

GENERAL NOTES

Contractor is to confirm all dimensions on site before commencing work.

All discrepancies or omissions must be confirmed with the designer before commencing work.

All work is to be carried out in accordance with the New Zealand Building Code and local bylaws as they apply eg: ECAN

B1: Structure. Unless noted otherwise all timber is to be SG8, and all timber framing is to comply with NZS 3604 2011.

B2: Durability. Unless noted otherwise all timber is to be treated to H1.2min.

C1-4: Refer to the Smoke alarm positions on the Floor Plan. Ensure only approved 'hush type' smoke alarm to AS3786,BS15446 pt1, or UL217 as per NZBC F7/AS1 are installed

D1: Access. Ensure all surfaces along exterior access routes are non-slip to the requirements of the code. The minimum level of finish would be: "Exposed Concrete: Broomed Finished"

E1: Surface Water Minimum pipe gradients and sizes.
100dia SW pipes fall @ 1:120
4400m³ Spouting falls to outlet
74Ø Downpipes min.
impervious surfaces 1:100 fall min.

All pipes passing through concrete are to be lagged in Denso Tape.

E3: 10mm Aqualine Gib behind all wet areas on H3.1 framing;
Impervious surface finishes to all bathrooms, Laundries and wet areas.

F5: Construction and Demolition Hazards. All construction and demolition works to comply to the requirements of the code. Site fencing, 2m high to be erected and maintained until build is enclosed and secure.

G9: Electricity. All Electrical work is to comply with electrical codes of practice and a Certificate of Compliance left with the homeowner.

G13: Foul Water. All work is to comply with AS/NZS 3500 part 2.2.
Minimum gradients: 50mm drain 1:40
65mm drain 1:40
100mm drain 1:60

H1: Energy Efficiency Refer to the attached table showing how compliance is met.

Sheet List

Sheet Number	Sheet Name	Current Revision
000	Cover Sheet	3
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New Bellbird

Peregrino & Carmelita Cadiven

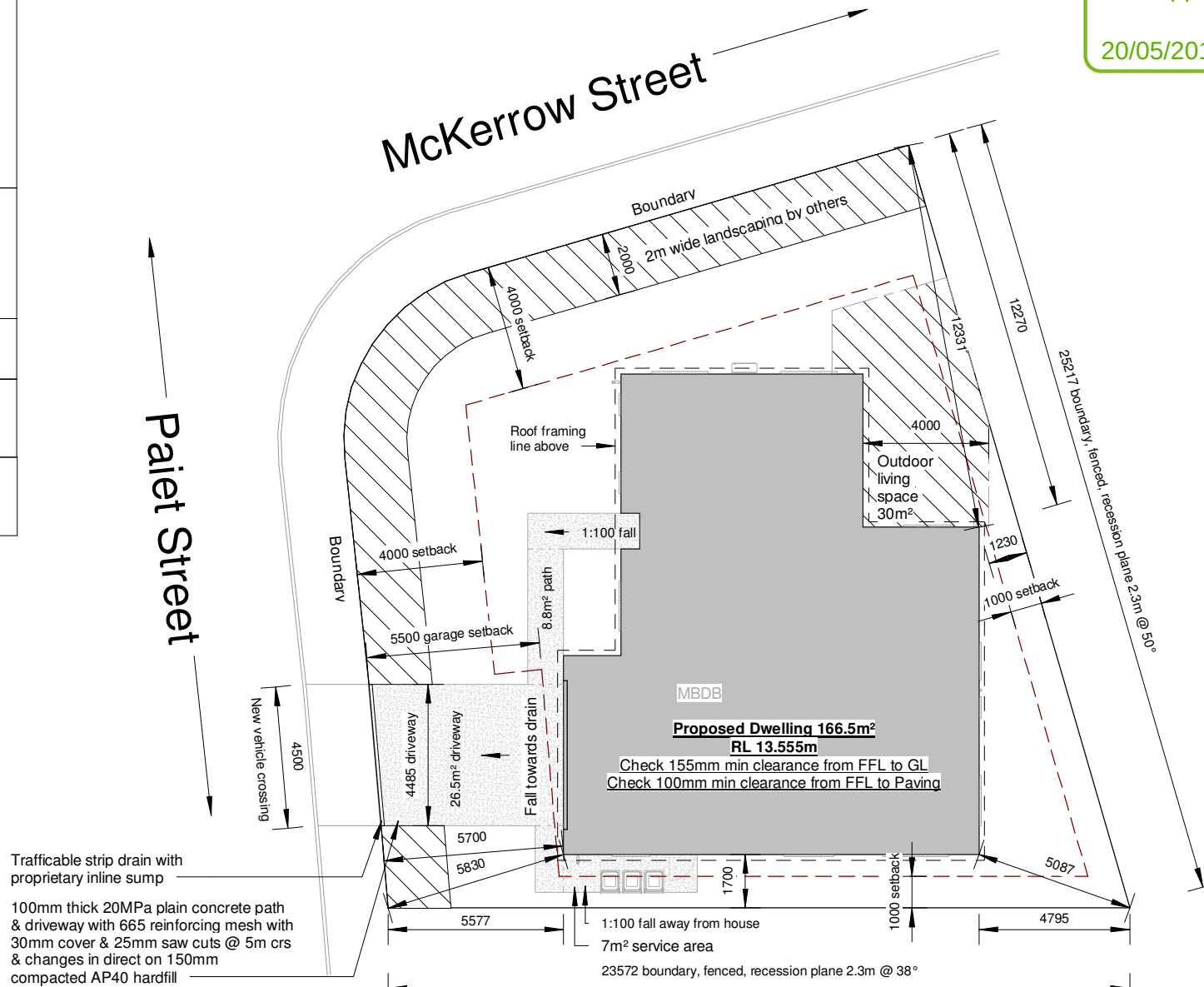
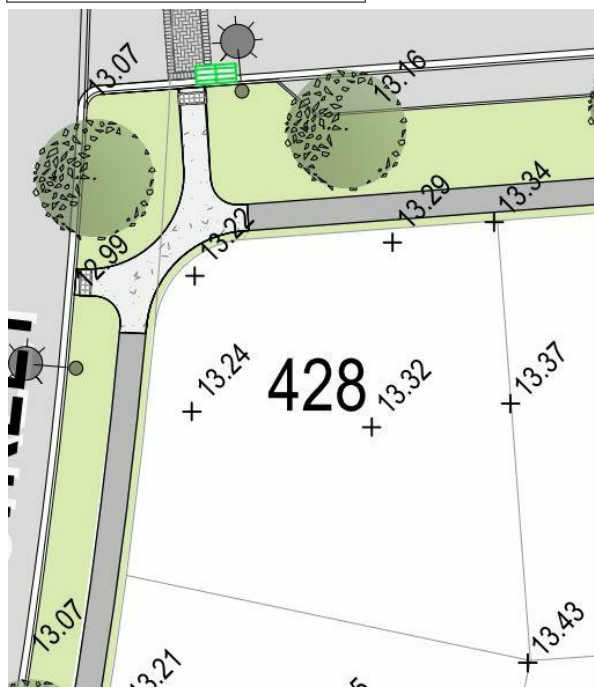
Lot 428 Prestons Park, Marshlands, Christchurch 8051
BHC Ltd (trading as Signature Homes North)



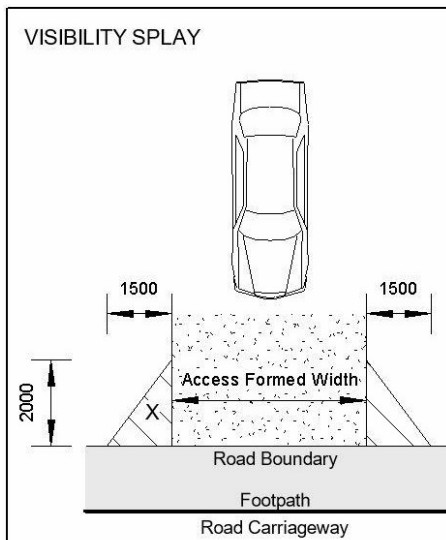
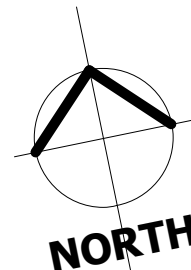
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REVISION			BY		TITLE				
NO	Description	Date	DESIGN		Peregrino & Carmelita Cadiven				
2	PIM	02-04-2019	DRAWN	- LH	Lot 428 Prestons Park, Marshlands, Christchurch 8051				
3	Documentation	07-05-2019	CHECKED	- FN	Bellbird Standard Plan - Altered				
			APPROVED	- JL	Cover Sheet				
			These drawings and design remain the property of SIGNATURE HOMES LIMITED.		STATUS Documentation				
SCALE		PLOT DATE		FILE		SHEET		REVISION:	
1 : 50		07/05/2019 08:15:54		3880		000		3	

LEGAL DESCRIPTION	SEDIMENT CONTROL
Address: 21 Pajet Street, Prestons Park, Marshlands, Christchurch, 8083	Provide stabilized entry pad & wash down area for contractor vehicles in accordance with ECAN sediment control for small sites.
Lot 428	
DP 525627	
CB NA	
SITE/PROJECT AREAS	
Wind Region: A	
Earthquake Zone: 2	
Exposure: C	
Wind Zone: High	
Planning Zone: RNN	
Site Area: 458 m ²	
Proposed House Area: 166.5 m ²	
Overall Building Height 5.15m	
Total Building Area: 166.5 m ²	
Site Coverage: 36.35%	
LEGEND	
Proposed Building	
GENERAL NOTES:	
All dimensions are nominal and are to be checked on site before commencing work.	
Unless noted otherwise all timbers H1.2 SG8 to NZS3604:2011 and NZS3602:2003	
All work to comply with the relevant section of the New Zealand Building Code.	
Location of water supply, power & phone to be confirmed on site.	
All pipes passing through concrete are to be lagged in Denso Tape. Pipes shall incorporate expansion joints in accordance with Chapter 8 of NZS 7643.	
Hot water pipes shall be sized to NZBC G12 & NZS 4305:1196. Mains pressure: 15mmØ allows 12m max pipe length. Pipe lengths beyond this must be lagged.	
All plumbing and drainage to be installed with NZBC G13/AS1 or AS/NZS 3500	
	Note: Owner and Signature Homes Project Manager required to sight set out.
	Scrape ground as required around house to achieve 200mm max step down from FFL (13.555m RL to FGL (13.355m RL)
	Note: Fencing to road frontage by others to be 1.2m high max if solid & 2m high max if more than 50% transparent



Building consent construction documentation and advice notes (B-411) are attached as part of the documents for this building consent. You should read these as they contain information to assist with achieving code compliance and/or compliance with other legislation that may apply.



The visibility splay areas are to be kept clear of obstructions. Landscaping or other features may not exceed 1.0m in height. For the avoidance of doubt the clear visibility triangle does not extend into an adjacent site.

REVISION	NO	Description	Date	DESIGN	BY
1	Developed Design	20-3-2019	DRAWN	- AP Design Ltd	
2	PIM	02-04-2019	CHECKED	- FN	
3	Documentation	07-05-2019	APPROVED	- JL	

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TITLE	Peregrino & Carmelita Cadiven Lot 428 Prestons Park, Marshlands, Christchurch 8051 Bellbird Standard Plan - Altered
STATUS	Documentation
SCALE	As indicated
PLOT DATE	07/05/2019 08:15:54
FILE	3880
SHEET	100.1
REVISION:	3

GENERAL NOTES:

Total Dwelling Area: 166.5 m²
Wall Cladding: Brick Veneer
Roof Cladding: Metalcraft Chateau tiles
Roof Pitch: 25°
Eaves Width: 300 mm
Ceiling Height: 2407 mm

Framing Walls:
90x45mm H1.2 SG8 framing, studs @ 600crs, dwangs @ 800crs.

Wall Cladding: Primary
Brick: Origin range 70 series brick veneer over 50mm drained cavity (selected colour)

Weep Holes: to every third perpend.

Mortar: Grey 10mm +/- 2mm with a tooled concave face.

Brick Ties: EM @ 600crs horizontally & 350crs vertically, (materials to NZS 4210), screw fixed to studs with 12 gauge, 50mm long hex washer face

Building Wrap: Thermakraft Covertek 403

All fixings to cladding as per manufacturer's specification

External Aluminum Joinery:
Double glazed aluminium suite, powder coated with colour matched hardware. 19mm H3.1 pine reveals pre primed & rebated for GIB. Single glazed to garage

Latitude entrance door in powder coated aluminium.

Stippolite obscure glazing to Bathroom & Ensuite.

Garage Door: Dominator Futura range sectional

Refer to manufactures window schedule for windows requiring restrictor stays

Showers & Bath:
uPVC 900x900 & Caroma Aura freestanding 1600

Insulation:
Wall Insulation: Pink Batts Ultra R2.6 /Exclud garage exterior wall & include garage interior walls

Ceiling Insulation: Pink Batts Classic R3.6 / Exclud garage

All dimensions are nominal and are to be checked on site before commencing work

Unless noted otherwise all timbers H1.2 SG8 to NZ3604:2011 and NZS3602:2003

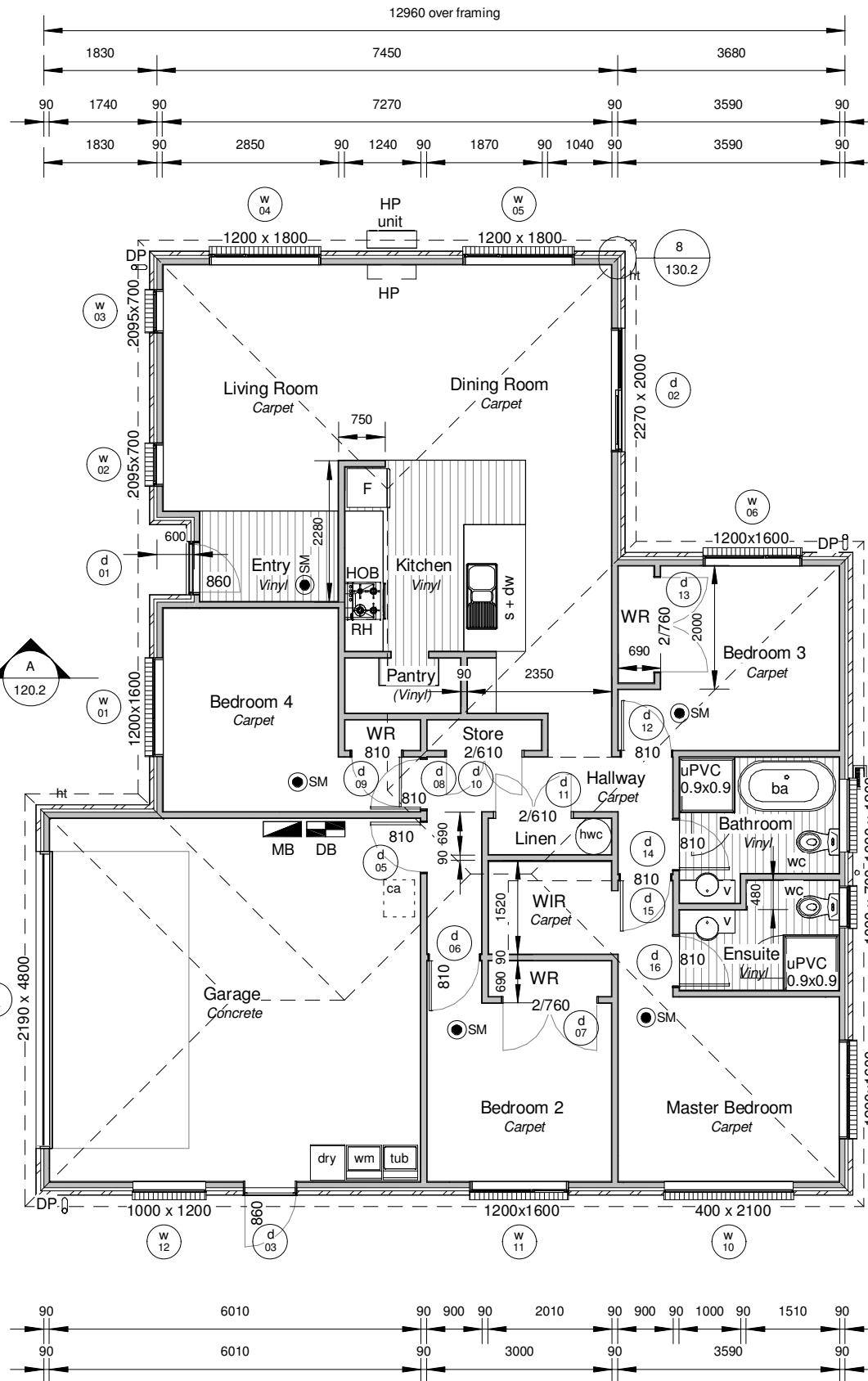
All work to comply with the Relevant Sections of the New Zealand Building Code, Local Authority By-laws & regulations, Drainage & Plumbing Regulations, Electrical Wiring Regulations and all current amendments of the above document.

