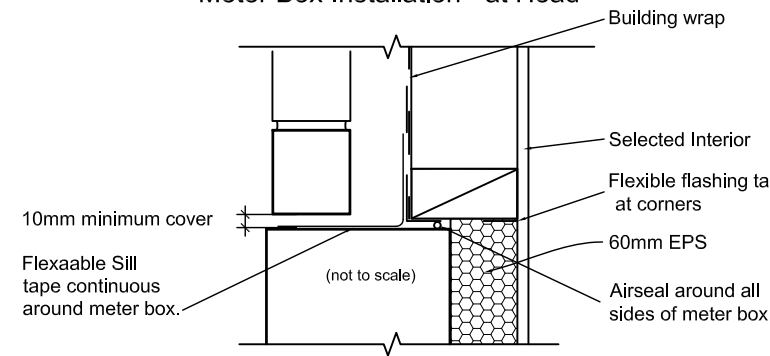




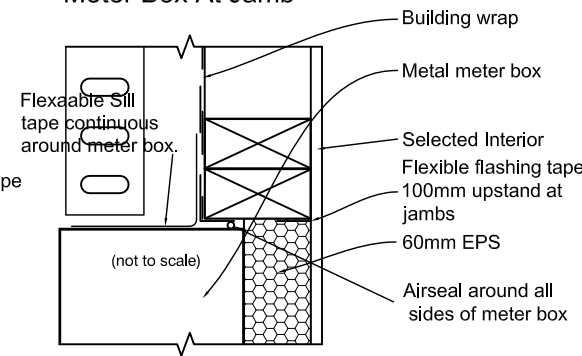
Meter Box At Sill



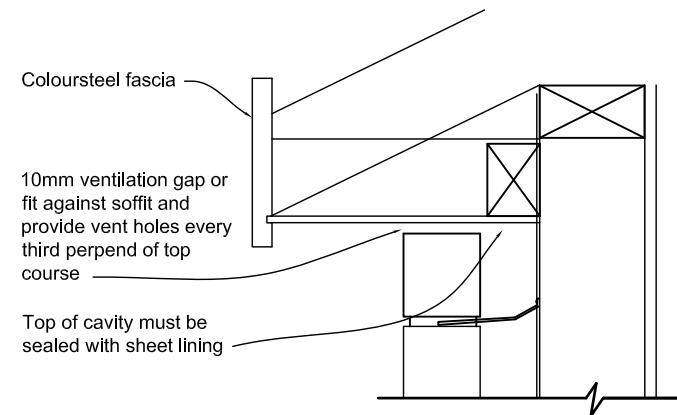
Meter Box Installation - at Head



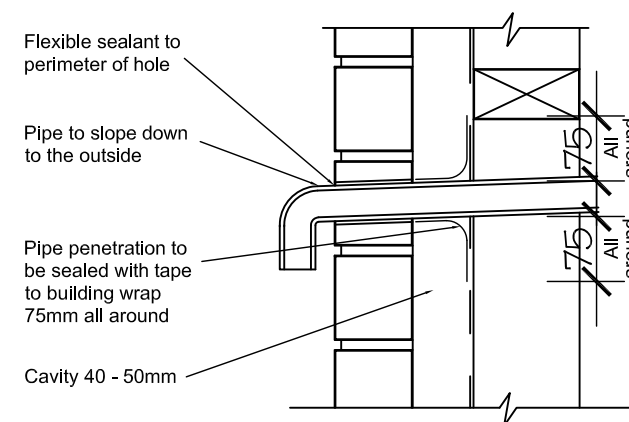
Meter Box At Jamb



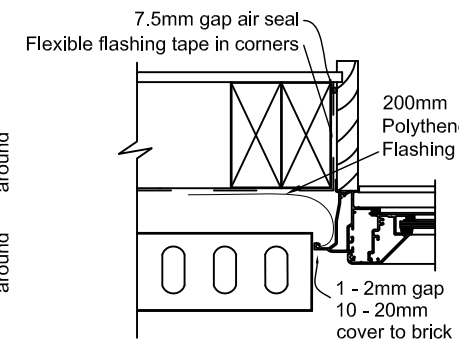
Flat Soffit Detail



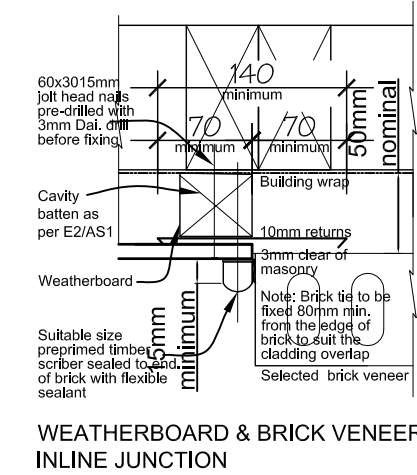
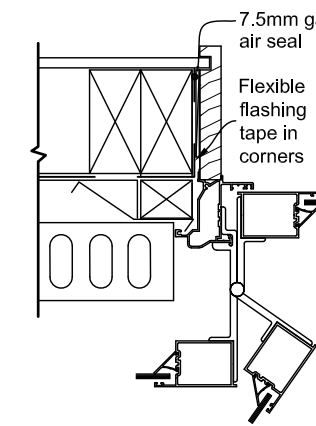
Pipe Penetration



