

DESIGN BASIS	SECTION	COMMENTS
	WIND ZONE	REFER TO A-02
	EARTHQUAKE ZONE	REFER TO A-02
	SNOW ZONE/ALTITUDE	REFER TO A-02
	CORROSION ZONE (IF APPLICABLE)	REFER TO A-02
	BUILDING IS SPECIALLY ENGINEER-DESIGNED	REFER TO ENGINEER DESIGNS
	COMPLIES WITH NZS 3604:2011	REFER TO ENGINEER DESIGNS
	BOTH SPECIFIC DESIGN AND NZS 3604:2011	JOISTS/ROOF AS PER ENG DOCS
DESIGN DOCUMENTS		
	WEATHER TIGHTNESS RISK MATRIX	A-05 & A-06
	TRUSS DESIGN LAYOUT AND PRODUCER STATEMENT	REFER TO SUPPORTING DOCUMENTS
	BRACING CALCULATIONS/PLAN	REFER TO ENGINEER DESIGNS
	H1 ENERGY EFFICIENCY CALCULATIONS	REFER TO SUPPORTING DOCUMENTS
SITE PLAN		
	OVERVIEW OF SITE SHOWING LEGAL BOUNDARIES AS PER CURRENT RECORD OF TITLE	REFER TO A-03/A-04
	DISTANCES TO BOUNDARIES	REFER TO A-03/A-04
	PROPOSED AND EXISTING SITE LEVELS	REFER TO A-03/A-04
	NORTH POINT	REFER TO A-03/A-04
	UTILITY INFRASTRUCTURE (SEWER, WATER PIPELINES, SEPTIC TANKS ETC)	REFER TO A-03/A-04
	WATER RACES, DRAINS, TOPOGRAPHIC FEATURES	
DRAINAGE LAYOUT		
	FOUL WATER - SHOWING WASTE PIPES, SIZES, GRADES, VENTING	REFER TO A-11
	FOUL WATER TO DISCHARGE POINT	REFER TO A-11
	STORM WATER - PIPE SIZES, GRADES, DOWNPIPE LOCATIONS	REFER TO A-11
	STORM WATER DRAIN TO DISCHARGE POINT	REFER TO A-11
FOUNDATION LAYOUT		
	FULL FOUNDATION LAYOUT PLAN	REFER TO ENGINEERS DETAILS
	FOR TIMBER FLOORS, SHOW ALL PILE LAYOUT, PILE TYPES AND BRACING LOCATION	REFER TO ENGINEERS DETAILS
	SLAB THICKENINGS, SHRINKAGE CONTROL JOINTS AND REINFORCING REBATES	REFER TO ENGINEERS DETAILS
FLOOR PLANS		
	LAYOUT FOR FLOORS FULLY DIMENSIONED.	REFER TO A-04
	DOORS AND WINDOW POSITIONS AND SIZES	REFER TO A-018
	LAYOUT OF AMENITY AREAS (LAUNDRY ETC)	REFER TO A-023 / A-024
	MAIN STRUCTURAL BEAMS THAT ARE NOT SHOWN ELSEWHERE	REFER TO ENGINEER DOCUMENTS
	LINTEL SIZES	REFER TO A-018
	HWC LOCATION	n/a
	ROOF SPACE ACCESS	REFER TO A-016
	GAS CYLINDER LOCATION	N/A
	ROOM NAMES	REFER TO A-04
	LOCATION OF SMOKE ALARMS	REFER TO A-04
	LOCATION OF HEATING UNIT (IF APPLICABLE)	REFER TO A-05 - A-06
EXTERIOR ELEVATIONS		
	ELEVATIONS OF ALL EXTERNAL WALLS SHOWING CLADDINGS	N/A
	DOORS AND WINDOWS SHOWING OPENING SECTIONS	REFER TO A-05/A-06
	SHOW LOCATION OF SOLAR PANELS	REFER TO A-05/A-06
	ACCURATE GROUND LEVELS EXISTING AND PROPOSED	N/A
	SUBFLOOR VENTILATION FOR TIMBER FLOORS	REFER TO A-05/A-06
	SHOW ROOF BRACING ON ELEVATIONS IF NOT SHOWN ELSEWHERE	N/A
CROSS SECTION AND CONSTRUCTION DETAILS		
	REFER TO A-16	
	ROOF LINES, OVERHANGS, FLOOR LEVELS, GROUND LEVELS	REFER TO A-03
	MAJOR VERTICAL DIMENSIONS	REFER TO A-05 -A-010
	FOUNDATION, WALL AND ROOF STRUCTURE MATERIALS	REFER TO ENGINEERS DOCS & A-04
	DECKS OR BALCONIES OVER LOWER LEVEL ROOM SERVICE	
	STAIRS, HANDRAILS AND BALUSTRADE SHOWING PITCH AND HEAD CLEARANCES	REFER TO ENGINEERS DETAILS
	STRUCTURAL CONNECTIONS, POSTS TO FOOTINGS, BEAMS TO POSTS, TRUSSES OR BEAMS TO WALLS	REFER TO ENGINEERS DETAILS
	COMPONENT FIXING INFORMATION IS TO BE PROVIDED FOR ALL STRUCTURAL AND FRAMING COMPONENTS	REFER TO ENGINEERS DETAILS
	FOUNDATION AND FOOTING DETAILS AND REINFORCING. SHOW HEIGHT FROM FINISHED FLOOR TO GROUND LEVEL	REFER TO ENGINEERS DETAILS
	PILE DETAILS FOR TIMBER FLOORS	N/A
	FLOOR BRACING DETAILS	REFER TO ENGINEERS DETAILS
	TIMBER GRADE AND TREATMENT	REFER TO A-013
	DAMP PROOF MEMBRANES, BUILDING PAPERS AND INSULATION SYSTEMS/MATERIALS	REFER TO AII DETAILS
	FLASHING DETAILS AND DOCUMENTS	REFER TO AII DETAILS
	ROOF PENETRATIONS	REFER TO A-017
	SHOWER FLOOR DETAILS AND WALL TO SHOWER BASE JUNCTION DETAIL	REFER TO A-023- A-026
	SEALING TO WET AREA FIXTURES	REFER TO A-023- A-026
	WATER SPLASH PREVENTION	REFER TO A-023- A-026

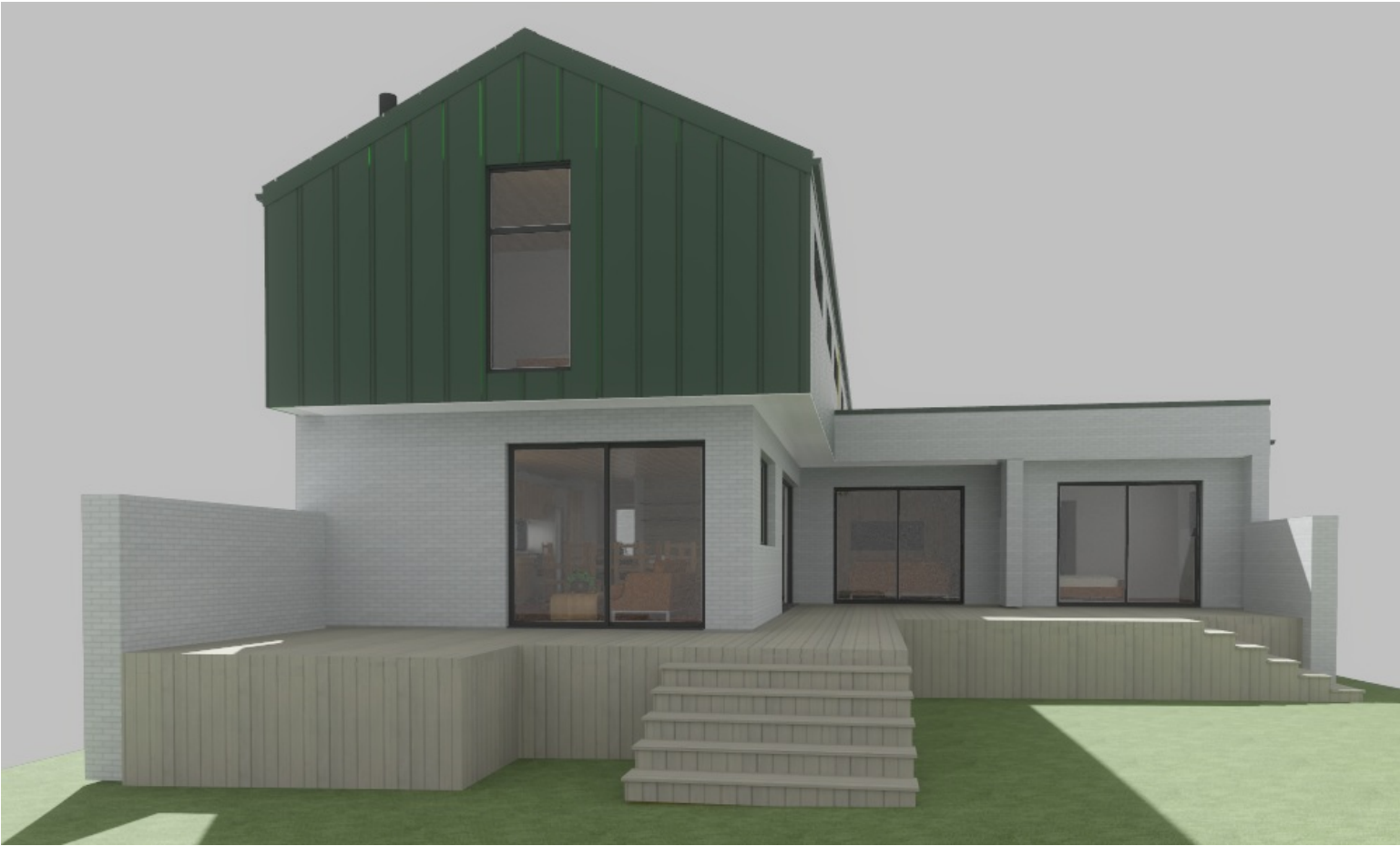
DISCLAIMER:

- THE CONSTRUCTION DOCUMENTS CREATED HAVE BEEN DESIGNED AND CONSTRUCTED FOR THE PURPOSE OF OUR CLIENT.
- ALL WORK SHALL COMPLY WITH THE N.Z.B.C AND OTHER RELEVANT ASSOCIATED STANDARDS, CODES AND TECHNICAL AUTHORITIES BY LAW.
- THE ARCHITECTURAL DOCUMENTS SHALL BE DESIGNED & READ IN CONJUNCTION WITH ALL RELEVANT ENGINEERS DOCUMENTS.
- THE CONTRACTOR SHALL CHECK AND CONFIRM ON SITE ALL DIMENSIONS AND DISCREPANCIES BEFORE COMMENCEMENT OF CONSTRUCTION.
- ALL PROPRIETARY ITEMS AND MATERIALS WILL BE APPLIED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S DESIGNS.
- TO THE BEST OF MY KNOWLEDGE THESE PLANS ARE DRAWN TO COMPLY WITH OWNER'S AND/OR BUILDER'S SPECIFICATIONS AND ANY CHANGES MADE ON THEM AFTER PRINTS ARE MADE WILL BE DONE AT THE OWNER'S AND /OR BUILDER'S EXPENSE AND RESPONSIBILITY.
- MOA DESIGN LTD IS NOT LIABLE FOR ERRORS ONCE CONSTRUCTION HAS BEGUN. WHILE EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE MAKER CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR OF THE JOB MUST CHECK ALL DIMENSIONS AND OTHER DETAILS PRIOR TO CONSTRUCTION AND BE SOLELY RESPONSIBLE THEREAFTER.

H1 COMPLIANCE AS PER INTERIM REQUIREMENTS BELOW:		
TABLE 2.1.2.2C: Alternative minimum construction R-values for building elements that do not contain embedded heating systems - for housing only where building consent applications are submitted before 1 May 2023		
Paragraph 2.1.2.2 b)		
Building element	Construction R-values (m² K/W)	
	Region A ⁽¹⁾	Region B ⁽²⁾
Roof	R2.9	R3.3
Wall	R1.9	R2.0
Floor	R1.3	R1.3
Windows and doors	R0.37	R0.37
Skylights	R0.37	R0.37
Notes:		
(1) Region A comprises all of the North Island/Te Ika-a-Māui excluding the Taupo District, the Ruapehu District and the part of the Rangitikei District north of 39°50'S (-39.83), and all offshore islands north of 37°15'S (-37.25).		
(2) Region B comprises the Taupo District, the Ruapehu District, the part of the Rangitikei District north of 39°50'S (-39.83), the South Island/Te Waipounamu, Stewart Island/Rakura, the Chatham Islands, and all offshore islands south of 37°15'S (-37.25).		



55 PLYNLIMON ROAD, STROWAN



- A01 - CONTENT
- A02 - SITE INFORMATION
- A03 - EXISTING SITE SURVEY/ PROPOSED SITE PLANS
- A04 - PROPOSED FLOOR PLAN
- A05 - PROPOSED ELEVATIONS
- A06 - PROPOSED ELEVATIONS
- A07 - PROPOSED SECTION AA
- A08 - PROPOSED SECTION BB
- A09 - PROPOSED SECTION CC
- A10 - PROPOSED SECTION DD/ EE
- A11 - PROPOSED DRAINAGE PLANS
- A12 - PROPOSED FOUNDATION PLAN
- A13 - PROPOSED FRAMING GROUND FLOOR
- A14 - PROPOSED FRAMING FIRST FLOOR
- A15 - PROPOSED FLOOR JOISTS
- A16 - PROPOSED ROOF PLANS STRUCTURE
- A17 - PROPOSED ROOF PLANS
- A18 - WINDOW & DOOR SCHEDULE
- A19 - WINDOW & DOOR SCHEDULE
- A20 - WINDOW & DOOR SCHEDULE
- A21 - ELECTRICAL PLANS
- A22 - STAIRS DETAILS
- A23 - WET AREA PLANS
- A24 - WET AREA PLANS
- A25 - WET AREA DETAILS
- A26 - WET AREA DETAILS SHOWER
- A27 - HEAT SOURCE
- A28 - BRICK NOTES & PLANS
- A29 - BRICK DETAILS
- A30 - BRICK DETAILS
- A31 - MASONRY DETAILS
- A32 - KAHU DETAILS
- A33 - KAHU DETAILS
- A34 - KAHU DETAILS
- A35 - KAHU DETAILS (ROOF DETAILS)
- A36 - KAHU DETAILS (ROOF DETAILS)
- A37 - DRAINAGE BEDDING DETAILS

PLEASE REFER TO MATERIAL SPECIFICATION ATTACHED:

HOUSE SET-OUT TO BE UNDERTAKEN BY REGISTERED SURVEY , ANY DISCREPANCIES IDENTIFIED TO BE CONSULTED WITH ENGINEER / MOA DESIGN / COUNCIL PRIOR TO CONSTRUCTION.

FOUNDATION TO BE CONSTRUCTED IN STRICT ACCORDANCE TO ENGINEERS DEIGNS. ALL MATERIAL TO BE INSTALLED AS PER ENGINEER SPECIFICATION AND MATERIAL SPECIFICATIONS.

WALL FRAMING CONSTRUCTED AS PER NZS3604 AND ENGINEER DESIGNS. LBP BUILDER CONFIRMING ALL TIMBER SIZE PRIOR TO INSTALLATION REFERING ANY DISCREPANCIES OR QUEIRES WITH ENGINEER.

GIB INSTALLED AS PER BIG SPECIFICATION AND ENGINEER BRACING DESIGNS.

ECOPLY INSTALLED AS PER ECOPLY SPECIFICATION AND ENGINEER BRACING DESIGNS.

WINDOW INSTALLER TO UNDERTAKE PRE-MEASURE IN ADVANCE OF CONSTRUCTION OF WINDOWS AND TO CONFIRM CAVITY DEPTHS AND REVEAL DEPTH PRIOR TO MANUFACTURING OF WINDOWS.

BRICK INSTALLED BY LICENSED APPLICATOR ASSURING COMPLIANCE WITH E2/A1.

KAHU CLADDING TO ME INSTALLED BY LICENSED APPLICATOR ASSURING INSTALLATION AS PER METALCRAFT SPECIFICATIONS.

ROOF FRAMING INSTALLED CONSTRUCTED AS TRUSS MANUFACTURERS SPECIFICATION AND ENGINEER DESIGNS BY LBP BUILDER CONFIRMING ALL TIMBER SIZE PRIOR TO INSTALLATION.

PURLINS INSTALLED AS PER NZS: 3604

COVERTEK 407 KAHU ROOFING INSTALLED INSTALLED BY LICENSED APPLICATOR ASSURING INSTALLATION AS PER METALCRAFT SPECIFICATIONS.

VELUX ROOF INSTALLED BY LICENCED APPLICATOR AS PER VELUX SPECIFICATION

FIRE INSTALLED AS PER MANUFACTURERS SPECIFICATION.

INTERIOR COVER BY INTERIOR DESIGNER. INTERIOR DESIGNER TO ASSURE MATERIAL CHOSEN ARE COMPATIBLE WITH SPECIFIED MATERIALS AND DO NOT COMPROMISE THE BUILDING CODE REQUIREMENTS.

RESOURCE CONSENT NOT COVERED BY MOA DESIGN. MOA DESIGN CONTRACTED FOR CONSTRUCTION DOCUMENT ONLY. CLIENT TO UNDERTAKE RESOURCE CONSENT AND ASSURE COMPLIANCE WITH LOCAL BI-LAWS.

PLEASE NOTE:

DO NOT SCALE FROM DRAWINGS. ALL DIMENSIONS AND SITE LEVELS MUST BE CONFIRMED AND VERIFIED ON SITE BEFORE CONSTRUCTION COMMENCES.

- FOR ALL TREATMENT TO TIMBER FRAMING, BEAMS, RAFTERS, PLYWOOD AND ANY OTHER STRUCTURAL TIMBER COMPONENT REFER TO TIMBER TREATMENT TABLE ON CROSS SECTION AND MANUFACTURERS REQUIREMENTS .

- ALL BRACING, BEAMS, LINTELS, FLOORS AND ANY OTHER STRUCTURAL COMPONENT NOT SPECIFIED ARE BY THE ENGINEER AND AS PER NZS :3604:2011. - ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE STRUCTURAL ENGINEERS, ACOUSTIC ENGINEER DOCUMENTS DRAWINGS AND VICE VERSA. LBP CONTRACTOR TO CHECK COMPLIANCE AND REFER ANY DISCREPANCIES PRIOR TO CONSTRUCTION OF STRUCTURE.

- ALL WORK SHALL COMPLY WITH THE NEW ZEALAND BUILDING CODE AND ALL RELEVANT AND ASSOCIATED STANDARDS, CODES AND TERRITORIAL AUTHORITY BY-LAWS.

- ALL PROPRIETARY ITEMS AND MATERIALS SHALL BE FIXED, INSTALLED OR APPLIED IN STRICT ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS. PLEASE REFER TO SPECIFICATIONS AND SUPPORTING. BUILDER TO ASSURE ALL MATERIALS ARE INSTALLED AS PER MANUFACTURER LITERATURE AS PER 14E RESPONSIBILITIES OF BUILDERS (BUILDING ACT)

- ALL WORK SHALL COMPLY WITH THE TERMS AND CONDITIONS OF THE BUILDING CONSENT AND ANY RESOURCE CONSENTS ISSUED FOR THIS PROJECT. - SITE LEVELS SHOWN ARE AS EXISTING.

REFER TO SURVEYOR FOR ACCURATE SITE PLAN DIMENSIONS. A REGISTERED SURVEYOR IS TO SETOUT THE BUILDING AND CONFIRM LEVELS RECESION PLANES BEFORE CONSTRUCTION COMMENCES.

- NO WORK SHALL BE UNDERTAKEN UNTIL ALL RELEVANT CONSULTANTS DRAWINGS HAVE BEEN REVIEWED AND CONFIRMED BY CLIENT & PROJECT MANAGER. - ALL FIXINGS AND FLASHINGS AND MATERIALS ARE TO COMPLY WITH NZS 3604:2011 SECTION 4 DURABILITY.

ALL DOCUMENTATION MUST BE REVIEWED IN FULL AND COMPLETELY UNDERSTOOD BEFORE ANY WORKS BEGIN ANY DISCREPANCIES OR UNCERTAINTIES SHALL BE CLARIFIED WITH CONSULTANT OF RELEVANCE AND MOA DESIGN LTD BEFORE ANY WORK COMMENCES THE MAIN CONTRACTOR MUST CONSULT MOA DESIGN LTD IN WRITING AND GAIN APPROVAL PRIOR TO ANY CHANGES OR VARIATIONS TO THE STAMPED AND CONSENTED COUNCIL DRAWINGS.

NOTES

REV NOTES :

CRITICAL NOTE IN YELLOW

RESOURCE CONSENT NOT COVERED BY MOA DESIGN

ISSUE :
55 Plynlimon Road, Strowan,
Christchurch 8052

Construction Documents

All Renders Indicative

SUBJECT TO
RESOURCE CONSENT

DRAWN BY : MMN

REVISION :

SCALE : NTS @A2

PAGE TITLE :CONTENT

PAGE :

DATE PRINTED
2023

A-01

Friday, 25 August

Site Description

LEGAL DESCRIPTION: LOT 7 DP 12523
ADDRESS: 55 PLYNLIMON ROAD STROWAN
EARTHQUAKE ZONE: **ZONE 2**
CORROSION ZONE: **ZONE C**
CLIMATE ZONE: **3**
WIND REGION: **A**
RAINFALL INTENSITY (RANGE): **40 - 50**
WIND ZONE (EXPERIMENTAL): **LOW**

ALL CONSTRUCTION TO APPLY WITH DURABILITY REQUIREMENTS

GENERAL NOTES

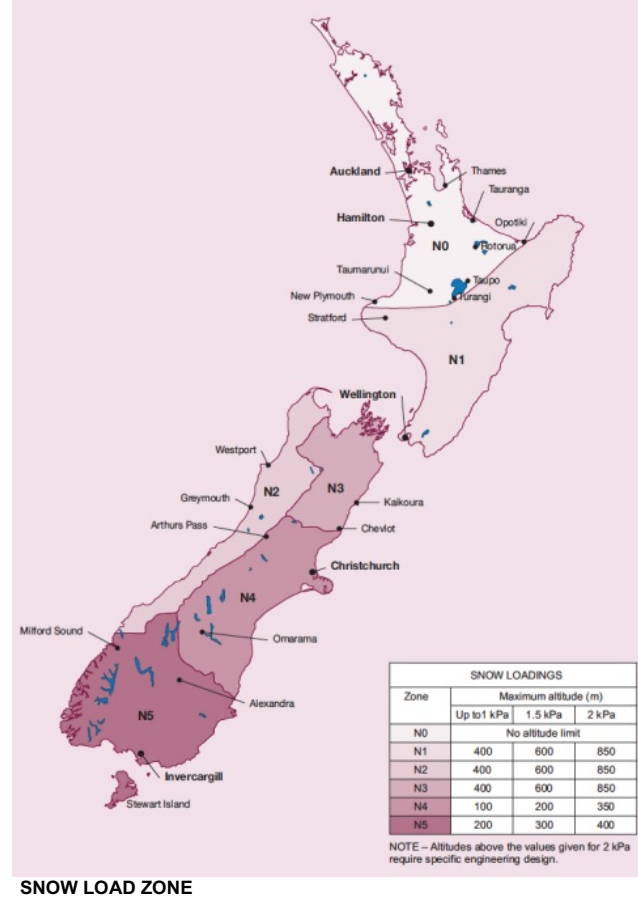
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SITE SEDIMENT CONTROL PLAN:

REFER TO SITE SEDIMENT CONTROL PLAN CONTAINED IN SUPPORTING DOCUMENTS

SITE MANAGEMENT PLAN

1. CONSTRUCTION SIGNAGE TO F5/AS1
2. 2M HIGH SAFETY FENCE AROUND CONSTRUCTION AREA.
3. CONTRACTOR TO ADHERE TO ALL H & S REQUIREMENT RELEVANT TO SITE CONSTRUCTION IN ACCORDANCE TO DEPARTMENT OF HEATH AND SAFETY



SNOW LOAD ZONE

SEDIMENT CONTROL MEASURES

THE PROJECT MANAGER OR FOREMAN IS TO OVERSEE THE SEDIMENT CONTROL.

ALL EROSION AND SEDIMENT STRUCTURE TO BE INSPECTED EACH WORKING DAY TO MAINTAIN GOOD WORKING ORDER.

ALL GROUND COVER VEGETATION OUTSIDE THE IMMEDIATE BUILDING ARE TO BE PRESERVED DURING THE BUILDING PHASE.

ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO COMMENCEMENT OF MAJOR EARTHWORKS.

STOCKPILES OF CLAYEY MATERIAL TO BE COVERED WITH IMPERVIOUS SHEETS.

ASSURE TO :
CREATE A STABILIZED ENTRY EXIT PAD
CREATE SEDIMENT CONTROL FENCE

REFER TO SEDIMENT CONTROL FOR SMALL SITE CONTAINED IN SUPPORTING DOCS.

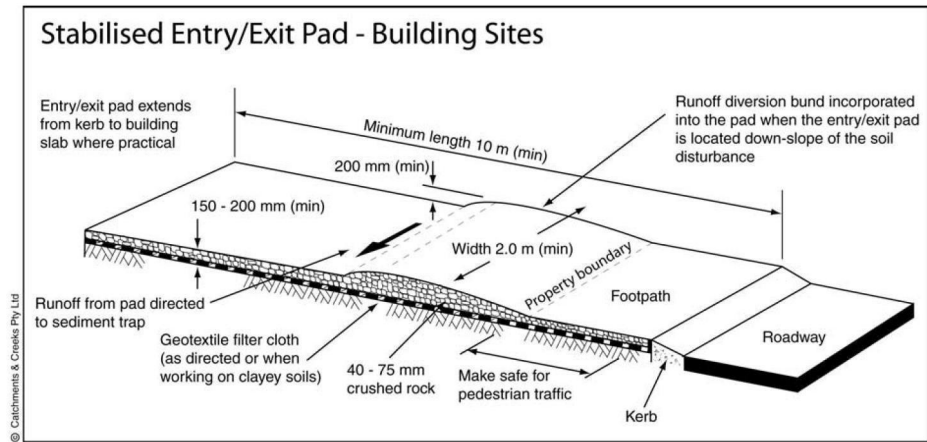


Figure 4 Typical stabilised all-weather site access – PLAN VIEW

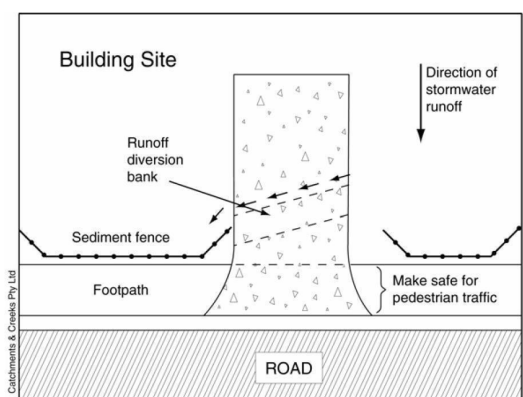


Figure 4

Flood Level Requirements

NZ Building Code:

Minimum finished floor level required for compliance with Clause E1 of the New Zealand Building Code based on providing protection from a 1 in 50 year flood event with sea level rise allowance (0.45m or 0.5m) and 400 mm freeboard.
This level may not be required for all structures and is for building code performance purposes only.
Where a specific level is not required, compliance with the building code can be established using the solutions in E1/AS1.

The FFL requirement is currently: **20.44 m RL**.

Please contact DutyBCO@ccc.govt.nz for more information.

Christchurch District Plan:

Property or parts of it in District Plan Flood Management Area: **Yes**
Property or parts of it in District Plan Fixed Minimum Floor Level Overlay: **No**

Minimum floor level required for compliance with Chapter 5.4 Flood Hazard Rules of the District Plan for properties located within the Flood Management Area. Resource consent is required if the minimum floor level is not met. A limited number of structures are exempt from meeting this floor level.

The FFL requirement is currently: **20.61 m RL**. FFL Requirement 20.61

FMA FFLs are set using criteria set out in chapter 5.4 of the Christchurch District Plan (<http://districtplan.ccc.govt.nz/Pages/Plan/Book.aspx?hid=51368&exhibit=DistrictPlan>). Please contact the Duty Planner (941 8999 or dutyplanner@ccc.govt.nz) for more information.

NEW FFL 20.61



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy

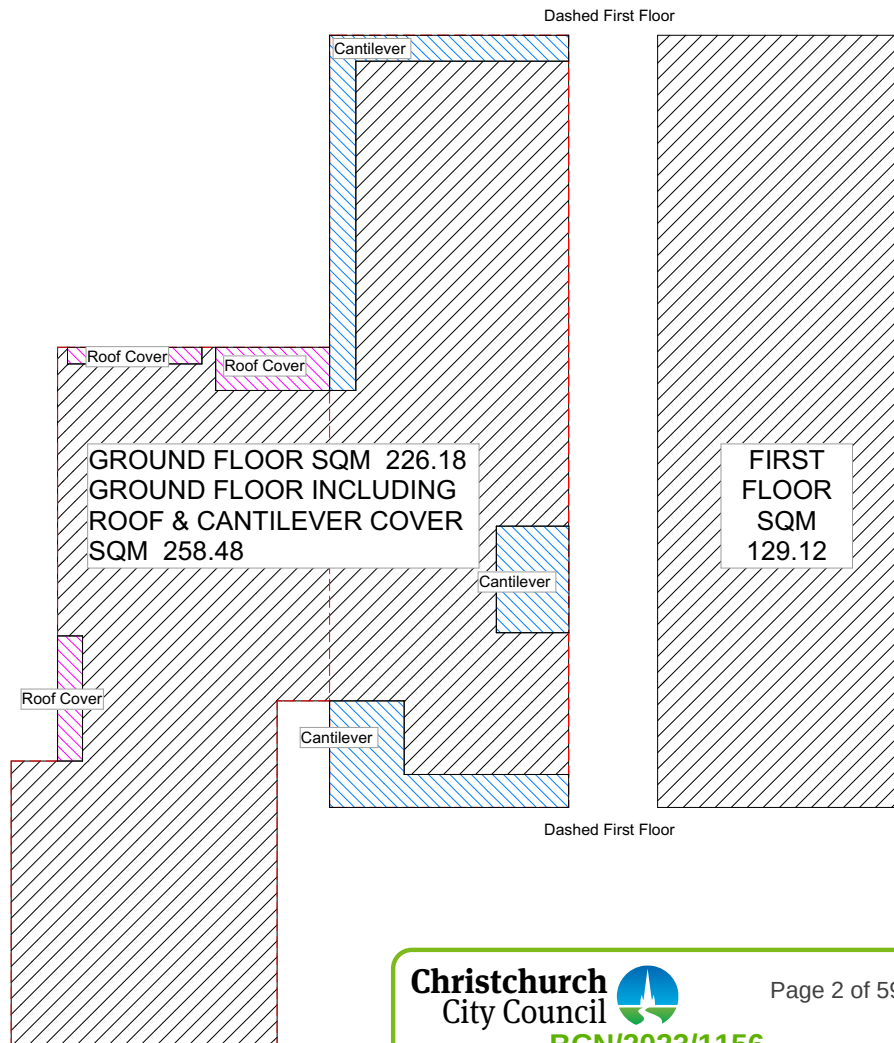


Identifier **CB487/162**
Land Registration District **Canterbury**
Date Issued 16 April 1945

Prior References
CB483/137

Estate Fee Simple
Area 615 square metres more or less
Legal Description Lot 7 Deposited Plan 12523
Registered Owners Emma Jane Johnston

Interests
11631792.3 Mortgage to ANZ Bank New Zealand Limited - 11.12.2019 at 1:52 pm



Christchurch City Council

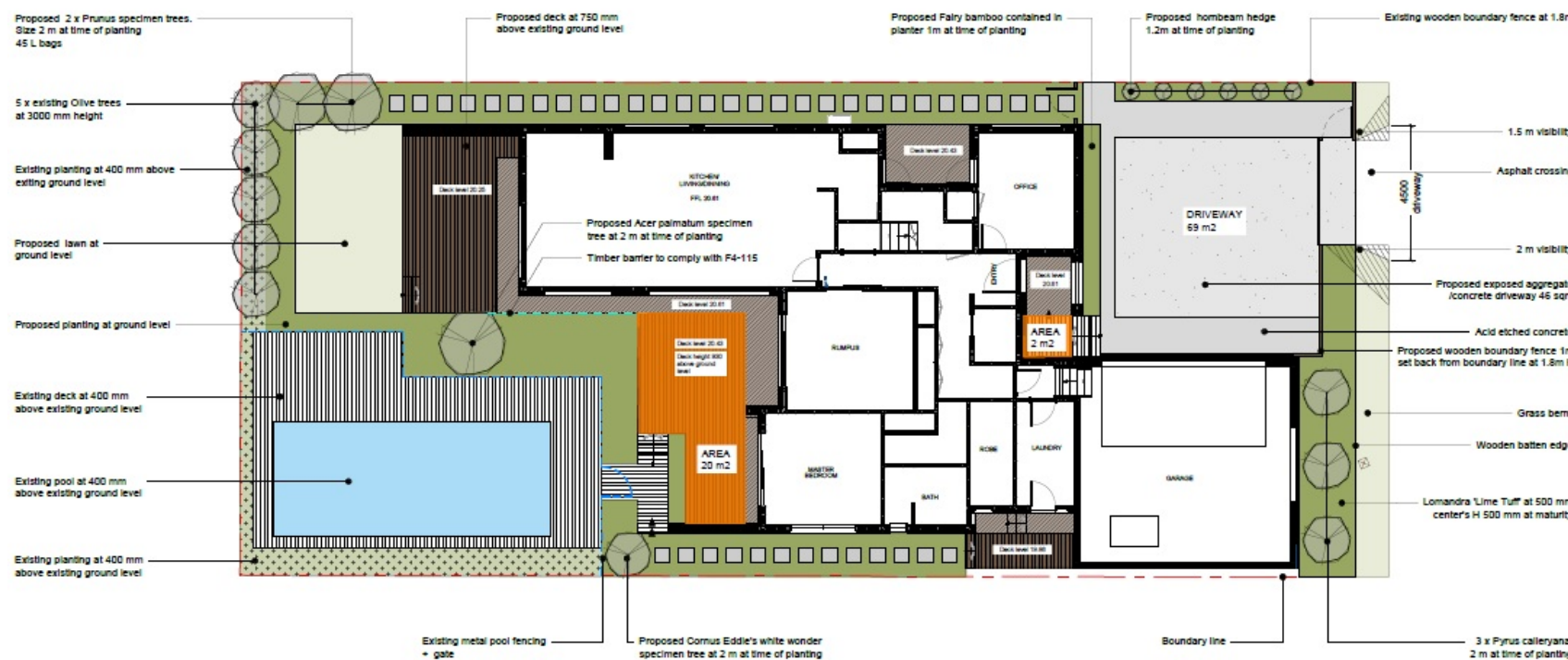
BCN/2023/1156

Approved Building Consent Document

29/08/2023

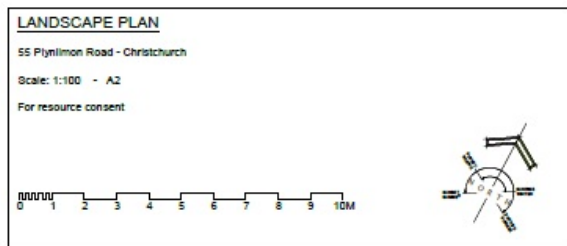
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Lim, Kelvin



Volume depth of excavation across the site
Outside the building footprint
• Driveway volume 13.8 m³. Depth of excavation 200 mm deep
• Northern dock. No excavation required because they already have enough clearance underneath them.
• Total excavation 13.8 m³
• Total fill: 15.60 m³
(Driveway = ramp 13.8 m³ + 1.8 m³)
Proposed deck area not included in the house footprint over 800 mm above existing ground level - 22 sqm

LANDSCAPE PLAN
NTS



ALL MEASUREMENT TO FRAMING UNLESS STATED.
ALL MEASUREMENTS IN MILLIMETERS.

SITE SIZE - 615.15M²:
ALLOWABLE SITE COVERAGE FOR RESIDENTIAL SUBURBAN ZONE IS 35%

615.15X 35% = **215.30M² ALLOWABLE SITE COVERAGE**

FLOOR AREAS:

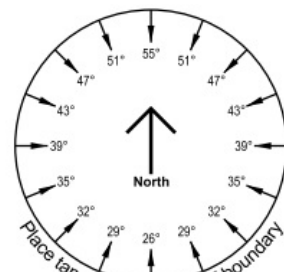
GROUND FLOOR AREA: 226.18 M²
FIRST FLOOR AREA: 129.12M²
TOTAL FLOOR AREAS: 355.3 M²

PROPOSED SITE COVERAGE - 258.48M²
(INCLUDING ROOF & CANTILEVER COVER)

RESOURCE CONSENT REQUIRED FOR SITE COVERAGE (COVERED BY OTHER)



P: 0226005008 E: mike@Moadesign.nz
P: 027 5565005 E: rob@Moadesign.nz



Note: North is ↑

A. Applicable to all buildings:
• in the Residential Suburban Zone
• on sites in other non residential zones that adjoin the Residential Suburban Zone
• in the Residential Small Settlement Zone Kainga Overlay Areas 1 and 2 and Spencerville Overlay Area

NOTES:
THE ONUS IS ON THE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS ON SITE AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
ALL WORK TO COMPLY WITH LOCAL AUTHORITY REQUIREMENTS THE NEW ZEALAND BUILDING CODE AND THE RELEVANT NEW ZEALAND STANDARDS. THE DESIGNER IS NOT LIABLE FOR ANY CONSTRUCTION WORK ON SITE THAT DOES NOT COMPLY WITH THE APPROVED BUILDING CONSENT DOCUMENTS OF NZBC & NZS. COMPLY WITH ALL OSH AND ONSITE HEALTH AND SAFETY REQUIREMENTS AT ALL TIMES. DRAWINGS MUST BE READ IN CONJUNCTION WITH ENGINEERING SPECIFICATION AND ENGINEERING DETAILS. WHERE THERE IS A CONFLICT BETWEEN SPECIFICATION AND A SPECIFY NOTE, CONTACT THE ENGINEER. ALL TIMBER CONSTRUCTION SHALL BE AS PER NZS 3604:2011 TIMBER FRAMED BUILDINGS. ANY SERVICES THAT ARE WITHIN THE REBUILD AREA NEED TO BE TEMPORARILY DISCONNECTED, CAPPED AND PREPARED FOR NEW WORK. LATER BE RECONNECTED TO COMPLY WITH NZBC - (LIKE GRADE AND LEVEL, PLUMBING ETC)

REV NOTES :

ISSUE :
55 Plynlimon Road, Strowan,
Christchurch 8052

Construction Documents

All Renders Indicative

**SUBJECT TO
RESOURCE CONSENT**

DRAWN BY : **MMN**

REVISION : **Rev D**

SCALE : **NTS** @A2

PAGE TITLE : **SITE LOCATION /
SITE
INFORMATION**

PAGE :
DATE PRINTED
2023 Friday, 25 August



- A. Applicable to all buildings:
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 - on sites in other non residential zones that adjoin the Residential Suburban Zone
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REV NOTES :

**REFER TO ENGINEERS
SEDIMENT CONTROL PLANS**

**BALUSTRADE OF HEIGHTS TO BE
CONFIRMED AFTER SITE RE-CONTOURING**

Christchurch City Council
Page 3 of 59
BCN/2023/1156
Approved Building Consent
Document
29/08/2023 Lim, Kelvin

ISSUE :
55 Plynlimon Road, Strowan,
Christchurch 8052

Construction Documents

All Renders Indicative

**SUBJECT TO
RESOURCE CONSENT**

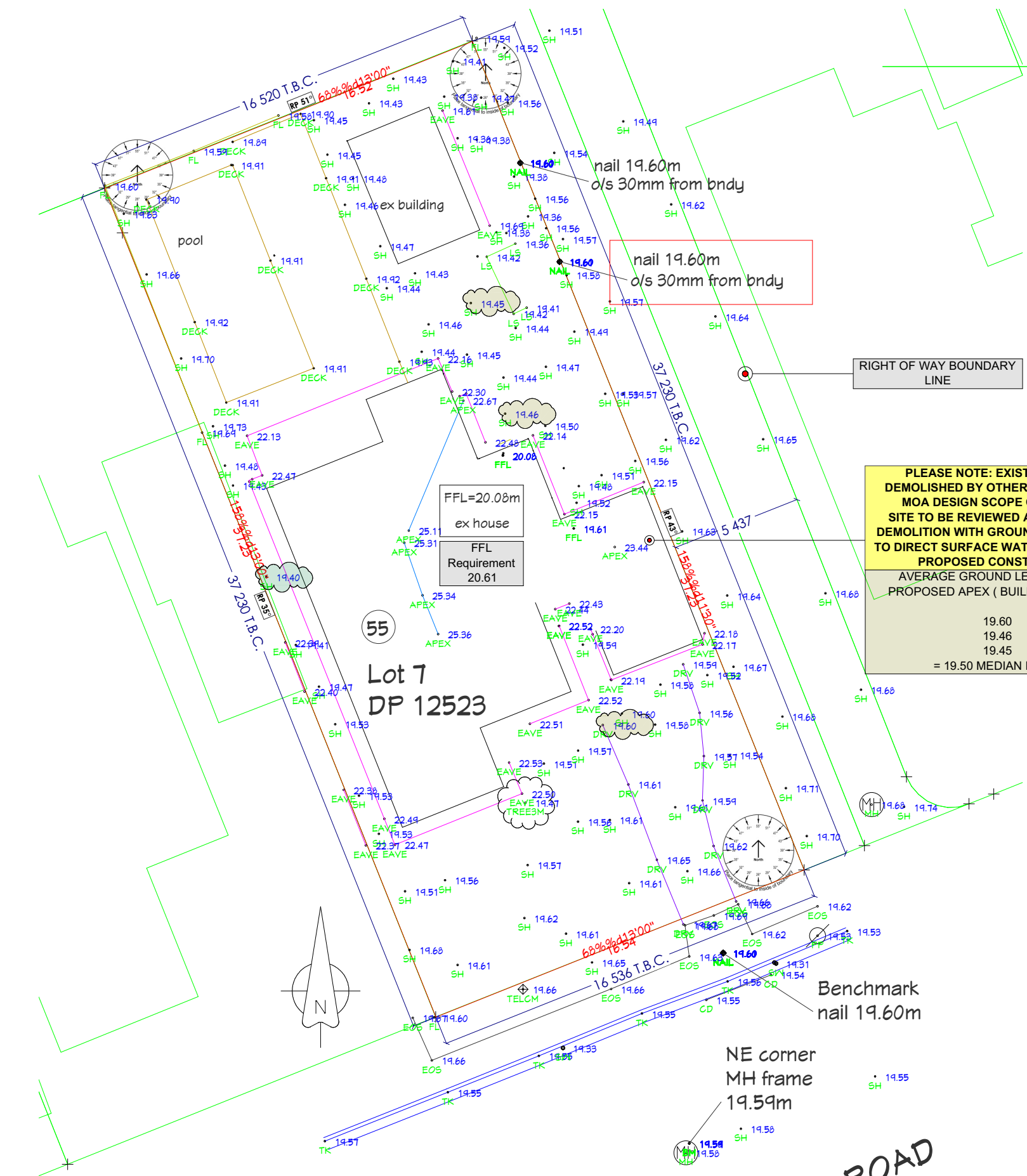
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PAGE TITLE EXISTING/
PROPOSED SITE
PLANS

PAGE :
DATE PRINTED
2023 Friday, 25 August



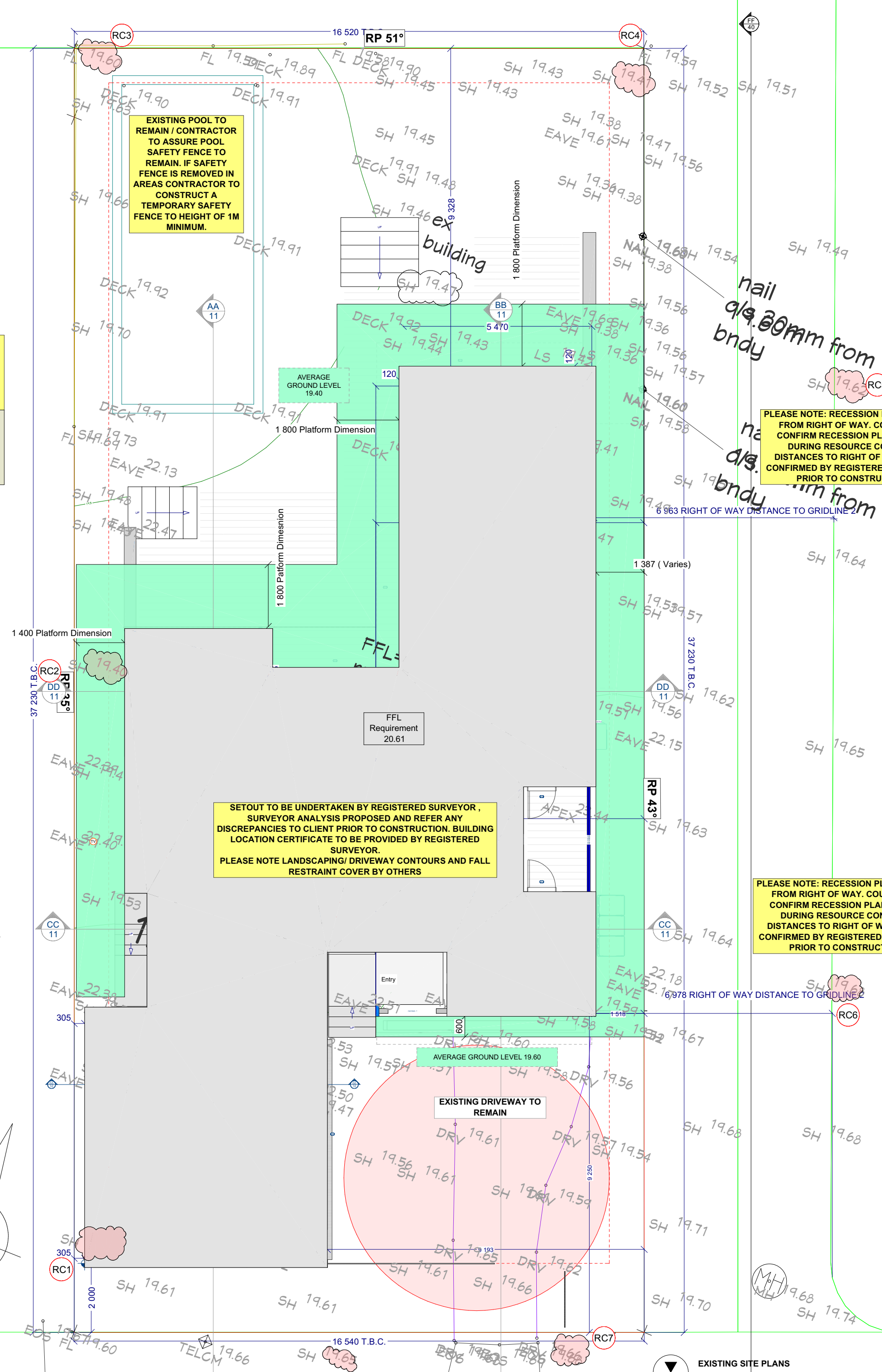
Surveyed by
Budget Setouts Ltd
25-06-21
Heights in terms of
CHCH Drainage datum.
BM EHCN

**REFER TO SURVEY DOCUMENTS
CONTAINED IN SUPPORTING
DOCUMENTS**

Flood Level Requirements	
NZ Building Code:	
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The FFL requirement is currently: 20.44 m RL .	
Please contact DutyBCO@ccc.govt.nz for more information.	
COUNCIL TO VERIFY FFL REQUIREMENTS	
Christchurch District Plan:	
Property or parts of it in District Plan Flood Management Area: Yes Property or parts of it in District Plan Fixed Minimum Floor Level Overlay: No	
Minimum floor level required for compliance with Chapter 5.4 Flood Hazard Rules of the District Plan for properties located within the Flood Management Area. Resource consent is required if the minimum floor level is not met. A limited number of structures are exempt from meeting this floor level.	
The FFL requirement is currently: 20.61 m RL .	
Existing FFL 20.08	Proposed FFL 20.61
Difference .53	

RC	RECESSION PLANE POINT	
RECESSION PLANES		
FFL 20610	RECESSION PLANE	GFL
RC1 WEST	35°	19.600
RC2 WEST	35°	19.400
RC3 NORTH	51°	19.600
RC4 EAST	51°	19.400
RC5 EAST	43°	19.600
RC6 SOUTH	43°	19.600
RC7 SOUTH	29°	19.600

EXISTING SITE PLANS



**PLEASE NOTE: RECEPTION PLANE TAKEN
FROM RIGHT OF WAY. COUNCIL TO
CONFIRM RECEPTION PLANE POINT
DURING RESOURCE CONSENT.
DISTANCES TO RIGHT OF WAY TO BE
CONFIRMED BY REGISTERED SURVEYOR
PRIOR TO CONSTRUCTION**

**SETOUT TO BE UNDERTAKEN BY REGISTERED SURVEYOR .
SURVEYOR ANALYSIS PROPOSED AND REFER ANY
DISCREPANCIES TO CLIENT PRIOR TO CONSTRUCTION. BUILDING
LOCATION CERTIFICATE TO BE PROVIDED BY REGISTERED
SURVEYOR.
PLEASE NOTE LANDSCAPING/ DRIVEWAY CONTOURS AND FALL
RESTRAINT COVER BY OTHERS**

EXISTING SITE PLANS
SCALE: 1:100 (DIMENSIONS TO BE CONFIRMED ON
SITE)

SMOKE ALARM

SMOKE ALARMS MUST BE FITTED AND WORKING CORRECTLY. THEY MUST BE LOCATED WITHIN 3M OF SLEEPING AREAS AND IN ALL AREAS REQUIRED TO PASS THROUGH TO GET TO A SAFE PLACE. THEY MAY BE BATTERY OPERATED AND ARE NOT REQUIRED TO BE INTERCONNECTED. IN ADDITION THEY SHALL BE PROVIDED WITH A HUSH FACILITY HAVING A MINIMUM DURATION OF 60 SECONDS.

SMOKE ALARMS SHALL HAVE A TEST FACILITY LOCATED ON THE SMOKE ALARM (READILY ACCESSIBLE TO BUILDING OCCUPANTS). SMOKE ALARMS SHALL BE LISTED OR APPROVED BY A RECOGNIZED AUTHORITY AS COMPLYING WITH AT LEAST ONE OF: UL 217, ULC S531, AS 3786, BS 5446 PART 1 EXISTING LENGTHS OF DEAD-END PATHS ARE LESS THAN 24M LONG

GROUND LEVEL (REFER TO SURVEY PLANS CONTAINED IN SUPPORTING DOCUMENTS)

PLEASE REFER TO ENGINEERS BRACING PLANS FOR BRACING LAYOUT.

PLEASE REFER TO DOOR AND WINDOW SCHEDULE FOR WINDOW SIZE & LINTEL SIZES

PLEASE NOTE : ALL DIMENSION TAKEN FROM FRAMING

FLOOR COVERING AS PER CLIENT LIST D1/AS1

INTERIOR DESIGN BY OTHERS. NOT COVERED BY MOA DESIGN (INTERIOR DESIGNER TO ASSURE CHOSEN MATERIALS ARE COMPATIBLE WITH STRUCTURAL REQUIREMENTS).

GROUND FLOOR GRID
FIRST FLOOR GRID
LANDSCAPING WALLS AS PER ENGINEERS DETAILS

REV NOTES :

Christchurch City Council
BCN/2023/1156
Approved Building Consent Document
29/08/2023
Lim, Kelvin

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Friday, 25 August

LOW TIMBER DECKS
FOR CONSTRUCTION INFORMATION ONLY AND DO NOT FORM PART OF THIS
CONSENT

INFORMATION ONLY AND THE DECK AND STAIRS WILL BE CONSTRUCTED UNDER
SCHEDULE 1 PART 1(24) WITH ALL ASPECTS OF THE BUILDING WORK WILL BE IN
ACCORDANCE WITH NZBA 2004 S17.

DECK TO BE CONSTRUCTED
NO HIGHER THAN 1M FORM
GROUND LEVEL

E1
P5

Wing Walls
1600mm
High From
Deck

WOODSMAN SERENE INSTALLED BY LICENCE
APPLICATOR (INSTALLER TO INSPECT TIMBER
STRUCTURE IN ADVANCE OF CONSTRUCTION TO
ASSURE COMPLAINT CLEARANCES)

6 963 RIGHT OF WAY DIST

KITCHEN BY
OTHERS

37 230 T.B.C.

DD 11

DD 11

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ROOF (MATERIALS COLORS TO BE CONFIRMED WITH
CLIENT PRIOR TO CONSTRUCTION)

- ROOFING:
METAL CRAFT KAHU (INSTALLED A PER
METALCRAFT SPECIFICATIONS
OVER COVERTEK 407 SELF SUPPORTING
BUILDING PAPER.
20MM VENT BATTEN/ EAVES VENT AND APRON
VENT AS PER DETAILS
ROOF FRAMING:TIMBER RAFTERS
REFER TO ENGINEER PLANS AND TRUSS
MANUFACTURERS PLANS
FASCIA: H3.1 TIMBER FASCIA GROUND FLOOR/
METAL FASCIA TO FIRST FLOOR
SOFFIT: 6MM HARDIEFLEX
DOWNPIPES: 80MM DIAMETER (CLIENT TO
DETERMINE DOWNPIPE FINISH)

EXTERNAL WALLS (MATERIALS COLORS TO BE
CONFIRMED WITH CLIENT PRIOR TO CONSTRUCTION)

- BRICK VENEER 70 SERIES ON MIN 40MM
DRAINED AND VENTILATED CAVITY.
7MM ECOPLY BARRIER ON 140X45 & 600
CENTRES H1.2 SG8, DWANGS @ 480 CENTRES
PINUS RADIATA WALL FRAMING MSG8 MIN.
LINED WITH 10MM GIB FIXED AS PER GIB
SPECIFICATIONS AND ENGINEER DETAILS
- METAL CRAFT KAHU (INSTALLED A PER
METALCRAFT SPECIFICATIONS
ON 20MM DRAINED AND VENTILATED CAVITY
CREATED WITH H3.1 TIMBER BATTENS.
7MM ECOPLY BARRIER ON 140X45 & 600
CENTRES H1.2 MSG8, DWANGS @ 480 CENTRES
PINUS RADIATA WALL FRAMING MSG8 MIN.
LINED WITH 10MM GIB FIXED AS PER GIB
SPECIFICATIONS AND ENGINEER DETAILS

INTERNAL WALLS

- STRUCTURAL PLAN TO BE READ IN
CONJUNCTION
WITH STRUCTURAL ENGINEERS
DOCUMENTATION.

ALL INTERNAL LOAD BEARING WALLS TO
GROUND FLOOR TO
BE 90X45 H1.2 SG8 PINUS RADIATA @ 400MM
CRS, UNLESS OTHERWISE STATED.

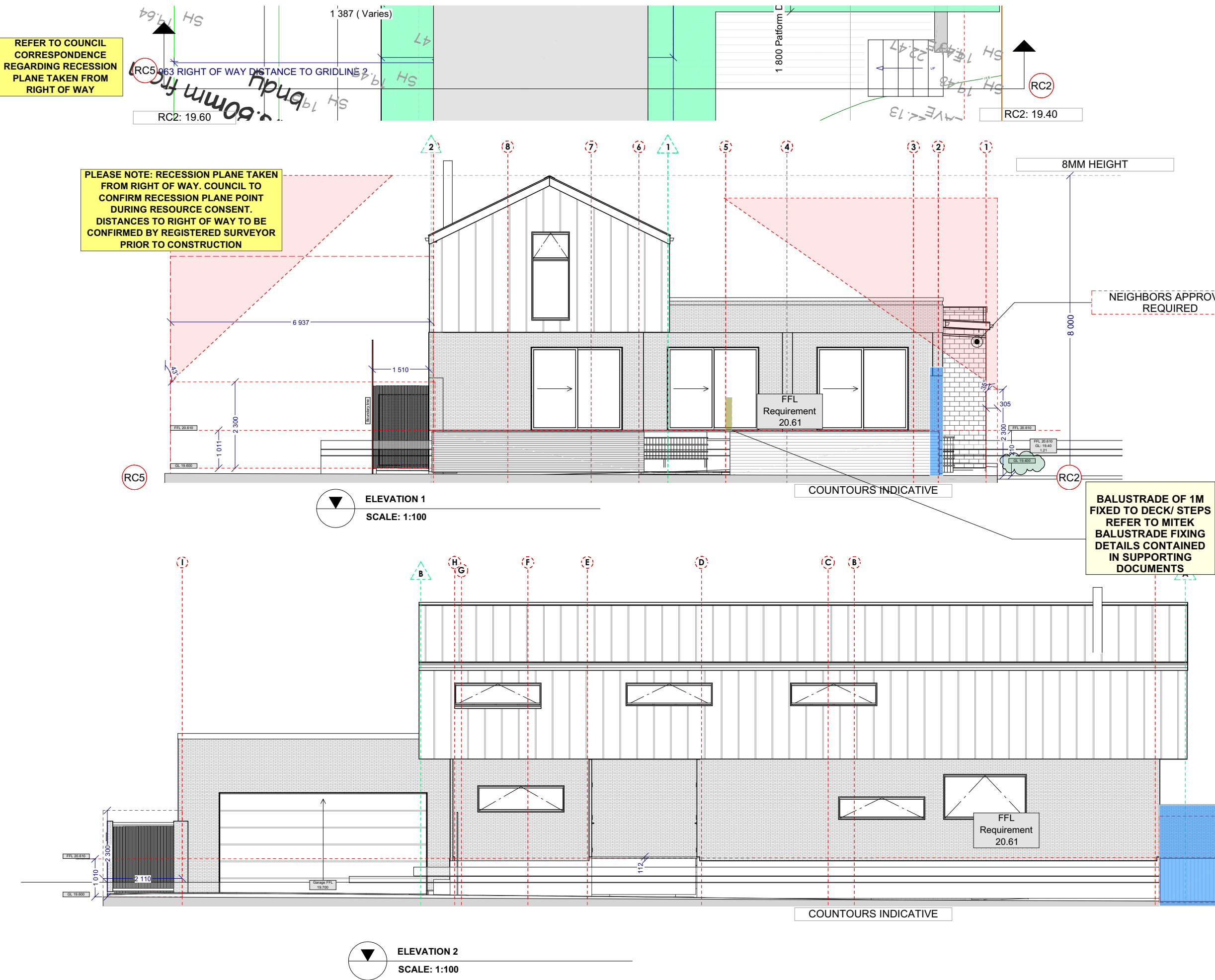
CEILING:

- CEILING BATTENS: H1.2 70 X 35 @ 400
CENTRES
CEILING 13MM GIB CEILING

SET OUT POOINT 2M FROM ROAD BOUNDARY. 305MM PARALLEL
FROM EASTERN BOUNDARY.

GROUND FLOOR PLANS
SCALE: 1:100 (DIMENSIONS TO BE CONFIRMED ON SITE)

FIRST FLOOR PLANS
SCALE: 1:100 (DIMENSIONS TO BE CONFIRMED ON SITE)



Christchurch City Council
BCN/2023/1156
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29/08/2023
Lim, Kelvin

ALL FLASHING TO COMPLY WITH E2/AS1 SITUATION 2

Table 7: Metal flashings – general dimensions
Paragraphs 4.6, 4.6.1.1, 4.6.1.2, 4.6.1.3, 4.6.1.4, 4.6.1.5, 4.6.1.6, 4.6.1.7, 5.1, 6.4, 6.5, 7.4.4, 9.1.3, 9.1.10.2, 9.1.10.4 and 9.4.5.3

Type	Description	All (1)	Situation 1 (2) minimum mm	Situation 2 (3) minimum mm	Situation 3 (3a) minimum mm	Figure reference (as example)
Aprons: general	Transverse flashing over roofing		130 (4)	200 (4)	200 mm	Figure 7 and Figure 44 (X values)
	Parallel flashing over roofing		Two crests, finish in next trough – refer 4.6.1.1b)			Figures 47, 48 (Y values)
Ridges/ hips	Transverse flashing over roofing		Refer Aprons: general			Figures 43, 45b, 46
Changes in roof pitches	Upper lap under roofing	250 mm min.			Not permitted under E2/AS1	Figure 44
	Transverse flashing over roofing		Refer Aprons: general			
Barges	Overlap to barge board		50 (8)	70 (8)	90 mm	Figure 47 (Z values)
Cappings	Overlaps to cladding		50 (8)	70 (8)	90 mm	Figure 10 (Z values)
	Slope to top: parapet and balustrade – metal capping	5° min.				Figures 10, 11, 12, 130
	Slope to balustrade – flush-finished EIFS and fibre cement(S)	10° min.				Figures 117, 129, 130
Roof or Deck to Wall	Overlaps to roofing		Refer Aprons: general			
– See membranes below	Lap under cladding above	75 mm min.			90 mm	Figures 7, 26, 30, 35, 37, 44, 45, 50
	Clearance below cladding	35 mm min.				
	Total upstand	110 mm min.				

Table 7: continued
Paragraphs 4.6, 4.6.1.1, 4.6.1.2, 4.6.1.3, 4.6.1.4, 4.6.1.5, 4.6.1.6, 4.6.1.7, 5.1, 6.4, 6.5, 7.4.4, 9.1.3, 9.1.10.2, 9.1.10.4 and 9.4.5.3

Type	Description	All (1)	Situation 1 (2) minimum mm	Situation 2 (3) minimum mm	Situation 3 (3a) minimum mm	Figure reference (as example)
Membrane roofs and decks	Lap under cladding above	115 min.				Figures 18, 62a, c, 64b
Windows	Window flange clearance for direct fixed claddings and ply or fibre cement on cavities	5 mm				Eg. Figure 81
	Cover to window/ door jamb flange	10 mm(7) min.				Eg. Figure 81c
	Cover to window/ door sill flange	8 mm(7) min.				Eg. Figure 81c
Sills	Sill flashing slope (6)	Flat(6)				Eg. Figures 72a, 81a
Heads	Head flashing slope	15° min.				Eg. Figure 81a
	Lap under cladding above	35 mm min.			60 mm	Eg. Figure 81a
	Anti-capillary gap to cladding	5 mm				Eg. Figure 81a
	Total upstand	40 mm min.				
	Corner flashings (1)	50 mm x 50 mm minimum			75 x 75 mm	Eg. Figure 79
Inter-storey junctions	Junction flashing: slope	15° min.				
	Lap over cladding below (1)	35 mm min.(8)			60 mm	Figure 70
	Lap under cladding above	35 mm min.			60 mm	
	Clearance under cladding	5 mm min.				
	Total upstand	40 mm min.				

NOTES: (1) Unless otherwise dimensioned in details.
(2) Situation 1: Low, Medium, High wind zones, where roof pitch $\geq 10^\circ$ (X or Z values)
(3) Situation 2: All roof pitches in Very High wind zones.
(3a) Situation 3: Low, Medium and High wind zones where roof pitch $\leq 10^\circ$ (X or Z values)
(3a) Situation 3: For all roof pitches in Extra High wind zone.
(4) Excluding any soft edge or turn-down to roofing.
(5) For buildings other than housing, slope shall be as per F4/AS1.
(6) For direct fixed window/doors, unless shown. Sill flashing must extend past the condensation channel. Ensure sill flashings are not installed with backwards slope.
(7) Excluding drip edge.
(8) Excluding drip edge.



P: 0226005008 E: mike@Moadesign.nz
P: 027 5565005 E: rob@Moadesign.nz

RC Recession Plane point

Recession Planes		
FFL 20610	Recession Plane	GL
Facade		
RC1 West	35°	19.600
RC2 West	35°	19.400
RC3 North	51°	19.600
RC4 East	51°	19.400
RC5 East	43°	19.600
RC6 South	43°	19.600
RC7 South	29°	19.600

REV NOTES :

LANDSCAPING WALLS AS PER ENGINEERS DETAILS

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EXISTING POOL TO REMAIN / CONTRACTOR TO ASSURE POOL SAFETY FENCE TO REMAIN. IF SAFETY FENCE IS REMOVED IN AREAS CONTRACTOR TO CONSTRUCT A TEMPORARY SAFETY FENCE TO HEIGHT OF 1M MINIMUM.



EXISTING POOL TO REMAIN / CONTRACTOR TO ASSURE POOL SAFETY FENCE TO REMAIN. IF SAFETY FENCE IS REMOVED IN AREAS CONTRACTOR TO CONSTRUCT A TEMPORARY SAFETY FENCE TO HEIGHT OF 1M MINIMUM.

Risk Matrix	Elevations			North		East		South		West	
	Low	Medium	High	Very High	Sub-Totals	Sub-Totals	Sub-Totals	Sub-Totals	Sub-Totals	Sub-Totals	Sub-Totals
Wind Zone	0	0	1	2	0	0	0	0	0	0	0
No of Stories	0	1	2	4	1	1	1	1	1	1	1
Roof / Wall Intersections	0	1	3	5	1	1	1	1	1	1	1
Eaves Width	0	1	2	5	5	5	5	5	5	5	5
Envelope Complexity	0	1	3	6	1	1	1	1	1	1	1
Deck Balconies	0	2	4	6	0	0	0	0	0	0	0
Total risk score and rating: Low ,Medium,High or Very High					8	8	8	8	8	8	8

FOUNDATION NOTES:

IT IS THE MAIN CONTRACTOR OR SURVEYORS RESPONSIBILITY TO CHECK AND VERIFY ALL DIMENSION AND LEVELS ON SITE BEFORE COMMENCEMENT OF WORK.
THE TERRITORIAL AUTHORITY SHALL BE NOTIFIED OF ANY CHANGES MADE DURING CONSTRUCTION.

FOUNDATIONS TO BE CONSTRUCTED IN STRICT ACCORDANCE TO ENGINEER SPECIFICATION REFER ANY DISCREPANCIES TO ENGINEER BEFORE COMMENCEMENT OF CONSTRUCTION.

CLADDING CLEARANCE REQUIREMENTS

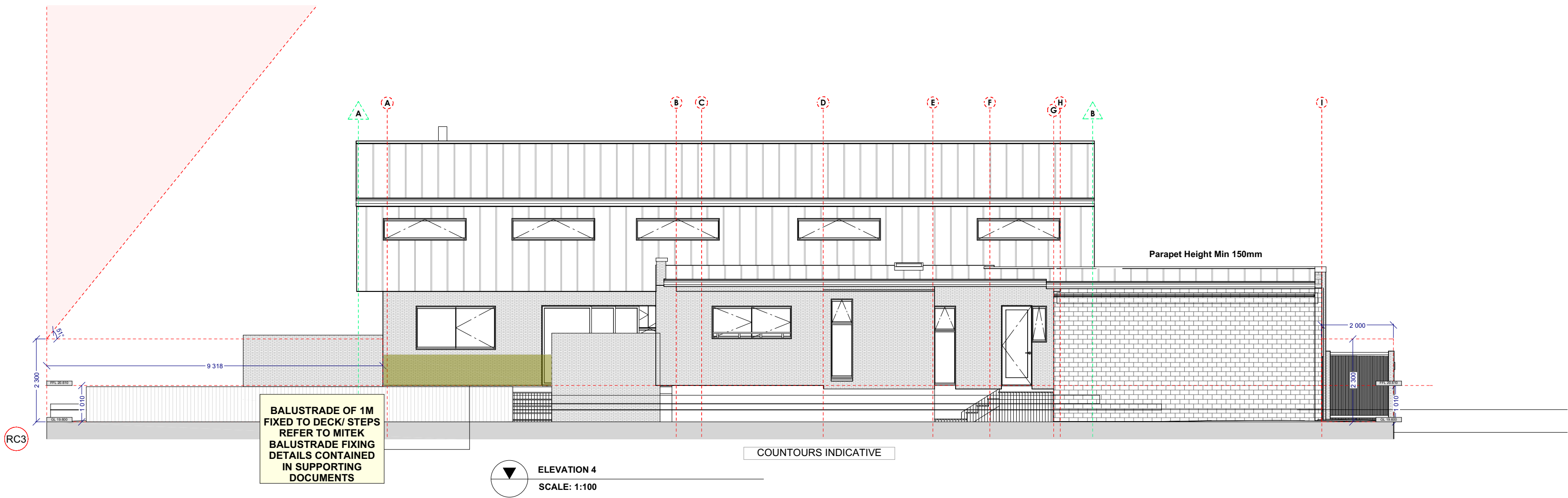
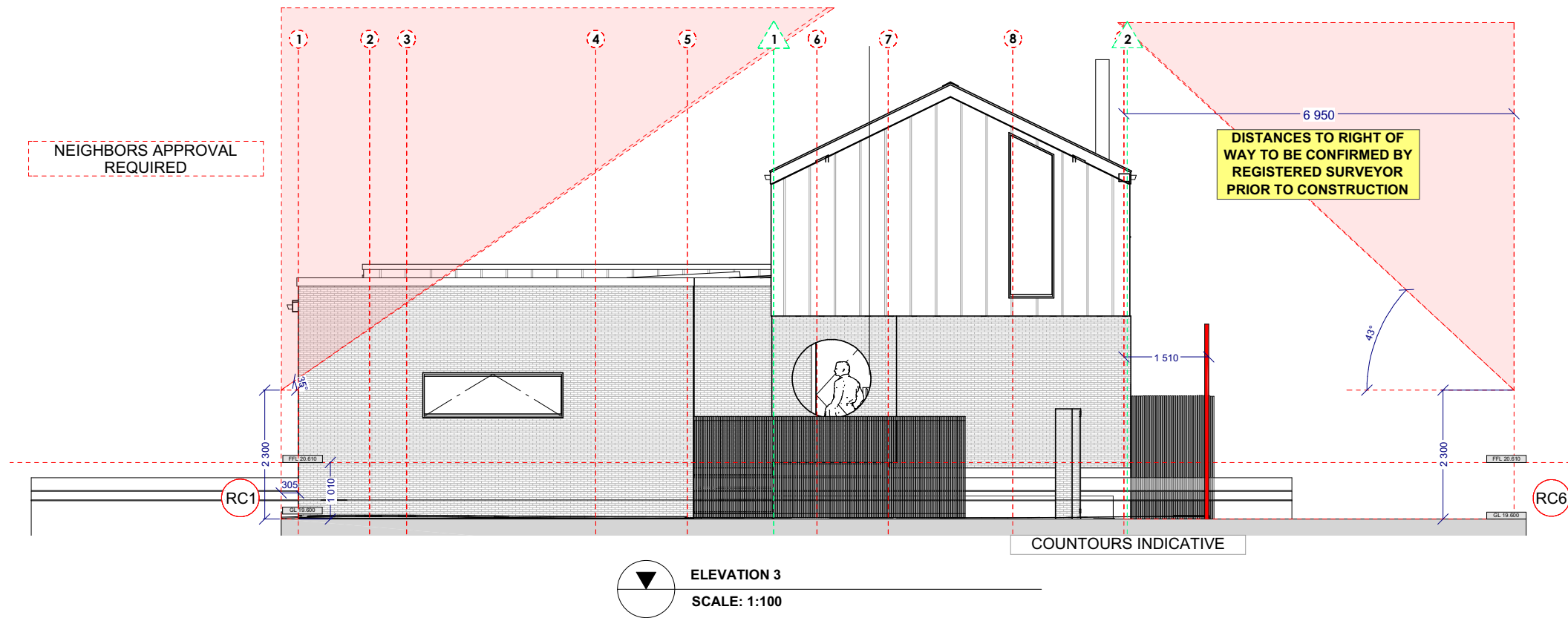
Figure 65: Levels and garage openings
Paragraphs 9.1.3, 9.1.3.4, 9.2.5, Table 19

Table 19: Minimum clearances
Paragraphs 9.1.3, 9.1.3.1, 9.1.3.2, 9.1.3.3, 9.1.3.4, 9.1.3.5 and 9.2.7

Minimum clearances (mm)	Masonry veneer					Other claddings	
	A	B	A	B	C	D	E
Concrete slab	100	150	150	225	100	175	50
Timber floor (Refer Note 1)						100	175

NOTE: 1) Refer to NZS 3604 for requirements.
2) Cladding to extend minimum 50 mm below bearer or lowest part of timber floor framing.

CLADDING CLEARANCE REQUIREMENTS



Risk Matrix			Elevations		North		East		South		West	
Risk Factor	Low	Medium	High	Very High	Sub-Totals	Sub-Totals	Sub-Totals	Sub-Totals	Sub-Totals	Sub-Totals	Sub-Totals	Sub-Totals
Wind Zone	0	0	1	2	0	0	0	0	0	0	0	0
No of Stories	0	1	2	4	1	1	1	1	1	1	1	1
Roof / Wall Intersections	0	1	3	5	1	1	1	1	1	1	1	1
Eaves Width	0	1	2	5	5	5	5	5	5	5	5	5
Envelope Complexity	0	1	3	6	1	1	1	1	1	1	1	1
Deck Balconies	0	2	4	6	0	0	0	0	0	0	0	0
Total risk score and rating: Low ,Medium,High or Very High					8	8	8	8	8	8	8	8

FOUNDATION NOTES:

IT IS THE MAIN CONTRACTOR OR SURVEYORS RESPONSIBILITY TO CHECK AND VERIFY ALL DIMENSION AND LEVELS ON SITE BEFORE COMMENCEMENT OF WORK.
THE TERRITORIAL AUTHORITY SHALL BE NOTIFIED OF ANY CHANGES MADE DURING CONSTRUCTION.

FOUNDATIONS TO BE CONSTRUCTED IN STRICT ACCORDANCE TO ENGINEER SPECIFICATION REFER ANY DISCREPANCIES TO ENGINEER BEFORE COMMENCEMENT OF CONSTRUCTION.

CLADDING CLEARANCE REQUIREMENTS

Figure 65: Levels and garage openings		Table 18: Minimum clearances	
Paragraphs 9.1.3, 9.1.3.4, 9.2.5, Table 15		Paragraphs 9.1.3, 9.1.3.1, 9.1.3.2, 9.1.3.3, 9.1.3.4, 9.1.3.5 and 9.2.7	
Minimum clearances (mm)		Concrete slab	
		Timber floor (Refer Note 1)	
		NOTE: 1) Refer to NZS 3604 for requirements.	
		2) Cladding to extend minimum 50 mm below bearer or lowest part of timber floor framing.	

