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G.J. Gardner.
New Zealand's favourite home builders

HOMES

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25/01/26 - xxA indicates sheets that have been altered.
Bottom right hand corner of amended pages will have
explanation of what has been amended
29/01/26 - xxB
20/02/26 - xxC

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LEGAL DESCRIPTION

Lot: 1
DP: 11185
Site area: 579m²

PLANNING

Living zone: MRZ
Site coverage area(only): 121.33m²
Site coverage: 20.9%

ZONES

Earthquake: 2
Wind: Medium
Corrosion: C
Altitude above sea: N4/ 4m

NOTES

- All dimensions taken to foundation edge unless otherwise stated

HARD SURFACE DRAINAGE

Convey surface water from sealed driveway areas to approved outfall / away from any building & neighbours boundaries. Falls from paths should be directed away from any buildings & neighbours boundaries. Driveway @ 1:100 fall min.

VISIBILITY SPLAY AREA (VSA):

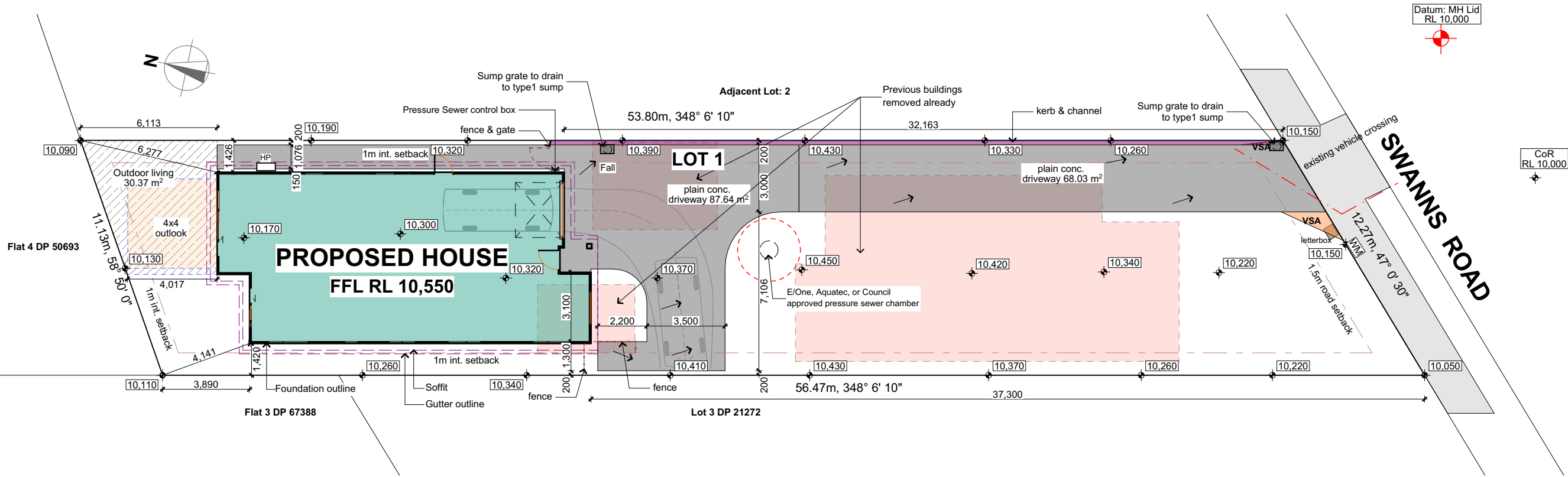
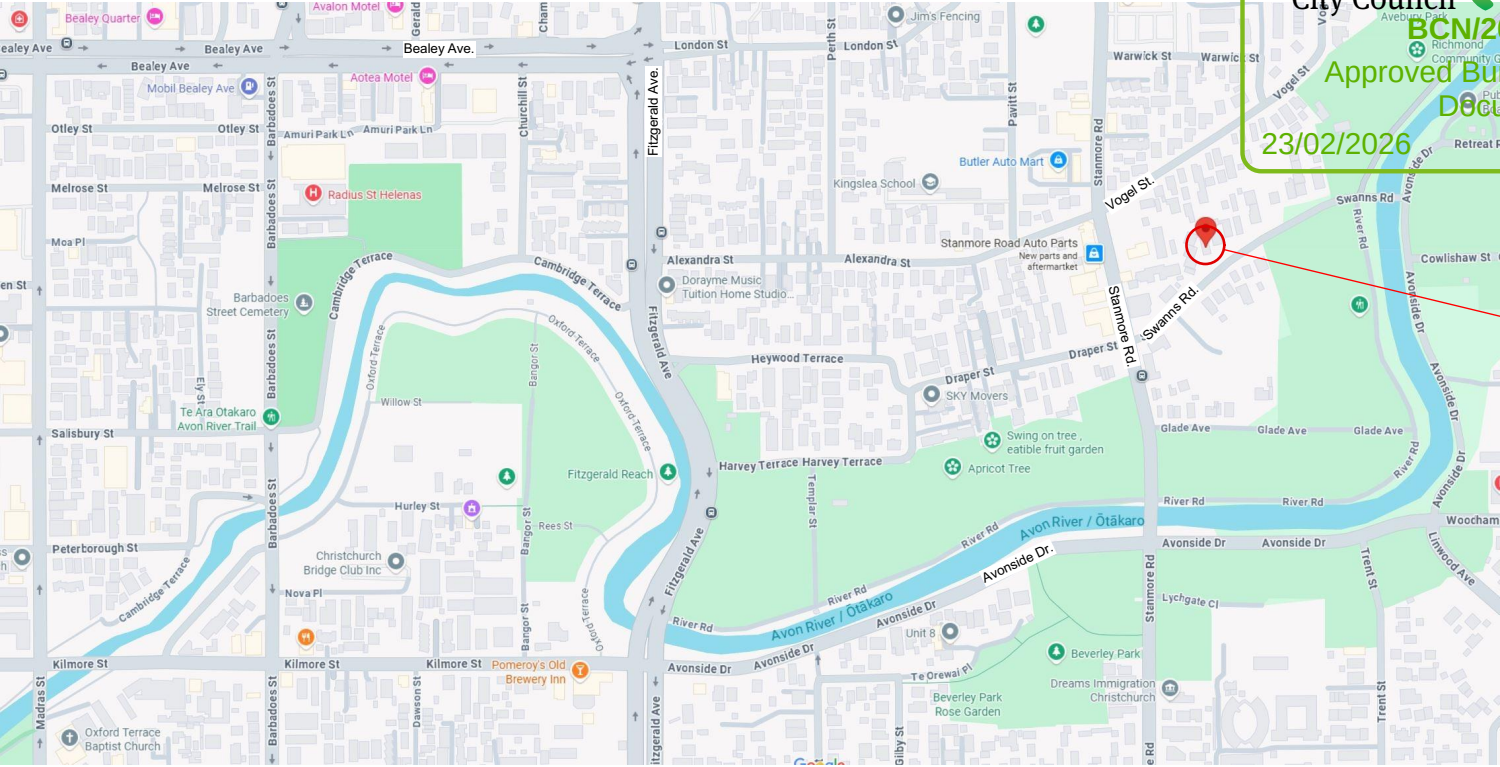
All vehicle access to and within a site in a residential zone shall allow clear visibility above 1 metre for a width of 1.5 metres either side of the entrance for at least 2 metres measured from the road boundary.

LANDSCAPING:

The landscaped area of a minimum of 20% of a developed site with grass or plants.

EARTHWORKS:

The maximum volume of earthwork would be much less than 20m³ beyond the 1.8m building footprint.



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Site Plan

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Sheet Size: A3
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Printed: 13/01/2026

01

EROSION & SEDIMENT CONTROL:

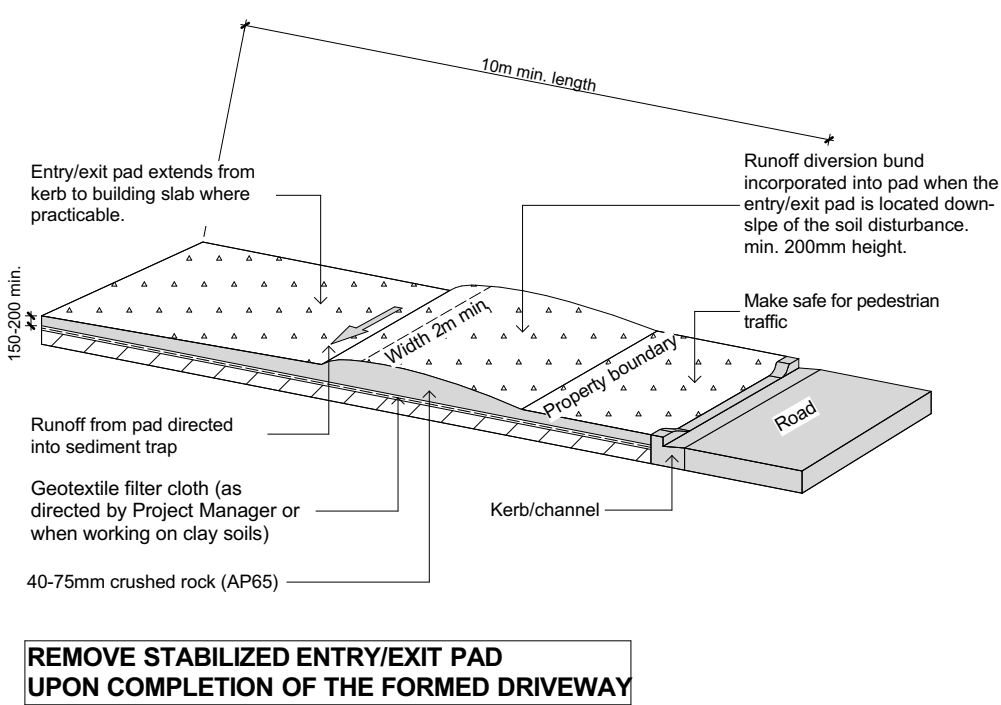
LEGEND:

Site Fence Silt Sock

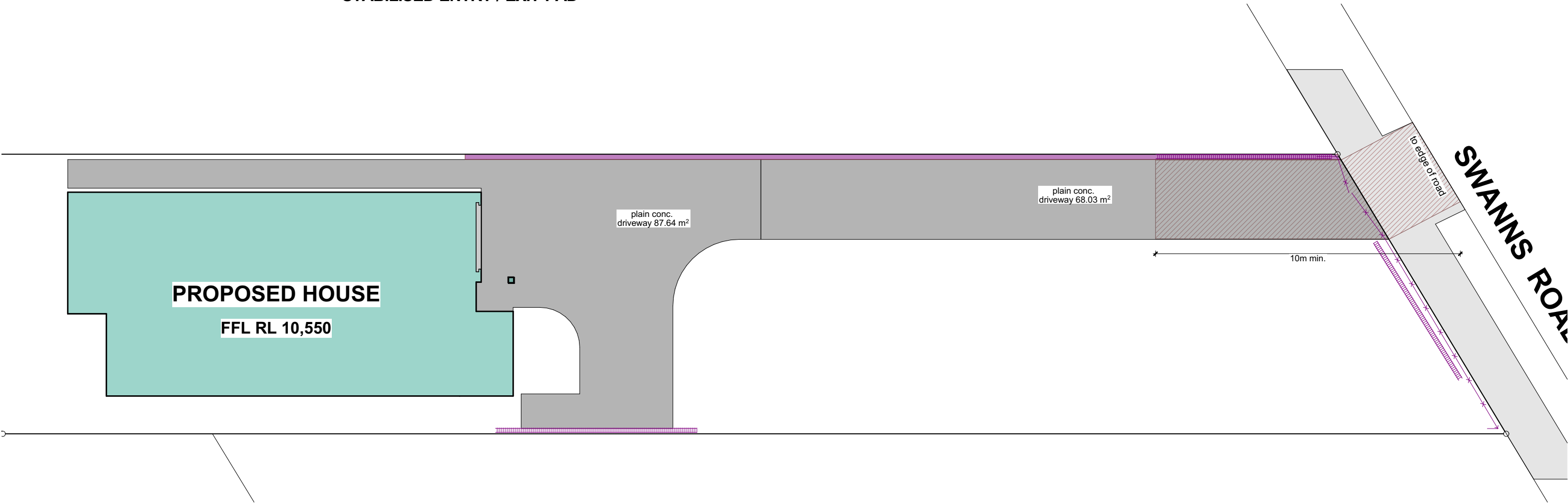
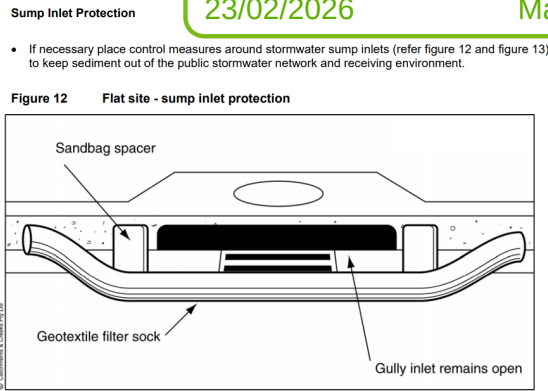
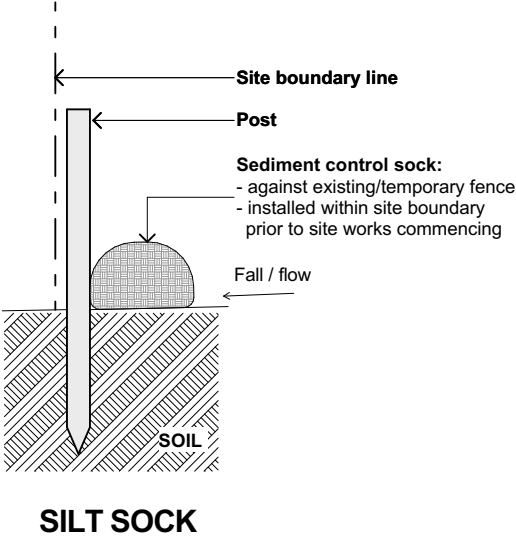
Stabilised Entry / Exit Pad

NOTE:

- Erosion and sediment control is to be in accordance with the 'managing sediment pollution' document and Rule 4C.2.2
- All erosion and sediment control measures are to be installed on site prior to commencement of the works.
- Sediment control system is to be monitored and maintained throughout the construction period at least once a week and after any rainfall.
- Project manager (Sonny McMillan 027 4411702) will oversee the decommissioning of the erosion and sediment control at the completion of building work and landscaping reinstated.
- No stockpiles of soil are kept on site



STABILISED ENTRY / EXIT PAD



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Sediment Control Plan

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02

Laterals

Drainlayer to confirm existing foul drain & stormwater position & depth on site before any work commences, to ensure correct falls can be achieved. Pipes to be min. 100mm Ø. to connect to existing drainages within the boundary.

Min. Drains clearance to floor slab

All drains under floor slab to have 50mm min. clearances to underside of floor slab. Drains to be laid straight with even gradient along length of drain

Acceptable solution

NZBC G13 AS1 Sanitary plumbing
NZBC G13 AS2 Drainage

Kitchen gully

Connection to gully by strap boss on gully riser above water trap

Underground drainage

Foul water drain 100mm Ø min. 1:100 fall
Stormwater drain 100mm Ø min. 1:120 fall or
 90mm Ø min. 1:90 fall

Stormwater & Foulwater drain layout indicative only and maybe subject to change. Final layout as per on site as-built plans by drainlayer on completion and lodged with Council.

In-slab waste pipes

Vanity, bath, shower 40mm Ø min. 1:40 fall
Laundry, Kitchen/DW 50mm Ø min. 1:40 fall
WC waste 100mm Ø min. 1:60 fall
HWC drain 22mm Ø min. copper and
HWC Safe Tray 40mm Ø min. uPVC

with continuous fall, such as 1:80 fall.
drain over external gully trap with 90° elbow not to permit the entry of birds or vermin to comply G12/AS1

BV

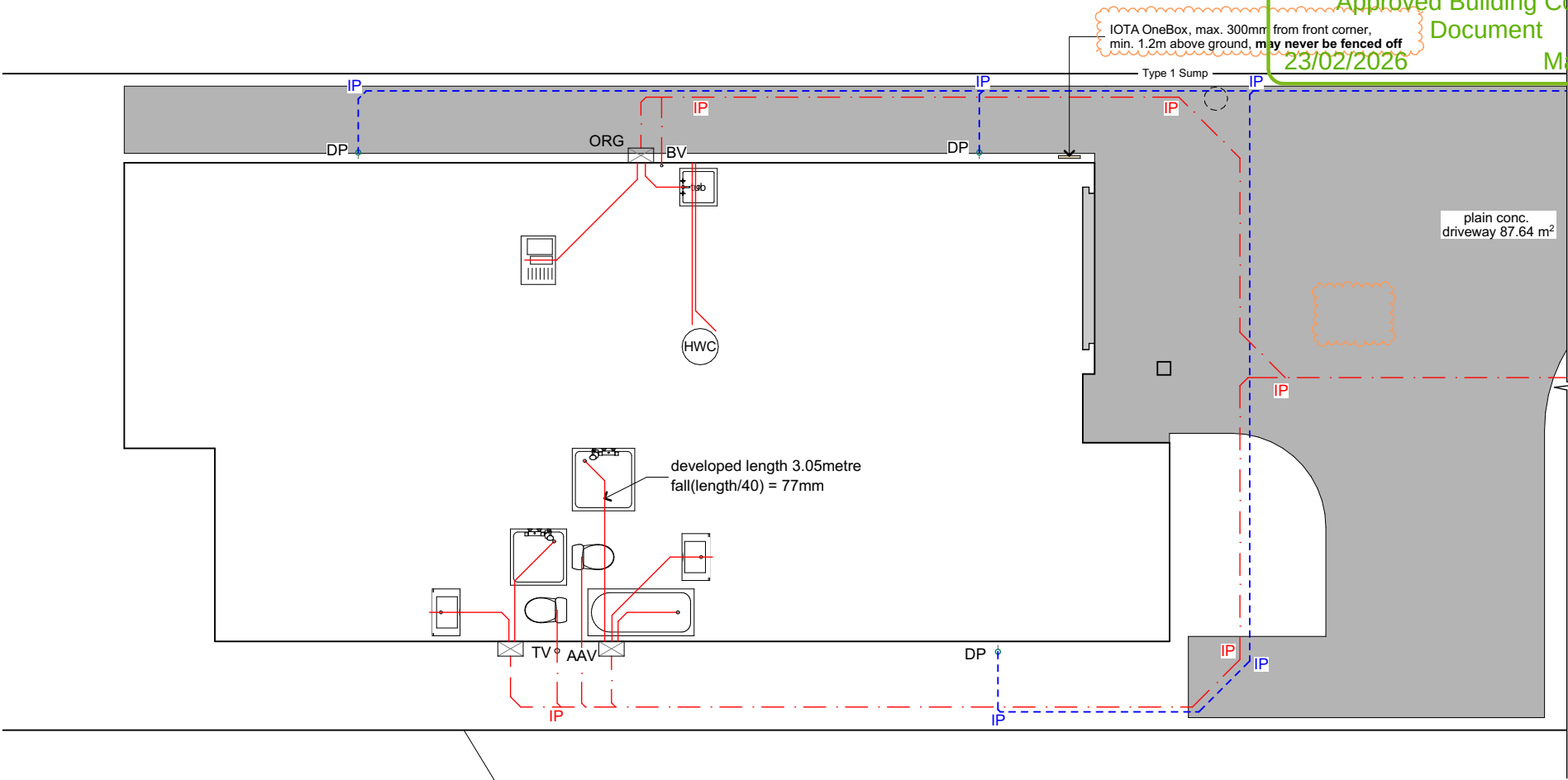
Duct through wall and roof cladding. For ducting through wall reinforced by Mitek lumberlok top plate stiffner to top plate. Centre of the hole to be within 100 - 102mm of adjacent stud. M12 concrete bolts/screws to each side of bottom plate cutout.

NOTE

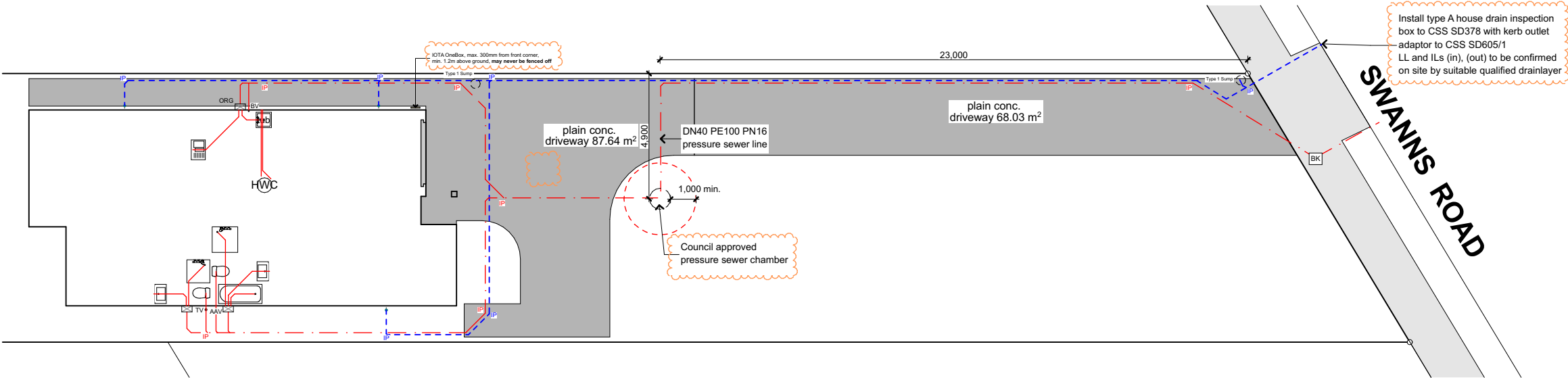
Stormwater or wastewater pipe penetrations through the geotextile filter cloth within the gravel raft shall be properly repaired and patched as per manufacturer's guidelines.

KEYS

- Gully trap
- TV 80mm ø terminal vent
- IP Inspection point
- DP Downpipe
- ORG Overflow relief gully
- AAV Air admittance valve (fit frost protection on AAV if installed outside)
- BV 40mm ø branch vent



Plumbing & Drainage 1:100



Drainage Plan 1:200

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20/02/26 Added pipe penetration note
29/01/26 Removed mini soakpit, amended notes
25/01/26 Amended notes, show hard surface area

Plumbing & Drainage

Job No: nz66-9
Sheet Size: A3
Scale: 1:100, 1:200
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03ABC

FOUNDATION TYPE

SED waffle slab with full cover R1.2 underslab insulation on SED gravel rafter.
Refer to engineer's documents for layout, construction, sawcut & full information

SETOUT

Refer to floor plan to ensure foundation dimensions are consistent before setout. If any inconsistencies occur contact GJ Gardner Homes Christchurch North.

LOAD BEARING WALLS & POINT LOAD

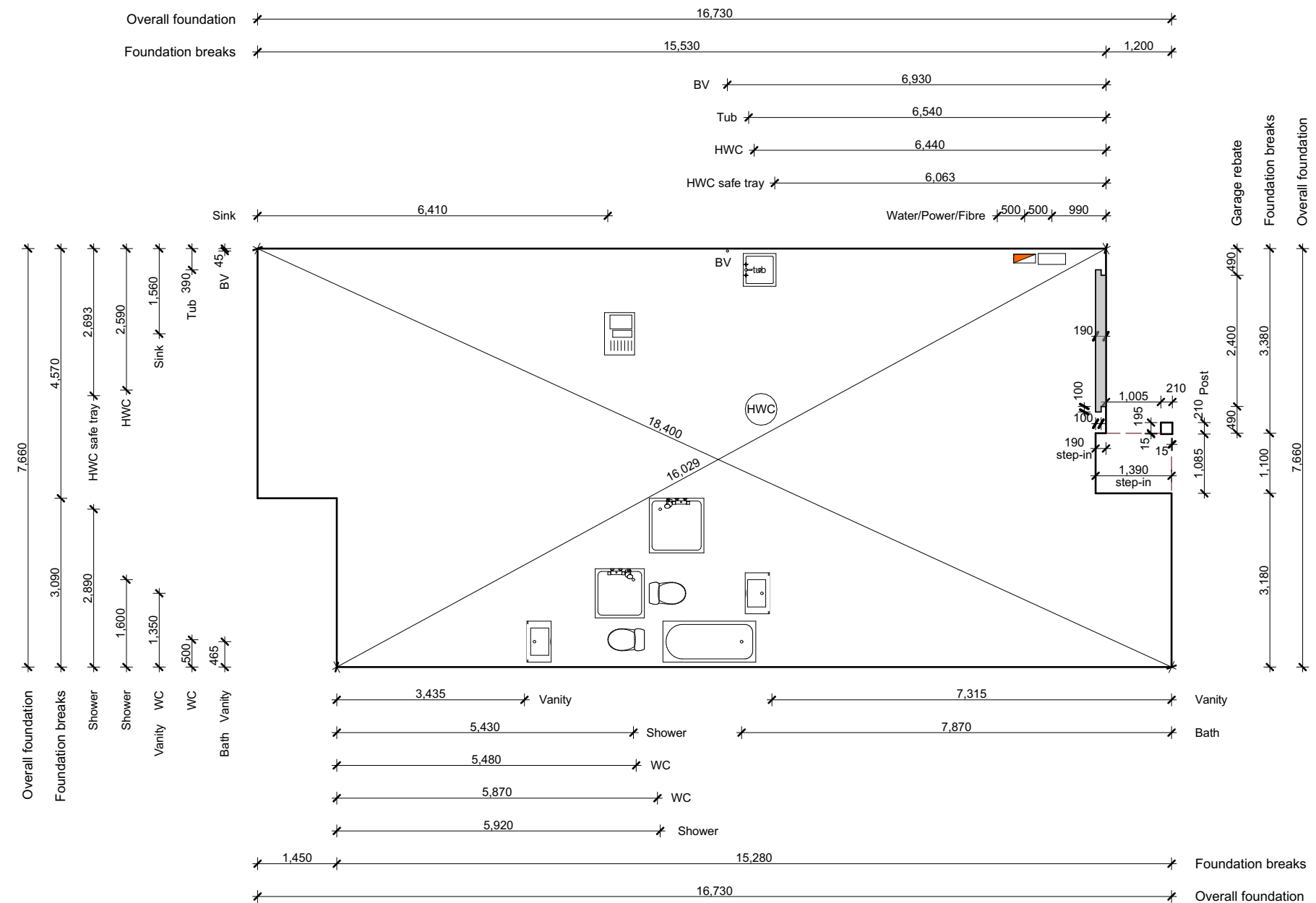
Please refer to truss plan in supporting documentation for location of load bearing walls & confirmation of point load locations

INSPECTIONS

- Foundation subgrade by DO geotechnical engineer prior to placing hardfill, sand or concrete blinding layer
- Foundation beams, pads and slabs by constructure SE pre-pour

ISLAND BENCH

- Duct in-slab for power and water to Island Bench
- Plumber to check position of waste for kitchen sink based on the latest kitchen plan.



