



sheet	description	scale/s @ A3	revision
a1.01	site plan	1:100	~
a1.02	foundation & services plan	1:100	1
a1.03	floor plan	1:100	1
a1.04	wall setout plan	1:100	1
a1.05	bracing plan	1:100	~
a1.06	reflected ceiling plan	1:100	1
a1.07	roof plan	1:100	1
a2.01	cross sections	1:50	~
a3.01	elevations	1:100	1
a4.01	window schedule	1:50	~
a5.01	construction details	1:5	1
a5.02	construction details	1:5	1
a5.03	construction details	1:5	1
a5.04	construction details	1:5	~
a5.05	construction details	1:5	1
a5.06	construction details	1:5	~
a5.07	construction details	1:5	1

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03 Feb 2025

BUILDING UNIT

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site legal

22 Campbell Street,
Geraldine 7930

Parcel ID: 8581738
Lot: 4
DP: 593446
Location: Geraldine

site conditions

Climate Zone: Zone 5
Earthquake Zone: Zone 1
Exposure Zone: Zone B
Lee Zone: No
Rainfall Intensity (range): 40 - 50mm
Wind Region: A
Wind Zone: Medium

Climate zone corresponds to Figure B1 in NZS 4218:2004 Energy efficiency - Small building envelope.

Rainfall Intensity corresponds to a 10-minute rainfall intensity with an annual probability of exceedance of 10%.

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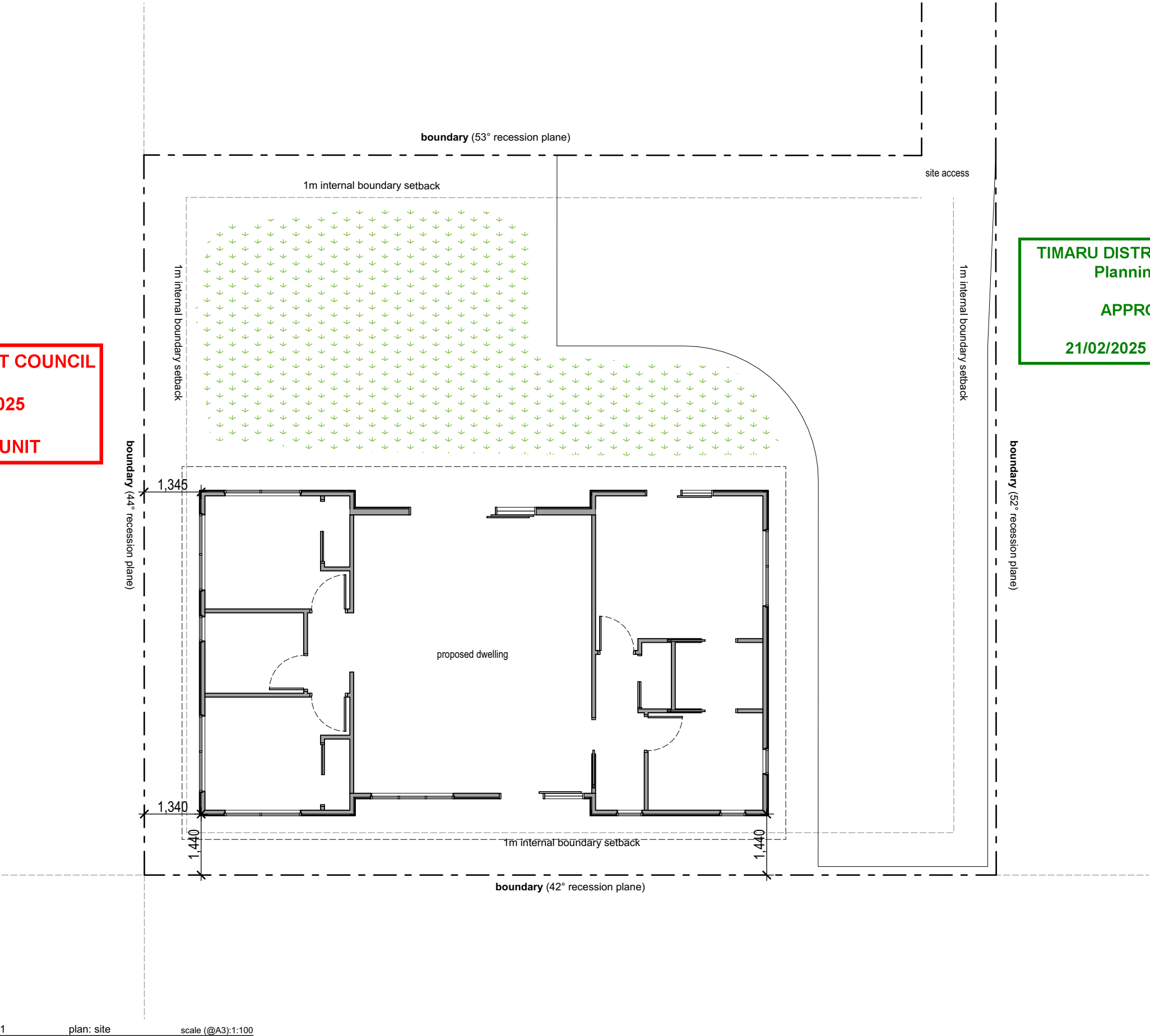
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All plumbing & drainage to comply with NZBC G13/AS1
& AS2 - sanitary plumbing

Every fixture that discharges foul water must incorporate a water trap with a depth of seal of 25mm minimum located as close to the fixture as possible; all water traps must be fitted with a cleaning eye.

All dn40 & dn65 branch pipes fall at 1:40 grade unless otherwise noted

All dn100 pipes fall at 1:60 grade unless otherwise noted

Vents must ascend at a minimum grade of 1:80 & must terminate 150mm min above the roof.

<u>abbr.</u>	<u>description</u>	<u>drain Ø</u>
aav	air admittance valve	n/a
dp	65mm round downpipe	dn100
dw	dishwasher	dn65
gt	gully trap; location tbd	dn100
s	selected kitchen sink	dn40
shw	shower	dn65
tv	terminal soil vent	dn100
tub	selected laundry tub	dn65
wc	toilet	dn100
whb	wash hand basin	dn40

All stormwater drains shall be dn100 uPVC at 1:120 gradient unless otherwise noted
All junctions of drains below ground must not be greater than 60°; made by means of a sweep inspection junction

Thermal insulate pipe work as required to AS/NZS 3500.4:2015

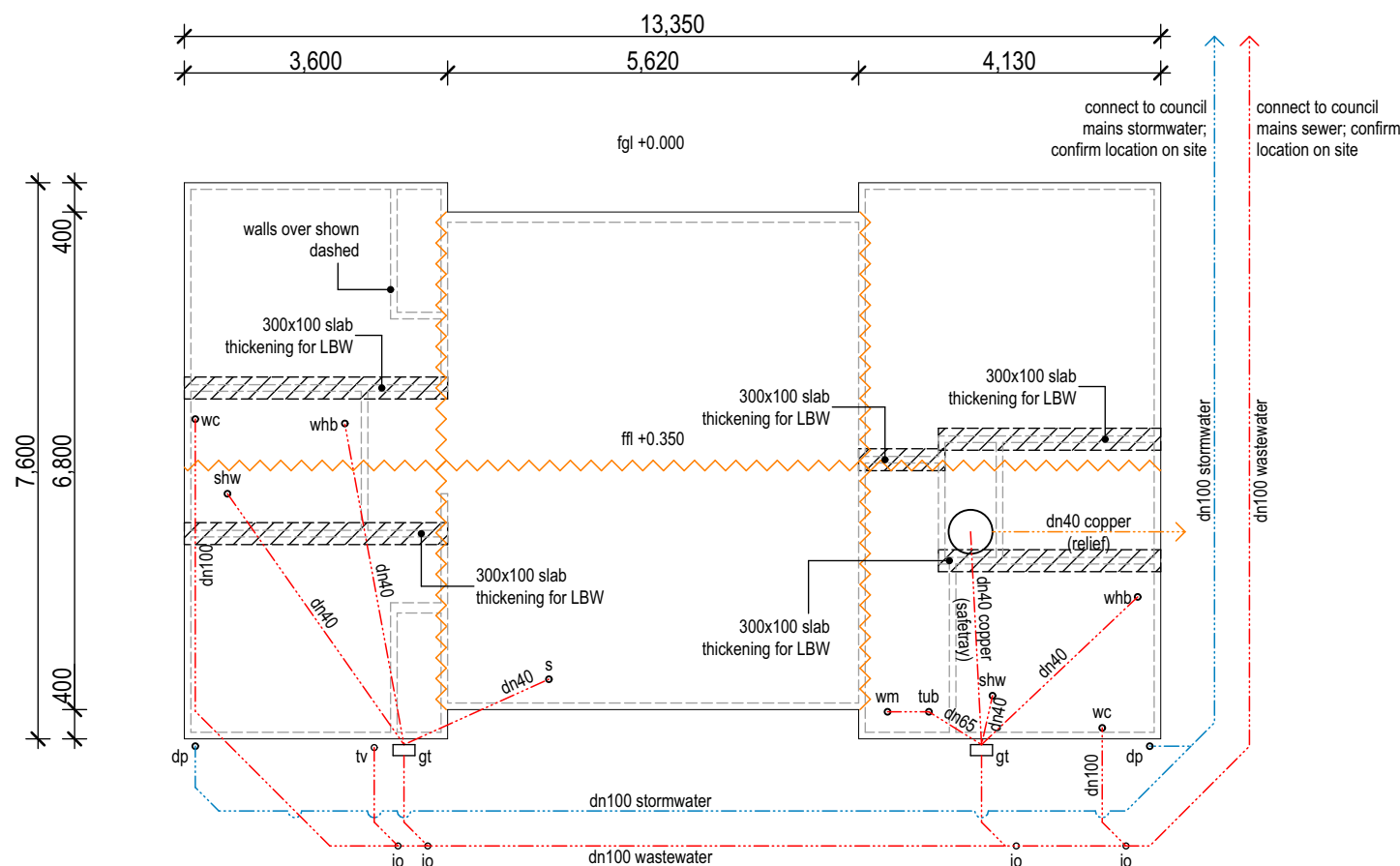
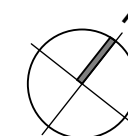
shrinkage control joint

shrinkage control joints shall be formed by saw cutting the slab after it has hardened, or by cast-in a crack inducer into the slab. Crack inducer placement shall not damage the DPM

The inducer or saw cuts shall extend to a quarter of the depth of the slab. Saw cutting shall take place no later than 24 hours after initial set for average ambient temperatures above 20°C, and 48 hours for average ambient temperatures below 20°C.

The depth of sawcut will be 25mm with a single saw blade width of approximately 5mm. Special techniques may be used to cut the joints in the concrete's plastic state.

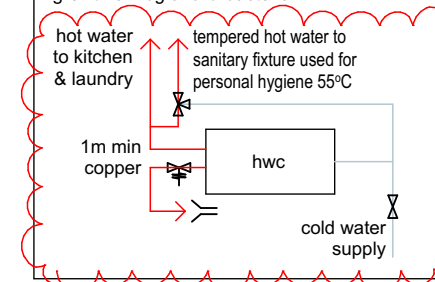
Where it is proposed to use existing laterals verification will be required stating existing laterals are still in sound condition and confirming the invert level and grade.



300L HWC to be installed over safe tray complying with NZBC G12/AS1 6.11.3 & terminating in safe location with vermin protection, copper relief drain to have continuous fall from relief valve to outlet discharging over gully trap 25mm

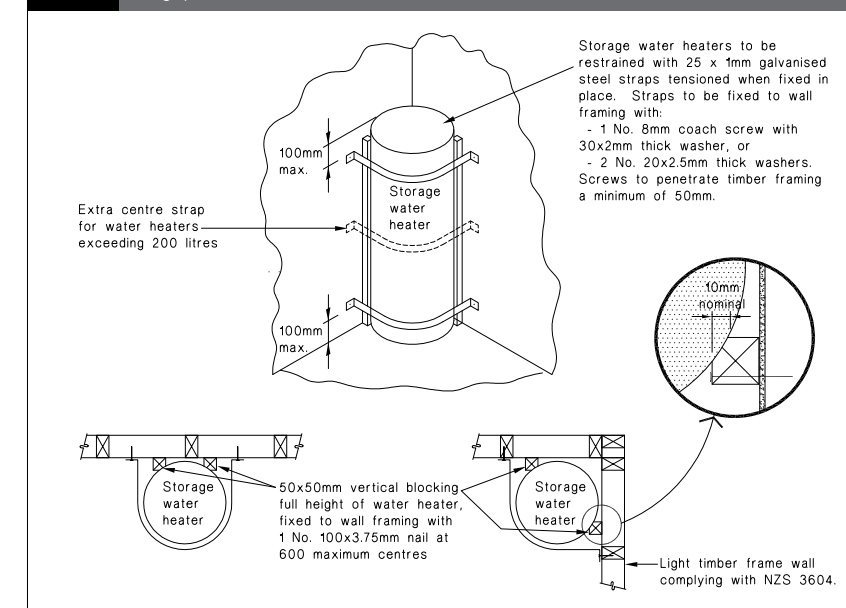
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|---|-----|-------------------------------------|
|  | TMV | tempering valve |
|  | BPV | backflow prevention valve |
|  | TRV | temperature & pressure relief valve |
|  | | tandish with copper min dn20 pipe |

hot water storage cylinder (HWC) shall be set at not less than 60 °C to prevent growth of *Legionella* bacteria