CLADDING CLEARANCE REQUIREMENTS

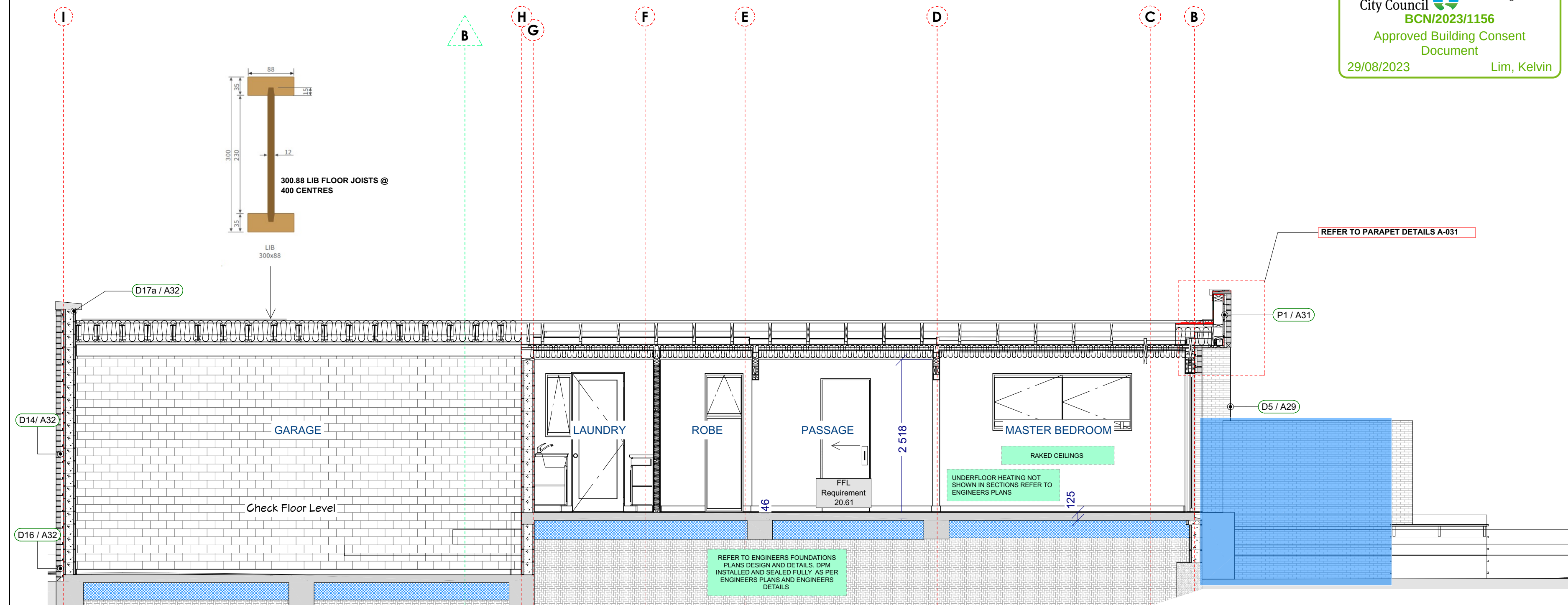
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CROSS SECTION AA
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ROOF (MATERIALS COLORS TO BE CONFIRMED WITH CLIENT PRIOR TO CONSTRUCTION)

- 4 ROOFING:
METAL CRAFT KAHU (INSTALLED A PER METALCRAFT SPECIFICATIONS OVER COVERTEK 407 SELF SUPPORTING BUILDING PAPER.
- 20MM VENT BATTEN/ EAVES VENT AND APRON VENT AS PER DETAILS
- ROOF FRAMING:TIMBER RAFTERS
REFER TO ENGINEER PLANS AND TRUSS MANUFACTURERS PLANS
- FASCIA: H3.1 TIMBER FASCIA GROUND FLOOR/ METAL FASCIA TO FIRST FLOOR
- SOFFIT: 6MM HARDIEFLEX
- DOWNPIPES: 80MM DIAMETER (CLIENT TO DETERMINE DOWNPIPE FINISH)

EXTERNAL WALLS (MATERIALS COLORS TO BE CONFIRMED WITH CLIENT PRIOR TO CONSTRUCTION)

- 1 BRICK VENEER 70 SERIES ON MIN 40MM DRAINED AND VENTILATED CAVITY. 7MM ECOPLY BARRIER ON 140X45 & 600 CENTRES H1.2 SG8, DWANGS @ 480 CENTRES
- PINUS RADIATA WALL FRAMING MSG8 MIN. LINED WITH 10MM GIB FIXED AS PER GIB SPECIFICATIONS AND ENGINEER DETAILS
- 2 METAL CRAFT KAHU (INSTALLED A PER METALCRAFT SPECIFICATIONS ON 20MM DRAINED AND VENTILATED CAVITY CREATED WITH H3.1 TIMBER BATTENS. 7MM ECOPLY BARRIER ON 140X45 & 600 CENTRES H1.2 MSG8, DWANGS @ 480 CENTRES
- PINUS RADIATA WALL FRAMING MSG8 MIN. LINED WITH 10MM GIB FIXED AS PER GIB SPECIFICATIONS AND ENGINEER DETAILS

INTERNAL WALLS

STRUCTURAL PLAN TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DOCUMENTATION.

ALL INTERNAL LOAD BEARING WALLS TO GROUND FLOOR TO BE 90X45 H1.2 SG8 PINUS RADIATA @ 400MM CRS, UNLESS OTHERWISE STATED.

CEILING:

- 5 CEILING BATTENS: H1.2 70 X 35 @ 400 CENTRES
- CEILING 13MM GIB CEILING

LANDSCAPING WALLS AS PER ENGINEERS DETAILS

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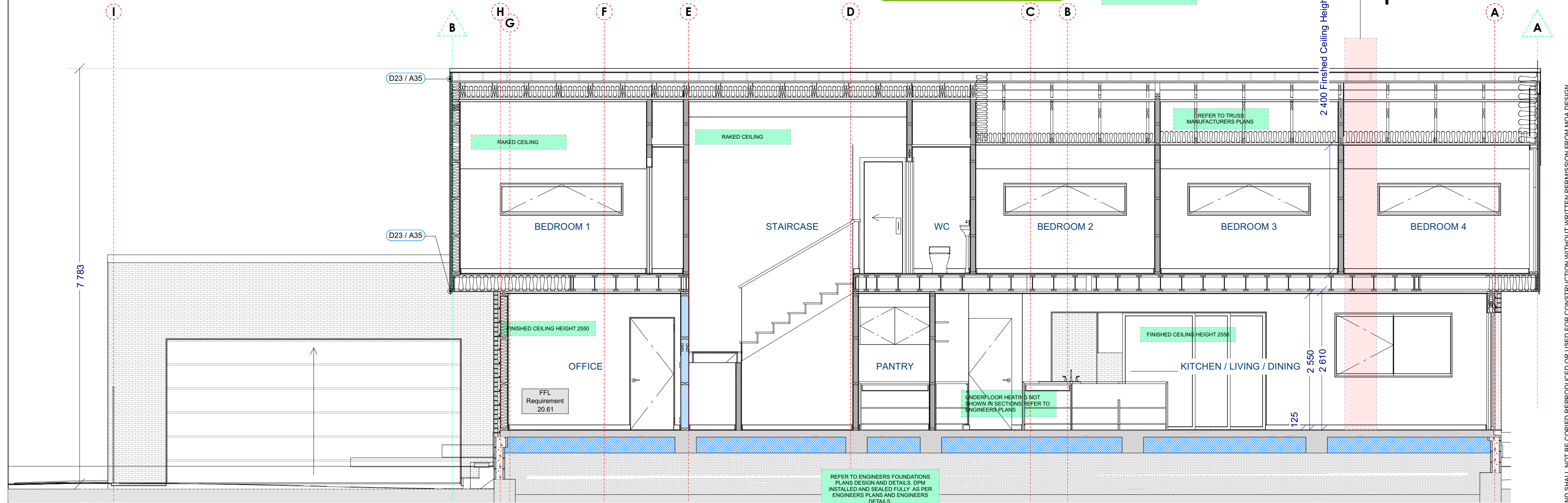
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NOTE:
Assure
25mm minimum between Flue outer
and any combustible material. All
Combustibles Material to be wrapper
with 6mm RAB Board for additional
Fire Retardant. Flue installation and
clearances to be confirmed by
licensed fire installer on site prior to
installation of fire.



CROSS SECTION BB
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ROOF (MATERIALS COLORS TO BE CONFIRMED WITH CLIENT PRIOR TO CONSTRUCTION)

- ROOFING:
METAL CRAFT KAHU (INSTALLED A PER METALCRAFT SPECIFICATIONS OVER COVERTEK 407 SELF SUPPORTING BUILDING PAPER.
- 20MM VENT BATTEN/ EAVES VENT AND APRON VENT AS PER DETAILS
- ROOF FRAMING:TIMBER RAFTERS
REFER TO ENGINEER PLANS AND TRUSS MANUFACTURERS PLANS
- FASCIA: H3.1 TIMBER FASCIA/ METAL FASCIA
- SOFFIT: 6MM HARDIEFLEX
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EXTERNAL WALLS (MATERIALS COLORS TO BE CONFIRMED WITH CLIENT PRIOR TO CONSTRUCTION)

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INTERNAL WALLS

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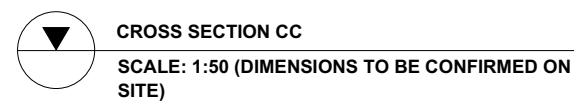
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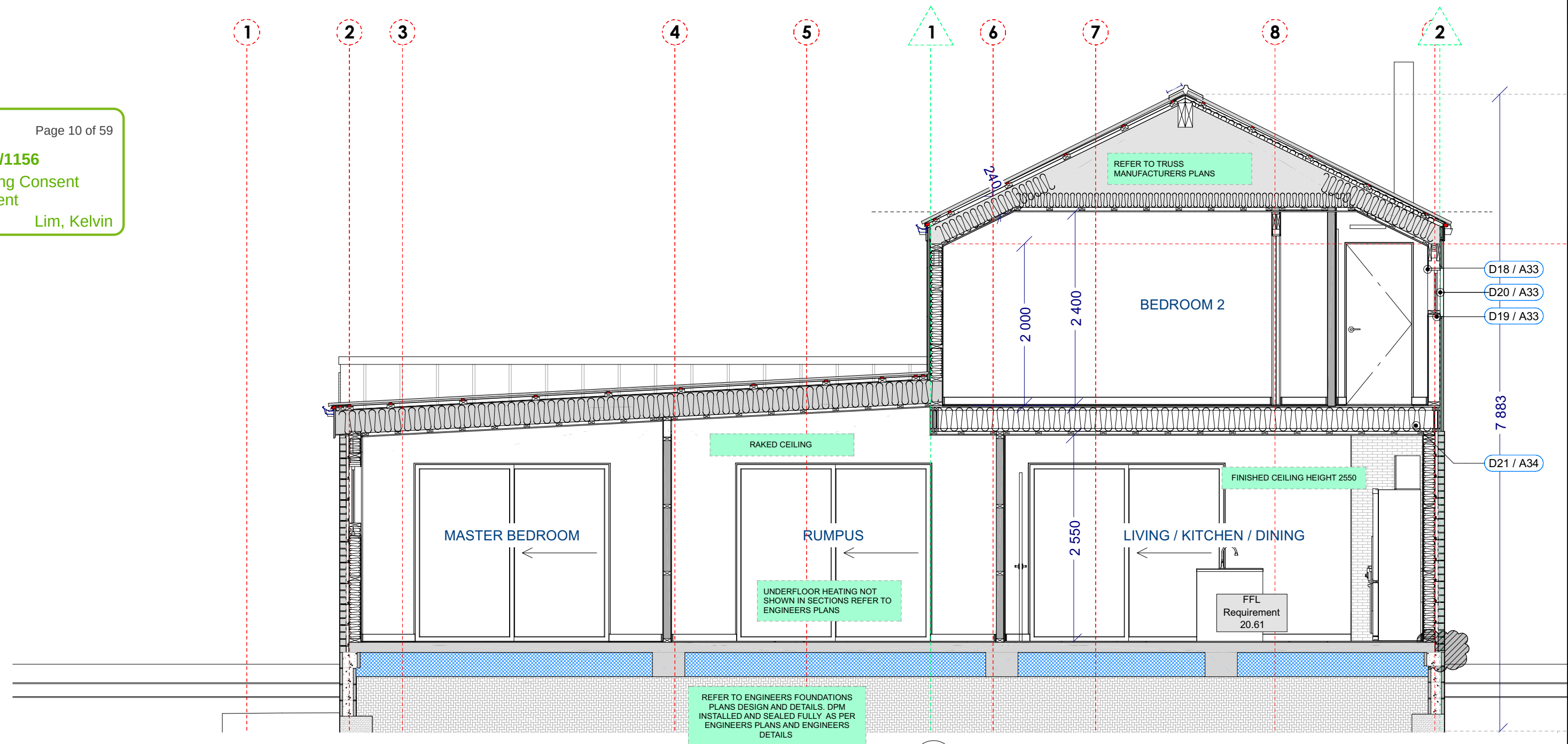
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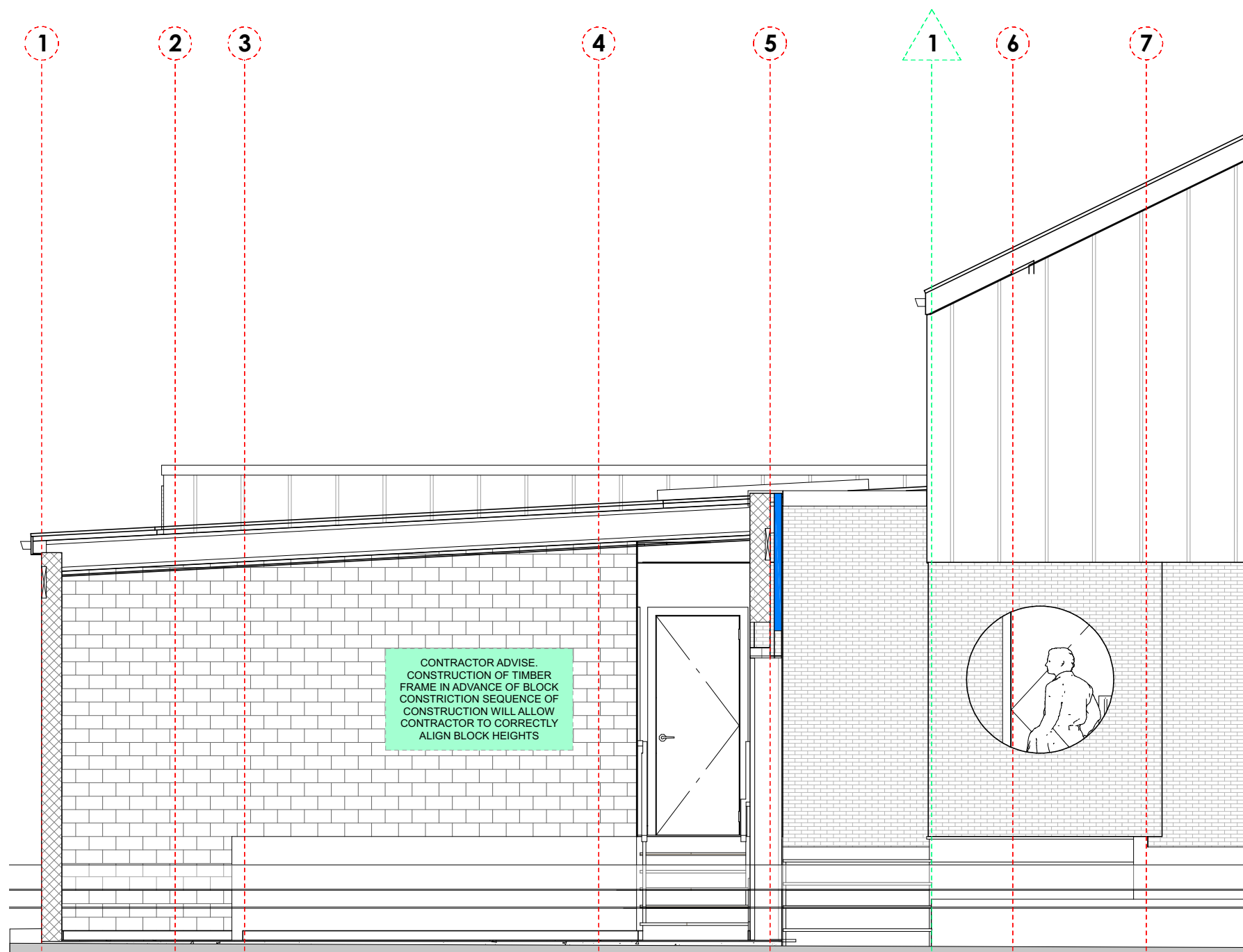
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ROOF (MATERIALS COLORS TO BE CONFIRMED WITH CLIENT PRIOR TO CONSTRUCTION)

- 4 ROOFING:
METAL CRAFT KAHU (INSTALLED A PER METALCRAFT SPECIFICATIONS OVER COVERTEK 407 SELF SUPPORTING BUILDING PAPER.
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INTERNAL WALLS

STRUCTURAL PLAN TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DOCUMENTATION.

ALL INTERNAL LOAD BEARING WALLS TO GROUND FLOOR TO BE 90X45 H1.2 SG8 PINUS RADIATA @ 400MM CRS, UNLESS OTHERWISE STATED.

CEILING:

- 5 CEILING BATTENS: H1.2 70 X 35 @ 400 CENTRES
- CEILING 13MM GIB CEILING

REV NOTES :

ISSUE :
55 Plylimon Road, Strowan,
Christchurch 8052

Construction Documents

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SUBJECT TO
RESOURCE CONSENT

DRAWN BY : MMN

REVISION :

SCALE : 1:50 @A2

PAGE TITLE CROSS SECTION DD

PAGE :

DATE PRINTED
2023

A-010

Friday, 25 August

LEGEND

BRICK REBATES

**UNDERFLOOR HEATING
INSTALLED BY SPECIALIST.
SPECIALIST INSTALLER TO
ASSURE UNDERFLOOR
HEATING COMPATIBILITY
WITH ENGINEERS PLANS AND
SERVICE LOCATIONS /
PRIMARY STRUCTURE .**

**LANDSCAPING WALLS AS
PER ENGINEERS DETAILS**

REV NOTES :

ISSUE :
55 Plyminton Road, Strowan,
Christchurch 8052

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**SUBJECT TO
RESOURCE CONSENT**

DRAWN BY : MMN

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SCALE : 1:10

PAGE TITLE : FOUNDATION LAYOUT

PAGE :

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2023

A-012

Friday, 25 August

**Christchurch
City Council**
BCN/2023/1156
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Document
29/08/2023 Lim, Kelvin

**FOUNDATION NOTES: REFER TO ENGINEERS DESIGN
DRAWINGS, SPECIFICATION AND NOTES WHICH TAKE
PREFERENCE OVER ARCHITECTURAL FOUNDATION DETAILS
AND NOTES.**

GENERAL

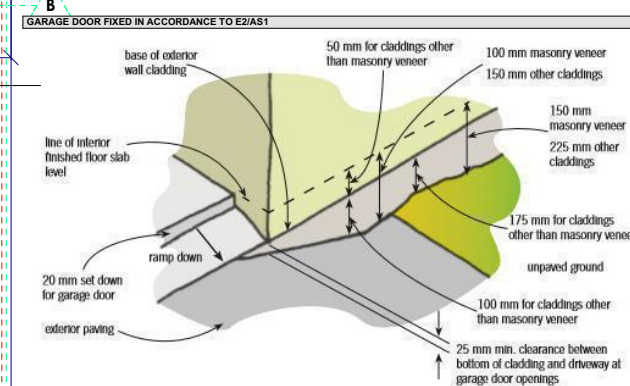
IT IS THE MAIN CONTRACTORS OR SURVEYORS
RESPONSIBILITY TO CHECK AND VERIFY ALL DIMENSIONS AND
LEVELS ON SITE BEFORE COMMENCEMENT OF WORK.
DIMENSIONS ARE TO SLAB EDGES.

PLEASE NOTE: WINDOW / DOOR MANUFACTURER
TO PROVIDE WINDOW SCHEDULE HIGHLIGHTING
SPECIFIC PROFILE DEPTH IN ORDER FOR BUILDER
TO CALCULATE FOUNDATION REBATES
ACCURATELY IN ADVANCE OF FOUNDATION
CONSTRUCTION.

**STEEL PLACEMENT BE CONFIRMED ON SITE PRIOR TO
INSTALLATION BY CONTRACTOR:**

STEEL STRUCTURE NOTES
* REFER TO STRUCTURAL ENGINEER'S DOCUMENTATION FOR
ALL
STEELWORK LOCATIONS AND SIZING.
* REFER TO STRUCTURAL ENGINEER'S DOCUMENTATION FOR
ALL
**SUPPLEMENTARY DETAILS, SPECIFICATIONS AND
CALCULATIONS.**

FOUNDATION NOTES
* REFER TO STRUCTURAL + GEOTECHNICAL ENGINEER'S
DOCUMENTATION FOR ALL FOUNDATION SIZING AND DETAILS.
* REFER TO STRUCTURAL ENGINEER'S DOCUMENTATION FOR
ALL
**SUPPLEMENTARY DETAILS, SPECIFICATIONS AND
CALCULATIONS**



FOUNDATION NOTES:

IT IS THE MAIN CONTRACTOR OR SURVEYORS RESPONSIBILITY TO
CHECK AND VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE
COMMENCEMENT OF WORK.
THE TERRITORIAL AUTHORITY SHALL BE NOTIFIED OF ANY CHANGES
MADE DURING CONSTRUCTION.

FOUNDATIONS TO BE CONSTRUCTED IN STRICT ACCORDANCE TO
ENGINEER SPECIFICATION REFER ANY DISCREPANCIES TO ENGINEER
BEFORE COMMENCEMENT OF CONSTRUCTION.

CLADDING CLEARANCE REQUIREMENTS

Figure 65: Levels and garage openings
Paragraphs 9.1.3, 9.1.3.4, 9.2.5,
Table 18

Table 18: Minimum clearances
Paragraphs 9.1.3, 9.1.3.1, 9.1.3.2,
9.1.3.3, 9.1.3.4, 9.1.3.5 and 9.2.7

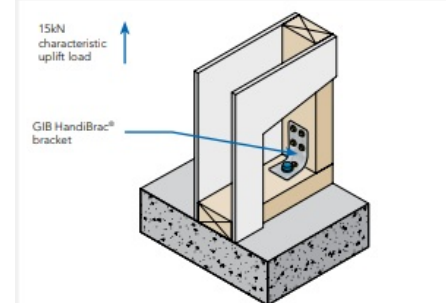
Minimum clearances (mm)	Masonry veneer	Other claddings	A	B	C	D	E
Concrete slab	100	150	150	225	100	175	50
Timber floor (Refer Note 1)					100	175	50

NOTE: 1) Refer to NZS 3604 for requirements.
2) Cladding to extend minimum 50 mm below
bearer or lowest part of timber floor framing.

PLEASE REFER TO ENGINEER BRACING PLANS
ASSURE ALL HOLD DOWN FIXING ARE AS PER
NZS:3604:2011 & BRACING INSTALLATIONS
SPECIFICATIONS.

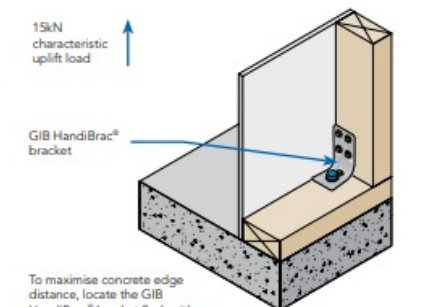
CONCRETE FLOOR – INTERNAL WALL

The bottom plate at both ends of the bracing element is fixed
using a BOWMAC® screw bolt. For BOWMAC® screw bolt
installation see instructions on next page



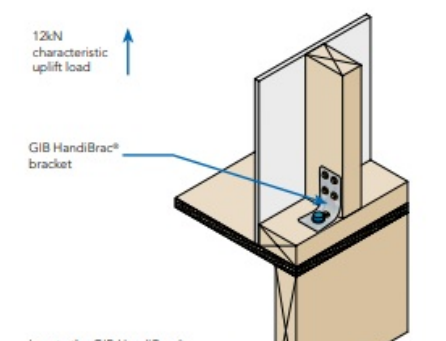
CONCRETE FLOOR – EXTERNAL WALL

The bottom plate at both ends of the bracing element is fixed
using a BOWMAC® screw bolt. For BOWMAC® screw bolt
installation see instructions on next page.



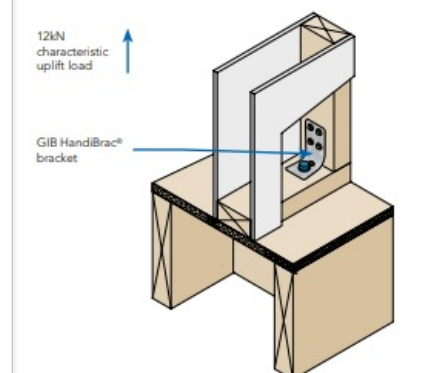
TIMBER FLOOR – EXTERNAL WALL

Bottom Plate is fixed using a BOWMAC® screw bolt. For
BOWMAC® screw bolt installation see instructions on next page

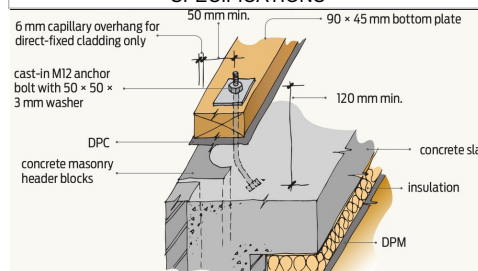


TIMBER FLOOR – INTERNAL WALL

Bottom Plate is fixed using a BOWMAC® screw bolt. For
BOWMAC® screw bolt installation see instructions on next page.



CONTRACTOR TO ASSURE BOTTOM PLATES ARE
FIXED AS PER NZS:3604 & ENGINEERS
SPECIFICATIONS



**FOUNDATION PLANS (REFER TO ENGINEER
LAYOUT PLANS) TO BE CONFIRMED ON SITE**

SCALE: 1:100 (DIMENSIONS TO BE CONFIRMED ON SITE).

PLEASE NOTE: CONTRACTOR TO CROSS REFERENCE
MANUFACTURERS FRAMING PLANS PRIOR TO CONSTRUCTION OF
SLAB TO CONFIRM DIMENSIONS AND HEIGHTS ARE CORRECT.

CONTRACT TO REVIEW ENGINEER DETAILS / NZS 3604 AND
CONFIRM ANY DISCREPANCIES PRIOR TO CONSTRUCTION

FRAMING AND FIXING NOTES

TIMBER FRAMING & FIXING NOTES

- AS PER ENGINEER'S DOCUMENTS. IF NOT NOTED THEN AS PER NZS3604:2011
- ALL CONNECTIONS TO BE IN ACCORDANCE WITH NZS3604:2011 AND ENGINEERS DETAILS.
- BOLT FIXINGS TO BE HOT DIP GALVANIZED (HDG) OR AS NOTED (OUTSIDE BUILDING ENVELOPE)
- FIXINGS WITHIN 600MM OF THE GROUND TO BE STAINLESS STEEL (S/S).

EXTERNAL FRAMING (H1.2 MSG8 FRAMING)

STUD HEIGHT 2.610M
STUD 140MM X 45 MM @ 600CRS
BOTTOM PLATE 140MM X 45MM
TOP PLATE 2/140MM X 45MM

EXTERNAL FRAMING (H1.2 MSG8 FRAMING)

STUD HEIGHT MAX HEIGHT 3.1M
STUD 140MM X 45 MM @ 600CRS
BOTTOM PLATE 140MM X 45MM
TOP PLATE 2/140MM X 45MM

INTERIOR FRAMING (H1.2 MSG8 FRAMING)

STUD HEIGHT 2.610M
STUD 90MM X 45 MM @ 400CRS
BOTTOM PLATE 90MM X 45MM
TOP PLATE 2/90MM X 45MM

BOTTOM PLATES:
GALVANISED M12 PROPRIETARY BOLTS SET WITHIN 150MM OF EACH END OF THE PLATE, FIXED WITH 50X50X3MM GALVANISED WASHERS AT 900MM MAX. REFER TO NZS 3604:2011

TOP PLATES TO STUDS

SEE NZS3604 TABLE 8.18 - MINIMUM OF 7 KN FIXINGS

ALL TIMBER FRAMING TO BE SG8 RADIATA PINE (UNLESS OTHERWISE SPECIFIED). REFER TO TIMBER TREATMENT CHART FRO ALL CONNECTIONS & FIXINGS REQUIREMENTS AND TIMBER DURABILITY PROTECTION TO CONNECTION AND FIXINGS.

JOINT IN TOP PLATES SHALL BE MADE ONLY OVER SUPPORTING STUDS OF BLOCKING. ALLOW FOR 6KN CONNECTION OVER JOINT.

HOLES THRU TOP PLATE GREATER THAN 25MM REFER TO NZS:3604 :2011

ALL FRAMING FIXING UNDERTAKE IN ACCORDANCE TO NZS: 3604 :2011

COMPULSORY NOTE: WALL - ROOF FABRICATOR TO UNDERTAKE PRE-MEASURE IN ADVANCE OF FABRICATION OF FRAMES TOP ASSURE ACCURACIES OF FRAMES CONSTRUCTED.

ALL FIXING TO BE CONFIRMED BY L.B.P CARPENTER BEFORE COMMENCEMENT OF CONSTRUCTIONS ANY DISCREPANCIES IDENTIFIED TO BE ISSUE TO MOA DESIGN LTD BEFORE COMMENCEMENT OF CONSTRUCTION

H3.2 MSG8 TIMBER TO WETAREA

INSULATION OF ENVELOPE STARTS AT LAUNDRY POINT

BALUSTRADE OF 1M FIXED TO DECK/ STEPS REFER TO MITEK BALUSTRADE FIXING DETAILS CONTAINED IN SUPPORTING DOCUMENTS

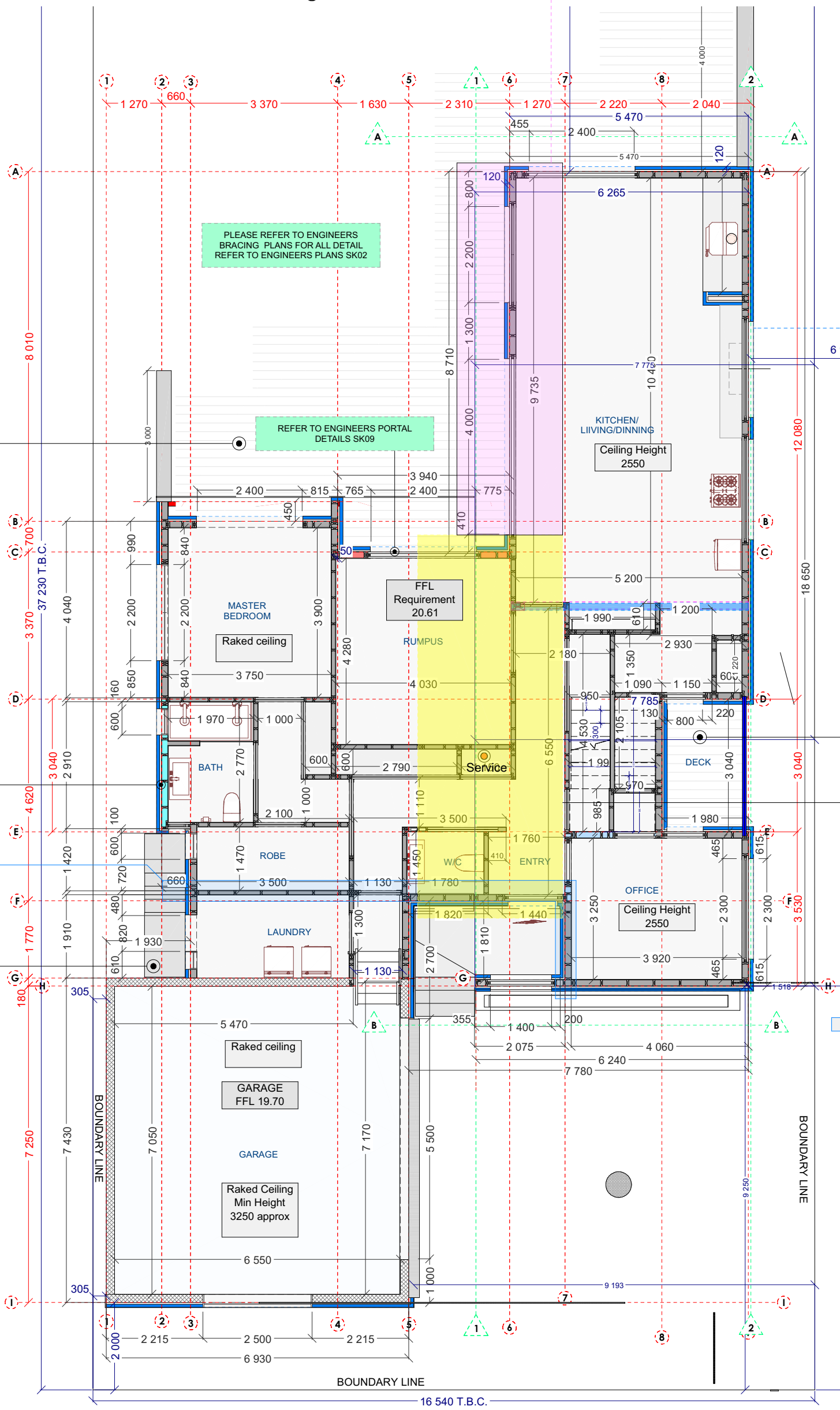
Contractor may wish to change insulation type Contractor/ Builder to assure H1 Requirements are exceeded specified insulation. Approval Required By Moa Design Limited

ecoinsulation
glasswool

Description	R-Value (m ² K/W)	Thickness (mm)	Width (mm)	Length (mm)	Pieces per pack	Area per pack (m ²)
R7.0 ecoinsulation® Glasswool Ceiling Segment TRUSS ROOF INSULATION	7.0	330	460	1200	8	4.4
R6.0 ecoinsulation® Glasswool Ceiling Segment (Skillion) FIRST FLOOR SKILLION INSULATION	6.0	215	430	1160	7	3.5
R7.4 ecoinsulation® Glasswool Ceiling Segment (Skillion) GROUND FLOOR SKILLION INSULATION	7.4	265	430	1160	6	3.0
R4.4 ecoinsulation® Glasswool Wall Segment WALL INSULATION	4.4	140	580	1160	6	4.0

INSULATION REFER TO H1 CALCULATION CONTAINED IN SUPPORTING DOCUMENTS

140 FRAMING @ 400 CENTRES IN LOCATION



FRAMING PLANS GROUND FLOOR (REFER TO ENGINEER LAYOUT PLANS STUD LAYOUT INDICATIVE ONLY)

SCALE: 1:100 (DIMENSIONS TO BE CONFIRMED ON SITE).

PLEASE NOTE: CONTRACTOR TO CROSS REFERENCE MANUFACTURERS FRAMING PLANS PRIOR TO CONSTRUCTION

CONTRACT TO REVIEW ENGINEER DETAILS/ NZS 3604 AND CONFIRM ANY DISCREPANCIES PRIOR TO CONSTRUCTION

TIMBER TREATMENT

TREATMENT LEVELS TO COMPLY WITH NZBC CLAUSE B2/AS1, NZS3602. TIMBER AND WOOD BASED PRODUCTS FOR USE IN BUILDING AND NZS3640 CHEMICAL PRESERVATION OF ROUND AND SAWN TIMBER. THIS TABLE IS A SUMMARY OF THE MINIMUM TREATMENT LEVEL REQUIREMENTS ONLY. HIGHER LEVELS MAY BE USED IN ANY SITUATION.

	TIMBER TREATMENT LEVELS:
ALL WALL FRAMING AND ASSOCIATED MEMBERS ROOF FRAMING, TRUSSES AND CEILING JOISTS ENCLOSED FRAMING WITHIN SKILLION / FLAT ROOF'S SUBFLOOR FRAMING / ENCLOSED POST AND BEAM WALL FRAMING UNDER ENCLOSED DECKS FRAMING FOR ENCLOSED DECKS, BALCONIES AND BALUSTRADES - NOT CANTILEVERED	H1.2
CLADDING CAVITY BATTENS, EXTERIOR FASCIA, SILLS AND FACING TIMBERS	H3.1
ALL SUB FLOOR FRAMING/ INTERIOR FLOOR FRAMING, EXPOSED DECKING / DECK FRAMING / BEAMS EXTERNAL POST (NO GROUND CONTACT) BALUSTRADE FRAMING FOR ENCLOSED DECKS AND BALCONIES - CANTILEVERED	H3.2
PILES AND POSTS IN GROUND	H5

FLASHING AND WRAP SYSTEMS

ALL FLASHINGS, FLASHING TAPES, WRAPS, UNDERLAYS AND ASSOCIATED ACCESSORIES ARE TO BE INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS AND AS PER DETAILS PROVIDED. NO SUBSTITUTIONS ARE PERMITTED WITHOUT PRIOR APPROVAL. IF SUBSTITUTIONS ARE MADE WITHOUT APPROVAL, IT IS AT THE INSTALLERS RISK AND RESPONSIBILITY. INSTALLER ON SITE IS TO CHECK COMPATIBILITY OF ALL PRODUCTS.

COMPARABILITY OF MATERIALS

- TO COMPLY WITH TABLE 20 "MATERIAL SELECTION" E2/AS1.
- TO COMPLY WITH TABLE 21 "COMPARABILITY OF MATERIALS IN CONTACT" E2/AS1.
- TO COMPLY WITH TABLE 22 "COMPARABILITY OF MATERIALS SUBJECT TO RUN OFF" E2/AS1.

NOTE:

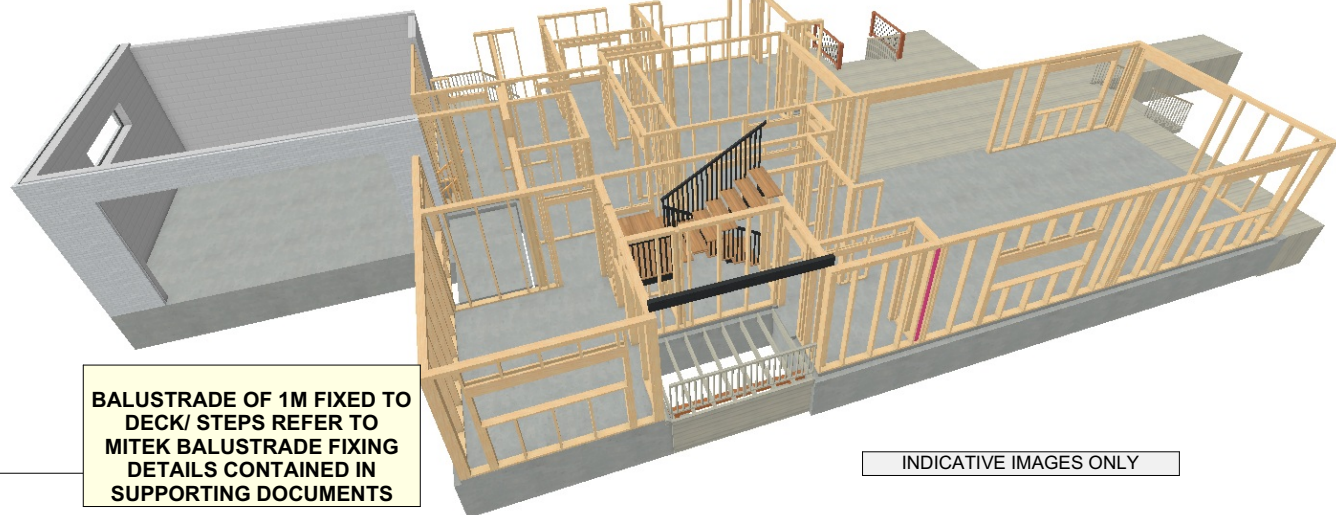
ALL FIXINGS IN EXPOSED OR SHELTERED AREAS OR INTO H3.2 AND ABOVE TREATED TIMBER TO BE 304 STAINLESS STEEL. HOT-DIP GALVANISED IN ALL OTHER LOCATIONS

BALUSTRADE OF 1M FIXED TO DECK/ STEPS REFER TO MITEK BALUSTRADE FIXING DETAILS CONTAINED IN SUPPORTING DOCUMENTS

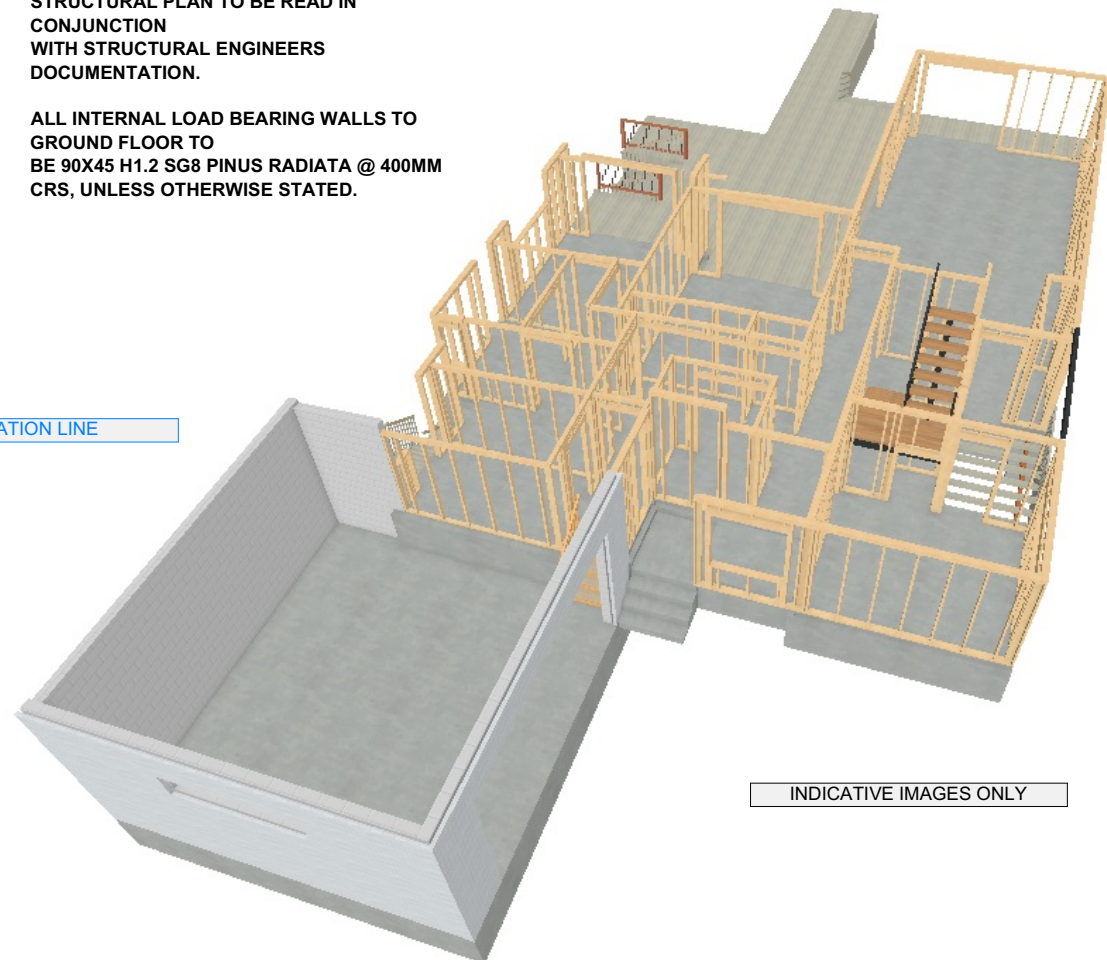
STRUCTURAL PLAN TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DOCUMENTATION.

ALL INTERNAL LOAD BEARING WALLS TO GROUND FLOOR TO BE 90X45 H1.2 SG8 PINUS RADIATA @ 400MM CRS, UNLESS OTHERWISE STATED.

INSULATION LINE



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INDICATIVE IMAGES ONLY

REV NOTES :

ISSUE :
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Christchurch 8052

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SCALE : 1:10 @A2

PAGE TITLE : FRAMING PLANS

PAGE :

DATE PRINTED
2023

A-013

Friday, 25 August

FRAMING AND FIXING NOTES

TIMBER FRAMING & FIXING NOTES
- AS PER ENGINEER'S DOCUMENTS. IF NOT NOTED THEN AS PER NZS3604:2011
- ALL CONNECTIONS TO BE IN ACCORDANCE WITH NZS3604:2011 AND ENGINEERS DETAILS
- BOLT FIXINGS TO BE HOT DIP GALVANIZED (HDG) OR AS NOTED (OUTSIDE BUILDING ENVELOPE)
- FIXINGS WITHIN 600MM OF THE GROUND TO BE STAINLESS STEEL (S/S).

EXTERNAL FRAMING (H1.2 MSG8 FRAMING)
STUD HEIGHT 2.610M
STUD 140MM X 45 MM @ 600CRS
BOTTOM PLATE 140MM X 45MM
TOP PLATE 2/140MM X 45MM

1 ALL DWANG'S @ 480 CENTRES

EXTERNAL FRAMING (H1.2 MSG8 FRAMING)
STUD HEIGHT MAX HEIGHT 3.1M
STUD 140MM X 45 MM @ 600CRS
BOTTOM PLATE 140MM X 45MM
TOP PLATE 2/140MM X 45MM

2 ALL DWANG'S @ 480 CENTRES

INTERIOR FRAMING (H1.2 MSG8 FRAMING)
STUD HEIGHT 2.610M
STUD 90MM X 45 MM @ 400CRS
BOTTOM PLATE 90MM X 45MM
TOP PLATE 2/90MM X 45MM

3 ALL DWANG'S @ 480 CENTRES

BOTTOM PLATES:
GALVANISED M12 PROPRIETARY BOLTS SET WITHIN 150MM OF EACH END OF THE PLATE, FIXED WITH 50X50X3MM GALVANISED WASHERS AT 900MM MAX. REFER TO NZS 3604:2011

TOP PLATES TO STUDS
SEE NZS3604 TABLE 8.18 - MINIMUM OF 7 KN FIXINGS

ALL TIMBER FRAMING TO BE SG8 RADIATA PINE (UNLESS OTHERWISE SPECIFIED). REFER TO TIMBER TREATMENT CHART FRO ALL CONNECTIONS & FIXINGS REQUIREMENTS AND TIMBER DURABILITY PROTECTION TO CONNECTION AND FIXINGS.

JOINT IN TOP PLATES SHALL BE MADE ONLY OVER SUPPORTING STUDS OF BLOCKING. ALLOW FOR 6KN CONNECTION OVER JOINT.

HOLES THRU TOP PLATE GREATER THAN 25MM REFER TO NZS:3604

ALL FRAMING FIXING UNDERTAKE IN ACCORDANCE TO NZS: 3604 :2011

COMPULSORY NOTE: WALL - ROOF FABRICATOR TO UNDERTAKE PRE-MEASURE IN ADVANCE OF FABRICATION OF FRAMES TOP ASSURE ACCURACIES OF FRAMES CONSTRUCTED.

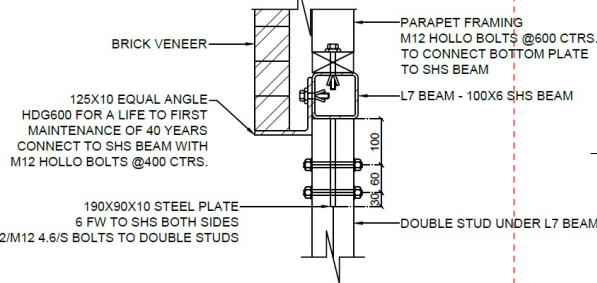
ALL FIXING TO BE CONFIRMED BY L.B.P CARPENTER BEFORE COMMENCEMENT OF CONSTRUCTIONS ANY DISCREPANCIES IDENTIFIED TO BE ISSUE TO MOA DESIGN LTD BEFORE COMMENCEMENT OF CONSTRUCTION

Contractor may wish to change insulation type Contractor/ Builder to assure H1 Requirements are exceeded specified insulation. Approval Required By Moa Design Limited

ecoinsulation
glasswool

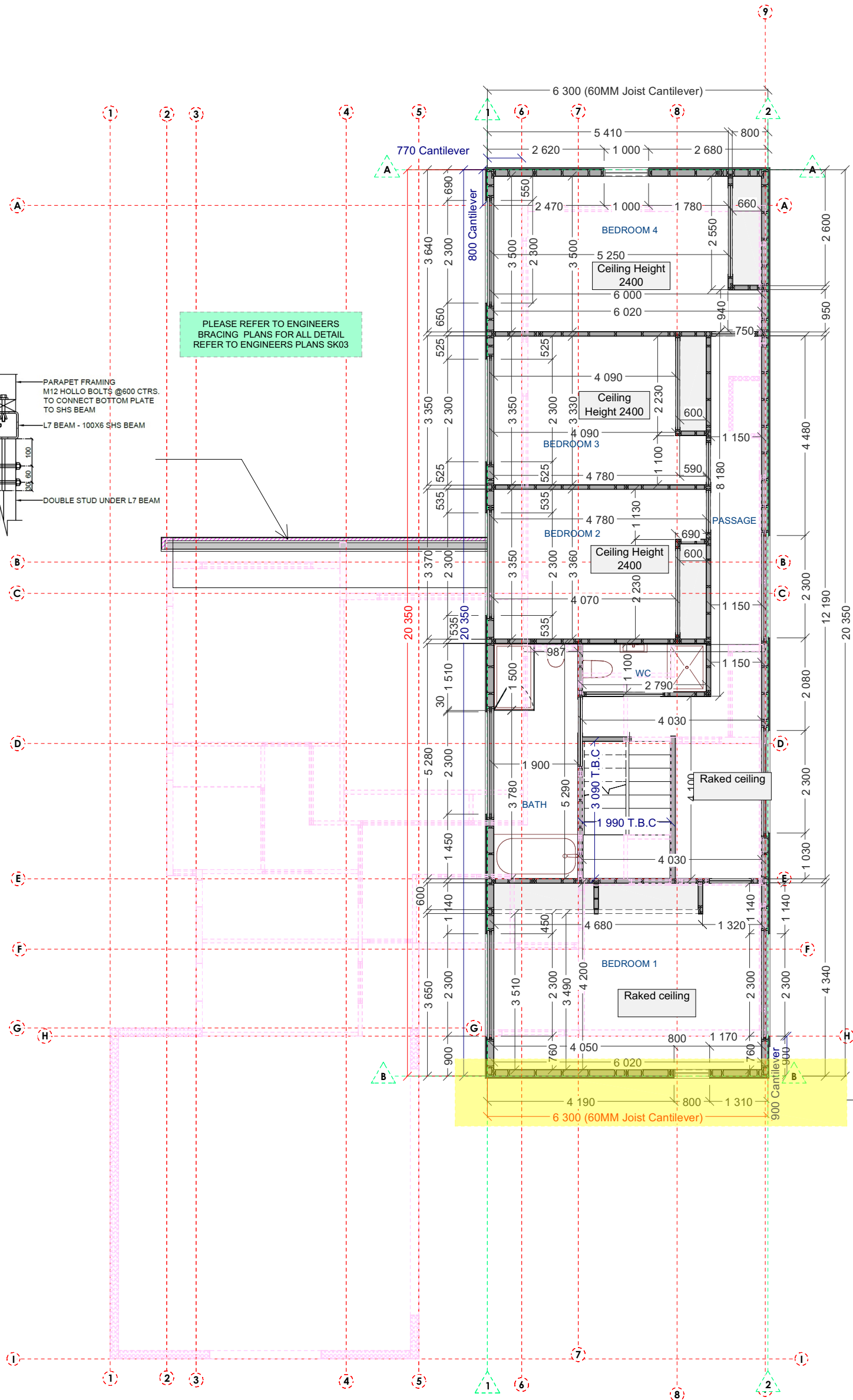
Description	R-Value (m²/K)	Thickness (mm)	Width (mm)	Length (mm)	Pieces per pack	Area per pack (m²)
R7.0 ecoinsulation® Glasswool Ceiling Segment TRUSS ROOF INSULATION	7.0	330	460	1200	8	4.4
R6.0 ecoinsulation® Glasswool Ceiling Segment (Skillion) FIRST FLOOR SKILLION INSULATION	6.0	215	430	1160	7	3.5
R7.4 ecoinsulation® Glasswool Ceiling Segment (Skillion) GROUND FLOOR SKILLION INSULATION	7.4	265	430	1160	6	3.0
R4.4 ecoinsulation® Glasswool Wall Segment WALL INSULATION	4.4	140	580	1160	6	4.0

INSULATION REFER TO H1 CALCULATION CONTAINED IN SUPPORTING DOCUMENTS



REFER TO ENGINEERS BULKHEAD DETAILS D13

PLEASE REFER TO ENGINEERS BRACING PLANS FOR ALL DETAIL REFER TO ENGINEERS PLANS SK03

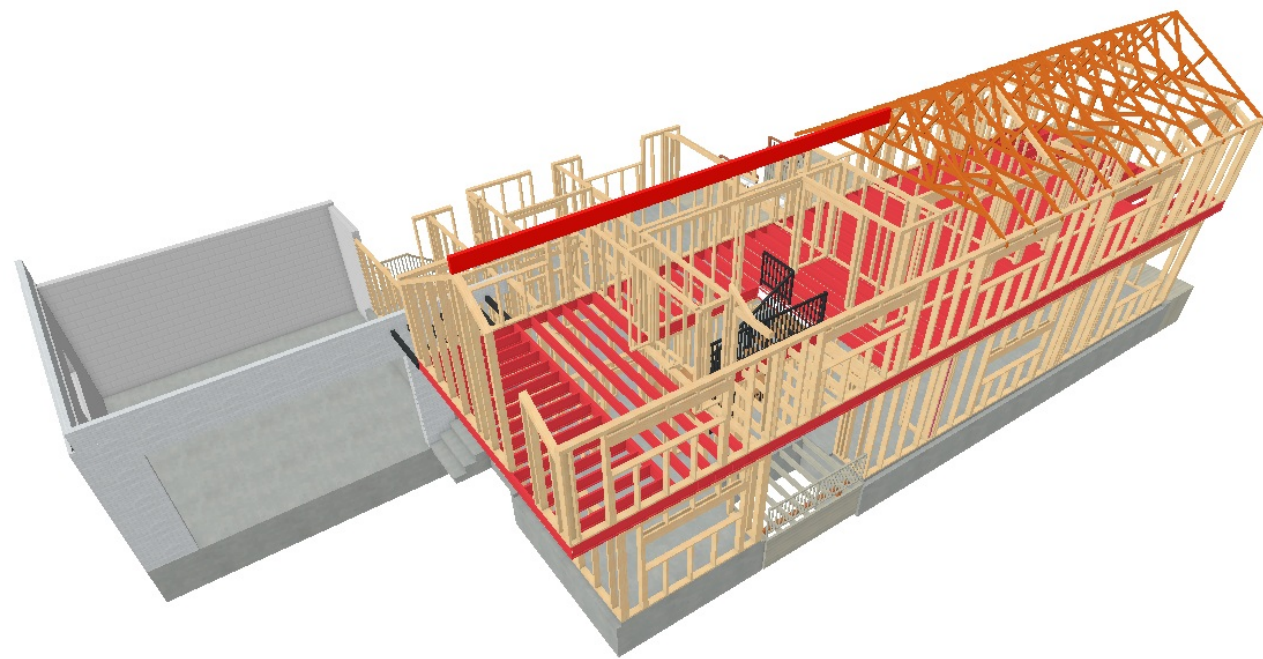


FRAMING PLANS FIRST FLOOR (REFER TO ENGINEER LAYOUT PLANS STUD LAYOUT INDICATIVE ONLY)

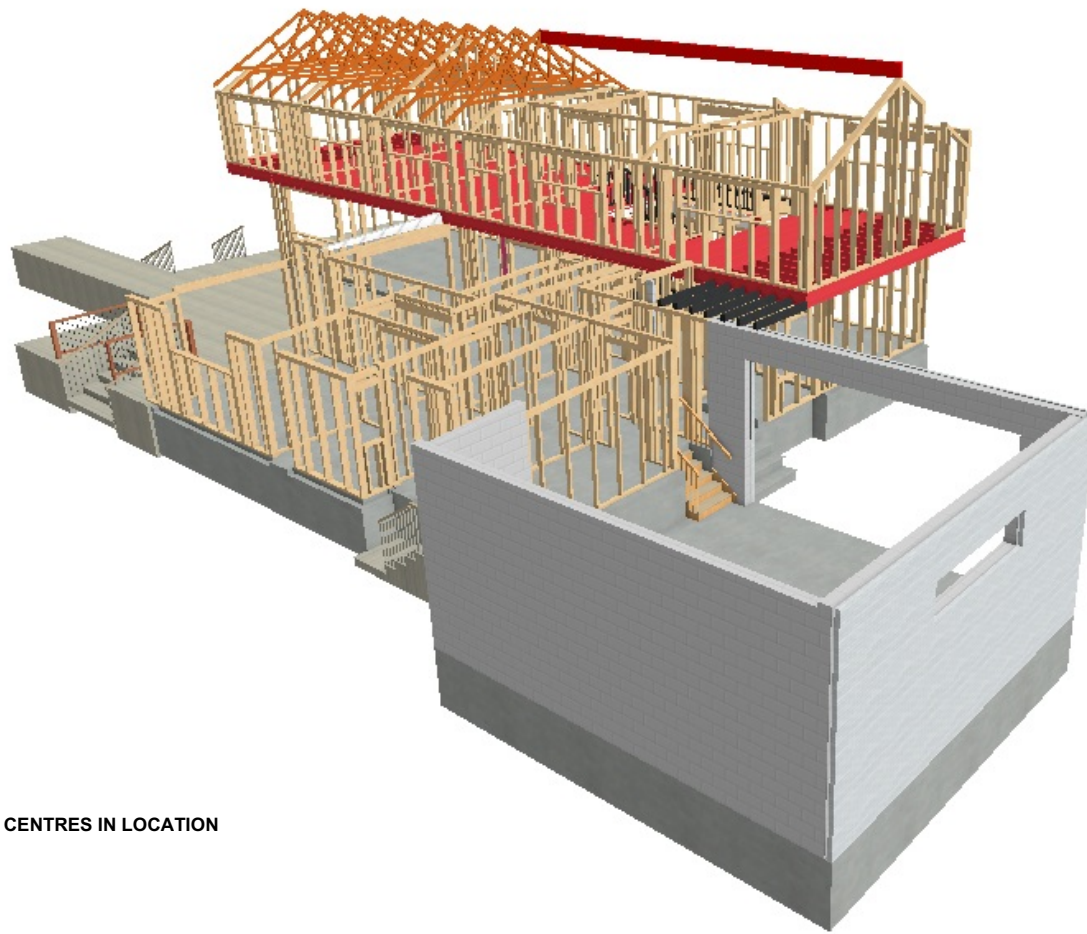
SCALE: 1:100 (DIMENSIONS TO BE CONFIRMED ON SITE).

PLEASE NOTE: CONTRACTOR TO CROSS REFERENCE MANUFACTURERS FRAMING PLANS PRIOR TO CONSTRUCTION

CONTRACT TO REVIEW ENGINEER DETAILS/ NZS 3604 AND CONFIRM ANY DISCREPANCIES PRIOR TO CONSTRUCTION



INDICATIVE IMAGES ONLY



INDICATIVE IMAGES ONLY

TIMBER TREATMENT
TREATMENT LEVELS TO COMPLY WITH NZBC CLAUSE B2/AS1, NZS3602. TIMBER AND WOOD BASED PRODUCTS FOR USE IN BUILDING AND NZS3640 CHEMICAL PRESERVATION OF ROUND AND SAWN TIMBER. THIS TABLE IS A SUMMARY OF THE MINIMUM TREATMENT LEVEL REQUIREMENTS ONLY. HIGHER LEVELS MAY BE USED IN ANY SITUATION.

	TIMBER TREATMENT LEVELS:
ALL WALL FRAMING AND ASSOCIATED MEMBERS ROOF FRAMING, TRUSSES AND CEILING JOISTS ENCLOSED FRAMING WITHIN SKILLION / FLAT ROOFS SUBFLOOR FRAMING / ENCLOSED POST AND BEAM WALL FRAMING UNDER ENCLOSED DECKS FRAMING FOR ENCLOSED DECKS, BALCONIES AND BALUSTRADES - NOT CANTILEVERED	H1.2
CLADDING CAVITY BATTENS, EXTERIOR FASCIA, SILLS AND FACING TIMBERS	H3.1
ALL SUB FLOOR FRAMING/ INTERIOR FLOOR FRAMING, EXPOSED DECKING / DECK FRAMING / BEAMS EXTERNAL POST (NO GROUND CONTACT) BALUSTRADE FRAMING FOR ENCLOSED DECKS AND BALCONIES - CANTILEVERED	H3.2
PILES AND POSTS IN GROUND	H5

FLASHING AND WRAP SYSTEMS
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COMPARABILITY OF MATERIALS
- TO COMPLY WITH TABLE 20 "MATERIAL SELECTION" E2/AS1.
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NOTE:
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City Council



Page 14 of 59

BCN/2023/1156

Approved Building Consent
Document

29/08/2023

Lim, Kelvin



P: 0226005008 E: mike@Moadesign.nz
P: 027 5565005 E: rob@Moadesign.nz

REV NOTES :

ISSUE :
55 Plynlimon Road, Strowan,
Christchurch 8052

Construction Documents

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REVISION :

SCALE : 1:10 @A2

PAGE TITLE : FRAMING PLANS

PAGE :

DATE PRINTED
2023

A-014

Friday, 25 August

BUILT UP MEMBERS TO BE CONSTRUCTED AS PER NZS:3604 AND ENGINEERS DOCUMENTS

Built-up members can be substituted for other solid members provided they:

- are the same grade of timber
- are in one length
- match or exceed the size required in the NZS 3604:2011 tables when built up.

Built-up members are permitted to be up to six framing members nailed together, provided the following nailing requirements are satisfied.

Up to three pieces

When the member is up to three members:

- the spacing of the nails must not exceed six times the thickness of the thickest member
- all nails are required to penetrate at least three-quarters of the last framing faces of the member (see Figure 1).

When members are 140 mm or more in width, at least two rows of nails are required as above (see Figure 2).

Over three pieces

When the built-up member consists of more than three members, assemble the first three as above, then nail additional layers with nails twice as long and spaced at six times the thickness of the member added (see Figure 3).

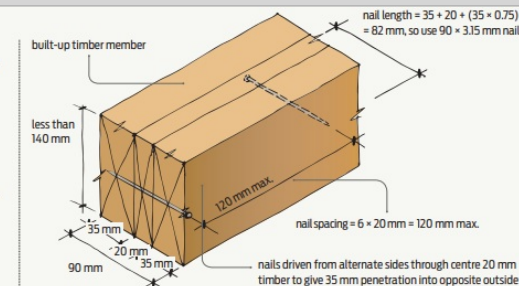


Figure 1 Built-up horizontal member under 140 mm depth (for lintels and beams).

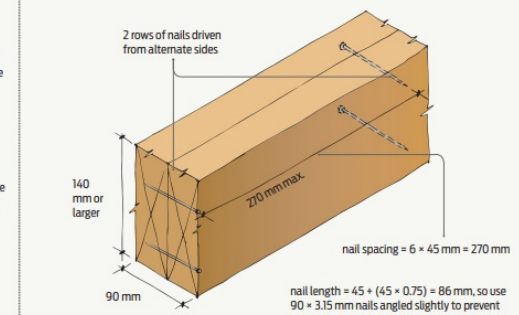
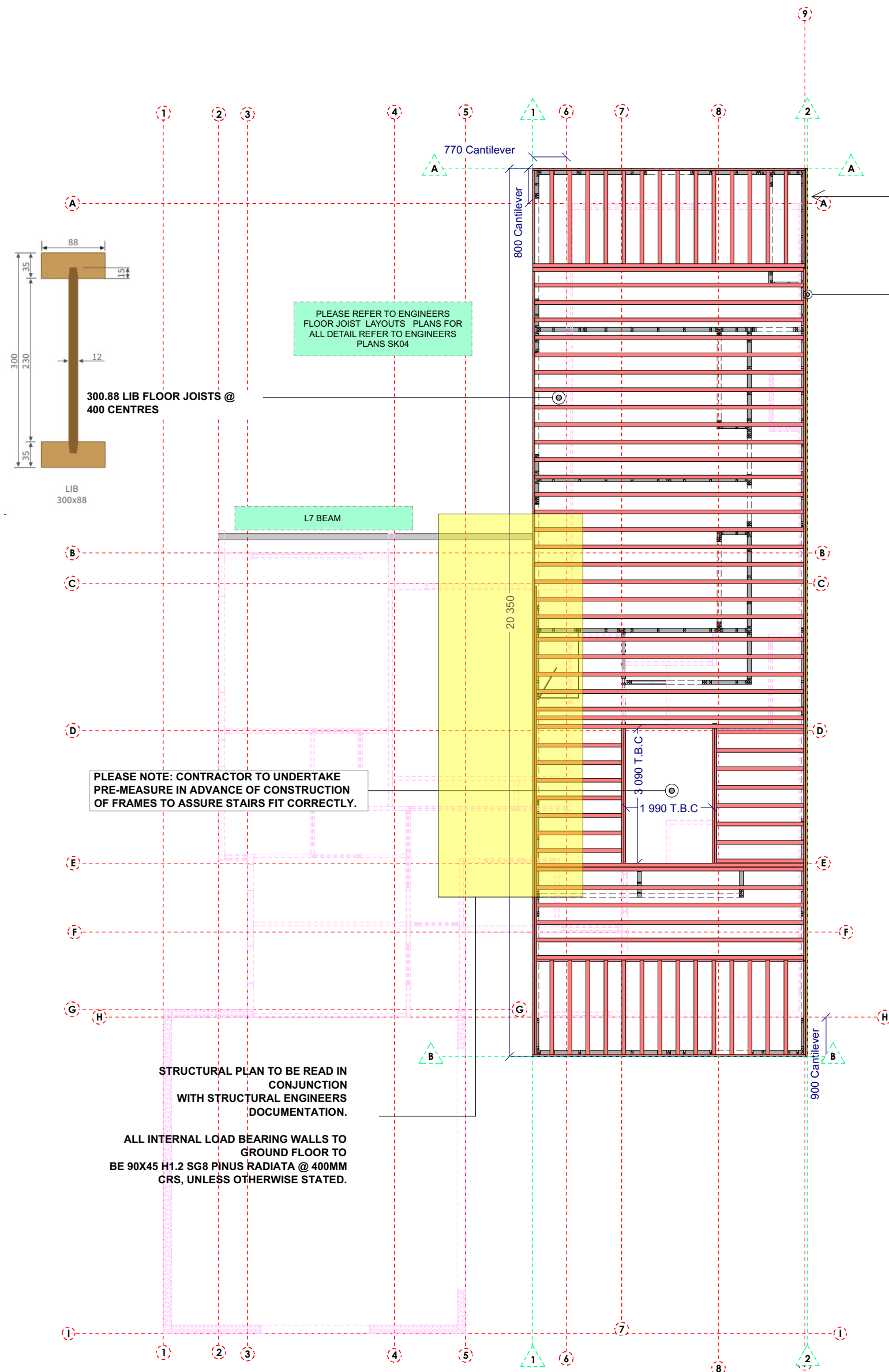


Figure 2 Built-up horizontal member 140 mm or deeper (for lintels and beams).

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BCN/2023/1156
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Lim, Kelvin

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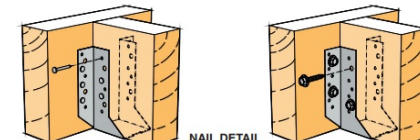


CANTILEVER JOIST 60MM
BUILDER TO CONFIRM DEPT H
ON SITE

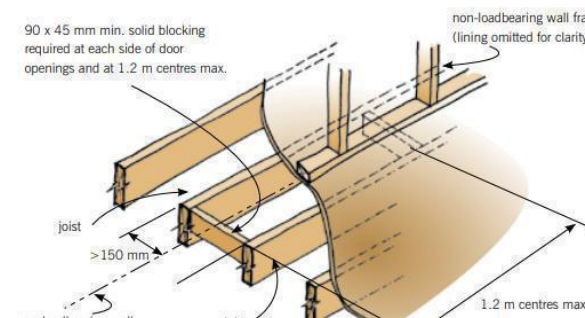
REFER TO D21 CHANGE OF
CLADDING DETAILS
KAHU WIDTH 59MM - BRICK
WIDTH 123MM = 64MM (ALLOW
FOR 60MM CANTILEVER OF
JOIST)

Joist Size	Recommended Joist Hanger	Domestic Floors & Balconies No. of Screws per Flange (4 Flanges Total)	Commercial Floors No. of Screws and Nails per Flange (4 Flanges Total)
300 x 50	JH 47 x 190	3	3 Screws + 2 Nails

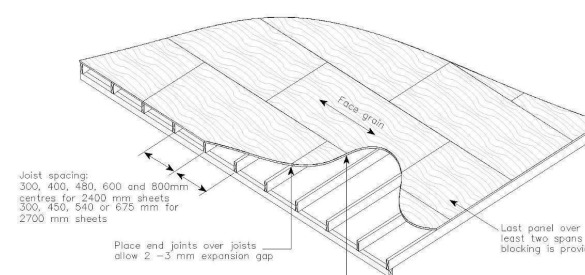
NOTE: Joist Hangers supporting roof trusses shall be fully nailed or screw fixed.



Blocking As Per NZS 3604 Max 1.2m (As per below diagram)



19 mm Ecoply Flooring fixed as per Ecoply Specification

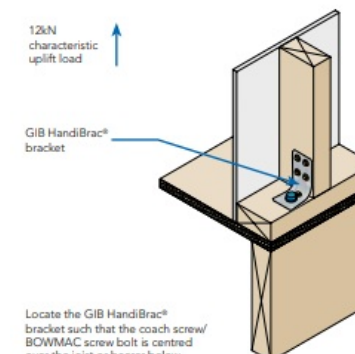


EC007: Ecoply® Flooring layout

PLEASE REFER TO ENGINEER BRACING PLANS ASSURE ALL HOLD DOWN FIXING ARE AS PER NZS:3604:2011 & BRACING INSTALLATIONS SPECIFICATIONS.

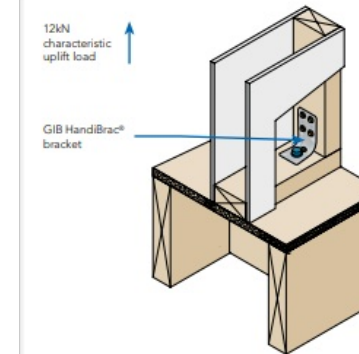
TIMBER FLOOR – EXTERNAL WALL

Bottom Plate is fixed using a BOWMAC® screw bolt. For BOWMAC® screw bolt installation see instructions on next page BOWMAC® screw bolt installation see instructions on next page.



TIMBER FLOOR – INTERNAL WALL

Bottom Plate is fixed using a BOWMAC® screw bolt. For BOWMAC® screw bolt installation see instructions on next page BOWMAC® screw bolt installation see instructions on next page.



TIMBER TREATMENT
TREATMENT LEVELS TO COMPLY WITH NZBC CLAUSE B2/AS1, NZS3602. TIMBER AND WOOD BASED PRODUCTS FOR USE IN BUILDING AND NZS3604 CHEMICAL PRESERVATION OF ROUND AND SAWN TIMBER. THIS TABLE IS A SUMMARY OF THE MINIMUM TREATMENT LEVEL REQUIREMENTS ONLY. HIGHER LEVELS MAY BE USED IN ANY SITUATION.

	TIMBER TREATMENT LEVELS
ALL WALL FRAMING AND ASSOCIATED MEMBERS ROOF FRAMING, TRUSSES AND CEILING JOISTS ENCLOSED FRAMING WITHIN SKILLION / FLAT ROOFS SUBFLOOR FRAMING / ENCLOSED POST AND BEAM WALL FRAMING UNDER ENCLOSED DECKS FRAMING FOR ENCLOSED DECKS, BALCONIES AND BALUSTRADES - NOT CANTILEVERED	H1.2
CLADDING CAVITY BATTENS, EXTERIOR FASCIA, SILLS AND FACING TIMBERS	H3.1
ALL SUB FLOOR FRAMING/ INTERIOR FLOOR FRAMING, EXPOSED DECKING / DECK FRAMING / BEAMS EXTERNAL POST (NO GROUND CONTACT) BALUSTRADE FRAMING FOR ENCLOSED DECKS AND BALCONIES – CANTILEVERED	H3.2
PILES AND POSTS IN GROUND	H5

FLASHING AND WRAP SYSTEMS
ALL FLASHINGS, FLASHING TAPES, WRAPS, UNDERLAYS AND ASSOCIATED ACCESSORIES ARE TO BE INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS AND AS PER DETAILS PROVIDED. NO SUBSTITUTIONS ARE PERMITTED WITHOUT PRIOR APPROVAL. IF SUBSTITUTIONS ARE MADE WITHOUT APPROVAL, IT IS AT THE INSTALLERS RISK AND RESPONSIBILITY. INSTALLER ON SITE IS TO CHECK COMPATIBILITY OF ALL PRODUCTS.

COMPARABILITY OF MATERIALS

- TO COMPLY WITH TABLE 20 "MATERIAL SELECTION" E2/AS1.
- TO COMPLY WITH TABLE 21 "COMPARABILITY OF MATERIALS IN CONTACT" E2/AS1.
- TO COMPLY WITH TABLE 22 "COMPARABILITY OF MATERIALS SUBJECT TO RUN OFF" E2/AS1.