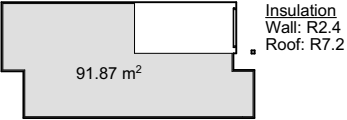
Roof:	134.72 m ²
Over cladding:	121.33 m ²
Over foundation/ frame:	118.09 m ²
Inside frame:	113.69 m ²

- KEY
- Meter box
 - Switchboard
 - Data box
 - Hose tap
 - Smoke detector (wireless interconnected, with test & hush buttons)
 - Extract fan (Vent to soffit (TBC))
 - Exterior framing
 - Interior framing
 - Thermal (or acoustic) break (Insulated to NZBCH1)
 - Resene 50mm Integra cladding
 - Linea Oblique (vertical)
 - Vinyl

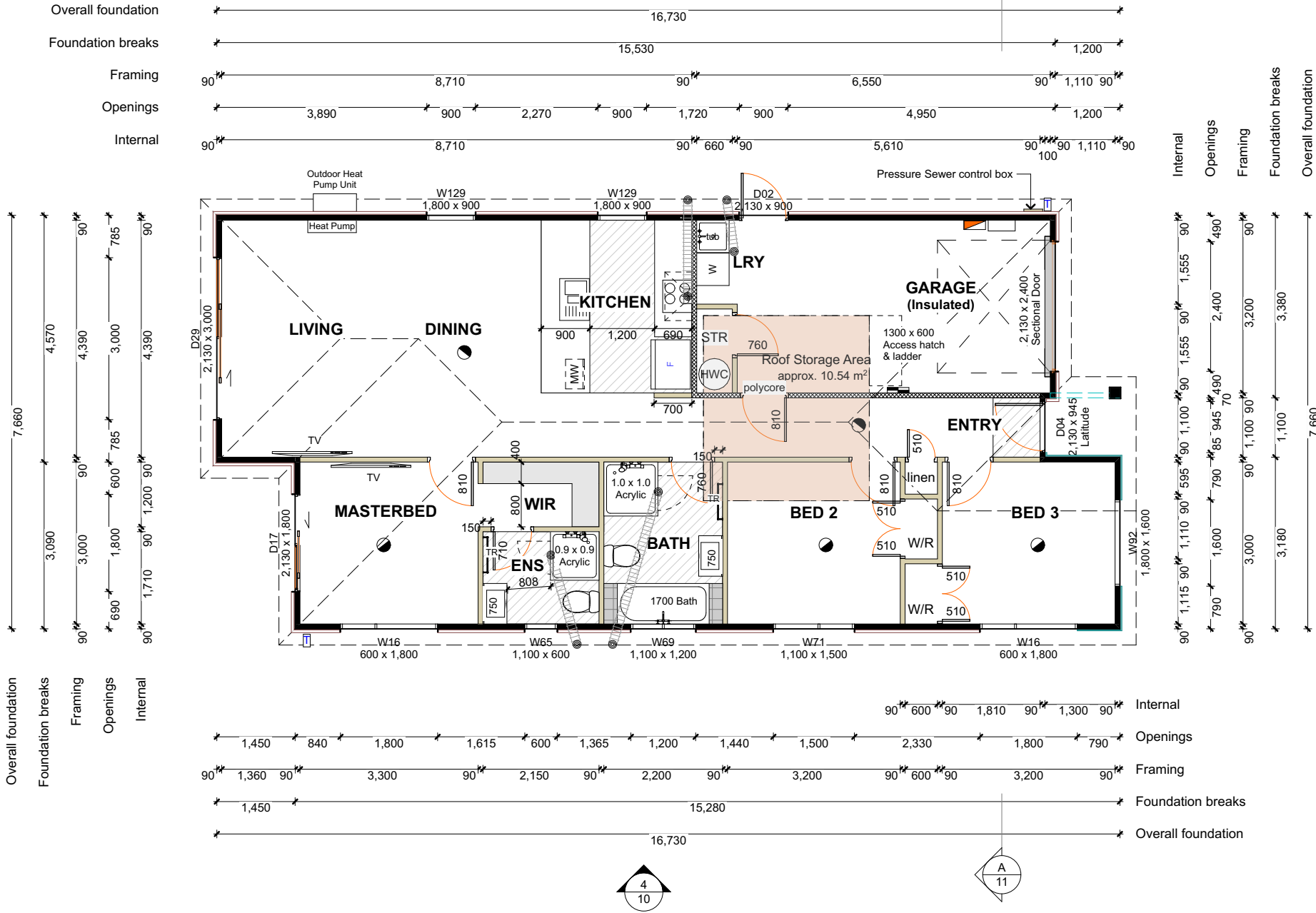
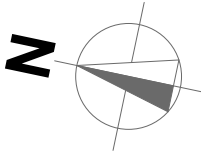
- FRAMING
- Timber wall framing to comply with NZS 3604:2011 (2.4m ceiling)
- External, load bearing walls: 2.455m high 90 x 45mm Studs @ 600 centres
 - Internal walls: 2.455m high 90 x 45mm Studs @ 600 centres
 - Dwangs @ 800 centres except Oblique @ 600 centres
 - Lintels as per truss plan
 - Double studs under all concentrated point loads
 - Refer to truss plan for specific location
 - Tyvek straps placed horizontally between dwangs @ 300 crs.

- ENTRY
- Minimum slip resistance to paths, steps & landings to be in accordance with NZBC D1/AS1 - Table 2. Unless otherwise stated H5 timber step(s) to all access points (owner's care), min 150mm below FFL, maximum 190mm high step.
- Exterior concrete surface in the access area to have a sponge or broomed finish.

- NOTE
- Safety glazing to shower screens
 - Double glazed units with thermally broken aluminium frame and Low E₄ and Argon gas.



H1 Area 1:500



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Floor Plan, H1 Area

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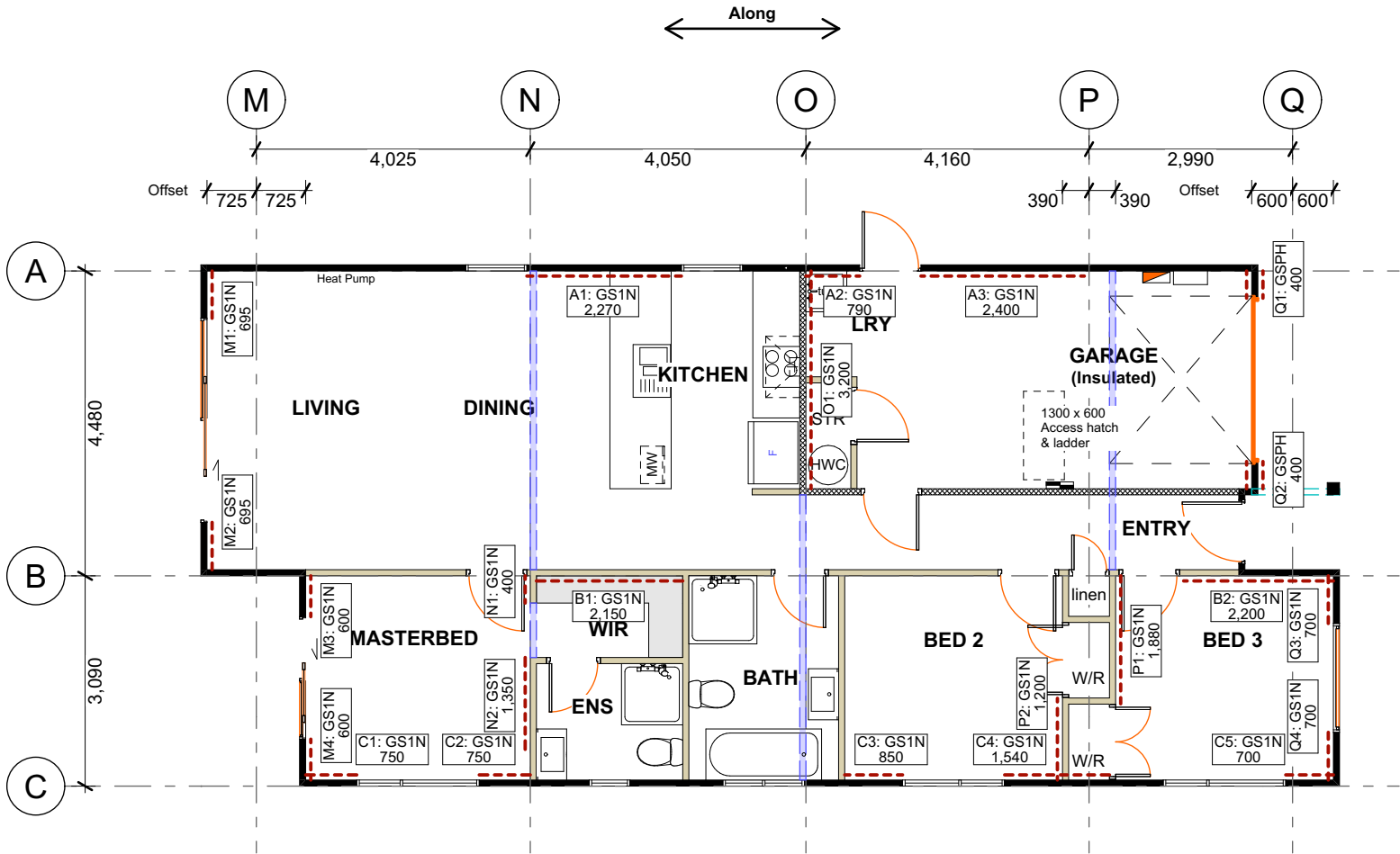
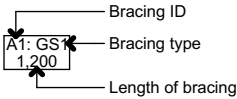
05

BRACING NOTES

- All small openings (e.g. power outlets) of 90 x 90mm max. to be placed no closer than 90mm to the edge of braced element.
- Refer to support docs. (Length of GIB EzyBrace elements) for method of calculating element lengths & position of GIB fixings
- Fixing of top plates to external walls to be in accordance with NZS 3604:2011 section 8.7.3.3 & 8.7.3.4. Refer also to BRANZ Build 138 figures 3 & 4.
- Where hold-down bolt required on internal walls, check the slab depth more than 100mm and local deepening should be provided to avoid punching through the slab.
Waffle slab: 100mm wide internal rib won't suffice.
If hold-down bolt required on timber floor, it should be fixed on the centreline of a joist on edge or on a timber blocking.

BRACING KEY

- GS1-N** _ 10/13mm Standard GIB plasterboard to one side only (Min. length- 0.4m)
- GSP-H** _ 10/13mm Standard GIB plasterboard to one side of the frame plus 7mm min. structural plywood to the other side (Min. length - 0.4m), Hold downs



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Bracing Plan

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PROFILED COLORSTEEL ROOFING

Roof plan area: 134.72m²
Roof cladding: Longrun colorsteel 0.4 BMT Min.
 Profiled (Corrugated) (E2/AS1)
Roof pitch: 25°
Eaves: 300mm off framing - except where noted
Bracing: Light roof

ROOF STRUCTURE

See Mitek producer statement for truss details & fixings

PURLINS

70 x 45mm H1.2 Purlins (600 at end span, 900 at intermittant span) to E2/AS1 Table 11.
Fixing type T to NZS 3604 Table 10.10- 1/10 gauge self drilling screw, 80mm long

ROOF FIXINGS/ENDS

Main roof: 12 Gauge Screw bolt on neoprene washer

Crest fixing: Corrugate profile - Fix sides, & C2 pattern to NZBC E2/AS1 Table 11 (Hit 1 Miss 1 Hit 1 Miss 2)

Stopends: To upper ends

Soft edge flashing: To ridge, hip & apron flashing to NZBC E2/AS1

ROOF PENETRATIONS

All penetrations to be flashed to E2/AS1 8.4.17

GUTTER

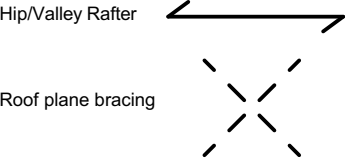
Metalline quad gutter x section 5550mm²

DOWNPIPES

Max. Roof area 80Ø downpipe = 96m²
@ 25° roof pitch

135m² = Min. 2 Downpipes (Actual 3 downpipes)
96m² Fixings @ 1200 crs.

BRACING KEY



OUTRIGGERS

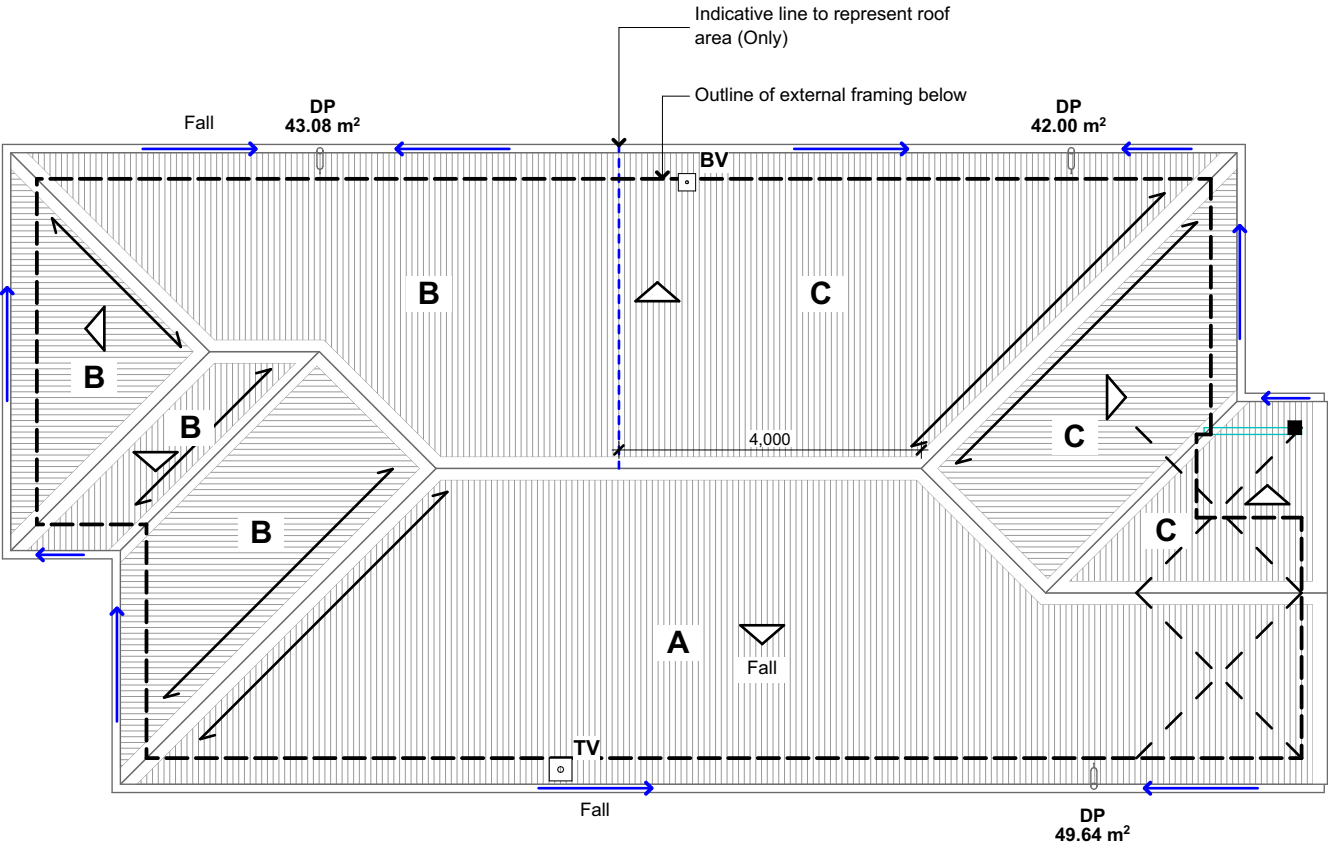
90 x 45mm outriggers @ max. 1200mm crs. fixed back to first standard truss.(All joints fixed using a min. of 2 / 90 x 3.15 mm nails).
90x45mm flying rafter on edge. 90x45mm blocking on edge over wall framing.

VALLEY GUTTERS

All valley gutters are 160mm wide unless otherwise stated as per E2/AS1 8.1.6.2.

NOTE

Expansion joints required where flashing or guttur exceed 12.0m for light coloured steel or 8.0m for dark coloured steel as per E2/AS1.



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Roof Plan

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07

LAYOUT TBC ON SITE

LEGEND

General



Single power socket



Double power socket



Isolator (Oven/Hob/Rangehood)

Mains/ Services/ Switchboard



Meter Box



Switchboard



Data Box

Televison/Phone/Data/Media



Telephone/Data outlet



TV outlet



Sky capable outlet

Heating/ Ventilation



Bathroom Heater

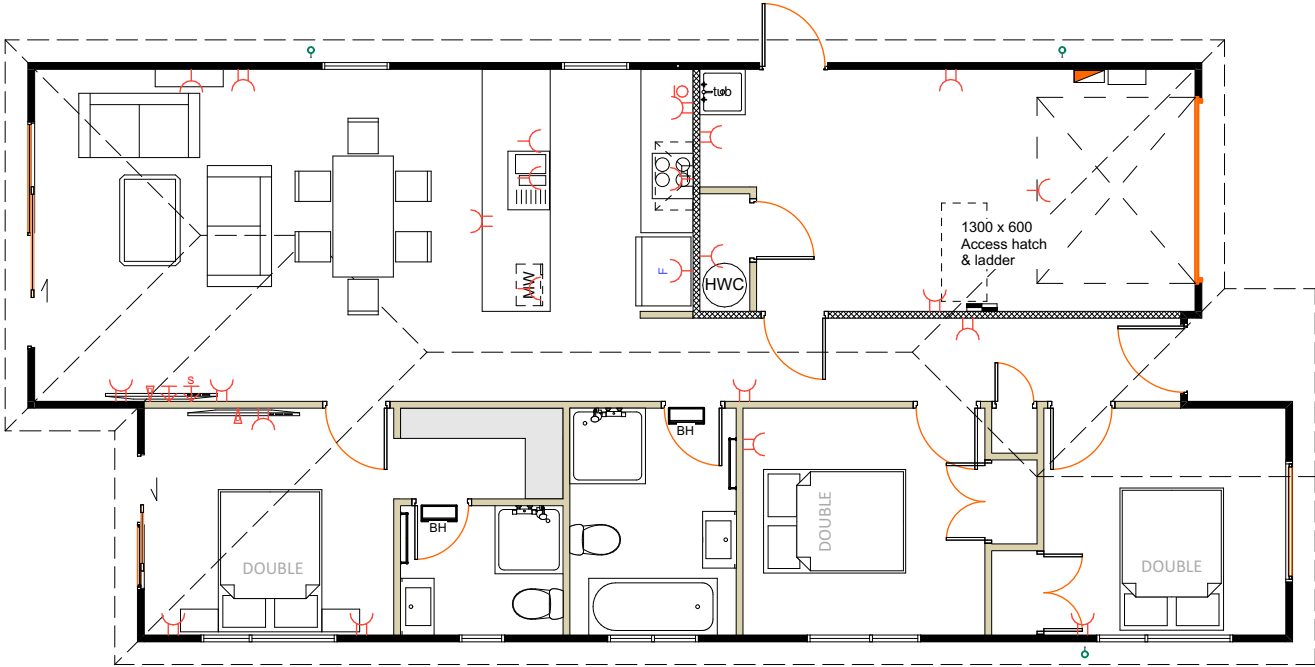
NOTE

- Single power points to be installed for kitchen appliances includes kitchen connections. ie: microwave, fridge, waste, dishwasher, garage door openers and rangedhood.

- Confirm all points, including hob and oven, with kitchen designer prior to placement

- Refer to Floor Plan for Heated Towel Rail and Extract Fan location.

- All locations TBC on site



LAYOUT TBC ON SITE

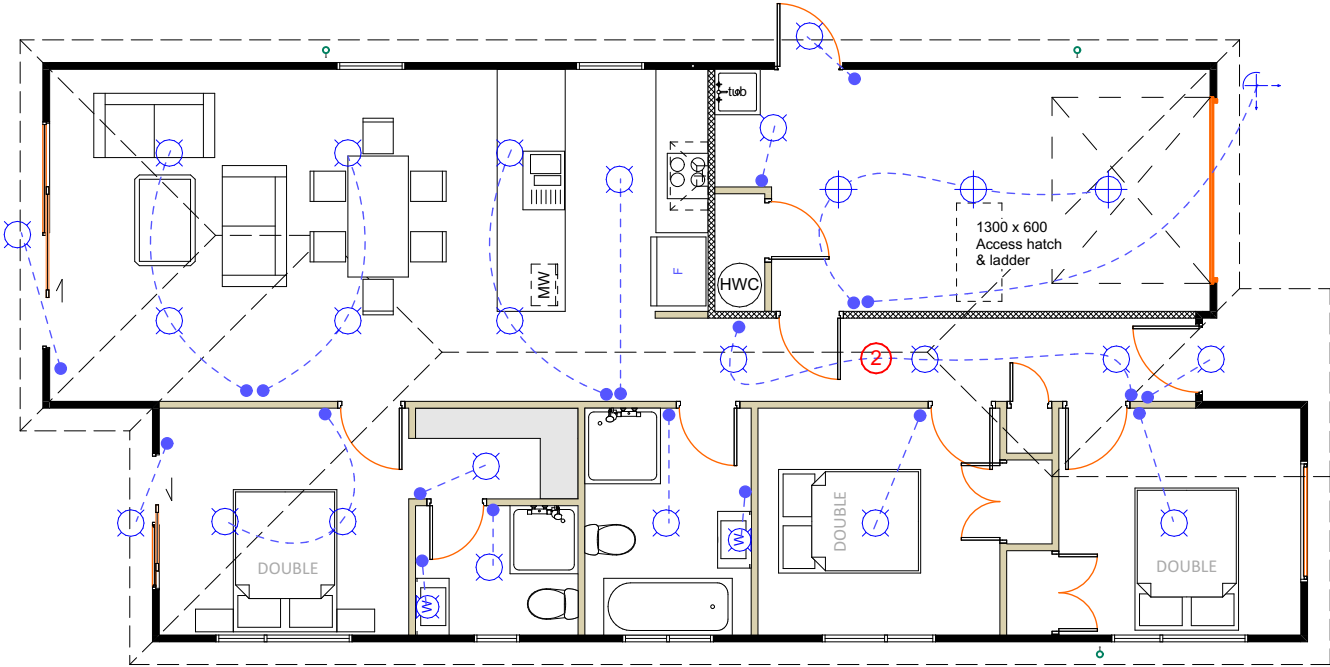
LEGEND

Light Fittings

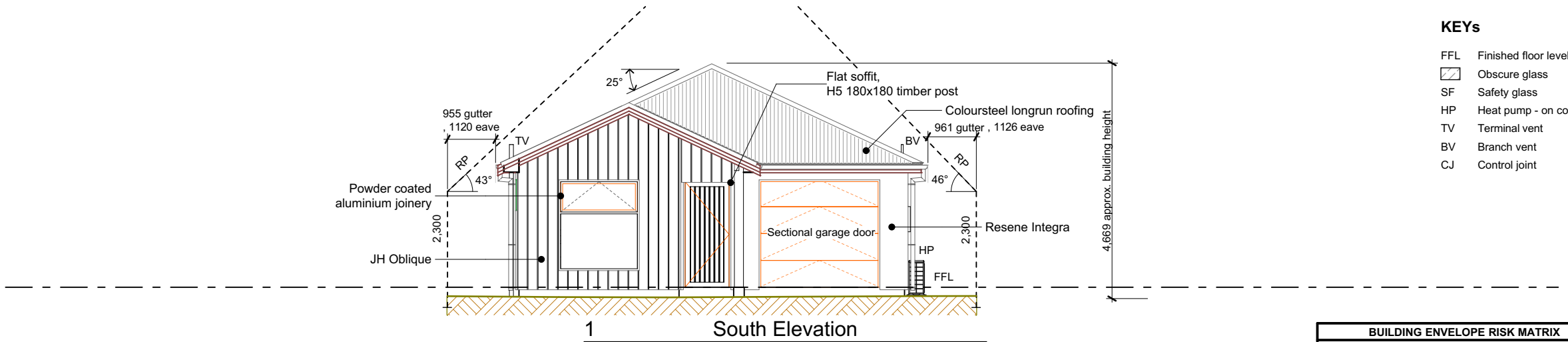
- Wire / Switch
- LED down light
- Vanity light (Wall mounted)
- Security light
- Batten holder
- Two way light circuit

NOTE

- Install single batten holder and switch to attic space in Garage if applicable
- A minimum of 20 lux will be maintained at floor level
- All locations TBC on site