C1-4: Refer to the smoke alarm positions on the floor plans. Ensure only approved 'hush type' smoke alarms to AS3786, ISO12239 BSEN14604 are installed as per NZBC F7/AS1. Max 3m from Bedrooms

KEY:

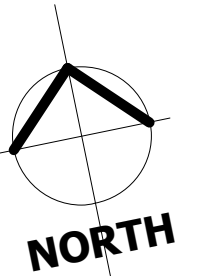
Smoke Alarm:	SM
Kitchen sink:	S
Vanity:	V
Dishwasher Machine:	dw
Washing Machine:	wm
Toilet Suite:	wc
Meter Box:	MB
Distribution Board:	DB
Heatpump:	HP
Hose Tap:	HT

Refer to Truss design for Lintel sizes



Proposed Floor Plan

1 : 100



Domestic Smoke Alarms complying with the building code clause F7 are required as part of this consent.

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TITLE Peregrino & Carmelita Cadiven
Lot 428 Prestons Park, Marshlands, Christchurch 8051
Bellbird Standard Plan - Altered

Proposed Floor Plan

STATUS Documentation				
SCALE	PLOT DATE	FILE	SHEET	REVISION:
1 : 100	07/05/2019 08:15:55	3880	110.1	3

GENERAL NOTES

Contractor is to confirm all Dimensions on site before commencing work.

All discrepancies or omissions must be confirmed with the Designer before commencing work.

Unless noted otherwise, all dimensions are nominal, including timber sizes. Finished timber sizes shall be greater than or equal to those noted in NZS3604 part 2.2

All work to comply with the Relevant Sections of the New Zealand Building Code, Local Authority By-laws & regulations, Drainage & Plumbing Regulations, Electrical Wiring Regulations and all current amendments of the above documents.

FOUNDATION NOTES:

This plan is to be read in conjunction with the proposed Floor Plan & Site Plan. Make allowance for plumbing fitting as indicate.

All dimensions are to be checked on site before commencing work

Unless noted otherwise all timbers H1.2 SG8 to NZS3604:2011 and NZS3602:2003

All Plumbing and Drainage work is to comply with the requirements of NZS 3500

All pipes passing through concrete are to be lagged in Denso tape

Top of Gully traps to be located @ least 150mm below shower wastes

Allow to scrape top 300mm min organic topsoil from building platform, Ensure all topsoil & organic material is removed from below the building platform

Slab Construction:

85mm min thick Firth Raftmix 20MPa concrete slab with Rib Raft 665 reinforcing mesh & 1100 x 1100 x 200mm polystyrene pods & reinforced edge beams on 0.25 Polythene DPM on 50mm sand blinding on compacted AP65 in 150mm max layers

Drainage KEY:

Stormwater: 
Sewer: 
Branch Drain: 
Inspection Point: IP
Rodding Point: RP
Main vent 65mmØ: mv
Downpipe 80mmØ: DP

NOTES: AS/NZS 3500 part 2

All dimensions are nominal and are to be checked on site before commencing work.

All work to comply with the Relevant Sections of the New Zealand Building Code.

All plumbing and drainage work is to comply with the requirements of AS/NZS 3500 part 2:

50Ø uPVC pipes 1:40 fall
65Ø uPVC pipes 1:40 fall
100Ø uPVC pipes 1:60 fall

All pipes passing through concrete are to be lagged in Denso tape.

HWC overflow shall drain to safe and visible location and shall not drain into gully traps.

Maximum pipe distance between supports:

Pipe Size	Vertical	Graded
40Ø	1000mm	500mm
100Ø	1800mm	1200mm

Slab H1 R-value basted off of Firth ribraft figure 9.
Thermal envelope m² / lm ratio.
128.2m² / 54.4lm = 2.35
Floor slab R- value = R 2.05

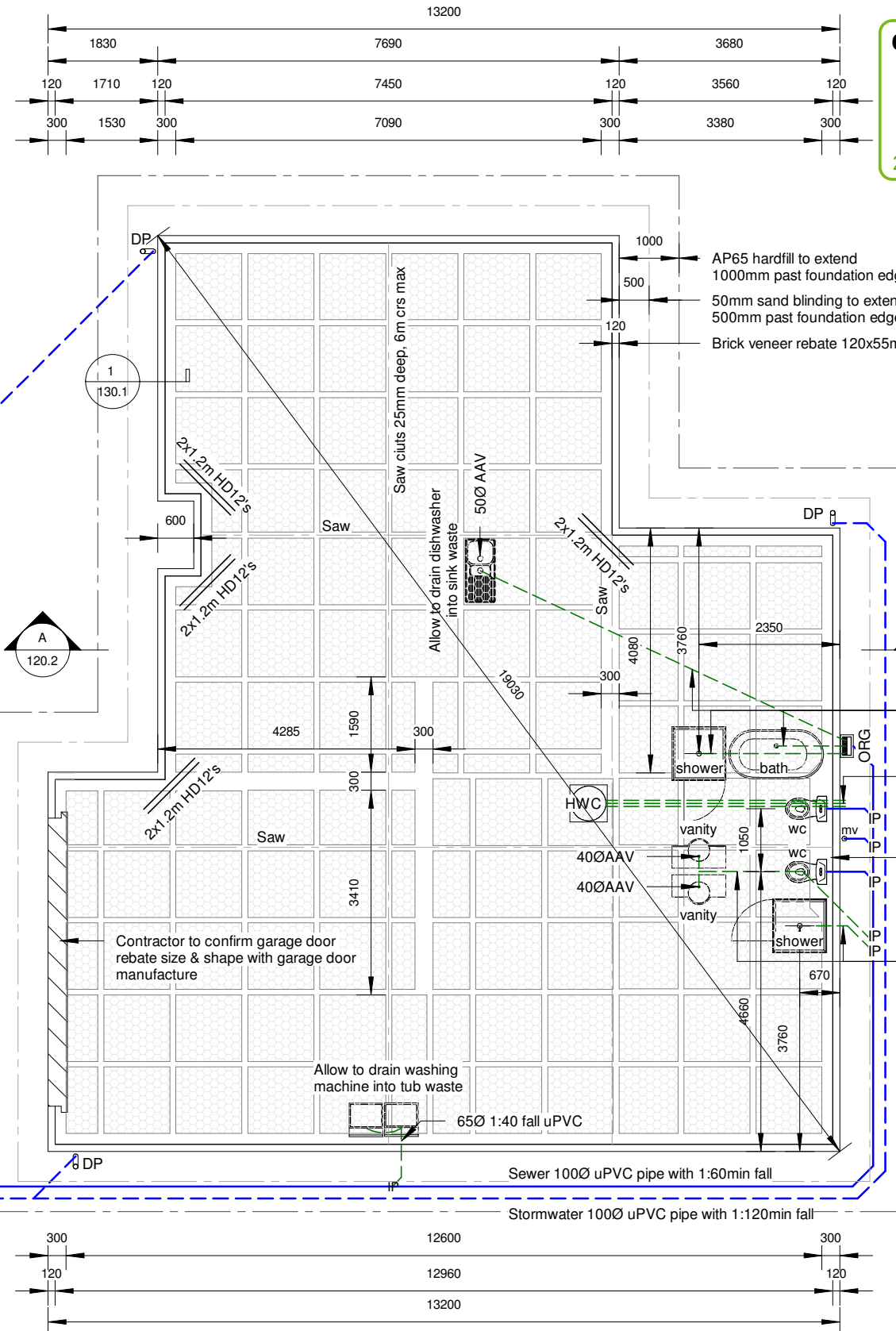
Note: where a load bearing 300mm wide internal rib terminates @ an edge beam or internal rib the bottom reinforcement from the load bearing rib shall be bent into the adjacent rib & tied together, Lap reinforcement 720mm min

Contractor to confirm lateral invert levels & locations on site

Trafficable strip drain with proprietary inline sump

Contractor to confirm lateral invert levels & locations on site

Contractor to confirm water supply



Foundation & Plumbing Plan

1 : 100

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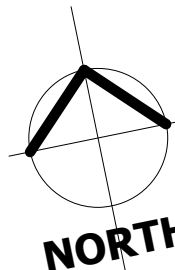
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REVISION

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3	Documentation	07-05-2019

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TITLE Peregrino & Carmelita Cadiven Lot 428 Prestons Park, Marshlands, Christchurch 8051 Bellbird Standard Plan - Altered				
Foundation & Plumbing Plan				
STATUS Documentation				
SCALE 1 : 100	PLOT DATE 17/05/2019 13:43:02	FILE 3880	SHEET 110.2	REVISION: 3

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Bracing note:

Refer to GIB EzyBrace System Manual CBI 5113 August 2016 for descriptions and details of all GIB Bracing Elements shown.

Ensure all Bracing Elements installed in strict accordance with Manufacturers details.

Refer to supporting documents for Wall Bracing Calculations Sheet and bracing system.

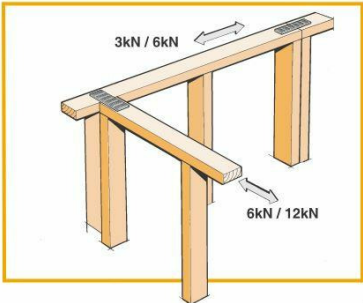
LUMBERLOK®
TOP PLATE JOINTING
AS PER CLAUSE 8.7.3 NZS 3604:2011

Top Plates at Right Angles

Connection capacity	LUMBERLOK Connector
6kN	Tylok 6T10 OR PLATE-LOK
12kN	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 Plates in Line

Connection capacity	LUMBERLOK Connector
3kN	Tylok 6T5 OR Strap Nail
6kN	Tylok 6T10 OR PLATE-LOK



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Bracing Plan

1 : 100

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TITLE				
Peregrino & Carmelita Cadiven Lot 428 Prestons Park, Marshlands, Christchurch 8051 Bellbird Standard Plan - Altered				
Bracing Plan				
STATUS Documentation				
SCALE	PLOT DATE	FILE	SHEET	REVISION:
1 : 100	07/05/2019 08:15:57	3880	110.3	3

GENERAL NOTES

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All work to comply with the Relevant Sections of the New Zealand Building Code, Local Authority By-laws & regulations, Drainage & Plumbing Regulations, Electrical Wiring Regulations and all current amendments of the above documents.

Roofing Note:

Roofing: Metalcraft 0.39BMT Chateau Metal tiles with ridge & hip flashing to be selected by client, fixed to manufactures specifications

Fascias: Metalcraft 0.55 Colorsteel 185mm

Gutters: Metalcraft 0.55 Colorsteel Colonial Quad spouting

Downpipes DP: 80Ømm uPVC

Flashings: 0.55 Colorsteel

All powder coated in selected colour/s.

Soffit Lining: 4.5mm HardieSoffit with uPVC jointers, 300mm wide soffits all round

Tile Battens: 50x40mm H1.2 SG8 @ 370crs up roof, 330mm to first course, fixed to trusses with 2/ 90x3.15 gun nails (0.8kN)