NOTE:

ALL FIXINGS IN EXPOSED OR SHELTERED AREAS OR INTO H3.2 AND ABOVE TREATED TIMBER TO BE 304 STAINLESS STEEL. HOT-DIP GALVANISED IN ALL OTHER LOCATIONS

FLOOR JOIST PLANS (FRAMING INDICATIVE ONLY REFER TO ENGINEERS PLANS)

SCALE: 1:100 (DIMENSIONS TO BE CONFIRMED ON SITE).

PLEASE NOTE: CONTRACTOR TO CROSS REFERENCE MANUFACTURERS FRAMING PLANS PRIOR TO CONSTRUCTION

CONTRACT TO REVIEW ENGINEER DETAILS/ NZS 3604 AND CONFIRM ANY DISCREPANCIES PRIOR TO CONSTRUCTION

REV NOTES :

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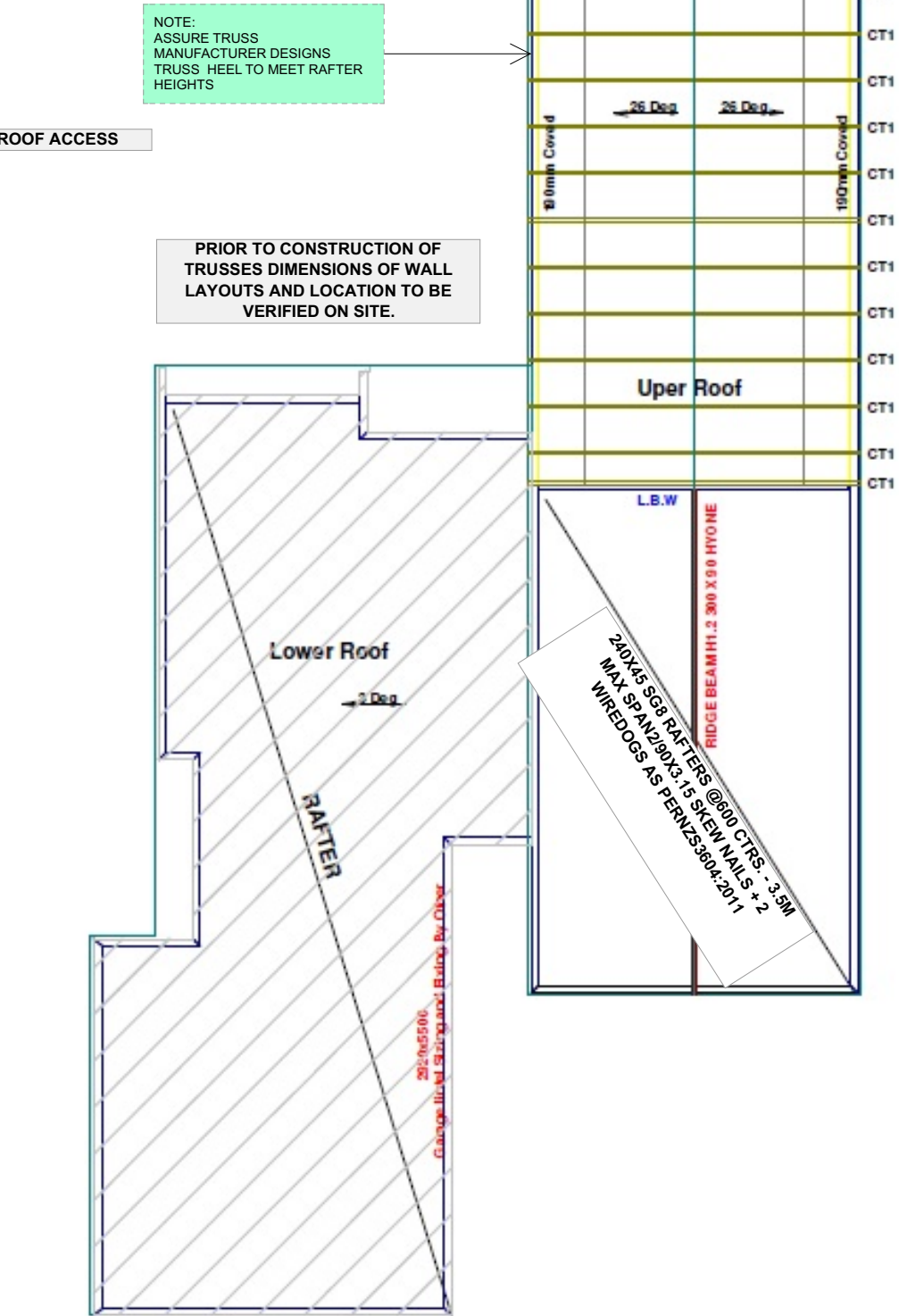
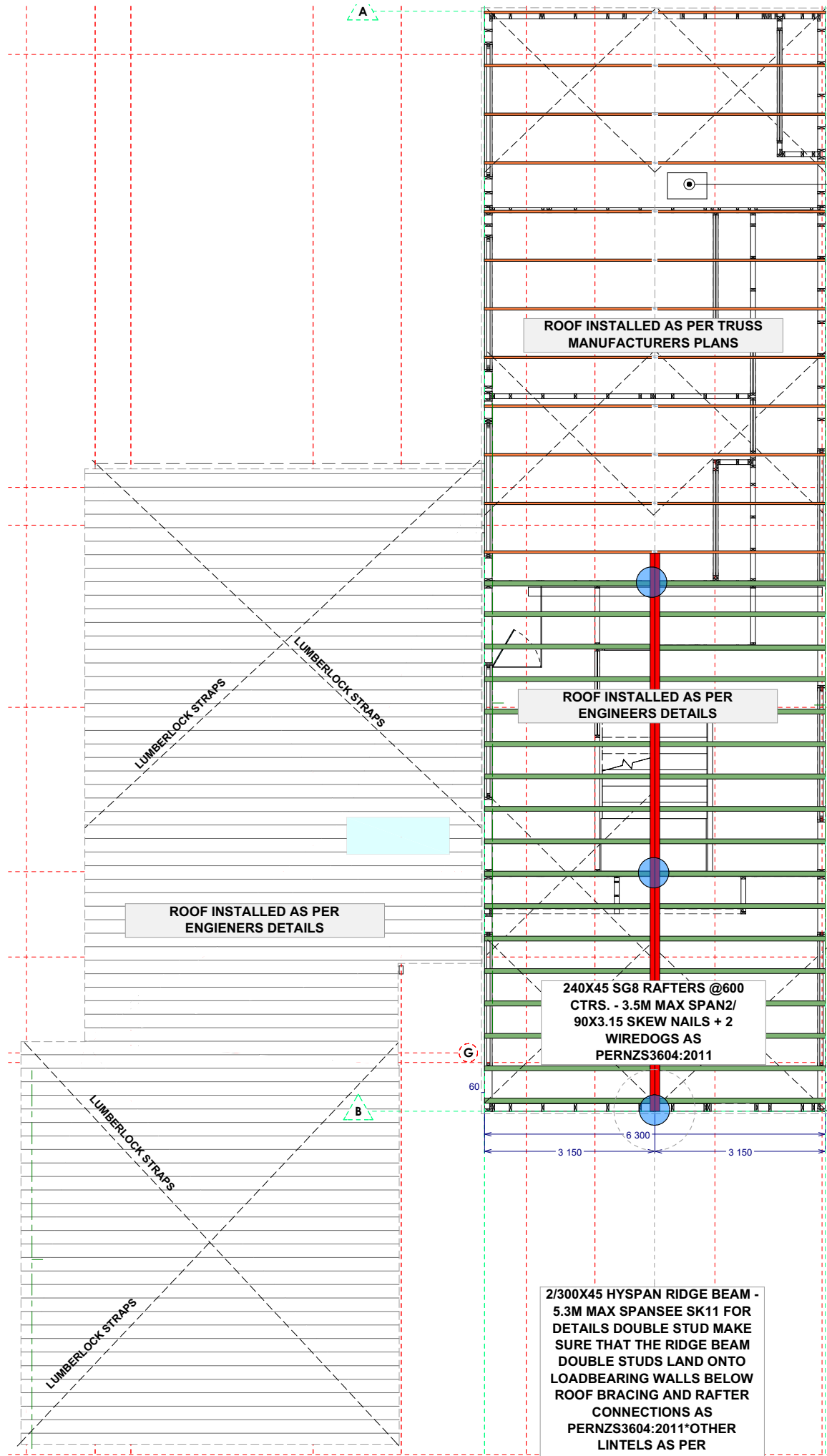
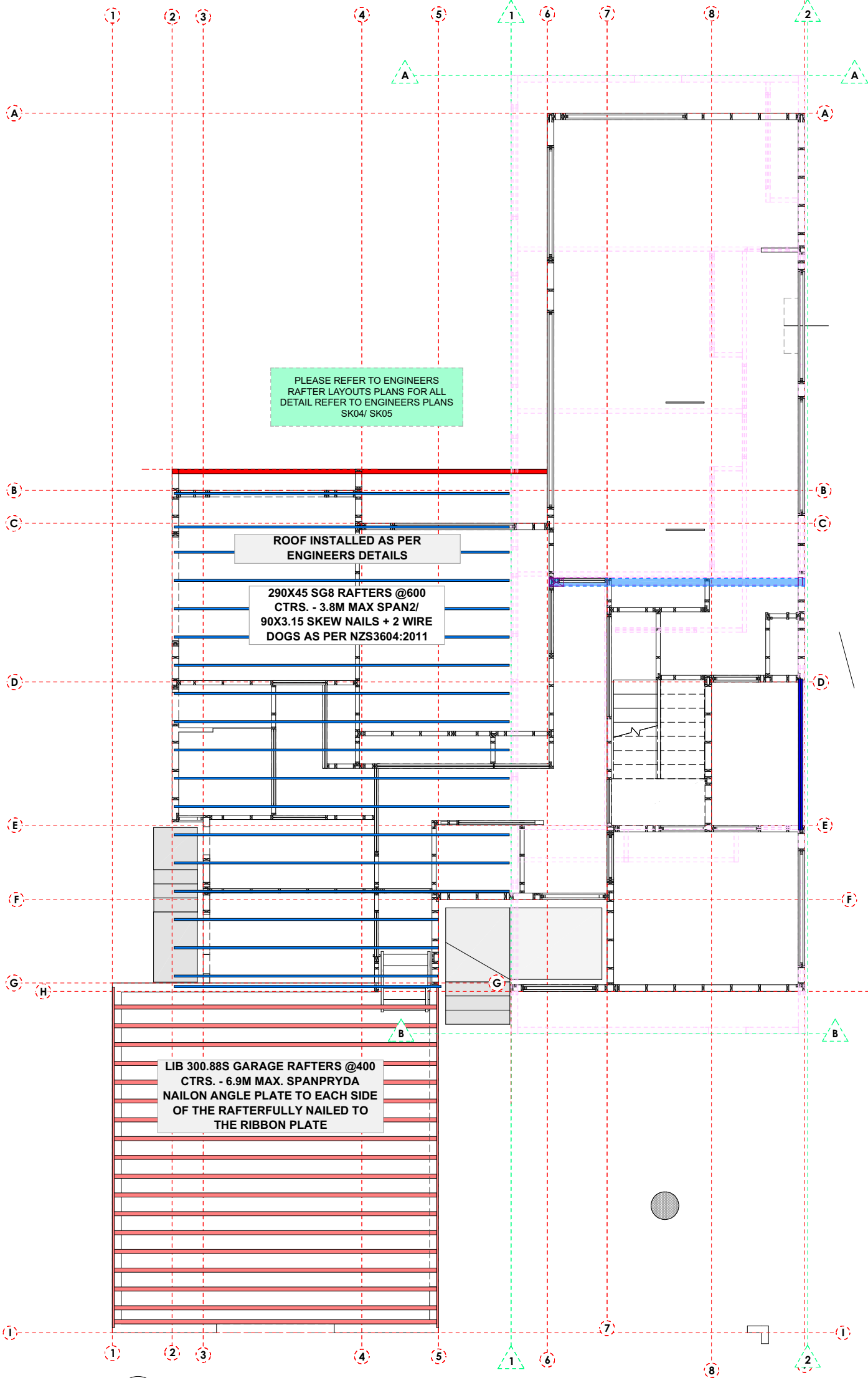
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ROOFING NOTES:

ROOFING TO BE INSTALLED BY LICENSED APPLICATOR. USE ONLY LBP REGISTERED ROOFING LICENSED TO APPLY ROOF CLADDING SYSTEMS. RESTRICTED WORKS NOTICE (ROW) TO BE ISSUED ON COMPLETION OF WORK BY CARPENTER. ASSURE ALL DETAILS ARE IN ACCORDANCE WITH TRUSS MANUFACTURERS DOCUMENTATION & NZBC IF DISCREPANCIES OCCUR PLEASE CONTACT MOA DESIGN LTD.

REFER TO ENGINEERS PLANS FOR:

- STRUCTURAL ROOF MEMBER AND LAYOUT
- SIZE OF TIMBER AND TREATMENTS
- HOLD DOWN AND FIXING DETAILS FOR STRUCTURAL MEMBERS

ROOF PENETRATIONS IF REQUIRED TO COMPLY WITH E2/AS1
and 9.6.9.6

NOTE:
(1) Max. roof pitch for this flashing 45°, minimum pitch 10° if base of flange covers one or more complete troughs.
(2) For pipes up to 85 mm diameter.

DOUBLE STUD MAKE SURE THAT THE RIDGE BEAM DOUBLE STUDS LAND ONTO LOADBEARING WALLS BELOW ROOF BRACING AND RAFTER CONNECTIONS AS PER NZS3604:2011 OTHER LINTELS AS PER ARCHITECTURAL PLANS

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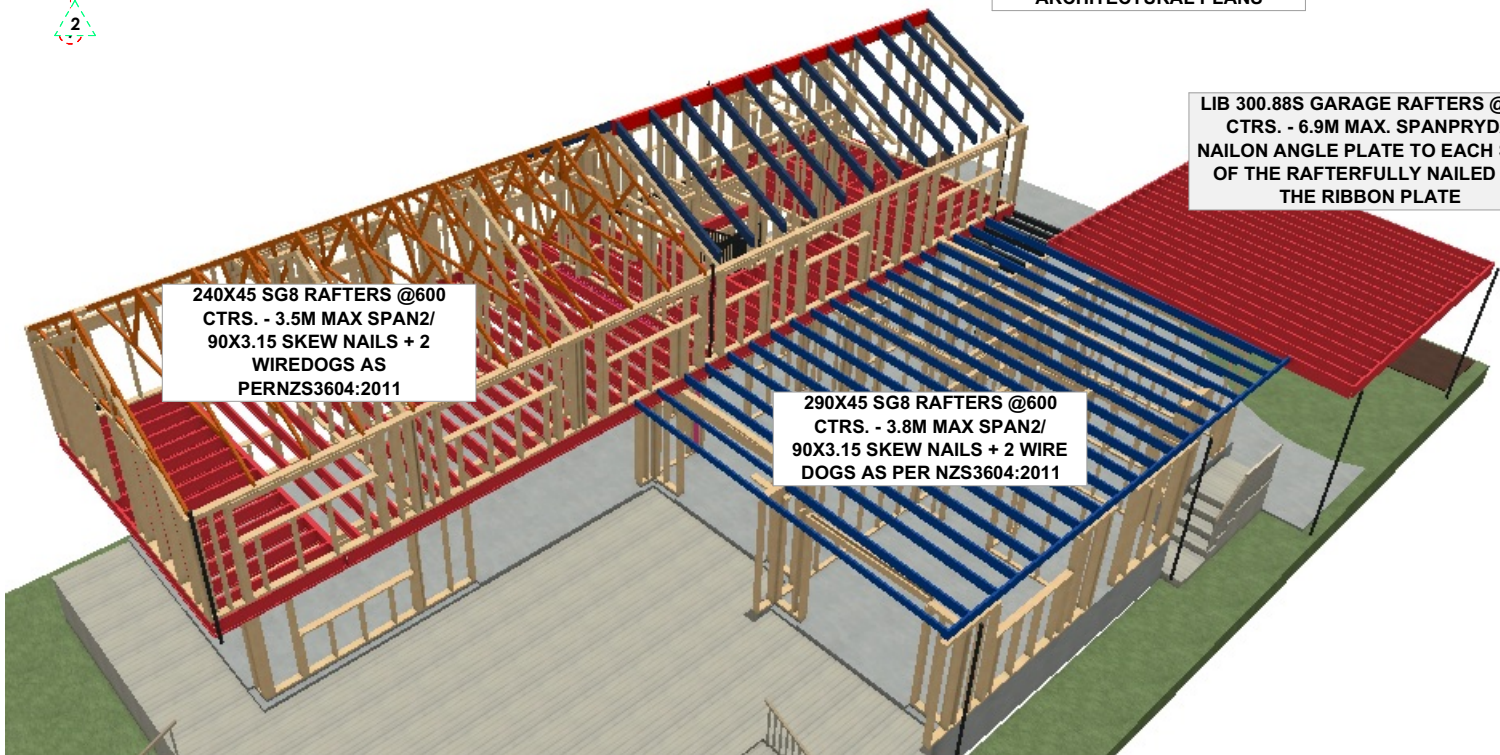
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LAYOUT

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ROOF (MATERIALS COLORS TO BE CONFIRMED WITH CLIENT PRIOR TO CONSTRUCTION)

ROOFING:
METAL CRAFT KAHU (INSTALLED A PER METALCRAFT SPECIFICATIONS OVER COVERTEK 407 SELF SUPPORTING BUILDING PAPER.
20MM VENT BATTEN/ EAVES VENT AND APRON VENT AS PER DETAILS
ROOF FRAMING:TIMBER RAFTERS
REFER TO ENGINEER PLANS AND TRUSS MANUFACTURERS PLANS
FASCIA: H3.1 TIMBER FASCIA/ METAL FASCIA
SOFFIT: 6MM HARDIEFLEX
DOWNPIPES: 80MM DIAMETER (CLIENT TO DETERMINE DOWNPIPE FINISH)



LUMBERLOCK BRACING REFER TO SUPPORTING DOCUMENTS

- A pair of tensioned and crossed LUMBERLOK Strip Brace running continuously from ridge to top plate installed as detailed below.

5 x 30mm x 3.15 dia. nails each end

1 x 30mm x 3.15 dia. nail at crossing (after tensioning)

5 x 30mm x 3.15 dia. nails each end

When purlin depth above truss chord is 50mm or less, Strip Brace can be installed over top of purlins. Fix with 1 x 30mm x 3.15 dia. nail at the purlin closest to the rafter/truss crossing.

Roof Bracing:
All roof bracing to comply with NZS3604:2011 sect 10.4, truss manufacturers and/or Engineers drawings:
Roofs shall be braced by one brace complying with 10.4 for each 50 m2, or part thereof, of plan area including overhangs, with a minimum of 2 braces for each ridge line.
Braces shall intersect each end of the ridge line and any additional braces shall, as far as practicable, be evenly distributed along the ridge and run alternately in opposing directions.
Roof plane brace
A diagonally opposing pair of continuous steel strips each having a capacity of 4.0 kN in tension, fixed to each top chord or rafter that is intersected, and to the top plate;

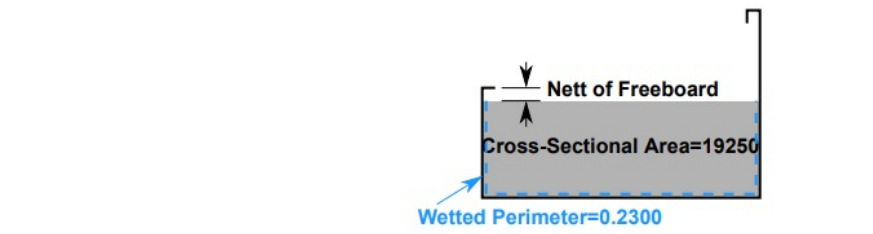


Illustration is for explanatory purposes only and is not to shape or scale.

Product Description: Metalcraft Box Gutter 175

Describe the product: this does not control the calculation which relies on you entering accurate data

Manufacturer's Cross-sectional area (nett of freeboard) 19250 mm²

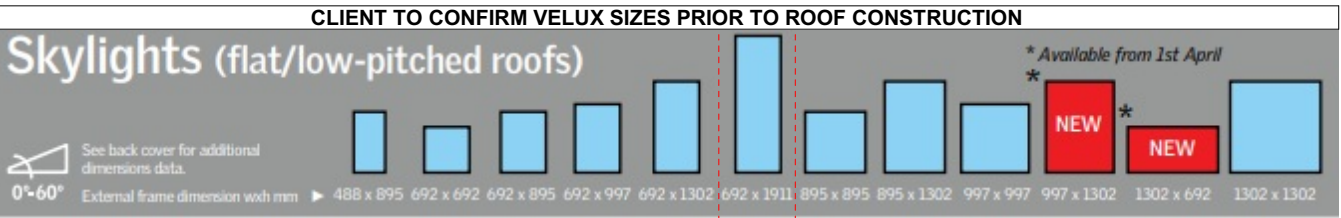
Wetted perimeter (nett of freeboard) 230 mm

Max Capacity Roof Area 94.13m²

Conditions and assumptions for flat gutters:

1. Mannings n assumed to be 0.014 to represent long term friction conditions.

2. Equations valid for gutters with min gradient 1:500, max gradient 1:100.



SKYLIGHT SIZE

MINIMUM PITCH

3° minimum depending on rainwater run off and sheet length requirements.

Table 5: Downpipe Sizes for Given Roof Pitch and Area Paragraph 4.2.1				
Downpipe size (mm) (minimum internal sizes)	0-25°	25-35°	35-45°	45-55°
Plan area of roof served by the downpipe (m²)				
63 mm diameter	60	50	40	35
74 mm diameter	85	70	60	50
100 mm diameter	155	130	110	90
150 mm diameter	350	290	250	200
65 x 50 rectangular	60	50	40	35
100 x 50 rectangular	100	80	70	60
75 x 75 rectangular	110	90	80	65
100 x 75 rectangular	150	120	105	90

ROOF (MATERIALS COLORS TO BE CONFIRMED WITH CLIENT PRIOR TO CONSTRUCTION)

ROOFING NOTES:

ROOFING TO BE INSTALLED BY LICENSED APPLICATOR:
USE ONLY LBP REGISTERED ROOFING LICENSED TO APPLY ROOF CLADDING SYSTEMS.
RESTRICTED WORKS NOTICE (ROW) TO BE ISSUED ON COMPLETION OF WORK BY CARPENTER
ASSURE ALL DETAILS ARE IN ACCORDANCE WITH TRUSS MANUFACTURERS DOCUMENTATION & NZBC IF DISCREPANCIES OCCUR
PLEASE CONTACT MOA DESIGN LTD.

REFER TO TRUSS MANUFACTURERS PLANS FOR:

STRUCTURAL ROOF MEMBER AND LAYOUT

SIZE OF TIMBER AND TREATMENTS

HOLD DOWN AND FIXING DETAILS FOR STRUCTURAL MEMBERS

ROOF PENETRATIONS IF REQUIRED TO COMPLY WITH E2/AS1

Figure 53: Flashing for small pipes
Paragraphs 8.3.10, 8.4.17, 9.6.8.5 and 9.6.9.6

NOTE:
(1) Max. roof pitch for this flashing 45°, minimum pitch 10° if base of flange covers one or more complete troughs.
(2) For pipes up to 85 mm diameter.

DP DOWN PIPE (80MM)

GUTTER FALL

Christchurch City Council

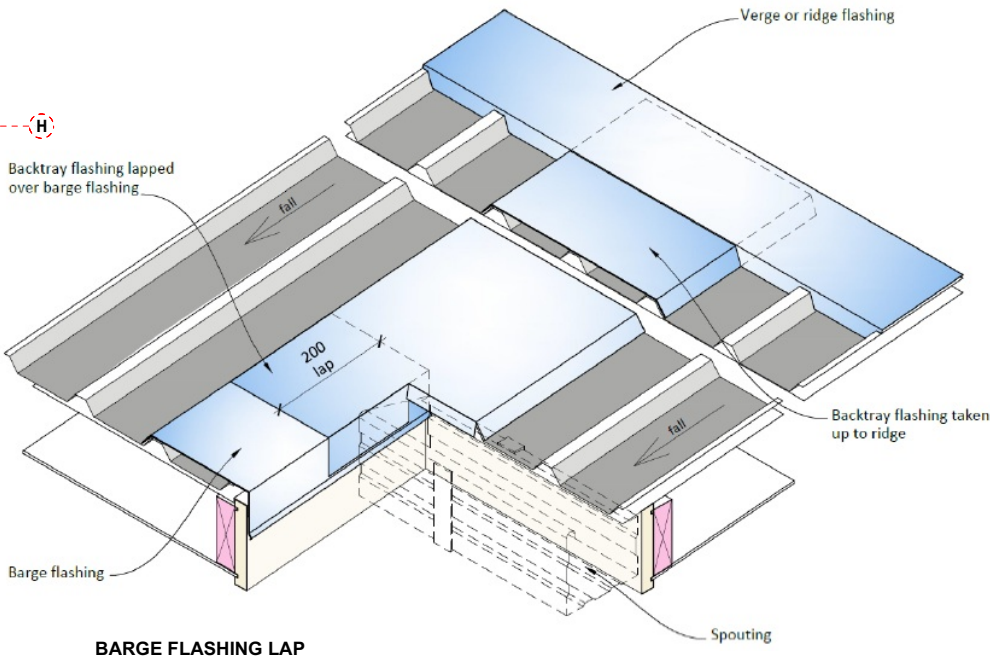
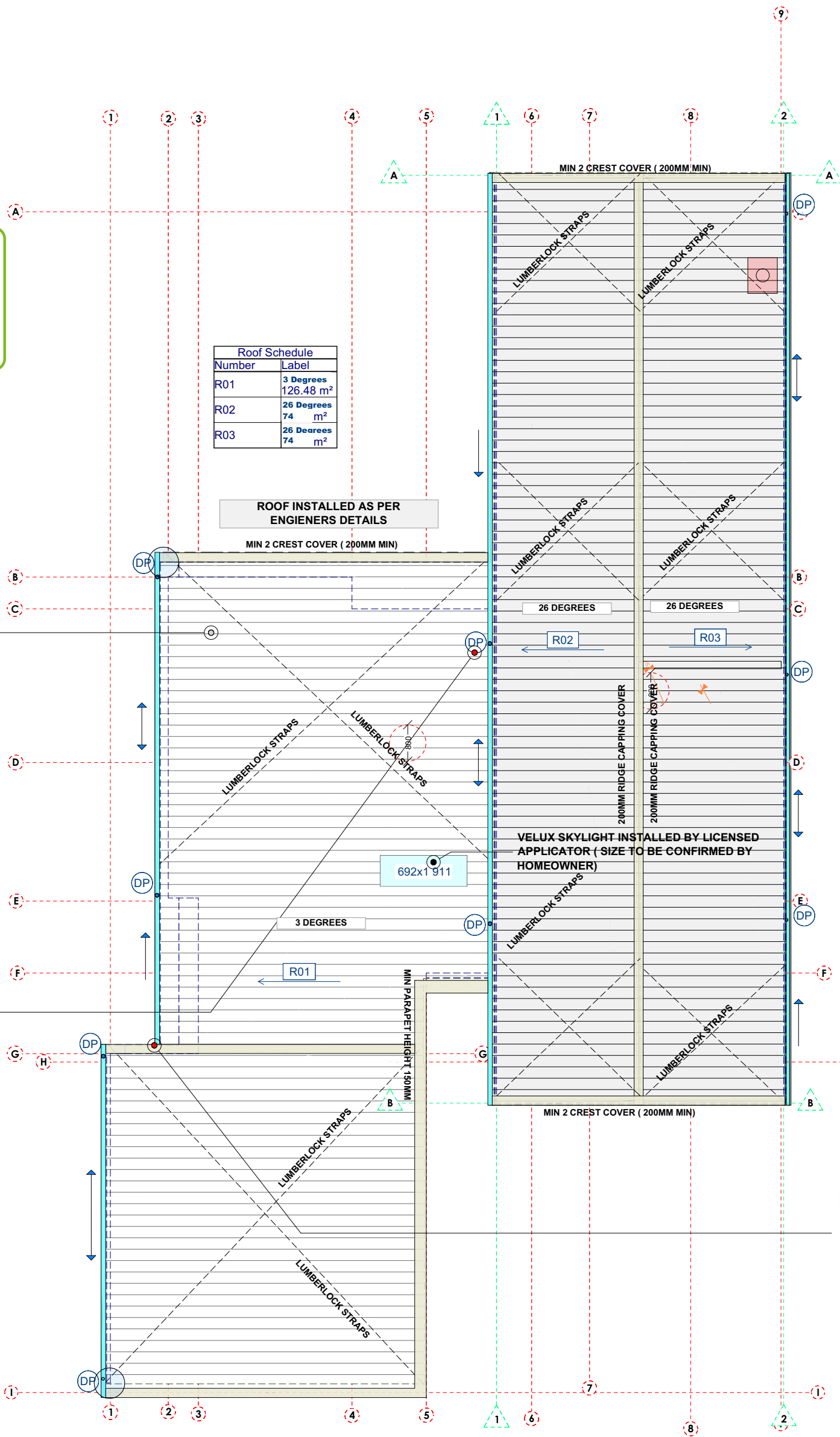
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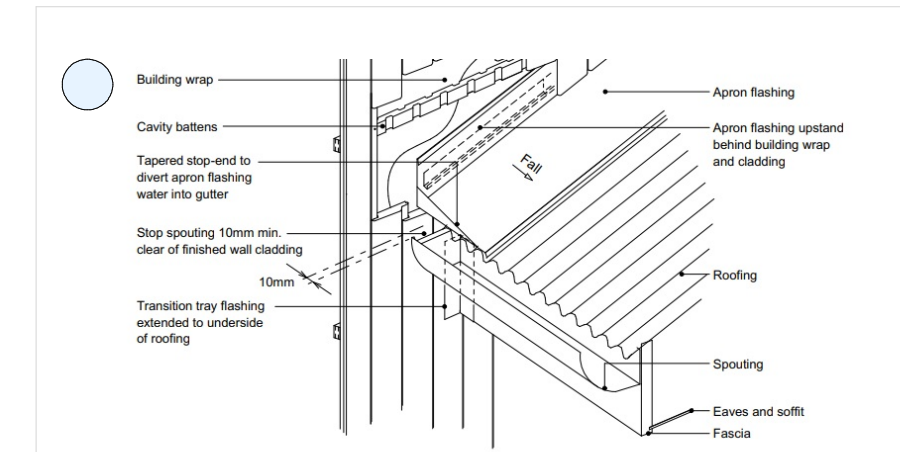


ROOF PLANS

SCALE: 1:100 (DIMENSIONS TO BE CONFIRMED ON SITE)

ROOF SQM TO BE CONFIRMED BY QS/ ROOFER

PLEASE NOTE: ALL ROOF FIXINGS TO COMPLY WITH DURABILITY ZONE REQUIREMENTS.



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Window Schedule					
3D Exterior Elevation	Number	Label	Qty	Floor	Size
	W01	2 300x700AW	1	1	2 300x700AW
	W02	2 300x600AW	1	1	2 300x600AW
	W03	2 200x1 200AW	1	1	2 200x1 200AW
	W04	380x1 000AW	1	1	380x1 000AW
	W05	2 500x800AW	1	1	2 500x800AW
	W06	2 200x900DC	1	1	2 200x900DC
	W07	600x2 200FA	2	1	600x2 200FA
	W08	410x1 000AW	1	1	410x1 000AW
	W09	1 000x2 350FA	1	2	1 000x2 350FA
	W10	2 300x600AW	8	2	2 300x600AW
	W11	800x2 950FX	1	2	800x2 950FX
	W12	2 200x1 200DC	1	1	2 200x1 200DC

Door Schedule					
3D Exterior Elevation	Number	Label	Qty	Floor	Size
	D01	800x2 100	1	1	800x2 100 L EX
	D02	2 400x2 200	3	1	2 400x2 200 R EX
	D04	5 500x2 700	1	1	5 500x2 700
	D05	1 100x2 400	1	1	1 100x2 400 L EX
	D06	800x2 100	1	1	800x2 100 R EX
	D07	4 000x2 200	1	1	4 000x2 200 R EX
	D08	810x2 200	1	1	810x2 200 L EX

WINDOW & DOOR MANUFACTURER TO REVIEW DOCUMENTS AND ASSURE COMPLIANCE WITH DURABILITY/ WIND ZONES & NZS 4211

MEMBER BRAND window & door member **NZS 4211** **ZONE** **T.B.C** **AIR INFILTRATION** **2008** **AC**

PLEASE NOTE: ALL WINDOW AND DOORS TO BE PRE-MEASURED ON SITE PRIOR TO FABRICATION OF FRAMES. HOMEOWNER TO REVIEW MANUFACTURERS WINDOW / DOOR SCHEDULE PRIOR TO FABRICATION TO ASSURE THEY AREA HAPPY WITH WINDOWS PROFILES AND OPENING . HOMEOWNER TO SIGN-OFF APPROVE WINDOW / DOOR MANUFACTURERS SCHEDULE PRIOR TO FABRICATION.

Masonry Lintels to Comply With Table Below

Table 18E: Masonry veneer lintel sizes (minimum)						
Paragraph 9.2.3						
Span of lintel (m) up to:	Maximum thickness of masonry veneer (mm)					
	70			90		
	Maximum height of veneer supported (mm)					
	350	700	2000	350	700	2000
0.800	60 x 60 x 6 L	60 x 60 x 6 L	60 x 60 x 6 L	60 x 80 x 6 L	60 x 80 x 6 L	80 x 80 x 6 L
2.000	60 x 60 x 6 L	60 x 60 x 6 L	60 x 60 x 6 L	60 x 80 x 6 L	60 x 80 x 6 L	80 x 80 x 6 L
2.500	60 x 60 x 6 L	80 x 80 x 6 L	80 x 80 x 6 L	80 x 80 x 6 L	80 x 80 x 6 L	80 x 80 x 6 L
3.000	80 x 80 x 6 L	80 x 80 x 6 L	125 x 75 x 6 L	80 x 80 x 6 L	80 x 80 x 8 L	90 x 90 x 10 L
3.500	80 x 80 x 6 L	80 x 80 x 6 L	125 x 75 x 6 L	80 x 80 x 8 L	90 x 90 x 10 L	125 x 75 x 10 L
4.000	80 x 80 x 8 L	125 x 75 x 6 L	125 x 75 x 10 L	80 x 80 x 10 L	125 x 75 x 6 L	150 x 90 x 10 L
4.500	125 x 75 x 6 L	125 x 75 x 10 L	—	125 x 75 x 6 L	125 x 75 x 10 L	—
4.800	125 x 75 x 6 L	125 x 75 x 10 L	—	125 x 75 x 6 L	125 x 75 x 10 L	—

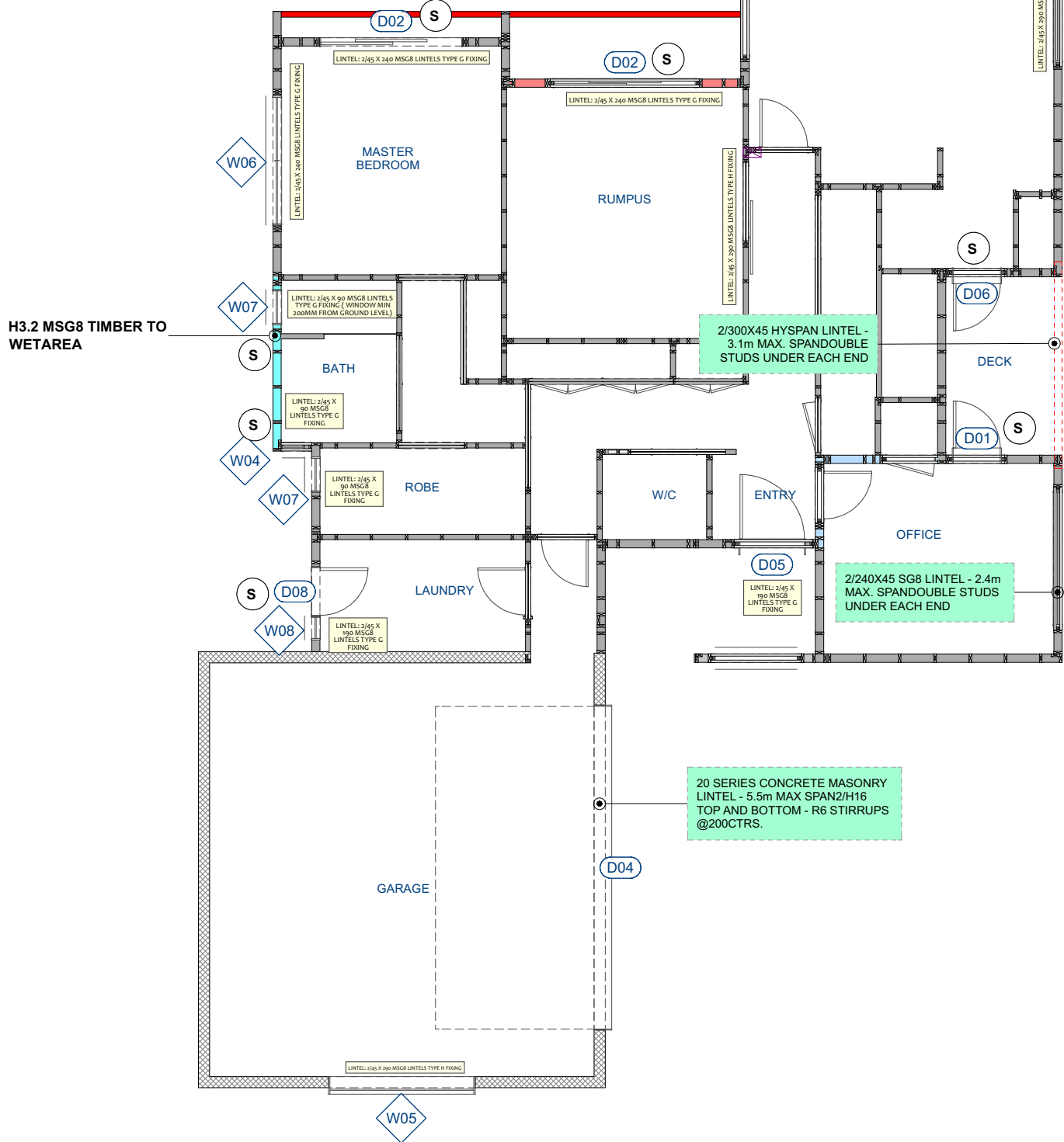
- (1) All sections are steel angles.
- (2) Stainless steel sections of equivalent section modulus are a permitted alternative.

Table 3: Table E2 – Protection for masonry veneer lintels supporting masonry veneer using AS/NZS 2699.2 (see E6.1)

Location (NZS 3604 Exposure Zones)	Grades 316, 316L or 304 stainless steel or 600 g/m ² galvanising on mild steel plus duplex coating	600 g/m ² galvanising on mild steel or 300 g/m ² galvanising on mild steel plus duplex coating
Zone B	Yes	Yes
Zone C	Yes	Yes
Zone D	Yes	No

MASONRY LINTEL TO COMPLY WITH TABLE 18E(LBP BRICK LAYER TO CONFIRM PRIOR TO INSTALLATION)

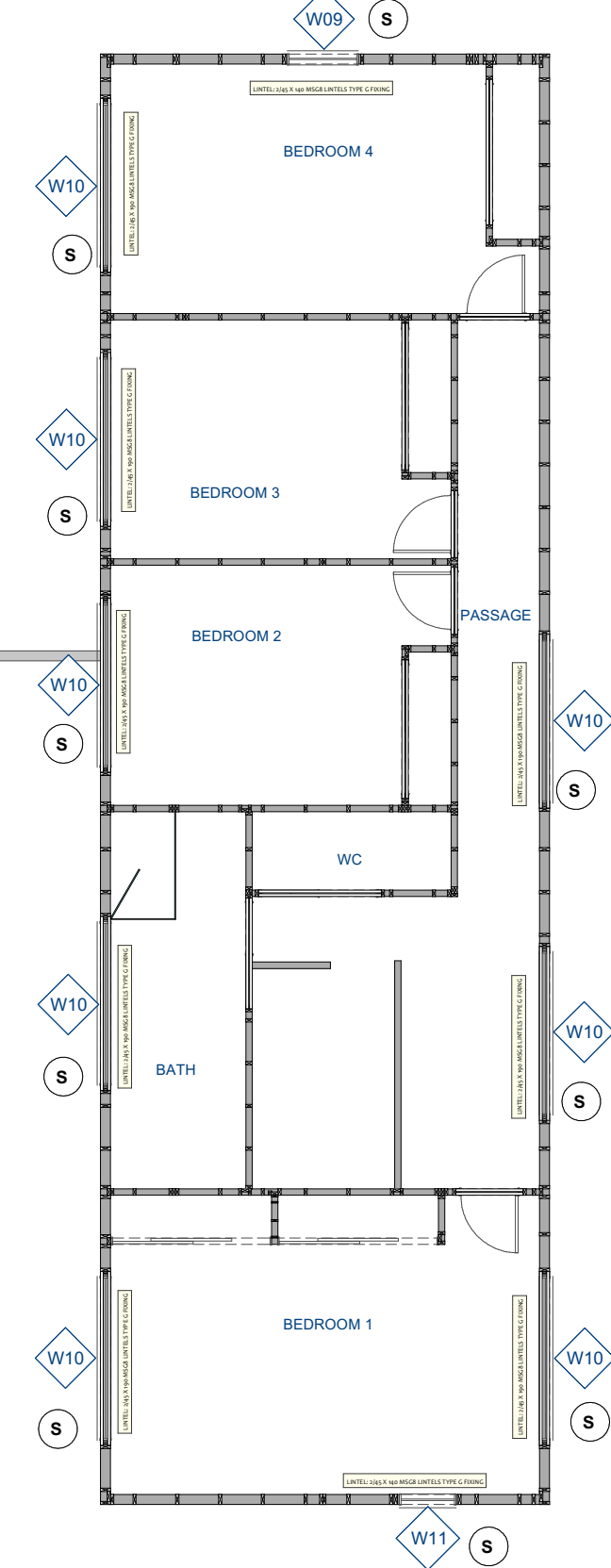
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WINDOW & DOOR SCHEDULE GROUND FLOOR PLAN
SCALE: 1:100 (DIMENSIONS TO BE CONFIRMED ON SITE)
ROOF SQM TO BE CONFIRMED BY QS/ ROOFER
PLEASE NOTE: ALL ROOF FIXINGS TO COMPLY WITH DURABILITY ZONE REQUIREMENTS.

TABLE E.1.1.1: Construction R-values (R_{min(whole)}) of selected generic vertical windows and doors
Paragraph E.1.1.1.a)

Type of glazing	U _g ⁽¹⁾	Spacer type ⁽²⁾	Example IGU ^{(3), (4)} (Informative)	R _{min(whole)} (m ² ·K/W) for different frames			
Double pane	1.10	Thermally improved	Glass: Low E/Clear Gas: Argon	Aluminium frame	Thermally broken aluminium frame	uPVC frame	Timber frame
				R0.37			



WINDOW & DOOR SCHEDULE FIRST FLOOR PLAN
SCALE: 1:100 (DIMENSIONS TO BE CONFIRMED ON SITE)
ROOF SQM TO BE CONFIRMED BY QS/ ROOFER
PLEASE NOTE: ALL ROOF FIXINGS TO COMPLY WITH DURABILITY ZONE REQUIREMENTS.

WINDOW NOTES:

PLEASE NOTE DOORS AND WINDOWS TO BE INSTALLED IN A ACCORDANCE TO MANUFACTURERS SPECIFICATION AND E2/AS1

ALL GLASS IN ALL DOORS AND WINDOWS TO WET AREAS IS TO BE SAFETY GLASS COMPLYING WITH NZS4223

WINDOW FINISHES L REQUIREMENTS TO MEET MIN DURABILITY REQUIREMENT FOR ZONE D: DURATEC POWDERCOAT

WINDOW NOTES
ALL NEW WINDOWS ARE TO BE SITE MEASURED BEFORE MANUFACTURE
NEW WINDOWS TO MATCH EXISTING HEIGHTS, CONTRACTOR TO CONFIRM.
ANY DISCREPANCIES DESIGNER TO BE NOTIFIED.
ALL GLAZING (INCLUDING GARAGE) TO BE DOUBLE GLAZED AND TO COMPLY WITH:
■ NZBC F2/AS1
■ NZS 4223.1:2008 A1 - GLAZING IN BUILDINGS - GLASS SELECTION AND GLAZING
■ NZS 4223.2: 2016 - GLAZING IN BUILDINGS - INSULATING GLASS UNITS
■ NZS 4223.3: 2016 - GLAZING IN BUILDINGS - HUMAN IMPACT SAFETY REQUIREMENTS
■ NZS 4662.4: 2008 A1 - GLAZING IN BUILDINGS - WIND, DEAD, SNOW AND LIVE ACTION
-WHERE REQUIRED SAFETY GLASS SHALL COMPLY WITH NZBC F2/AS1 (ANY WINDOW OR DOOR GLAZING BELOW 500MM FROM FLOOR OR IN BATHROOMS)
-WHERE PEOPLE COULD FALL 1 METER OR MORE FROM FLOOR LEVEL, THE BOTTOM OF WINDOW OPENINGS SHALL BE 760MM ABOVE FLOOR AND 610MM ABOVE TOEHOLDS OR THE OPENINGS RESTRICTED TO 100MM

CONTRACTOR TO CHECK ALL LINTEL SIZE IN REFERENCE TO NZS 3604:2011 BEFORE COMMENCING CONSTRUCTION
PLEASE NOTE: WINDOW & DOOR MANUFACTURER TO UNDERTAKE SITE MEASUREMENT BEFORE FABRICATION OF WINDOW AND TO ASSURE ALL WINDOWS SUIT THE OPENING CONSTRUCTED ON SITE.

SAFETY GLASS IS REQUIRED WHEN THE LOWEST POINT OF GLAZING IS WITHIN 800MM FROM FLOOR LEVEL.
MANUFACTURER TO CONFIRM ON SITE

OPENING TO REMAIN PER EXISTING ASSURE VENTILATION REQUIREMENT AS PER BELOW:

HABITABLE SPACES VENTILATED VIA ANOTHER HABITABLE SPACE 1.3.4 HABITABLE SPACES WITHOUT OPENINGS TO THE EXTERIOR MUST BE VENTILATED VIA ANOTHER HABITABLE SPACE BY: A) PROVIDING FROM THE OTHER HABITABLE SPACE TO OUTSIDE, OPENABLE WINDOWS AND/OR OTHER OPENINGS OF NET OPENABLE AREA OF NO LESS THAN 5% OF THE COMBINED FLOOR AREA OF THE COMBINED HABITABLE SPACES, AND B) PROVIDING HIGH AND LOW LEVEL TRICKLE VENTILATORS LOCATED ON THE EXTERNAL WALL (SEE PARAGRAPH 1.3.5 FOR TRICKLE VENTILATORS), SIZED ACCORDING TO THE COMBINED FLOOR AREA, AND C) PROVIDING AN AREA OF PERMANENT OPENING BETWEEN THE TWO SPACES OF NO LESS THAN 5% OF THE COMBINED FLOOR AREA OF THE HABITABLE SPACES, AND D) HAVING A COMBINED DISTANCE OF THE HABITABLE SPACES, MEASURED BETWEEN THE EXTERNAL WALL AND FURTHEST OPPOSING WALL, OF LESS THAN 6 METRES.

REV NOTES :

PLEASE NOTE: ALL WINDOW AND DOORS TO BE PRE-MEASURED ON SITE PRIOR TO FABRICATION OF FRAMES. HOMEOWNER TO REVIEW MANUFACTURERS WINDOW / DOOR SCHEDULE PRIOR TO FABRICATION TO ASSURE THEY AREA HAPPY WITH WINDOWS PROFILES AND OPENING . HOMEOWNER TO SIGN-OFF APPROVE WINDOW / DOOR MANUFACTURERS SCHEDULE PRIOR TO FABRICATION.

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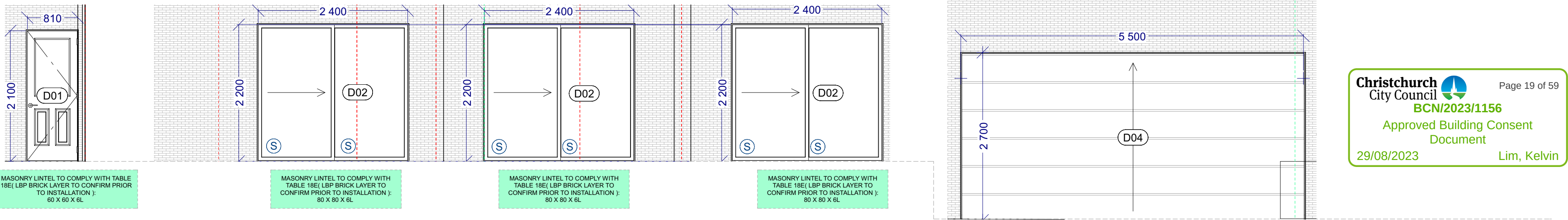
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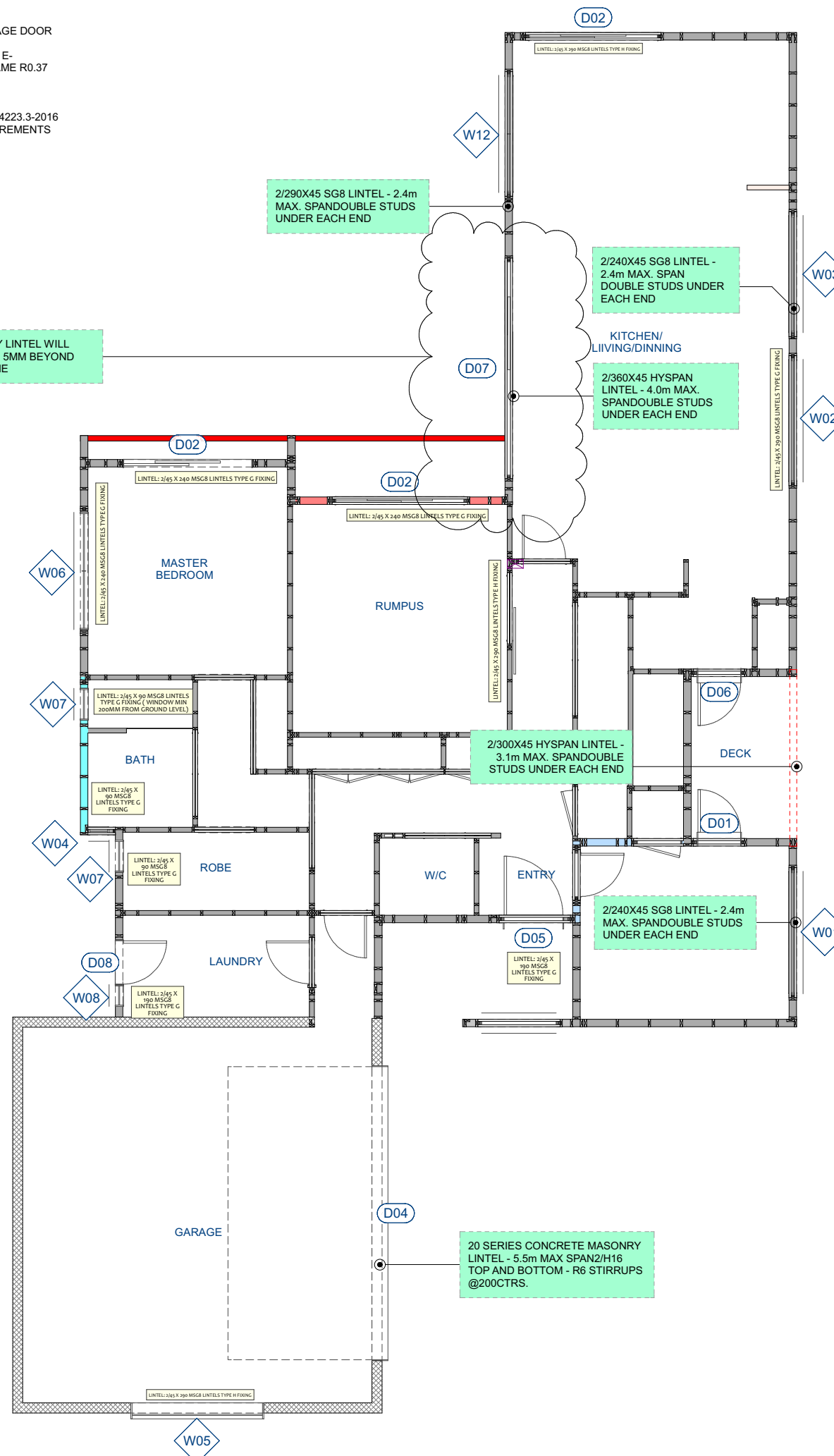
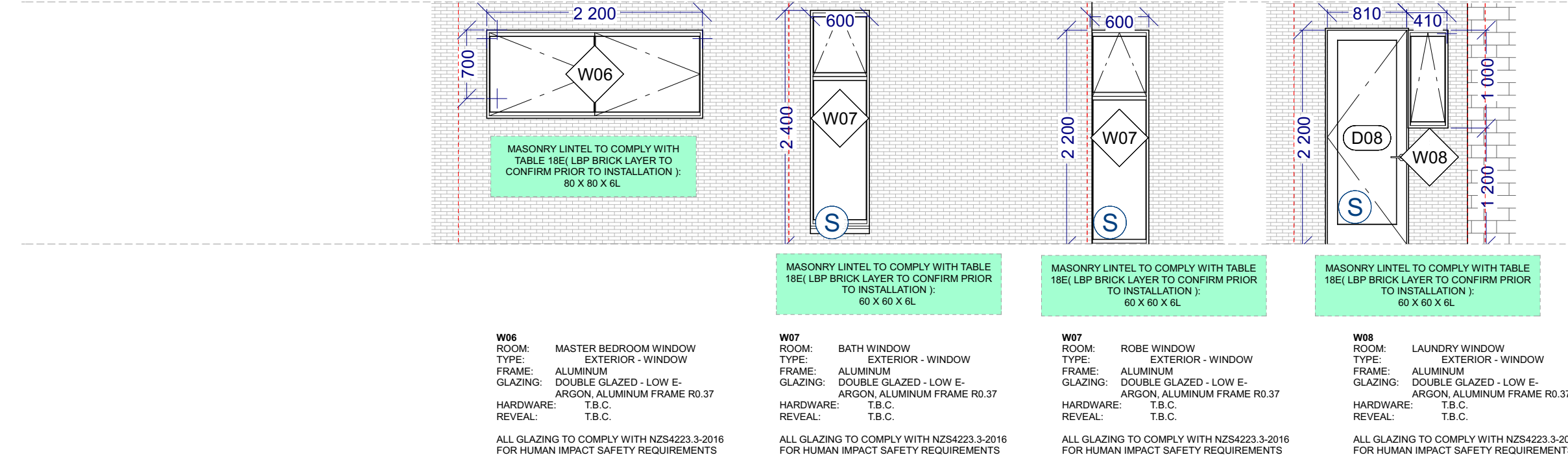
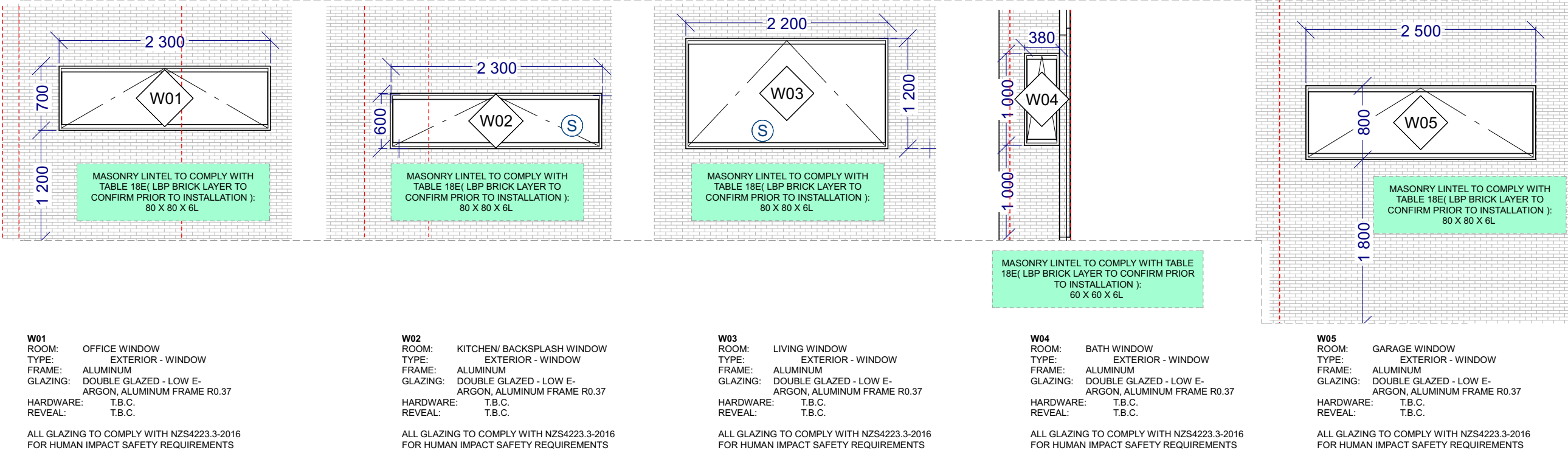
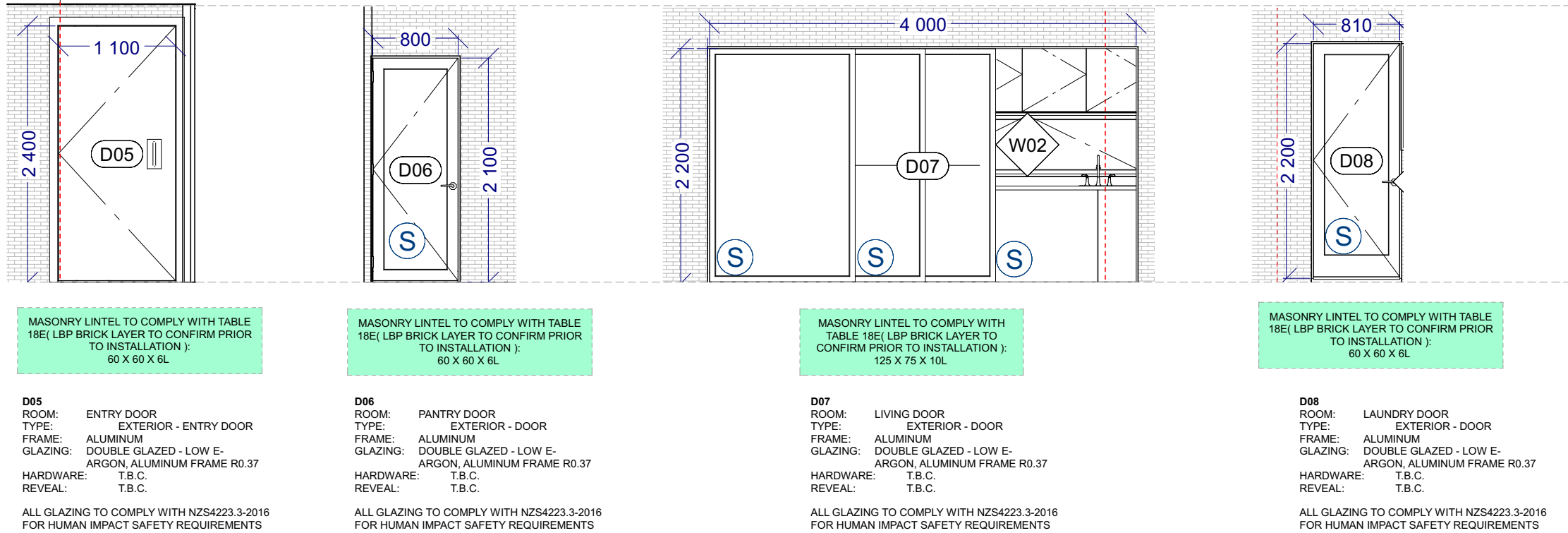
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A-018



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29/08/2023
Page 19 of 59
Lim, Kelvin



WINDOW & DOOR SCHEDULE GROUND FLOOR PLAN
SCALE: 1:100 (DIMENSIONS TO BE CONFIRMED ON SITE)
ROOF SQM TO BE CONFIRMED BY QS/ ROOFER
PLEASE NOTE: ALL ROOF FIXINGS TO COMPLY WITH DURABILITY ZONE REQUIREMENTS.

WINDOW NOTES:
PLEASE NOTE DOORS AND WINDOWS TO BE INSTALLED IN A ACCORDANCE TO MANUFACTURERS SPECIFICATION AND E2/AS1
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- WHERE REQUIRED SAFETY GLASS SHALL COMPLY WITH NZBC F2/AS1 (ANY WINDOW OR DOOR GLAZING BELOW 500MM FROM FLOOR OR IN BATHROOMS)
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CONTRACTOR TO CHECK ALL LINTEL SIZE IN REFERENCE TO NZS 3604:2011 BEFORE COMMENCING CONSTRUCTION
PLEASE NOTE: WINDOW & DOOR MANUFACTURER TO UNDERTAKE SITE MEASUREMENT BEFORE FABRICATION OF WINDOW AND TO ASSURE ALL WINDOWS SUIT THE OPENING CONSTRUCTED ON SITE.

SAFETY GLASS IS REQUIRED WHEN THE LOWEST POINT OF GLAZING IS WITHIN 800MM FROM FLOOR LEVEL. MANUFACTURER TO CONFIRM ON SITE

OPENING TO REMAIN PER EXISTING ASSURE VENTILATION REQUIREMENT AS PER BELOW:

HABITABLE SPACES VENTILATED VIA ANOTHER HABITABLE SPACE 1.3.4 HABITABLE SPACES WITHOUT OPENINGS TO THE EXTERIOR MUST BE VENTILATED VIA ANOTHER HABITABLE SPACE BY: A) PROVIDING FROM THE OTHER HABITABLE SPACE TO OUTSIDE, OPENABLE WINDOWS AND/OR OTHER OPENINGS OF NET OPENABLE AREA OF NO LESS THAN 5% OF THE COMBINED FLOOR AREA OF THE COMBINED HABITABLE SPACES, AND B) PROVIDING HIGH AND LOW LEVEL TRICKLE VENTILATORS LOCATED ON THE EXTERNAL WALL (SEE PARAGRAPH 1.3.5 FOR TRICKLE VENTILATORS), SIZED ACCORDING TO THE COMBINED FLOOR AREA, AND C) PROVIDING AN AREA OF PERMANENT OPENING BETWEEN THE TWO SPACES OF NO LESS THAN 5% OF THE COMBINED FLOOR AREA OF THE HABITABLE SPACES, AND D) HAVING A COMBINED DISTANCE OF THE HABITABLE SPACES, MEASURED BETWEEN THE EXTERNAL WALL AND FURTHEST OPPOSING WALL, OF LESS THAN 6 METRES.

REV NOTES :
PLEASE NOTE: ALL WINDOW AND DOORS TO BE PRE-MEASURED ON SITE PRIOR TO FABRICATION OF FRAMES. HOMEOWNER TO REVIEW MANUFACTURERS WINDOW / DOOR SCHEDULE PRIOR TO FABRICATION TO ASSURE THEY AREA HAPPY WITH WINDOWS PROFILES AND OPENING . HOMEOWNER TO SIGN-OFF APPROVE WINDOW / DOOR MANUFACTURERS SCHEDULE PRIOR TO FABRICATION.

ISSUE :
55 Plynlimon Road, Strowan,
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Construction Documents

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PAGE TITLE WINDOW AND DOOR SCHEDULE

PAGE :
DATE PRINTED 2023
Friday, 25 August

WINDOW NOTES:

PLEASE NOTE DOORS AND WINDOWS TO BE INSTALLED IN A ACCORDANCE TO MANUFACTURERS SPECIFICATION AND E2/AS1

ALL GLASS IN ALL DOORS AND WINDOWS TO WET AREAS IS TO BE SAFETY GLASS COMPLYING WITH NZS4223

WINDOW FINISHES L REQUIREMENTS TO MEET MIN DURABILITY REQUIREMENT FOR ZONE D: DURATEC POWDERCOAT

WINDOW NOTES

ALL NEW WINDOWS ARE TO BE SITE MEASURED BEFORE MANUFACTURE
NEW WINDOWS TO MATCH EXISTING HEIGHTS, CONTRACTOR TO CONFIRM.
ANY DISCREPANCIES DESIGNER TO BE NOTIFIED.
ALL GLAZING (INCLUDING GARAGE) TO BE DOUBLE GLAZED AND TO COMPLY WITH:

- NZBC F2/AS1
- NZS 4223.1:2008 A1 - GLAZING IN BUILDINGS - GLASS SELECTION AND GLAZING
- NZS 4223.2: 2016 - GLAZING IN BUILDINGS - INSULATING GLASS UNITS
- NZS 4223.3: 2016 - GLAZING IN BUILDINGS - HUMAN IMPACT SAFETY REQUIREMENTS
- NZS 4662.4: 2008 A1 - GLAZING IN BUILDINGS - WIND, DEAD, SNOW AND LIVE ACTION
- WHERE REQUIRED SAFETY GLASS SHALL COMPLY WITH NZBC F2/AS1 (ANY WINDOW OR DOOR GLAZING BELOW 500MM FROM FLOOR OR IN BATHROOMS)
- WHERE PEOPLE COULD FALL 1 METER OR MORE FROM FLOOR LEVEL, THE BOTTOM OF WINDOW OPENINGS SHALL BE 760MM ABOVE FLOOR AND 610MM ABOVE TROTHOLDS OR THE OPENINGS RESTRICTED TO 100MM

CONTRACTOR TO CHECK ALL LINTEL SIZE IN REFERENCE TO NZS 3604:2011 BEFORE COMMENCING CONSTRUCTION
PLEASE NOTE: WINDOW & DOOR MANUFACTURER TO UNDERTAKE SITE MEASUREMENT BEFORE FABRICATION OF WINDOW AND TO ASSURE ALL WINDOWS SUIT THE OPENING CONSTRUCTED ON SITE.

SAFETY GLASS IS REQUIRED WHEN THE LOWEST POINT OF GLAZING IS WITHIN 800MM FROM FLOOR LEVEL. MANUFACTURER TO CONFIRM ON SITE

OPENING TO REMAIN PER EXISTING ASSURE VENTILATION REQUIREMENT AS PER BELOW:

HABITABLE SPACES VENTILATED VIA ANOTHER HABITABLE SPACE 1.3.4 HABITABLE SPACES WITHOUT OPENINGS TO THE EXTERIOR MUST BE VENTILATED VIA ANOTHER HABITABLE SPACE BY: A) PROVIDING FROM THE OTHER HABITABLE SPACE TO OUTSIDE, OPENABLE WINDOWS AND/OR OTHER OPENINGS OF NET OPENABLE AREA OF NO LESS THAN 5% OF THE COMBINED FLOOR AREA OF THE COMBINED HABITABLE SPACES, AND B) PROVIDING HIGH AND LOW LEVEL TRICKLE VENTILATORS LOCATED ON THE EXTERNAL WALL (SEE PARAGRAPH 1.3.5 FOR TRICKLE VENTILATORS), SIZED ACCORDING TO THE COMBINED FLOOR AREA, AND C) PROVIDING AN AREA OF PERMANENT OPENING BETWEEN THE TWO SPACES OF NO LESS THAN 5% OF THE COMBINED FLOOR AREA OF THE HABITABLE SPACES, AND D) HAVING A COMBINED DISTANCE OF THE HABITABLE SPACES, MEASURED BETWEEN THE EXTERNAL WALL AND FURTHEST OPPOSING WALL, OF LESS THAN 6 METRES.

REV NOTES :

PLEASE NOTE: ALL WINDOW AND DOORS TO BE PRE-MEASURED ON SITE PRIOR TO FABRICATION OF FRAMES. HOMEOWNER TO REVIEW MANUFACTURERS WINDOW / DOOR SCHEDULE PRIOR TO FABRICATION TO ASSURE THEY AREA HAPPY WITH WINDOWS PROFILES AND OPENING . HOMEOWNER TO SIGN-OFF APPROVE WINDOW / DOOR MANUFACTURERS SCHEDULE PRIOR TO FABRICATION.

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SCHEDULE

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A-020
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WINDOW & DOOR MANUFACTURER TO REVIEW DOCUMENTS AND ASSURE COMPLIANCE WITH DURABILITY/ WIND ZONES & NZS 4211

MEMBER BRAND window & glass association member NZS 4211 2008 ZONE T.B.C AIR INFILTRATION AC

PLEASE NOTE: ALL WINDOW AND DOORS TO BE PRE-MEASURED ON SITE PRIOR TO FABRICATION OF FRAMES. HOMEOWNER TO REVIEW MANUFACTURERS WINDOW / DOOR SCHEDULE PRIOR TO FABRICATION TO ASSURE THEY AREA HAPPY WITH WINDOWS PROFILES AND OPENING . HOMEOWNER TO SIGN-OFF APPROVE WINDOW / DOOR MANUFACTURERS SCHEDULE PRIOR TO FABRICATION.

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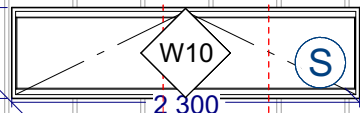
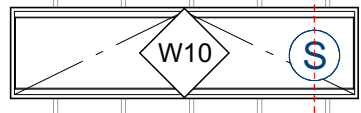
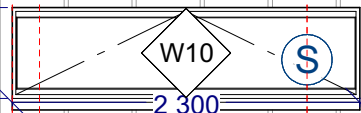
Lim, Kelvin

W09
ROOM: BEDROOM 4 WINDOW
TYPE: EXTERIOR - WINDOW
FRAME: ALUMINUM
GLAZING: DOUBLE GLAZED - LOW E- ARGON, ALUMINUM FRAME R0.37
HARDWARE: T.B.C.
REVEAL: T.B.C.

ALL GLAZING TO COMPLY WITH NZS4223.3-2016 FOR HUMAN IMPACT SAFETY REQUIREMENTS

LINTEL: 2/45 X 190 MSG8 LINTELS TYPE G FIXING

LINTEL: 2/45 X 190 MSG8 LINTELS TYPE G FIXING



W010
ROOM: BEDROOM 1 WINDOW
TYPE: EXTERIOR - WINDOW
FRAME: ALUMINUM
GLAZING: DOUBLE GLAZED - LOW E- ARGON, ALUMINUM FRAME R0.37
HARDWARE: T.B.C.
REVEAL: T.B.C.

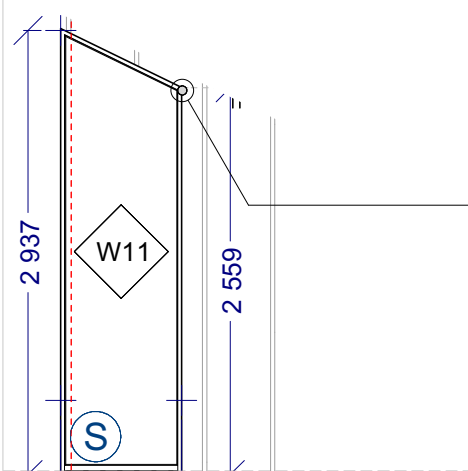
ALL GLAZING TO COMPLY WITH NZS4223.3-2016 FOR HUMAN IMPACT SAFETY REQUIREMENTS

W010
ROOM: PASSAGE WINDOW
TYPE: EXTERIOR - WINDOW
FRAME: ALUMINUM
GLAZING: DOUBLE GLAZED - LOW E- ARGON, ALUMINUM FRAME R0.37
HARDWARE: T.B.C.
REVEAL: T.B.C.

ALL GLAZING TO COMPLY WITH NZS4223.3-2016 FOR HUMAN IMPACT SAFETY REQUIREMENTS

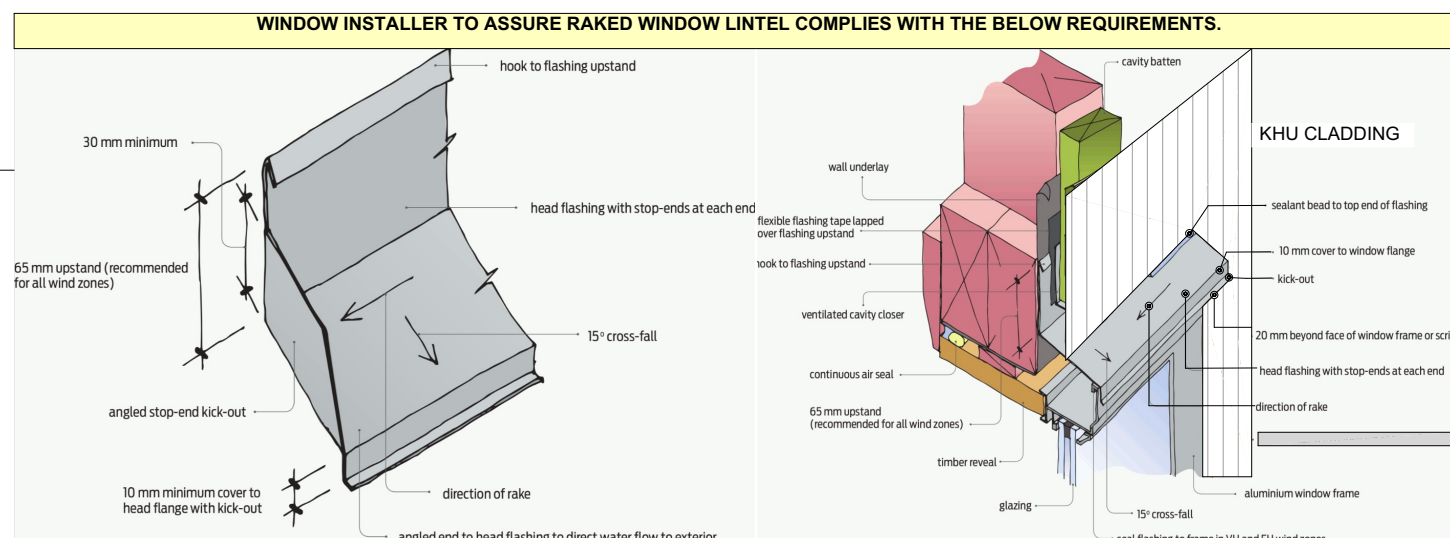
W010
ROOM: PASSAGE WINDOW
TYPE: EXTERIOR - WINDOW
FRAME: ALUMINUM
GLAZING: DOUBLE GLAZED - LOW E- ARGON, ALUMINUM FRAME R0.37
HARDWARE: T.B.C.
REVEAL: T.B.C.

