

The Groynes Development

Lot 502 - Groynes Park Christchurch

Christchurch
City Council



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BCN/2021/7932

Approved Building Consent
Document

15/03/2022

Steven Laird

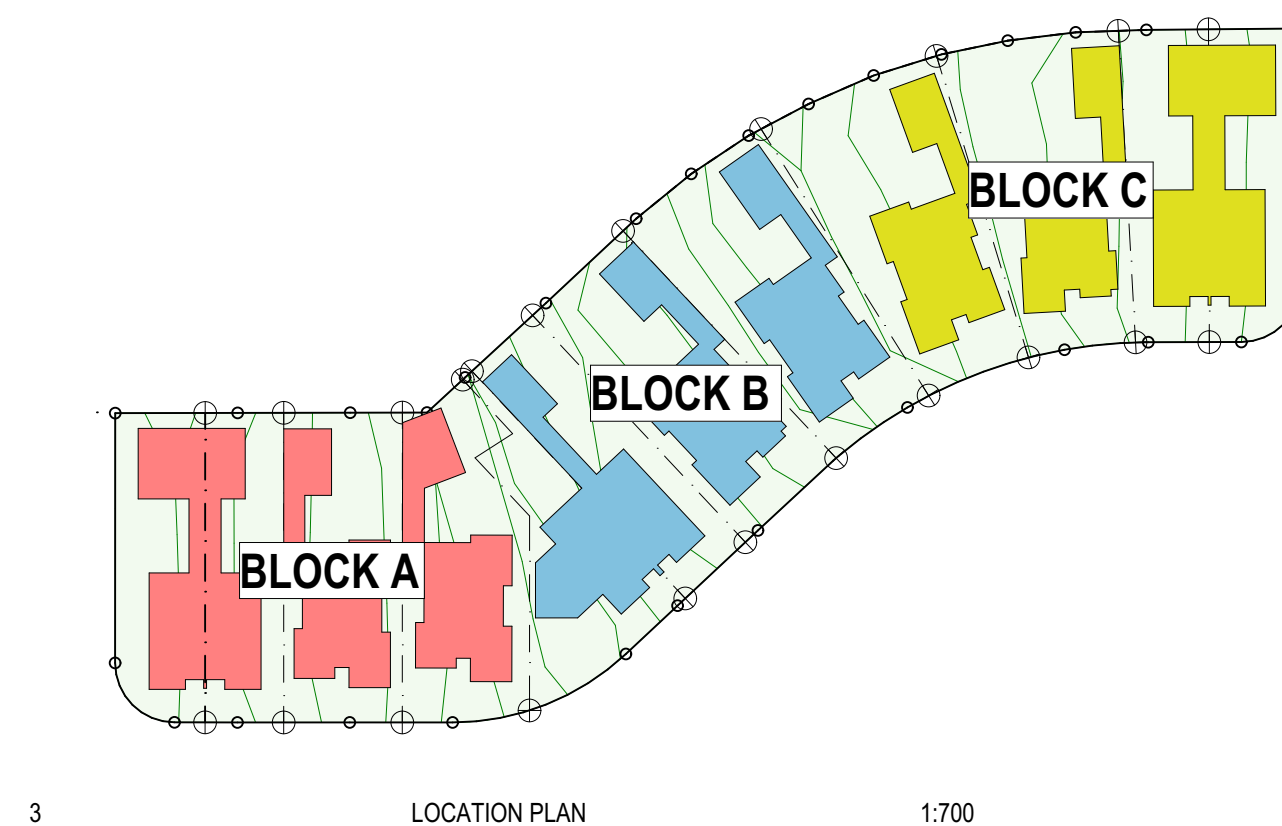
BUILDING CONSENT

Layout	Rev	Sheet Name
A1 SITE		
A101	01	SITE PLAN
A3 BLOCK B UNITS 5 TO 8		
A301	01	UNITS 5 TO 8 SITE PLAN
A302	01	UNITS 5 TO 8 SITE WORKS PLAN
A303	01	UNITS 5 TO 8 GROUND FLOOR PLANS
A304	01	UNITS 5 AND 6 FOUNDATION / FIRST FLOOR PLANS
A305	01	UNITS 5 AND 6 FRAMING PLANS
A306	01	UNITS 5 AND 6 FIRE PLANS
A307	01	UNITS 7 FOUNDATION / FRAMING / FIRE PLANS
A308	01	UNITS 8 FOUNDATION / FRAMING / FIRE PLANS
A309	01	UNITS 5 TO 8 ROOF PLANS
A310	01	UNITS 5 TO 8 SITE DRAINAGE PLAN
A311	01	UNITS 5 AND 6 DRAINAGE PLAN
A312	01	UNITS 7 AND 8 DRAINAGE PLAN
A313	01	UNITS 5 TO 8 ELECTRICAL PLANS
A314	01	UNITS 5 AND 6 ELEVATIONS
A315	01	UNITS 5 AND 6 SECTIONS
A316	01	UNIT 7 - ELEVATIONS
A317	01	UNIT 7 - SECTIONS
A318	01	UNIT 8 - ELEVATIONS
A319	01	UNIT 8 - SECTIONS
A320	01	BLOCK B DOOR AND WINDOW SCHEDULE
A5 DETAILS		
A501	01	ROOF DETAILS
A502	01	AXON DETAILS
A503	01	INTEGRA DETAILS
A504	01	BRICK DETAILS
A505	01	PLAN DETAILS
A506	01	PLAN DETAILS
A507	01	WET AREAS & STAIR DETAILS
A508	01	WATER SUPPLY
A509	01	DETAILS
A510	01	MOULDINGS AND TRIMS DETAIL



urban arch

3/212 Antigua Street, Christchurch 8011
steve@urbanarch.co.nz, 0210622687



SITE INFORMATION: LOT 139, 140, 141, 142

Address	Lot 502 - Groynes Park Christchurch
Legal	Lot 502 DP 475955
Land Use Zone	Residential New Neighbourhood Zone
Climate Zone	3
Earthquake Zone	2
Exposure Zone	C
Rainfall range	30 - 40
Wind Region	A
Wind Zone	High
Building height	8m maximum
LMA	Liquifaction Management Area

AREA CALCULATIONS :


LOT 139	
Site Area	228.05sqm
Site Coverage	86.48
	37.92%


LOT 140	
Site Area	221.11sqm
Site Coverage	94.97
	42.9%


LOT 141	
Site Area	332.20sqm
Site Coverage	153.14
	46.0%


LOT 142	
Site Area	382.81sqm
Site Coverage	153.02
	39.9%


LEGEND


- 


New tree 1.5m minimum height at time of planting.
- 

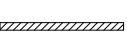
Visibility splay, clear from 1m above from 2m either side of the access for a depth of 2m
- 


Exposed aggregate
- 

Brushed concrete
- 

Low planting
- 

Deck
- 

Waste management
- 

Block Intertency / Boundary Fire Wall
- 

Integra Intertency Wall



SEDIMENT CONTROLS (Main Contractor to Provide)
Sediment controls to be taken during the construction process. To be read in conjunction with Environment Canterbury's "Erosion and Sediment Control Guideline 2007".

Provide stabilized entry pad & wash down area for contractor vehicles in accordance with ECAN sediment control for small sites.

A runoff diversion bund will be included in the site access way if required. All sediment on footpaths and roads to be removed as soon as pracEable.

All sediment control measures & structures are to be installed prior to major earthworks and are to be checked and maintained daily as required.

All ground cover vegetation and trees outside the immediate building area to be preserved during the building phase.

Stockpiles (if any) to be covered with an impervious sheet.

Roof water downpipes to be connected to the permanent underground stormwater drainage system as soon as pracEcal aLer the roof is laid.

Sediment control fence:



Note: Earthworks within 5m of street trees to be supervised by a council approved arborist.

BLOCK B SITE WORKS:

LOT 139
Site Area 228.05sqm

LOT 140
Site Area 221.11sqm
Building platform 323.16sqm (x0.6m depth)
= 193.896m³
Outside Building platform 37.30sqm (x0.3m depth)
= 8.427m³ (each unit)

LOT 141
Site Area 332.20sqm

Building platform 251.25sqm (x0.6m depth)
= 150.75m³
Outside Building platform 23.67sqm (x0.3m depth)
= 7.101m³

LOT 142
Site Area 382.81sqm

Building platform 268.70sqm (x0.6m depth)
= 158.778m³
Outside Building platform 2.48sqm (x0.3m depth)
= 0.744m³

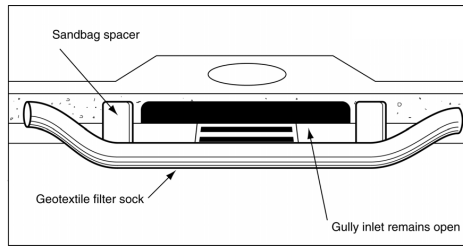
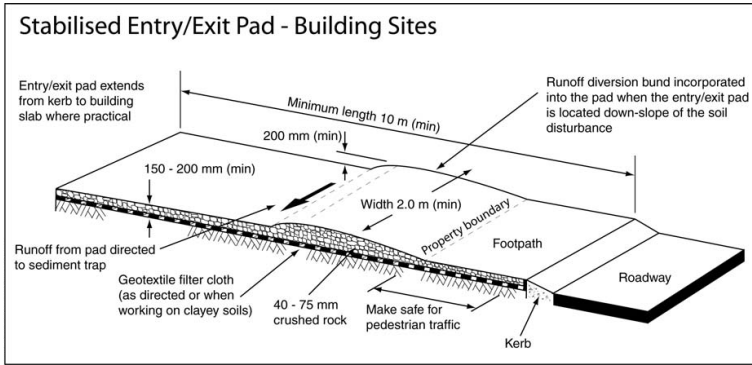
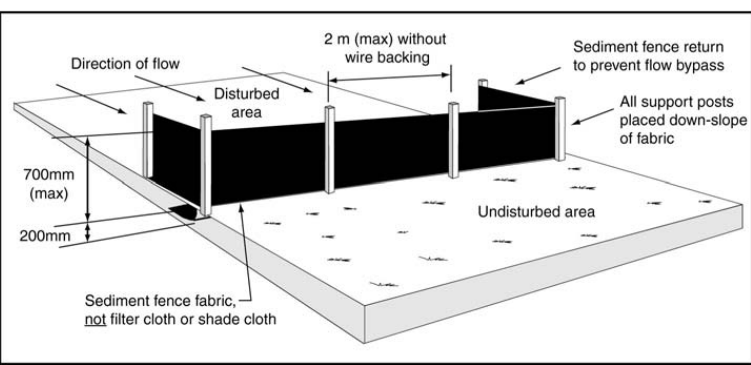
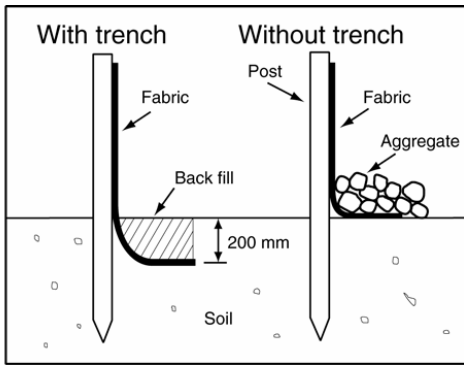
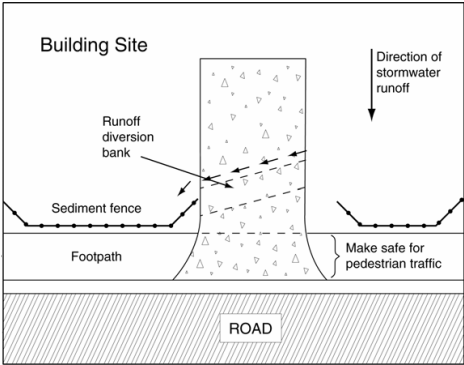
Legend

- Decking
- Pedestrian pathways
- Building Platform
- Outside of Building Platform
- Driveway, car parking



UNITS 5 AND 6 SITE WORKS PLAN

1:100



Christchurch City Council

BCN/2021/7932

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Steven Laird

urban arch

The Groynes Development
Lot 502 - Groynes Park Christchurch

Sheet title:
UNITS 5 TO 8 SITE WORKS PLAN

Date: 11/03/2022
Issue: BUILDING CONSENT
Revision: 01
Scale: 1:100, 1:2.4144 @ A2

A302

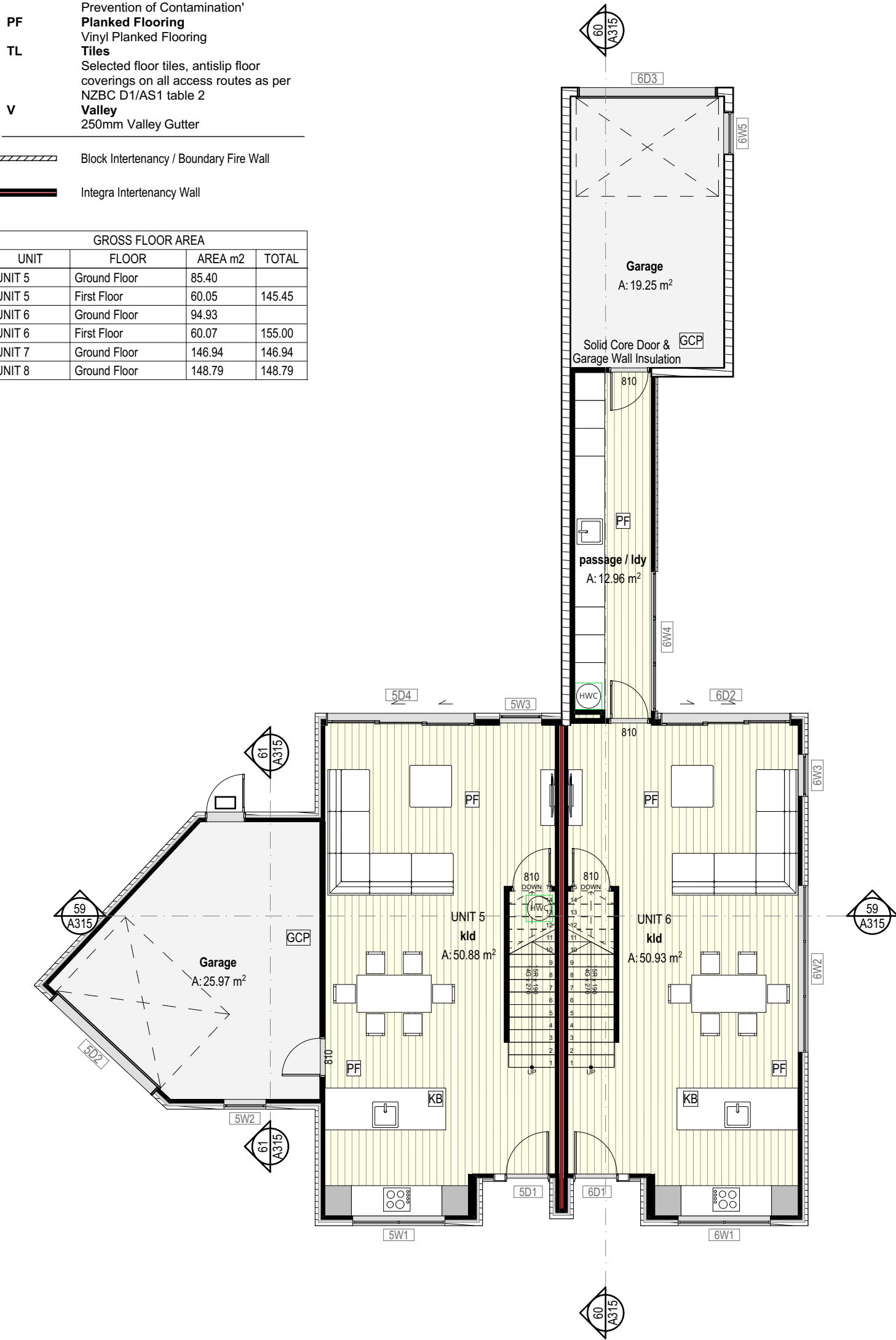
Notes

CP	Carpet
	Selected solution dyed nylon carpet with delux 11mm underlay
GB	Glass Balustrade
	1m High Glass Balustrade
GCP	Garage Carpet
IBG	Internal Box Gutter
	300mm Internal Box Gutter
KB	Kitchen Bench
	Compressed Laminated bench top in the kitchen in accordance with NZBC G3/AS1 1.1.3 'Food Preparation and Prevention of Contamination'
PF	Planked Flooring
	Vinyl Planked Flooring
TL	Tiles
	Selected floor tiles, antislip floor coverings on all access routes as per NZBC D1/AS1 table 2
V	Valley
	250mm Valley Gutter

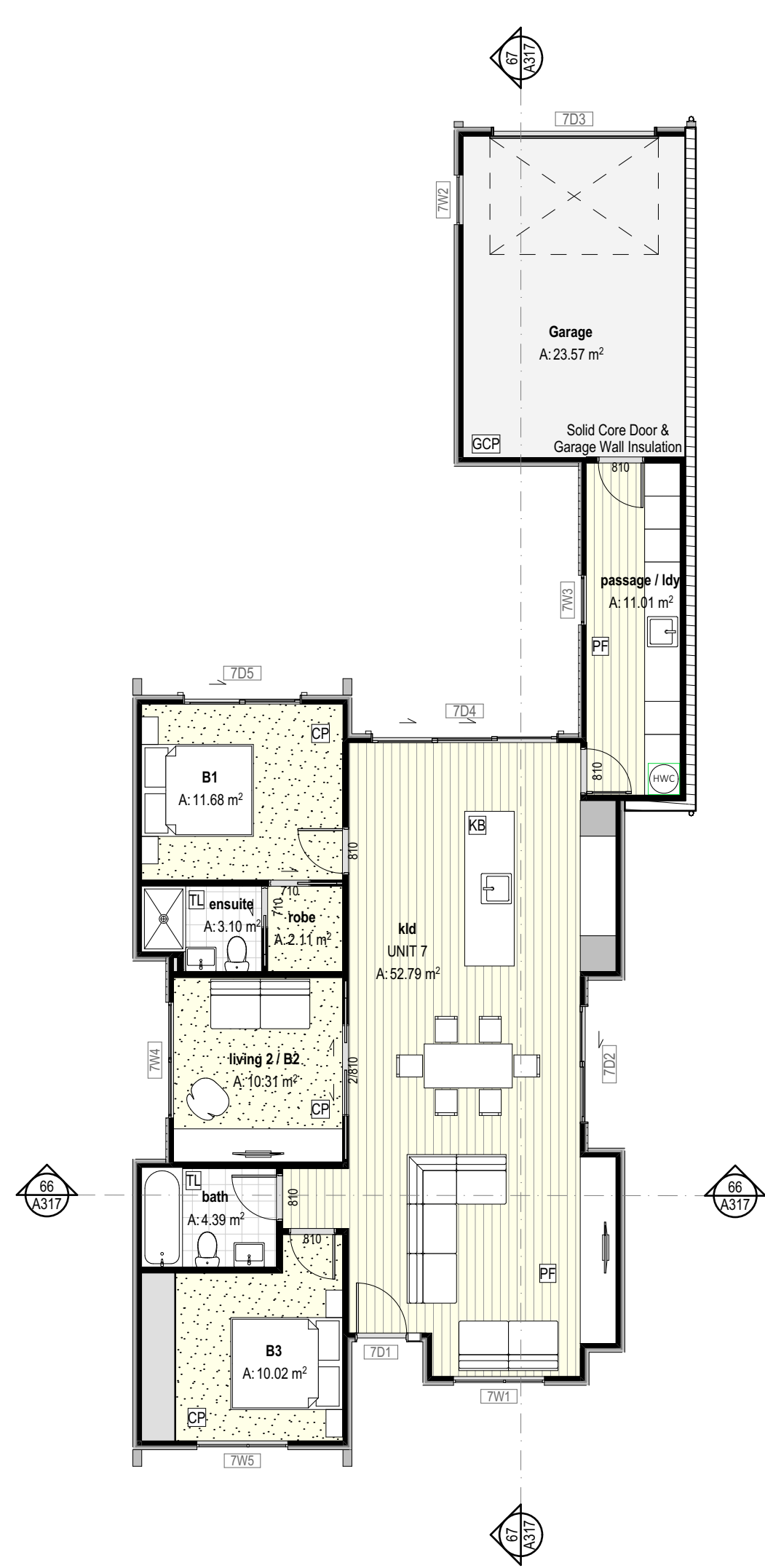
Block Intertenancy / Boundary Fire Wall

Integra Intertenancy Wall

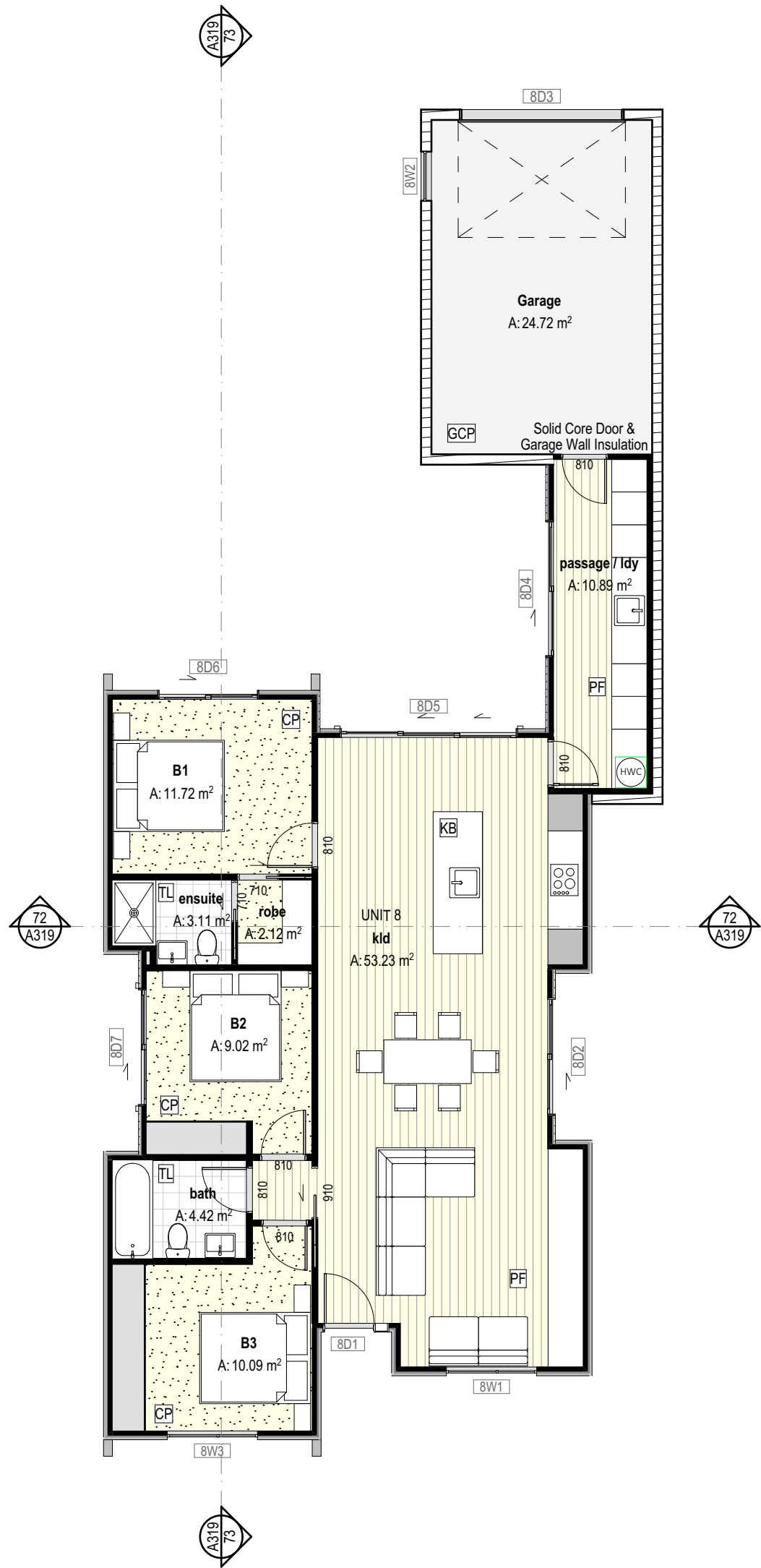
GROSS FLOOR AREA			
UNIT	FLOOR	AREA m2	TOTAL
UNIT 5	Ground Floor	85.40	
UNIT 5	First Floor	60.05	145.45
UNIT 6	Ground Floor	94.93	
UNIT 6	First Floor	60.07	155.00
UNIT 7	Ground Floor	146.94	146.94
UNIT 8	Ground Floor	148.79	148.79



23 UNITS 5 AND 6 GROUND FLOOR PLAN 1:100



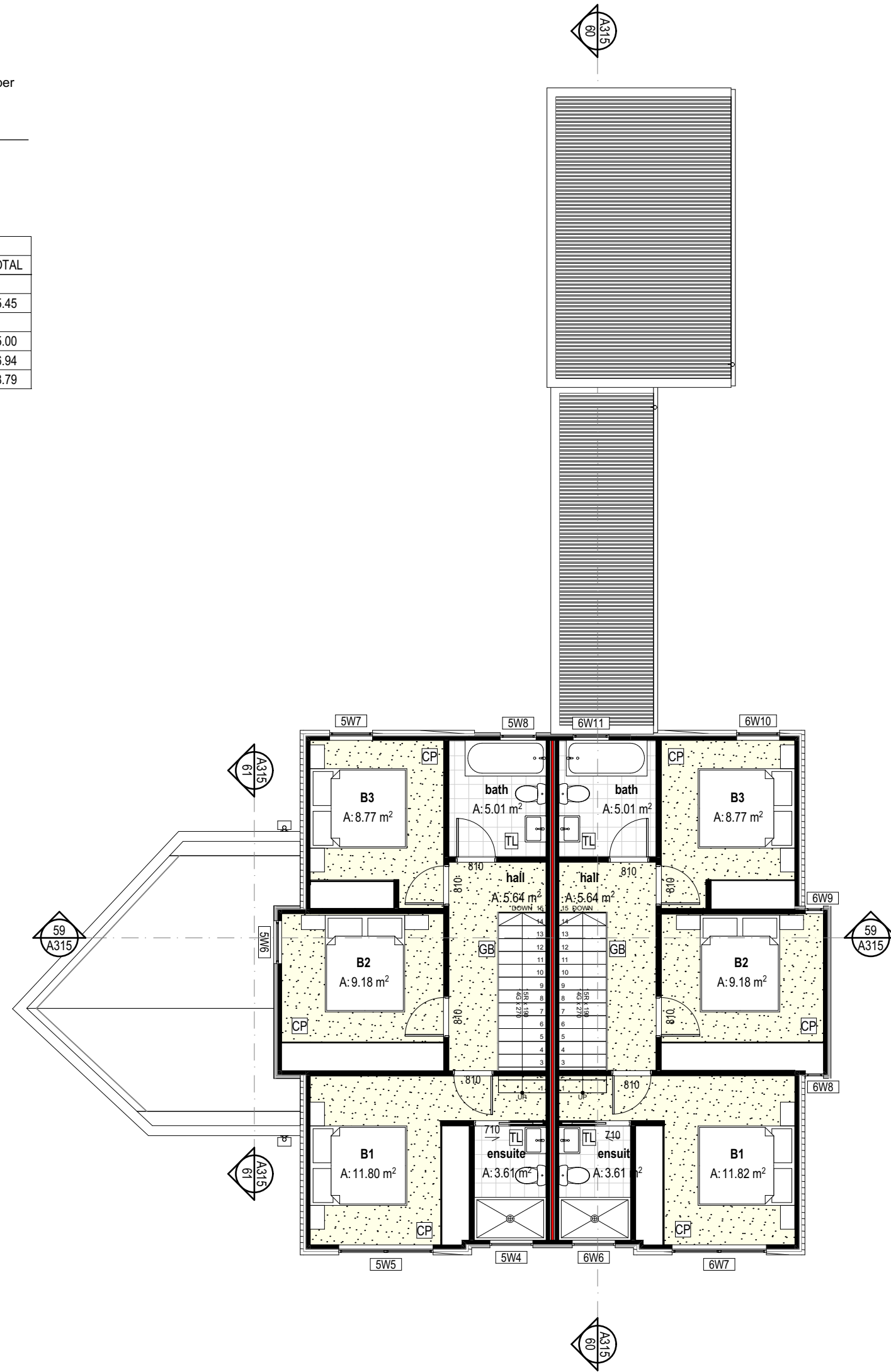
26 UNIT 7 GROUND FLOOR PLAN 1:100



27 UNIT 8 GROUND FLOOR PLAN 1:100

CP	Carpet Selected solution dyed nylon carpet with deluxe 11mm underlay
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UNIT 7	Ground Floor	146.94	146.94
UNIT 8	Ground Floor	148.79	148.79



Architectural floor plan showing two units, Unit 5 and Unit 6, with dimensions in millimeters.

Unit 5: FFL +225 Above CGL, 30mm Slab Rebates as shown. Dimensions include 3,189, 3,600, 1,445, 510, 1,445, 3,600, 2,334, 2,995, 3,730, 3,585, 1,919, 900, 806, 11,020, 6,392, 2,505, 2,123, 2,554, 860, 1,500, 5,106, 466, 3,000, 3,905, 549, 1,020, 872, 241, 1,205, 1,205, 240.

Unit 6: FFL +225 Above CGL, 30mm Slab Rebates as shown. Dimensions include 3,690, 3,45, 3,000, 345, 2,020, 1,670, 2,020, 3,280, 2,800, 367, 114, 50, 3,000, 242, 3,200, 1,859, 5,301, 2,020, 3,280, 806, 900, 1,919, 900, 806, 11,020, 6,392, 2,505, 2,123, 2,554, 860, 1,500, 5,106, 466, 3,000, 3,905, 549, 1,020, 872, 241, 1,205, 1,205, 240.

Other Dimensions: 1,525, 6,220, 7,240, 2,995, 2,334, 3,730, 3,585, 1,919, 900, 806, 11,020, 6,392, 2,505, 2,123, 2,554, 860, 1,500, 5,106, 466, 3,000, 3,905, 549, 1,020, 872, 241, 1,205, 1,205, 240.


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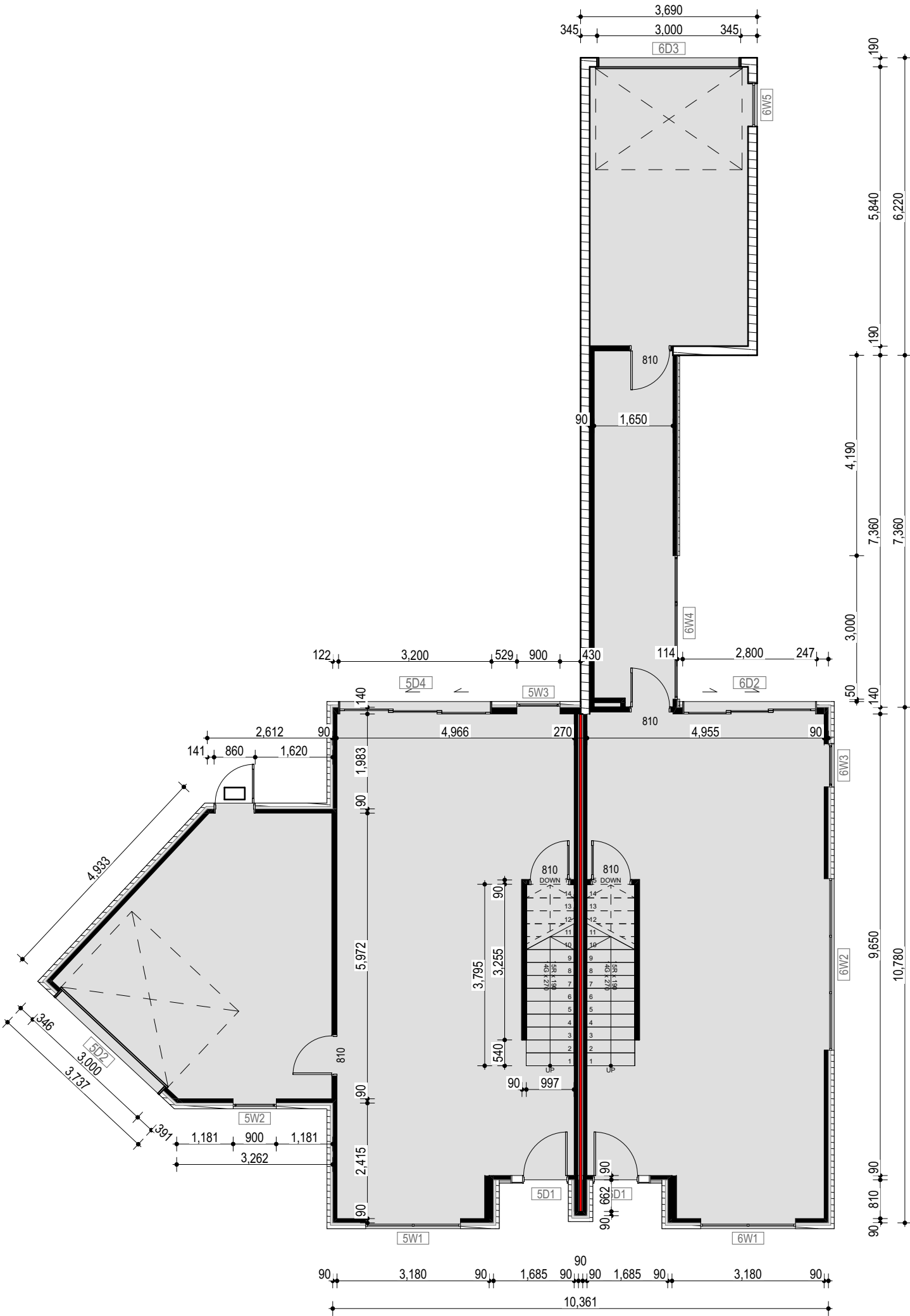
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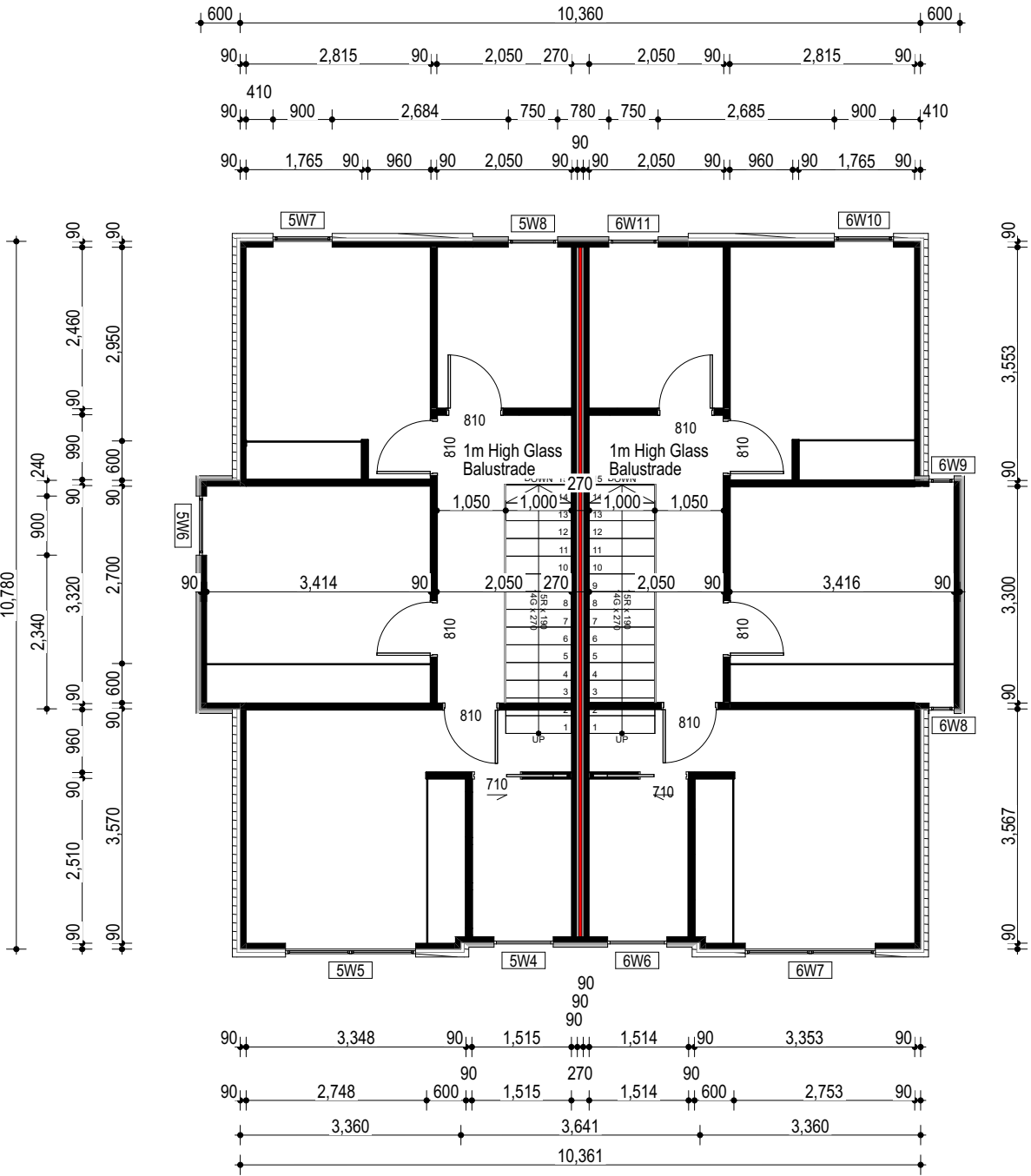
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Block Intertency / Boundary Fire Wall

Integra Intertency Wall



32 UNITS 5 AND 6 GROUND FLOOR FRAMING 1:100



33 UNITS 5 AND 6 FIRST FLOOR FRAMING 1:100

INTEGRA IT Wall System, INTA120a

Refer Supporting Documents for INTEGRA Lightweight Concrete Intertency System

Penetrations - Under no circumstances should any services penetrate the INTEGRA Lightweight Concrete panels. Services may however be concealed within the timber framed section of the wall system, subject to the following constraints.

