



AS BUILT TRUSS LAYOUT REQUIRED –
This must be received by the Building Unit
AT LEAST 10 WORKING DAYS PRIOR to the
Structure Pre-Roof Pre-Wrap Inspection

Truss “As-Built” Designs may be sent to:
buildinginfo@wmk.govt.nz

BC No: 210889

SITE DETAILS:

29 PEGASUS MAIN STREET

PEGASUS

LEGAL:

LOT 382

**APPROVED BUILDING CONSENT DOCUMENTS AND PLANS
(FULL SET SUPPLIED)**

- ON SITE COPY -

- These plans and specifications must be kept on site during construction, and made available to the building officer on request. Failure to do so will mean an automatic failure of the building inspection and will necessitate re-booking the inspection at the applicant's expense.
- All boundary survey pegs must be located and flagged by the owner before work is commenced.

INSPECTIONS

for bookings or building enquiries

please phone the BUILDING UNIT on:

03 3118906

or

Email inspection bookings to: bcbooking@wmk.govt.nz

- Please refer to your inspection schedule for details of inspections to be carried out.
- 2-3 working day's notice should be given and provision made to allow access.
- The Code Compliance Certificate will be issued once the:
 - Final inspection has been carried out and passed
 - Audit of WDC building consent file has been completed
 - Payment of any outstanding invoices is received

GENERAL

- These drawings are not to be used for construction until the plan (sheet S2) is signed by the main contractor
- Do not scale. refer any discrepancies to the architect/engineer.
- These drawings are to be read in conjunction with the Architects & Engineers drawings.
- The builder shall be responsible for any damage to works during construction.
- The sand blinding layer shall be 20mm min. & 50mm max. to aid levelling & to prevent rocking of pods.
- Vapour barrier to be 0.25mm (250 micron) polythene complying with NZS 4229. / NZS 3604
- Finished ground level adjacent to slab to be protected from wind, water erosion and undermining.

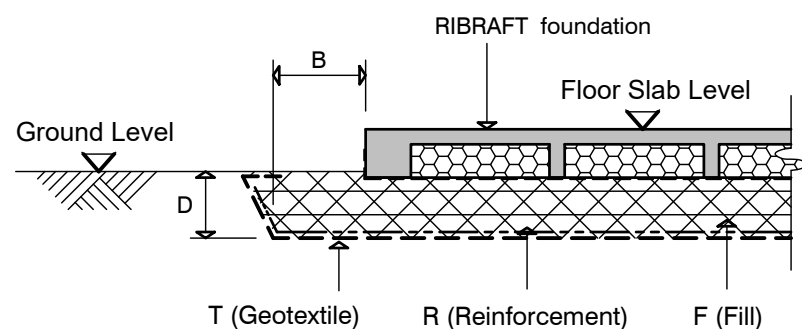
FOUNDATIONS

- For assumed allowable bearing capacity refer to calculations/installer guide. Unless otherwise noted in documentation
- If there is any doubt about the integrity of the material on which the slab is to be founded - Supervising Engineer must be notified immediately.

GEOTECHNICAL REFERENCE:

Refer: Geotechnical Investigation by ENGEO
Ref. 19242.000.001
Dated: 16th September 2021

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Plans and specifications APPROVED in accordance
with the Building Act 2004, clause 49 and the Building
Regulations 1992, Clause 3
BC210889 21/09/2021 Chrisk



BUILDING PLATFORM
N.T.S.

CONCRETE

- All workmanship & materials to conform to NZS 3109, NZS 4210 & local authority regulations.
- Minimum covers to reinforcement:
 - Exposed to earth - 75mm.
 - Protected by vapour barrier - 50mm.
 - Not exposed to weather except for a brief period during construction - 25mm.
- No holes or chases other than those specified are to be made in the slab without the approval of the Engineer.
- All concrete shall be 20mm nominal maximum aggregate size & 120mm slump & shall comply with NZS 3109.
- All concrete to be mechanically vibrated & carefully worked around the reinforcement & into the corners of the formwork.
- Ribraft make-up to be

100mm Floor Slab - 300mm pods
(25 MPa TC2 Fibre mix Concrete)
G500 E SE62 Ductile mesh on 65mm chairs

The design Fibre mix shall be supplied so that
the residual flexural tensile stresses $f_{R,1}$ & $f_{R,4,K}$
shall be 1.5 MPa & 1.0 MPa respectively.

INSPECTIONS

Inform ENGCO consulting 48 hours in advance of any inspections required
for code compliance certification.
Contact ENGCO - Ph. 03 366 7955

INSPECTIONS REQUIRED

- Confirm bearing at excavation.
- Pre-pour of slab
- Pre-line

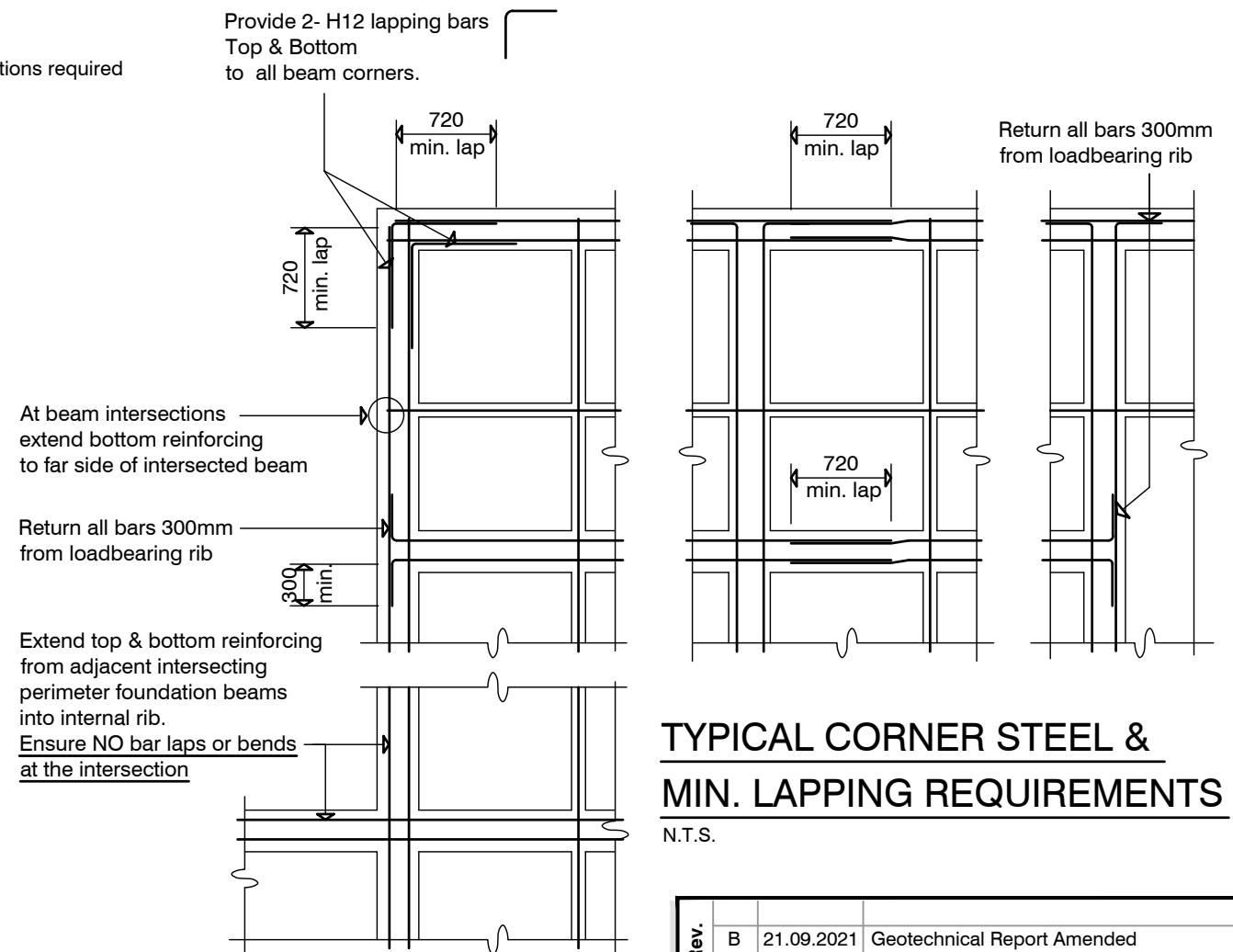
BUILDING PLATFORM TABLE:	
B	500mm
D	Remove organic topsoil approx. 300 - 400mm
T	N/A
R	N/A
F	AP40 or AP65 fill. - 95% Dry Density. Compact in 200mm layers (max.)

Refer to architectural drawings for the finished floor level

STEEL

contractor shall verify all dimensions before commencing work

- All reinforcing shall be new Zealand sourced and conform to AS/NZS 4671 :2001 in grade 300 or grade 500E.
- All bends to be made cold without fracture.
- All reinforcing shall be deformed type unless otherwise stated.
- Grade 500E deformed bars shall be designated 'H', Grade 300 deformed bars shall be designated 'D' and Grade 300 round bars shall be designated 'R'
- Minimum bar splice 720mm. (or unless otherwise noted)
- All reinforcement to be fixed & tied where necessary in its specified position.
- Welding of steel is not permitted
- Spacers:
 - Edge at 1200mm ctrs (one on edge & two on corners, typically).
 - Internal one on each side of pod (typically).
- All mesh shall comply with AS/NZS 4671 & shall conform with elongation requirements exceeding 10%.
- All Mesh shall lap a minimum of 250mm (end extensions are not included in lap length)

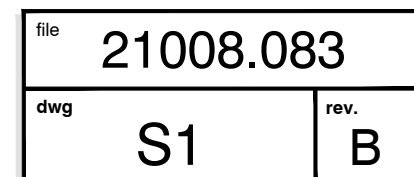
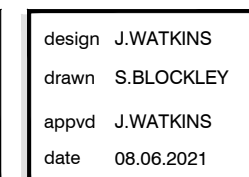
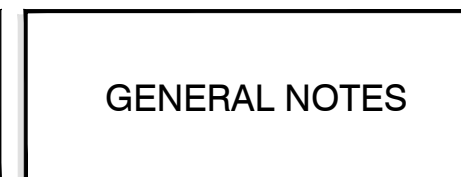


TYPICAL CORNER STEEL & MIN. LAPPING REQUIREMENTS

N.T.S.

Rev.			
B	21.09.2021	Geotechnical Report Amended	
A	13.07.2021	Pad changed to posthole footing	

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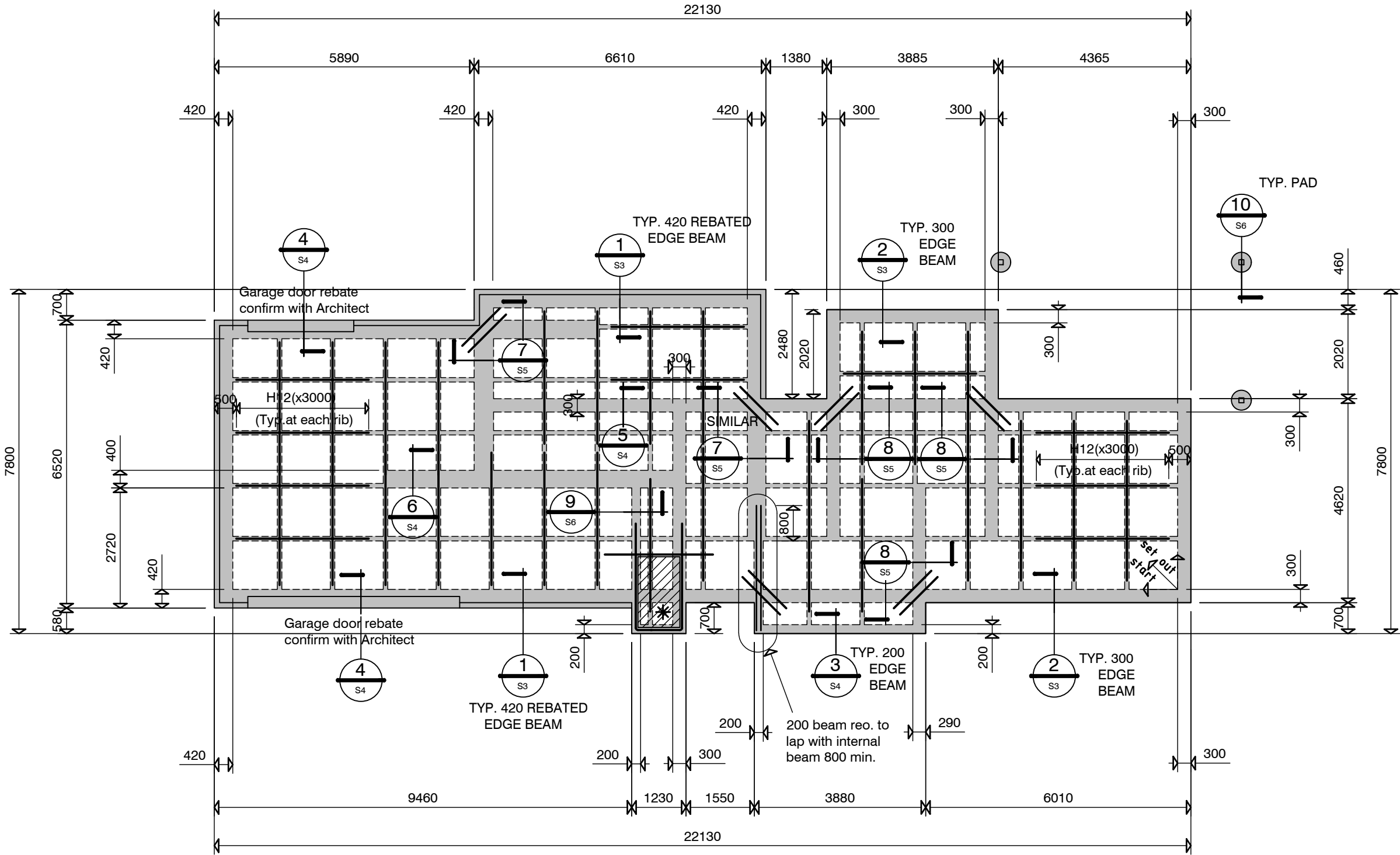
GENERAL NOTES:

Locations shown of internal floor beam thickenings are indicative only. It shall be the responsibility of the Contractor to ensure that they are located centrally under the load bearing walls to which they pertain.

Under no circumstance should pipework for services be run longitudinally in 100mm ribs. Similarly they should not be run along perimeter foundations nor internal floor beam thickenings

Vertical or horizontal penetrations through the foundation edge beam or floor beam thickenings must be made through the middle third of the member. Vertical penetrations should not be made through 100mm ribs.

Refer to Architects drawings for floor slab set downs, steps, rebates, holding down bolts, cast in componentry and the like.



RIBRAFT FOUNDATION LAYOUT PLAN

1:100

Confirm all dimensions with Architectural Drawings.

100mm Floor Slab - 300mm pods
(25 MPa TC2 Fibre mix Concrete)
G500 E SE62 Ductile mesh on 65mm chairs

The design Fibre mix shall be supplied so that the residual flexural tensile stresses $f_{R,1}$ & $f_{R4,K}$ shall be 1.5 MPa & 1.0 MPa respectively.

KEY:	
	(2) H12 (x1200) at 200 crs.
	1100 x 1100 pod (typ.)
All Mesh shall lap a minimum of 250mm (end extensions not included)	
* 50mm shower rebate, maintain min. slab thickness Trim perimeter with H12. extending 750mm past (typ.) (or 300mm return) Refer to Architects drawings for setout dimensions	

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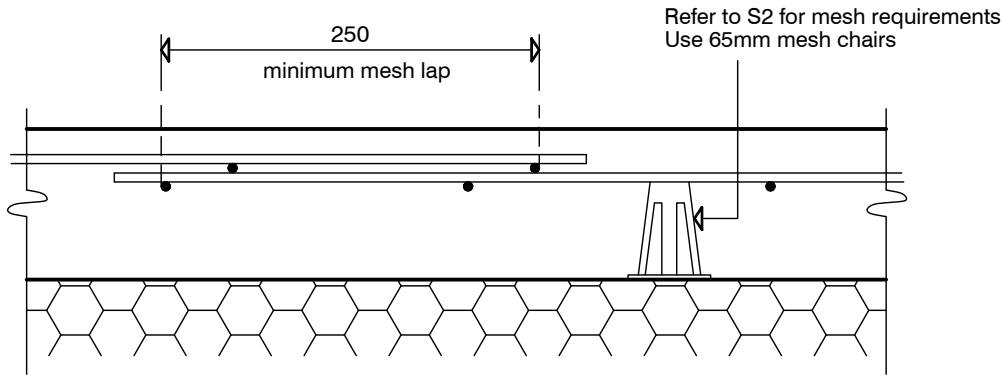
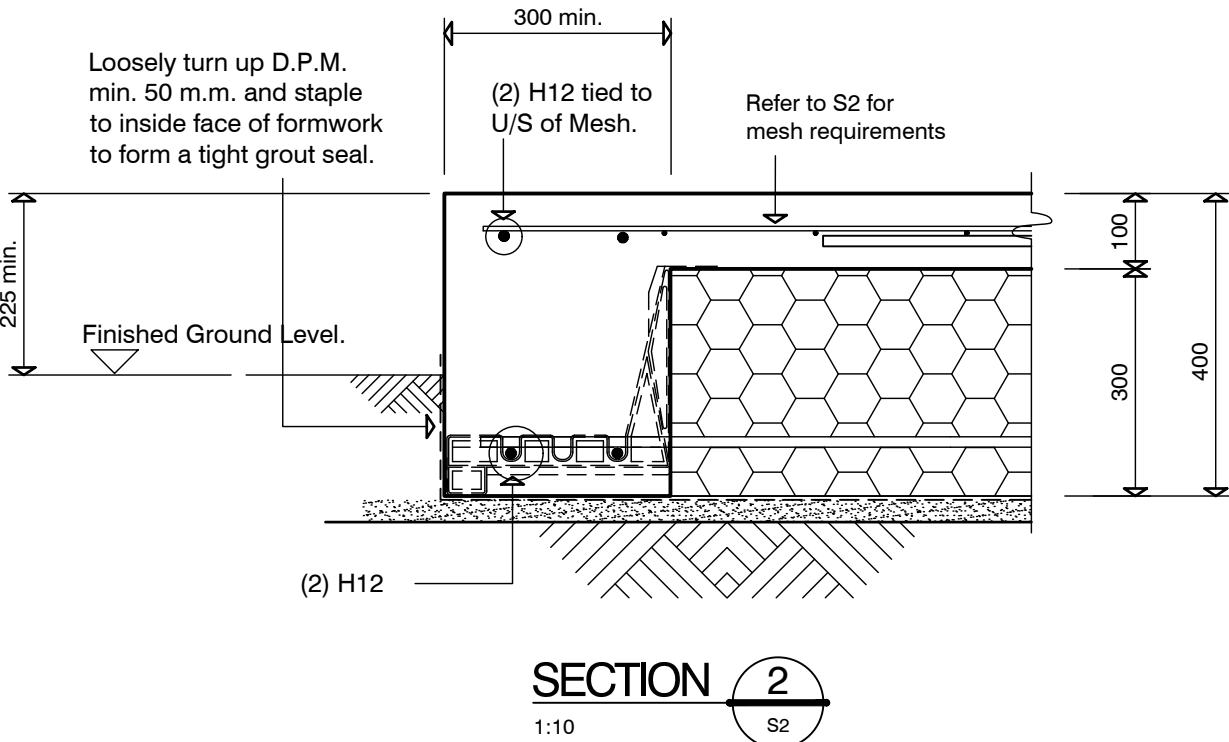
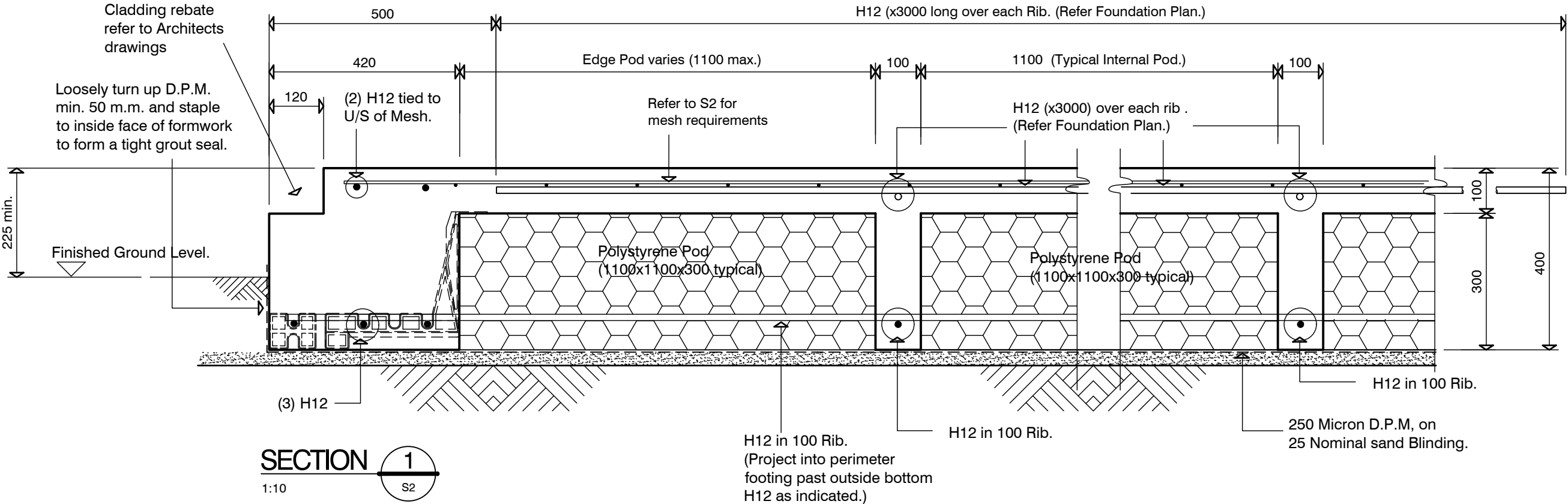
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drawn	S.BLOCKLEY	dwg	S2
appvd	J.WATKINS	rev.	B
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NEW HOUSE
29 PEGASUS MAIN ST
PEGASUS

RIBRAFT LAYOUT
FOUNDATION PLAN



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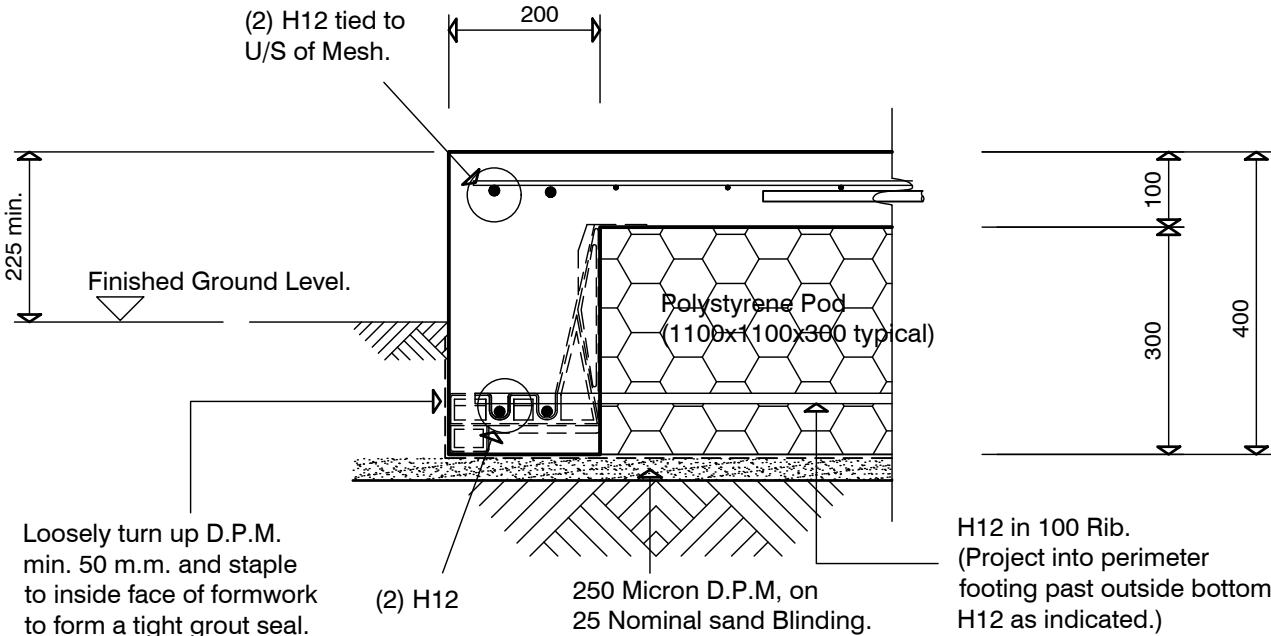
NEW HOUSE
 29 PEGASUS MAIN ST
 PEGASUS

TYPICAL FOUNDATION
 SECTIONS

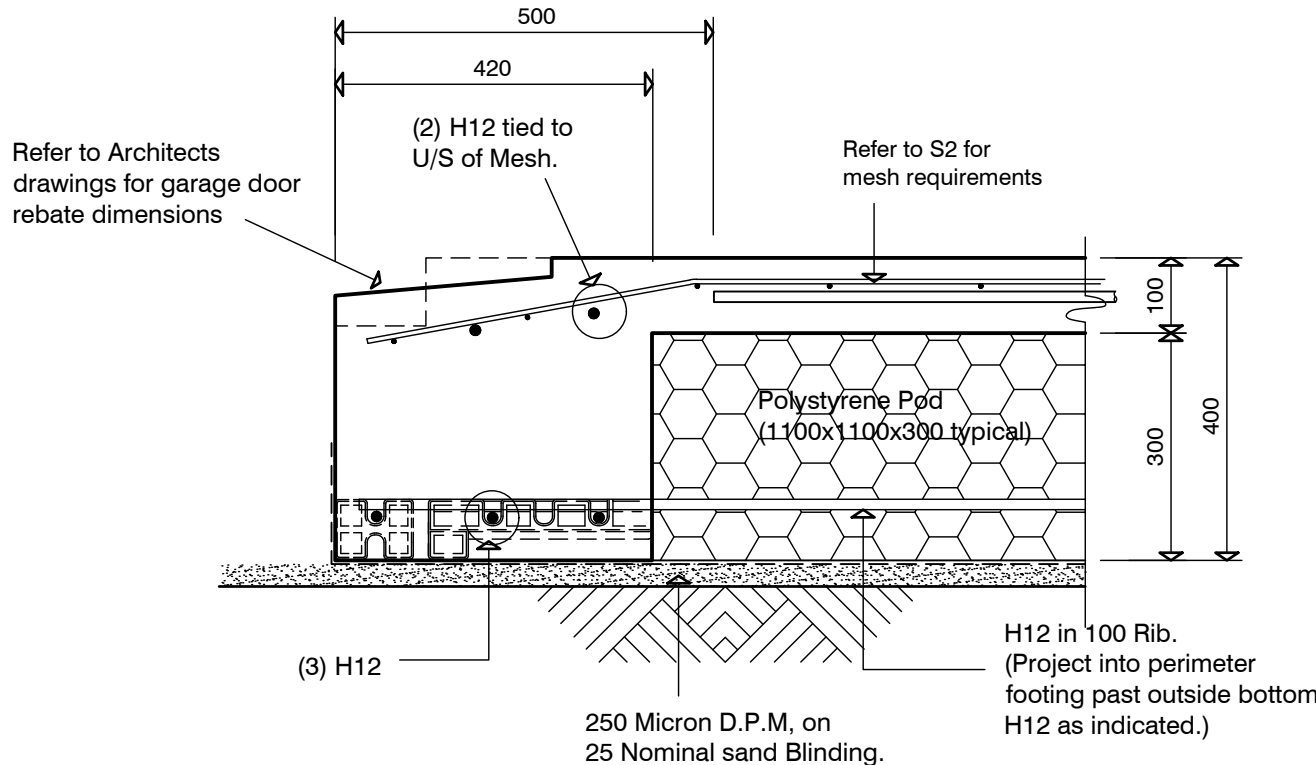
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file 21008.083
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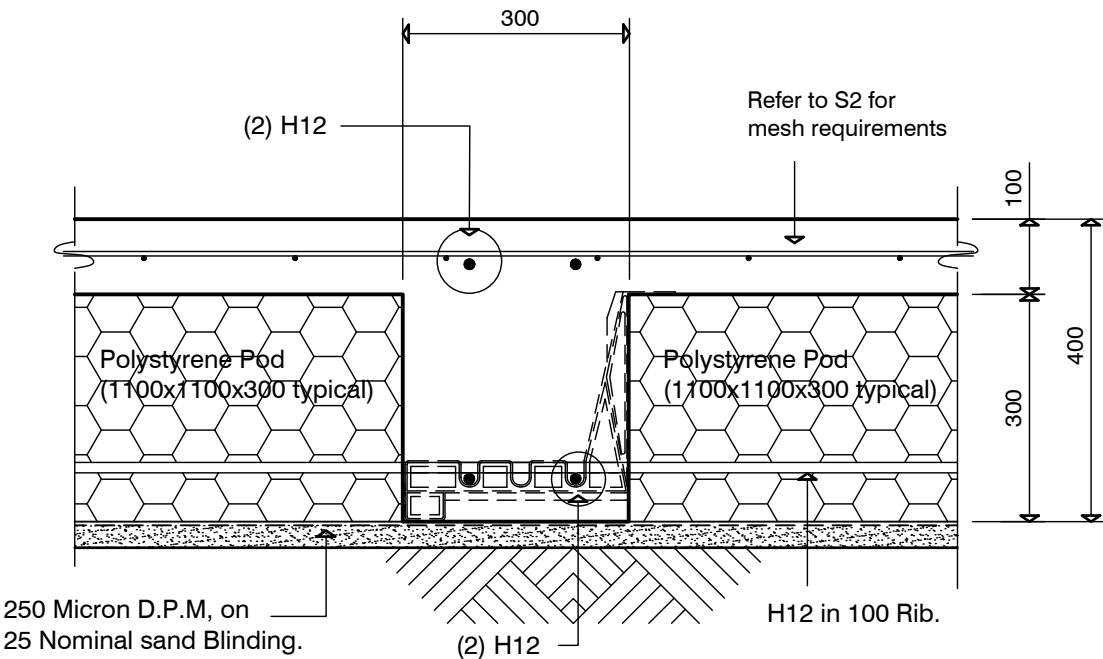
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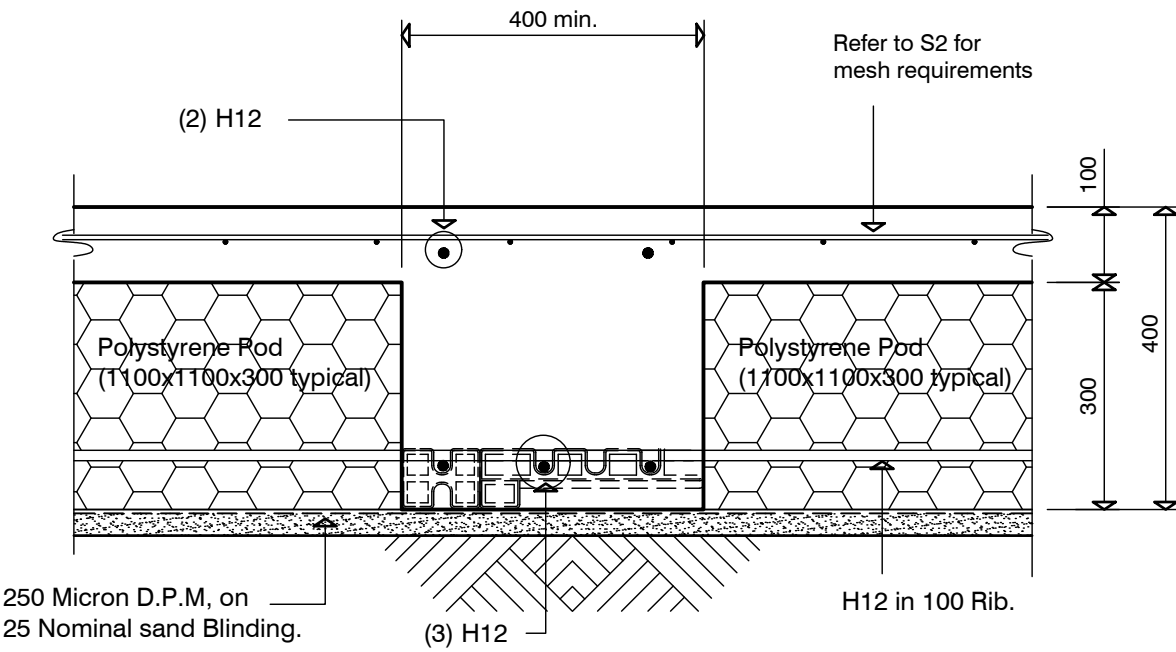
SECTION 3
1:10
S2



SECTION 4
1:10
S2



SECTION 5
1:10
S2



SECTION 6
1:10
S2

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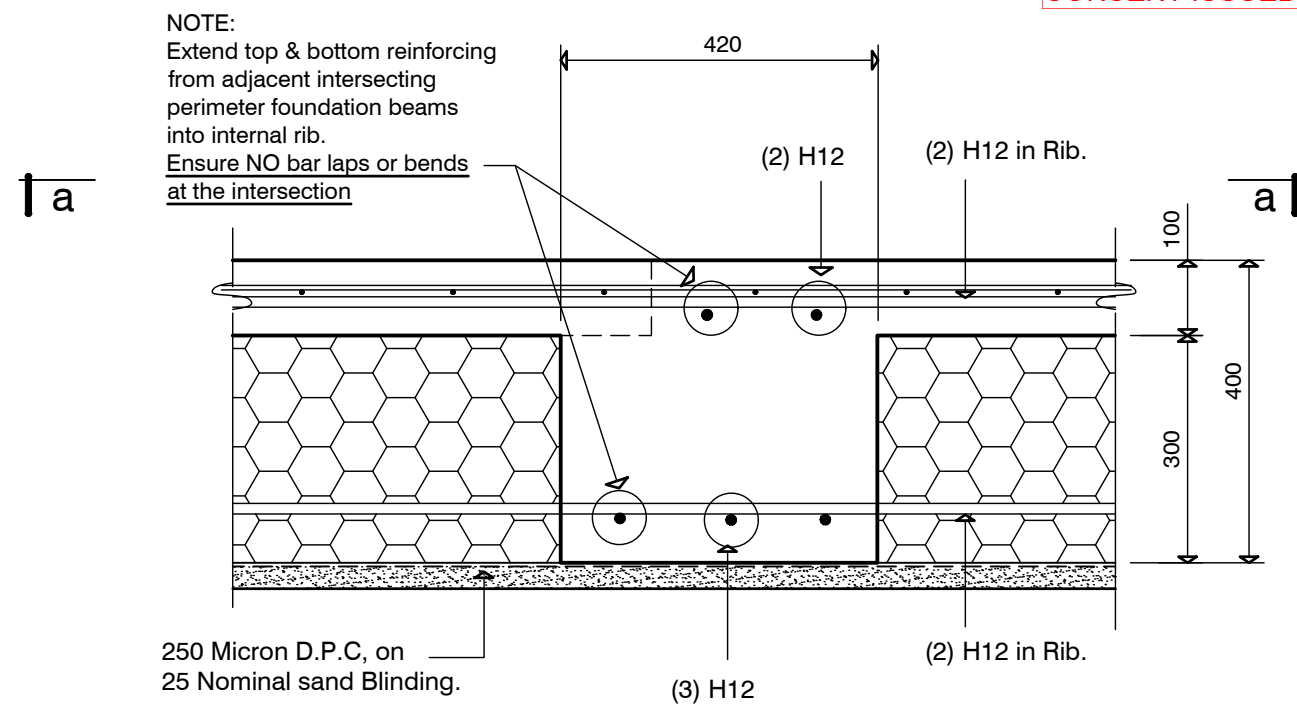
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TYPICAL FOUNDATION
SECTIONS

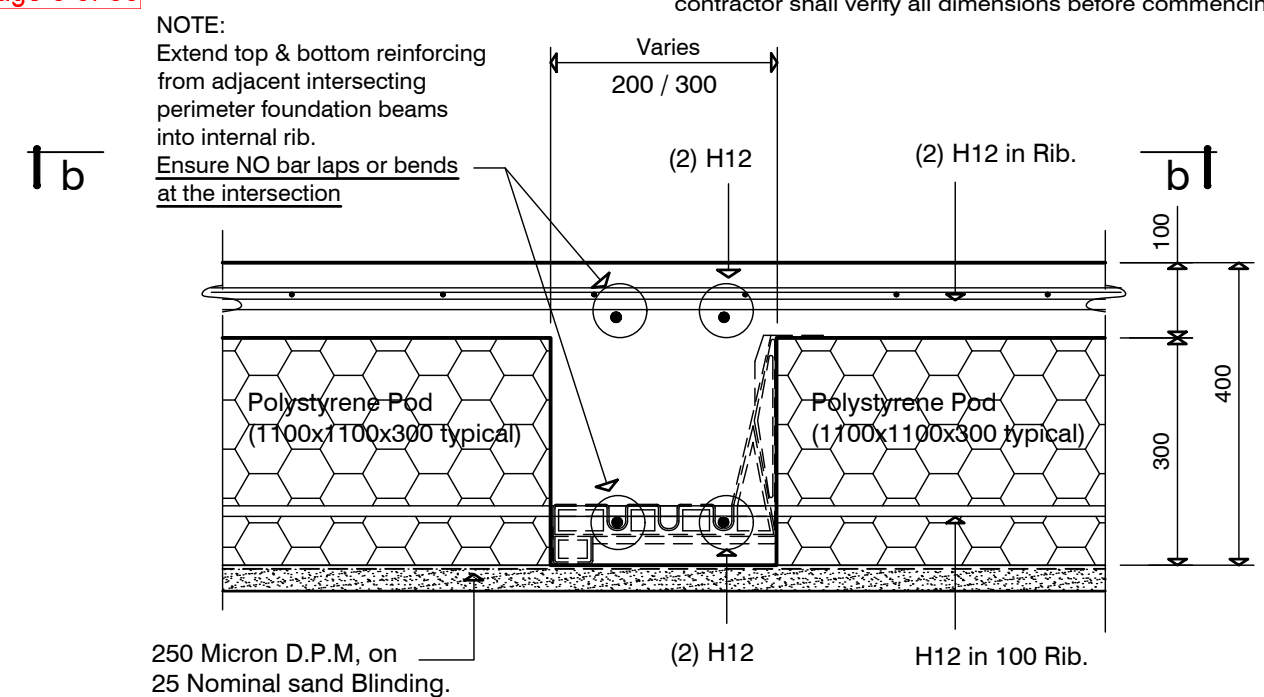
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date 08.06.2021

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dwg S4
rev. B

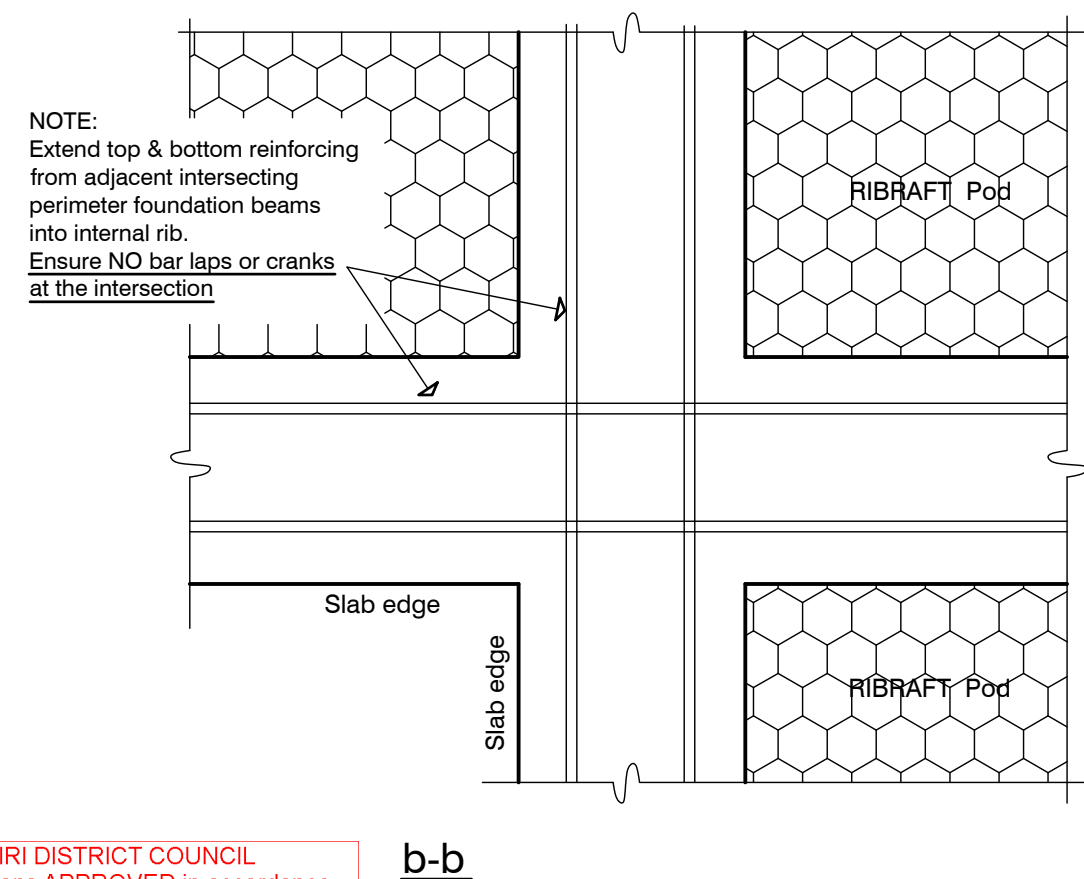
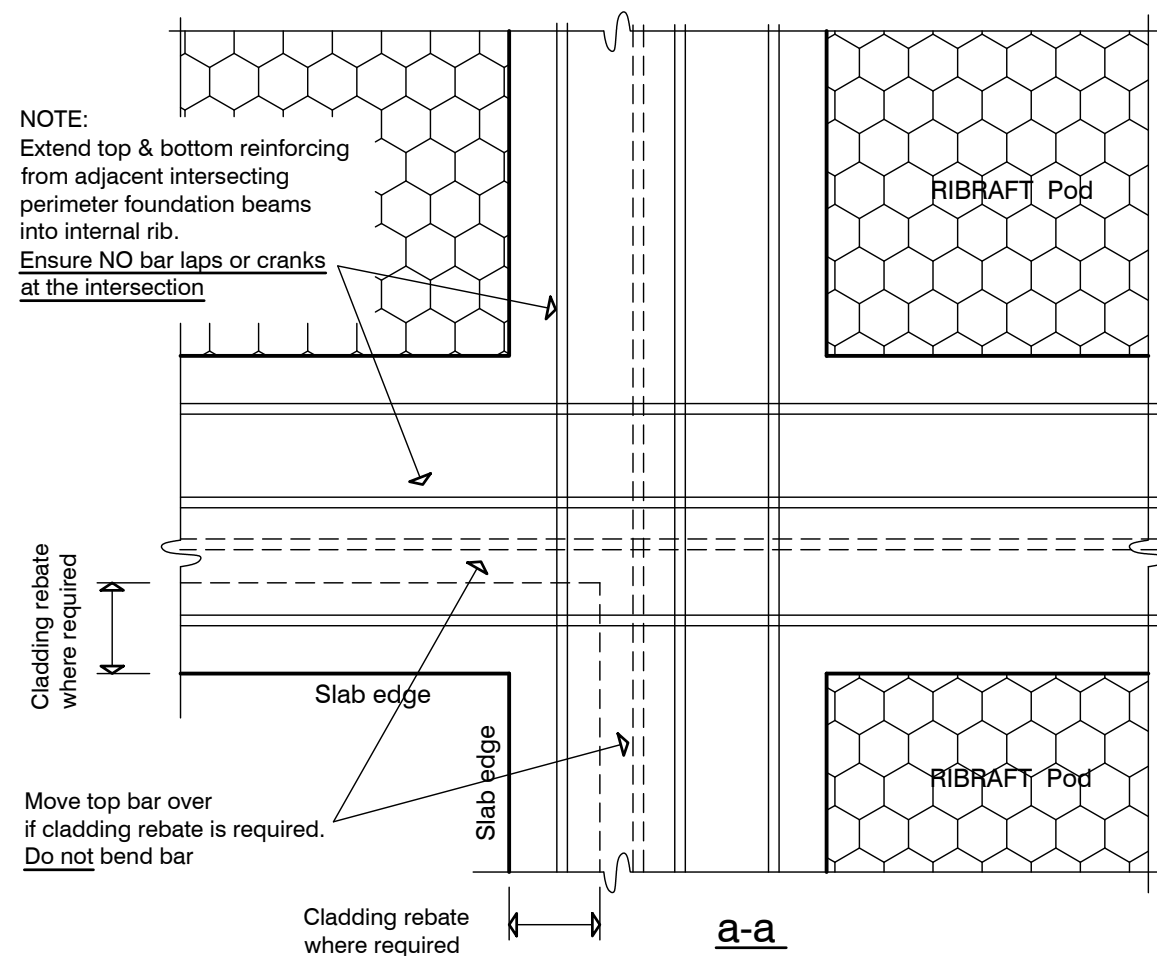
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SECTION 7 INTERNAL CORNER BEAMS
1:10 S2 - Continuous Bars