ALL GLAZING TO COMPLY WITH NZS4223.3-2016 FOR HUMAN IMPACT SAFETY REQUIREMENTS



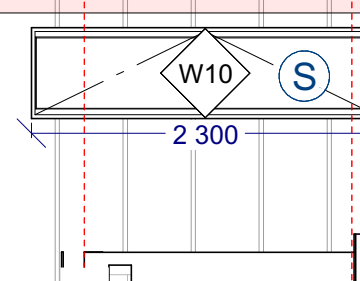
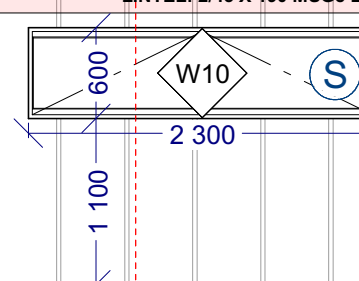
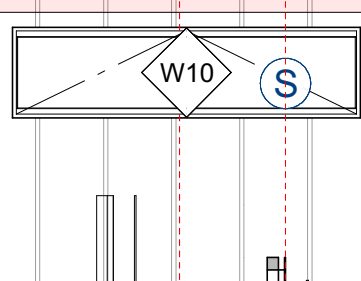
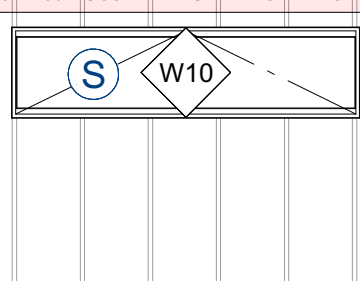
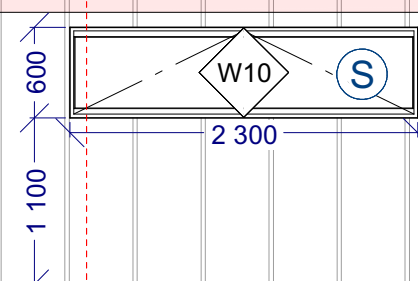
W011
ROOM: BEDROOM 1 WINDOW
TYPE: EXTERIOR - WINDOW
FRAME: ALUMINUM
GLAZING: DOUBLE GLAZED - LOW E- ARGON, ALUMINUM FRAME R0.37
HARDWARE: T.B.C.
REVEAL: T.B.C.

ALL GLAZING TO COMPLY WITH NZS4223.3-2016 FOR HUMAN IMPACT SAFETY REQUIREMENTS



LINTEL: 2/45 X 190 MSG8 LINTELS TYPE G FIXING

LINTEL: 2/45 X 190 MSG8 LINTELS TYPE G FIXING



W010
ROOM: BEDROOM 4 WINDOW
TYPE: EXTERIOR - WINDOW
FRAME: ALUMINUM
GLAZING: DOUBLE GLAZED - LOW E- ARGON, ALUMINUM FRAME R0.37
HARDWARE: T.B.C.
REVEAL: T.B.C.

ALL GLAZING TO COMPLY WITH NZS4223.3-2016 FOR HUMAN IMPACT SAFETY REQUIREMENTS

W010
ROOM: BEDROOM 3 WINDOW
TYPE: EXTERIOR - WINDOW
FRAME: ALUMINUM
GLAZING: DOUBLE GLAZED - LOW E- ARGON, ALUMINUM FRAME R0.37
HARDWARE: T.B.C.
REVEAL: T.B.C.

ALL GLAZING TO COMPLY WITH NZS4223.3-2016 FOR HUMAN IMPACT SAFETY REQUIREMENTS

W010
ROOM: BEDROOM 2 WINDOW
TYPE: EXTERIOR - WINDOW
FRAME: ALUMINUM
GLAZING: DOUBLE GLAZED - LOW E- ARGON, ALUMINUM FRAME R0.37
HARDWARE: T.B.C.
REVEAL: T.B.C.

ALL GLAZING TO COMPLY WITH NZS4223.3-2016 FOR HUMAN IMPACT SAFETY REQUIREMENTS

W010
ROOM: BATH WINDOW
TYPE: EXTERIOR - WINDOW
FRAME: ALUMINUM
GLAZING: DOUBLE GLAZED - LOW E- ARGON, ALUMINUM FRAME R0.37
HARDWARE: T.B.C.
REVEAL: T.B.C.

ALL GLAZING TO COMPLY WITH NZS4223.3-2016 FOR HUMAN IMPACT SAFETY REQUIREMENTS

W010
ROOM: BEDROOM 1 WINDOW
TYPE: EXTERIOR - WINDOW
FRAME: ALUMINUM
GLAZING: DOUBLE GLAZED - LOW E- ARGON, ALUMINUM FRAME R0.37
HARDWARE: T.B.C.
REVEAL: T.B.C.

ALL GLAZING TO COMPLY WITH NZS4223.3-2016 FOR HUMAN IMPACT SAFETY REQUIREMENTS



WINDOW & DOOR SCHEDULE FIRST FLOOR PLAN

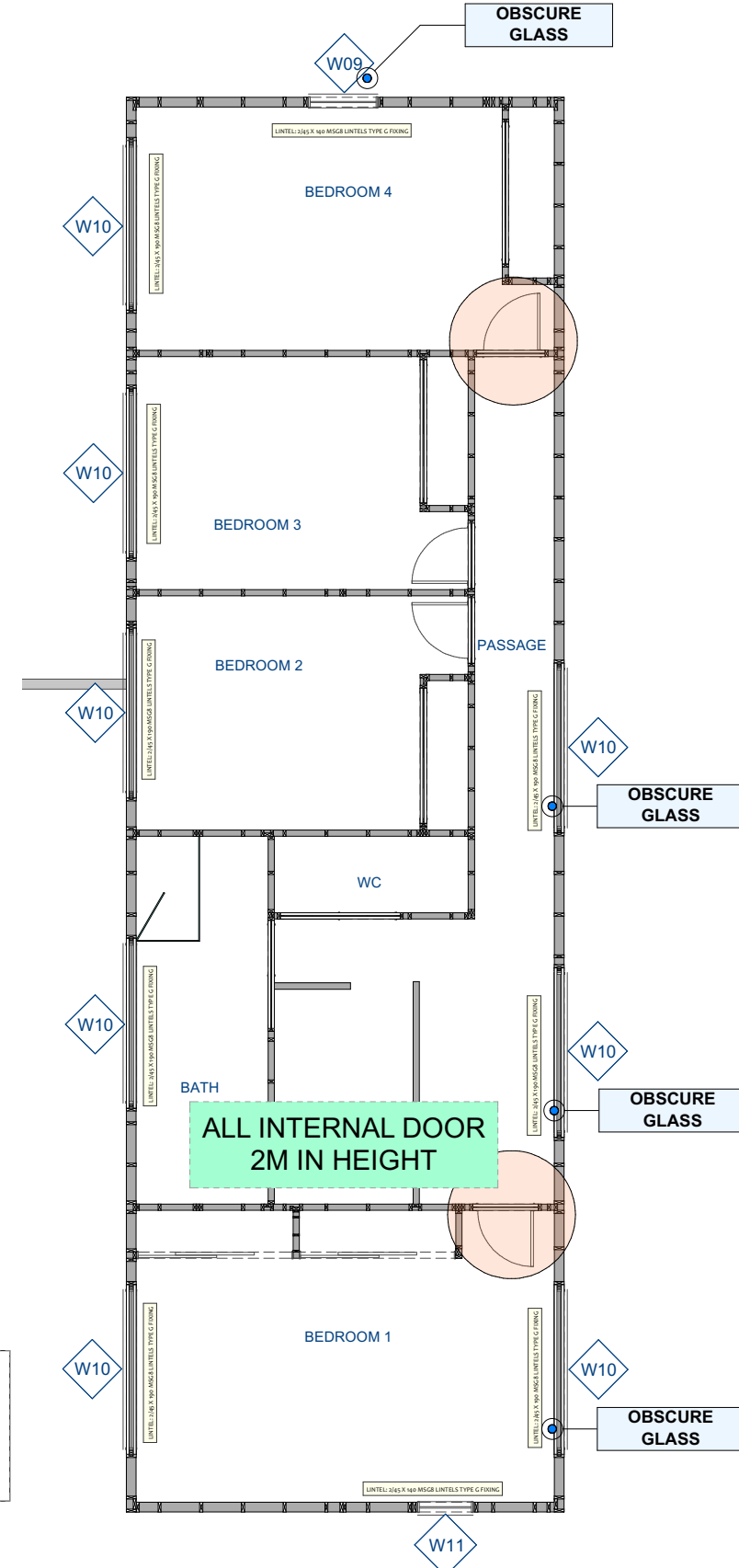
SCALE: 1:100 (DIMENSIONS TO BE CONFIRMED ON SITE)

ROOF SQM TO BE CONFIRMED BY QS/ ROOFER

PLEASE NOTE: ALL ROOF FIXINGS TO COMPLY WITH DURABILITY ZONE REQUIREMENTS.



ALL INTERNAL DOOR
TO BE MEASURE
AFTER FRAMING
CONSTRUCTED

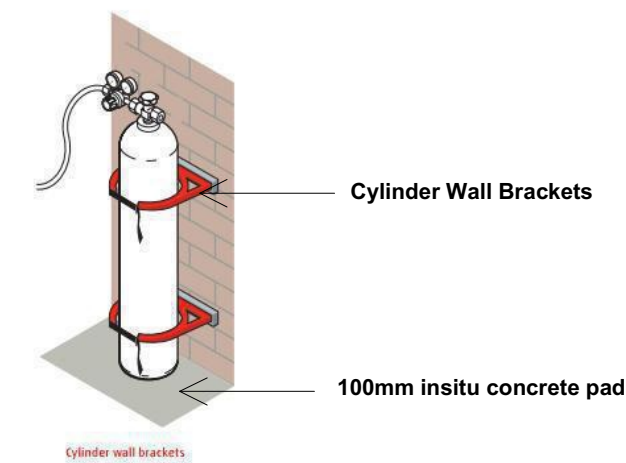


ELECTRICAL LOCATIONS TO BE CONFIRMED BY REGISTERED
ELECTRICIAN (WITH ELECTRICAL PLANS PROVIDED TO CLIENT IN
ADVANCE OF CONSTRUCTION)

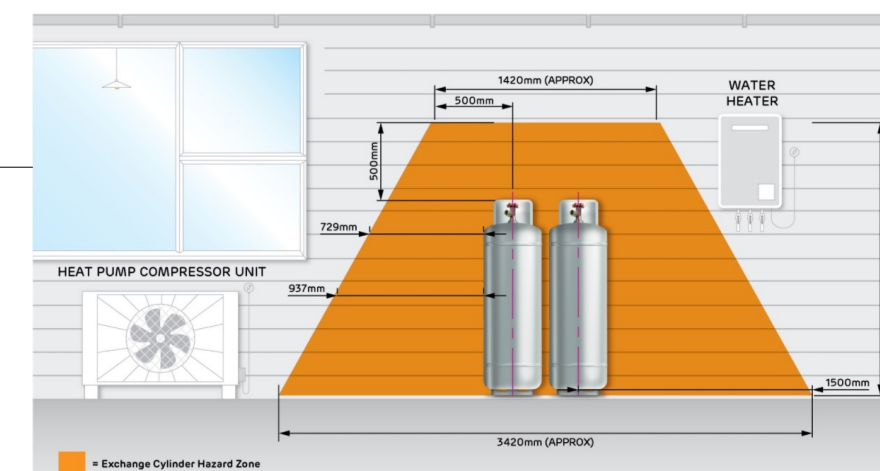
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EXISTING SWIMMING
POOL

ELECTRICAL SCHEDULE		
2D SYMBOL	DESCRIPTION	COMMENTS
	3-WAY SWITCH	
	4-WAY SWITCH	
	WINKED WINDOWS SHOWER	
	BOX SCONCE VERTICAL	
	CAGED CRYSTAL PENDANT CHANDELIER	
	DUPLEX	
	DUPLEX CEILING MOUNTED	
	ELECTRIC METER	
	ELECTRIC METER SOCKET	
	EXHAUST	
	GFCI	
	GOTLANDIA PENDANT	
	GRAN TENOS	
	RECESSED DOWN LIGHT 4	
	SINGLE POLE SWITCH	



REFER TO RENNAI INFINITY DETAILS CONTAINED IN SUPPORTING DOCS



WATER HEATER & GAS INSTALLATION APPLIANCE MUST BE INSTALLED IN
ACCORDANCE WITH:
- MANUFACTURER'S INSTALLATION INSTRUCTIONS
- CURRENT AS/NZS3000, AS/NZS3500, AS/NZS5601.1 AND G12/AS1
- LOCAL REGULATIONS AND MUNICIPAL BUILDING CODES

RINNAL CONTINUOUS FLOW EXTERNAL WATER HEATER APPLIANCE MUST BE
INSTALLED, COMMISSIONED AND SERVICED BY AN AUTHORISED LICENSED
GASFITERS, IN ACCORDANCE WITH MANUFACTURERS INSTALLATION INSTRUCTIONS
AND ALL APPLICABLE LOCAL RULES AND REGULATIONS.

ELECTRICAL WORK SHOULD BE CARRIED OUT BY A REGISTERED ELECTRICIAN AND
AN ELECTRICAL CERTIFICATE OF COMPLIANCE ISSUED.

ELECTRIC PLANS
SCALE: 1:100 (DIMENSIONS TO BE CONFIRMED ON SITE)

REV NOTES :

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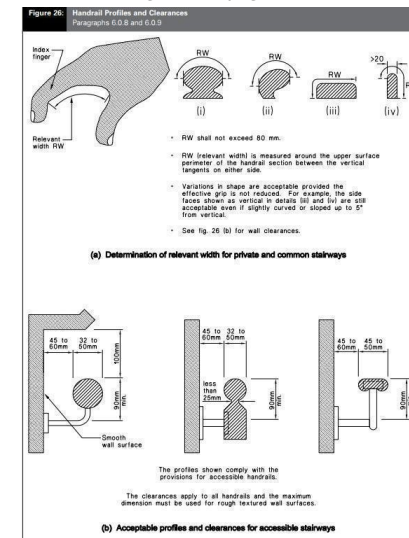
PAGE TITLE ELECTRICAL PLAN

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A-021
Friday, 25 August

HANDRAIL AS PER D1/AS1



STAIR LANDING AND WIDTHS

4.2 Width

4.2.1 The acceptable width between handrails of a common stairway or accessible stairway, is no less than 900 mm.

COMMENT:

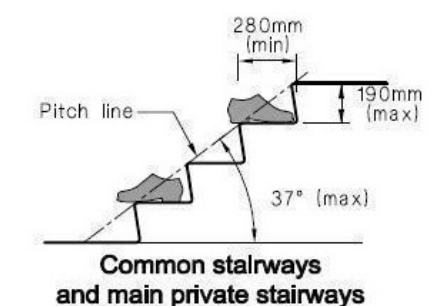
While no minimum width is given for stairways within household units it should be noted that:

C/AS1 Table 3.2 requires any stairway which is an escape route in purpose group SR (Multi-unit dwellings) to be no less than 850 mm wide. This is also a practical minimum requirement for any private stairway.

Narrow private stairways can make the movement of furniture difficult, if not impossible.

4.3.3 Landing width shall be no less than the minimum width of the access route it serves.

4.3.4 Landing length shall be no less than 900 mm.



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PAGE TITLE : STAIRS LAYOUT

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GIB FIXED AT 150 CENTRES TO
WALL

90 x 45 H1.2 MSG8 FRAMMING MAX
CENTRE 600 MM

GIB HANDI BRACKET TO EACH STUD

ALL STRAP TO BE CHASED IN TO TIMBER

300MM SHEET BRACE STRAP EACH SIDE WITH 30 X 3.15MM
DIA. NAILS TO STUD. 3NO NAILS TO BOTTOM PLATE, 6NO NAILS
TO BEAM

MIN 1000MM STRAP FIXED TO JOIST TO MIN 2NO. JOISTS WITH
3.3MM LONG NAILS

STAIR BALUSTRADE FIXING

SCALE: 1:10 (DIMENSIONS TO BE CONFIRMED ON SITE)

PLEASE NOTE: CONTRACTOR TO
UNDERTAKE PRE-MEASURE
IN ADVANCE OF
CONSTRUCTION OF FRAMES
TO ASSURE STAIRS FIT
CORRECTLY.

1 130

BALUSTRADE MIN 1M
IN HEIGHT

FFL: 20.610
GARAGE LEVEL 19.70:
STAIRS HEIGHTS: 910 / 190=4.7

STAIR GARAGE

SCALE: 1:20 (DIMENSIONS TO BE CONFIRMED ON SITE)

STAIR ENTRY

SCALE: 1:20 (DIMENSIONS TO BE CONFIRMED ON SITE)

GL: 19.60 (T.B.C after
Site Scrape)

TIMBER STAIRS CONSTRUCTION

PLEASE NOTE: CONTRACTOR TO
UNDERTAKE PRE-MEASURE IN ADVANCE
OF CONSTRUCTION OF FRAMES TO
ASSURE STAIRS FIT CORRECTLY.

FFL
Requirement
20.61

Table 1: Minimum Barrier Heights Paragraph 1.1.1, Figures 1-5		
Building type	Location	Barrier height (mm) (Note 1)
Detached dwellings and within household units of multi-unit dwellings	Stairs and ramps and their intermediate landings	900
	Balconies and decks, and edges of internal floors or mezzanine floors	1000
All other buildings, and common areas of multi- unit dwellings	Stairs or ramps	900
	Barriers within 530 mm of the front of fixed seating	800
	All other locations	1100

Note:

- Heights are measured vertically from finished floor level (ignoring carpet or vinyl, or similar thickness coverings) on floors, landings and ramps. On stairs the height is measured vertically from the pitch line or stair nosings.
- A landing is a platform with the sole function of providing access.
- Clause F4.3.1 has a limit on its application that may exclude the need for barriers in certain locations such as working wharves and loading docks.
- An 800 mm high barrier in front of fixed seating would be appropriate in cinemas, theatres, and stadiums.
- Where a handrail is mounted on top of a stairway barrier it may transition up to a height of 1100 mm on the intermediate landings.

CONSTRUCTION OF STEPS: (TO COMPLY WITH D1/AS1 AND F4/AS1)
LOW DECKS ARE TO BE CONFIRMED AND ARE NOT PART OF THIS CONSENT.
DECK JOISTS: H3.2 140 X 45 MSG8 @ 600MM CTRS MAX.
BEARERS: H3.2 140 X 60 MSG8
PILES: H5.125 X 125 TIMBER PILES @ 1650MM MAX CTRS MAX.
DECKING: 32MM H3.2 PINE PREMIUM DECKING

FIX JOISTS TO BEARER WITH
2 X 5/8 WIRE DOGS AND 2 X 50MM S/S NAILS

TYPICAL 3604 PILE FIXINGS
(800)

STEP HEIGHT TO BE CONFIRMED ON SITE

DECK DETAIL
SCALE 1:10

CONCRETE FOUNDATION
(SEE ENGINEERS DRAWINGS)

TYPICAL DECK PILE FOOTING (ONLY SHOWN)

CONCRETE 20 MPa MIN.
EACH PILE TO BE CAST-IN-SITU CONCRETE FOOTING AGAINST UNDISTURBED GOOD GROUND.
SIZE: 400 X 400MM MIN. WIDTH X DEPTH OF PILE PLUS 200MM UNDER PILE
THE BOTTOM OF A PILE FOOTING SHALL BE AT A DEPTH BELOW CLEARED GROUND LEVEL OF AT LEAST THE
THICKNESS OF THE FOOTING AS GIVEN BY 6.4.5.4 NZS4041(2011)

PLEASE NOTE: CONTRACTOR TO UNDERTAKE
PRE-MEASURE IN ADVANCE OF
CONSTRUCTION OF FRAMES TO ASSURE
STAIRS FIT CORRECTLY.

2610 UNDERSIDE OF JOIST
300 FLOOR JOIST
19MM ECOPLY FLOORING
TOP OF STAIR HEIGHT: 2929MM /16 RISERS =
183MM

MAIN STAIR PLANS

SCALE: 1:20 (DIMENSIONS TO BE CONFIRMED ON SITE)

BALUSTRADE MIN 1M IN
HEIGHT

BALUSTRADE MIN 1M IN
HEIGHT

BALUSTRADE MIN 1M IN
HEIGHT

PLEASE NOTE: CONTRACTOR TO UNDERTAKE
PRE-MEASURE IN ADVANCE OF
CONSTRUCTION OF FRAMES TO ASSURE
STAIRS FIT CORRECTLY. STAIR PRE-MEASURE
REQUIRED

MAIN STAIR ELEVATION

SCALE: 1:20 (DIMENSIONS TO BE CONFIRMED ON SITE)

ALL MEASUREMENT IN MILLIMETERS - DO NOT SCALE FROM THESE DRAWINGS - CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK - CLARIFICATION NOTICE SHOULD BE REQUESTED FROM THE DESIGNER IF A CONTRADICTION WITHIN THE DRAWINGS BECOMES EVIDENT - IF IN DOUBT ASK

PLUMBING LEGEND	
FOUL WATER LINE	— S — S —
STORMWATER LINE	— SW — SW —
GULLY TRAP	GT
OVERFLOW RELIEF GULLY	ORG
TERMINAL VENT	Tv
DOWN PIPE	DP
INSPECTION POINT	Ip
AIR ADMITTANCE VALVE	AV
DISCHARGE UNIT	DU
150MM INLINE AIR EXTRACTION TO OUTSIDE THE BUILDING ENVELOPE	150mm IE
GAS BOTTLES	GB

REFER TO ENGINEERS PLANS FOR FOUNDATION DEIGN NOTE ANY DISCREPANCIES TO ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION

DRAINAGE NOTE:
ALL "ABOVE GROUND" WASTE WATER TO COMPLY WITH G13/AS1 / G12/AS1
ALL "BELOW GROUND" DRAINAGE TO COMPLY WITH G13/AS1 / G12/AS1

Wet Area Notes: (Also refer to specifications for application details)
All Shower spaces shall have impervious floor and wall finishes. Ceramic or Stone tiles shall be laid on a continuous impervious substrate to membrane as per details attached.
When enclosure such as walls, screens doors or curtains are used they shall be continuous from floor level to top of upstand to 1.8m min above floor level and not less 300mm above the shower rose.
Where the shower floor has no upstand or where a wall screen, door or curtain is omitted the floor shall have a fall of no less than 1:50 towards the floor waste. The fall shall apply to the floor area within a radius of 1:500mm taken from point vertical below the shower rose, or from any wall within the radius.
Where Baths, basins, tubs or sinks abut impervious linings, the joints between the fixtures and lining shall be sealed or prevent water penetration to conceal spaces or behind linings as per figure 3 Acceptable solutions E3 of the NZBC
Where shower Trays are used, including tiled showers and junctions between trays and wall linings shall be constructed in accordance with figure 4 acceptable solutions E3 of the NZBC
All Glass including Shower screens and windows to comply with NZS4223 part 3 1993 Windows to be double glazed with obscure glass complying with NZS4223 part 3 1993 and NZBC F2/ Where people could fall 1 meter or more from floor level, the bottom of WINDOW OPENINGS shall be 750mm above floor and 610mm above thresholds or the openings restricted to 100mm

All water pipes are to be limited outside the thermal envelope and are to be run inside the wall framing. All hot water pipes are to be insulated both inside and outside thermal envelope using a closed cell elastomeric pipe insulation complying with NZS 4305:1996. Any outside water pipes are to be insulated with elastomeric pipe insulation with a UV protection.

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DATE PRINTED : Friday, 25 August 2023

ENSUITE

CEILINGS
13MM AQUALINE GIB BOARD ON REST OF WALL LEVEL 4 FINISHED AND PAINTED WITH HIGH QUALITY ACRYLIC MOULD RESISTANT PAINT

WALL LININGS
9MM VILLA BOARD IN SHOWER. REFER TO JAMES HARDIE VILLA BOARD INSTALLATION MANUAL SEPT 2014 FOR INSTALLATION INSTRUCTIONS
10MM AQUALINE GIB BOARD ON REST OF WALLS. REFER TO GIB AQUALINE WET AREA SYSTEM 2007 FOR INSTALLATION DETAILS
FINISH : LEVEL 4 FINISHED AND PAINTED WITH HIGH QUALITY ACRYLIC MOULD RESISTANT PAINT

SHOWER FLOORING SUBSTRATE
CONCRETE FLOOR

NEW TILED SHOWER, FLOORS AND WALL.

WATERPROOFING SYSTEM
WET -SEAL ENVIROSEAL

TILE ADHESIVE
WALL ARDEX X68 (WHITE)
FLOOR ARDEX X18 (GREY)

WALL AND FLOOR TILES
CERAMIC TILES TO BE SELECTED BY OWNER TO SUIT SPECIFIED TILE ADHESIVES

Important Wall Tiling Note:

Maximum Tile Weights at 600mm Maximum Stud Centres	
10mm GIB Aqualine®	26 kg/m²
13mm GIB Aqualine®	40 kg/m²

For correct installation refer to the Gib Wet Area Systems Specification and installation manual: Feb 2021

NZBC F2/AS1 : Table 3.D4 Human Impact Safety Requirements for Glazed Panels and Windows in Bathrooms

Panel details	Human impact safety requirements
Framed shower screen and bath enclosures	Grade A safety glazing material in accordance with Table 3.1(308.1(a))
Panels and doors with one unframed edge	Toughened safety glass minimum thickness 5 mm (308.2)
Frameless pivot or hinge doors	Toughened safety glass minimum thickness 6 mm (308.4)
Glazing within 1500 mm above the abutting finished floor level or standing area of a bath or shower	Grade A safety glazing material in accordance with Table 3.1 (308.1(b))
Glazing greater than 1500 mm above the abutting finished floor level or standing area of a bath or shower	Annealed glass to NZS 4223:Part 4

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Lim, Kelvin

LAUNDRY

CEILINGS
13mm Aqualine Gib board on rest of wall level 4 finished and painted with high quality Acrylic mould resistant paint

WALL LININGS
9MM VILLA BOARD IN SHOWER. REFER TO JAMES HARDIE VILLA BOARD INSTALLATION MANUAL SEPT 2014 FOR INSTALLATION INSTRUCTIONS
10MM AQUALINE GIB BOARD ON REST OF WALLS. REFER TO GIB AQUALINE WET AREA SYSTEM 2007 FOR INSTALLATION DETAILS
FINISH : LEVEL 4 FINISHED AND PAINTED WITH HIGH QUALITY ACRYLIC MOULD RESISTANT PAINT

TILED SPLASH BACK

WATERPROOFING SYSTEM
WET -SEAL ENVIROSEAL

TILE ADHESIVE
WALL ARDEX X68 (WHITE)
FLOOR ARDEX X18 (GREY)

WALL AND FLOOR TILES
CERAMIC TILES TO BE SELECTED BY OWNER TO SUIT SPECIFIED TILE ADHESIVES

Important Wall Tiling Note:

Maximum Tile Weights at 600mm Maximum Stud Centres	
10mm GIB Aqualine®	26 kg/m²
13mm GIB Aqualine®	40 kg/m²

For correct installation refer to the Gib Wet Area Systems Specification and installation manual: Feb 2021

KITCHEN

CEILINGS
13MM AQUALINE GIB BOARD ON REST OF WALL LEVEL 4 FINISHED AND PAINTED WITH HIGH QUALITY ACRYLIC MOULD RESISTANT PAINT

WALL LININGS
9MM VILLA BOARD IN SHOWER. REFER TO JAMES HARDIE VILLA BOARD INSTALLATION MANUAL SEPT 2014 FOR INSTALLATION INSTRUCTIONS
10MM AQUALINE GIB BOARD ON REST OF WALLS. REFER TO GIB AQUALINE WET AREA SYSTEM 2007 FOR INSTALLATION DETAILS
FINISH : LEVEL 4 FINISHED AND PAINTED WITH HIGH QUALITY ACRYLIC MOULD RESISTANT PAINT

TILED SPLASH BACK

WATERPROOFING SYSTEM
WET -SEAL ENVIROSEAL

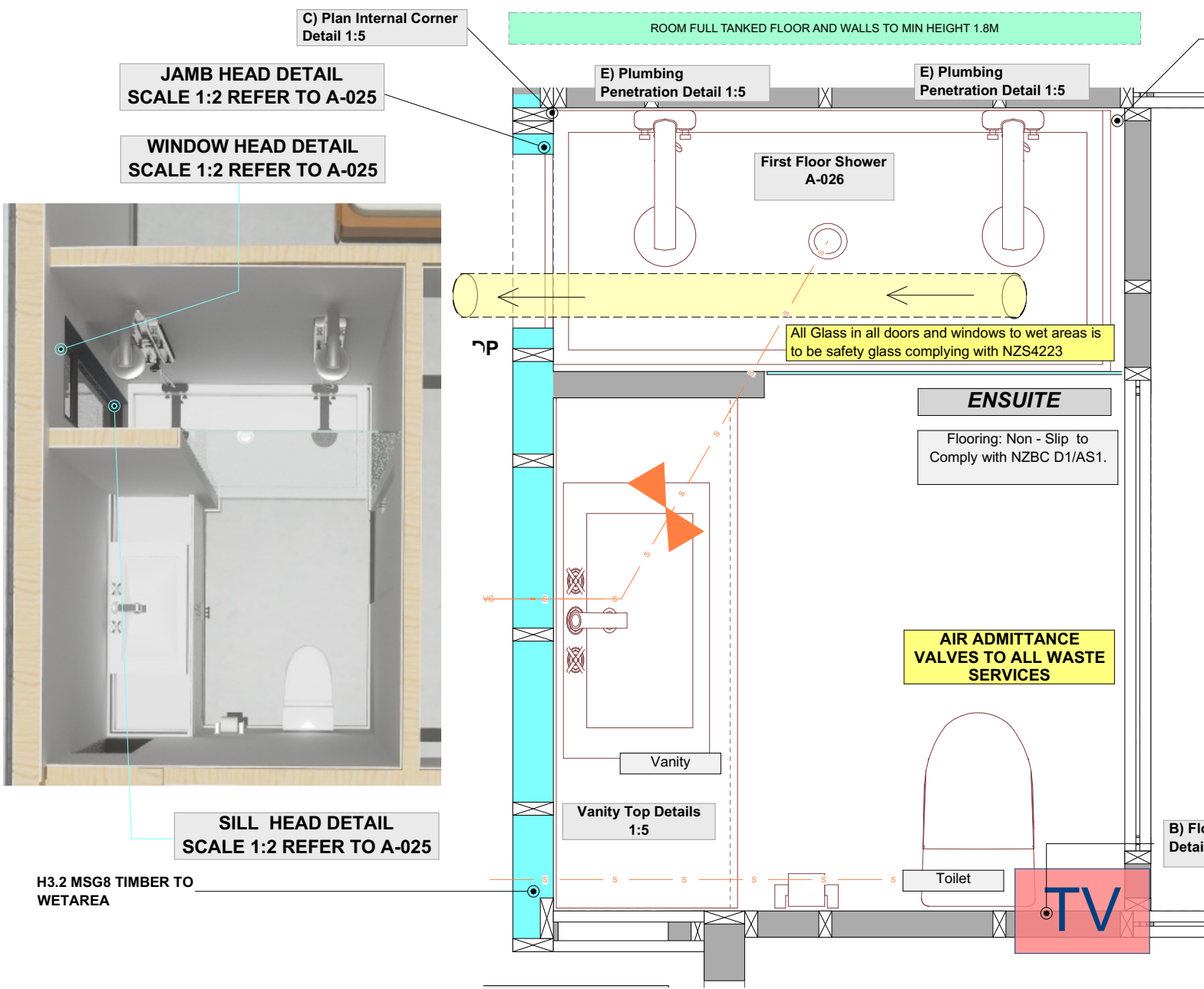
TILE ADHESIVE
WALL ARDEX X68 (WHITE)
FLOOR ARDEX X18 (GREY)

WALL AND FLOOR TILES
CERAMIC TILES TO BE SELECTED BY OWNER TO SUIT SPECIFIED TILE ADHESIVES

Important Wall Tiling Note:

Maximum Tile Weights at 600mm Maximum Stud Centres	
10mm GIB Aqualine®	26 kg/m²
13mm GIB Aqualine®	40 kg/m²

For correct installation refer to the Gib Wet Area Systems Specification and installation manual: Feb 2021

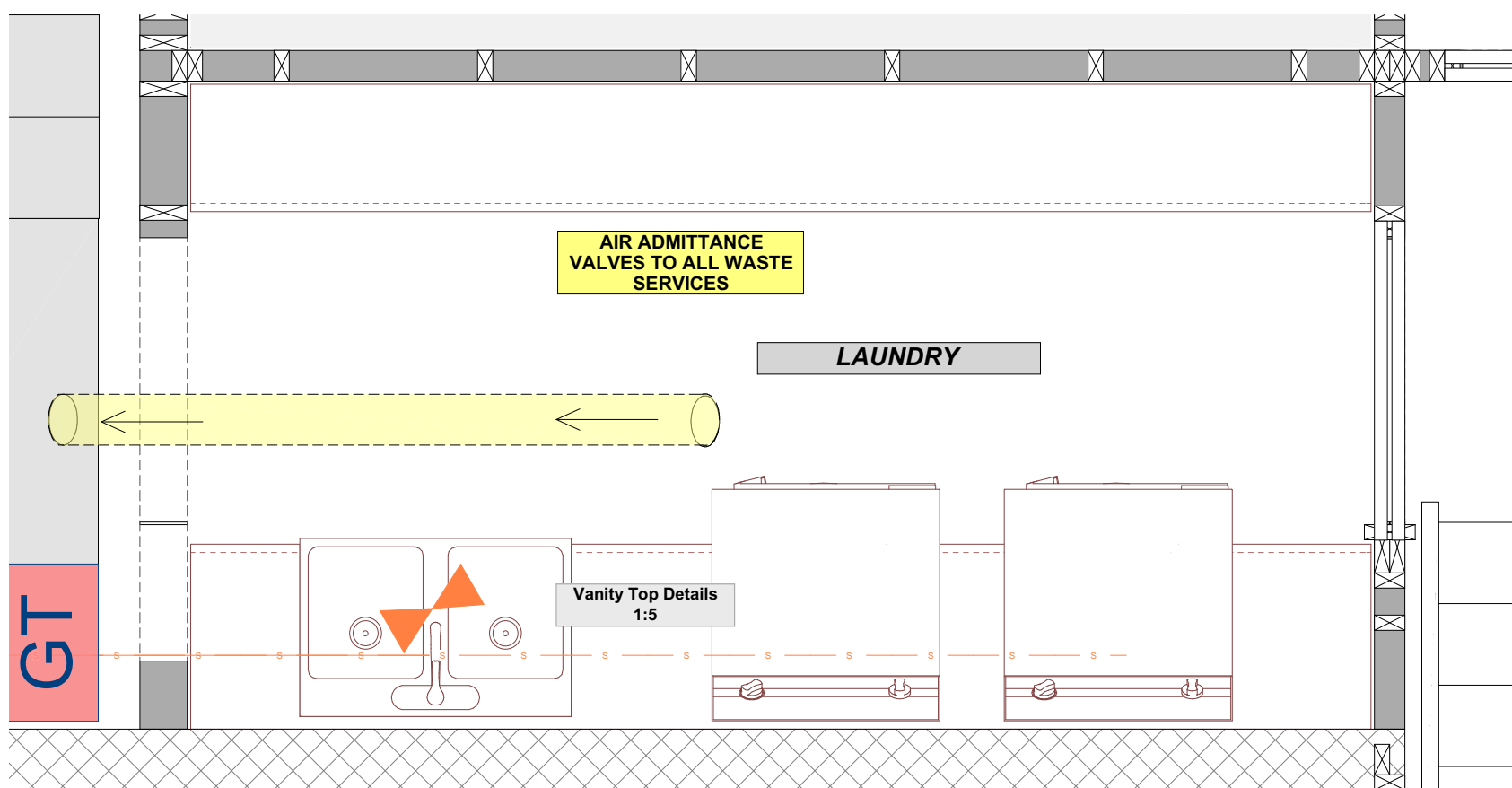


Ensuite Plans

SCALE: 1:20 (Dimensions to be confirmed on site)

Drainlayer/Plumber to undertake walk through with Client and Contractor prior to commencement of works homeowner to approve plan in advance of construction.As-Built plans to be provided to Council and Client

H3.2 MSG8 TIMBER TO WETAREA



Laundry Plans

SCALE: 1:20 (Dimensions to be confirmed on site)

Drainlayer/Plumber to undertake walk through with Client and Contractor prior to commencement of works homeowner to approve plan in advance of construction.As-Built plans to be provided to Council and Client

WET AREA NOTES: (ALSO REFER TO SPECIFICATIONS FOR APPLICATION DETAILS)

ALL SHOWER SPACES SHALL HAVE IMPERVIOUS FLOOR AND WALL FINISHES. CERAMIC OR STONE TILES SHALL BE LAID ON A CONTINUOUS IMPERVIOUS SUBSTRATE TO MEMBRANE AS PER DETAILS ATTACHED.

WHEN ENCLOSURE SUCH AS WALLS, SCREENS DOORS OR CURTAINS ARE USED THEY SHALL BE CONTINUOUS FROM FLOOR LEVEL TO TOP OF UPSTAND TO 1.8M MIN ABOVE FLOOR LEVEL AND NOT LESS 300MM ABOVE THE SHOWER ROSE.

WHERE THE SHOWER FLOOR HAS NO UPSTAND OR WHERE A WALL SCREEN, DOOR OR CURTAIN IS OMITTED THE FLOOR SHALL HAVE A FALL OF NO LESS THAN 1:50 TOWARDS THE FLOOR WASTE. THE FALL SHALL APPLY TO THE FLOOR AREA WITHIN A RADIUS OF 1:500MM TAKEN FROM POINT VERTICAL BELOW THE SHOWER ROSE, OR FROM ANY WALL WITHIN THE RADIUS.

WHERE BATHS, BASINS, TUBS OR SINKS ABOUT IMPERVIOUS LININGS, THE JOINTS BETWEEN THE FIXTURES AND LINING SHALL BE SEALED OR PREVENT WATER PENETRATION TO CONCEAL SPACES OR BEHIND LININGS AS PER FIGURE 3 ACCEPTABLE SOLUTIONS E3 OF THE NZBC

WHERE SHOWER TRAYS ARE USED, INCLUDING TILED SHOWERS AND JUNCTIONS BETWEEN TRAYS AND WALL LININGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FIGURE 4 ACCEPTABLE SOLUTIONS E3 OF THE NZBC

ALL GLASS INCLUDING SHOWER SCREENS AND WINDOWS TO COMPLY WITH NZS4223 PART 3 1993 WINDOWS TO BE DOUBLE GLAZED WITH OBSCURE GLASS COMPLYING WITH NZS4223 PART 3 1993 AND NZBC F2/ WHERE PEOPLE COULD FALL 1 METER OR MORE FROM FLOOR LEVEL, THE BOTTOM OF WINDOW OPENINGS SHALL BE 160MM ABOVE FLOOR AND 610MM ABOVE TOEHOLDS OR THE OPENINGS RESTRICTED TO 100MM

All water pipes are to be limited outside the thermal envelope and are to be run inside the wall framing. All hot water pipes are to be insulated both inside and outside thermal envelope using a closed cell elastomeric pipe insulation complying with NZS 4305:1996.

Any outside water pipes are to be insulated with elastomeric pipe insulation with a UV protection.

REV NOTES :

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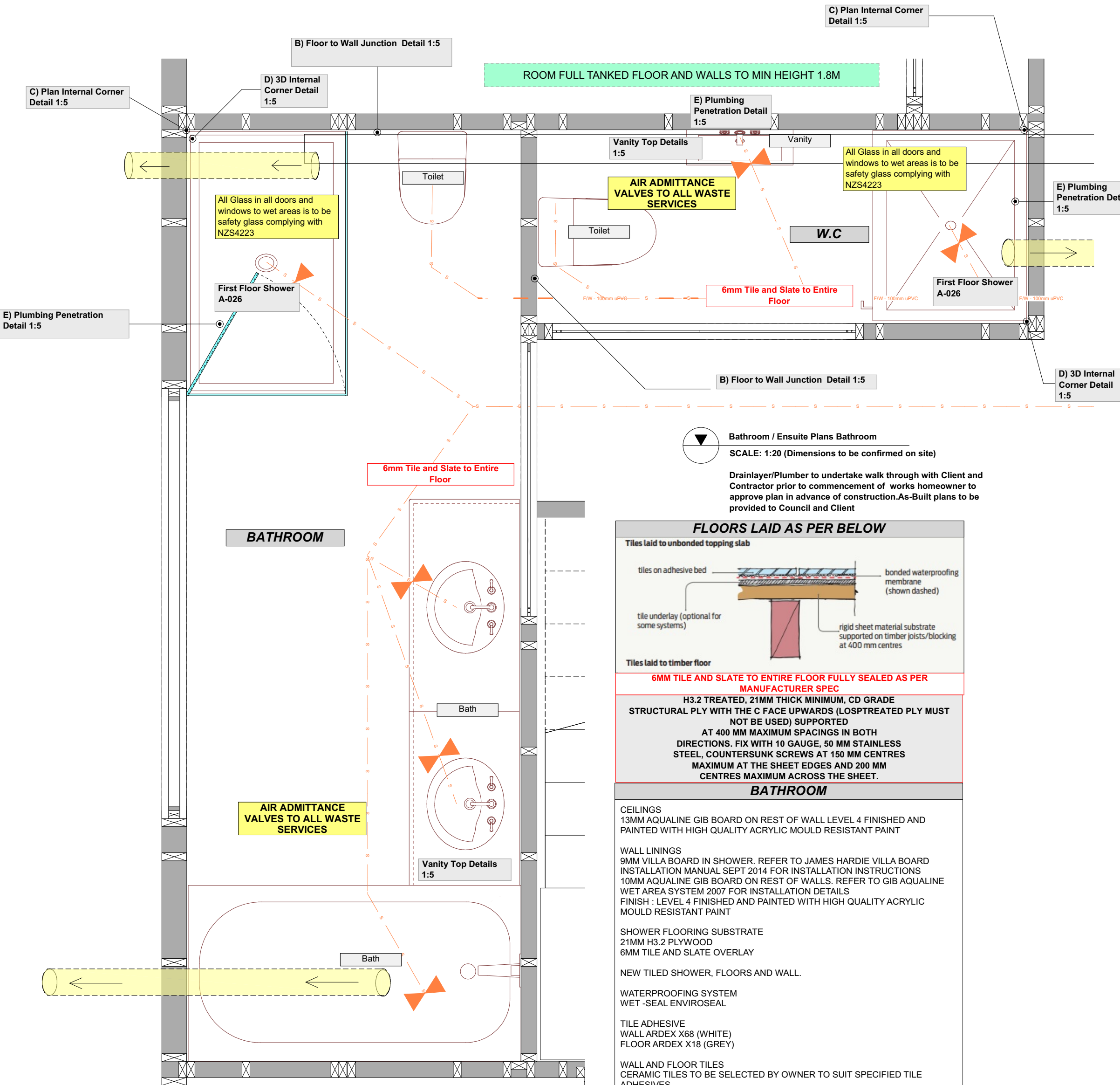
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PAGE :

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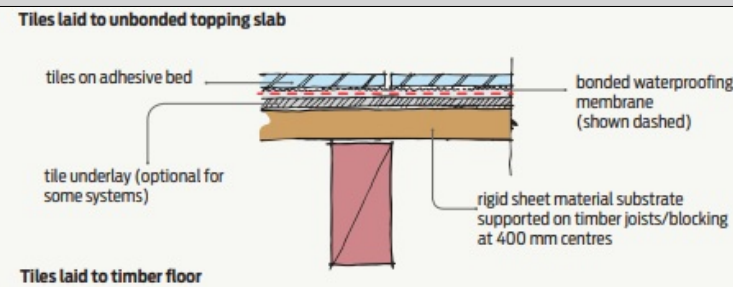
A-024



Bathroom / Ensuite Plans Bathroom
SCALE: 1:20 (Dimensions to be confirmed on site)

Drainlayer/Plumber to undertake walk through with Client and Contractor prior to commencement of works homeowner to approve plan in advance of construction.As-Built plans to be provided to Council and Client

FLOORS LAID AS PER BELOW



6MM TILE AND SLATE TO ENTIRE FLOOR FULLY SEALED AS PER MANUFACTURER SPEC
H3.2 TREATED, 21MM THICK MINIMUM, CD GRADE STRUCTURAL PLY WITH THE C FACE UPWARDS (LOSP TREATED PLY MUST NOT BE USED) SUPPORTED AT 400 MM MAXIMUM SPACINGS IN BOTH DIRECTIONS. FIX WITH 10 GAUGE, 50 MM STAINLESS STEEL, COUNTERSUNK SCREWS AT 150 MM CENTRES MAXIMUM AT THE SHEET EDGES AND 200 MM CENTRES MAXIMUM ACROSS THE SHEET.

BATHROOM

CEILINGS
13MM AQUALINE GIB BOARD ON REST OF WALL LEVEL 4 FINISHED AND PAINTED WITH HIGH QUALITY ACRYLIC MOULD RESISTANT PAINT

WALL LININGS
9MM VILLA BOARD IN SHOWER. REFER TO JAMES HARDIE VILLA BOARD INSTALLATION MANUAL SEPT 2014 FOR INSTALLATION INSTRUCTIONS
10MM AQUALINE GIB BOARD ON REST OF WALLS. REFER TO GIB AQUALINE WET AREA SYSTEM 2007 FOR INSTALLATION DETAILS
FINISH : LEVEL 4 FINISHED AND PAINTED WITH HIGH QUALITY ACRYLIC MOULD RESISTANT PAINT

SHOWER FLOORING SUBSTRATE
21MM H3.2 PLYWOOD
6MM TILE AND SLATE OVERLAY

NEW TILED SHOWER, FLOORS AND WALL.

WATERPROOFING SYSTEM
WET-SEAL ENVIROSEAL

TILE ADHESIVE
WALL ARDEX X68 (WHITE)
FLOOR ARDEX X18 (GREY)

WALL AND FLOOR TILES
CERAMIC TILES TO BE SELECTED BY OWNER TO SUIT SPECIFIED TILE ADHESIVES

Important Wall Tiling Note:

Maximum Tile Weights at 600mm Maximum Stud Centres	
10mm GIB Aqualine®	26 kg/m²
13mm GIB Aqualine®	40 kg/m²

For correct installation refer to the Gib Wet Area Systems Specification and installation manual: Feb 2021

W.C

CEILINGS
13MM AQUALINE GIB BOARD ON REST OF WALL LEVEL 4 FINISHED AND PAINTED WITH HIGH QUALITY ACRYLIC MOULD RESISTANT PAINT

WALL LININGS
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21MM H3.2 PLYWOOD
6MM TILE AND SLATE OVERLAY

NEW TILED SHOWER, FLOORS AND WALL.

WATERPROOFING SYSTEM
WET-SEAL ENVIROSEAL

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Important Wall Tiling Note:

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13mm GIB Aqualine®	40 kg/m²

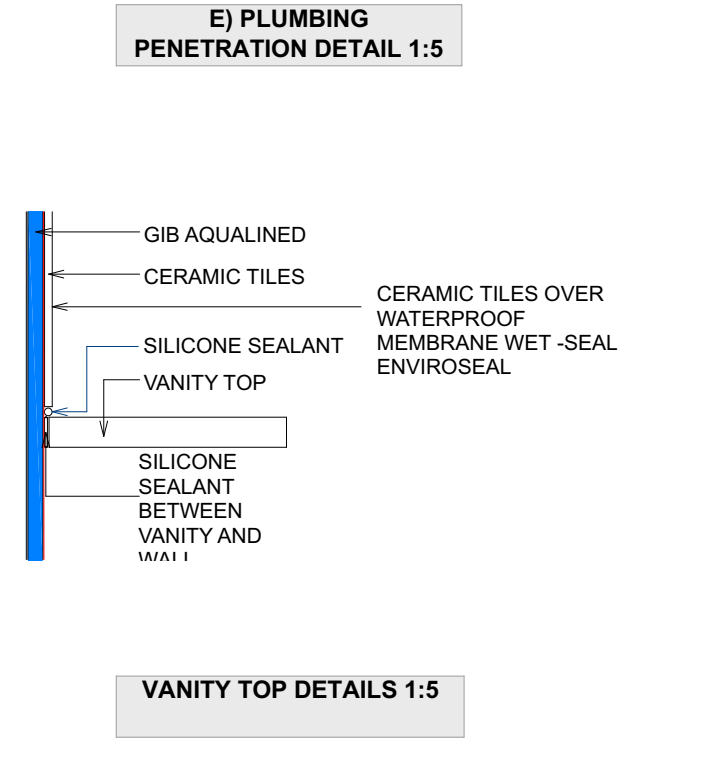
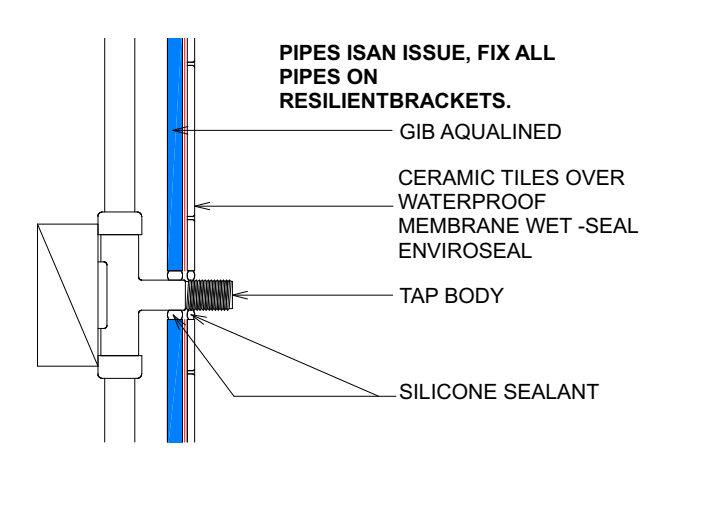
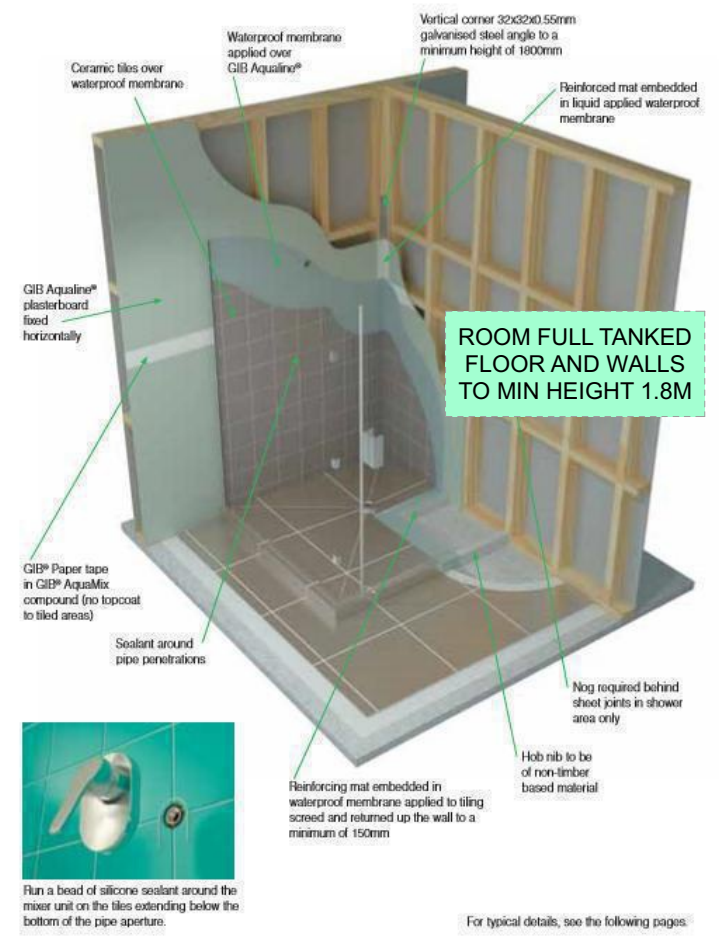
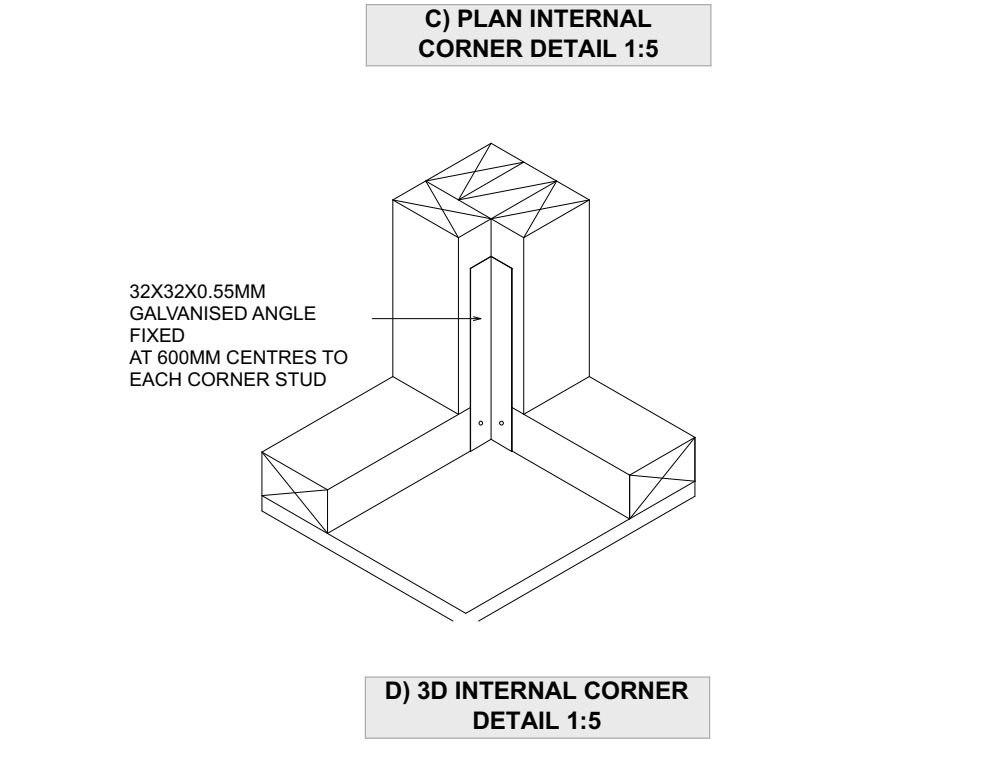
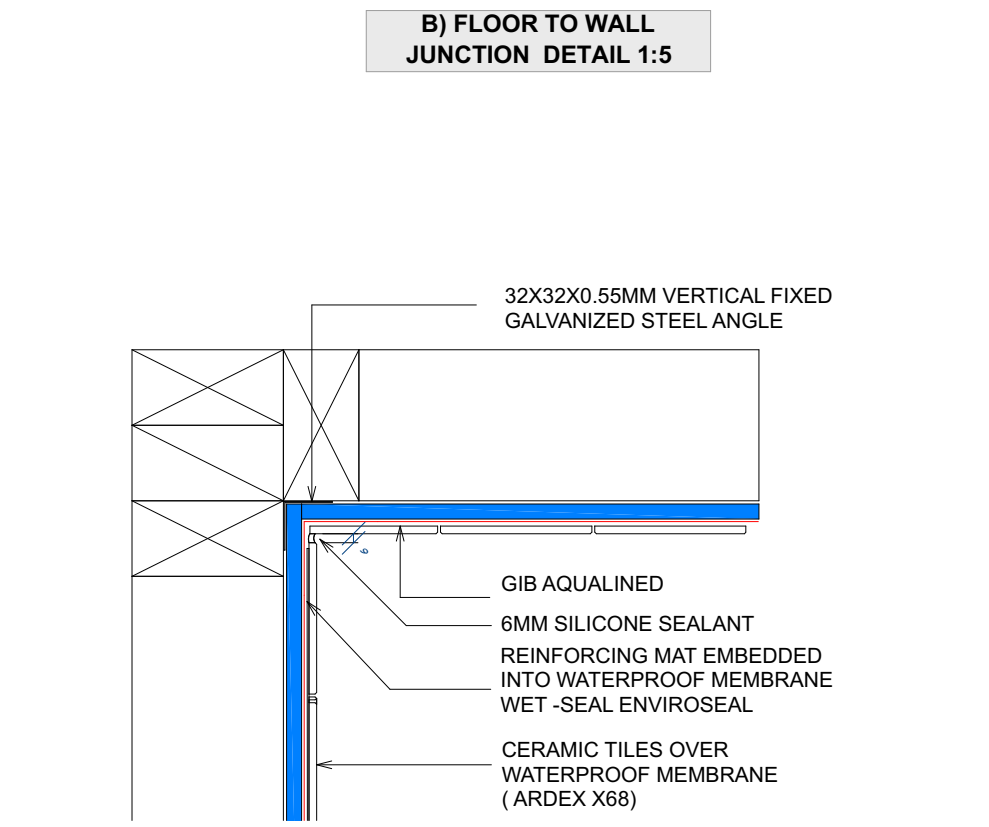
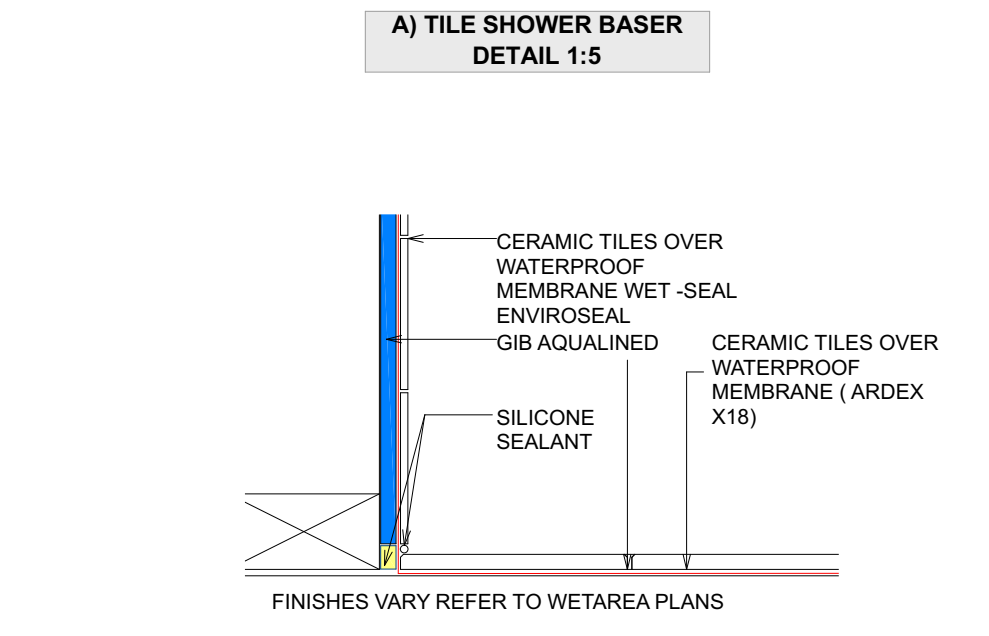
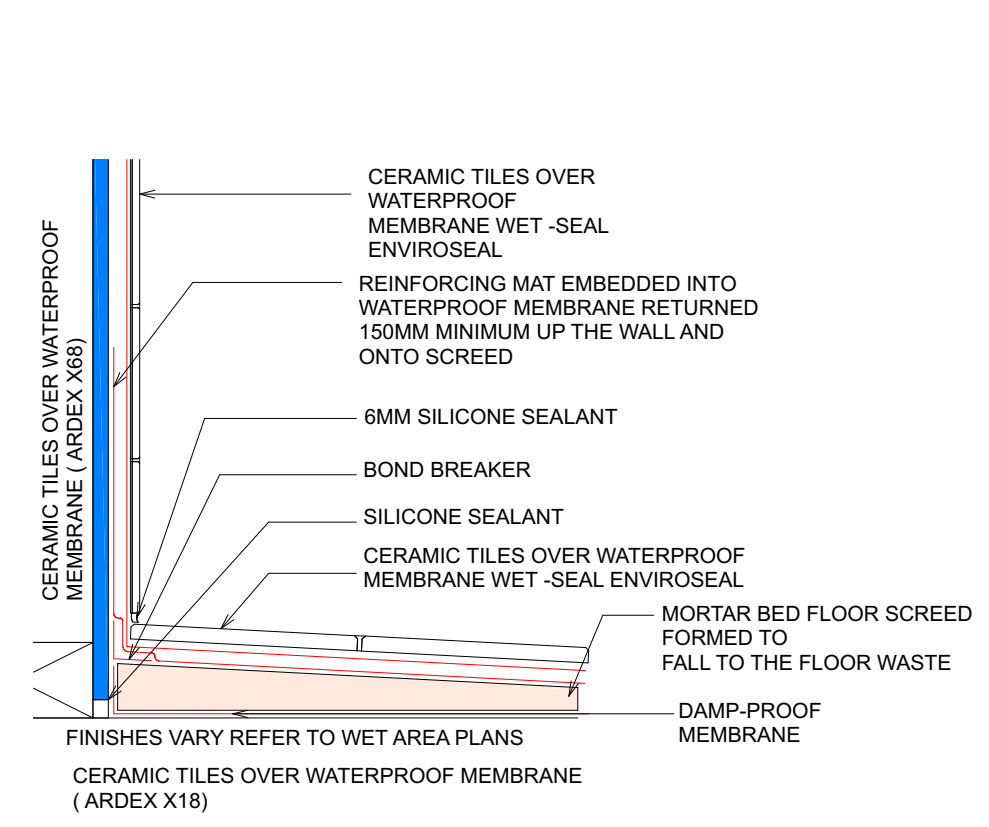
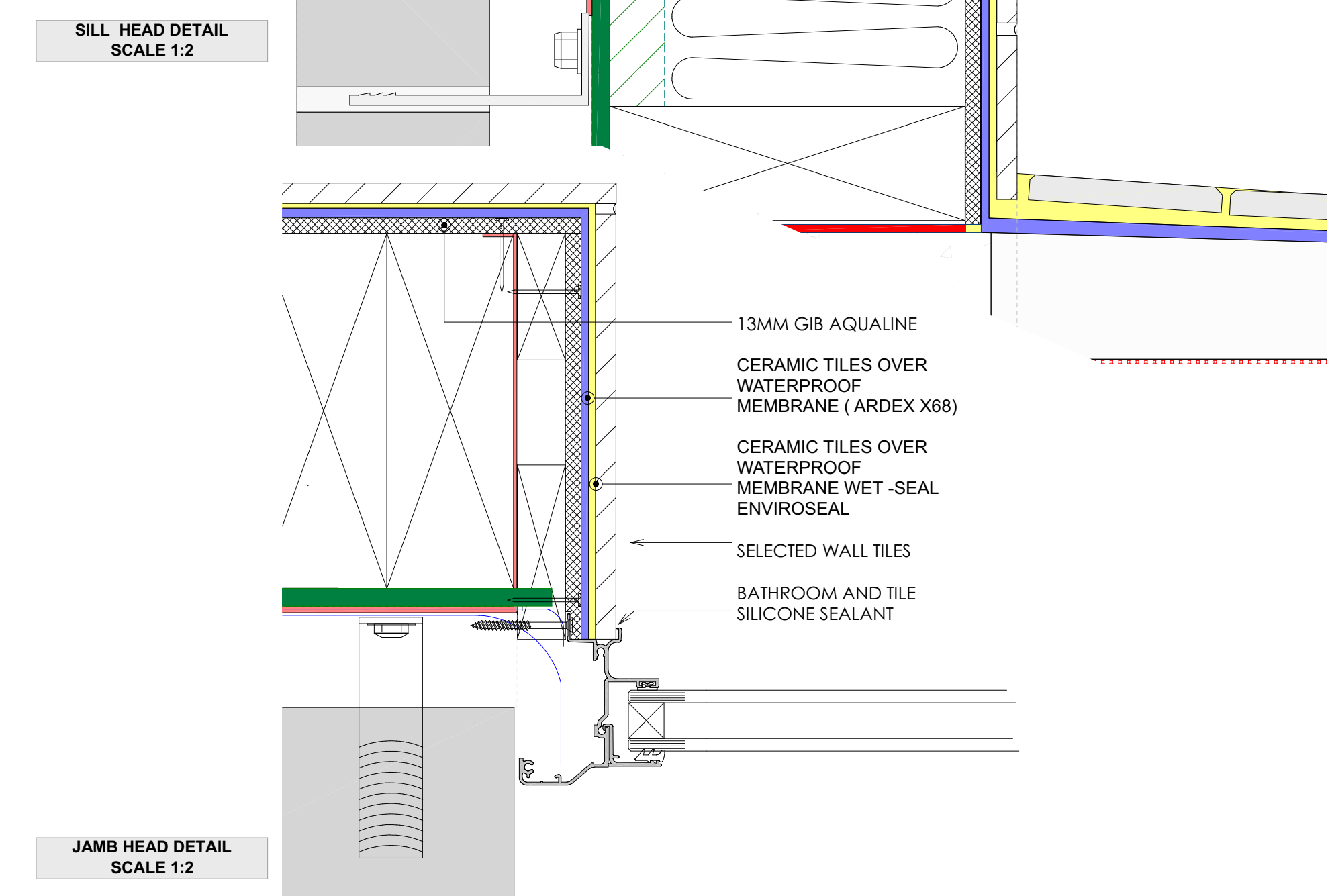
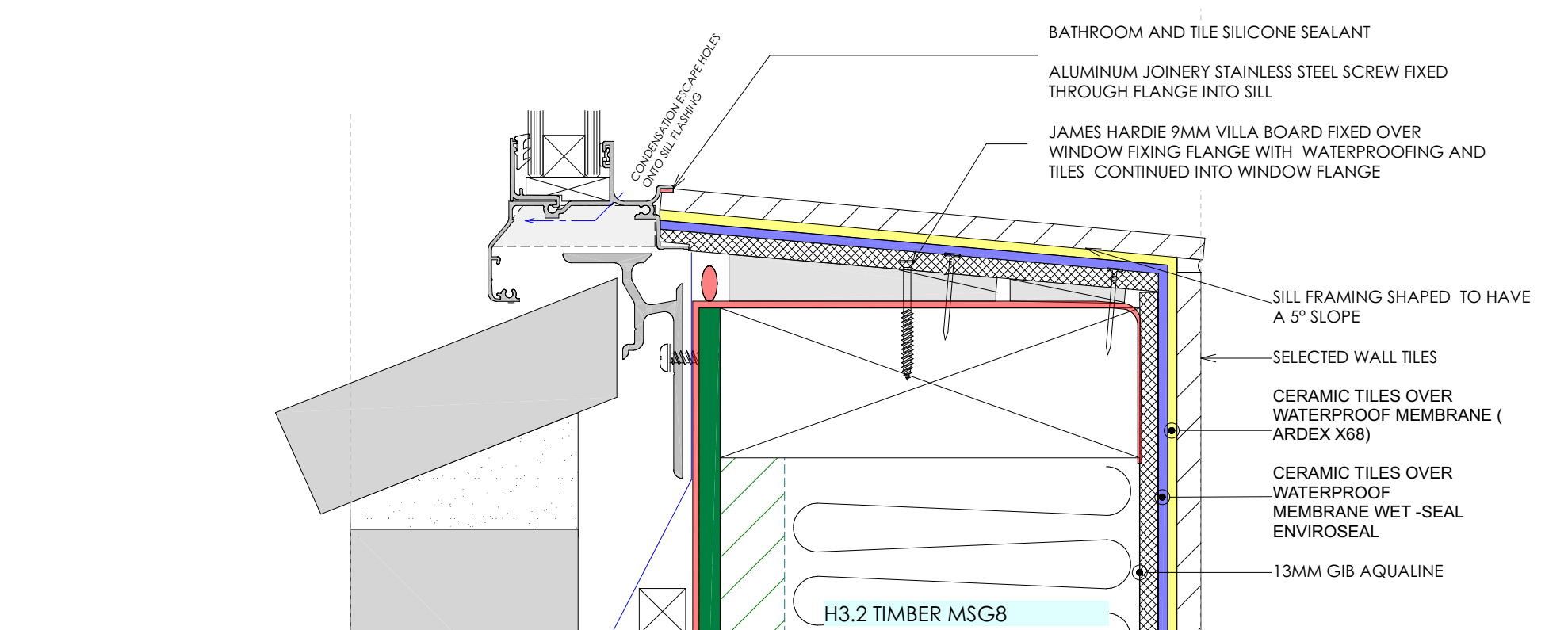
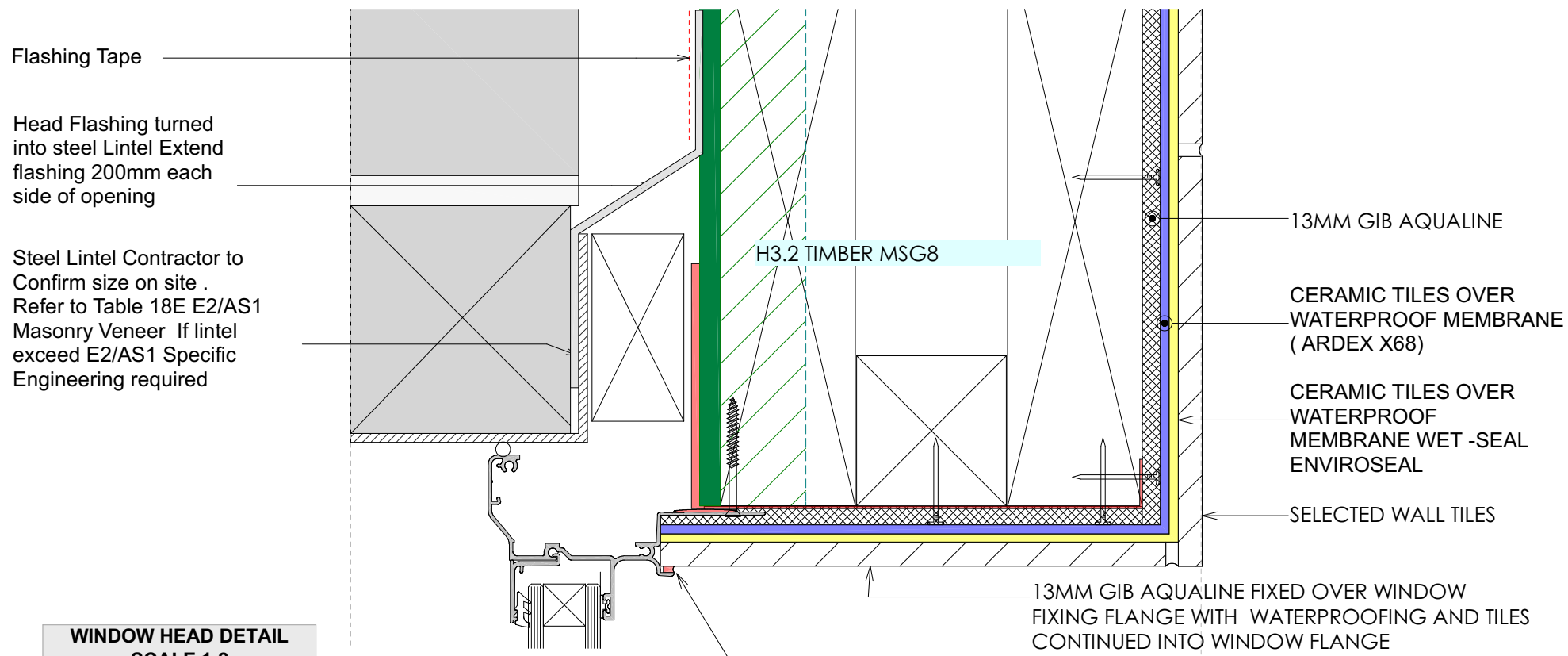
For correct installation refer to the Gib Wet Area Systems Specification and installation manual: Feb 2021

H3.2 TREATED, 21MM THICK MINIMUM, CD GRADE STRUCTURAL PLY WITH THE C FACE UPWARDS (LOSP TREATED PLY MUST NOT BE USED) SUPPORTED AT 400 MM MAXIMUM SPACINGS IN BOTH DIRECTIONS. FIX WITH 10 GAUGE, 50 MM STAINLESS STEEL, COUNTERSUNK SCREWS AT 150 MM CENTRES MAXIMUM AT THE SHEET EDGES AND 200 MM CENTRES MAXIMUM ACROSS THE SHEET.

PANEL DETAILS	HUMAN IMPACT SAFETY REQUIREMENTS
FRAMED SHOWER SCREEN AND BATH ENCLOSURES	GRADE A SAFETY GLAZING MATERIAL IN ACCORDANCE WITH TABLE 3.1(308.1(A))
PANELS AND DOORS WITH ONE UNFRAMED EDGE	TOUGHENED SAFETY GLASS MINIMUM THICKNESS 5 MM (308.2)
FRAMELESS PIVOT OR HINGE DOORS	TOUGHENED SAFETY GLASS MINIMUM THICKNESS 6 MM (308.4)
GLAZING WITHIN 1500 MM ABOVE THE BUTTING FINISHED FLOOR LEVEL OR STANDING AREA OF A BATH OR SHOWER	GRADE A SAFETY GLAZING MATERIAL IN ACCORDANCE WITH TABLE 3.1 (308.1(B))
GLAZING GREATER THAN 1500 MM ABOVE THE BUTTING FINISHED FLOOR LEVEL OR STANDING AREA OF A BATH OR SHOWER	ANNEALED GLASS TO NZS 4223:PART 4

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PAGE TITLE :Bathroom Details

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WET AREA NOTES:

ALL SHOWER SPACES SHALL HAVE IMPERVIOUS FLOOR AND WALL FINISHES. CERAMIC OR STONE TILES SHALL BE LIAD ON A CONTINUOUS IMPERVIOUS SUBSTRATE TO MEMBRANE.

