

BC No: 251303

SITE DETAILS:

21 KELLY STREET

RANGIORA

LEGAL:

LOT 171

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

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:

03 311 8906

or

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

- Please refer to your inspection schedule for details of inspections to be carried out.
- Provision is to be 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, including Development Contributions, are received.

BC251303
Foundation / Floor Slab - BLC prior to booking. Engineer to have inspected excavations. Engineer + WDC to inspect prepour
Structure Pre Roof Pre Wrap -
Building Wrap & Sill Tape -
Cavity Battens & Flashings (1) - VertiClad
Cavity Battens & Flashings (2) - Linea
Mid Height Cladding - Linea and VertiClad
Drains -
Preline & Plumbing -
Prestopping -
Wet Area Tanking -
Final -

Please give at least 2-3 full working days' notice for the next required inspection, please be advised that it may not always be possible to carry out the inspection within the time frame you require.

Christchurch.
 332 Durham Street.
 Phone 03 365 3243,
 Email chch@constructure.co.nz

STRUCTURAL DRAWING LIST
 16969

Constructure

DWG No.	TITLE			
S.01	FOUNDATION LAYOUT	0		
S.02	FOUNDATION DETAILS	0		
S.03	FOUNDATION DETAILS	0		
S.04	FOUNDATION DETAILS	0		
ISSUED TO:				
kate@kwdesign.nz		A		
		DATE		
		01-12-2025		



New Residence
 -
 21 Kelly Street,
 Rangiora.

SCHEDULE OF INSPECTIONS

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



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

- FALL SLAB LOCALLY (50mm MAX.) OR CREATE 50mm RECESS FOR TILED SHOWER. (REFER TO ARCHITECTS DRAWINGS FOR DETAILS)
- 110mm SLAB THICKNESS TO BE MAINTAINED THROUGHOUT.
- ALLOW FOR 2-HD12 BARS TO EACH CORNER OF THE SHOWER RECESS WHERE APPLICABLE.

 DENOTES 2-HD12 BARS, 1200mm LONG TO INTERNAL CORNERS OF SLAB. SPACE 50mm FROM CORNER AND 75mm APART.

 DENOTES 1100x1100x300mm POLYSTYRENE PODS. CUT TO SUIT ON SITE AS REQUIRED.

 DENOTES SPECIFIC (1.5x1.5m SPAN MAX.) POLYSTYRENE PODS BY ADDING HALF PODS TO THE END IF THE STRIP IS MORE THAN 500mm WIDE. CUT TO SUIT ON SITE.

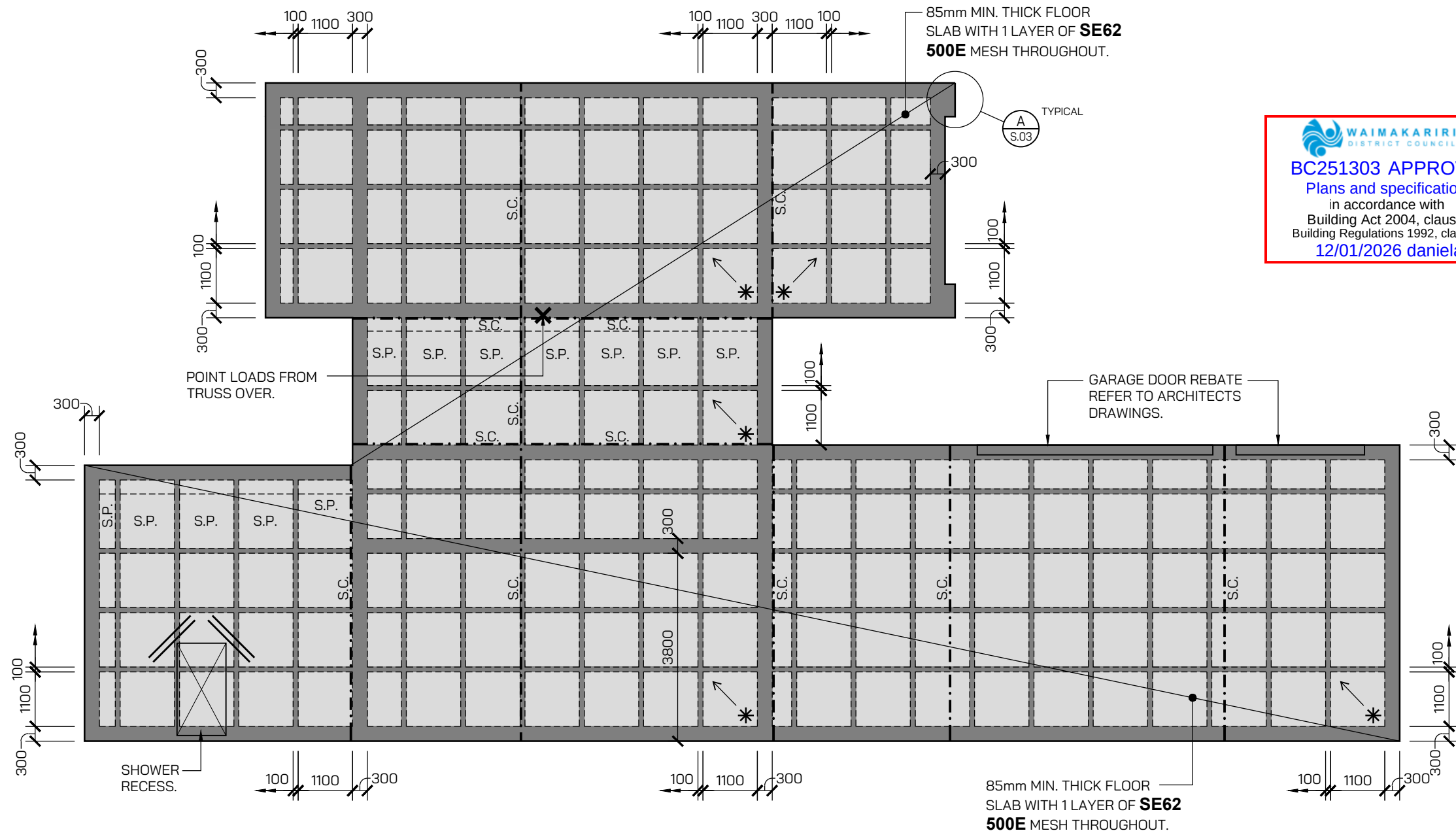
 DENOTES 300mm WIDE PERIMETER STRIP FOOTING.

 DENOTES 100mm WIDE RIB IN BETWEEN PODS.

 DENOTES SPECIFIC SETOUT PODS/POINT. PODS RADIATE FROM THERE.

 DENOTES SAW CUT TO A QUARTER THE DEPTH OF SLAB. REFER TO SHEET S.02 FOR DETAIL.

- 300mm WIDE EXTERNAL STRIP FOOTING CAN BE THICKENED TO A MAX. OF 500mm WIDE TO MINIMIZE CUTTING OF PODS. THE SAME REINFORCING TO BE USED WITH MASS CONCRETE ON THE OPPOSITE SIDE OF WALL LOCATION.
- 300mm WIDE INTERNAL STRIP FOOTING CAN BE THICKENED TO A MAX. OF 500mm WIDE TO MINIMIZE CUTTING OF PODS. THE SAME REINFORCING TO BE USED (REINFORCING CAGE TO BE LOCATED UNDER WALLS WHERE APPLICABLE).
- FLOOR SLABS TO HAVE 1 LAYER OF MESH. LAP ALL MESH A MINIMUM OF 2-CROSS WIRES, BUT NOT LESS THAN 225mm.
- **FOUNDATION AND SLAB TO BE FORMED IN SINGLE POUR USING CONCRETE WITH A 28 DAY STRENGTH OF 20MPa.**
- FOR ALL REBATES AND OTHER SLAB RECESSES DRAINAGE LOCATION REFER TO ARCHITECTS DRAWINGS.
- NOTIFY THE STRUCTURAL ENGINEER OF ANY DISCREPANCIES.
- **300mm MIN. FOUNDATION BEAMS SETOUT AS PER DRAWINGS, POD AND 100mm RIB SETOUT INDICATIVE.**
- INTERNAL BRACING ELEMENTS WITH A BOWMAC M10 SCREW BOLT HOLD DOWN CAN BE INSTALLED IN A 85mm SLAB AS SPECIFIED ON AND COVERED BY BOWMAC'S SCREW BOLT PS1.



 **WAIMAKARIRI**
DISTRICT COUNCIL

BC251303 APPROVED
Plans and specifications
in accordance with
Building Act 2004, clause 49
Building Regulations 1992, clause 3
12/01/2026 danielab

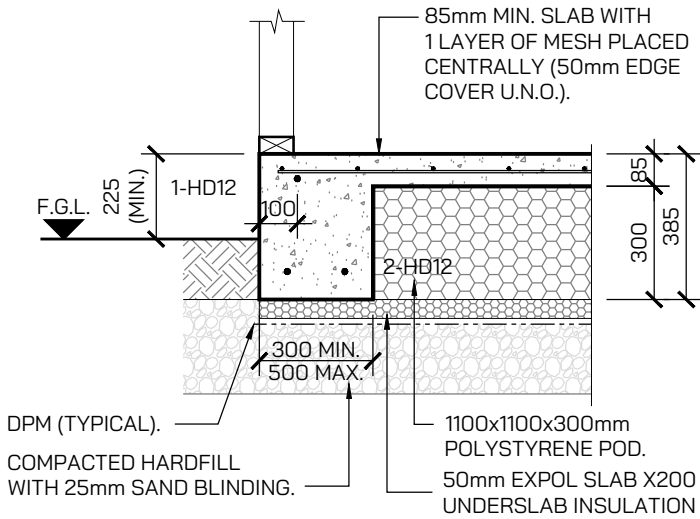
Constructure

PROJECT TITLE
21 KELLY STREET,
RANGIORA.

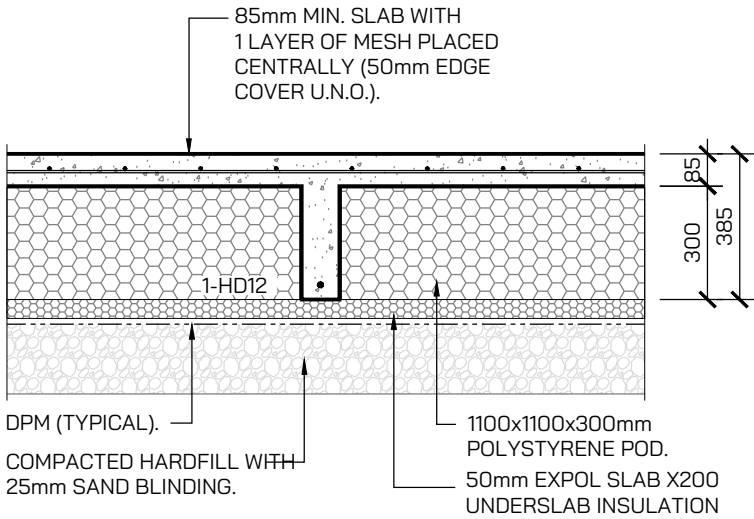
DRAWING TITLE

FOUNDATION LAYOUT AND
SITE WORKS DETAIL.

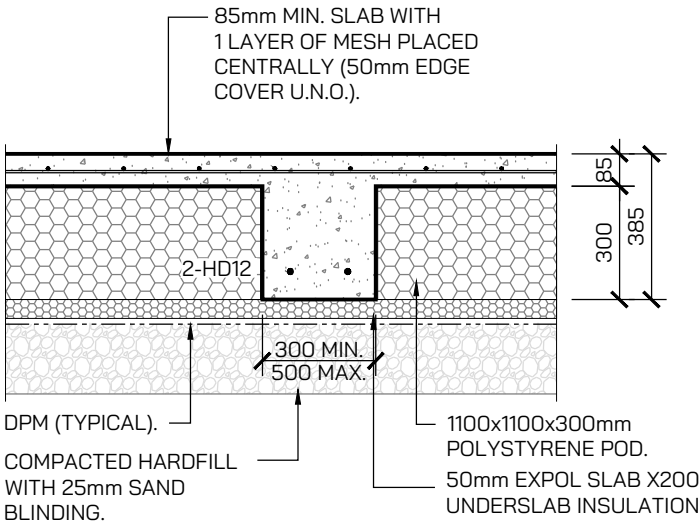
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0	N.M.	01-12-2025	ISSUED FOR CONSTRUCTION	C.B.	16969		
				DRAWN.	SCALE @ A3		
				N.M.	1:100 / 1:50		



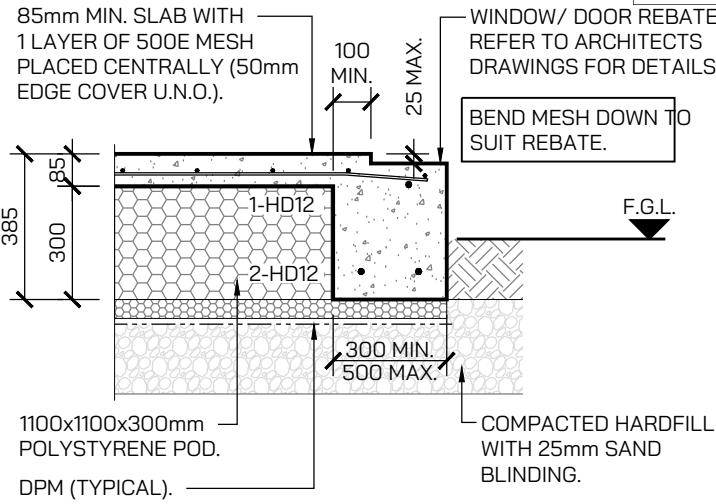
EXTERNAL FOOTING DETAIL
 SCALE 1:20



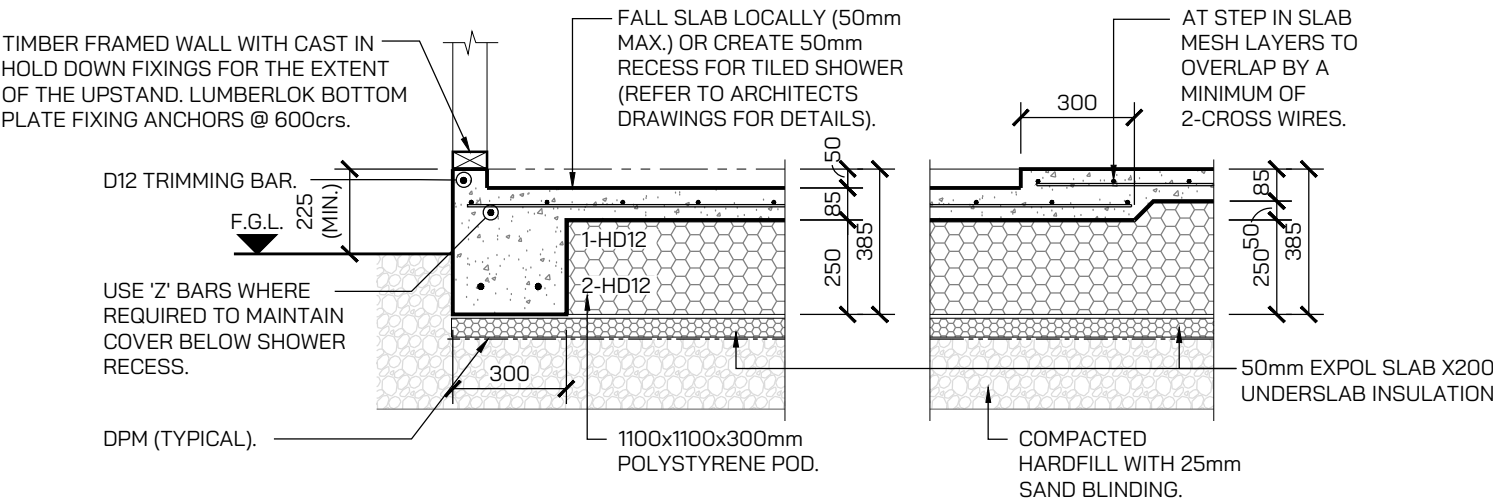
INTERMEDIATE RAFT DETAIL
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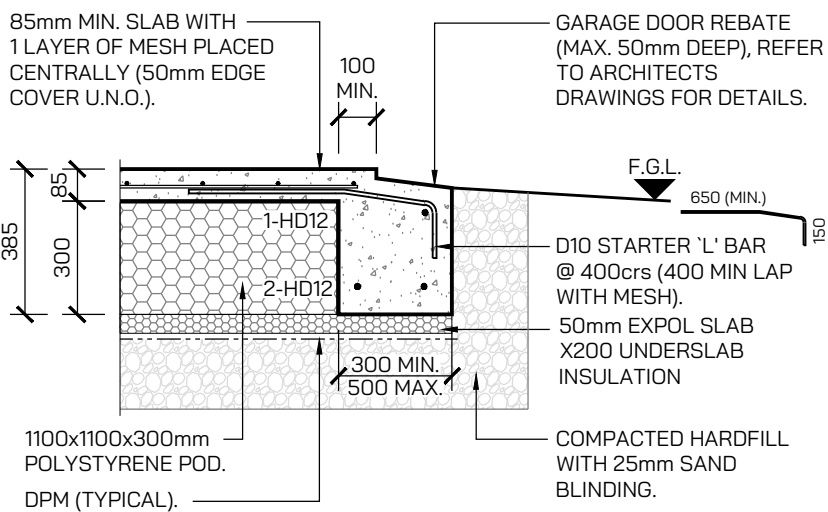
INTERNAL FOOTING DETAIL
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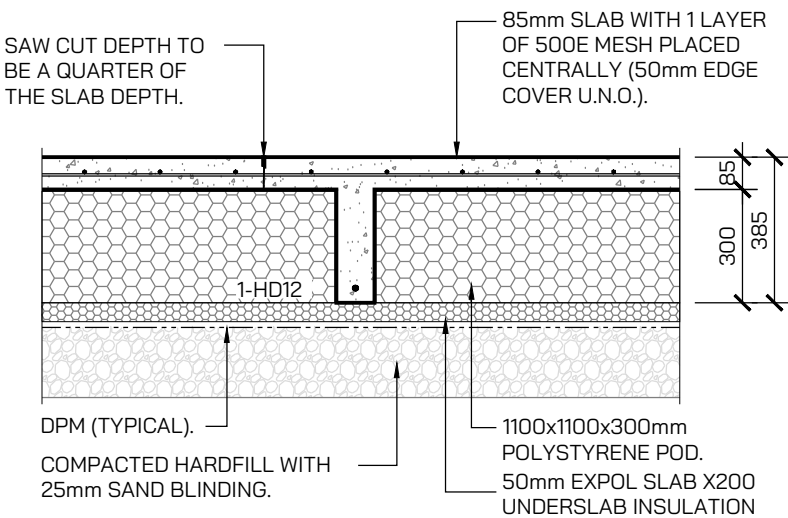
REBATE DETAIL
 SCALE 1:20



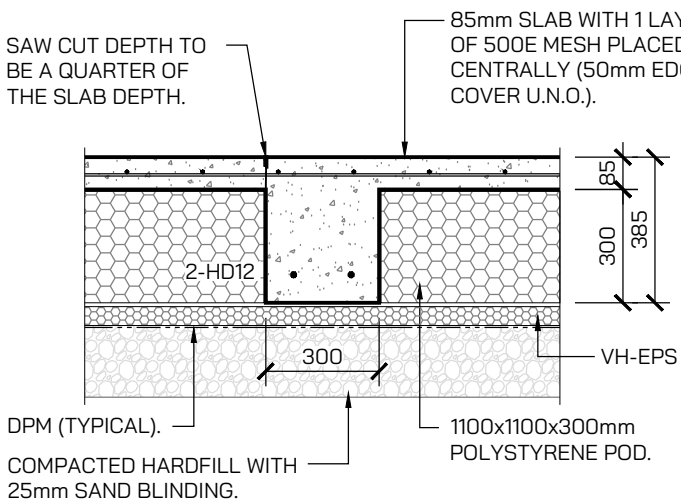
SHOWER REBATE DETAIL.
 SCALE 1:20



GARAGE DOOR REBATE DETAIL.
 SCALE 1:20



INTERMEDIATE SAWCUT DETAIL.
 SCALE 1:20



INTERNAL FOOTING SAWCUT DETAIL.
 SCALE 1:20



REINFORCEMENT NOTES:

BAR LAP LENGTHS:
 D10 - 350mm HD12 - 700mm
 D12 - 450mm HD16 - 900mm
 D16 - 550mm HD20 - 1150mm

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

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

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

CONSTRUCTION ISSUE

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

Constructure

CLIENT
 GREG CARLYON.

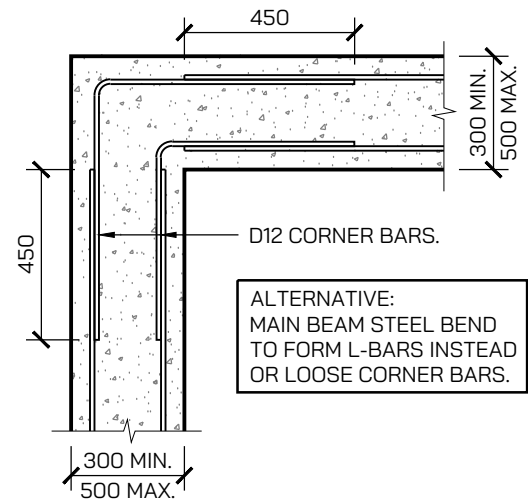
PROJECT TITLE
 21 KELLY STREET,
 RANGIORA.

DRAWING TITLE
 FOUNDATION DETAILS.

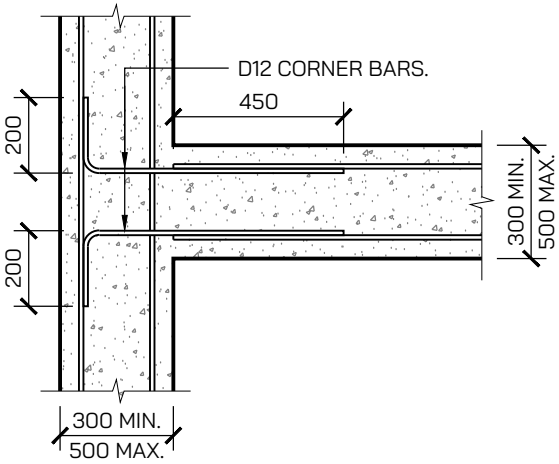
REV.	BY.	DATE:	COMMENT:
0	N.M.	01-12-2025	ISSUED FOR CONSTRUCTION

DESIGN.	JOB No.
C.B.	16969
DRAWN.	SCALE @ A3
N.M.	1:20

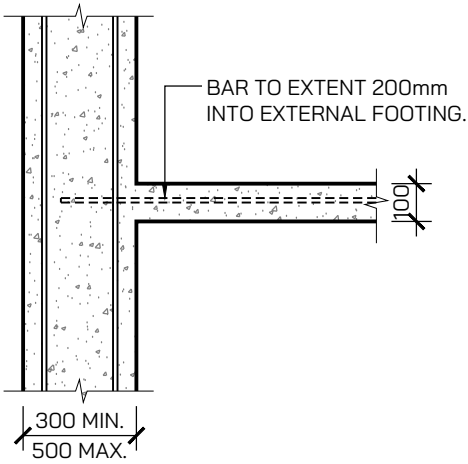
DRAWING No.	REV.
S.02	0



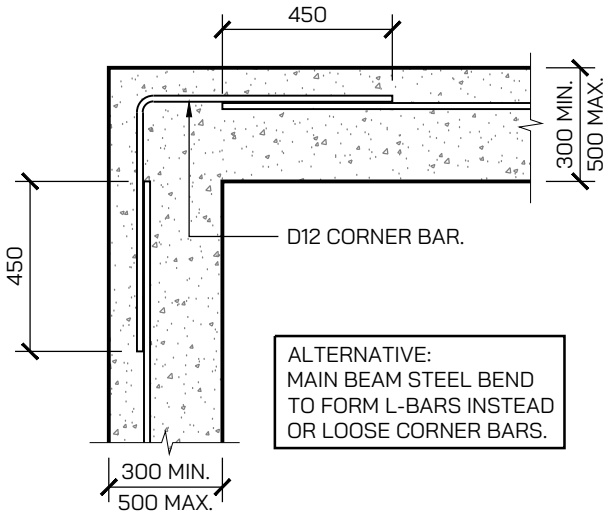
MAIN BEAM CORNER DETAIL
(BOTTOM BARS).



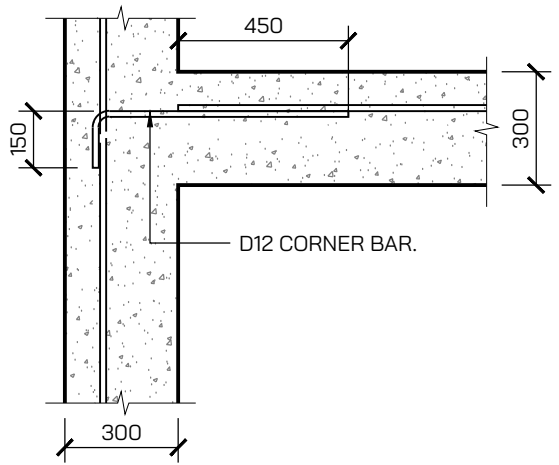
MAIN BEAM 'TEE' DETAIL
(BOTTOM BARS).



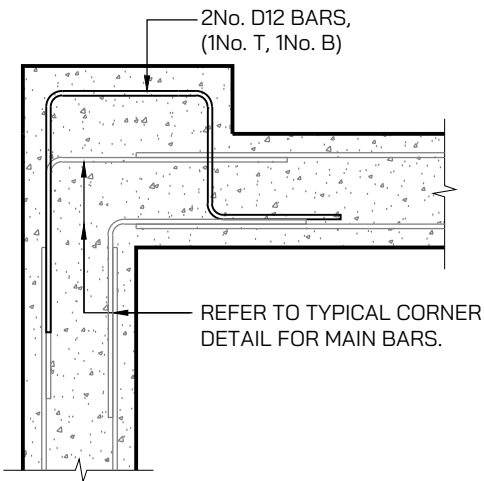
MAIN BEAM TO RIB DETAIL
(BOTTOM BARS).



MAIN BEAM CORNER DETAIL
(TOP BARS).

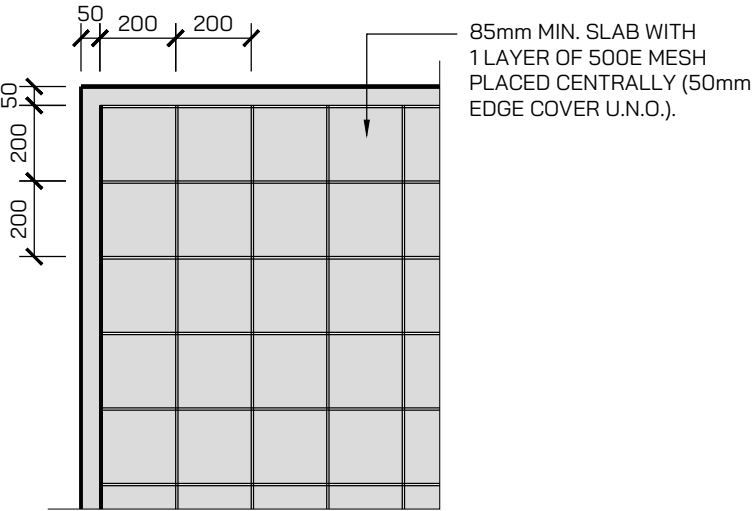


MAIN BEAM 'TEE' DETAIL
(TOP BARS).



A
S.01
SCALE 1:20

FOUNDATION INTERSECTION DETAILS - PLAN.
SCALE 1:20



MESH LAYOUT - PLAN.
SCALE 1:20

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WAIMAKARIRI
DISTRICT COUNCIL
BC251303 APPROVED
Plans and specifications
in accordance with
Building Act 2004, clause 49
Building Regulations 1992, clause 3
12/01/2026 danielab

CONSTRUCTION ISSUE

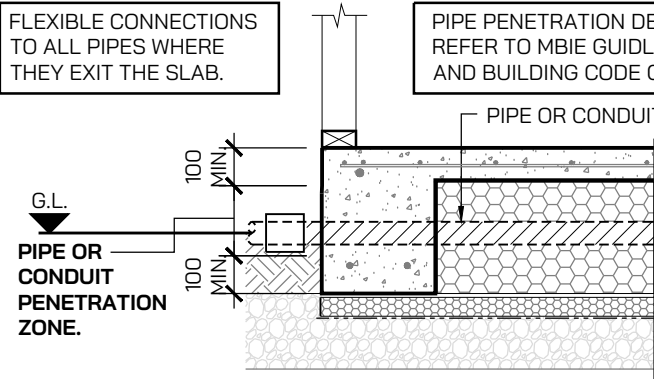
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ARCHITECT'S DRAWINGS

Constructure	CLIENT GREG CARLYON.	PROJECT TITLE 21 KELLY STREET, RANGIORA.	DRAWING TITLE FOUNDATION DETAILS.	REV.	BY.	DATE:	COMMENT:	DESIGN.	JOB No.	DRAWING No.	REV.
				0	N.M.	01-12-2025	ISSUED FOR CONSTRUCTION	C.B.	16969	S.03	0
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								N.M.	1:20		

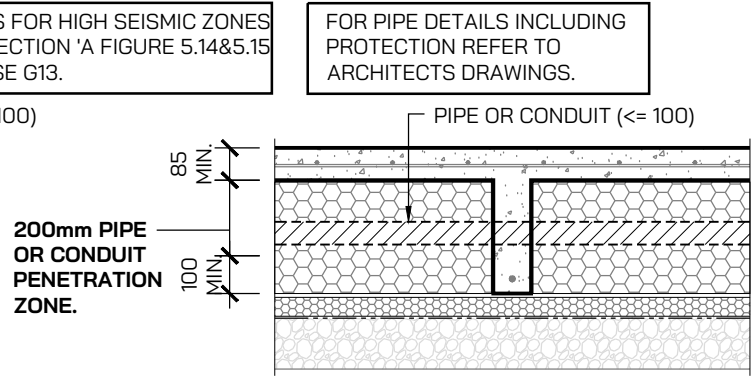
FLEXIBLE CONNECTIONS TO ALL PIPES WHERE THEY EXIT THE SLAB.

PIPE PENETRATION DETAILS FOR HIGH SEISMIC ZONES REFER TO MBIE GUIDLINE SECTION 'A' FIGURE 5.14&5.15 AND BUILDING CODE CLAUSE G13.

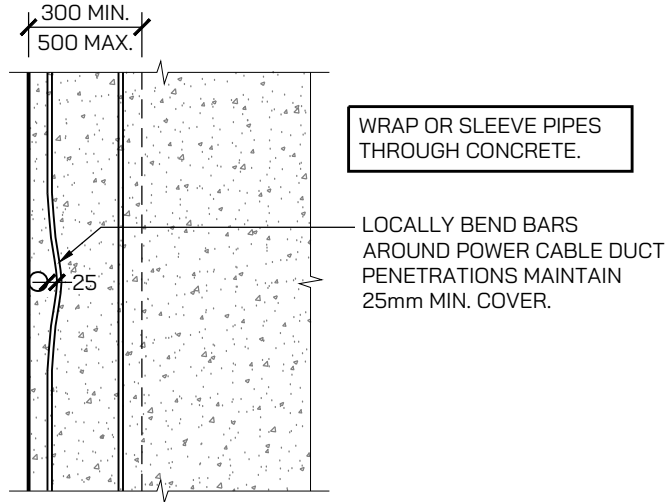
FOR PIPE DETAILS INCLUDING PROTECTION REFER TO ARCHITECTS DRAWINGS.