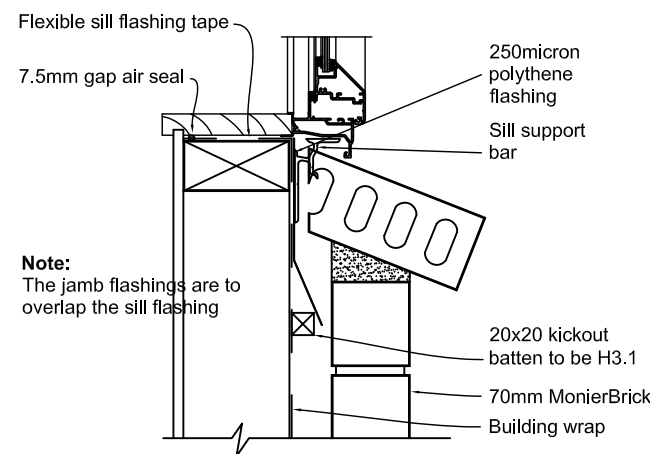
Window Jamb - Aluminium



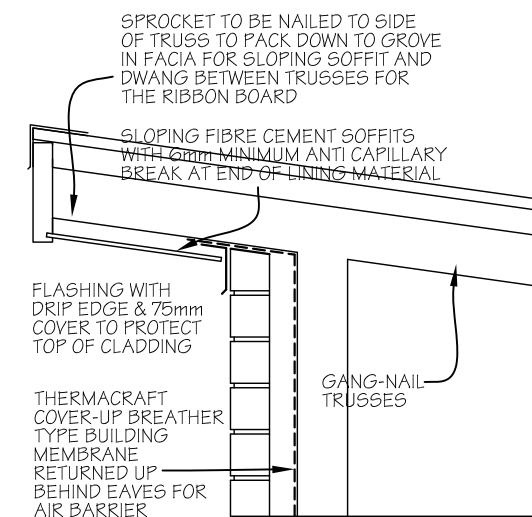
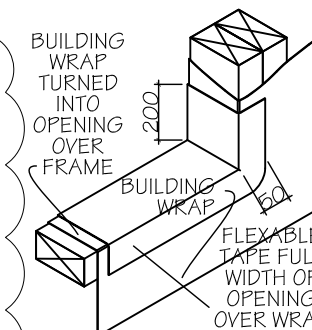
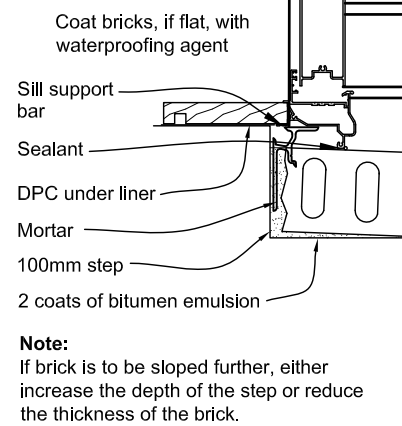
Door Jamb - Aluminium



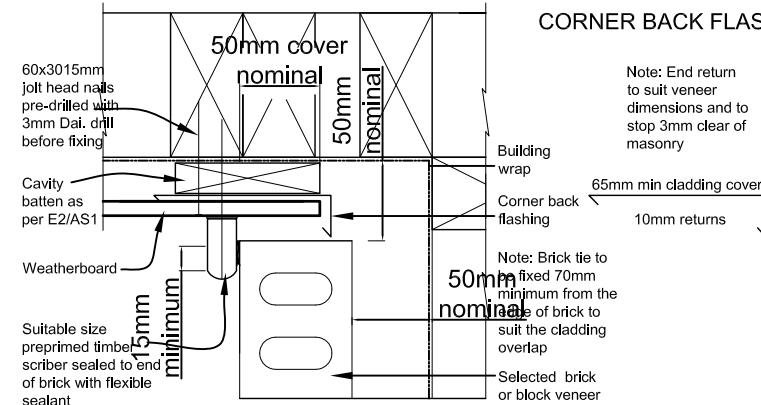
Window Sill - Aluminium



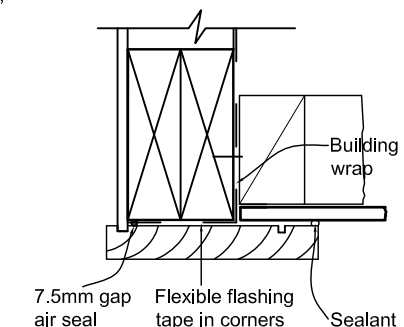
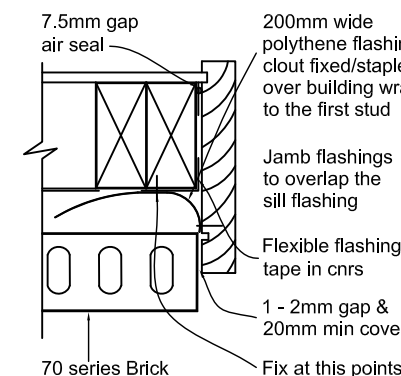
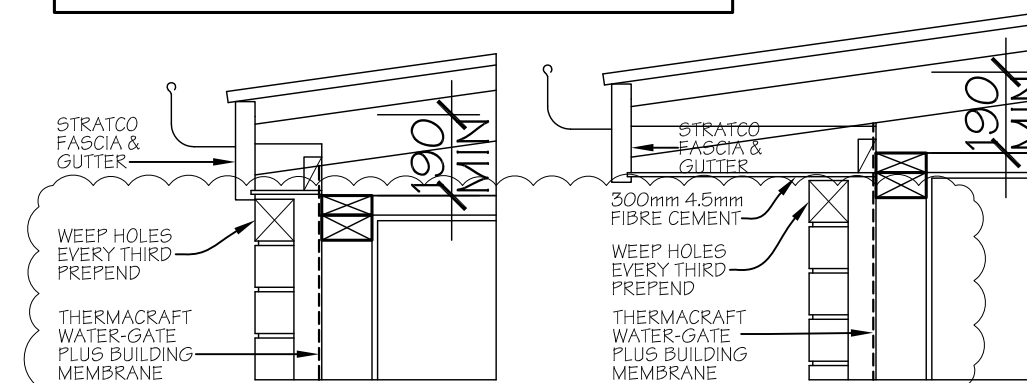
Brick Door Sill



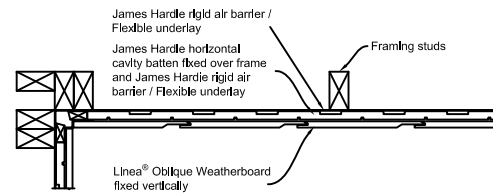
CORNER BACK FLASHING



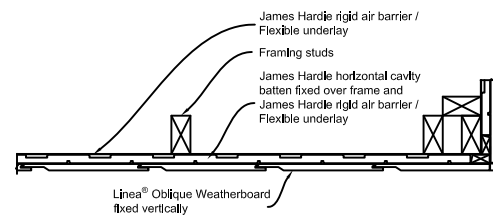
W.A.N.Z. Bars to all window and door sills as per the specifications
Brick Tiles: 5x 105mm Heavy Duty EH Lumberlock Wall Tiles per Sq/m at a maximum of 600mm horizontally and 400mm vertically



