SDC - Approved Building Consent Document - 231913 - Pg 1 of 45 - 15/02/2024 - duckea

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 Dwelling

for

64 Halpin Drive

Sheet Index

Sheet #	Sheet Name
A1.01	Site Plan
A1.02	Sediment Control & Site Levels Plan
A1.03	Foundation Plan
A1.04	Plumbing & Drainage Plan
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A3.01	Elevations
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A5.07	Details: Misc/Roofing
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A6.01	Door & Window Schedule
A6.02	Lumberlok Lintel Fixing Schedule



ARTIST IMPRESSION ONLY



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ADNZ Architectural Designers New Zealand Professional Member
Licensed Building Practitioner

Project:
64 Halpin Drive
Project Address:
64 Halpin Drive, Lincoln 7672

Drawing Title:
Cover Sheet

Job No: 23068 **Designer:** JA
Client: Quinn Homes **Technician:** JC
Stage: Building Consent **Checked:** JA

Rev	Date	Description
-	15/12/2023	Building Consent Issue
1	08/02/2024	RFI/Client Changes
-	-	-
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-	-	-
-	-	-

Scale @ A2:
Print Date: 8/02/2024
Sheet No: A0.01
Rev: 1

General Notes

Lot	682	
D.P	588141	
Site Area	608m²	
Site Coverage Area (over Cladding ind. Covered Areas, Gutter)	242.95 m²	
Site Coverage	39.96%	(40% Allowable)
Impervious Surface Area	84.69 m²	(13.93% Excluding Dwelling & Garage)
Exposure Zone	C	
Wind Zone	High	
Earthquake Zone	2	
Snow Zone	N4, 1kPa	
Climate Zone	5	
Territorial Authority	Selwyn District Council	
Planning Zone	LZ	
Maximum Building Height	8	

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:
Engineered

Site Information:
Position of road crossing, services locations, street trees, lamp posts, parking bays, pedestrian islands etc. is unknown - to be confirmed when information becomes available.

Boundary Information:
Confirmed with Certificate of Title

Site Levels:
Site levels to be confirmed with survey plan

Landscaping:
The plan is indicative only. Landscaping to be confirmed by the client.
Are encouraged to comply with the relevant Covenants.

Earthworks:
No Earthworks proposed

Site Services:
Stormwater: Council Connection at Boundary
Sewer Connection: Council Connection at Boundary



Indicative site plan only. The finished floor level must comply with the attached Flood Assessment Certificate

Flood Assessment Certificate
FC230362
7/12/2023 - yasmine.binnie

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Preliminary - Not For Construction

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Project: 64 Halpin Drive
Project Address: 62 Halpin Drive, Lincoln 7672

Drawing Title: Site Plan
Job No: 23068 **Designer:** JA
Client: Quinn Homes **Drawn:** JA
Stage: Developed - Phase 2 **Checked:** JA

Rev	Date	Description
-	13/10/2023	Co-ordination Issue
1	17/10/2023	Client Changes
2	25/10/2023	Client Changes
3	31/10/2023	Client Changes
-	-	-
-	-	-
-	-	-
-	-	-

Scale @ A2: 1:100
Print Date: 31/10/2023
Sheet No: SK-02
Rev: 3

General Notes

Lot	682	
D.P	588141	
Site Area	608m²	
Site Coverage Area (over Cladding incl. Covered Areas, Gutter)	243.16 m²	
Site Coverage	39.99%	(40% Allowable)
Impervious Surface Area	84.69 m²	(13.93% Excluding Dwelling & Garage)
Exposure Zone	C	
Wind Zone	High	
Earthquake Zone	2	
Snow Zone	N4, 1kPa	
Climate Zone	5	
Territorial Authority	Selwyn District Council	
Planning Zone	LZ	
Maximum Building Height	8	

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:
Engineered

Site Information:
Position of road crossing, services locations, street trees, lamp posts, parking bays, pedestrian islands etc. is unknown - to be confirmed when information becomes available.

Boundary Information:
Confirmed with Certificate of Title

Landscaping:
This plan is indicative only. Landscaping to be confirmed by the client.
All Fencing to comply with the relevant Covenants.

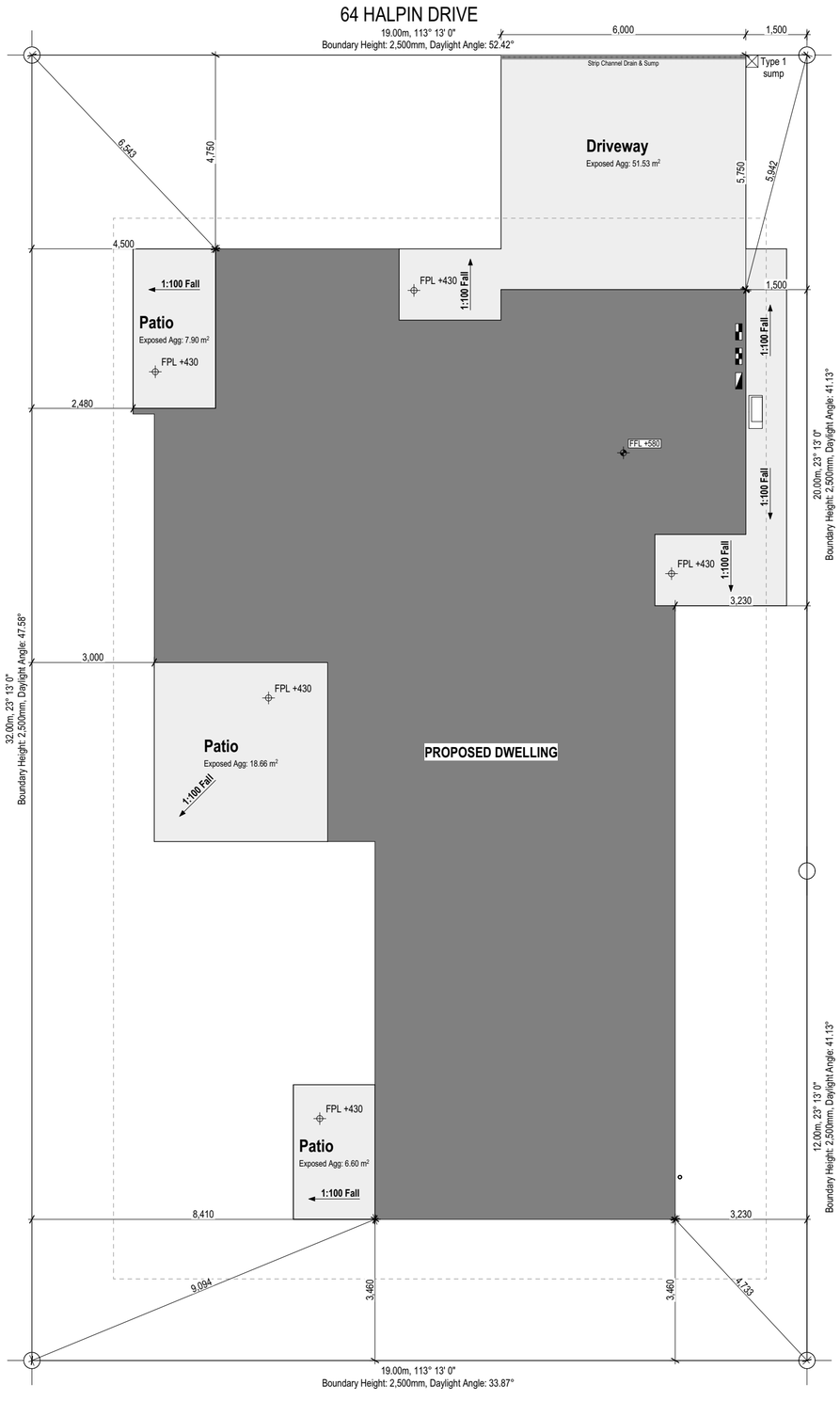
Earthworks:
No Earthworks proposed

Site Services:
Stormwater: Council Connection at Boundary
Sewer Connection: Council Connection at Boundary

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.

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Planning Approved
15/01/2024 hillsl





Key

- Meter Board
- Distribution Board
- Comms Panel
- External Heat Pump

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Licensed Building Practitioner

Project:
64 Halpin Drive
Project Address:
64 Halpin Drive, Lincoln 7672

Drawing Title:
Site Plan

Job No:	23068	**Designer:**	JA
Client:	Quinn Homes	**Technician:**	JC
Stage:	Building Consent	**Checked:**	JA

Rev	Date	Description
-	15/12/2023	Building Consent Issue
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Scale @ A2: 1:100
Print Date: 15/12/2023
Sheet No: A1.01
Rev: -

General Notes

Lot	682	
D.P	588141	
Site Area	608m²	
Site Coverage Area (over Cladding incl. Covered Areas, Gutter)	243.16 m²	
Site Coverage	39.99%	(40% Allowable)
Impervious Surface Area	84.69 m²	(13.93% Excluding Dwelling & Garage)
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Snow Zone	N4, 1kPa	
Climate Zone	5	
Territorial Authority	Selwyn District Council	
Planning Zone	LZ	
Maximum Building Height	8	

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:
Engineered

Site Information:
Position of road crossing, services locations, street trees, lamp posts, parking bays, pedestrian islands etc. is unknown - to be confirmed when information becomes available.

Boundary Information:
Confirmed with Certificate of Title

Landscaping:
This plan is indicative only. Landscaping to be confirmed by the client.
All Fencing to comply with the relevant Covenants.

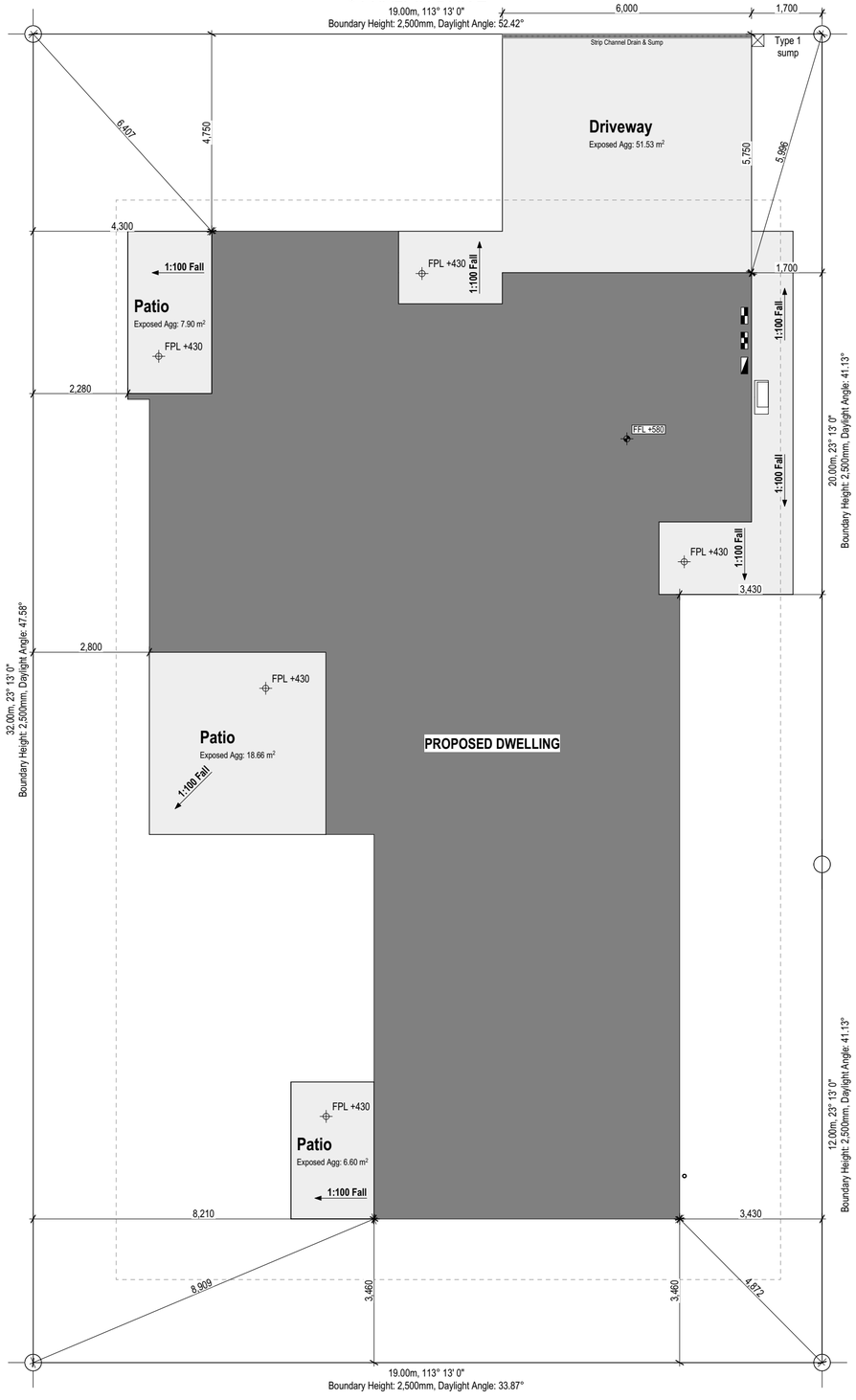
Earthworks:
No Earthworks proposed

Site Services:
Stormwater: Council Connection at Boundary
Sewer Connection: Council Connection at Boundary

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.

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64 HALPIN DRIVE



Client changes:
Dwelling shifted 200mm west

Key

- Meter Board
- Distribution Board
- Comms Panel
- External Heat Pump

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Licensed Building Practitioner

Project:
64 Halpin Drive
Project Address:
64 Halpin Drive, Lincoln 7672

Drawing Title:
Site Plan

Job No:	23068	**Designer:**	JA
Client:	Quinn Homes	**Technician:**	JC
Stage:	Building Consent	**Checked:**	JA

Rev	Date	Description
-	15/12/2023	Building Consent Issue
1	08/02/2024	RFI/Client Changes
-	-	-
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-	-	-
-	-	-
-	-	-
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Scale @ A2: 1:100
Print Date: 8/02/2024
Sheet No: A1.01
Rev: 1

General Notes:

Main contractor to provide 2m min. high chain link fence (min. size 50x50mm) to prevent unauthorised entry to the site. All fencing to comply with F5 including relevant hazard signage.

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

Main Contractor to ensure Sediment control measures are put in place and maintained throughout construction of building works as per the Sediment Control Plan.

Sediment Control Notes:

- Rumble pad to be created at point of entry & exit on site (Removed on completion of formed driveway)

- Rumble pad to be created in accordance to guidelines provided by the local Council & maintained in good condition throughout it's period of use.

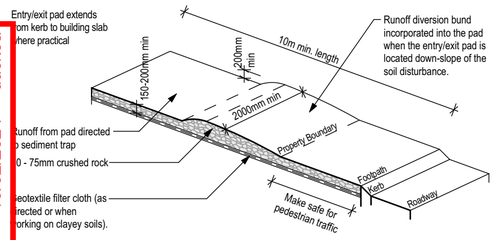
- All ground cover/vegetation outside of immediate build area to be maintained throughout period of house build. This includes grass verges on the street frontage.

- Any stockpiles of soil or excavated material are to be kept to the rear of the site & covered with impervious sheets.

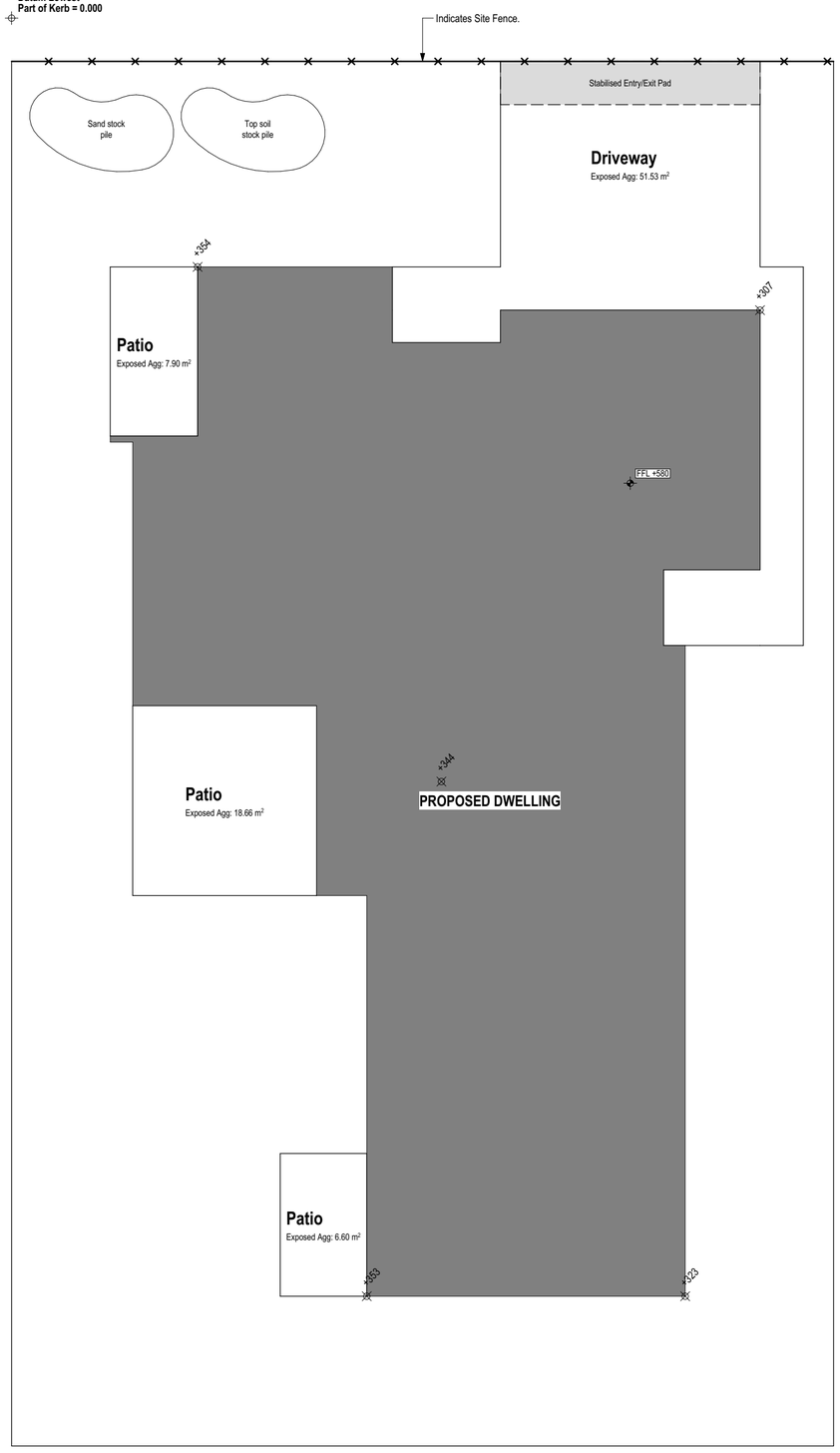
- Roof downpipes are to be connected to the installed stormwater drainage as soon as practical once roof cladding has been installed. Until this point ensure water run-off from downpipes is directed away from build area but not on to neighbouring properties.

No building work will be started on this project until the construction of an approved stormwater outfall has been completed for this proposed lot.

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



ediment Management Figure : Stabilised Entry Pad



Client changes:
Dwelling shifted 200mm west

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LICENSED BUILDING PRACTITIONER BUILDING CONSENTS

Project:
64 Halpin Drive
Project Address:
64 Halpin Drive, Lincoln 7672

Drawing Title:
Sediment Control & Site Levels Plan

Job No:	23068	**Designer:**	JA
Client:	Quinn Homes	**Technician:**	JC
Stage:	Building Consent	**Checked:**	JA

Rev	Date	Description
-	15/12/2023	Building Consent Issue
1	08/02/2024	RFI/Client Changes
-	-	-
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Print Date: 8/02/2024
Sheet No: A1.02
Rev: 1

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Foundation Notes:

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

Foundations & Plumbing:
- WC riser locations have a typical offset of 140mm from internal line of framing to centre 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.

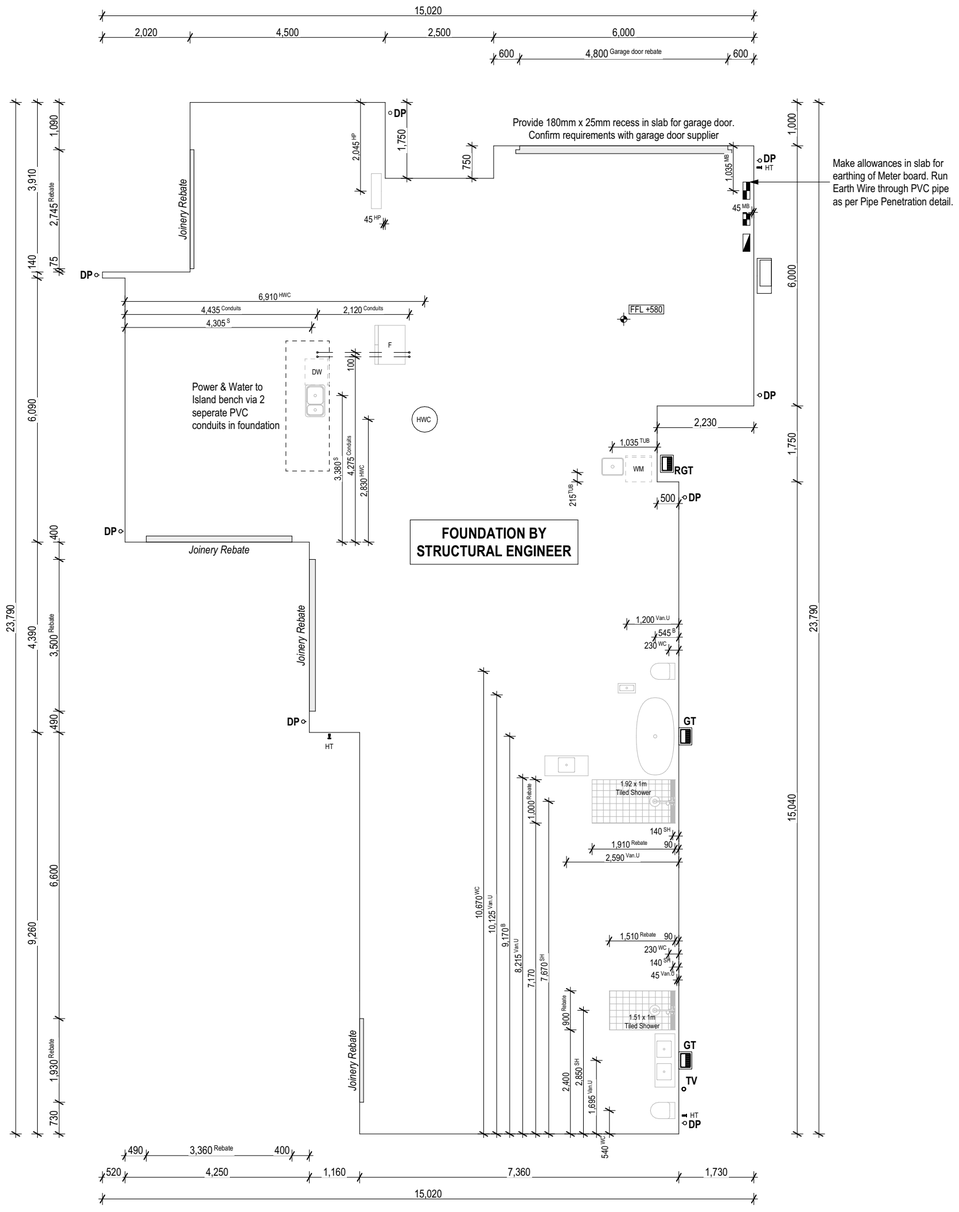
- Mesh in floor slab must be earthed. Earth with 16mm REO rod brought up into garage wall below meter box & wired to the mesh. At prewire, connect a clamp & piece of wire to rod & earth it to the meter box.

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

- 150mm to sealed surface & 225mm to unsealed ground as per NZBC E2

- For sites above the road: Finished floor level to be 150mm minimum above crown of road as per NZBC E1/AS1.

- For sites below the road: Finished floor level to be no less than 150mm above the lowest point on the site boundary, as per NZBC E1/AS1.



Key

- Meter Board
- Distribution Board
- Comms Panel
- Gully Trap
- Hose Tap HT
- Downpipe DP
- Internal Heat Pump
- External Heat Pump

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LICENSED BUILDING PRACTITIONER BUILDING CONSTRUCTION

Project:
64 Halpin Drive
Project Address:
64 Halpin Drive, Lincoln 7672

Drawing Title:
Foundation Plan

Job No:	23068	**Designer:**	JA
Client:	Quinn Homes	**Technician:**	JC
Stage:	Building Consent	**Checked:**	JA

Rev	Date	Description
-	15/12/2023	Building Consent Issue
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Print Date: 15/12/2023
Sheet No: A1.03
Rev: -

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Legend

Ref	Fixture	Waste Size	Gradient
WC	Water Closet	100mm	1:60
B	Bath	40mm	1:40
SH	Shower	40mm	1:40
S	Kitchen Sink + DW	50mm	1:40
Van.U	Vanity Unit	40mm	1:40
TUB	Laundry Tub + WM	50mm	1:40
HWC	Hot Water Cylinder	25 & 40mm	1:40
WM	Washing Machine	Discharge to TUB	
GT	Gully Trap		
RGT	Relief Gully Trap		
TV	Terminal Vent	80mm	
DP	Downpipe	80mm Ø Colorsteel	
AAV	Air Admittance Valve		
HT	Hose Tap		
HP	Heat Pump		

100mm uPVC surface water drain at 1:100 gradient to existing lateral at boundary. (SW)

100mm uPVC foul water drain at 1:60 gradient to existing lateral at boundary. (FW)

All internal waste pipes - Size & gradient shown in above table

Inspection/Rodding Point

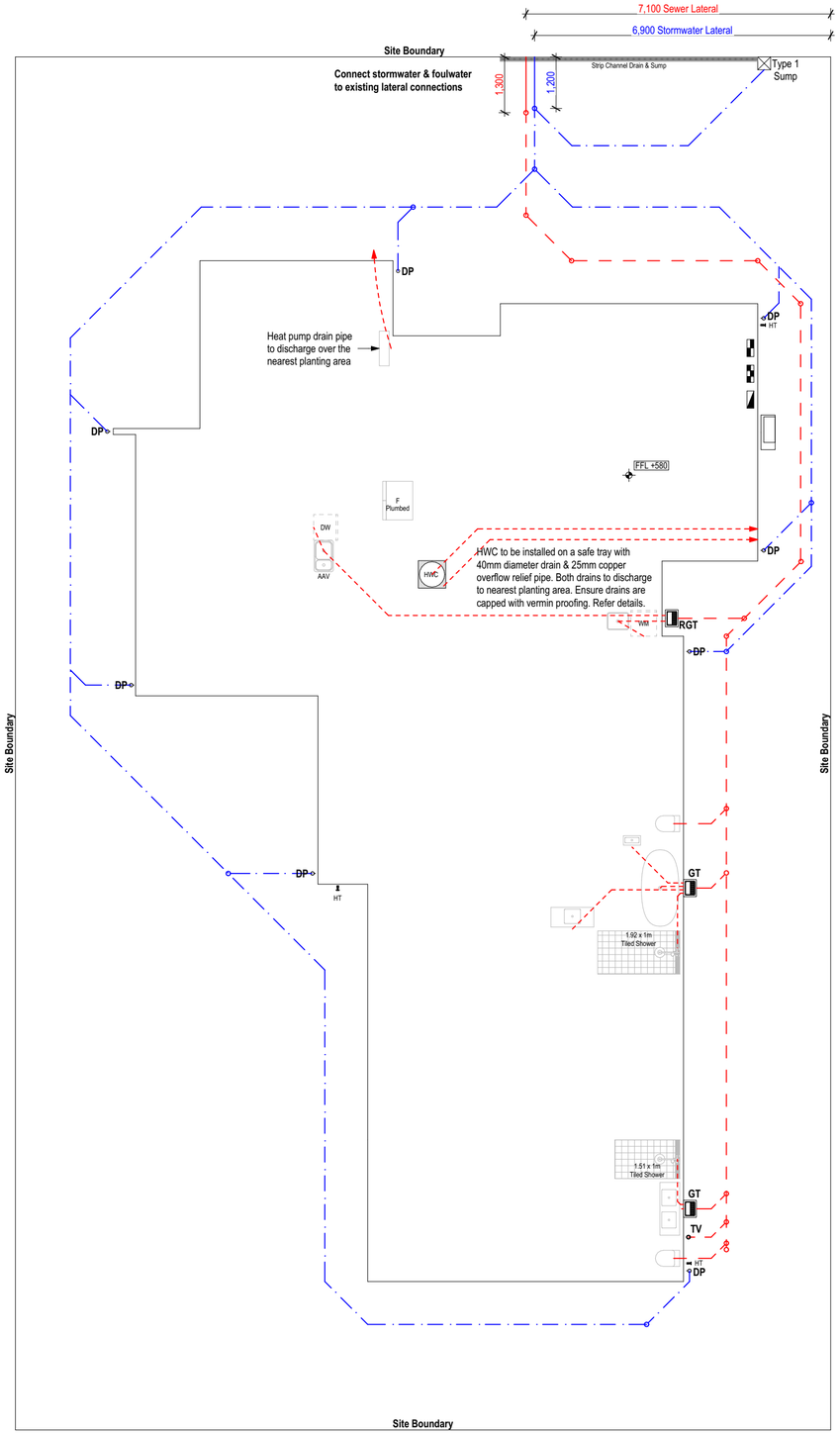
Note:

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

Drain pipes discharging to GT:
25mm min air gap between all pipes & GT.

General Notes:

All plumbing and drainage to comply with Acceptable Solutions G13/AS1/AS2 by qualified trades person. Allow to check all dimensions and falls of drains onsite prior to installation.
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.



Client changes:
Dwelling shifted 200mm west

Key

- Meter Board
- Distribution Board
- Comms Panel
- Gully Trap
- Hose Tap (HT)
- Downpipe (DP)
- Internal Heat Pump
- External Heat Pump

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Project:
64 Halpin Drive
Project Address:
64 Halpin Drive, Lincoln 7672

Drawing Title:
Plumbing & Drainage Plan

Job No:	23068	**Designer:**	JA
Client:	Quinn Homes	**Technician:**	JC
Stage:	Building Consent	**Checked:**	JA

Rev	Date	Description
-	15/12/2023	Building Consent Issue
1	08/02/2024	RFI/Client Changes
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Scale @ A2: 1:100
Print Date: 8/02/2024
Sheet No: A1.04
Rev: 1

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General Notes

Floor Area over Framing	230.11 m²
Floor Area over Foundation	230.11 m²
Roof Pitch	3°
Eaves Width	600mm
Gable Width	600mm
Height To Underside of Truss	2605mm
Lintel Height	2300mm
Soffit Height	Varies (Raking)
Linings	GIB
Ceiling Battens	35mm Metal ceiling battens @ 600mm crs

Heating:
Heat pump to be fixed in position shown on the drawings.

Ventilation/Extract Systems:
(25 L/s)Bathroom, Ensuite & Laundry to vent directly to exterior
(50L/s)Range Hood to exit through soffit lining.
Bathroom & Ensuite extraction systems to be automated and placed to adequately deal with steam.

General 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/mould resistant sealant.

