

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.

PROPOSED NEW RESIDENCE

FOR

MUNRO

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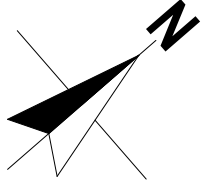


ARTIST IMPRESSION ONLY

IMPORTANT NOTE: ALL LANDSCAPING, PLANTING, LIGHTING AND FENCING IS SHOWN FOR IMAGING PURPOSES ONLY. REFER TO BUILDING CONTRACT AND "FIXTURES AND FITTINGS" FOR LANDSCAPING INCLUSIONS

<div> © Mike Greer Homes NZ Ltd PHONE: (03) 354 0166 FAX: (03) 354 0167 ADDRESS: Tower 2, 7 Deans Avenue, Addington, Christchurch 8011 WEB: www.mikegreerhomes.co.nz</div>	JOB TITLE: MUNRO	DRAWING TITLE: Cover Sheet	LEGAL DESCRIPTION: LOT: 8 DP: 348241 13 Hart Place, Lake Coleridge	LEGAL NOTES: 1. Subject to council approval 2. All measurements to be confirmed on site by the contractor prior to the commencement of work © 2017 Mike Greer Homes NZ Limited. All rights reserved. No part of this work covered by copyright may be reproduced or copied in any form or by any means without the written permission of Mike Greer Homes NZ Limited	DATE OF ISSUE: 05/07/2019	DESIGNER: Chelsea	SCALE:	SHEET:
					AMENDMENT DATE: 30/10/2019	TECHNICIAN: JC	JOB #	A0.01
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IMPORTANT NOTE: THE SCHEDULE OF FIXTURES AND FITTINGS TAKES PRECEDENCE OVER THESE DRAWINGS



GENERAL NOTES

Site Area	898m ² including access 813m ² excluding access
Floor Area over Framing	223.63 m ²
Floor Area over Foundation	223.63 m ²
Site Coverage Area (over Cladding incl. Covered Areas)	264.35 m ²
Site Coverage	32.52% - excluding access (40% Allowable)
Impervious Surface Area	62.36m ² (7.67% Excluding Dwelling & Garage)
Exposure Zone	B
Wind Zone	Very High (As per Engineers Calculations)
Earthquake Zone	3
Snow Zone	N4 - Exceeding 2kPa, Specific engineered design required
Territorial Authority	Selwyn District Council
Planning Zone	Living 1
General:	Concept subject to TA rules and regulations. All dimensions to be confirmed on site Concept may be subject to subdivision developer's approval
Foundation Type:	Enhanced NZS 3604:2011 (By Engineer) (Confirmed with Soil Report)
Site Information:	Position of road crossing, services locations, street trees, laneways, posts, parking bays, pedestrian islands etc is unknown - to be confirmed when information becomes available.
Landscaping:	This plan is indicative only. Landscaping to be confirmed by the client. All Fencing to comply with the relevant Covenants.
Boundary Information:	Confirmed with Certificate of Title
Site Levels:	Levels and other relevant site information for this site to be obtained and concept updated as required prior to a contract being signed
Site Services:	Stormwater: soak pit Sewer Connection: council connection at boundary Gas: Bottled
Historical Interest:	N/A
Existing Use Rights:	N/A
Flood Management Area:	N/A
Non Compliances Requiring RC:	N/A
Covenant Non Compliances:	N/A
Extras:	Fencing tbc

Decks:

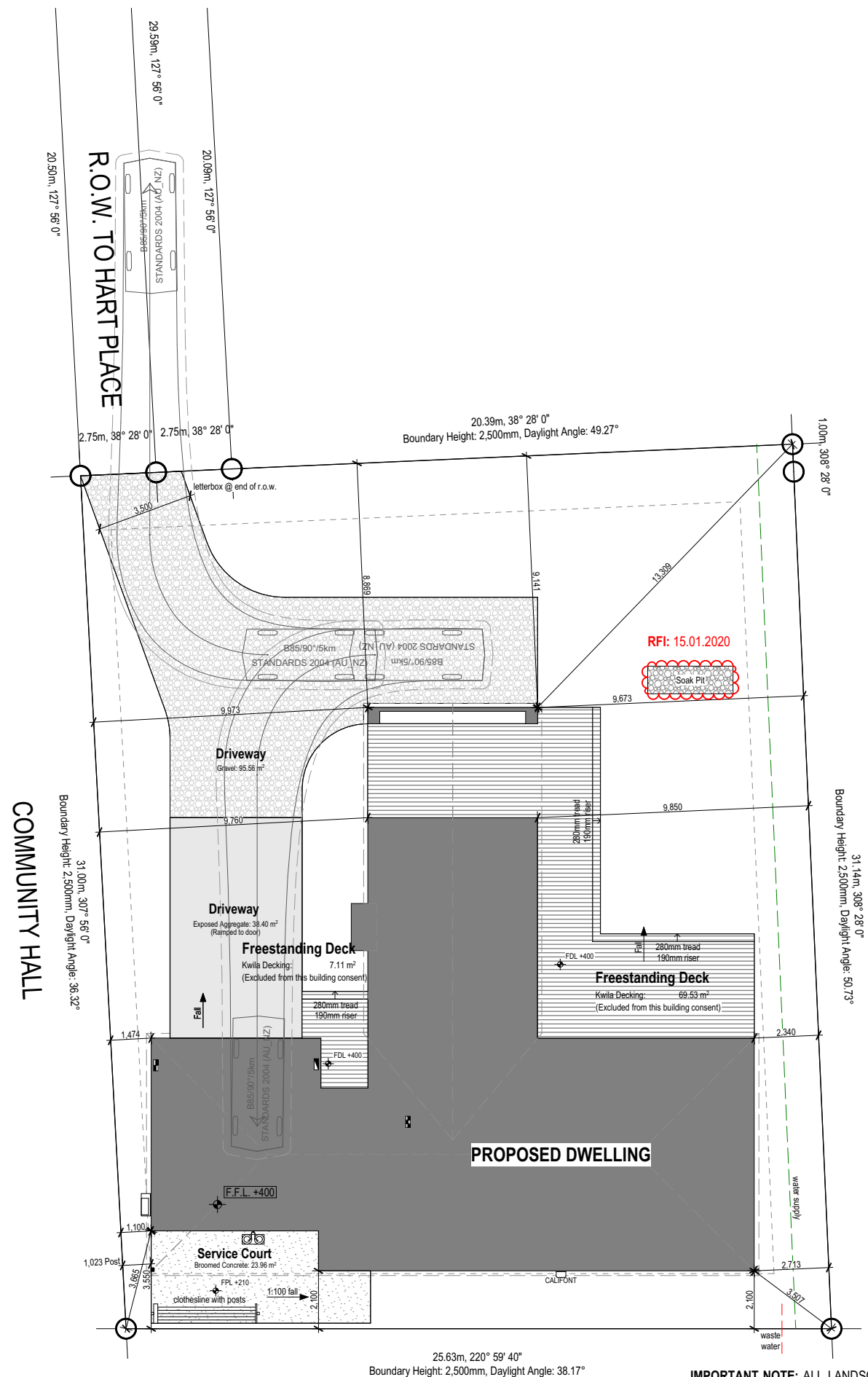
timber deck areas are to be freestanding elements - not connected to main building and under 1.5m in height therefore these are exempt from building consent application as per the Building Act 2004, Schedule 1. Deck & steps are however are to be constructed in full accordance with NZBC D1/AS1 4.1.1, 4.1.8, 6.0 & Fig. 26 and NZBC Simple House SH/AS1 Section 3.4

Steps & Paths:

A Step/s or appropriate landscaping is to be provided if drop from external doors is greater than 190mm from FFL to FGL. All access routes must provide a non-slip surface in accordance to NZBC D1/AS Table 2. Convey surface water from sealed drive to an appropriate approved outfall.

Hard Landscaping Falls:

- Driveway falls @ 1:100 min
- Service Court Area falls @ 1:100 min



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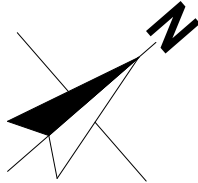
<div></div> <div>© Mike Greer Homes NZ Ltd</div> <div>PHONE: (03) 354 0166 FAX: (03) 354 0167</div> <div>ADDRESS: Tower 2, 7 Deans Avenue, Addington, Christchurch 8011</div> <div>WEB: www.mikegreerhomes.co.nz</div>	<div>JOB TITLE:</div> <div>MUNRO</div>	<div>DRAWING TITLE:</div> <div>Site Plan</div>	<div>LEGAL DESCRIPTION:</div> <div>LOT: 8 DP: 348241</div> <div>13 Hart Place, Lake Coleridge</div>	<div>LEGAL NOTES:</div> <div>1. Subject to council approval</div> <div>2. All measurements to be confirmed on site by the contractor prior to the commencement of work</div> <div>© 2017 Mike Greer Homes NZ Limited.</div> <div>All rights reserved. No part of this work covered by copyright may be reproduced or copied in any form or by any means without the written permission of Mike Greer Homes NZ Limited</div>	<div>DATE OF ISSUE:</div> <div>05/07/2019</div>	<div>DESIGNER:</div> <div>Chelsea</div>	<div>SCALE:</div> <div>1:200</div>	<div>SHEET:</div> <div>A1.01</div>
				<div>TECHNICIAN:</div> <div>JC</div>	<div>JOB #</div> <div>CT5958</div>			
	<div>AMENDMENT DATE:</div> <div>30/10/2019</div>	<div>VERSION:</div> <div>V4</div>	<div>CODE:</div> <div>3</div>					
	<div>IMPORTANT NOTE: THE SCHEDULE OF FIXTURES AND FITTINGS TAKES PRECEDENCE OVER THESE DRAWINGS</div>							



Main Contractor to provide site specific Health & Safety policy which is to be viewed & signed by all persons entering the site.

Please Note: An on-site inspection will be completed prior to construction stage with appropriate control measures to protect stormwater drains installed where relevant.





FOUNDATION NOTES:

Foundation & Slab:
All foundation footing sizes, reinforcing & backfill will be as per the Structural Engineers design.

Slab Thickening as per truss design

Foundations & Plumbing:
WC riser locations have a typical offset of 140mm from internal line of framing to center of waste. (Manufacturers technical specifications should be consulted to confirm offset)

Vanity & Tub riser locations have a typical offset of 45mm to centre line of wall framing to centre of waste.

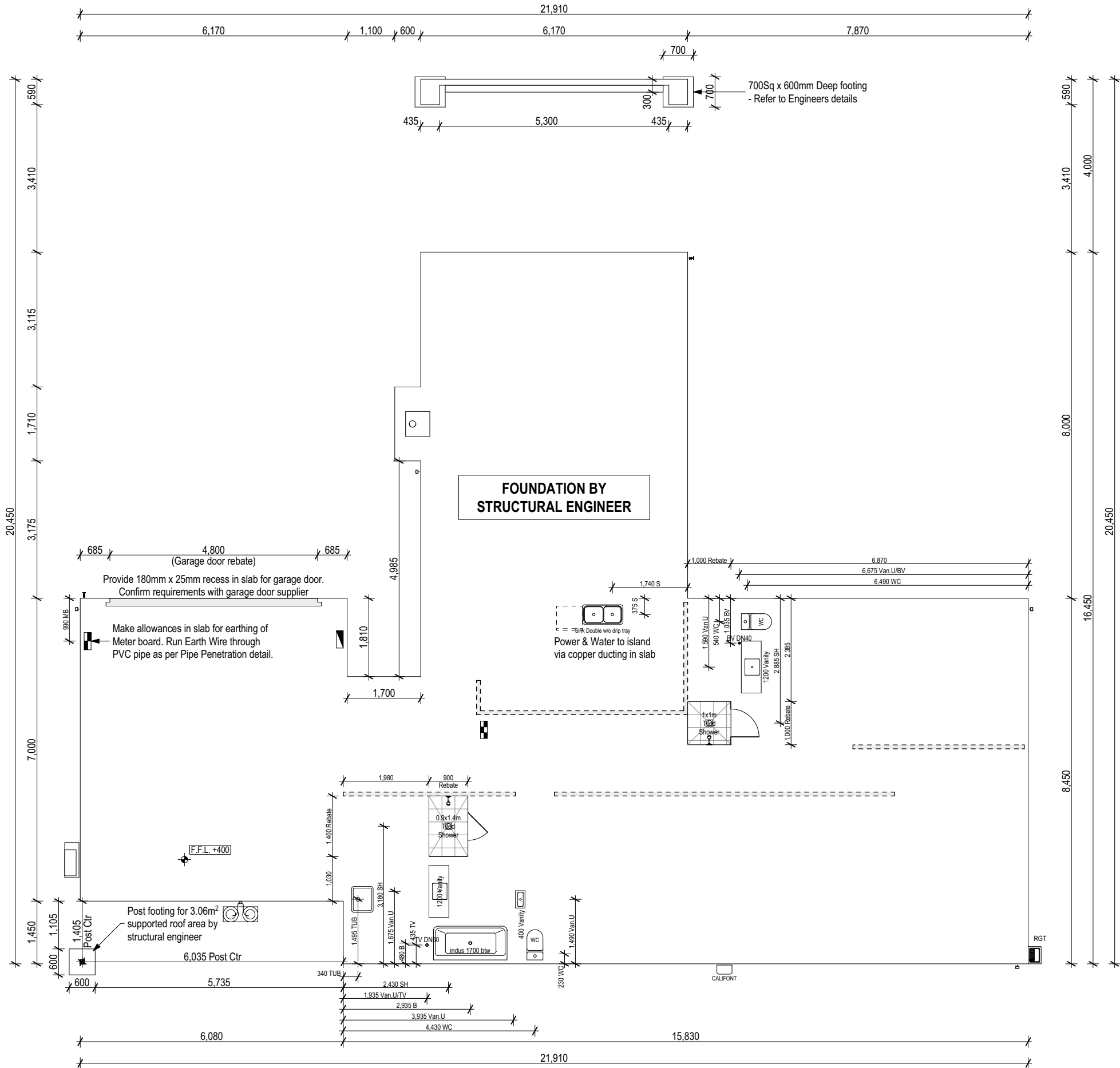
Important Note: Confirm layout of fittings of kitchen & bathroom etc. before foundation commences.

Mesh in floor slab must be earthed. Earth with 16mm REO rod brought up into garage wall below meter box & wired to the mesh. At prewire, connect a clamp & piece of wire to rod & earth to the meter box.

Ground Clearances:
Minimum heights of concrete slab on ground above surrounding ground levels to be:

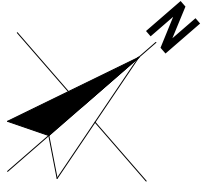
50mm to sealed surface & 225mm to unsealed ground as per NZBC E2

Finished floor level to be 150mm minimum above crown of road as per NZBC E1/AS1.



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LEGEND

Ref	Fixture	Waste Size	Gradient
WC	Water Closet	100mm	1:60
B	Bath	65mm	1:40
SH	Shower	65mm	1:40
S	Kitchen Sink + DW	65mm	1:40
Van.U	Vanity Unit	65mm	1:40
TUB	Laundry Tub + WM	65mm	1:40
WM	Washing Machine	Discharge to TUB	
RGT	Relief Gully Trap		
TV	Terminal Vent	50mm	
BV	Branch Vent	40mm	
DP	Downpipe	75x55mm	
IP	Inspection Point		
HT	Hose Tap		

- 100mm uPVC surface water drain at 1:100 gradient to soak pit. (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

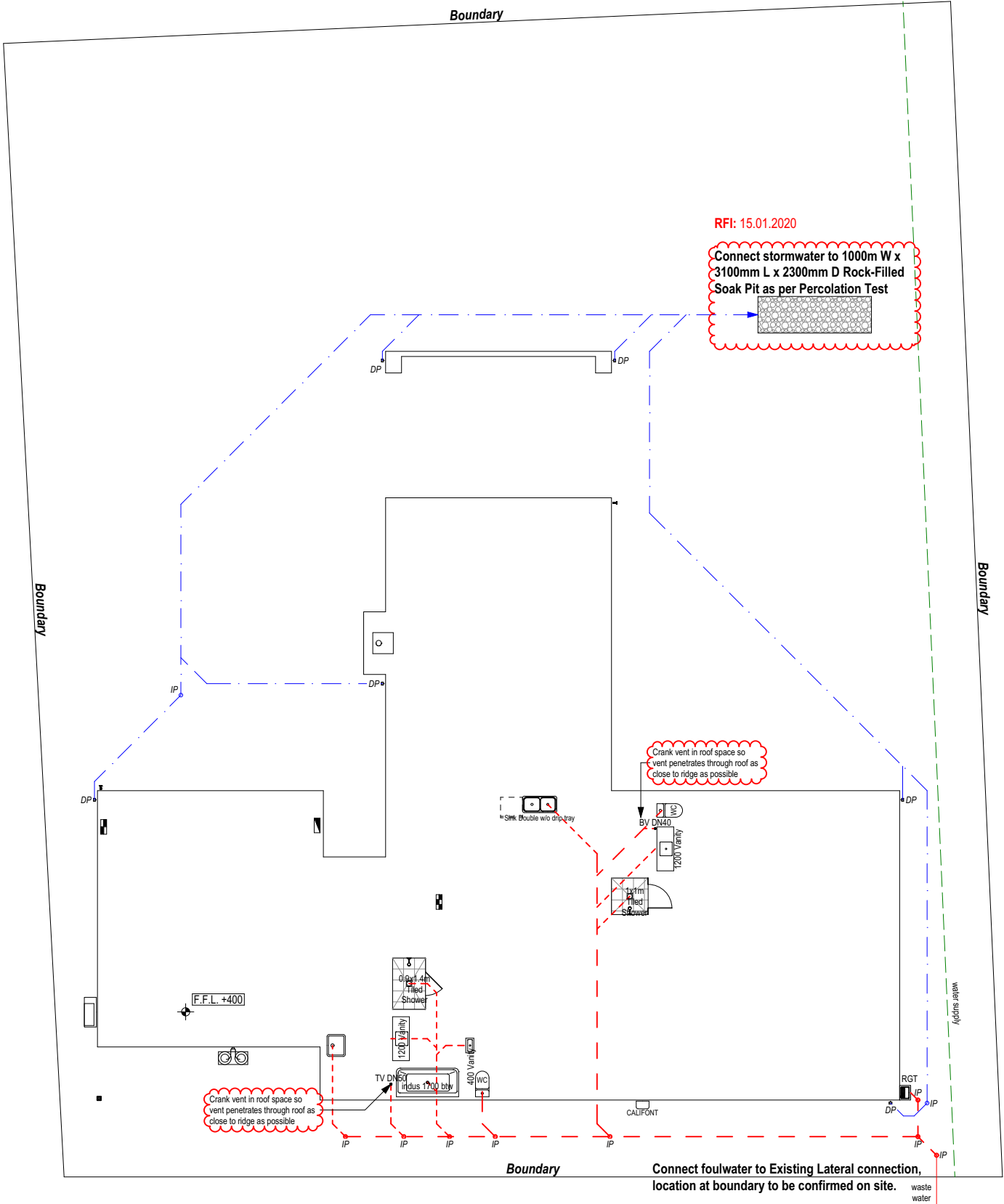
NOTE:

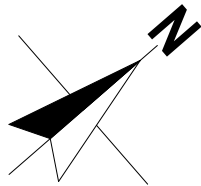
Relief Gully Trap is to be positioned so that the top of the gully dish is no less than 150mm below the overflow level of the lowest sanitary fixture served by the drainage system.
Position of drain connections at street laterals to be confirmed on site.
Allow to thermally insulate all exterior pipework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

GENERAL NOTE:

All plumbing and drainage to comply with Acceptable Solutions AS/NZS 3500 by qualified tradesperson.
Allow to check all dimensions and falls of drains onsite prior to installation.
Use 75x55mm dia downpipes. 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.

KEY	
Meter Board	
Distribution Board	
Comms Panel	
Gully Trap	
Hose Tap	
Downpipe	
External Heat Pump	
2x45kg Gas Bottles	
Gas Califont	





GENERAL NOTES

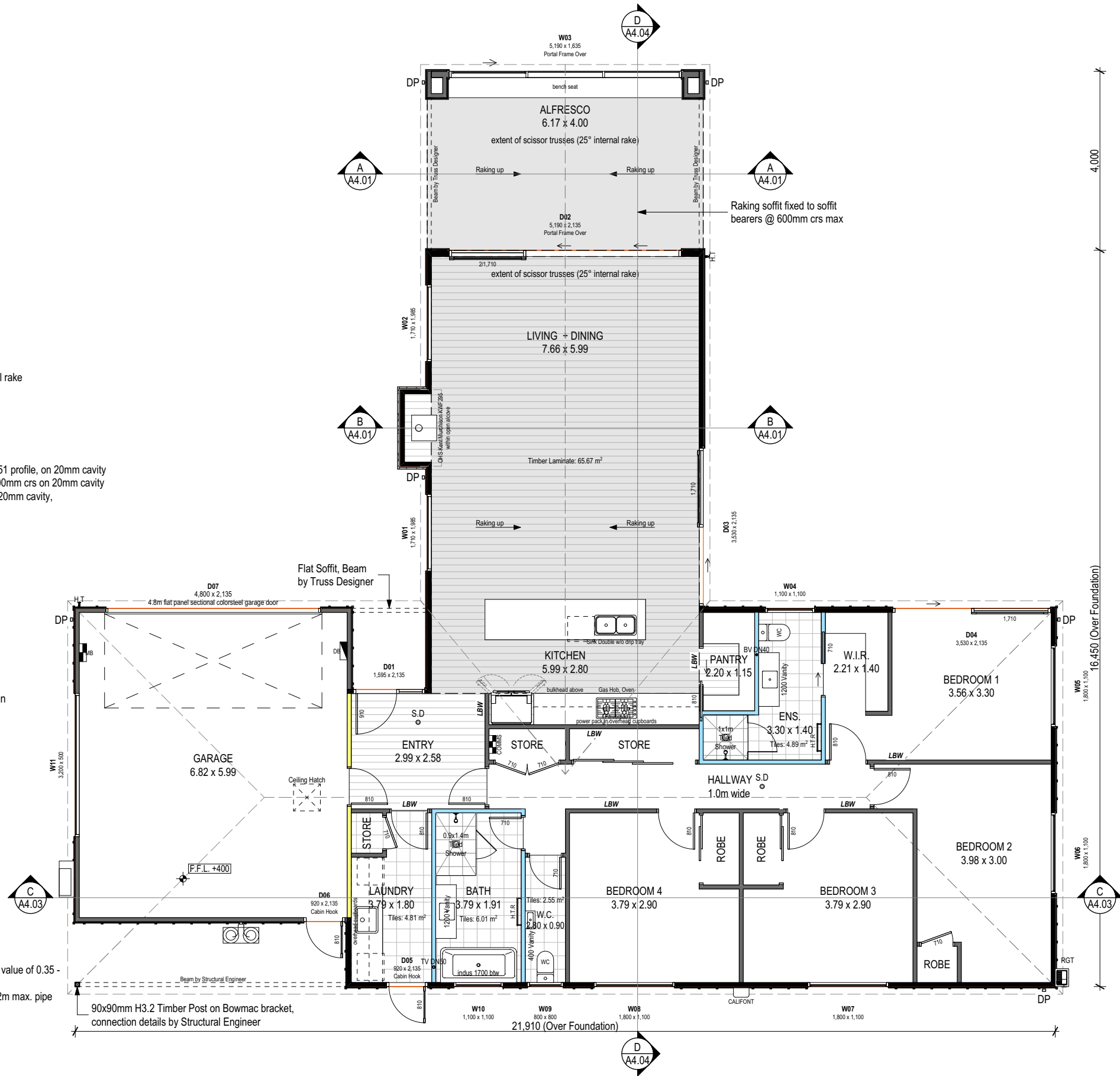
Perimeter (Over Foundation)	81,54m
Roof Pitch	35° 40°
Eaves Width	150mm to 40° roofs 170mm to 35° roofs for soffit heights to match
Gable Width	150mm
Height To Underside Of Truss	2455mm
Soffit Height	2135mm
Soffit Type	Flat, raking to alfresco (scissor trusses)
Raking ceiling	Scissor trusses to living, dining & kitchen - 25° internal rake
Internal Door Leaf Height	Standard
Ceilings	GIB
Ceiling Battens	35mm Metal ceiling battens @ 400mm crs
Wall Cladding Materials	JSC Cedar Vertical Shiplap weatherboards, 135mm J51 profile, on 20mm cavity Board & Batten - plywood sheet, vertical battens @ 400mm crs on 20mm cavity Classic Stone riverstone on 9mm BGC Stonesheet & 20mm cavity, not rebated foundation
Roofing Materials	Longrun colorsteel Trimline
Heating:	OHS Kent Murchison Wood Fire Ducted Heat Pump Refer to specifications for more information.
Ceiling Vents:	Bathroom & Ensuite to vented directly to exterior Laundry Room/Area to vent directly to exterior (unless opening window) Range Hood to exit through fascia vent
Smoke Alarms:	Required within 3m of all sleeping areas, change in level & entry/exits as per NZS 4514 & BRANZ Bulletin No 606
Engineering:	Bracing Chimney framing & Lintel Post footing & Beam connection details Beams Truss fixings - as indicated on truss design Enhanced NZS:3604 foundation Snow Zone Lee Zone D07 uplift fixing
Extras:	overhead cupboards to laundry indus 1700 btw bath powerpack in overhead cupboards with bulkhead to kitchen OHS Kent Murchison Wood Fire mantle above, wood stacks either side bench seat to alfresco area

ADDITIONAL FLOOR PLAN NOTES:

- All glazing to comply with NZS4223
- All hard floor finishes to comply with NZBC D1/AS Table 2. Floor tiles to be non-slip & have a slip coefficient value of 0.35 - 0.65 for grit finished ceramic tiles.
- Hot water pipes to be sized according to NZBC G12 & NZS4305:1996. Mains pressure: 15mm dia. allows 12m max. pipe length. Pipe length beyond this must be lagged.
- Satin enamel wall finish to bathroom, ensuite & those walls adjacent to sinks etc. in kitchen & laundry.
- Impervious Lining to be used above basins, vanities & benches. Bottom edge to be filled with fungus/mold resistant sealant.

WATER PROOFING MEMBRANE NOTE:

Selected waterproofing membrane required to bathrooms.



KEY	
Meter Board	
Distribution Board	
Comms Panel	
Gully Trap	
Hose Tap	
Downpipe	
External Heat Pump	
2x45kg Gas Bottles	
Gas Califont	



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JOB TITLE:

MUNRO

DRAWING TITLE:

Floor Plan

LEGAL DESCRIPTION:

LOT: 8 DP: 348241
13 Hart Place, Lake Coleridge

LEGAL NOTES:

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IMPORTANT NOTE: THE SCHEDULE OF FIXTURES AND FITTINGS TAKES PRECEDENCE OVER THESE DRAWINGS

LINTELS & LINTEL FIXING TYPES

Lintels as per Truss Design & Fixings as per Lumberlok Lintel Fixing Schedule. Refer Lumberlok Schedule attached.

LINTEL SIZES		FIXING TYPES	
A	150x90	Hy90	E = 1.4 kN
B	240x90	PL12	F = 4.0 kN
C	290x90	PL12	F = 4.0 kN
D	300x90	Hy90	G = 7.5 kN
E	315x90	PL12	H = 13.5 kN

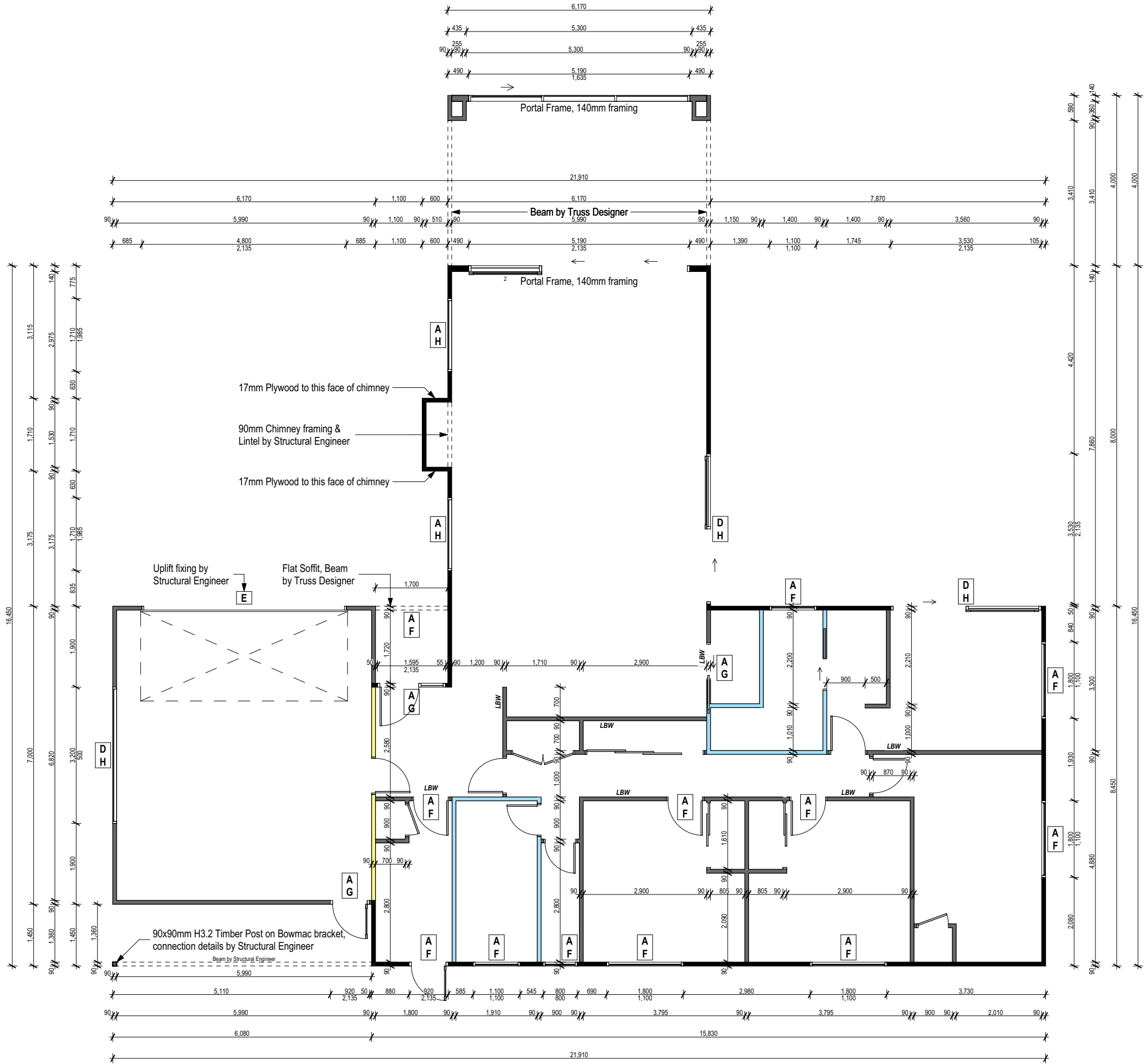
Lintel Sizes as per truss design - Truss Design to take precedence over these drawings.

KEY	Lintel - #	Lintel Type
	Fixing - #	Lintel Fixing Type

KEY

- Indicates insulated wall (R2.6 Batts)
- Indicates non-insulated wall
- Indicates insulated wall (R2.6 Batts)
- Indicates Aqualine lined wall

L.B.W = Load Bearing Wall



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GENERAL NOTES:

Floor area over framing:	223.63m²
Insulation:	R2.6 Exterior walls (+ interior garage walls) R3.6 Ceiling (excluding garage)
Stud Heights: In Very High windzone.	
Typical stud height: Single Storey 2455mm to underside of truss.	90x45mm SG8 @ 400mm crs max. 140x45mm SG8 @ 600mm crs max. Unless noted - All Dwangs @ 800mm crs
Dwangs:	
Dwangs by Wall Cladding Type:	Vertical Shiplap Weatherboards to have Dwangs @ 480crs
Dwangs to Tiled Areas:	All tiled areas to have dwangs @ 600mm crs, studs at 400mm crs max. (Excludes skirting/upstands)
Lintels:	
Window lintel height:	2135mm
Internal door leaf height:	Standard
General Notes:	- (If not noted on framing plan). All exterior window & door lintels by truss manufacturer - Internal non-loadbearing walls to be SG8 graded. - All dimensions to be confirmed on site.
Sizing of timber plates	
Bottom Plate	45mm thick, width to match stud. SG8, H1.2, Pinus Radiata
Top Plate	45mm thick, width to match stud. Additional top plate 35mm thick, 90mm wide if 140mm wall, 140mm wide if 140mm wall. SG8, H1.2, Pinus Radiata
Top Plate Note:	
If Bracing lines are over 5m apart, then top plates to be:140mm (If 90mm wall) 190mm (If 140mm wall).	

SCHEDULE OF FRAMING TIMBERS - GRADING AND TREATMENT

Wall framing	
Exterior walls & lintels	SG8, H1.2, Pinus radiata
Interior walls (loadbearing)	SG8, H1.2, Pinus radiata
Interior walls (non-loadbearing)	SG8, H1.2, Pinus radiata
Cavity battens:	
-Dry Cavity	SG8, H3.2, Pinus radiata

FIXING SCHEDULE:

Joint: Fixing:	
Exterior Bottom plate to concrete floor (Non-braced):	Pryda Bottom Plate Anchors with 75x4mm dia. concrete nails adjacent to anchor 70mm min from edge of slab. as per manufacturers specifications. @ 900mm crs. max as per NZS3604:2011.Refer to bracing plan for additional hold down fixings.
Interior bottom plate to concrete floor:	75 x 3.8mm shot fired fastenings with 16mm washers @ 600mm crs, within 150mm each end of plate.Refer to bracing plan for additional hold down fixings.
Stud to Bottom or Top plate:	2/90 x 3.15 end nails + 2/wiredogs (Or Alternative 4.7kN Fixings).
Dwang to stud:	2/100 x 3.15mm skewed nails
Fish plate to Straightened stud:	4/60 x 2.8mm nails each side
Half Joint in top Plate:	4/100 x 3.15mm skewed nails
Lintel to trimming Stud:	4/100 x 3.15mm skewed nails
Standard soffit stringer to stud:	2/100 x 3.75mm nails
Sill trimmer to trimming stud for:	
- Trimmer not exceeding 2400mm	2/100 x 3.75mm end nails
- Trimmer not exceeding 3000mm	3/100 x 3.75mm end nails
- Trimmer not exceeding 3600mm	4/100x3.75mm end nails
Double top plate to top plate:	2/100 x 3.75mm @ 500mm crs
Trimming studs together at openings,	
Studs & blocking at wall intersections:	100 x 3.75mm nails @ 600mm crs
Trimming Stud to Doubling	
Stud immediately under lintels:	
Trusses to Top Plate:	2/100 x 3.75mm nails Refer to truss design (Or 2/90mm x 3.15mm skew nails plus 2/wiredogs. (Alt. fixing 4.7Kn)
Ceiling battens to Truss bottom chord:	2/75 x 3.15mm nails @ 400mm crs
Outrigger to Truss/Rafter:	2/90 x 3.15mm skew nails & 2/wire dogs each side
Flying Rafter to Outrigger:	2/100 x 3.75mm end nails
Outrigger Blocking to Top Plate:	4/100 x 3.75mm skewed nails
Purlins to Truss:	1/10g self drilling screw, 80mm long
Roof framing	
Roof trusses - typical	SG8, H1.2, Pinus radiata
Gable end truss	SG8, H1.2, Pinus radiata
Coved or attic trusses	SG8, H1.2, Pinus radiata
Purlins/Battens	SG8, H1.2, Pinus radiata
Valley boards, barge boards	SG8, H3.2, Pinus radiata
Windows	
Framing and reveals	Dressed, H3.1, Pinus radiata

Roof Cladding:

Selected 35°, 40° pitch Colorsteel Trimline with 150, 170mm overhang (150mm in gables) over self supporting underlay on 70x45mm H1.2 purlins depending on gauge @ 900mm crs on approved nail plate russes @ 900 crs max. 185mm Colorsteel Fascia.