SECTION 8 INTERNAL CORNER BEAMS
1:10 S2 - Continuous Bars



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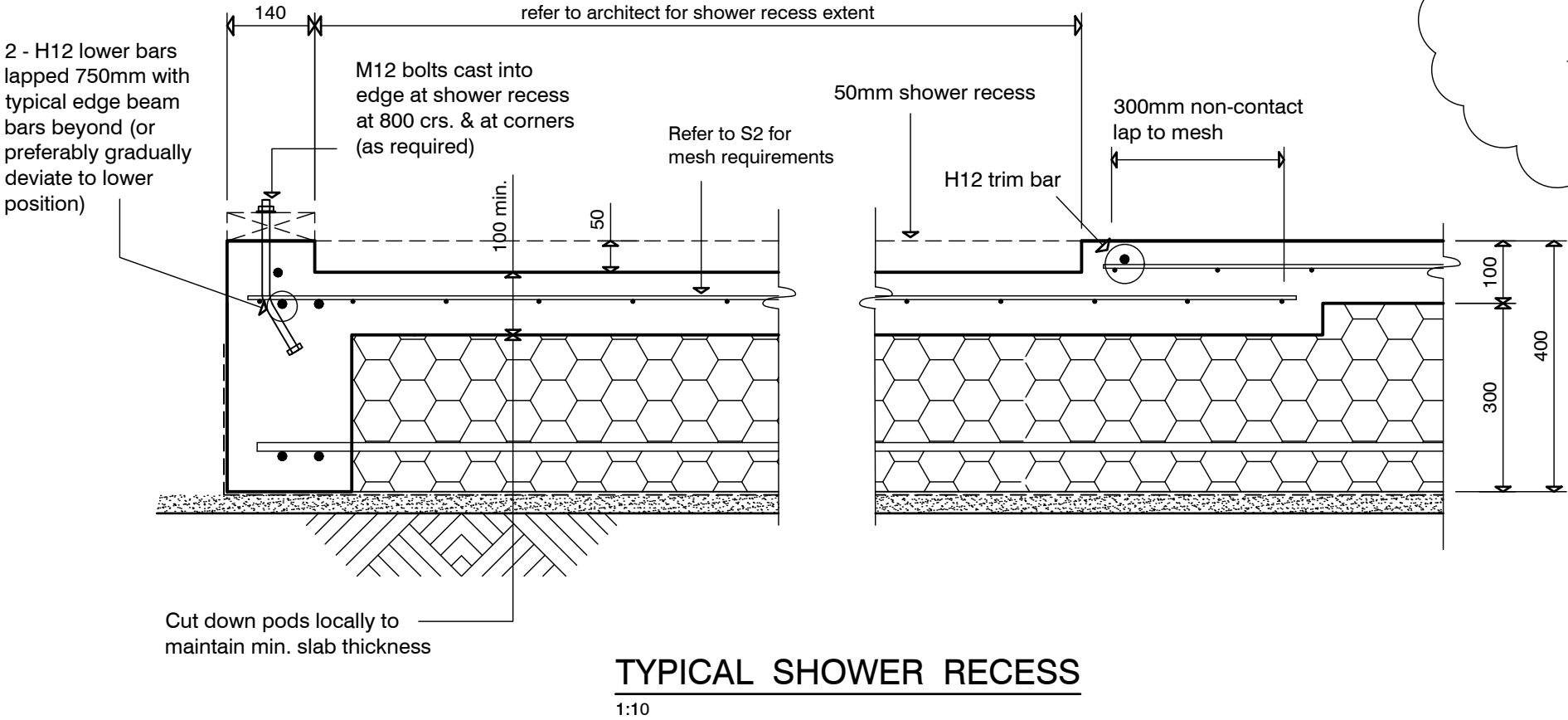
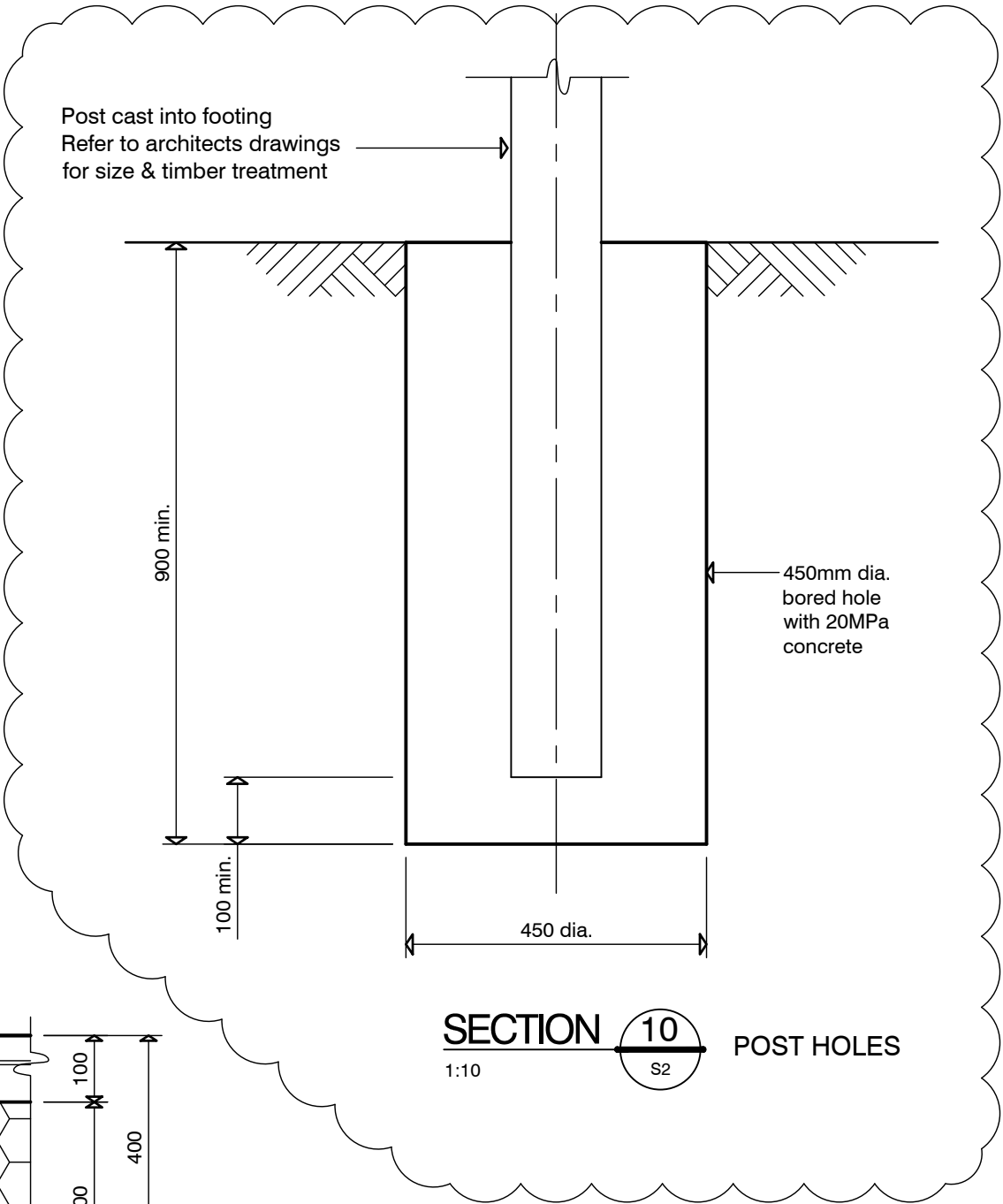
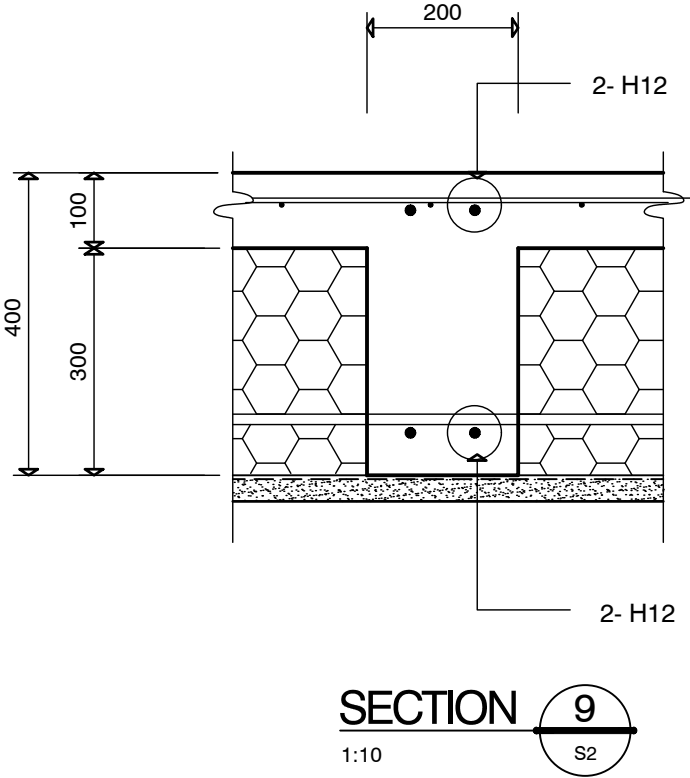


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PEGASUS

TYPICAL FOUNDATION
SECTIONS

Rev.	B	21.09.2021	Geotechnical Report Amended
	A	13.07.2021	Pad changed to posthole footing

design	J.WATKINS	file	21008.083
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appvd	J.WATKINS	rev.	B
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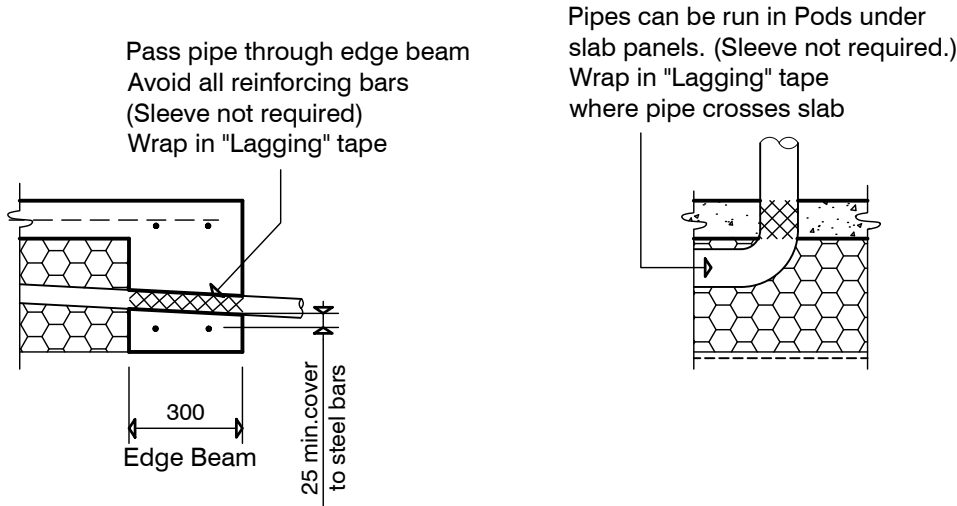
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SECTIONS

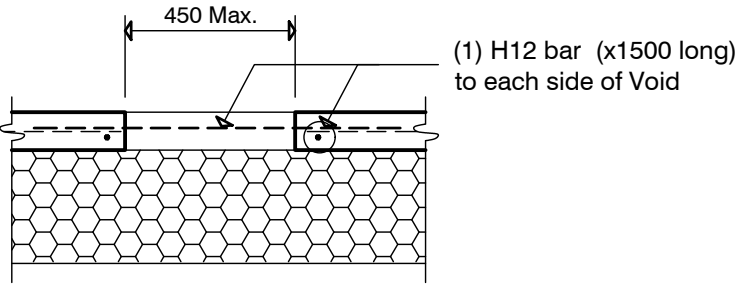
contractor shall verify all dimensions before commencing work



SLAB SERVICES PENETRATION DETAIL

1:20

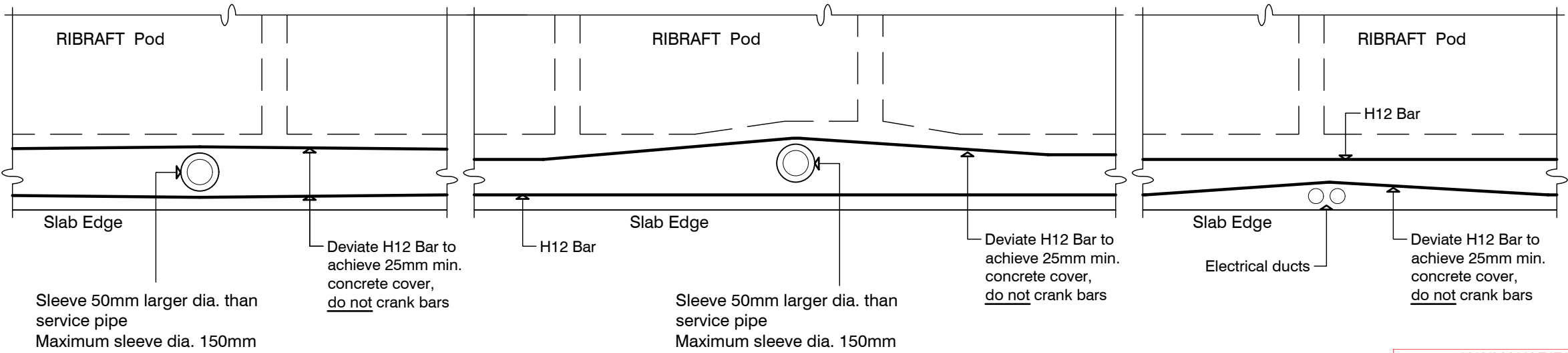
PIPE NOTE:
No separation required where pipes are fully contained within slab.
Sleeve all drains that pass through the base of the slab.



LARGE SLAB PENETRATION DETAIL

1:20

PENETRATIONS NOTE:
Where penetrations through Floor Slab exceed 450mm Square, Crack Control Bars will be required.



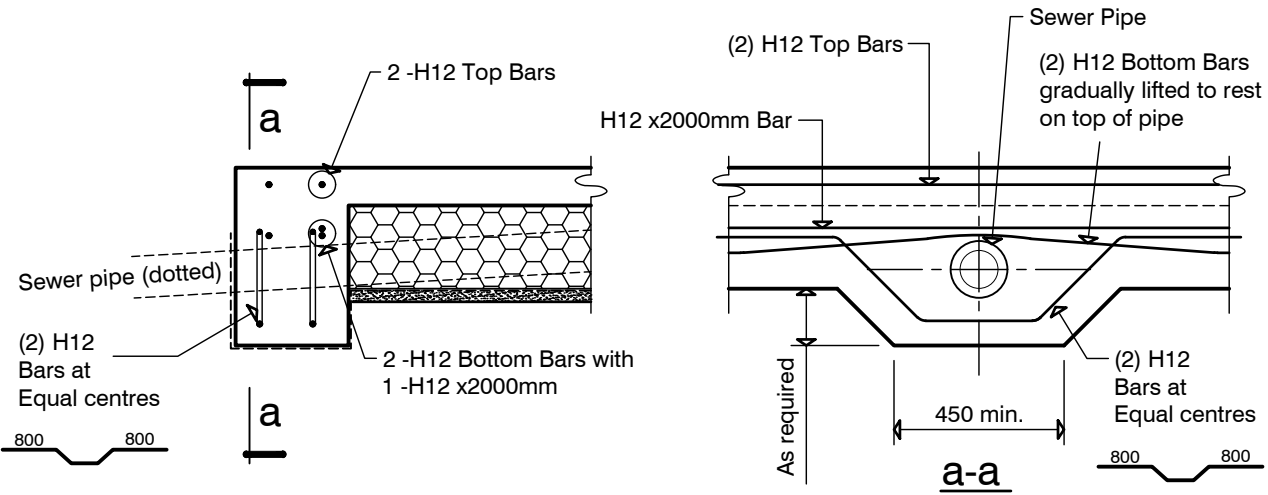
FOUNDATION SERVICES PENETRATION DETAILING

1:20

Services shall not run along ribs or edge beams.

**TYPICAL SECTION
LOCALISED DEEPENING OF FOUNDATION BEAM
TO ACCOMMODATE TOILET WASTE PIPE**

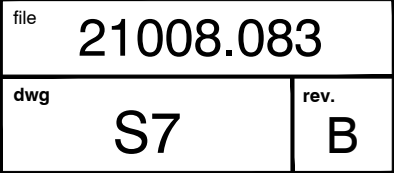
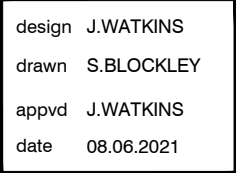
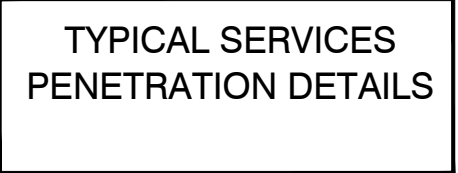
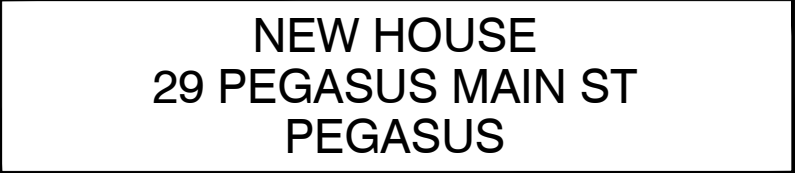
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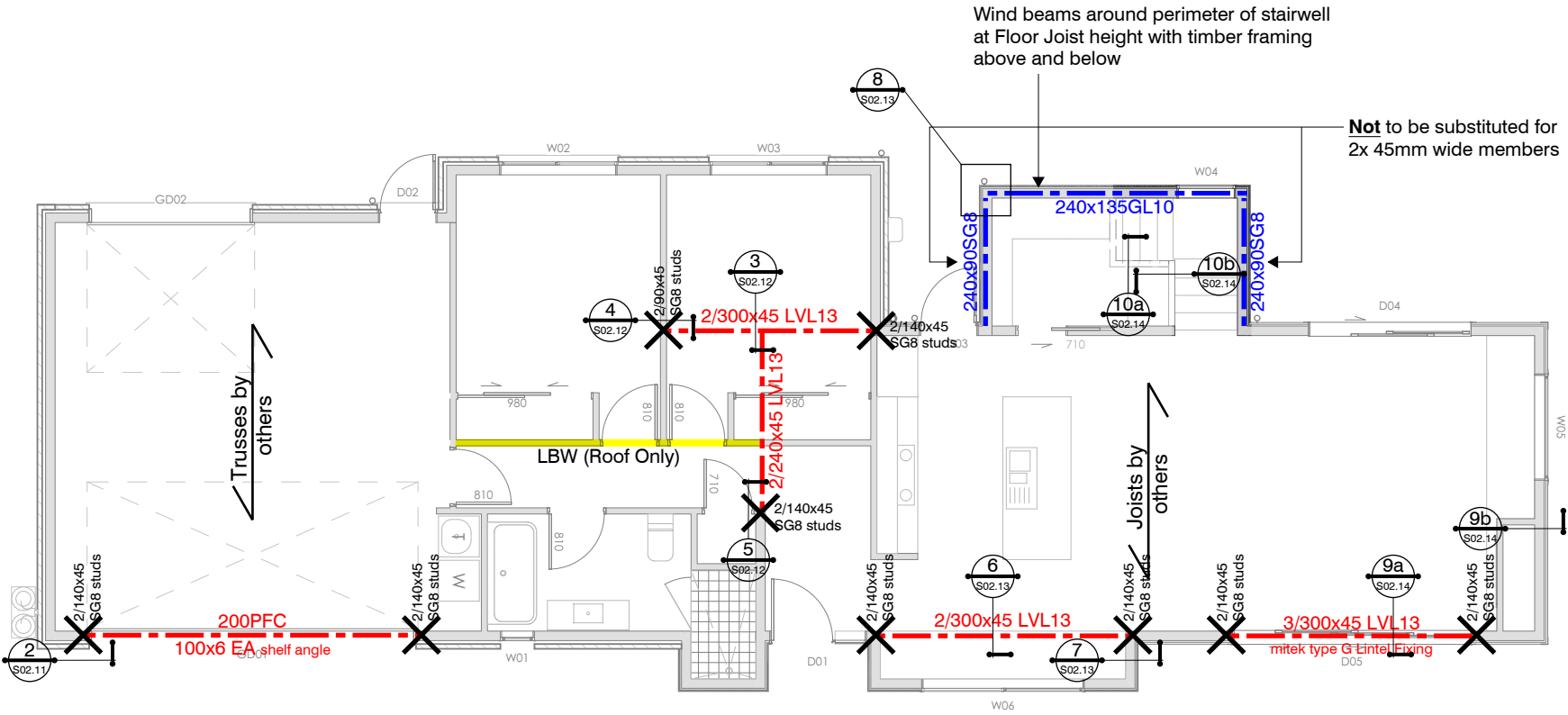
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ORIGINAL SIZE = A3

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All Lintels not indicated as per NZS3604:2011



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29 Pegasus Main Street, Pegasus

Mid-Floor Structural
 Plan

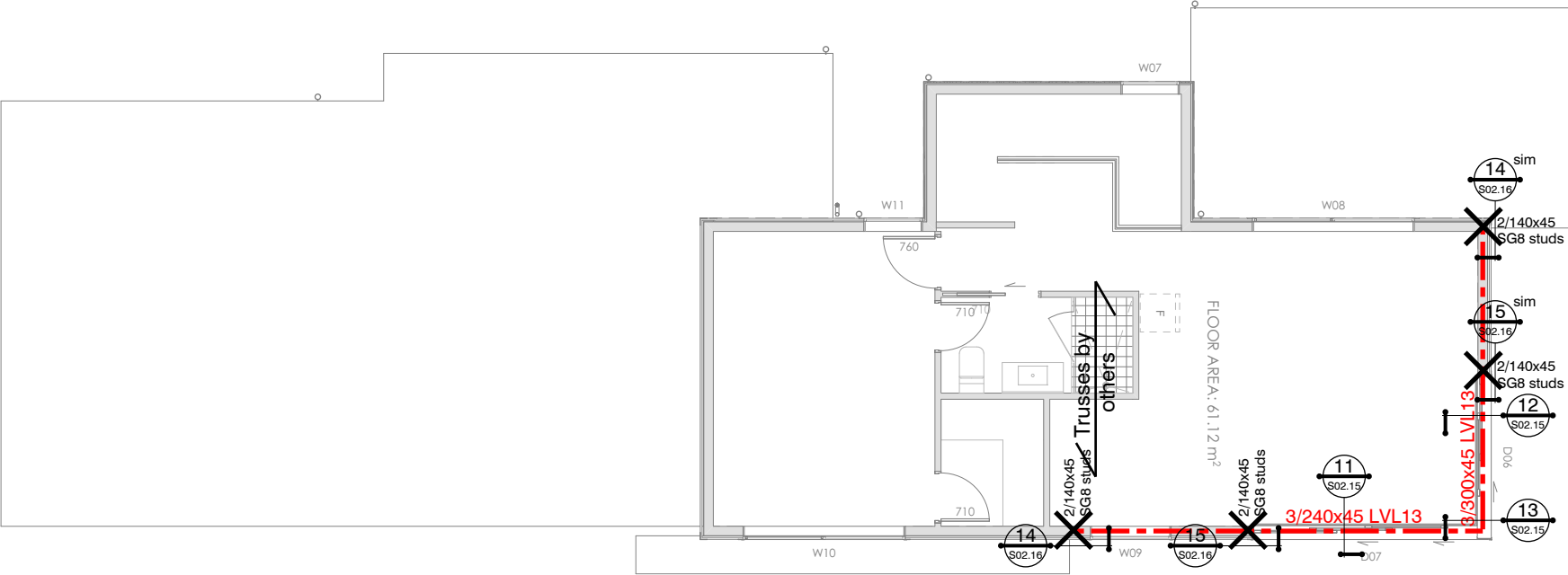
Design J. Watkins
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 Appvd M. Cusiel
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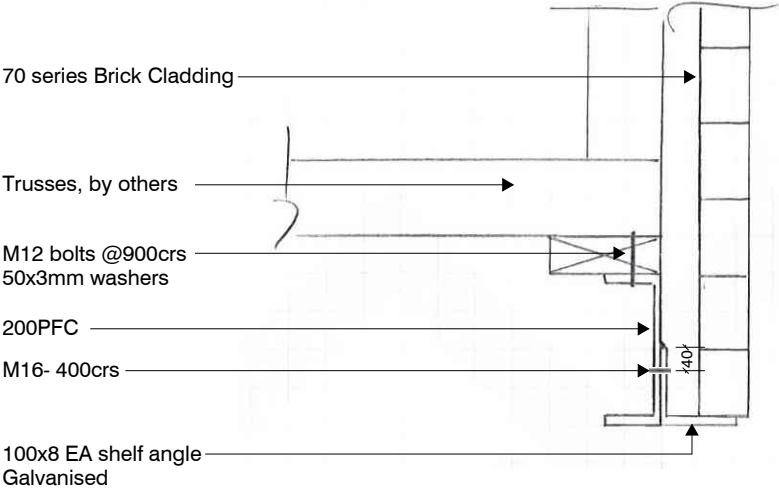
Roof Structural Plan

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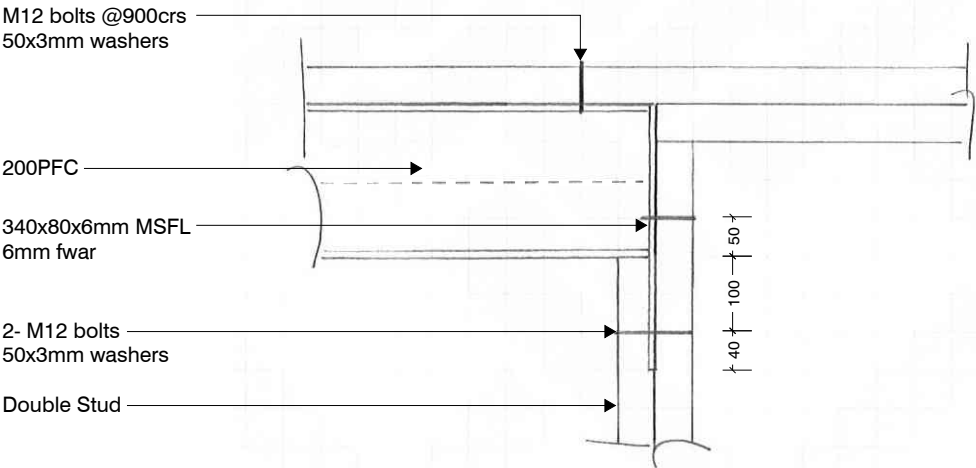
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SECTION 1
 S02.01



SECTION 2
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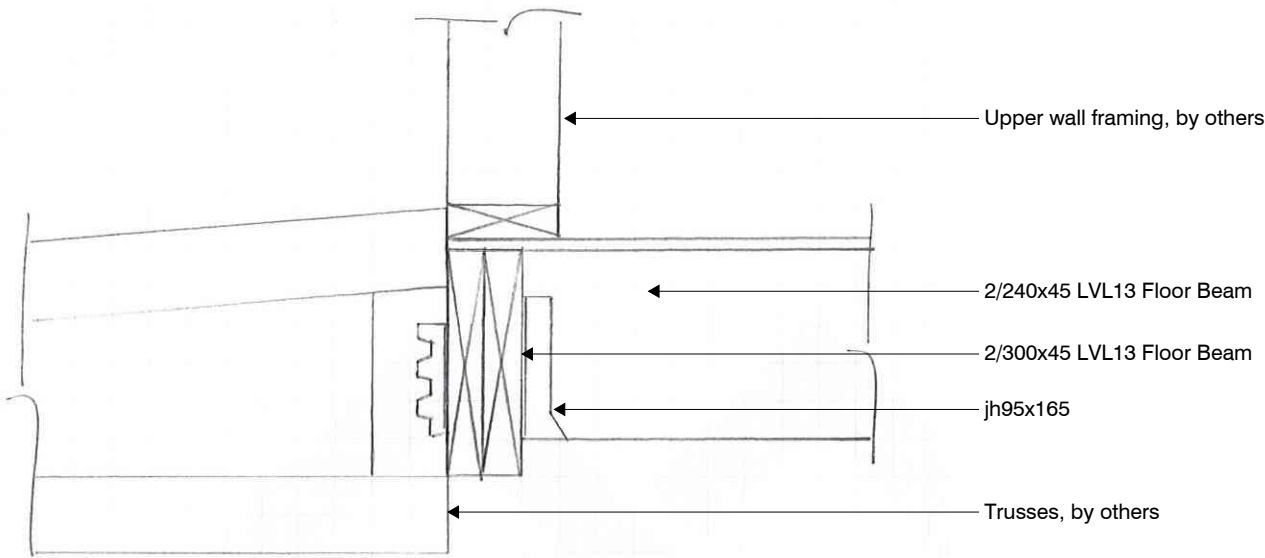
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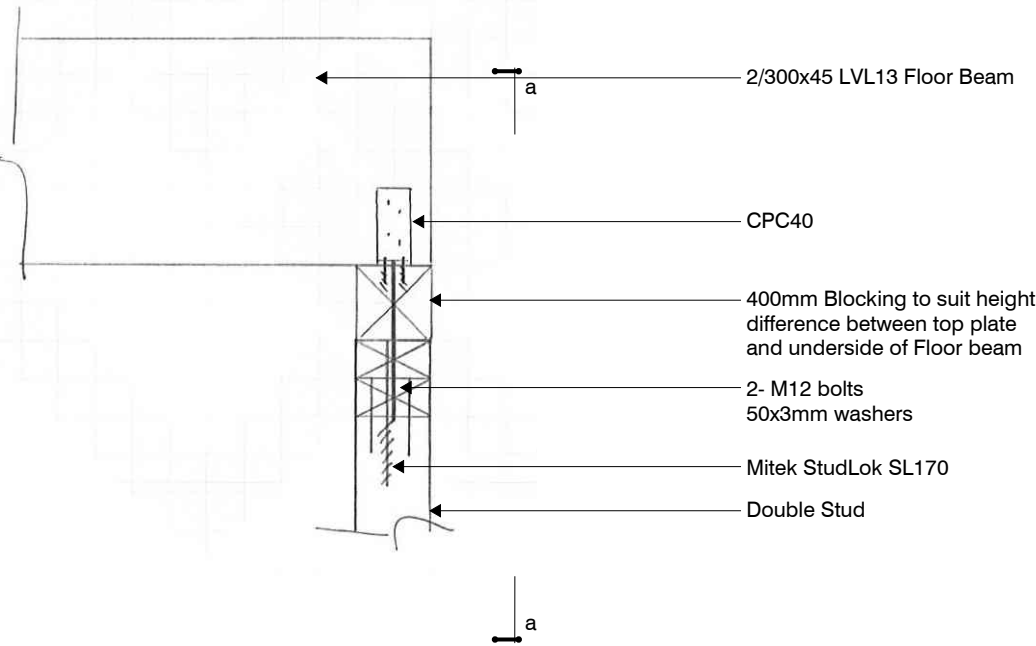
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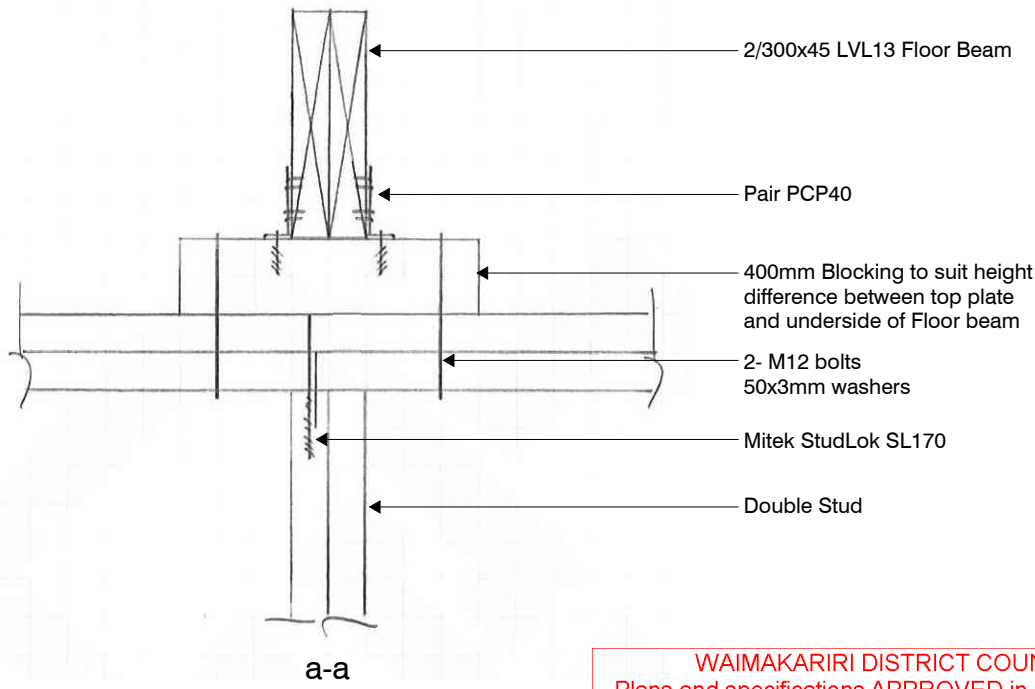
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SECTION 3
 S02.01



SECTION 4
 S02.01



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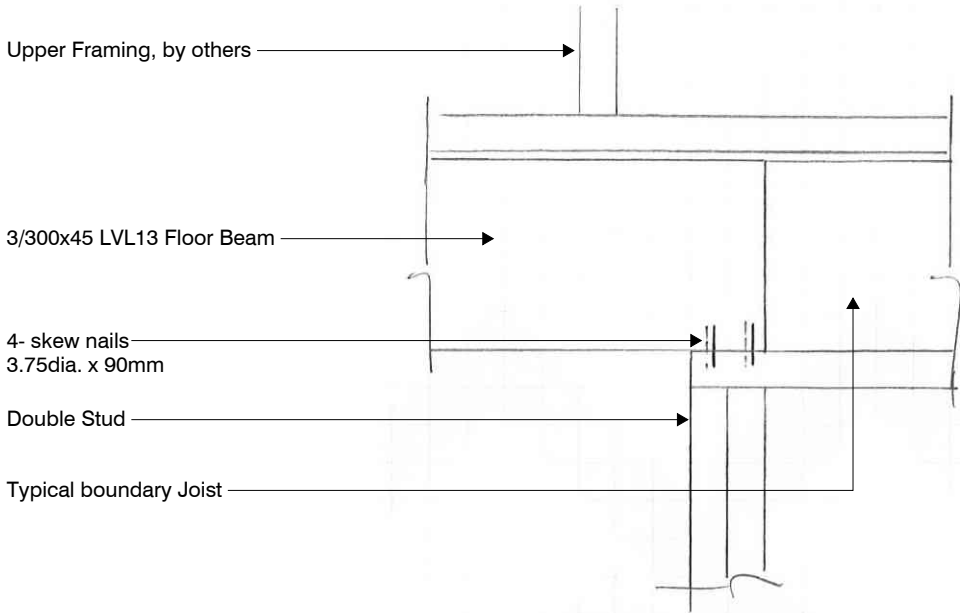


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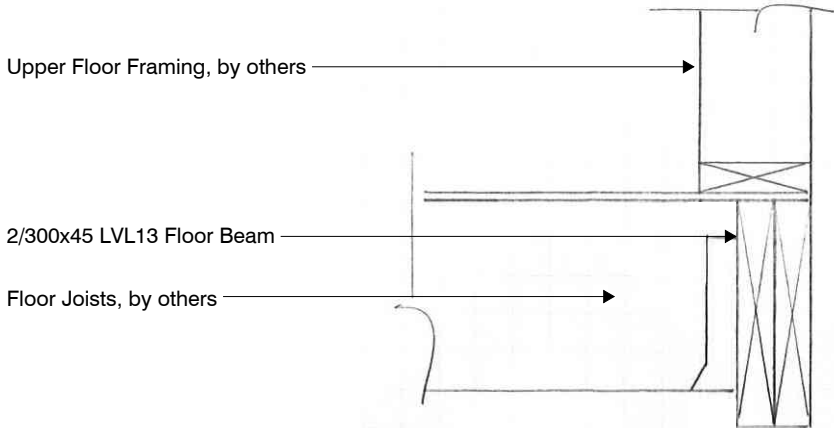
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Date	14.06.2021

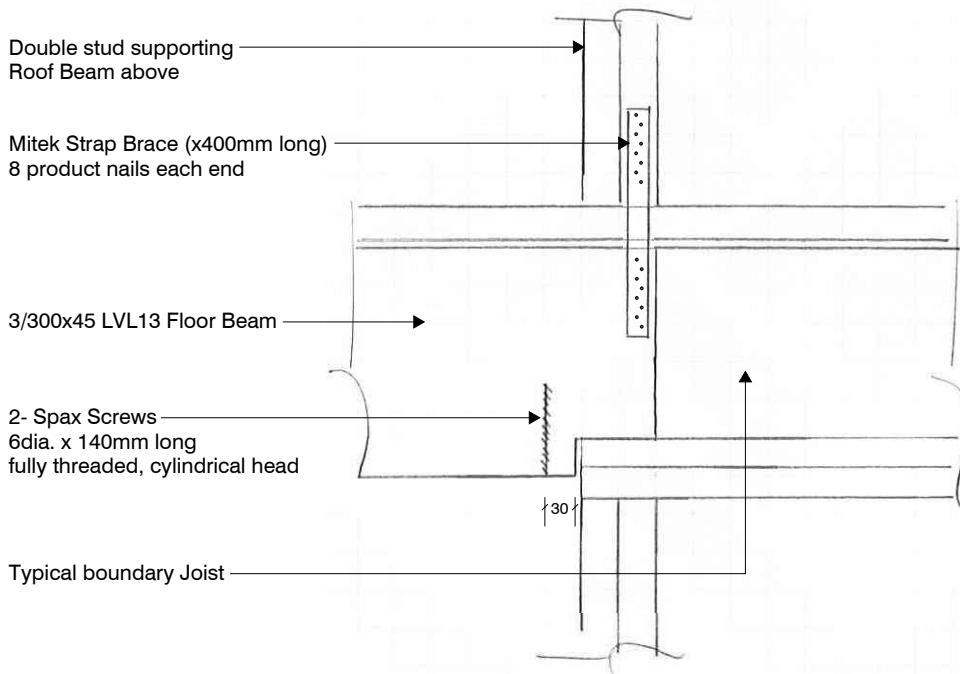
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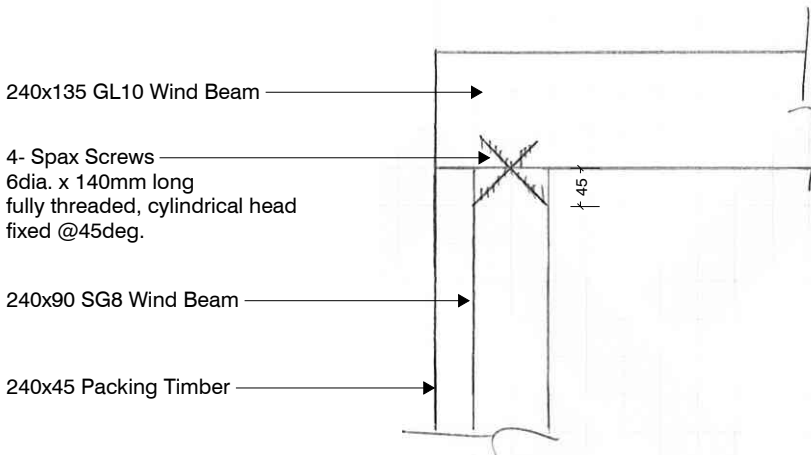
SECTION 5
 S02.01



SECTION 6
 S02.01



SECTION 7
 S02.01



DETAIL 8
 S02.01

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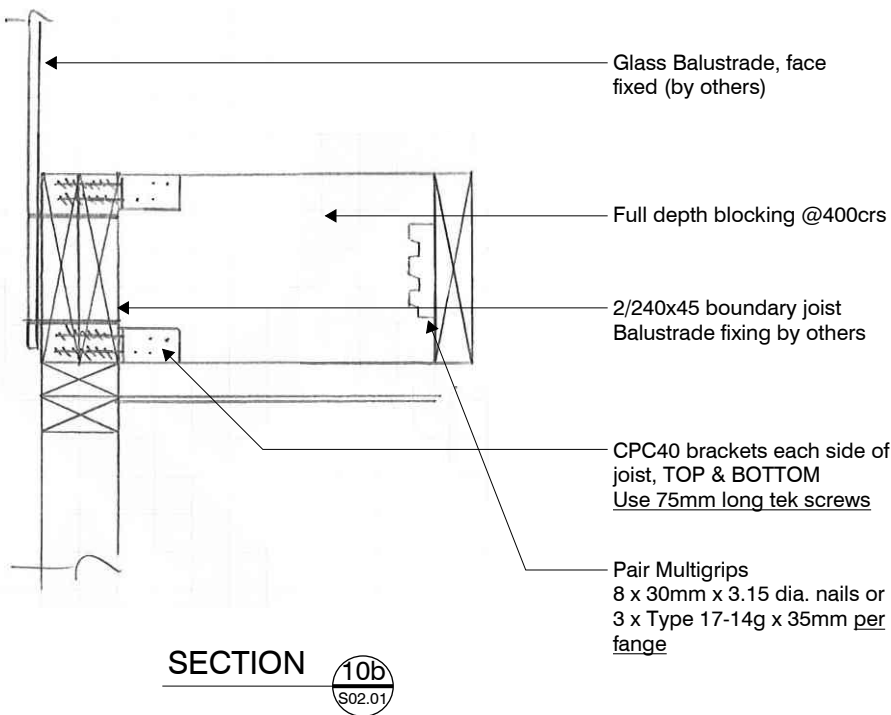
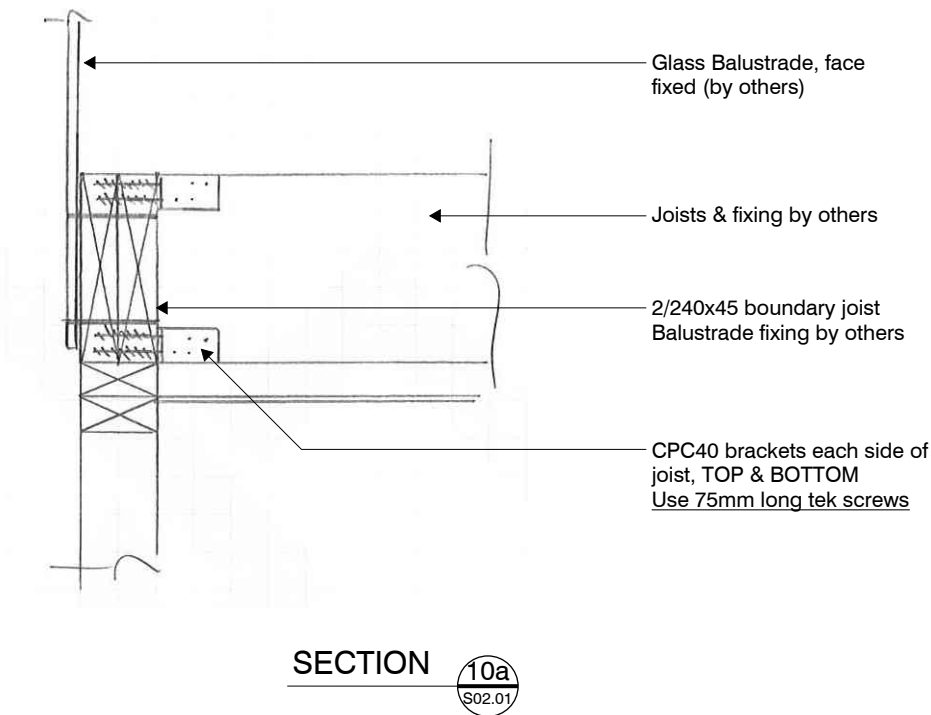
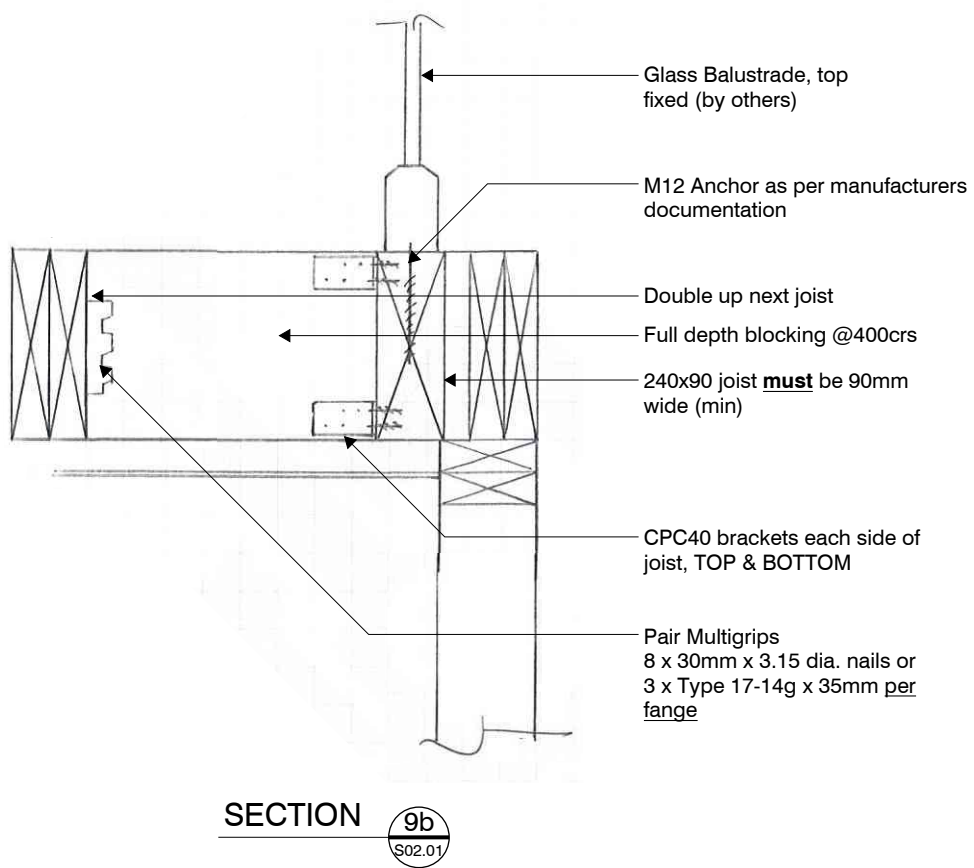
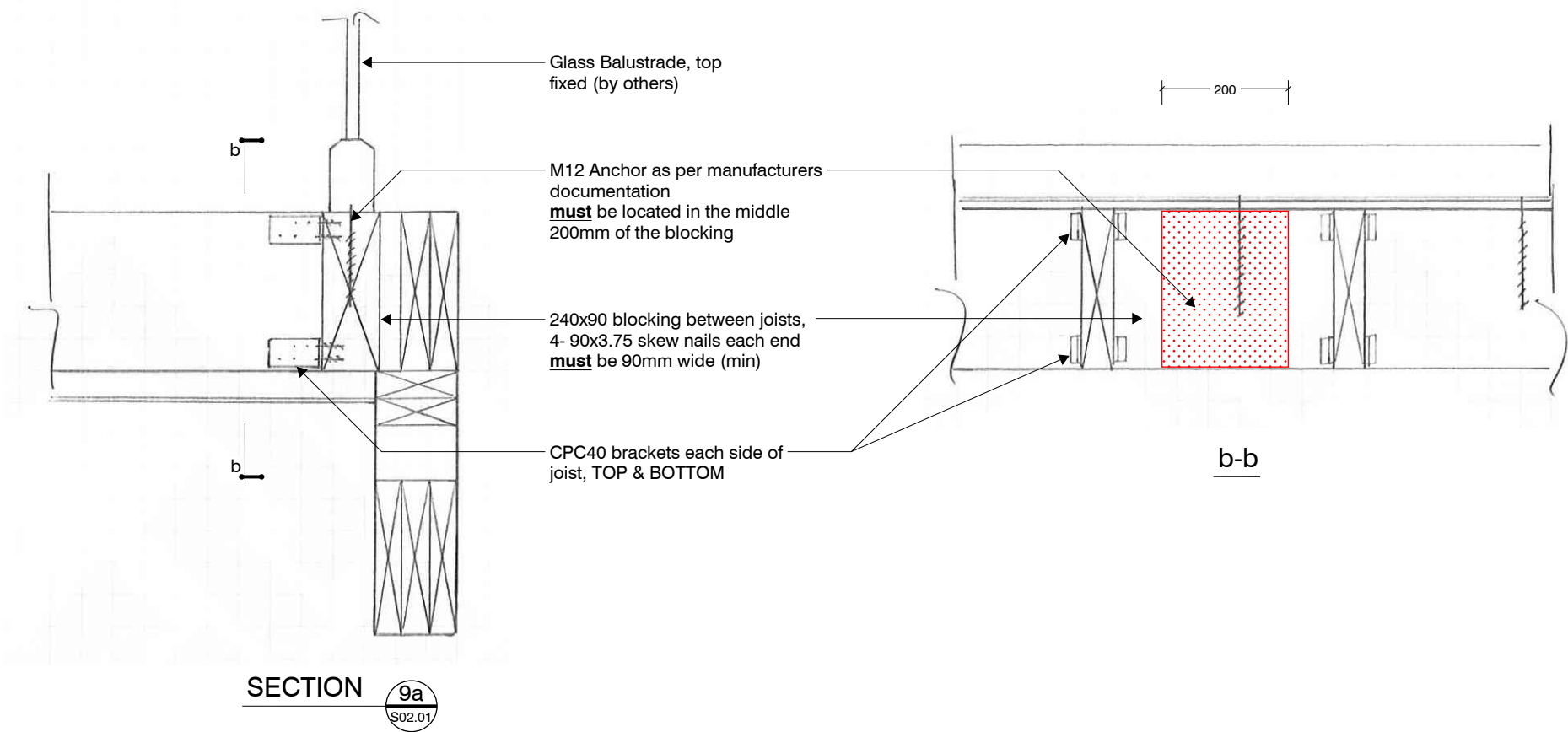
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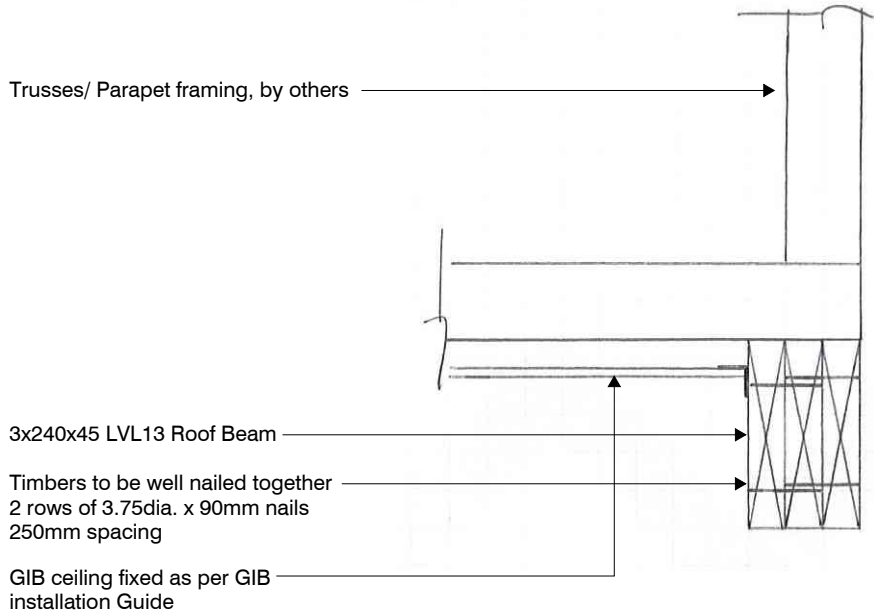


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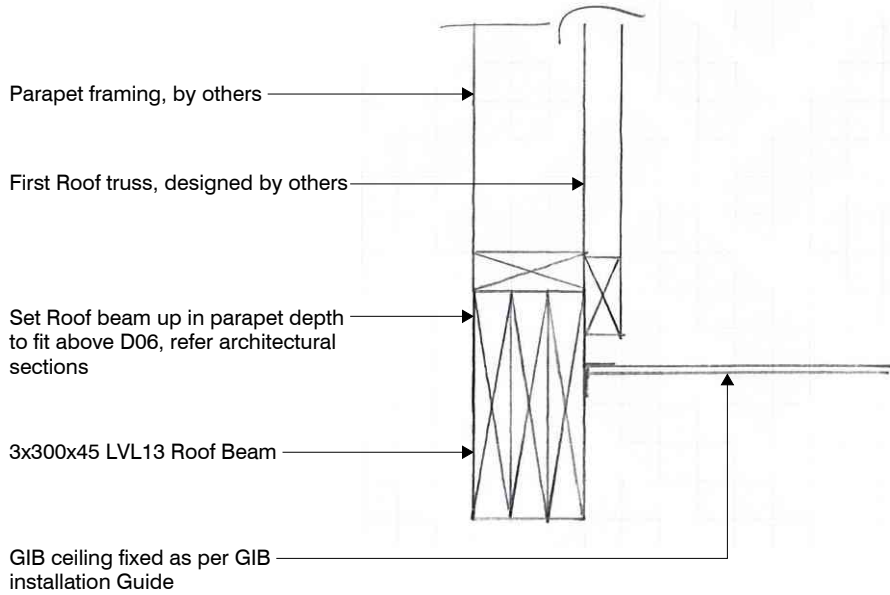
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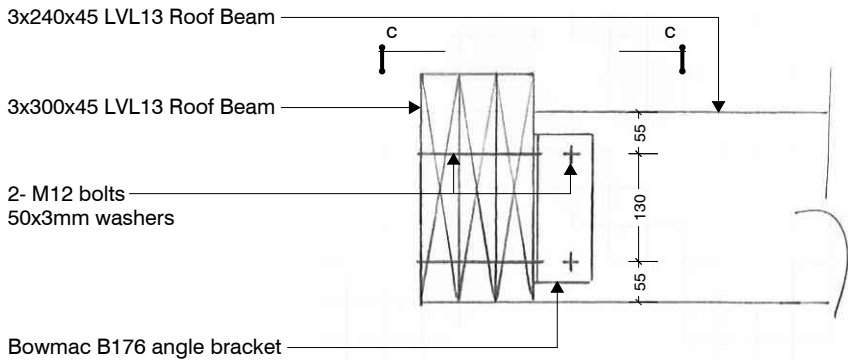
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dwg	S02.14
rev.	B