Smoke Alarms:
Required within 3m of all sleeping areas, change in
evel & entry/exits as per NZS 4514 & BRANZ Bulletin No 606

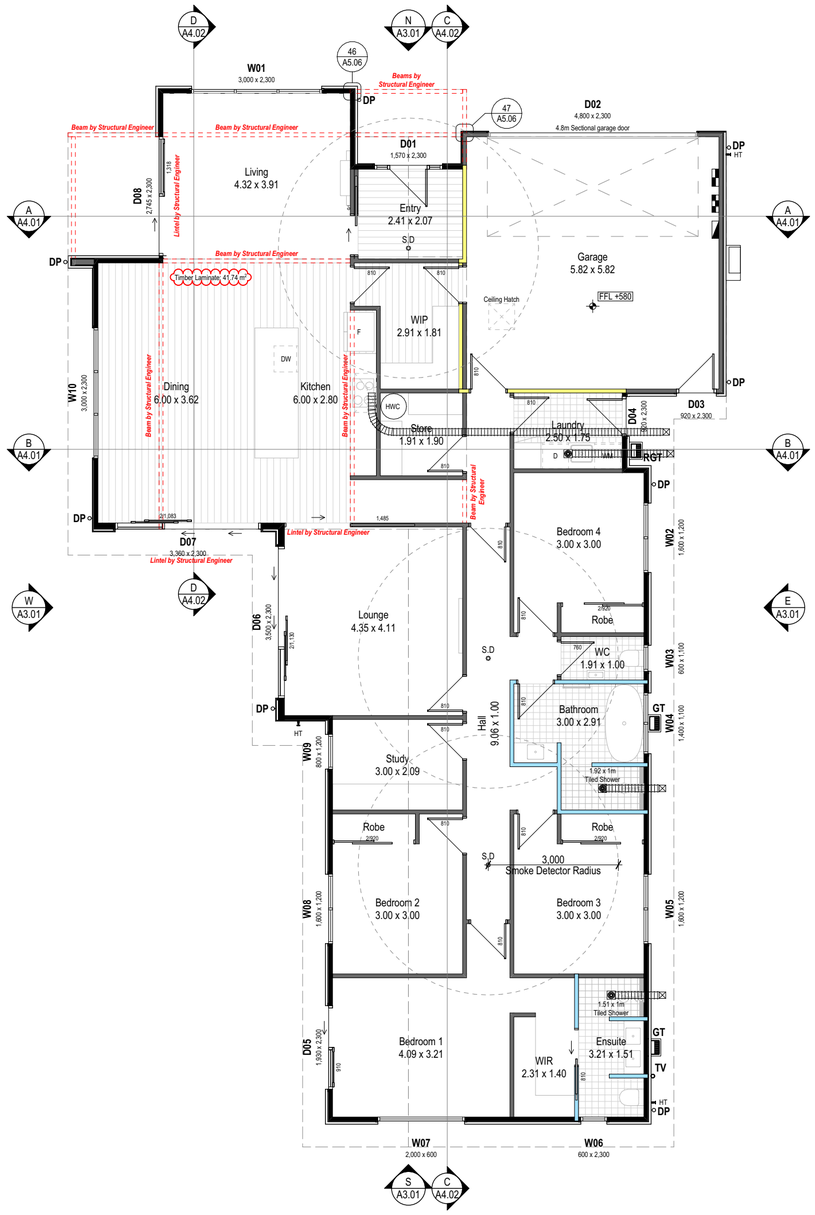
Engineering:
Foundation
Bracing
Beams as indicated
Lintels as indicated
Beams & rafters outside Living

Electrical Notes:

Allow for single switched power point 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 G9/AS1.
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 1.3.3 (a&b),
Mechanical Ventilation to be 150 dia. 230 Cu M/H inline fan ducted to soffit. Auto extractor fans shall terminate through soffit 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 insure their product is safe when installed along side proposed downlights

General Placement Notes:

Power points typically 300mm from nearest corner & 300mm from FFL unless otherwise noted.
Power points in wet areas to be 1,200mm high from FFL and vertically fixed unless otherwise noted.
Power point for heater to be located 300mm below finished ceiling level
Power points 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.
HWC switch 300mm above FFL
Laundry Power Point 1000mm above FFL



Key

- Meter Board
- Distribution Board
- Comms Panel
- Smoke Detector
- Heated Towel Rail
- Outlet Grille
- Extract Grille
- Ducting
- Gully Trap
- Hose Tap
- Downpipe
- Internal Heat Pump
- External Heat Pump

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hello@choicearchitecture.co.nz
Architectural Designers New Zealand Professional Member
Licensed Building Practitioner

Project: 64 Halpin Drive
Project Address: 64 Halpin Drive, Lincoln 7672

Drawing Title: Floor/Electrical Plan
Job No: 23068 **Designer:** JA
Client: Quinn Homes **Technician:** JC
Stage: Building Consent **Checked:** JA

Rev	Date	Description
-	15/12/2023	Building Consent Issue
1	08/02/2024	RFI/Client Changes
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Scale @ A2: 1:100
Print Date: 8/02/2024
Sheet No: A2.01
Rev: 1

SDC - Approved Building Consent Document - 231913 - Pg 10 of 45 - 15/02/2024 - duckea

General Notes:

Floor Area over Framing:	230.11 m²
Insulation:	R2.6 Exterior walls (+ interior garage walls) R2.6 & R4.5 Ceiling (excluding garage)

Stud Heights: In High wind zone.

Dwangs: Dwangs by Wall Cladding Type:	Unless noted - All Dwangs @ 800mm crs 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: Lintel height: Internal door leaf height:	 2300mm 2200mm
General Notes:	- Internal non-loadbearing walls to be SG8 graded. **- All dimensions to be confirmed on site.**

Sizing of timber plates

Bottom Plate Top Plate	45mm thick, width to match stud. SG8, H1.2, Pinus Radiata 45mm thick, width to match stud. Additional top plate 35mm thick, 90mm wide if 90mm wall, 140mm wide if 140mm wall. SG8, H1.2, Pinus Radiata

Fixing Schedule:

Joint:	Fixing:
Exterior Bottom plate to concrete floor (Non-braced):	Anchors shall be Hilti HUS4-H Screw Anchor 130mmx10mm and Maxcapsule with 85mm embedment @ 800mm crs max. **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 Top plate:	2/90 x 3.15 end nails + 2/wire dogs (Or Alternative 4.7kN Fixings). As per Table 8.18 NZS3604:2011
Stud to Bottom plate:	Hand Driven 2/100 x 3.75mm end nails Power Driven 2/90 x 3.15mm end nails
Dwang to stud:	Hand Driven 2/100 x 3.75mm end nails Power Driven 2/90 x 3.15mm end nails
Fish plate to Straightened stud:	Hand Driven 4/60 x 2.8mm nails each side Power Driven 4/60 x 2.8mm nails each side
Half Joint in top Plate:	Hand Driven 4/75 x 3.15mm nails Power Driven 4/75 x 3.06mm nails
Standard soffit stringer to stud:	Hand Driven 2/100 x 3.75mm nails Power Driven 3/90 x 3.15mm nails
Double top plate to top plate:	Hand Driven 2/100 x 3.75mm @ 500mm crs Power Driven 3/90 x 3.15mm @ 500mm crs

Lintel to trimming Stud:
As Per Lumberlok Lintel Fixing Schedule (See Schedule at Rear of Drawing Set)

Sill trimmer to trimming stud for:
As Per Lumberlok Lintel Fixing Schedule (See Schedule at Rear of Drawing Set)

Trimming studs together at openings, studs & blocking at wall intersections:
As Per Lumberlok Lintel Fixing Schedule (See Schedule at Rear of Drawing Set)

Trimming Stud to Doubling Stud immediately under lintels:
As Per Lumberlok Lintel Fixing Schedule (See Schedule at Rear of Drawing Set)

Schedule of Framing Timbers - Grading & 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, H3.1, Pinus radiata

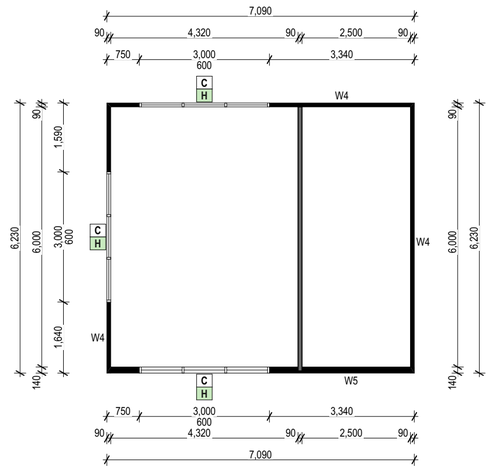
Wall Framing Key

Wall	Stud Height	Stud size & centres
W1	2605mm	90x45mm SG8 @ 400mm crs
W2	2605mm	140x45mm SG8 @ 600mm crs
W3	3500mm	90x90mm SG8 @ 300mm crs
W4	1635mm	90x45mm SG8 @ 600mm crs
W5	1635mm	140x45mm SG8 @ 600mm crs



Framing Plan

Scale 1:100 @ A3



First Floor Framing Plan

Scale 1:100 @ A3

KEY

- Indicates insulated wall (R2.6 Batts)
- Indicates non-insulated wall
- Indicates insulated wall (R2.6 Batts)
- Indicates Aqualine lined wall (Villaboard to tiled showers)

LBW **= Load Bearing Wall**

LINTELS & LINTEL FIXING TYPES

Lintels as per Truss Design, NZS:3604:2011 & SED
Fixings as per Lumberlok Lintel Fixing Schedule.
Refer Lumberlok Schedule attached.

LINTEL SIZES			FIXING TYPES	
A	150x90	Hy90	E	= 1.4 kN
B	140x90	SG8	F	= 4.0 kN
C	240x90	Hy90	G	= 7.5 kN
D	240x90	PL12	H	= 13.5 kN
E	SED			

KEY: # — Lintel Type; # — Lintel Fixing Type

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Project:
64 Halpin Drive
Project Address:
64 Halpin Drive, Lincoln 7672

Drawing Title:
Framing Plans
Job No: 23068 **Designer:** JA
Client: Quinn Homes **Technician:** JC
Stage: Building Consent **Checked:** JA

Rev	Date	Description
-	15/12/2023	Building Consent Issue
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

Scale @ A2: 1:100
Print Date: 15/12/2023
Sheet No: A2.02
Rev: -

Fixing Notes:

Ceiling Joists to Top Plate
Selected ceiling joists fixed to top plate in accordance with NZS3604:2011, 2/100mm x 3.75mm skew nails.

Ceiling Joists to Beams/Stringers
Selected ceiling joists fixed to beams/stringers with multigrips (2 each end of joist).

Stringer to Studs
Selected stringer fixed to studs with studlok fixing type 'K' - 2 x 90mm x 3.15 dia. nails + 1 x BOWMAC® StudLok™ SL125

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

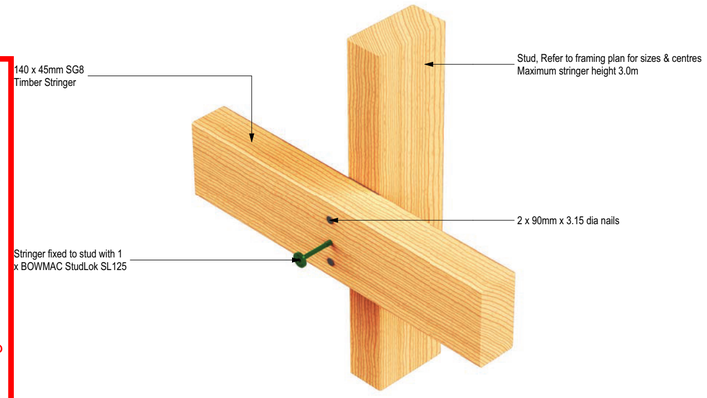
IMPORTANT:
Sheet to be printed in colour

KEY:

R - 140x45mm SG8 Ceiling Joists @ 900mm crs

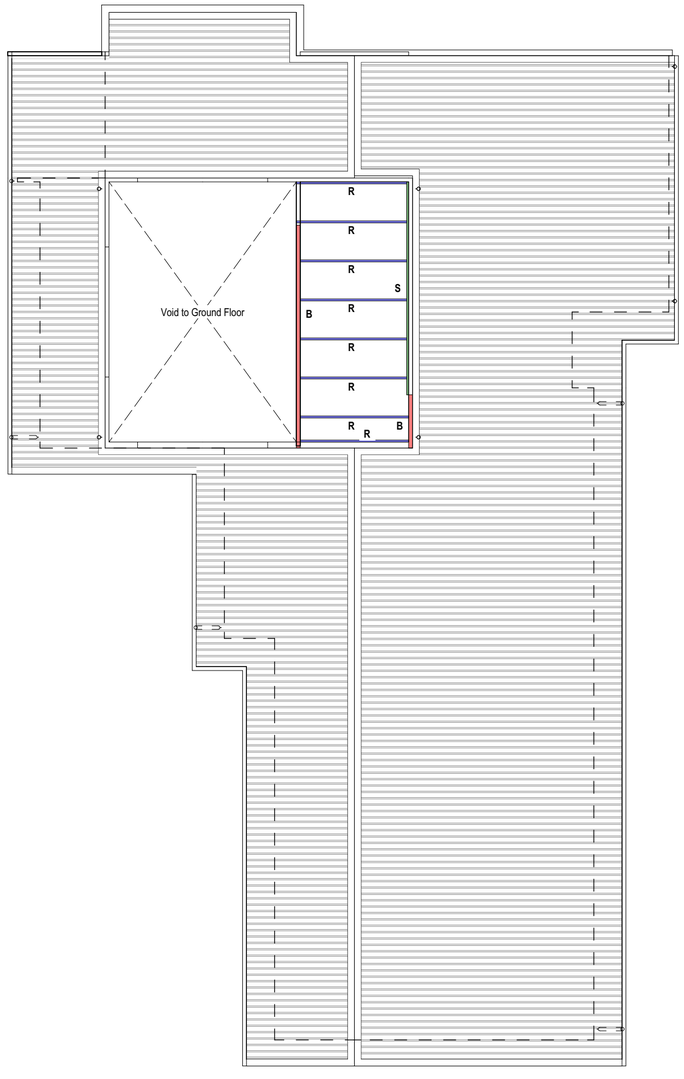
S - 140x45mm SG8 Stringer

B - Beam by Structural Engineer



BOWMAC Type K fixing

Scale 1:10 @ A3



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Project:
64 Halpin Drive

Project Address:
64 Halpin Drive, Lincoln 7672

Drawing Title:
Ceiling Framing Plan

Job No: 23068 **Designer:** JA
Client: Quinn Homes **Technician:** JC
Stage: Building Consent **Checked:** JA

Rev	Date	Description
-	15/12/2023	Building Consent Issue
-	-	-
-	-	-
-	-	-
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-	-	-
-	-	-

Scale @ A2: 1:100, 1:10
Print Date: 15/12/2023
Sheet No: A2.03
Rev: -

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General Notes:

Roof Cladding:
Selected 3° pitch Colorsteel Longrun Trapezoidal roofing with 600mm overhang (600mm in gables) over self supporting underlay on 70x45mm H1.2 purlins depending on gauge @ 900mm crs on approved nail plate trusses @ 900 crs max. 185mm Colorsteel Fascia.

Spouting & Fascia:
Proprietary Colorsteel spouting with concealed brackets @ 600mm crs max. fixed to Colorsteel fascia. (5,550mm^2 cross sectional area to spouting).

Downpipes:
80mm Dia Colorsteel Downpipes & Spreaders as required

Penetrations & Flashings:
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 2605mm above Floor Level
Plus stub ends as indicated on the roof plan

Fixing Notes:

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

Outriggers (Up to 750mm Cantilever)
90x45mm H1.2 treated SG8 outriggers @ 900crs to gable verge to allow for 450mm overhang/eave width. Outriggers to span back to next truss.

Outriggers to be fixed as per NZS3604:2011 Table 10.18 & BRANZ adaptation Build 142:
- 2/90 x 3.15mm skew nails & 2/wire dogs each side to gable trusses.
- 2/90 x 3.15mm skew nails & 2/wire dogs each side to rafters.
- 4/90 x 3.15mm skewed nails to blocking.

Note: These fixings also need to engage the top of the gable wall studs or gable truss verticals. If the outriggers are offset from the studs below, additional top plate to stud fixings of the same capacity are required

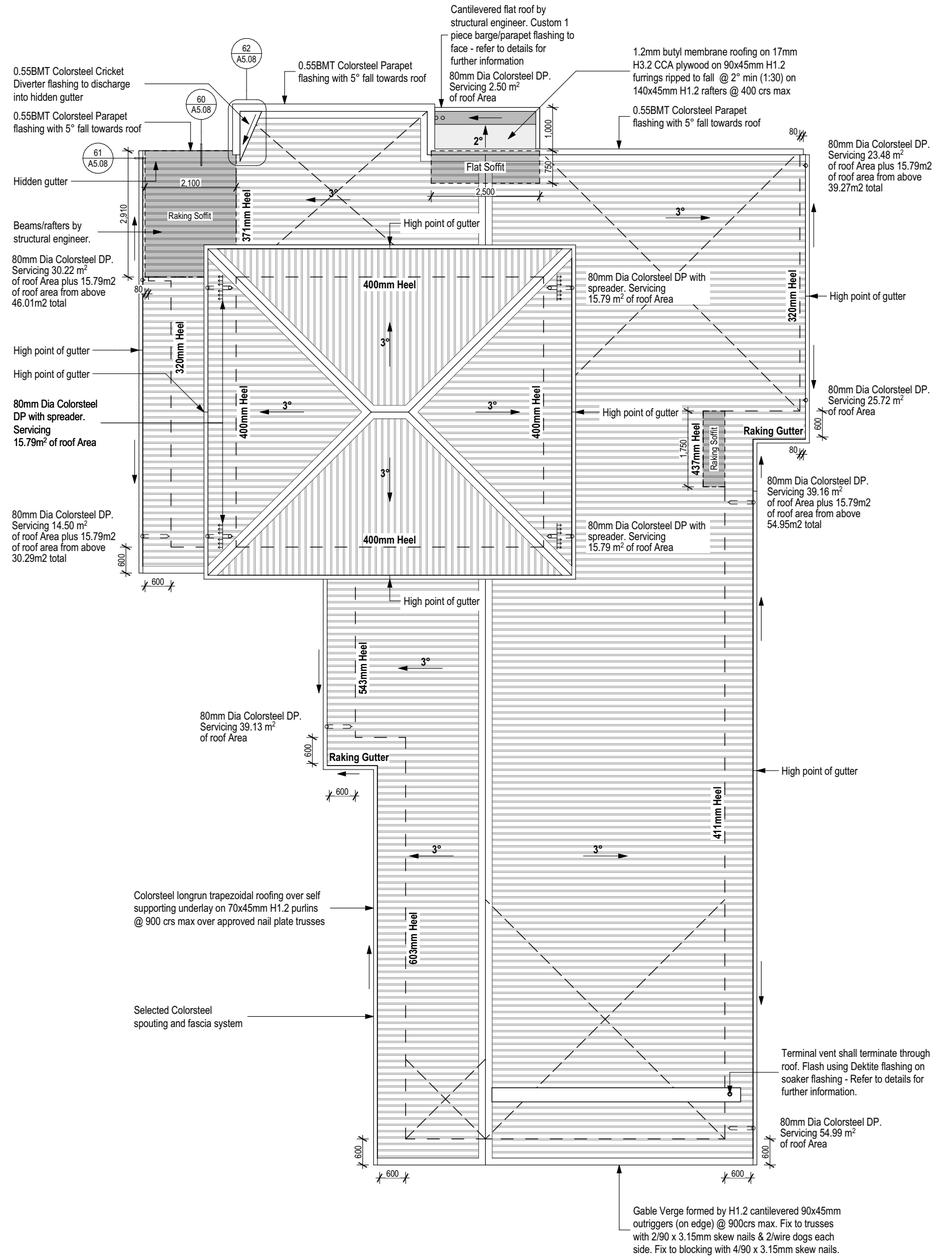
Purlins
Purlins fixed to trusses with 1/10g x 80mm self-drilling screw.Top & bottom purlins shall be @ 600mm crs.

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

Key:

UMBERLOK Strip roof bracing as per truss design:

Gutter Fall:



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Project:
64 Halpin Drive
Project Address:
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Drawing Title:
Roof Plan

Job No:	23068	**Designer:**	JA
Client:	Quinn Homes	**Technician:**	JC
Stage:	Building Consent	**Checked:**	JA

Rev	Date	Description
-	15/12/2023	Building Consent Issue
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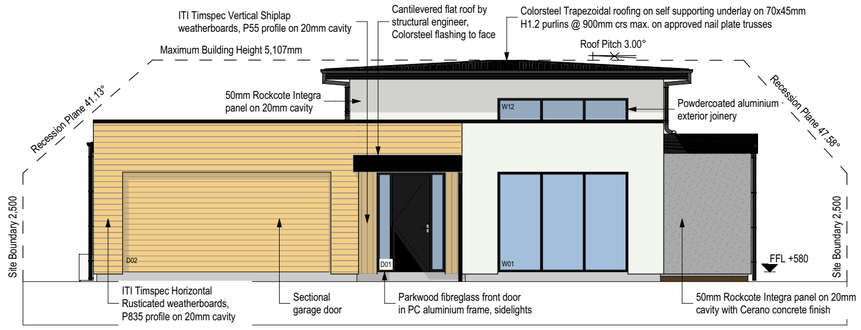
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Rev: -

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Client changes:
Dwelling shifted 200mm west

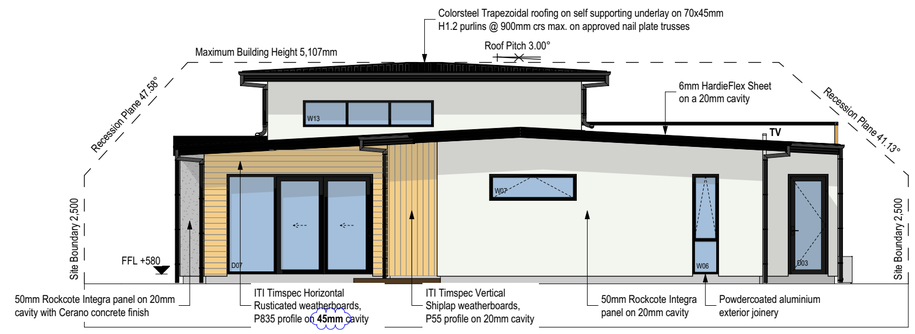
BUILDING ENVELOPE RISK MATRIX		
North Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Very high risk	5
Eaves width	Very high risk	5
Envelope complexity	High risk	3
Deck design	Low risk	0
Total Risk Score:		**14**



North Elevation

Scale 1:100 @ A3

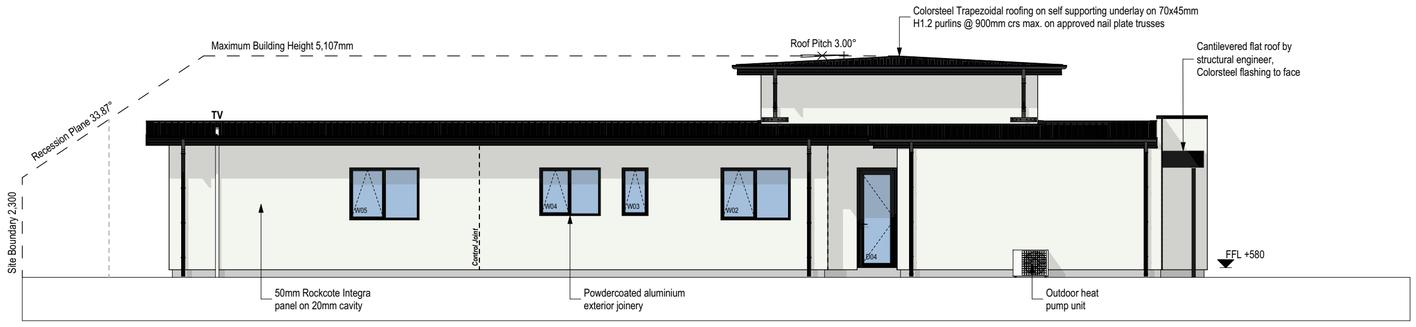
BUILDING ENVELOPE RISK MATRIX		
South Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Very high risk	5
Eaves width	High risk	2
Envelope complexity	High risk	3
Deck design	Low risk	0
Total Risk Score:		**11**



South Elevation

Scale 1:100 @ A3

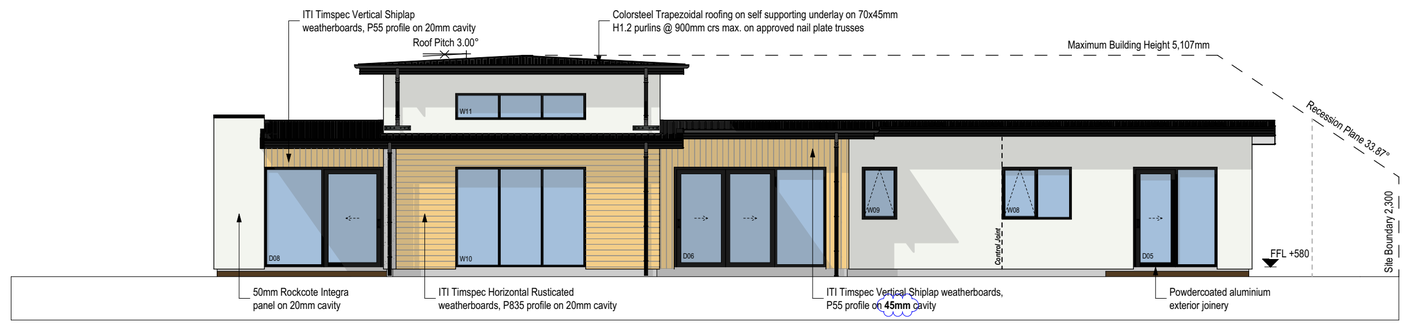
BUILDING ENVELOPE RISK MATRIX		
East Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Very high risk	5
Eaves width	Very high risk	5
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		**11**



East Elevation

Scale 1:100 @ A3

BUILDING ENVELOPE RISK MATRIX		
West Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Very high risk	5
Eaves width	Very high risk	5
Envelope complexity	High risk	3
Deck design	Low risk	0
Total Risk Score:		**14**



West Elevation

Scale 1:100 @ A3

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SharonEddy 12/02/2024 08:43

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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Project:
64 Halpin Drive
Project Address:
64 Halpin Drive, Lincoln 7672

Drawing Title:
Elevations
Job No: 23068 **Designer:** JA
Client: Quinn Homes **Technician:** JC
Stage: Building Consent **Checked:** JA

Rev	Date	Description
-	15/12/2023	Building Consent Issue
1	08/02/2024	RFI/Client Changes
-	-	-
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Print Date: 8/02/2024
Sheet No: A3.01
Rev: 1

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BRANZ H1/AS1 5th Edition Calculation Method Spreadsheet

Version: 4 May 2023

Client	Quinn Homes
Project name	
Address	62 Halpin Drive
Designer	Choice Architecture
Date	13.10.2023
Territorial Authority	Selwyn District
Climate Zone	5
When submitted	After 2 November 2023
Application	Housing

Proposed Building

Element		Area (m²)	Proposed Building Heat Loss	
Slab-on-ground_Floors		194.6	114.5	
Other_Floors		0.0	0.0	
Roof		194.6	26.8	
Skylights		0.0	0.0	
Walls		160.8	69.7	
Glazing (in walls & doors)	(26.8% of total wall area)	61.0	122.0	
Doors (opaque)		5.5	30.5	
		616.5	Total	363.4

Reference Building

Element	Area (m²)		Reference Building Heat Loss (W/K)
Slab-on-ground Floors	194.6	1.6	121.6
Other_Floors	0.0	3.0	0.0
Total Roof (includes skylight area)	194.6	6.6	29.5
Walls (70% of total wall area)	159.1	2.0	79.5
Glazing allowance (30% of total wall area)	68.2	0.50	136.4
	616.5	Total	367.0

Comparison of proposed building against the reference building — PASS

HIG 6th Ed

	Element type	Description	ID	Embodied heating	Area (m²)	Construction R-value (m².K/W)	Heat Loss (W/K)	Errors
1	Slab-on-ground_Floors	Foundation		No	194.6	1.7	114.5	
2	Roof	Roof		No	194.6	7.3	26.8	
3	Walls	Wall Type 1		No	124.5	2.3	54.6	
4	Walls	Wall Type 2		No	7.0	2.1	3.3	
5	Walls	Wall Type 3		No	1.4	2.6	0.6	
6	Walls	Wall Type 4		No	9.1	2.2	4.1	
7	Walls	Wall Type 5		No	1.4	2.6	0.5	
8	Walls	Wall Type 6		No	17.4	2.6	6.6	
9	Glazing (in walls & doors)	Glazing		No	61.0	0.50	122.0	
10	Doors (opaque)	Opaque Doors		No	5.5	0.18	30.5	

Proposed Building: Construction R Values

Roof
Colorsteel Longrun roofing on on self-supporting roof underlay on 70x45mm H1.2 purlins @ 900mm crs over pre-fabricated trusses @ 900mm crs with R2.6 insulation batts between bottom chord of trusses & R4.5 over = **R7.26**

Wall Type 1
Rockcote Integra Panel on 20mm cavity, 90x45mm H1.2 SG8 framing, Studs @ 400mm crs, dwangs @ 800mm crs. Internally lined with 10mm standard plasterboard with R2.6 insulation batts = **R2.28**

Wall Type 2
Vertical Cedar Weatherboards on a 20mm cavity, 90x45mm H1.2 SG8 framing, Studs @ 400mm crs, dwangs @ 480mm crs. Internally lined with 10mm standard plasterboard with R2.6 insulation batts = **R2.12**

Wall Type 3
Vertical Cedar Weatherboards on a 20mm cavity, 140x45mm H1.2 SG8 framing, Studs @ 600mm crs, dwangs @ 480mm crs. Internally lined with 10mm standard plasterboard with R2.6 insulation batts = **R2.55**

Wall Type 4
Horizontal Cedar Weatherboards on a 20mm cavity, 90x45mm H1.2 SG8 framing, Studs @ 400mm crs, dwangs @ 800mm crs. Internally lined with 10mm standard plasterboard with R2.6 insulation batts = **R2.22**

Wall Type 5
Horizontal Cedar Weatherboards on a 20mm cavity, 140x45mm H1.2 SG8 framing, Studs @ 600mm crs, dwangs @ 800mm crs. Internally lined with 10mm standard plasterboard with R2.6 insulation batts = **R2.64**

Wall Type 6
Interior garage wall, 10mm standard plasterboard, 90x45mm H1.2 SG8 framing, Studs @ 400mm crs, dwangs @ 800mm crs lined with 10mm standard plasterboard with R2.6 insulation batts = **R2.64**

Foundation (2.65 Area/Perimeter Ratio)
Engineered Waffle Foundation with R1 Perimeter Edge Insulation = **R1.7**

Glazing
Total Glazing (<30%) (Low E_s/Clear, Argon filled, thermally improved spacer, thermally broken aluminium frame) = **R0.5**

Opaque Doors
Entry door & door between garage & house = **R0.18**

(Total construction R-values taken from Design Navigator & H1/AS1)

Ventilation:	Vented Area/Room Area		
Rooms	Window Area (Vented)	Room Area	Total
LIV/DIN/KITCH	7.82	59.78	13%
LOUNGE	5.07	17.88	28%
BEDROOM 1	3.01	18.9	16%
BEDROOM 2	0.81	9.69	8%
BEDROOM 3	0.81	9.69	8%
BEDROOM 4	0.81	9.69	8%
STUDY	0.79	6.27	13%
BATHROOM	0.64	7.39	9%
WC	0.51	1.91	27%
ENSUITE	0.74	4.7	16%

Natural Light:	Window Area/Room Area		
Rooms	Window Area (Glazed)	Room Area	Total
LIV/DIN/KITCH	27.69	59.78	46%
LOUNGE	6.16	17.88	34%
BEDROOM 1	4.18	18.9	22%
BEDROOM 2	1.54	9.69	16%
BEDROOM 3	1.54	9.69	16%
BEDROOM 4	1.54	9.69	16%
STUDY	0.7	6.27	11%
BATHROOM	1.2	7.39	16%
WC	0.44	1.91	23%
ENSUITE	1.01	4.7	21%

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Project: 64 Halpin Drive
Project Address: 64 Halpin Drive, Lincoln 7672