Proprietary Colorsteel spouting with concealed brackets @ 800mm crs max & snow straps, fixed to Colorsteel fascia. (5,550mm² cross sectional area to spouting). With 75x50mm Colorsteel Downpipes.

All roof penetrations shall be flashed as per NZBC E2/AS1 external moisture section 8.4 profiled metal roof cladding (8.4.17 Roof Penetrations) as shown in figure 53 & 54

All Flashings to be 0.55 BMT Colorsteel fixed in accordance with NZS3604:2011 and meeting the durability requirements of NZBC E2/AS1 Table 20.21.22

Roof Framing:

All trusses to be designed & approved by a qualified truss manufacturer able to issue a producer statement prior to building consent approval, which shall guarantee satisfactory performance within the parameters of this design. The truss system design shall include bracing in accordance with NZS3604:2011.

Pitching height to be set at 2455mm above FFL

Raking ceiling on Scissor trusses to living, dining & kitchen - 25° internal rake

Raking soffit on Scissor trusses to alfresco - 25° internal rake

FIXING NOTES:

Purlins fixed to trusses with 1/10g x 80mm self-drilling screw or 2/100 x 3.75mm skewed nails & /wire dog. Top & bottom purlins shall be @ 600mm crs.

Gable end raking verge: H1.2 70x45mm purlins @ 900mm crs, cantilevered 150mm. Fix to trusses with 1/10g x80mm self-drilling screw. Continued back over min 3 trusses.

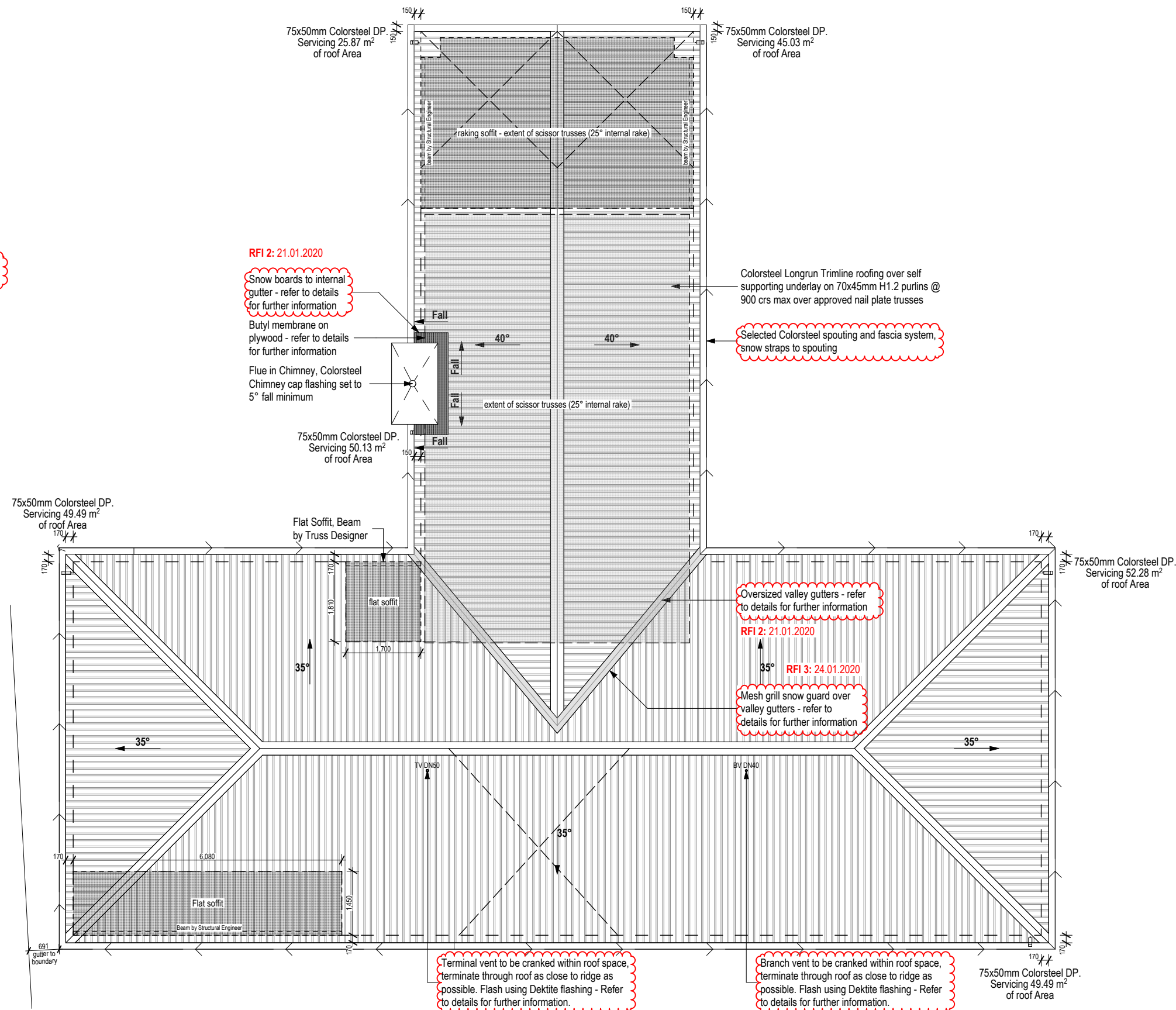
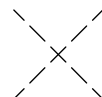
Selected nail plate trusses @ 900mm crs max. fixed to top plate with 2/100 x 3.75mm skewed nails & 2/wiredogs each side.

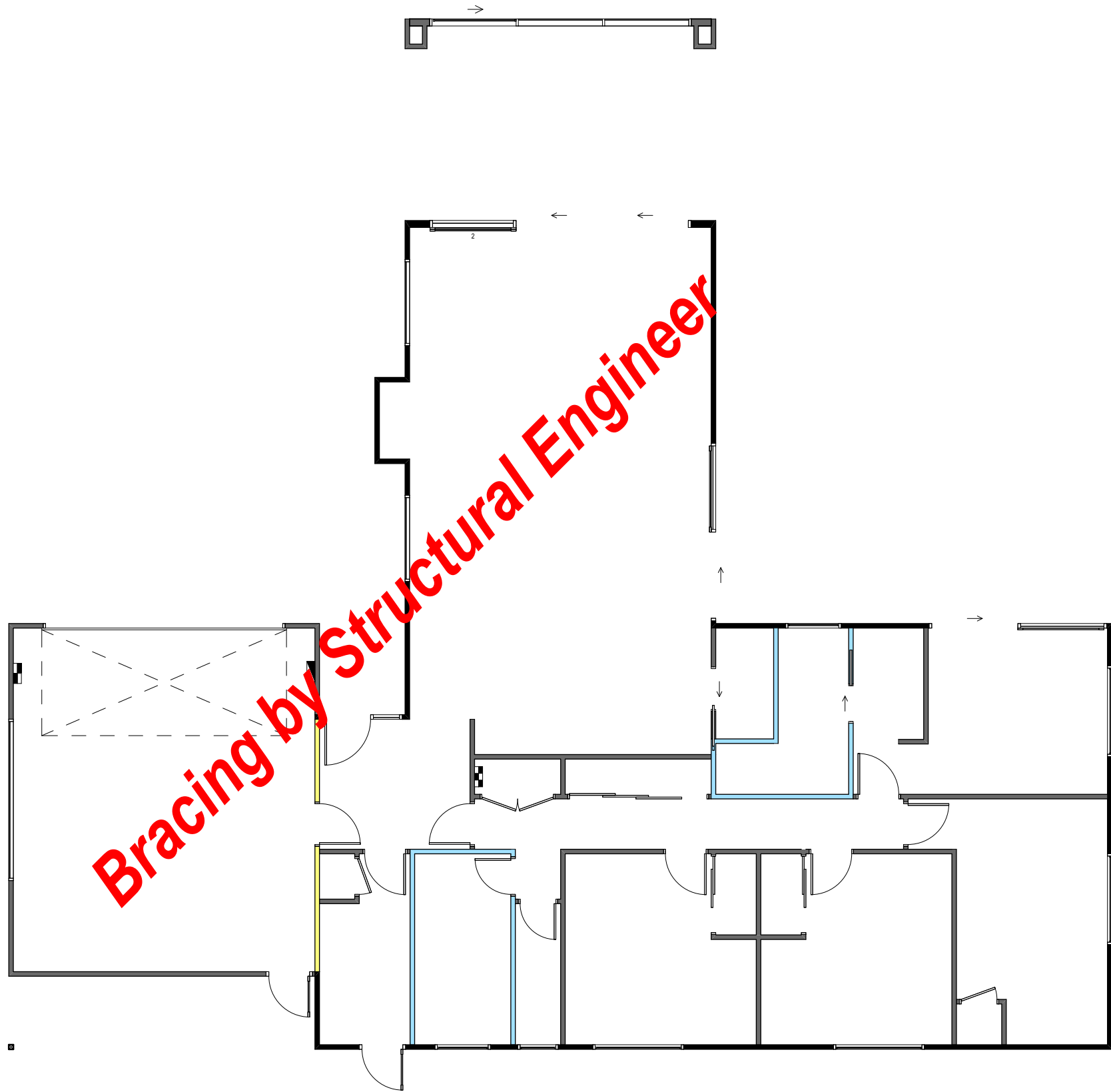
Roof bracing to be 8.0kN diagonally opposed intersecting steel straps fixed to top chord & top plate as per NZS3604:2011, Section 10.3, 10.4 as per to truss manufacturer's design.

GENERAL KEY:

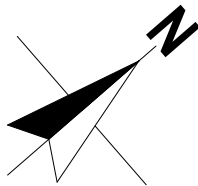
LUMBERLOK Strip roof bracing as per truss design:

Gutter Fall: _____





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ELECTRICAL NOTES

Allow for single switched powerpoint for standard appliances: Fridge, Dishwasher, Waste Disposal, Rangehood, Hob, Oven, Refer to kitchen design for layout and positions of kitchen area sockets etc. All power points are indicative only and must be positioned and confirmed on site by architect and/or owner.

All electrical installations to be in accordance with NZECP 51:2001

Mesh in floor slab must be earthed, earth with 16mm REO rod brought up into garage wall below meterbox and wired to the mesh. At prewire, connect a clamp and piece of wire to rod and earth it to the meterbox.

Where downlights are to be installed, only CA 80, CA 135, IC or IC-F downlights are permitted in private or rental dwellings. (Note that IC downlights can only be used with insulation that passes the needle flame test of AS/NZS 60598 2.2 clause 11.5). Recessed downlights that are not labelled as above are not permitted to be installed into residential buildings.

Total of 20 lux of illuminance for the total wattage required per m2 of floor area as shown in NZBC G8 / AS1 Table 1.

Lighting and electrical by others, all positions and types to be selected and confirmed by client with contractor unless noted otherwise.

Mechanical ventilation in housing removing moisture shall be vented outside (includes wet areas & cooker hoods). Refer to NZBC G4/AS1 1.3.C.ii, Mechanical Ventilation to be 150 dia 230 Cu M/H inline fan ducted to fascia vent. Auto extractor fans shall terminate through fascia vent with an extraction rate as set out in NZBC G4.

All smoke alarms are to comply with NZBC F7 and be manufactured to at least one of: AS 3786, ISO 12239 or BS EN 14604, Required within 3m of all sleeping areas, change in level & entry/exits as per NZS 4514 & BRANZ Bulletin No 606

Downlights shall be CA80 check the insulation manufacturers instructions to ensure their product is safe when installed along side proposed downlights

Ducted HP system

GENERAL PLACEMENT NOTES

Powerpoints typically 300mm from nearest corner & 300mm from FFL unless otherwise noted.

Powerpoints in wet areas to be 1,200mm high from FFL and vertically fixed unless otherwise noted.

Powerpoint for heater to be located 300mm below finished ceiling level

Powerpoints in kitchen to be 1000mm high from FFL

Light switches typically 150mm from nearest corner or door frame & 1,200mm from FFL unless otherwise noted.

HWWC switch 300mm above FFL

Laundry Power Point 1000mm above FFL

SERVICES

- Gas - Bottled
- Gas Hot Water

NOTE:
House to be wired for alarm with key pad at entrance and garage

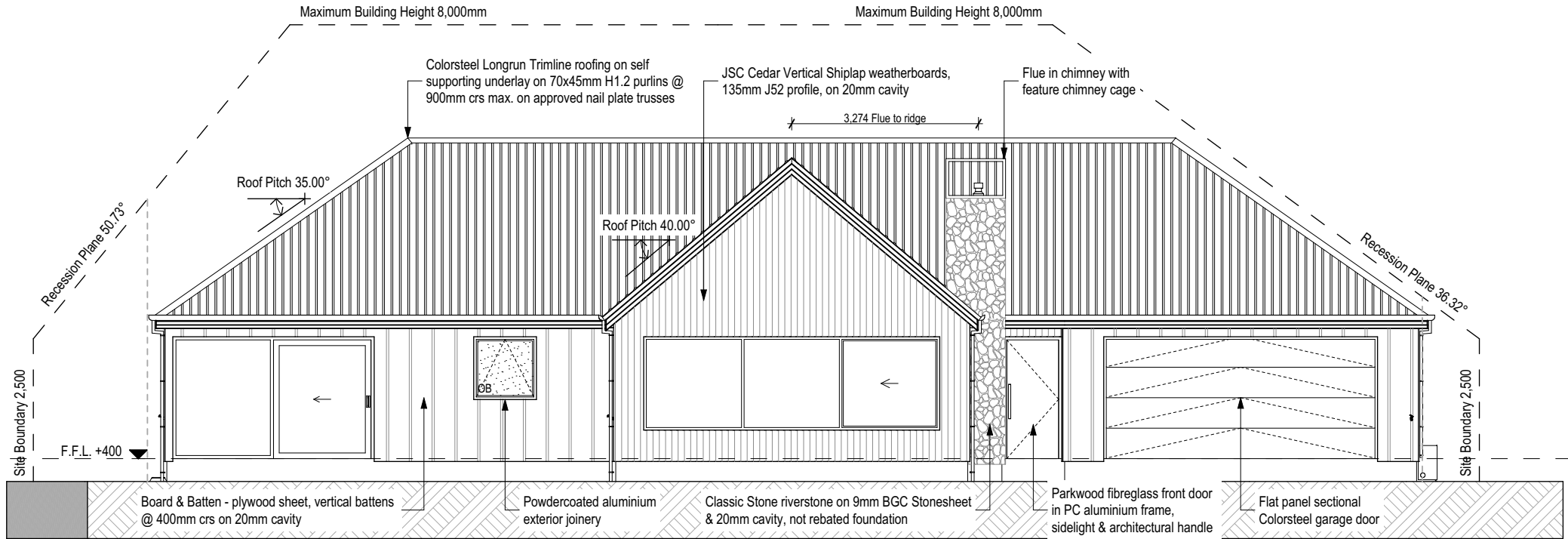
KEY	
Meter Board	
Distribution Board	
Comms Panel	
Gully Trap	
Hose Tap	
Downpipe	
External Heat Pump	
2x45kg Gas Bottles	
Gas Califont	

ELECTRICAL KEY	
Heated Towel Rail	
Outlet Grille	
Mechanical Vent / Ducting	
Extract Grille	



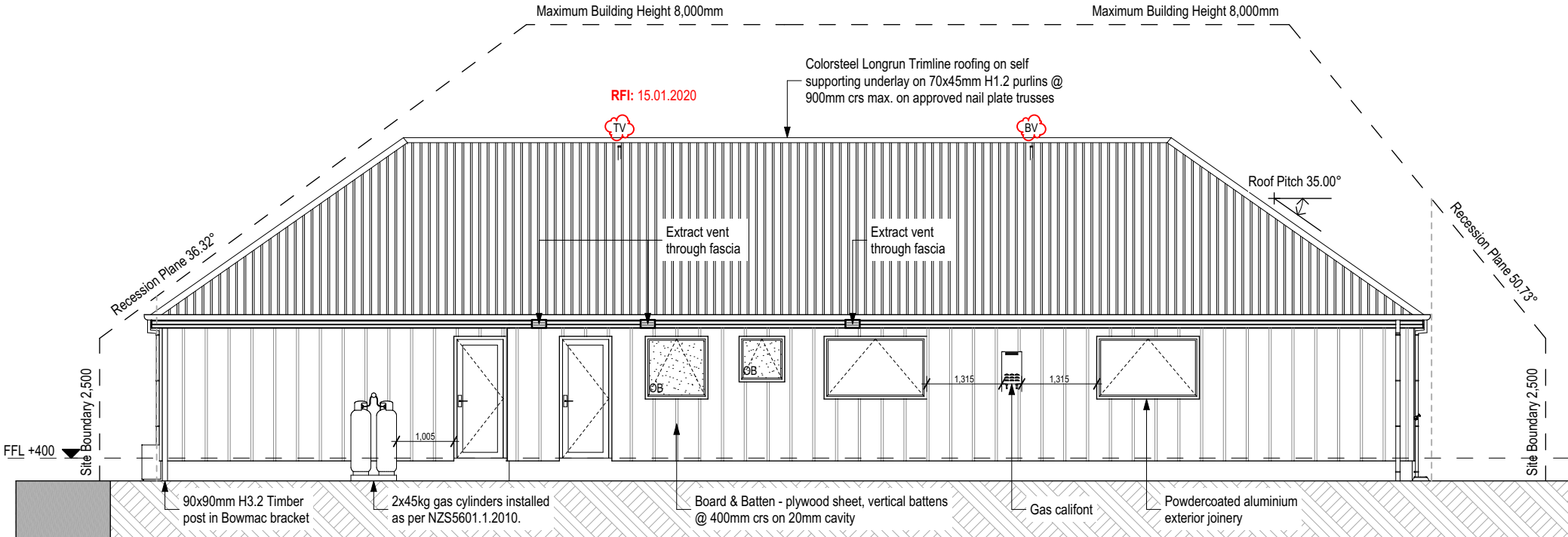
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	IMPORTANT NOTE: THE SCHEDULE OF FIXTURES AND FITTINGS TAKES PRECEDENCE OVER THESE DRAWINGS								AMENDMENT DATE: 30/10/2019		TECHNICIAN: JC		JOB # CT5958			
											VERSION: V4		CODE: 3			

BUILDING ENVELOPE RISK MATRIX		
North Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Very high risk	5
Eaves width	High risk	2
Envelope complexity	High risk	3
Deck design	Low risk	0
Total Risk Score:		12



North Elevation
SCALE 1:100 @A3

BUILDING ENVELOPE RISK MATRIX		
South Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		4

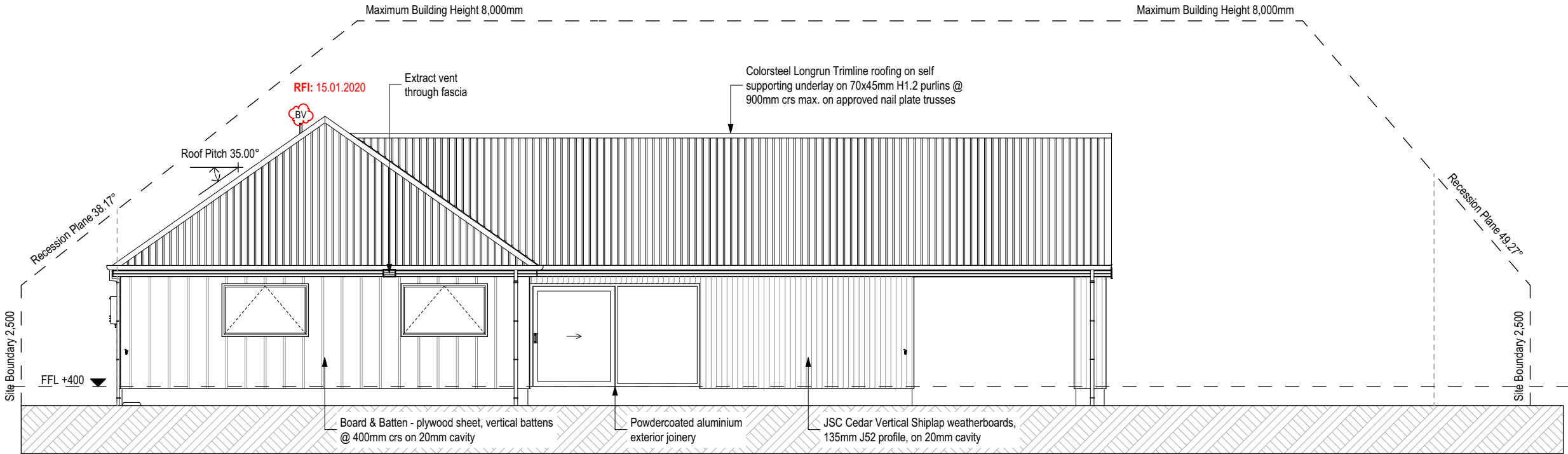


South Elevation
SCALE 1:100 @A3

GLAZING NOTES:
Glazing and glazed openings to comply with NZS 4223.3:2016 Glazing in buildings - Part 3: Human impact safety requirements, NZS 4211:2008: Specification for performance of windows and New Zealand Building Code Clauses: F2 Hazardous Building Materials & F4: Safety from Falling.

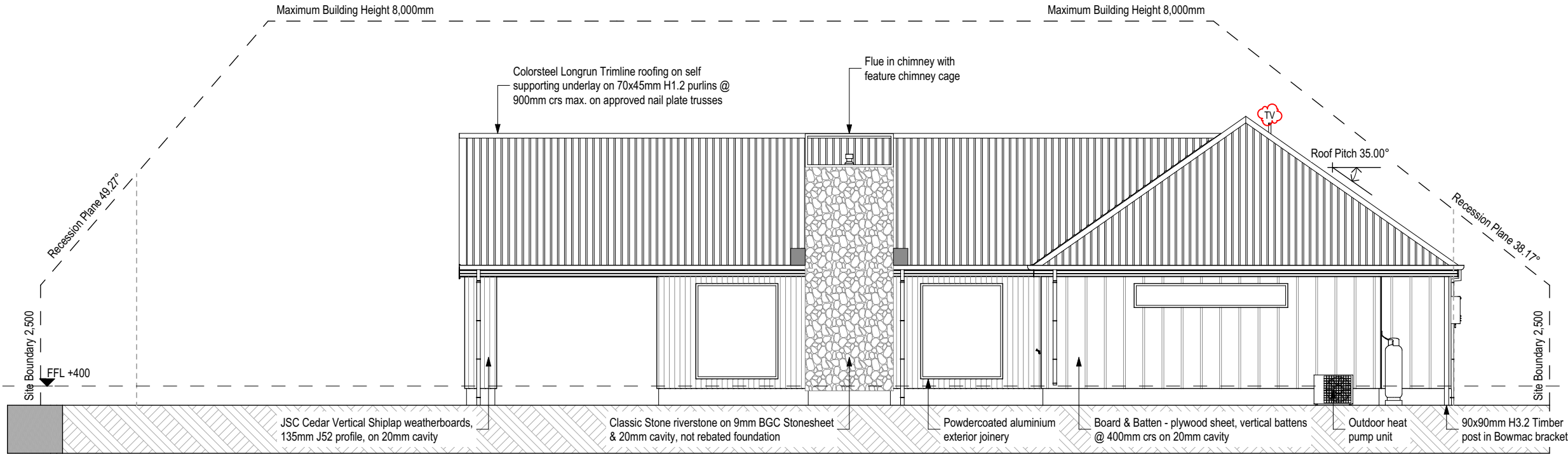
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	IMPORTANT NOTE: THE SCHEDULE OF FIXTURES AND FITTINGS TAKES PRECEDENCE OVER THESE DRAWINGS				AMENDMENT DATE: 30/10/2019	TECHNICIAN: JC	JOB # CT5958	
					VERSION: V4	CODE: 3		

BUILDING ENVELOPE RISK MATRIX		
East Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		5



East Elevation
SCALE 1:100 @A3

BUILDING ENVELOPE RISK MATRIX		
West Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Very high risk	5
Eaves width	High risk	2
Envelope complexity	Low	0
Deck design	Low risk	0
Total Risk Score:		9



West Elevation
SCALE 1:100 @A3

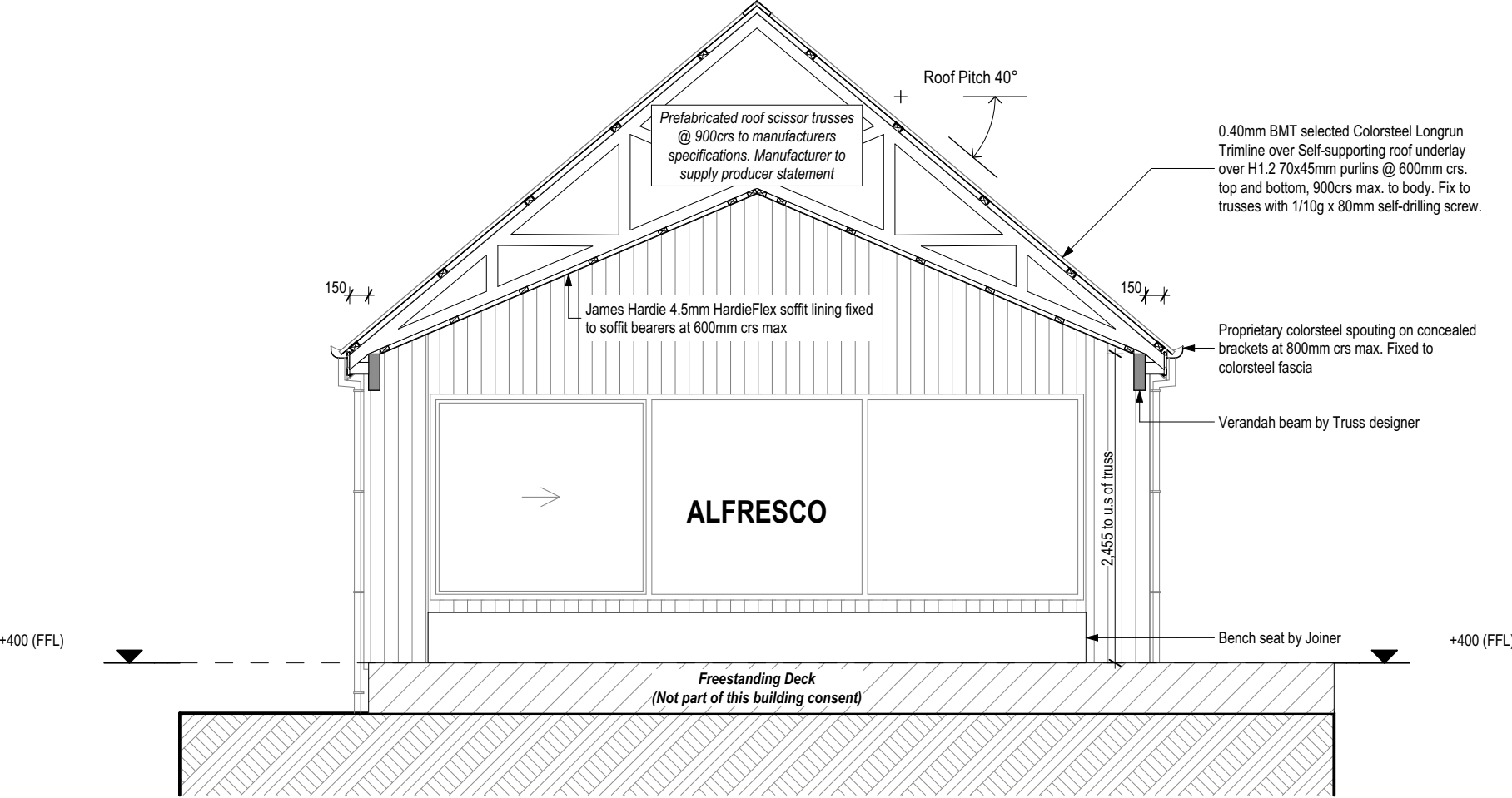
GLAZING NOTES:
Glazing and glazed openings to comply with NZS 4223.3:2016 Glazing in buildings - Part 3: Human impact safety requirements, NZS 4211:2008: Specification for performance of windows and New Zealand Building Code Clauses: F2 Hazardous Building Materials & F4: Safety from Falling.

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IMPORTANT NOTE: THE SCHEDULE OF FIXTURES AND FITTINGS TAKES PRECEDENCE OVER THESE DRAWINGS													

mikegreerhomes				
NZBC H1 Energy Efficiency Assessment				
Insulated Floor Plan Area:		180.91	m² over frame (including interior wall of garage)	
Total Floor Area		223.63		
Foundation Perimeter Length		81.54		
Calculated Areas			Wall Length X	Stud Height
North	Wall area:	39.4	16.43	2.4
	Window/Door area:	23.21		
	Wall Open Percentage	59%		
East	Wall area:	39.5	16.45	2.4
	Window/ Door area:	11.50		
	Wall Open Percentage	29%		
South	Wall area:	39.4	16.43	2.4
	Window/Door area:	7.77		
	Wall Open Percentage	20%		
West	Wall area:	39.5	16.45	2.4
	Window/Door area:	6.78		
	Wall Open Percentage	17%		
Total	ESW Wall Area		118.4	
	Entire Building Wall area:		157.8	
	Entire Buiding Window/Door area:		49.26	
	ESW Window/Door Area:		26.05	
	Percent window area:		31.2 %	
ESW Percent window area		22.0 %		
Is the window area of the walls less than 30%?		NO	Calculation method must be used	

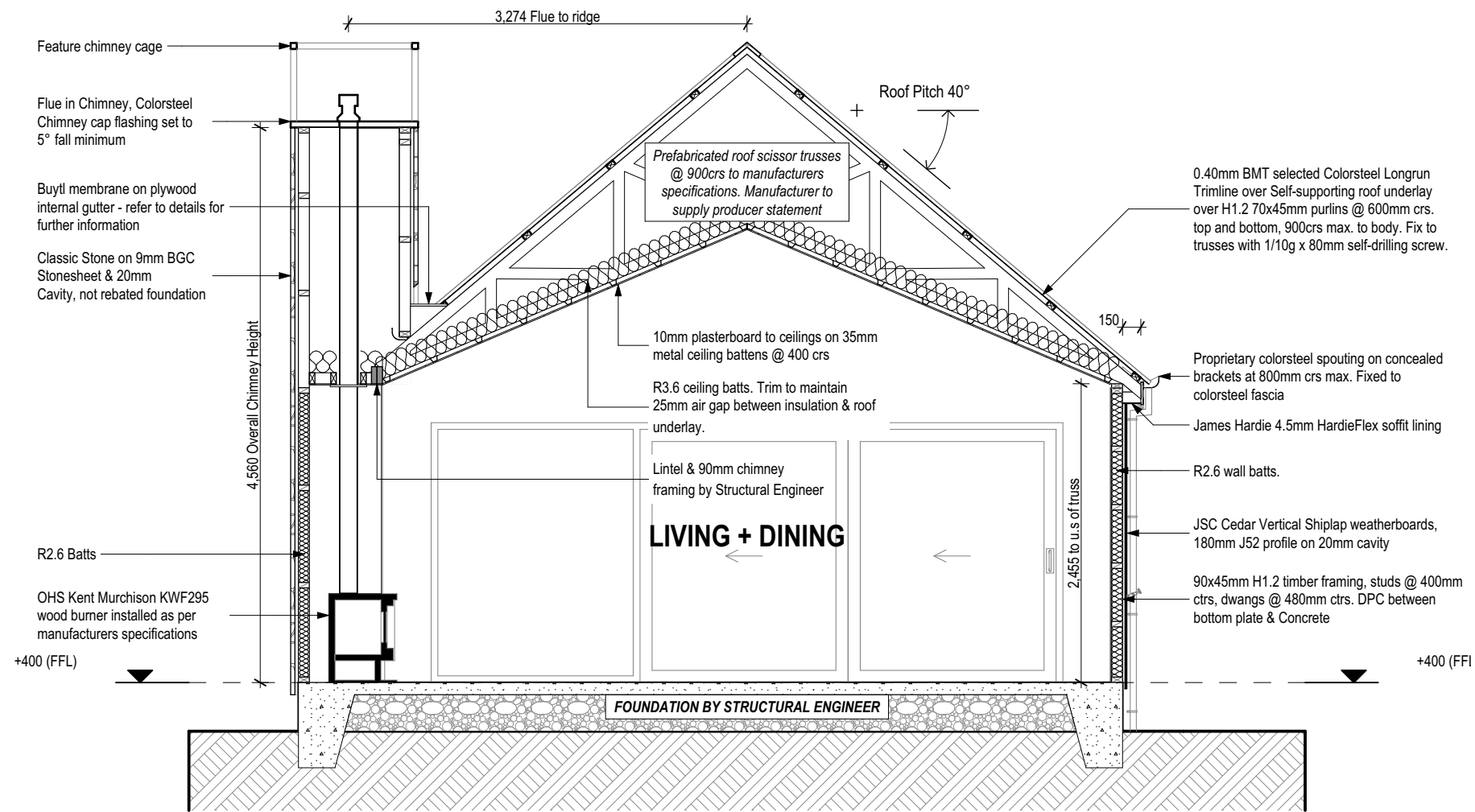
H1 Calculation Method - Proposed Design					
Component	Description	Area	R-value	Heat Loss	Heat Loss = Area / R-value
Roof 1	Trusses @ 900 crs, Longrun Roofing, R3.6	180.91	3.35	54.0	Total Loss
Wall 1	Vert WB, studs 400, dwangs 480, R2.6 Batts	57.5	2.15	26.8	
Wall 2	B&B, studs 400, dwangs 800, R2.6 Batts	80.64	2.2	36.7	
Wall 3	Stone, studs 400, dwangs 800, R2.6 Batts	6.98	2.18	3.2	
Wall 4	GIB, studs 400, dwangs 800, R2.6 Batts	12.46	2.11	5.91	
Floor 1	100mm Conc slab	180.91	1.49	121.4	
Glazing 1	Double Glazing	49.26	0.26	189.5	
					437.4

Zone 3 Non-Solid Reference Building.					
Component	Description	Area	R-value	Heat Loss	Heat Loss = Area/R-value
Roof	Longrun Roofing On Trusses	180.91	3.3	54.8	Total Loss 453.4
Wall	Cladding on 90mm framing	145.1	2.0	72.6	
Floor	Concrete Slab on DPM	180.91	1.3	139.2	
30% Wall Area	30% of Wall Area	47.35	0.26	182.1	
Glazing - 30%	Glazing Area - 30% of Wall Area	1.9128	0.4	4.8	