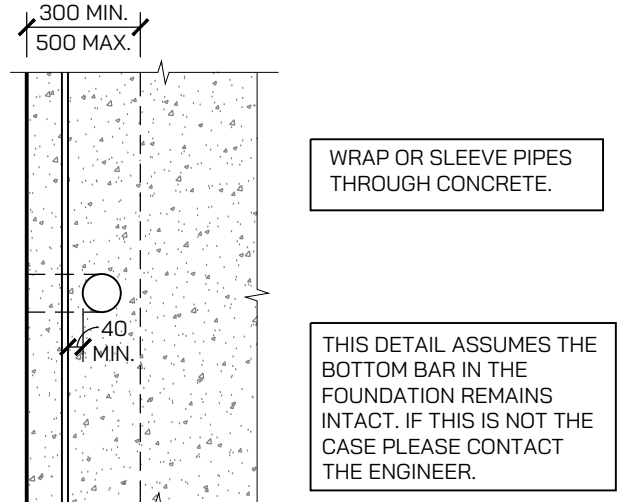
EXTERNAL PIPE PENETRATION DETAIL
 PIPE PENETRATION DETAILS.
 SCALE 1:20



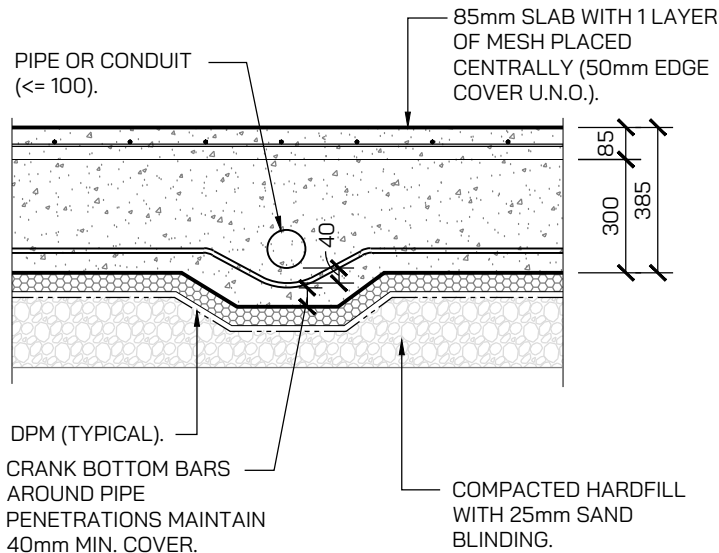
INTERNAL PIPE PENETRATION DETAIL



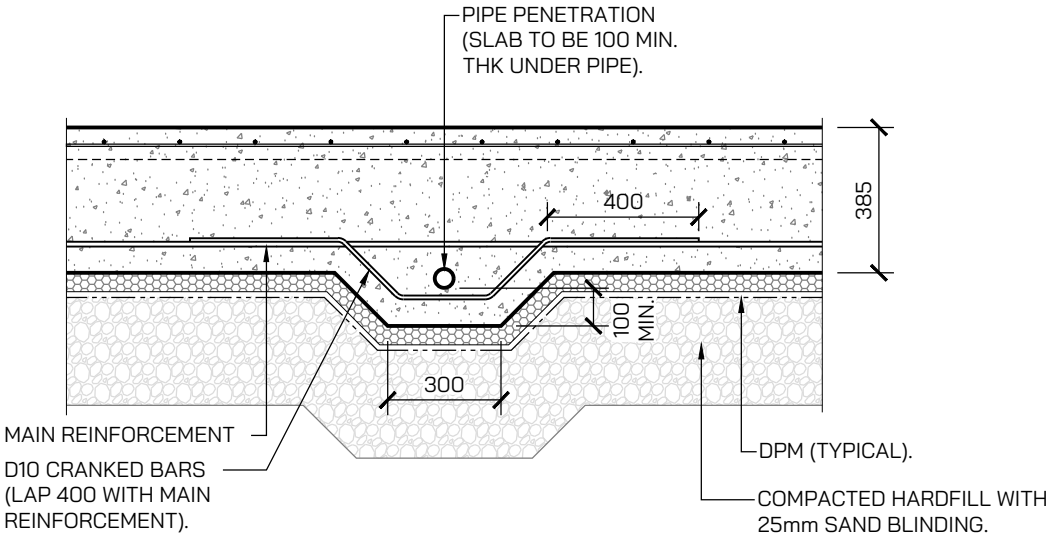
POWER CABLE DUCT PENETRATION DETAIL
 (BOTTOM BARS).



PIPE PENETRATION DETAIL
 (TOP BAR).



PIPE PENETRATION
 SCALE 1:20



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CONSTRUCTION ISSUE

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Constructure

CLIENT
 GREG CARLYON.

PROJECT TITLE
 21 KELLY STREET,
 RANGIORA.

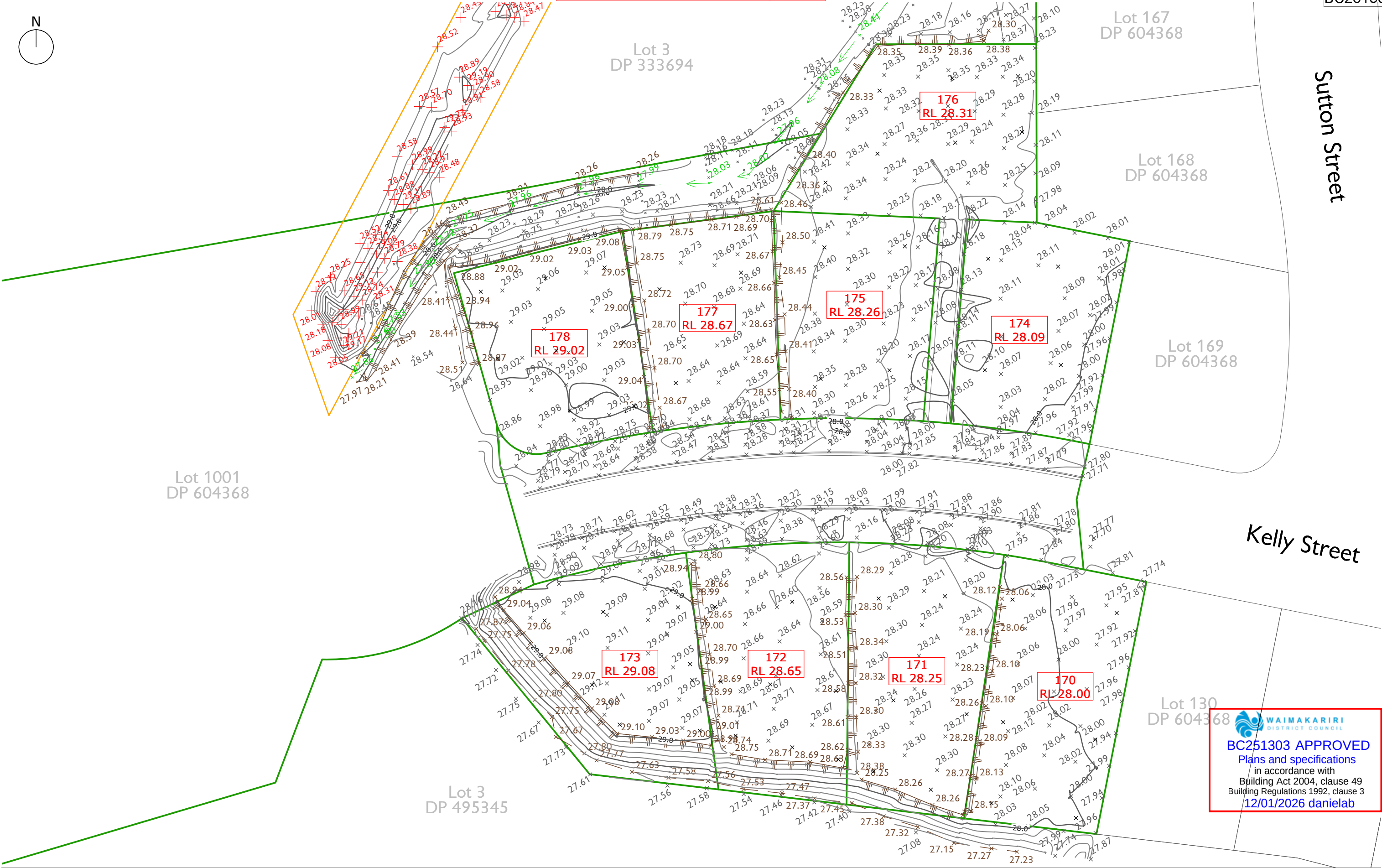
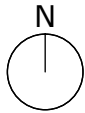
DRAWING TITLE
 FOUNDATION DETAILS.

REV.	BY.	DATE:	COMMENT:
0	N.M.	01-12-2025	ISSUED FOR CONSTRUCTION

DESIGN.
 C.B.
 JOB No.
 16969
 DRAWN.
 N.M.
 SCALE @ A3
 1:20

DRAWING No.
 S.04

REV.
 0



NOTES

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SURVEY INFORMATION

SURVEYED **Martie Jooste**
SURVEY DATE **13.05.2025**
COORD SYSTEM **NZGD 2000**
CIRCUIT **Mt. Pleasant Circuit**
DATUM **NZVD 2016**
ORIGIN OF LEVELS **AG31 (UF 17)
21.7559m (2018)**

REV.	DRAWN	DATE	NOTE
A	RC	3.06.2025	For issue
B	RC	8.07.2025	Added swale

CLIENT

Townsend Fields Ltd

DESIGNED
DRAWN
REVIEWED
APPROVED

STATUS
SCALE

Peter Henry
Roger Claessens
Nic Brooker
Mark Allan

Approved
1:500 [A3]

Townsend Fields Development
Stage 5

30 Kelly Street, Rangiora

As-built Plan
Finished Lot Levels

PROJECT
530052

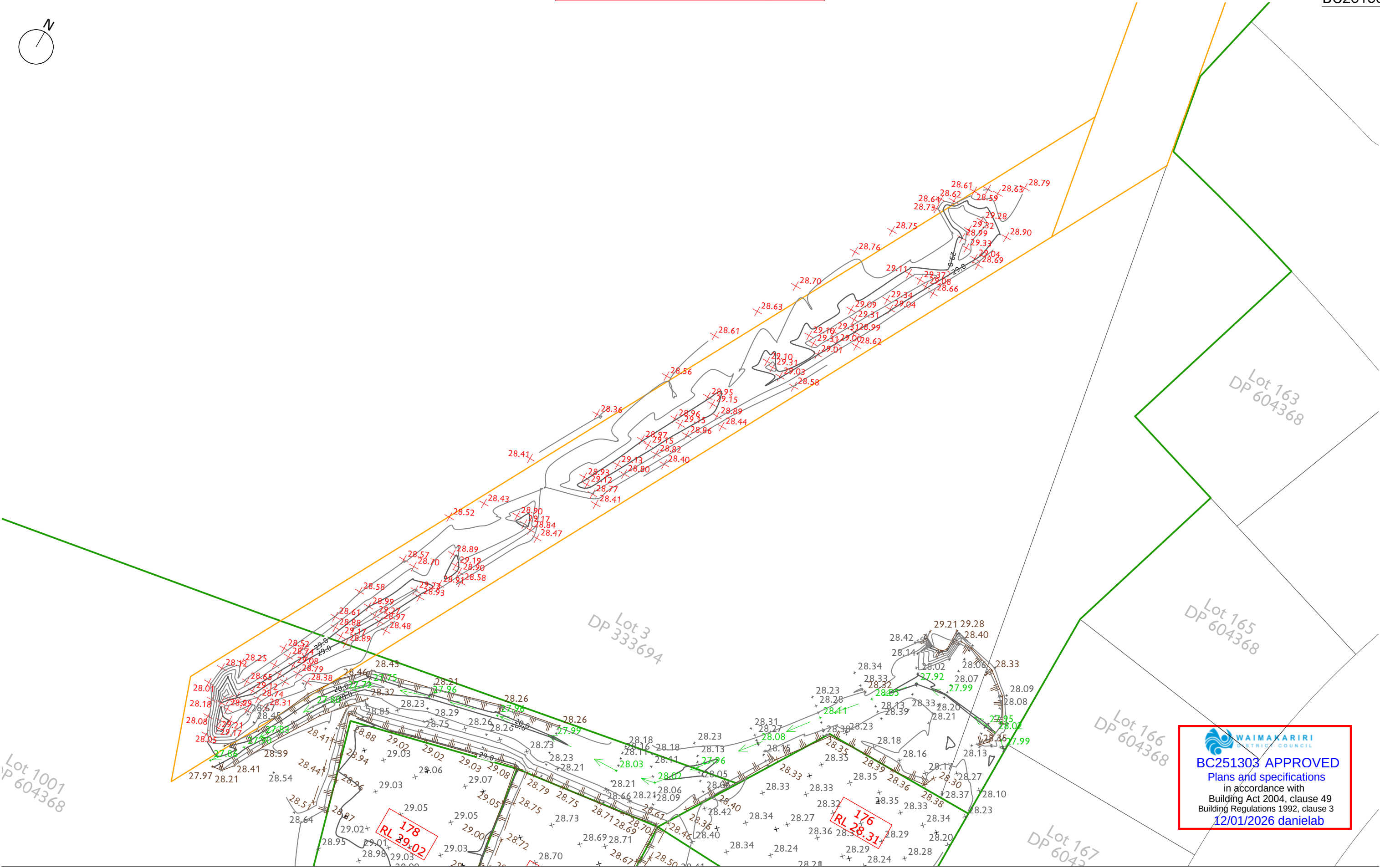
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V1

REV.
A

SHEET
1

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DISTRICT COUNCIL
BC251303 APPROVED
Plans and specifications
in accordance with
Building Act 2004, clause 49
Building Regulations 1992, clause 3
12/01/2026 danielab

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sinclair





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REV.	DRAWN	DATE	NOTE
A	RC	3.06.2025	For issue
B	RC	2.07.2025	Bund added
C	RC	8.07.2025	Swale added

CLIENT

Townsend Fields Ltd

DESIGNED
DRAWN
REVIEWED
APPROVED

STATUS
SCALE

Peter Henry
Roger Claessens
Nic Brooker
Mark Allan

176
RL 28.31

Approved
1:500 [A3]

Townsend Fields Development
Stage 5
30 Kelly Street, Rangiora

As-built Plan
Finished Lot Levels

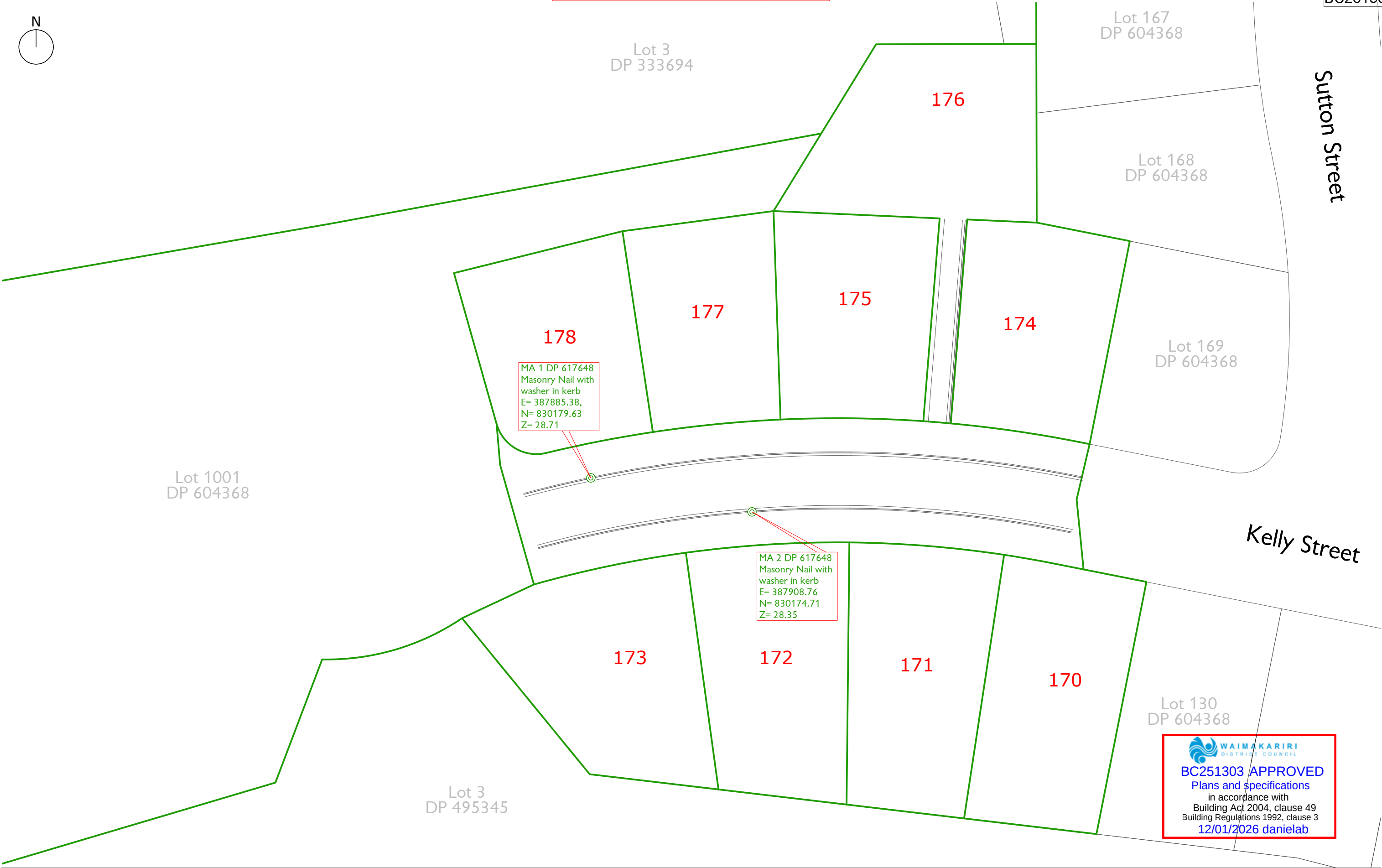
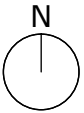
PROJECT
530052

SET
V1

REV.
A

SHEET
2





NOTES

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SURVEY INFORMATION

SURVEYED -
SURVEY DATE N/A
COORD SYSTEM NZGD 2000
CIRCUIT Mt. Pleasant Circuit
DATUM NZVD 2016
ORIGIN OF LEVELS AG31 (UF 17)
21.7559m (2018)

REV.	DRAWN	DATE	NOTE
A	RC	11.06.2025	For issue

CLIENT

Townsend Fields Ltd

DESIGNED
DRAWN
REVIEWED
APPROVED

STATUS
SCALE

Martie Jooste
Roger Claessens
Andrew Marr
Mark Allan

1:500 [A3]

Townsend Fields Development
Stage 5

30 Kelly Street, Rangiora

Benchmarks

PROJECT
530052

SET
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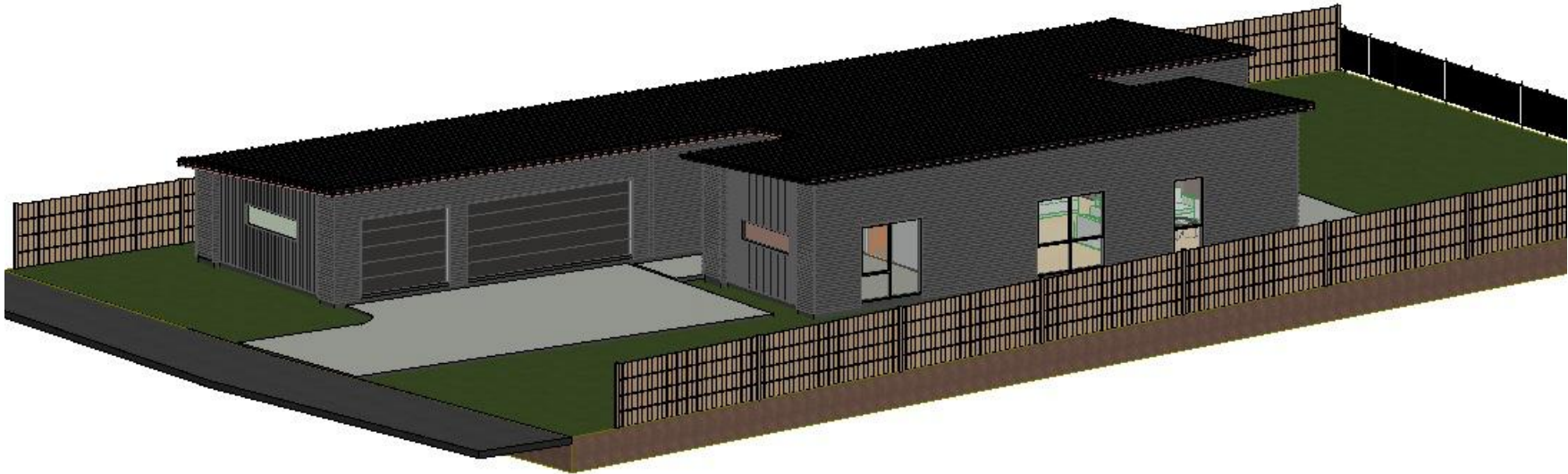
SHEET
V108

 WAIMAKARIRI
DISTRICT COUNCIL
BC251303 APPROVED
Plans and specifications
in accordance with
Building Act 2004, clause 49
Building Regulations 1992, clause 3
12/01/2026 danielab

**eliot
sinclair**

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATION DOCUMENTS, ENGINEERING DETAILS/ DRAWINGS, MANUFACTURER'S SPECIFICATIONS & TRUSS DESIGNERS/PRE-NAIL MANUFACTURER'S DRAWINGS

Contractor shall verify all dimensions on site, before commencing any work. All dimensions are in millimetres unless otherwise specified. All construction to comply with NZBC/NZS:3604 2011, alongside all current standards alike.



Artist Impression Only

Reference of Plan Layout	
Sheet Number	Sheet Name
2	Site Plan
3	Drainage Plan
3a	Drainage Notes
4	Floor Plan
5	Foundation Plan
6	Bracing Plan
6a	Lintel Plan
7	Elevations
8	Elevations
9	Electrical Plan
10	Roof Plan
11	Cross Section A
12	Linea Details
13	Linea Details
14	Linea Details
15	Linea Details
16	Cedar Details
17	Cedar Details
18	Garage Details
19	Roof Details
20	Gib Fixing Details
21	Bathroom Details
22	Acrylic Shower Details
23	Tiled Shower Details
24	Stud and Lintel Fixing Details
25	Stud and Lintel Fixing Details
26	HWC Schematic Details
27	Misc. Details
28	Openings Schedule
29	View
30	North View
31	Birdseye View



WAIMAKARIRI

DISTRICT COUNCIL

BC251303 APPROVED

Plans and specifications

in accordance with

Building Act 2004, clause 49

Building Regulations 1992, clause 3

12/01/2026 danielab

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REVISION #:	
ISSUED:	3/12/25
PROJECT #:	#Pln

GJC Developments
21 Kelly Street
Rangiora

MOBILE: TBA
Email: gjcdevelopments@outlook.com

SHEET TITLE:
Cover Page

DRAWING SCALE:

SHEET

Construction & Demolition Hazards Function:
 Construction and demolition work on buildings shall be performed in a manner that avoids the likelihood of:
 - Objects falling onto people on or off the site.
 - Objects falling on property off the site.
 - Other hazards arising on the site affecting people off the site and other property

Performance:
 Suitable construction methods shall be used to avoid the likelihood of tools or materials falling onto places where people might be present. Where construction or demolition work presents a hazard in places to which the public has access, barriers shall be provided and shall:
 - Be of appropriate height and construction to prevent site hazards from harming traffic or passerby.
 - Be difficult to climb.
 - Have no openings other than those approved by the territorial authority for access and viewing.
 - Have no gates or doors which project beyond the site when opened.

SEDIMENT CONTROL PLAN
 Provide 2.0m wide entry/exit rumble pad (150-200mm deep 40mm crushed rock) to driveway area, from kerb to slab with 200mm high hump pad across pad deflecting stormwater runoff to sediment fence. Provide geotextile sediment fencing/barrier (or similar approved) to the low side of the soil disturbance. Stockpile topsoil within the sediment controlled zone. Stabilise earth banks. Downpipes to be connected as soon as roof and drainage is available. All other work is to be completed in accordance with Environment Canterbury "Best Practice Guidelines."

MAIN CONTRACTOR/BUILDER
 TO CONFIRM LOCATION &
 ORIENTATION OF DWELLING ON
 SITE WITH CLIENTS/OWNERS

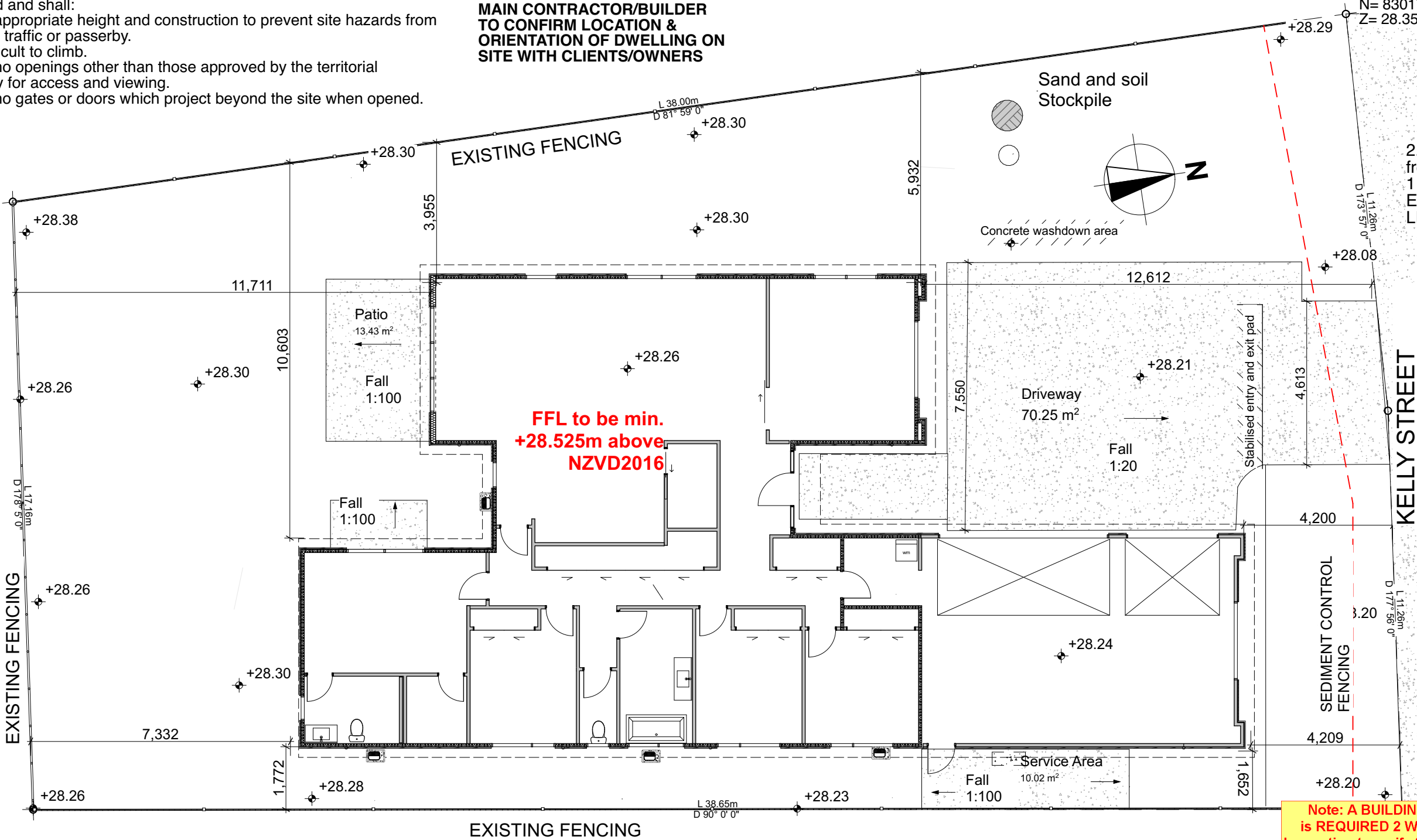
Planning Zone : Res 2
 Residential - WDC
 Site Area: 764 m²
 Build Area: 243 m²
 Site Coverage: 31.8 %
 Wind: High
 Snow: 0.9KPa
 Earthquake: 2
 Corrosion Zone: C
 Flood Management: No

21 Kelly Street, Rangiora
 Lot 171 DP: 617648

MA 2 DP 617648
 Masonry Nail with
 washer in kerb
 E= 387908.76
 N= 830174.71
 Z= 28.35

2.0m high Chain link fence
 from Ground Level - NZBC
 1 0.2 - UNAUTHORISED
 ENTRY BY CHILDREN IS
 LIKELY

Contractor shall verify all dimensions on site, before commencing any work. All dimensions are in millimetres unless otherwise specified. All construction to comply with NZBC/NZS:3604 2011, alongside all current standards alike.



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Note: A BUILDING LOCATION CERTIFICATE (BLC)
 is REQUIRED 2 Working Days BEFORE the PrePour
 Inspection to verify the setout of the Finished Floor Level
 28.525m NZVD 2016.
 The builder is required to tie back this FFL to a
 known LINZ Survey Mark (revised in January 2018).
 Please check with your surveyor that referenced
 Benchmark Datum heights are correct.