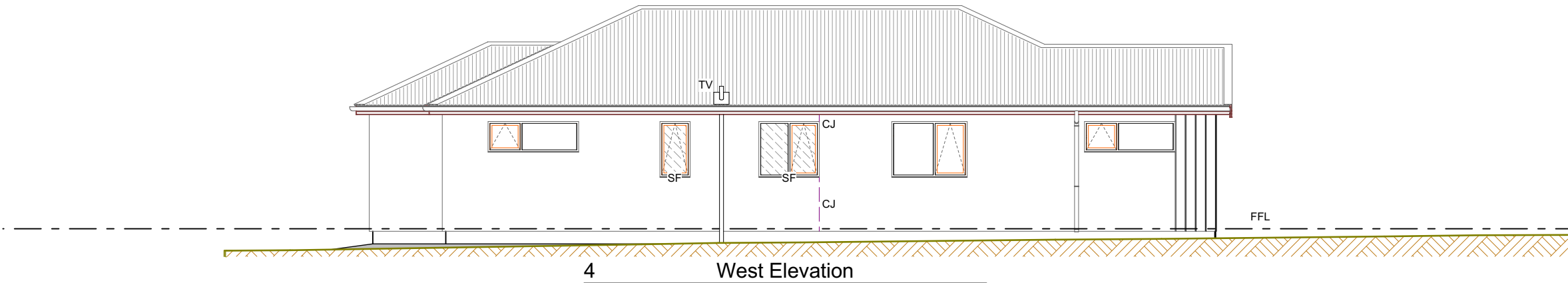
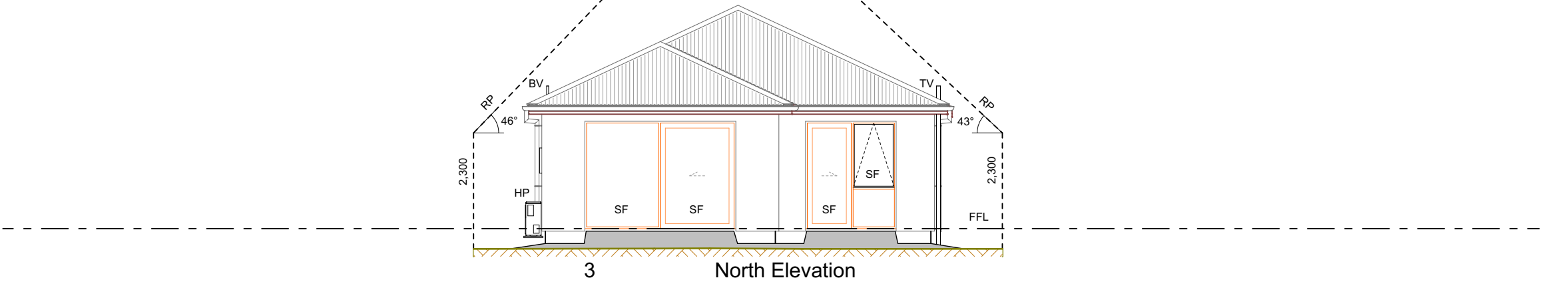
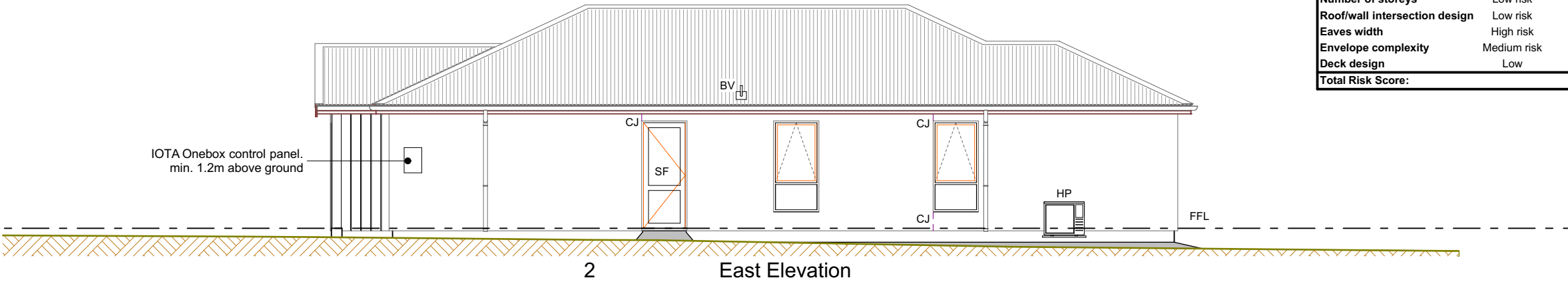


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- KEYs**
- FFL Finished floor level
 - Obscure glass
 - SF Safety glass
 - HP Heat pump - on concrete pad
 - TV Terminal vent
 - BV Branch vent
 - CJ Control joint

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



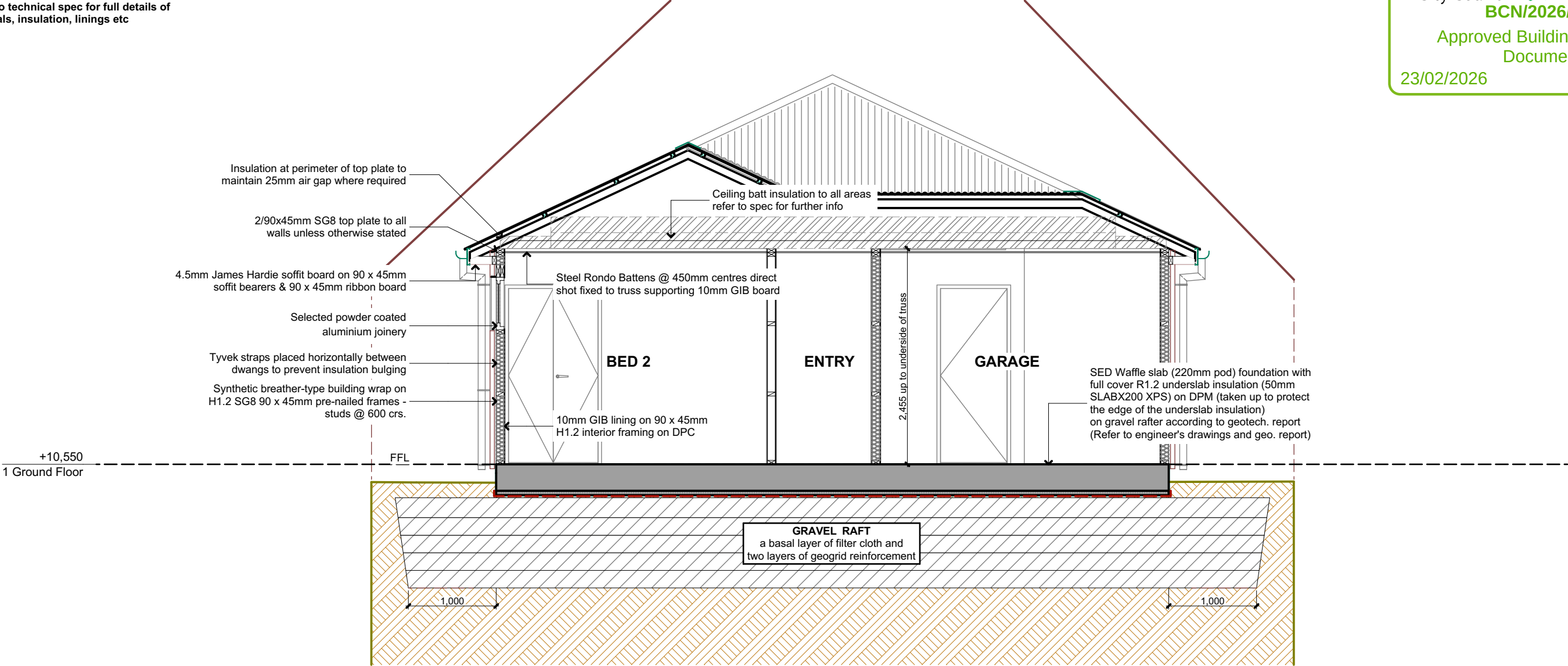
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Elevations

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Refer to technical spec for full details of materials, insulation, linings etc



Specific schedule of timber treatment				
	Element	Species	Treatment	Element
1	Exterior wall framing (Refer to NZS 3604 for clarification)	Radiata pine	H 1.2	All timber used to be treated as required by NZS 3602. This table is intended as a summary of these requirements only. Treatment levels shown are the minimum level required. Higher treatment levels may be used if appropriate Timber type All wall framing = SG 8 Lintels = SG 8 Trusses = SG 8
2	Interior wall framing	Radiata pine or douglas fir	H 1.2	
3	Wall cavity battens	Radiata pine	H 3.1	
4	External door & window reveals	Radiata pine dressing grade	H 3.1	
5	Exposed beams	Radiata pine	H 3.2	
6	Purlins/battens	Radiata pine	H 1.2	
7	Roof framing	Radiata pine or douglas fir	H 1.2	
8	Exposed roof framing	Radiata pine or douglas fir	H 3.2	
9	Posts	Laminated	H 5	

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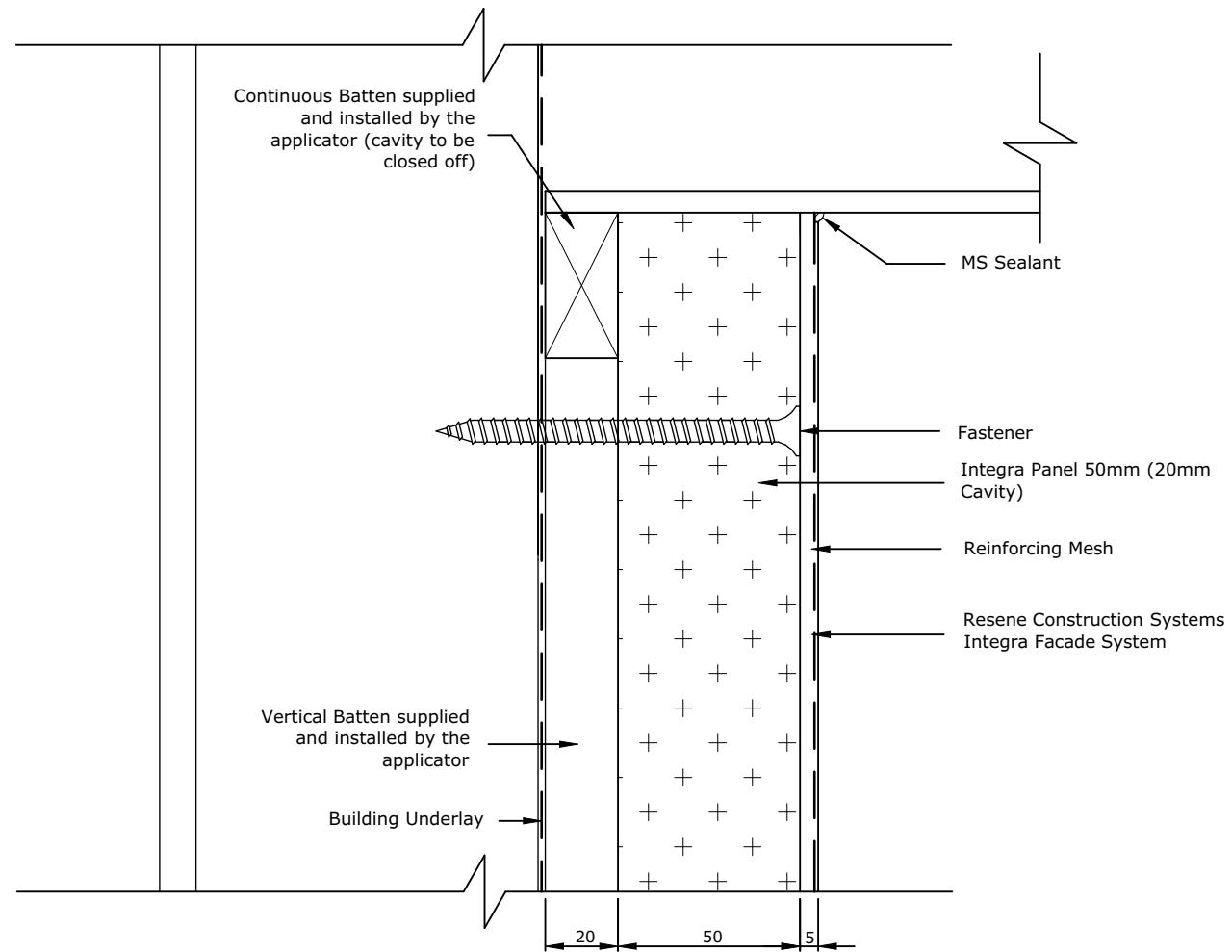
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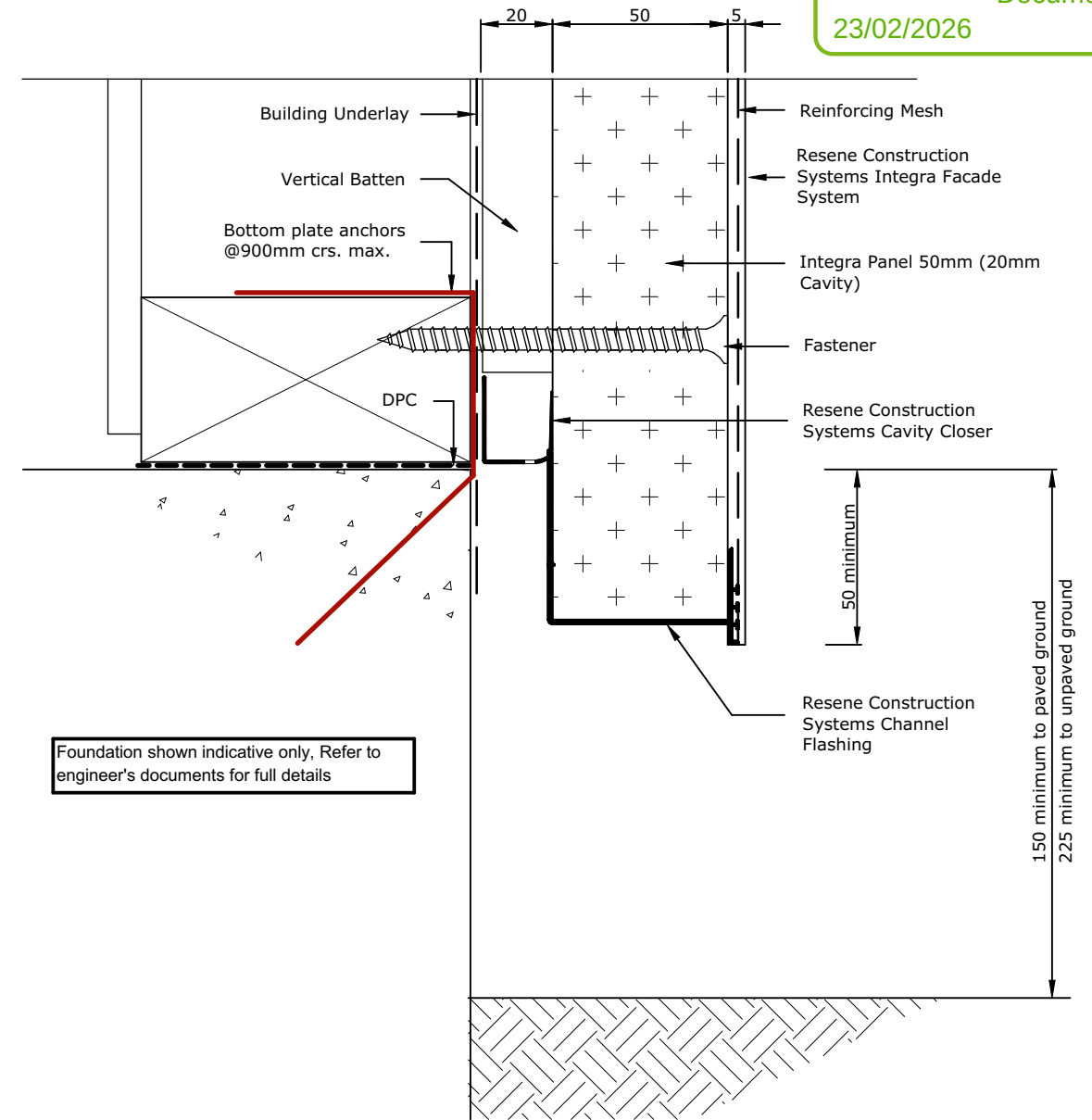
Section A

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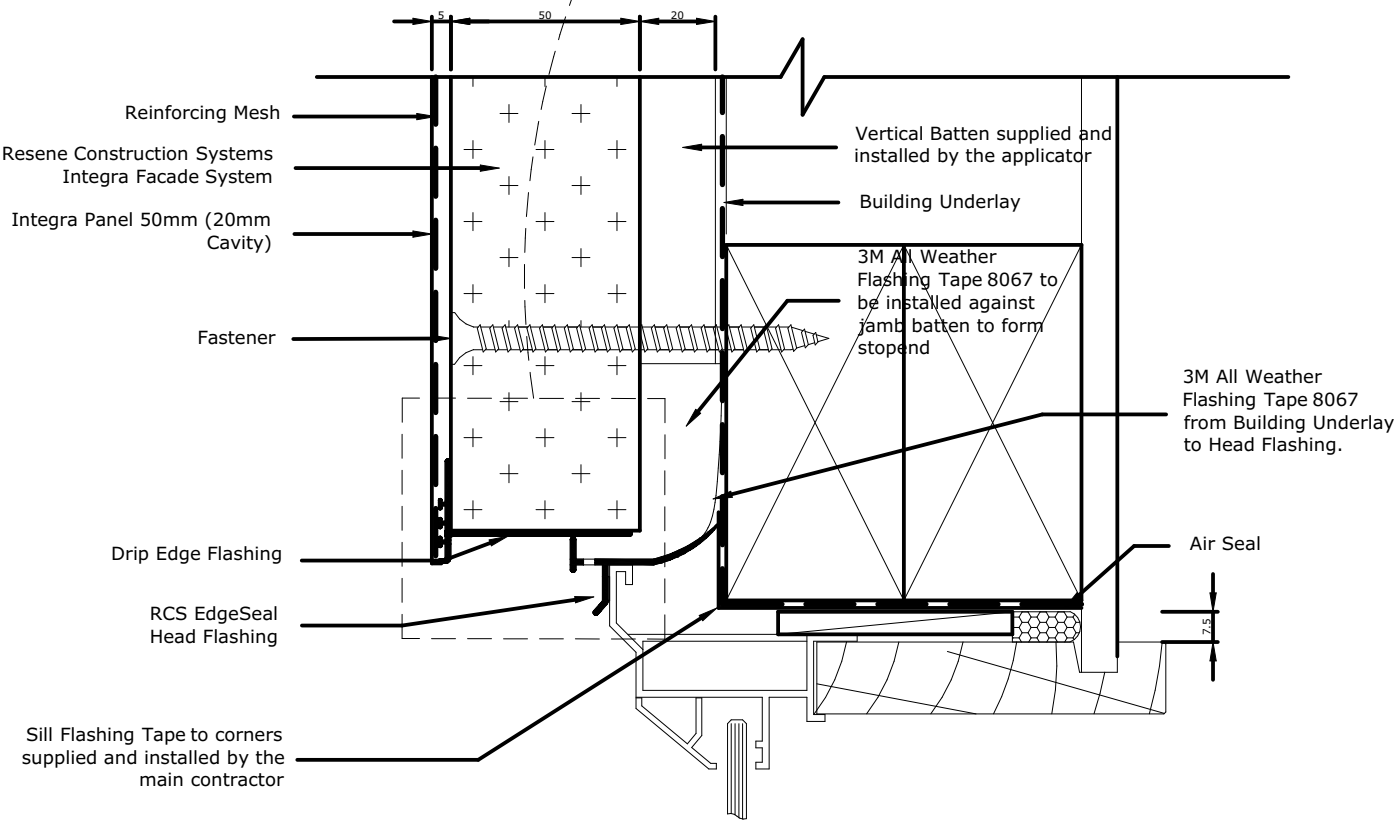
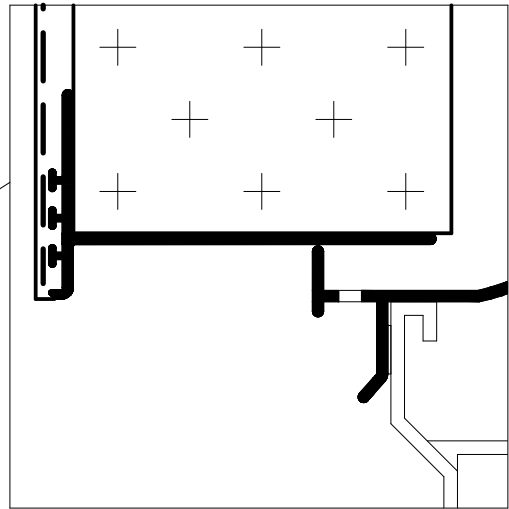
11



1 Soffit



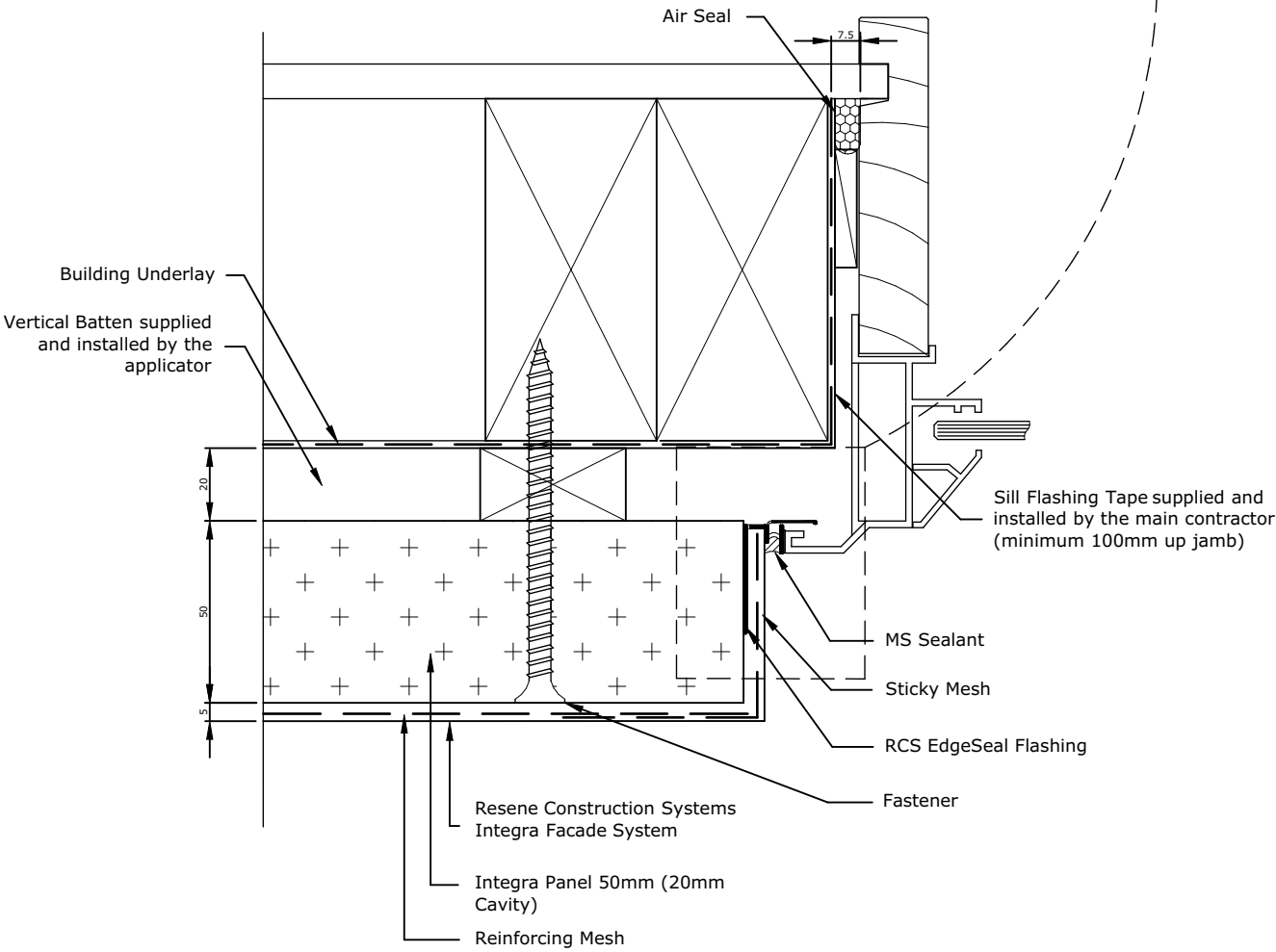
2 Foundation



The RCS EdgeSealHead Flashing must be installed so that it extends 10mm either side of the jamb extrusion.

Can be utilised on a sloping window head up to 25 degrees

1 Window Head

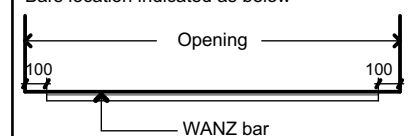


Allow a 25mm Gap between the back of the joinery and external facing timber framing to allow the jamb flashing to fit.

