Approved Building Consent Documents

Please Note: A copy of the stamped approved documents must be available on site for all inspections.

Inspection booking timeframes

Call received	before 3pm inspection will be done	after 3pm inspection will be done
Monday	Wednesday	Thursday
Tuesday	Thursday	Friday
Wednesday	Friday	Monday
Thursday	Monday	Tuesday
Friday	Tuesday	Wednesday

Building inspections and enquiries phone: 03 347 2839

Please ensure all work for inspection is ready the day before. Incomplete work requiring re-inspection will incur an additional inspection fee.

DRAINAGE PIPES
-PIPE MATERIAL TO BE uPVC
- SW AND SEWER PIPE TO BE SURROUNDED WITH COMPACTED GRANULAR BEDDING AS PER NZBC FIG 7 G13 AS2.
-ALL PIPES UNDER DRIVEWAY TO HAVE COMPACTED HARDFILL AS PER NZBC FIG 7 G13 AS2.
-DRAINAGE PIPES WITH LESS THAN 375 MM COVER TO HAVE 75 MM THICK CONCRETE COVER

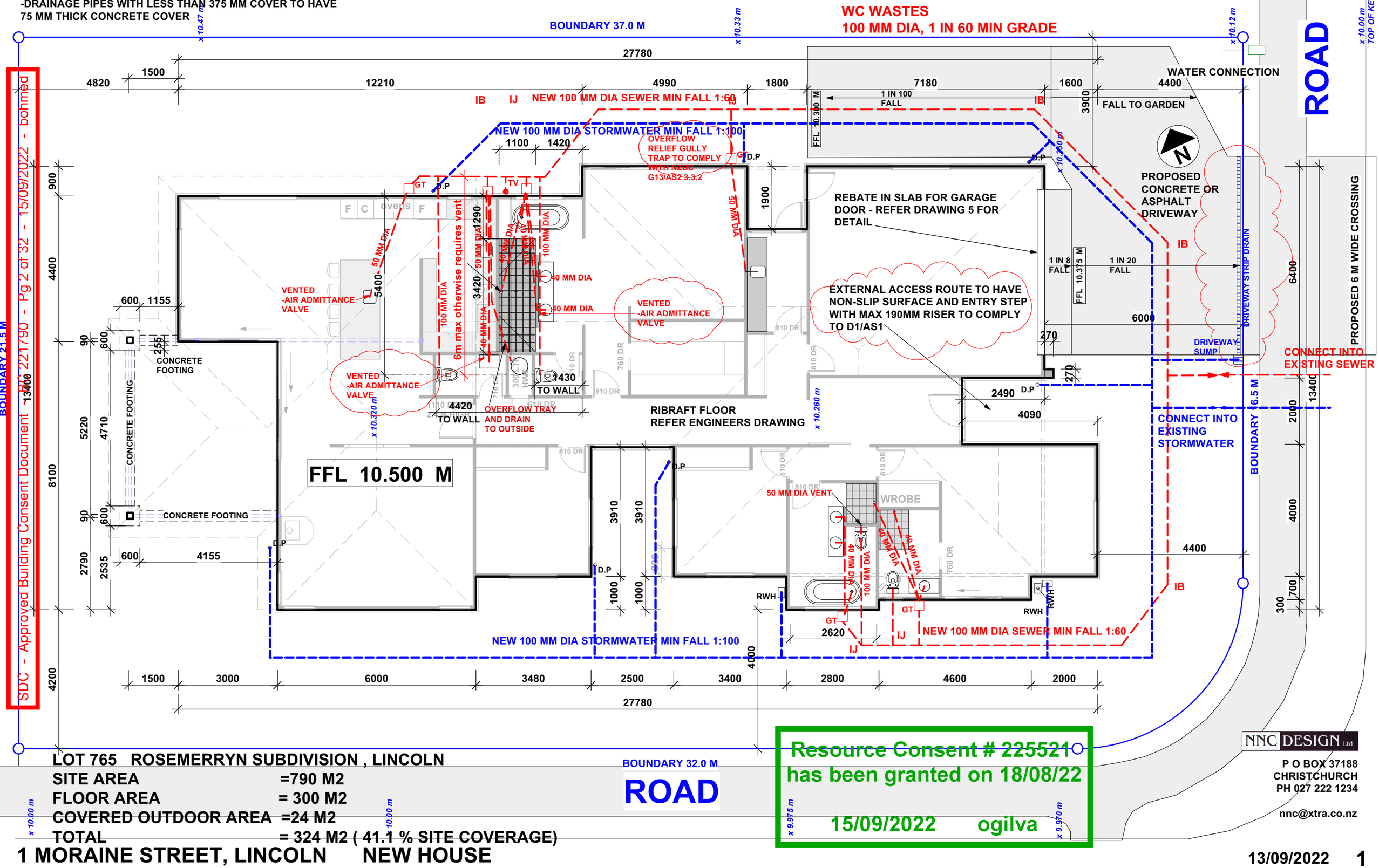
PLUMBING AND DRAINAGE TO COMPLY WITH NZBC G13 FOUL WATER

IB= INSPECTION BEND
IJ= INSPECTION JUNCTION
TV= TERMINAL VENT

SHOWER,VANITIES,BATH
WASTES 40 MM DIA, 1 IN 40 MIN GRADE

LAUNDRY, KITCHEN WASTE
65 MM DIA, 1 IN 40 MIN GRADE

WC WASTES
100 MM DIA, 1 IN 60 MIN GRADE



LOT 765 ROSEMERRYN SUBDIVISION , LINCOLN
SITE AREA =790 M2
FLOOR AREA = 300 M2
COVERED OUTDOOR AREA =24 M2
TOTAL = 324 M2 (41.1 % SITE COVERAGE)

1 MORAINE STREET, LINCOLN NEW HOUSE

BOUNDARY 32.0 M

ROAD

Resource Consent # 225521
has been granted on 18/08/22
15/09/2022 ogilva

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13/09/2022 1

ENSUITE AND BATHROOM
10 MM AQUALINE GIBBOARD TO WALLS WITH ENAMEL PAINT FINISH.
10 MM AQUALINE GIBBOARD TO SHOWER WALLS, SHOWER WALLS AND FLOOR TO HAVE APPROVED WATERPROOFING MEMBRANE, REFER INSTALLATION INSTRUCTIONS
-TILES TO FLOOR AND SHOWER WALLS.
TILES TO HAVE MAX 6 % WATER ABSORPTION,WATER PROOF GROUT AND APPROVED ADHESIVE.

ALL INTERNAL HINGED DOORS HOLLOW CORE FLUSH PANEL, PAINT GRADE, 2200 MM HIGH.
ALL INTERNAL SLIDING DOORS, ALUMINIUM FRAME WITH GIB PANELS.

LINTEL FIXINGS
REFER DRAWING 22

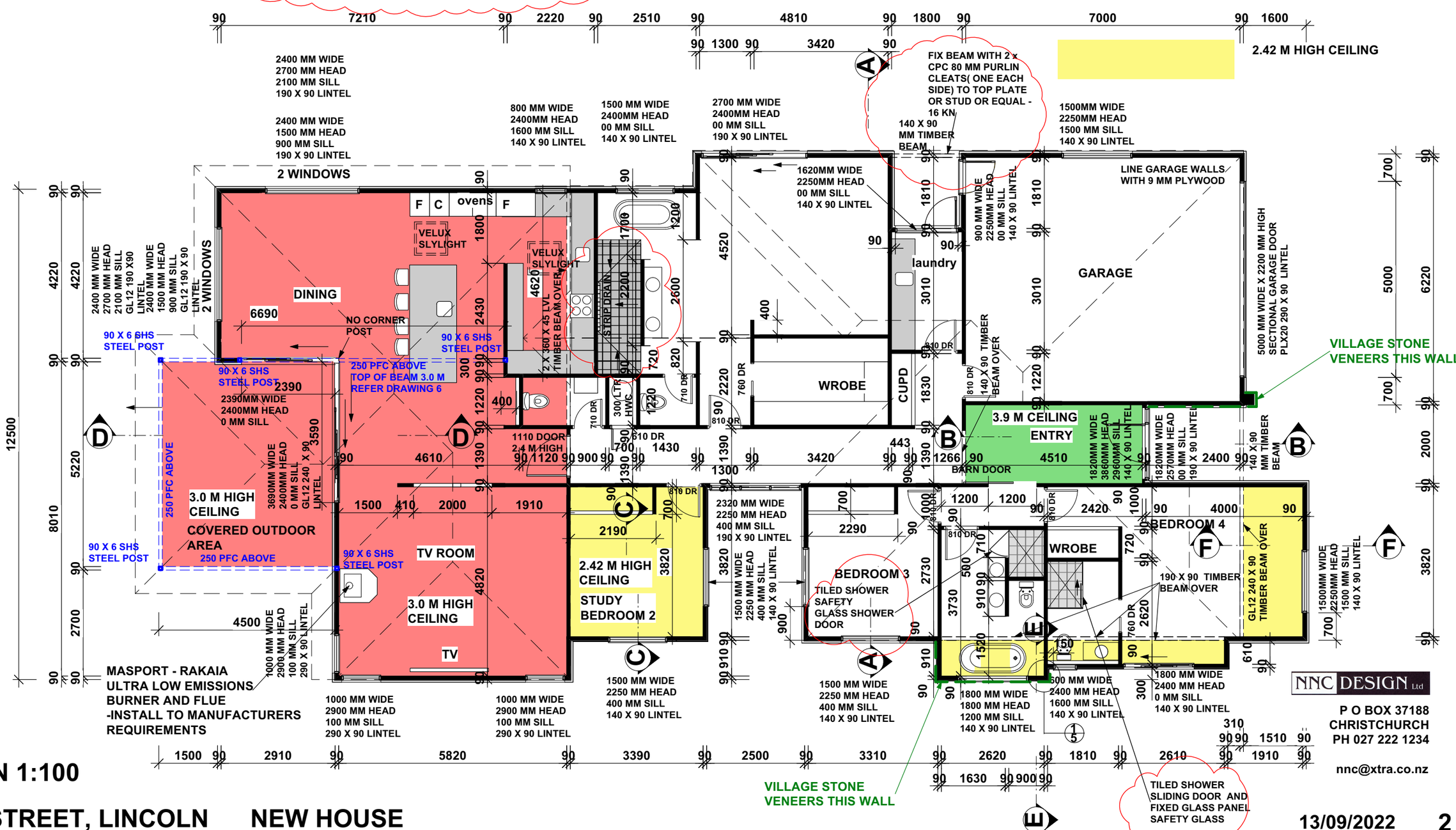
HIGH WIND ZONE
LINTELS UP TO 1.2 M = TYPE L2
LINTELS FROM 1.2 TO 3.0 M WITH LOAD DIMENSION < 3.0 M = TYPE L3
ALL OTHERS = TYPE L4

ALL FLOOR COVERINGS WITHIN 1.5 M OF WATER FIXTURES IN KITCHEN, LAUNDRY, WC, BATHROOMS, ENSUITES TO HAVE AN IMPERVIOUS FLOOR COVERING.

NOTE:
HIGH WIND ZONE
CEILING HEIGHT TO BE 2.57 m 90 x 45 MM AT 400CRS (LOAD BEARING WALLS) UNLESS NOTED OTHERWISE.
ALL TIMBER FRAMING TO BE H1.2 DOUGLAS FUR OR PINUS RADIATA

- 2.42 M STUDS = 90 X 45 MM AT 600 CRS
- 2.57 M STUDS= 90 X 45 MM AT 400 CRS
- 3.0 M STUDS = 90 X 90 AT 600 CRS

3.9 M HIGH CEILING
3.0 M HIGH CEILING
2.42 M HIGH CEILING



FLOOR PLAN 1:100

1 MORAINE STREET, LINCOLN NEW HOUSE

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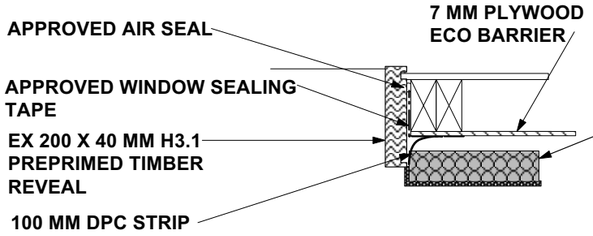
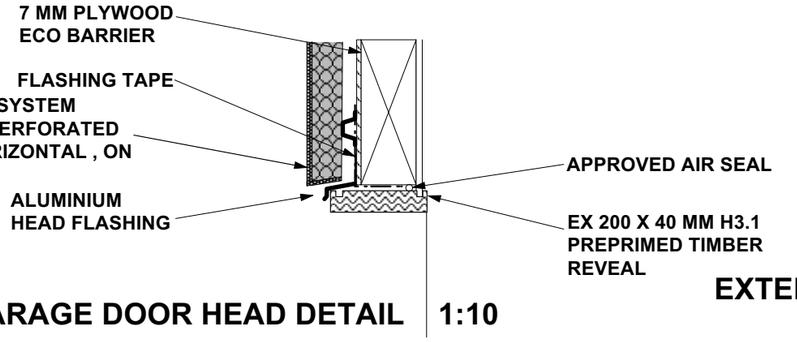


HEBEL GARAGE DOOR JAMB DETAIL 1:10

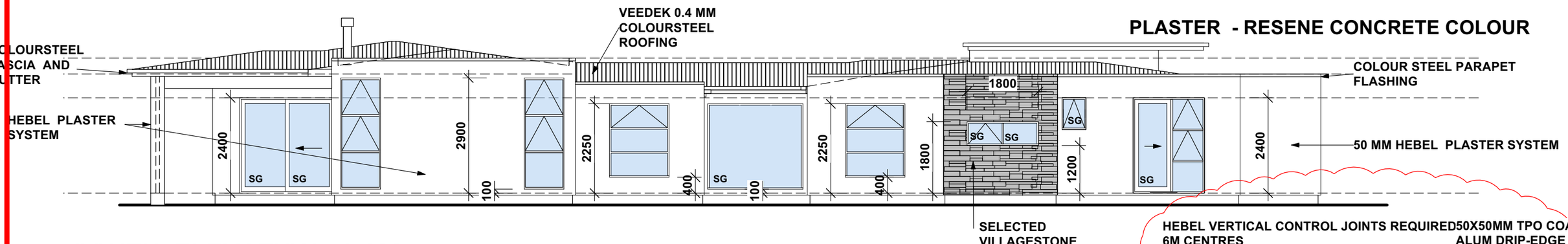


HEBEL GARAGE DOOR HEAD DETAIL 1:10

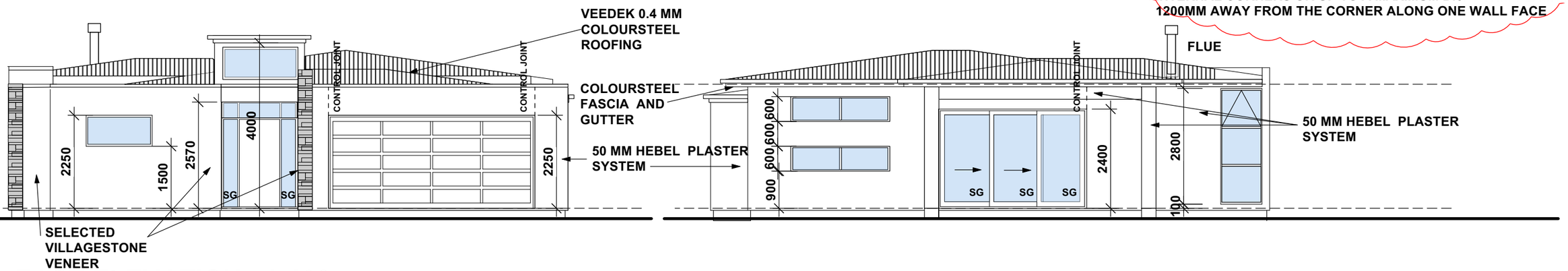
EXTERIOR COLOURS

ROOFING, GUTTERING.FASCIA WINDOWS AND GARAGE DOOR , COLOUR -FLAXPOD

PLASTER - RESENE CONCRETE COLOUR

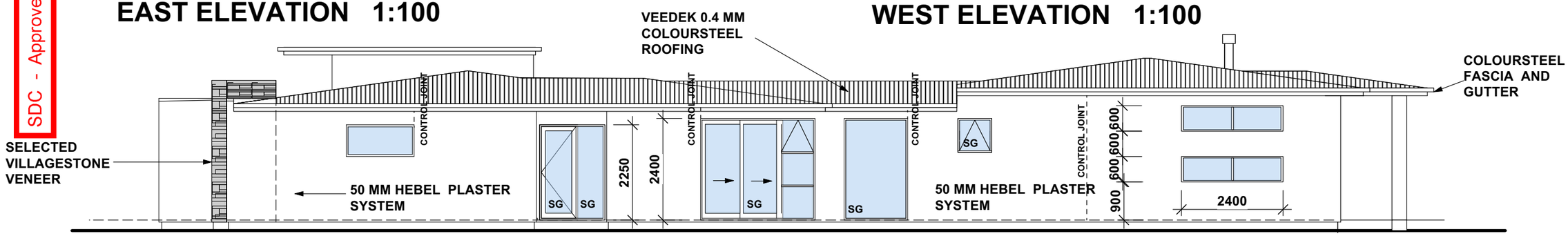


SOUTH ELEVATION 1:100



EAST ELEVATION 1:100

WEST ELEVATION 1:100



NORTH ELEVATION 1:100

1 MORAINE STREET, LINCOLN NEW HOUSE

SG = GRADE A SAFETY GLAZING

ALUMINIUM JOINERY TO COMPLY WITH NZBC MEANS OF COMPLIANCE,NZS 4211:1985 PERFORMANCE OF WINDOWS AND NZS 4223 GLAZING IN BUILDING PARTS 1,2 & 3

NZS3604:2011 SITE INFORMATION

-EXPOSURE ZONE	= C
-WIND ZONE	= HIGH
-SNOW ZONE	= N4

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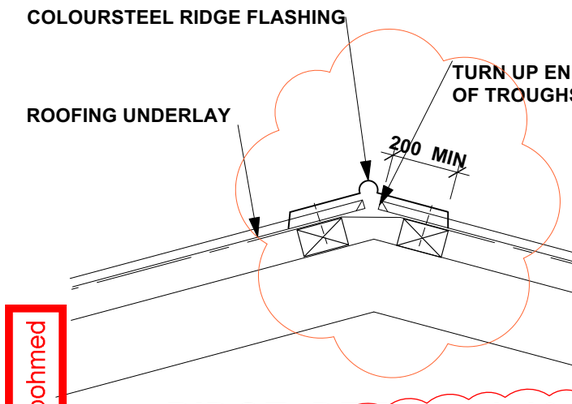
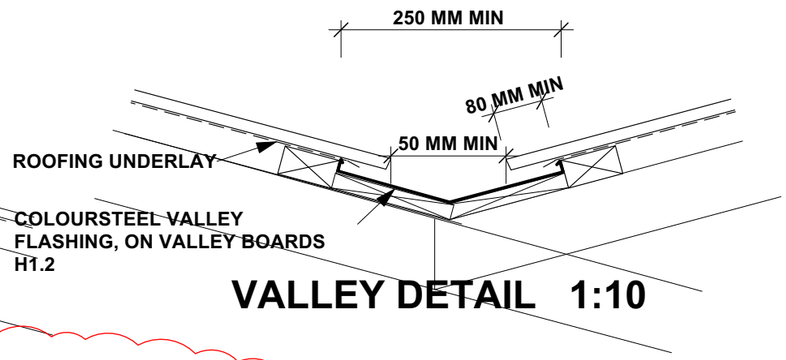
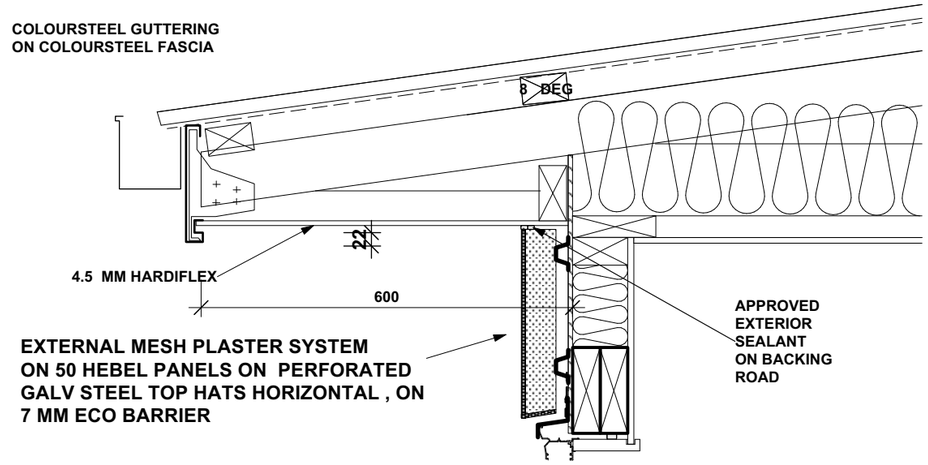
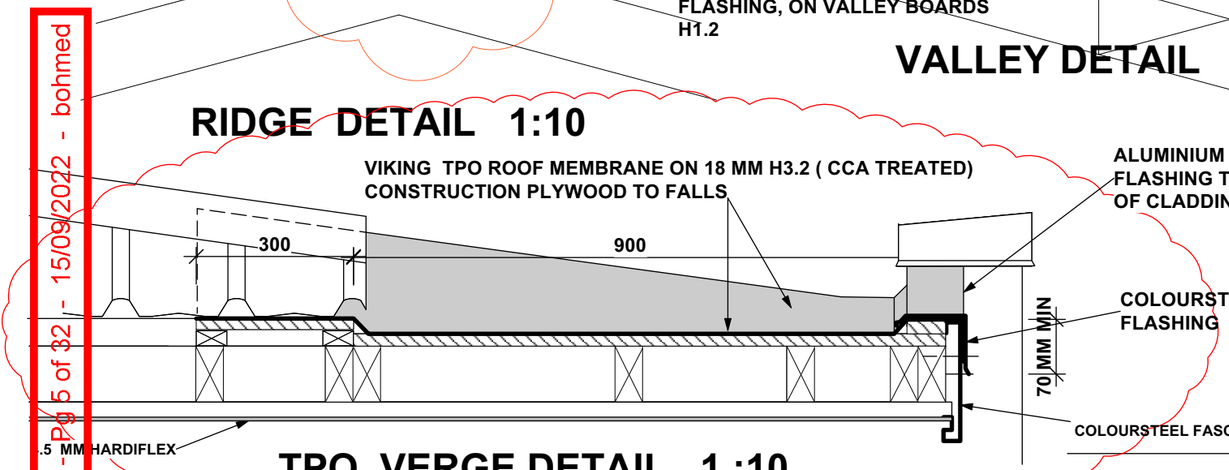


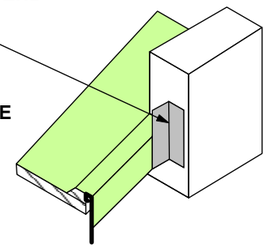
RIDGE DETAIL 1:10



VALLEY DETAIL 1:10

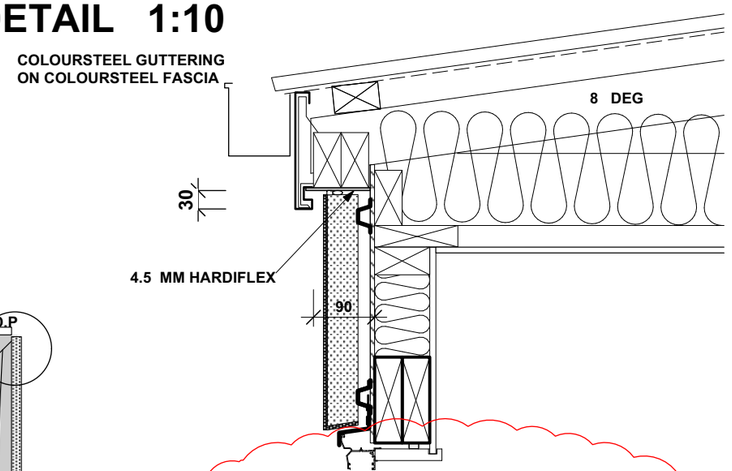


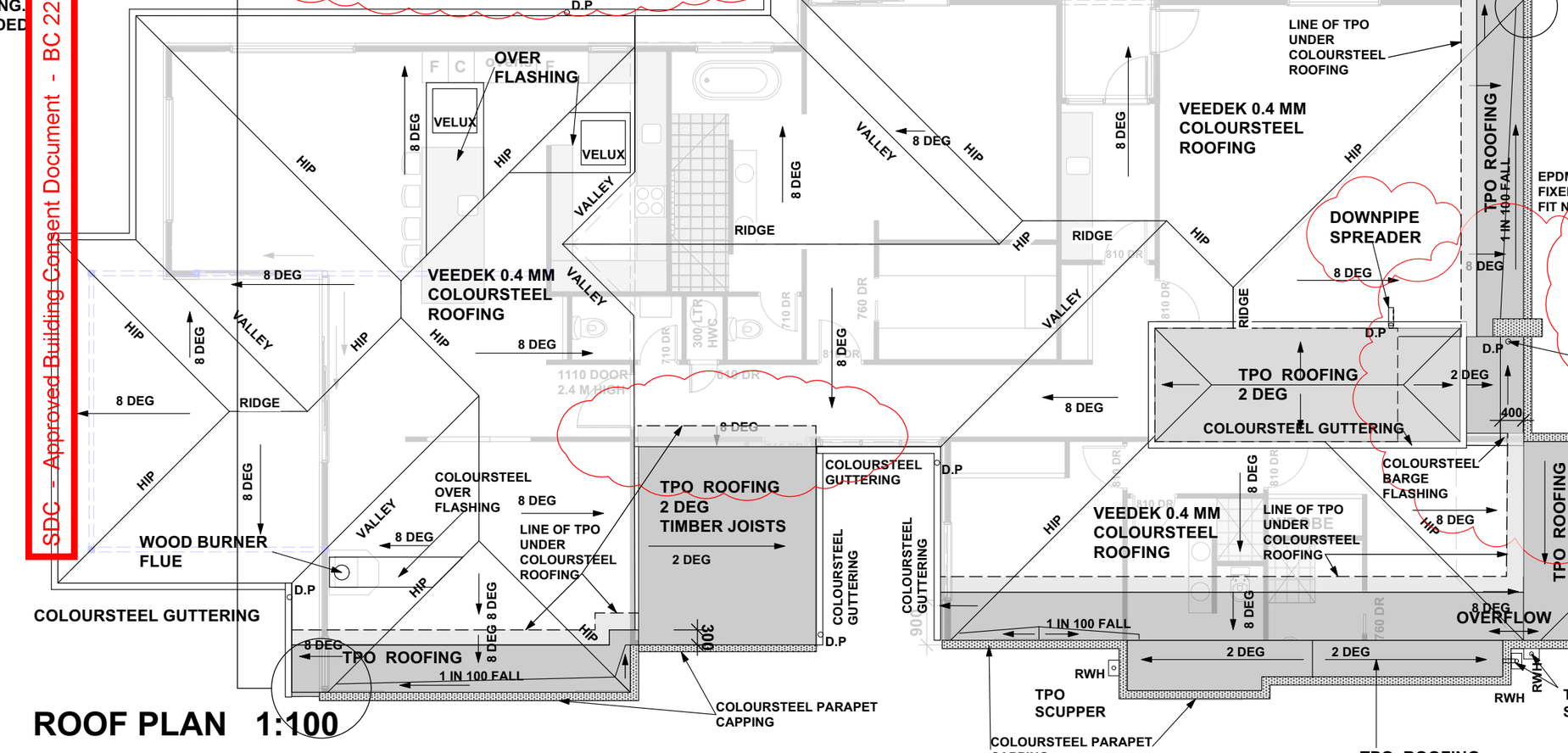




TPO VERGE DETAIL 1 :10

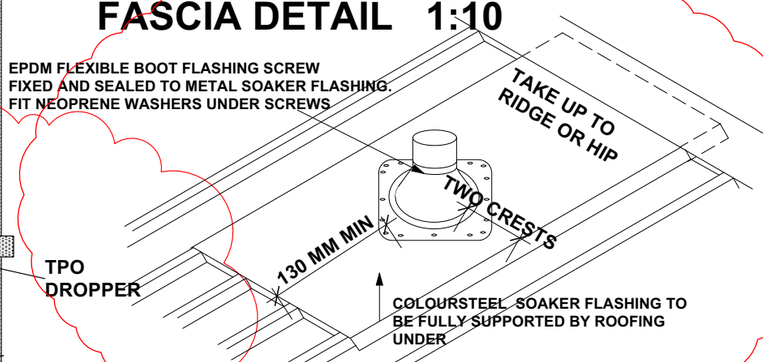
FASCIA DETAIL 1:10





ROOF PLAN 1:100

PIPE/ ROOF FLASHING DETAIL



65 X 50 MM RECT COLOURSTEEL DOWNPIPES
UNLESS NOTED OTHERWISE
125 X 75 MM RECTANGULAR GUTTERING
FROM FIG 15 E1/AS1 NZBC , 9375 MM2 CROSS SECTION OF GUTTER =
MAX 90 M2 OF ROOF DISCHARGE