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SHEET TITLE:
 Site Plan

DRAWING SCALE: 1:125

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Figure 2: Details of gully traps
 Paragraph 3.3.1

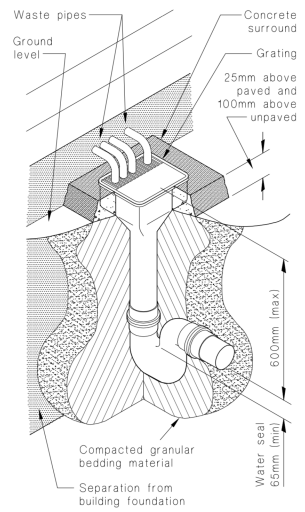
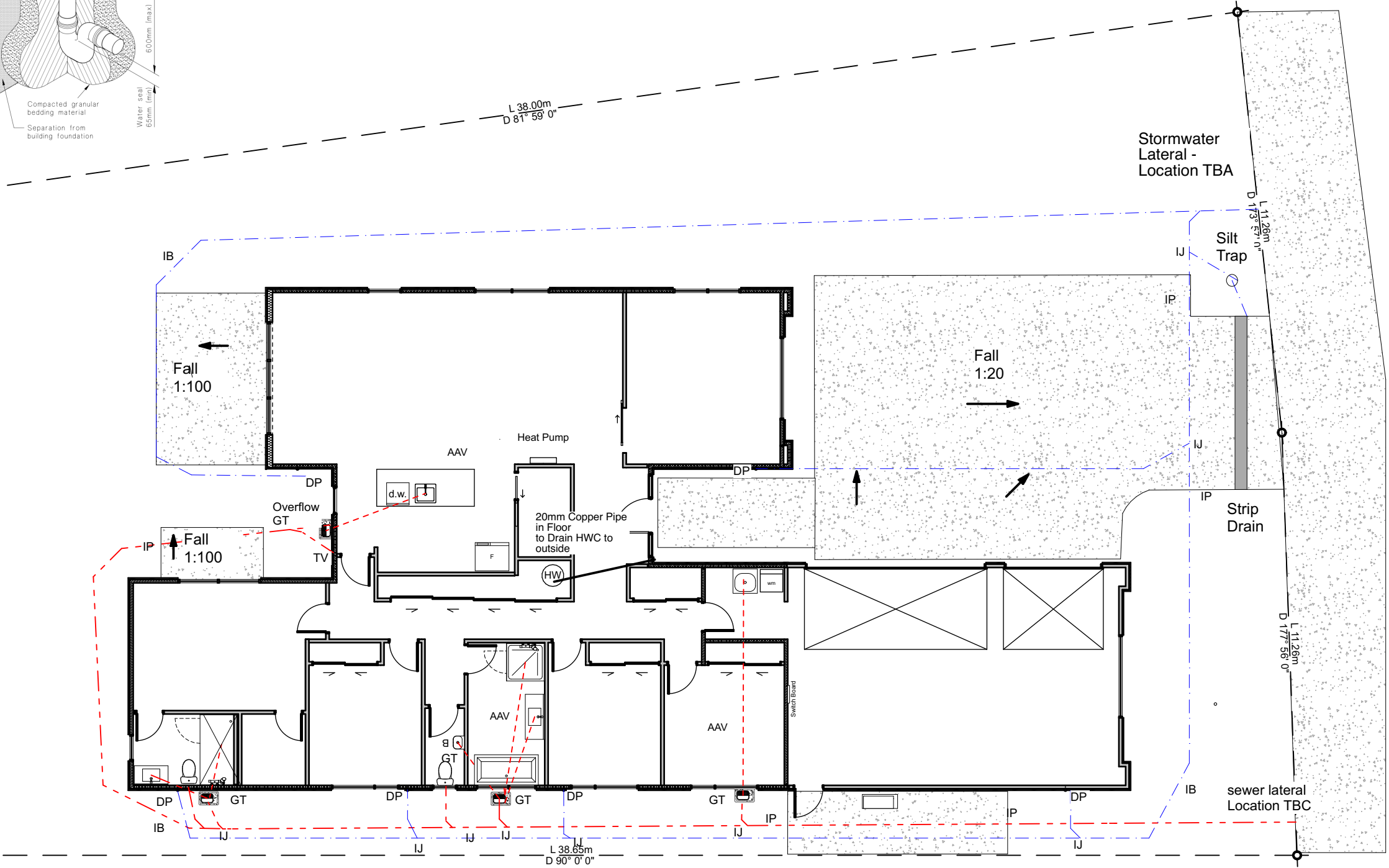


Table 3: Acceptable Flow Rates to Sanitary Fixtures Paragraph 5.3.1		
Sanitary fixture	Flow rate and temperature l/s and °C	How measured
Bath	0.3 at 45°C	Mix hot and cold water to achieve 45°C
Sink	0.2 at 60°C* (hot) and 0.2 (cold)	Flow rates required at both hot and cold taps but not simultaneously
Laundry tub	0.2 at 60°C* (hot) and 0.2 (cold)	Flow rates required at both hot and cold taps but not simultaneously
Basin	0.1 at 45°C	Mix hot and cold water to achieve 45°C
Shower	0.1 at 42°C	Mix hot and cold water to achieve 42°C
* The temperatures in this table relate to the temperature of the water used by people in the daily use of the fixture. Note: The flow rates required by Table 3 shall be capable of being delivered simultaneously to the kitchen sink and one other fixture.		

Table 1: Materials for Hot and Cold Water Paragraphs 2.1.2, 2.2.1 and 6.7.2	
Material	Relevant Standard
Hot and Cold	
Copper	NZS 3501
Galvanised steel	NZS/BS 1387
Polybutylene	AS/NZS 2642: Parts 1, 2 and 3
Cold Only	
PVC-U	AS/NZS 1477
Polyethylene	NZS 7601 for pressures up to 0.9 MPa (Type 3) NZS 7602 for pressures up to 1.2 MPa (Type 5) NZS 7610 for pressures up to 1.2 MPa AS/NZS 4129 for fittings AS/NZS 4130 for pressures up to 2.5 MPa

MAIN CONTRACTOR/BUILDER TO
 CONFIRM LOCATION OF
 SERVICE LATERALS ON SITE
 BEFORE EXCAVATION/
 DRAINLAYING BEGINS

300L HWC. Drained safety tray under HWC as per para 5.2.3 in G12/AS1 of the NZBC. Safe tray to incorporate a drain with min 40mm diameter. The outlet of the overflow pipe shall not permit the entry of birds or vermin with a hinged flap



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SHEET TITLE:
 Drainage Plan

DRAWING SCALE: 1:125

SHEET

3

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SEDIMENT CONTROL PLAN

Provide 2.0m wide entry/exit rumble pad (150-200mm deep 40mm crushed rock) to driveway area, from kerb to slab with 200mm high hump pad across pad deflecting stormwater runoff to sediment fence.

- Provide geotextile sediment fencing/barrier (or similar approved) to the low side of the soil disturbance.
- Stockpile topsoil within the sediment controlled zone.
- Stabilise earth banks.
- Downpipes to be connected as soon as roof and drainage is available.
- All other work is to be completed in accordance with Environment Canterbury "Best Practice Guidelines."

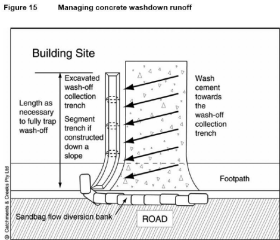
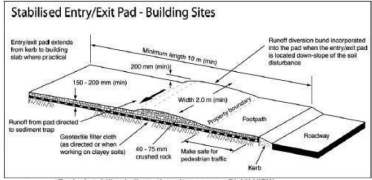
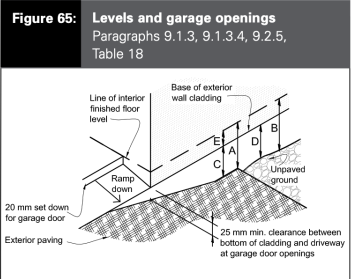
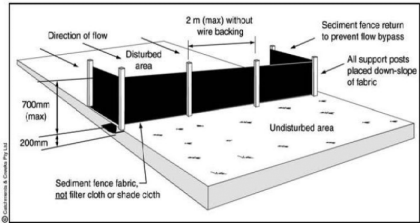


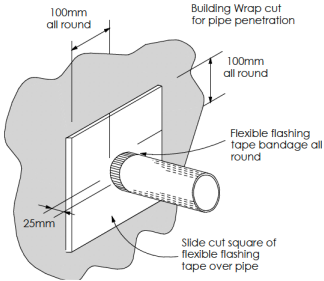
Figure 9 Sediment fence construction details



Stair	Maximum pitch	Maximum riser height (mm)	Minimum tread (mm)
Service, minor private	47°	220	220
Secondary private	41°	200	250
Common and main private	37°	190	280
Accessible	32°	180	310

6.3 Thermal Movement

6.3.1 The plumbing system shall accommodate without failure the expected longitudinal movement in pipes resulting from temperature changes. All copper and uPVC pipes shall incorporate expansion joints, the provisions described in Chapter 8 of NZS 7643 shall be used for uPVC pipes.



Hot water piping to be insulated with Isopipe thermal lagging

Overflow Relief Gully Trap
 Gully dish is no less than 150 mm below the overflow level of the lowest sanitary fixture served by the drainage system,

6.14 Safe water temperatures

6.14.1 Maximum temperatures

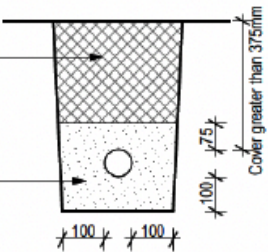
The delivered hot water temperature at the outlet of any *sanitary fixture* used for personal hygiene shall not exceed:

- a) 45°C for *early childhood education and care centres*, schools, old people's homes, institutions for people with psychiatric or physical disabilities, hospitals, and
- b) 50°C for all other buildings.

6.14.3 Legionella bacteria

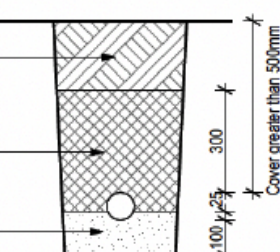
Irrespective of whether a delivery temperature control device is installed, the *storage water heater* control thermostat shall be set at a temperature of not less than 60°C to prevent the growth of Legionella bacteria.

Fill shall be:
 Ordinary fill where drains are located below gardens and open country
 Compacted selected fill where drains are located below residential driveways and similar areas subject to light traffic.

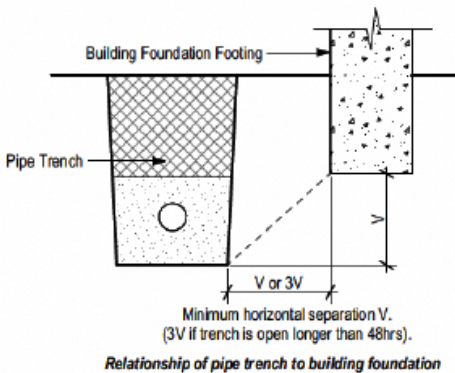


Bedding & Back Filling 375mm - 500mm cover

Fill shall be:
 Ordinary fill where drains are located below gardens and open country
 Compacted selected fill where drains are located below residential driveways and similar areas subject to light traffic.



Bedding & Back Filling 500mm or more cover



LEGEND

Ref	Fixture	Waste Size	Gradient
WC	Water Closet	80mm	1:40
B	Bath	40mm	1:40
V	Vanity	40mm	1:40
Sh	Shower	40mm	1:40
S	Kitchen Sink+DW	50mm	1:40
Tub	Laundry Tub +WM	50mm	1:40
GT	Gully Trap		
TV	Terminal Vent	80mm	
Bv	Branch Vent	90mm	
DP	Downpipe	75x55mm	
IP	Inspection Point		
IJ	Inspection Junction		
IB	Inspection Bend		
AAV	Air Admittance Valve		
Ht	Hose Tap		
HP	Heat Pump		

All to comply with NZBC G13/AS1 and AS2

- 100mm uPVC surface water drain at 1:100 gradient to soakpit. (SW)
- 100mm uPVC foul water drain at 1:60 gradient to existing laterals at boundary. (FW)
- All internal waste pipes - Size & gradient shown in above table

NOTE:

- Relief Gully Trap is to be positioned so that the top of the gully dish is no less than 150mm below the overflow level of the lowest sanitary fixture served by the drainage system.
- Position of drain connections at street laterals to be confirmed on site.
- Allow to thermally insulate all exterior pipework & valves exposed to external weather conditions.

Drain pipes discharging to GT:

- 25mm min air gap between all pipes & GT.

GENERAL NOTES:

All plumbing and drainage to comply with Acceptable Solutions G13/AS1 & E1/AS1 by qualified trades person. Allow to check all dimensions and falls of drains onsite prior to installation.

Use 75x55mm pipes. Contractor to locate all service connections on site prior to earthworks, confirm all boundary setbacks & restrictions comply with current regulations prior to commencement of foundations.

All waste pipes PVC. Sizes, fall, venting & discharge to be confirmed by NZ qualified plumber. Confirm positions of available services cabling etc.. on site prior to any excavation.

Internal water pipes to be Polybutylene. All pipework & pipes exposed to freezing to be lagged with closed cell foam.

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 Drainage Notes

DRAWING SCALE:

SHEET

3a

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Floor Covering:
 Laminate in Kitchen, Living, dining and entry
 Tiles in Bathrooms and Laundry
 Carpet: Living and bedroom
 Concrete : Garage
 ANTI-SLIP: on all access routes (both external and internal), provide anti-slip surfaces complying with NZBC D1/AS1/Table 2 (except surfaces inside entry doors of housing may be considered as dry areas).

Alt Solution for flooring not requiring waterproofing - Detached dwelling where flooding is unlikely to use 6% impervious tile flooring in Laundry, Bathrooms and WC. Epoxy grout to be used between tiles. All Sinks to have overflow wastes reducing likelihood of overflow. There is little-to no report of historical water damage for these wet areas
 Laminate in Kitchen, Dining, Living. All cracks and gaps to be sealed

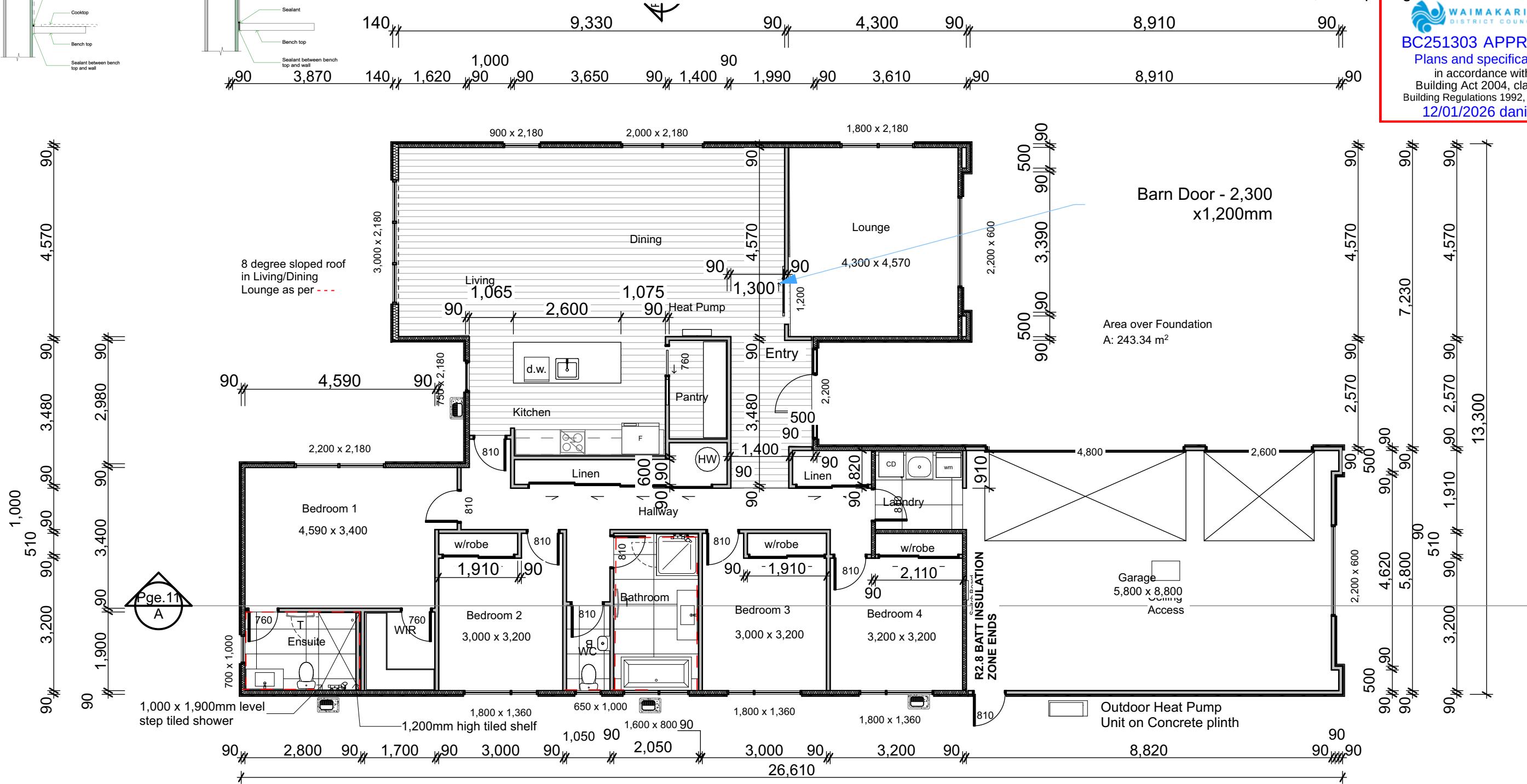
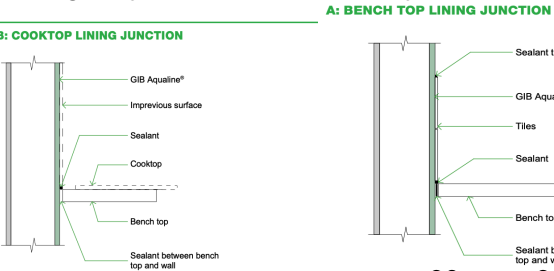
Spaces to used for food preparation and utensil washing have:
 (a) Interior linings and work surfaces that are impervious and easily cleaned.

AREA OVER FRAME:
 LIVING AREA = 186.98m2
 GARAGE AREA = 56.36 m2
 FLOOR AREA = 243.34 m2
 OVERALL DIMENSIONS = 26.61 m x 13.5m

External & Internal load Bearing Wall Framing:
 90x45 H1.2 treated pinus radiata timber framing with studs @ 600mm ctrs (max.) and dwangs @ 800mm ctrs (max.) unless otherwise stated. Internal walls lined with 10mm GIB Board internally in accordance with GIB Bracing Systems 2016 Handbook
 Where external walls are over 2.4m, stud spacing to be 300mm max.

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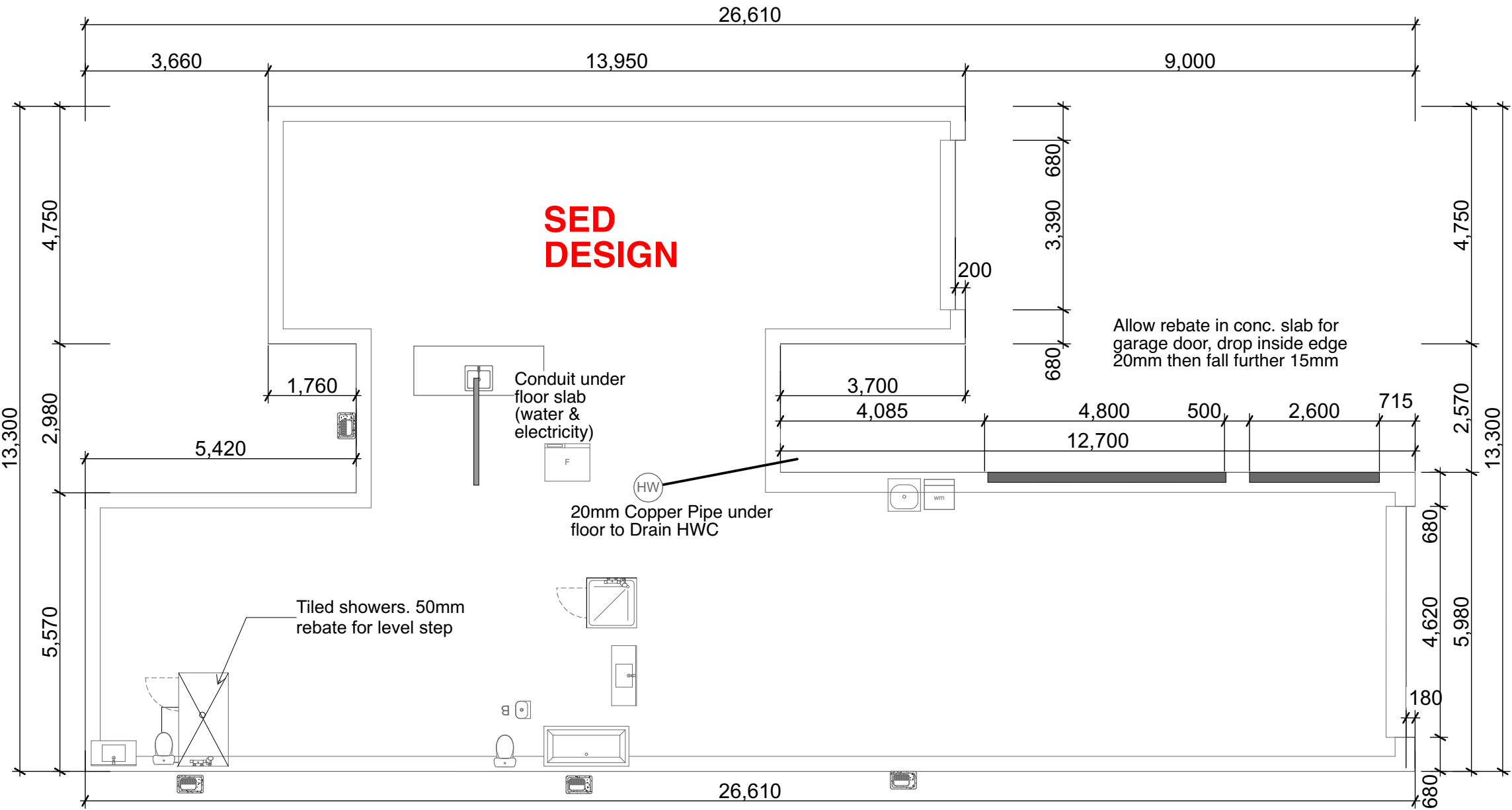
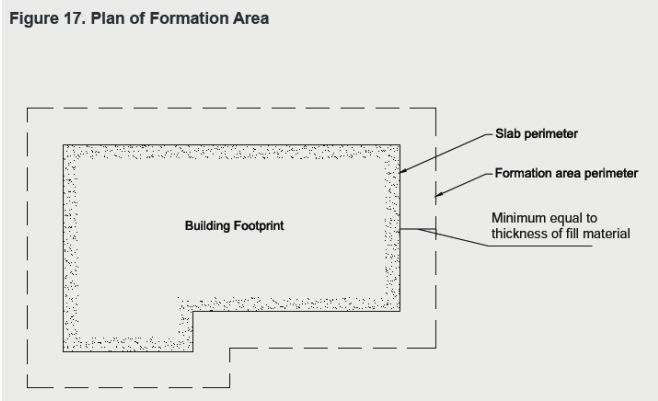
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SHEET TITLE:
 Floor Plan
 DRAWING SCALE: 1:100

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 Foundation Plan

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5

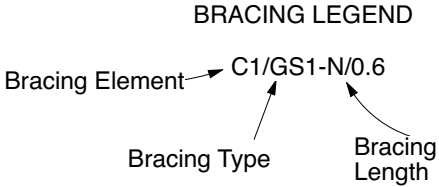
BRACING NOTES

Where the distance between bracing lines at right angles to the plates is between 5.0m and 6.0m
 GS1-N - 0.4m minimum length
 Any 10 or 13mm gib board plasterboard fixed to one side
 BL1-H - 0.4m minimum length
 Any 10 or 13mm brace line gib plasterboard fixed to one side

13.5 STRUCTURAL CEILING DIAPHRAGMS

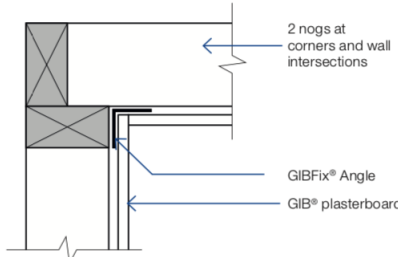
13.5.1
 Ceiling diaphragms required to comply with 5.6.1(b) shall be constructed as follows:

- (a) The length (L) of the diaphragm shall not exceed twice its width (W), both length and width being measured between supporting bracing elements;
 (b) The basic shape of a ceiling diaphragm shall be rectangular. Protrusions are permitted but cut-outs are not (see figure 13.3(a));
 (c) The ceiling lining shall consist of a sheet material complying with 13.5.2 over the entire area of the diaphragm (see figure 13.4);
 (d) Complete sheets with a minimum size of 1800 x 900 mm shall be used except where building dimensions prevent their use;
 (e) Each sheet shall be fastened as shown in figure 13.4;
 (f) Fastenings shall be not less than 10 mm from sheet edges.



TP = Top Plate Connection

FIGURE 14: CORNER INTERSECTION (GIBFIX® FRAMING SYSTEM)

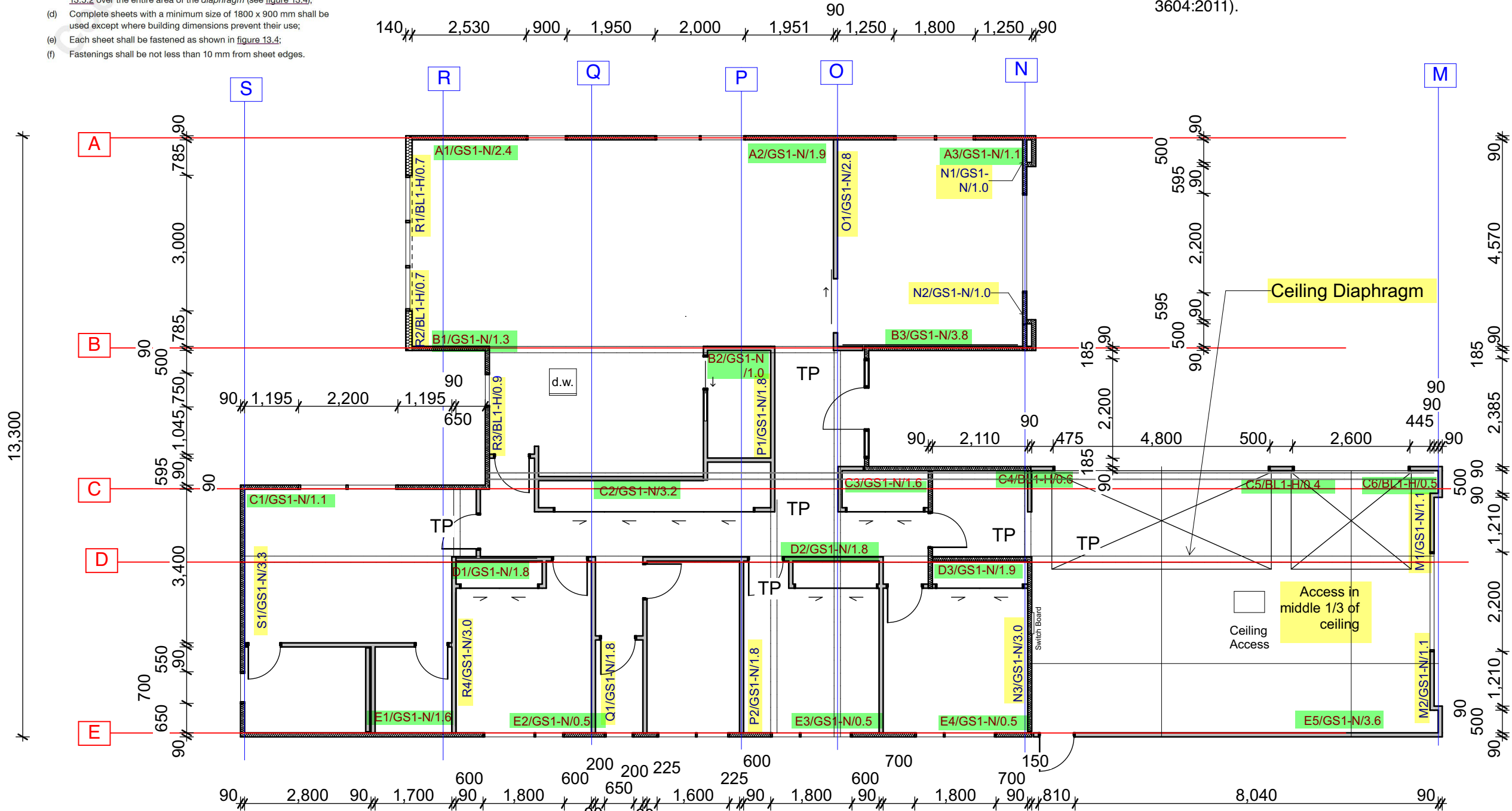


Each wall that contains one or more wall bracing elements shall be connected at the top plate level, either directly, or through a framing member in the line of the wall, to external walls @ right angles to it. Top plate fixing(s) of the capacity in tension or compression along the line of the wall bracing element are as follows:

For each wall containing wall bracing elements with a total bracing capacity of not more than 125 BU: to at least one such external wall by a fixing as shown in figure 8.16 of 6kN capacity (8.7.3.4 - NZS 3604:2011).

For each wall containing wall bracing elements with a total bracing capacity of not more than 250 BU: to at least two external walls by a fixing as shown in figure 8.16 of 6kN capacity (8.7.3.4 - NZS 3604:2011).

For each wall containing wall bracing elements with a total bracing capacity of more than 250 BU: to at least two external walls by a fixing as shown in figure 8.16 each having a rating of not less than 2.4kN per 100 BU (8.7.3.4 - NZS 3604:2011).