2 Window Jamb

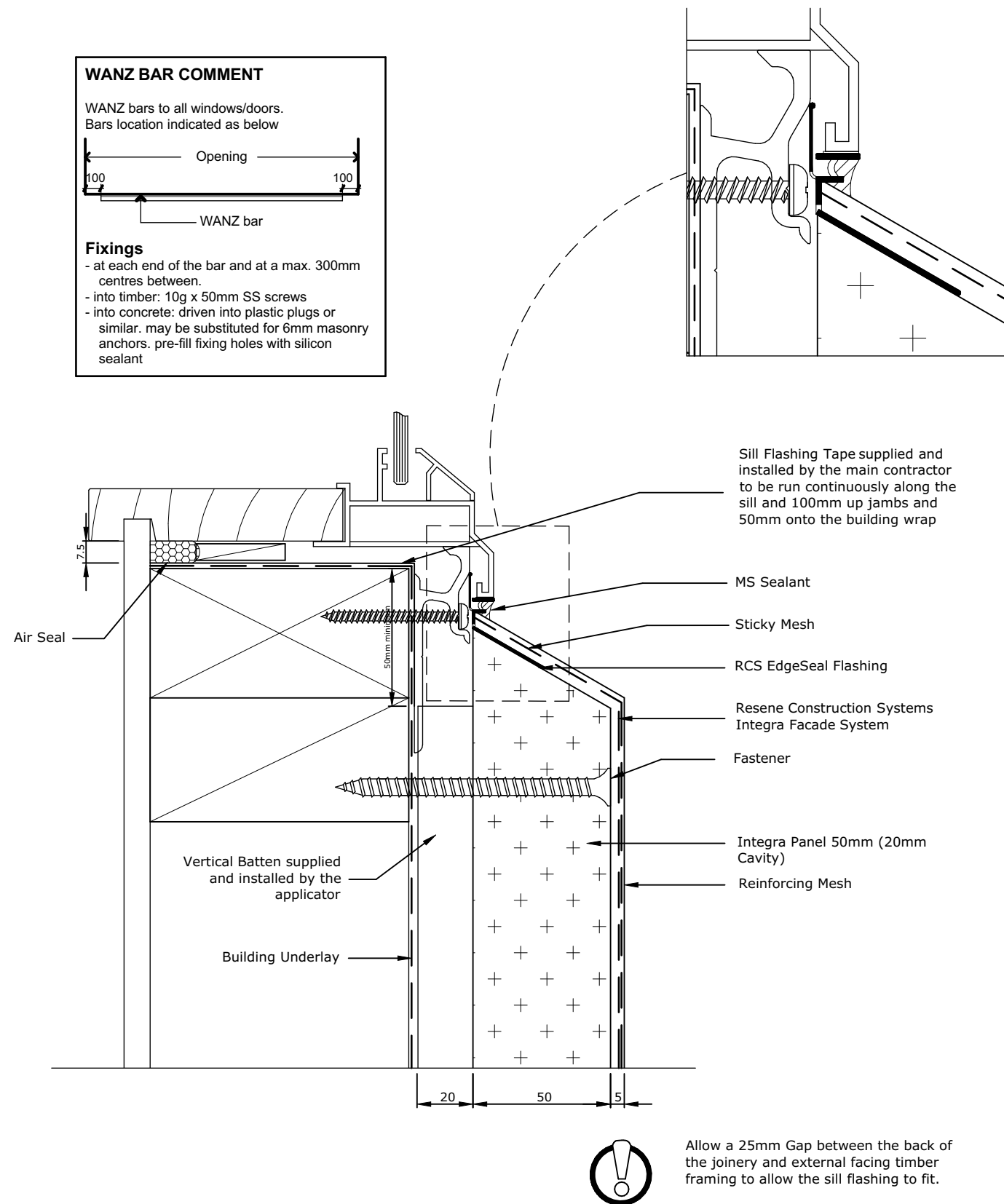
WANZ BAR COMMENT

WANZ bars to all windows/doors.
Bars location indicated as below

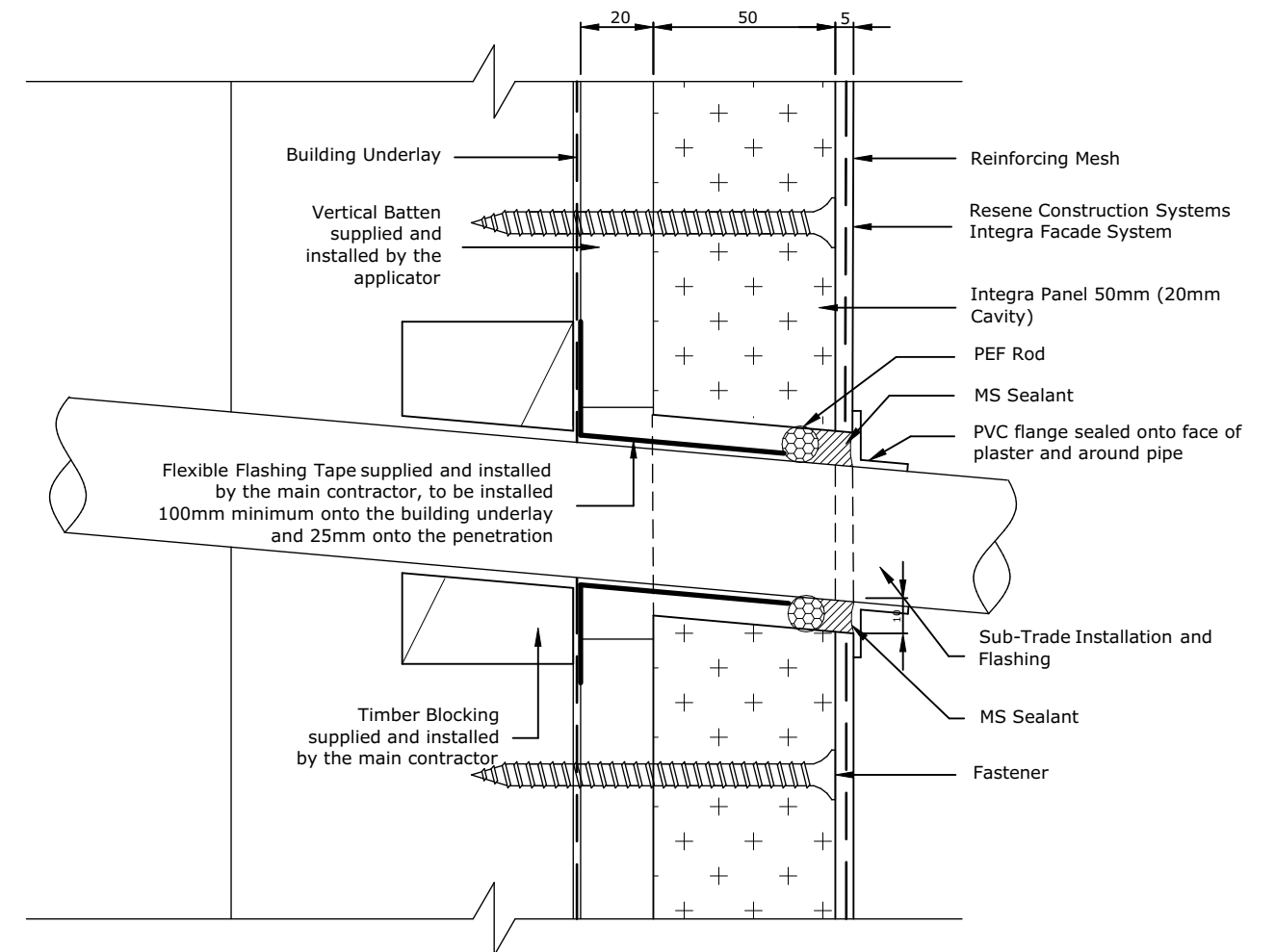


Fixings

- at each end of the bar and at a max. 300mm centres between.
- into timber: 10g x 50mm SS screws
- into concrete: driven into plastic plugs or similar. may be substituted for 6mm masonry anchors. pre-fill fixing holes with silicon sealant



1 Window Sill



2 Pipe Penetration



It is important that there is adequate support for the penetration in the form of timber packing. The penetration should be angled slightly away from the cladding so any moisture is diverted away from the cladding.

Allow a 25mm Gap between the back of the joinery and external facing timber framing to allow the sill flashing to fit.

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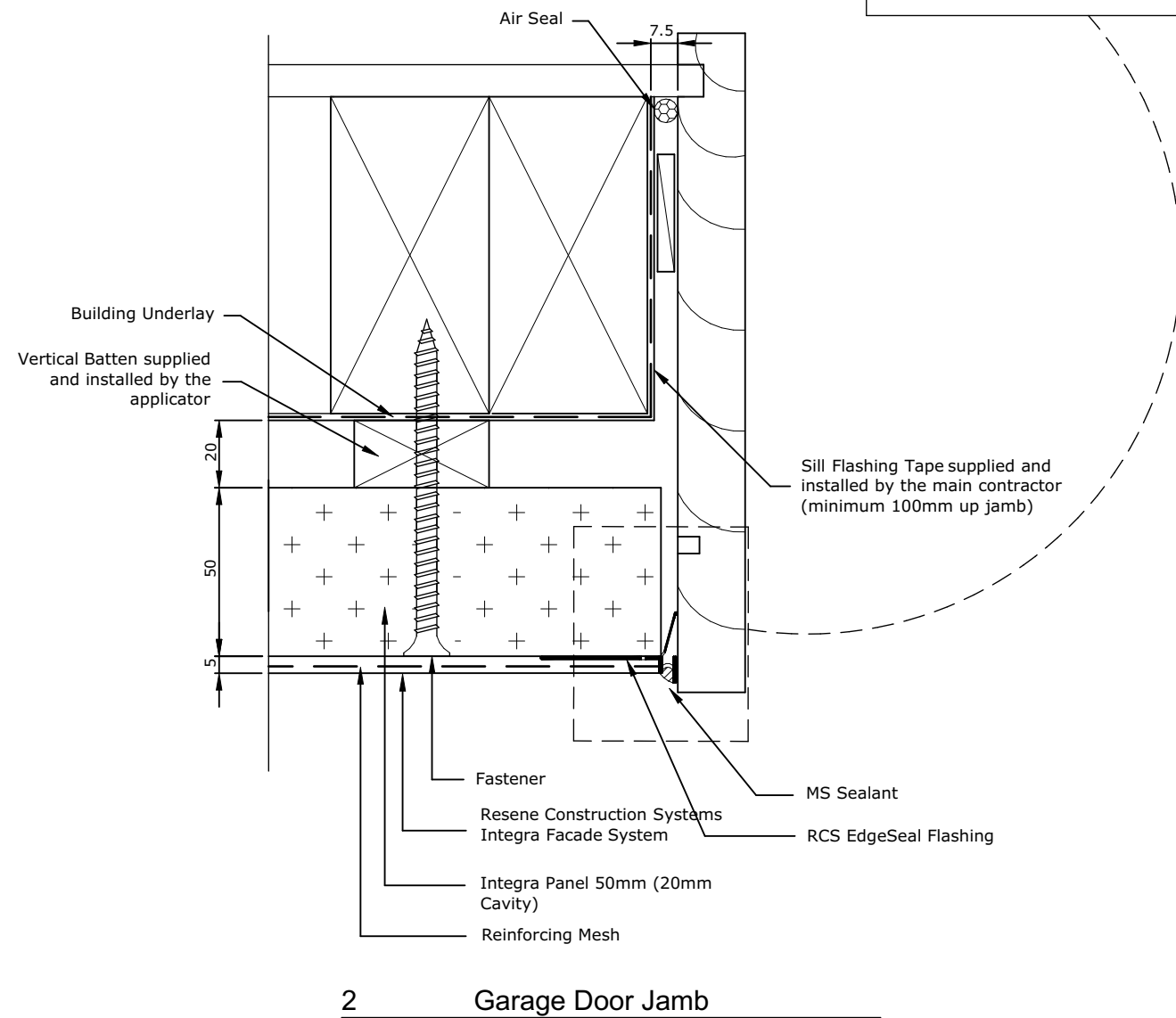
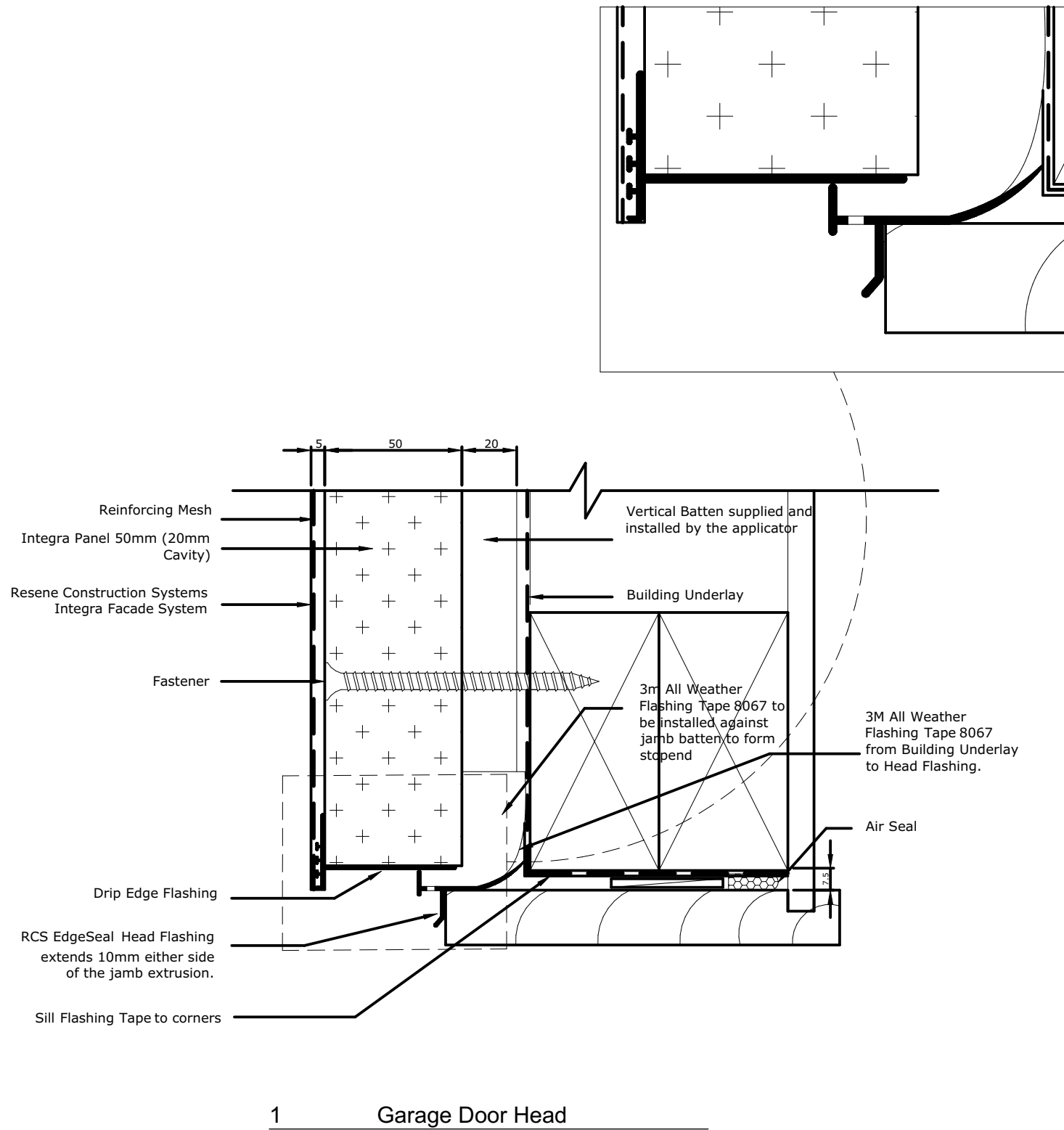
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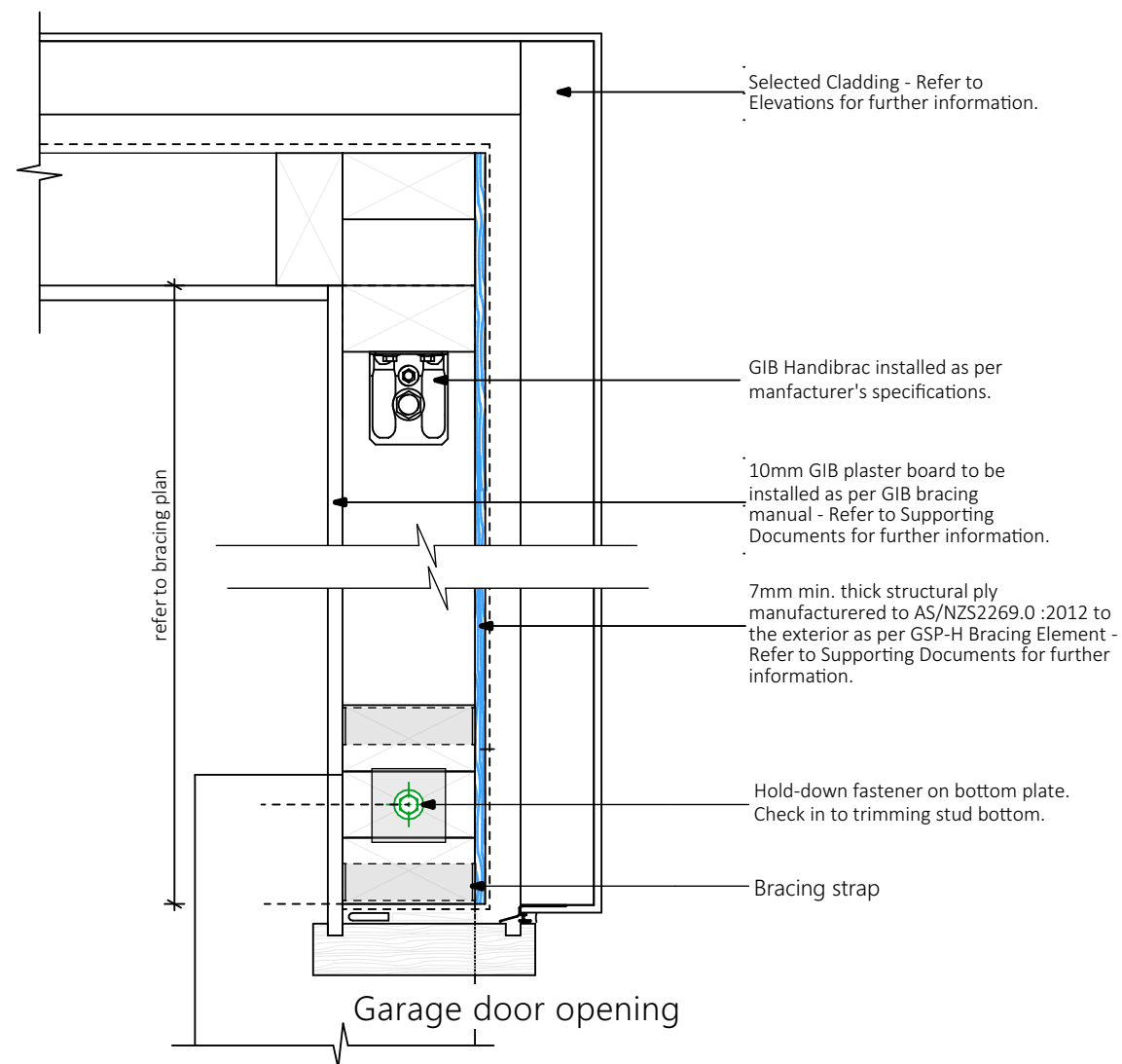
David Ross Williams
 23 Swanns Road
 Richmond, Christchurch

Details Integra

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 Drawn: BOAZ
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14





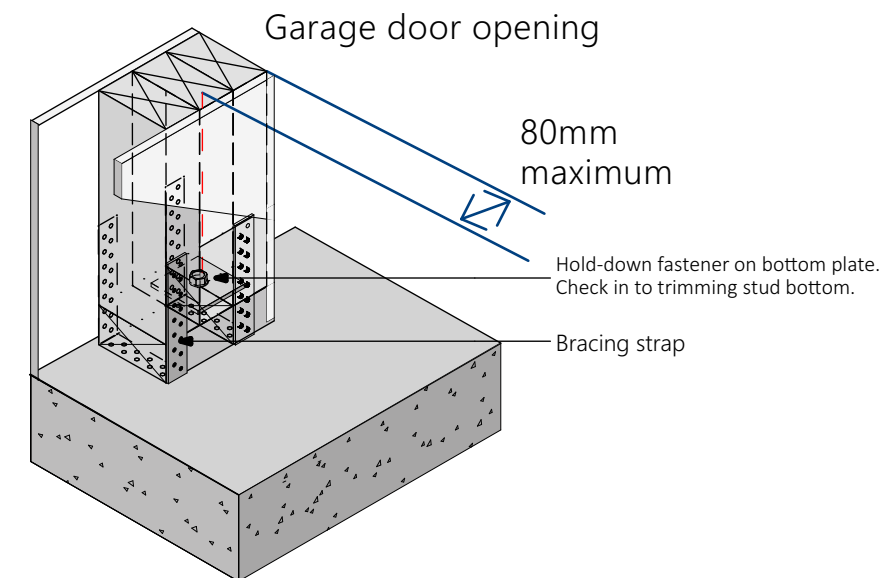
Bracing strap installation

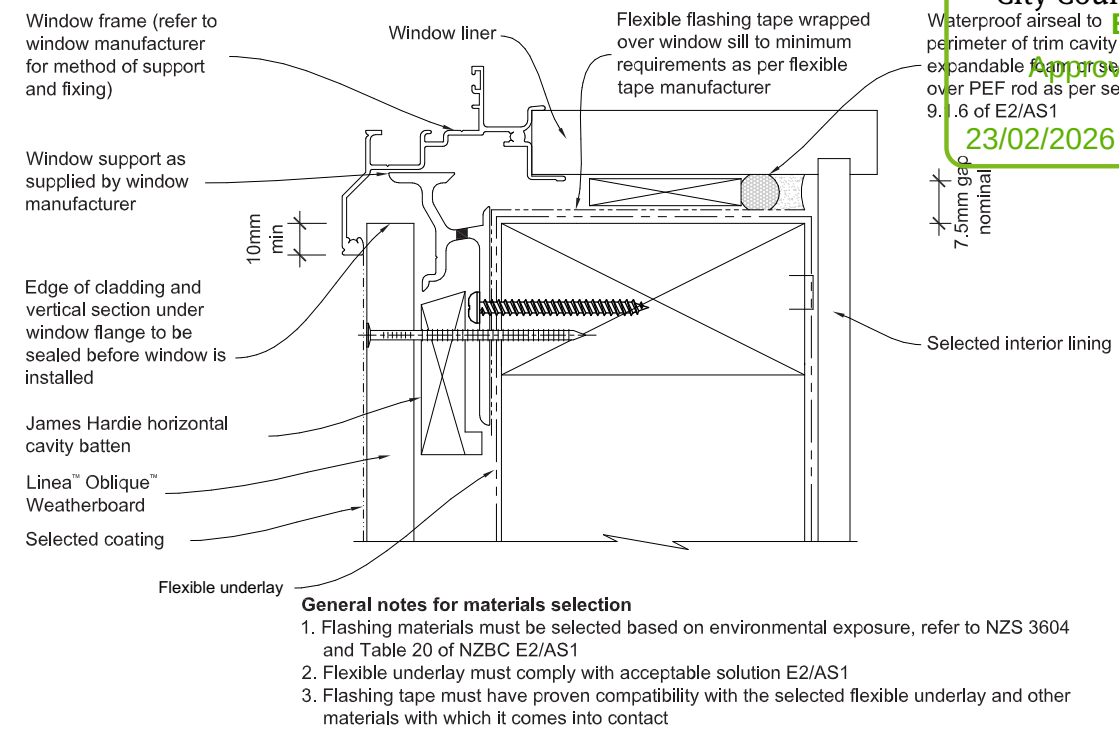
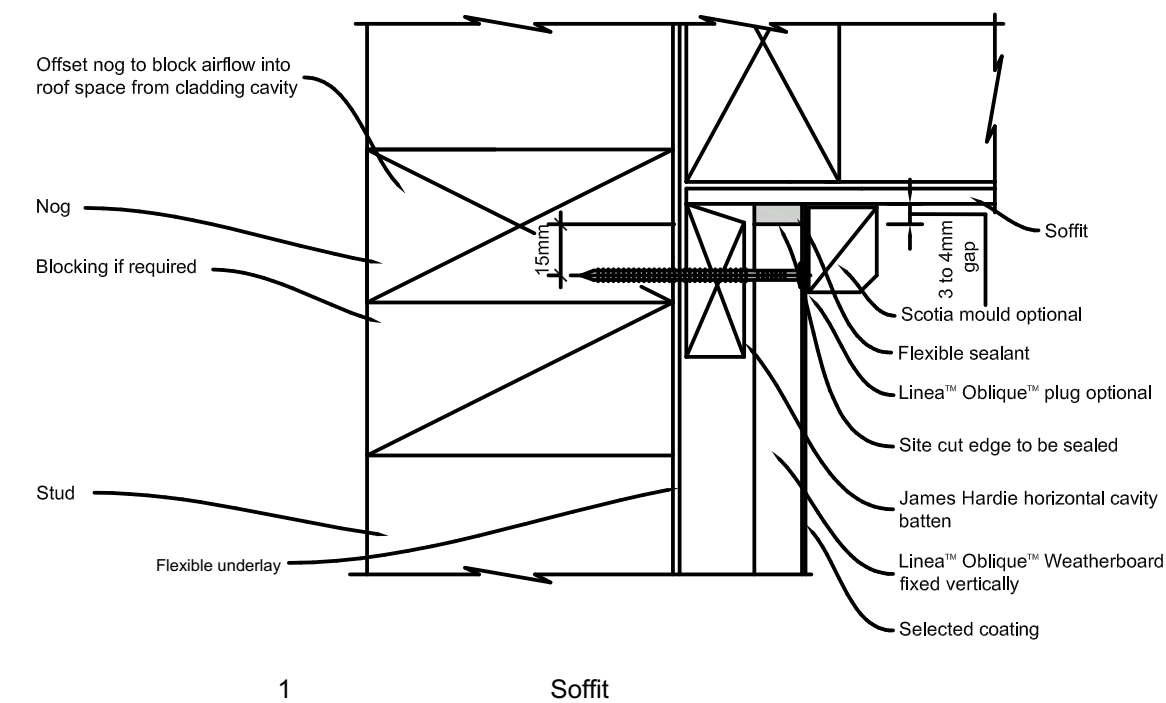
Care needs to be taken with the installation of the bracing strap. It should be checked in to be flush with the face of the stud providing a flat substrate for the plasterboard and positioned in such a way that the corner fastenings of the bracing element are not affected by it. Keeping the strap to the edge of the end stud as shown will allow the corner fastenings to be installed without having to penetrate the bracing strap.

400 x 25 x 0.9mm galvanised strap to pass under the plate and up the other side of the stud. Six 30 x 2.5mm flat head galvanised nails to each side of the stud. Three 30 x 2.5mm flat head galvanised nails to each side of the plate. Hold down bolt with 50 x 50 x 3mm washer to be fitted within 80mm of the end of the element.