WEATHERBOARD & BRICK VENEER INTERNAL CORNER JUNCTION



Wall Plan Internal Corner



Wall Plan External Corner

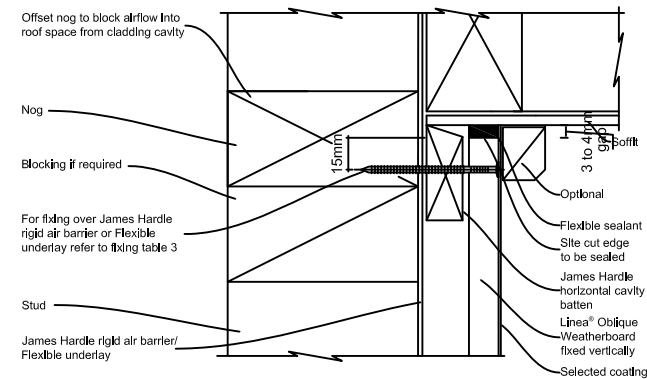


Figure 4 Soffit Detail

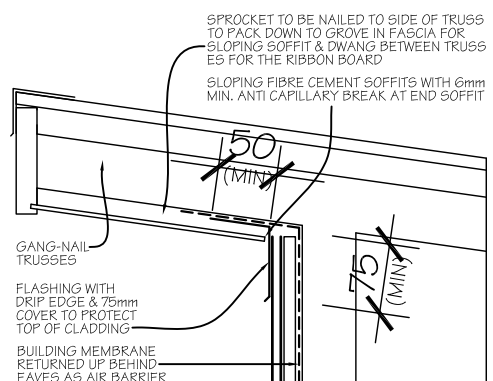


Figure 18 Sloping Soffit Detail

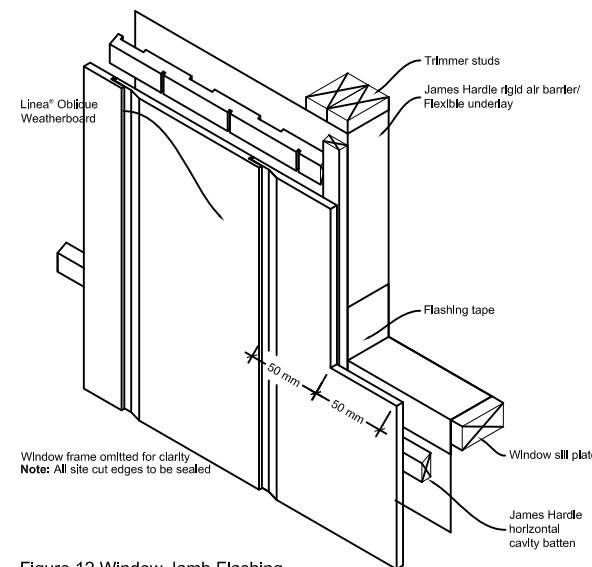


Figure 12 Window Jamb Flashing

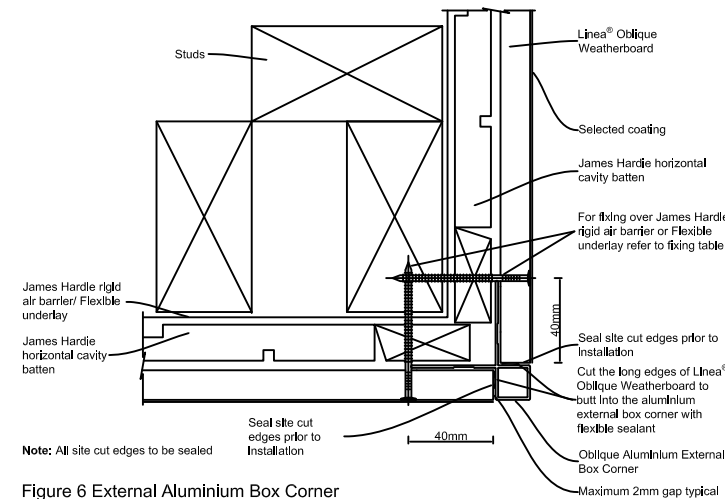


Figure 6 External Aluminium Box Corner

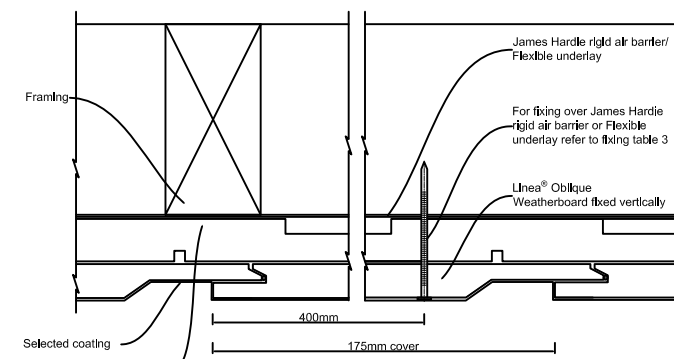
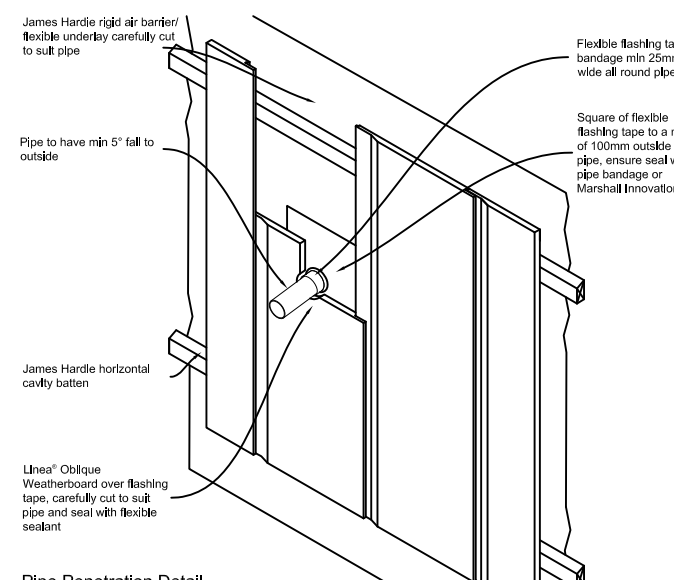


