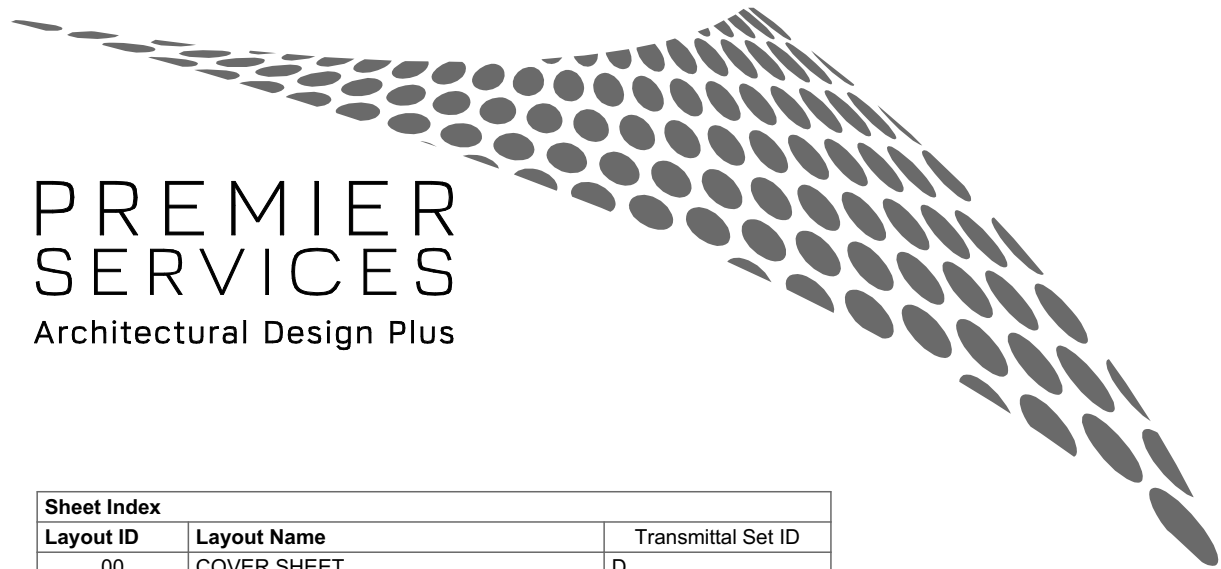




PREMIER
SERVICES
Architectural Design Plus

BUILDING CONSENT DRAWINGS

KAHIKATEA TOWNHOUSE FOR DAVID & SUSAN FORD.
AT 18 KAHIKATEA WAY, RICHMOND

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GENERAL NOTES

DIMENSIONS NOTED ON THESE DRAWINGS ARE FROM STRUCTURAL SURFACES UNLESS OTHERWISE INDICATED. ALL DIMENSIONS ARE GIVEN IN MILLIMETERS.

The Contractor is responsible for the correct setting out of the building on site. Boundary pegs are to be located, and setting out points are to be verified on site against information provided prior. All levels/dimensions are to be confirmed onsite before commencing any work and any discrepancies are to be brought to the attention of the Premier Services Limited.

Where available, Engineering drawings are to be read in conjunction with this documentation, any discrepancies to be reported to Premier Services Limited.

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DIMENSIONS

ALL DIMENSIONS ARE TO FRAMING UNLESS OTHERWISE STATED.

CUPOLEX BUILDING SYSTEM

CUPOLEX FLOOR SLAB REINFORCED WITH FLETCHERS DUCTILE MESH SE62. UNLESS NOTED OTHERWISE PERIMETER FOUNDATION BEAM TO BE 300mm WIDE x 320mm DEEP REINFORCED WITH 2/HD12 TO BOTTOM & 2/HD12 TO UNDERSIDE OF DUCTILE MESH. REFER TO CUPOLEX RIBRAFT FOUNDATION LAYOUT PLAN FOR FURTHER GUIDANCE.

- (A) WHERE FILLED ABOVE CGL/FGL, THE BUILDING PLATFORM SHALL BE EXTENDED MIN. 350mm BEYOND THE BUILDING FOOTPRINT TO A MAX HEIGHT OF 150mm ABOVE THE CGL/FGL.
- (B) TO ACHIEVE RECESS FOR TILED SHOWER OR SIMILAR (IF REQUIRED), THE PODS SHALL BE REDUCED IN HEIGHT SO AS TO MAINTAIN A CONSISTENT 60mm THICK TOPPING FOR THE SLAB SHALL BE POURED SOLID BENEATH THE RECESS. REFER TO THE SHOWER RECESS DETAIL FOR STEEL REQUIREMENTS.
- (C) CONCRETE TO BE 25MP_a AT 28 DAYS.
- (D) SLAB REINFORCING TO BE SE62 WITH MIN LAPS OF 225mm.
- (E) LOAD BEARING PADS TO BE REINFORCED WITH HD12's @ 200mm CRS EACH WAY TOP & BOTTOM.
- (F) ALL SAWCUTS TO BE AS PER NZS3604:2011 SECTION 7.