Hold-down fastener requirements

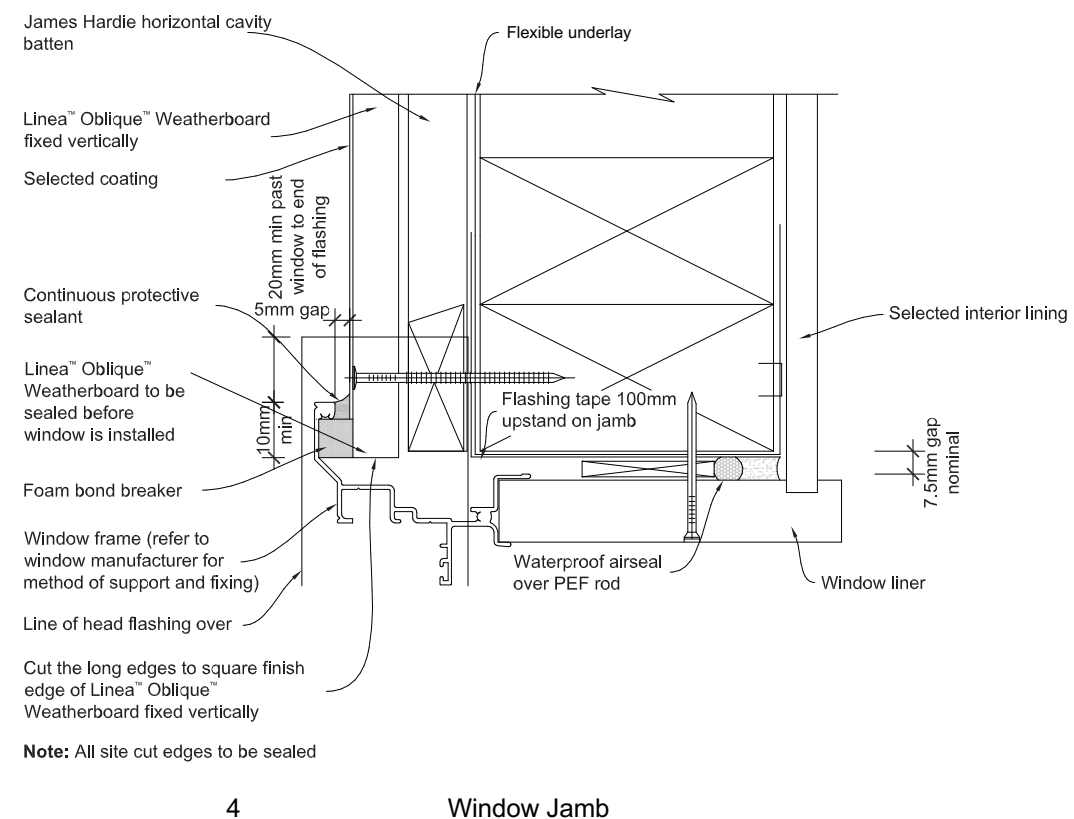
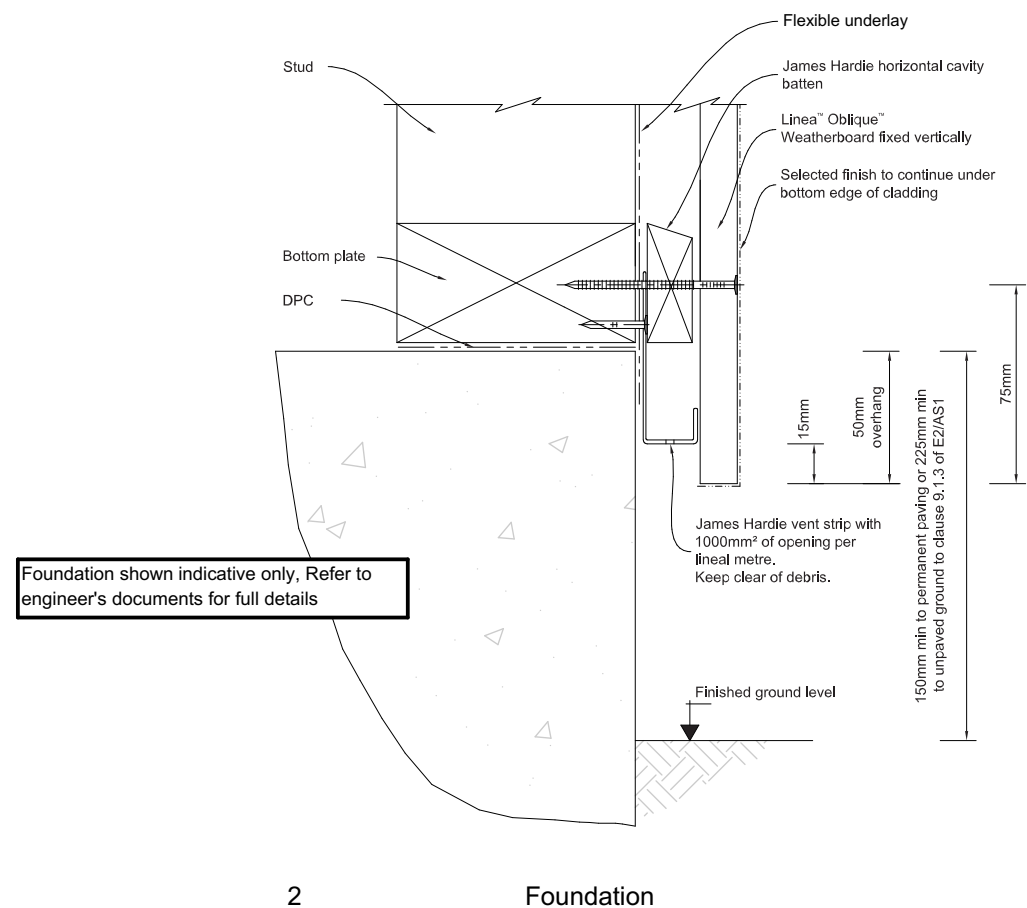
A mechanical fastening with a minimum characteristic uplift capacity of 15kN (eg. Fortress 12x150) fitted with a 50 x 50 x 3mm square washer within 80mm of the ends of the bracing element.





- General notes for materials selection**
1. Flashing materials must be selected based on environmental exposure, refer to NZS 3604 and Table 20 of NZBC E2/AS1
 2. Flexible underlay must comply with acceptable solution E2/AS1
 3. Flashing tape must have proven compatibility with the selected flexible underlay and other materials with which it comes into contact

Refer to the manufacturer or supplier for technical information for these materials.



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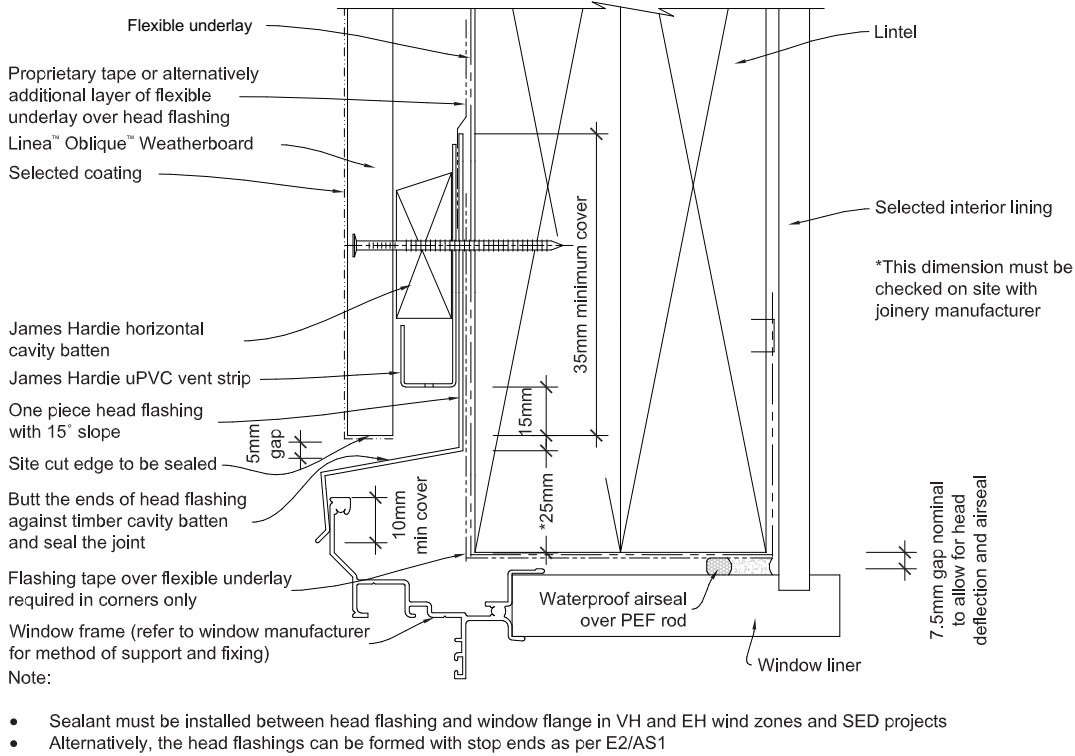
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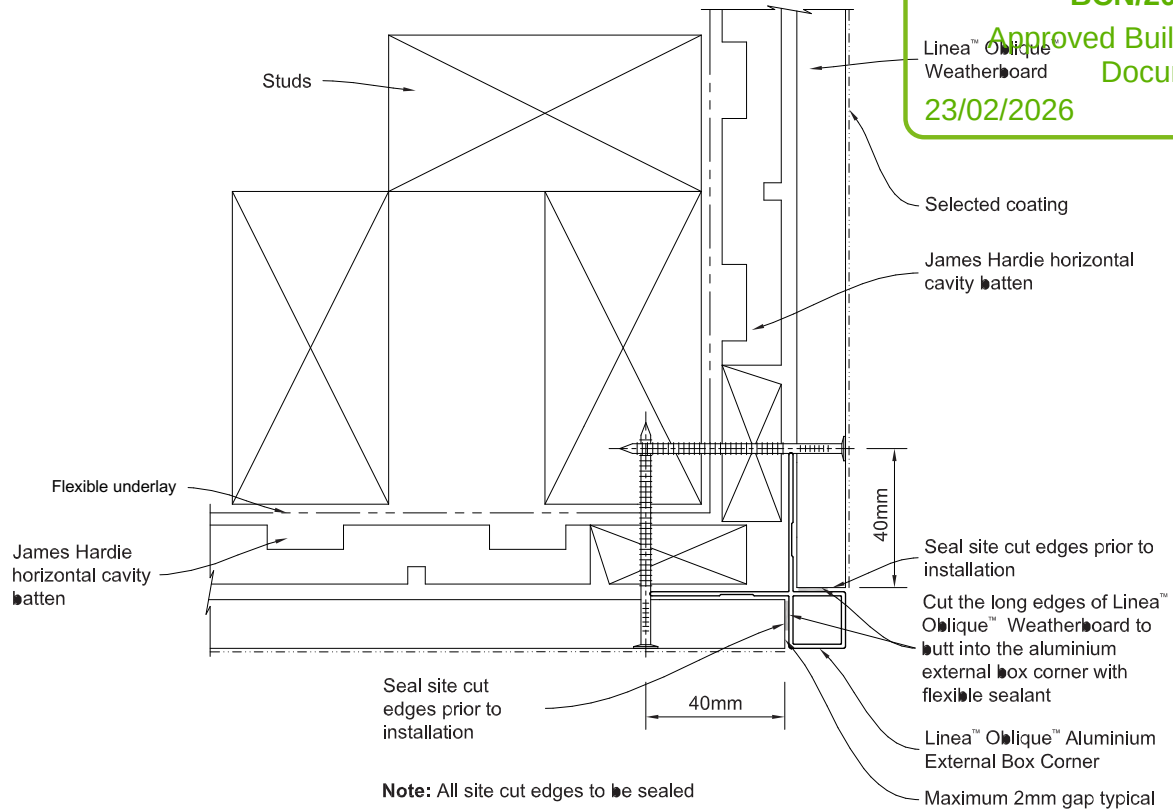
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Details Oblique

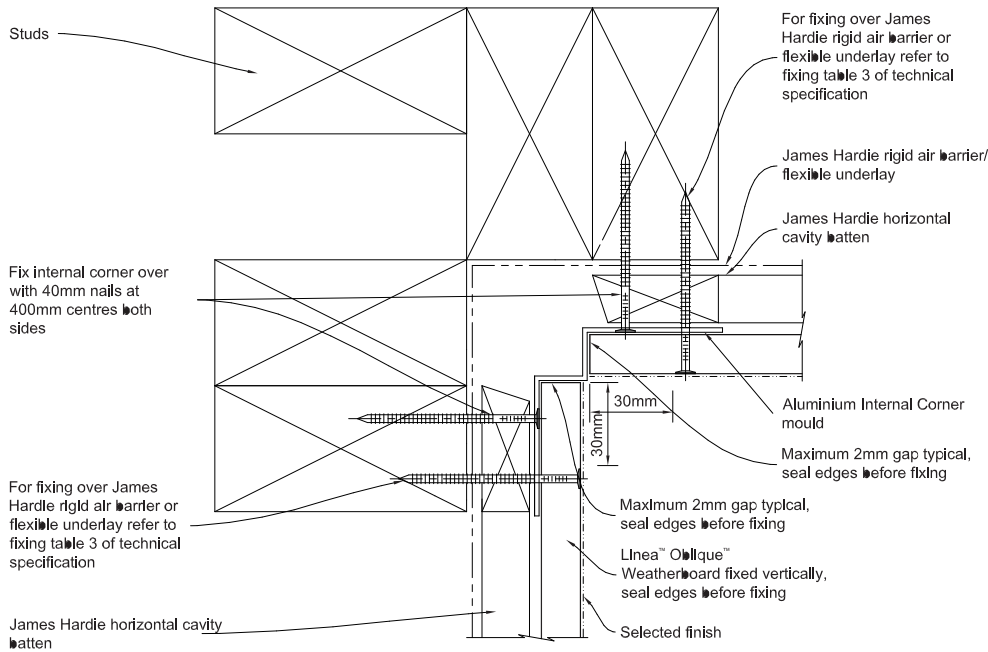
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1 Window Head



2 External Corner



3 Internal Corner

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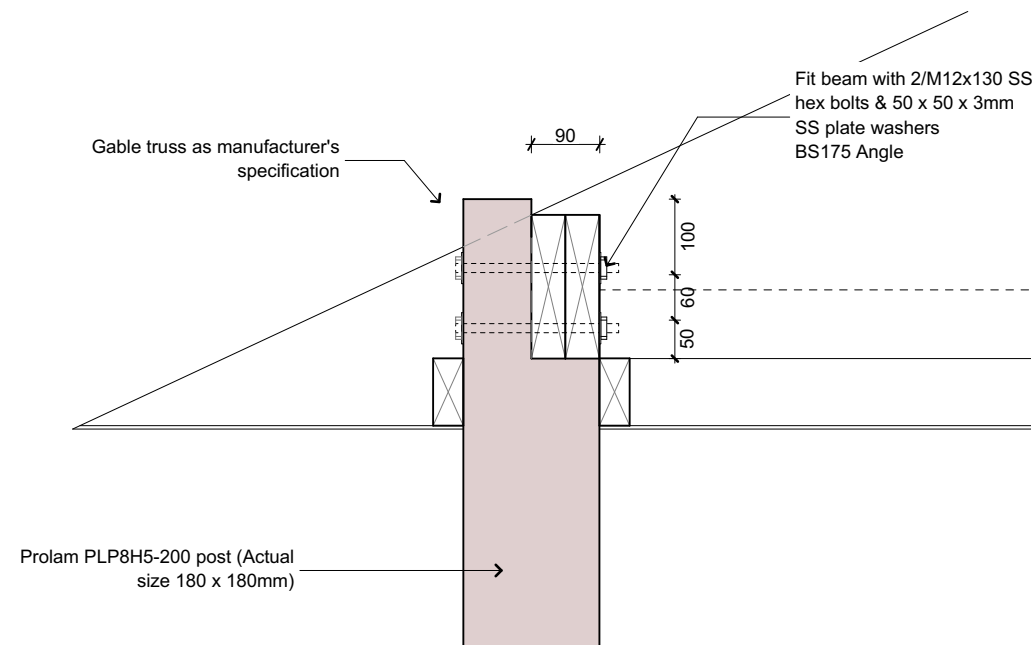
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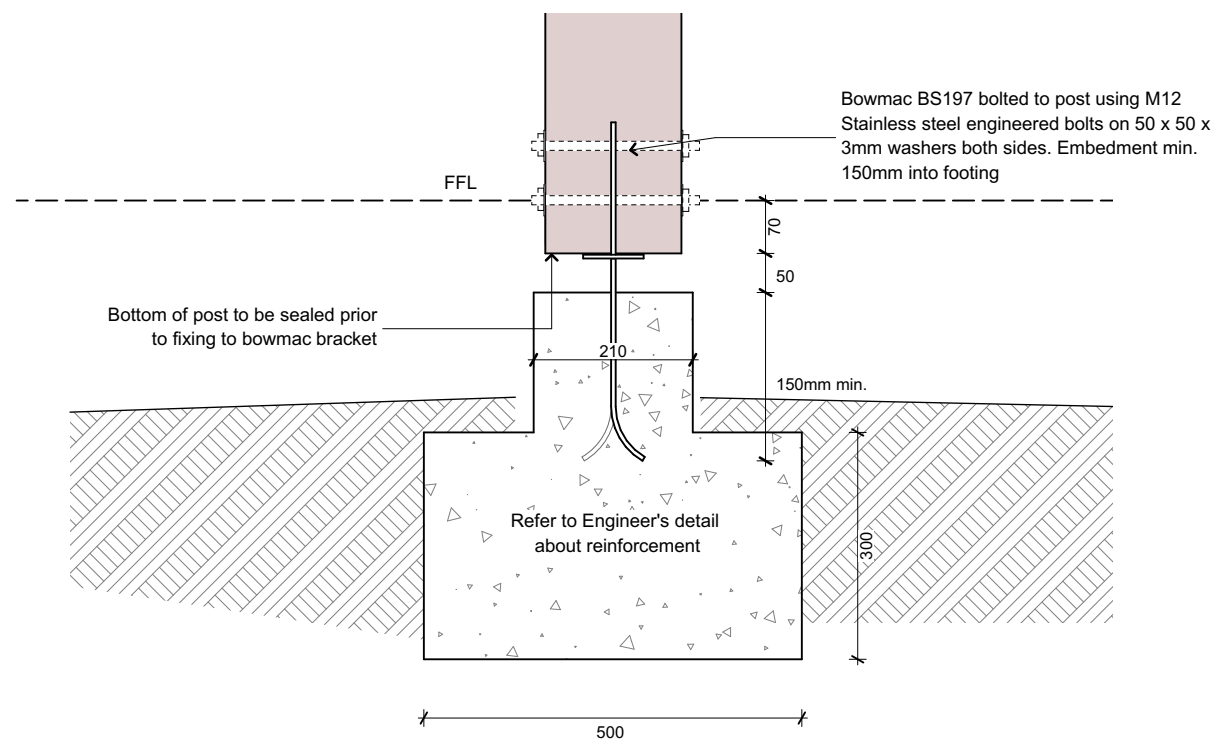
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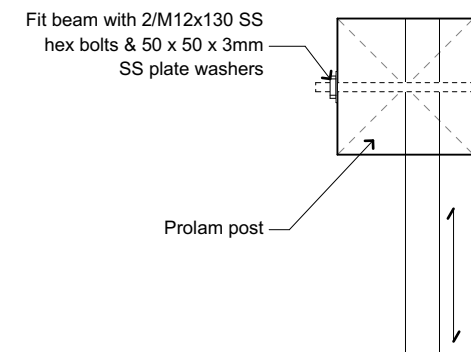
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Post Head Connection



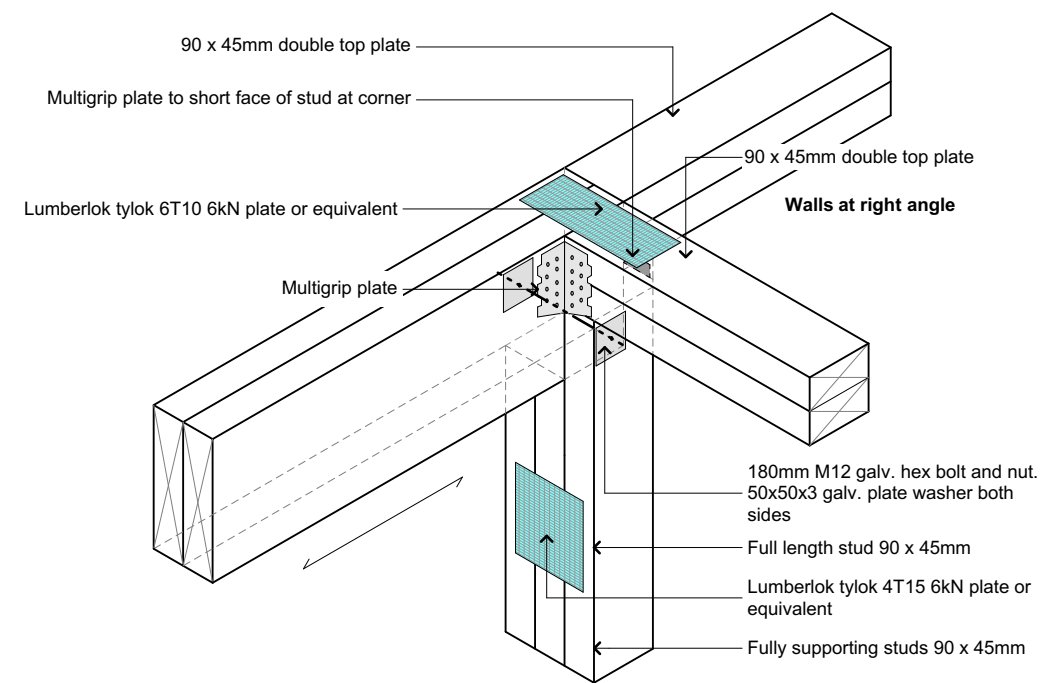
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Post Footing



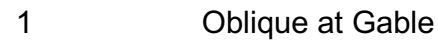
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Post Plan View

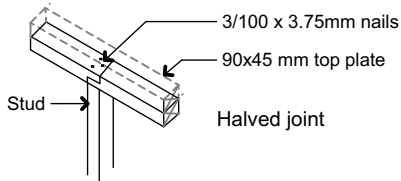


4

3D - Beam to Corner Wall Connection

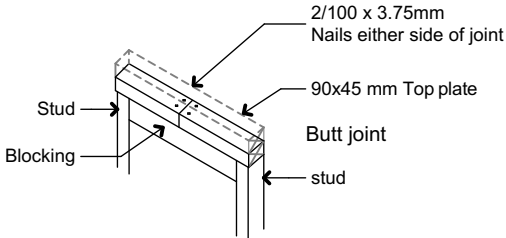


Top Plate Connections & Uplift Prevention



3/100 x 3.75mm nails
90x45 mm top plate
Stud
Halved joint

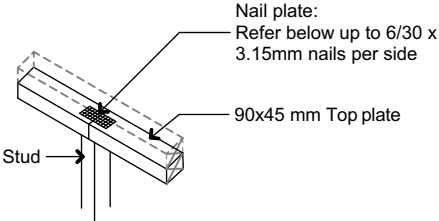
1 Stud To Top Plate Connection NTS



2/100 x 3.75mm
Nails either side of joint
90x45 mm Top plate
Stud
Blocking
Butt joint

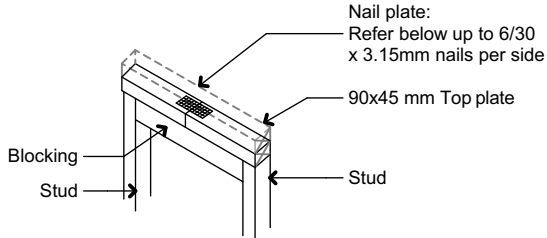
2 Top Plate Join Between Studs NTS

Walls Not Containing Bracing



Nail plate:
Refer below up to 6/30 x
3.15mm nails per side
90x45 mm Top plate
Stud

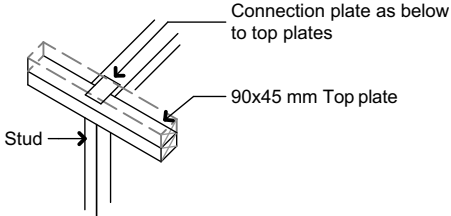
3 Stud To Top Plate Connection NTS



Nail plate:
Refer below up to 6/30
x 3.15mm nails per side
90x45 mm Top plate
Stud
Blocking

4 Top Plate Join Between Studs in Braced Wall NTS

Walls Containing Bracing

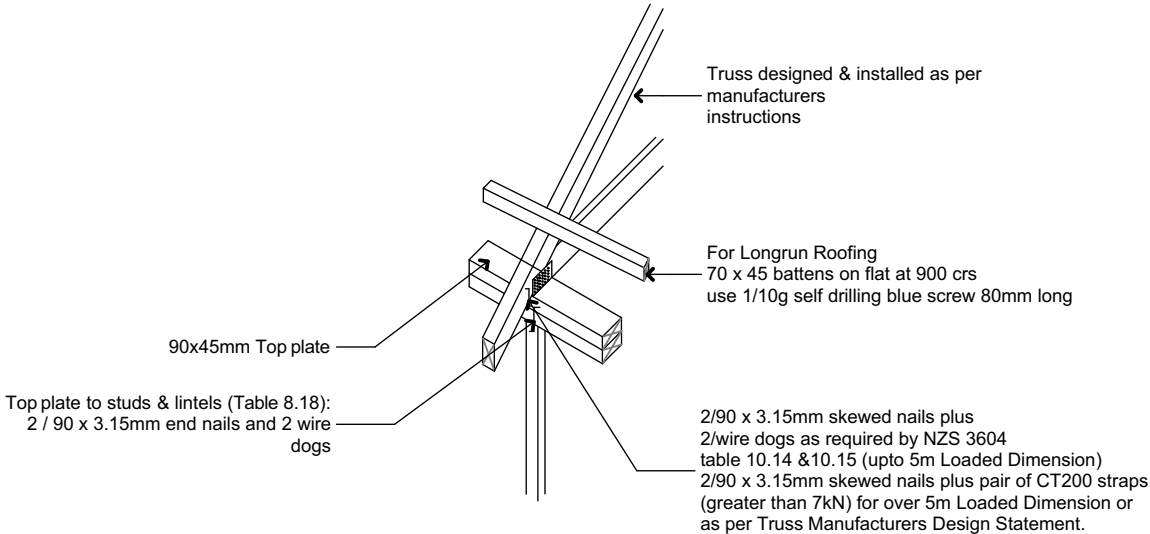


Connection plate as below
to top plates
90x45 mm Top plate
Stud

5 Top Plate to Wall Connection NTS

Right angle top plate connection
Total bracing capacity of wall <125BU:
6kN connection to 1 external wall.
Total bracing capacity of wall >125 <250 BU 6kN
connection to 2 external walls.
Total bracing capacity of wall >250 BU 2.4kN per
100BU connection to at least 2 walls.

