

RESIDENTIAL DEVELOPMENTS

NEW HOME WITH ATTACHED GARAGE

Project No. 2009
Project Address 45 AMYES ROAD, CHRISTCHURCH

CONSENT ISSUE - 2/06/2021

Christchurch
City Council

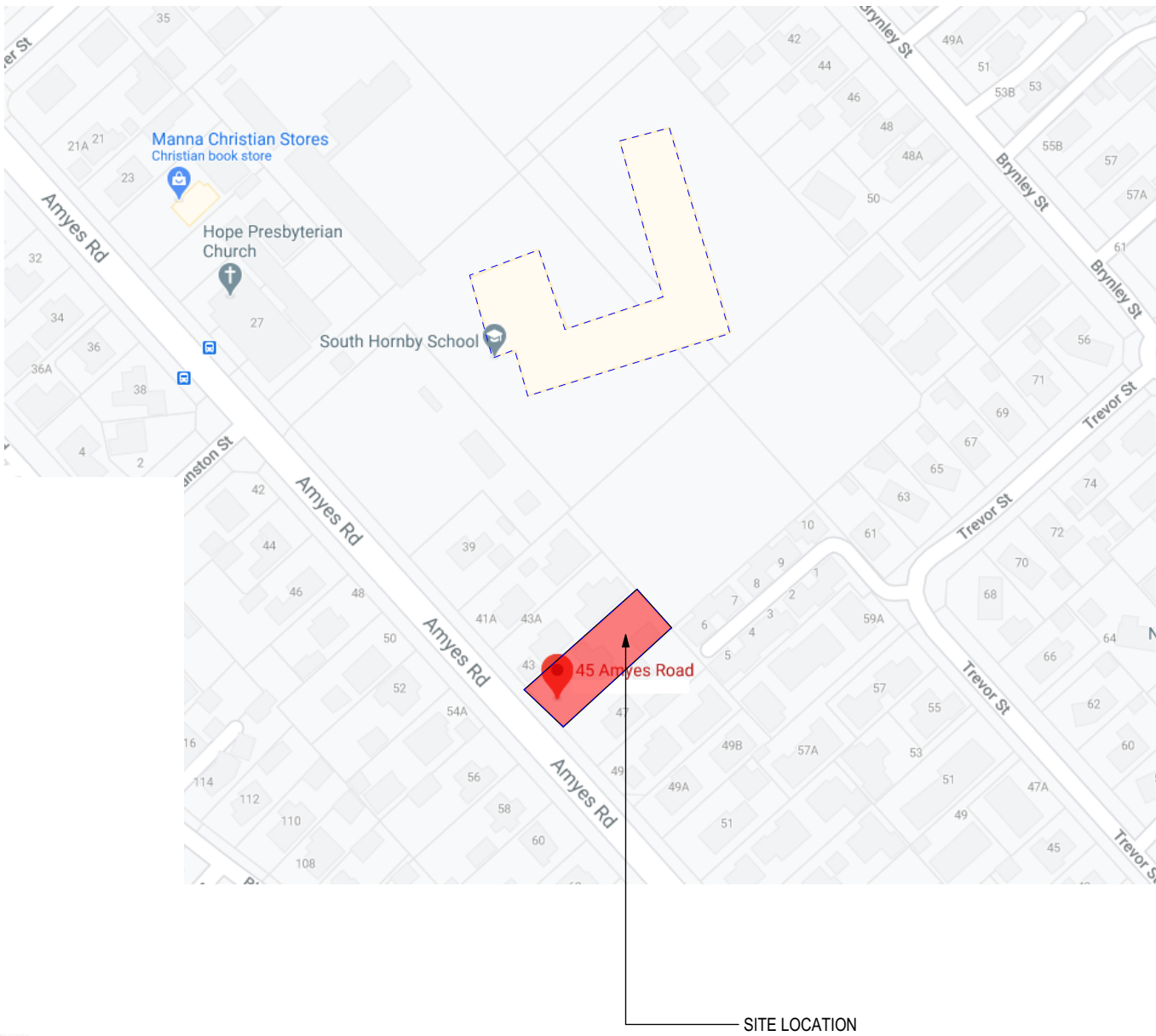


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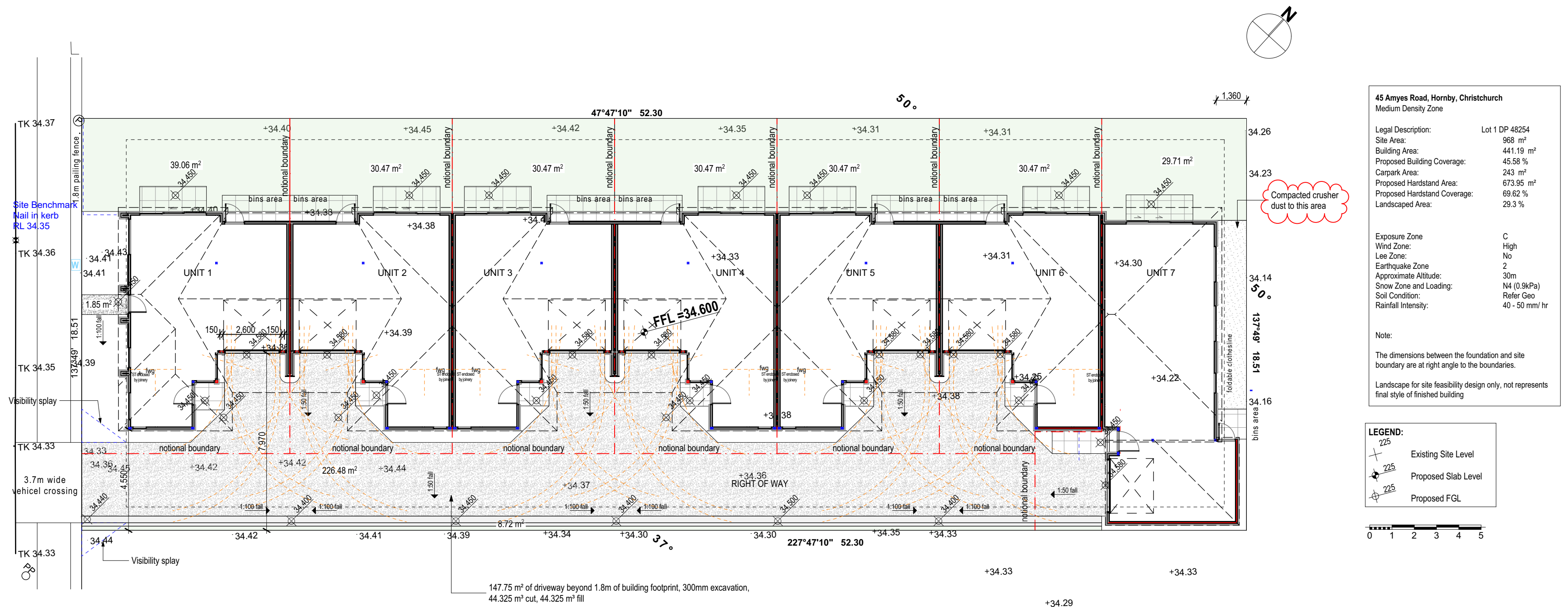
Approved Building Consent
Document

14/06/2021King, Jon



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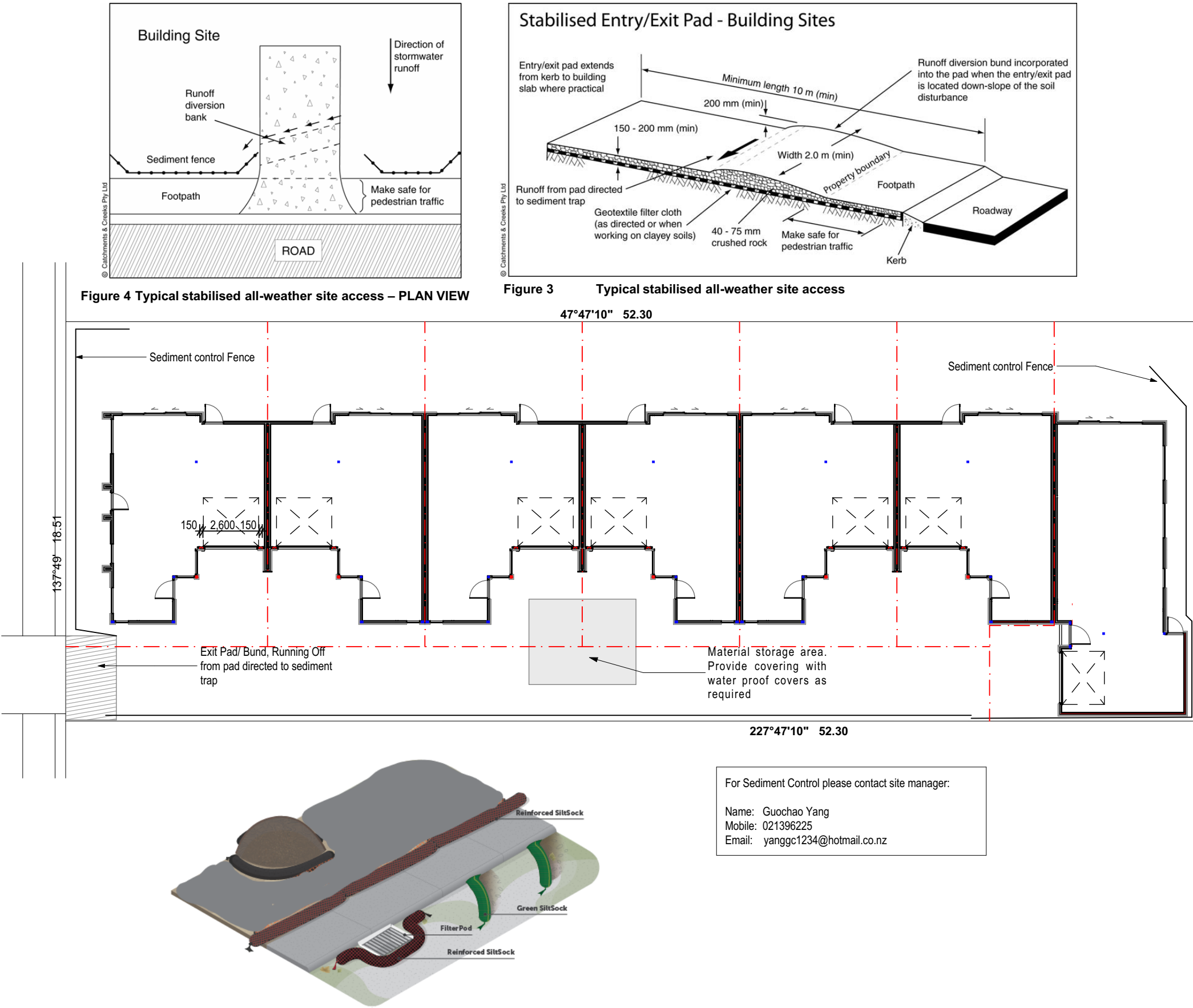


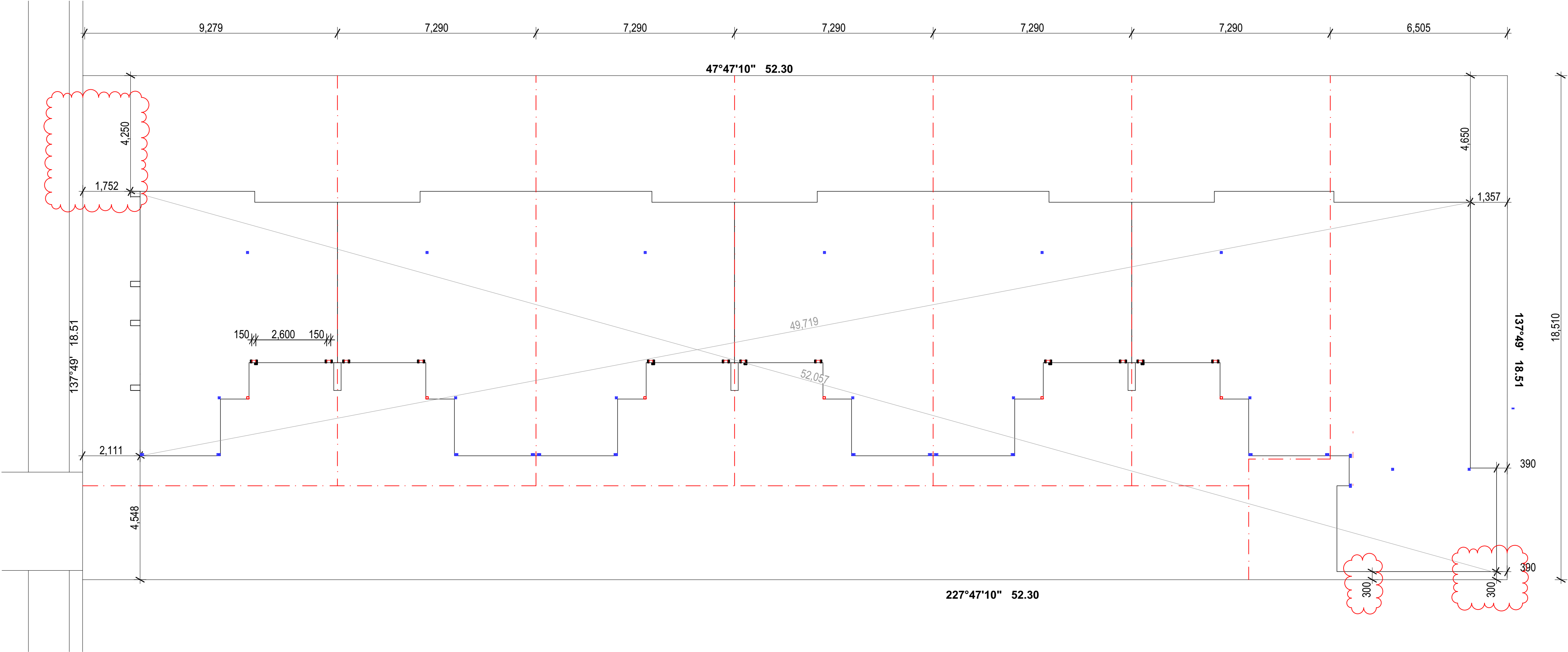


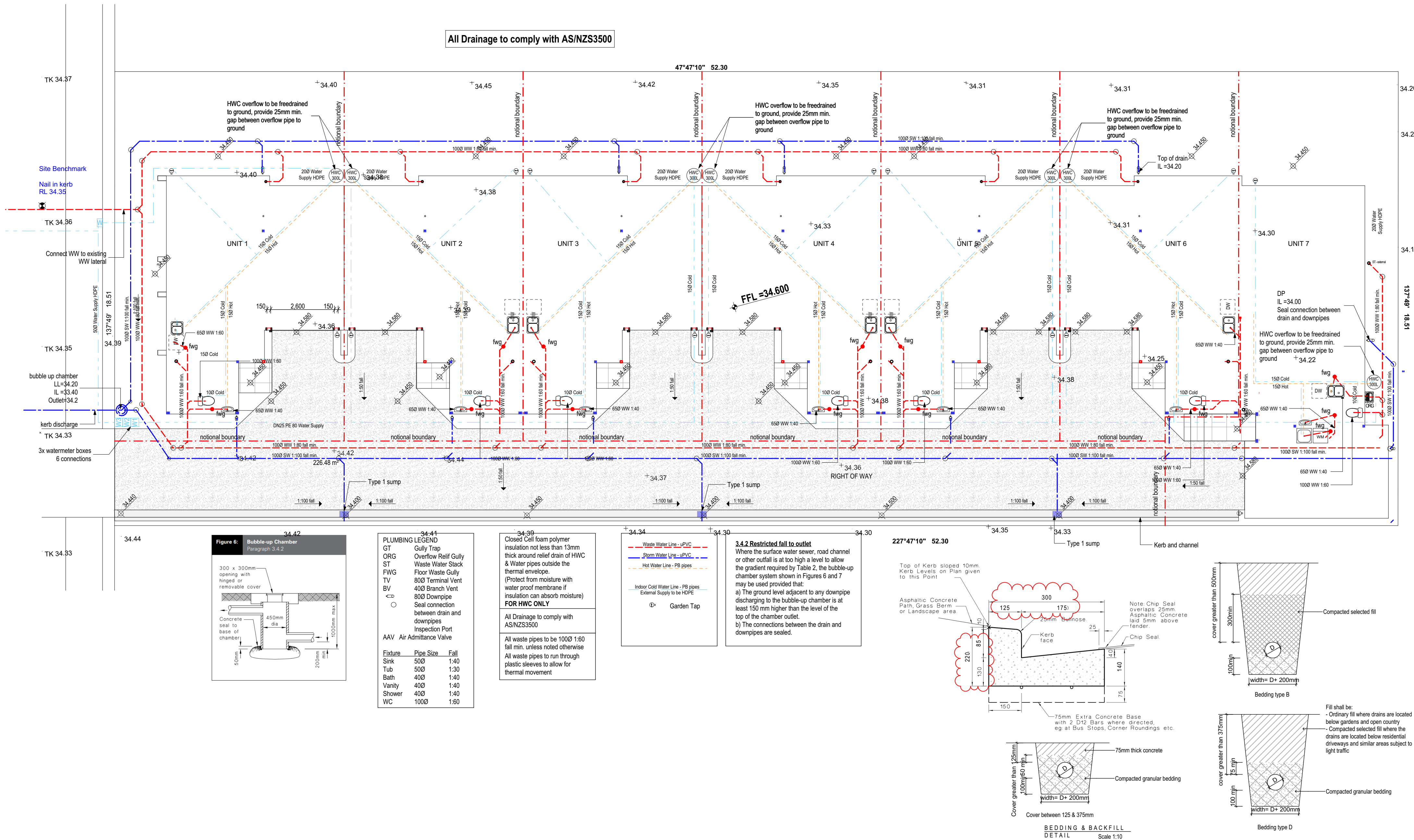
45 Amies Road, Hornby, Christchurch Medium Density Zone	
Legal Description:	Lot 1 DP 48254
Site Area:	968 m²
Building Area:	441.19 m²
Proposed Building Coverage:	45.58 %
Carpark Area:	243 m²
Proposed Hardstand Area:	673.95 m²
Proposed Hardstand Coverage:	69.62 %
Landscaped Area:	29.3 %
Exposure Zone:	C
Wind Zone:	High
Lee Zone:	No
Earthquake Zone:	2
Approximate Altitude:	30m
Snow Zone and Loading:	N4 (0.9kPa)
Soil Condition:	Refer Geo
Rainfall Intensity:	40 - 50 mm/ hr
Note: The dimensions between the foundation and site boundary are at right angle to the boundaries. Landscape for site feasibility design only, not represents final style of finished building	

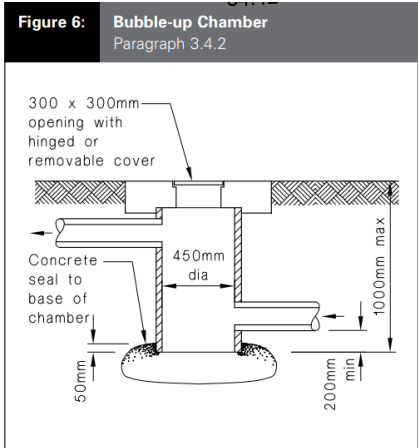
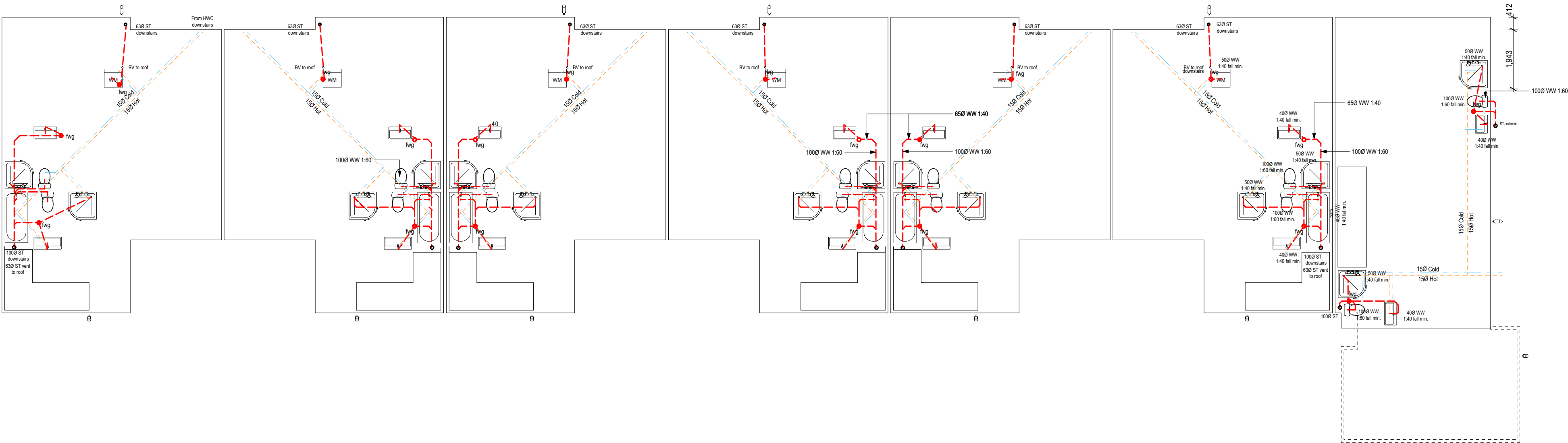
LEGEND:	
	Existing Site Level
	Proposed Slab Level
	Proposed FGL




	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	Unit 7
GF	58.4	57.68	57.68	57.68	57.68	57.68	74.43
FF	64.13	63.23	63.31	63.23	63.42	63.41	53.89
Total	122.53	120.91	120.99	120.91	121.1	121.09	128.32







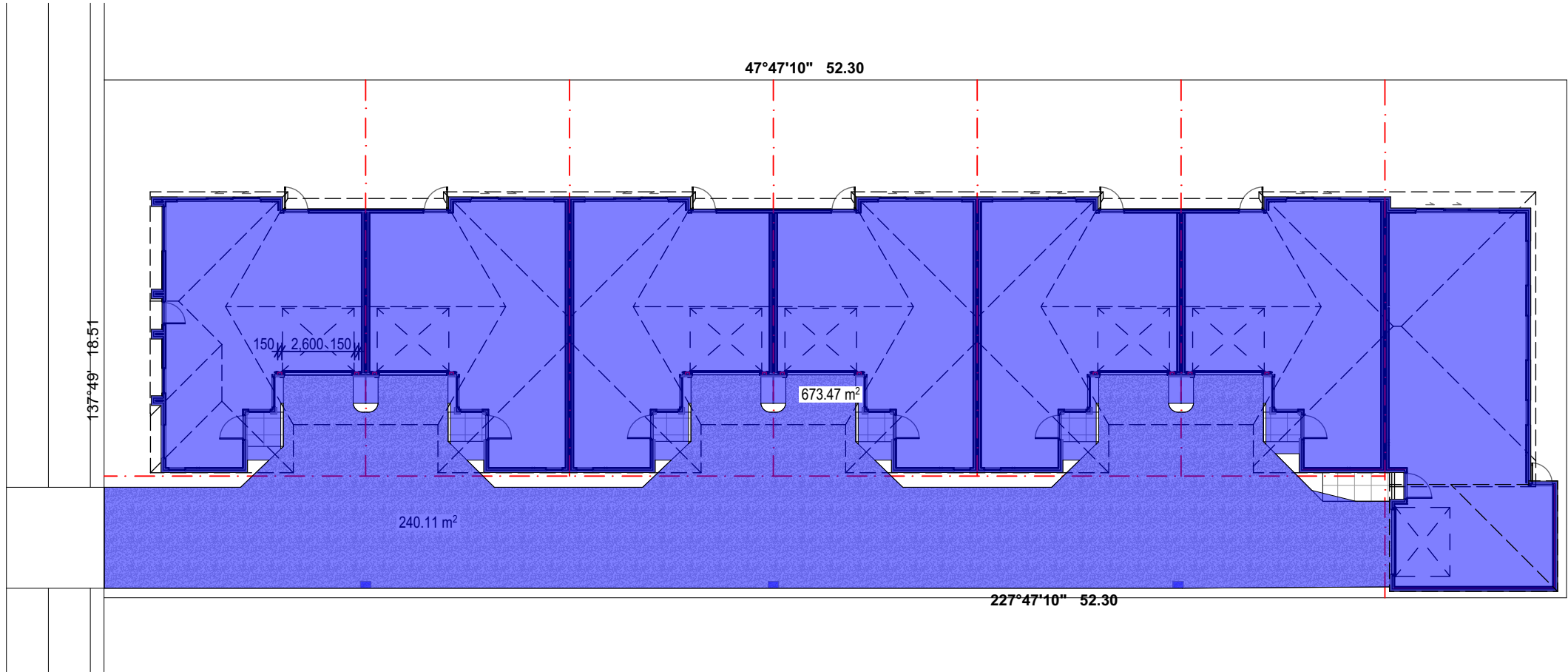


PLUMBING LEGEND		
GT	Gully Trap	
ORG	Overflow Relif Gully	
ST	Waste Water Stack	
FWG	Floor Waste Gully	
TV	800 Terminal Vent	
BV	400 Branch Vent	
	800 Downpipe	
	Seal connection between drain and downpipes	
	Inspection Port	
AAV	Air Admittance Valve	
Fixture	Pipe Size	Fall
Sink	500	1:40
Tub	500	1:30
Bath	400	1:40
Vanity	400	1:40
Shower	400	1:40
WC	1000	1:60

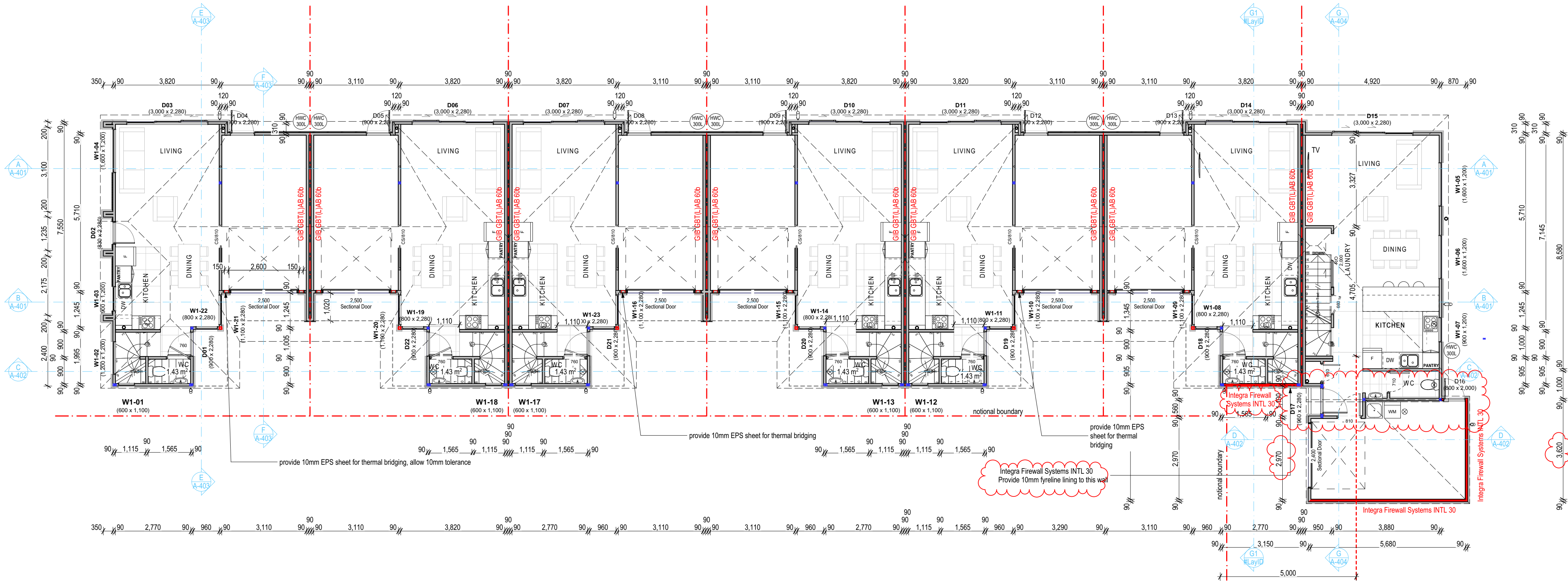
Closed Cell foam polymer insulation not less than 13mm thick around relief drain of HWC & Water pipes outside the thermal envelope.
(Protect from moisture with water proof membrane if insulation can absorb moisture)
FOR HWC ONLY

All Drainage to comply with AS/NZS3500

All waste pipes to be 1000 1:60 fall min. unless noted otherwise
All waste pipes to run through plastic sleeves to allow for thermal movement



	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	Unit 7
GF	58.4	57.68	57.68	57.68	57.68	57.68	74.43
FF	64.13	63.23	63.31	63.23	63.42	63.41	53.89
Total	122.53	120.91	120.99	120.91	121.1	121.09	128.32



PLAN LEGEND

- Manhole (600x600) to access ceiling
- Meter Box
- Switch Board
- Tiled Flooring
- 16mm Fyreline over 35x70 H1.2 timber battens at 600 crs GIB FRR system GBUC 30

WALL LEGEND

- 50mm Rockote Integra Wall System over 45x20 H3.1 vertical battens over 4.5mm Home RAB on 90x45 H1.2 SG8 Studs @ 400crs, dwangs @ 800crs.
- 10mm GIB Plasterboard Lining
- James Hardie Vertical Linea Oblique Weatherboard fixed over 45x20 H3.1 Castalated Cavity battens over 4.5mm Home RAB on 90x45 H1.2 SG8 timber framing @ 400 crs, 600crs dwangs
- 10mm GIB Plasterboard Lining
- 90x45 SG8 H1.2 internal timber @ 600 crs, 800crs dwangs
- 10mm Selected GIB Lining each side

- Two Framing of 90x45 SG8 H1.2 studs @ 400 crs with 80mm gap, 25mm Barrierline with channel installed in the center of framings gap; dwangs @ 800 crs for horizontal bevelback weatherboards and internal wall; dwangs @ 480 crs for vertical shiplap weatherboards;
- R2.2 min. Batt insulation to each frame;
- 10mm GIB Noiceline Plasterboard each side;
- GIB GBT(L)AB 60b FRR 60/60/60
- Fire Rated Wall INTL30, 90x45 framing @ 400 crs, Pryda brackets to each side of each studs, 10mm GIB Fyreline, Integra Firewall Systems 30 minutes; 50mm Integra panel over vertical timber battens.

SLIP RESISTANCE

Level Access routes including walking surfaces such as decks, patios and steps on the approach to the main entrance of housing and level accessible routes shall have a mean coefficient of friction (U), of not less than 0.4 when tested in accordance with AS/NZS 3661.1. for other access routes a coefficient of friction of less than 0.4 may be acceptable, but account should be taken of the effectiveness of the surface when wet. Foot paths to comply with antislip requirements of NZBCD1/AS1 table 2. External steps and porches to be broomed finish concrete.

LINTELS
All lintels to be H1.2 SG8 treated timber unless otherwise stated.
Lintel fixing types stated. For fixing details please refer to sheet A-204&A-208.

CONCRETE SURFACE FINISHES

All concrete formed to comply with NZS 3114:1987. U2 or U3 finishes to concrete slab, U3 finish to garage area.

U5 broomed finish or Exposed Aggregate to Driveway or Path.

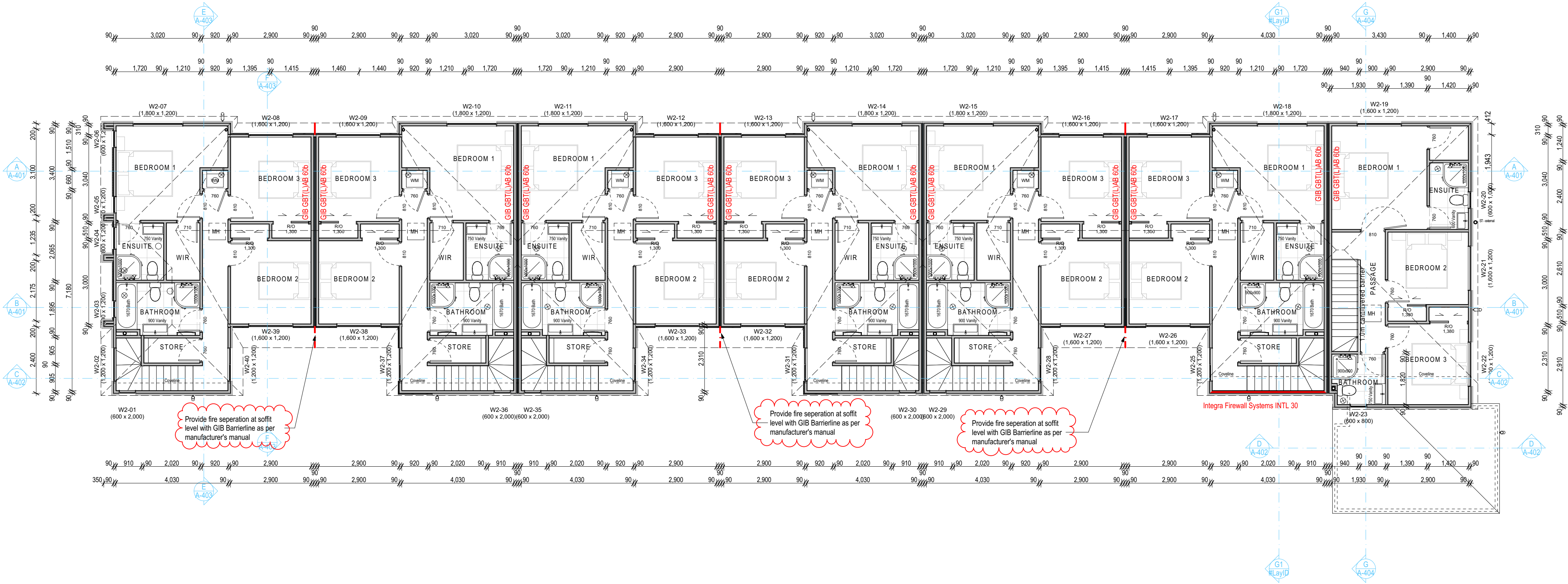
Situations below:

Portland Cement	Dry -Broomed/ Wood Float finish
	-Coated (Paint)
	-Crushed Aggregate
	Wet -Broomed/Wood Float finish
	-Coated sand/ grit impregnated
	-Crushed Aggregate
	Suitable all situations
Asphaltic concrete	Dry & Wet -Dry press concrete
Concrete Pavers	-Interlocking concrete block paving
Anti-slip tapes	Suitable all situations

Floor Area (Over Framing)	409.48 m ²
Floor Area (Over Cladding)	420.29 m ²
Site Coverage Area, includes covered outdoor	456.18 m ²

GROUND FLOOR AREA

Unit 1	58.30 m ²
Unit 2	57.57 m ²
Unit 3	57.57 m ²
Unit 4	57.57 m ²
Unit 5	57.57 m ²
Unit 6	57.57 m ²
Unit 7	74.13 m ²



PLAN LEGEND	
	Manhole (600x600) to access ceiling
	Garden Tap
	Meter Box
	Switch Board
	Tiled Flooring

WALL LEGEND	
	50mm Rockote Integra Wall System over over 45x20 H3.1 vertical battens over 4.5mm Home RAB on 90x45 H1.2 SG8 Studs @ 400crs, dwangs @ 800crs.
	10mm GIB Plasterboard Lining
	James Hardie Vertical Linea Oblique Weatherboard fixed over 45x20 H3.1 Castalated Cavity battens over 4.5mm Home RAB on 90x45 H1.2 SG8 timber framing @ 400 crs, 600crs dwangs
	10mm GIB Plasterboard Lining
	90x45 SG8 H1.2 internal timber @ 600 crs, 800crs dwangs
	10mm Selected GIB Lining each side

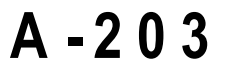
	Two Framing of 90x45 SG8 H1.2 studs @ 400 crs with 80mm gap, 25mm Barrierline with channel installed in the center of framings gap; dwangs @ 800 crs for horizontal bevelback weatherboards and internal wall; dwangs @ 480 crs for vertical shiplap weatherboards; R2.2 min. Batt insulation to each frame; 10mm GIB Noiceline Plasterboard; GIB GBT(L)AB 60b FRR 60/60/60
LINTELS	
All lintels to be H1.2 SG8 treated timber unless otherwise stated.	
Lintel fixing types stated. For fixing details please refer to sheet A-204&A-208.	

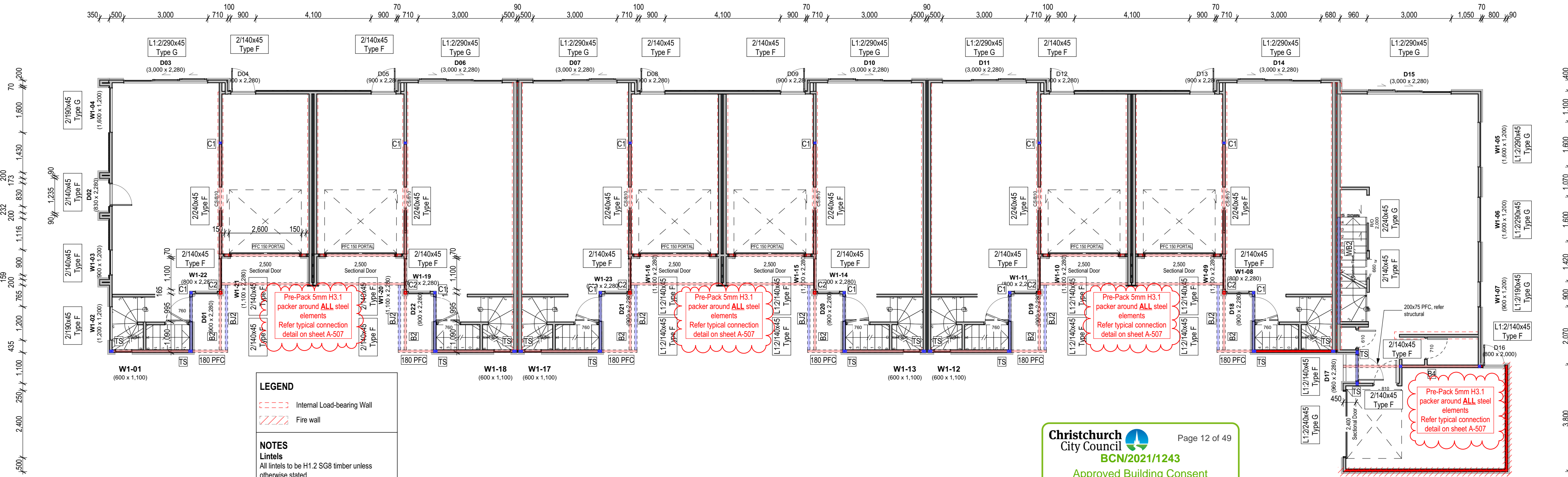
SLIP RESISTANCE	
Level Access routes including walking surfaces such as decks, patios and steps on the approach to the main entrance of housing and level accessible routes shall have a mean coefficient of friction (U), of not less than 0.4 when tested in accordance with AS/NZS 3661.1. for other access routes a coefficient of friction of less than 0.4 may be acceptable, but account should be taken of the effectiveness of the surface when wet. Foot paths to comply with antislip requirements of NZBCD1/AS1 table 2. External steps and porches to be broomed finish concrete.	

CONCRETE SURFACE FINISHES	
All concrete formed to comply with NZS 3114:1987. U2 or U3 finishes to concrete slab, U3 finish to garage area.	
U5 broomed finish or Exposed Aggregate to Driveway or Path.	
Situations below:	
Portland Cememnt	Dry -Broomed/ Wood Float finish -Coated (Paint) -Crushed Aggregate
Asphaltic concrete	Wet -Broomed/Wood Float finish -Coated sand/ grit impregnated -Crushed Aggregate
Concrete Pavers	Suitable all situations
Anti-slip tapes	Dry & Wet -Dry press concrete -Interlocking concrete block paving Suitable all situations

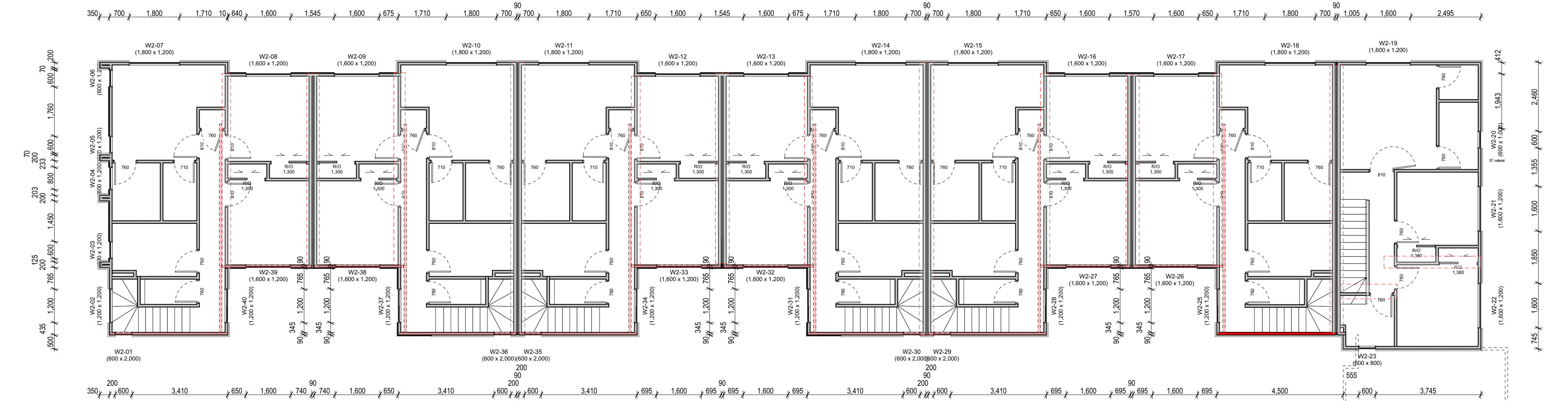
Floor Area (Over Framing)	425.98 m²
Floor Area (Over Cladding)	434.72 m²
Site Coverage Area, includes covered outdoor	447.62 m²

FIRST FLOOR AREA	
Unit 1	64.13 m²
Unit 2	63.33 m²
Unit 3	63.31 m²
Unit 4	63.23 m²
Unit 5	63.42 m²
Unit 6	63.41 m²
Unit 7	53.89 m²

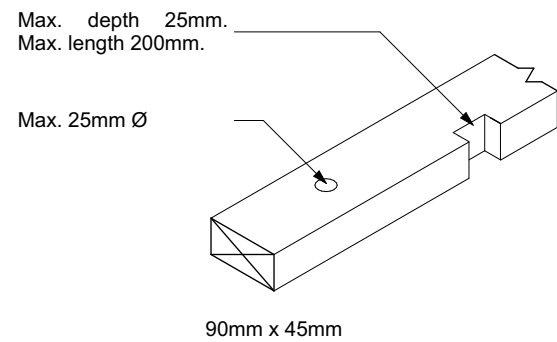




GF Framing Plan
Scale 1:100



FF Framing Plan
Scale 1:100

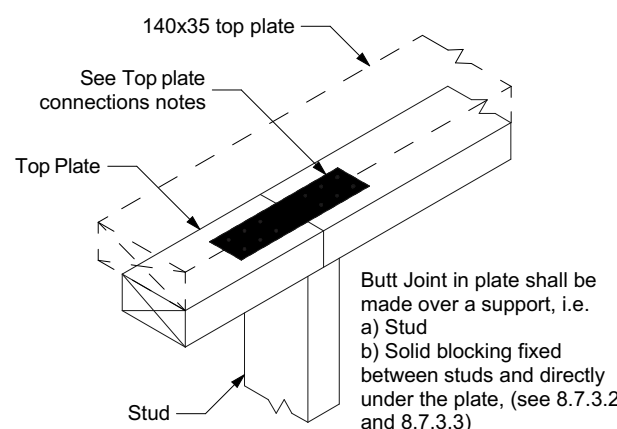


TOP PLATES:

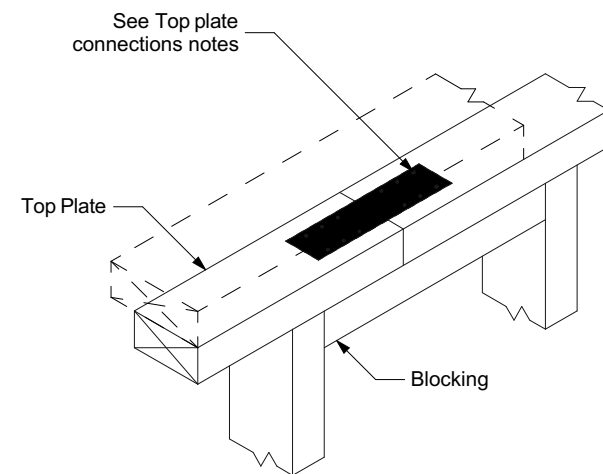
The sizes of holes or notches shall comply with dimensions as per NZS3604 Section 8.7.5. Where the size of a hole or notch exceeds these dimensions the plates shall be strengthened by one of the following methods:

- A 70mm x 45mm member x 600mm long nailed to the exterior side of the plate with 4/75x3.15 nails on each side of the hole or notch.
- A 70mm x 45mm eaves runner connected to all studs and no more than 250mm below the top plate.
- A 70mm x 45mm blocking fitted between ceiling joists or trusses above cut top plates and the steel angle.

*100mm min. offset between hole and notch.



(A) Butt Joint Over Stud



(B) Butt Joint Over Blocking

TOP PLATE JOINTING AS PER CLAUSE 8.7.3 NZS 3604:2011

Top Plate Connections

The top plate of a wall that contains one or more wall bracing elements shall be jointed according to the rating of the highest-rated individual wall bracing elements as follows:

- Rating not exceeding 100 bracing units: A 3kN connection as shown or by an alternative fixing of 3kN capacity in tension or compression along the plate;
- Rating exceeding 100 bracing units: A 6kN connection as shown or by an alternative fixing of 6kN capacity tension or compression along the plate.

Top Plates in Line

Connection capacity LUMBERLOK Connector

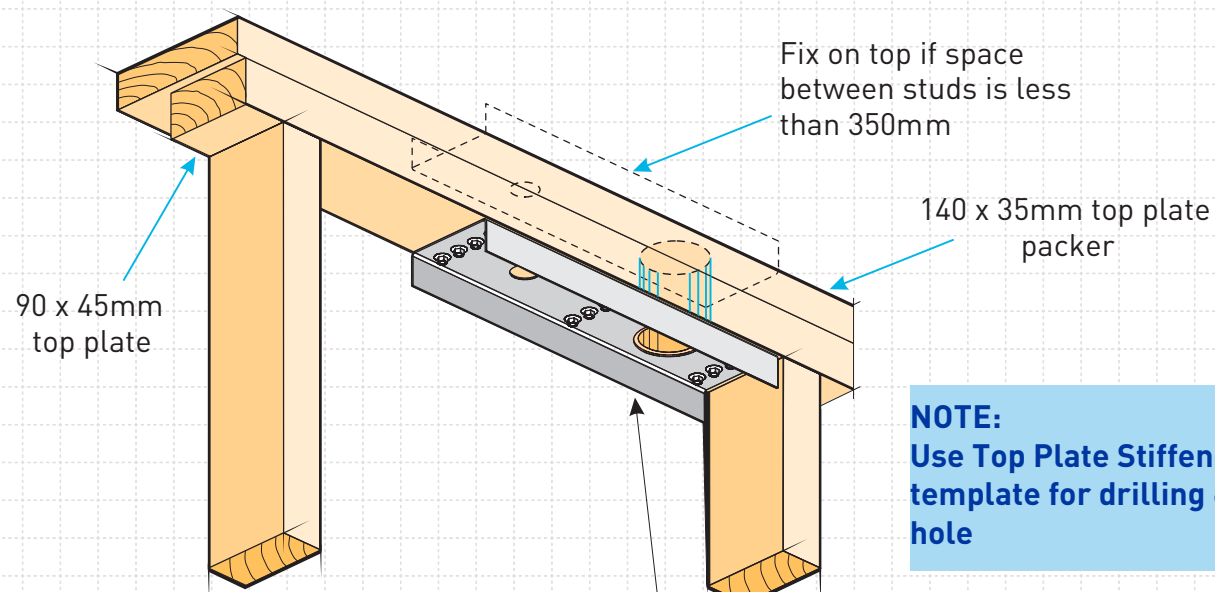
3 kN	LUMBERLOK PLATE-LOK OR Tylok 6T5 OR Strap Nail
6 kN	LUMBERLOK PLATE-LOK OR Tylok 6T10 OR 2 x Strap Nails

Top Plates at Right Angles

Connection capacity LUMBERLOK Connector

6 kN	LUMBERLOK PLATE-LOK OR Tylok 6T10 OR 2 x Strap Nails
12 kN	2 x Sheet Brace Straps fixed with 6 x LUMBERLOK Product Nails 30mm x 3.15 dia. per end per strap (24 nails total)

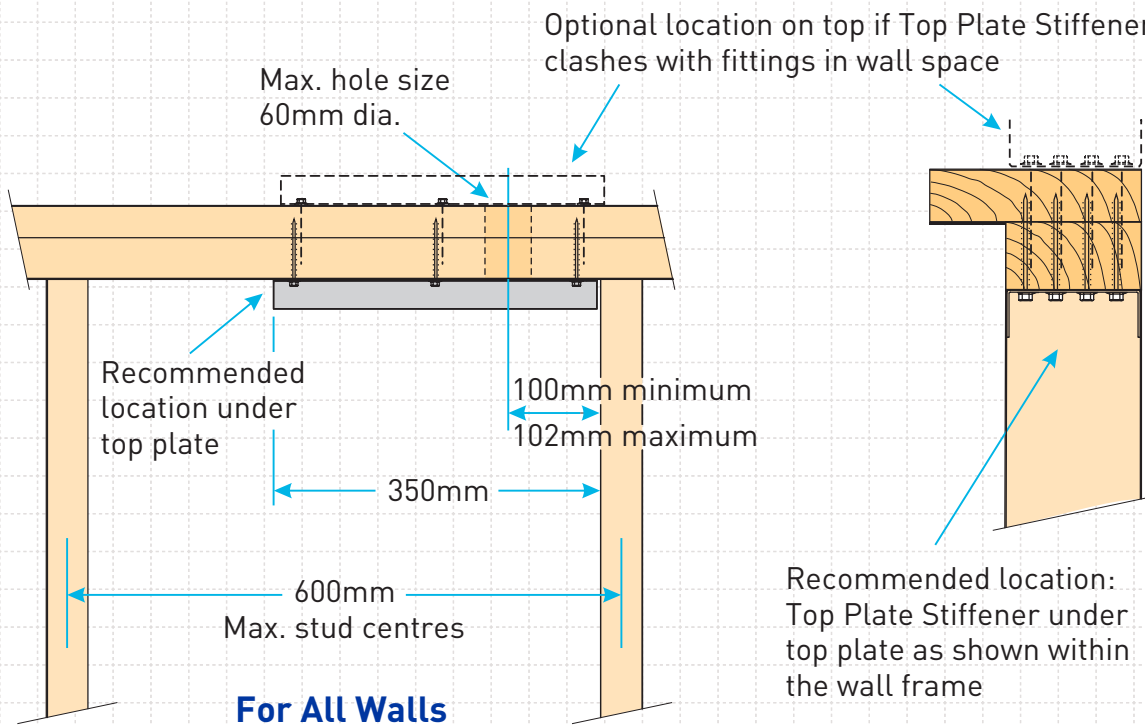
TOP PLATE STIFFENER



NOTE:
For single top plate fix with Type 17-14g x 35mm Hex Head Screws [not supplied]

Fix up into top plate and into packer with 3 rows of 4 x Type 17-14g x 75mm Hex Head Screws (supplied). It may be advisable to drill pilot hole for each screw to assist installation

NOTE:
Use Top Plate Stiffener as template for drilling 60mm hole



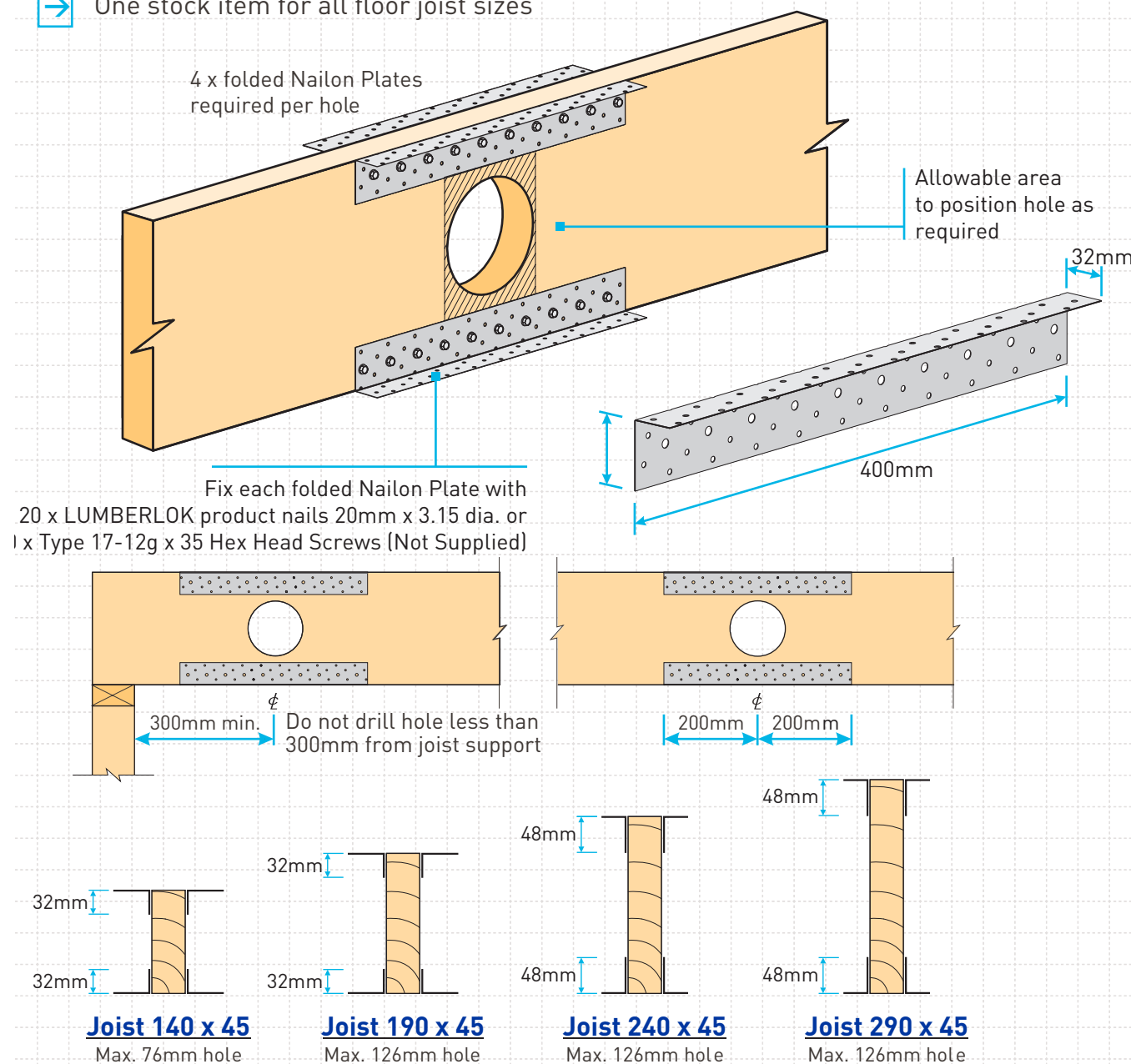
For All Walls

Code: TPS
Material: 1.55mm G300 Z275 Galvanised Steel
Packed: 8 x Framing Stud Stiffeners per carton
100 x Type 17-14g x 75mm Hex Head Galvanised Screws

FLOOR JOIST STIFFENER

SUITABLE FOR RUNNING PIPES/DUCTING THROUGH JOISTS

- ➔ Maintains timber joist strength and stiffness
- ➔ Allows flexibility of hole location within specific area
- ➔ Able to be retro fitted after pipes/ducting are installed
- ➔ One stock item for all floor joist sizes

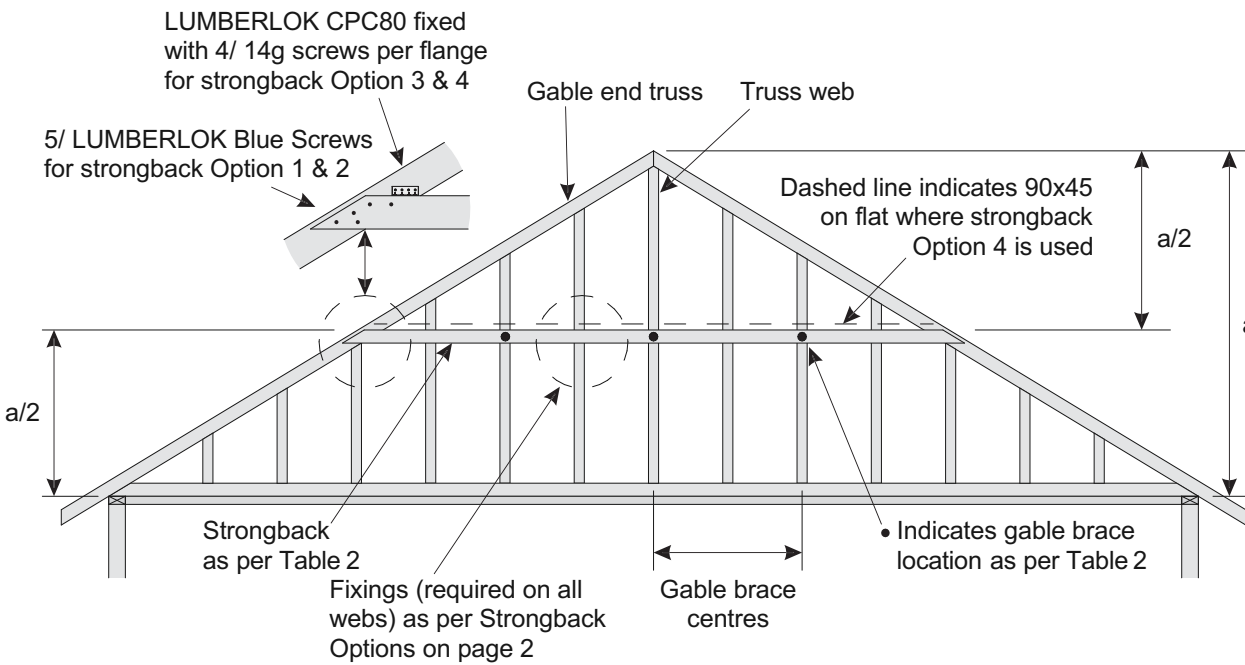
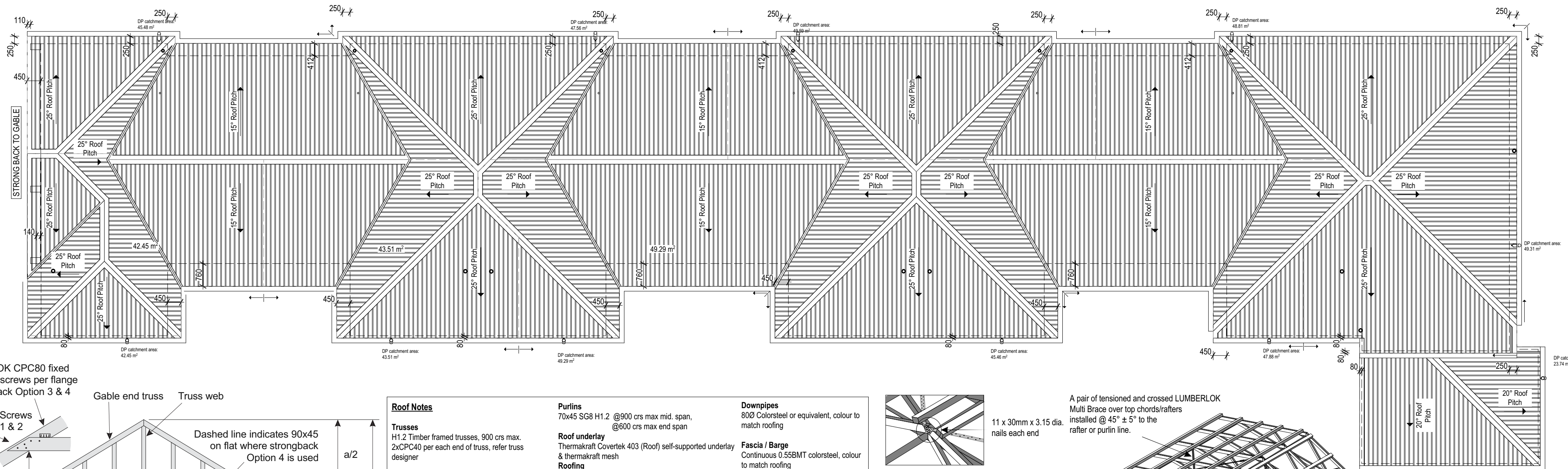


Code: FJS
Material: 1.55mm G300 Z275 Galvanised Steel
Packed: 8 x folded Nailon Plate per carton

Note: Use Stud Stiffener as template for drilling 60mm hole

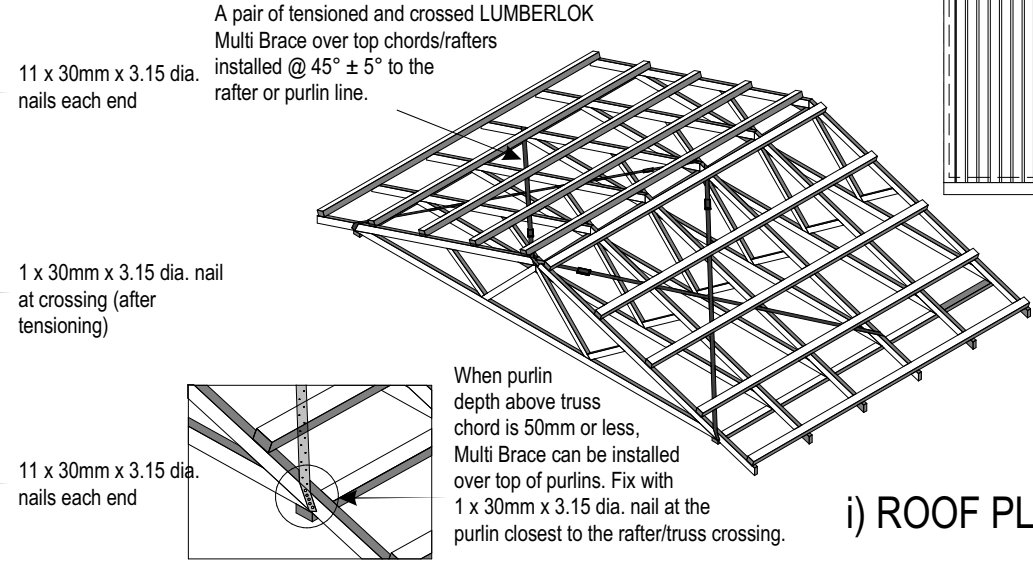
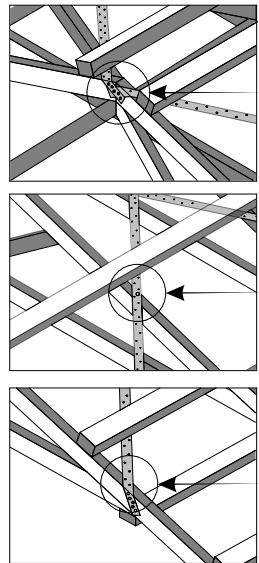
Fix to side of stud with 3 rows of 4 x Type 17-14g x 35mm Hex Head Screws (supplied)

Code: FSS
Material: 1.55mm G300 Z275 Galvanised Steel
Packed: 8 x Framing Stud Stiffeners per carton
100 x Type 17-14g x 35mm hex head Galvanised Screws



SINGLE STRONGBACK DETAILS

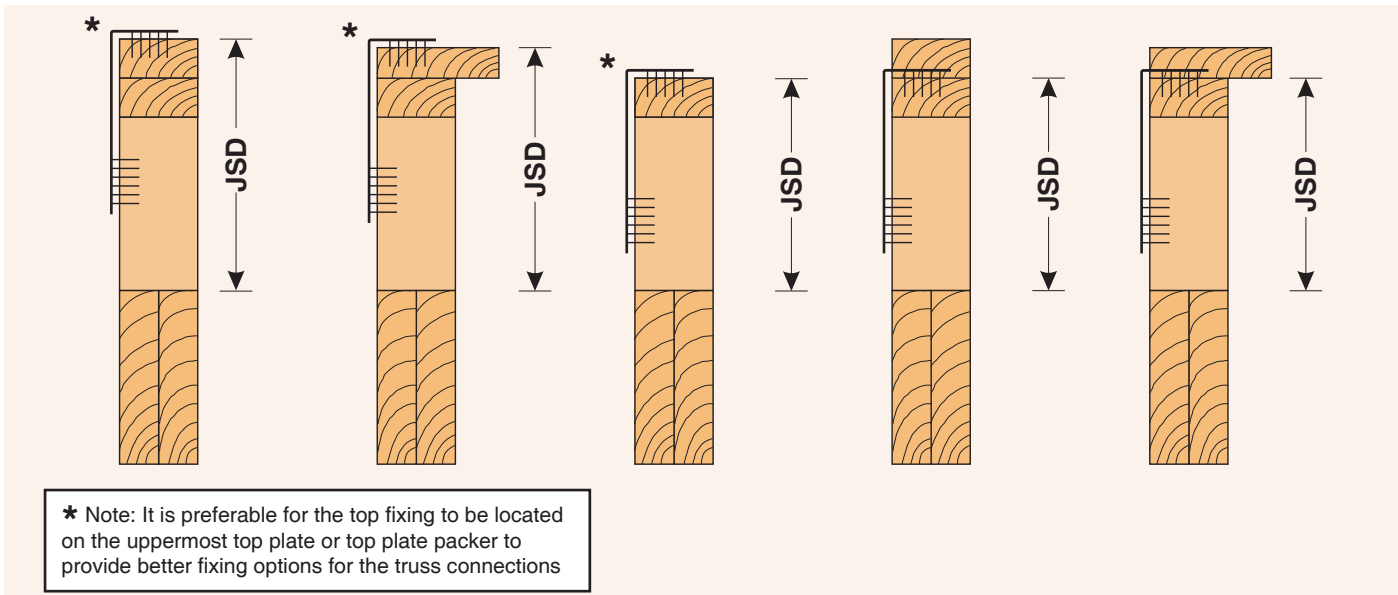
Roof Notes	Purlins	Downpipes
Trusses H1.2 Timber framed trusses, 900 crs max. 2xCPC40 per each end of truss, refer truss designer	70x45 SG8 H1.2 @900 crs max mid. span, @600 crs max end span	800 Colorsteel or equivalent, colour to match roofing
Roof Bracing Single row of tensioned Strip Brace over top chords/purlins. 5/ 30x3.15 nails each end 2/ 30x3.15 nail each cross (top chord/purlin)	Roof underlay Thermakraft Covertex 403 (Roof) self-supported underlay & thermakraft mesh	Fascia / Barge Continuous 0.55BMT colorsteel, colour to match roofing
	Roofing 0.4BMT 6 - ribs colorsteel longrun roofing	
	Flashings 0.55BMT colorsteel, colour to match roofing	
	Gutter 0.55BMT colorsteel, colour to match roofing	



i) ROOF PLANE BRACE

FRAMING ARRANGEMENTS

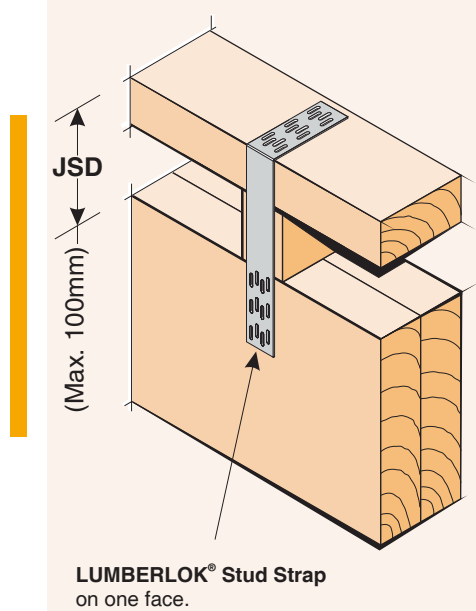
Jack Stud Dimension Definition (JSD)



FIXING OPTIONS

FIXING 1

Jack Stud Dimension (JSD) up to a maximum of 100mm. Includes top plate fixed directly onto lintel i.e. no jack stud used.