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WHERE BATHS, BASINS, TUBS OR SINKS ABUT IMPERVIOUS LININGS, THE JOINTS BETWEEN THE FIXTURES AND LINING SHALL BE SEALED OR PREVENT WATER PENETRATION TO CONCEAL SPACES OR BEHIND LININGS AS PER FIGURE 3 ACCEPTABLE SOLUTIONS E3 OF THE NZBC

WHERE SHOWER TRAYS ARE USED, INCLUDING TILED SHOWERS AND JUNCTIONS BETWEEN TRAYS AND WALL LININGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FIGURE 4 ACCEPTABLE SOLUTIONS E3 OF THE NZBC

FLOOR NOTES

ANIT-SLIP ON ALL ACCESS ROUTES (BOTH EXTERNAL AND INTERNAL) PROVIDE ANTI-SLIP SURFACES COMPLYING WITH NZBC D1/AS1 TABLE 2.

PLEASE NOTE: SHOWER TO BE SAFETY GLASS

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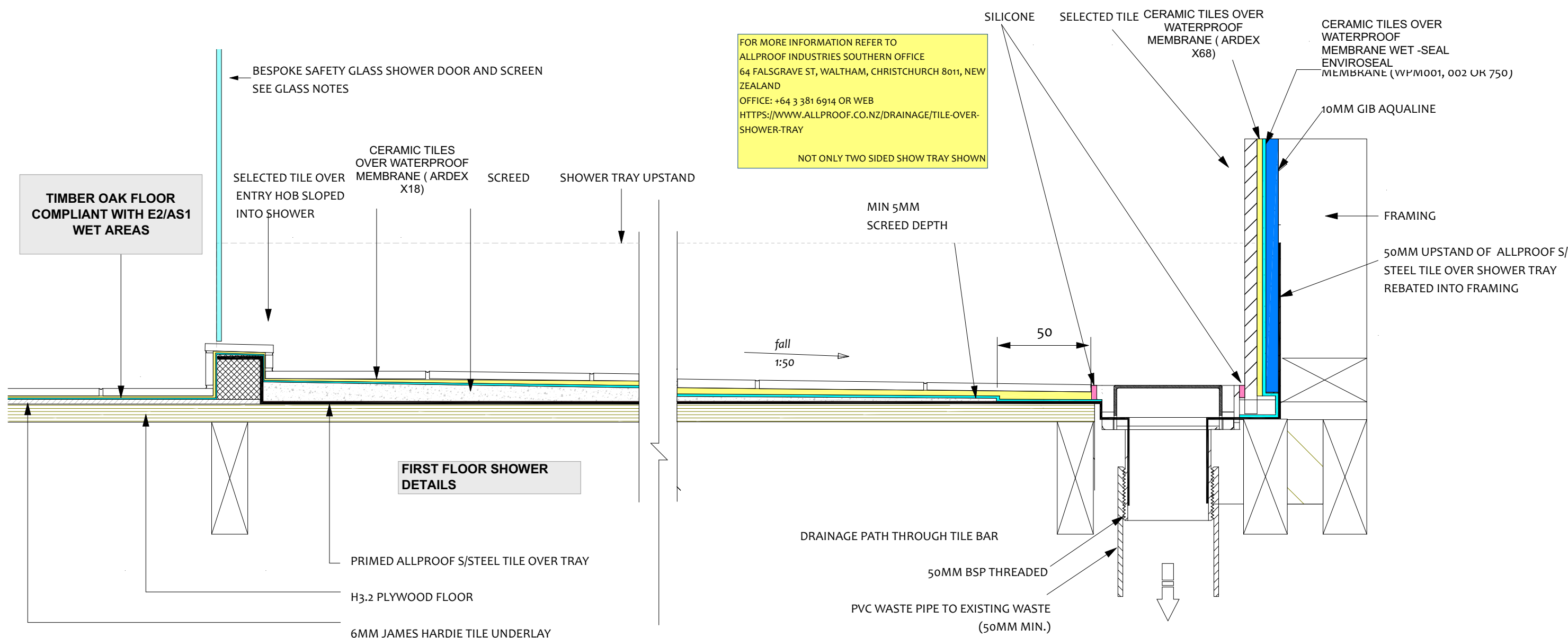
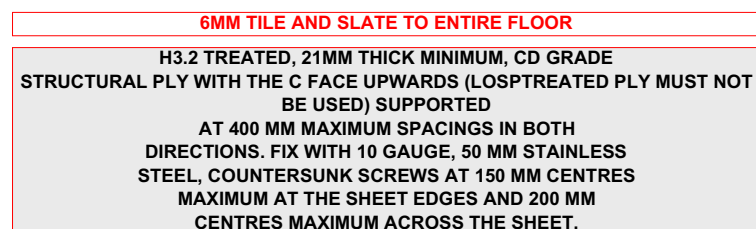
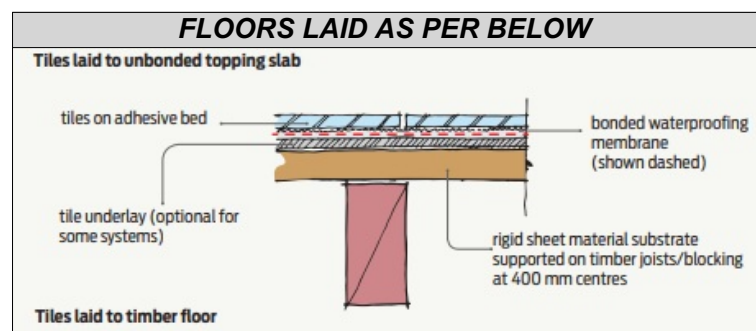
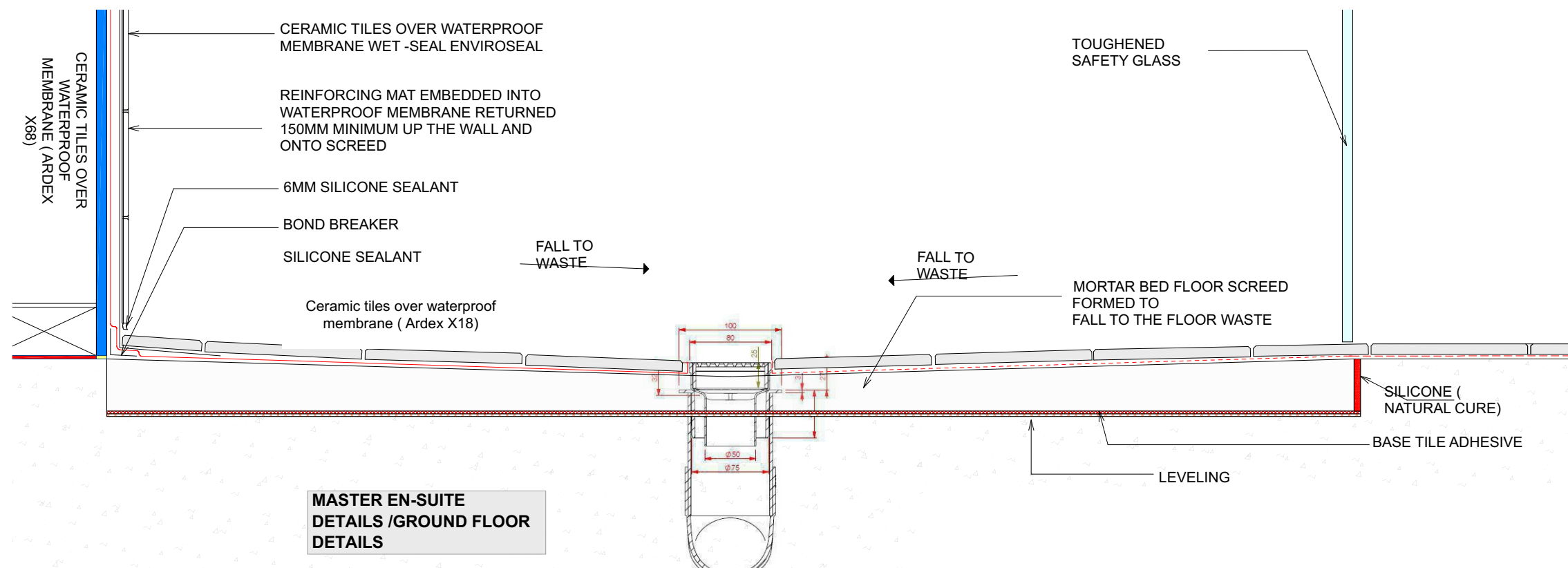
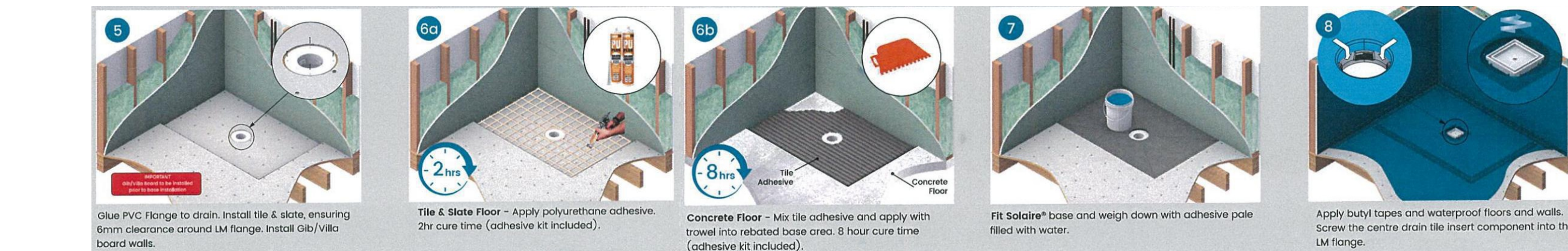
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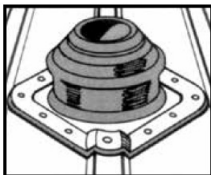
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DATE PRINTED
2023

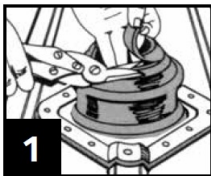
A-026

Friday, 25 August

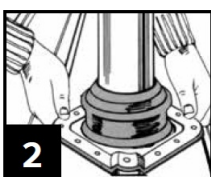




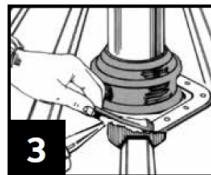
NOTE:
For more effective drainage, always fit the Deklite on the diamond or bias. Deklites are suitable for flashing pipes that penetrate wall claddings.



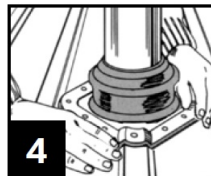
Cut a neat hole in roofing sheet with minimum clearance for pipe and insert pipe through hole. Trim the cone to suit pipe size using sharp tin snips. Where required, support cut sections of sheet with additional framing.



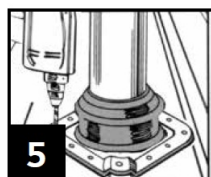
Slide Deklite flashing down over pipe. Lubricating the pipe with water allows the pipe to slide snugly into position.



Apply a neutral cure 100% silicone sealant (roof and gutter approved) to the underside of the Deklite by turning back the flexible flange.

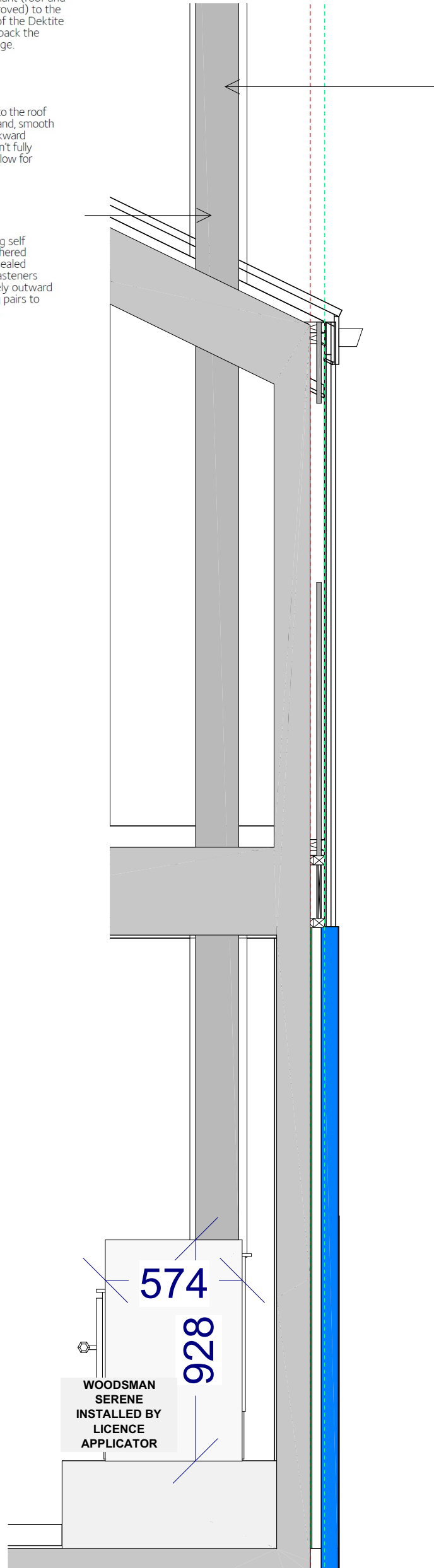


Press base to the roof profile by hand, smooth out any awkward creases. Don't fully extend to allow for vibration.



Fasten using self-drilling washers or sealed rivets. Fit fasteners progressively outward in opposing pairs to avoid gaps.

DEKTITE PREMIUM



GROUND FLOOR PLANS
SCALE: 1:20 (DIMENSIONS TO BE CONFIRMED ON SITE)

GROUND FLOOR PLANS
SCALE: 1:20 (DIMENSIONS TO BE CONFIRMED ON SITE)

Minimum Flue Height

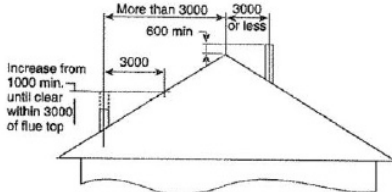
The top of the flue system should be at least 600mm above the highest point of the roof ridge, if the point of intersection of the flue system and the roofline is less than 3 metres from the ridge line horizontally.

If the point of intersection of the flue system and the roofline is greater than 3 metres horizontally, the top of the flue system shall be at least 1 metre above the point of intersection with the roofline. (refer FIG 3)

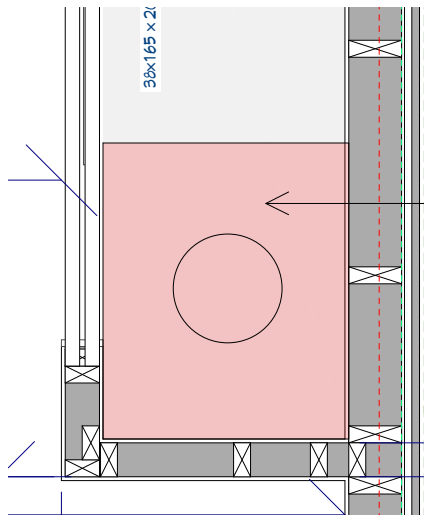
These are considered to be minimum dimensions, and depending on local conditions, taller flue system heights may be required for satisfactory performance. The total flue height should be no less than 4.6m from the level of the floor protector.

FIG 3.

DIMENSIONS IN MILLIMETRES



MINIMUM HEIGHT OF FLUE SYSTEM EXIT

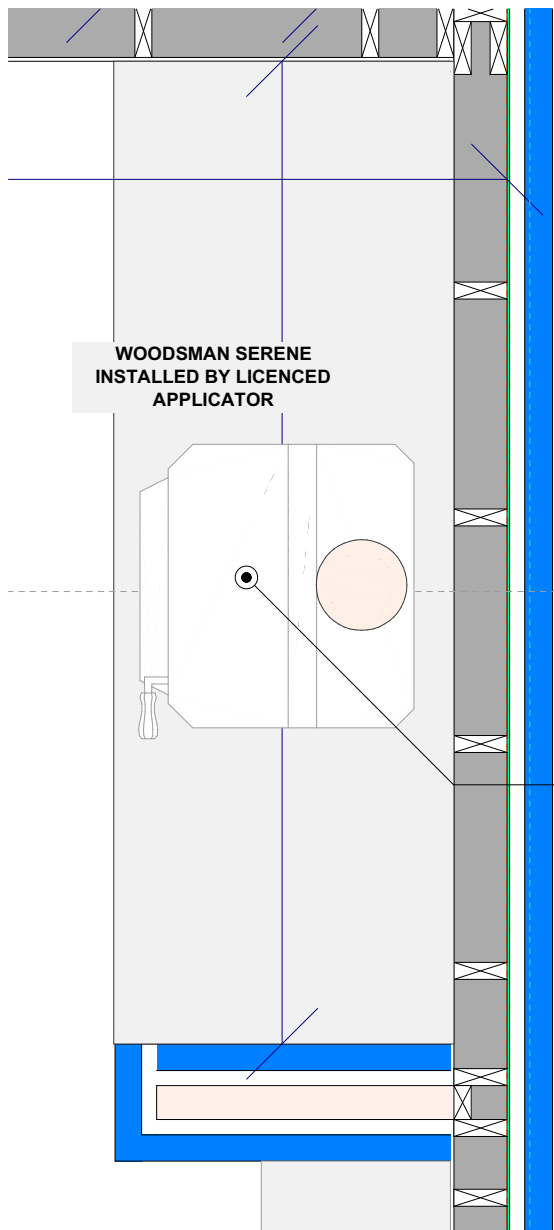


COMBUSTIBLE ZONE

VENTS

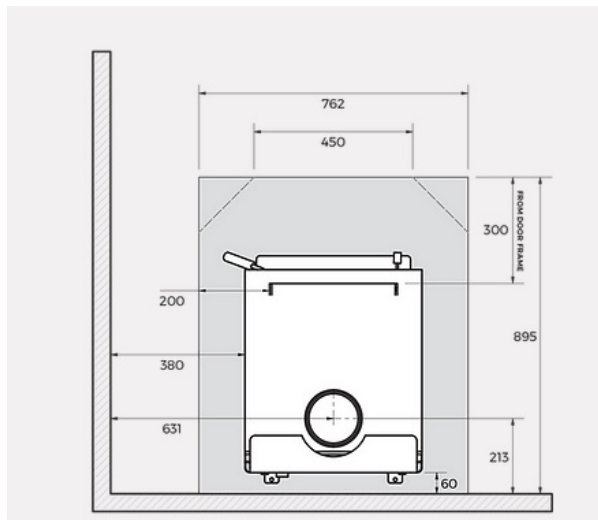
NOTE:
ASSURE 25MM MINIMUM BETWEEN FLUE OUTER AND ANY COMBUSTIBLE MATERIAL. ALL COMBUSTIBLE MATERIAL TO BE WRAPPED WITH 6MM RAB BOARD FOR ADDITIONAL FIRE RETARDANT. FLUE INSTALLATION AND CLEARANCES TO BE CONFIRMED BY LICENSED FIRE INSTALLER ON SITE PRIOR TO INSTALLATION OF FIRE.

GROUND FLOOR PLANS
SCALE: 1:20 (DIMENSIONS TO BE CONFIRMED ON SITE)



WOODSMAN SERENE
INSTALLED BY LICENCED
APPLICATOR

WOODSMAN SERENE INSTALLED BY LICENCE APPLICATOR



DIMENSIONS	928H x 501W x 574D
WEIGHT	145kg
ULEB APPROVED	Yes
CLEAN AIR APPROVED	All Zones
FLOOR PROTECTOR	Ash Hearth
HEATING AREA	MEDIUM-LARGE
HIGH AVERAGE HEAT OUTPUT	8.5 kW
LOW AVERAGE HEAT OUTPUT	6.2 kW
FUEL CONSUMPTION - HIGH	2.38 kg/hr
FUEL CONSUMPTION - LOW	1.65 kg/hr
FIREBOX VOLUME	46.7L
NO. PIECES OF WOOD	Up To 6

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SCALE : 1:20 @A2

PAGE TITLE : HEAT SOURCE
DETAILS

PAGE :

A-027

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2023

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BRICK /BLOCK CLADDING NOTES

NOTE: E2/AS1 - SEC. 9.2.6 CAVITIES PARAGRAPHS 9.1.8.2(A), 9.1.8.5, AND 9.1.9.3 SHALL APPLY TO MASONRY VENEER CAVITIES. A) THE CLEAR WIDTH OF CAVITY BETWEEN THE MASONRY VENEER AND THE EXTERIOR FACE OF THE WALL UNDERLAY OR BRACING ATTACHING TO TIMBER FRAMING SHALL NOT BE LESS THAN 40 MM OR MORE THAN 75 MM WIDE MEASURED AT ANY PART OF THE CAVITY.

NOTE: E2/AS 1 - 9.2.2 GENERAL

1) THE MATERIALS AND WORKMANSHIP OF MASONRY VENEER SHALL BE IN ACCORDANCE WITH SNZ HB 4236 AND HAVE A MAXIMUM MASS OF VENEER OF 220 KG/M2 AND MINIMUM VENEER THICKNESS OF 70 MM

2) MASONRY UNITS SHALL BE LAID-UP IN RUNNING BOND

3) MORTAR, MATERIALS (CEMENT, SAND AND ADMIXTURES) SHALL COMPLY WITH NZS 4210

4) MORTAR JOINTS LESS THAN 24 HOURS OLD SHALL NOT BE SUBJECT TO VIBRATION, SUCH AS WOULD RESULT FROM THE NAILING OF INTERIOR LININGS.

9.2.3 INSTALLATION MASONRY VENEER CONSTRUCTION SHALL BE AS SHOWN IN FIGURE 73B, AND HAVE:

A) A MAXIMUM HEIGHT OF VENEER ABOVE ADJACENT FINISHED GROUND LEVEL OF 7 M.

B) A MAXIMUM HEIGHT OF VENEER OF 4.0 M, MEASURED FROM THE TOP OF THE CONCRETE MASONRY WALL, FOUNDATION WALL OR SLAB EDGE FOUNDATION. IN THE CASE OF A VENEER FACED CONCRETE BLOCK WALL OR FOUNDATION WALL HEIGHT IS MEASURED FROM THE TOP OF THAT WALL.

C) A MAXIMUM HEIGHT OF VENEER OF 5.5 M ON A GABLE END WALL.

D) A MINIMUM WALL OR PANEL WIDTH OF 230 MM.

REV NOTES :

ISSUE :
55 Plynlmion Road, Strowan,
Christchurch 8052

Construction Documents

All Renders Indicative

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RESOURCE CONSENT

DRAWN BY : MMN

REVISION :

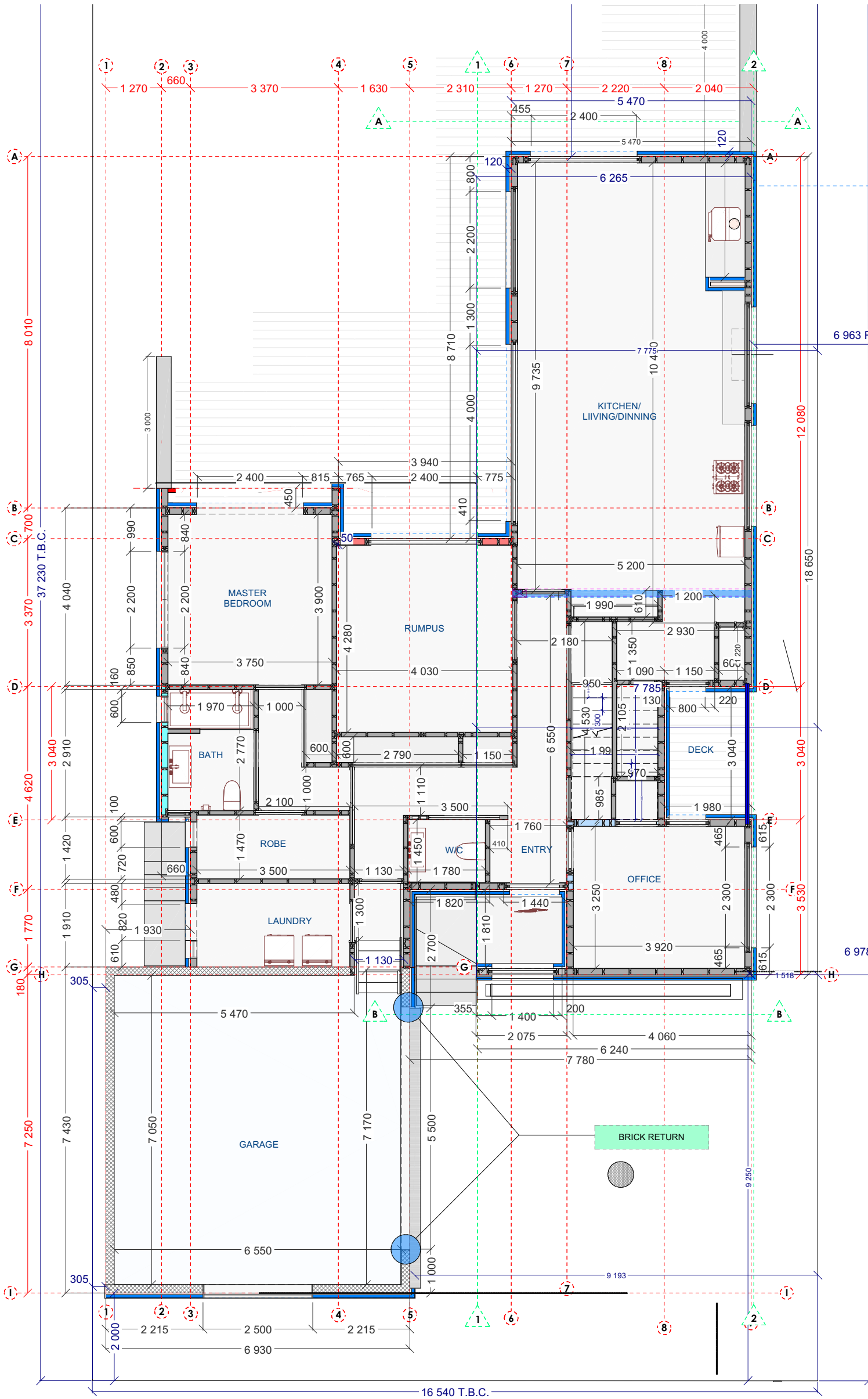
SCALE : NTS @A2

PAGE TITLE : BRICK DETAILS

PAGE :

DATE PRINTED
2023

Friday, 25 August



BRICK LAYOUT PLANS
SCALE: 1:100 (Dimensions to be confirmed on site)

REBATE
DASHED

REGISTERED BLOCK LAYER TO ASSURE WEEP HOLE ARE PLACED ACCORDINGLY:

WEEP HOLES
‘WEEP HOLES’ ARE REQUIRED TO BE PLACED ALONG THE BOTTOM COURSE.
A WEEP HOLE OF 75MM X 10MM IS REQUIRED TO BE PLACED EVERY 800MM ALONG THE BASE OR ALTERNATIVELY 1000MM2/LINEAR METER OF WALL.
ANY WEEP HOLE WIDER THAN 13MM REQUIRES VERMIN PROOFING.
WEEP HOLE REQUIREMENTS ALSO NEED TO BE MET ACROSS THE HEADS OF DOORS, WINDOWS AND OPENINGS.

Cavity Notes:

THE CLEAR WIDTH OF CAVITY BETWEEN THE MASONRY VENEER AND THE EXTERIOR FACE OF THE WALL UNDERLAY OR BRACING ATTACHING TO TIMBER FRAMING SHALL NOT BE LESS THAN 40 MM OR MORE THAN 75 MM WIDE MEASURED AT ANY PART OF THE CAVITY.

COMMENT: IT IS IMPORTANT TO MAINTAIN THE MINIMUM CAVITY WIDTH OF 40 MM AFTER ALLOWING FOR CONSTRUCTION TOLERANCES AND THICKNESSES OF WALL UNDERLAYS AND SHEET BRACING.

B) PIPES AND SERVICES SHALL NOT BE PLACED IN THE CAVITY OTHER THAN PASSING DIRECTLY THROUGH THE CAVITY TO THE EXTERIOR.
C) THE CAVITY SHALL BE DRAINED AND VENTED TO OUTSIDE AT THE BOTTOM OF WALL PANELS, AND ABOVE OPENINGS BY OPEN PERPENDS THAT:

I) ARE A MINIMUM OF 75 MM IN HEIGHT, BY THE WIDTH OF THE VERTICAL MORTAR JOINT
II) AT CENTRES NOT EXCEEDING 800 MM (WHERE DRAINAGE/WEEP HOLES ARE LESS THAN 75 MM HIGH, DECREASE SPACING TO GIVE A VENTILATION AREA OF 1000 MM2/M WALL LENGTH)
III) ARE FITTED WITH VERMIN PROOFING WHERE GAPS GREATER THAN 13 MM EXIST.

D) THE CAVITY SHALL BE VENTILATED TO THE OUTSIDE AT THE TOP OF WALLS BY EITHER SIMILAR VENTS AS AT THE BOTTOM, OR A CONTINUOUS 5 MM MINIMUM GAP BETWEEN THE TOP COURSE AND SOFFIT BOARD, WITH A COVER BEAD TO OUTSIDE THAT MAINTAINS A MINIMUM 2 MM GAP TO MASONRY.

E) THE CAVITY SHALL BE VENTED UNDER OPENINGS EXCEEDING 2.4 METRES WIDE THROUGH GAPS IN PERPENDS POSITIONED AT 1/3 POINTS ALONG THE OPENING EXCEPT AT OPENING ENDS. WHERE THESE VENT OPENINGS ARE USED, PROTECT FROM WATER ENTRY USING CANTILEVERED SILL BRICKS.

F) THE CAVITY SHALL BE SEALED OFF FROM THE FLOOR AND ROOF SPACE.

Lintel to Comply With Table Below

Table 18E: Masonry veneer lintel sizes (minimum) Paragraph 9.2.9						
Span of lintel (m) up to:	Maximum thickness of masonry veneer (mm)					
	70			90		
	Maximum height of veneer supported (mm)					
	350	700	2000	350	700	2000
0.800	60 x 60 x 6 L	60 x 60 x 6 L	60 x 60 x 6 L	60 x 80 x 6 L	60 x 80 x 6 L	80 x 80 x 6 L
2.000	60 x 60 x 6 L	60 x 60 x 6 L	60 x 60 x 6 L	60 x 80 x 6 L	60 x 80 x 6 L	80 x 80 x 6 L
2.500	60 x 60 x 6 L	80 x 80 x 6 L	80 x 80 x 6 L	80 x 80 x 6 L	80 x 80 x 6 L	80 x 80 x 6 L
3.000	80 x 80 x 6 L	80 x 80 x 6 L	125 x 75 x 6 L	80 x 80 x 6 L	80 x 80 x 8 L	90 x 90 x 10 L
3.500	80 x 80 x 6 L	80 x 80 x 6 L	125 x 75 x 6 L	80 x 80 x 8 L	90 x 90 x 10 L	125 x 75 x 10 L
4.000	80 x 80 x 8 L	125 x 75 x 6 L	125 x 75 x 10 L	80 x 80 x 10 L	125 x 75 x 6 L	150 x 90 x 10 L
4.500	125 x 75 x 6 L	125 x 75 x 10 L	—	125 x 75 x 6 L	125 x 75 x 10 L	—
4.800	125 x 75 x 6 L	125 x 75 x 10 L	—	125 x 75 x 6 L	125 x 75 x 10 L	—

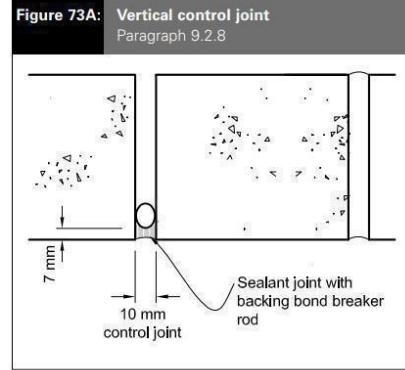
- (1) All sections are steel angles.
- (2) Stainless steel sections of equivalent section modulus are a permitted alternative.

Table 3: Table E2 – Protection for masonry veneer lintels supporting masonry veneer using AS/NZS 2699.2 (see E6.1)

Location (NZS 3604 Exposure Zones)	Grades 316, 316L or 304 stainless steel or 600 g/m ² galvanising on mild steel plus duplex coating	600 g/m ² galvanising on mild steel or 300 g/m ² galvanising on mild steel plus duplex coating
Zone B	Yes	Yes
Zone C	Yes	Yes
Zone D	Yes	No

PLEASE NOTE: CONTRACT TO CONFIRM NEW BLOCK TYPE TO MATCH EXISTING PROFILE EXISTING REBATE PROFILES AND FOUNDATION ARRANGEMENT.

IF CONCRETE BRICKS ARE SELECTED BRICKLAYER TO ASSURE COMPLIANCE WITH E2/AA1 BELOW:



9.2.8 CONTROL JOINTS 9.2.8.1 CLAY BRICKS CONTROL JOINTS IN CLAY BRICK MASONRY VENEER ARE NOT REQUIRED, UNLESS SPECIFIED BY THE BRICK MANUFACTURER. 9.2.8.2 CONCRETE BRICKS LONGITUDINAL SHRINKAGE STRESSES IN CONCRETE MASONRY VENEER SHALL BE CONTROLLED BY PROVIDING VERTICAL CONTROL JOINTS AT NOT MORE THAN 6 M CENTRES.

VERTICAL CONTROL JOINTS SHALL BE LOCATED: (A) WITHIN 600 MM OF T JOINTS (B) WITHIN 600 MM OF L SHAPED CORNERS OR BY RESTRICTING THE SPACING TO THE NEXT CONTROL JOINT TO 3.2 M MAXIMUM (C) AT CHANGES IN WALL HEIGHT, EXCEEDING 600 MM (D) AT CHANGES IN WALL THICKNESS.

CONTROL JOINTS SHALL BE FORMED AS SHOWN IN FIGURE 73A AND COMPRISE: A) A BACKER ROD OF COMPRESSIBLE FOAM, AND B) SEALANT IN COMPLIANCE WITH: I) TYPE F, CLASS 20LM OR 25LM OF ISO 11600, OR II) LOW MODULUS TYPE II CLASS A OF FEDERAL SPECIFICATION TT-S-00230C.

Table 18B: Placement of wall ties
Paragraph 9.2.5 and 9.2.7

Location	Placement of masonry ties
Unsupported panel sides and edges of openings	Within 300 mm of panel side or edge.
Top of veneer panels and top of panels under openings	Within 300 mm or two courses (whichever is the smaller) of top of veneer
Bottom of veneer panel in masonry rebate sealed with liquid applied damp-proof course	Within 300 mm or two courses (whichever is the smaller) from bottom of veneer
Bottom of veneer panel supported on steel angle lintel	
Bottom of veneer panel in masonry rebate with membrane damp-proof course	In each of the first two courses
NOTES:	
Ties are to be screw fixed (ie. non-impact method) using screws outlined in Table 24.	

Table 18A: Specification of maximum tie spacings for type B (4) veneer ties
Paragraph 9.2.7

Seismic zone Refer NZS 3604	Masonry veneer Less than 180 kg/m ²		Masonry veneer 180 – 220 kg/m ²		Masonry veneer more than 220 kg/m ²
	Tie type (4)/(5)	Maximum spacings (1)	Tie type (4)/(5)	Maximum spacings (1)	
		Horizontal	Vertical	Horizontal	Vertical
1	EL	600	400	EM	600
2 (6)	EM	600	400	EH (3)	600
3	EH (3)	600	400	EH (3)	600
4	SED (2)	SED (2)	SED (2)		

NOTES

(1) Maximum masonry tie spacings of 600 mm horizontally and 400 mm vertically

(2) Spacing of ties to be determined by specific engineering design

(3) EM may be used if the horizontal spacings do not exceed 400 mm and the vertical spacings do not exceed 300 mm

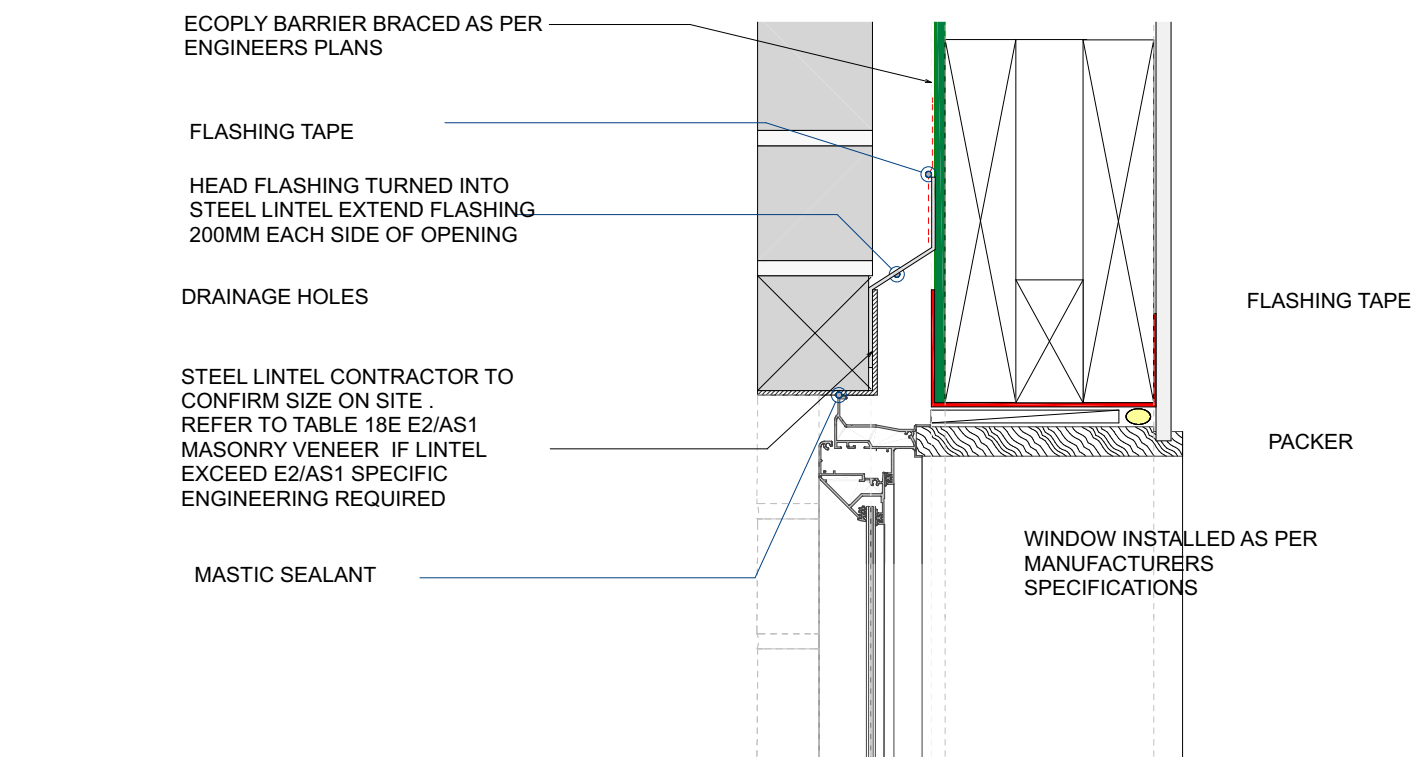
(4) Type B and Prefix E indicate masonry ties manufactured to AS/NZS 2699.1

(5) L (Light), M (Medium), H (High) indicate strength capability of ties in AS/NZS 2699.1

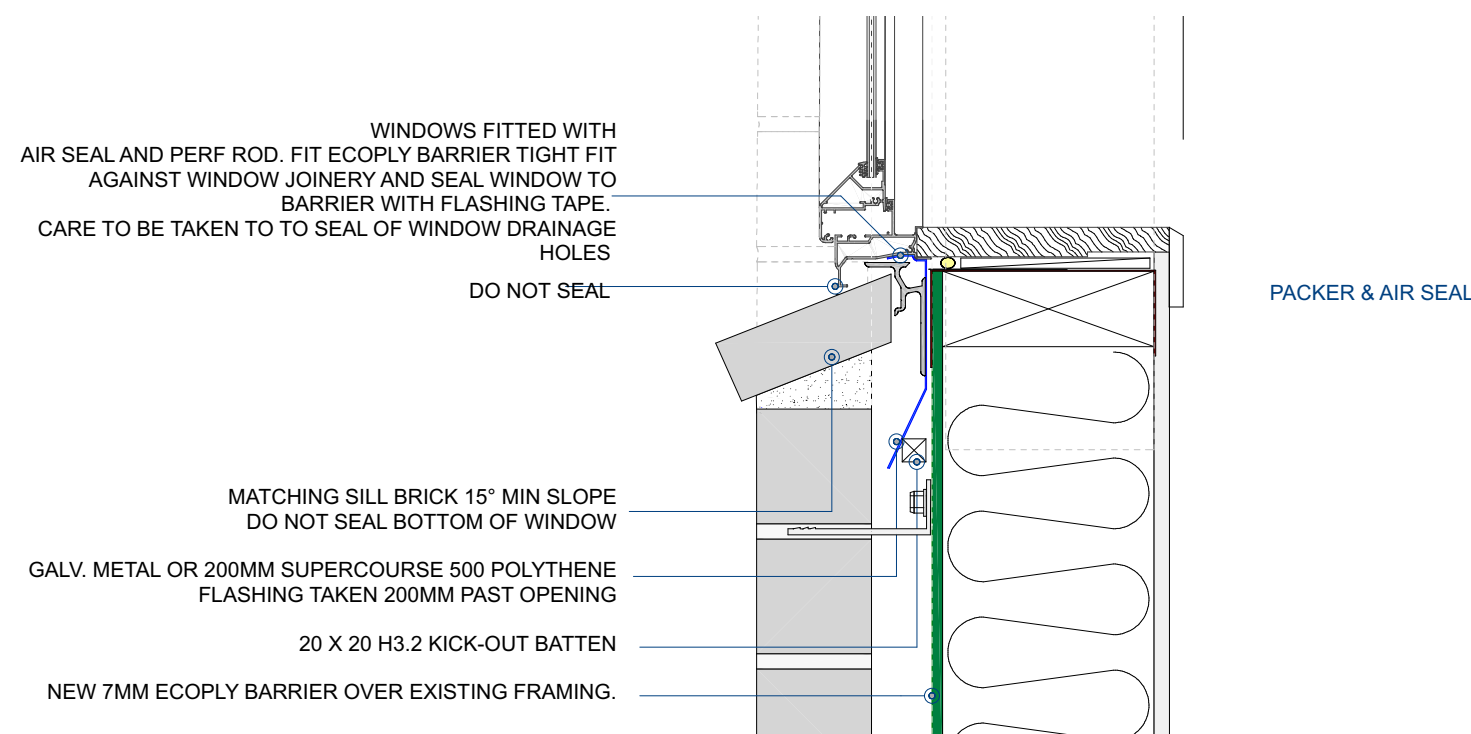
(6) Use seismic zone 2 (minimum) for Christchurch region comprising Christchurch City, Waimakariri District and Selwyn District.

Table 18B: Placement of wall ties
Paragraph 9.2.5 and 9.2.7

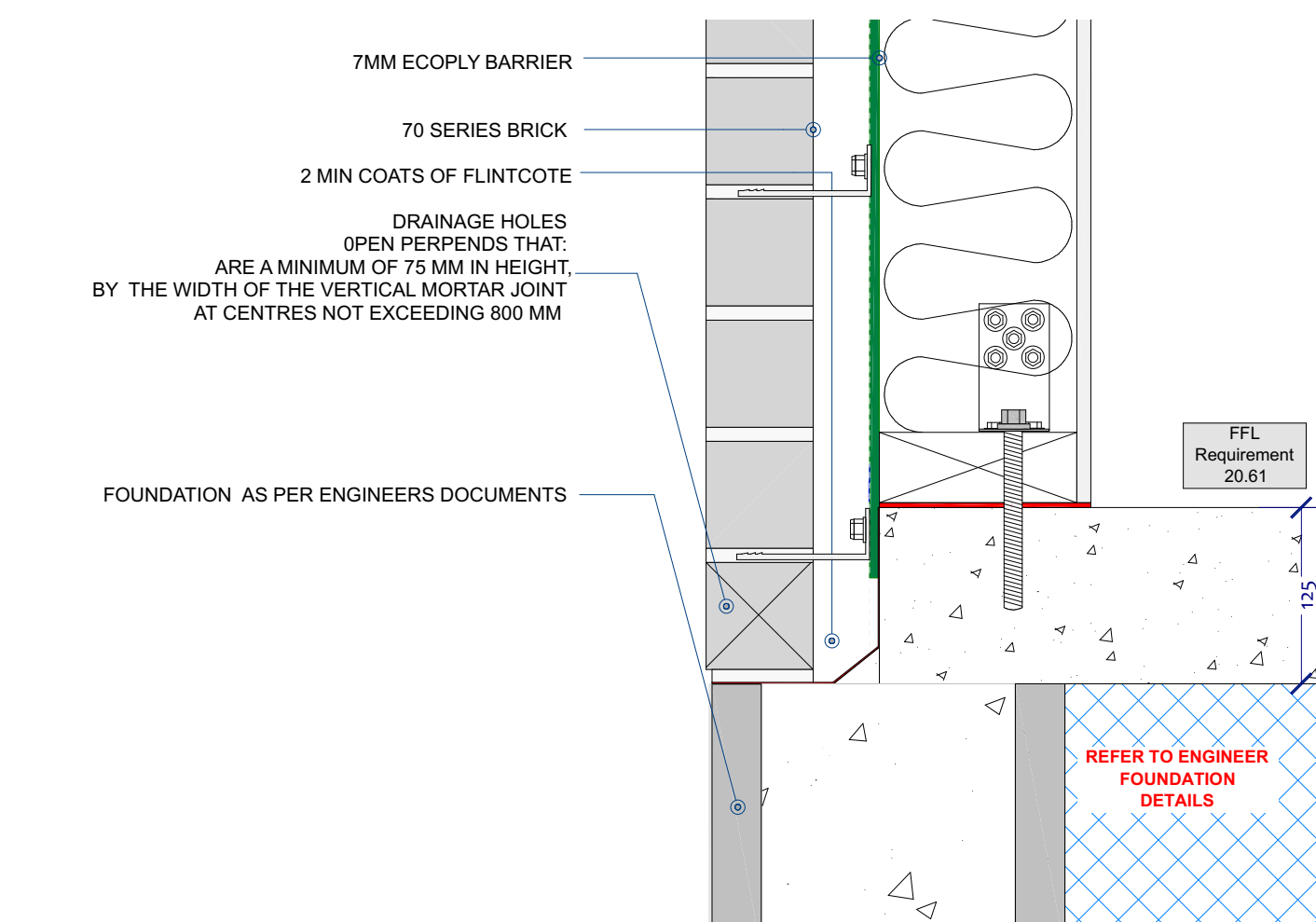
Location	Placement of masonry ties
Unsupported panel sides and edges of openings	Within 300 mm of panel side or edge.
Top of veneer panels and top of panels under openings	Within 300 mm or two courses (whichever is the smaller) of top of veneer
Bottom of veneer panel in masonry rebate sealed with liquid applied damp-proof course	Within 300 mm or two courses (whichever is the smaller) from bottom of veneer
Bottom of veneer panel supported on steel angle lintel	
Bottom of veneer panel in masonry rebate with membrane damp-proof course	In each of the first two courses
NOTES:	
Ties are to be screw fixed (ie. non-impact method) using screws outlined in Table 24.	



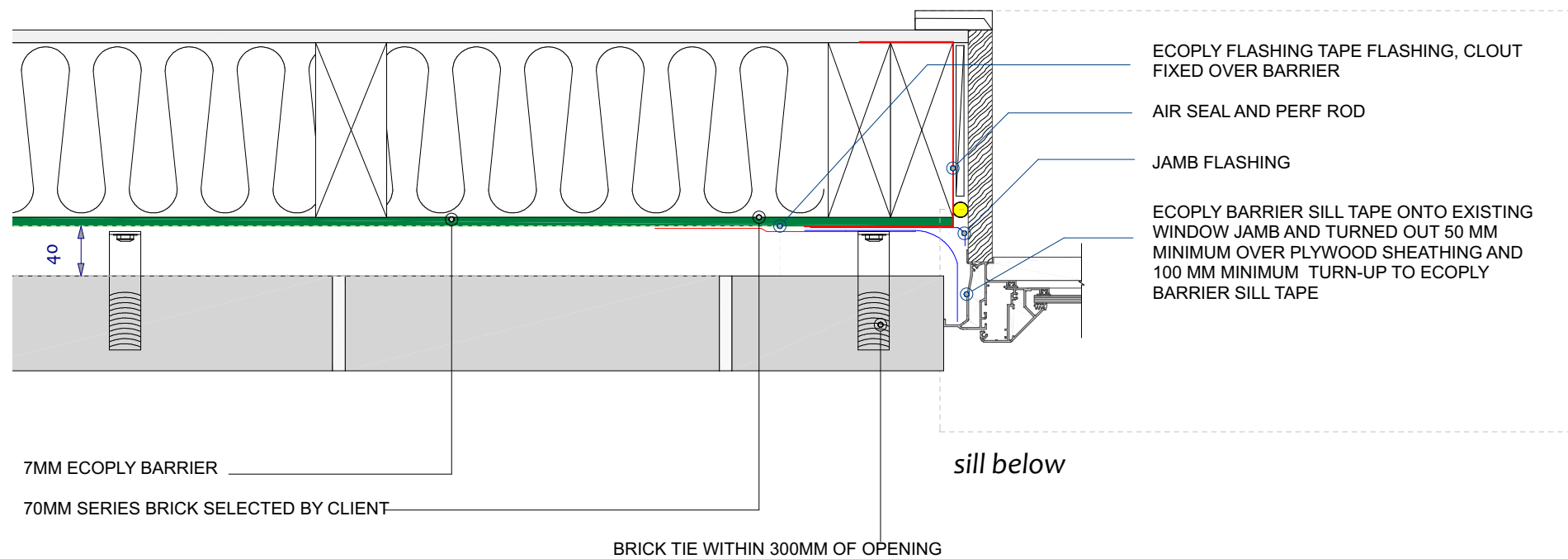
D3 BRICK HEAD DETAILS
SCALE: 1:5 (DIMENSIONS TO BE CONFIRMED ON SITE)



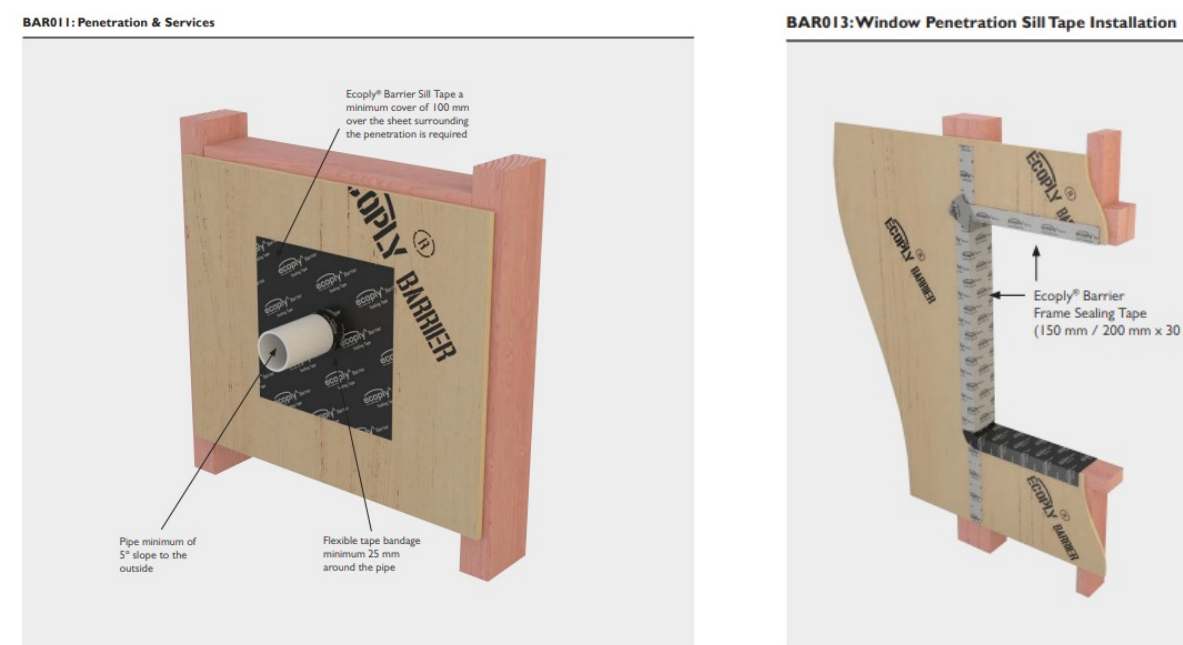
D2 BRICK SILL DETAILS
SCALE: 1:5 (DIMENSIONS TO BE CONFIRMED ON SITE)



D1 BRICK CLADDING BASE DETAILS
SCALE: 1:5 (DIMENSIONS TO BE CONFIRMED ON SITE)



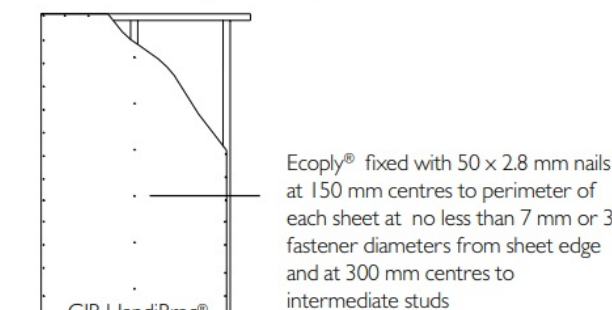
D4 BRICK JAMB DETAILS
SCALE: 1:5 (DIMENSIONS TO BE CONFIRMED ON SITE)



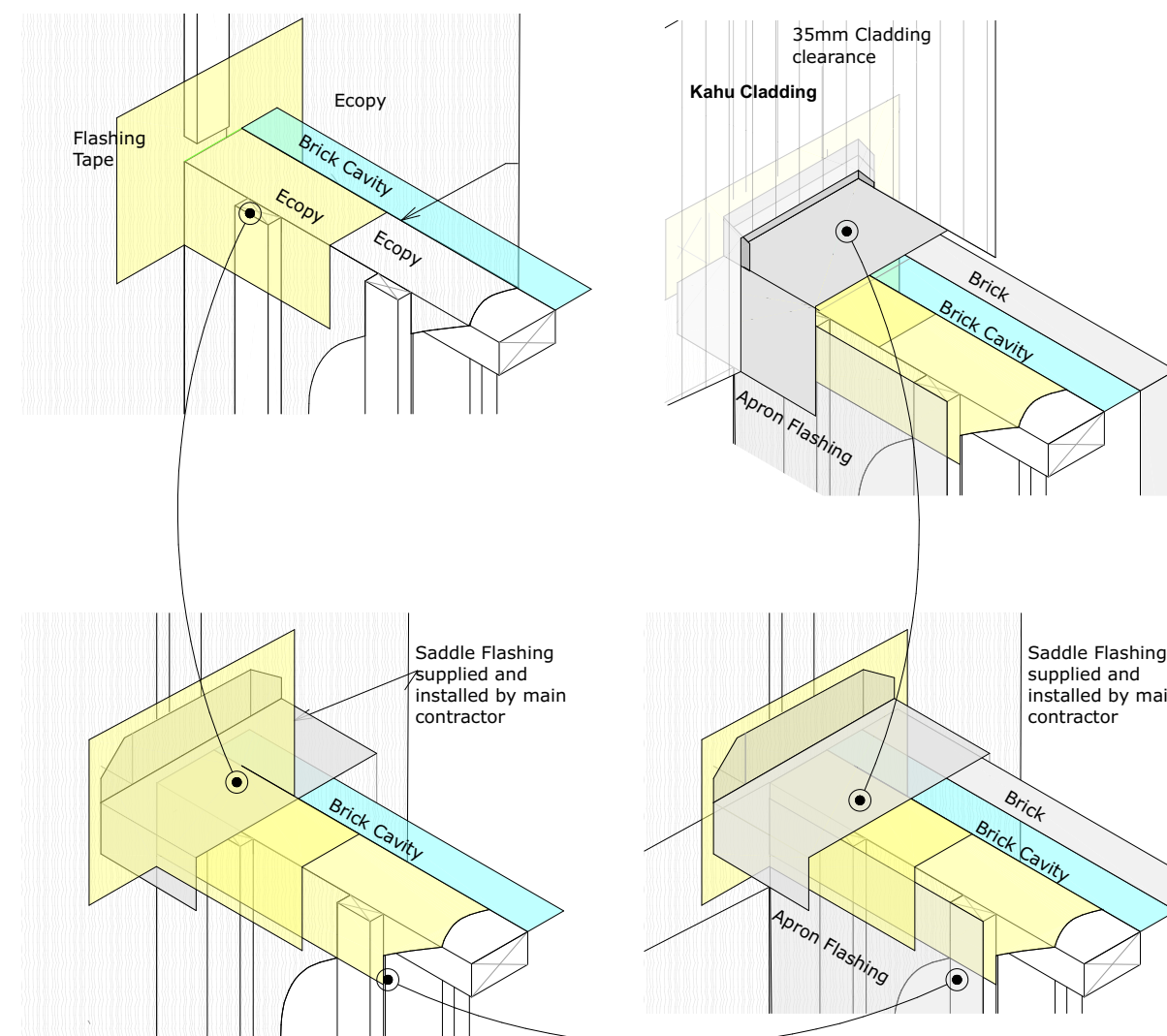
ECOPLY TO BE FIXED AS PER BELOW

Fastening centres

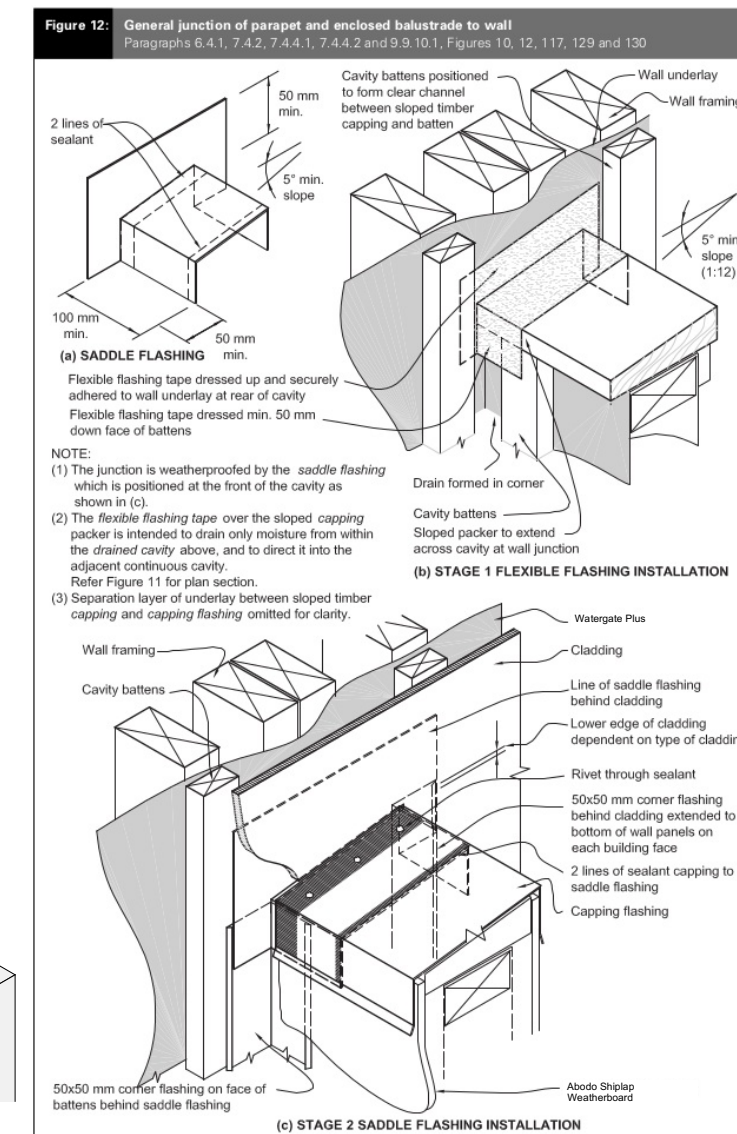
Fasteners are placed at 150 mm centres around the perimeter of each sheet and 300 mm centres to intermediate studs. Where more than one sheet forms the brace element each sheet must be nailed off independently.



REFER TO ENGINEERS BRACING DETAILS



D5 SADDLE FLASHING
SCALE: 1:5 (DIMENSIONS TO BE CONFIRMED ON SITE)



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REVISION :

SCALE : 1:5 @A2

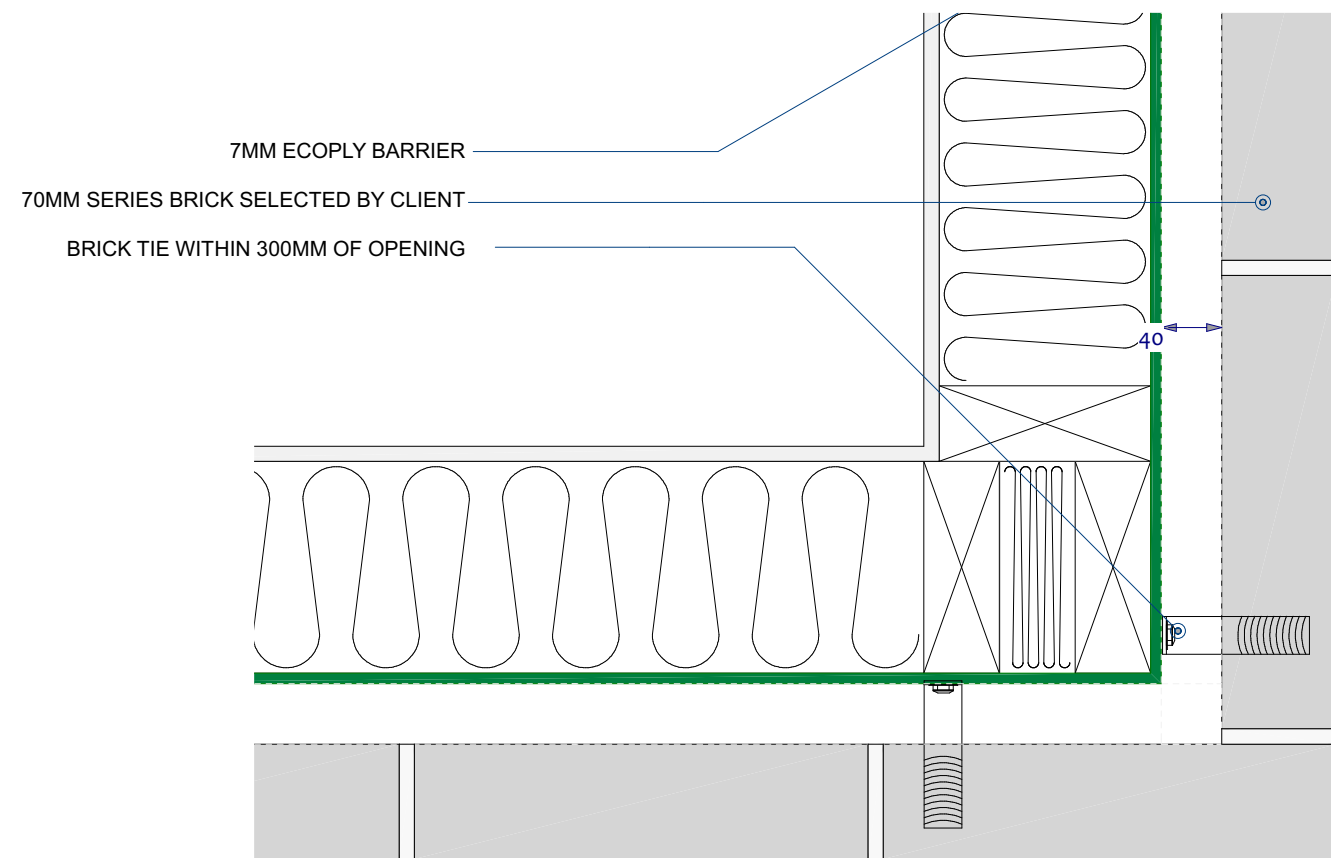
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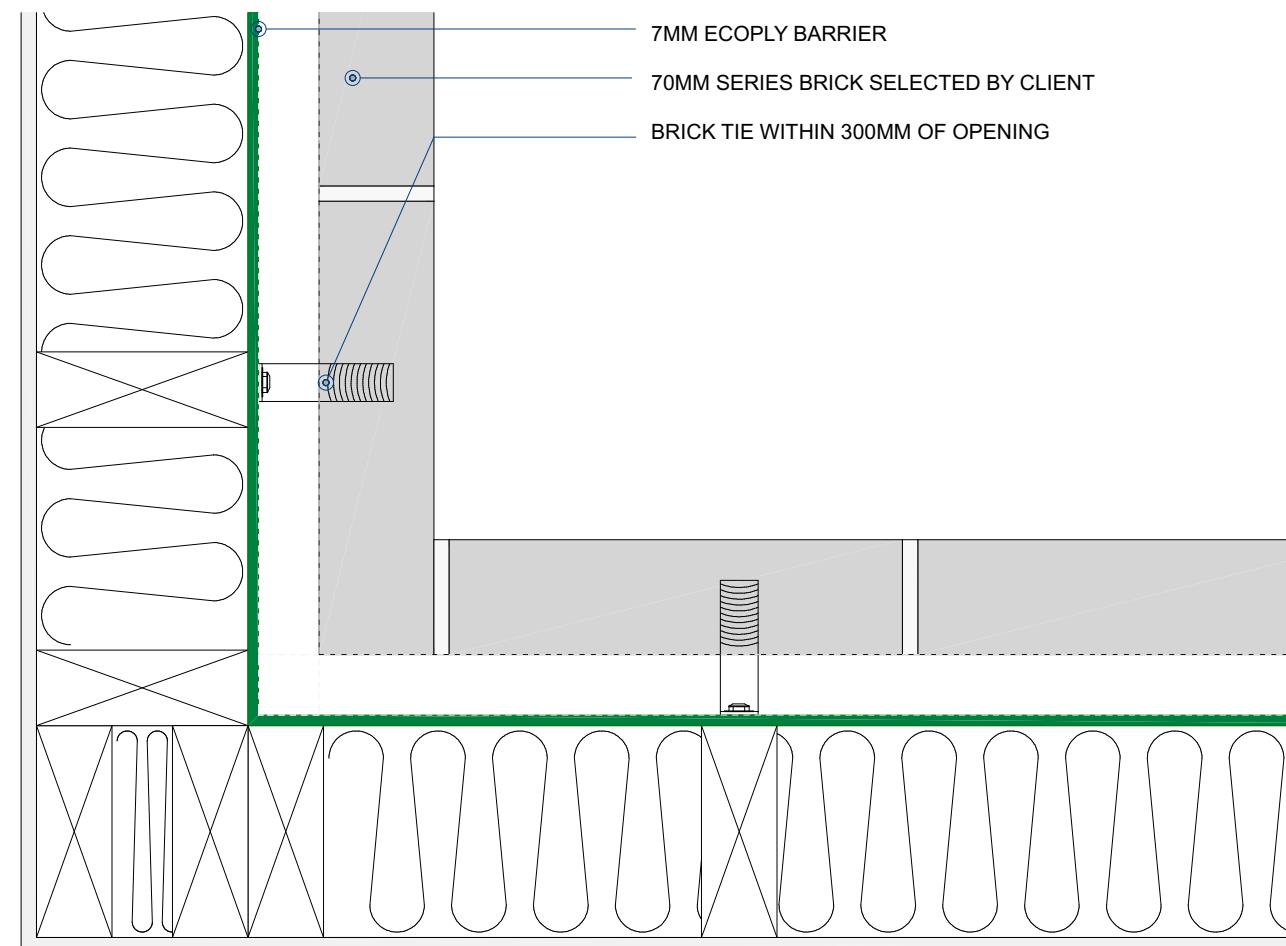
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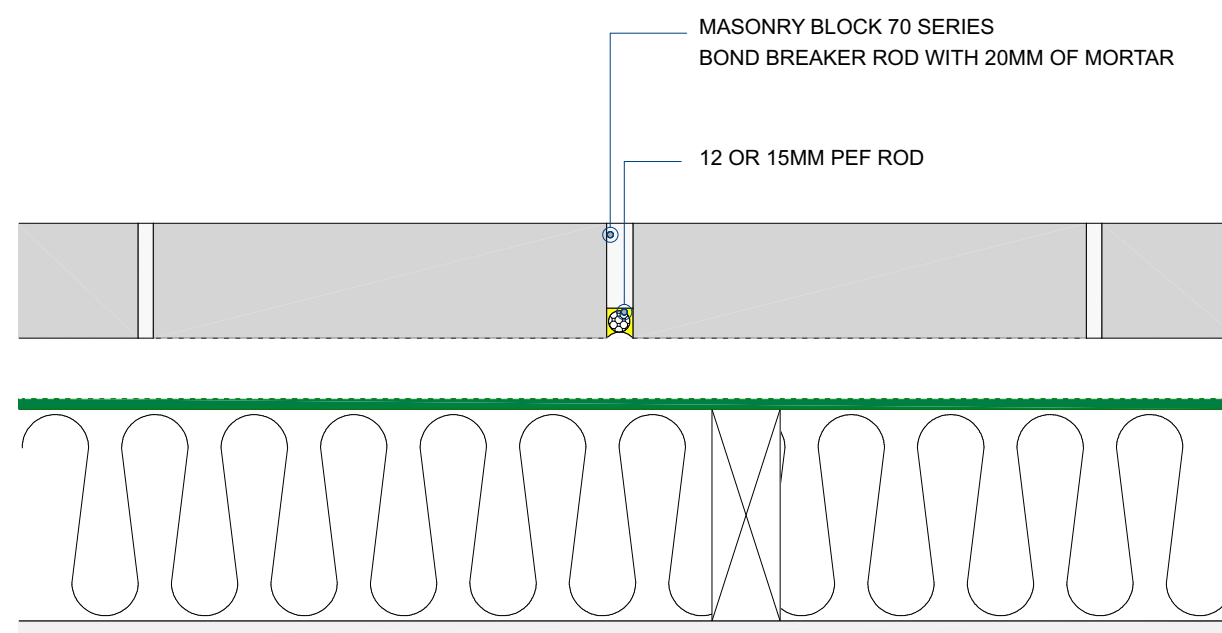
Friday, 25 August



D6 EXTERNAL CORNER DETAILS
SCALE: 1:5 (DIMENSIONS TO BE CONFIRMED ON SITE)



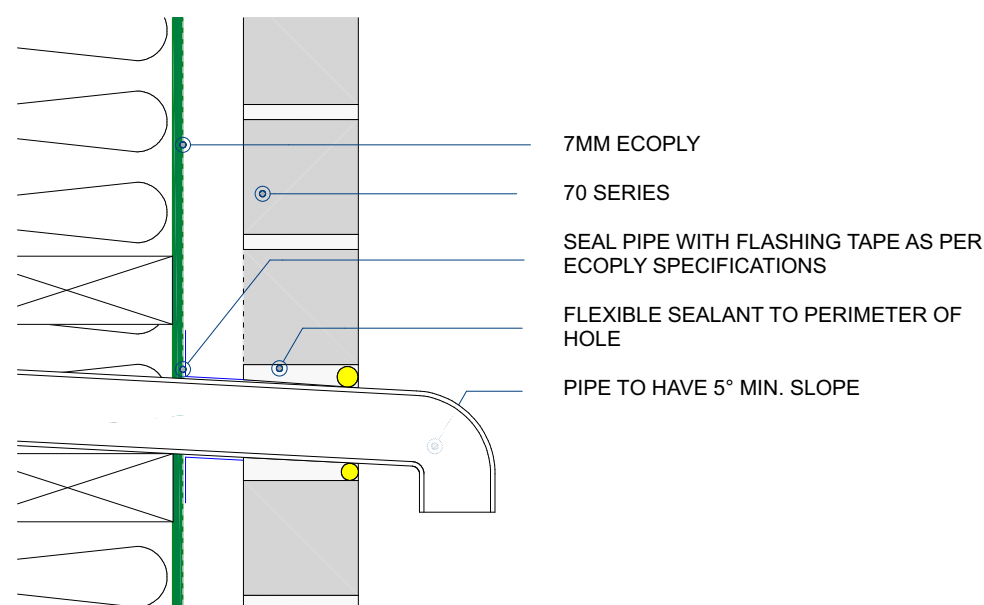
D7 INTERNAL CORNER DETAILS
SCALE: 1:5 (DIMENSIONS TO BE CONFIRMED ON SITE)