ROOF AREA = 346M2 / 10 DOWNPIPES
= 34.6 M2 PER DOWNPIPE
E1 TABLE 5 65 X 50 MM DOWNPIPES
= 50 M2 MAX ROOF AREA

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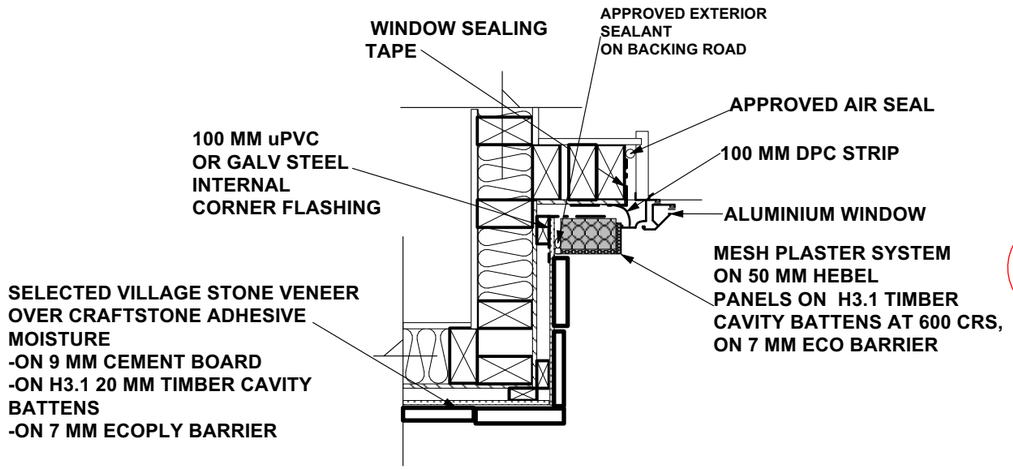
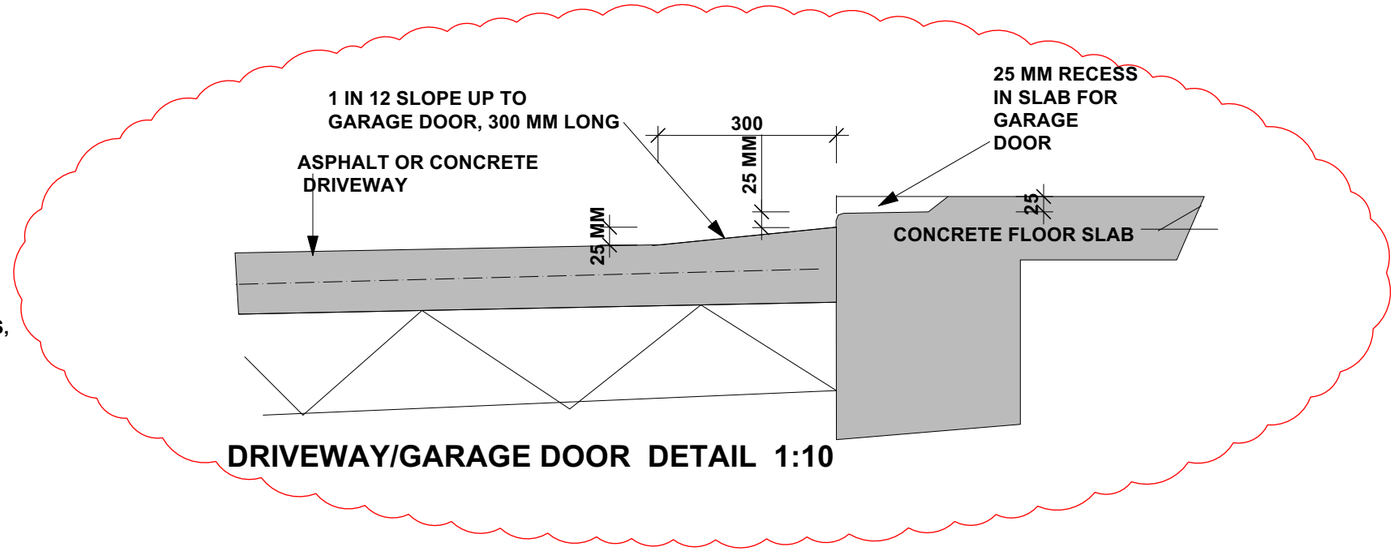
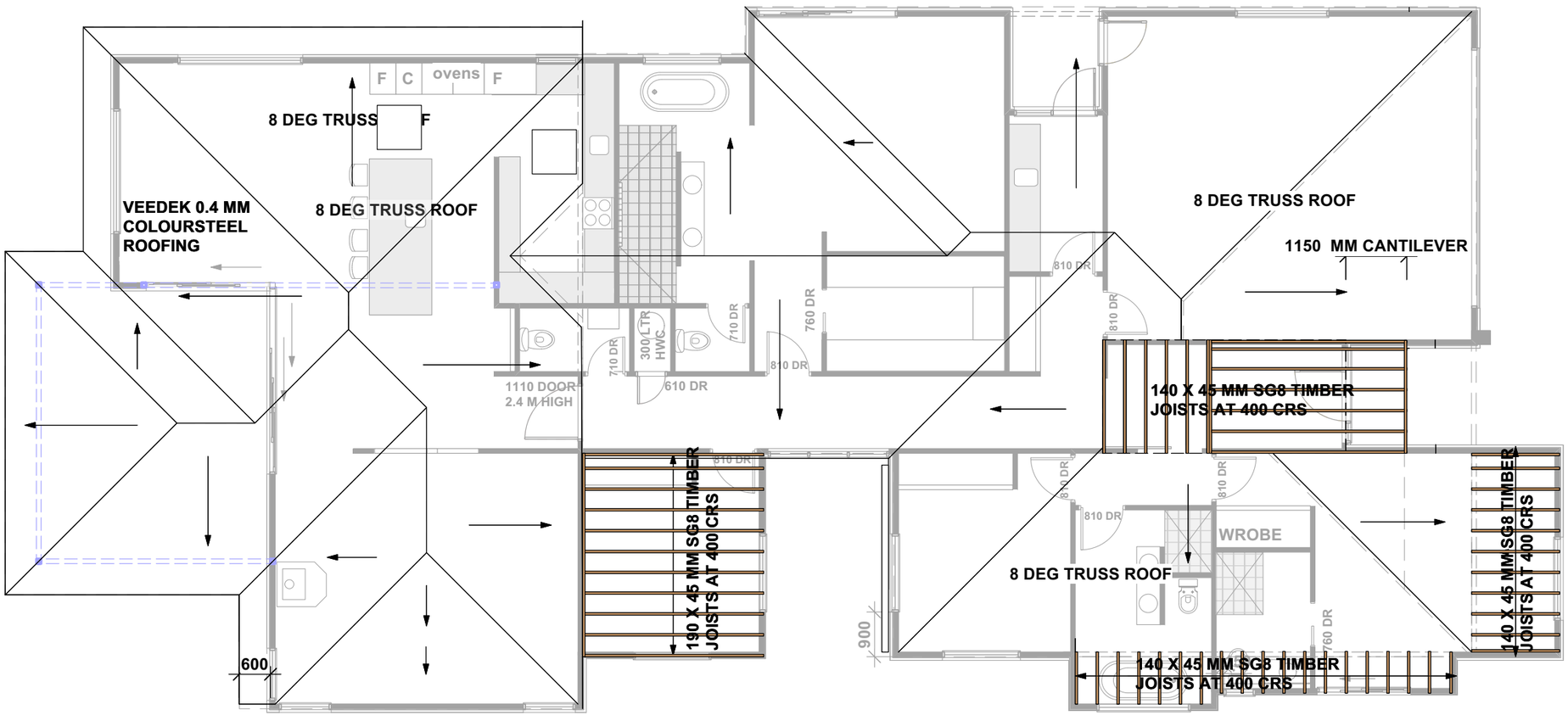


STONE VENEER/ HEBEL DETAIL 1/2 1:10



DRIVEWAY/GARAGE DOOR DETAIL 1:10



ROOF FRAMING 1:100

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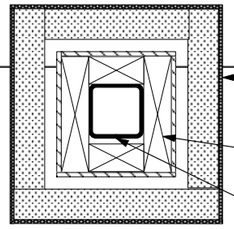


EXTERNAL MESH PLASTER SYSTEM ON 50 HEBEL PANELS ON PERFORATED GALV STEEL TOP HATS HORIZONTAL , ON 7 MM ECO BARRIER

190 X 45 MM TIMBER PLATE

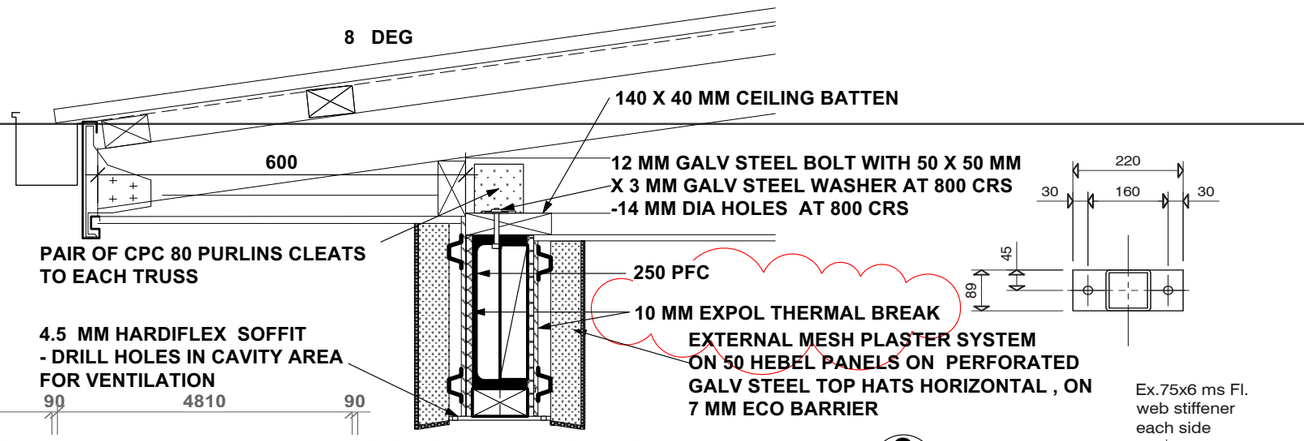
89 SHS 6 STEEL POST

STEEL SHS COLUMN DETAIL - PLAN VIEW

RB1:

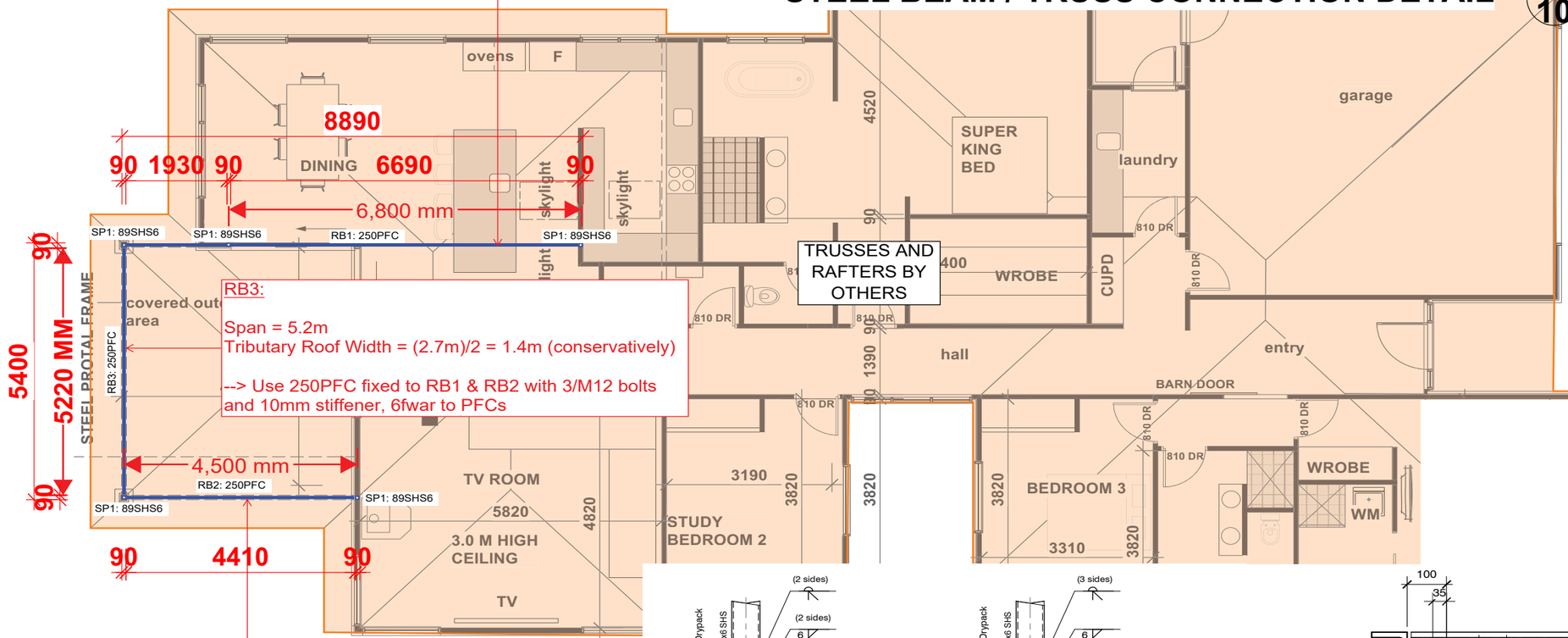
Span = 6.8m (continuous over support, design as simply supported conservatively)
Tributary Roof Width = (5.2m)/2 = 2.6m (conservatively, same tributary width as RB2)

--> Use 250PFC fixed to RB1 & RB2 with 3/M12 bolts and 10mm stiffener, 6fwar to PFCs



STEEL BEAM / TRUSS CONNECTION DETAIL

2/10

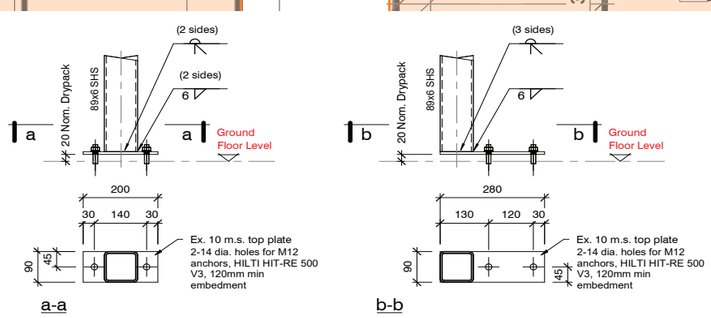


RB2:

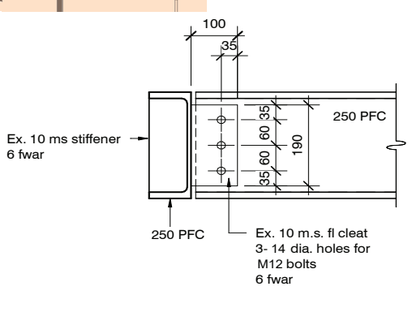
Span = 4.5m
Tributary Roof Width = (5.2m)/2 = 2.6m (conservatively)

--> Use 250PFC with 89x89x6SHS at both ends

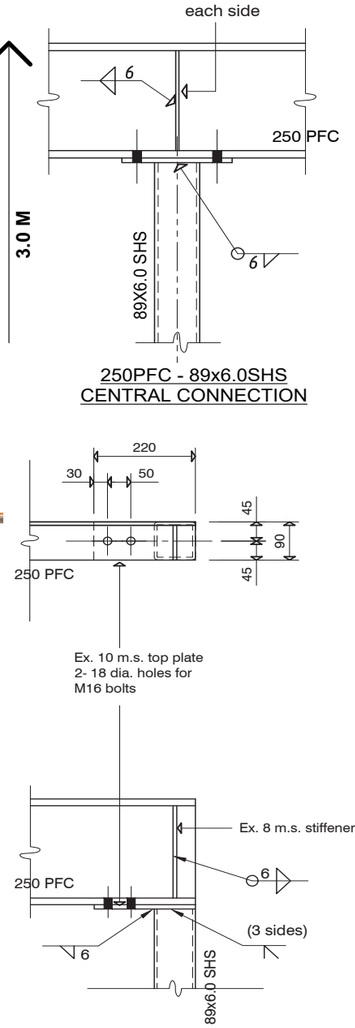
STEEL WORK COATING
CORROSIVITY CATEGORY C1 (LOW RISK)
2 COATS RUSTGUARD EPOXY ENAMEL PAINT



89x6.0SHS BSEPLATE DETAILS



250PFC - 250PFC CONNECTION



250PFC - 89x6.0SHS END CONNECTION

ENGCO Consulting Engineers

PROPOSED NEW RESIDENCE
1 MORAINE STREET, LINCOLN

Job No: 22008.116
Project: NEW RESIDENCE
Part: SED BEAMS

Date: 10/06/2022
Page: SK1
JFR

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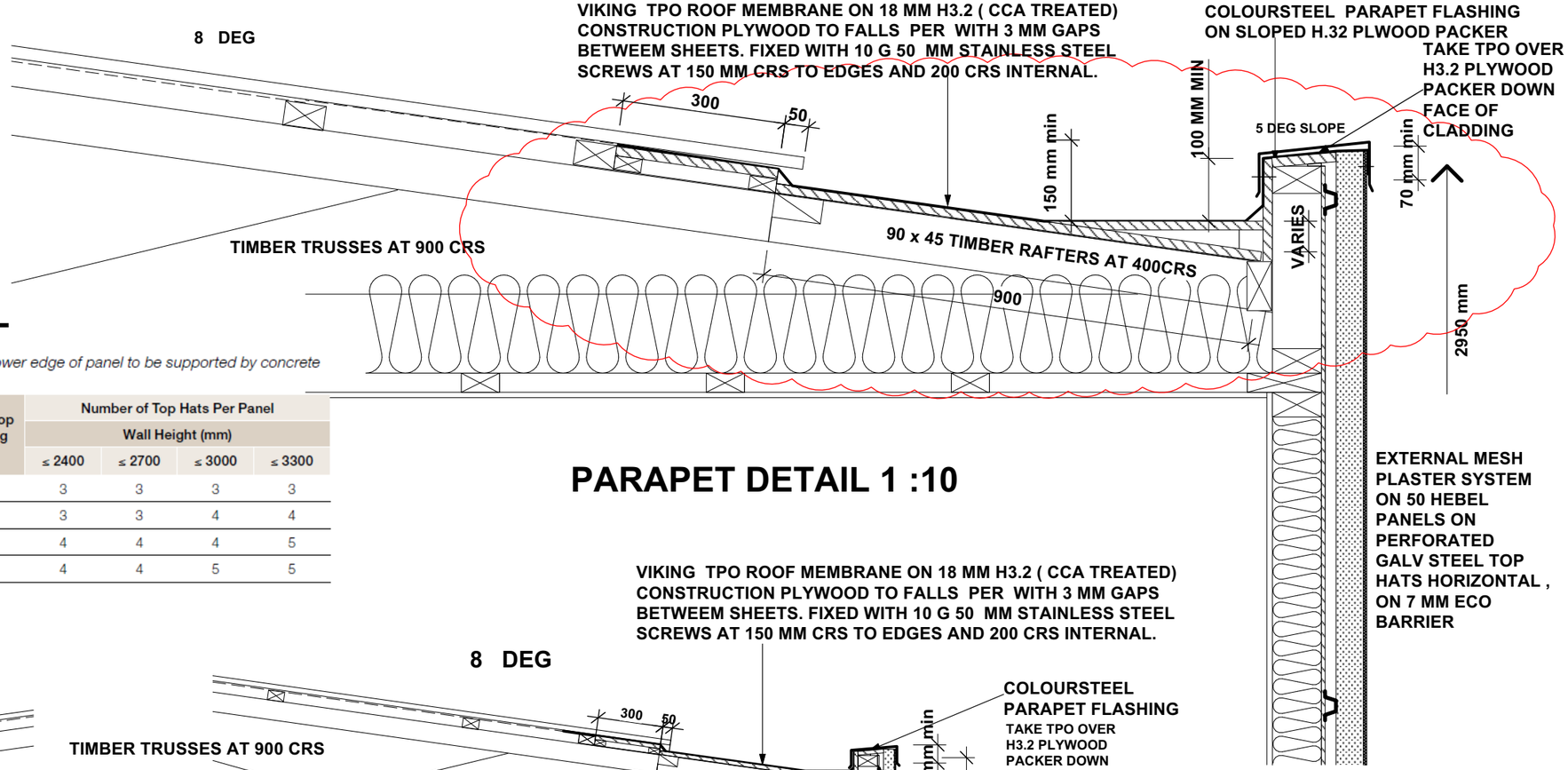
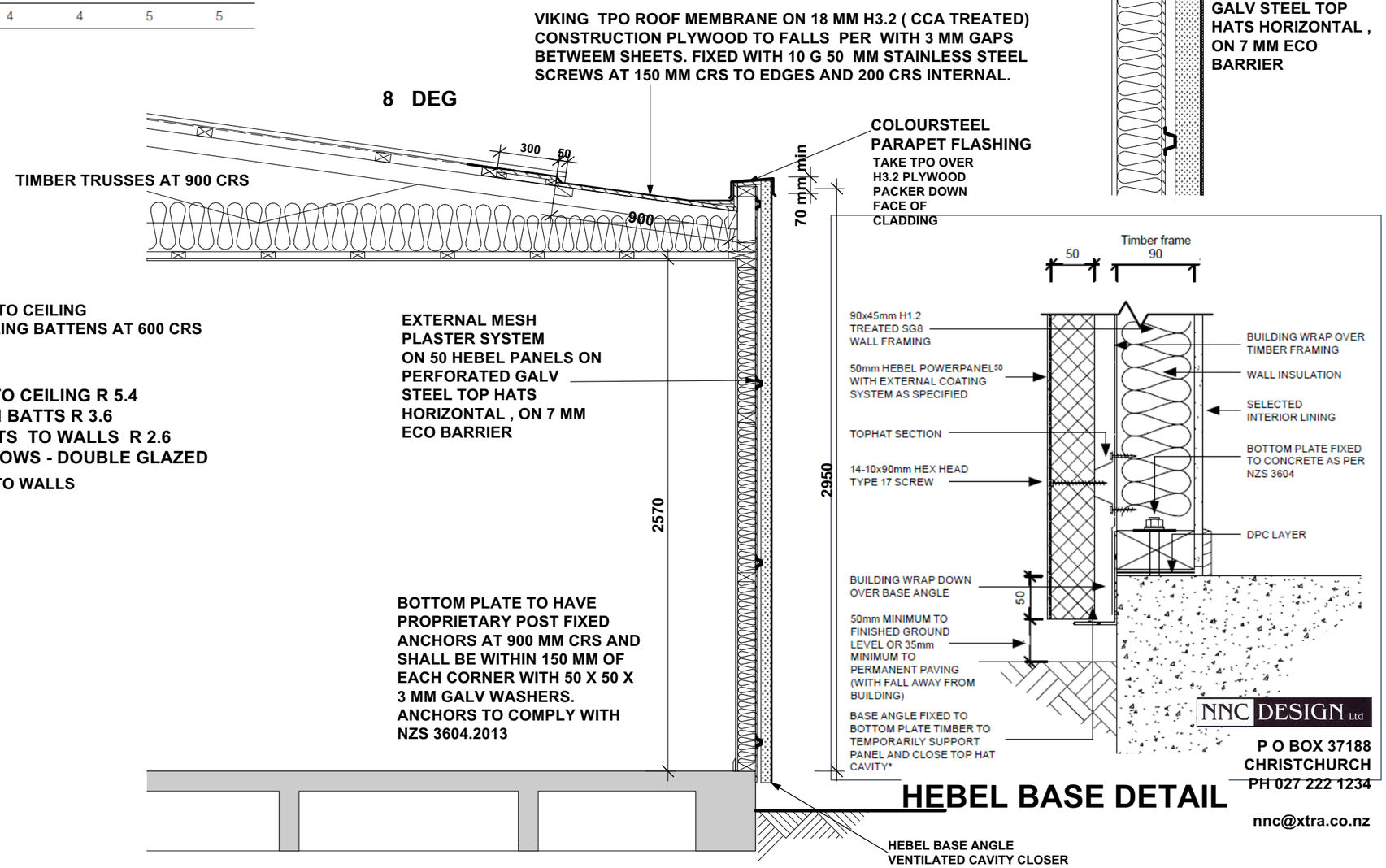
Base supported 50mm PowerPanel^{50} panel HEBEL