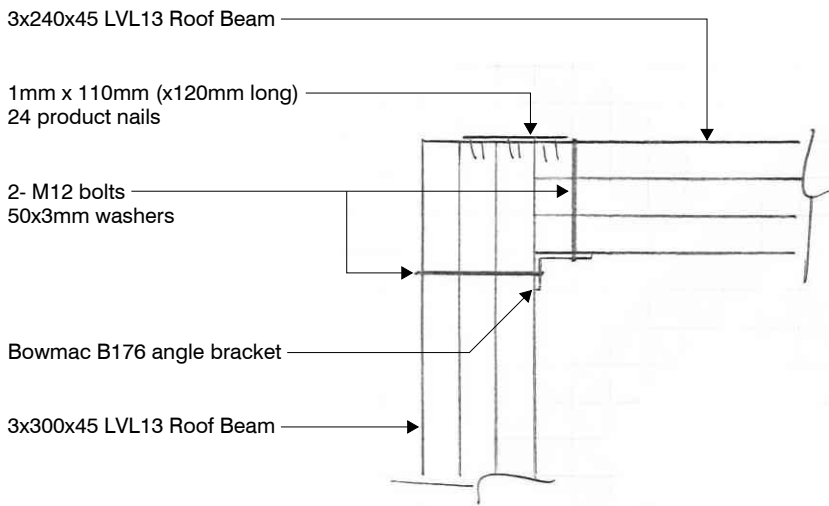
SECTION 11
 S02.02



SECTION 12
 S02.02



SECTION 13
 S02.02



C-C

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 with the Building Act 2004, clause 49 and the Building
 Regulations 1992, Clause 3
 BC210889 21/09/2021 ChrisK

Rev.	B	14.06.2021	Consent

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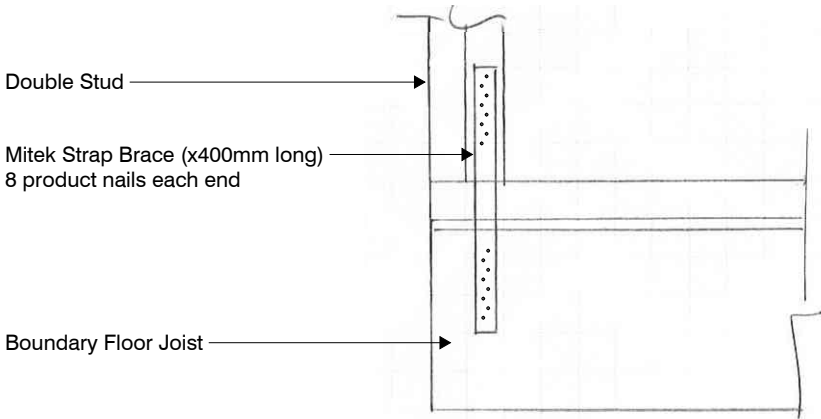
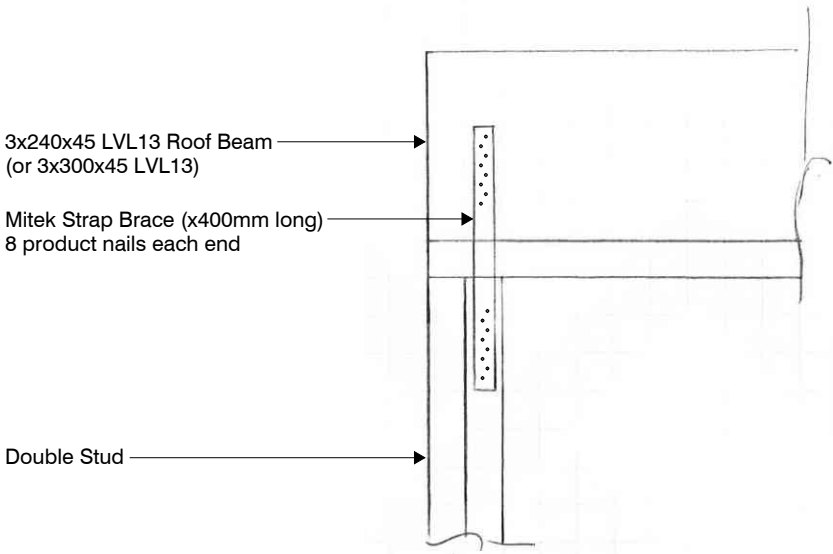
BESPOKE
 ARCHITECTURE

29 Pegasus Main Street, Pegasus

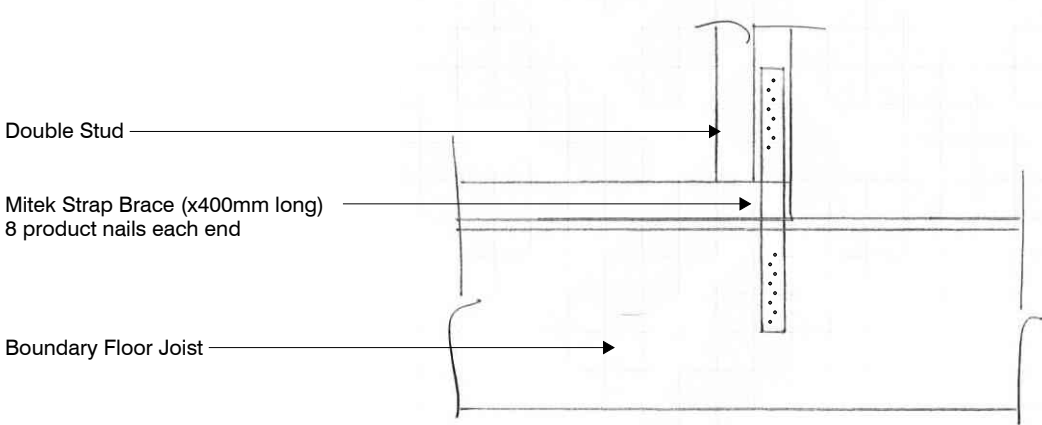
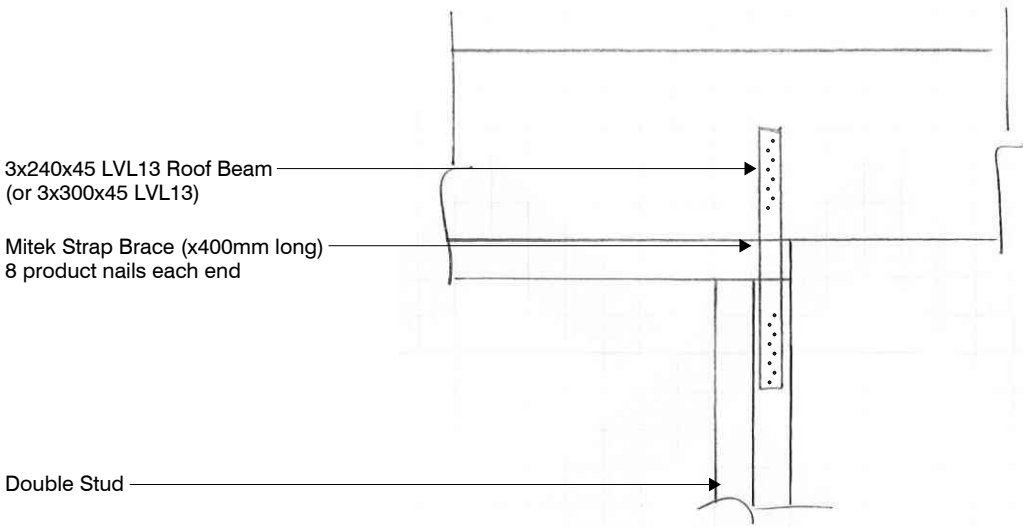
Structural Details

Design J. Watkins
 Drawn J. Watkins
 Appvd M. Cusiel
 Date 14.06.2021

file	21008.083
dwg	S02.15
rev.	B



SECTION 14
 S02.02



SECTION 15
 S02.02

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ORIGINAL SIZE = A3

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29 Pegasus Main Street, Pegasus

Structural Details

Design	J. Watkins
Drawn	J. Watkins
Appvd	M. Cusiel
Date	14.06.2021

file	21008.083
dwg	S02.16
rev.	B

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514	DETAILS	
515	DETAILS	
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29 PEGASUS MAIN STREET PEGASUS CHCH, NZ

Project Team - V. SANDERS + S. ELLIS

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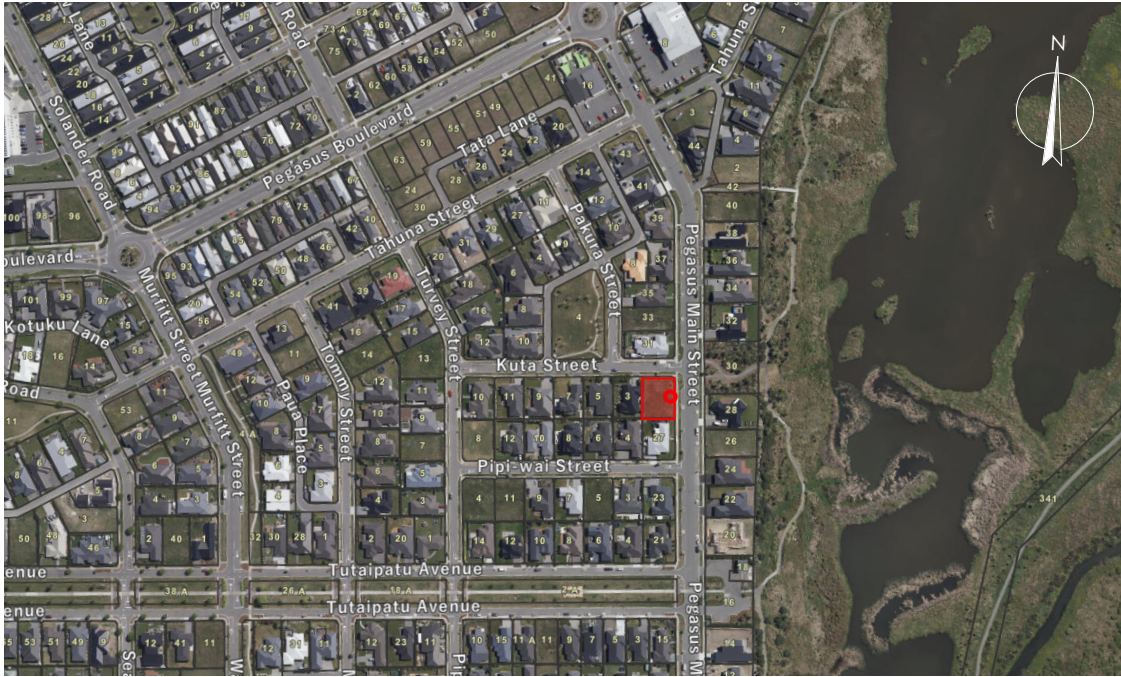


IMAGE FROM WWW.CANTERBURYMAPS.GOV.NZ

LOCATION PLAN

SCALE NTS

SITE DESCRIPTION

LEGAL DESCRIPTION: LOT 382, DP 401487
TERRITORIAL AUTHORITY: WAIMAKARIRI DISTRICT COUNCIL
PLANNING ZONE: RESIDENTIAL (RES 6)
TECHNICAL CATEGORY: TC2
WIND ZONE: HIGH
EQ ZONE: 2
EXPOSURE ZONE: C
SNOW LOAD: 1kPa
SITE AREA: 667.85m² APPROX.

PROPOSED AREAS

FLOOR AREA: LOWER: 137.92m²
UPPER: 61.12m²
TOTAL: 199.04m²
AREA OVER FOUNDATIONS: 141.68m²
SITE COVERAGE: 21.21%
PROPOSED IMPERVIOUS AREA: 250.19m² (37.46%)



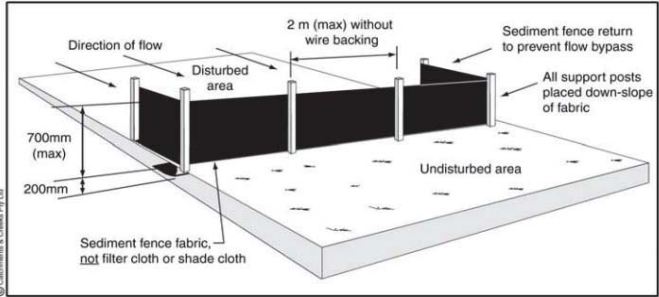
SITE SURVEY

SITE SURVEY BY: V BUILD
REFERENCE No: RECIEVED
18.05.2021

TAKEN FROM PEGASUS
TOWN STAGE 5 CONTROL
PLAN WITH RM 7 (RL:3.432)
AS SITE BENCHMARK (70MM
ADDED AFTER CHRISTCHURCH
EARTHQUAKES).

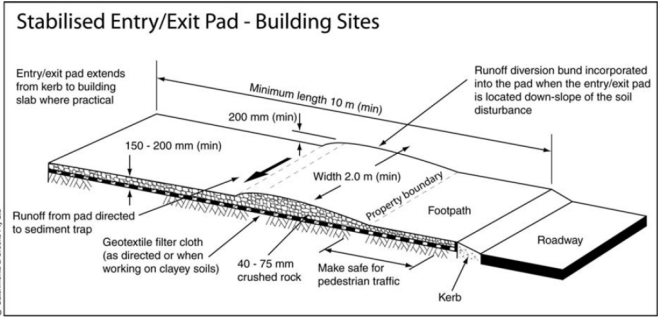
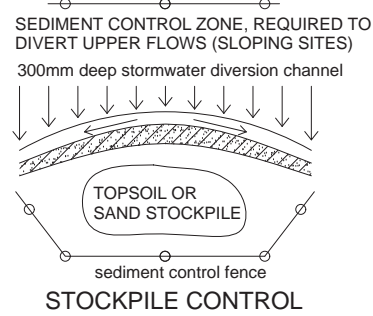
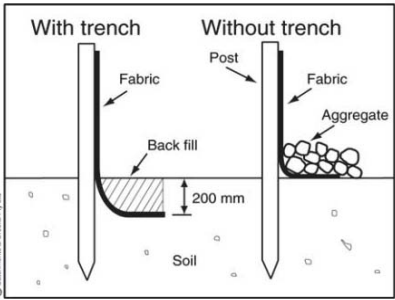
Mark Name	mN	mE	R.L.
RM 2	830363.43	397703.07	3.731
RM 3	830361.35	397609.46	4.200
RM 4	830354.85	397528.00	4.755
RM 5	830425.78	397524.35	4.415
RM 6	830426.57	397639.35	3.500
RM 7	830435.29	397699.33	3.362
RM 8	830512.00	397493.00	5.144
RM 9	830503.20	397631.50	4.094

SEDIMENT BARRIER CONSTRUCTION



SEDIMENT FENCE INSTALLATIONS

*SILT SOCKS CAN BE USED AS AN ALTERNATIVE

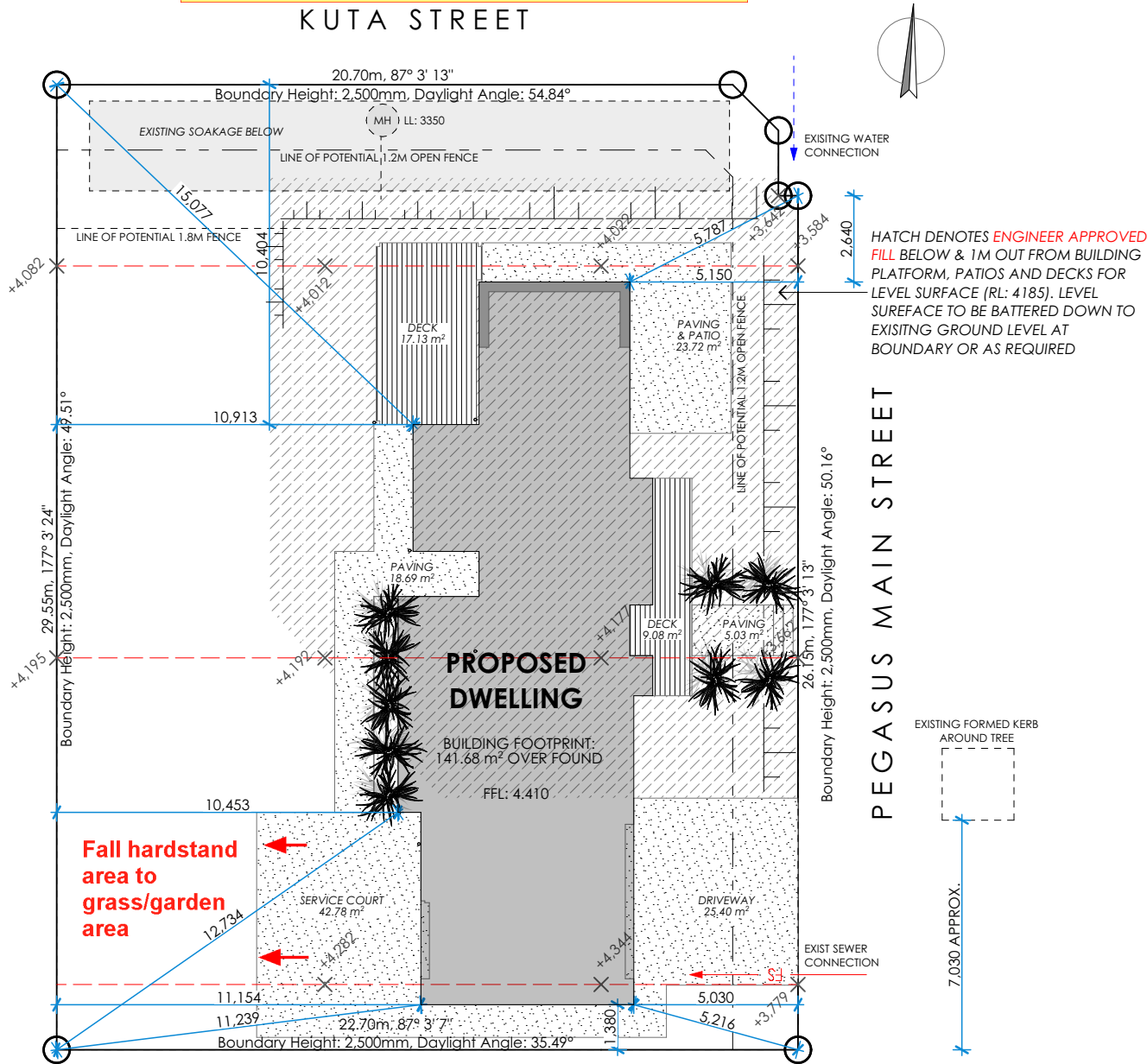


EROSION & SEDIMENT MANAGEMENT

- CONNECT TEMPORARY DOWN PIPES TO SW DRAINS, RENDERING COMPLETE & FUNCTIONAL AS EARLY AS POSSIBLE TO MITIGATE STORMWATER SPILL ONTO SITE
- ANY EXCAVATED FILL CAUSED BY BUILDING WORKS NEEDS TO BE REMOVED FROM SITE IMMEDIATELY TO MITIGATE AGAINST SITE RUN-OFF
- SPRAY DOWN ANY SOIL STOCK PILE OR EXCAVATION REGULARLY TO PREVENT DUST
- INSTALL SEDIMENT FENCE COMPLETE WITH SEDIMENT FABRIC AND GOOD WARATAH SPACING. SEDIMENT FABRIC TO BE TRENCHED 200MM MIN INTO THE GROUND, OR SILT SOCKS CAN BE USED AS AN ALTERNATIVE TO SEDIMENT FENCE. CLEAR AWAY ANY COLLECTED SEDIMENT REGULARLY

Note: A BUILDING LOCATION CERTIFICATE (BLC) is REQUIRED 2 Working Days BEFORE the Structure Pre-roof Inspection to verify the Southern Boundary Recession Plane.

Please check with your surveyor that referenced Benchmark Datum heights are correct.

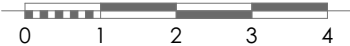


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Regulations 1992, Clause 3
BC210889 21/09/2021 Chrisk

NOTES	EXCAVATION/SITE ESTABLISHMENT	WALL STRUCTURE	LVL TIMBER	INSULATION	Building Consent BC210889 Received 3/8/2021
	REFER TO SHEET 101 FOR SEDIMENT CONTROL AND SITE SECURITY.	HIGH WIND ZONE & LIGHT ROOF REF: NZS3604:2011 TABLE 8.2 STUDS IN TOP STOREY EXTERNAL LOAD-BEARING WALLS: <2.4m STUD LENGTH 140x45 H1.2 SG8 STUDS @ 600CRS MAX. NOGS @ 800CRS MAX. <3.6 STUD LENGTH (BREAKFAST BAR EXT WALLS). 140x45 H1.2 SG8 STUDS @ 600CRS MAX. NOGS @ 800CRS MAX. STUDS SUPPORTING LOWER OF TWO STOREYS EXTERNAL LOAD-BEARING WALLS: <2.7m STUD LENGTH 140x45 H1.2 SG8 STUDS @ 600CRS MAX. NOGS @ 800CRS MAX. INTERNAL LOAD-BEARING WALLS: <2.7m STUD LENGTH 90x45 H1.2 SG8 STUDS @ 600CRS MAX. NOGS @ 800CRS MAX. NON-LOAD-BEARING STUDS IN INTERNAL WALLS <2.7m STUD LENGTH 90x45 H1.2 SG8 STUDS @ 600CRS MAX. NOGS @ 800CRS MAX. TOP PLATES, SILL PLATES AND TRIMMERS ALL FRAMES TO HAVE ADDITIONAL TOP PLATE CONSISTING OF 2/90x45 SG8 OR 2/90x45 SG8 DEPENDING ON FRAMING THICKNESS. SILL or HEAD TRIMMERS <2.4m CLEAR WIDTH TO BE 90x45 SILL or HEAD TRIMMERS <3.0m CLEAR WIDTH TO BE 2/90x45 SILL or HEAD TRIMMERS <3.6m CLEAR WIDTH TO BE 3/90x45 BOTTOM PLATES FOR SINGLE or TOP FLOOR LOAD BEARING WALLS SUPPORTING ROOF ONLY USE 140x45 BOTTOM PLATE. FOR LOWER LEVEL LOAD BEARING WALLS SUPPORTING FLOOR JOISTS WITH SPANS >3m & <6m USE 2/140x45 BOTTOM PLATES. BOTTOM PLATE TO TIMBER FLOOR FIXING 2/100x3.75 HAND-DRIVEN NAILS @ 600CRS MAX. or 3/90x3.75 POWER-DRIVEN NAILS @ 600CRS MAX. BOTTOM PLATE TO CONCRETE SLAB FLOOR FIXING WALL PLATE FIXED WITH M12 TRUBOLT 50X50X3mm GALV WASHER @ 900CRS. MAX. AND WITHIN 150mm MIN. OF DOUBLE STUD. 300mm FROM CORNERS OVER DPC. 75mm MIN EMBED TRIMMING STUD TO BOTTOM PLATE EACH LINTEL WHERE REQUIRED BY NZS3604 TO BE SECURED AGAINST UPLIFT SHALL BE FIXED TO A TRIMMING STUD WHICH IN TURN IS FIXED TO THE FLOOR FRAMING:- CONCRETE SLAB - WITH A 25mm x 1mm STRAP TAKEN UNDER PLATE AND 150mm UP EACH SIDE OF STUD WITH 6 / 30 x 2.5mm NAILS INTO EACH SIDE OF STUD TIMBER FLOOR - WITH A 25mm x 1mm STRAP WITH 6 / 30 x 2.5mm NAILS INTO BOTH BLOCKING AND STUD OR 7.5kN (TENSION) CONNECTION EXTERNAL OPENING TRIM DIMENSIONS ALL DIMENSIONS ARE TO ROUGH OPENINGS AND ALL DIMENSIONS MUST BE SITE VERIFIED PRIOR TO MANUFACTURE. ALUMINIUM JOINERY IS TO BE SITE MEASURED TO CONFIRM CLEARANCES. BUILDING/PRENAILER TO LIASE AND CONFIRM. FIXING REQUIREMENTS STUD TO BOTTOM PLATE & STUD TO TOP PLATE FIXING: 2/100 x 3.75 @ 600CRS HAND-DRIVEN NAILS OR 3/90x3.15 @ 600CRS POWER-DRIVEN NAILS IN ADDITION TO THE ABOVE NAIL FIXINGS ALL LOAD BEARING WALLS ARE TO HAVE THEIR VERY TOP PLATE FIXED TO ALL STUDS WITH 1/ LUMBERLOK STUD STRAP. REFER TO THE LUMBERLOK STUD TO PLATE FIXING SCHEDULE SHEET TYPE 'B'. ALL WALL FRAMES TO CONCRETE SLABS, TO BE SEATED ON DPC. REFER TO CLADDING REQUIREMENTS FOR ADDITIONAL NOGGING IN THE EXTERNAL FRAMES SUPPORTING CLADDING. INTERNAL DOOR TRIM DIMENSIONS GENERALLY ALL INTERNAL DOOR HEIGHTS TO BE 1,980mm. TRIM WIDTH & HEIGHT OF ALL INTERNAL OPENINGS TO SUIT. TYPICALLY THE TRIM WIDTH IS LEAF WIDTH + 70mm & THE HEIGHT IS LEAF HEIGHT + 45mm. BOTH CALCULATED USING 20mm JAMB LINERS. BUILDER/PRENAILER TO CONFIRM.	KEEP THE TOP EDGE OF THE LVL COVERED AND DRY AT ALL TIMES DURING CONSTRUCTION. ADD PROP TO CENTER OF ALL LVL BEAMS >2.4m SUPPORTING FLOORS, TRUSSES OR POINT LOADS DURING CONSTRUCTION. PLEASE REFER TO THE CURRENT FUTUREBUILD LVL LITERATURE FOR INFORMATION, LIMITATIONS, AND CAUTIONS REGARDING THE STORAGE, HANDLING, INSTALLATION, USAGE, AND MAINTENANCE OF FUTUREBUILD LVL.	MINIMUM R-VALUES OF INSULATION TO BE INSTALLED. CONCRETE SLAB - RAFT SYSTEM. EXTERIOR WALLS - MIN. R2.6 WALL BATT TYPE INSULATION. TRUSSED ROOF - MIN. R3.6 CEILING BATT TYPE INSULATION. GLAZING - R0.26 DOUBLE GLAZED ALUMINIUM	
	SITEWORKS REFER TO SHEET 101 FOR SITEWORKS. UTILISE CONNECTION TO RETICULATED GAS SUPPLY AT BOUNDARY. LOCATION TO BE CONFIRMED ON SITE BY MAIN CONTRACTOR AND REGISTERED GAS FITTER.	FOUNDATIONS & SUBFLOOR REFER TO SED DETAILS AND CALCULATIONS FOR FOUNDATIONS, BEAMS AND FOOTING REQUIREMENTS AS INDICATED/REFERENCED WITHIN DRAWINGS. LOWER LEVEL SLAB AND FOUNDATION: ENGINEERED SED RAFT TYPE SLAB SYSTEM WITH INTERGRATED FOUNDATION. 85mm REINFORCED CONCRETE SLAB ON GROUND OVER 0.25mm DPM OVER 25mm SAND BLINDING. DPM: 250 MICRON DPM MEMBRANE. TAPE ALL SEAMS TO PREVENT RISING DAMP. TAPE ANY DAMAGE OR PENETRATIONS THROUGH DPM TO SEAL. DPC: ALL TIMBER AND STEEL WORK TO BE FIXED OVER SELECTED DPC WHEN FIXED TO CONCRETE. FLOORING: GENERALLY ALL FLOORING TO BE: VINYL PLANKING TO ENTRY, KITCHEN & PANTRY TILES TO BATHROOMS CARPET TO OTHER AREAS SEE FLOOR PLAN FOR LOCATIONS	ROOF STRUCTURE & ROOFING ROOF CLADDING 0.40BMT PLUMBDEK PROFILED METAL ROOFING INSTALLED TO MANUFACTURERS INSTRUCTIONS OVER THERMAKRAFT 215 SELF-SUPPORTING ROOFING UNDERLAY LAID VERTICALLY TO COMPLY WITH NZRCOP PARA. 4.3.8. ARDEX BUTYNOL MEMBRANE ROOFING OVER 17MM MIN. PLYWOOD SUBSTRATE OVER TIMBER FRAMING TYPICALLY 70x45 H1.2 SG8 PURLINS @ 900CRS MAX ON THEIR FLAT, END PURLIN @ 600 AND FIXED TO TRUSSES or RAFTERS. NOTE: 90x45 TO CANTILEVER 450mm MAX. AS PER NZS3604 CLAUSE 10.2.1.15.2. PURLIN FIXING FOR PURLINS SPANNING <900mm USE 1/LUMBERLOK BLUE SCREW. FOR PURLINS SPANNING >900mm USE 2/LUMBERLOK BLUE SCREWS.	BRACING DESIGN NZS3604:2011 SECTION 5-BRACING 5.2.2 WIND REGION - A 5.2.3 GROUND ROUGHNESS - OPEN 5.2.4 SITE EXPOSURE - EXPOSED TABLE 5.3 TOPOGRAPHIC CLASS - GENTLE+OUTER = T1 TABLE 5.4 WIND ZONE - T1/EXPOSED+A/OPEN = H WIND ZONE CALCULATED TO BE HIGH. 5.3 EARTHQUAKE BRACING 5.3.2 EARTHQUAKE ZONE - 2	
DURABILITY	EXTERIOR WALLS & CLADDINGS EXTERIOR CLADDING: 70 SERIES BRICK CLADDING OVER 50MM VENTILATED CAVITY INSTALLED AS PER MANUFACTURER INSTRUCTIONS. OVER IBS RIGIDRAP FIXED DIRECTLY TO FRAMING PRIOR TO INSTALLATION OF BRICK CLADDING. PLUMBDEK VERTICAL PROFILED METAL CLADDING OVER H3.2 20MM TIMBER CAVITY BATTENS INSTALLED AS PER MANUFACTURER INSTRUCTIONS. ON IBS RIGIDRAP FIXED DIRECTLY TO FRAMING PRIOR TO INSTALLATION OF CAVITY BATTENS AND CLADDING. HERMPAC CP836 HORIZONTAL RUSTRICATED CEDAR WEATHERBOARDS OVER H3.2 20MM TIMBER CAVITY BATTENS INSTALLED AS PER MANUFACTURER INSTRUCTIONS. ON IBS RIGIDRAP FIXED DIRECTLY TO FRAMING PRIOR TO INSTALLATION OF CAVITY BATTENS AND CLADDING. WINDOW SEALING SYSTEM INSTALL THERMAFLASH WINDOW FLASHING SYSTEM AROUND WINDOW AND DOOR OPENINGS AS PER MANUFACTURERS INSTALLATION INSTRUCTIONS. EXTERIOR WALL PENETRATIONS ALL EXTERIOR WALL PENETRATIONS THROUGH THE CLADDING AND CAVITY TO HAVE SUITABLE PIPE AND SEAL INSTALLED.	INTERIOR WALL LINING DWELLING IN GENERAL DRY AREAS GENERALLY 10mm STANDARD GIB TO ALL WALLS GENERALLY 13mm STANDARD GIB FOR CEILINGS GIB RONDO METAL CEILING BATTENS @ 600CRS MAX. OR AS PER MANUFACTURERS INSTRUCTIONS. WET AREAS (AS DEFINED E3/AS1) BATHROOM -INSTALL 10mm GIB AQUALINE TO WALLS AND 13mm AQUALINE TO CEILING. KITCHEN & LAUNDRY - INSTALL 10mm GIB AQUALINE TO WALLS. WHERE WALLS ARE FULLY TILED, USE 9mm JAMES HARDIE VILLABOARD SERVICE AND WET AREAS TO BE PAINTED WITH: 1x OIL BASED ENAMEL TINTED UNDERCOAT/SEALER 2x OIL BASED ENAMEL TOP COATS (MOULD RESISTANT). OR 1x WATERBORNE TINTED UNDERCOAT/SEALER 2x WATERBORNE ENAMEL TOP COATS (MOULD RESISTANT).	FLOOR COVERINGS WET AREAS (AS DEFINED E3/AS1) FLOORS WILL BE SANDED AND PREPARED WITH LEVELING COMPOUND AS REQUIRED. TANKING (ARDEX WPM001) WHERE REQUIRED IS THEN APPLIED TO WET AREAS TO COMPLY WITH NZBC E3/AS1. WET AREAS WITH LEVEL ENTRY SHOWERS OR WHERE THE SHOWER HAS NO DOOR, SHALL HAVE THE TANKING APPLIED TO THE ENTIRE FLOOR AND 150mm UP (MINIMUM) WALLS. GARAGE EXPOSED CONCRETE. REMAINING DWELLING TO BE CARPET, TILED OR VINYL PLANK FLOOR AS SHOWN ON DRAWINGS WAIMAKARIRI DISTRICT COUNCIL Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, Clause 3 BC210889 21/09/2021 Chrisk		
THE WORK COMPRISES THE PROJECT AS OUTLINED ON THESE DRAWINGS. SITING OF BUILDING WORK ALL BOUNDARY PEGS AND SERVICES ARE TO BE LOCATED BEFORE CONSTRUCTION WORK COMMENCES. THE OWNER MUST CONFIRM PROPOSED BUILDING LOCATION AND SERVICES SUPPLY LOCATIONS FROM THEIR LEGAL BOUNDARY LINE PRIOR TO ANY CONSTRUCTION COMMENCING. VARIATIONS AND AMENDMENTS ALL STRUCTURAL DESIGN VARIATIONS AND OR AMENDMENTS DURING CONSTRUCTION ARE TO BE VERIFIED AND AGREED TO BY LBP DESIGNER ISSUING CERTIFICATE OF WORKS. SPECIFIC ENGINEERING DETAIL REFER TO THE CHARTERED ENGINEERS CALCULATIONS AND/OR THEIR DRAWINGS ATTACHED. DISCREPANCIES ALL THE INFORMATION CONTAINED IN THIS DOCUMENT AND WHATS REQUIRED FOR THE BUILDING CONSENT APPLICATION TO THE LOCAL 'BCA' ARE BELIEVED TO BE ACCURATE AT THE TIME OF ISSUE. IT IS THE RESPONSIBILITY OF THE BUILDER AND ALL SUBCONTRACTORS TO READ THESE PLANS AND INFORM THE DESIGNER PROCEEDING WITH ANY FURTHER WORK ON SITE. SUBSTITUTIONS THERE IS TO BE NO SUBSTITUTIONS TO TIMBER TREATMENTS, TIMBER GRADES, SPECIFIED MATERIALS AND OR PRODUCTS WITHIN THIS DRAWING AND ATTACHED DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE LICENSED BUILDING PRACTIONER ISSUING THE CERTIFICATE OF DESIGN WORK. NO DEVIATIONS ON INSTALLTION BUILDER/INSTALLER OF ALL SPECIFIED PRODUCTS FOR THIS PROJECT ARE TO STRICTLY FOLLOW THE INSTALLATION PROCEDURES AS ISSUED AND SPECIFIED BY THE MANUFACTURER WITH NO DEVIATIONS.	DURABILITY OF ALL NEW FIXINGS TO COMPLY WITH NZBC B2/AS1 & NZS3604:2011 TABLE 4.1 & 4.2 DWELLING IS LOCATED WITHIN - C ENVIRONMENT - ALL ZONES: CLOSED AND ROOF SPACE FIXINGS NAIL PLATES - CONTINUOUSLY COATED Z275 PRE-GAL WIRE DOGS - 150g/m² HOT DIPPED GAL COATING BOLTS - 600g/m² HOT DIPPED GAL COATING BRACKETS - 390g/m² HOT DIPPED GALV. COATING ALL OTHER STRUCTURAL FIXINGS IN 'CLOSED' - MILD STEEL				

LEGEND OF ABBREVIATIONS

- BR BATHROOM
B BEDROOM
DK DECK
PA PATIO
D DINING
DW DRIVEWAY
SC SERVICE COURT
E ENTRY
G GARAGE
K KITCHEN
L LIVING
LY LAUNDRY
P PANTRY
WR WARDROBE
DK DECK
EN ENSUITE
H HALLWAY
FL FORMAL LIVING
MB MASTER BEDROOM
O OFFICE/STUDY
WIR WALK IN ROBE



IMPORTANT:
-TIMBER FRAME CONSTRUCTION IN ACCORDANCE WITH NZS 3604:2011
-ALLOW TO INSTALL 10MM GIB AQUALINE TO BATHROOM & ENSUITE & KITCHEN WALL WET AREAS.

- INTERNAL:**
90x45 H1.2 SG8 FRAMING @ 600 CRS.
EXTERNAL/LOADBEARING:
140x45 H1.2 SG8 FRAMING @ 600 CRS.

NOTE:
-INTERIOR WET AREAS & EXTERIOR WALKING SURFACE BETWEEN STREET & ENTRY TO COMPLY WITH TABLE 2, CLAUSE D1, NZBC.
-SELECTED CARPET TO ALL AREAS UNLESS INDICATED
-KITCHEN DESIGN TO COMPLY WITH NZBC G3/AS1

INTERIOR DOORS:
-ALL WARDROBE AND STORAGE CUPBOARD DOORS TO BE FULL HEIGHT (TO CEILING) UNLESS NOTED OTHERWISE

- SELECTED VINYL PLANK FLOORING
SELECTED FLOOR TILES

IMPORTANT
SLIP RESISTANCE TO WET & DRY AREAS ON INTERIOR & EXTERIOR WALKING SURFACES TO COMPLY WITH NZBC CLAUSE D1, AS1 TABLE 2

- HUSH TYPE SMOKE DETECTOR TO COMPLY WITH NZBC CLAUSE F7. INSTALL ON OR NEAR THE CEILING AS PER MANUFACTURERS INSTRUCTIONS
SMART METER BOX
SWITCH BOARD
HOSE TAP
INSULATED INTERIOR WALL R2.8 BATT TYPE INSULATION

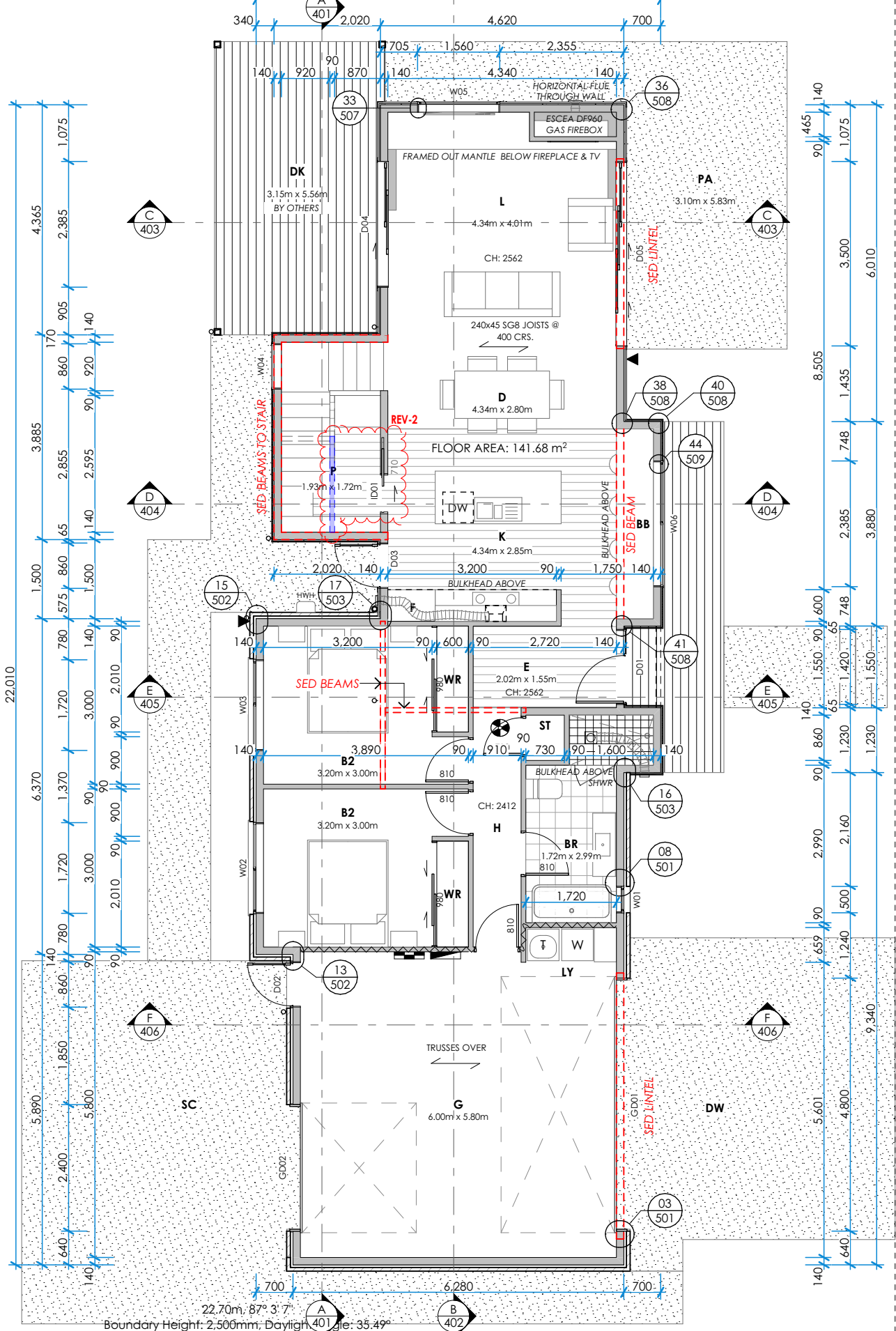
G4 COMPLIANCE - KITCHEN/BATHROOM VENTILATION
EXTRACT FANS TO BATHROOMS AND ENSUITE TO BE A MIN OF 25l/sec WITH TIMER SET TO LIGHT SWITCH, DUCTED TO WALL.

SELECTED RESIDENTIAL RANGE HOOD WITH INLINE EXHAUST FAN TO KITCHEN TO BE A MIN OF 50 l/sec DUCTED EITHER TO SOFFIT OR ROOF.

G8 COMPLIANCE - STAIR LIGHTING
2 WAY LIGHT SWITCHES ARE TO BE PROVIDED TO THE TOP AND BOTTOM OF THE STAIRS.

CONSULTANTS:
DOCUMENTATION TO BE READ IN CONJUNCTION WITH CONSULTANT DOCUMENTATION

GAS SUPPLY:
UTILISE CONNECTION TO RETICULATED GAS SUPPLY AT BOUNDARY. LOCATION TO BE CONFIRMED ON SITE BY REGISTERED GAS FITTER.



LINTEL SIZES				
Window	Lintel Size	Treatment	Fixing	
W01	2/90X45 SG8	H1.2	E	
W02	2/140X45 SG8	H1.2	F	
W03	2/140X45 SG8	H1.2	F	
W04	WIND BEAM BY STRUCTURAL ENG			
W05	90x45 TRIMMER ON FLAT			
W06	2/190X45 SG8	H1.2	F	

LINTEL SIZES				
Door	Lintel Size	Treatment	Fixing	
D01	NLR* 90x45 TRIMMER ON FLAT			
GD01	BEAM BY STRUCTURAL ENG			
GD02	2/190X45 SG8	H1.2	G	
D02	2/90X45 SG8	H1.2	F	
D03	NLR* 90x45 TRIMMER ON FLAT			
D04	NLR* 90x45 TRIMMER ON FLAT			
D05	2/290X45 SG8	H1.2	G	
ID01	2/190X45 SG8	H1.2	G	
	2/140X45 SG8	H1.2	G	

NLR* - NO LINTEL REQUIRED. 2/240x45 SG8 PERIMETER FLOOR JOISTS TO TAKE LOADS FROM ABOVE.
TRIMMER FIXING AS PER NZS3604:2011 TABLE 8.19

STEEL BRICK LINTEL SIZES		
Window	Lintel Size	Lintel Type
W01	60x60x6 L	A
W02	60x60x6 L	A
W03	60x60x6 L	A

STEEL BRICK LINTEL SIZES		
Door	Lintel Size	Lintel Type
GD01	SED BRICK LINTEL	
GD02	80x80x6	A
D02	125x75x6	HOA

*HOA - HEAD OF ARCH LINTEL TYPE
*A - ANGLE LINTEL TYPE
ALL BRICK LINTELS TO BE GALVANISED MILD STEEL

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FLOOR PLAN



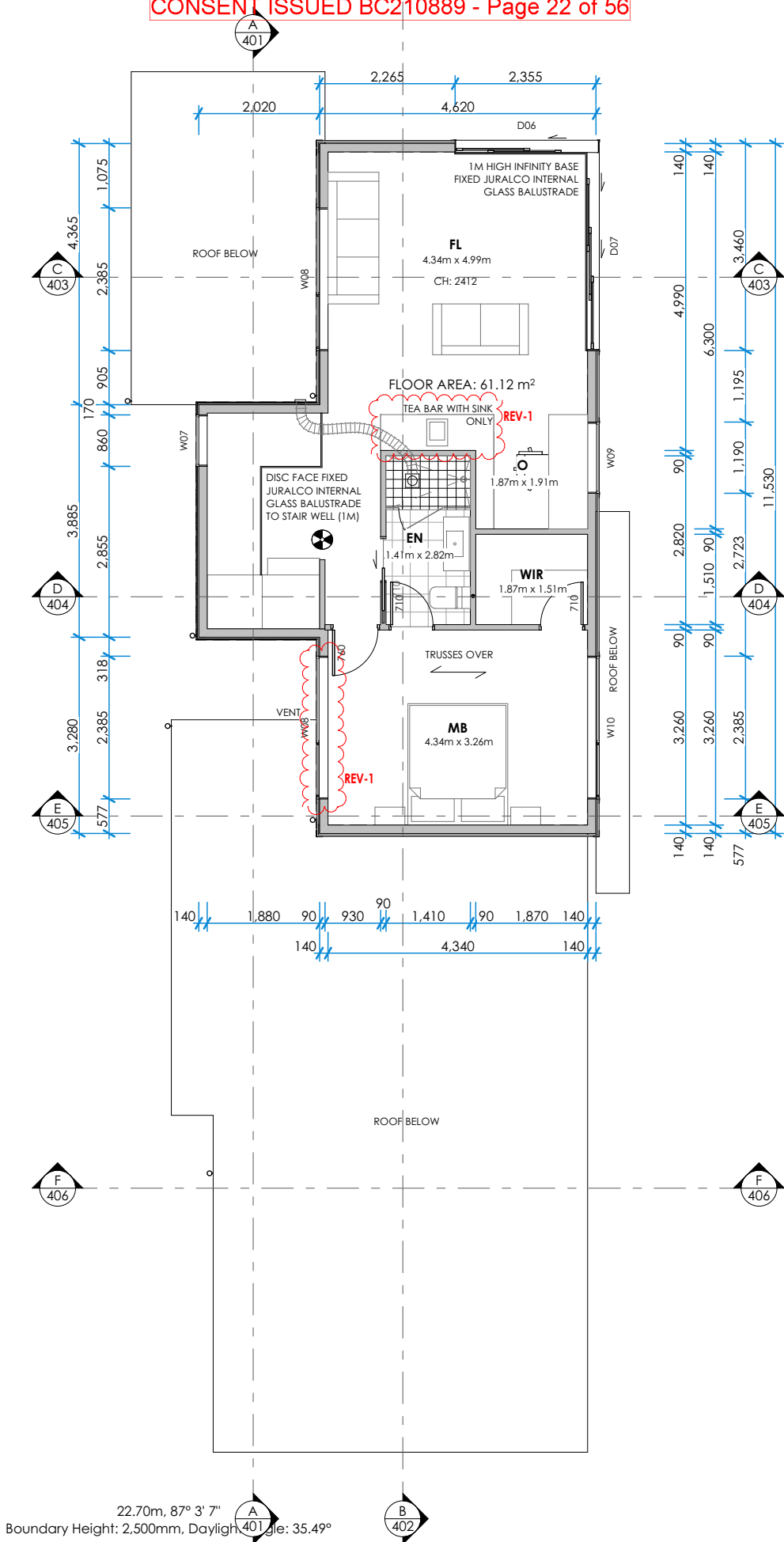
CONTRACTOR TO CHECK AND CONFIRM ALL DIMENSIONS ON SITE
ALL PROPRIETARY MATERIALS AND COMPONENTS MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS AND OR SUPPLIERS INSTRUCTIONS. ALL CONSTRUCTION TO COMPLY WITH RELEVANT N.Z. STANDARDS, NZS 3604, N.Z.B.C AND LOCAL AUTHORITY BY LAWS.