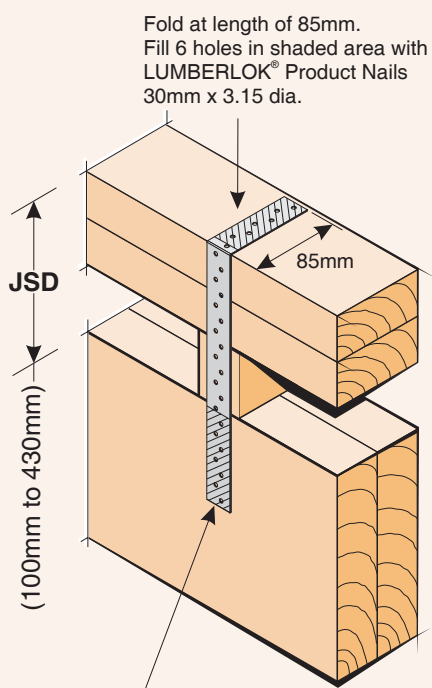


LUMBERLOK® Stud Strap on one face.

Note:
Fix jack stud with 2/ 90mm x 3.15 dia. nails from top plate and 2/ 90mm x 3.15 dia. skew nails to lintel (typical)

FIXING 2

Jack Stud Dimension (JSD) from a minimum of 100mm to a maximum of 430mm.

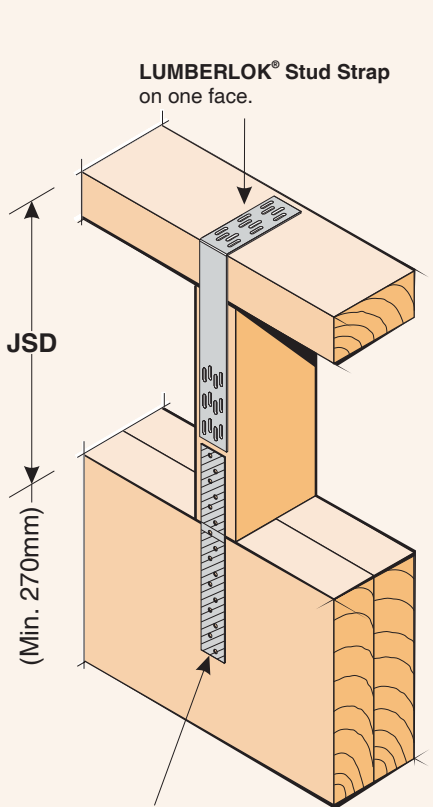


LUMBERLOK® Sheet Brace Strap on one face.
Fill 6 holes in shaded area with LUMBERLOK® Product Nails 30mm x 3.15 dia.

Note:
• JSD up to 230mm use Sheet Brace Strap 400mm.
• JSD from 230mm to 430mm use Sheet Brace Strap 600mm.

FIXING 3

Jack Stud Dimension (JSD) from a minimum of 270mm. No maximum dimension.

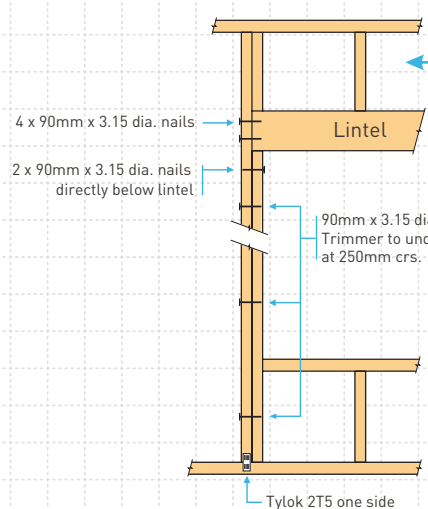


LUMBERLOK® Sheet Brace Strap 200mm on one face.
Fill 6 holes in both shaded areas of jack stud and lintel with LUMBERLOK® Product Nails 30mm x 3.15 dia.

LUMBERLOK® LINTEL FIXING OPTIONS

ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12 NZS 3604:2011

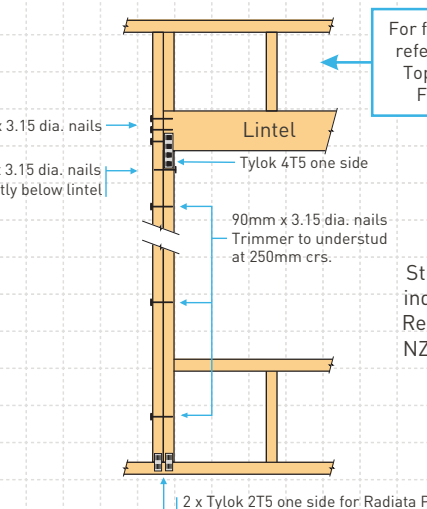
TYPE E 1.4kN



For fixing of jack studs refer to Jack Stud to Top Plate & Lintel Fixing brochure

Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011

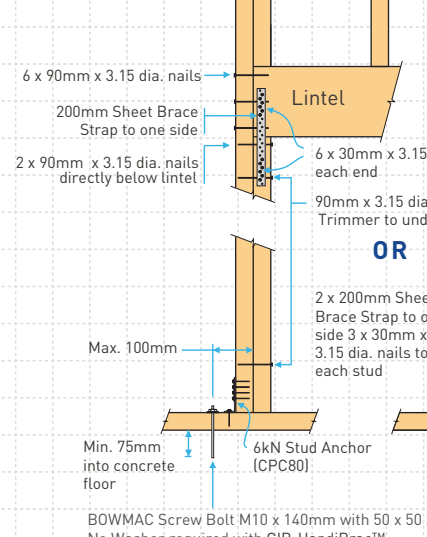
TYPE F 4.0kN



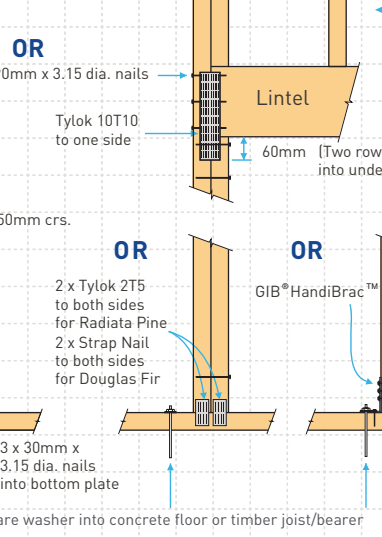
For fixing of jack studs refer to Jack Stud to Top Plate & Lintel Fixing brochure

Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011

TYPE G 7.5kN



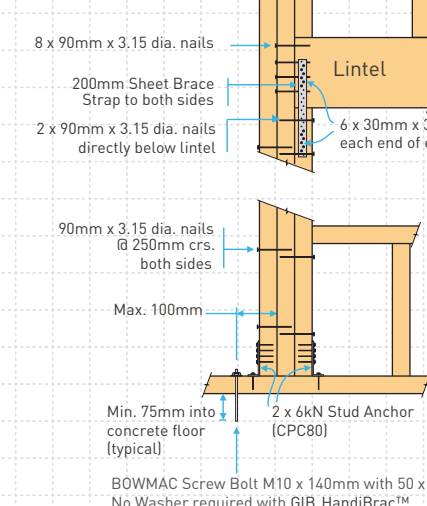
OR



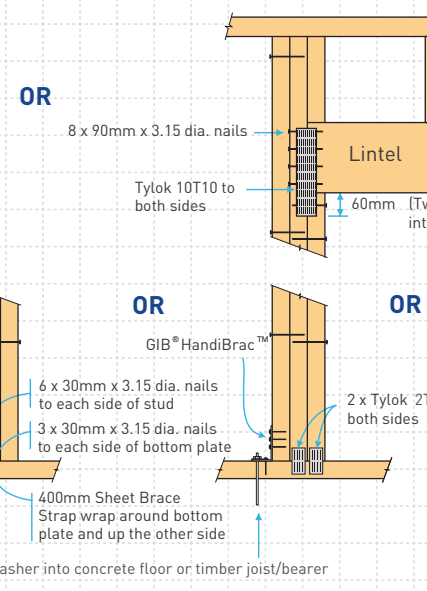
For fixing of jack studs refer to Jack Stud to Top Plate & Lintel Fixing brochure

Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011

TYPE H 13.5kN



OR



For fixing of jack studs refer to Jack Stud to Top Plate & Lintel Fixing brochure

Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011

PURLIN FIXINGS:

(MiTek alternative solution to NZS 3604:2011 Table 10.10)

ROOF WEIGHT	MAX. PURLIN SPAN (mm)	MAX. PURLIN CRS. (mm)	WIND ZONE				
			L	M	H	VH	EH
HEAVY ROOF Tile Battens	900	370	A	A	A	A	A
LIGHT ROOF Tile Battens	900	370	A	A	B	C	C
	1200	370	A	B	C	C	C
LIGHT ROOF Purlins	900	900	C	C	C	C	D
	1200	900	C	C	C	D	D
	1200	1200	C	C	D	E	E

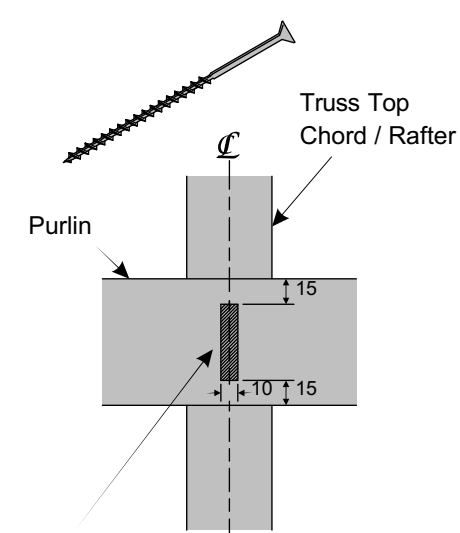
Table 14: Steel trapezoidal profiled roofing – 0.4 mm BMT and profile height 27 mm minimum(1), and minimum 5-rib profiles
Maximum spans and fixing patterns. Refer to Paragraph 8.4.6

Purlin spacings (metres)		Wind zones		
End span	Intermediate span	Low and Medium	High and Very High	Extra High
0.4	0.6	T2	T2	T1
0.6	0.9	T2	T1	T1
0.8	1.2	T2	T1	T1
1.2	1.8	SED	SED	SED

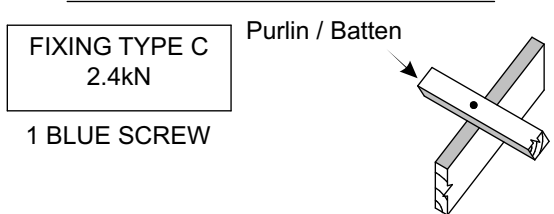
NOTE:
T1 fixing pattern is – Fix every crest...
T2 fixing pattern is – Hit 1, miss 1...
SED Specific Engineering Design
(1) For profile heights and pan widths outside this range, refer to supplier's literature for fixing patterns and spans

FIXING TOLERANCES

LUMBERLOK BLUE SCREW



NOTE:
Locate fixings within the shaded area. Care to be taken to avoid over tightening of screws.



FIXING TYPE C, D or E OVER PURLIN SPLICE
90 x 35mm block fixed to chord or rafter with 4 x 75mm nails

• TYPE C
1 SCREW
to each purlin

• TYPE D & E
1 NAIL plus 1 SCREW to each purlin

Christchurch City Council

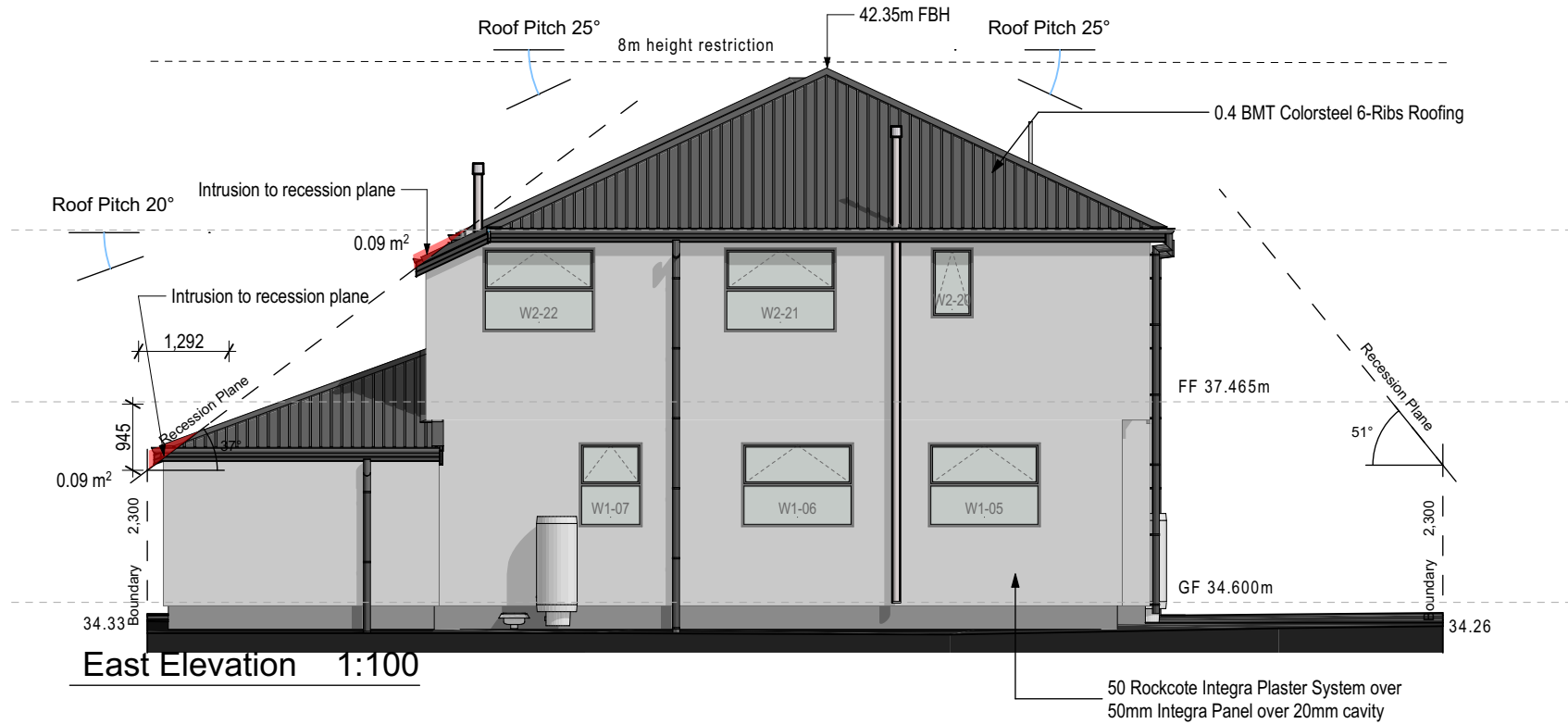
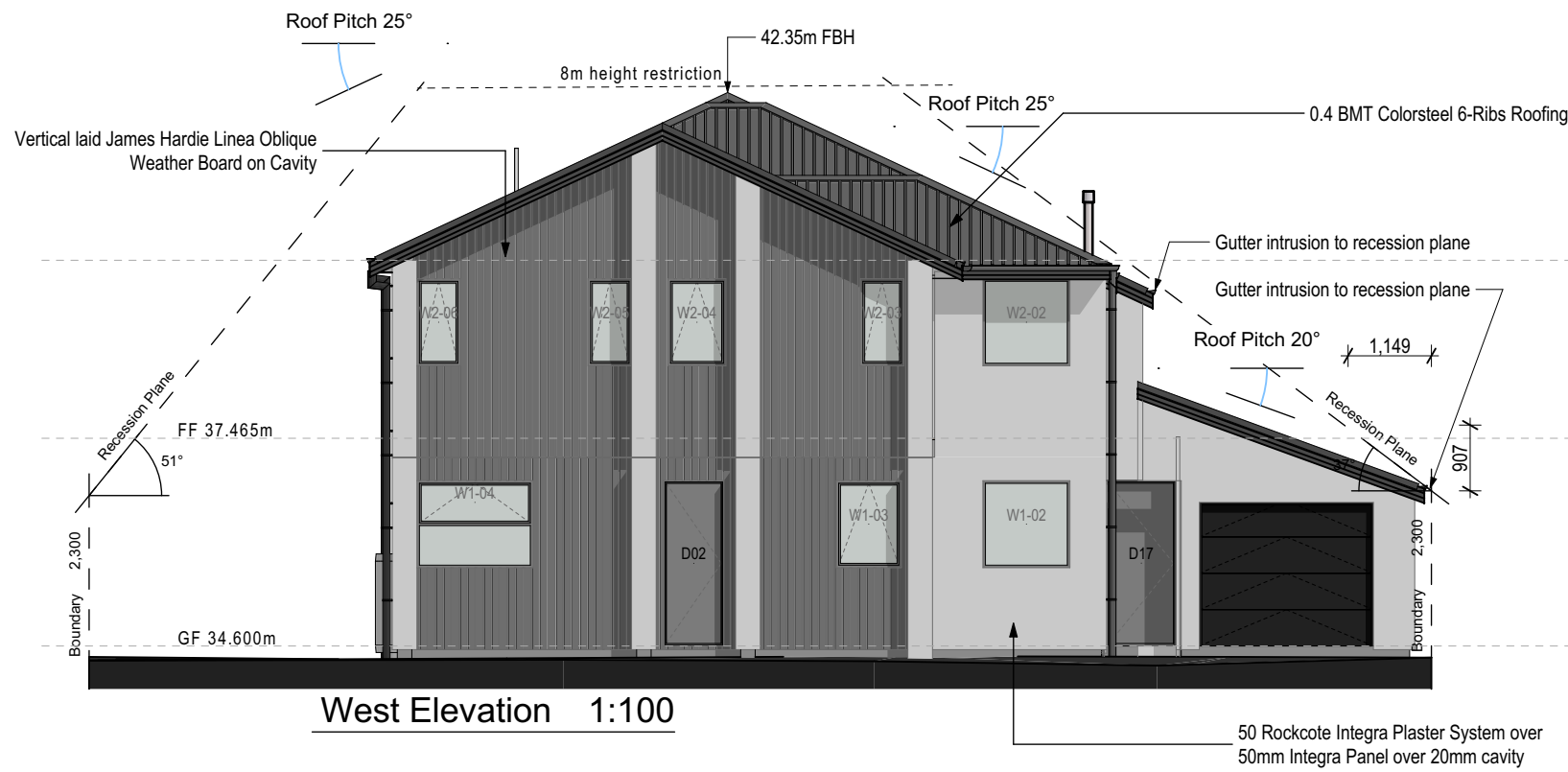
Page 16 of 49

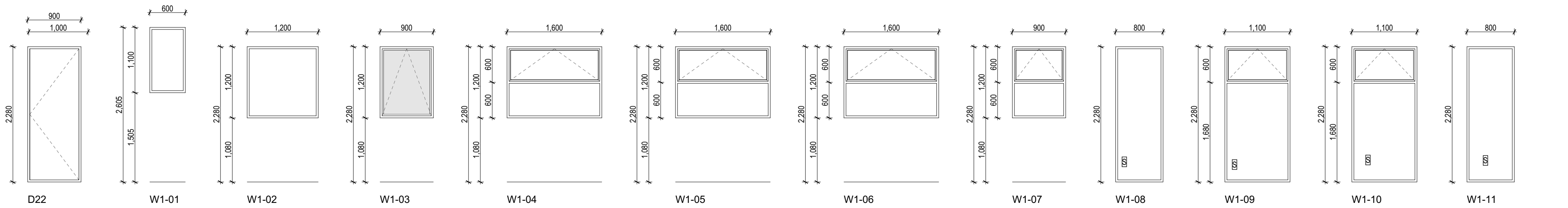
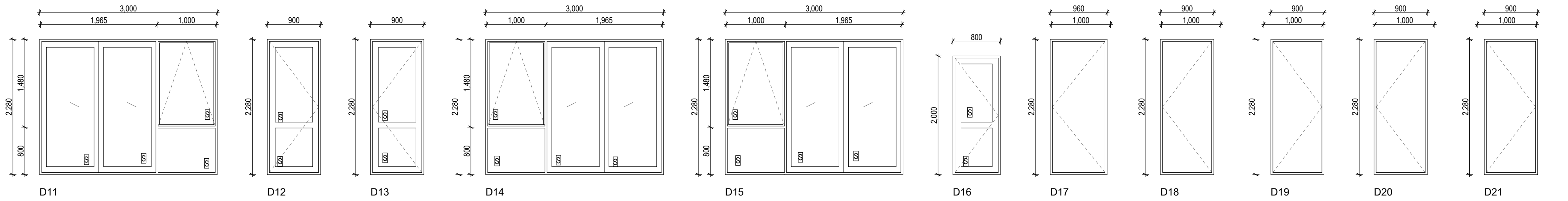
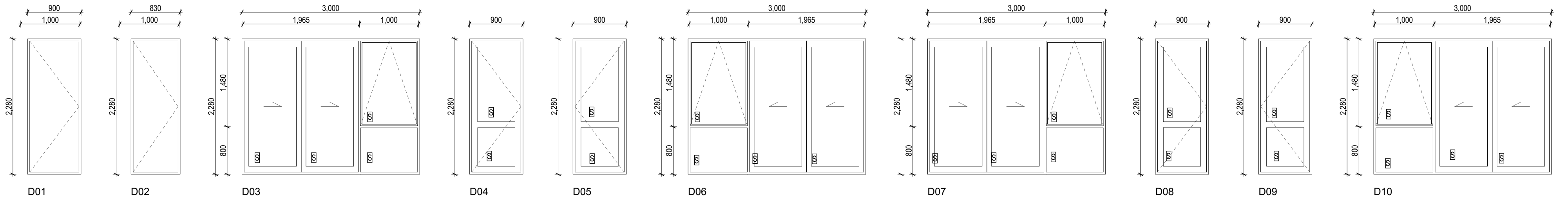
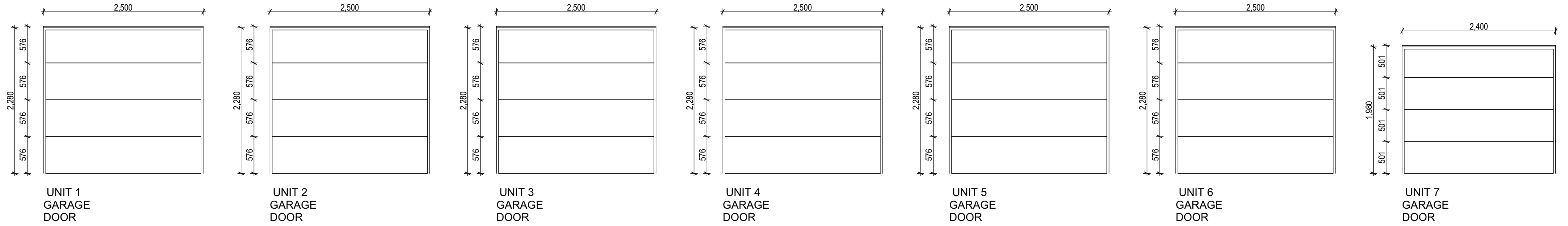
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14/06/2021

King, Jon





Christchurch

City Council

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14/06/2021

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King, Jon

Finish	Powdercoated aluminium
Reveal	H3.1 Paint finished grooved pinus radiata
Frame	35mm Residential Suite
Glazing	Double Glazed as Per NZS4223

Window Schedule Notes		
1. All windows and doors glass to comply NZS 4223;	- Refer to floor plan and elevations to verify swing direction;	- All glass is clear unless noted otherwise;
2. All overall dimensions are rough opening size, confirm all size on site prior to order;	- Powdercoated aluminium doors and windows to all units;	F - First opening door
3. All glazing is double glazed unless noted otherwise;	- Use 19mm WANZ Support Bar throughout this project	S - Safety Glass
4. Refer to floor plan and elevations to verify swing direction;		O - Obscure Glasses

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- DO NOT SCALE
- ALL DIMENSIONS IN MM UNLESS OTHERWISE STATED

VISO ARCH
jason@viso.nz 0220291099

beyondHomes

Project - 2009 1:50@A2
RESIDENTIAL DEVELOPMENTS
ADDRESS
45 AMYES ROAD, CHRISTCHURCH

Drawing

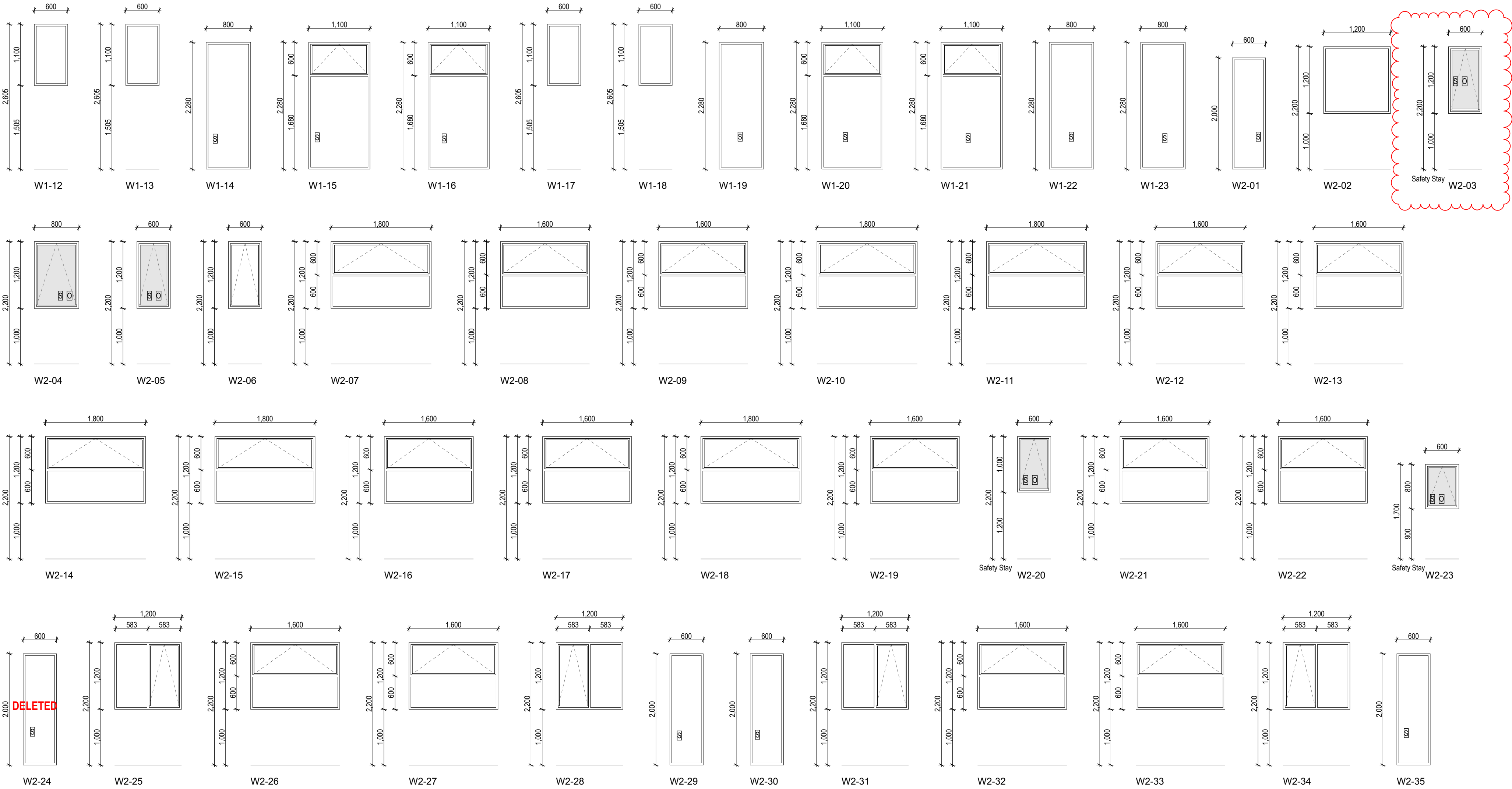
WINDOWS & DOORS SCHEDULE

B	RFI Response	2021/03/30
A	Building Consent	2021/02/19
Rev.	Description	Date/Time

Revision
B

Sheet No.

A-302



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City Council

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14/06/2021

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King, Jon

Finish	Powdercoated aluminium
Reveal	H3.1 Paint finished grooved pinus radiata
Frame	35mm Residential Suite
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Window Schedule Notes		
1. All windows and doors glass to comply NZS 4223;	- Refer to floor plan and elevations to verify swing direction;	- All glass is clear unless noted otherwise;
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DO NOT SCALE
ALL DIMENSIONS IN MM UNLESS OTHERWISE STATED

VISO
ARCH
jason@viso.nz 0220291099

beyondHomes

Project - 2009 1:50@A2
RESIDENTIAL DEVELOPMENTS
ADDRESS
45 AMYES ROAD, CHRISTCHURCH

Drawing

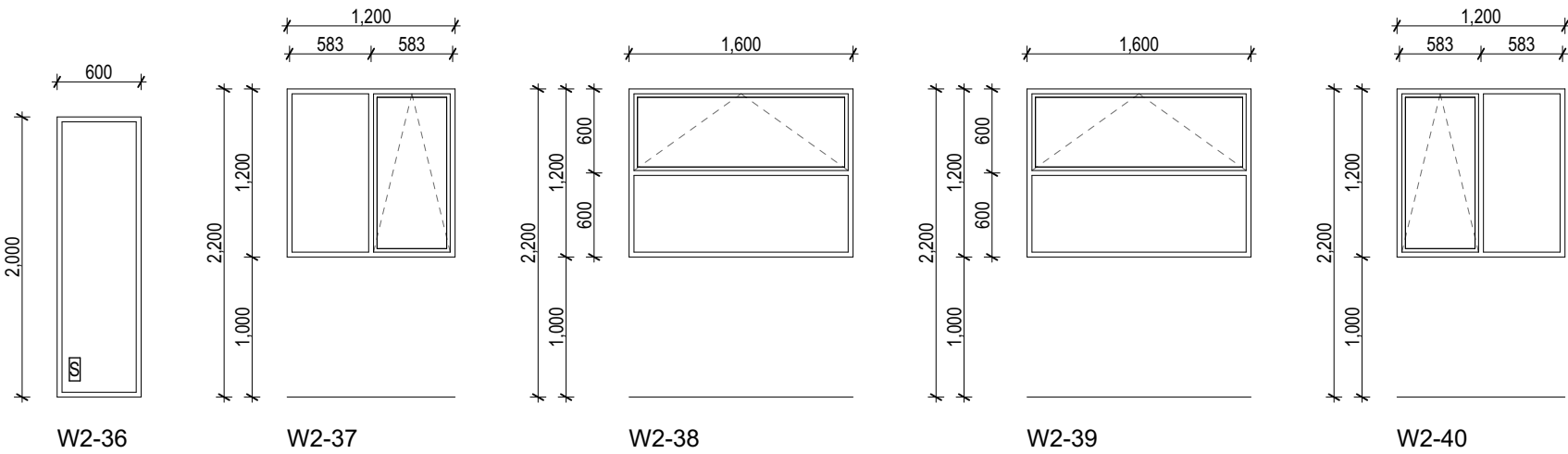
WINDOWS & DOORS SCHEDULE

B	RFI Response	2021/03/30
A	Building Consent	2021/02/19
Rev.	Description	Date/Time

Revision
B

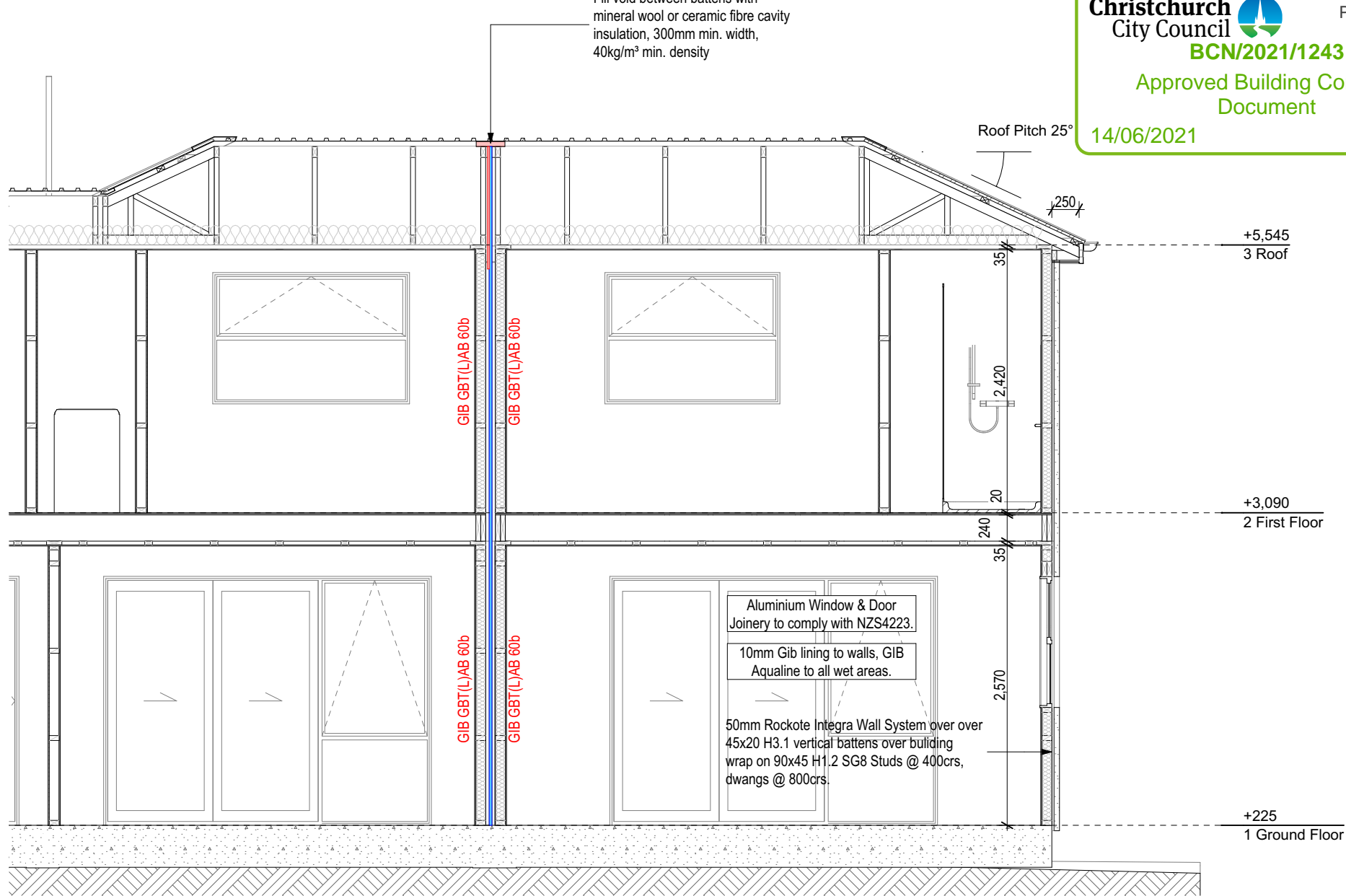
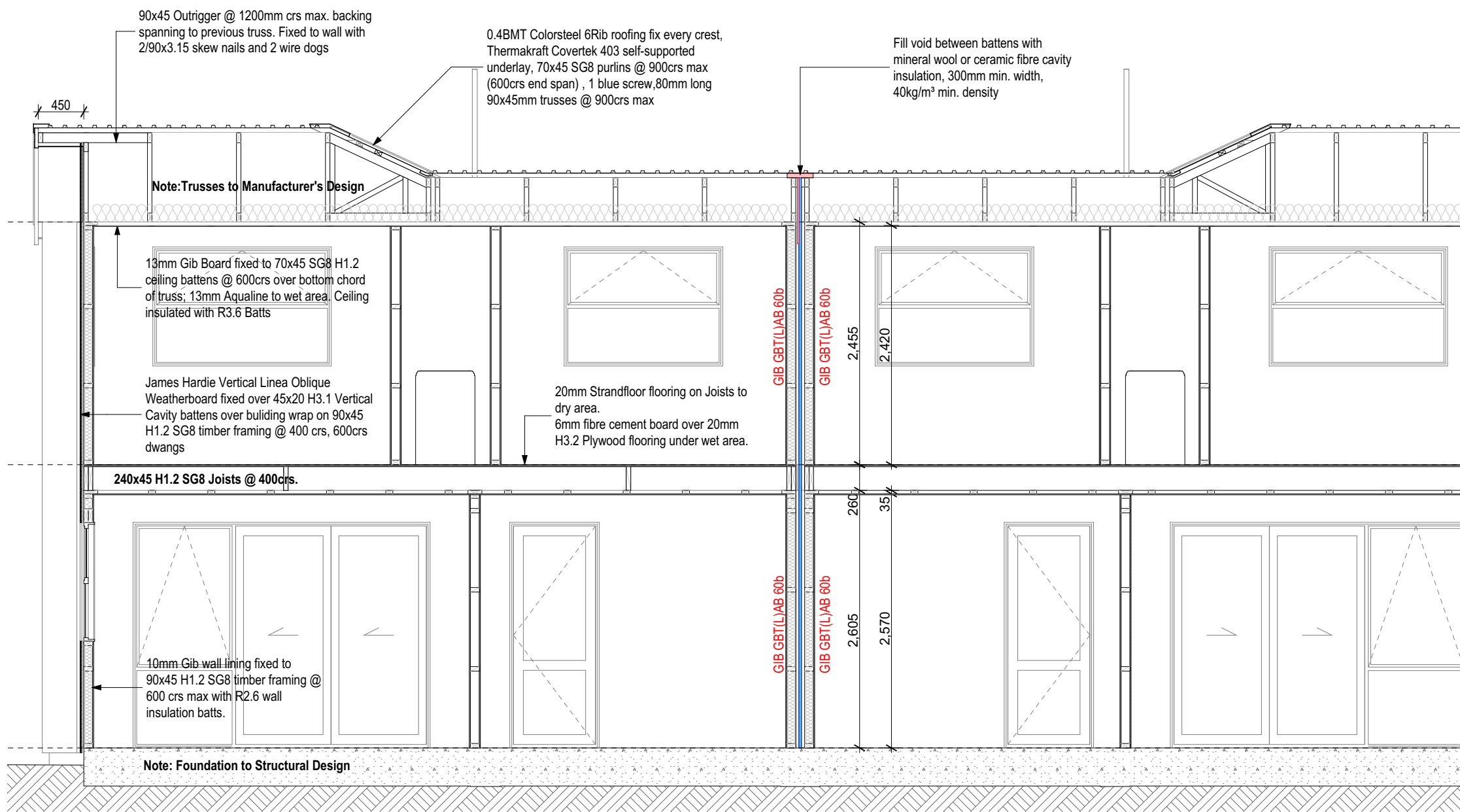
Sheet No.

A-303

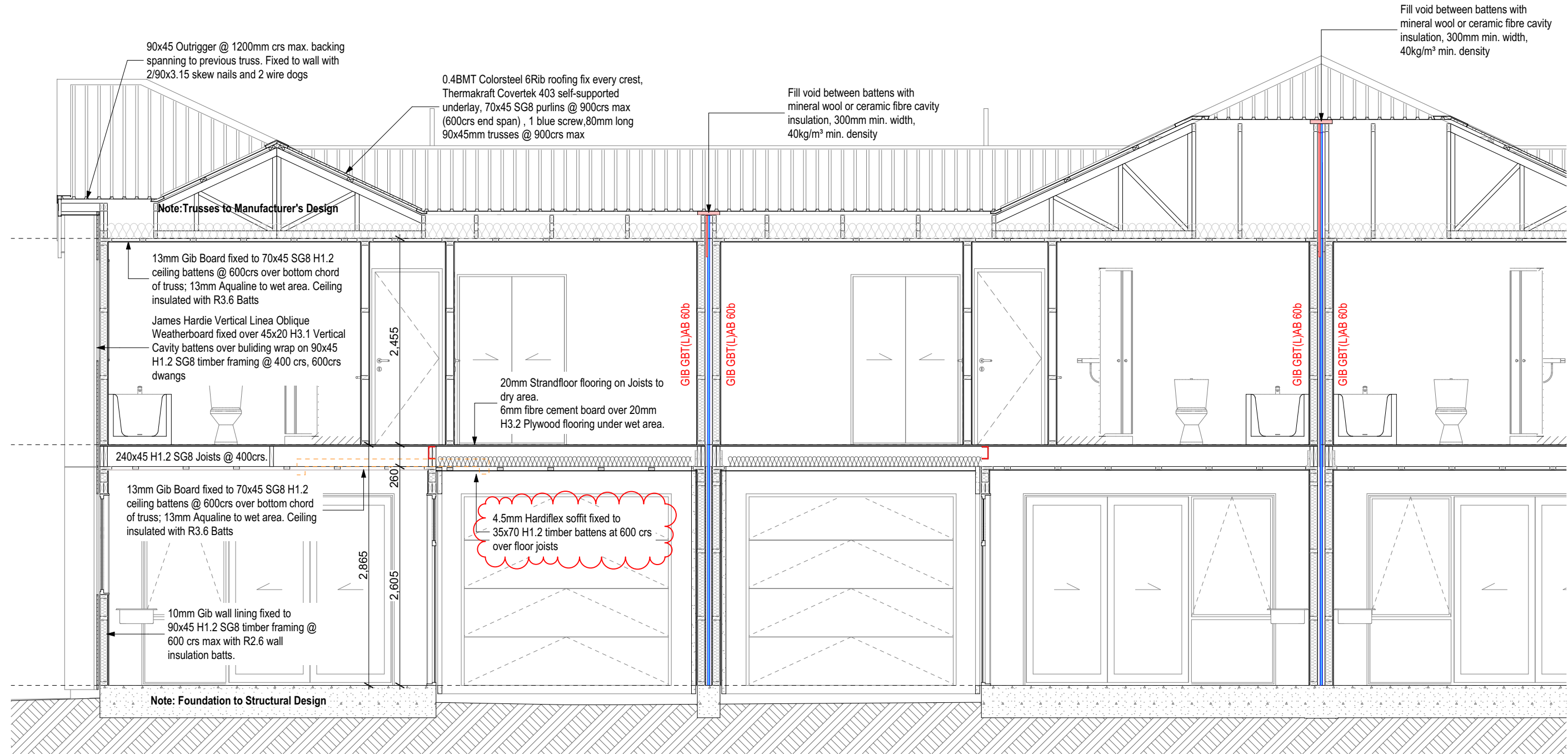


Finish	Powdercoated aluminium
Reveal	H3.1 Paint finished grooved pinus radiata
Frame	35mm Residential Suite
Glazing	Double Glazed as Per NZS4223

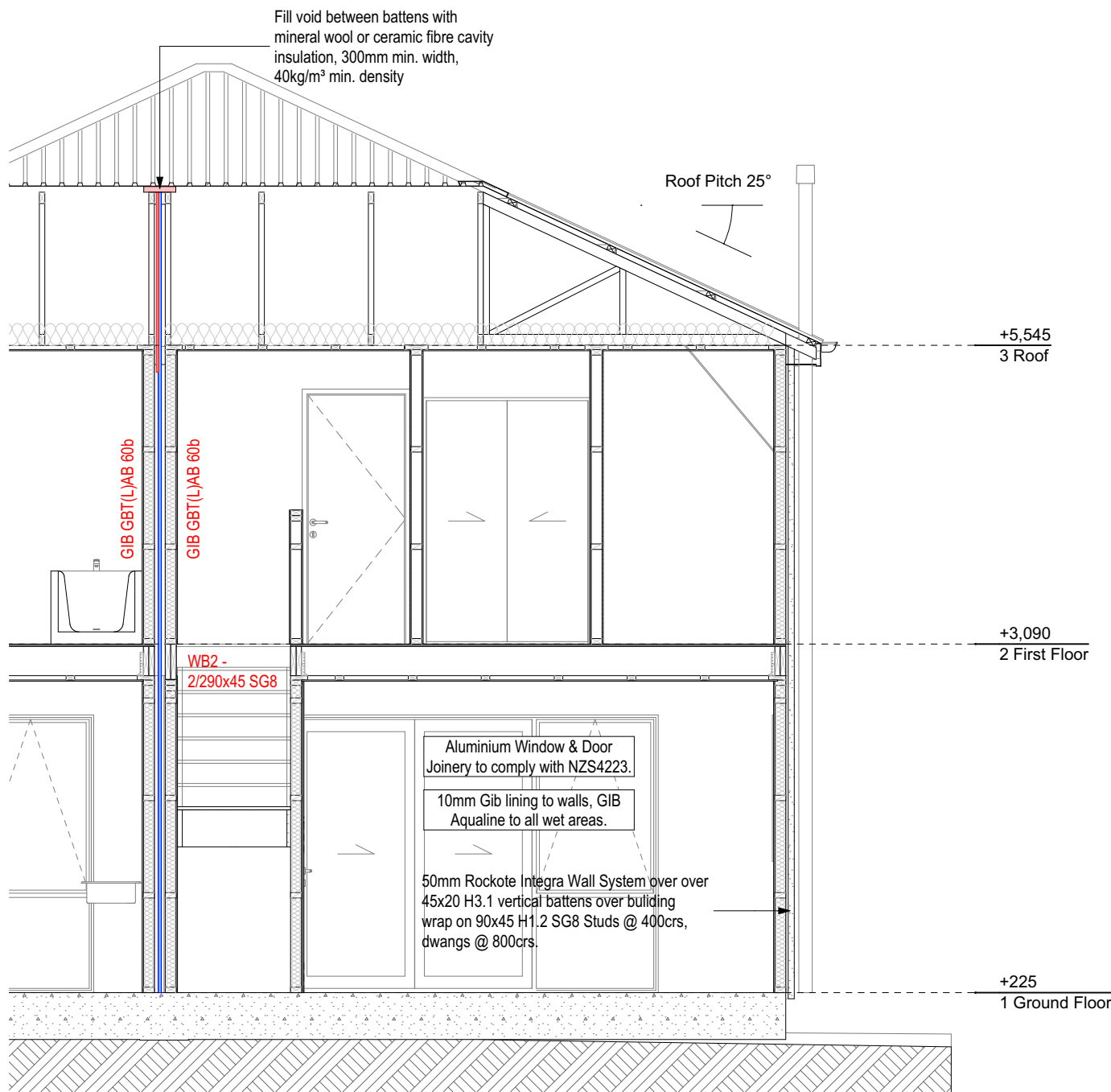
Window Schedule Notes		
1. All windows and doors glass to comply NZS 4223; 2. All overall dimensions are rough opening size, confirm all size on site prior to order; 3. All glazing is double glazed unless noted otherwise; 4. Refer to floor plan and elevations to verify swing direction;	- Refer to floor plan and elevations to verify swing direction;	- All glass is clear unless noted otherwise;
	- Powdercoated aluminium doors and windows to all units;	F - First opening door S - Safety Glass O - Obscure Glasses
	- Use 19mm WANZ Support Bar throughout this project	

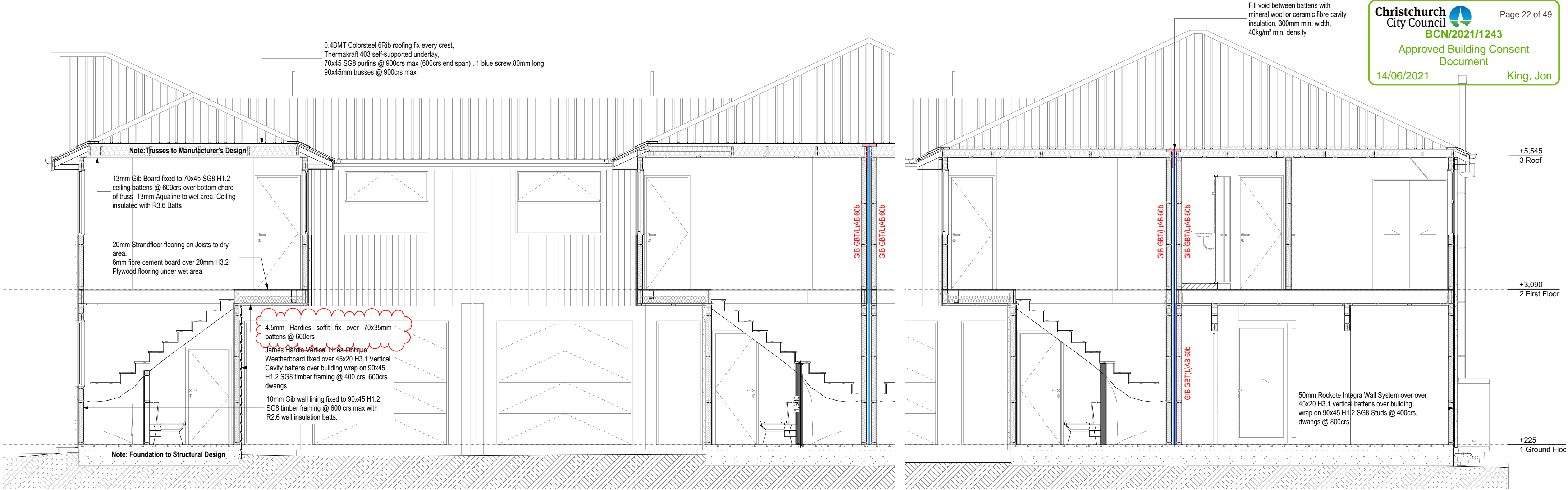


Section AA 1:50

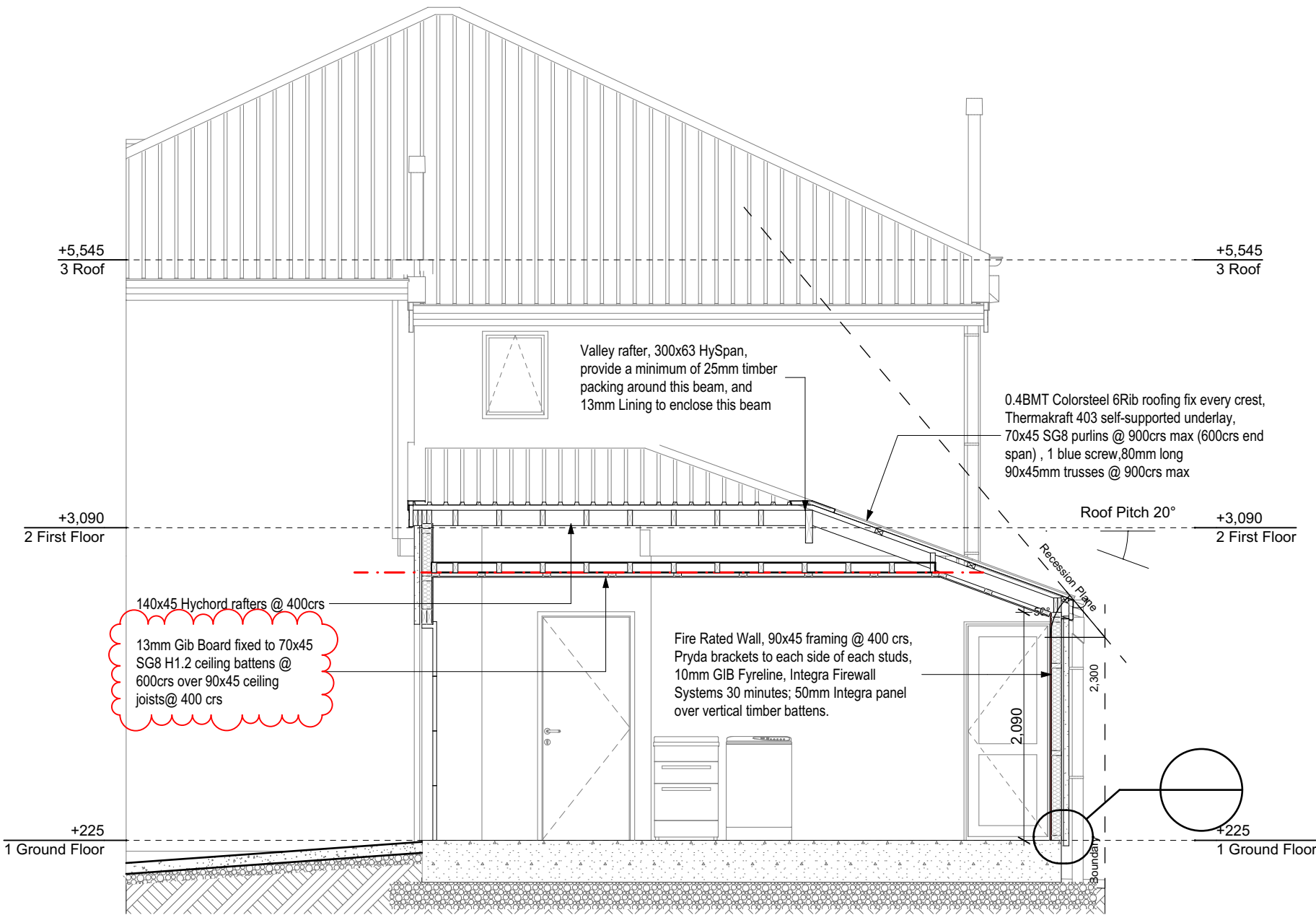


Section BB 1:50

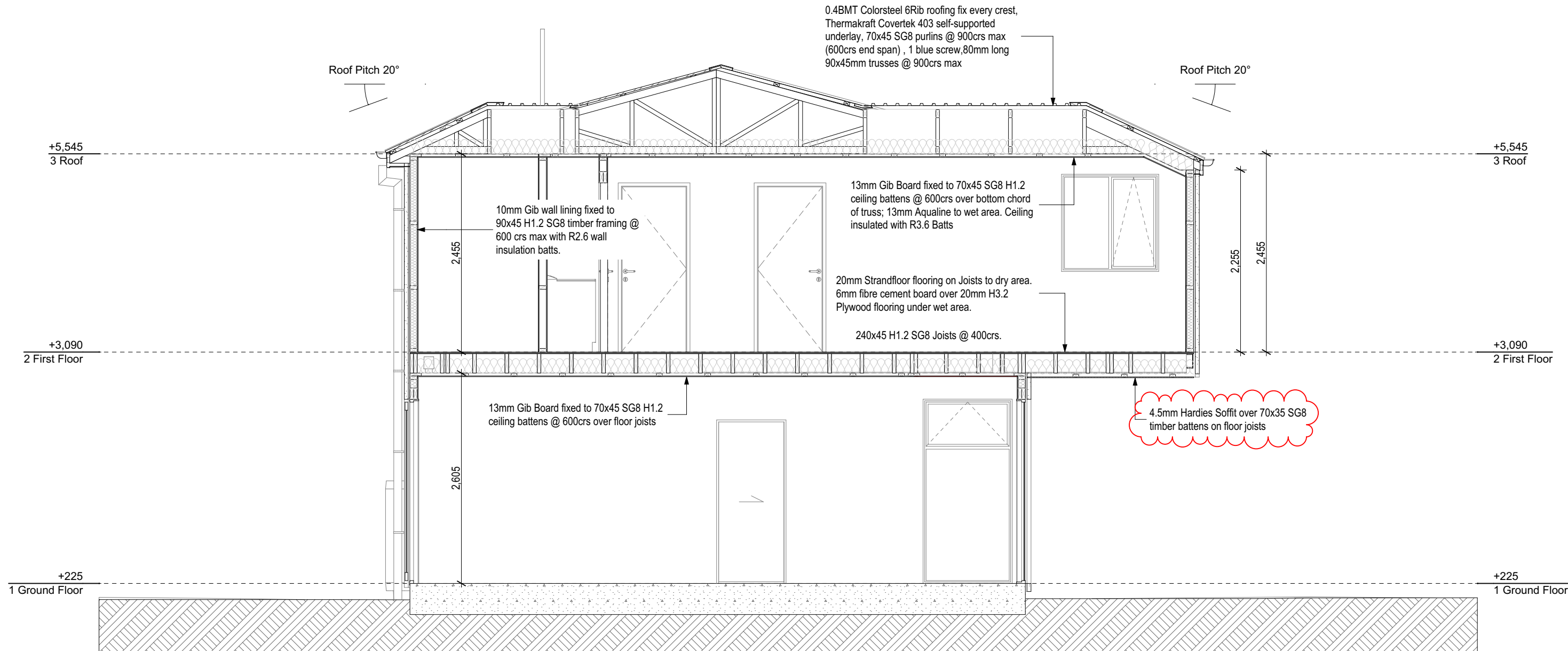




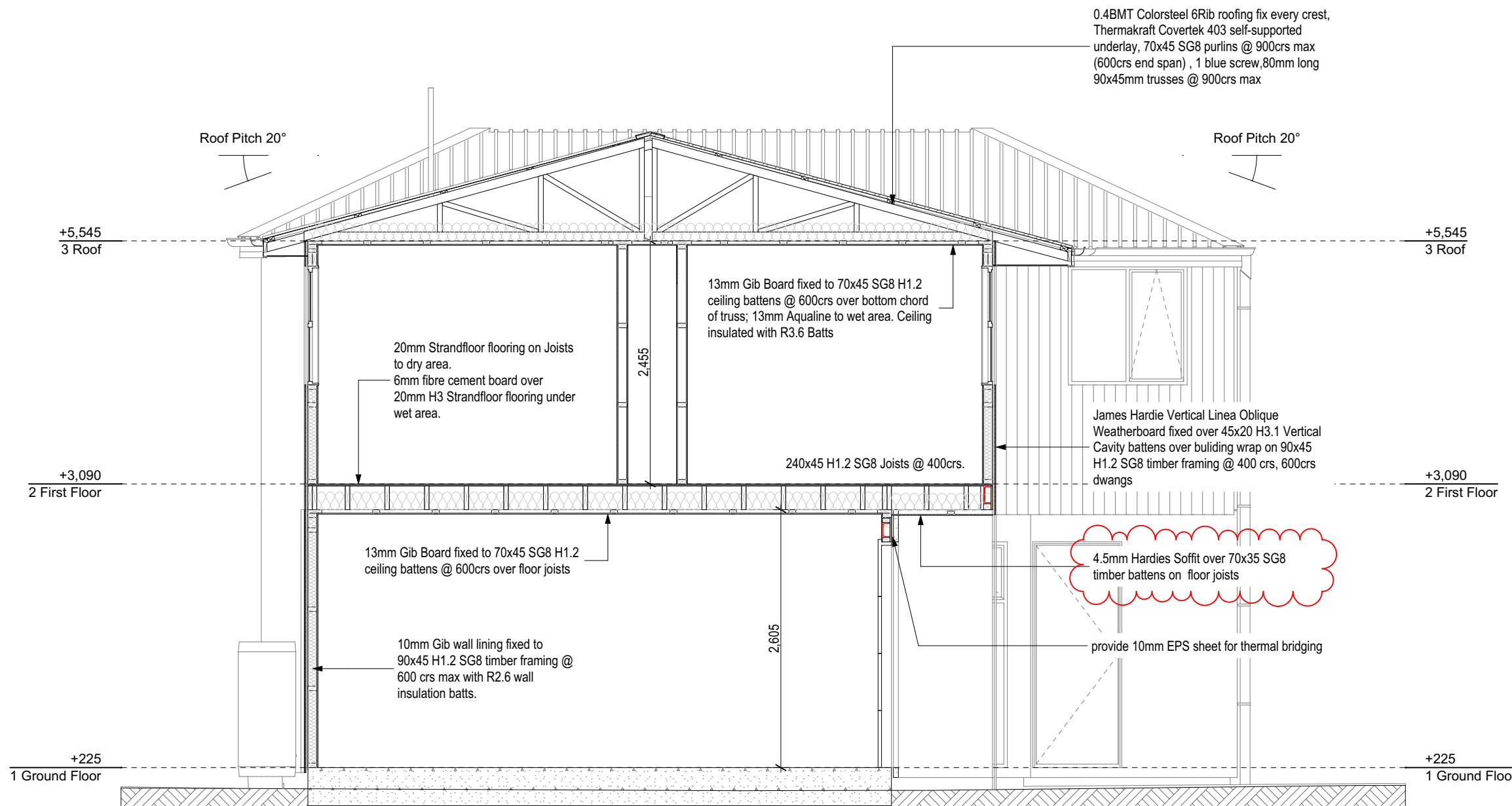
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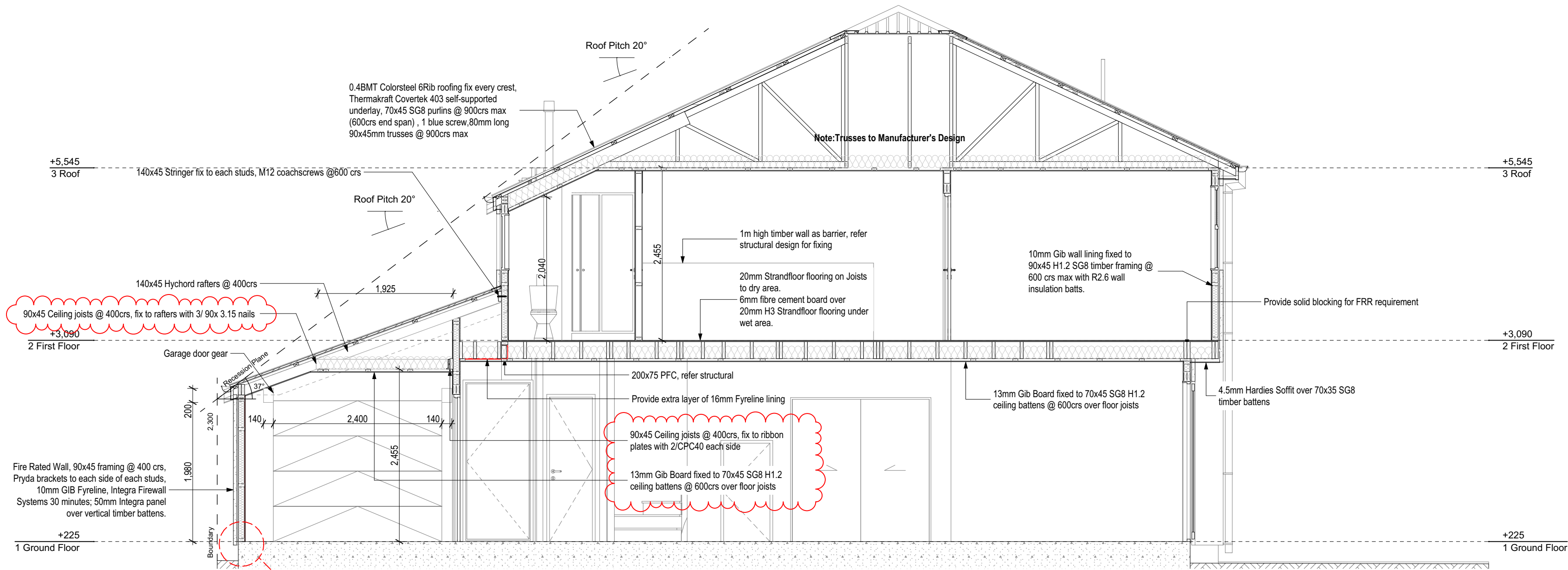
Section DD 1:50