STEEL REINGFORCING COVER

FLOOR SLAB REINFORCING SHALL EXTEND TO A MINIMUM EXTERNAL COVER OF:

- (A) AGAINST GROUND 75mm
- (B) AGAINST FORMWORK 50mm
- (C) TOP COVER TO MESH 30mm

STEEL REINFORCING MESH SHALL HAVE A COVER OF 30mm MINIMUM FROM THE TOP SURFACE OF THE GROUND SLAB AND SHALL BE PLACED IN SUCH A MANNER AS TO AVOID DAMAGE TO THE DPM ON PROPRIETARY CHAIRS. REINFORCING MESH SHALL COMPLY WITH NZS 3422.

KITCHEN DESIGN

KITCHEN DESIGN SHALL BE IN ACCORDANCE WITH SEPARATE KITCHEN PLANS. CONFIRM POSITION OF WASTE PIPES PRIOR TO POURING THE FLOOR SLAB.

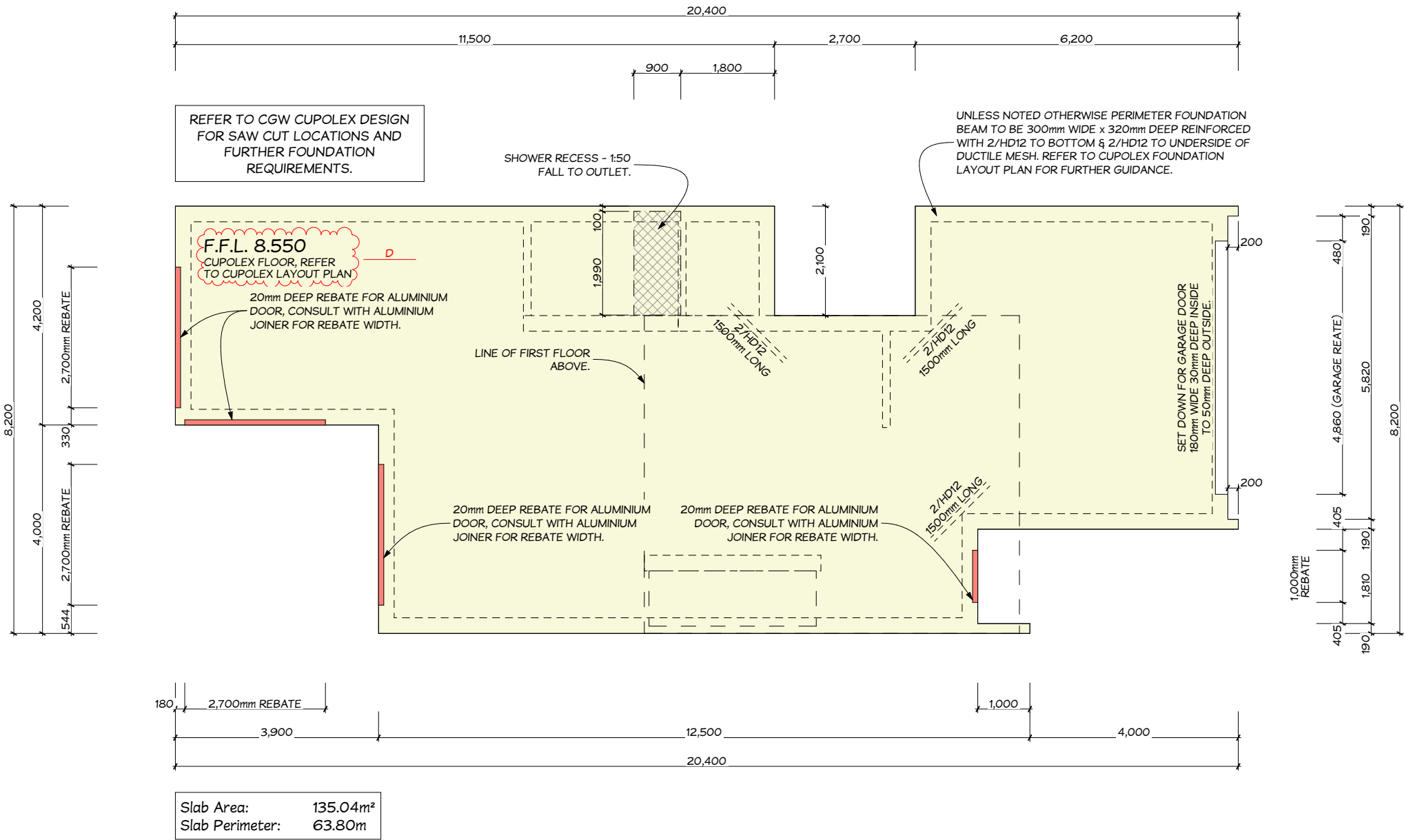
ALUMINIUM DOOR REBATES

ALLOW FOR 20mm DEEP REBATE FOR EXTERNAL ALUMINIUM DOOR. DEPTHS OF REBATES TO BE AS FOLLOWS:

- (A) SINGLE SLIDER – 45mm WIDE
- (B) DOUBLE/STACKER SLIDER - 70mm WIDE

CONFIRM ONSITE WITH ALUMINIUM JOINER PRIOR TO POURING FLOOR SLAB.