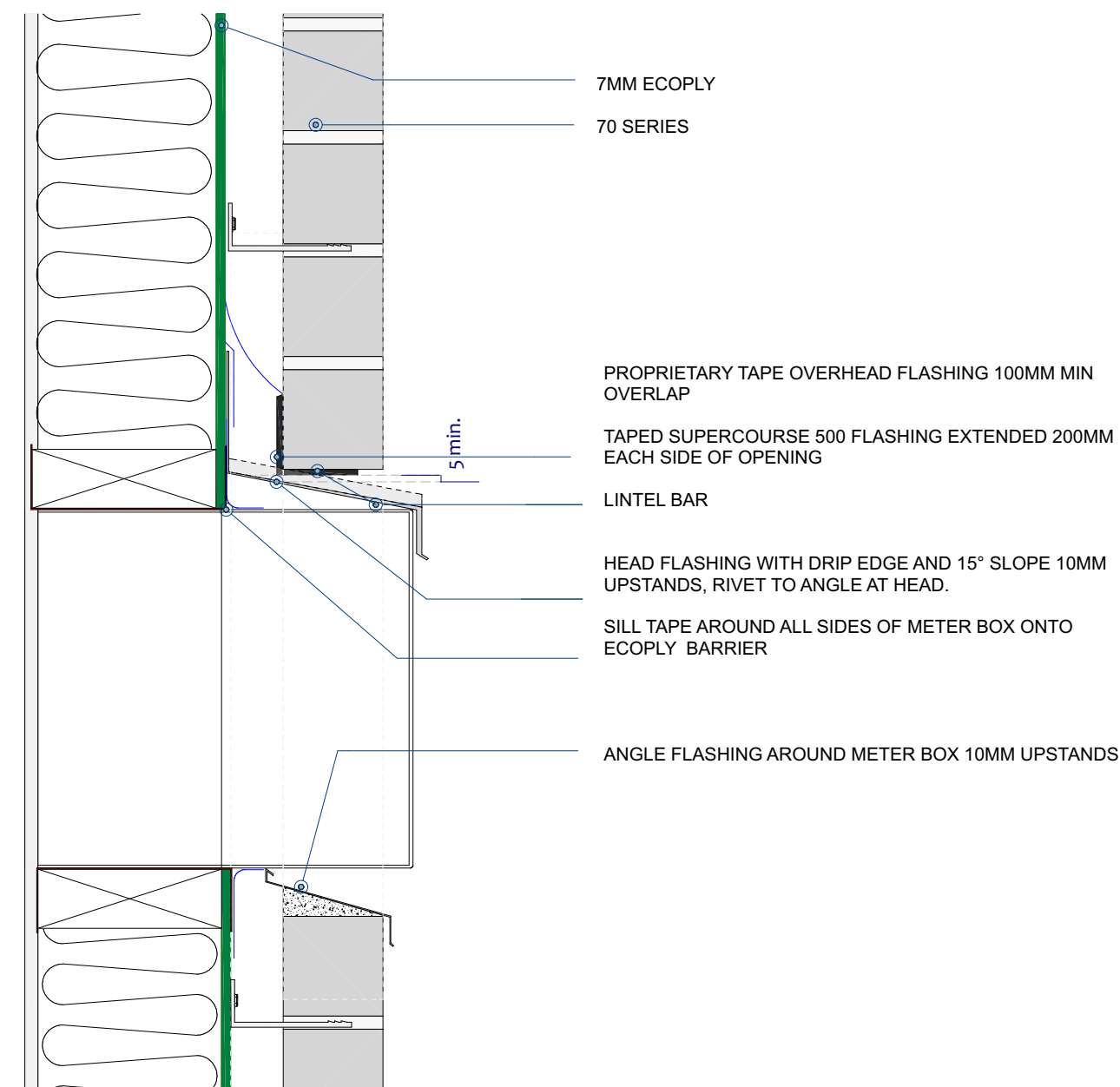
NOTE:

1. CONTROL JOINTS MUST BE A MAXIMUM OF 6 METRES APART
2. IF THERE ARE NO OPENINGS WITHIN 6M OF A CORNER THEN INSTALL A CONTROL JOINT WITHIN 3M OF THE CORNER
3. WINDOWS AND DOOR OPENINGS IN TO 1.8M WIDTH REQUIRE A CONTROL JOINT IN LINE WITH ONLY 1 JAMB WHICH MAY BE IN A "ZIG ZAG/SAWTOOTH" LINE
4. OPENINGS WIDER THAN 1.8 SHOULD HAVE CONTROL JOINTS IN LINE WITH BOTH JAMBS

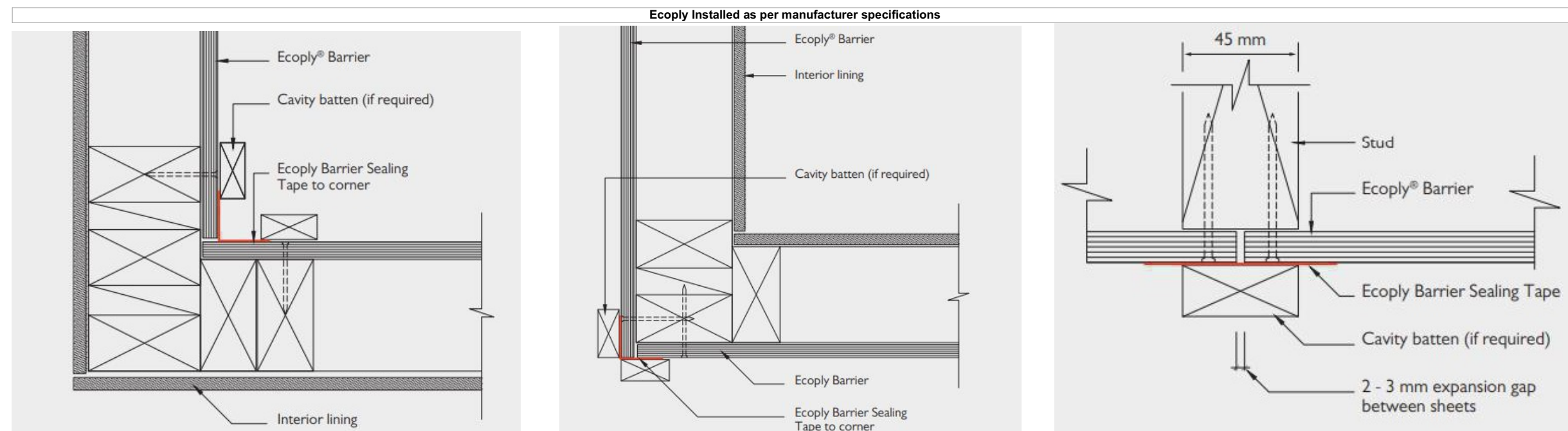
D8 CONTROL JOINT DETAILS
SCALE: 1:5 (DIMENSIONS TO BE CONFIRMED ON SITE)



D9 PIPE PENETRATION DETAILS
SCALE: 1:5 (DIMENSIONS TO BE CONFIRMED ON SITE)



D10 METER BOX DETAILS
SCALE: 1:5 (DIMENSIONS TO BE CONFIRMED ON SITE)



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SCALE : 1:5 @A2

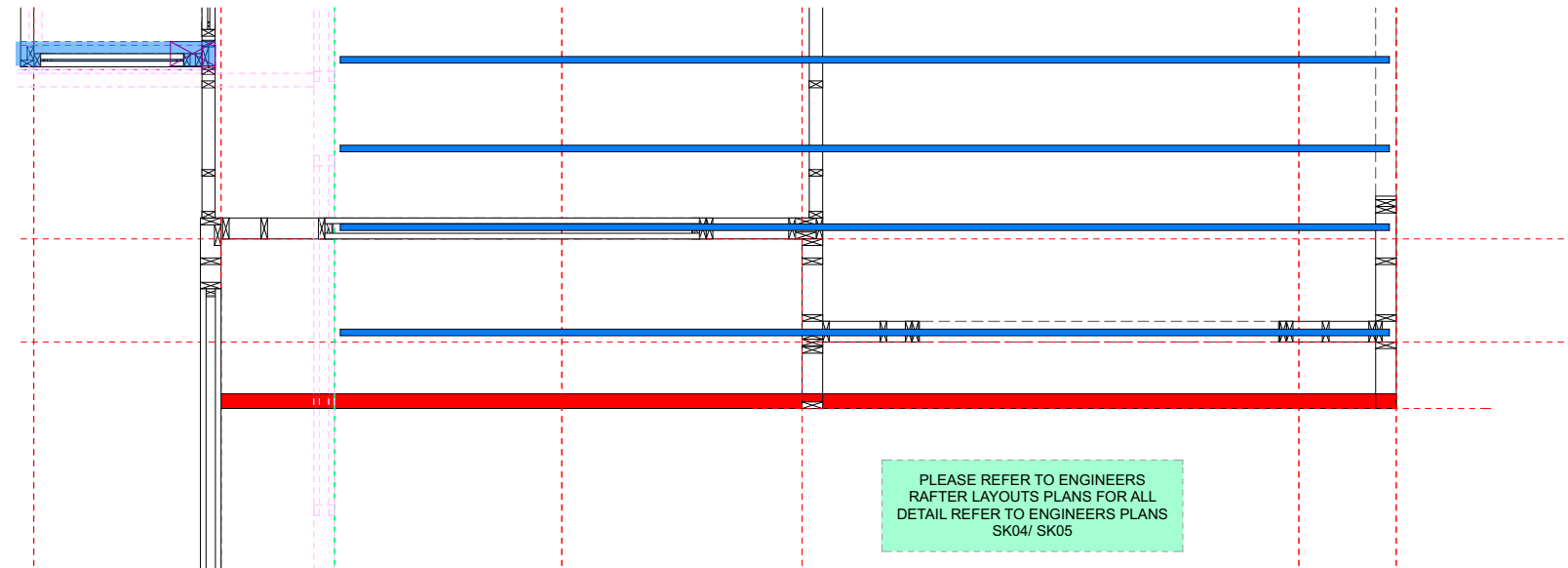
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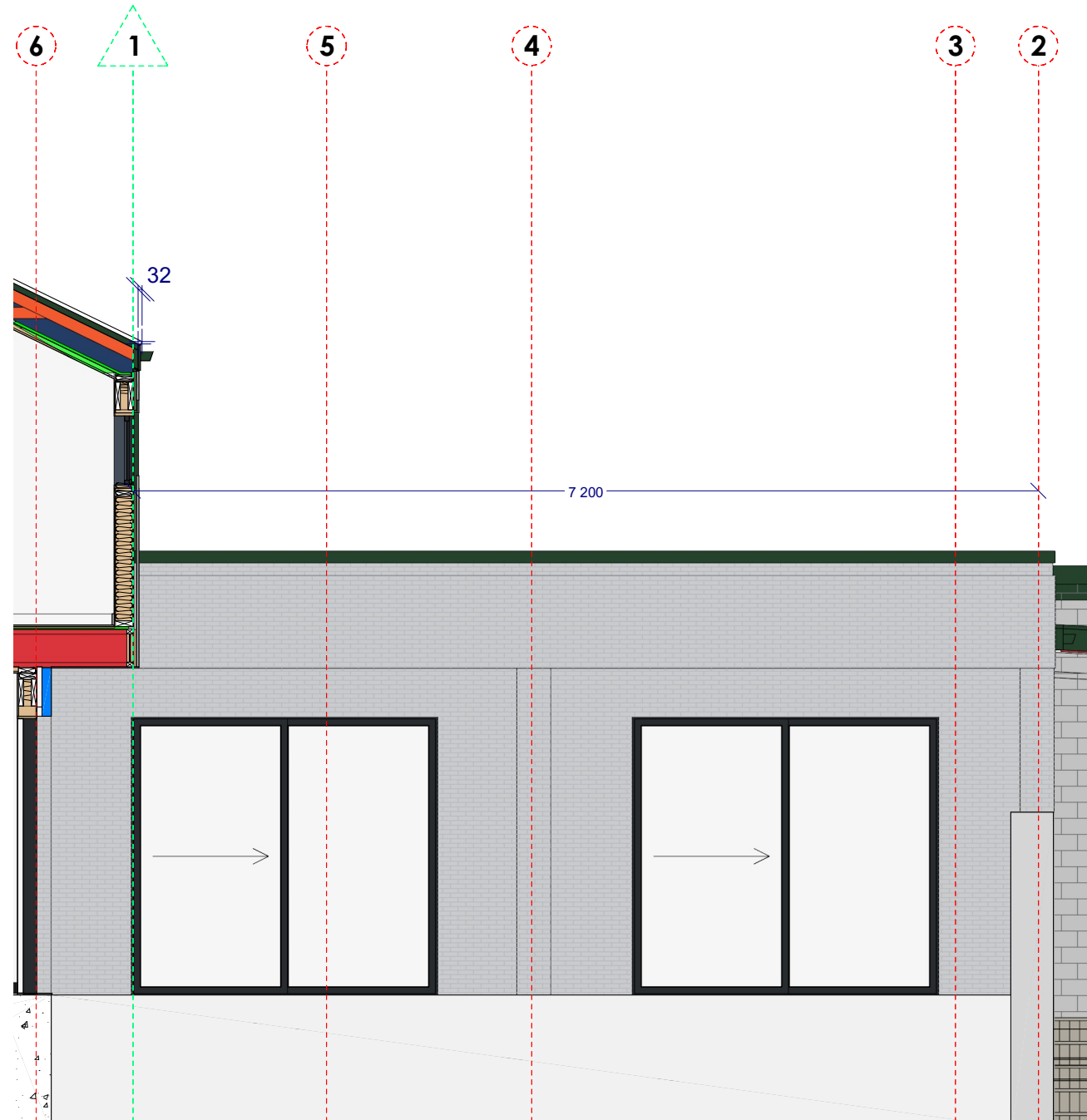
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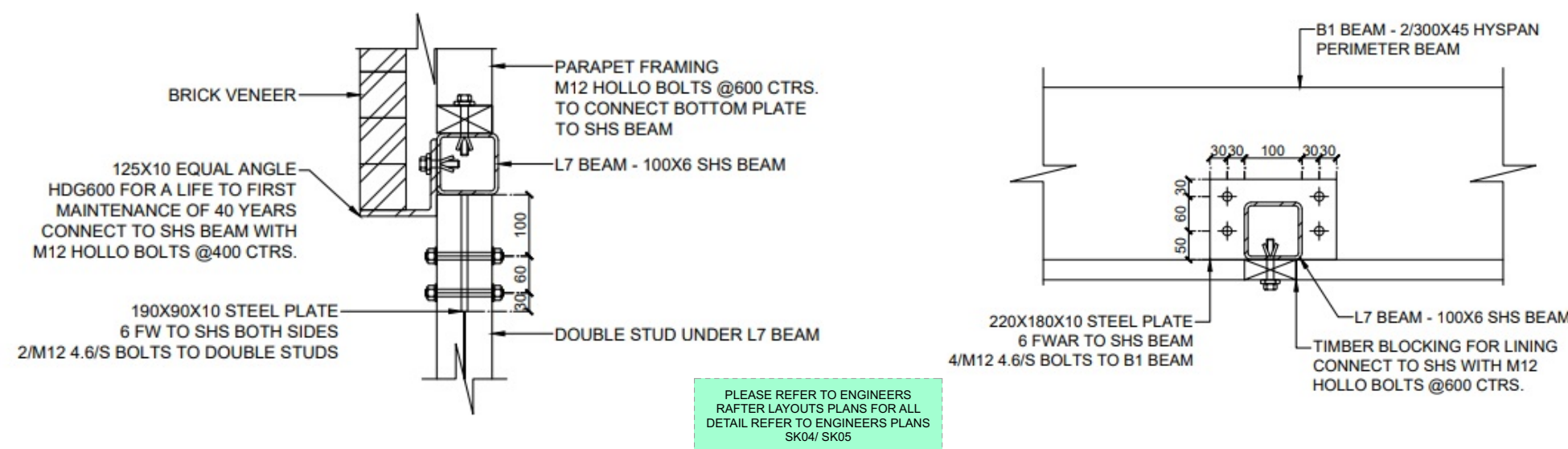
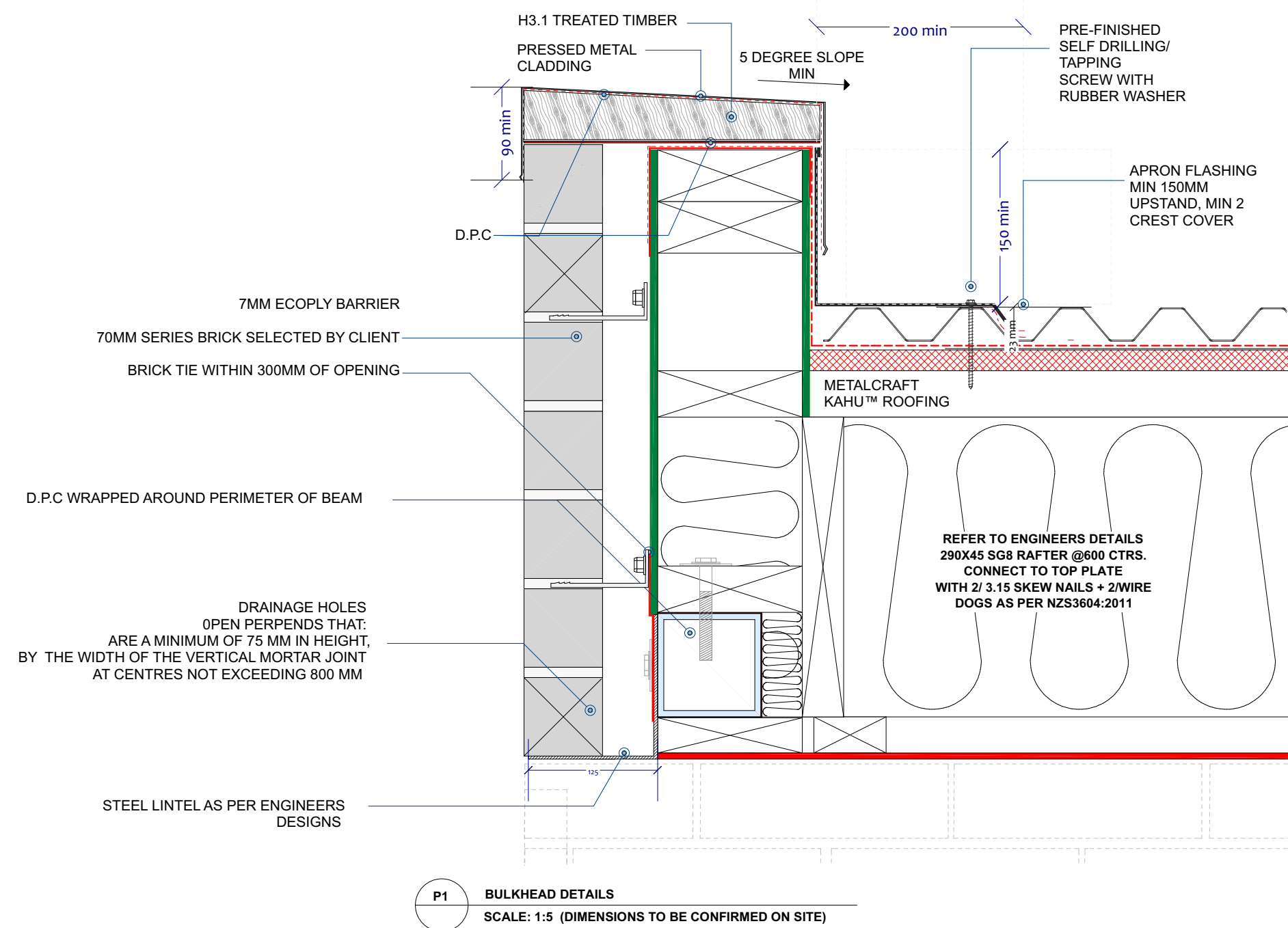
Friday, 25 August



BEAM BULKHEAD DETAILS
SCALE: 1:50 (Dimensions to be confirmed on site)



ELEVATION BULKHEAD DETAILS
SCALE: 1:50 (Dimensions to be confirmed on site)



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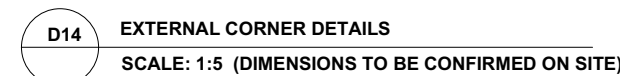
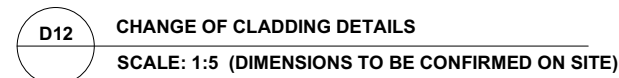
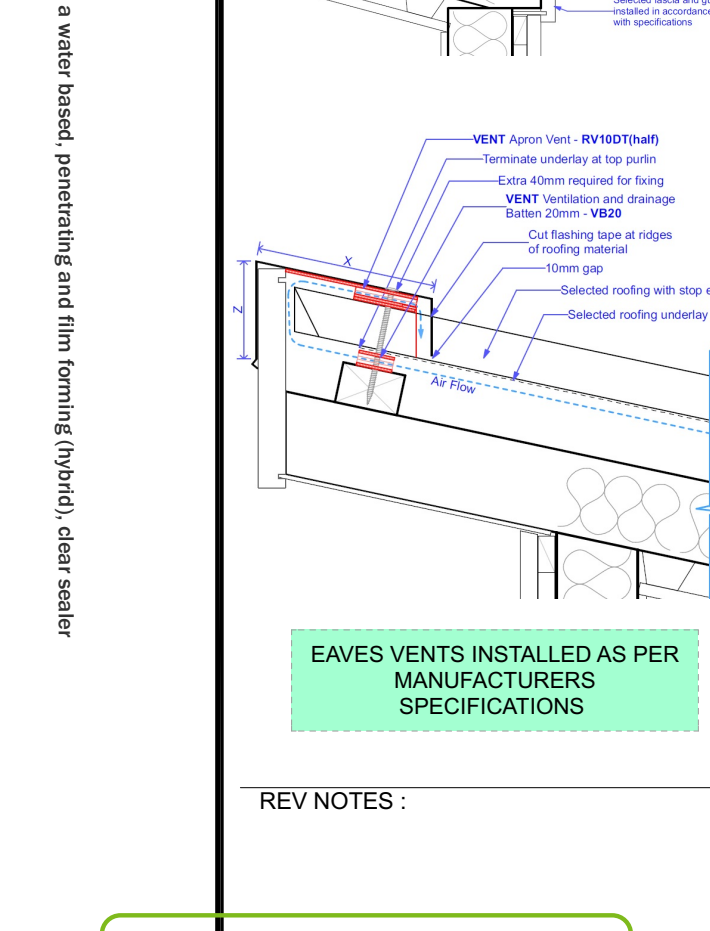
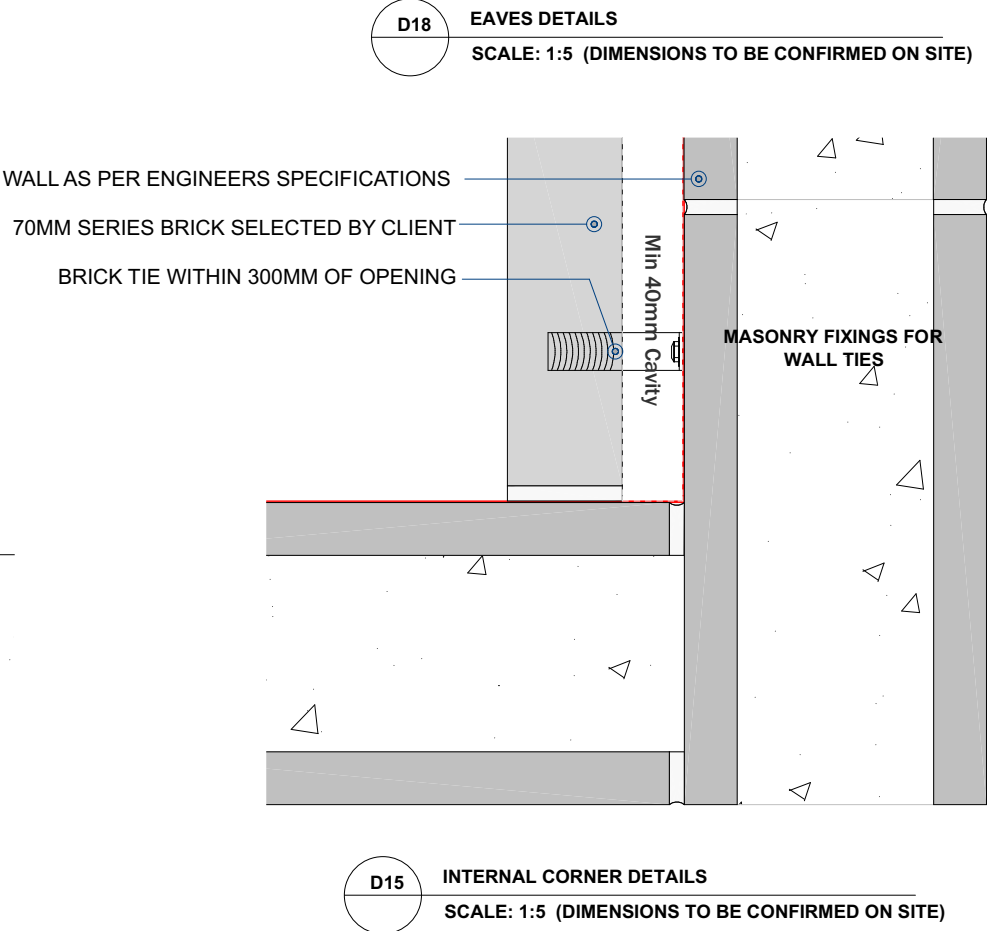
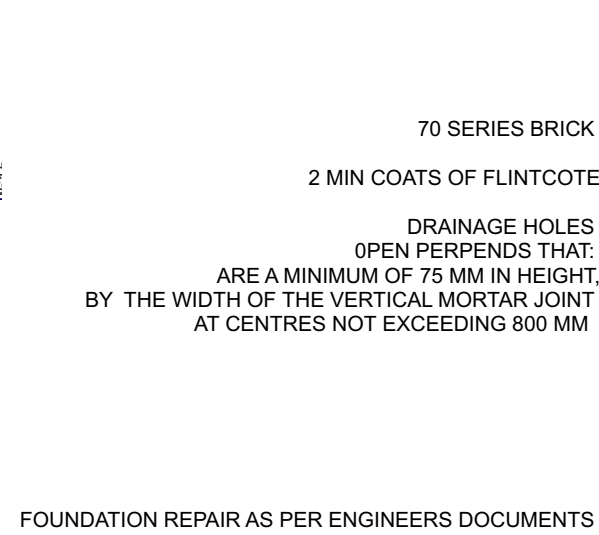
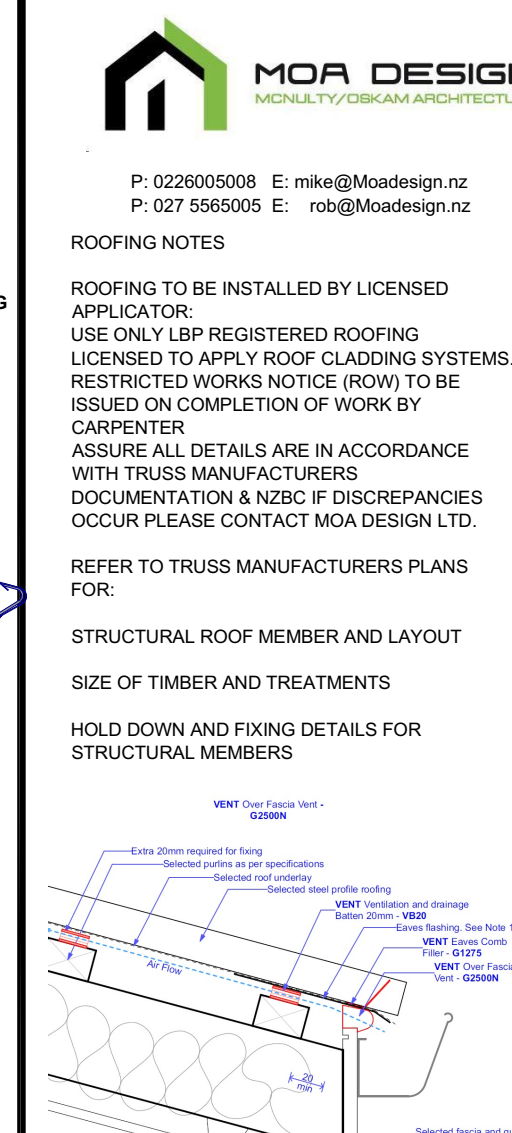
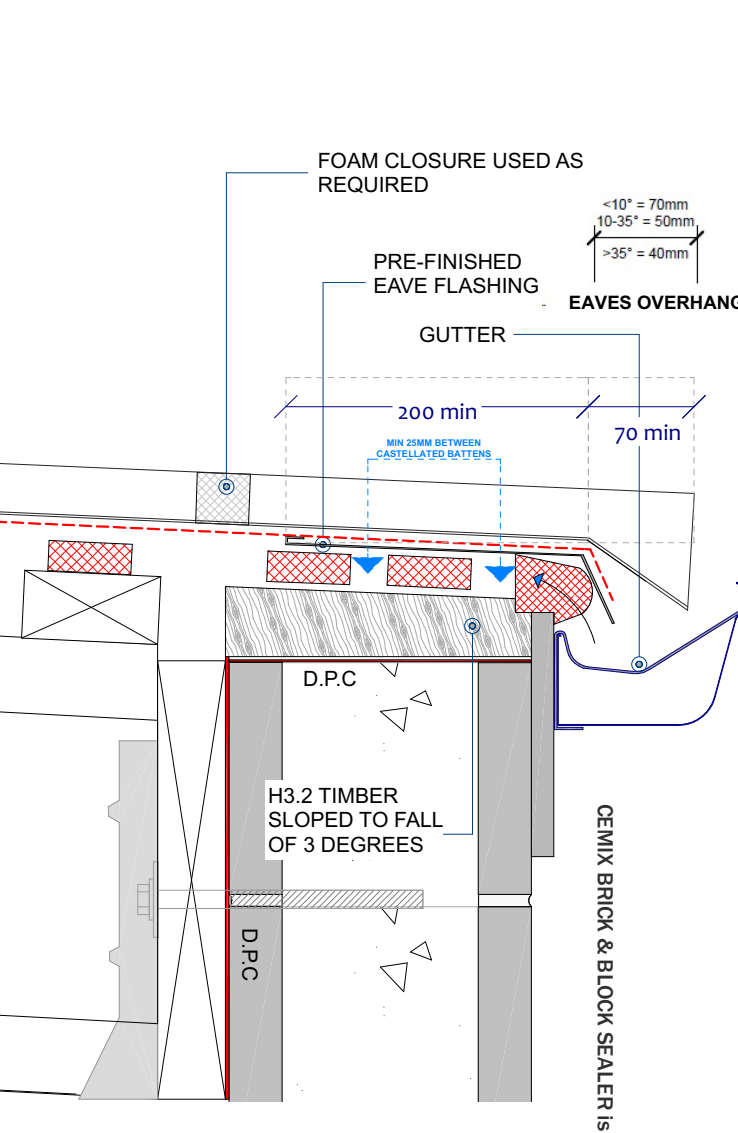
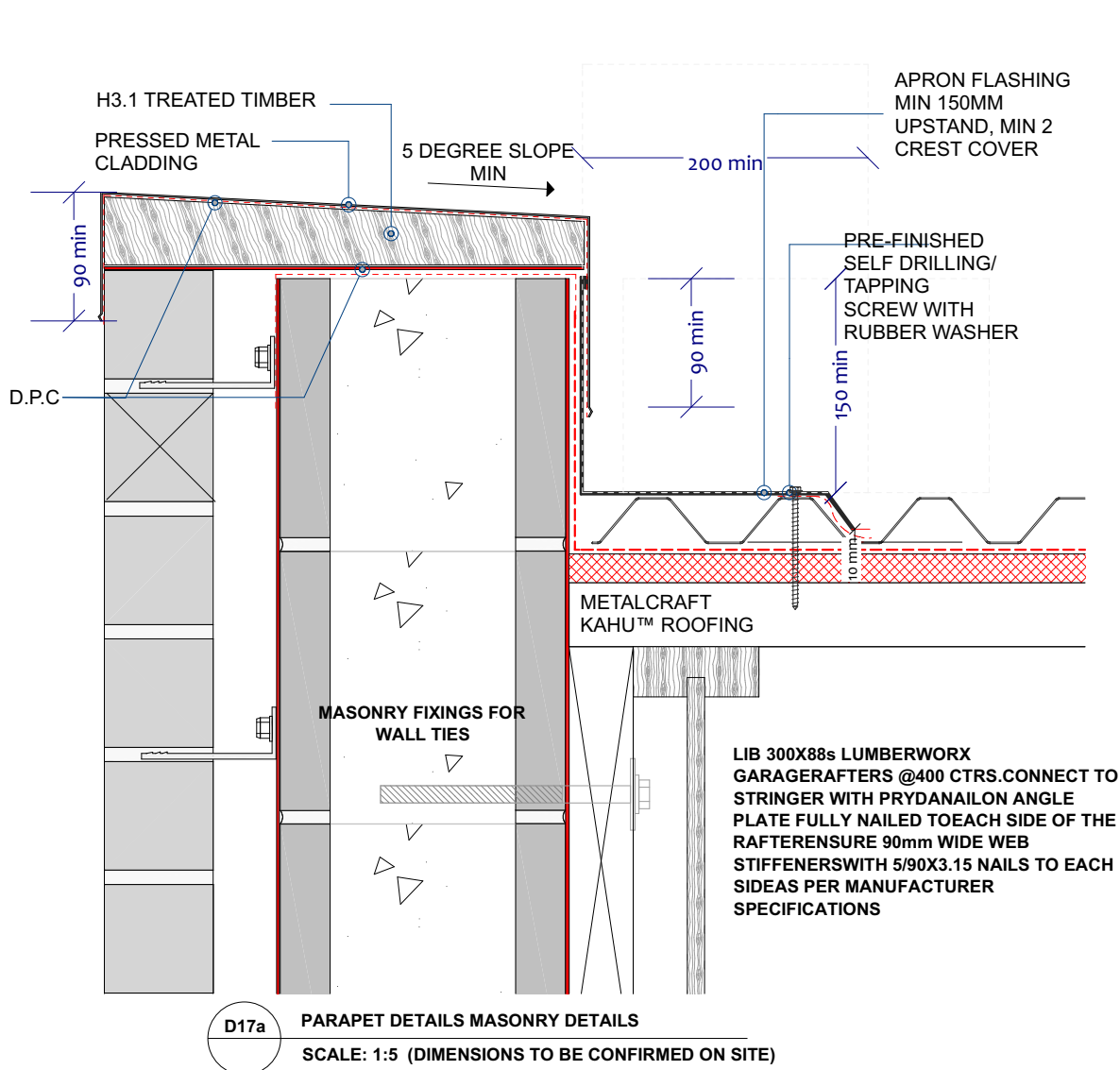
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DETAILS

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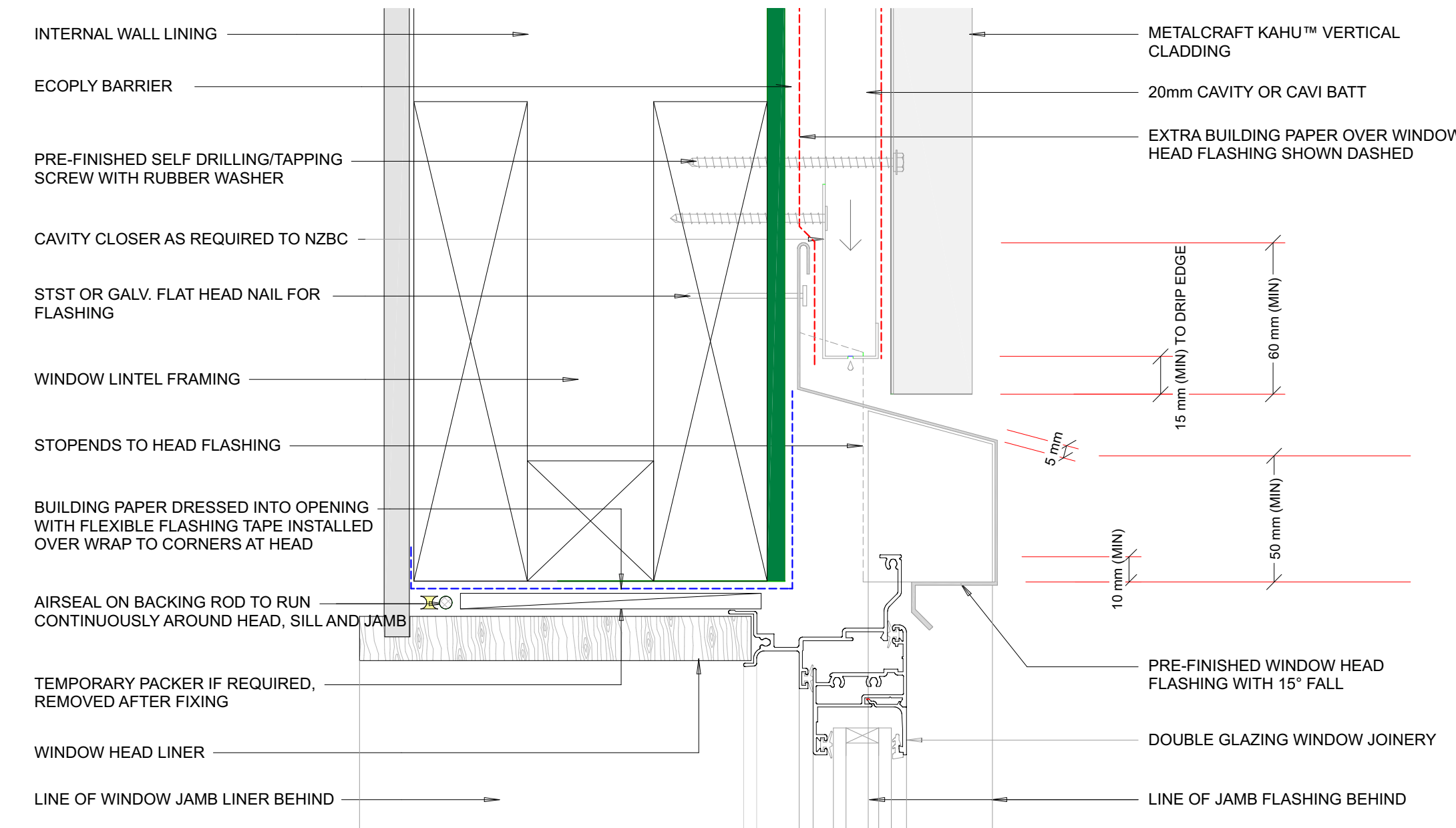
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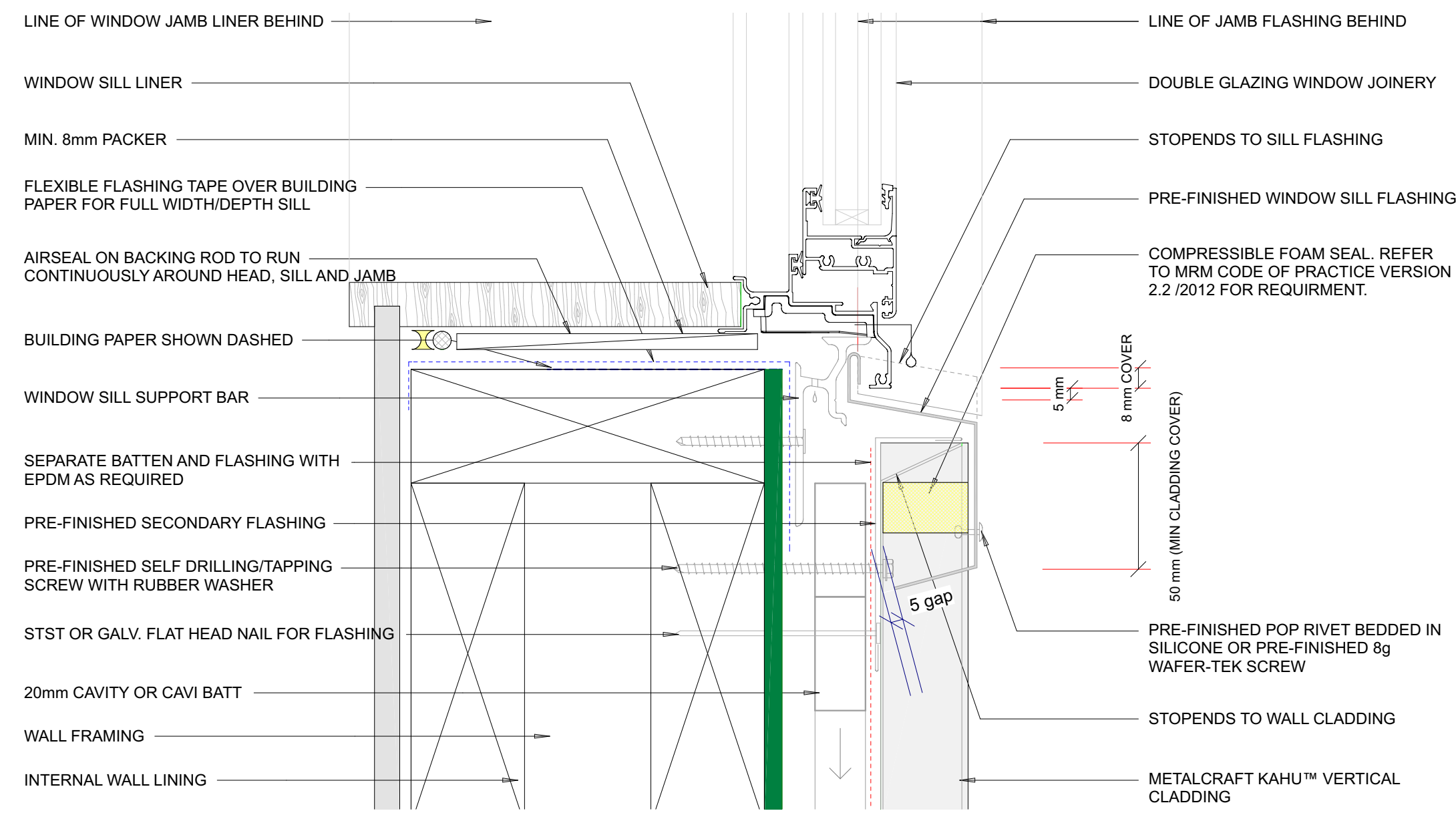
Friday, 25 August



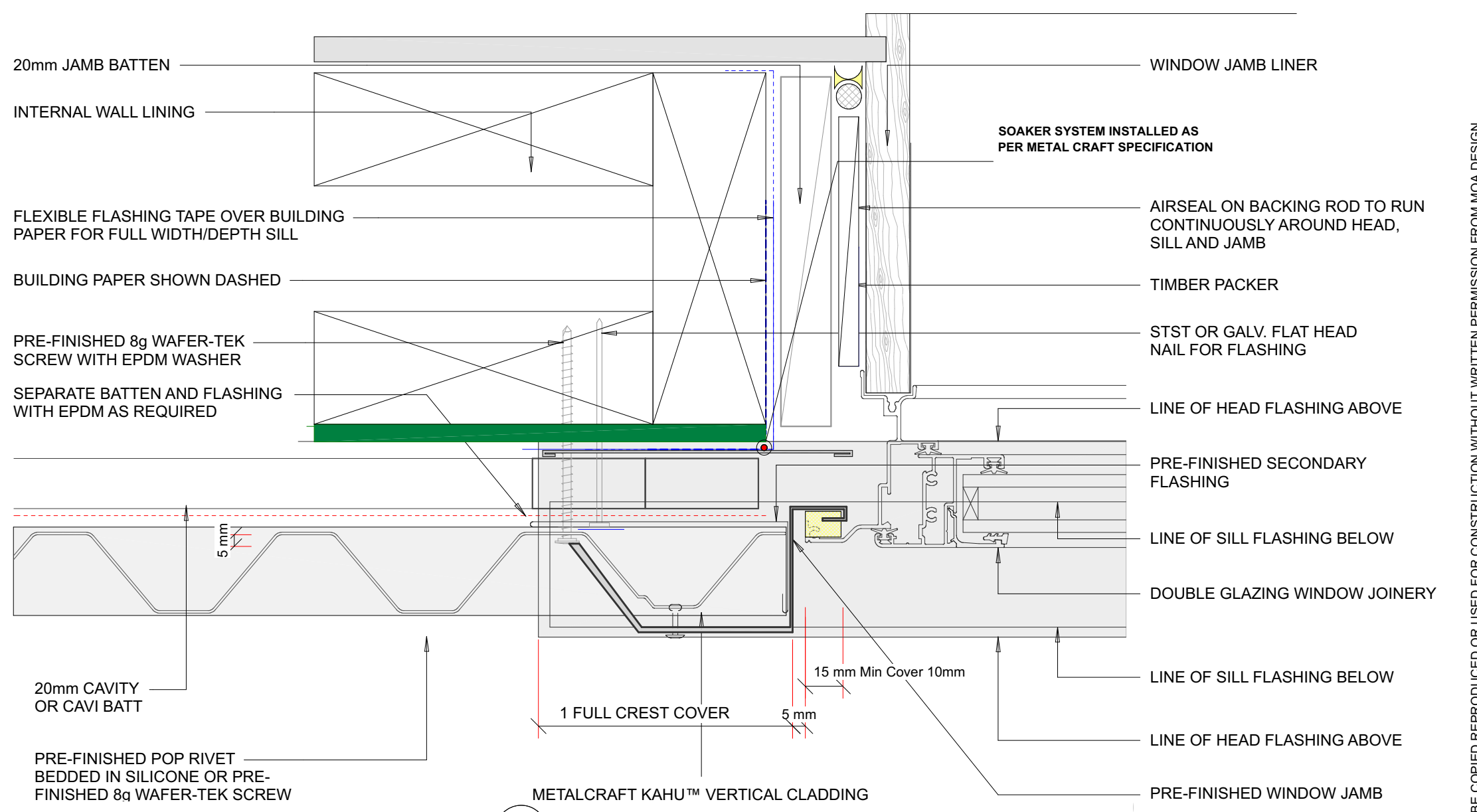
Friday, 25 August



D18 WINDOW HEAD (KAHU CLADDING)
SCALE: 1:5 (DIMENSIONS TO BE CONFIRMED ON SITE)

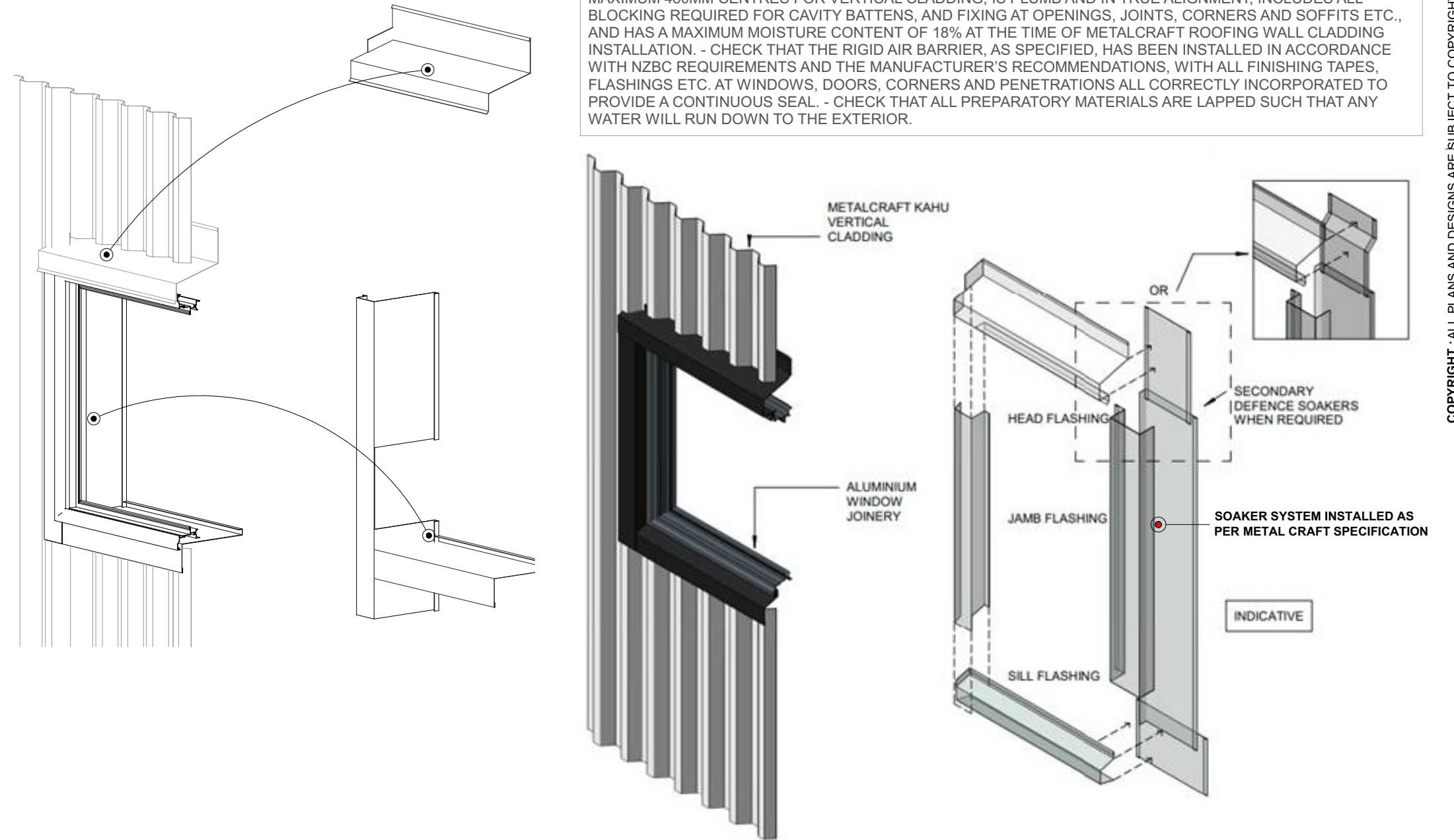


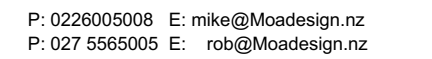
D18 WINDOW SILL (KAHU CLADDING)
SCALE: 1:5 (DIMENSIONS TO BE CONFIRMED ON SITE)



D20 WINDOW SILL (KAHU CLADDING)
SCALE: 1:5 (DIMENSIONS TO BE CONFIRMED ON SITE)

CHECK ALL ASPECTS OF PREPARATORY WORKS, INCLUDING BUT NOT LIMITED TO:- CHECK THAT THE TIMBER WALL FRAMING COMPLIES WITH NZS 3604, HAS STUDS AT MAXIMUM 600MM CENTRES AND NOGS/DWANGS AT MAXIMUM 480MM CENTRES FOR VERTICAL CLADDING, IS PLUMB AND IN TRUE ALIGNMENT, INCLUDES ALL BLOCKING REQUIRED FOR CAVITY BATTENS, AND FIXING AT OPENINGS, JOINTS, CORNERS AND SOFFITS ETC., AND HAS A MAXIMUM MOISTURE CONTENT OF 18% AT THE TIME OF METALCRAFT ROOFING WALL CLADDING INSTALLATION. - CHECK THAT THE RIGID AIR BARRIER, AS SPECIFIED, HAS BEEN INSTALLED IN ACCORDANCE WITH NZBC REQUIREMENTS AND THE MANUFACTURER'S RECOMMENDATIONS, WITH ALL FINISHING TAPES, FLASHINGS ETC. AT WINDOWS, DOORS, CORNERS AND PENETRATIONS ALL CORRECTLY INCORPORATED TO PROVIDE A CONTINUOUS SEAL. - CHECK THAT ALL PREPARATORY MATERIALS ARE LAPPED SUCH THAT ANY WATER WILL RUN DOWN TO THE EXTERIOR.






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BCN/2023/1156
 Approved Building Consent
 Document
 29/08/2023 Lim, Kelvin

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BCN/2023/1156

Approved Building Consent Document

Lim, Kelvin

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Construction Documents

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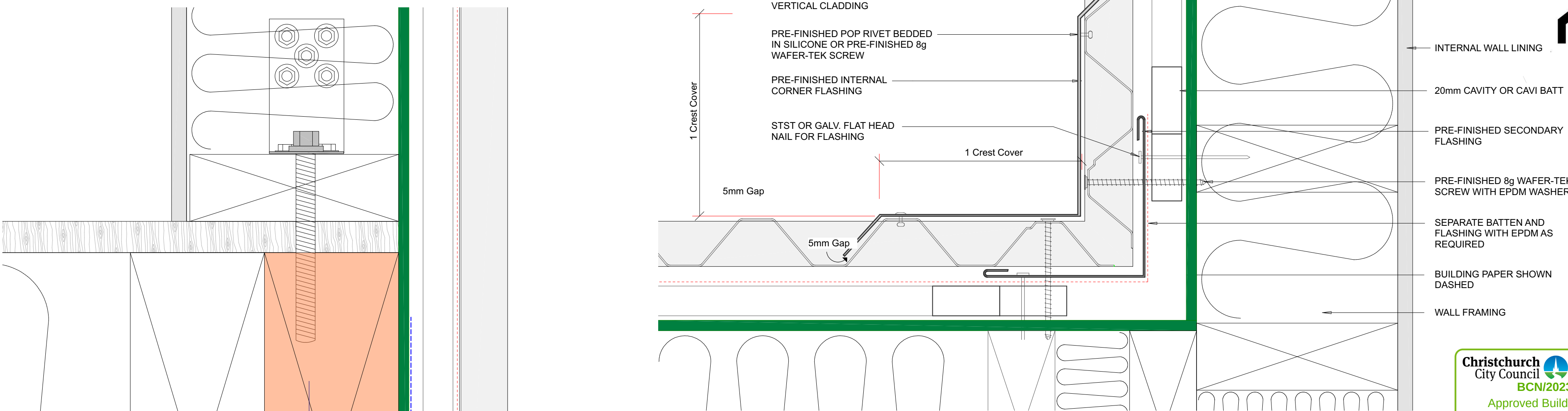
PAGE TITLE : KAHU DETAILS

PAGE :

DATE PRINTED
2023

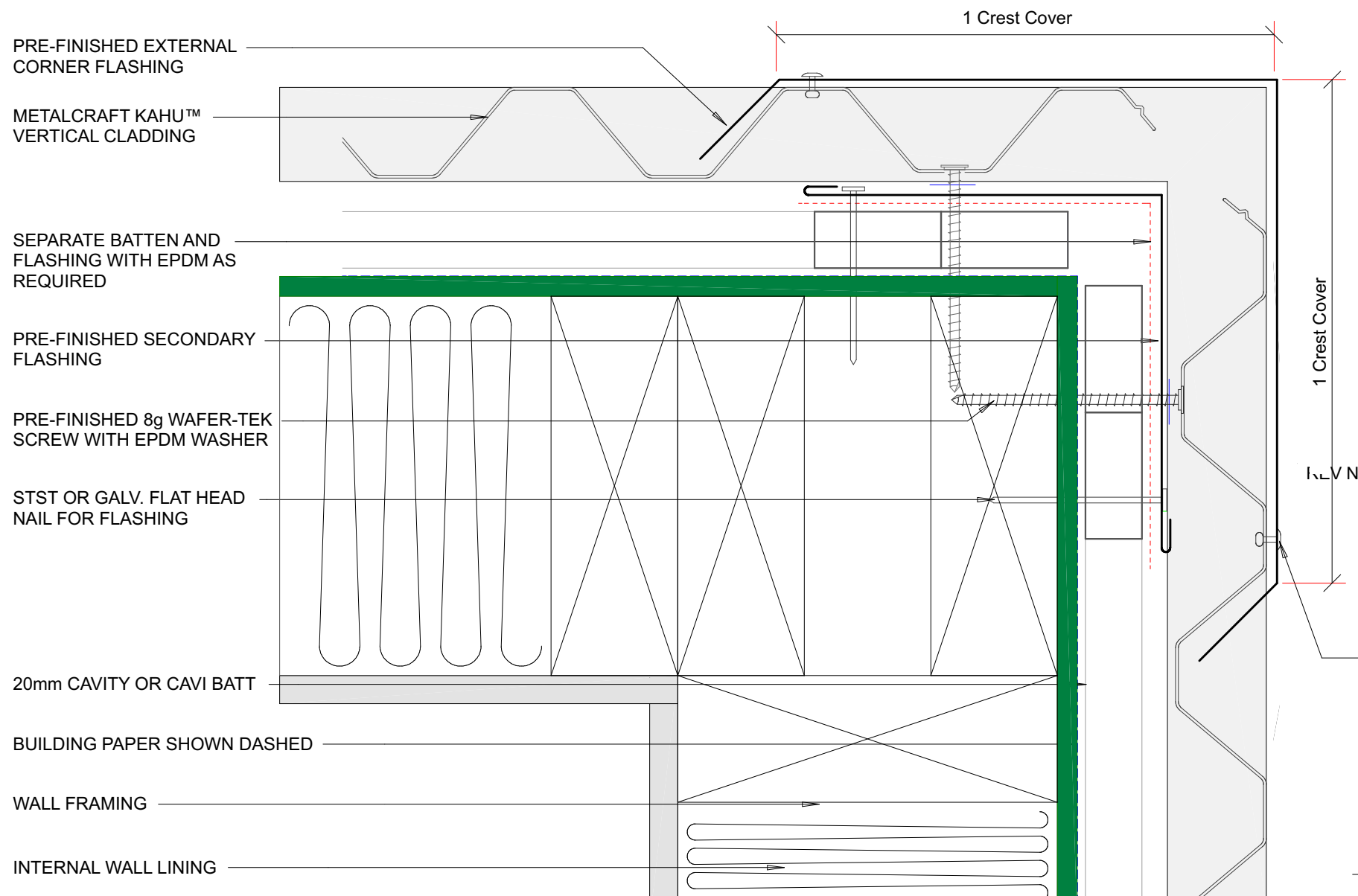
A-034

Friday, 25 August



60 Joist Cantilever

D21 EXTERNAL CORNER DETAILS (KAHU CLADDING)
SCALE: 1:5 (DIMENSIONS TO BE CONFIRMED ON SITE)



ILV NOTES :

PRE-FINISHED POP RIVET
BEDDED IN SILICONE OR
PRE-FINISHED 8g WAFER-
TEK SCREW

Kāhu®

CONTEMPORARY PROFILE

Kāhu® is a symmetrical profile designed for the modern day home it offers the same playful lines as the traditional Corrugate profile, its angular form and high ribs create bolder shadow lines for that stronger statement. The high ribs allows Kāhu® to be laid at a lower pitch than Corrugate.

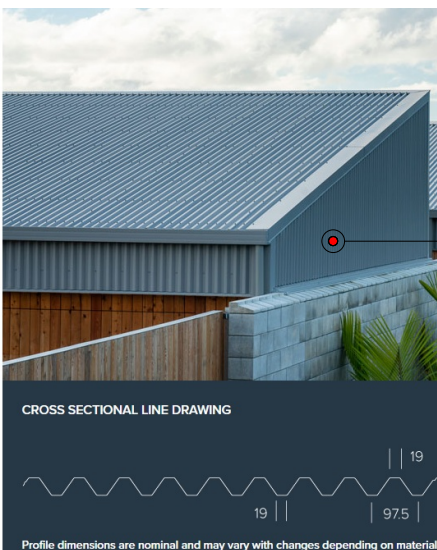
AVAILABILITY
Kâhu® is manufactured in Christchurch and Hamilton. Available from all Metalcraft Roofing branches.

COVER WIDTH (NOMINAL)	SHEET WIDTH (NOMINAL)
875 mm	950 mm

MINIMUM PITCH
3" minimum depending on
rainwater run off and sheet
length requirements.

ORIENTATION
Roofing and both horizontal
and vertically laid cladding

MATERIAL OPTIONS
COLORSTEEL® ENDURA®,
COLORSTEEL® MAXX®.
 Aluminium also available.



32MM PROFIEL DEPTH
20MM CAVITY BATTEN
7MM ECOPLY
59MM DEPTH

7MM ECOPY
40MM CAVITY
76 BRICK

123MM WAL
THICKNESS

REBATE 120MM

ALTERNATIVE OPTI
BIRDS BEAK EDGE

D21 WALL CHANGE (KAHU CLADDING)

SCALE: 1:5 (DIMENSIONS TO BE CONFIRMED ON SITE)

D22 EXTERNAL CORNER DETAILS (KAHU CLADDING)
SCALE: 1:5 (DIMENSIONS TO BE CONFIRMED ON SITE)

ALL MEASUREMENT IN MILLIMETERS - DO NOT SCALE FROM THESE DRAWINGS - CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK - CLARIFICATION NOTICE SHOULD BE REQUESTED FROM THE DESIGNER IF A CONTRADICTION WITHIN THE DRAWINGS BECOMES EVIDENT - IF IN DOUBT ASK

ROOFING NOTES

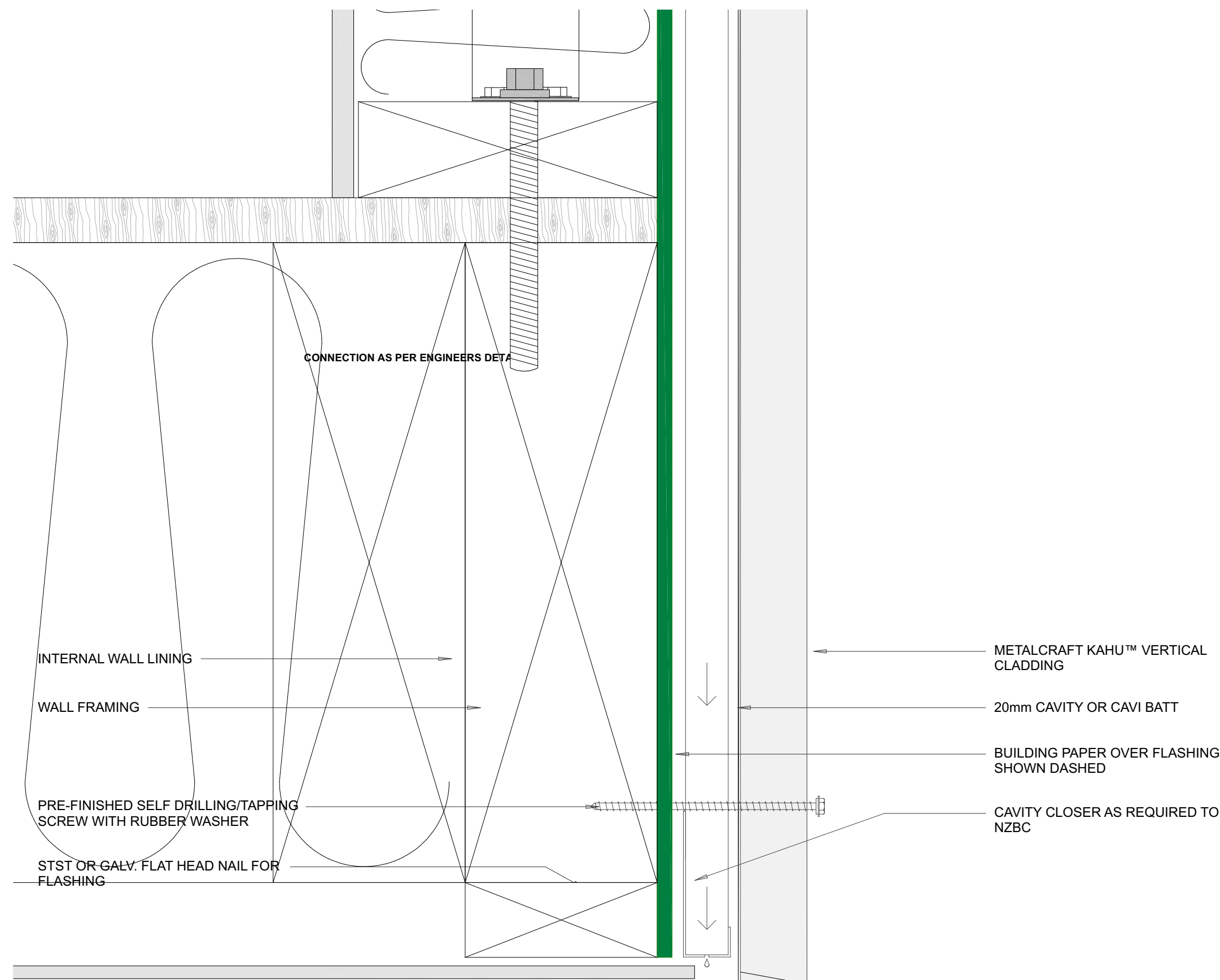
ROOFING TO BE INSTALLED BY
LICENSED APPLICATOR:
USE ONLY LBP REGISTERED ROOFING
LICENSED TO APPLY ROOF CLADDING
SYSTEMS.
RESTRICTED WORKS NOTICE (ROW) TO
BE ISSUED ON COMPLETION OF WORK
BY CARPENTER
ASSURE ALL DETAILS ARE IN
ACCORDANCE WITH TRUSS
MANUFACTURERS DOCUMENTATION &
NZBC IF DISCREPANCIES OCCUR
PLEASE CONTACT MOA DESIGN LTD.

REFER TO TRUSS MANUFACTURERS
PLANS FOR:

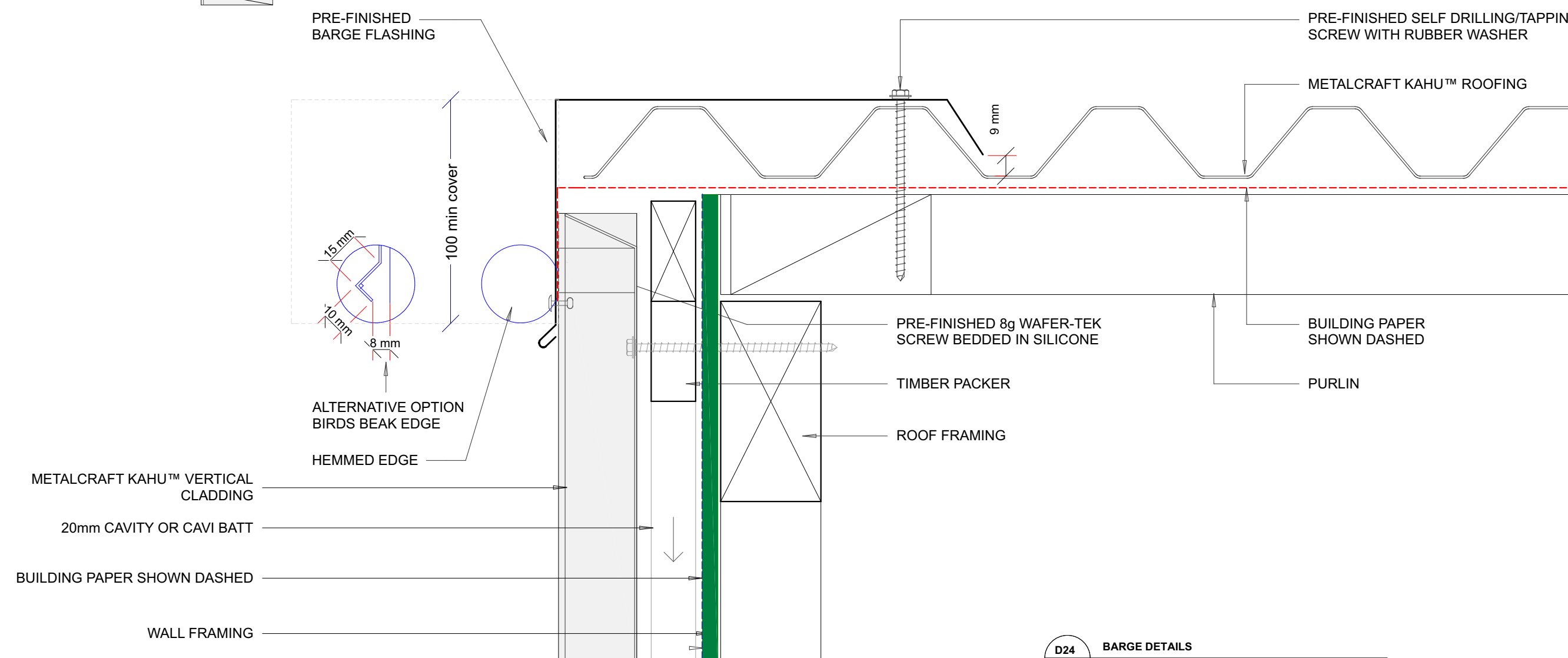
STRUCTURAL ROOF MEMBER AND
LAYOUT

SIZE OF TIMBER AND TREATMENTS

HOLD DOWN AND FIXING DETAILS FOR
STRUCTURAL MEMBERS



D23 SOFFIT DETAILS (KAHU CLADDING)
SCALE: 1:5 (DIMENSIONS TO BE CONFIRMED ON SITE)



D24 BARGE DETAILS
SCALE: 1:5 (DIMENSIONS TO BE CONFIRMED ON SITE)

REV NOTES :

ISSUE :
55 Plynlmion Road, Strowan,
Christchurch 8052

Construction Documents

All Renders Indicative

**SUBJECT TO
RESOURCE CONSENT**

DRAWN BY : MMN
REVISION :
SCALE : 1:5 @A2
PAGE TITLE : KAHU DETAILS

PAGE :
DATE PRINTED : Friday, 25 August 2023
A-035

ROOFING NOTES

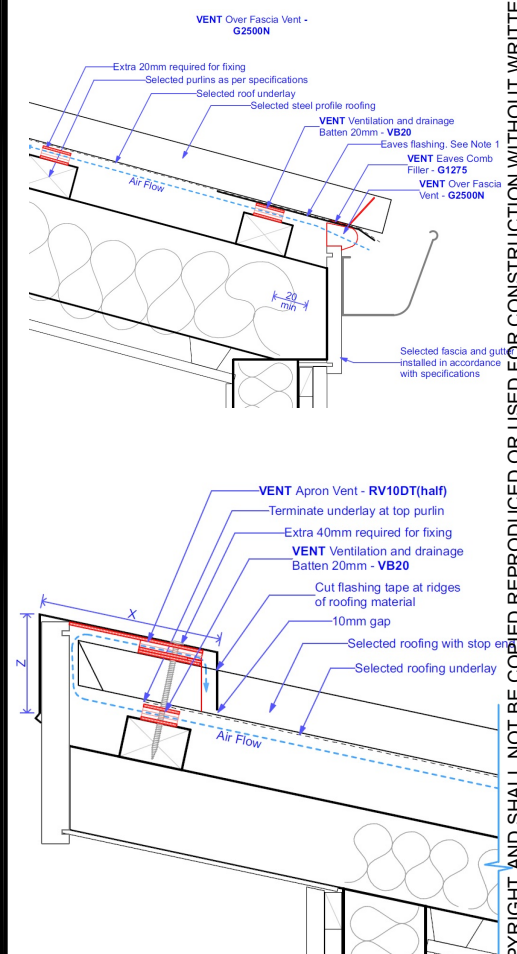
ROOFING TO BE INSTALLED BY LICENSED APPLICATOR:
USE ONLY LBP REGISTERED ROOFING LICENSED TO APPLY ROOF CLADDING SYSTEMS. RESTRICTED WORKS NOTICE (ROW) TO BE ISSUED ON COMPLETION OF WORK BY CARPENTER
ASSURE ALL DETAILS ARE IN ACCORDANCE WITH TRUSS MANUFACTURERS DOCUMENTATION & NZBC IF DISCREPANCIES OCCUR PLEASE CONTACT MOA DESIGN LTD.

REFER TO TRUSS MANUFACTURERS PLANS FOR:

STRUCTURAL ROOF MEMBER AND LAYOUT

SIZE OF TIMBER AND TREATMENTS

HOLD DOWN AND FIXING DETAILS FOR STRUCTURAL MEMBERS



EAVES VENTS INSTALLED AS PER MANUFACTURERS SPECIFICATIONS

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SCALE : 1:5

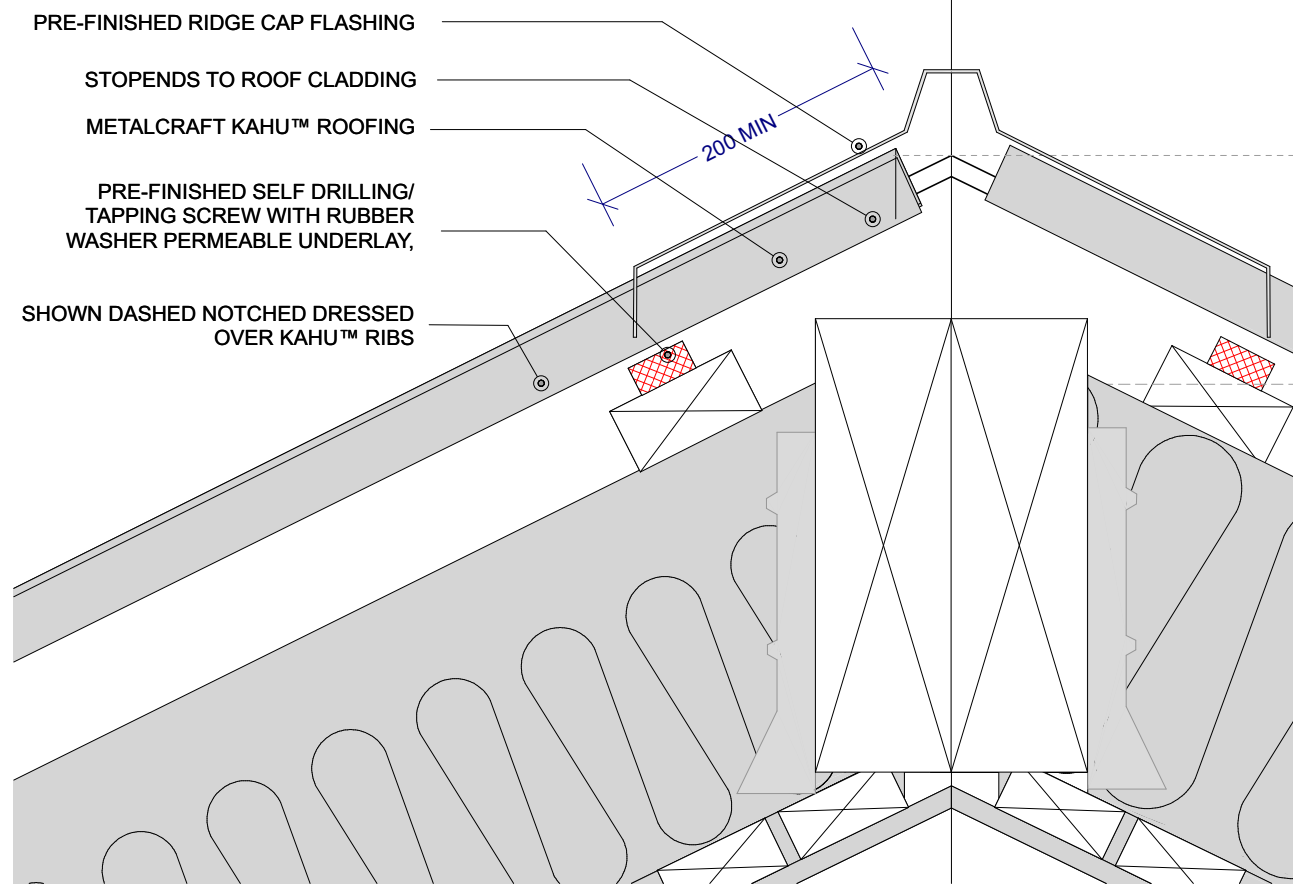
PAGE TITLE : KAHU ROOF DETAILS

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Friday, 25 August



BCN/2023/1156

Approved Building Consent
Document

29/08/2023

Lim, Kelvin

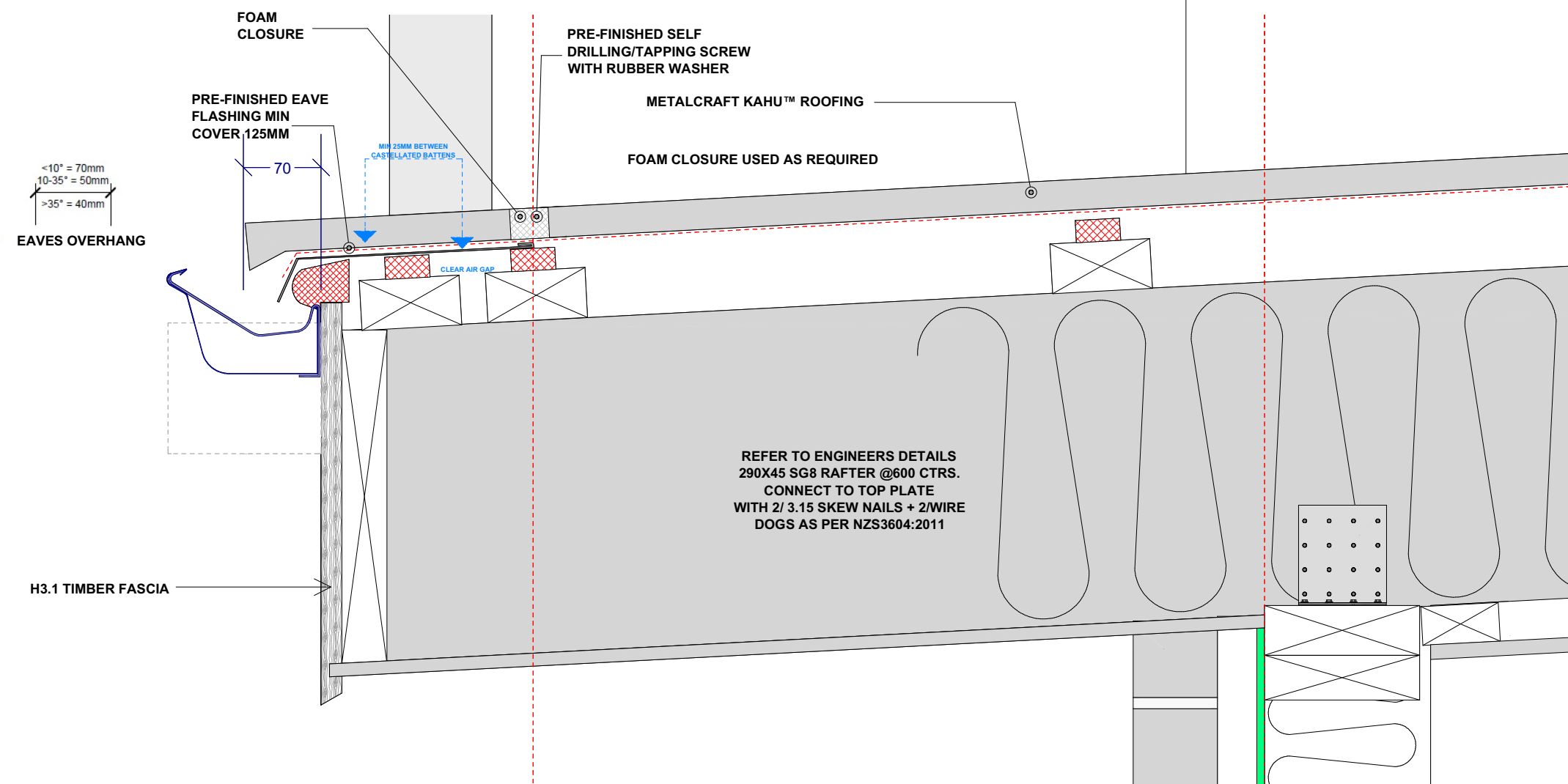
ROOFING:
METAL CRAFT KAHU (INSTALLED A PER
METALCRAFT SPECIFICATIONS
OVER COVERTEK 407 SELF SUPPORTING
BUILDING PAPER.