- A minimum of 10mm clearance should be maintained between any penetrations and the central barrier.
- Penetrations should be no larger than 65mm diameter or 90x50mm through the plasterboard lining. There is no requirement to firestop these penetrations.
- That no more than 2 penetrations per 600mm bay of framing are made



Block Intertency / Boundary Fire Wall

Integra Intertency Wall

Gib Fire Wall System, GBTL30

One layer 10mm Gib Fyrelite to walls

Refer Supporting Documents for Gib Fire Rated Systems.

Penetrations - Refer Supporting Documents for Gib Fire Rated Systems for Gib side, pipe and wire penetrations.



Gib Fire Floor/Ceiling System, GBFC30

One layer of 13mm GIB Fyrelite to ceiling

Refer Supporting Documents for Gib Fire Rated Systems.

Penetrations - Refer Supporting Documents for Gib Fire Rated Systems for Gib side, pipe and wire penetrations.

All recessed lighting to be metal backed and fire rated or flush mounted lighting is to be used.



Means Of Compliance C/AS1

FIRE SAFETY SYSTEM

Primary Risk Group SH Design Occupant Load 6 per unit

The above occupant load is calculated based on the number of beds available per unit, assuming each bedroom is a double room.

Fire safety systems shall be installed in compliance with C/AS1 section 2.2a, as follows.

- ⊕ Domestic smoke alarms complying with Acceptable Solution F7/AS1 need be installed within each unit.

MEANS OF ESCAPE

Single direction, 1000mm minimum width, maximum DOP length 18.3m including the x 1.2 for stairs.

SPREAD OF FIRE

Each household unit shall form a separate 30 minute fire cell. Fire resistance rating is 30/30/30 as per C/AS1.

SURFACE FINISHES

Internal - No foamed plastics or combustible insulation materials to be used. No other limitations on internal finishes less than 5m².

External - As the building is located greater than 1m from the existing boundaries and has a height less than 10m, no limitations apply.

VEHICLE ACCESS

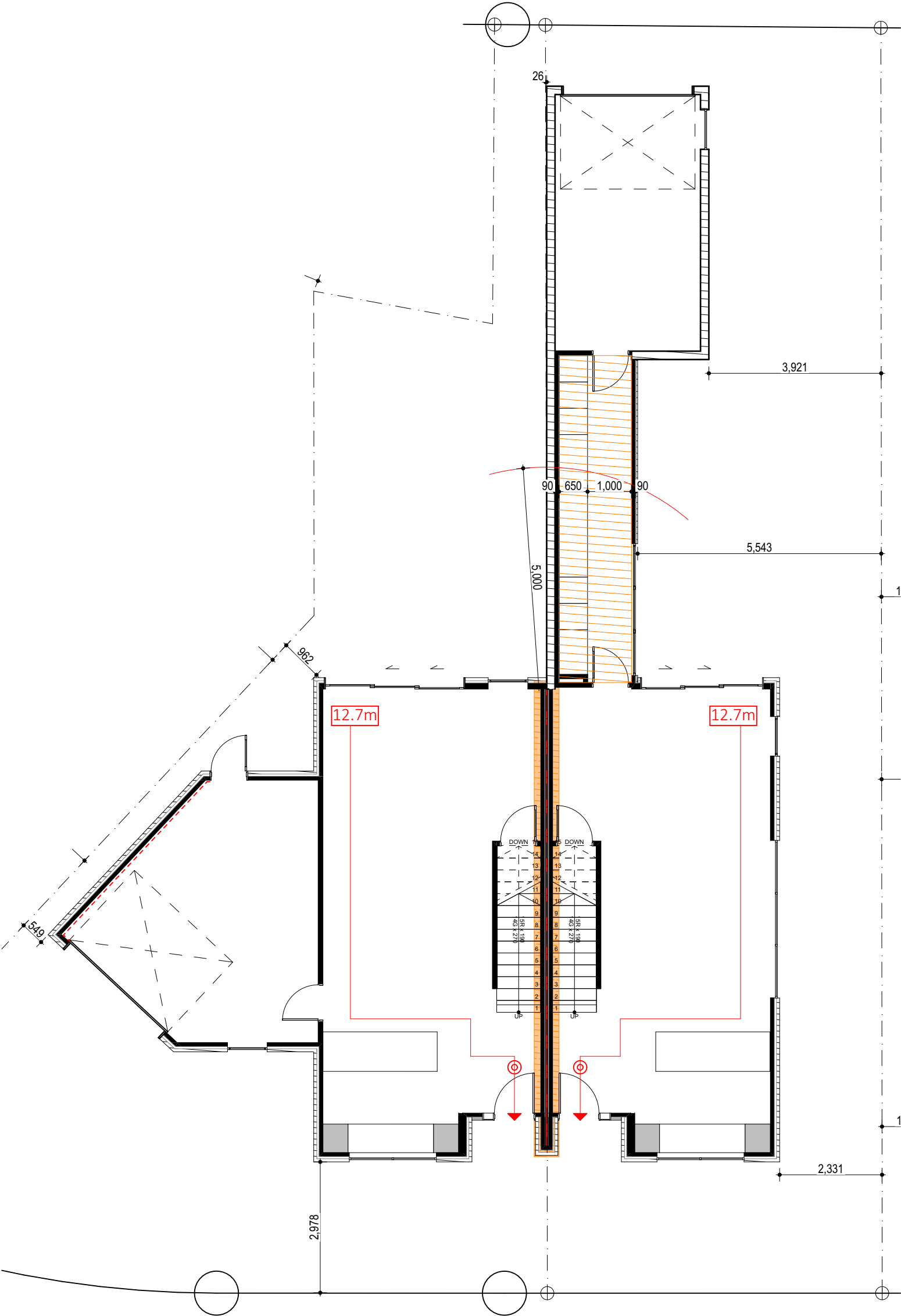
The building is located adjacent Eminence Street, CHCH.

EVACUATION PLAN

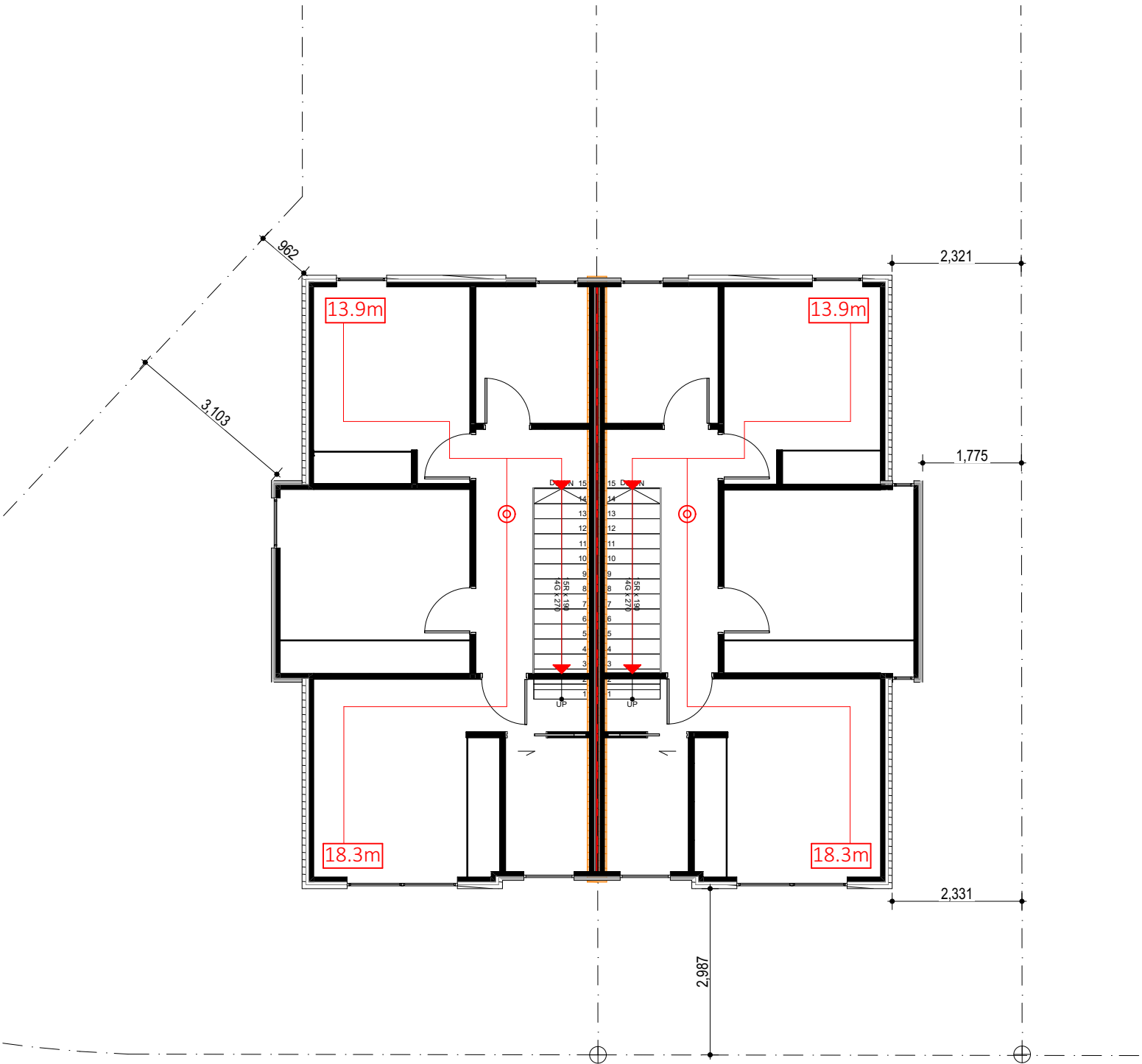
As per FENZ Act 2017, accommodation is provided for 6 people per unit, evacuation plan is to be provided.

CONSTRUCTION MOITORING

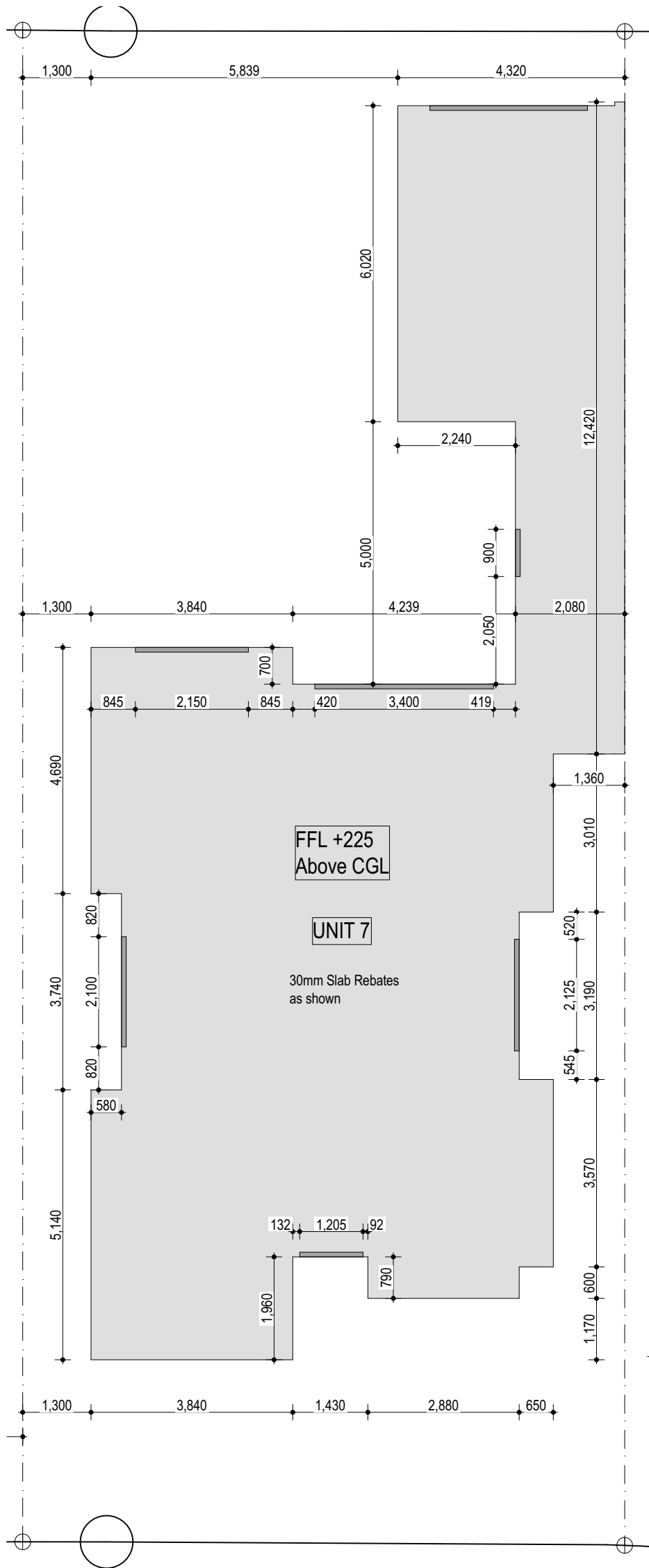
Construction shall be monitored by the local territorial authority to confirm the described systems are in place and to the manufacturers specification.



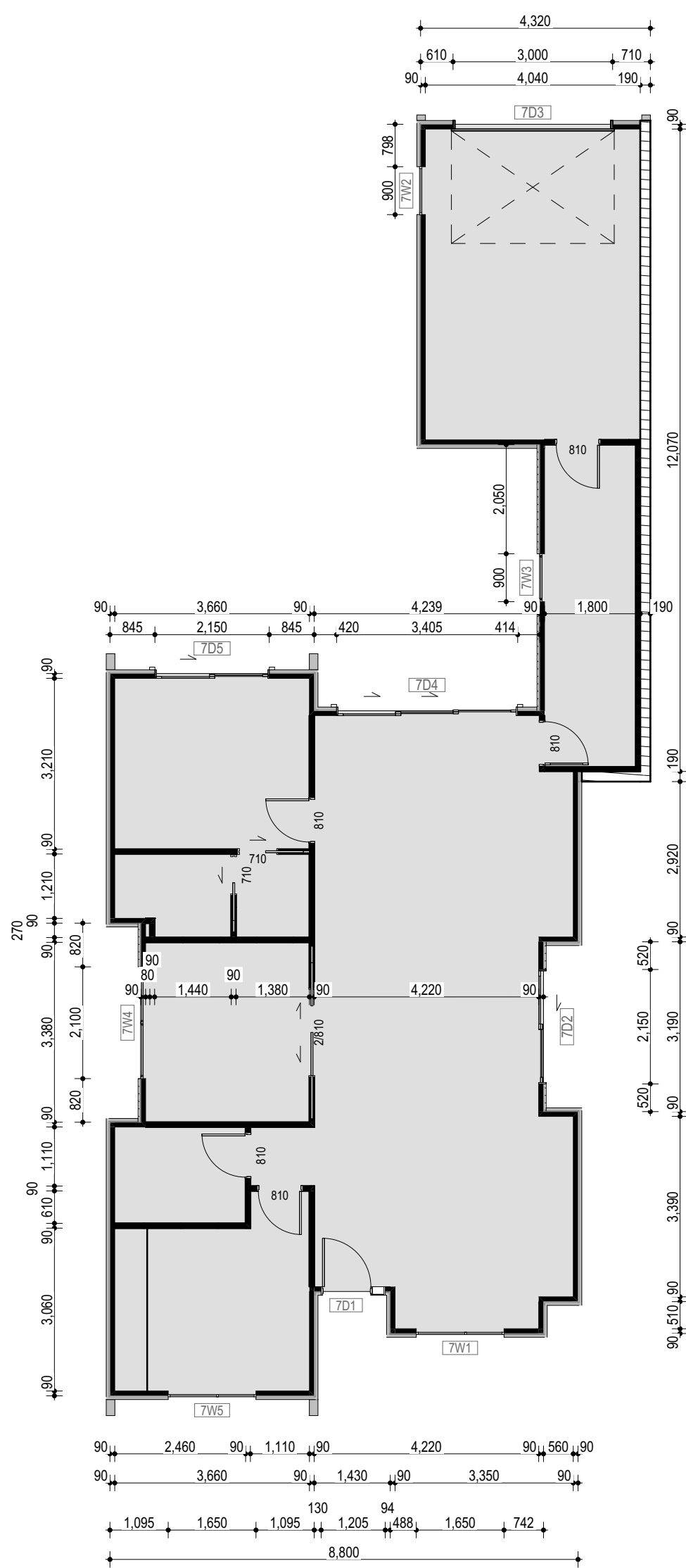
34 UNITS 5 AND 6 GROUND FLOOR FIRE 1:100



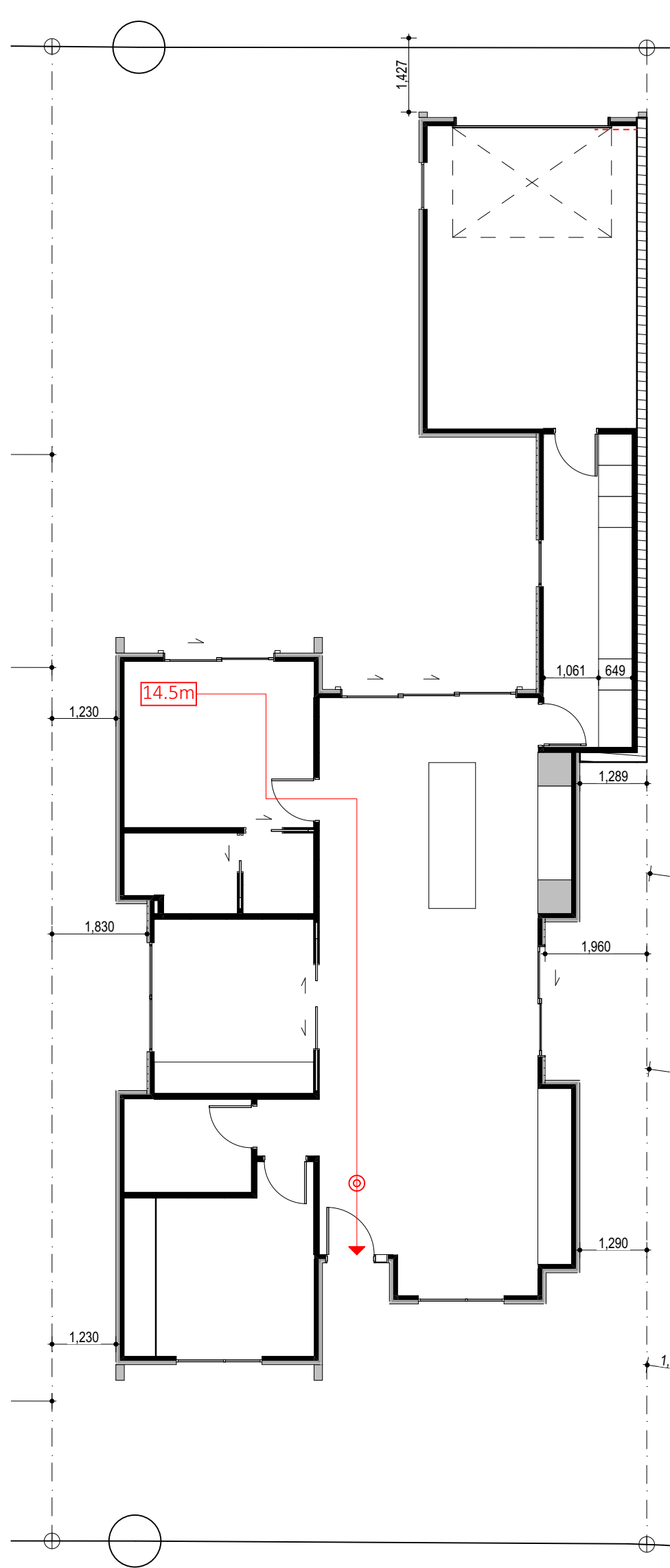
35 UNITS 5 AND 6 FIRST FLOOR FIRE 1:100



37 UNIT 7 FOUNDATION PLAN 1:100



36 UNIT 7 FRAMING PLAN 1:100



38 UNIT 7 FIRE PLAN 1:100

Block Intertency / Boundary Fire Wall

Gib Fire Wall System, GBTL30

One layer 10mm Gib Fyrelite to walls

Refer Supporting Documents for Gib Fire Rated Systems.

Penetrations - Refer Supporting Documents for Gib Fire Rated Systems for Gib side, pipe and wire penetrations.

Means Of Compliance C/AS1

FIRE SAFETY SYSTEM

Primary Risk Group SH Design Occupant Load 6 per unit

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Fire safety systems shall be installed in compliance with C/AS1 section 2.2a, as follows.

- Domestic smoke alarms complying with Acceptable Solution F7/AS1 need be installed within each unit.

MEANS OF ESCAPE

Single direction, 1000mm minimum width, maximum DOP length 14.5m including the x 1.2 for stairs.

SPREAD OF FIRE

Each household unit shall form a separate 30 minute fire cell. Fire resistance rating is 30/30/30 as per C/AS1.

SURFACE FINISHES

Internal - No foamed plastics or combustible insulation materials to be used. No other limitations on internal finishes less than 5m².

External - As the building is located greater than 1m from the existing boundaries and has a height less than 10m, no limitations apply.

VEHICLE ACCESS

The building is located adjacent Eminence Street, CHCH.

EVACUATION PLAN

As per FENZ Act 2017, accommodation is provided for 6 people per unit, evacuation plan is to be provided.

CONSTRUCTION MONITORING

Construction shall be monitored by the local territorial authority to confirm the described systems are in place and to the manufacturers specification.

Block Intertency / Boundary Fire Wall

Means Of Compliance C/AS1

FIRE SAFETY SYSTEM

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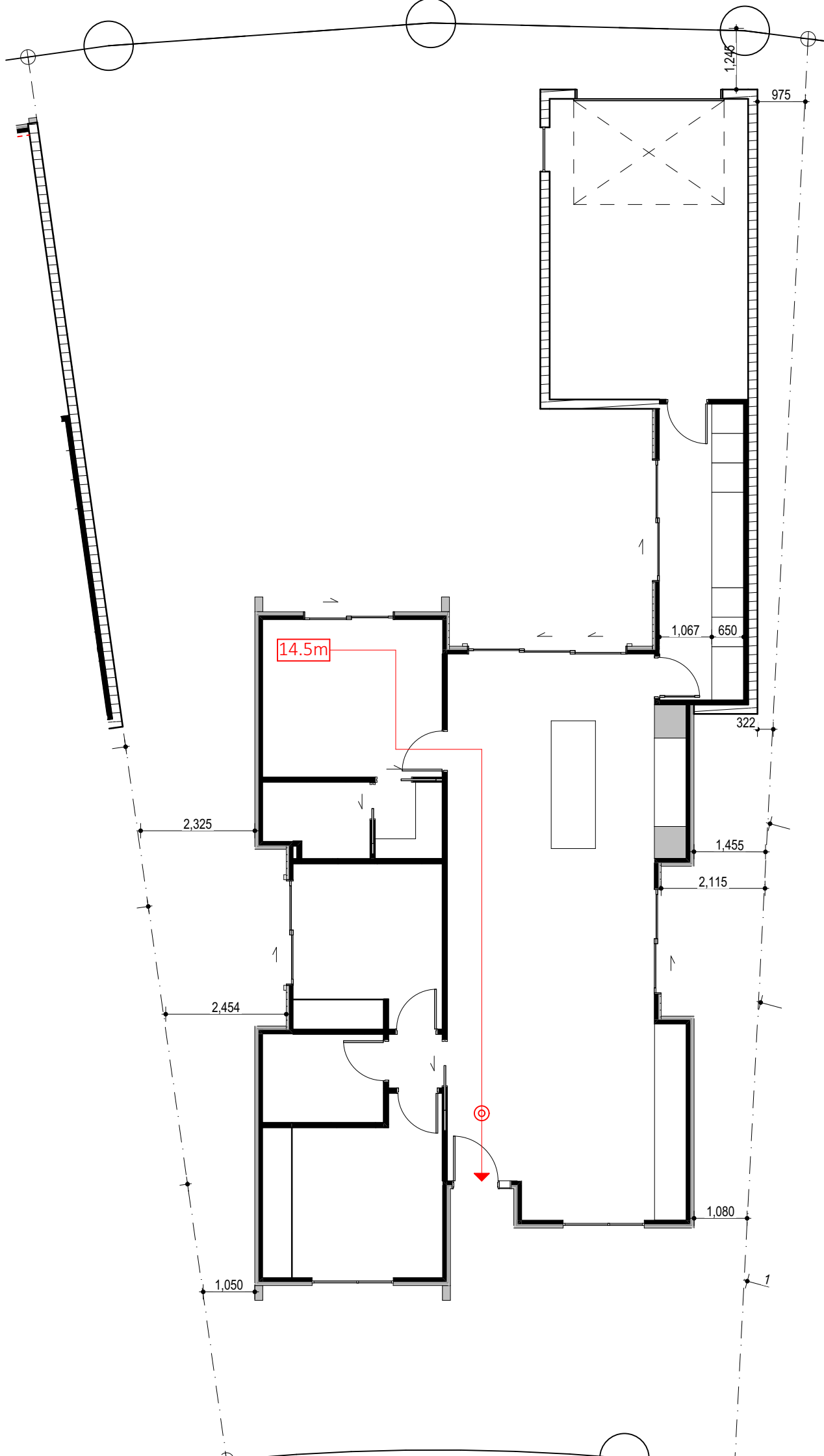
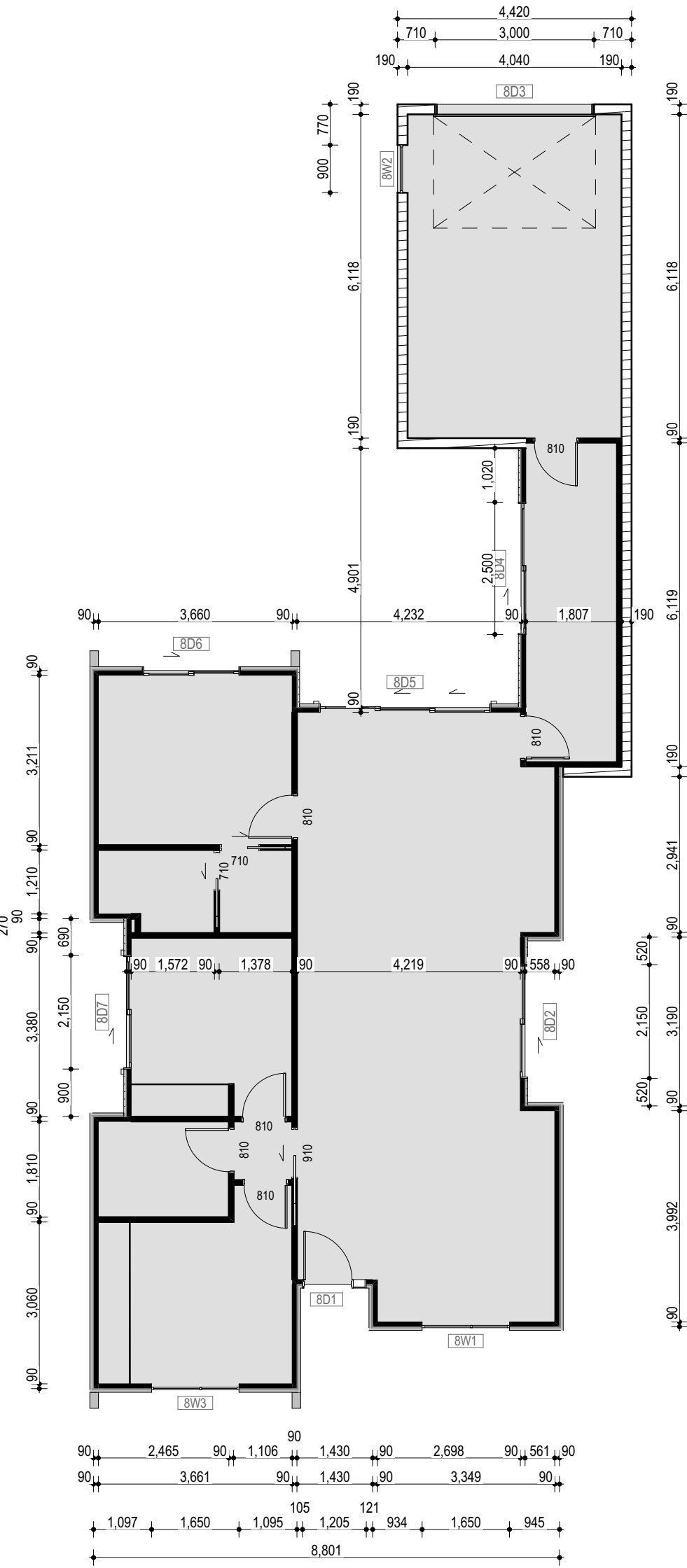
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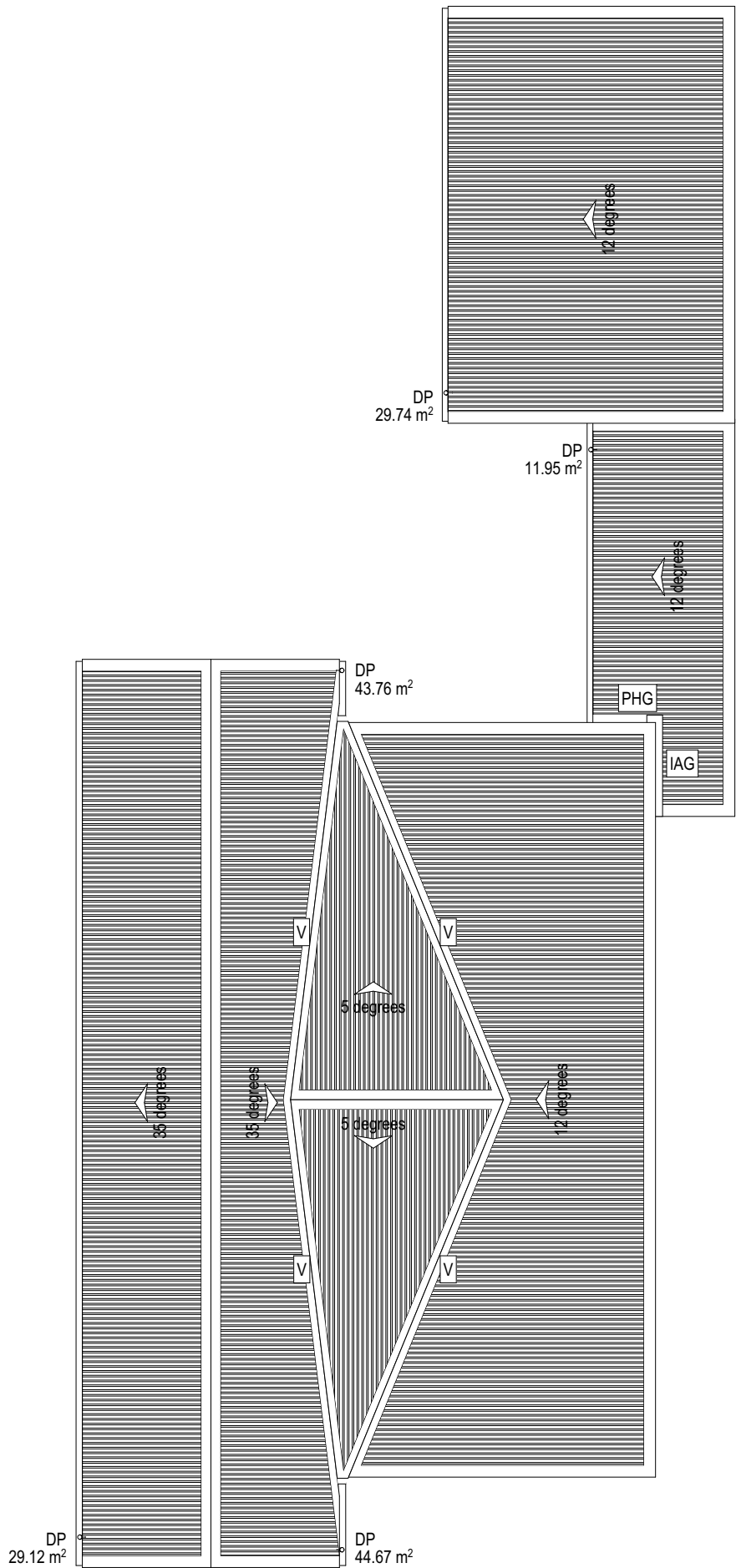
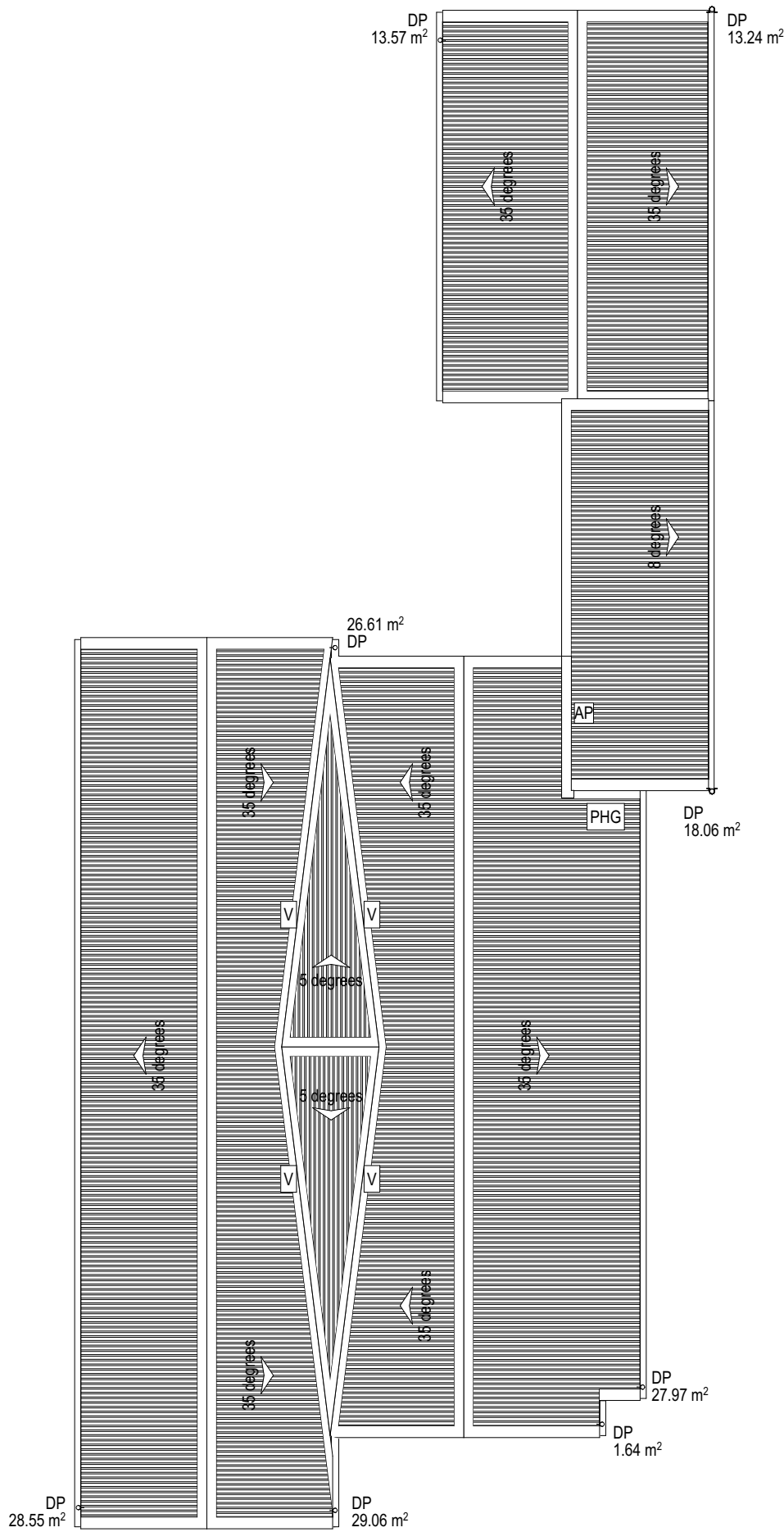
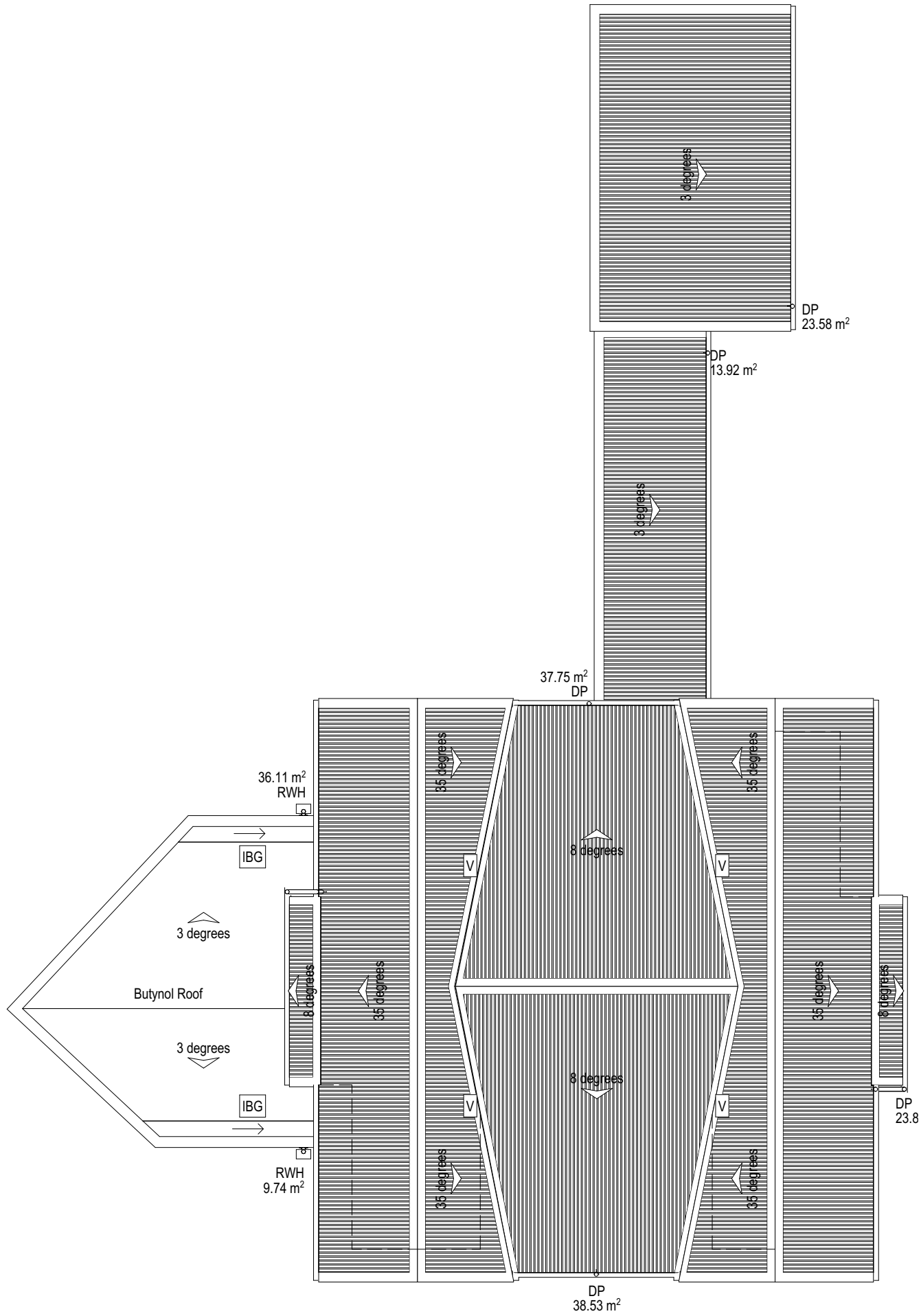
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UNIT 8 FRAMING PLAN 1:100