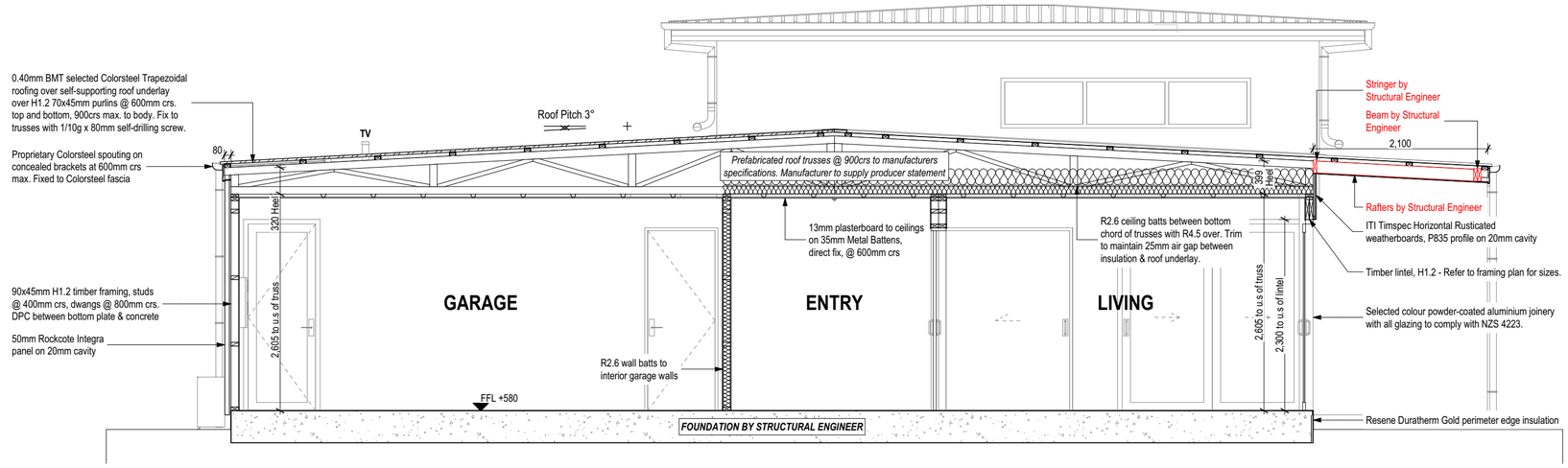
Drawing Title: H1, Natural Light & Ventilation Calculations
Job No: 23068 **Designer:** JA
Client: Quinn Homes **Technician:** JC
Stage: Building Consent **Checked:** JA

Rev	Date	Description
-	15/12/2023	Building Consent Issue
-	-	-
-	-	-
-	-	-
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Scale @ A2: 1:1
Print Date: 15/12/2023
Sheet No: A3.02
Rev: -

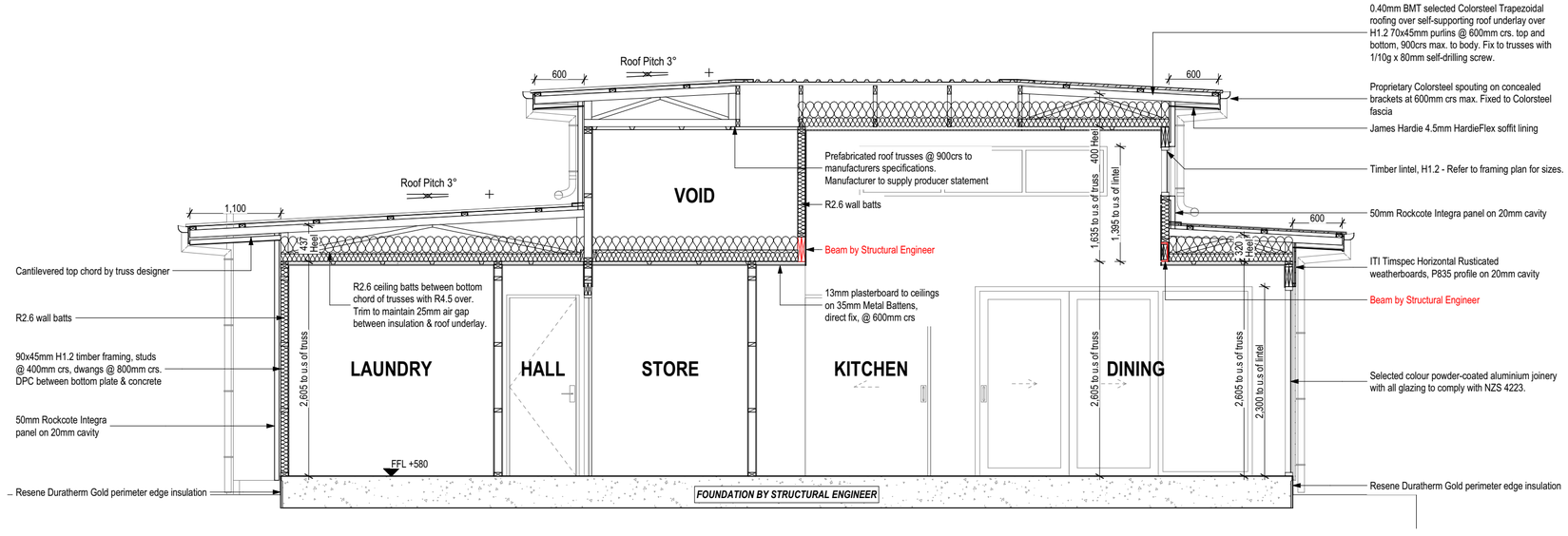
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Section A

Scale 1:50 @ A3



Section B

Scale 1:50 @ A3

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Project:
64 Halpin Drive
Project Address:
64 Halpin Drive, Lincoln 7672

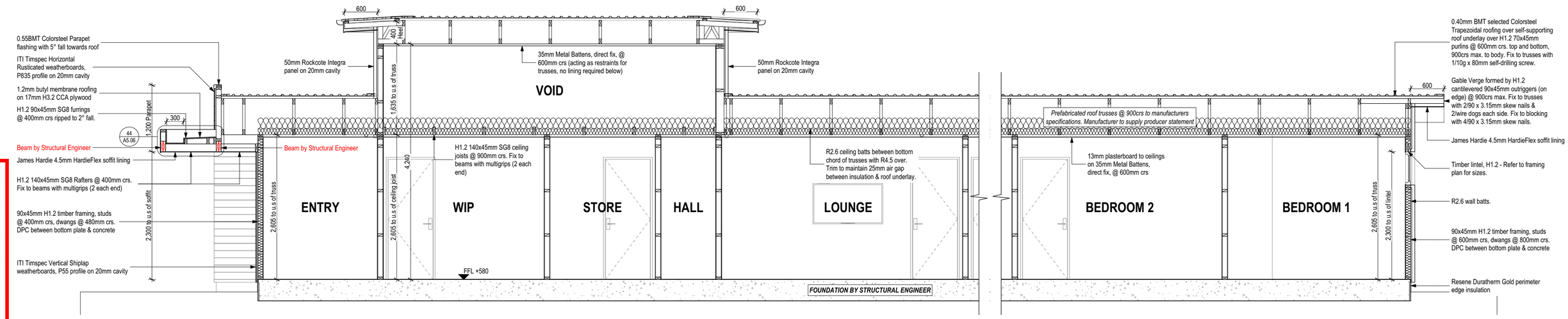
Drawing Title:
Section A & B

Job No:	23068	**Designer:**	JA
Client:	Quinn Homes	**Technician:**	JC
Stage:	Building Consent	**Checked:**	JA

Rev	Date	Description
-	15/12/2023	Building Consent Issue
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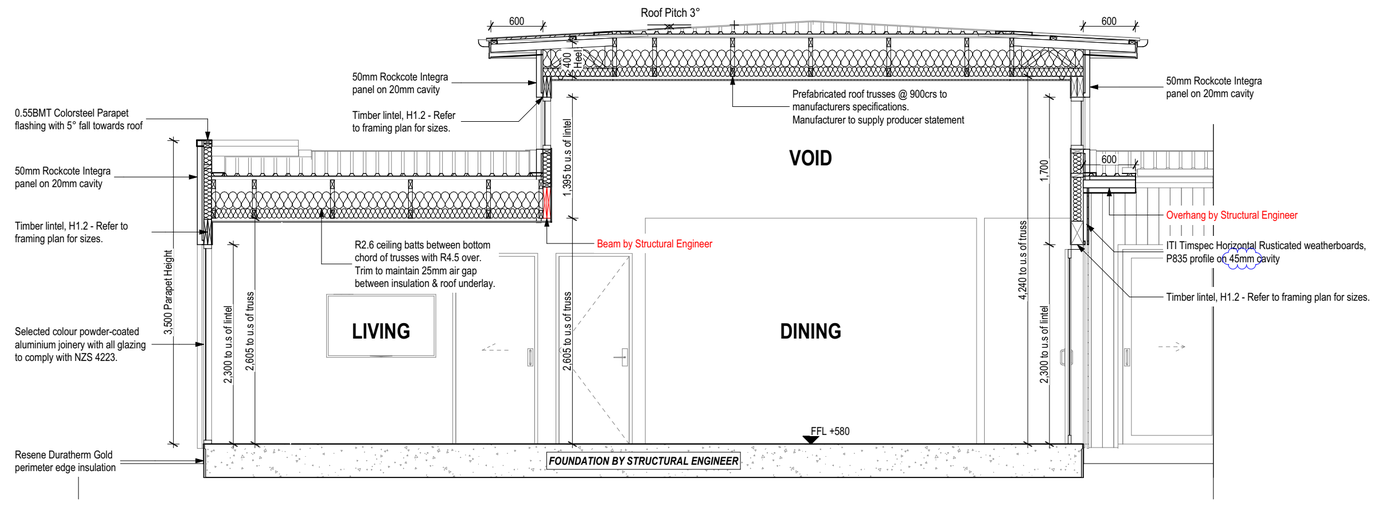
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Print Date: 15/12/2023
Sheet No: A4.01
Rev: -

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Section C

Scale 1:50 @ A3



Section D

Scale 1:50 @ A3

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Licensed Building Practitioner

Project: 64 Halpin Drive

Project Address: 64 Halpin Drive, Lincoln 7672

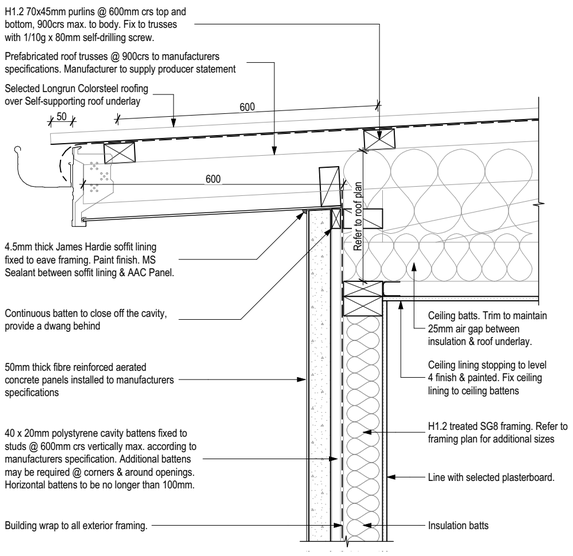
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Job No: 23068 **Designer:** JA
Client: Quinn Homes **Technician:** JC
Stage: Building Consent **Checked:** JA

Rev	Date	Description
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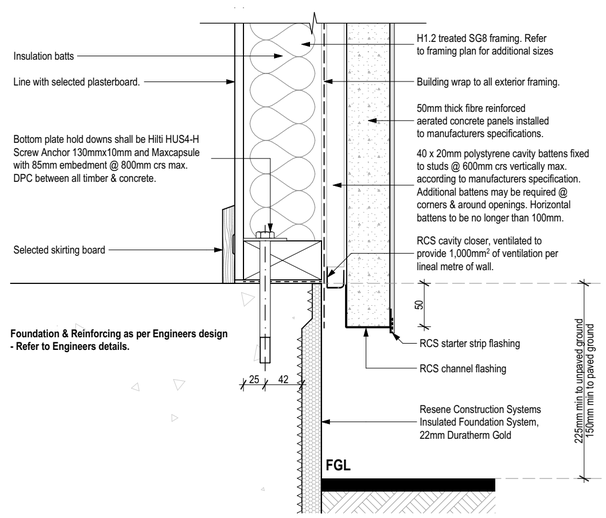
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Sheet No: A4.02
Rev: 1

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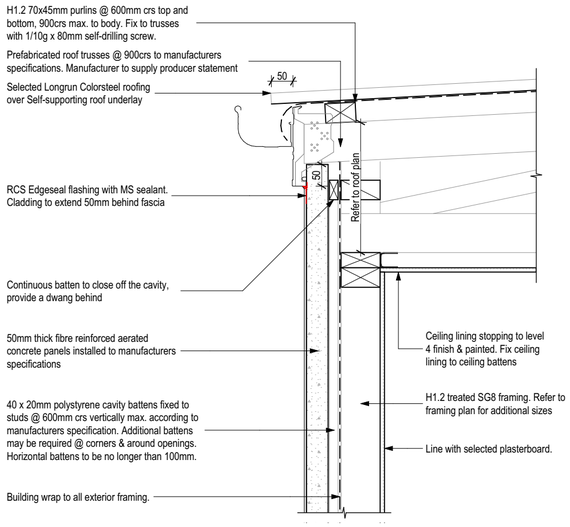
Rockcote - Typical Soffit

SCALE 1:10 @ A2



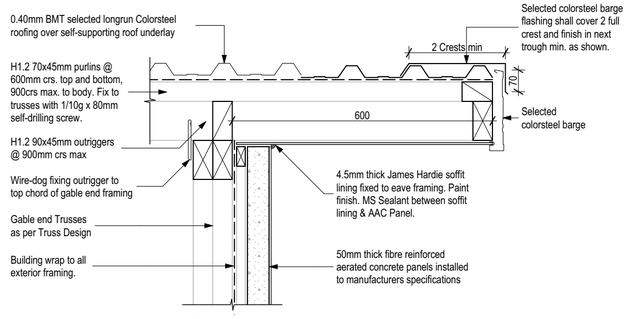
Rockcote - Foundation

SCALE 1:5 @ A2



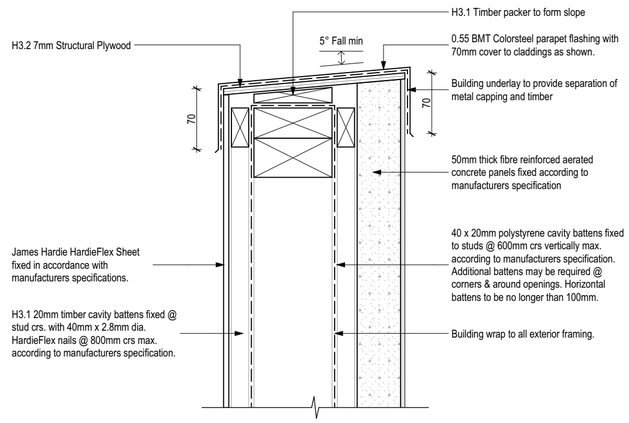
Rockcote - Eave (Garage)

SCALE 1:10 @ A2



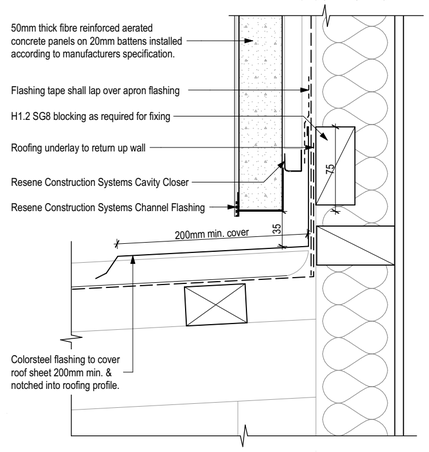
Rockcote - Barge

SCALE 1:10 @ A2



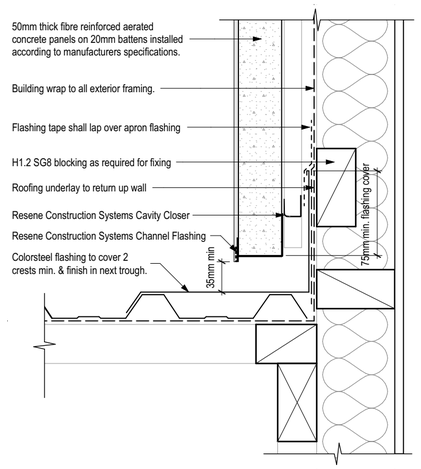
Rockcote - Parapet

SCALE 1:5 @ A2



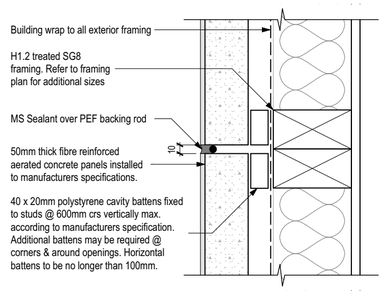
Rockcote - Apron (Transverse)

SCALE 1:5 @ A2



Rockcote - Apron (Parallel)

SCALE 1:5 @ A2



Rockcote - Control Joint

SCALE 1:5 @ A2

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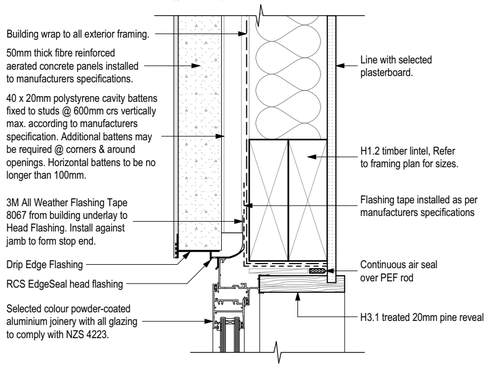
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Details: Rockcote

Job No:	23068	**Designer:**	JA
Client:	Quinn Homes	**Technician:**	JC
Stage:	Building Consent	**Checked:**	JA

Rev	Date	Description
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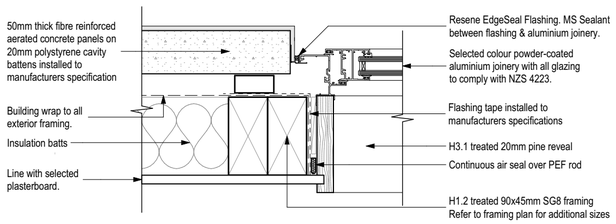
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Sheet No: A5.01
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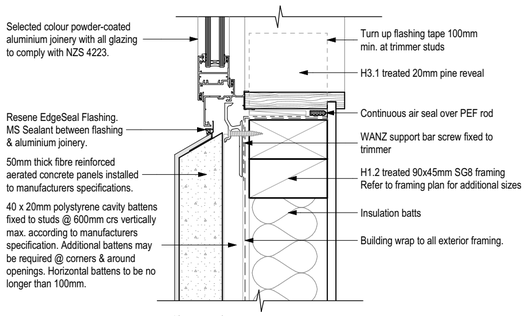
Rockcote - Window Head

SCALE 1:5 @ A2



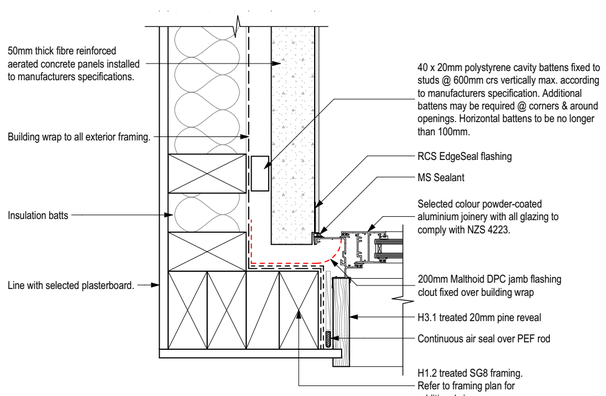
Rockcote - Window Jamb

SCALE 1:5 @ A2



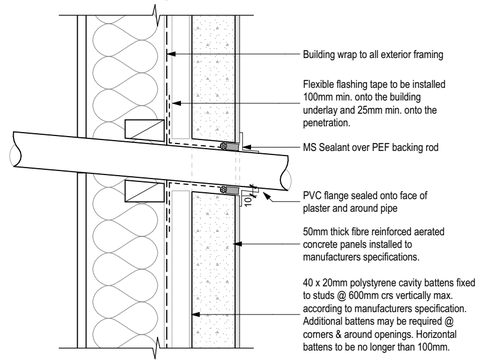
Rockcote - Window Sill

SCALE 1:5 @ A2



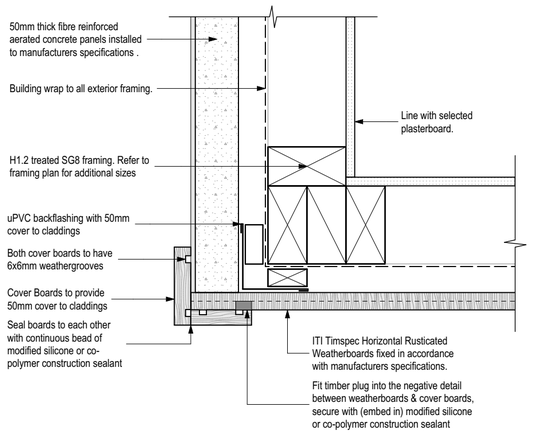
Rockcote - Joinery Junction

SCALE 1:5 @ A2



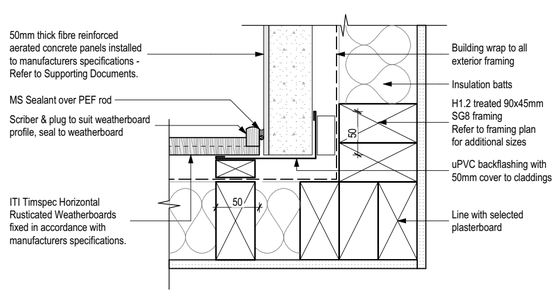
Rockcote - Pipe Penetration

SCALE 1:5 @ A2



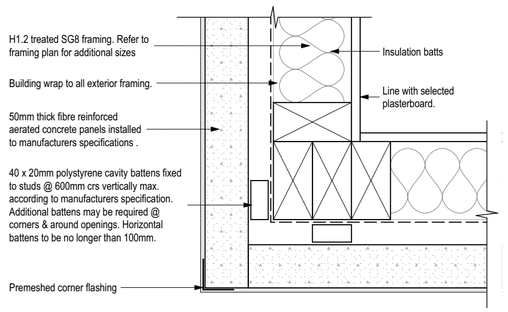
Rockcote - Cladding Junction (Horizontal Rusticated Weatherboard)

SCALE 1:5 @ A2



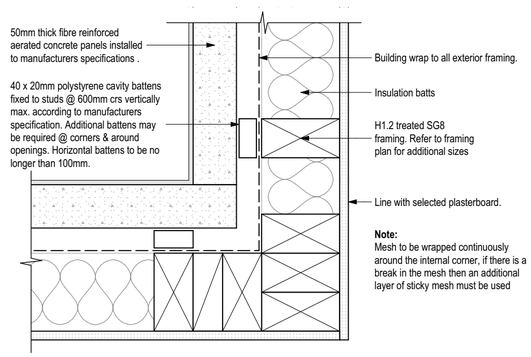
Rockcote - Cladding Junction (Horizontal Rusticated Weatherboard)

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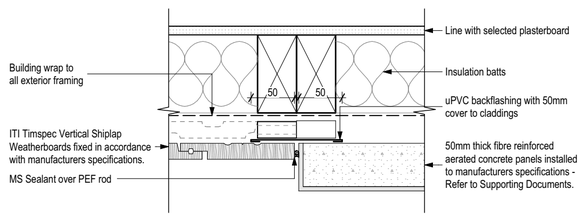
Rockcote - External Corner

SCALE 1:5 @ A2



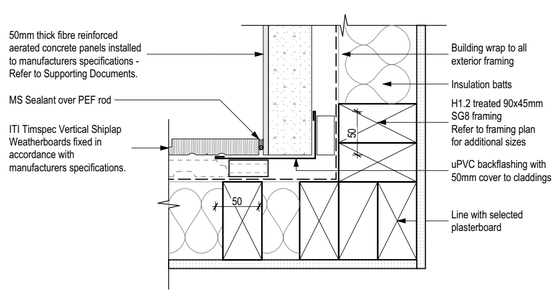
Rockcote - Internal Corner

SCALE 1:5 @ A2



Rockcote - Cladding Junction (Vertical Shiplap Weatherboard)

SCALE 1:5 @ A2



Rockcote - Cladding Junction (Vertical Shiplap Weatherboard)

SCALE 1:5 @ A2

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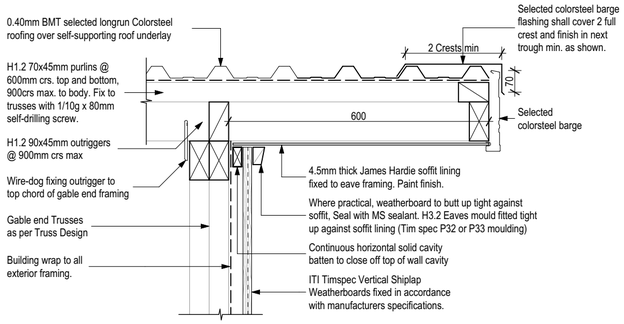
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Details: Rockcote

Job No:	23068	**Designer:**	JA
Client:	Quinn Homes	**Technician:**	JC
Stage:	Building Consent	**Checked:**	JA

Rev	Date	Description
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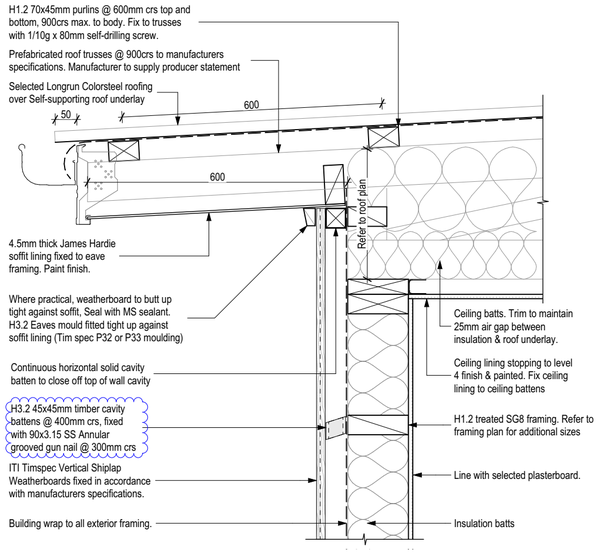
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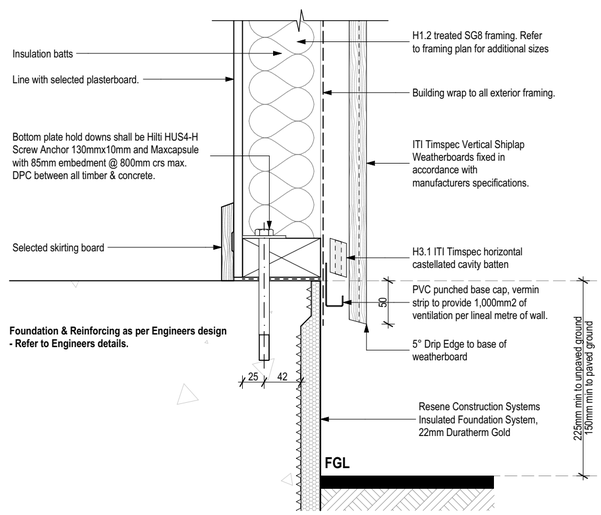
Vertical Shiplap Weatherboards - Barge

SCALE 1:10 @ A2



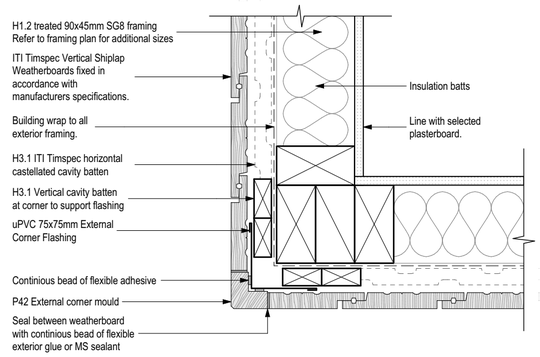
Vertical Shiplap Weatherboards - Typical Soffit

SCALE 1:10 @ A2



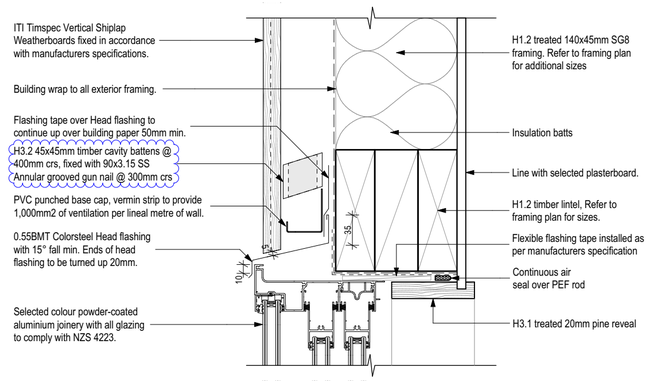
Vertical Shiplap Weatherboards - Foundation

SCALE 1:5 @ A2



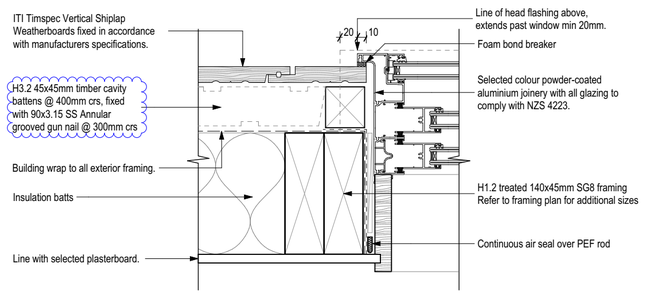
Vertical Shiplap Weatherboards - External Corner

SCALE 1:5 @ A2



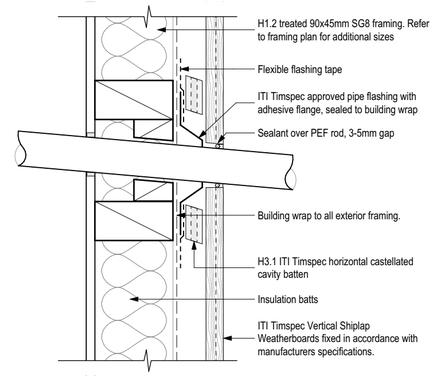
Vertical Shiplap Weatherboards - Door Head

SCALE 1:5 @ A2



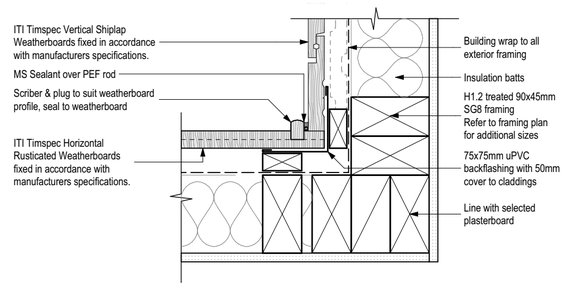
Vertical Shiplap Weatherboards - Door Jamb

SCALE 1:5 @ A2



Vertical Shiplap Weatherboards - Pipe Penetration

SCALE 1:5 @ A2



Vertical Shiplap Weatherboards - Cladding Junction

SCALE 1:5 @ A2

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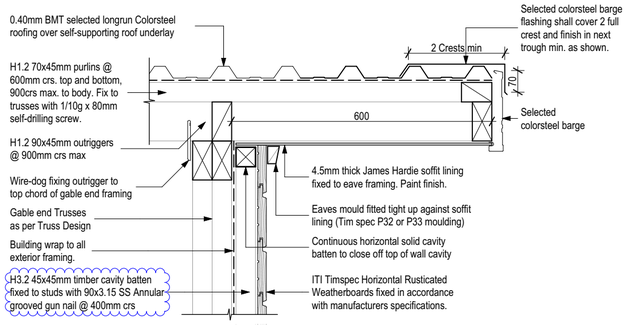
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Job No:	23068	**Designer:**	JA
Client:	Quinn Homes	**Technician:**	JC
Stage:	Building Consent	**Checked:**	JA