Figure 5 Vertical Joint 200 mm Weatherboard Width



Pipe Penetration Detail

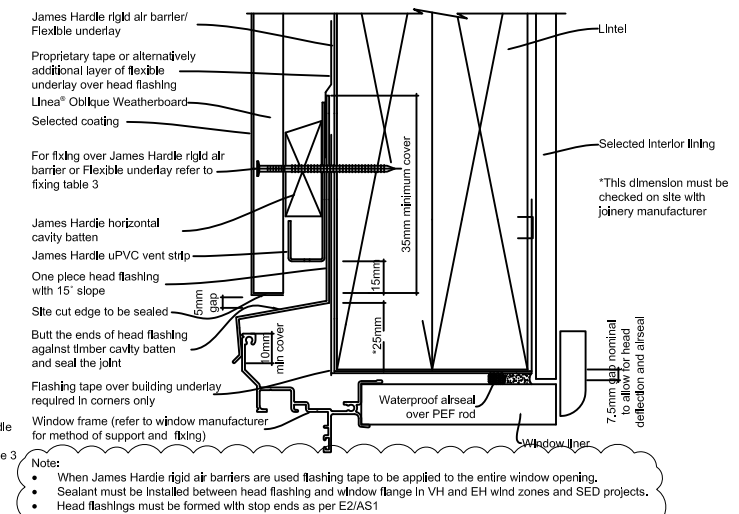


Figure 10 Window Head

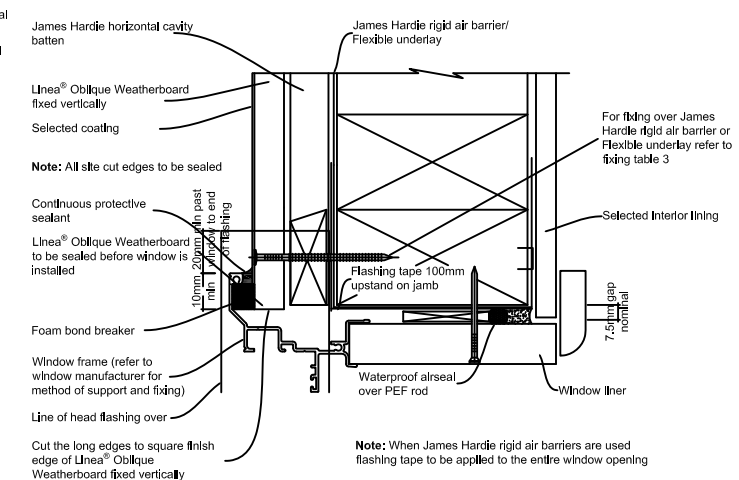
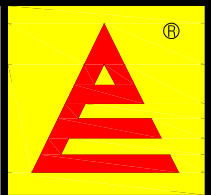


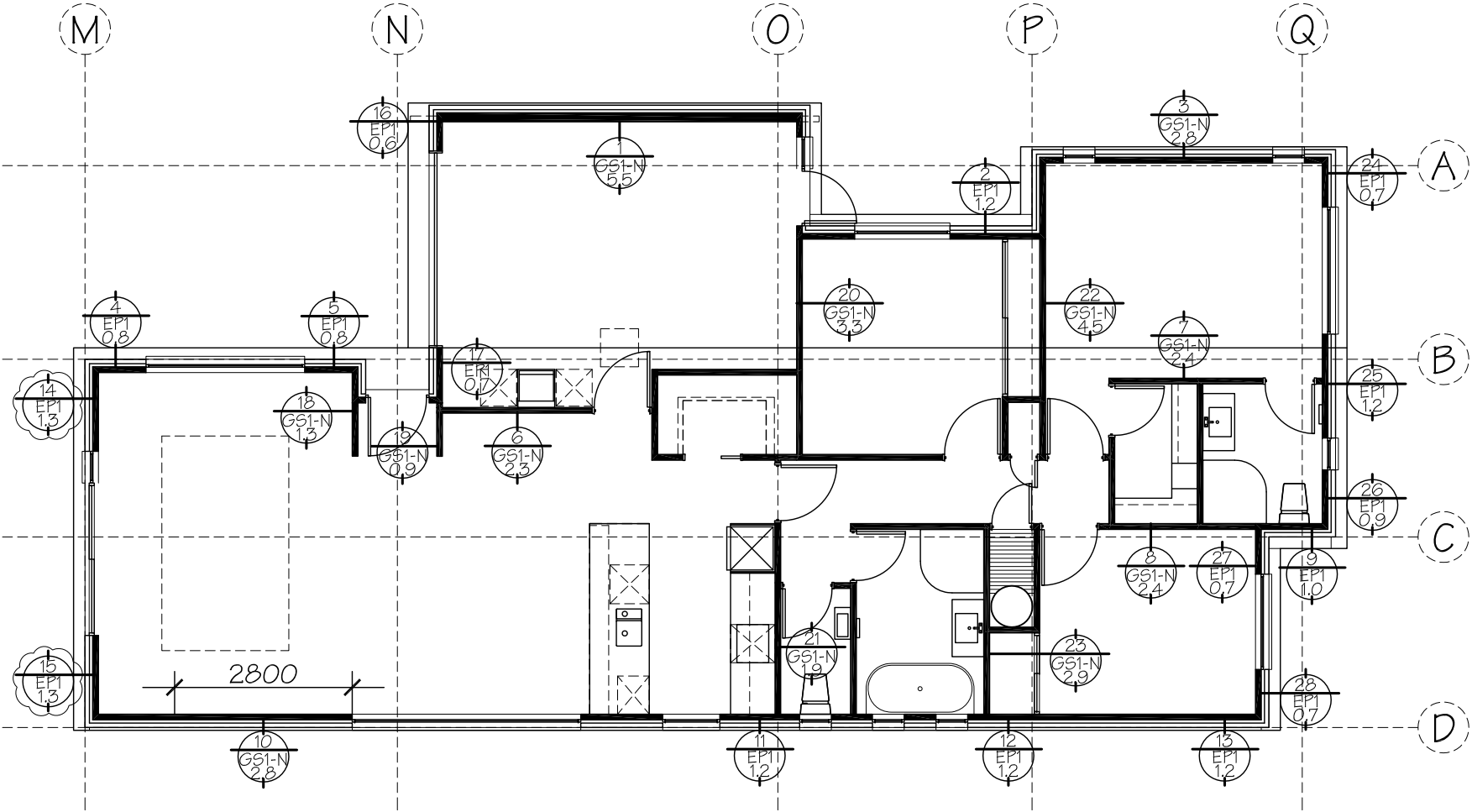
Figure 11 Window Jamb



ENTERPRISE
HOMES LTD
55 EPSOM RD. P.O. BOX 11059 PH. 3485189

NEW RESIDENCE
LOT 180 ARDNAVE LANE

BRACING PLAN
SCALE 1 : 100



AMENDED	10.5.2018
PLAN NO	8
OF : 11	
DRAWN	KERRY
DATE	25.1.18
PLAN NUMBER	3568

ELECTRICAL
KEY

	POWER ENTRY
	SWITCH BOARD
	COMS & HUB
	RECESSED LED DOWN LIGHT (CA)
	DOUBLE HEAT POINT
	DOUBLE HEAT POINT WITH USB
	SINGLE HEAT POINT
	T.V. POINT
	SKY T.V. POINT
	PHONE JACK
	HEAT LAMP, LIGHT & FAN UNIT
	TOWEL RAIL
	SECURITY SENSOR
	SMOKE ALARM
	PENDANT LIGHT
	UP DOWN WALL LIGHT