3/30 x 3.15mm nails per side up to 3kN plates
6/30 x 3.15mm nails per side up to 6kN plates



Truss designed & installed as per
manufacturers
instructions

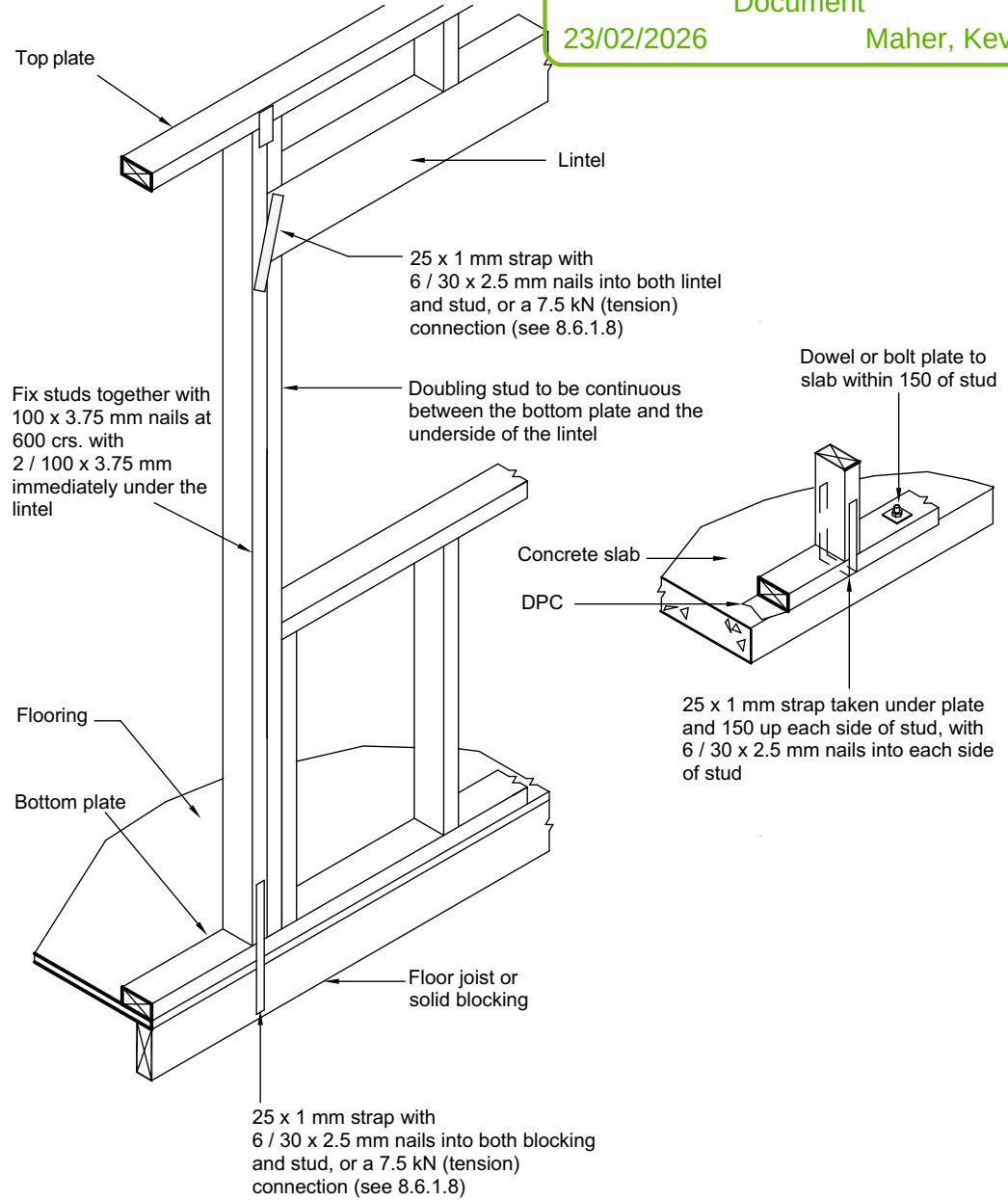
For Longrun Roofing
70 x 45 battens on flat at 900 crs
use 1/10g self drilling blue screw 80mm long

90x45mm Top plate

Top plate to studs & lintels (Table 8.18):
2 / 90 x 3.15mm end nails and 2 wire
dogs

2/90 x 3.15mm skewed nails plus
2/wire dogs as required by NZS 3604
table 10.14 & 10.15 (upto 5m Loaded Dimension)
2/90 x 3.15mm skewed nails plus pair of CT200 straps
(greater than 7kN) for over 5m Loaded Dimension or
as per Truss Manufacturers Design Statement.

6 Connecting Trusses to Top Plate NTS



Top plate
Lintel
25 x 1 mm strap with
6 / 30 x 2.5 mm nails into both lintel
and stud, or a 7.5 kN (tension)
connection (see 8.6.1.8)

Fix studs together with
100 x 3.75 mm nails at
600 crs. with
2 / 100 x 3.75 mm
immediately under the
lintel

Doubling stud to be continuous
between the bottom plate and the
underside of the lintel

Dowel or bolt plate to
slab within 150 of stud

Concrete slab
DPC

25 x 1 mm strap taken under plate
and 150 up each side of stud, with
6 / 30 x 2.5 mm nails into each side
of stud

Flooring
Bottom plate
Floor joist or
solid blocking

25 x 1 mm strap with
6 / 30 x 2.5 mm nails into both blocking
and stud, or a 7.5 kN (tension)
connection (see 8.6.1.8)

7 Lintel Fixing to Prevent Uplift NTS

Source: NZS 3604 P8-29 Figure 8.12

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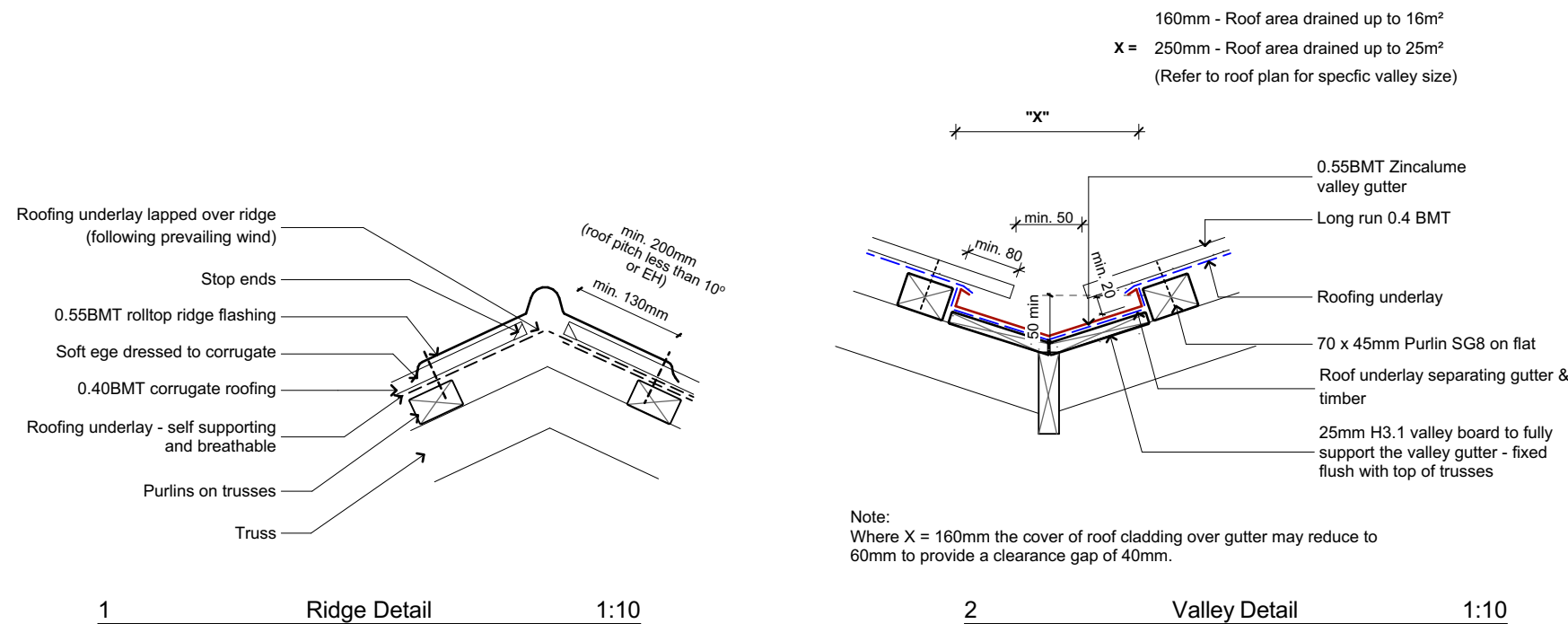
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Details Framing

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23



SURFACES

Splash backs

(Including kitchen) Shall be sealed to the bench

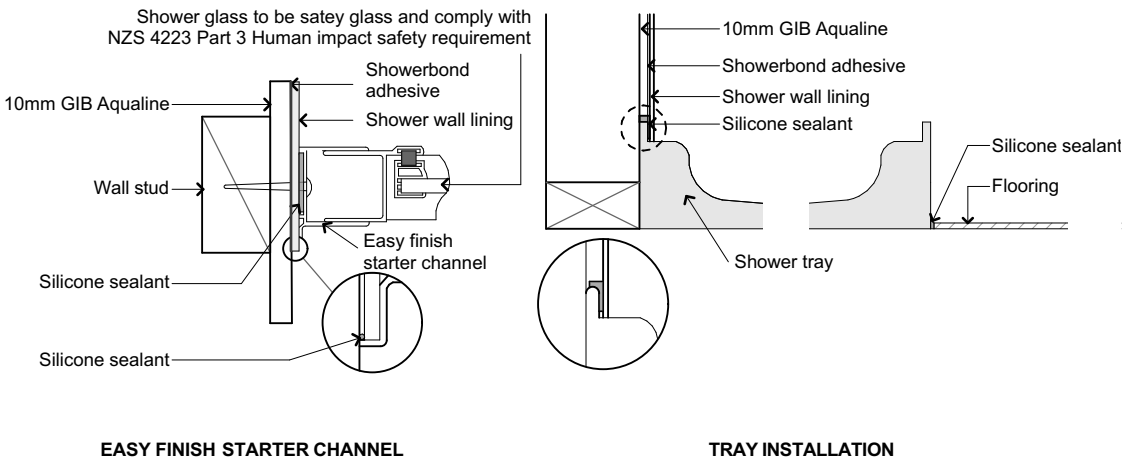
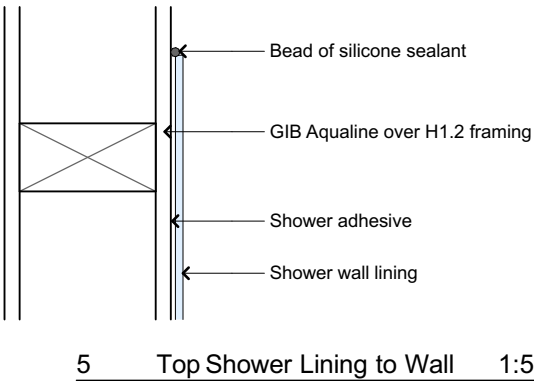
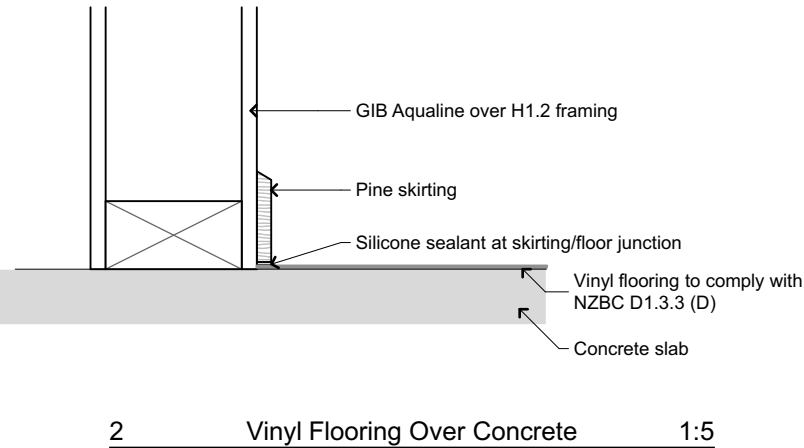
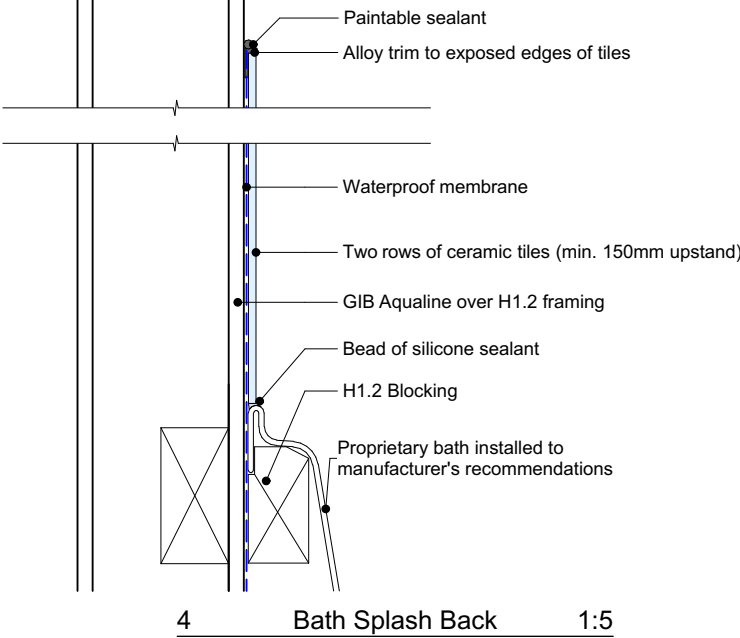
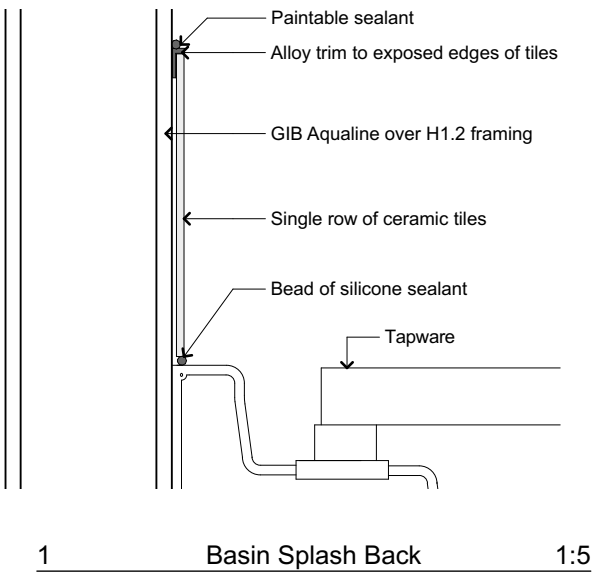
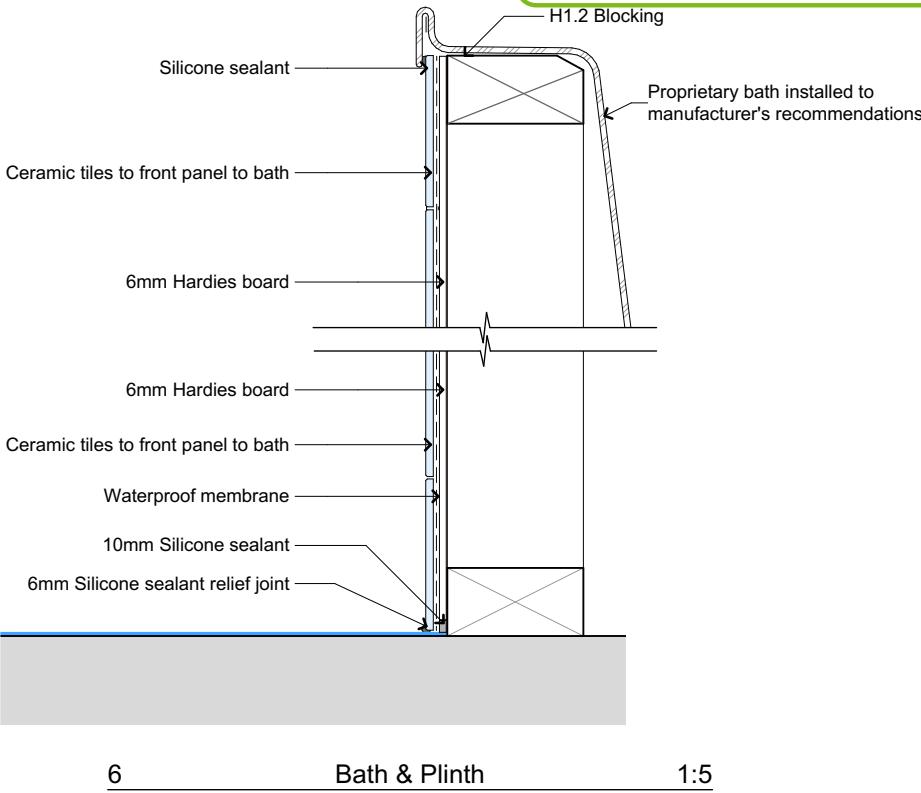
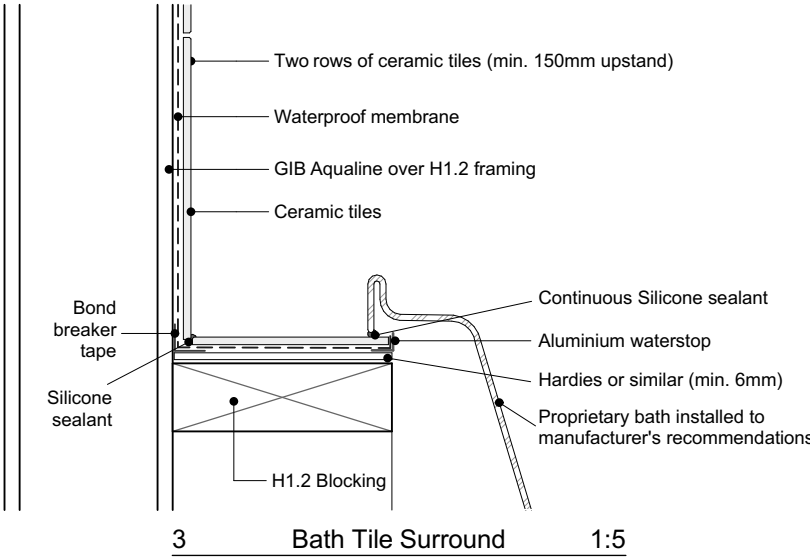
Tiles

Ceramic or stone tiles having 6% maximum water absorption, grouted joints (Mapei Mapeband or equivalent) , and bedded with an adhesive specified by the tile manufacture as being suitable for tiles substrate material and the environment of use

Waterproof Membrane:

Mapei Mapegum WPS System

All tiles to be finished with grout



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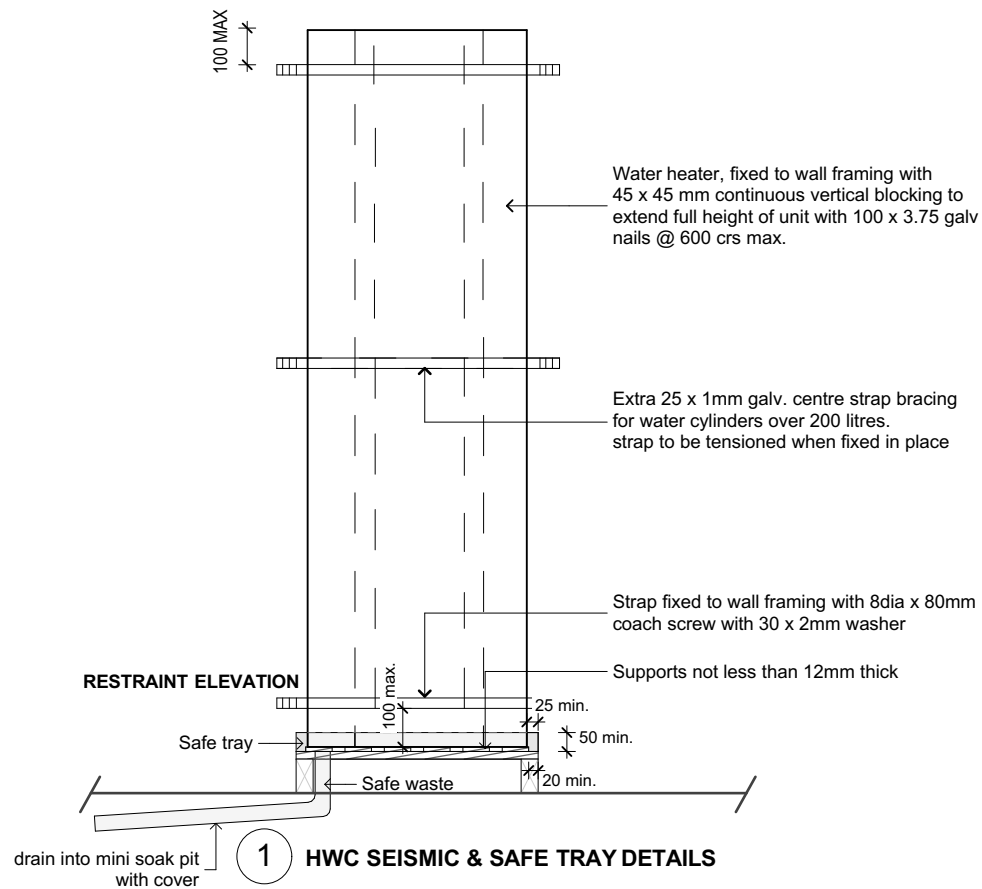
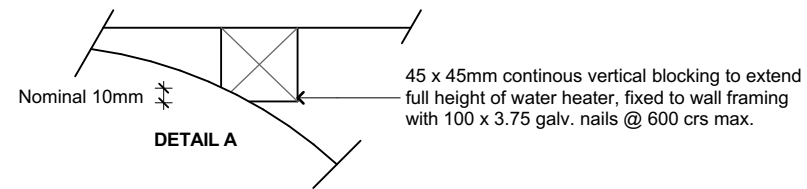
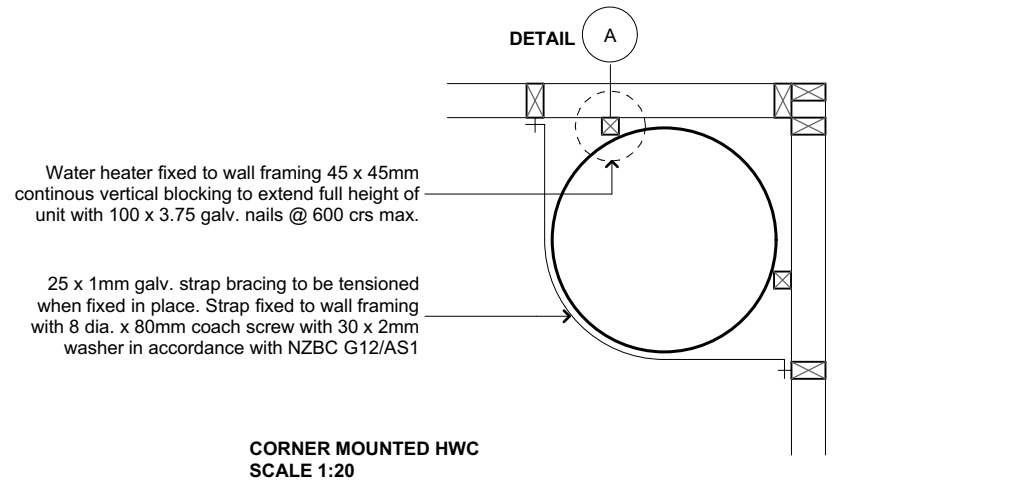
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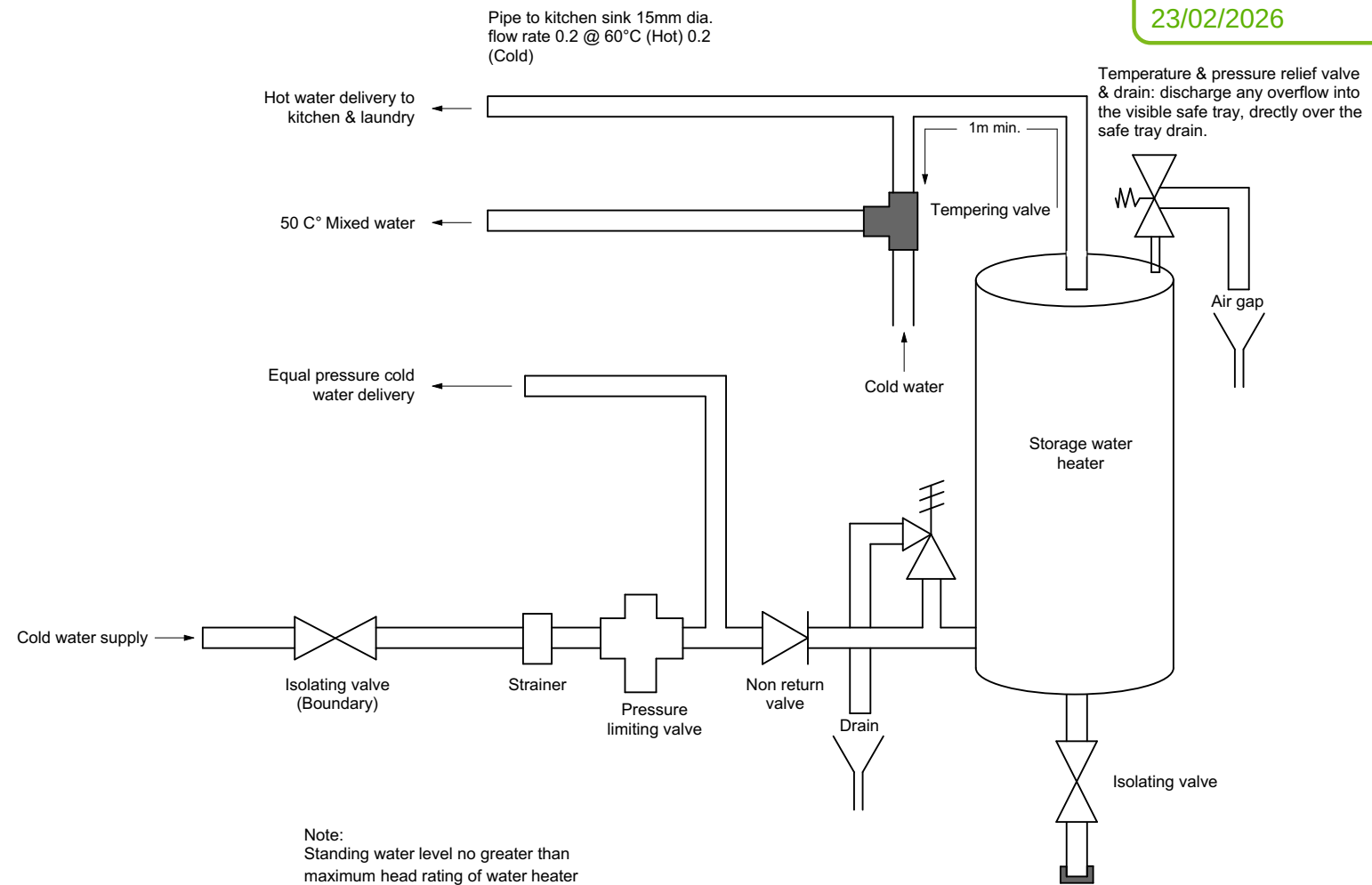
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This detail to be read in conjunction
with NZBC G12/AS1 figure 14 & paragraph
6.11.4