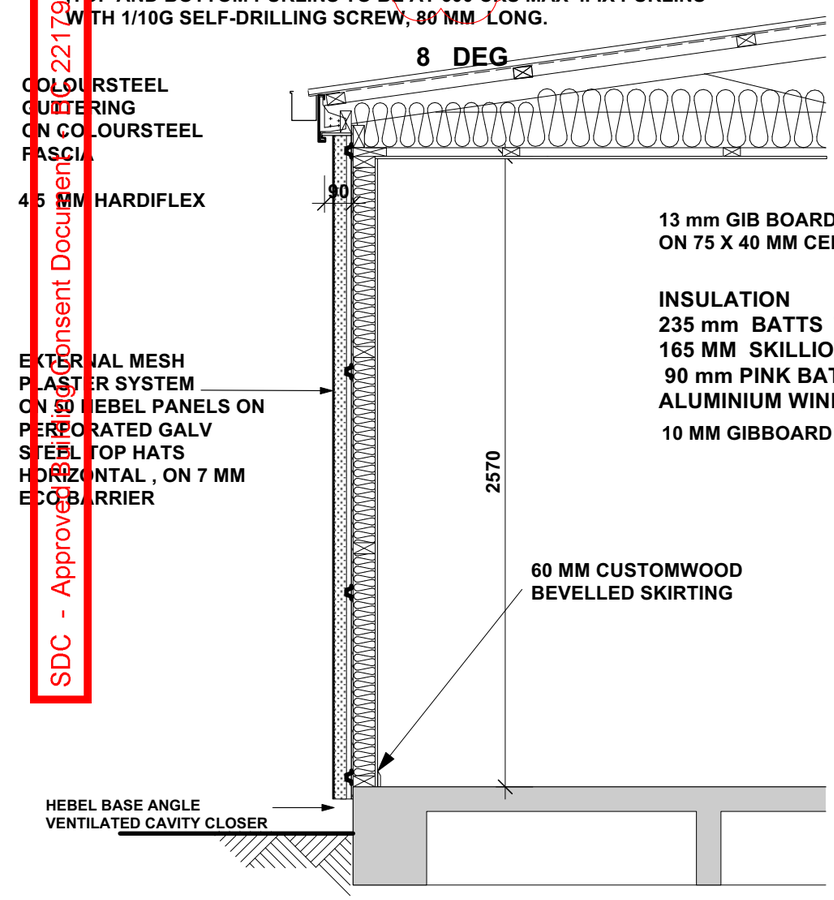
Table 1.5 – 600mm stud spacing, number of Top Hats per panel using 24 or 35mm Top Hat (ie Lower edge of panel to be supported by concrete slab edge/rebate or structural shelf angle)

Wind Region	Design Ultimate Wind Speed (m/s)	Ultimate Windward Pressure (kPa)	Ultimate Leeward Pressure (kPa)	Maximum Stud Spacing (mm)	Maximum Top Hat Spacing (mm)	Number of Top Hats Per Panel			
						Wall Height (mm)			
						≤ 2400	≤ 2700	≤ 3000	≤ 3300
Low & Medium	37	0.86	-1.07	600	925	3	3	3	3
High	44	1.22	-1.51	600	825	3	3	4	4
Very High	50	1.58	-1.95	600	600	4	4	4	5
Extra High	55	1.91	-2.36	600	550	4	4	5	5



PARAPET DETAIL 1 :10





HEBEL BASE DETAIL

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1 MORAINE STREET, LINCOLN NEW HOUSE | **SECTION A:A SCALE 1:25** | **13/09/2022**

45 x 20 MM CASTELLATED TIMBER BATTEN H3.2

10 MM AIRGAP

2 deg

20 MM AIR GAP

30 mm

TIMBER FURING STRIPS TO FORM SLOPE AND PROVIDE VENTILATION GAP MIN 20 MM

140 X 45 MM RAFTERS AT 400 CRS

TPO FASCIA DETAIL 1:10

VEEDEK COLOURSTEEL ROOFING 0.4 GAUGE, ON SELF SUPPORTING ROOFING UNDERLAY BITUMAC 750 , ON Ex 75 x 50 mm TIMBER PURLINS AT 900 CRS ON TIMBER TRUSSES AT 900 CRS, TOP AND BOTTOM PURLINS TO BE AT 600 CRS MAX
FIX PURLINS WITH 1/10G SELF-DRILLING SCREW, 80 MM LONG.

EXTERNAL MESH PLASTER SYSTEM ON 50 HEBEL PANELS ON PERFORATED GALV STEEL TOP HATS HORIZONTAL , ON 7 MM ECO BARRIER

COLOURSTEEL APRON FLASHING

8 DEG

150 UPSTAND

2 deg

VIKING TPO ROOF MEMBRANE ON 18 MM H3.2 (CCA TREATED) CONSTRUCTION PLYWOOD TO FALLS PER WITH 3 MM GAPS BETWEEM SHEETS. FIXED WITH 10 G 50 MM STAINLESS STEEL SCREWS AT 150 MM CRS TO EDGES AND 200 CRS INTERNAL.

140 X 45 MM RAFTERS AT 400 CRS

13 mm GIB BOARD TO CEILING ON 75 X 40 MM CEILING BATTENS AT 600 CRS

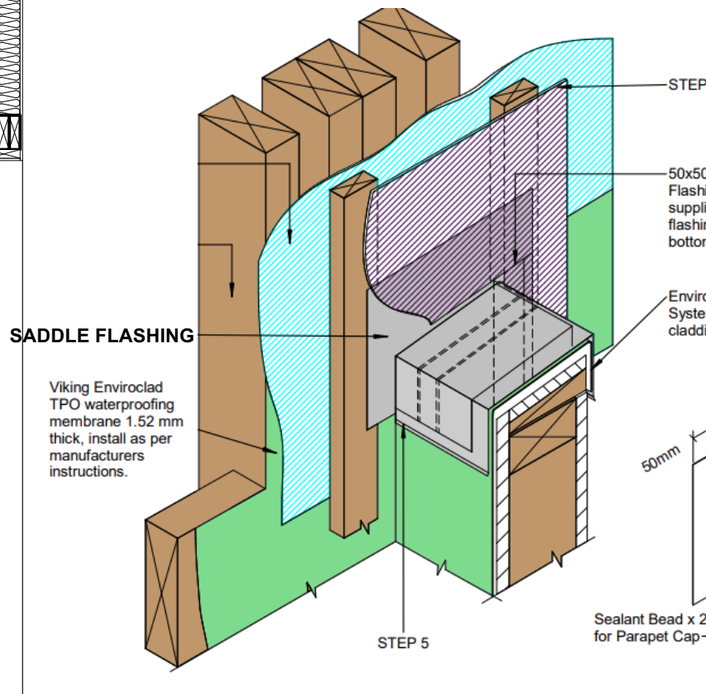
13 mm GIB BOARD TO CEILING ON 75 X 40 MM CEILING BATTENS AT 600 CRS

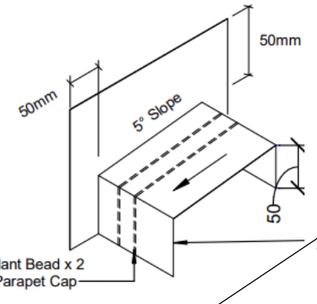
INSULATION
235 mm BATTS TO CEILING R 5.4
165 MM SKILLION BATTS R 3.6
90 mm PINK BATTS TO WALLS R 2.6
ALUMINIUM WINDOWS - DOUBLE GLAZED

2570

18 MM GIBBOARD TO WALLS

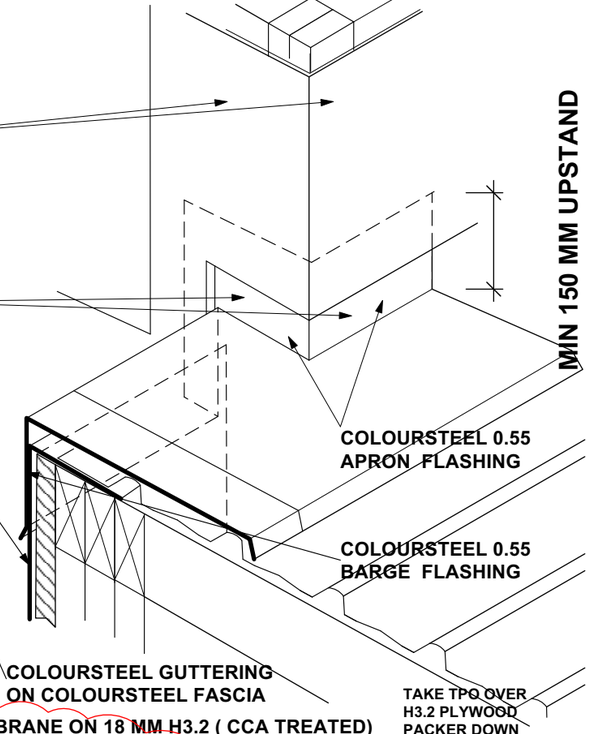
ENTRY





SADDLE FLASHING DETAIL

ROOF/ WALL DETAIL
(CLADDING NOT SHOWN)



PROVIDE 20 MM GAPS FOR VENTILATION TO SOFFIT

VIKING TPO

CANTILEVER 1150

2 deg

140 X 90 MM TIMBER TIMBER LINTEL

140

4.5 MM HARDIFLEX

COLOURSTEEL GUTTERING ON COLOURSTEEL FASCIA

VIKING TPO ROOF MEMBRANE ON 18 MM H3.2 (CCA TREATED) CONSTRUCTION PLYWOOD TO FALLS PER WITH 3 MM GAPS BETWEEM SHEETS. FIXED WITH 10 G 50 MM STAINLESS STEEL SCREWS AT 150 MM CRS TO EDGES AND 200 CRS INTERNAL.

TAKE TPO OVER H3.2 PLYWOOD PACKER DOWN FACE OF CLADDING

800

150 MM MIN

overflow

400

COLOURSTEEL PARAPET FLASHING

2 deg

TPO

EXTERNAL MESH PLASTER SYSTEM ON 50 HEBEL PANELS ON PERFORATED GALV STEEL TOP HATS HORIZONTAL , ON 7 MM ECO BARRIER

140 X 90 MM TIMBER TIMBER LINTEL

140 X 45 MM RAFTERS AT 400 CRS

4.5 MM HARDIFLEX SOFFIT

VENTILATION HOLES IN HARDIES SOFFIT

140 X 90 MM TIMBER BEAM -DOUBLE STUD UNDER BEAM -FIX BEAM WITH 2 x CPC 80 MM PURLIN CLEATS (ONE EACH SIDE) TO TOP PLATE OR STUD - 16 KN

3900

2960

2570

VILLAGE STONE VENEER

SADDLE FLASHING

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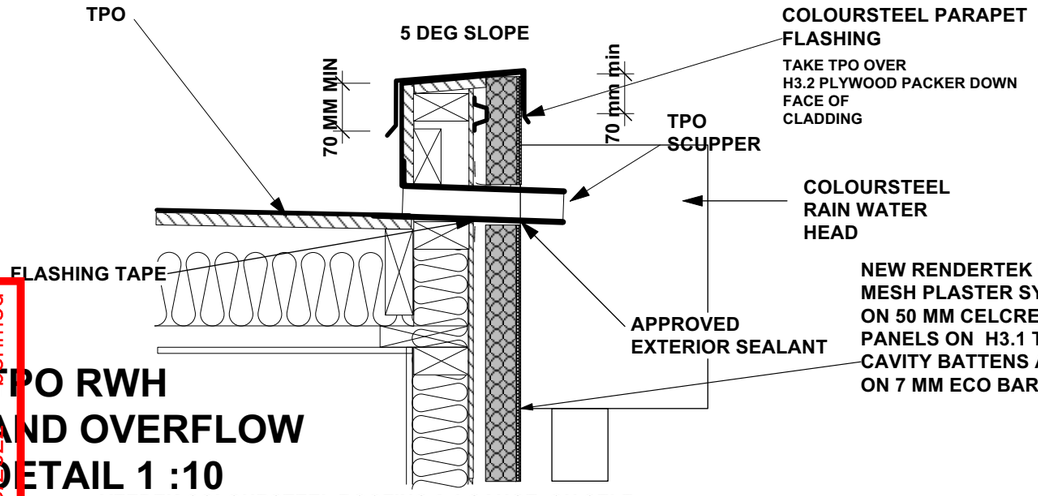
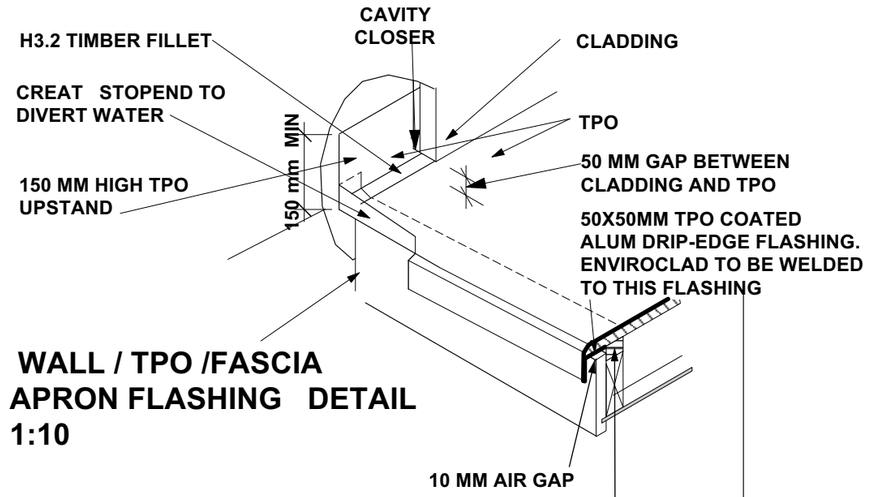
1 MORAINE STREET, LINCOLN NEW HOUSE SECTION B:B SCALE 1:25 13/09/2022 8



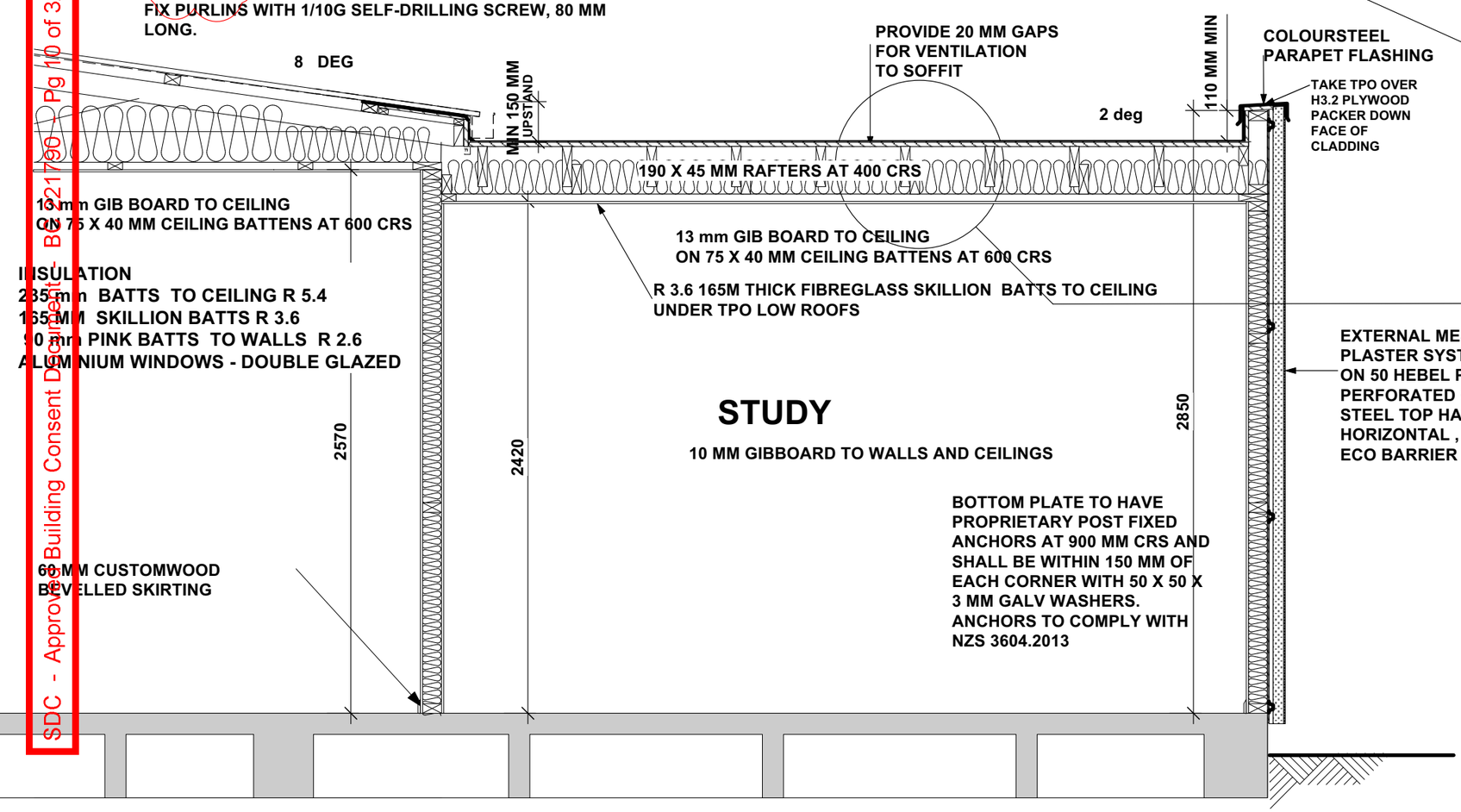
TPO RWH AND OVERFLOW DETAIL 1 :10

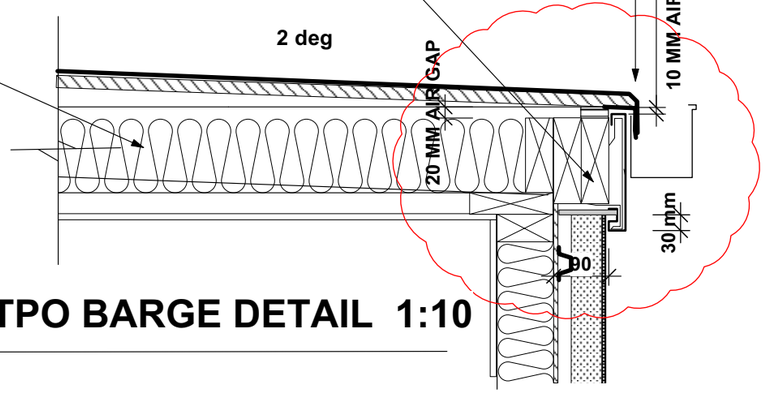


WALL / TPO /FASCIA APRON FLASHING DETAIL 1:10

VEEDEK COLOURSTEEL ROOFING 0.4 GAUGE, ON SELF SUPPORTING ROOFING UNDERLAY BITUMAC 750 , ON Ex 75 x 50 mm TIMBER PURLINS AT 900 CRS ON TIMBER TRUSSES AT 900 CRS, TOP AND BOTTOM PURLINS TO BE AT 600 CRS MAX
FIX PURLINS WITH 1/10G SELF-DRILLING SCREW, 80 MM LONG.

VIKING TPO ROOF MEMBRANE ON 18 MM H3.2 (CCA TREATED) CONSTRUCTION PLYWOOD TO FALLS PER WITH 3 MM GAPS BETWEEM SHEETS. FIXED WITH 10 G 50 MM STAINLESS STEEL SCREWS AT 150 MM CRS TO EDGES AND 200 CRS INTERNAL.





TPO BARGE DETAIL 1:10

SECTION C:C SCALE 1:25

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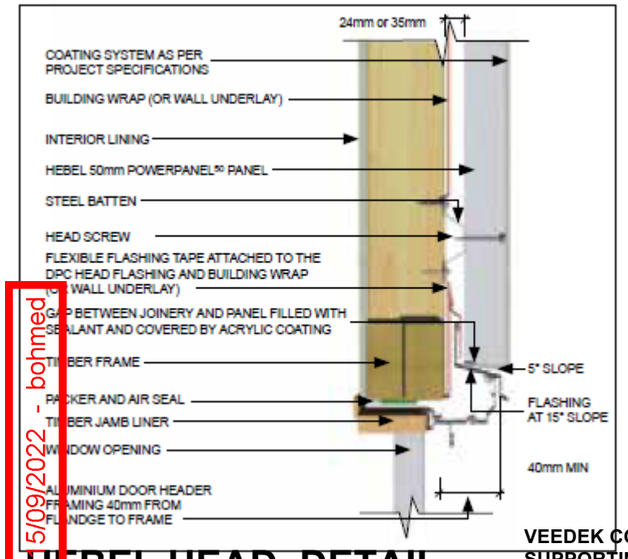
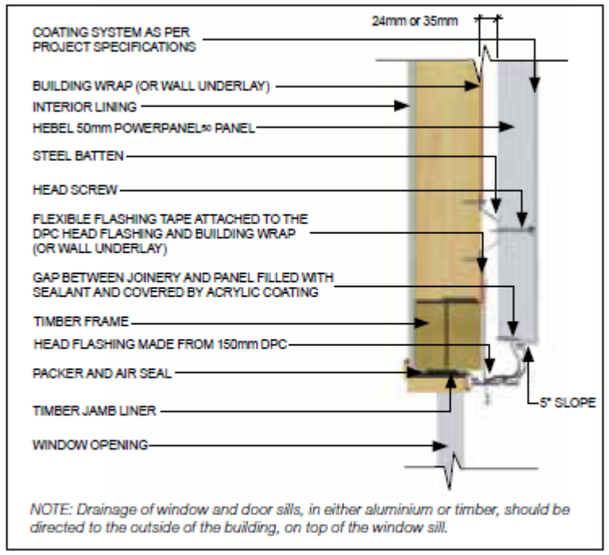
1 MORAINE STREET, LINCOLN NEW HOUSE

13/09/2022

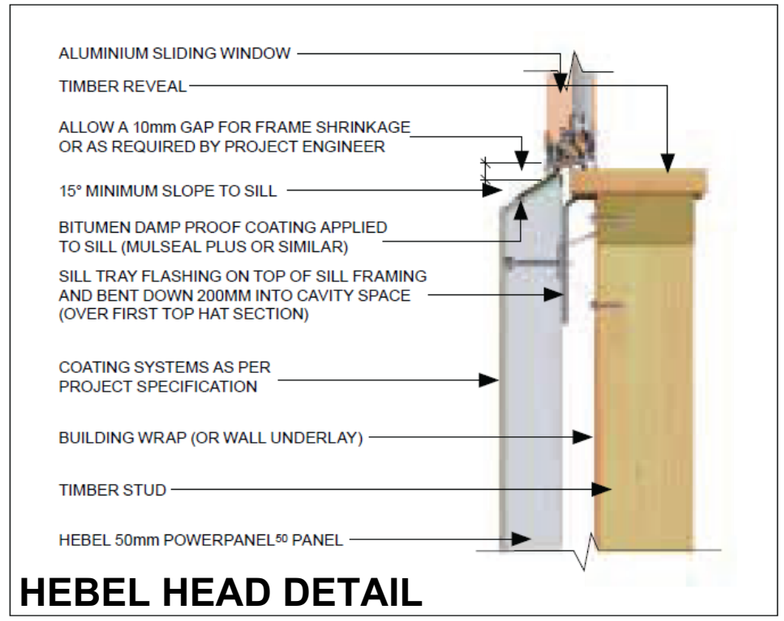


HEBEL HEAD DETAIL



NOTE: Drainage of window and door sills, in either aluminium or timber, should be directed to the outside of the building, on top of the window sill.

HEBEL JAMB DETAIL



HEBEL HEAD DETAIL

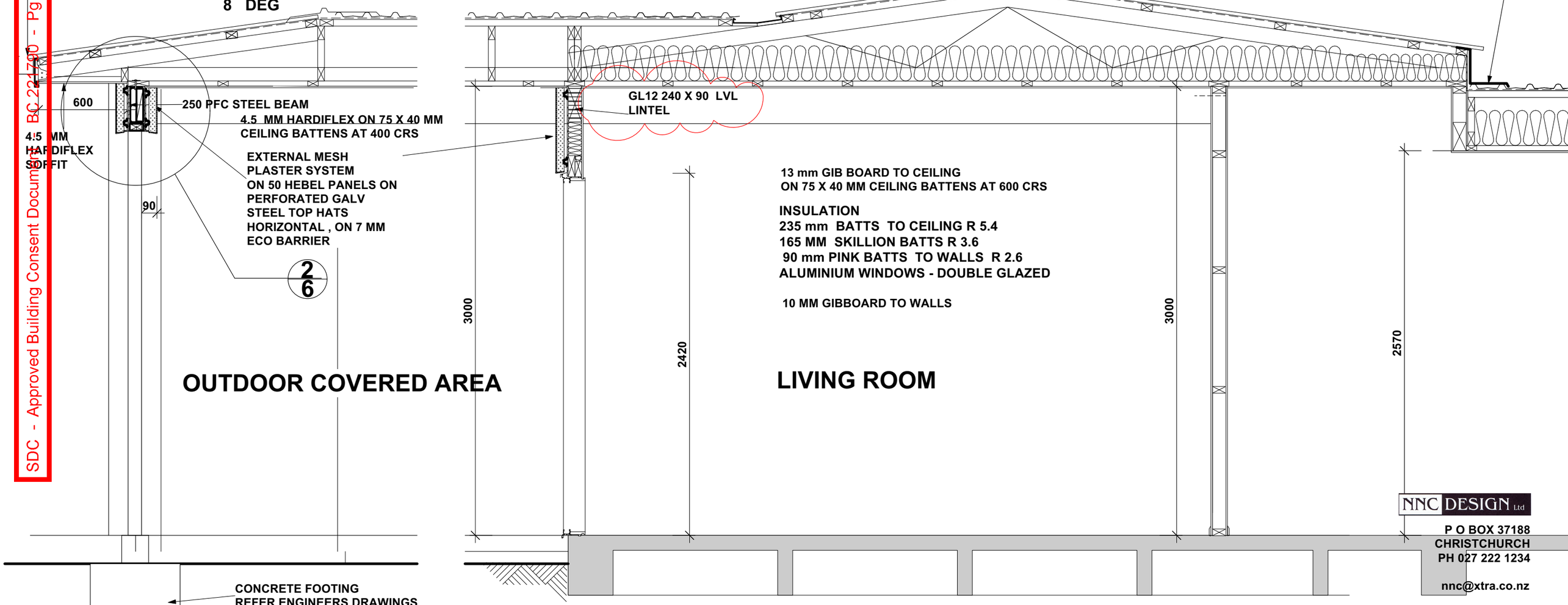
VEEDEK COLOURSTEEL ROOFING 0.4 GAUGE, ON SELF SUPPORTING ROOFING UNDERLAY BITUMAC 750 , ON Ex 75 x 50 mm TIMBER PURLINS AT 900 CRS ON TIMBER TRUSSES AT 900 CRS, TOP AND BOTTOM PURLINS TO BE AT 600 CRS MAX
FIX PURLINS WITH 1/10G SELF-DRILLING SCREW, 80 MM LONG.