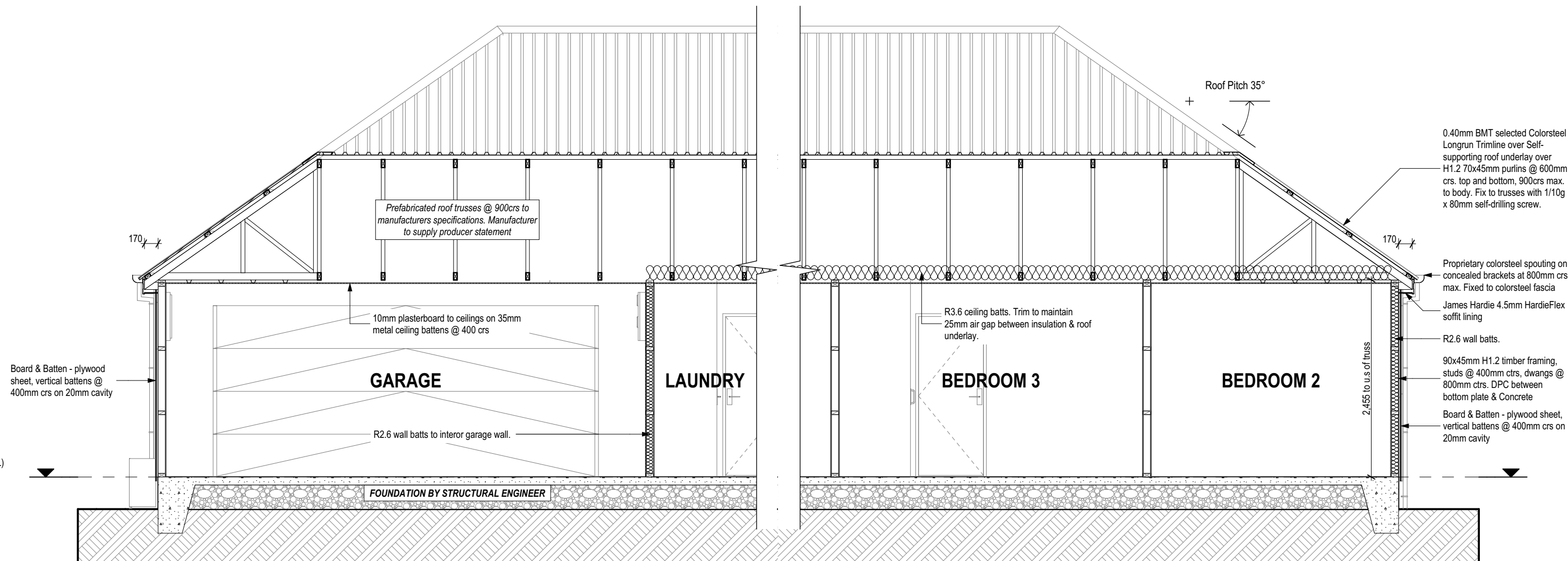


Section A
SCALE 1:50 @A3

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							TECHNICIAN: JC									
							AMENDMENT DATE: 30/10/2019		VERSION: V4		CODE: 3		JOB # CT5958			
	IMPORTANT NOTE: THE SCHEDULE OF FIXTURES AND FITTINGS TAKES PRECEDENCE OVER THESE DRAWINGS															



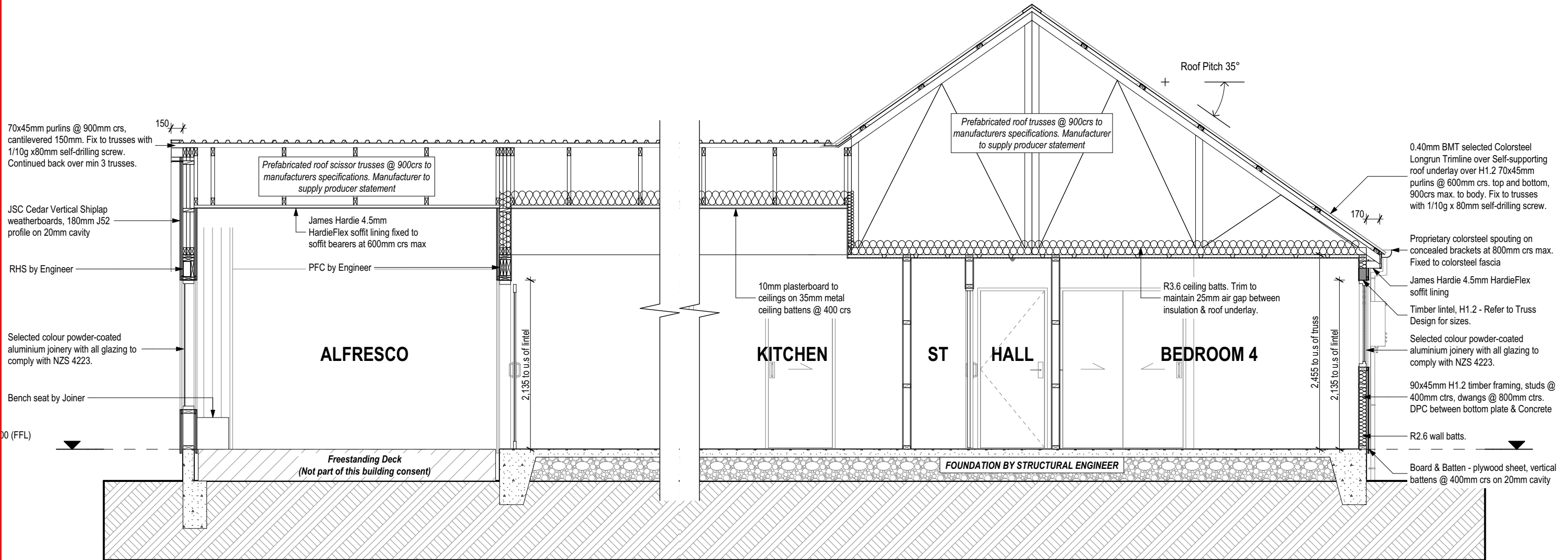
Section B
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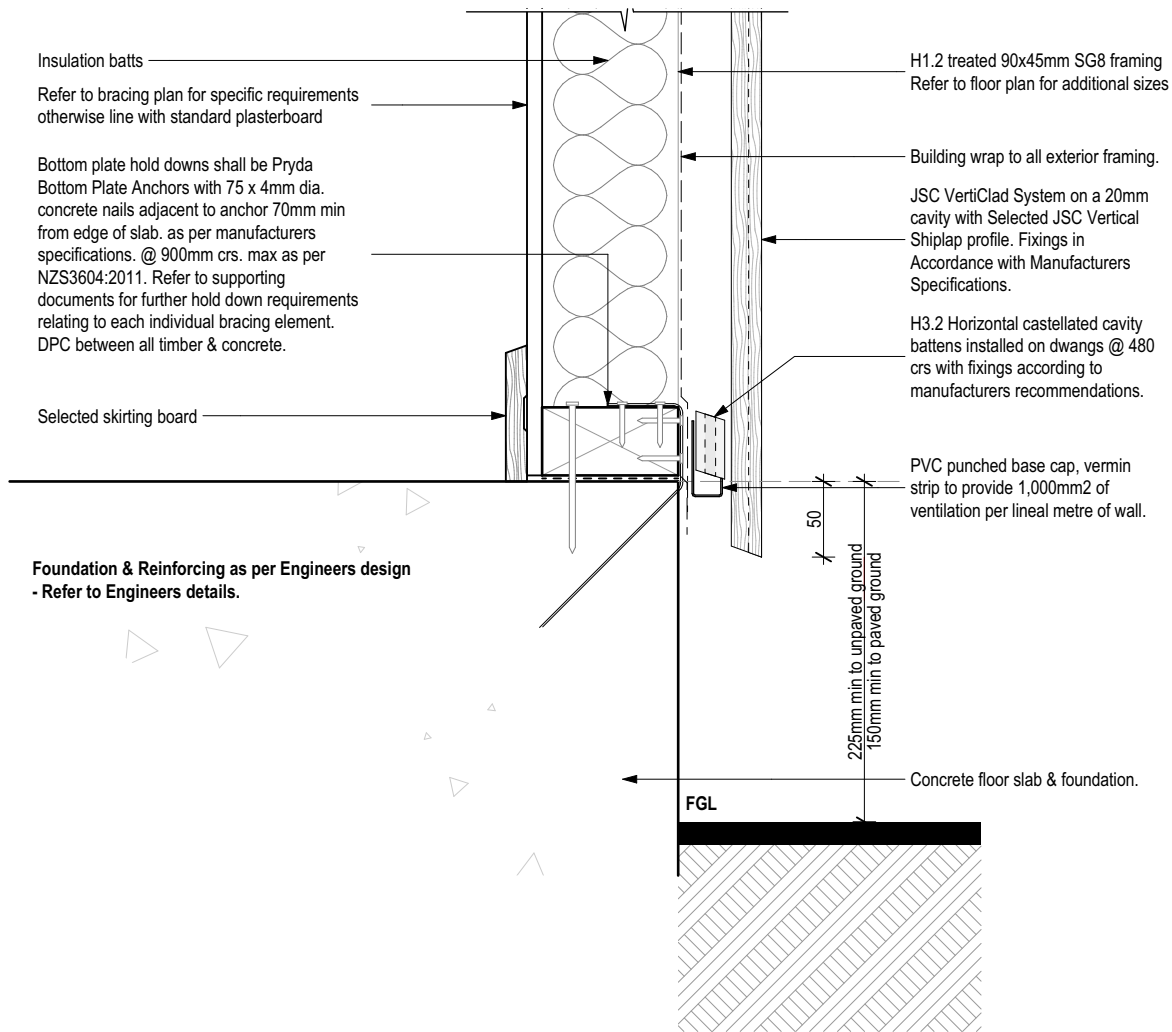
Section C

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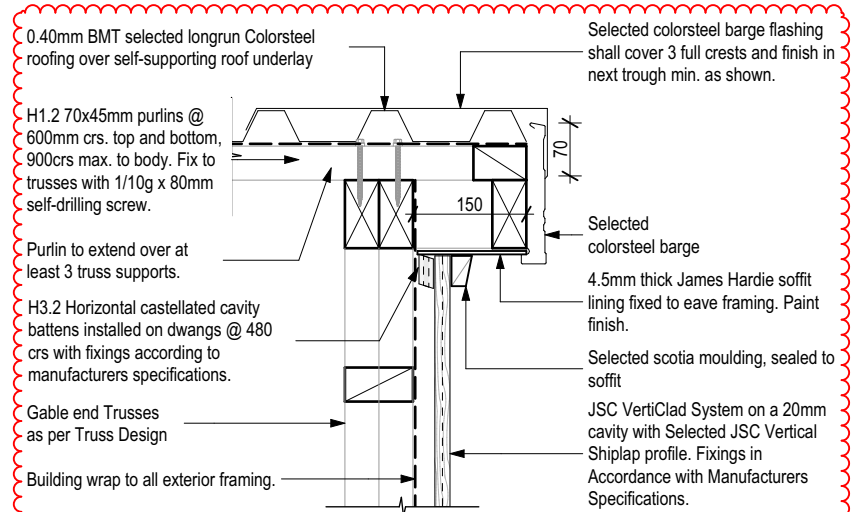
Section D
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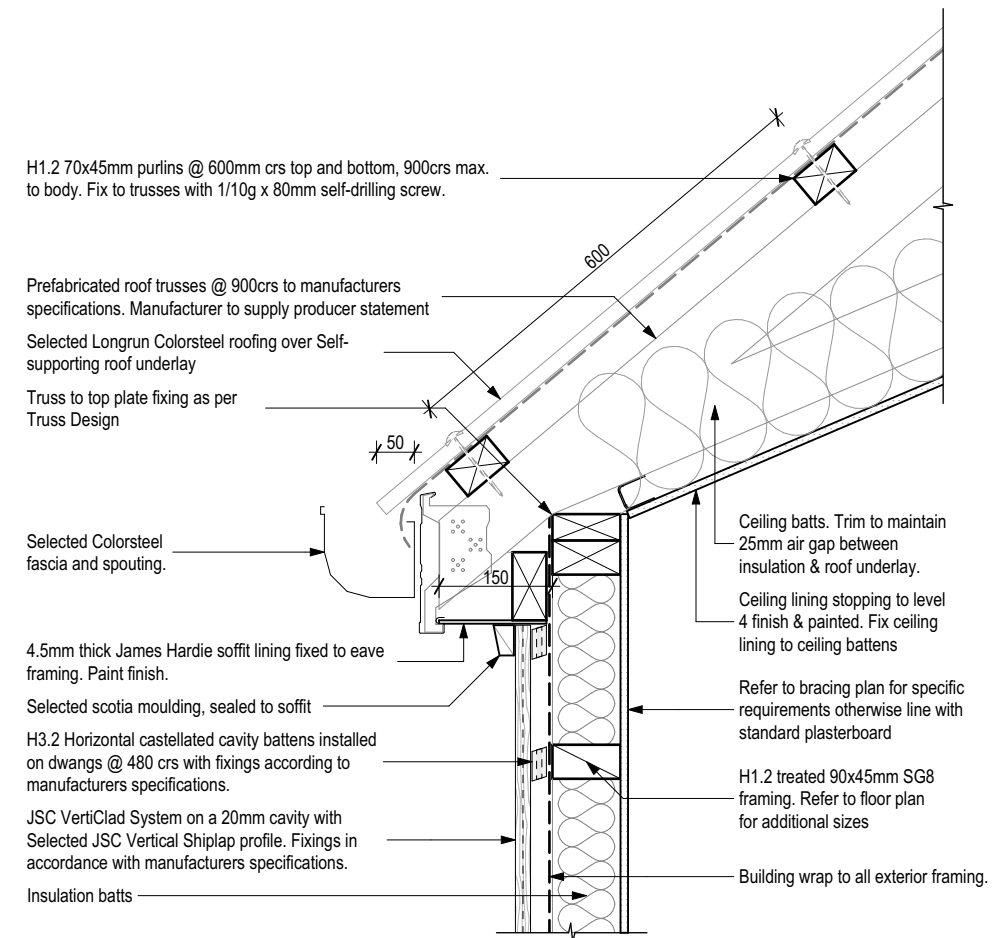
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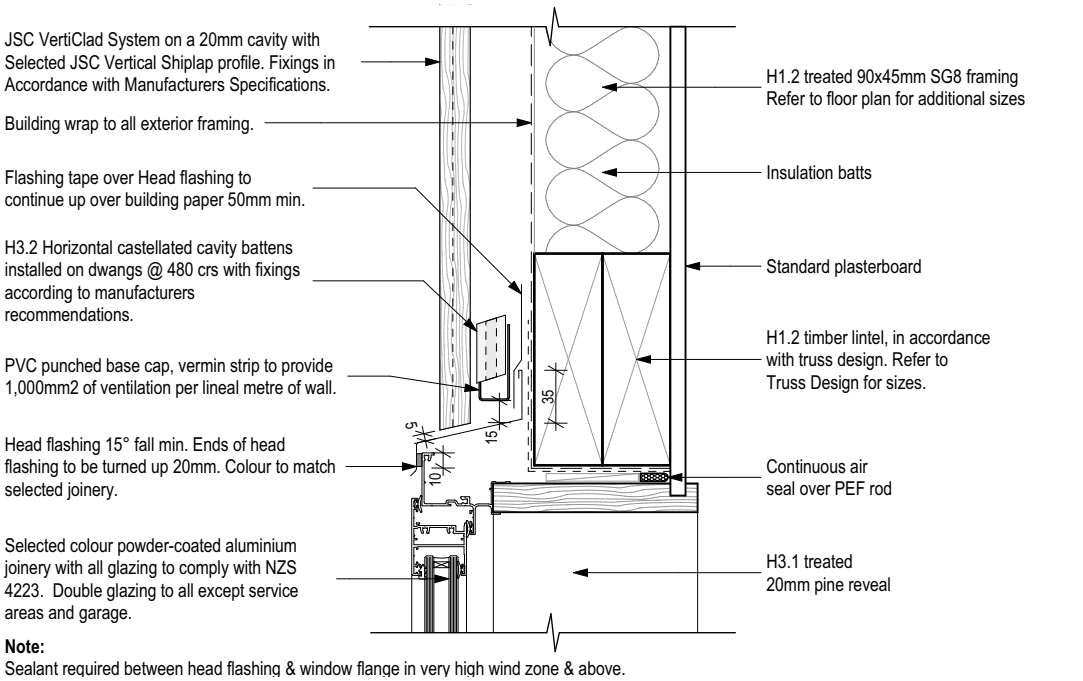
Vertical Shiplap Weatherboard - Foundation
SCALE 1:5 @A3



Vertical Shiplap Weatherboard - Barge
SCALE 1:10 @A3

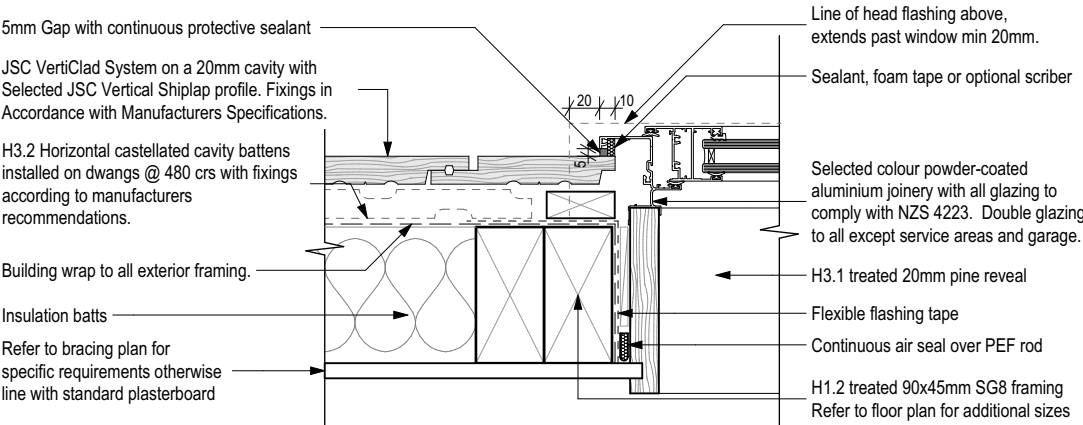


Vertical Shiplap Weatherboard - Typical Soffit
SCALE 1:10 @A3



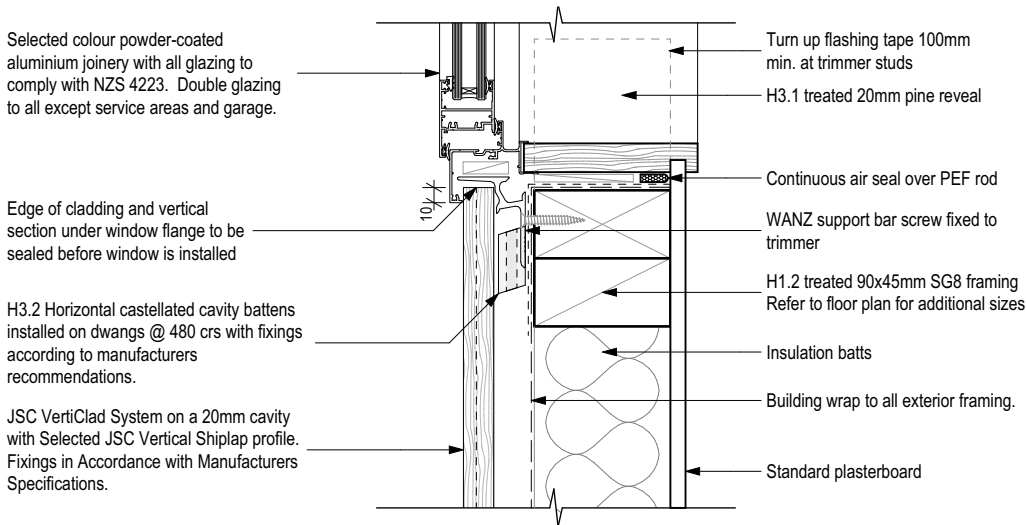
Vertical Shiplap Weatherboard - Window Head

SCALE 1:5 @A3



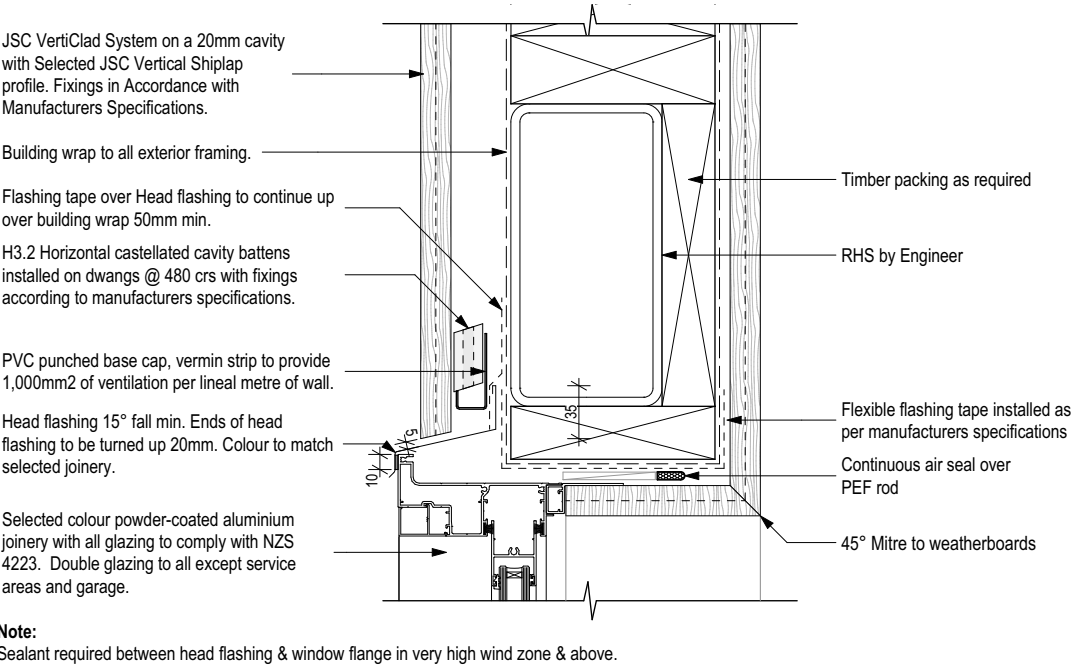
Vertical Shiplap Weatherboard - Window Jamb

SCALE 1:5 @A3



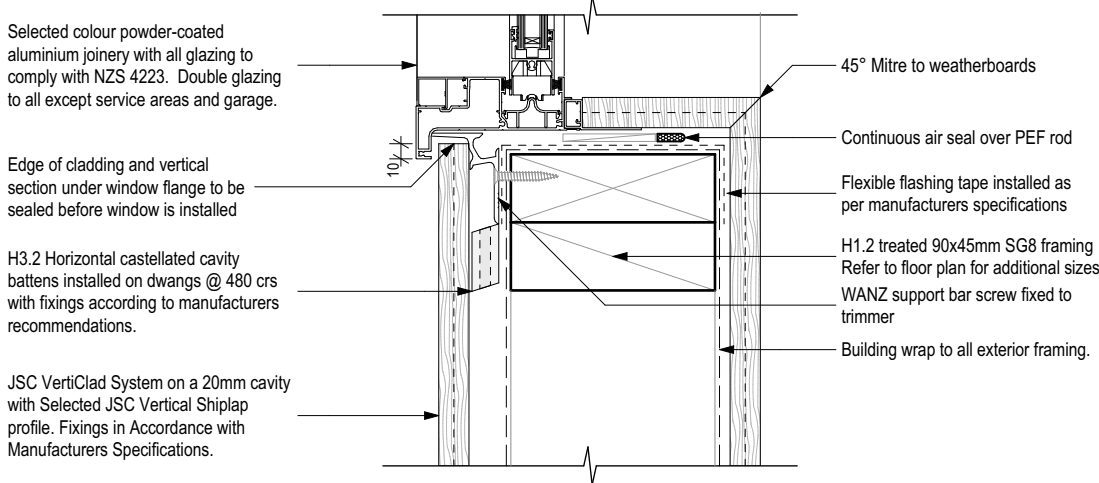
Vertical Shiplap Weatherboard - Window Sill

SCALE 1:5 @A3



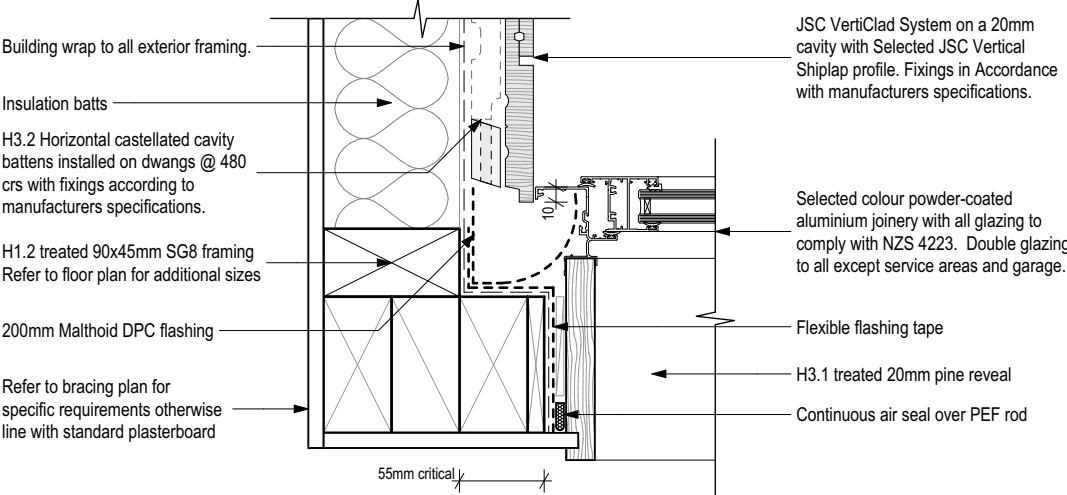
Vertical Shiplap Weatherboard - Window Head (Alfresco)

SCALE 1:5 @A3



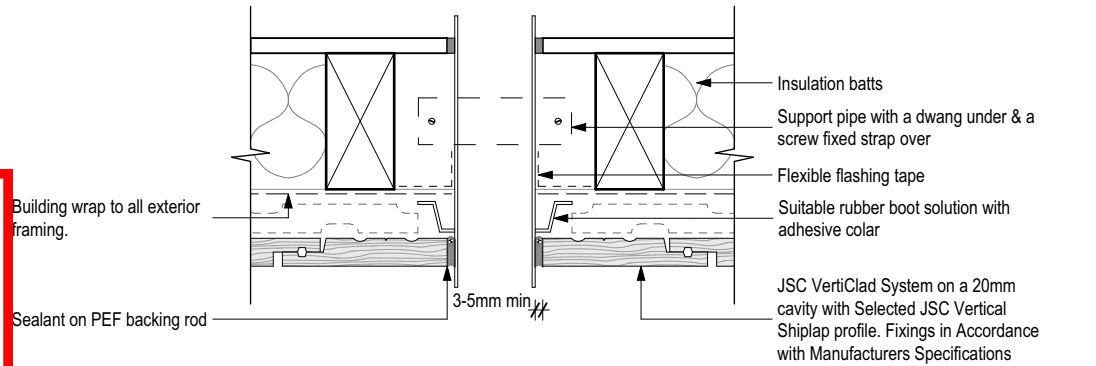
Vertical Shiplap Weatherboard - Window Sill (Alfresco)

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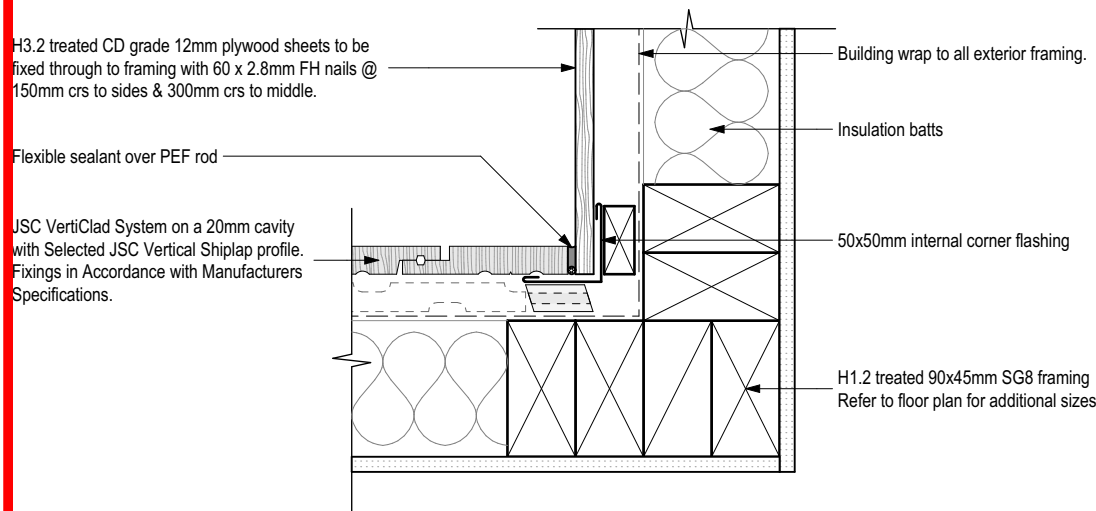
Vertical Shiplap Weatherboard - Joinery Junction

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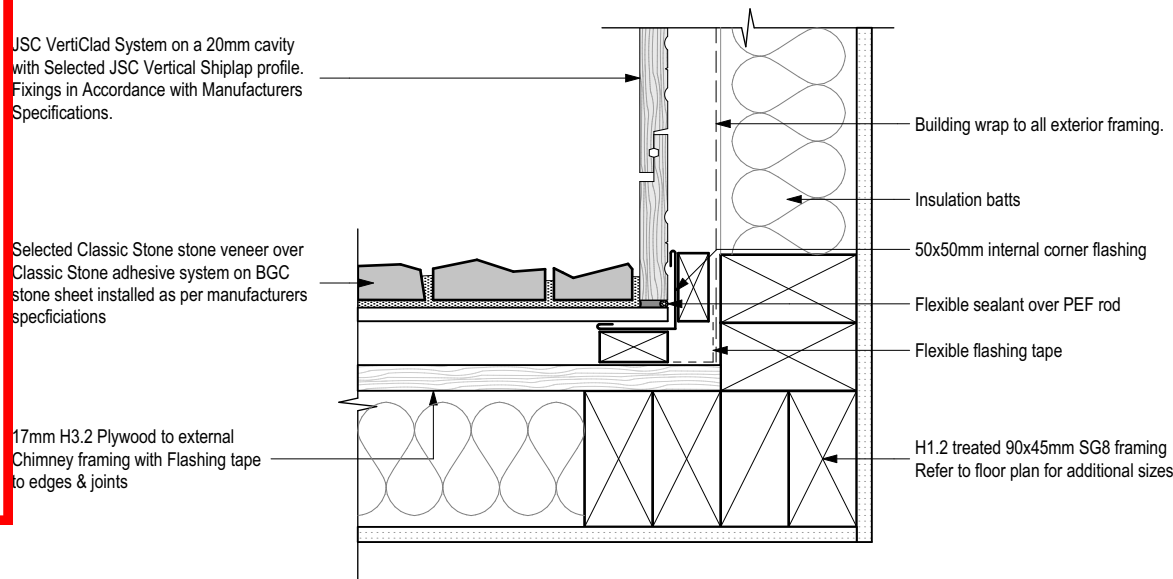
Vertical Shiplap Weatherboard - Pipe Penetration

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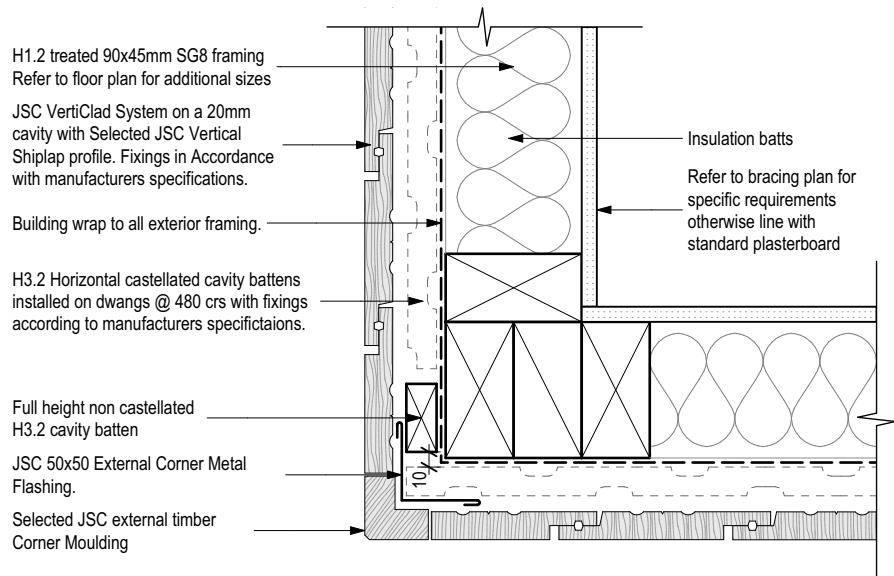
Vertical Shiplap Weatherboard - Cladding Junction (Board & Batten)

SCALE 1:5 @A3



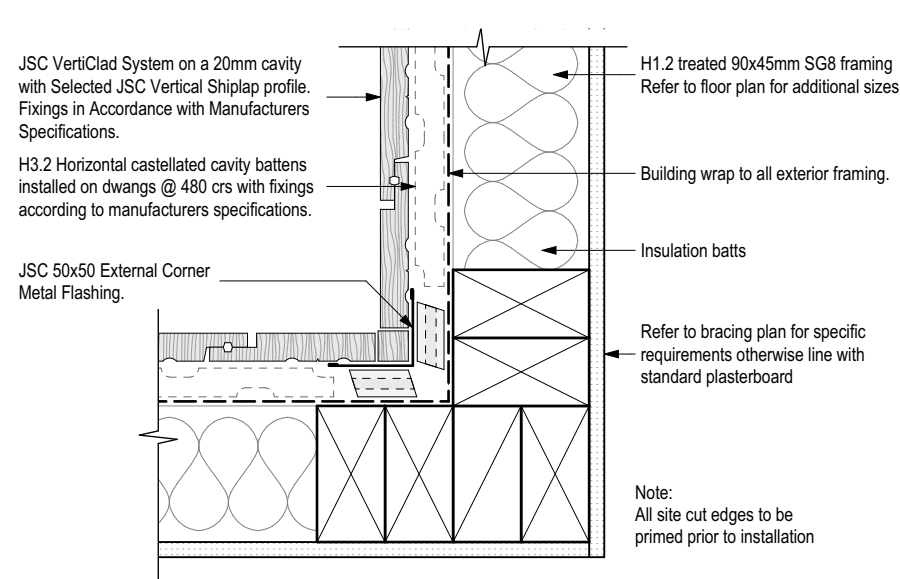
Vertical Shiplap Weatherboard - Cladding Junction (Classic Stone)

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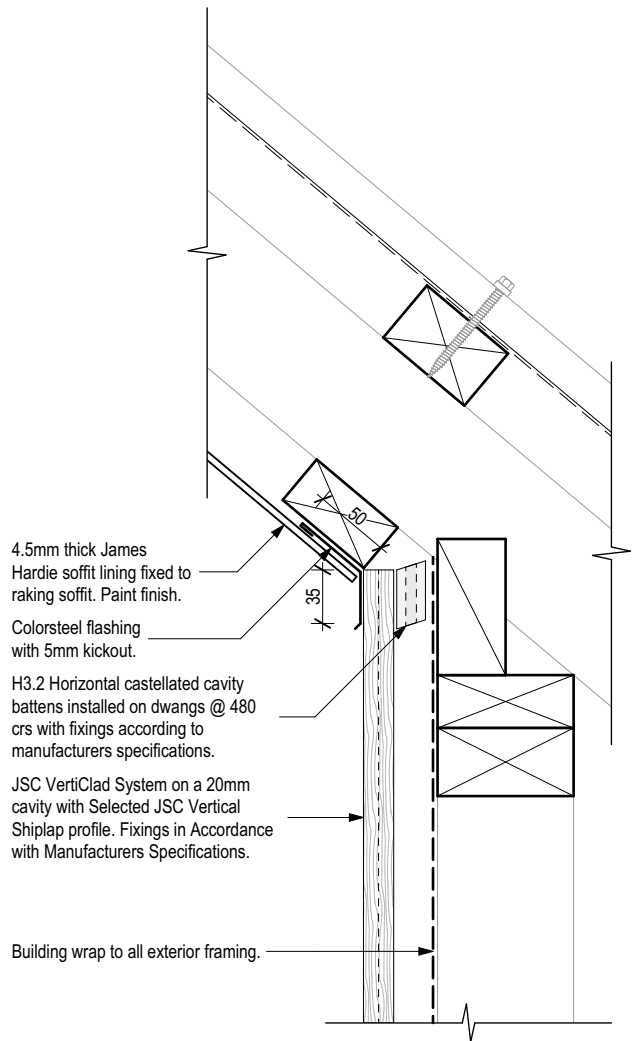
Vertical Shiplap Weatherboard - External Corner