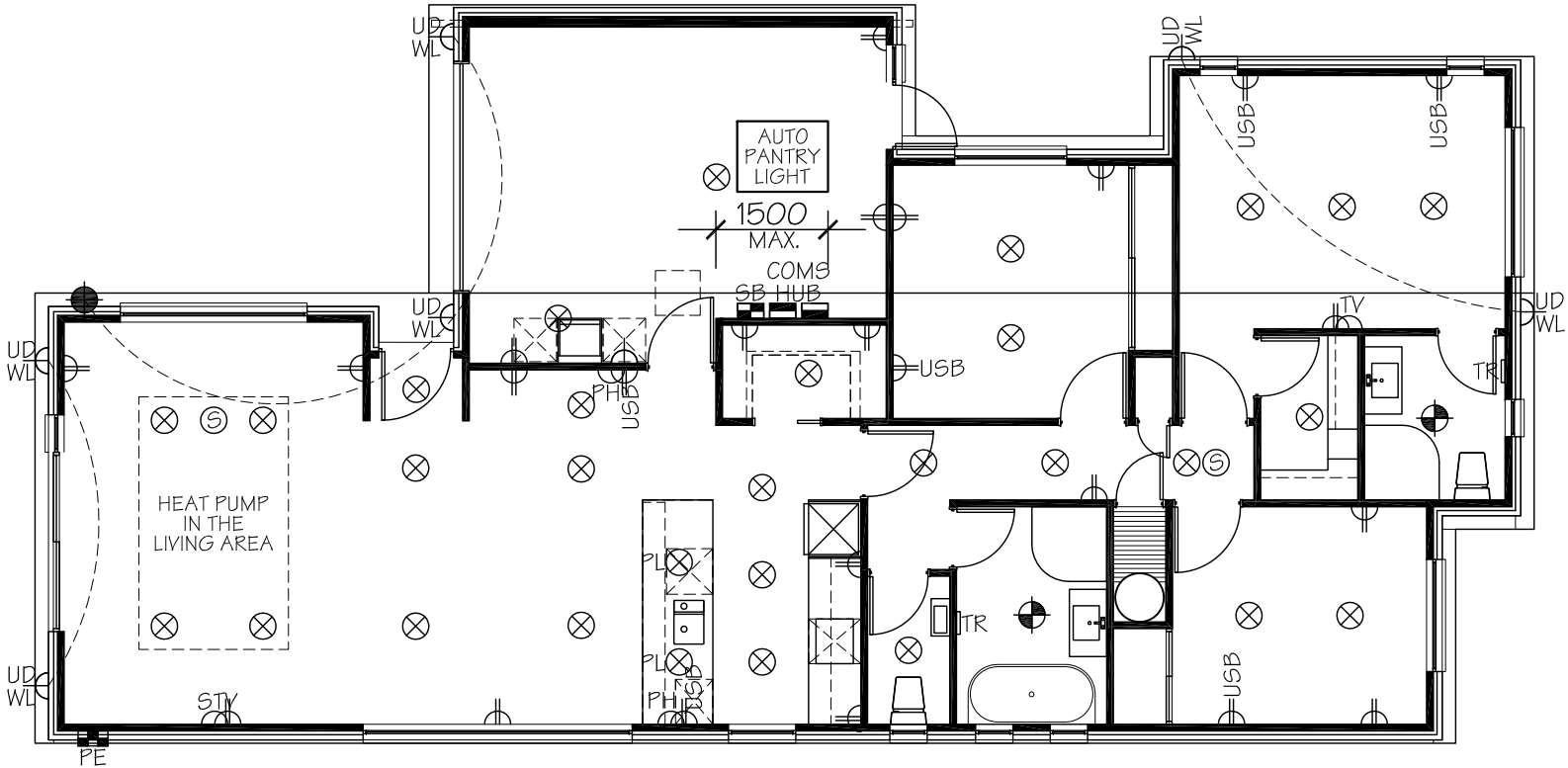
HEAT PUMP WHERE INDICATED ON THE FLOOR PLANS

WIRE AND INSTALL STRIP LIGHT ABOVE BATHROOM AND ENSUITE MIRRORS

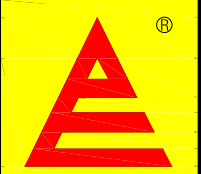
RANGE HOODS, HEAT FAN & LIGHT UNITS FROM BATHROOMS & OTHER EXTRACTION UNITS DUCTED OUTSIDE VIA SOFFITS OR ROOF

ARTIIFICAL LIGHT LEVELS IN ALL LIVING AREAS TO HAVE A MINIMUM ILLUMINANCE OF 20 LUX AS PER GB/ASI NZBX

FLOOR
PLAN
SCALE 1:100



LIVING : 129m2
GARAGE : 29m2
TOTAL : 158m2



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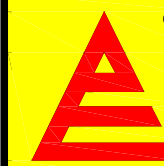
NEW RESIDENCE
LOT 180 ARDNAVE LANE

AMENDED 9.3.2018	
PLAN NO OF : 11	9
DRAWN KERRY	
DATE 25.1.18	
PLAN NUMBER	3568

CCC Advice Note

Refer to Support Docs Pg. 15 for foundation depth requirements.
Minimum 300mm foundation depth BGL for Lot 180.

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ENTERPRISE HOMES LTD.