RevID	Rev. Name	Charge Name	Date
A	Building Consent		19/11/2021
D	Amendment	Amendment	7/03/2022



SLAB PLAN

Job No.	DAVID & SUSAN FORD.	SCALE :	G.J. Gardner. HOMES PREMIER SERVICES Architectural Design Plus	SHEET : original A3
145596	18 KAHIKATEA WAY, RICHMOND	1:100		A03

DIMENSIONS

ALL DIMENSIONS ARE TO FRAMING UNLESS OTHERWISE STATED.

TIMBER FRAMING

GROUND FLOOR LOAD-BEARING WALLS UP TO 2.4m IN HEIGHT TO BE FRAMED WITH 90x45mm SG8 STUDS @ 400mm CRS. FIRST FLOOR LOAD-BEARING WALLS UP TO 2.4m IN HEIGHT TO BE FRAMED WITH 90x45mm SG8 STUDS @ 600mm CRS. ALL WALL FRAMING SHALL BE PRESERVATIVE TREATED "H1.2" WITH "H1.2" BOTTOM PLATES. DWANGS @ 800mm MAX. CRS THROUGHOUT.

UNLESS OTHERWISE STATED ALL OTHER FRAMING TIMBER (INCLUDING FLOOR, ROOF, DECK, ETC.) SHALL HAVE A MINIMUM GRADE OF SG8.

LINTELS

ALL LINTELS & BEAMS TO BE SG8 OR GREATER. FOR PREVENTION OF UPLIFT REFER TO "MITEK LUMBERLOK" LINTEL FIXING SCHEDULE FOR LINTEL FIXING "TYPE" DEFINITIONS.

WET AREAS WALL LININGS

WET AREAS WALLS TO BE LINED WITH 10mm GIB AQUALINE FINISHED WITH SEMI-GLOSS, OR GLOSS PAINT. AS PER ACCEPTABLE SOLUTION E3/AS1 3.1.2 WALLS (f).

RECESSED DOWNLIGHTS

ALL RECESSED LUMINAIRES TO BE I.C. RATED.

FAN VENTILATION

MANROSE SF150 89l/s INLINE FANS CONNECTED TO LIGHT SWITCH IN ALL BATHROOMS, ENSUITE AND WC'S. DUCTED TO SOFFIT INSTALLED AS PER MANUFACTURERS INSTALLATION INSTRUCTIONS. KITCHEN BY RANGEHOOD EXTRACTOR 50l/s.

ARTIFICIAL LIGHT

ALL AREAS WITHIN THE HOUSE WHICH,WHEN ACTIVATED IN THE ABSENCE OF SUFFICIENT NATURAL LIGHT, WILL BE PROVIDED WITH ARTIFICIAL LIGHT THAT HAS AN ILLUMINANCE AT FLOOR LEVEL OF NO LESS THAN 20 LUX TO ENABLE SAFE MOVEMENT & TO COMPLY WITH NZBC G8:ARTIFICIAL LIGHT.

VENTILATION

MECHANICAL VENTILATION TO BE INSTALLED IN ALL HABITABLE SPACES AS PER THE SPECIFICATIONS AND THE CONSENT NOTICES.

PUMP CHAMBER CONTROL PANEL

POWER SUPPLY AND CONTROL PANEL FOR SEWER PRESSURIZED PUMP TO BE LOCATED ON EXTERIOR WALL ON DWELLING ADJACENT TO GARAGE.