1 plan: foundation & services scale (@A3):1:100

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

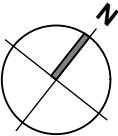


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- | | |
|-----|--------------------|
| 01. | entry lobby |
| 02. | laundry |
| 03. | ensuite |
| 04. | walk in robe |
| 05. | linen store |
| 06. | bedroom 1 (master) |
| 07. | living |
| 08. | bedroom 2 w/r |
| 09. | bedroom 2 |
| 10. | bathroom |
| 11. | bedroom 3 |
| 12. | bedroom 3 w/r |
| 13. | kitchen |

floor finishes

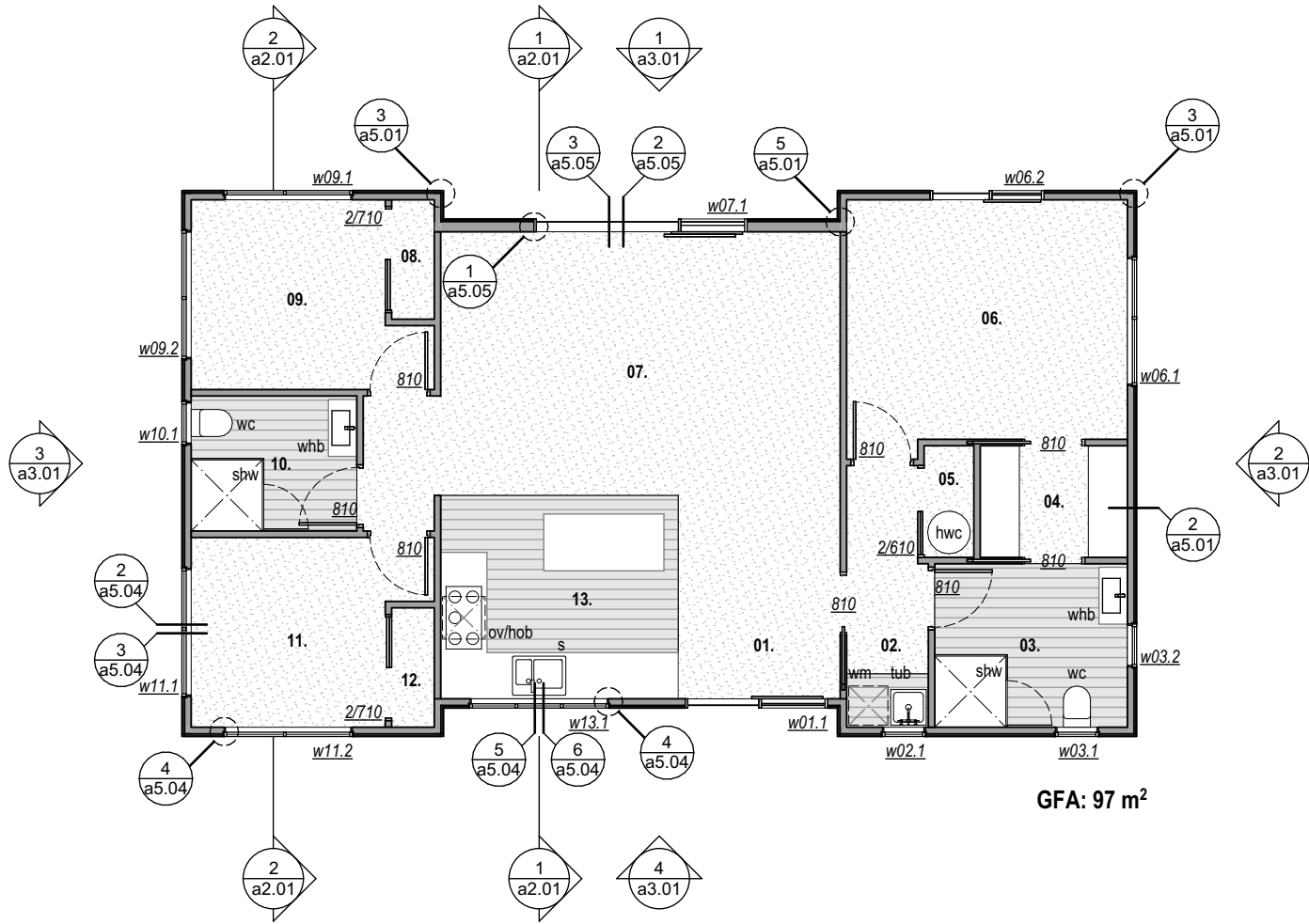
- | | |
|---|--|
|  | client selected carpet on underlay |
|  | client selected vinyl; when in place on a level access route to have a mean coefficient of friction (μ) not less than 0.4 when tested wet in accordance with AS/NZS 4586 |



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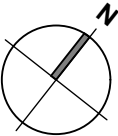
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1 plan: proposed scale (@A3):1:100





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cladding finishes

- exterior wall - cladding A
BGC Nuline Plus bevelback weatherboards; dwangs @ 800 cntrs
- exterior wall - cladding B
Pineclad vertical shiplap weatherboard on 20mm cavity; dwangs & battens @ 400 cntrs

wall framing

external framing

2.7m or less:
H1.2 SG8 90x45 studs @ 600 cntrs

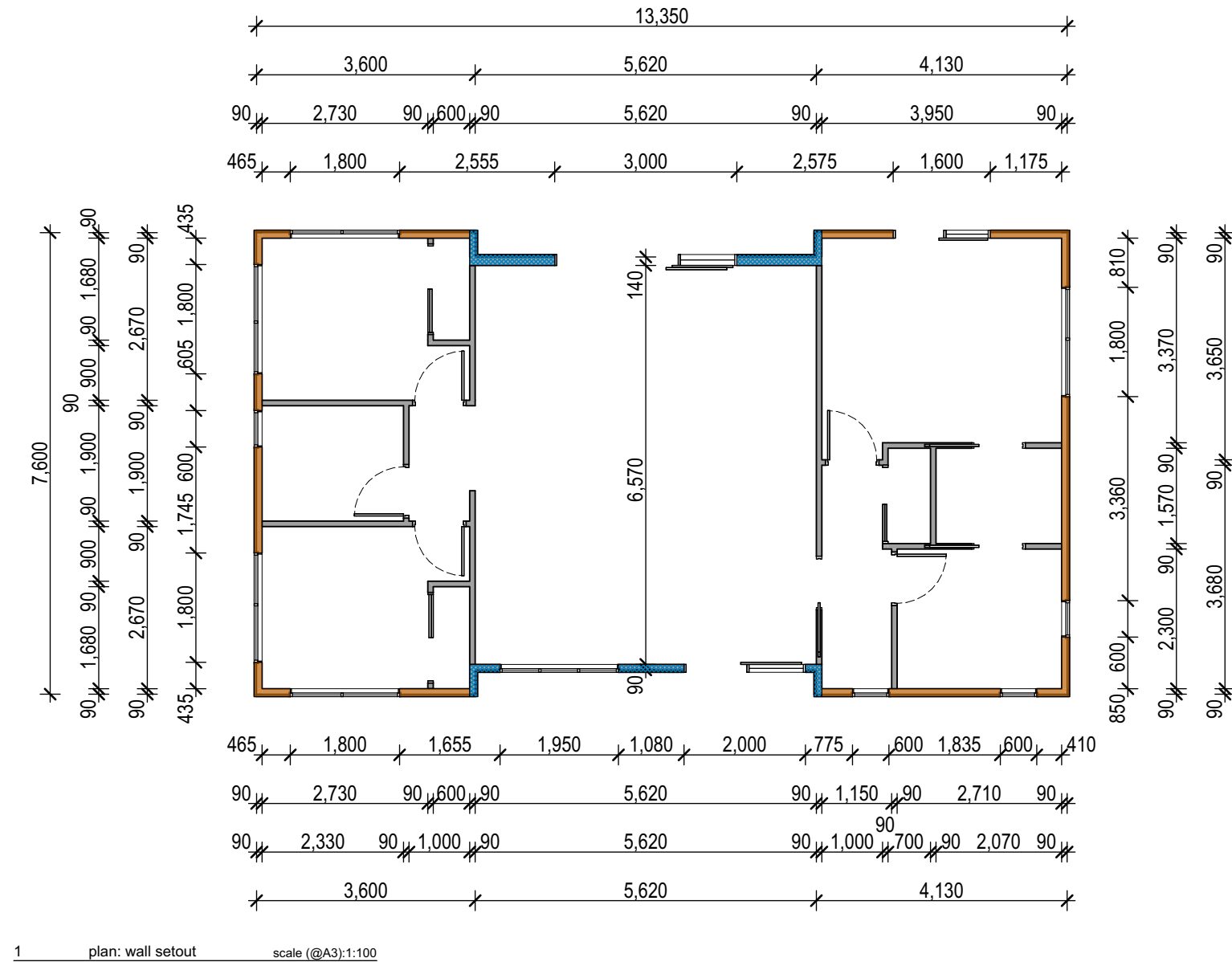
2.7 - 3.6m:
H1.2 SG8 2/90x45 studs @ 600 cntrs

living wall:
H1.2 SG8 140x45 @ 600 cntrs

Internal framing

3.0m or less:
H1.2 SG8 90x45 studs @ 600 cntrs

3 - 3.6m:
H1.2 SG8 2/90x45 studs @ 600 cntrs



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For **walls containing bracing elements** each wall shall be connected to an external wall (at right angles) at the top plate level either directly or via other in-line wall framing as follows:

- total bracing capacity:
1. **max 125 BU's**: plate connection to at least one external wall with 6kN capacity
 2. **max 250BU's**: plate connection to at least two external wall with 6kN capacity
 3. **greater than 250BU's**: plate connection to at least two external wall with 2.4kN capacity per 100BU's

Ensure any top plates joints which are in-line with walls containing bracing elements with 100 BU's have a 3kN connection capacity or in-line with walls containing bracing elements with greater than 100 BU's have a 6kN connection capacity.

Bottom plate fixings for bracing walls containing:

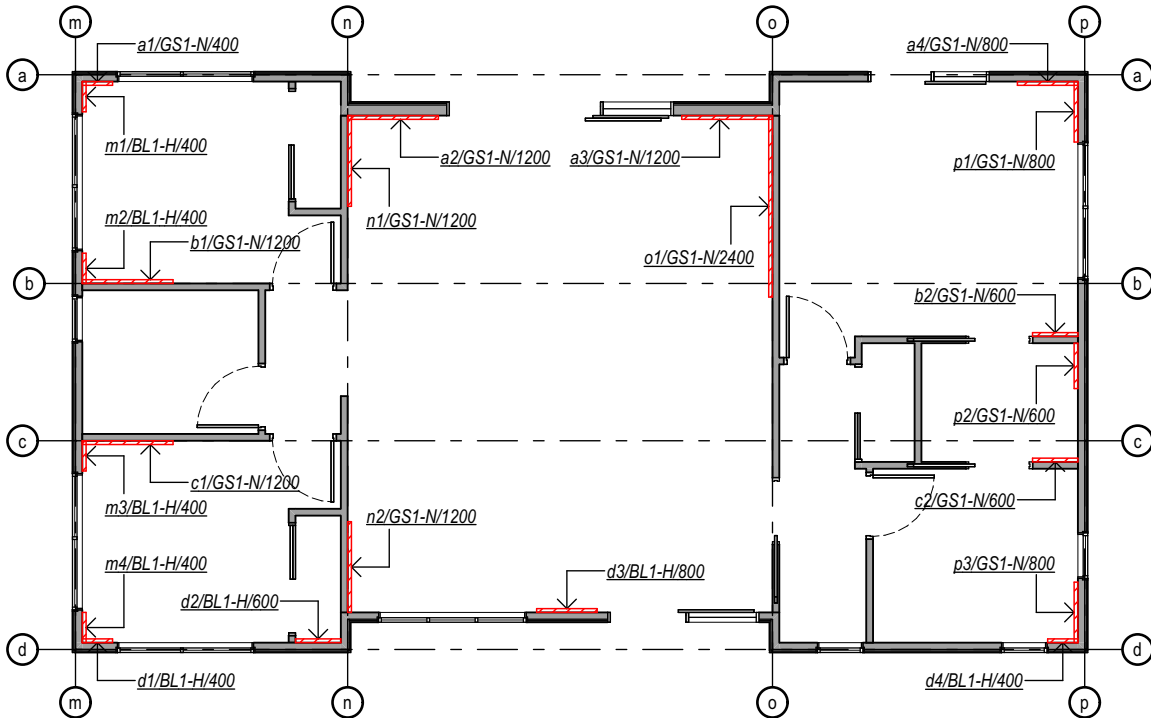
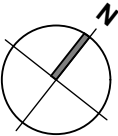
- | | |
|-------|---|
| GS1-N | Pairs of 100 x 3.75mm flat head hand driven nails or 3/90 x 3.15mm power driven nails at 600mm centres in accordance with NZS 3604:2011. |
| BL1-H | For all walls use GIB Handibrac at each end of the bracing element with intermediate fixings per GS1-N above within the length of the bracing element |

Refer GIB Ezybrace system literature

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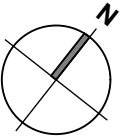
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1 plan: wall bracing scale (@A3):1:100





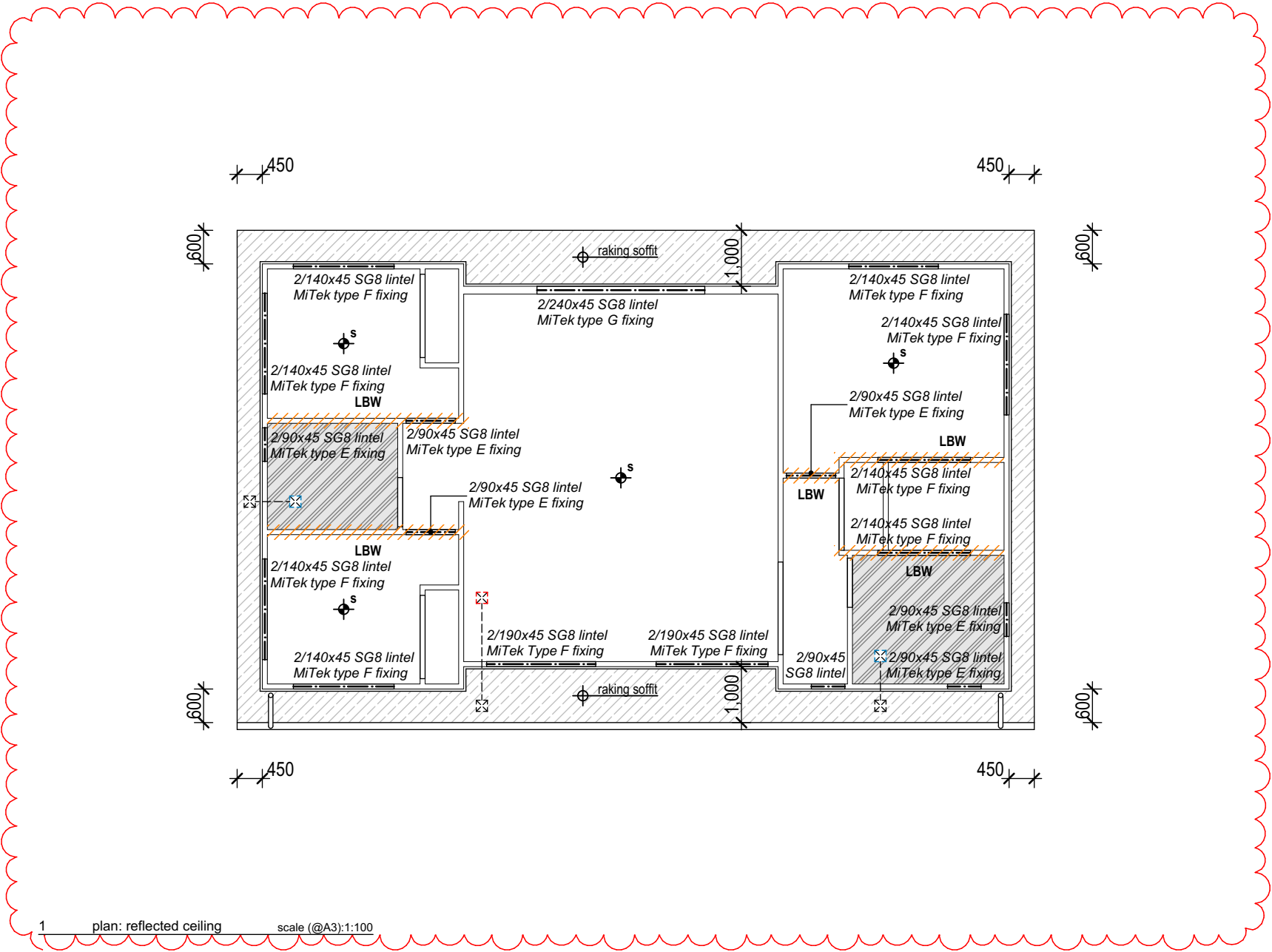
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-  13mm GIB standard plasterboard; raking ceiling
-  13mm GIB aqualine plasterboard; raking ceiling
-  hardiflex soffit lining; 4.5mm with PVC jointer
-  50L/s rangehood extract thru soffit
-  25L/s extract vent thru soffit

 s
All smoke alarms shall be manufactured to one of the following standards; BS EN 14604, AS3786, UL 217, CAN/ULC S531 or ISO 12239.