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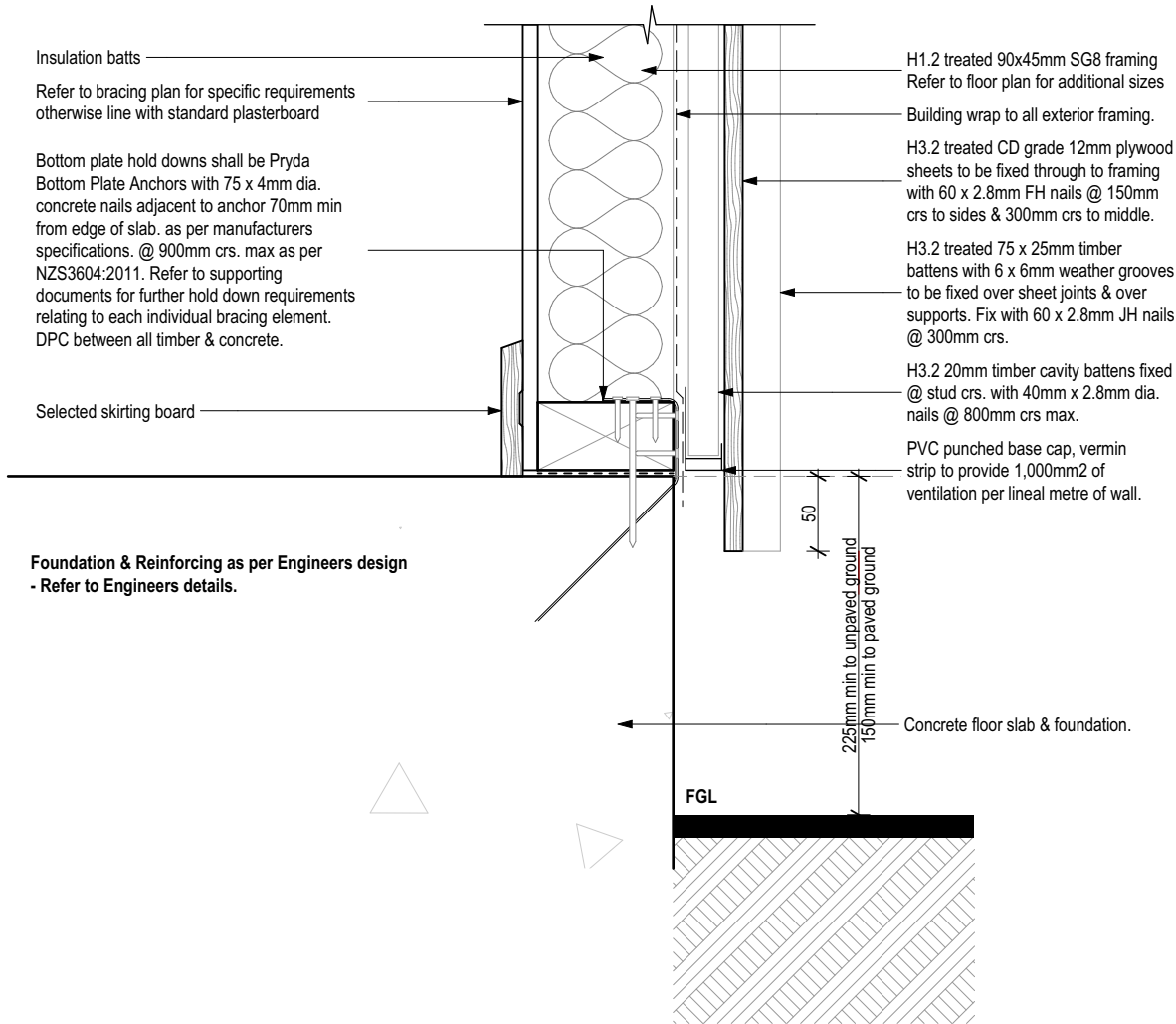
Vertical Shiplap Weatherboard - Internal Corner

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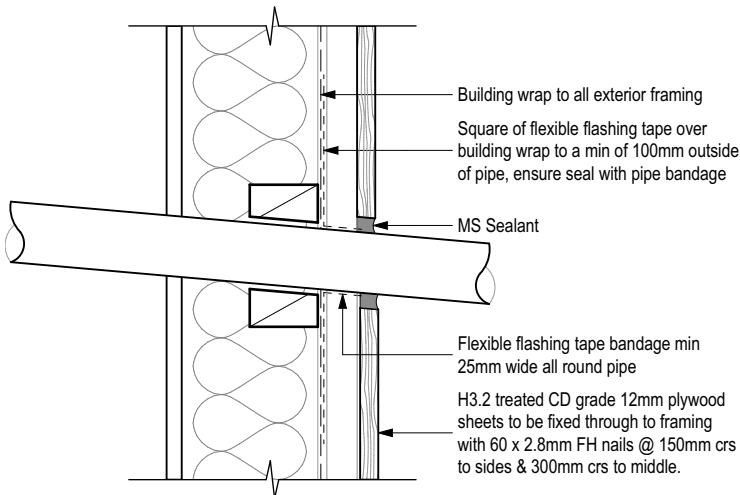


Vertical Shiplap Weatherboard - Raking Soffit

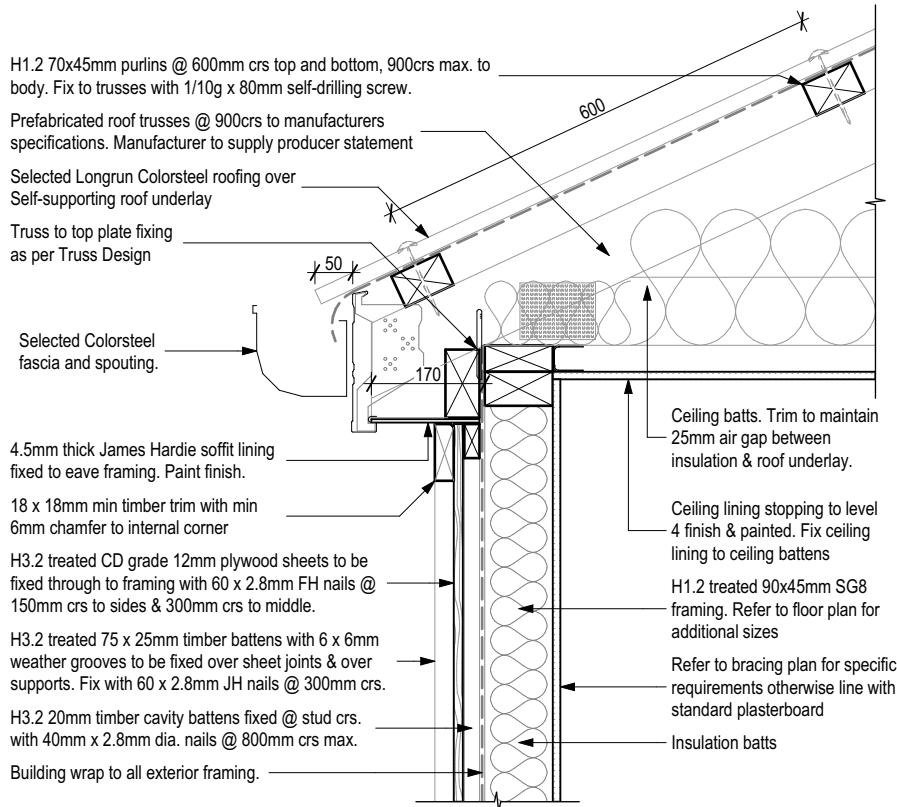
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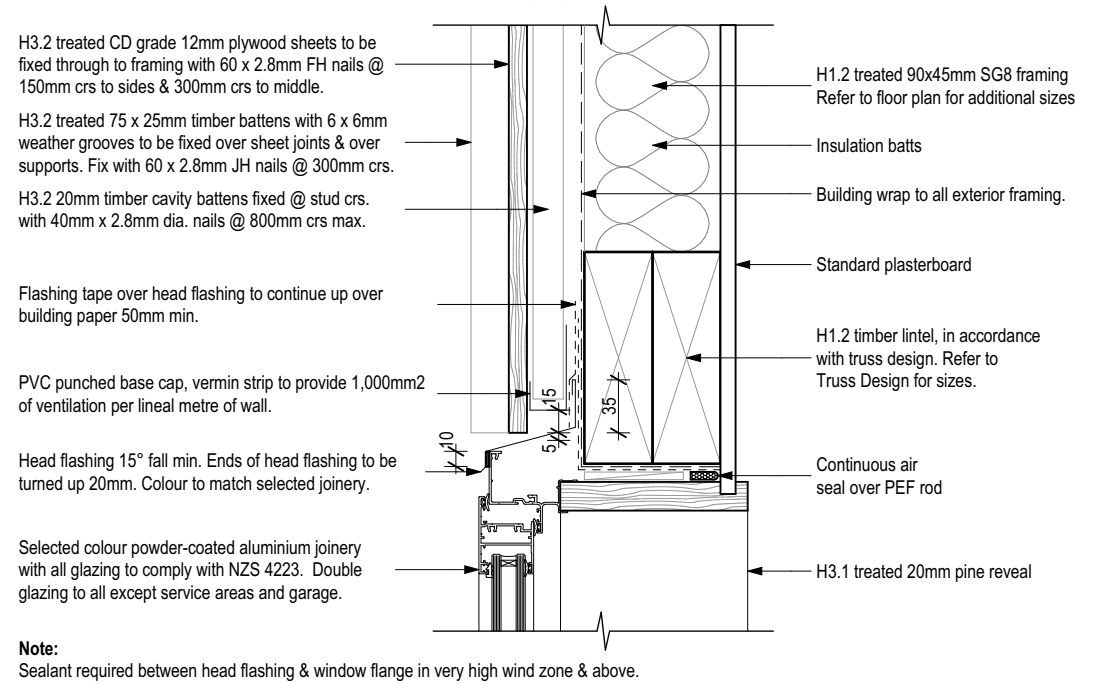
Board & Batten - Foundation
SCALE 1:5 @A3



Board & Batten - Pipe Penetration
SCALE 1:5 @A3

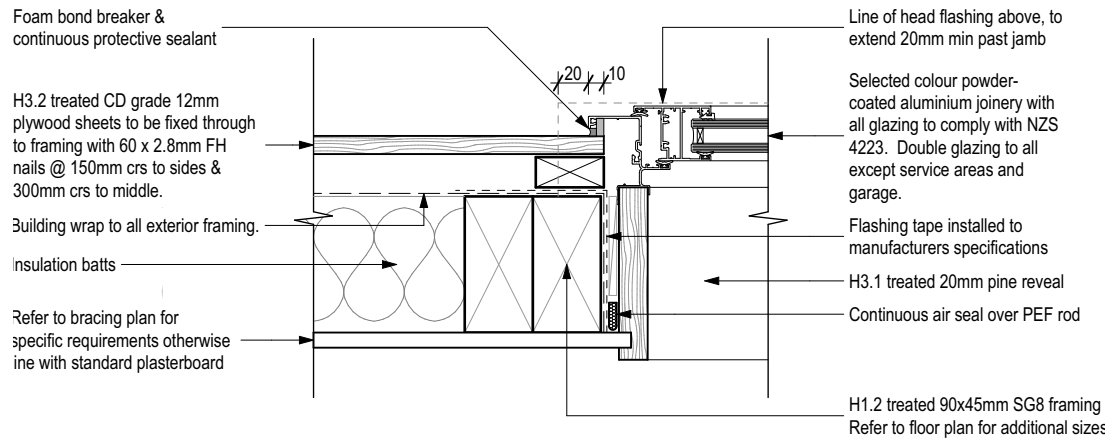


Board & Batten - Typical Soffit
SCALE 1:10 @A3



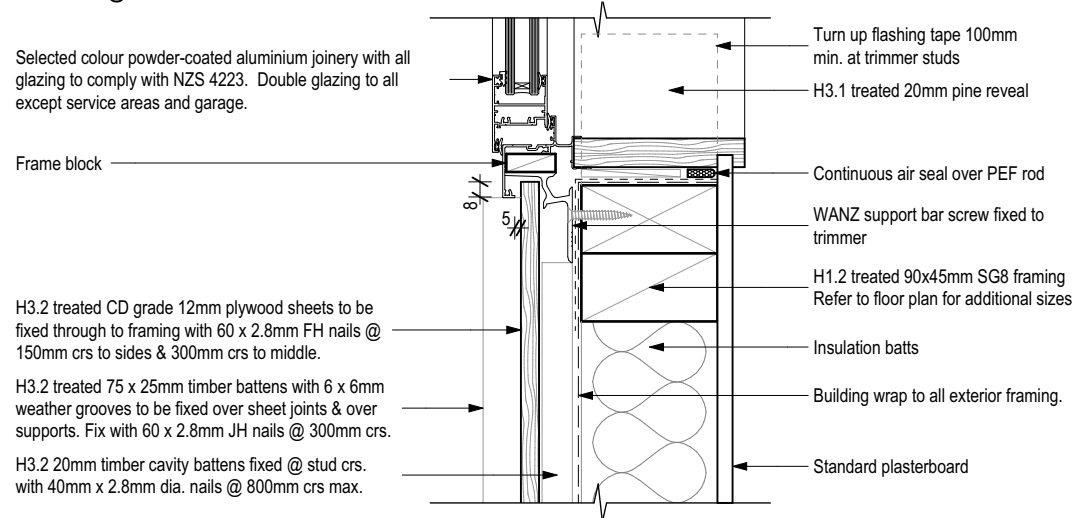
Board & Batten - Window Head

SCALE 1:5 @A3



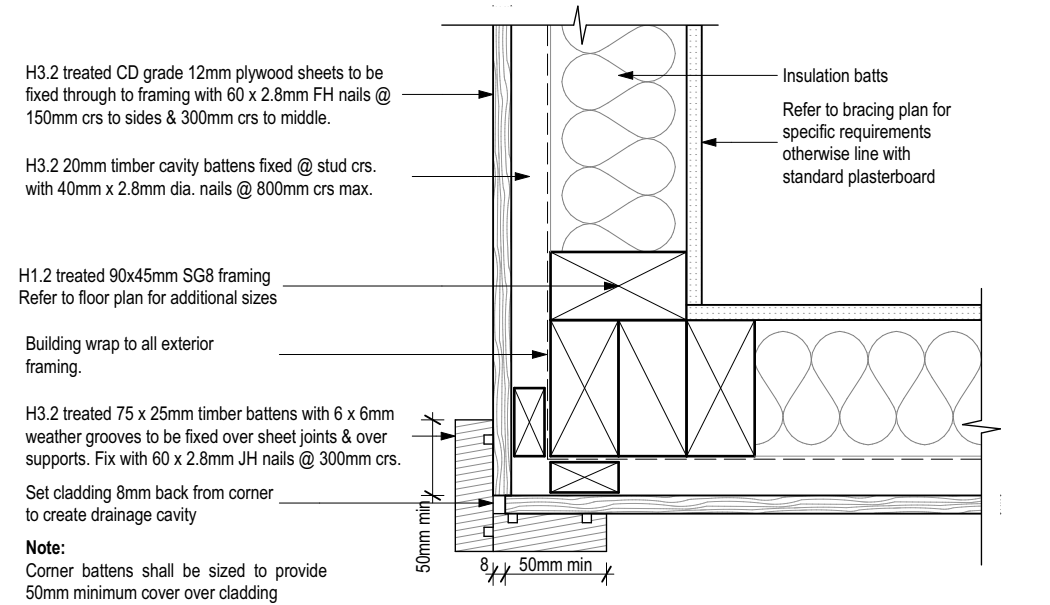
Board & Batten - Window Jamb

SCALE 1:5 @A3



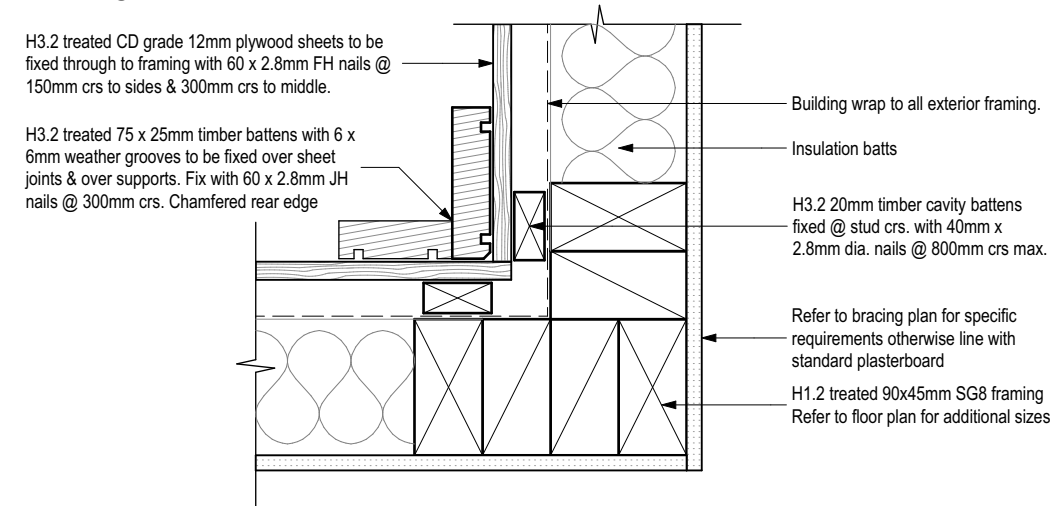
Board & Batten - Window Sill

SCALE 1:5 @A3



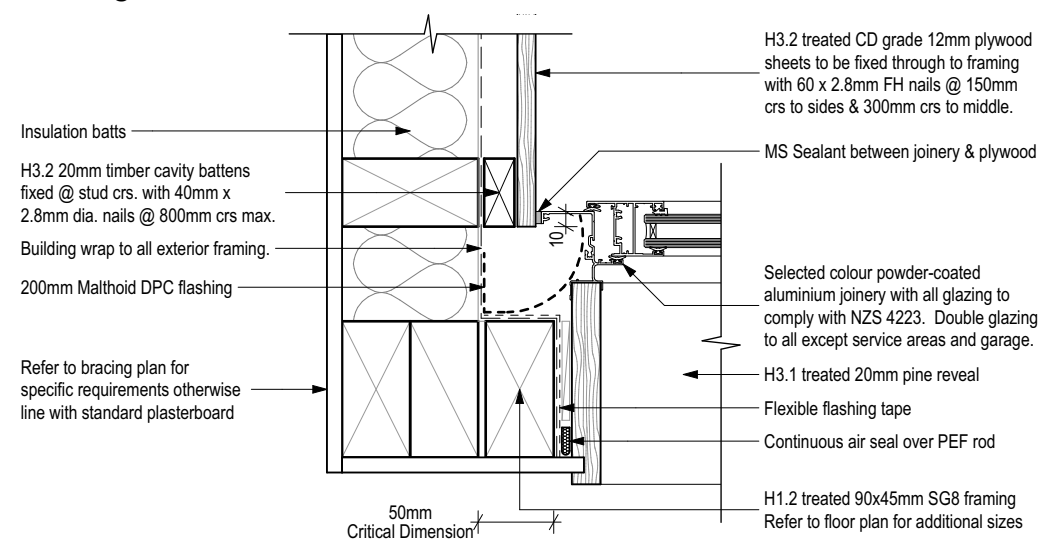
Board & Batten - External Corner

SCALE 1:5 @A3



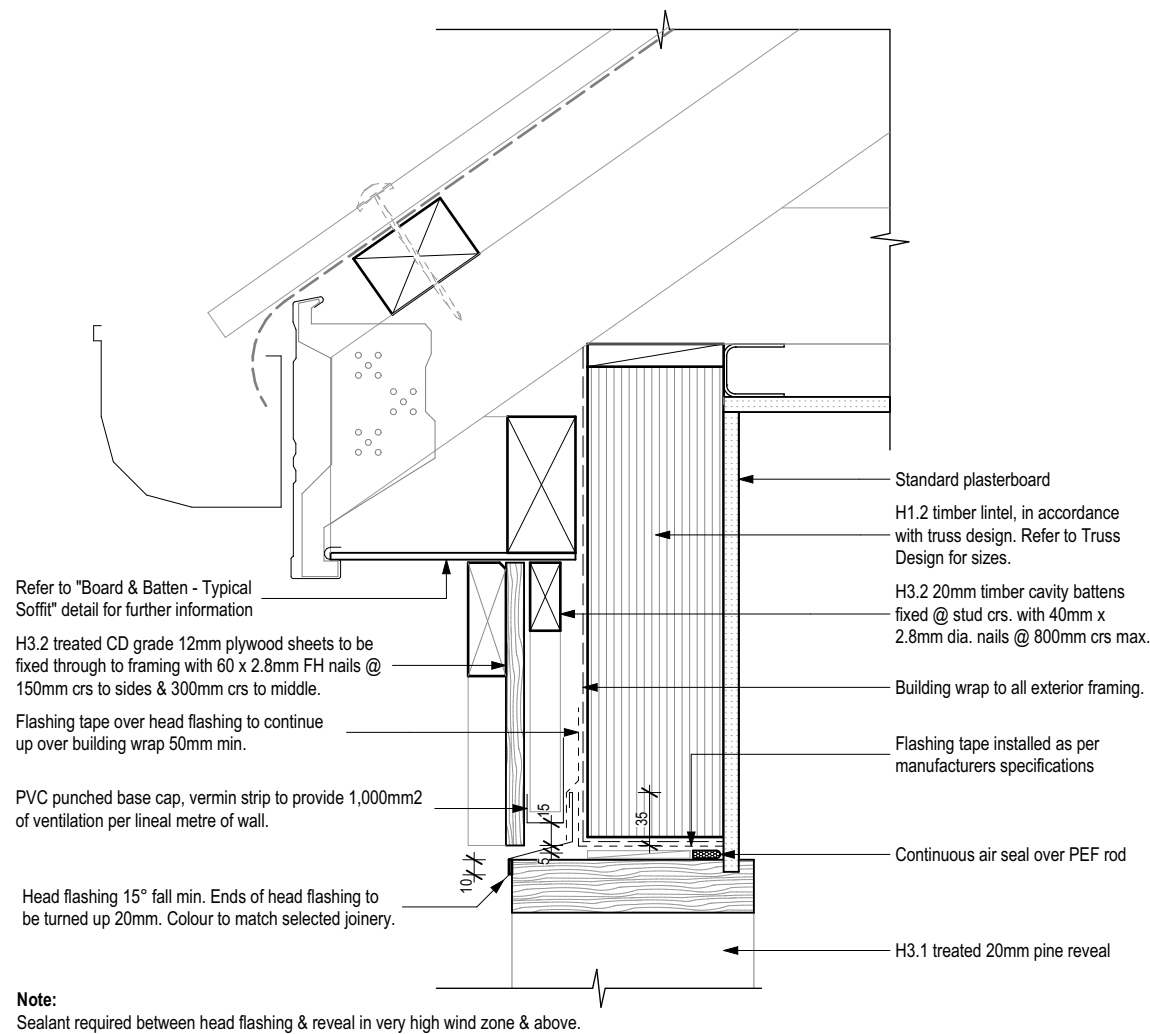
Board & Batten - Internal Corner

SCALE 1:5 @A3



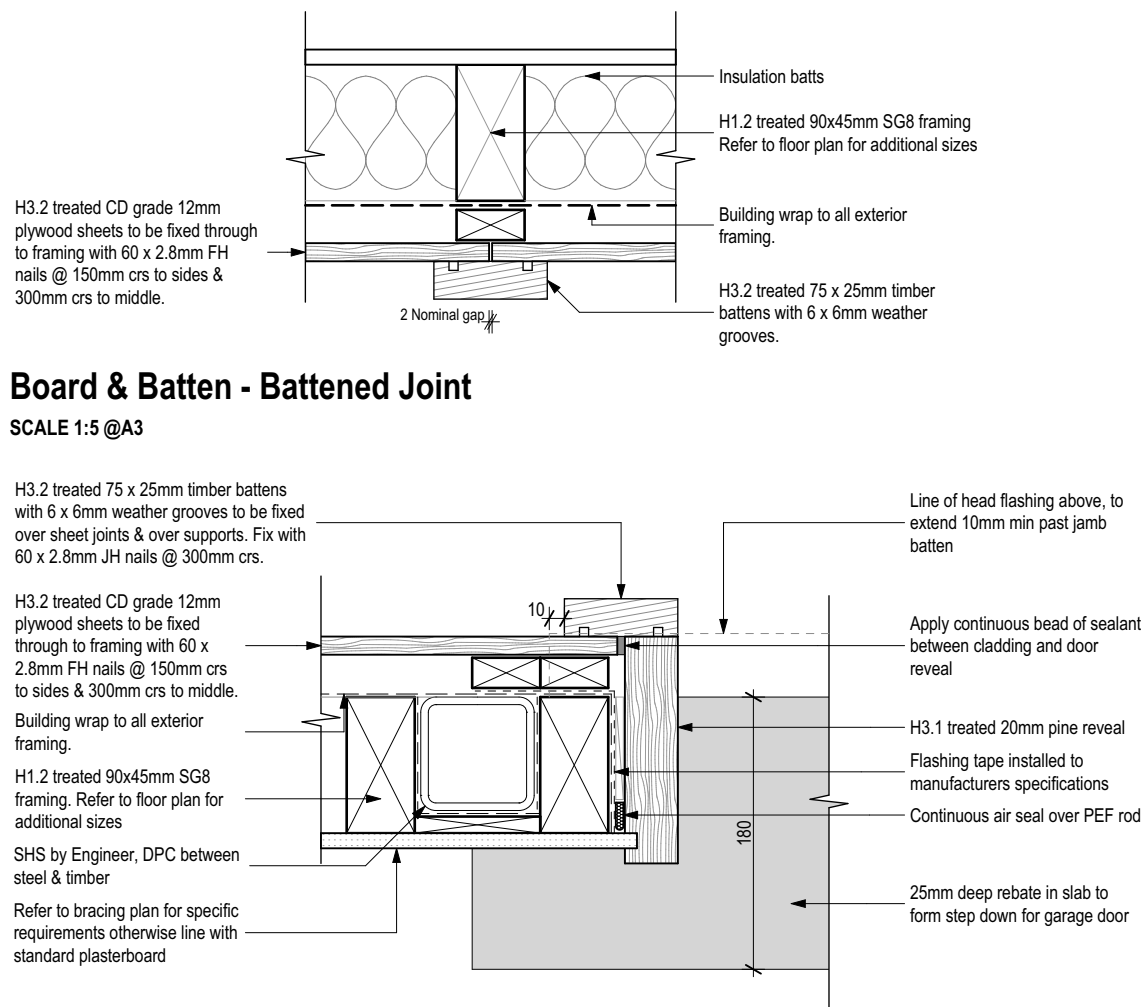
Board & Batten - Joinery Junction

SCALE 1:5 @A3




Board & Batten - Garage Door Head

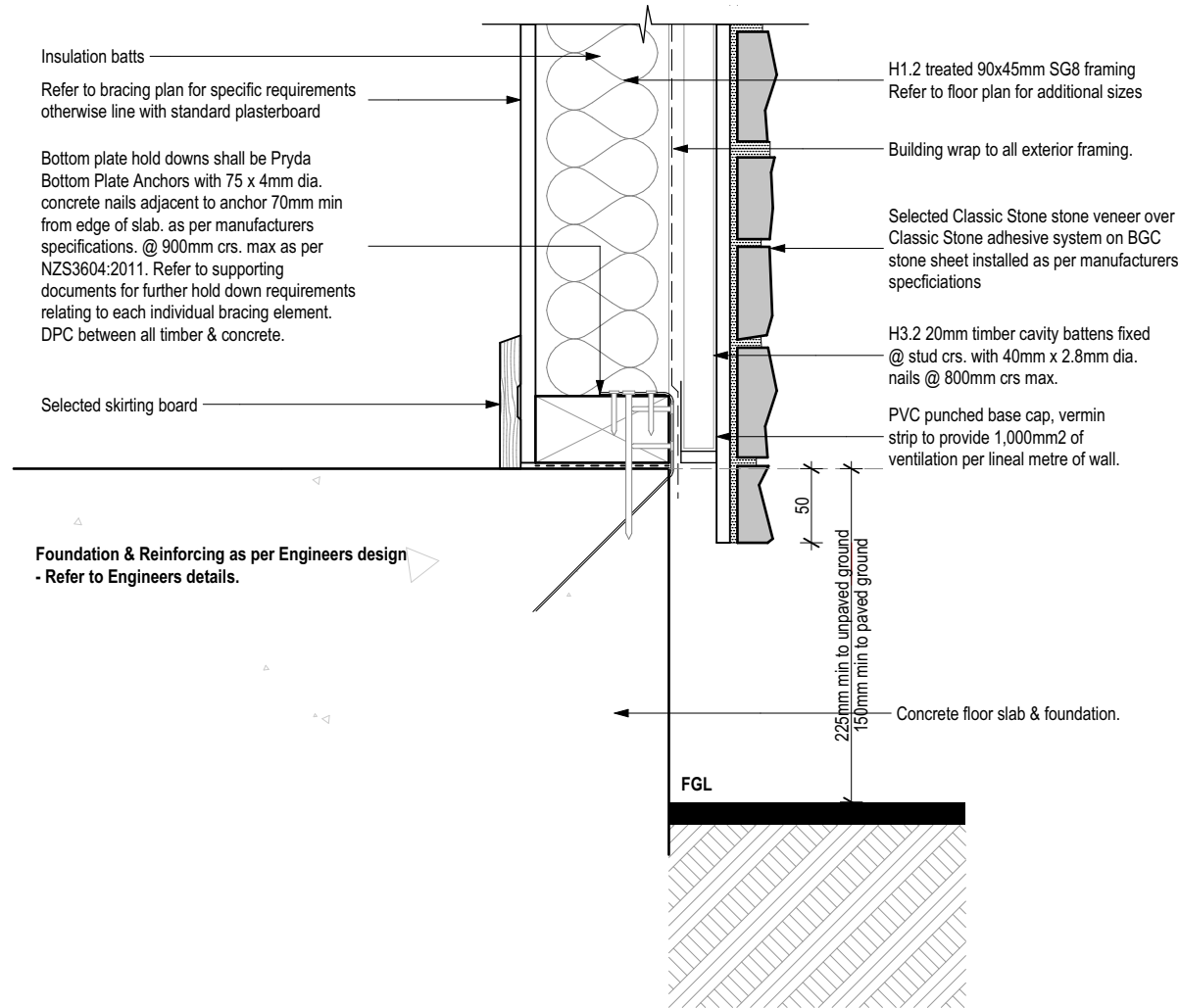
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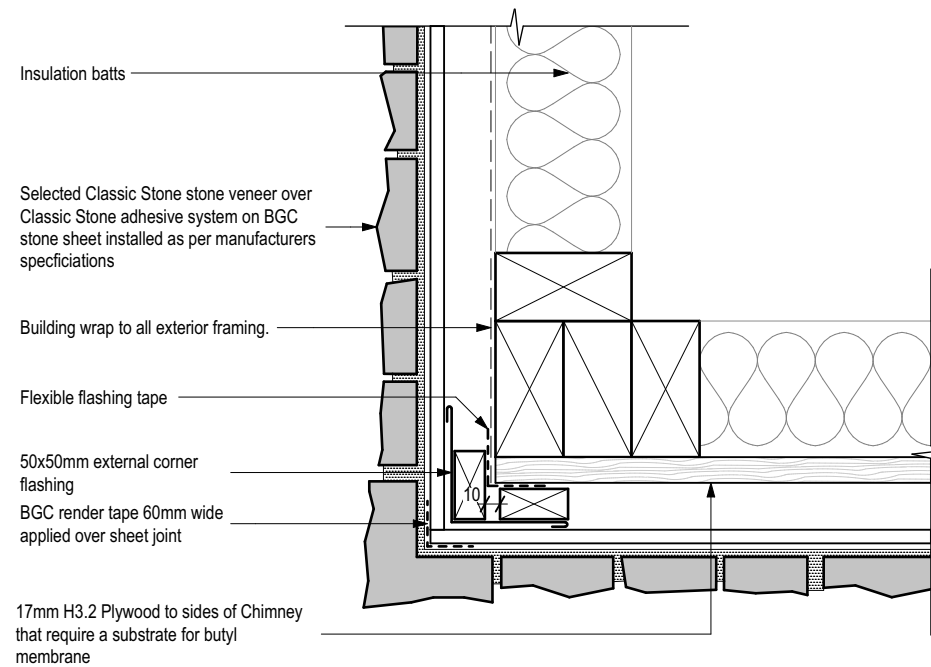
Board & Batten - Garage Door Jamb

SCALE 1:5 @A3

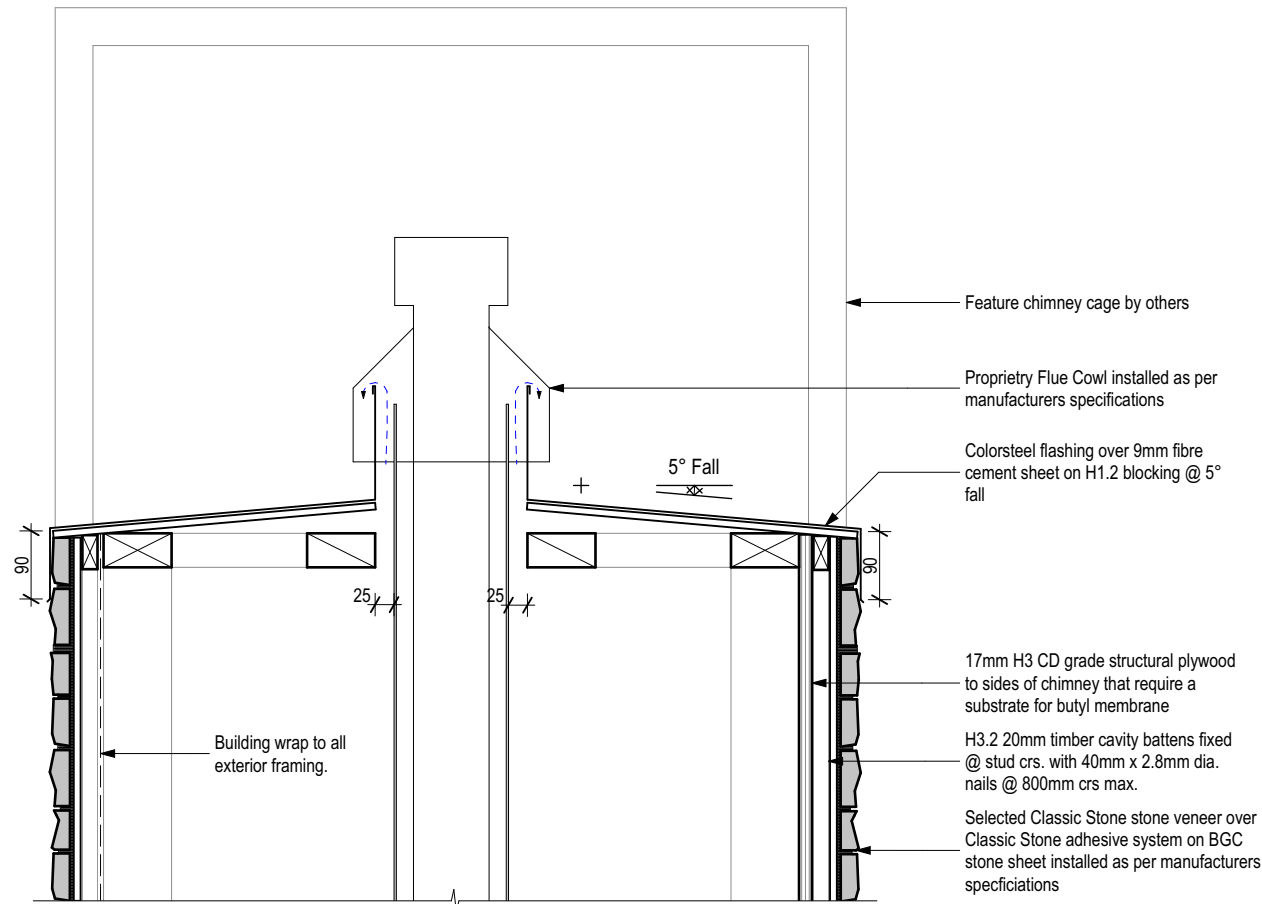
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							AMENDMENT DATE: 30/10/2019		TECHNICIAN: JC		JOB # CT5958					
									VERSION: V4		CODE: 3					
IMPORTANT NOTE: THE SCHEDULE OF FIXTURES AND FITTINGS TAKES PRECEDENCE OVER THESE DRAWINGS																