HOUSE BRACING REQUIREMENTS

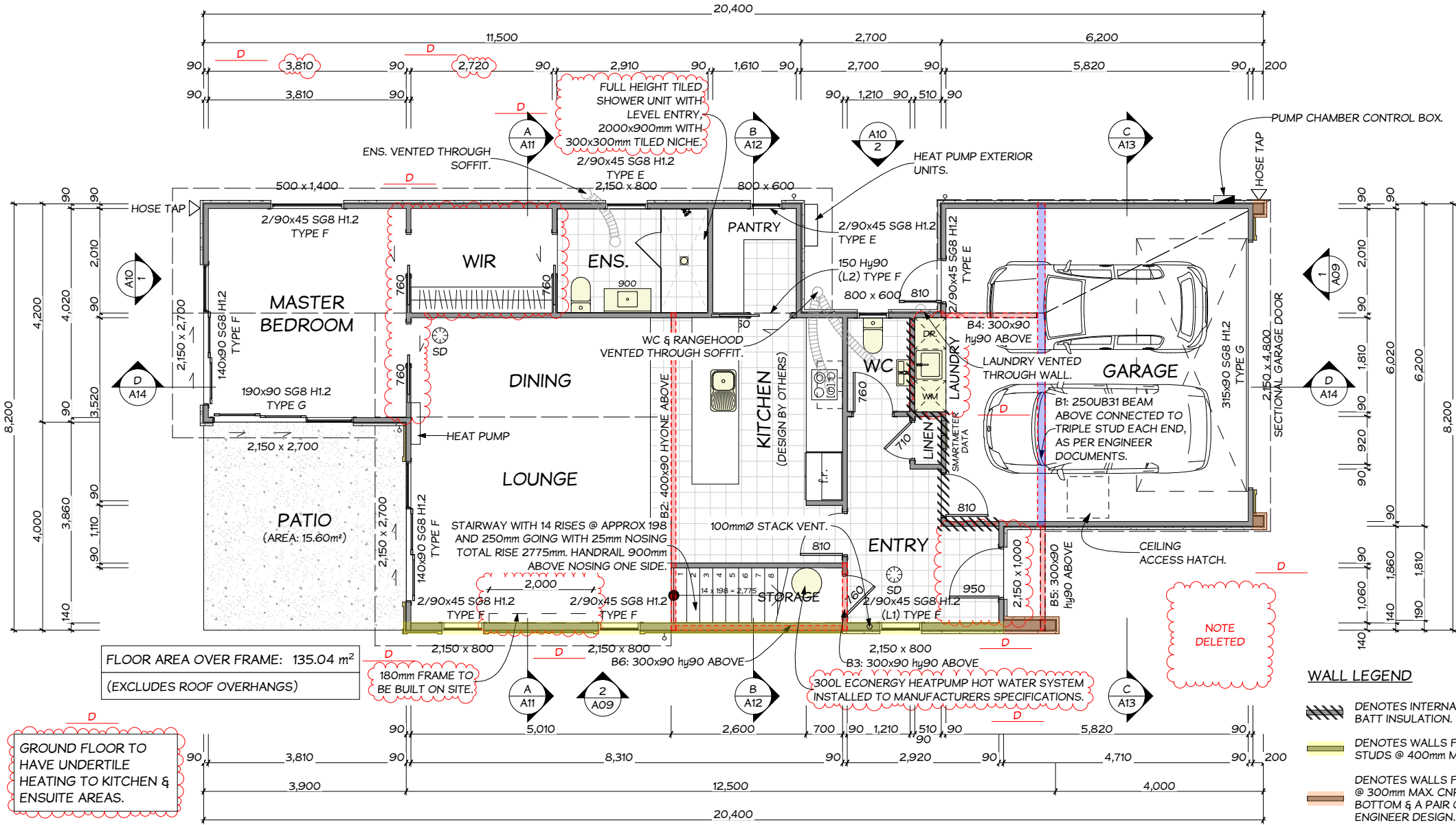
REFER TO WILTON JOUBERT CONSULTING ENGINEERS DOCUMENTS FOR FURTHER GUIDANCE ON WALL BRACING REQUIREMENTS.

LEGEND

SD DOMESTIC SMOKE ALARM COMPLYING WITH ANY OF THE FOLLOWING STANDARDS, UL217, ULC-S531, AS3786 OR BS5446 - PART 1

TYPE F = LINTEL FIXING TYPE
190x90L = LINTEL SIZE
2150x800 = OPENING SIZE (H x W)

TOWNHOUSE AS CONSENTED BY SH180022V2
APPROVED PLANS (APPENDIX A)



WALL LEGEND

/// DENOTES INTERNAL WALLS TO BE INSULATED WITH R2.6 BATT INSULATION.
■ DENOTES WALLS FRAMED WITH 140x45mm H1.2 SG8 STUDS @ 400mm MAX. CNRS.
■ DENOTES WALLS FRAMED WITH 190x45mm H1.2 SG8 STUDS @ 300mm MAX. CNRS. FIX EACH STUD WITH HANDIBRAC BOTTOM & A PAIR OF CPC80 TO TOP PLATE, AS PER ENGINEER DESIGN.

GROUND FLOOR PLAN

Job No.

DAVID & SUSAN FORD.

145596

18 KAHIKATEA WAY, RICHMOND

SCALE :

1:100

G.J. Gardner. HOMES



SHEET : original A3

A04

DIMENSIONS

ALL DIMENSIONS ARE TO FRAMING UNLESS OTHERWISE STATED.

KOPINE FLOORING

20mm KOPINE FLOORING TO BE FIXED WITH 8G x 50mm STAINLESS STEEL COUNTERSUNK SCREWS. PROTECT FRAMING FROM EXCESSIVE MOISTURE AND GROUND CONTACT WITH MOISTURE LEVELS BETWEEN 12% TO 16% MAXIMUM. FIXINGS AT STANDARD FIXING PATTERN 150mm CRS AT SHEET EDGES AND WITHIN THE PANEL AT NO MORE THAN 300mm CRS.

BLOCKING TO JOISTS

PROVIDE PARTIAL BLOCKING TO JOISTS AS NECESSARY.

FIXTURE DRAINAGE

REFER TO GROUND FLOOR DRAINAGE PLAN & PLUMBING ISOMETRIC FOR FURTHER DETAILS.