UNIT 8 FIRE PLAN 1:100

Notes	
AP	Apron Flashing
IAG	Internal Abutment Gutter
	Internal Abutment Gutter on nogs to suit
IBG	Internal Box Gutter
	300mm Internal Box Gutter
PHG	Parallel Hidden Gutter
	160mm min Parallel Hidden Gutter
V	Valley
	250mm Valley Gutter



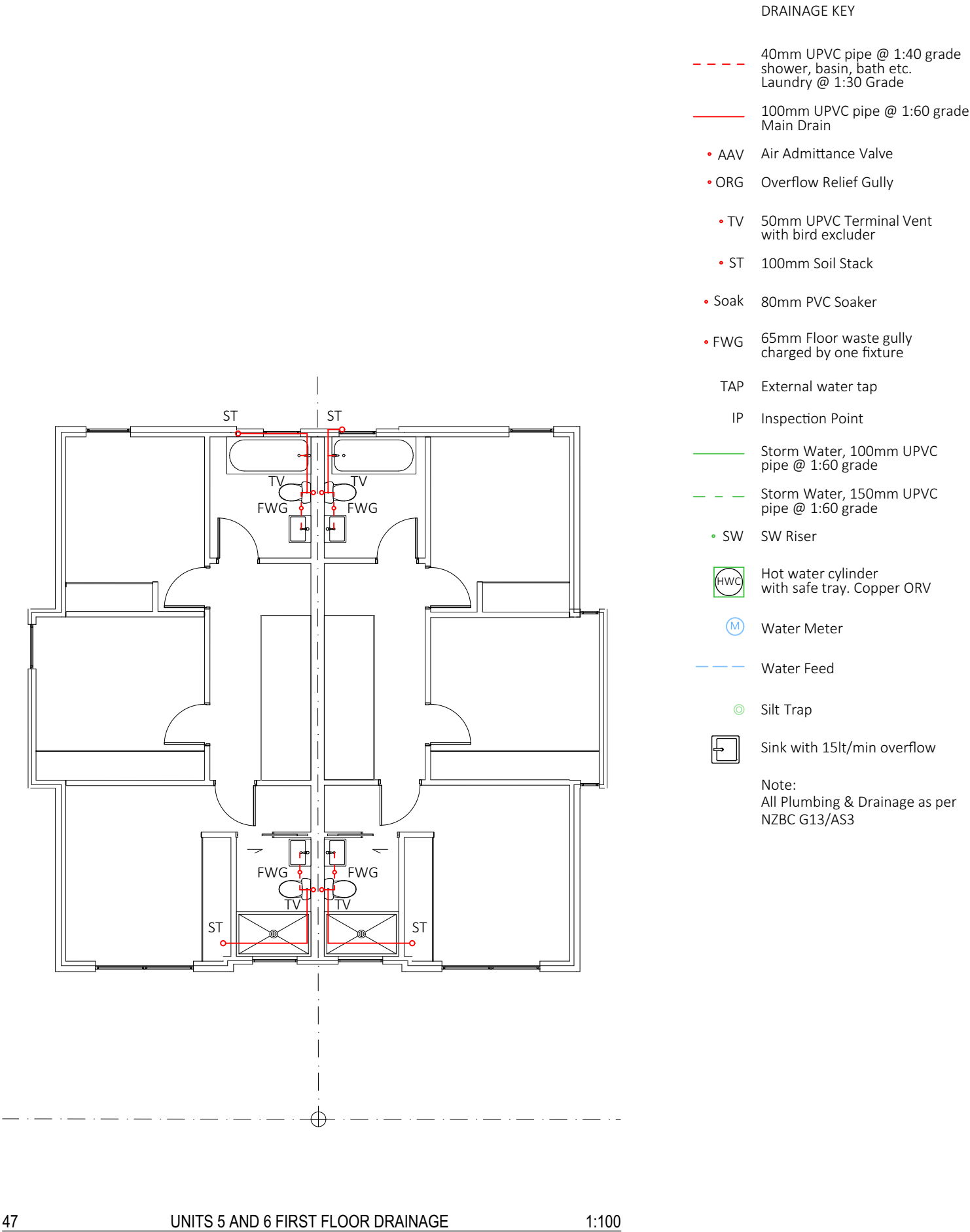
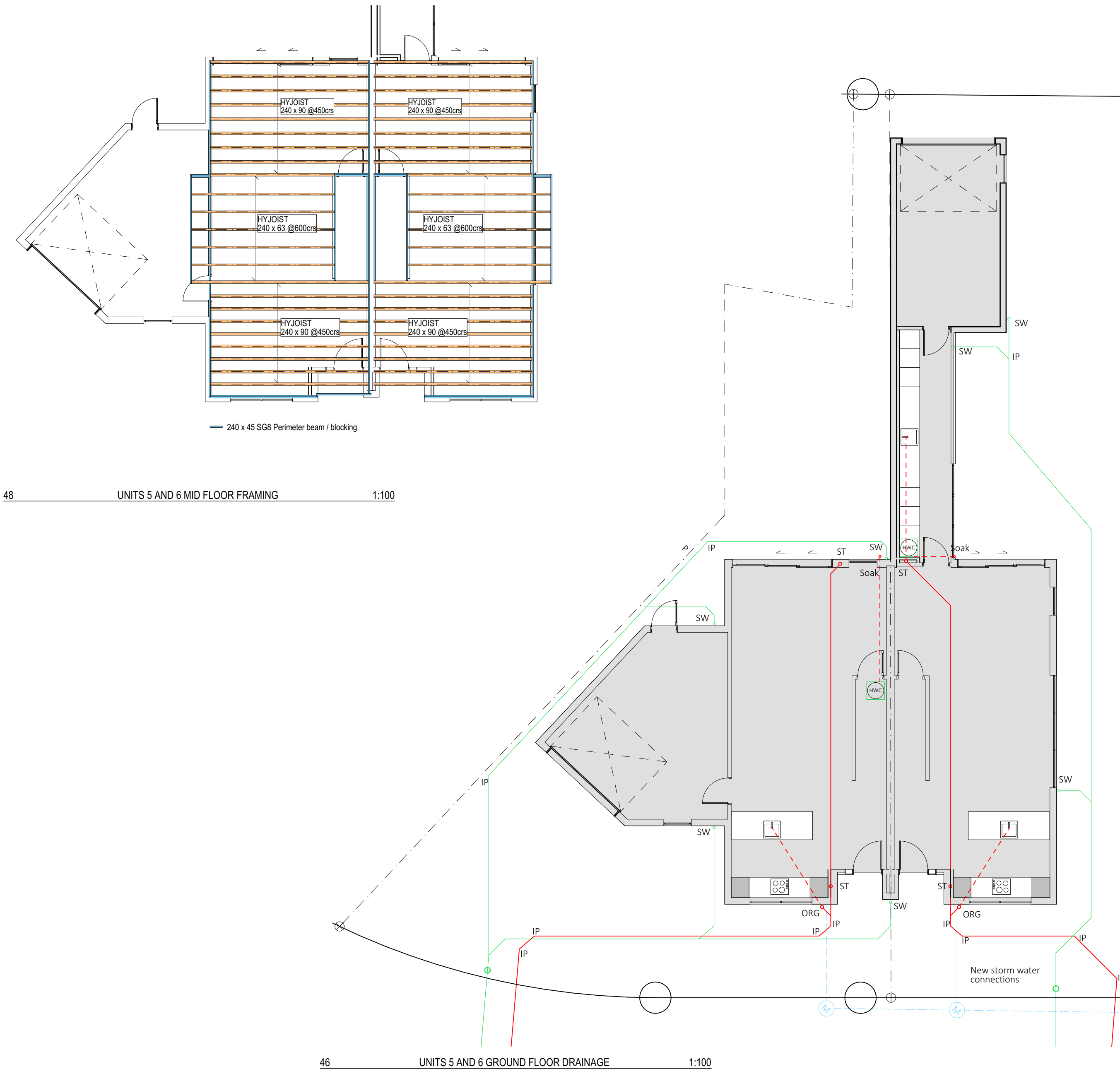
44 UNITS 5 AND 6 ROOF PLAN 1:100

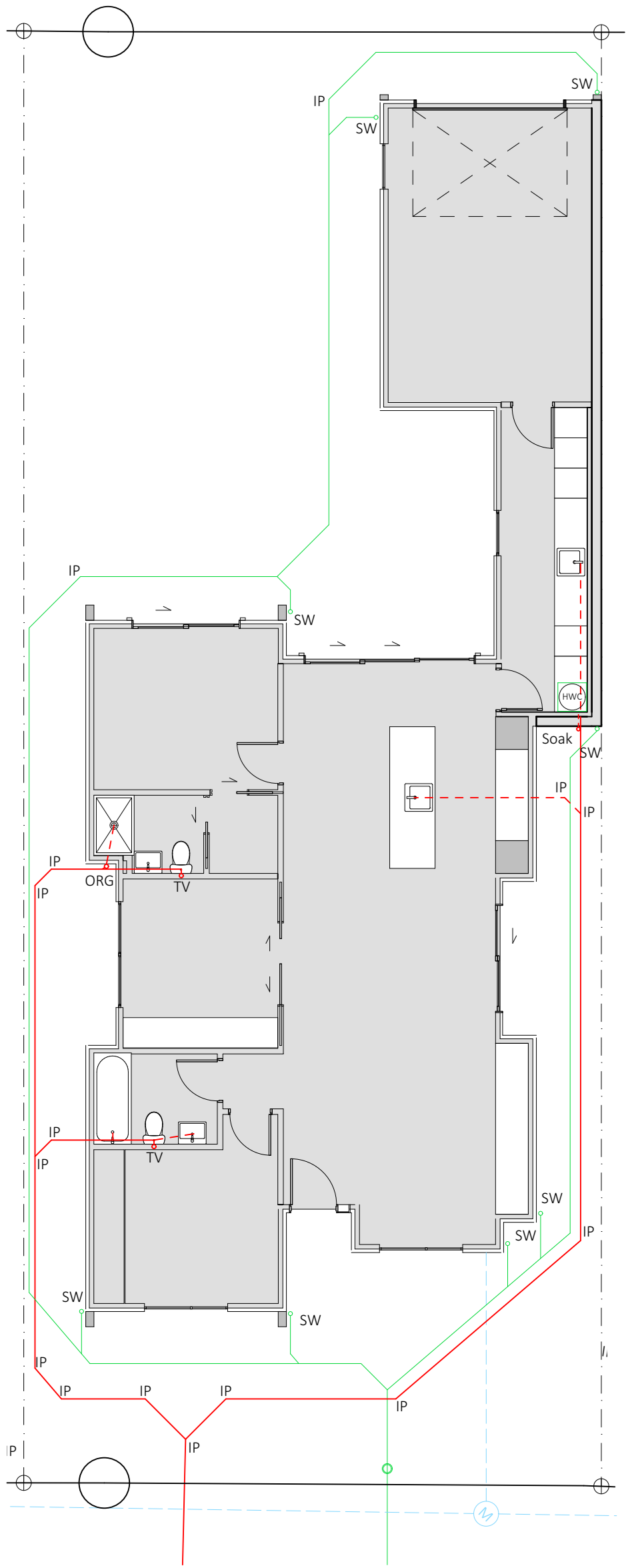
42 UNIT 7 ROOF PLAN 1:100

43 UNIT 8 ROOF PLAN 1:100

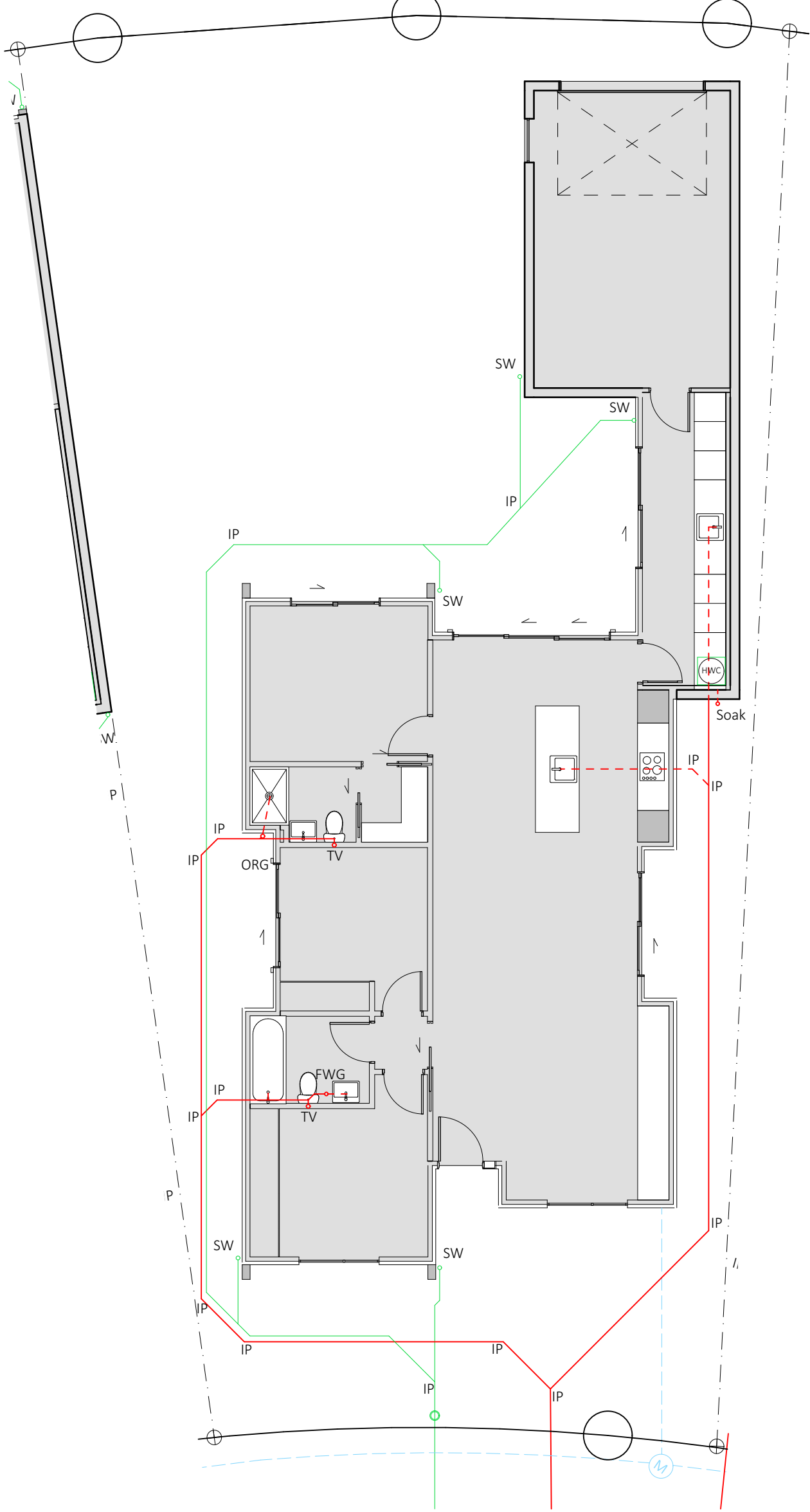


45 SITE DRAINAGE PLAN 1:150





49 UNIT 7 DRAINAGE PLAN 1:100

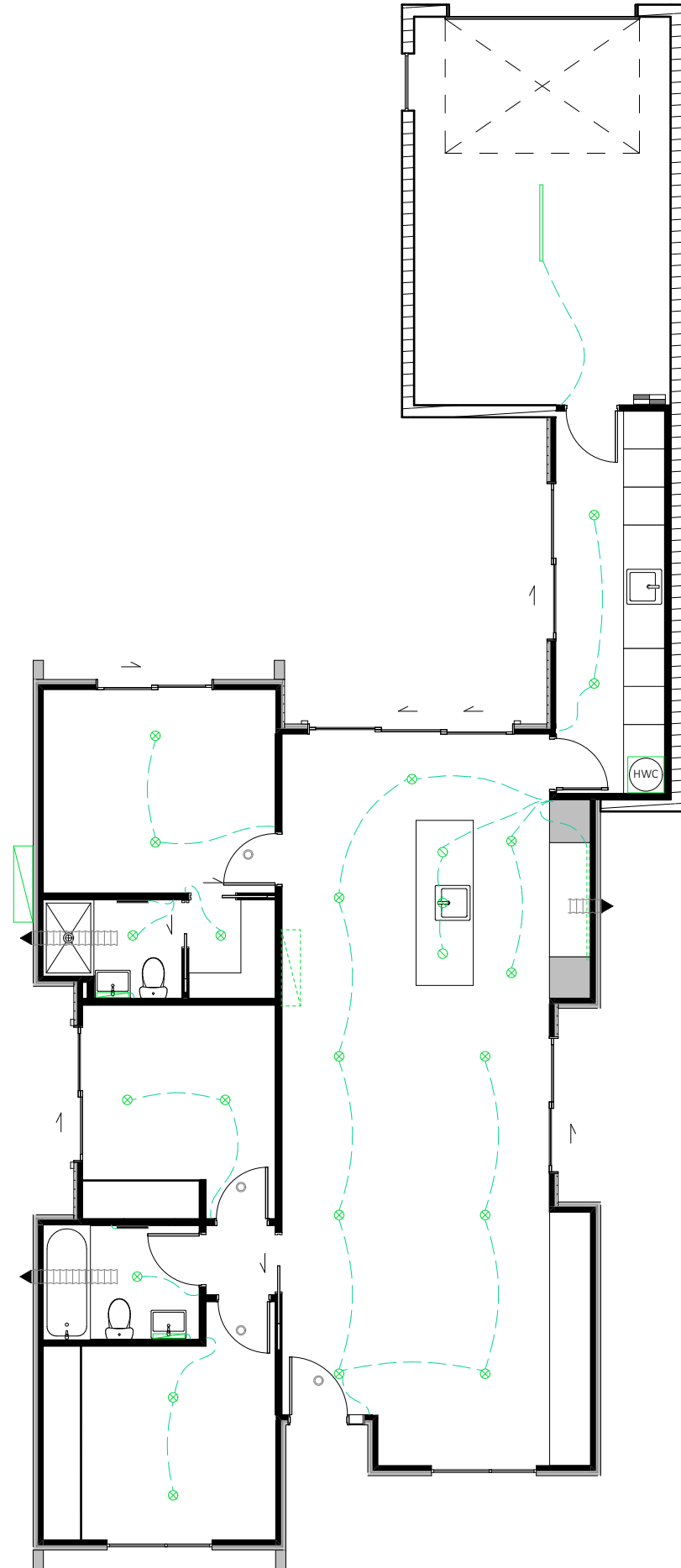
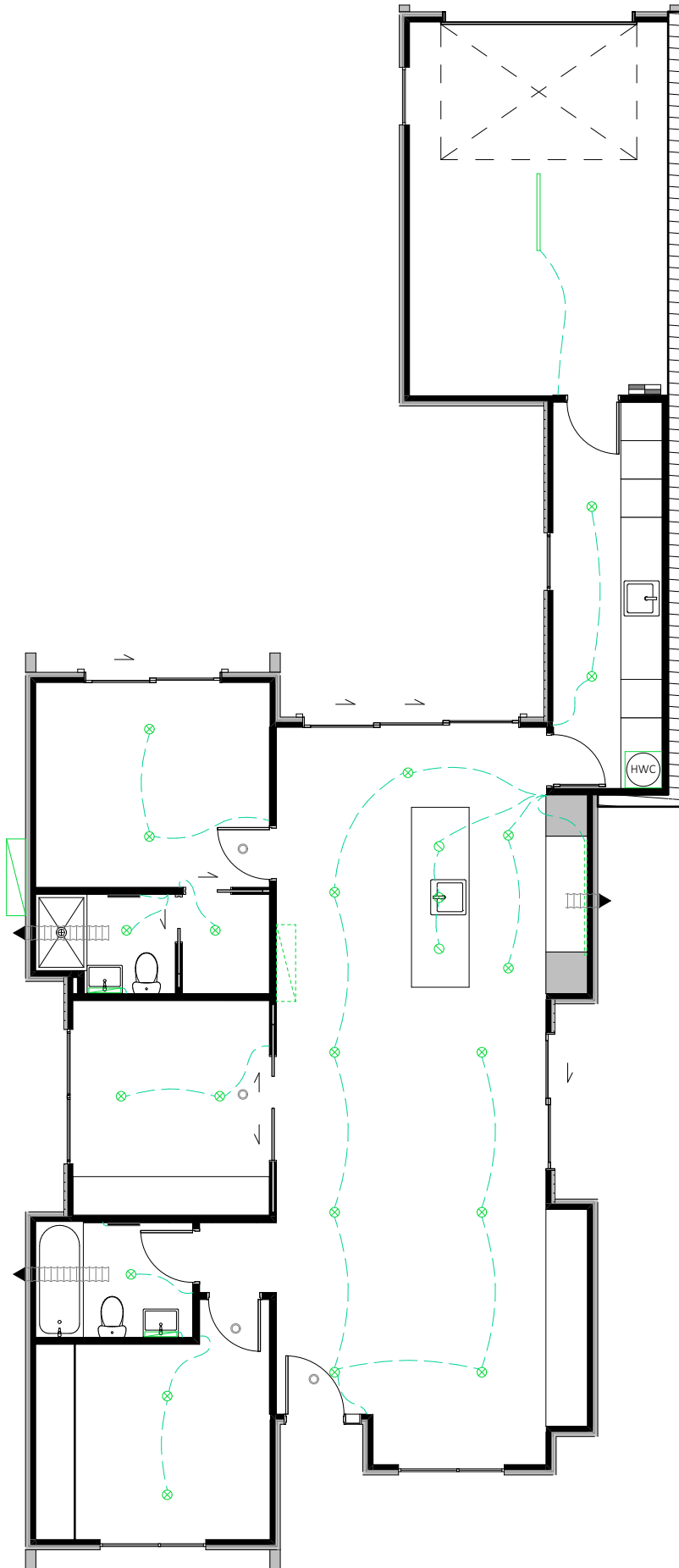
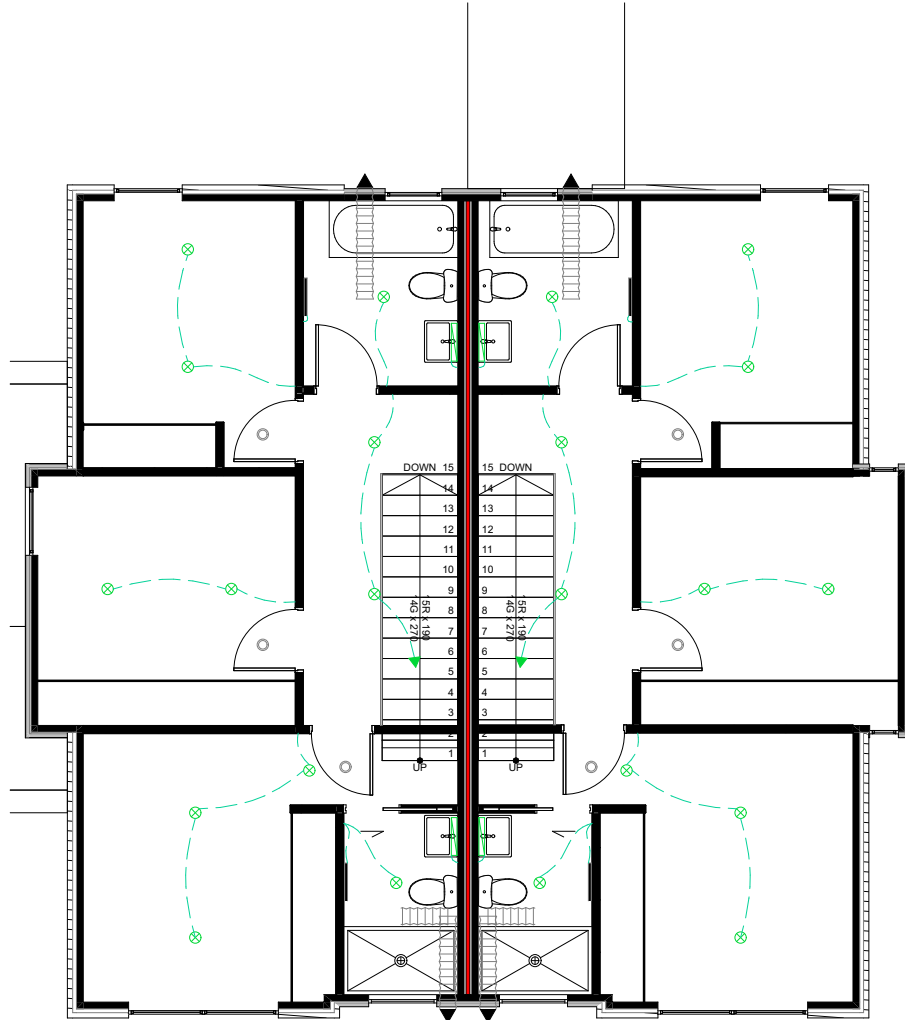
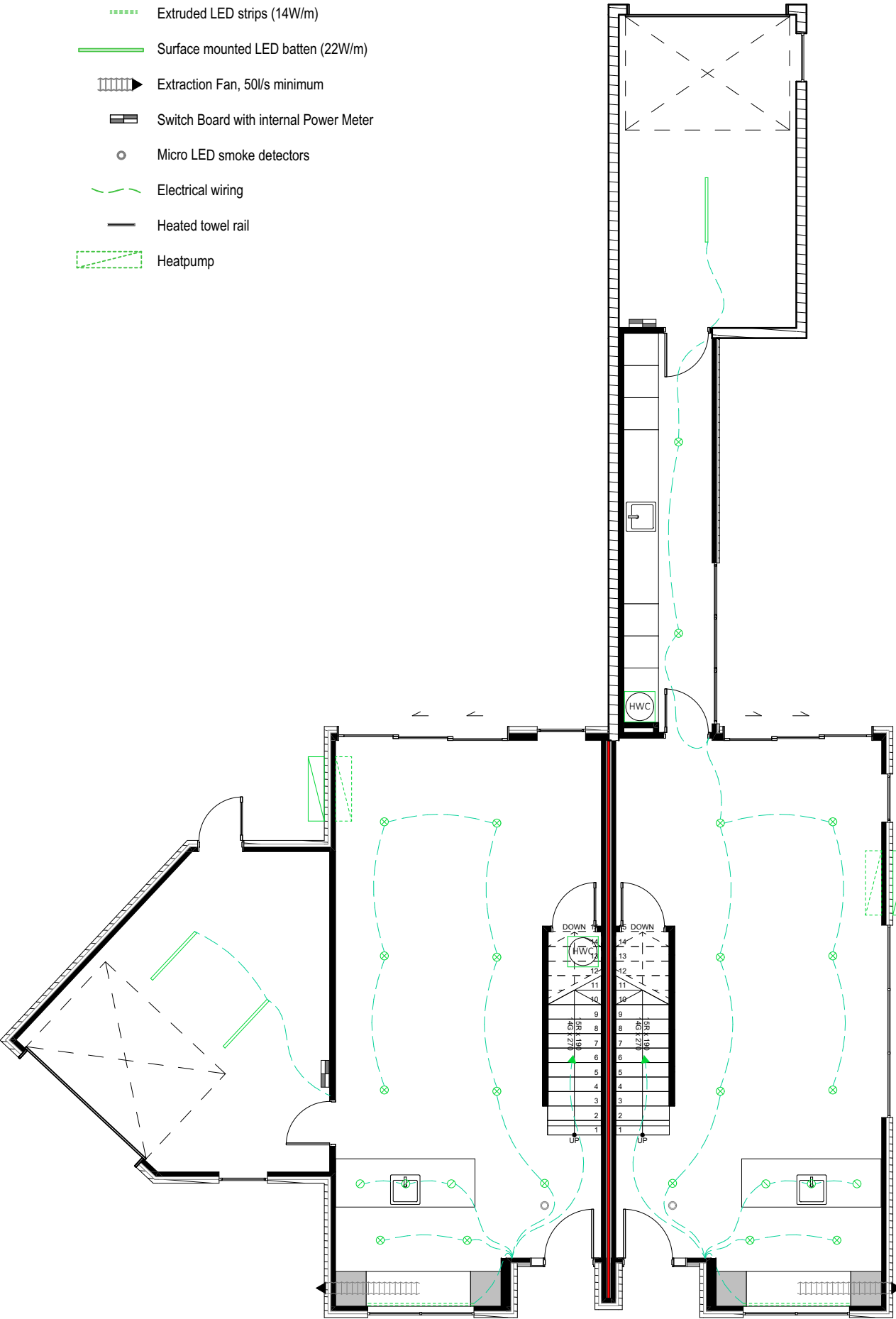


50 UNIT 8 DRAINAGE PLAN 1:100

- DRAINAGE KEY
- 40mm UPVC pipe @ 1:40 grade
shower, basin, bath etc.
Laundry @ 1:30 Grade
 - 100mm UPVC pipe @ 1:60 grade
Main Drain
 - AAV Air Admittance Valve
 - ORG Overflow Relief Gully
 - TV 50mm UPVC Terminal Vent
with bird excluder
 - ST 100mm Soil Stack
 - Soak 80mm PVC Soaker
 - FWG 65mm Floor waste gully
charged by one fixture
 - TAP External water tap
 - IP Inspection Point
 - Storm Water, 100mm UPVC
pipe @ 1:60 grade
 - Storm Water, 150mm UPVC
pipe @ 1:60 grade
 - SW SW Riser
 - HWC Hot water cylinder
with safe tray. Copper ORV
 - M Water Meter
 - Water Feed
 - Silt Trap
 - Sink with 15lt/min overflow
- Note:
All Plumbing & Drainage as per
NZBC G13/AS3

ELECTRICAL KEY

- Recessed LED Downlights (10W)
- ◻ Up down wall lights (2x4W LED)
- Pendant Lights with LED bulbs (9W)
- Surface mounted up lighting LED (2W)
- Vanity LED strip light behind mirror (9W)
- Extruded LED strips (14W/m)
- Surface mounted LED batten (22W/m)
- ▮ Extraction Fan, 50l/s minimum
- ▮ Switch Board with internal Power Meter
- Micro LED smoke detectors
- - - - - Electrical wiring
- Heated towel rail
- ▮ Heatpump

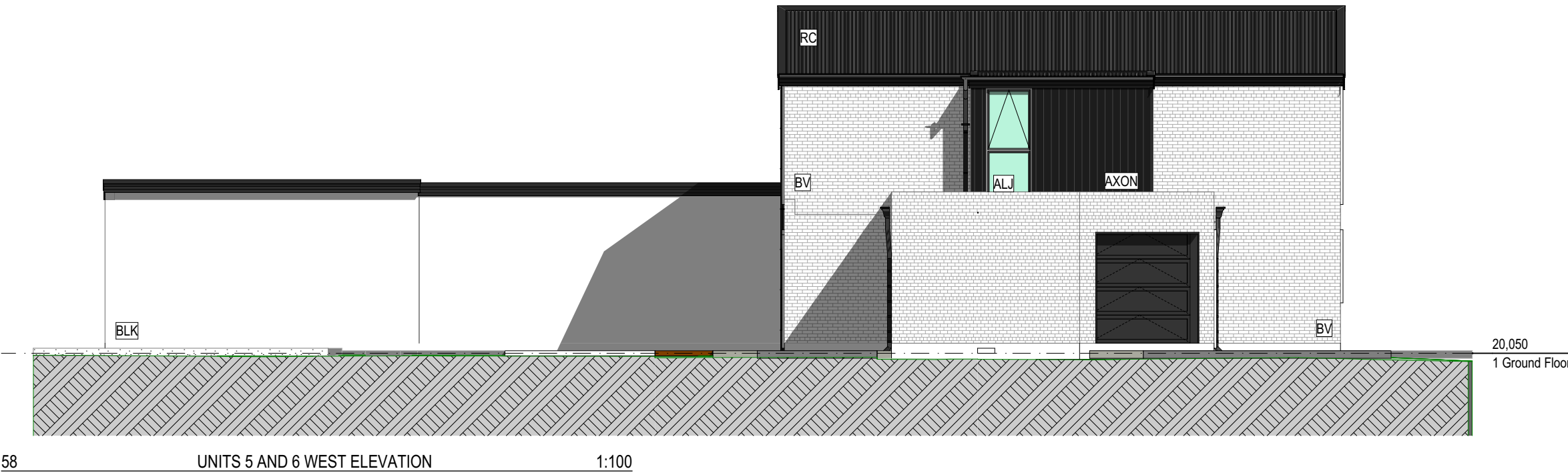
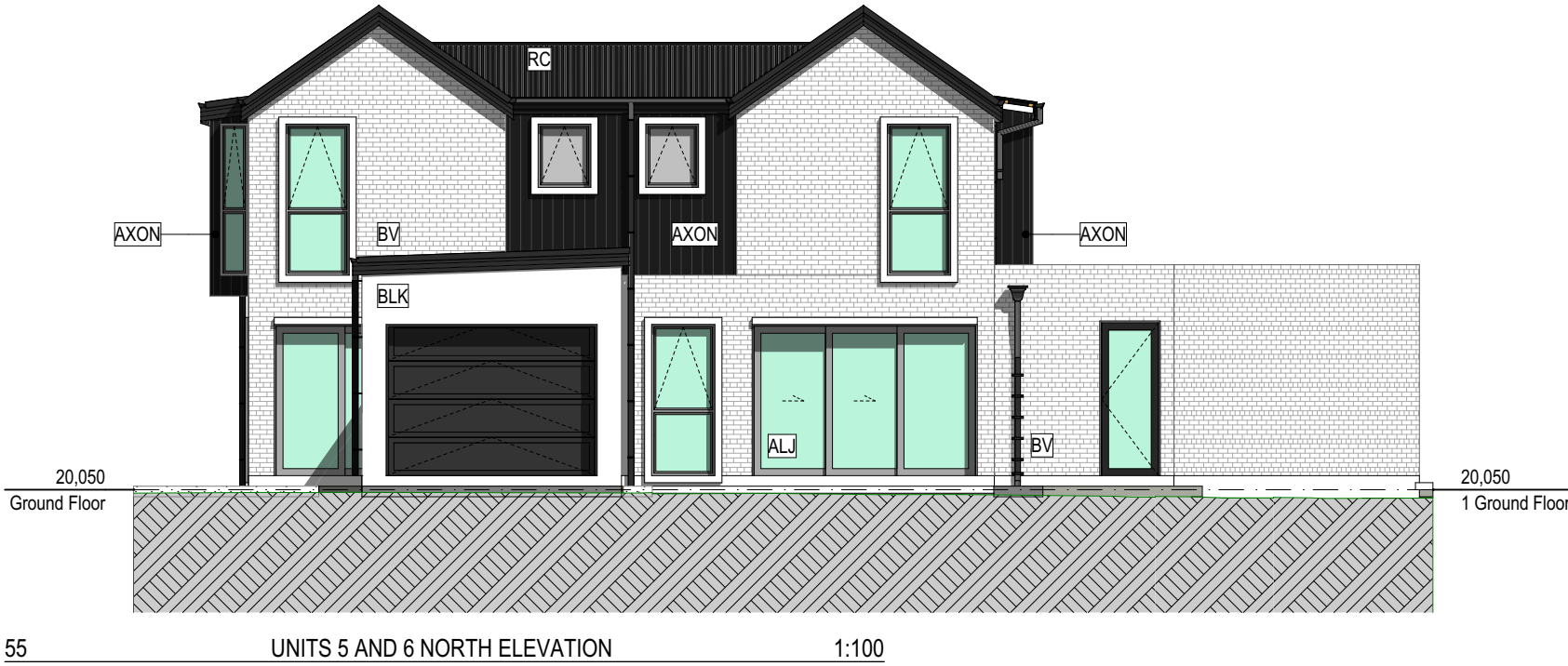


51 UNITS 5 AND 6 GROUND FLOOR ELECTRICAL 1:100

54 UNITS 5 AND 6 FIRST FLOOR ELECTRICAL 1:100

52 UNIT 7 ELECTRICAL PLAN 1:100

53 UNIT 8 ELECTRICAL PLAN 1:100



BUILDING ENVELOPE RISK MATRIX		
UNITS 5 AND 6 ALL ELEVATIONS		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	High risk	2
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		9