Smoke alarms must be installed in accordance with NZS 4514:2021: *interconnected smoke alarms for houses*; smoke alarms shall be installed within **10m** of each other in all bedrooms, living spaces, hallways, landings & on every level; they must be **hard-wired & installed by certified electrician**; or **powered by a long-life (10-year) non-removable battery**. Alarms must be connected to each other either through wired or wireless methods, and be installed with a hush and test button.

All recessed lighting must comply with NZECP 54 including the CA rating of any selected recessed downlights



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SDL 24130

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PO Box 20498, Christchurch
p: 03 342 8110
e: admin@sdli.net.nz
w: http://sdli.net.nz/

BCL CAMPBELL STREET ANGUS
22C, Campbell Street, Geraldine 7930



ISSUE : B 30.01.25 building consent

REVISION :

reflected ceiling plan

a1.06

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pair of tensioned and crossed Lumberlok 'strip brace' running continuously from ridge to top plate over top chords @ 45° to the purlin line with 5 off 30mm x 3.15 dia nails at each crossing (after tensioning)

note: all roof timber to have a maximum moisture content of 18% at time of fixing roofing

roof construction

G550 0.4BMT corrugate iron roofing; fix roofing with 12gx50mm self drilling timber screw (class 4 of as 3566;part 2); hit 1, miss 1... fixing pattern thru crests only; ensure neoprene, profiled and epdm washers required per NZBC E2:2011 fig 39 on;

H1.2 70x45 timber purlins @ 900 cntrs max intermediate and 600mm from end; screw fixed with 1 / 14g self-drilling type 17 screw, 100mm long (5.5kN) at every intersection, on;

H1.2 SED gang nail trusses by others @ 900 cntrs max (refer truss design certificate) &/or H1.2 rafters (refer pre-framer plans)

roof structure

R1 rafters: H1.2 2/240x45mm SG8 rafters @ 600 cntrs max

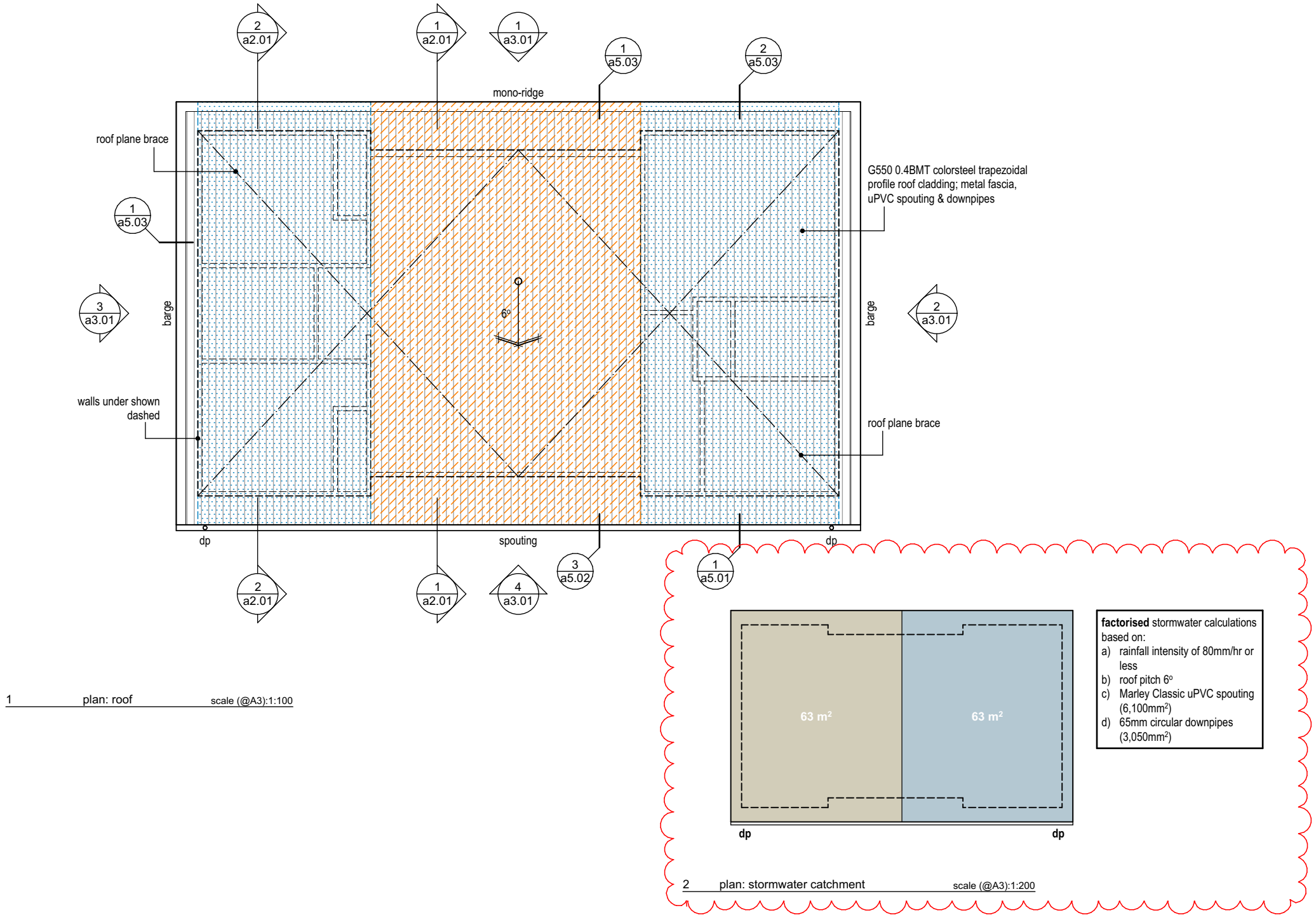
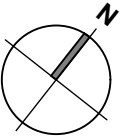
R2 rafters: H1.2 240x45mm SG8 rafters @ 900 cntrs max

fly rafters: H1.2 90x45 SG8 (on edge) supported by H1.2 90x45mm roof purlins @ 900 cntrs max; roof purlins to back span 3 rafters min as per NZS 3604:2011 10.2.1.15.2

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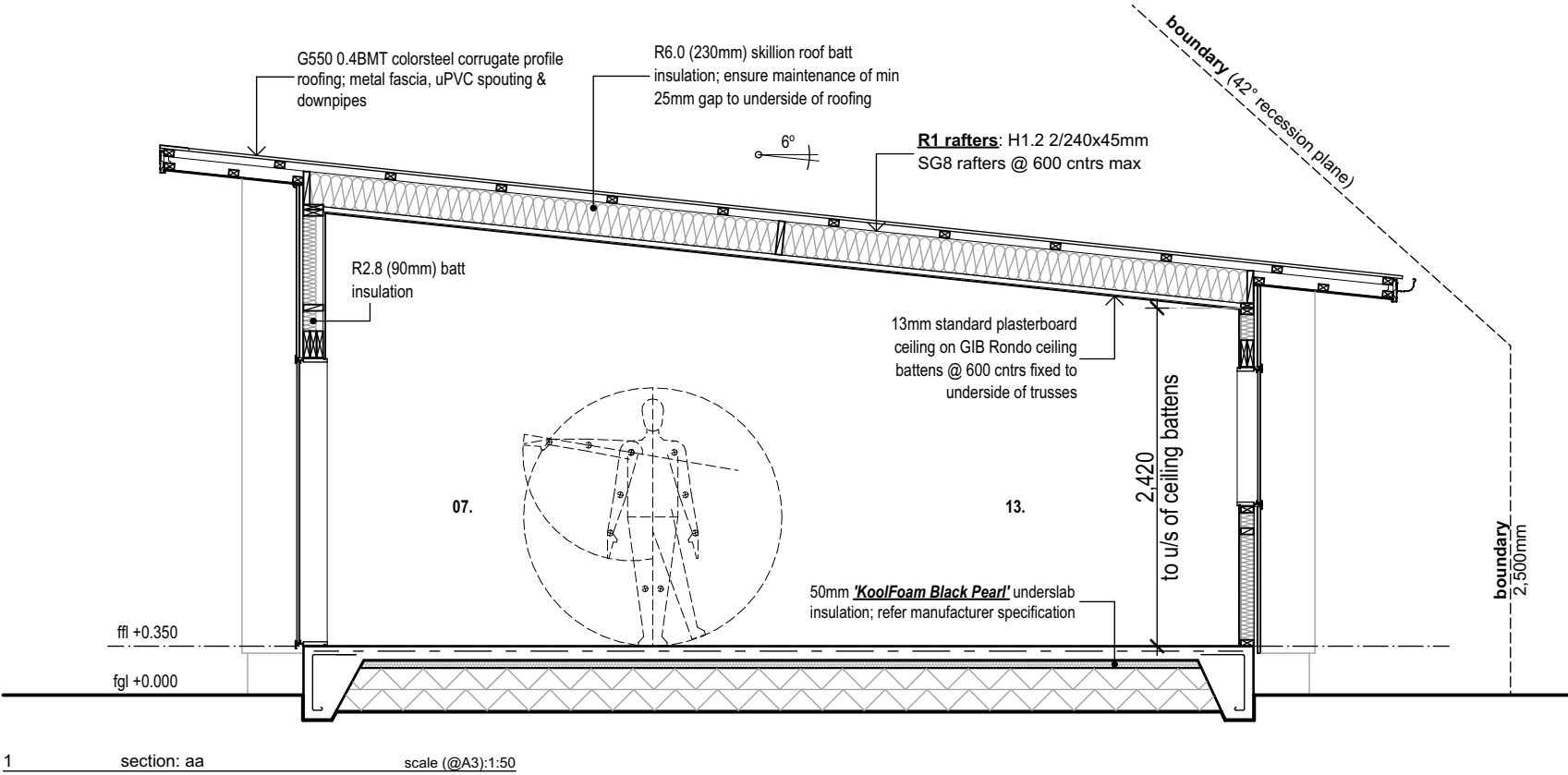
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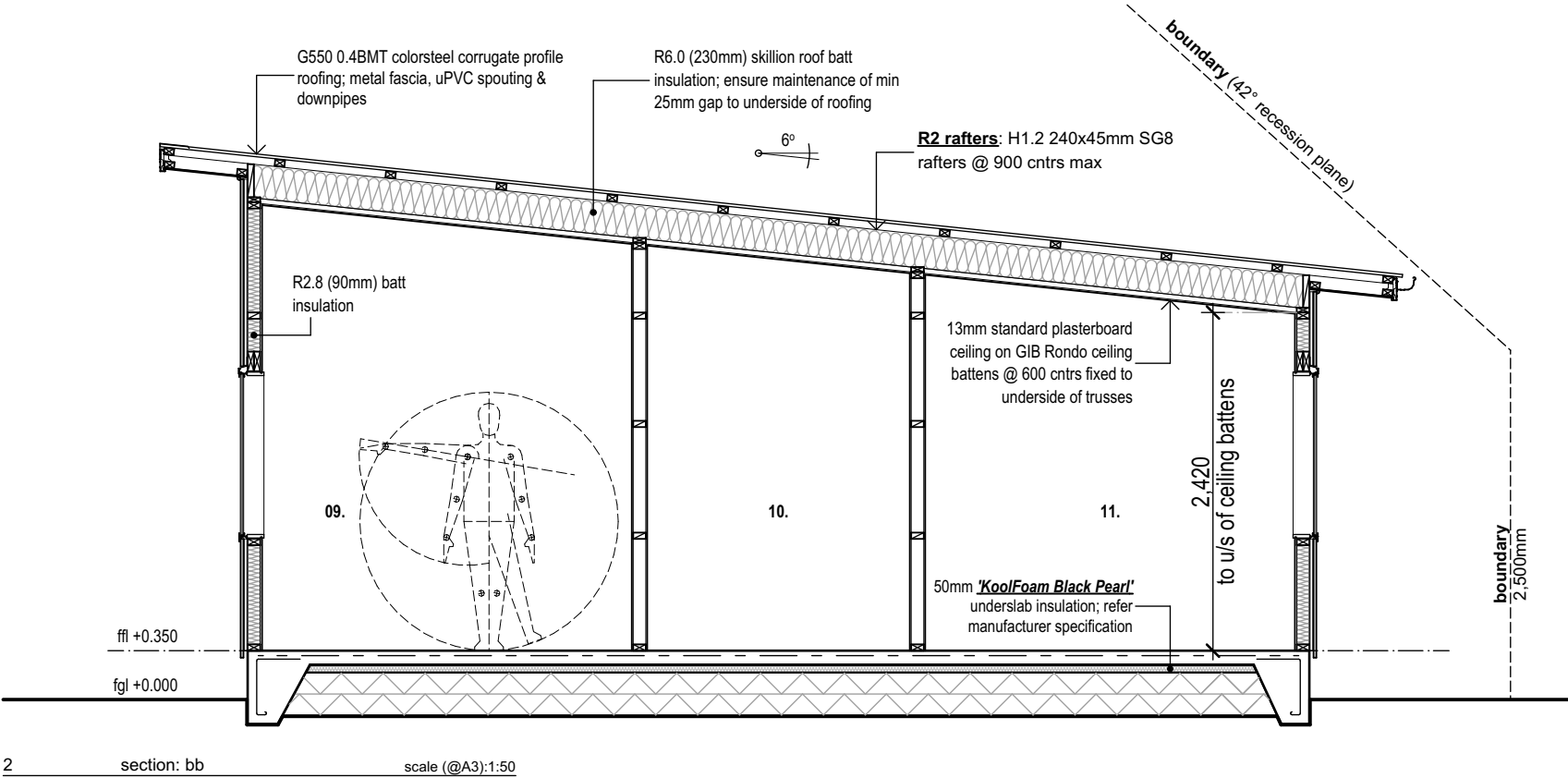