COLOURSTEEL GUTTERING ON COLOURSTEEL FASCIA

8 DEG

8 DEG

0.55 MM COLOURSTEEL APRON FLASHING



OUTDOOR COVERED AREA

LIVING ROOM

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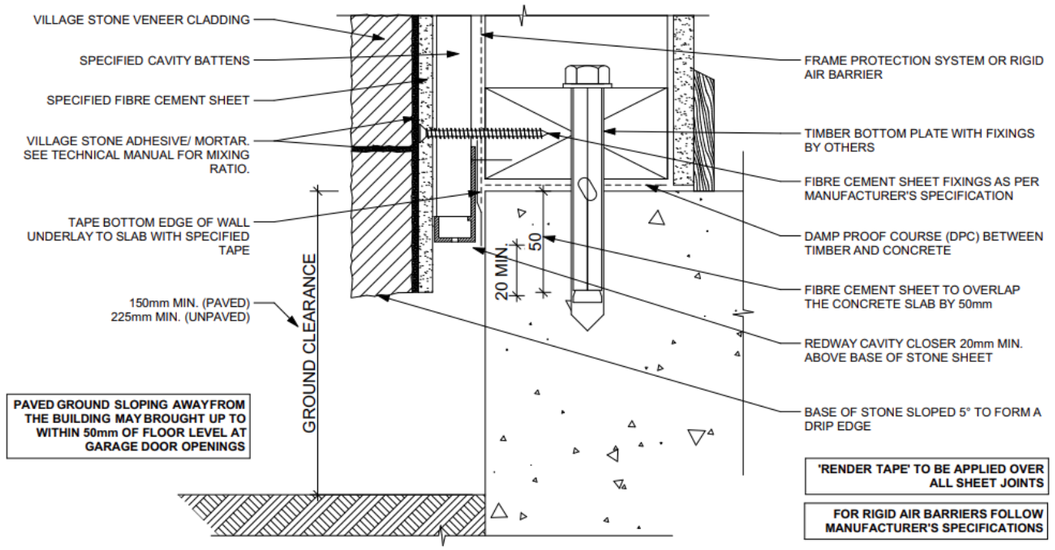
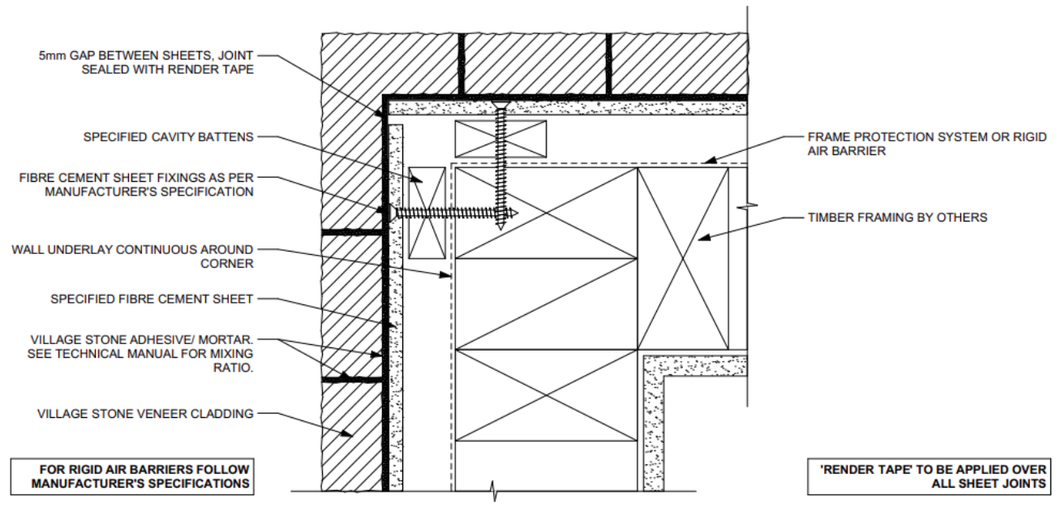
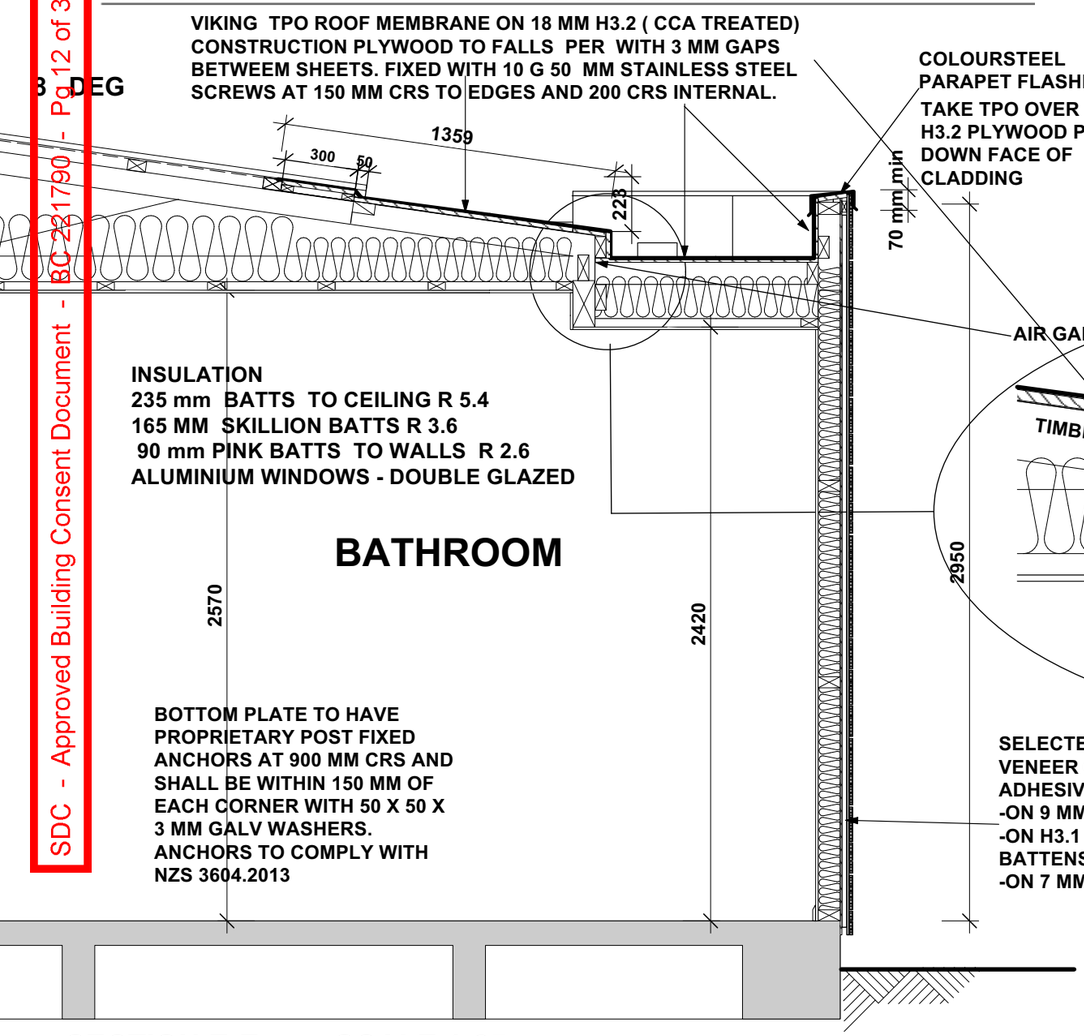
1 MORAINE STREET, LINCOLN NEW HOUSE SECTION D:D SCALE 1:25



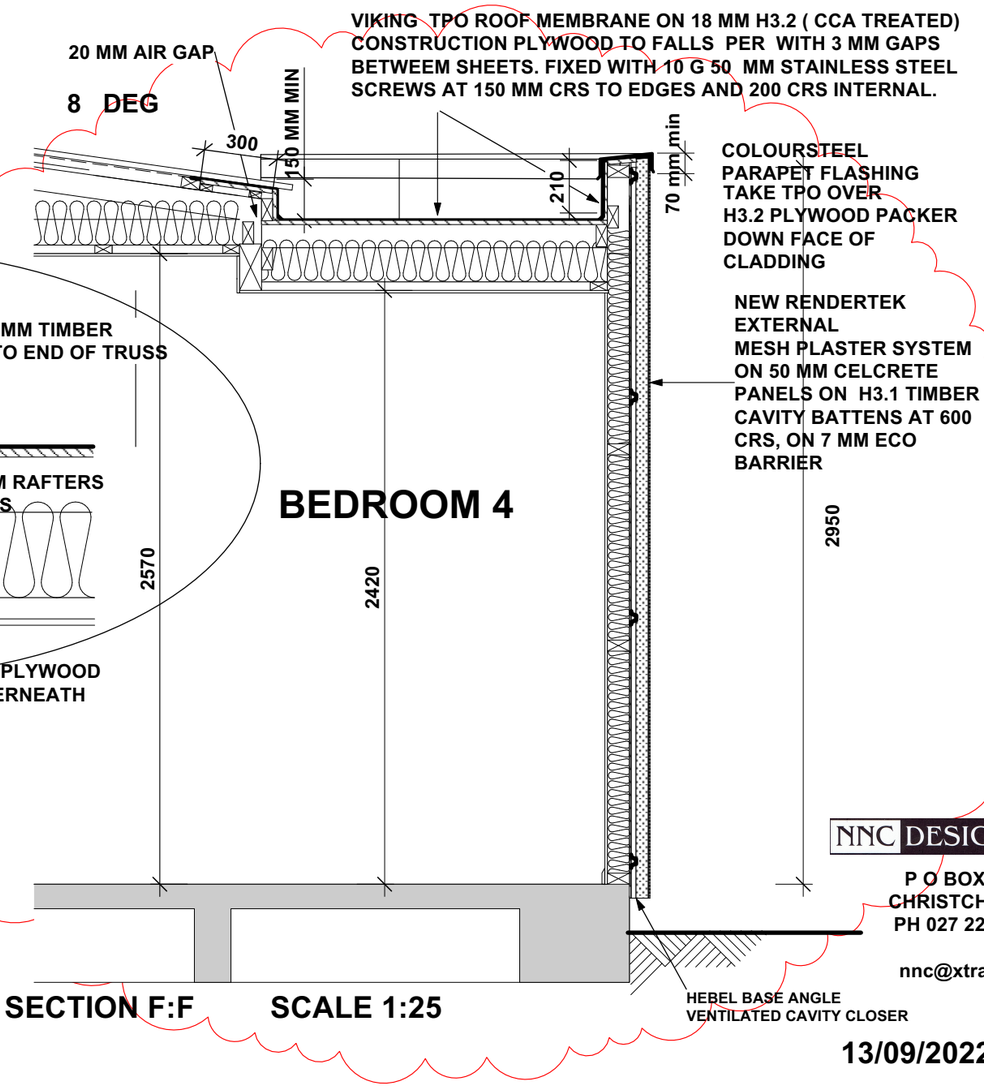
DWG - 06 SLAB EDGE DETAIL



DWG - 04 PLAN VIEW OF EXTERNAL CORNER DETAIL SCALE - '



SECTION E:E SCALE 1:25



SECTION F:F SCALE 1:25

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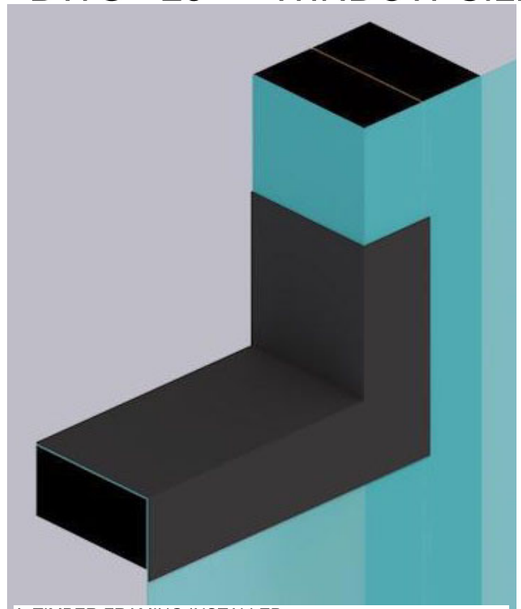
1 MORAINE STREET, LINCOLN NEW HOUSE

13/09/2022

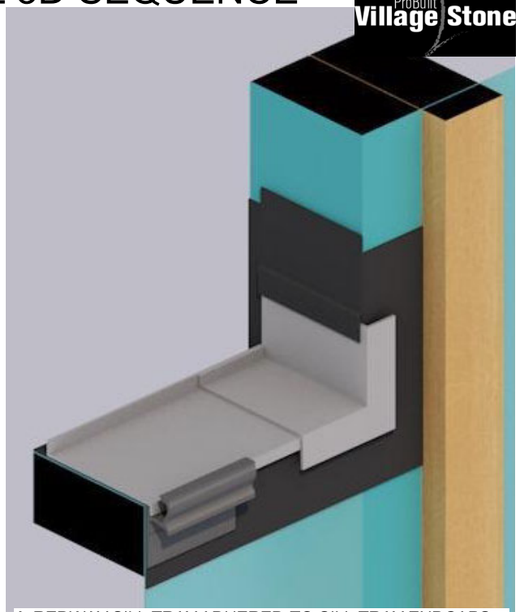
DWG - 25 WINDOW SILL 3D SEQUENCE

ProBuilt Village Stone



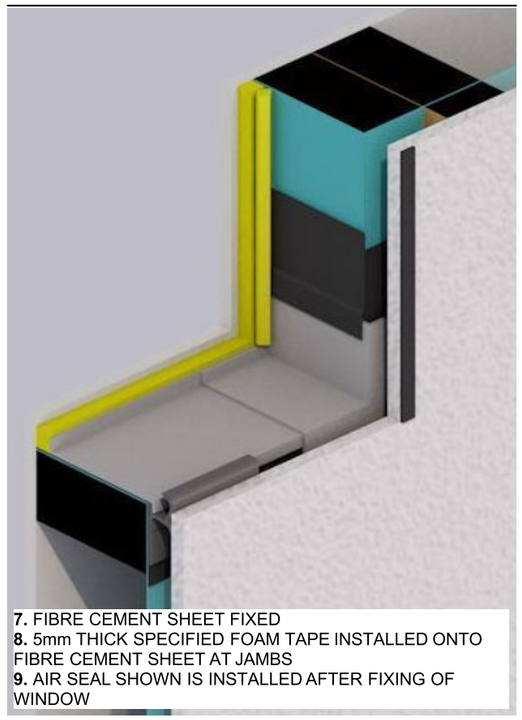
1. TIMBER FRAMING INSTALLED
2. WALL UNDERLAY RUN HORIZONTALLY & DRESSED INTO WINDOW/ DOOR OPENING
3. SPECIFIED FLEXIBLE FLASHING TAPE TO ENTIRE SILL AND 100mm UP AT JAMBS

SILL : WRAP & TAPE



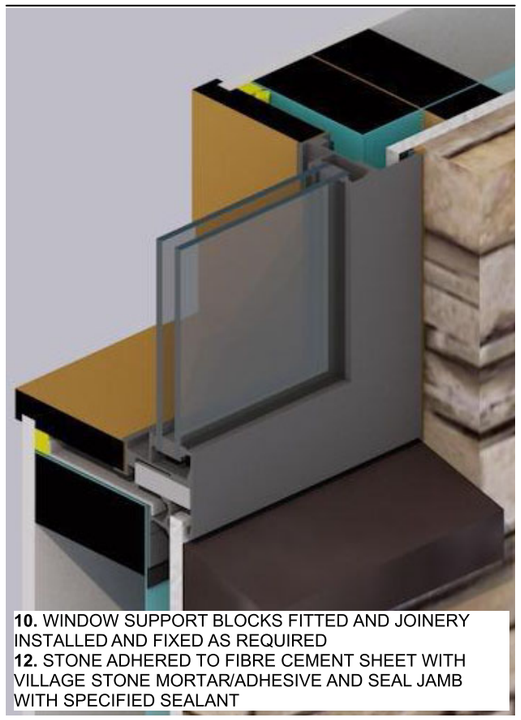
4. REDWAY SILL TRAY ADHERED TO SILL TRAY ENDCAPS AND INSTALLED TO SILL TRIMMER WITH WANZ BAR
5. TOP EDGE OF SILL END CAPS TAPED TO JAMB WITH SPECIFIED FLEXIBLE FLASHING TAPE
6. CAVITY BATTENS INSTALLED

SILL : TRAY & WANZ BAR



7. FIBRE CEMENT SHEET FIXED
8. 5mm THICK SPECIFIED FOAM TAPE INSTALLED ONTO FIBRE CEMENT SHEET AT JAMBS
9. AIR SEAL SHOWN IS INSTALLED AFTER FIXING OF WINDOW

SILL : FIBRE CEMENT SHEET

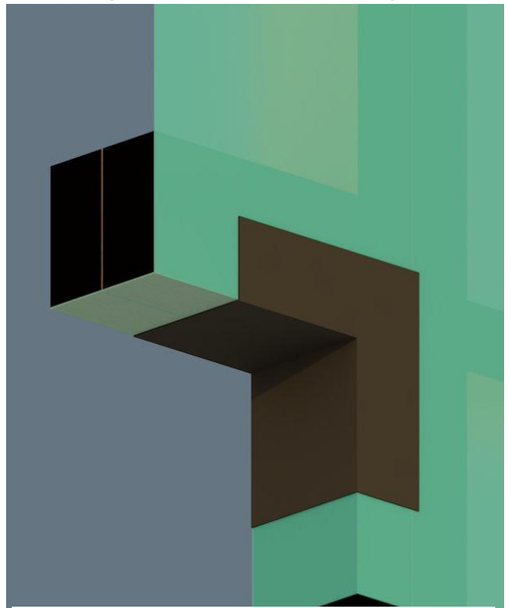


10. WINDOW SUPPORT BLOCKS FITTED AND JOINERY INSTALLED AND FIXED AS REQUIRED
12. STONE ADHERED TO FIBRE CEMENT SHEET WITH VILLAGE STONE MORTAR/ADHESIVE AND SEAL JAMB WITH SPECIFIED SEALANT

SILL : FINISHED WALL

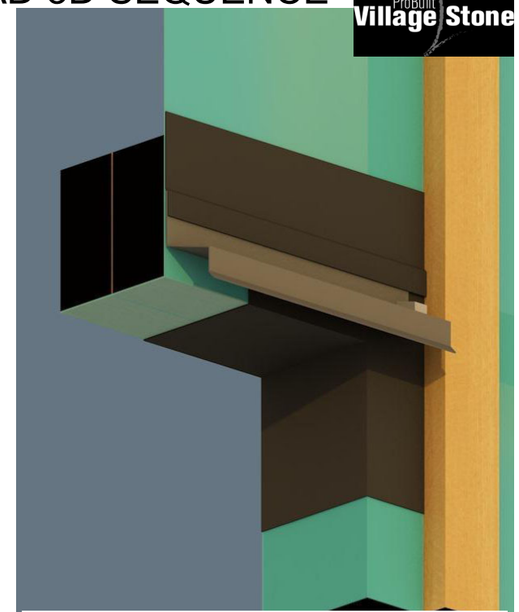
DWG - 24 WINDOW HEAD 3D SEQUENCE

ProBuilt Village Stone



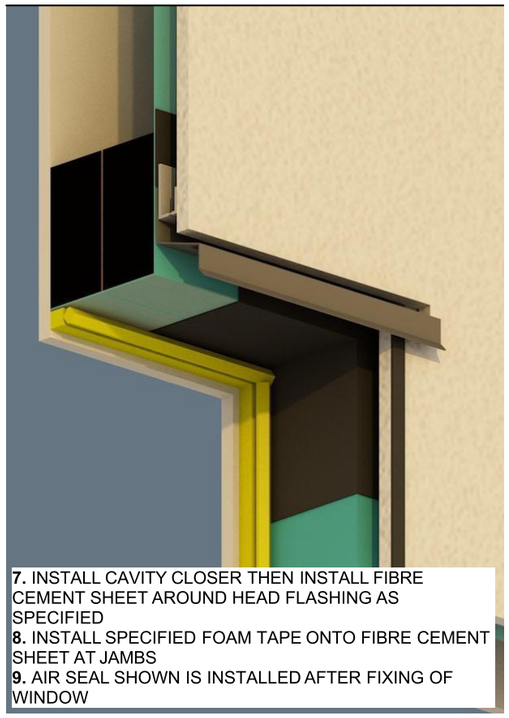
1. TIMBER FRAMING INSTALLED
2. WALL UNDERLAY RUN HORIZONTALLY & DRESSED INTO WINDOW/ DOOR OPENING
3. SPECIFIED FLEXIBLE FLASHING TAPE TO CORNERS AT HEAD AND JAMBS

HEAD : WRAP & TAPE



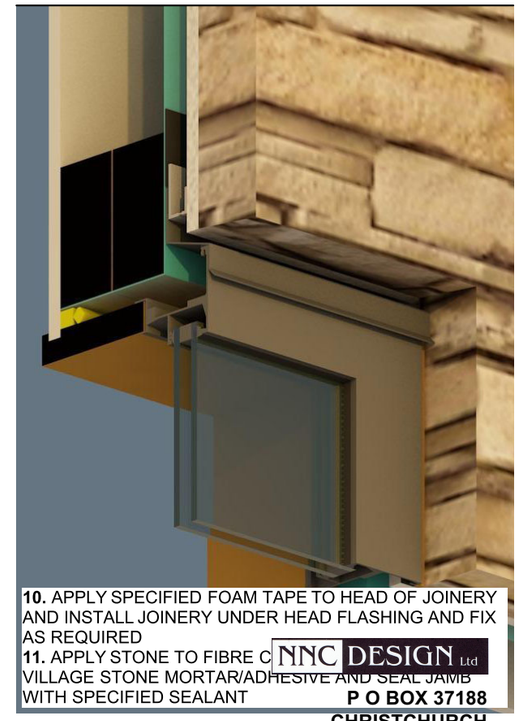
4. HEAD FLASHING FIXED WITH PROPRIETARY STOP ENDS INSTALLED
5. TOP EDGE OF FLASHING TAPED BACK TO WALL UNDERLAY WITH SPECIFIED FLEXIBLE FLASHING TAPE
6. CAVITY BATTENS INSTALLED

HEAD : FLASHING



7. INSTALL CAVITY CLOSER THEN INSTALL FIBRE CEMENT SHEET AROUND HEAD FLASHING AS SPECIFIED
8. INSTALL SPECIFIED FOAM TAPE ONTO FIBRE CEMENT SHEET AT JAMBS
9. AIR SEAL SHOWN IS INSTALLED AFTER FIXING OF WINDOW

HEAD : FIBRE CEMENT SHEET



10. APPLY SPECIFIED FOAM TAPE TO HEAD OF JOINERY AND INSTALL JOINERY UNDER HEAD FLASHING AND FIX AS REQUIRED
11. APPLY STONE TO FIBRE C
VILLAGE STONE MORTAR/ADHESIVE AND SEAL JAMB WITH SPECIFIED SEALANT

HEAD : FINISHED WALL

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Ⓢ = TYPE ONE SMOKE DETECTORS (MAY BE BATTERY POWERED AND ARE NOT REQUIRED TO BE INTERCONNECTED. IN ADDITION THEY SHALL BE PROVIDED WITH A HUSH FACILITY HAVING A MINIMUM DURATION OF 60 SECONDS

E.F EXTRACT FAN (MANROSE 150 MM OR EQUAL) DUCT THROUGH SOFFIT

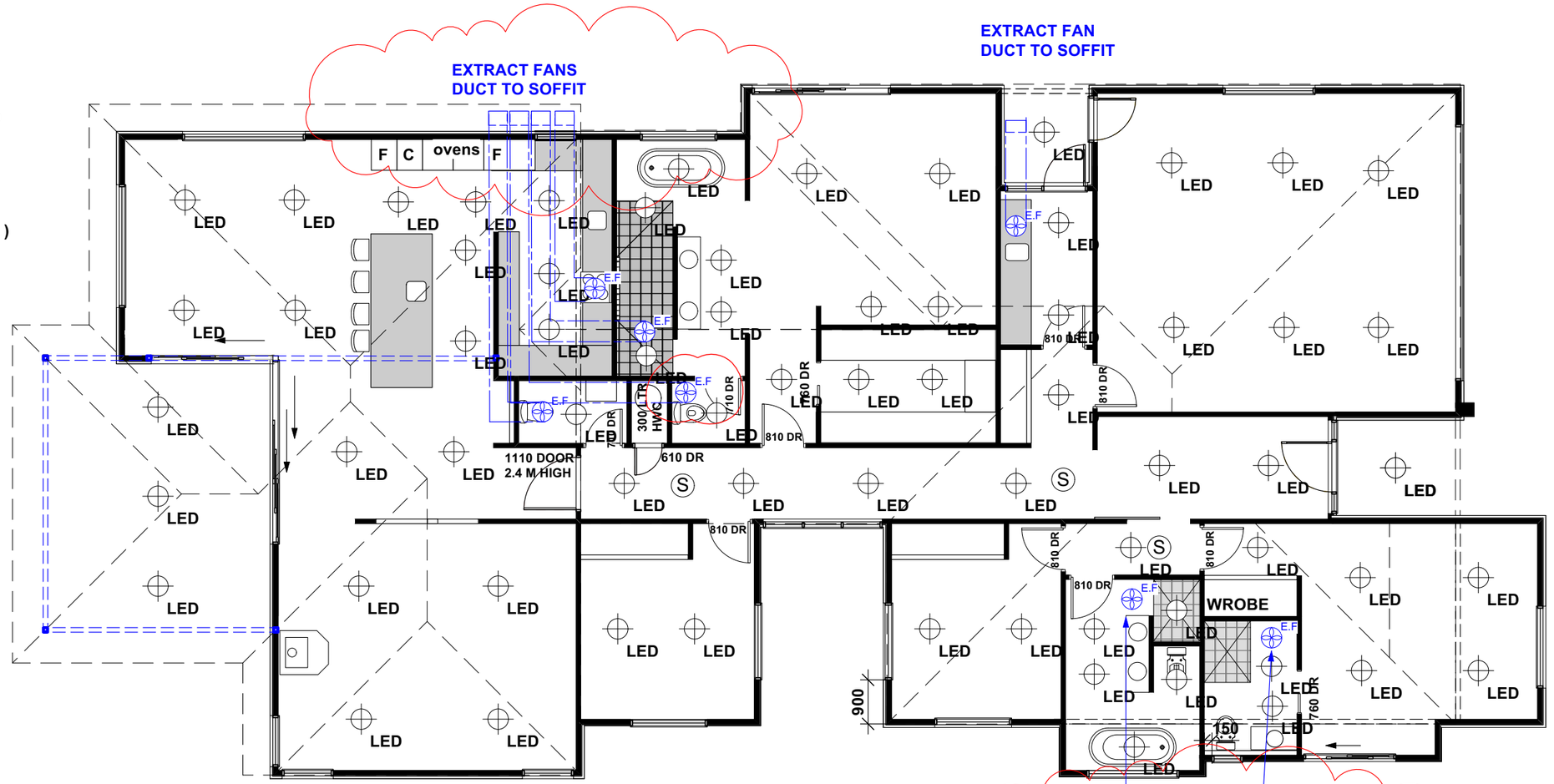
ELECTRICAL KEY

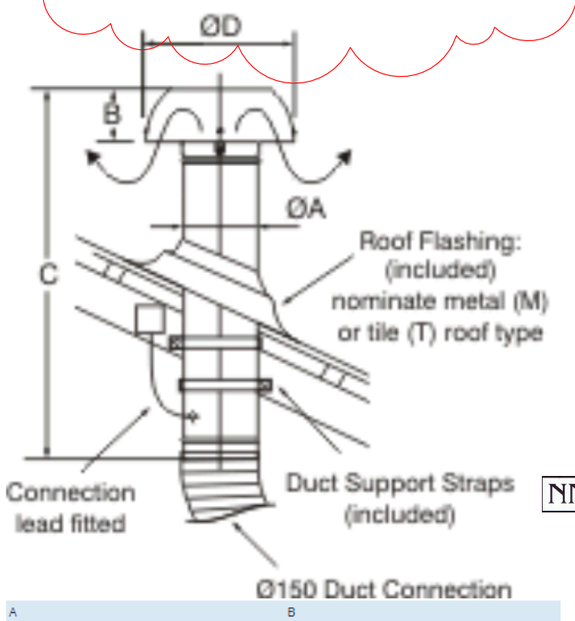
- LED — LED IC-F CEILING MOUNTED, RECESSED DOWN LIGHT
- W — WALL MOUNTED LIGHT FITTING
- p — CEILING MOUNTED LIGHT FITTING - PENDANT
- RD — CEILING MOUNTED LIGHT FITTING - RECESSED CA- RATED, WITH ENERGY EFFICIENT LIGHT BULBS
- LIGHT SWITCH
- DOUBLE POWER POINT
- H. — HALOGEN CEILING LIGHT
- E.F — EXTRACT FAN (MANROSE 150 MM)
- TELECOM POINT
- T.V. — T.V. AERIAL POINT
- B.H. — BATHROOM HEATER
- H.T.R. — HEATED TOWEL RAIL

ALL RECESSED CEILING MOUNTED LIGHT FITTINGS TO BE CA 80, CA 135, IC, IC-F

CA 80 & CA 135 RATINGS MAY HAVE INSULATION ABUTTED TO THE SIDES OF THE FITURE. IC& IC-F RATING CAN HAVE INSULATON ABUTTED TO AND/OR COVERING THEM.