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 Bracing Plan

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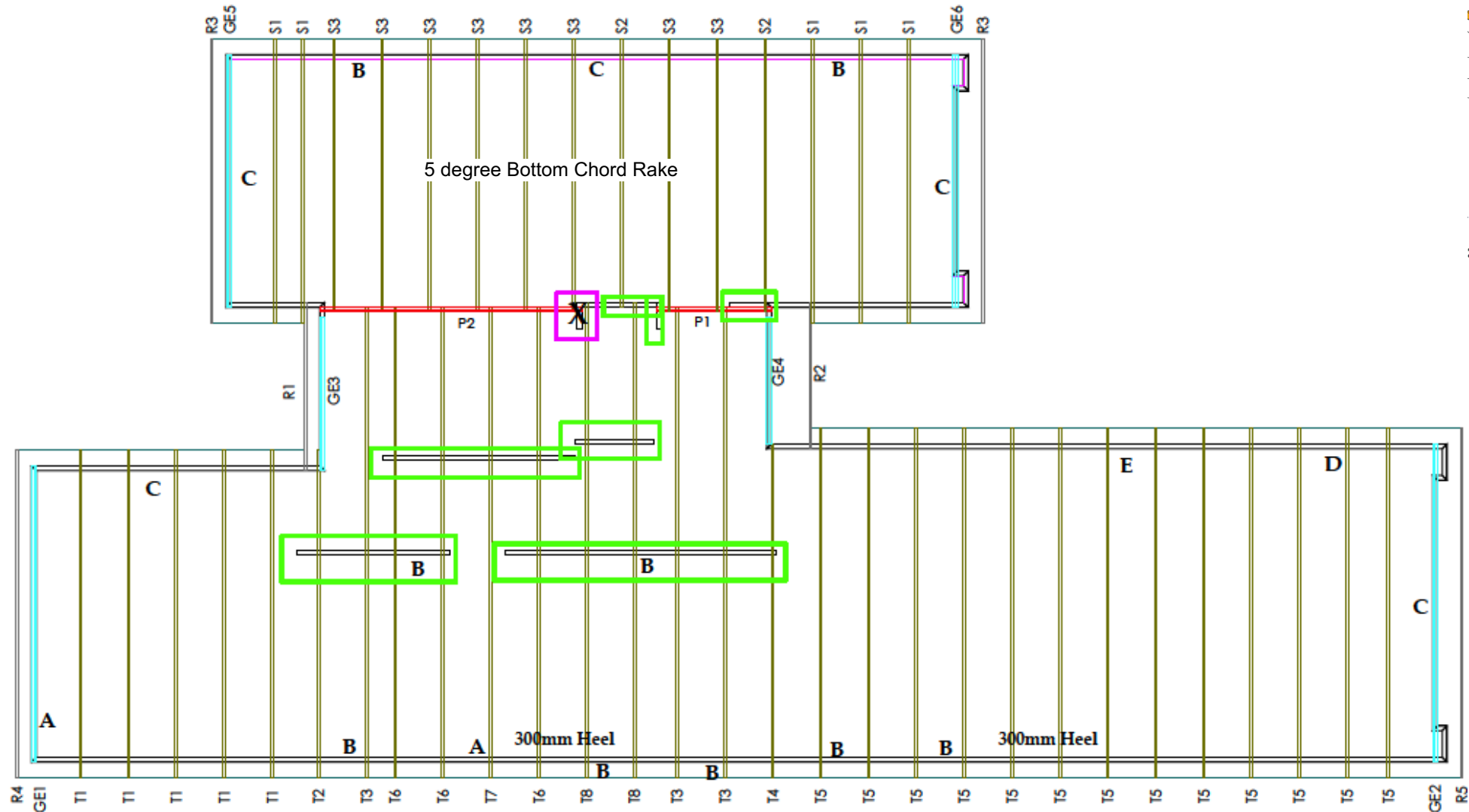
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6

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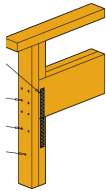
ALL TIMBER USED IN BUILDING
 TO BE GRADED SG8 AS PER
 3604: 2011 SECTION 8
 Beams/Lintels sizes shown are specified by Truss
 and frame manufacturer and must be confirmed by them.
 They shall comply with NZS 3604:2011 SG8

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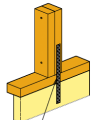


= Load Bearing Walls Not Requiring Slab Thickening (Under 10kN)

X = Type FP1 375x375 Slab Pad

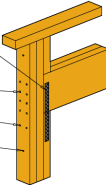


Note A:
 M12 proprietary concrete fixing bolt
 with 50x50x3mm square washer
 Or
 M12 x 150mm coach screw with
 50x50x3mm square washer into
 timber post/bearer



400mm Sheet Brace Strap to one side.
 6 x 30mm x 3.15 Ø nails into stud.
 3 x 30mm x 3.15 Ø nails into bottom plate.
 6 x 30mm x 3.15 Ø nails into timber post/bearer

TYPE H
 13.5 kN



200mm Sheet Brace Strap
 to both sides
 6 x 30mm x 3.15 Ø nails each end
 8 x 90mm x 3.15 Ø nails
 into lintel
 2 x 90mm x 3.15 Ø nails
 directly below lintel
 Fix trimmer to understud
 with 1 x 90mm x 3.15 Ø nail
 @ 250mm c/s (typical)

Note A:
 M12 proprietary concrete fixing bolt
 with 50x50x3mm square washer
 Or
 M12 x 150mm coach screw with
 50x50x3mm square washer into
 timber post/bearer

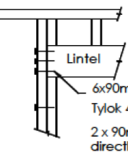


GIB HandiBrace
 Installation
 GIB® HandiBrace T M and
 2 x Tylok 214 both sides

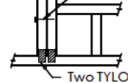


2 x 400mm Sheet Brace Strap to one side.
 6 x 30mm x 3.15 Ø nails into stud.
 3 x 30mm x 3.15 Ø nails into bottom plate.
 6 x 30mm x 3.15 Ø nails into timber post/bearer

TYPE F
 4.0kN

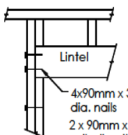


6x90mm x 3.15 dia. nails
 Tylok 475 one side
 2 x 90mm x 3.15 dia. nails
 directly below lintel
 90mm x 3.15 dia. nails
 Trimmer to Understud
 @ 250mm c/s



Two TYLOK 214 for Radiata Pine
 Two Strap Nail for Douglas Fir

TYPE E
 1.4kN



4x90mm x 3.15
 dia. nails
 2 x 90mm x 3.15 dia.
 nails directly below
 lintel
 90mm x 3.15 dia. nails
 Trimmer to Understud
 @ 250mm c/s



TYLOK 214 one side

Fixing of jack stud
 to lintel & top
 plate. Refer to Top
 Plate Fixing Schedule.



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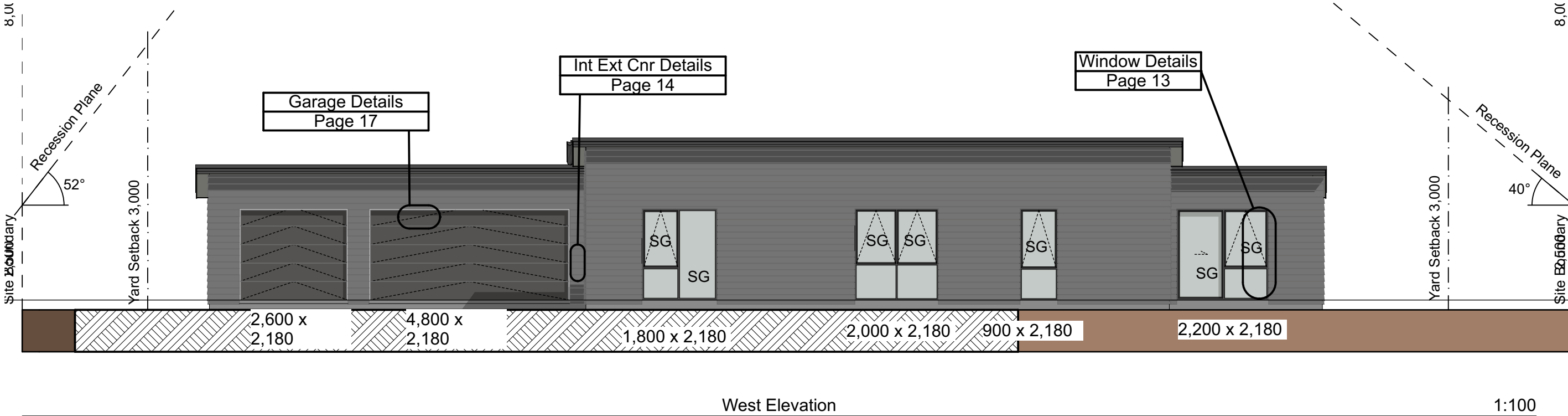
SHEET TITLE:
 Lintel Plan

DRAWING SCALE:

SHEET

6a

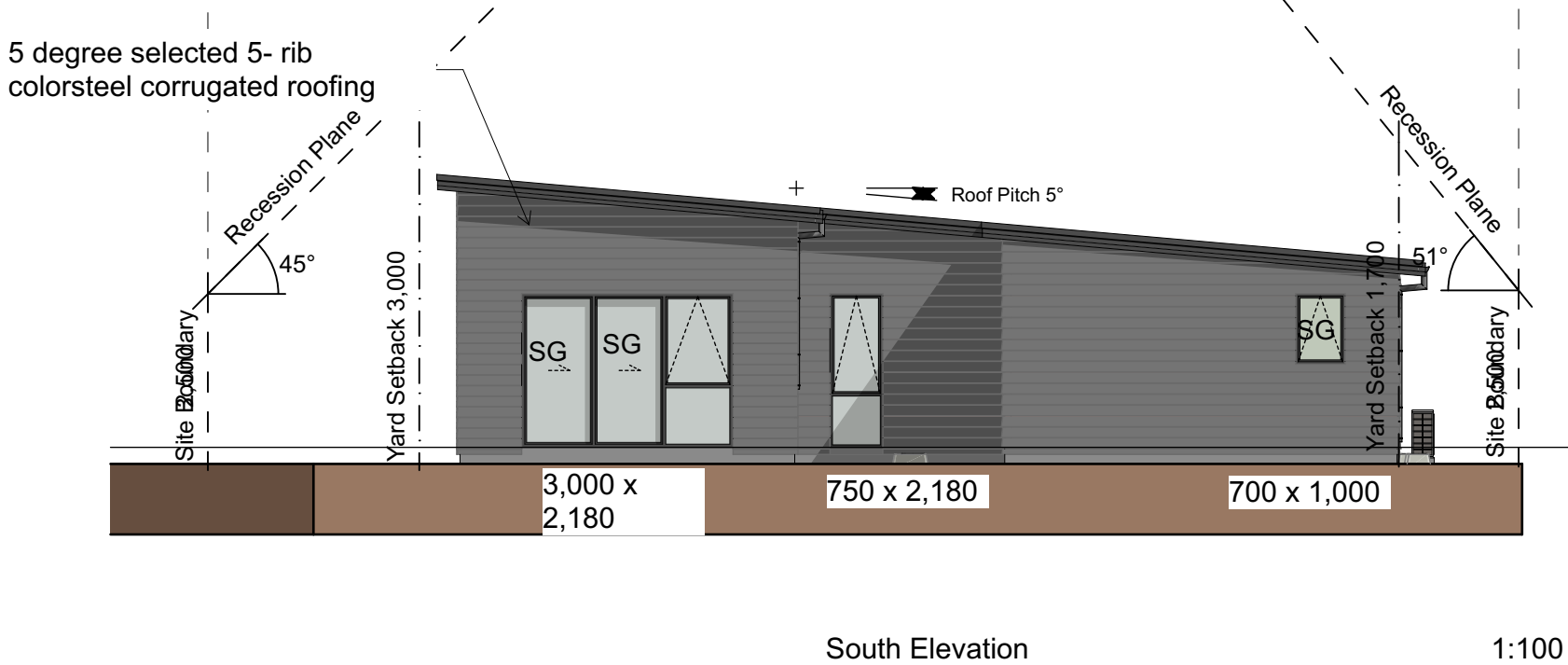
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SAFETY GLAZING (eg: bathroom window) SHALL COMPLY WITH NZBC F2/AS1. Glazing in bathroom and ensuite to be safety glazed as per NZS 4223.3.2016 8.1

- Install Wanz support bars to all exterior windows & door sills
- Confirm soffit height with truss manufacturer
- All windows and doors to be site measured before manufacture
- All windows and doors to be double glazed units as per NZBC H1/AS1 2007 - refer to calculation sheets

EXTERIOR CLADDING - James Hardie Linea Weatherboard over 20m cavity
 - Vertical Cedar Board over 20mm cavity



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 Elevations

DRAWING SCALE: 1:100

SHEET

7

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cladding - Vertical Cedar Board
 over 20mm cavity

Roof Pitch 5°

Cedar Details
 Page 16,17

cladding - Vertical Cedar Board
 over 20mm cavity

colorsteel gutter
 and fascia

All external joinery to be compliant with H1/As1.
 Aluminium joinery with double glazed thermally
 improved spacer with low e glass meeting R0.37 value

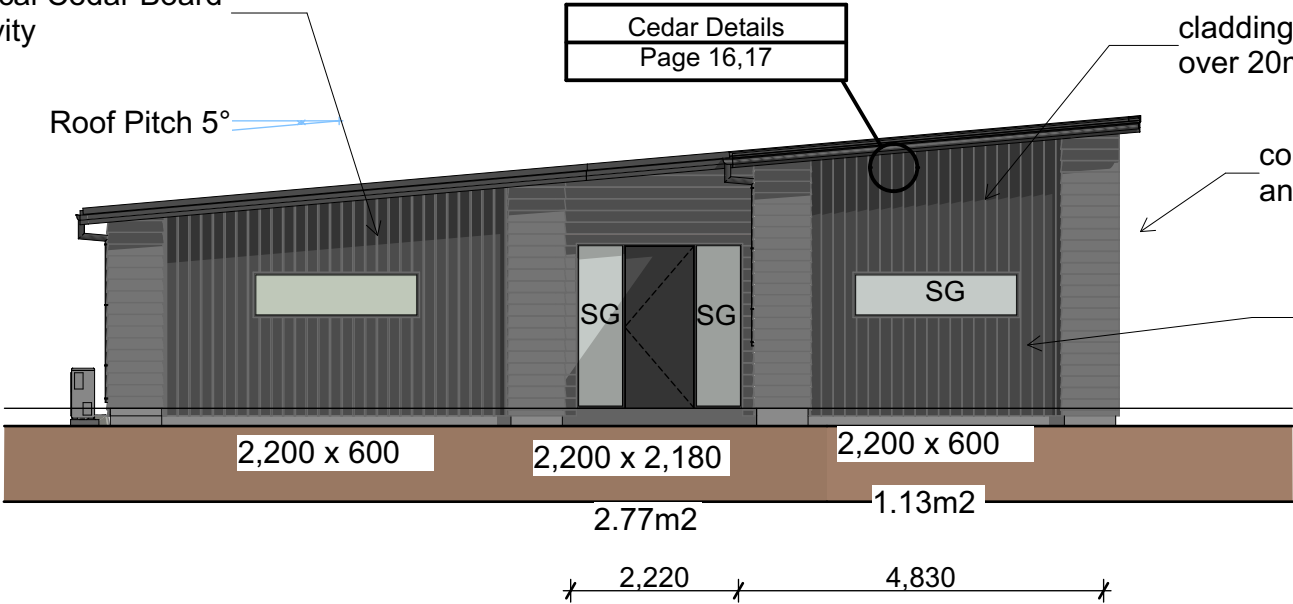
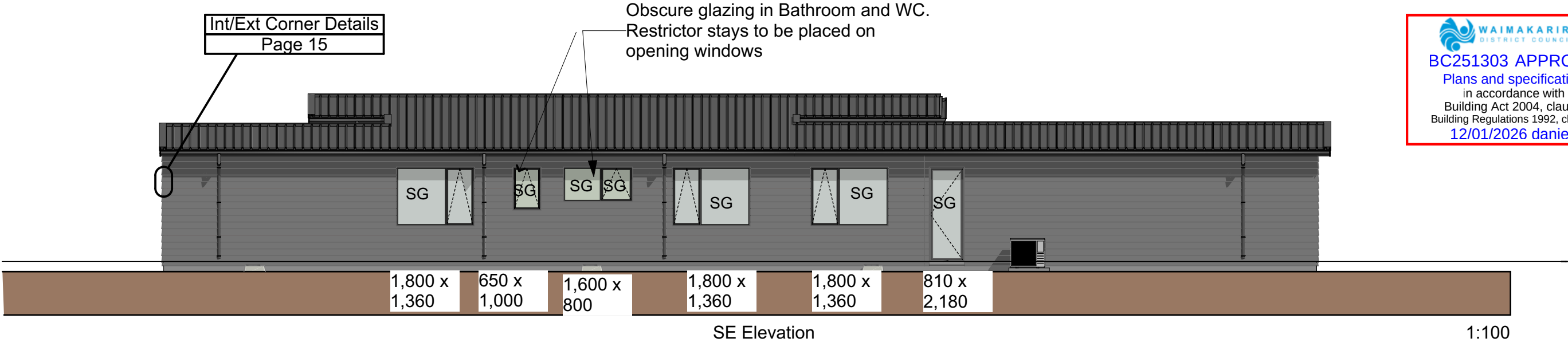


Table 2	Building Envelope risk matrix paragraph 3.1.2. Figure 1								
ALL WALLS	Risk Severity								
Risk Factor	LOW	score	MED	score	HIGH	score	VERY HIGH	score	Subtotals for each risk factor
Wind Zone (per NZS 3604)	0		0		1	1	2		1
Number of Storeys	0	0	1		2		4		0
Roof/wall inter. design	0	0	1		3	3	5		3
Eaves Width	0		1		2		5		
Envelope Complexity	0	0	1		3	3	6		3
Deck Design	0	0	2		4		6		0
NORTH, EAST, WEST, SOUTH - Total Risk Score									7

Int/Ext Corner Details
 Page 15

Obscure glazing in Bathroom and WC.
 Restrictor stays to be placed on
 opening windows

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SHEET TITLE:
 Elevations

DRAWING SCALE: 1:100

SHEET

8

Contractor shall verify all dimensions on site, before commencing any work. All dimensions are in millimetres unless otherwise specified. All construction to comply with NZBC/NZS:3604 2011, alongside all current standards alike.

Recessed Downlight

Strip Light

Switch

Pendant Light

Satellite Tv Point

Telephone Jack Point

Double Power Point

Single Power Point

Manrose Fan

Automatic Garage Door Opener

Smoke Detector

Meter Box

Switch Board

NOTE:
 All Electrical work & Items are to comply with:
 NZBC C/AS1, AS/NZS 3000, AS/NZS 3008,
 AS 3786, NZS 6401.

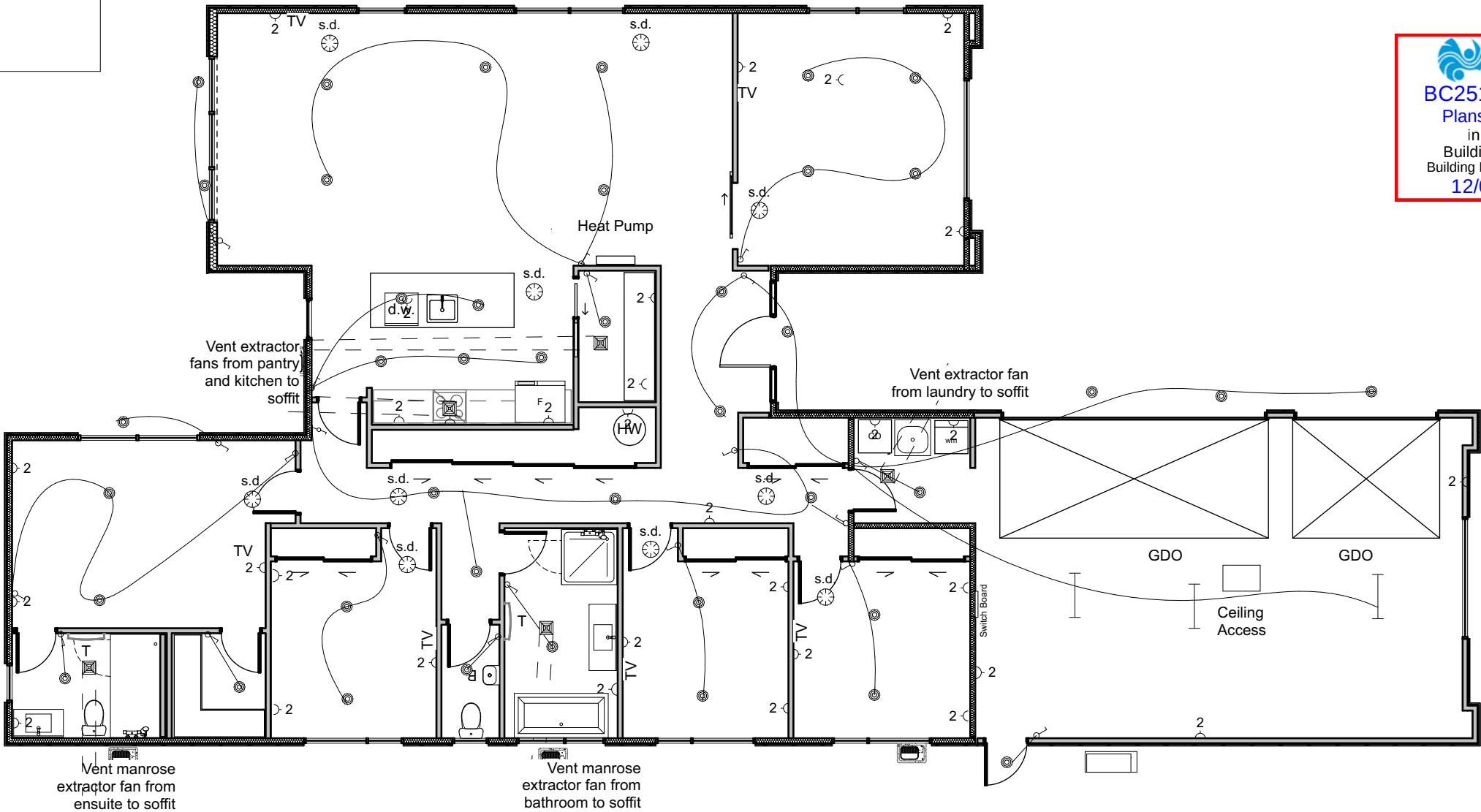
This layout is preliminary only - confirm final
 positioning & fitting allowance with client
 contract specifications.

SMOKE DETECTOR - approved interconnected
 wireless smoke detectors required in all habitable
 spaces. Smoke detectors to be
 installed throughout dwelling complying with
 NZBC F7/AS1 with hush & test facilities

Electrical Safety Reg 2012, Only
 IC or IC-F Downlights to be Installed,

Down lights to be IC -RATED Type (max 1 per 5m2)

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SHEET TITLE:

Electrical Plan

DRAWING SCALE: 1:100

SHEET

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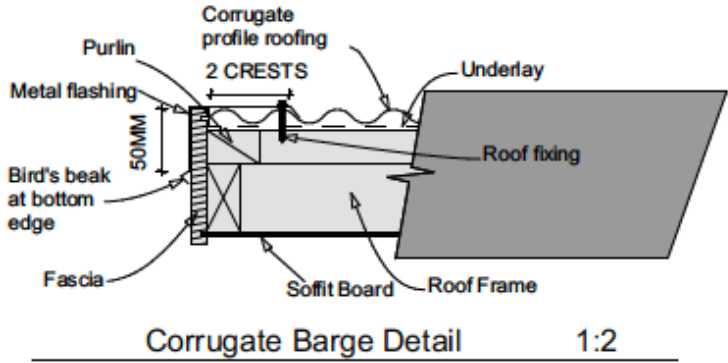
Table 8.4.4.2D: Steel trapezoidal profiled roofing – 0.40 mm BMT, 27 mm minimum profile height, and minimum 5-rib profiles

Paragraphs 8.4.4.2 and 8.4.6.1

Purlin spacing End span (m) ⁽¹⁾	Purlin spacing Intermediate span (m) ⁽¹⁾	Low and Medium wind zones ⁽²⁾	High and Very High wind zones ⁽²⁾	Extra High wind zones ⁽²⁾
0.4	0.6	T2	T2	T1
0.6	0.9	T2	T1	T1
0.8	1.2	T2	T1	T1
1.2	1.8	SED	SED	SED

Notes:

- (1) For profile heights and pan widths outside this range, refer to supplier's literature for fixing patterns and spans.
(2) T1 fixing pattern is fix every crest... T2 fixing pattern is hit 1, miss 1... SED requires specific engineering design.



FIXING NOTES:

Trusses to Top Plate

Selected nail plate trusses @ 900mm crs max. fixed to top plate as per truss design, or in accordance with NZS3604:2011 Up to High Wind zone 2/90mm x 3.15mm skew nails plus 2/wire dogs. (Alt fixing 4.7Kn)

Outriggers (Up to 750mm Cantilever)

90x45mm H1.2 treated SG8 outriggers @ 900crs to gable verge to allow for 450mm overhang/eave width. Outriggers to span back to next truss.

Outriggers to be fixed as per NZS3604:2011 Table 10.18 & BRANZ adaptation Build 142:

- 2/90 x 3.15mm skew nails & 2/wire dogs each side to gable trusses.
- 2/90 x 3.15mm skew nails & 2/wire dogs each side to rafters.
- 4/90 x 3.15mm skewed nails to blocking.

Purlins

Purlins (on flat)
Purlins fixed to trusses with 1/10g x 80mm self-drilling screw. Top & bottom purlins shall be @ 600mm crs.

Roof Bracing

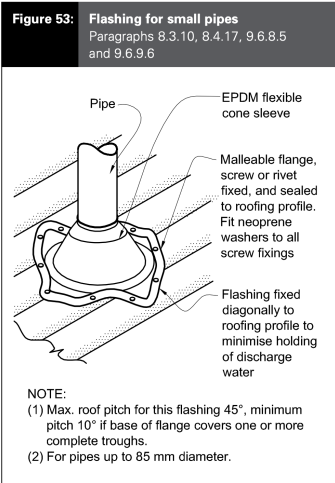
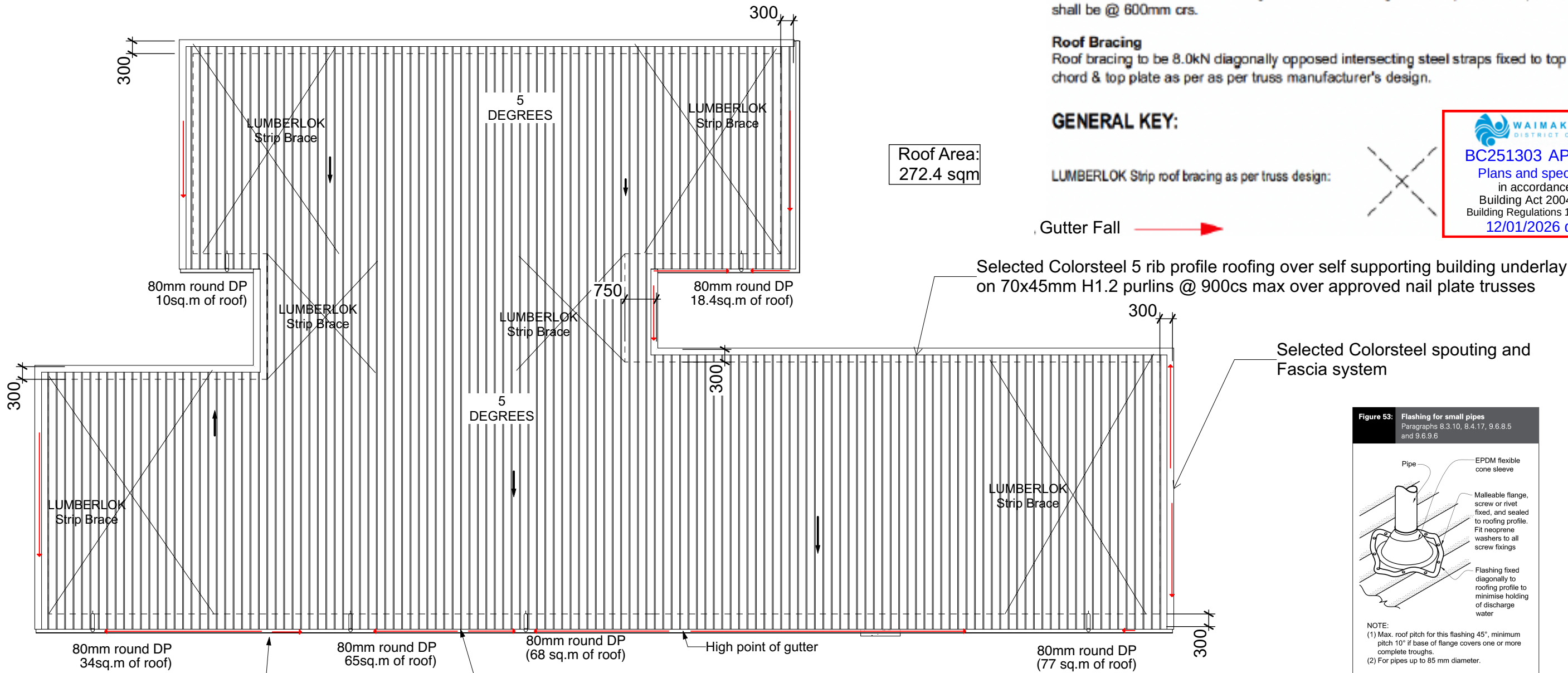
Roof bracing to be 8.0kN diagonally opposed intersecting steel straps fixed to top chord & top plate as per as per truss manufacturer's design.