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01. entry lobby
02. laundry
03. ensuite
04. walk in robe
05. linen store
06. bedroom 1 (master)
07. living
08. bedroom 2 w/r
09. bedroom 2
10. bathroom
11. bedroom 3
12. bedroom 3 w/r
13. kitchen



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- A** G550 0.4BMT colorsteel trapezoidal profile roof cladding
- B** BGC NuLine Plus bevelback weatherboards on 20mm cavity
- C** Pineclad vertical shiplap weatherboard on 20mm cavity
- D** aluminium joinery; refer window schedule

recession plane breach

area of dwelling breaching building envelope defined by recession planes 2.5m above ground level at the boundaries of the site & described in APP8 - Recession Planes

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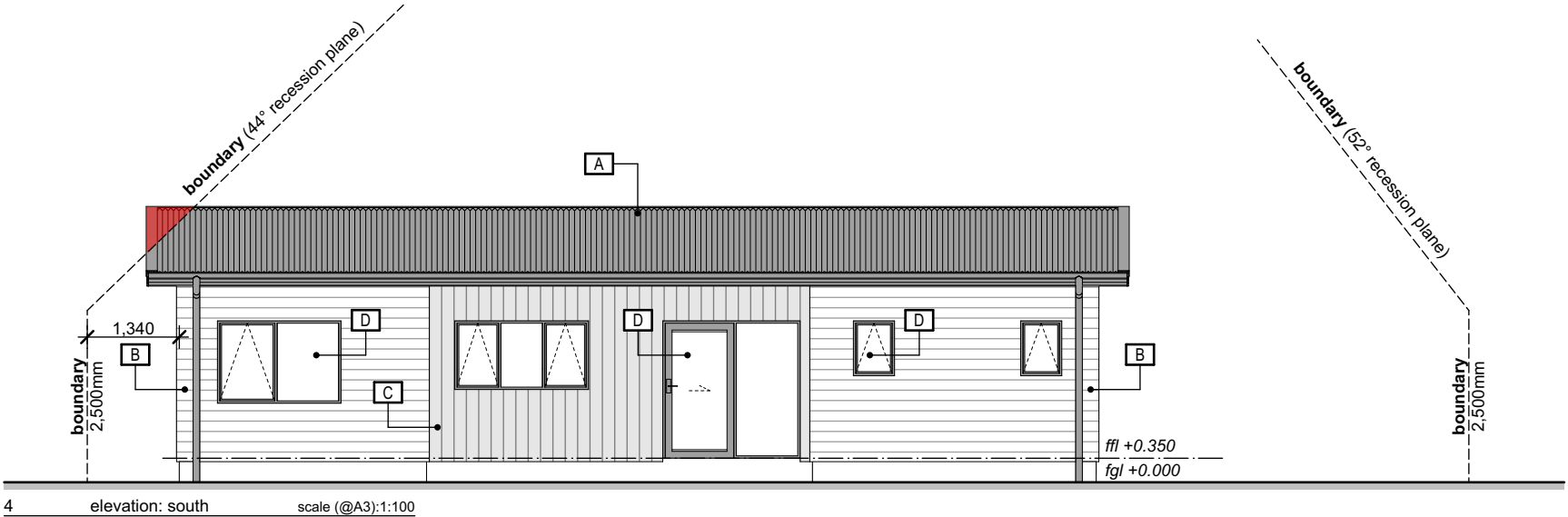
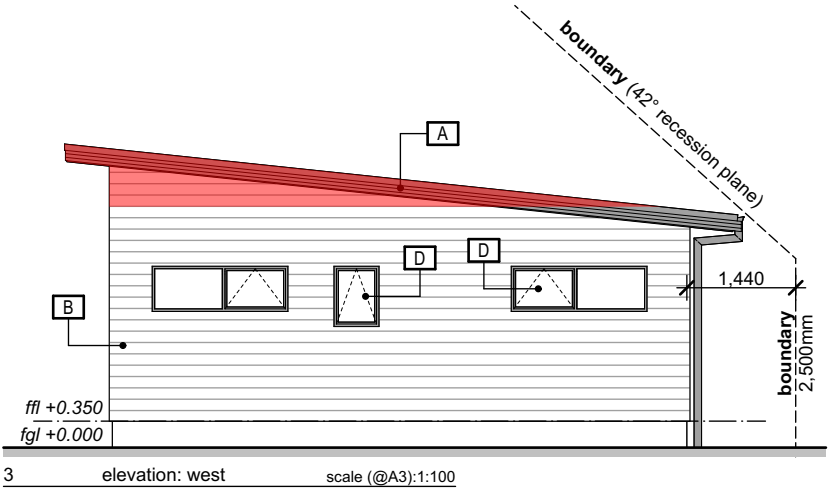
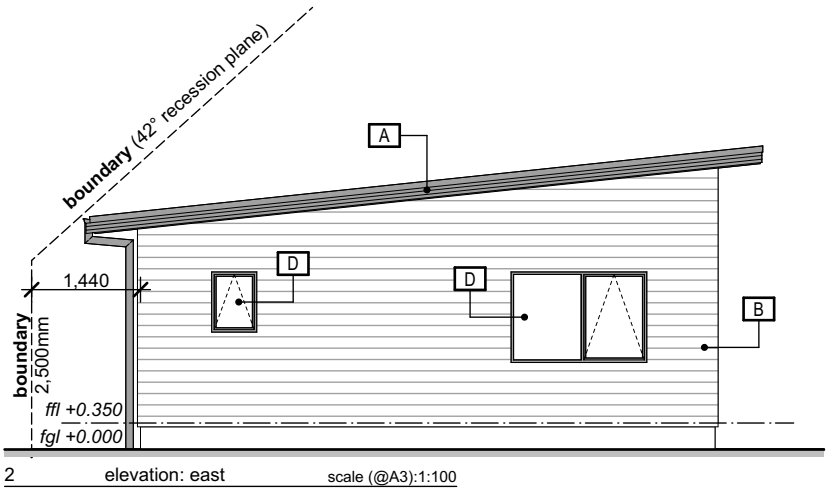
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EXTERIOR ENVELOPE RISK MATRIX : 1

risk factor	low	medium	high	very high	
wind zone	-	0	-	-	0
number of storeys	0	-	-	-	0
roof/wall intersection	0	-	-	-	0
eave width	-	-	2	-	2
envelope complexity	-	1	-	-	1
deck design	0	-	-	-	0
TOTAL					3

EXTERIOR ENVELOPE RISK MATRIX : 2

risk factor	low	medium	high	very high	
wind zone	-	0	-	-	0
number of storeys	0	-	-	-	0
roof/wall intersection	0	-	-	-	0
eave width	-	-	2	-	2
envelope complexity	-	1	-	-	1
deck design	0	-	-	-	0
TOTAL					3

EXTERIOR ENVELOPE RISK MATRIX : 3

risk factor	low	medium	high	very high	
wind zone	-	0	-	-	0
number of storeys	0	-	-	-	0
roof/wall intersection	0	-	-	-	0
eave width	-	-	2	-	2
envelope complexity	-	1	-	-	1
deck design	0	-	-	-	0
TOTAL					3

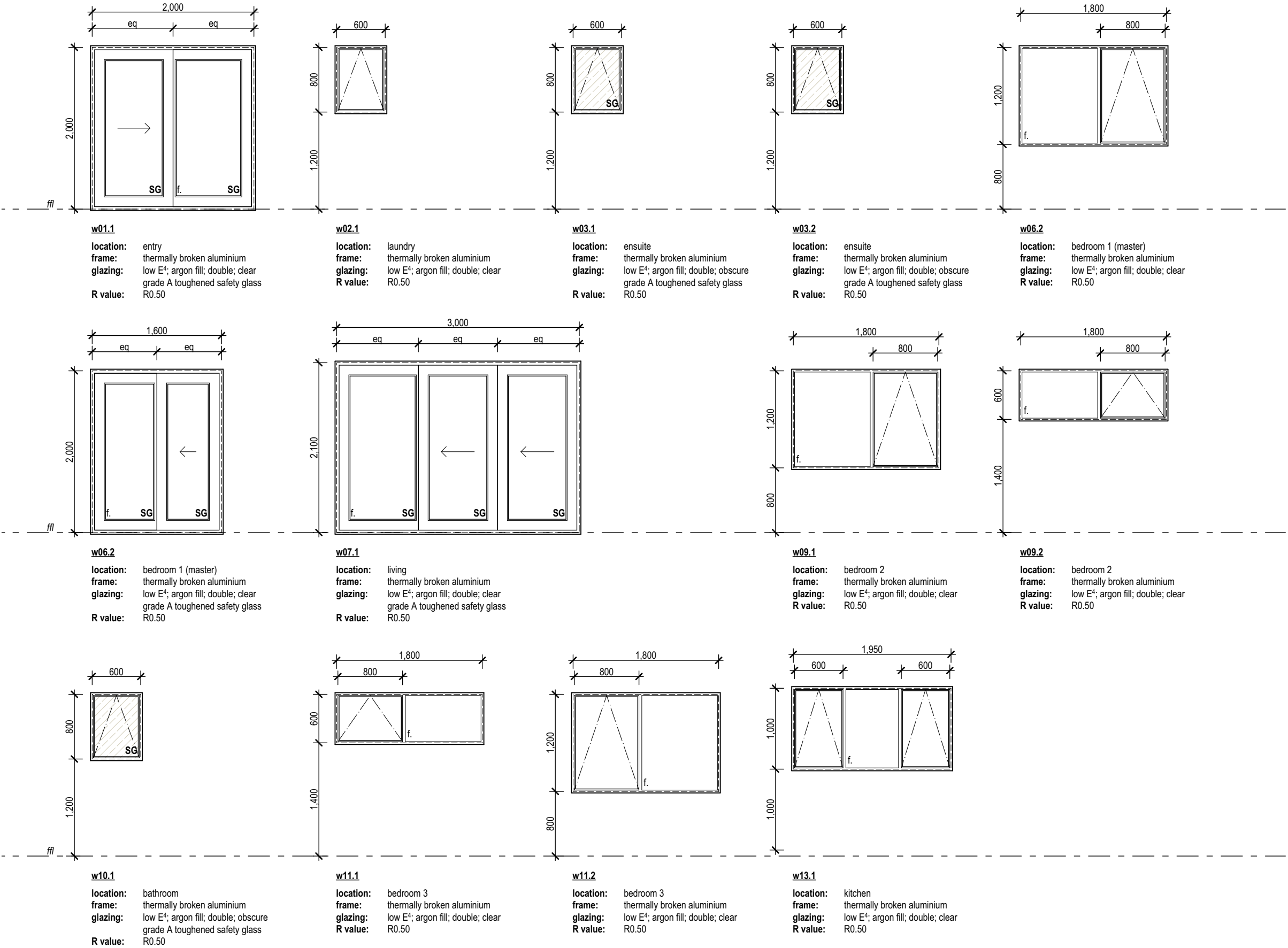
EXTERIOR ENVELOPE RISK MATRIX : 4

risk factor	low	medium	high	very high	
wind zone	-	0	-	-	0
number of storeys	0	-	-	-	0
roof/wall intersection	0	-	-	-	0
eave width	-	-	2	-	2
envelope complexity	-	1	-	-	1
deck design	0	-	-	-	0
TOTAL					3



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1. unless otherwise noted all dimensions are taken to structural openings
2. fabricator must confirm all dimensions noted in the drawings onsite prior to fabrication
3. fabricator must confirm all wall thicknesses and linings prior to manufacture
4. all glazing to conform to NZS 4223
5. all aluminium powder coat finish unless otherwise noted
6. unless otherwise noted all awning windows shall have 100mm restrictor stays, double tongue catches & d-handles on opening sashes.
7. unless otherwise noted all reveals shall be preprimed 25mm H3.1 pinus radiata.
8. unless otherwise noted door handles shall be mounted at 1050mm above ffl.