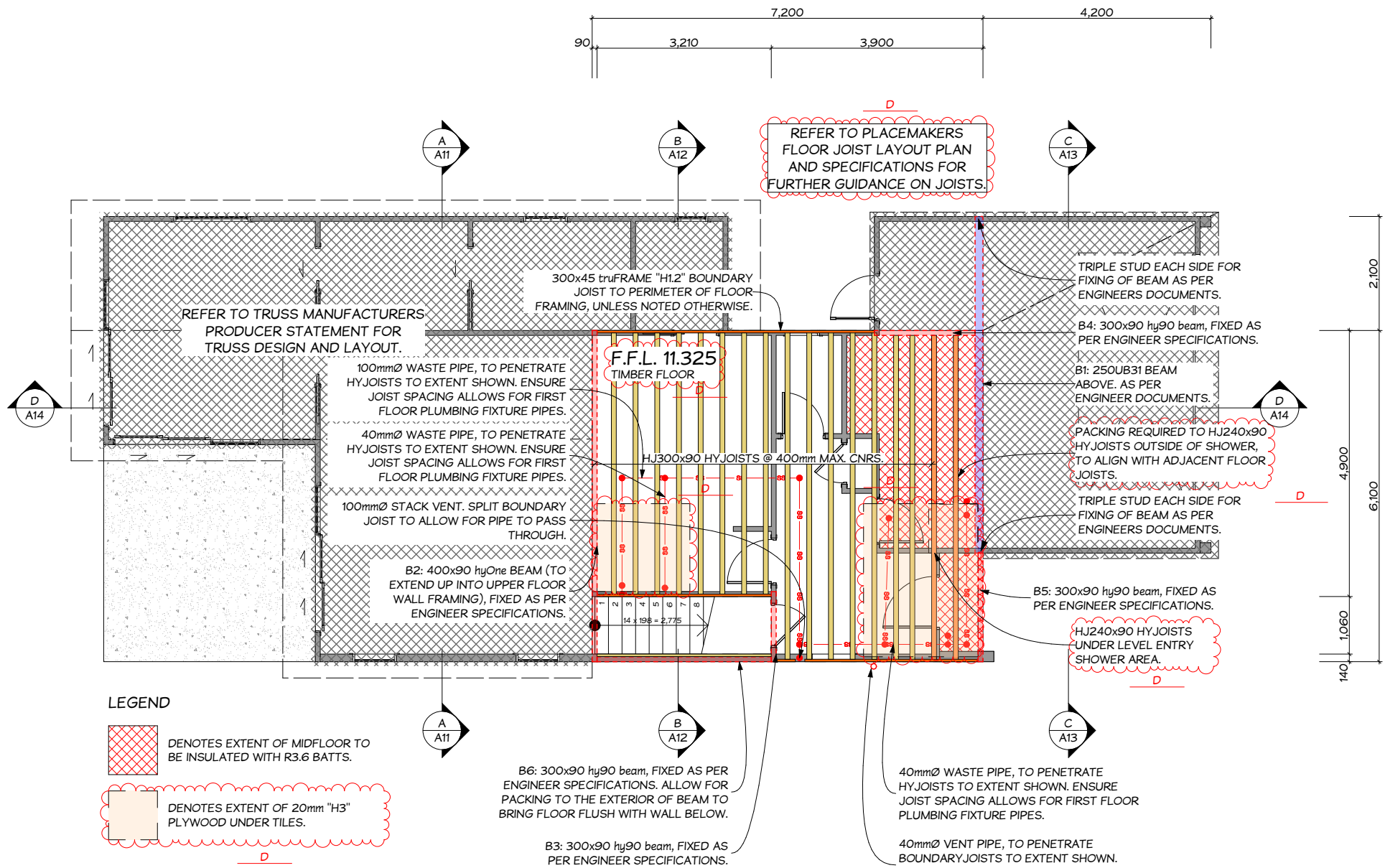
STRUCTURAL ENGINEER

JOHNSON ZHANG
WILTON JOUBERT CONSULTING ENGINEERS
PH 09 579 0196

INSPECTIONS

LAL CINZAH
TASMAN CONSULTING ENGINEERS LIMITED
PH 03-544 6404

PROVIDE 24 HOURS NOTICE BEFORE ANY REQUIRED INSPECTION.



MID-FLOOR PLAN

Job No.

145596

DAVID & SUSAN FORD.

18 KAHIKATEA WAY, RICHMOND

SCALE :

1:100

G.J. Gardner. **HOMES**



SHEET : original A3

A05

RevID	Rev. Name	Charge Name	Date
A	Building Consent		19/11/2021
D	Amendment	Amendment	7/03/2022

DIMENSIONS

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TIMBER FRAMING

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UNLESS OTHERWISE STATED ALL OTHER FRAMING TIMBER (INCLUDING FLOOR, ROOF, DECK, ETC.) SHALL HAVE A MINIMUM GRADE OF SG8.

LINTELS

ALL LINTELS & BEAMS TO BE SG8 OR GREATER. FOR PREVENTION OF UPLIFT REFER TO "MITEK LUMBERLOK" LINTEL FIXING SCHEDULE FOR LINTEL FIXING "TYPE" DEFINITIONS.

WET AREAS WALL LININGS

WET AREAS WALLS TO BE LINED WITH 10mm GIB AQUALINE FINISHED WITH SEMI-GLOSS, OR GLOSS PAINT. AS PER ACCEPTABLE SOLUTION E3/AS1 3.1.2 WALLS (f).