GENERAL KEY:

LUMBERLOK Strip roof bracing as per truss design:



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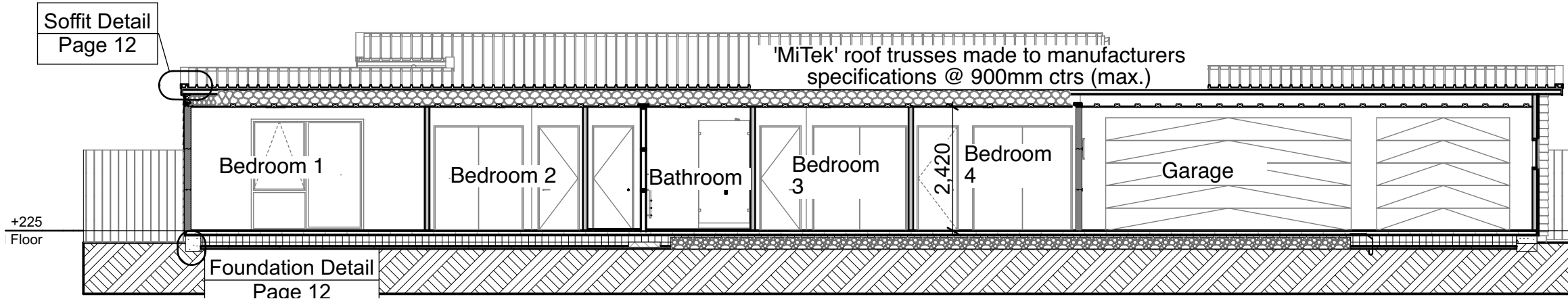
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Roof Plan

DRAWING SCALE: 1:100

SHEET

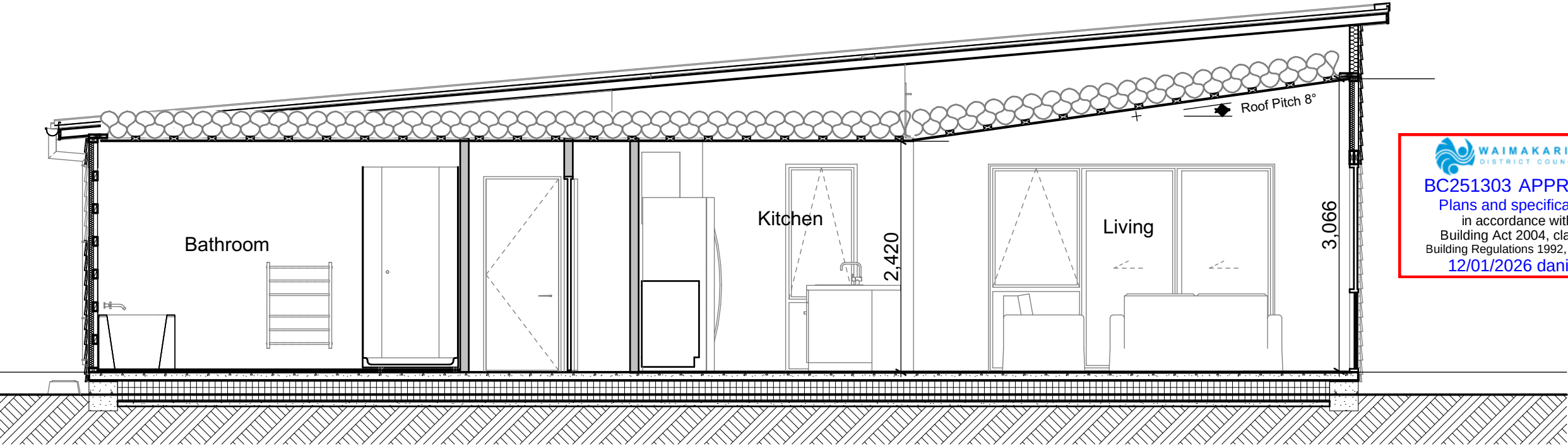
CONSTRUCTION NOTES

- It is the main contractors or surveyors responsibility to check and verify all dimensions and levels on site before commencement of work
- Dimensioned measurements are to take precedence over scaling.
- The territorial authority shall be notified of any changes made during construction.
- Generally footings shall be taken down to solid, sound undisturbed soil of ultimate bearing capacity. Excessive amounts of soil shall be reported to the structural engineer.
- Concrete strength for foundations, footings and solid fill shall be 20MPa after 28 days. Floor slabs shall be 20MPa after 28 days. Concrete shall be cured for a minimum of 3 days before removing formwork
- All construction work is to conform to NZBC 1991 & amendments & NZS 3604:2011.
- All timber fixed to concrete shall be separated from concrete with 'Malthoid' damp proof course.
- Site measure all windows & external doors before manufacture.
- All glazing to be in accordance with NZS 4223:2016. -These plans are to be read in conjunction with written specifications attached.
- All timber treatments to be to NZS 3602:2011 & B1/AS1



Section A

1:100



B

Section B

1:50

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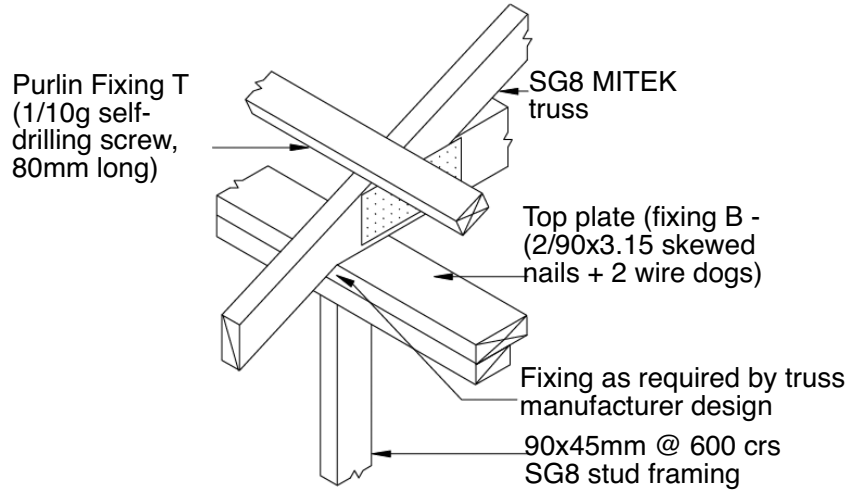
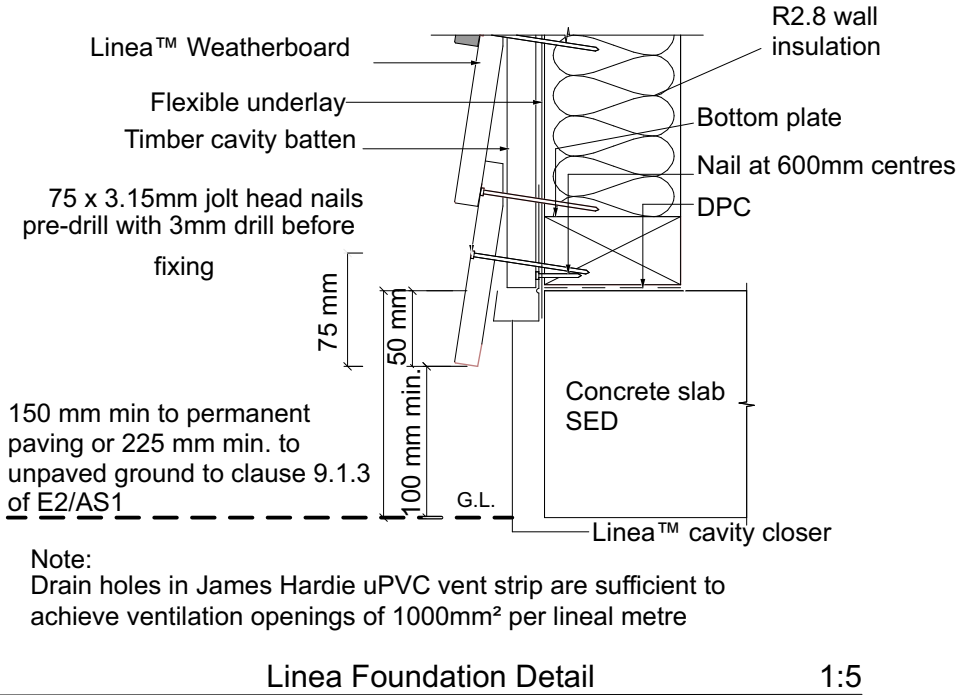
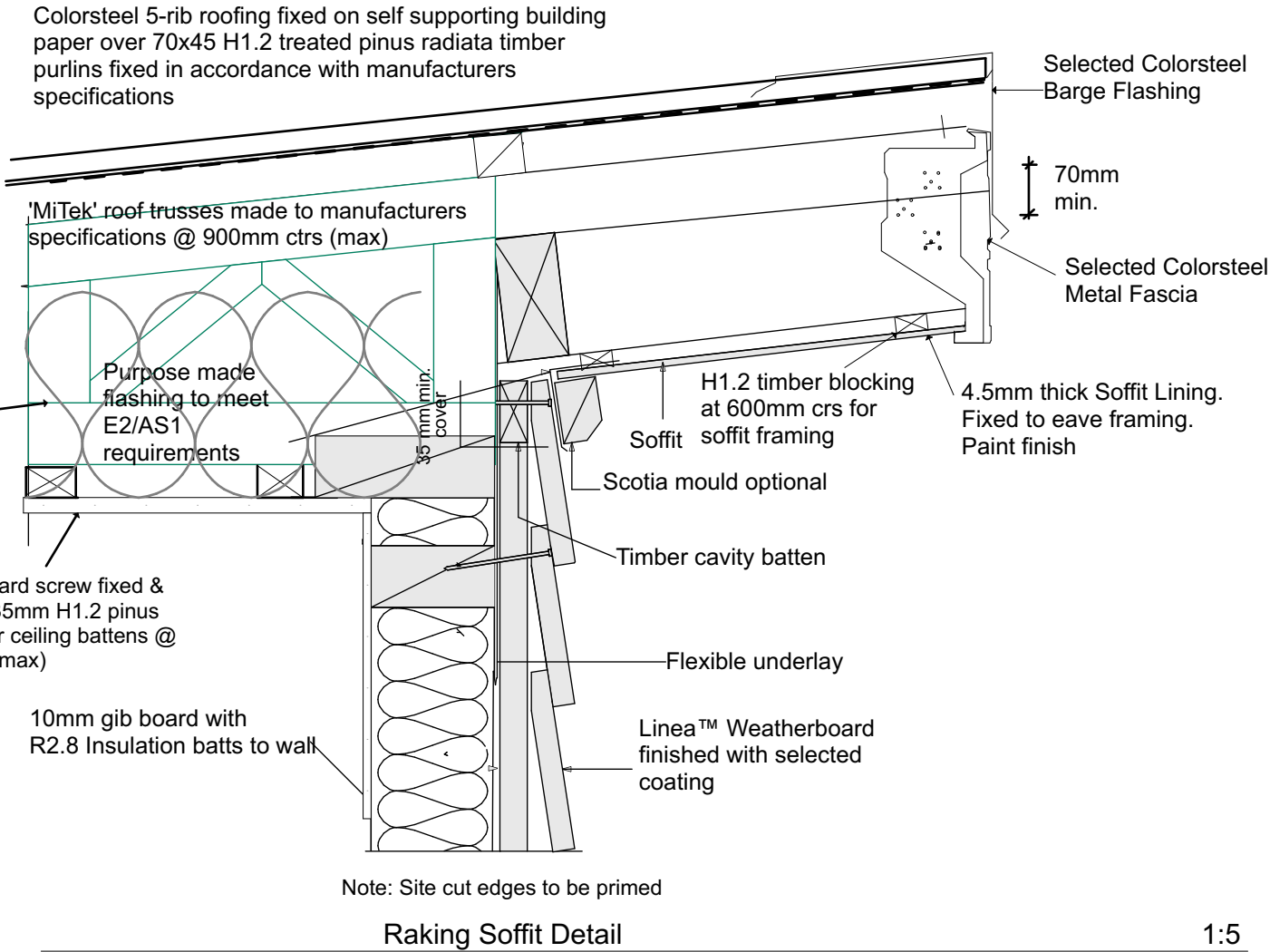
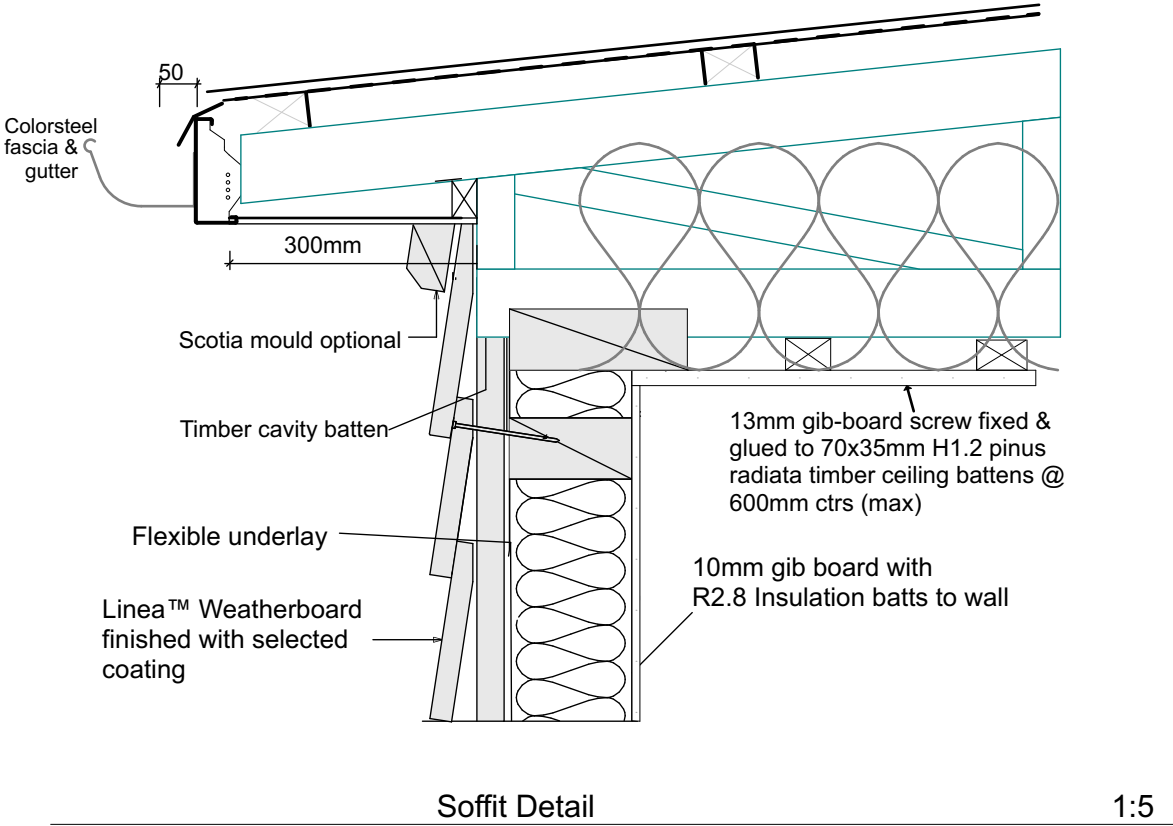
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Cross Section A

DRAWING SCALE: 1:100,

SHEET

11

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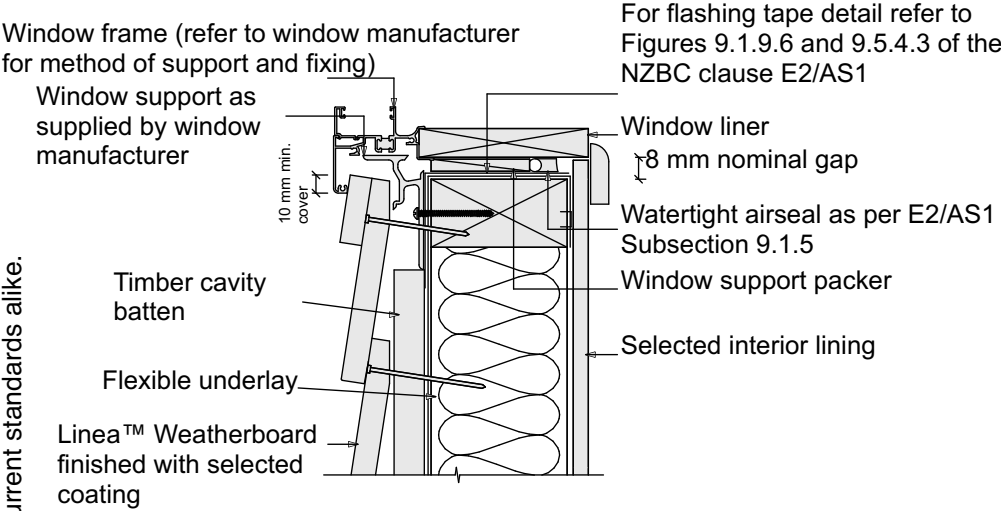
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Linea Details
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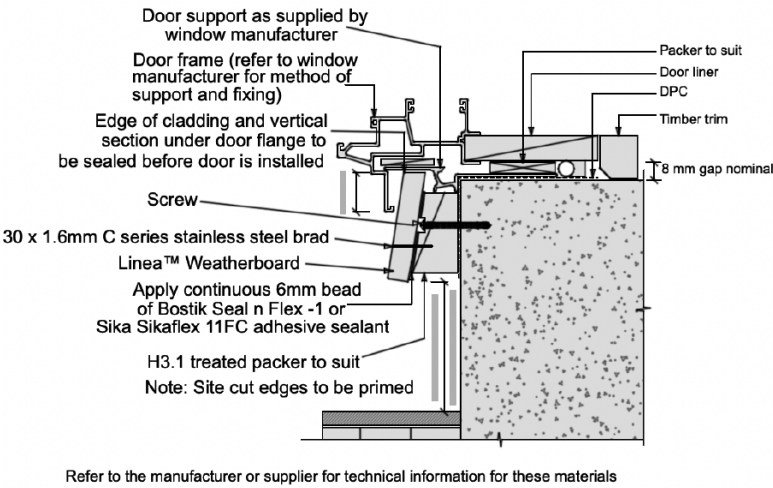
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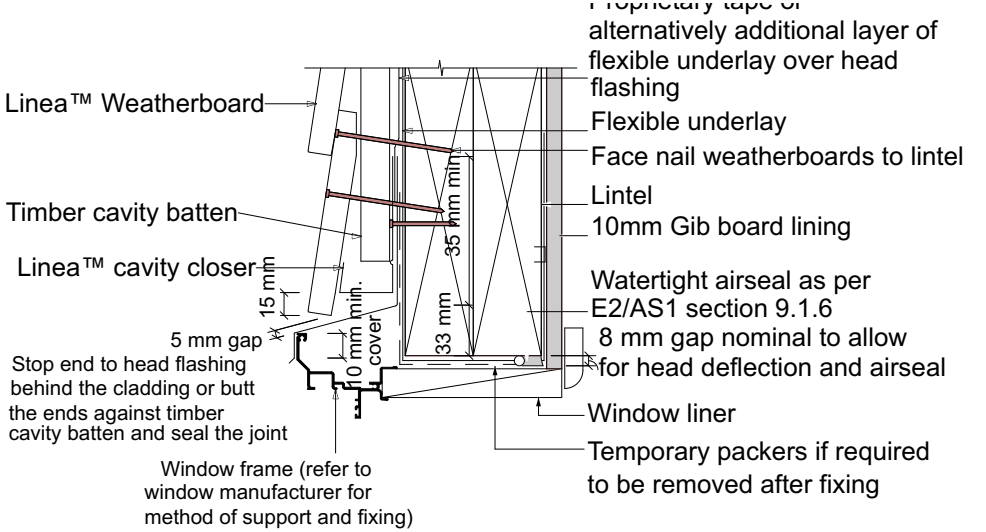
- General notes for materials selection
1. Flexible underlay must comply with acceptable solution E2/AS1
 2. Flashing tape must have proven compatibility with the selected flexible underlay and other materials with which it comes into contact
- Refer to the manufacturer or supplier for technical information for these materials

Linea Window Sill Detail 1:5

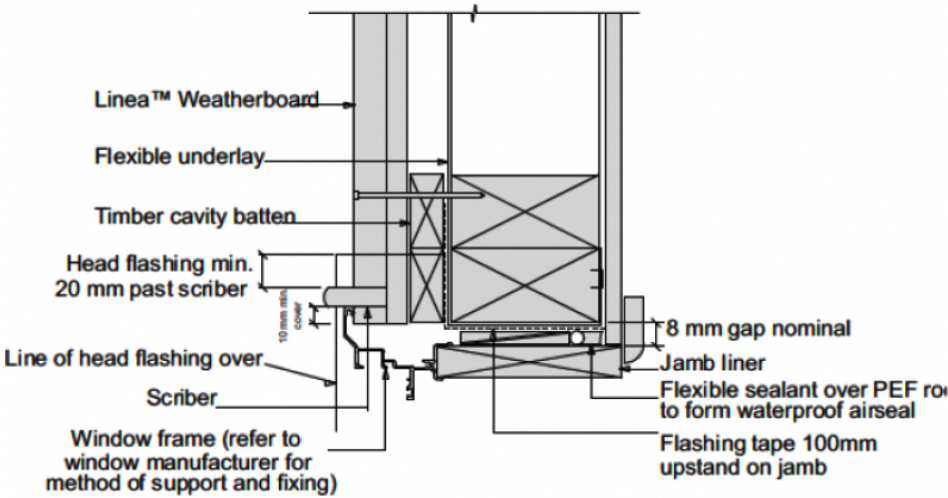


- Refer to the manufacturer or supplier for technical information for these materials
1. General notes for materials selection
 2. Flashing materials must be selected based on environmental exposure, refer to NZS 3604 & Table 20 of the NZBC E2/AS1
 3. Flashing tape must have proven compatibility with the selected materials with which it comes into contact
 4. When James Hardie rigid air barriers are used flashing tape to be applied to the entire opening
- Linea™ Weatherboard to sealed butt joint over batten at each corner of opening

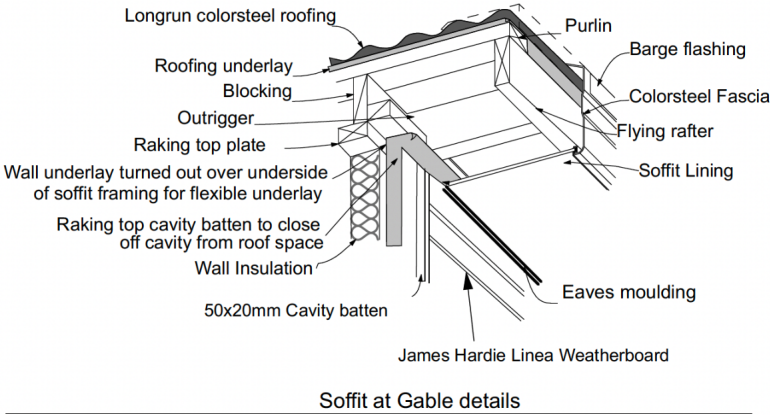
Linea Door Sill Details 1:5



Linea Window Head Detail 1:5



Linea Jamb Detail 1:5



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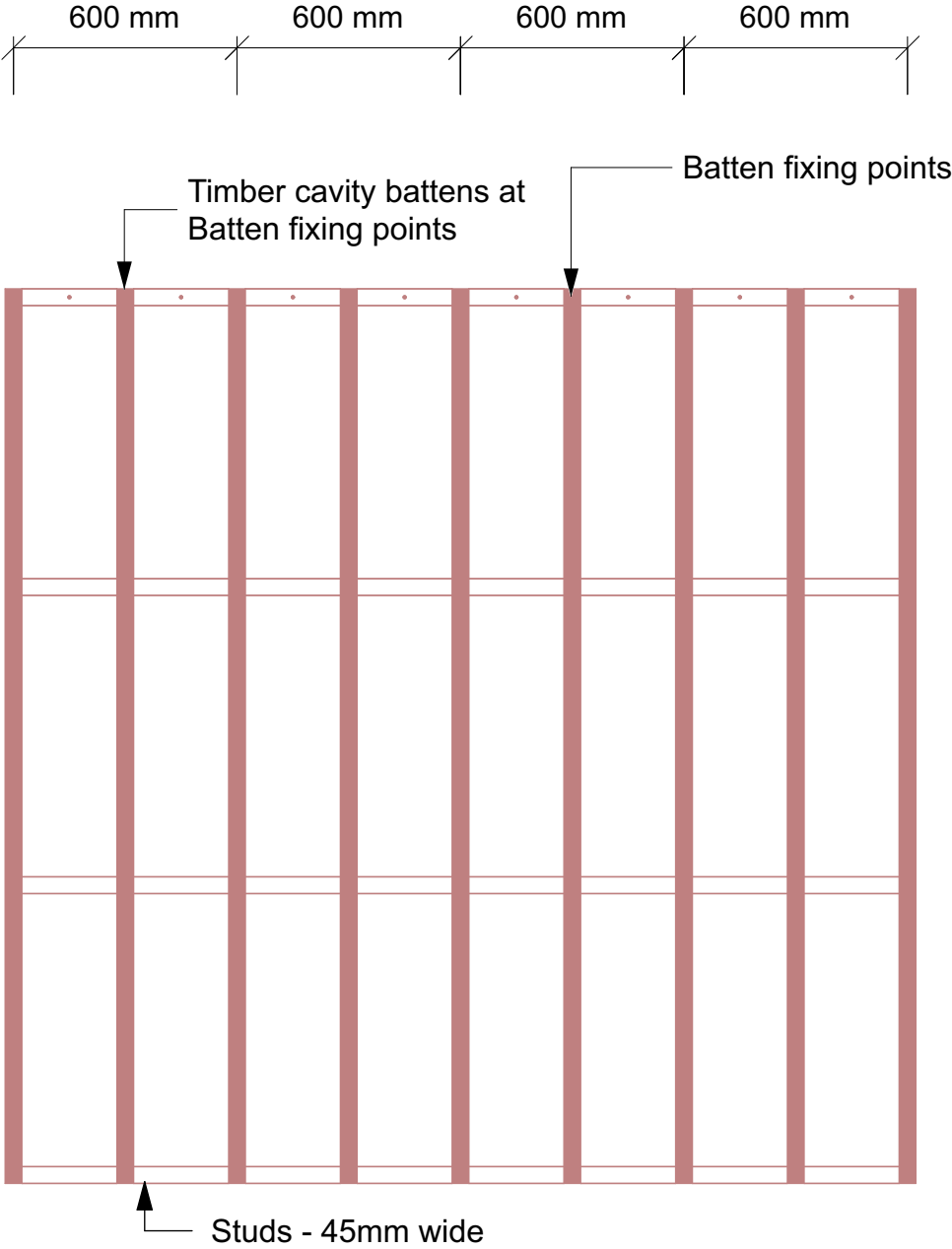
Plans and specifications

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Building Regulations 1992, clause 3

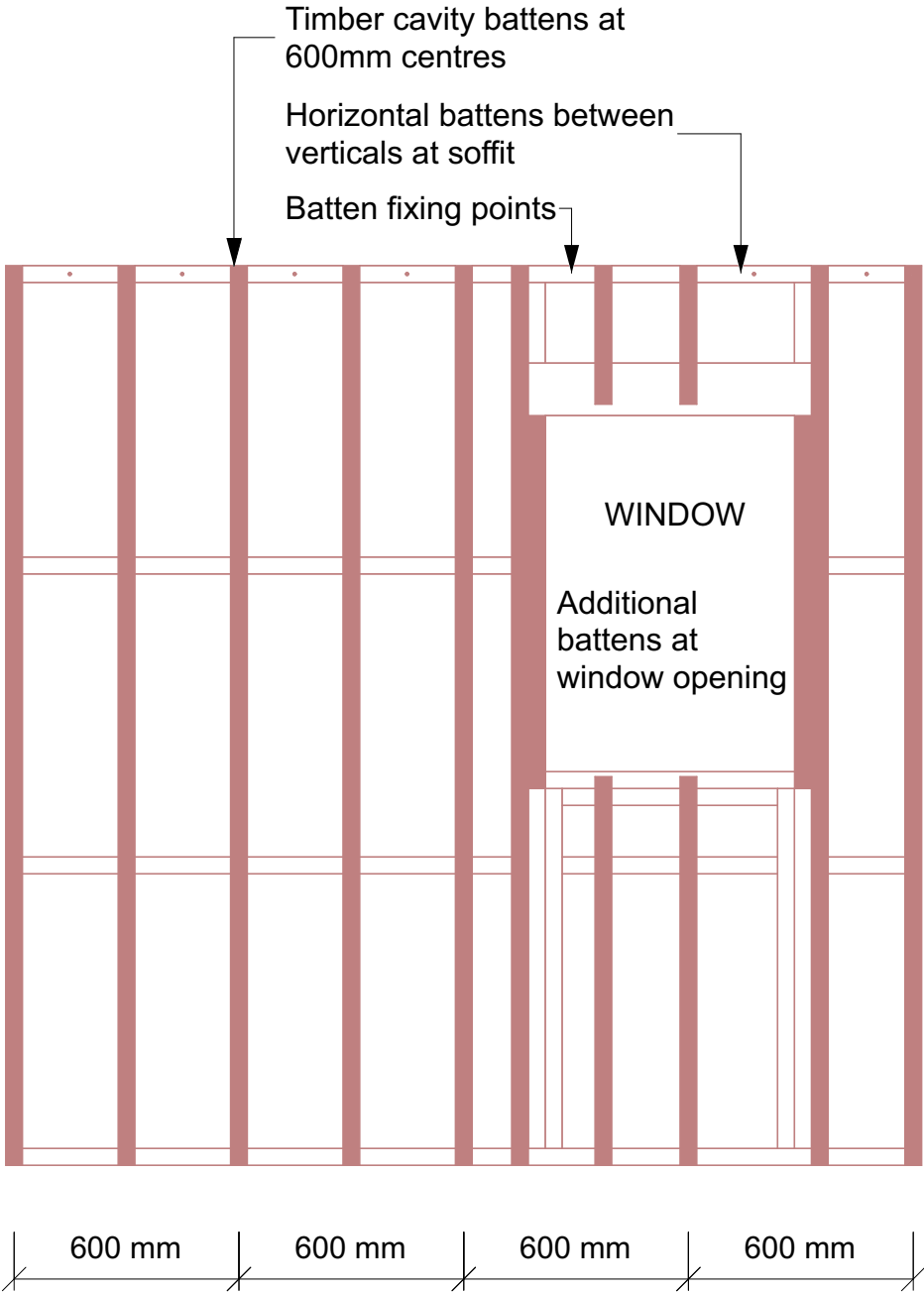
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The intermediate support for insulation between the studs could be a timber cavity batten, polypropylene tape or 75 mm galvanised wire mesh. Refer to E2/AS1 Paragraph 9.1.8.5 Polypropylene tape must be fixed horizontally and drawn taut at 300 mm centres.

Framing Set Out 1:20



- Studs, 45mm wide
 -The intermediate support for insulation between the studs could be a timber cavity batten, polypropylene tape or 75 mm galvanised wire mesh. Refer to E2/AS1 Paragraph 9.1.8.5 Polypropylene tape must be fixed horizontally and drawn taut at 300 mm centres.