- Notes
- ALJ

Aluminium Joinery

Double glazed aluminium joinery refer to specification.
- AXON

James Hardie Axon panel

Axon panel over H3.1 45x20mm Radiata battens at 300mm centers over wall underlay over H1.2 90x45mm Radiata framing with studs at 600mm centres and dwangs at 800mm centres. Panel to overhang slab by 50mm. Bottom plate fixed with 135mm
- BLK

Block Wall

200 series core fill block wall, with external Rockcote render See supporting docs
- BV

Brick Veneer

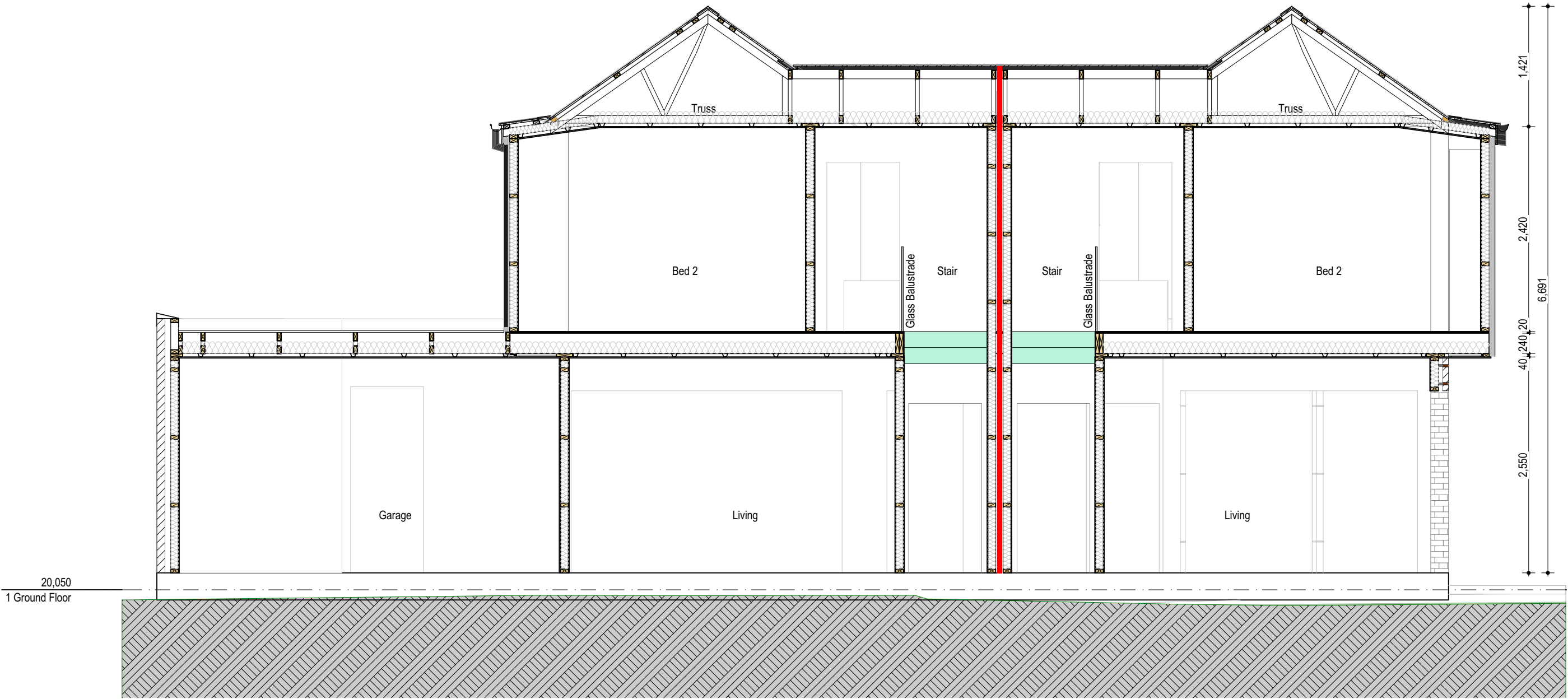
70 series brick veneer over 50mm cavity
- INT

Integra System

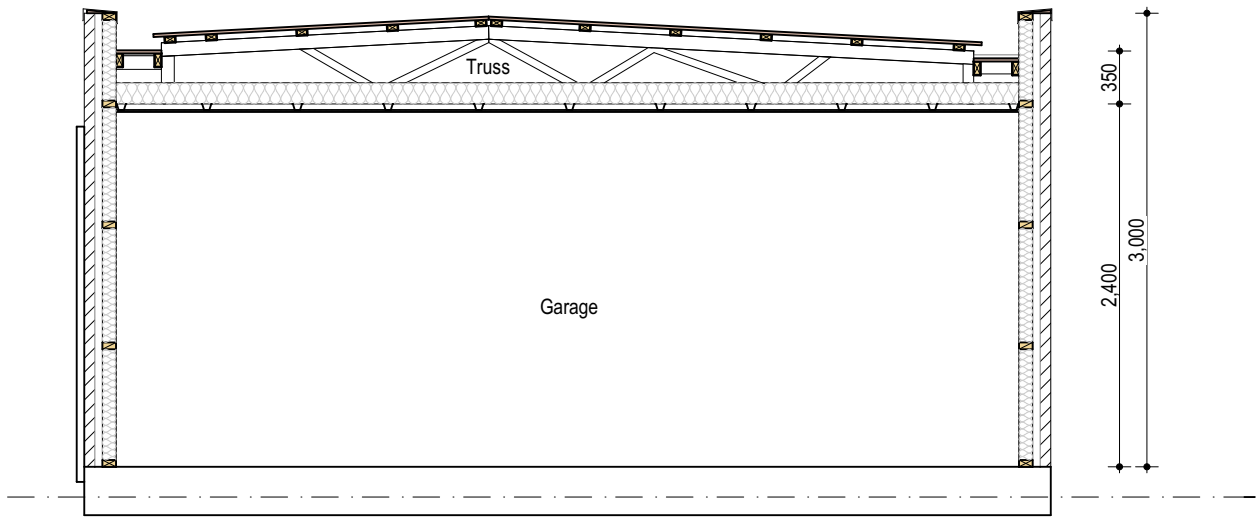
Resene Integra Lightweight Concrete Facade System - Integra 50mm Panel on 20mm Cavity on wall underlay on H1.2 SG8 90x45mm Radiata
- RC

Roof Cladding

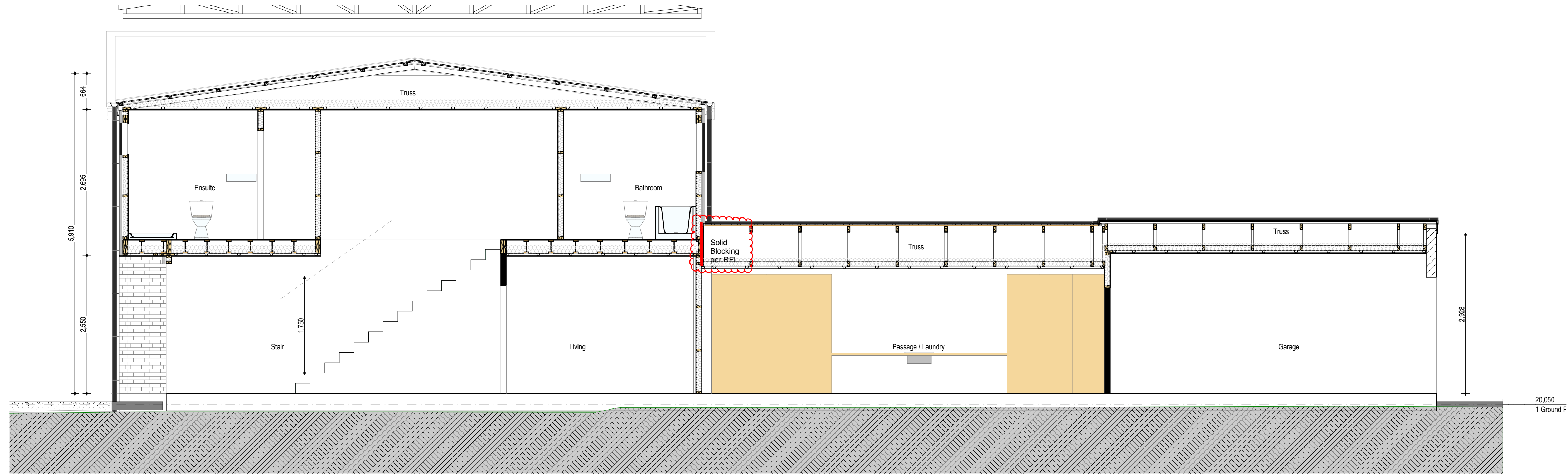
0.55mm BMT Longrun Trapezoidal roof cladding over roofing underlay over H1.2 75 x 45mm SG8 radiata purlins @ 900mm centres with 600mm end purlins
- hold down bolts at 1200mm centres and 150mm



59 UNIT 5 AND 6 CROSS SECTION 1:50



61 UNITS 5 AND 6 GARAGE CROSS SECTION 1:50



60 UNIT 5 AND 6 LONG SECTION 1:50

Notes

- ALJ

Aluminium Joinery

Double glazed aluminium joinery refer to specification.
- AXON

James Hardie Axon panel

Axon panel over H3.1 45x20mm Radiata battens at 300mm centers over wall underlay over H1.2 90x45mm Radiata framing with studs at 600mm centres and dwangs at 800mm centres. Panel to overhang slab by 50mm. Bottom plate fixed with 135mm hold down bolts at 1200mm centers and 150mm
- BLK

Block Wall

200 series core fill block wall, with external Rockcote render
See supporting docs
- INT

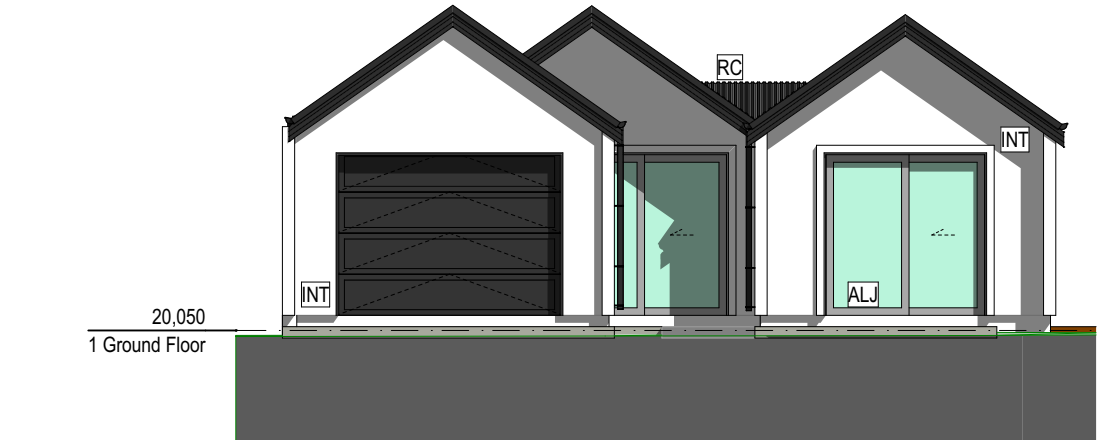
Integra System

Resene Integra Lightweight Concrete Facade System - Integra 50mm Panel on 20mm Cavity on wall underlay on H1.2 SG8 90x45mm Radiata framing with studs at 600mm centres and dwangs at 800mm centres. Refer to supporting documentation.
- RC

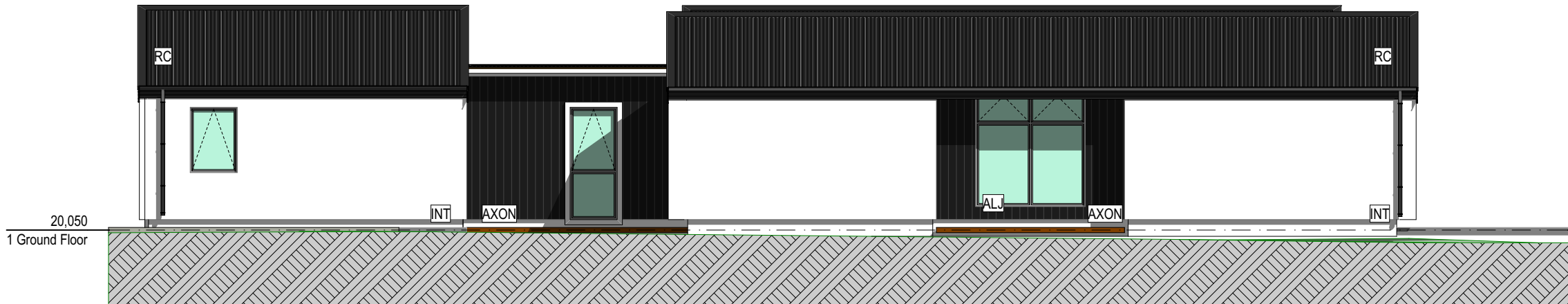
Roof Cladding

0.55mm BMT Longrun Trapezoidal roof cladding over roofing underlay over H1.2 75 x 45mm SG8 radiata purlins @ 900mm centres with 600mm end purlins

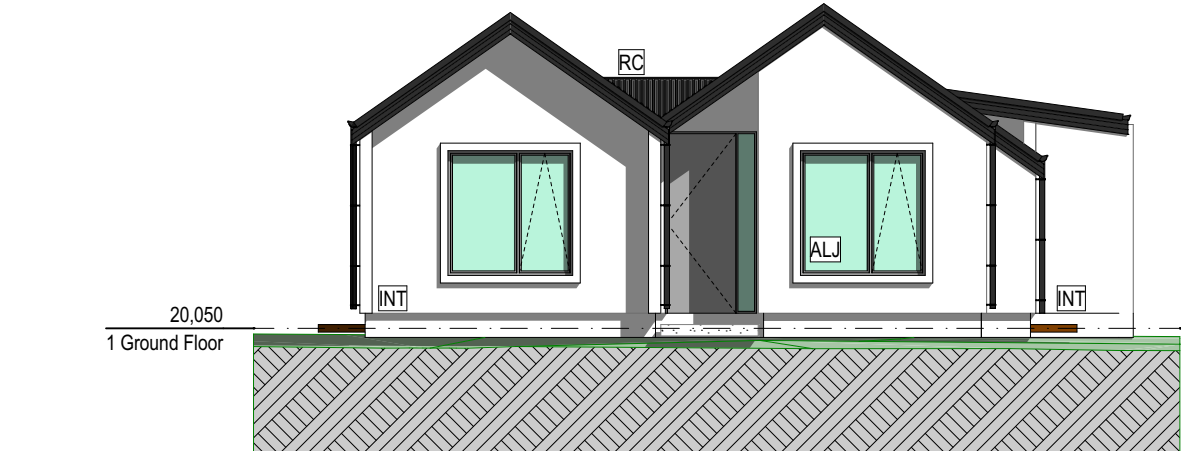
BUILDING ENVELOPE RISK MATRIX		
UNIT 7 ALL ELEVATIONS		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		7



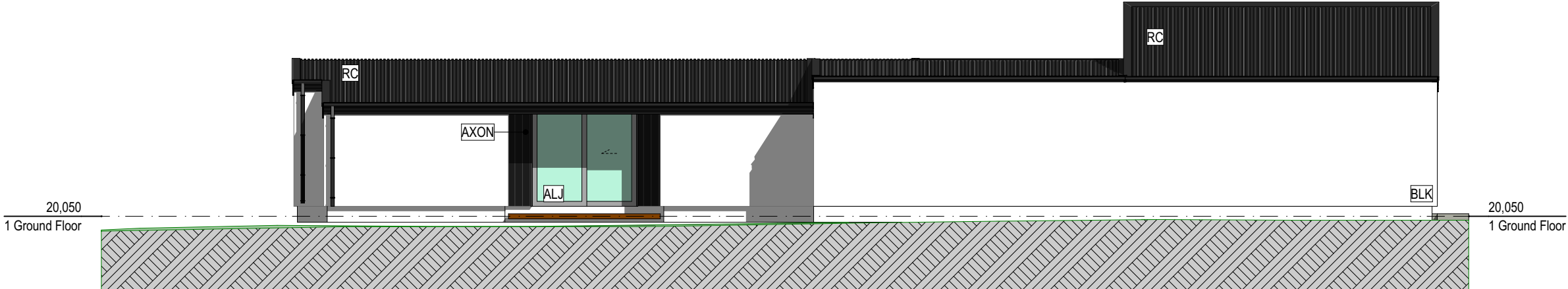
62 UNIT 7 NORTH ELEVATION 1:100



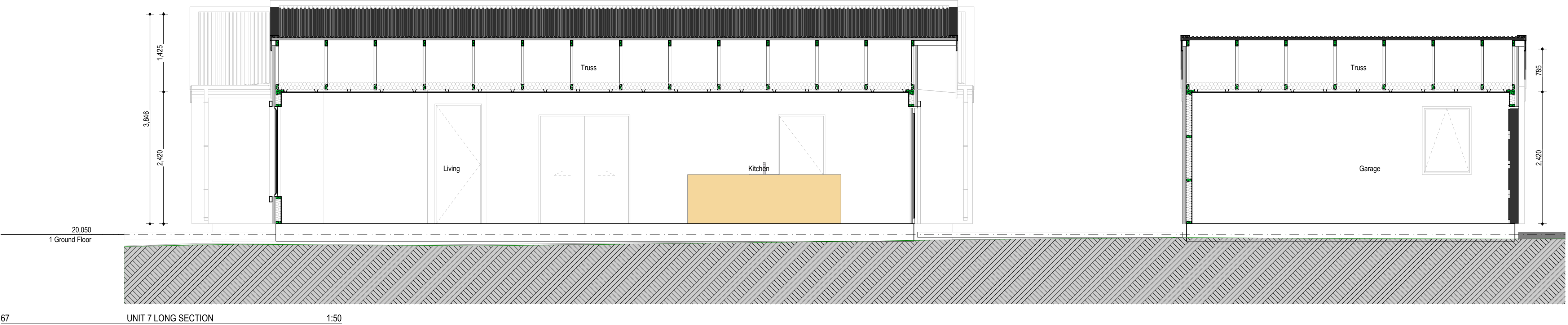
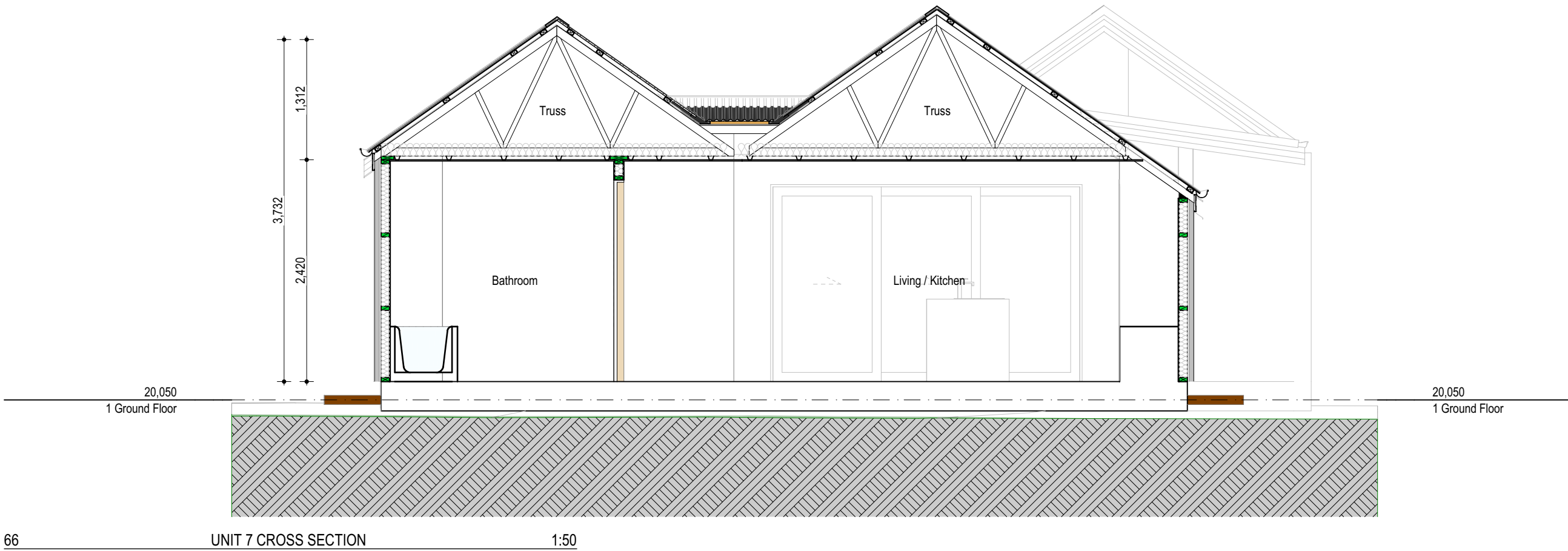
65 UNIT 7 WEST ELEVATION 1:100



63 UNIT 7 SOUTH ELEVATION 1:100



64 UNIT 7 EAST ELEVATION 1:100



Notes

- ALJ

Aluminium Joinery
Double glazed aluminium joinery refer to specification.
- AXON

James Hardie Axon panel
Axon panel over H3.1 45x20mm Radiata battens at 300mm centers over wall underlay over H1.2 90x45mm Radiata framing with studs at 600mm centres and dwangs at 800mm centres. Panel to overhang slab by 50mm. Bottom plate fixed with 135mm hold down bolts at 1200mm centers and 150mm
- BLK

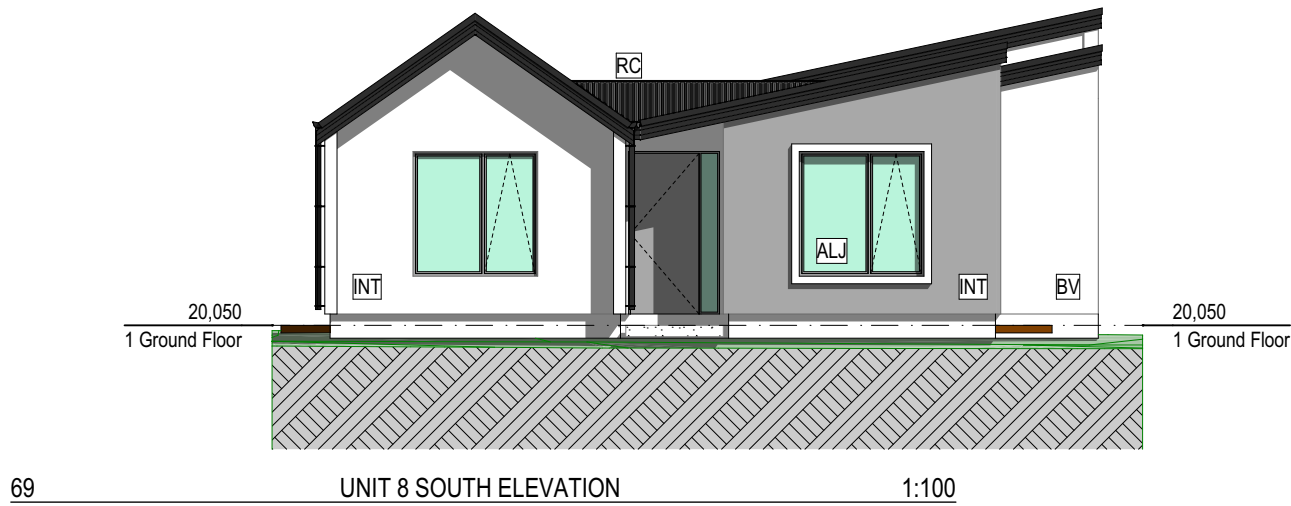
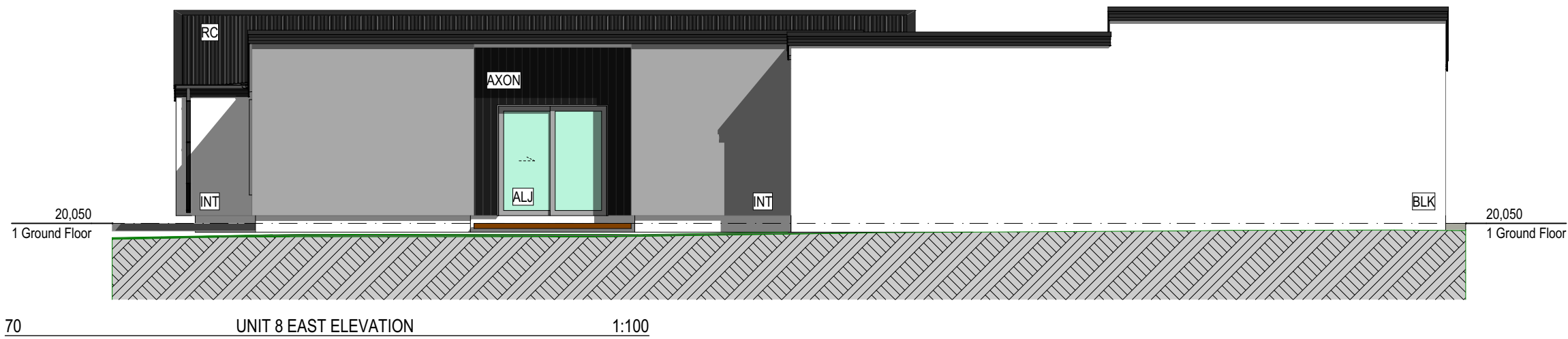
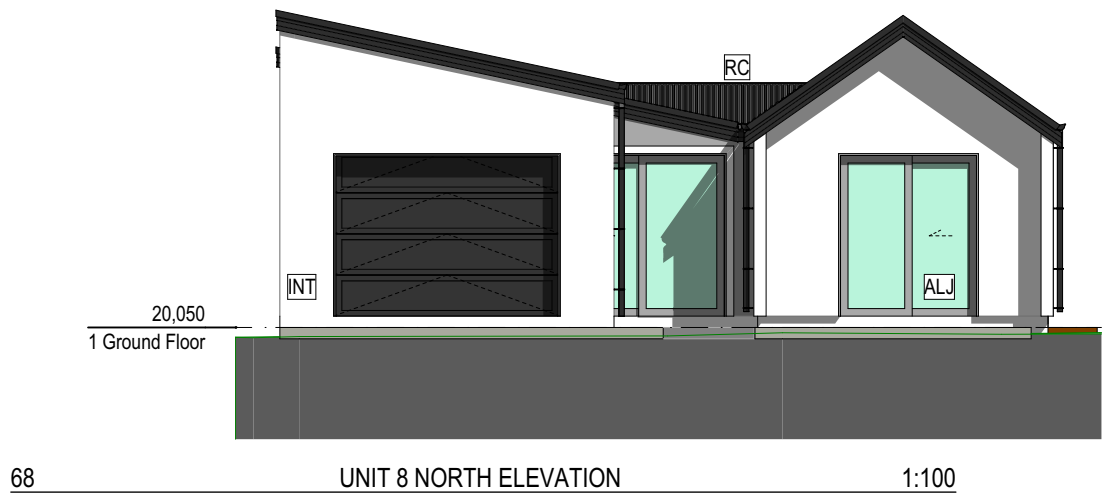
Block Wall
200 series core fill block wall, with external Rockcote render
See supporting docs
- BV

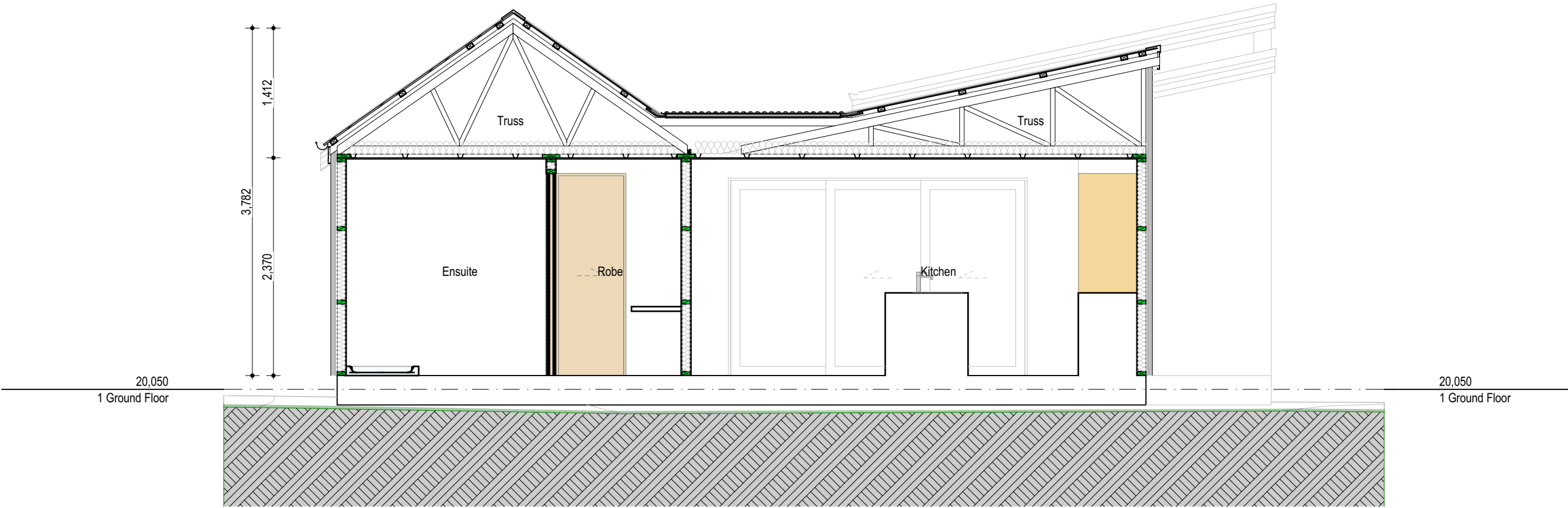
Brick Veneer
70 series brick veneer over 50mm cavity
- INT

Integra System
Resene Integra Lightweight Concrete Facade System - Integra 50mm Panel on 20mm Cavity on wall underlay on H1.2 SG8 90x45mm Radiata framing with studs at 600mm centres and dwangs at 800mm centres. Refer to supporting documentation.
- RC

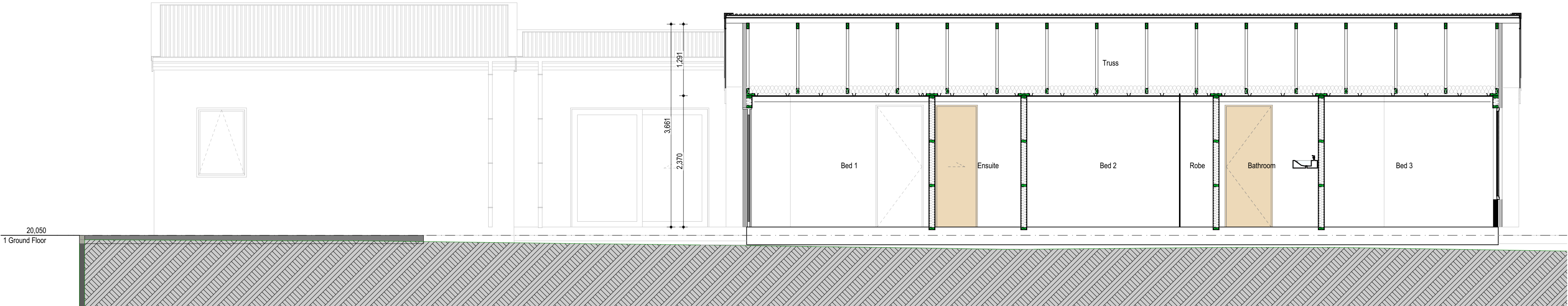
Roof Cladding
0.55mm BMT Longrun Trapezoidal roof cladding over roofing underlay over H1.2 75 x 45mm SG8 radiata purlins @ 900mm centres with 600mm end purlins

BUILDING ENVELOPE RISK MATRIX		
UNIT 8 ALL ELEVATIONS		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		7

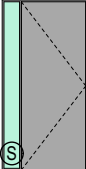

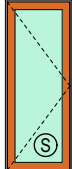
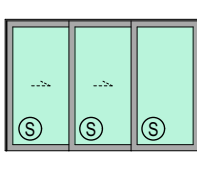
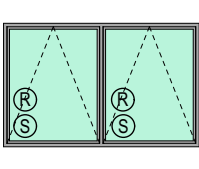
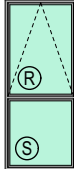
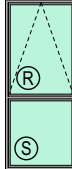
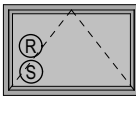
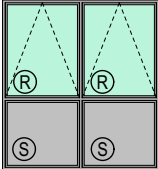
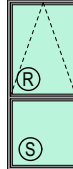

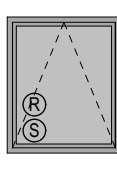


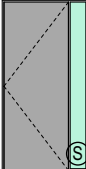
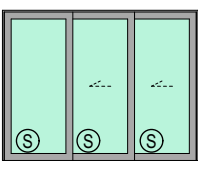

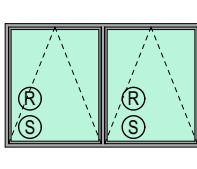
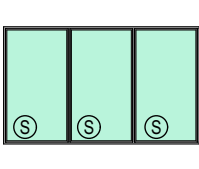
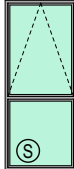
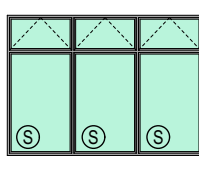
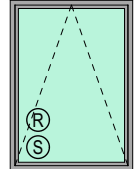
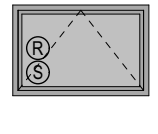
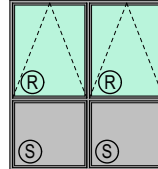


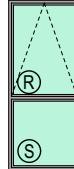
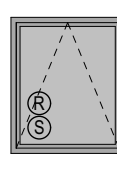


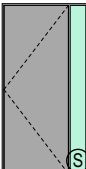
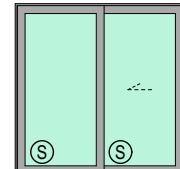

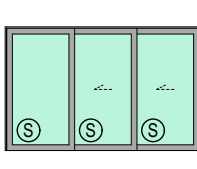
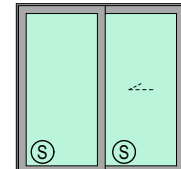
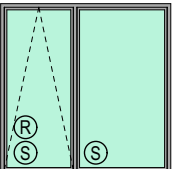
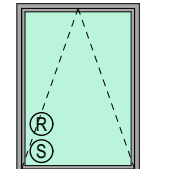
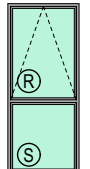
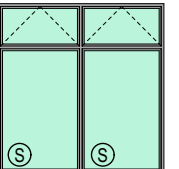
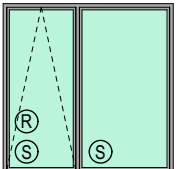
72 UNIT 8 CROSS SECTION 1:50

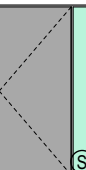
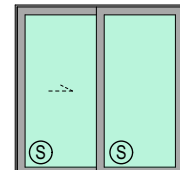

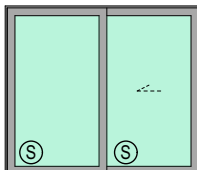
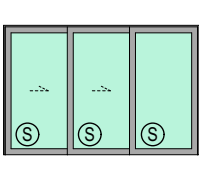
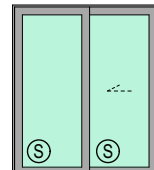
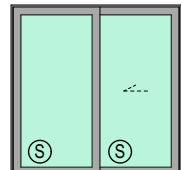
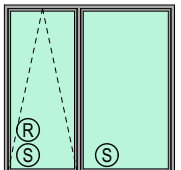
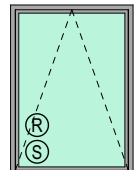
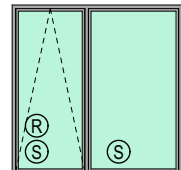


73 UNIT 8 LONG SECTION 1:50

UNIT 5 / LOT 139												
Full Element ID	5D1	5D2	5D3	5D4	5W1	5W2	5W3	5W4	5W5	5W6	5W7	5W8
Opening Name	CI Tools Door	CI Tools Garage Door	CI Tools Door	CI Tools Door	CI Tools Window	CI Tools Window	CI Tools Window	CI Tools Window	CI Tools Window	CI Tools Window	CI Tools Window	CI Tools Window
Quantity	1	1	1	1	1	1	1	1	1	1	1	1
Zone Number												
W x H Size	1,205×2,400	3,000×2,200	860×2,200	3,200×2,150	1,980×1,250	900×2,150	900×2,150	900×600	1,980×2,150	900×2,150	900×2,150	750×900
Orientation	L	L	L	L	R	R	R	R	R	R	L	R
Sill height	0	0	0	0	900	0	0	1,845	0	350	0	1,250
Head height	2,400	2,200	2,200	2,150	2,150	2,150	2,150	2,445	2,150	2,500	2,150	2,150
View from Side Opposite to Opening Side												



UNIT 6 / LOT 140														
Full Element ID	6D1	6D2	6D3	6W1	6W2	6W3	6W4	6W5	6W6	6W7	6W8	6W9	6W10	6W11
Opening Name	CI Tools Door	CI Tools Door	CI Tools Garage Door	CI Tools Window	CI Tools Window	CI Tools Window	CI Tools Window	CI Tools Window	CI Tools Window	CI Tools Window	CI Tools Window	CI Tools Window	CI Tools Window	CI Tools Window
Quantity	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Zone Number														
W x H Size	1,205×2,400	2,800×2,150	3,000×2,150	1,980×1,250	3,585×2,150	900×2,150	3,000×2,150	900×1,250	900×600	1,980×2,150	380×2,150	380×2,150	900×2,150	750×900
Orientation	R	R	R	R	R	R	R	L	R	R	R	L	L	R
Sill height	0	0	0	900	0	0	0	900	1,845	0	295	295	0	1,250
Head height	2,400	2,150	2,150	2,150	2,150	2,150	2,150	2,150	2,445	2,150	2,445	2,445	2,150	2,150
View from Side Opposite to Opening Side														

UNIT 7 / LOT 141										
All Opening:										
Full Element ID	7D1	7D2	7D3	7D4	7D5	7W1	7W2	7W3	7W4	7W5
Opening Name	CI Tools Door	CI Tools Door	CI Tools Garage Door	CI Tools Door	CI Tools Door	CI Tools Window	CI Tools Window	CI Tools Window	CI Tools Window	CI Tools Window
Quantity	1	1	1	1	1	1	1	1	1	1
Zone Number										
W x H Size	1,205×2,400	2,150×2,150	3,000×2,150	3,400×2,150	2,150×2,150	1,650×1,650	900×1,250	900×2,150	2,100×2,150	1,650×1,650
Orientation	R	R	R	R	R	R	R	R	R	R
Sill height	0	0	0	0	0	500	900	0	250	500
Head height	2,400	2,150	2,150	2,150	2,150	2,150	2,150	2,150	2,400	2,150
View from Side Opposite to Opening Side										

UNIT 8 / LOT 142										
s Schedule										
Full Element ID	8D1	8D2	8D3	8D4	8D5	8D6	8D7	8W1	8W2	8W3
Opening Name	CI Tools Door	CI Tools Door	CI Tools Garage Door	CI Tools Door	CI Tools Door	CI Tools Door	CI Tools Door	CI Tools Window	CI Tools Window	CI Tools Window
Quantity	1	1	1	1	1	1	1	1	1	1
Zone Number										
W x H Size	1,205×2,150	2,150×2,150	3,000×2,150	2,500×2,150	3,250×2,150	1,850×2,150	2,150×2,150	1,650×1,650	900×1,250	1,650×1,650
Orientation	R	L	R	R	L	R	R	R	L	R
Sill height	0	0	0	0	0	0	0	500	900	500
Head height	2,150	2,150	2,150	2,150	2,150	2,150	2,150	2,150	2,150	2,150
View from Side Opposite to Opening Side										

Obscured Glass

Glazing Key

-  Safety glass
 Restrictor stays - Refer Elevations

Refer to specification for joinery suite selection.