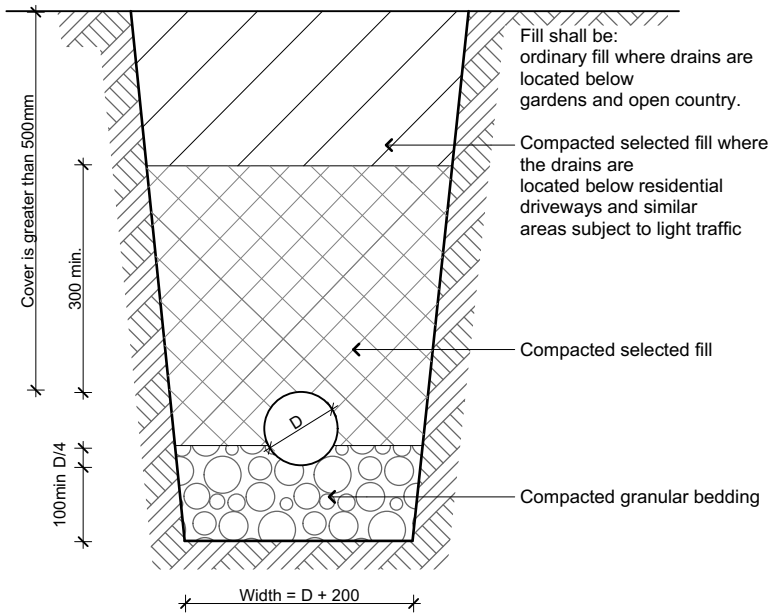
2 HWC VALVES

Hot water cylinder notes

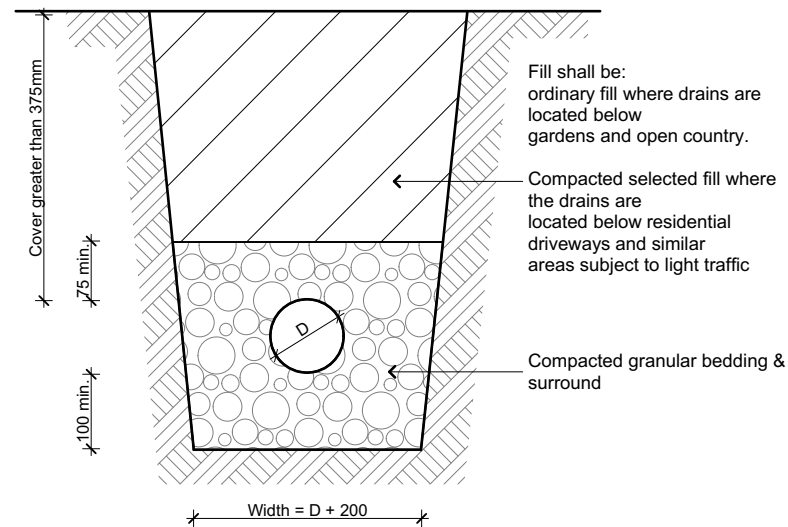
Hot water cylinder, installation (complete with seismic restraints)
shall comply with manufacturers instructions & NZBC G12/AS1 water
supplies. Provide outlet for hwc relief valve

NOTES:

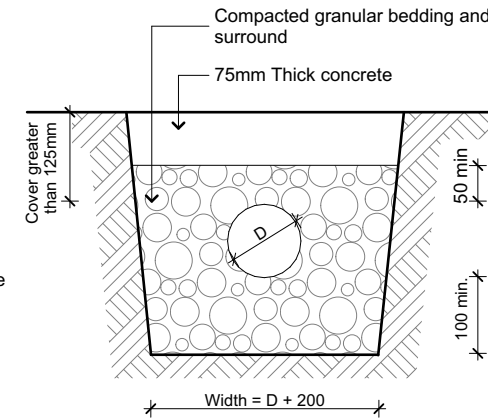
1. An additional centre strap is required where a storage water heater is located more than 12m above finished ground level.
2. Additional timber framing may be required in retrofit situations to ensure adequate strap fixing is available.
3. Straps shall not be installed where they clash with water heater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



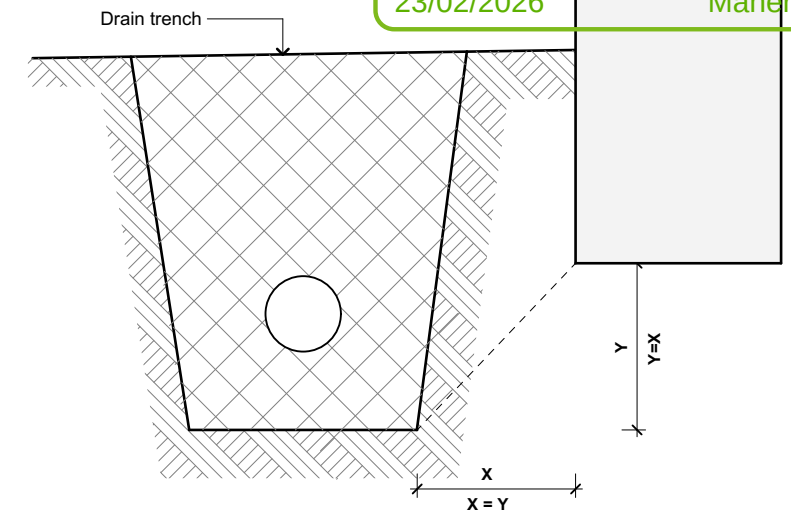
1 Bedding Type 'B' of NZS 7643
Cover greater than 500mm



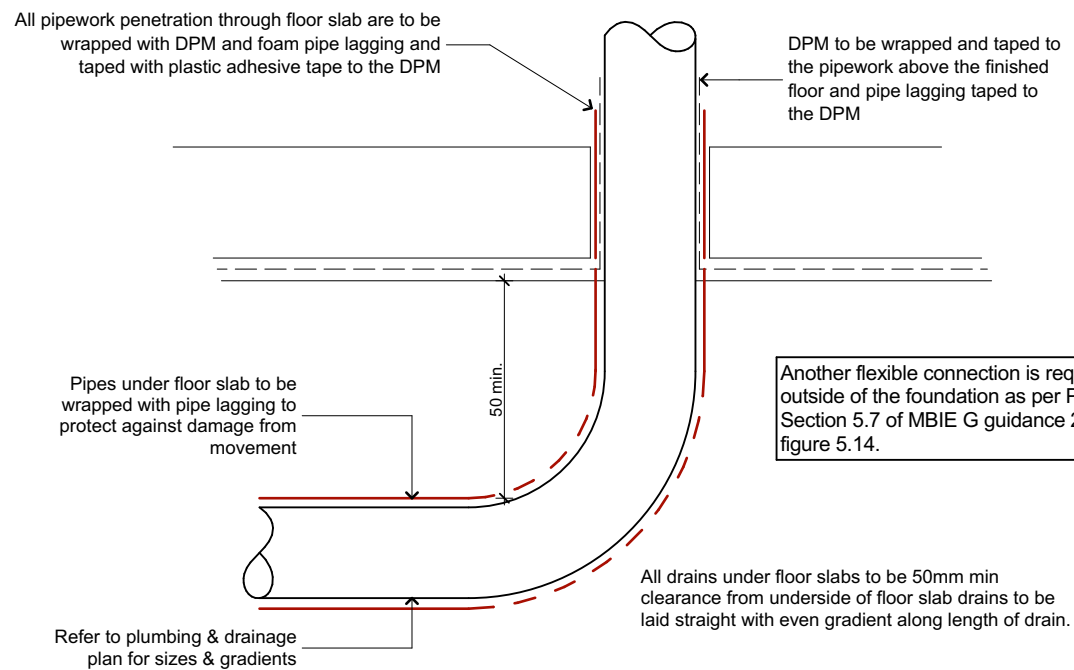
2 Bedding Type 'D' of E1/AS1
Cover greater than 375mm



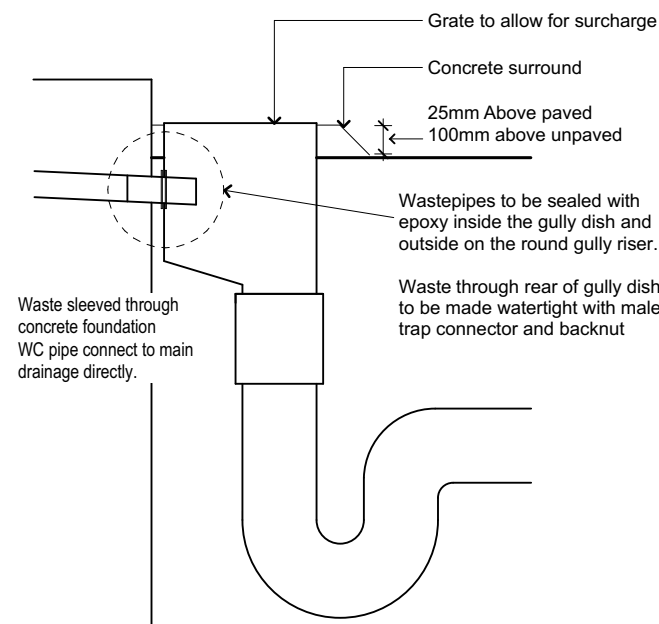
③ Cover Between 125 & 375mm



4 Drain & Foundation Detail

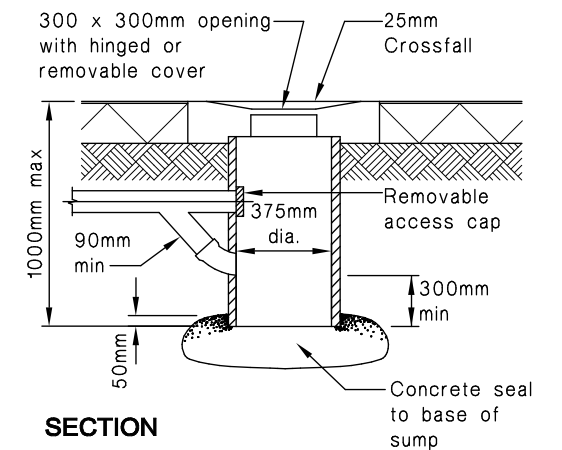


5 Pipe Through Floor
Slab Penetrations 1:10



6 Waste Discharging to Rear of GT

Figure 8: Type-one Surface Water Sump
Paragraph 3.6.2



extracted from E1

Table 4.1 - Protection required for steel fixings and fastenings excluding nails and screws (see 4.4.1)

ZONES	FIXING FASTENING	ENVIRONMENT		MATERIAL
ALL ZONES	Nail plates	CLOSED AND ROOF SPACES		Continuously coated galvanized steel ⁽²⁾
	Wire dogs & bolts			Hot-dipped galvanized steel ⁽²⁾
	All other structural fixings	CLOSED		Mild steel (uncoated, non-galvanized) ⁽³⁾
ZONE D	All structural fixings	SHELTERED ⁽⁴⁾ AND EXPOSED		Type 304 stainless steel ⁽⁵⁾
ZONES B AND C	Treated timber pile connections more than 600 mm from the ground and all subfloor connections	Subfloors vented 7000 mm² or less	SHELTERED ⁽⁴⁾	Hot-dipped galvanized steel ⁽²⁾
		Subfloors vented more than 7000 mm²	EXPOSED	Type 304 stainless steel ⁽⁵⁾
	Treated timber pile connections within 600 mm of the ground	SHELTERED ⁽⁴⁾ AND EXPOSED		Type 304 stainless steel ⁽⁵⁾
	All other structural fixings, except fabricated brackets ⁽⁶⁾	SHELTERED ⁽⁴⁾		Hot-dipped galvanized steel ⁽²⁾
		EXPOSED		Type 304 stainless steel ⁽⁵⁾

(1) Items described in this table are steel fasteners required to last not less than 50 years, used for joining timber, such as nail plates, bolts, brackets, wire dogs and similar, but not including nails or screws (which are described in [table 4.3](#)).

(2) All galvanizing weights to steel shall be as given in [table 4.2](#).

(3) Steel fixings in timber treated with copper-based timber preservatives shall be as per [4.4.4](#).

(4) “Sheltered” shall be that above a 45° line drawn from the lower edge of a projecting weathertight structure such as a floor, roof or deck. “Exposed” shall be below that 45° line. See [figure 4.3\(a\)](#) and [\(b\)](#).

(5) Type 304 stainless steel is sufficient to comply with NZBC requirements, but may have surface rust. Type 316 may be used where appearance is a consideration but exceeds the requirements of the NZBC.

(6) “Fabricated brackets” shall be made from 5 mm (minimum thickness) mild steel and shall be hot-dipped galvanized.

Denotes the fixings protective coatings
Required as per NZS 3604:2011 Section 4 Durability

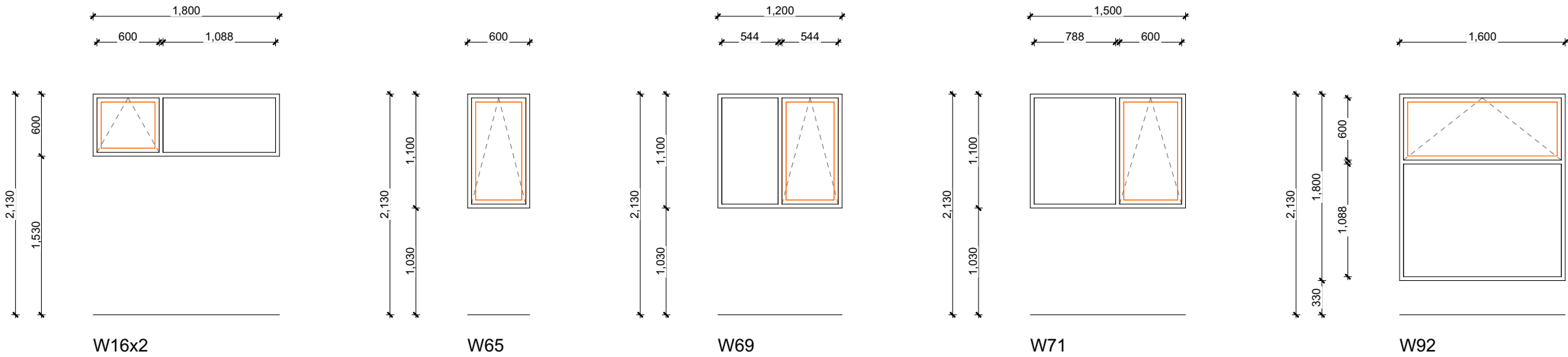
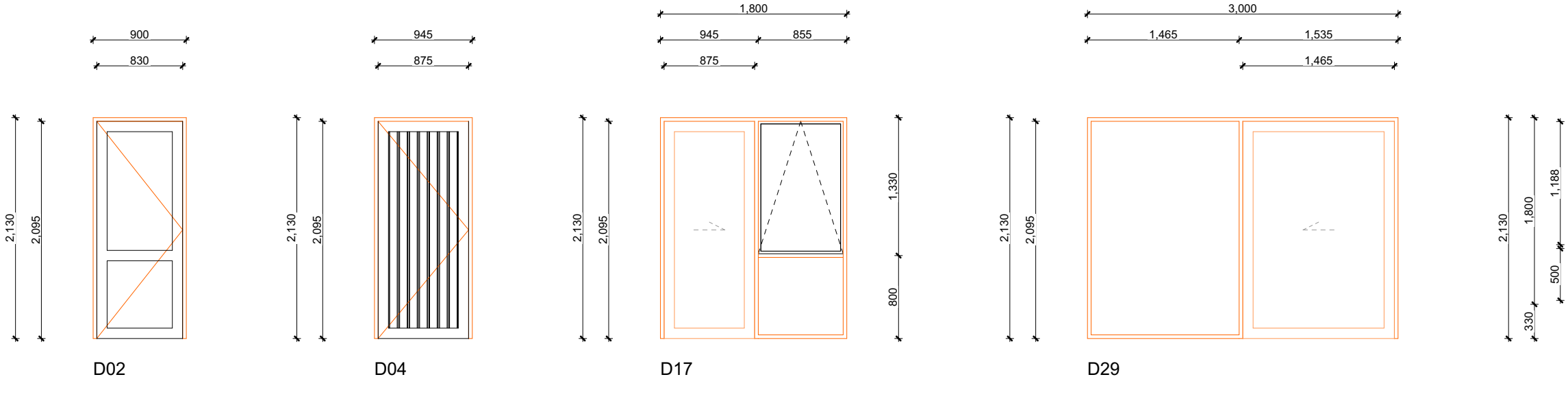
CORROSION ZONE = ZONE C

Table 4.2 - Galvanizing of steel components other than nails and screws (see 4.4.2)

Component	Standard	Protection required
Bolts in any location that require galvanizing (see table 4.1)	AS/NZS 4680 and AS 1214	600 g/m² average
Nail plates used in sheltered locations Nail plates used in exposed locations	AS 1397 AS/NZS 4680	Z275 pre-galvanized sheet 390 g/m²
Brackets used in sheltered locations Brackets used in exposed locations	AS/NZS 4680 AS/NZS 4680	390 g/m² 600 g/m²
Nail plates used in roof spaces	AS 1397	Z275 pre-galvanized sheet
Wire dogs in any location that require galvanizing (see table 4.1)	AS/NZS 4534	150 g/m² (Zn + 5 % Al)

Table 4.3 - Steel items such as nails and screws used for framing and cladding (see 4.4.3)

Building location	Nail or screw use				
	Cladding that acts as bracing (50-year durability)	Non-structural cladding (15-year durability)	Framing in "Closed areas" ⁽¹⁾ including roof spaces	Framing in "Sheltered" areas ⁽¹⁾	Framing in "Exposed areas" ⁽¹⁾
Zone D	Stainless steel ⁽²⁾ or silicon bronze or protected galvanized steel ⁽³⁾	Galvanized steel ⁽⁴⁾	Mild steel ⁽⁵⁾	Galvanized steel ⁽⁵⁾	Stainless steel ⁽²⁾
Zones B & C	Galvanized steel ⁽⁴⁾	Galvanized steel ⁽⁴⁾	Mild steel ⁽⁵⁾	Galvanized steel ⁽⁵⁾	Galvanized steel ⁽⁵⁾
(1) For definitions of "closed", "sheltered", and "exposed" see table 4.1 and figure 4.3(a) and (b).					
(2) Stainless steel nails shall be minimum Type 304 and shall have annular grooves to provide similar withdrawal resistance to hot-dipped galvanized nails.					
(3) Protection of galvanized steel nails shall consist of putty and an exterior painting system consisting of a primer undercoat and 2 top coats of oil-based or acrylic paint.					
(4) Where the cladding is a corrosive timber, such as western red cedar or redwood, or is treated with copper-based ACQ or CuAz preservatives, use stainless steel ⁽²⁾ or silicon bronze.					
(5) Steel fixings in timber treated with copper-based preservatives shall be as per 4.4.4.					
(6) Irrespective of the above, nails and screws shall be compatible with any fixing plate that is used with them.					
(7) Nails and screws and other fixings into piles within 600 mm of the ground shall be stainless steel.					
(8) Galvanized nails shall be hot-dipped galvanized to a minimum of 320 g/m²; galvanized screws shall be mechanically zinc plated in accordance with AS 3566: Part 2, Class 4.					
(9) Type 304 stainless steel is sufficient to comply with NZBC requirements, but may have surface rust. Type 316 may be used where appearance is a consideration but exceeds the requirements of the NZBC.					



STRUCTURAL DRAWING LIST

17042

Constructure

DWG No.	TITLE			
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S.02	FOUNDATION DETAILS	0	0	
S.03	FOUNDATION DETAILS	0	0	
S.04	FOUNDATION DETAILS	0	0	
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wayne@profoundations.co.nz		A	B	
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		18-12-2025		

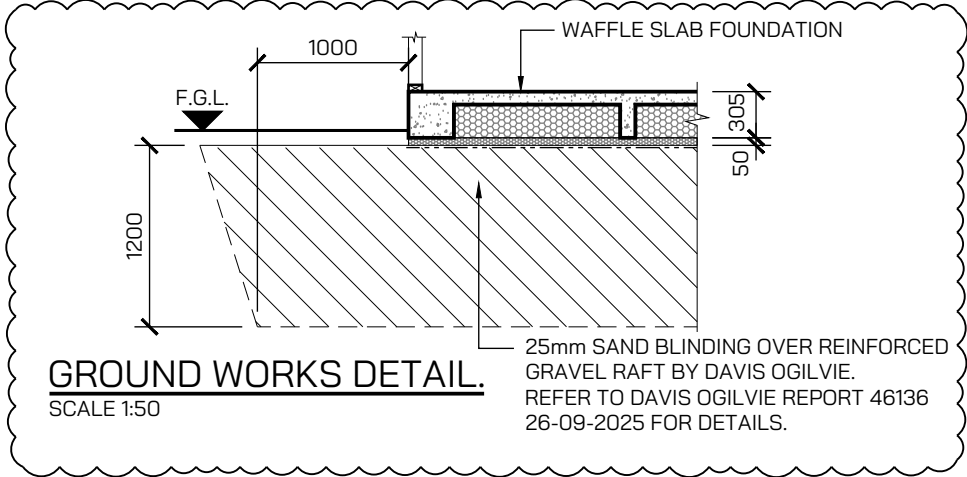
New Residence

–

23 Swanns Road,
Richmond, Christchurch.

SCHEDULE OF INSPECTIONS

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



- 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.

FOUNDATION AND SLAB TO BE FORMED IN SINGLE POUR USING EITHER ALLIED/ASHBY CONCRETE MIX CODE 252 CONSF, READYMIX 251RRS, FIRTH RP2519TC2 OR SIMILAR APPROVED STEEL FIBRE REINFORCED CONCRETE.

LEGEND:

Christchurch City Council

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BCN/2026/149

Approved Building Consent

23/02/2026

Maher, Kevin

2-12 HD12 BARS, 2500mm LONG TO INTERNAL CORNERS OF SLAB. SPACE 50mm FROM CORNER AND 75mm APART.

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

DENOTES 300mm 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).

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

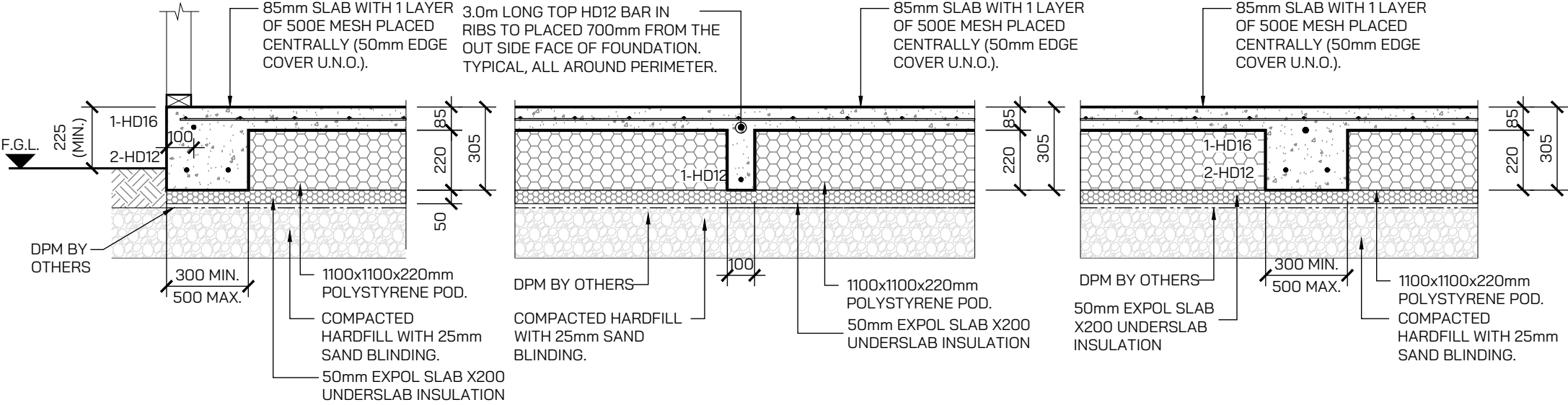
NOTES:

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

CONSTRUCTION ISSUE

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

Constructure	CLIENT PRO FOUNDATIONS	PROJECT TITLE 23 SWANNS ROAD, RICHMOND, CHRISTCHURCH.	DRAWING TITLE FOUNDATION LAYOUT AND SITE WORKS DETAIL.	REV.	BY.	DATE:	COMMENT:	DESIGN.	JOB No.	DRAWING No.	REV.
				0	G.M.	10-12-2025	ISSUED FOR CONSTRUCTION	C.B.	17042	S.01	1
				1	N.M.	18-12-2025	GROUND WORKS DETAIL REVISED	G.M.	SCALE @ A3 1:100 / 1:50		

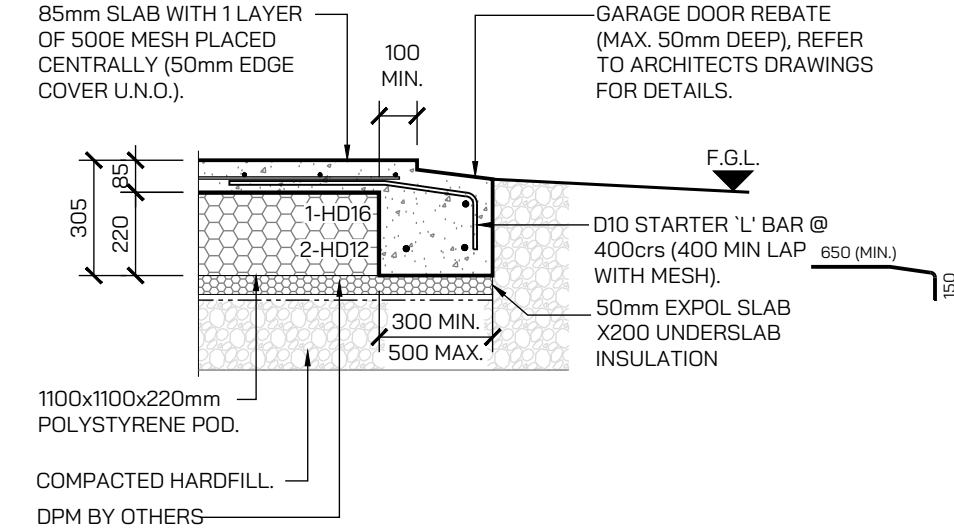


EXTERNAL FOOTING DETAIL
1:20

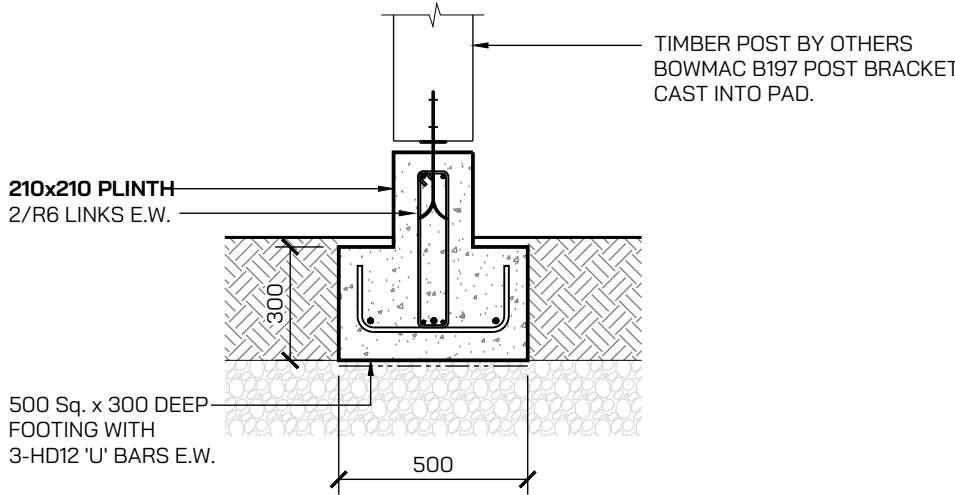
INTERMEDIATE RIB DETAIL
1:20

INTERNAL FOOTING DETAIL
1:20

REBATE DETAIL (IF REQUIRED)
1:20



GARAGE DOOR REBATE DETAIL.
1:20



POST FOOTING DETAIL
SCALE 1:20

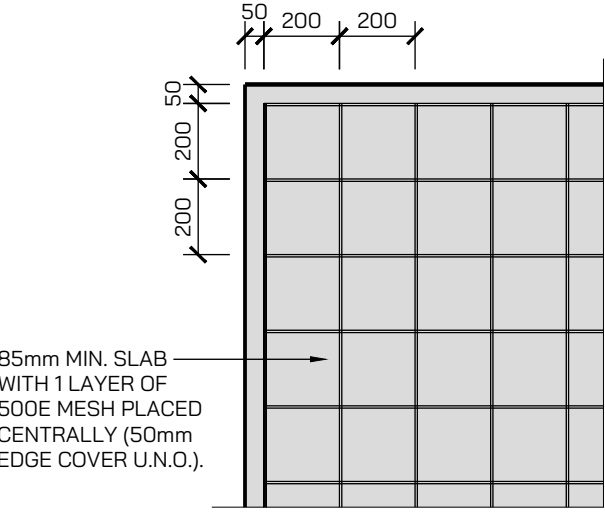
REINFORCEMENT NOTES:

BAR LAP LENGTHS:
D10 - 300mm HD12 - 600mm
D12 - 400mm HD16 - 800mm
D16 - 500mm HD20 - 1000mm

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

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

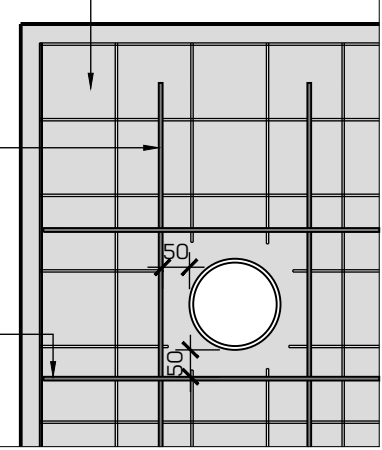
COVER:
-50mm TO BOTTOM OF FOUNDATIONS.
-50mm TO SIDES OF EXTERNAL FOUNDATION BEAMS.
-40mm TO SIDES OF INTERNAL FOUNDATIONS AND RIBS.
-MESH CENTRAL IN SLAB.