20MM VENT BATTEN/ EAVES VENT AND APRON
VENT AS PER DETAILS

ROOF FRAMING:TIMBER RAFTERS
REFER TO ENGINEER PLANS

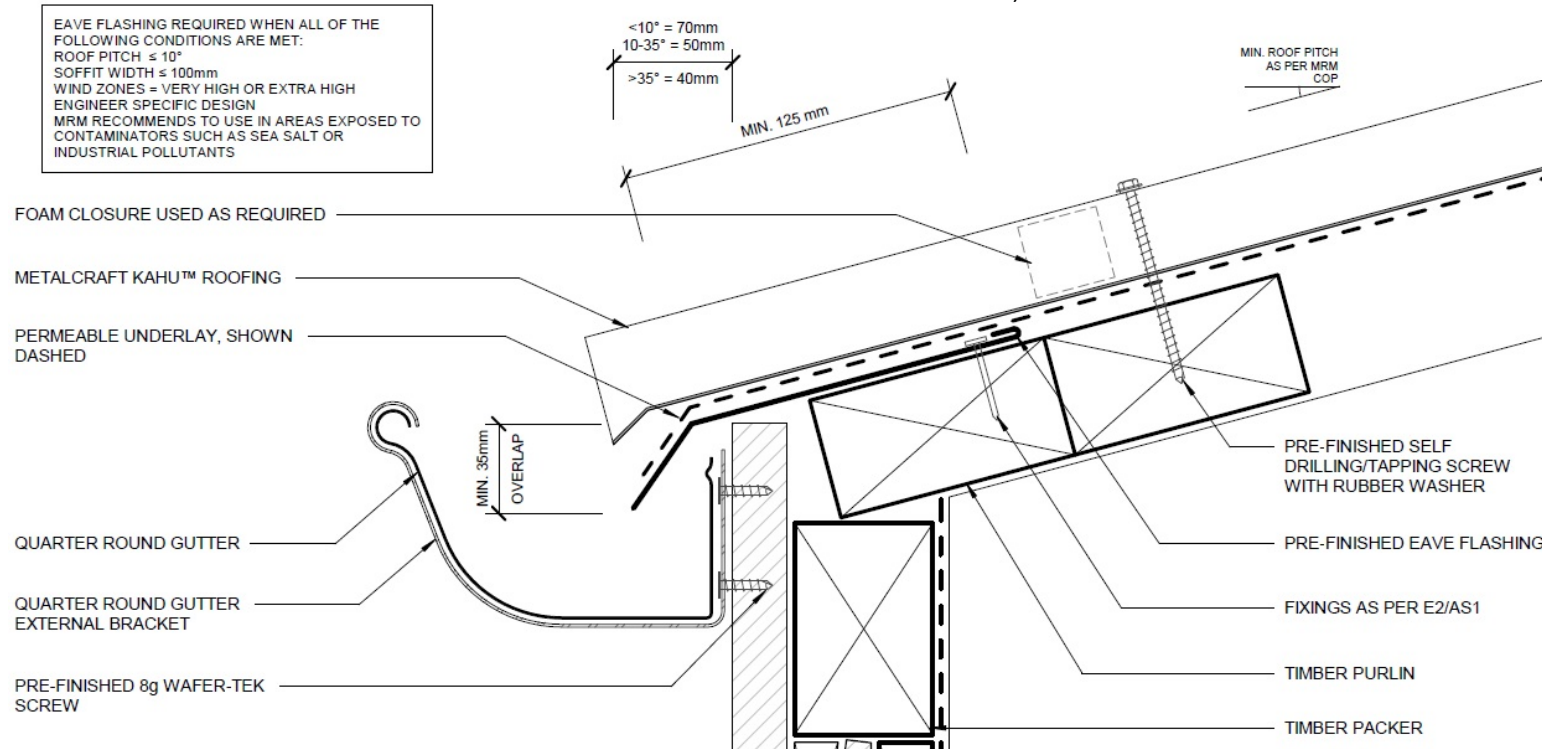
D29 RIDGE FLASHING

SCALE: 1:5 (DIMENSIONS TO BE CONFIRMED ON
SITE)



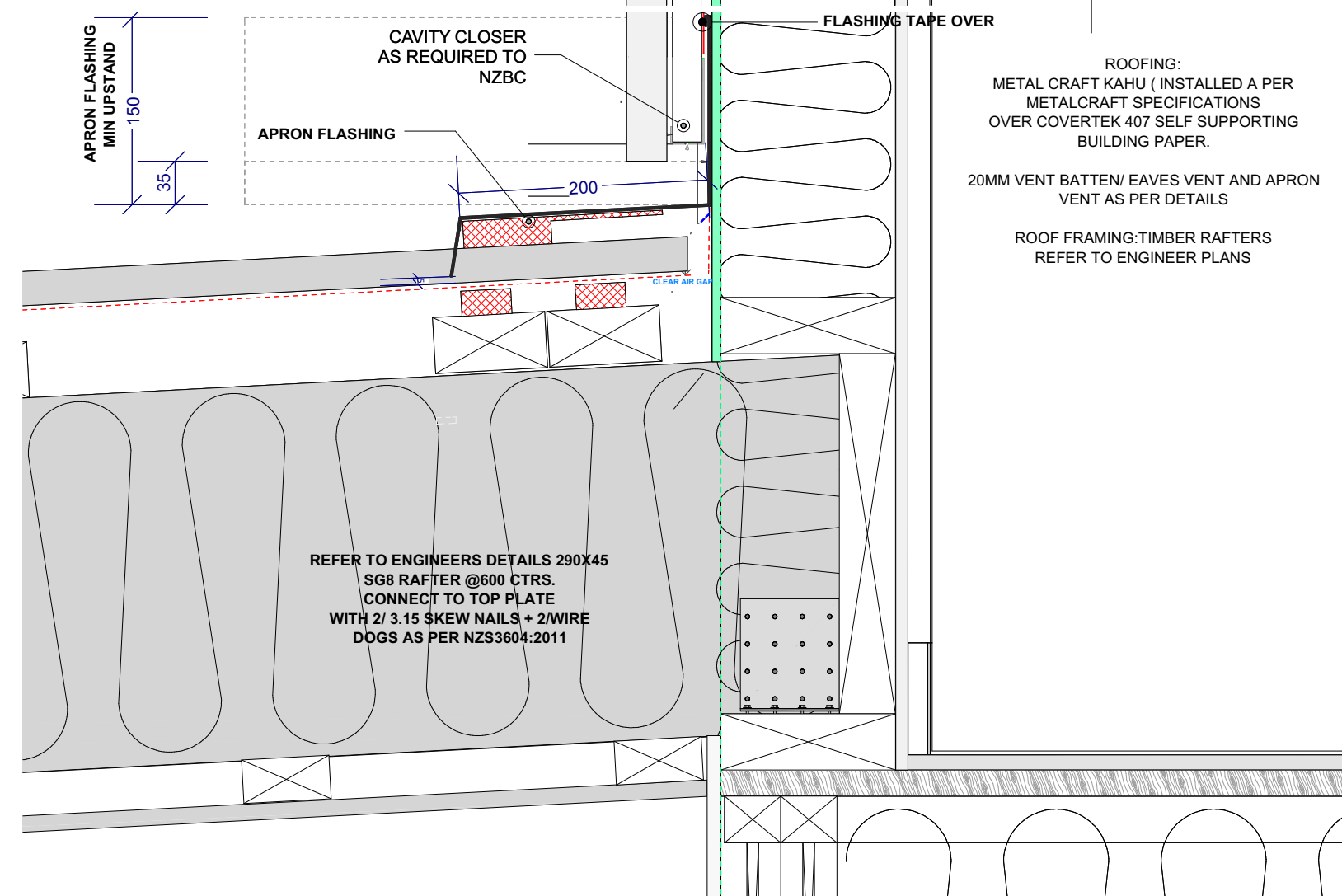
D26 EAVES DETAILS

SCALE: 1:5 (DIMENSIONS TO BE CONFIRMED ON
SITE)



D28 EAVES FLASHING

SCALE: 1:5 (DIMENSIONS TO BE CONFIRMED ON
SITE)



D27 APRON FLASHING

SCALE: 1:5 (DIMENSIONS TO BE CONFIRMED ON
SITE)

ACCEPTABLE SOLUTION AS PER E2/AS1		
SITUATION 1	SITUATION 2	SITUATION 3
1. LOW, MEDIUM, HIGH WIND ZONES, WHERE ROOF PITCH < 10°	1. ALL ROOF PITCHES IN VERY HIGH WIND ZONE 2. LOW, MEDIUM, HIGH WIND ZONES WHERE ROOF PITCH < 10°	1. FOR ALL ROOF PITCHES IN EXTRA HIGH WIND ZONES
G. MIN 35mm H. MIN 75mm I. MIN 150mm (EXCLUDING ANY SOFT EDGE OR TURN-DOWN TO ROOFING)	MIN 200mm (EXCLUDING ANY SOFT EDGE OR TURN-DOWN TO ROOFING)	MIN 200mm (EXCLUDING ANY SOFT EDGE OR TURN-DOWN TO ROOFING)
* KAHU MIN. ROOF PITCH = 3°		

ACCEPTABLE SOLUTION AS PER MRM CODE OF PRACTICE	
CATEGORY A	CATEGORY B
1. NORMAL EXPOSURE 2. ROOF PITCH < 10°	1. EXPOSED (HIGHER RISK) & WIND LOAD EXCEEDS 1.8 kPa 2. ROOF PITCH < 10°
G. MIN 150mm	MIN 200mm

ACCEPTABLE SOLUTION AS PER E2/AS1		
SITUATION 1	SITUATION 2	SITUATION 3
1. LOW, MEDIUM, HIGH WIND ZONES, WHERE ROOF PITCH < 10°	1. ALL ROOF PITCHES IN VERY HIGH WIND ZONES 2. LOW, MEDIUM, AND HIGH WIND ZONES WHERE ROOF PITCH < 10°	1. ALL ROOF PITCHES IN EXTRA HIGH WIND ZONE
G. MIN 35mm H. MIN 75mm I. MIN 150mm (EXCLUDING ANY SOFT EDGE OR TURN-DOWN TO ROOFING)	MIN 35mm MIN 75mm MIN 200mm (EXCLUDING ANY SOFT EDGE OR TURN-DOWN TO ROOFING)	MIN 35mm MIN 200mm (EXCLUDING ANY SOFT EDGE OR TURN-DOWN TO ROOFING)

ACCEPTABLE SOLUTION AS PER MRM CODE OF PRACTICE	
CATEGORY A	CATEGORY B
1. NORMAL EXPOSURE 2. ROOF PITCH < 10°	1. EXPOSED (HIGHER RISK) & WIND LOAD EXCEEDS 1.8 kPa 2. ROOF PITCH < 10°
G. MIN 150mm + NEW OR 150mm (VERTICALLY UP FACE - SMOOTH) H. MIN 150mm + NEW OR 150mm (VERTICALLY UP FACE - PROFILED)	MIN 150mm + NEW OR 150mm (VERTICALLY UP FACE - SMOOTH) MIN 150mm + NEW OR 150mm (VERTICALLY UP FACE - PROFILED)

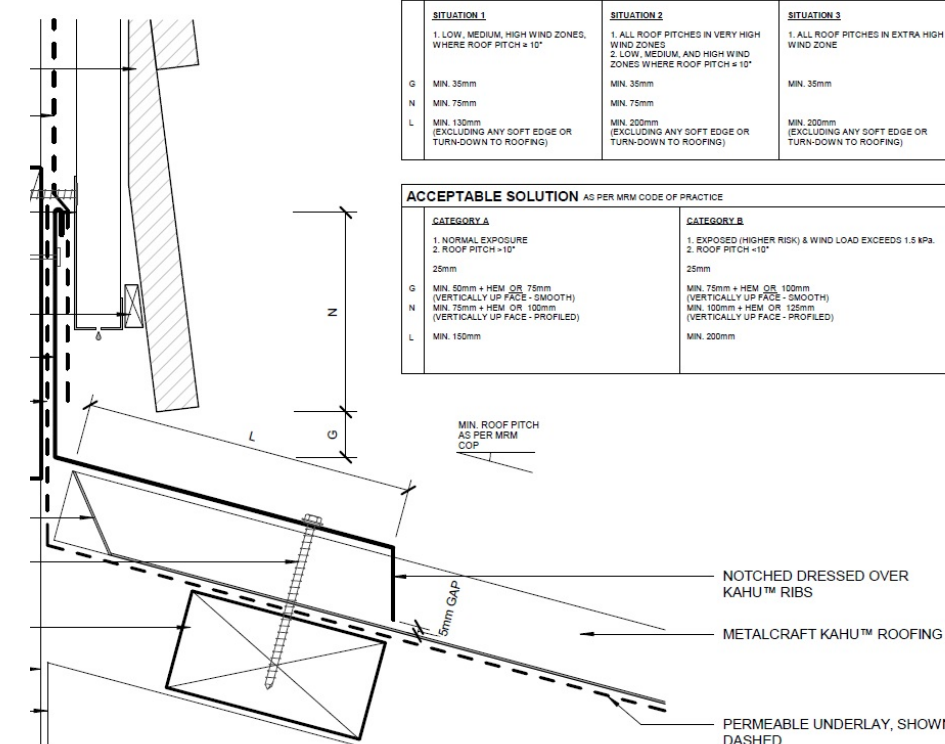


Figure 1: Connection of drains
Paragraph 3.2.1

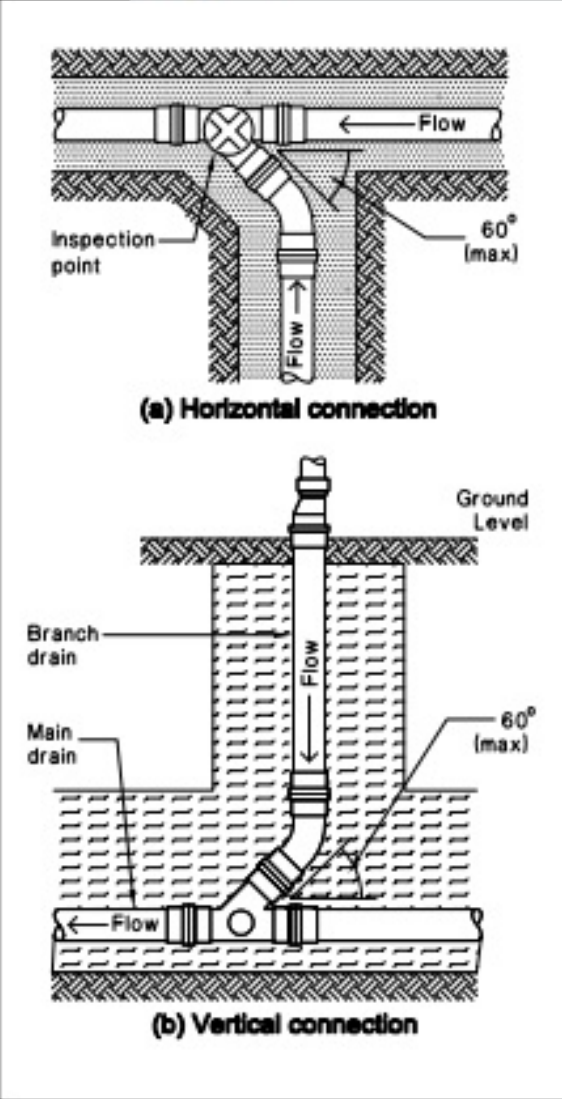


Figure 2: Details of gully traps
Paragraph 3.3.1

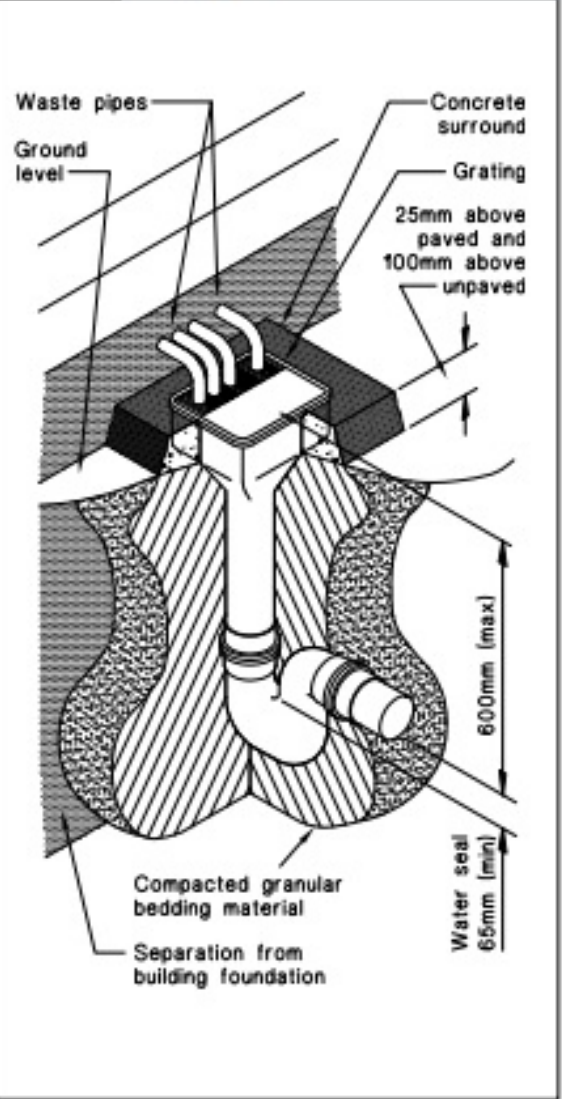


Figure 13: Drains under buildings
Paragraphs 5.8.2 and 5.9.1

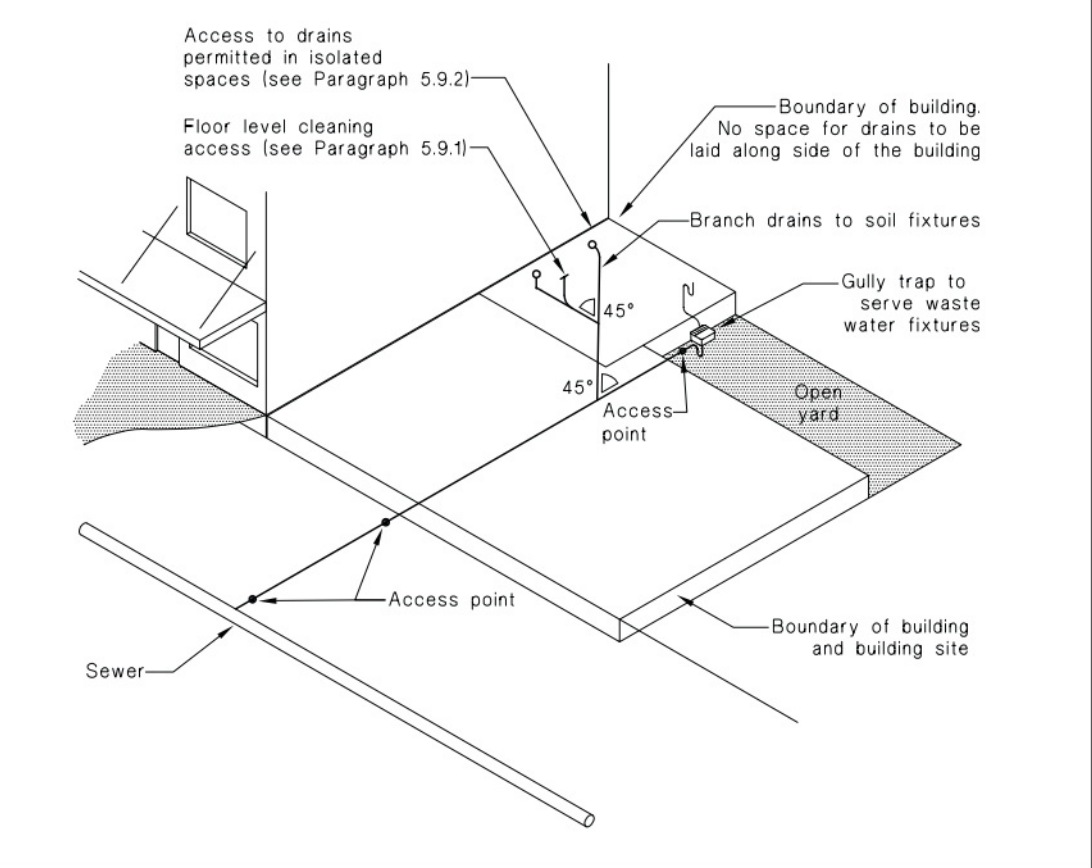


Figure 7: Bedding and backfilling
Paragraphs 2.1.1, 5.2.1, 5.3.1 and 5.4.1

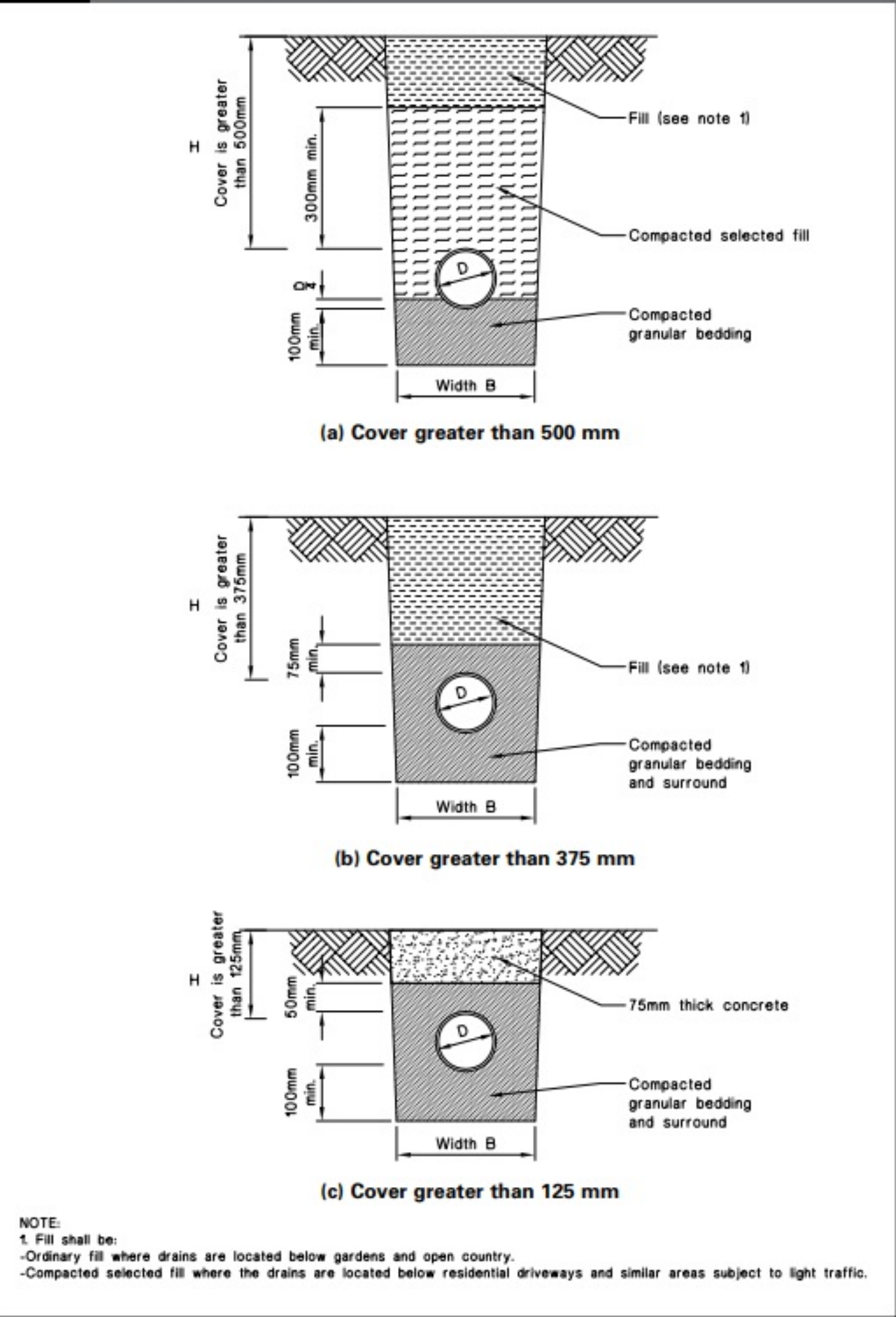


Figure 8: Relationship of pipe trench to building foundation
Paragraph 5.6.1

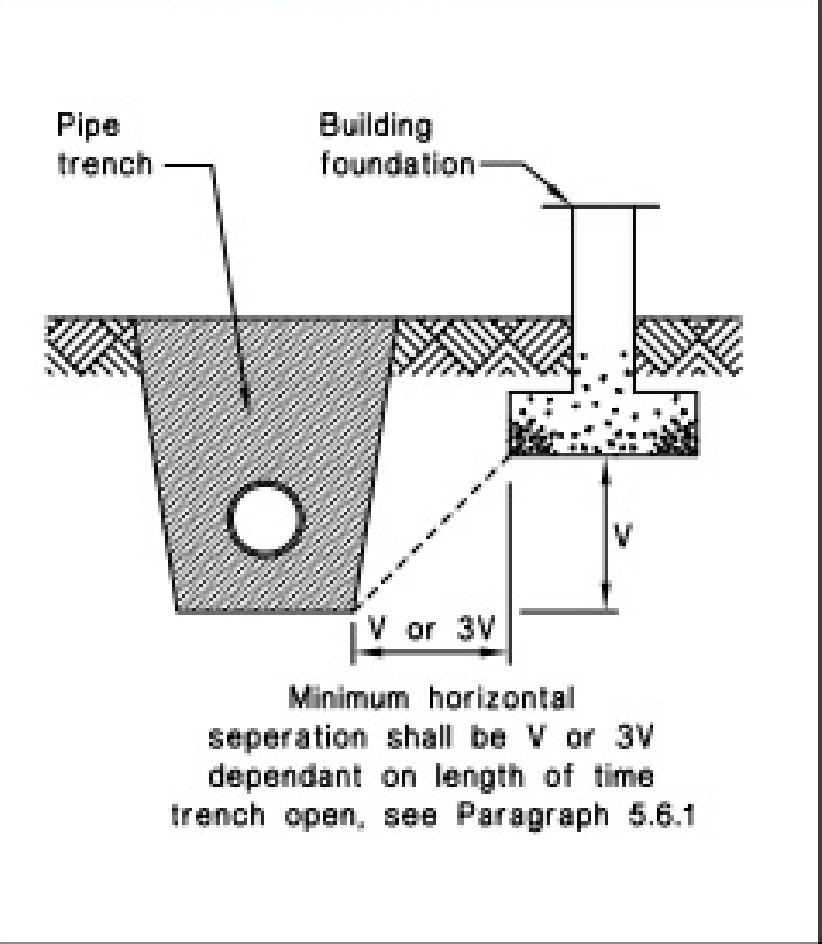
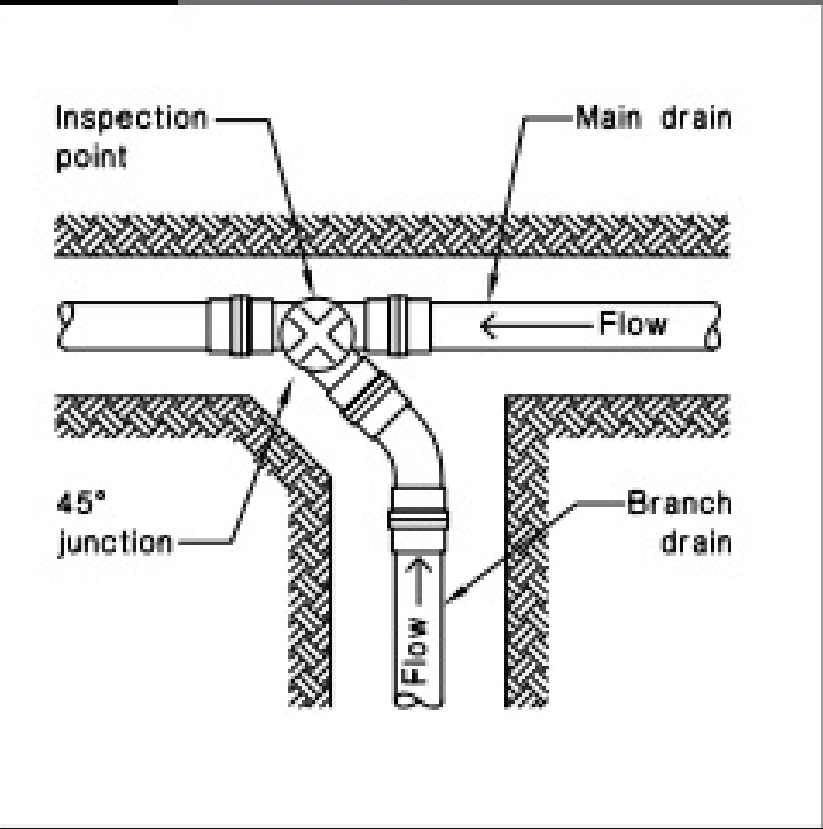


Figure 9: Inspection points
Paragraph 5.7.3



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A-037

Viden Group

Structural Drawings

Pages: SK01 - SK19
Address: 55 Plynlimon Road, Strowan, Christchurch 8052
Client: Dave Caseley & Emma Johnston
Project Ref. 530-001
Revision:
Date: 22.02.2023

GENERAL

1. Drawings are to be read in conjunction with all notes, and all other relevant information, including geotechnical reports, Building Consent Conditions, and architectural drawings.
2. The contractor is to carry out a thorough review to become familiar with the provided information. It is the contractor's responsibility to immediately notify the engineer of any conflicts or existing conditions not shown or different from those shown on drawings prior to commencement of work.
3. Do not scale Engineers drawings, use written dimensions and Architectural set out.
4. All work shall be carried out in accordance with the drawings, Building Act, Council Regulations, and relevant NZ Standards.

MATERIAL SPECIFICATION AND REQUIREMENTS

CONCRETE

1. Contractor shall protect all utility lines, etc. encountered during excavation and backfilling.
2. See architects plans for locations of slab slopes, depressions, kerbs, drains, non-structural partitions, and other embedded items not shown on the structural plans.
3. All structural concrete shall be 25Mpa compressive strength at 28 days.
4. All concrete work and materials shall be carried out to comply with NZS3104, NZS3109, NZS3101 and Council regulations.
5. Cuts into any concrete element are not to be made unless specifically detailed.
6. All cold joint surfaces are to be scabbled / roughened to ensure adhesion unless specifically detailed otherwise. Minimum amplitude +/- 5mm.
7. Compacted hardfill AP40 in 150mm layers is to extend 1.0m beyond the building footprint unless specifically detailed.
8. A 25mm sand blinding layer is to be placed, screeded, and compacted over the building platform.
9. DPM (0.25mm polythene membrane) is to be lapped 200mm and taped at joints and penetrations.

STRUCTURAL STEEL

1. All structural steel shall be a minimum of grade 300 (300MPa), unless otherwise specified.
2. All steel elements are to be manufactured to NZS3404, NZS3679, NZS1163 and all other relevant standards.
3. All steel element lengths and dimensions are to be confirmed by the Contractor and Fabricator.
4. All welding consumables are to be Structural Grade to NZS1554
5. Welding: 'sp' grade 5mm fillet weld all around Ex48 u.n.o.
6. Protection to all structural steel (including connections) shall meet the durability requirements of 50 years min.
7. All bolts are to be a minimum of the values outlined below, unless specifically detailed otherwise:

- Steel to Steel OR Steel to Concrete - High Grade 8.8 (830MPa)
- All other connections - Grade 4.6 (400MPa)

MASONRY

1. Concrete to be minimum 20MPa ultimate compressive strength at 28 days.
2. Cover to the steel reinforcement to be greater than 75mm u.n.o.
3. Joints in reinforcing steel to be lapped for a minimum length of 40 bar diameters
4. Reinforcement spacing and construction joints as per NZS4229:2013 and NZS4230:2004.

TIMBER:

1. All construction and work is to be carried out in accordance with design and construction standards not requiring specific engineering design, NZS3604:2011 and NZS4229:2013, as required; unless specifically altered by specific engineering design
2. 50mm x 30mm washer to all bolts against a Timber Face u.n.o.

REINFORCING STEEL

1. Steel shall be kept clean and free of rust.
2. Bend reinforcing bars cold. Re-bending is not permitted.
3. All reinforcement and mesh shall be Ductile Plus (or equivalent) Grade 200E or 500E and comply with NZS4671
 - SE – Deformed welded wire mesh (500MPa)
 - R – Plain bars (300MPa)
 - HR – Plain bars (500MPa)
 - D – Deformed bars (300MPa)
4. All reinforcement lap lengths are to be a minimum of the following unless specifically detailed:
 - SE – maximum of 250mm or grid width + 50mm
 - R – 80 x bar diameter
 - HR – 140 x bar diameter
 - D – 40 x bar diameter
 - HD – 70 x bar diameter
5. All reinforcement bends are to be to NZS3109 and NZS3101:
 - Minimum diameter of bend in main bars:
 - o 6-20mm bar – 5 x bar diameter
 - o 24 – 40mm bar – 6x bar diameter
 - Minimum diameter of bend in stirrups and ties:
 - o 6-20mm plain bar – 2 x bar diameter
 - o 6-20mm deformed bar – 4 x bar diameter
 - o 24-40mm plain bar – 3x bar diameter
 - o 24-40mm deformed bar – 6x bar diameter
6. All reinforcement hooks are to be standard to NZS3101 8.6.10:
 - A semi-circular turn plus an extension of at least four bar diameters but equal to or greater than 65mm at the free end of the bar; or
 - A 90 degree turn plus an extension of at least 12 bar diameters for a deformed bar and 16 bar diameters for plain bar at the free end of the bar; or
 - A stirrup hook, a 135 degree turn plus an extension of at least 6 bar diameters for a deformed bar and 8 bar diameters for plain bar at the free end of the bar

7. All reinforcement cover should align as closely as practicably possible to the following minimum distances:
 - Adjacent to unprotected ground - 75mm adjacent to formwork - 50mm
 - Adjacent to DPM - 50mm
 - Top cover (enclosed) - 25mm
 - Top cover (exposed) - 40mm

NZS3604:2011 and NZS4229:2013

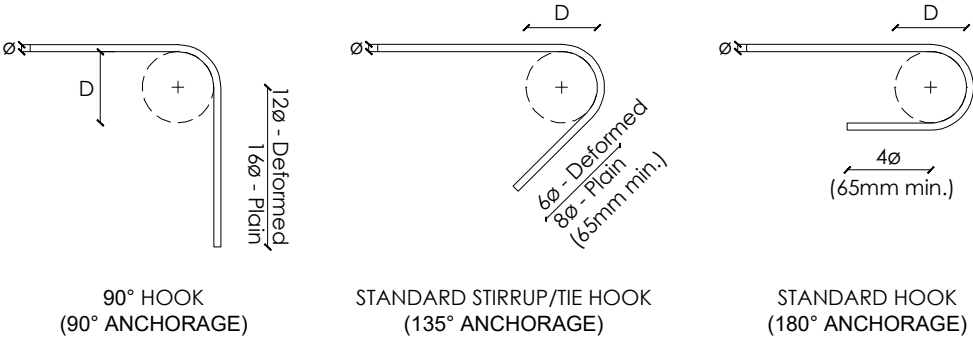
1. All construction and work are to be carried out in accordance with design and construction standards not requiring specific engineering design, NZS3604:2011 and NZS4229:2013, as required, unless specifically altered by specific engineering design (SED).
2. It is the Contractors responsibility to construct all relevant elements to all relevant standards and relevant Council regulations. This includes but is in no way limited to:
 - Timber framing, blocking, connections, and bracing.
 - Floor framing, blocking, connections, and diaphragms.
 - Roof framing, blocking, connections, diaphragms, and bracing.

CONSTRUCTION MONITORING

1. In order to supply a PS4, the Structural Engineer construction monitoring as per the Construction Monitoring Inspection Schedule provided. Organise inspections at least 48 hours prior; ensure all work is finished at the time of inspection. Incomplete work will cause delays or re-inspections.
2. It is the Contractors responsibility to organise the required Construction Monitoring Service with the Structural Engineer. A PS4 will not be supplied in the event that all required Construction Monitoring has not occurred.
3. Confirmation and approval by the Engineer of assumed site parameters will be required prior to Structural Approval of any foundation elements.



CONCRETE - REINFORCING BAR DETAILS



BAR SIZE	MAIN STEEL	STIRRUPS AND TIES PLAIN	STIRRUPS AND TIES DEFORMED
6	30	12	24
10	50	20	40
12	60	24	48
16	80	32	64
20	100	40	80
25	150	75	150
32	192	96	192
40	240	120	240

MINIMUM DIAMETERS OF BENDS OF REINFORCING BARS

LAP LENGTHS FOR DEFORMED BARS (mm)

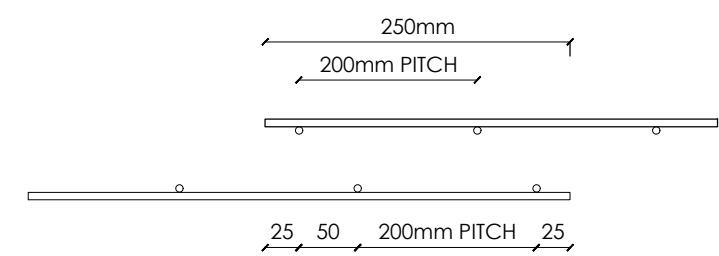
BAR SIZE	D BARS GRADE 300	HD BARS GRADE 500
10	400	600
12	480	720
16	640	960
20	800	1200
25	1000	1500
32	1280	1920

* 30 MPa CONCRETE CONSIDERED

CONCRETE COVER (mm)

SURFACE CASE	CONCRETE COMPRESIVE STRENGTH (MPa)		
	25	30	40
CAST AGAINST THE GROUND	75	75	75
CAST AGAINST DPM	50	50	50
EXTERIOR ENVIRONMENT WITHIN 500m OF HIGH TIDE	50	45	40
OTHER EXTERIOR ENVIRONMENT	40	35	30
INTERIOR ENVIRONMENT	25	20	20

MESH LAPPING DETAIL

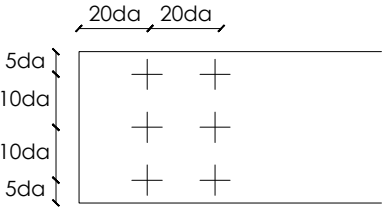


STEEL CONNECTIONS

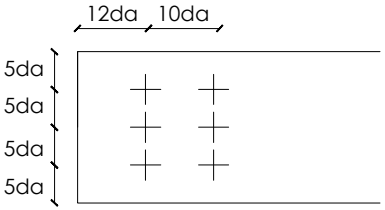
MINIMUM BOLT EDGE DISTANCES AND PITCH (mm)

BOLT SIZE	SHEARED OR HADN FLAME CUT	ROLLED PLATE, MACHINE FLAME CUT SAWN OR PANED EDGE	ROLLED EDGE OF ROLLED FLAT BAR OR SECTION	PITCH (PREFERRED)	PITCH (MINIMUM)
10	18	15	13	32	25
12	21	18	15	40	30
16	28	24	20	50	40
20	35	30	25	70	50
24	42	36	30	80	60
30	53	45	38	100	80
36	63	54	45	120	90

TIMBER FIXINGS

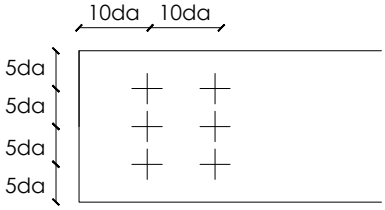


MINIMUM SPACING OF NAILS - NO PREBORING ALL TIMBER EXCEPT RADIATA PINE

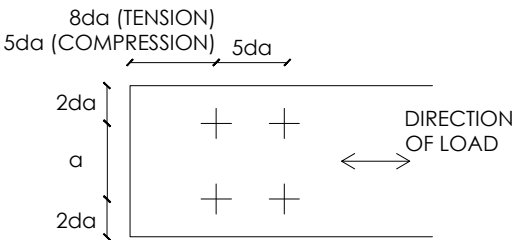


MINIMUM SPACING OF NAILS - NO PREBORING RADIATA PINE ONLY

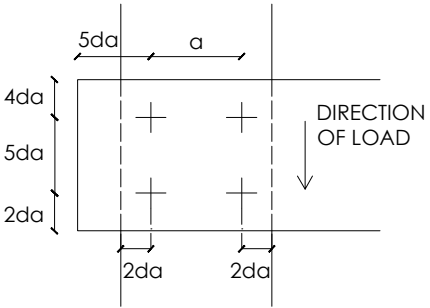
* da: DIAMETER OF THE FASTENER



MINIMUM SPACING OF NAILS AND SCREWS PREBORING 0.8da - ALL TIMBER



MINIMUM SPACING OF BOLTS LOADED PARALLEL TO GRAIN - ALL TIMBER



MINIMUM SPACING OF BOLTS LOADED PERPENDICULAR TO GRAIN - ALL TIMBER

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FOUNDATION
PLAN

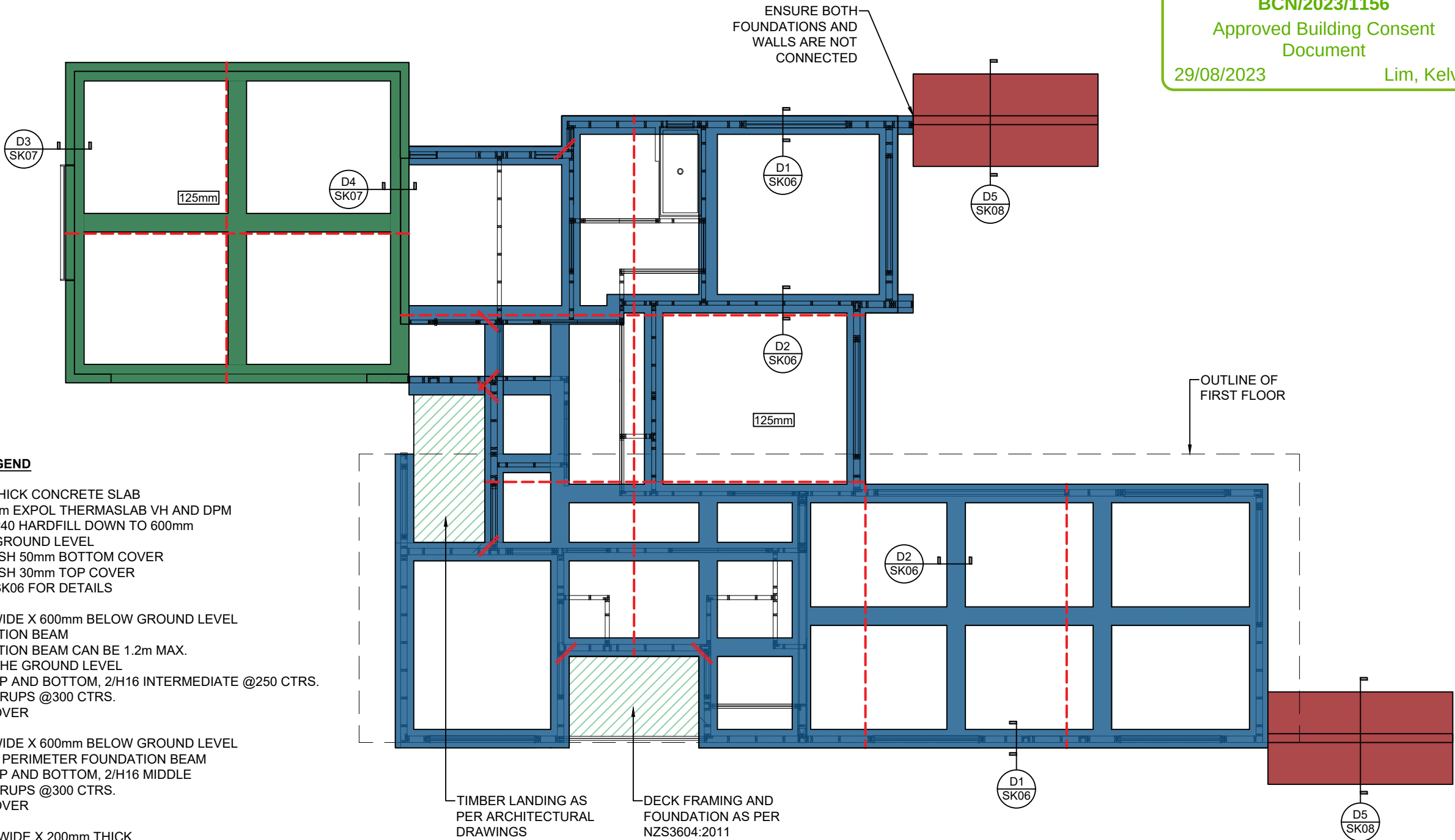
SK01

January 2023

FOUNDATION LEGEND

- 125mm** 125mm THICK CONCRETE SLAB
ON 300mm EXPOL THERMASLAB VH AND DPM
OVER AP40 HARDFILL DOWN TO 600mm
BELOW GROUND LEVEL
SE82 MESH 50mm BOTTOM COVER
SE72 MESH 30mm TOP COVER
SEE D1/SK06 FOR DETAILS
- 400mm** 400mm WIDE X 600mm BELOW GROUND LEVEL
FOUNDATION BEAM
FOUNDATION BEAM CAN BE 1.2m MAX.
ABOVE THE GROUND LEVEL
3/H16 TOP AND BOTTOM, 2/H16 INTERMEDIATE @250 CTRS.
R10 STIRRUPS @300 CTRS.
50mm COVER
- 400mm** 400mm WIDE X 600mm BELOW GROUND LEVEL
GARAGE PERIMETER FOUNDATION BEAM
3/H16 TOP AND BOTTOM, 2/H16 MIDDLE
R10 STIRRUPS @300 CTRS.
50mm COVER
- 2000mm** 2000mm WIDE X 200mm THICK
LANDSCAPING MASONRY WALL FOOTING
H16 @400 CTRS. BOTH DIRECTIONS
75mm COVER
- SHRINKAGE** SHRINKAGE CONTROL JOINTS AS PER NZS3604:2011 - 7.5.8.6
- 2/H12** 2/H12 DIAGONAL BARS - 1200MM LONG
- 300 kPa** 300 kPa ULTIMATE BEARING CAPACITY AT THE BASE OF
EXCAVATIONS TO BE CONFIRMED ON SITE DURING
CONSTRUCTION BY GEOTECHNICAL ENGINEER

FOUNDATION PLAN
scale 1:100



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Christchurch
City Council



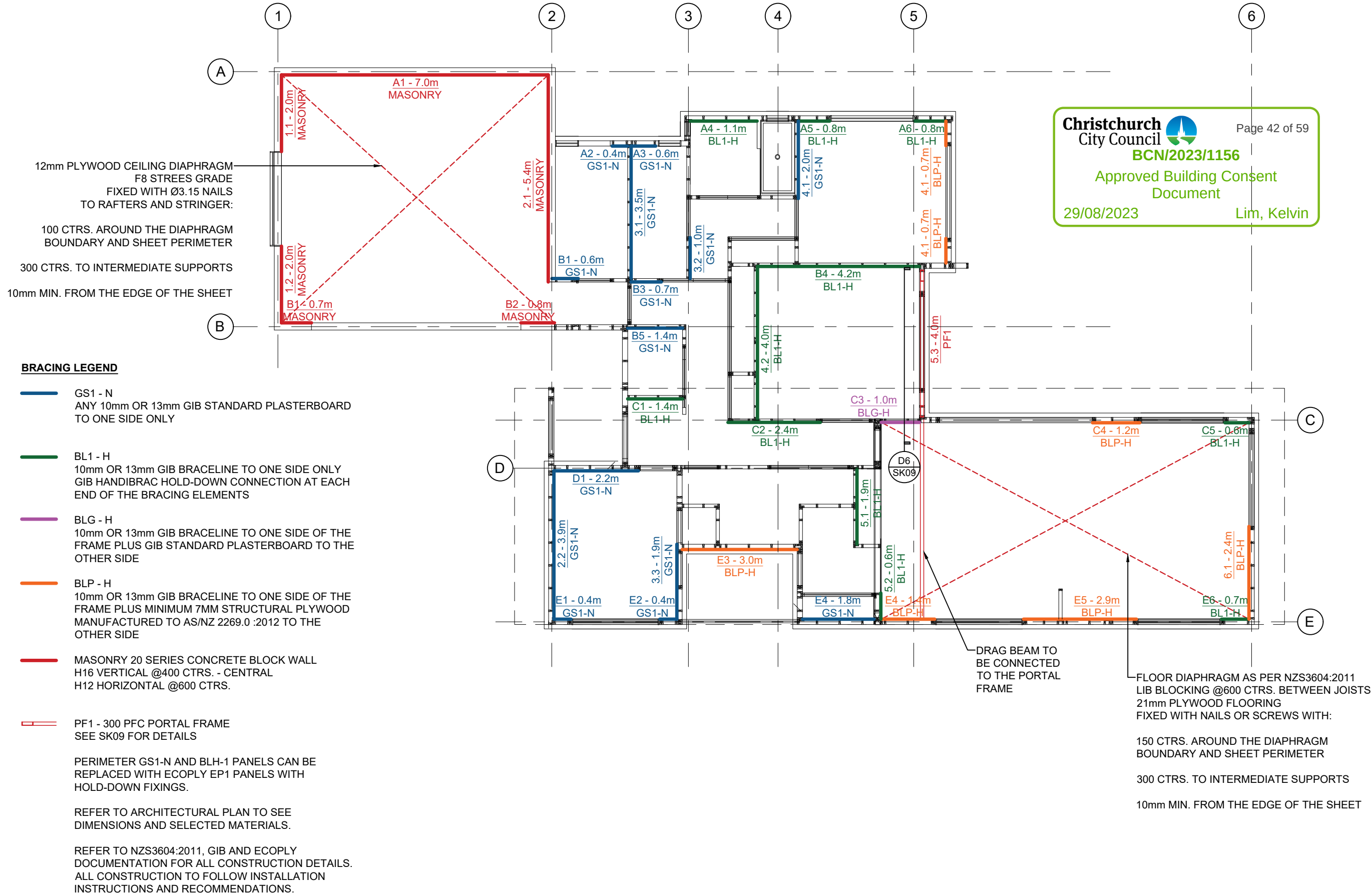
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BRACING
PLAN
GROUND
FLOOR
SK02

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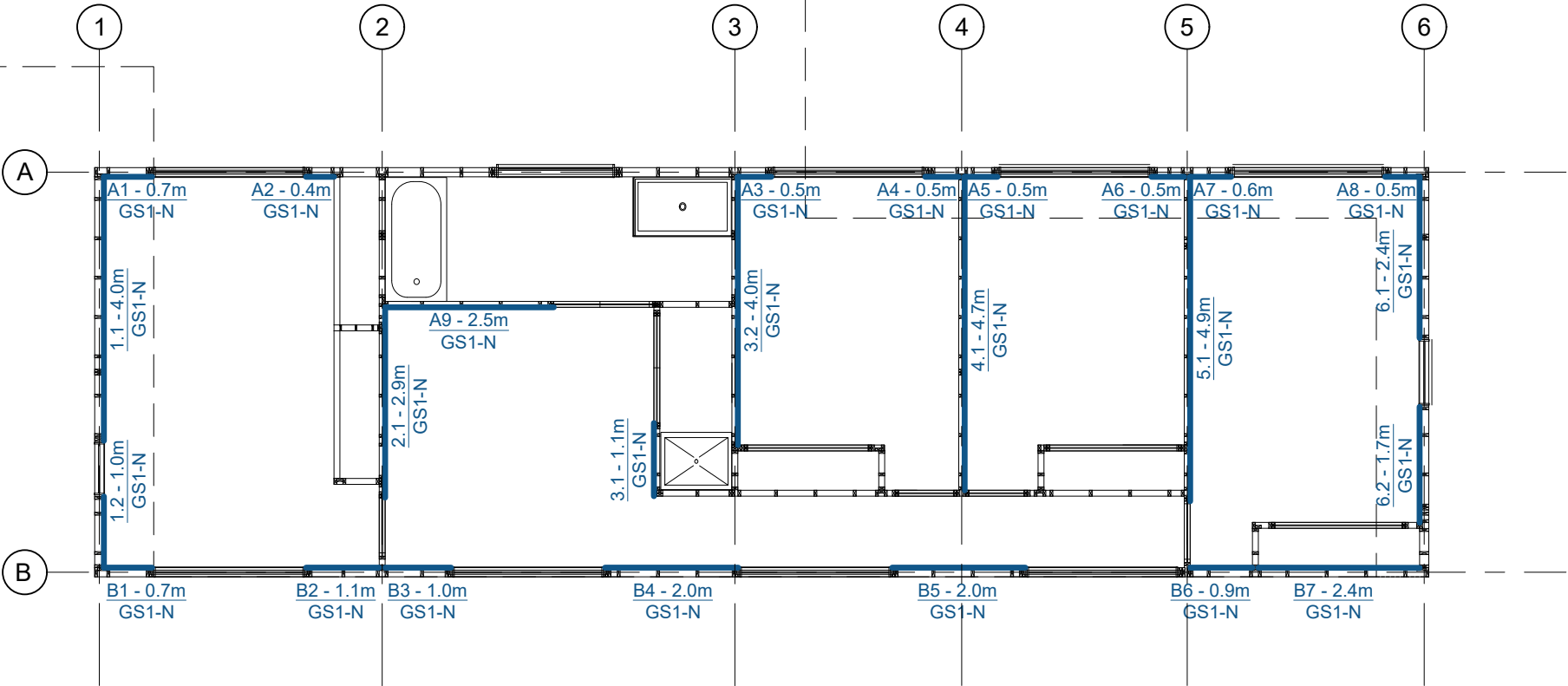
BRACING LEGEND

GS1 - N
ANY 10mm OR 13mm GIB STANDARD PLASTERBOARD
TO ONE SIDE ONLY

REFER TO ARCHITECTURAL PLAN TO SEE
DIMENSIONS AND SELECTED MATERIALS.

PERIMETER GS1-N PANELS CAN BE REPLACED WITH
ECOPLY EP1 PANELS WITH HOLD-DOWN FIXINGS.

REFER TO NZS3604:2011 AND GIB DOCUMENTATION
FOR ALL CONSTRUCTION DETAILS. ALL
CONSTRUCTION TO FOLLOW INSTALLATION
INSTRUCTIONS AND RECOMMENDATIONS.



BRACING PLAN - FIRST FLOOR
scale 1:100

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BRACING
PLAN
FIRST FLOOR

SK03

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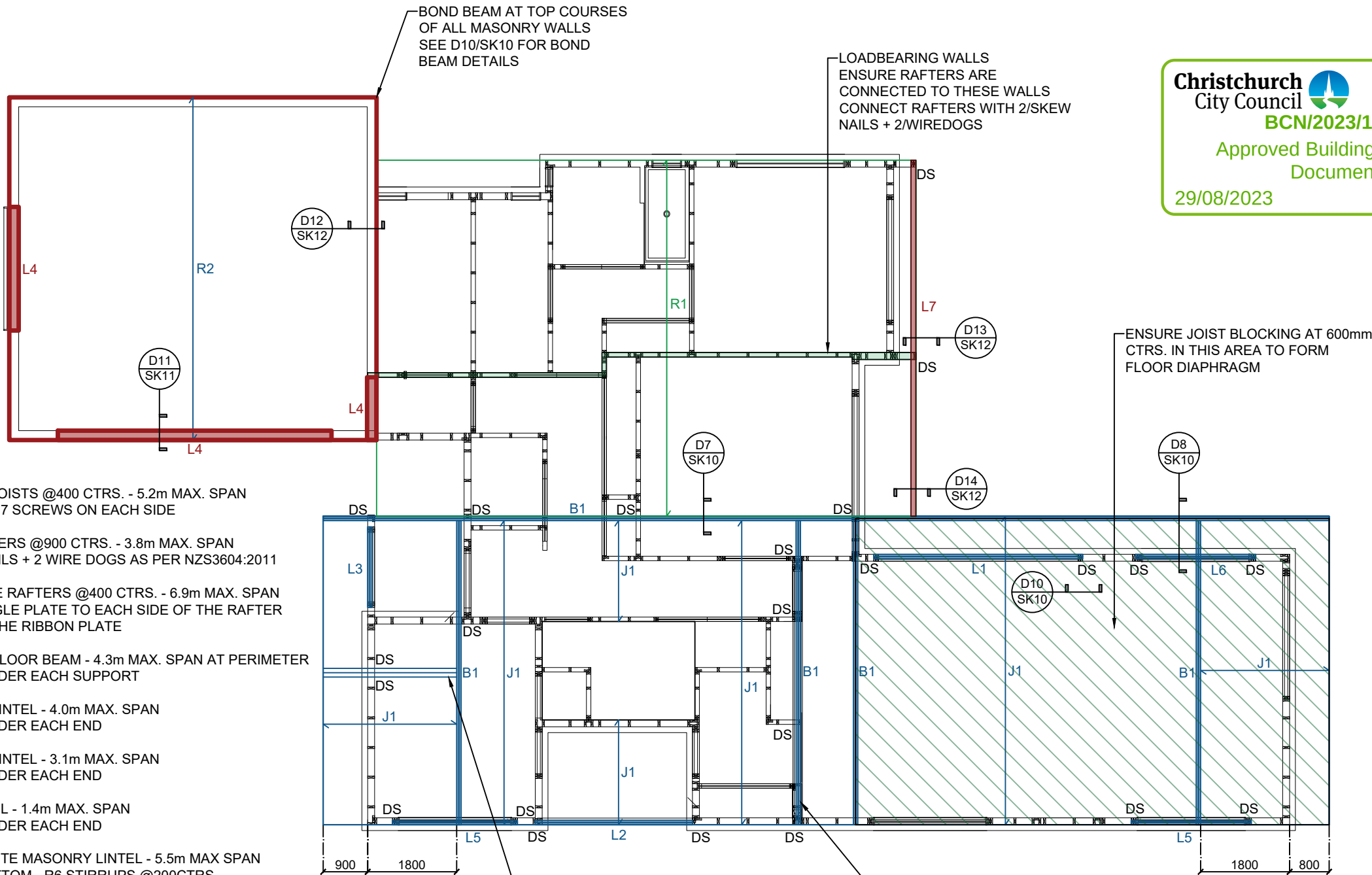
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ROOF AND
FLOOR
FRAMING PLAN
GROUND FLOOR

SK04

January 2023



ROOF FRAMING LEGEND

- J1** LIB300X88 FLOOR JOISTS @400 CTRS. - 5.2m MAX. SPAN
2/14gX75mm TYPE 17 SCREWS ON EACH SIDE
- R1** 2/190X45 SG8 RAFTERS @900 CTRS. - 3.8m MAX. SPAN
2/90X3.15 SKEW NAILS + 2 WIRE DOGS AS PER NZS3604:2011
- R2** LIB 300.88s GARAGE RAFTERS @400 CTRS. - 6.9m MAX. SPAN
PRYDA NAILON ANGLE PLATE TO EACH SIDE OF THE RAFTER
FULLY NAILED TO THE RIBBON PLATE
- B1** 2/300X45 HYSpan FLOOR BEAM - 4.3m MAX. SPAN AT PERIMETER
DOUBLE STUDS UNDER EACH SUPPORT
- L1** 2/360X45 HYSpan LINTEL - 4.0m MAX. SPAN
DOUBLE STUDS UNDER EACH END
- L2** 2/300X45 HYSpan LINTEL - 3.1m MAX. SPAN
DOUBLE STUDS UNDER EACH END
- L3** 2/140X45 SG8 LINTEL - 1.4m MAX. SPAN
DOUBLE STUDS UNDER EACH END
- L4** 20 SERIES CONCRETE MASONRY LINTEL - 5.5m MAX SPAN
2/H16 TOP AND BOTTOM - R6 STIRRUPS @200CTRS.
- L5** 2/240X45 SG8 LINTEL - 2.4m MAX. SPAN
DOUBLE STUDS UNDER EACH END
- L6** 2/290X45 SG8 LINTEL - 2.4m MAX. SPAN
DOUBLE STUDS UNDER EACH END
- L7** 200X100x6 RHS STEEL BEAM - 4.0m MAX. SPAN
DOUBLE STUDS UNDER ONE END AND INTERMEDIATE SUPPORT
SIDE CONNECTION TO PERIMETER B1 BEAM
- DS** DOUBLE STUD - SEE SK10 FOR CONNECTION DETAILS
- SOLID BLOCKING ABOVE THE WALLS AT THE PERIMETER AS PER
LUMBERWORX SPECIFICATIONS - SEE SK19 FOR DETAILS
- ROOF BRACING, FLOOR JOISTS AND RAFTER CONNECTIONS AS
PER NZS3604:2011 AND MANUFACTURER SPECIFICATIONS
- *OTHER LINTELS AS PER ARCHITECTURAL PLANS

ROOF AND FLOOR FRAMING PLAN - GROUND FLOOR
scale 1:100

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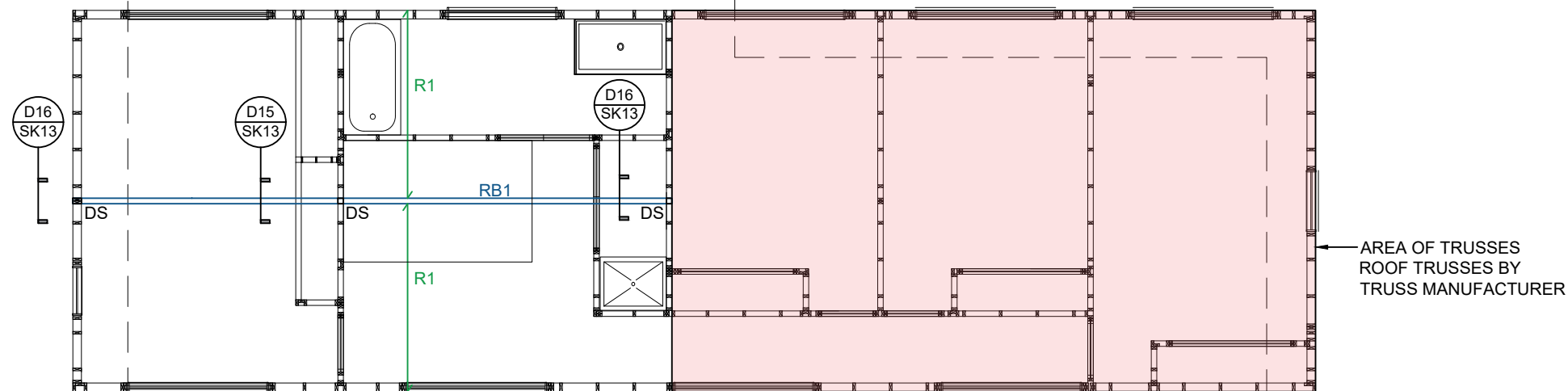
ROOF FRAMING LEGEND

- R3

240X45 SG8 RAFTERS @600 CTRS. - 3.5m MAX SPAN
2/90X3.15 SKEW NAILS + 2 WIREDOGS AS PER
NZS3604:2011
- RB1

2/300X45 HYPAN RIDGE BEAM - 5.3m MAX SPAN
SEE SK11 FOR DETAILS
- DS

DOUBLE STUD
MAKE SURE THAT THE RIDGE BEAM DOUBLE STUDS LAND
ONTO LOADBEARING WALLS BELOW
- ROOF BRACING AND RAFTER CONNECTIONS AS PER
NZS3604:2011
- *OTHER LINTELS AS PER ARCHITECTURAL PLANS



ROOF PLAN - FIRST FLOOR
scale 1:100

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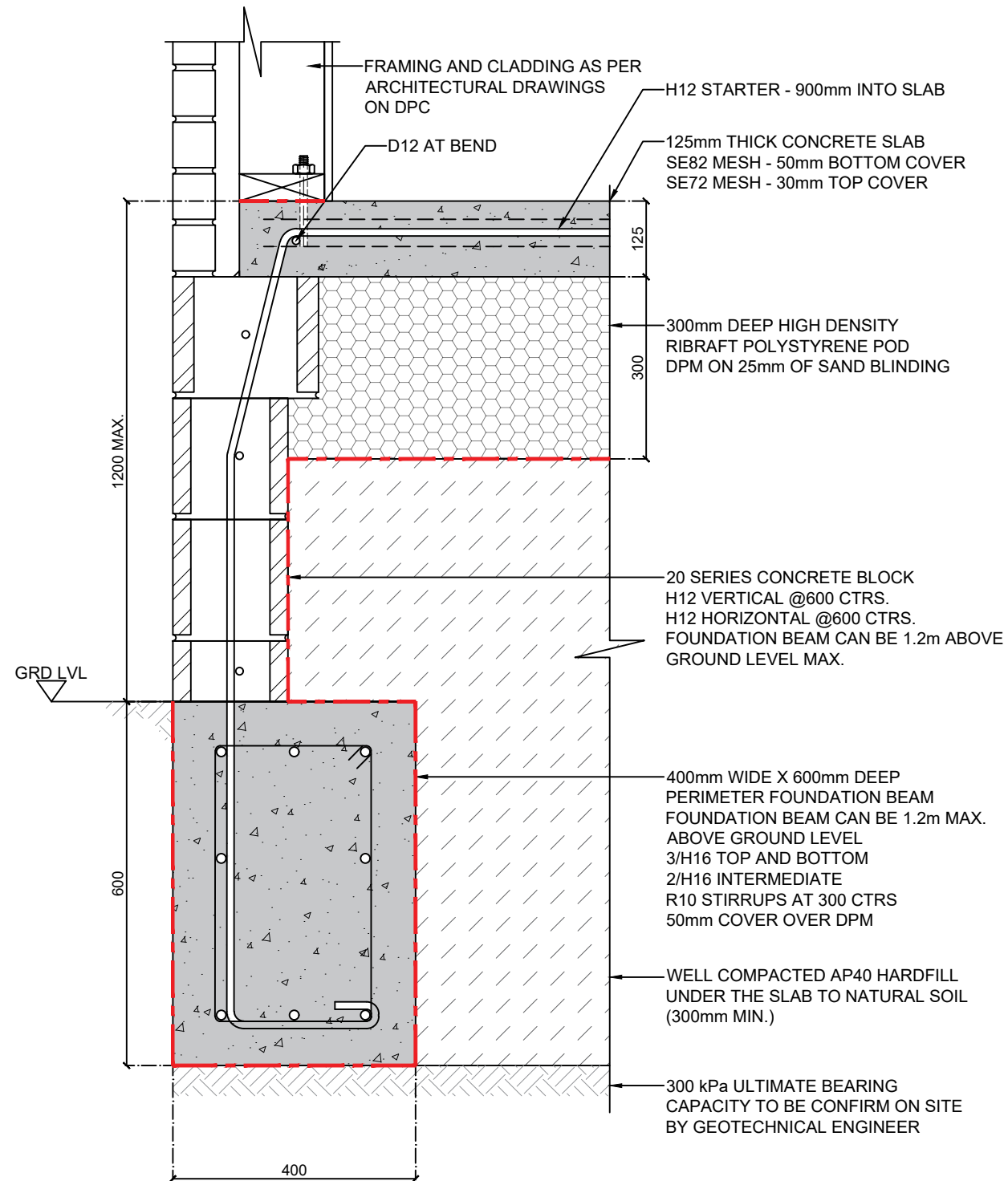
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ROOF
FRAMING PLAN
FIRST FLOOR

SK05

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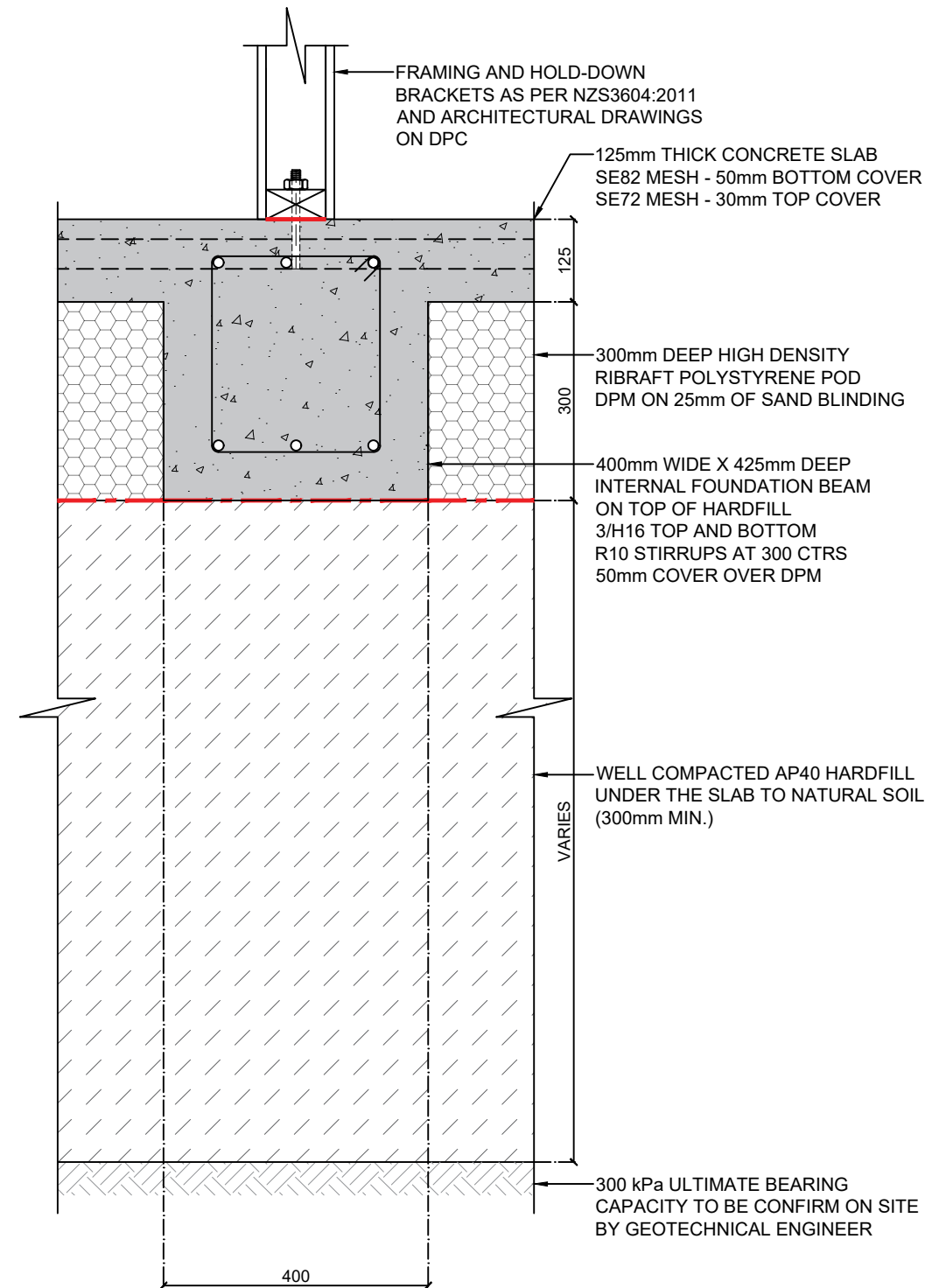
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D1 PERIMETER FOUNDATION BEAM - TYPICAL
SK01 scale 1:10

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D2 INTERNAL FOUNDATION BEAM - TYPICAL
SK01 scale 1:10

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FOUNDATION DETAILS

SK06

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55 PLYNLIMON ROAD

Strowan, Christchurch 8052

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FOUNDATION DETAILS

SK07

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BRICK VENEER AS PER ARCHITECTURAL DRAWINGS

20 SERIES MASONRY WALL
H16 VERTICAL @400 CTRS. - CENTRAL
H12 HORIZONTAL @600 CTRS.
HOOK INTO BOTTOM OF FOUNDATION BEAM

ROUGHEN THE SURFACE

D12 AT BEND

125mm THICK CONCRETE SLAB
SE82 MESH - 50mm BOTTOM COVER
SE72 MESH - 30mm TOP COVER

R10 STARTER - 600mm INTO SLAB

300mm DEEP HIGH DENSITY RIBRAFT POLYSTYRENE POD
DPM ON 25mm OF SAND BLINDING

400mm WIDE X 600mm BELOW GROUND LEVEL PERIMETER FOUNDATION BEAM
3/H16 TOP AND BOTTOM
2/H16 MIDDLE
R10 STIRRUPS AT 300 CTRS
50mm COVER OVER DPM

WELL COMPACTED AP40 HARDFILL UNDER THE SLAB TO NATURAL SOIL (300mm MIN.)