All glazing shall comply with NZS 4223:3:2016, human impact safety requirements.

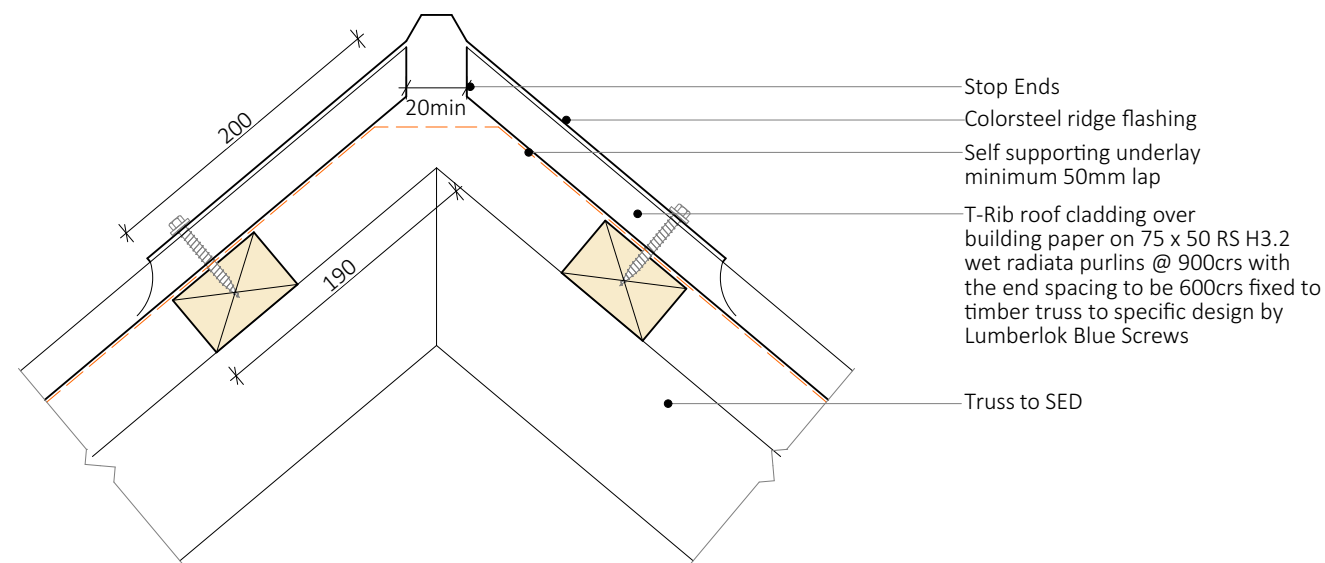
Standard double glazing units, refer specification.

In general all glazing up to 500mm above floor level and over 500mm wide shall be Grade A safety glass.
All glazing to wet areas shall be Grade A safety glass.

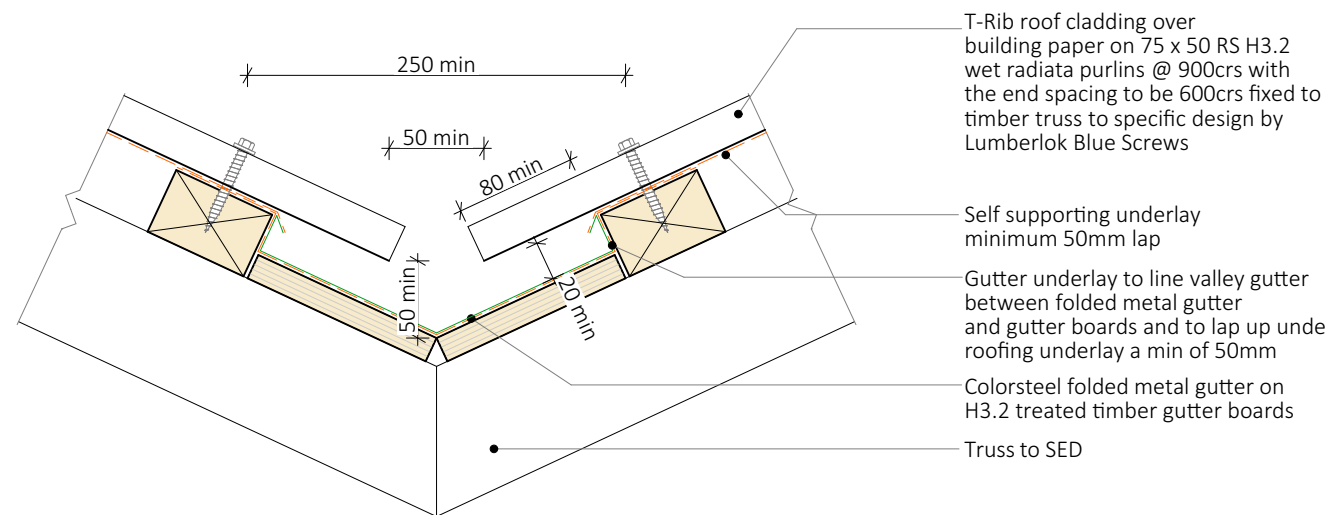
All sash openings below 1000mm AFL where exterior fall is greater than 1000mm are to have restrictor stays to 100mm max opening.

All aluminium window & doors shall be supported at the sill with continuous length WANZ bars unless detailed loading over frame.

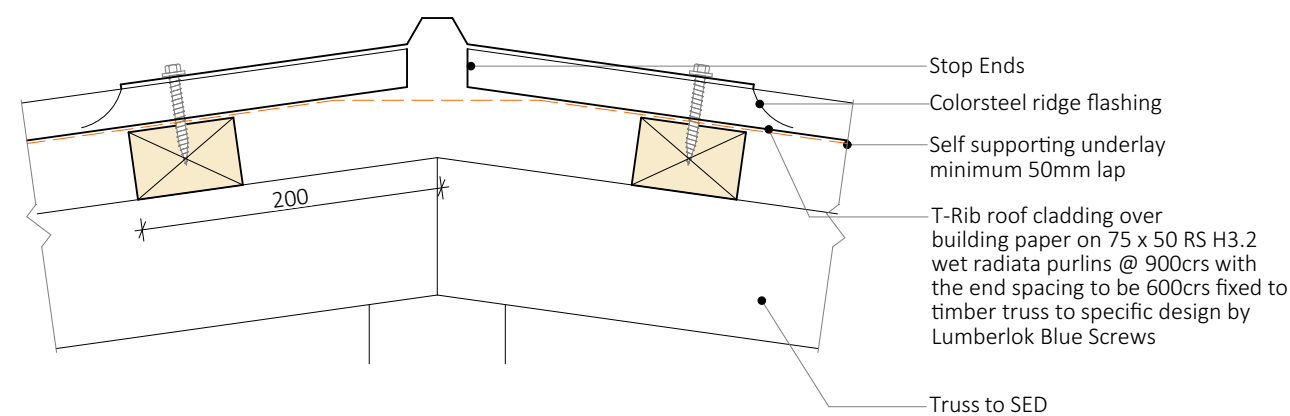
ALL WINDOW AND DOOR UNITS MUST BE SITE MEASURED PRIOR TO FABRICATION



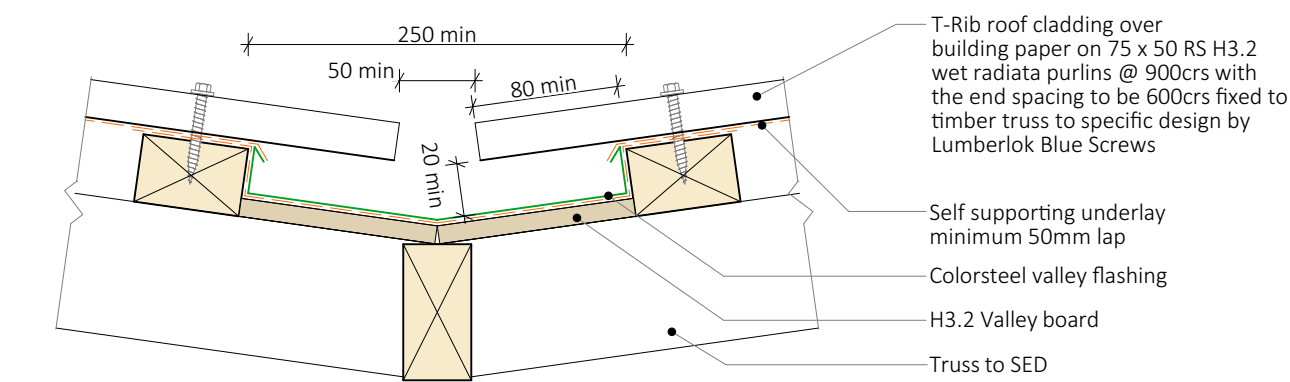
01 | Ridge Flashing
SCALE 1:5



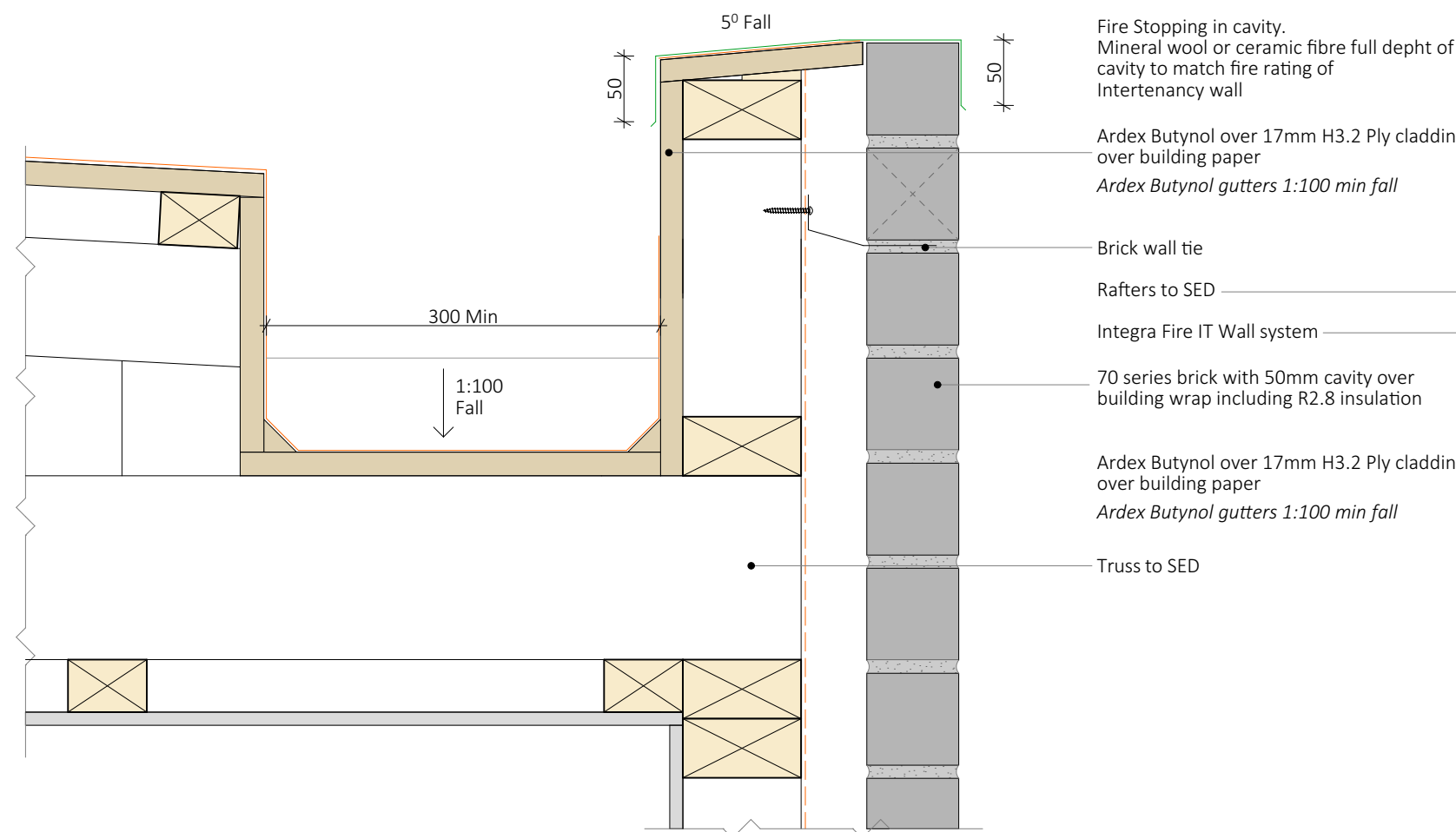
02 | Valley Flashing
SCALE 1:5



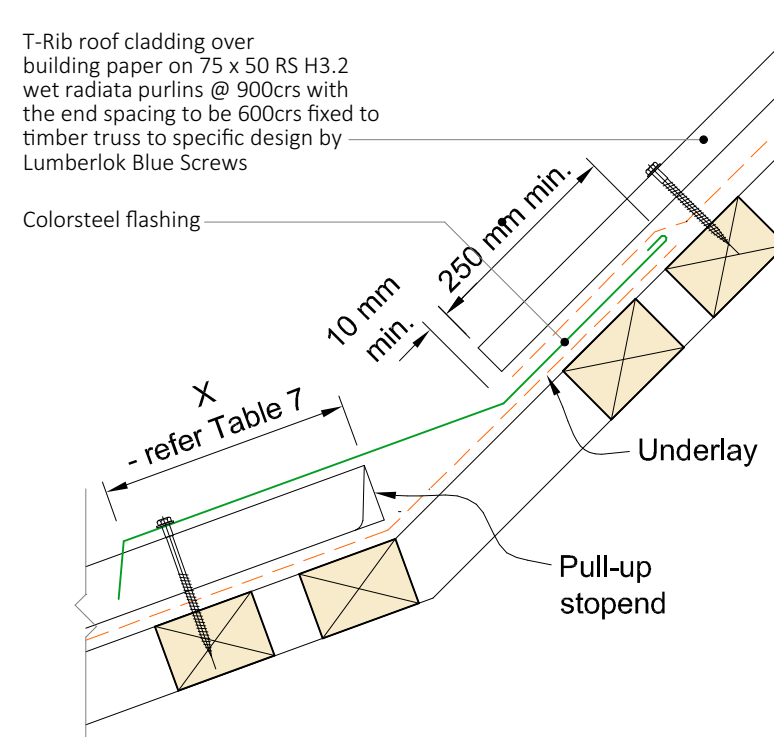
03 | Ridge Flashing
SCALE 1:5



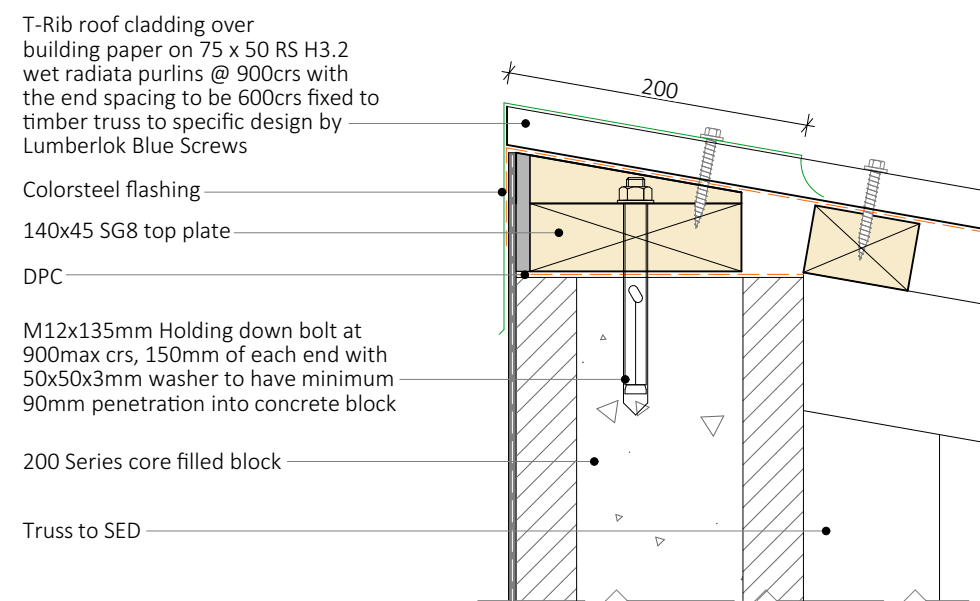
04 | Valley Flashing
SCALE 1:5



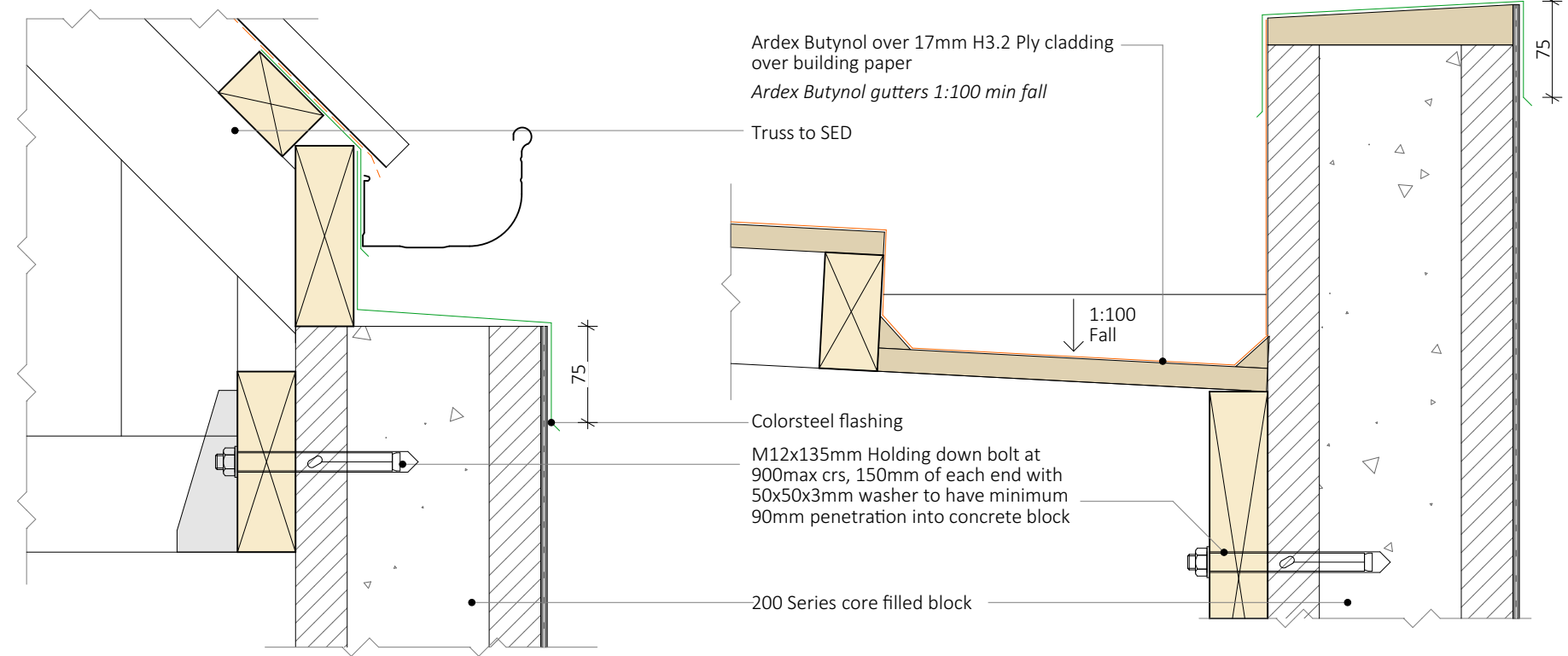
05 | Block Truss Internal Gutter
SCALE 1:5



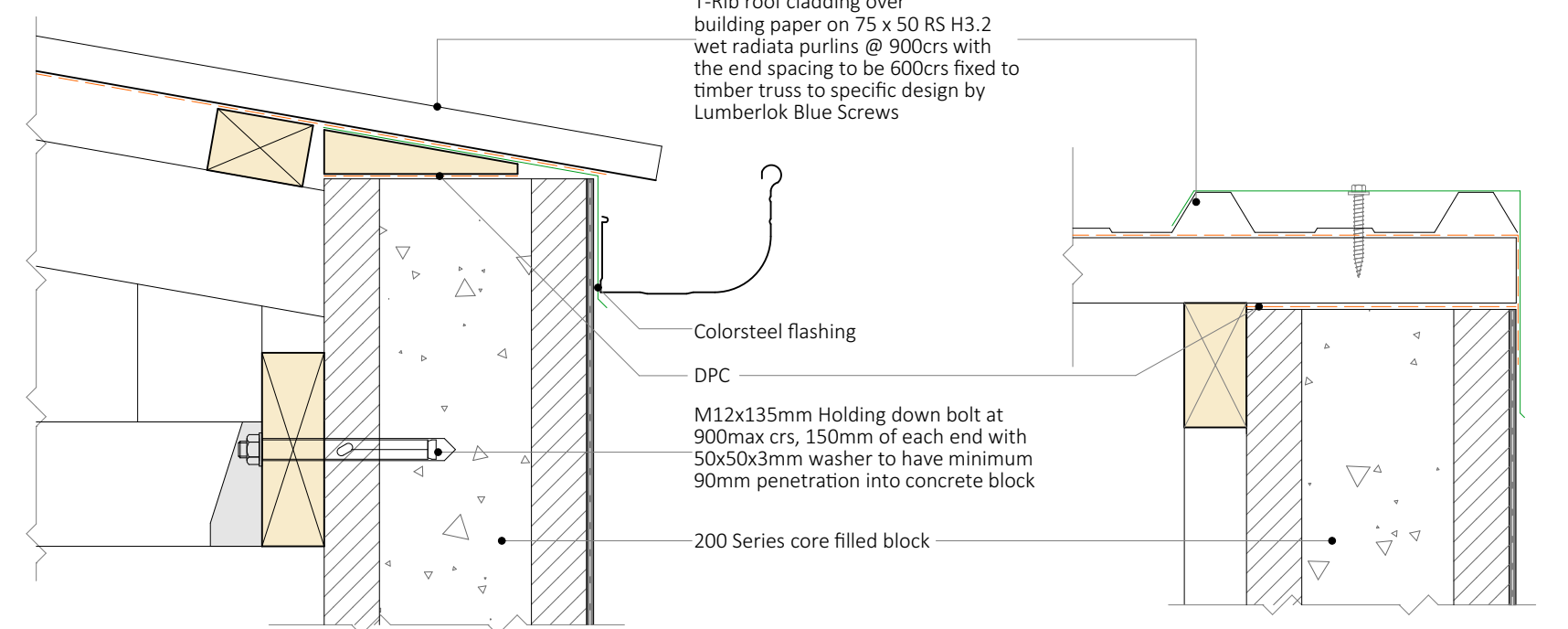
06 | Change in Pitch Flashing
SCALE 1:5



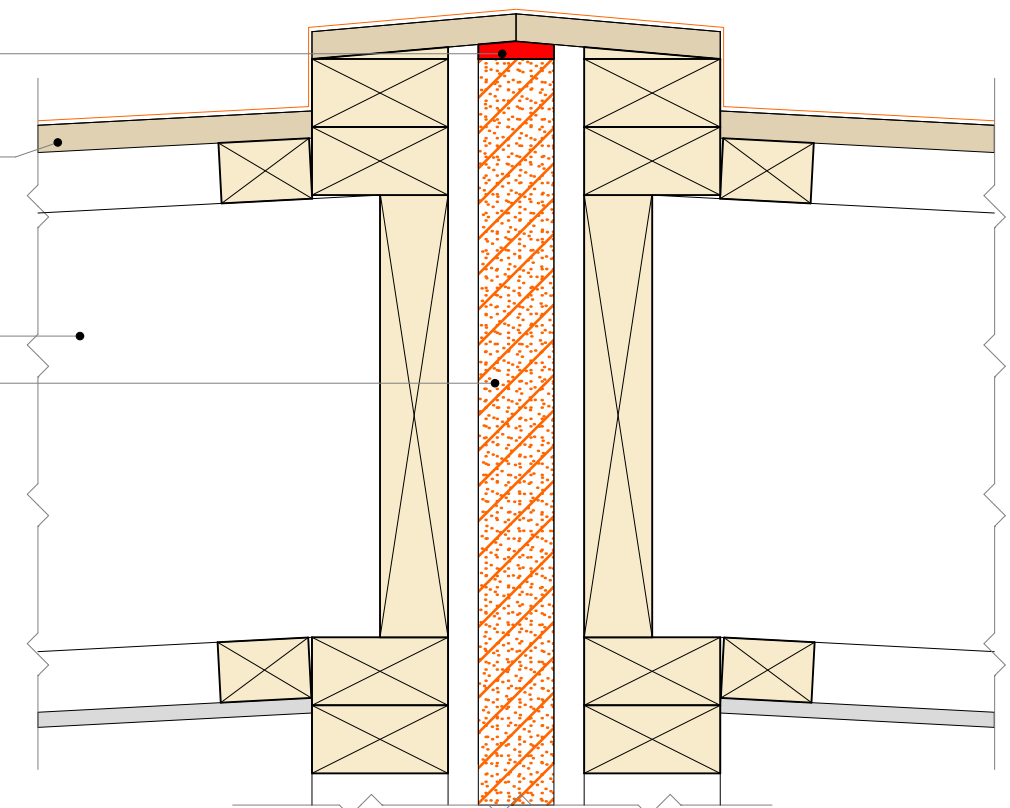
07 | Block Barge Flashing
SCALE 1:5



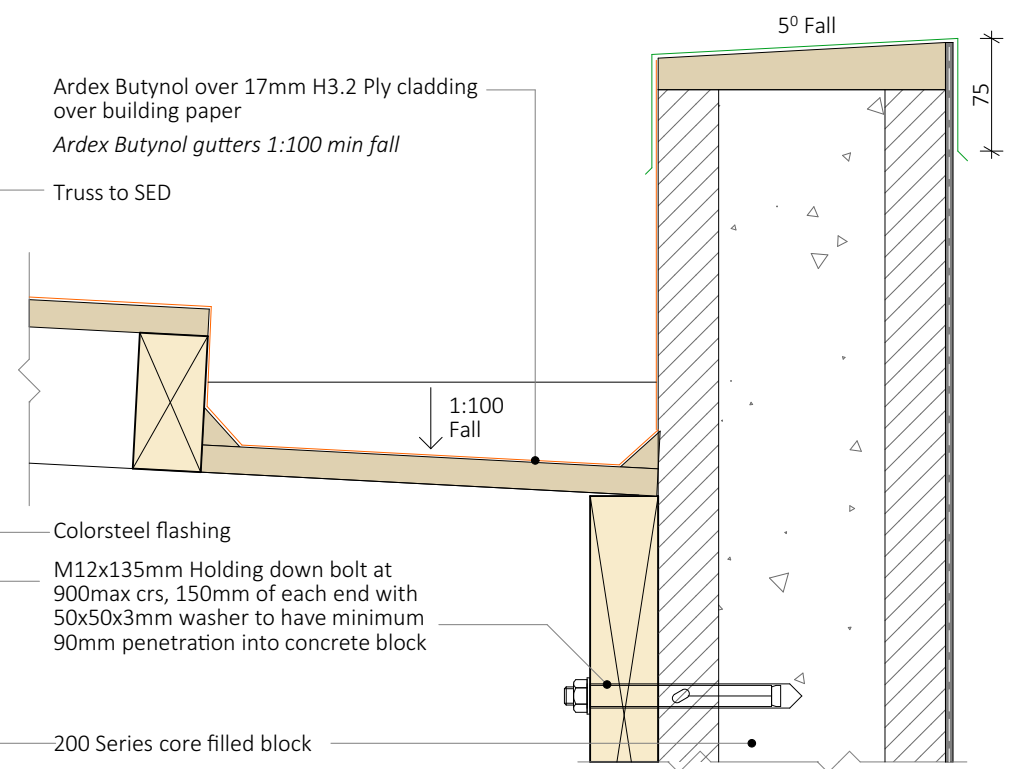
08 | Block Truss Gutter
SCALE 1:5



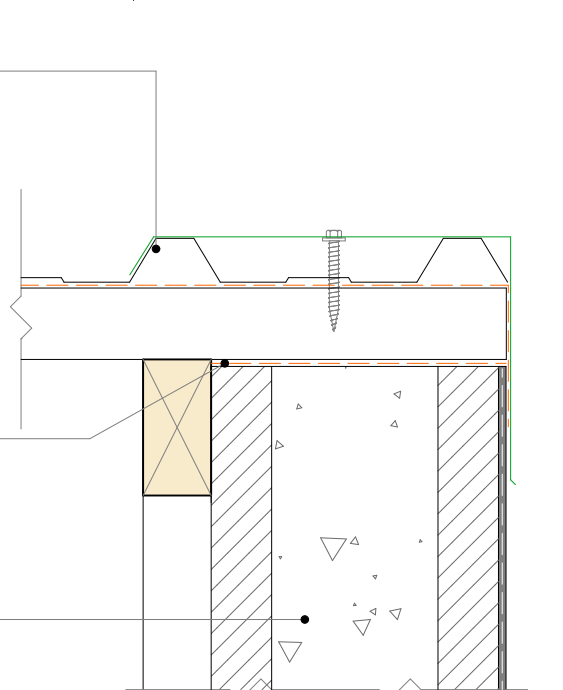
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10 | Butynol Detail
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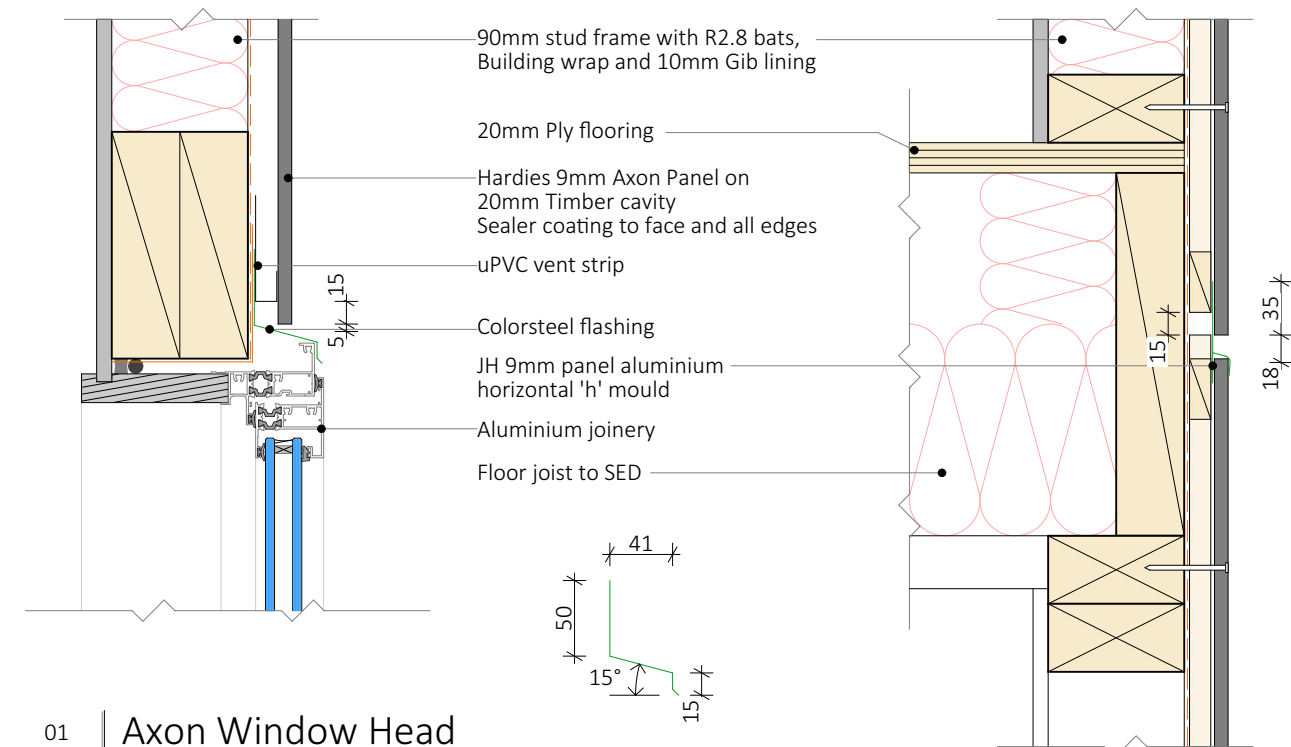


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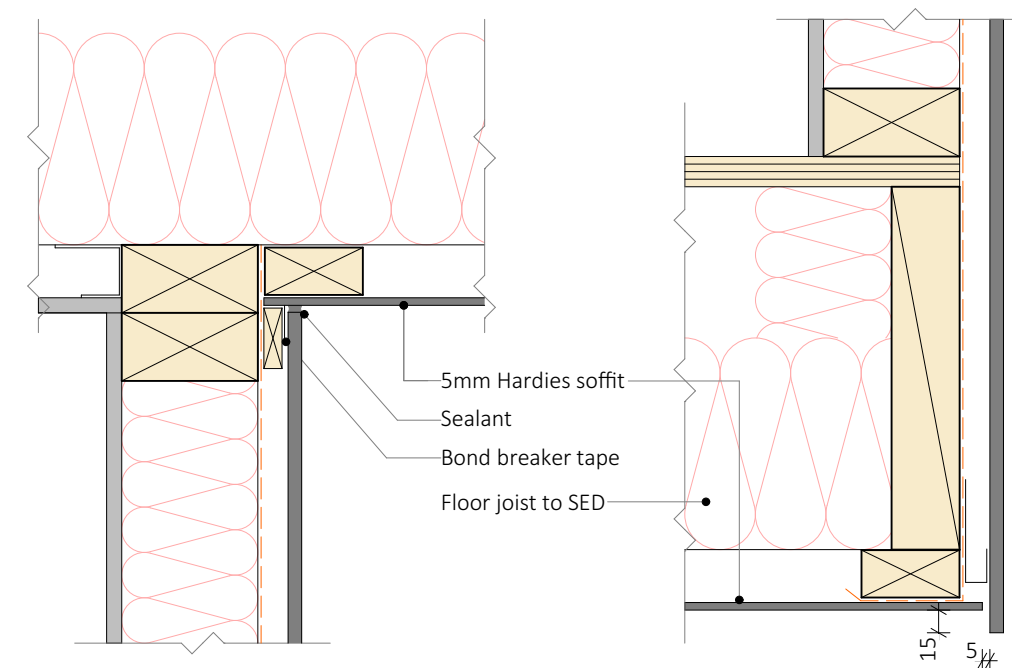
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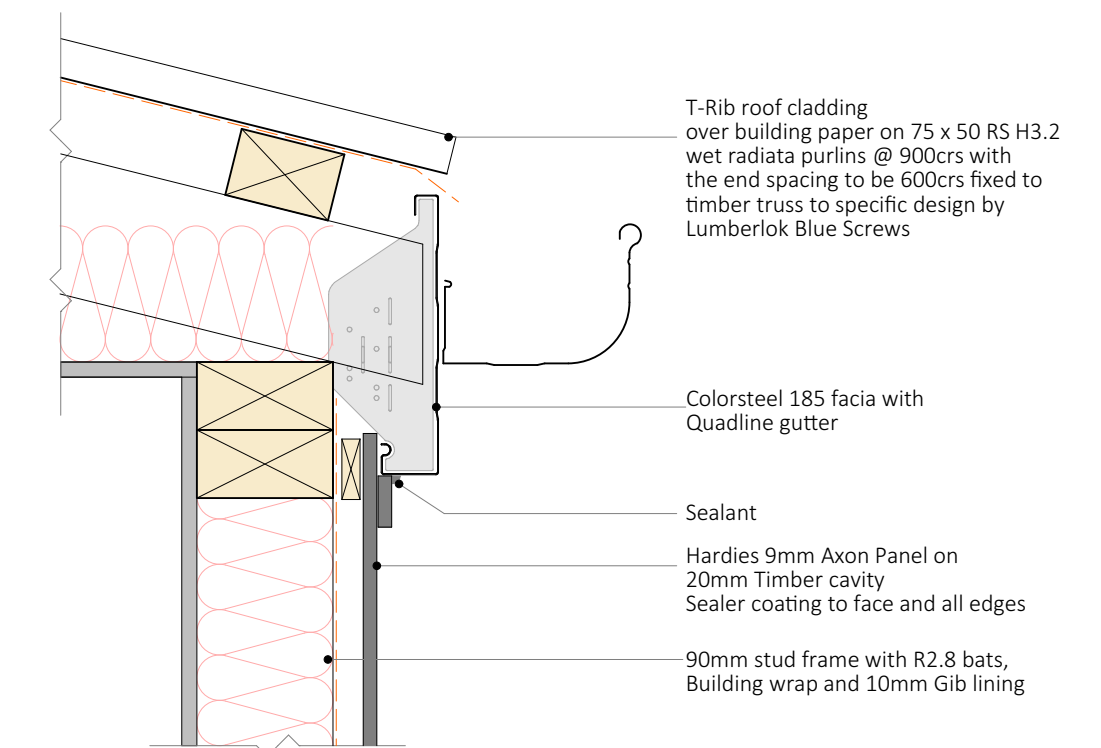
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04 | Axon Midfloor
SCALE 1:5