1 schedule: window scale (@A3):1:50

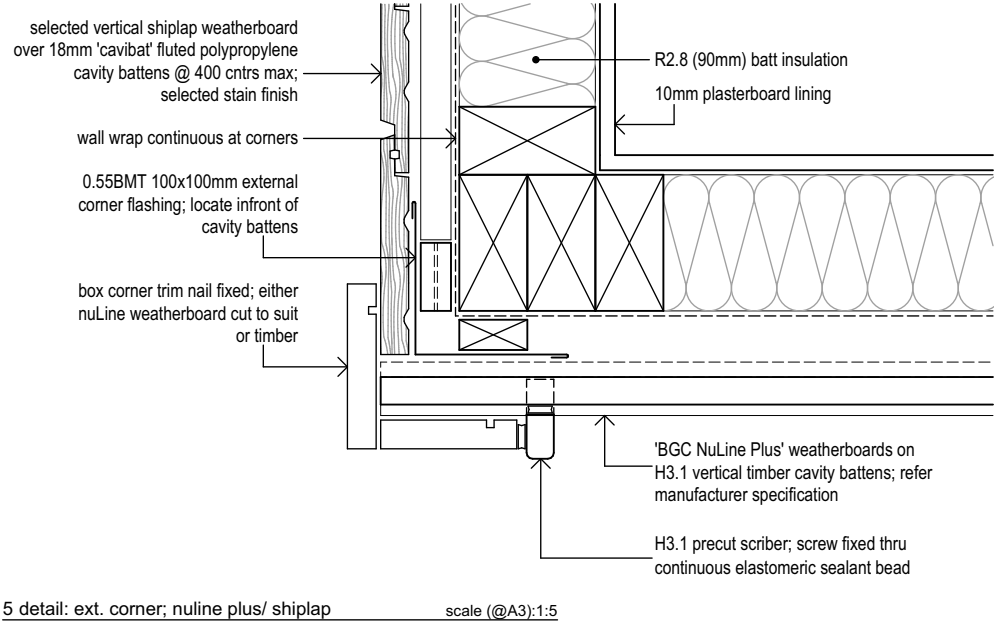
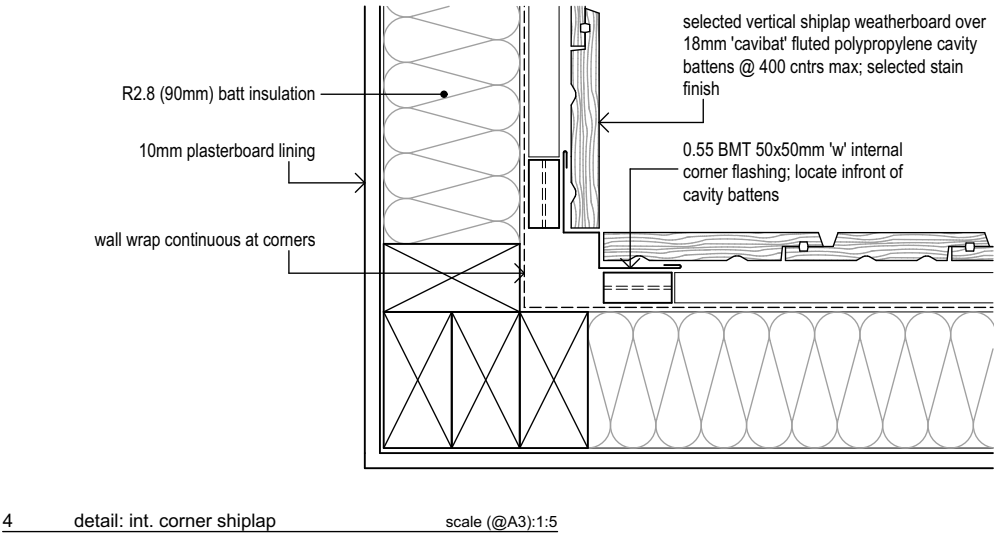
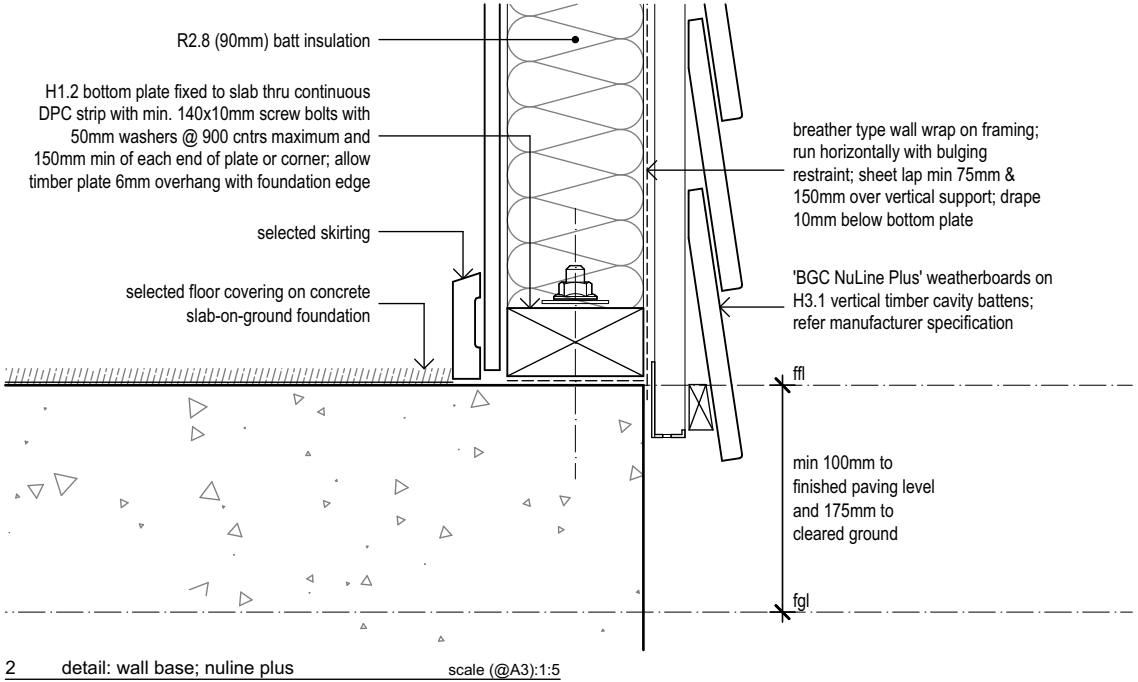
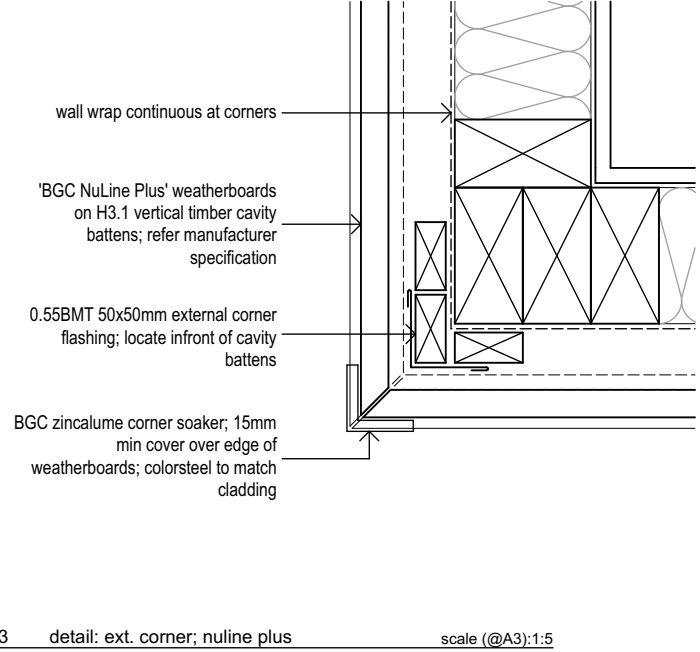
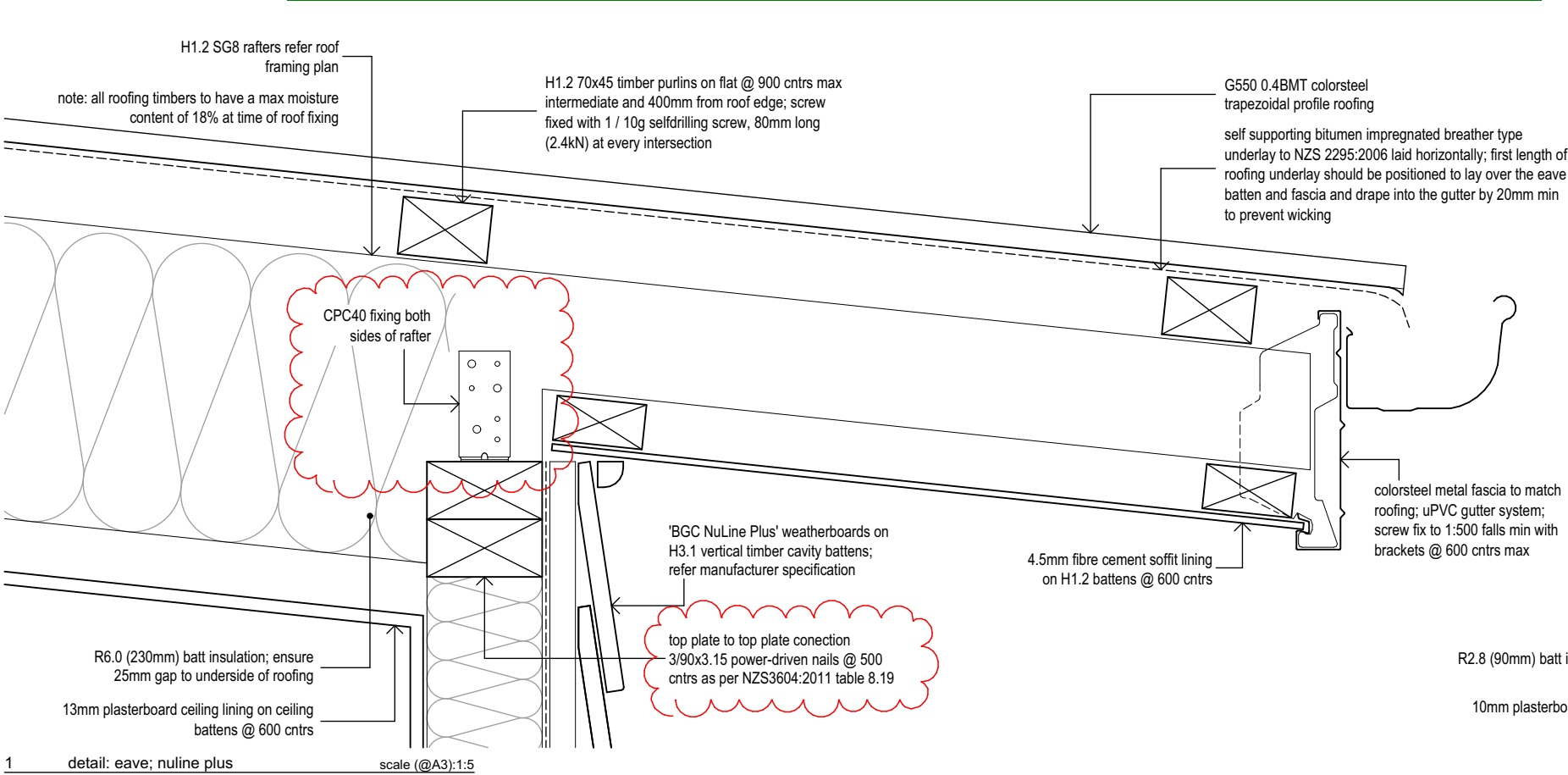
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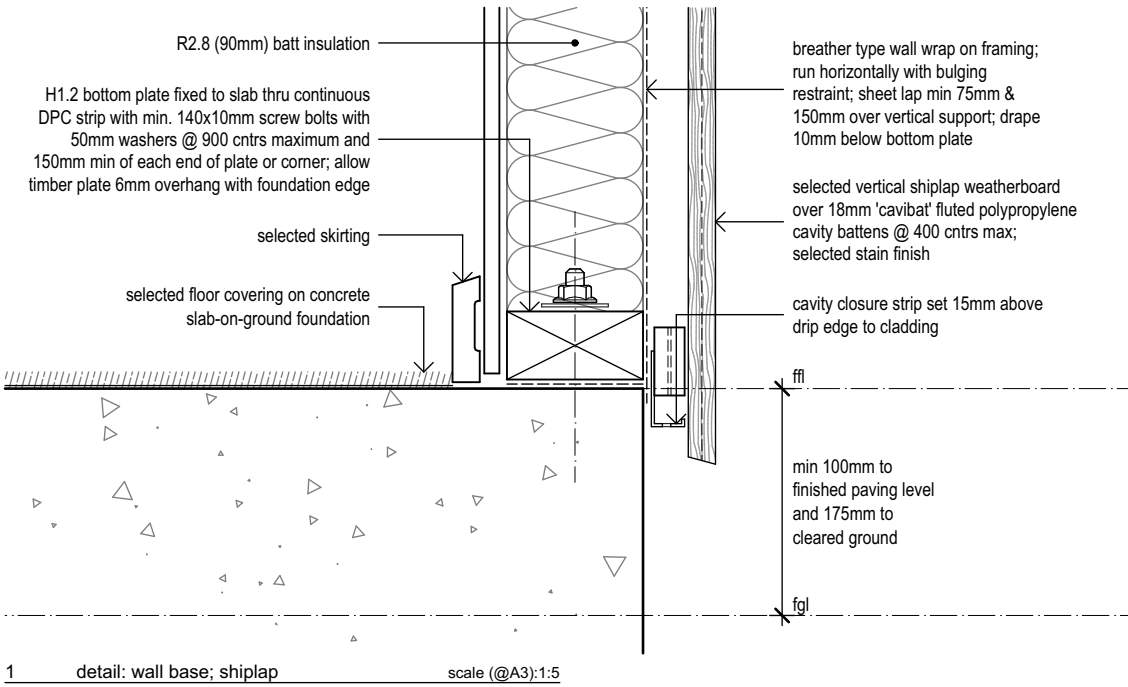
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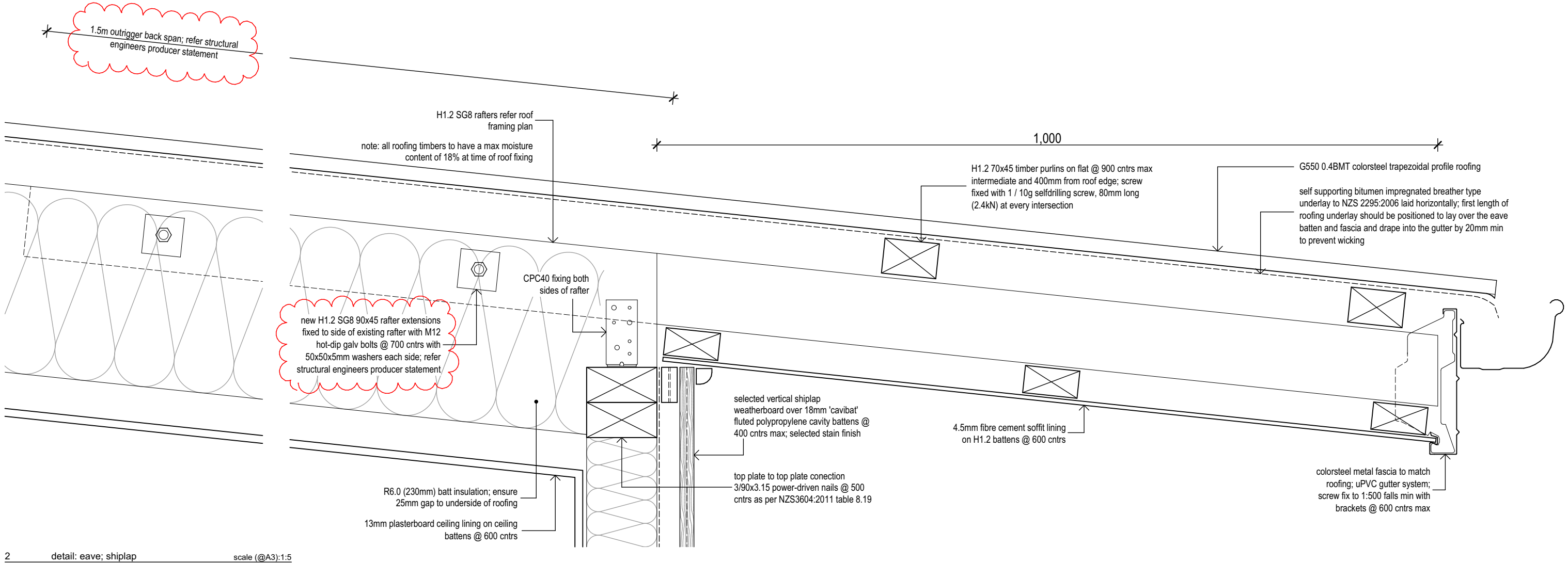
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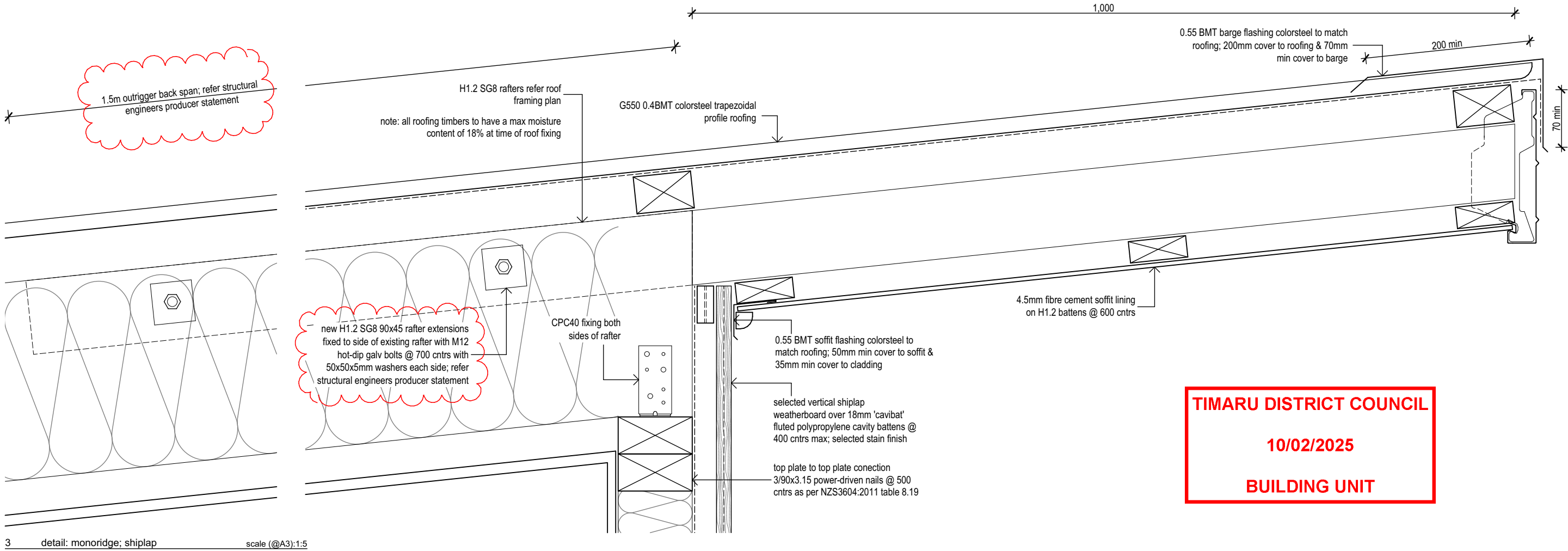
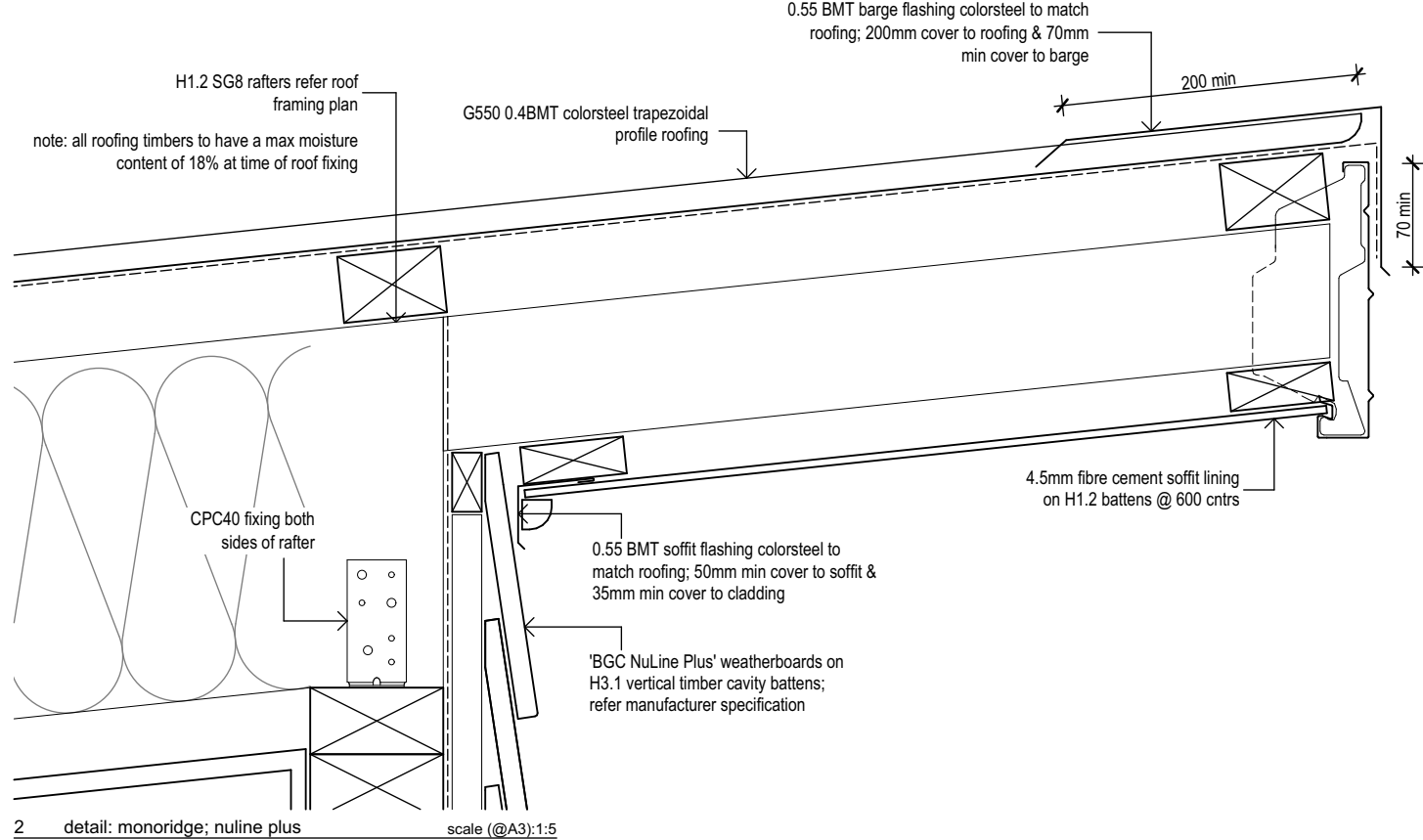
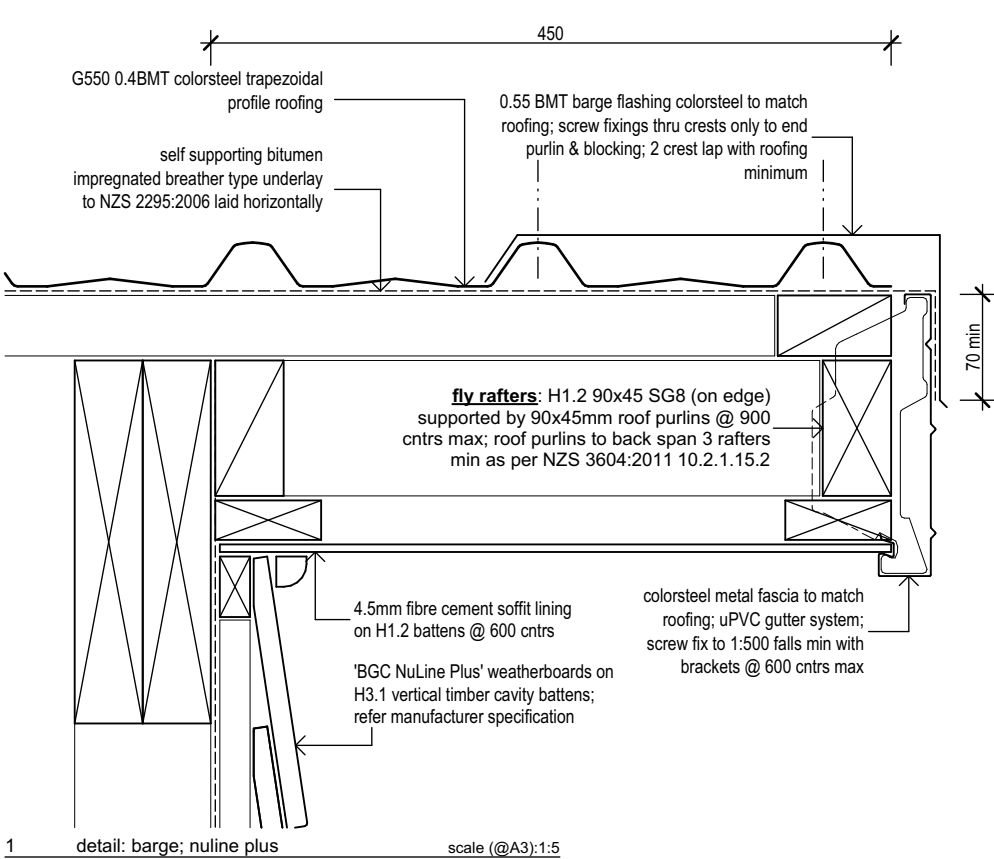
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10/02/2025
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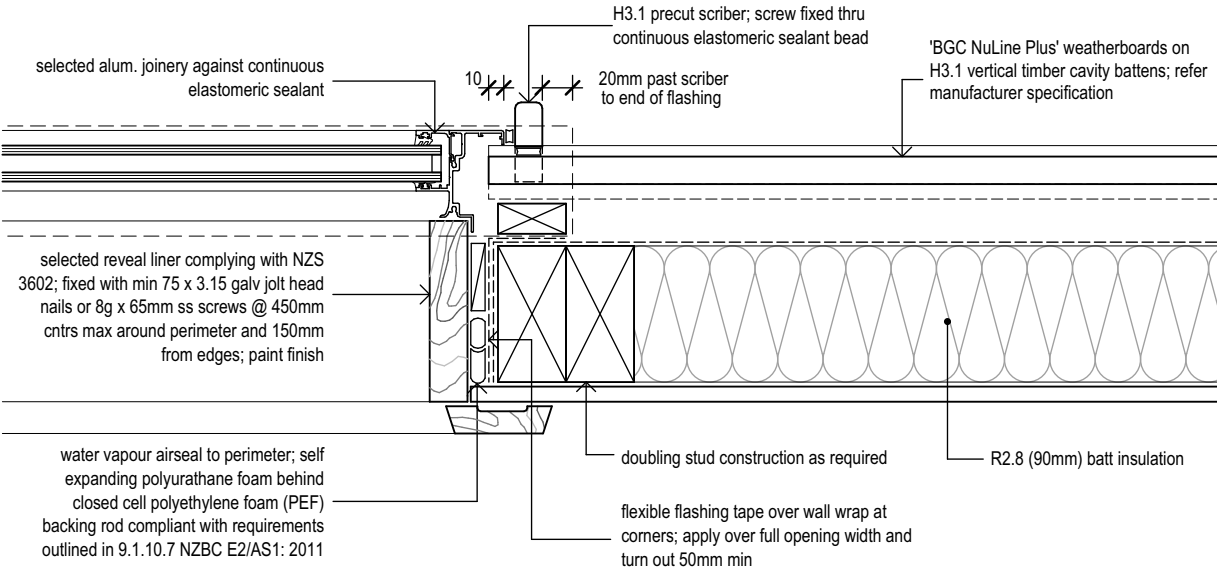
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5. do not scale from drawings
6. contractor must verify all dimensions on site prior to commencing work
7. copyright in design and drawings belongs to *splice design limited*