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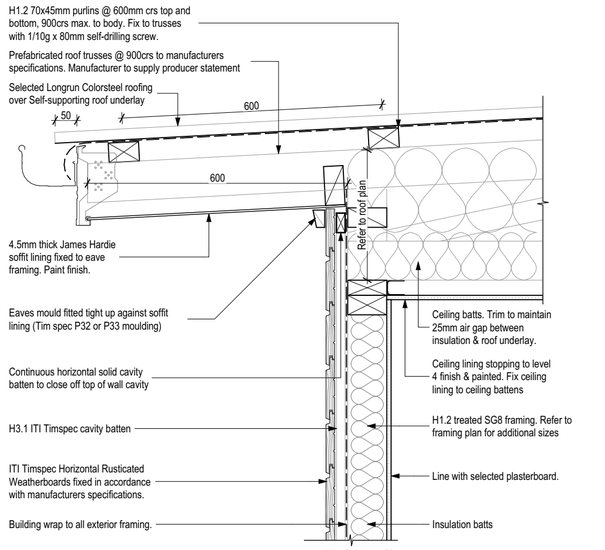
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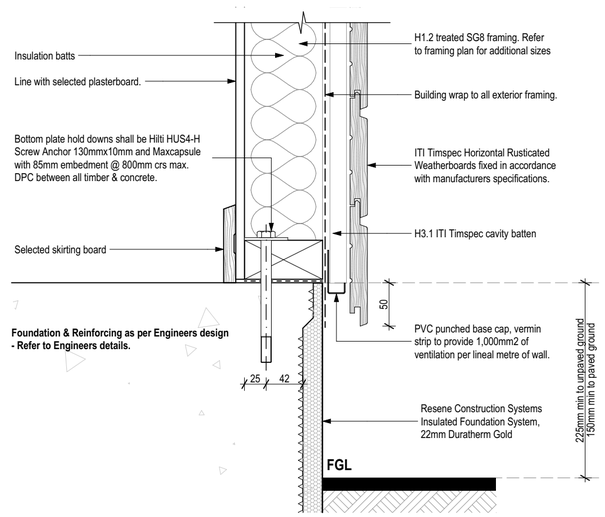
Rusticated Weatherboards - Barge

SCALE 1:10 @ A2



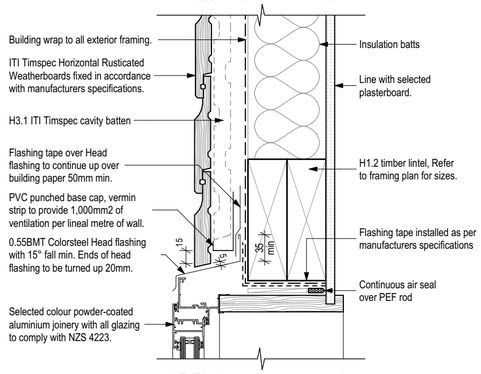
Rusticated Weatherboards - Typical Soffit

SCALE 1:10 @ A2



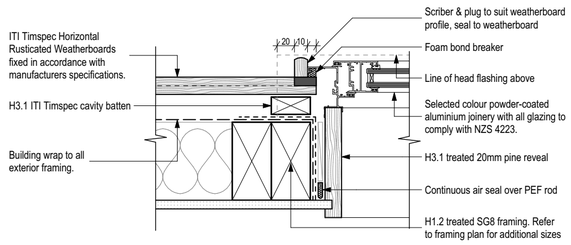
Rusticated Weatherboards - Foundation

SCALE 1:5 @ A2



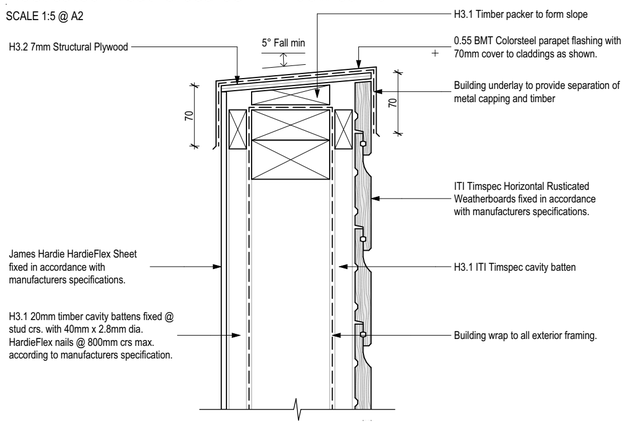
Rusticated Weatherboards - Window Head

SCALE 1:5 @ A2



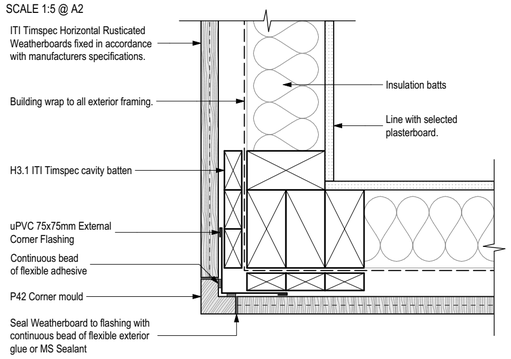
Rusticated Weatherboards - Window Jamb

SCALE 1:5 @ A2



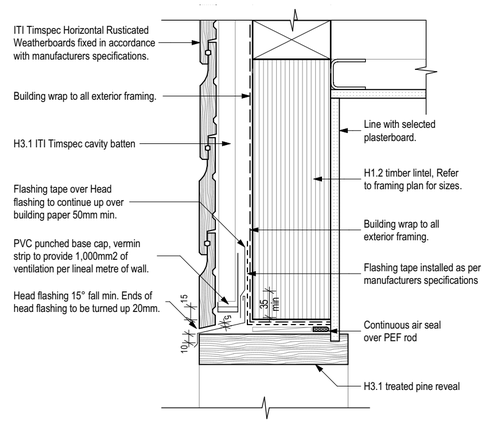
Rusticated Weatherboards - Parapet

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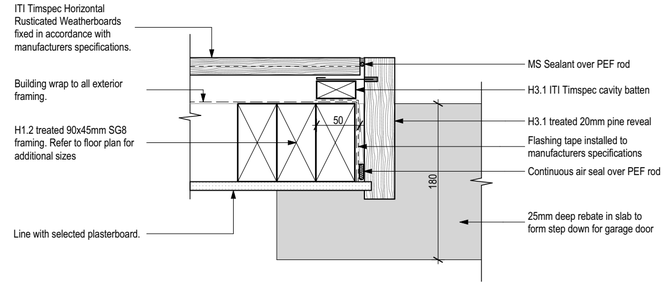
Rusticated Weatherboards - External Corner

SCALE 1:5 @ A2



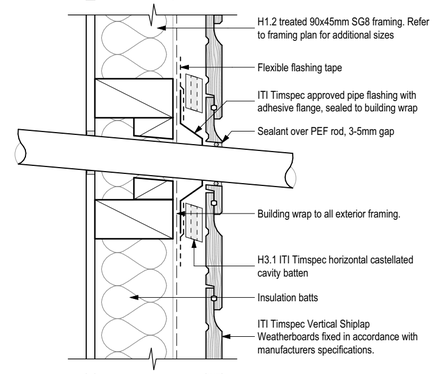
Rusticated Weatherboards - Garage Door Head

SCALE 1:5 @ A2



Rusticated Weatherboards - Garage Door Jamb

SCALE 1:5 @ A2



Rusticated Weatherboards - Pipe Penetration

SCALE 1:5 @ A2

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Project:
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Project Address:
64 Halpin Drive, Lincoln 7672

Drawing Title:
Details: Horizontal Rusticated Weatherboard

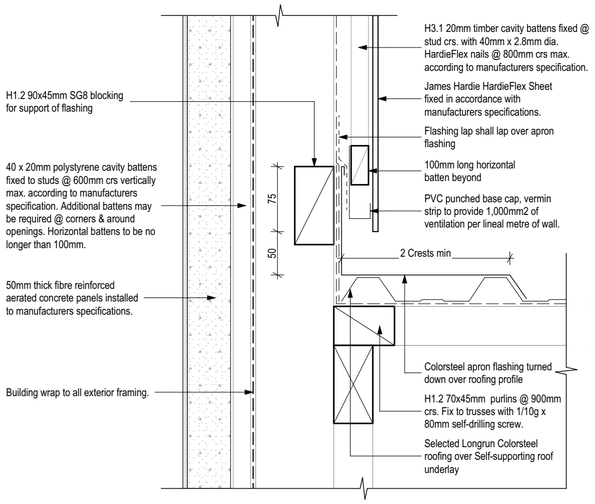
Job No:	23068	**Designer:**	JA
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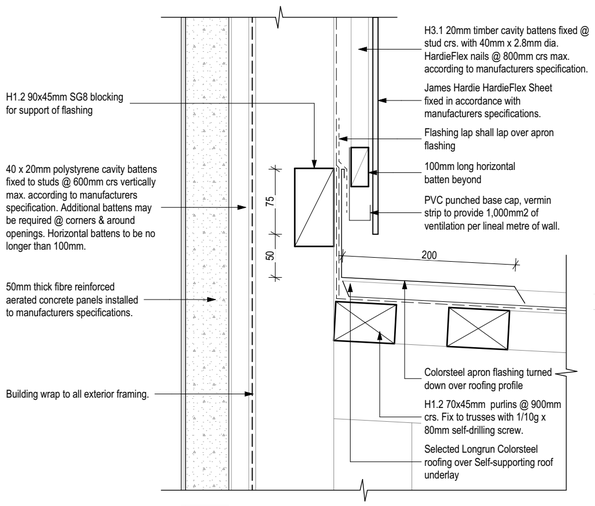
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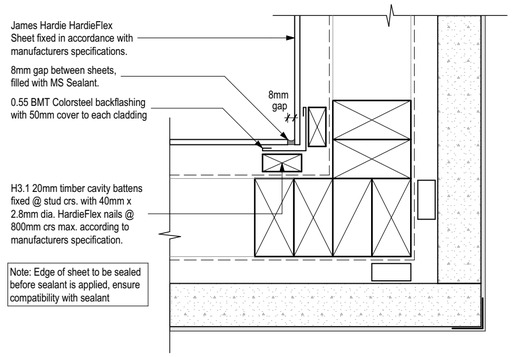
HardieFlex - Apron (Parallel)

SCALE 1:5 @ A2



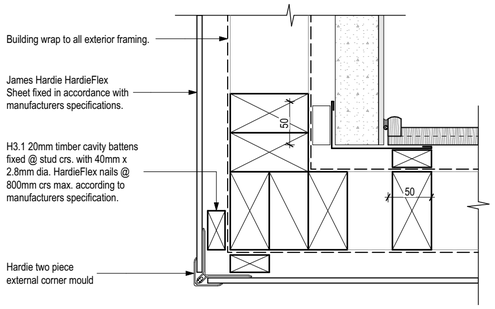
HardieFlex - Apron (Transverse)

SCALE 1:5 @ A2



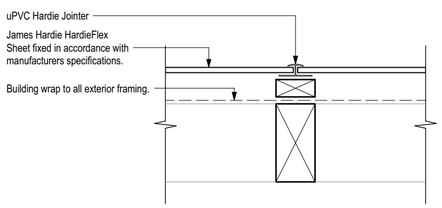
HardieFlex - Internal Corner

SCALE 1:5 @ A2



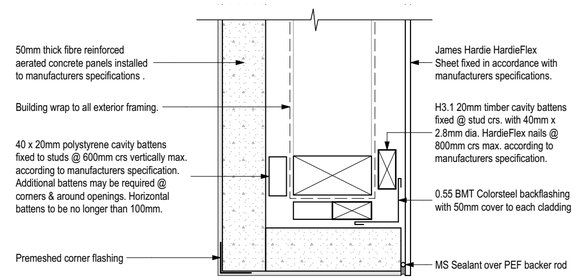
HardieFlex - External Corner

SCALE 1:5 @ A2



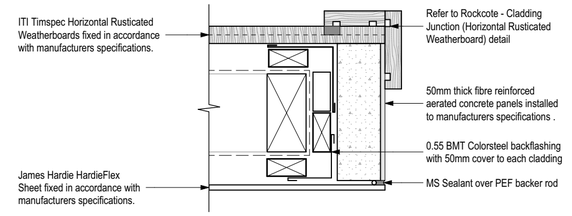
HardieFlex - Vertical Sheet Joint

SCALE 1:5 @ A2



HardieFlex - Cladding Junction

SCALE 1:5 @ A2



HardieFlex - Cladding Junction

SCALE 1:5 @ A2

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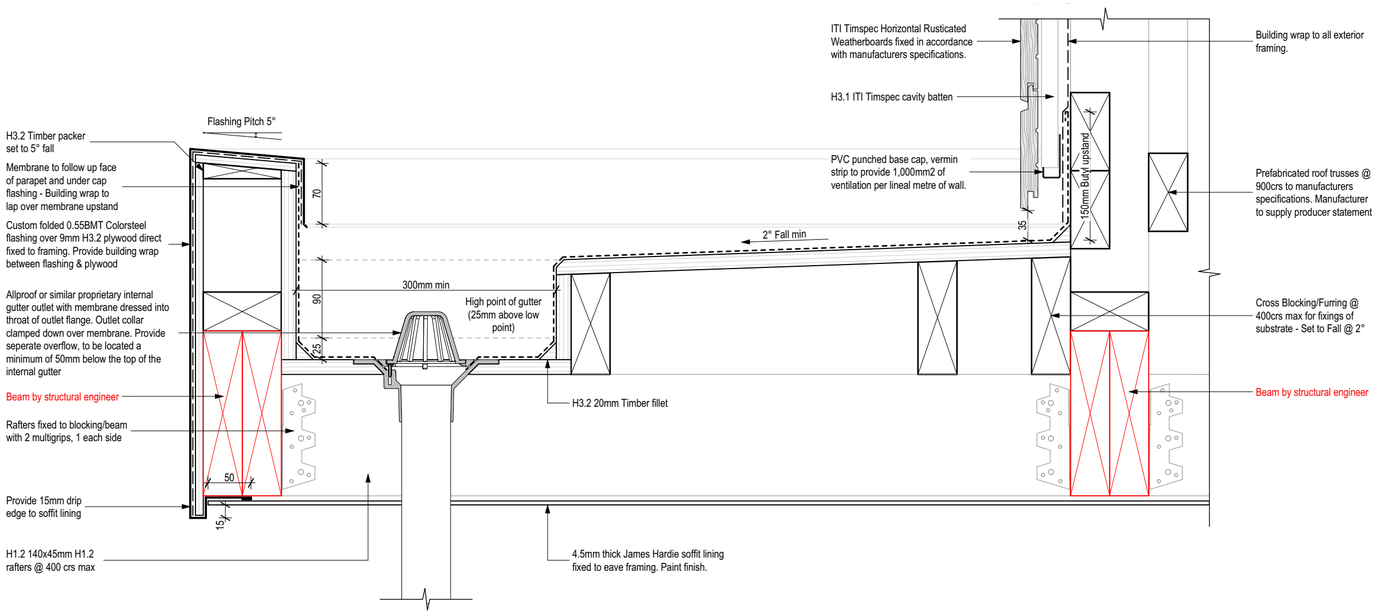
Project:
64 Halpin Drive
Project Address:
64 Halpin Drive, Lincoln 7672

Drawing Title:
Details: HardieFlex
Job No: 23068 **Designer:** JA
Client: Quinn Homes **Technician:** JC
Stage: Building Consent **Checked:** JA

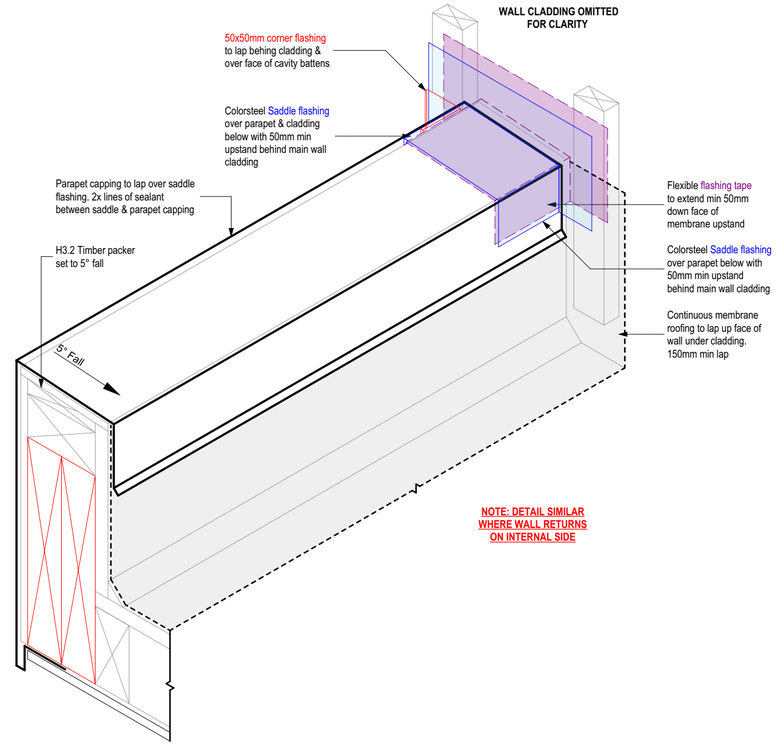
Rev	Date	Description
-	15/12/2023	Building Consent Issue
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Scale @ A2: 1:5
Print Date: 15/12/2023
Sheet No: A5.05
Rev: -

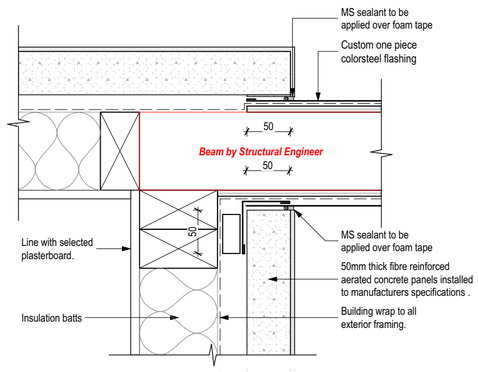
SDC - Approved Building Consent Document - 231913 - Pg 22 of 45 - 15/02/2024 - duckea



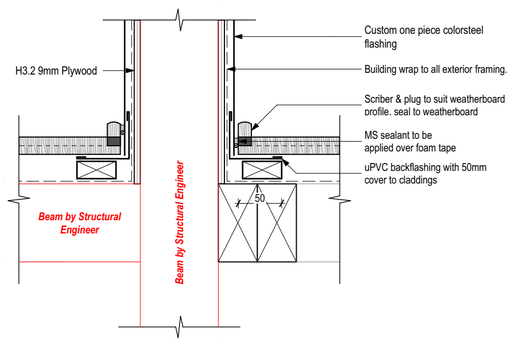
44 A4.02 Entry Roof - Internal Gutter
Scale 1:5



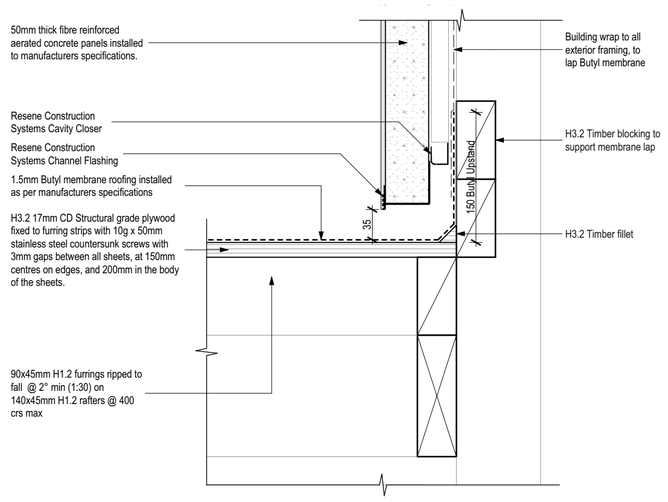
Entry Roof - Parapet to Wall Junction
SCALE 1:5 @ A2



46 A2.01 Entry Roof - Flashing Junction (Rockcote)
Scale 1:5



47 A2.01 Entry Roof - Flashing Junction (Rusticated Weatherboard)
Scale 1:5



Rockcote - Butyl Membrane Apron (Parallel)
SCALE 1:5 @ A2

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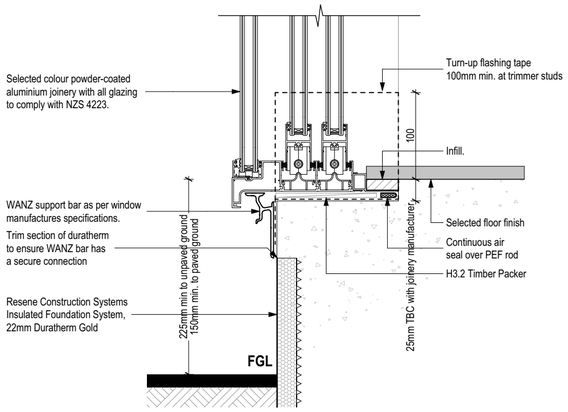
Project: 64 Halpin Drive
Project Address: 64 Halpin Drive, Lincoln 7672

Drawing Title: Details: Internal Gutter
Job No: 23068 **Designer:** JA
Client: Quinn Homes **Technician:** JC
Stage: Building Consent **Checked:** JA

Rev	Date	Description
-	15/12/2023	Building Consent Issue
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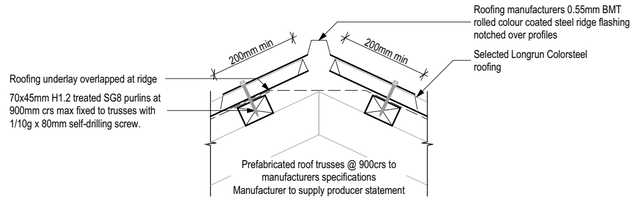
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Print Date: 15/12/2023
Sheet No: A5.06
Rev: -

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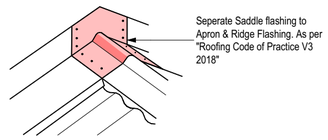
Rebated Sill

SCALE 1:5 @ A2



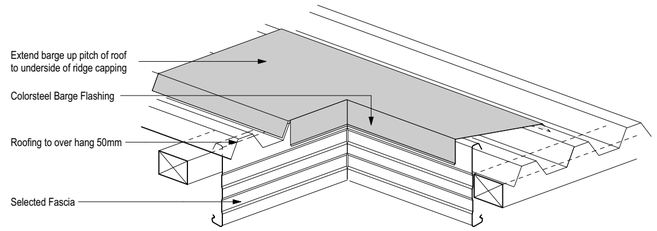
Ridge Capping

SCALE 1:10 @ A2



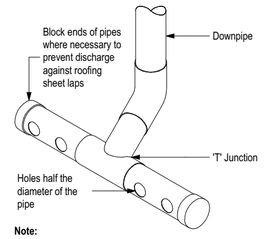
Ridge to Wall Junction

SCALE 1:5 @ A2



Transition Barge to roof

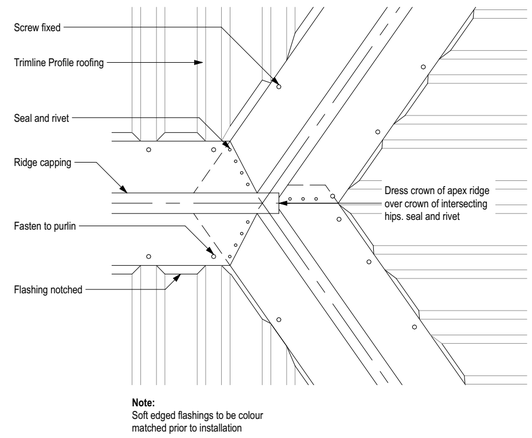
SCALE 1:5 @ A2



Note:
(1) Hole positions to avoid joints in roofing
(2) When DP is located in a corner, Spreader to be 'L' Shaped

DP Spreader

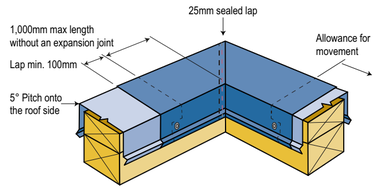
SCALE 1:10 @ A2



Note:
Soft edged flashings to be colour matched prior to installation

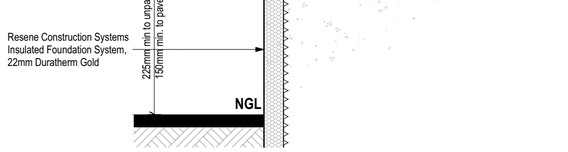
Hip Junction

SCALE 1:10 @ A2



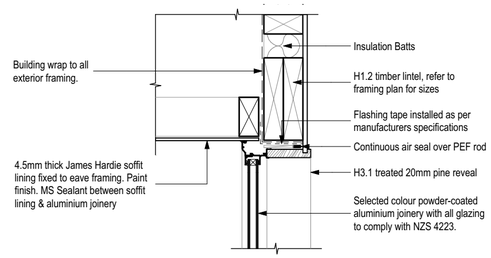
Parapet Corner Junction

SCALE 1:5 @ A2



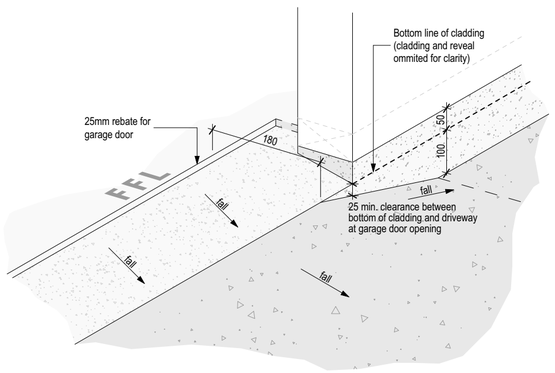
Typical Sill

SCALE 1:5 @ A2



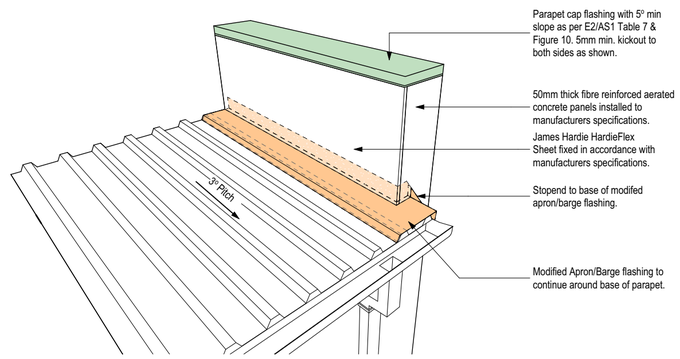
Joinery To Soffit (Entry)

SCALE 1:10 @ A2



Garage Door Rebate

SCALE 1:10 @ A2



Parapet to Roof Junction

SCALE 1:10 @ A2

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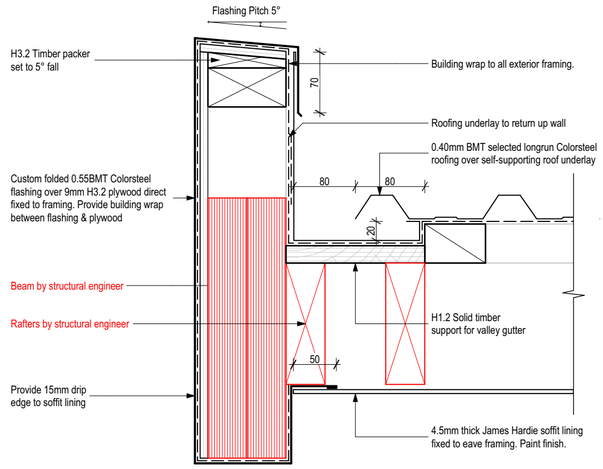
Project:
64 Halpin Drive
Project Address:
64 Halpin Drive, Lincoln 7672

Drawing Title:
Details: Misc/Roofing
Job No: 23068 **Designer:** JA
Client: Quinn Homes **Technician:** JC
Stage: Building Consent **Checked:** JA

Rev	Date	Description
-	15/12/2023	Building Consent Issue
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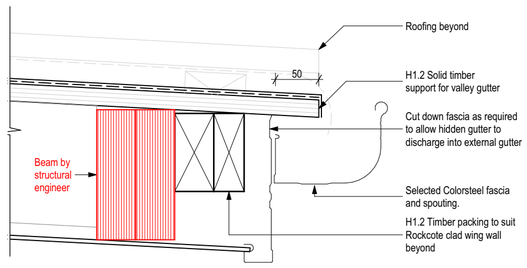
Scale @ A2: 1:5, 1:10
Print Date: 15/12/2023
Sheet No: A5.07
Rev: -

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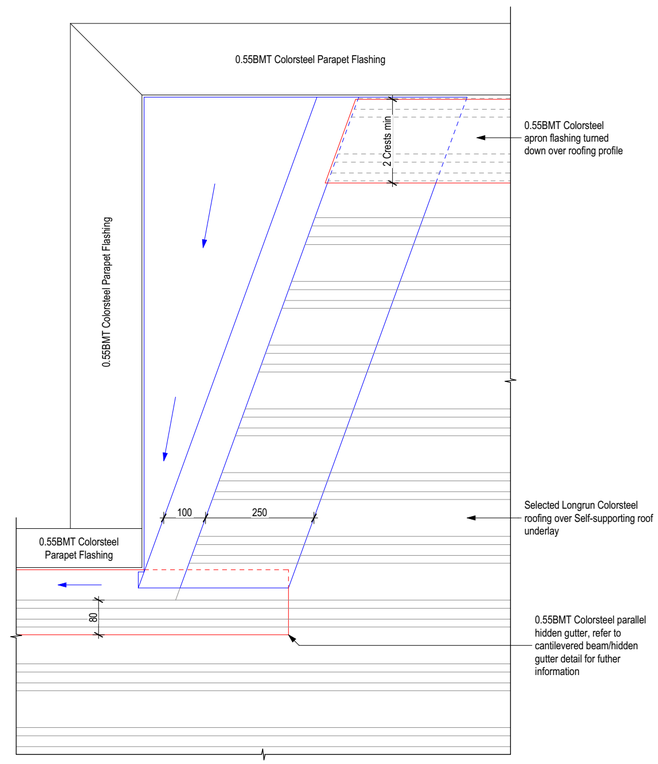
60 / A2.04 Cantilevered Beam/Hidden Gutter

Scale 1:5



61 / A2.04 Hidden Gutter to Spouting

Scale 1:5



62 / A2.04 Cricket Divertor Flashing

Scale 1:10

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Project: 64 Halpin Drive

Project Address: 64 Halpin Drive, Lincoln 7672

Drawing Title: Details: Roofing

Job No: 23068 **Designer:** JA

Client: Quinn Homes **Technician:** JC

Stage: Building Consent **Checked:** JA

Rev	Date	Description
-	15/12/2023	Building Consent Issue
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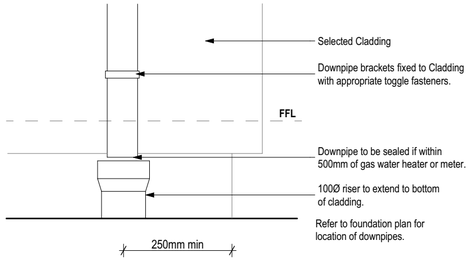
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Print Date: 15/12/2023