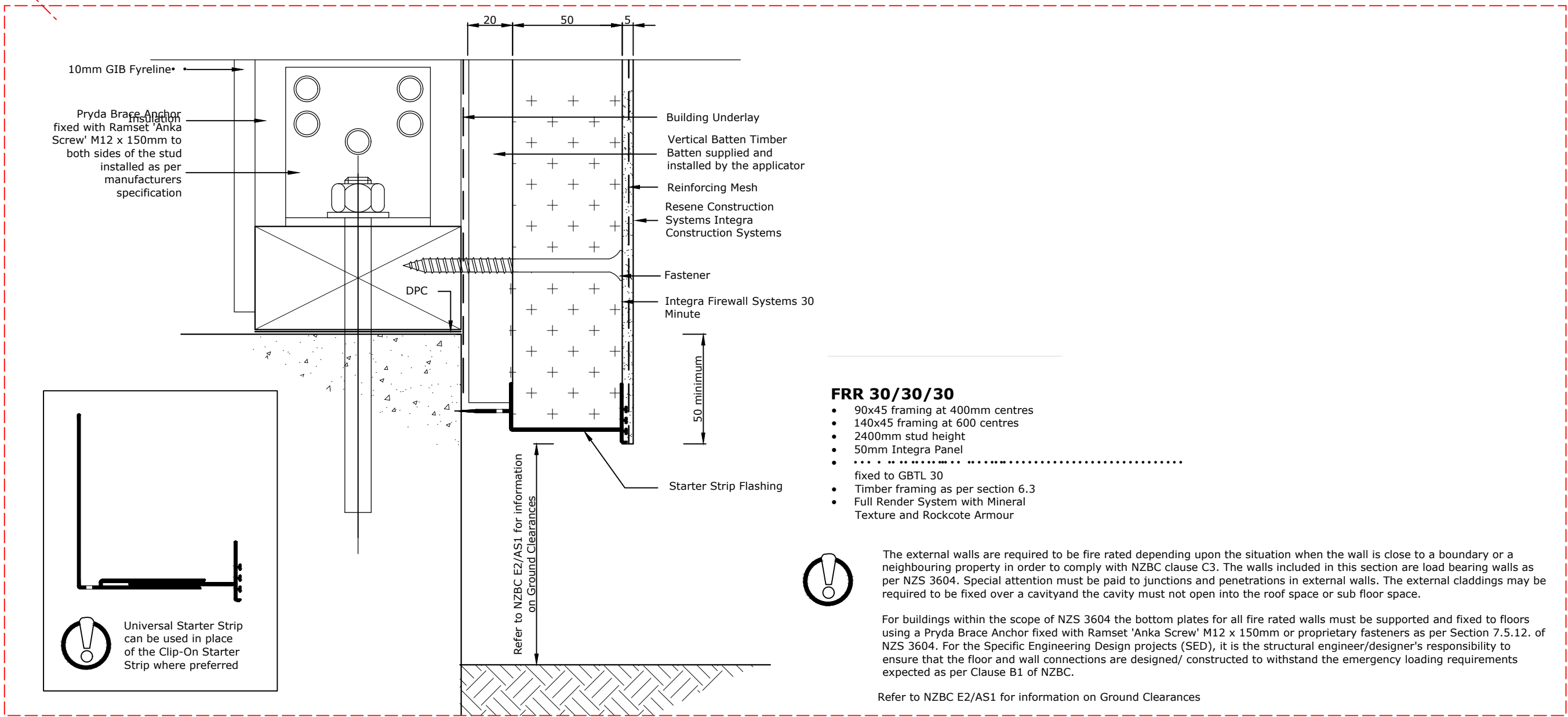
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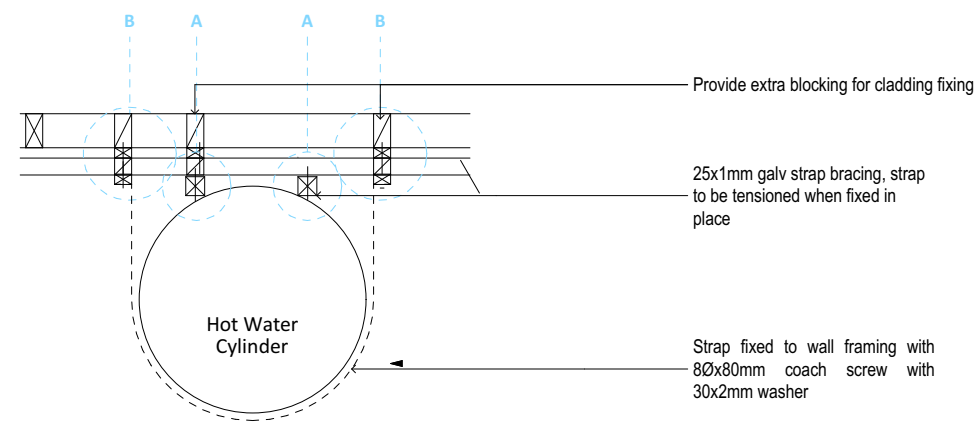
Section FF 1:50



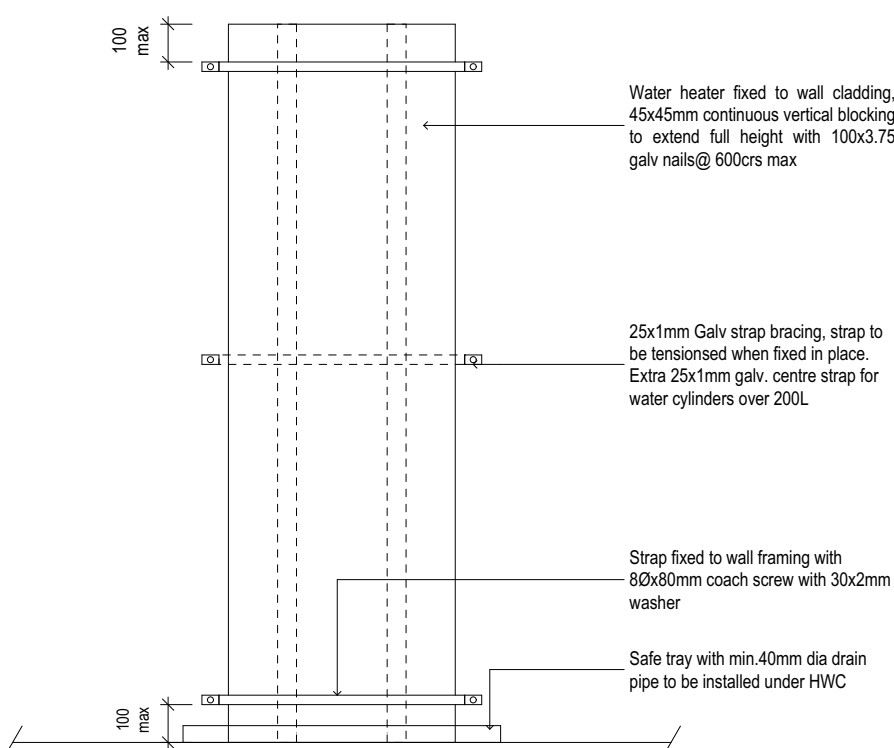
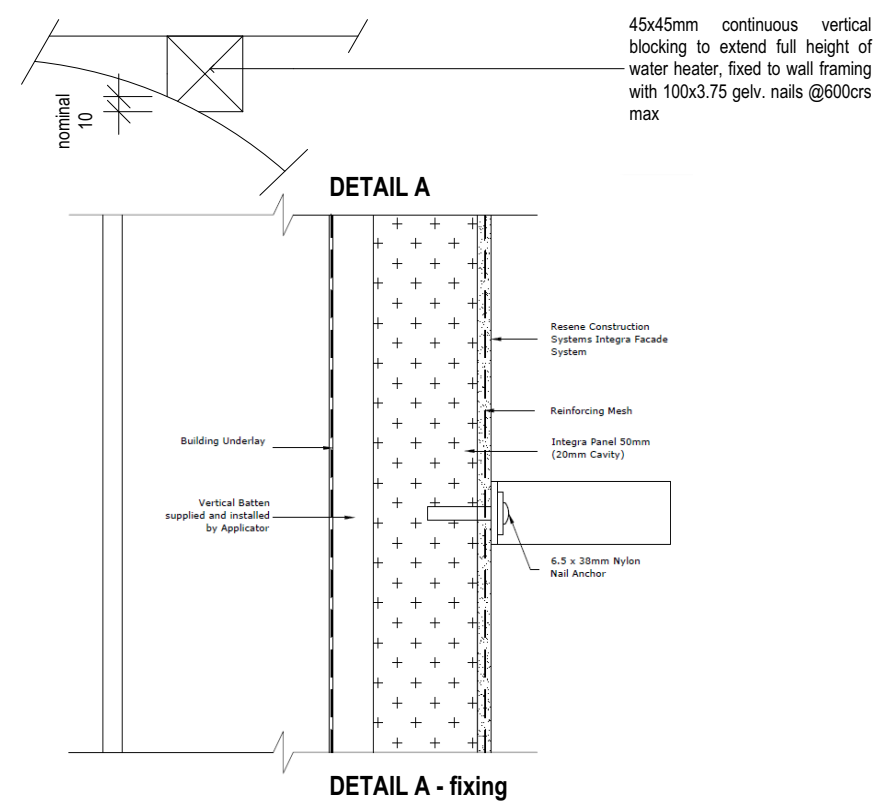
Section GG 1:50



INTL 30 FOUNDATION EDGE DETAIL

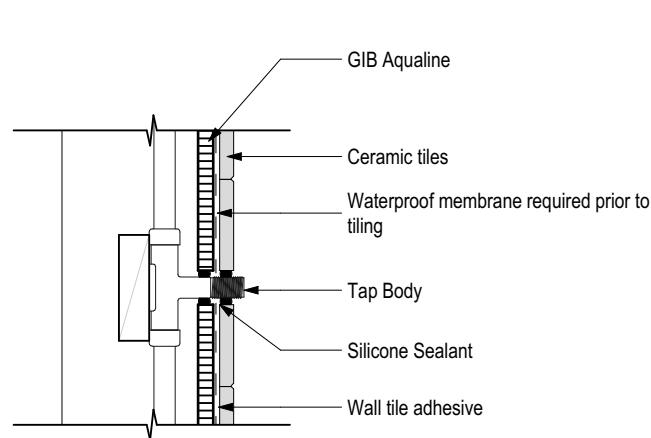


CORNER MOUNTED HWC



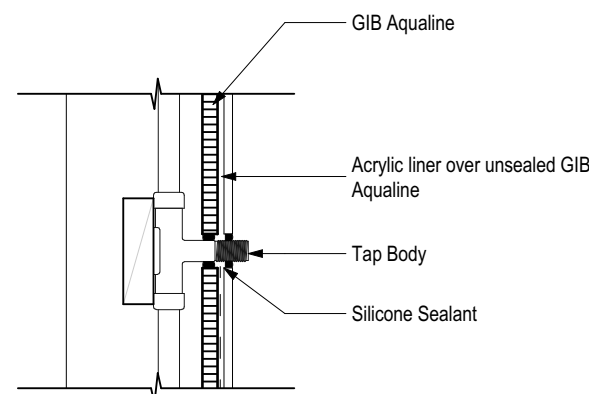
HWC SEISMIC RESTRAINT ELEVATION

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



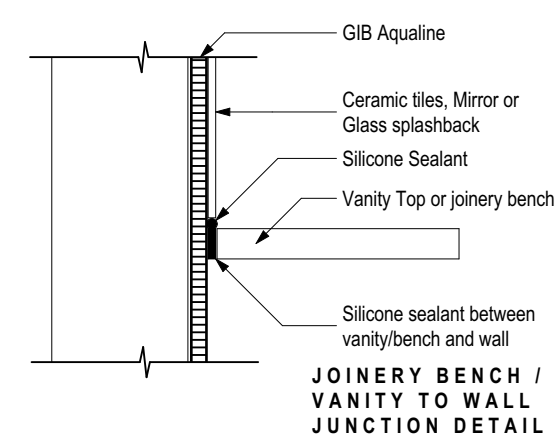
Pipe Penetration Tiles

Note: Where impact noise from pipes is an issue, fix all pipes on resilient brackets.

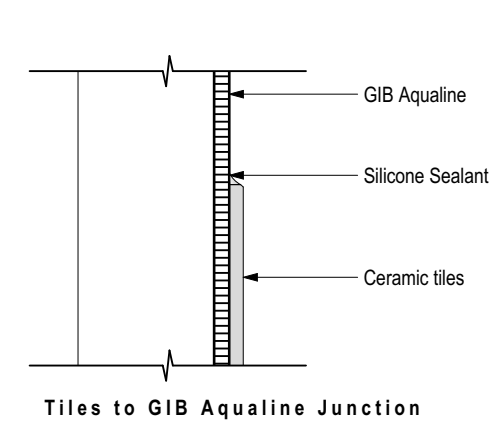


Pipe Penetration Acrylic Liner

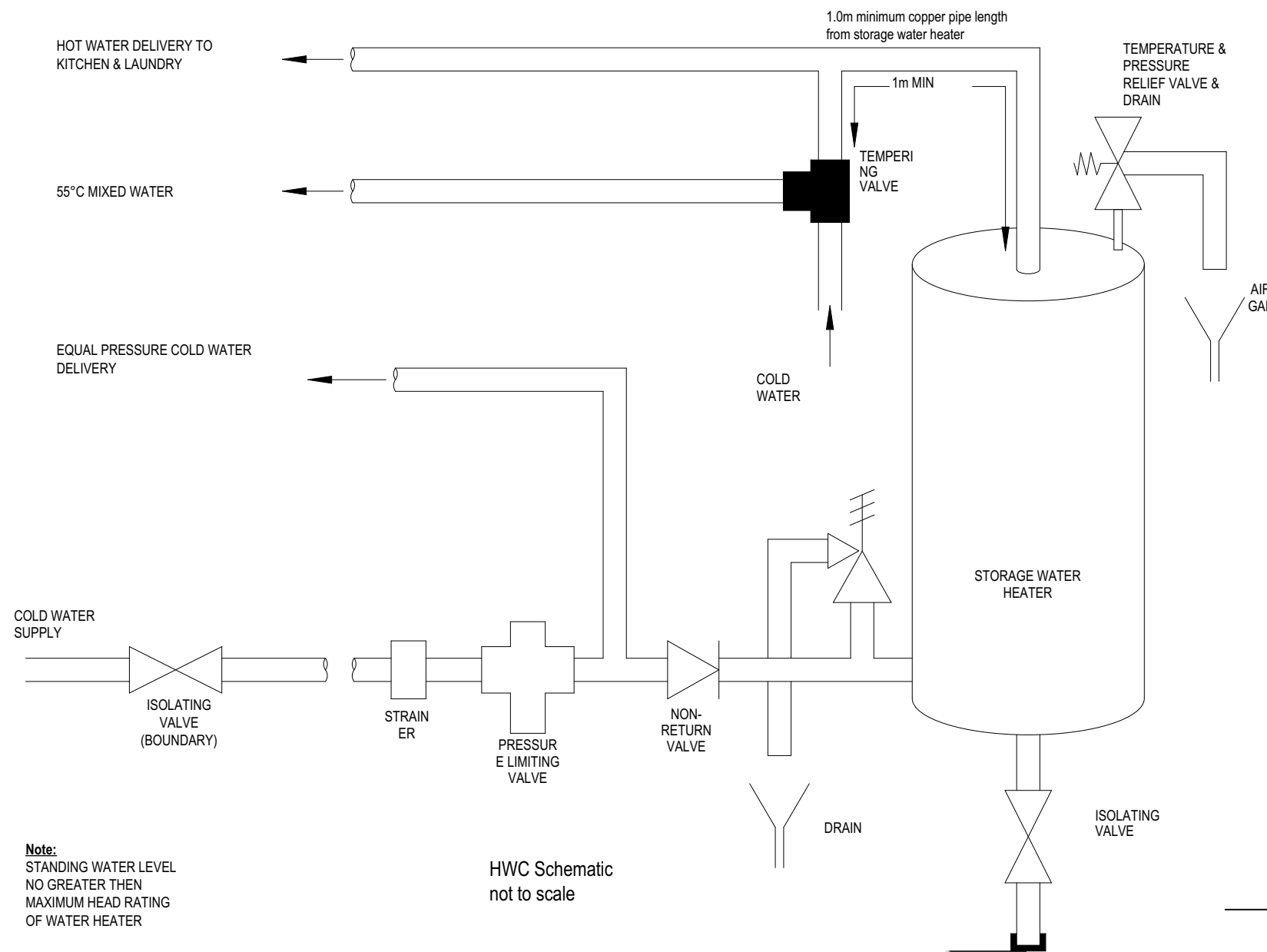
Note: Where impact noise from pipes is an issue, fix all pipes on resilient brackets.



JOINERY BENCH / VANITY TO WALL JUNCTION DETAIL



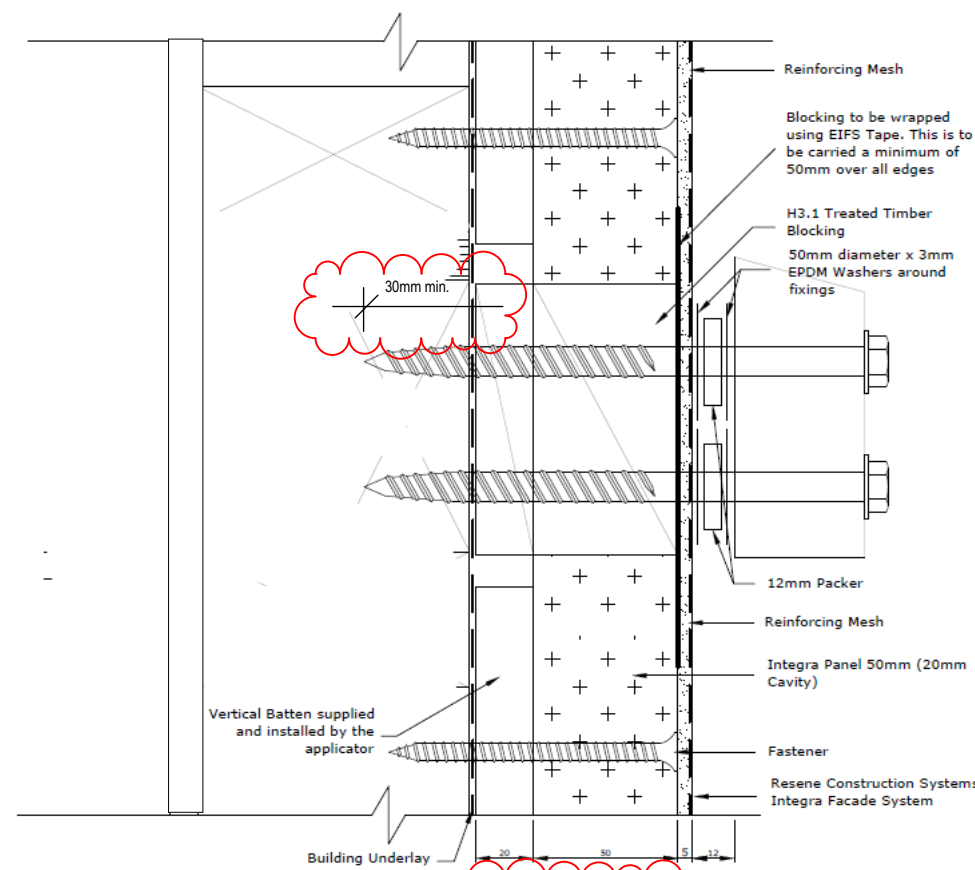
Tiles to GIB Aqualine Junction



Note: STANDING WATER LEVEL NO GREATER THEN MAXIMUM HEAD RATING OF WATER HEATER

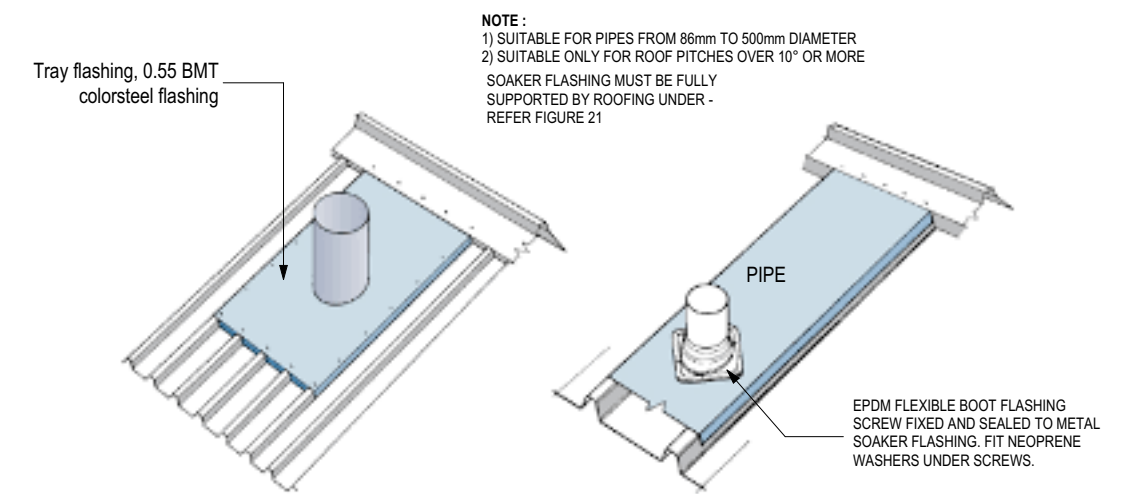
HWC Schematic not to scale

G12/AS1 6.14.3: Irrespective of whether a mixing device is installed, the storage water heater control thermostat shall be set at a temperature of not less than 60°C to prevent the growth of Legionella bacteria.

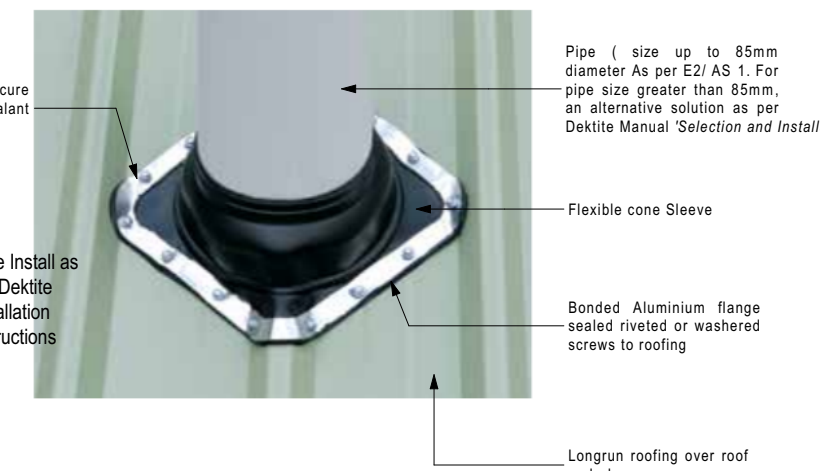


DETAIL B - fixing

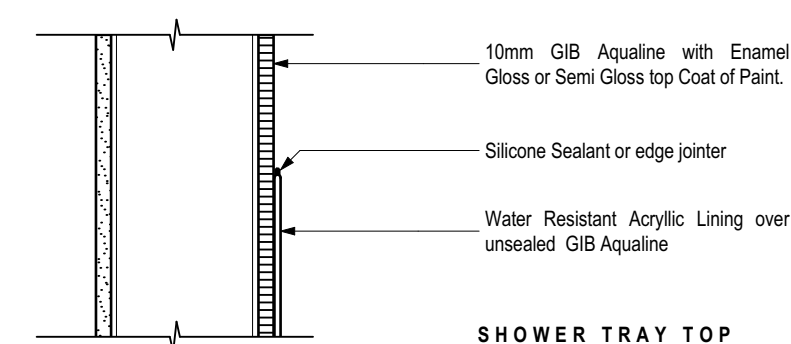
Drawing



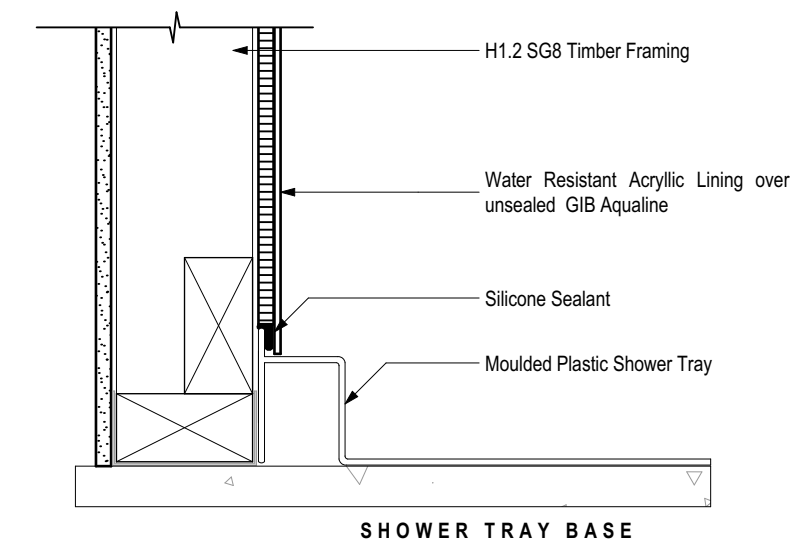
NOTE:
1) SUITABLE FOR PIPES FROM 86mm TO 500mm DIAMETER
2) SUITABLE ONLY FOR ROOF PITCHES OVER 10° OR MORE
SOAKER FLASHING MUST BE FULLY SUPPORTED BY ROOFING UNDER - REFER FIGURE 21



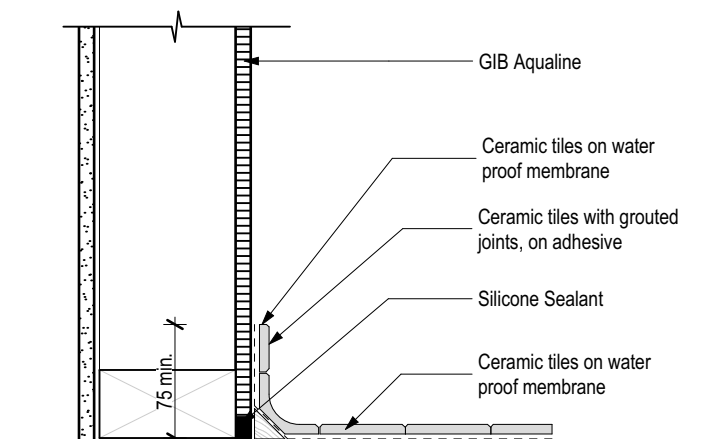
DEKLITE PIPE PENETRATION DETAIL



SHOWER TRAY TOP



SHOWER TRAY BASE



SHOWER TRAY FLOOR JUNCTION

Refer to manufacture's installation instructions for sealant, door and channels

Silicone Sealant

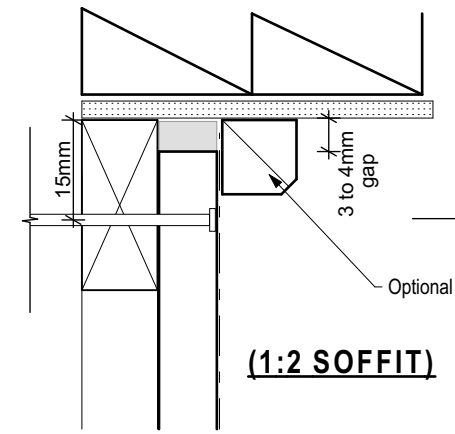
Flexible sheet vinyl fully bonded to floor substrate with all seams hot welded.

GENERAL DETAILS

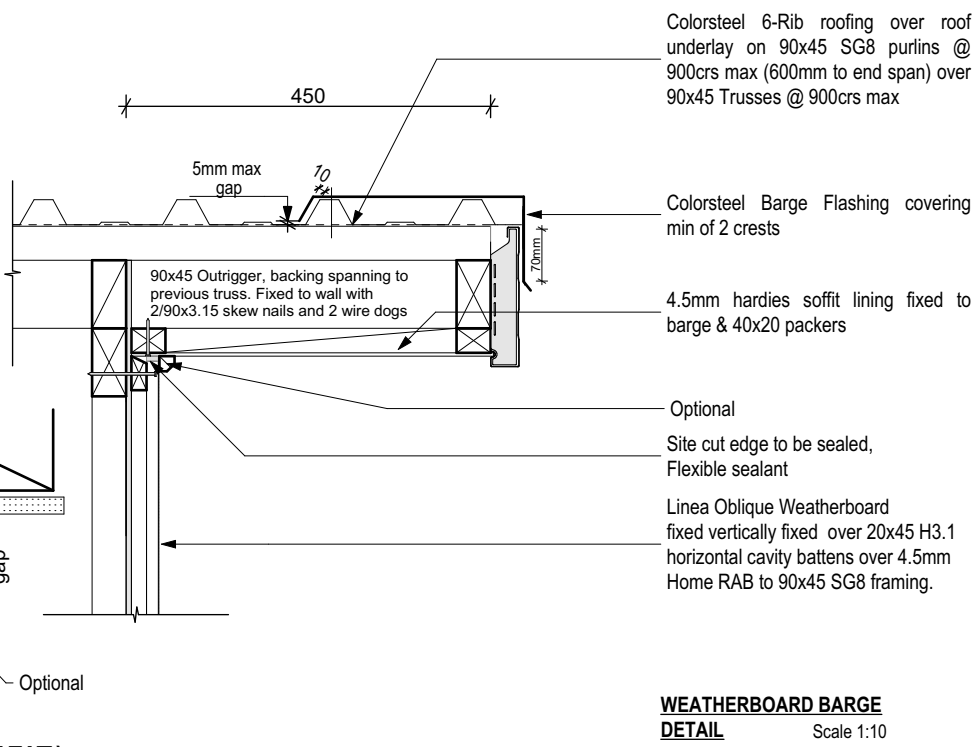
Roof underlay must be lapped by 150mm min on all sides and run horizontally for roof pitches below 10°

Below 5° Netting is to be used to support paper.

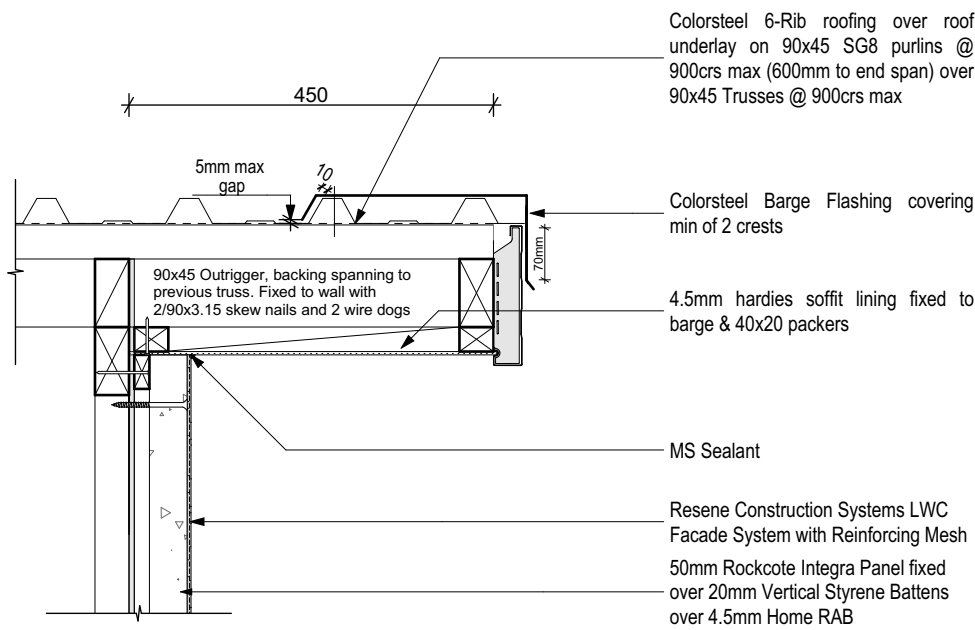
Flashings to be Colorsteel BMT 0.55mm
(As per NZ Metal Roof & Wall Cladding Code of Practice & E2)



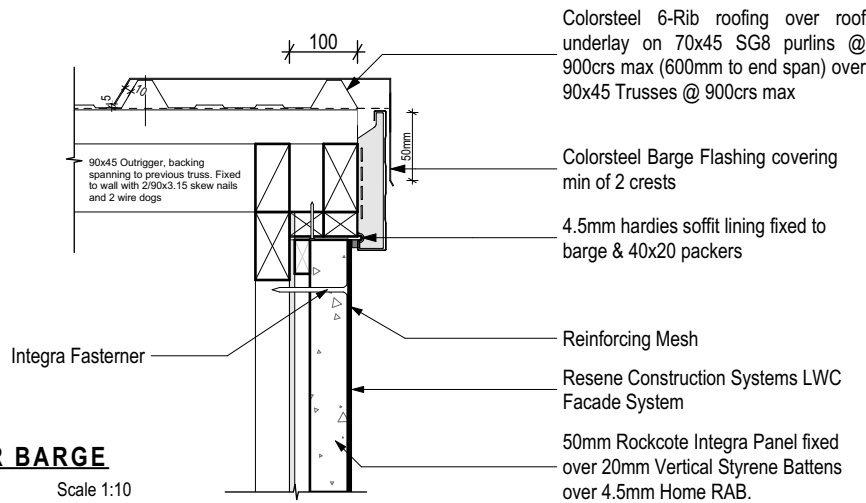
(1:2 SOFFIT)



WEATHERBOARD BARGE DETAIL
Scale 1:10



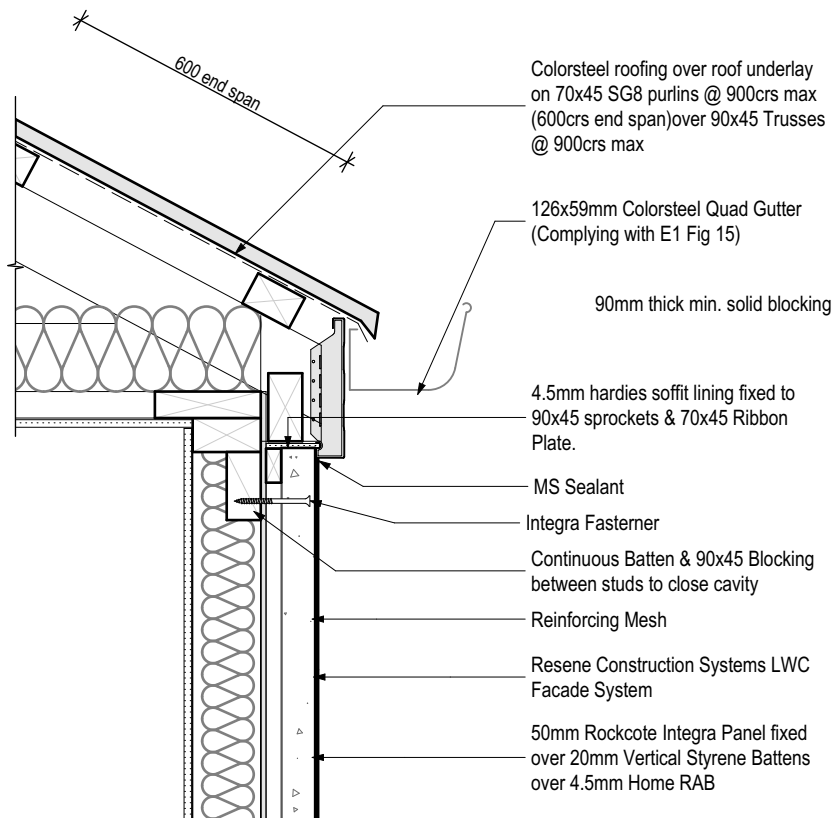
ROCKCOTE BARGE DETAIL
Scale 1:10



PLASTER BARGE DETAIL
Scale 1:10

Note: Max. hard fill height to be 600mm as per NZS3604. Hard fill exceeding 600mm height to be verified by suitable qualified person.

All fixing/ flashing for Cedar weatherboard to be copper or stainless steel.



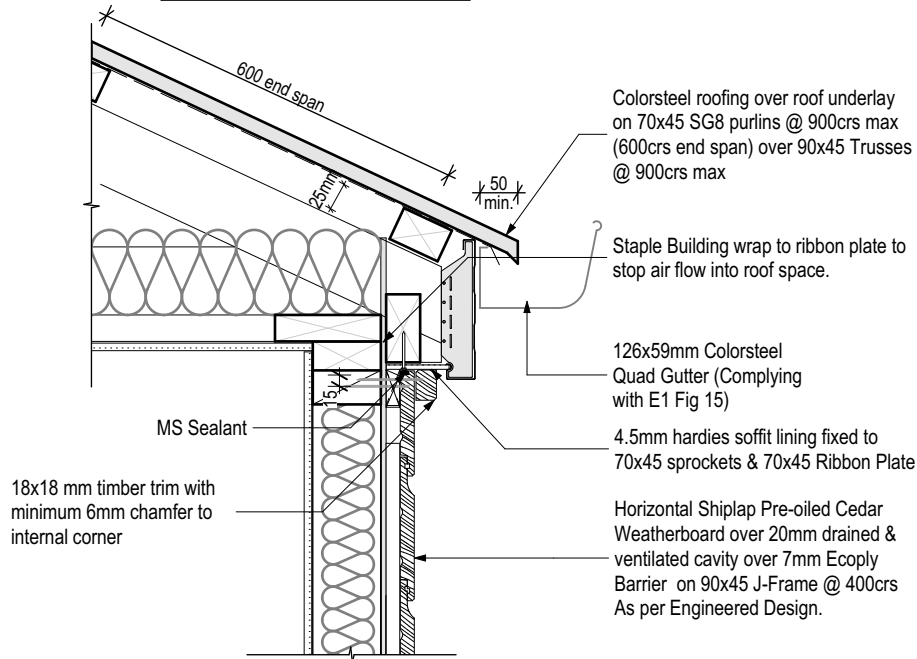
PLASTER SOFFIT DETAIL
Scale 1:10

Note: Max. hard fill height to be 600mm as per NZS3604. Hard fill exceeding 600mm height to be verified by suitable qualified person.

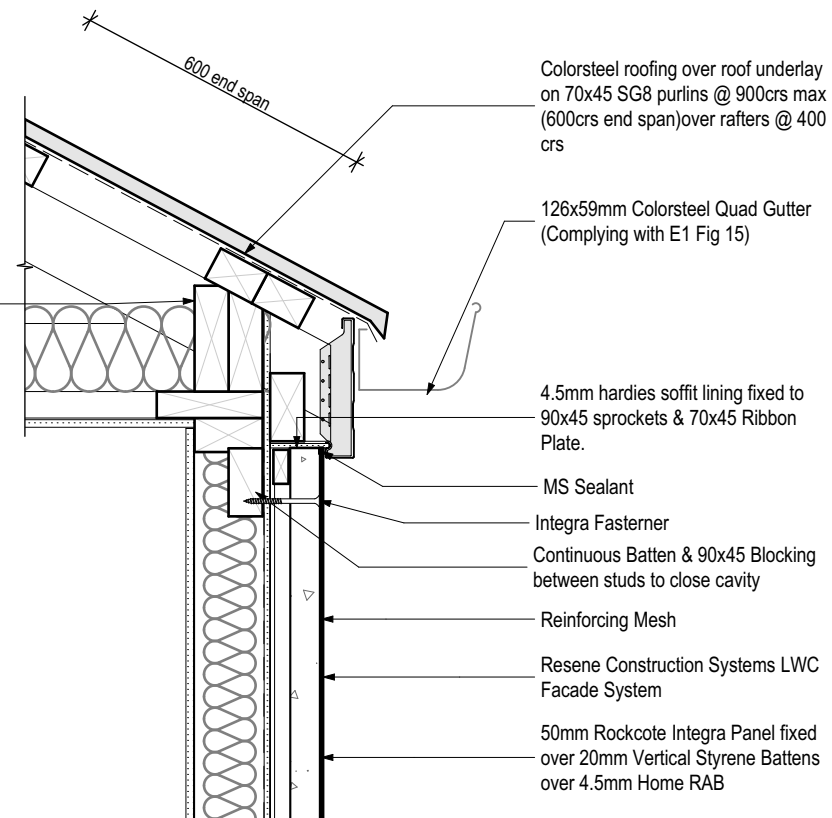
Bottom plate fixing M12 x 140 TruBolt @ 900crs, fixed with galv 50x50x3mm washers, fix at least 55mm from edge of concrete.

85mm thick concrete slab (25mPa min @ 28 days) on DPM.

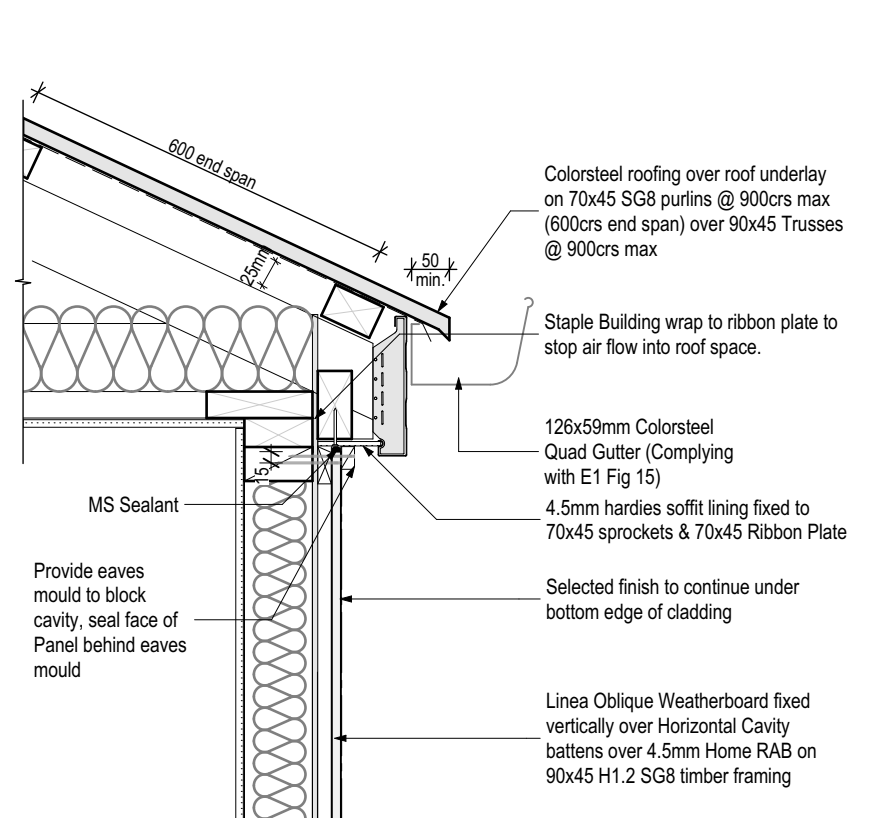
Minimum external cover to reinforcement:
(a) Against ground 75mm
(b) Against formwork 50mm
(c) Top cover to mesh 30mm



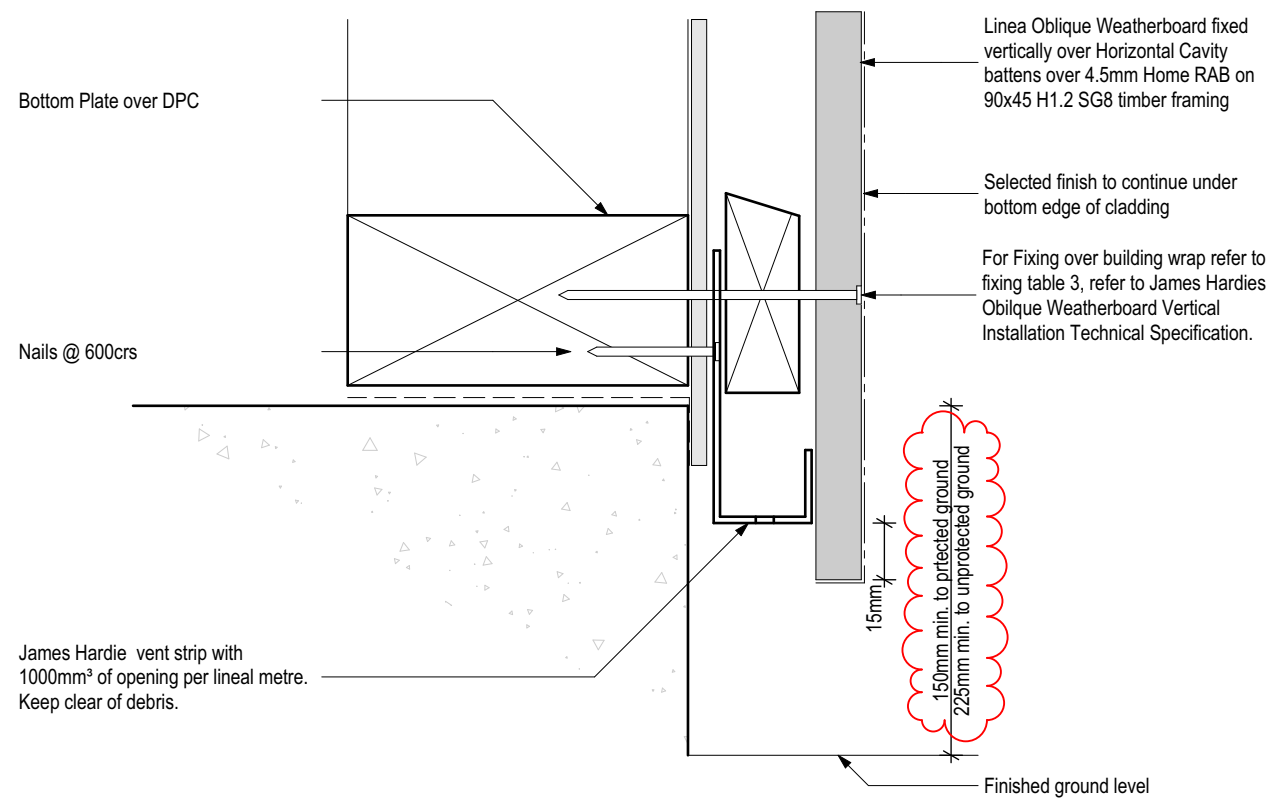
CEDAR SOFFIT DETAIL
Scale 1:10



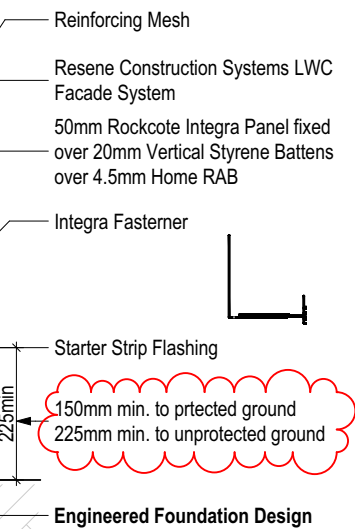
PLASTER SOFFIT FRR DETAIL
Scale 1:10



LINEA OBLIQUE SOFFIT DETAIL
Scale 1:10



BOTTOM PLATE DETAIL
Scale 1:2



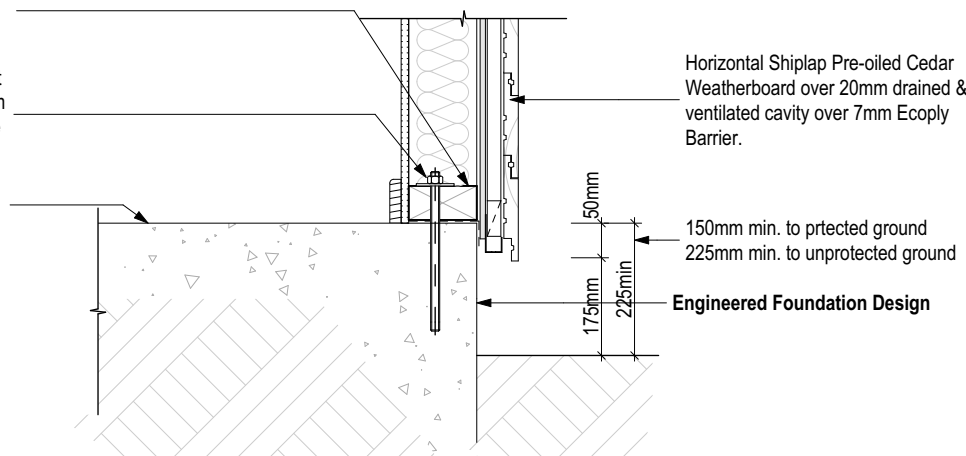
PLASTER BOTTOM PLATE DETAIL
Scale 1:10

Note: Max. hard fill height to be 600mm as per NZS3604. Hard fill exceeding 600mm height to be verified by suitable qualified person.

Bottom Plate over DPC, fold down DPC 25mm to separate foundation and Ecoply Barrier

Bottom plate fixing M12 x 140 TruBolt @ 900crs, fixed with galv 50x50x3mm washers, fix at least 55mm from edge of concrete.

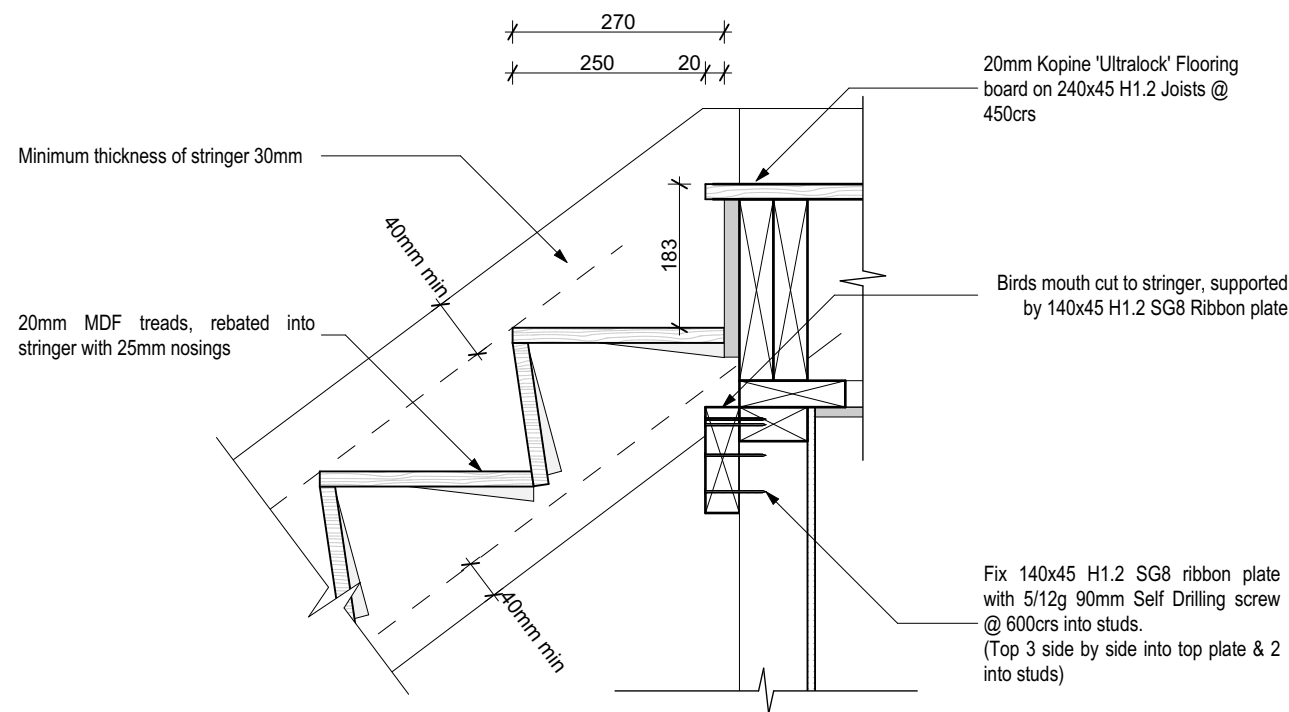
100mm thick concrete slab (20mPa min @ 28 days) on DPM.



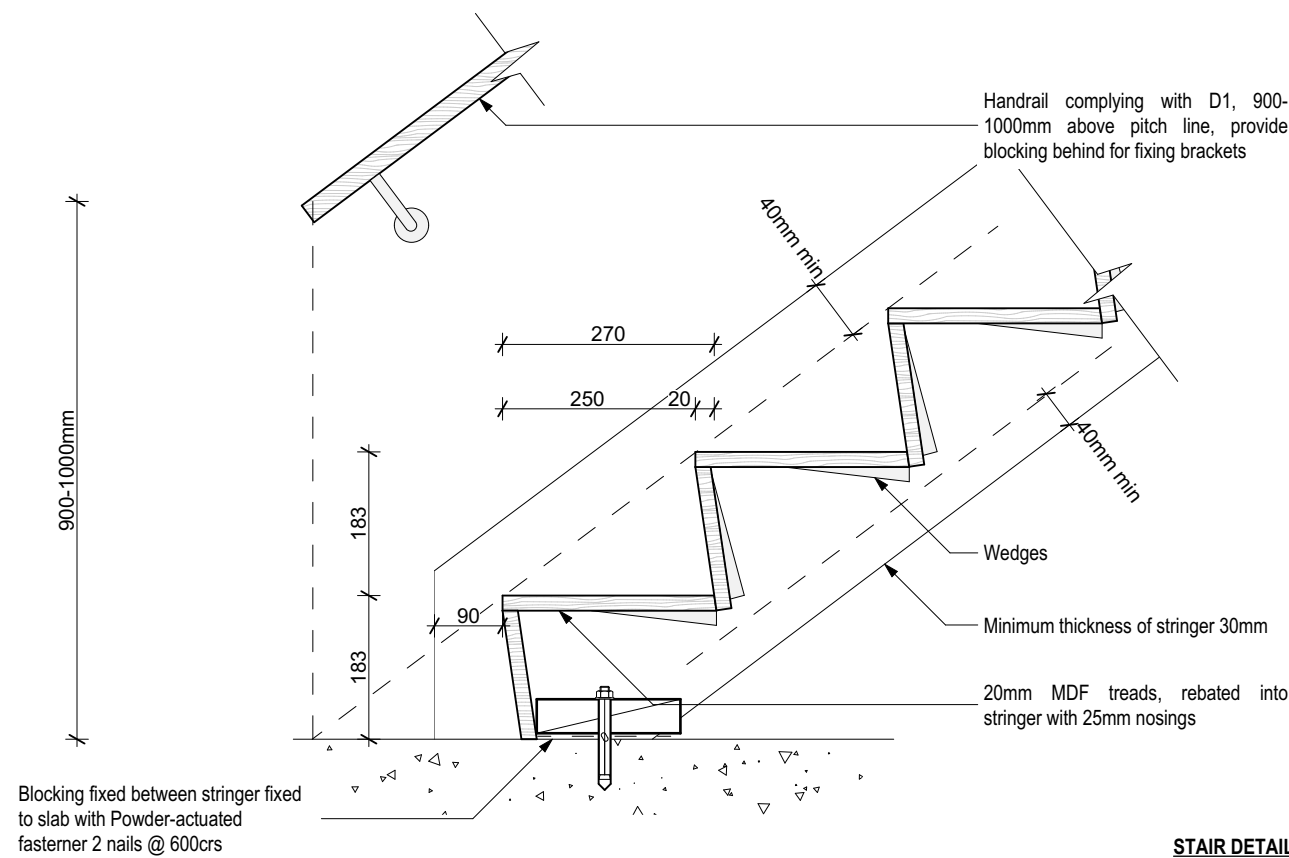
CEDAR WEATHER BOARD BOTTOM PLATE DETAIL
Scale 1:10

Minimum external cover to reinforcement:
(a) Against ground 75mm
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(c) Top cover to mesh 30mm

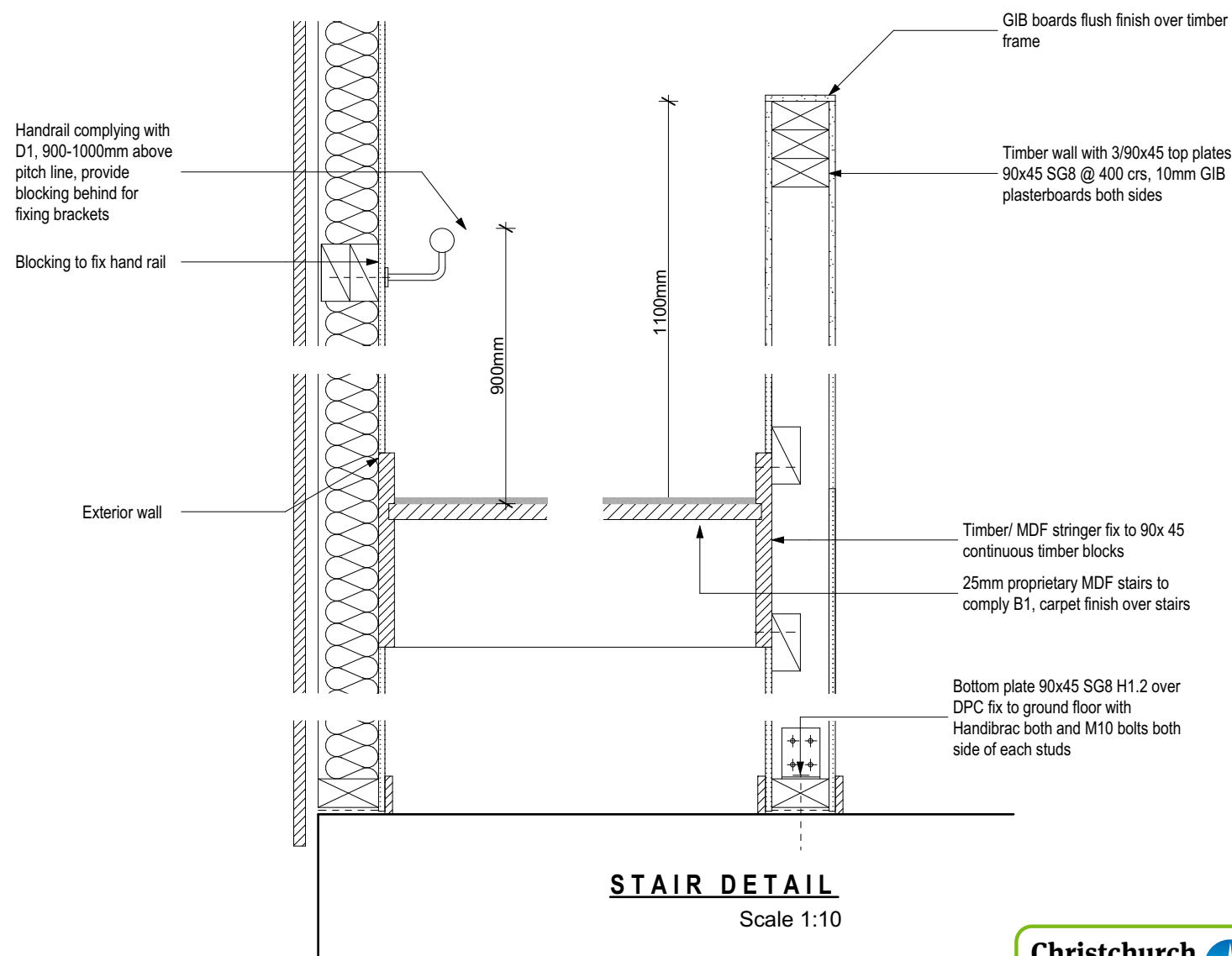
Christchurch City Council
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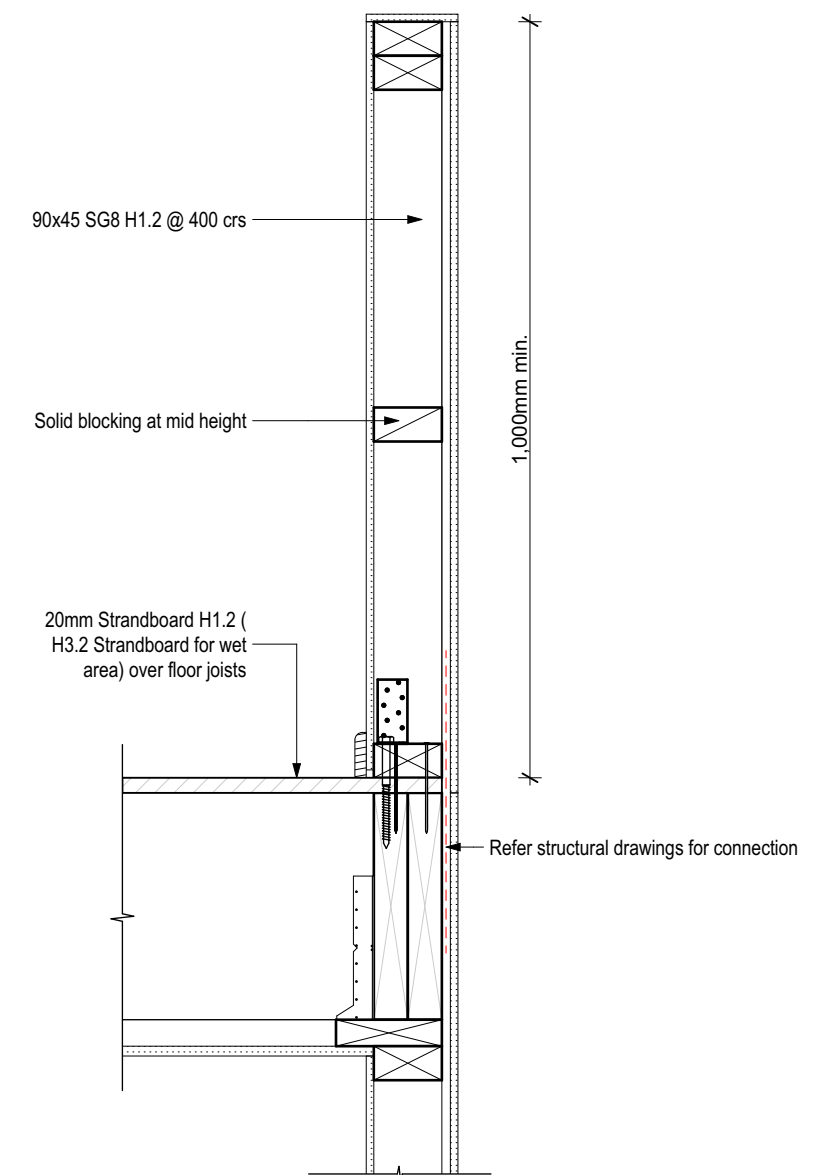
STAIR DETAIL
Scale 1:10