1 jhl_inea_u_003 1:20



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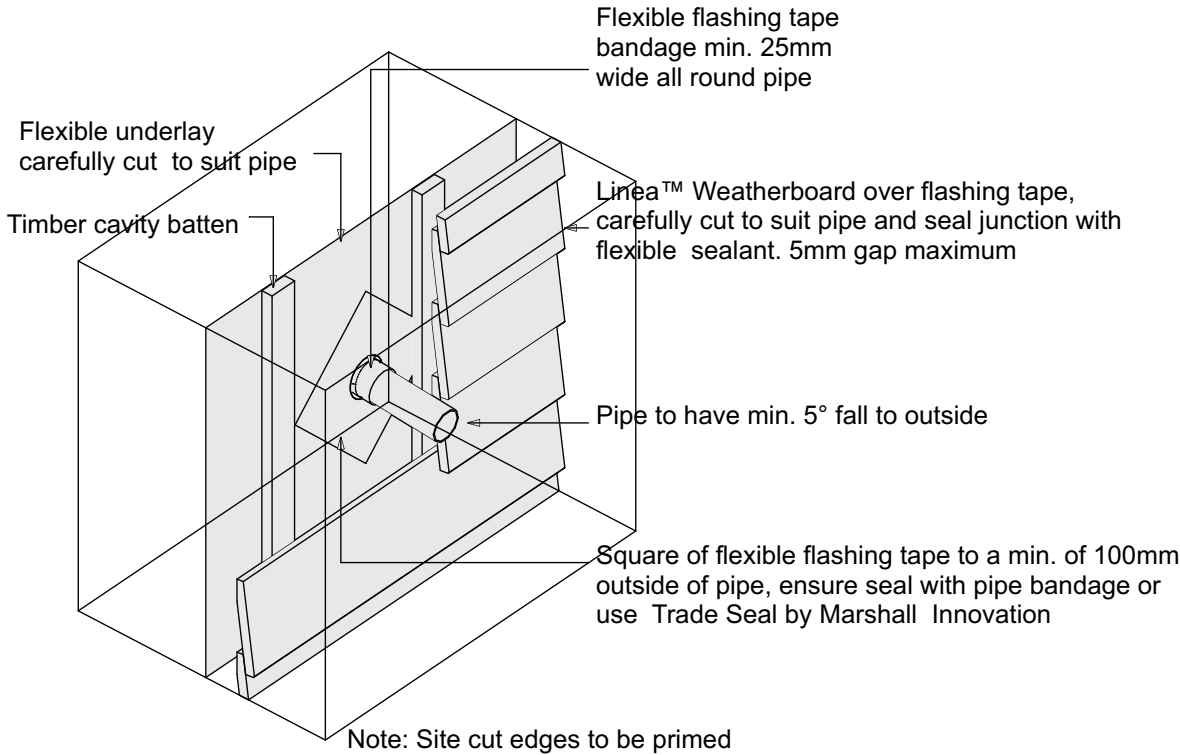
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SHEET TITLE:
 Linea Details
 DRAWING SCALE:

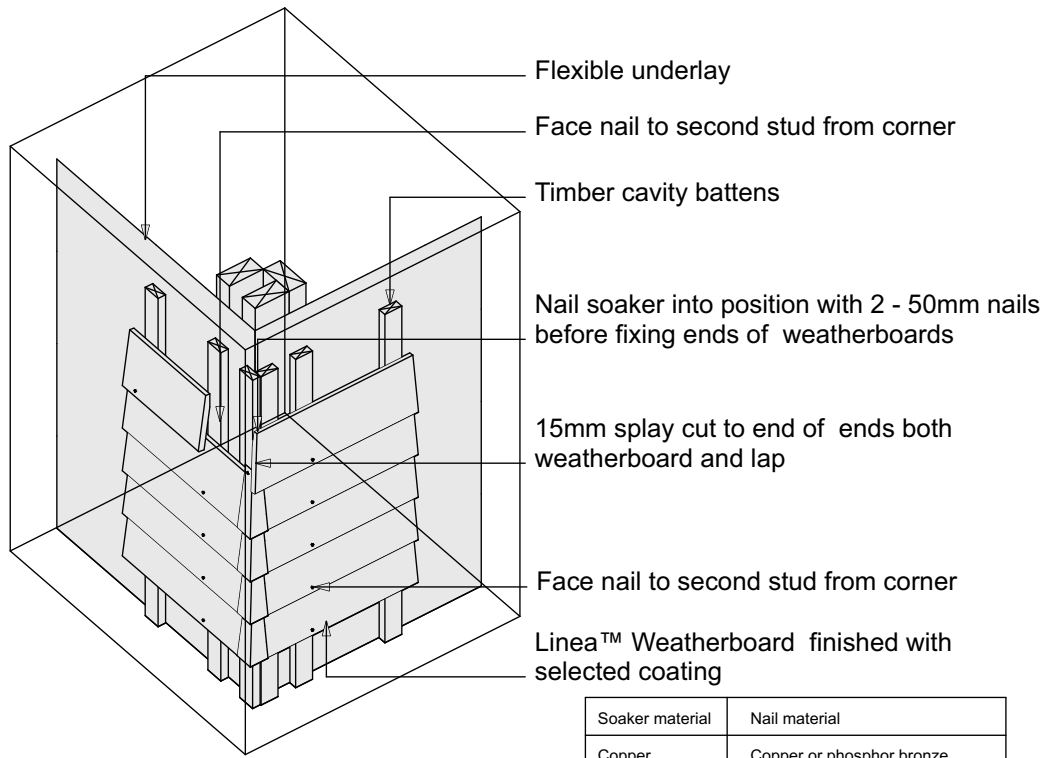
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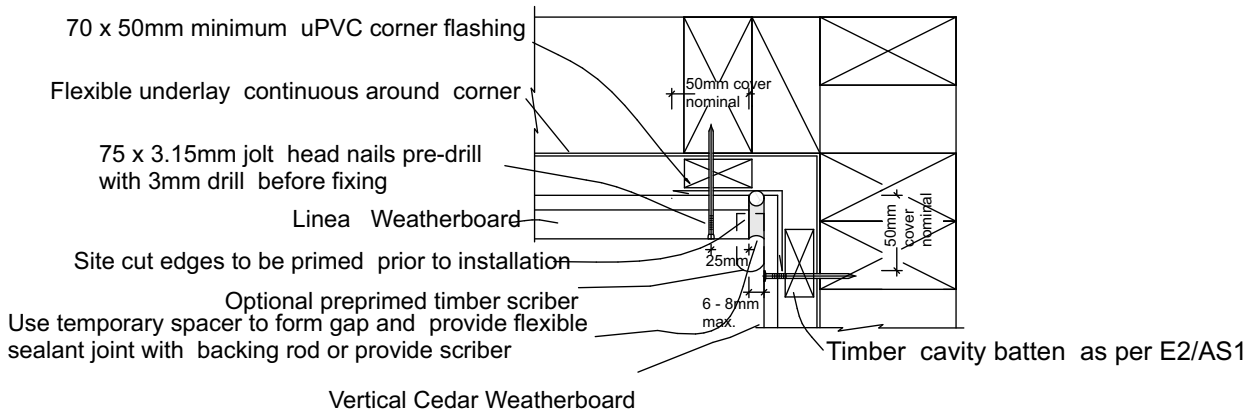
Linea Penetration Detail

1:10



Soaker material	Nail material
Copper	Copper or phosphor bronze
Aluminium	Hot dip galvanised
Stainless steel	Stainless steel

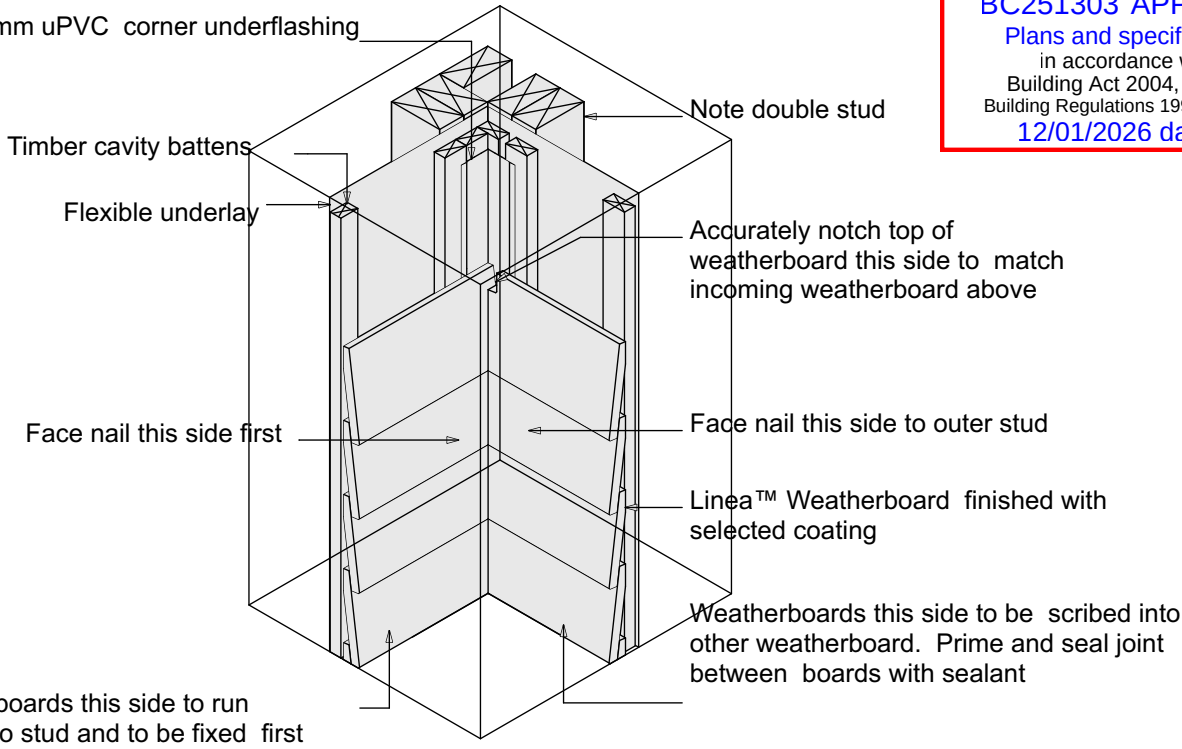
Linea External Corner Detail



Internal Corner between Linea and Vertical Cedar Detail

1:5

Hardie™ 50 x 50mm uPVC corner underflashing



Linea Internal Corner Detail

1:10

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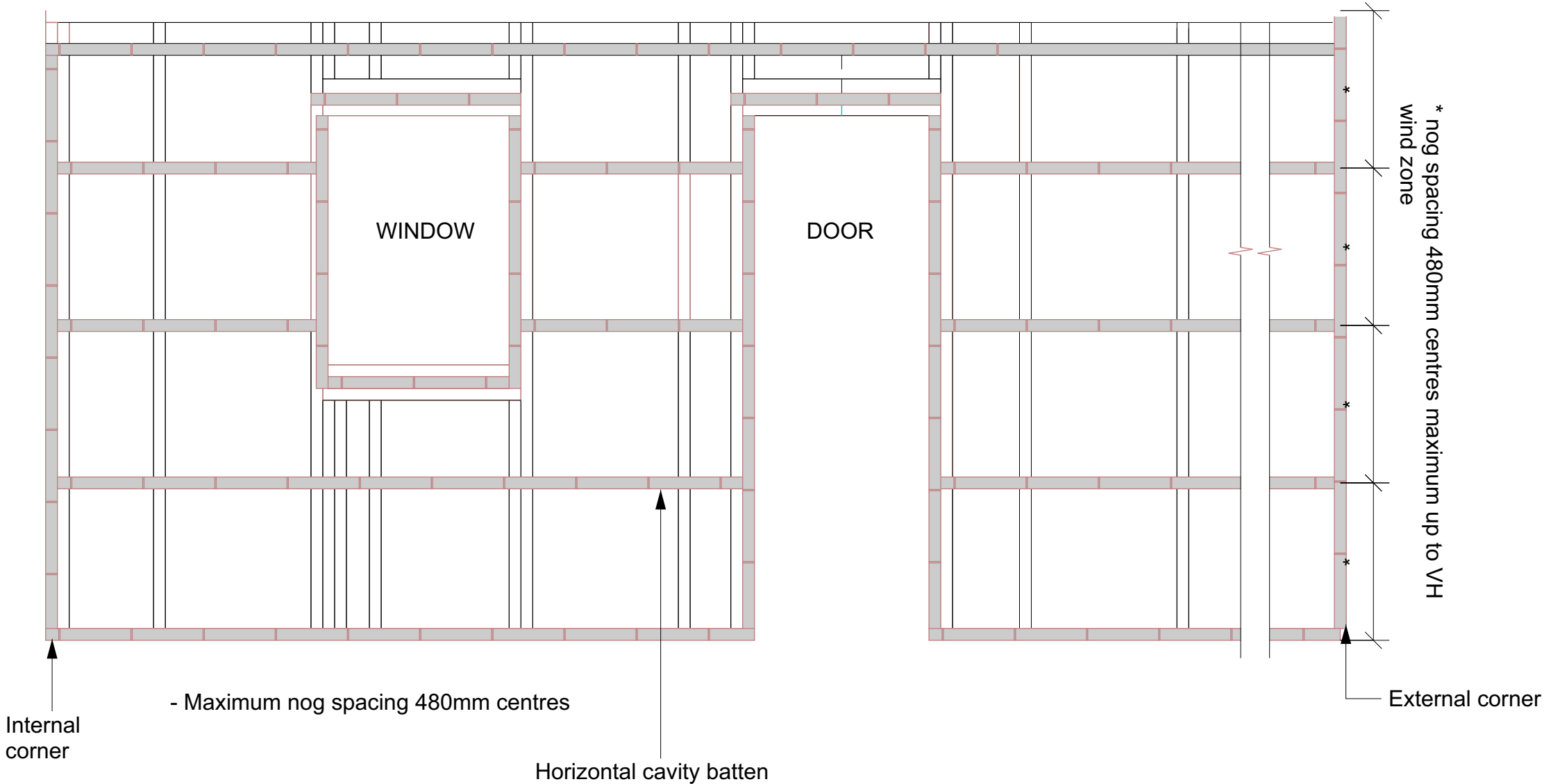
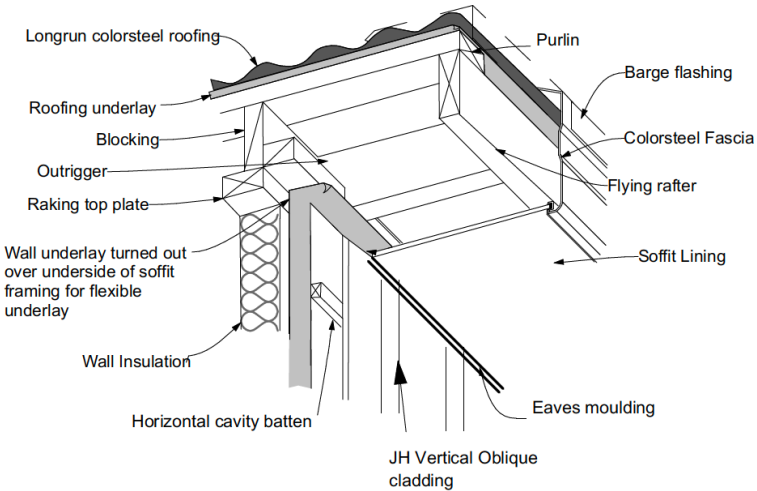
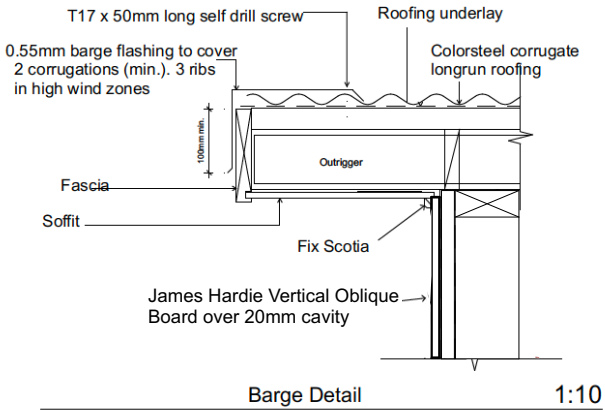
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 Linea Details
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15

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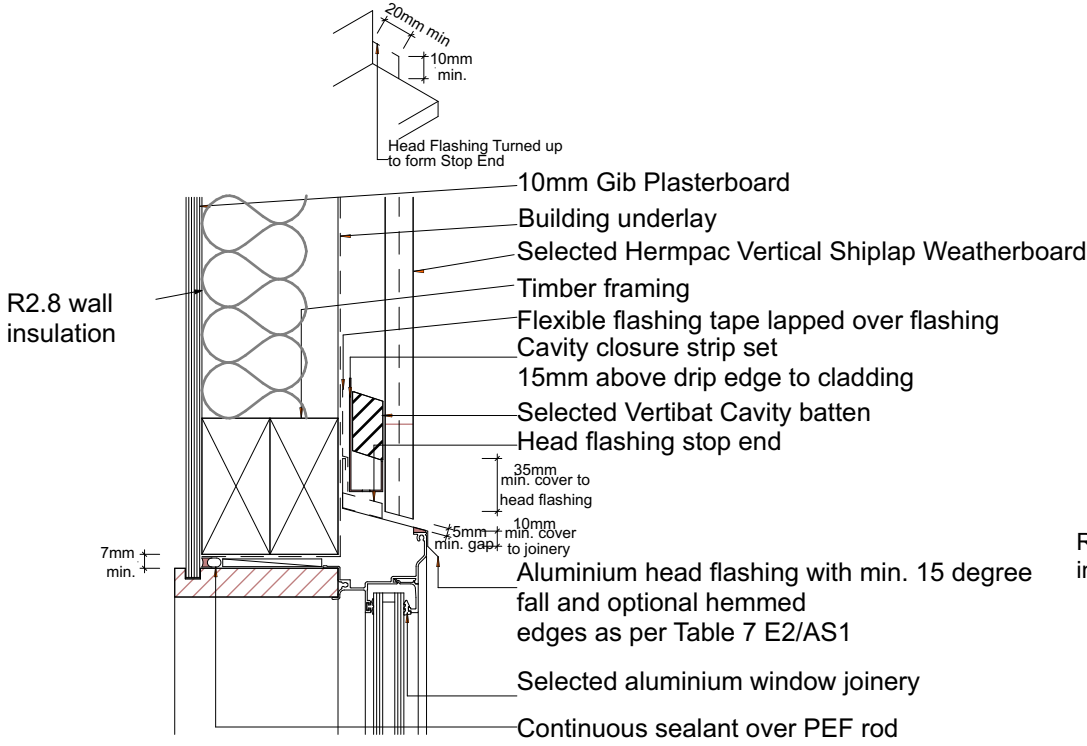
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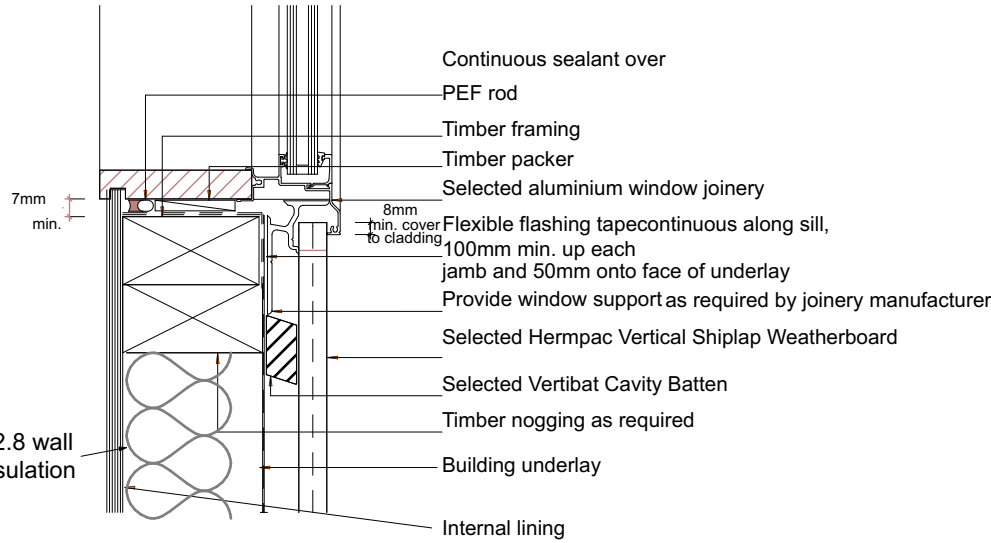
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 Cedar Details
 DRAWING SCALE:

SHEET
 16

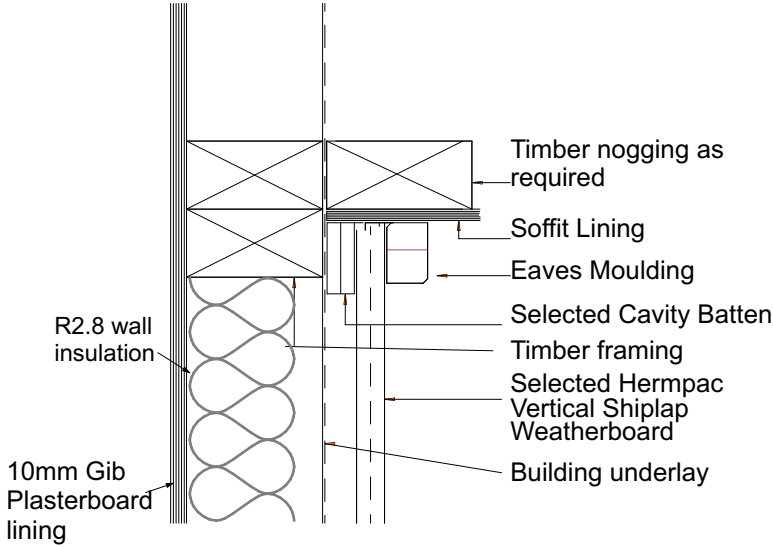
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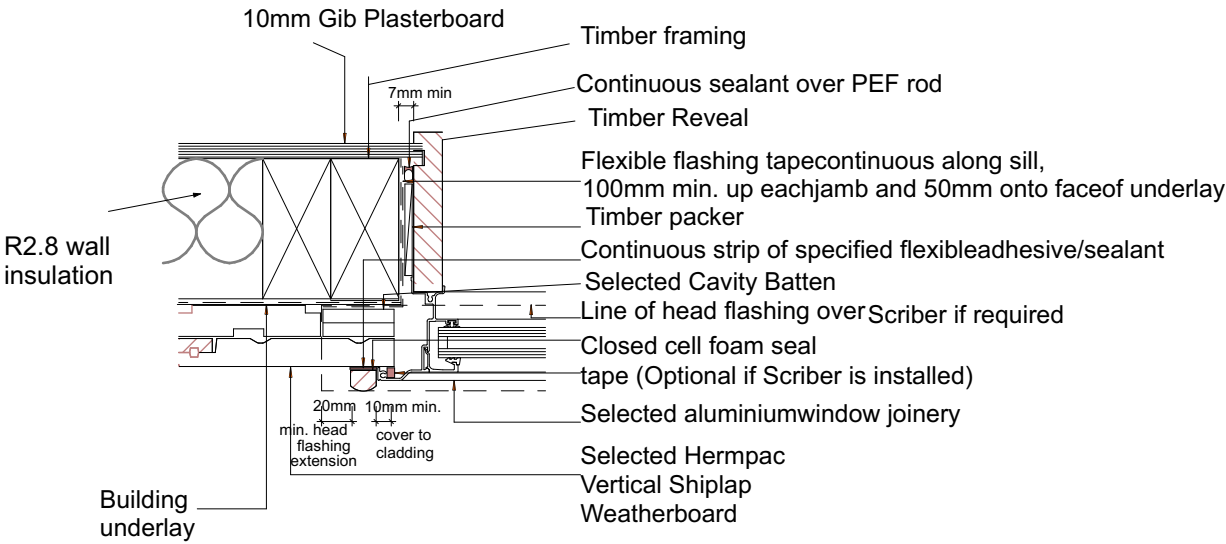
Window Head Detail 1:5



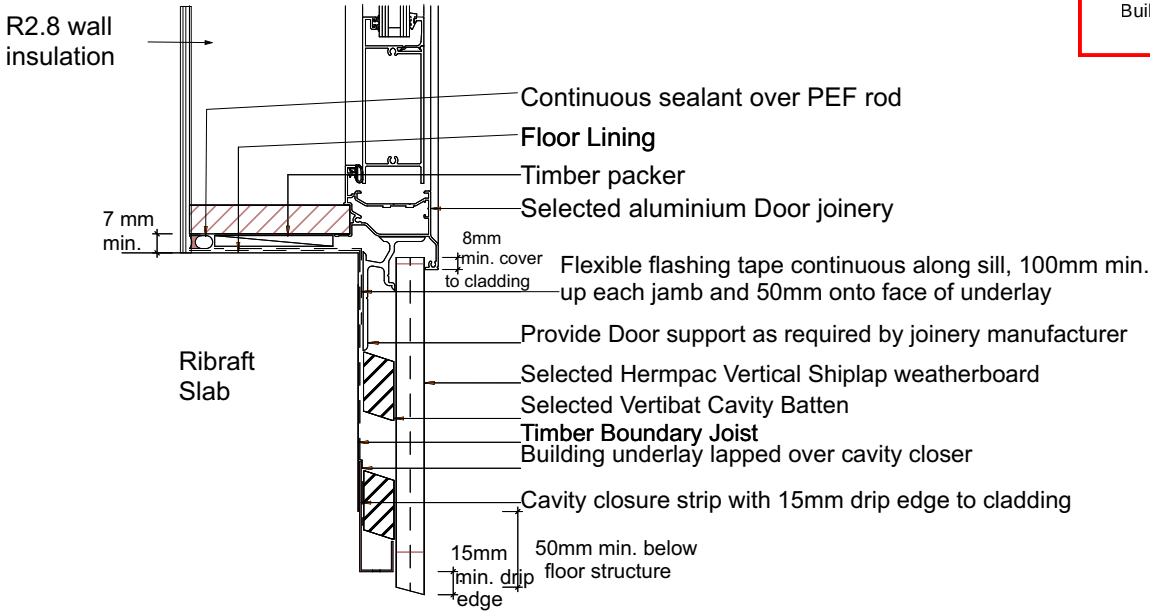
Window Sill Detail 1:5



Soffit Detail 1:5



Window Jamb Detail 1:5



Door Sill Detail 1:5



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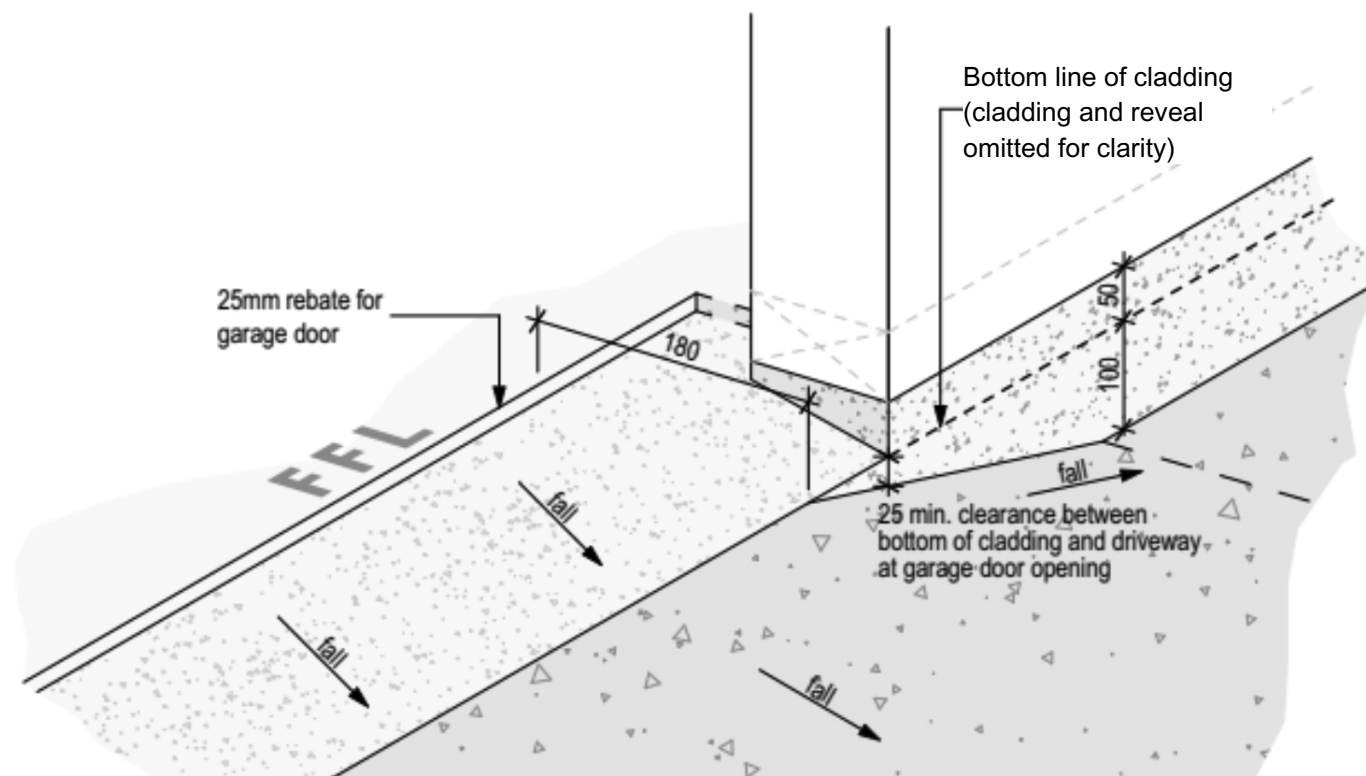
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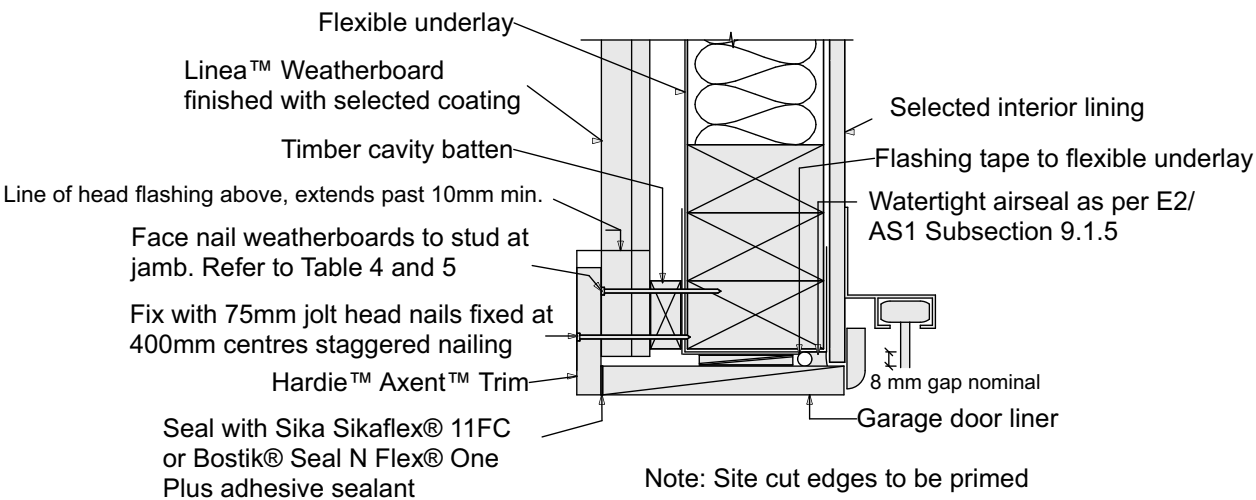
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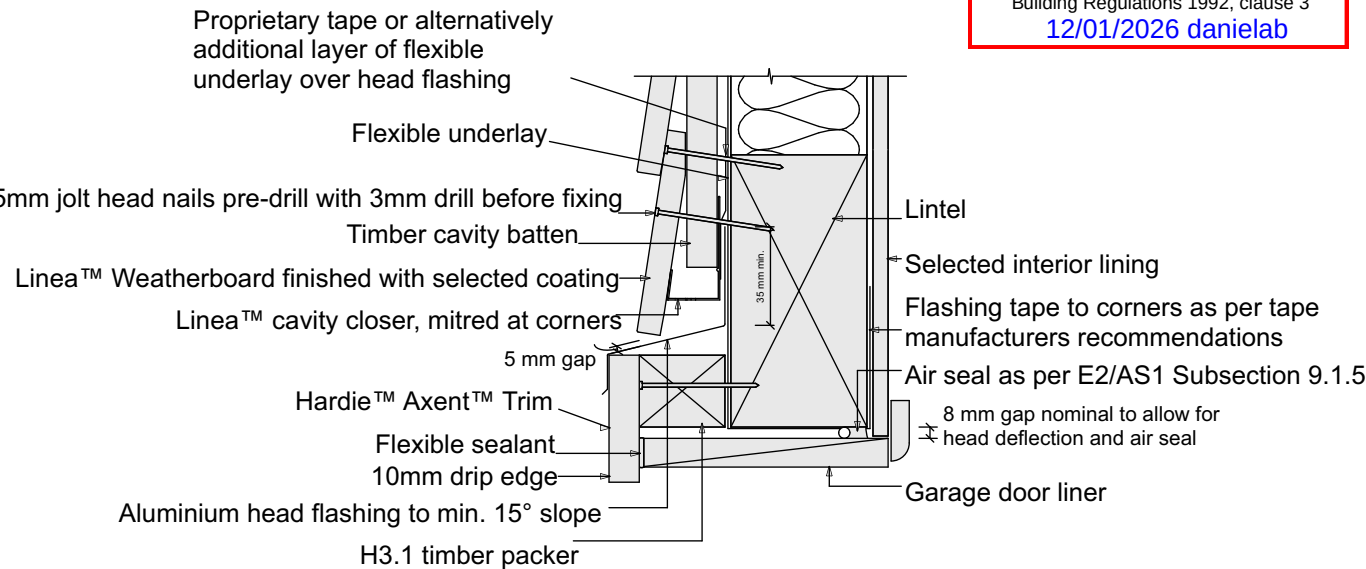
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1 Garage Door Rebate