Sheet No: A5.08

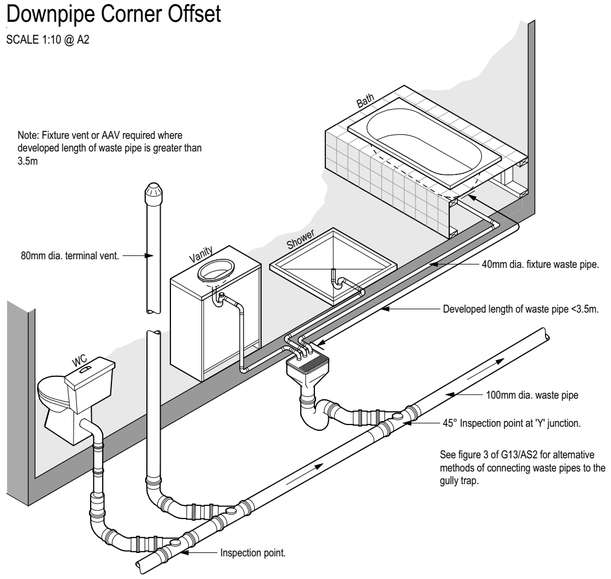
Rev: -

SDC - Approved Building Consent Document - 231913 - Pg 25 of 45 - 15/02/2024 - duckea

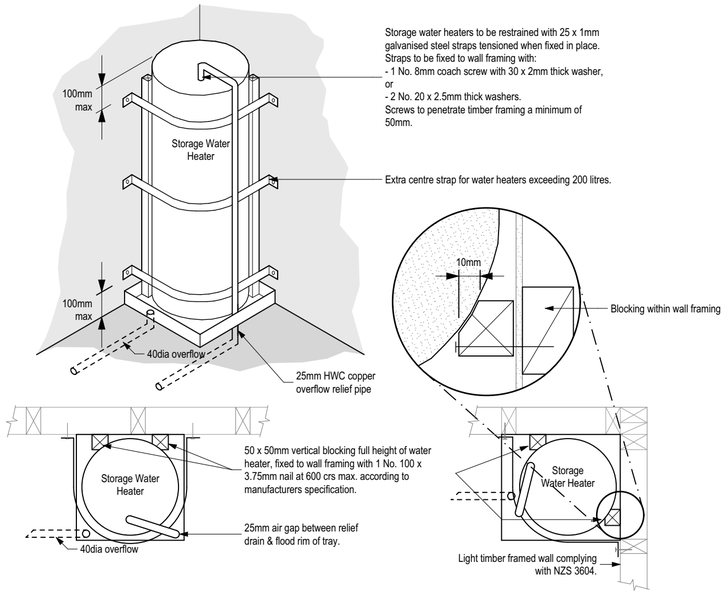


Downpipe Corner Offset

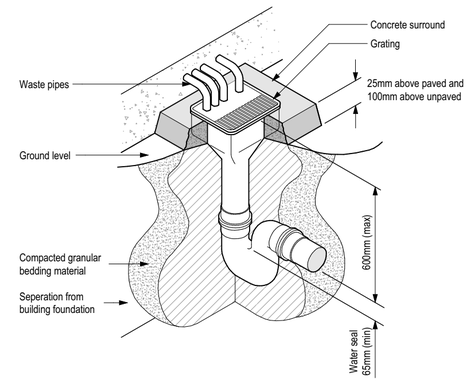
SCALE 1:10 @ A2

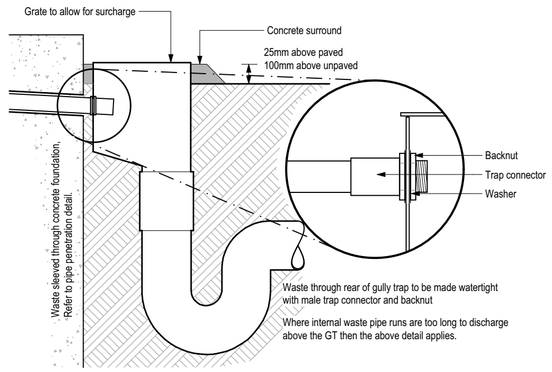


Typical Plumbing Schematic

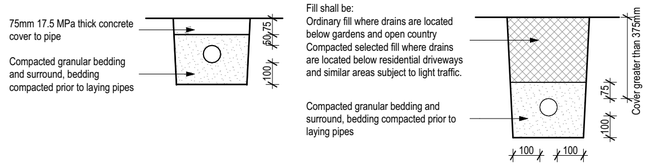


HWC Restraint Diagram



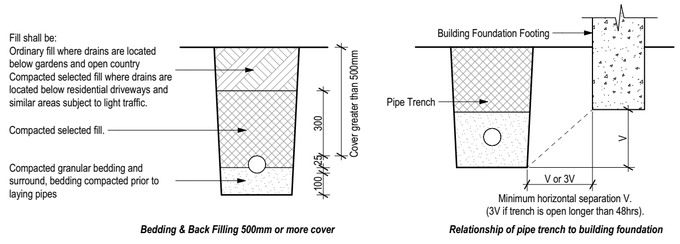


Gully Trap



Bedding & Back Filling 125mm - 375mm cover

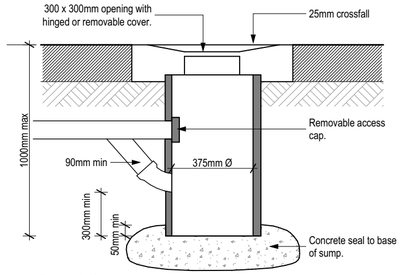
Bedding & Back Filling 375mm - 500mm cover



Bedding & Back Filling 500mm or more cover

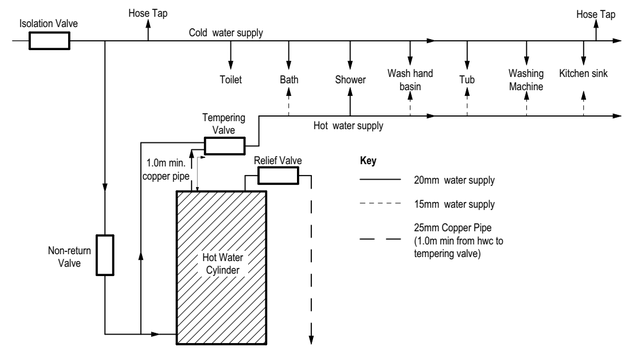
Relationship of pipe trench to building foundation

Bedding & Back Filling

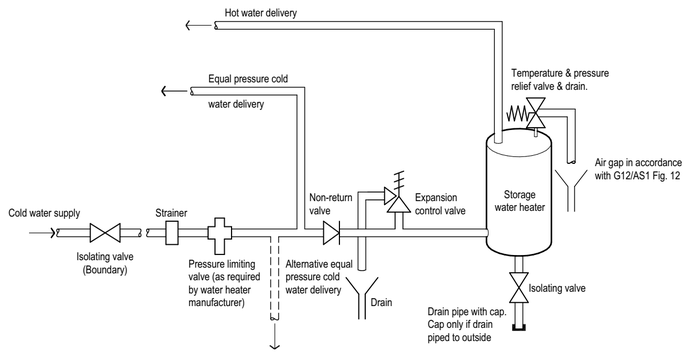


Type 1 Sump

Sump Details



Hotwater Schematic Diagrams



Hotwater Schematic Diagrams

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Project: 64 Halpin Drive

Project Address: 64 Halpin Drive, Lincoln 7672

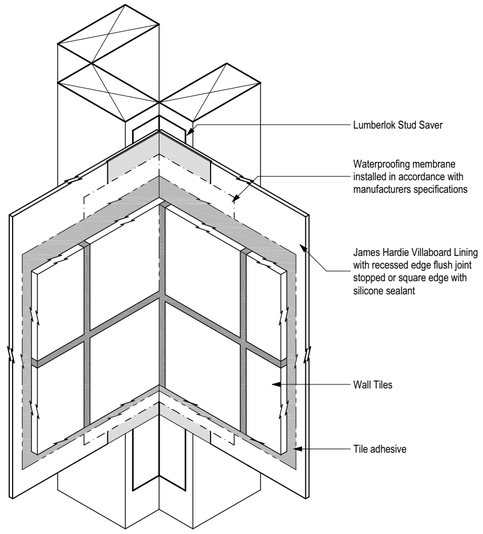
Drawing Title: Details (Plumbing & Drainage)

Job No: 23068 **Designer:** JA
Client: Quinn Homes **Technician:** JC
Stage: Building Consent **Checked:** JA

Rev	Date	Description
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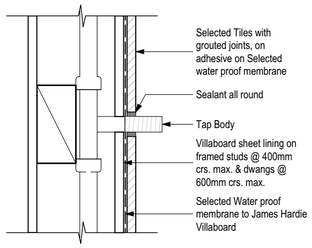
Scale @ A2: 1:10
Print Date: 15/12/2023
Sheet No: A5.09
Rev: -

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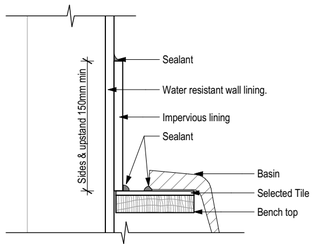
Tiled Shower Internal Corner

SCALE 1:5 @ A2



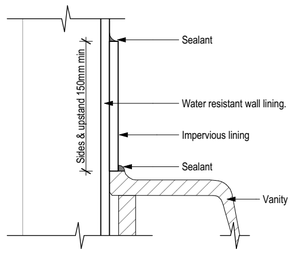
Pipe Penetration (Tiled Shower)

SCALE 1:5 @A3



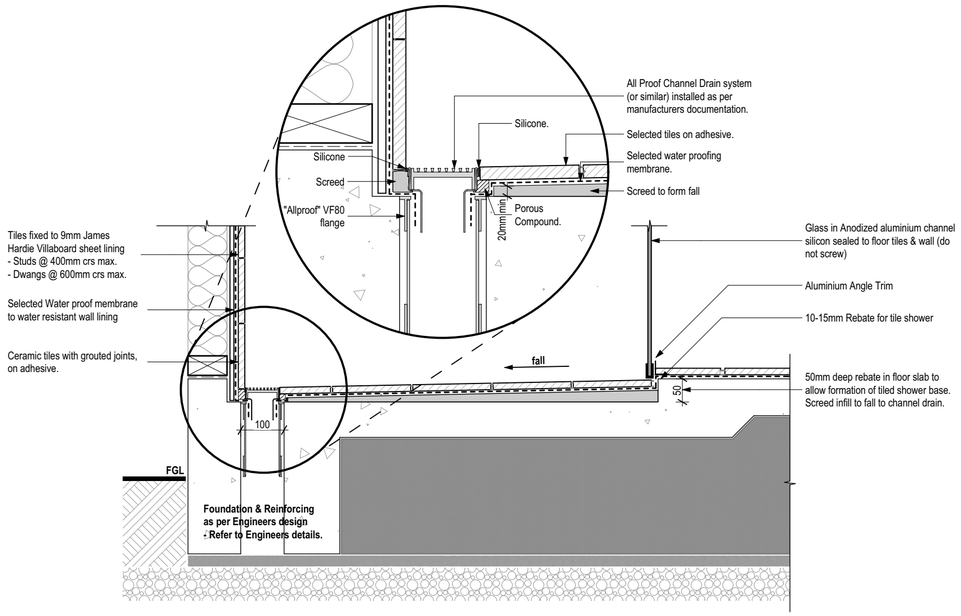
Basin Bench to Wall Junction

SCALE 1:5 @ A3



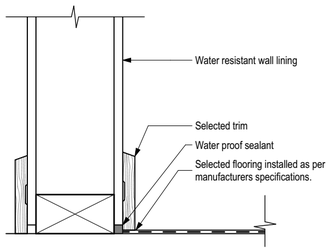
Vanity to Wall Junction

SCALE 1:5 @ A3



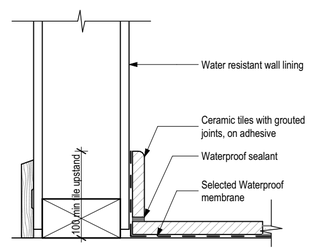
Shower - Floor Waste

Scale 1:10 @ A3



Timber Laminate to Wall Junction

Scale 1:5 @ A3



Tile floor to Wall Junction

Scale 1:5 @ A3

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Project: 64 Halpin Drive

Project Address: 64 Halpin Drive, Lincoln 7672

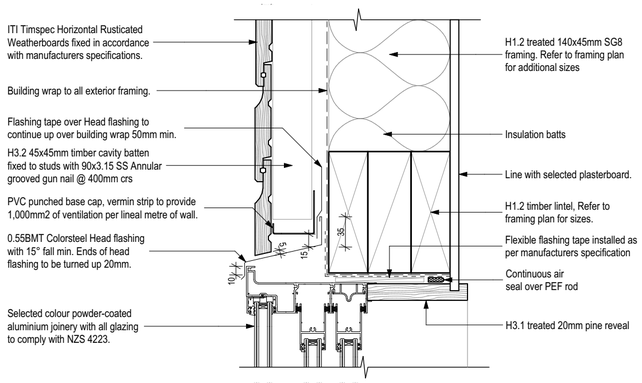
Drawing Title: Details (Wet Area)

Job No: 23068 **Designer:** JA
Client: Quinn Homes **Technician:** JC
Stage: Building Consent **Checked:** JA

Rev	Date	Description
-	15/12/2023	Building Consent Issue
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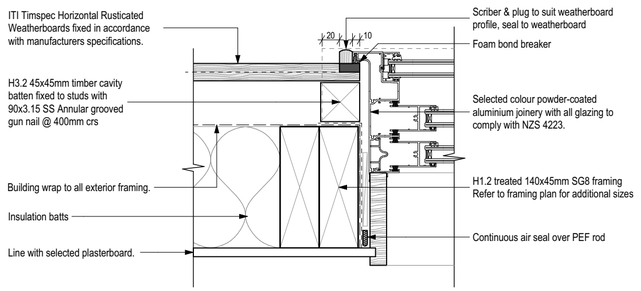
Scale @ A2: 1:5, 1:10
Print Date: 15/12/2023
Sheet No: A5.10
Rev: -

SDC - Approved Building Consent Document - 231913 - Pg 27 of 45 - 15/02/2024 - duckea



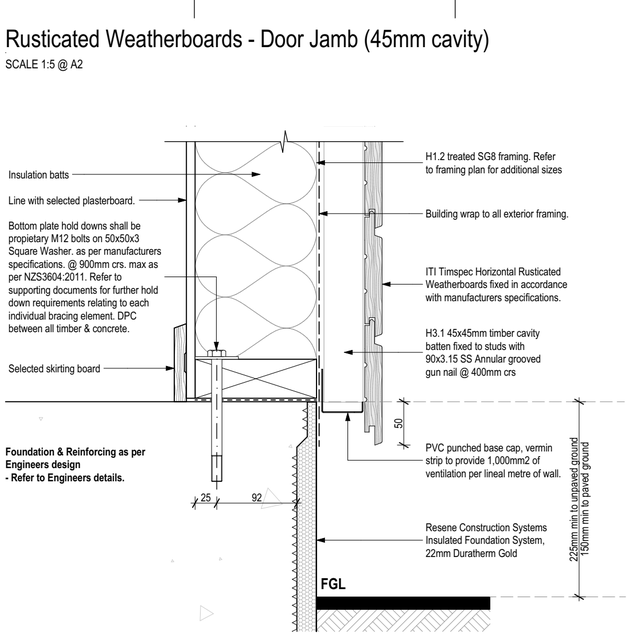
Rusticated Weatherboards - Door Head (45mm cavity)

SCALE 1:5 @ A2



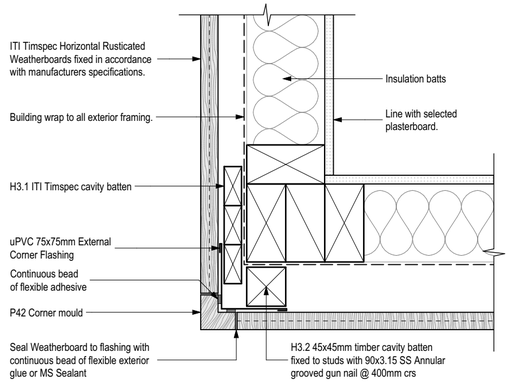
Rusticated Weatherboards - Door Jamb (45mm cavity)

SCALE 1:5 @ A2



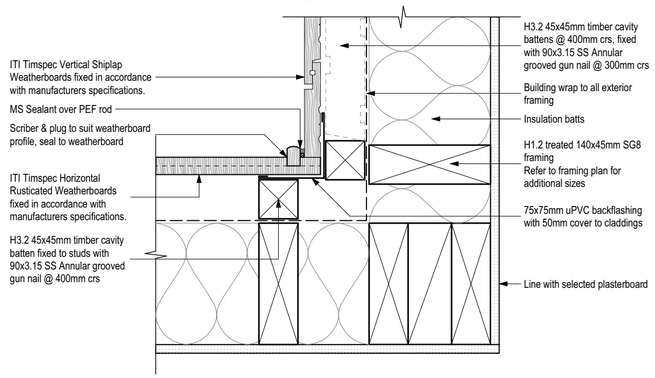
Rusticated Weatherboards - Foundation (45mm cavity)

SCALE 1:5 @ A2



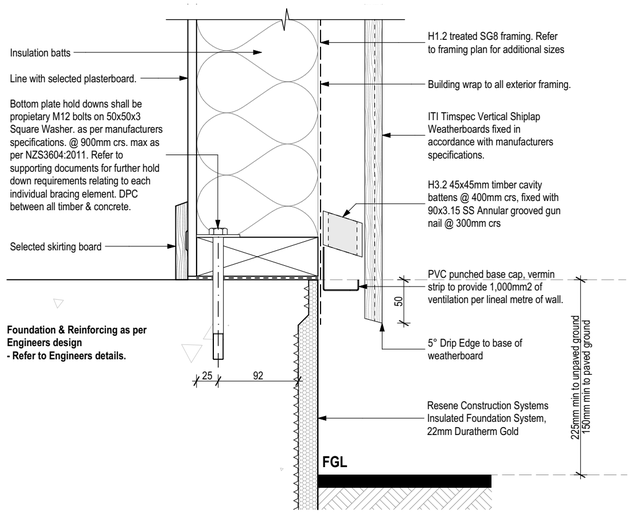
Rusticated Weatherboards - External Corner (45mm cavity)

SCALE 1:5 @ A2



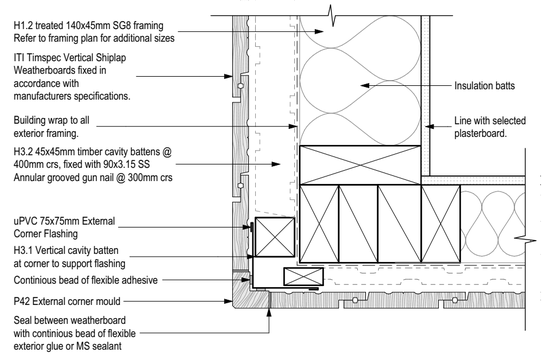
Rusticated Weatherboards - Cladding Junction (45mm cavity)

SCALE 1:5 @ A2



Vertical Shiplap Weatherboard - Foundation (45mm cavity)

SCALE 1:5 @ A2



Vertical Shiplap Weatherboard - External Corner (20 & 45mm cavity)

SCALE 1:5 @ A2

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Architectural Designers New Zealand Professional Member
Licensed Building Practitioners

Project:
64 Halpin Drive
Project Address:
64 Halpin Drive, Lincoln 7672

Drawing Title:
Details: Vertical Shiplap & Horizontal Rusticated

Job No:	23068	**Designer:**	JA
Client:	Quinn Homes	**Technician:**	JC
Stage:	Building Consent	**Checked:**	JA

Rev	Date	Description
-	15/12/2023	Building Consent Issue
1	08/02/2024	RFI/Client Changes
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

Scale @ A2: 1:5
Print Date: 8/02/2024
Sheet No: A5.11
Rev: 1

General Notes:

- Sizes shown above are rough opening sizes & 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.
- All windows & doors are taken from external elevation
- Cross reference with floor plan, elevations
to take precedence over window & door schedule

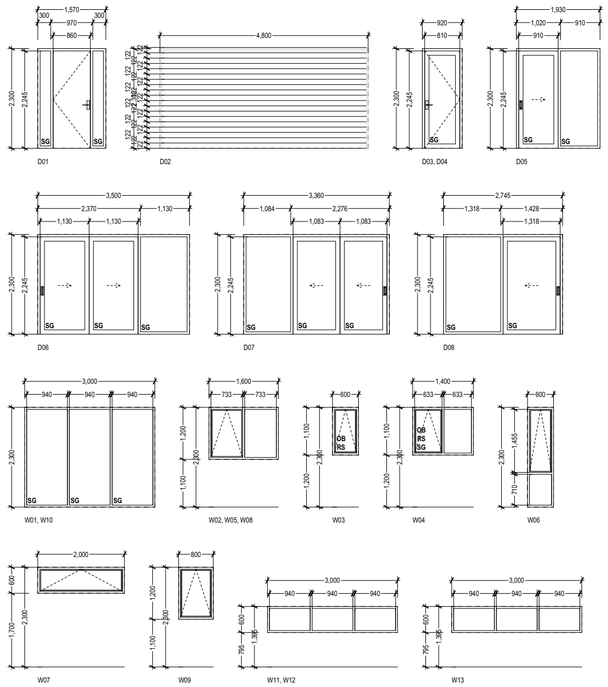
-Joinery: -All exterior window and doors to be colorsteel powdercoated aluminium framed with double glazing and dressed timber reveals unless noted otherwise. Refer to specification for full details.

-Internal Door Leaf Height: - 2200mm
-Internal Door Leaf Width: - Typically 810mm (unless noted on plan)
- Typically 710/810mm (wet areas)
-Garage Door: - Sectional.
-Lintels: - Refer to the Framing plan for lintel sizes.
-Safety Glazing (**SG**): - As indicated on Door & Window Schedule
-Obscure Glazing (**OB**): - As indicated on Door & Window Schedule
-Restrictor Stays (**RS**): - As indicated on Door & Window Schedule

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:

Spacer type: Thermally improved
Glass: Low E_s/Clear, Argon filled
Frame: Thermally Broken Aluminium Frame



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ADNZ Architectural Designers New Zealand Professional Member
LICENSED BUILDING PRACTITIONER BUILDING CONSTRUCTION

Project:
64 Halpin Drive
Project Address:
64 Halpin Drive, Lincoln 7672

Drawing Title:
Door & Window Schedule
Job No: 23068 **Designer:** JA
Client: Quinn Homes **Technician:** JC
Stage: Building Consent **Checked:** JA

Rev	Date	Description
-	15/12/2023	Building Consent Issue
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

Scale @ A2: 1:100
Print Date: 15/12/2023
Sheet No: A6.01
Rev: -

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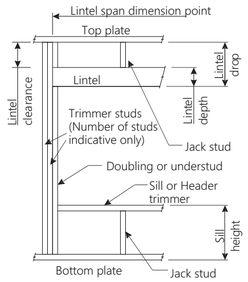
LINTEL FIXING SCHEDULE

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 0.20kPa.
- 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 Wind Zone			Heavy Roof Wind Zone		
	L, M, H	VH	EH	L, M, H	VH	EH
8.6m²	G	G	H	G	G	H
11.6m²	G	H	H	G	G	H
12.1m²	G	H	H	G	H	H
15.3m²	H	H	-	G	H	H
19.1m²	H	-	-	G	H	-
20.9m²	H	-	-	H	H	-
21.8m²	H	-	-	H	-	-
34.3m²	-	-	-	H	-	-

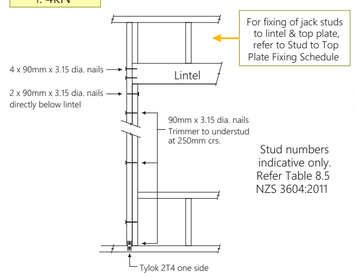
NOTES:
1. Roof Tributary Area = approx. 1/2 x (Total roof area on girder and rafter trusses supported by lintel)
2. Assumed girder truss is at mid-span or middle third span of lintel
3. Use similar fixings for both ends of lintel
4. All other cases require specific engineering design

Lintel Span (m)	Loaded Dimension (m) (See Fig. 1.3 NZS 3604:2011)	Light Roof Wind Zone					Heavy Roof Wind Zone				
		L	M	H	VH	EH	L	M	H	VH	EH
1.0	2.0	F	F	F	F	F	F	F	F	F	F
	3.0	F	F	F	F	F	F	F	F	F	F
	4.0	F	F	F	F	G	F	F	F	F	F
	5.0	F	F	F	G	G	F	F	F	F	G
	6.0	F	F	F	G	G	F	F	F	F	G
1.2	2.0	F	F	F	F	F	F	F	F	F	F
	3.0	F	F	F	F	F	F	F	F	F	F
	4.0	F	F	F	G	G	F	F	F	F	G
	5.0	F	F	F	G	G	F	F	F	F	G
	6.0	F	F	G	G	H	F	F	F	G	G
1.5	2.0	F	F	F	F	F	F	F	F	F	F
	3.0	F	F	F	F	G	F	F	F	F	F
	4.0	F	F	F	G	G	F	F	F	F	G
	5.0	F	F	G	G	H	F	F	F	G	G
	6.0	F	F	G	H	H	F	F	F	G	H
2.0	2.0	F	F	F	F	G	F	F	F	F	F
	3.0	F	F	F	G	G	F	F	F	F	G
	4.0	F	F	G	G	H	F	F	F	G	G
	5.0	F	F	G	H	H	F	F	F	G	H
	6.0	F	G	G	H	H	F	F	G	H	H
2.4	2.0	F	F	F	G	G	F	F	F	F	G
	3.0	F	F	G	G	H	F	F	F	G	G
	4.0	F	F	G	H	H	F	F	F	G	H
	5.0	F	G	G	H	H	F	F	G	H	H
	6.0	F	G	H	H	-	F	F	G	H	H
3.0	2.0	F	F	F	G	G	F	F	F	F	G
	3.0	F	F	G	H	H	F	F	F	G	H
	4.0	F	G	G	H	H	F	F	G	H	H
	5.0	F	G	H	H	-	F	F	G	H	H
	6.0	F	G	H	-	-	F	F	G	H	-
3.6	2.0	F	F	G	G	H	F	F	F	G	G
	3.0	F	F	G	H	H	F	F	G	G	H
	4.0	F	G	H	H	-	F	F	G	H	H
	5.0	F	G	H	-	-	F	F	G	H	-
	6.0	G	H	H	-	-	F	F	H	-	-
4.2	2.0	F	F	G	G	H	F	F	F	G	G
	3.0	F	G	H	H	-	F	F	G	H	H
	4.0	F	G	H	-	-	F	F	G	H	-
	5.0	G	H	-	-	-	F	F	H	-	-
	6.0	G	H	-	-	-	F	F	H	-	-
4.5	2.0	F	F	G	H	H	F	F	F	G	H
	3.0	F	G	H	H	-	F	F	G	H	H
	3.4	F	G	H	H	-	F	F	G	H	H
	4.0	F	G	H	-	-	F	F	G	H	-
	5.0	G	H	-	-	-	F	F	H	-	-
	6.0	G	H	-	-	-	F	F	H	-	-
4.8	2.0	F	F	G	H	H	F	F	F	G	H
	3.0	F	G	H	H	-	F	F	G	H	H
	3.2	F	G	H	H	-	F	F	G	H	H
	4.0	F	G	H	-	-	F	F	H	H	-
	5.0	G	H	-	-	-	F	F	H	-	-
	6.0	G	H	-	-	-	F	F	H	-	-
5.1	2.0	F	F	G	H	H	F	F	G	G	H
	3.0	F	G	H	H	-	F	F	G	H	H
	3.5	F	G	H	-	-	F	F	G	H	-
	4.0	G	G	H	-	-	F	F	H	H	-
	5.0	G	H	-	-	-	F	F	H	-	-
	6.0	G	H	-	-	-	F	G	H	-	-
5.4	2.0	F	F	G	H	H	F	F	G	G	H
	2.8	F	G	H	H	-	F	F	G	H	H
	3.0	F	G	H	-	-	F	F	G	H	-
	4.0	G	H	H	-	-	F	F	H	-	-
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	6.0	G	H	-	-	-	F	G	H	-	-

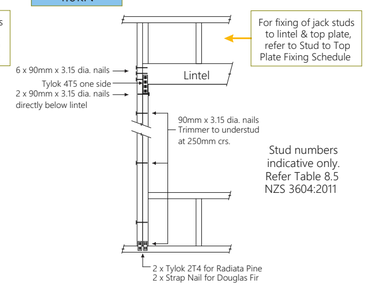
LINTEL FIXING OPTIONS

LUMBERLOK®

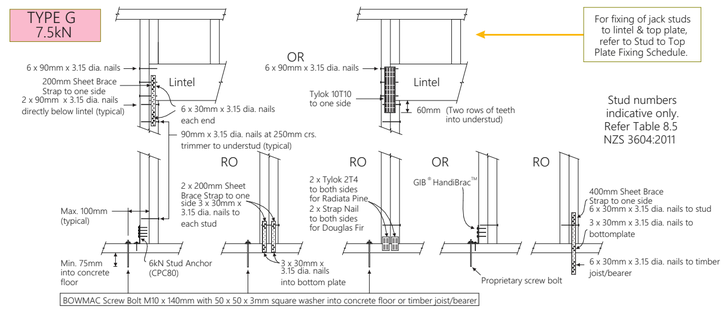
TYPE E 1. 4kN



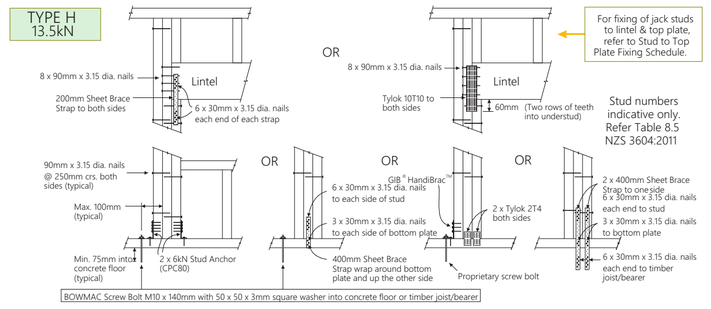
TYPE F 4.0kN



TYPE G 7.5kN



TYPE H 13.5kN



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hello@choicearchitecture.co.nz
Architectural Designers New Zealand Professional Member
Licensed Building Practitioner

Project: 64 Halpin Drive

Project Address: 64 Halpin Drive, Lincoln 7672

Drawing Title: Lumberlok Lintel Fixing Schedule

Job No: 23068 **Designer:** JA
Client: Quinn Homes **Technician:** JC
Stage: Building Consent **Checked:** JA

Rev	Date	Description
-	15/12/2023	Building Consent Issue
-	-	-
-	-	-
-	-	-
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-	-	-

Scale @ A2: 1:1
Print Date: 15/12/2023
Sheet No: A6.02
Rev: -

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

STRUCTURAL DRAWING LIST

15096

Constructure

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DWG No.	TITLE		
S1.01	FOUNDATION LAYOUT AND SITE WORKS DETAIL	0	0
S1.02	FLOOR LAYOUT WITH ROOF STRUCTURE OVER	0	1
S1.03	BRACING LAYOUT	0	0
S2.01	FOUNDATION DETAILS	0	0
S2.02	FOUNDATION DETAILS	0	0
S2.03	FOUNDATION DETAILS	0	0
S3.01	STRUCTURAL CONNECTION DETAILS	0	0
S3.02	STRUCTURAL CONNECTION DETAILS	0	0
S3.03	STRUCTURAL CONNECTION DETAILS	0	0
S3.04	STRUCTURAL CONNECTION DETAILS	0	0
S3.05	STRUCTURAL CONNECTION DETAILS	0	0
S3.06	STRUCTURAL CONNECTION DETAILS	0	0
S3.07	STRUCTURAL CONNECTION DETAILS	0	0
S3.08	STRUCTURAL CONNECTION DETAILS	0	0
S3.09	STRUCTURAL CONNECTION DETAILS	0	1
ISSUED TO:			
peter@quinnhomes.nz jayden@choicearchitecture.co.nz		A	B
DATE		28-11-2023	11-12-2023

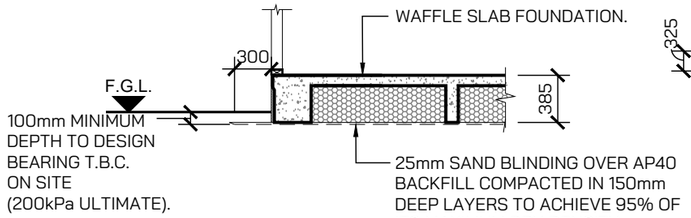
New Residence
-
Lot 682, Rosemerryn,
Lincoln.