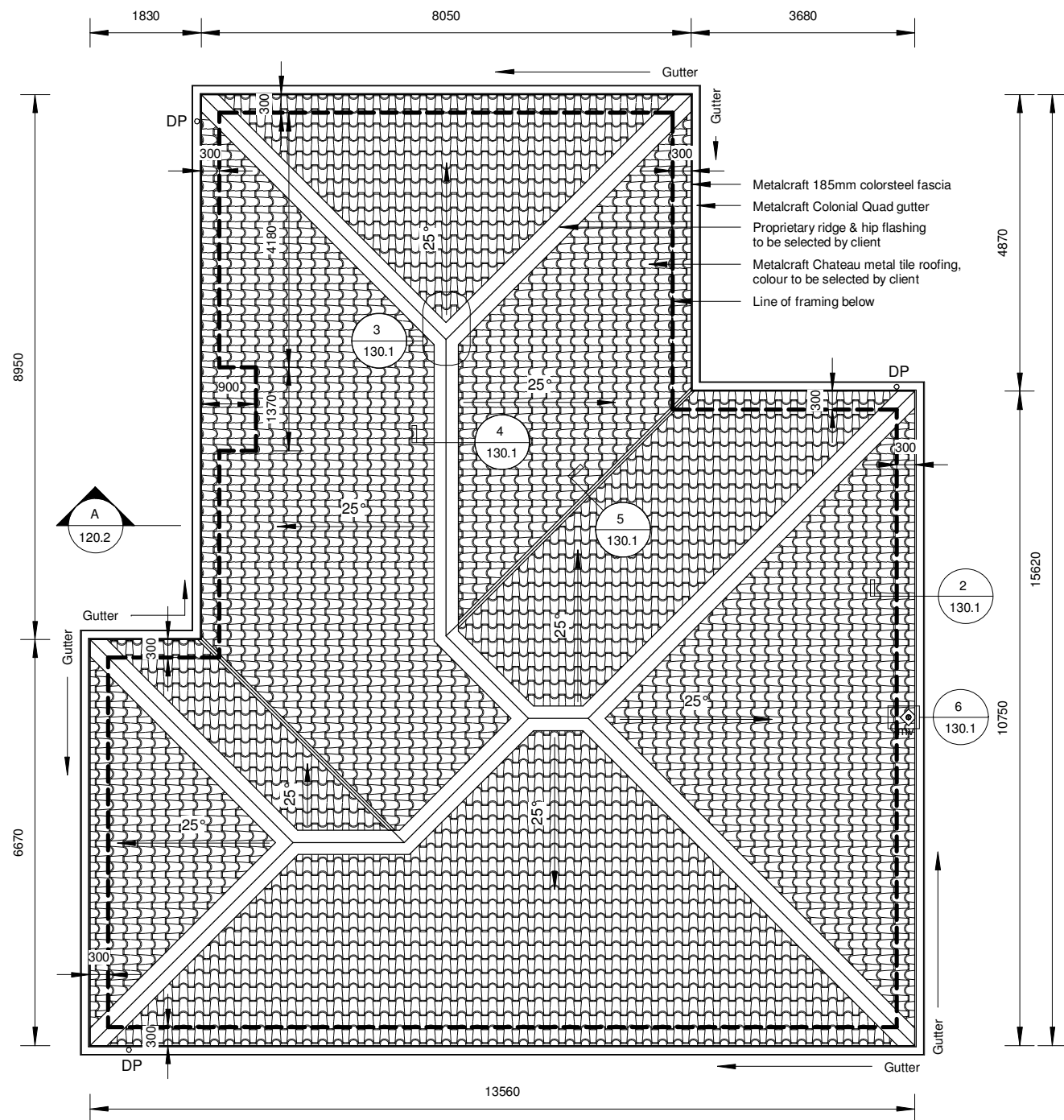
Roof underlay: ThermoKraft CoverTek 407

Roof Bracing

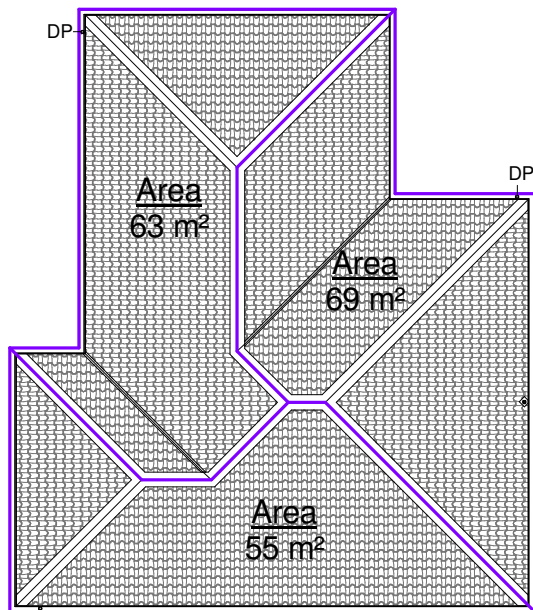
Roof Area: 196m²
1 Hip or valley rafters per 50m² needed

Have 6 Hips & 2 Valleys

196 / 8 = 1 Brace per 24.5m²



Roof Plan
1 : 100



Downpipe Areas Plan
1 : 200

Gutter Calculations:

Colonial Quad Gutter ColorSteel
Effective cross sectional area (with 10mm free boards) 5550mm²
Min Fall 1:500
No more than 40m² of roof to discharge to any length of gutter before encountering a DP

Downpipe Calculations:

An 80Ø DP from E1 Table 5 can take 70m² of roof area @ 25°

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NO	Description	Date	DESIGN	- AP Design Ltd	Peregrino & Carmelita Cadiven Lot 428 Prestons Park, Marshlands, Christchurch 8051 Bellbird Standard Plan - Altered Roof Plan				
3	Documentation	07-05-2019	DRAWN	- LH					
			CHECKED	- FN					
			APPROVED	- JL					
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SCALE As indicated		PLOT DATE 07/05/2019 08:15:59		FILE 3880		SHEET 110.4		REVISION: 3	

GENERAL NOTES:

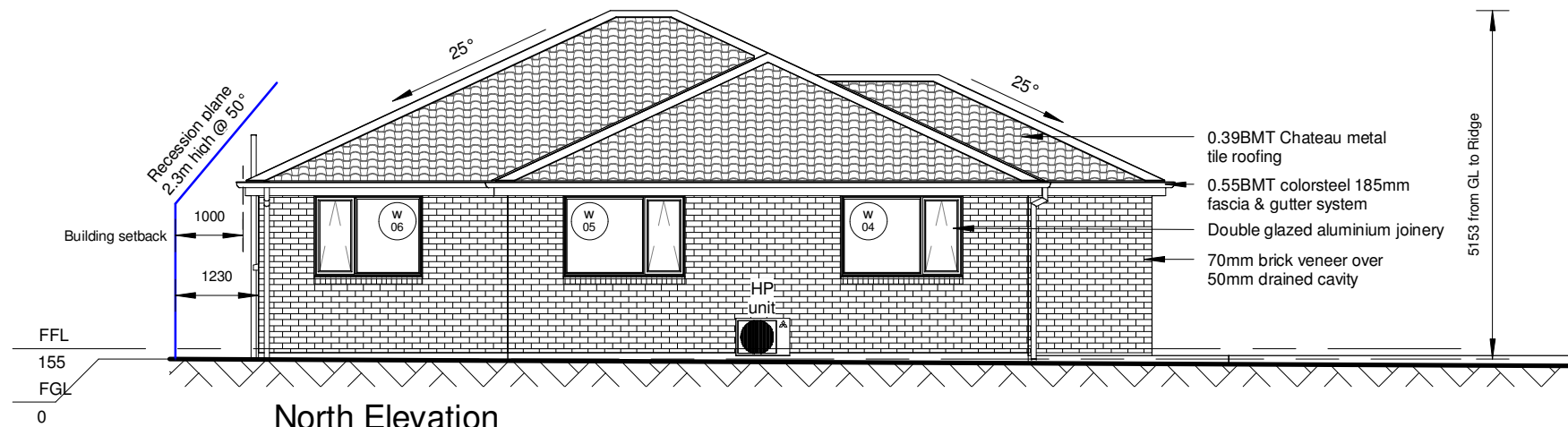
All dimensions are nominal and are to be checked on site before commencing work

Unless noted otherwise all timbers H1.2 SG 8

All work to comply with the Relevant Sections of the New Zealand building code

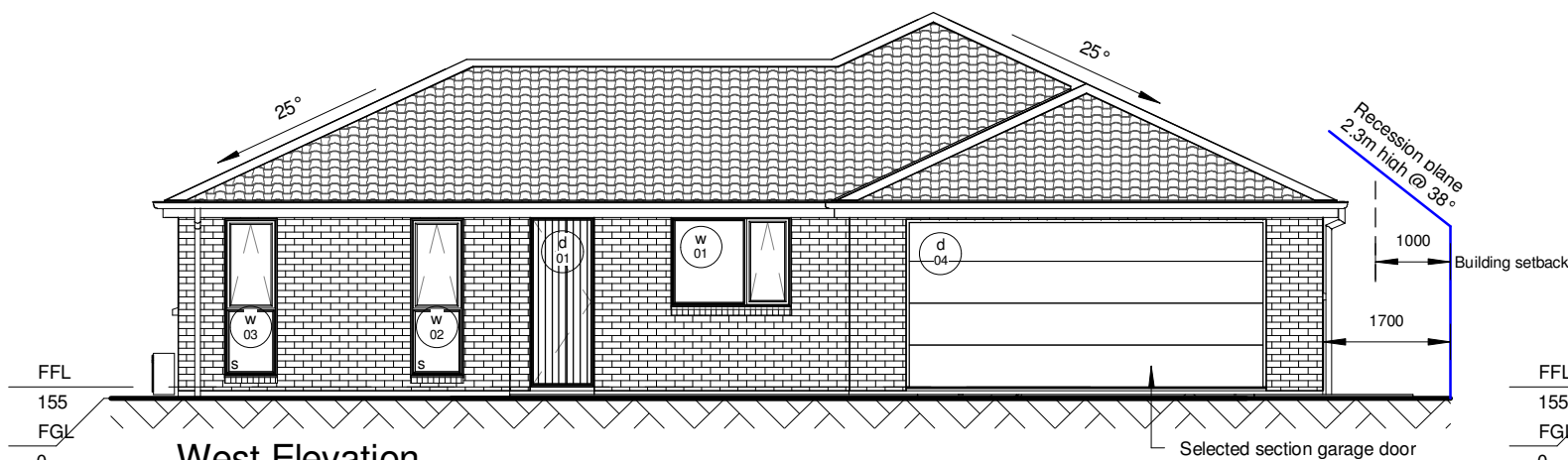
Risk Matrix Calculation:
Assume similar conditions exist on all faces of building

Wind Zone:	High	1
# of Storeys	Low	0
Roof/Wall Design	Low	0
Eaves Width	High	2
Envelope	Low	0
Deck	Low	0
Total =		3



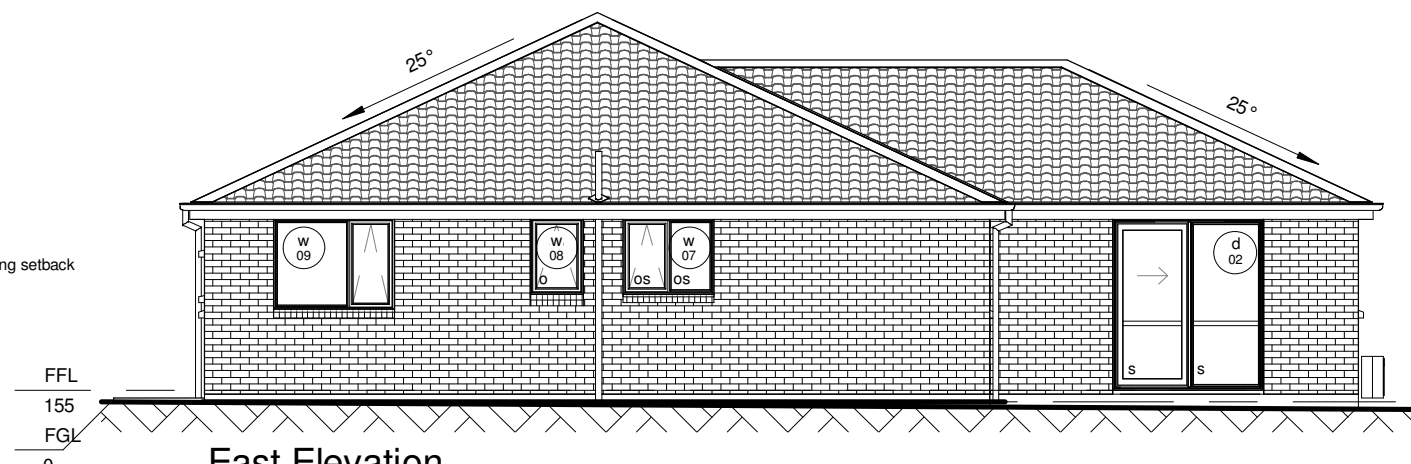
North Elevation

1 : 100



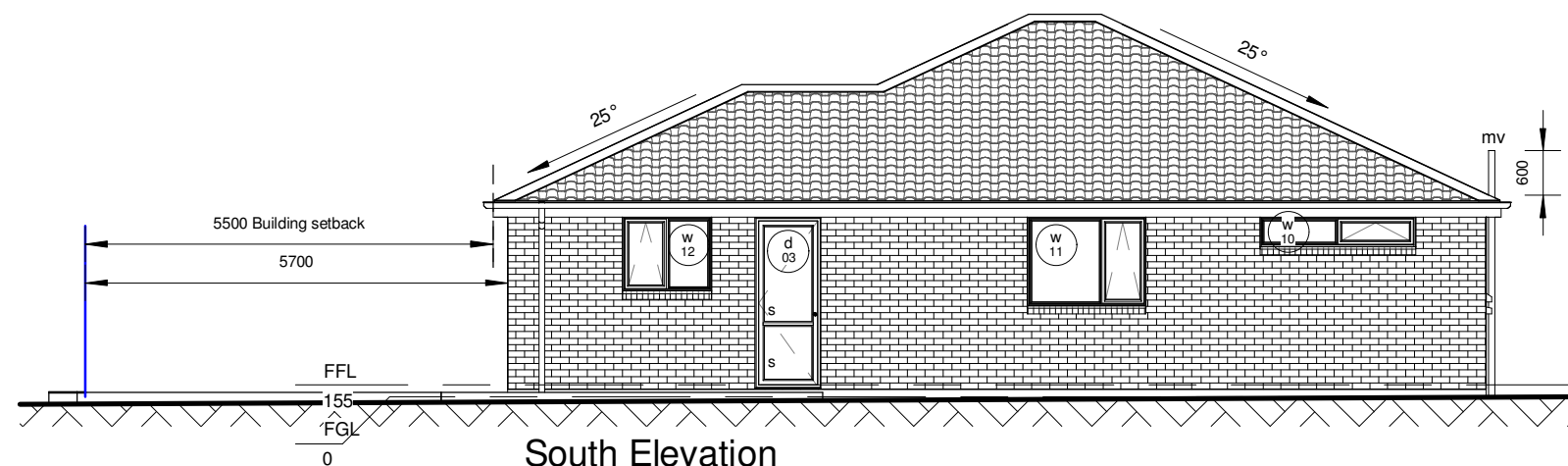
West Elevation

1 : 100



East Elevation

1 : 100



South Elevation

1 : 100

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TITLE Peregrino & Carmelita Cadiven Lot 428 Prestons Park, Marshlands, Christchurch 8051 Bellbird Standard Plan - Altered				
Elevations				
STATUS Documentation				
SCALE 1 : 100	PLOT DATE 07/05/2019 08:16:00	FILE 3880	SHEET 120.1	REVISION: 3

Compliance with NZBC Clause H1: Energy Efficiency:			
Aspect	Total wall m²	Total Glazing m²	Glazing %
North	26.7m²	5.2m²	19.5%
East	36.0m²	7.4m²	20.5%
South	26.7m²	2.5m²	10.7%
West	36.0m²	4.0m²	9%
All walls total	125.4m²	19.1m²	15.2%
ESW walls total	98.7m²	13.9m²	14.1%

GENERAL NOTE:

All dimensions are nominal and are to be checked on site before commencing work.

Unless noted otherwise all timbers H1.2 SG8 to NZS3604:2011.