NOTE
ALL ELECTRICAL WORK TO COMPLY WITH NZBC G9/AS1 AND NZECP 51





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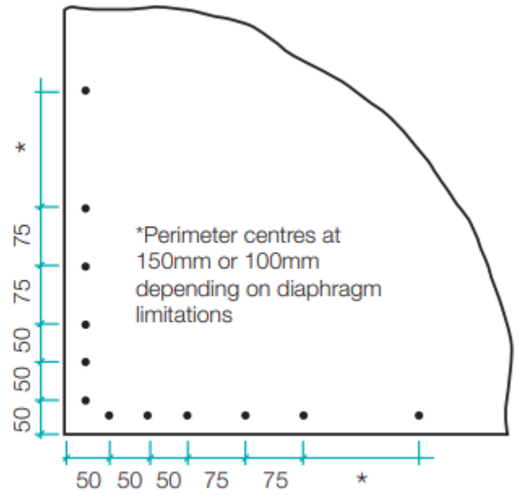
Ceiling diaphragms may be constructed using any GIB® plasterboard provided perimeter fixing is at;

150mm centres for: Diaphragms up to 7.5m in length, no steeper than 15°.

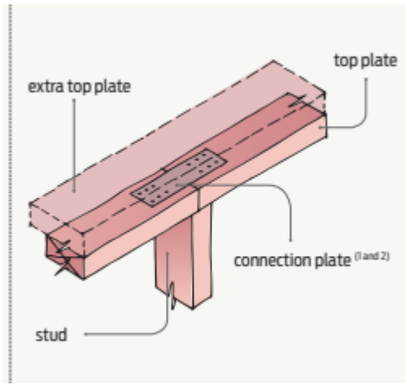
100mm centres for: Diaphragms up to 7.5m in length, no steeper than 45°. Diaphragms up to 12m in length, no steeper than 25°.

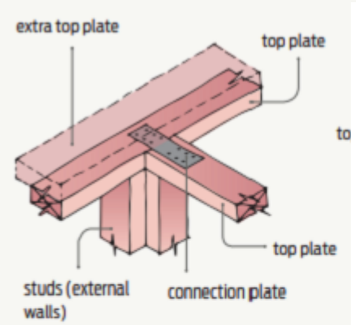
Diaphragms outside these parameters must be specifically designed.

13 mm GIBBOARD CEILING DIAPHRAGM TO GARAGE



All fastener spacings are maximums



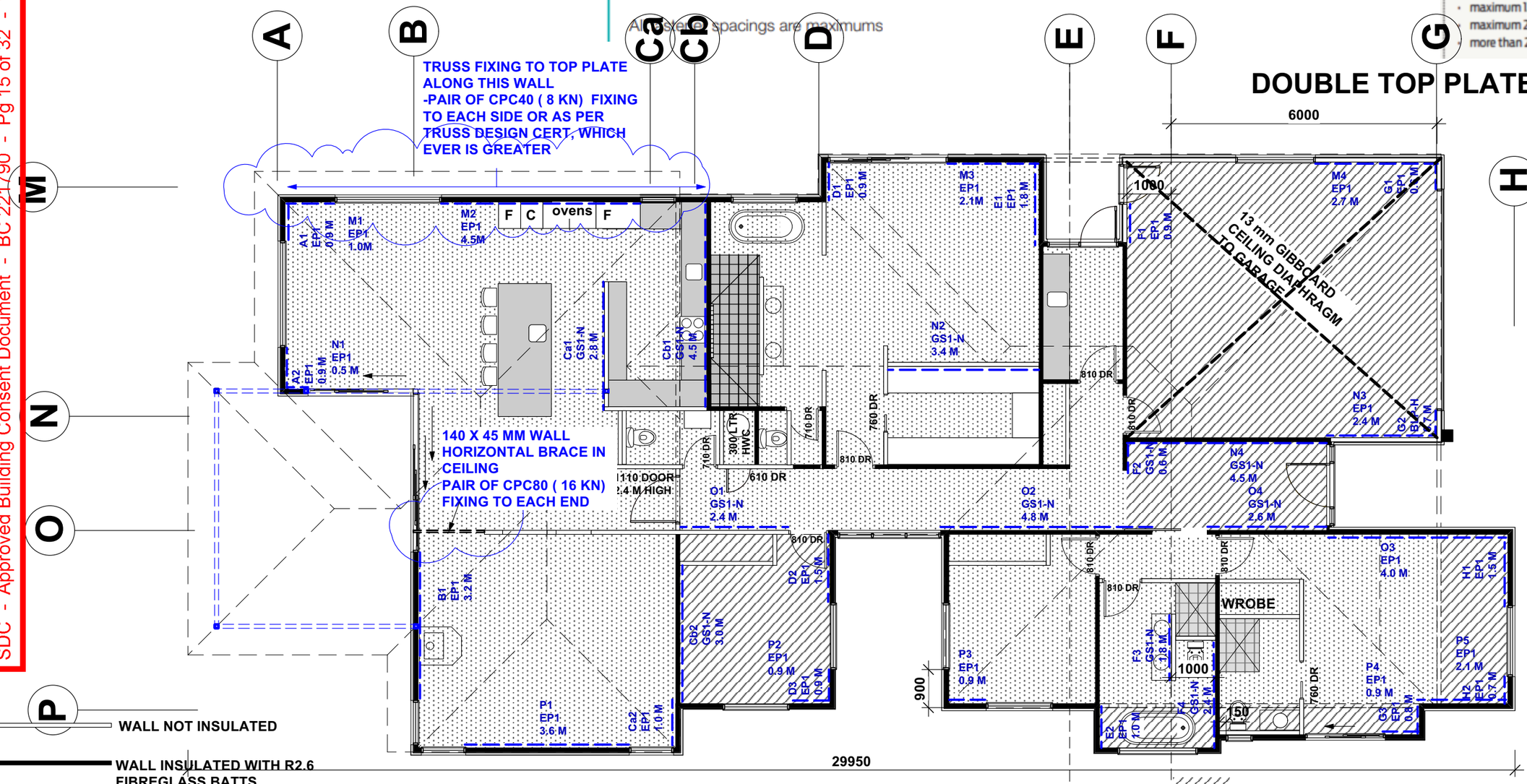


Butt joint

Capacities of nailed joints:
- Up to 3 kN: 3/100 × 3.75 mm nails per side.
- Up to 6 kN: 6/100 × 3.75 mm nails per side.

Notes:
Connection plate fixing capacity for each wall with:
- maximum 125 BUs: 6 kN to at least one external wall
- maximum 250 BUs: 6 kN to at least two external walls
- more than 250 BUs: 2.4 kN/100 BUs to at least two external walls.

DOUBLE TOP PLATE FIXING DETAILS



WALL THERMAL INSULATION PLAN

BRACING PLAN 1:100

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R 3.6 165M THICK FIBREGLASS SKILLION BATTS TO CEILING

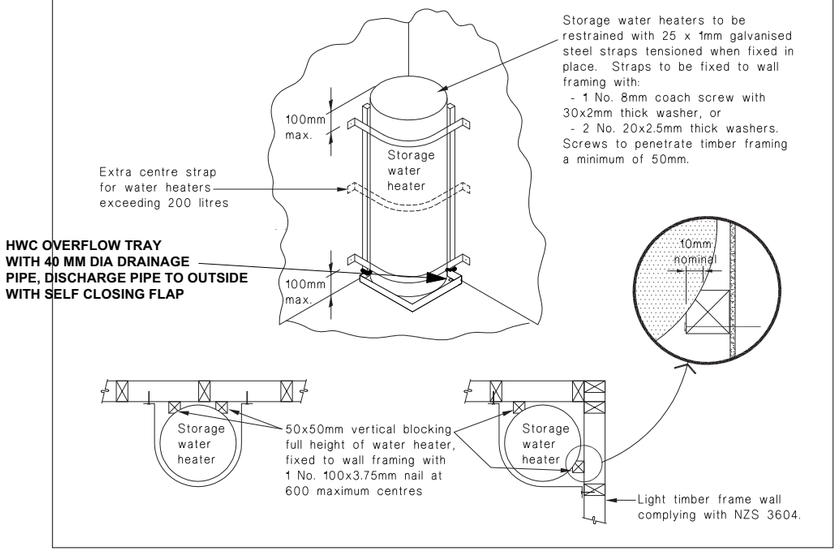
R 5.4 235 MM THICK FIBREGLASS BATTS TO CEILING

1 MORAINE STREET, LINCOLN NEW HOUSE

WIND ZONE = VERY HIGH

Amend 5
Feb 2004

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



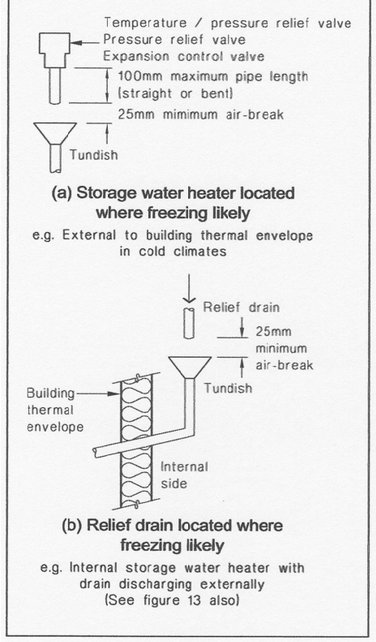
HOT WATER CYLINDERS TO COMPLY WITH NZS 4305:1996 , NZBC G12 AND H1.3.4(B)
-A GRADE ELECTRIC CYLINDER
MAINS PRESSURE
-SEISMIC RESTRAINING STRAPS(NZBC G12),
OVERFLOW DRAIN TO GULLY TRAP AND TEMPERING VALVES (55 DEG , NZBC G12) TO BE ADDED TO HOT WATER CYLINDERS.

-ALL PIPES AND OUTLET VALVES THAT ARE OUTSIDE OF THE THERMAL ENVELOPE TO BE INSULATED.

REFIEF VALVE DRAINS

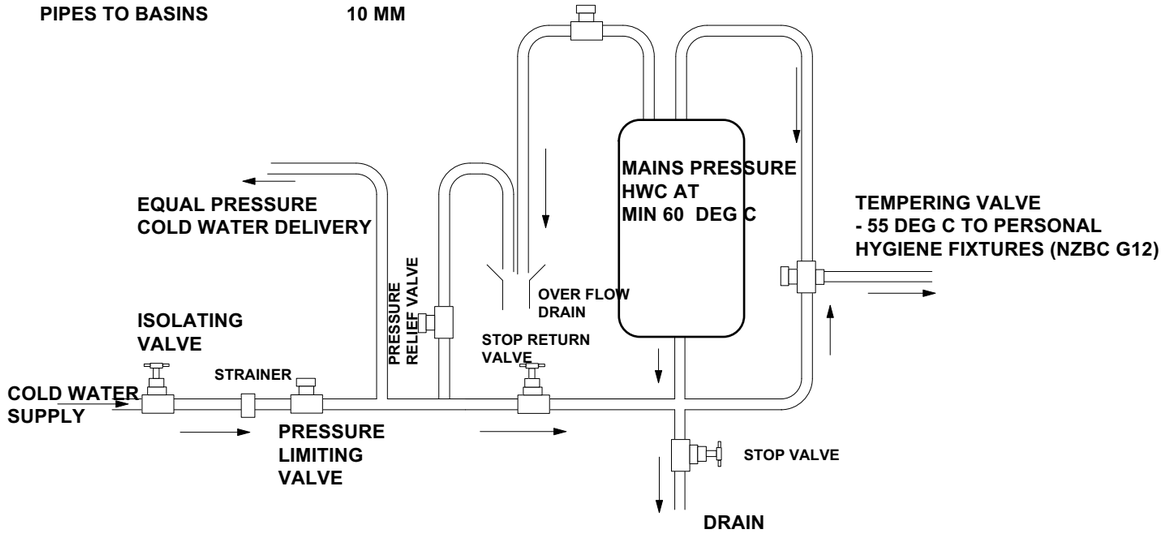
-- TO HAVE MINIMUM DIAMETER OF THE SAME SIZE AS THE VALVE OUTLET
-- TO BE OF COPPER
-- HAVE A CONTINUOUS FALL AND NO RESTRICTIONS
-- TO DISCHARGE TO A VISIBLE LOCATION
-- TO HAVE THE NUMBER OF CHANGES IN DIRECTION PLUS THE LENGTH OF RELIEF DRAIN IN METRES = 12

Figure 12: Relief Valve Drains – Freezing Protection
Paragraphs 6.7.1, 6.7.4 and 6.7.5



TEMPERING VALVE AND NOMINAL PIPE DIAMETERS FOR MAINS PRESSURE (NZBC G12/AS1 TABLE 4)

MIN TEMPERING VALVE SIZE	15 MM
PIPES TO TEMPERING VALVE	20 MM
PIPES TO SHOWER	20 MM
PIPES TO SINK/LAUNDRY/BATH	15 MM
PIPES TO BASINS	10 MM



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MAINS PRESSURE HOT WATER CYLINDER SETUP

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LINTEL FIXING SCHEDULE

ACCEPTABLE SOLUTIONS IN CONJUNCTION WITH TABLES 8:14 & FIG 8:12 OF NZS3604:2011

Span Meters	Wind Zone	LIGHT ROOF Loaded Dimensions Meters 2	3	4	5	6	HEAVY ROOF Loaded Dimensions Meters 2	3	4	5	6
0.6	L	L1	L1	L1	L1	L1	L1	L1	L1	L1	L1
	M	L1	L1	L1	L1	L1	L1	L1	L1	L1	L1
	H	L1	L1	L1	L2	L2	L1	L1	L1	L1	L1
	VH	L1	L1	L2	L2	L2	L1	L1	L1	L2	L2
	EH	L1	L2	L2	L2	L3	L1	L1	L2	L2	L2
0.9	L	L1	L1	L1	L1	L1	L1	L1	L1	L1	L1
	M	L1	L1	L1	L1	L2	L1	L1	L1	L1	L1
	H	L1	L1	L2	L2	L2	L1	L1	L1	L2	L2
	VH	L1	L2	L2	L3	L3	L1	L2	L2	L2	L2
	EH	L2	L2	L3	L3	L3	L2	L2	L2	L3	L3
1.2	L	L1	L1	L1	L1	L1	L1	L1	L1	L1	L1
	M	L1	L1	L2	L2	L2	L1	L1	L1	L1	L1
	H	L1	L2	L2	L3	L3	L1	L1	L2	L2	L2
	VH	L2	L2	L3	L3	L3	L1	L2	L2	L3	L3
	EH	L2	L3	L3	L3	L3	L2	L2	L3	L3	L3
1.8	L	L1	L1	L1	L2	L2	L1	L1	L1	L1	L1
	M	L1	L2	L2	L2	L3	L1	L1	L1	L2	L2
	H	L2	L3	L3	L3	L3	L1	L2	L2	L3	L3
	VH	L3	L3	L3	L3	L4	L2	L3	L3	L3	L3
	EH	L3	L3	L3	L4	L4	L3	L3	L3	L3	L4
2.1	L	L1	L1	L2	L2	L2	L1	L1	L1	L1	L1
	M	L2	L2	L2	L3	L3	L1	L1	L1	L2	L2
	H	L2	L3	L3	L3	L3	L2	L2	L3	L3	L3
	VH	L3	L3	L3	L4	L4	L2	L3	L3	L3	L3
	EH	L3	L3	L4	L4	L4	L3	L3	L3	L4	L4
2.4	L	L1	L1	L2	L2	L2	L1	L1	L1	L1	L1
	M	L2	L2	L3	L3	L3	L1	L1	L1	L2	L2
	H	L2	L3	L3	L3	L4	L2	L2	L3	L3	L3
	VH	L3	L3	L4	L4	L4	L3	L3	L3	L3	L4
	EH	L3	L4	L4	L4	SED	L3	L3	L4	L4	L4
3	L	L1	L2	L2	L3	L3	L1	L1	L1	L1	L1
	M	L2	L3	L3	L3	L4	L1	L1	L2	L2	L3
	H	L3	L3	L3	L4	L4	L2	L3	L3	L3	L3
	VH	L3	L4	L4	L4	SED	L3	L3	L3	L4	L4
	EH	L3	L4	L4	SED	SED	L3	L4	L4	L4	SED
3.6	L	L2	L2	L2	L3	L3	L1	L1	L1	L1	L1
	M	L2	L3	L3	L3	L3	L1	L2	L2	L2	L3
	H	L3	L3	L4	L4	L4	L2	L3	L3	L3	L4
	VH	L3	L4	L4	SED	SED	L3	L3	L4	L4	L4
	EH	L4	L4	SED	SED	SED	L3	L4	L4	SED	SED
4.2	L	L2	L2	L3	L3	L3	L1	L1	L1	L1	L1
	M	L3	L3	L3	L3	L4	L1	L2	L2	L3	L3
	H	L3	L4	L4	L4	SED	L3	L3	L3	L4	L4
	VH	L4	L4	L4	SED	SED	L3	L4	L4	L4	SED
	EH	L4	L4	SED	SED	SED	L4	L4	L4	SED	SED
4.8	L	L2	L3	L3	L3	L3	L1	L1	L1	L1	L1
	M	L3	L3	L3	L4	L4	L1	L2	L2	L3	L3
	H	L3	L4	L4	L4	SED	L3	L3	L3	L4	L4
	VH	L4	L4	SED	SED	SED	L3	L4	L4	SED	SED
	EH	L4	SED	SED	SED	SED	L4	L4	SED	SED	SED

Notes:

Lintel spans and loaded dimensions measured in metres.

All frame nailing not indicated, refer to table 8.19 of NZS 3604:2011.

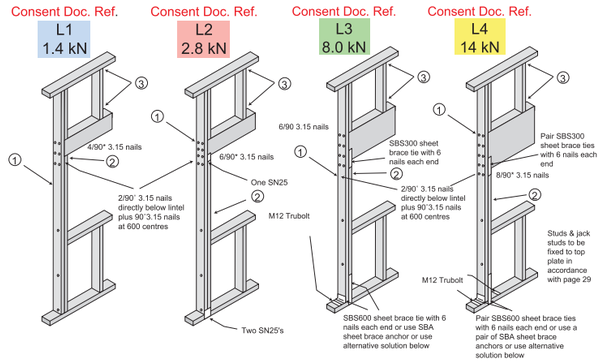
In all cases a 90mm thick external wall is assumed.

For girder truss loads use a minimum of: L3 where girder carries more than 10sq.m. of roof and L4 where girder carries more than 18sq.m. of roof.

600mm overhangs allowed for in the tables.

SED designates that a Specific Design is required.

ACCEPTABLE SOLUTIONS IN CONJUNCTION WITH TABLES 8:14 & FIG 8:12 OF NZS3604:2011



1. For trimming stud thickness refer to Table 8.5 NZS 3604:2011. Additional studs to that shown to have a minimum stud to stud fixing of 11/90*3.15 nails.
2. Where a double stud which provides support for a lintel is shorter by 400mm or more than the full stud height, its thickness shall not be included as contributing to the thickness of trimming studs.
3. Studs & jacks to be fixed to top plate in accordance with the Top Plate to Stud Fixing Guide on pg. 39. Same fixing is required for jack stud to lintel.

All capacities are limit state design values and not characteristic strength therefore these may be compared directly to Pryda design software output.Capacities assume a minimum timber grade of SG8.

TOP PLATE FIXINGS VERY HIGH WIND ZONE

Table 8.18 – Fixing of top plate of wall to supporting members such as studs and lintels at 600 mm centres (see 8.7.6 and figure 8.12)

Loaded dimension of wall (m)	Light roof										Heavy roof				
	Roof member spacing (mm)														
	900					1200					900				
	Wind zone					Wind zone					Wind zone				
	L	M	H	VH	EH	L	M	H	VH	EH	L	M	H	VH	EH
	Fixing type (see below)														
2.0	A	A	B	B	B	A	A	B	B	B	A	A	A	B	B
3.0	A	B	B	B	B	A	B	B	B	B	A	A	B	B	B
4.0	A	B	B	B	B	A	B	B	B	B	A	A	B	B	B
5.0	B	B	B	B	B	B	B	B	B	B	A	A	B	B	B
6.0	B	B	B	B	B	B	B	B	B	B	A	A	B	B	B

Fixing type	Fixing to resist uplift	Capacity of alternative fixing (kN)
A	2 / 90 x 3.15 end nails	0.7
B	2 / 90 x 3.15 end nails + 2 wire dogs	4.7

PURLINS AND RAFTER FIXINGS VERY HIGH WIND ZONE

Table 10.10 – Purlins on their flat in all wind zones – SG 8 (see 10.2.1.16.1)

Purlin size	Max. span	Maximum spacing and fixing in the following wind zones: Low Spacing	Low Fixing	Medium Spacing	Medium Fixing	High Spacing	High Fixing	Very high Spacing	Very high Fixing	Extra high Spacing	Extra high Fixing
	(mm)	(mm)	(type)	(mm)	(type)	(mm)	(type)	(mm)	(type)	(mm)	(type)
70 x 45	900	900	S	900	T	900	T	900	T	900	U
70 x 45	900	1200	T	1200	T	1200	T	1050	U	900	U
70 x 45	900	1800	T	1800	U	1400	U	1050	U	900	U
70 x 45	1200	1200	T	1150	T	800	T	600	T	500	T
70 x 45	1200	1300	T	1150	T	800	T	600	T	500	T
90 x 45	1200	1700	T	1450	U	1000	U	750	U	650	U

Fixing type	Description	Alternative fixing capacity (kN)
S	2 / 90 x 3.15 gun nails	0.8
T	1 / 10g self-drilling screw, 80 mm long	2.4
U	1 / 14g self-drilling type 17 screw, 100 mm long	5.5

NOTE – All fixing types are determined as required for the higher uplift loads at the periphery of the roof (based on local pressure factors in AS/NZS 1170.2).

Rafter size (width x thickness)	Rafter spacing (mm): 480 Span	480 Fixing	600 Span	600 Fixing	900 Span	900 Fixing	1200 (see Note (4)) Span	1200 Fixing
(a) Ordinary rafters for light and heavy roofs								
(mm x mm)	(m)	(type)	(m)	(type)	(m)	(type)	(m)	(type)
90 x 45	1.3	E	1.3	E	1.2	E	1.3	E
140 x 45	2.7	E	2.5	E	2.2	E	2.2	E
190 x 45	3.5	E	3.3	E	2.8	E	2.5	E
240 x 45	3.8	E	3.5	E	3.1	E	2.8	E
290 x 45	4.1	E	3.8	E	3.3	E	3.0	E
140 x 70	3.2	E	2.9	E	2.6	E	2.8	E
190 x 70	4.3	E	4.0	E	3.5	E	3.7	E
240 x 70	5.4	E	5.1	E	4.4	E	4.3	F
290 x 70	6.4	E	5.9	E	5.1	E	4.6	F
140 x 90	3.4	E	3.2	E	2.8	E	3.0	E
190 x 90	4.7	E	4.3	E	3.8	E	4.1	F
240 x 90	5.9	E	5.5	E	4.8	F	5.1	F
290 x 90	7.2	E	6.7	E	5.8	F	5.9	F

The table gives maximum spans for Extra high wind zone.
In other wind zones, span lengths shall be multiplied by the following factors:

Low and Medium: 1.3 **High and Very high:** 1.1

Fixing type	Description	Alternative fixing capacity (kN)
E	2 / 90 x 3.15 skew nails + 2 wire dogs	4.7
F	2 / 90 x 3.15 skew nails + strap fixing (see figure 10.6)	7.0

NOTE –
(1) Rafter spans may be increased by 10 % for rafters continuous over 2 or more spans that have not been birdsmouth jointed at intermediate supports.
(2) Fixing types at intermediate supports for rafters running continuously over those supports shall have double the capacity of the fixing types given in this table.
(3) Members 90 mm thick may be substituted with built-up members sized and nailed in acc
(4) Rafter spacing of 1200 mm does not include heavy roofs.