REVISION	DATE	DESCRIPTION
2	02.08.2021	LINTEL ABOVE CAVITY SLIDER SIZED LINTEL ABOVE PANTRY SIZED

design V. SANDERS
drawn S. ELLIS
job no J19341
scale 1:100@ A3

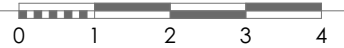
LINTEL SIZES			
Window	Lintel Size	Treatment	Fixing
W07	2/90X45 SG8	H1.2	F
W08	2/190X45 SG8	H1.2	G
W09	2/140X45 SG8	H1.2	F
W10	2/190X45 SG8	H1.2	G
W11	2/90X45 SG8	H1.2	F

LINTEL SIZES			
Door	Lintel Size	Treatment	Fixing
D06	CANTILEVERED BEAMS OVER		
D07	SLIDERS BY STRUCTURAL ENG		



LEGEND OF ABBREVIATIONS

BR BATHROOM
 B BEDROOM
 DK DECK
 PA PATIO
 D DINING
 DW DRIVEWAY
 SC SERVICE COURT
 E ENTRY
 G GARAGE
 K KITCHEN
 L LIVING
 LY LAUNDRY
 P PANTRY
 WR WARDROBE
 DK DECK
 EN ENSUITE
 H HALLWAY
 FL FORMAL LIVING
 MB MASTER BEDROOM
 O OFFICE/STUDY
 WIR WALK IN ROBE



IMPORTANT:
 -TIMBER FRAME CONSTRUCTION IN ACCORDANCE WITH NZS 3604:2011
 -ALLOW TO INSTALL 10MM GIB AQUALINE TO BATHROOM & ENSUITE & KITCHEN WALL WET AREAS.

INTERNAL:
 90x45 H1.2 SG8 FRAMING @ 600 CRS.
EXTERNAL/LOADBEARING:
 140x45 H1.2 SG8 FRAMING @ 600 CRS.

NOTE:
 -INTERIOR WET AREAS & EXTERIOR WALKING SURFACE BETWEEN STREET & ENTRY TO COMPLY WITH TABLE 2, CLAUSE D1, NZBC.
 -SELECTED CARPET TO ALL AREAS UNLESS INDICATED
 -KITCHEN DESIGN TO COMPLY WITH NZBC G3/AS1

INTERIOR DOORS:
 -ALL WARDROBE AND STORAGE CUPBOARD DOORS TO BE FULL HEIGHT (TO CEILING) UNLESS NOTED OTHERWISE

SELECTED FLOOR TILES

IMPORTANT
 SLIP RESISTANCE TO WET & DRY AREAS ON INTERIOR & EXTERIOR WALKING SURFACES TO COMPLY WITH NZBC CLAUSE D1, AS1 TABLE 2

HUSH TYPE SMOKE DETECTOR TO COMPLY WITH NZBC CLAUSE F7. INSTALL ON OR NEAR THE CEILING AS PER MANUFACTURERS INSTRUCTIONS

G4 COMPLIANCE - KITCHEN/BATHROOMM VENTILATION
 EXTRACT FANS TO BATHROOMS AND ENSUITE TO BE A MIN OF 25l/sec WITH TIMER SET TO LIGHT SWITCH, DUCTED TO WALL.

G8 COMPLIANCE - STAIR LIGHTING
 2 WAY LIGHT SWITCHES ARE TO BE PROVIDED TO THE TOP AND BOTTOM OF THE STAIRS.

CONSULTANTS:
 DOCUMENTATION TO BE READ IN CONJUNCTION WITH CONSULTANT DOCUMENTATION

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 BC210889 21/09/2021 Chrisk

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GRAHAM RESIDENCE

29 PEGASUS MAIN STREET PEGASUS CHCH, NZ
 27/07/2021

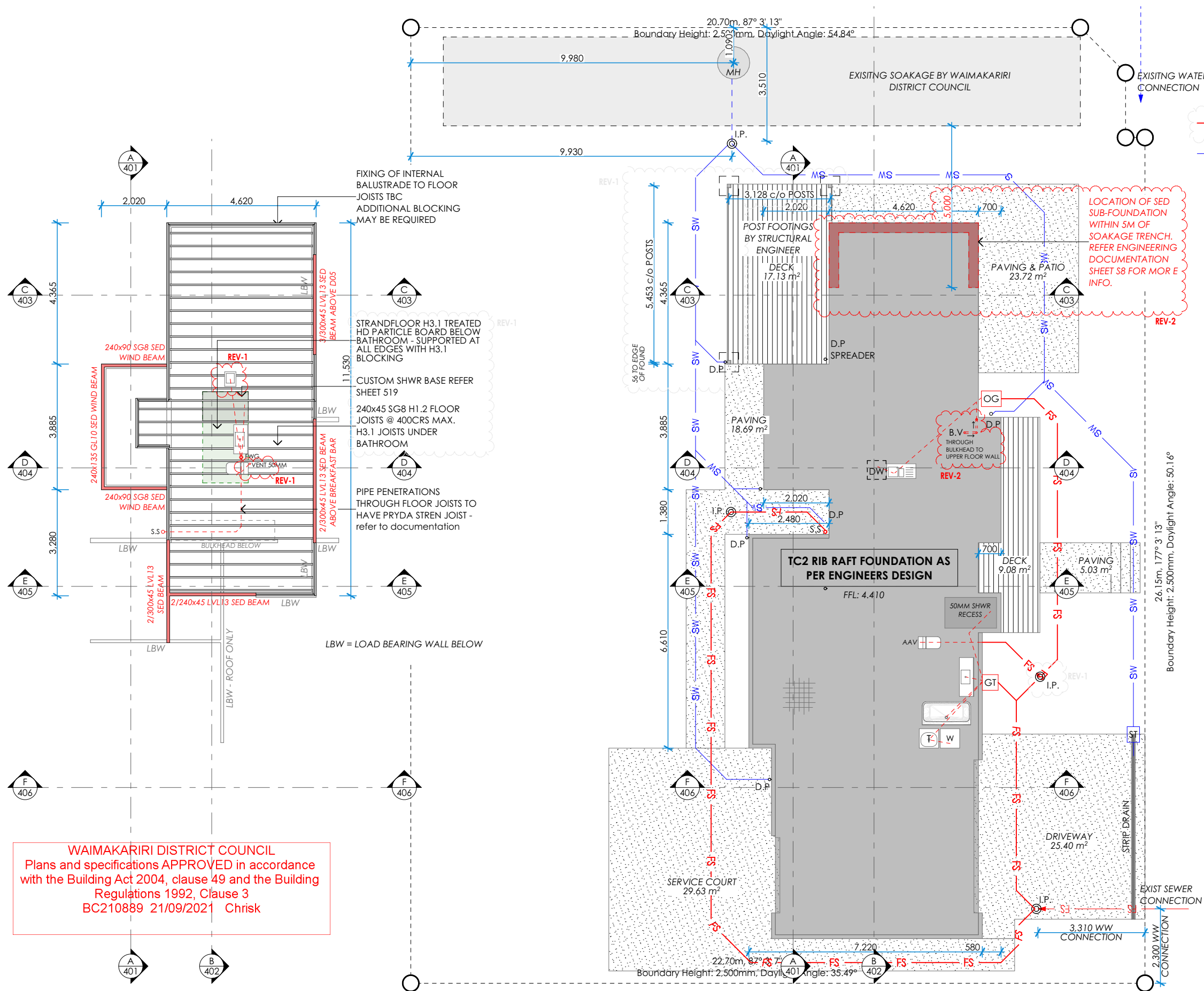
UPPER FLOOR PLAN

CONTRACTOR TO CHECK AND CONFIRM ALL DIMENSIONS ONSITE
 ALL PROPRIETARY MATERIALS AND COMPONENTS MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS AND OR SUPPLIERS INSTRUCTIONS. ALL CONSTRUCTION TO COMPLY WITH RELEVANT N.Z. STANDARDS, NZS 3604, N.Z.B.C AND LOCAL AUTHORITY BY LAWS.

REVISION	1	09.07.2021	TEA BAR CLARIFIED - SINK ADDED
			W11 ALTERED

design V. SANDERS
 drawn S. ELLIS
 job no J19341
 scale 1:100@ A3

SHEET NO
 202



LEGEND

PLUMBING AND DRAINAGE TO COMPLY WITH AS/NZS 3500

- FS FOUL SEWER LINE
ALL NEW FOUL WATER DRAINS 100Ø uPVC @ 1:60
- SW STORMWATER
ALL NEW STORM WATER DRAINS 100Ø uPVC @ 1:120

SANITARY FIXTURE	Min DIA	Min GRADE
BASIN / VANITY	65mm	1:40
KITCHEN SINK	65mm	1:40
SHOWER	65mm	1:40
BATH	65mm	1:40
TUB	65mm	1:40
TOILET (WC)	100mm	1:60

USE THIS WHEN CONNECTING DRAINS DIRECTLY IN TO THE MAIN DRAIN (REQUIRED TO BE 65MM)

OR

SANITARY FIXTURE	Min DIA	Min GRADE
BASIN / VANITY	40mm	1:40
KITCHEN SINK	40mm	1:20
SHOWER	40mm	1:40
BATH	40mm	1:40
TUB	40mm	1:30
TOILET (WC)	100mm	1:60

- ⊙ I.P. MARLEY IP & RODDING POINTS
- S.S. 100MM SOIL STACK
- D.P. DOWNPIPE
- B.V. 50MM BRANCH VENT
- OG OVERFLOW RELIEF GULLEY
- FWG FLOOR WASTE GULLEY
- GT GULLY TRAP
- ST SILT TRAP

- AAV - INSTALL AIR ADMITTANCE VALVE, WHERE POSSIBLE TAKE UP THROUGH WALL CAVITY & VENT IN CEILING.
- TV - INSTALL TERMINAL VENT, TO BE TAKEN THROUGH CEILING AND TERMINATE TO OPEN AIR OUTSIDE THE ROOF LINE.
- WC - ALL SOIL FIXTURES CONNECTED TO A VENTED DRAIN ARE AT A GRADIENT OF LESS THAN 1:60, REQUIRE VENTING BY EITHER AN OPEN VENT, OR AN AIR ADMITTANCE VALVE. SELECTED WC WITH AN ASSUMED RISER OFFSET OF 160MM FROM WALL FRAME. (manufacturers technical specs to be consulted to confirm)

NOTE: REBATE SIZE TO BE CONFIRMED BY THE JOINERY MANUFACTURER. SIZES GIVEN ARE INDICATIVE ONLY & RELY ON FURTHER INFORMATION BEING PROVIDED.

0.25MM THICK POLYTHENE SHEET LAPPED 75MM AT THE JOINTS & TAPED, AS GROUND COVER UNDER SUBFLOOR

THIS DESIGN REQUIRES REBATES TO PARTS OF SLAB.

ALL DIMENSIONS AND REBATES ARE TO READ IN CONJUNCTION WITH ENTIRE SET OF PLANS, MANUALS, AND SPECIFICATIONS BEFORE CONSTRUCTION COMMENCES. REFER TO DESIGNER IF DIMENSIONS DO NOT ADD UP.

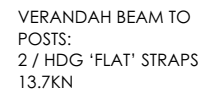
BESPOKE ARCHITECTURE LIMITED WILL NOT ACCEPT ANY LIABILITY OR RESPONSIBILITY FOR EXECUTIVE DECISIONS MADE ON SITE BY ANY CONTRACTOR.

WHERE THE CONTRACTOR IS UNCERTAIN OF THE DETAIL OR INFORMATION PROVIDED IN THESE DOCUMENTS, THE CONTRACTOR IS TO IMMEDIATELY INFORM THE DESIGNER AND REQUEST FURTHER INFORMATION.

HARD STAND LEVELS:
FINISHED PAVING LEVELS TO BE -150 BELOW FFL & TO FALL AWAY FROM BUILDING

MID FLOOR FRAMING & PLUMBING PLAN
SCALE 1:125 (A3)

FOUNDATION & DRAINAGE
SCALE 1:125 (A3)

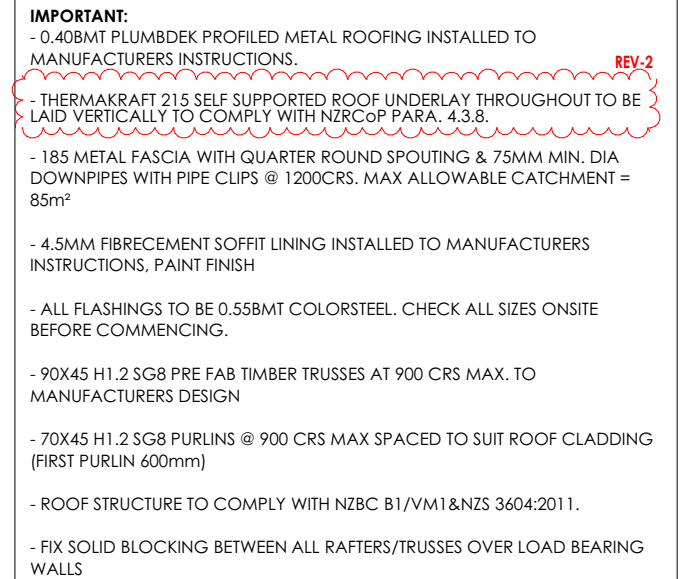


- NOTE:** REFER TO ROOF PLAN FOR ROOF STRAP BRACING
ALL TRUSS PROFILES TO BE PROVIDED BY THE MANUFACTURER
WHEN PROVIDING THE TRUSS CERTIFICATE. ATTIC AND STORAGE
TRUSS PROFILES MUST BE DIMENSIONED

BESPOKE
ARCHITECTURE

SHEET NO 204

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ALL TRUSS PROFILES TO BE PROVIDED BY THE MANUFACTURER WHEN PROVIDING THE TRUSS CERTIFICATE. ATTIC AND STORAGE TRUSS PROFILES MUST BE DIMENSIONED IF ANY.

FIXING SCHEDULE		ALTERNATIVE
PURLIN TO RAFTER / TRUSS	10G SELF-DRILLING SCREW, 80MM LONG	MIN 2.4KN
RAFTER TO SUPPORT	2/90x3.15 SKEW NAILS + 2WIRE DOGS	MIN 4.7KN

• LUMBERLOK 25MM GALV. STRAP ROOF PLANE BRACE

CONTRACTOR TO CHECK AND CONFIRM ALL DIMENSIONS ONSITE

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REVISION	2	02.08.2021	ROOF UNDERLAY NOTE AMENDED
			VENT PENTRATION NOTED

design	V. SANDERS
drawn	S. ELLIS
job no	J19341
scale	1:100@ A3

SHEET NO. 205

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BRACING NOTES

TO BE READ IN CONJUNCTION WITH THE BRACING CALCULATIONS. REFER TO SUPPORTING DOCUMENTS

READING THE BRACING PLAN:

GIB BRACING ELEMENTS:

GS1 - 0.4m MIN. LENGTH. ANY 10mm OR 13mm GIB STANDARD PLASTERBOARD FIXED TO ONE SIDE ONLY.

GS2 - 0.4m MIN. LENGTH. ANY 10mm OR 13mm GIB PLASTERBOARD FIXED TO BOTH SIDES

BL1 - 0.4m MIN. LENGTH. 10mm OR 13mm GIB BRACELINE FIXED TO ONE SIDE WITH GIB HANDIBRAC HOLD DOWNS

BLG - 0.4m MIN. LENGTH. 10mm OR 13mm GIB BRACELINE FIXED TO ONE SIDE, ANY 10mm OR 13mm GIB PLASTERBOARD FIXED TO OTHER SIDE WITH GIB HANDIBRAC HOLD DOWNS

IBS RIGIDRAP BRACING ELEMENTS:

OSB-1 - 0.3m MIN. LENGTH. 8mm IBS RIGIDRAP FIXED TO ONE SIDE ONLY. GIB HANDIBRAC HOLD-DOWNS

OSB-2 - 0.4m MIN. LENGTH. 8mm IBS RIGIDRAP FIXED TO ONE SIDE ONLY. GIB HANDIBRAC HOLD-DOWNS

OSB-3 - 0.6m MIN. LENGTH. 8mm IBS RIGIDRAP FIXED TO ONE SIDE ONLY. GIB HANDIBRAC HOLD-DOWNS

OSB-4 - 1.2m MIN. LENGTH. 8mm IBS RIGIDRAP FIXED TO ONE SIDE ONLY. GIB HANDIBRAC HOLD-DOWNS

OSB-5 - 2.4m MIN. LENGTH. 8mm IBS RIGIDRAP FIXED TO ONE SIDE ONLY. GIB HANDIBRAC HOLD-DOWNS

OSB-6 - 1.2m MIN. LENGTH. 8mm IBS RIGIDRAP FIXED TO ONE SIDE ONLY. NO HOLD-DOWNS.

OSB-7 - 0.4m MIN. LENGTH. 8mm IBS RIGIDRAP FIXED TO ONE SIDE ONLY. GIB HANDIBRAC HOLD-DOWNS. 10mm GIB STANDARD ON INSIDE.

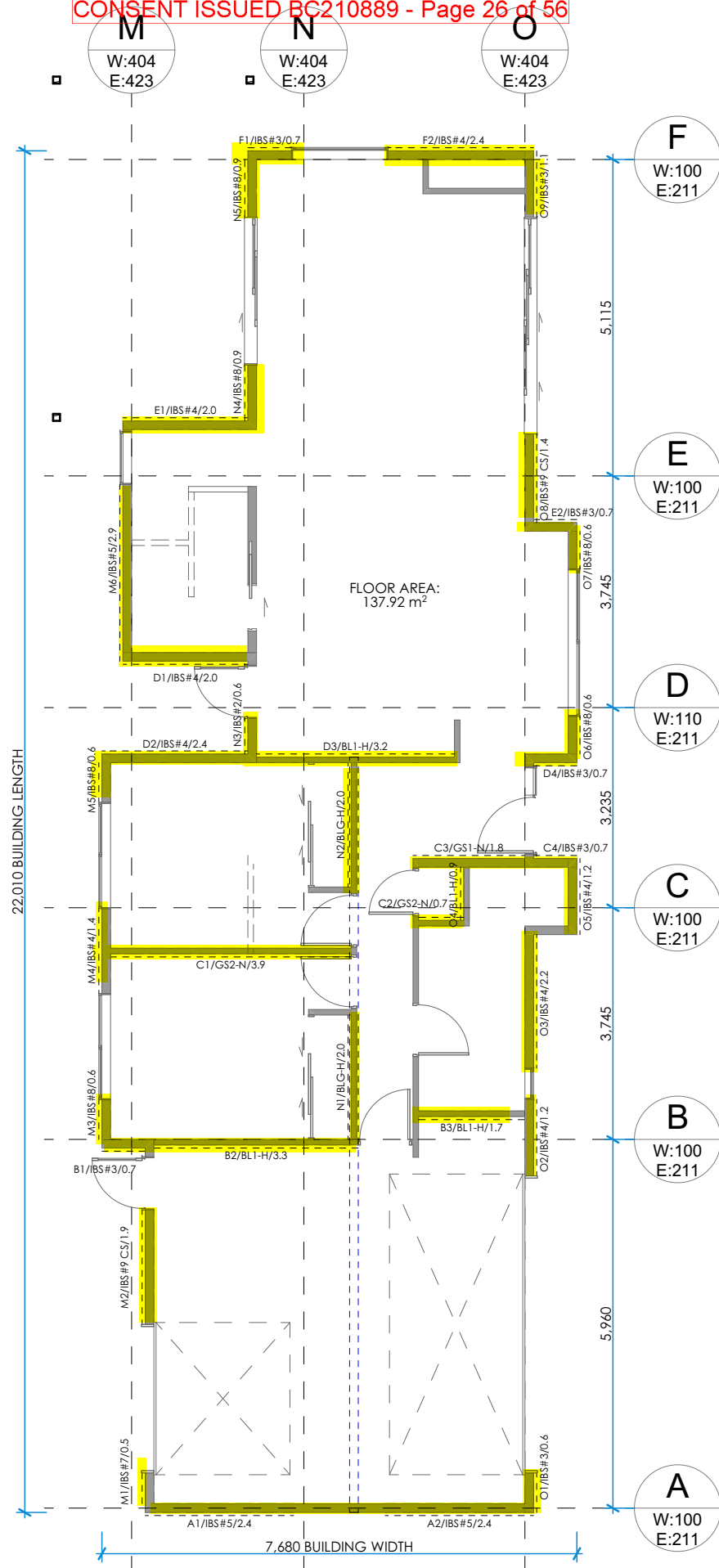
OSB-8 - 0.6m MIN. LENGTH. 8mm IBS RIGIDRAP FIXED TO ONE SIDE ONLY. GIB HANDIBRAC HOLD-DOWNS. 10mm GIB STANDARD ON INSIDE.

OSB-9 - 1.2m MIN. LENGTH. 8mm IBS RIGIDRAP FIXED TO ONE SIDE ONLY. GIB HANDIBRAC HOLD-DOWNS. 10mm GIB STANDARD ON INSIDE.

140X45 TOP PLATE IN ROOF SPACE, CONNECTING BRACED INTERNAL WALLS TO EXTERNAL WALLS

ELEMENT NUMBER
A1/GS1-N/1.0
BRACING TYPE
ELEMENT LENGTH

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Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, Clause 3
BC210889 21/09/2021 Chrisk



BRACING CALCULATIONS

TABLE: Default			
Location of Storey	Lower of Two	Wind Zone	High
Room in Roof Space	No	Earthquake Zone	2
Building Width (BW)	7.7m	Soil Class	E - Very Soft
Building Length (BL)	22.0m		
Gross Floor Area (GFA)	137.9m2	W along	110BU/m
Lower floor level to apex	7m	W along x BW	845BU
Roof Height Above Eaves	1m	W across	110BU/m
Roof Pitch	0 - 25°	W across x BL	2421BU
Roof Style	Monopitch		
Double Top Plate	Yes	EQ	18BU/m2
Floor Load	2kPa	EQ x GFA	2538BU
Cladding Weights:			
- Subfloor	Concrete Floor		
- Lower Floor	Heavy		
- Upper Floor	Light		
- Roof	Light		

Calculations based on NZS3604:2011

BRACING ALONG

Required			Provided						Achieved		
Line	W BU	EQ BU	Brace Type		W BU/m	EQ BU/m	Length m	Height m	Angle	W BU	EQ BU
A	100	211	A-1	IBS#5	108	89	2.4	2.6	-	238	196
			A-2	IBS#5	108	89	2.4	2.6	-	238	196
									477	393	
B	100	211	B-1	IBS#3	76	81	0.7	2.6	-	49	52
			B-2	BL1-H	125	105	3.3	2.6	-	380	319
			B-3	BL1-H	125	105	1.7	2.6	-	198	166
						627	537				
C	100	211	C-1	GS2-N	95	85	3.9	2.6	-	340	304
			C-2	GS2-N	70	65	0.7	2.6	-	47	44
			C-3	GS1-N	70	60	1.8	2.6	-	117	100
			C-4	IBS#3	76	81	0.7	2.6	-	49	52
						552	500				
D	110	211	D-1	IBS#4	131	107	2.0	2.6	-	243	199
			D-2	IBS#4	131	107	2.4	2.6	-	284	232
			D-3	BL1-H	125	105	3.2	2.3	-	400	336
			D-4	IBS#3	76	81	0.7	2.3	-	53	57
						981	824				
E	100	211	E-1	IBS#4	131	107	2.0	2.6	-	243	199
			E-2	IBS#3	76	81	0.7	2.3	-	53	57
									297	255	
F	100	211	F-1	IBS#3	76	81	0.7	2.6	-	49	53
			F-2	IBS#4	131	107	2.4	2.6	-	284	232
									333	284	
Total									Achieved	3266	2793
									Required	845	2538

BRACING ACROSS

Required			Provided						Achieved		
Line	W BU	EQ BU	Brace	Type	W BU/m	EQ BU/m	Length m	Height m	Angle	W BU	EQ BU
M	404	423	M-1	IBS#7	94	104	0.5	2.6	-	43	48
			M-2	IBS#9 CS	150	150	1.9	2.6	-	255	255
			M-3	IBS#8	130	130	0.6	2.6	-	77	77
			M-4	IBS#4	131	107	1.4	2.6	-	165	135
			M-5	IBS#8	130	130	0.6	2.6	-	77	77
			M-6	IBS#5	108	89	2.9	2.6	-	284	234
									900	824	
N	404	423	N-1	BLG-H	150	145	2.0	2.6	-	277	268
			N-2	BLG-H	150	145	2.0	2.6	-	277	268
			N-3	IBS#2	70	79	0.6	2.6	-	37	42
			N-4	IBS#8	130	130	0.9	2.6	-	108	108
			N-5	IBS#8	130	130	0.9	2.6	-	112	112
									811	798	
O	404	423	O-1	IBS#3	76	81	0.6	2.6	-	45	48
			O-2	IBS#4	131	107	1.2	2.6	-	149	122
			O-3	IBS#4	131	107	2.2	2.6	-	260	213
			O-4	BL1-H	90	100	0.9	2.6	-	71	79
			O-5	IBS#4	131	107	1.2	2.6	-	148	121
			O-6	IBS#8	130	130	0.6	2.6	-	73	73
			O-7	IBS#8	130	130	0.6	2.6	-	73	73
			O-8	IBS#9 CS	150	150	1.4	2.6	-	198	198
			O-9	IBS#3	76	81	1.1	2.6	-	75	80
									1092	1006	
Total								Achieved Required	2803 2421	2628 2538	

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GRAHAM RESIDENCE

29 PEGASUS MAIN STREET PEGASUS CHCH, NZ

27/07/2021

LOWER FLOOR BRACING

vandageestbuilding LIMITED

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REVISION

design V. SANDERS
drawn S. ELLIS
job no J19341
scale 1:100@ A3

SHEET NO

206

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BESPOKE
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BRACING NOTES

TO BE READ IN CONJUNCTION WITH THE BRACING CALCULATIONS. REFER TO SUPPORTING DOCUMENTS

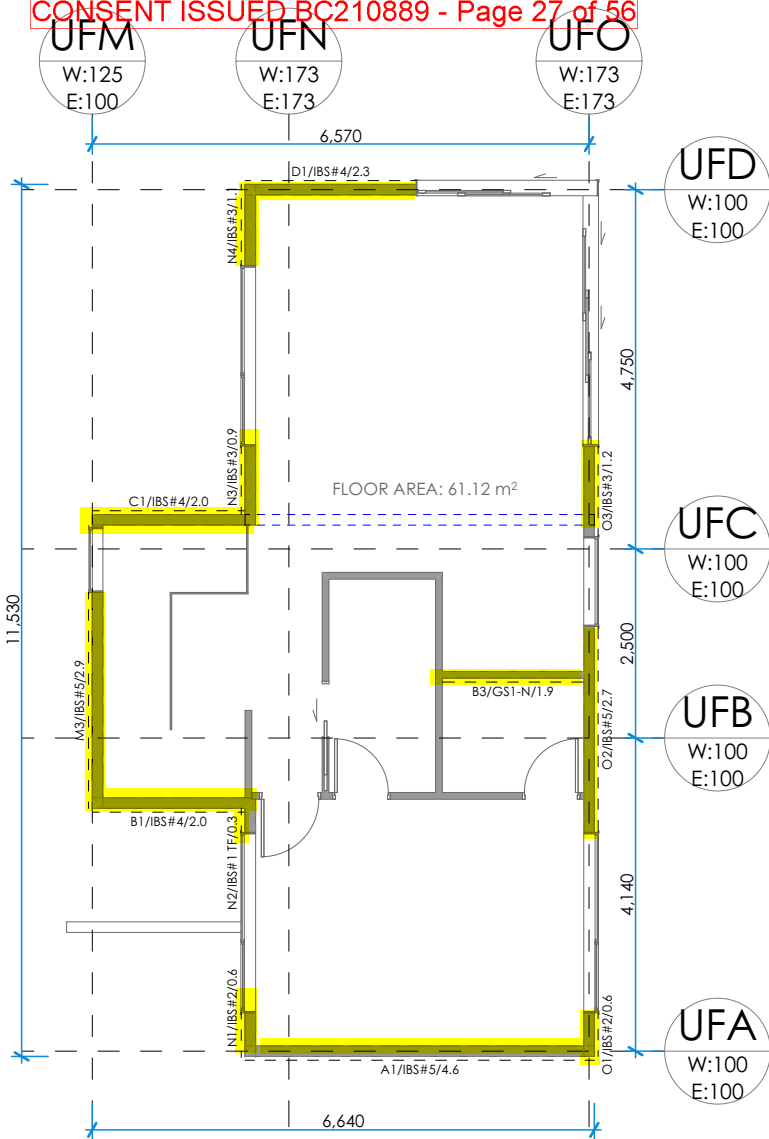
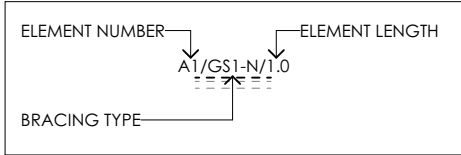
READING THE BRACING PLAN:

GIB BRACING ELEMENTS:
GS1 - 0.4M MIN. LENGTH. ANY 10MM OR 13MM GIB STANDARD PLASTERBOARD FIXED TO ONE SIDE ONLY.
GS2 - 0.4m MIN. LENGTH. ANY 10mm OR 13mm GIB PLASTERBOARD FIXED TO BOTH SIDES
BL1 - 0.4m MIN. LENGTH. 10mm OR 13mm GIB BRACELINE FIXED TO ONE SIDE WITH GIB HANDIBRAC HOLD DOWNS
BLG - 0.4m MIN. LENGTH. 10mm OR 13mm GIB BRACELINE FIXED TO ONE SIDE, ANY 10mm OR 13mm GIB PLASTERBOARD FIXED TO OTHER SIDE WITH GIB HANDIBRAC HOLD DOWNS

IBS RIGIDRAP BRACING ELEMENTS:

OSB-1 - 0.3M MIN. LENGTH. 8MM IBS RIGIDRAP FIXED TO ONE SIDE ONLY. GIB HANDIBRAC HOLD-DOWNS
OSB-2 - 0.4M MIN. LENGTH. 8MM IBS RIGIDRAP FIXED TO ONE SIDE ONLY. GIB HANDIBRAC HOLD-DOWNS
OSB-3 - 0.6M MIN. LENGTH. 8MM IBS RIGIDRAP FIXED TO ONE SIDE ONLY. GIB HANDIBRAC HOLD-DOWNS
OSB-4 - 1.2M MIN. LENGTH. 8MM IBS RIGIDRAP FIXED TO ONE SIDE ONLY. GIB HANDIBRAC HOLD-DOWNS
OSB-5 - 2.4M MIN. LENGTH. 8MM IBS RIGIDRAP FIXED TO ONE SIDE ONLY. GIB HANDIBRAC HOLD-DOWNS
OSB-6 - 1.2M MIN. LENGTH. 8MM IBS RIGIDRAP FIXED TO ONE SIDE ONLY. NO HOLD-DOWNS.
OSB-7 - 0.4M MIN. LENGTH. 8MM IBS RIGIDRAP FIXED TO ONE SIDE ONLY. GIB HANDIBRAC HOLD-DOWNS. 10mm GIB STANDARD ON INSIDE.
OSB-8 - 0.6M MIN. LENGTH. 8MM IBS RIGIDRAP FIXED TO ONE SIDE ONLY. GIB HANDIBRAC HOLD-DOWNS. 10mm GIB STANDARD ON INSIDE.
OSB-9 - 1.2M MIN. LENGTH. 8MM IBS RIGIDRAP FIXED TO ONE SIDE ONLY. GIB HANDIBRAC HOLD-DOWNS. 10mm GIB STANDARD ON INSIDE.

140X45 TOP PLATE IN ROOF SPACE, CONNECTING BRACED INTERNAL WALLS TO EXTERNAL WALLS



BRACING CALCULATIONS

Location of Storey	Upper of Two	Wind Zone	High
Room in Roof Space	No	Earthquake Zone	2
Building Width (BW)	6.6m	Soil Class	E - Very Soft
Building Length (BL)	11.5m		
Gross Floor Area (GFA)	61.1m ²	W along	65BU/m
Upper floor level to apex	6m	W along x BW	432BU
Roof Height Above Eaves	1m	W across	65BU/m
Roof Pitch	0 - 25°	W across x BL	749BU
Roof Style	Monopitch		
Double Top Plate	No	EQ	9BU/m ²
Floor Load	2kPa	EQ x GFA	538BU
Cladding Weights:			
- Subfloor	Light		
- Lower Floor	Light		
- Upper Floor	Light		
- Roof	Light		

Calculations based on NZS3604:2011

BRACING ALONG

Required Line	W BU	EQ BU	Provided Brace Type	W BU/m	EQ BU/m	Length m	Height m	Angle	Achieved W BU	EQ BU
UFA	100	100	A-1 IBS#5	108	89	4.6	3.1	-	381	314
									381	314
UFB	100	100	B-1 IBS#4	120	107	2.0	2.8	-	211	189
			B-3 GS1-N	70	60	1.9	2.4	-	131	112
									342	301
UFC	100	100	C-1 IBS#4	120	107	2.0	2.8	-	212	189
									212	189
UFD	100	100	D-1 IBS#4	120	107	2.3	3.1	-	207	185
									207	185
Total									Achieved Required	1142 988
									432	538

BRACING ACROSS

Required Line	W BU	EQ BU	Provided Brace Type	W BU/m	EQ BU/m	Length m	Height m	Angle	Achieved W BU	EQ BU
UFM	125	100	M-3 IBS#5	108	89	2.9	2.8	-	269	222
									269	222
UFN	173	173	N-1 IBS#2	70	79	0.6	2.8	-	35	40
			N-2 IBS#1 TF	49	58	0.3	2.8	-	13	16
			N-3 IBS#3	76	81	0.9	2.8	-	60	64
			N-4 IBS#3	76	81	1.1	2.8	-	71	76
									180	196
UFO	173	173	O-1 IBS#2	70	79	0.6	2.5	-	39	44
			O-2 IBS#5	108	89	2.7	2.5	-	282	233
			O-3 IBS#3	76	81	1.2	3.2	-	68	73
									389	349
Total									Achieved Required	838 766
									749	538

REV-1

WAIMAKARIRI DISTRICT COUNCIL
 Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, Clause 3
 BC210889 21/09/2021 Chrisk

Table 18A: Specification of maximum tie spacings for type B (4) veneer ties
Paragraph 9.2.7

Seismic zone Refer NZS 3604	Masonry veneer Less than 180 kg/m ²			Masonry veneer 180 – 220 kg/m ²			Masonry veneer more than 220 kg/m ²
	Tie type (4)(5)	Maximum spacings (1)		Tie type (4)(5)	Maximum spacings (1)		
		Horizontal	Vertical		Horizontal	Vertical	
1	EL	600	400	EM	600	400	SED (2)
2 (6)	EM	600	400	EH (3)	600	400	SED (2)
3	EH (3)	600	400	EH (3)	600	400	SED (2)
4	SED (2)	SED (2)	SED (2)				

NOTES

- (1) Maximum masonry tie spacings of 600 mm horizontally and 400 mm vertically
(2) Spacing of ties to be determined by specific engineering design
(3) EM may be used if the horizontal spacings do not exceed 400 mm and the vertical spacings do not exceed 300 mm
(4) Type B and Prefix E indicate masonry ties manufactured to AS/NZS 2699.1
(5) L (Light), M (Medium), H (High) indicate strength capability of ties in AS/NZS 2699.1
(6) Use seismic zone 2 (minimum) for Christchurch region comprising Christchurch City, Waimakariri District and Selwyn District.

COMMENT:

Variations in cavity width will require compensating adjustments to the length of masonry tie used.

NOTE:

1. BRICK TIES: SHALL BE SCREW FIXED WITH MIN. 12G X 35mm LONG HEX WASHER FACE (\$70G/M2) GALV. SCREW WITHIN:
- 300mm OF PANEL SIDE OR EDGE;
- 300mm OR TWO COURSES OF TOP VENEER;
- 300mm OR TWO COURSES OF BOTTOM VENEER IF REBATE IS SEALED WITH LIQUID APPLIED DPC; OR
- EACH OF THE FIRST TWO COURSES OF BOTTOM VENEER IF REBATE HAS MEMBRANE DPC.

Table 18E: Masonry veneer lintel sizes (minimum)
Paragraph 9.2.9

Span of lintel (m) up to:	Maximum thickness of masonry veneer (mm)					
	70			90		
	Maximum height of veneer supported (mm)					
	350	700	2000	350	700	2000
0.800	60 x 60 x 6 L	60 x 60 x 6 L	60 x 60 x 6 L	60 x 60 x 6 L	60 x 60 x 6 L	60 x 60 x 6 L
2.000	60 x 60 x 6 L	60 x 60 x 6 L	60 x 60 x 6 L	60 x 60 x 6 L	60 x 60 x 6 L	60 x 60 x 6 L
2.500	60 x 60 x 6 L	80 x 80 x 6 L	80 x 80 x 6 L	60 x 60 x 6 L	60 x 60 x 6 L	60 x 60 x 6 L
3.000	80 x 80 x 6 L	80 x 80 x 6 L	125 x 75 x 6 L	80 x 80 x 6 L	80 x 80 x 6 L	90 x 90 x 10 L
3.500	80 x 80 x 6 L	80 x 80 x 6 L	125 x 75 x 6 L	80 x 80 x 6 L	90 x 90 x 10 L	125 x 75 x 10 L
4.000	80 x 80 x 8 L	125 x 75 x 6 L	125 x 75 x 10 L	80 x 80 x 10 L	125 x 75 x 6 L	150 x 90 x 10 L
4.500	125 x 75 x 6 L	125 x 75 x 10 L	—	125 x 75 x 6 L	125 x 75 x 10 L	—
4.800	125 x 75 x 6 L	125 x 75 x 10 L	—	125 x 75 x 6 L	125 x 75 x 10 L	—

VENEER LINTEL CHART

KEY NOTES

SLAB

S01 - ENGINEERED SLAB AS PER STRUCTURAL ENGINEERS DESIGN

FLOORS

F01 - 20mm STRANDBOARD FLOORING, UPGRADE TO 20mm STRANDBOARD H3.1 TREATED HD PARTICLE BOARD (or 20mm JNL SUPERSTRAND H3.1 HD PARTICLE BOARD), BELOW WET AREAS

WALLS

- W01 - BRICK VENEER CLADDING
W02 - HORIZONTAL TIMBER WEATHERBOARDS
W03 - VERTICAL PROFILED METAL WALL CLADDING
W04 - 140x45 WALL FRAMING
W05 - 90x45 WALL FRAMING
W06 - WALL BATT TYPE INSULATION.
W07 - SELECTED POWDERCOATED ALUMINIUM DOUBLE GLAZED JOINERY
W08 - 10mm STANDARD GIB TO WALLS, PAINT FINISH

ROOF

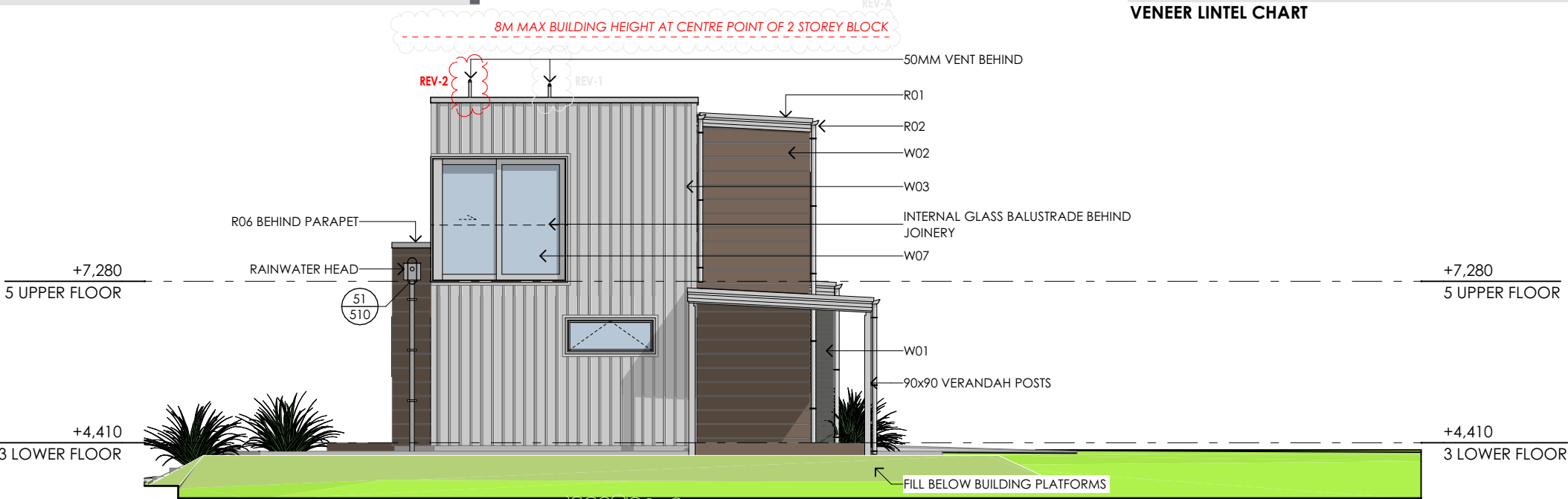
- R01 - SELECTED PROFILED METAL ROOFING
R02 - SELECTED COLORSTEEL GUTTER OVER SELECTED FASCIA
R03 - SELECTED SOFFIT LINING
R04 - 13mm STANDARD GIB TO CEILING, PAINT FINISH
R05 - CEILING BATT TYPE INSULATION.
R06 - BUTYL ROOFING OVER PLY SUBSTRATE

BUILDING ENVELOPE RISK MATRIX

NORTH & EAST ELEVATION

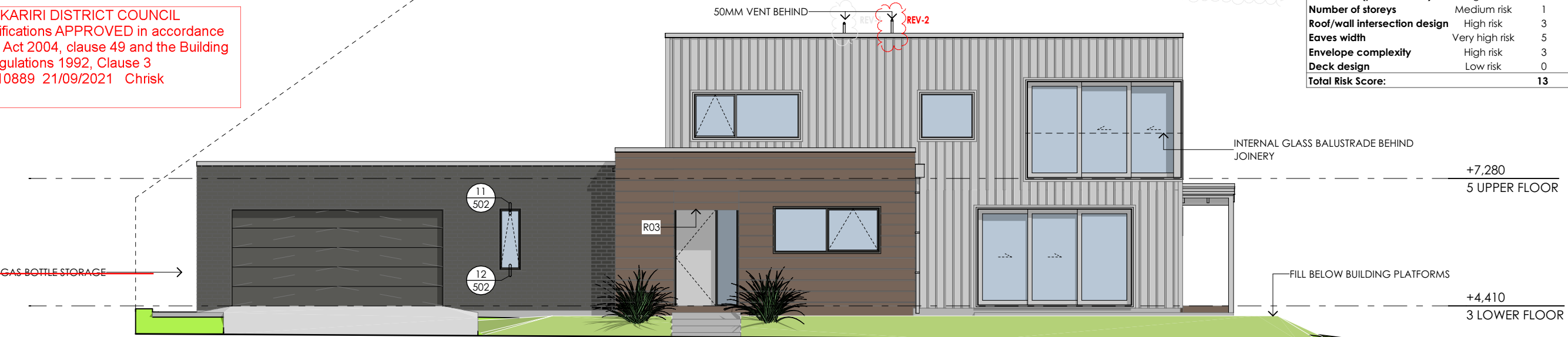
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Medium risk	1
Roof/wall intersection design	High risk	3
Eaves width	Very high risk	5
Envelope complexity	High risk	3
Deck design	Low risk	0
Total Risk Score:		13

BRICK TIES



NORTH ELEVATION
SCALE 1:100 (A3)

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EAST ELEVATION
SCALE 1:100 (A3)

BESPOKE ARCHITECTURE ACCEPTS NO LIABILITY SHOULD THE CONTRACTOR MAKE CONSTRUCTION DECISIONS WITHOUT FIRST SEEKING ADVICE FROM BESPOKE ARCHITECTURE AS TO HOW TO PROCEED WHERE THERE IS A DISCREPANCY IN DOCUMENTATION OR CLARIFICATION IS REQUIRED

GRAHAM RESIDENCE

29 PEGASUS MAIN STREET PEGASUS CHCH, NZ

02/08/2021

ELEVATIONS

CONTRACTOR TO CHECK AND CONFIRM ALL DIMENSIONS ONSITE
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INSTRUCTIONS. ALL CONSTRUCTION TO COMPLY WITH RELEVANT N.Z.
STANDARDS, NZS 3604, N.Z.B.C AND LOCAL AUTHORITY BY LAWS.