Classic Stone - Foundation
SCALE 1:5 @A3



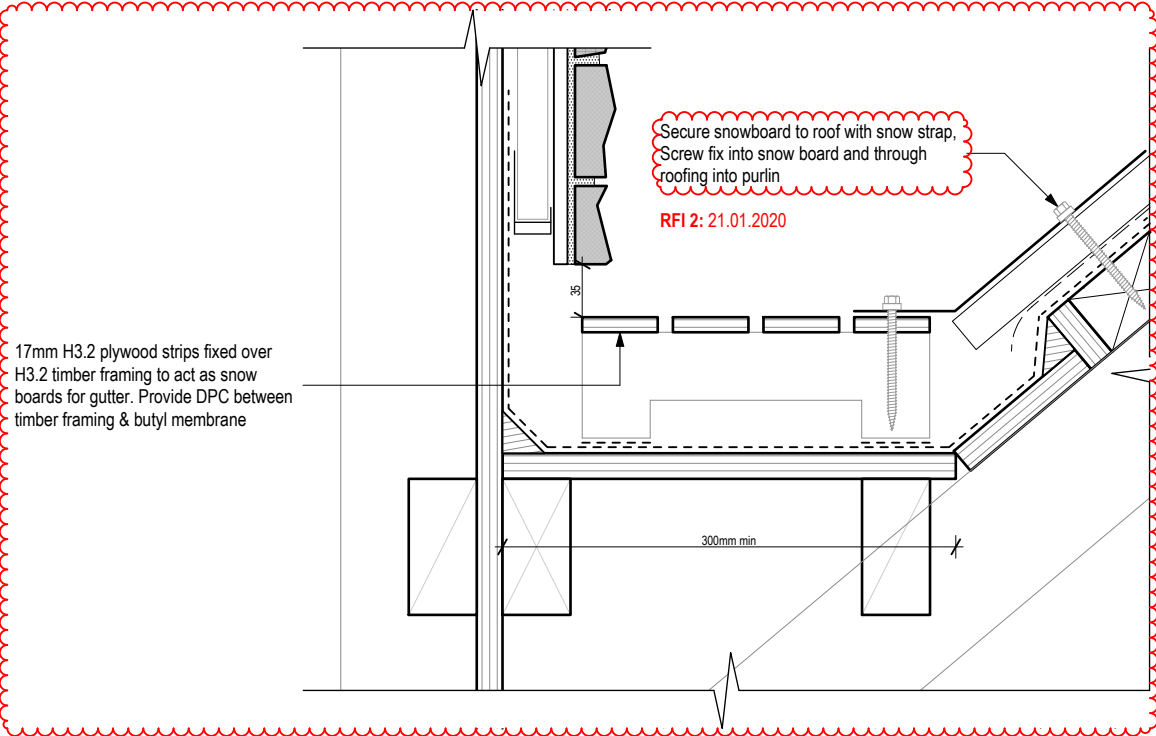
Classic Stone - External Corner
SCALE 1:5 @A3



Classic Stone - Chimney Cap Flashing
SCALE 1:10 @A3

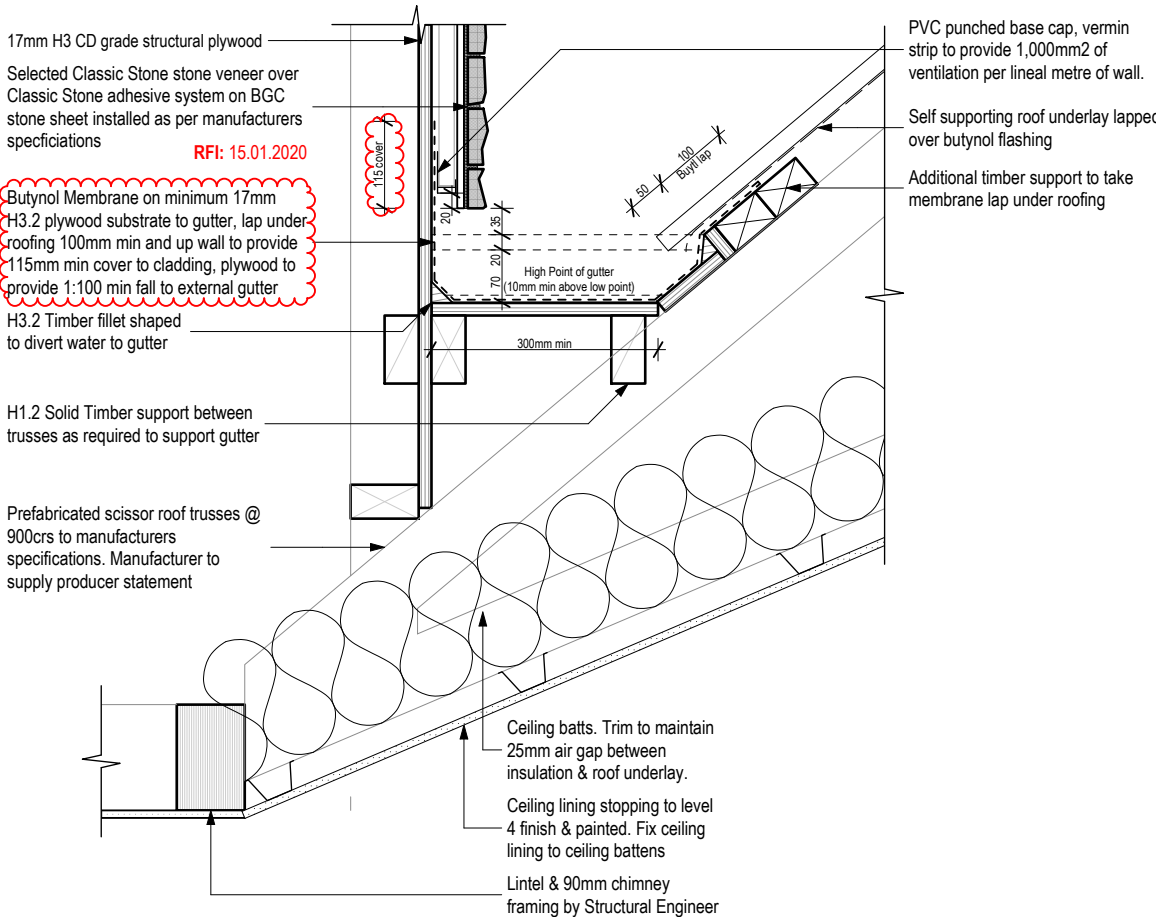
 © Mike Greer Homes NZ Ltd PHONE: (03) 354 0166 FAX: (03) 354 0167 ADDRESS: Tower 2, 7 Deans Avenue, Addington, Christchurch 8011 WEB: www.mikegreerhomes.co.nz	JOB TITLE: MUNRO	DRAWING TITLE: Details (Classic Stone)	LEGAL DESCRIPTION: LOT: 8 DP: 348241 13 Hart Place, Lake Coleridge	LEGAL NOTES: 1. Subject to council approval 2. All measurements to be confirmed on site by the contractor prior to the commencement of work. © 2017 Mike Greer Homes NZ Limited. All rights reserved. No part of this work covered by copyright may be reproduced or copied in any form or by any means without the written permission of Mike Greer Homes NZ Limited	DATE OF ISSUE: 05/07/2019	DESIGNER: Chelsea	SCALE: 1:5, 1:10	SHEET: A5.07
					AMENDMENT DATE: 30/10/2019	TECHNICIAN: JC	JOB # CT5958	
						VERSION: V4	CODE: 3	

IMPORTANT NOTE: THE SCHEDULE OF FIXTURES AND FITTINGS TAKES PRECEDENCE OVER THESE DRAWINGS



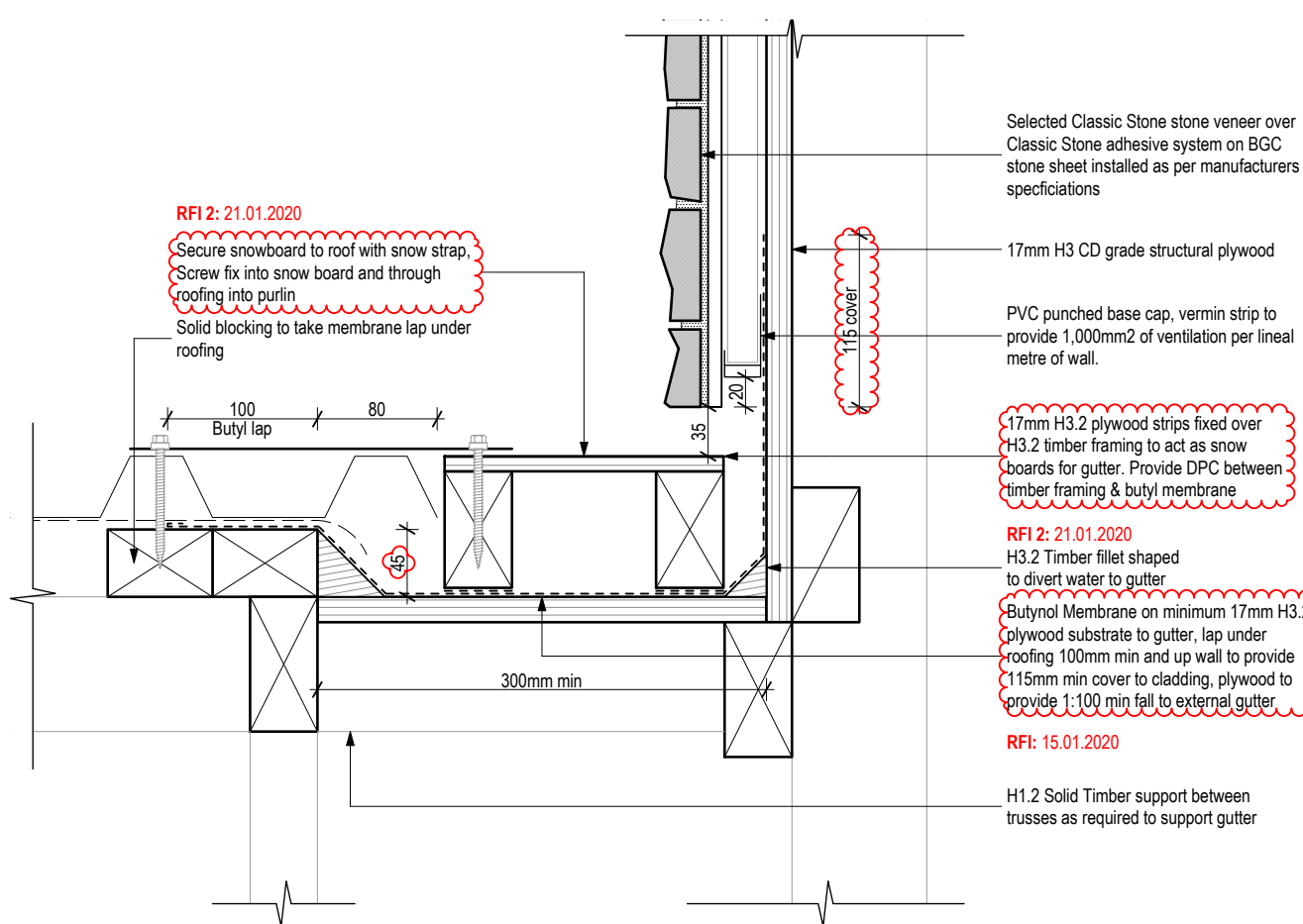
Internal Gutter Snow Boards

SCALE 1:5 @A3




Classic Stone - Internal Gutter

SCALE 1:10 @A3

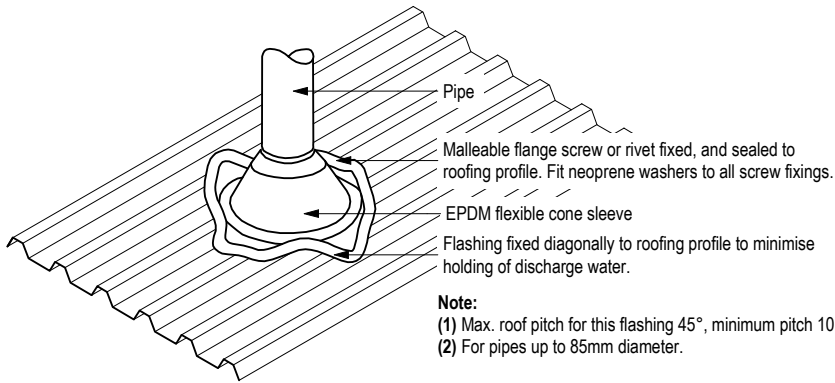


Classic Stone - Internal Gutter (Parallel)

SCALE 1:5 @A3

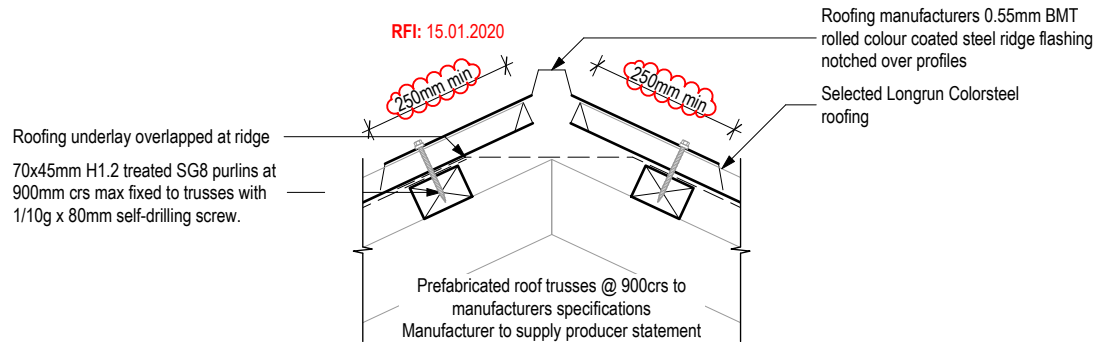
<div></div> <div>© Mike Greer Homes NZ Ltd</div> <div>PHONE: (03) 354 0166 FAX: (03) 354 0167</div> <div>ADDRESS: Tower 2, 7 Deans Avenue, Addington, Christchurch 8011</div> <div>WEB: www.mikegreerhomes.co.nz</div>	JOB TITLE: MUNRO		DRAWING TITLE: Details (Classic Stone)		LEGAL DESCRIPTION: LOT: 8 DP: 348241 13 Hart Place, Lake Coleridge		LEGAL NOTES: 1. Subject to council approval 2. All measurements to be confirmed on site by the contractor prior to the commencement of work © 2017 Mike Greer Homes NZ Limited. All rights reserved. No part of this work covered by copyright may be reproduced or copied in any form or by any means without the written permission of Mike Greer Homes NZ Limited		DATE OF ISSUE: 05/07/2019		DESIGNER: Chelsea		SCALE: 1:10, 1:5		SHEET: A5.08	
	AMENDMENT DATE: 30/10/2019								TECHNICIAN: JC		JOB # CT5958					
									VERSION: V4		CODE: 3					

IMPORTANT NOTE: THE SCHEDULE OF FIXTURES AND FITTINGS TAKES PRECEDENCE OVER THESE DRAWINGS



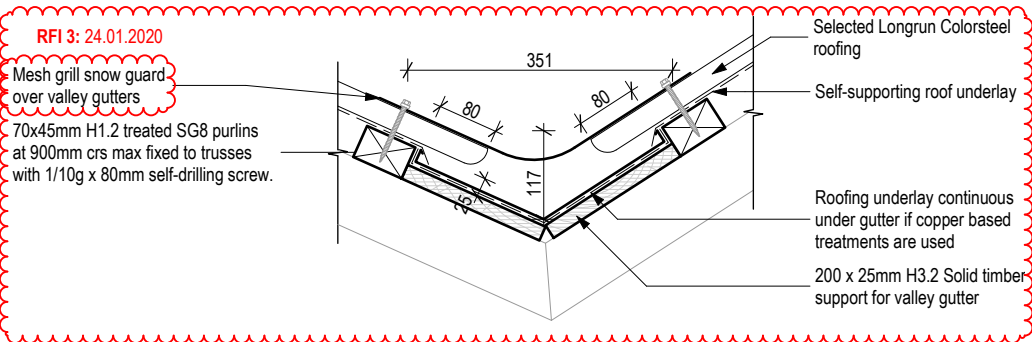
Roof Penetrations

SCALE 1:10 @A3



Ridge Capping

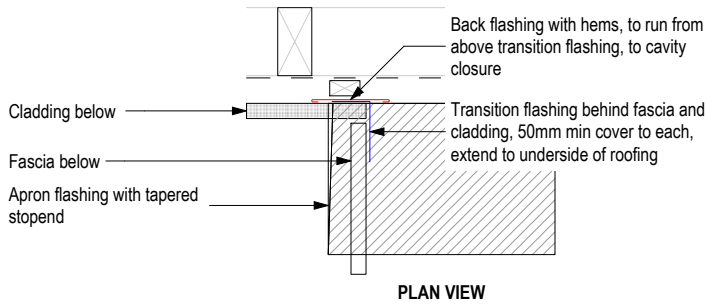
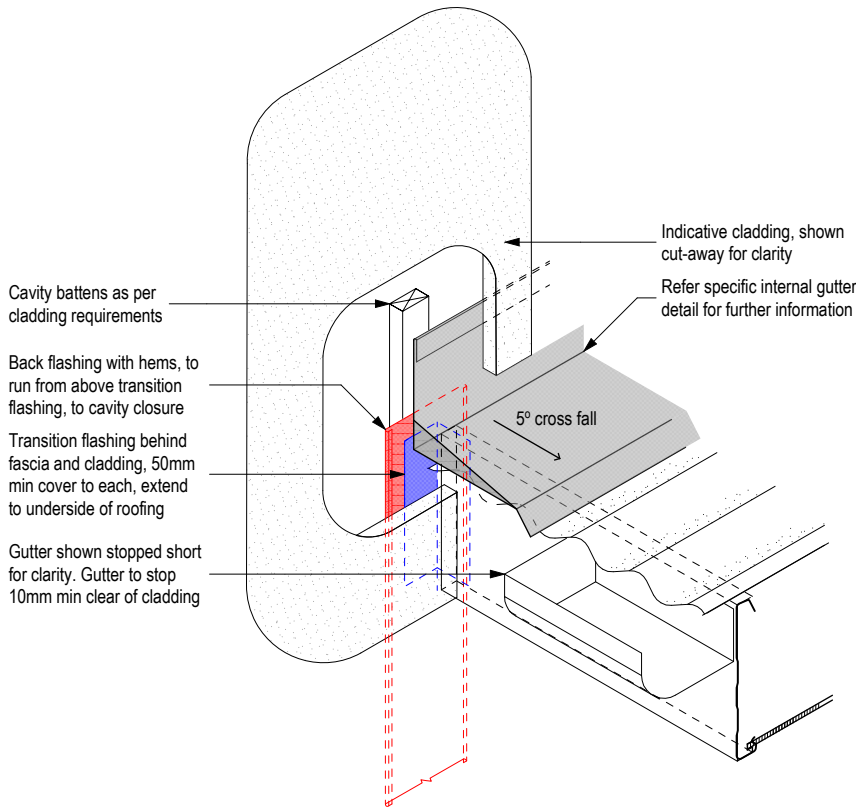
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Valley Gutter

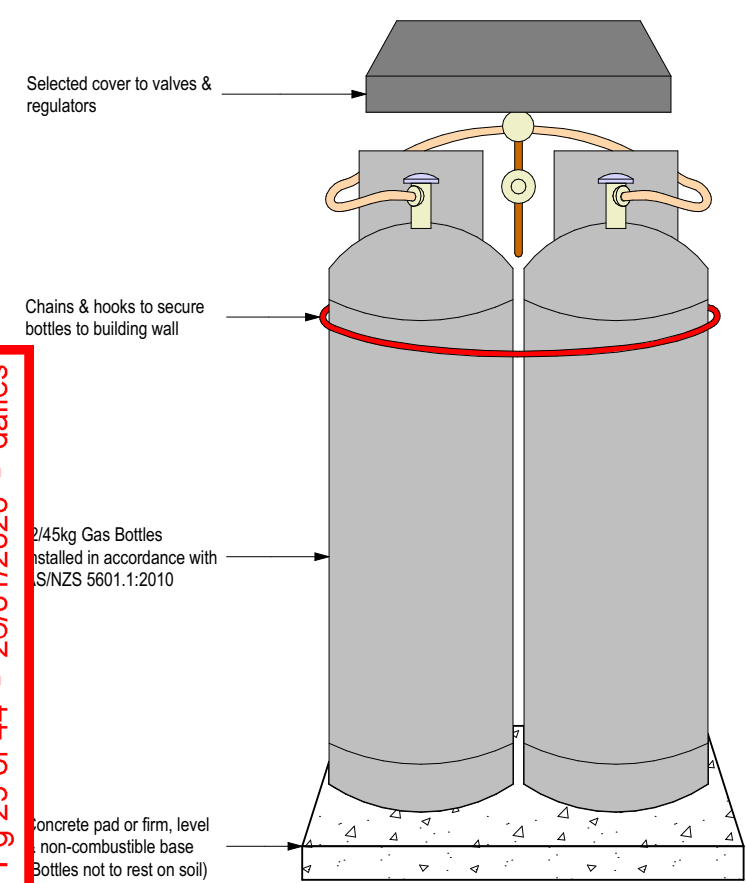
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RFI 2: 21.01.2020



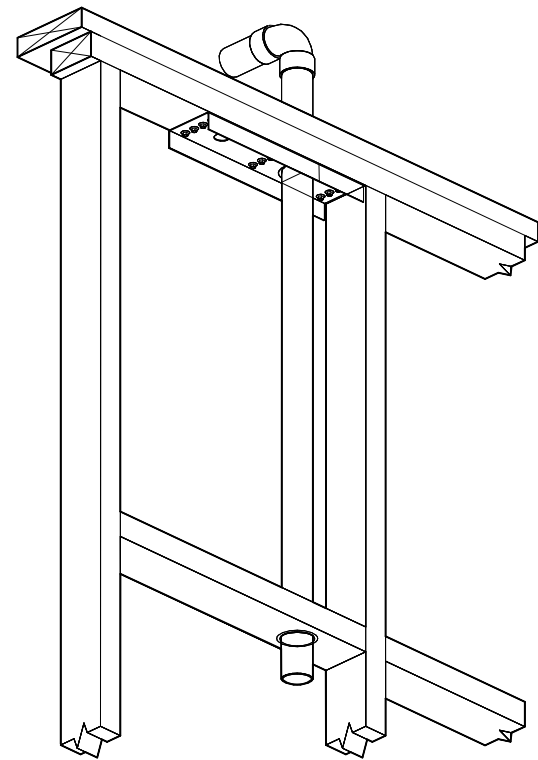
Spouting to Wall Junction

SCALE 1:10 @A3



Gas Bottle Restraints

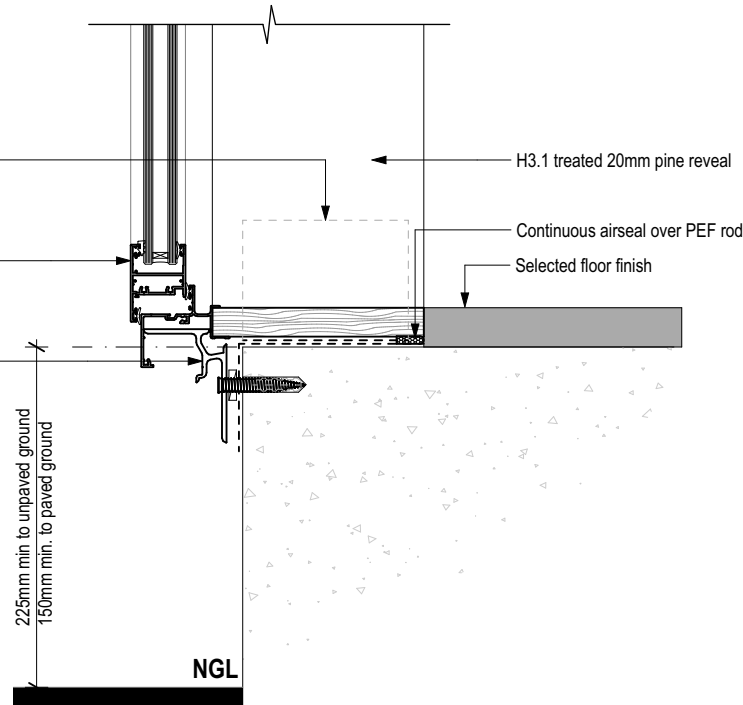
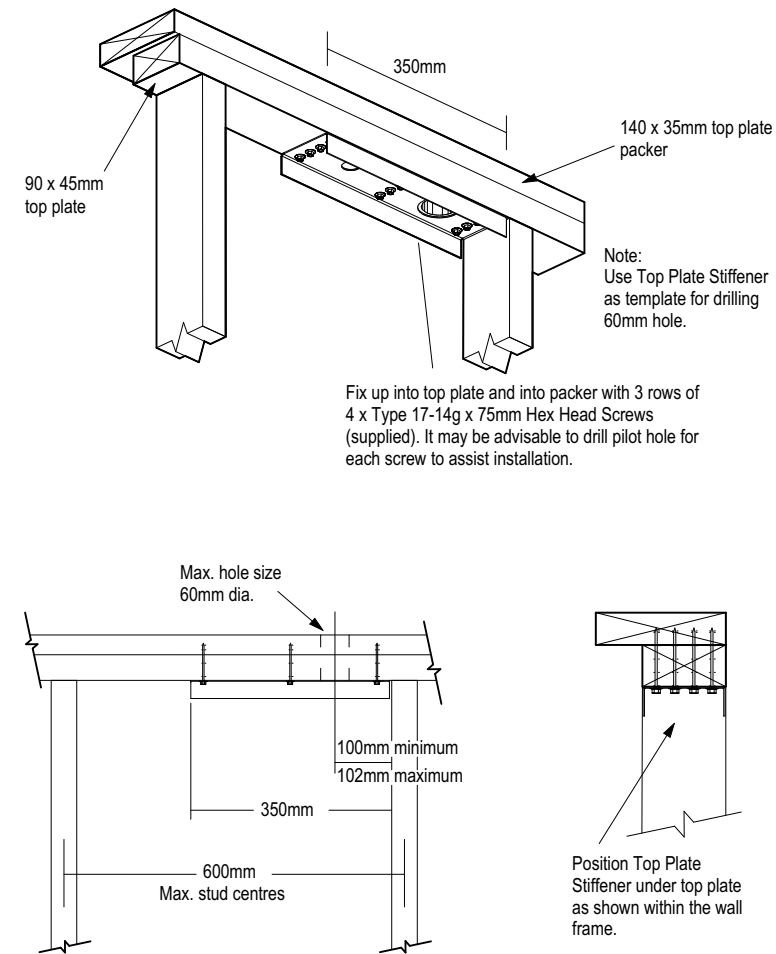
SCALE 1:10 @A3



Stud Stiffener

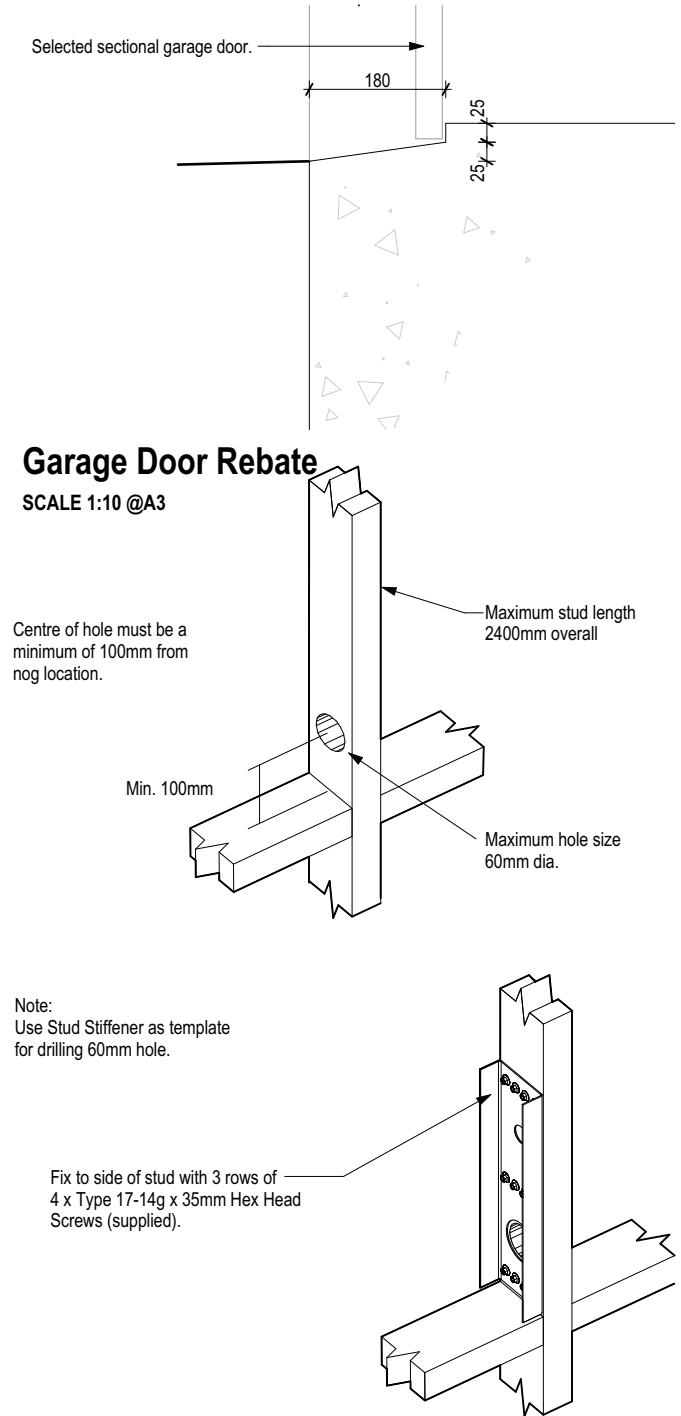
Typical Sill

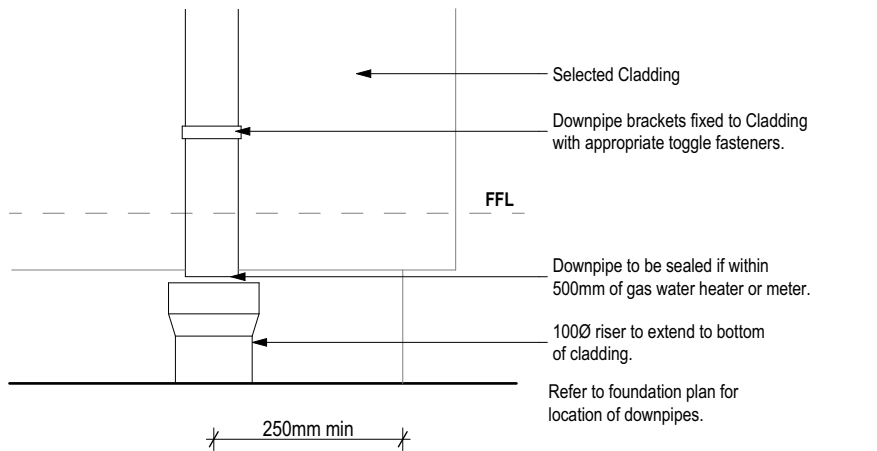
SCALE 1:5 @A3



Garage Door Rebate

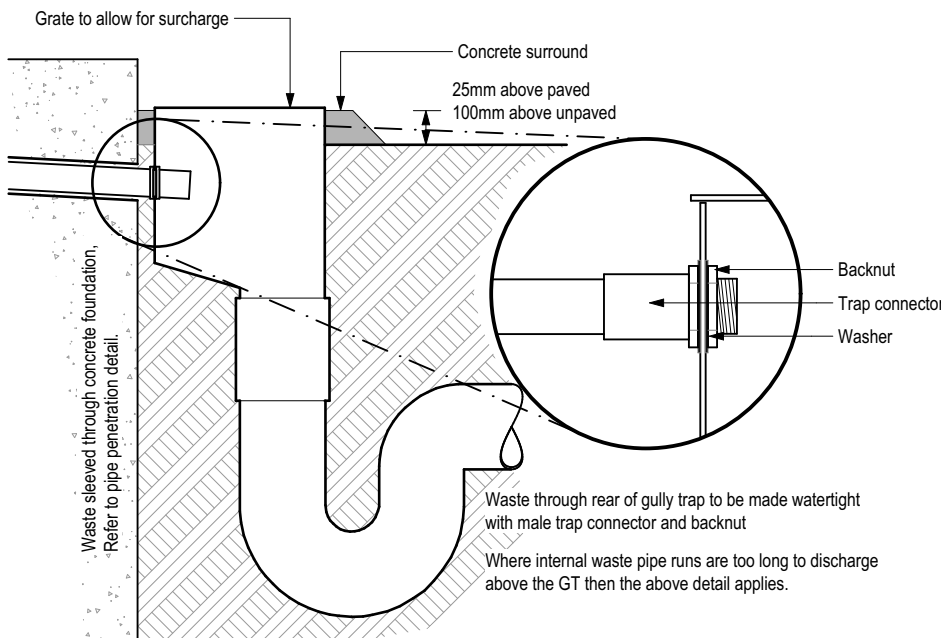
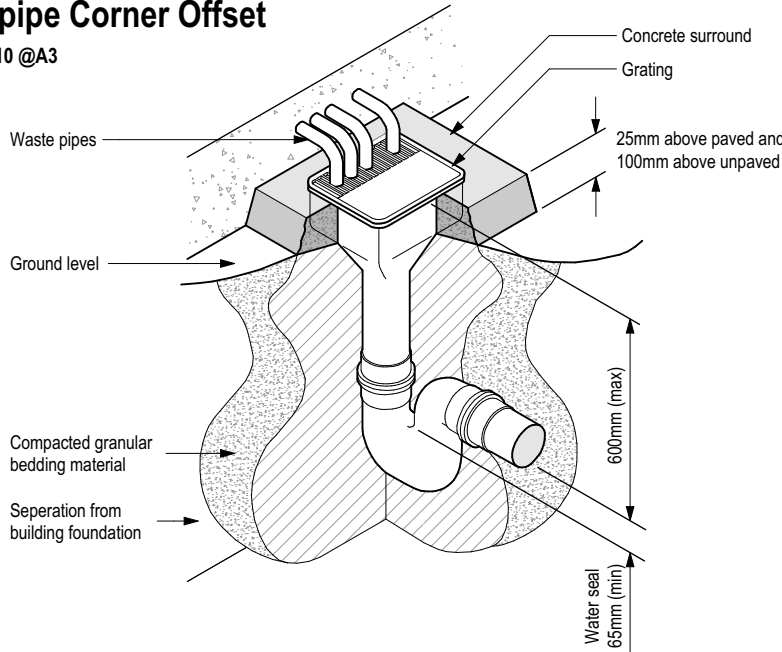
SCALE 1:10 @A3





Downpipe Corner Offset

SCALE 1:10 @A3



Gully Trap

SCALE 1:50 @A3

Drain pipe through foundation wall to be sleeved in uPVC pipe with hessian or similar packing to fill void between.