STAIR DETAIL
Scale 1:10

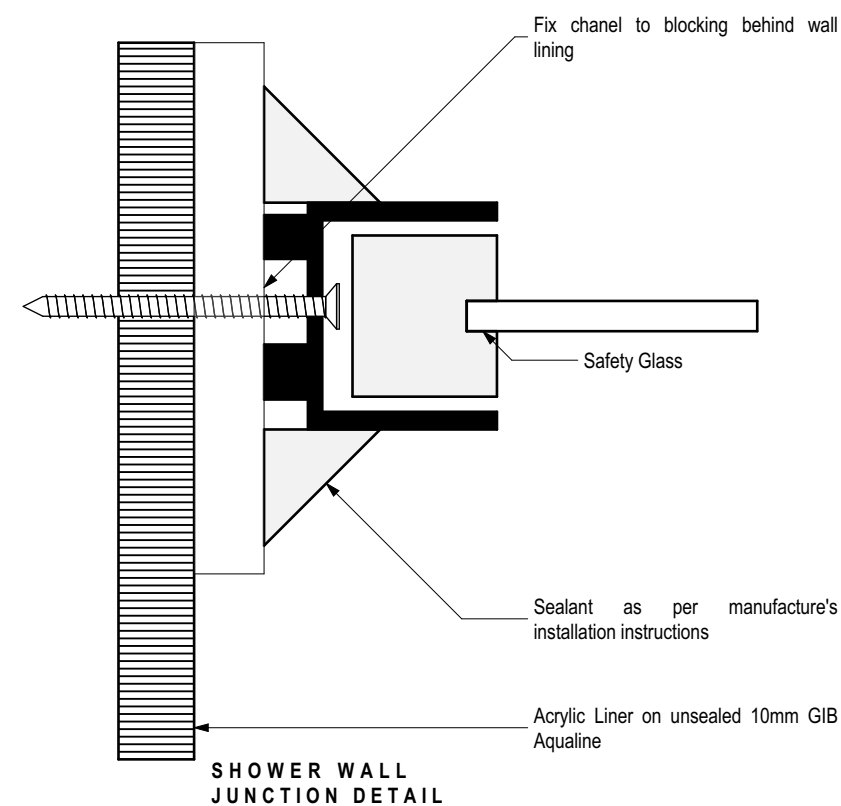


STAIR DETAIL
Scale 1:10

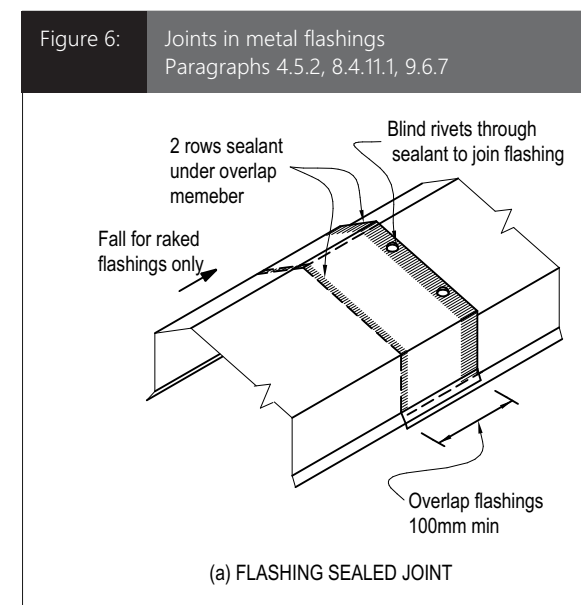


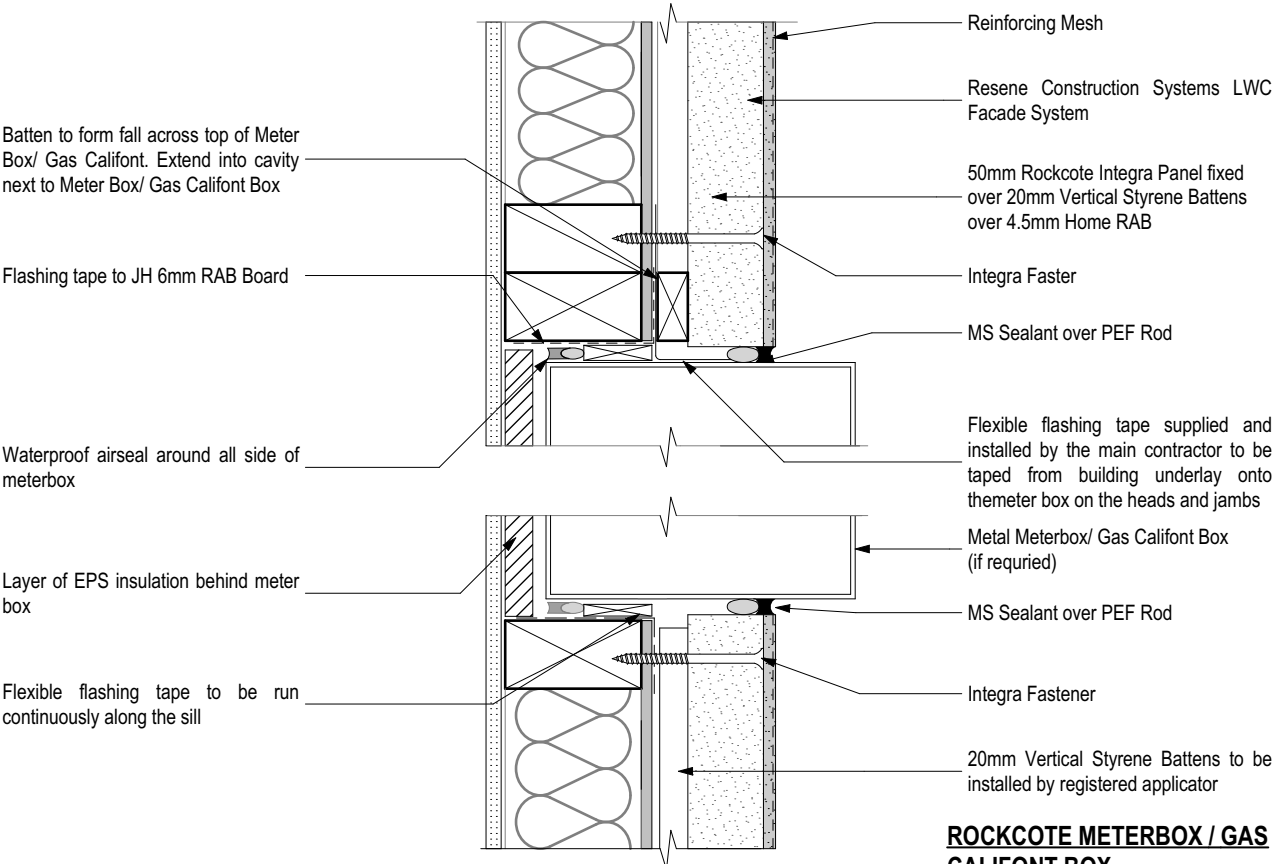
CANTILIVERED BARRIER DETAIL
Scale 1:10

Christchurch City Council
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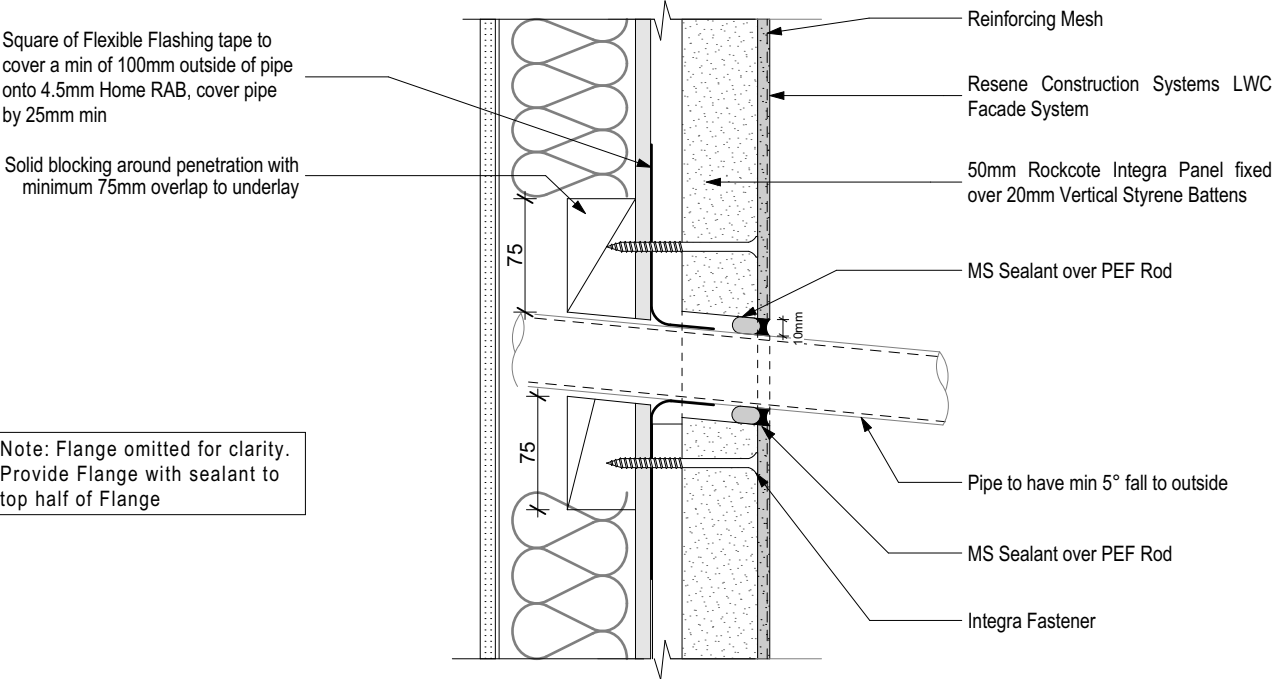


SHOWER WALL JUNCTION DETAIL

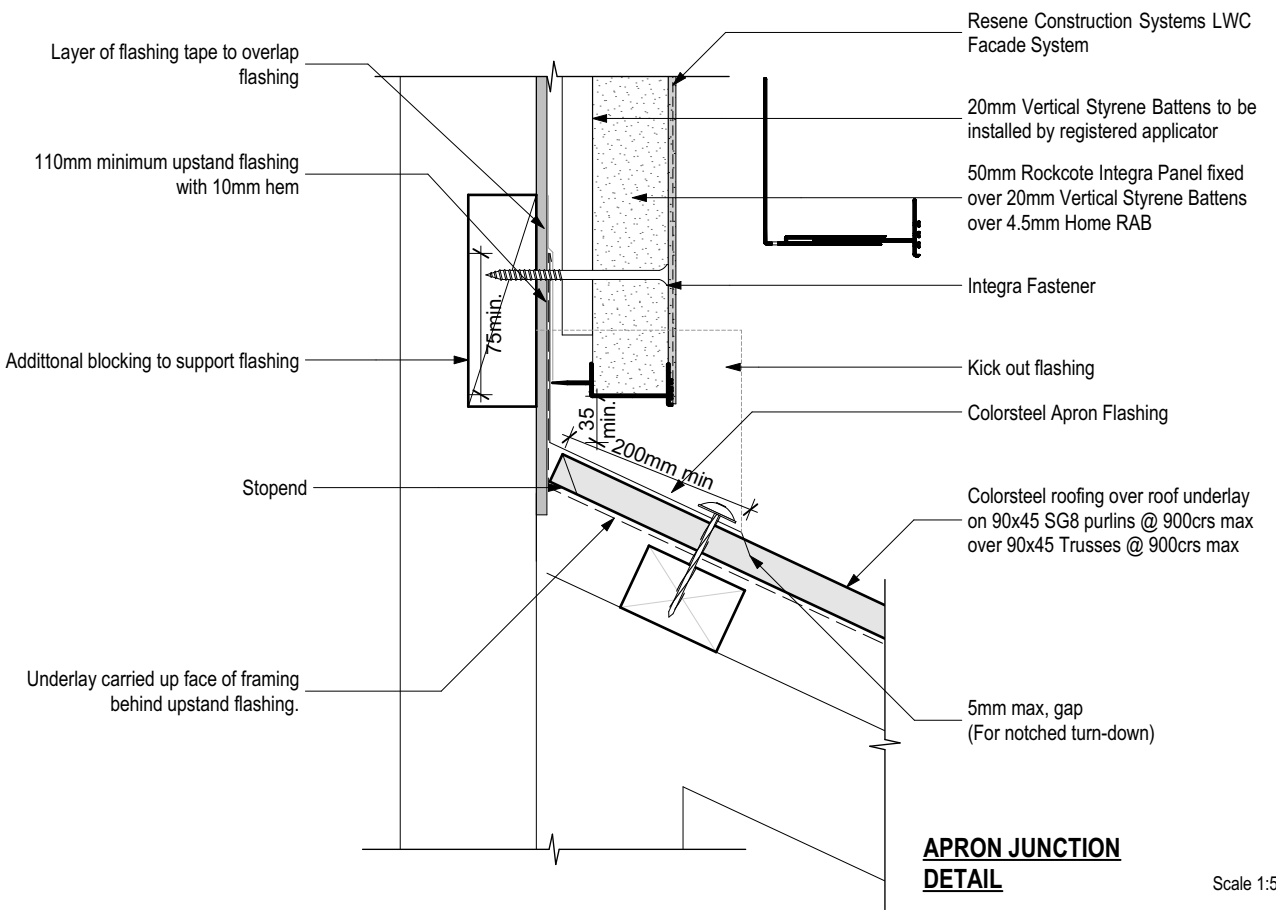




**ROCKCOTE METERBOX / GAS CALIFONT BOX
DETAIL(IF REQUIRED)** Scale 1:5

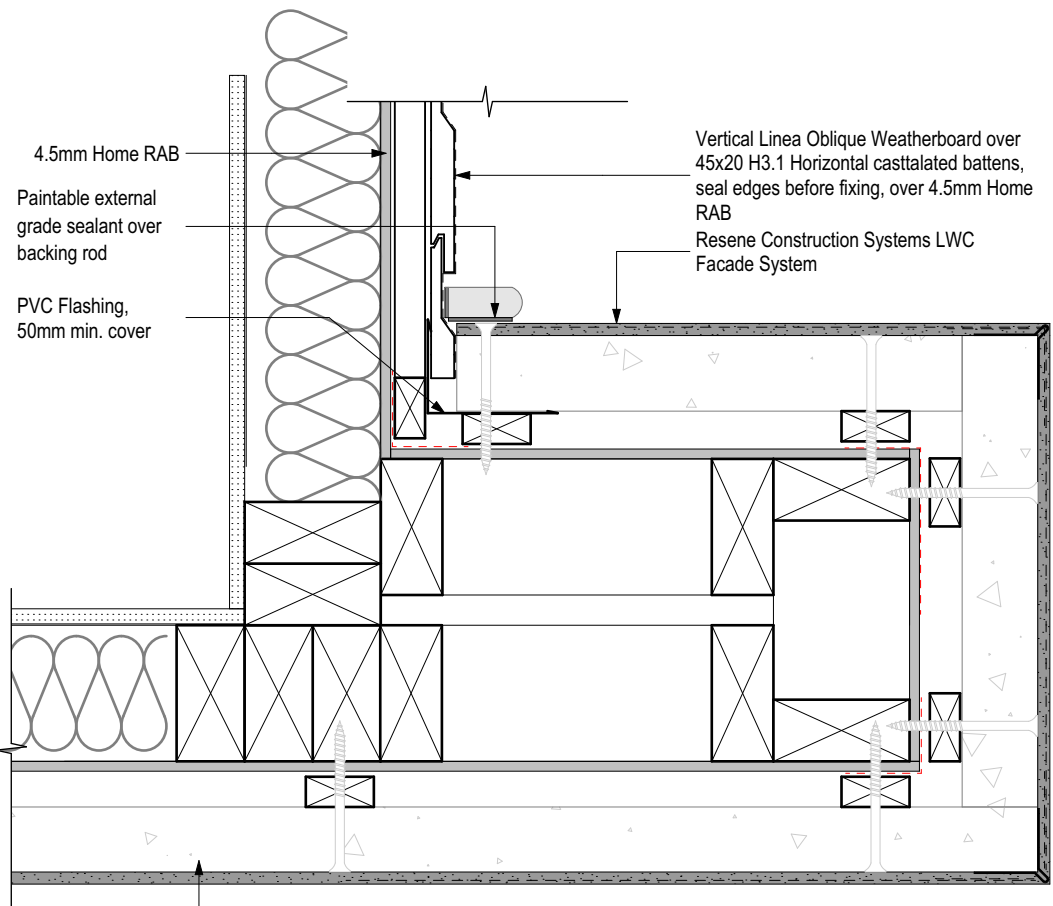


**PIPE PENETRATION
DETAIL** Scale 1:5



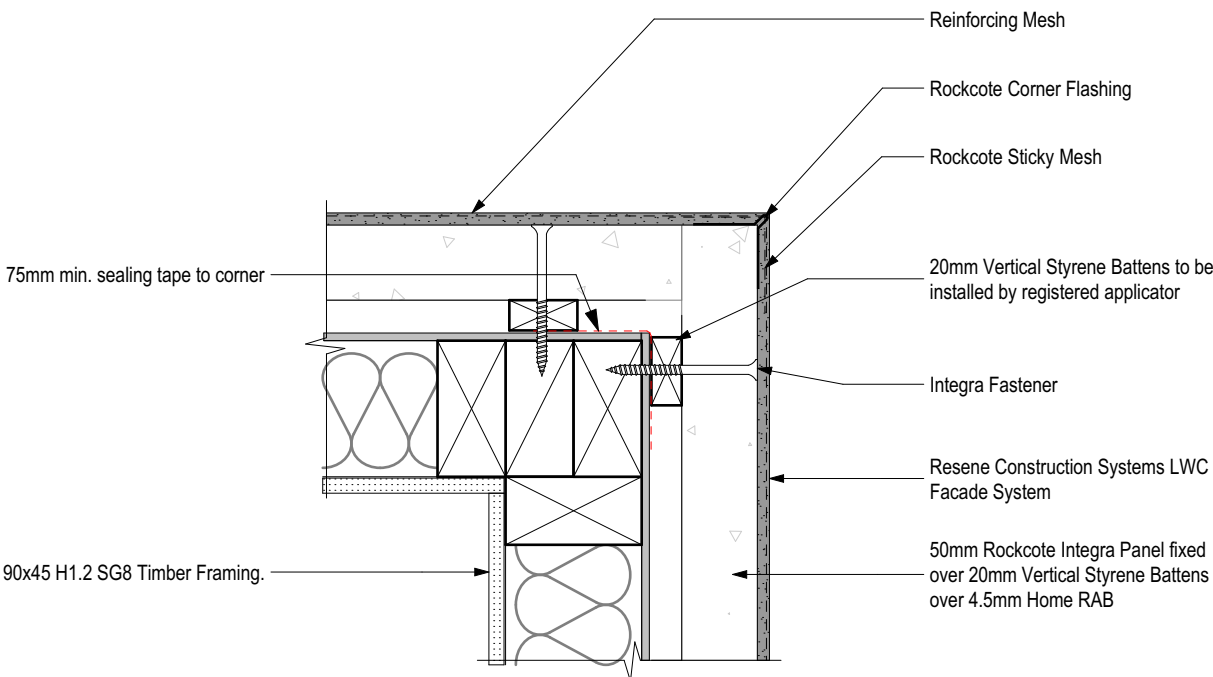
**APRON JUNCTION
DETAIL**

Scale 1:5



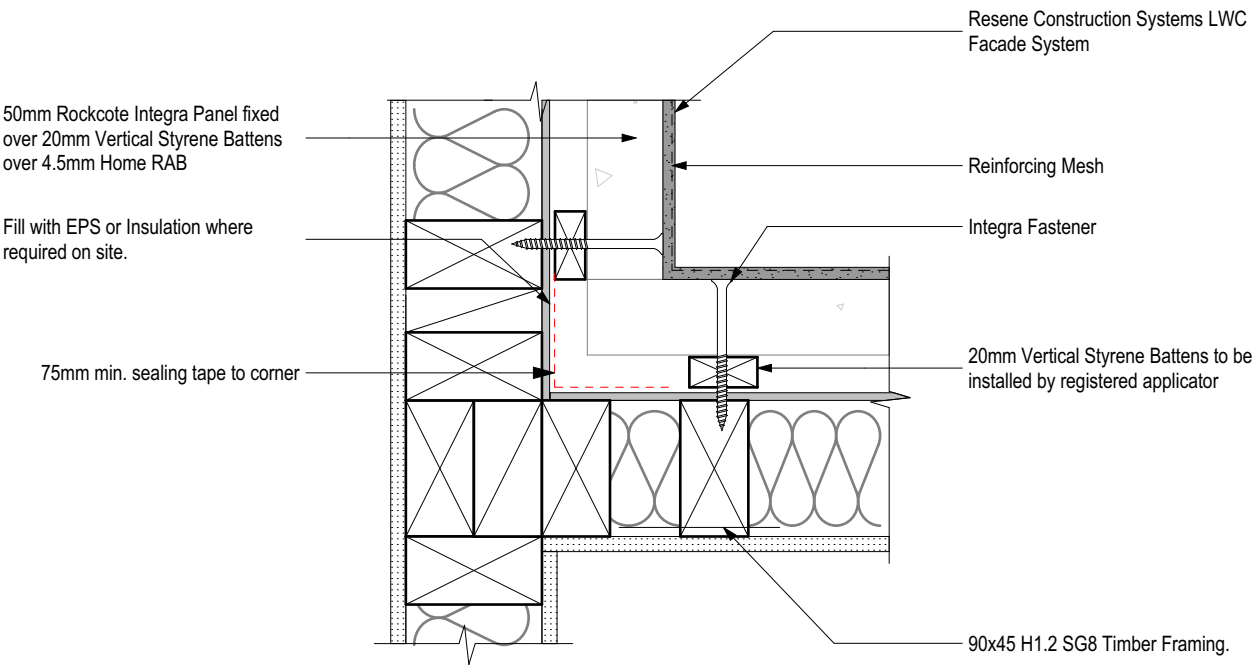
CORNER DETAIL

Scale 1:5



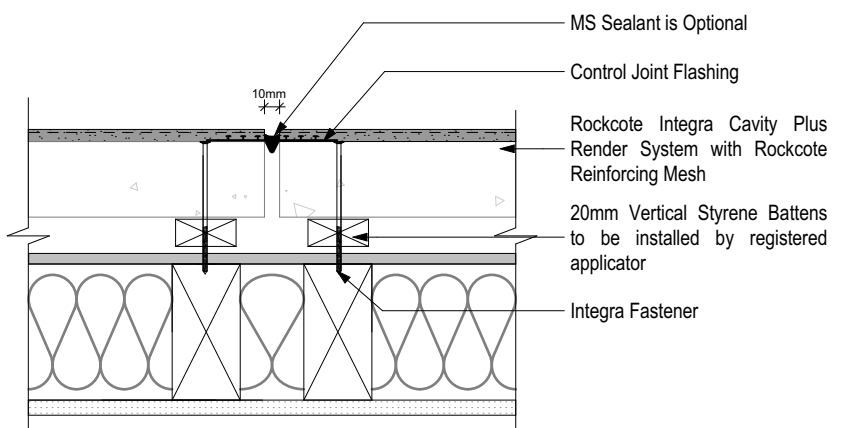
EXTERNAL CORNER DETAIL

Scale 1:5



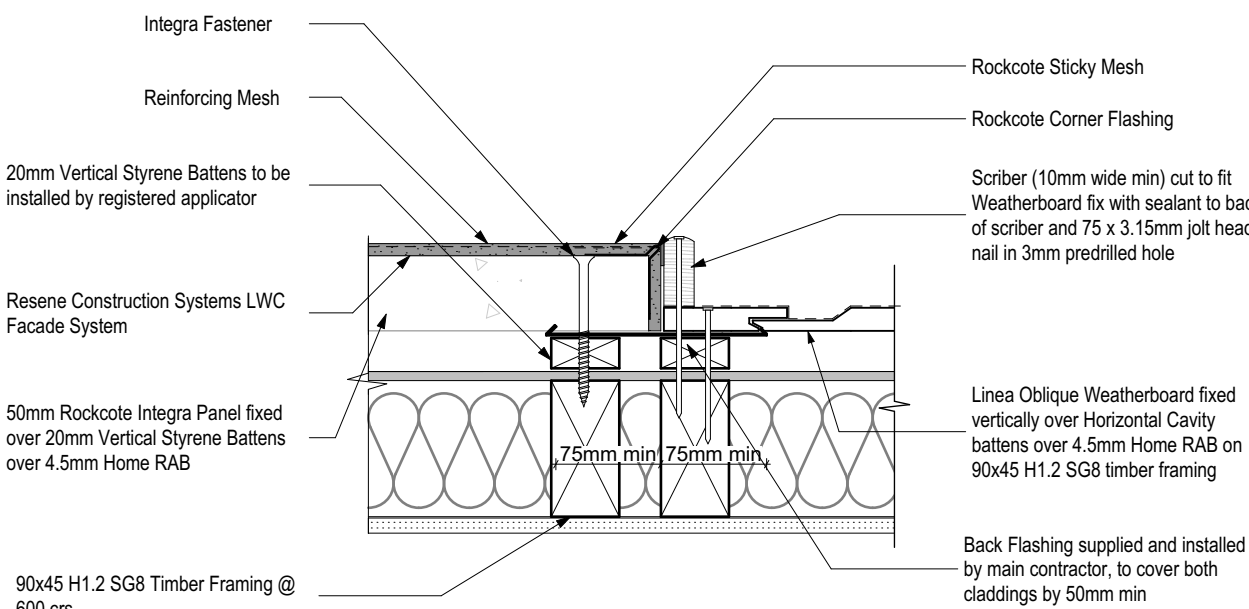
INTERNAL CORNER DETAIL

Scale 1:5



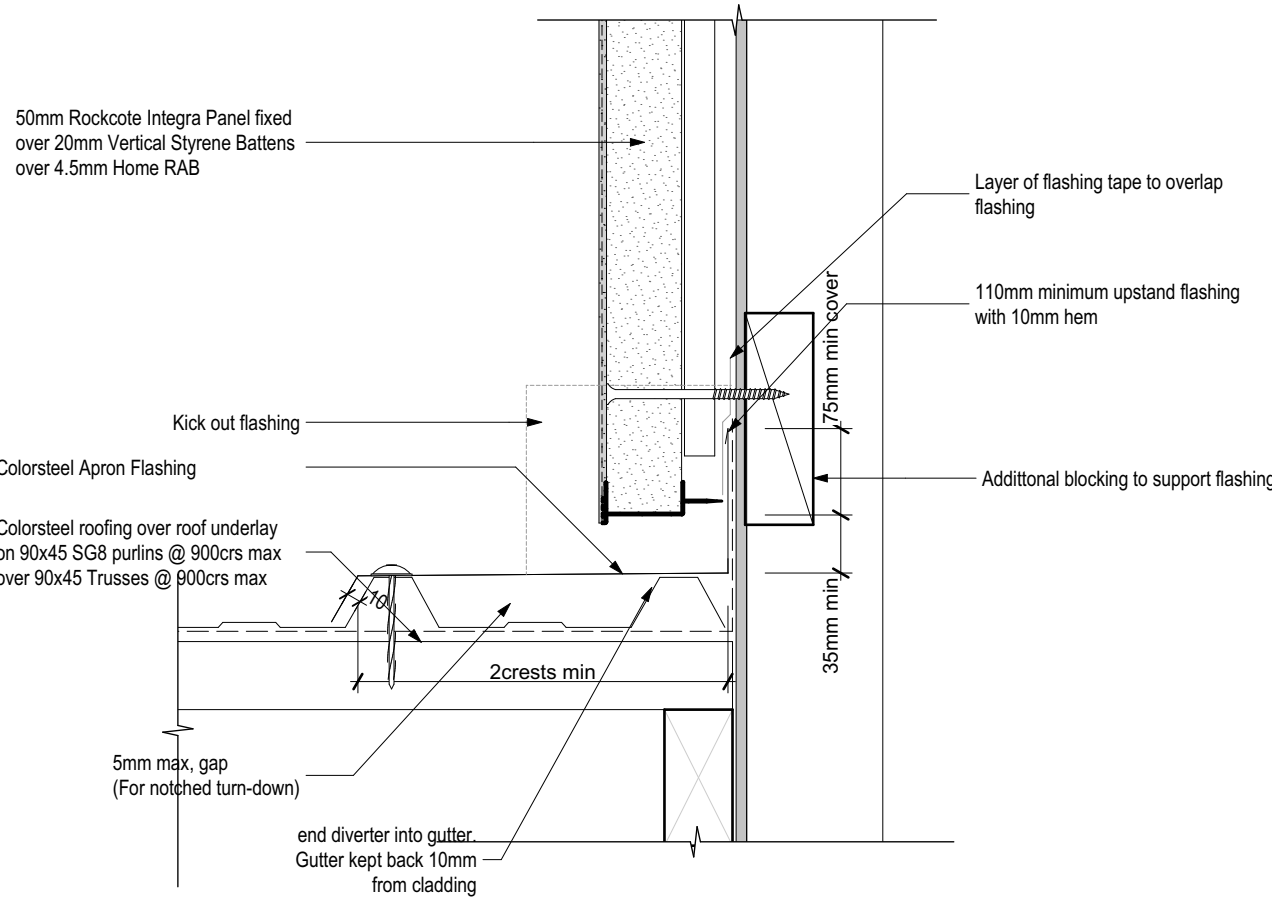
CONTROL JOINT DETAIL

Scale 1:5



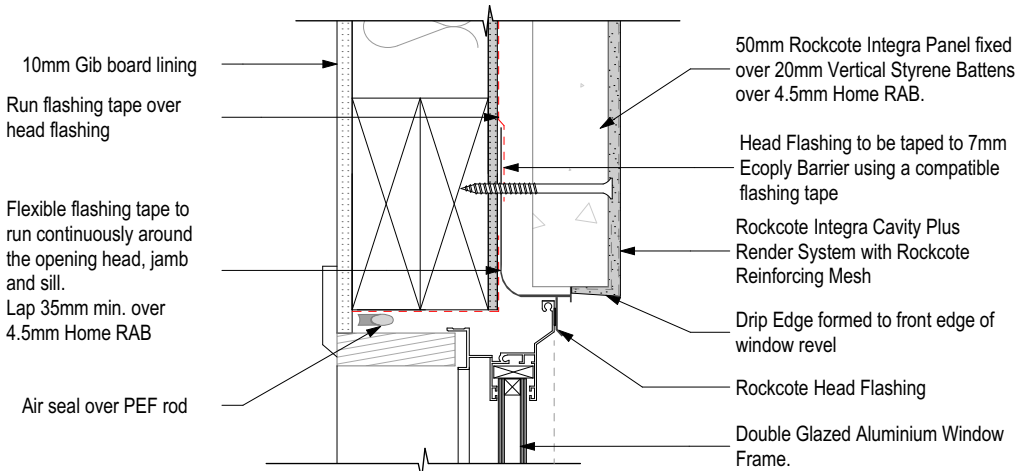
VERTICAL JUNCTION DETAIL

Scale 1:5

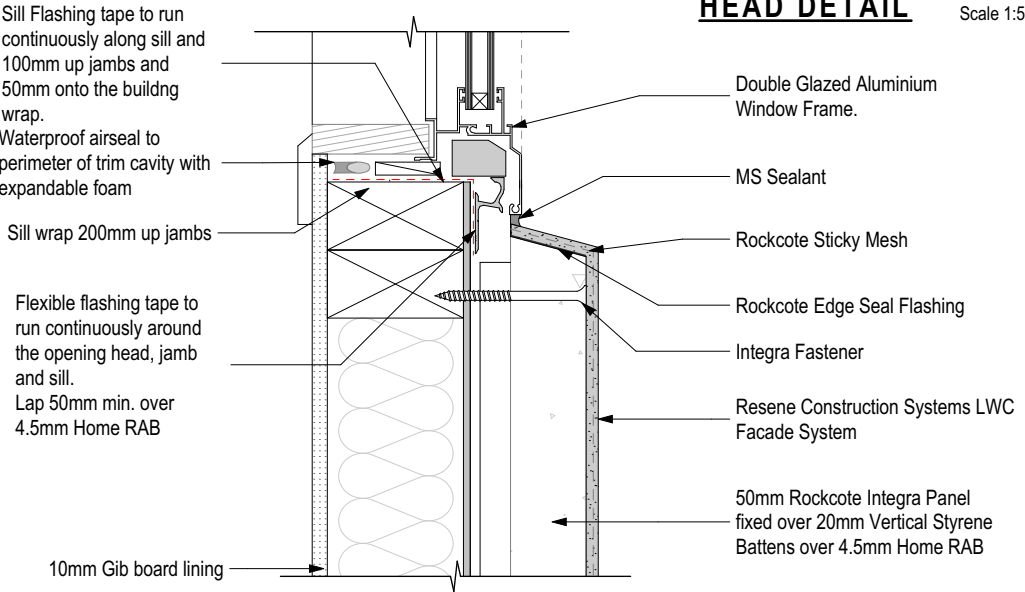


**APRON JUNCTION
DETAIL**

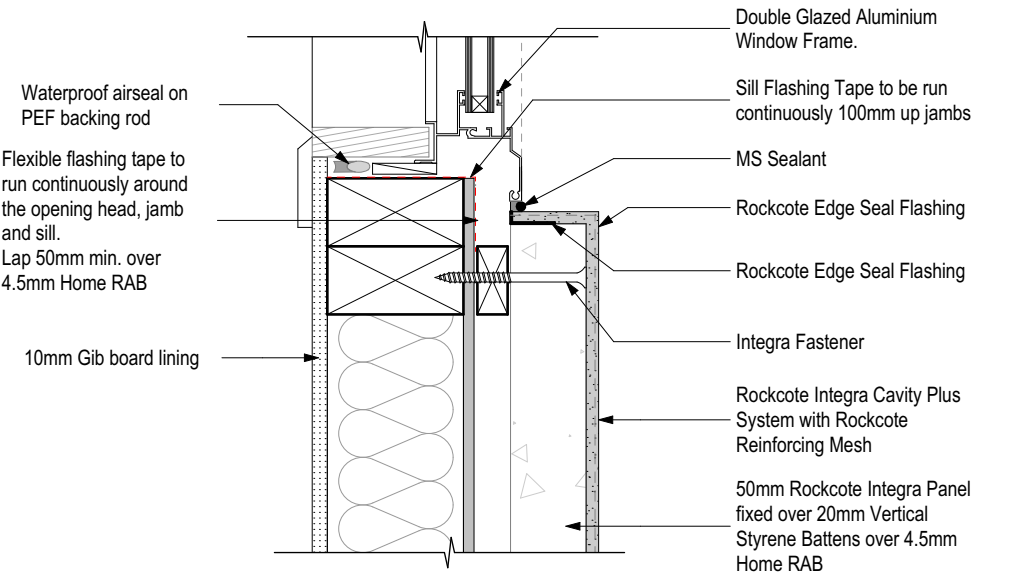
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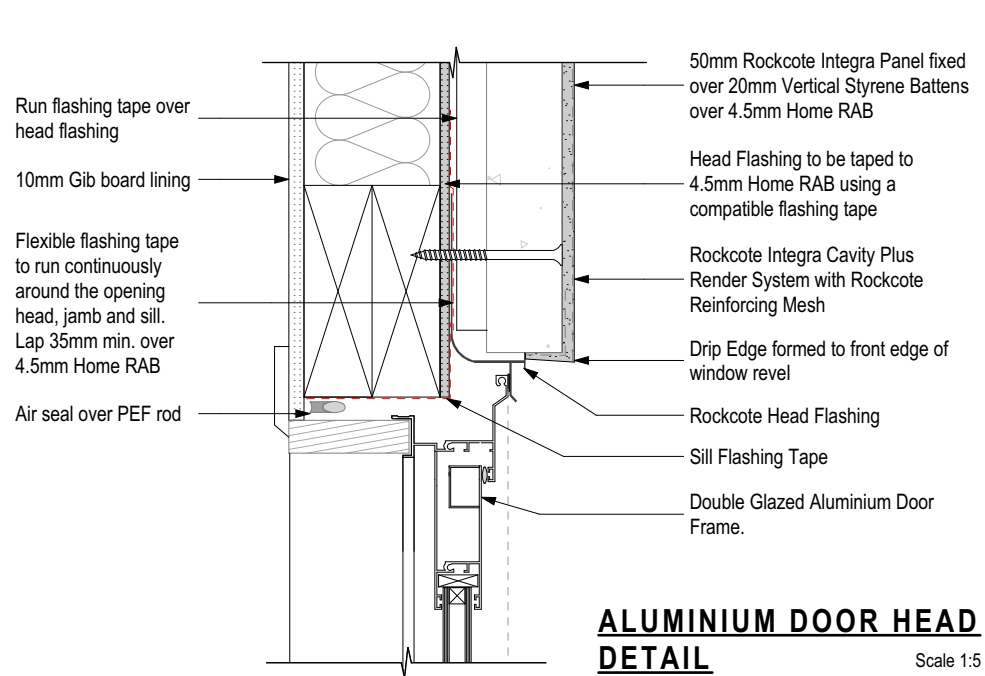
ALUMINIUM WINDOW HEAD DETAIL
Scale 1:5