REVISION

design V. SANDERS
drawn S. ELLIS
job no J19341
scale 1:100@ A3

SHEET NO

301

BESPOKE
ARCHITECTURE

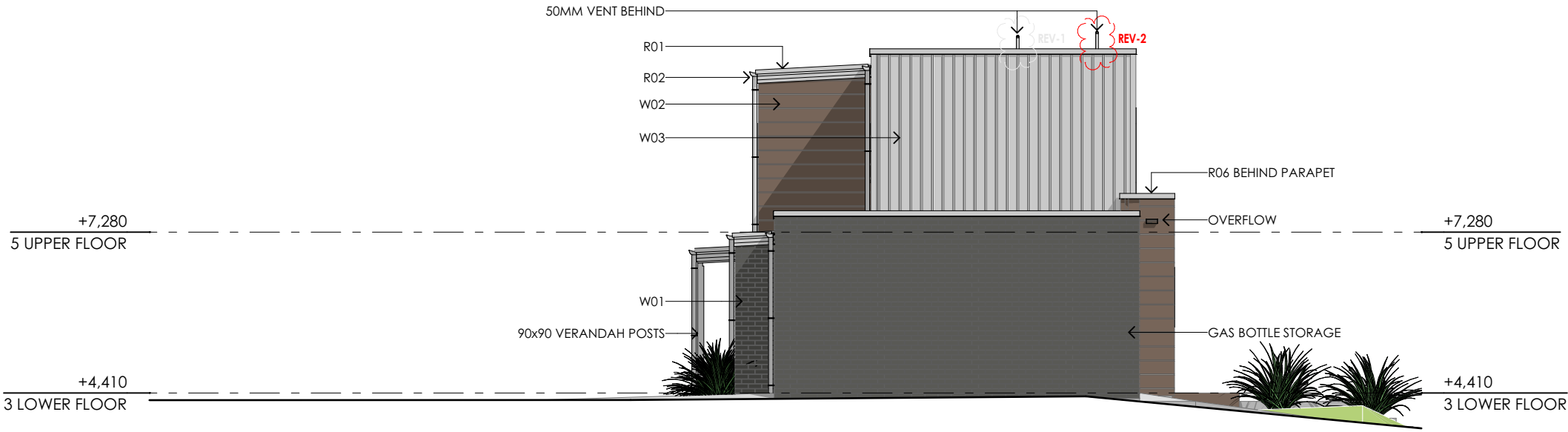
PO Box 36224, Merivale, Christchurch, NZ

E: contact@bespoke-architecture.co.nz

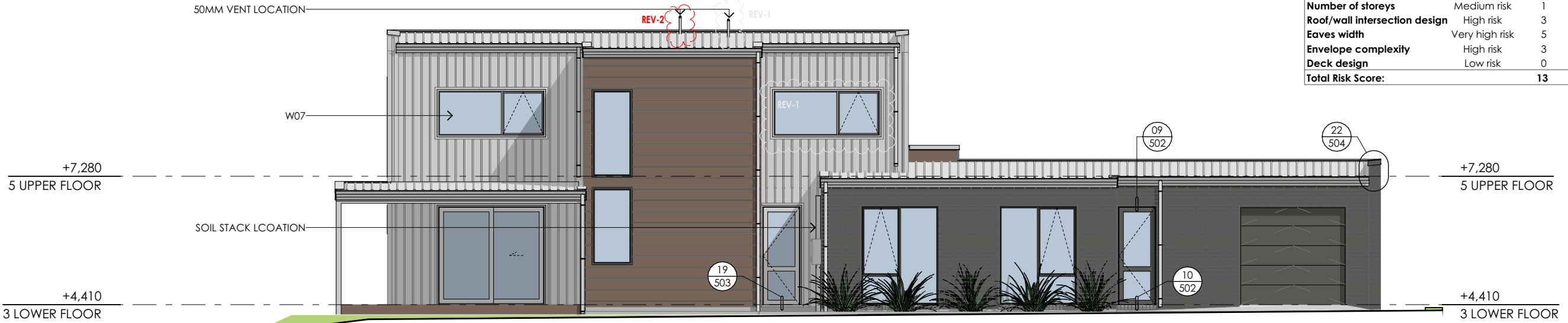
P: 03 982 7575

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SOUTH ELEVATION
 SCALE 1:100 (A3)



WEST ELEVATION
 SCALE 1:100 (A3)

KEY NOTES

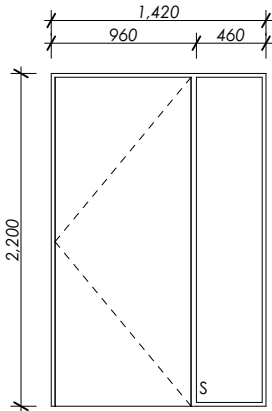
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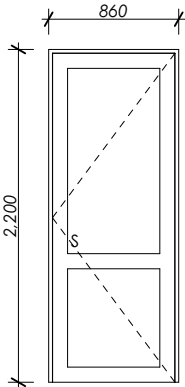
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 W07 - SELECTED POWDERCOATED ALUMINIUM DOUBLE GLAZED JOINERY
 W08 - 10mm STANDARD GIB TO WALLS, PAINT FINISH

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 R03 - SELECTED SOFFIT LINING
 R04 - 13mm STANDARD GIB TO CEILING, PAINT FINISH
 R05 - CEILING BATT TYPE INSULATION.
 R06 - BUTYL ROOFING OVER PLY SUBSTRATE

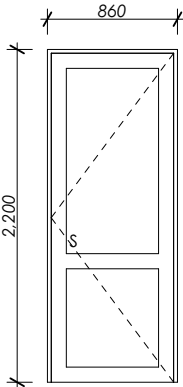
BUILDING ENVELOPE RISK MATRIX		
SOUTH & WEST ELEVATION		
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Envelope complexity	High risk	3
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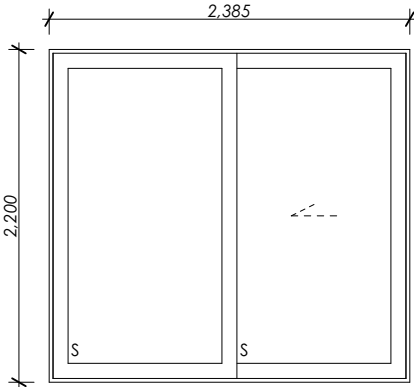
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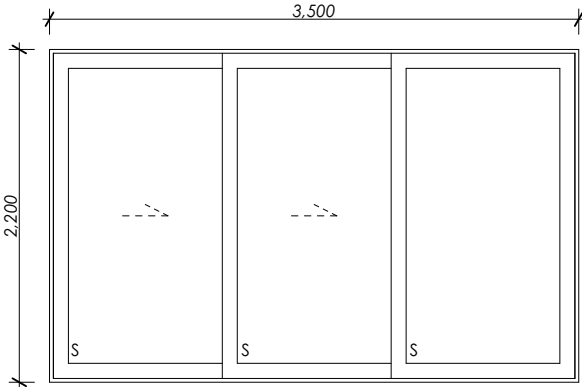
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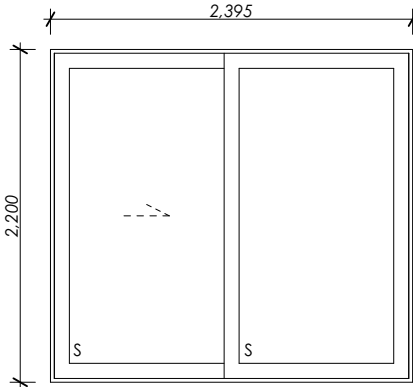
D03



D04



D05



D06

NOTES

SELECTED POWDERCOATED ALUMINIUM DOUBLE GLAZED JOINERY UNLESS STATED OTHERWISE

ALL UNITS VIEWED FROM EXTERIOR

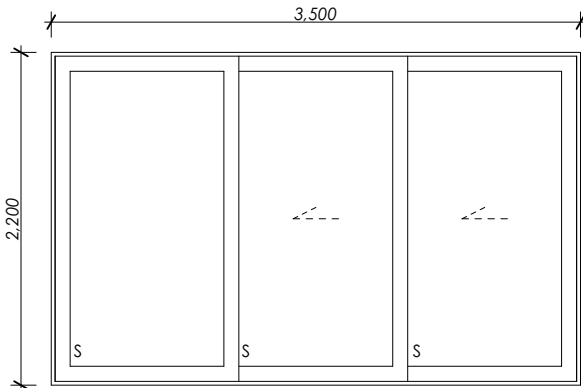
ALL DIMENSIONS ARE TO ROUGH OPENINGS AND ALL DIMENSIONS MUST BE SITE VERIFIED PRIOR TO MANUFACTURE

INSTALL RESTRICTORS TO OPENING WINDOWS WHERE THERE IS A RISK OF FALLING 1.0M AND OVER IN ACCORDANCE WITH NZBC CLAUSE F4/AS1

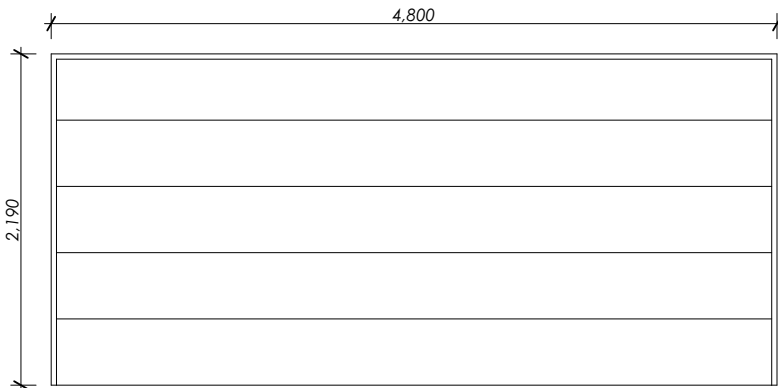
ALL EXTERNAL DOORS TO BE OPENABLE WITHOUT KEYS FROM INSIDE

ALL GLAZING TO COMPLY WITH NZS 4223

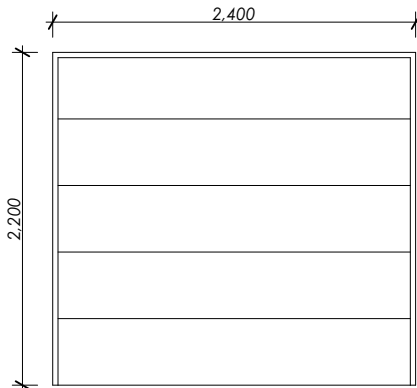
O = OBSCURED
 S = SAFETY GLAZING TO NZS 4223.3



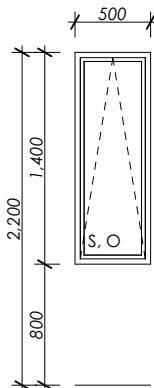
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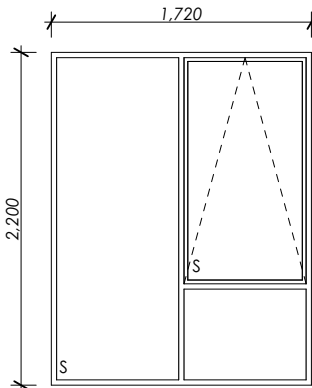
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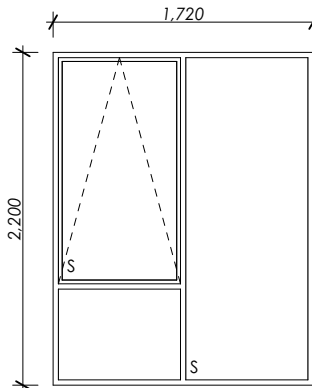
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W01

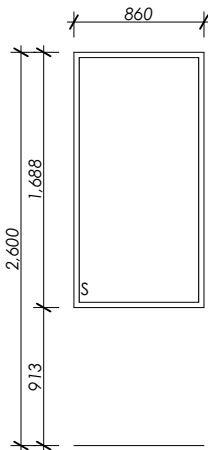


W02

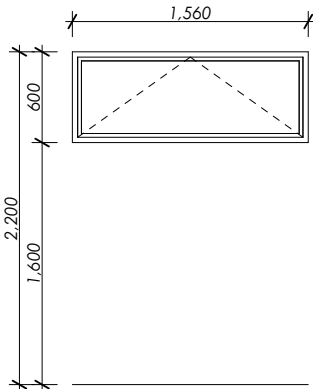


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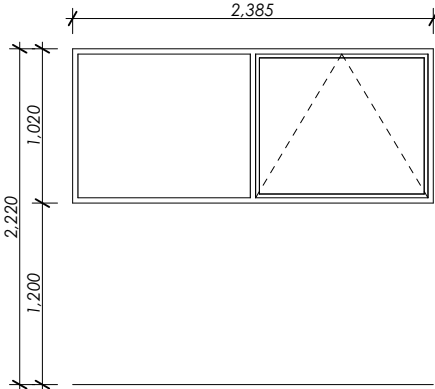
WAIMAKARIRI DISTRICT COUNCIL
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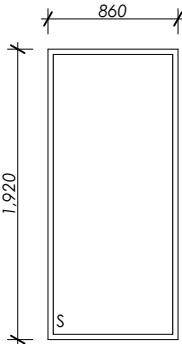
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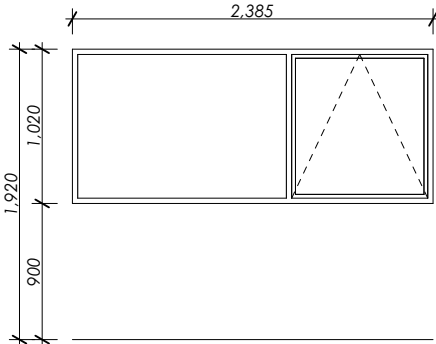
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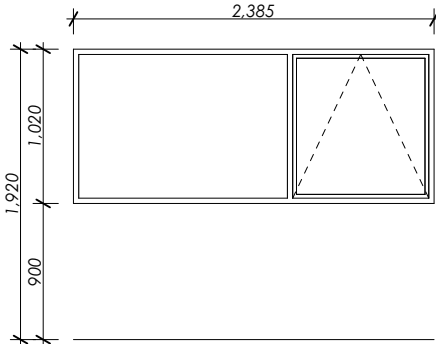
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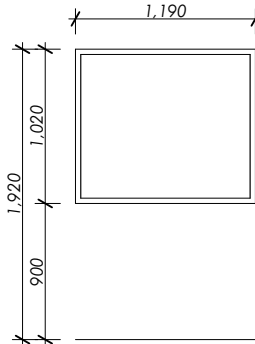
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W08



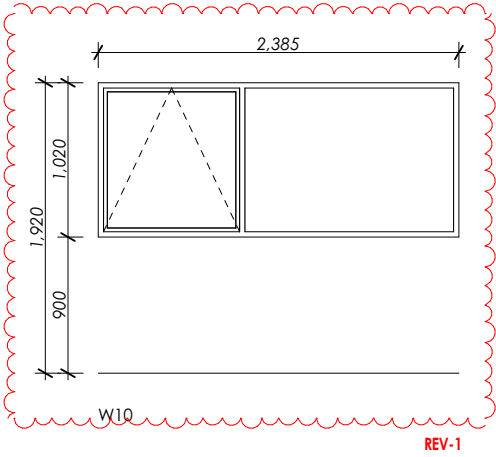
W08



W09

REVISION			

design	V. SANDERS
drawn	S. ELLIS
job no	J19341
scale	1:50@ A3



NOTES

SELECTED POWDERCOATED ALUMINIUM DOUBLE GLAZED JOINERY UNLESS STATED OTHERWISE

ALL UNITS VIEWED FROM EXTERIOR

ALL DIMENSIONS ARE TO ROUGH OPENINGS AND ALL DIMENSIONS MUST BE SITE VERIFIED PRIOR TO MANUFACTURE

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O = OBSCURED
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REVISION	1	09.07.2021	W11 ALTERED

design	V. SANDERS
drawn	S. ELLIS
job no	J19341
scale	1:50@ A3

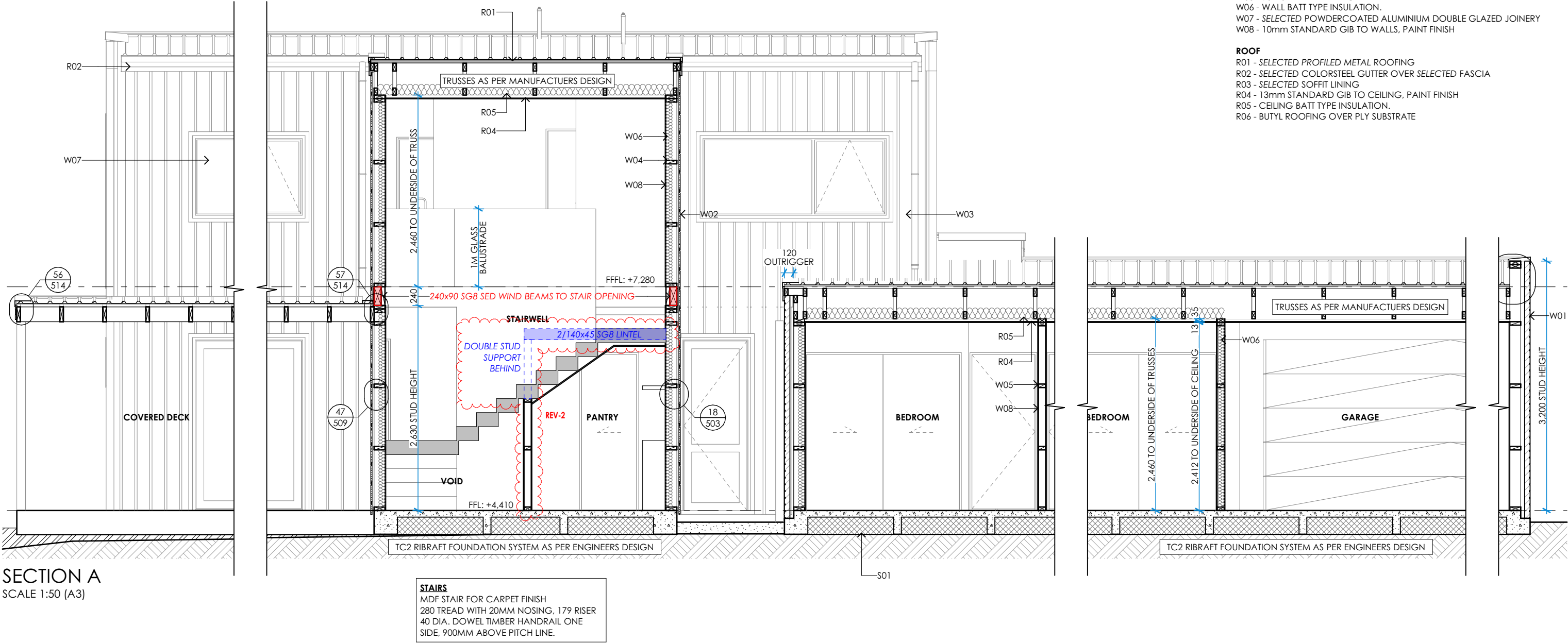
KEY NOTES

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WAIMAKARIRI DISTRICT COUNCIL
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SECTION A

CONTRACTOR TO CHECK AND CONFIRM ALL DIMENSIONS ONSITE
 ALL PROPRIETARY MATERIALS AND COMPONENTS MUST BE INSTALLED IN
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 INSTRUCTIONS. ALL CONSTRUCTION TO COMPLY WITH RELEVANT N.Z.
 STANDARDS, NZS 3604, N.Z.B.C AND LOCAL AUTHORITY BY LAWS.

REVISION	2	02.08.2021	LINTEL ABOVE PANTRY SHOWN

design	V. SANDERS
drawn	S. ELLIS
job no	J19341
scale	1:50, 1:100@ A3

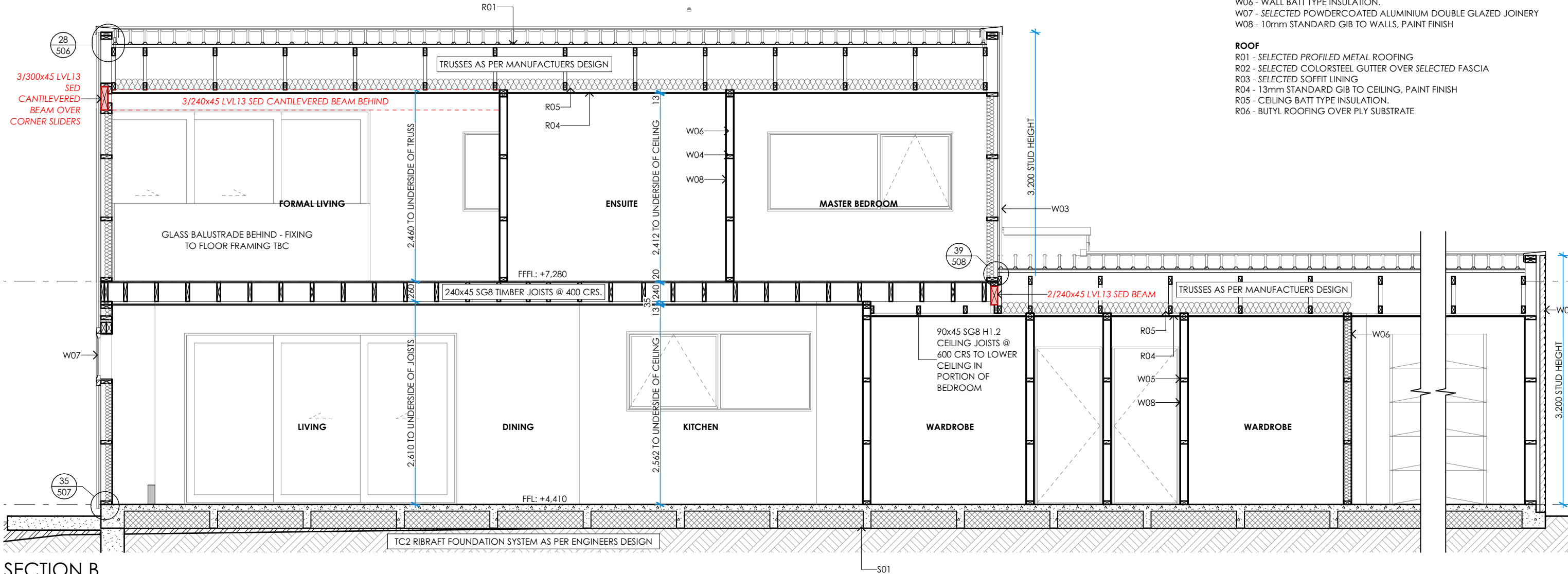
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SECTION B
 SCALE 1:50 (A3)

WAIMAKARIRI DISTRICT COUNCIL
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SECTION B

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 STANDARDS, NZS 3604, N.Z.B.C AND LOCAL AUTHORITY BY LAWS.

REVISION			

design	V. SANDERS
drawn	S. ELLIS
job no	J19341
scale	1:50, 1:100@ A3

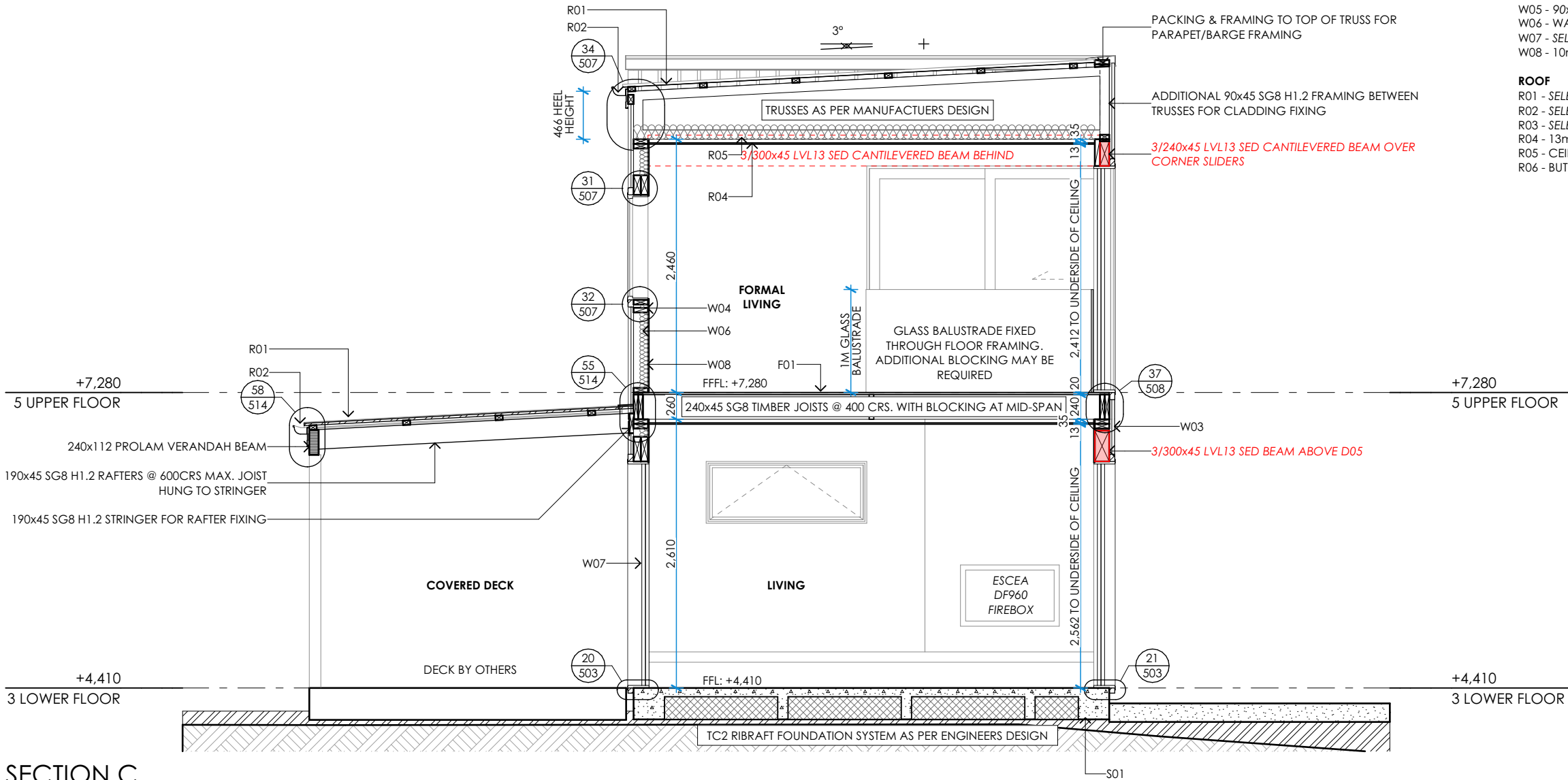
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SECTION C
 SCALE 1:50 (A3)

WAIMAKARIRI DISTRICT COUNCIL
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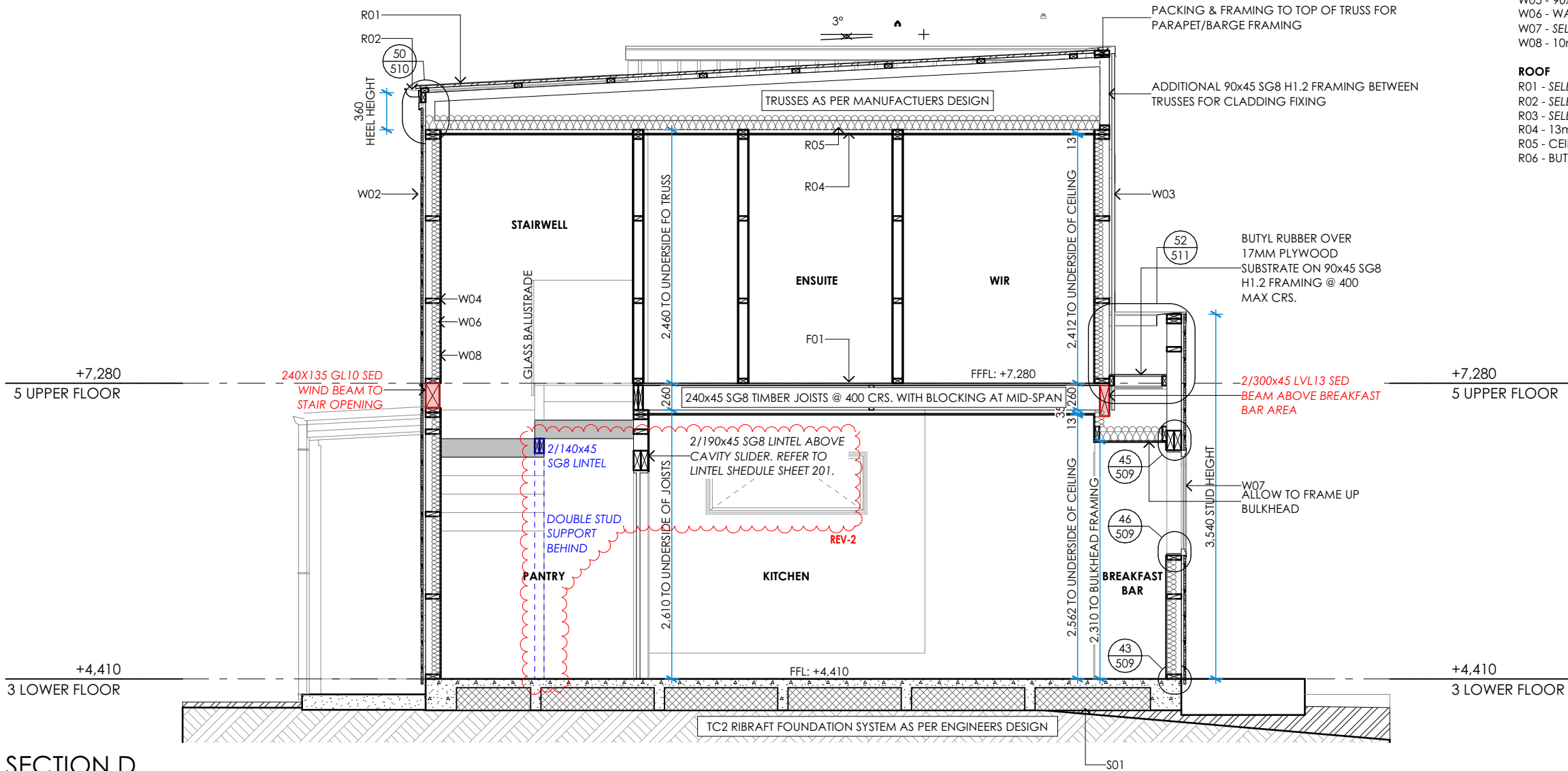
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SECTION D
 SCALE 1:50 (A3)

WAIMAKARIRI DISTRICT COUNCIL
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SECTION D

CONTRACTOR TO CHECK AND CONFIRM ALL DIMENSIONS ONSITE
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 STANDARDS , NZS 3604 , N.Z.B.C AND LOCAL AUTHORITY BY LAWS.

REVISION	2	02.08.2021	LINTEL ABOVE CAVITY SLIDER SIZED
			LINTEL ABOVE PANTRY SIZED

design V. SANDERS
 drawn S. ELLIS
 job no J19341
 scale 1:50, 1:100@ A3

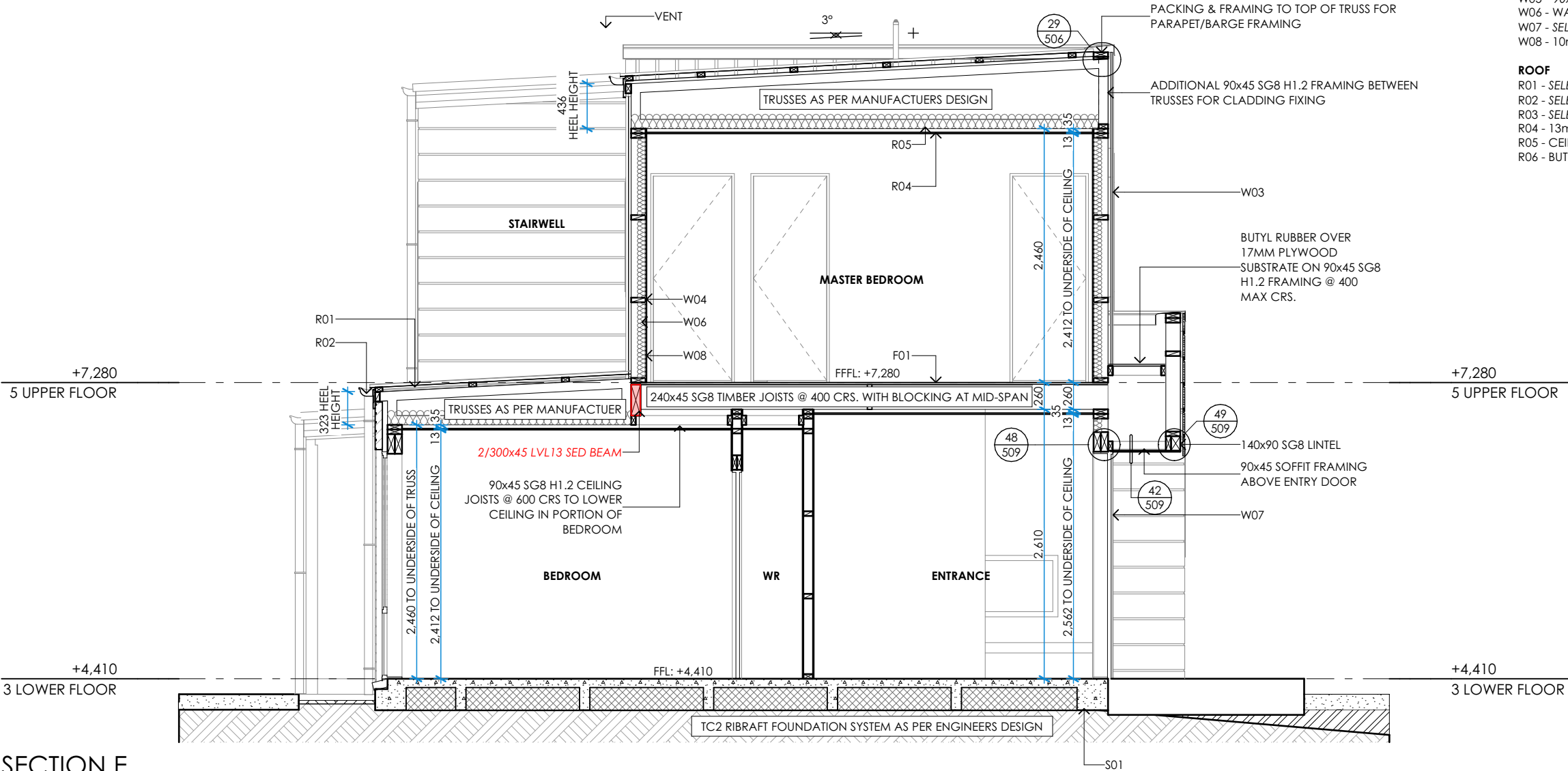
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SECTION E
 SCALE 1:50 (A3)

WAIMAKARIRI DISTRICT COUNCIL
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 BC210889 21/09/2021 Chrisk

SECTION E

CONTRACTOR TO CHECK AND CONFIRM ALL DIMENSIONS ONSITE
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 STANDARDS, NZS 3604, N.Z.B.C AND LOCAL AUTHORITY BY LAWS.

REVISION			

design	V. SANDERS
drawn	S. ELLIS
job no	J19341
scale	1:50, 1:100@ A3

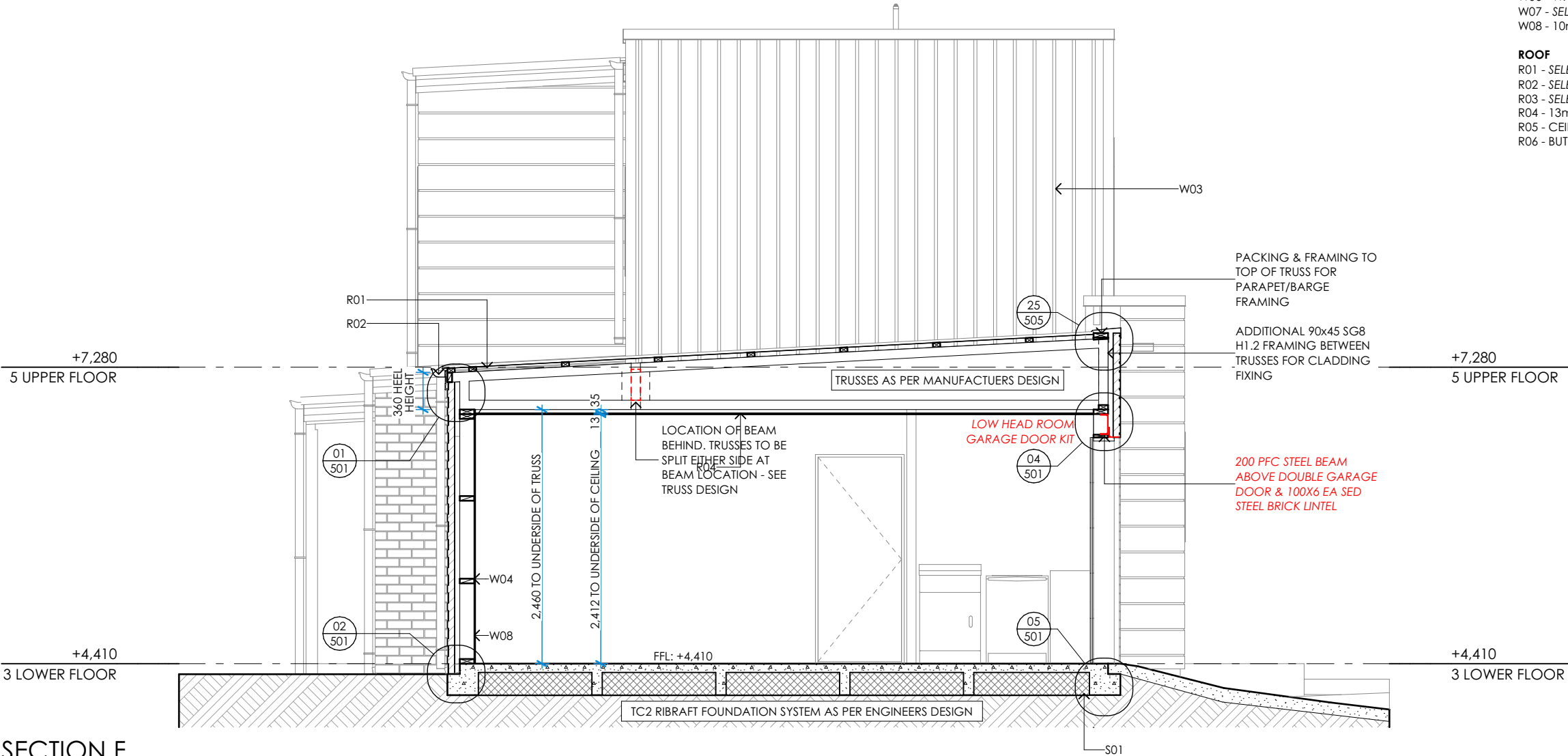
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SECTION F
 SCALE 1:50 (A3)

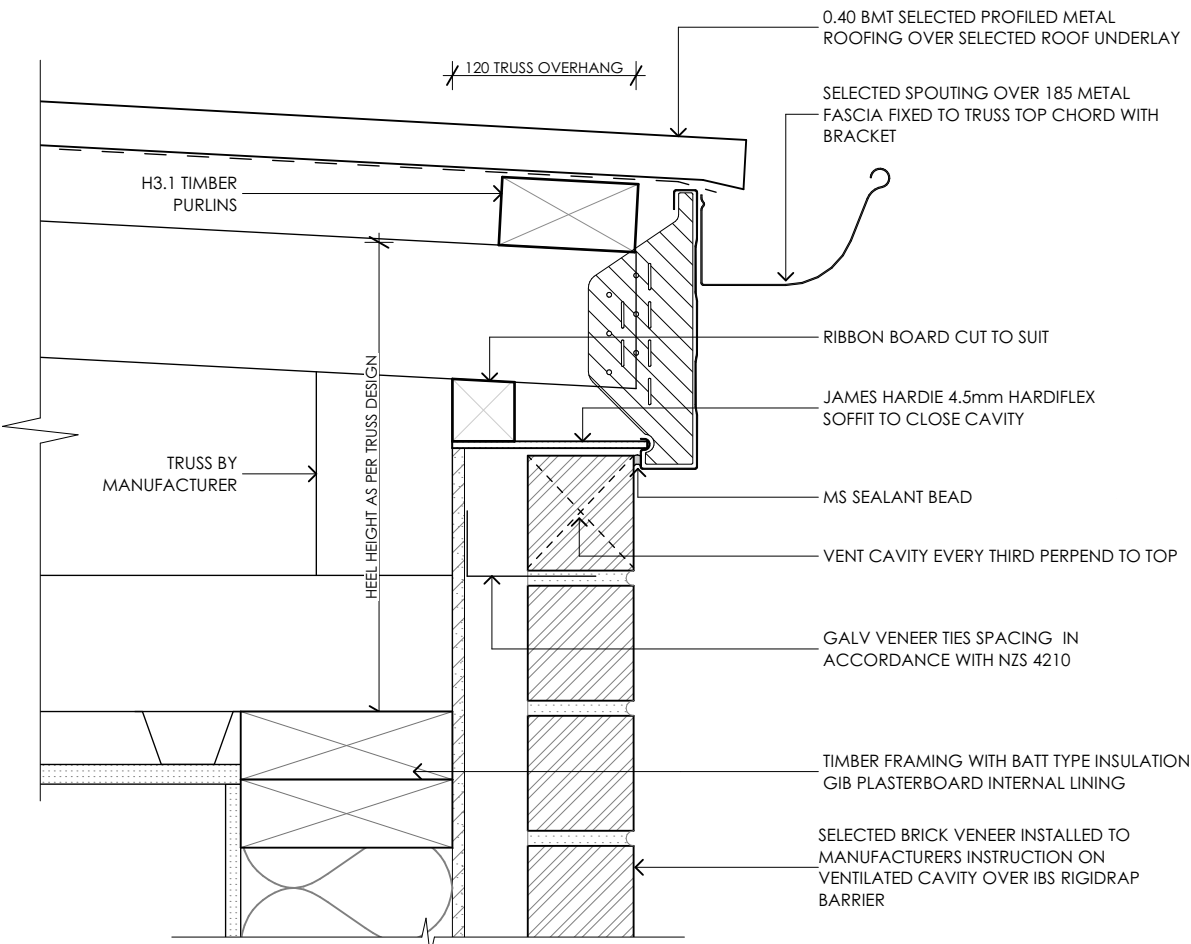
WAIMAKARIRI DISTRICT COUNCIL
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 Regulations 1992, Clause 3
 BC210889 21/09/2021 Chrisk

SECTION F

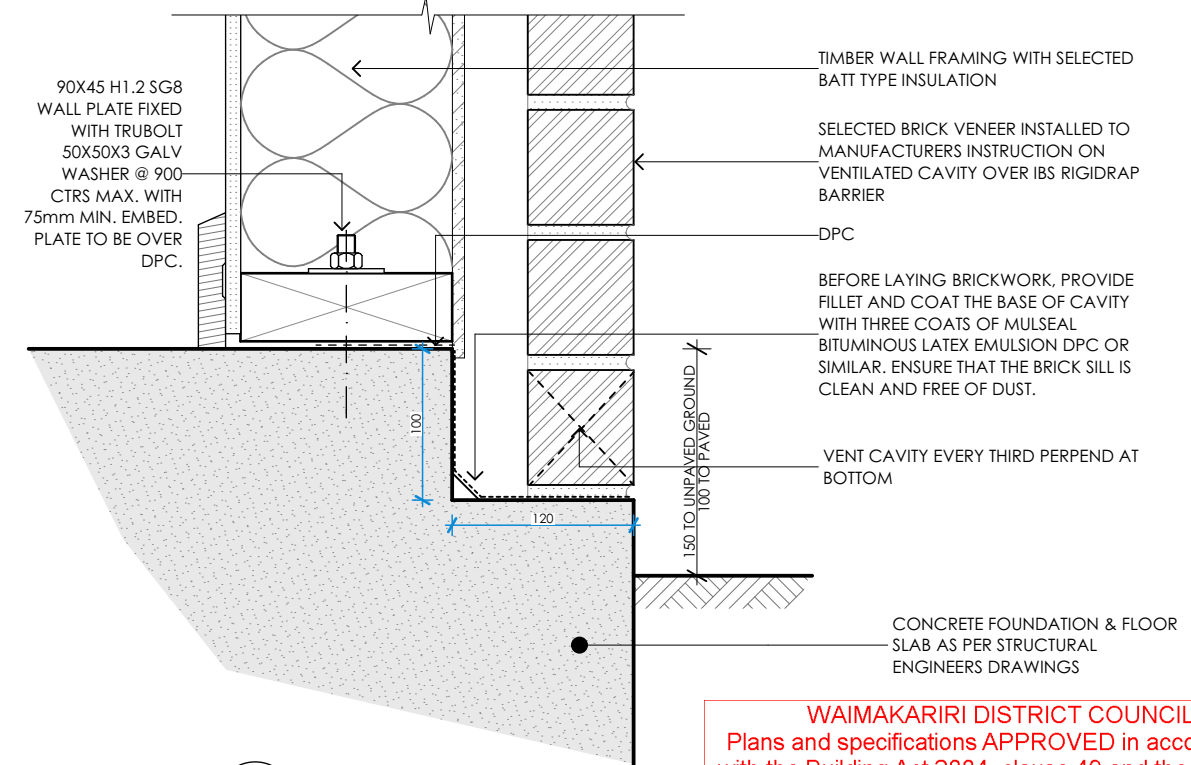
CONTRACTOR TO CHECK AND CONFIRM ALL DIMENSIONS ONSITE
 ALL PROPRIETARY MATERIALS AND COMPONENTS MUST BE INSTALLED IN
 ACCORDANCE WITH THE MANUFACTURERS AND OR SUPPLIERS
 INSTRUCTIONS. ALL CONSTRUCTION TO COMPLY WITH RELEVANT N.Z.
 STANDARDS, NZS 3604, N.Z.B.C AND LOCAL AUTHORITY BY LAWS.

REVISION			

design	V. SANDERS
drawn	S. ELLIS
job no	J19341
scale	1:50, 1:100@ A3

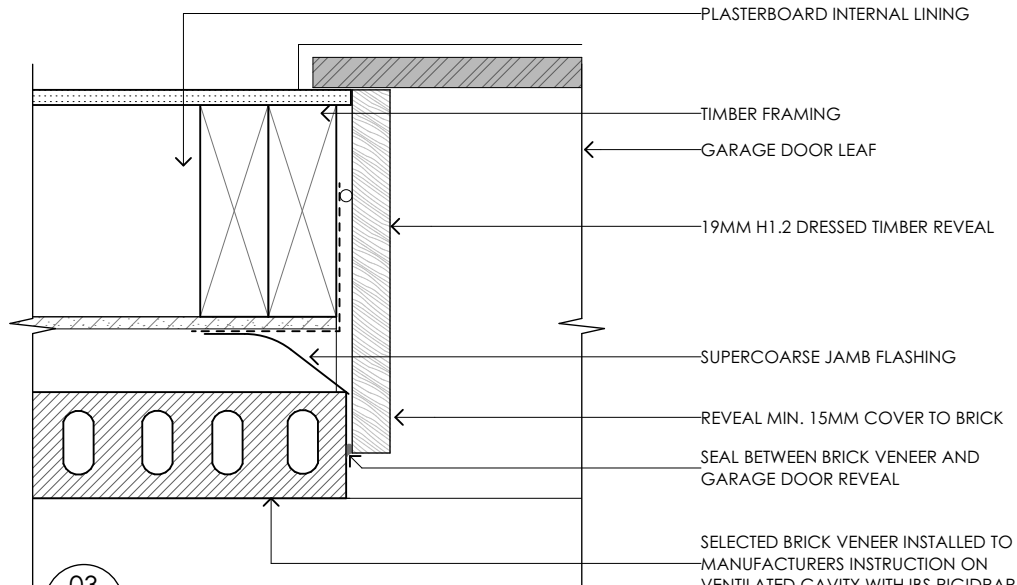


01
406
GUTTER TO BRICK
SCALE: 1:5

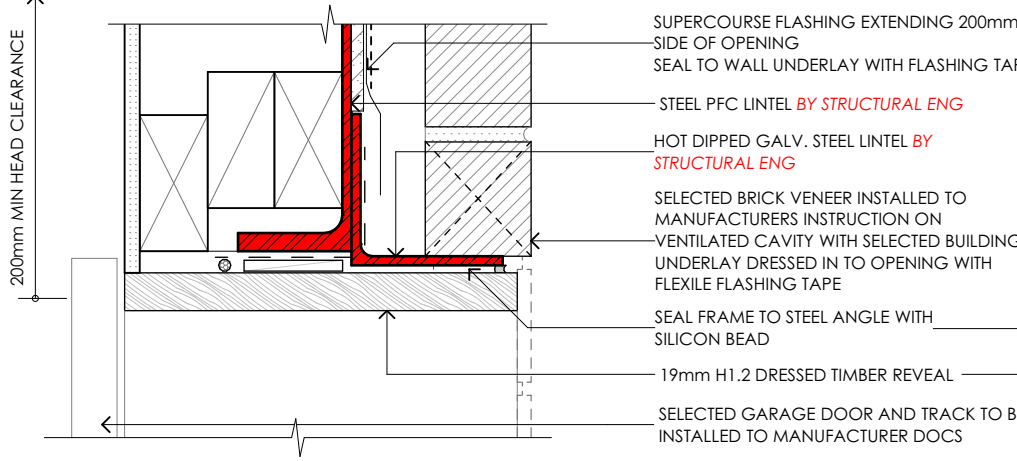


02
406
BRICK TO FOUNDATION
SCALE: 1:5

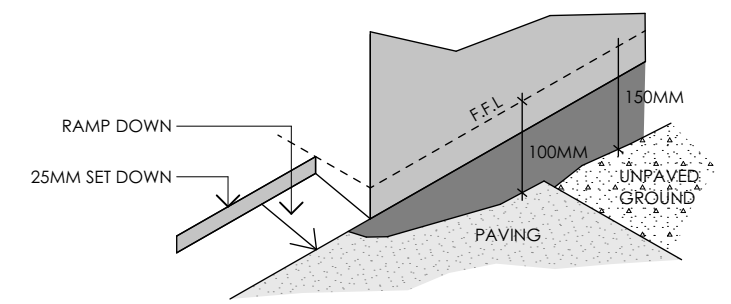
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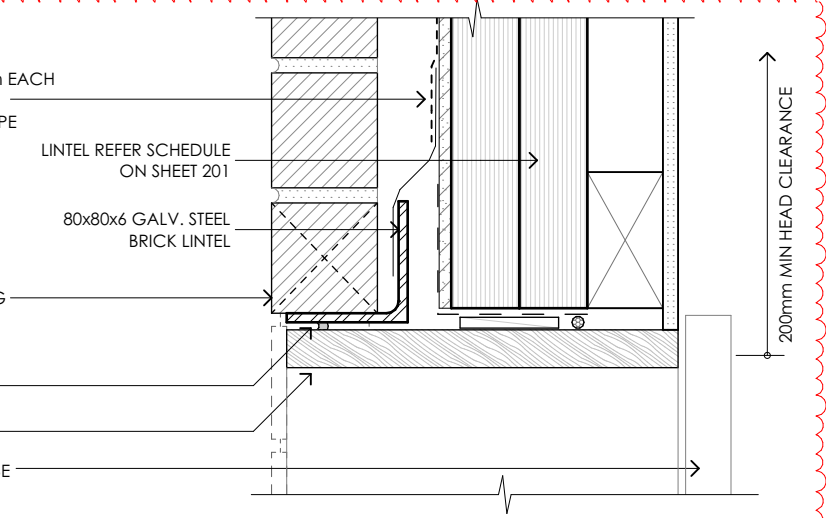
03
201
GARAGE DOOR JAMB BRICK
SCALE: 1:5