Pipes under floor slabs to be wrapped with hessian cloth or similar to protect against damage from movement.

Refer to drainage plans for pipe sizes and gradients.

All drains inder floor slab to be:
-50mm min clearance from underside of floor slab.
-laid straight with even gradient along length of drain.

Slab Penetration

SCALE 1:10 @A3

75mm 17.5 MPa thick concrete cover to pipe

Compacted granular bedding and surround, bedding compacted prior to laying pipes

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.

Compacted granular bedding and surround, bedding compacted prior to laying pipes

Bedding & Back Filling 125mm - 375mm cover

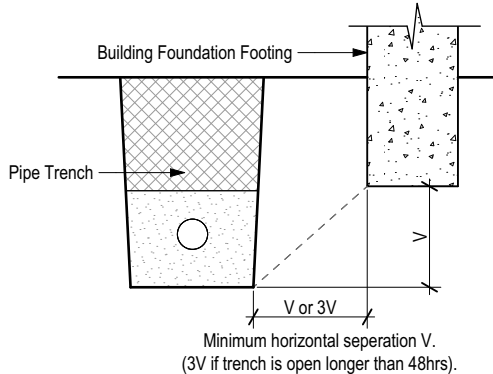
Fill shall be:
Ordinary fill where drains are located below gardens and open country
Compacted selected fill where drains are located below residential driveways and similar areas subject to light traffic.

Compacted selected fill.

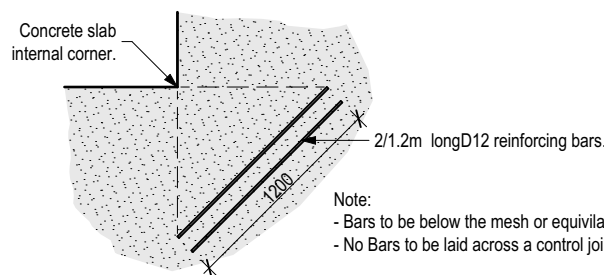
Compacted granular bedding and surround, bedding compacted prior to laying pipes

Bedding & Back Filling 500mm or more cover

Bedding & Back Filling 375mm - 500mm cover



Relationship of pipe trench to building foundation



Supplymentary reinforcing to floor slab internal corners

Bedding & Back Filling

SCALE 1:20 @A3

JOB TITLE:

MUNRO

IMPORTANT NOTE: THE SCHEDULE OF FIXTURES AND FITTINGS TAKES PRECEDENCE OVER THESE DRAWINGS

DRAWING TITLE:

Details (Drainage)

LEGAL DESCRIPTION:

LOT: 8 DP: 348241
13 Hart Place, Lake Coleridge

LEGAL NOTES:

1. Subject to council approval
2. All measurements to be confirmed on site by the contractor prior to the commencement of work.
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DATE OF ISSUE:

05/07/2019

AMENDMENT DATE:

30/10/2019

DESIGNER:

Chelsea

TECHNICIAN:

JC

VERSION:

V4

SCALE:

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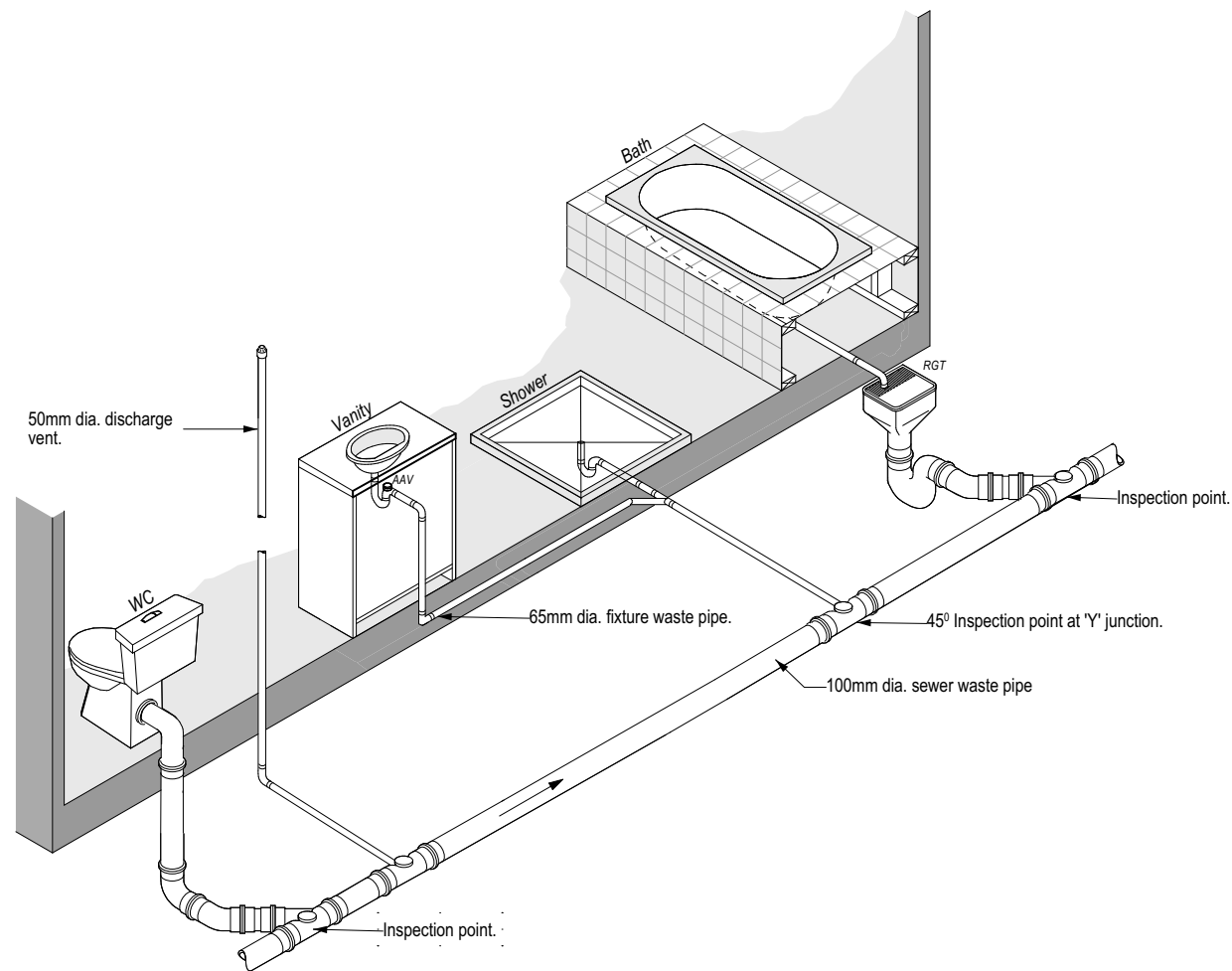
1:50,

JOB #

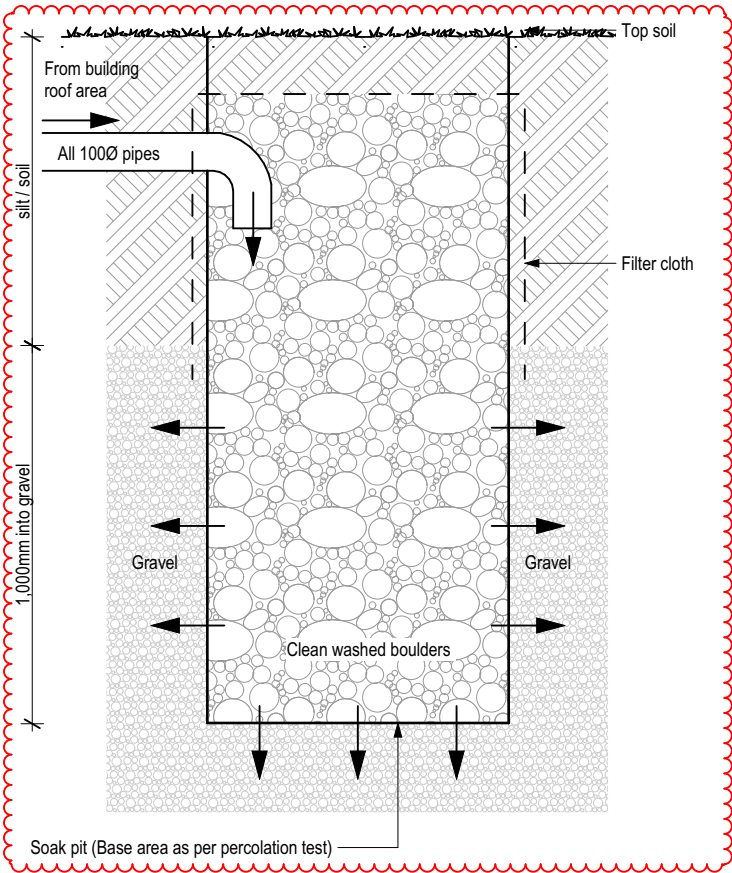
CT5958

SHEET:

A5.11



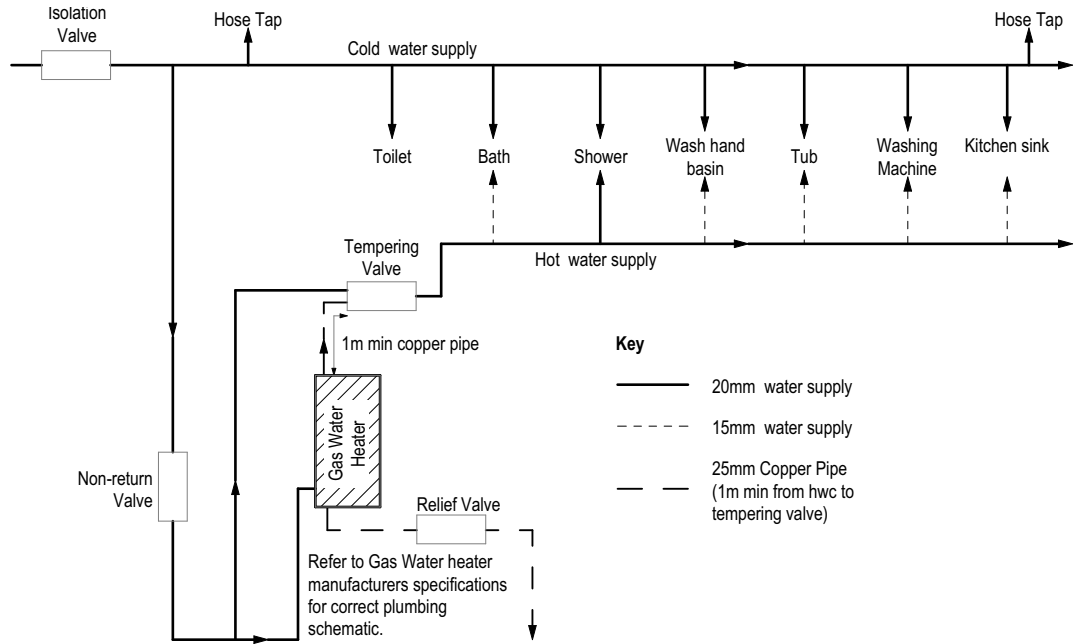
Typical Plumbing Schematic
SCALE 1:50 @A3



Soak Hole Detail

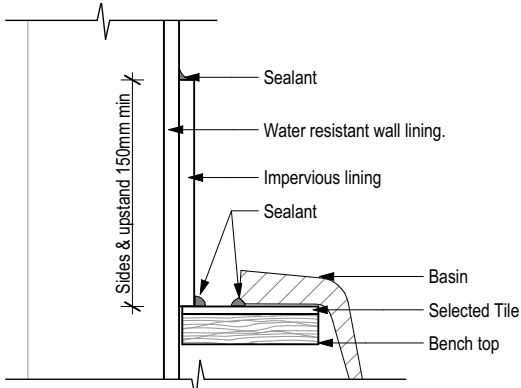
RFI: 15.01.2020

SCALE 1:20 @A3



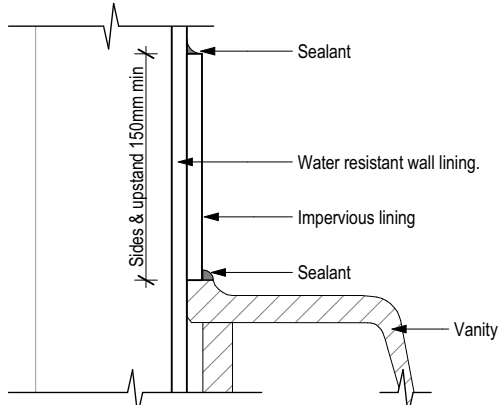
Hotwater Schematic Diagrams
SCALE 1:50 @A3

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	IMPORTANT NOTE: THE SCHEDULE OF FIXTURES AND FITTINGS TAKES PRECEDENCE OVER THESE DRAWINGS								AMENDMENT DATE: 30/10/2019	TECHNICIAN: JC		
										VERSION: V4	CODE: 3	JOB # CT5958



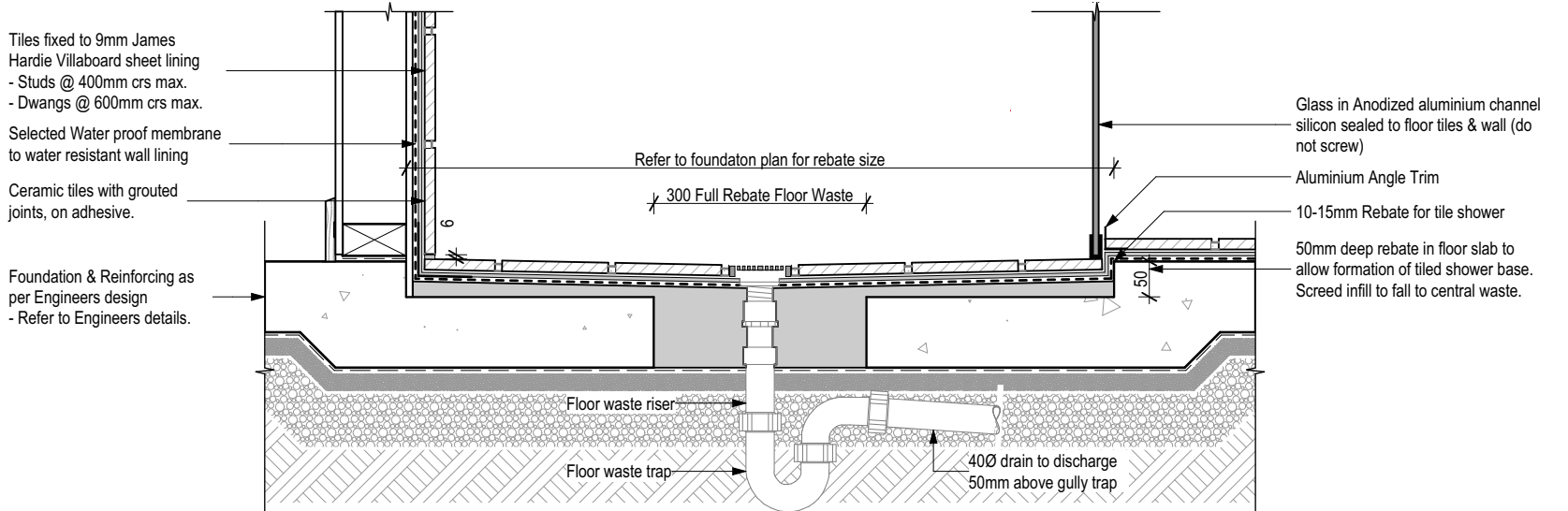
Basin Bench to Wall Junction

SCALE 1:5 @A3



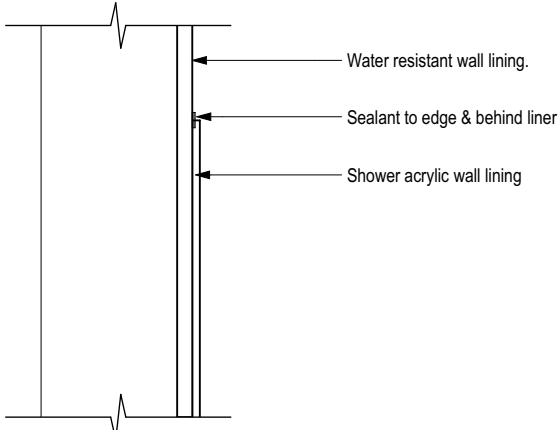
Vanity to Wall Junction

SCALE 1:5 @A3



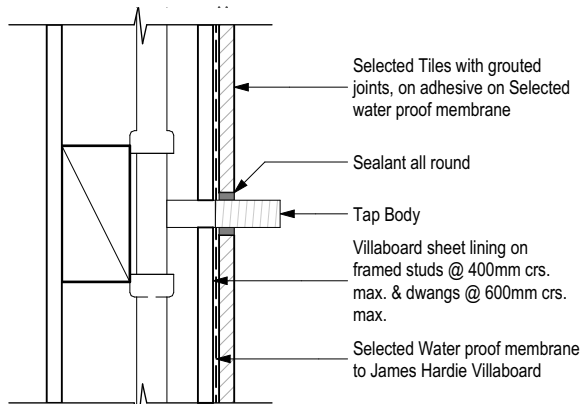
Shower - Floor Waste

SCALE 1:10 @A3



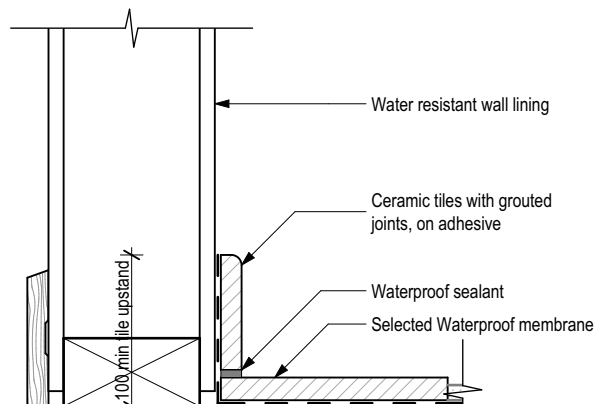
Acrylic to Wall Junction

SCALE 1:5 @A3



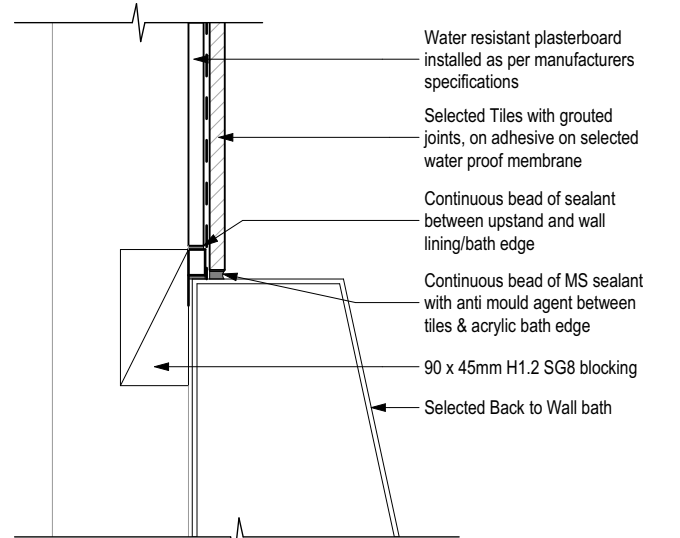
Pipe Penetration

SCALE 1:5 @A3



Tile floor to Wall Junction

SCALE 1:5 @A3



Back to Wall Bath

SCALE 1:5 @A3

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					TECHNICIAN: JC			JOB #	
					AMENDMENT DATE: 30/10/2019	VERSION: V4	CODE: 3	CT5958	
IMPORTANT NOTE: THE SCHEDULE OF FIXTURES AND FITTINGS TAKES PRECEDENCE OVER THESE DRAWINGS									

GENERAL NOTE

- Sizes shown above are rough opening sizes and & leaf sizes.
- Client to confirm window & door style & finishes.
- Confirm all opening sizes onsite prior to installation
- Refer to ground floor plan for accurate opening location.

-Joinery: -All exterior window and doors to be colorsteel powdercoated aluminium framed with double glazing and dressed timber reveals unless noted otherwise. Refer to specification for full details.

- Internal Door Leaf Height: -Standard.
Internal Door Leaf Width: -Typically 810mm (unless noted on plan).
-Typically 710mm (wet areas).
Garage Door: -Colorsteel sectional.
Lintels: -Refer to the Truss Design for lintel sizes.
Safety Glazing (SG): -As indicated
Obscure Glazing (OB): -To Bathroom, Wc and Ensuite
Restrictor Stays (RS): -As indicated

NOTE:
All doors & sliders are taken from External Elevation.
All windows are taken from External Elevation.

Window & Door Layout Plan takes precedence over Window Schedule - Refer to Plan & Elevations for opening direction.

Glazing and glazed openings to comply with NZS 4223.3:2016 Glazing in buildings - Part 3: Human impact safety requirements, NZS 4211:2008: Specification for performance of windows and New Zealand Building Code Clauses: F2 Hazardous Building Materials & F4: Safety from Falling.

STANDARD GLAZING UNITS USED.

All Double Glazed Units
Comply with Table G2, NZS 4218:2004 & meet 0.26 (msqo C/W)

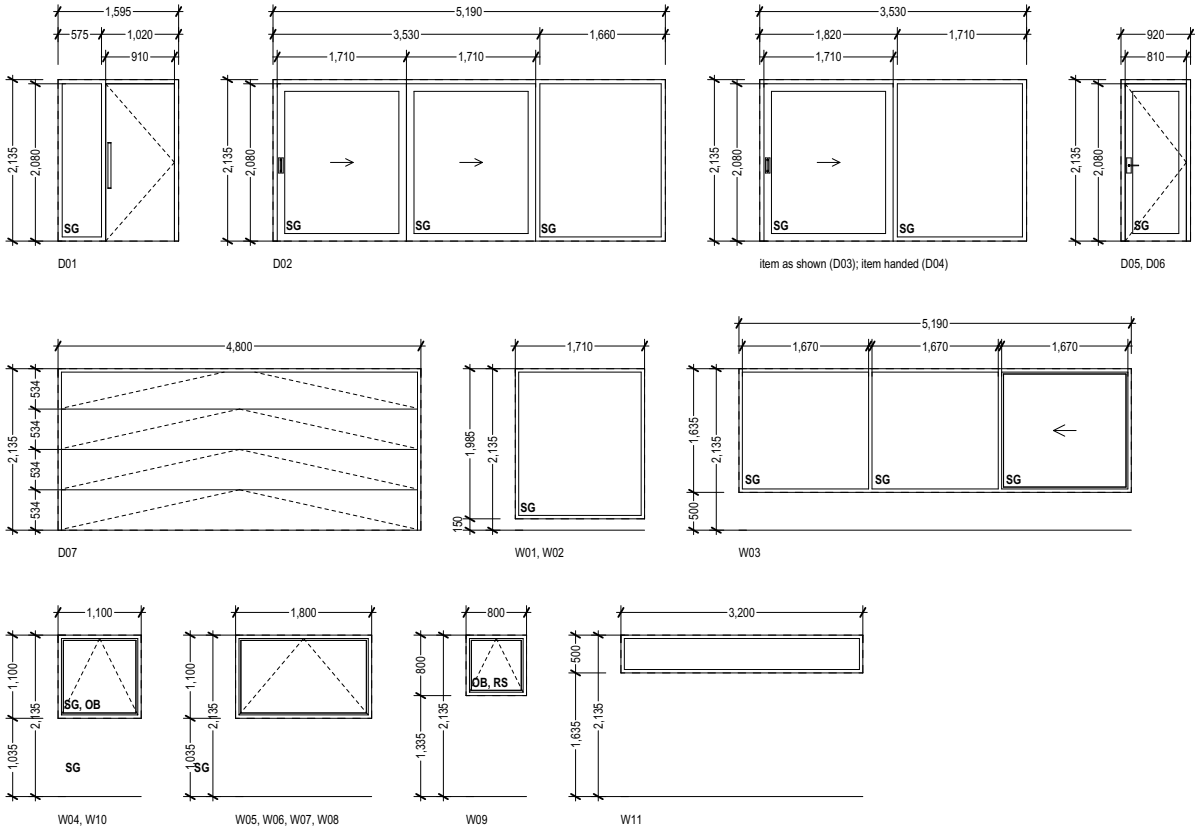
Standard Unit
6mm Glass / 12mm Air Gap / 4mm Glass

Slider Unit
6mm Glass / 8mm Air Gap / 5mm Glass

Safety Panel
6mm Toughened / 8mm Air Gap / 6.38mm Laminate

Natural Light: Window Area/Room Area			
Rooms	Window Area (Glazed)	Room Area	Total
LIV/DIN/KITCH	22.29	69.08	32%
BEDROOM 1	7.78	16.41	47%
BEDROOM 2	1.59	14.71	11%
BEDROOM 3	1.59	12.86	12%
BEDROOM 4	1.59	12.86	12%
WC	0.44	2.52	17%
BATHROOM	0.92	7.24	13%
LAUNDRY	1.15	6.82	17%
ENSUITE	0.92	5.87	16%

Ventilation: Vented Area/Room Area			
Rooms	Window Area (Vented)	Room Area	Total
LIV/DIN/KITCH	12.56	69.08	18%
BEDROOM 1	5.29	16.41	32%
BEDROOM 2	1.73	14.71	12%
BEDROOM 3	1.73	12.86	13%
BEDROOM 4	1.73	12.86	13%
WC	0.5	2.52	20%
BATHROOM	1.02	7.24	14%
LAUNDRY	1.68	6.82	25%
ENSUITE	1.02	5.87	17%



Door & Window Schedule

SCALE 1:100 @A3



LINTEL FIXING SCHEDULE

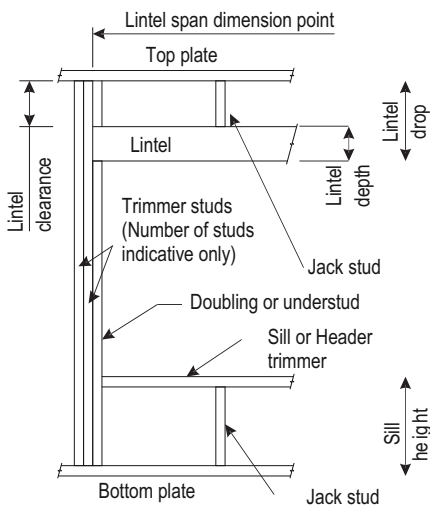
ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12

NZS 3604:2011

NOTE:

- ★ All fixings are designed for vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20 kPa.
- ★ Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist horizontal loads.
- ★ These fixings assume the correct choice of rafter/truss to top plate connections have been made.
- ★ All fixings assume bottom plate thickness of 45mm maximum. Note: TYLOK options on timber species.
- ★ Wall framing arrangements under girder trusses are not covered in this schedule.
- ★ All timber selections are as per NZS 3604:2011.

DEFINITIONS



Lintel Supporting Girder Trusses:

Roof Tributary Area	Light Roof				Heavy Roof			
	Wind Zone		Wind Zone		Wind Zone		Wind Zone	
	L	M	H	EH	L	M	H	EH
8.6 m ²	G	G	H	H	G	G	H	H
11.6 m ²	G	H	H	H	G	H	H	H
12.1 m ²	G	H	H	H	G	H	H	H
15.3 m ²	H	H	-	-	G	H	H	H
19.1 m ²	H	-	-	-	G	H	-	-
20.9 m ²	H	-	-	-	H	H	-	-
21.8 m ²	H	-	-	-	H	-	-	-
34.3 m ²	-	-	-	-	H	-	-	-

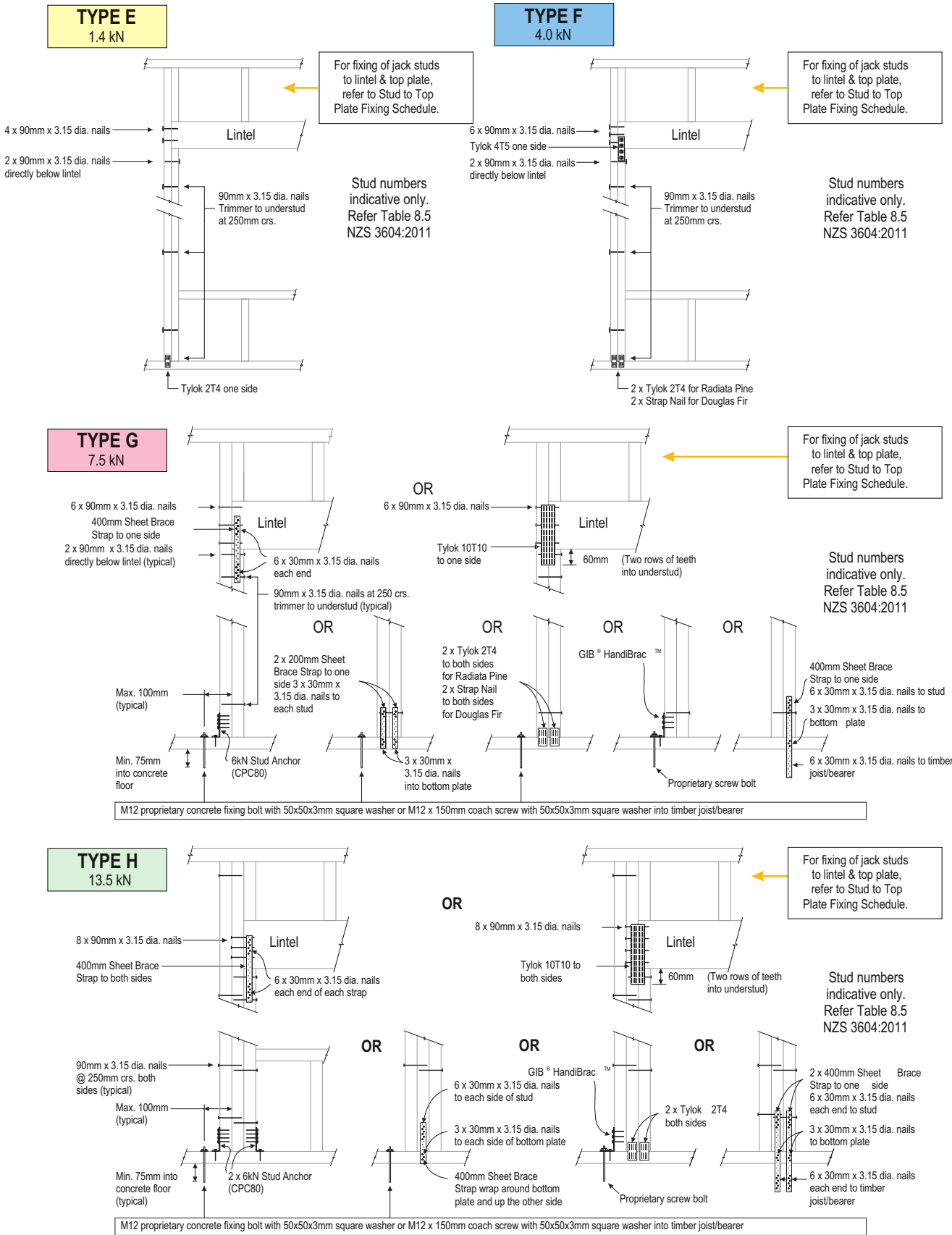
Notes:

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

SELECTION CHART FOR LINTEL FIXING

Lintel Span	Loaded Dimension (See Fig. 1.3 NZS 3604:2011)	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	F	F	E	E	E	E	E
	3.0	E	E	F	F	F	E	E	E	F	F
	4.0	E	E	F	F	F	E	E	E	F	F
	5.0	E	F	F	F	G	E	E	F	F	F
	6.0	E	F	F	G	G	E	E	F	F	G
0.9	2.0	E	E	F	F	F	E	E	E	F	F
	3.0	E	E	F	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	G	E	E	F	F	F
	6.0	E	F	F	G	G	E	E	F	F	G
1.0	2.0	E	E	F	F	F	E	E	E	F	F
	3.0	E	E	F	F	F	E	E	E	F	F
	4.0	E	F	F	F	G	E	E	F	F	F
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	6.0	E	F	F	G	G	E	E	F	F	G
1.2	2.0	E	E	F	F	F	E	E	E	F	F
	3.0	E	E	F	F	F	E	E	E	F	F
	4.0	E	F	F	F	G	E	E	F	F	F
	5.0	E	F	F	G	G	E	E	F	F	G
	6.0	F	F	G	G	H	E	E	F	G	G
1.5	2.0	E	E	F	F	F	E	E	E	F	F
	3.0	E	F	F	F	G	E	E	F	F	F
	4.0	E	F	F	G	G	E	E	F	F	G
	5.0	F	F	G	G	H	E	E	F	G	G
	6.0	F	F	G	H	H	E	E	F	G	H
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	3.0	F	F	G	G	H	E	E	F	G	G
	4.0	F	F	G	H	H	E	E	F	G	H
	5.0	F	G	G	H	H	E	F	G	H	H
	6.0	F	G	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	-	E	F	G	H	-
	6.0	F	G	H	-	-	E	F	G	H	-
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	5.0	F	G	H	-	-	E	F	G	H	-
	6.0	G	H	H	-	-	E	F	H	-	-
4.2	2.0	F	F	G	G	H	E	E	F	G	G
	3.0	F	G	H	H	-	E	F	G	H	H
	4.0	F	G	H	-	-	E	F	G	H	-
	5.0	G	H	H	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	F	H	-	-
4.5	2.0	F	F	G	H	H	E	E	F	G	H
	3.0	F	G	G	H	-	E	F	G	H	H
	3.4	F	G	H	H	-	E	F	G	H	-
	4.0	F	G	H	-	-	E	F	G	H	-
	5.0	G	H	-	-	-	E	F	H	-	-
4.8	2.0	F	F	G	H	H	E	E	F	G	H
	3.0	F	G	H	H	-	E	F	G	H	H
	3.2	F	G	H	H	-	F	F	G	H	-
	4.0	F	G	H	-	-	E	F	H	-	-
	5.0	G	H	-	-	-	E	F	H	-	-
6.0	2.0	G	H	-	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	F	H	-	-

LINTEL FIXING OPTIONS

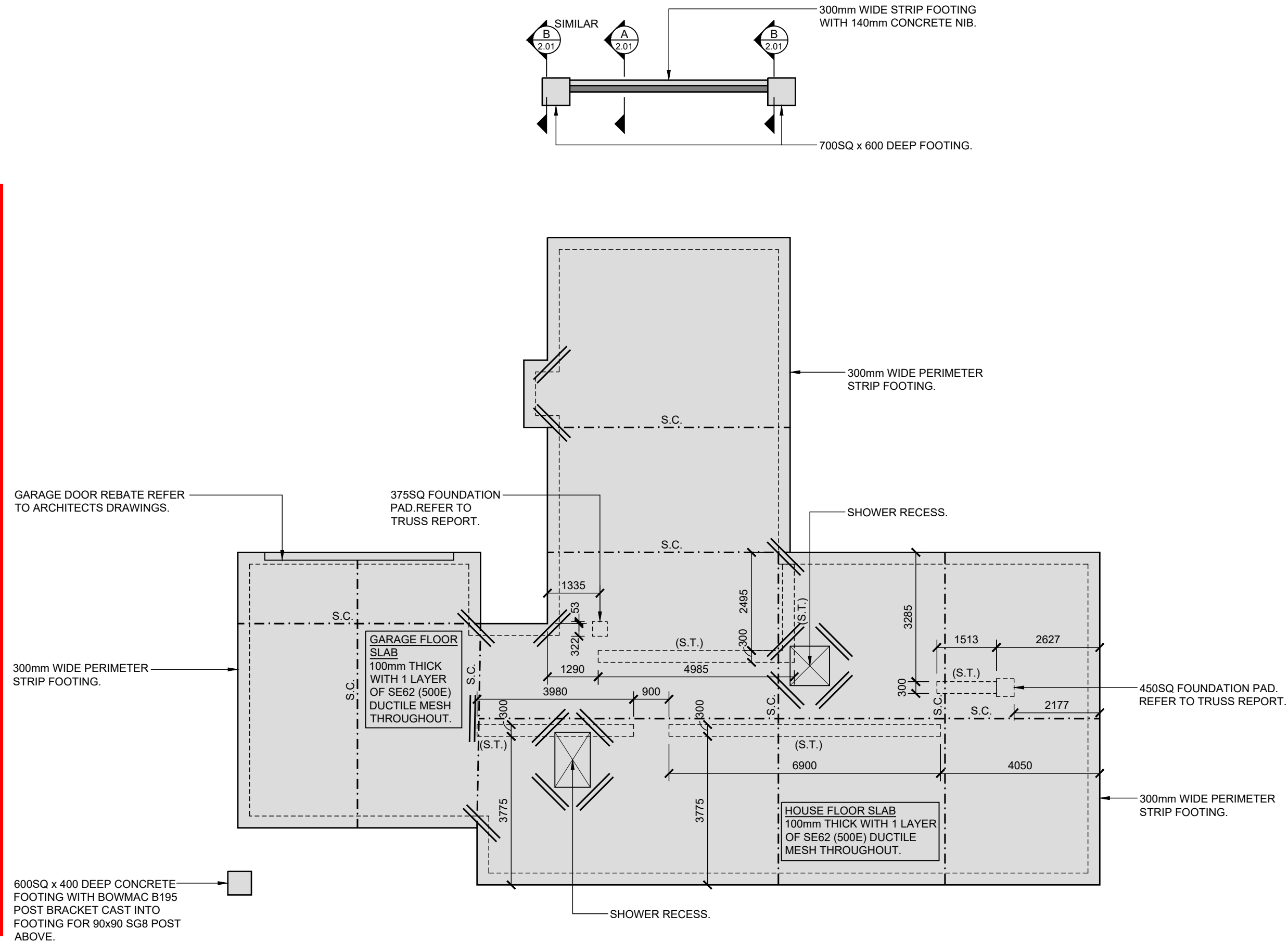


NEW RESIDENCE
LOT 8, 13 HART PLACE,
LAKE COLERIDGE.