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20/05/2019

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Total allowable glazing area as per schedule method:
<30% for Total ESW walls and Total NESW walls

Total area of skylight <1.2m² (0m total) (None)

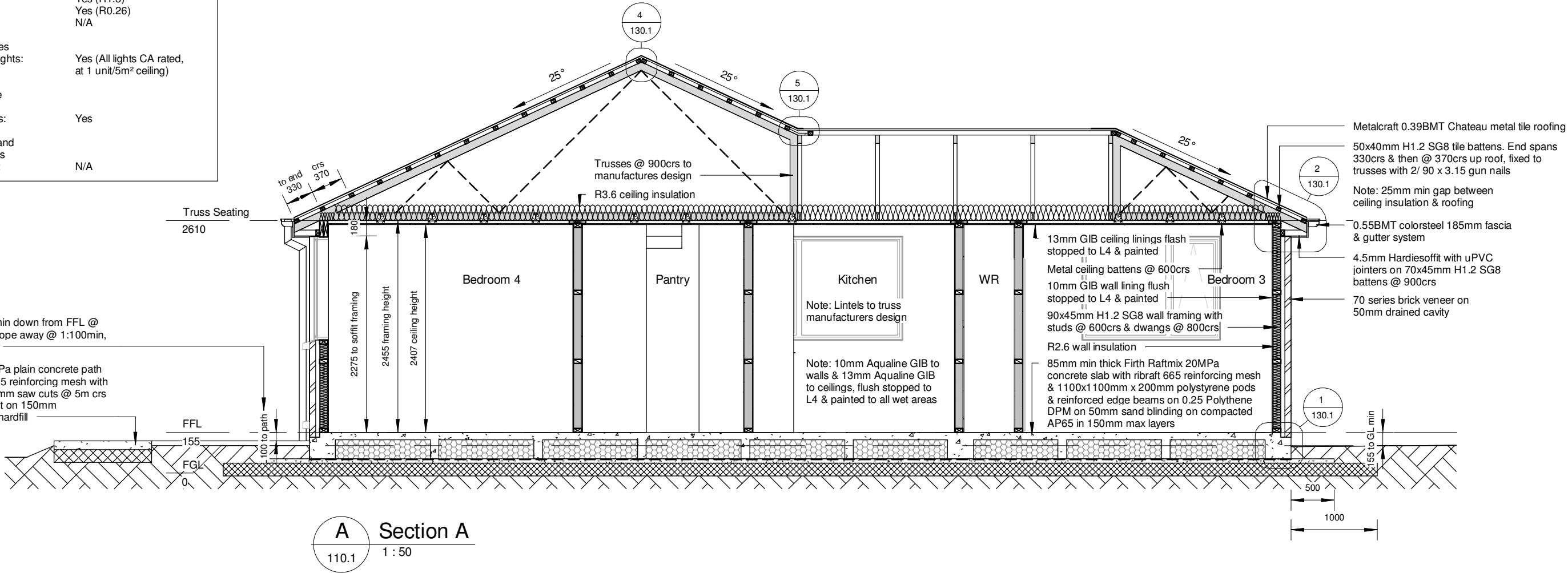
R-Values of all components meet schedule minimums:

Roof: Yes (R3.3)
Walls: Yes (R2.0)
Floor: Yes (R1.3)
Glazing (vertical): Yes (R0.26)
Glazing (skylights): N/A

R-Value of roof takes into account downlights: Yes (All lights CA rated, at 1 unit/5m² ceiling)

All glazing is double glazed and meets schedule minimums: Yes

Heated roof, walls and floors meet R values from Table 3 of H1: N/A



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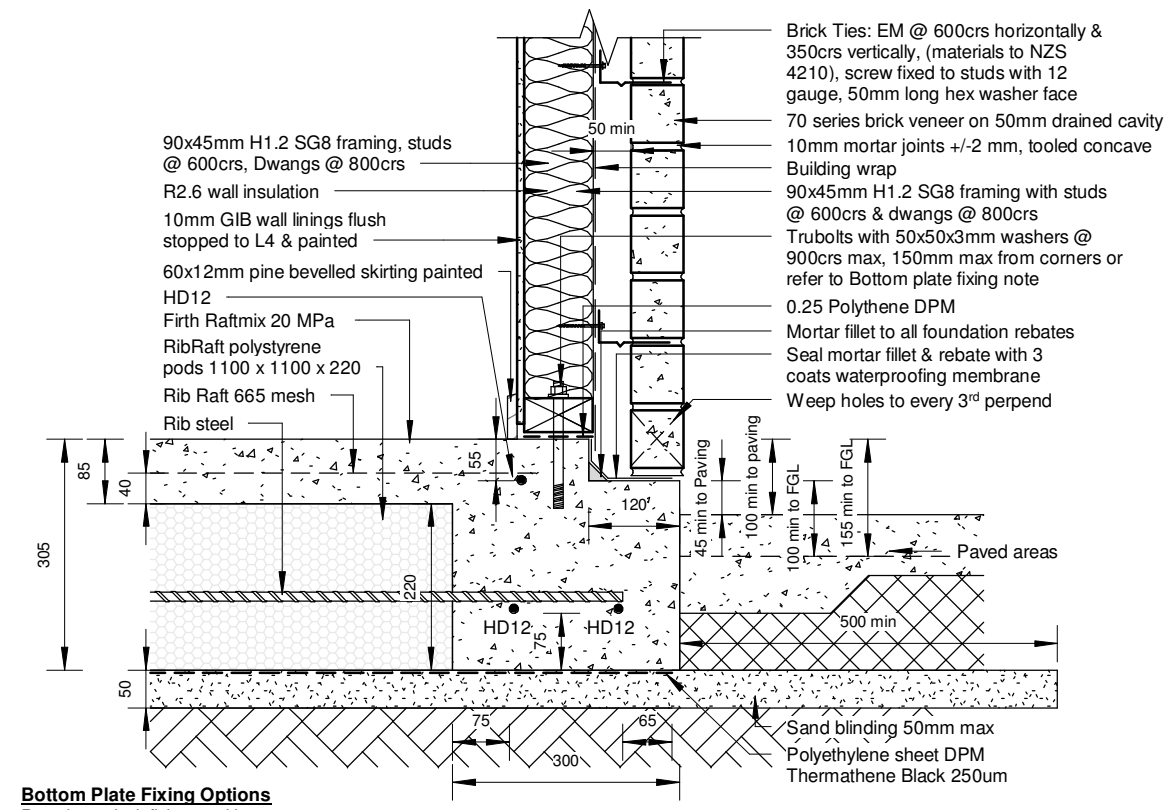
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TITLE Peregrino & Carmelita Cadiven Lot 428 Prestons Park, Marshlands, Christchurch 8051 Bellbird Standard Plan - Altered				
Section A				
STATUS Documentation				
SCALE As indicated	PLOT DATE 07/05/2019 08:16:01	FILE 3880	SHEET 120.2	REVISION: 3

150mm
100
50
10mm
0



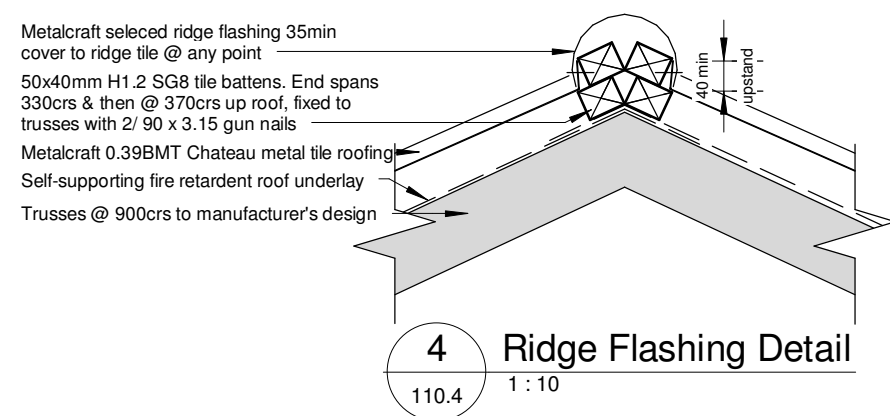
Bottom Plate Fixing Options
Proprietary bolt fixings - either:
Ramset Sleeve anchor M12 x 120mm at 900mm centres
Ankascrow AS12150GH M12 x 150mm at 900mm centres
Ramset Chemset 101+ M12 x 140mm at 900mm centres
Pryda bottom plate anchors

Fixings to be within 100mm of end of bracing elements & at max. 900mm centres. For external walls fixings to be within 150mm of ends of wall plates.

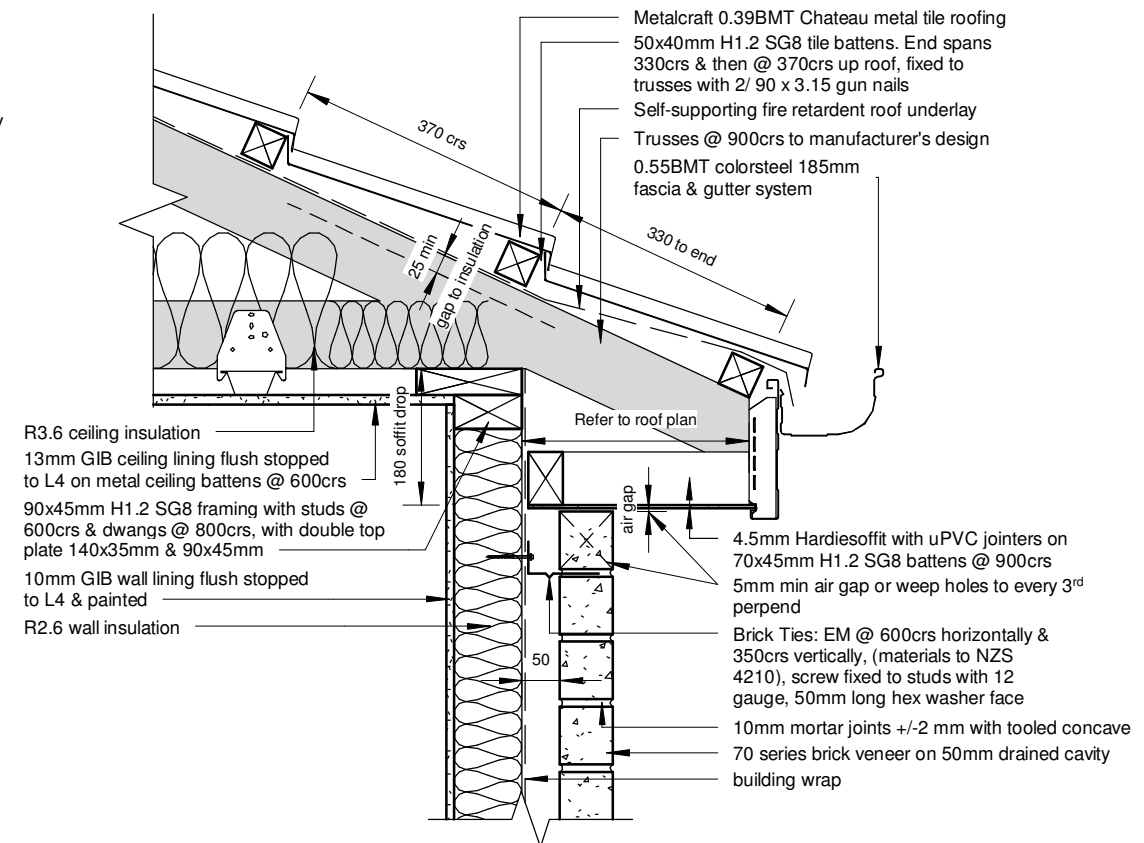
1 Foundation Edge Detail
110.2 1 : 10

Brick tie locations:
Unsupported panel sides and edges of openings = within 300 mm of panel side or edge.
Top of veneer panels and top of panels under openings = within 300 mm or two courses (whichever is the smaller) of top of veneer
Bottom of veneer panel in masonry rebate sealed with liquid applied damp-proof course / bottom of veneer panel supported on steel angle lintel = within 300 mm or two courses (whichever is the smaller) from bottom of veneer
Bottom of veneer panel in masonry rebate with membrane damp-proof course = In each of the first two courses

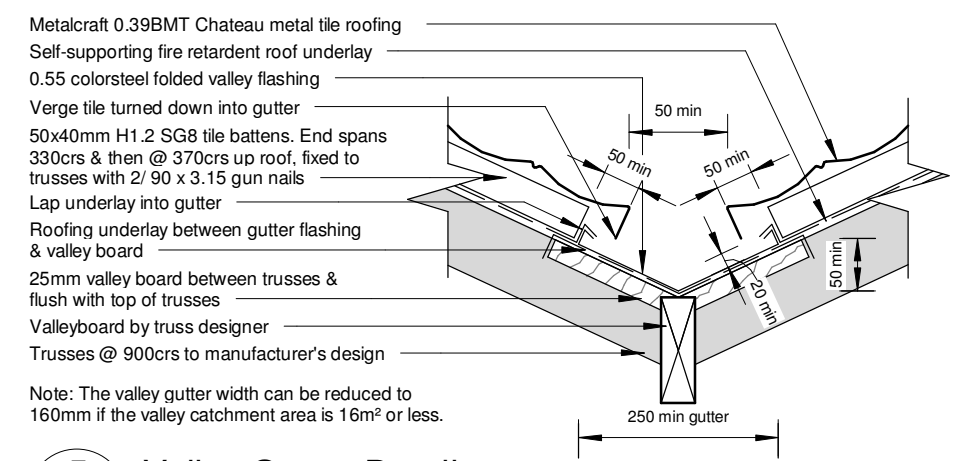
Note: means of restraining the flexible wall underlay
Polypropylene tape at 300 mm centres fixed horizontally and drawn taut



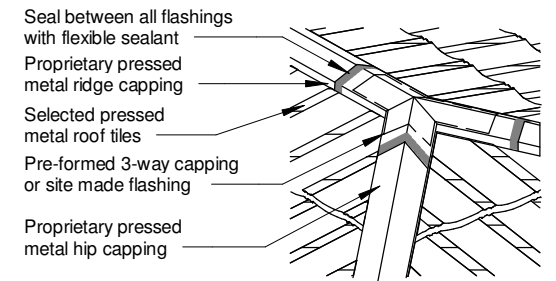
4 Ridge Flashing Detail
110.4 1 : 10



2 Brick Veneer to Soffit Detail
110.4 1 : 10



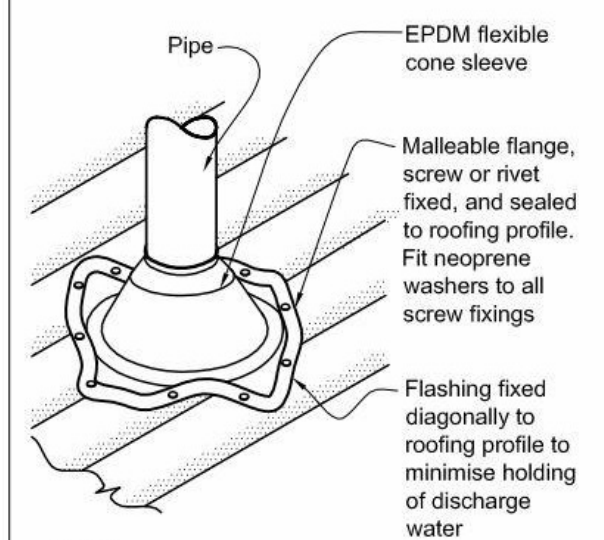
5 Valley Gutter Detail
110.4 1 : 10



3 Ridge to Hip Detail
110.4 1 : 25

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



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

6 Roof Pipe Penetration Detail
110.4 1 : 10

07/05/2019 08:16:02



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GRAPHIC SCALES

25x1 galv MS strap taken over top plate and 150 down each side of lintel
Fix with 6/ 30x2.5mm nails to each side of lintel