04
406
DOUBLE GARAGE HEAD TO BRICK
SCALE: 1:5

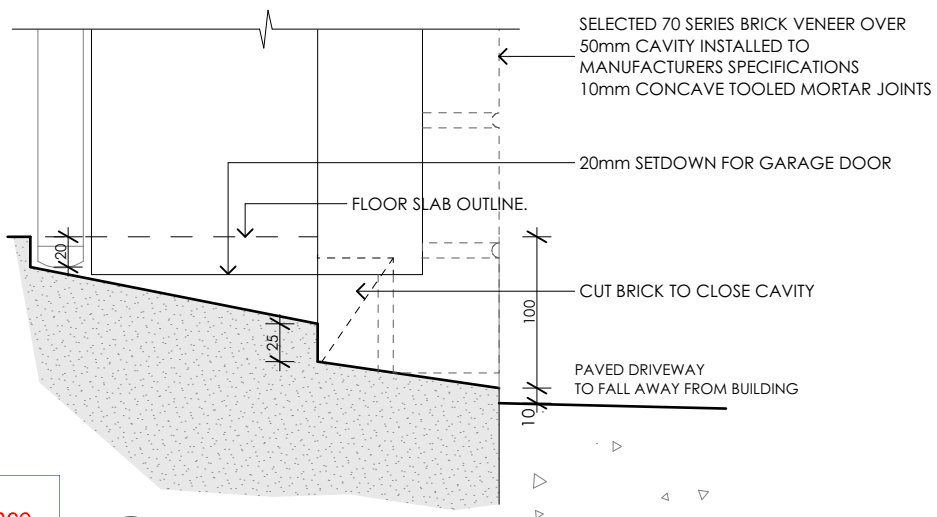


06
-
GARAGE DOOR THRESHOLD
SCALE: 1:5

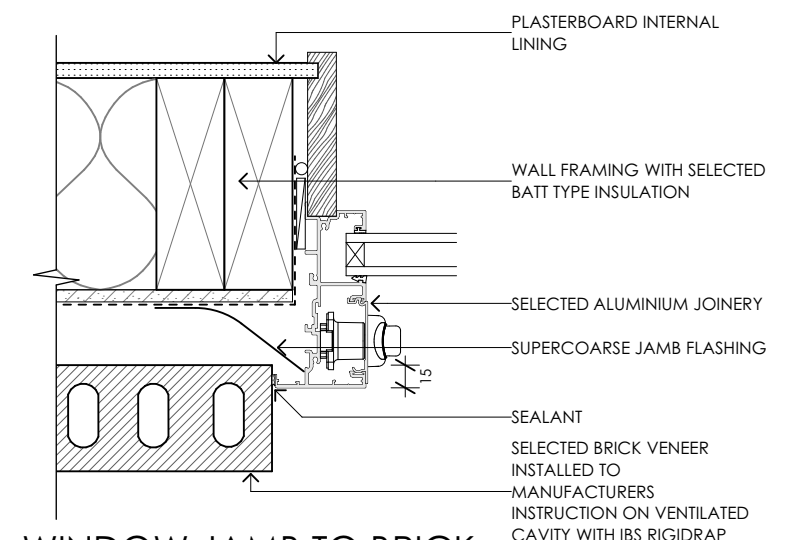


4.1
-
SINGLE GARAGE HEAD TO BRICK
SCALE: 1:5

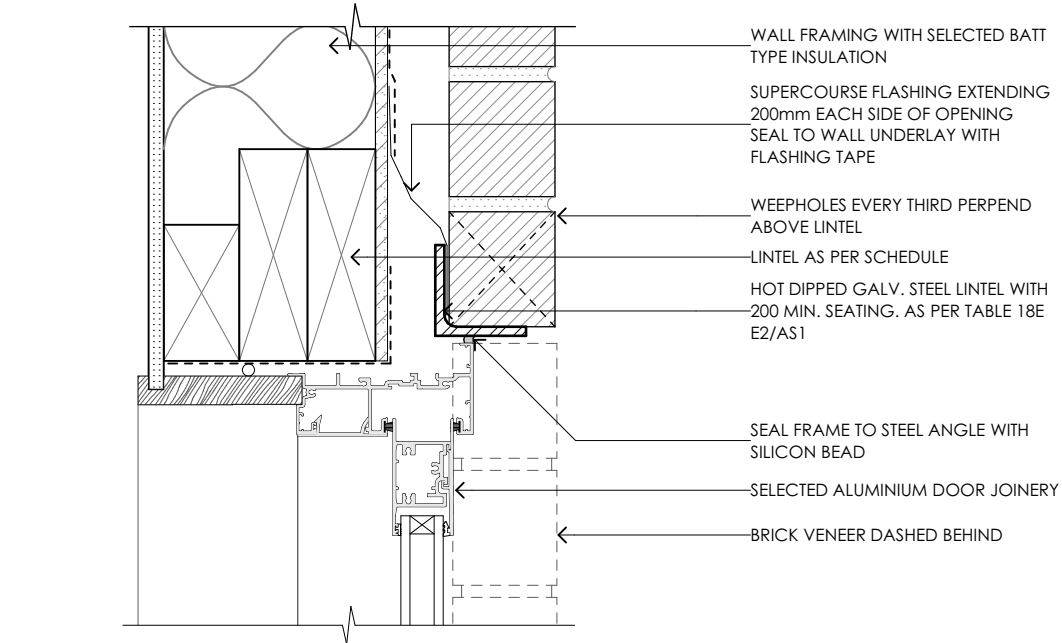
REV-1



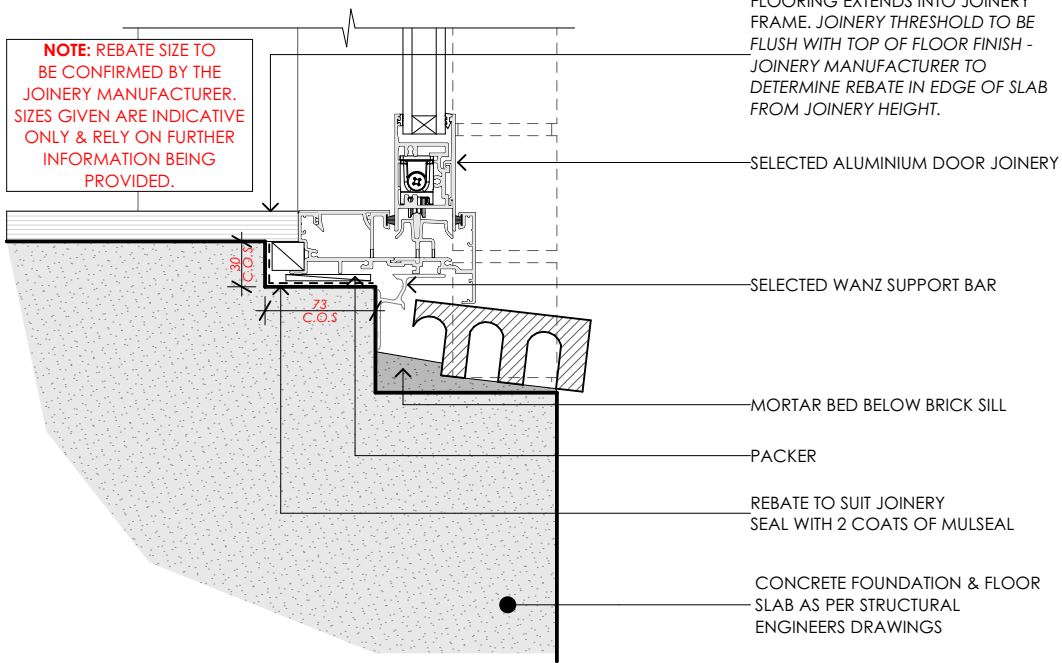
05
406
GARAGE DOOR SILL
SCALE: 1:5



08
301
WINDOW JAMB TO BRICK
SCALE: 1:5

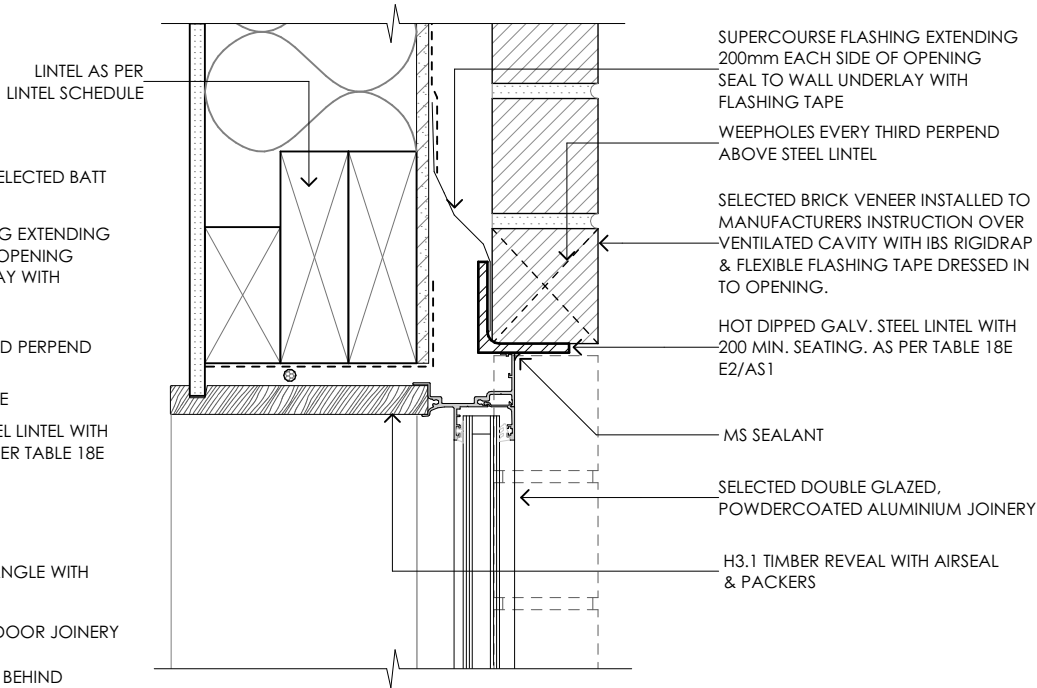


09
 301
 DOOR HEAD TO BRICK
 SCALE 1:5

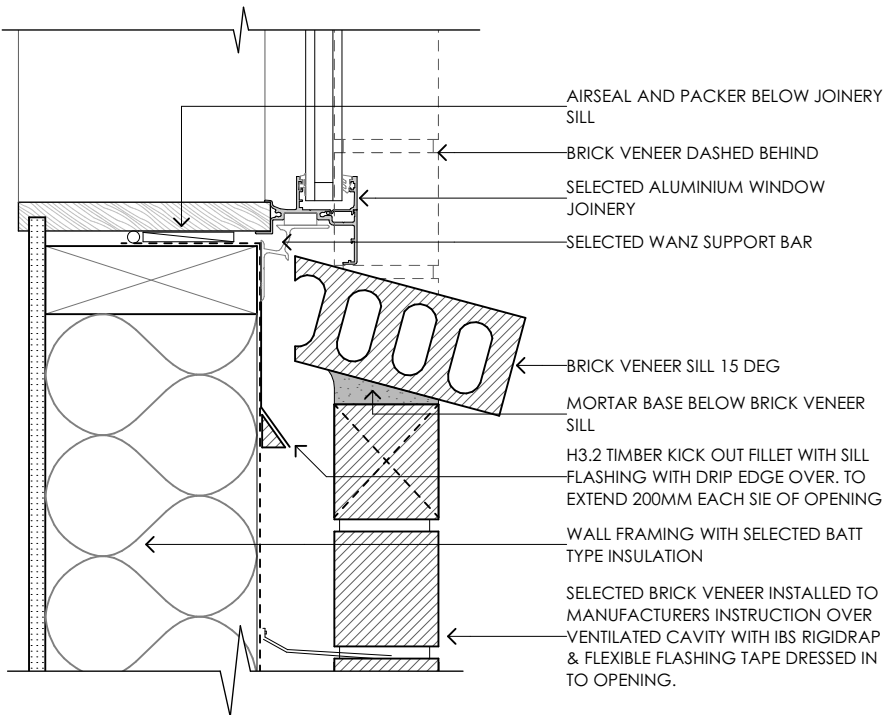


10
 301
 DOOR SILL TO FOUNDATION WITH BRICK
 SCALE 1:5

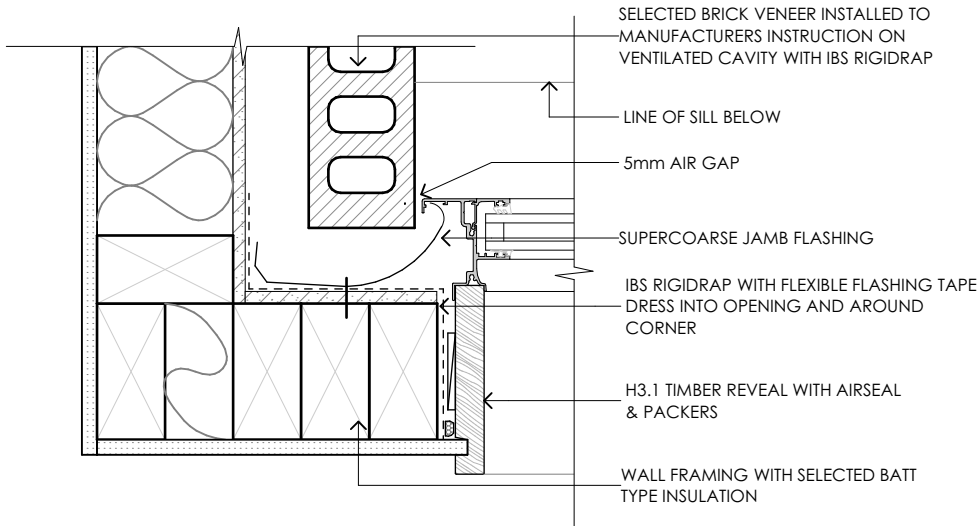
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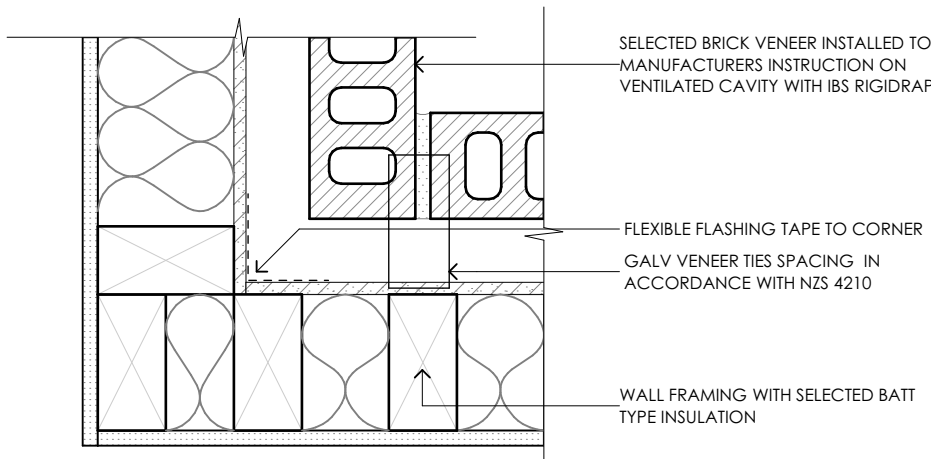
11
 301
 WINDOW HEAD TO BRICK
 SCALE 1:5



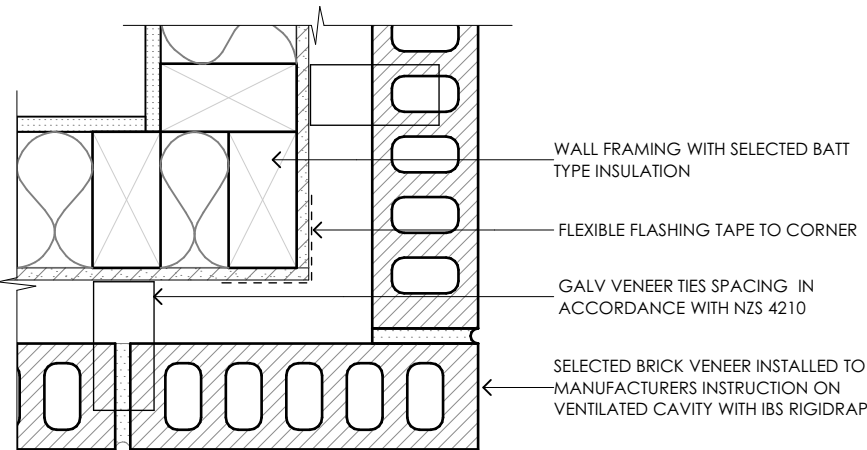
12
 301
 WINDOW SILL BRICK
 SCALE 1:5



13
 201
 WINDOW JAMB INTERNAL CORNER TO BRICK
 SCALE: 1:5



14
 -
 INTERNAL CORNER BRICK
 SCALE: 1:5



15
 201
 EXTERNAL CORNER BRICK
 SCALE: 1:5

16 INTERNAL CORNER - BRICK TO WBs
201 SCALE: 1:5

18
401

20 SLIDING DOOR SILL REBATED
403 SCALE: 1:5

17 201 INTERNAL CORNER - BRICK TO PROFILED METAL SCALE: 1:5

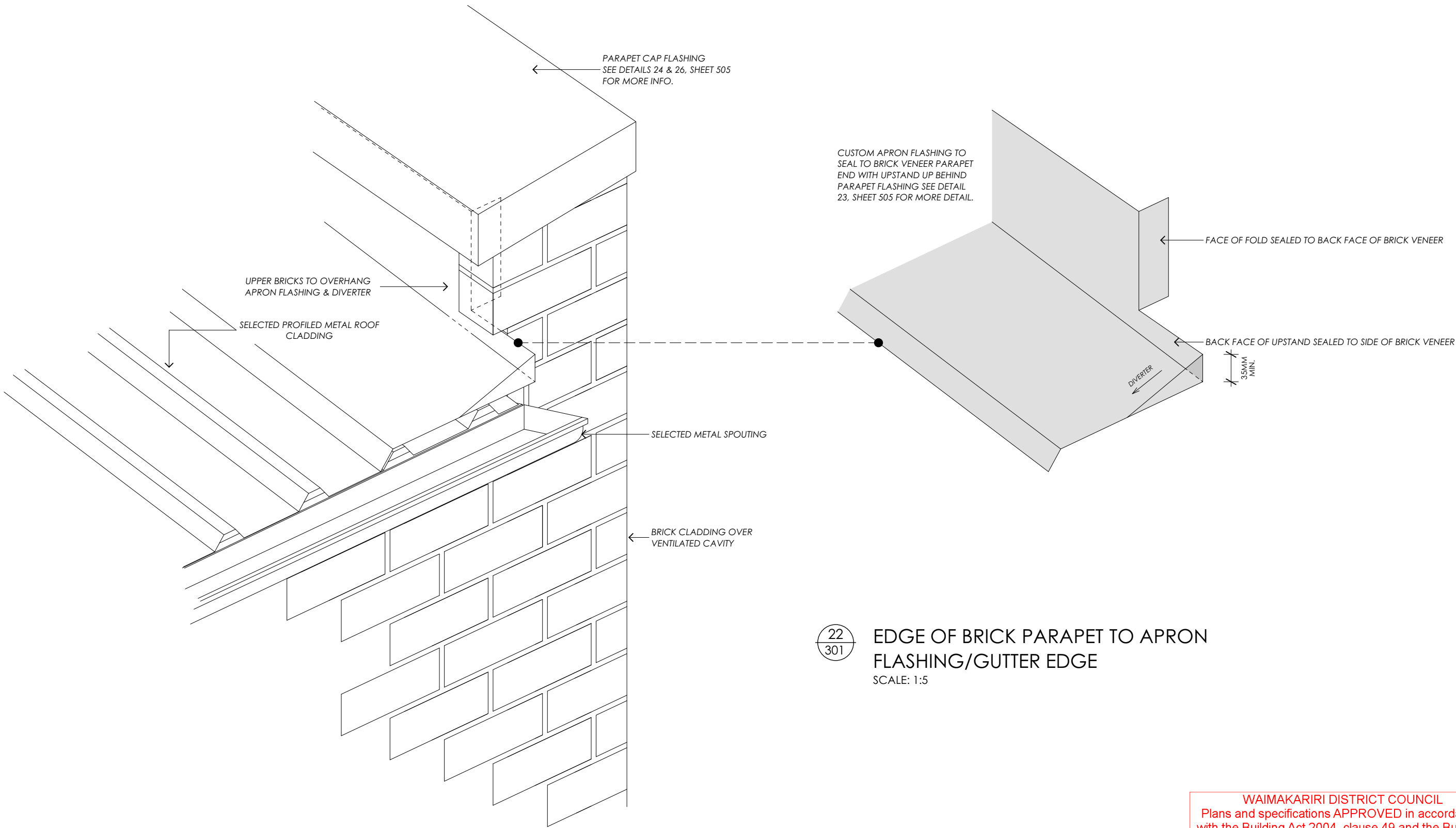
19
301

EXT HINGED DOOR SILL
SCALE 1:5

21
403

TRIPLE SLIDING DOOR SILL REBATED
SCALE: 1:5

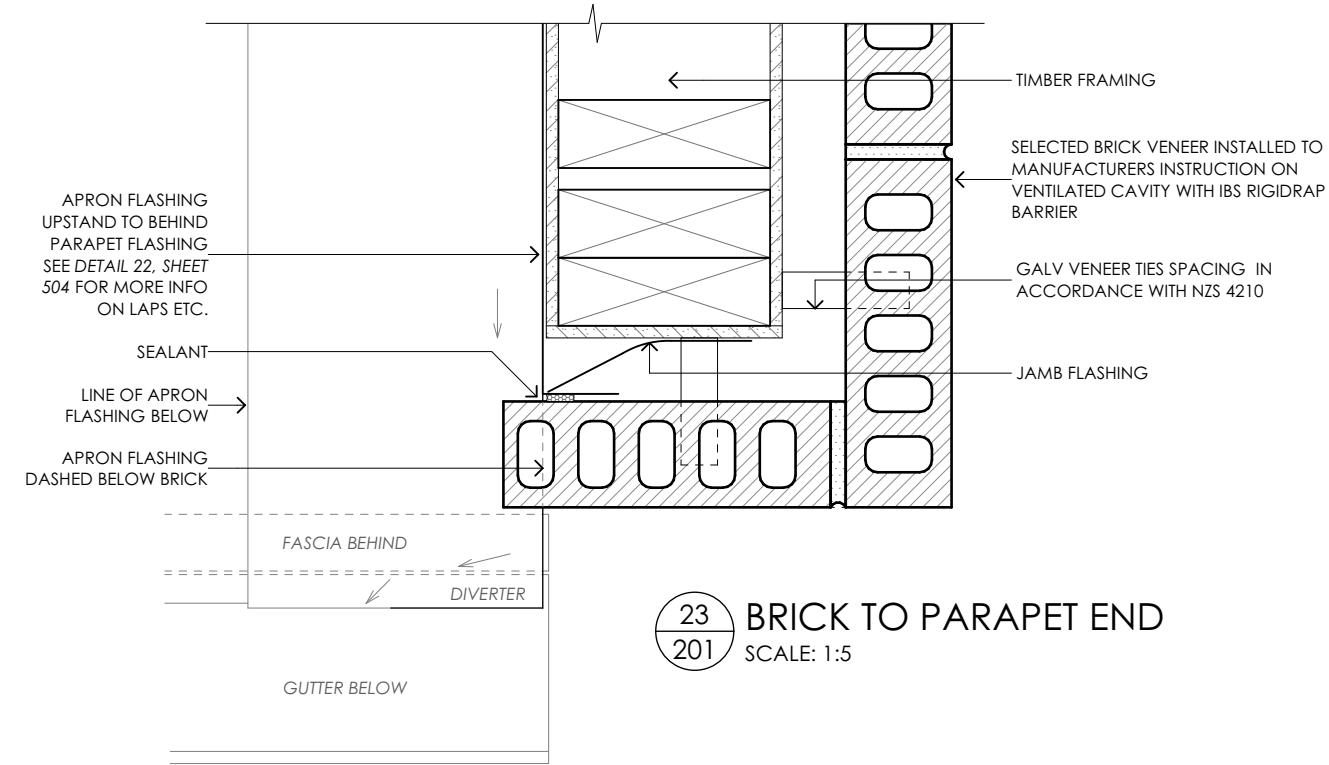
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22
 301

EDGE OF BRICK PARAPET TO APRON
 FLASHING/GUTTER EDGE
 SCALE: 1:5

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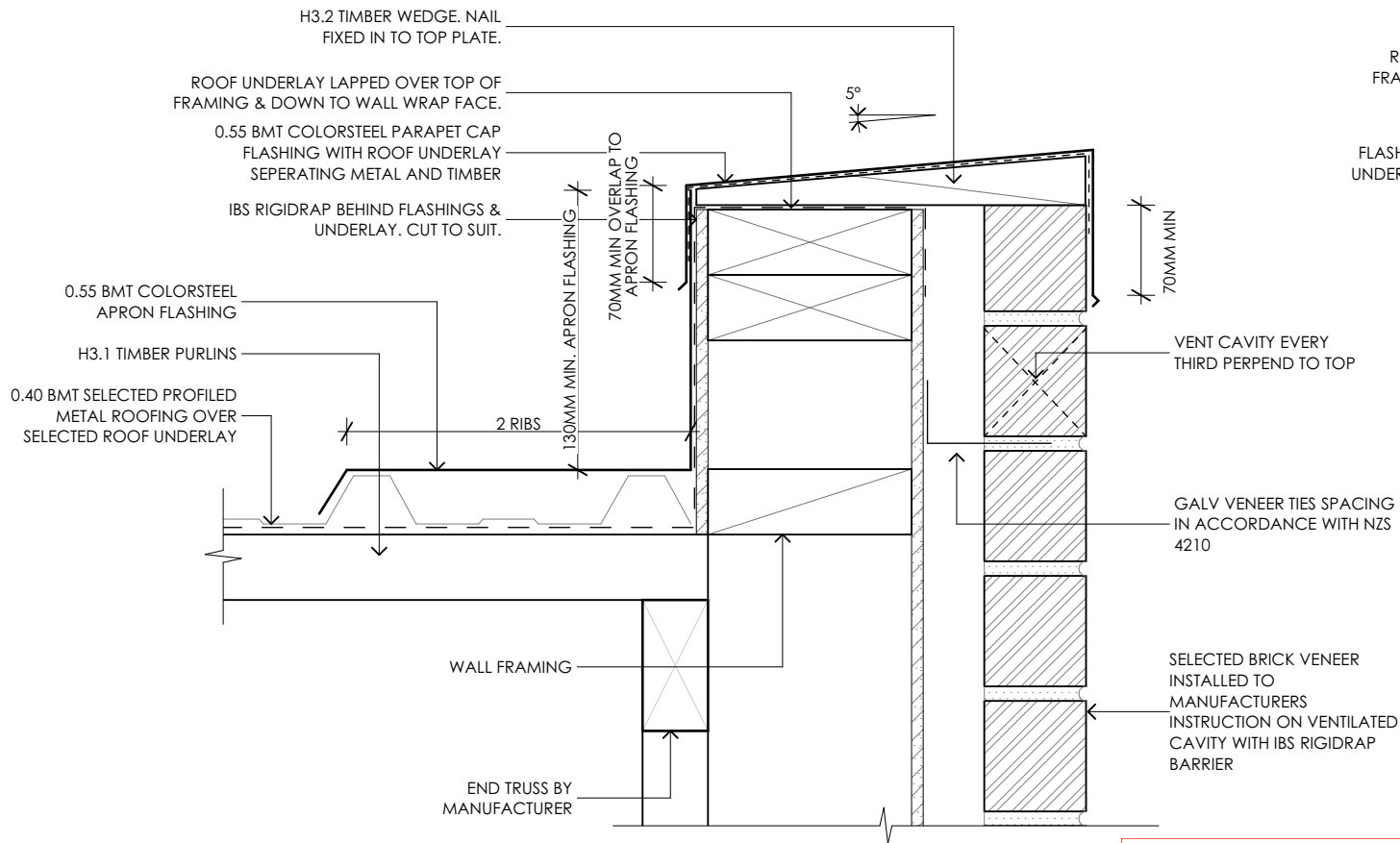
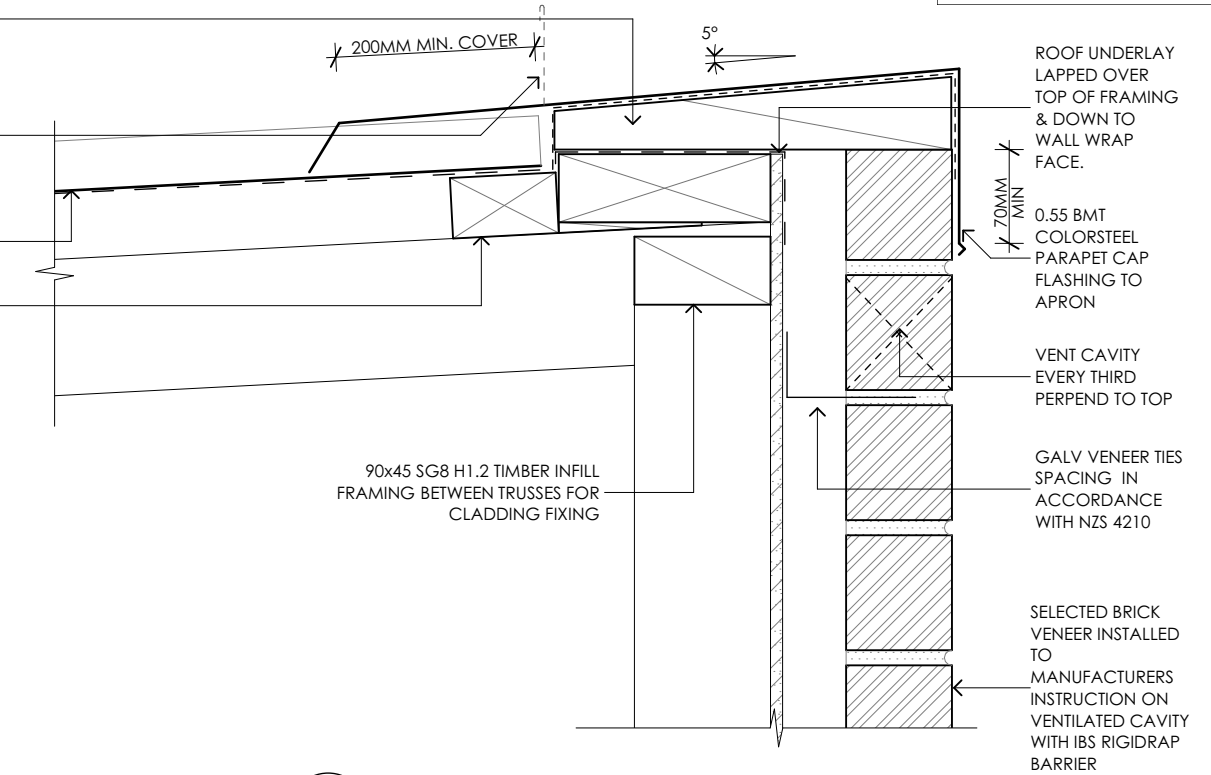


H3.2 TIMBER WEDGE. NAIL FIXED IN TO TOP PLATE. ROOF UNDERLAY BETWEEN TIMBER & METAL FLASHING

APRON FLASHING IN DISTANCE SHOWN DASHED. SEE DETAIL 53 SHEET 512 FOR MORE INFO.

0.40 BMT SELECTED PROFILED METAL ROOFING OVER SELECTED ROOF UNDERLAY

H3.1 TIMBER PURLINS



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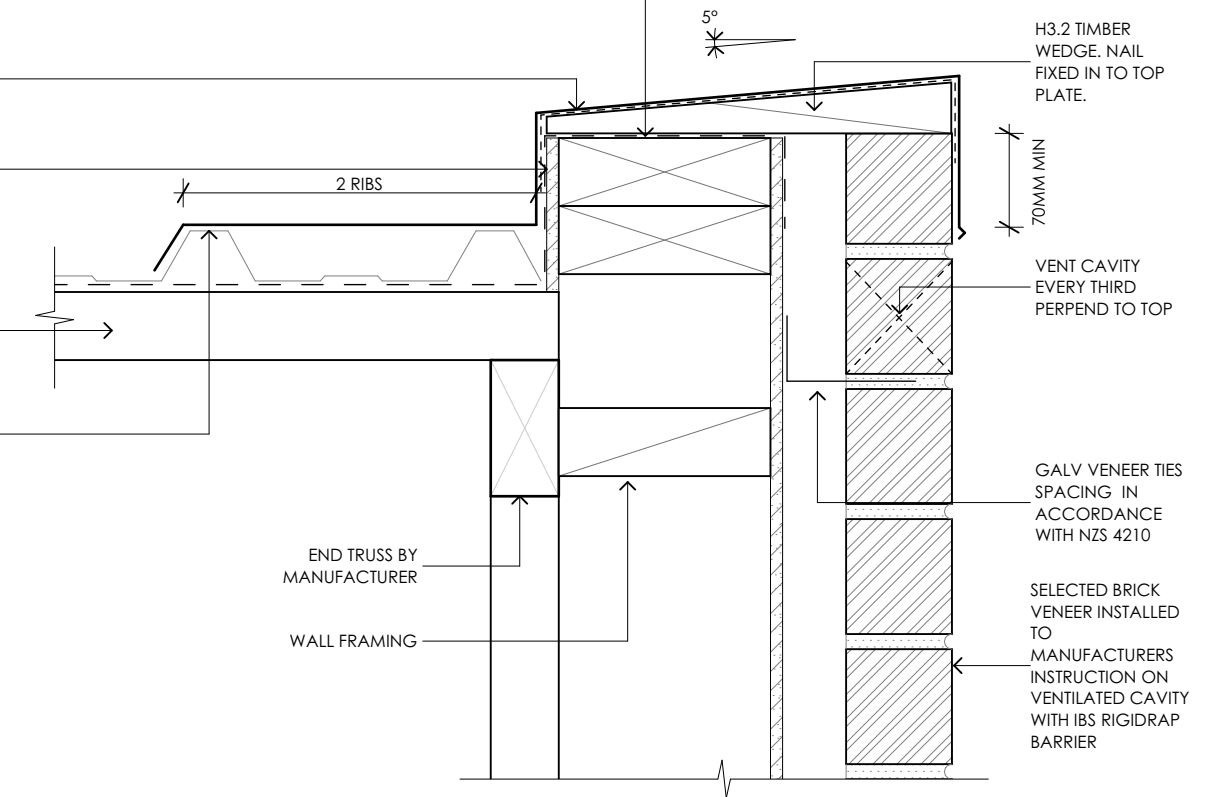
ROOF UNDERLAY LAPPED OVER TOP OF FRAMING & DOWN TO WALL WRAP FACE.

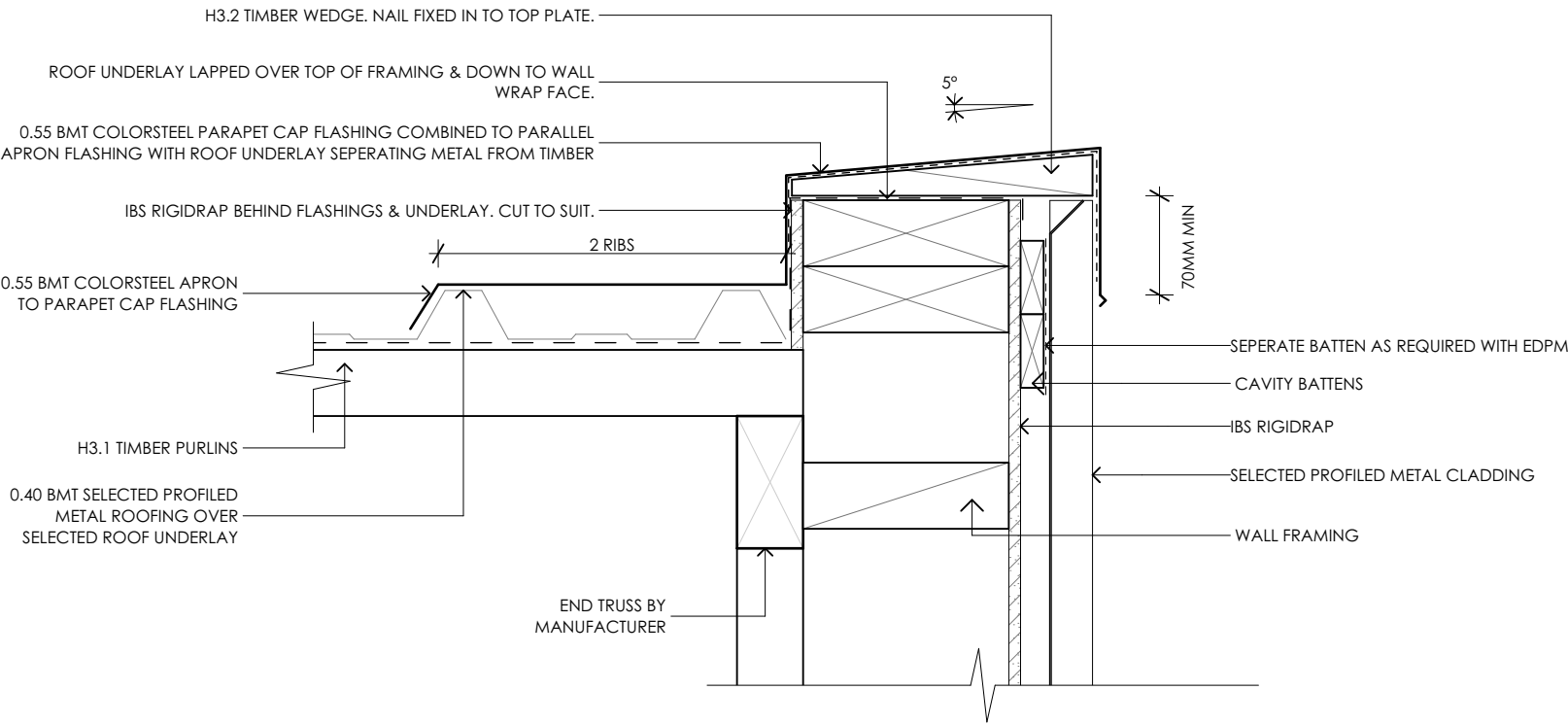
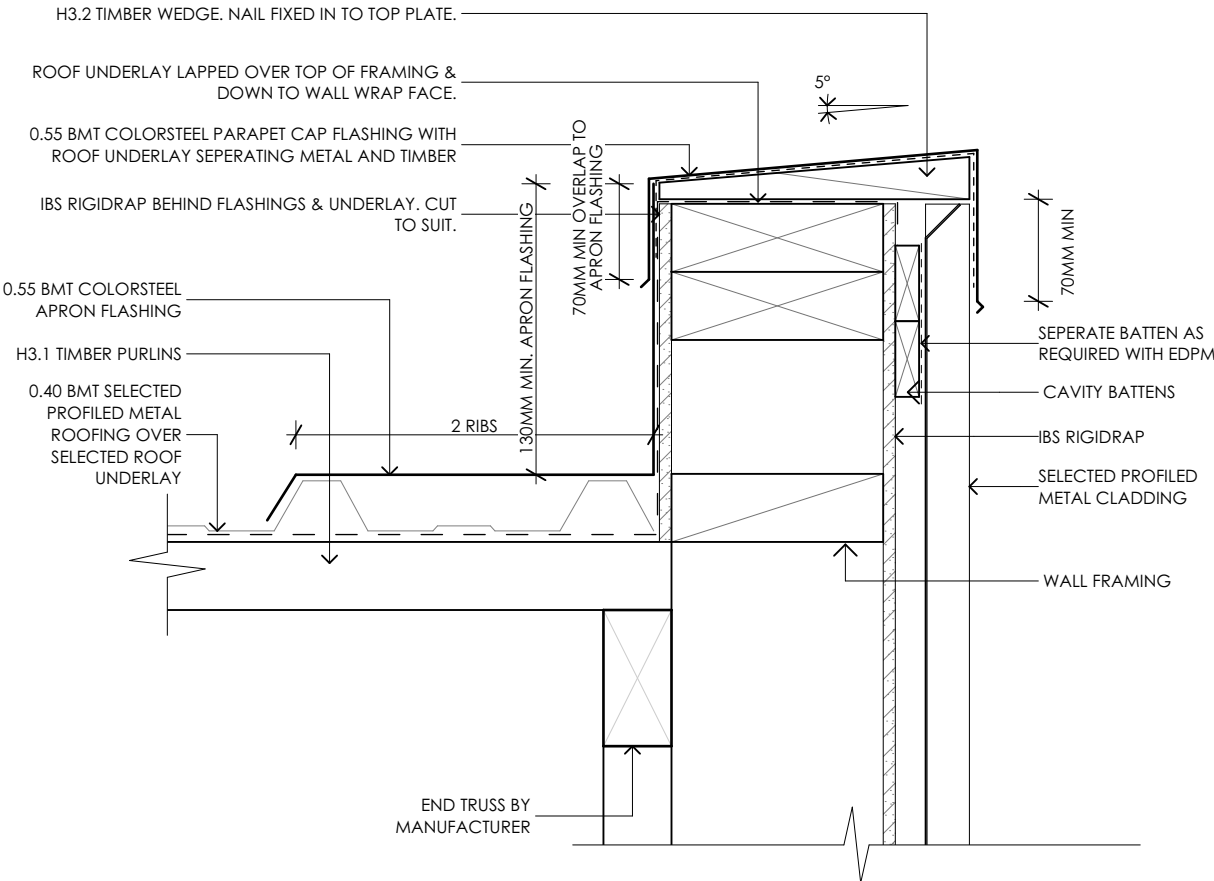
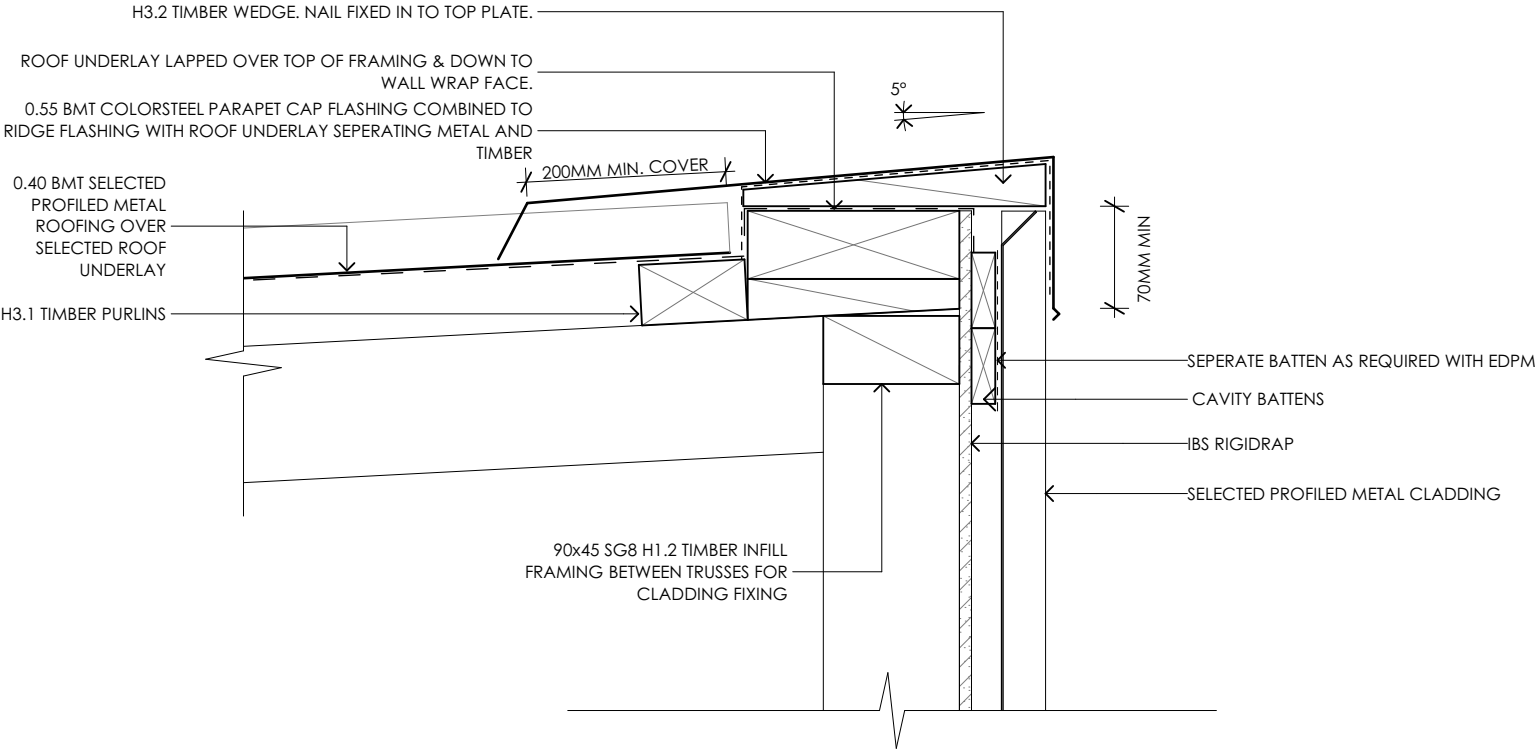
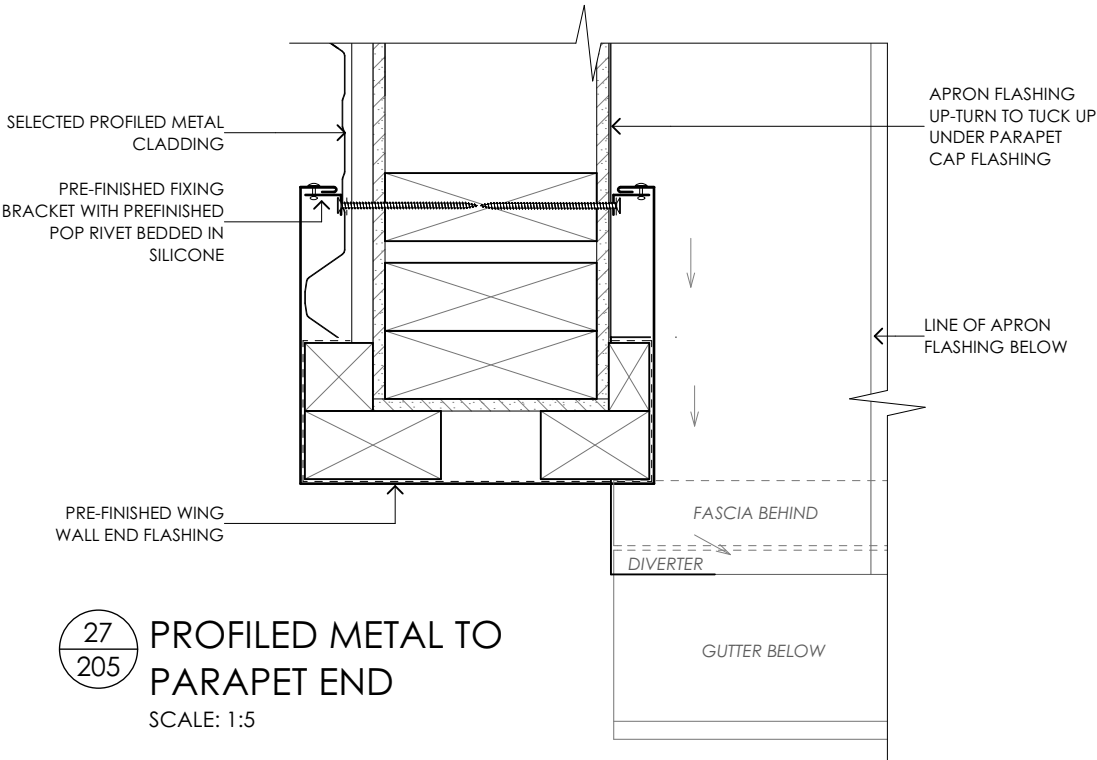
0.55 BMT COLORSTEEL PARAPET CAP FLASHING TO APRON FLASHING WITH ROOF UNDERLAY SEPERATING METAL FROM TIMBER

IBS RIGIDRAP BEHIND FLASHINGS & UNDERLAY. CUT TO SUIT.