STRUCTURAL DRAWING LIST
10747

DWG No.	TITLE			
S1.01	FOUNDATION LAYOUT	0	0	
S1.02	BEAM LAYOUT	0	1	
S1.03	BRACING LAYOUT AND MULTI BRACE CONNECTION DETAIL	0	0	
S2.01	FOUNDATION DETAILS	0	0	
S3.01	STEELWORK ELEVATIONS	0	0	
S4.01	STEEL BEAM CONNECTION DETAILS	0	0	
S4.02	STEEL BEAM CONNECTION DETAILS	0	0	
S4.03	STEEL BEAM CONNECTION DETAILS	0	0	
S4.04	CHIMNEY STRUCTURE	0	0	
ISSUED TO:				
workingdrawings@mikegreerhomes.co.nz		A	B	
		DATE		
		27-11-2019		
		15-01-2020		

SDC - Approved Building Consent Document - BC192333 - Pg 35 of 44 - 26/01/2020 - dalles



FOUNDATION LAYOUT
SCALE 1:100

- LEGEND:**
- (S.T.) DENOTES 300 WIDE SLAB THICKENING REFER TO SHEET S2.02 FOR TYPICAL DETAIL.
 - DENOTES 2-HD12 BARS, 1200mm LONG TO INTERNAL CORNERS OF SLAB. SPACE 50mm FROM CORNER AND 75mm APART.
 - S.C. DENOTES 25mm DEEP x 3mm WIDE SAW CUTS. REFER TO SHEET S2.02 FOR DETAIL.

- CONCRETE NOTES:**
- FLOOR SLABS TO BE 100mm THICK WITH 1 LAYER OF MESH THROUGHOUT, LAP ALL MESH A MINIMUM OF 2-CROSS WIRES, BUT NOT LESS THAN 225mm.
 - FOR ALL REBATES AND OTHER SLAB RECESSES AND DRAINAGE LOCATIONS REFER TO ARCHITECTS DRAWINGS.
 - CONCRETE STRENGTH (28 DAY):
FOUNDATIONS -20MPa
FLOOR SLABS -20MPa
 - WHERE POSSIBLE SAW CUTS AND FREE JOINTS SHOULD NOT PASS THROUGH TILED OR POLISHED CONCRETE AREAS.
 - NOTIFY THE STRUCTURAL ENGINEER OF ANY DISCREPANCIES.

- EXCAVATION AND BACKFILL NOTES:**
- ALL TOP SOIL AND ORGANIC MATTER IS TO BE REMOVED FROM THE EXTENT OF THE BUILDING FOOTPRINT. LEVELS TO BE MADE UP TO THE UNDERSIDE OF THE SLAB WITH AP40 BACKFILL COMPACTED IN 150mm DEEP LAYERS TO ACHIEVE 95% OF ITS MAXIMUM DRY DENSITY. MIN. HARDFILL DEPTH TO BE 150mm. MAX 25mm OF SAND BLINDING OVER FOR DPM.

- CURING AND PROTECTION:**
- 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.

- TILED SHOWER RECESS NOTES:**
- FALL SLAB LOCALLY (50mm MAX.) OR CREATE 50mm RECESS FOR TILED SHOWER. (REFER TO ARCHITECTS DRAWINGS FOR DETAILS)
 - TOP REINFORCEMENT TO BE CRANKED DOWN LOCALLY TO SUIT. 50mm COVER TO TOP REINFORCEMENT TO BE MAINTAINED.

CONSTRUCTION ISSUE

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

	CLIENT MIKE GREER HOMES	PROJECT TITLE LOT 8, 13 HART PLACE, LAKE COLERIDGE.	DRAWING TITLE FOUNDATION LAYOUT.	REV.	BY.	DATE:	COMMENT:	DESIGN.	JOB No.	DRAWING No.	REV.
				0	V.M.	27-11-2019	ISSUED FOR CONSTRUCTION	K.Z.	10747	S1.01	0
								DRAWN.	SCALE @ A3		
								V.M.	1:100		








CLIENT
MIKE GREER HOMES

PROJECT TITLE
LOT 8, 13 HART PLACE,
LAKE COLERIDGE.

DRAWING TITLE
BEAM LAYOUT.

REV.	BY.	DATE:	COMMENT:	DESIGN.	JOB No.	DRAWING No.	REV.
0	V.M.	27-11-2019	ISSUED FOR CONSTRUCTION	K.Z.	10747	S1.02	1
1	N.M.	15-01-2020	FRAMING NOTES ADDED.	DRAWN.	SCALE @ A3		
				V.M.	1:100		

-  75x5 SHS POST.
-  200 PFC POST.
-  DOUBLE STUD.
-  90x90 SG8 H3.2 POST.

TRUSSES: 

T DENOTES TRUSSES BY OTHERS.

FOR STRUCTURAL BEAM CONNECTIONS
DETAILS REFER TO THE FOLLOWING
DRAWINGS:

BEAM B.1	-	SHEET S4.01
BEAM B.2	-	SHEET S4.02
FRAME PF.3	-	SHEET S4.02
FRAME PF.4	-	SHEET S4.02
LINTEL B.5	-	SHEET S4.03
LINTEL B.6	-	SHEET S4.03

STEEL NOTES:

- LENGTH NOTED NEXT TO BEAM MEMBERS ARE MAXIMUM DESIGNED SPAN AND NOT TO BE USED AS BEAM LENGTH. CONFIRM LENGTH ON SITE PRIOR TO FABRICATION. NOTIFY THE STRUCTURAL ENGINEER IF THE ACTUAL LENGTH IS LONGER THAN THE DESIGN LENGTH.
- ALL BEAMS, LINTELS AND SHS POSTS TO BE CENTRED ON STUD FRAMING LINES (U.N.O).
- TIMBER BEAM DEPTHS AS SHOWN ARE MINIMUM REQUIRED DEPTHS. DEPTH OF TIMBER BEAMS CAN BE INCREASED TO SUIT FLOOR DEPTH IF SO DESIRED.
- ALLOW FOR 45mm THICK SG8 STUDS/ PLATES TO BE BOLTED TO STEEL MEMBERS IF REQUIRED TO ALLOW FOR FIXING OF TIMBER FRAMING OR JOINERY.
- NOTIFY THE STRUCTURAL ENGINEER OF ANY DISCREPANCIES.

TIMBER FRAMING NOTES.

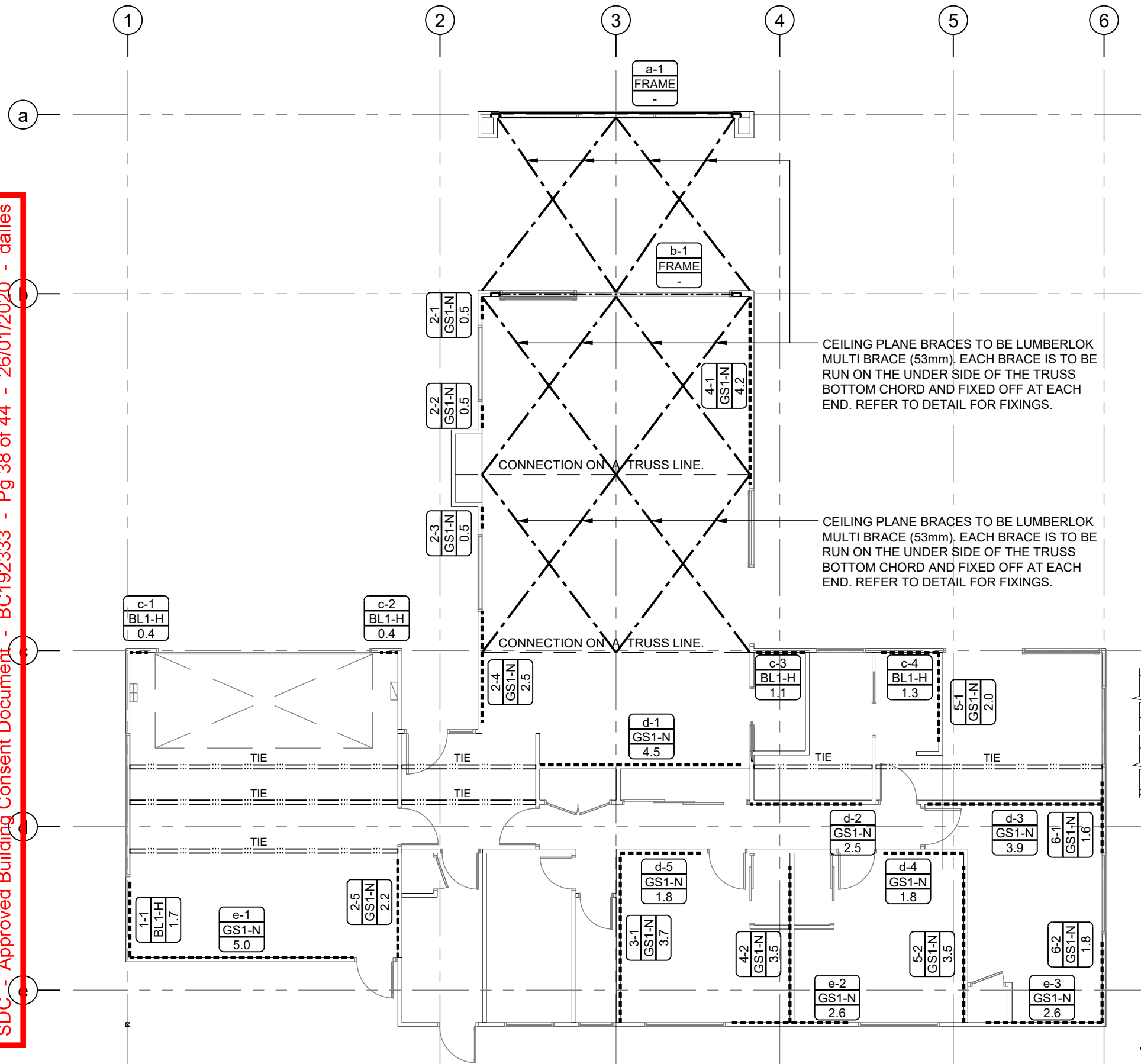
WALL STUDS EXTERNAL:

- 90x45 SG8 @ 400crs MAX. (WITH BLOCKING LINES @ 800crs)
- 140x45 SG8 @ 600crs MAX. (WITH BLOCKING LINES @ 800crs)

PURLINS:

- 74x45 SG8 ON FLAT @ 900crs, MAX OVERHANG OF 150mm.

CONSTRUCTION ISSUE



BRACING KEY:

GS1-N: GIB STANDARD PLASTER BOARD ONE SIDE. FIXINGS AT 50, 100, 150, 225, 300mm FROM EACH CORNER AND AT 150mm crs THEREAFTER AROUND PERIMETER OF ELEMENT. INTERMEDIATE FIXING AT 300mm crs.

BL1-H: GIB BRACELINE TO ONE SIDE. GIB HANDIBRAC END STUD HOLD-DOWN FIXINGS. FIXINGS AT 50, 100, 150, 225, 300mm FROM EACH CORNER AND AT 150mm crs THEREAFTER AROUND PERIMETER OF ELEMENT. INTERMEDIATE FIXING AT 300mm crs.

KEY:

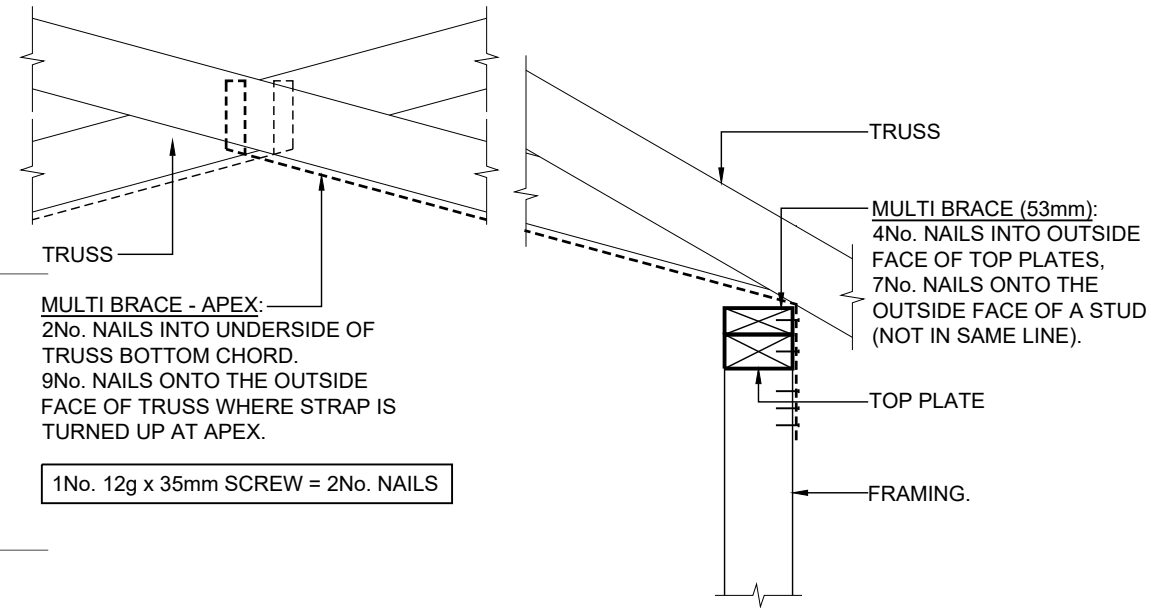
A-1
GS1-N
2.0

BRACING ELEMENT NUMBER.
BRACING SYSTEM.
ELEMENT LENGTH IN METRES.

WALLS ON THIS LINE TO BE CONNECTED TO THE PERIMETER WALLS AT TOP PLATE LEVEL, EITHER DIRECTLY OR THROUGH FRAMING MEMBERS IN LINE WITH THE TOP OF THE WALL AS PER NZS3604: 2011 8.7.3.4 (CONNECTION CAPACITY TO BE A MIN. OF 6kN).

BRACING NOTES:

- LENGTHS SHOWN ARE MINIMUMS USED FOR CALCULATIONS. USE FULL WALL LENGTHS IN CONSTRUCTION WHERE PRACTICAL.
- REFER TO MANUFACTURERS SPECIFICATION FOR FASTENERS DETAILS FOR EACH BRACING SYSTEM.
- TOP PLATE CONNECTIONS:** THE TOP PLATE OF A WALL THAT CONTAINS ONE OR MORE WALL BRACING ELEMENTS SHALL BE JOINED WITH 6kN CONNECTIONS (25x0.9mm GALVANISED MS STRAP AND SIX 30x2.5mm GALVANISED NAILS ON EACH END, A LUMBERLOK 'PLATELOCK' OR APPROVED SIMILAR).
- REFER TO NZS 3604:2011 FOR DURABILITY REQUIREMENTS OF ALL FIXINGS.



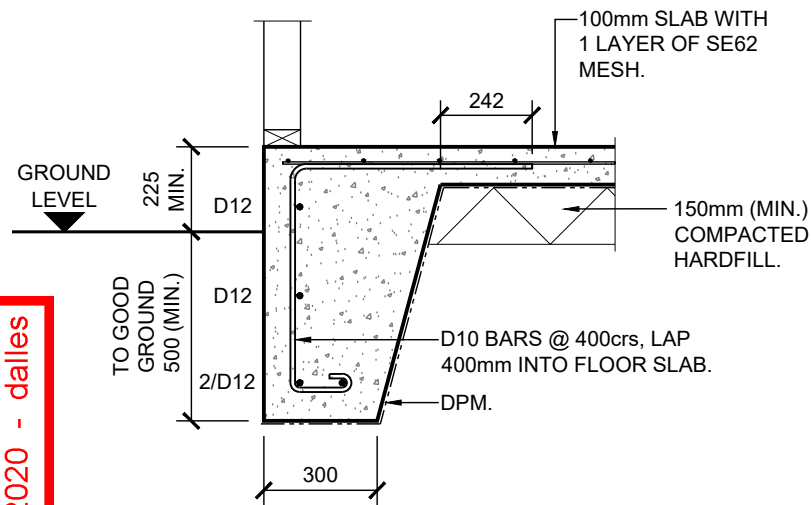
MULTI BRACE CONNECTIONS.
SCALE 1:10

BRACING LAYOUT
SCALE 1:100

CONSTRUCTION ISSUE

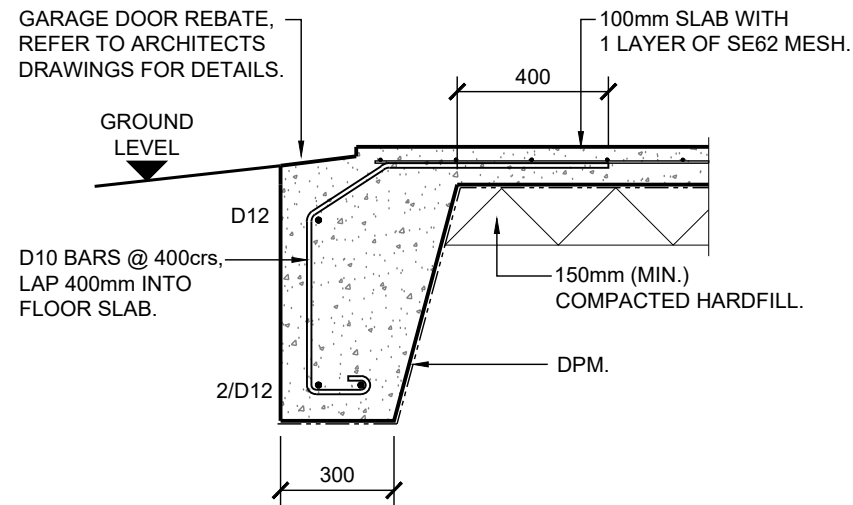
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ARCHITECT'S DRAWINGS

	CLIENT MIKE GREER HOMES	PROJECT TITLE LOT 8, 13 HART PLACE, LAKE COLERIDGE.	DRAWING TITLE BRACING LAYOUT AND MULTI BRACE CONNECTION DETAIL.	REV.	BY.	DATE:	COMMENT:	DESIGN.	JOB No.	DRAWING No.	REV.
				0	V.M.	27-11-2019	ISSUED FOR CONSTRUCTION	K.Z.	10747	S1.03	0
								DRAWN.	SCALE @ A3 1:100 / 1:10		



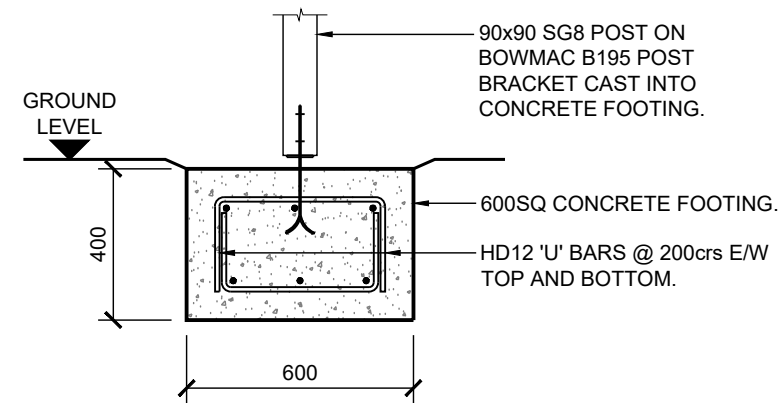
STRIP FOOTING (TYPICAL).

SCALE 1:20



GARAGE DOOR REBATE TO STRIP FOOTING.

SCALE 1:20



EXTERNAL POST FOOTING.

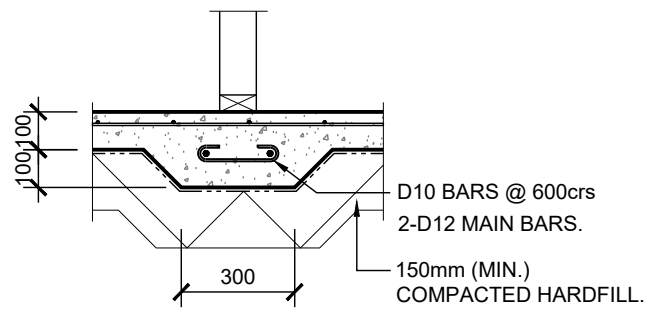
SCALE 1:20

CONCRETE NOTES:

REINFORCING BAR LAP LENGTHS:
D10 - 400mm HD12 - 700mm
D12 - 500mm HD16 - 900mm
D16 - 650mm HD20 - 1050mm

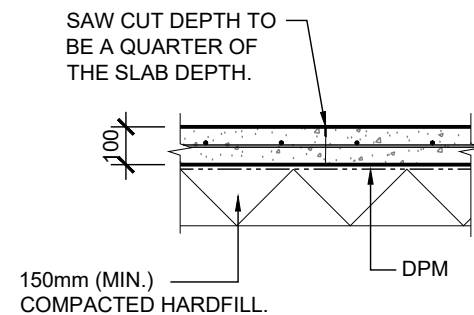
REINFORCING BAR GRADES:
R - STRUCTURAL GRADE ROUND BAR.
D - DEFORMED BAR GRADE 300E
HD - DEFORMED BAR GRADE 500E

CONCRETE STRENGTH (28 DAY):
▪ FOUNDATIONS - 20MPa
▪ GROUND FLOOR SLABS - 20MPa



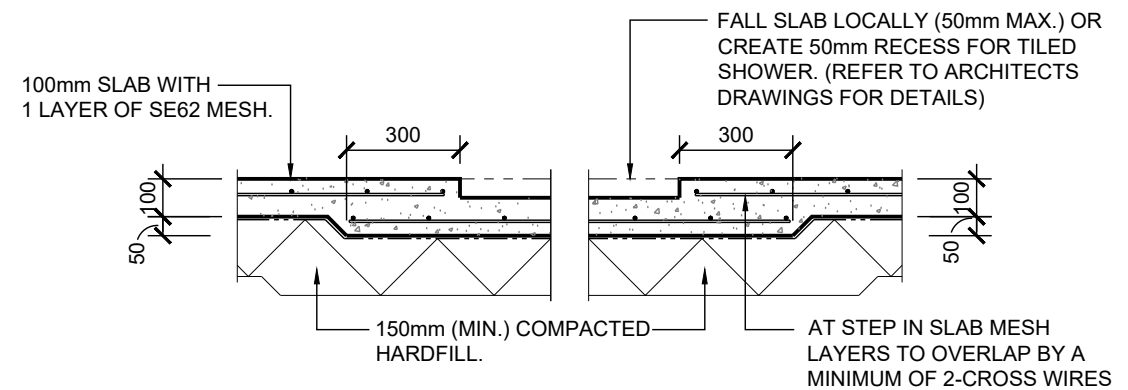
SLAB THICKENING TO LOAD BEARING WALL (TYPICAL).

SCALE 1:20



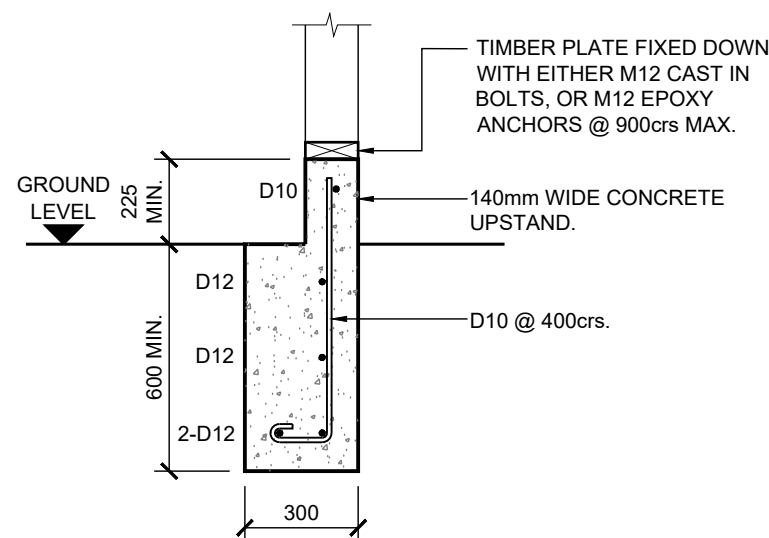
SAWCUT DETAIL.

SCALE 1:20

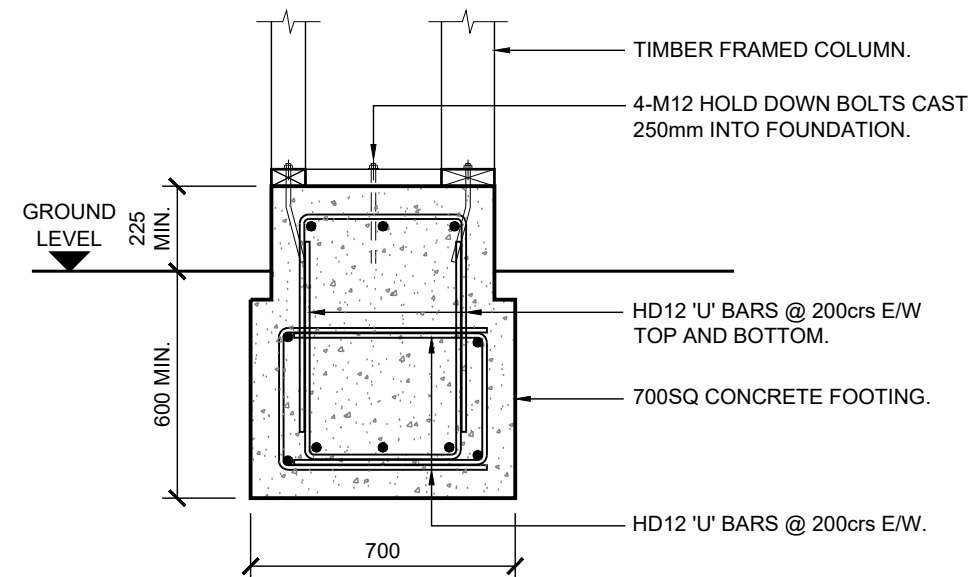


SHOWER RECESS.

SCALE 1:20



A SECTION
1.01 SCALE 1:20

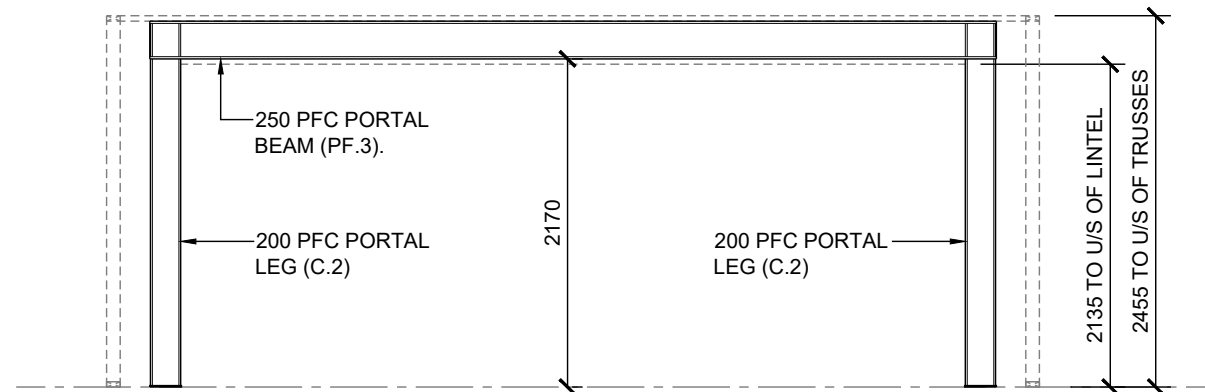


B SECTION
1.01 SCALE 1:20

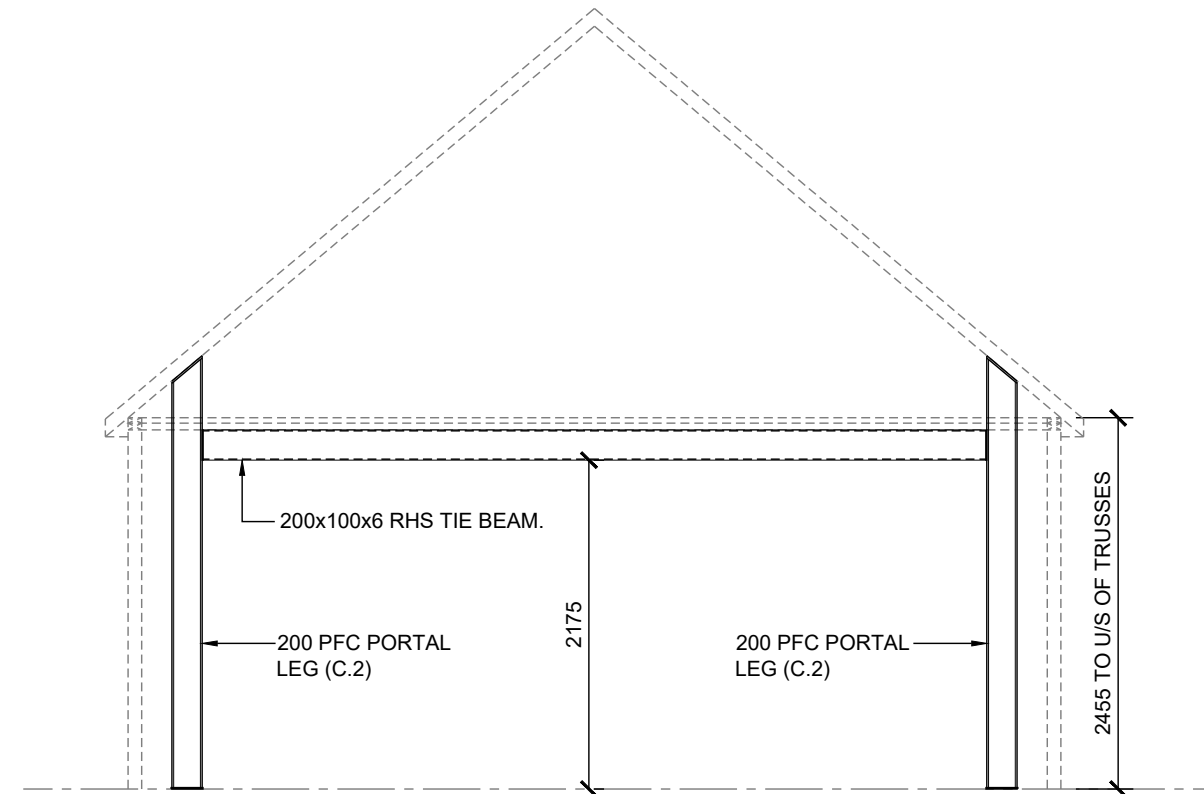
CONSTRUCTION ISSUE

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

	CLIENT MIKE GREER HOMES	PROJECT TITLE LOT 8, 13 HART PLACE, LAKE COLERIDGE.	DRAWING TITLE FOUNDATION DETAILS.	REV.	BY.	DATE:	COMMENT:	DESIGN.	JOB No.	DRAWING No.	REV.
				0	V.M.	27-11-2019	ISSUED FOR CONSTRUCTION	K.Z.	10747	S2.01	0
								DRAWN.	SCALE @ A3		
								V.M.	1:20		