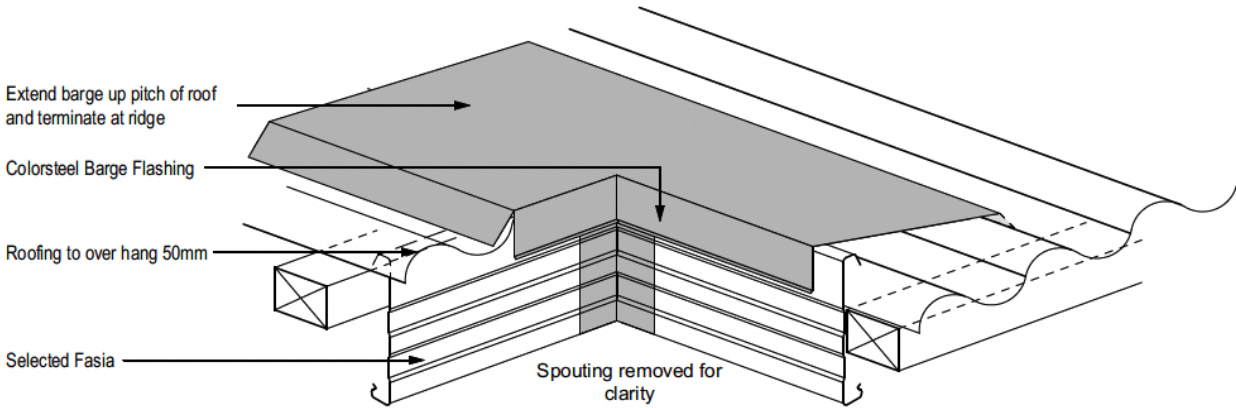
Garage Door Jamb Detail 1:5



Garage Door Head Detail 1:5

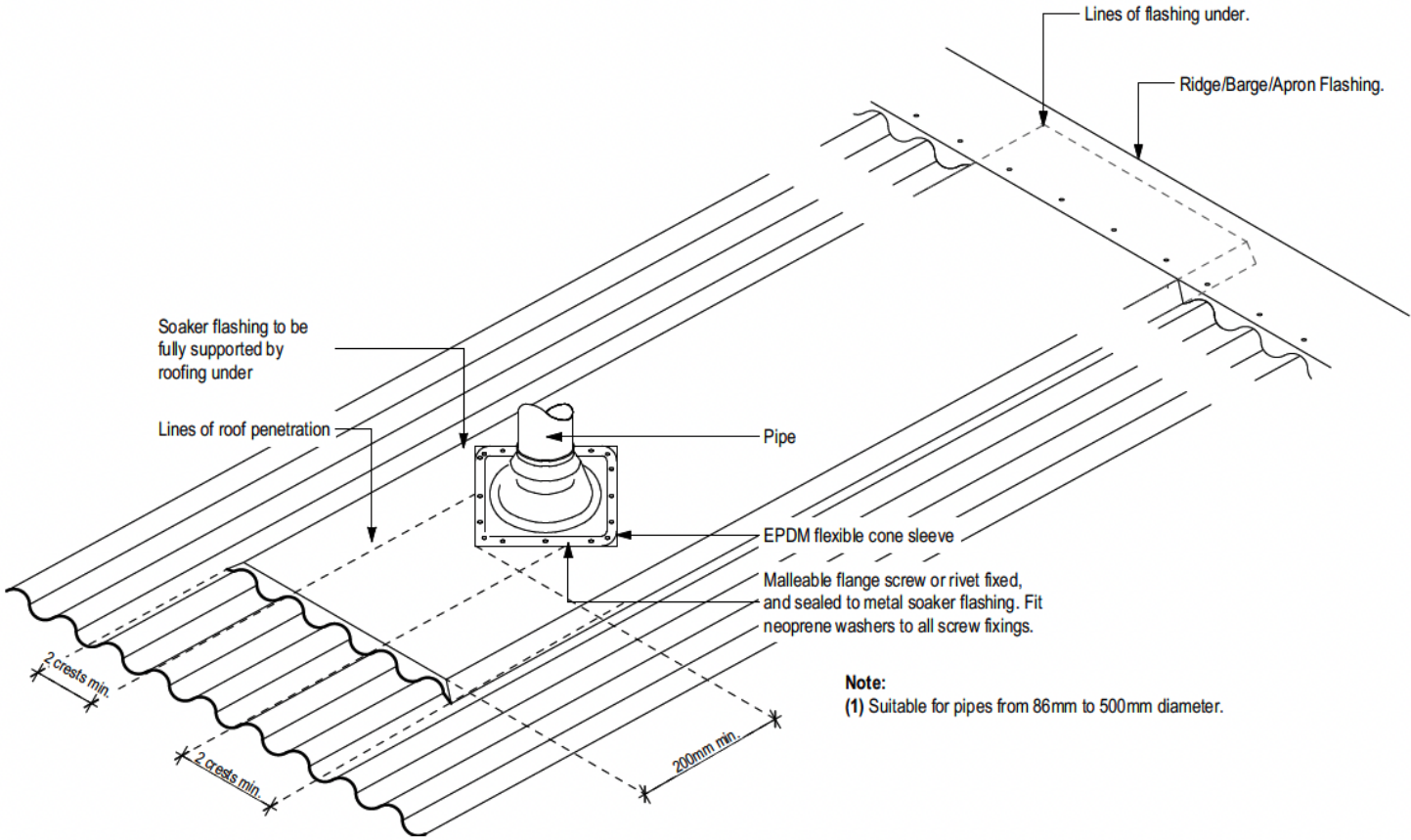

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Barge Transition

SCALE 1:5 @A3



Pipe Penetration

SCALE 1:10 @A3



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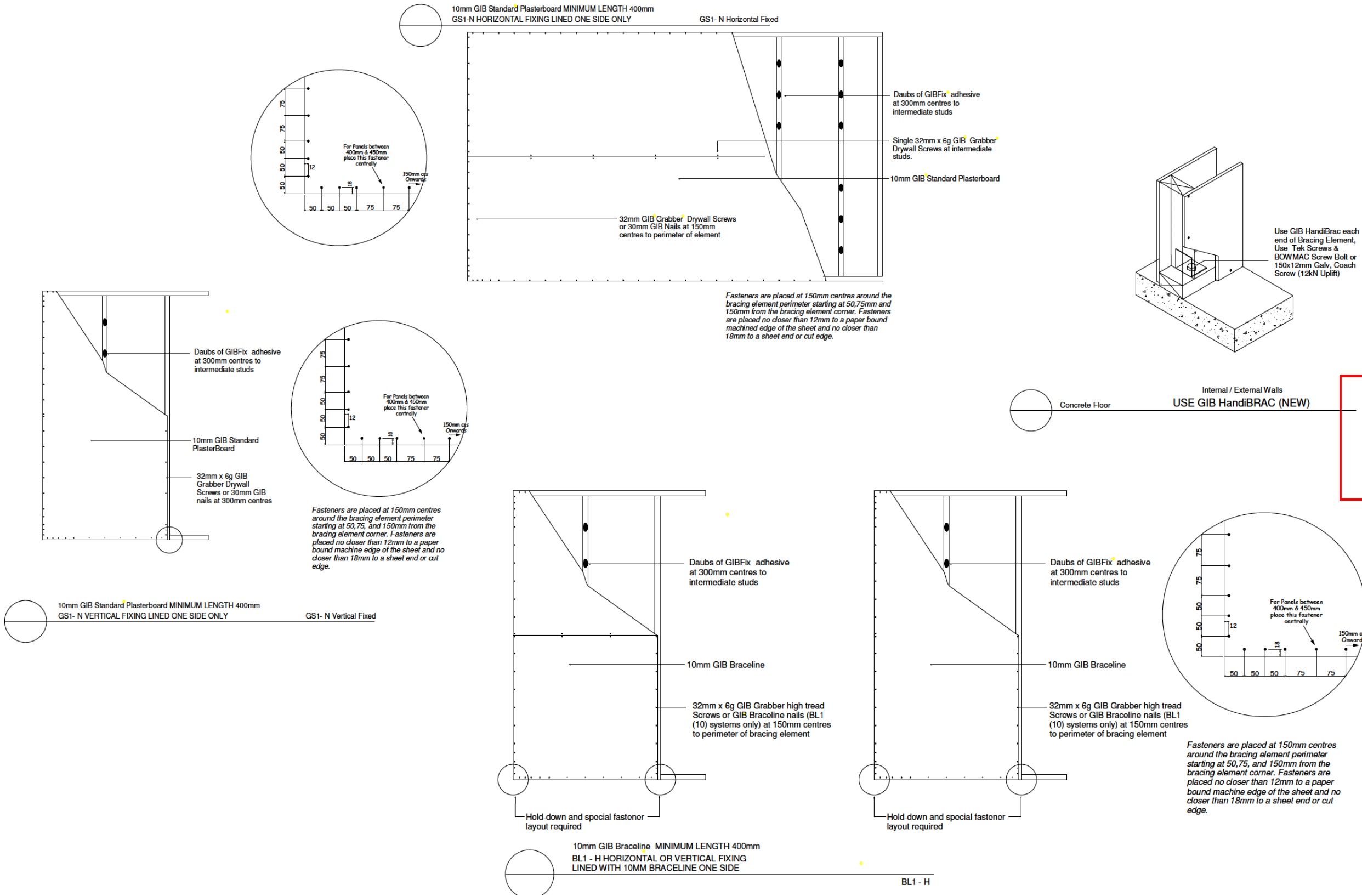
MOBILE: TBA
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SHEET TITLE:
 Roof Details

DRAWING SCALE: 1:10

SHEET

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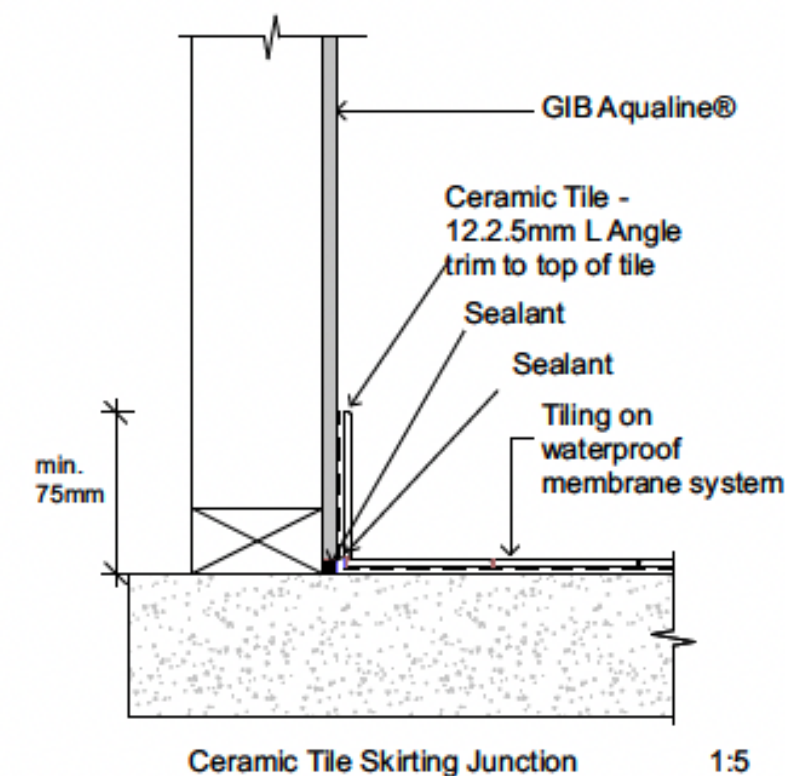
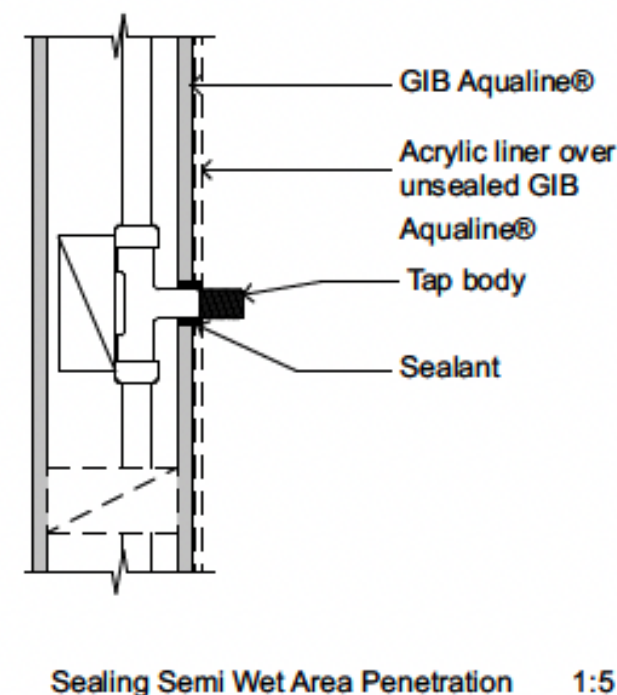
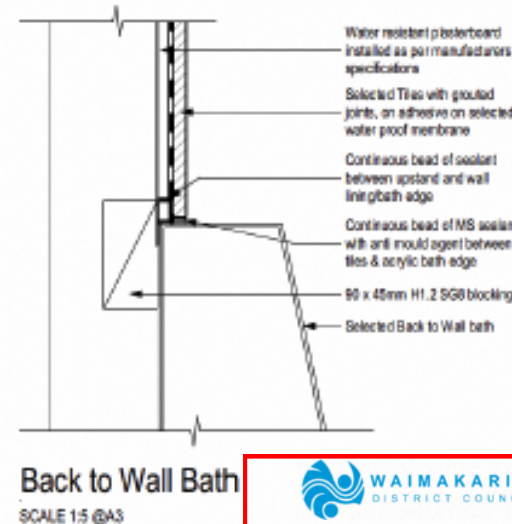
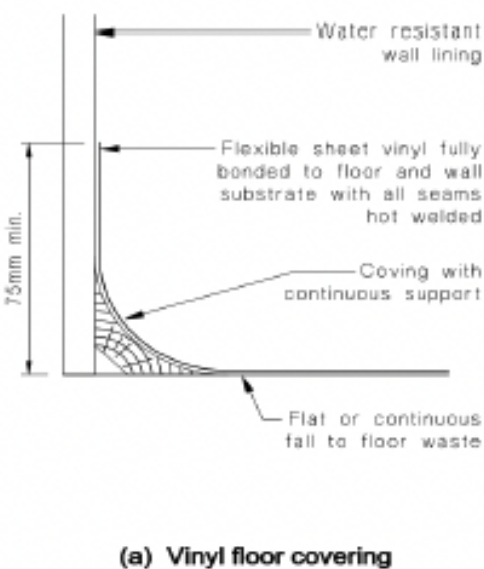
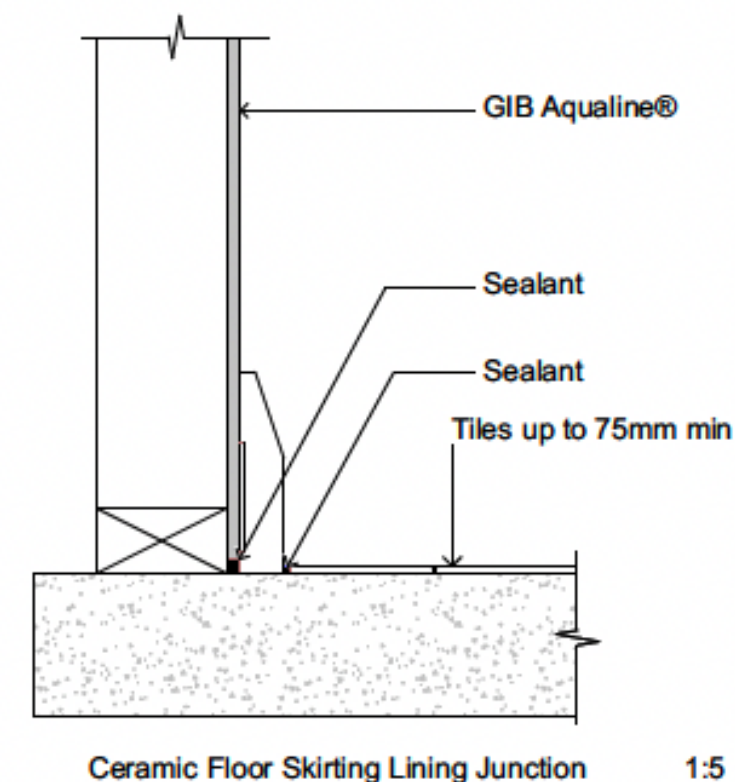
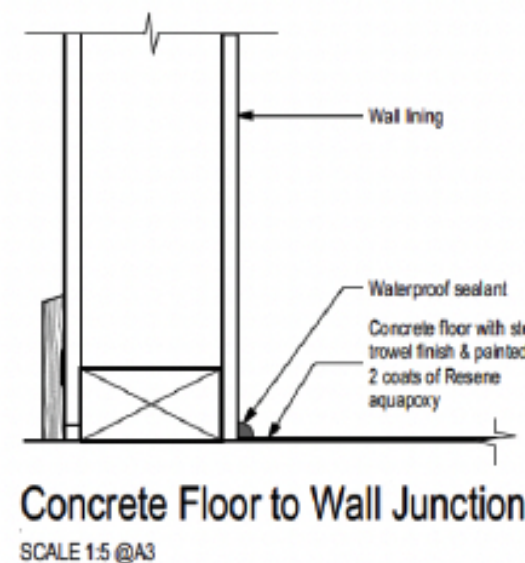
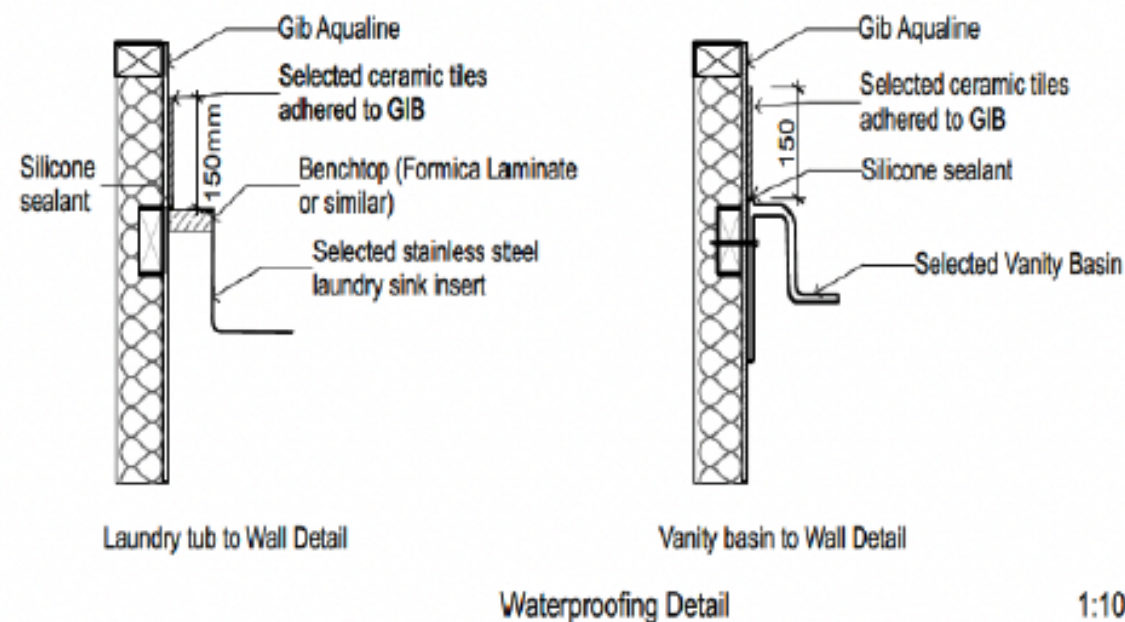
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MOBILE: TBA
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SHEET TITLE:
Gib Fixing Details
DRAWING SCALE:

SHEET
20

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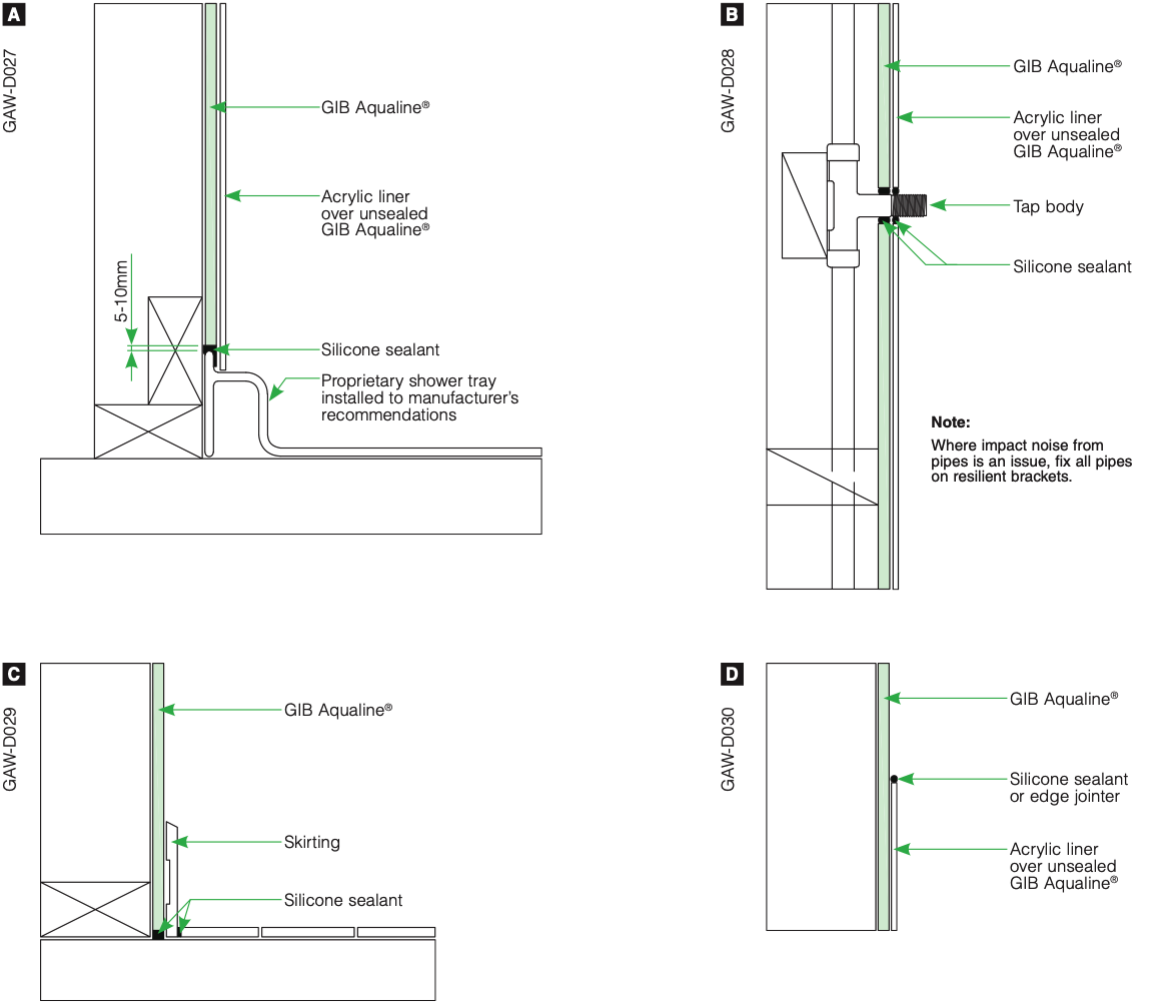
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Bathroom Details
 DRAWING SCALE:

SHEET

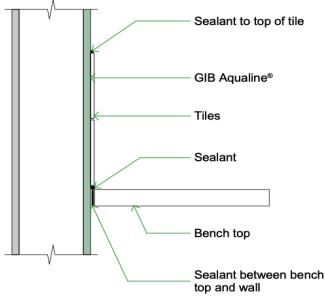
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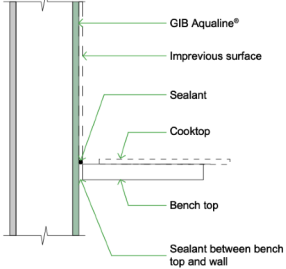
Shower – Acrylic Liner and Base



A: BENCH TOP LINING JUNCTION



B: COOKTOP LINING JUNCTION



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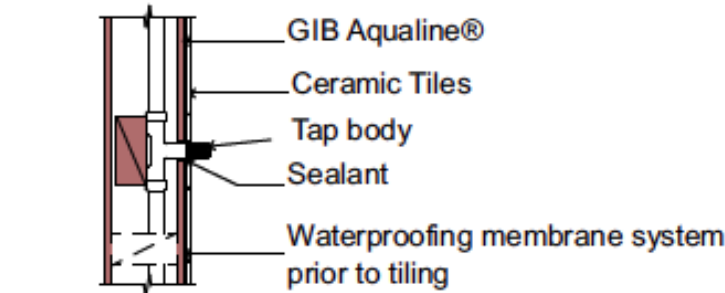
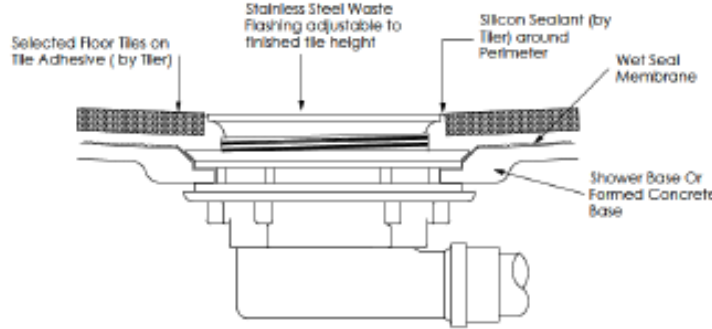
Vertical Corner NZ18 or GIBFix metal angle to min. height of 1800mm

Shower Wall
 Builder to fix Aqualine Gib to all walls of Bathroom/Ensuite areas.
 Tiler to waterproof floor & wall to comply with NZBC : E3/AS1 internal moisture. Approved waterproofer ARDEX SYSTEM) applied to manufacturers instructions, non slip ceramic tiles laid over with even grout lines. Use flexible MS sealant to internal corners, wall & floor - tiler to supply producer statement for waterproofing & tiling (Contractor / Owner to confirm finish)

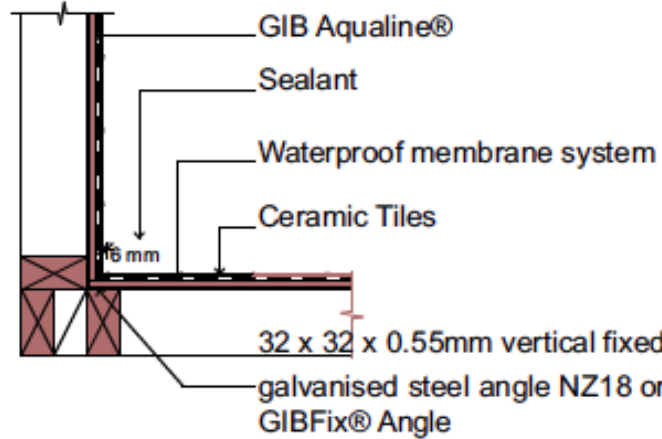
Waterproofing taken past edge of shower 600mm (min)
 10mm Gib Aqualine to all Walls
 Selected Slip Resistant Tiles
 Plumber to Ensure the position of the waste is centre of Shower
 Flexible sealant to edge & to skirting / floor junction to entire bathroom
 Cast in base with 50mm rebate, build up with tiled compound to form fall to centre waste

TILED SHOWER INSTALLATION DETAIL

Glass Framing (with door) to enclose shower base to make enclosure

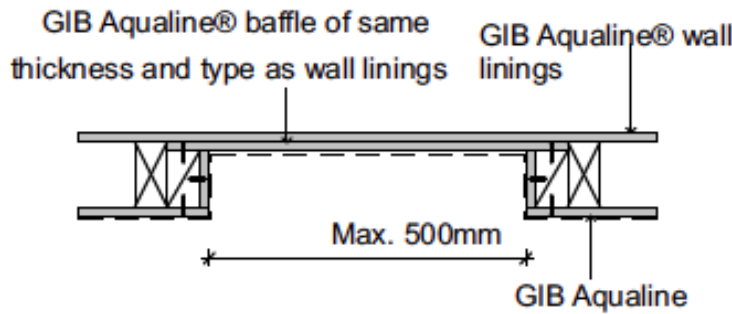


Penetration Detail Tiled Walls 1:10



Tiled Internal Corner 1:10

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H1.2 90x45mm studs @600mm crs

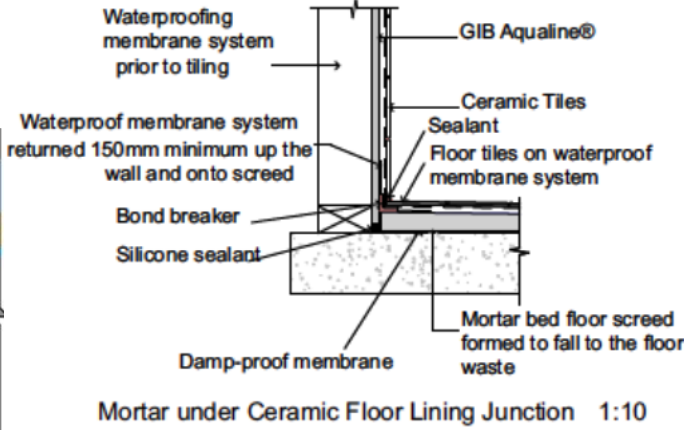
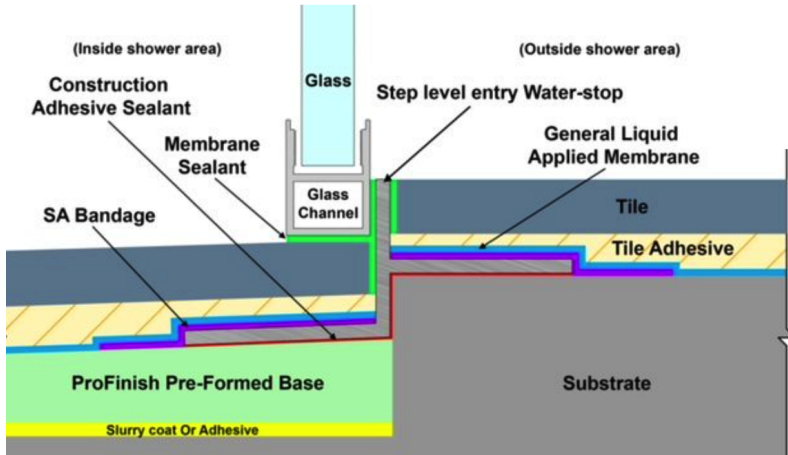
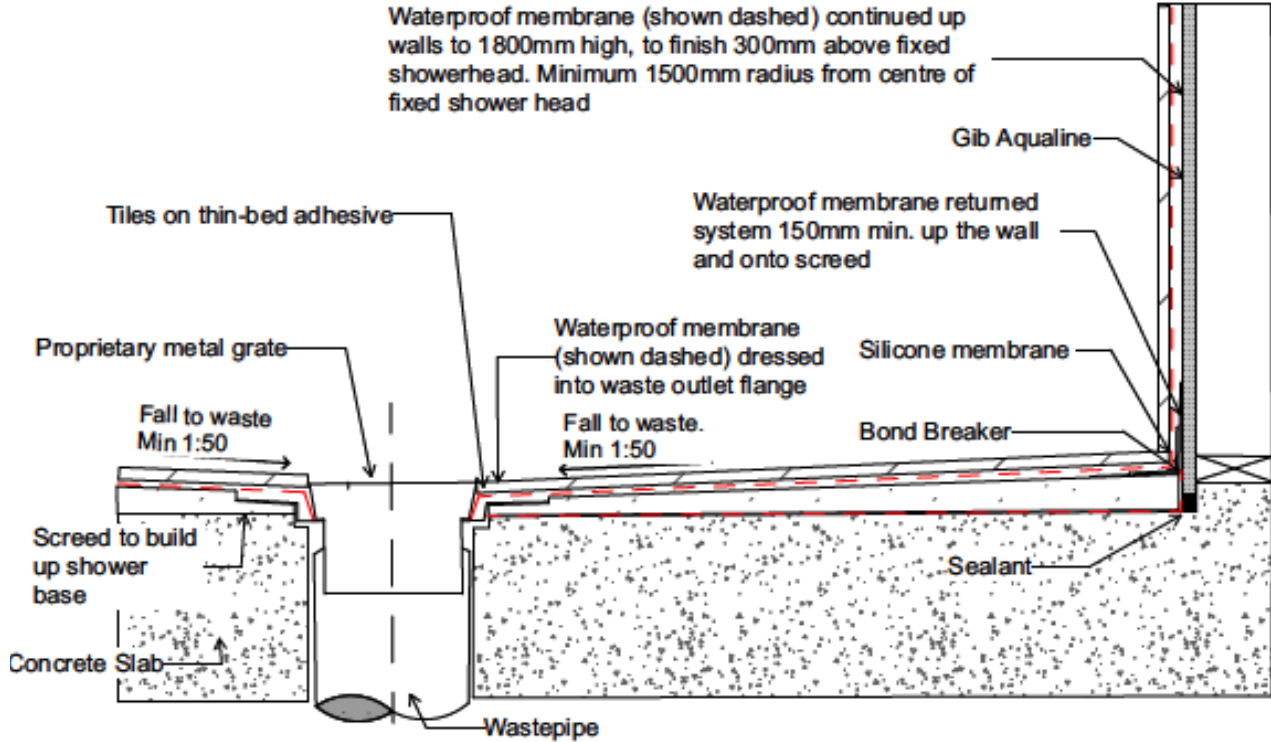
GIB Aqualine® baffle of same thickness and type as wall linings

500 mm Max.