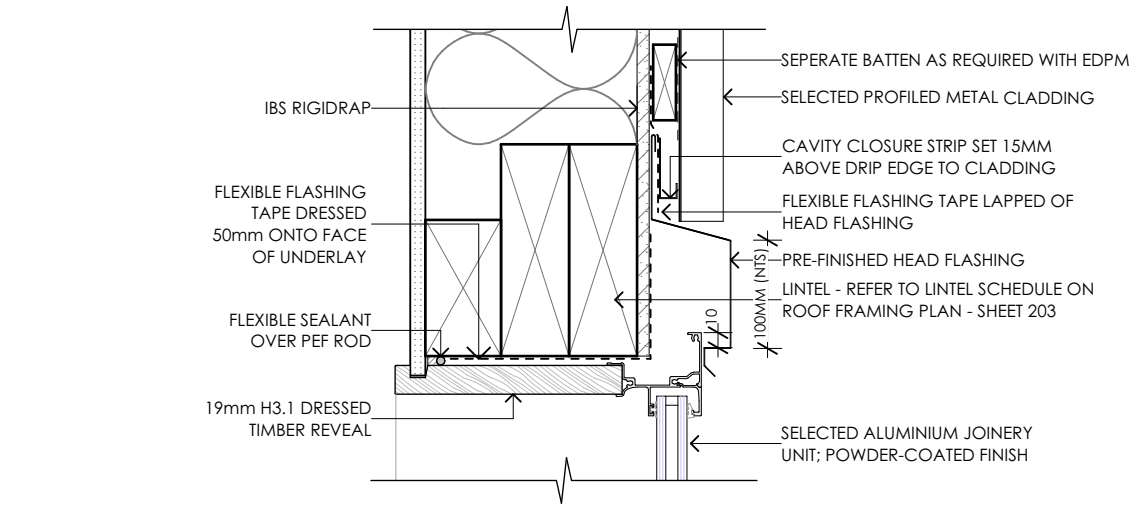
H3.1 TIMBER PURLINS

0.40 BMT SELECTED PROFILED METAL ROOFING OVER SELECTED ROOF UNDERLAY

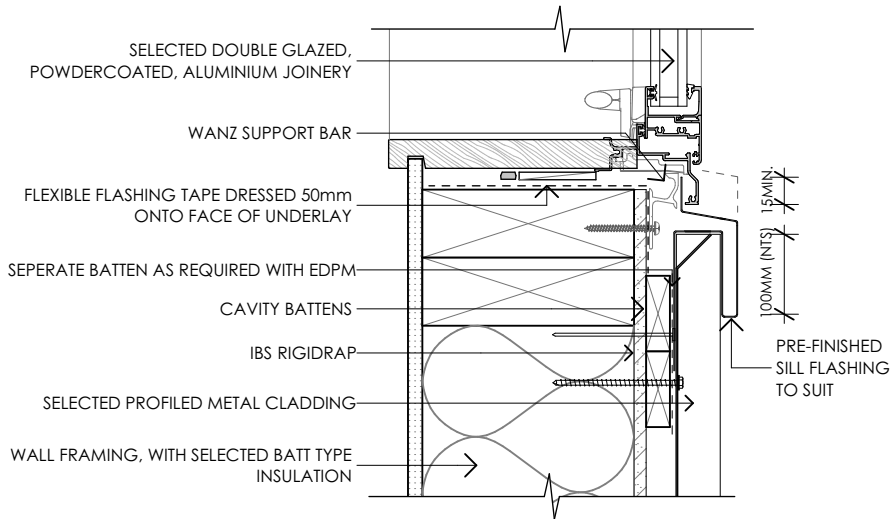




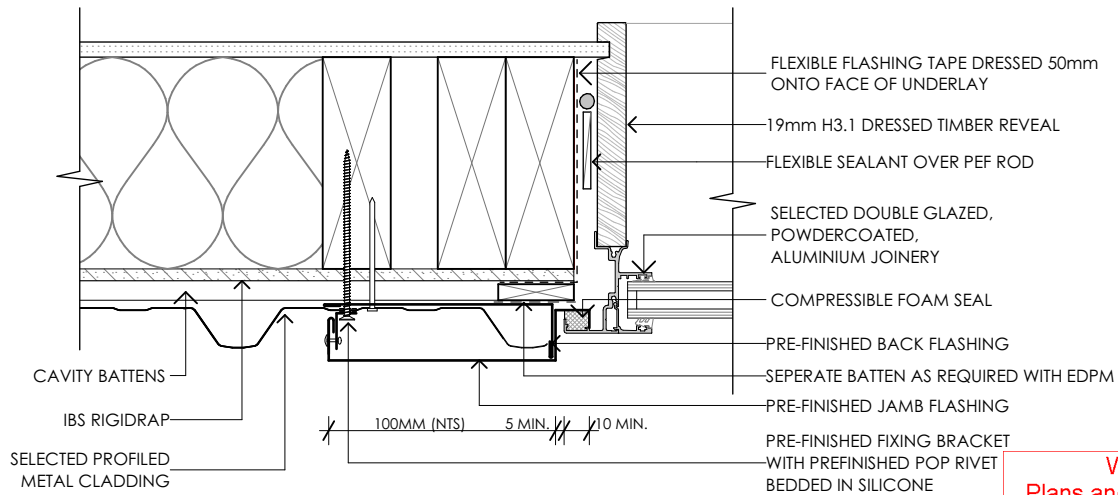
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31
 403
 PROFILED METAL WINDOW HEAD
 SCALE: 1:5

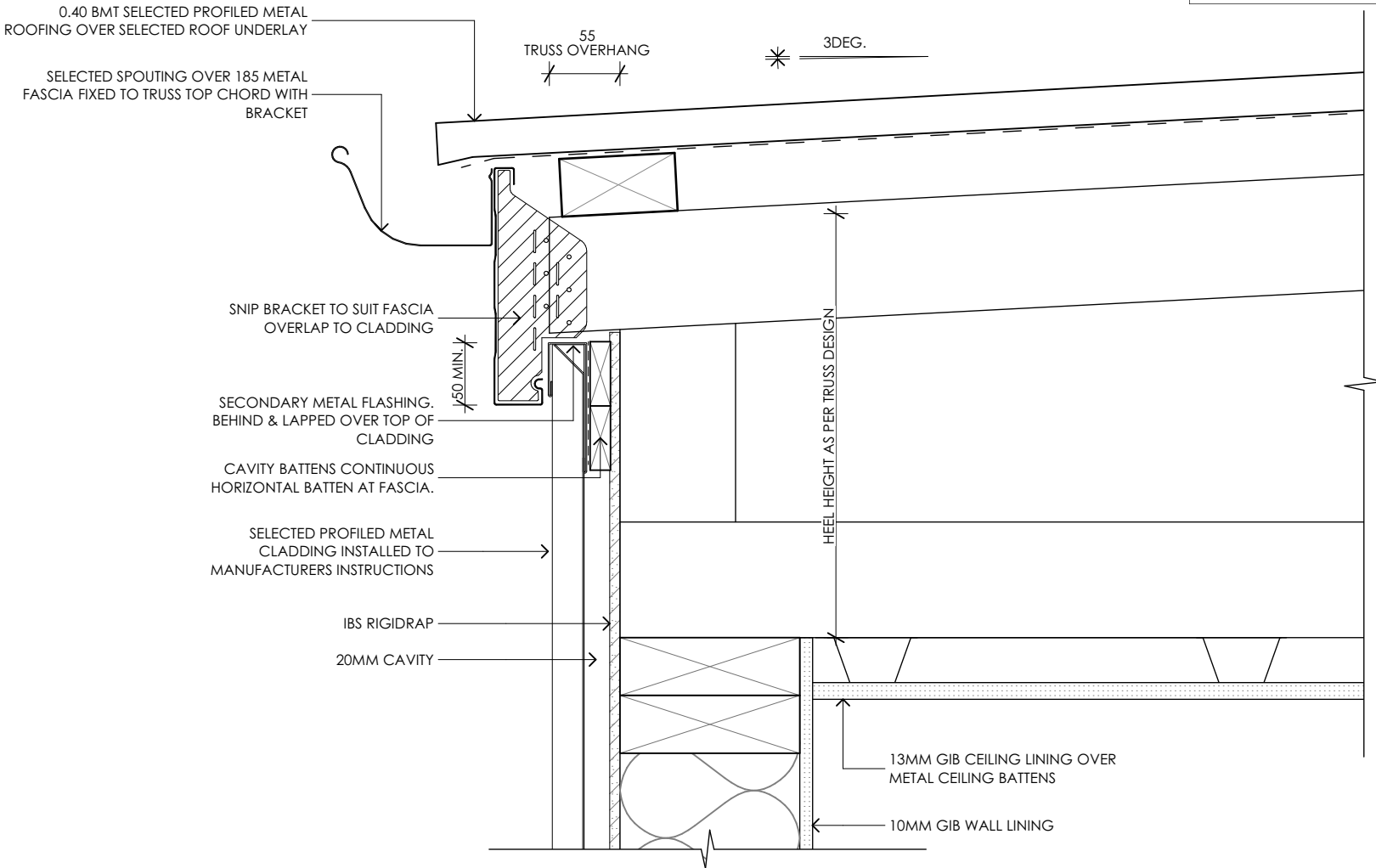


32
 403
 PROFILED METAL WINDOW SILL
 SCALE: 1:5

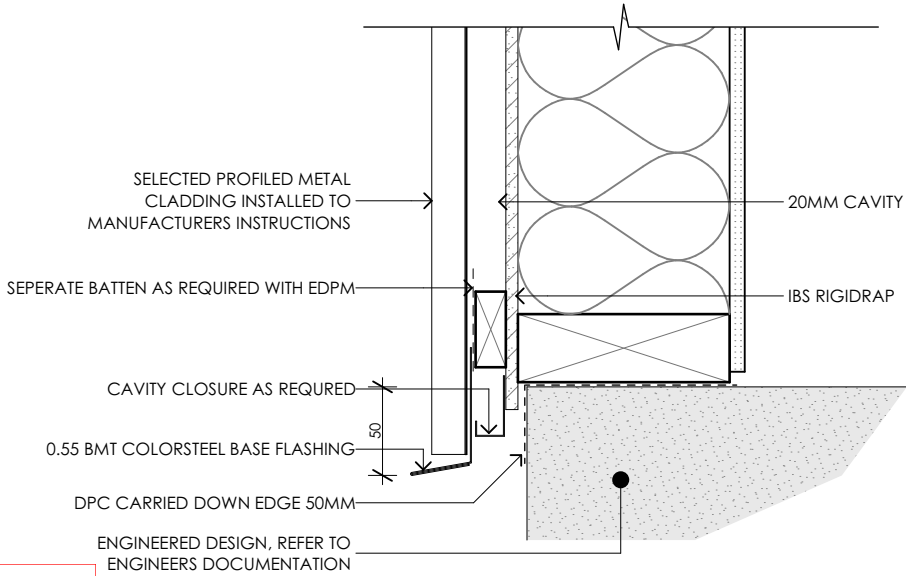


33
 201
 PROFILED METAL WINDOW JAMB
 SCALE: 1:5

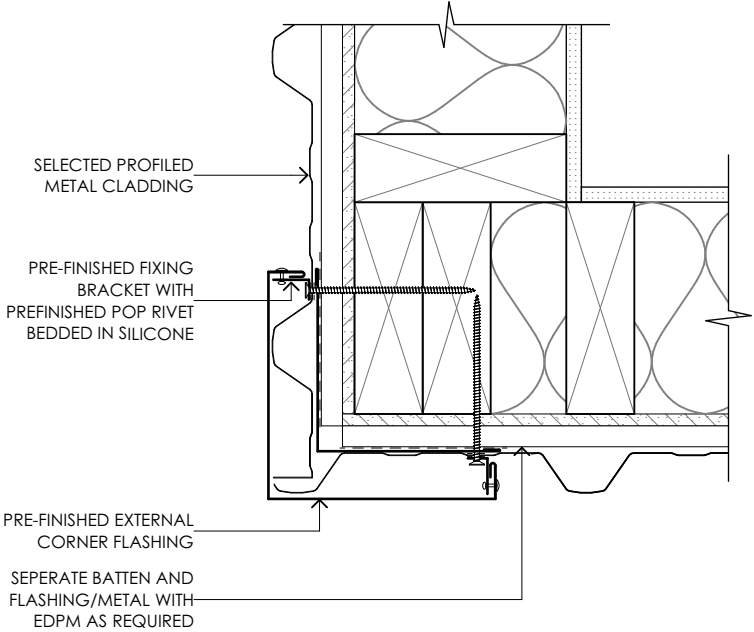
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 with the Building Act 2004, clause 49 and the Building
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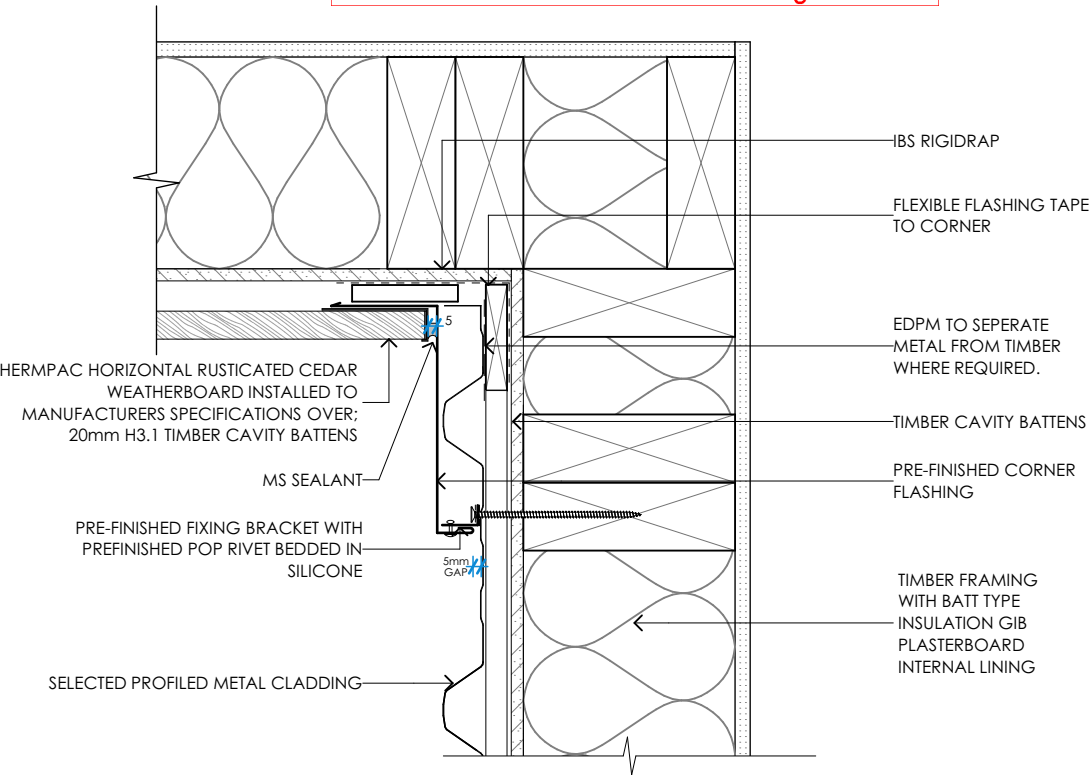
34
 403
 PROFILED METAL TO GUTTER
 SCALE: 1:5



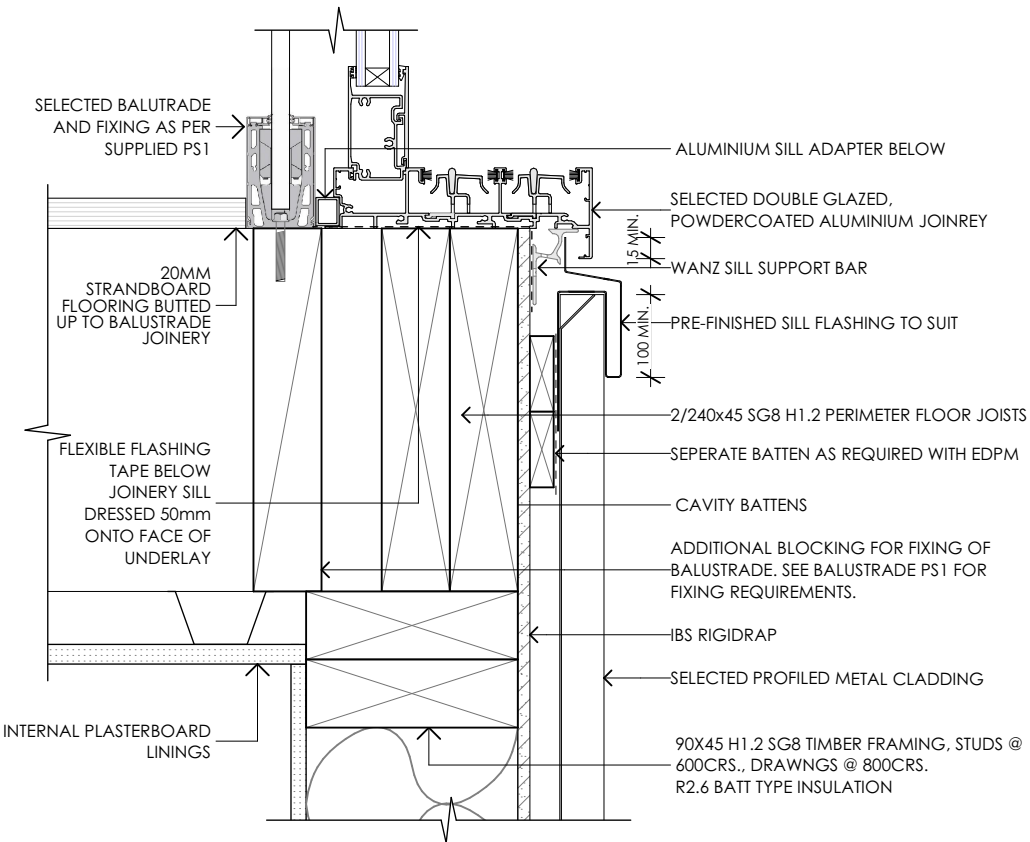
35
 402
 PROFILED METAL TO FOUNDATION
 SCALE 1:5



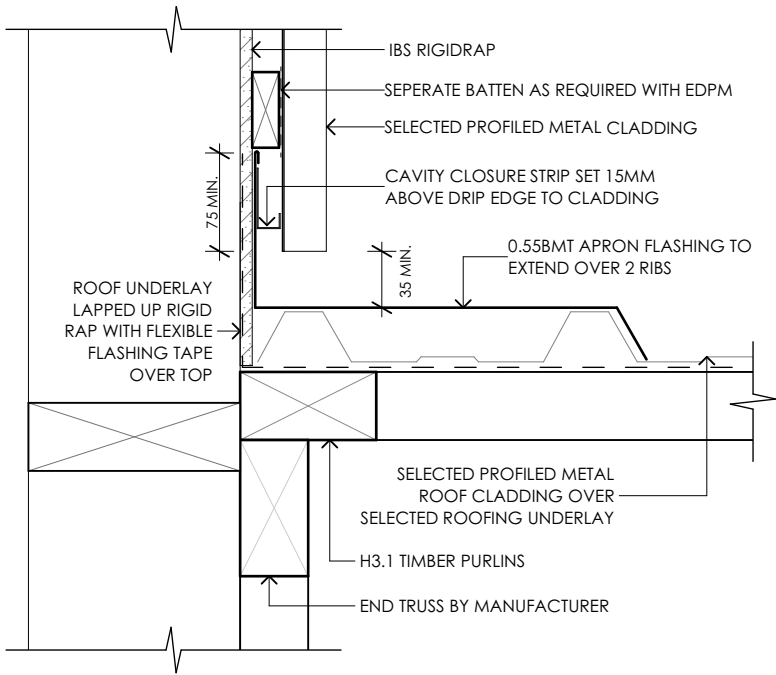
36
 201
 PROFILED METAL EXTERNAL CORNER
 SCALE: 1:5



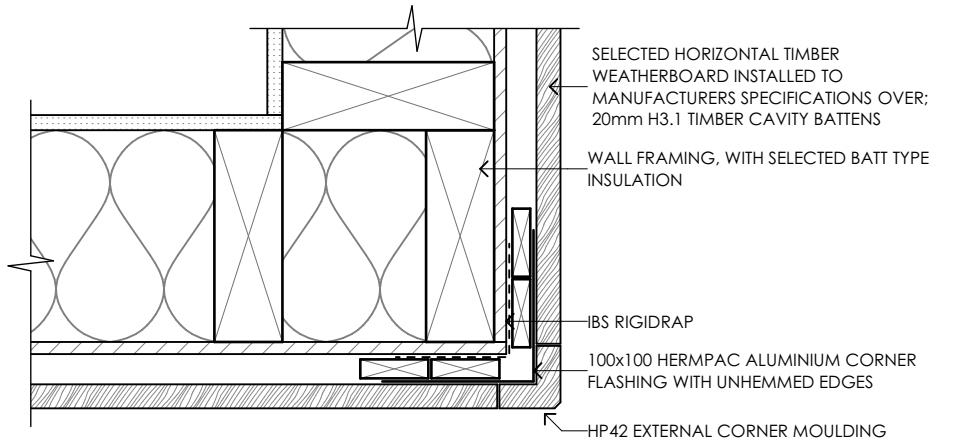
38
 201
 INTERNAL CORNER - PROFILED METAL TO WBs
 SCALE: 1:5



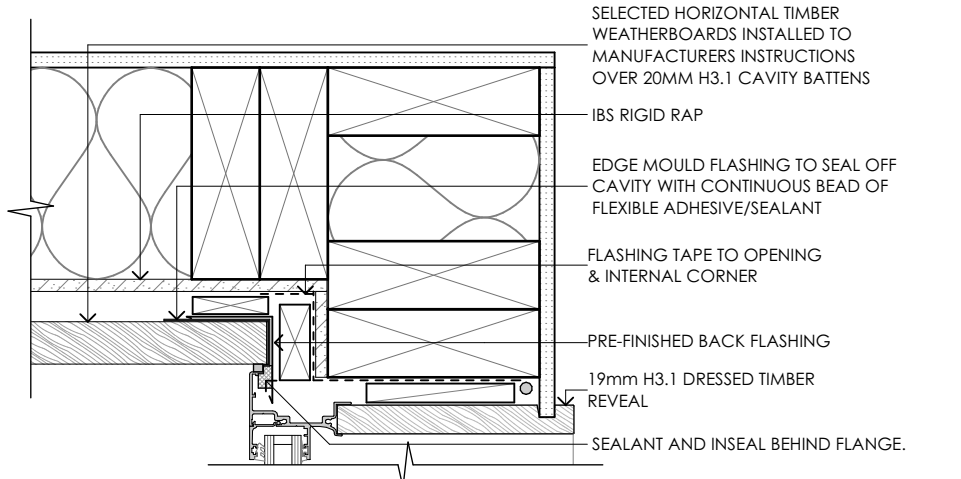
37
 403
 UPPER FLOOR SLIDING DOOR SILL WITH INTERNAL BALUSTRADE
 SCALE: 1:5



39
 402
 PARALLEL APRON TO PROFILED METAL
 SCALE: 1:5

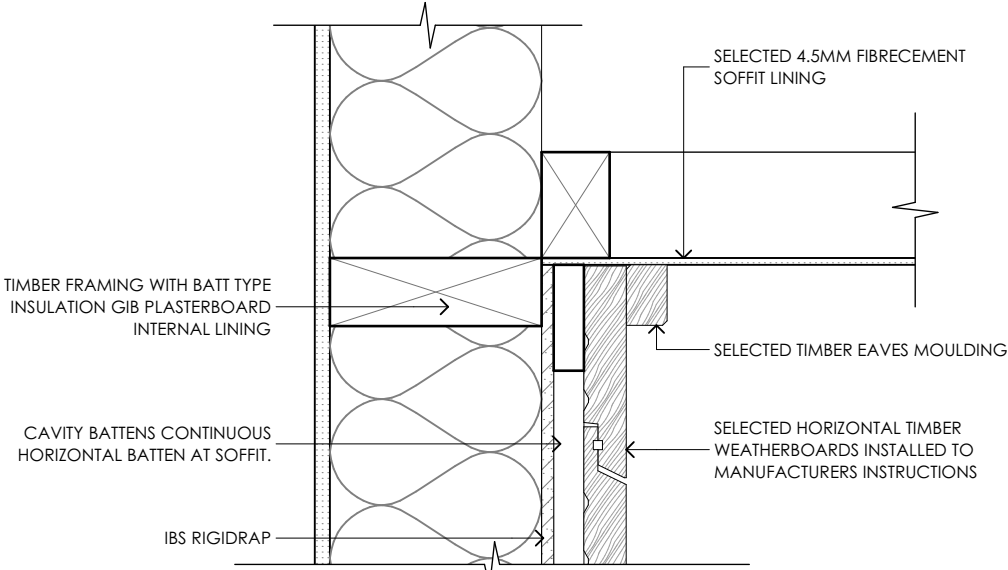


40
 201
 WBs EXTERNAL CORNER
 SCALE: 1:5

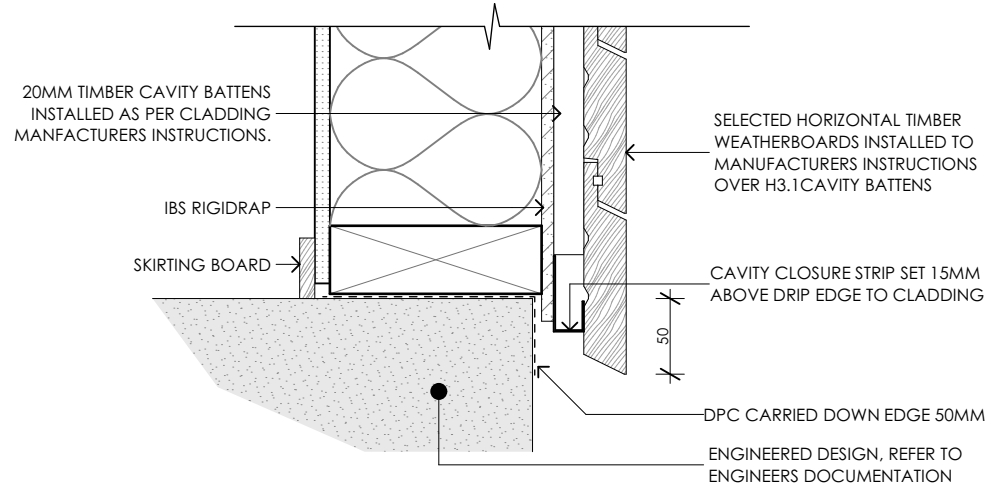


41
 201
 INTERNAL CORNER - WINDOW JOINERY TO WBs
 SCALE: 1:5

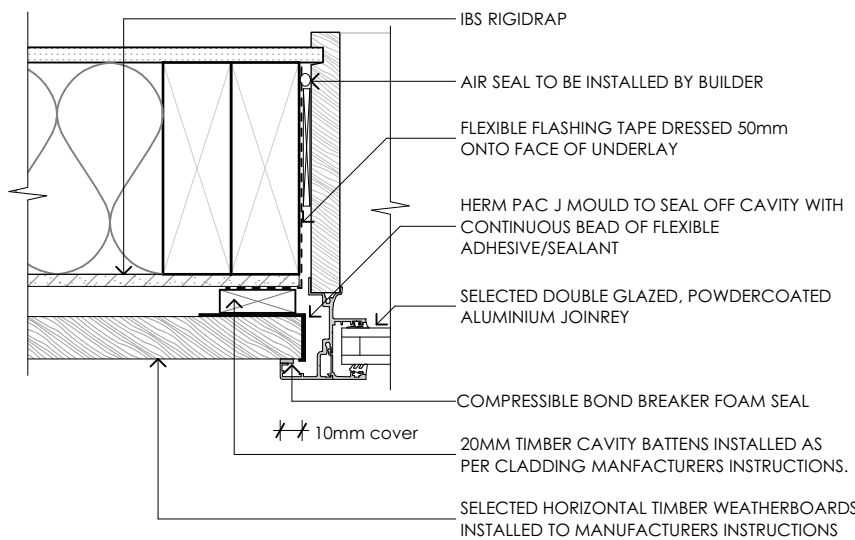
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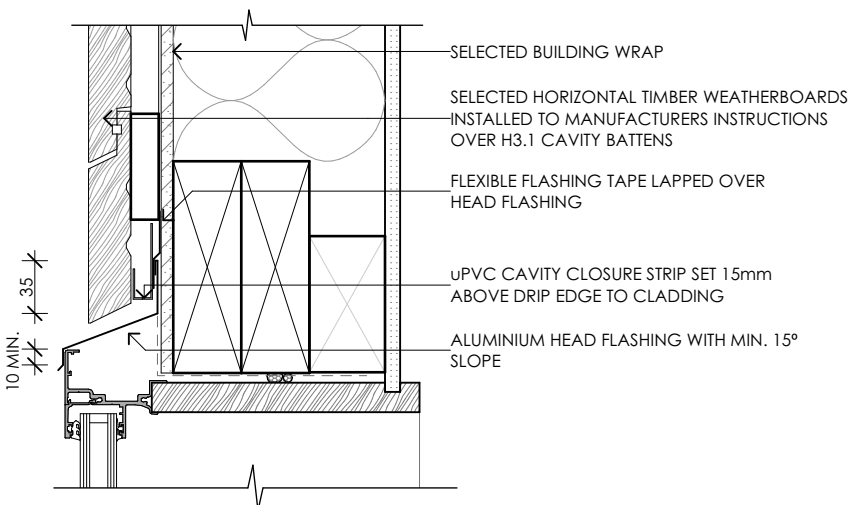
42
405
WBs TO SOFFIT
SCALE 1:5



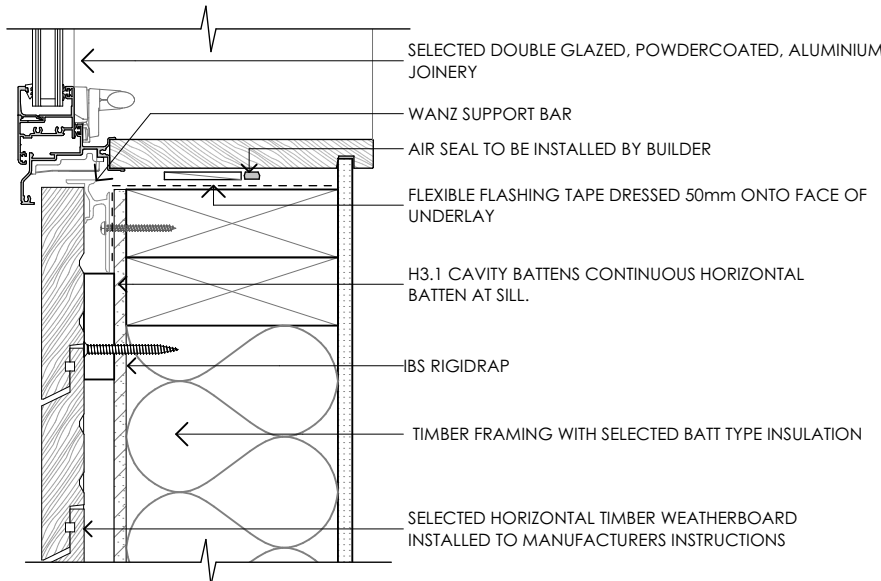
43
404
WBs TO FOUNDATION
SCALE 1:5



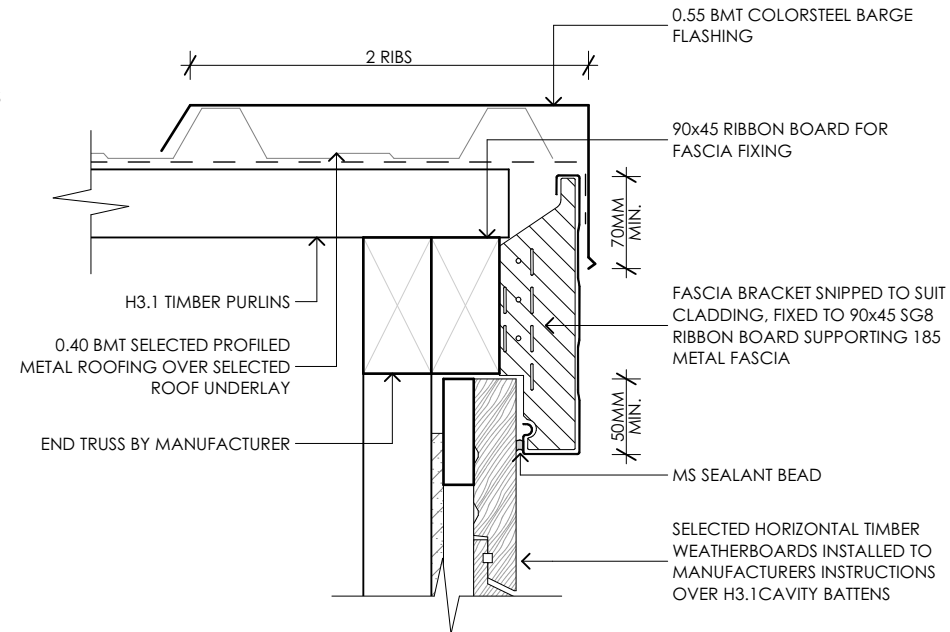
44
201
WBs WINDOW JAMB
SCALE 1:5



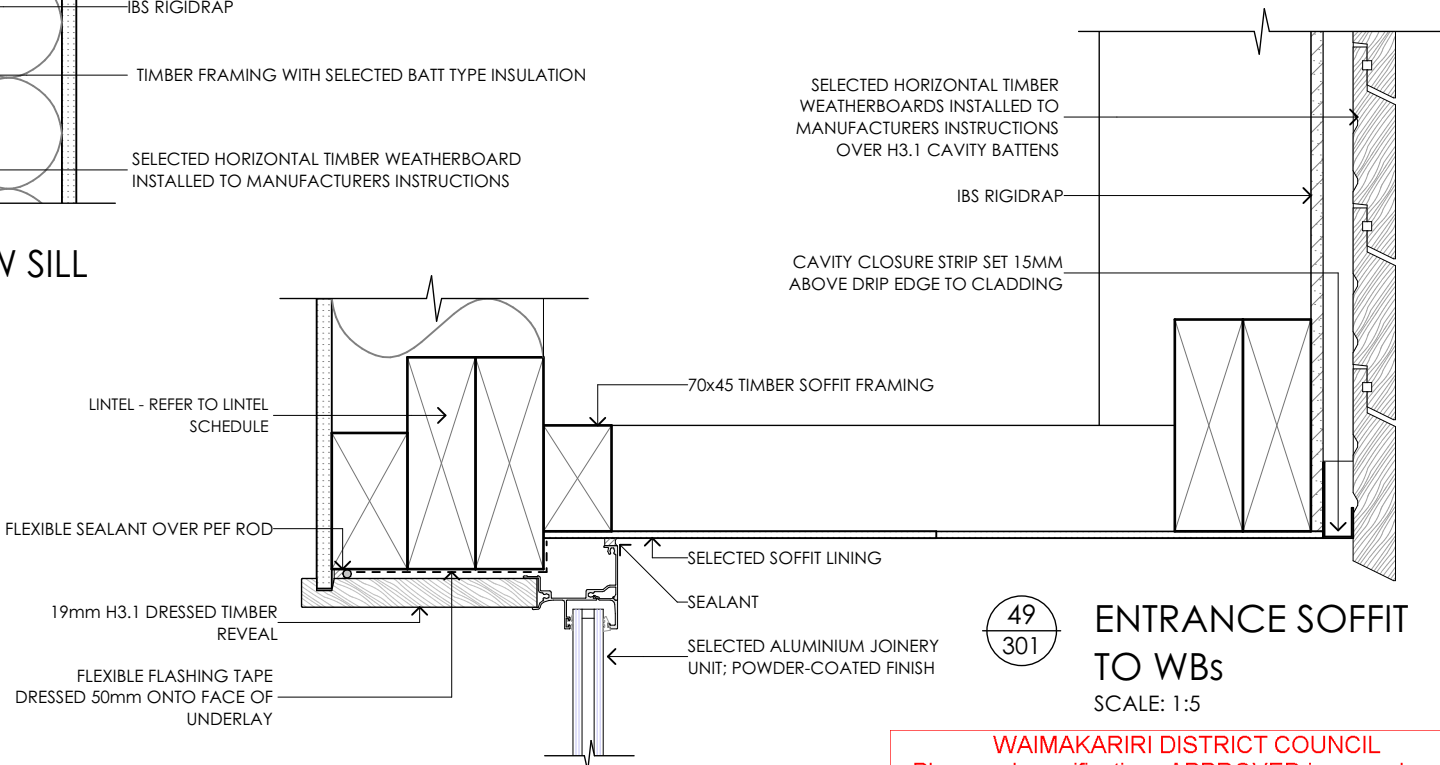
45
404
WBs WINDOW HEAD
SCALE 1:5



46
404
WBs WINDOW SILL
SCALE 1:5



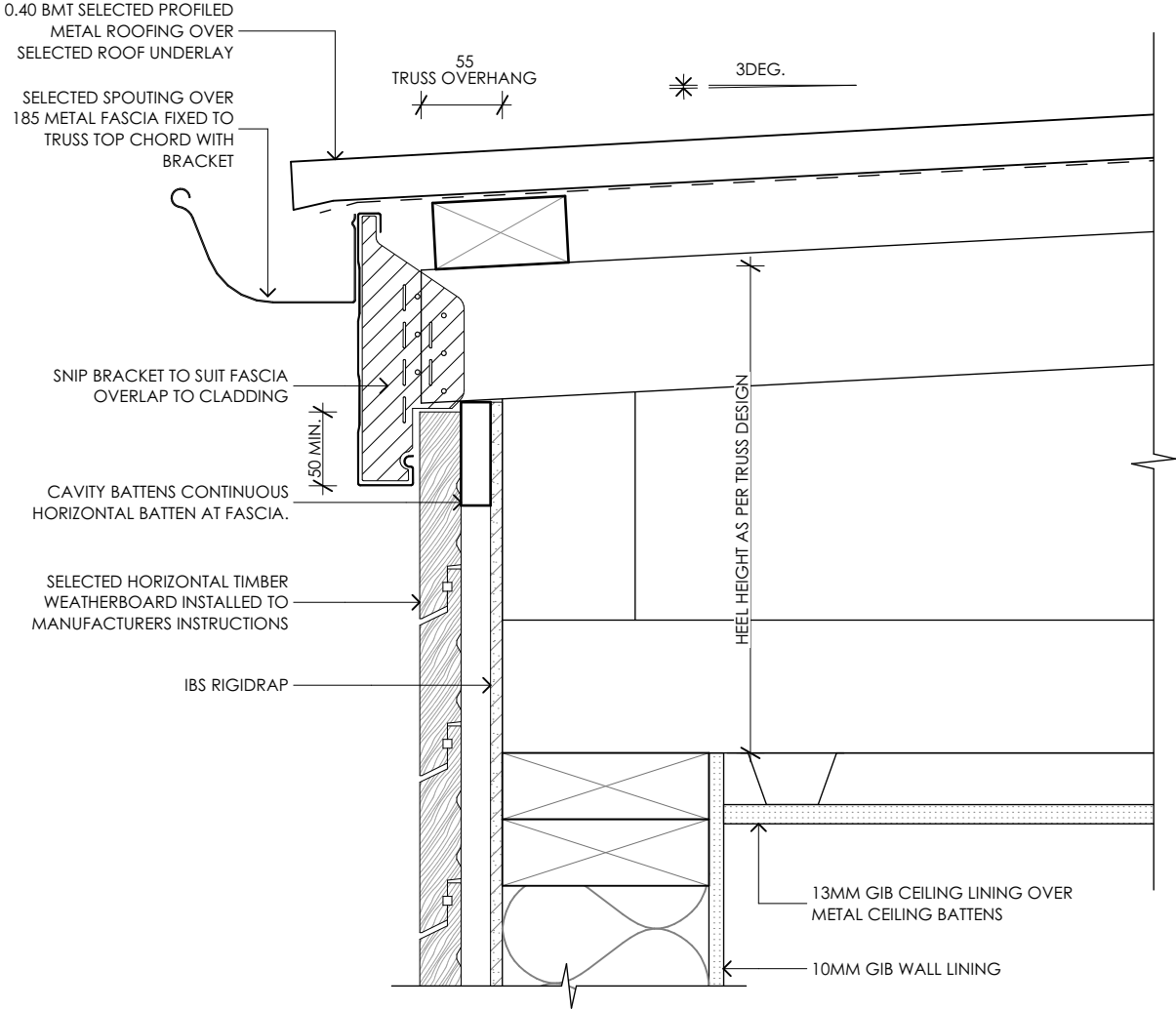
47
401
WBs TO BARGE
SCALE 1:5



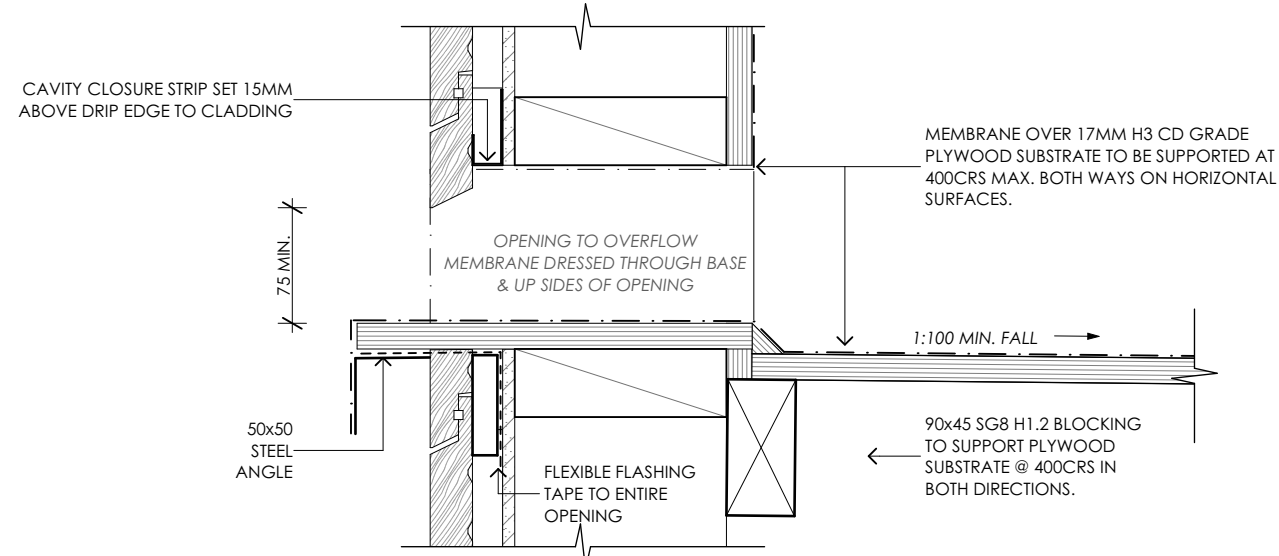
48
405
DOOR/WINDOW HEAD TO SOFFIT
SCALE 1:5

49
301
ENTRANCE SOFFIT
TO WBs
SCALE 1:5

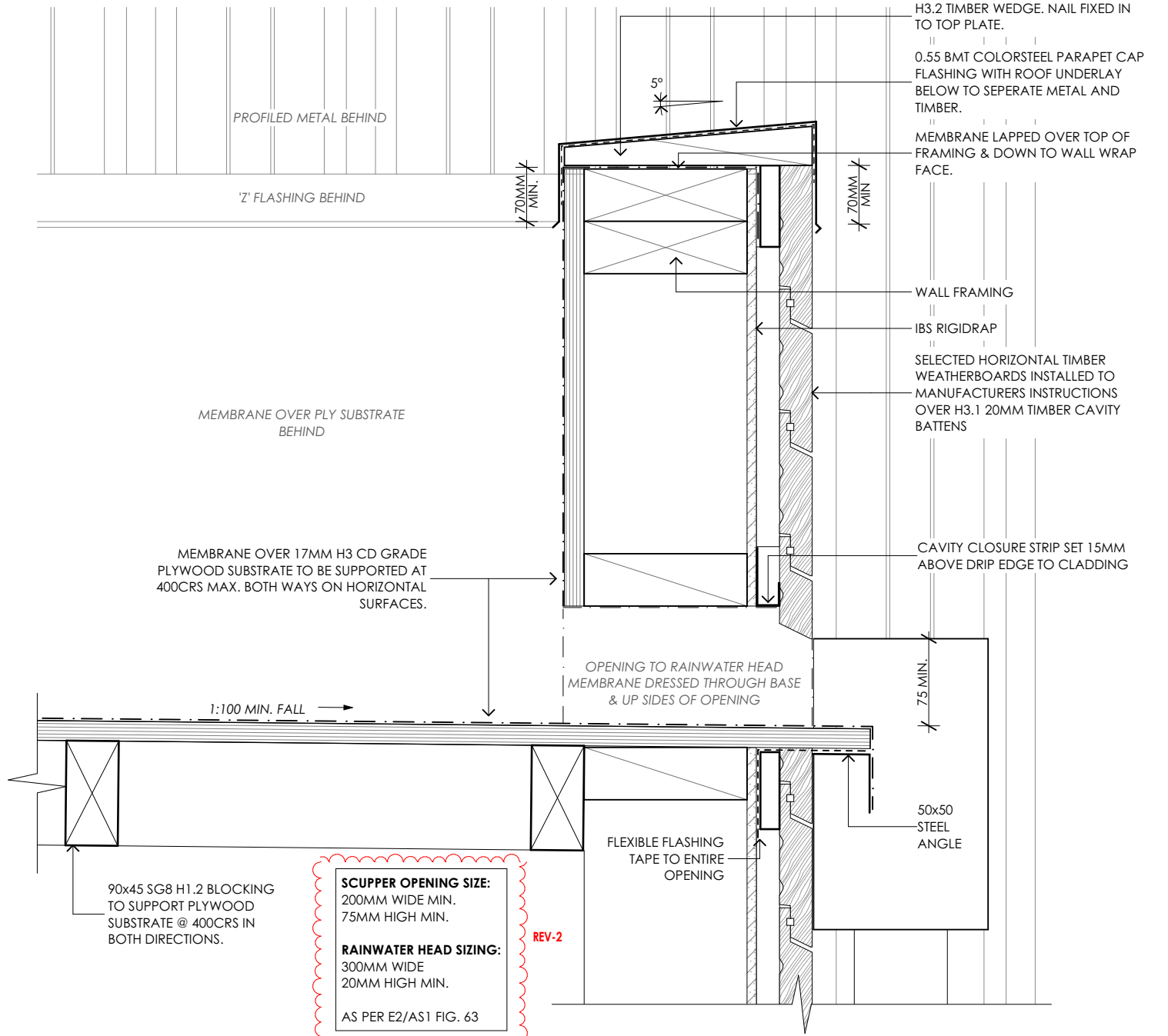
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50
 404
 WBs TO GUTTER
 SCALE: 1:5

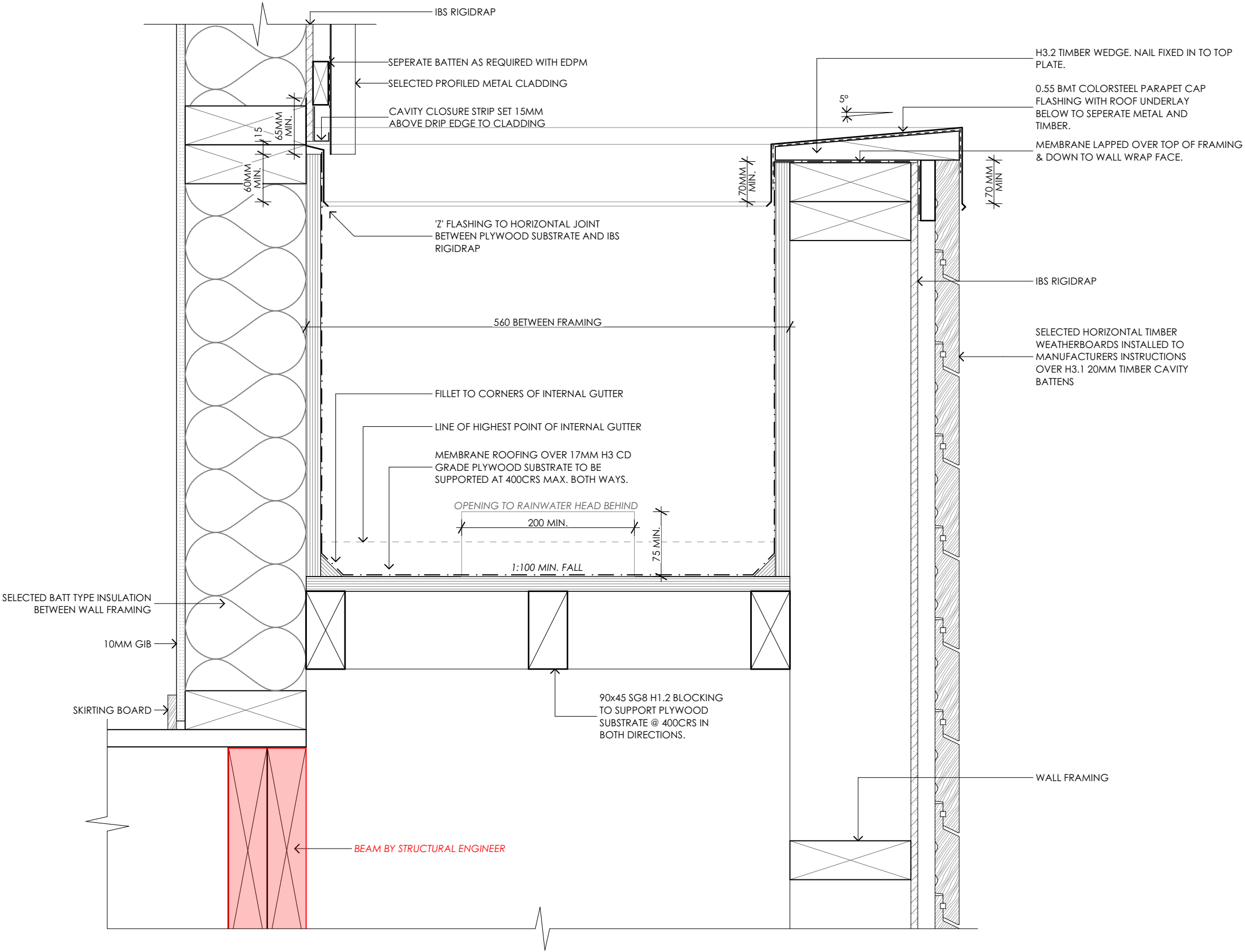


51.1
 -
 INTERNAL GUTTER TO OVERFLOW
 SCALE: 1:5



51
 301
 INTERNAL GUTTER TO RAINWATER HEAD
 SCALE: 1:5

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52
 404

INTERNAL GUTTER TO PARAPET
 SCALE: 1:5

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SCALE: 1:5

BESPOKE
ARCHITECTURE

SHEET NO 512

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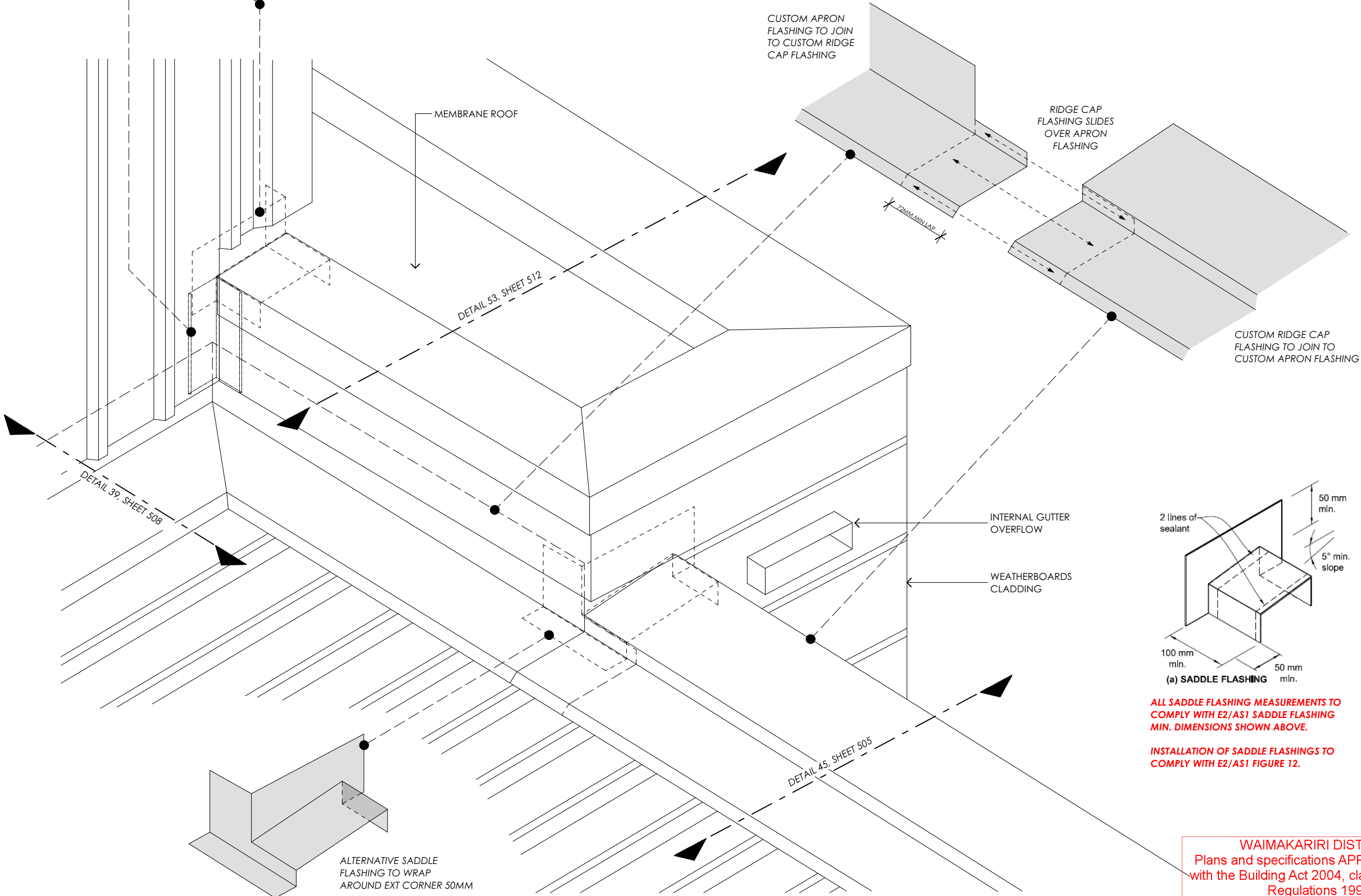
50x50MM CORNER
 FLASHING ON FACE OF
 BATTENS BEHIND SADDLE
 FLASHING AS PER E2/AS1
 FIGURE 12 (C)