PORTAL FRAME (PF.3) ELEVATION
SCALE 1:50

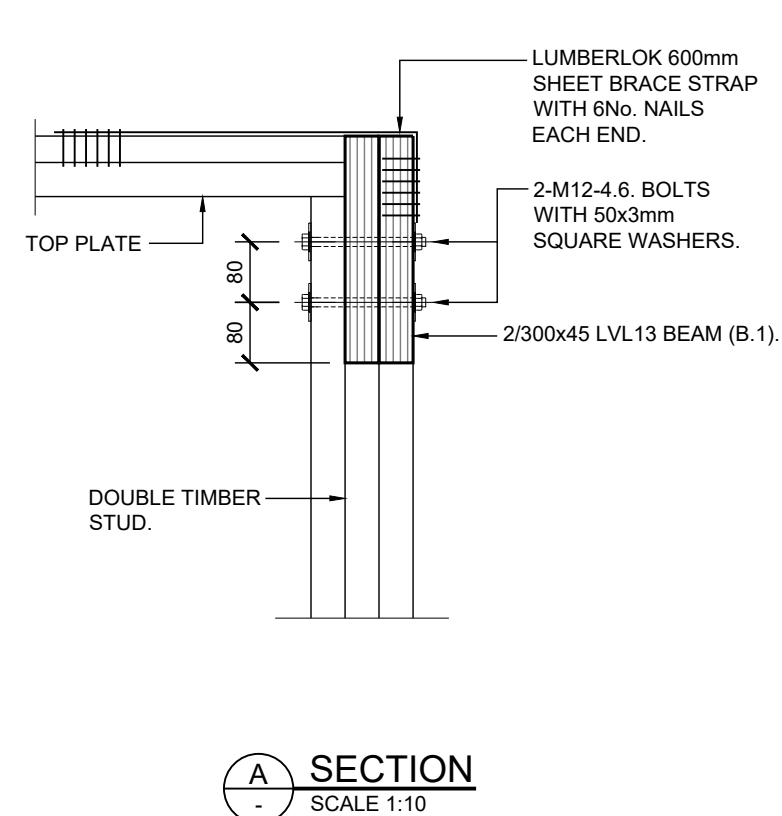
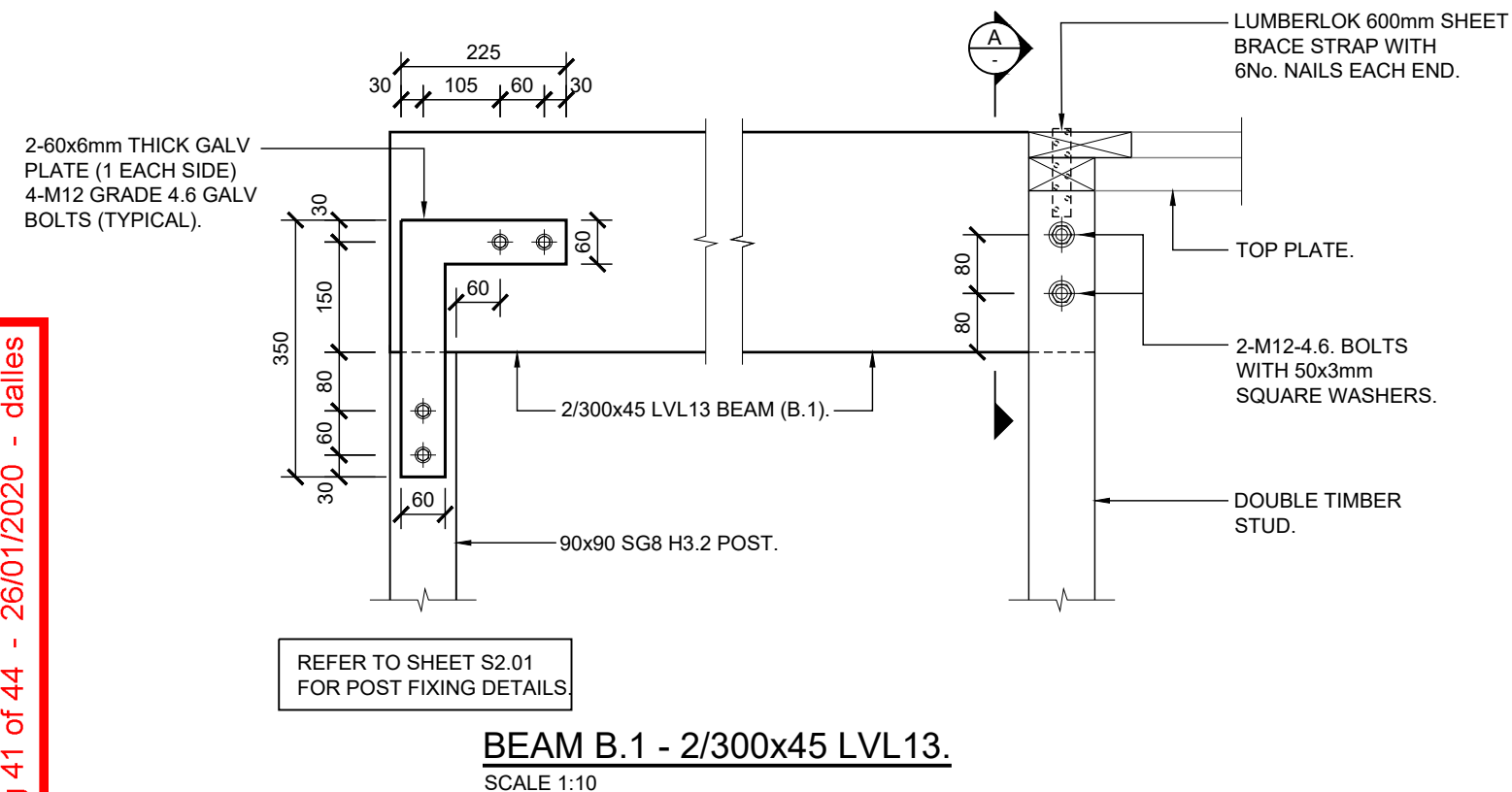


PORTAL FRAME (PF.4) ELEVATION
SCALE 1:50

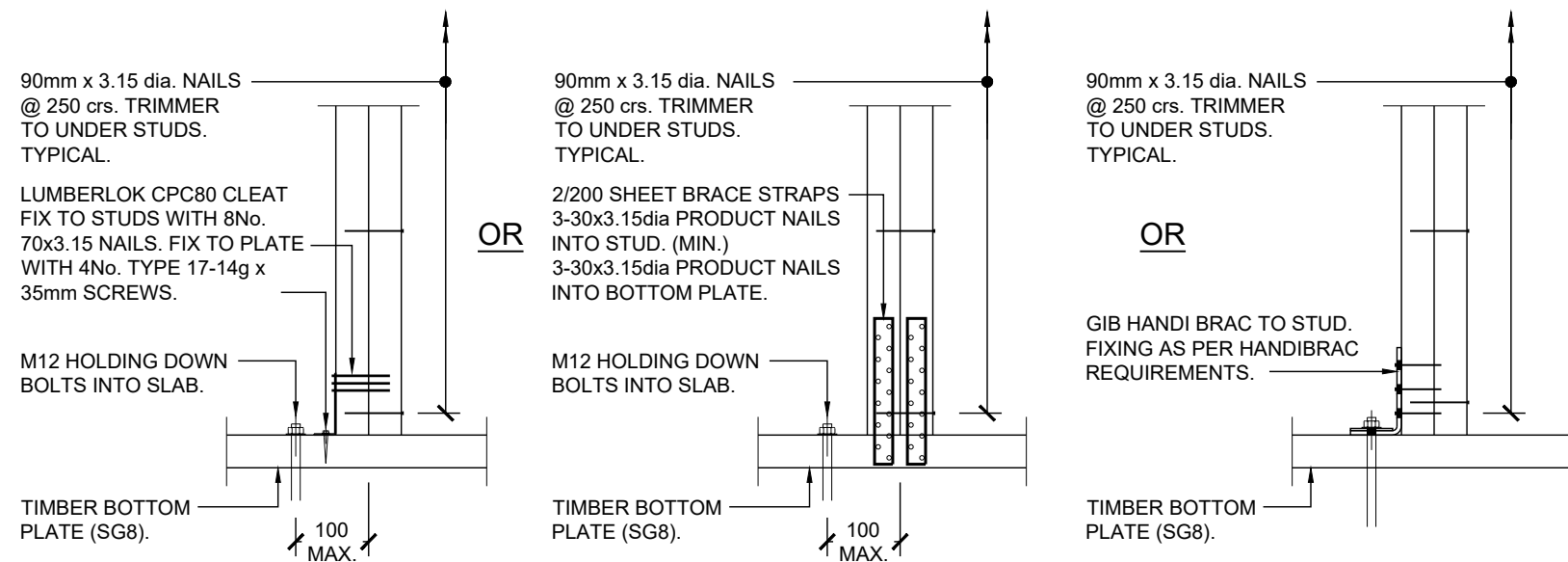
CONSTRUCTION ISSUE

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

	CLIENT MIKE GREER HOMES	PROJECT TITLE LOT 8, 13 HART PLACE, LAKE COLERIDGE.	DRAWING TITLE STEELWORK ELEVATIONS.	REV.	BY.	DATE:	COMMENT:	DESIGN.	JOB No.	DRAWING No.	REV.
				0	V.M.	27-11-2019	ISSUED FOR CONSTRUCTION	K.Z.	10747	S3.01	0
								DRAWN.	SCALE @ A3		
								V.M.	1:50		



- GENERAL NOTES:**
- WHERE REQUIRED ALLOW FOR SG8 TIMBER PLATES TO BE BOLTED TO STEEL MEMBERS WITH M12-4.6 BOLTS @ 800crs.
 - ALL BOLTS TO TIMBER TO HAVE 50x3mm SQUARE WASHERS.
 - ORIENTATION, SET-OUT AND DIMENSION OF STEEL MEMBERS TO BE CONFIRMED PRIOR TO FABRICATION.
 - ALLOW FOR 400 SHEET BRACE STRAPS TO EACH SIDE OF TOP PLATE WHERE SUPPORT POSTS OF BEAMS ARE LOCATED SO THAT IT CUTS THROUGH THE TOP PLATE. 6-30x3.15dia PRODUCT NAILS EACH END (MIN.).
 - ANY EXPOSED STEELWORK TO BE EITHER GALVANISED OR ZINC EPOXY PAINTED. INTERNAL STEELWORK TO BE PRIMED. REFER TO ARCHITECTS DRAWINGS FOR FINISHES.**
 - IF POSTS ARE TO BE GALVANISED, GALVANISING TO EXTEND A MAXIMUM OF 100mm INTO CONCRETE POST HOLE FOOTINGS.**
 - PROVIDE DRYPACK MORTAR / NON-SHRINK LEVELLING GROUT UNDER STEEL BASE PLATE WHERE REQUIRED, 20mm MIN.
 - REFER TO NZS 3604:2011 FOR DURABILITY REQUIREMENTS OF ALL FIXINGS.
 - TIMBER FIXINGS TO BE IN ACCORDANCE WITH NZS3604: 2011 AND MANUFACTURERS OR ARCHITECTS SPECIFICATION.
 - NOTIFY THE STRUCTURAL ENGINEER OF ANY DISCREPANCIES.
 - EPOXY ANCHORS:** RAMSET EPCON C6 EPOXY WITH M12/M16 5.6 ANCHOR STUDS (LENGTH TO SUIT) INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

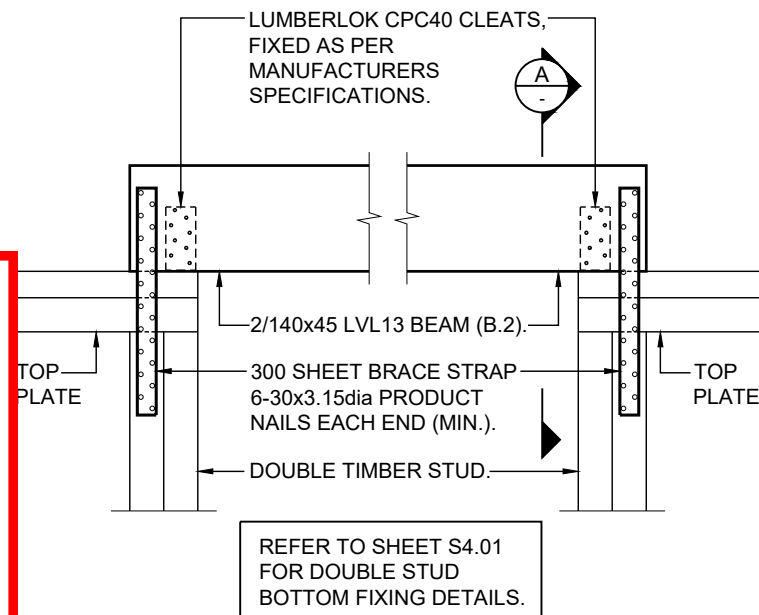


DOUBLE STUD TO SLAB CONNECTION.
SCALE 1:10

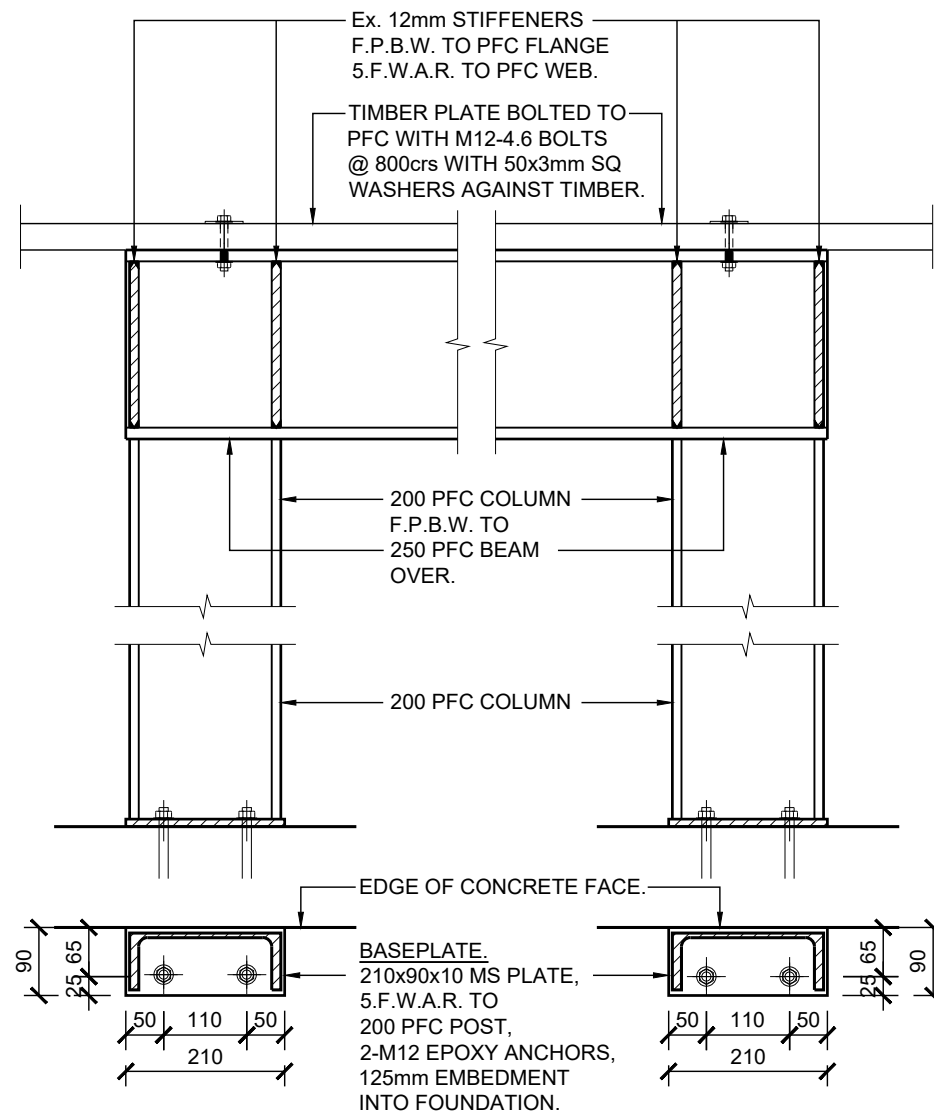
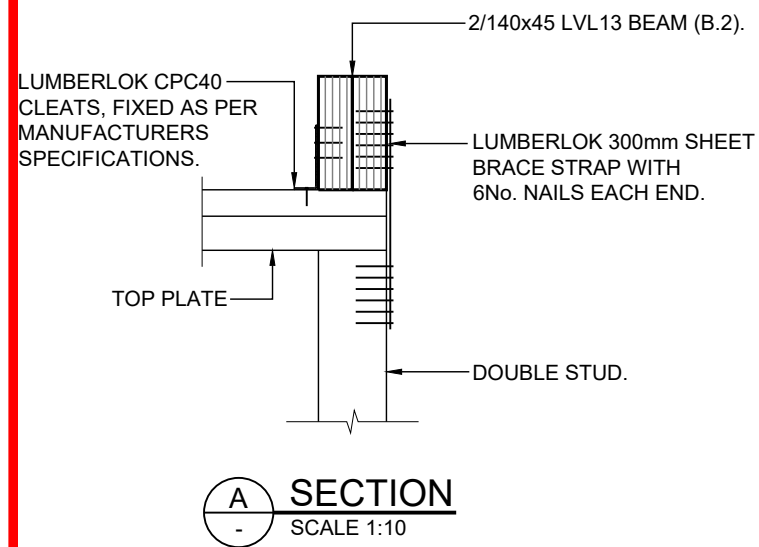
CONSTRUCTION ISSUE

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

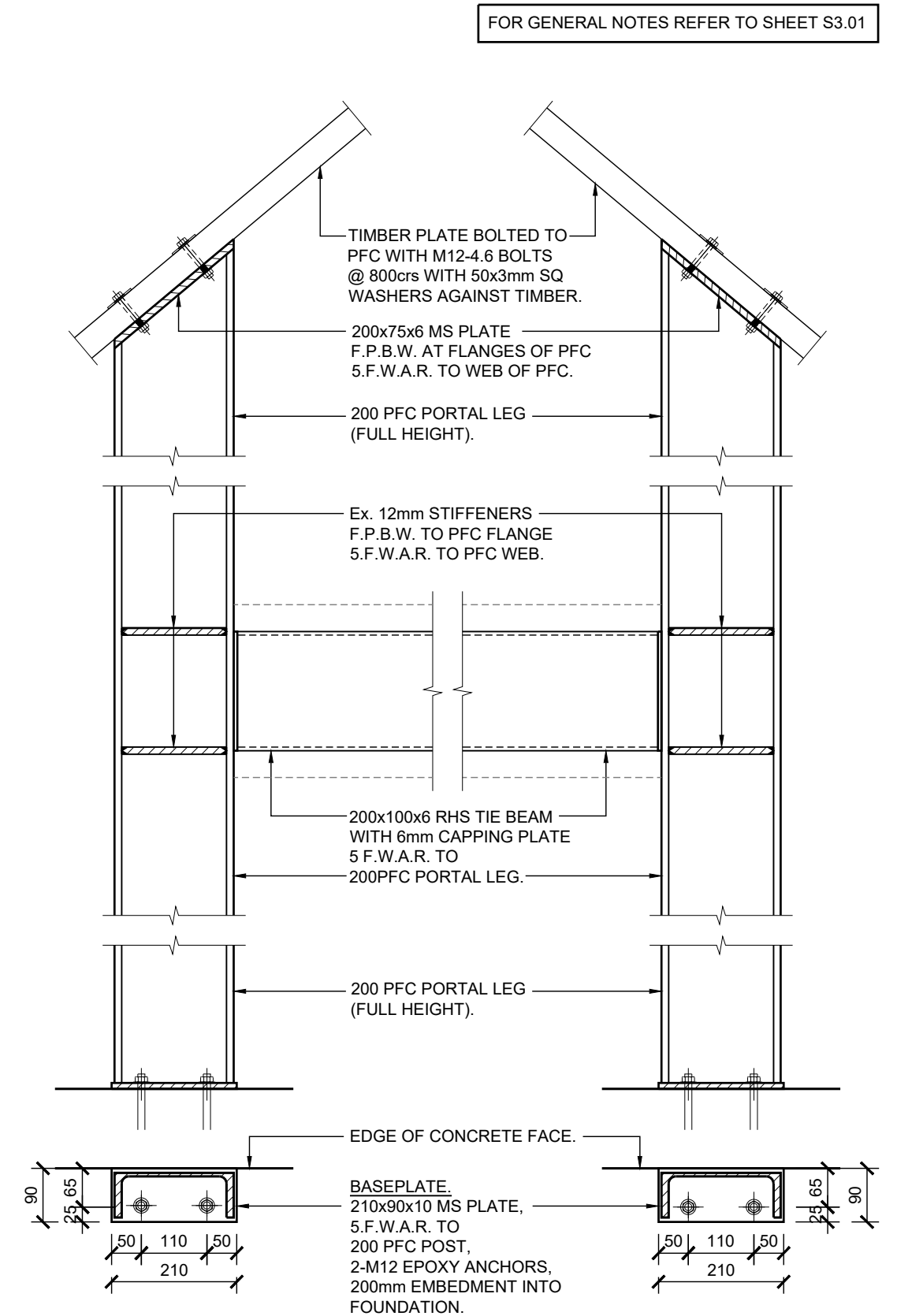
	CLIENT MIKE GREER HOMES	PROJECT TITLE LOT 8, 13 HART PLACE, LAKE COLERIDGE.	DRAWING TITLE STRUCTURAL BEAM CONNECTION DETAILS.	REV.	BY.	DATE:	COMMENT:	DESIGN.	JOB No.	DRAWING No.	REV.
				0	V.M.	27-11-2019	ISSUED FOR CONSTRUCTION	K.Z.	10747	S4.01	0
								DRAWN.	SCALE @ A3		
								V.M.	1:10		



BEAM B.2 - 2/140x45 LVL13.
SCALE 1:10



PORTAL FRAME (PF.3) CONNECTION DETAIL.
SCALE 1:10




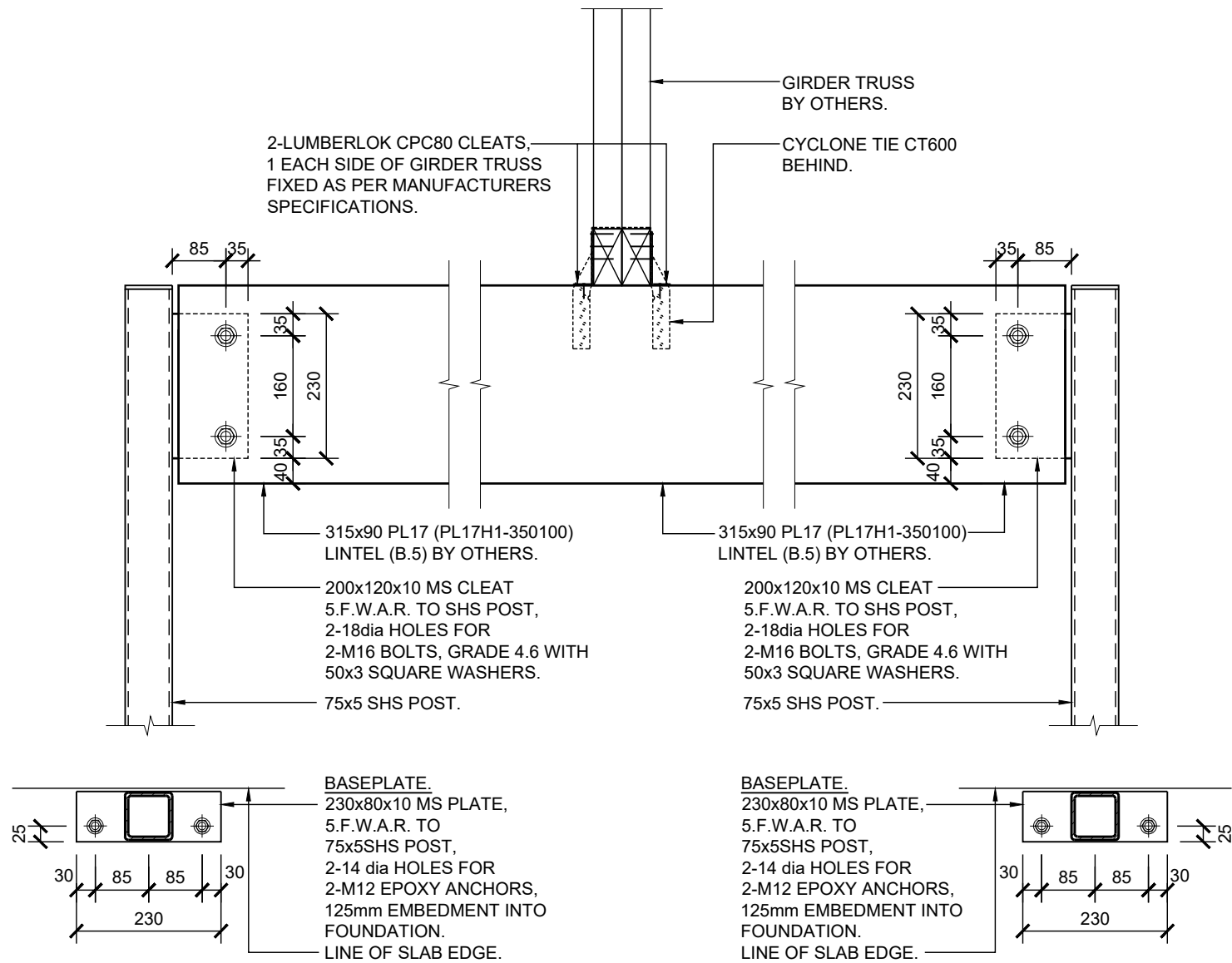
PORTAL FRAME (PF.4) CONNECTION DETAIL.
SCALE 1:10

FOR GENERAL NOTES REFER TO SHEET S3.01

CONSTRUCTION ISSUE

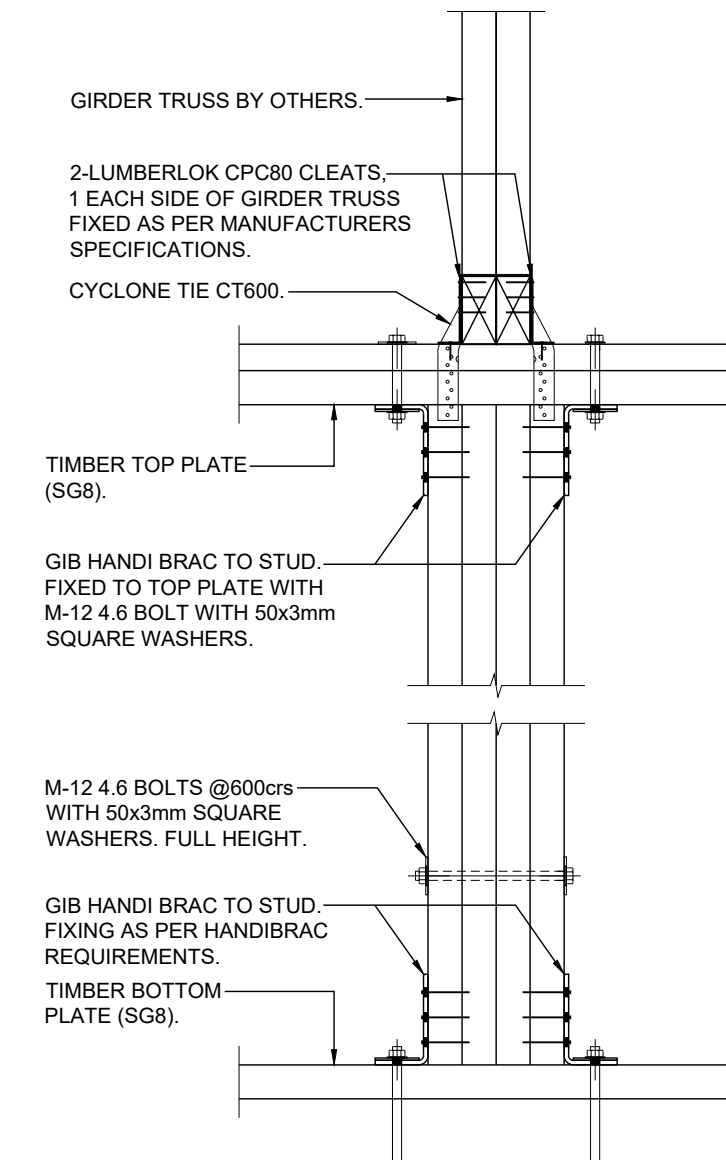
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ARCHITECT'S DRAWINGS

	CLIENT MIKE GREER HOMES	PROJECT TITLE LOT 8, 13 HART PLACE, LAKE COLERIDGE.	DRAWING TITLE STRUCTURAL BEAM CONNECTION DETAILS.	REV.	BY.	DATE:	COMMENT:	DESIGN.	JOB No.	DRAWING No. S4.02	REV. 0
				0	V.M.	27-11-2019	ISSUED FOR CONSTRUCTION	K.Z.	10747		
								DRAWN.	SCALE @ A3		
								V.M.	1:10		



B
1.02 **DETAIL - 18.3kN UPLIFT CONNECTION DETAIL TYPE B**
(SIMILAR DETAIL FOR LINTEL B.6)

LINTEL B.5 - 315x90 PL17 (PL17H1 350100) BY OTHERS
SCALE 1:10



A
1.02 **DETAIL - 18.3kN UPLIFT CONNECTION**
DETAIL TYPE A
SCALE 1:10

- GENERAL NOTES:**
- WHERE REQUIRED ALLOW FOR SG8 TIMBER PLATES TO BE BOLTED TO STEEL MEMBERS WITH M12-4.6 BOLTS @ 800crs.
 - ALL BOLTS TO TIMBER TO HAVE 50x3mm SQUARE WASHERS.
 - ORIENTATION, SET-OUT AND DIMENSION OF STEEL MEMBERS TO BE CONFIRMED PRIOR TO FABRICATION.
 - ALLOW FOR 400 SHEET BRACE STRAPS TO EACH SIDE OF TOP PLATE WHERE SUPPORT POSTS OF BEAMS ARE LOCATED SO THAT IT CUTS THROUGH THE TOP PLATE. 6-30x3.15dia PRODUCT NAILS EACH END (MIN.).
 - ANY EXPOSED STEELWORK TO BE EITHER GALVANISED OR ZINC EPOXY PAINTED. INTERNAL STEELWORK TO BE PRIMED. REFER TO ARCHITECTS DRAWINGS FOR FINISHES.**
 - IF POSTS ARE TO BE GALVANISED, GALVANISING TO EXTEND A MAXIMUM OF 100mm INTO CONCRETE POST HOLE FOOTINGS.**
 - PROVIDE DRYPACK MORTAR / NON-SHRINK LEVELLING GROUT UNDER STEEL BASE PLATE WHERE REQUIRED, 20mm MIN.
 - REFER TO NZS 3604:2011 FOR DURABILITY REQUIREMENTS OF ALL FIXINGS.
 - TIMBER FIXINGS TO BE IN ACCORDANCE WITH NZS3604: 2011 AND MANUFACTURERS OR ARCHITECTS SPECIFICATION.
 - NOTIFY THE STRUCTURAL ENGINEER OF ANY DISCREPANCIES.
 - EPOXY ANCHORS:** RAMSET EPCON C6 EPOXY WITH M12/M16 5.6 ANCHOR STUDS (LENGTH TO SUIT) INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

CONSTRUCTION ISSUE

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CLIENT
MIKE GREER HOMES

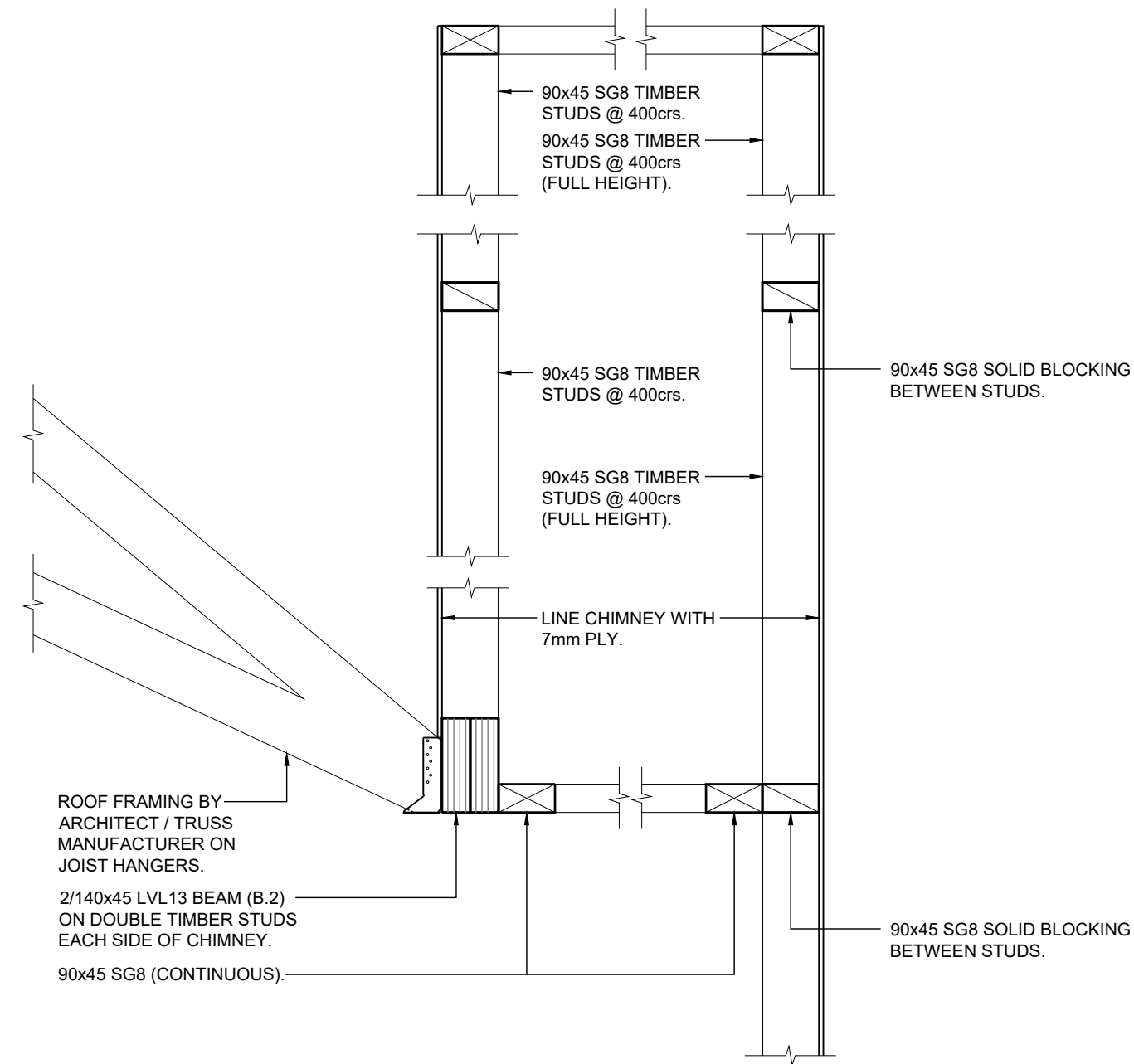
PROJECT TITLE
LOT 8, 13 HART PLACE,
LAKE COLERIDGE.

DRAWING TITLE
STRUCTURAL BEAM
CONNECTION DETAILS.

REV.	BY.	DATE:	COMMENT:
0	V.M.	27-11-2019	ISSUED FOR CONSTRUCTION

DESIGN.	JOB No.
K.Z.	10747
DRAWN.	SCALE @ A3
V.M.	1:10

DRAWING No.	REV.
S4.03	0



CHIMNEY STRUCTURE.
SCALE 1:10

CONSTRUCTION ISSUE

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

	CLIENT MIKE GREER HOMES	PROJECT TITLE LOT 8, 13 HART PLACE, LAKE COLERIDGE.	DRAWING TITLE CHIMNEY STRUCTURE CONNECTION DETAILS.	REV.	BY.	DATE:	COMMENT:	DESIGN.	JOB No.	DRAWING No.	REV.
				0	V.M.	27-11-2019	ISSUED FOR CONSTRUCTION	K.Z.	10747	S4.04	0
								DRAWN.	SCALE @ A3		
								V.M.	1:10		