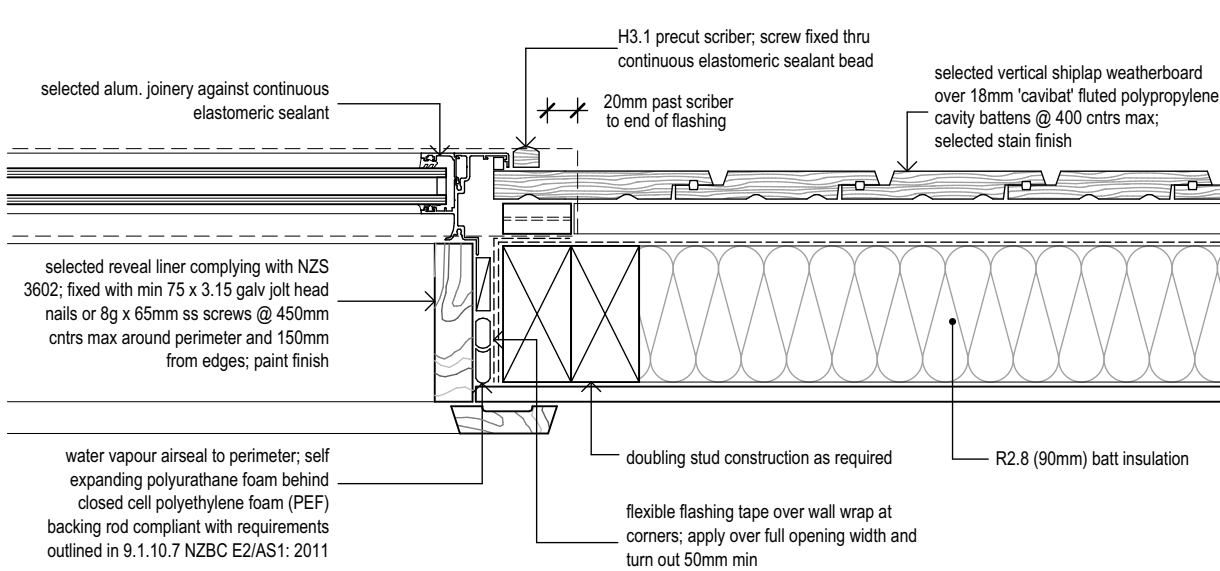
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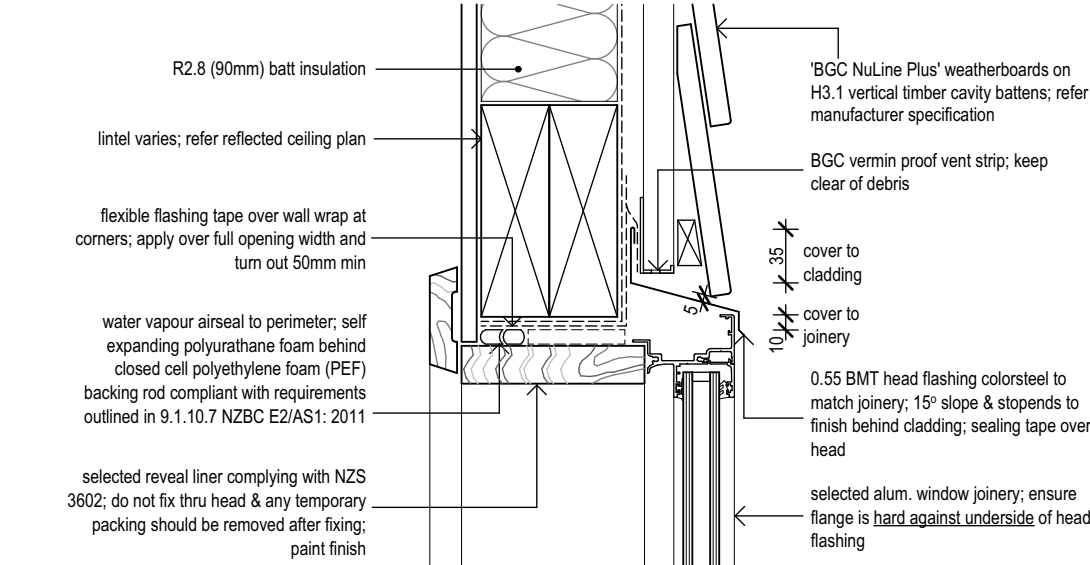
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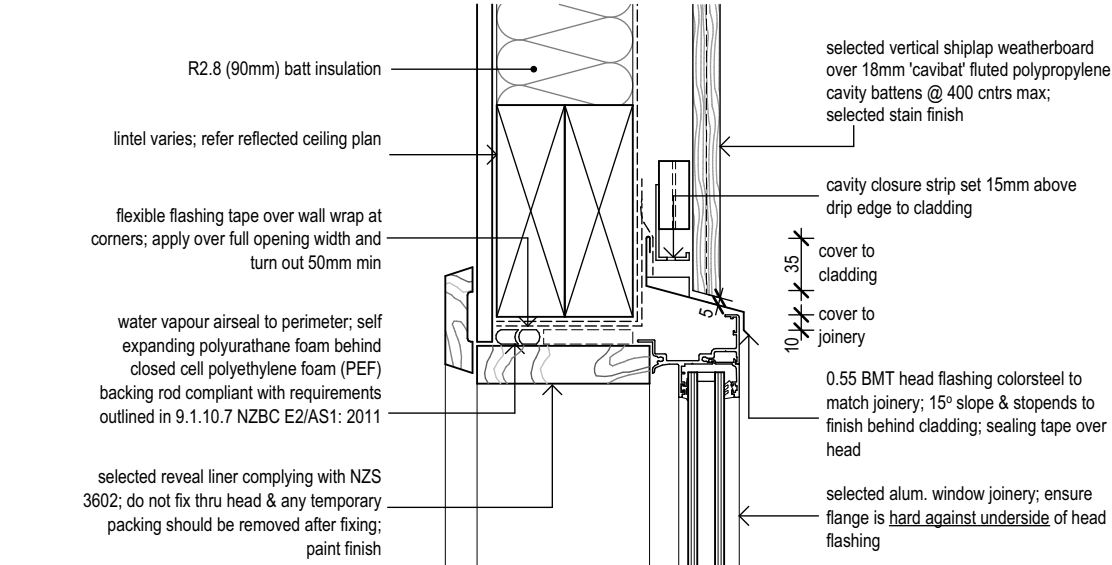
1 detail: window jamb; nuline plus scale (@A3):1:5