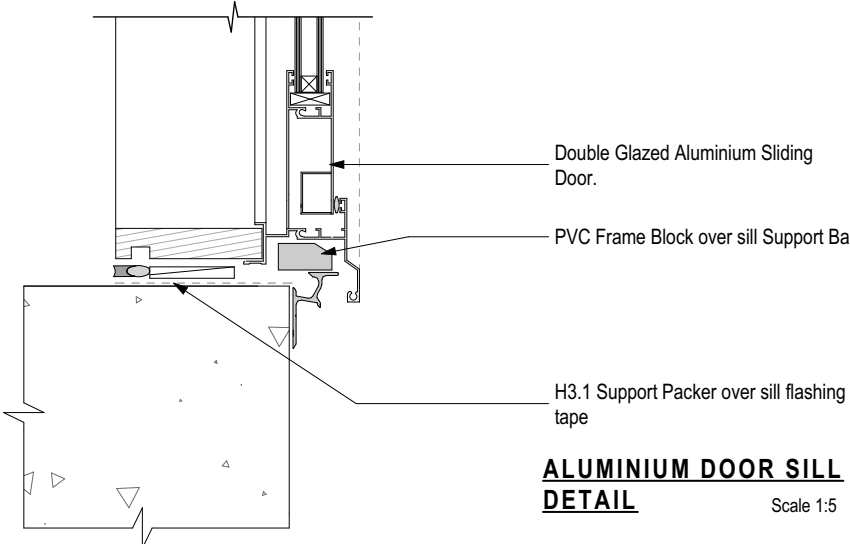
ALUMINIUM WINDOW SILL DETAIL
Scale 1:5



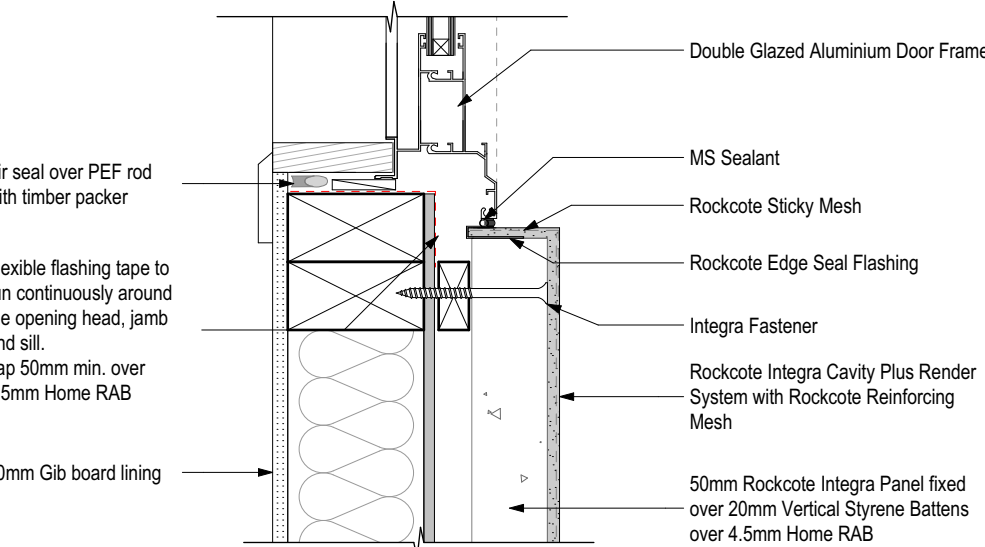
ALUMINIUM WINDOW JAMB DETAIL
Scale 1:5



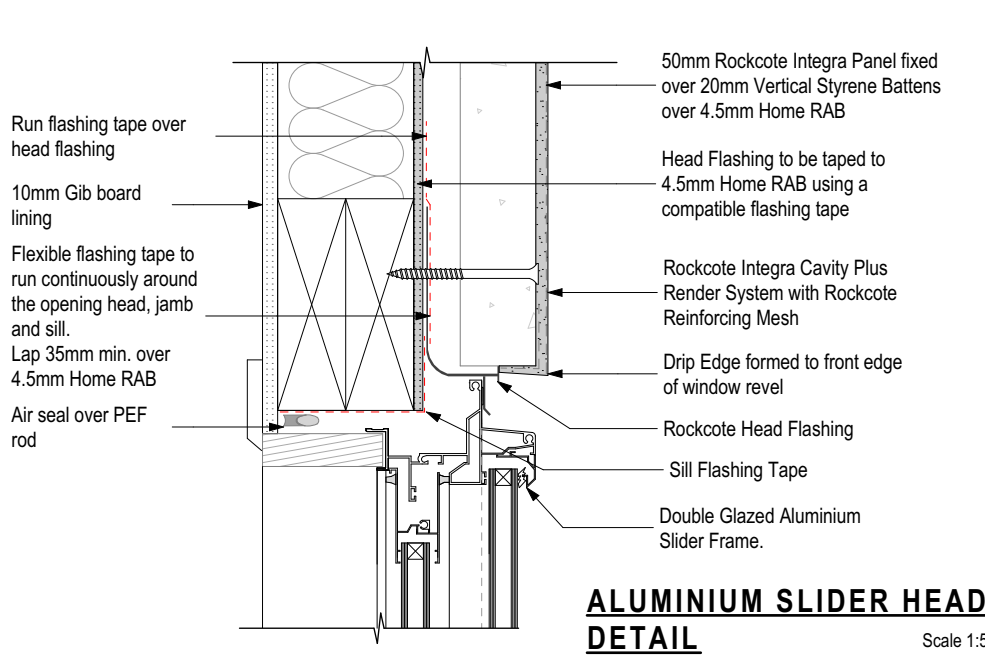
ALUMINIUM DOOR HEAD DETAIL
Scale 1:5



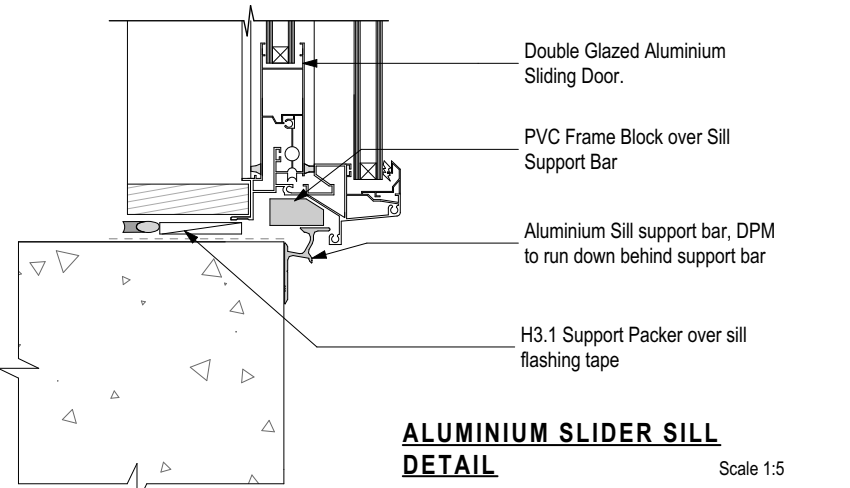
ALUMINIUM DOOR SILL DETAIL
Scale 1:5



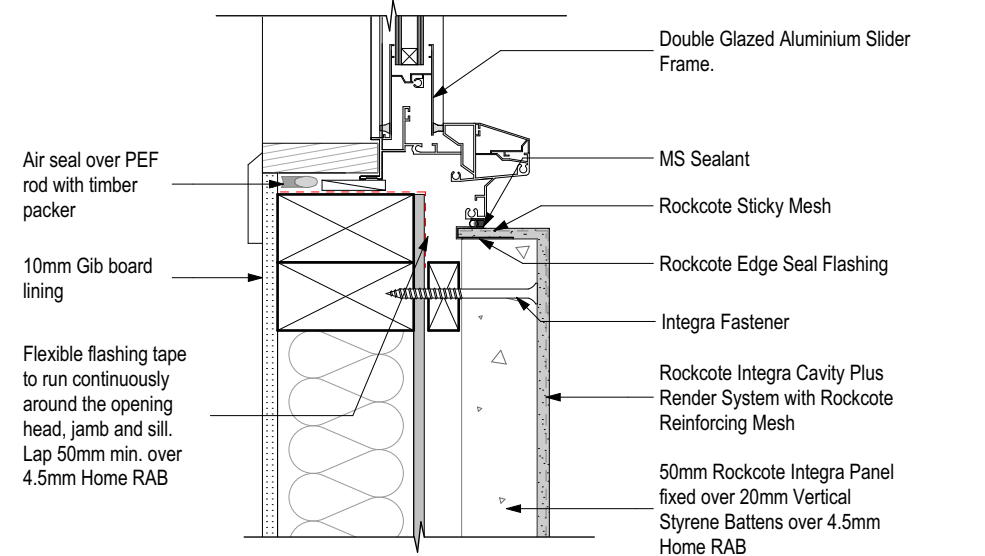
ALUMINIUM DOOR JAMB DETAIL
Scale 1:5



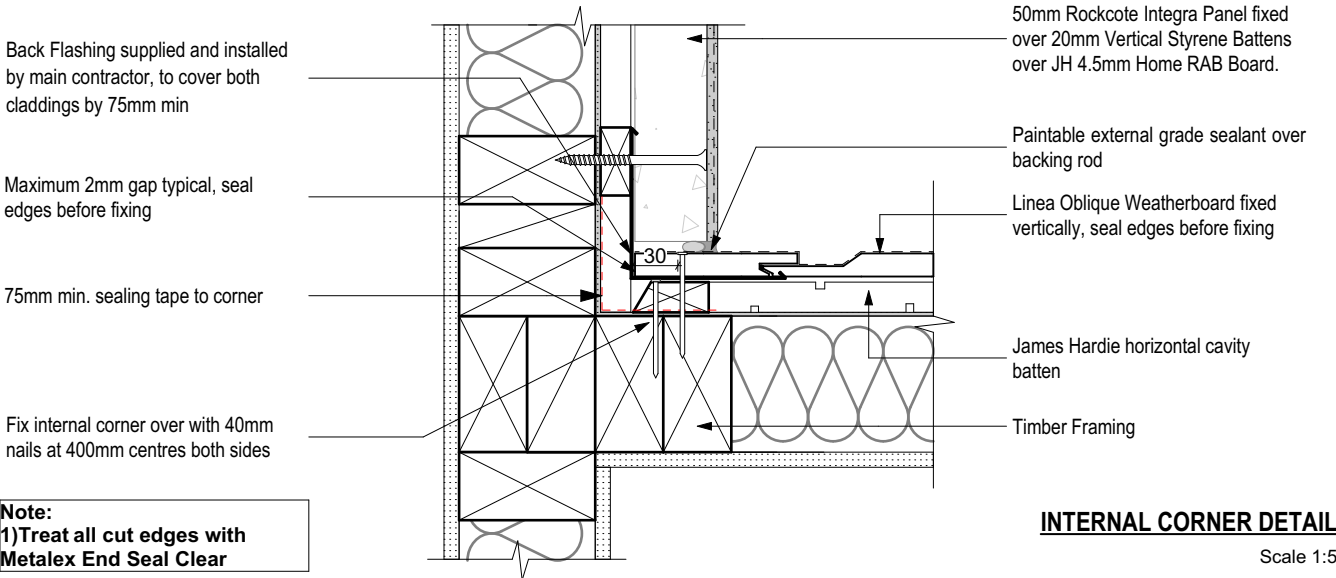
ALUMINIUM SLIDER HEAD DETAIL
Scale 1:5



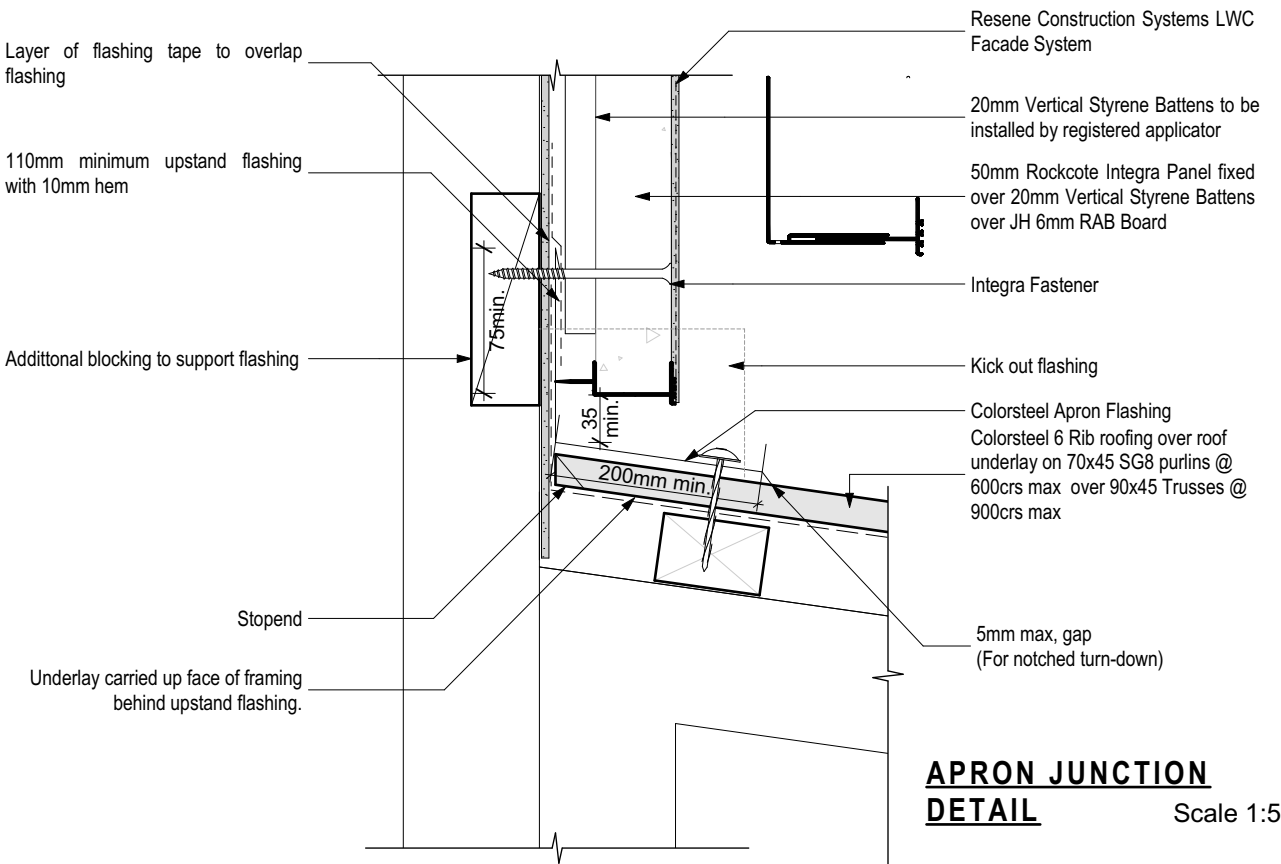
ALUMINIUM SLIDER SILL DETAIL
Scale 1:5



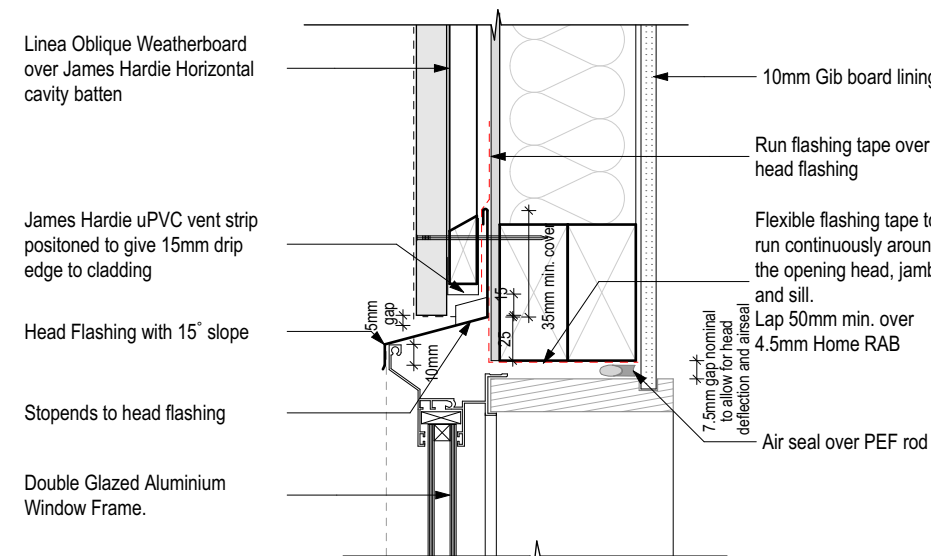
ALUMINIUM SLIDER JAMB DETAIL
Scale 1:5



INTERNAL CORNER DETAIL
Scale 1:5

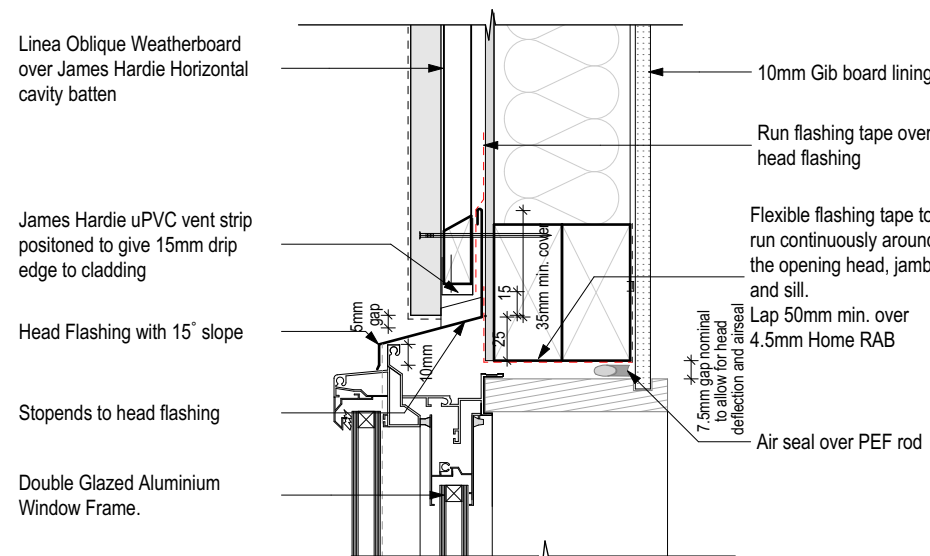


APRON JUNCTION DETAIL
Scale 1:5



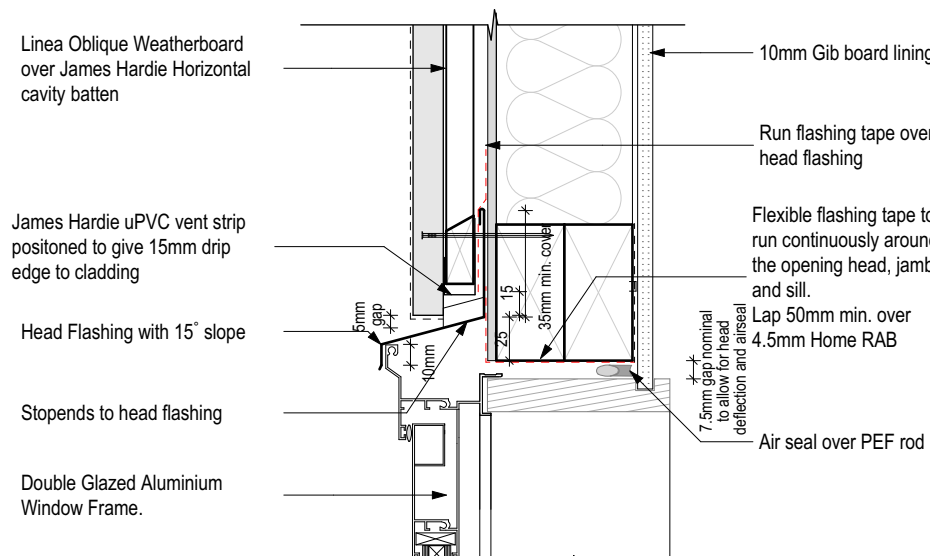
ALUMINIUM WINDOW HEAD DETAIL

Scale 1:5



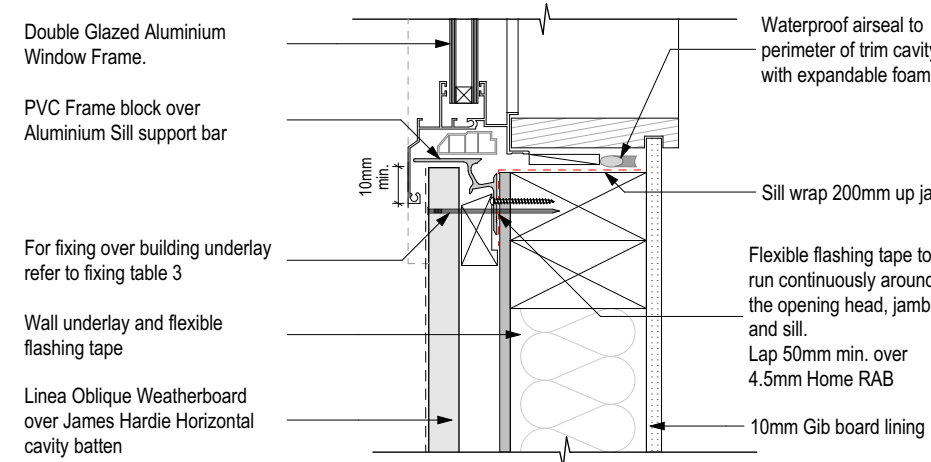
ALUMINIUM SLIDER HEAD DETAIL

Scale 1:5



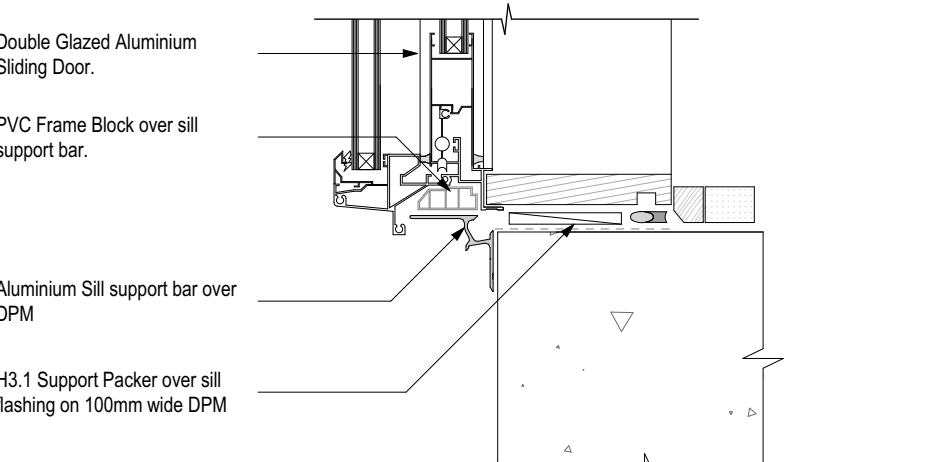
ALUMINIUM DOOR HEAD DETAIL

Scale 1:5



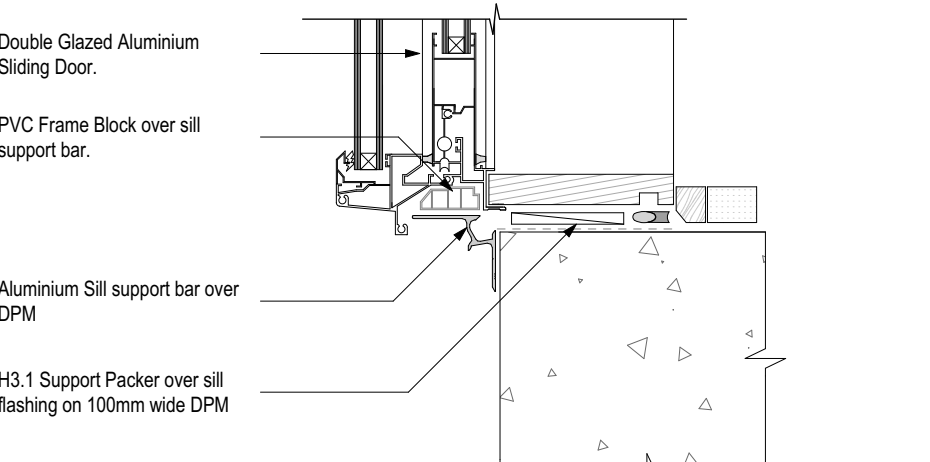
ALUMINIUM WINDOW SILL DETAIL

Scale 1:5



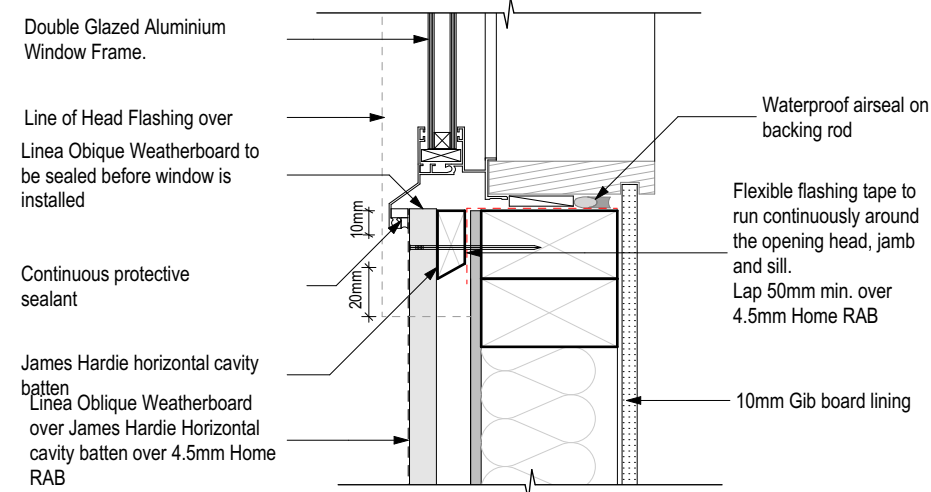
ALUMINIUM SLIDER SILL DETAIL

Scale 1:5



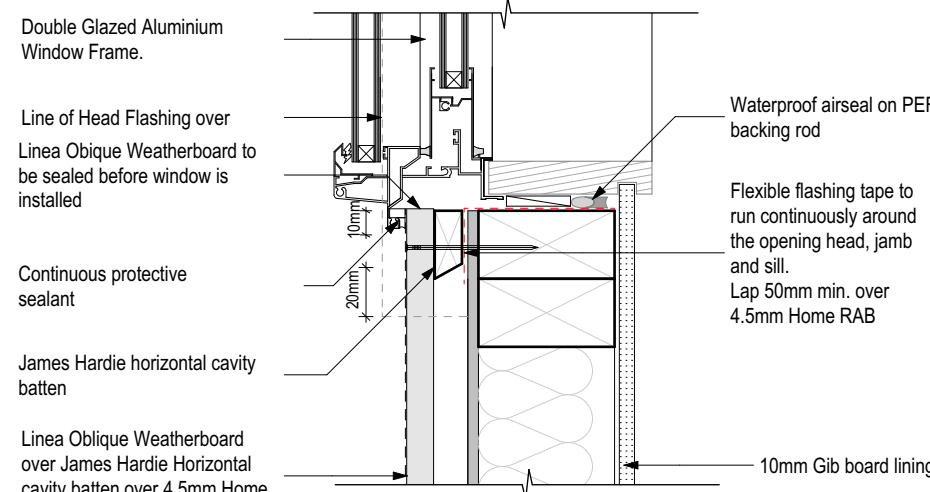
ALUMINIUM SLIDER SILL DETAIL

Scale 1:5



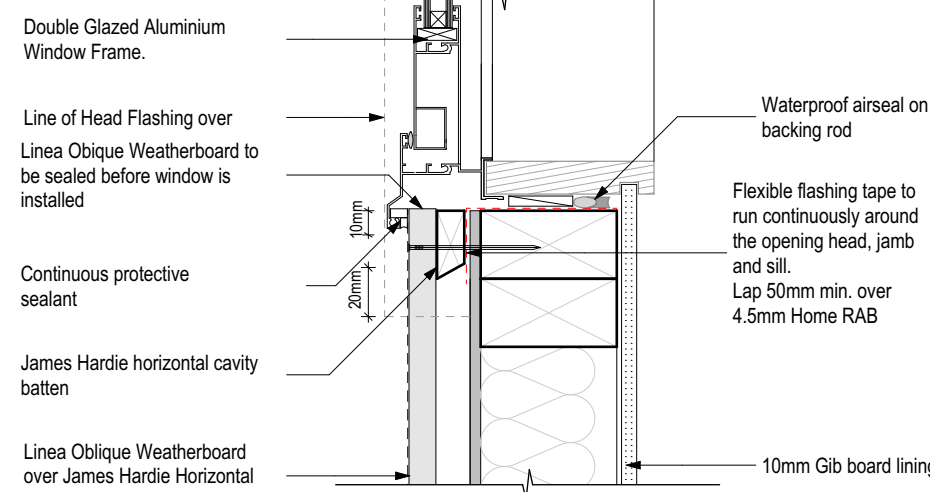
ALUMINIUM WINDOW JAMB DETAIL

Scale 1:5



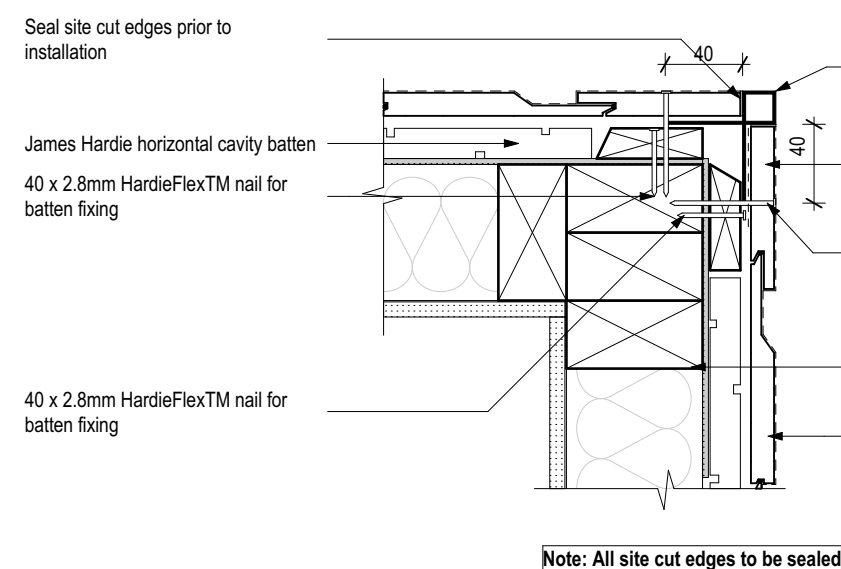
ALUMINIUM SLIDER JAMB DETAIL

Scale 1:5



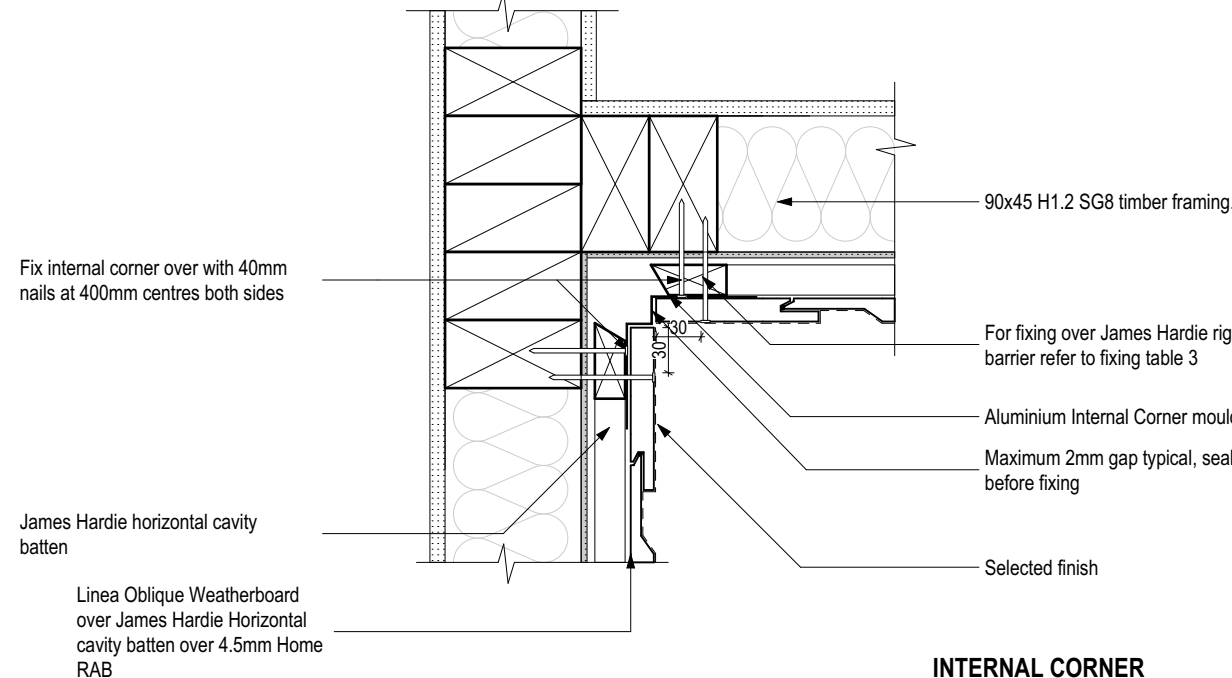
ALUMINIUM SLIDER JAMB DETAIL

Scale 1:5



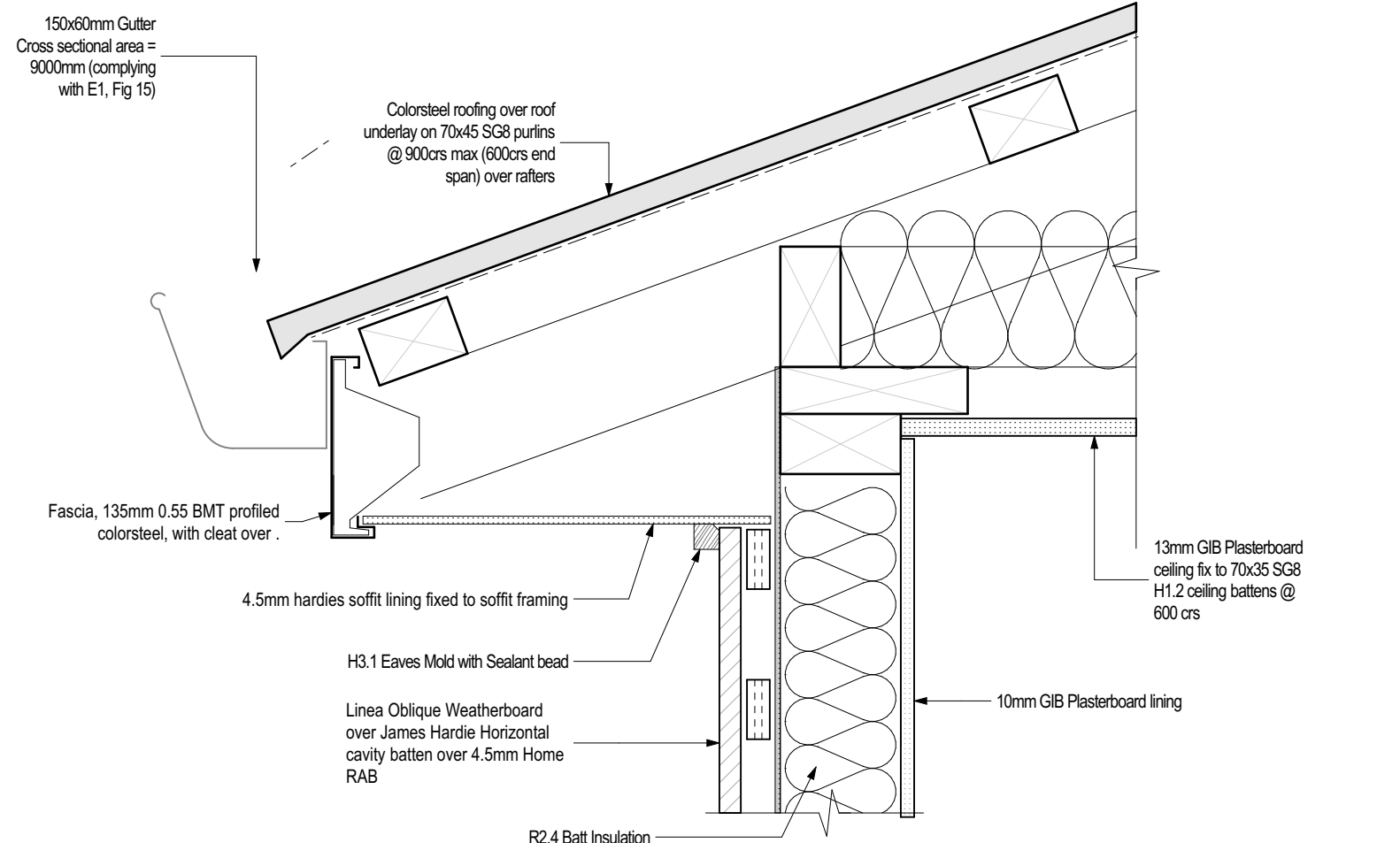
EXTERNAL CORNER DETAIL

Scale 1:5



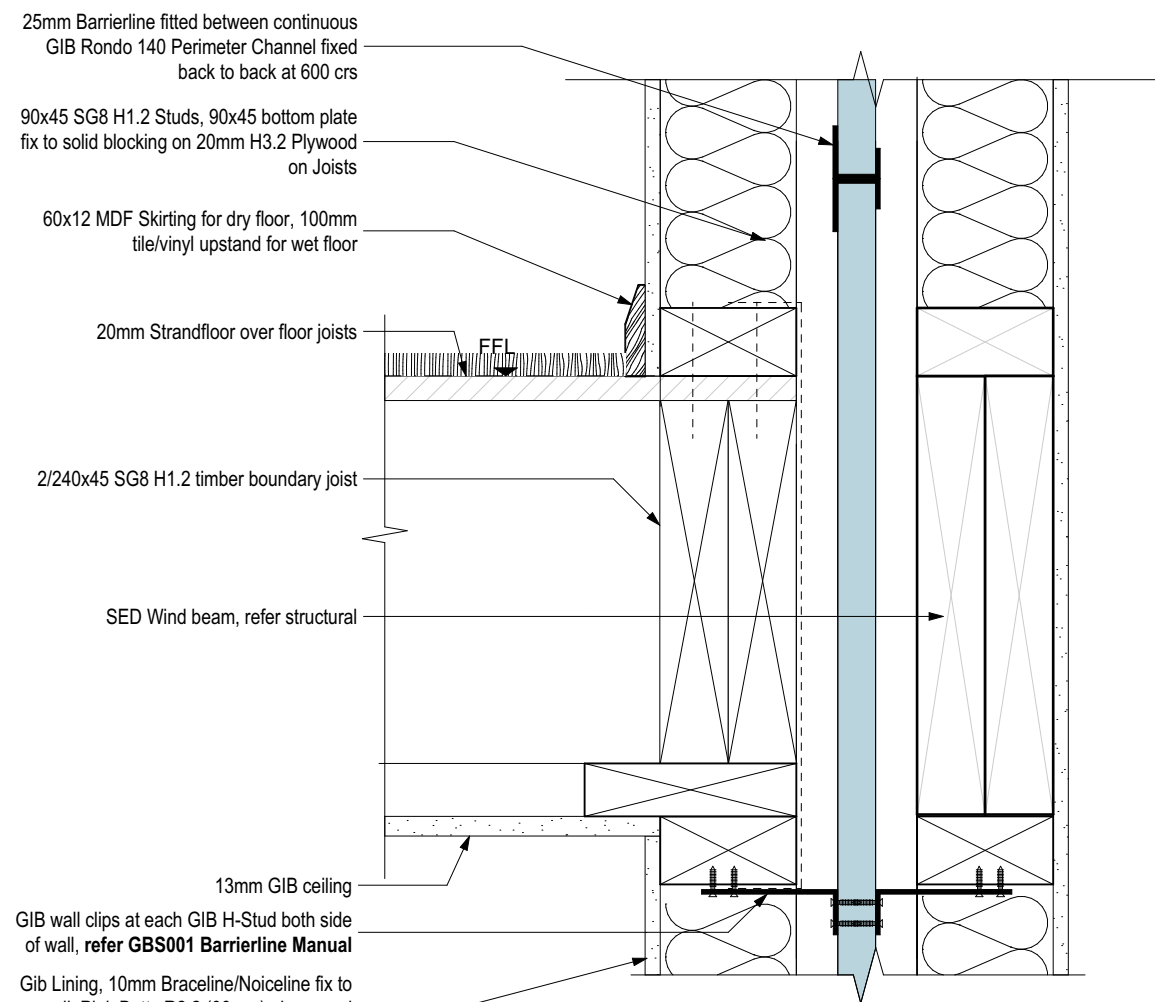
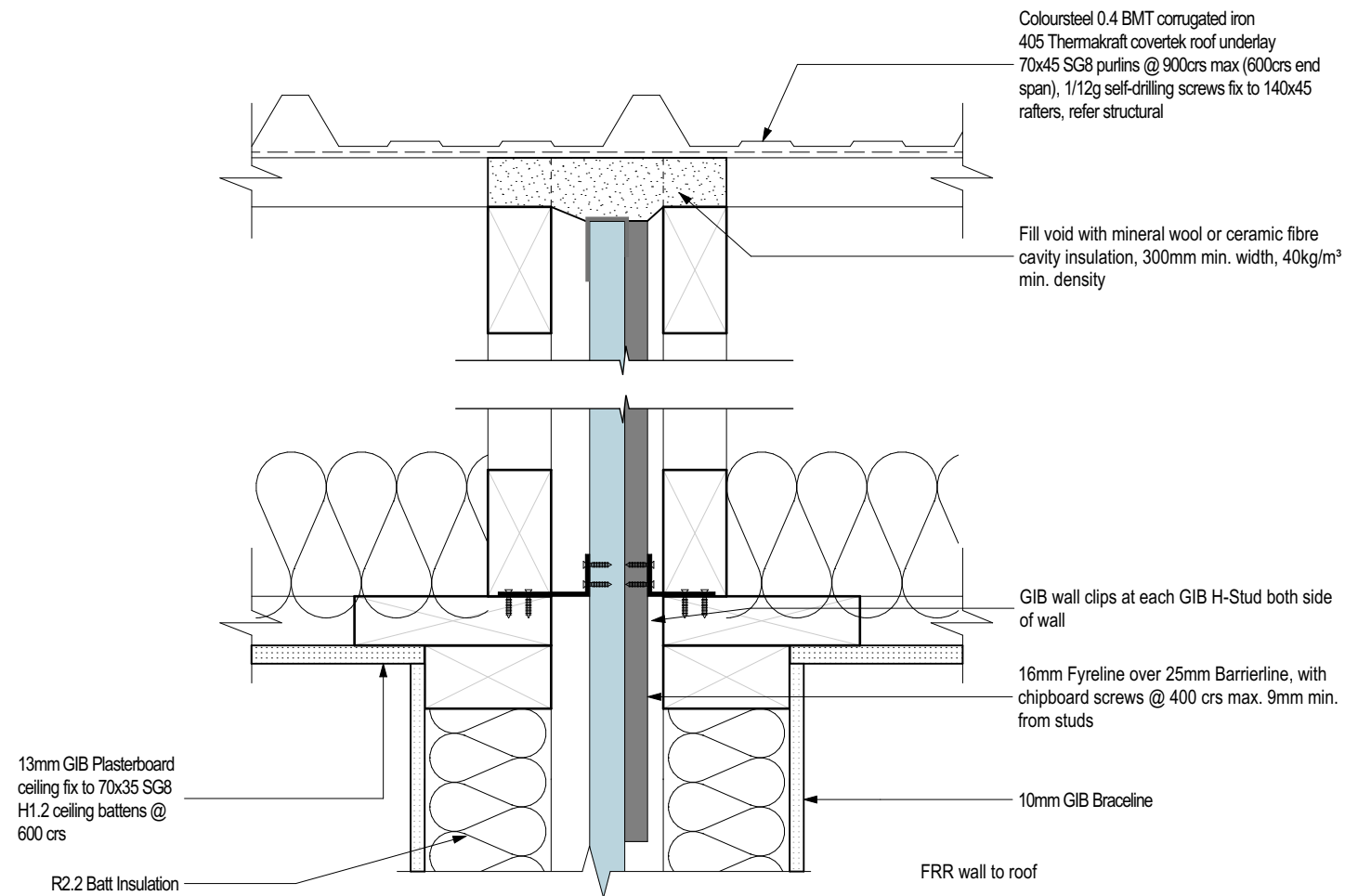
INTERNAL CORNER DETAIL

Scale 1:5

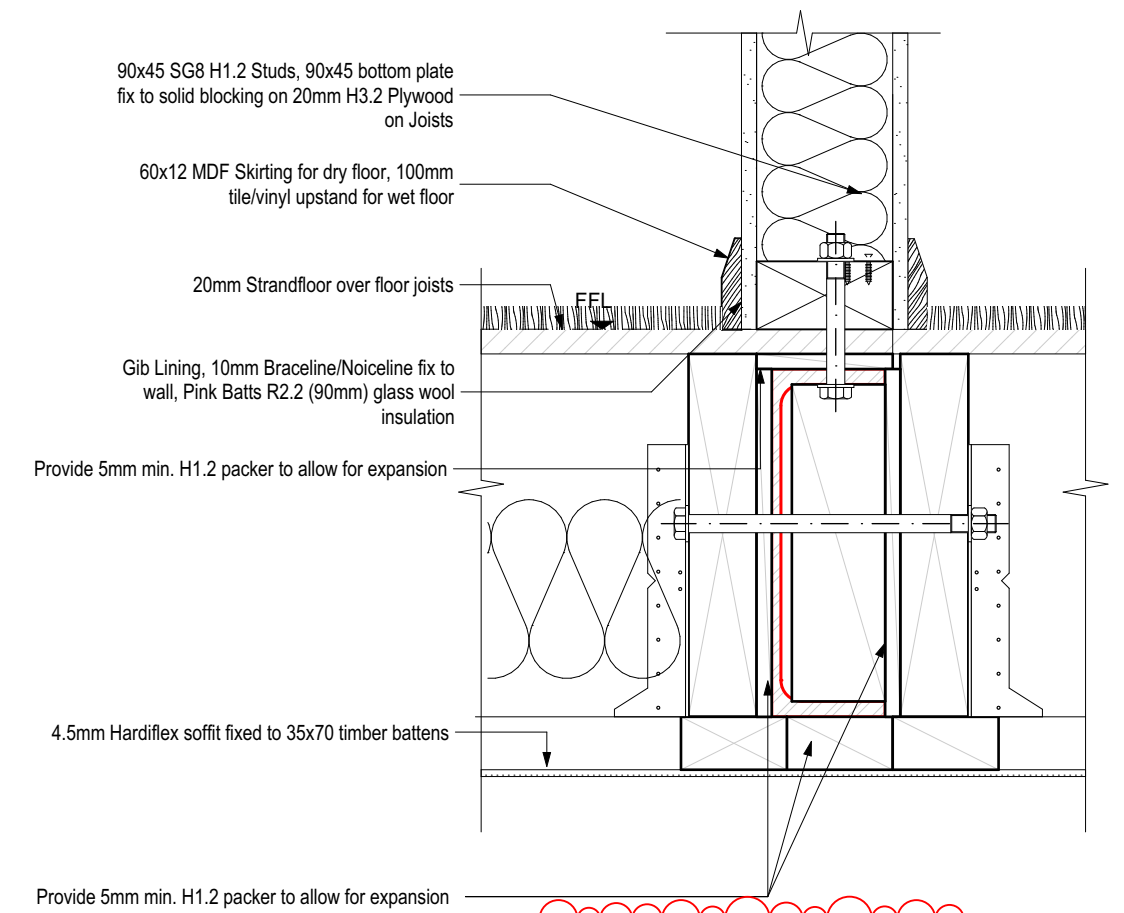


PIPE PENETRATION DETAIL

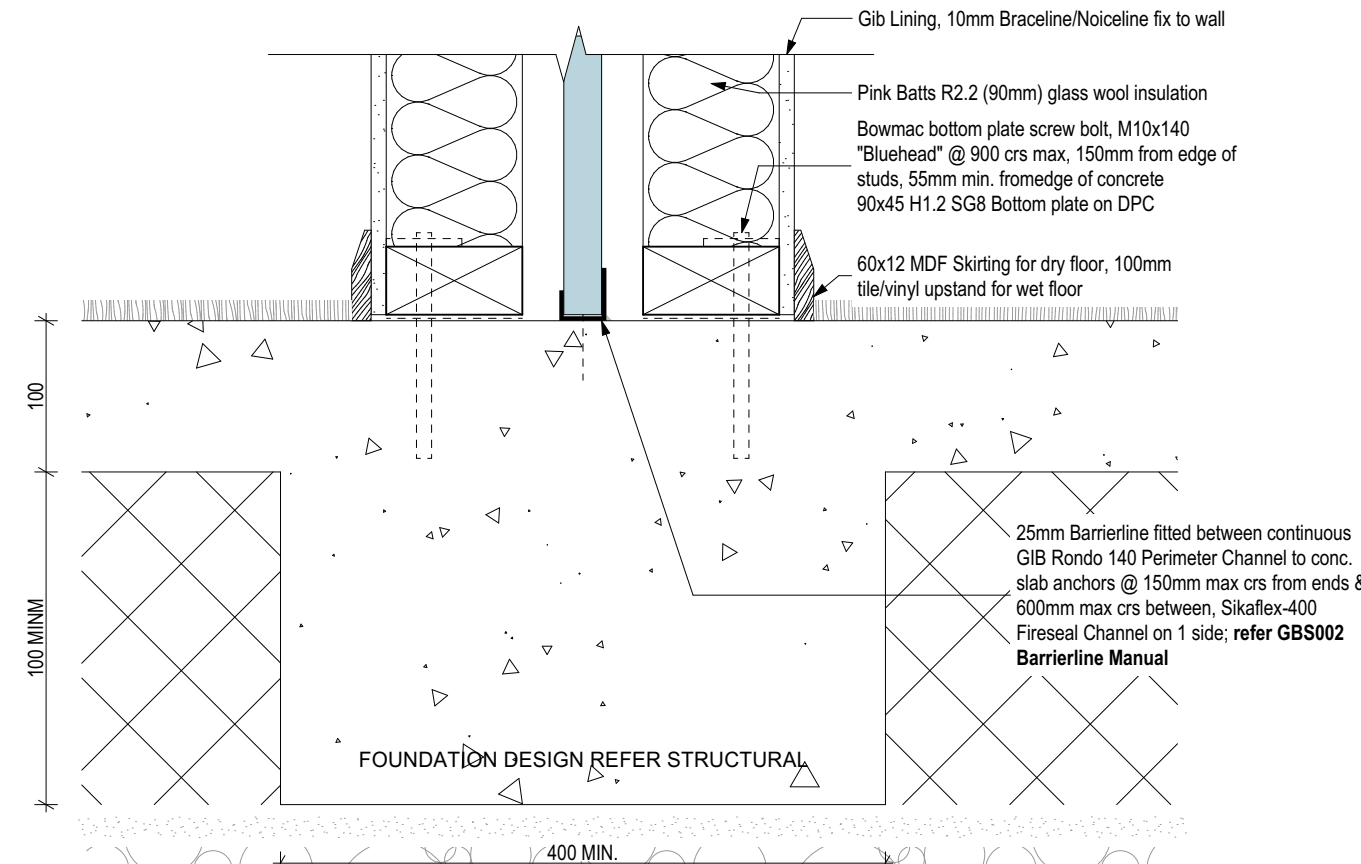
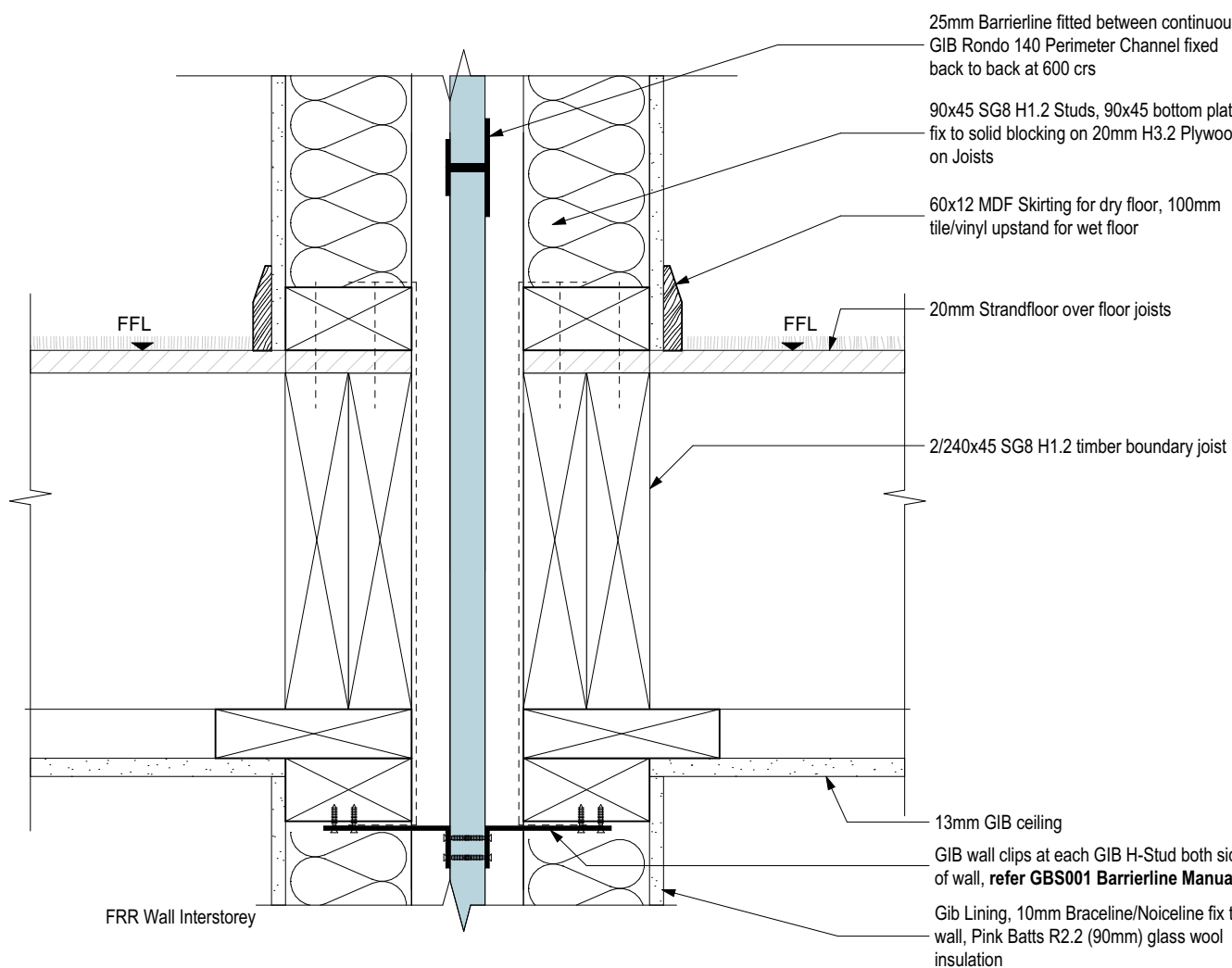
Scale 1:5



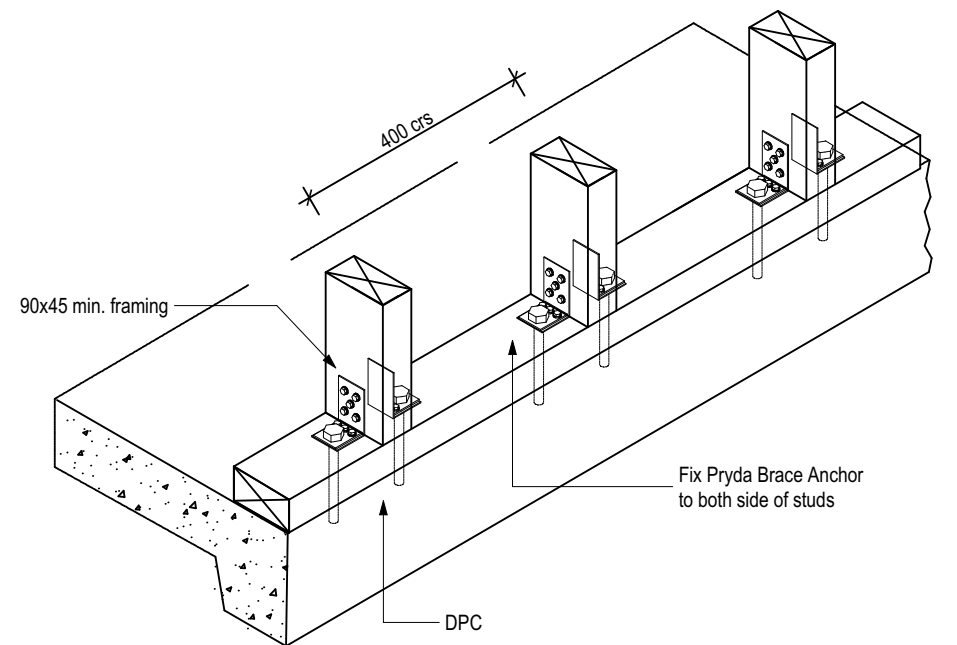
FRR Wall Interstorey 2
Scale 1:5



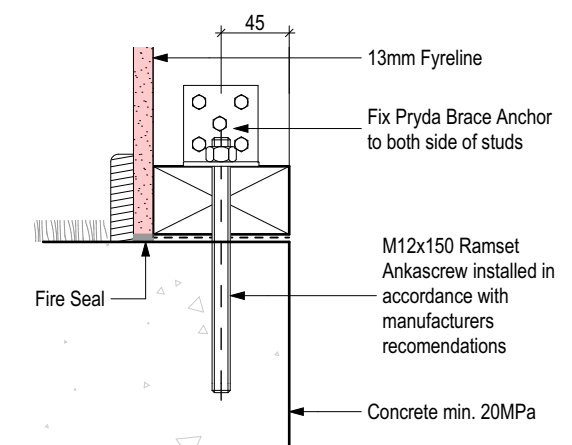
TYPE STEEL CONNECTION DETAIL
Scale 1:5



FRR Wall to Foundation
Scale 1:5

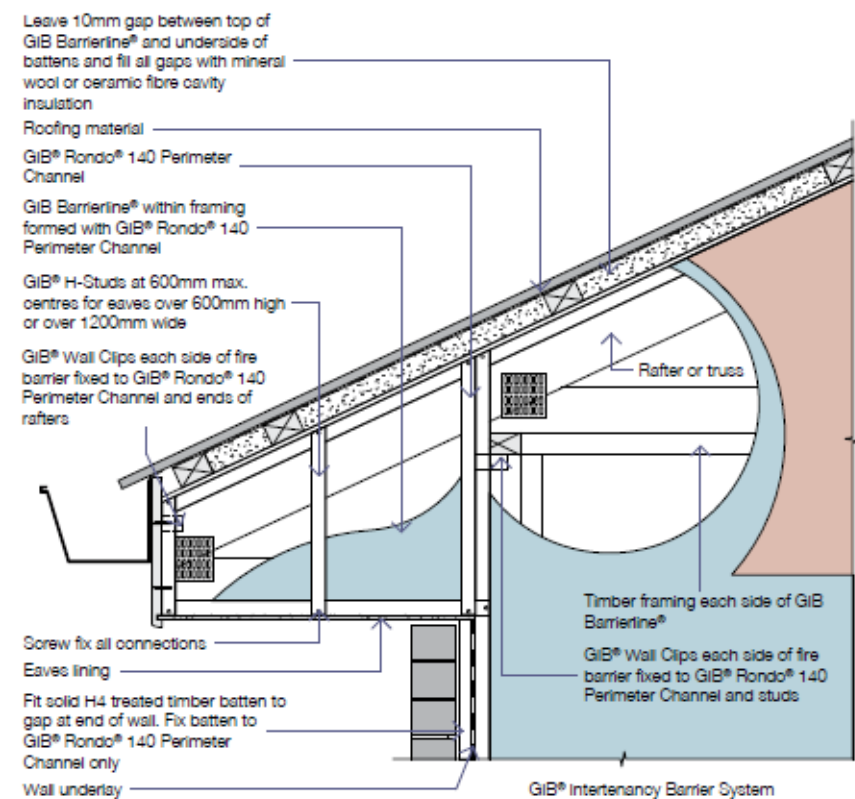


TYPICAL FRR WALL BOTTOM PLATE FIXING 3D
Scale N.T.S



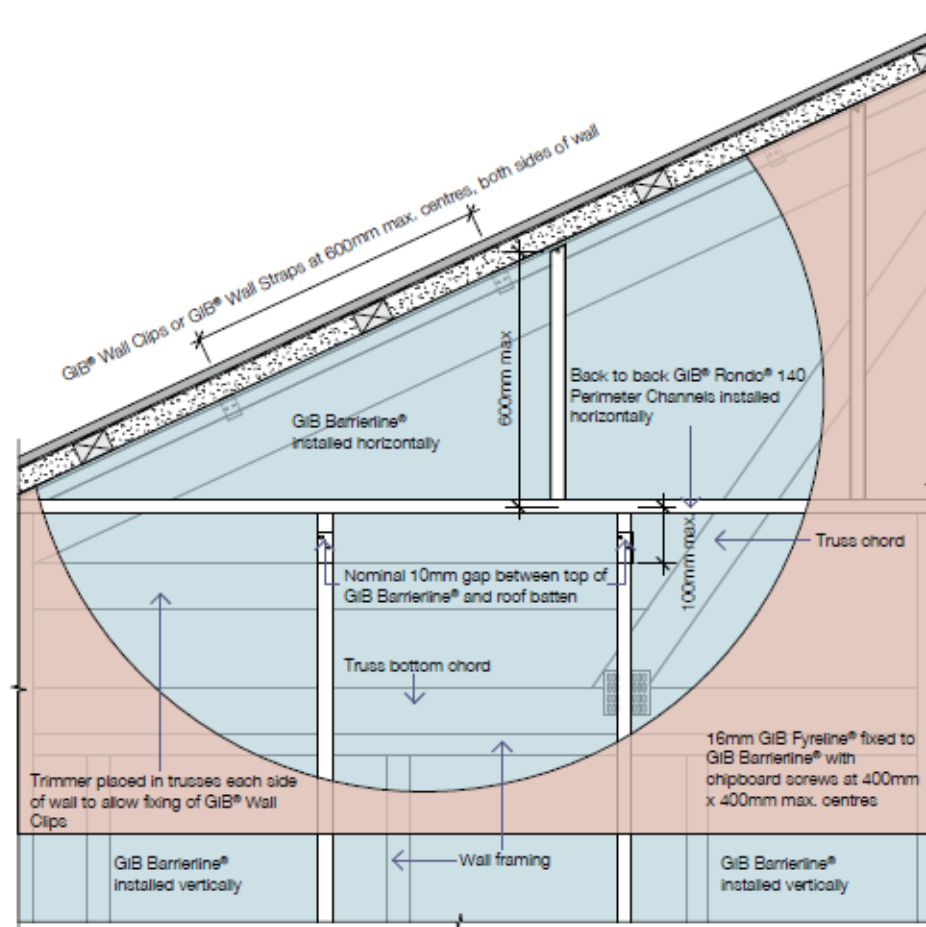
TYPICAL EXTERNAL FRR WALL FIXING DETAIL
Scale 1:5

EAVES DETAIL (SIDE ELEVATION)

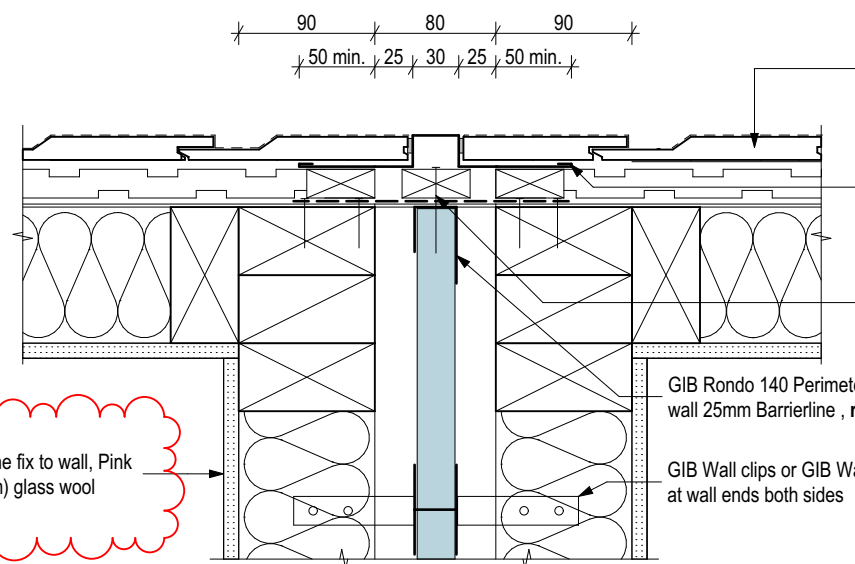


GBS013

ROOF VOID DETAIL WITH HORIZONTAL SHEETING (SIDE ELEVATION)

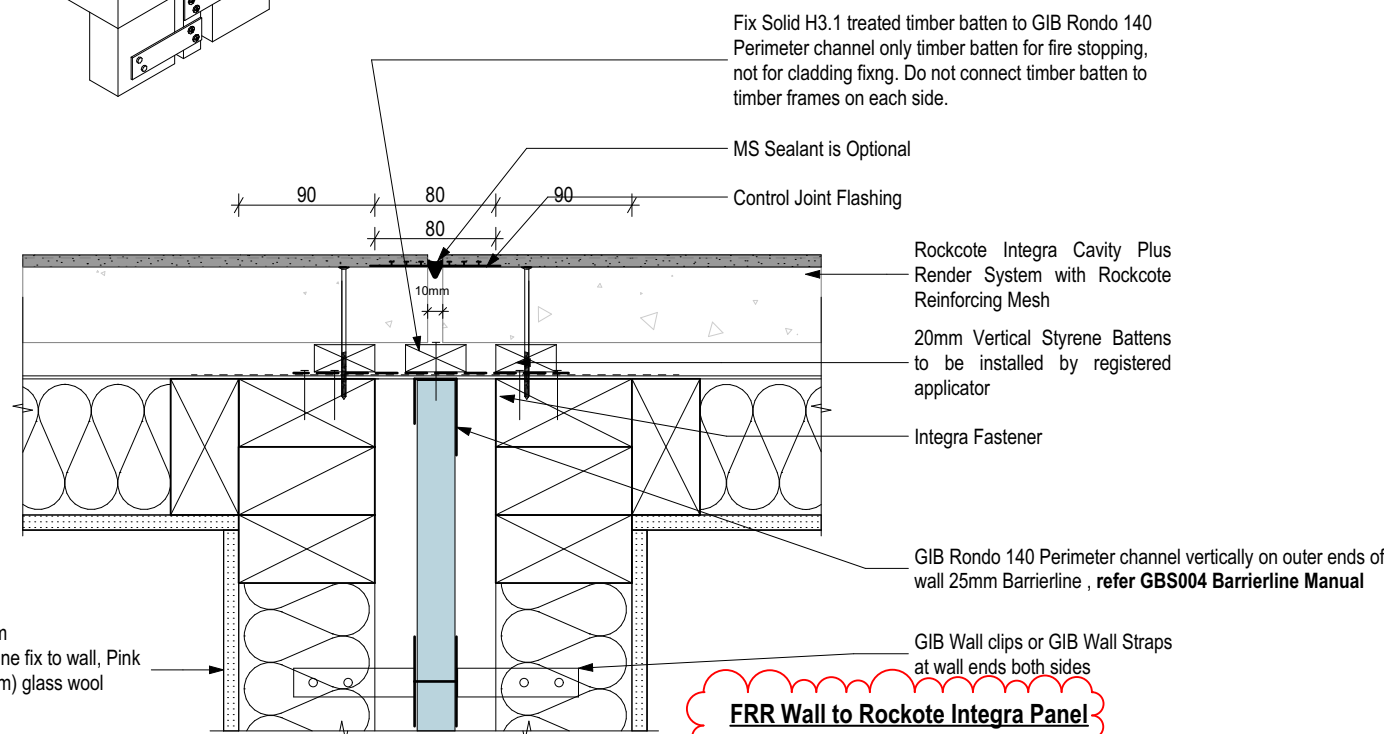
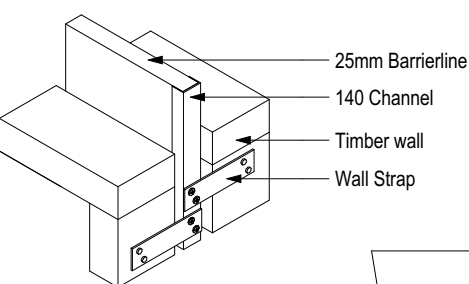


GBS014



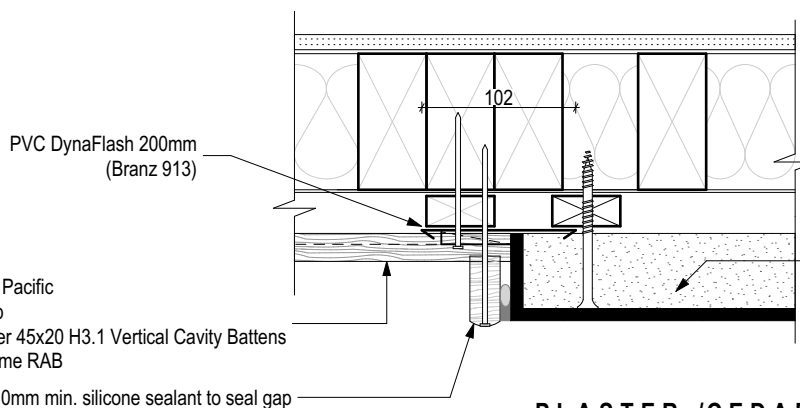
FRR Wall to Linea Weatherboards

Scale 1:5



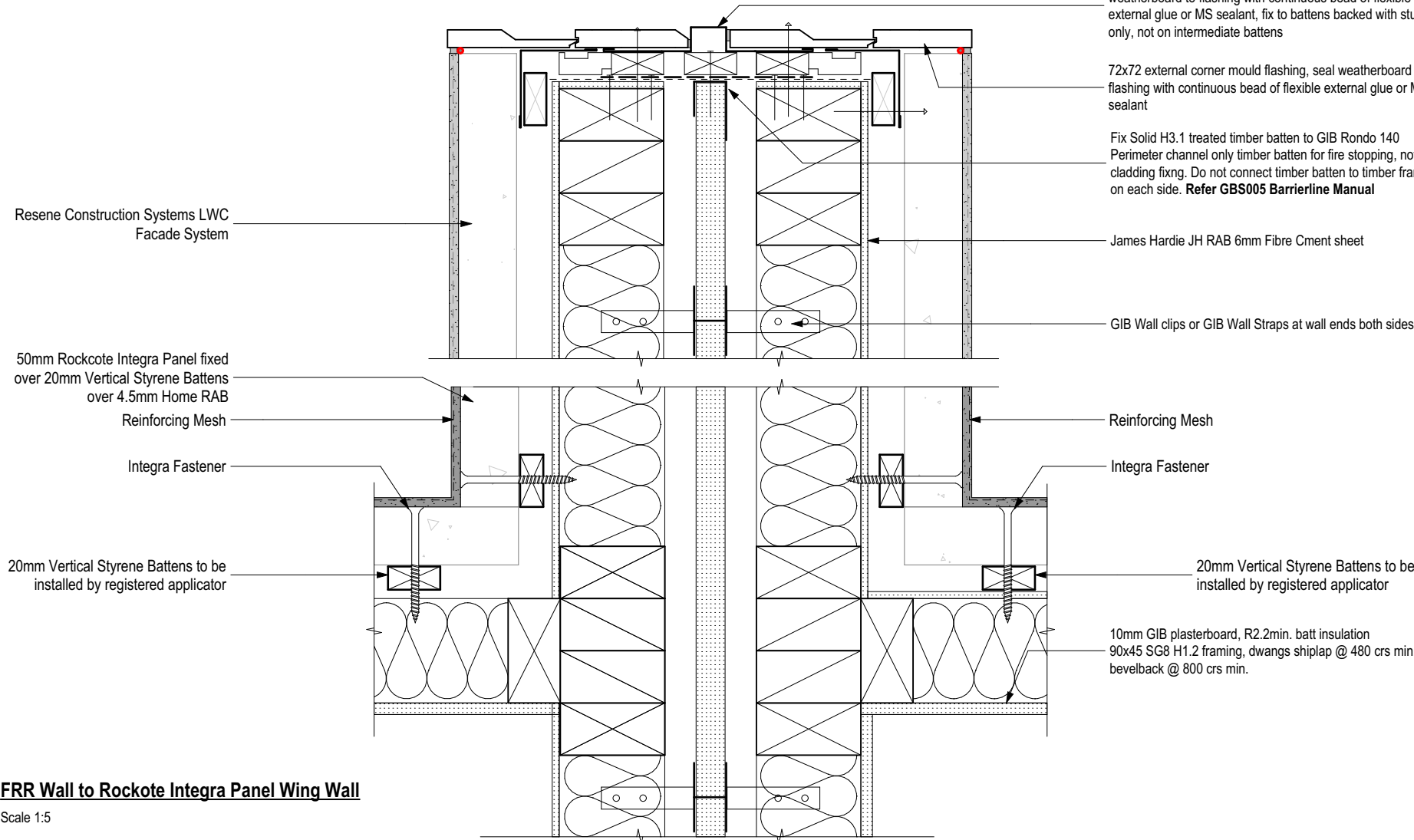
FRR Wall to Rockkote Integra Panel

Scale 1:5



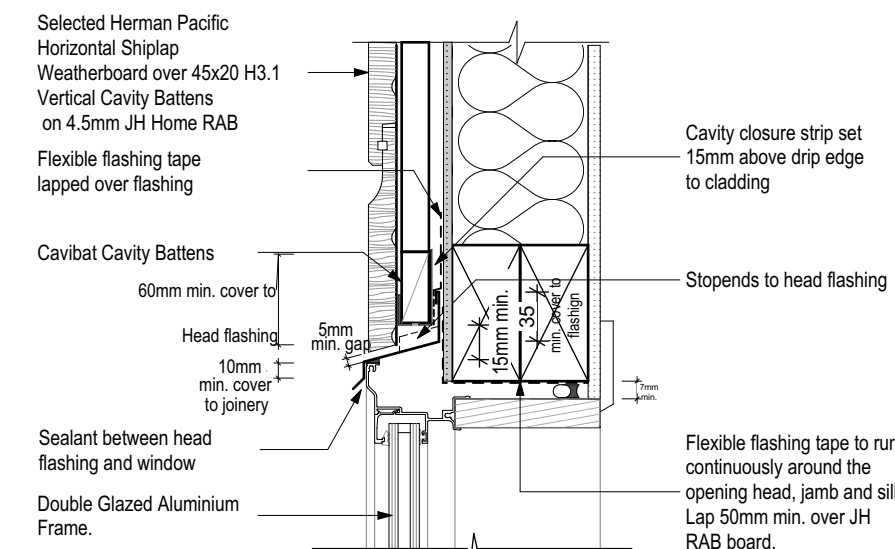
PLASTER / CEDAR JUNCTION DETAIL

Scale 1:5



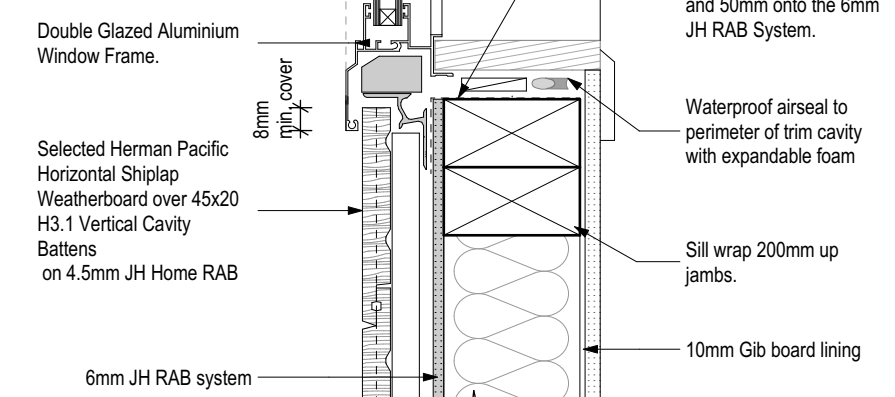
FRR Wall to Rockkote Integra Panel Wing Wall

Scale 1:5



ALUMINIUM WINDOW HEAD DETAIL

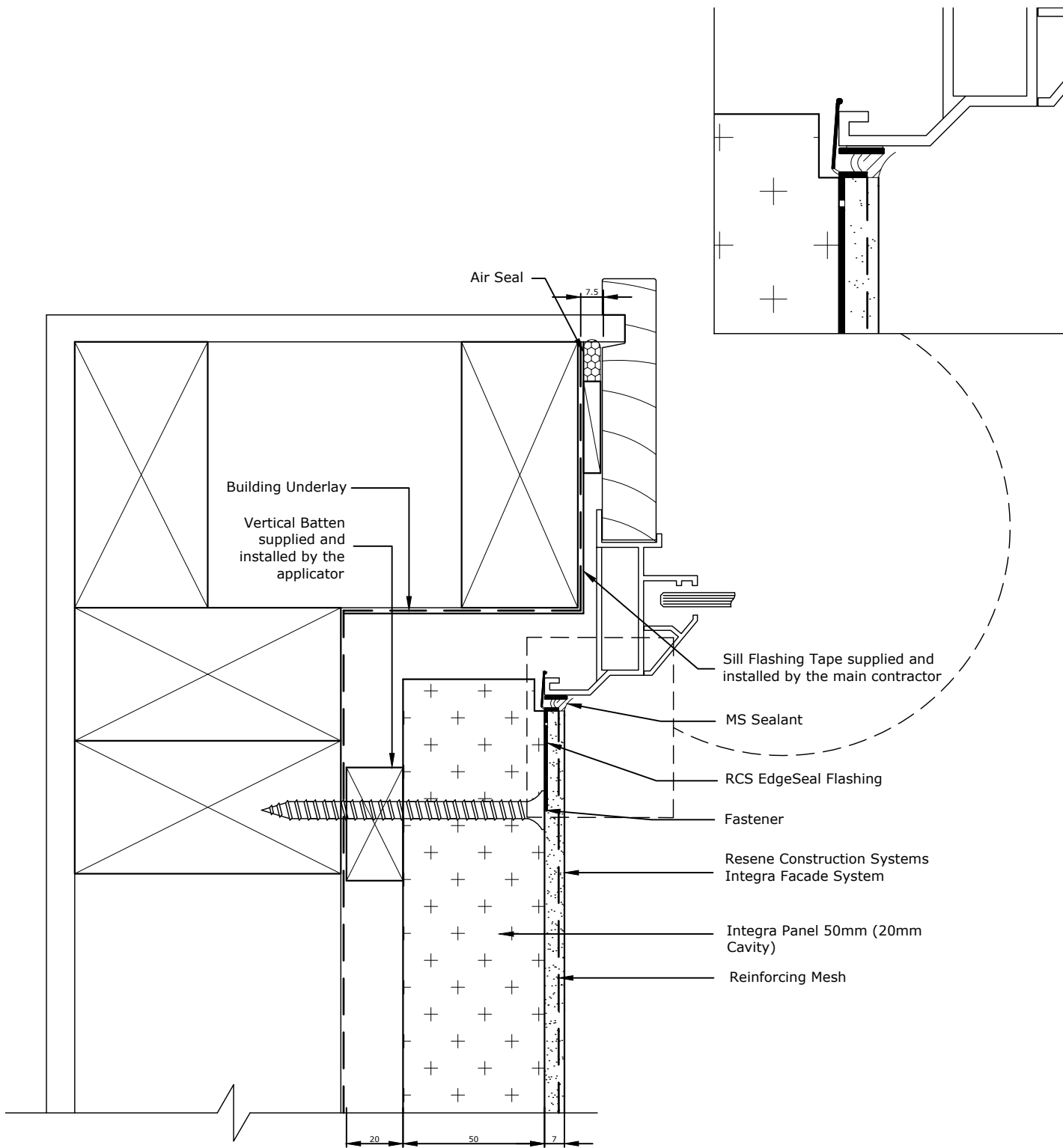
Scale 1:5



ALUMINIUM WINDOW SILL DETAIL

Scale 1:5

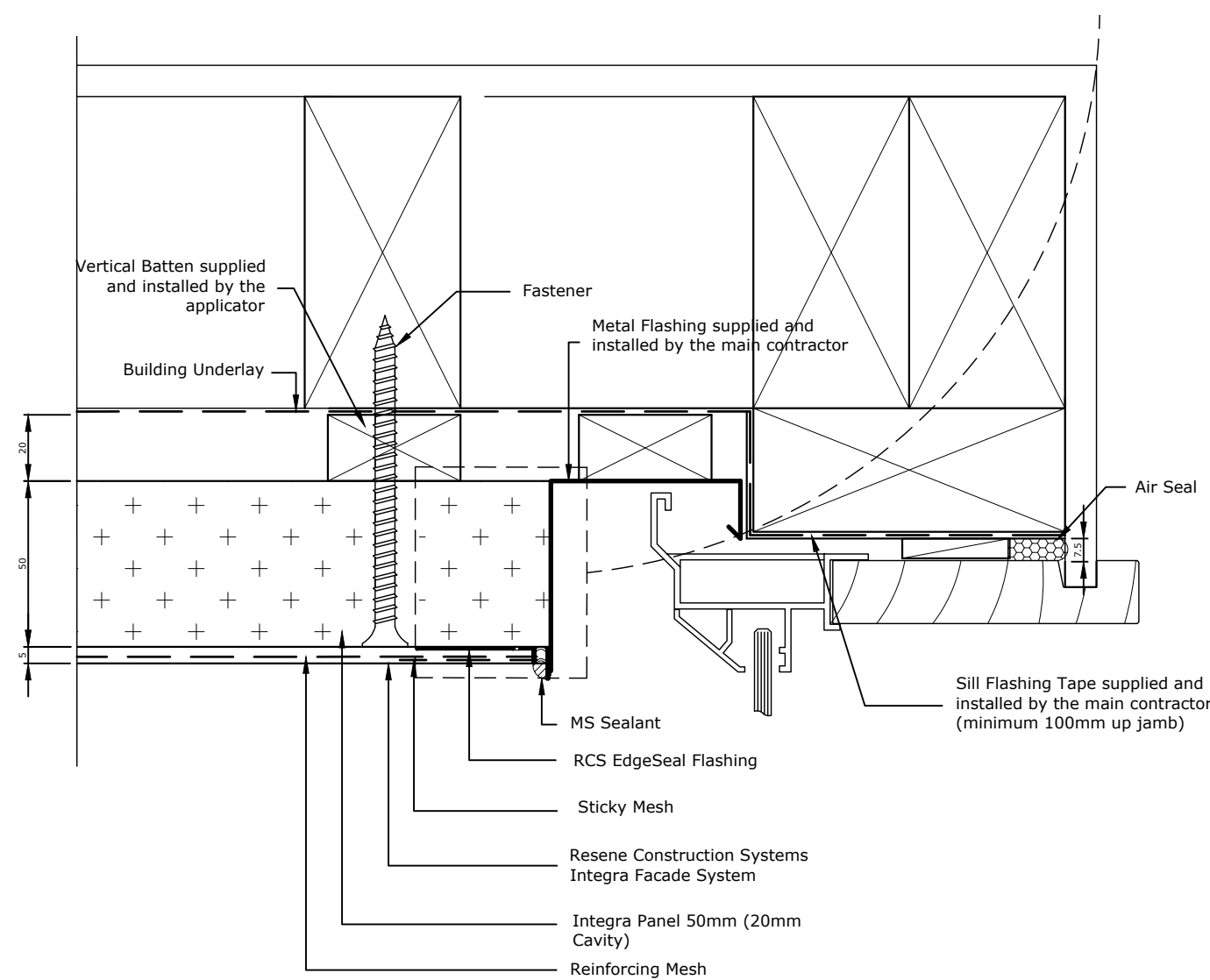




**ALUMINIUM WINDOW JAMB TO PLASTER INTERNAL CORNER
DETAIL 1 (70mm ~ 100mm)**
Scale 1:2



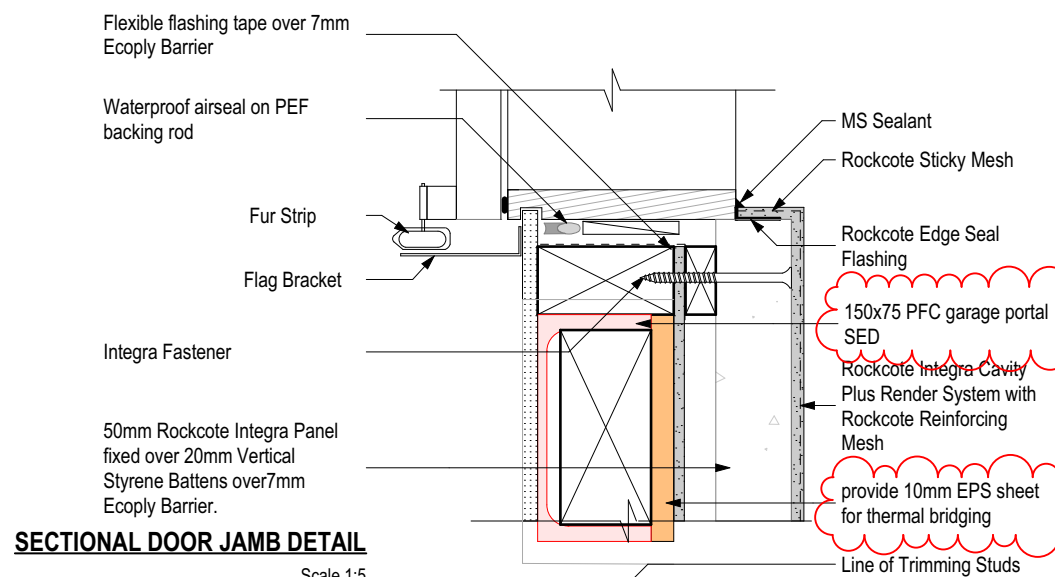
Allow a 25mm Gap between the back of the joinery and external facing timber framing to allow the jamb flashing to fit.



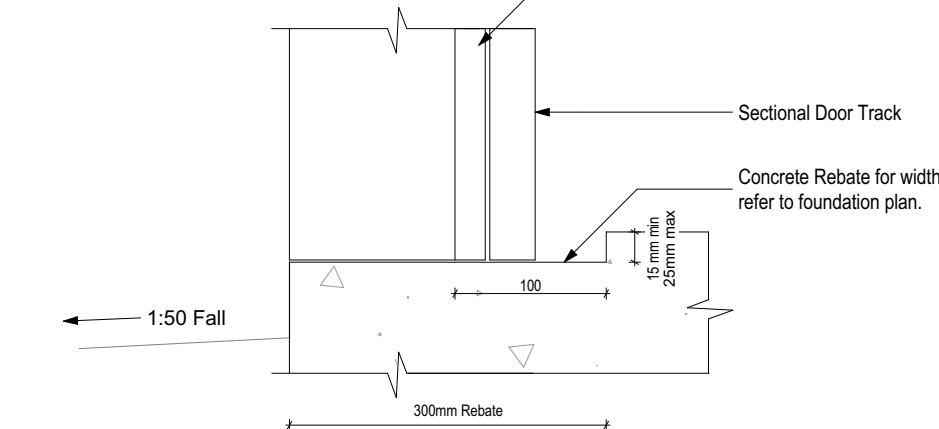
**ALUMINIUM WINDOW JAMB TO PLASTER INTERNAL CORNER
DETAIL 1 (less than 70mm)**
Scale 1:2



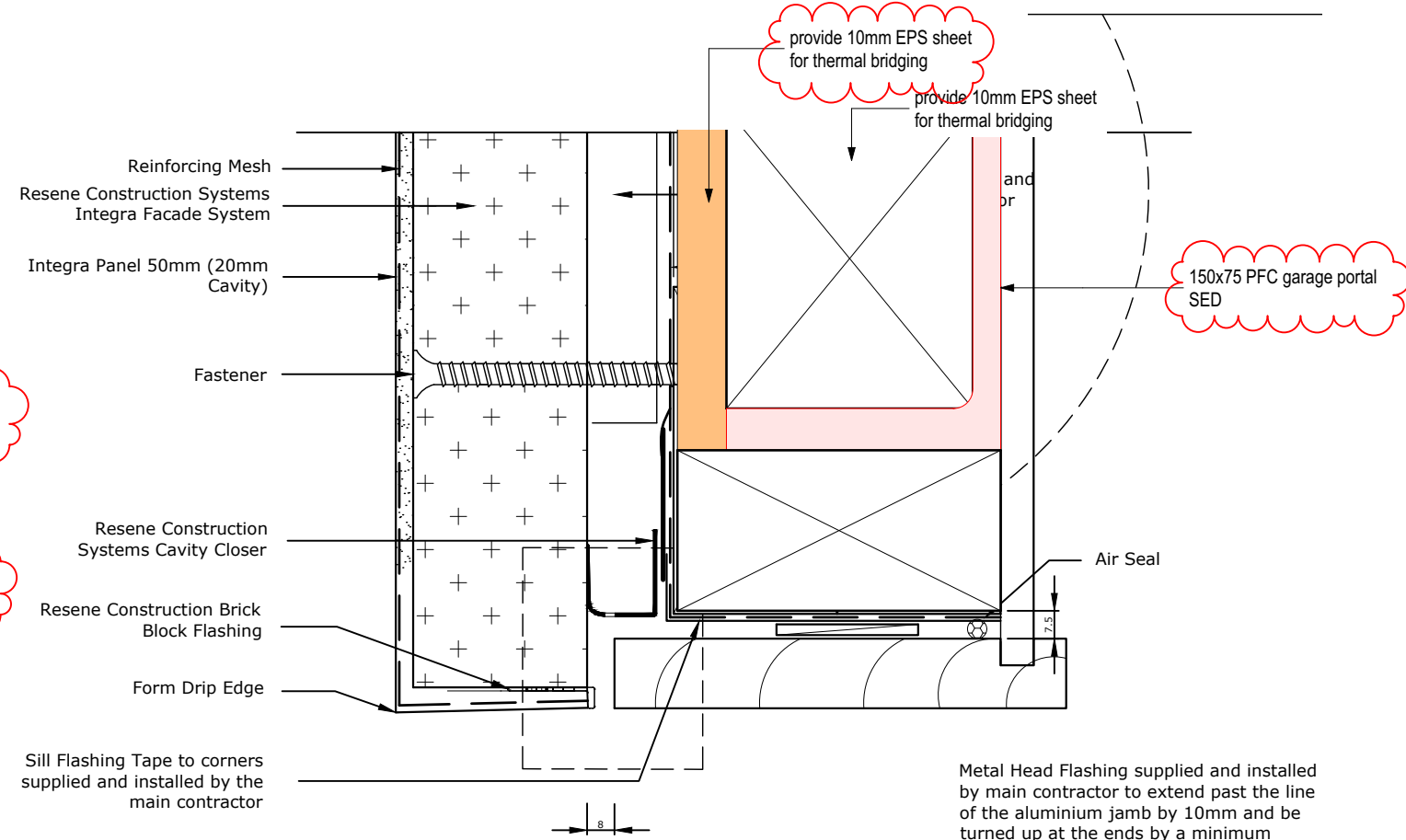
Allow a 25mm Gap between the back of the joinery and external facing timber framing to allow the jamb flashing to fit.