90x45 Top plate

Fix trimming stud & doubling stud together with 100x3.75mm nails @ 600mm crs with 2/100x 3.75mm nails immediately below lintel

25x1mm strap with 6/30x2.5mm nails into both lintel and stud, or a 7.5 kN(tension) connection

90x45 doubling stud continuous between the bottom plate and the underside of lintel

Lintel Fixing to Trimming Studs

Fix trimming stud & doubling stud together with 100x3.75 mm nails @ 600 crs

Fix trimming stud & doubling stud together with 100 x 3.75mm nails @ 600mm crs

25 x 1 Galv MS strap taken under bottom plate and 150mm up each side of stud. Fix with 6/ 30 x 2.5mm nails into each side of stud

DPC
Concrete Slab

90x45 doubling stud continuous from bottom plate to underside of lintel and top of lintel to underside of top plate

Flooring

90 x 45 bottom plate on DPC

Proprietary bottom plate anchor within 150mm of double stud

Note:
Lintel fixing details comply with NZ 3604

Trimming Stud to bottom plate fixing detail

Lintel Fixings:	Loaded Dimension of Lintel:	Uplift Fixings Not Required	Uplift Fixings Required:
Wind Zone:		Maximum lintel span for fixings above	
(a) Light Roof High	2	1.5	5.0
	3	NA	4.3
	4	NA	3.4
	6	NA	2.4

Trimming Studs:

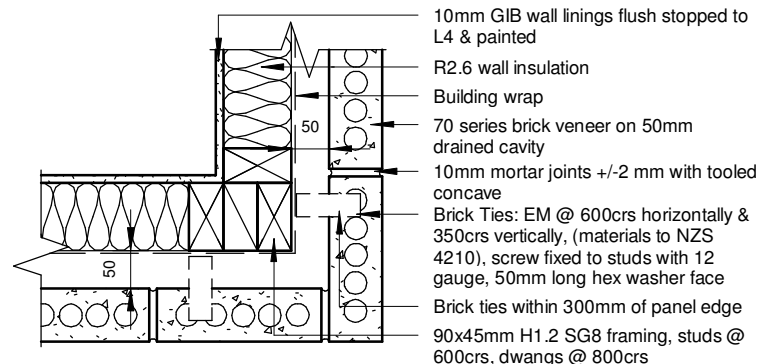
Maximum Clear Width Of Opening Stud Thickness required
(a) Single Storey, top storey or non loading walls

Maximum Clear Width Of Opening	Stud Thickness required	Thickness of trimming studs for studs @ 600mm crs
1.8m	45mm	45mm
3.0m	45mm	70mm
3.6m	45mm	90mm
4.2m	45mm	135mm

7

Trimming Stud Fixing Detail

Typical 1 : 10



8

Brick Veneer Corner Detail

110.1 1 : 10



Blocking between studs - pipe through block for sizes up to 20mm - blocks above and below for pipes over 20mm

Proprietary Trade-seal pipe flashing

Pipe sloping down to outside

70 series brick veneer on 50mm drained cavity

Building wrap

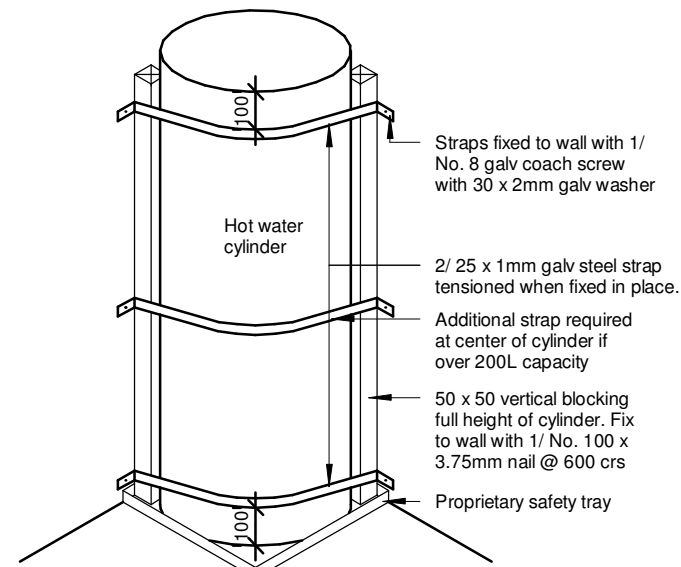
90x45mm H1.2 SG8 framing, studs @ 600crs, dwangs @ 800crs

R2.6 wall insulation

9

Brick Veneer Pipe Penetration Detail

Typical 1 : 10



ISOMETRIC

PLAN

Hot Water Cylinder Restraint Details

Straps fixed to wall with 1/ No. 8 galv coach screw with 30 x 2mm galv washer

2/ 25 x 1mm galv steel strap tensioned when fixed in place.

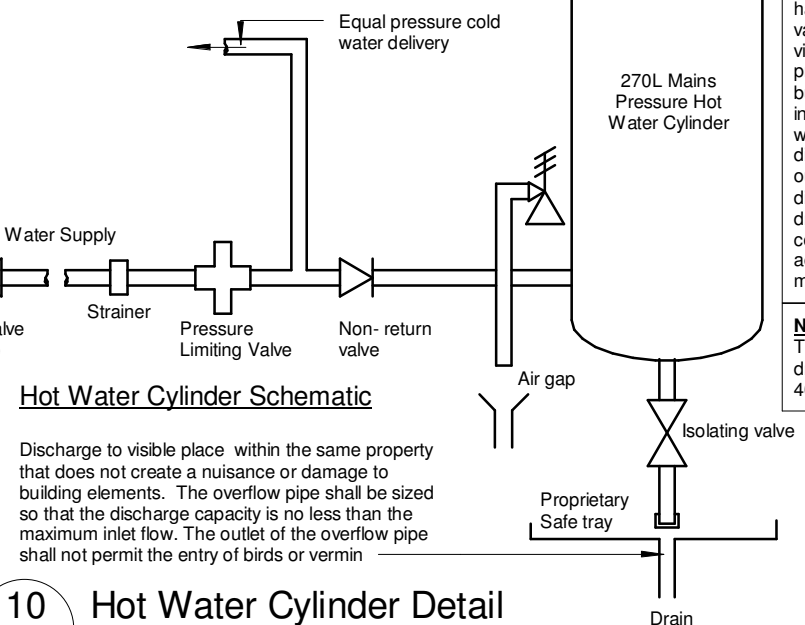
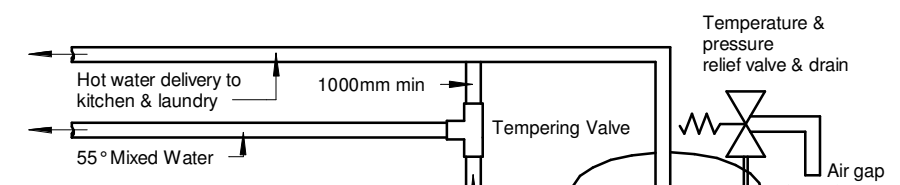
Additional strap required at center of cylinder if over 200L capacity

50 x 50 vertical blocking full height of cylinder. Fix to wall with 1/ No. 100 x 3.75mm nail @ 600 crs

Proprietary safety tray

Straps fixed to wall with 1/ No. 8 galv coach screw with 30 x 2mm galv washer

Timber framed wall
50 x 50 vertical blocking full height of cylinder. Fix to wall with 1/ No. 100 x 3.75mm nail @ 600 crs
2/ 25 x 1mm galv steel strap tensioned when fixed in place.



Hot Water Cylinder Schematic

Discharge to visible place within the same property that does not create a nuisance or damage to building elements. The overflow pipe shall be sized so that the discharge capacity is no less than the maximum inlet flow. The outlet of the overflow pipe shall not permit the entry of birds or vermin

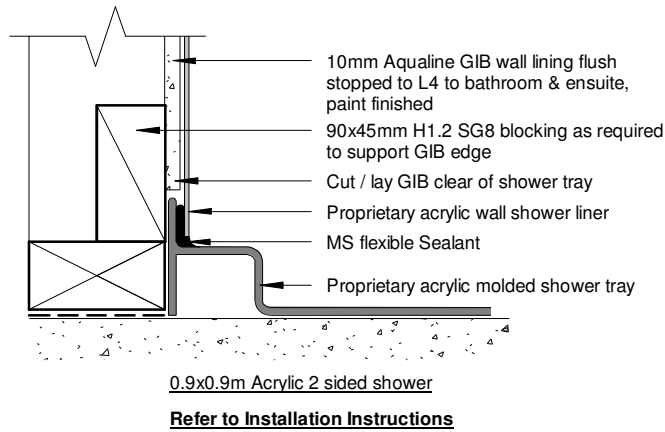
10

Hot Water Cylinder Detail

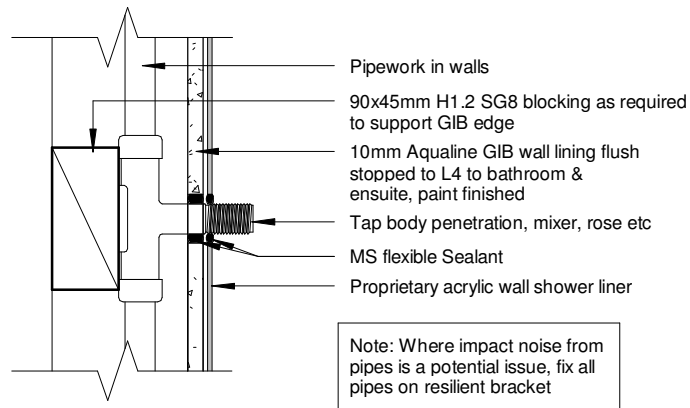
Typical 1 : 20

Note:
Relief valve drains shall be of copper pipe, have no restrictions or valves, have a continuous fall from the relief valve to the outlet, discharge in a visible position which does not present a hazard or damage to other building elements (except when used in association with free outlet storage water heaters, have a minimum diameter of the same size as the valve outlet, have the number of changes in direction plus the length of the relief drain (in metres) not exceeding 12, be connected to a relief valve in accordance with the valve manufacturer's specification

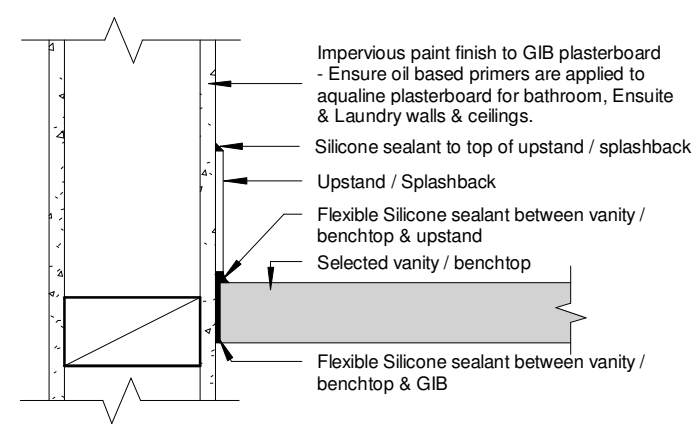
Note:
The safety tray shall incorporate a drain with a minimum diameter of 40mm



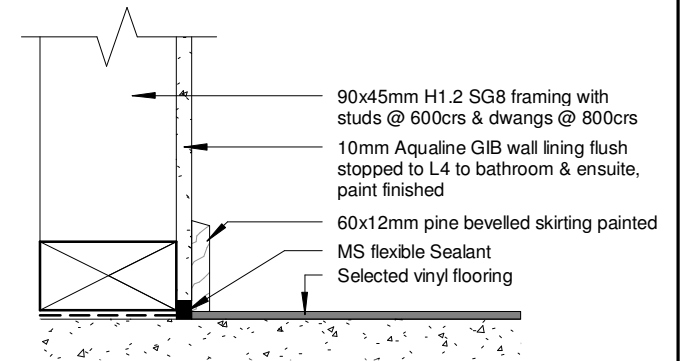
11 Acrylic Shower Liner & Base Detail
Typical 1 : 5



12 Wet Area Pipe Penetration Detail
Typical 1 : 5



13 Vanity / Benchtop to Wall Detail
Typical 1 : 5



14 Vinyl Flooring Detail
Typical 1 : 5

FIXING SCHEDULE:

JOINT:	FIXING:
Exterior Bottom plate to concrete floor	Pryda bottom plate @ 900mm crs or M12 Tru bolts @ 600 crs
Interior bottom plate to concrete floor.	M12 tru bolts @ 1200mm crs
Stud to Top	90x3.5 @ 600crs
Stud to Bottom	4/75 x 3.15mm skewed nails
Dwang to stud:	2/75 x 3.15mm skewed nails
Fish plate to Straightened stud:	4/60 x 2.8mm nails each side
Half Joint in top Plate:	4/75 x 3.15mm skewed nails
Lintel to trimming Stud:	4/75 x 3.15mm skewed nails (plus uplift fixing from Sheet WD-130.5)
Standard soffit stringer to stud:	2/100 x 3.75mm nails
Stringer to soffit in entry:	M10 100mm long coach screws
Sill trimmer to trimming stud for - trimmer not exceeding 2400mm - trimmer not exceeding 3000mm - trimmer not exceeding 3600mm	2/100 x 3.75mm end nails 3/100 x 3.75mm end nails 4/100x3.75mm end nails
Double top plate to top plate:	2/100 x 3.75mm @ 500mm crs
Trimming studs together at openings, Studs & blocking at wall intersections:	100 x 3.75mm nails @ 600mm crs
Trimming Stud to Doubling Stud immediately under linte:	2/100 x 3.75mm nails
Trusses to Top Plate:	Refer to truss design
Ceiling battens to Truss bottom chord:	2/75 x 3.15mm nails per truss chord
outrigger to Gable Top Plate:	1/14g self drilling screw, 150mm long
Outrigger to Truss:	2/100 x 3.75mm end nails
Flying Rafter to Outrigger:	2/100 x 3.75mm end nails
Outrigger Blocking to Top Plate:	4/100 x 3.75mm skewed nails
Purlin to Truss:	1/10g self drilling screw, 80mm long

TIMBER TREATMENT SCHEDULE:

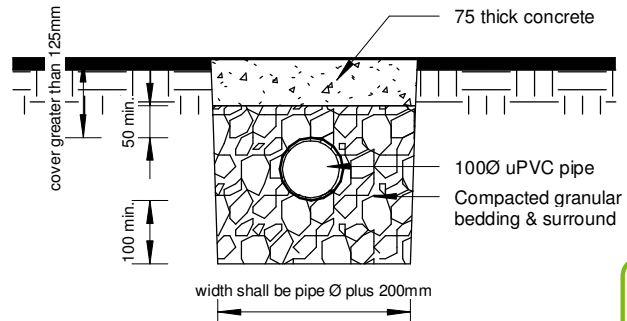
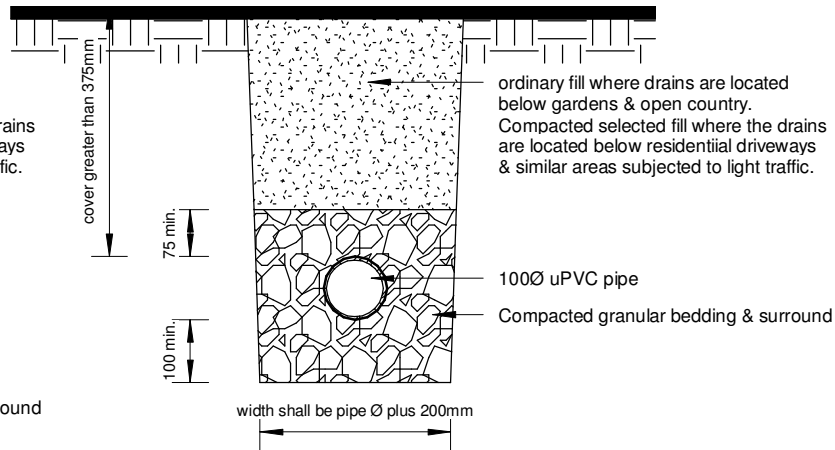
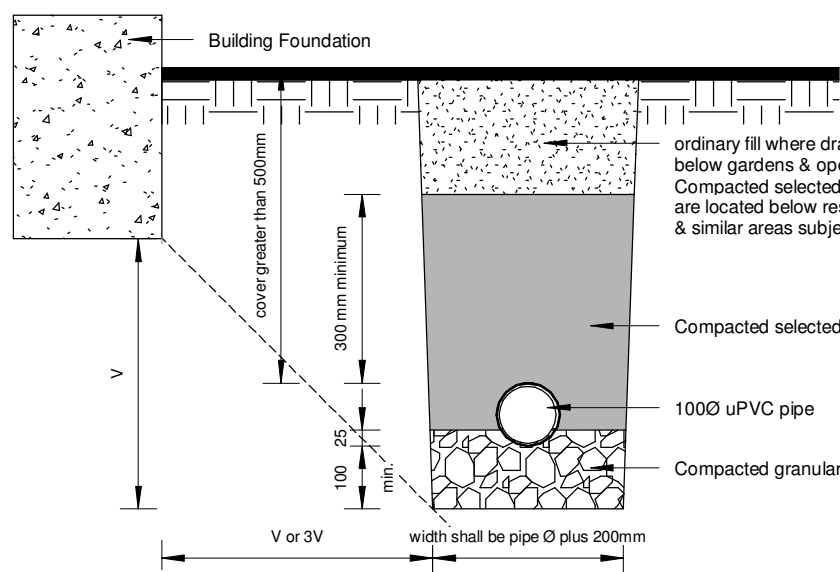
ELEMENT:	SPECIES:	TREATMENT:
Bottom Plate (Standard):	Pinus Radiata	H1.2
Bottom Plate (Wet Area):	Pinus Radiata	H1.2
Studs (standard):	Pinus Radiata	H1.2
Top Plates:	Pinus Radiata	H1.2
Double Top lates:	Pinus Radiata	H1.2
Dwangs:	Pinus Radiata	H1.2
Lintels:	Pinus radiata	H1.2
ceilling battens:	Pinus Radiata	H1.2
Soffit Stringer, soffit bearers & blocking between truss:	Pinus radiata	H1.2
Soffit joists:	Pinus Radiata	H1.2
Roof Trusses:	Pinus Radiata	H1.2
Purlins:	Pinus radiata	H1.2
Window&Door reveals:	Pinus Radiata	H3.1
Internal Timber Trims:	As specified	Un treated
External timber trims:	Pinus Radiata	H3.2
Exterior Cavity Battens:	Pinus Radaita	H3.2
*All Framing to be SG8		
*All timber is to be treated to NZS3602:2003. The above is a summary of the requirements of this standard		

GIB SCHEDULE:

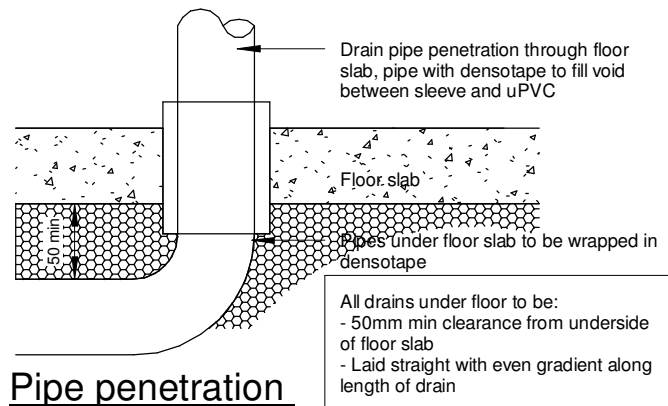
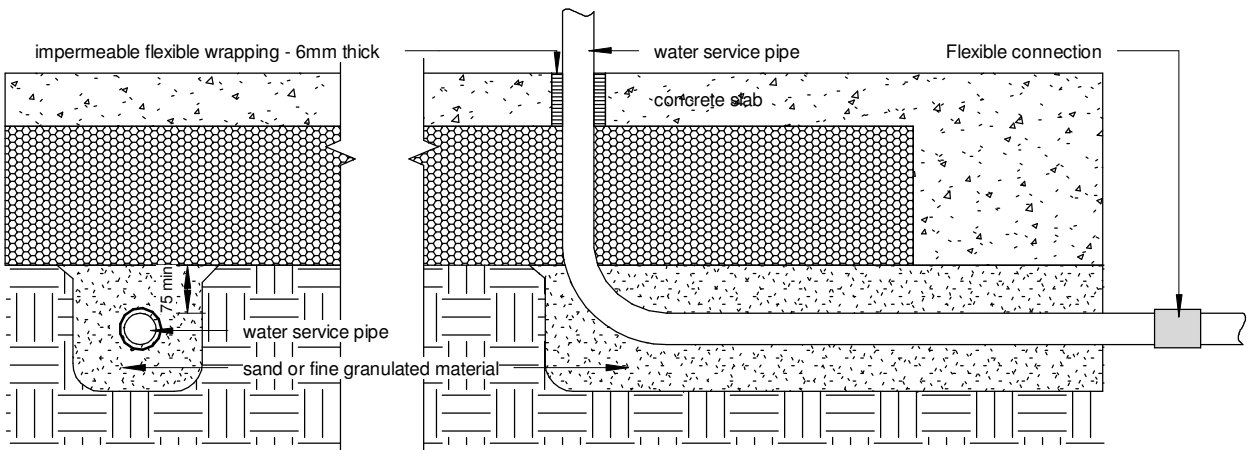
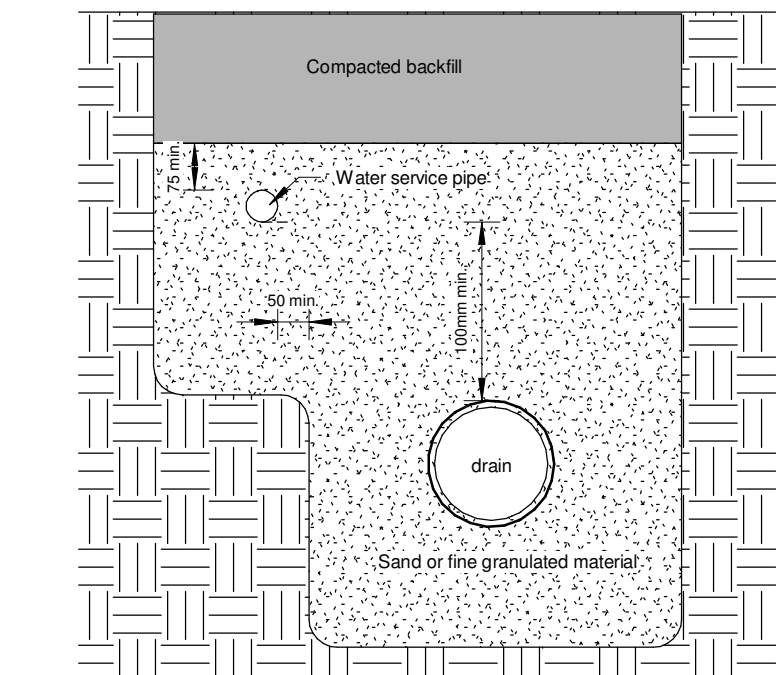
AREA:	GIB TYPE:	FINISH:
Walls in Bathroom, Ensuite and behind Laundry tub	10mm GIB Aqualine	Impervious Paint finish
Bracing panels	10mm GIB Braceline	Paint finish
All other walls	10mm GIB Standard	Paint finish
Ceilings in Bathroom and Ensuite	13mm GIB Standard	Impervious Pain finish
All other Ceilings:	13mm GIB Standard	Paint Finish
Refer to Specification Addendum for GIB Wet Area Details		

Note:
Fixing of top plate of wall to supporting members such as studs and lintels at 600 mm centres:
Please refer to NZS 3604:2011 Table 8.18, Fixing method B, 2/90x3.15 end nails & 2 wire dogs or alternative fixing to achieve 4.7kN min

15 Timber Fixing, Treatments & GIB Schedules
Typical 1 : 10



Note: minimum horizontal separation shall be V where trench is closed in less than 48 hrs; otherwise 3V

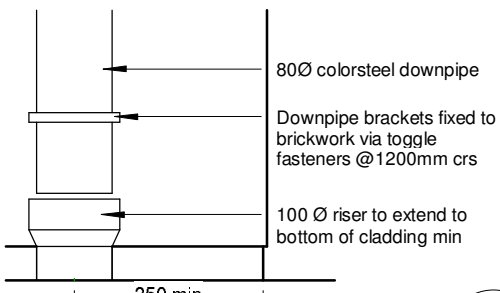


WATER SERVICES UNDER CONCRETE SLAB

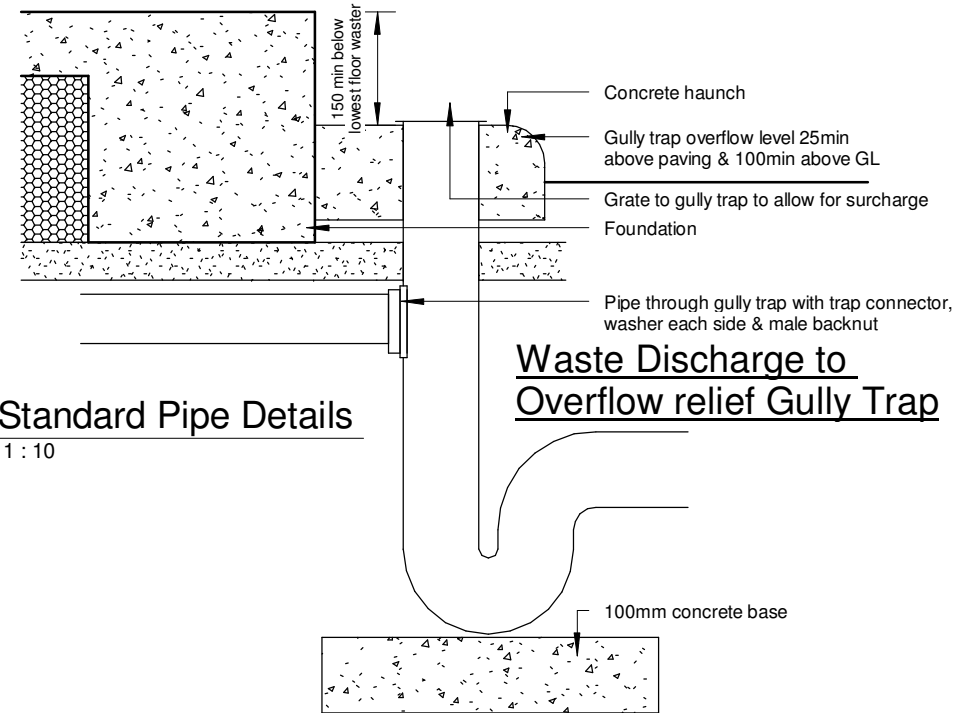
NOTE: Pipes under slabs should be ducted or sleeved to allow for leak detection & for repair or replacement

16 Bedding Details

Typical 1 : NTS



Downpipe Corner offset



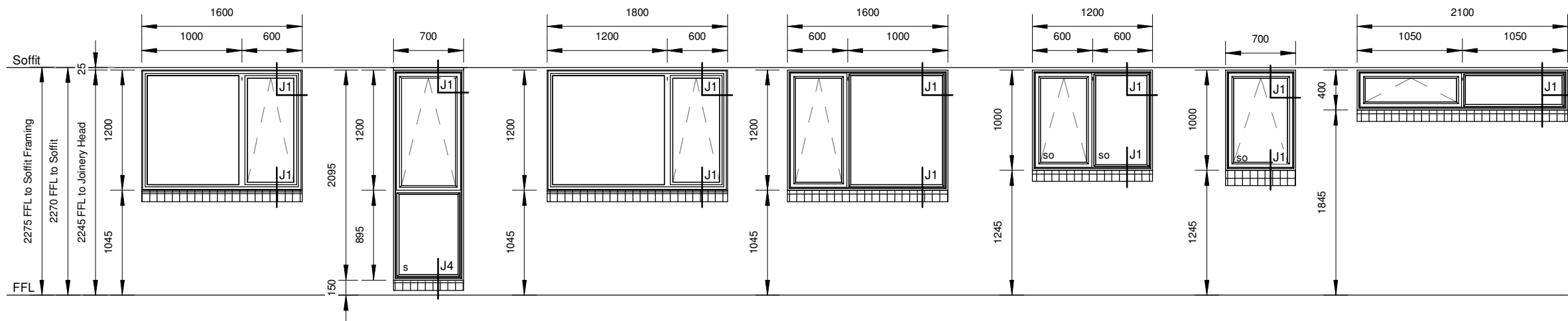
17 Standard Pipe Details

Typical 1 : 10

SHARED TRENCH FOR WATER SERVICE PIPE & DRAIN

ANTI-SCOUR BLOCKS:
 Where the slope of the trench is 1 in 8 or greater, concrete anchor blocks shall be provided. These shall be:
 a. 150mm thick concrete (17 MPa);
 b. Keyed into the sides & floor of the trench by 150mm;
 c. Extended to 300mm above the drain or to ground level where the drain cover is less than 300mm;
 d. Spaced at 7.5M centres for trench slopes between 1 in 8 & 1 in 5 or/ 5.0M centres for trench slopes greater than 1 in 5 or/ 3.0M centres for trench slopes greater than 1 in 3.
 e. Located at bends.