300 kPa ULTIMATE BEARING CAPACITY TO BE CONFIRM ON SITE BY GEOTECHNICAL ENGINEER

GRD LVL

FLOOR CLEARANCE AS PER ARCHITECTURAL DRAWINGS

600

D3 SK01 GARAGE PERIMETER FOUNDATION BEAM - TYPICAL scale 1:10

FRAMING AND HOLD-DOWN BRACKETS AS PER NZS3604:2011 AND ARCHITECTURAL DRAWINGS ON DPC

125mm THICK CONCRETE SLAB
SE82 MESH - 50mm BTM COVER
SE72 MESH - 30mm TOP COVER

ROUGHEN THE SURFACE

H12 L BAR INTO MASONRY WALL AND UPPER SLAB
600mm INTO MASONRY WALL AND UPPER SLAB
H12 AT BEND

300mm DEEP HIGH DENSITY RIBRAFT POLYSTYRENE POD
DPM ON 25mm OF SAND BLINDING

20 SERIES MASONRY WALL
H16 VERTICAL @400 CTRS. - CENTRAL
CONTINUE THROUGH UPPER MASONRY WALL
H12 HORIZONTAL @600 CTRS.

1000 MAX

WATERPROOFING TO ARCHITECTURAL DETAILS

INSTALL DRAIN AROUND PERIMETER AS PER ARCHITECTURAL DRAWINGS

ROUGHEN THE SURFACE

125mm THICK CONCRETE SLAB
SE82 MESH - 50mm BOTTOM COVER
SE72 MESH - 30mm TOP COVER

300mm DEEP HIGH DENSITY RIBRAFT POLYSTYRENE POD
DPM ON 25mm OF SAND BLINDING

400mm WIDE X 600mm BELOW GROUND LEVEL PERIMETER FOUNDATION BEAM
3/H16 TOP AND BOTTOM
2/H16 MIDDLE
R10 STIRRUPS AT 300 CTRS
50mm COVER OVER DPM

WELL COMPACTED AP40 HARDFILL UNDER THE SLAB TO NATURAL SOIL (300mm MIN.)

300 kPa ULTIMATE BEARING CAPACITY TO BE CONFIRM ON SITE BY GEOTECHNICAL ENGINEER

125

300

D12 AT BEND

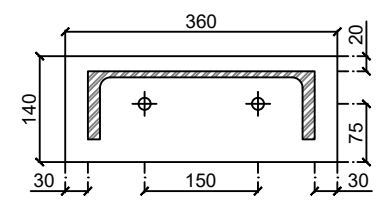
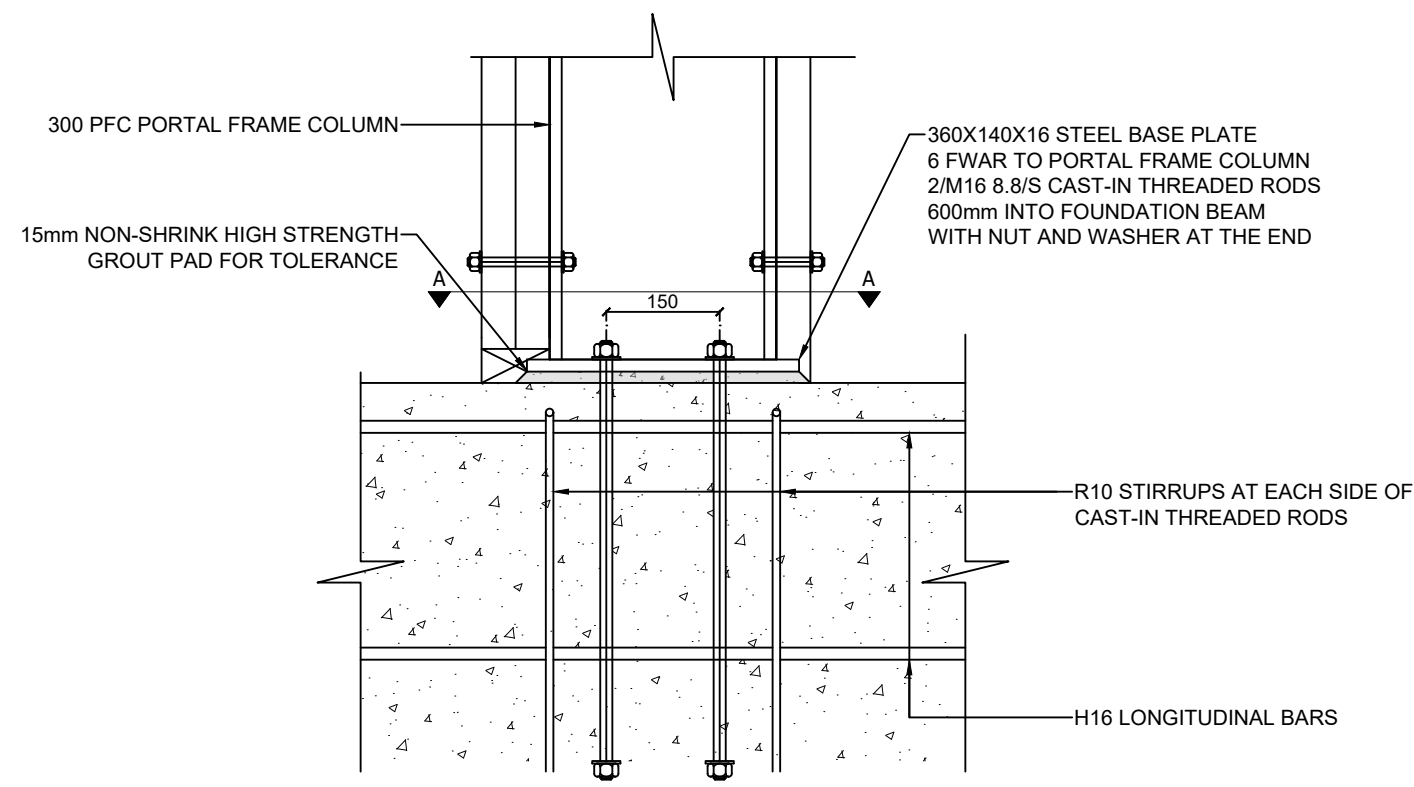
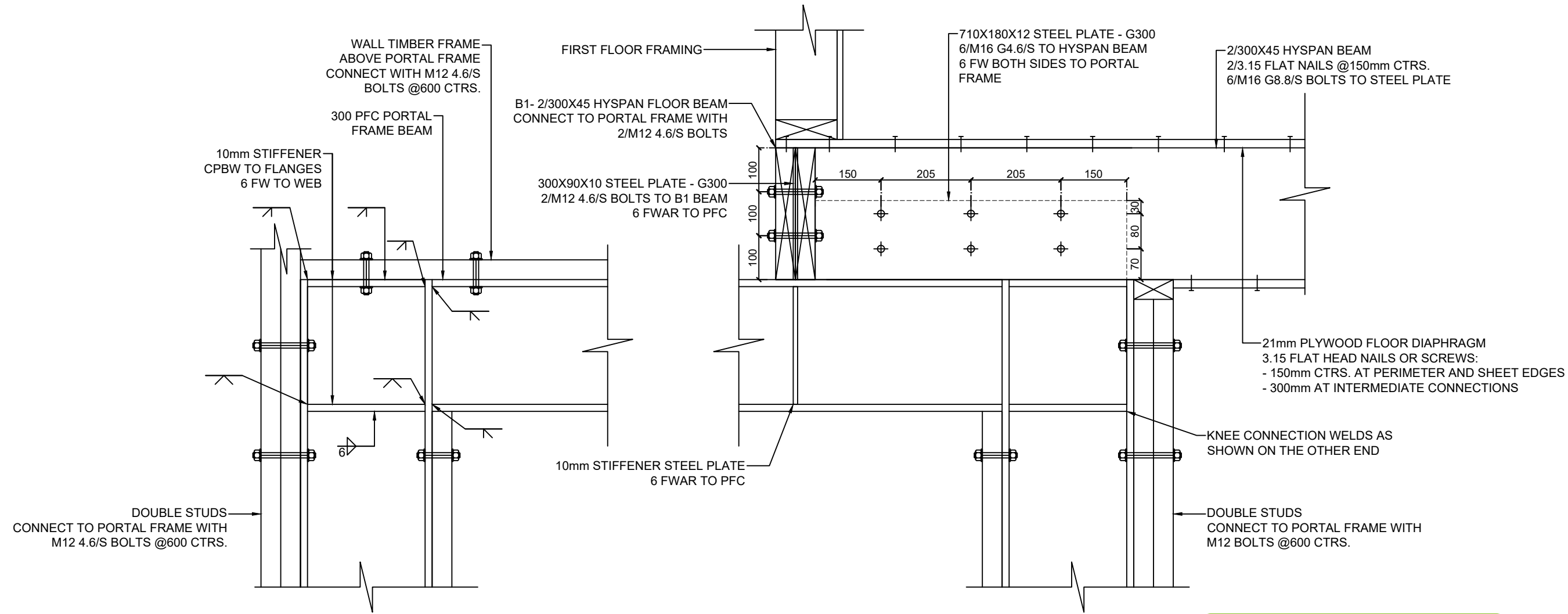
D4 SK01 GARAGE TO DWELLING FOUNDATION BEAM scale 1:10

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D6 PORTAL FRAME KNEE AND BASE CONNECTION
SK02
scale 1:10

A - A PORTAL FRAME BASE PLATE
scale 1:10

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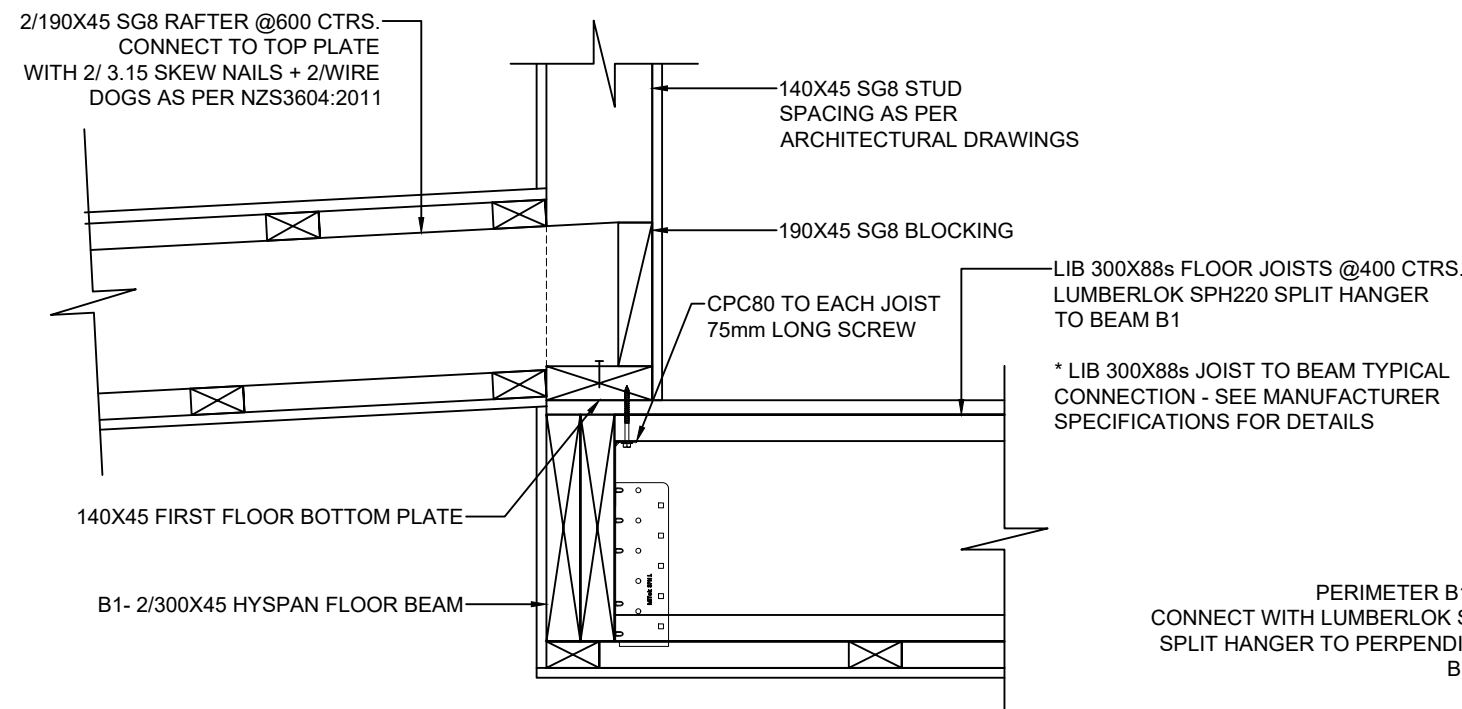
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PORTAL FRAME DETAILS

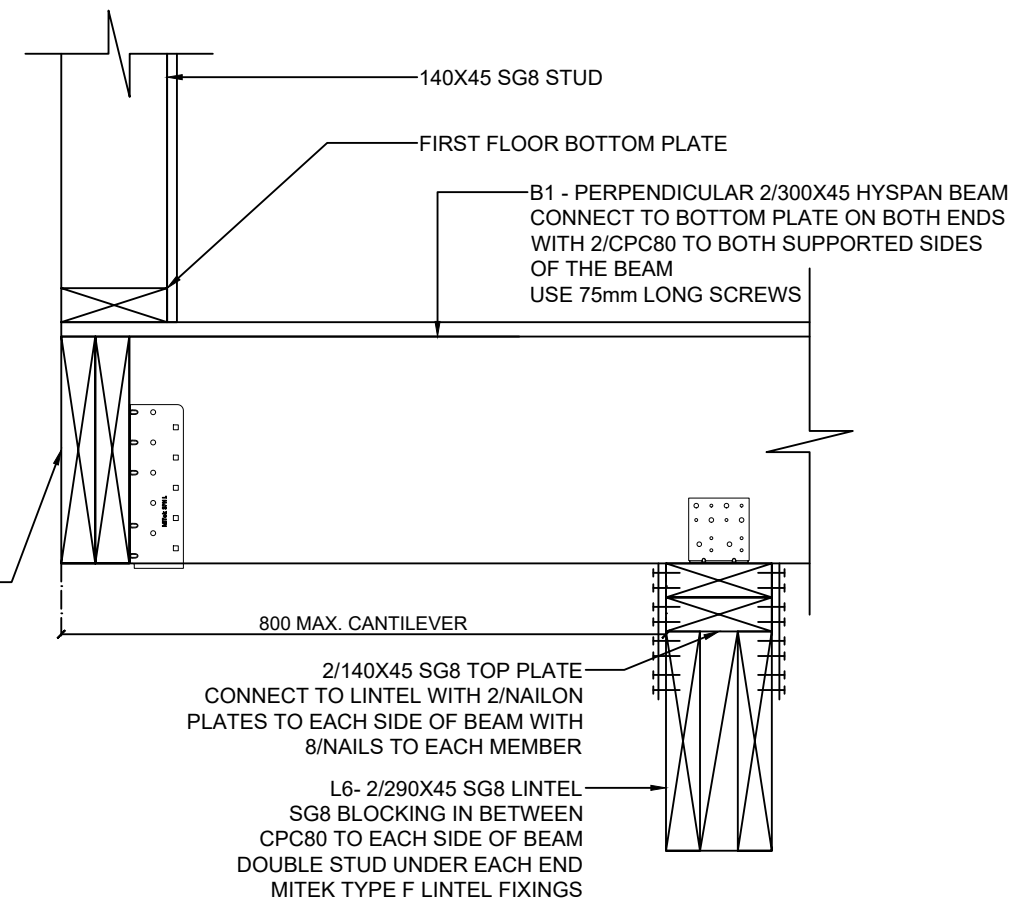
SK09
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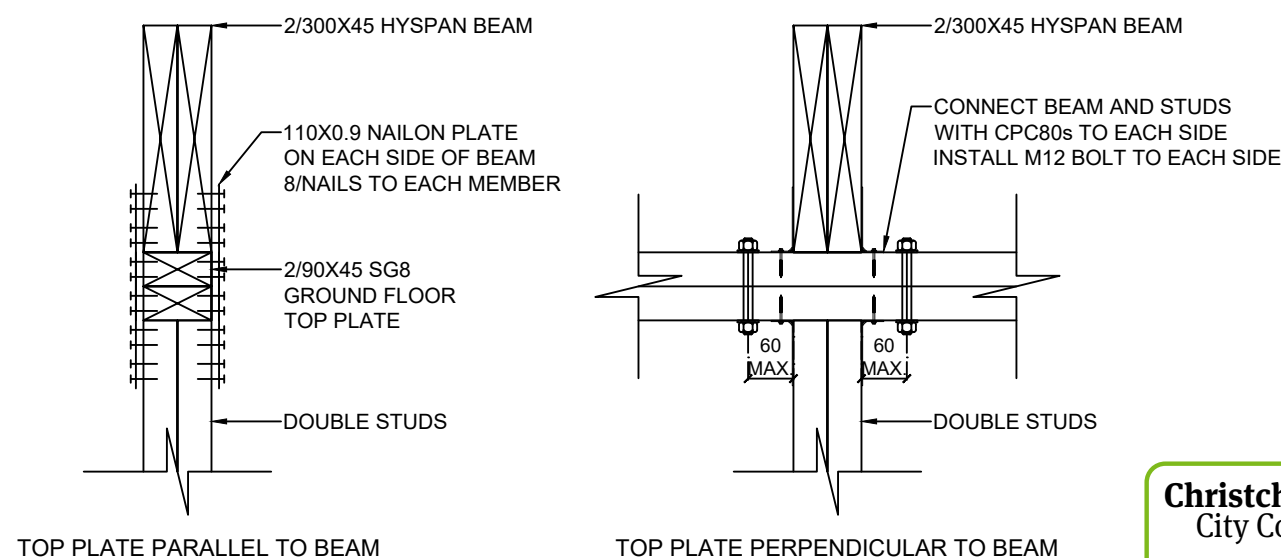


D7 SK04 B1 BEAM TO FLOOR JOIST AND RAFTER CONNECTION
scale 1:10

* TYPICAL JOIST SIDE CONNECTION TO BEAM AND LINTELS
* USE SAME DETAIL FOR CANTILEVER JOISTS TO BEAM CONNECTION

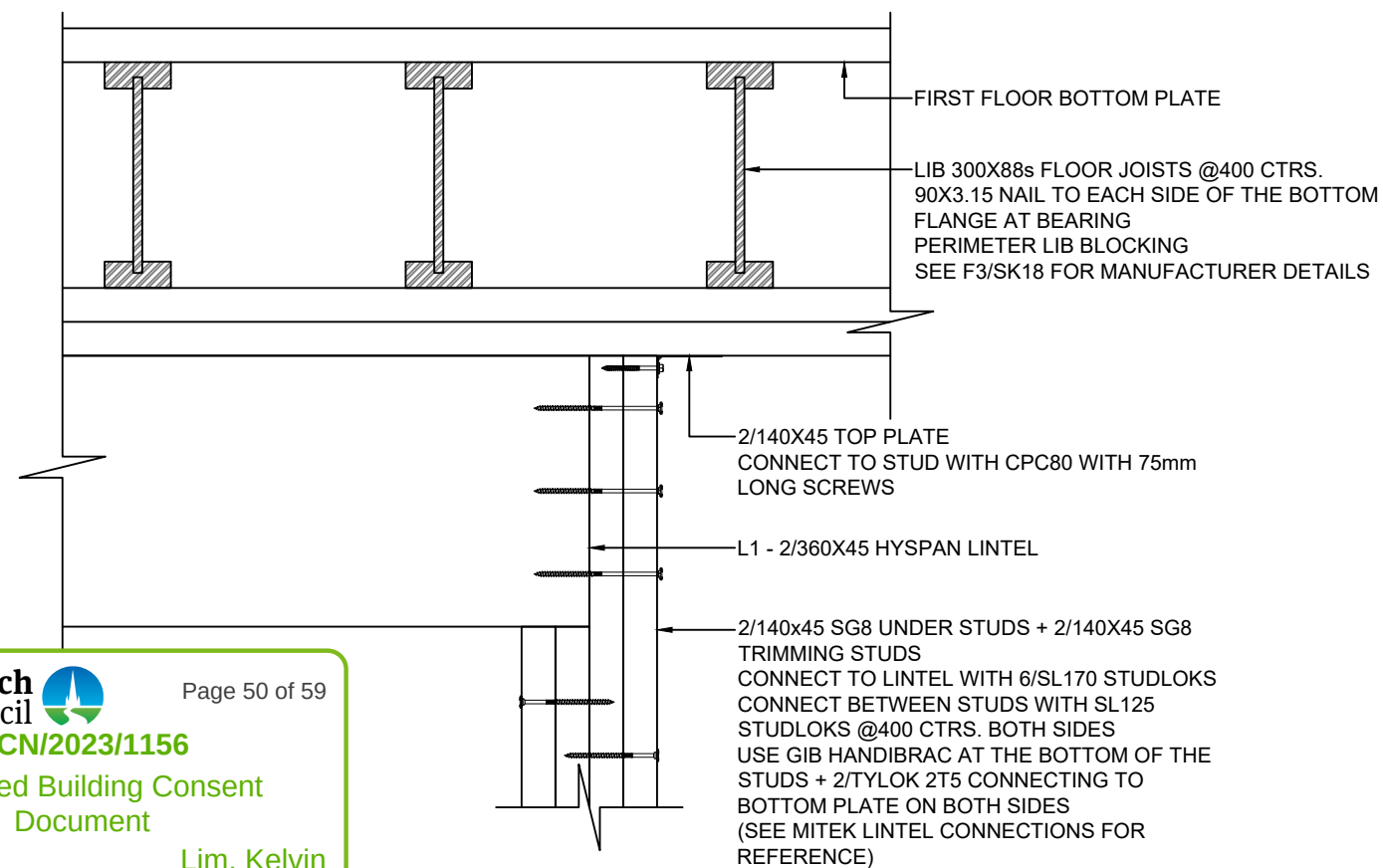


D8 SK04 B1 BEAM TO PERPENDICULAR FLOOR BEAM AND LINTEL CONNECTION
scale 1:10



D9 SK04 BEAM TO DOUBLE STUD CONNECTIONS - TYPICAL
scale 1:10

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D10 SK04 LINTEL TO DOUBLE STUD CONNECTION - TYPICAL
scale 1:10

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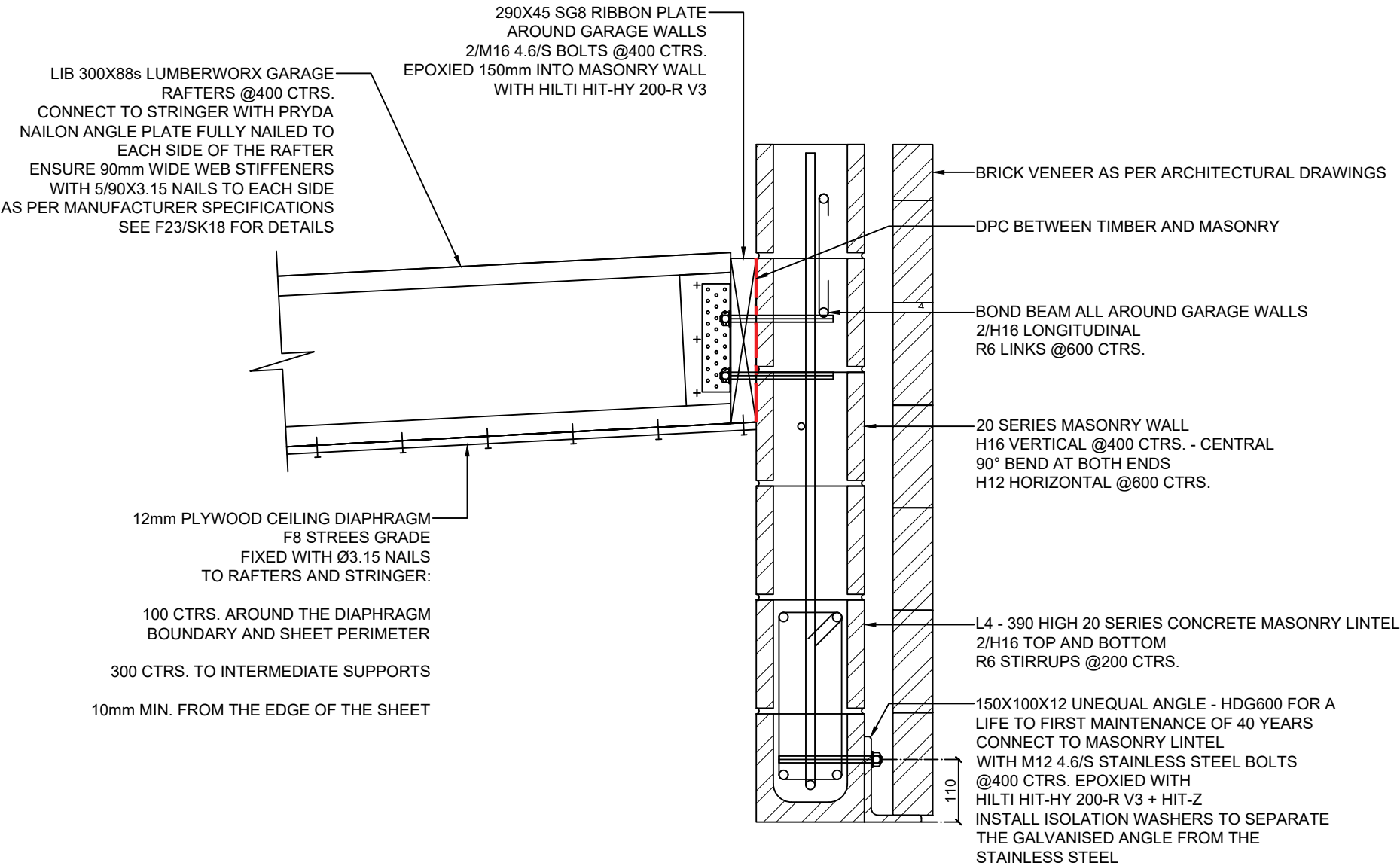
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FLOOR AND
ROOF
FRAMING
DETAILS
SK10

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D11
SK04 L6 GARAGE LINTEL TO RAFTER CONNECTION
scale 1:10

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SK11

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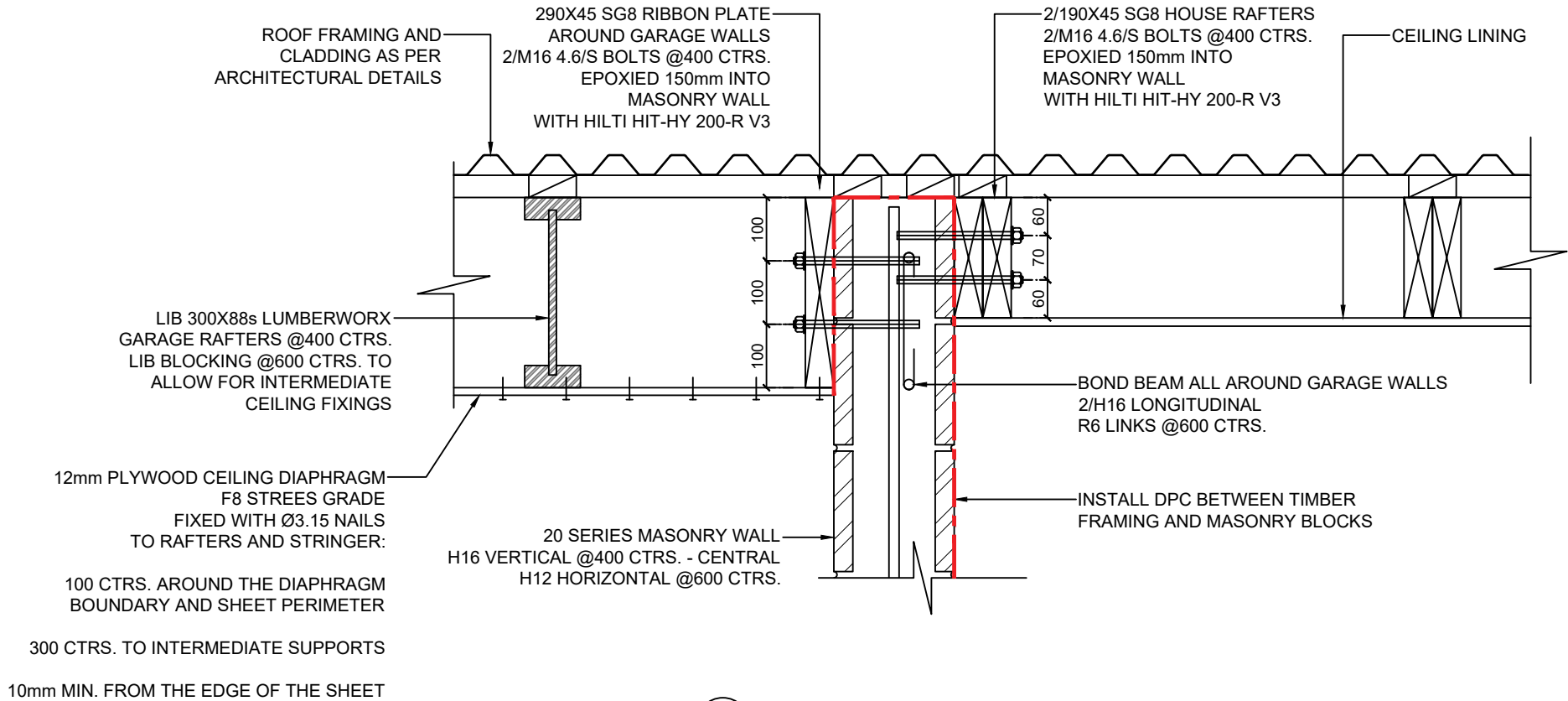
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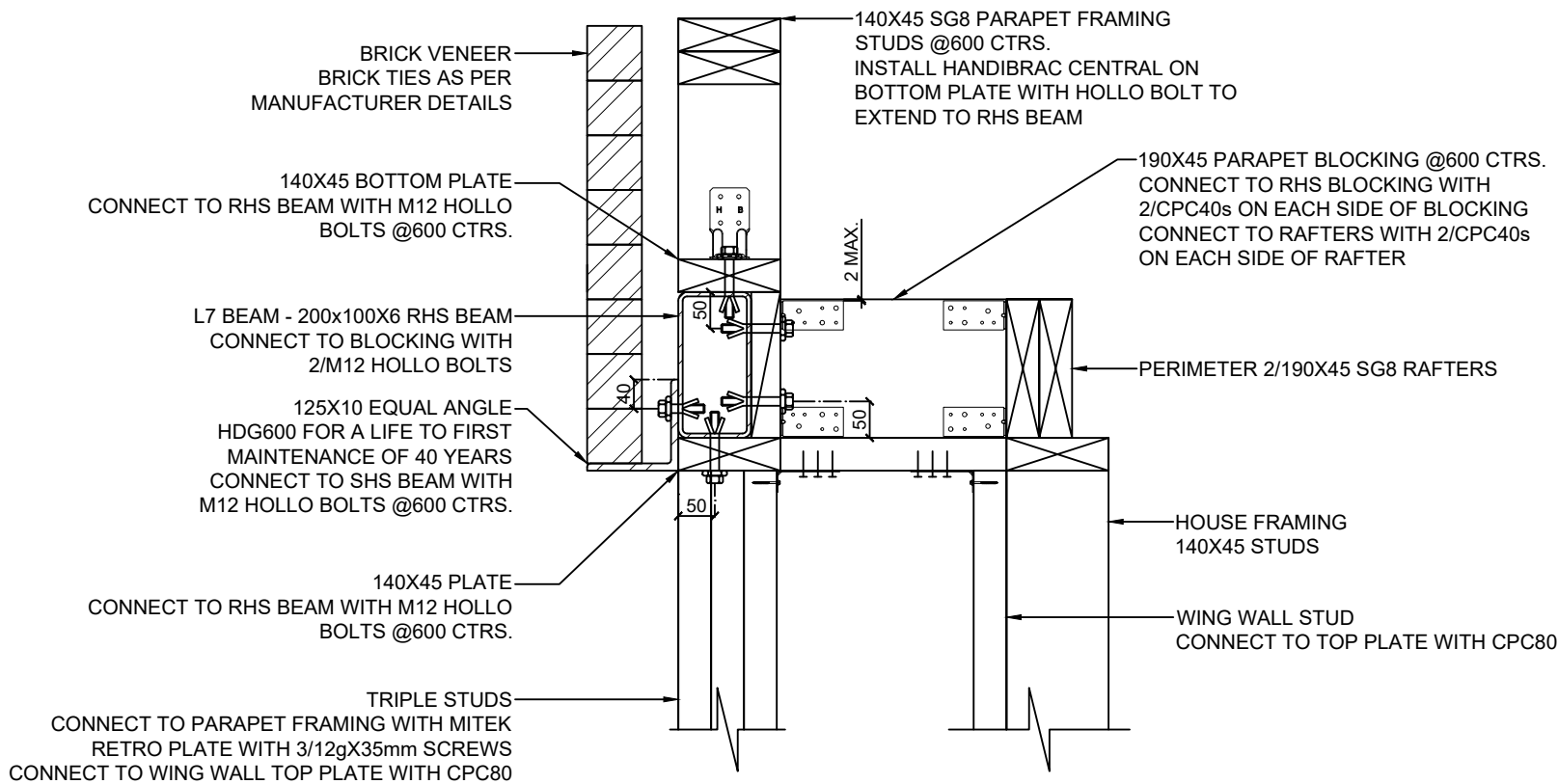
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ROOF
FRAMING
DETAILS
SK12

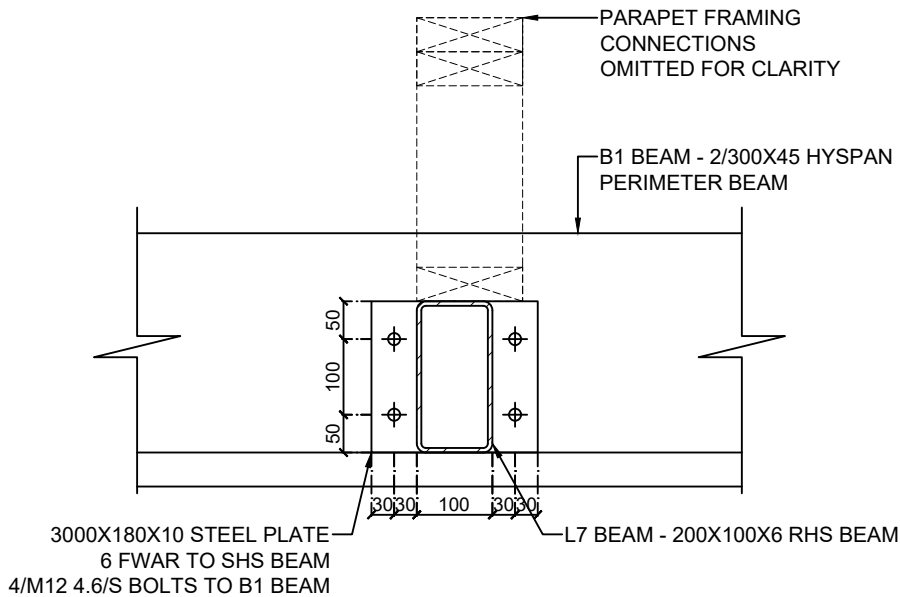
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D12 GARAGE TO HOUSE RAFTERS TRANSITION DETAIL
SK04 scale 1:10

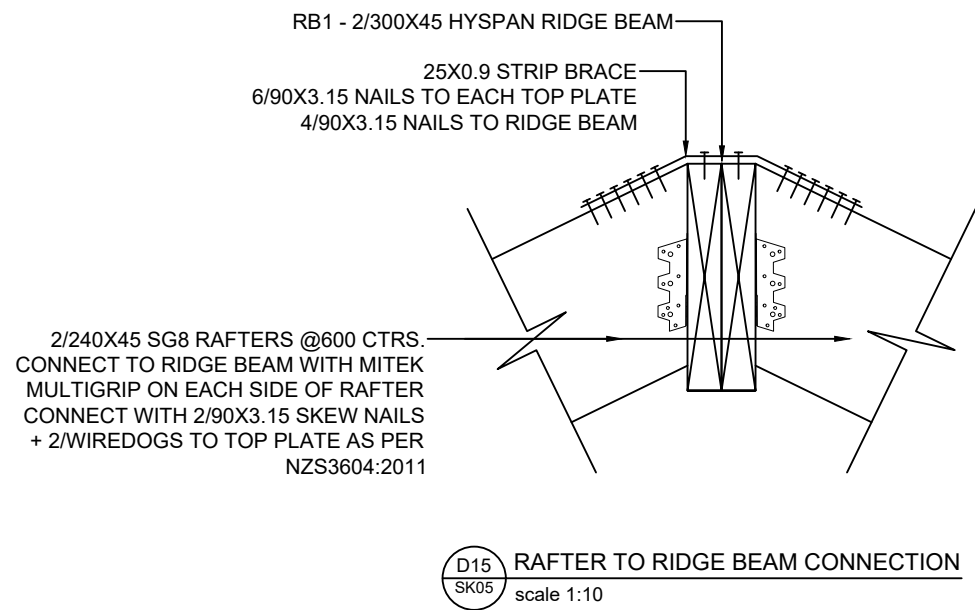


D13 L7 BEAM TO DOUBLE STUDS CONNECTION
SK04 scale 1:10



D14 L7 BEAM TO PERIMETER B1 BEAM CONNECTION
SK04 scale 1:10

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RB1 - 2/300X45 HYPAN RIDGE BEAM

110X0.9 NAILON PLATE
6/90X3.15 NAILS TO EACH TOP PLATE
4/90X3.15 NAILS TO RIDGE BEAM

TOP PLATE

2/140X45 SG8 UNDER STUDS +
2/140X45 SG8 TRIMMING STUDS
CONNECT TRIMMING STUDS TO RIDGE BEAM
WITH 2/M12 4.6/S BOLTS
CONNECT STUDS WITH
M12 4.6/S BOLTS @600 CTRS.

CONNECT STUDS TO BOTTOM PLATE WITH
CPC80 TO EACH SIDE OF THE STUDS - CENTRAL

140X45 SG8 BOTTOM PLATE

21mm PLYWOOD FLOORING

2/LIB 300X88s FLOOR JOISTS
2/14gX90 TYPE 17 SCREWS PER JOIST
TO FIRST FLOOR BOTTOM PLATE
INSTALL WEB STIFFENER AS PER
MANUFACTURER SPECIFICATIONS
SEE F23/SK18 FOR DETAILS
CONNECT TO B1 BEAM WITH
LUMBERLOK SPH220 SPLIT HANGER

D16
SK05

RIDGE BEAM TO STUDS CONNECTION

scale 1:10

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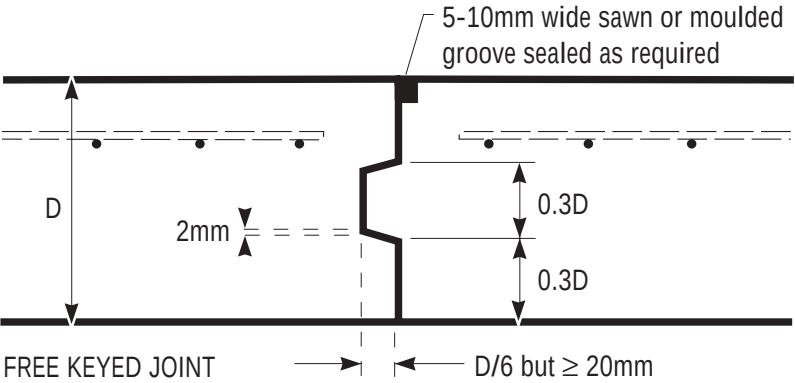
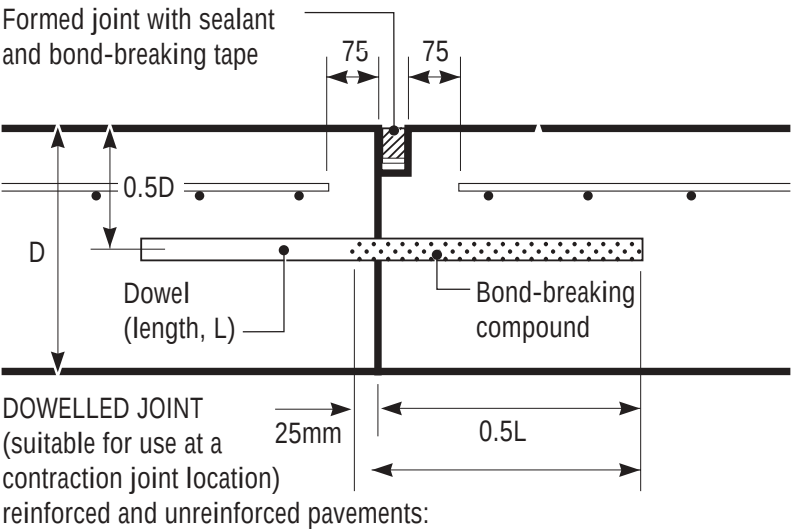
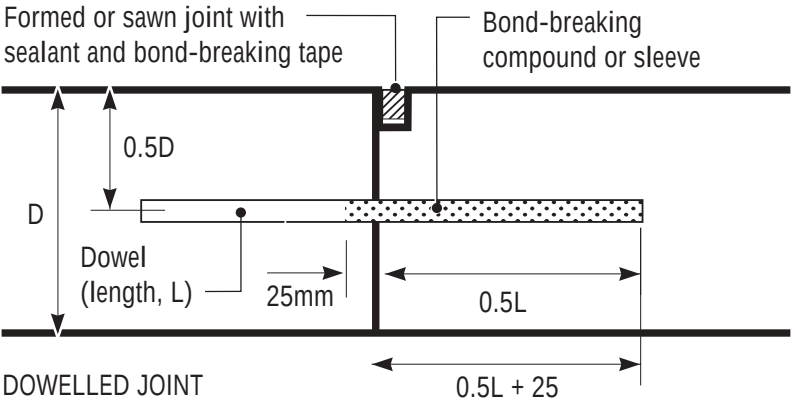
FLOOR AND
ROOF
FRAMING
DETAILS
SK13

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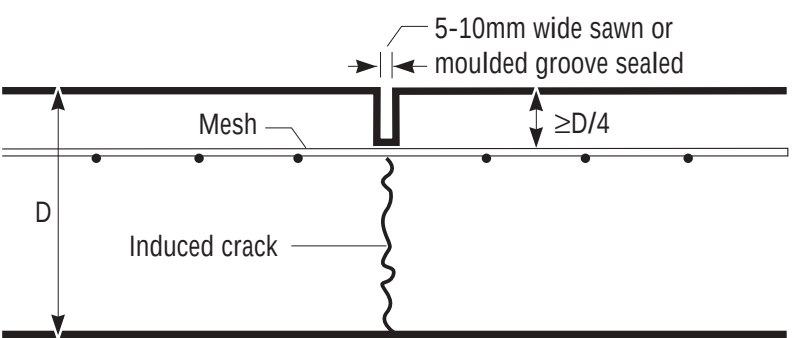
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FREE CONTRACTION JOINTS
(FORMED)



SHRINKAGE - FREE JOINT
scale NTS

TIED INDUCED JOINT
(The mesh must be set below the D/4)



SHRINKAGE - CONTROL JOINT
scale NTS

7.5.8.6 Shrinkage control joints

7.5.8.6.1 General

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

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

Shrinkage control joints may be cut at an angle as long as the included angle is not less than 60°.

Shrinkage control joints should be positioned where possible below *walls*.

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**SHRINKAGE
CONTROL
DETAILS**

SK14

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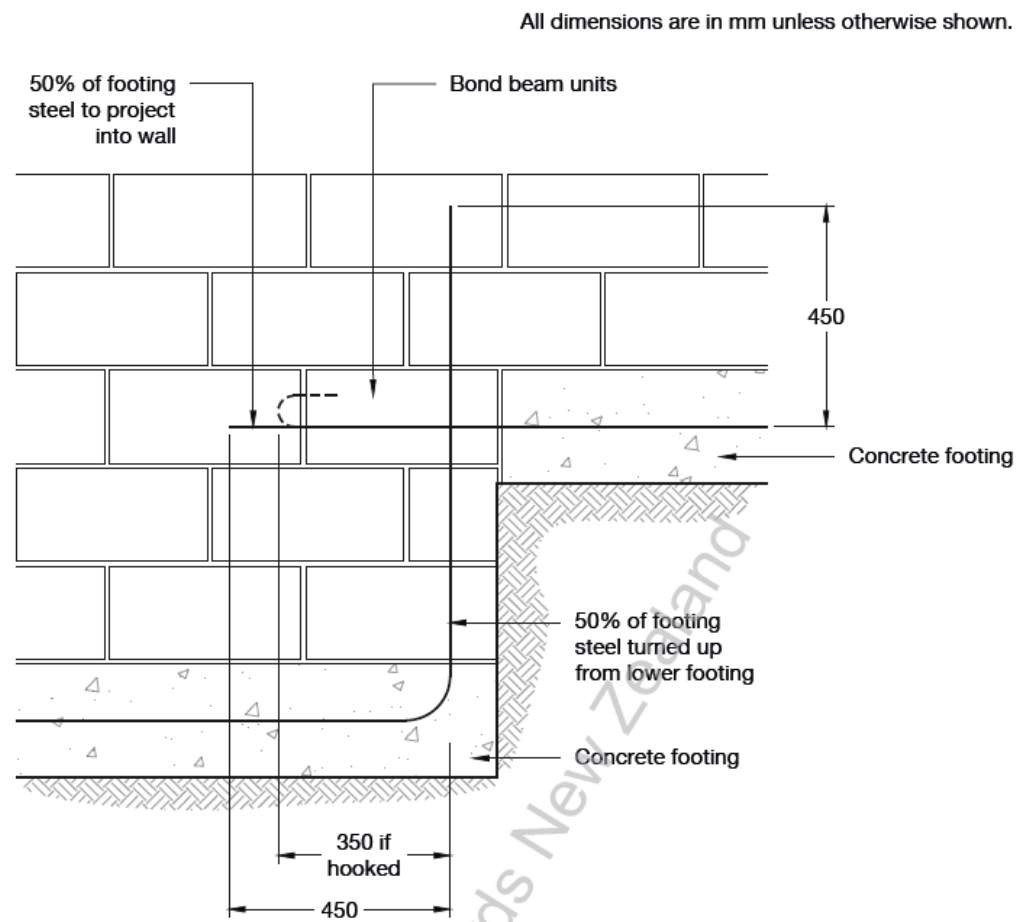
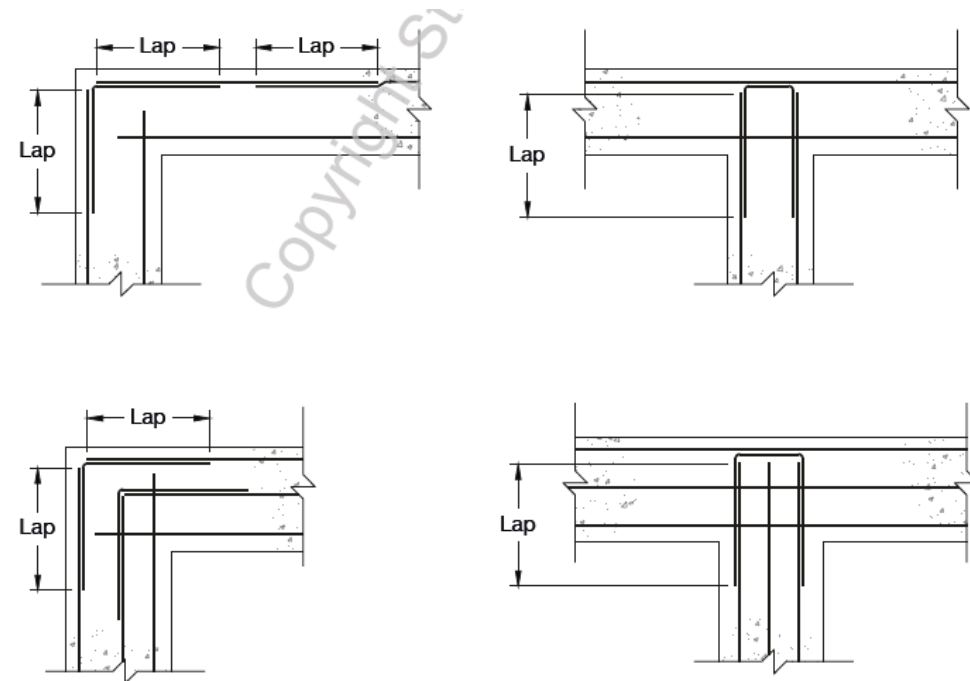


Figure 6.7 – Stepped footing (see 6.6.4)



NOTE – All lap lengths shall comply with 8.1.5.

Figure 6.8 – Reinforcement at footing intersections (see 6.6.5)

STEPPED RETAINING WALL FOUNDATION DETAIL
scale NTS

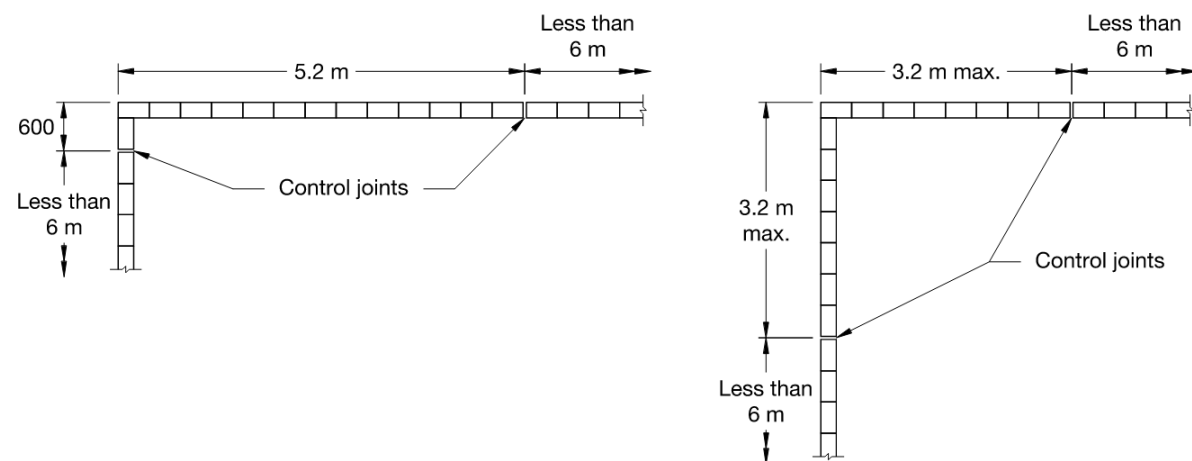


Figure 12.1 – Location of control joints for shrinkage (see 12.1.1)

WALL SHRINKAGE CONTROL JOINT - TYPICAL
scale NTS

FOOTING INTERSECTION REINFORCING - TYPICAL
scale NTS

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4.6 ROOFING – INSTALLATION

Framing

Frames should be at spacings to suit plywood thicknesses in Table 15A, page 25. Additional requirements for roof framing are:

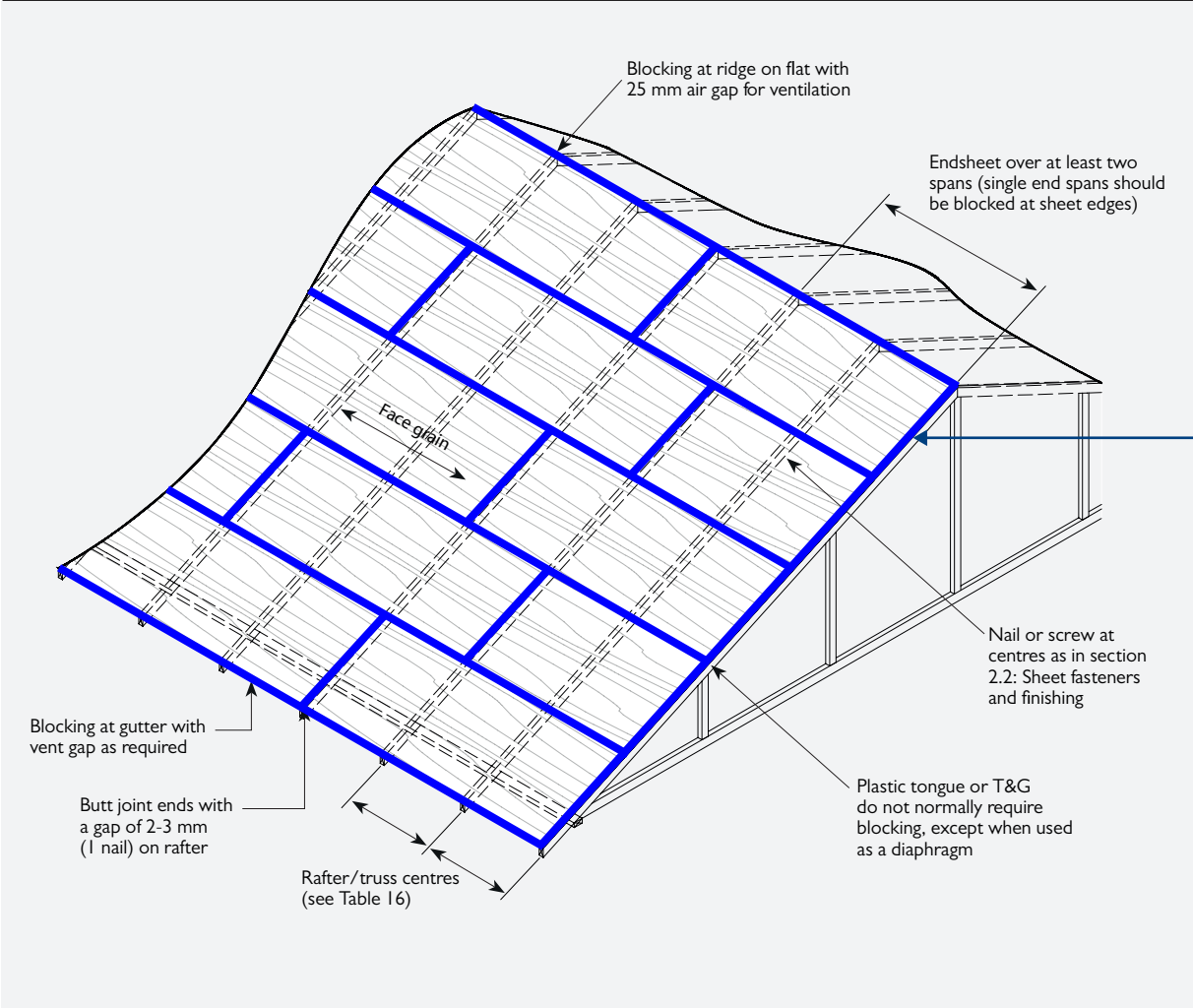
- Ensure top edges of framing are properly aligned
- Use dry Laserframe®, hyJOIST® or hySPAN® framing to lower moisture level in roof spaces, second floor spaces, and reduce differential truss, rafter or joist deflections

Blocking (nogs, dwangs)

- Block all edges of Ecoply Structural Square Edge plywood
- Block all edges at the ridge and gutter lines to prevent sag at capping or gutters

- Block for high face loads or under areas accessed for maintenance
- Blocking within the body of the roof is not required under tongue and grooved edges when using Ecoply Flooring & Roofing, unless required for framing stability or the plywood is being used as a diaphragm to resist horizontal wind or earthquake loads. In this case fixings transfer shear across the joints and details should be specified on drawings
- Use blocking on the flat to provide gaps where air flow is needed for ventilation
- Specific roofing suppliers may require blocking to suit their system

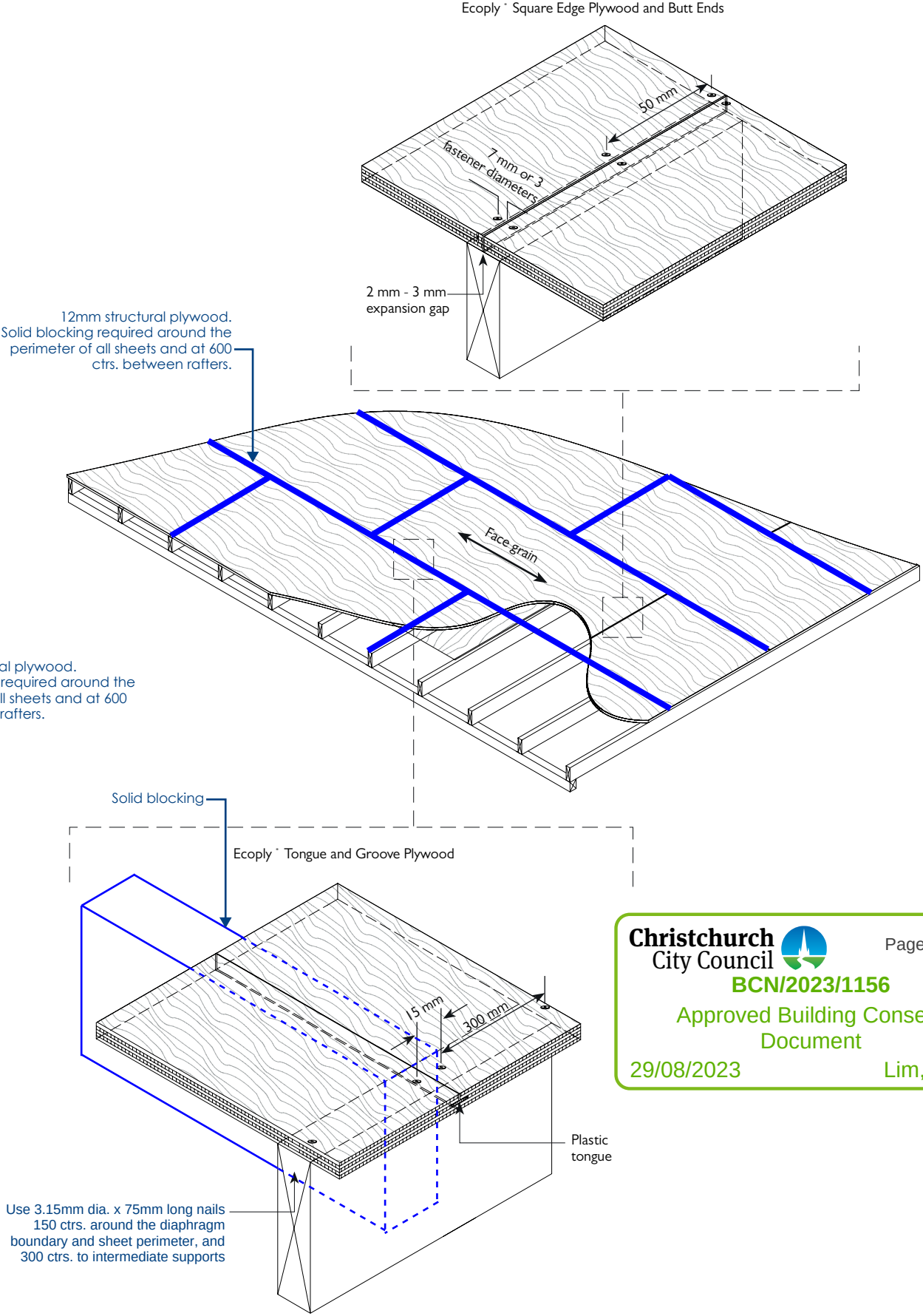
EC006: Sheet and framing layout



Sheet layout

- Ensure Ecoply sheets are dry before installation
- Place face grain at right angles to supports
- Sheets must be continuous over at least two spans (three framing members)
- Lay the sheets in a staggered pattern
- Allow sufficient clearance inside confining structure such as concrete or brick walls adjacent to the roof. Use extra allowances with large areas
- Allow clearance for ventilation as required

EC002: Fastener spacings from edges



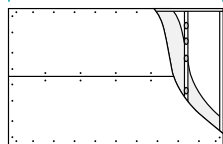
5.1.2 System Specifications



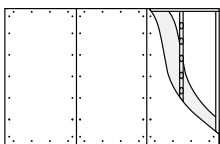
GS2-NOM

- 1. 10mm or 13mm GIB® Standard plasterboard fixed to each side of the wall framing
- 2. Corner fastening pattern applies (see p. 65)
- 3. 32 x 6g GIB® Grabber® screws or GIB® Grabber® Dual Thread screws at 300mm to perimeter
- 4. Panel hold downs not required
- 5. Centre of the sheet may be fixed with adhesive or fastenings at 300mm
- 6. Joints and fastener heads must be stopped
- 7. GIB® tape must be used in joints
- 8. Sheets may be fixed horizontally or vertically

Bracing Element – Plasterboard side shown



Horizontal Fixing

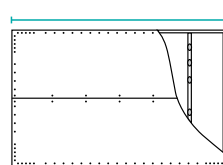


Vertical Fixing

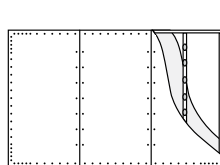
GS1-N

- 1. Any 10mm or 13mm GIB® plasterboard to one side of the wall only
- 2. Corner fastening pattern applies (see p. 65)
- 3. 32 x 6g GIB® Grabber® screws or GIB® Grabber® Dual Thread screws at 150mm to perimeter
- 4. Centre of the sheet may be fixed with adhesive or fastenings at 300mm
- 5. Panel hold downs not required
- 6. Joints and fastener heads must be stopped
- 7. GIB® tape must be used in joints
- 8. Sheets may be fixed horizontally or vertically

Bracing Element – Plasterboard side shown



Horizontal Fixing

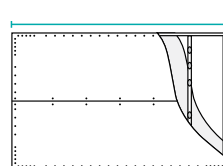


Vertical Fixing

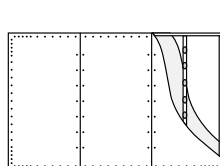
GS2-N

- 1. Any 10mm or 13mm GIB® plasterboard to both sides of the wall. Both sides fixed as bracing elements
- 2. Corner fastening pattern applies (see p. 65)
- 3. 32 x 6g GIB® Grabber® screws or GIB® Grabber® Dual Thread screws at 150mm to perimeter
- 4. Centre of the sheet may be fixed with adhesive or fastenings at 300mm
- 5. Panel hold downs not required
- 6. Joints and fastener heads must be stopped
- 7. GIB® tape must be used in joints
- 8. Sheets may be fixed horizontally or vertically

Bracing Element – Plasterboard side shown



Horizontal Fixing

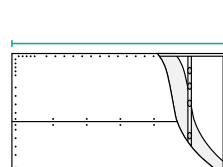


Vertical Fixing

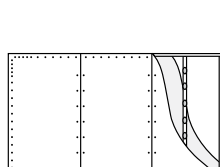
GSP-H

- 1. Any 10mm or 13mm GIB® plasterboard to one side of the wall
- 2. 7mm structural plywood to the other side
- 3. Corner fastening pattern applies (see p. 65)
- 4. 32 x 6g GIB® Grabber® screws or GIB® Grabber® Dual Thread screws at 150mm to perimeter (plasterboard side) 50 x 2.8mm FH nails at 150mm to perimeter. Corner fastening pattern not applicable to plywood side
- 5. Panel hold downs required
- 6. Centre of the sheet may be fixed with adhesive or fastenings at 300mm
- 7. Joints and fastener heads must be stopped
- 8. GIB® tape must be used in joints
- 9. Sheets may be fixed horizontally or vertically

Bracing Element – Plasterboard side shown



Horizontal Fixing



Vertical Fixing

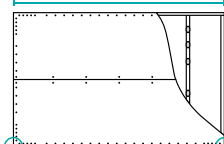


5.1.2 System Specifications

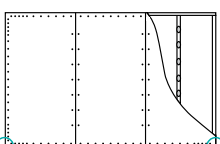
BL1-H

- 1. 10mm or 13mm GIB Braceline® to one side of the wall only
- 2. Corner fastening pattern applies (see p. 65)
- 3. 32 x 6g GIB® Grabber® screws or GIB® Grabber® Dual Thread screws at 150mm to perimeter
- 4. Centre of the sheet may be fixed with adhesive or fastenings at 300mm
- 5. Panel hold downs required
- 6. Joints and fastener heads must be stopped
- 7. GIB® tape must be used in joints
- 8. Sheets may be fixed horizontally or vertically

Bracing Element – Plasterboard side shown



Horizontal Fixing

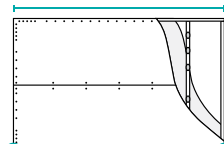


Vertical Fixing

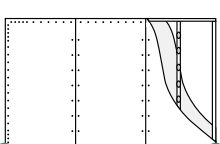
BLG-H

- 1. 10mm or 13mm GIB Braceline® to one side of the wall
- 2. Any 10mm or 13mm GIB® plasterboard to the other side. Both sides fixed as bracing elements
- 3. Corner fastening pattern applies (see p. 65)
- 4. 32 x 6g GIB® Grabber® screws or GIB® Grabber® Dual Thread screws at 150mm to perimeter
- 5. Centre of the sheet may be fixed with adhesive or fastenings at 300mm
- 6. Panel hold downs required
- 7. Joints and fastener heads must be stopped
- 8. GIB® tape must be used in joints
- 9. Sheets may be fixed horizontally or vertically

Bracing Element – Plasterboard side shown



Horizontal Fixing

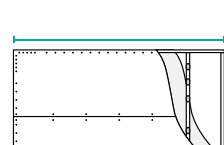


Vertical Fixing

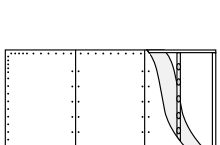
BLP-H

- 1. 10mm or 13mm GIB Braceline® to one side of the wall only
- 2. 7mm structural plywood to the other side
- 3. Corner fastening pattern applies (see p. 65)
- 4. 32 x 6g GIB® Grabber® screws or GIB® Grabber® Dual Thread screws at 150mm to perimeter (plasterboard side). 50 x 2.8mm FH nails at 150mm to plywood perimeter. Corner fastening pattern not applicable (plywood side)
- 5. Panel hold downs required
- 6. Centre of the sheet may be fixed with adhesive or fastenings at 300mm
- 7. Joints and fastener heads must be stopped
- 8. GIB® tape must be used in joints
- 9. Sheets may be fixed horizontally or vertically

Bracing Element – Plasterboard side shown



Horizontal Fixing



Vertical Fixing

For sheet substitution options refer to p. 14.

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3.3 ECOPLY® BRACING SPECIFICATION - EPI

Table 10: Singled Sided Structural Plywood Brace

Specification No.	Minimum Wall Length	Lining Requirements	BUs/m Wind	BUs/m Earthquake
EPI_0.4	0.4 m	Ecoply one side	80	95
EPI_0.6	0.6 m	Ecoply one side	95	105
EPI_1.2	1.2 m	Ecoply one side	120	135

Framing

Wall framing must comply with:

- NZBC B1 - Structure: AS1 Clause 3 Timber (NZS 3604)
- NZBC B2 - Durability: AS1 Clause 3.2 Timber (NZS 3602)

Framing dimensions and height are as determined by the NZS 3604 stud and top plate tables for load bearing and non load bearing walls. Kiln dried verified structural grade timber must be used. Machine stress graded timber, such as Laserframe® of SG8 stress grade minimum, is recommended.

Bottom plate fixing

Use GIB Handibrac® hold-down connections at each end of the bracing element. Refer to manufacturer installation instructions supplied with the connectors for correct installation instructions and bolt types to be used for either concrete or timber floors. Within the length of the bracing element, bottom plates are fixed in accordance with the requirements of NZS 3604.

Lining

One layer of 7 mm, 9 mm or 12 mm Ecoply plywood fixed directly to framing. If part sheets are used, ensure nailing at required centres is carried out around the perimeter of each sheet or part sheet. A 2-3 mm expansion gap should be left between sheets.

Fastening the Ecoply® panels

Fasten with 50 x 2.8 mm hot dipped galvanised or stainless steel flat head nails for direct fix. Place fasteners no less than 7 mm or 3 fastener diameters from sheet edges. Screws cannot be used. Power driven nails are suitable. Do not overdrive, nails must be full round head.

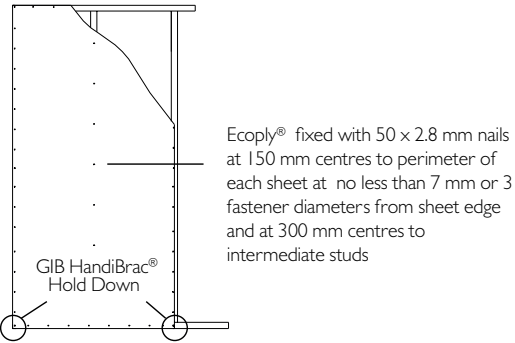
Fasteners for H3.2 CCA treated Ecoply® panels

Where fasteners are in contact with H3.2 CCA treated timber or plywood, fasteners shall be a minimum of hot dip galvanised.

In certain circumstances stainless steel fasteners may be required. Refer to Table 8 of the Ecoply Specification and Installation Guide for these circumstances and further fastener selection advice. Where stainless steel nails are required, annular grooved nails must be used.

Fastening centres

Fasteners are placed at 150 mm centres around the perimeter of each sheet and 300 mm centres to intermediate studs. Where more than one sheet forms the brace element each sheet must be nailed off independently.



ECOPLY BRACING WALLS
scale NTS

Christchurch
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WALLS

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Blocking option for lateral support

F3

LIB Blocking. Cannot be used on external boundary unless all joists are treated to approved level

Web Stiffeners under concentrated loads

F5

Under an external load bearing wall, a (minimum) 25mm rimboard must be fitted parallel to the outer side of the LIB.

The web of the LIB must be positioned over the framing studs below.

Where multiple studs carrying loads from above bear on the LIB and rimboard, web stiffeners must be fitted to the inside of the LIB.

Alternatively, use 2x45mm solid members as a parallel boundary joist in accordance with NZS3604:2011 (see F6)

A web stiffener must be fitted under multiple studs carrying loads from above

LIB

Blocking between LIB's

F7

A load bearing wall above shall align vertically with the wall below. Other conditions such as offset walls are not covered by this detail

LIB blocking is required between LIB's under load bearing walls

90x3.15mm nails at 200mm centres

Joists bearing on intermediate wall

F8

Minimum bearing surface of wall or beam to be 63mm

100mm strap nail both sides of top flanges. Flooring sheet to cover joints

Minimum 45mm bearing required where joined on intermediate wall or beam

One 90x3.15 nail through each side of the flange into the supporting member

One 90x3.15 nail each side of each LIB

Double LIB joist hanger

F12

Split hangers at ends. 90mm web stiffeners both sides, both joists

90mm web stiffeners inside of both joists at every 1/3 of span

Typical joist hanger connections

F13

Face mounted hanger

Top mounted hanger

Web stiffener

Partial depth hanger

Web stiffeners must be fitted to LIBs when the top flange is not supported by the hanger

All hangers must be fitted in accordance with manufacturers instructions and fixings supplied. See MITEK & PRYDA

Blocking for non load bearing wall bracing

F17

Blocking for Non Load bearing Bracing Wall Support.

Tie down to wallboard manufacturers instructions

Multigrip fully nailed both sides. (Total 4)

LVL or timber full depth blocking

Web stiffener or packing block both sides of joist

Web stiffeners

F23

Bearing web Stiffeners

3—6mm gap to top. Fit tight to bottom

| 90 |

| 90 |

Fix web stiffeners with 5/90x3.15 nails fully penetrating the three members (2 stiffeners plus LIB web)

Web stiffener Concentrated Load

3—6mm gap to bottom. Fit tight to top under load

| 90 |

Web Stiffeners

Web stiffeners are blocks of plywood added to the sides of an LIB web for additional support under concentrated or bearing loads.

LIB's used in accordance with the span tables in this guide do not require stiffeners unless:

1. The sides of joist hangers (eg partial face hangers) do not support the top flange of the I-beam to prevent torsional buckling, or

2. Connections through the web area are necessary, or

3. There are concentrated loads from girder trusses or lintels above.

Stiffeners can be supplied with LIB joists or field cut on the job.

The minimum web stiffener size for all LIB's is **25mm** thick x **90mm** minimum width.