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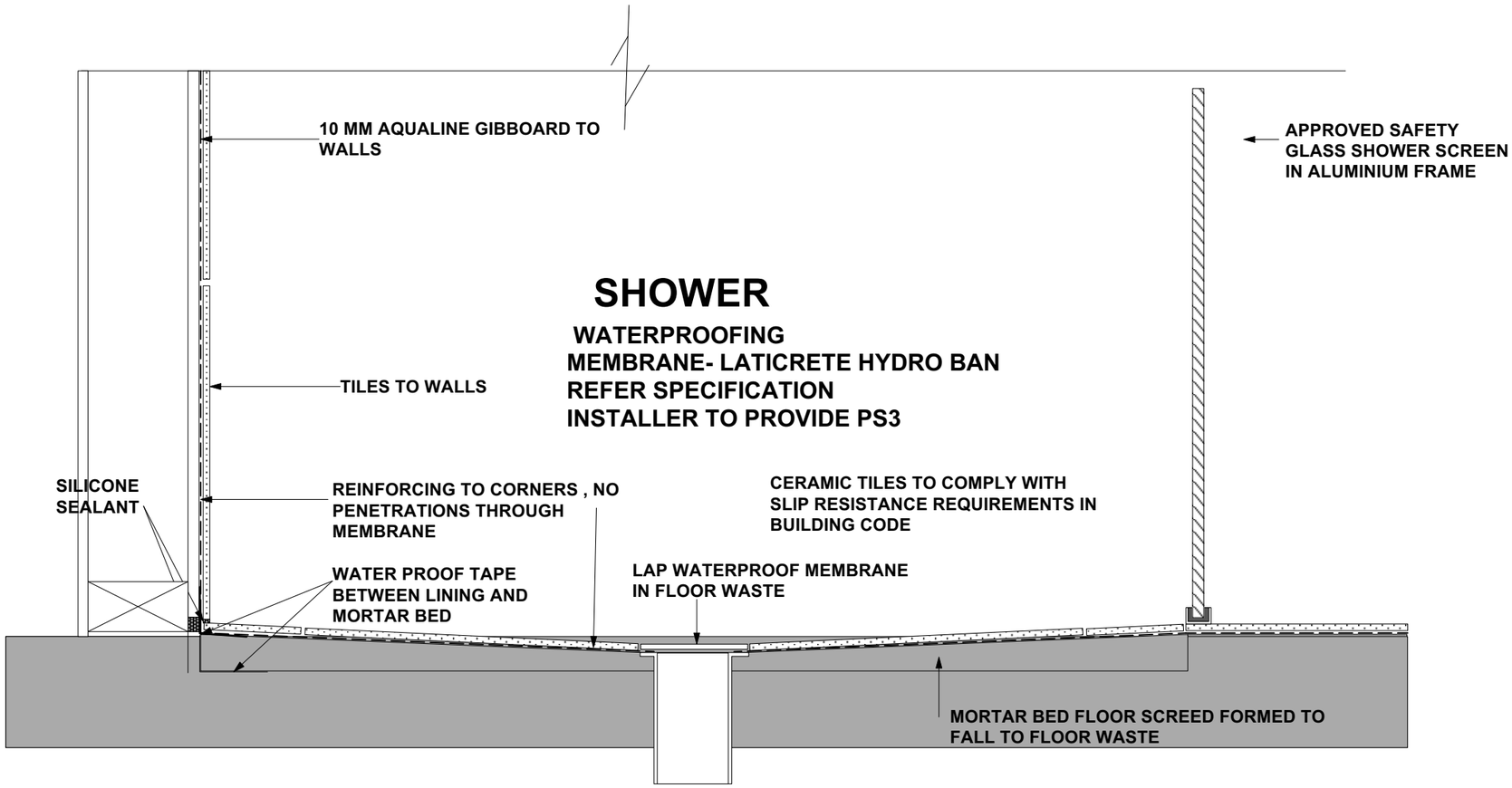
1000

1 MORAINE STREET, LINCOLN NEW HOUSE

13/09/2022 16



BATHROOM / ENSUITE DETAILS 1:5

SHOWER DETAILS

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SITE MANAGEMENT AND PROTECTION OF PUBLIC

-NO HAZARDOUS BUILDING MATERIALS TO BE STORED ON SITE
-BUILDER TO INSTALL CONSTRUCTION SITE WARNING SIGNS TO ROAD BOUNDARY FENCE.
-ALL TRUCKS TO HAVE MUD WASH OFF WHEELS WHEN LEAVING SITE, ENSURE NO MUD ENTERS ROAD STORMWATER SYSTEM.

3000

BOUNDARY 37.0 M

x 10.470 m

x 10.33 m

x 10.12 m

STANDARD 1.8 M HIGH PALING FENCE

x 10.250 m

ALL WEATHER ACCESS FORM HARD STANDING AREA

SECURITY GATE

AREA TO BE EXCAVATED APROX 50 M3

BOUNDARY 21.5 M

STANDARD 1.8 M HIGH PALING FENCE

x 10.320 m

1.8 M HIGH

WIRE NETTING SECURITY FENCE WITH POSTS AT MAX 2.5 M CRS.

x 10.260 m

BOUNDARY 16.5 M

SEDIMENT FENCE FABRIC

700 MM

SEDIMENT CONTROL SILT SOCK OR EARTH MOUND

3000

SEDIMENT CONTROL FENCE

TEMPORARY SECURITY FENCE

BOUNDARY 32.0 M

x 10.00 m

x 10.00 m

x 9.975 m

x 9.970 m

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SEDIMENT CONTOL PLAN 1:100

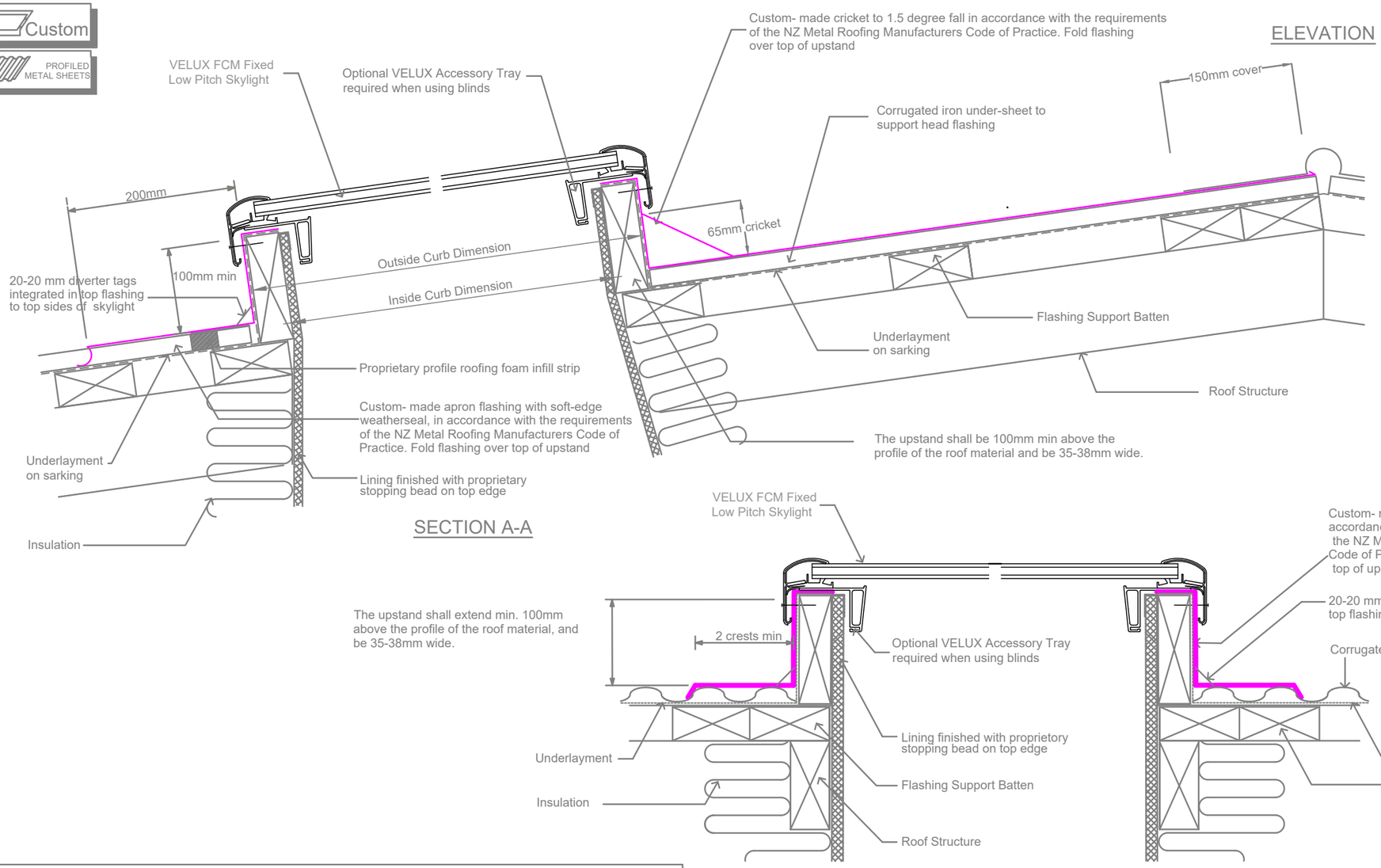
A SIDE FENCING REVISED 25-78-2022

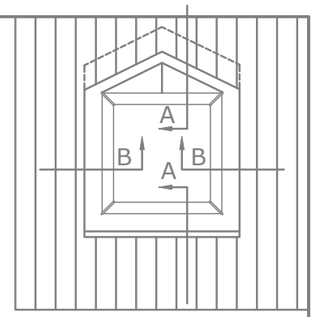
1 MORAINE STREET, LINCOLN NEW HOUSE

13/09/2022 18A

FCM,
Custom
PROFILED METAL SHEETS

THIS DETAIL APPLIES TO METAL CORRUGATE ROOF PROFILES WITH ROOFPITCHES BETWEEN 8 AND 60 DEGREES.





Custom-made metal flashing in accordance with New Zealand Metal Roofing Manufacturers Code of Practice. Ensure all flashings meet the requirements for your projects' location.

Please note:
Below 15 degrees:- Any condensation that forms on the glass due to high humidity may drip

BRANZ APPRAISED CUSTOM WATER-SHED FLASHING

No cricket or diverter required when skylight is less than 600mm wide, and catchment less than 40 sqm.

Custom flashings must be designed to meet the requirements set out in the latest version of the New Zealand Metal Roof and Wall Cladding Code of Practice, and shall be manufactured and installed by a specialist flashing contractor to the latest trade practices.

The flashing and installation must be guaranteed against weathertightness by the specialist flashing contractor.

Insulation material meeting the requirements of NZBC/H1 is required in the cavities of the lightwell structure.

VELUX Sky-Product Management

NEW ZEALAND LTD.
0800 650 445

VELUX FCM Fixed Low Pitch Skylight in Corrugated Steel Roof with metal water-shed flashing (8-60 degrees)

	Name	Date
Drawn by		Feb 19
Checked by		Feb 19
Drawing No.		

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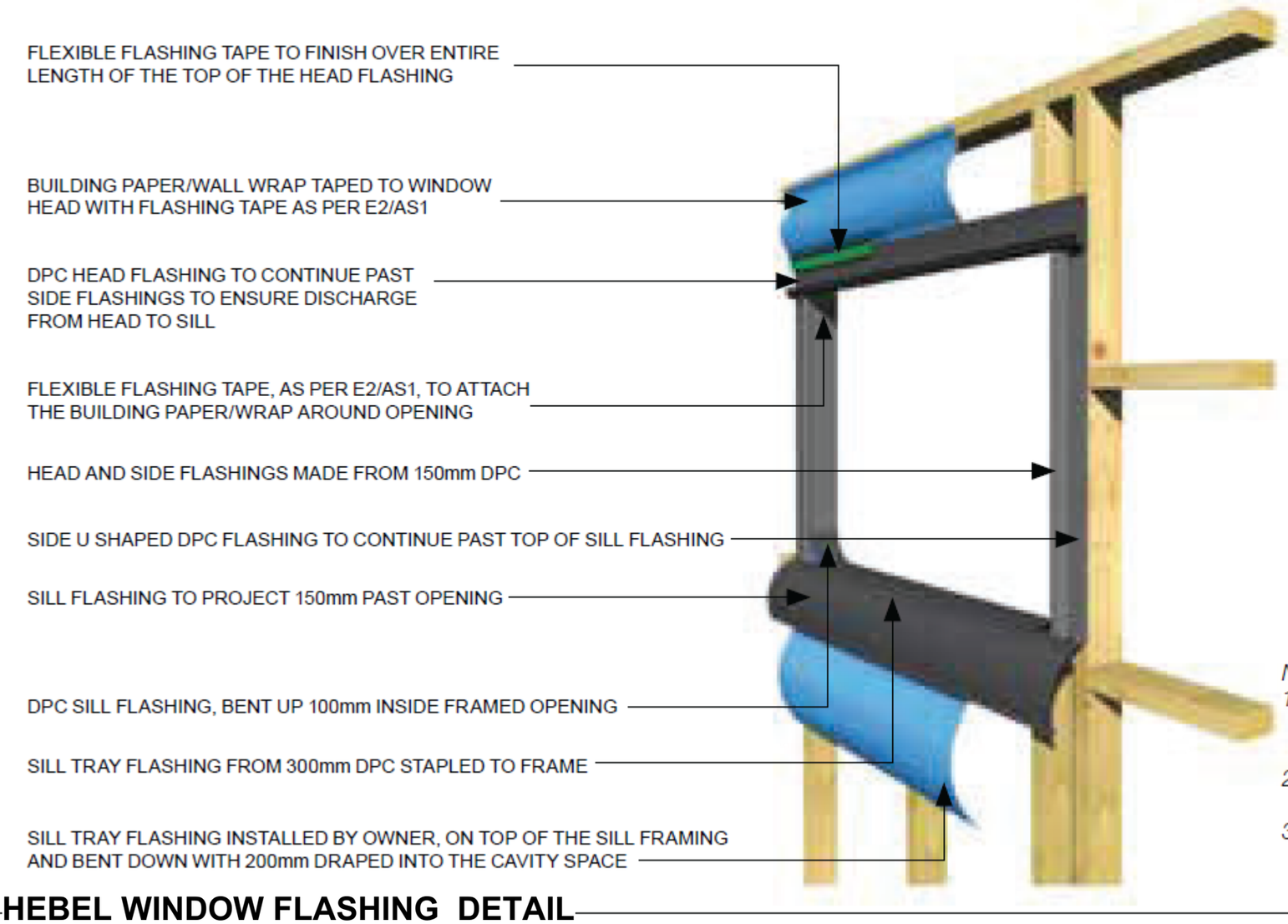
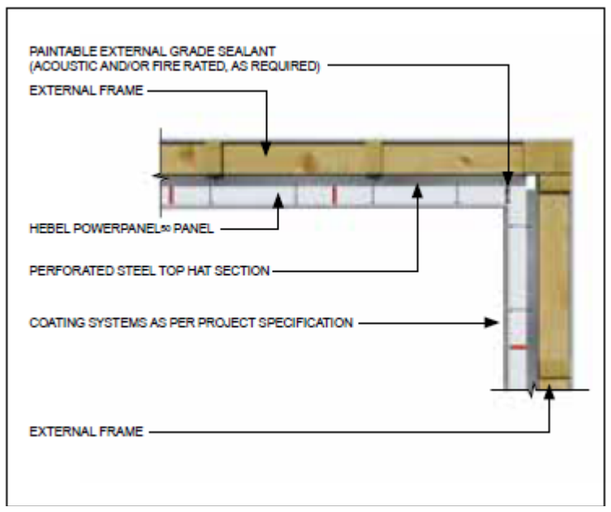


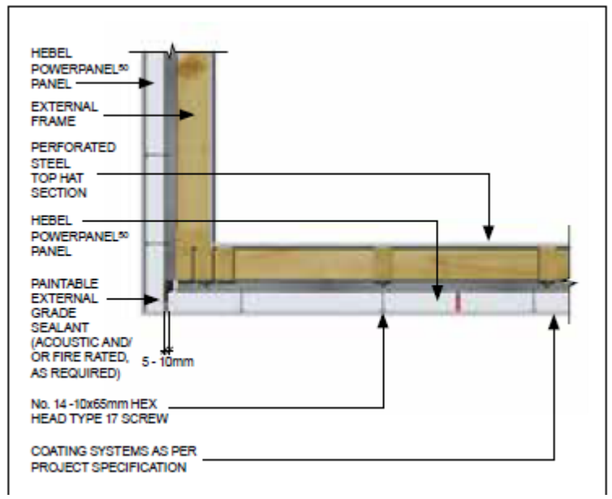
Note:

1. *Window frame not shown. Dpc sill flashing is installed, Before window is installed. Side & head flashing installed After window is installed.*
2. *Typical head and jamb details apply at all doors Including garage doors.*
3. *Detail applies at meter boxes and square edge Penetrations of dimension larger than 100mm.*

HEBEL WINDOW FLASHING DETAIL



HEBEL INTERNAL CORNER DETAIL



HEBEL EXTERNAL CORNER DETAIL

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1 MORAINE STREET, LINCOLN NEW HOUSE

HEBEL DETAILS

NEW HOUSE

LOT 765 ROSEMERRYN SUBDIVISION, LINCOLN

RIBRAFT DRAWINGS

ENGCO Consulting Engineers

File Number 22008.116

Sheet No.	Rev	Date Issued	Sheet Title
S1	-	16.06.2022	General Notes
S2	A	05.07.2020	RibRaft Layout Foundation Plan
S3	-	16.06.2022	Typical Foundation Sections
S4	-	16.06.2022	Typical Foundation Sections
S5	A	05.07.2020	Typical Foundation Sections
S6	-	16.06.2022	Typical Foundation Sections
S7	-	16.06.2022	Typical Services Penetration Details
S8	A	05.07.2020	Framing Plans
S9	A	05.07.2020	Structural steel Details

Issue Register

Date	Description
16.06.2022	Consent Issue
05.07.2020	Revised where it's clouded

contractor shall verify all dimensions before commencing work

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.
- These drawings are to be read in conjunction with the Architects 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: ENGCO Consulting Engineers
Geotechnical Report
Ref. No: 19120.000.0001_67
Dated: 07 June 2022
Bearing: 200kPa

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 Engco.
- All concrete shall have 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 - 220mm pods
(20MPa min. TC2 Dramix 4D 80/60 Fibre Mix Concrete)
G500E SE62 Ductile mesh on 50mm 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.

INSPECTIONS

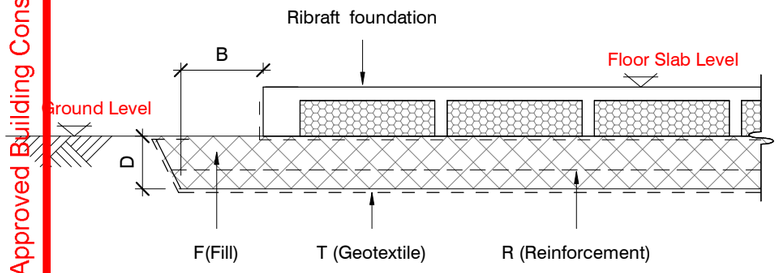
Inform ENGCO Consulting 48 hours in advance of any inspections required for code compliance certification.
Contact ENGCO - Ph. 03 366 7955 & quote ENGCO Ref. No.

INSPECTIONS REQUIRED

1. Confirm bearing at excavation - by ENGCO
2. Contractor to supply (4) N.D. Tests at finished compacted surface - if depth of fill is greater than 400mm.
3. Pre-pour of slab - by ENGCO

REINFORCEMENT

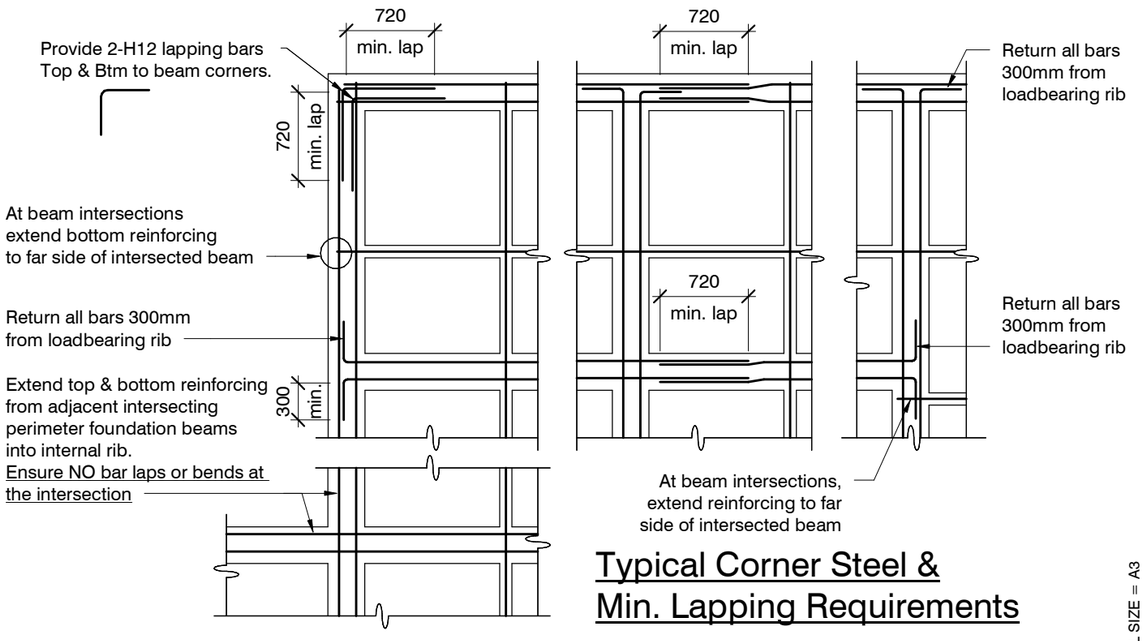
- All reinforcing shall be New Zealand sourced and conform to AS/NZS 4671 :2001 in grade 300 or grade 500E.
- All bends to be made cold without fracture.
- All reinforcing shall be deformed type unless otherwise stated.
- Grade 500E deformed bars shall be designated 'H', Grade 300 deformed bars shall be designated 'D' and Grade 300 round bars shall be designated 'R'.
- Minimum bar splice 720mm. (or unless otherwide 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 not included in lap length).



BUILDING PLATFORM

BUILDING PLATFORM TABLE:	
B	500mm
D	300mm below ground level (approximately).
T	N/A
R	N/A
F	AP40 or AP65 fill - 95% Dry Density. Compact in 150mm layers max.

Refer Architectural drawings for Finished Floor Level



Typical Corner Steel & Min. Lapping Requirements

N.T.S.

ORIGINAL SIZE = A3

revisions

-	16.06.2022	Consent Issue

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NNC DESIGN Ltd

NEW HOUSE

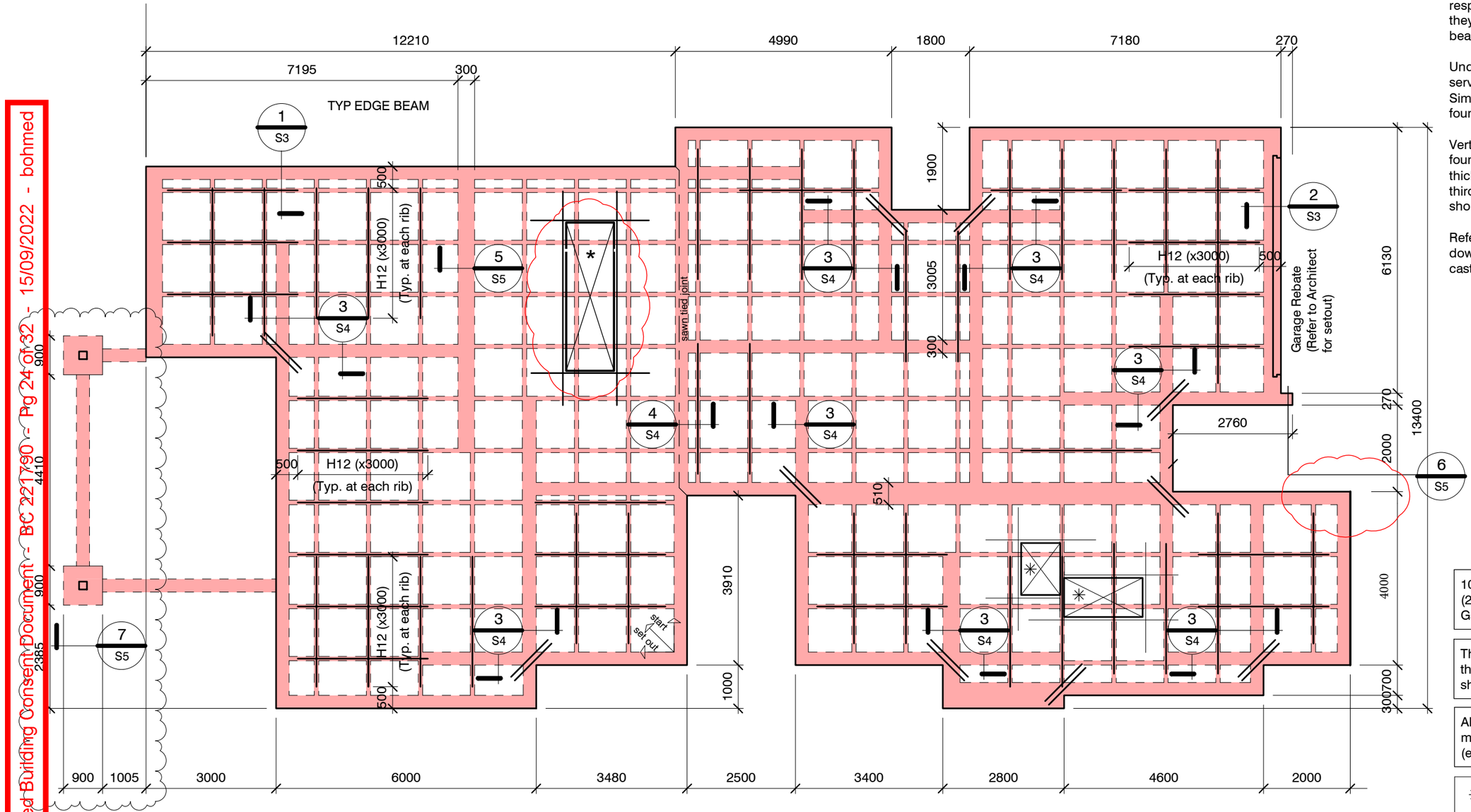
LOT 765 ROSEMERRYN SUBDIVISION, LINCOLN

General Notes

design J. FARRÉS
drawn C. DE MESA
appvd M. CUSIEL
date 16 JUNE 2022

file 22008.116
dwg S1
rev. -

contractor shall verify all dimensions before commencing work



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 100 mm ribs.