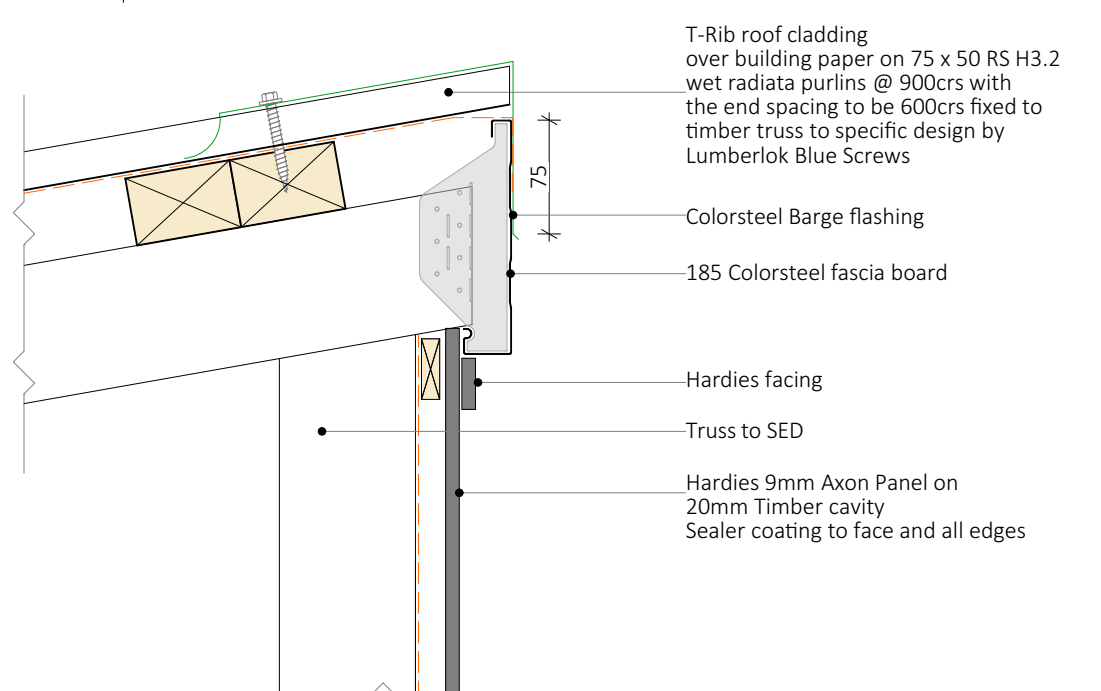


06 | Axon Soffit
SCALE 1:5

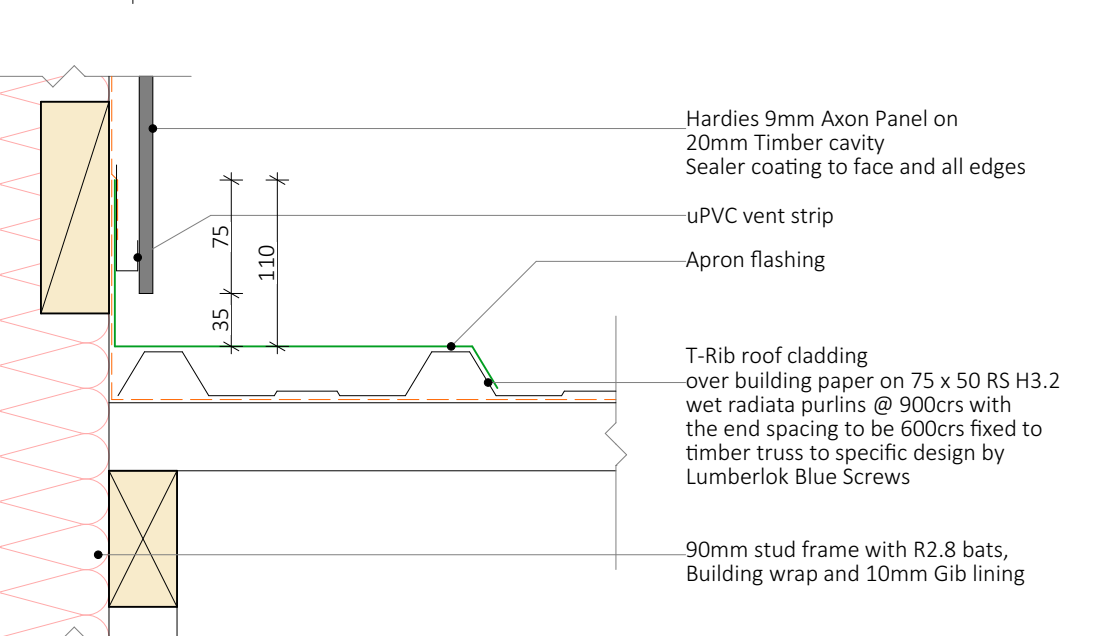
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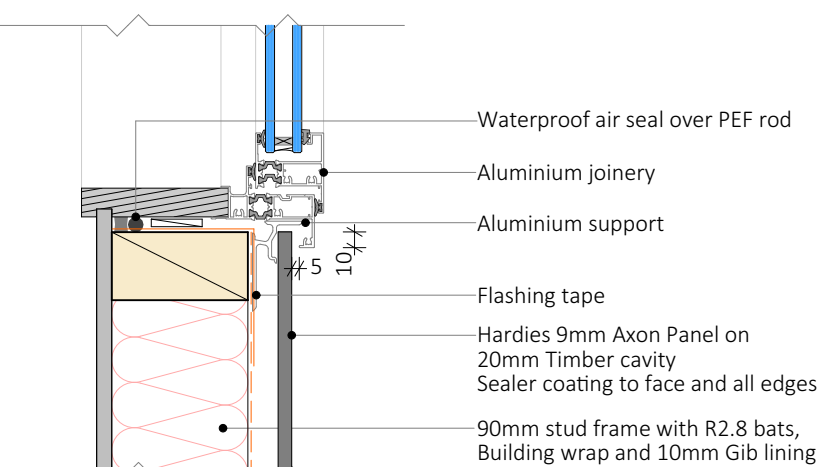
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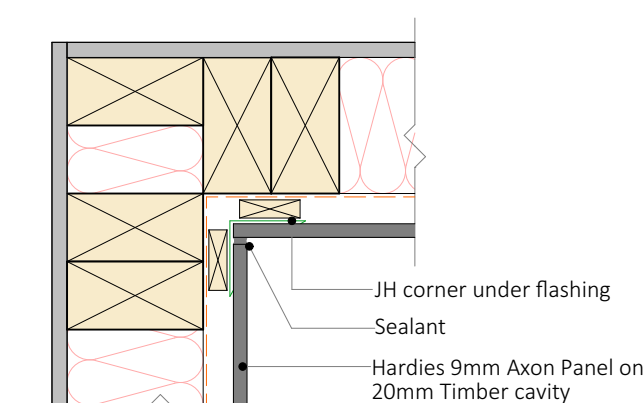
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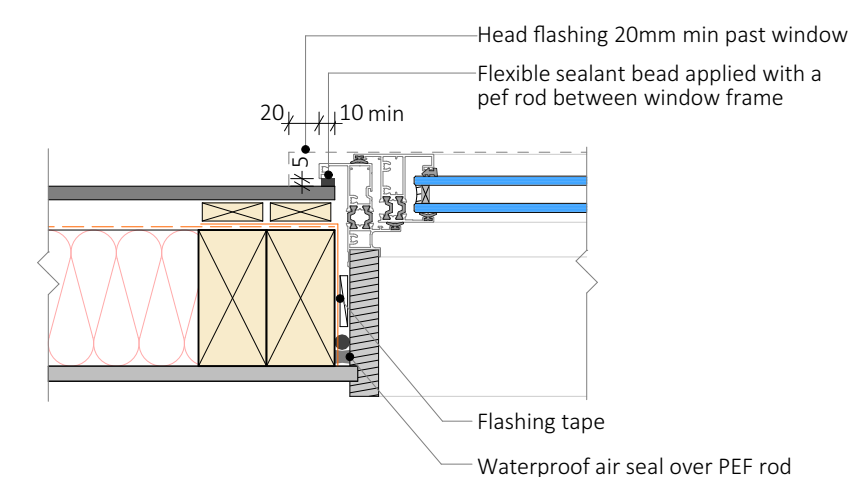
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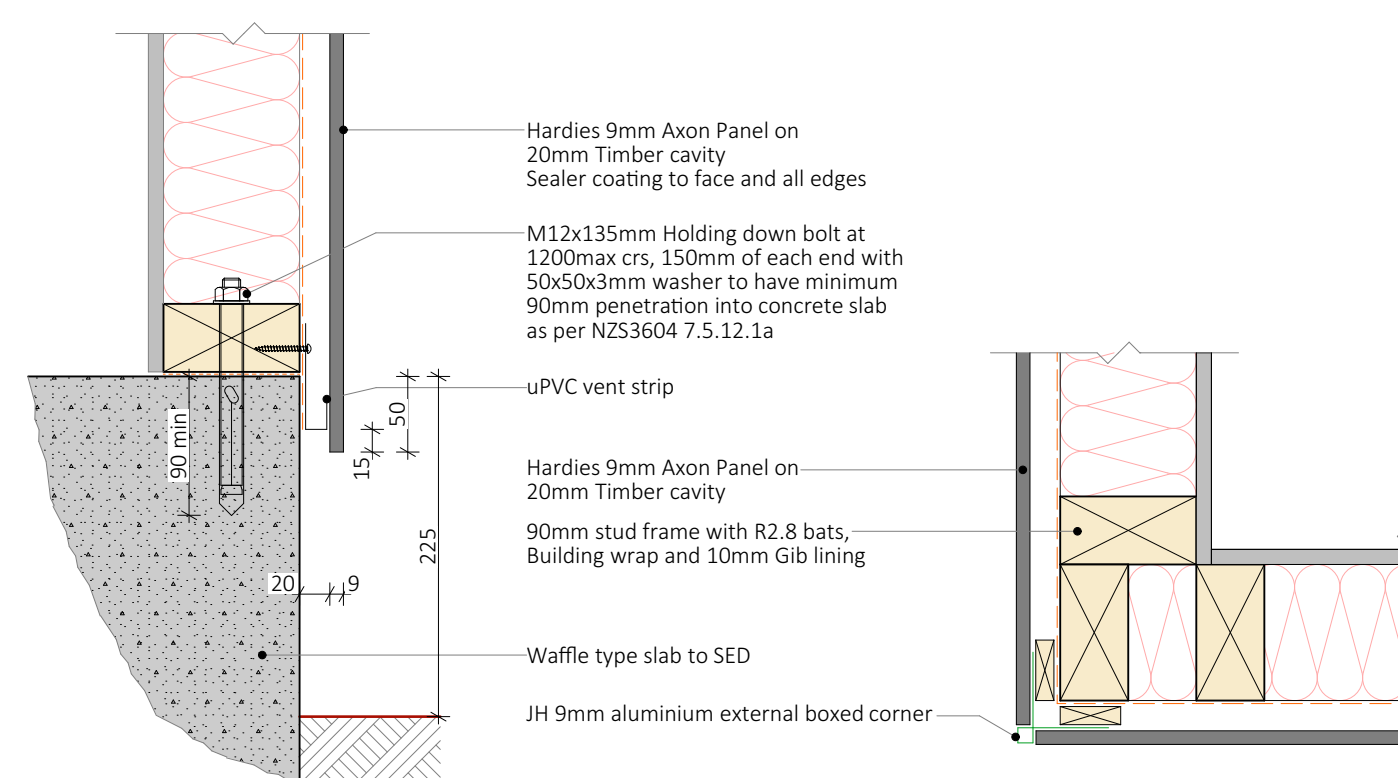
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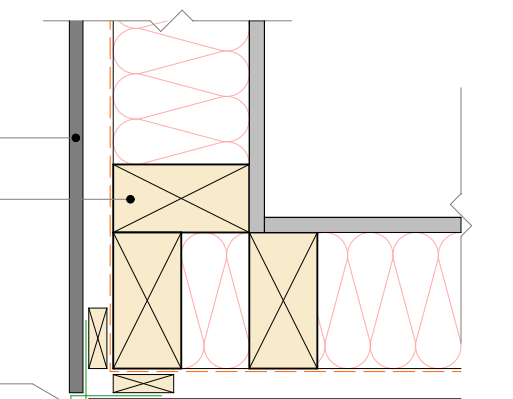
07 | Axon Internal Corner
SCALE 1:5