RECESSED DOWNLIGHTS

ALL RECESSED LUMINAIRES TO BE I.C. RATED.

FAN VENTILATION

MANROSE SF150 89l/s INLINE FANS CONNECTED TO LIGHT SWITCH IN ALL BATHROOMS, ENSUITE AND WC'S. DUCTED TO SOFFIT INSTALLED AS PER MANUFACTURERS INSTALLATION INSTRUCTIONS. KITCHEN BY RANGEHOOD EXTRACTOR 50l/s.

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VENTILATION

MECHANICAL VENTILATION TO BE INSTALLED IN ALL HABITABLE SPACES AS PER THE SPECIFICATIONS AND THE CONSENT NOTICES.

HOUSE BRACING REQUIREMENTS

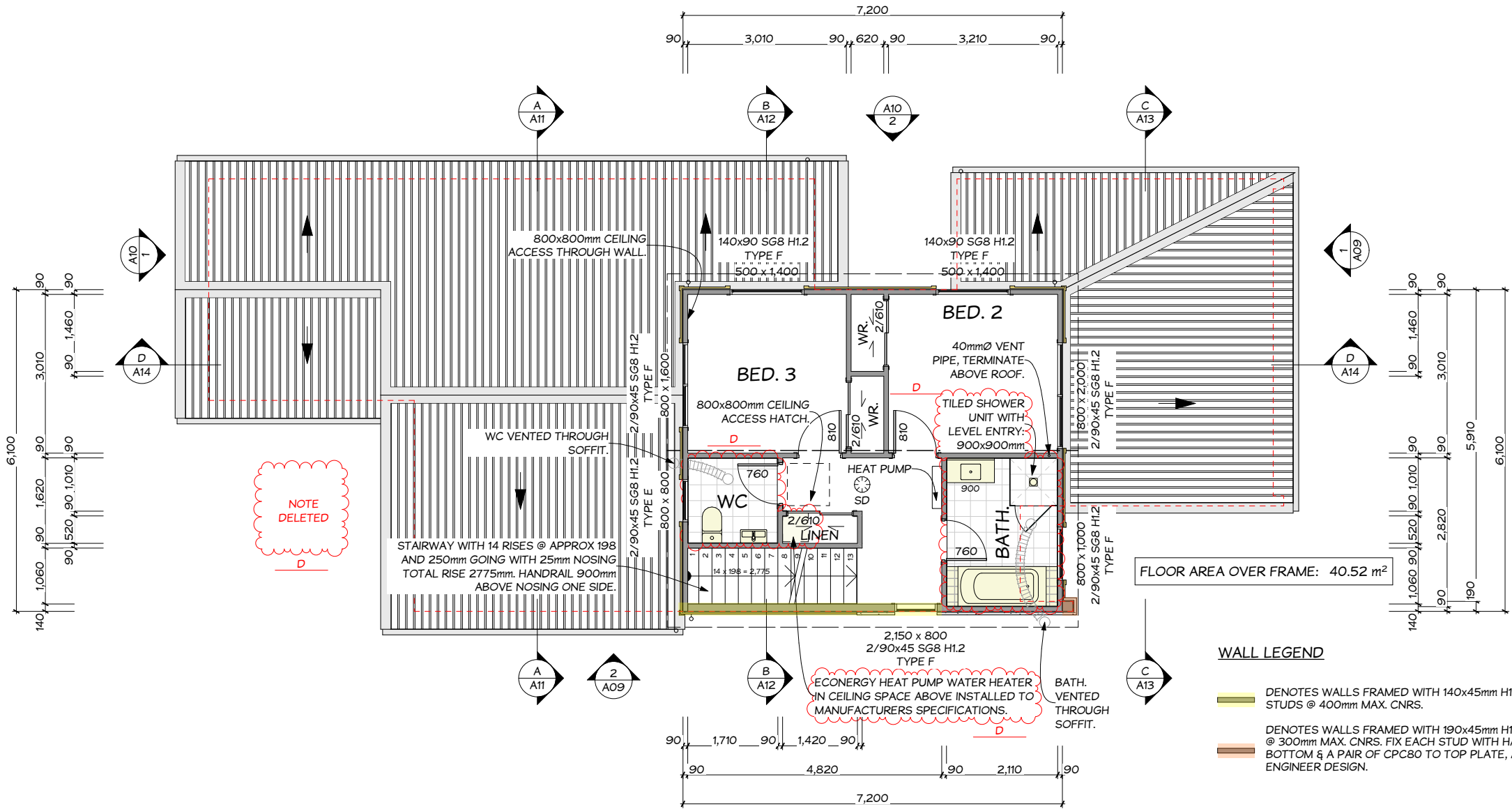
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LEGEND

SD DOMESTIC SMOKE ALARM COMPLYING WITH ANY OF THE FOLLOWING STANDARDS, UL217, ULC-S531, AS3786 OR BS5446 - PART 1

TYPE F = LINTEL FIXING TYPE
190x90L = LINTEL SIZE
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TOWNHOUSE AS CONSENTED BY SH180022V2
APPROVED PLANS (APPENDIX A)