ENTERPRISE
HOMES LTD
55 EPSOM RD. P.O. BOX 11059 PH. 3465189

NEW RESIDENCE
LOT 180 ARDNAVE LANE

AMENDED

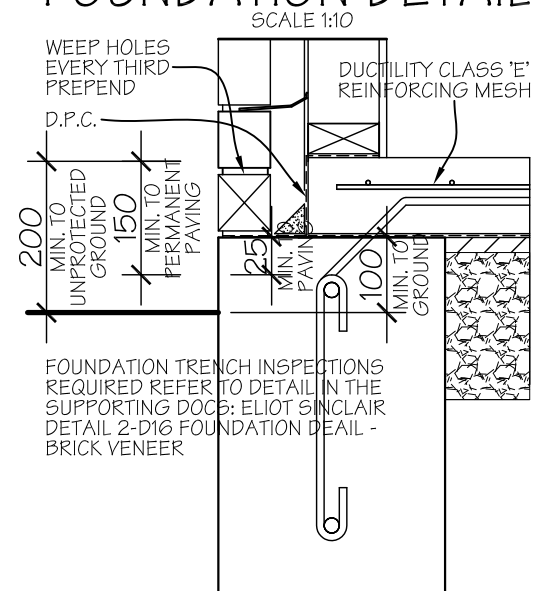
PLAN NO
OF : 11

DRAWN KERRY

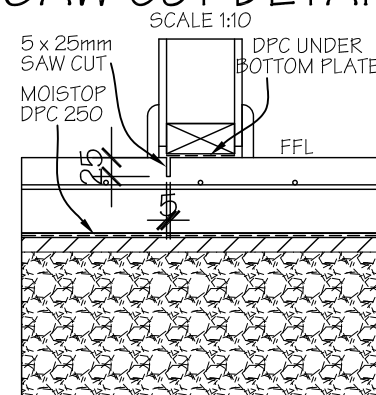
DATE 25.1.18

PLAN NUMBER
3568

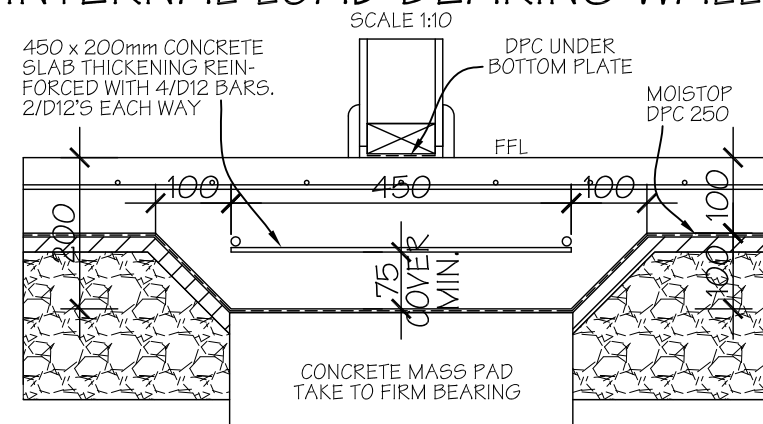
FOUNDATION DETAIL



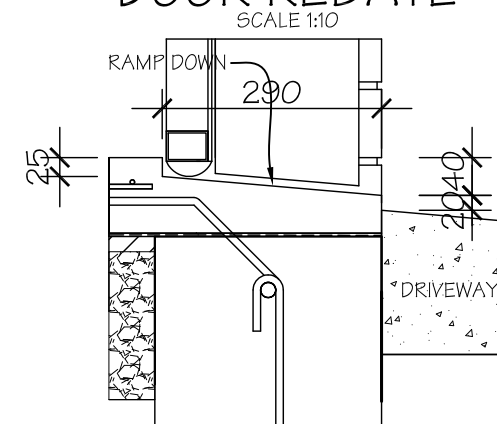
SAW CUT DETAIL



INTERNAL LOAD BEARING WALLS

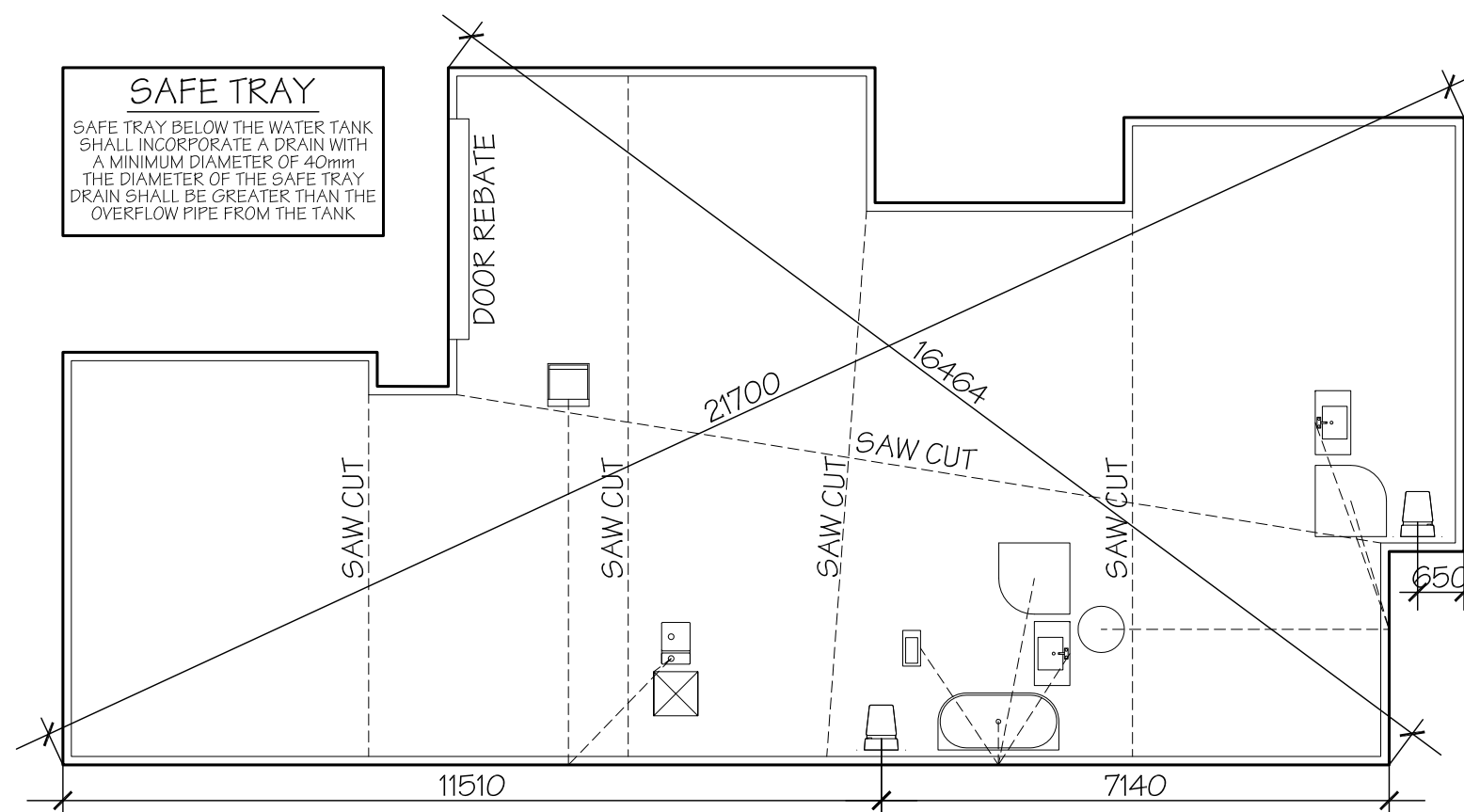


DOOR REBATE



FOUNDATION PLAN

SCALE 1:100



WASTE SIZES

LAUNDRY PIPE TO BE 50mm
ALL OTHER PIPES 40mm EXCEPT
DOUBLE SHOWERS AND WASTE
PIPES OVER 4.5m TO BE 50mm. WC
TO BE 100mm. AIR ADMITTANCE
VALVE ON LENGTHS GREATER
THAN 3.5m. ALL WASTES GOING TO
BACK OF GT TO BE EPOXIED IN.

CYLINDER DRAIN

CYLINDER NOT FOR WETBACK OR
SOLAR USE. 20mm COPPER TUBE
HOT AND COLD RELIEF DRAINS
FROM CYLINDER TO ALLPROOF
TUNDISH DRAIN IN SAFETRAY
(SEE SUPPORTING DOCS) THEN
40mm MIN. RAUPINO PLUS WASTE
(SEE SUPPORTING DOCS) IN/UNDER
FLOOR DISCHARGE TO OUTSIDE

PLUMBER

ALL HOT & COLD WATER PIPES TO
BE PRESSURE TESTED AT 1500KPA
FOR AT LEAST 15 MINUTES WITH NO
DROP IN PRESSURE. WASTEPIPES
THROUGH THE FOUNDATION & FLOOR