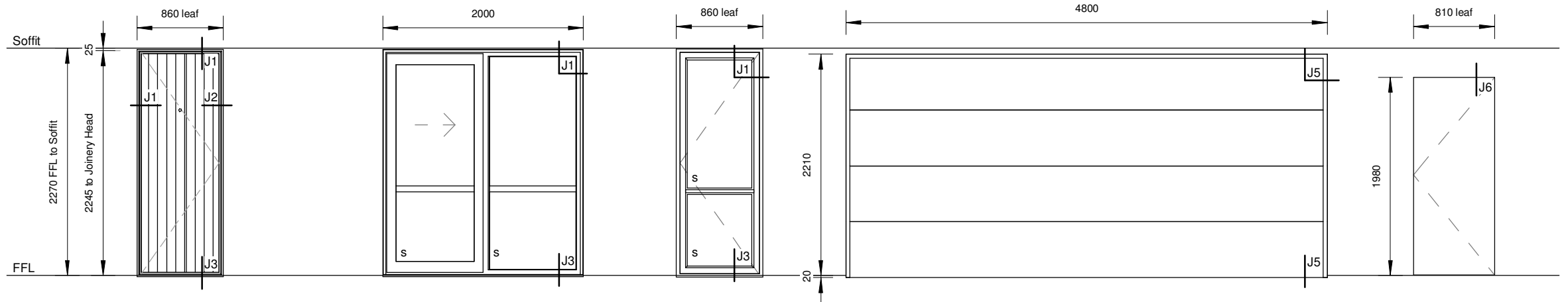
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NO	Description	Date	DESIGN		Peregrino & Carmelita Cadiven				
3	Documentation	07-05-2019	DRAWN	- LH	Lot 428 Prestons Park, Marshlands, Christchurch 8051				
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			APPROVED	- JL	Construction Details, Services				
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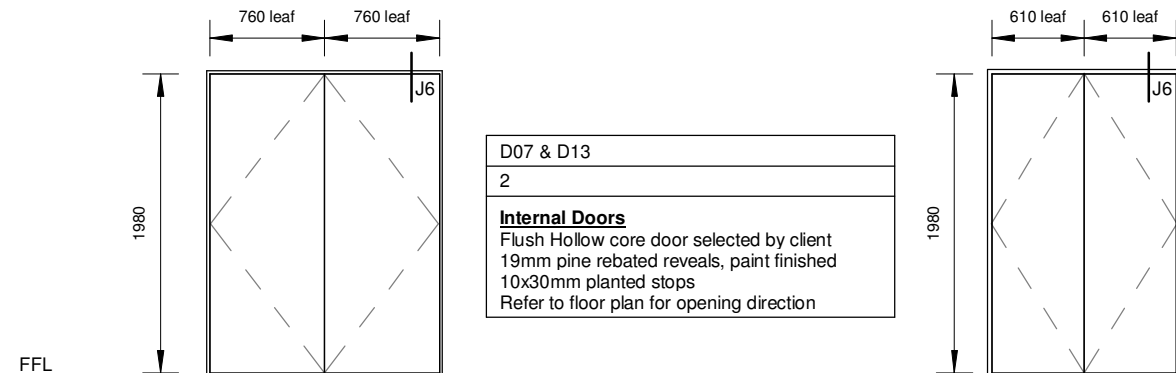
Window Number:	W01, W09 & W11	W02 & W03	W04 & W05	W06	W07 & W12	W08	W10
Quantity:	3	2	2	1	2	1	1
Notes:	External Windows Aluminium joinery Powdercoat colour TBC by client 19mm H3.1 pine rebated reveals, paint finished Double glazed				W07, SO W12, single glazed		

Window Schedule

1 : 50



Door Number:	D01	D02	D03	D04	D05, D06, D08, D09, D12, D14, D15 & D16
Quantity:	1	1	1	1	8
Notes:	External Doors Aluminium joinery Powdercoat colour TBC by client 19mm H3.1 pine rebated reveals, paint finished Latitude aluminium entrance door	External Doors Aluminium joinery Powdercoat colour TBC by client 19mm H3.1 pine rebated reveals, paint finished Double glazed	External Doors Aluminium joinery Powdercoat colour TBC by client 19mm H3.1 pine rebated reveals, paint finished Double glazed	External Doors Dominator future 4 panel sectional garage door Low head room kit Powdercoat colour TBC by client 30mm H3.2 pine rebated reveals, paint finished	Internal Doors Flush Hollow core door selected by client 19mm pine rebated reveals, paint finished 10x30mm planted stops Refer to floor plan for opening direction



D07 & D13
2
Internal Doors Flush Hollow core door selected by client 19mm pine rebated reveals, paint finished 10x30mm planted stops Refer to floor plan for opening direction

D10 & D11
2
Internal Doors Flush Hollow core door selected by client 19mm pine rebated reveals, paint finished 10x30mm planted stops Refer to floor plan for opening direction

Door Schedules

1 : 50

GENERAL NOTES:

All dimensions are nominal and are to be checked on site before commencing work

All dimensions are nominal and are to be checked on site prior to window & door construction

Glazing to the requirements of NZS 4223.3

S = Safety glazing to NZS 4223.3
O = obscure glass, Stippolite

All windows & doors to be aluminium joinery, powder coated & double glazed, garage single glazed

Powder coating colour TBC

All fixings to cladding as per manufacture's specifications

Window & door dimensions are over reveals, add 15mm to height & width to form rough opening sizes to manufacturers requirements.

Window Schedule

Mark	Width	Height	Area
01	1600	1200	1.92 m ²
02	700	2095	1.47 m ²
03	700	2095	1.47 m ²
04	1800	1200	2.16 m ²
05	1800	1200	2.16 m ²
06	1600	1200	1.92 m ²
07	1200	1000	1.20 m ²
08	700	1000	0.70 m ²
09	1600	1200	1.92 m ²
10	2100	400	0.84 m ²
11	1600	1200	1.92 m ²
12	1200	1000	1.20 m ²

Total glazing 18.87 m²

Door Schedule

Mark	Width	Height	Area
01	860	2245	1.93 m ²
02	2000	2245	4.49 m ²
03	860	2270	1.95 m ²
04	4800	2210	10.61 m ²

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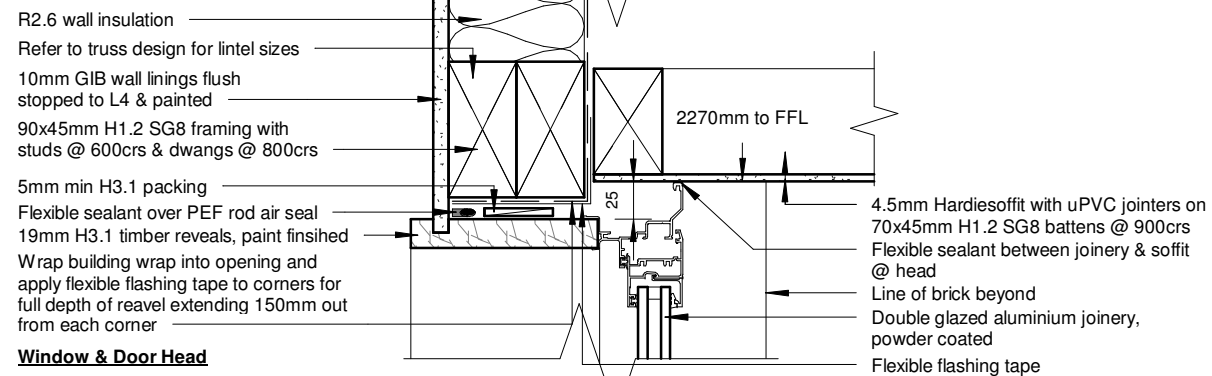
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**Signature
HOMES** Est. 1983
YOUR HOME. YOUR WAY.

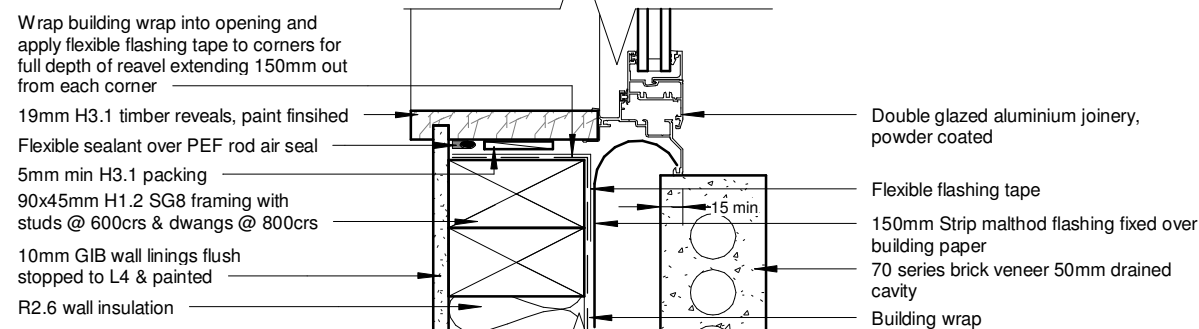
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NO	Description	Date	DESIGN	- AP Design Ltd	Peregrino & Carmelita Cadiven Lot 428 Prestons Park, Marshlands, Christchurch 8051 Bellbird Standard Plan - Altered Window & Door Schedule				
3	Documentation	07-05-2019	DRAWN	- LH					
			CHECKED	- FN					
			APPROVED	- JL					
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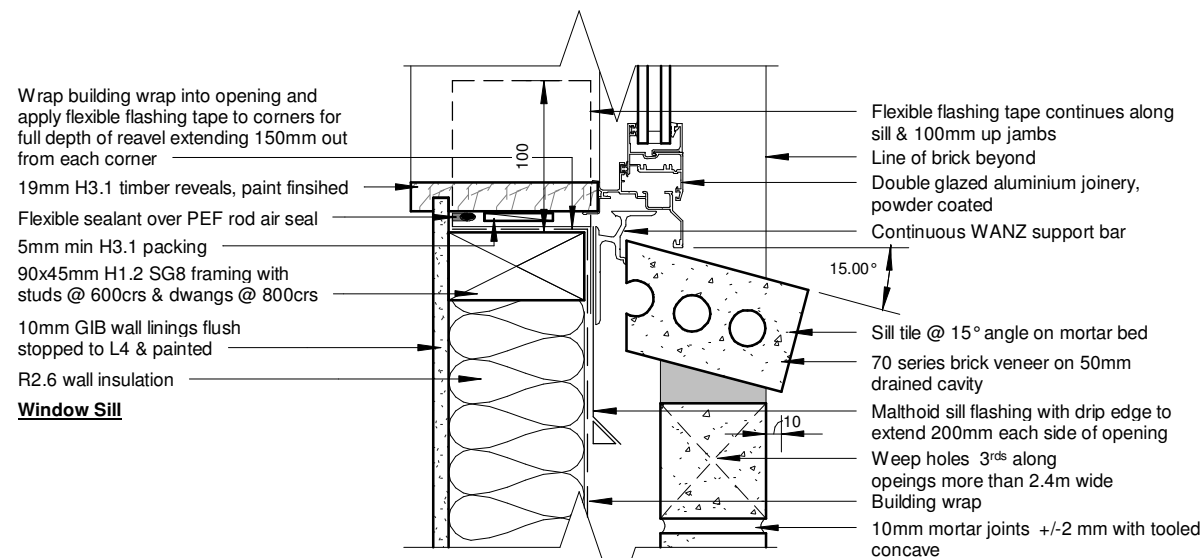
150mm
100
50
0 10mm