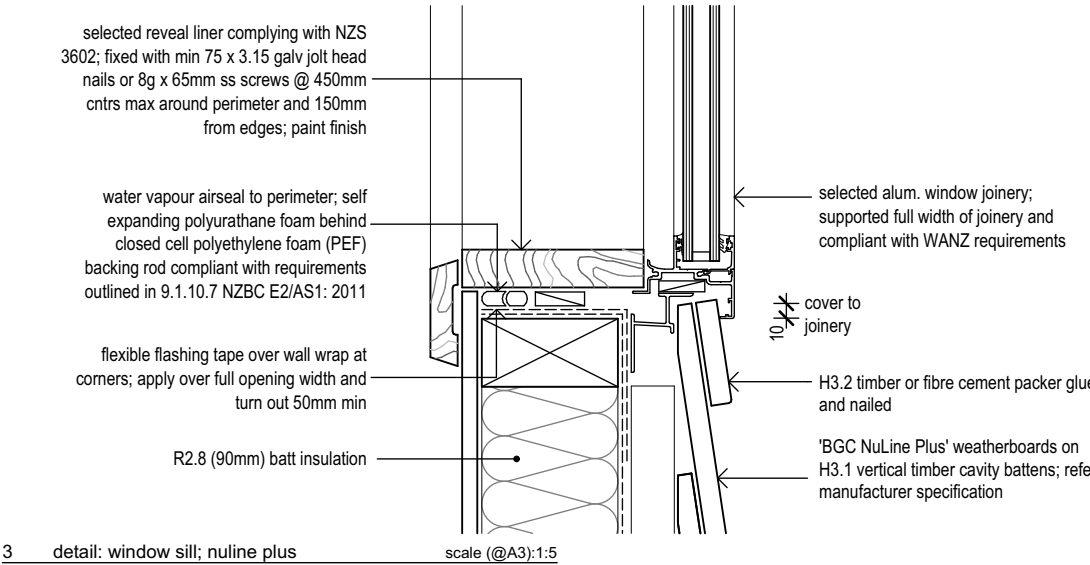
4 detail: window jamb; shiplap scale (@A3):1:5



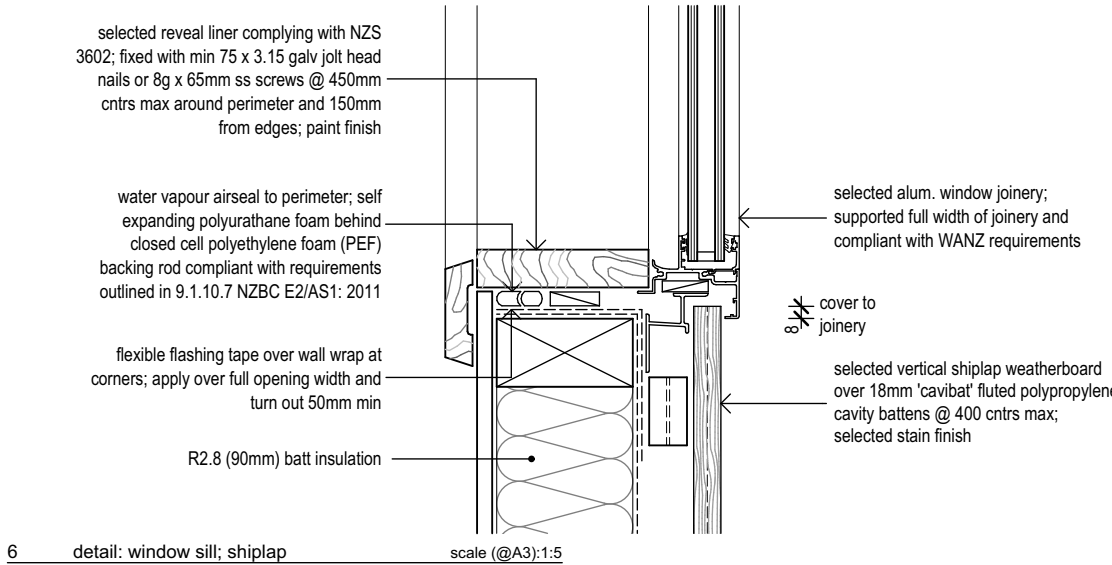
2 detail: window head; nuline plus scale (@A3):1:5



5 detail: window head; shiplap scale (@A3):1:5



3 detail: window sill; nuline plus scale (@A3):1:5



6 detail: window sill; shiplap scale (@A3):1:5

TIMARU DISTRICT COUNCIL

03 Feb 2025

BUILDING UNIT



SDL 24130

Splice Design Limited
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BCL CAMPBELL STREET ANGUS
22C, Campbell Street, Geraldine 7930



ISSUE : B 30.01.25 building consent

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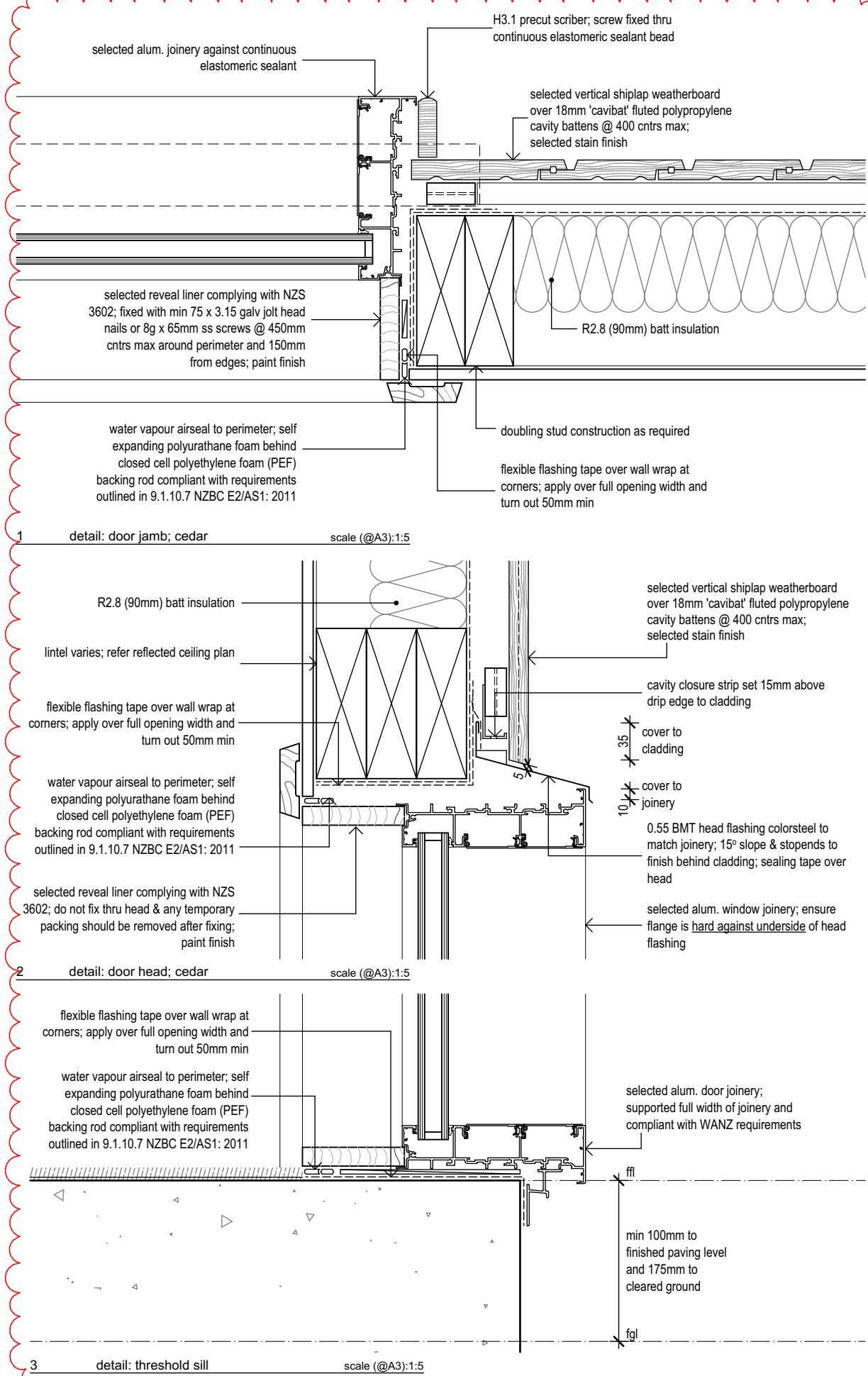
a5.04