SLAB ARE TO SLEEVED WITH 12mm
FOAM INSULATION OR SIMILAR.

Christchurch
City Council

BCN/2018/3044

Approved Building Consent
Document

11/07/2018

Page 10 of 12

King J.



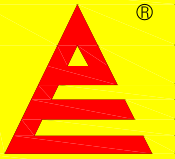
BCN/2018/3044

Approved Building Consent
Document

11/07/2018

King J.

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HOMES LTD
55 EPSOM RD. P.O. BOX 11059 PH. 3485189

NEW RESIDENCE
LOT 180 ARDNAVE LANE

AMENDED

PLAN NO
OF : 11

DRAWN KERRY

DATE 25.1.18

PLAN NUMBER

3568

SQUARE 100x50
COLOUR STEEL
DOWN PIPES
WHERE DP
INDICATED : o

SEDIMENT CONTROL

ALL SEDIMENT IS TO BE RETAINED ON
SITE BY ANY MEANS OF THE FOLLOWING:
DRIVEWAY PLACED AP40, SEDIMENT
FENCES, VEGETATION BUFFER ZONES,
DECANTING EARTH BUNDS & DITCHES,
AND/OR SUMP INLET PROTECTION

SITE PLAN

SCALE 1:100

D.P.: 502816

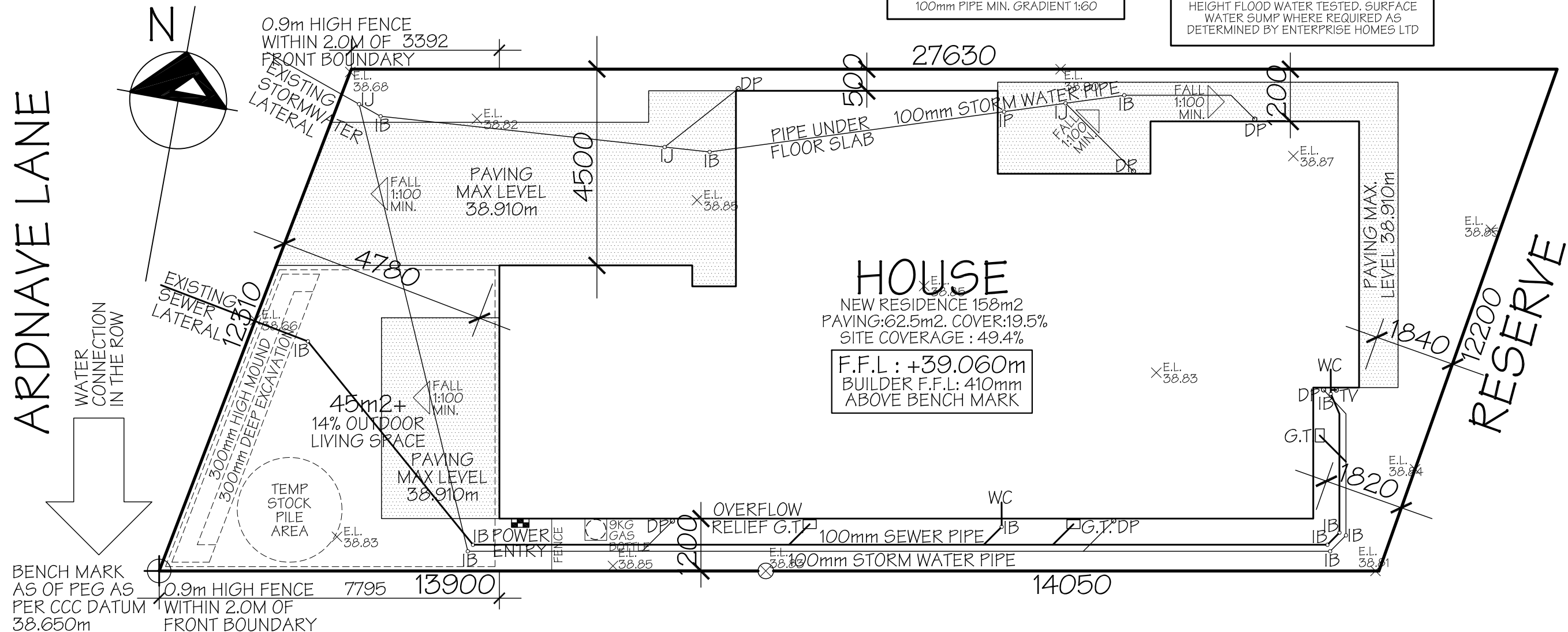
SITE AREA : 320m²

DRAIN GRADIENTS

100mm STORMWATER MINIMUM PIPE
GRADIENT= 1:100. 100mm TERMINAL
VENT AS NOTED. 100mm FOULWATER
MIN. DISCHARGE PIPE GRADIENT
DEPENDANT ON PIPE DIAMETER :
40mm PIPE MIN. GRADIENT 1:40
50mm PIPE MIN. GRADIENT 1:40.
100mm PIPE MIN. GRADIENT 1:60