SCHEDULE OF INSPECTIONS

No.	ITEM OF INSPECTION - TIMEFRAME	BY	DONE
1	BUILDING CONSENT CONDITIONS AND STAMPED BUILDING CONSENT DRAWINGS TO BE RECEIVED AND REVIEWED PRIOR TO SITE INSPECTIONS COMMENCING.	SE	☐
2	FOUNDATION SUBGRADE -PRIOR TO PLACING HARDFILL, SAND OR CONCRETE BLINDING LAYER	SE	☐
3	FOUNDATION BEAMS, PADS AND SLABS -PRE-POUR	SE	☐
4	INTERNAL STRUCTURAL BEAMS AND CONNECTIONS -WHILE ALL CONNECTIONS ARE CLEARLY VISIBLE, PRE-LINE AND PRIOR TO BUILDING IN TO SUCH AN EXTENT THAT REMEDIATION WORK COULD NOT BE CARRIED OUT.	SE	☐
5	INTERNAL POSTS AND CONNECTIONS -WHILE ALL CONNECTIONS ARE CLEARLY VISIBLE, PRE-LINE AND PRIOR TO BUILDING IN TO SUCH AN EXTENT THAT REMEDIATION WORK COULD NOT BE CARRIED OUT.	SE	☐
6	EXTERNAL BEAM AND CONNECTIONS -WHILE ALL CONNECTIONS ARE CLEARLY VISIBLE, PRE-LINE AND PRIOR TO BUILDING IN TO SUCH AN EXTENT THAT REMEDIATION WORK COULD NOT BE CARRIED OUT.	SE	☐
7	BRACING WALLS -PRE-LINING	SE	☐

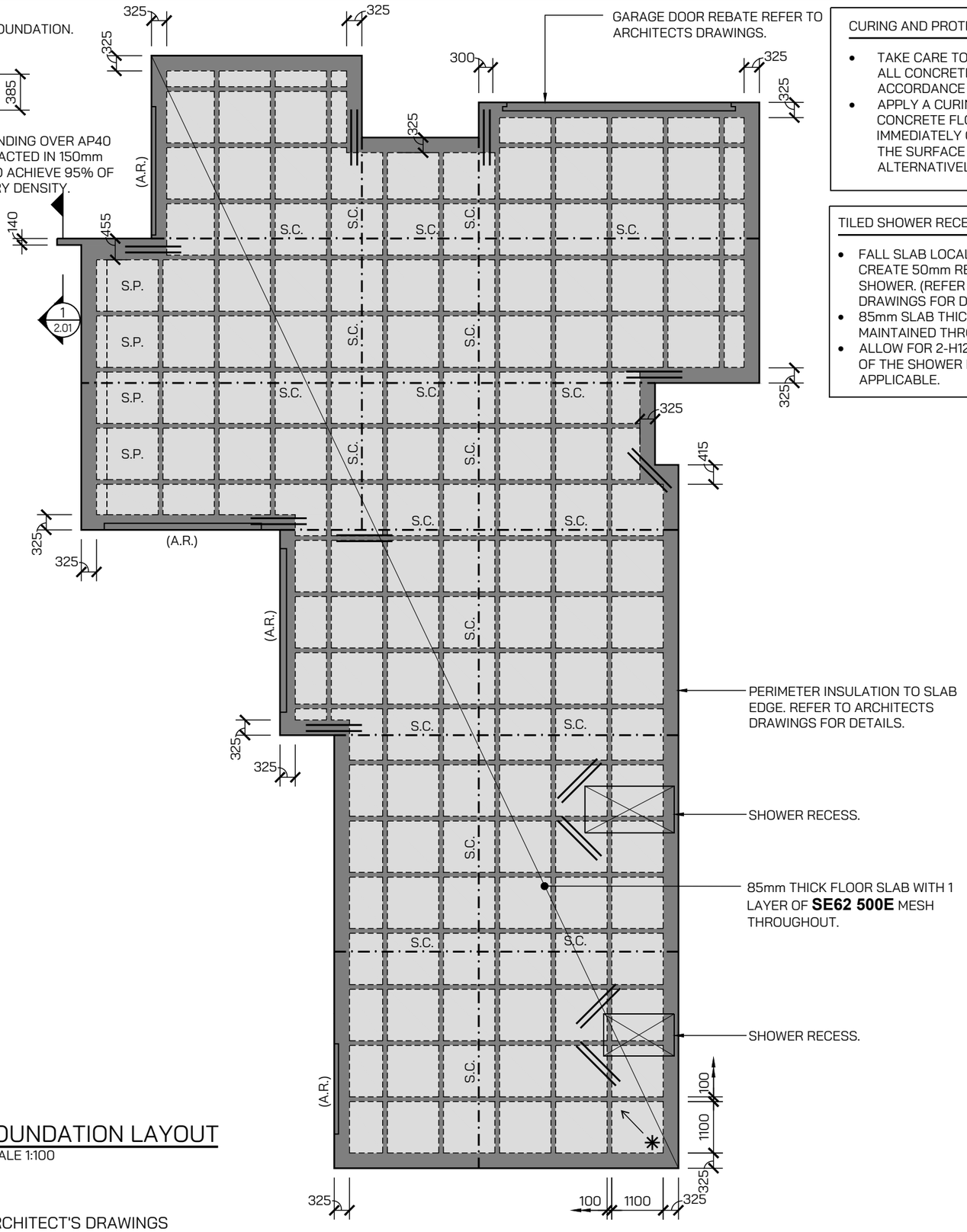
GEO -	DENOTES THE PROJECT GEOTECHNICAL ENGINEER IF APPLICABLE (GEOTECHNICAL ENGINNER)
SE -	DENOTES THE PROJECT STRUCTURAL ENGINEER (CONSTRUCTURE CHRISTCHURCH)
LSE -	DENOTES A LOCAL STRUCTURAL ENGINEER IF REQUIRED DUE TO SITE LOCATION (LOCAL STRUCTURAL ENGINEER)

CONSTRUCTION ISSUE



GROUND WORKS DETAIL.

SCALE 1:50



FOUNDATION LAYOUT

SCALE 1:100

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)
- 85mm SLAB THICKNESS TO BE MAINTAINED THROUGHOUT.
- ALLOW FOR 2-H12 BARS TO EACH CORNER OF THE SHOWER RECESS WHERE APPLICABLE.

LEGEND:

- DENOTES 2-H12 BARS, 1200mm LONG TO INTERNAL CORNERS OF SLAB.
- DENOTES 1100x1100x300mm POLYSTYRENE PODS. CUT TO SUIT ON SITE AS REQUIRED.
- DENOTES SPECIFIC SETOUT PODS/POINT. PODS RADIATE FROM THERE.
- DENOTES 325mm WIDE PERIMETER STRIP FOOTING.
- DENOTES 100mm WIDE RIB IN BETWEEN PODS.
- DENOTES 300mm WIDE INTERNAL STRIP FOOTING. (TO BE LOCATED UNDER ALL LOAD BEARING WALLS WHERE APPLICABLE)
- S.P. — DENOTES SPECIFIC (1.5x1.5m SPAN MAX.) POLYSTYRENE PODS BY ADDING HALF PODS TO THE END IF THE STRIP IS MORE THAN 500mm WIDE. CUT TO SUIT ON SITE.
- (A.R.) — DENOTES ARCHITECTURAL REBATE FOR DOOR OR WINDOW, REFER TO ARCHITECTS DRAWINGS FOR DETAILS.
- S.C. — DENOTES SAW CUT TO A QUARTER THE DEPTH OF SLAB. REFER TO SHEET S.2.01 FOR DETAIL.

NOTES:

- 325mm WIDE EXTERNAL STRIP FOOTING CAN BE THICKENED TO A MAX. OF 500mm WIDE TO MINIMIZE CUTTING OF PODS. THE SAME REINFORCING TO BE USED WITH MASS CONCRETE ON THE OPPOSITE SIDE OF WALL LOCATION.
- 300mm WIDE INTERNAL STRIP FOOTING CAN BE THICKENED TO A MAX. OF 500mm WIDE TO MINIMIZE CUTTING OF PODS. THE SAME REINFORCING TO BE USED (REINFORCING CAGE TO BE LOCATED UNDER WALLS WHERE APPLICABLE).
- FLOOR SLABS TO BE 85mm THICK WITH 1 LAYER MESH. LAP ALL MESH A MINIMUM OF 2-CROSS WIRES, BUT NOT LESS THAN 225mm.
- **FOUNDATION AND SLAB TO BE FORMED IN SINGLE POUR USING CONCRETE WITH A 28 DAY STRENGTH OF 20MPa.**
- FOR ALL REBATES AND OTHER SLAB RECESSES AND DRAINAGE LOCATION REFER TO ARCHITECTS DRAWINGS.
- NOTIFY THE STRUCTURAL ENGINEER OF ANY DISCREPANCIES.
- **300mm MIN. FOUNDATION BEAMS SETOUT AS PER DRAWINGS, POD AND 100mm RIB SETOUT INDICATIVE.**

CONSTRUCTION ISSUE

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

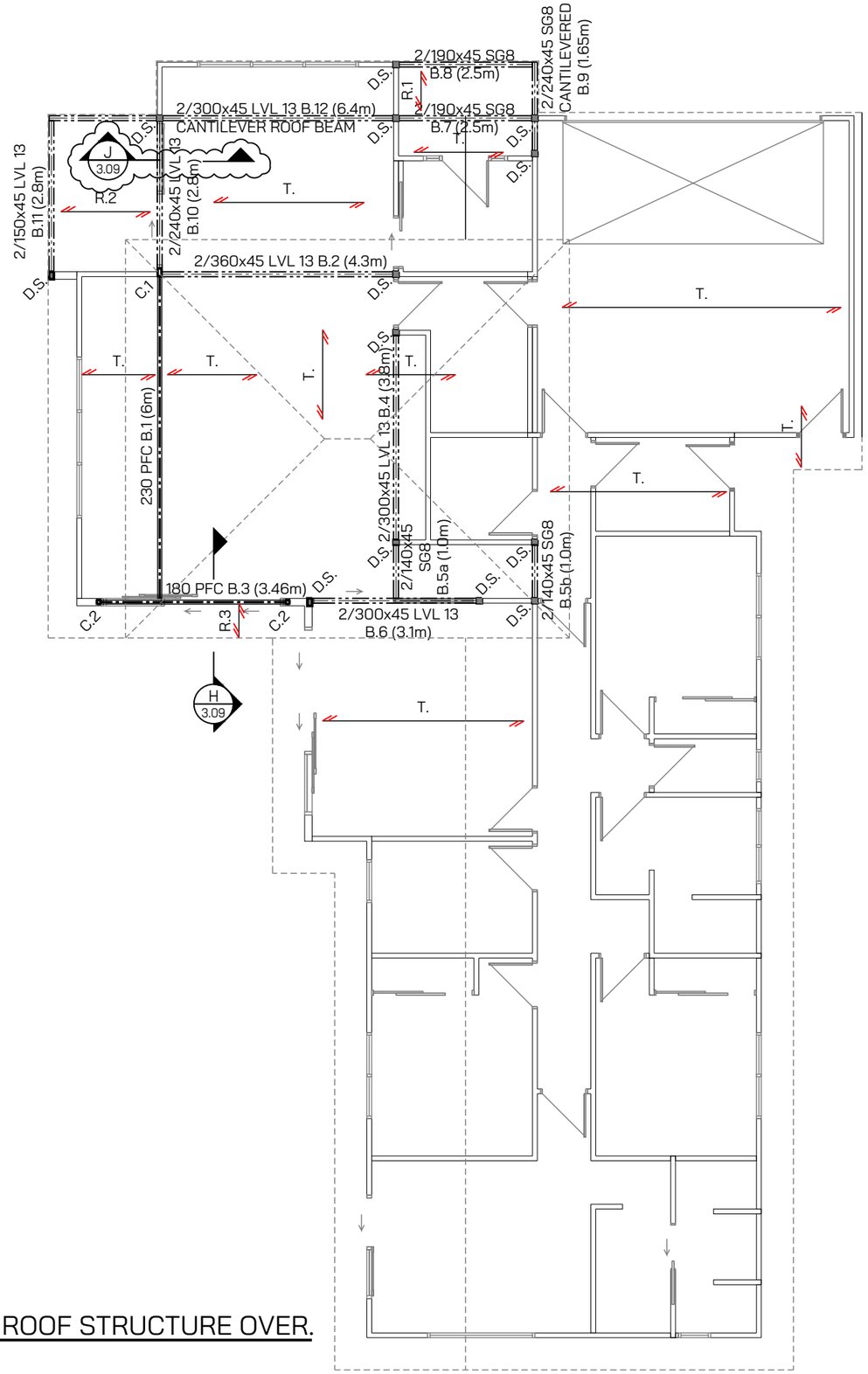
SDC - Approved Building Consent Document - 231913 - Pg 31 of 45 - 15/02/2024 - duckea

Constructure	CLIENT: QUINN HOMES	PROJECT TITLE: LOT 682, ROSEMERRYN, LINCOLN.	DRAWING TITLE: FOUNDATION LAYOUT AND SITE WORKS DETAIL.

REV.	BY.	DATE:	COMMENT:
0	T.T.	28-11-2023	ISSUED FOR CONSTRUCTION

DESIGN.	JOB No.	DRAWING No.	REV.
S.D.	15096	S1.01	0
DRAWN. T.T.	SCALE @ A3 1:100 / 1:50		

SDC - Approved Building Consent Document - 231913 - Pg 32 of 45 - 15/02/2024 - duckea



FLOOR LAYOUT WITH ROOF STRUCTURE OVER.

SCALE 1:100

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

LEGEND:

C.1 — 152x76x6 RHS POST. CONTINUOUS TO HIGH LEVEL ROOF TOP PLATE FOR BRACING.

C.2 — 89x5 SHS POST.

D.S. — DOUBLE STUD.

RAFTERS: R.1

R.1 RAFTERS BY OTHERS.

R.2 140x45 SG8 @ 600crs

R.3 CANTILEVER RAFTERS, 90x45 SG8 @ 600 crs.

RAFTER FIXINGS TO TOP PLATE:

SG8 - 2/WIRE DOGS WITH EITHER 2/100x3.75 HAND DRIVEN SKEWED NAILS OR 2/90x3.15 POWER DRIVEN SKEWED NAILS.

LIB - 1-PRE DRILL AND SCREW DOWN WITH 75mm 14GAUGE TYPE 17 SCREW EACH SIDE OR
2-STRAP OVER WITH MILD STEEL STRAP AND FIX WITH 6No. 30x3.15 NAILS EACH END.

TRUSSES: T.

T. TRUSSES BY OTHERS.

FOR STRUCTURAL BEAM CONNECTIONS DETAILS REFER TO THE FOLLOWING DRAWINGS:

BEAM B.1	-	SHEET S3.01
BEAM B.2	-	SHEET S3.02
LINTEL B.3	-	SHEET S3.03
BEAM B.4	-	SHEET S3.04
BEAM B.5a	-	SHEET S3.04
BEAM B5b	-	SHEET S3.04
LINTEL B.6	-	SHEET S3.05
BEAM B.7	-	SHEET S3.06
BEAM B.8	-	SHEET S3.07
BEAM B.9	-	SHEET S3.08
LINTEL B.10	-	SHEET S3.01
BEAM B.11	-	SHEET S3.08
BEAM B.12	-	SHEET S3.06

STEEL NOTES:

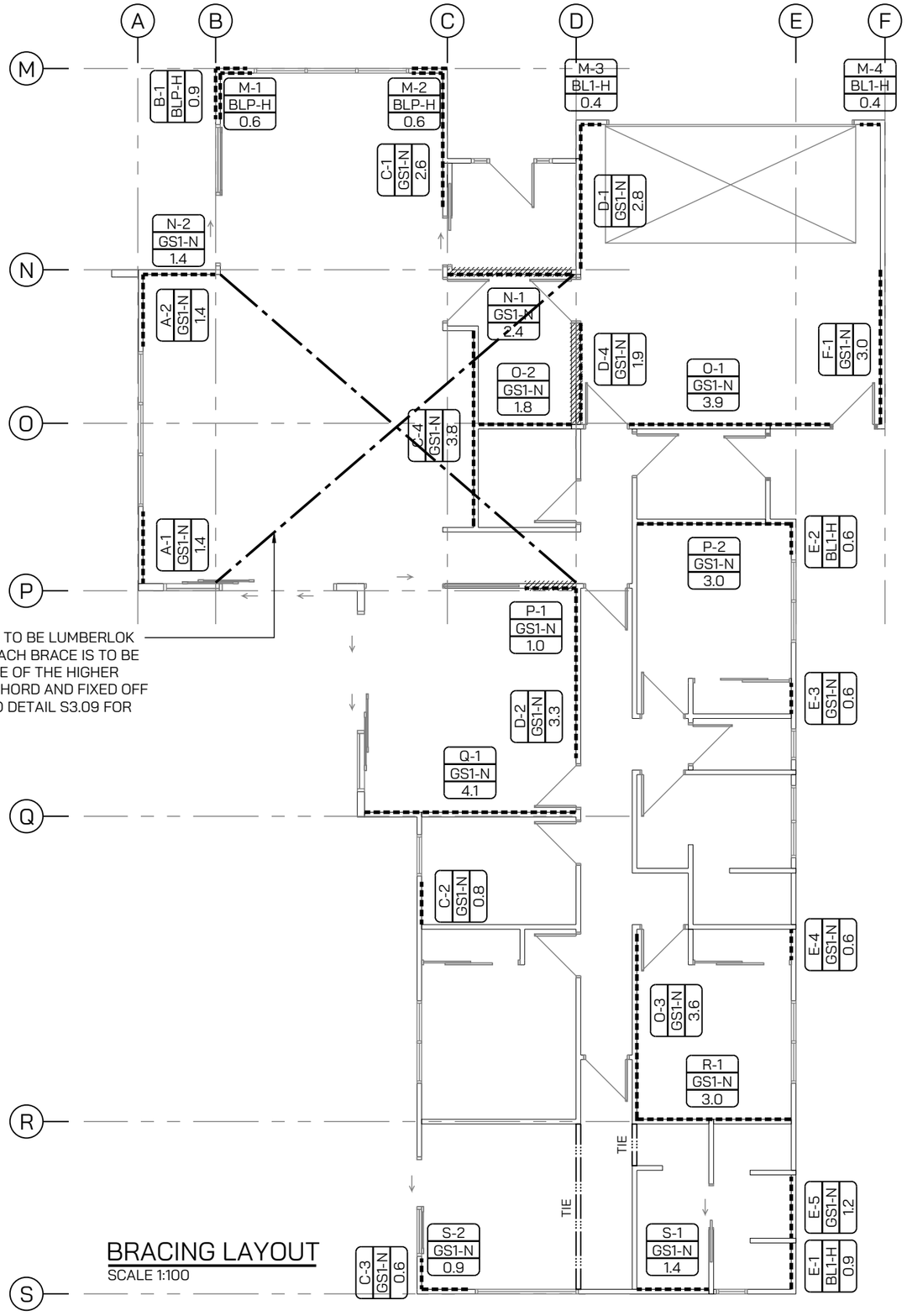
- LENGTH NOTED NEXT TO BEAM MEMBERS ARE MAXIMUM DESIGNED SPAN AND NOT TO BE USED AS BEAM LENGTH. CONFIRM LENGTH ON SITE PRIOR TO FABRICATION. NOTIFY THE STRUCTURAL ENGINEER IF THE ACTUAL LENGTH IS LONGER THAN THE DESIGN LENGTH.
- ALL BEAMS, LINTELS AND SHS POSTS TO BE CENTRED ON STUD FRAMING LINES (U.N.O).
- 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.

CONSTRUCTION ISSUE

Constructure	CLIENT: QUINN HOMES	PROJECT TITLE: LOT 682, ROSEMERRYN, LINCOLN.	DRAWING TITLE: FLOOR LAYOUT WITH ROOF STRUCTURE OVER.

REV.	BY.	DATE:	COMMENT:
0	T.T.	28-11-2023	ISSUED FOR CONSTRUCTION
1	A.T.	11-12-2023	SECTION REFERENCE ADDED

DESIGN.	JOB No.	DRAWING No.	REV.
S.D.	15096	S1.02	1
DRAWN. T.T.	SCALE @ A3 1:100		



CEILING PLANE BRACES TO BE LUMBERLOK STRIP BRACE (25mm). EACH BRACE IS TO BE RUN ON THE UNDER SIDE OF THE HIGHER ROOF TRUSS BOTTOM CHORD AND FIXED OFF AT EACH END. REFER TO DETAIL S3.09 FOR FIXINGS.

BRACING LAYOUT
SCALE 1:100

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.

BLP-H: GIB BRACELINE TO ONE SIDE, MINIMUM 7mm ECOPLY TO THE OTHER SIDE. GIB HANDIBRAC END STUD HOLD-DOWN FIXINGS. GIB PLASTERBOARD 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. PLYWOOD SIDE: PERIMETER FIXINGS TO BE AT 150mm Crs., INTERMEDIATE FIXING AT 300mm Crs.

KEY:

A-1 / GS1-N / 2.0
- BRACING ELEMENT NUMBER.
- BRACING SYSTEM.
- ELEMENT LENGTH IN METRES.

TIE — 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).

DENOTES BRACING UP TO TOP PLATE OF HIGH LEVEL ROOF.

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).
- **TOP PLATE CONNECTIONS, INTERNAL WALL TO EXTERNAL WALLS:** THE TOP PLATE OF AN INTERNAL WALL THAT CONTAINS ONE OR MORE WALL BRACING ELEMENTS SHALL BE JOINED TO THE EXTERNAL WALL 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.

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CONSTRUCTION ISSUE

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

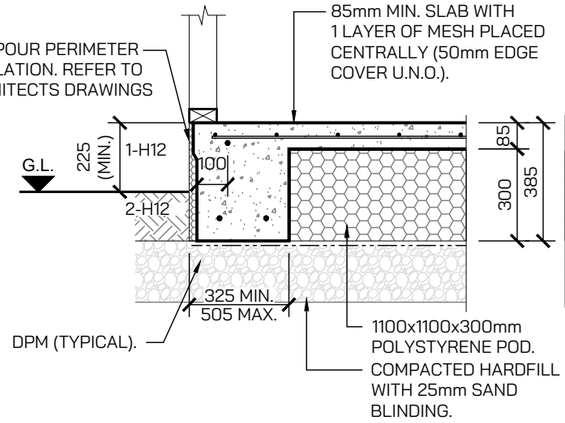
Constructure

CLIENT	PROJECT TITLE	DRAWING TITLE
QUINN HOMES	LOT 682, ROSEMERRYN, LINCOLN.	BRACING LAYOUT.

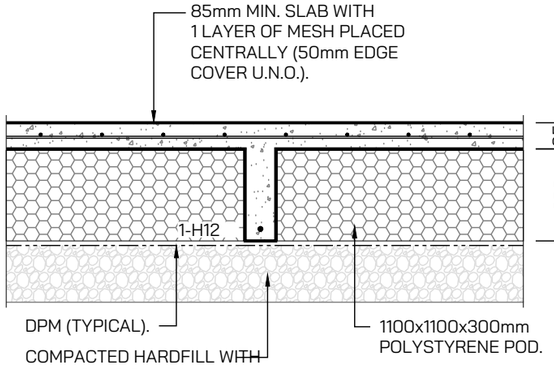
REV.	BY.	DATE:	COMMENT:
0	T.T.	28-11-2023	ISSUED FOR CONSTRUCTION

DESIGN.	JOB No.	DRAWING No.	REV.
S.D.	15096	S1.03	0
DRAWN. T.T.	SCALE @ A3 1:100		

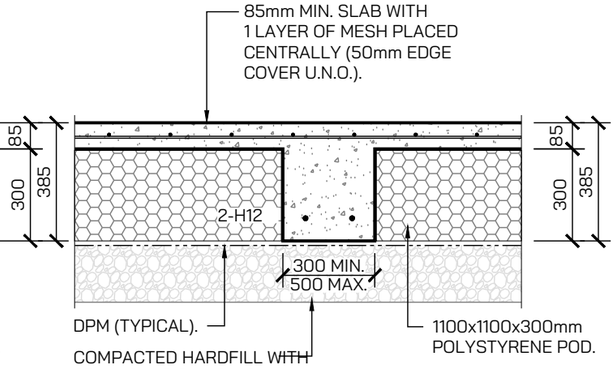
SDC - Approved Building Consent Document - 231913 - Pg 34 of 45 - 15/02/2024 - duckea



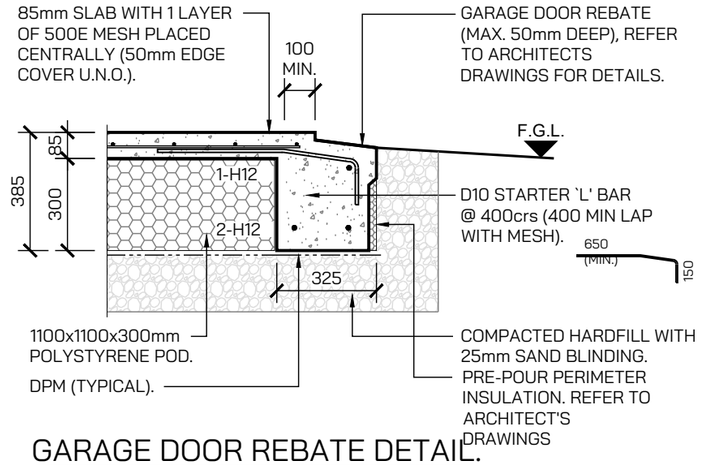
EXTERNAL FOOTING DETAIL
SCALE 1:20



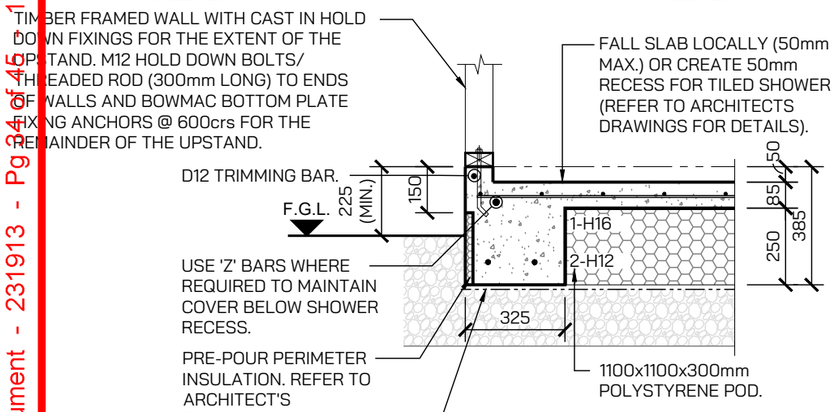
INTERMEDIATE RAFT DETAIL
SCALE 1:20



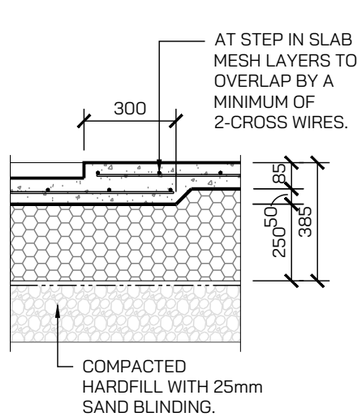
INTERNAL FOOTING DETAIL
SCALE 1:20

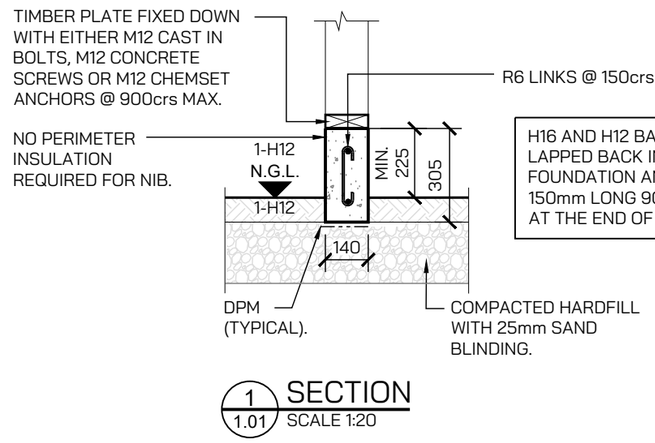


GARAGE DOOR REBATE DETAIL.
SCALE 1:20

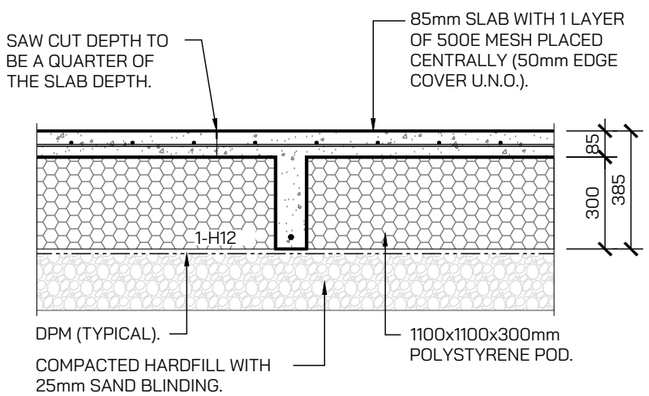


SHOWER RECESS DETAIL.
SCALE 1:20

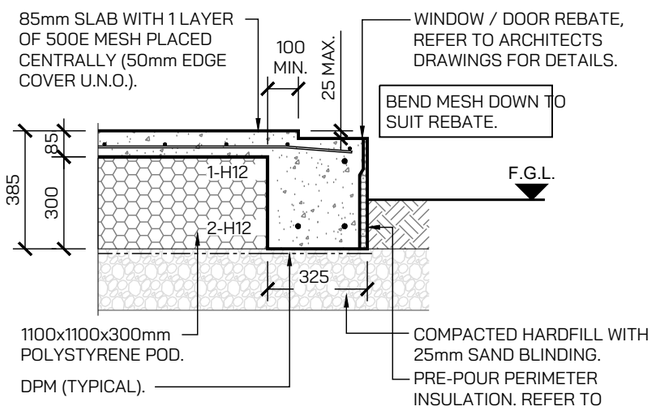




1 / 1.01 SECTION
SCALE 1:20



SAWCUT DETAILS.
SCALE 1:20



REBATE DETAIL
SCALE 1:20

REINFORCEMENT NOTES:

BAR LAP LENGTHS:
D10 - 350mm H12 - 700mm
D12 - 450mm H16 - 900mm
D16 - 550mm H20 - 1150mm

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

ALL FLOOR MESH TO BE TRIMMED TO HAVE 50mm EDGE COVER. IF MESH IS NOT LAPPED A MIN. OF 225mm OVER FOUNDATION BEAM INSTALL D10 STARTERS @ 400crs.

CONSTRUCTION ISSUE

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

Constructure

CLIENT	QUINN HOMES
PROJECT TITLE	LOT 682, ROSEMERRYN, LINCOLN.
DRAWING TITLE	FOUNDATION DETAILS.

REV.	BY.	DATE:	COMMENT:
0	T.T.	28-11-2023	ISSUED FOR CONSTRUCTION

DESIGN.	JOB No.	DRAWING No.	REV.
S.D.	15096	S2.01	0
DRAWN.	SCALE @ A3		
T.T.	1:20		

SDC - Approved Building Consent Document - 231913 - Pg 35 of 45 - 15/02/2024 - duckea

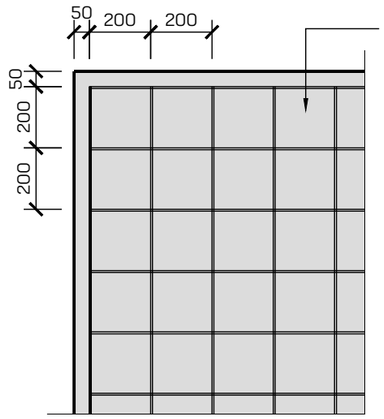
IF SQUARE FORMS ARE USED FOR DRAIN OR PIPE RECESSES IN THE SLAB REENTRANT BARS WILL ALSO BE REQUIRED RUNNING AT 45 DEGREES AT EACH CORNER.