SECTIONAL DOOR JAMB DETAIL
Scale 1:5



SECTIONAL DOOR SILL
Scale 1:5



GARAGE DOOR HEAD DETAIL
Scale 1:2



Metal Head Flashing supplied and installed by main contractor to extend past the line of the aluminium jamb by 10mm and be turned up at the ends by a minimum 20mm, this is an alternative to using a Head Soaker

Head flashing must be taped to the Building Underlay by the main contractor/window installer

5mm clearance must be maintained between the starter strip and the head flashing

Head Flashing to have a minimum 15° fall

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

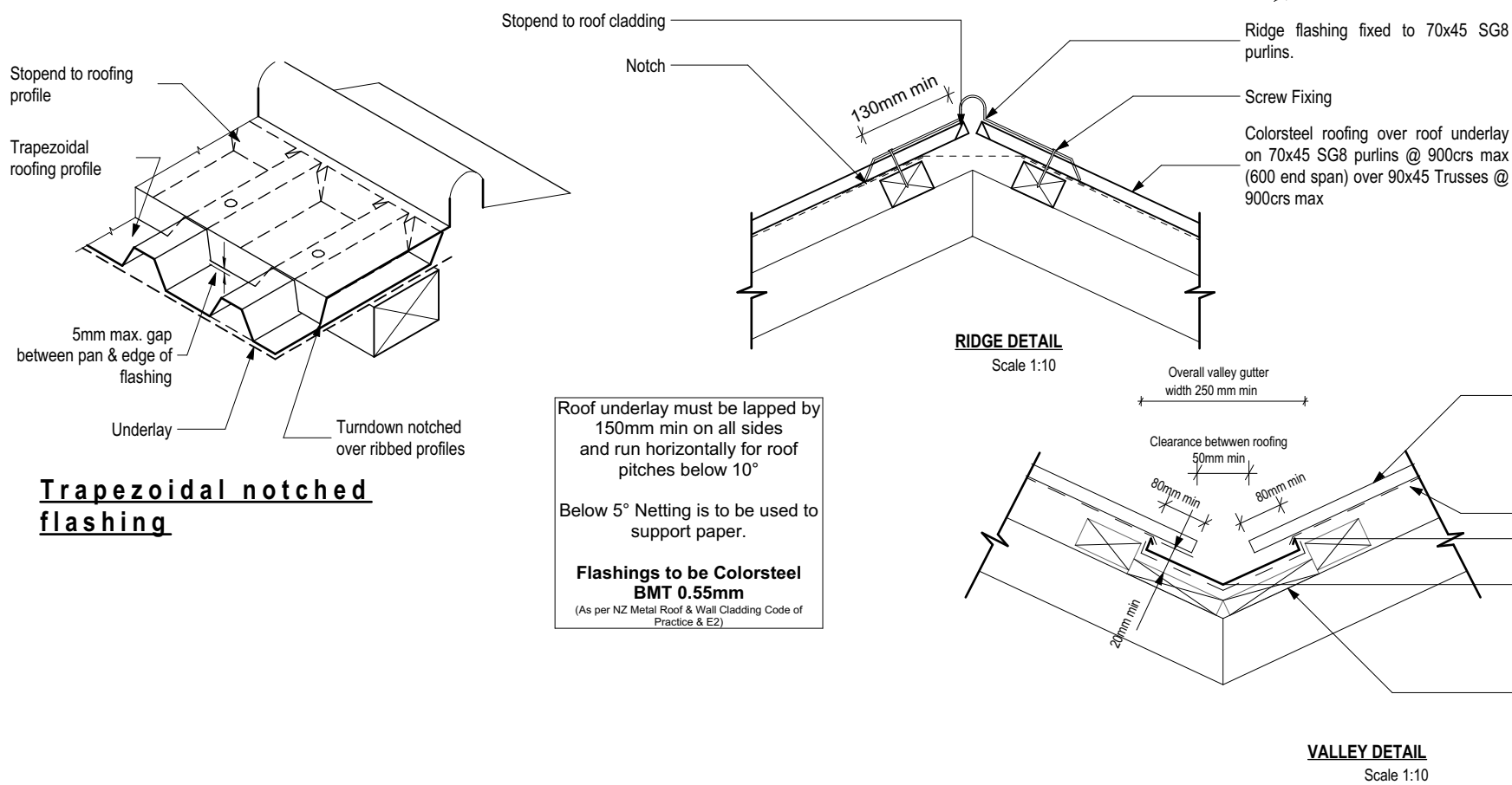
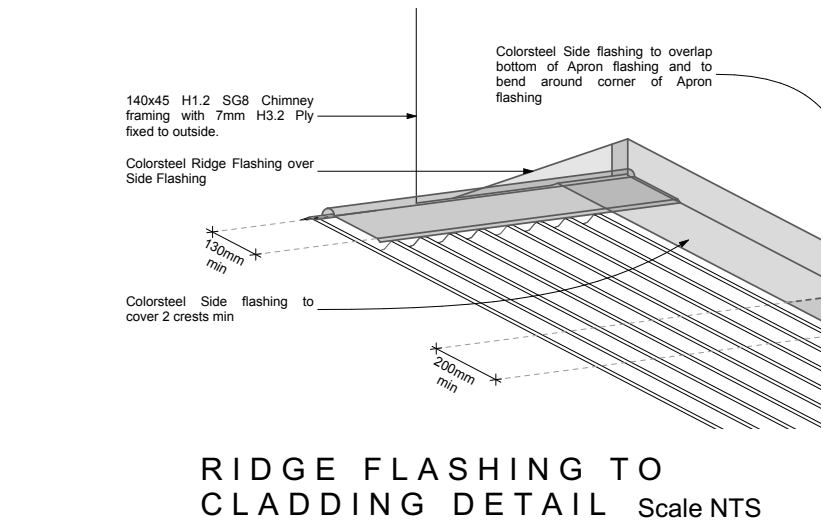
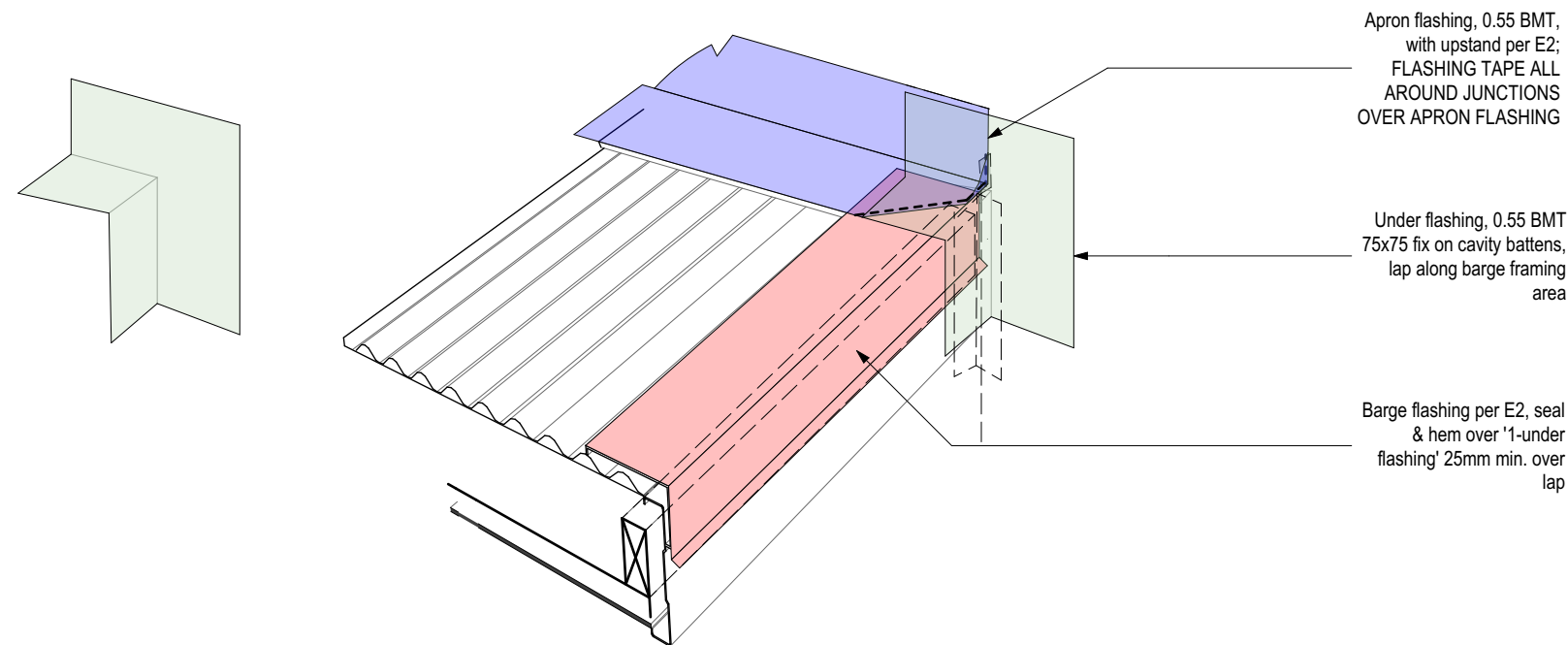
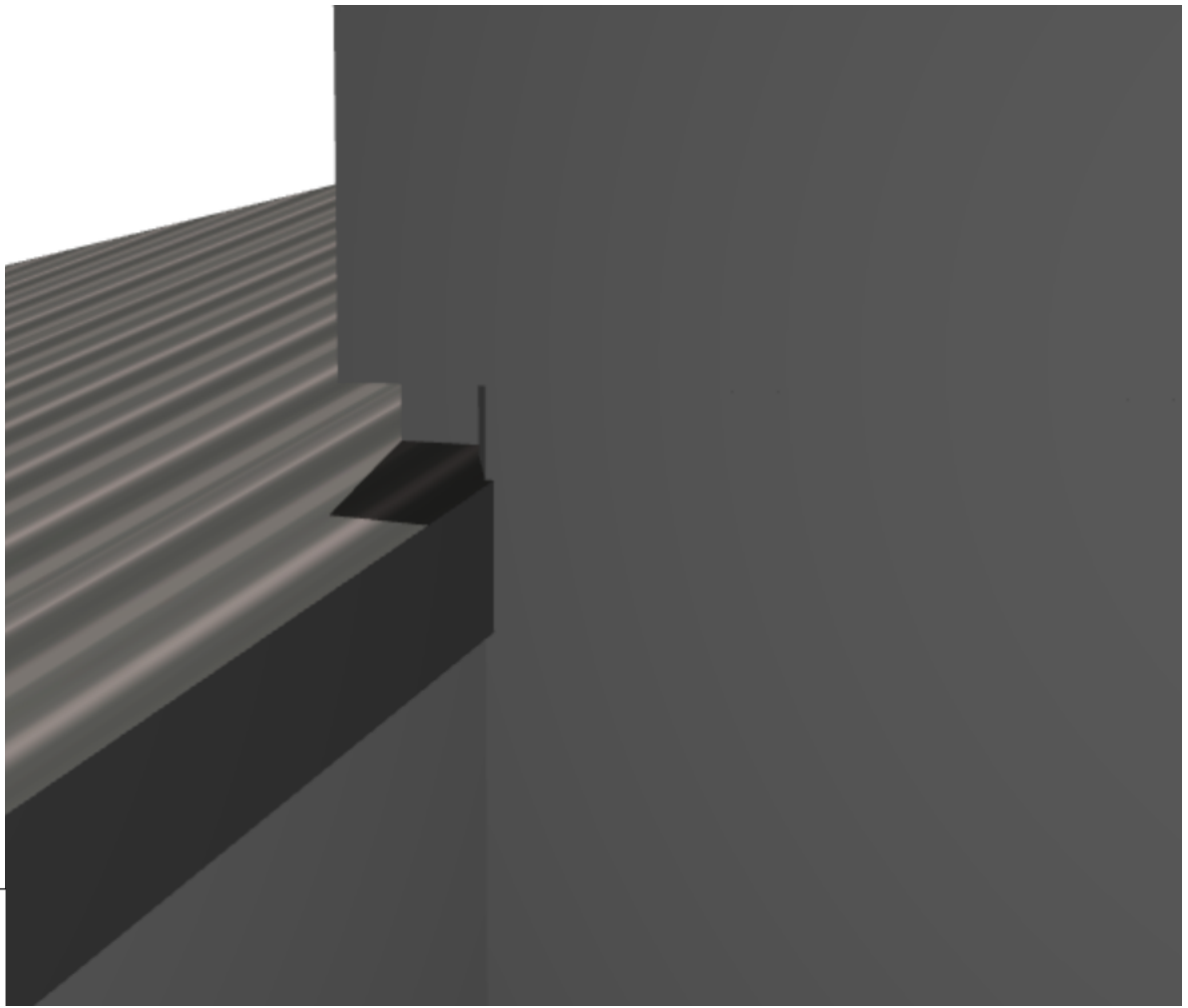
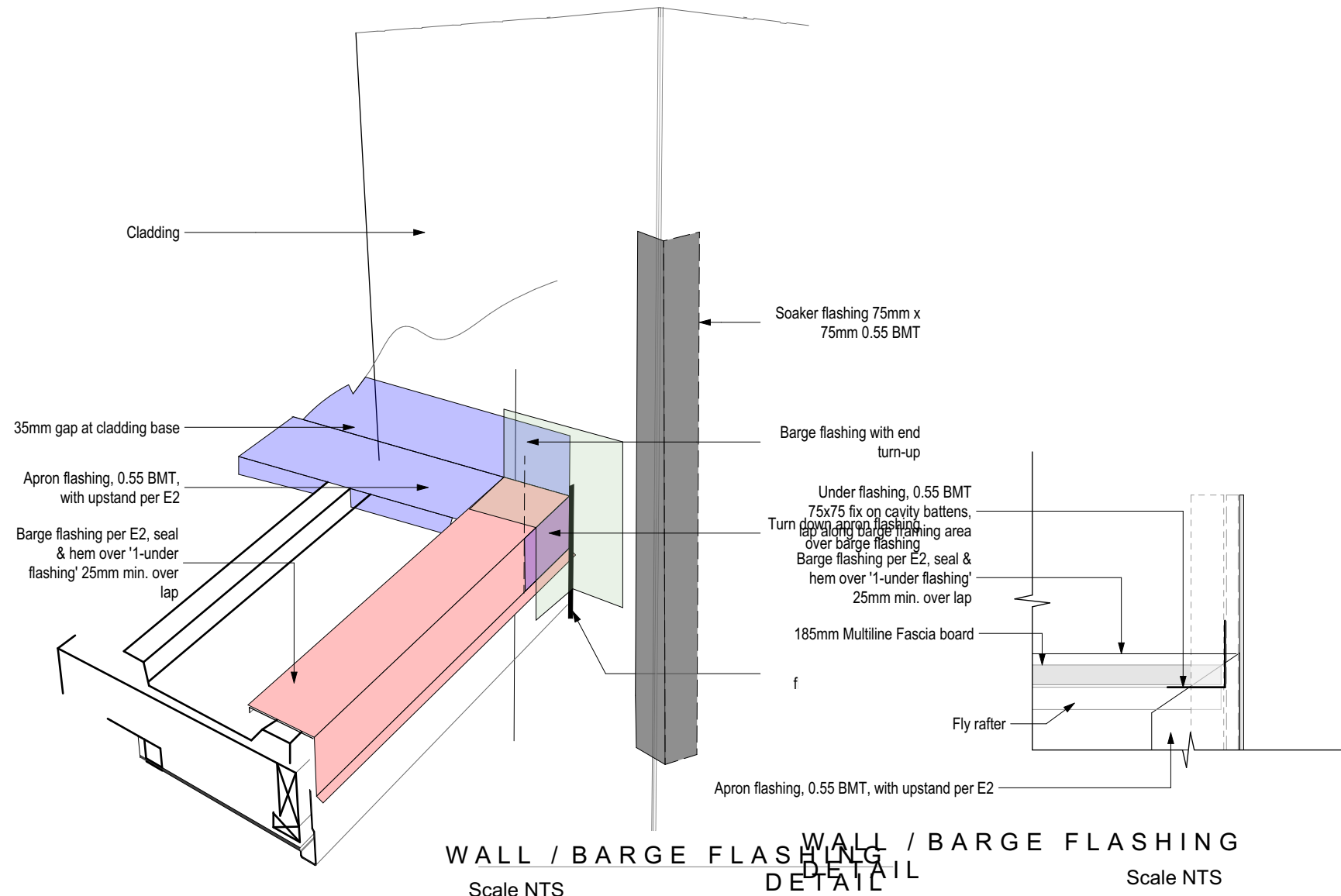
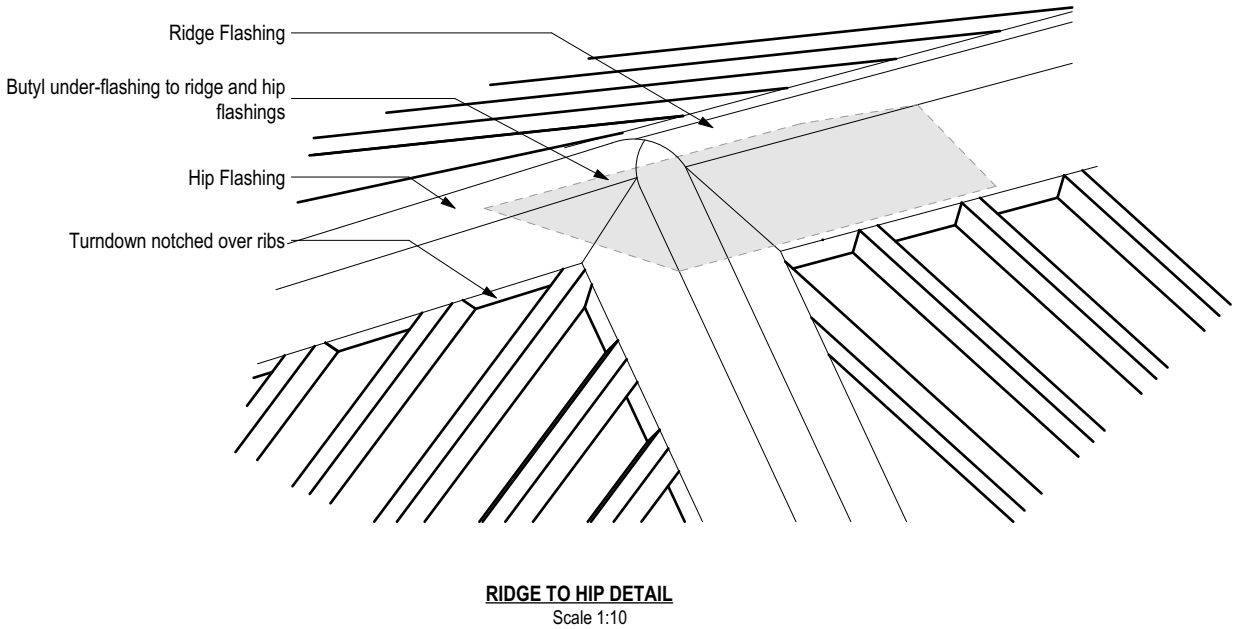
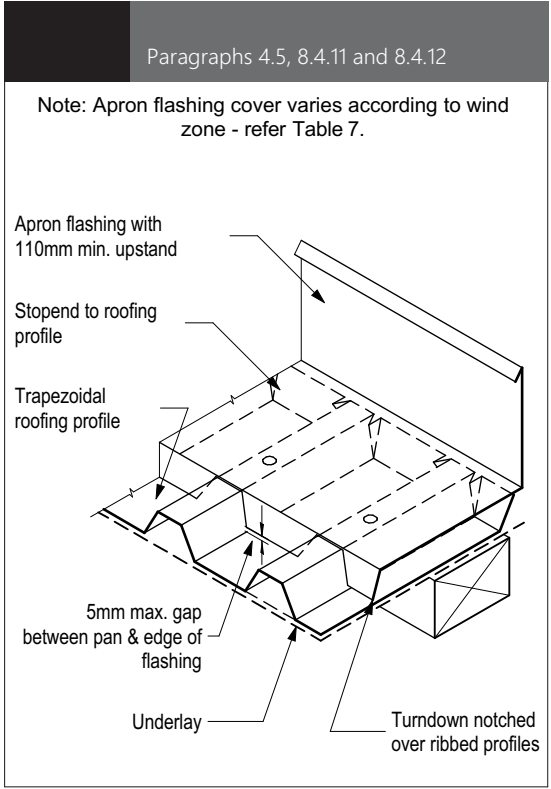
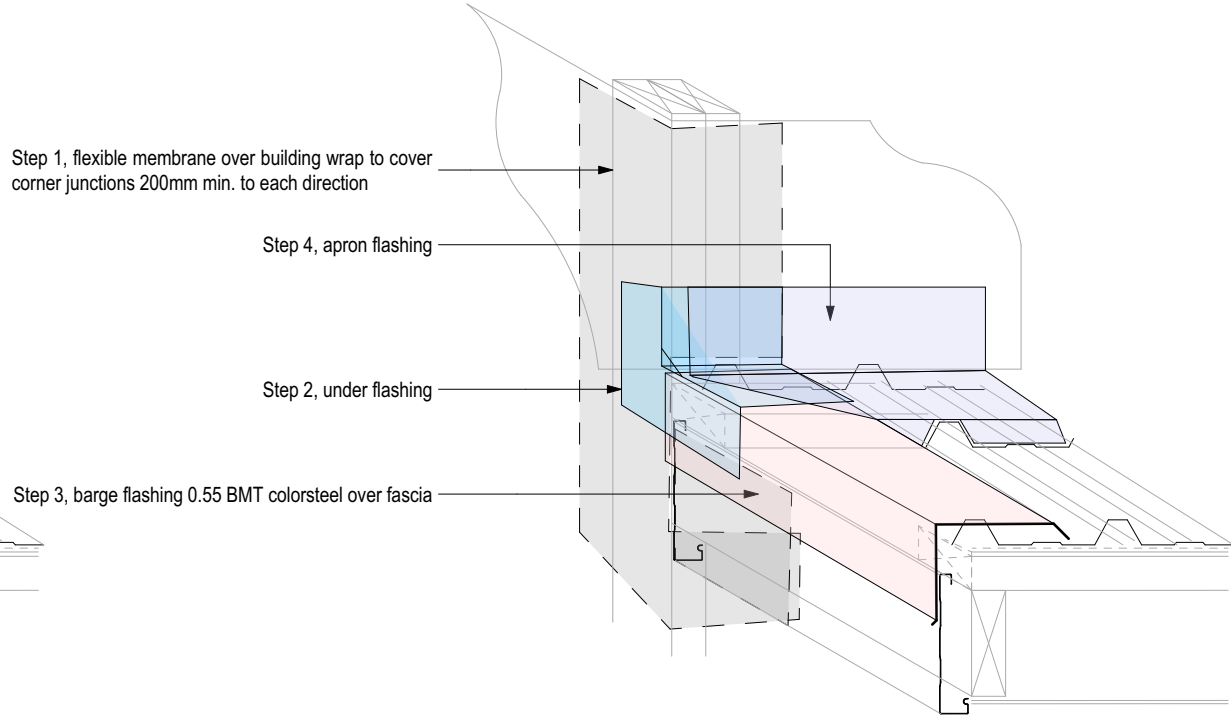
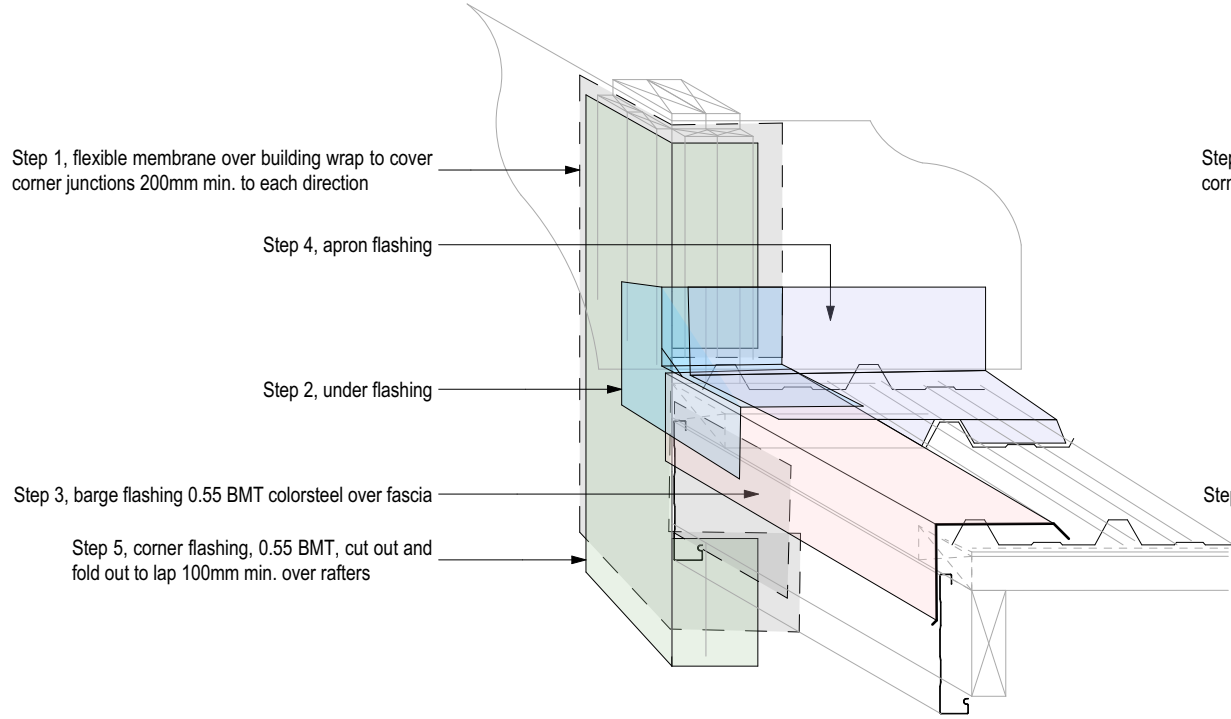
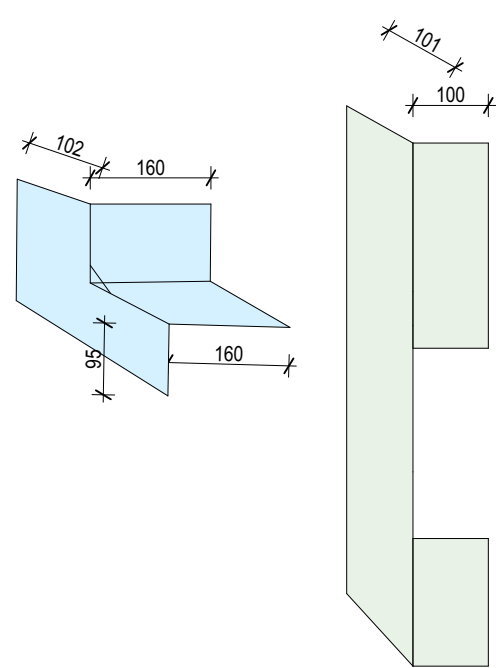
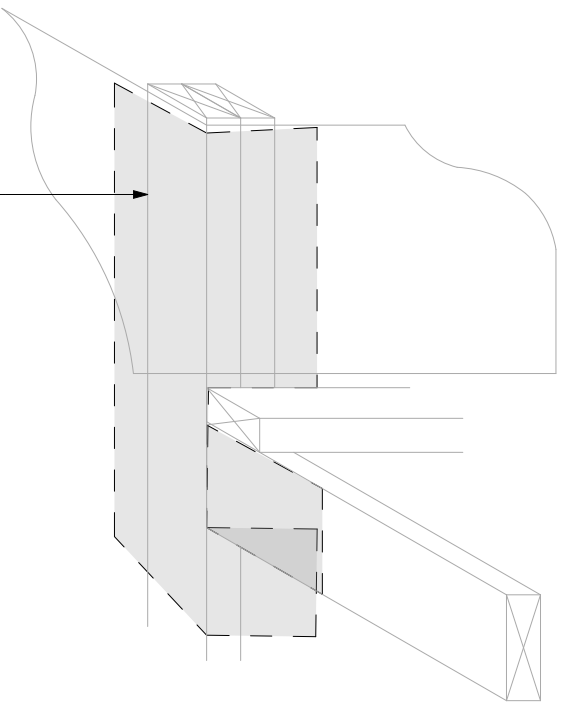
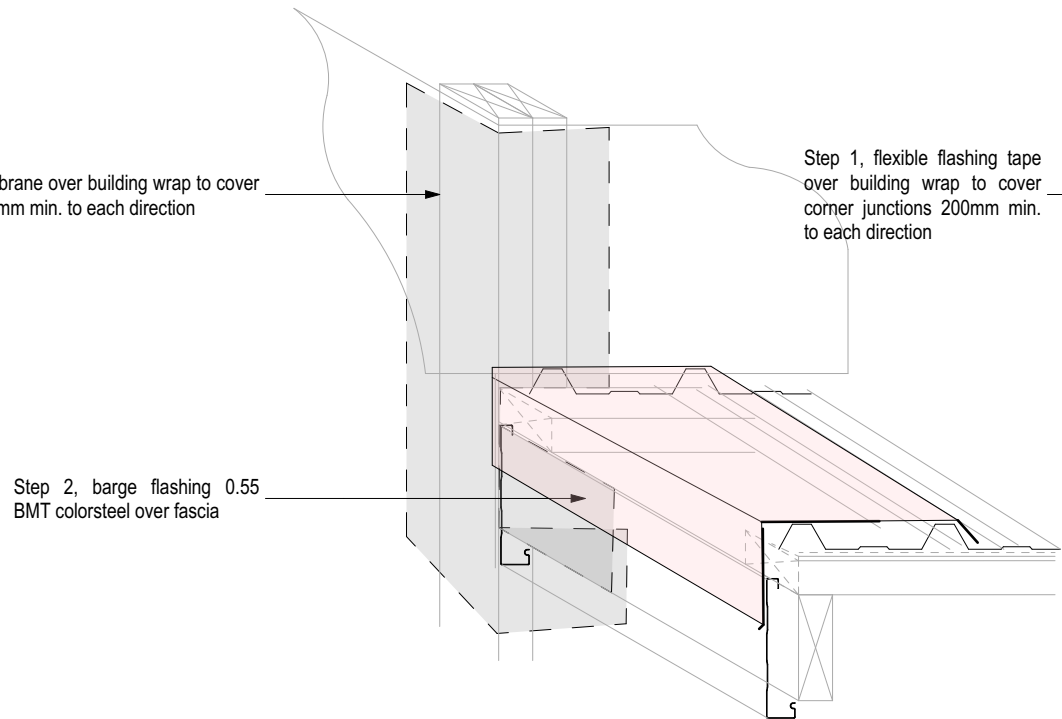
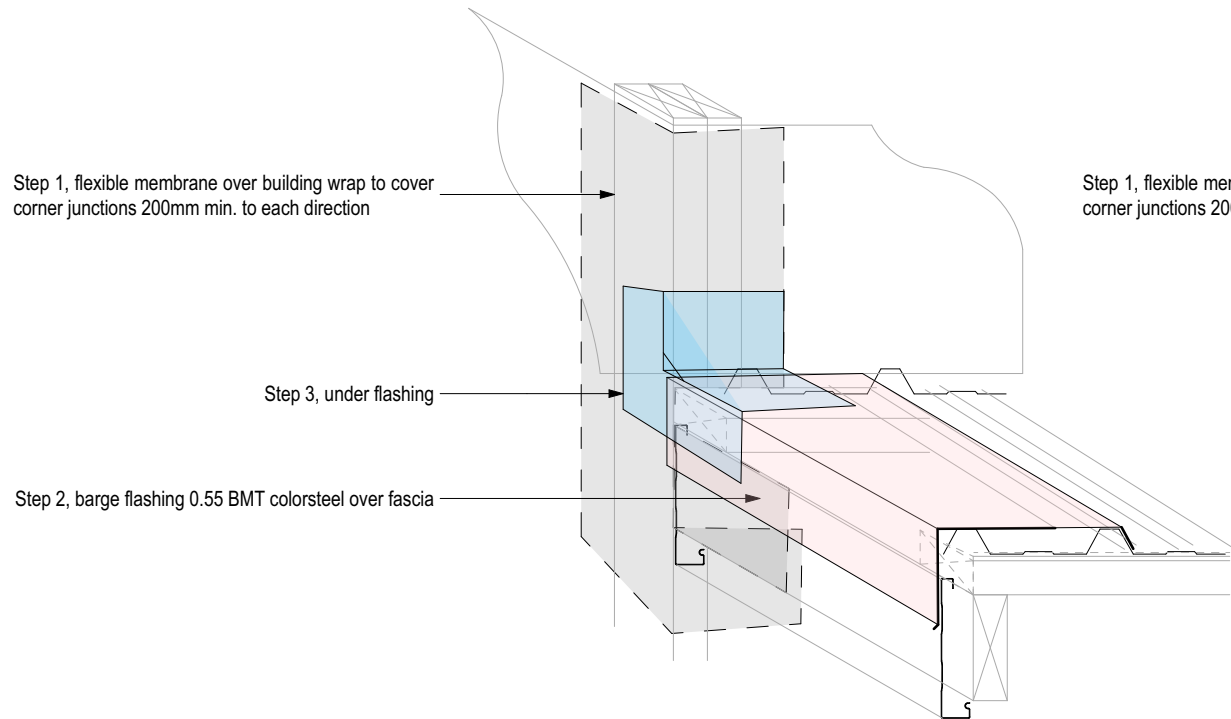
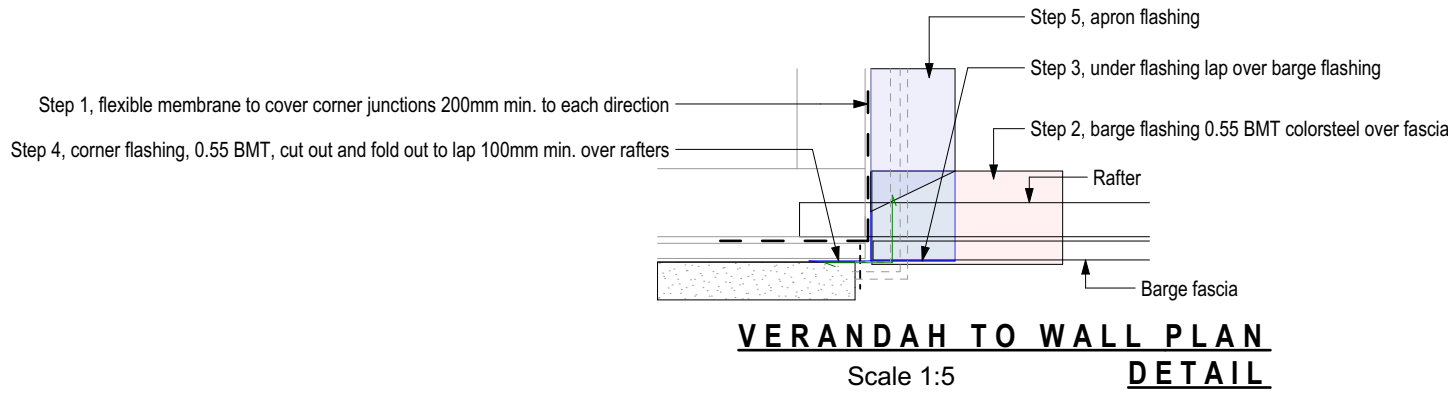
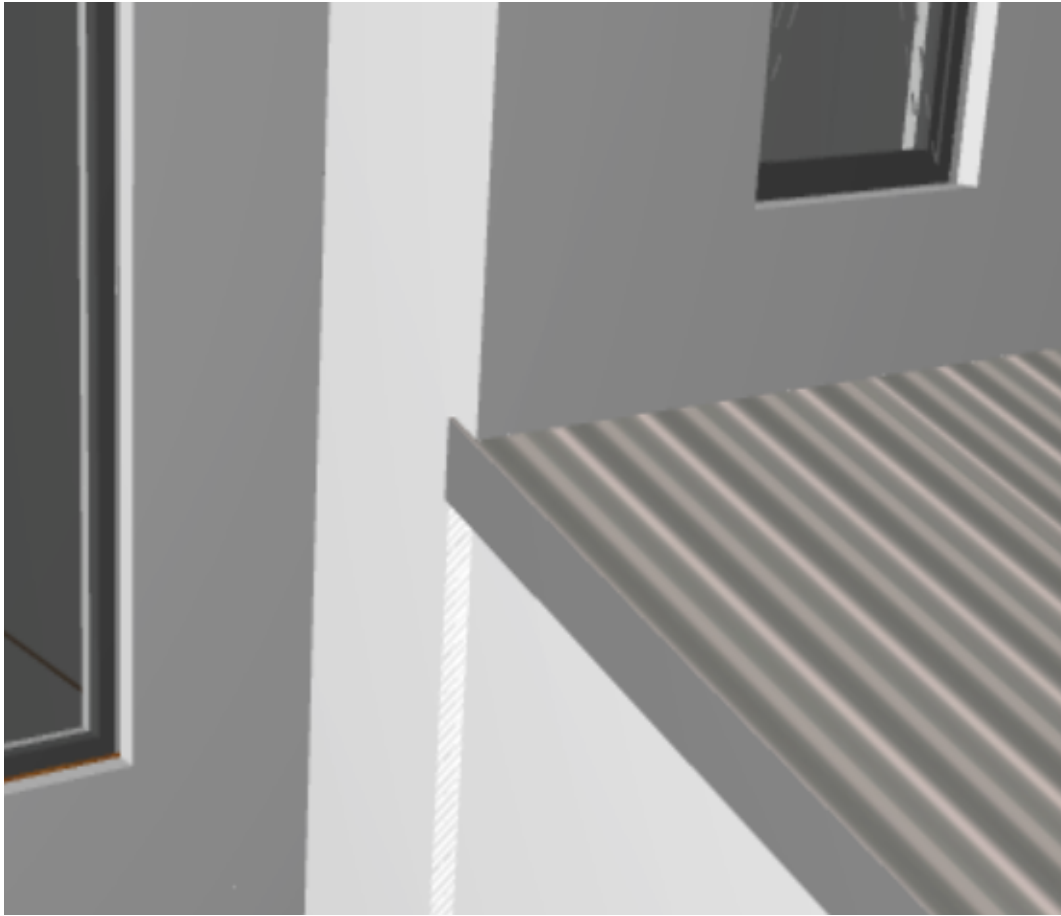
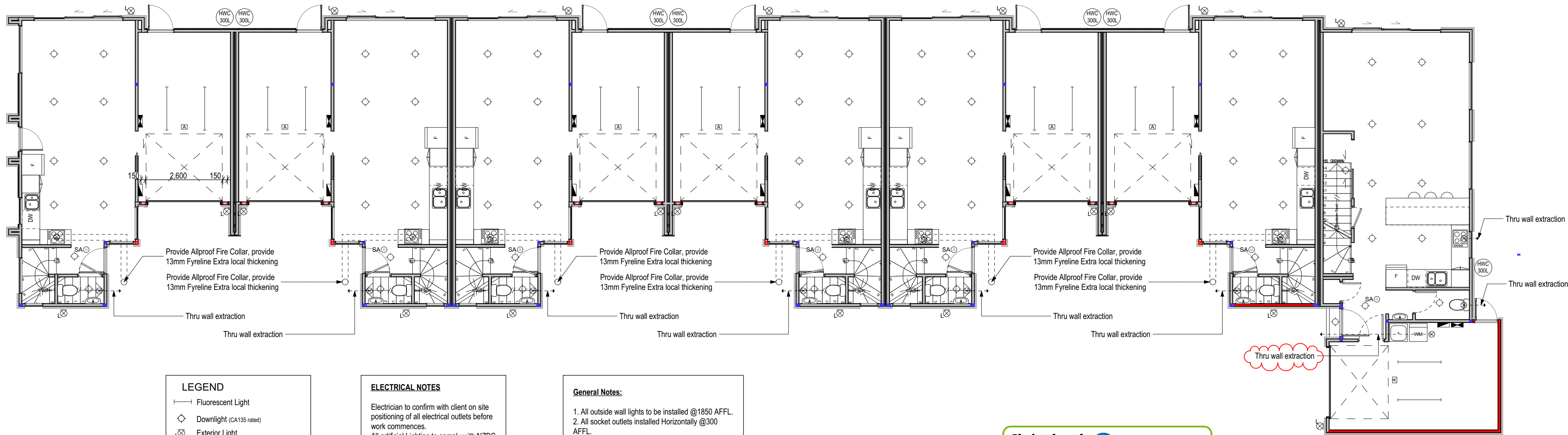


Figure 42: Trapezoidal notched flashing

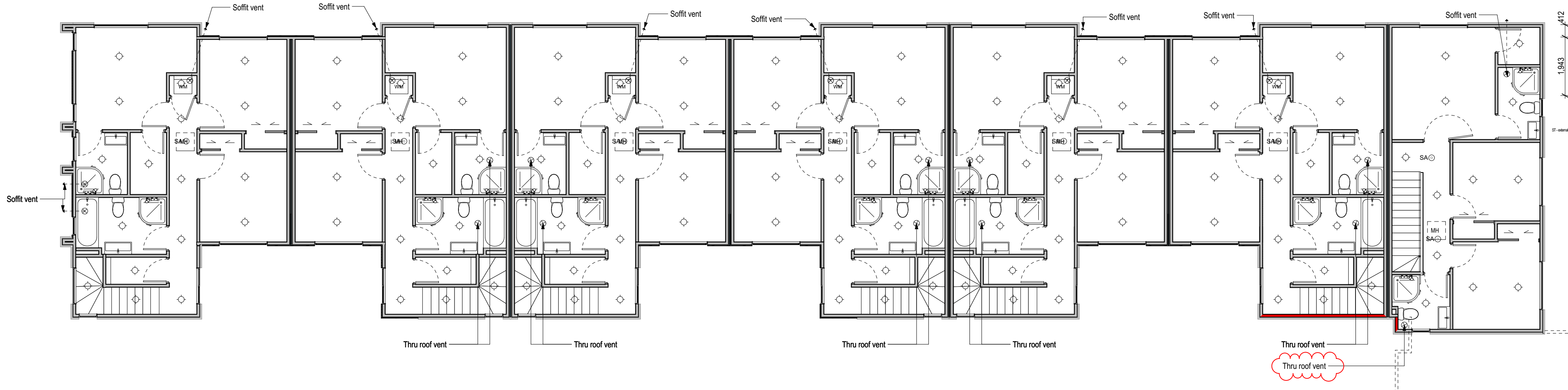






GF Electrical Plan

Scale 1:100



FF Electrical Plan

Scale 1:100

Roof Bracing Layout



65 Wickham St.
PO Box 19-765,
Christchurch

91 Adams Drive,
Pukekohe,
Auckland

0800 PRENAIL
(0800 7736245)

JOB No **90122**

Client: Beyond Homes
Job Name: New House
Address: 45 Amyes Road

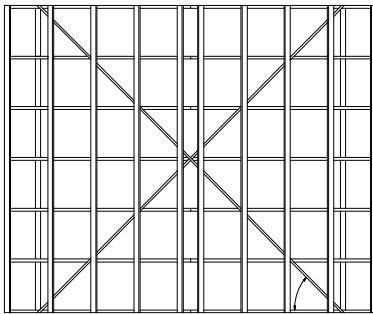
Pitch: 25.000
Roof Material: Longrun Iron
Soffit Overhang: 450 & 250 & 80
Wind Area: High
Snow Load: 0.441

Trusses And Rafters At 900 Centres
Unless Stated Otherwise

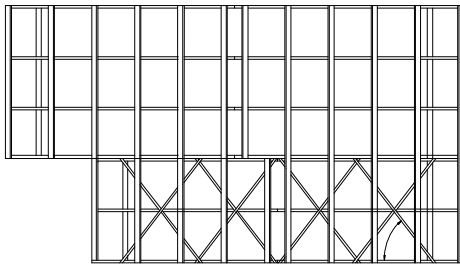
DRAWN BY Josh Thompson

DATE 20 Jan,2021 PAGE 1 of

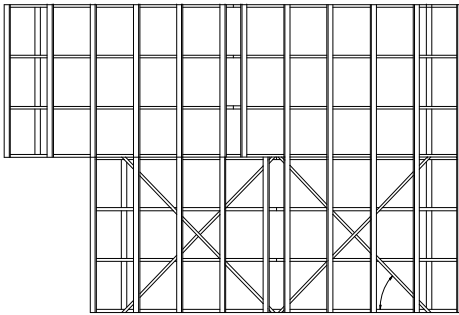
Roof Bracing Details



Single Cross @ 45° 45° ± 5°



Quadruple Cross @ 45° 45° ± 5°



Double Cross @ 45°
(as diagram above)

NOTES:
Refer to:
Lumberlok roof bracing brochure
07/2006

Christchurch
City Council

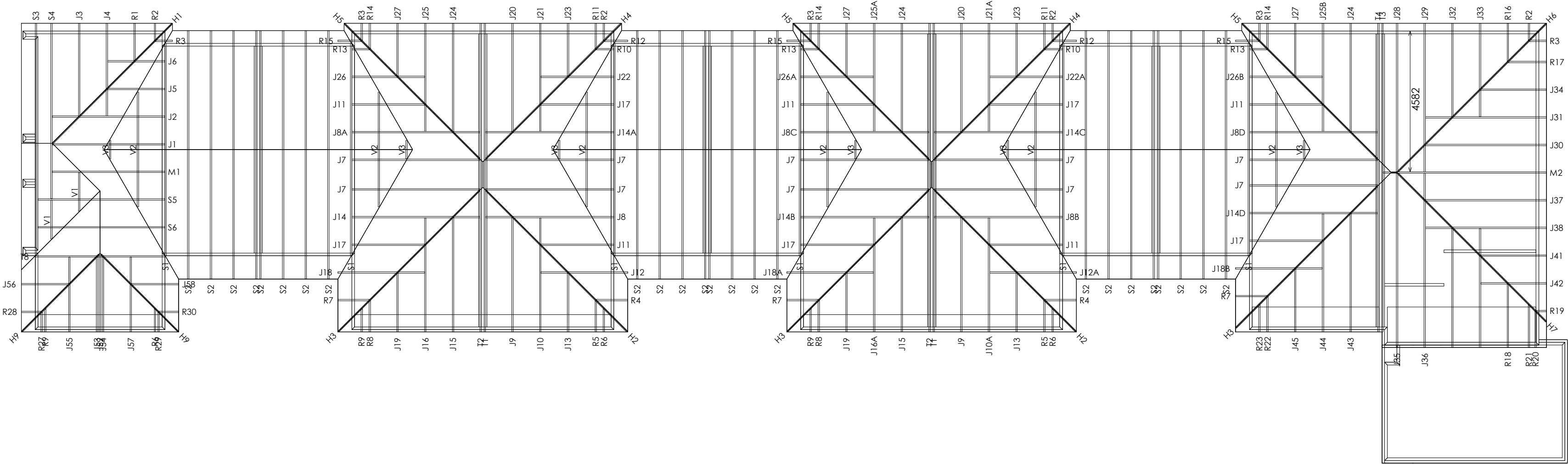


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BCN/2021/1243

Approved Building Consent
Document

14/06/2021King, Jon



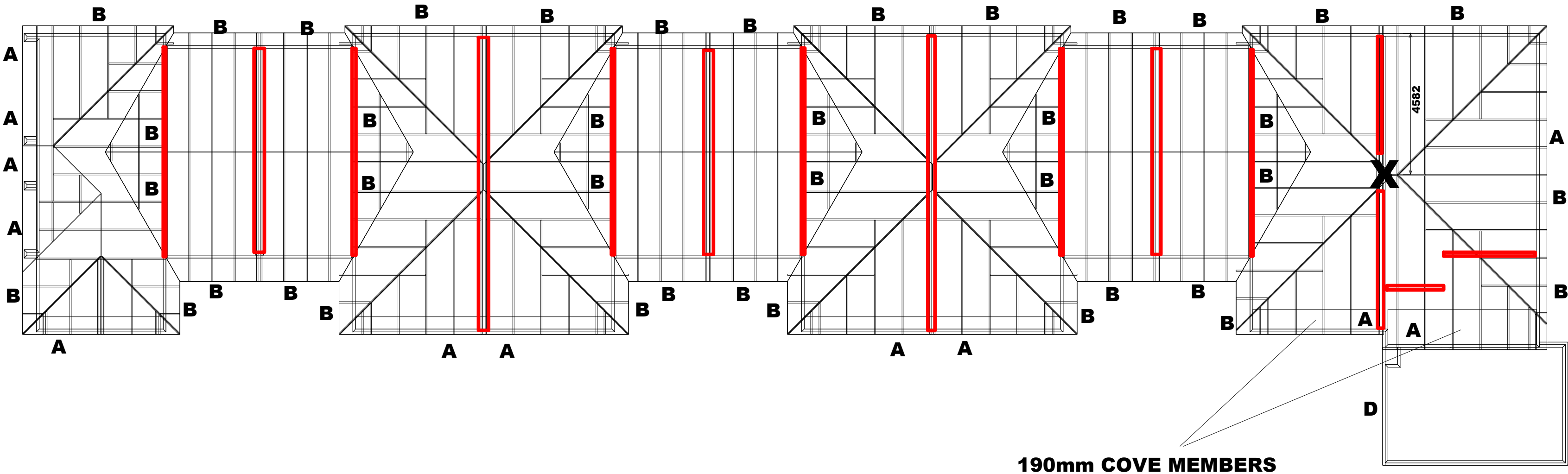
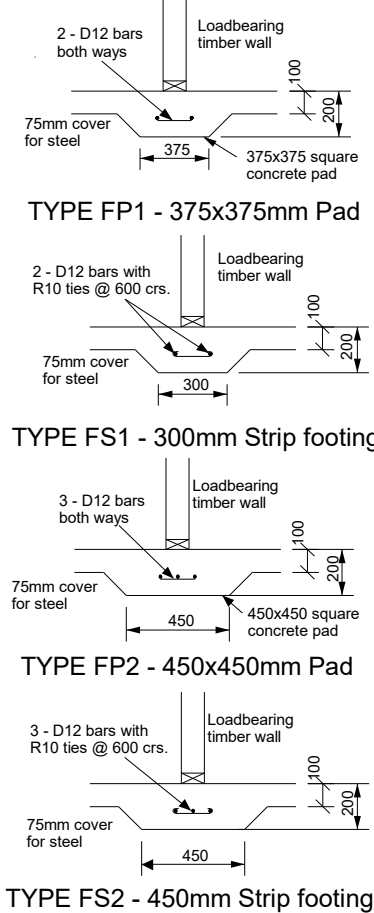
These lintels have been sized as per the GANGLAM and FLITCH BEAM selection manuals as provided by MiTek NZ Ltd.

HYPAN lintels have been sized as per the HYPAN selection charts.

Unless otherwise stated all lintels are as per NZS3604 2011

LINTEL	SIZE	
A	2/90x45	MSG8
B	2/140x45	MSG8
C	2/190x45	MSG8
D	2/240x45	MSG8
E	2/290x45	MSG8
F		

Slab Thickening Details



X = Type FP1 375x375 Slab Pad **= Load Bearing Walls Not Requiring Slab Thickening (Under 10kN)**

Architect / Engineer to confirm all top floor loads are transferred to foundation / slab below

All Other lintels / beams by architect / engineer



DRAWING LIST

DRAWING NO.	DRAWING NAME	REV
S000	COVER SHEET	A
S001	GENERAL NOTES 1	A
S002	GENERAL NOTES 2	A
S101	SITE PLAN	A
S201	FOUNDATION LAYOUT	C
S202	FOUNDATION TYPICAL DETAILS 1	B
S203	FOUNDATION TYPICAL DETAILS 2	A
S301	BEAM LAYOUT 1	C
S302	BEAM TYPICAL DETAILS	B
S401	BRACING PLAN GROUND FLOOR	A
S402	BRACING PLAN FIRST FLOOR	B

ISSUE DATE: 04/06/2021 REV: C

SITE LOCATION

GENERAL

1. PROVIDE SAFE WORKING CONDITIONS AT ALL TIMES. COMPLY IN FULL WITH HEALTH AND SAFETY IN EMPLOYMENT ACT IN GENERAL AND NZBC F5/AS1.
2. IF IN DOUBT ASK.
3. THE CONTRACTOR IS TO LOCATE ALL SERVICES BEFORE CONSTRUCTION AND REPORT ALL POSITIONS AND CLASHES IN WRITING TO THE ARCHITECT AND ENGINEER.
4. IT IS THE CONTRACTORS RESPONSIBILITY TO ARRANGE AND PASS ALL NECESSARY COUNCIL AND ENGINEERING INSPECTIONS.
5. MAIN CONTRACTOR TO PROVIDE PERIDOT WITH PS3 CERTIFICATE FOR ALL COMPLETED WORKS IN ACCORDANCE WITH DRAWINGS AND SPECIFICATIONS.
6. PERIDOT DOES NOT PROVIDE PS4 CERTIFICATES FOR ITEMS NOT INSPECTED BY PERIDOT.
7. ALL DURABILITY SHALL BE IN ACCORDANCE WITH CLAUSE B2 OF NZBC.
8. PERIDOT DOES NOT CERTIFY CLAUSE B2 OF THE BUILDING CODE FOR ANYTHING RELATING TO WATERPROOFING OR WEATHER TIGHTNESS - REFER COUNCIL FOR THESE INSPECTIONS / CERTIFICATIONS.
9. THE DESIGN ADEQUACY INCORPORATED IN THESE DRAWINGS IS SUBJECT TO THE REQUIREMENTS INCLUDED IN THE SPECIFICATION FOR THE WORKS AND THE DESIGN ASSUMPTIONS INCORPORATED INTO THE CALCULATIONS AND REPORTS FOR THE PROJECT.
10. THE DRAWINGS SHOW THE DESIGN INTENT. SHOP DETAILING IS THE RESPONSIBILITY OF THE CONTRACTOR.
11. ALL SPECIFICATIONS, CODES AND THE LIKE REFERENCED EITHER DIRECTLY OR BY INFERENCE SHALL BE THE LATEST PUBLISHED VERSIONS.
12. UNLESS OTHERWISE NOTED ALL DIMENSIONS ARE IN MILLIMETRES & ALL LEVELS ARE IN METRES. FOR OVERALL DIMENSIONS REFER TO ARCHITECTURAL PLANS.
13. THESE STRUCTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL, ENGINEERING & SPECIALIST DRAWINGS & SPECIFICATIONS.
14. DIMENSIONS SHALL NOT BE OBTAINED BY SCALING FROM DRAWINGS.
15. ALL DISCREPANCIES SHALL BE REFERRED TO THE ENGINEER FOR RESOLUTION BEFORE PROCEEDING WITH WORK.
16. SETTING OUT DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE VERIFIED BY THE BUILDER.
17. DURING CONSTRUCTION THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION & NO PART SHALL BE OVER-STRESSED. TEMPORARY STRUCTURES, FORMWORK, FALSEWORK, TEMPORARY BRACING, SHORING & THE LIKE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
18. ALL MATERIALS & WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CURRENT CODES OF PRACTICE EXCEPT WHERE VARIED BY THE SPECIFICATION AND/OR DRAWINGS.
19. WHERE PROPRIETARY PRODUCTS ARE SPECIFIED IN THE DOCUMENTS THE CONTRACTOR MAY SUBMIT AN ALTERNATIVE PRODUCT FOR APPROVAL. ALL MATERIALS & WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION.
20. SUBSTITUTIONS ARE TO BE MADE ONLY WITH THE APPROVAL OF THE ENGINEER.
21. ALL TIMBER CONSTRUCTION TO COMPLY WITH NZS3604:2011 TIMBER-FRAMED BUILDINGS UNLESS SPECIFIED OTHERWISE.

22. THE CONTRACTOR SHALL SUBMIT PRECAST CONCRETE PANEL AND STRUCTURAL STEELWORK SHOP DRAWINGS TO THE ENGINEER FOR REVIEW PRIOR TO COMMENCEMENT OF WORK. REVIEW OF THE SHOP DRAWINGS DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR THE CORRECTNESS OF THE SHOP DRAWINGS, SITE DIMENSIONS, OR FOR ENSURING THAT THE WORK IS CARRIED OUT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
23. WHERE THE ENGINEERS ARE ENGAGED FOR INSPECTIONS AND/OR SUPERVISION, A MINIMUM OF 24 HOURS NOTICE SHALL BE GIVEN.
24. COMMON ABBREVIATIONS:

GENERAL:

COS	- CHECK / CONFIRM ON SITE
C/C or CRS	- CENTRES OR CENTRE TO CENTRE
RTAD	- REFER TO ARCHITECTS DRAWINGS & DETAILS
UNO	- UNLESS NOTED OTHERWISE
NTS	- NOT TO SCALE
DPM	- DAMP PROOF MEMBRANE
ES	- EACH SIDE
FCL	- FINISHED CUT LEVEL
EXTG	- EXISTING
SED	- SMALL END DIAMETER
TBA	- TO BE ADVISED
TBC	- TO BE CONFIRMED
TYP	- TYPICAL
FFL	- FINISHED FLOOR LEVEL
(F/E)GL	- (FINISHED / EXISTING) GROUND LEVEL
U/S	- UNDERSIDE
DIA	- DIAMETER
RAD	- RADIUS

CONCRETE / REINFORCING:

RC	- REINFORCED CONCRETE
PC	- PRECAST CONCRETE
CJ	- CONSTRUCTION / CONTROL JOINT
NF	- NEAR FACE
FF	- FAR FACE
EF	- EACH FACE
B (1)	- BOTTOM (NUMBER DENOTES LAYER)
T (1)	- TOP (NUMBER DENOTES LAYER)
CVR	- COVER
H	- HORIZONTAL
V	- VERTICAL
SC	- SAWCUT

STEELWORK:

CHS	- CIRCULAR HOLLOW SECTION
EA	- EQUAL ANGLE
RHS	- RECTANGULAR HOLLOW SECTION
SHS	- SQUARE HOLLOW SECTION
UA	- UNEQUAL ANGLE
UB	- UNIVERSAL BEAM
UC	- UNIVERSAL COLUMN
FSBW	- FULL STRENGTH BUTT WELD
FWAR	- FILLET WELD ALL ROUND
TOS	- TOP OF STEEL

INSPECTIONS

1. SUBSOIL CONDITIONS AND BEARING CAPACITY (GEOTECHNICAL ULTIMATE: 200KPa) TO BE VERIFIED AFTER FOOTPRINT IS CUT AND BEFORE FILL PLACEMENT.
2. ALL REINFORCING STEEL FOR ANY ONE CONCRETE POUR MUST BE COMPLETELY PLACED AND TIED PRIOR TO INSPECTION.
3. ALL STRUCTURAL BEAMS, COLUMNS AND CONNECTIONS MUST BE INSPECTED AND APPROVED BY ENGINEER PRIOR TO CONCEALMENT.
4. PRE-LINE AND PRE-STOP INSPECTION FOR BRACING ELEMENTS PRIOR TO CONCEALMENT.

NOTE: MINIMUM 48 HOURS NOTICE IS REQUIRED FOR INSPECTIONS.

CONCRETE

1. SLAB FINISHES & JOINERY REBATES - REFER TO ARCHITECTURAL DETAILS.
2. ALL WORKMANSHIP & MATERIALS SHALL BE IN ACCORDANCE WITH NZS3101 & NZS3109, CURRENT EDITION WITH AMENDMENTS, EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS.
3. ALL CONCRETE PLACED DIRECTLY FROM THE CONCRETE TRUCK SHALL HAVE A MAXIMUM AGGREGATE SIZE OF 19mm. CONCRETE PLACED USING A CONCRETE PUMP SHALL HAVE A MAXIMUM AGGREGATE SIZE OF 13mm.
4. CONCRETE & FORMWORK SHALL COMPLY WITH THE REQUIREMENTS OF NZS3109.
5. ALL REINFORCEMENT SHALL BE FIRMLY SUPPORTED ON PLASTIC OR CONCRETE CHAIRS AT NOT GREATER THAN 1.0m CENTRES BOTH WAYS.
6. ALL CONCRETE SHALL BE HIGH OR SPECIAL GRADE IN ACCORDANCE WITH NZS3109 TO THE FOLLOWING STRENGTHS:

SITE CONCRETE	17.5 MPa
FOUNDATIONS	25 MPa
GROUND FLOOR SLABS	25 MPa
7. CONCRETE QUALITY TESTING SHALL BE IN ACCORDANCE WITH NZS3109, SECTION 9.
8. SIZES OF CONCRETE ELEMENTS DO NOT INCLUDE THICKNESS OF APPLIED FINISHES.
9. CONSTRUCTION JOINTS WHERE NOT SHOWN SHALL BE LOCATED TO THE APPROVAL OF THE ENGINEER.
10. DIMENSIONAL TOLERANCES ARE TO CONFORM WITH NZS3109 & TO NZS3114.
11. ALL CONCRETING SHALL CONFORM TO NZS3109, SECTION 7.
12. ALL CONCRETE SHALL BE CURED AS DEFINED IN NZS3109, CLAUSE 7.8.
13. SAWCUT SLAB WHERE SHOWN WITHIN 24 HOURS OF POURING.
14. REFER ARCHITECTS DRAWINGS FOR DPC / WATERPROOFING REQUIREMENTS AND DETAILS.
15. NO PENETRATIONS, CHASES OR EMBEDMENTS OF PIPES OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE IN CONCRETE MEMBERS WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER.
16. NO CONCRETE TO BE DROPPED MORE THAN 1.5M. TREMIE INTO PLACE AND VIBRATE ALL CONCRETE.

FOUNDATION

1. MATERIALS AND WORKMANSHIP TO COMPLY WITH NZS 3109.
2. ALL CONCRETE SHALL BE MINIMUM 25 MPA FIBRE MIX CONCRETE. FIBRE TYPE/DOSAGE MIN 15KG/M3 OF DRAMIX 3D 80/608G OR ANY EQUIVALENT FIBRE MIX APPROVED BY THE ENGINEER (SPECIFICATION TO BE SUBMITTED TO PERIDOT ENGINEERING LIMITED PRIOR TO CASTING)
3. MINIMUM CONCRETE COVER TO REINFORCEMENT (FINISHES NOT INCLUDED):

TO DRY INTERIOR WITH DPM:	30mm
TO EXTERIOR WITH DPM:	50mm
TO EXTERIOR AGAINST EARTH:	75mm
4. EXCAVATE BUILDING FOOTPRINT TO THE MINIMUM DEPTH NOTED OR UNTIL ALL TOPSOIL IS REMOVED, WHICHEVER IS GREATER. BACKFILL WITH COMPACTED AP40. ALL FILL SHALL BE CRUSHED AGGREGATE, PLACED AND COMPACTED IN 200mm LAYERS.
5. BACKFILL SHALL EXTEND OUTWARDS FROM THE BUILDING FOOTPRINT MINIMUM 300mm, OR BATTER SLOPE 2:1, WHICHEVER IS GREATER
6. POLYSTYRENE PODS 1100 X 1100 X 300mm (TYP.)
7. SLAB THICKNESS 85mm MIN. OR 110mm MIN. WITH UNDERFLOOR HEATING
8. BEAM WIDTHS MAY BE INCREASED BEYOND THOSE SPECIFIED TO ALLOW BETTER FIT OF POLYSTYRENE PODS SUBJECT TO THE FOLLOWING ADDITIONAL REINFORCEMENT REQUIREMENTS U.N.O. :

WIDTH INCREASE:	ADDITIONAL LONGITUDINAL STEEL:
UP TO 50mm	NONE REQUIRED.
50-150mm	HD12 TOP AND BOTTOM
150-250mm	2/HD12 TOP AND BOTTOM
9. SLAB THICKENINGS SHOWN ON TRUSS LAYOUT PLANS MAY BE IGNORED.



BUILDING CONSENT

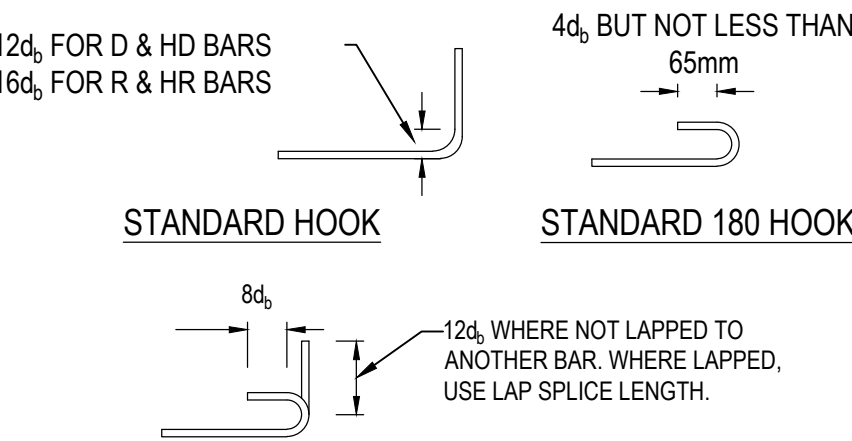
 Design & Drafting					 PERIDOT STRUCTURAL ENGINEERING	 beyondHomes	CLIENT BEYOND HOMES LIMITED				DRAWING TITLE GENERAL NOTES 1			
							PROJECT STRUCTURAL DESIGN FOR PROPOSED NEW RESIDENTIAL BUILDING 45 AMYES ROAD, HORNBY, CHRISTCHURCH							
	A	01/02/2021	STRUCTURAL DESIGN FOR PROPOSED NEW RESIDENTIAL BUILDING				DESIGNED	DRAWN	APPROVED	DATE	SCALE	DRAWING NO.	REV	
	REV	DATE	DESCRIPTION				DRAWING REFERENCE NO.			S.AMIRTHALINGAM	E. LIU	G.VETHANATHAN	01/02/2021	N.T.S

REINFORCEMENT

1. ALL REINFORCING SHALL BE MANUFACTURED TO AS/NZS 4671. ALL REINFORCING TO BE AS FOLLOWS:

CODE	TYPE
D	DEFORMED BARS, GRADE 300E TO NZS 4617 (300 MPa)
R	PLAIN BARS, GRADE 300E TO NZS 4617 (300 MPa)
HD	DEFORMED BARS, GRADE 500E TO NZS 4617 (500 MPa)
HR	PLAIN BARS, GRADE 500E TO NZS 4617 (500 MPa)

2. TYPICAL REINFORCEMENT DESIGNATIONS ARE AS FOLLOWS:
16/HD12 EF DENOTES 16 OFF, GRADE 500E DEFORMED 12mm DIA BARS IN EACH FACE.
D16 AT 300 EW T+B DENOTES GRADE 300E DEFORMED 16mm DIA BARS AT 300mm MIN CRS PLACED IN THE TOP AND BOTTOM LAYERS.
3. REINFORCING BARS SHALL COMPLY WITH NZS3402. REINFORCEMENT FABRIC SHALL COMPLY WITH NZS3421 & BE SUPPLIED AS FLAT SHEETS.
4. REINFORCEMENT LAP LENGTHS IN CONCRETE TO COMPLY WITH THE TABLE BELOW (ALL SHALL BE STAGGERED UNLESS NOTED OTHERWISE):
- | BAR SIZE | MIN. | 10 | 12 | 16 | 20 | 25 |
|----------|------|-----|-----|------|------|------|
| D | 300 | 450 | 550 | 700 | 900 | 1100 |
| HD | - | 750 | 900 | 1200 | 1500 | 1850 |
5. MINIMUM LAP FOR MESH FABRIC SHALL BE ONE MESH GRID MODULE PLUS 25mm.
6. HOOKS & BENDS ARE TO BE IN ACCORDANCE WITH NZS3109 UNLESS OTHERWISE NOTED.



WALL OR SLAB BAR BENT AROUND ANOTHER BAR

BAR DIA. (mm)	MINIMUM DIA. OF BEND
6-20	5 BAR DIA.
24-40	6 BAR DIA.

7. REINFORCEMENT IS REPRESENTED DIAGRAMATICALLY, IT IS NOT NECESSARILY SHOWN IN THE TRUE PROJECTION.
8. SPLICES IN THE REINFORCEMENT SHALL BE MADE ONLY IN THE POSITIONS SHOWN. THE WRITTEN APPROVAL OF ENGINEER SHALL BE OBTAINED FOR ANY OTHER SPLICES WHERE THE LAP LENGTH IS NOT SHOWN.
9. WELDING OF THE REINFORCEMENT SHALL NOT BE PERMITTED UNLESS SHOWN ON THE STRUCTURAL DRAWINGS. ONLY D REINFORCEMENT IS TO BE WELDED NOT HD.
10. PIPES OR CONDUITS SHALL NOT BE PLACED WITHIN THE CONCRETE COVER TO REINFORCEMENT WITHOUT THE APPROVAL OF THE ENGINEER.

11. CONCRETE COVER TO ALL REINFORCEMENT IN mm:

EXPOSURE CLASSIFICATION	CONCRETE (MPa)				
	17.5	20	25	30	40
INTERIOR: DRY : B2	30	25	25	20	20
EXTERIOR : INLAND : A2	50	40	35	30	20
INTERIOR : WET : B1	65	50	40	35	30
CAST AGAINST GROUND	75	75	75	75	75

12. EPOXY GROUT SHALL NOT BE USED WHERE THE FIXINGS ARE SUBJECT TO ELEVATED TEMPERATURES (SUCH AS REQUIRED TO MAINTAIN SUPPORT DURING FIRE). IF IN DOUBT CONTACT THE ENGINEER.
13. EPOXY GROUT SHALL BE RAMSET EPCON C8, UNLESS NOTED OTHERWISE ON THE DRAWINGS. PREPARATION AND INSTALLATION OF THE EPOXY SHALL BE STRICTLY IN ACCORDANCE WITH MANUFACTURER'S LITERATURE. EPCON C8 SHALL NOT BE USED IN OVERHEAD APPLICATIONS INSTEAD USE CHEMSET 101 FOR OVERHEAD APPLICATIONS.
14. EPOXY GROUTING DEPTHS FOR REINFORCING BARS INTO CONCRETE (EPCON C8) SHALL BE AS FOLLOWS:

BAR SIZE	10	12	16	20	25
HOLEØ	16Ø	18Ø	22Ø	26Ø	30Ø
D	160	200	270	350	500
HD	210	270	380	490	640

15. UNLESS NOTED OTHERWISE ON THE DRAWINGS THE EPOXY GROUTING DEPTHS FOR THREADED ROD INTO CONCRETE SHALL USE RAMSET EPCON C8 AND SHALL BE INSTALLED TO THE DEPTH AND DIAMETER HOLES AS NOTED BELOW.
- | THREAD SIZE | M10 | M12 | M16 | M20 | M24 |
|-------------|-----|-----|-----|-----|-----|
| HOLE Ø (mm) | 12 | 14 | 18 | 24 | 26 |
| DEPTH (mm) | 90 | 110 | 125 | 170 | 210 |
16. BARS PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE SITE BENT UNLESS SPECIFICALLY SHOWN ON THE DRAWINGS OR APPROVED BY THE ENGINEER.