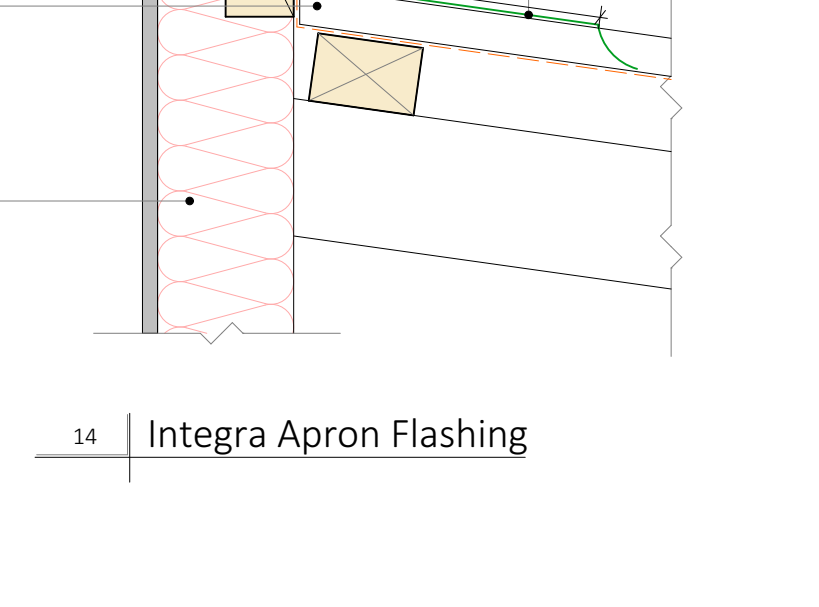
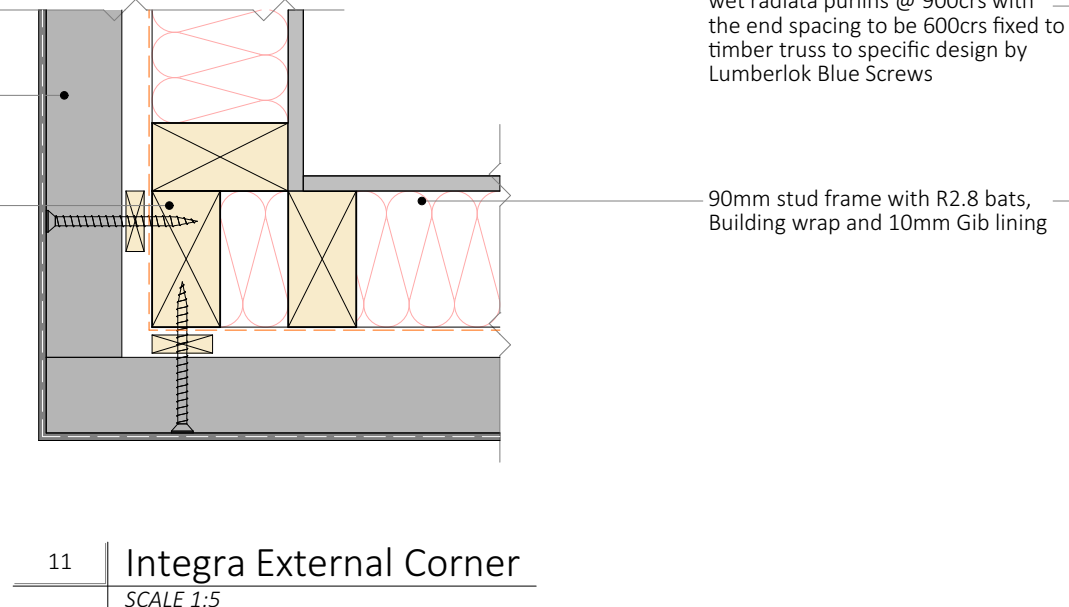
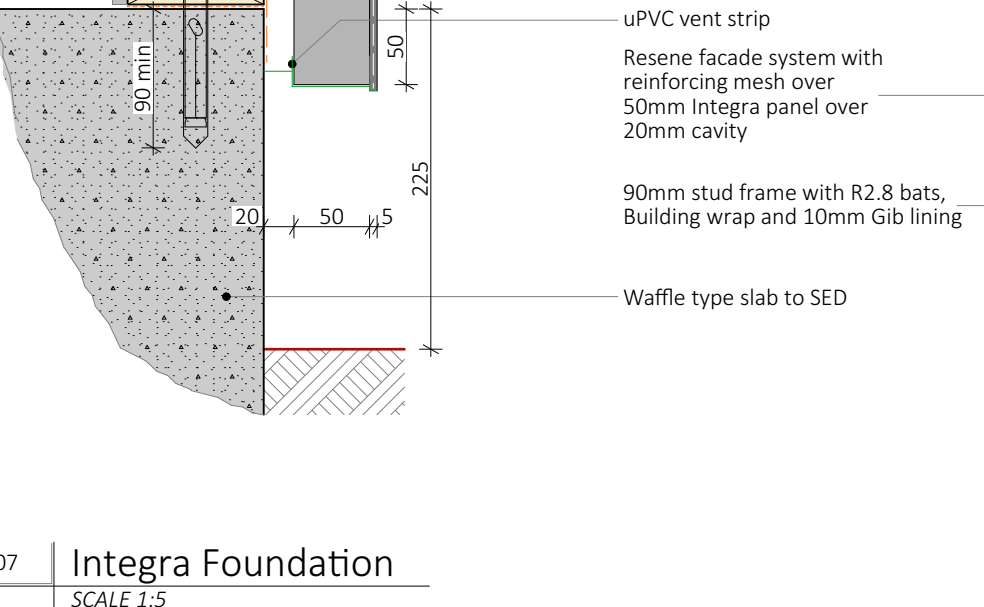
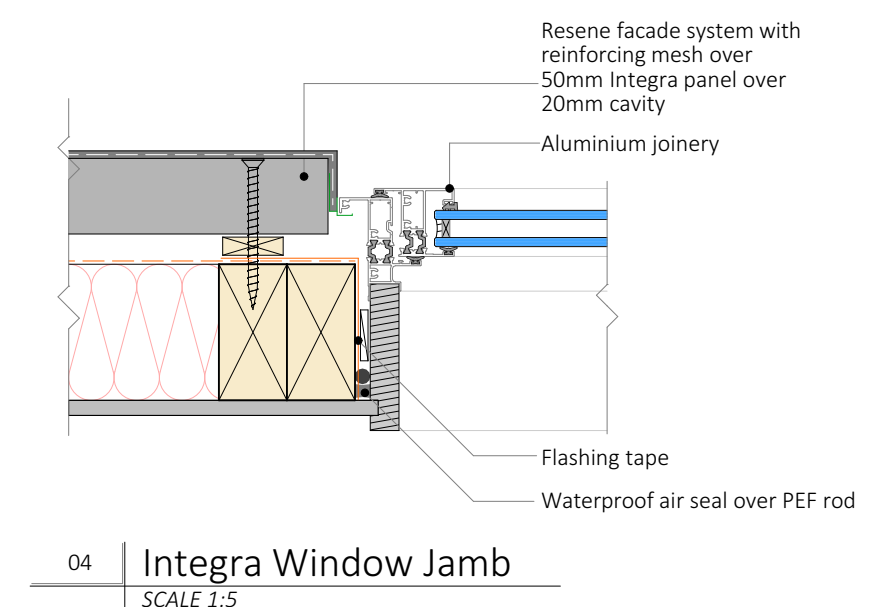
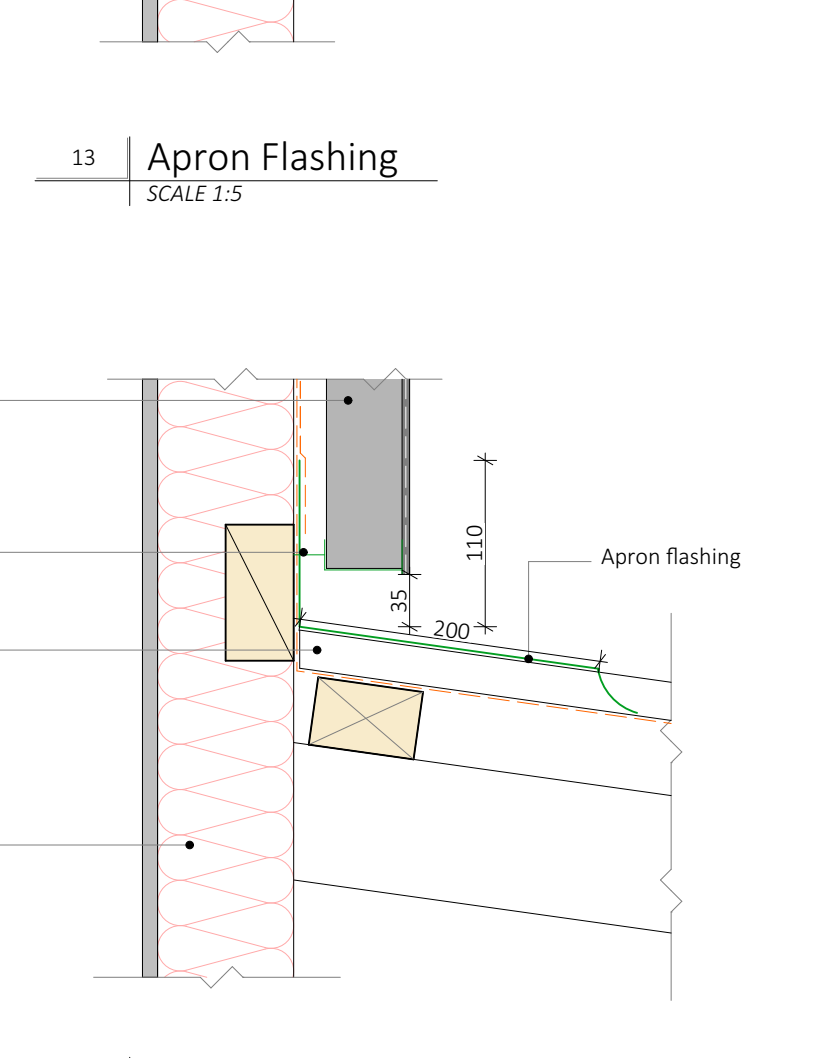
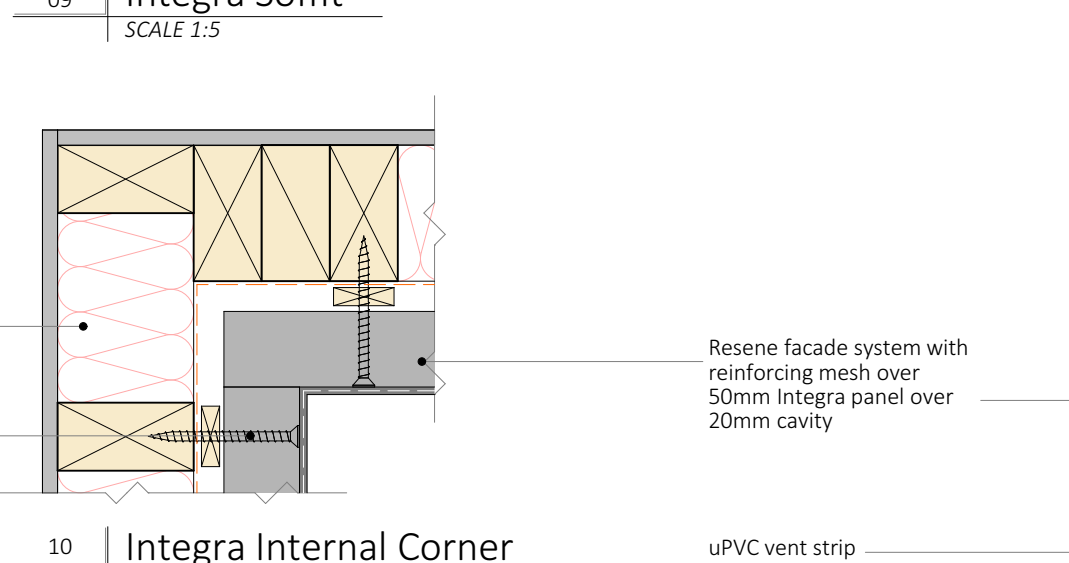
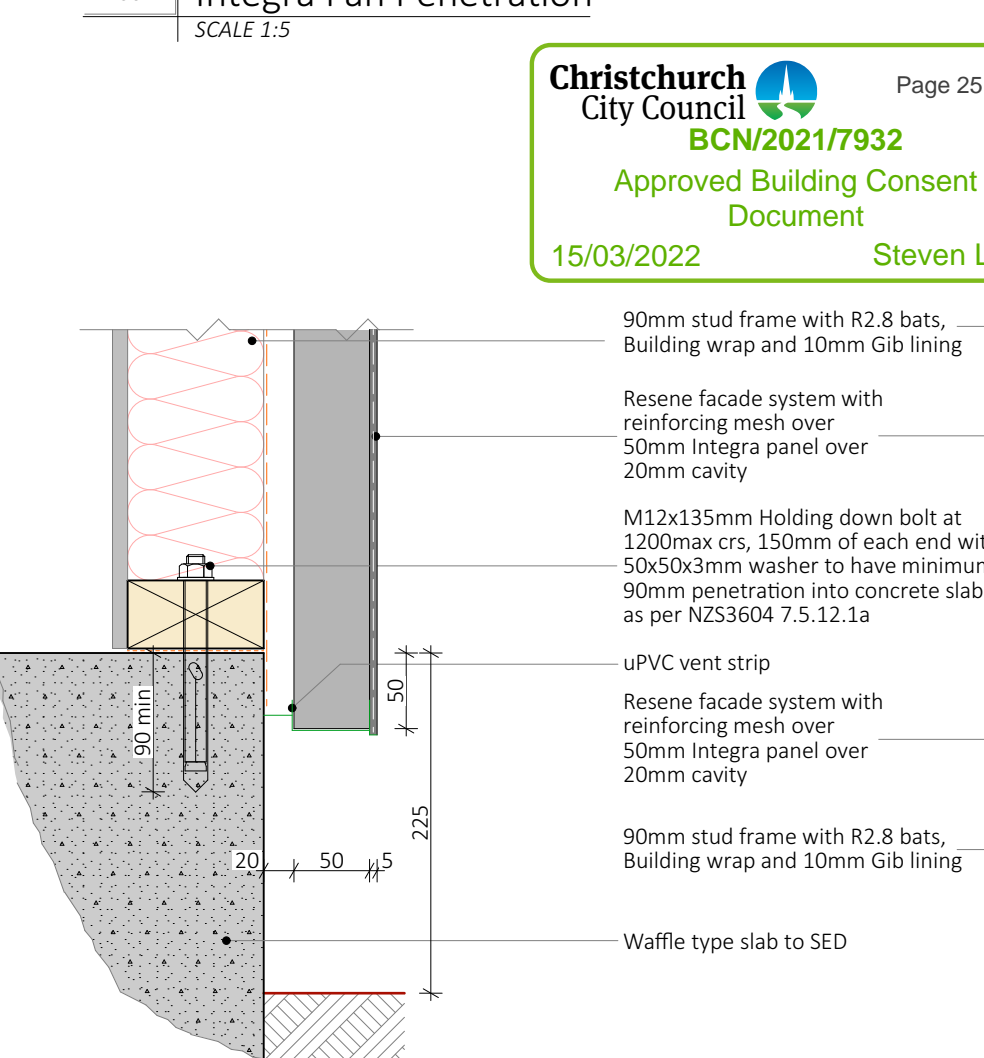
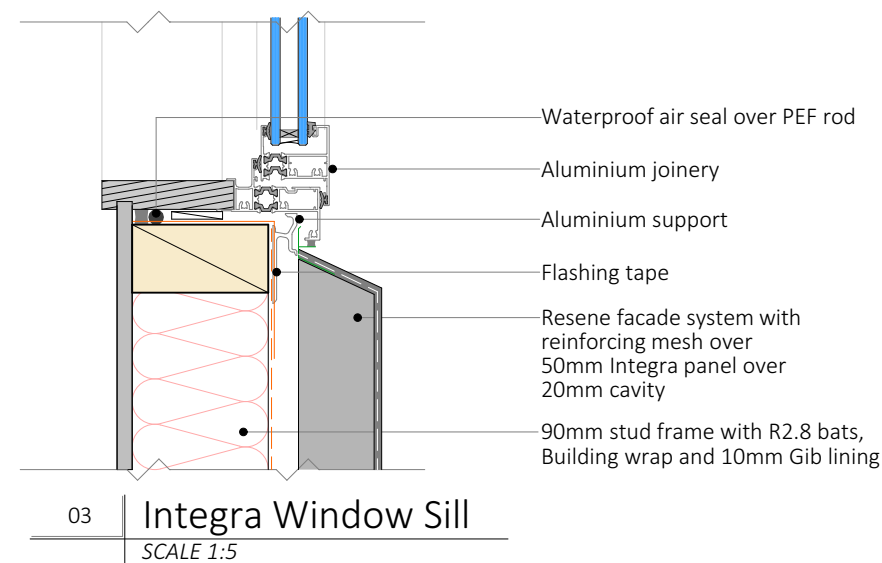
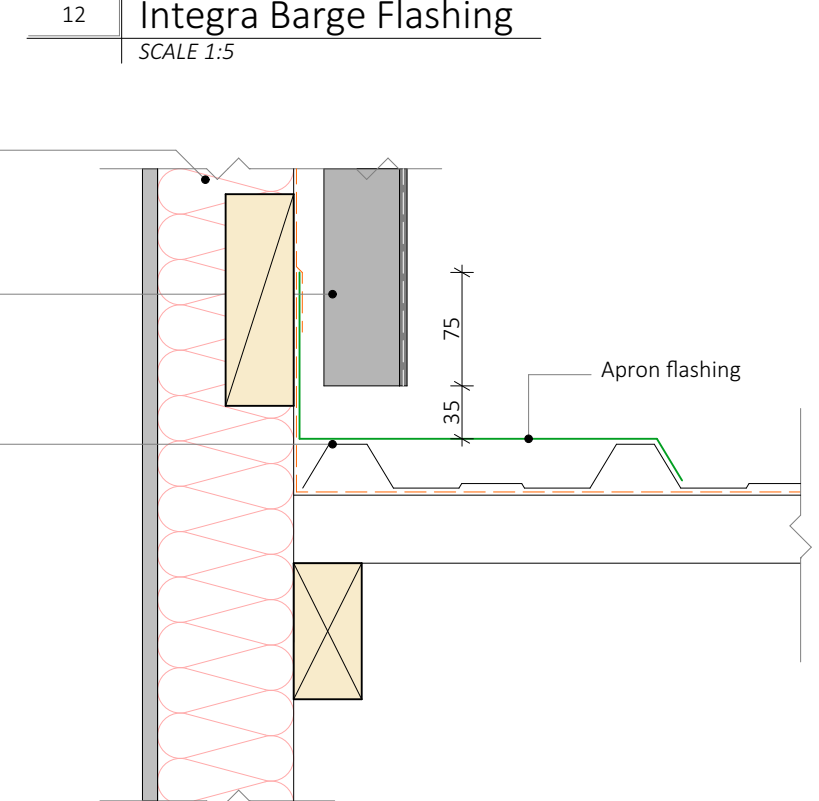
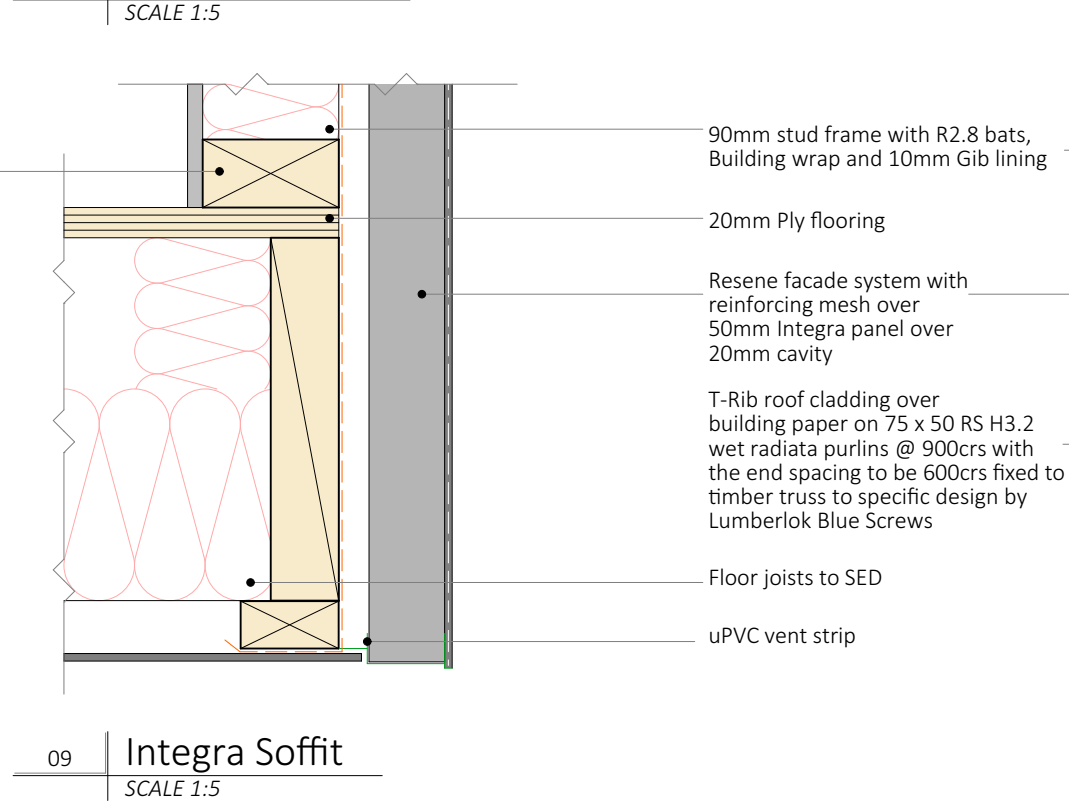
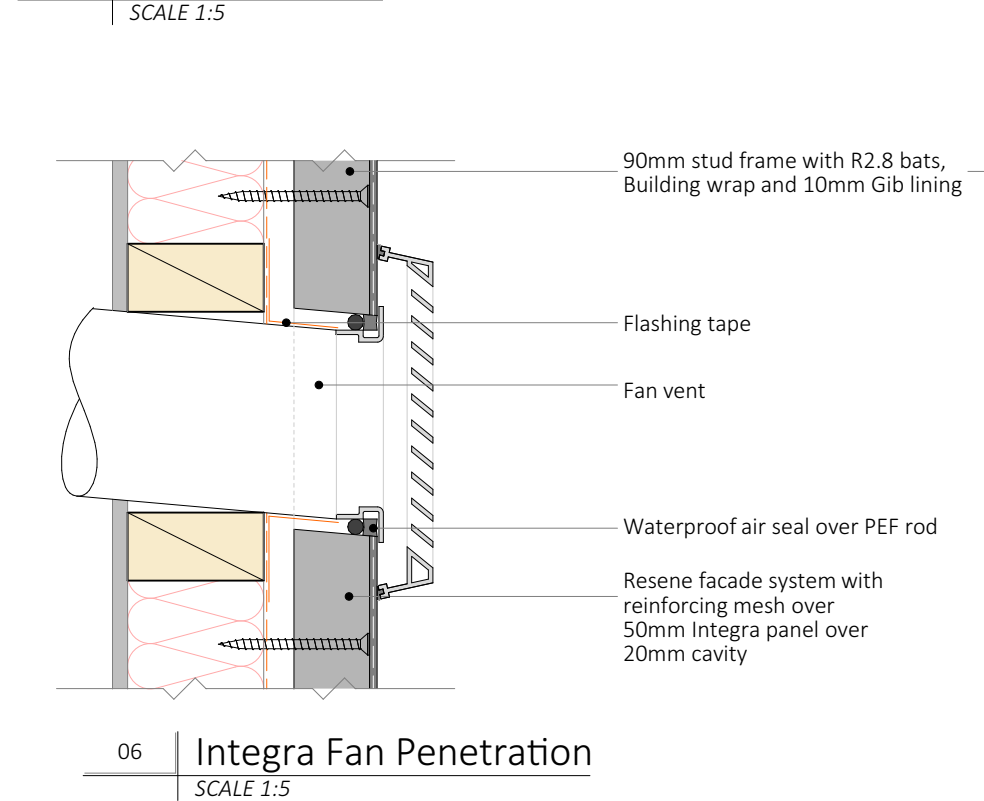
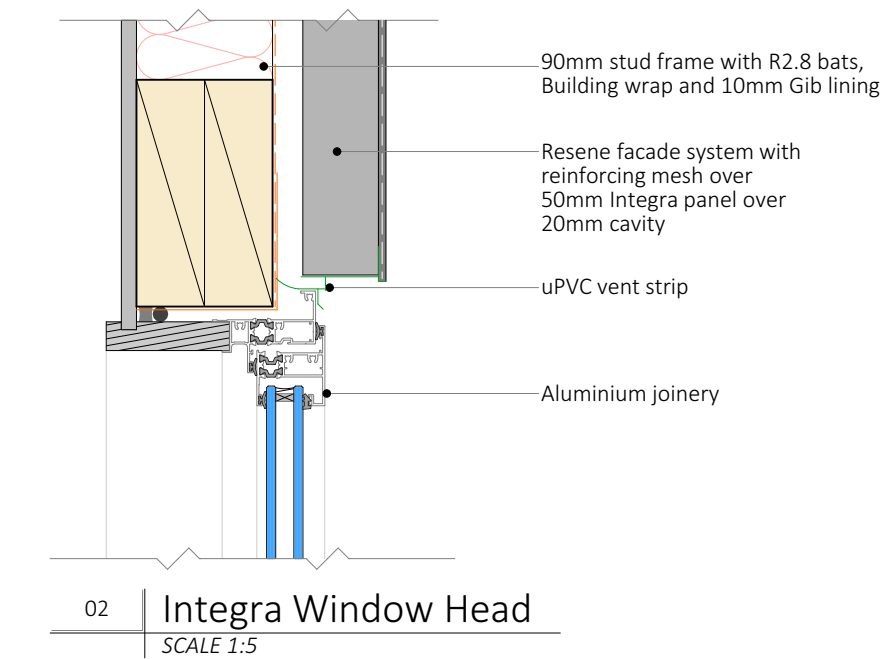
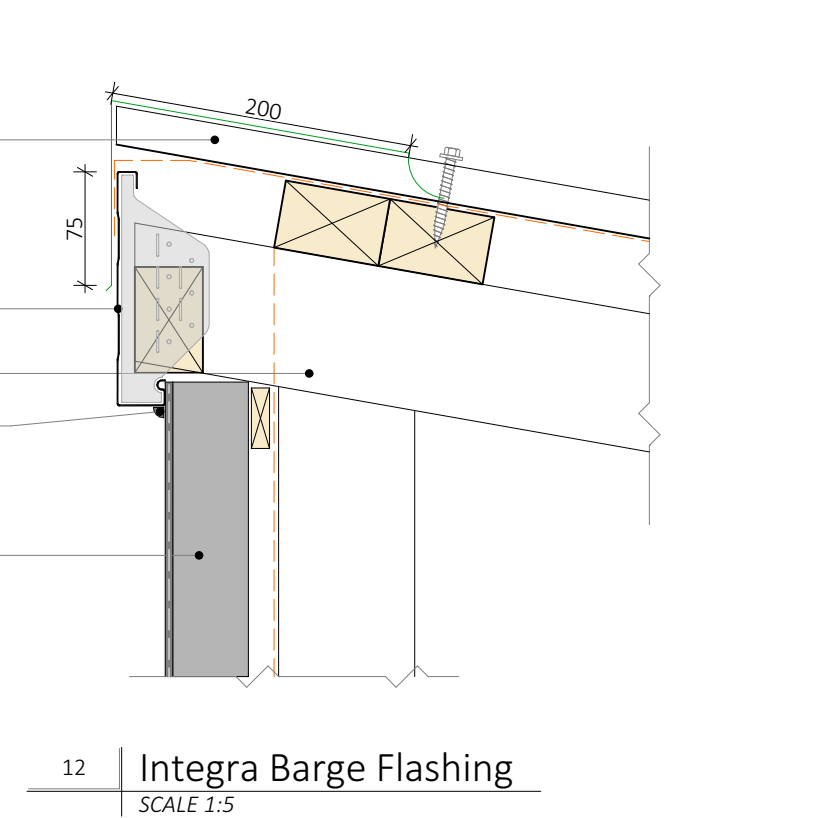
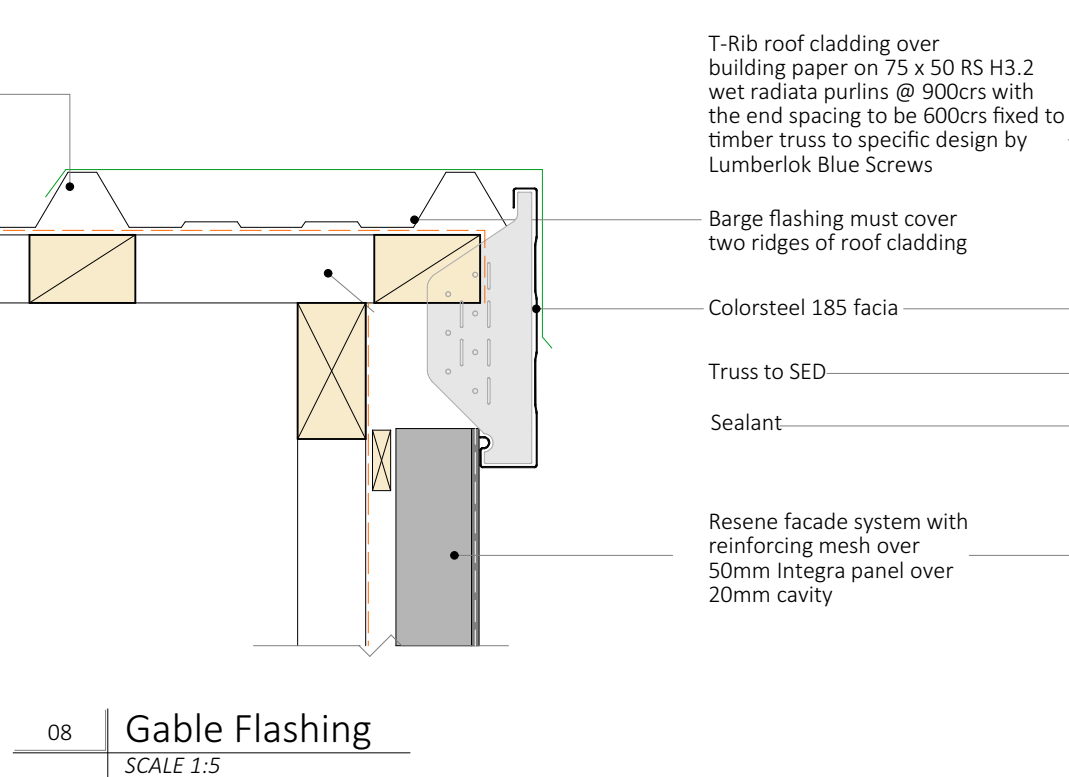
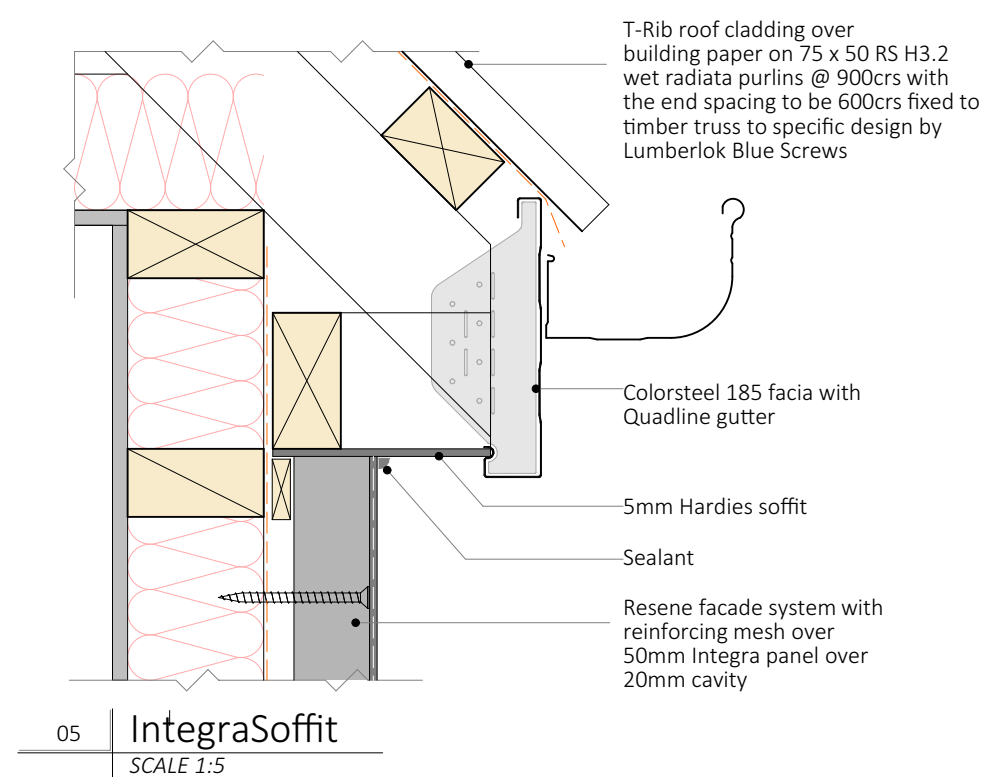
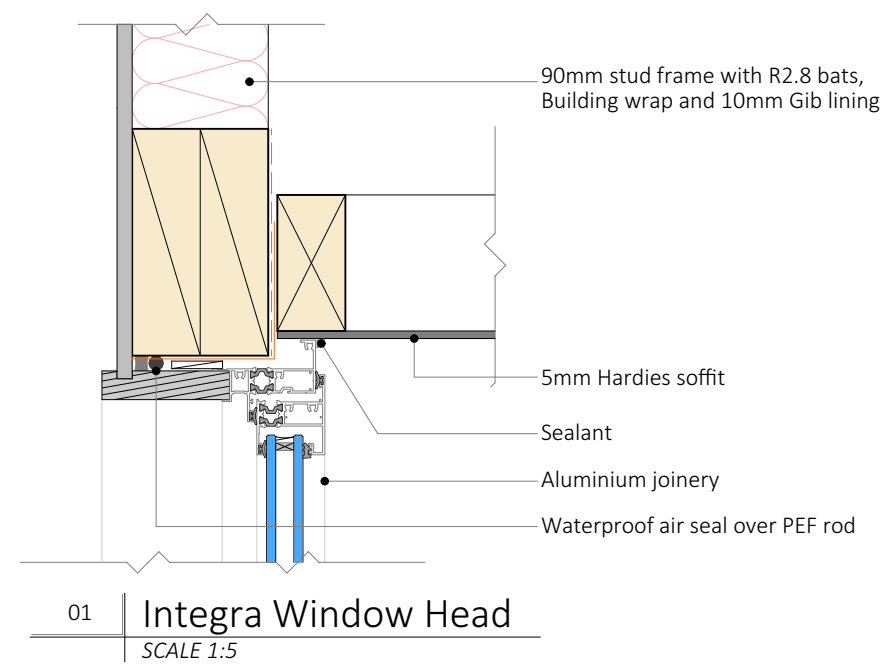
03 | Axon Window Jamb
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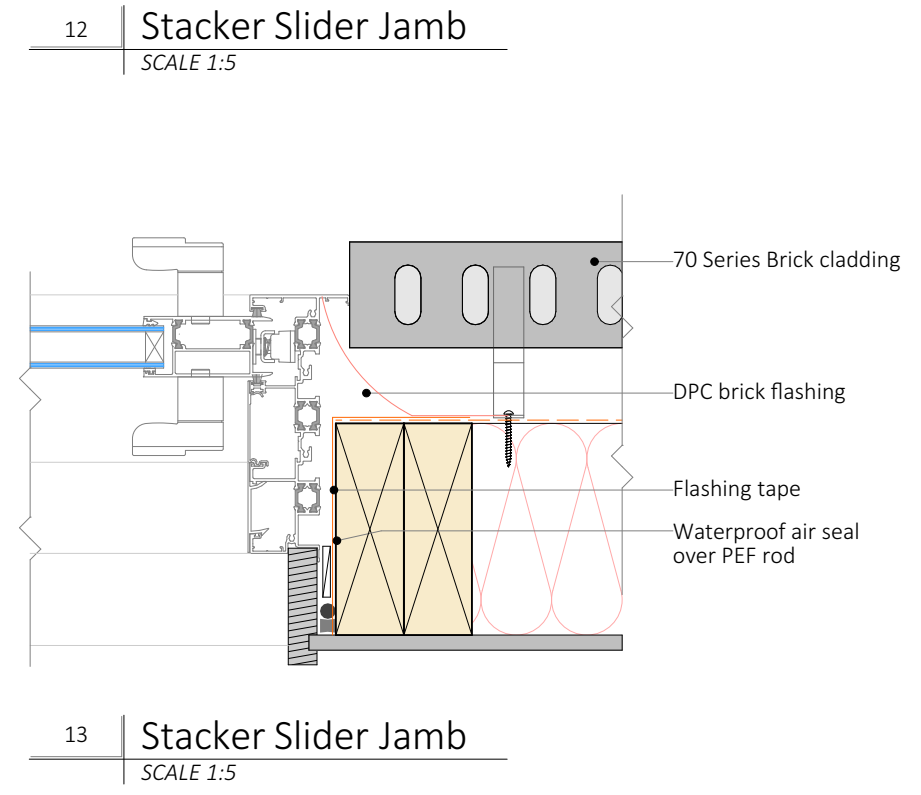
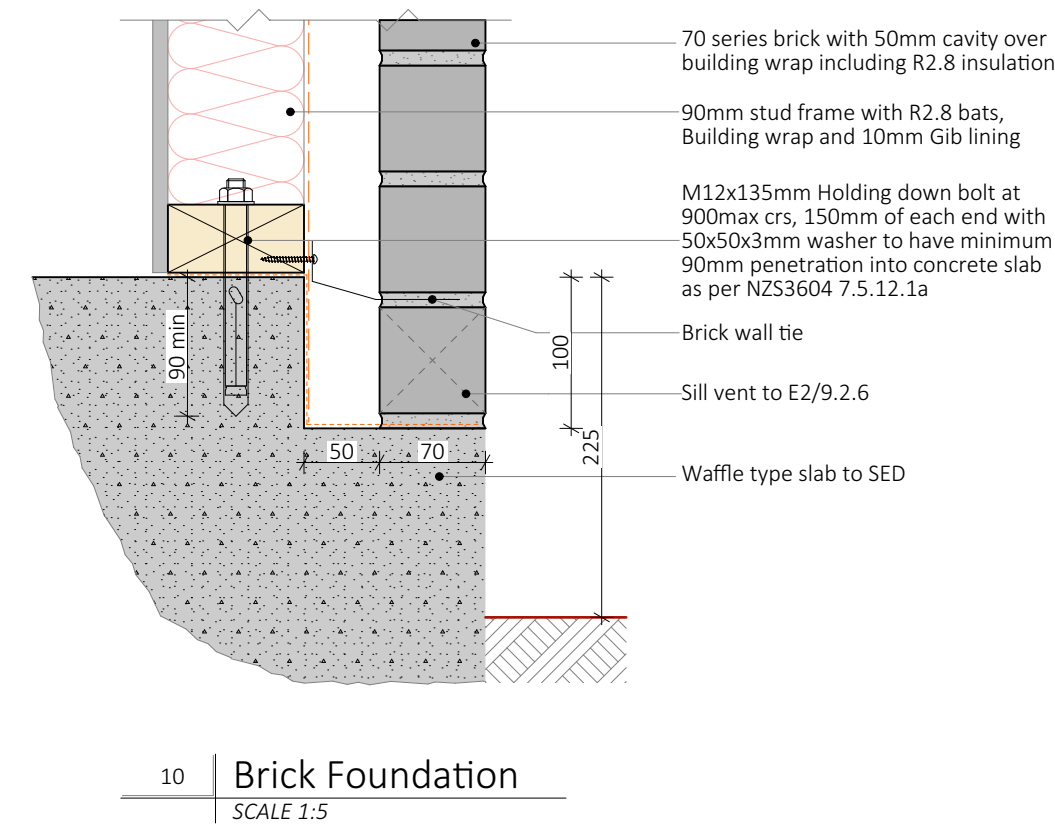
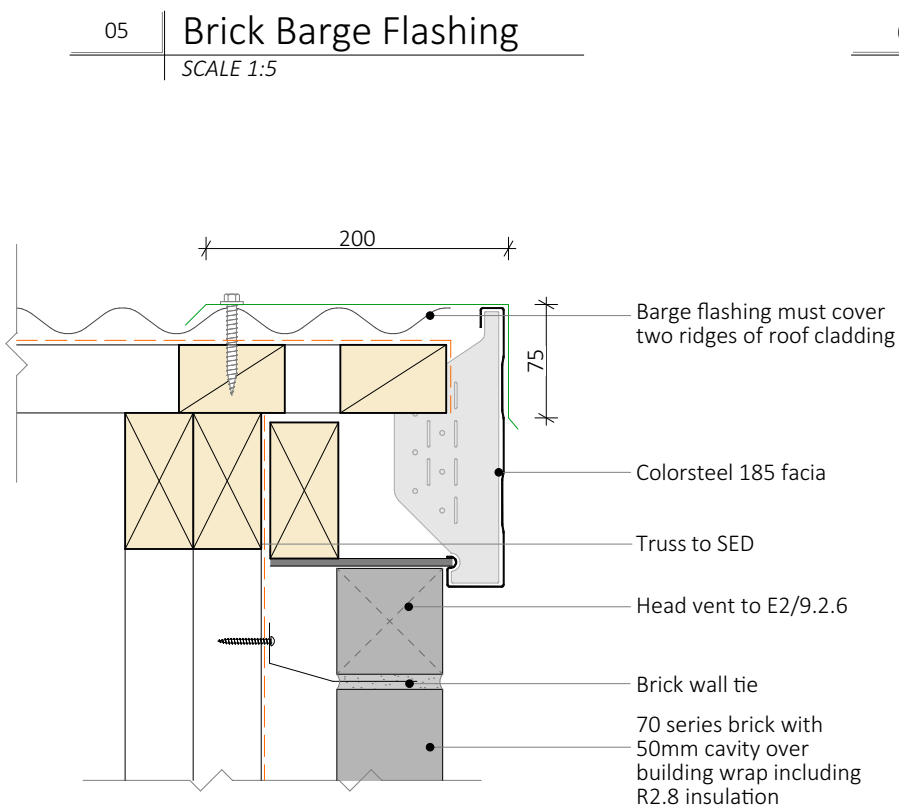
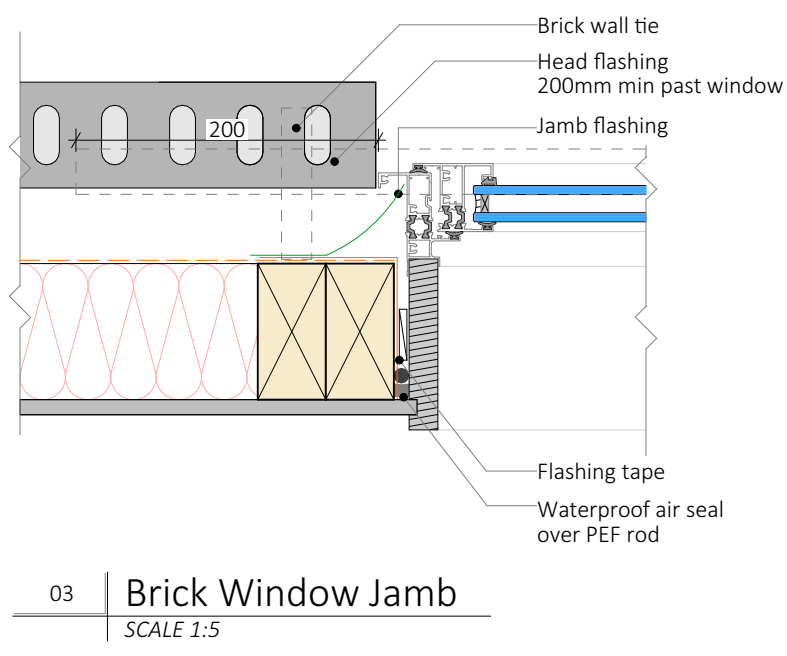
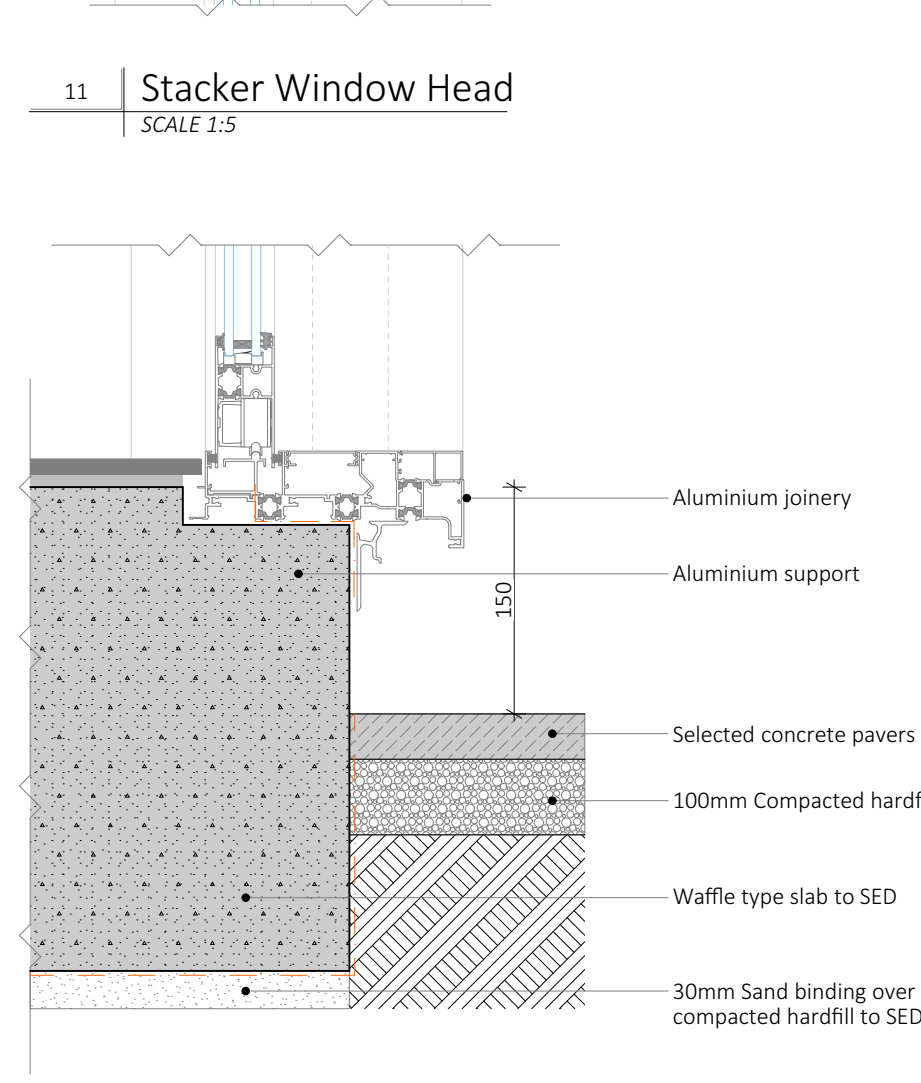
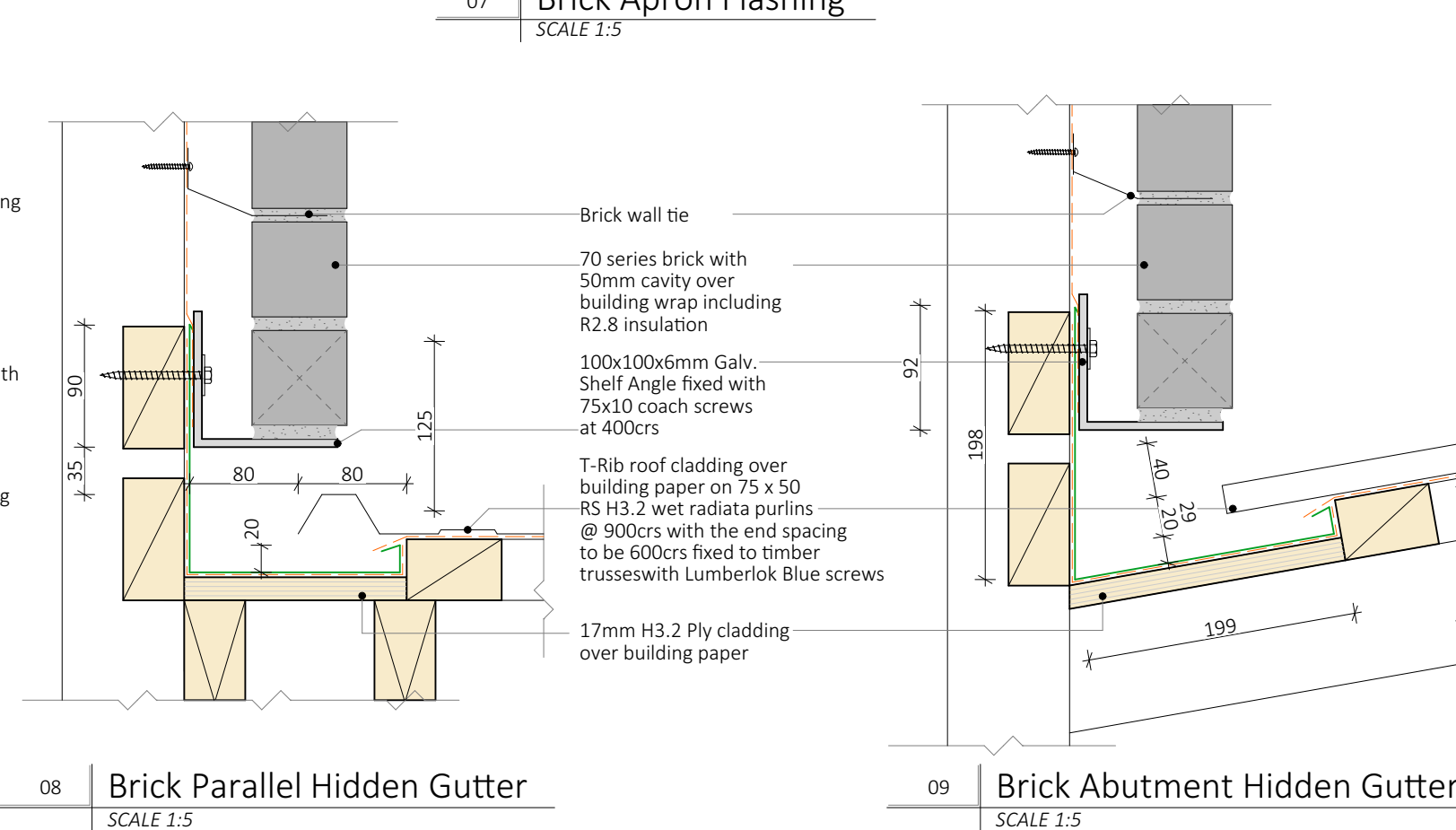
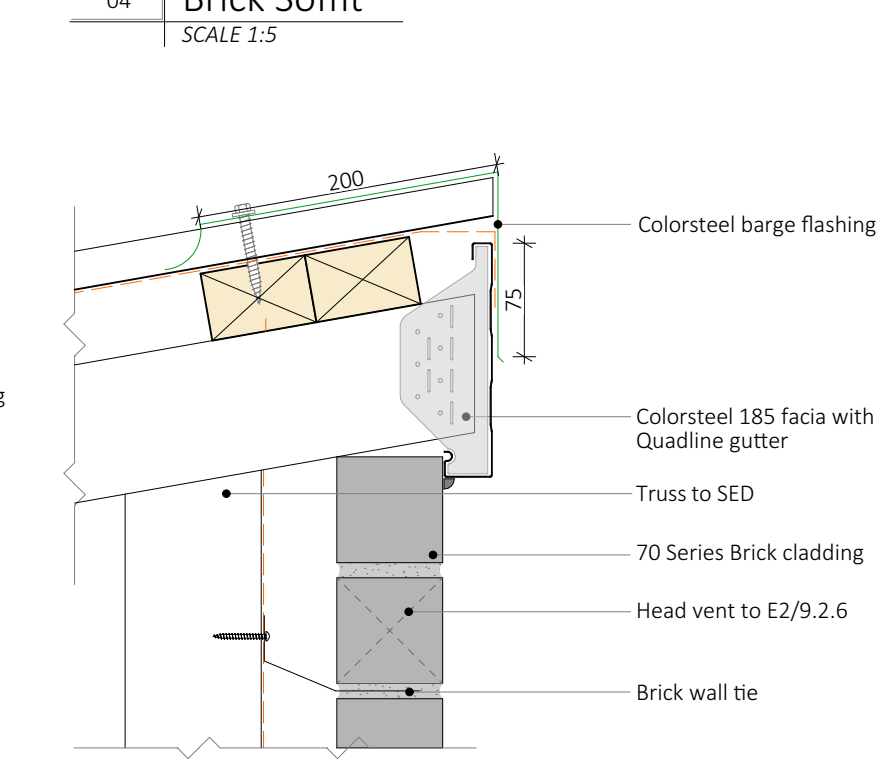
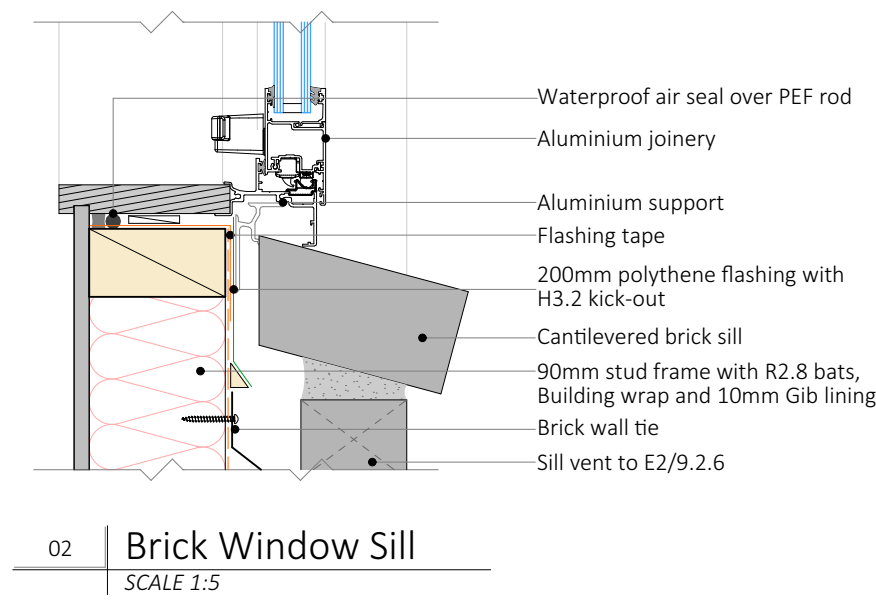
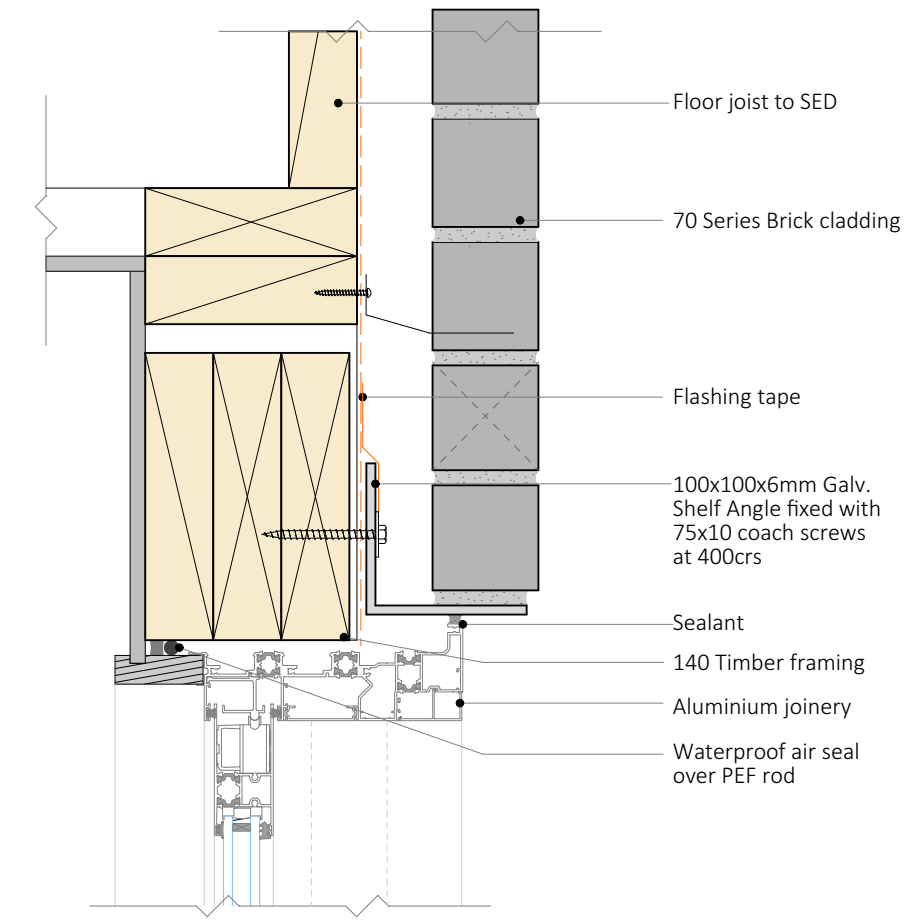
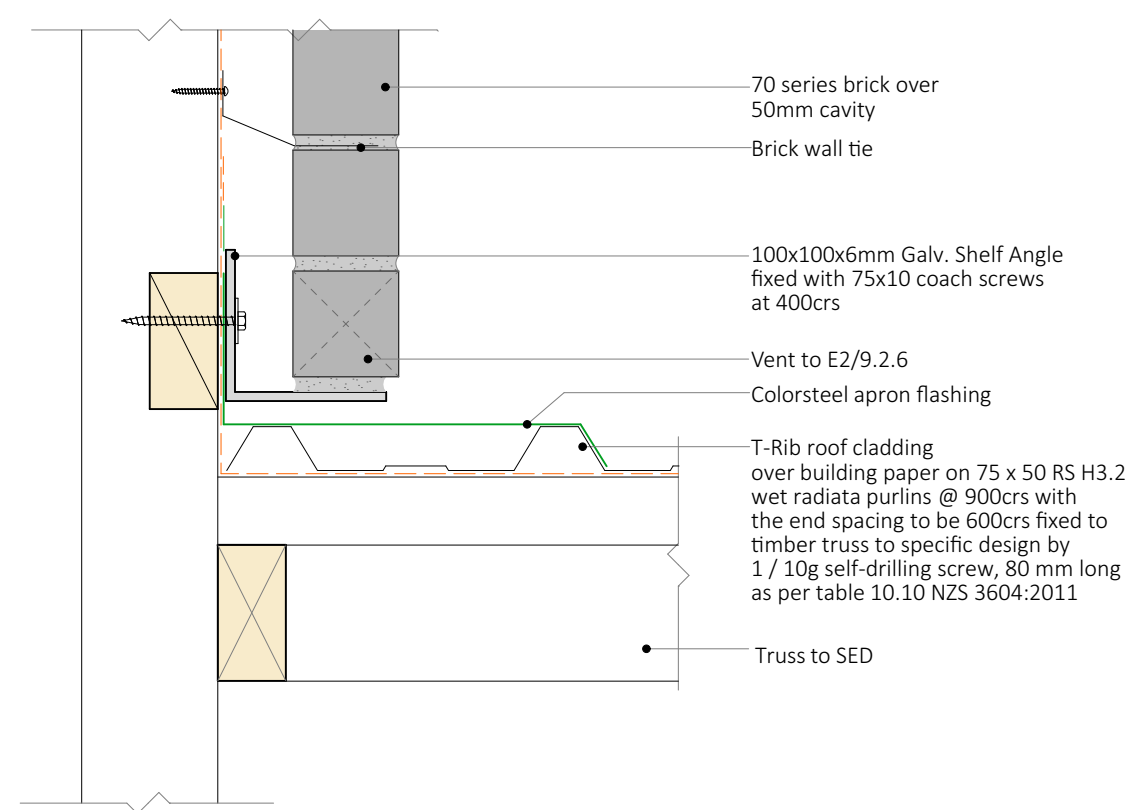
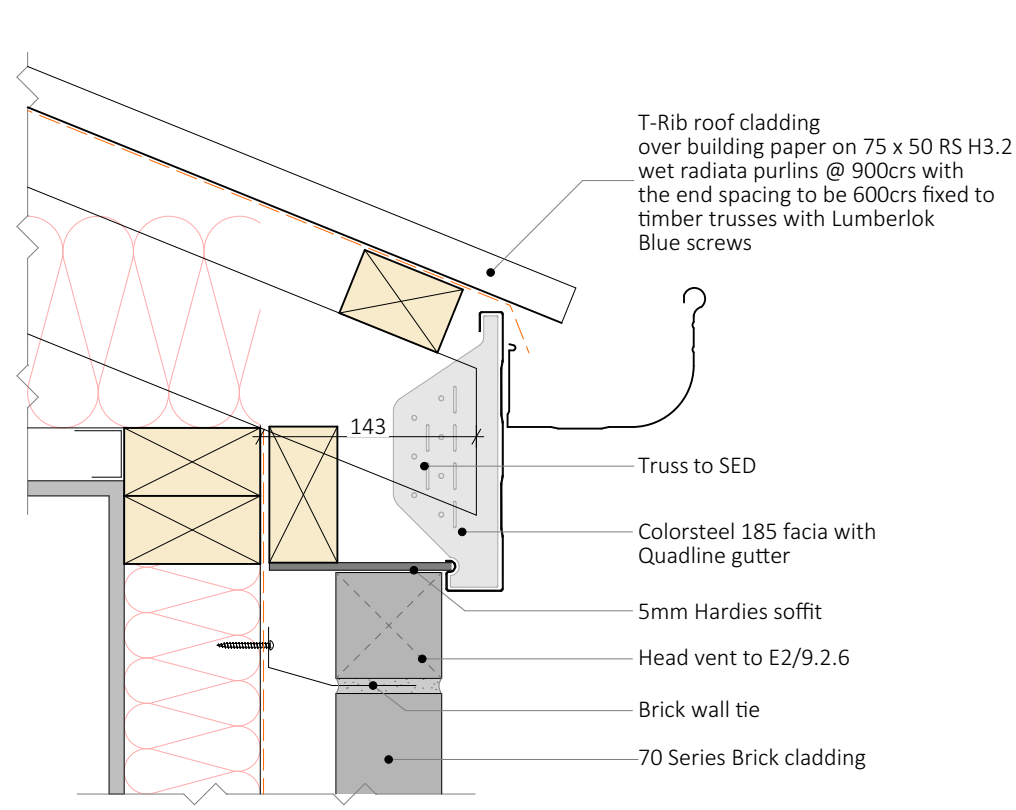
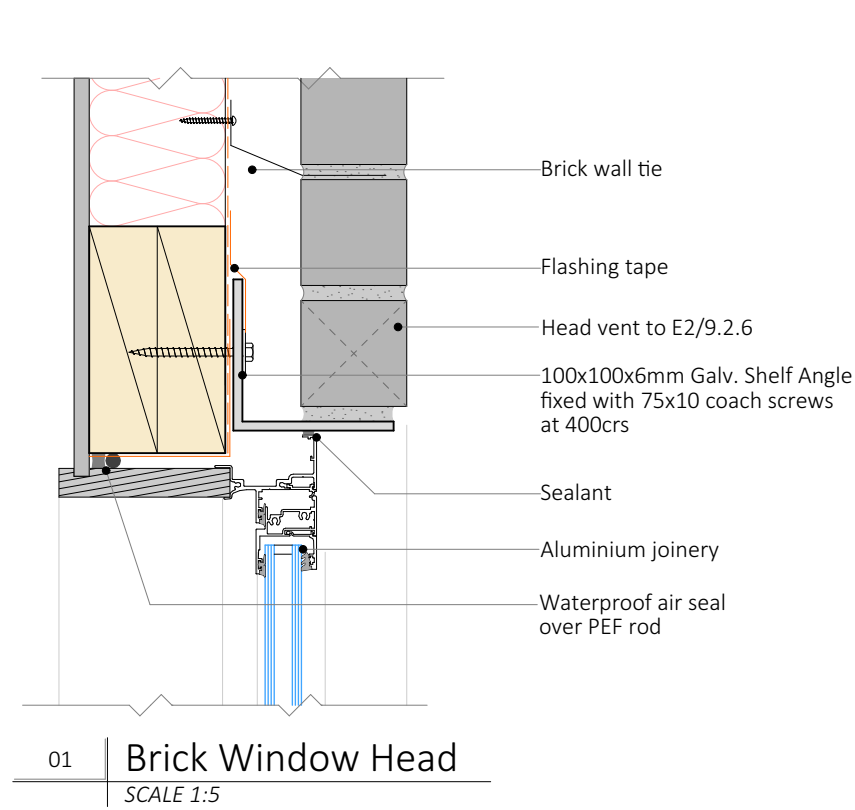
05 | Axon Foundation
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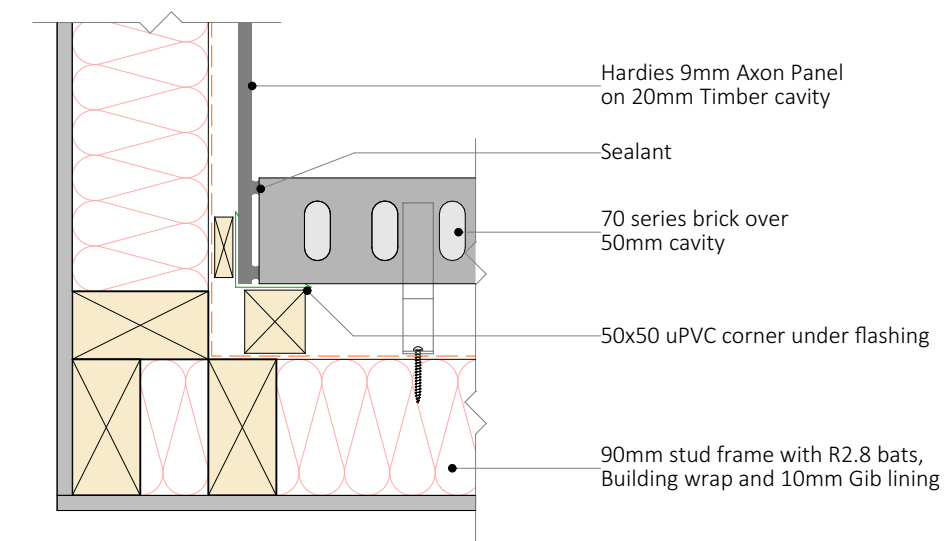