REINFORCEMENT NOTES:

BAR LAP LENGTHS:
D10 - 350mm H12 - 700mm
D12 - 450mm H16 - 900mm
D16 - 550mm H20 - 1150mm

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

ALL FLOOR MESH TO BE TRIMMED TO HAVE 50mm EDGE COVER. IF MESH IS NOT LAPPED A MIN. OF 225mm OVER FOUNDATION BEAM INSTALL D10 STARTERS @ 400crs.

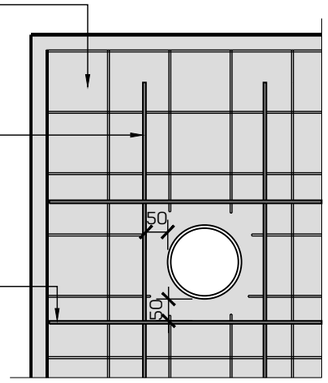


85mm MIN. SLAB WITH 1 LAYER OF 500E MESH PLACED CENTRALLY (50mm EDGE COVER U.N.O.).

WHERE MESH BARS HAVE BEEN CUT FOR SLAB PENETRATIONS, PLACE D10 TRIMMING BARS TO SIDES OF PENETRATION AS REQUIRED. 1 No. D10 PER CUT MESH BAR. BARS TO LAP 400mm ONTO UNAFFECTED MESH. (50mm COVER TO PIPES.)

WHERE PENETRATION IS CLOSER THAN 350mm TO EDGE OF SLAB D10 TRIMMING BARS TO HAVE 150mm HOOK INTO EXTERNAL FOUNDATION.

MESH LAYOUT - PLAN.
SCALE 1:20



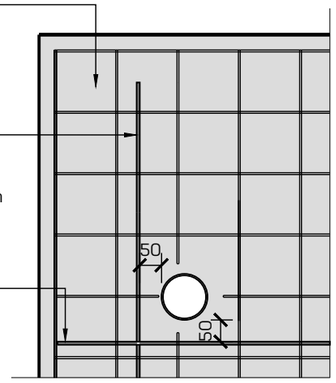
WHERE PENETRATIONS ARE **NOT** CLOSER THAN 350mm TO EDGE OF SLAB, A SECTION OF MESH MAY BE USED TO REPLACE THE CUT BAR/BARS IN LIEU OF A D10. LAP MESH A MINIMUM OF 2-CROSS WIRES, BUT NOT LESS THAN 225mm.

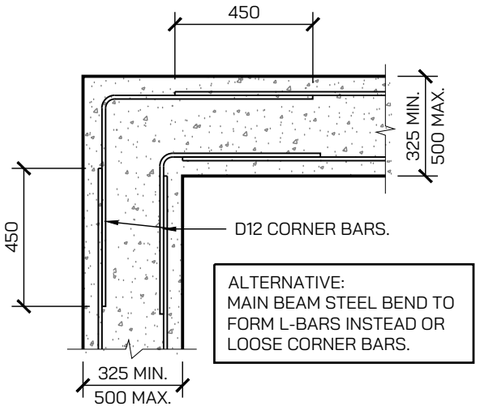
MESH PENETRATION LAYOUT.
SCALE 1:20

85mm MIN. SLAB WITH 1 LAYER OF 500E MESH PLACED CENTRALLY (50mm EDGE COVER U.N.O.).

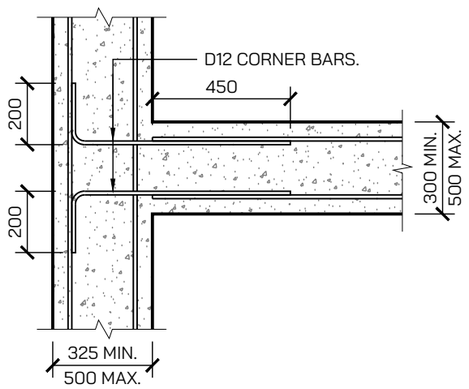
WHERE MESH BARS HAVE BEEN CUT FOR SLAB PENETRATIONS, PLACE D10 TRIMMING BARS TO SIDES OF PENETRATION AS REQUIRED. 1 No. D10 PER CUT MESH BAR. BARS TO LAP 400mm ONTO UNAFFECTED MESH. (50mm COVER TO PIPES.)

WHERE PENETRATION IS CLOSER THAN 350mm TO EDGE OF SLAB D10 TRIMMING BARS TO HAVE 150mm HOOK INTO EXTERNAL FOUNDATION.

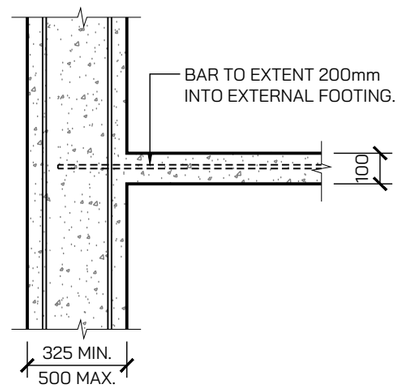




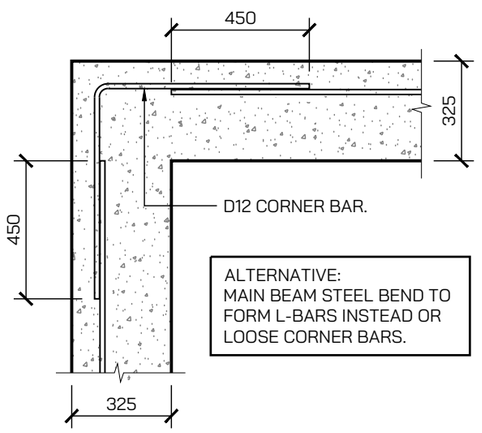
EXTERNAL CORNER DETAIL.



EXTERNAL TO INTERNAL DETAIL.



EXTERNAL TO INTERMEDIATE RAFT DETAIL.



EXTERNAL CORNER DETAIL (TOP BARS).

FOUNDATION INTERSECTION DETAILS - PLAN.
SCALE 1:20

CONSTRUCTION ISSUE

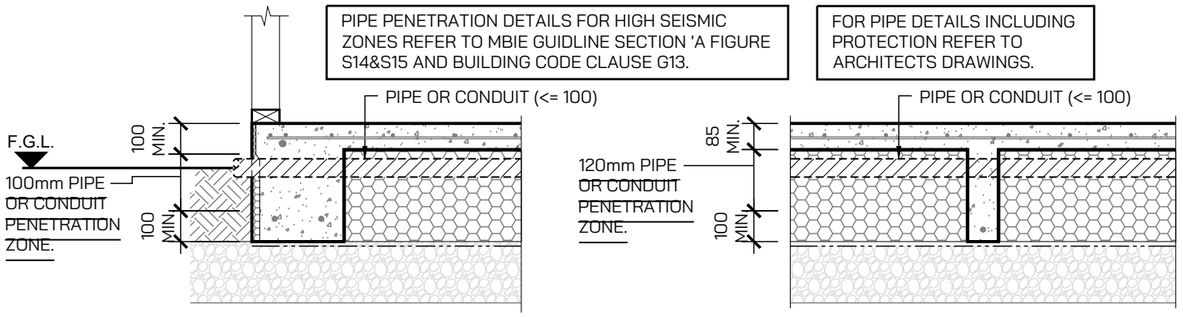
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ARCHITECT'S DRAWINGS

Constructure	CLIENT: QUINN HOMES	PROJECT TITLE: LOT 682, ROSEMERRYN, LINCOLN.	DRAWING TITLE: FOUNDATION DETAILS.	REV.	BY.	DATE:	COMMENT:	DESIGN. S.D. / DRAWN. T.T.	JOB No. 15096 / SCALE @ A3 1:20	DRAWING No. S2.02	REV. 0
				0	T.T.	28-11-2023	ISSUED FOR CONSTRUCTION				

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PIPE PENETRATION DETAILS FOR HIGH SEISMIC ZONES REFER TO MBIE GUIDLINE SECTION 'A FIGURE S14&S15 AND BUILDING CODE CLAUSE G13.

FOR PIPE DETAILS INCLUDING PROTECTION REFER TO ARCHITECTS DRAWINGS.



EXTERNAL PIPE PENETRATION DETAIL

INTERNAL PIPE PENETRATION DETAIL

PIPE PENETRATION DETAILS.

SCALE 1:20

REINFORCEMENT NOTES:

BAR LAP LENGTHS:

D10 - 350mm	H12 - 700mm
D12 - 450mm	H16 - 900mm
D16 - 550mm	H20 - 1150mm

BAR GRADES:

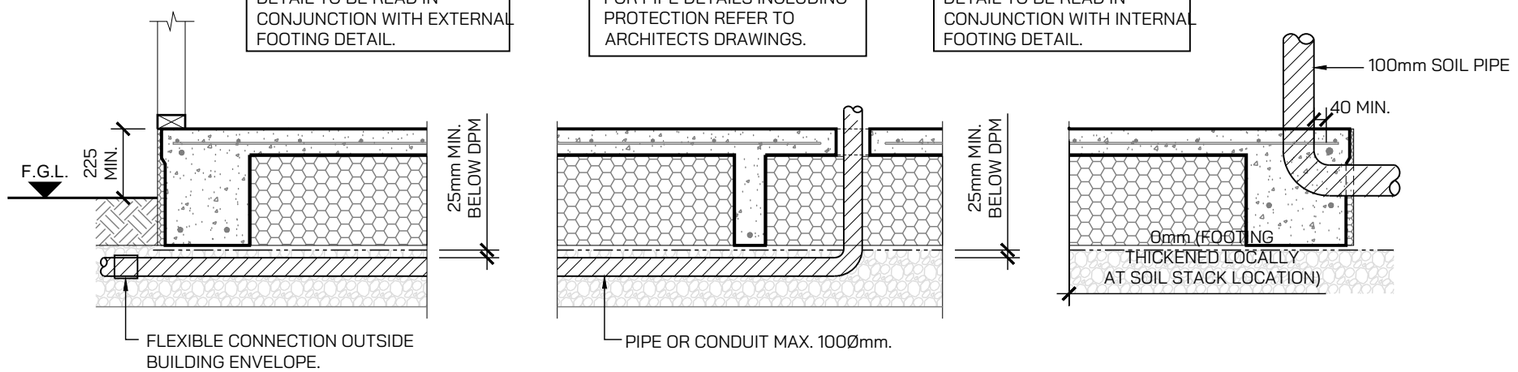
R - STRUCTURAL GRADE ROUND BAR.
D - DEFORMED BAR GRADE 300E
H - DEFORMED BAR GRADE 500E

ALL FLOOR MESH TO BE TRIMMED TO HAVE 50mm EDGE COVER. IF MESH IS NOT LAPPED A MIN. OF 225mm OVER FOUNDATION BEAM INSTALL D10 STARTERS @ 400crs.

DETAIL TO BE READ IN CONJUNCTION WITH EXTERNAL FOOTING DETAIL.

FOR PIPE DETAILS INCLUDING PROTECTION REFER TO ARCHITECTS DRAWINGS.

DETAIL TO BE READ IN CONJUNCTION WITH INTERNAL FOOTING DETAIL.



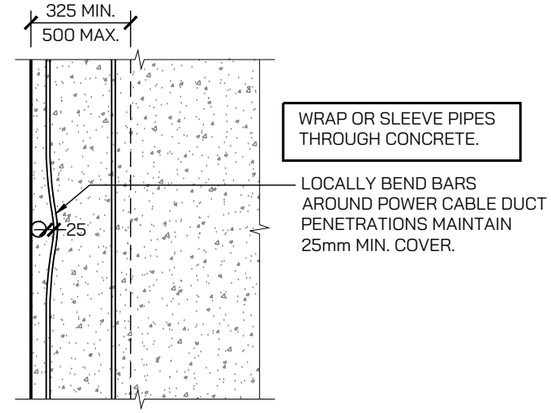
EXTERNAL PIPE LOCATION DETAIL

INTERNAL PIPE LOCATION DETAIL

SOIL STACK PENETRATION DETAIL

PIPE LOCATION DETAILS.

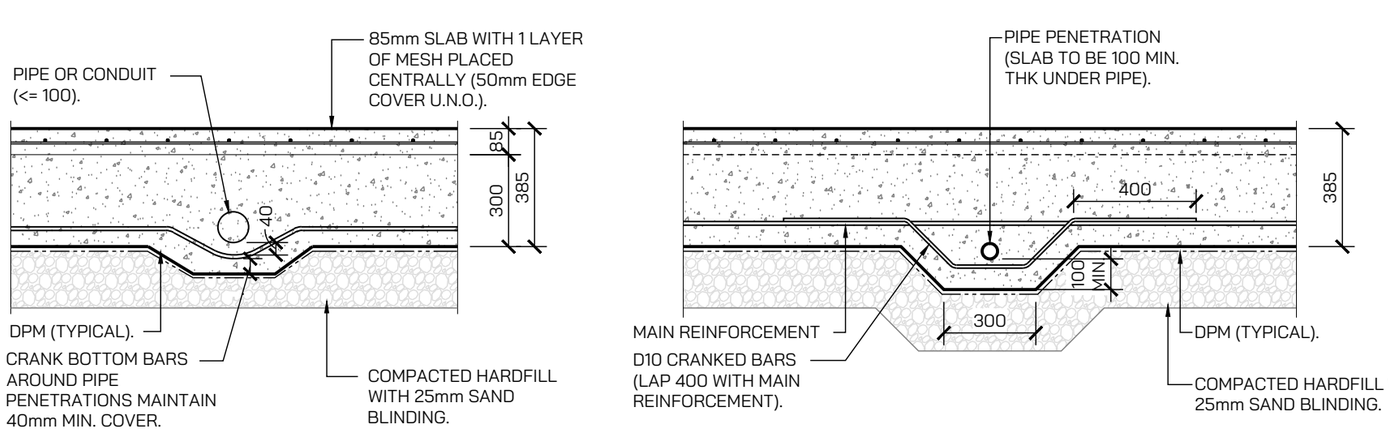
SCALE 1:20



WRAP OR SLEEVE PIPES THROUGH CONCRETE.

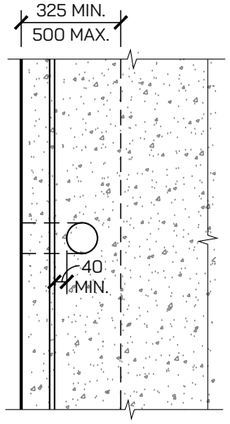
LOCALLY BEND BARS AROUND POWER CABLE DUCT PENETRATIONS MAINTAIN 25mm MIN. COVER.

POWER CABLE DUCT PENETRATION DETAIL.



PIPE PENETRATION

SCALE 1:20



WRAP OR SLEEVE PIPES THROUGH CONCRETE.

THIS DETAIL ASSUMES THE BOTTOM BAR IN THE FOUNDATION REMAINS INTACT. IF THIS IS NOT THE CASE PLEASE CONTACT THE ENGINEER.

PIPE PENETRATION DETAIL (TOP BAR).

PIPE PENETRATION DETAILS - PLAN.

SCALE 1:20

CONSTRUCTION ISSUE

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

Constructure

CLIENT: QUINN HOMES

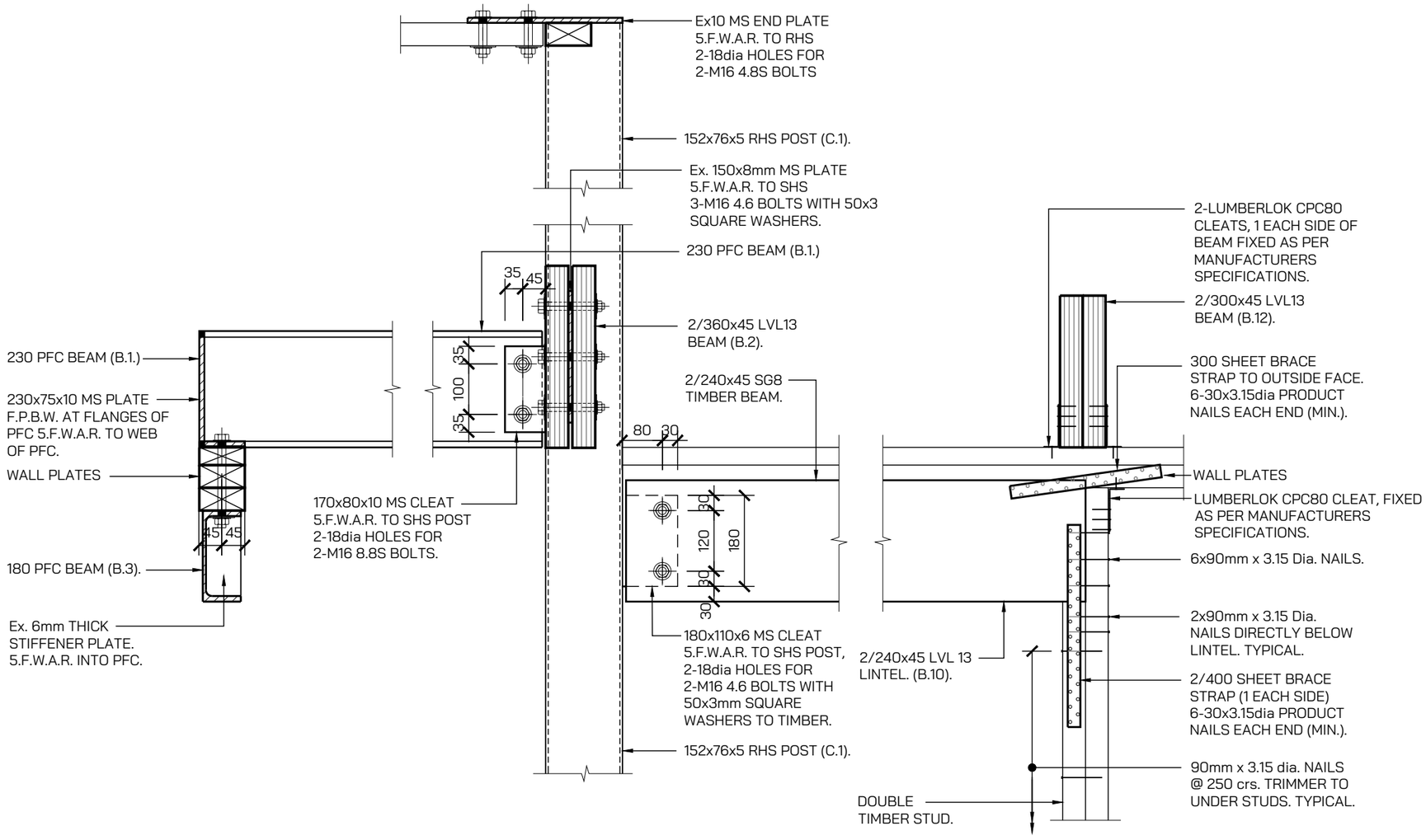
PROJECT TITLE: LOT 682, ROSEMERRYN, LINCOLN.

DRAWING TITLE: FOUNDATION DETAILS.

REV.	BY.	DATE:	COMMENT:
0	T.T.	28-11-2023	ISSUED FOR CONSTRUCTION

DESIGN. S.D.
DRAWN. T.T.
JOB No. 15096
SCALE @ A3 1:20
DRAWING No. S2.03
REV. 0

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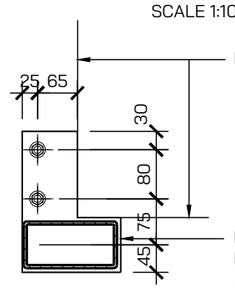


BEAM B.1 - 230 PFC.

SCALE 1:10

LINTEL B.10 - 2/240x45 LVL 13.

SCALE 1:10



BASEPLATE.
Ex10 MS PLATE,
5.F.W.A.R. TO
152x76x5 RHS POST,
2-14 dia HOLES FOR
2-M12 EPOXY ANCHOR, 125mm
EMBEDMENT INTO FOUNDATION.

152x76x5 RHS BASE PLATE.

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 MAX.
- 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

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

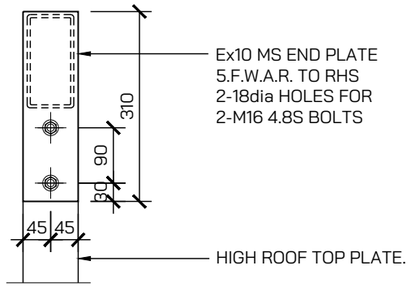
Constructure

CLIENT	PROJECT TITLE	DRAWING TITLE
QUINN HOMES	LOT 682, ROSEMERRYN, LINCOLN.	STRUCTURAL CONNECTION DETAILS.

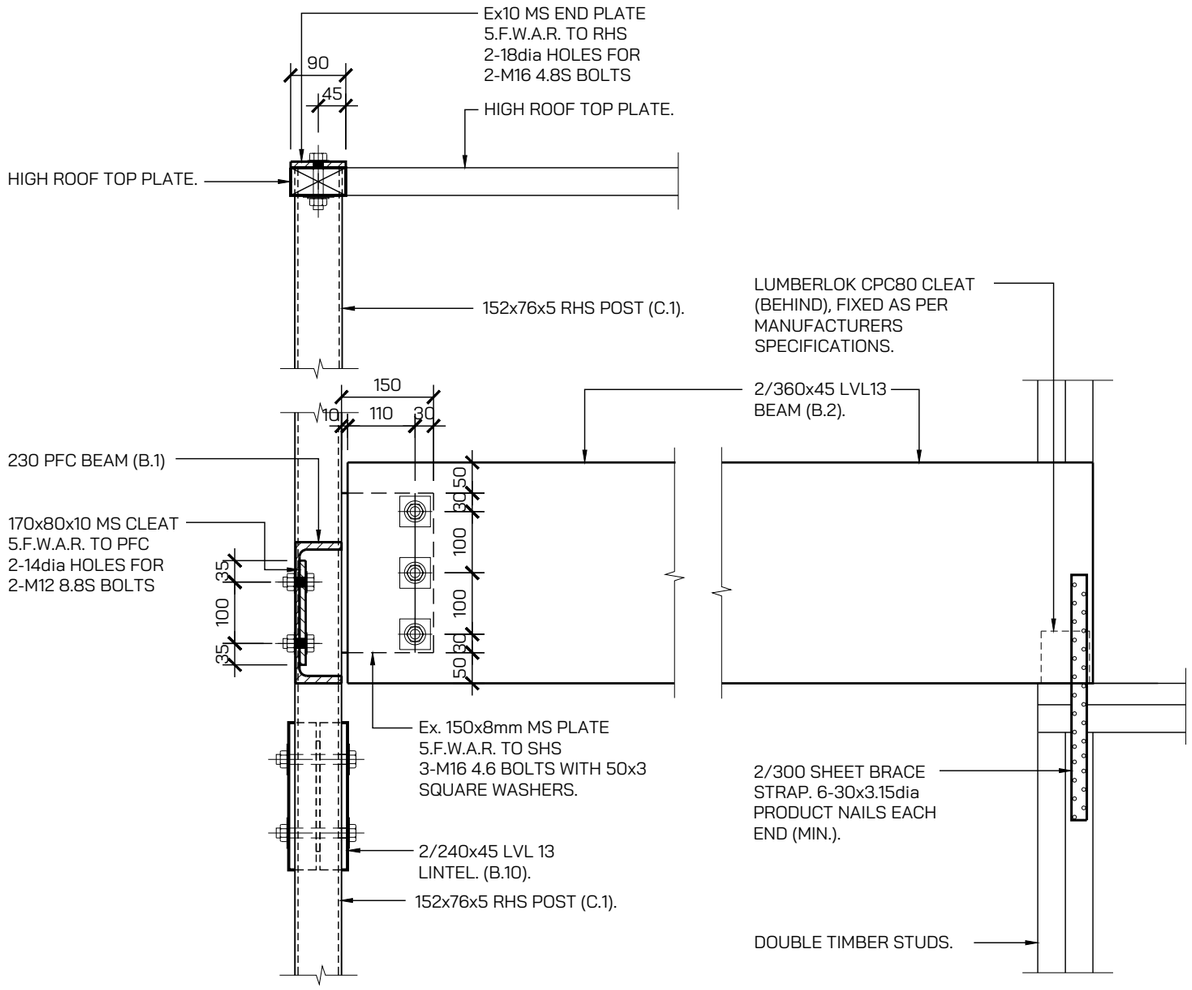
REV.	BY.	DATE:	COMMENT:
0	T.T.	28-11-2023	ISSUED FOR CONSTRUCTION

DESIGN.	JOB No.	DRAWING No.	REV.
S.D.	15096	S3.01	0
DRAWN. T.T.	SCALE @ A3 1:10		

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PLAN
SCALE 1:10



BEAM B.2 - 2/360x45 LVL 13.
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 MAX.
- 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.

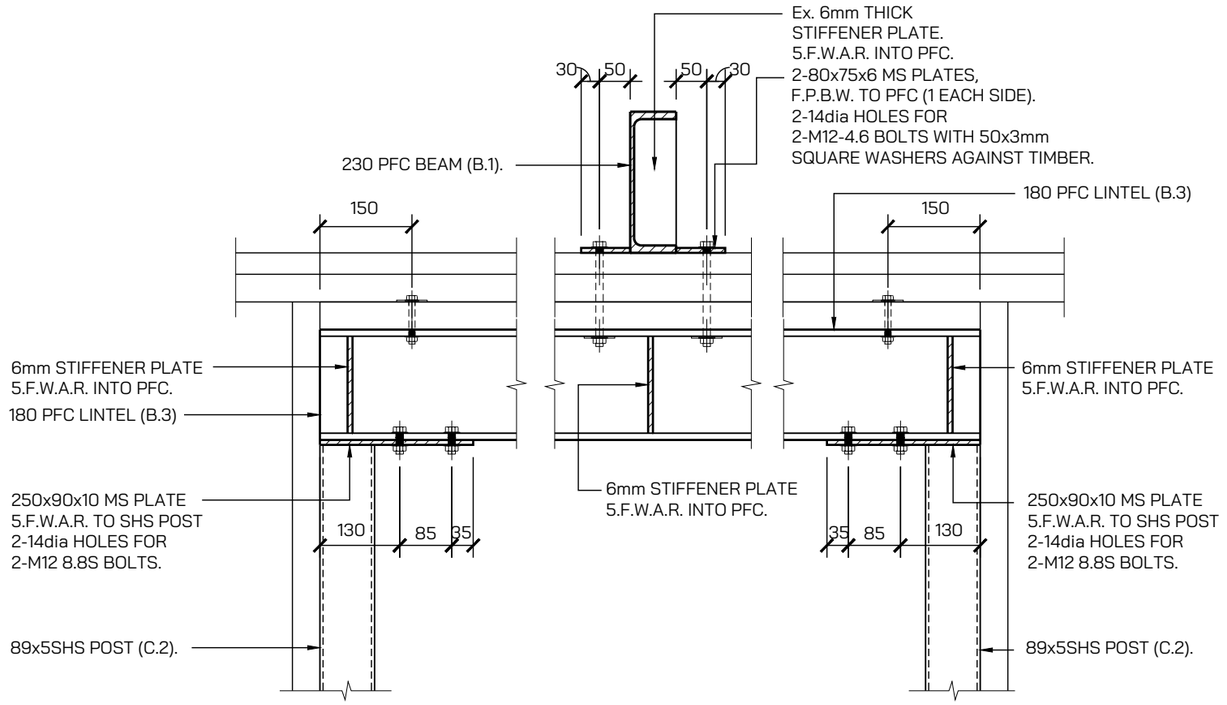
- **EPOXY ANCHORS**: RAMSET EPCON C6 EPOXY WITH M12/M16 5.6 ANCHOR STUDS (LENGTH TO SUIT) INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

CONSTRUCTION ISSUE

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

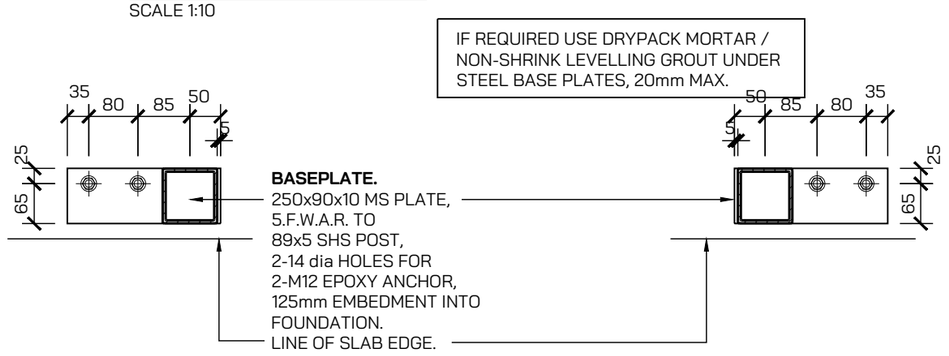
Constructure	CLIENT: QUINN HOMES	PROJECT TITLE: LOT 682, ROSEMERRYN, LINCOLN.	DRAWING TITLE: STRUCTURAL CONNECTION DETAILS.	REV.	BY.	DATE:	COMMENT:	DESIGN. S.D.	JOB No. 15096	DRAWING No. S3.02	REV. 0
				0	T.T.	28-11-2023	ISSUED FOR CONSTRUCTION	DRAWN. T.T.	SCALE @ A3 1:10		

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LINTEL B.3 - 180 PFC.

SCALE 1:10



89x5 SHS BASE PLATES.