Window & Door Head



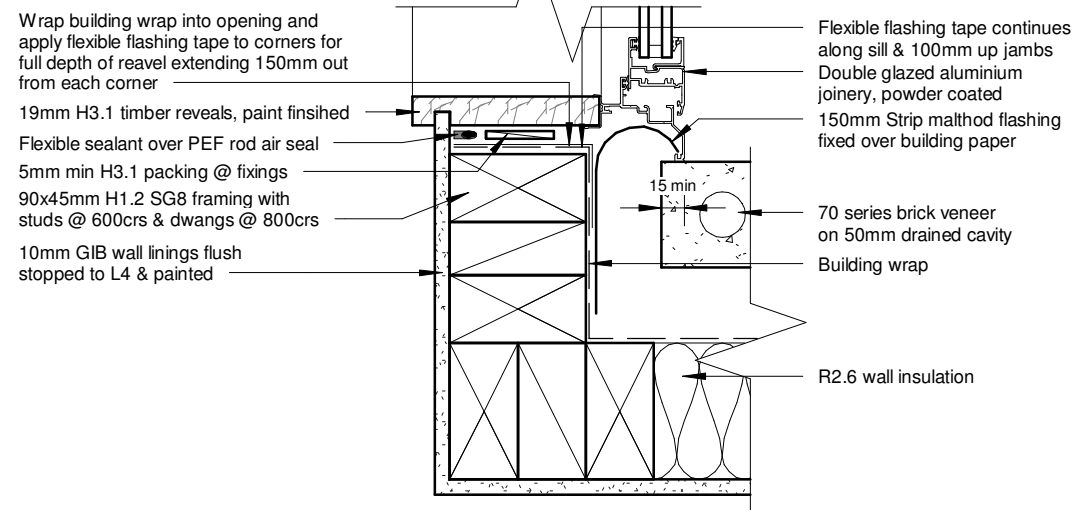
Window & Door Jamb



Window Sill

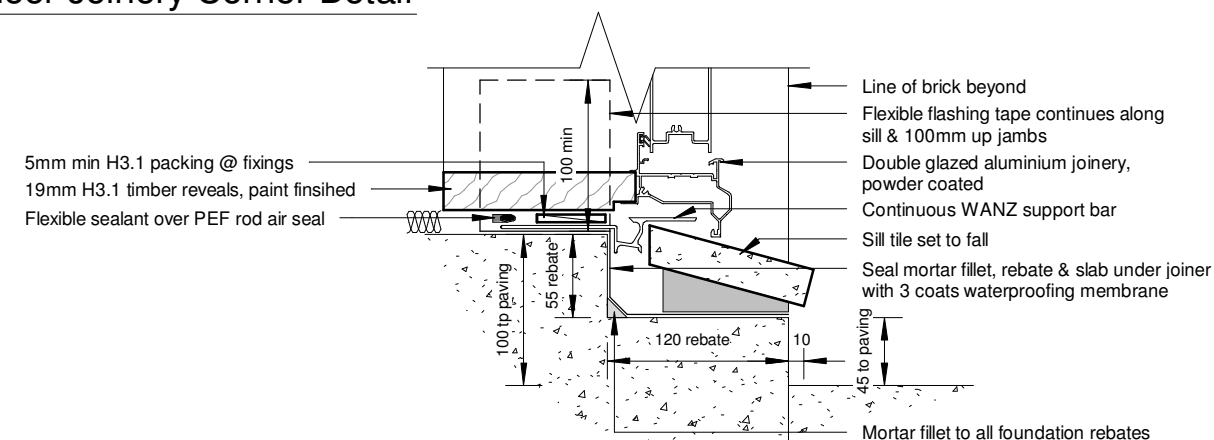
J1 Window & Door Details

Typical 1 : 5



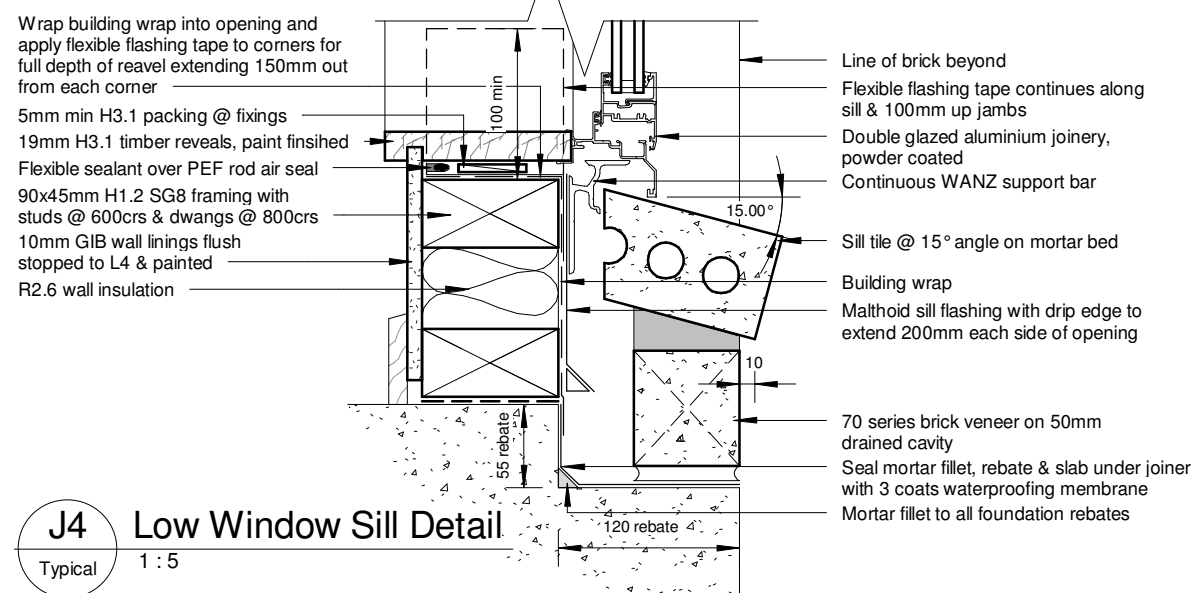
J2 Brick Veneer Joinery Corner Detail

Typical 1 : 5



J3 Brick Veneer Door Sill Detail

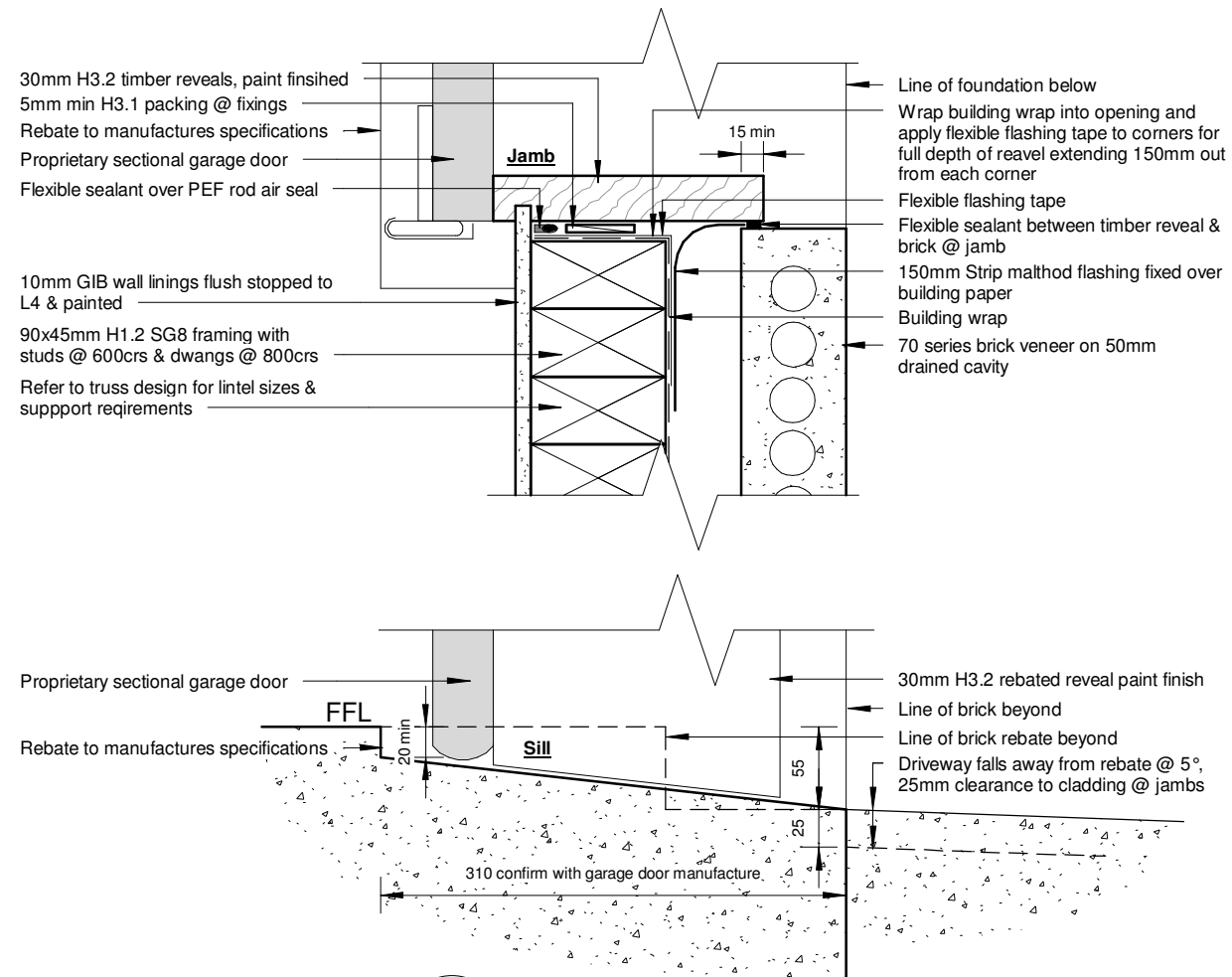
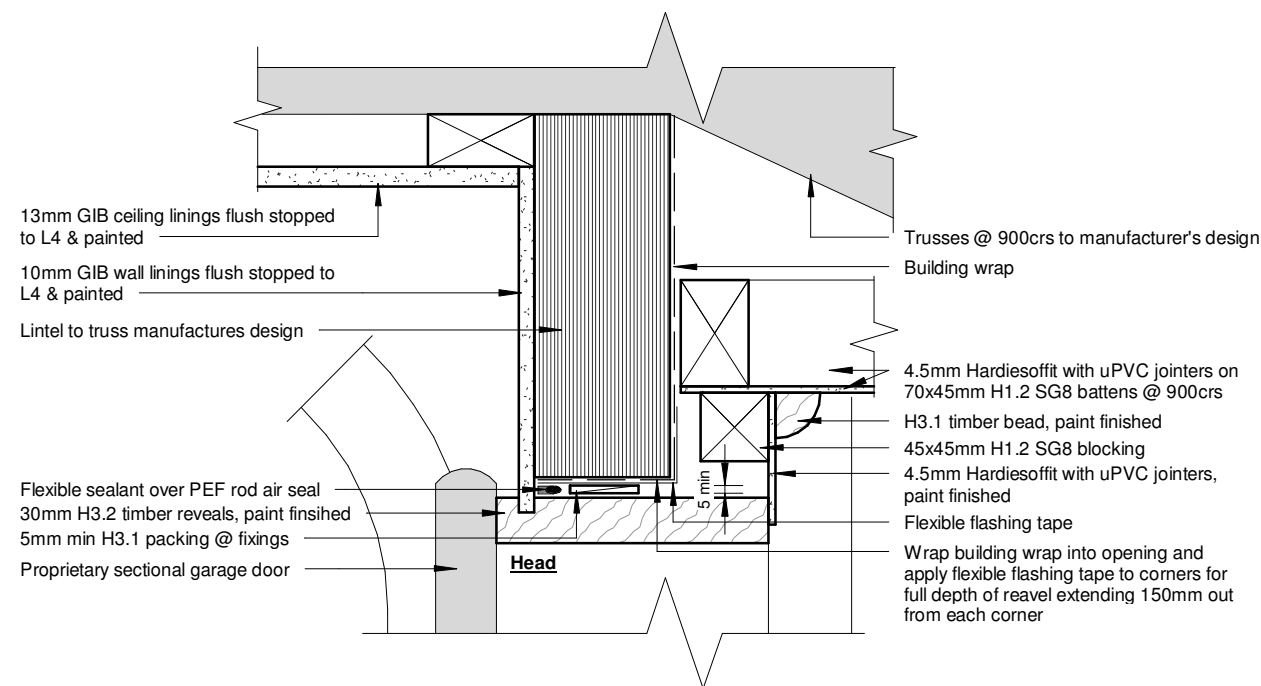
Typical 1 : 5



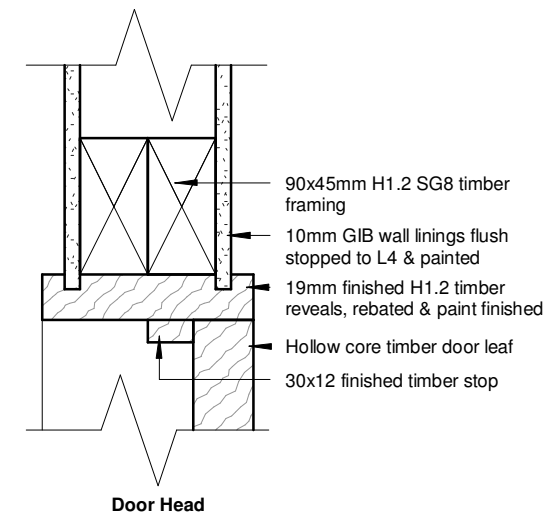
J4 Low Window Sill Detail

Typical 1 : 5

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J5 Garage Door Details
Typical 1 : 5



J6 Internal Door Detail
Typical 1 : 5

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					SCALE	PLOT DATE	FILE	SHEET	REVISION:
					1 : 5	07/05/2019 08:16:05	3880	150.3	3

Electrical contractor to confirm with client type & location of all electrical fittings on site before installation

	10 w LED downlight, ICF rated
	External 10 w LED downlight
	Motion Detector, security light
	Smoke alarm
	Switch board
	Meter Box
	Single switch
	Multiway switch
	Socket
	Double Socket
	TV outlet
	Phone & data outlet
	150mm in line extract fan

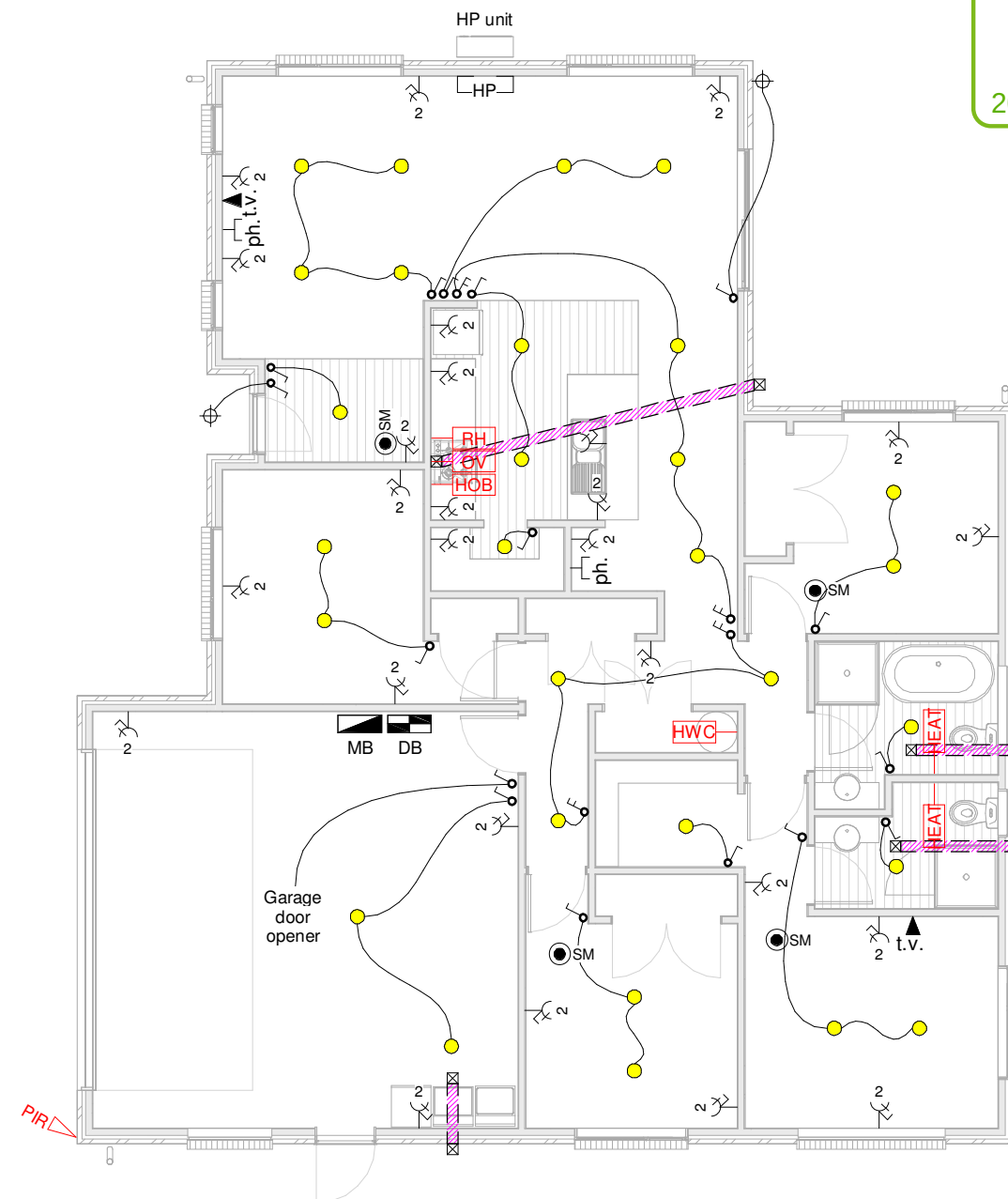
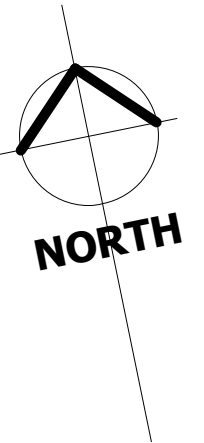
- ☒ OV Oven
- ☒ HOB Hob
- ☒ HEAT Heater
- ☒ HWC Hot Water Cylinder
- ☒ RH Rangehood

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20/05/2019

Gavin Bailey



Lighting & Electrical Plan

1 : 100

150mm

100 —

50-

10mm

07/05/2019 08:16:06



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GRAPHIC SCALES