Formed as a Sill

Timber Frame Tile Recess 1:10

Waterproof membrane (shown dashed) continued up walls to 1800mm high, to finish 300mm above fixed showerhead. Minimum 1500mm radius from centre of fixed shower head



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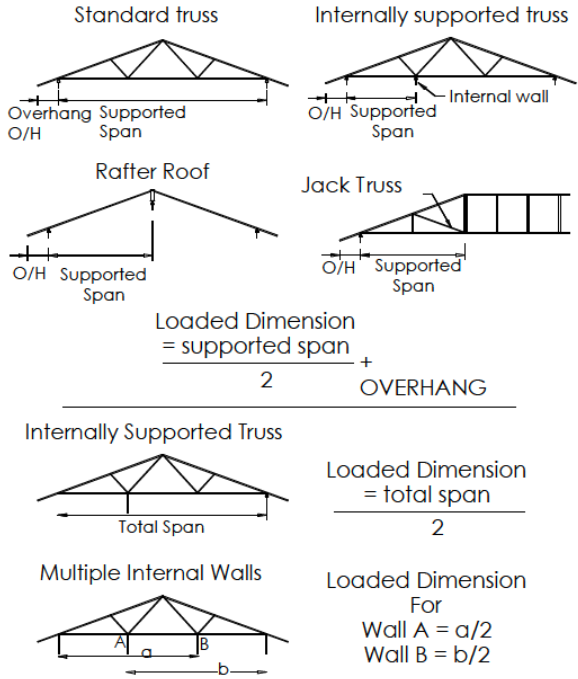
23

WALL FIXING CHART
 STUD TO TOP PLATE FIXING SCHEDULE
 (ALTERNATIVE TO NZS 3604:2011 TABLE 8.18)

NOTE:

- * All fixings are designed for vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20kPa. Refer to table 8.19, NZS3604:2011 for nailing schedule to resist lateral loads.
- * These fixings assume the correct choice of rafter/truss to top plate connections have been made. Refer to the LUMBERLOK Truss Fixing Chart.
- * Gable end wall top plate/stud connections where the adjacent rafter/truss is located within 1200mm of gable end wall with a maximum verge overhang of 750mm, requires fixing type A as shown below.
- * All fixings assume top plate thickness of 45mm maximum.
- * Wall framing arrangements under girder trusses are not covered in this schedule.
- * All timber selections are as per NZS 3604:2011

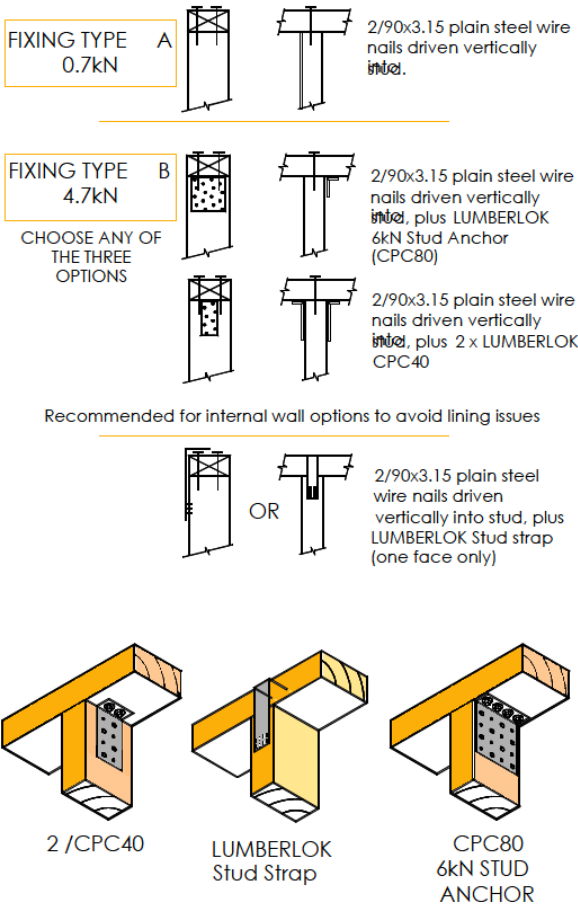
LOADED DIMENSION DEFINITION



SELECTION CHART FOR FIXING
 LOADS - TOP PLATE TO STUD

Loaded Dimension	Loaded Dimension	Loaded Dimension	Light Roof					Heavy Roof				
			Wind Zone					Wind Zone				
			L	M	H	VH	EH	L	M	H	VH	EH
300mm	400mm	600mm										
3.0	2.3	1.5	A	A	B	B	B	A	A	B	B	B
4.0	3.0	2.0	A	A	B	B	B	A	A	B	B	B
5.0	3.8	2.5	A	B	B	B	B	A	A	B	B	B
6.0	4.5	3.0	A	B	B	B	B	A	A	B	B	B
7.0	5.3	3.5	A	B	B	B	B	A	A	B	B	B
8.0	6.0	4.0	A	B	B	B	B	A	A	B	B	B
9.0	6.8	4.5	B	B	B	B	B	A	A	B	B	B
10.0	7.5	5.0	B	B	B	B	B	A	A	B	B	B
11.0	8.3	5.5	B	B	B	B	B	A	A	B	B	B
12.0	9.0	6.0	B	B	B	B	B	A	A	B	B	B

FIXING OPTIONS



Suitable for walls supporting roof members @ 600, 900 or 1200mm crs.

Wind Zones L, M, H, VH, EH, as per NZS 3604:2011

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 Details
 DRAWING SCALE:

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WALL FIXING CHART

LINTEL FIXING SCHEDULE

(ALTERNATIVE TO NZS 3604:2011 TABLE 8.14 & FIGURE 8.12)

SELECTION CHART FOR
LINTEL FIXING

Lintel Span	Loaded Dimension	Light Roof					Heavy Roof				
		Wind Zone					Wind Zone				
		L	M	H	VH	EH	L	M	H	VH	EH
0.7	2.0	E	E	E	E	F	E	E	E	E	E
	3.0	E	E	E	F	F	E	E	E	F	F
	4.0	E	E	F	F	F	E	E	F	F	F
	5.0	E	F	F	F	F	E	F	F	F	F
	6.0	E	F	F	G	G	E	F	F	G	G
0.9	2.0	E	E	E	F	F	E	E	E	F	F
	3.0	E	E	F	F	F	E	E	F	F	F
	4.0	E	F	F	F	F	E	F	F	F	F
	5.0	E	F	F	F	G	E	F	F	F	F
	6.0	E	F	F	G	G	E	F	F	G	G
1.0	2.0	E	E	E	F	F	E	E	E	F	F
	3.0	E	E	F	F	F	E	E	F	F	F
	4.0	E	F	F	F	F	E	F	F	F	F
	5.0	E	F	F	F	G	E	F	F	G	G
	6.0	E	F	F	G	G	E	F	F	G	G
1.2	2.0	E	E	F	F	F	E	E	F	F	F
	3.0	E	E	F	F	F	E	F	F	F	F
	4.0	E	F	F	F	G	E	F	F	G	G
	5.0	E	F	F	G	G	E	F	F	G	G
	6.0	F	F	G	G	H	E	F	G	G	G

Lintel Span	Loaded Dimension	Light Roof					Heavy Roof				
		Wind Zone					Wind Zone				
		L	M	H	VH	EH	L	M	H	VH	EH
1.5	2.0	E	E	F	F	F	E	E	F	F	F
	3.0	E	F	F	F	G	E	E	F	F	G
	4.0	E	F	F	G	G	E	F	F	G	G
	5.0	F	F	G	G	H	E	F	G	H	H
	6.0	F	F	G	H	H	E	F	G	H	H
2.0	2.0	E	F	F	F	G	E	E	F	F	F
	3.0	E	F	F	G	G	E	F	F	G	G
	4.0	E	F	G	G	H	E	F	G	H	H
	5.0	F	F	G	H	H	E	F	G	H	H
	6.0	F	G	H	H	H	E	F	G	H	H
2.4	2.0	E	F	F	G	G	E	E	F	F	G
	3.0	F	F	G	G	H	E	E	F	G	G
	4.0	F	G	G	H	H	E	F	G	H	H
	5.0	F	G	G	H	H	E	F	G	H	H
	6.0	F	G	H	H	H	E	F	G	H	H
3.0	2.0	E	F	F	G	G	E	E	F	F	G
	3.0	F	F	G	H	H	E	E	F	G	H
	4.0	F	G	G	H	H	E	F	G	H	H
	5.0	F	G	H	H	H	E	F	G	H	H
	6.0	F	G	H	H	H	E	F	G	H	H
3.6	2.0	F	F	G	G	H	E	E	F	G	G
	3.0	F	F	G	H	H	E	F	G	G	H
	4.0	F	G	H	H	H	E	F	G	H	H
	5.0	F	G	H	H	H	E	F	G	H	H
	6.0	G	H	H	H	H	E	F	H	H	H
4.2	2.0	F	F	G	G	H	E	E	F	G	G
	3.0	F	G	H	H	H	E	F	G	H	H
	4.0	F	G	H	H	H	E	F	G	H	H
	5.0	G	H	H	H	H	E	F	H	H	H
	6.0	G	H	H	H	H	E	F	H	H	H
4.5	2.0	F	F	G	H	H	E	E	F	G	H
	3.0	F	G	H	H	H	E	F	G	H	H
	3.4	F	G	H	H	H	E	F	G	H	H
	4.0	F	G	H	H	H	E	F	G	H	H
	5.0	G	H	H	H	H	E	F	H	H	H
4.8	2.0	F	F	G	H	H	E	E	F	G	H
	3.0	F	G	H	H	H	E	F	G	H	H
	3.2	F	G	H	H	H	E	F	G	H	H
	4.0	F	G	H	H	H	E	F	H	H	H
	5.0	G	H	H	H	H	E	F	H	H	H
	6.0	G	H	H	H	H	E	F	H	H	H

LINTEL FIXING TYPES

TYPE E
1.4kN

Fixing of jack stud to lintel & top plate, Refer to Top Plate Fixing Schedule.

TYPE F
4.0kN

6x90mm x 3.15 dia. nails
Tylok 4T5 one side
2x90mm x 3.15 dia. nails directly below lintel
90mm x 3.15 dia. nails
Trimmer to Understud @ 250mm crs

Two TYLOK 2T4 for Radiata Pine
Two Strap Nail for Douglas Fir

TYPE G
7.5kN

6x90mm x 3.15 dia. nails
400mm Sheet Brace Strap to one side
2x90mm x 3.15 dia. nails directly below lintel (typical)

OR

6x30mm x 3.15 dia. nails each end
90mm x 3.15 dia. nails
Trimmer to Understud @ 250mm crs

OR

90mm x 3.15 dia. nails
Trimmer to Understud @ 250mm crs

OR

2x200mm Sheet Brace Strap to one side 3x30mm x 3.15 dia. nails to each stud
3x30mm x 3.15 dia. nails into bottom plate

OR

2x Tylok 2T4 to both sides for Radiata Pine
90mm x 3.15 dia. nails
Trimmer to Understud @ 250mm crs

OR

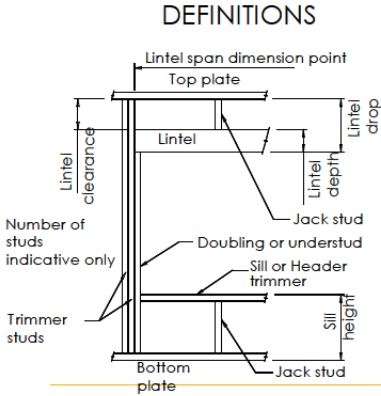
1x400mm Sheet Brace Strap to one side 6x30mm x 3.15 dia. nails to stud
3x30mm x 3.15 dia. nails into bottom plate

OR

6x30mm x 3.15 dia. nails to timber joist/bearer
6x30mm x 3.15 dia. nails into bottom plate

NOTES:

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



Stud numbers
indicative only Refer
Table 8.5 NZS
3604:2011

TYPE H
13.5kN

8x90mm x 3.15 dia. nails
400mm Sheet Brace Strap to both sides
2x90mm x 3.15 dia. nails directly below lintel (typical)

OR

8x90mm x 3.15 dia. nails
60mm (Two rows of teeth into understud)
60mm (Two rows of teeth into understud)

OR

90mm x 3.15 dia. nails
Trimmer to Understud @ 250mm crs

OR

400mm Sheet Brace Strap wrap around bottom plate and up the other side
6x30mm x 3.15 dia. nails to each side of stud

OR

2x400mm Sheet Brace Strap to one side 6x30mm x 3.15 dia. nails each end to stud
3x30mm x 3.15 dia. nails into bottom plate

OR

2x Tylok 2T4 to both sides for Radiata Pine
6x30mm x 3.15 dia. nails to timber joist/bearer

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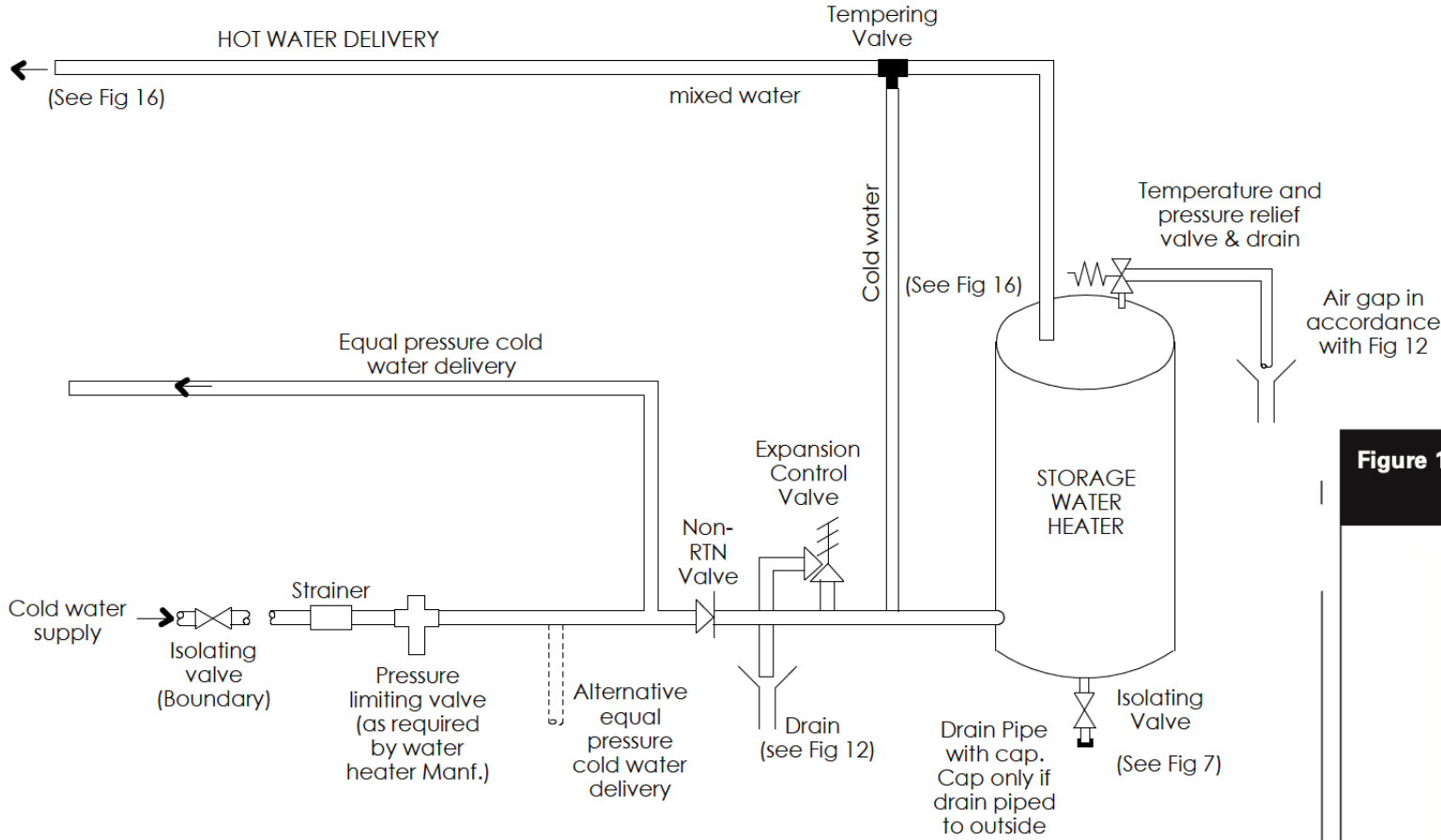
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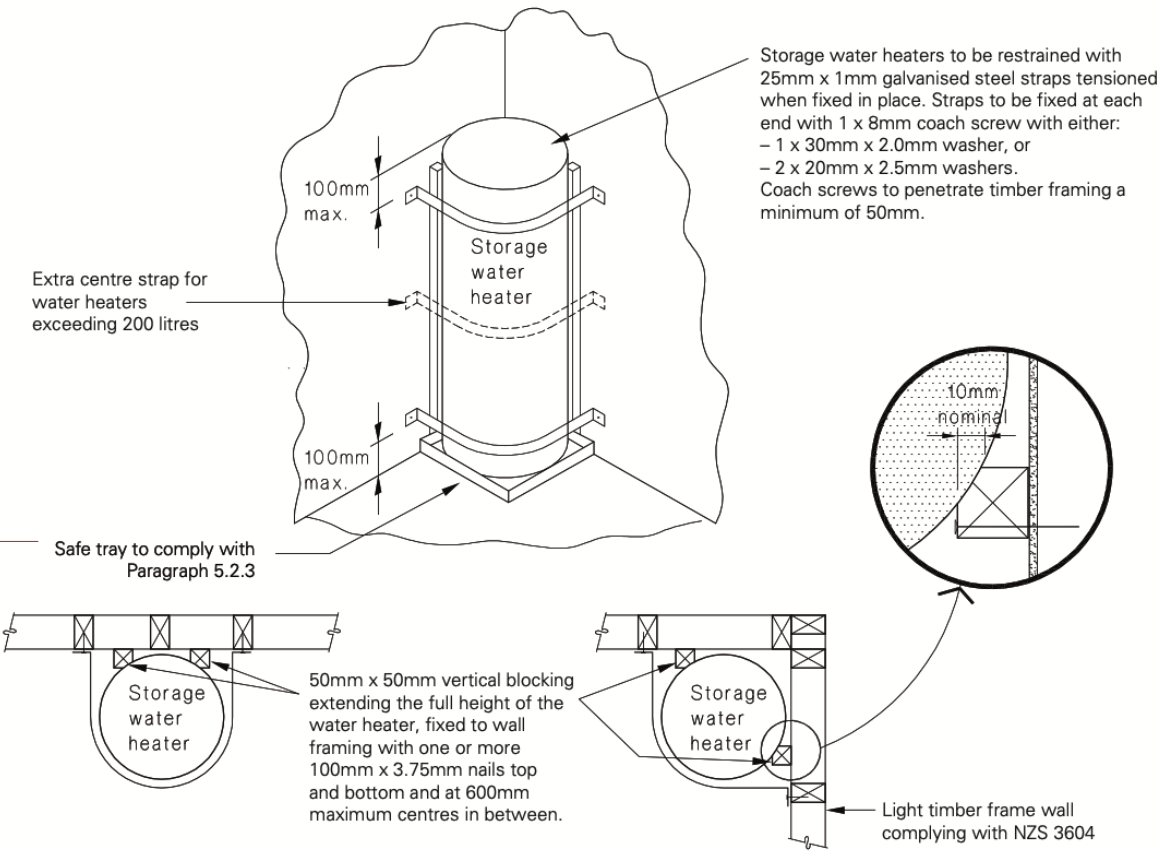


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5.2.3 Safe trays

Performance E3.3.2: states that; Free water from accidental overflow from *sanitary fixtures* or *sanitary appliances* must be disposed of in a way that avoids loss of *amenity* or damage to *household units* or *other property*. An acceptable method of preventing water damage is to locate a safe tray below the water tank (see Figure 4). The safe tray shall incorporate a drain with a minimum diameter of 40 mm. Where the tank overflow discharges into the safe tray, the diameter of the safe tray drain shall be greater than the overflow pipe from the tank and comply with Paragraph 5.2.2.

Figure 14: Seismic Restraint of Storage Water Heaters 90 – 360 litres
 Paragraph 6.11.4



Notes:

1. An additional centre strap is required where a *storage water heater* is located more than 12 m above finished ground level.
2. Additional timber framing may be required in retrofit situations to ensure adequate strap fixing is available.
3. Straps shall not be installed where they clash with water heater inlets, outlets or controls.
4. Where the 100 mm maximum strap distance from the top or bottom of the *storage water heater* cannot be achieved, straps may be placed within the top and bottom 25% with one additional strap placed centrally for water heaters < 200 litres, and two additional evenly spaced straps for water heaters 200 - 360 litres.
5. A maximum total of four straps are required when complying with both Note 1 and Note 4.

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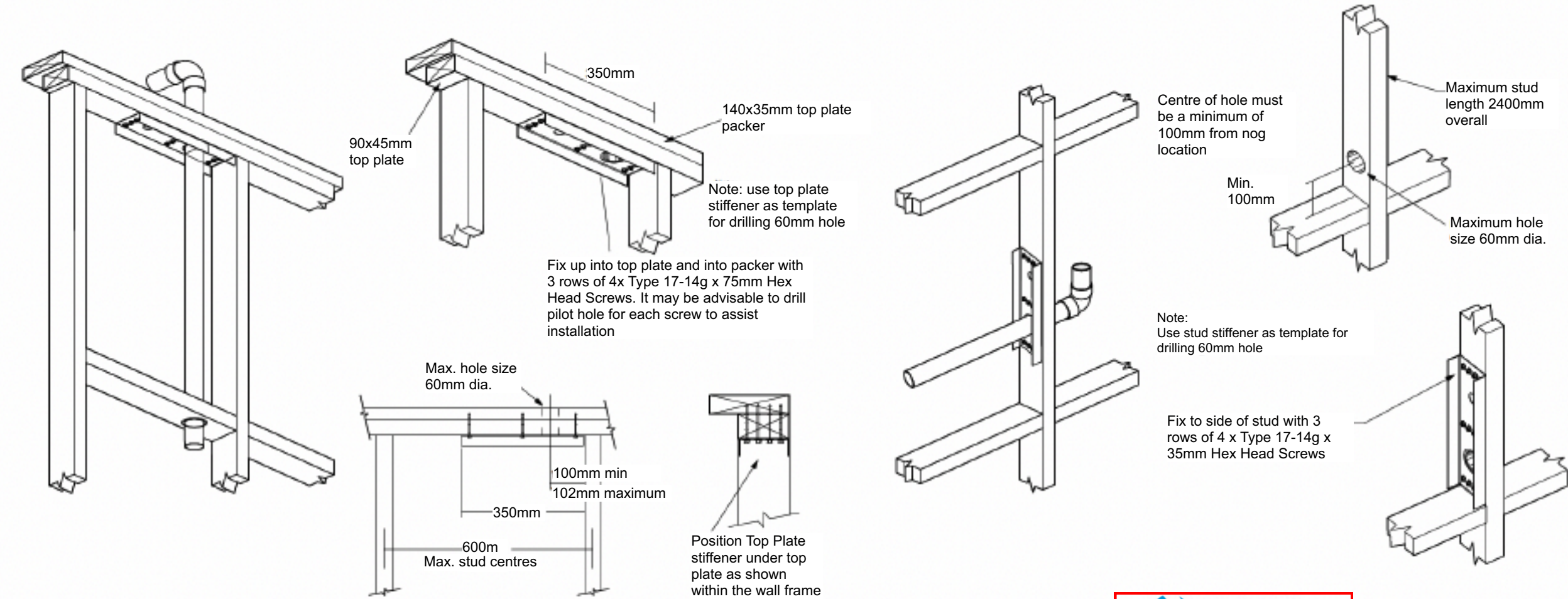
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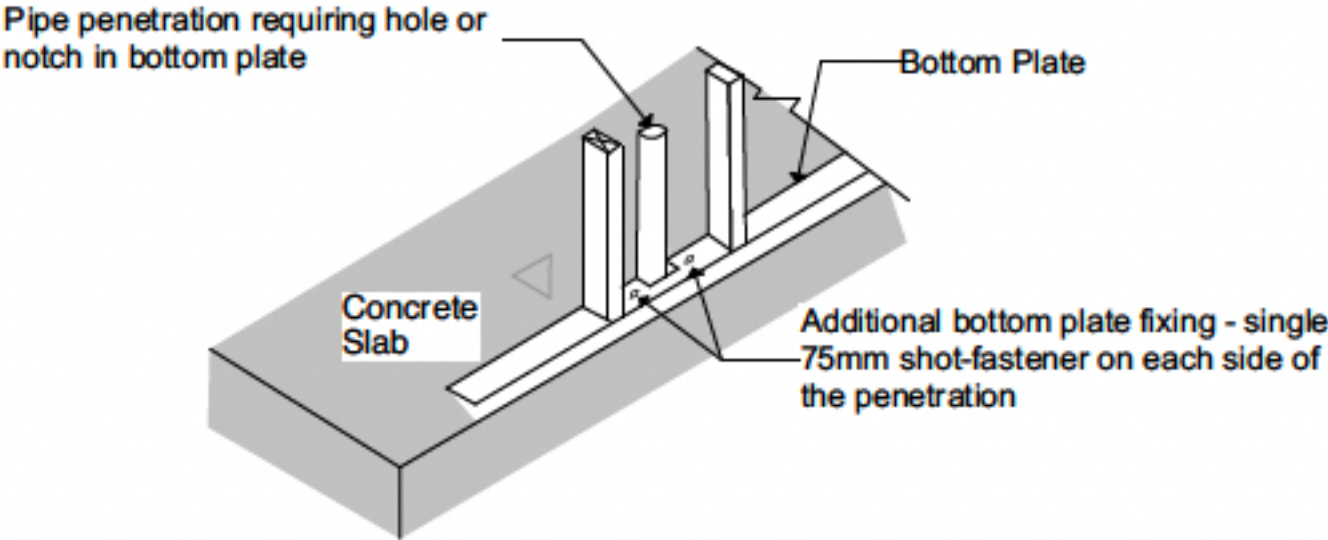
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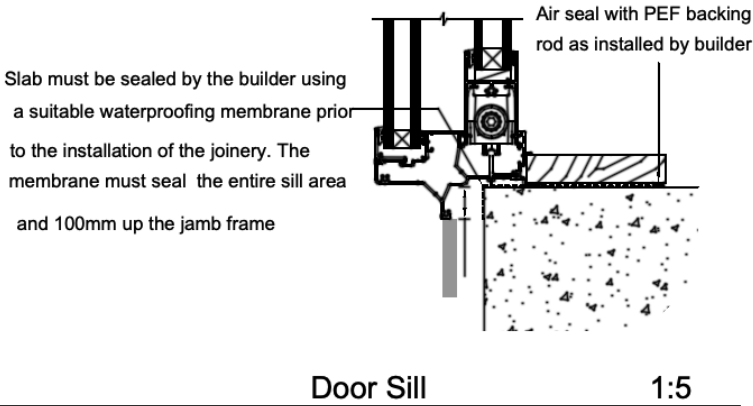


Top Plate & Stud Stiffener Detail
 SCALE 1:5 @A3

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Bottom Plate Penetration Fixing



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 Misc. Details

DRAWING SCALE: 1:5

SHEET

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All Openings Schedule						View from Side	
Full Element ID	Quantity	W x H Size	Orientation	Sill height	Head height	2D Symbol	Opposite to Opening Side
6	1	650×1,000	L	1,180	2,180		
D001	1	2,200×2,180	R	0	2,180		
D002	1	4,800×2,180	L	0	2,180		
D003	1	2,600×2,180	R	0	2,180		
D004	1	810×2,180	L	0	2,180		
D005	1	2,200×2,180	L	0	2,180		
D006	1	3,000×2,180	L	0	2,180		
D007	1	1,200×2,300	L	0	2,300		
D008	1	760×2,050	L	0	2,050		
D009	1	810×2,050	L	0	2,050		
D010	1	810×2,050	L	0	2,050		
D011	1	810×2,050	L	0	2,050		
D012	1	810×2,050	R	0	2,050		
D013	1	810×2,050	L	0	2,050		
D014	1	810×2,050	R	0	2,050		
D015	1	810×2,050	R	0	2,050		
D016	1	810×2,050	R	0	2,050		
D017	1	760×2,050	R	0	2,050		
D018	1	760×2,070	L	0	2,070		
D019	1	1,950×2,050	L	0	2,050		
D020	1	1,750×2,050	R	0	2,050		
D021	1	1,850×2,050	R	0	2,050		
D022	1	4,450×2,050	L	0	2,050		
D023	1	1,750×2,050	L	0	2,050		
W001	1	2,200×600	L	1,200	1,800		
W002	1	2,200×600	R	1,200	1,800		
W003	1	1,800×1,360	R	820	2,180		
W004	1	1,800×1,360	R	820	2,180		
W005	1	1,600×800	R	1,380	2,180		
W007	1	1,800×1,360	L	820	2,180		
W008	1	700×1,000	L	1,180	2,180		
W009	1	750×2,180	R	0	2,180		
W010	1	900×2,180	R	0	2,180		
W011	1	2,000×2,180	L	0	2,180		
W012	1	1,800×2,180	R	0	2,180		

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 21 Kelly Street
 Rangiora

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 Email: gjcdevelopments@outlook.com

SHEET TITLE:
 Openings Schedule
 DRAWING SCALE:

SHEET
 28

Contractor shall verify all dimensions on site, before commencing any work. All dimensions are in millimetres unless otherwise specified. All construction to comply with NZBC/NZS:3604 2011, alongside all current standards alike.



1

View

1:100

WAIMAKARIRI DISTRICT COUNCIL
 BC251303 APPROVED
 Plans and specifications
 in accordance with
 Building Act 2004, clause 49
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SHEET TITLE:
 View

DRAWING SCALE: 1:100

SHEET

29

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1

North View

1:100



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SHEET TITLE:
North View

DRAWING SCALE: 1:100

SHEET

30

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SHEET TITLE:
 Birdseye View

DRAWING SCALE: 1:100

SHEET

31