GENERAL NOTES:

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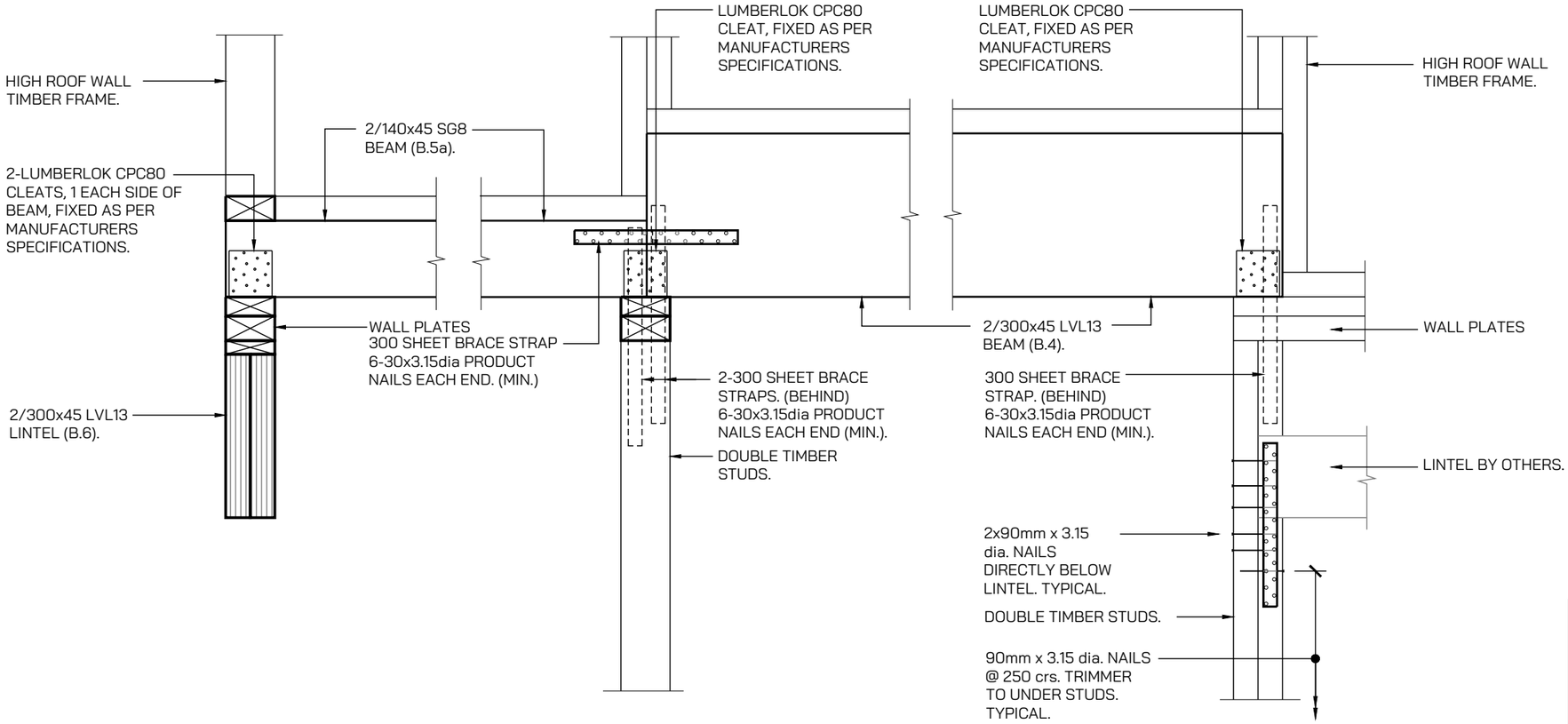
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CONSTRUCTION ISSUE

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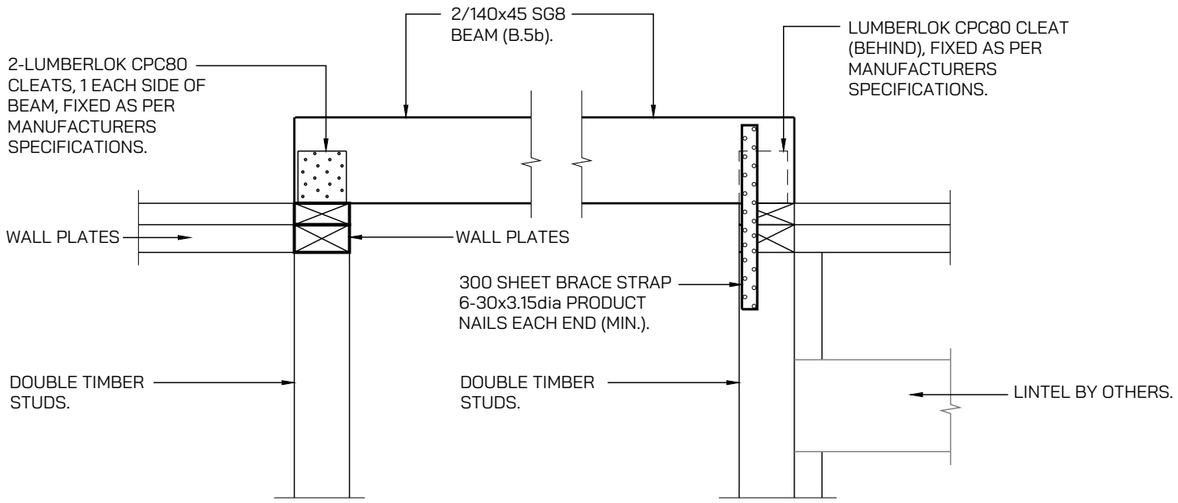
Constructure	CLIENT: QUINN HOMES	PROJECT TITLE: LOT 682, ROSEMERRYN, LINCOLN.	DRAWING TITLE: STRUCTURAL CONNECTION DETAILS.	REV.	BY.	DATE:	COMMENT:	DESIGN. S.D.	JOB No. 15096	DRAWING No. S3.03	REV. 0
				0	T.T.	28-11-2023	ISSUED FOR CONSTRUCTION	DRAWN. T.T.	SCALE @ A3 1:10		

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BEAM B.5a - 2/140x45 SG8.
SCALE 1:10

BEAM B.4 - 2/300x45 LVL 13.
SCALE 1:10



BEAM B.5b - 2/140x45 SG8.
SCALE 1:10

GENERAL NOTES:

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CONSTRUCTION ISSUE

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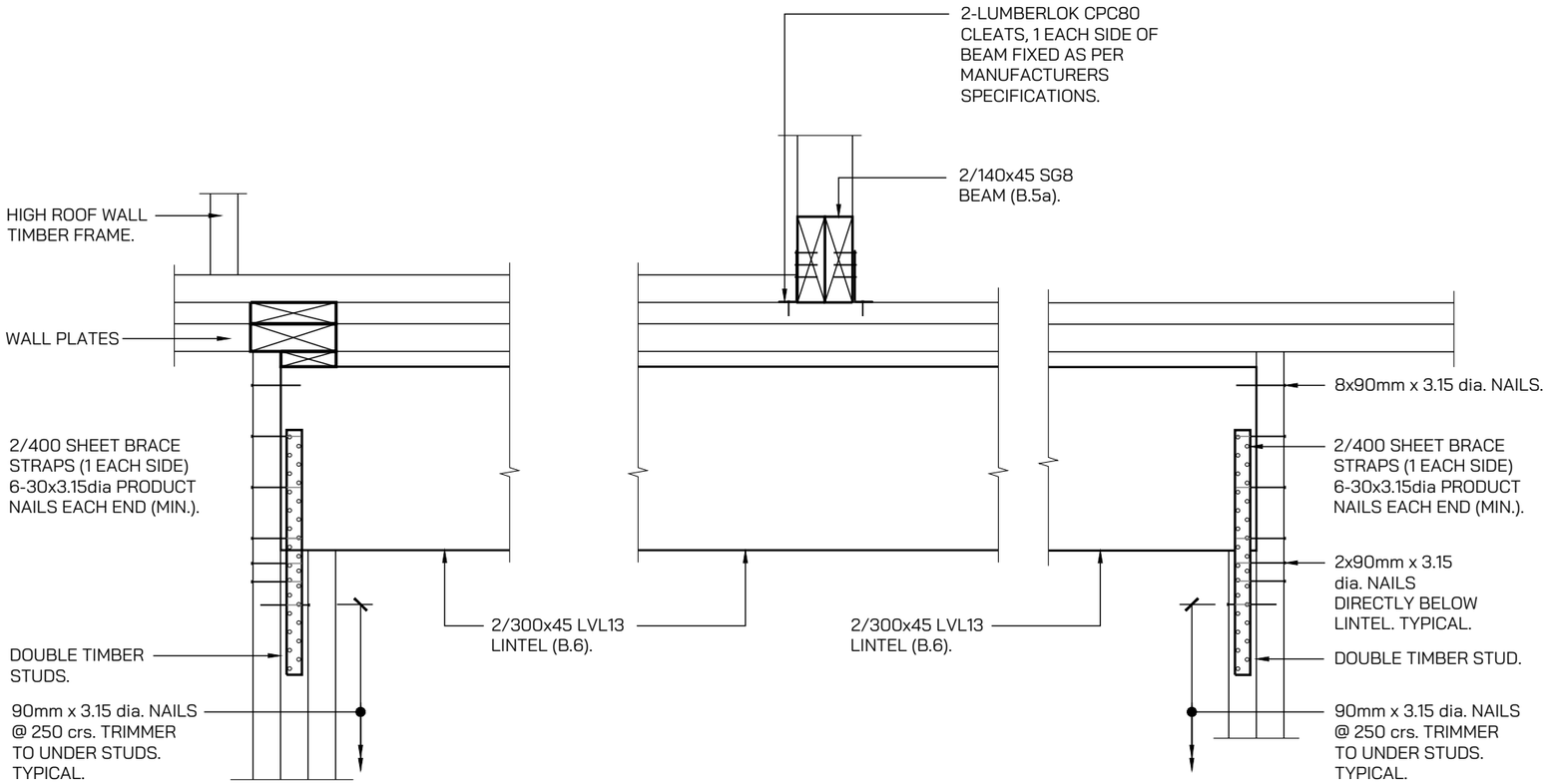
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CLIENT	QUINN HOMES
PROJECT TITLE	LOT 682, ROSEMERRYN, LINCOLN.
DRAWING TITLE	STRUCTURAL CONNECTION DETAILS.

REV.	BY.	DATE:	COMMENT:
0	T.T.	28-11-2023	ISSUED FOR CONSTRUCTION

DESIGN.	JOB No.	DRAWING No.	REV.
S.D.	15096	S3.04	0
DRAWN.	SCALE @ A3		
T.T.	1:10		

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LINTEL B.6 - 2/300x45 LVL 13.

SCALE 1:10

GENERAL NOTES:

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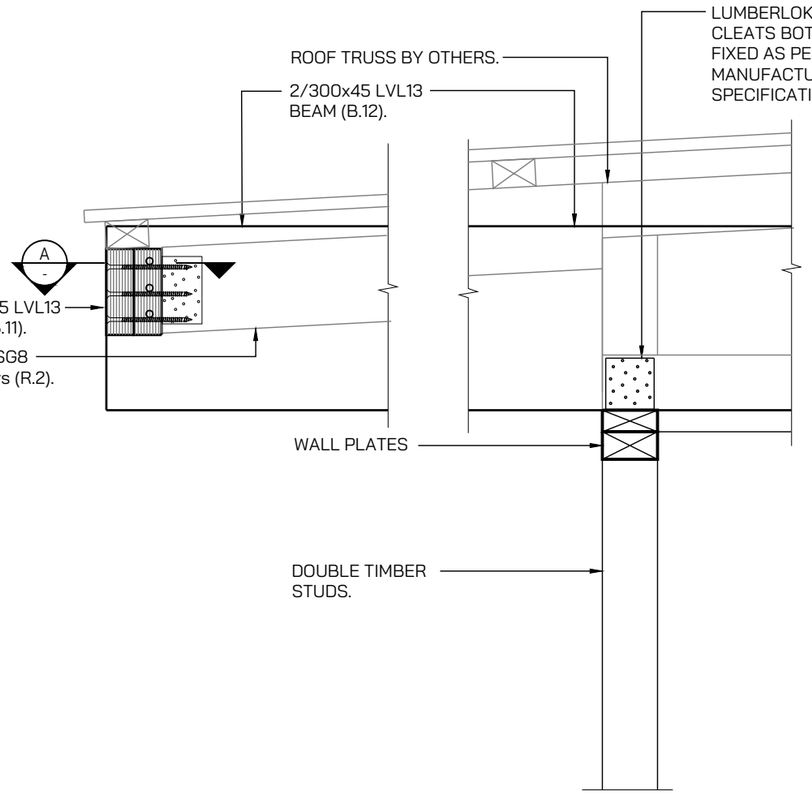
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CONSTRUCTION ISSUE

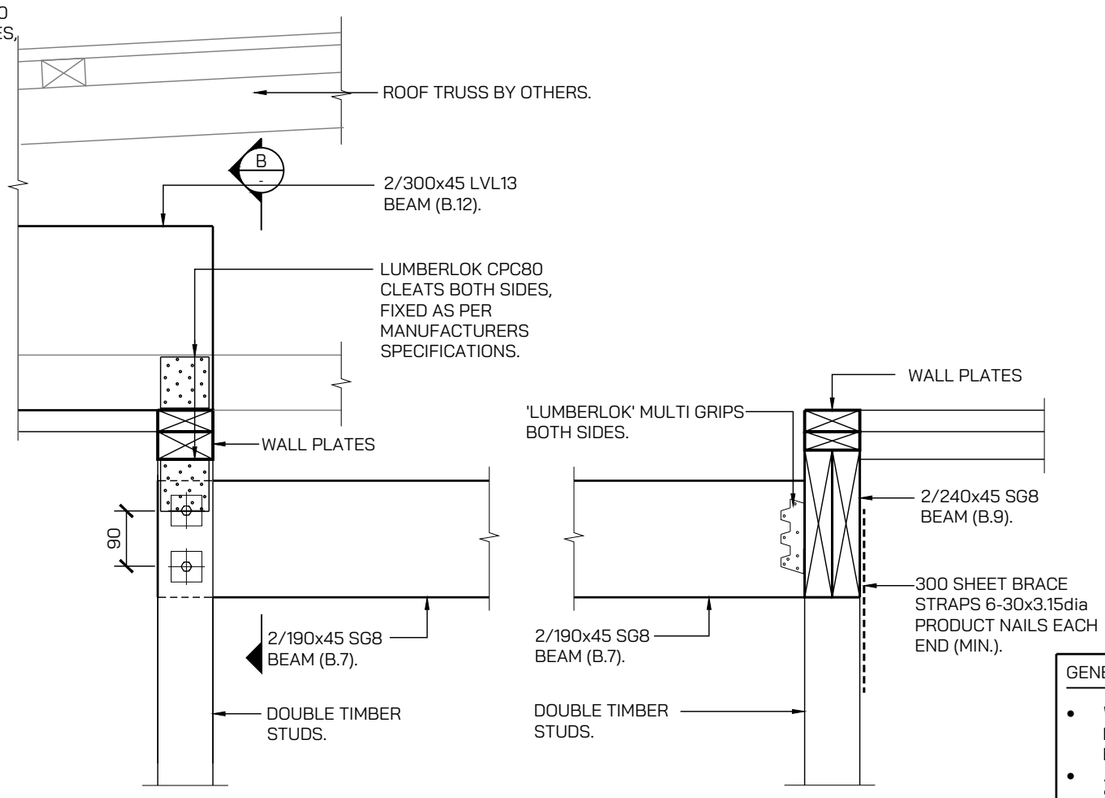
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ARCHITECT'S DRAWINGS

Constructure	CLIENT: QUINN HOMES	PROJECT TITLE: LOT 682, ROSEMERRYN, LINCOLN.	DRAWING TITLE: STRUCTURAL CONNECTION DETAILS.	REV.	BY.	DATE:	COMMENT:	DESIGN. S.D.	JOB No. 15096	DRAWING No. S3.05 / REV. 0
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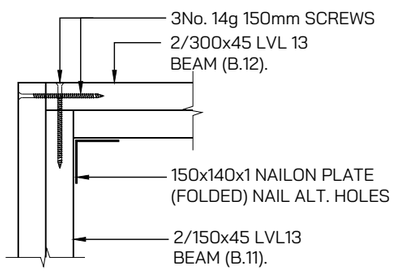
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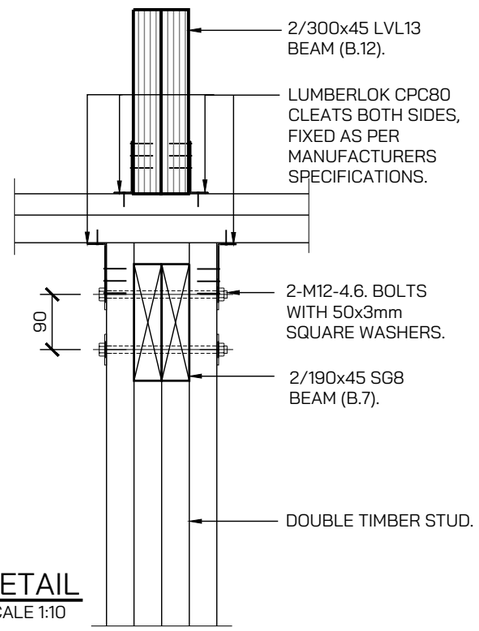
BEAM B.12 - 2/300x45 LVL 13.
SCALE 1:10



BEAM B.7 - 2/190x45 SG8.
SCALE 1:10



A - DETAIL (PLAN)
SCALE 1:10



B - DETAIL
SCALE 1:10

GENERAL NOTES:

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CONSTRUCTION ISSUE

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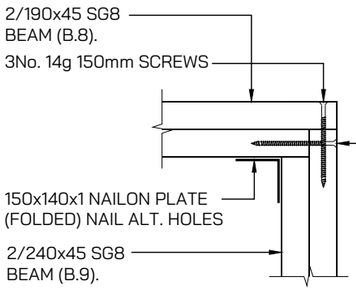
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CLIENT	QUINN HOMES
PROJECT TITLE	LOT 682, ROSEMERRYN, LINCOLN.
DRAWING TITLE	STRUCTURAL CONNECTION DETAILS.

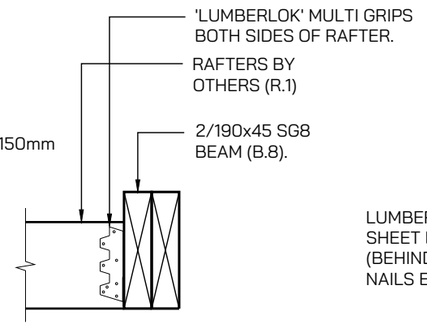
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0	T.T.	28-11-2023	ISSUED FOR CONSTRUCTION

DESIGN.	JOB No.	DRAWING No.	REV.
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T.T.	1:10		

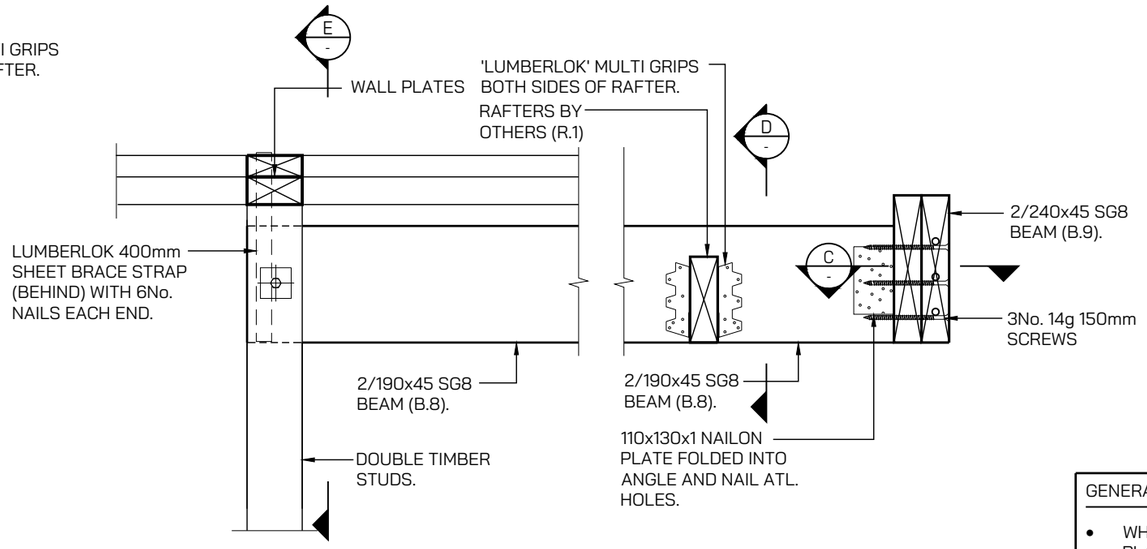
SDC - Approved Building Consent Document - 231913 - Pg 43 of 45 - 15/02/2024 - duckea



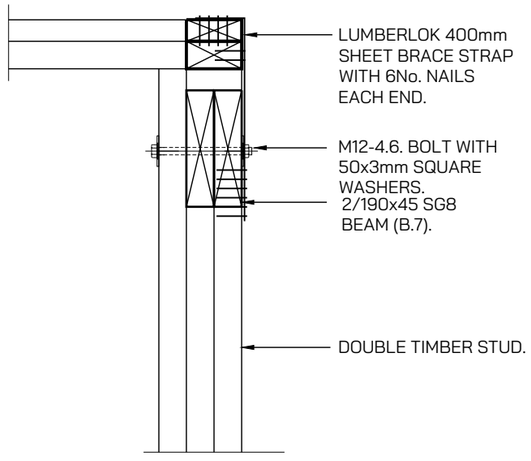
C - DETAIL (PLAN)
SCALE 1:10



D - DETAIL
SCALE 1:10



BEAM B.8 - 2/190x45 SG8.
SCALE 1:10



E - DETAIL
SCALE 1:10

GENERAL NOTES:

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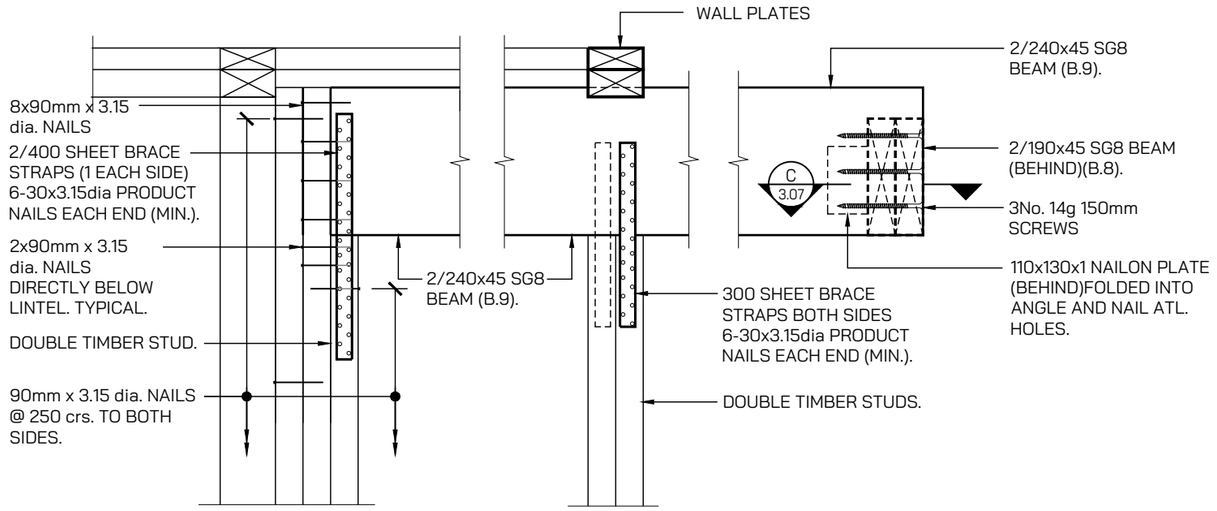
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CONSTRUCTION ISSUE

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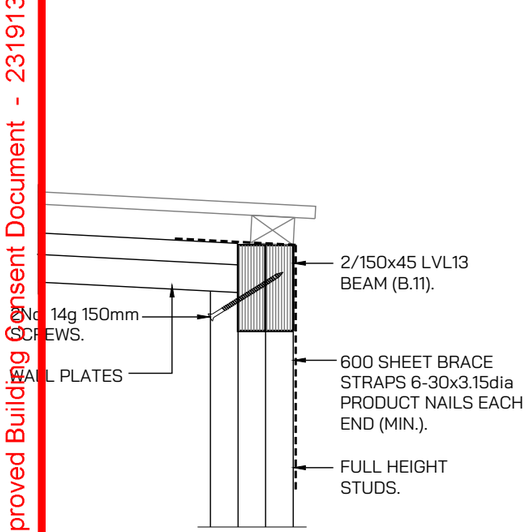
Constructure	CLIENT: QUINN HOMES	PROJECT TITLE: LOT 682, ROSEMERRYN, LINCOLN.	DRAWING TITLE: STRUCTURAL CONNECTION DETAILS.	REV.	BY.	DATE:	COMMENT:	DESIGN. S.D.	JOB No. 15096	DRAWING No. S3.07 / REV. 0
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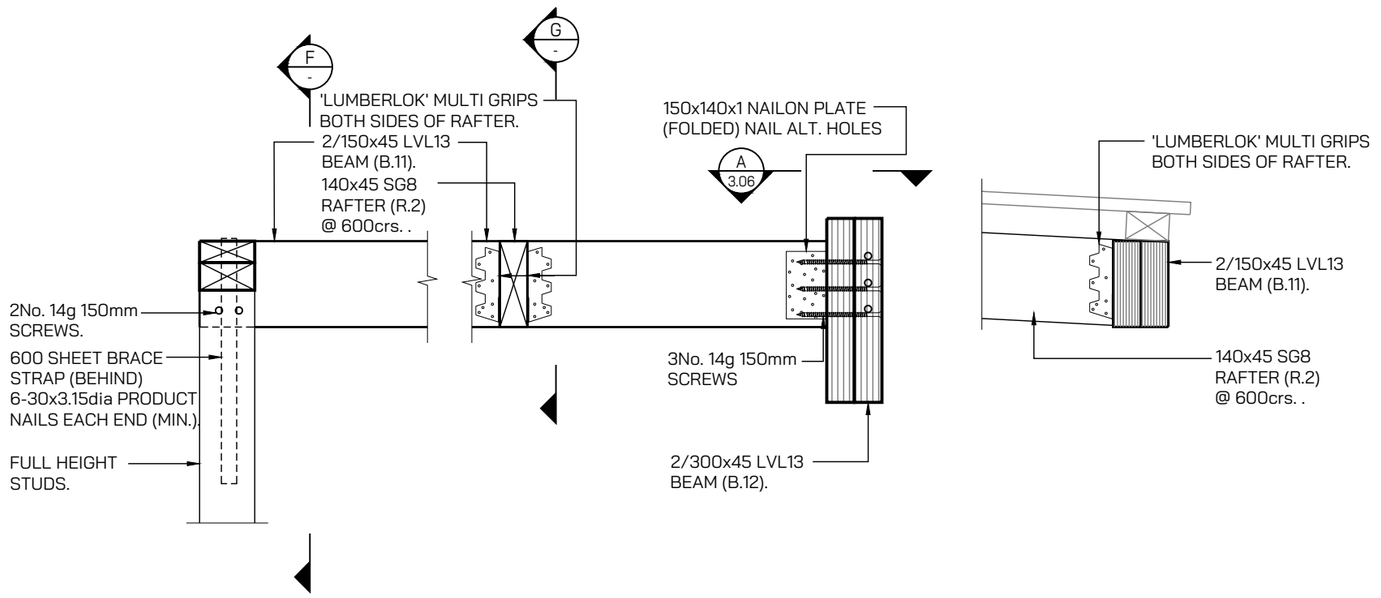


BEAM B.9 - 2/240x45 SG8.

SCALE 1:10



F - DETAIL
SCALE 1:#



BEAM B.11 - 2/150x45 LVL 13.

SCALE 1:10

G - DETAIL
SCALE 1:#

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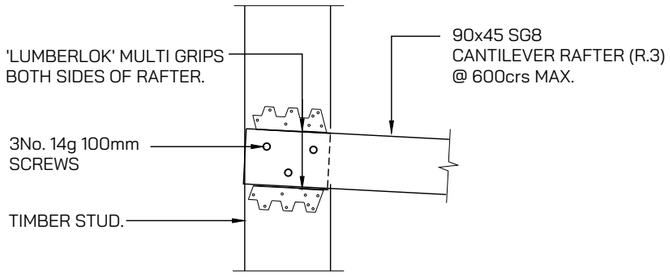
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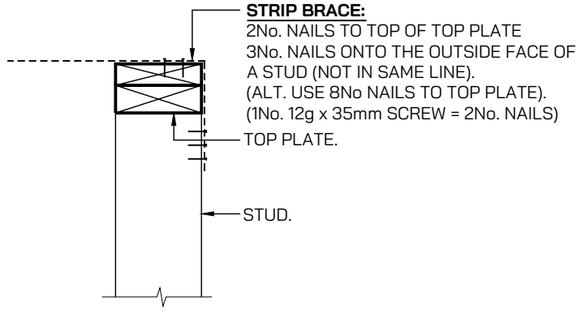
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Constructure	CLIENT: QUINN HOMES	PROJECT TITLE: LOT 682, ROSEMERRYN, LINCOLN.	DRAWING TITLE: STRUCTURAL CONNECTION DETAILS.	REV.	BY.	DATE:	COMMENT:	DESIGN. S.D.	JOB No. 15096	DRAWING No. S3.08	REV. 0
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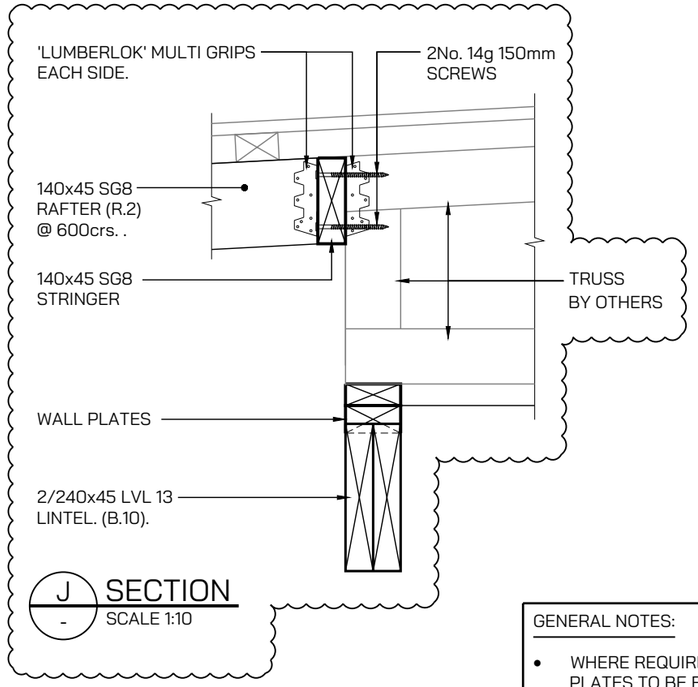
SDC - Approved Building Consent Document - 231913 - Pg 45 of 45 - 15/02/2024 - duckea



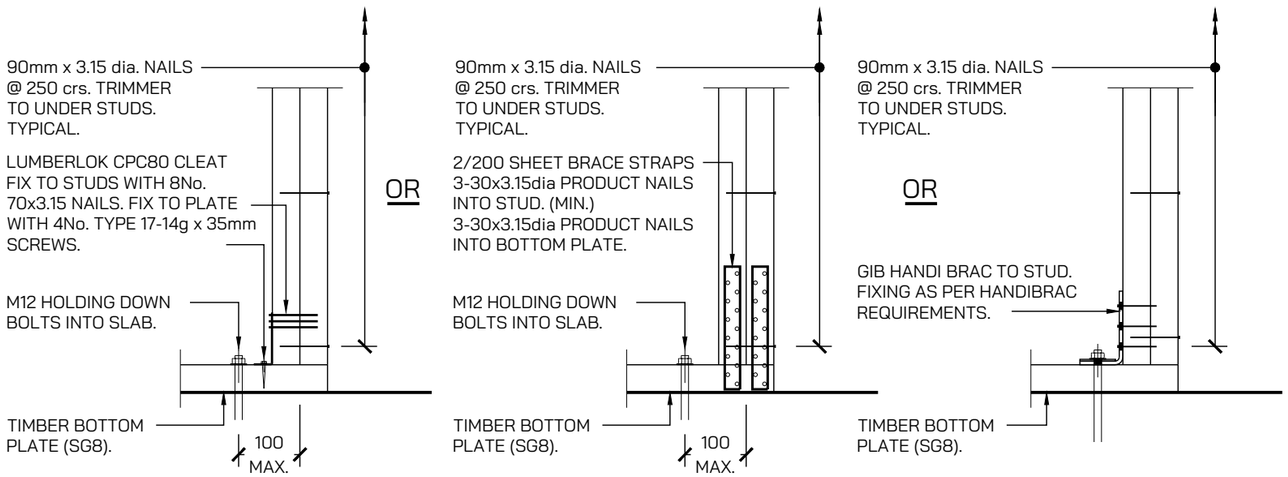
H / 1.02 CANTILEVER RAFTER R.3.
SCALE 1:10



STRIP BRACE TO TOP OF WALL CONNECTION.
SCALE 1:10



J / - SECTION
SCALE 1:10



DOUBLE STUD TO SLAB CONNECTION.
SCALE 1:10

GENERAL NOTES:

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- 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 MAX.
- 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

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

Constructure	CLIENT: QUINN HOMES	PROJECT TITLE: LOT 682, ROSEMERRYN, LINCOLN.	DRAWING TITLE: STRUCTURAL CONNECTION DETAILS.	REV.	BY.	DATE:	COMMENT:	DESIGN. S.D.	JOB No. 15096	DRAWING No. S3.09	REV. 1
				0	T.T.	28-11-2023	ISSUED FOR CONSTRUCTION	DRAWN. T.T.	SCALE @ A3 1:10		
				1	A.T.	11-12-2023	DETAIL ADDED				