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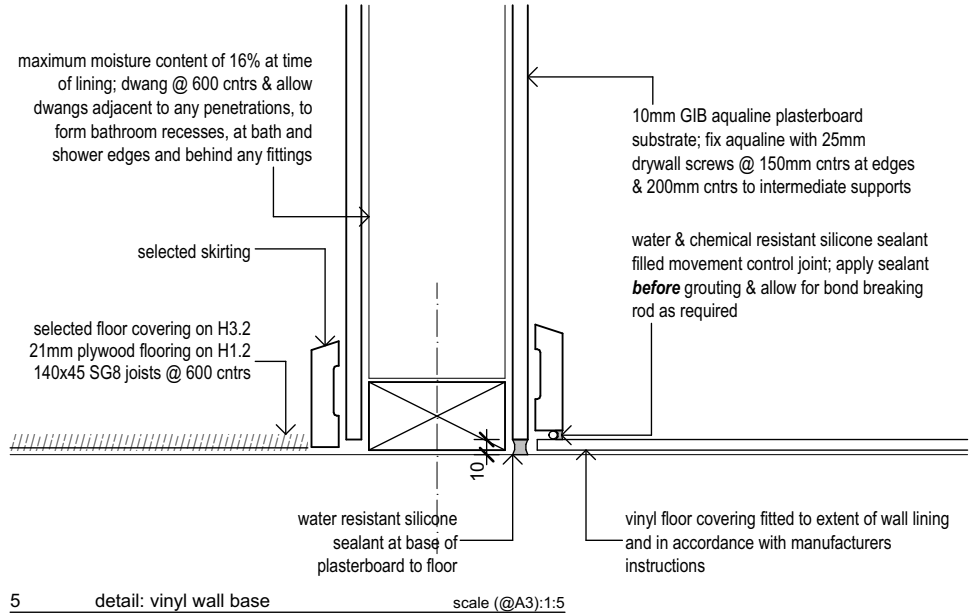
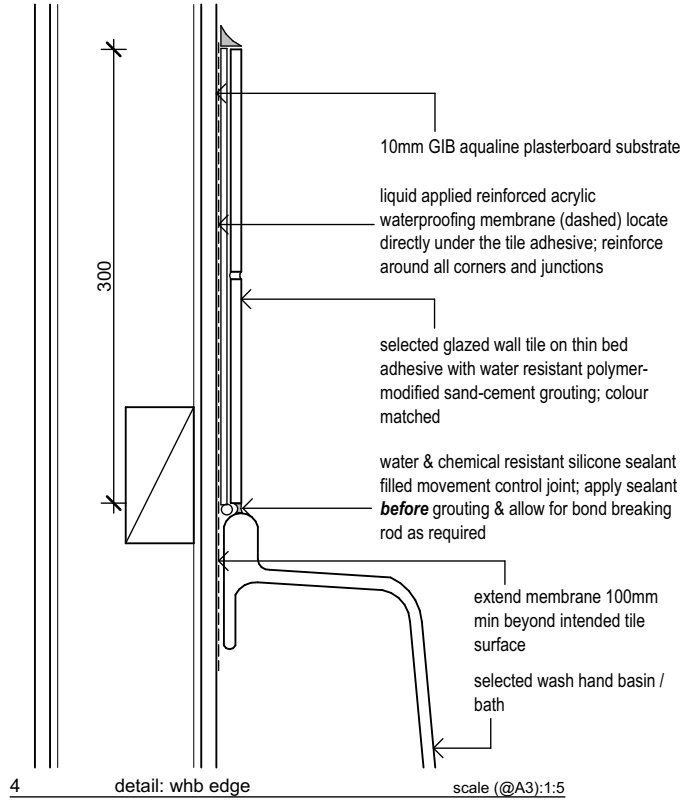
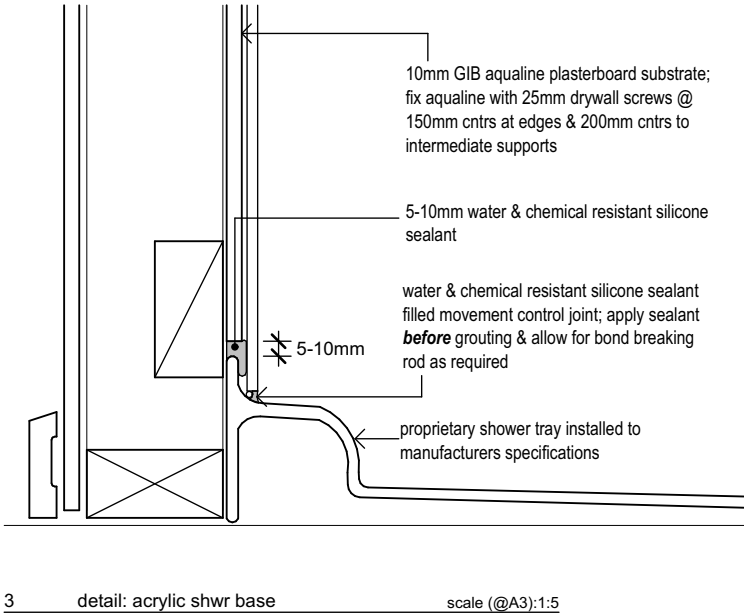
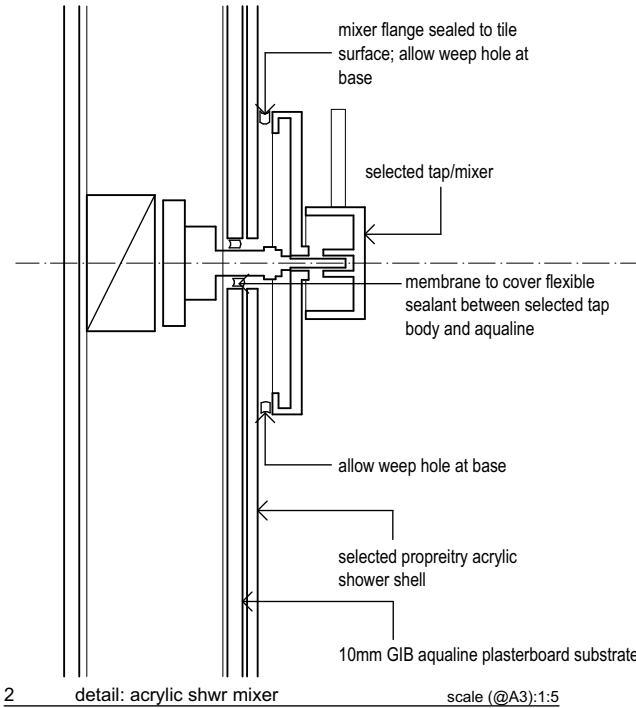
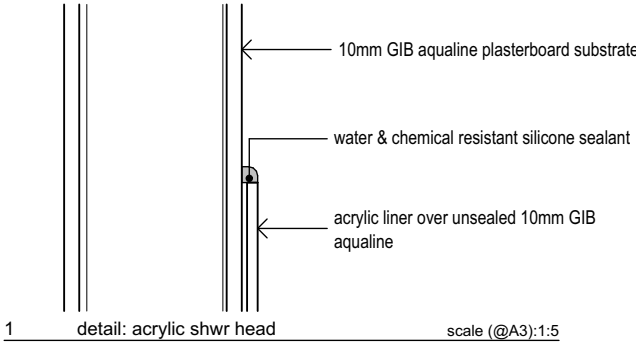
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a5.05

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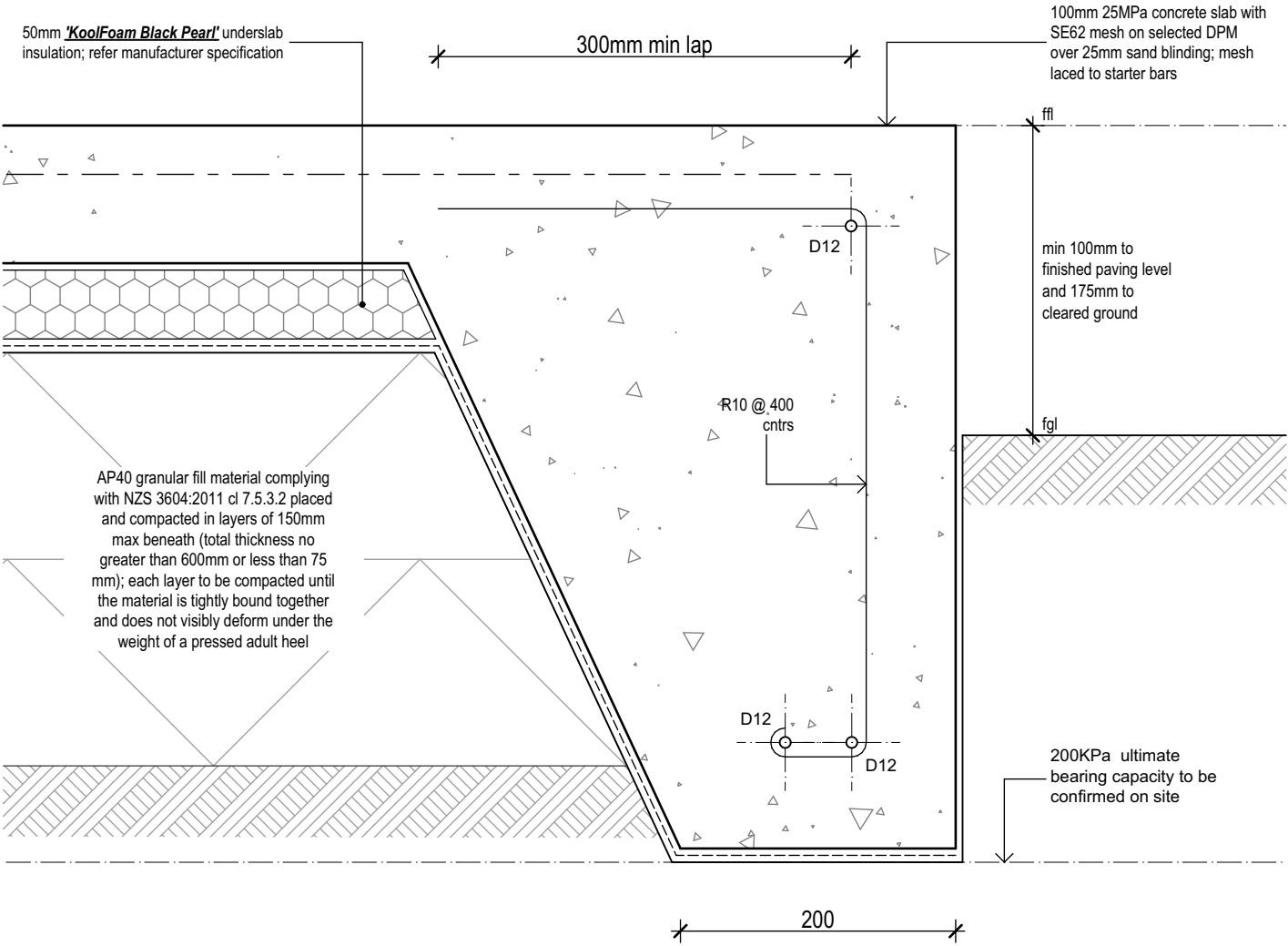


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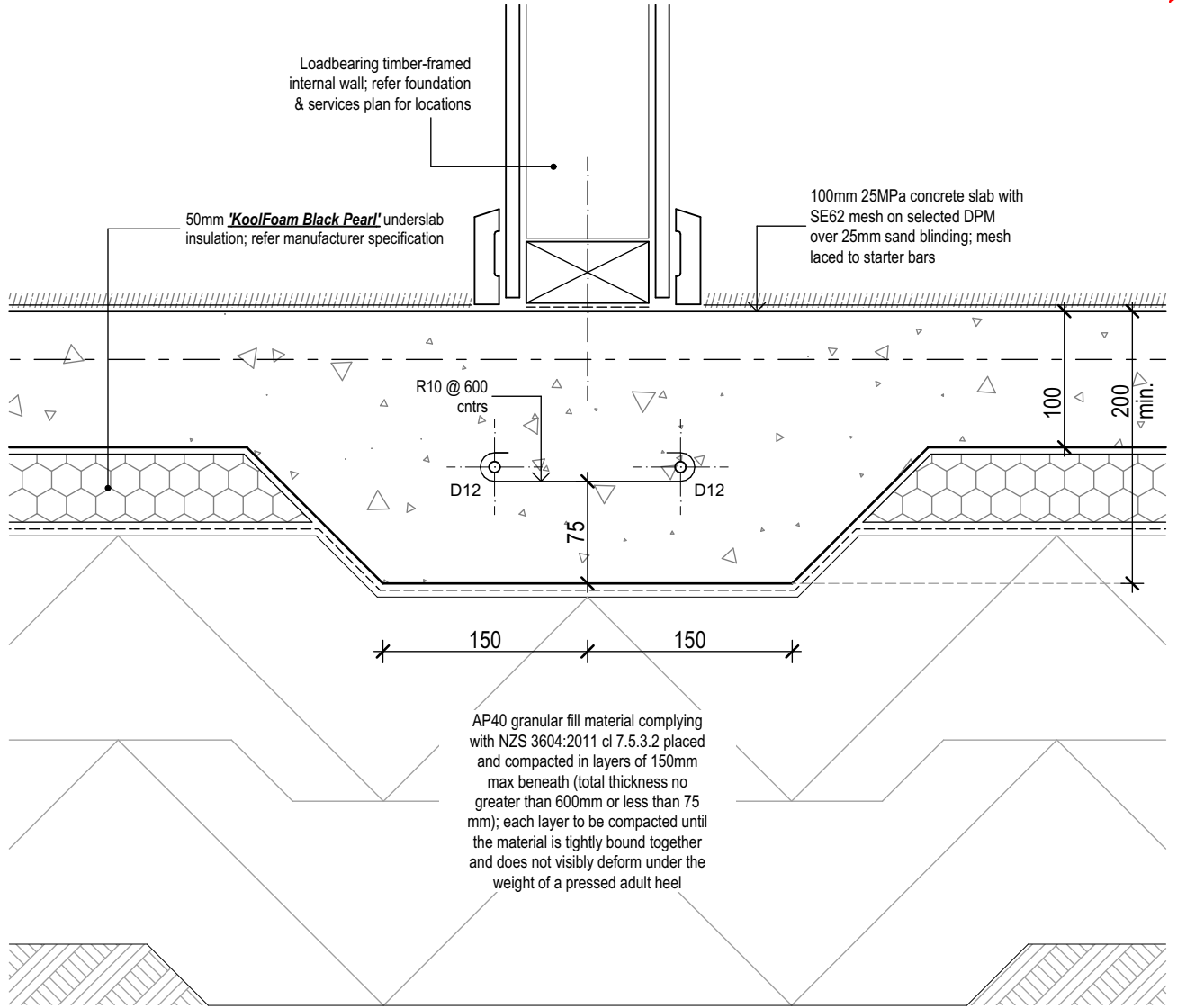
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1 detail: foundation edge scale (@A3):1:5



2 detail: LBW slab thickening scale (@A3):1:5