MESH LAYOUT - PLAN.
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.



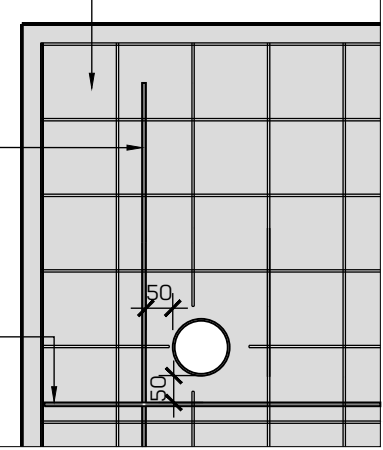
WHERE PENETRATIONS ARE **NOT** CLOSER THAN 350mm TO EDGE OF SLAB, A SECTION OF MESH MAY BE USED TO REPLACE THE CUT BAR/BARS IN LIEU OF A D10. LAP MESH A MINIMUM OF 2-CROSS WIRES, BUT NOT LESS THAN 225mm.

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.

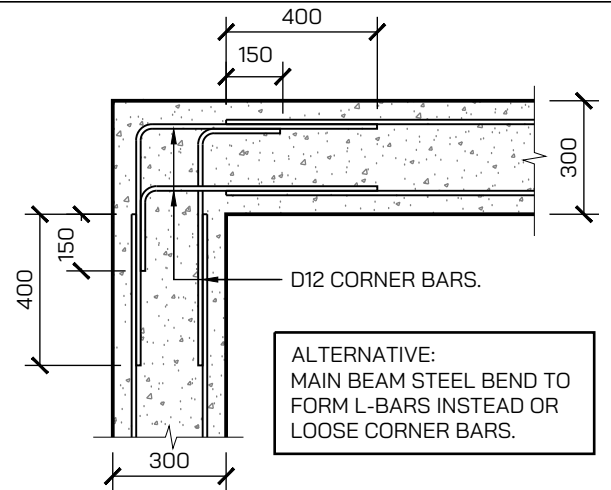
MESH PENETRATION LAYOUTS.
1:20

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.

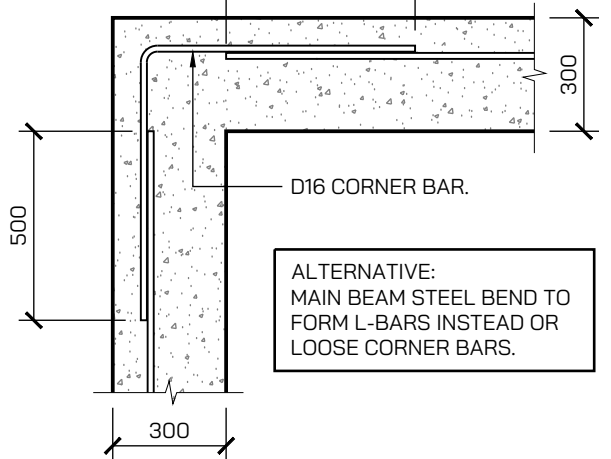


CONSTRUCTION ISSUE



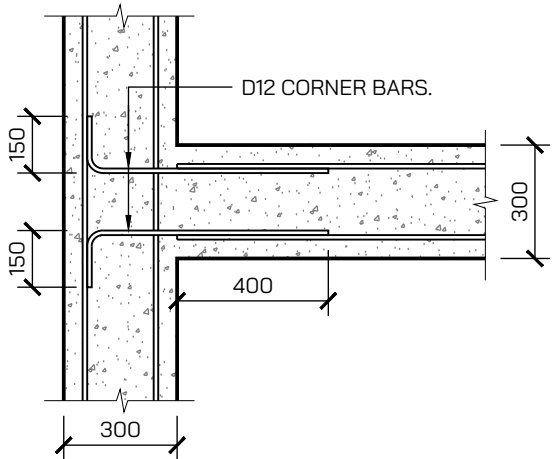
MAIN BEAM CORNER DETAIL
(BOTTOM BARS).

SCALE 1:20



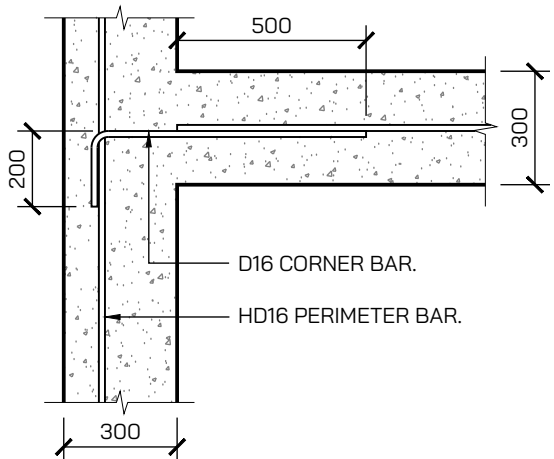
MAIN BEAM CORNER
DETAIL (TOP BARS).

SCALE 1:20



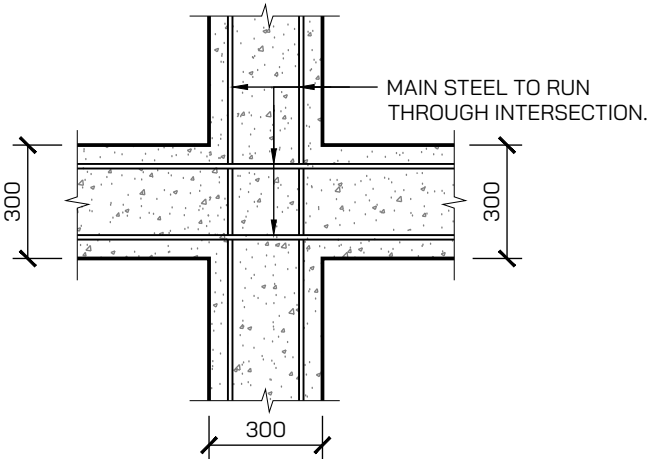
MAIN BEAM 'TEE' DETAIL
(BOTTOM BARS).

SCALE 1:20



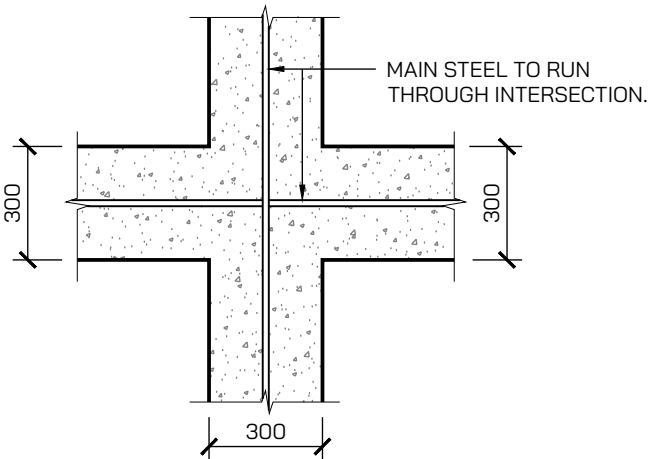
MAIN BEAM 'TEE'
DETAIL (TOP BARS).

SCALE 1:20



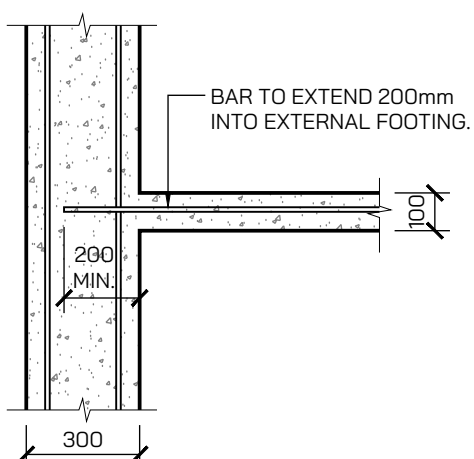
INTERNAL JUNCTION DETAIL
(BOTTOM BARS).

SCALE 1:20



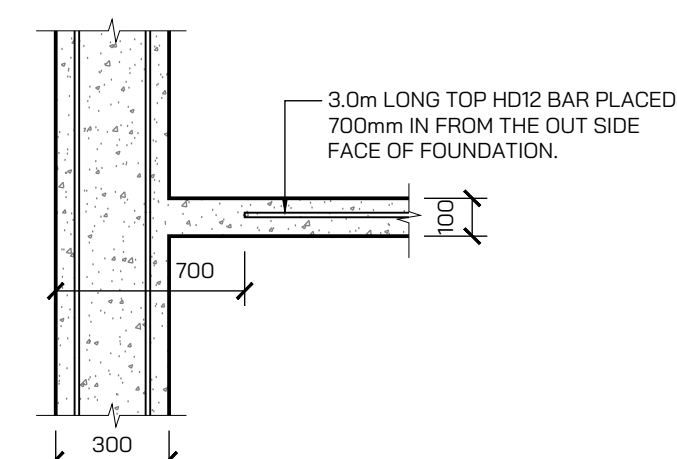
INTERNAL JUNCTION
DETAIL (TOP BARS).

SCALE 1:20



INTERNAL BEAM TO RIB DETAIL
(BOTTOM BARS).

SCALE 1:20



INTERNAL BEAM TO RIB DETAIL
(TOP BARS).

1:20

FOUNDATION INTERSECTION DETAILS - PLAN.

SCALE 1:20

REINFORCEMENT NOTES:

BAR LAP LENGTHS:
D10 - 300mm HD12 - 600mm
D12 - 400mm HD16 - 800mm
D16 - 500mm HD20 - 1000mm

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

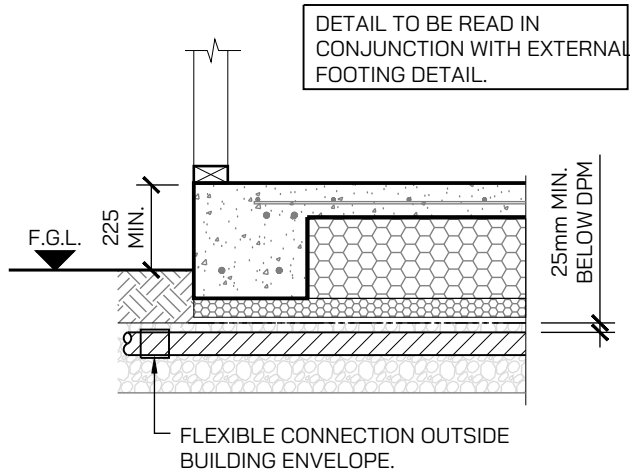
ALL FLOOR MESH TO BE TRIMMED TO HAVE 50mm EDGE COVER.

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

CONSTRUCTION ISSUE

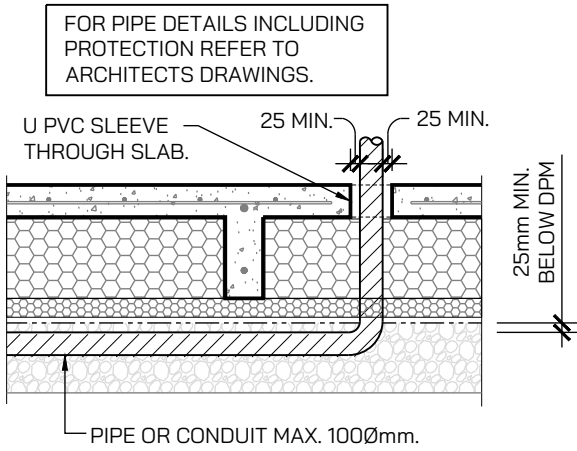
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ARCHITECT'S DRAWINGS

Constructure	CLIENT PRO FOUNDATIONS	PROJECT TITLE 23 SWANNS ROAD, RICHMOND, CHRISTCHURCH.	DRAWING TITLE FOUNDATION DETAILS.	REV.	BY.	DATE:	COMMENT:	DESIGN.	JOB No.	DRAWING No.	REV.
				0	G.M.	10-12-2025	ISSUED FOR CONSTRUCTION	C.B.	17042		
								DRAWN.	SCALE @ A3	S.03	0
								G.M.	1:20		

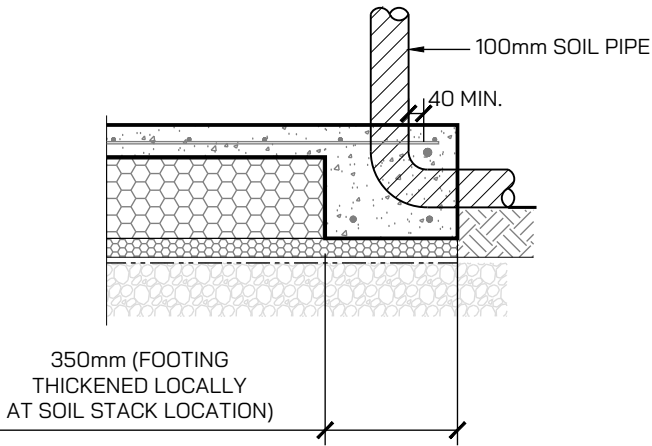


EXTERNAL PIPE LOCATION DETAIL
1:20

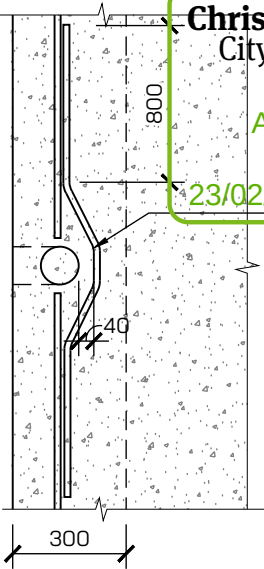
PIPE PENETRATION DETAILS.
1:20



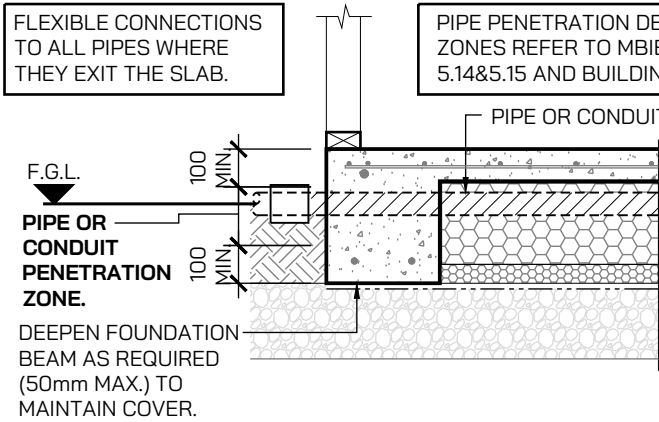
INTERNAL PIPE LOCATION DETAIL
1:20



SOIL PIPE DETAIL
1:20

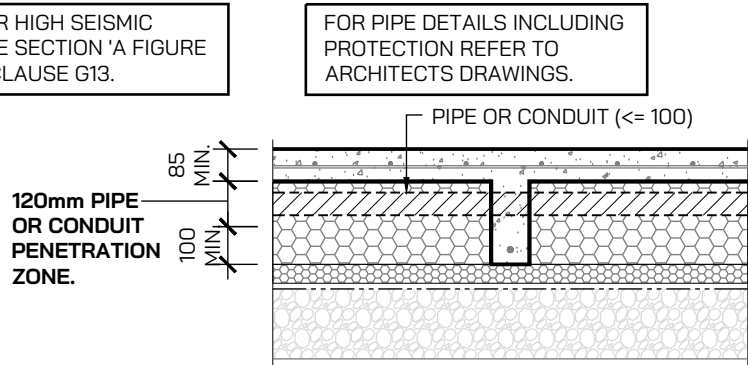


PIPE PENETRATION DETAIL.
1:20

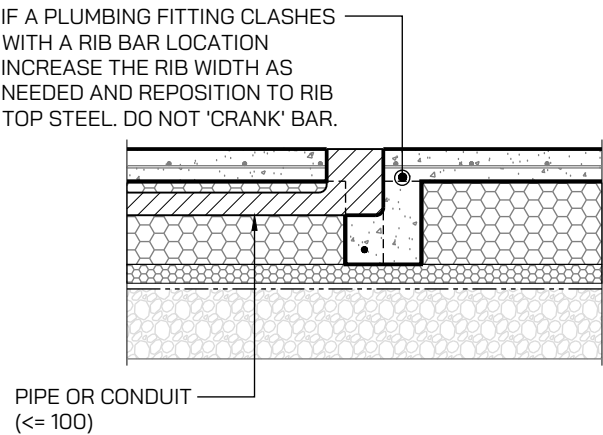


EXTERNAL PIPE LOCATION DETAIL.
1:20

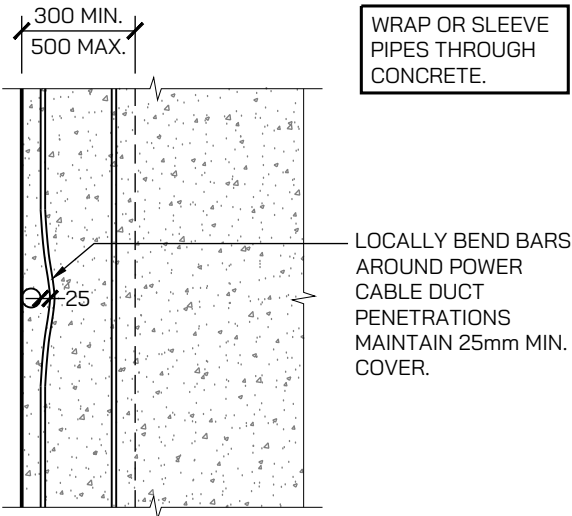
PIPE PENETRATION DETAILS.
1:20



INTERNAL PIPE LOCATION DETAIL.
1:20



PLUMBING/RIB CLASH DETAIL.
1:20



POWER CABLE DUCT
PENETRATION DETAIL.
SCALE 1:20

PIPE PENETRATION DETAIL - PLAN.
1:20

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

COVER:

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

CONSTRUCTION ISSUE

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

Constructure	CLIENT PRO FOUNDATIONS	PROJECT TITLE 23 SWANNS ROAD, RICHMOND, CHRISTCHURCH.	DRAWING TITLE FOUNDATION DETAILS.	REV.	BY.	DATE:	COMMENT:	DESIGN.	JOB No.	DRAWING No.	REV.
				0	G.M.	10-12-2025	ISSUED FOR CONSTRUCTION	C.B.	17042	S.04	0
								DRAWN.	SCALE @ A3 1:20		

• WwPrivateDrainFieldNo	Out of Service	Proposed
• WwLateral (non CCC)	In Service	SwLateral (non CCC)
Type	Type	Type
• Abandoned	• Abandoned	• Abandoned
• Flush Manhole	• Flush Manhole	• Flush Manhole
• Flushing Point	• Flushing Point	• Flushing Point
• Trap	• Trap	• Trap
• Proposed	• Proposed	• Proposed
• Inspection Point	• Inspection Point	• Inspection Point
• Sealed Manhole	• Sealed Manhole	• Sealed Manhole
• Standard Manhole	• Standard Manhole	• Standard Manhole
• Manhole	• Manhole	• Manhole
• Vented Manhole	• Vented Manhole	• Vented Manhole
• WwValve	• WwValve	• WwValve
• WwVent	• WwVent	• WwVent
• WwAirGapSeparator	• WwAirGapSeparator	• WwAirGapSeparator
• WwLocalPressureBoundary	• WwLocalPressureBoundary	• WwLocalPressureBoundary
• WwLocalPressureControlPa	• WwLocalPressureControlPa	• WwLocalPressureControlPa
• WwLocalPressureTankSystem	• WwLocalPressureTankSystem	• WwLocalPressureTankSystem
• WwOutlet	• WwOutlet	• WwOutlet
• WwPipeRestrict	• WwPipeRestrict	• WwPipeRestrict
• WwFitting	• WwFitting	• WwFitting
Type	Type	Type
• Change	• Change	• Change
• End Cap	• End Cap	• End Cap
• Junction	• Junction	• Junction
• Eye	• Eye	• Eye
• Eye (Vertical)	• Eye (Vertical)	• Eye (Vertical)
• WwLateralFitting	• WwLateralFitting	• WwLateralFitting
Type	Type	Type
• Raised Inspection	• Raised Inspection	• Raised Inspection
• Point	• Point	• Point
• WwVacuumBreather	• WwVacuumBreather	• WwVacuumBreather
• WwVacuumChamber	• WwVacuumChamber	• WwVacuumChamber
Type	Type	Type
• Collector	• Collector	• Collector
• Interceptor Tank	• Interceptor Tank	• Interceptor Tank
• Valve	• Valve	• Valve
• Riser	• Riser	• Riser
• WwVacuumBreatherPip	• WwVacuumBreatherPip	• WwVacuumBreatherPip
• WwPipeFlowDirection	• WwPipeFlowDirection	• WwPipeFlowDirection
• WwPipeBlockageCount	• WwPipeBlockageCount	• WwPipeBlockageCount
• NumberOfBlockages	• NumberOfBlockages	• NumberOfBlockages
• 2 or less Blockages	• 2 or less Blockages	• 2 or less Blockages
• 3 or more Blockages	• 3 or more Blockages	• 3 or more Blockages
• WwPipe	• WwPipe	• WwPipe
NominalDiameter	NominalDiameter	NominalDiameter
Diameter is 200mm or smaller	Diameter is 200mm or smaller	Diameter is 200mm or smaller
Diameter is greater than 200mm, up to 450mm	Diameter is greater than 200mm, up to 450mm	Diameter is greater than 200mm, up to 450mm
Diameter is greater than 450mm	Diameter is greater than 450mm	Diameter is greater than 450mm
Other (non-circular pipes)	Other (non-circular pipes)	Other (non-circular pipes)
• WwPipe (non-gravity)	• WwPipe (non-gravity)	• WwPipe (non-gravity)
NominalDiameter	NominalDiameter	NominalDiameter
Diameter is 200mm or smaller	Diameter is 200mm or smaller	Diameter is 200mm or smaller
Diameter is greater than 200mm, up to 450mm	Diameter is greater than 200mm, up to 450mm	Diameter is greater than 200mm, up to 450mm
Diameter is greater than 450mm	Diameter is greater than 450mm	Diameter is greater than 450mm
Other (non-circular pipes)	Other (non-circular pipes)	Other (non-circular pipes)
• WwLateral	• WwLateral	• WwLateral
NominalDiameter	NominalDiameter	NominalDiameter
Diameter is 450mm or smaller	Diameter is 450mm or smaller	Diameter is 450mm or smaller
Diameter is greater than 450mm, up to 700mm	Diameter is greater than 450mm, up to 700mm	Diameter is greater than 450mm, up to 700mm
Diameter is greater than 700mm	Diameter is greater than 700mm	Diameter is greater than 700mm
Other (non-circular pipes)	Other (non-circular pipes)	Other (non-circular pipes)
• WwStructure	• WwStructure	• WwStructure
• WwStation	• WwStation	• WwStation
• WwPumpStationCatchment	• WwPumpStationCatchment	• WwPumpStationCatchment
• WwPipe (non CCC)	• WwPipe (non CCC)	• WwPipe (non CCC)
In Service	In Service	In Service
Abandoned	Abandoned	Abandoned
Removed	Removed	Removed
Proposed	Proposed	Proposed
Out of Service	Out of Service	Out of Service
Unknown	Unknown	Unknown
SwLateral (non CCC)	SwLateral (non CCC)	SwLateral (non CCC)
In Service	In Service	In Service
Abandoned	Abandoned	Abandoned
Removed	Removed	Removed
Proposed	Proposed	Proposed
Out of Service	Out of Service	Out of Service
Unknown	Unknown	Unknown
SwStructure	SwStructure	SwStructure
SwStation	SwStation	SwStation
SwPumpStationCatchment	SwPumpStationCatchment	SwPumpStationCatchment
SwPipe (non CCC)	SwPipe (non CCC)	SwPipe (non CCC)
In Service	In Service	In Service
Abandoned	Abandoned	Abandoned
Removed	Removed	Removed
Proposed	Proposed	Proposed
Out of Service	Out of Service	Out of Service
Unknown	Unknown	Unknown
SwValve	SwValve	SwValve
SwPipe	SwPipe	SwPipe