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

KEY:

(2) H12 (x1200) at 200 crs.

1100 x 1100 pod (typ.)

100mm Floor Slab - 220mm pods
(20MPa min. TC2 Dramix 4D 80/60 Fibre Mix Concrete)
G500E SE62 Ductile mesh on 50mm 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.

All Mesh shall lap a minimum of 250mm (end of 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

RIBRAFT FOUNDATION LAYOUT PLAN

1 : 100

Confirm all dimension with Architects drawings

ORIGINAL SIZE = A3

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-	16.06.2022	Consent Issue
A	05.07.2020	Revised where it's clouded

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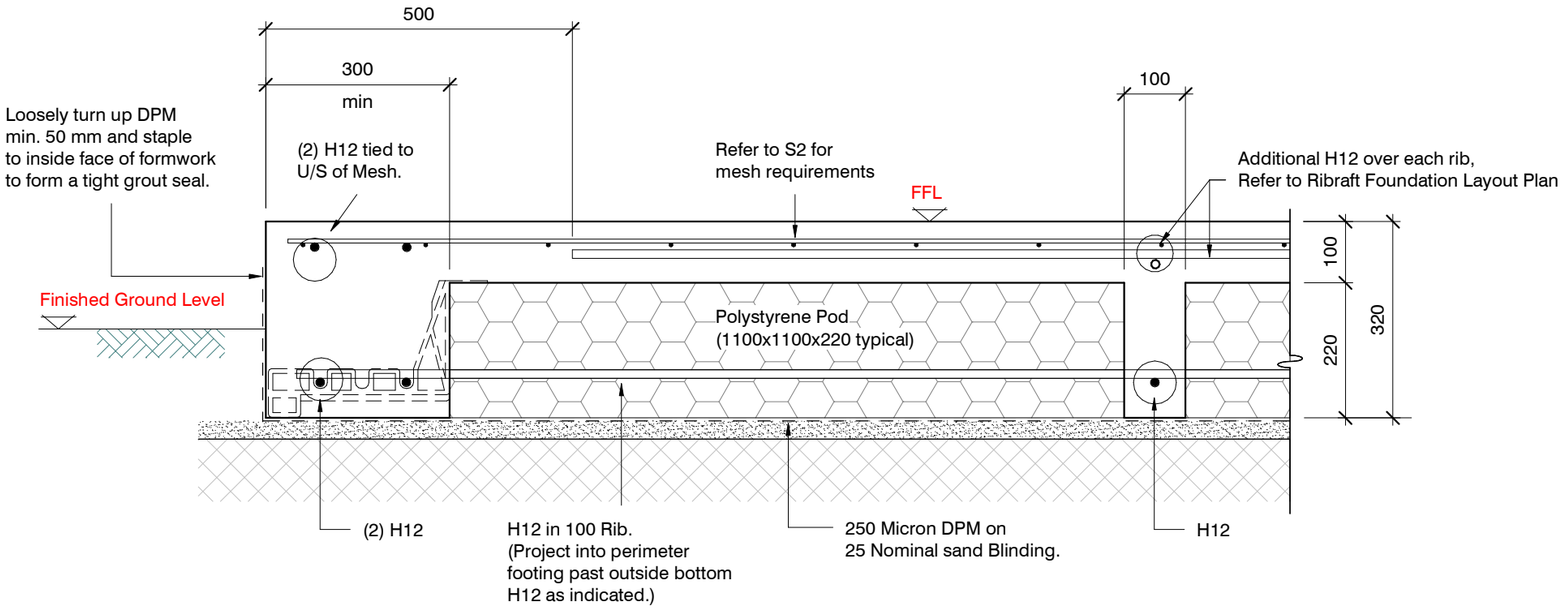
RibRaft Layout
Foundation Plan

design	J. FARRÉS
drawn	C. DE MESA
appvd	M. CUSIEL
date	16 JUNE 2022

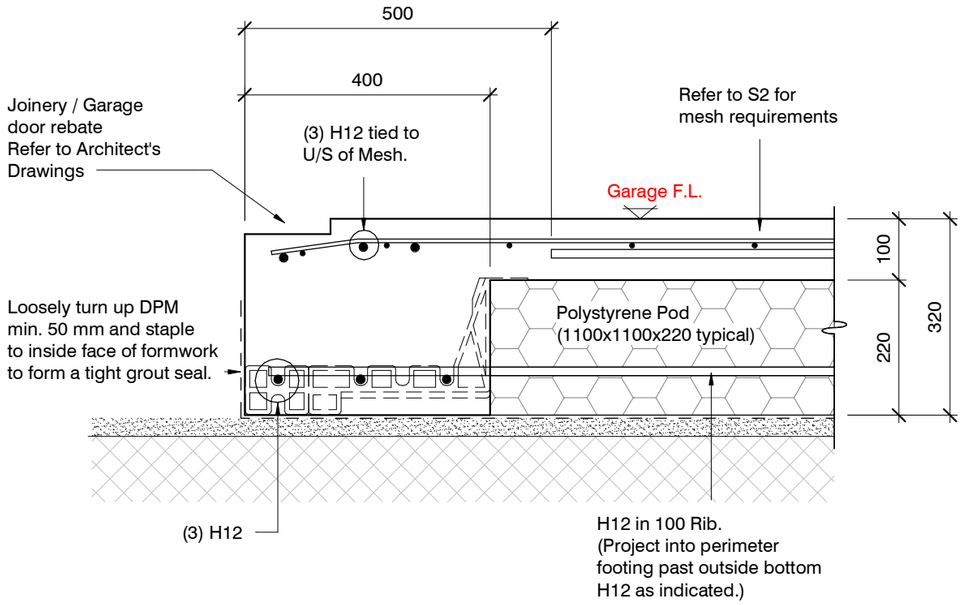
file 22008.116
dwg S2
rev. A

contractor shall verify all dimensions before commencing work



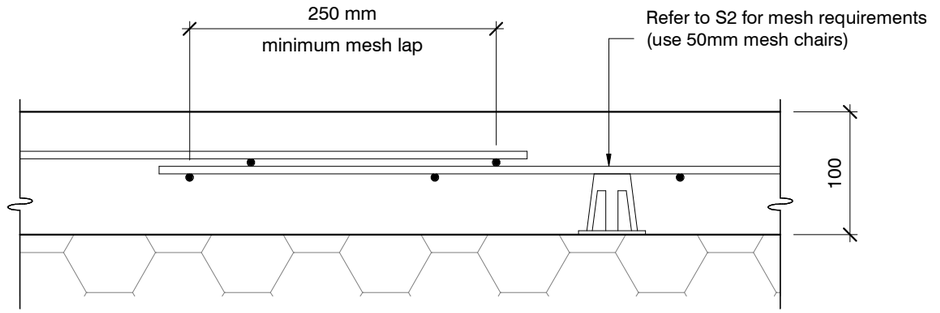
SECTION 1 / S2 — TYPICAL 300 WIDE EDGE BEAM (with Rebate)

1 : 10



SECTION 2 / S2 — GARAGE DOOR REBATE

1 : 10



TYPICAL MESH LAP & CHAIR REQUIREMENTS

1:5

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NEW HOUSE

LOT 765 ROSEMERRYN SUBDIVISION, LINCOLN

Typical Foundation Sections

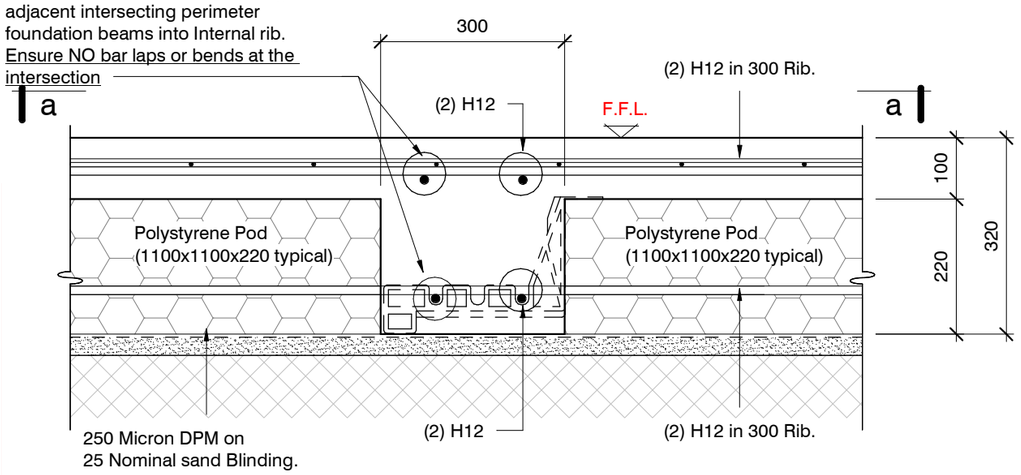
design	J. FARRÉS
drawn	C. DE MESA
appvd	M. CUSIEL
date	16 JUNE 2022

file 22008.116

dwg S3

rev. -

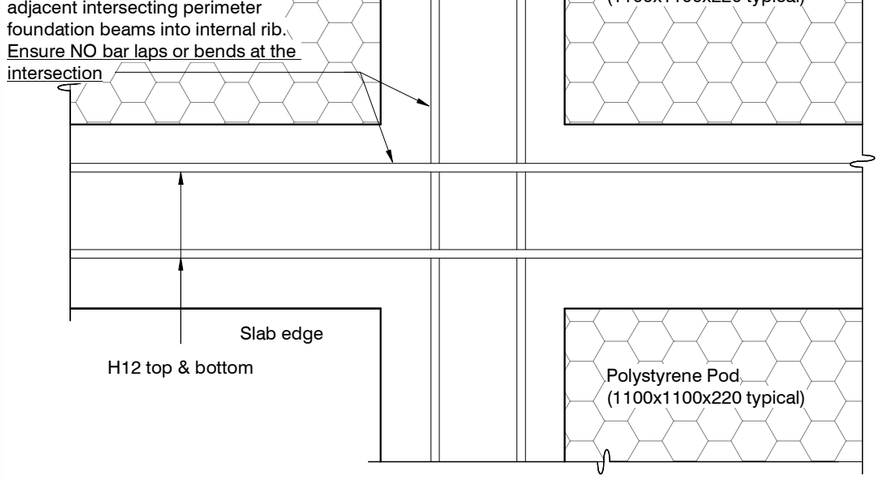
NOTE:
Extend top and bottom reinforcing from adjacent intersecting perimeter foundation beams into Internal rib.
Ensure NO bar laps or bends at the intersection



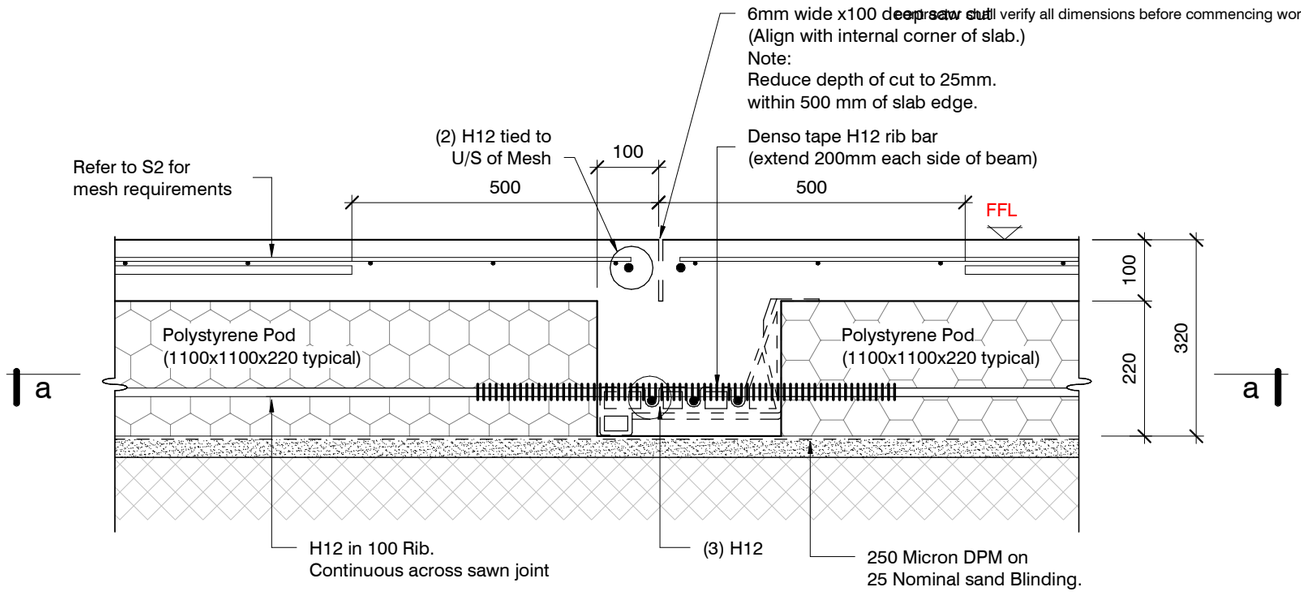
SECTION 3 / S2 — TYPICAL 300 WIDE INTERNAL BEAM

1 : 10

NOTE:
Extend top and bottom reinforcing from adjacent intersecting perimeter foundation beams into internal rib.
Ensure NO bar laps or bends at the intersection

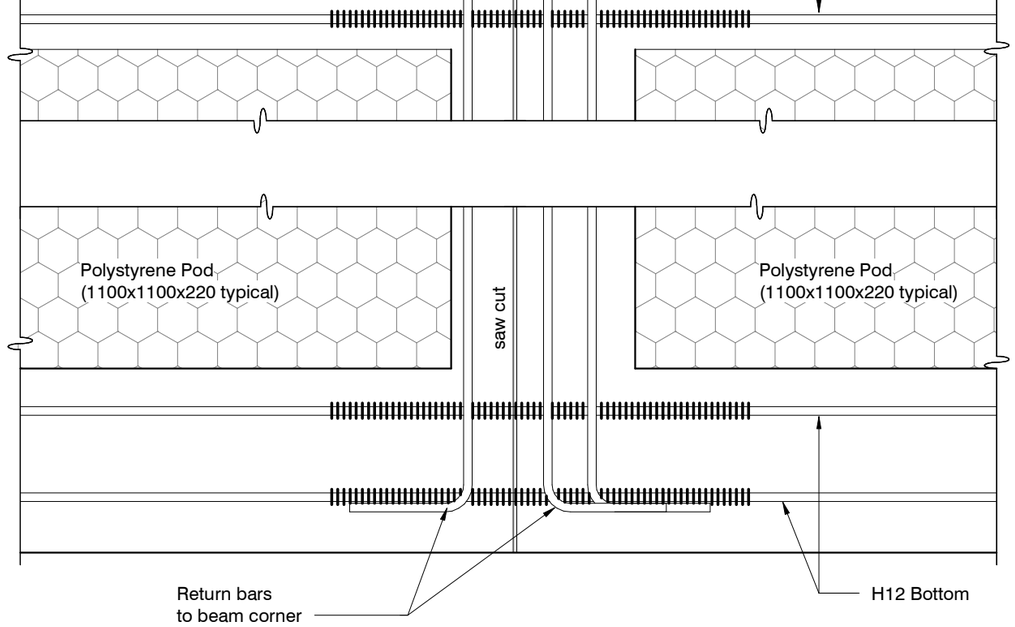


a-a



SECTION 4 / S2 — STANDARD TIED SAWN JOINT

1 : 10



a-a

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LOT 765 ROSEMERRYN SUBDIVISION, LINCOLN

Typical Foundation Sections

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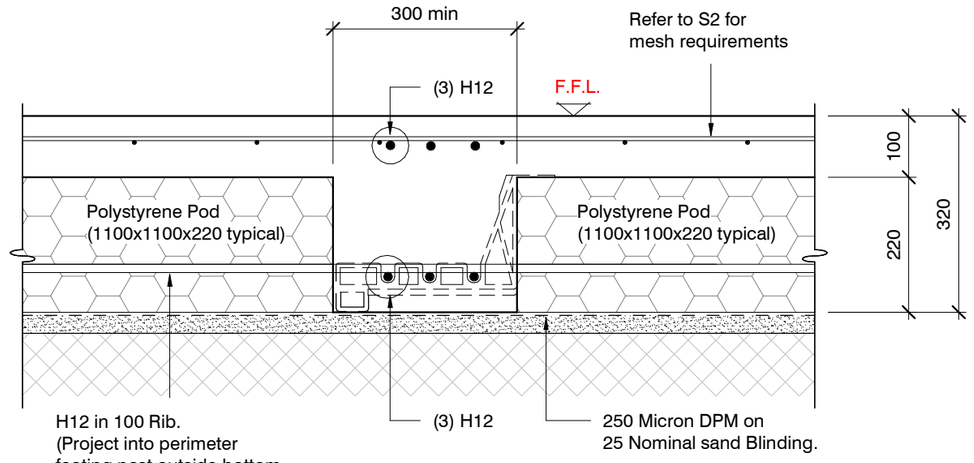
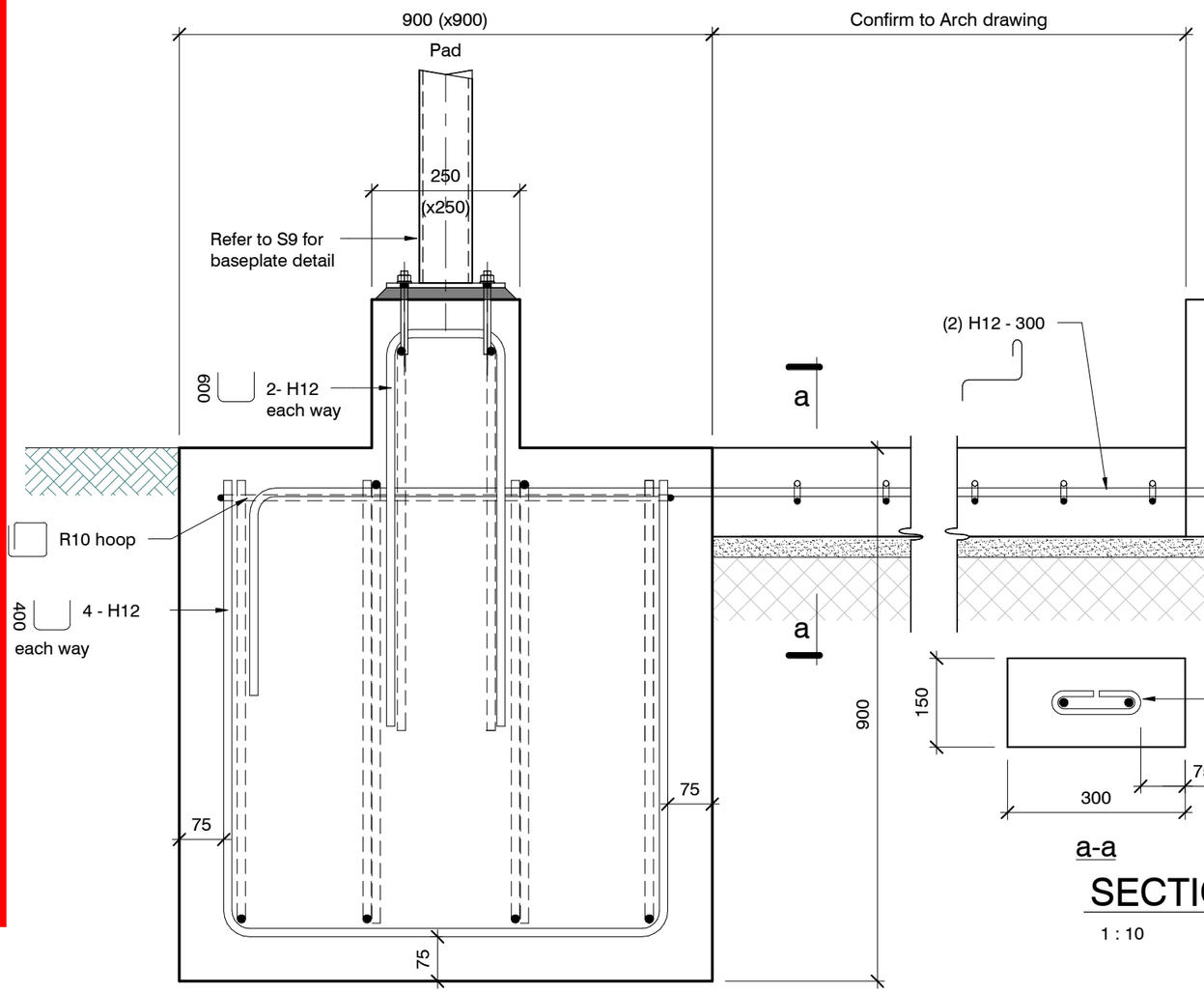
drawn	C. DE MESA
appvd	M. CUSIEL
date	16 JUNE 2022

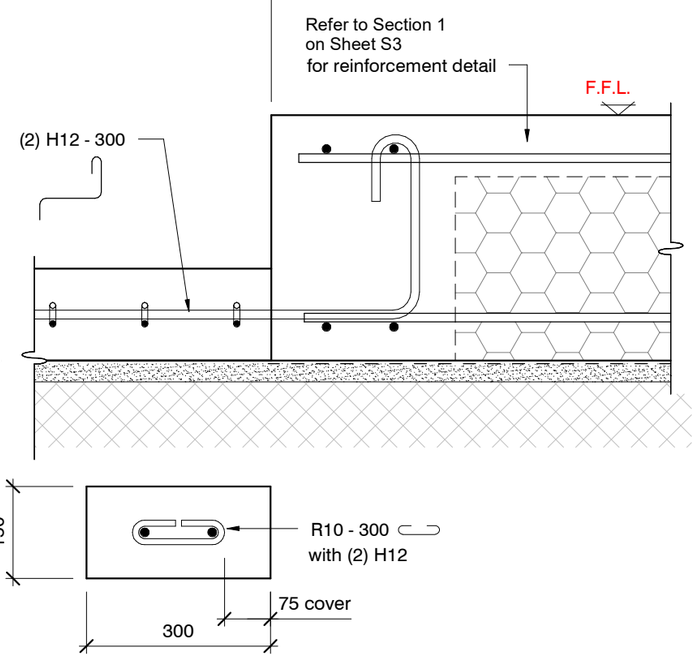
file 22008.116
dwg S4
rev. -

contractor shall verify all dimensions before commencing work



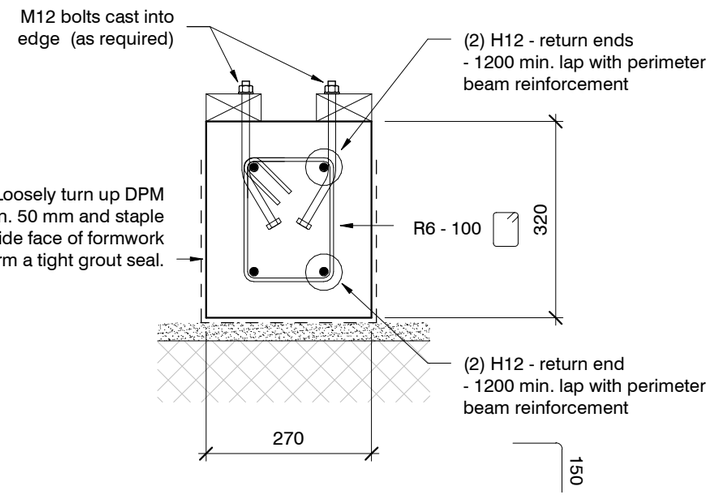
SECTION 5 / S2
1 : 10





a-a

SECTION 7 / S2 TYPICAL PAD
1 : 10



SECTION 6 / S2 TYPICAL WINGWALL
1 : 10

ORIGINAL SIZE = A3

revisions			
-	16.06.2022	Consent Issue
A	05.07.2020	Revised where it's clouded

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NNC DESIGN Ltd

NEW HOUSE

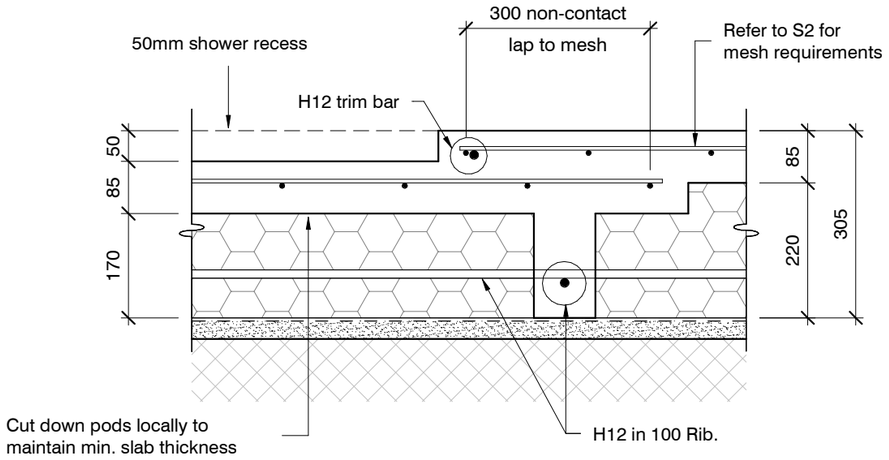
LOT 765 ROSEMERRYN SUBDIVISION, LINCOLN

Typical Foundation Sections

design	J. FARRÉS
drawn	C. DE MESA
appvd	M. CUSIEL
date	16 JUNE 2022

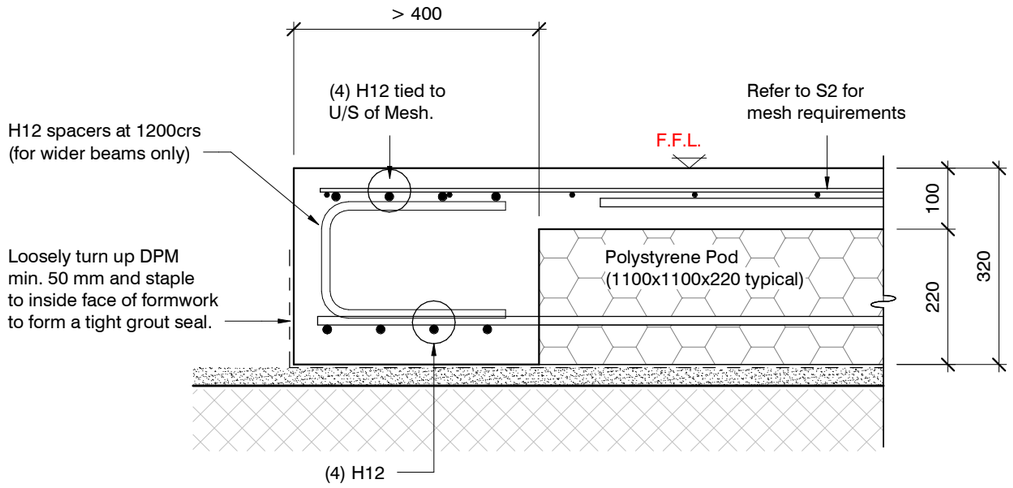
file 22008.116
dwg S5
rev. A

contractor shall verify all dimensions before commencing work



TYPICAL SHOWER RECESS

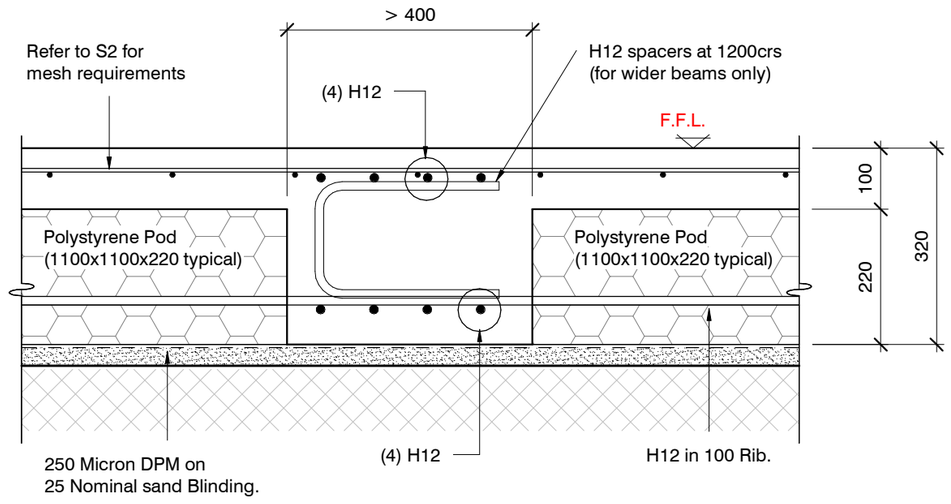
1 : 10



EDGE BEAM > 400mm IN WIDTH

1:10

if required



INTERNAL BEAM > 400mm IN WIDTH

1:10

if required

ORIGINAL SIZE = A3

revisions

-	16.06.2022	Consent Issue

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NEW HOUSE

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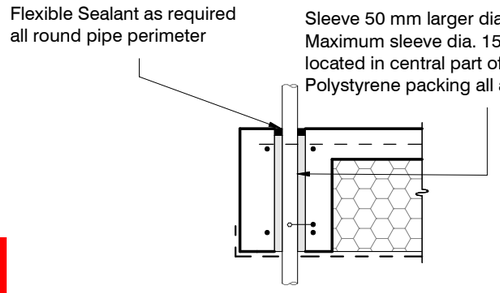
Typical Foundation Sections