ALTERNATIVE SADDLE
 FLASHING TO WRAP AROUND
 EXT CORNER 50MM

54
 205

MEMBRANE ROOF TO TRUSSED
 ROOF & PARAPET

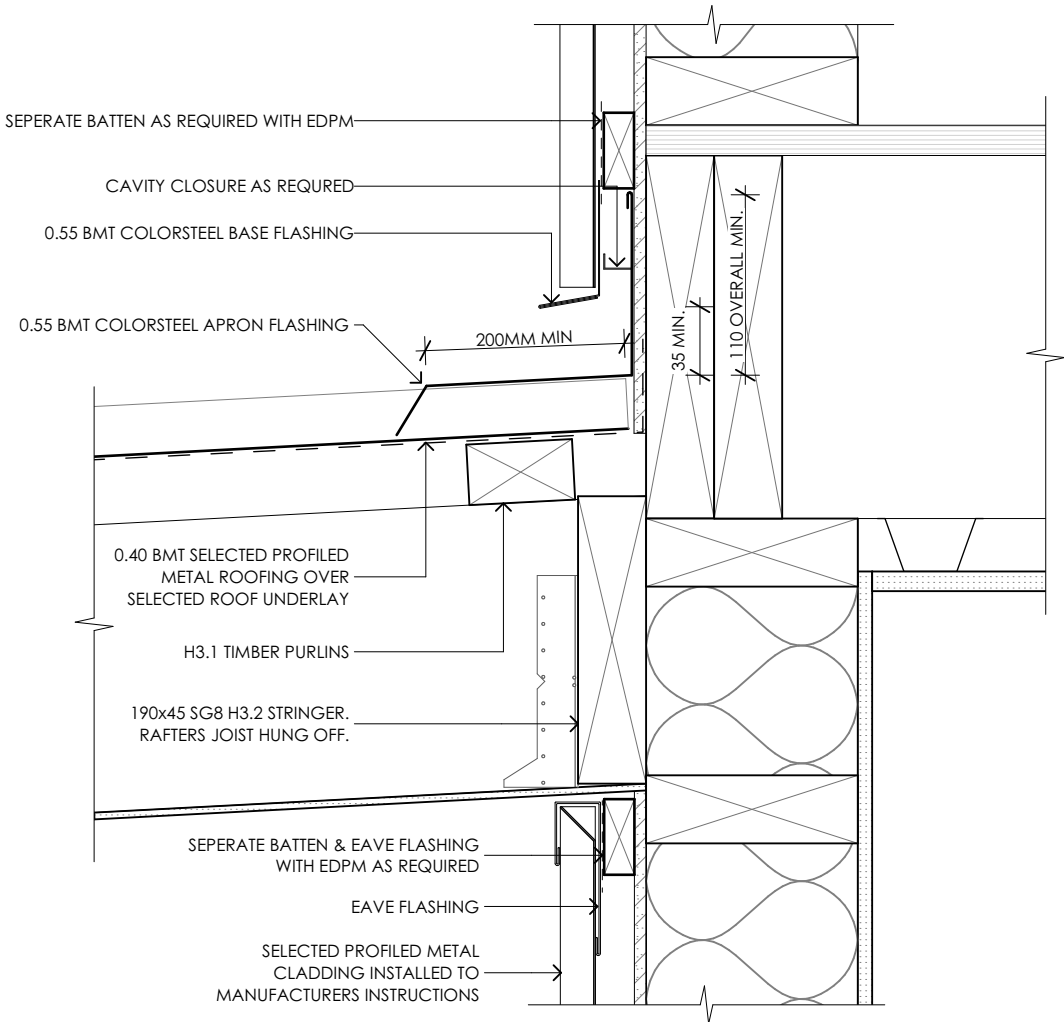
SCALE: 1:5



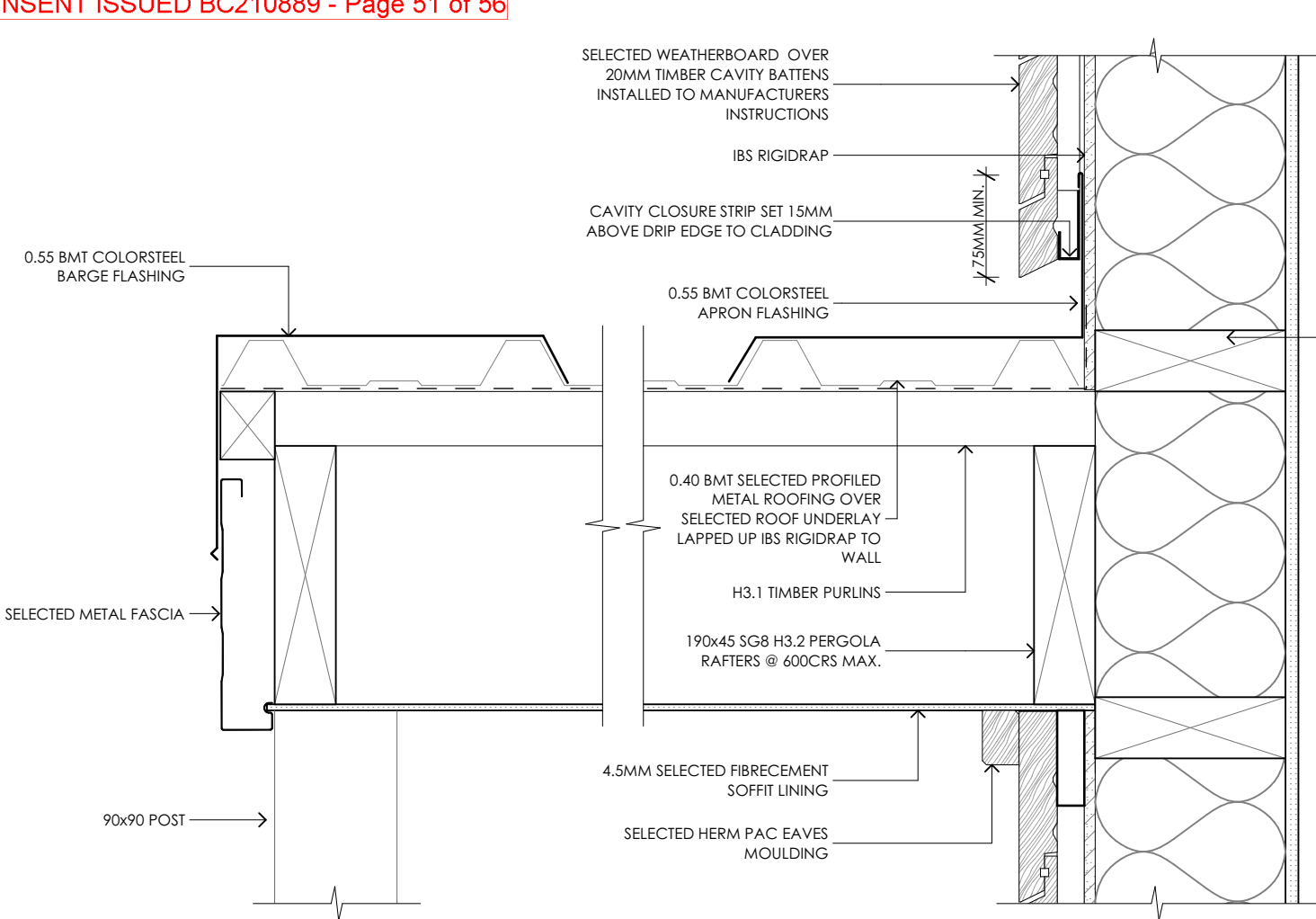
ALL SADDLE FLASHING MEASUREMENTS TO
 COMPLY WITH E2/AS1 SADDLE FLASHING
 MIN. DIMENSIONS SHOWN ABOVE.

INSTALLATION OF SADDLE FLASHINGS TO
 COMPLY WITH E2/AS1 FIGURE 12.

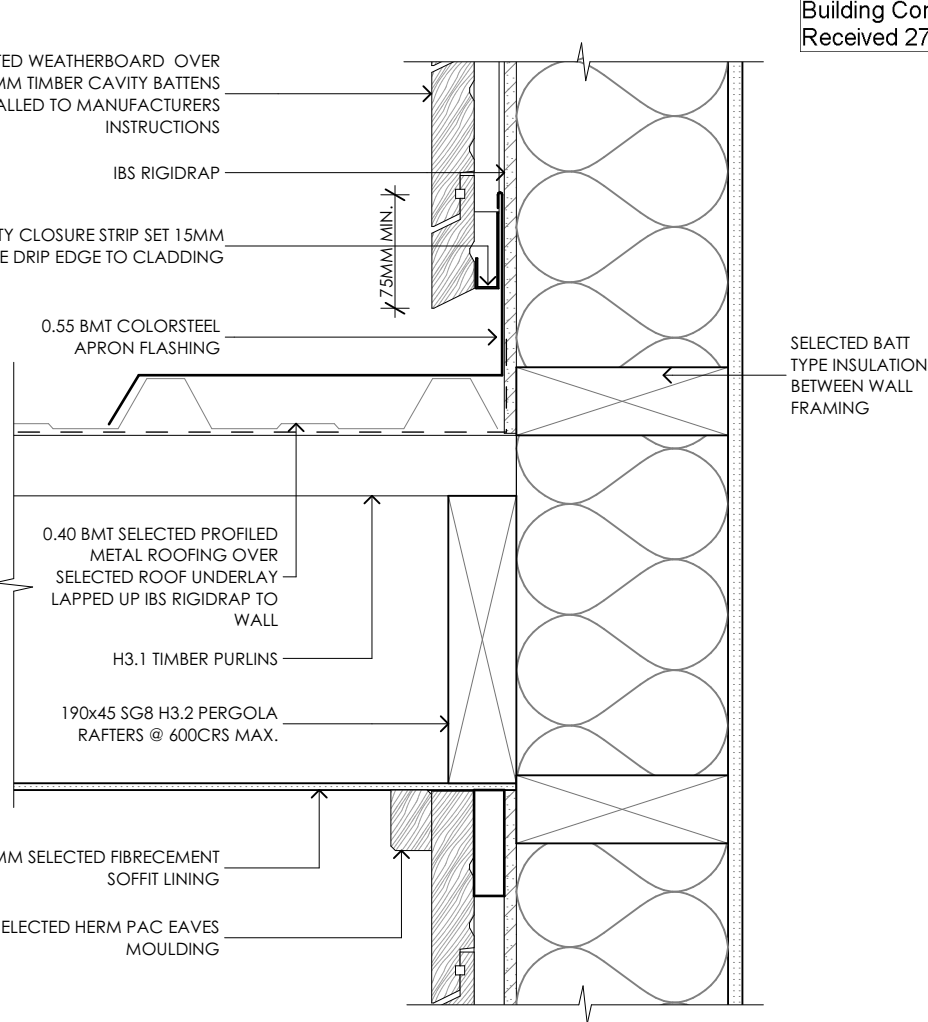
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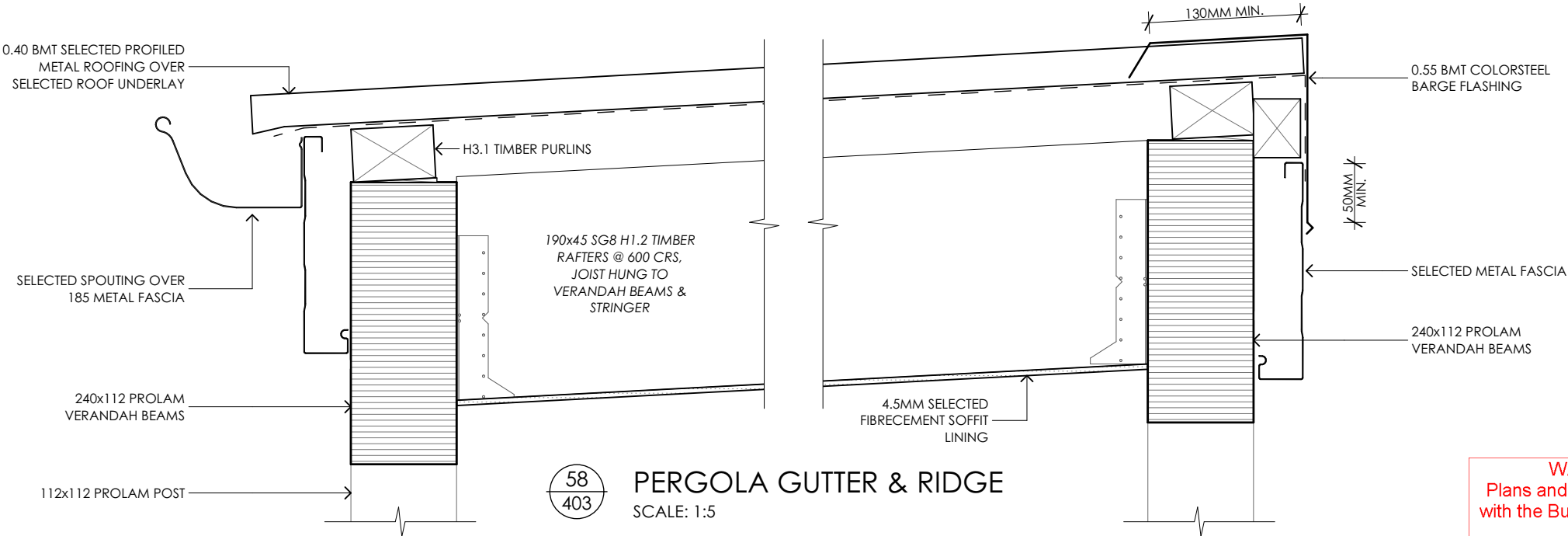
55
 403
 PERGOLA TRANSVERSE APRON FLASHING
 TO PROFILED METAL & PERGOLA SOFFIT
 SCALE: 1:5



56
 401
 PERGOLA BARGE
 SCALE: 1:5

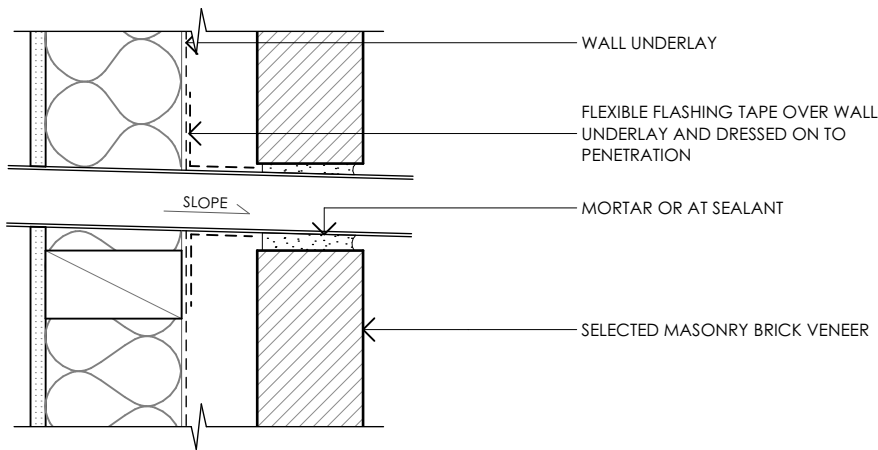


57
 401
 PERGOLA PARALLEL APRON FLASHING TO
 WBs & PERGOLA SOFFIT
 SCALE: 1:5

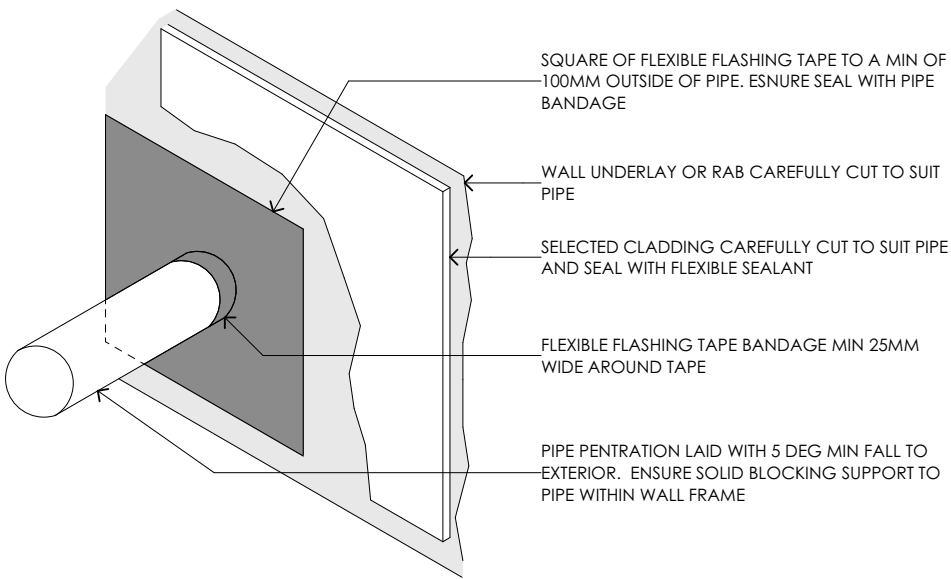


58
 403
 PERGOLA GUTTER & RIDGE
 SCALE: 1:5

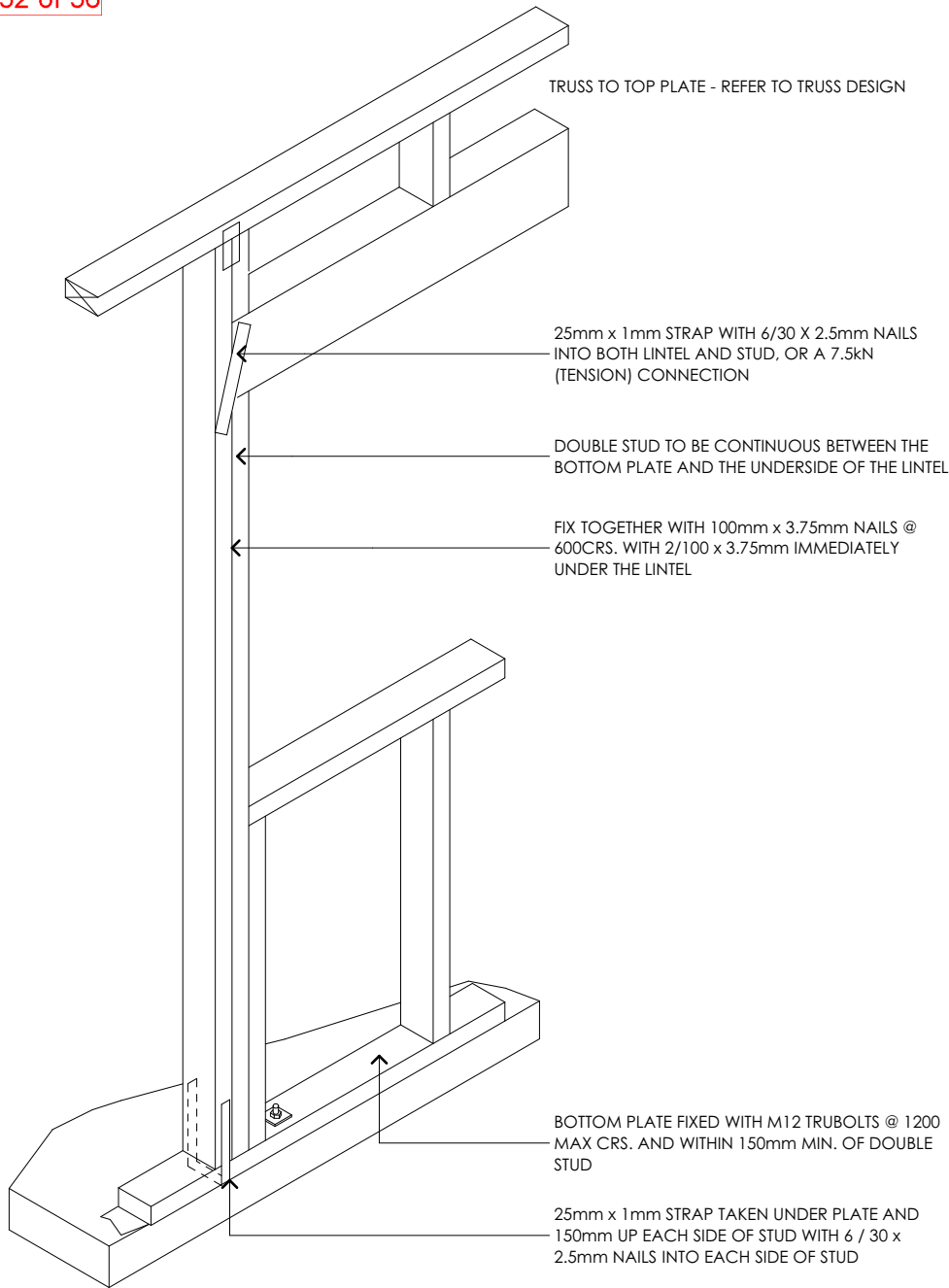
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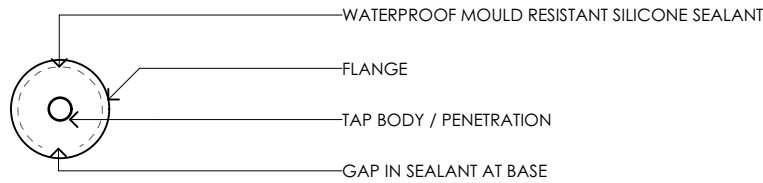
59
 TYP.
 PIPE PENETRATION DETAIL
 BRICK VENEER
 SCALE 1:5



60
 TYP.
 PIPE PENETRATION TYPICAL
 SCALE 1:5

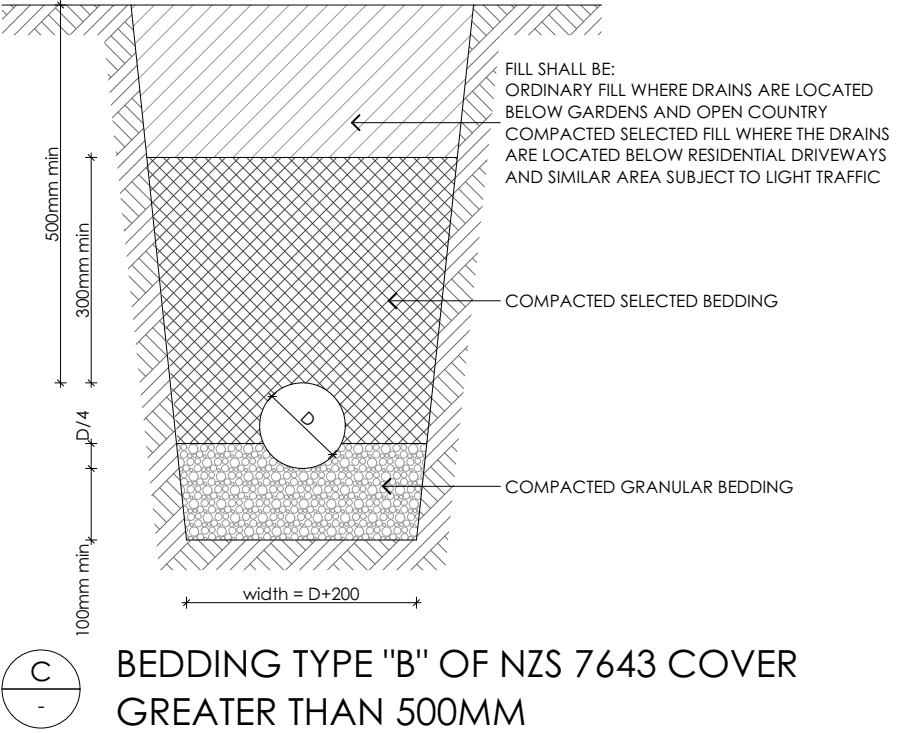
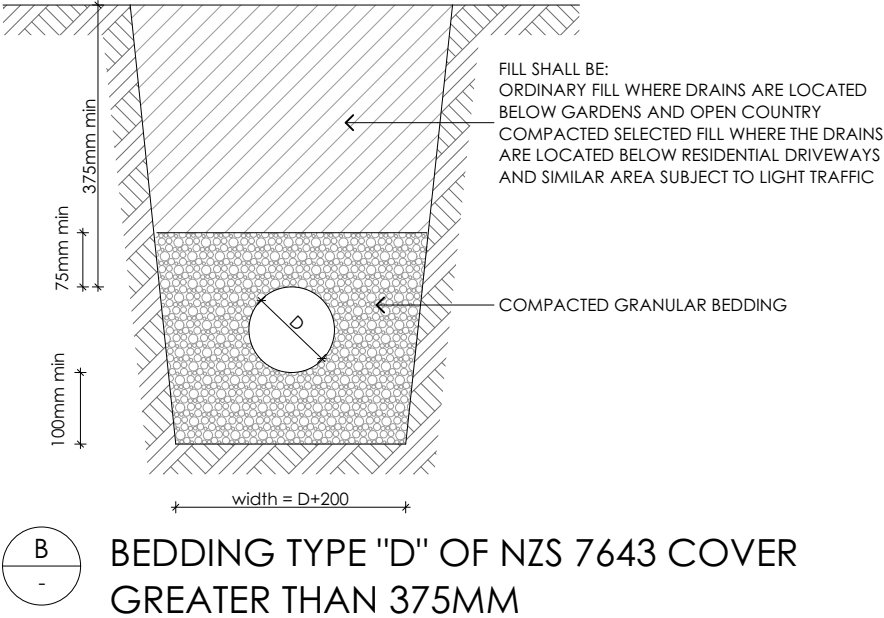
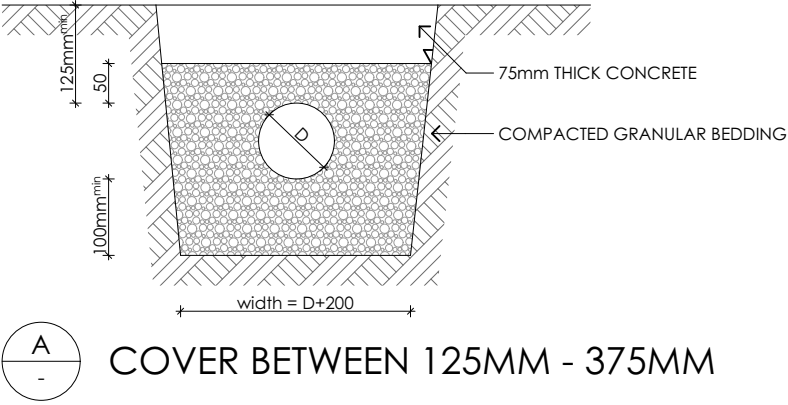


61
 TYP.
 TYPICAL STRAPPING DETAIL
 SCALE 1:5

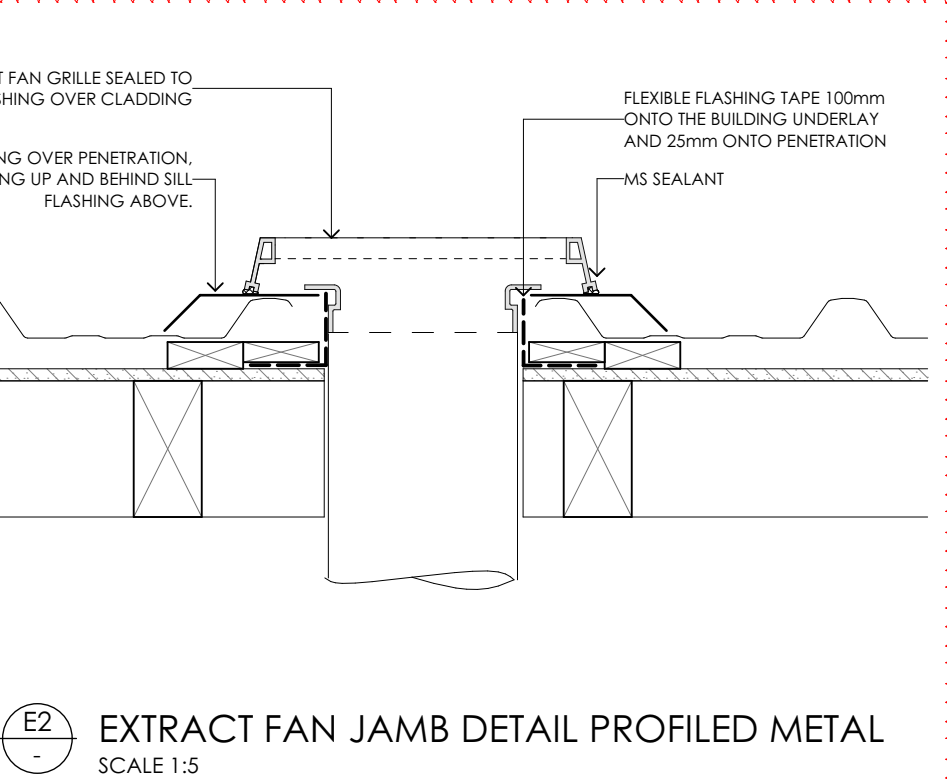
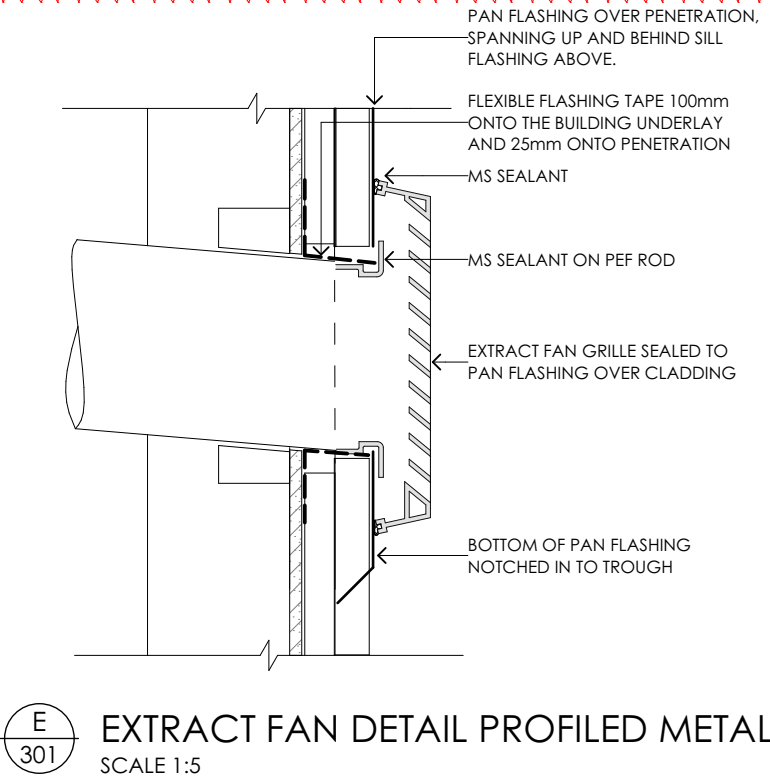
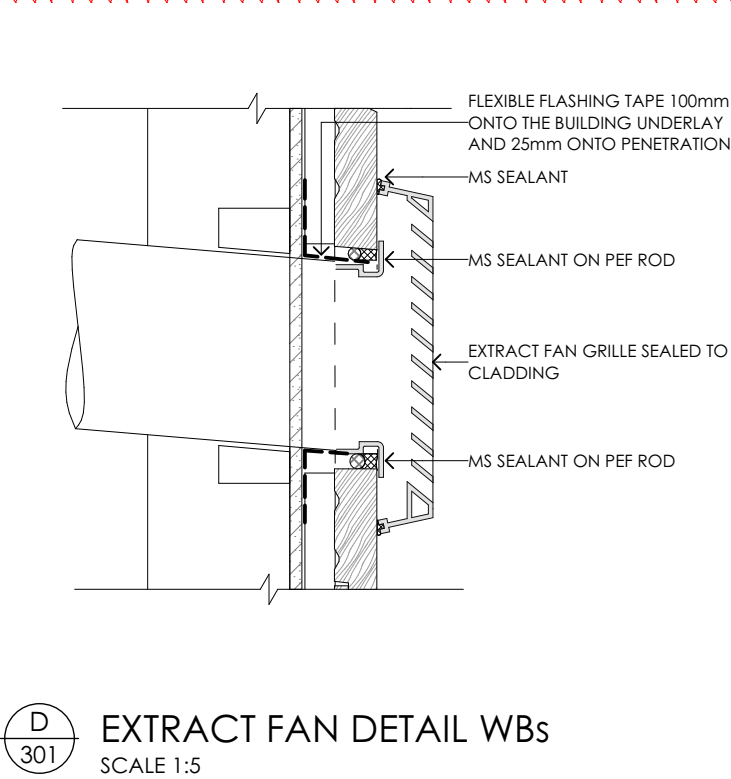


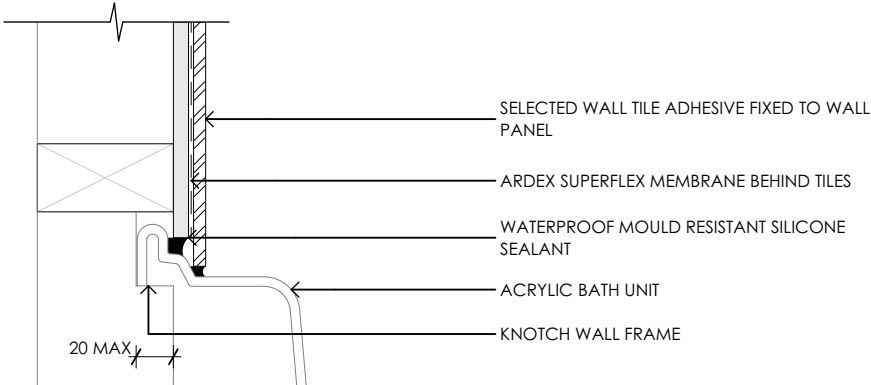
62
 TYP.
 PIPE PENETRATION
 SCALE 1:5

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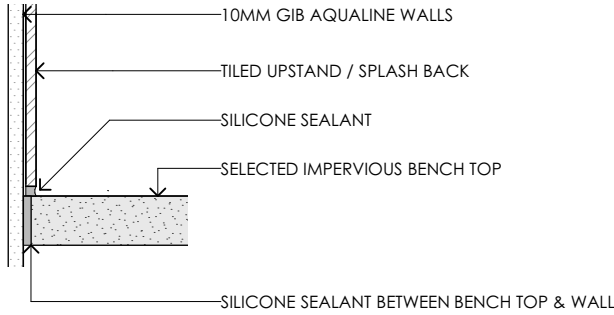


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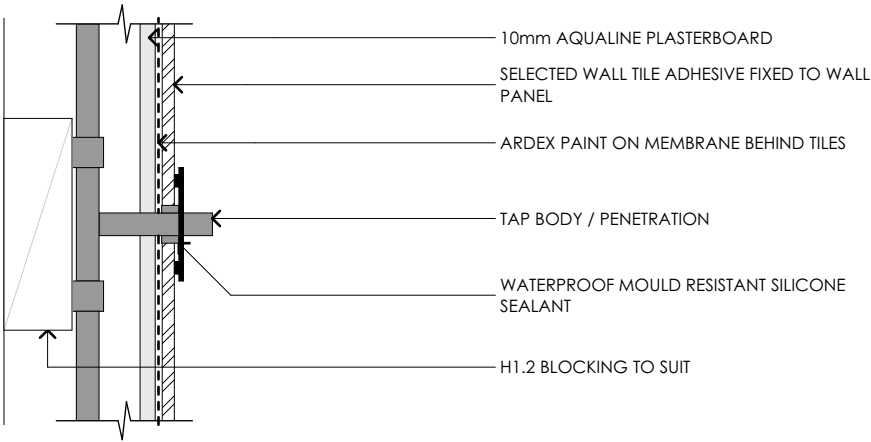




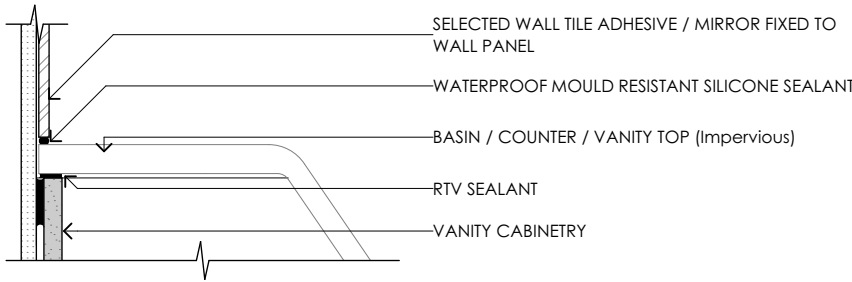
F
 BATH TO WALL WATERPROOFING
 SCALE 1:5



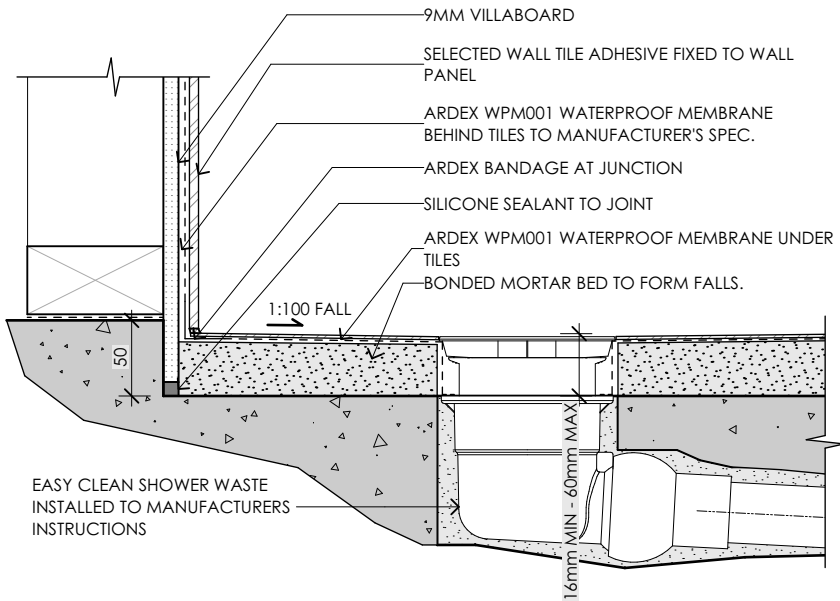
H
 TYP.
 KITCHEN BENCH TO WALL
 SCALE 1:5



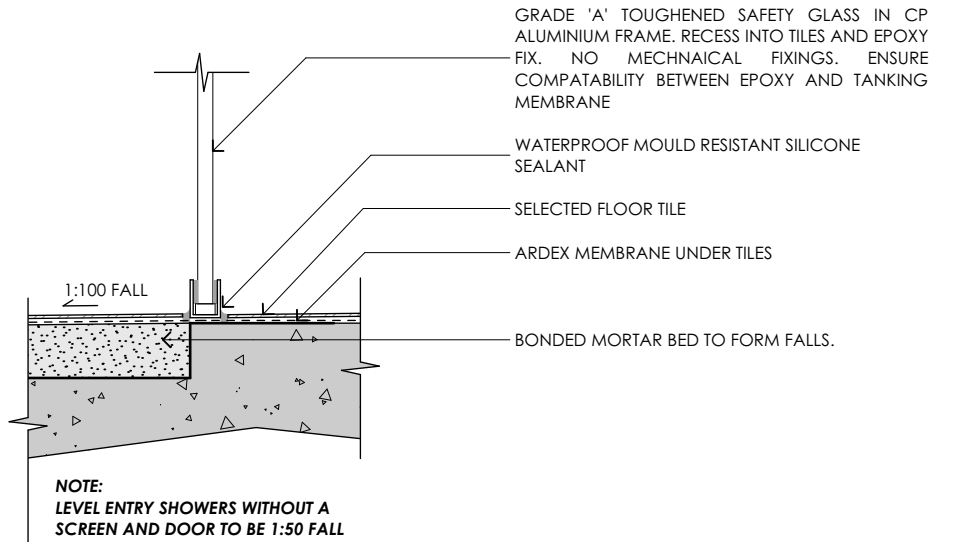
G
 TILE PENETRATION
 SCALE 1:5



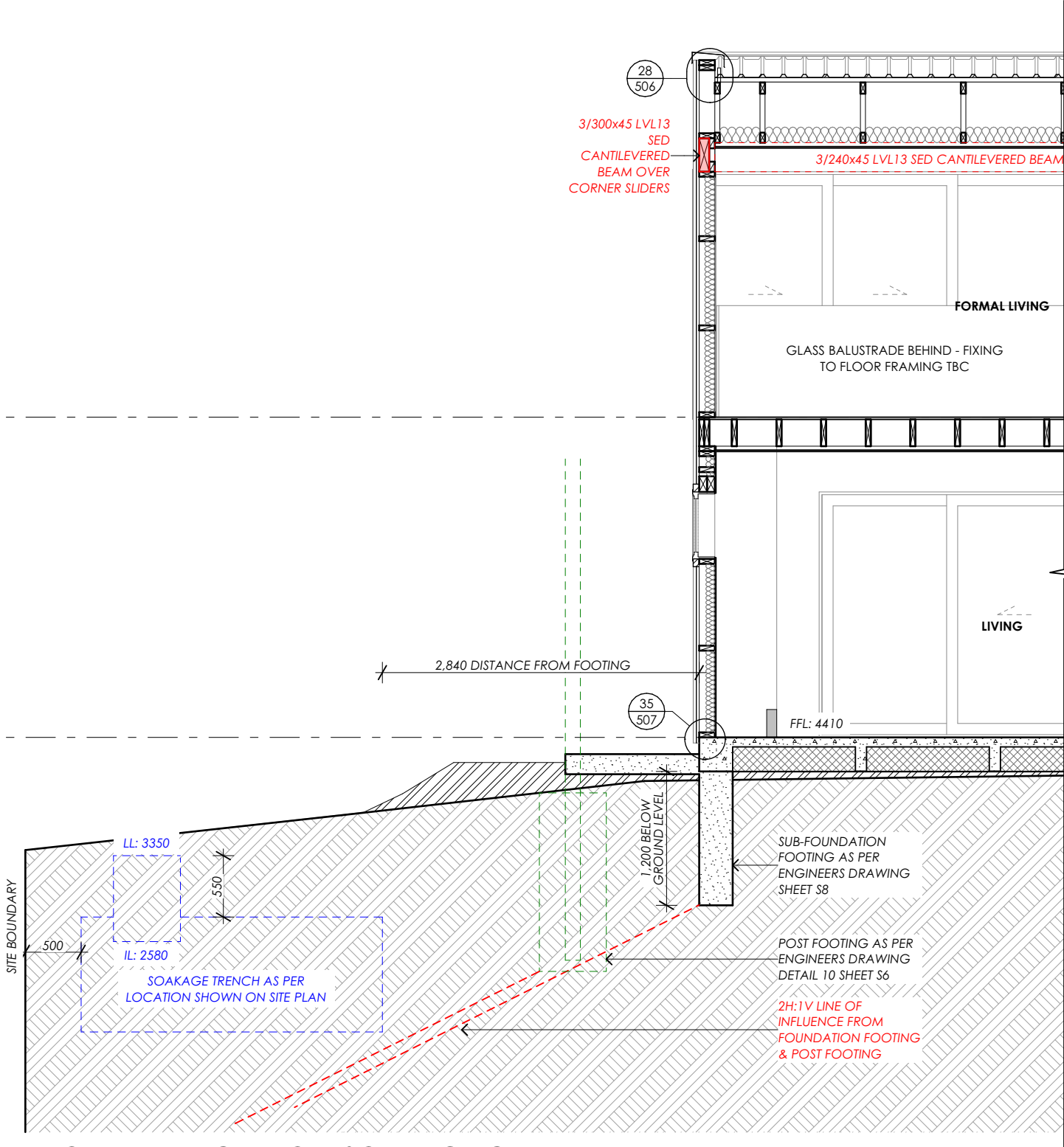
I
 TYP.
 VANITY WATERPROOFING (TILES / MIRROR)
 SCALE 1:5



J
 000
 TILED SHOWER WATERPROOFING DETAILS - CONCRETE FLOOR
 SCALE 1:5

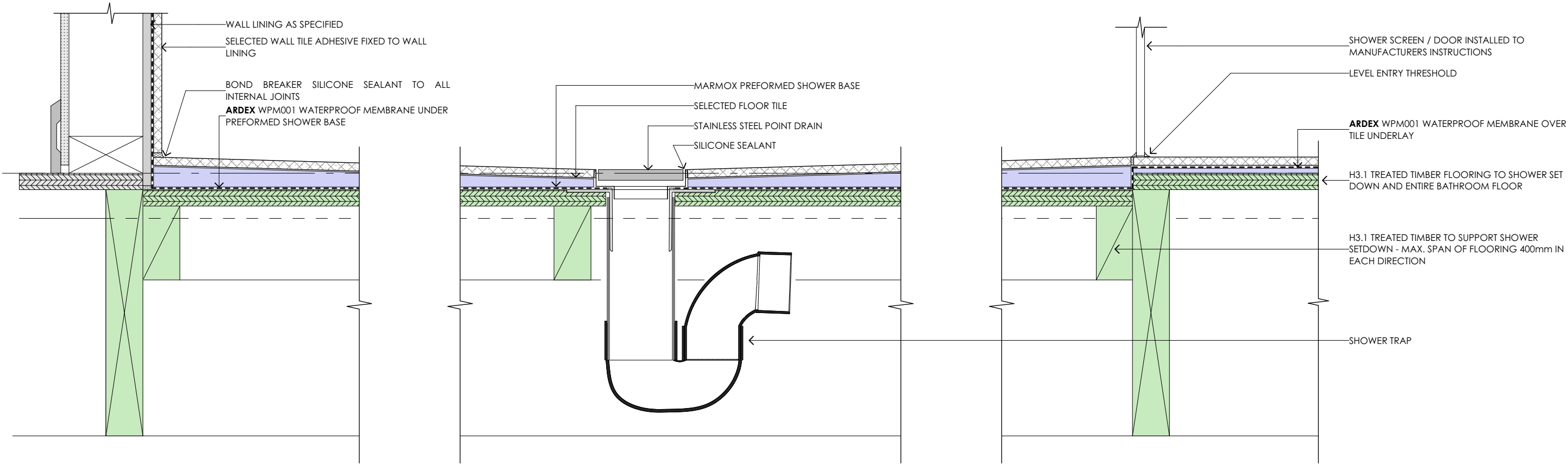


WAIMAKARIRI DISTRICT COUNCIL
 Plans and specifications APPROVED in accordance
 with the Building Act 2004, clause 49 and the Building
 Regulations 1992, Clause 3
 BC210889 21/09/2021 Chrisk



LINE OF INFLUENCE FROM SOAKAGE CHAMBER
 SCALE 1:50 (A3)

WAIMAKARIRI DISTRICT COUNCIL
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 with the Building Act 2004, clause 49 and the Building
 Regulations 1992, Clause 3
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 RECESSED TILED SHOWER - SUSPENDED TIMBER FLOOR - MARMOX BASE
 SCALE 1:5

WAIMAKARIRI DISTRICT COUNCIL
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 with the Building Act 2004, clause 49 and the Building
 Regulations 1992, Clause 3
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