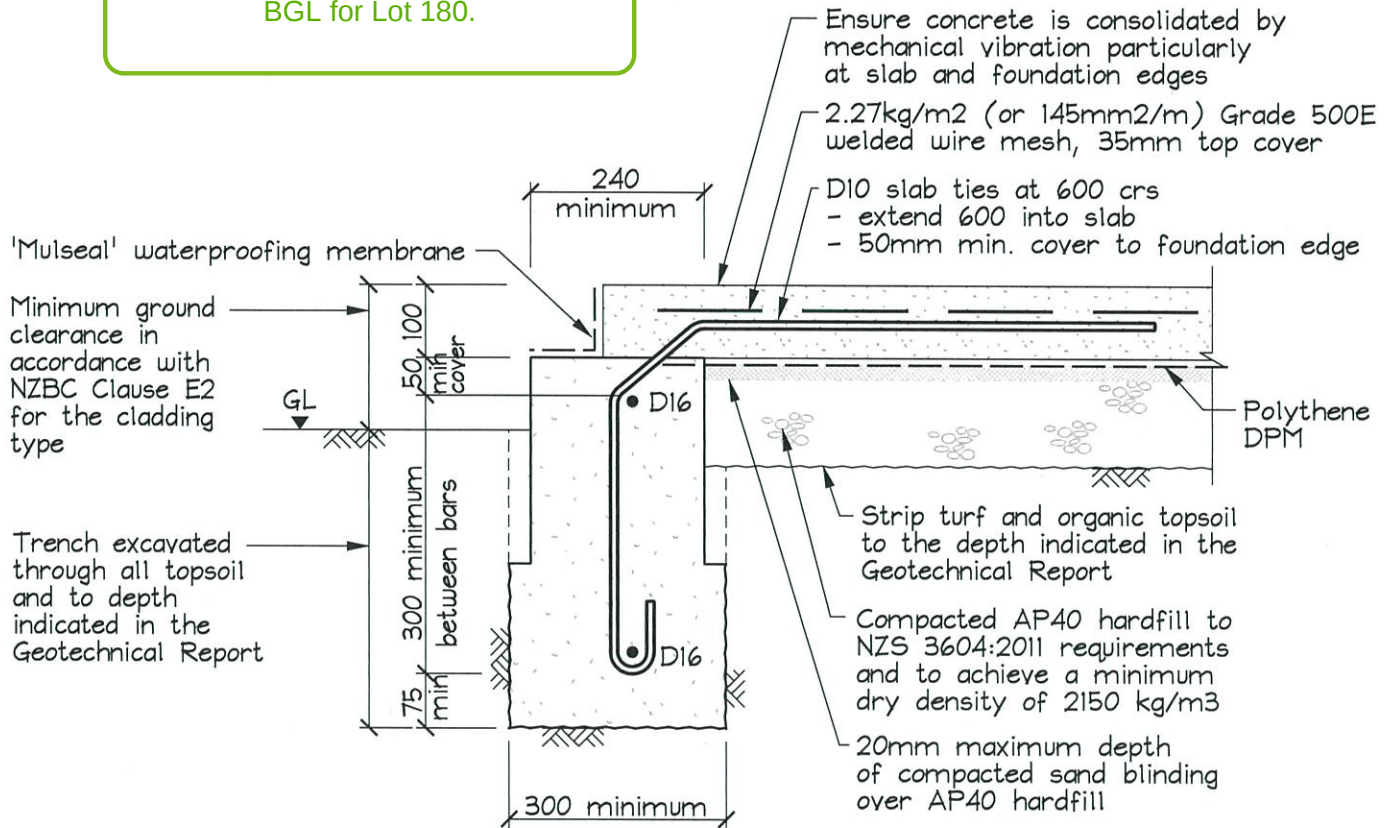
DRAIN LAYER

PIPE TRENCHES WHICH ARE OPEN FOR NO
LONGER THAN 48 HOURS SHALL BE NO
DEEPER FROM THE UNDERSIDE OF THE
FOUNDATION THAN THEIR DISTANCE HORIZ-
ONTALLY FROM THE UNDERSIDE OF THE
BUILDINGS FOUNDATION SEE G13 FIG 8.
ALL DRAINAGE PIPES ARE TO BE FULL
HEIGHT FLOOD WATER TESTED. SURFACE
WATER SUMP WHERE REQUIRED AS
DETERMINED BY ENTERPRISE HOMES LTD



CCC Advice Note

Refer to Support Docs Pg. 15 for
foundation depth requirements.
Minimum 300mm foundation depth
BGL for Lot 180.



NOTES

- This foundation detail is to be read in conjunction with the Geotechnical and Foundation Report prepared by Eliot Sinclair.
- All reinforcing is to be Ductility Class E in accordance with NZS 4671.
- 50mm cover to reinforcing for concrete placed against formwork
- 75mm cover to reinforcing for concrete cast against ground
- The minimum 28 day concrete strength, complying with NZS 3104 and NZS 3109 shall be in accordance with NZS 3604:2011 Section 4-Durability, clause 4.5.2 for the exposure zone (refer fig. 4.2 of NZS 3604) that the building site is located within.

2-D16 FOUNDATION DETAIL - BRICK VENEER

Scale 1:10

Scale: As Shown (A4) Date: 22/5/17

checked		origin of levels
designed	RHJW	surveyed
drawn	NMS	surv.date
manager	RHJW	Cad No.
		datum

Eliot Sinclair
surveyors | engineers | planners

Drawing Set

347124

Sheet 2 of 4

rev.