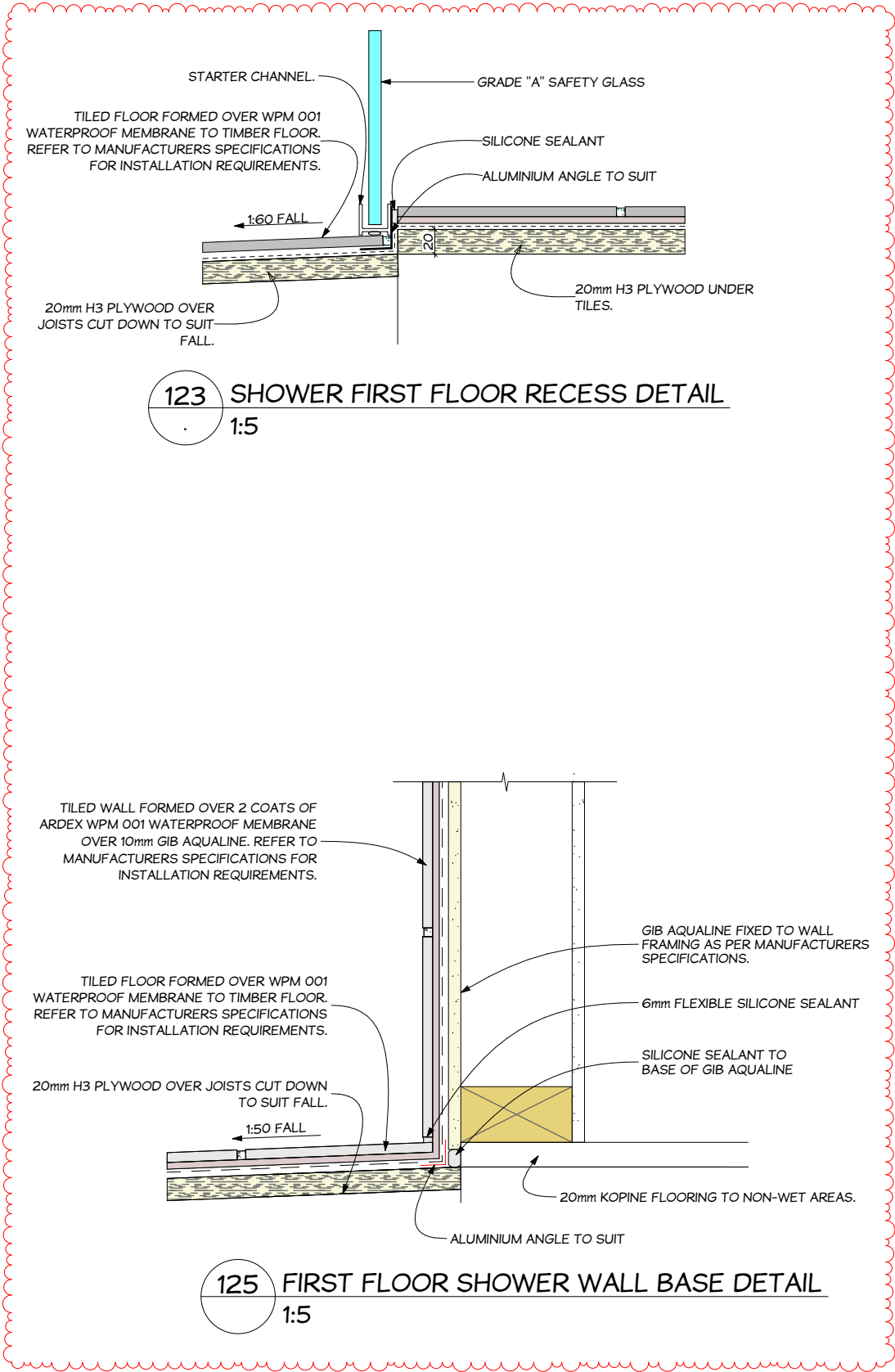


FIRST FLOOR PLAN

Job No.	DAVID & SUSAN FORD.	SCALE :	G.J. Gardner. HOMES PREMIER SERVICES Architectural Design Plus	SHEET : original A3
145596	18 KAHIKATEA WAY, RICHMOND	1:100		A06

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D	Amendment	Amendment	7/03/2022



PROPRIETARY SHOWER DETAILS REMOVED.

SHOWER DETAILS

Job No.	DAVID & SUSAN FORD.	SCALE :		SHEET : original A3
145596	18 KAHIKATEA WAY, RICHMOND	1:5	G.J. Gardner. HOMES	A29
PREMIER SERVICES Architectural Design Plus				

DIMENSIONS

ALL DIMENSIONS ARE TO FRAMING UNLESS OTHERWISE STATED.