STRUCTURAL TIMBER

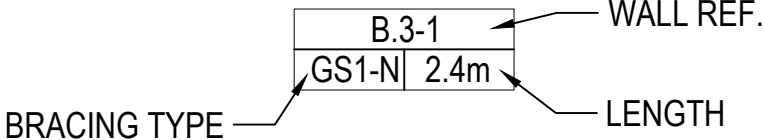
1. ALL LIGHT TIMBER FRAMED CONSTRUCTION SHALL COMPLY WITH NZS 3604.
2. ALL INTERNAL TIMBER IDENTIFIED ON THE STRUCTURAL DRAWINGS IS TO BE KILN DRIED GRADE SG8 (UNLESS NOTED OTHERWISE) AND MUST COMPLY WITH THE REQUIREMENTS OF NZS 3622.
3. ALL EXTERNAL TIMBER TO BE PLANAR GAUGED G8 UNLESS NOTED OTHERWISE.
4. THE MINIMUM LEVEL OF TIMBER TREATMENT AND PROTECTION TO TO BE IN ACCORDANCE WITH NZS 3602 AND AS OUTLINED IN NZS 3604 - SECTION 4 (DURABILITY).
5. FRAMING AND STRUCTURAL TIMBER SHALL BE SEPARATED FROM CONCRETE OR CONCRETE MASONRY IN ACCORDANCE WITH CLAUSE 2.3.3 OF NZS 3604.
6. ALL STEEL FIXINGS TO TIMBER ARE TO MEET THE PROTECTION REQUIREMENTS OF NZS 3604 - SECTION 4 (DURABILITY).
7. UNLESS NOTED OTHERWISE, A MINIMUM LEVEL OF CONNECTIVITY BETWEEN TIMBER MEMBERS IS EXPECTED IN ACCORDANCE WITH NZS 3604.
8. THE MAXIMUM MOISTURE CONTENT PERMITTED IS 16% UNLESS THE TIMBER HAS SPECIFICALLY BEEN DESIGNED FOR EXTERNAL USE. INTERNAL TIMBER THAT HAS A HIGHER MOISTURE CONTENT THAN THIS LIMIT MUST BE PROPPED AND KEPT DRY UNTIL THE MOISTURE CONTENT HAS RETURNED TO LESS THAN 25%.
9. STEEL FASTENERS DETAILED ARE GENERALLY FROM THE MiTek LUMBERLOK AND BOWMAC RANGE. IT IS ACCEPTABLE TO USE EITHER SIMPSON STRONG TIE OR PRYDA AS AN ALTERNATIVE.
10. LEAD HOLES TO BE 0.8 TIMES THE DIAMETER OF THE FASTENER
11. FOR TRUSSES NO DEFECTS TO OCCUR WITHIN 150 mm OF ANY CONNECTION.
12. USE GRADE H5 WHERE TIMBER IS IN DIRECT CONTACT WITH GROUND, GRADE H4 WHERE EXPOSED TO WEATHER AND BORIC TREATED WHERE FULLY ENCLOSED. TIMBER TREATMENT SHALL COMPLY WITH THE TIMBER PRESERVATION AUTHORITY PUBLICATION - 'TIMBER PRESERVATION IN NEW ZEALAND SPECIFICATION'.
13. WHERE TIMBER TRUSSES HAVE BEEN SHOWN ON THE DRAWINGS THE CONTRACTOR SHALL ENGAGE A TRUSS MANUFACTURER TO DESIGN THE TRUSSES. DETAILED SHOP DRAWINGS FOR THE FABRICATION OF TIMBER TRUSSES SHALL BE SUBMITTED TO THE MAIN CONTRACTOR FOR COMMENT PRIOR TO FABRICATION.
14. MINIMUM TIMBER TO STEEL CONNECTION IS TO BE BE WITH A 6 mm THICK STEEL PLATE WITH 2/M12 BOLTS WITH 50X50X4 WASHERS.
15. ALL BOLTS AND NUTS TO HAVE WASHERS UNDER HEAD AND NUT (OTHER THAN A COACH BOLT OR SCREW HEAD). BOLTS TO BE RE-TIGHTENED IMMEDIATELY PRIOR TO COVERING.
16. COMPOUND TIMBER MEMBERS (I.E. BUILT-UP MEMBERS) COMPRISING UP TO THREE INDIVIDUAL MEMBERS SHOULD BE FIXED TOGETHER USING 3.15 DIA. NAILS AT 250 mm CRS IN A STAGGERED ARRANGEMENT. NAILS SHALL PENETRATE AT LEAST 75% OF THE THICKNESS OF THE LAST FRAMING MEMBER. ALTERNATIVELY, BOLT INDIVIDUAL FRAMING MEMBERS TOGETHER USING GRADE 4.6 M10 BOLTS AT 1.0m CRS MAX.

17. UNLESS NOTED OTHERWISE, ALL TIMBER PLATES AND PACKERS TO BE FIXED TO STEELWORK WITH M12 BOLTS AND WASHERS (AS BELOW) AT 1.0 m CRS WITH NOT LESS THAN TWO FIXINGS TO EACH MEMBER, COORDINATE HOLES WITH STEEL FABRICATOR AS REQUIRED.
18. WASHER SIZES SHOULD BE AS SHOWN IN THE TABLE BELOW:

BOLT DIAMETER	SQUARE WASHER (mm)	ROUND WASHER (mm)
M12	50x50x4	60x4
M16	65x65x5	75x5
M20	65x65x5	75x5

BRACING

1. BRACING WALL PANEL LABEL SCHEME:



BRACING TYPE — — — — — BRACING ELEMENT - INCLUDING SIDE OF WALL TO APPLIED.

2. BRACING TYPES REFER TO THE CURRENT GIB EZYBRACE MANUAL AND SHOULD BE FIXED, INCLUDING HOLD-DOWNS, IN ACCORDANCE WITH MANUFACTURER'S DETAILS. THE EXCEPTIONS ARE AS FOLLOWS:
- PF STEEL PORTAL FRAME - SEE DETAILS
PCM REINFORCED CONCRETE MASONRY - SEE DETAILS
RC REINFORCED CONCRETE - SEE DETAILS
PLY PLYWOOD SHEATHING - SEE DETAILS
3. PROVIDE STANDARD GIB BRACING PANELS ALONG CEILING AS PER GIB MANUFACTURER'S SPECIFICATIONS.
4. LENGTH SHOWN ARE THE MINIMUM LENGTH OF THE BRACING ELEMENT - ACTUAL WALL LENGTHS MAY DIFFER (REFER TO ARCHITECT FOR ALL WALL DIMENSIONS). IF BRACING LENGTH IS NOT ACHIEVABLE CONTACT ENGINEER.



BUILDING CONSENT

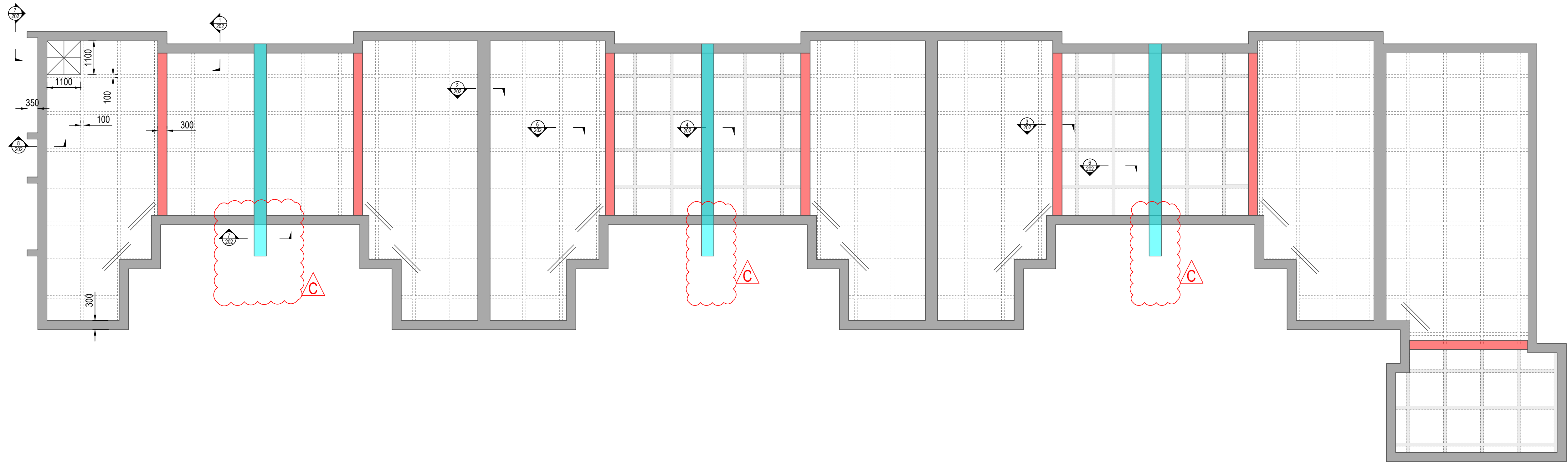
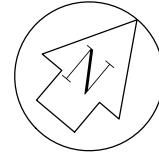
NOTES:

1. SITE PLAN REFERS TO CANTERBURY MAPS AND NEW HOME BY VISO ARCHITECTURE, DATED 25 APRIL, REF.: 1869.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.



BUILDING CONSENT

 Design & Drafting						 Peridot Structural Engineering Limited M:027 936 5822 E: leo@peridotengineering.co.nz		CLIENT BEYOND HOMES LIMITED				DRAWING TITLE SITE PLAN				
									PROJECT STRUCTURAL DESIGN FOR PROPOSED NEW RESIDENTIAL BUILDING 45 AMYES ROAD, HORNBY, CHRISTCHURCH							
	A	01/02/2021	STRUCTURAL DESIGN FOR PROPOSED NEW RESIDENTIAL BUILDING					2094 A-101		DESIGNED S.AMIRTHALINGAM	DRAWN E. LIU	APPROVED G.VETHANATHAN	DATE 01/02/2021	SCALE N.T.S.	DRAWING NO. 20334-S101	REV A
	REV	DATE	DESCRIPTION						DRAWING REFERENCE NO.							



LEGEND:

- MAIN BEAM (MB1)
- MAIN BEAM (MB2)
- MAIN BEAM (MB3)
- GARAGE RIBS
- GENERAL RIBS
- POD SET-OUT STARTING LOCATION
- 2/HD 12 x 1.2 m LONG DIAGONAL RE-ENTRANT CORNERS AND AROUND SHOWER RECESSES AS SHOWN

NOTES:

1. MINIMUM EXCAVATION DEPTH SHALL BE 525mm FROM FFL, OR 300mm FROM NGL, OR UNTIL ALL TOPSOIL, ORGANIC SOIL, AND SOFT SOIL HAS BEEN REMOVED, WHICHEVER IS GREATER.
2. ALL DIMENSIONS REFER TO NEW HOME BY VISO ARCHITECTURE, DATED 15 JANUARY 2021, REF.: 2009.
3. ALL DIMENSION ARE MILLIMETER UNLESS NOTED OTHERWISE.
4. BEAM WIDTHS MAY BE INCREASED BEYOND THOSE SPECIFIED TO ALLOW BETTER FIT OF POLYSTYRENE PODS SUBJECT TO THE FOLLOWING ADDITIONAL REINFORCEMENT REQUIREMENTS U.N.O. :

WIDTH INCREASE:

UP TO 50mm

50-150mm

150-250mm

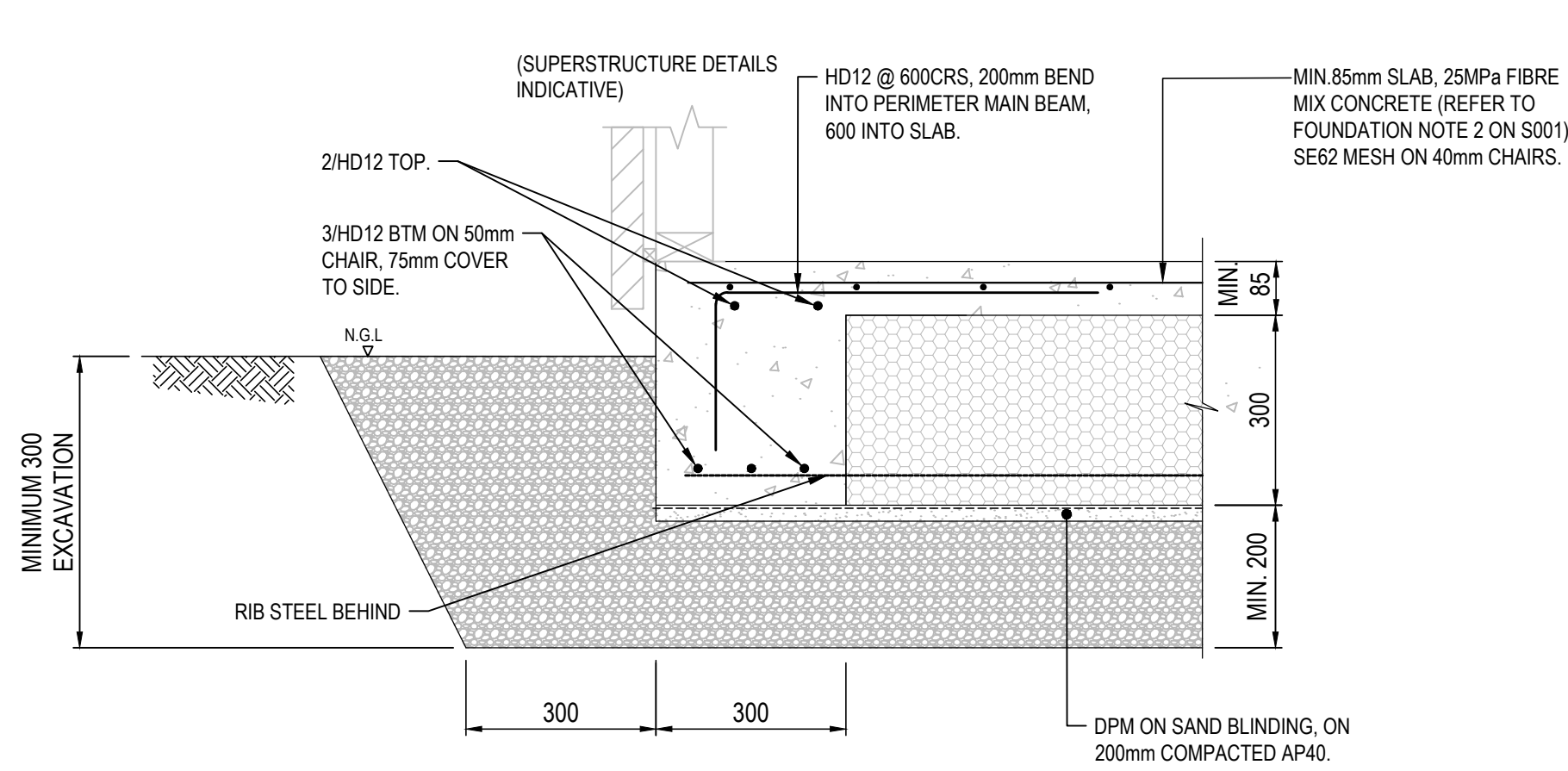
ADDITIONAL LONGITUDINAL STEEL:

NONE REQUIRED.

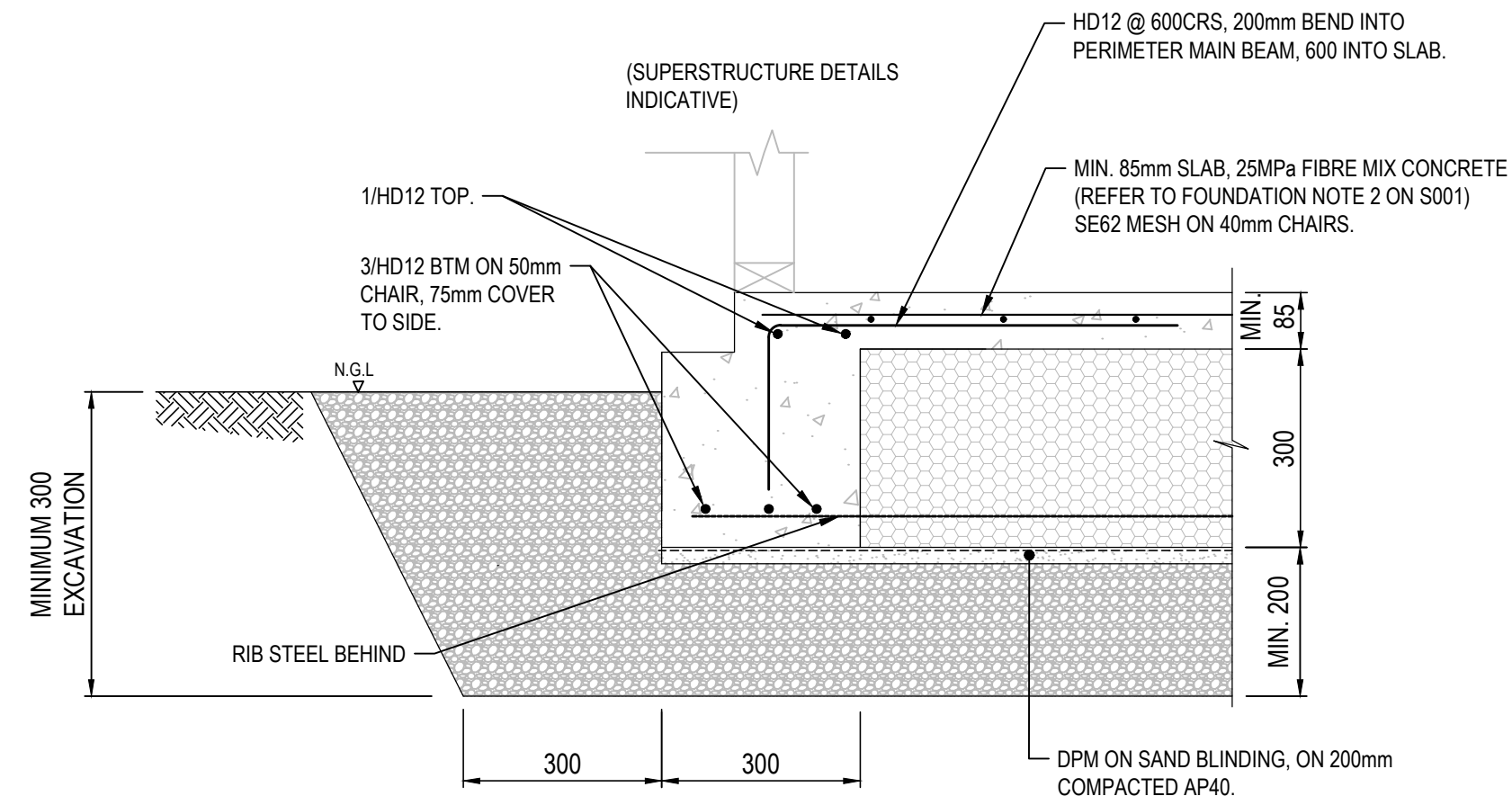
HD12 TOP AND BOTTOM

2/HD12 TOP AND BOTTOM

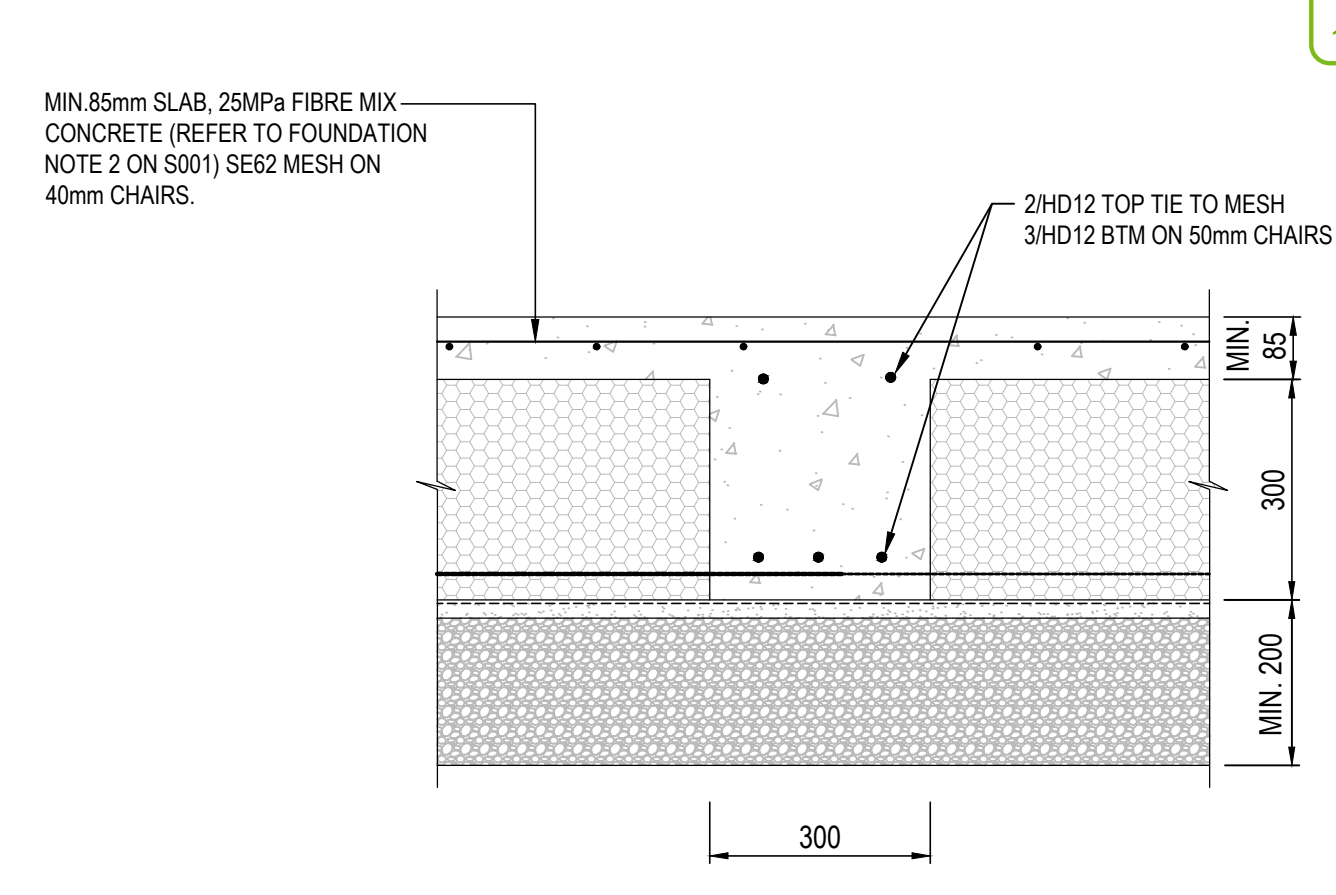
BUILDING CONSENT



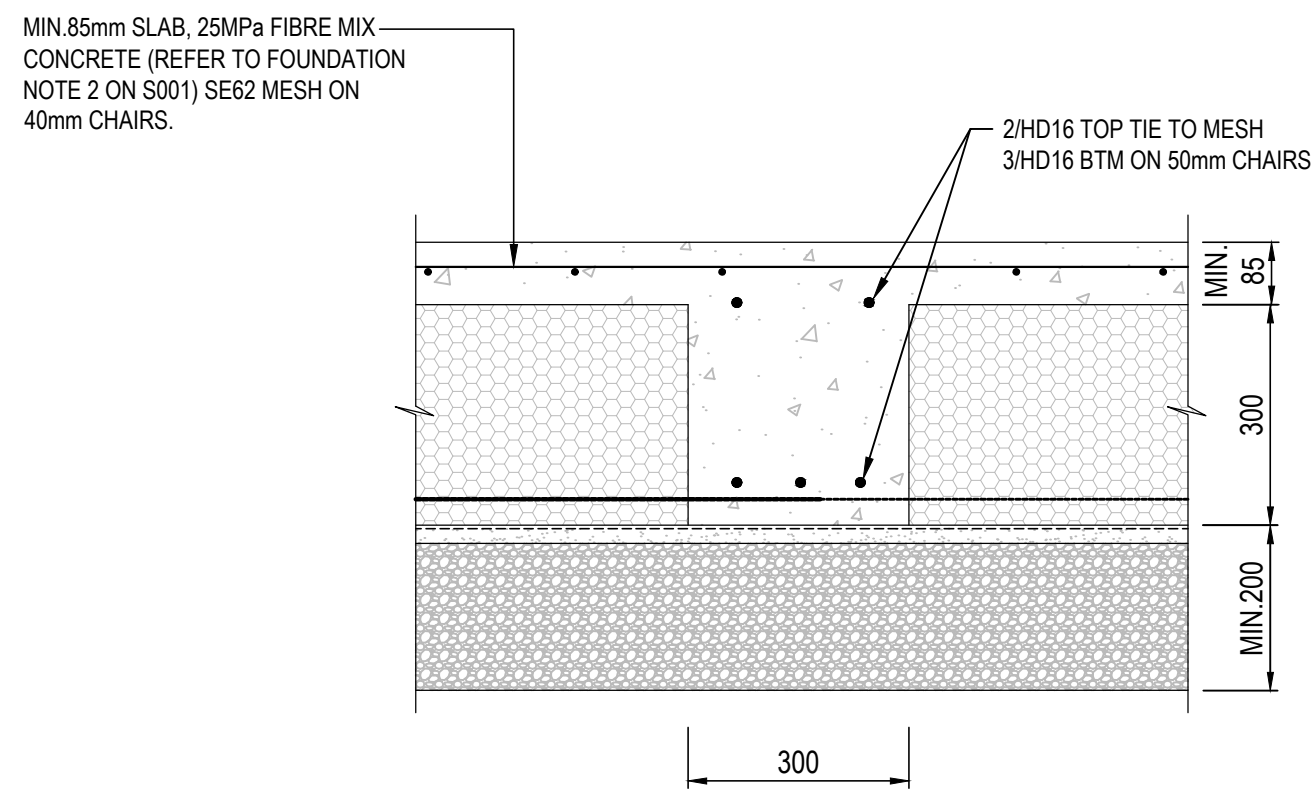
1 TYPICAL MAIN BEAM DETAIL - MB1
S201 SCALE A1 1:10 / A3 1:20



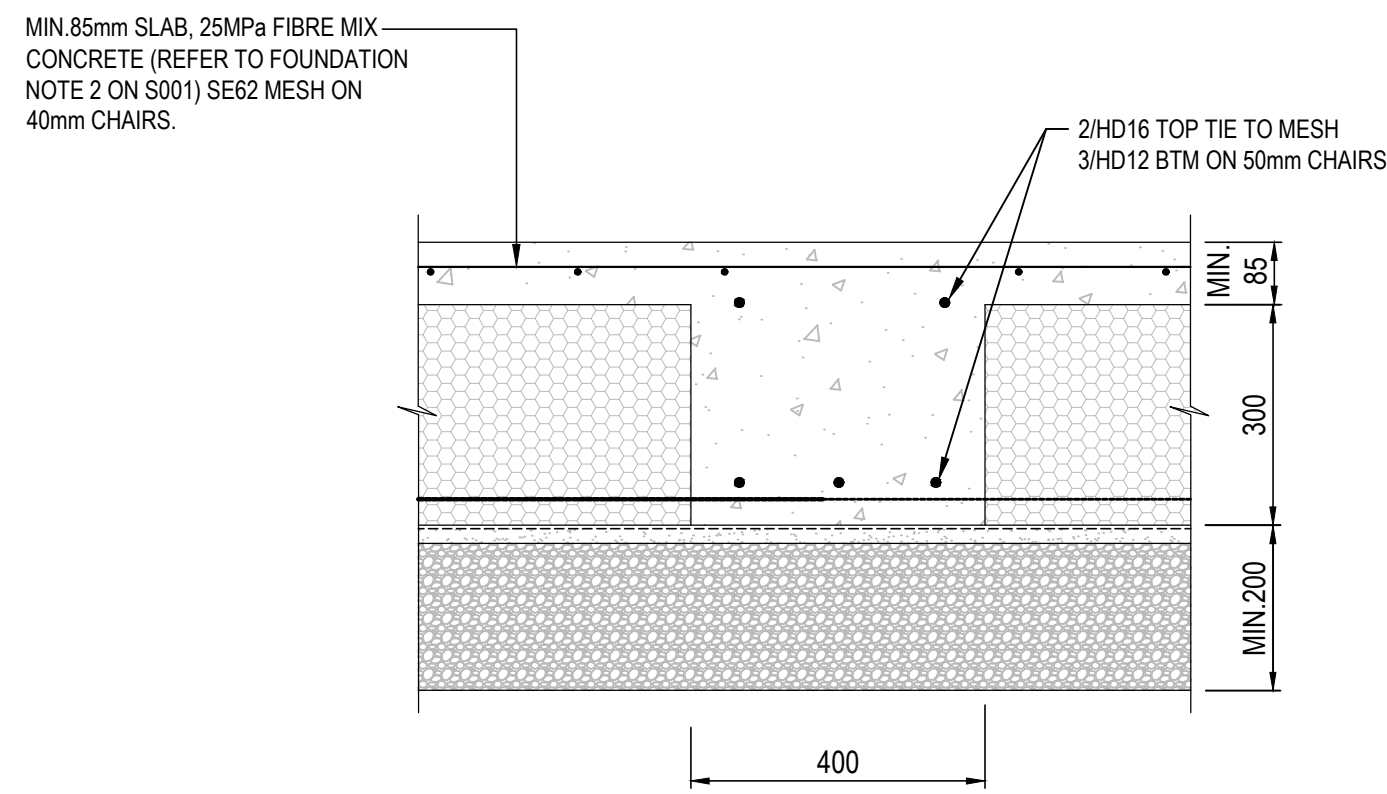
TYPICAL MAIN BEAM DETAIL - MB1 (WITH REBATE)
SCALE A1 1:10 / A3 1:20



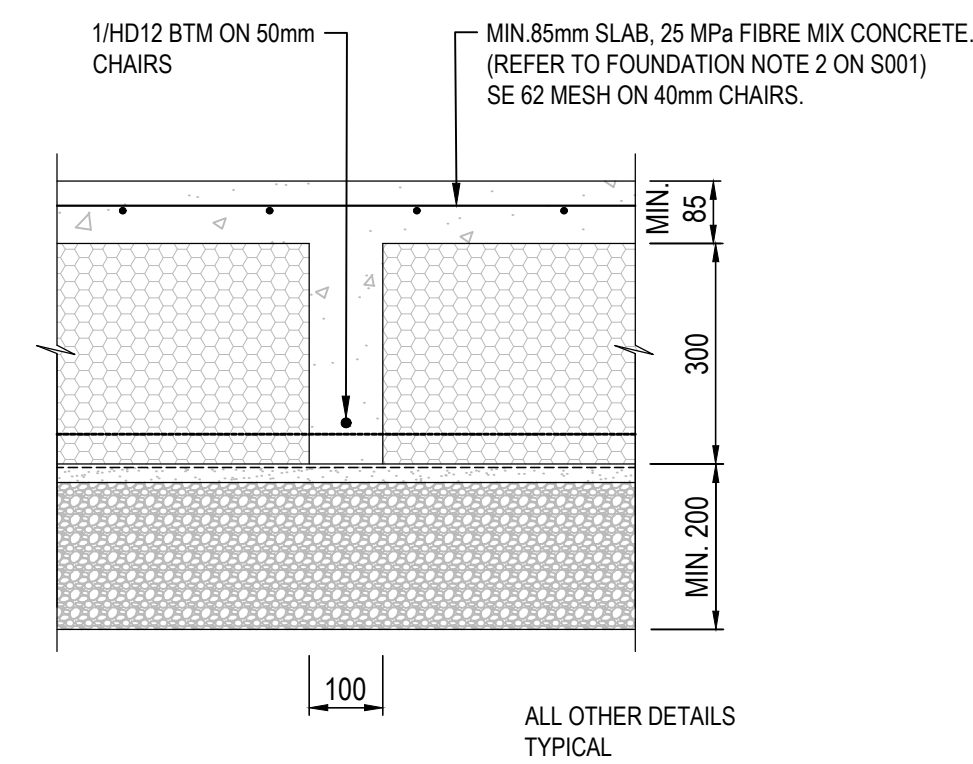
2 TYPICAL MAIN BEAM DETAIL - INTERNAL MB1
S201 SCALE A1 1:10 / A3 1:20



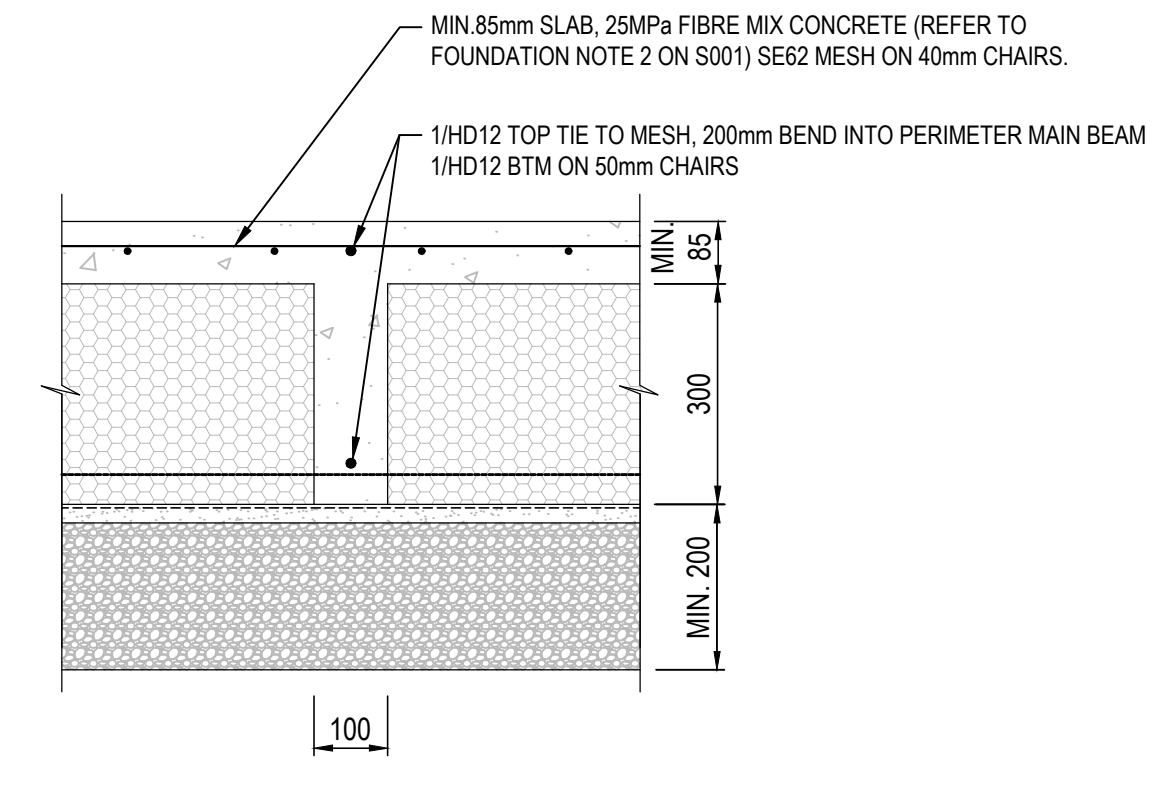
3 TYPICAL MAIN BEAM DETAIL - INTERNAL MB2
S201 SCALE A1 1:10 / A3 1:20



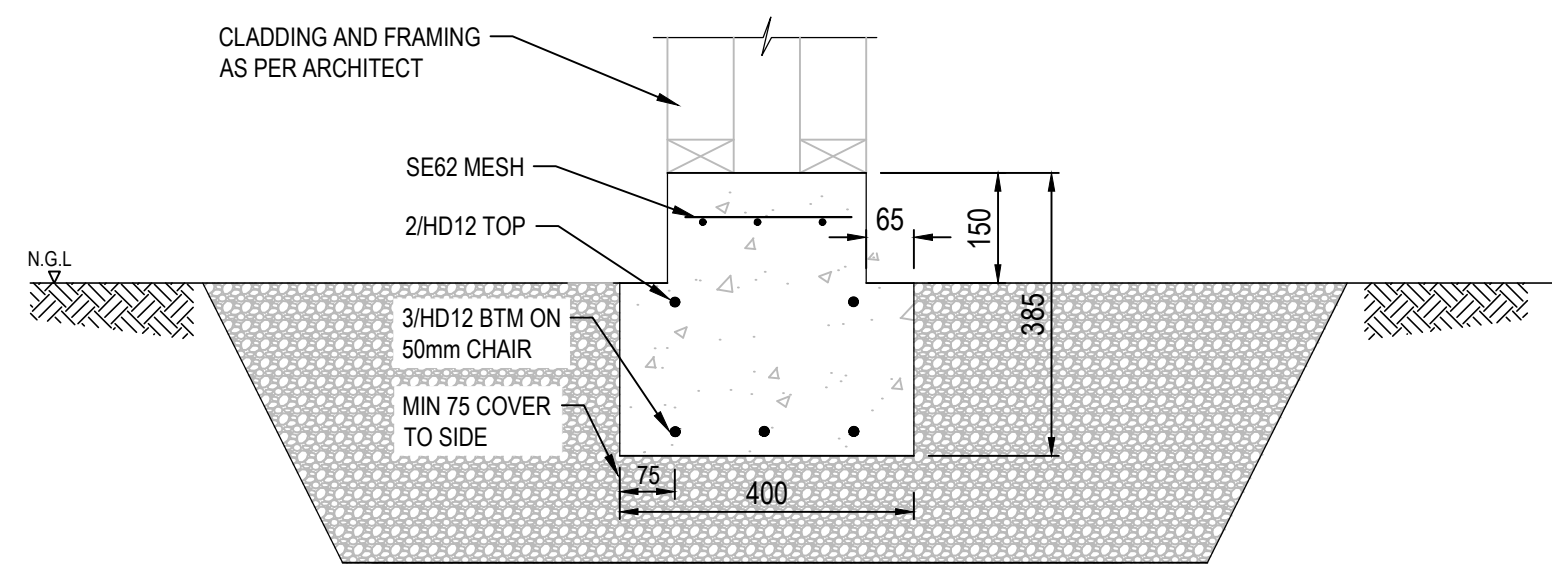
4 TYPICAL MAIN BEAM DETAIL - FIRE RATED MB3
S201 SCALE A1 1:10 / A3 1:20



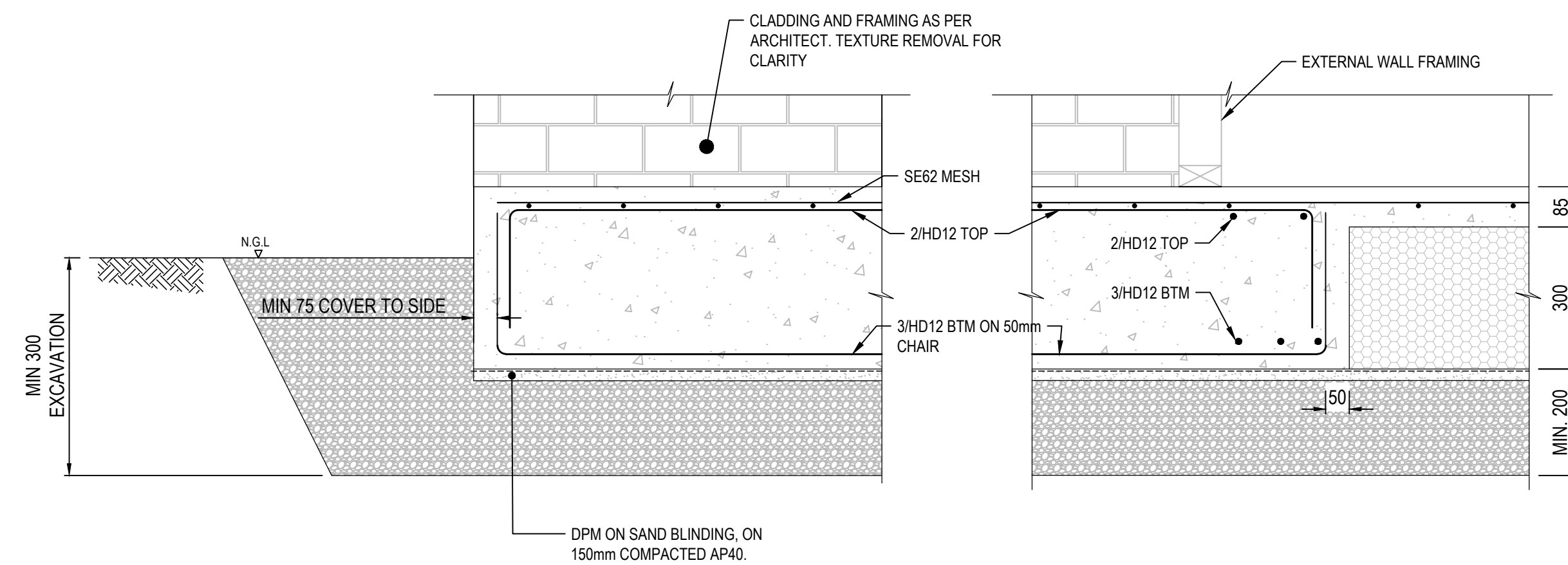
5 TYPICAL GENERAL RIB BEAM DETAIL
S201 SCALE A1 1:10 / A3 1:20



6 TYPICAL GARAGE RIB BEAM DETAIL
S201 SCALE A1 1:10 / A3 1:20



7 MAIN BEAM - GARAGE WING WALL DETAIL SECTION
S201 SCALE A1 1:10 / A3 1:20



8 TYPICAL MAIN BEAM DETAIL - WING WALL (ELEVATION)
S201 SCALE A1 1:10 / A3 1:20

NOTES:

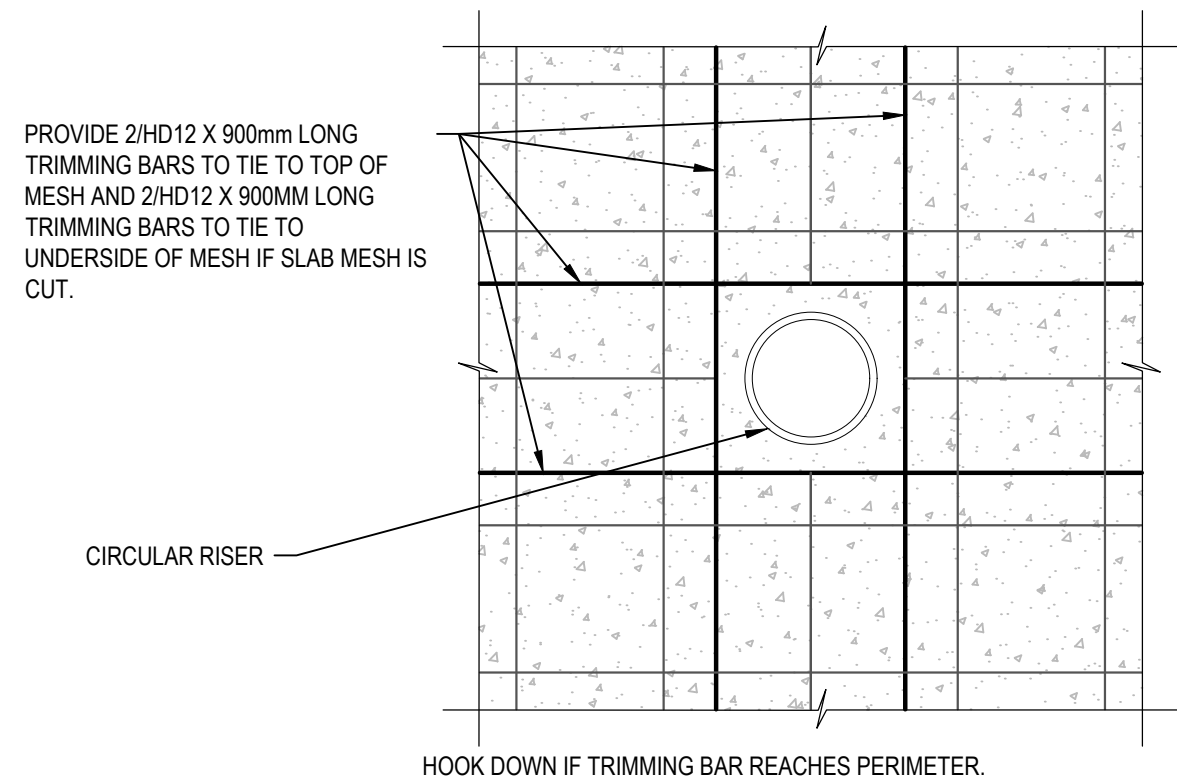
ALL CONCRETE SHALL BE MINIMUM 25 MPa FIBRE MIX CONCRETE. FIBRE TYPE/DOSE MIN 15kg/m³ OF DRAMIX 3D 80/608G OR ANY EQUIVALENT FIBRE MIX APPROVED BY THE ENGINEER. SPECIFICATION SHOULD BE SUBMITTED TO PERIDOT PRIOR TO CASTING.

BUILDING CONSENT

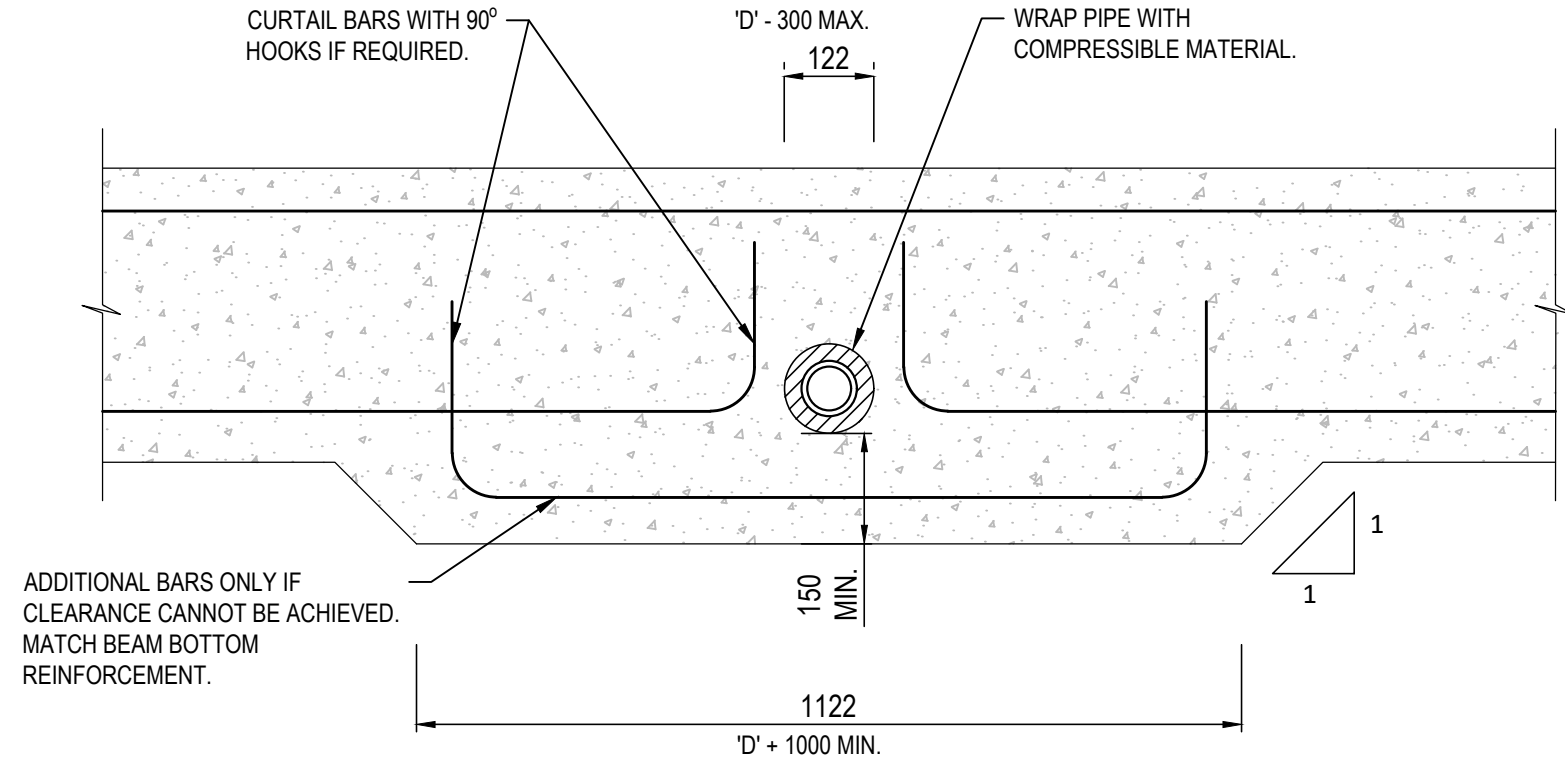
REV	DATE	DESCRIPTION	DRAWING REFERENCE NO.
C	04/06/2021	UPDATED GARAGE WING WALL BEAM DETAIL	
B	02/04/2021	STRUCTURAL DESIGN FOR PROPOSED NEW RESIDENTIAL BUILDING	
A	01/02/2021	STRUCTURAL DESIGN FOR PROPOSED NEW RESIDENTIAL BUILDING	

CLIENT	BEYOND HOMES LIMITED
PROJECT	STRUCTURAL DESIGN FOR PROPOSED NEW RESIDENTIAL BUILDING 45 AMYES ROAD, HORNBY, CHRISTCHURCH
DESIGNED	S.AMIRTHALINGAM
DRAWN	E. LIU
APPROVED	G.VETHANATHAN
DATE	01/02/2021

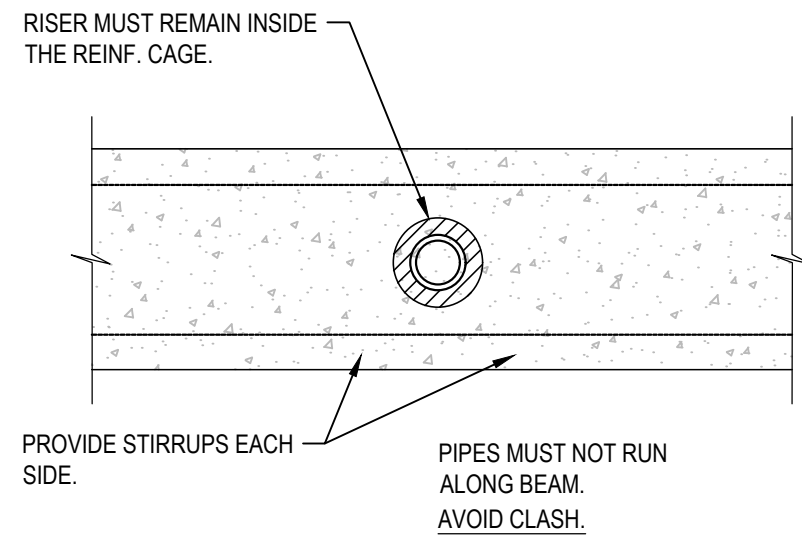
DRAWING TITLE	FOUNDATION TYPICAL DETAIL 1
SCALE	AS SHOWN
DRAWING NO.	20334-S202
REV	C



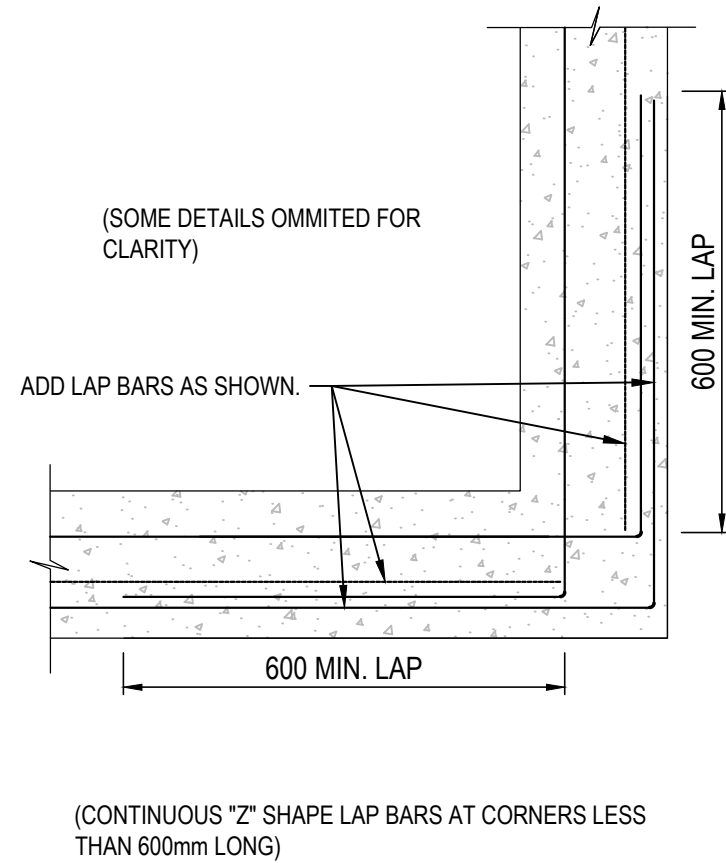
TYPICAL SLAB PENETRATION (CIRCULAR)
N.T.S.



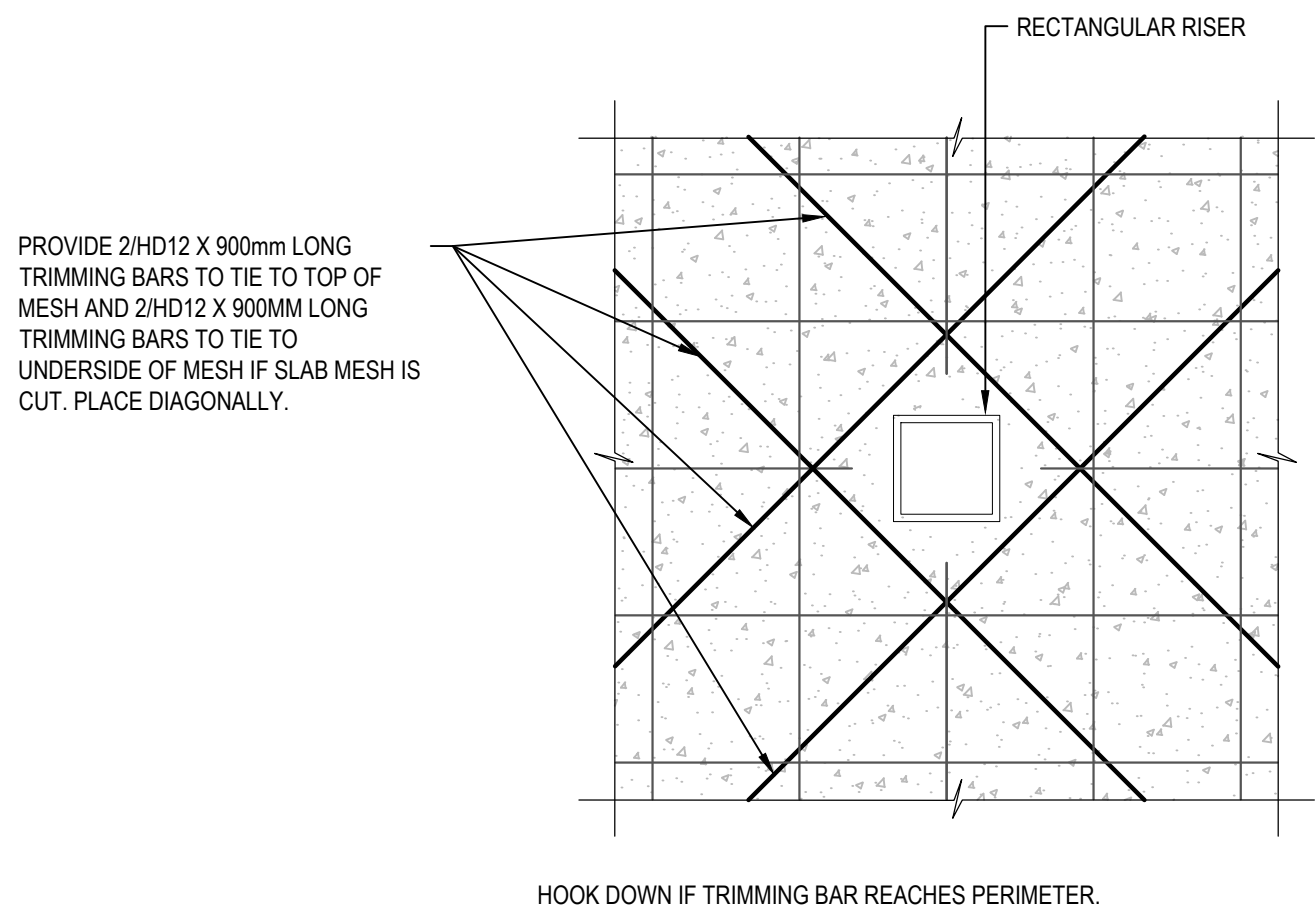
TYPICAL HORIZONTAL BEAM PENETRATION
N.T.S.



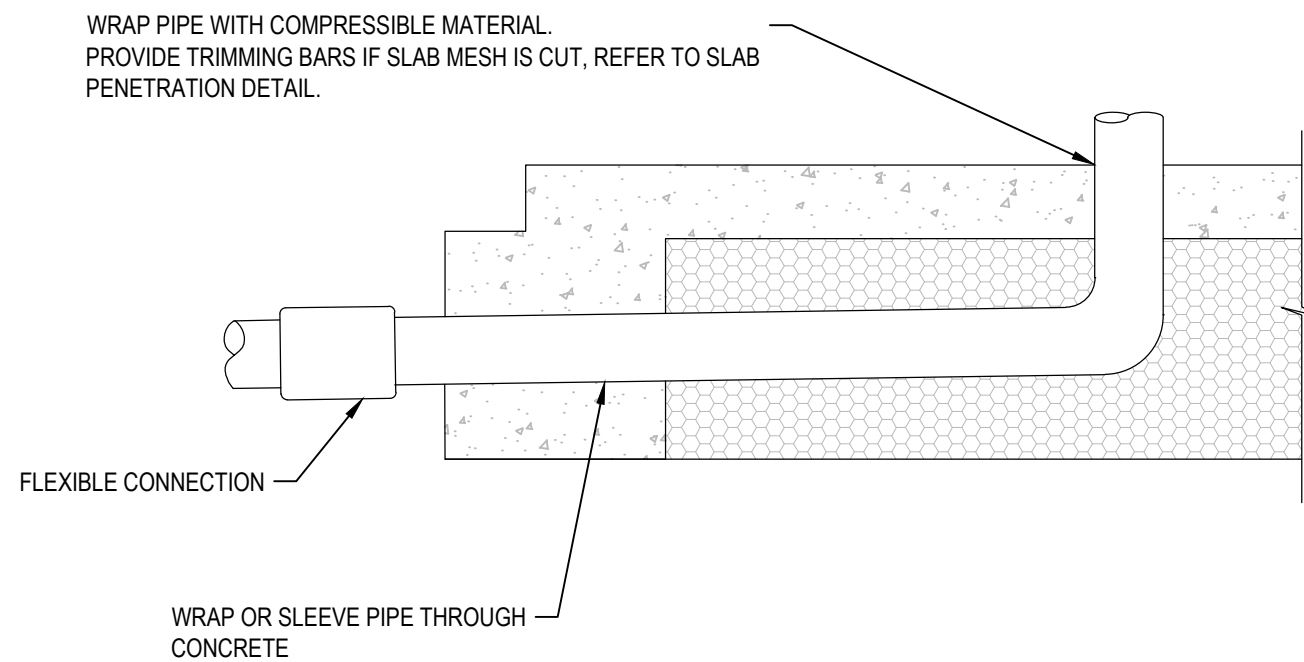
TYPICAL VERTICAL BEAM PENETRATION
N.T.S.



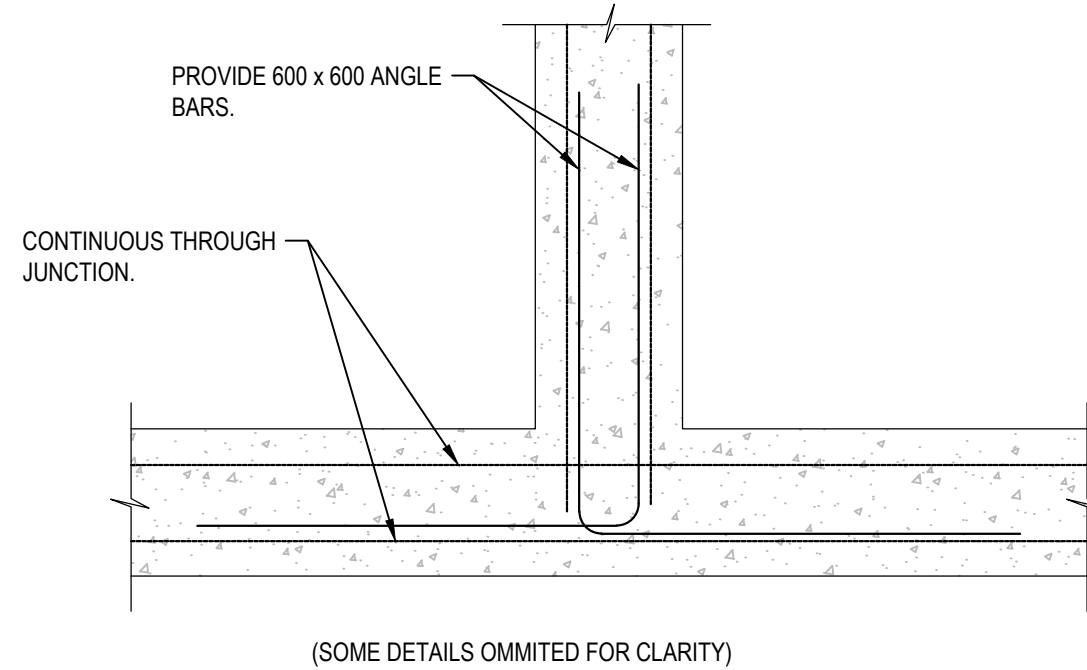
TYPICAL BEAM CORNER DETAIL (PLAN)
N.T.S.



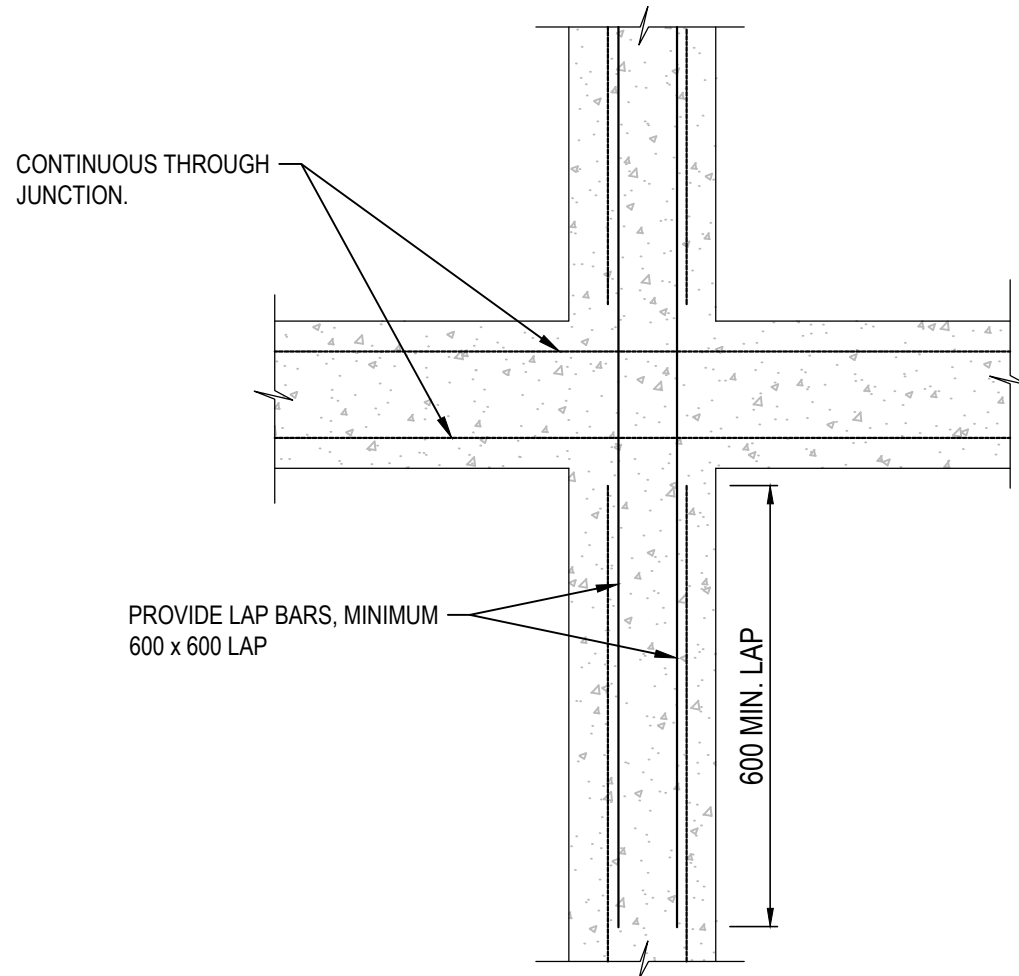
TYPICAL SLAB PENETRATION (RECTANGULAR)
N.T.S.