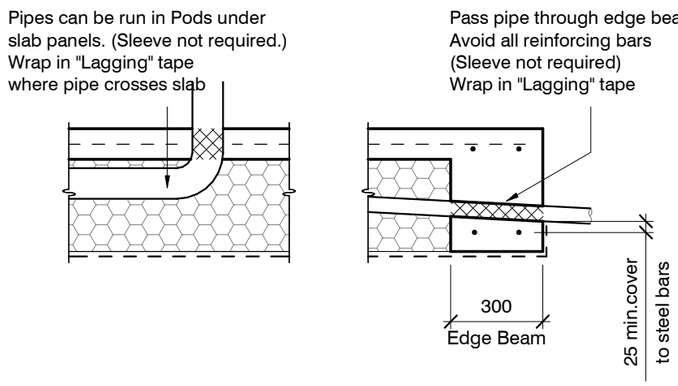
design	J. FARRÉS
drawn	C. DE MESA
appvd	M. CUSIEL
date	16 JUNE 2022

file 22008.116

dwg S6

rev. -

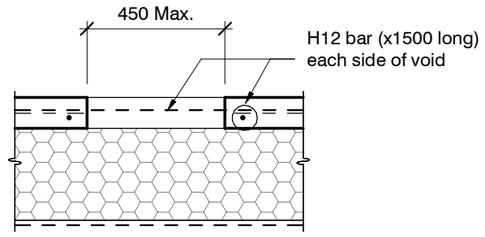




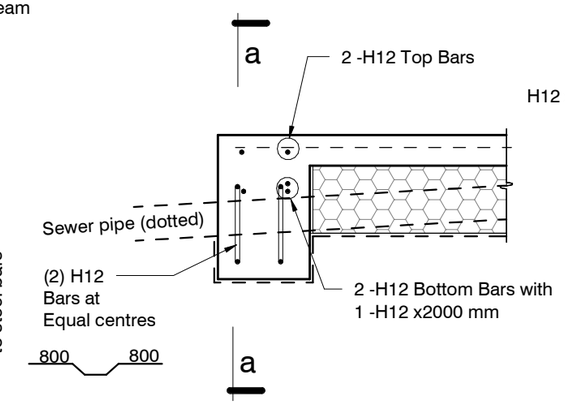
SLAB SERVICES PENETRATION DETAIL

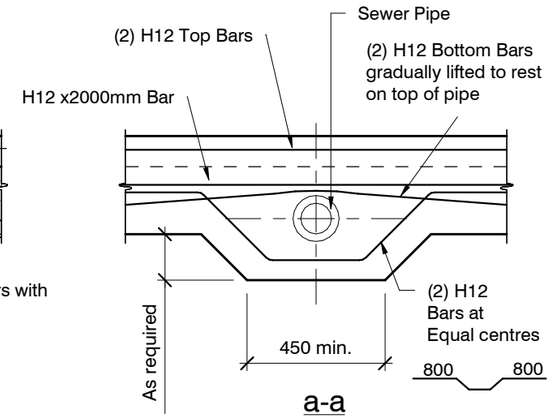
PIPE NOTE:
No separation required where
pipes are fully contained within slab.
Sleeve all drains that pass through the
base of the slab.

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

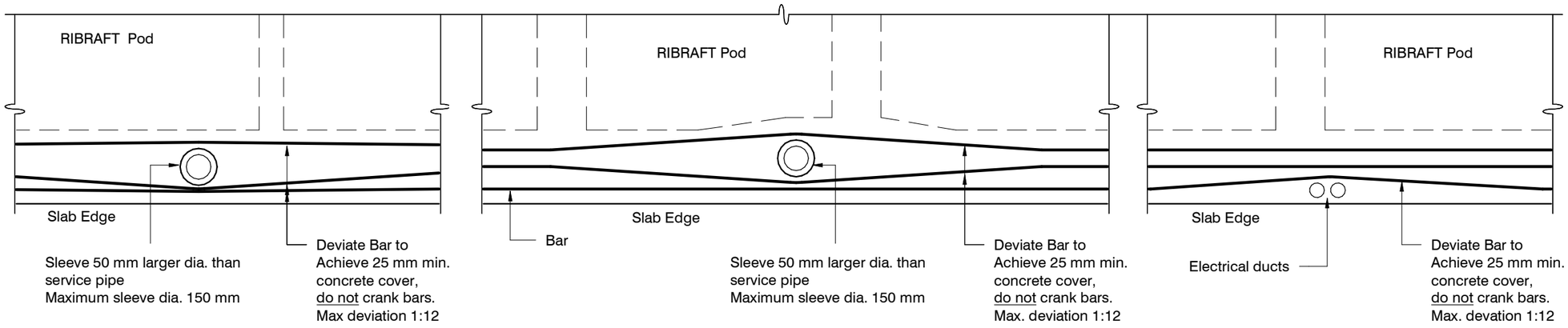


LARGE SLAB PENETRATION DETAIL





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



Do not cut longitudinal reinforcement bars.

FOUNDATION SERVICES PENETRATION DETAILING.

Services shall not run along ribs or edge beams.

ORIGINAL SIZE = A3

revisions

-	16.06.2022	Consent Issue

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NEW HOUSE

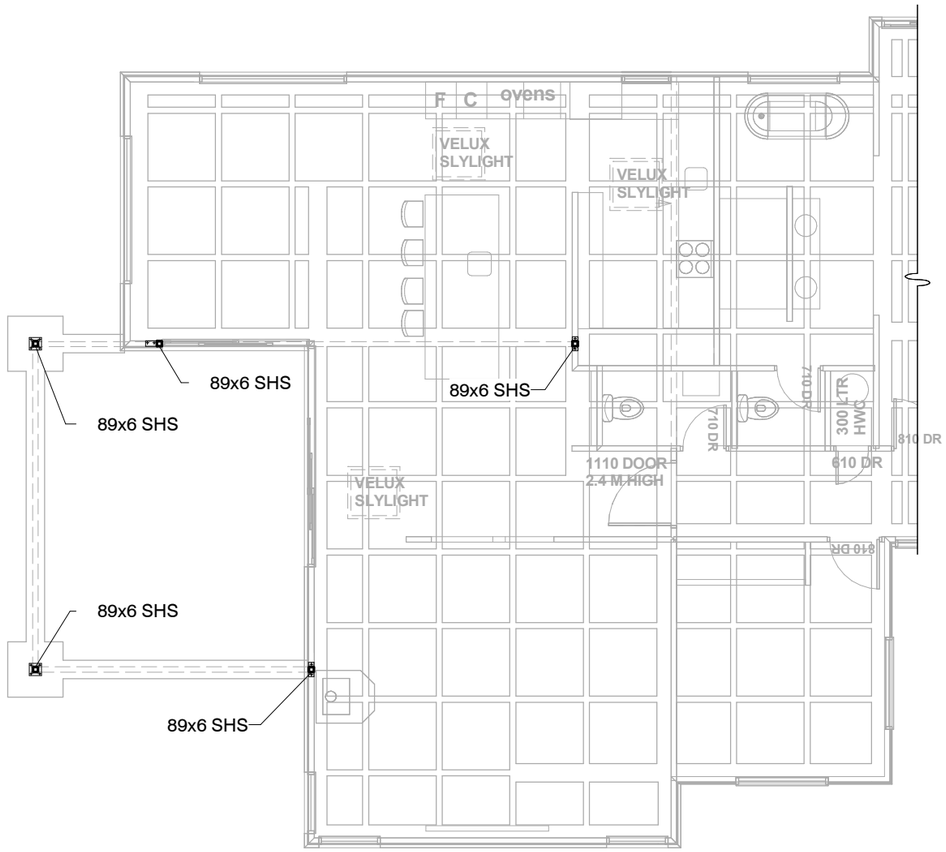
LOT 765 ROSEMERRYN SUBDIVISION, LINCOLN

Typical Services
Penetration Details

design	J. FARRÉS
drawn	C. DE MESA
appvd	M. CUSIEL
date	16 JUNE 2022

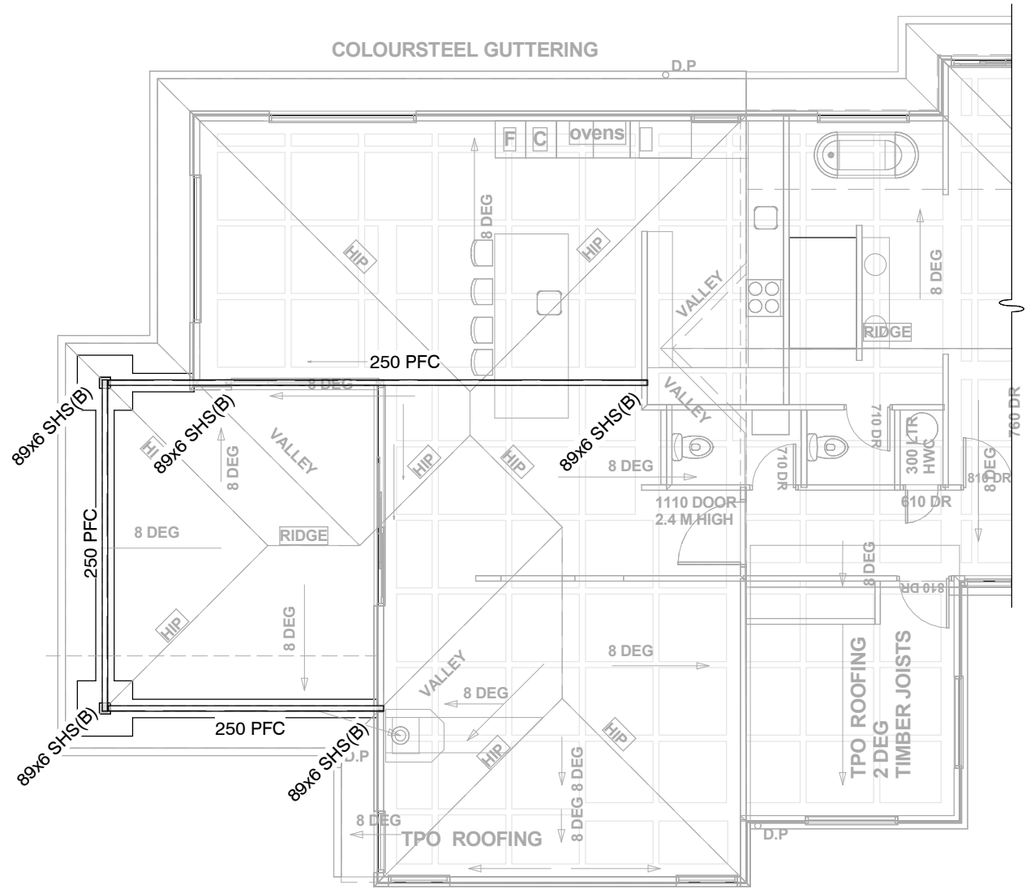
file 22008.116
dwg S7
rev. -

contractor shall verify all dimensions before commencing work



Ground Floor Plan

1 : 100



Roof Plan

1 : 100

ORIGINAL SIZE = A3

revisions

-	16.06.2022	Consent Issue
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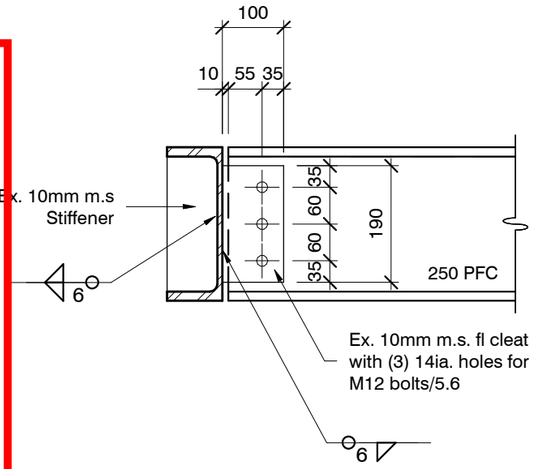
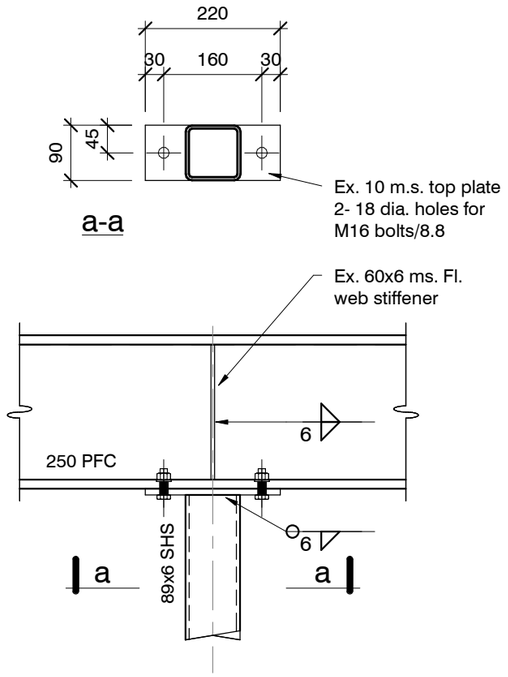
Framing Plans

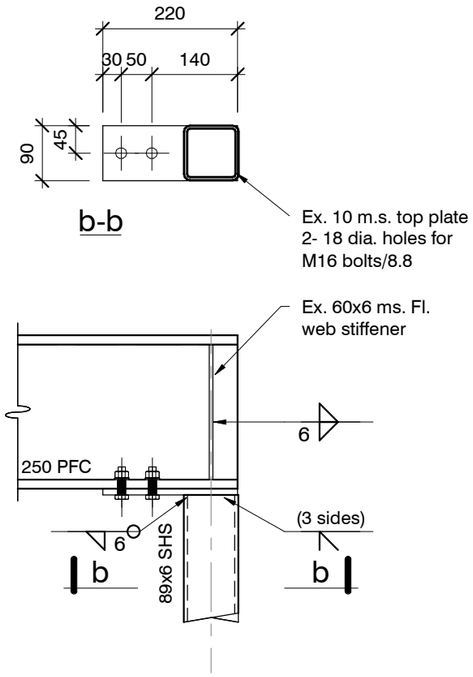
design M. CUSIEL
drawn R. MAIA
appvd M. CUSIEL
date 16 JUNE 2022

file 22008.116
dwg S8
rev. A

contractor shall verify all dimensions before commencing work

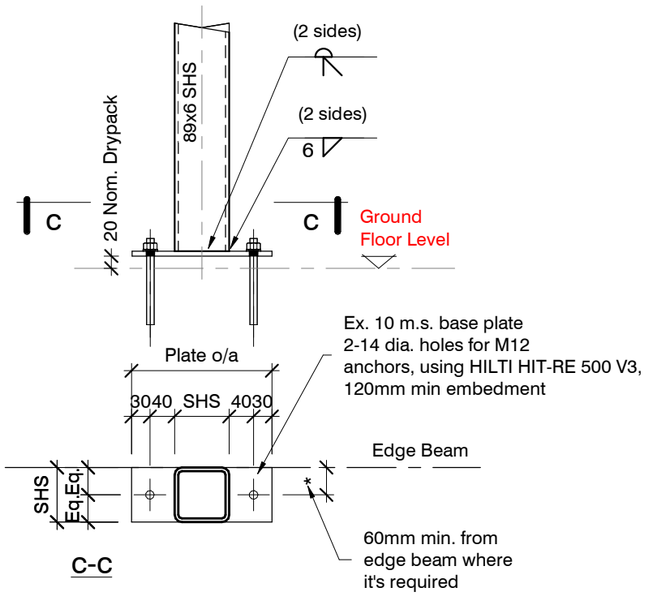


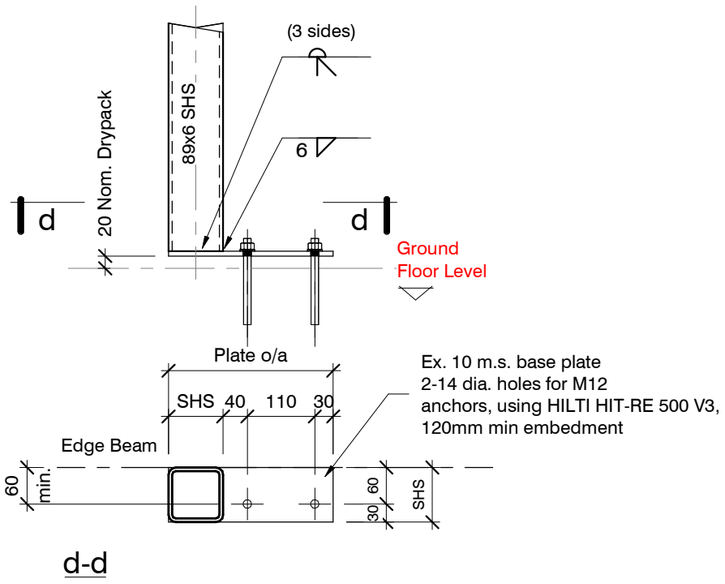


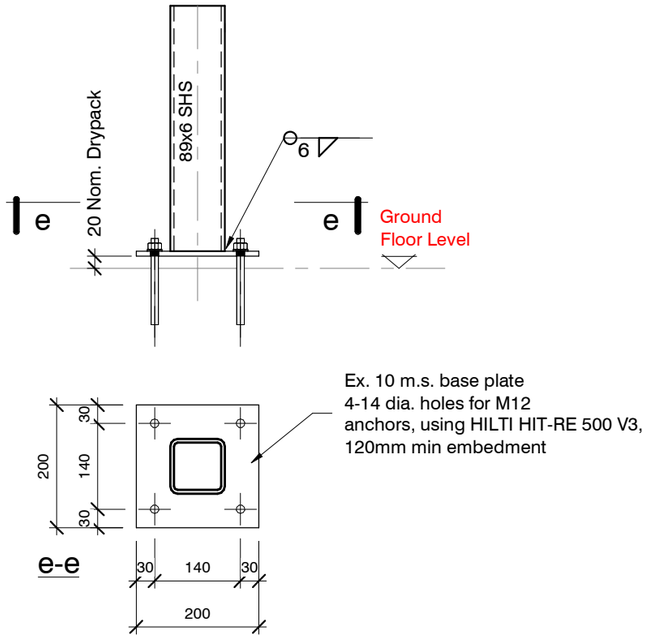


TYP. SHS to PFC Conection

1 : 10







TYP. SHS Post Baseplates

1 : 10

ORIGINAL SIZE = A3

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NEW HOUSE

LOT 765 ROSEMERRYN SUBDIVISION, LINCOLN

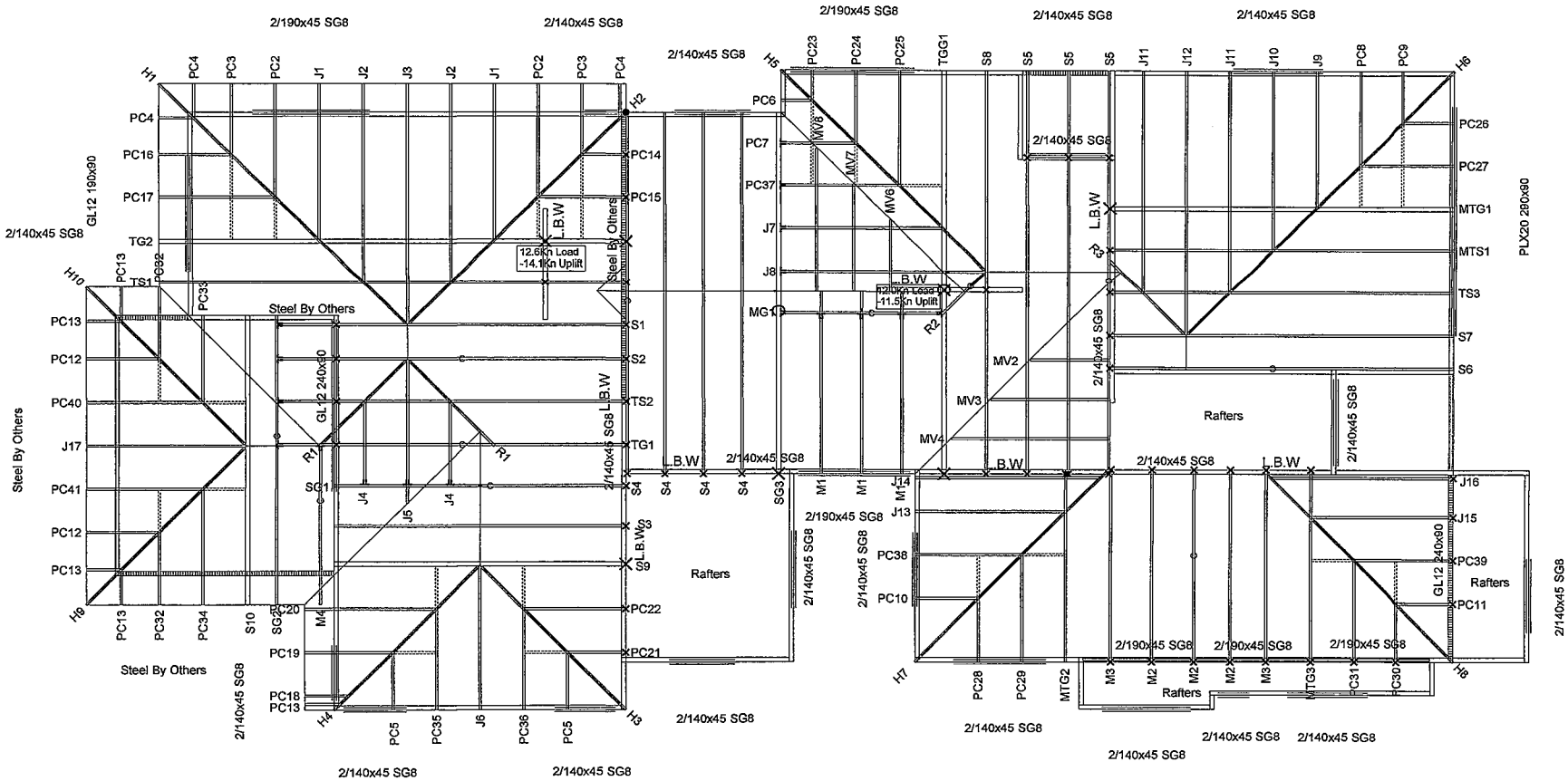
Structural steel Details

design	M. CUSIEL
drawn	R. MAIA
appvd	M. CUSIEL
date	16 JUNE 2022

file 22008.116

dwg S9

rev. A



L.B.W All Unmarked Trusses Sitting on Internal Load Bearing Walls Have Less Than 10Kn Load and -10Kn Uplift.

200mm Truss Heel Height

Customer	: Home Inventions
Site Address	: Lot 765 Rosemerryn Subdivision
	: Lincoln

Roofing	: Longrun
Pitch	: 8.00 Deg.
Spacing	: 900
Design Wind Velocity	: 44.00 m/s (Ult.)
Detailer	: <None>

Job Ref	1540
Scale	
Level	