FOUL WATER/SANITARY PLUMBING

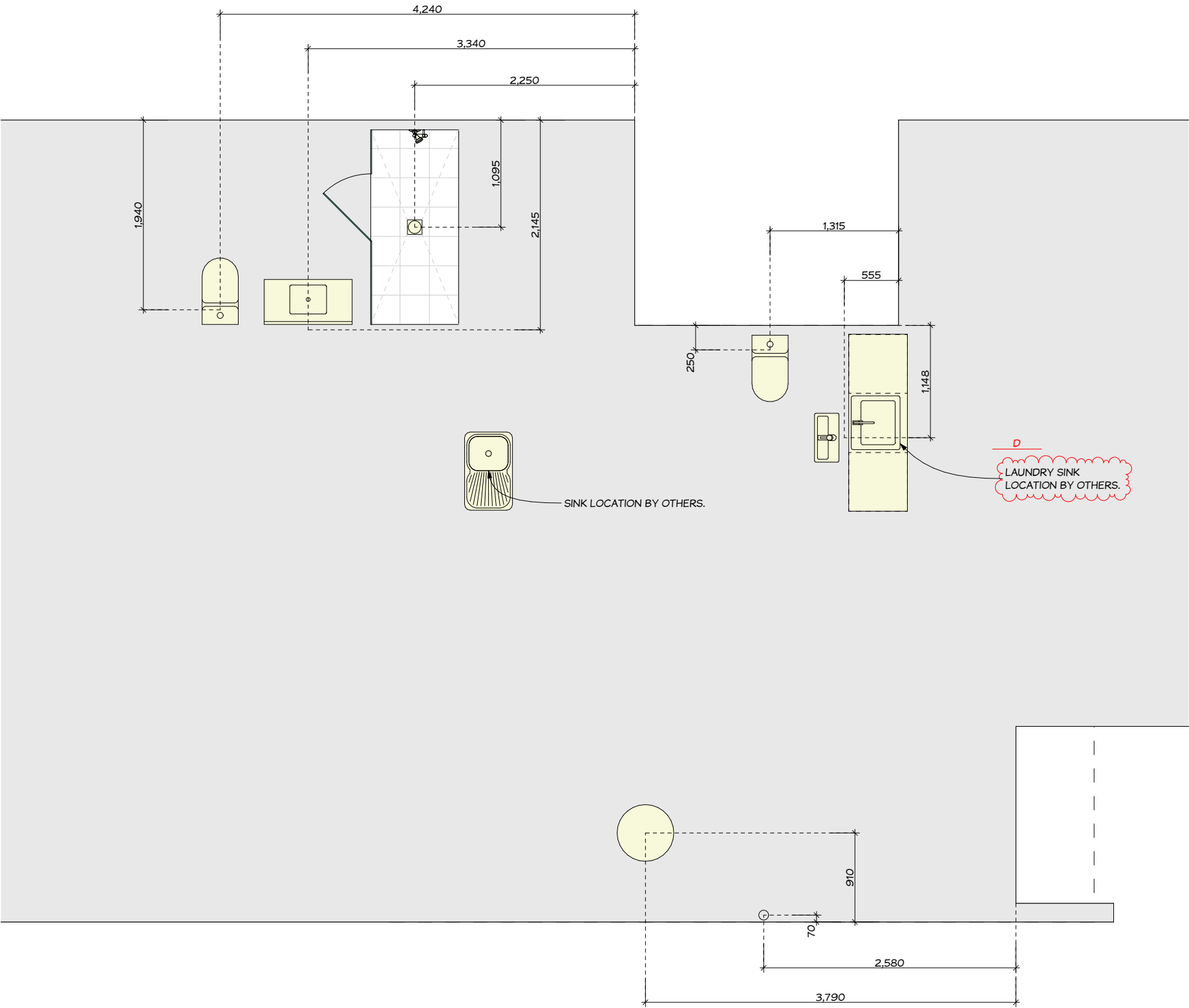
SANITARY DRAINAGE SYSTEM TO NEW ZEALAND BUILDING CODE CLAUSE G13/AS1 (FOUL WATER)

FIXTURE DISCHARGE PIPE SIZES AND GRADIENT		
SANITARY FIXTURE OR APPLIANCE	DISCHARGE PIPE (mm)	MINIMUM GRADIENT
Basin/Vanity	40ø	1:40
Bathtub	40ø	1:40
Shower	40ø	1:40
Water Closet Pan	100ø	1:40
Kitchen Sink	50ø	1:40
Laundry Tub	50ø	1:40

WATER SUPPLY

ALL COLD-WATER SUPPLY PIPEWORK SHALL BE MEDIUM/HIGH-DENSITY POLYETHYLENE (MDPE/HDPE), ARRANGED AND FIXED SO THAT ALL JOINTS ARE IN A FULLY 'RELAXED' CONDITION, WITHOUT ANY STRESS OR TENSION.

INSTALL CONVENIENTLY LOCATED ISOLATING VALVES TO TURN OFF EACH GROUP OF FITTINGS, AND INSTALL A SMALL ISOLATING VALVE ALONGSIDE EACH TOILET CISTERN NOT INTEGRALLY FITTED WITH ONE.



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D	Amendment	Amendment	7/03/2022

FIXTURE LAYOUT PLAN

Job No.

DAVID & SUSAN FORD.

SCALE :

1:50

G.J. Gardner. **HOMES**



SHEET : original A3

A31