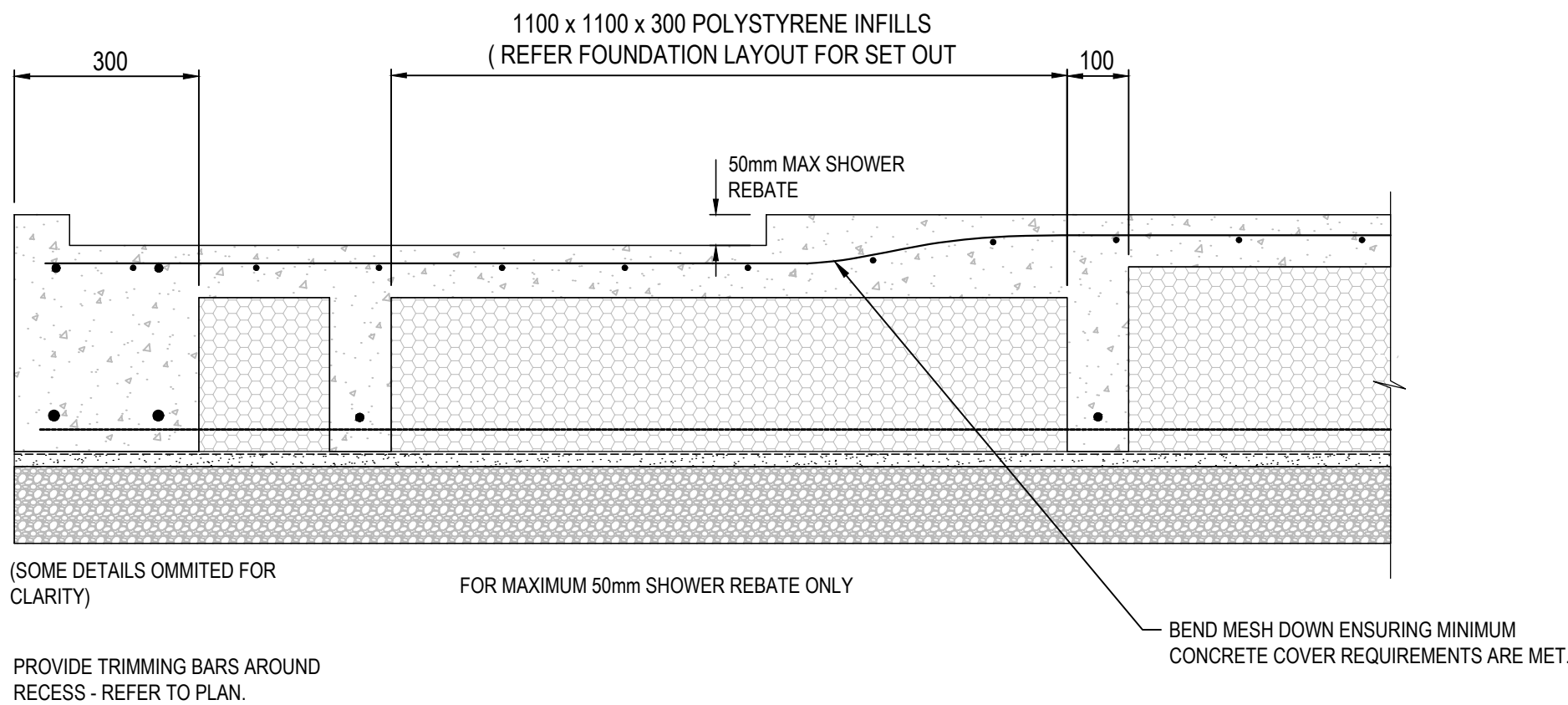
TYPICAL PIPE PENETRATION
N.T.S.



TYPICAL BEAM T-JUNCTION (PLAN)
N.T.S.



TYPICAL BEAM INTERSECTION (PLAN)
N.T.S.



TYPICAL SHOWER RECESS
A1 1:10 / A3 1:20

Christchurch City Council
Page 45 of 49
BCN/2021/1243
Approved Building Consent Document
14/06/2021 King, Jon

NOTES:
1. ALL DIMENSION ARE MILLIMETER UNLESS NOTED OTHERWISE.

BUILDING CONSENT

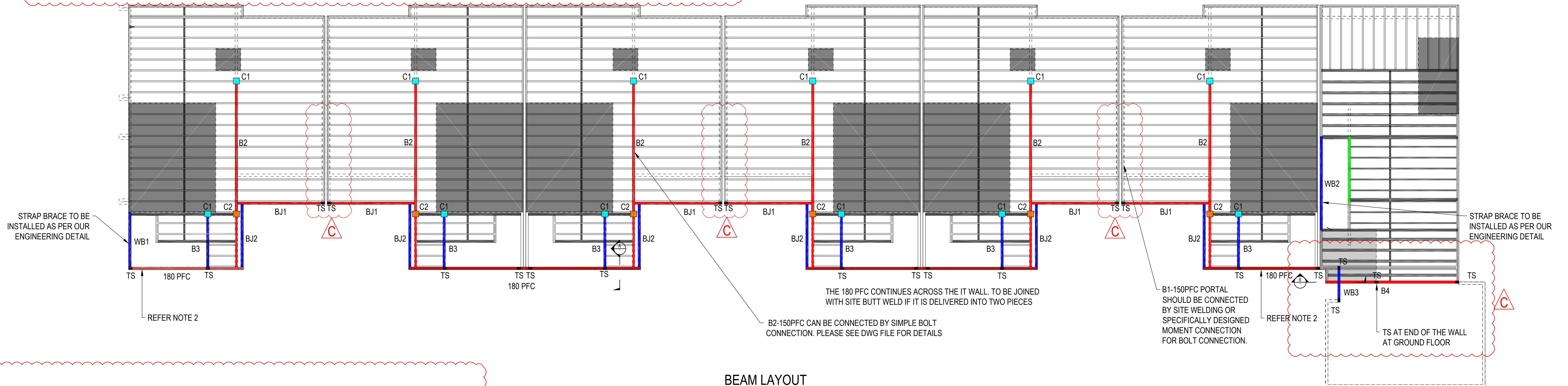
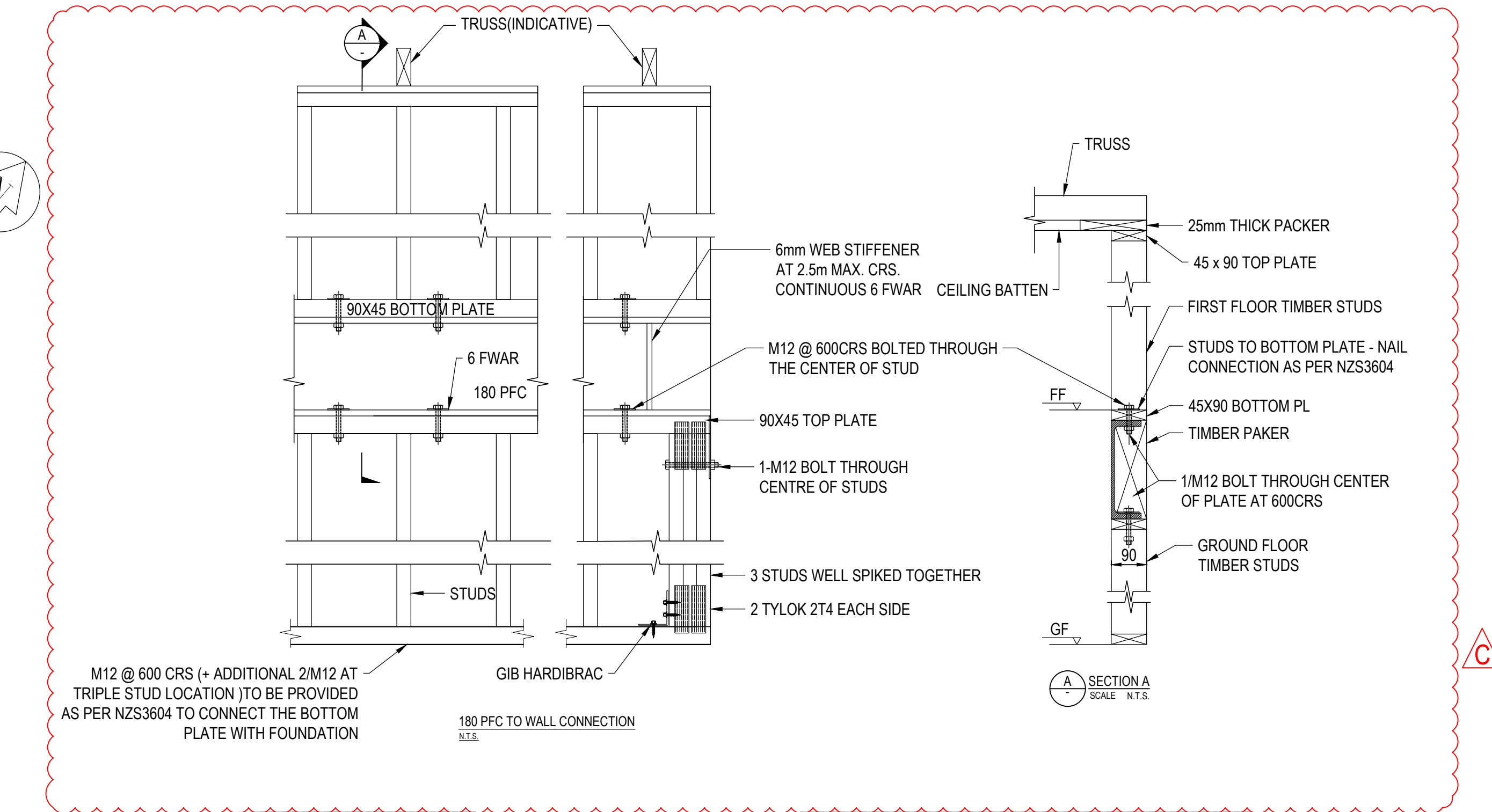
LEGEND:

- TIMBER BEAM AS PER MEMBER SCHEDULE
STEEL BEAM AS PER MEMBER SCHEDULE
PROPOSED BARRIER
TS TRIPLE STUDS
TIMBER COLUMN AS PER MEMBER SCHEDULE
STEEL COLUMN AS PER MEMBER SCHEDULE

NOTES:

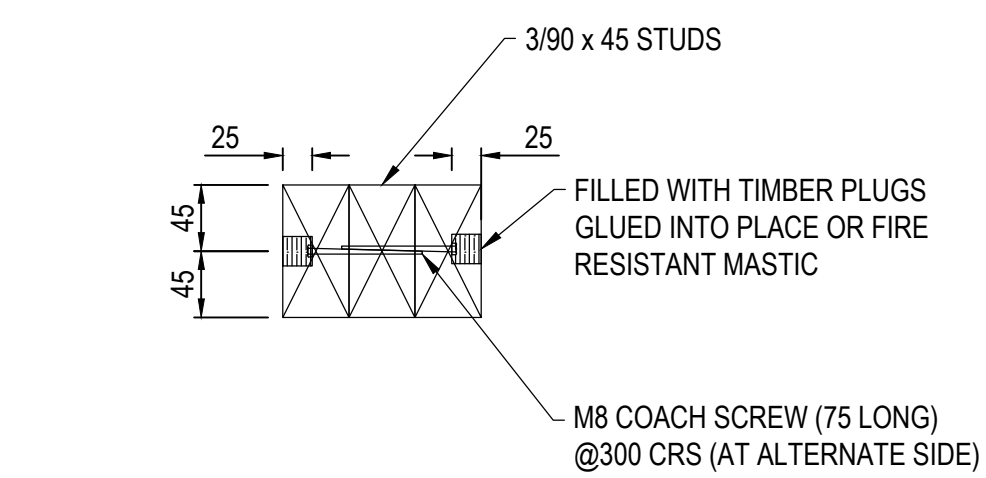
- CONNECTION BETWEEN PFC TO WALL SHOULD BE PROVIDED AT EVERY TRIPLE STUDS LOCATIONS AS SHOWN IN THE PLAN.
- PROVIDE 2/TYLOK 2T4 (ONE IN EACH SIDE) AT EVERY STUDS TO CONNECT THE STUD WITH THE BOTTOM/TOP PLATE AT TOP AND BOTTOM.
- ALL STEEL MEMBERS ARE TO BE PROTECTED WITH INTUMESCENT OF FFR 60/60/60 EXCEPT THE GARAGE PORTAL.
- LIMITING TEMPERATURE FOR THE INTUMESCENT PAINT IS 850°C.

MEMBER SCHEDULE		
LABLE	SIZE / TYPE	MAX. SPAN / HEIGHT (m)
BJ1	150PFC	3.2
BJ2	2 / 240 x 45 SG8	2.6
B1	230PFC	1.05m CANTILEVER + 2m
B2	150PFC	6m CONTINUOUS BEAM
B3	2 / 240 x 45 SG8	2.1
B4	200PFC	4.9
WB1	2 / 240 x 45 SG8	2.1
WB2	2 / 290 x 45 SG8	3.3
WB3	2 / 290 x 45 SG8	1.3
C1	2 / 90 x 45 SG8	3
C2	89 x 5 SHS	3

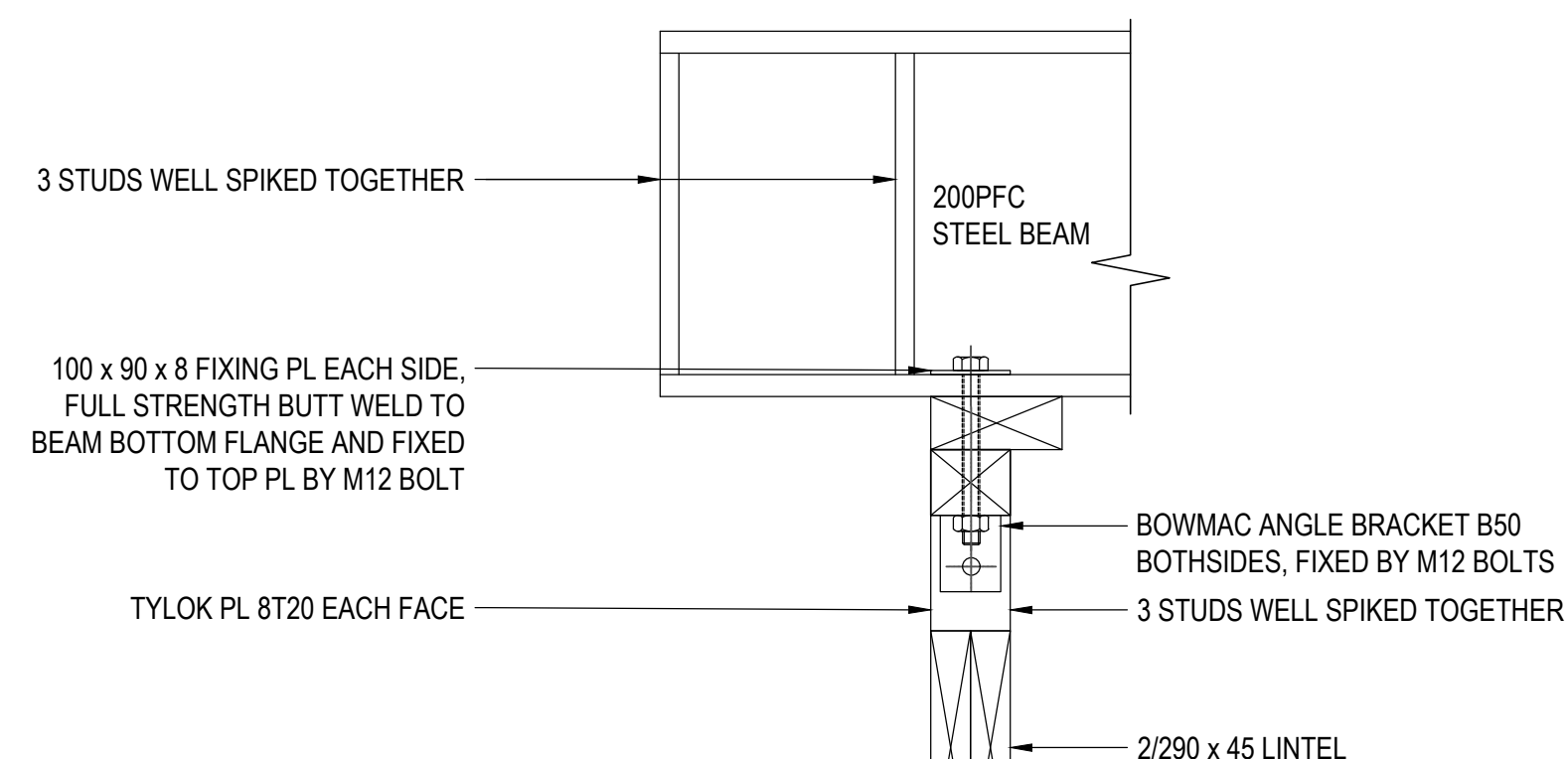


BEAM LAYOUT

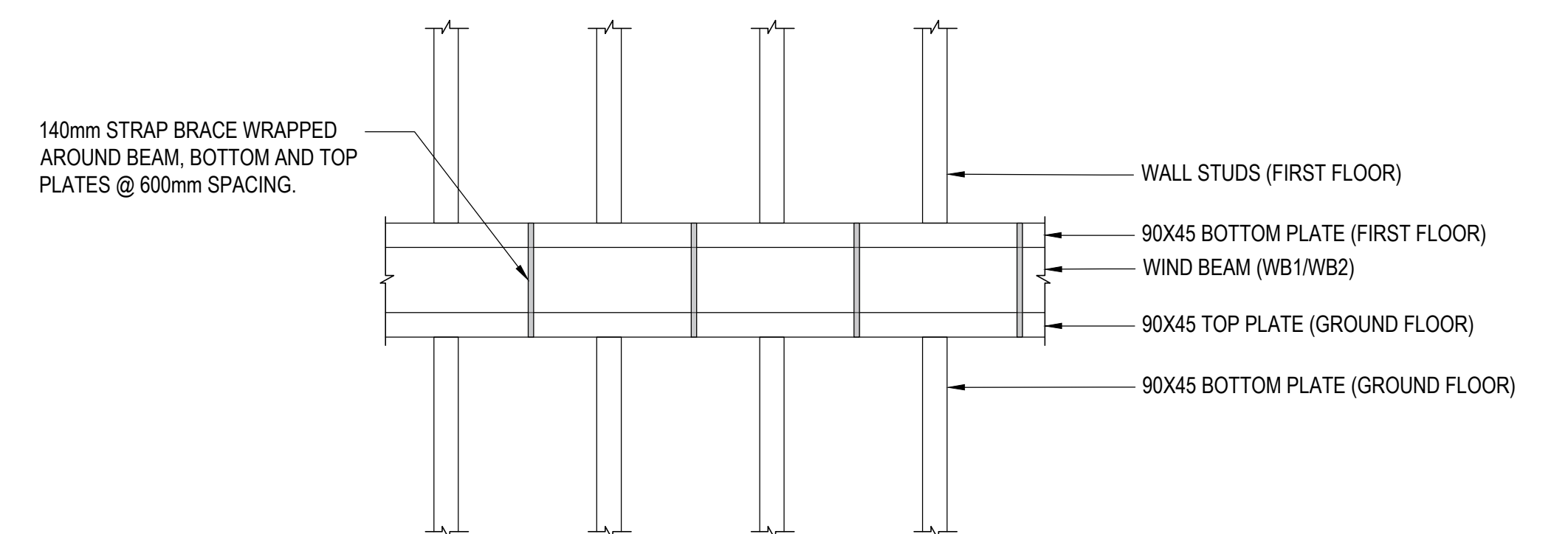
A1 1:75 / A3 1:150



TRIPLE STUDS CONNECTION DETAIL
SCALE 1:5

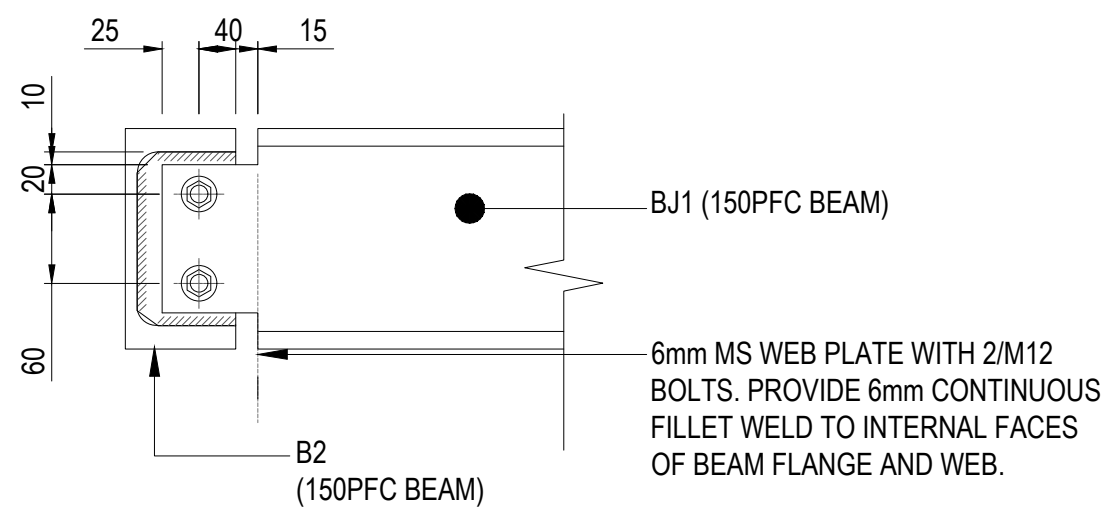


9 SECTION
SCALE A1 1:5 / A3 1:10

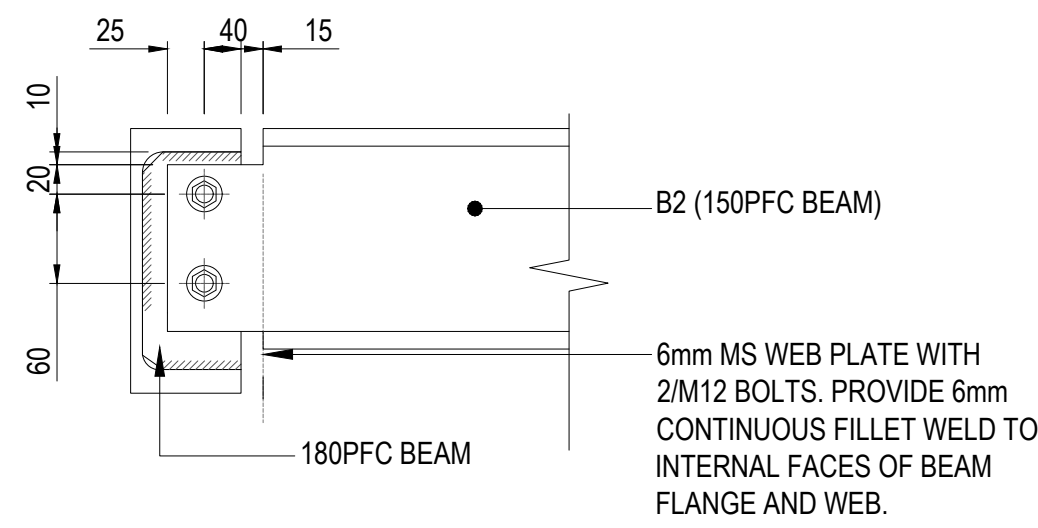


TYPICAL WIND BEAM (TIMBER) TO TOP PLATE & BOTTOM PLATE - WB1 AND WB2
A1 1:20 / A3 1:40

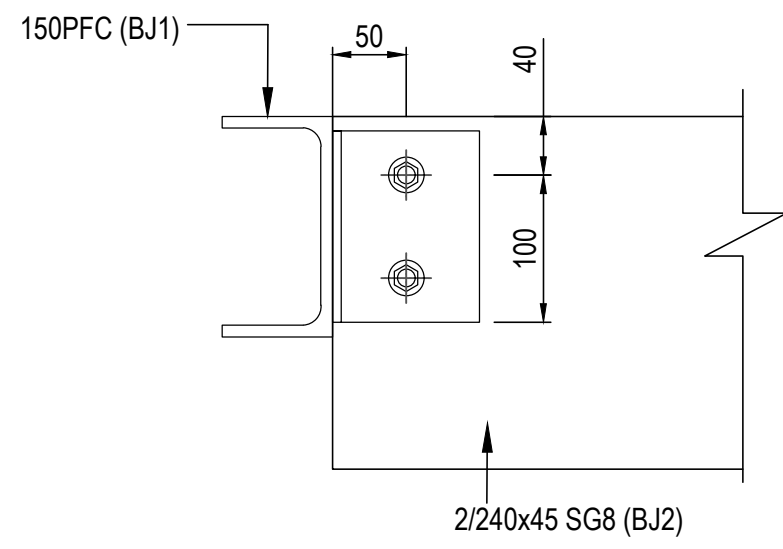
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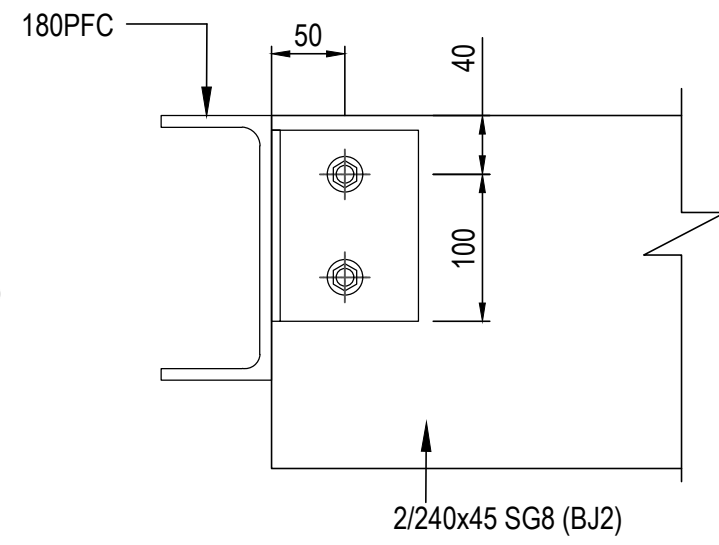
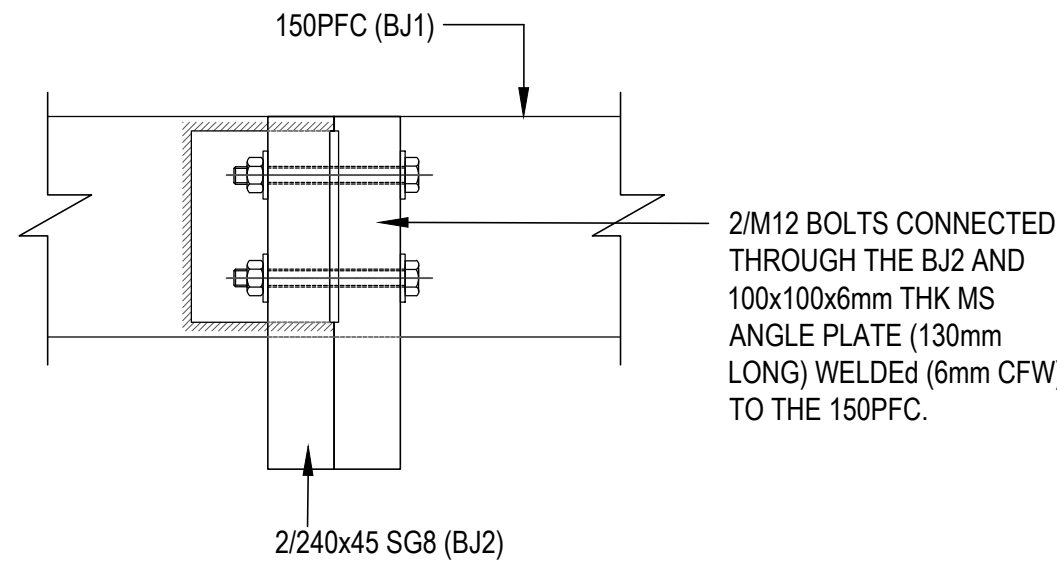
BEAM B2/BEAM BJ1 CONNECTION DETAIL
SCALE 1:5



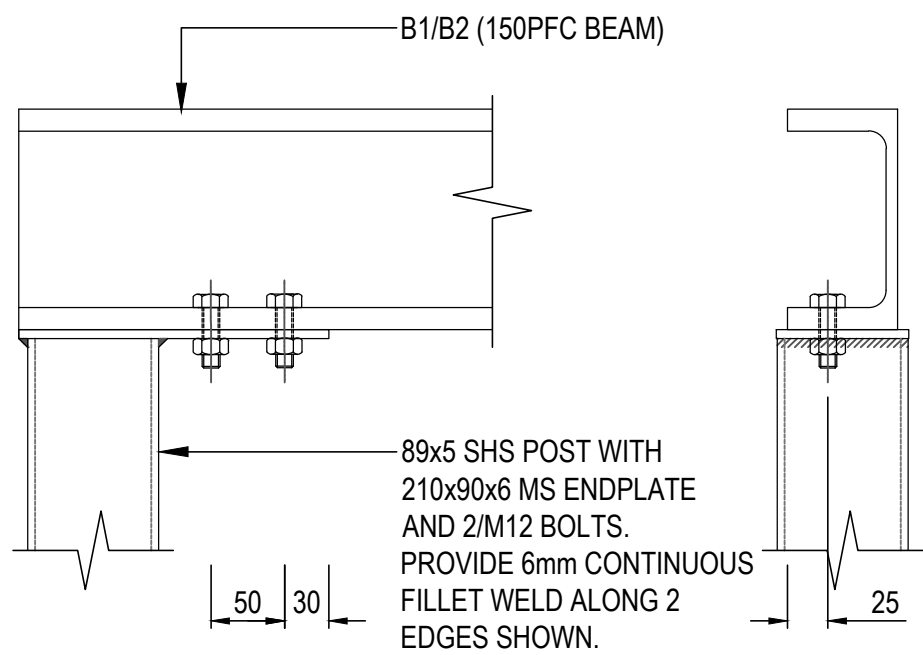
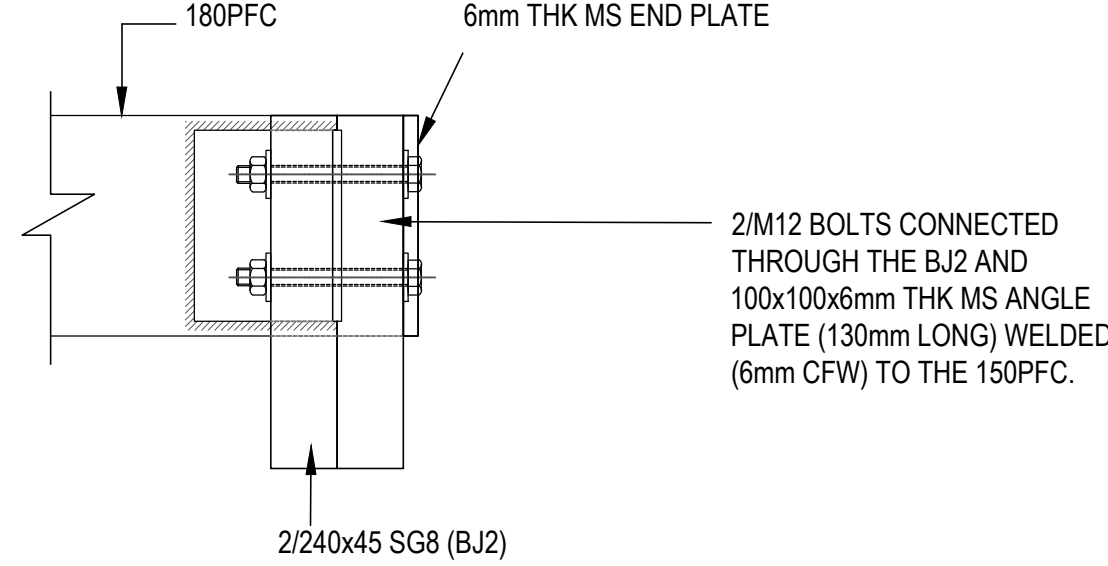
BEAM B2/BEAM 180PFC CONNECTION DETAIL
SCALE 1:5



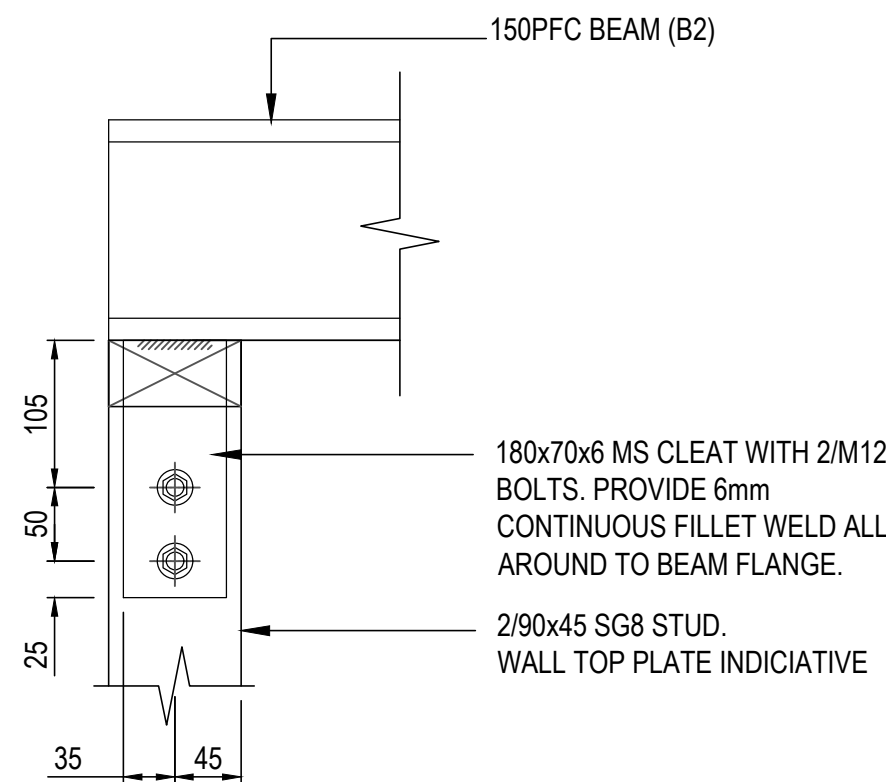
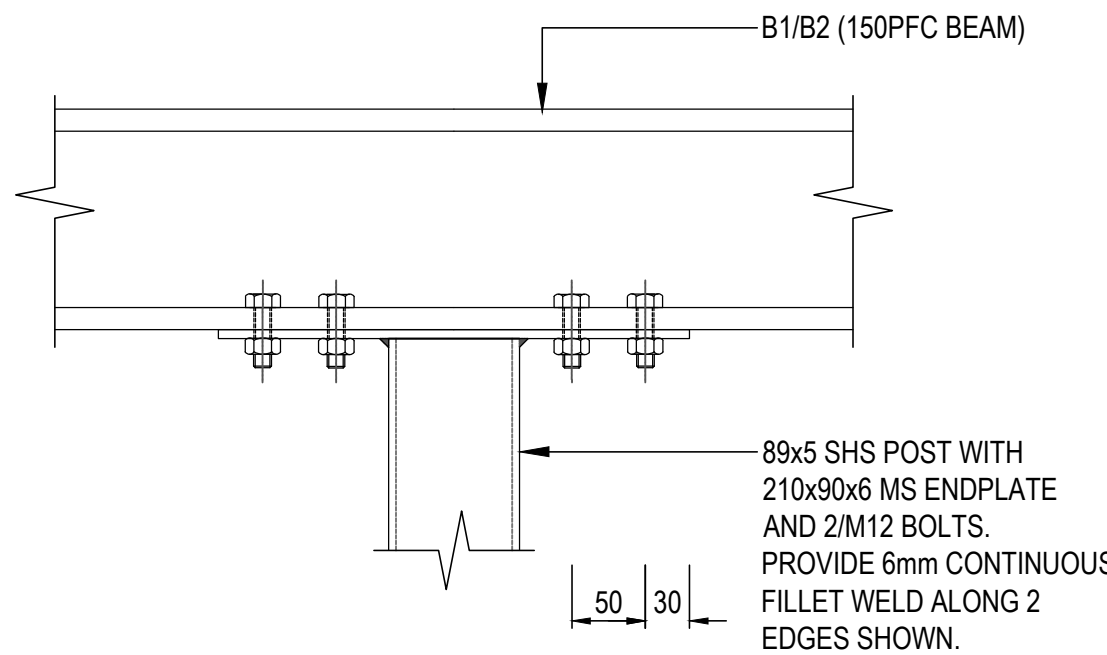
BEAM BJ2/BEAM BJ1 CONNECTION DETAIL
SCALE 1:5



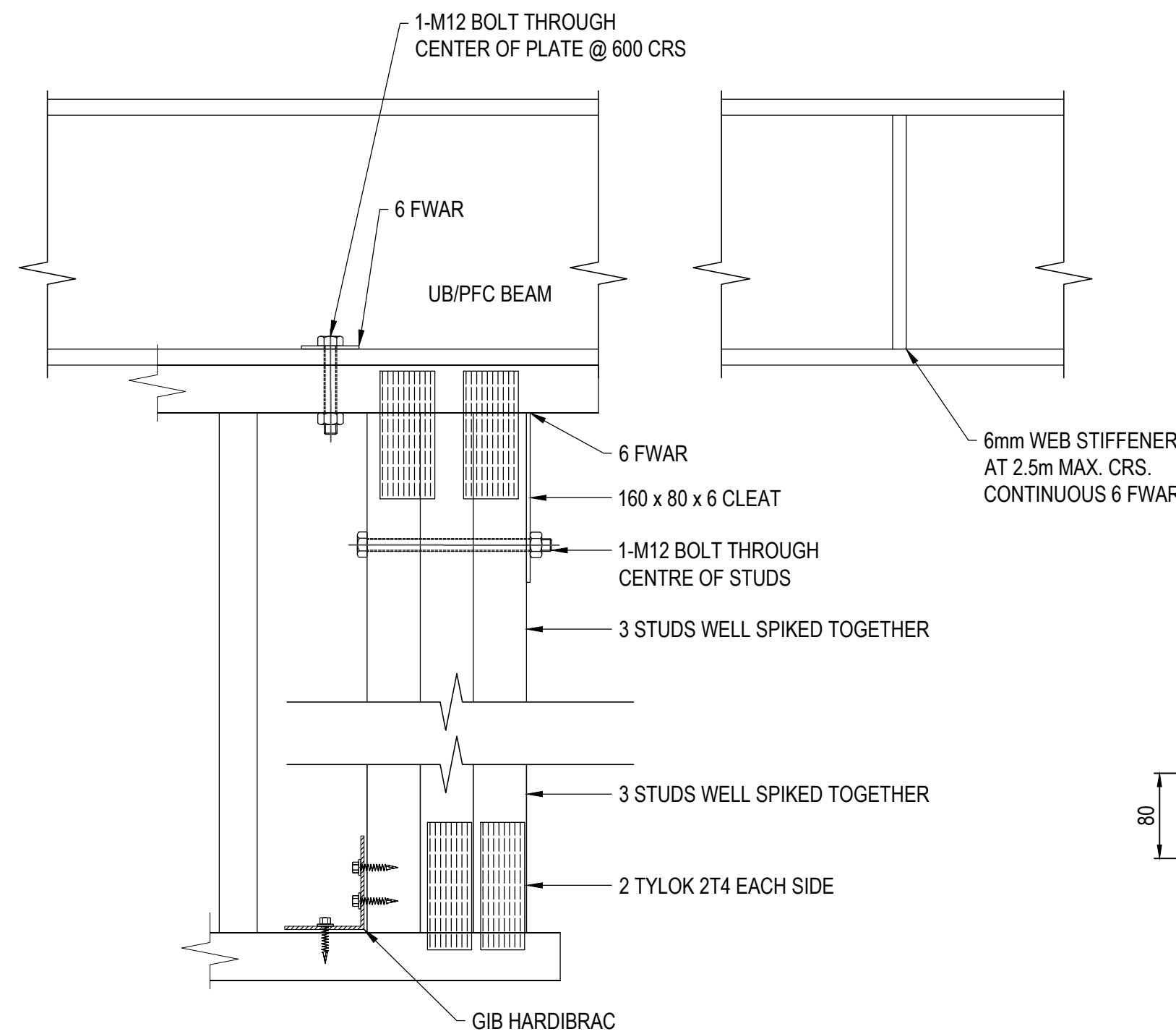
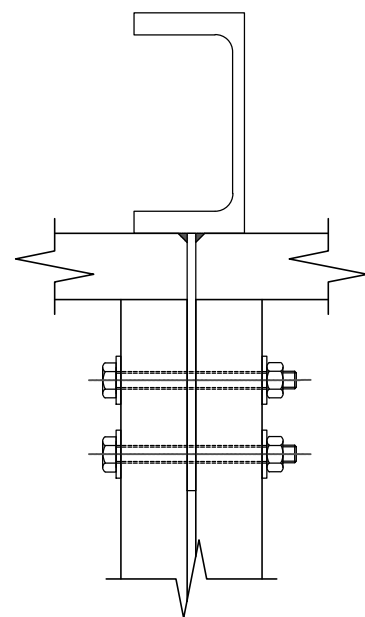
BEAM BJ2/BEAM 180PFC CONNECTION DETAIL
SCALE 1:5



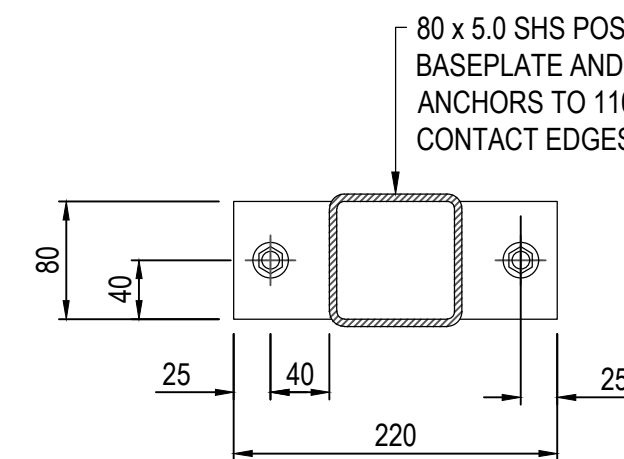
BEAM B1and B2 /POST C2 CONNECTION DETAIL
SCALE 1:5



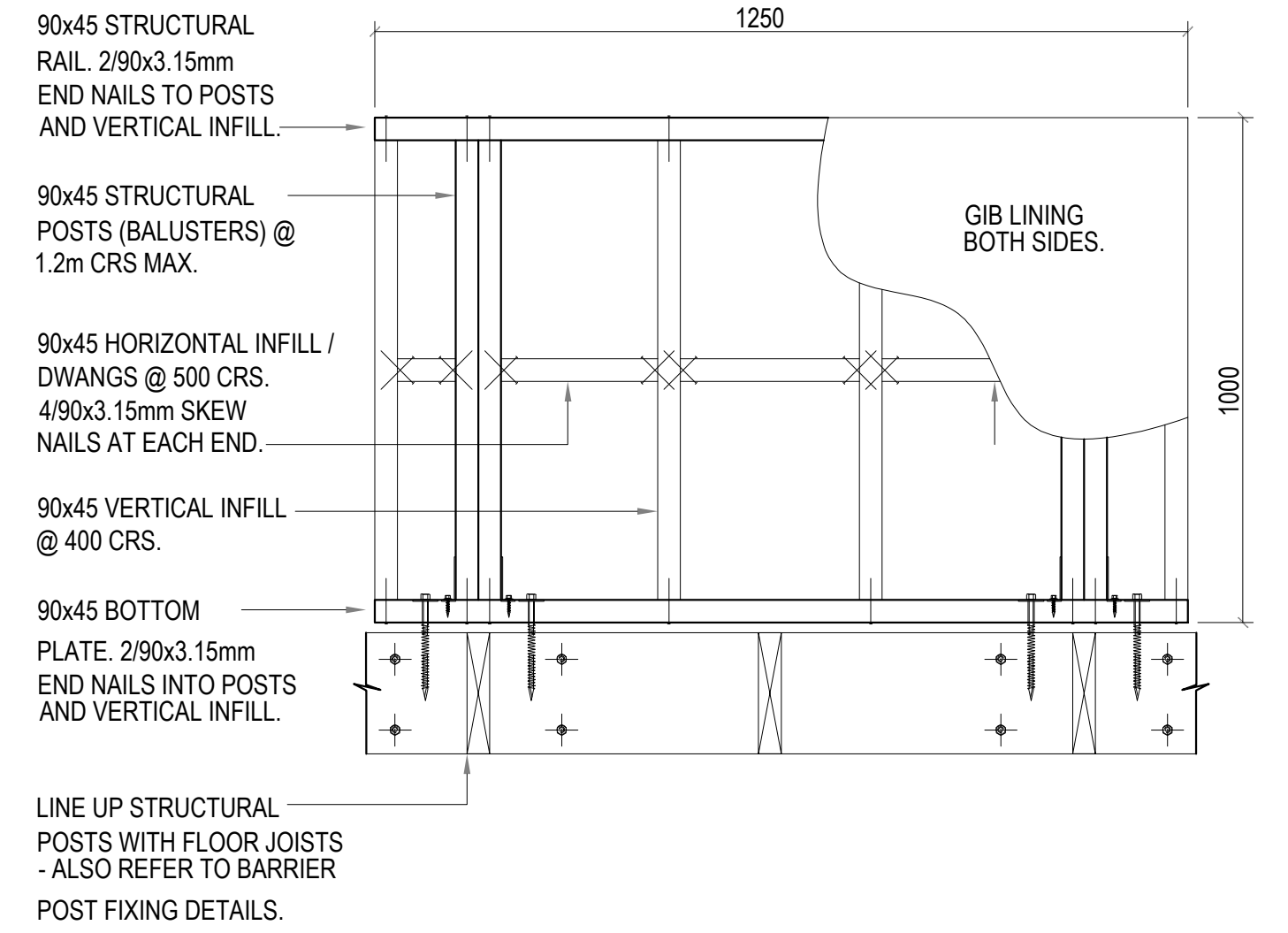
BEAM B2/STUD C1 CONNECTION DETAIL
SCALE 1:5



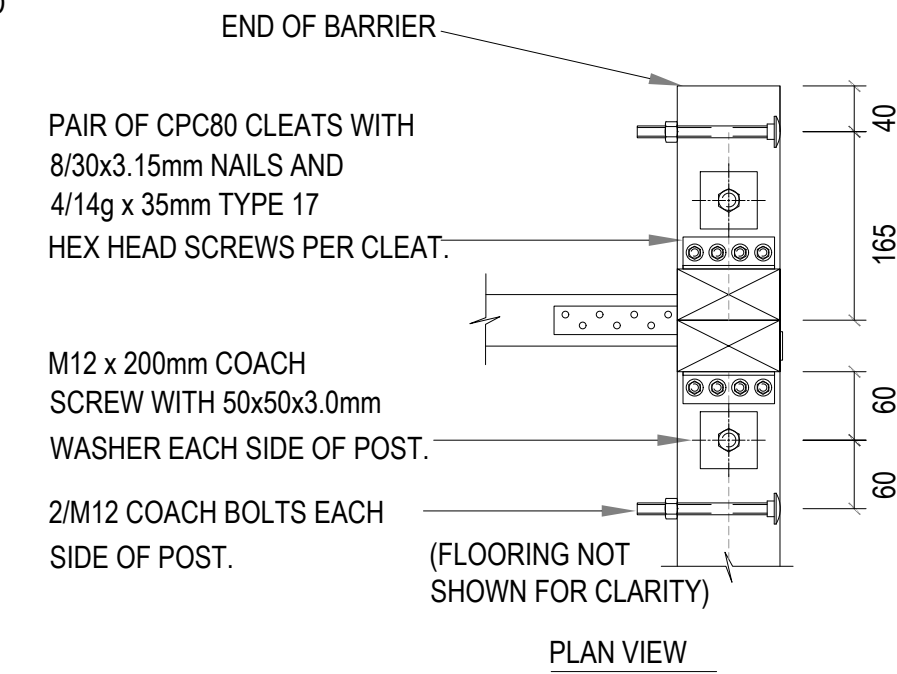
PFC TO WALL CONNECTION
N.T.S.



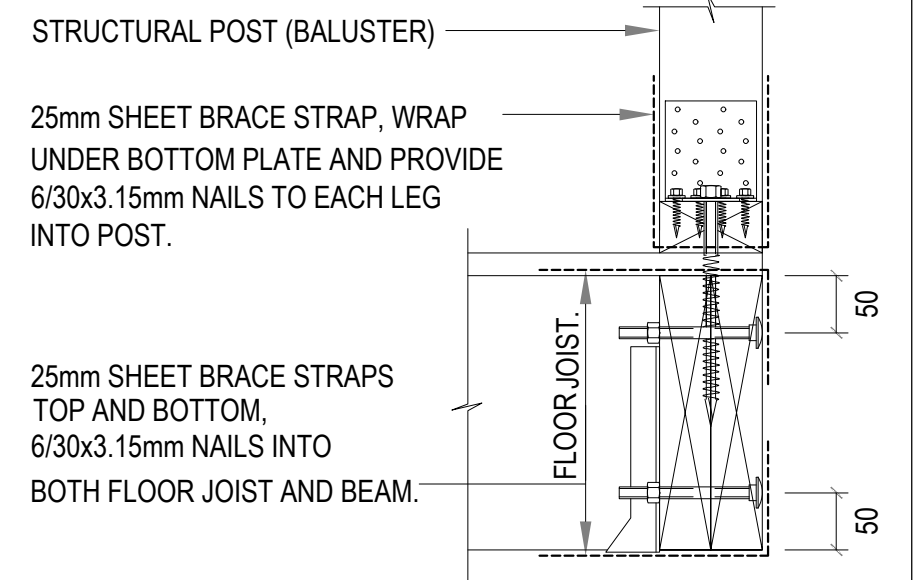
TYPICAL BASEPLATE DETAIL
N.T.S.



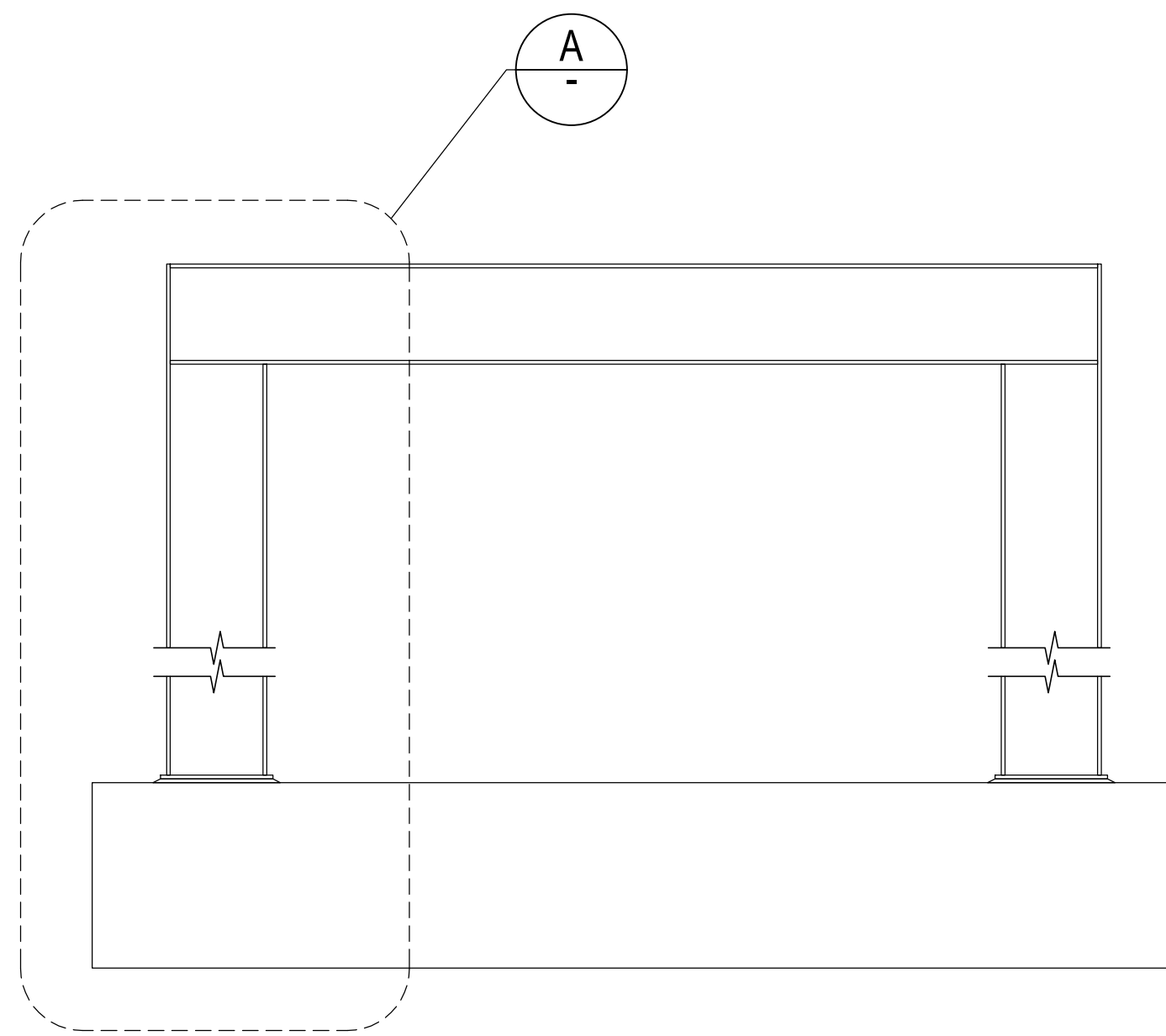
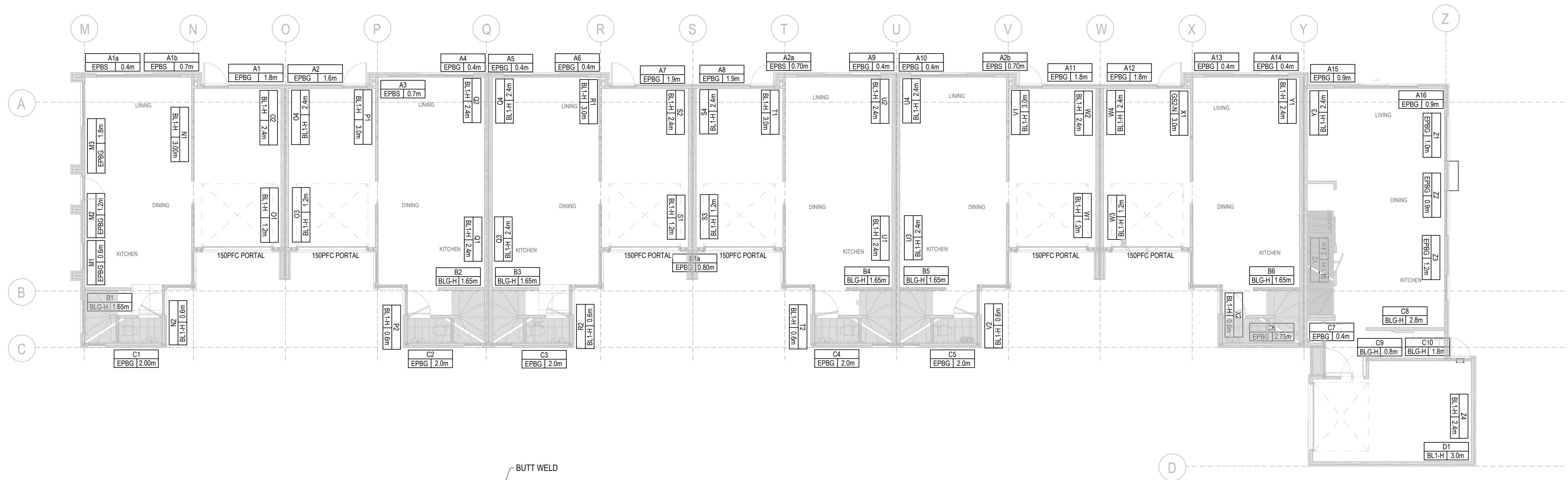
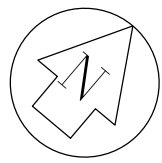
BARRIER FRAMING DETAILS
SCALE 1:10



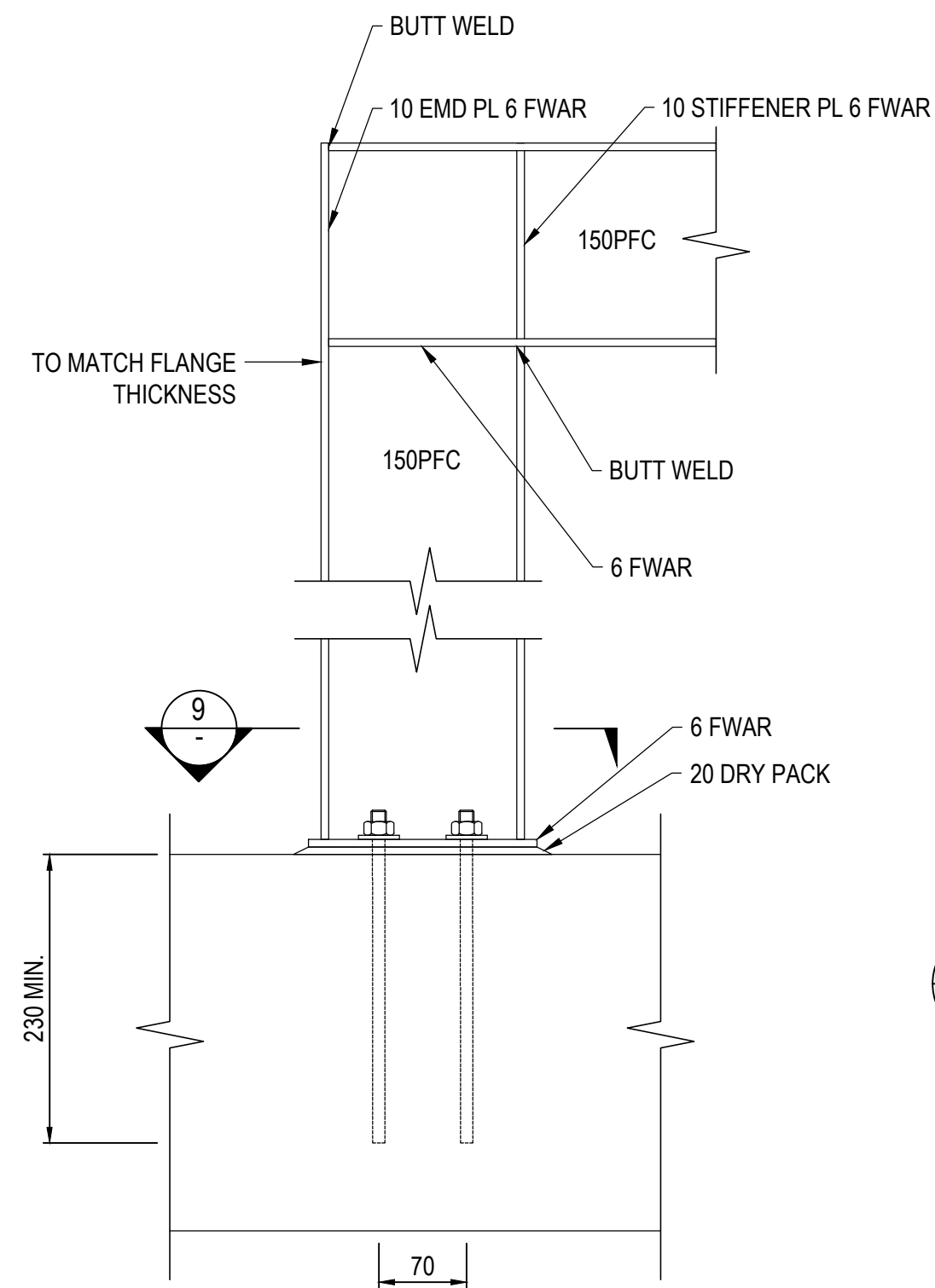
BARRIER POST FIXING ABOVE BEAM
SCALE 1:10



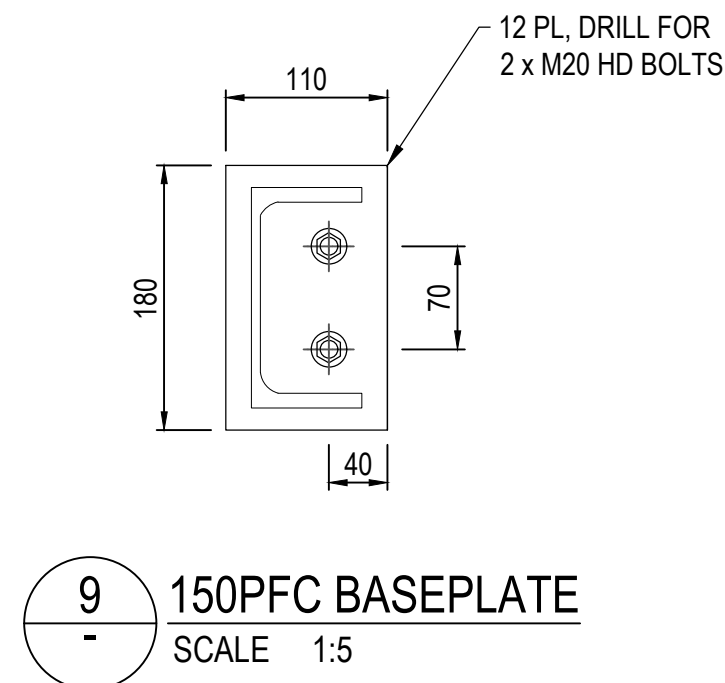
SECTION A
401 SCALE N.T.S.
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PORTAL FRAME PLAN
SCALE 1:10



PORTAL FRAME DETAIL
SCALE 1:5



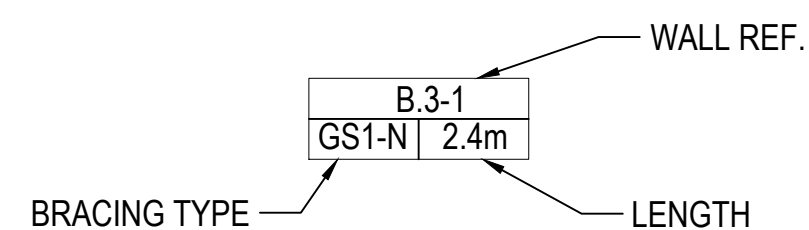
150PFC BASEPLATE
SCALE 1:5

GENERAL NOTES:

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT'S, ENGINEER'S AND SPECIALIST'S DRAWINGS AND SPECIFICATIONS.
- DO NOT SCALE FROM THIS DRAWING IN EITHER PAPER OR DIGITAL FORM. USE WRITTEN DIMENSIONS ONLY.

LEGEND:

BRACING WALL PANEL LABEL SCHEME:



BRACING TYPE
- - - BRACING ELEMENT - INCLUDING SIDE OF WALL TO BE APPLIED.

INSPECTION SCHEDULE:

- PRE-LINE INSPECTION – PROPOSED BRACING ELEMENTS.
 - PRE-STOP INSPECTION – PROPOSED BRACING ELEMENTS.
- MINIMUM 48 HOURS NOTICE IS REQUIRED FOR ALL INSPECTIONS.

BUILDING CONSENT



GENERAL NOTES:

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT'S, ENGINEER'S AND SPECIALIST'S DRAWINGS AND SPECIFICATIONS.
2. DO NOT SCALE FROM THIS DRAWING IN EITHER PAPER OR DIGITAL FORM. USE WRITTEN DIMENSIONS ONLY.

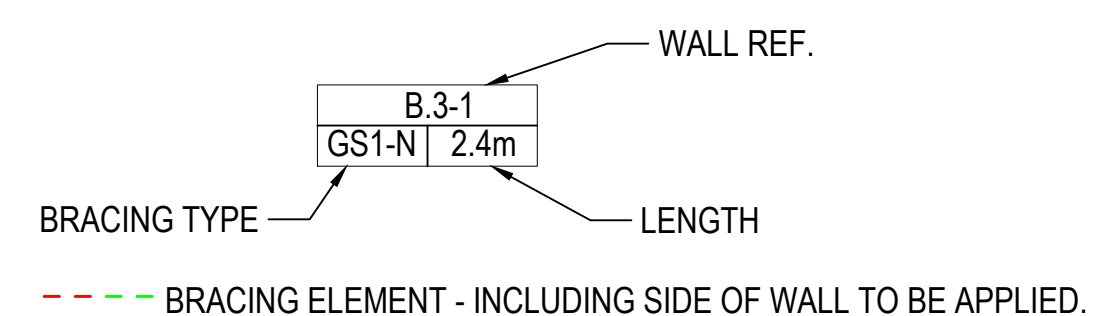
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LEGEND:

BRACING WALL PANEL LABEL SCHEME:



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