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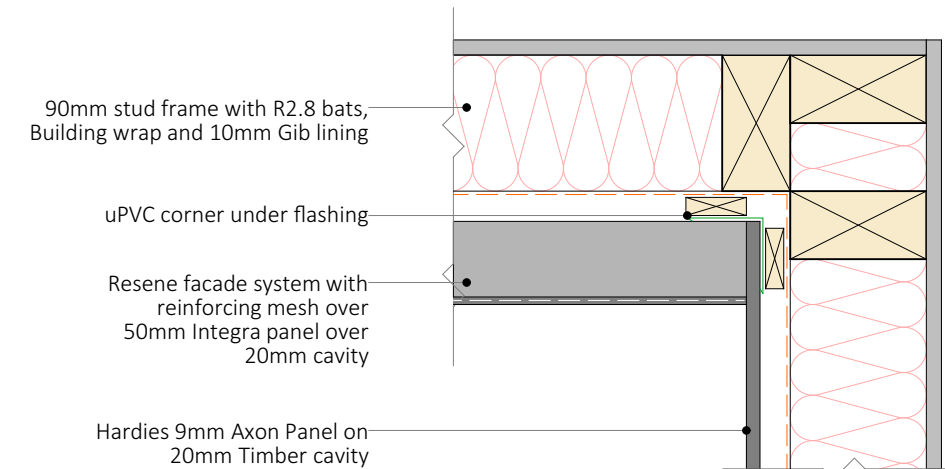


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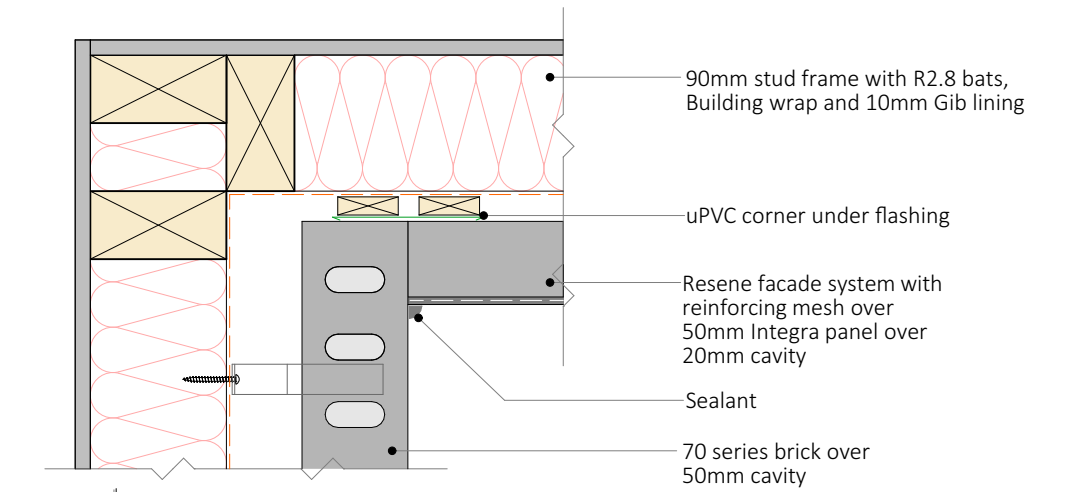




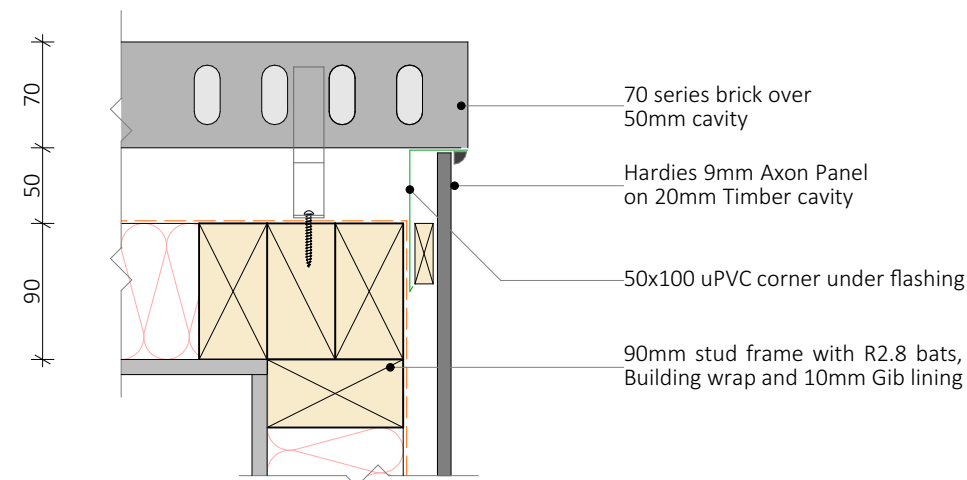
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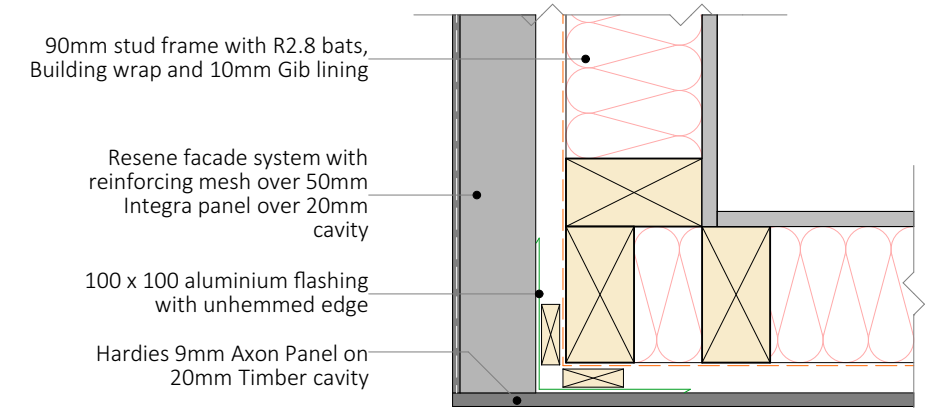
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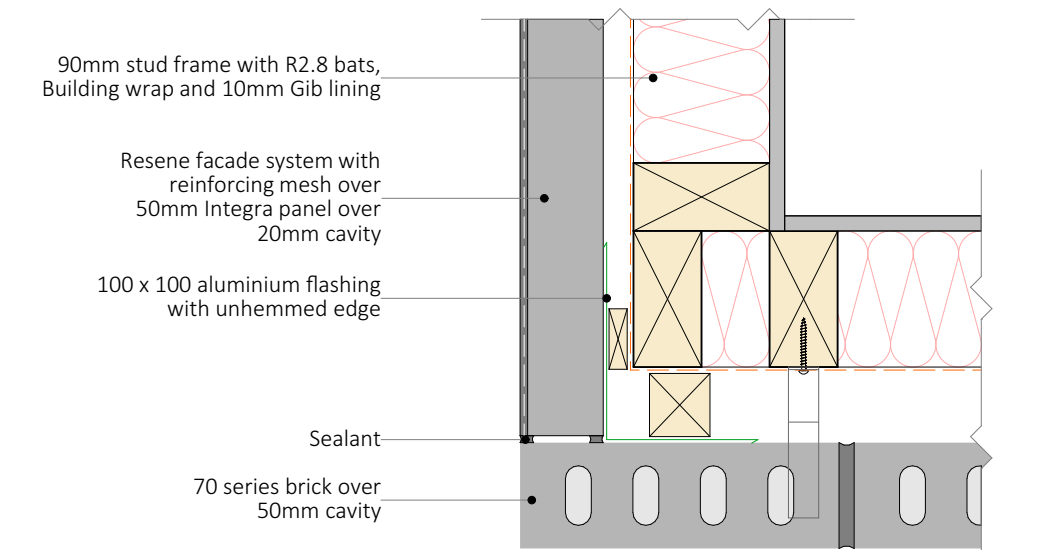
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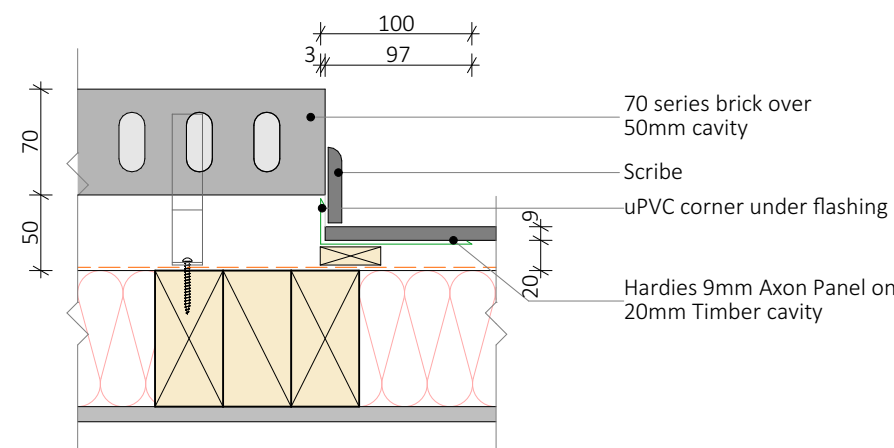
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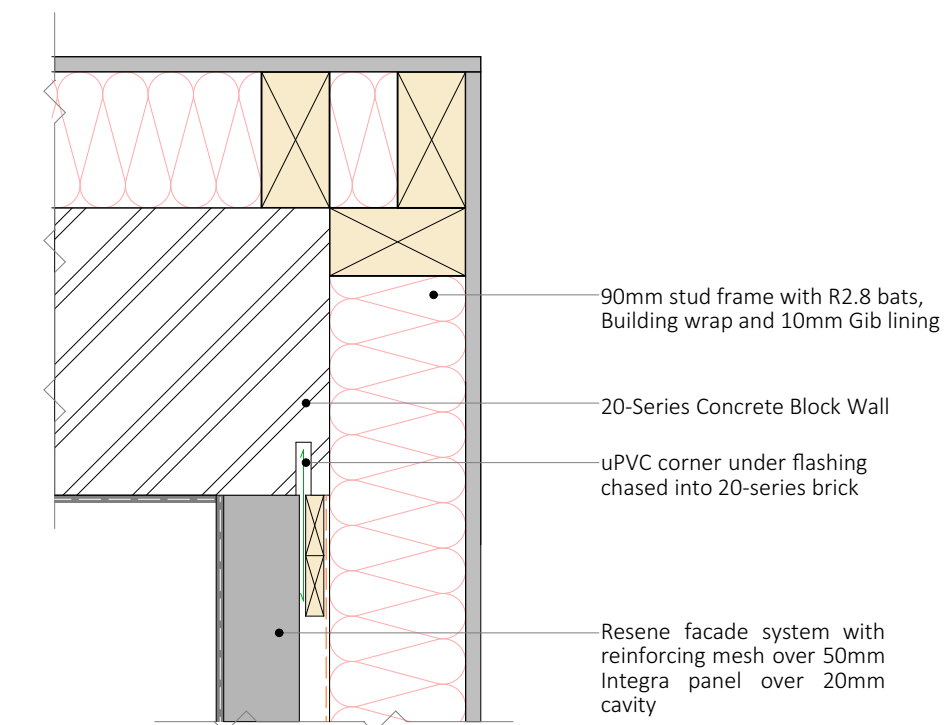
06 | Axon-Integra External Corner
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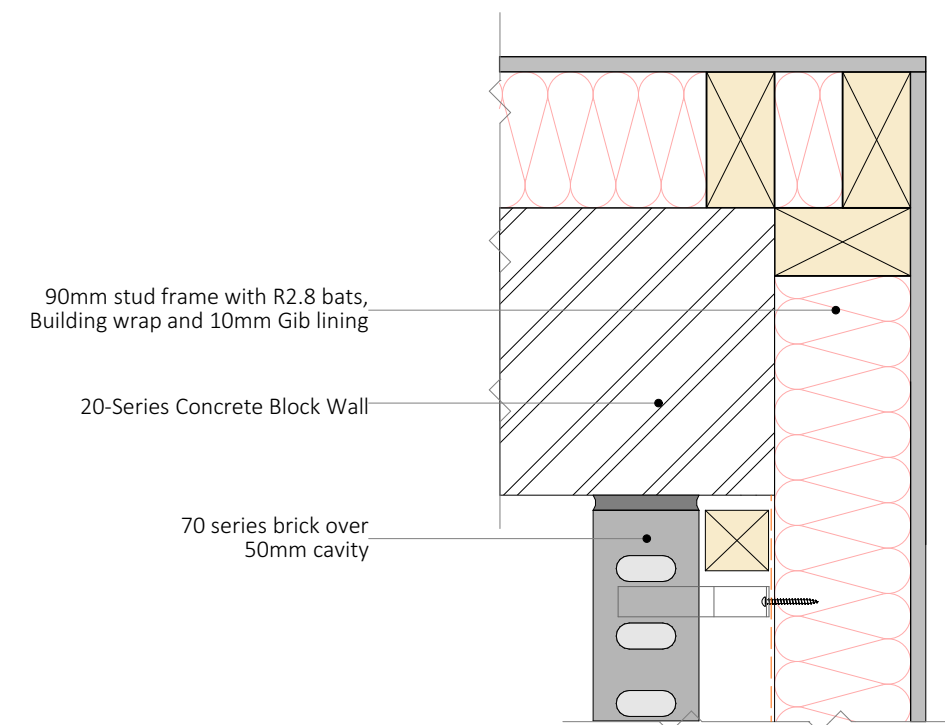
10 | Brick-Integra External Corner
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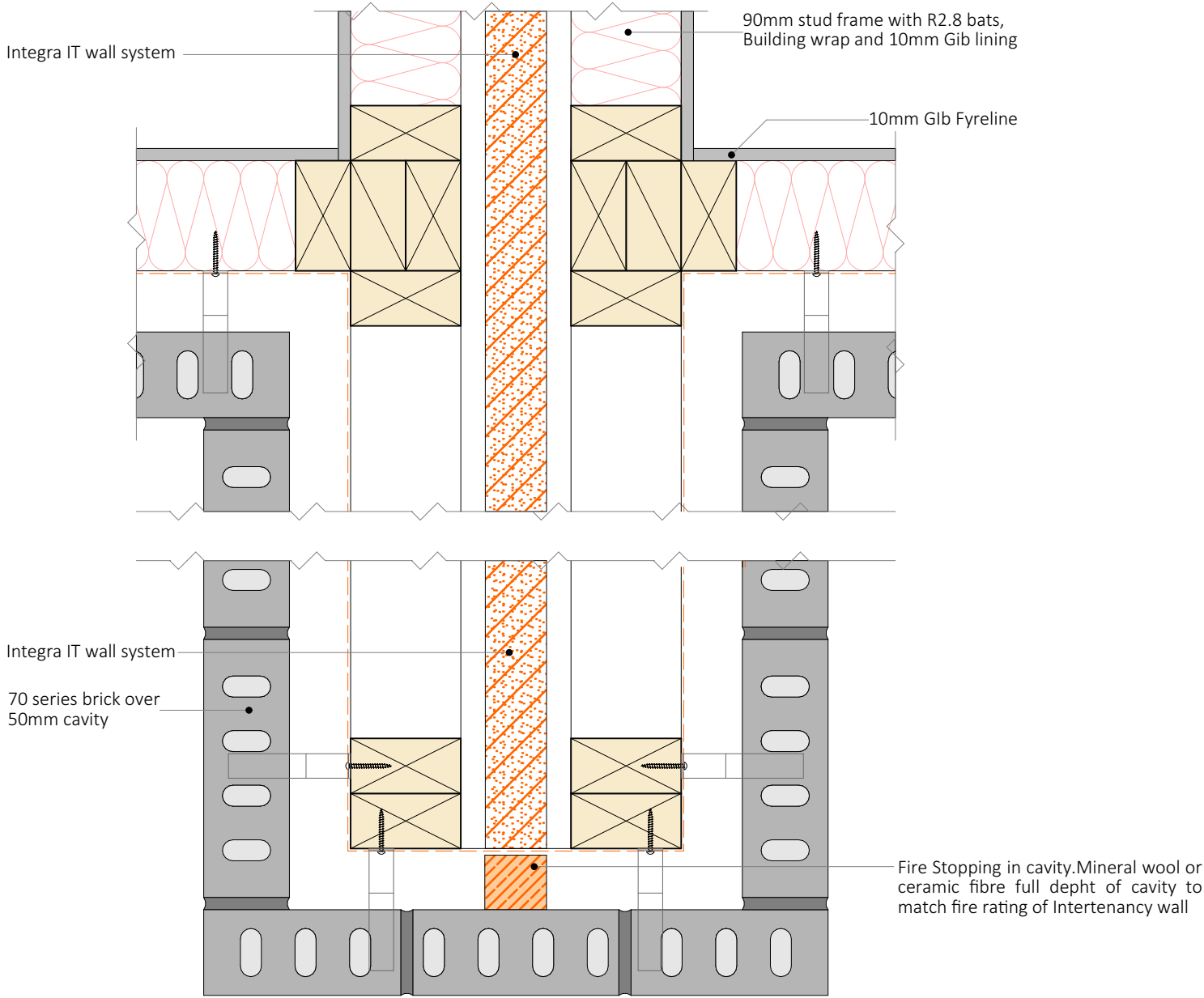
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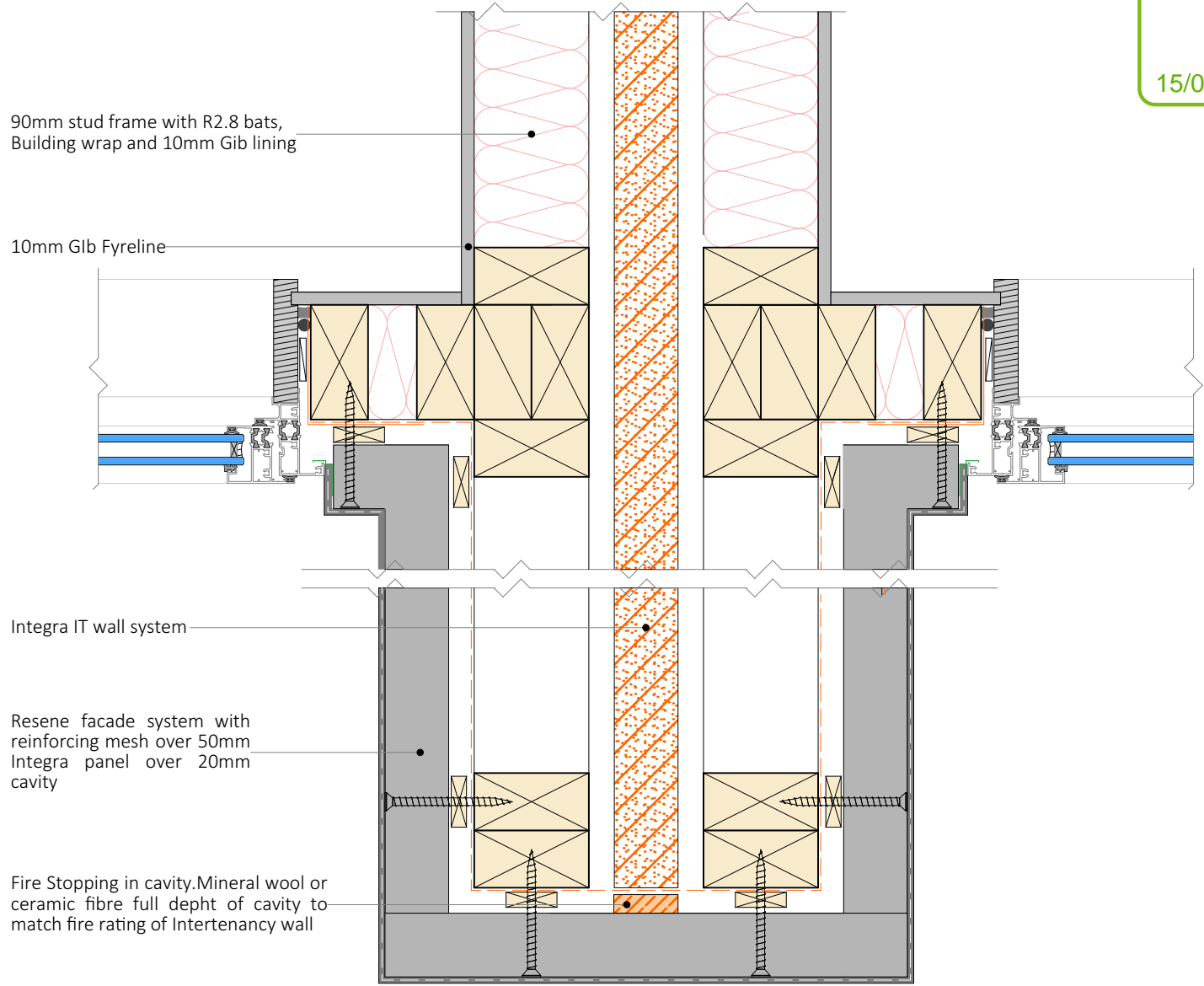
04 | Integra to 20-series Concrete Block
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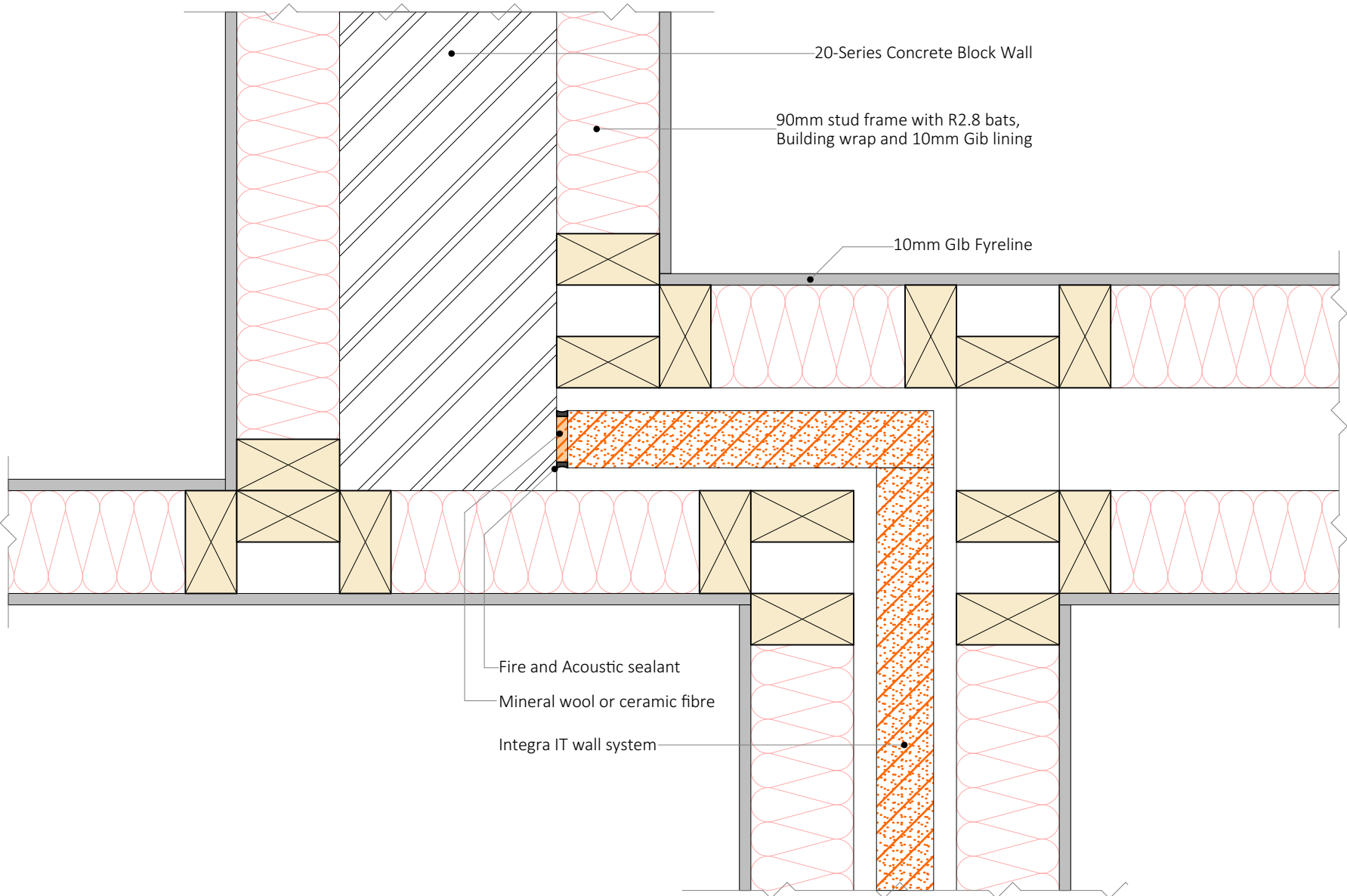
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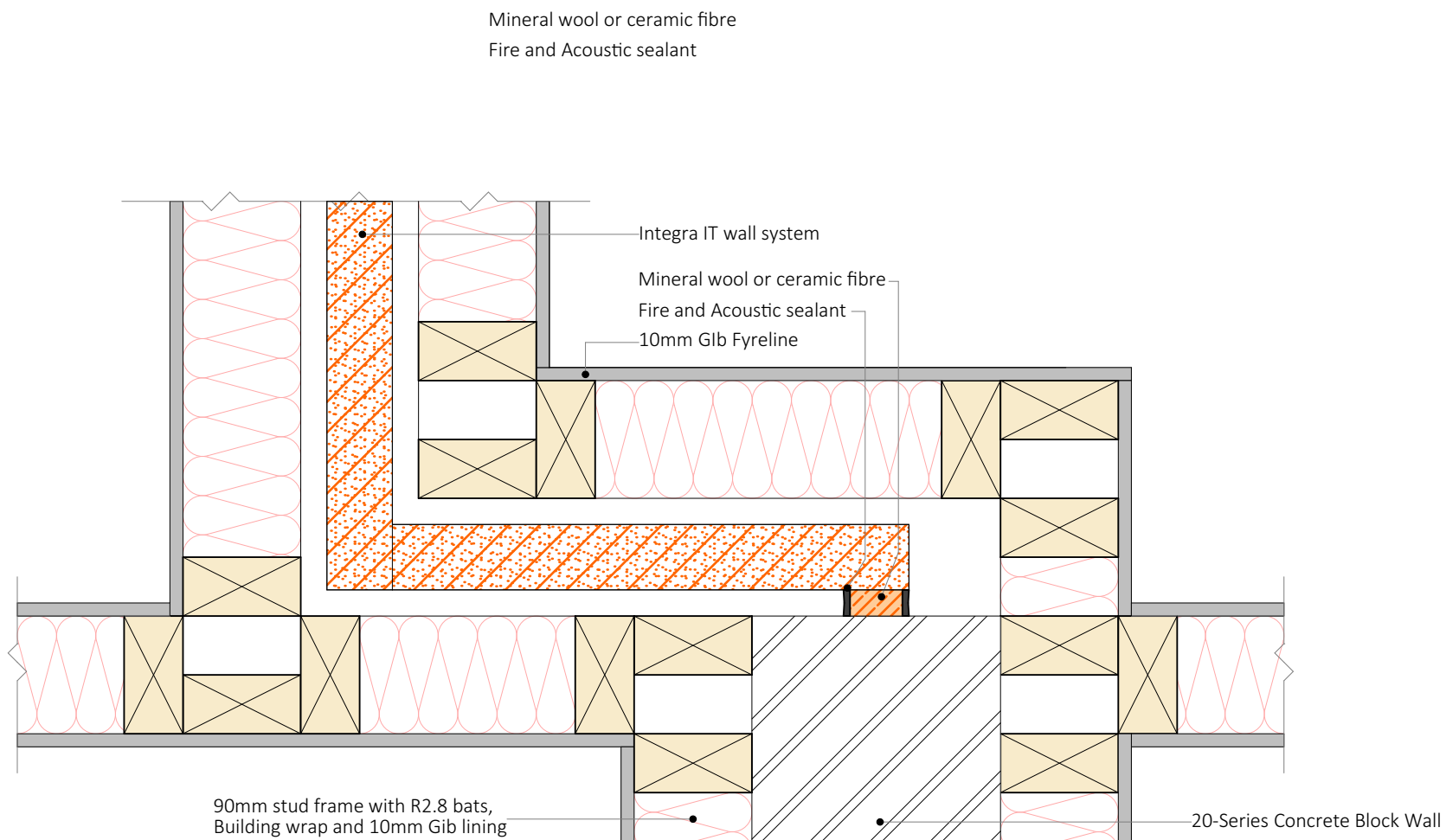
01 | Brick Fire Rated Wing Wall
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03 | Integra Fire Rated Wing Wall
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02 | Block-Integra Fire Rated Wall Junction
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04 | Fire Rated Internal & External Wall Junction
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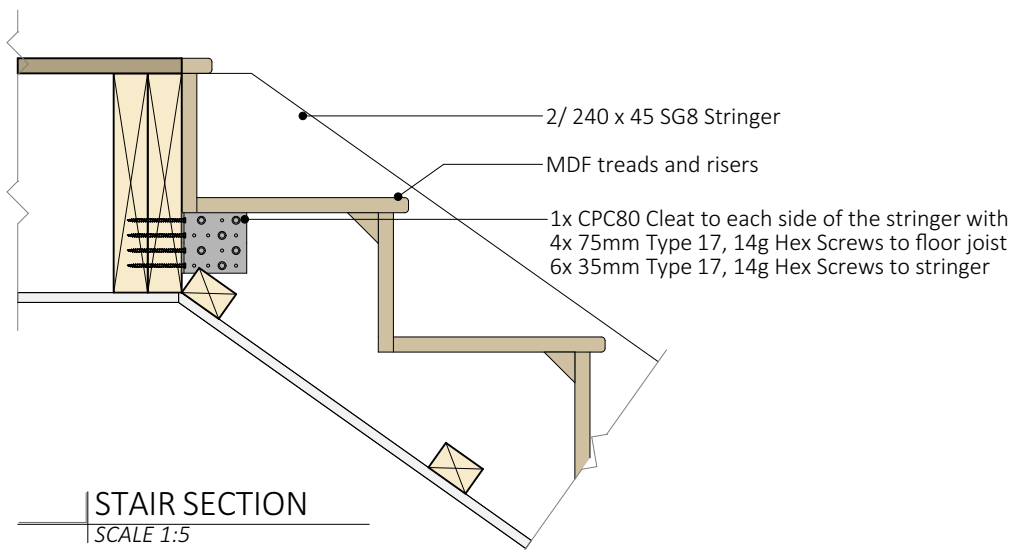
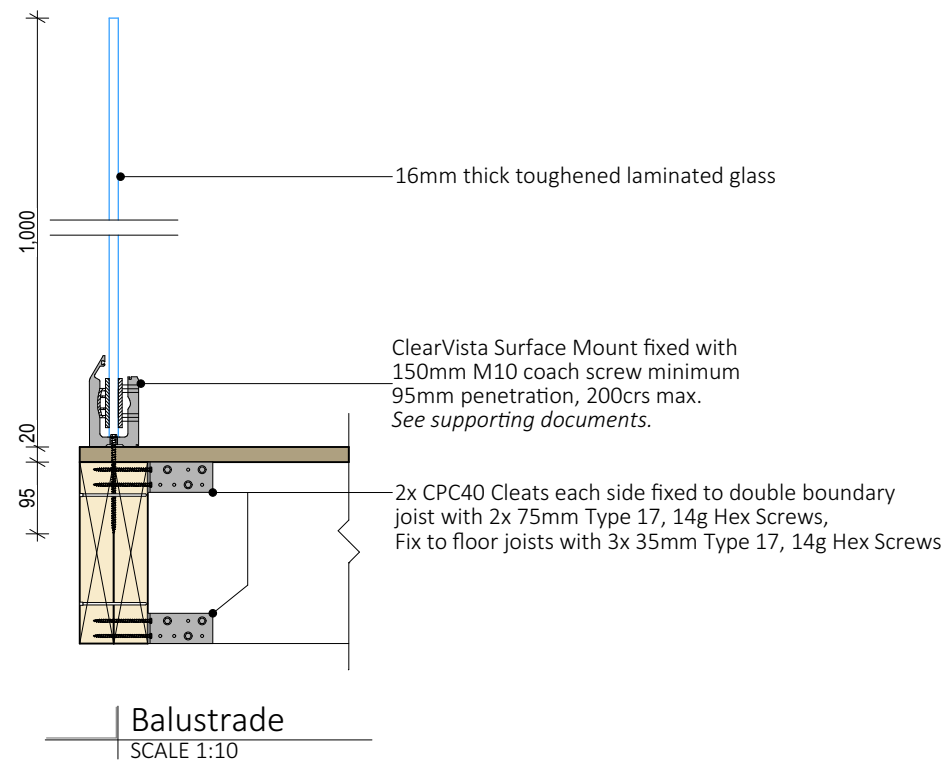
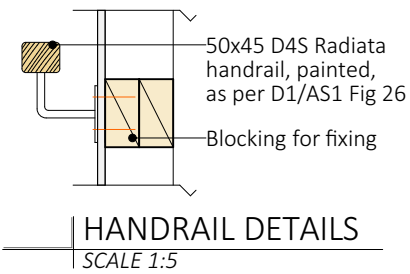
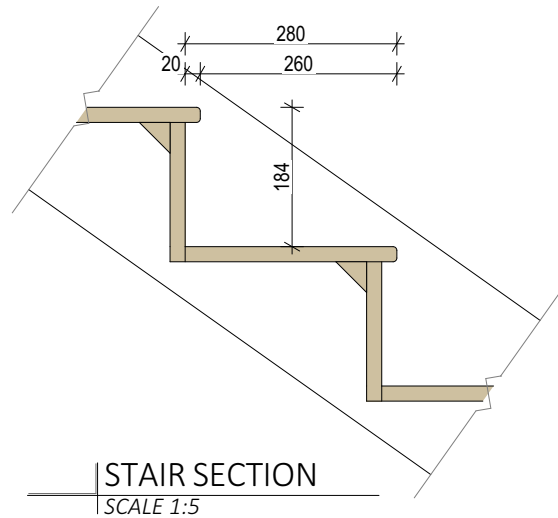
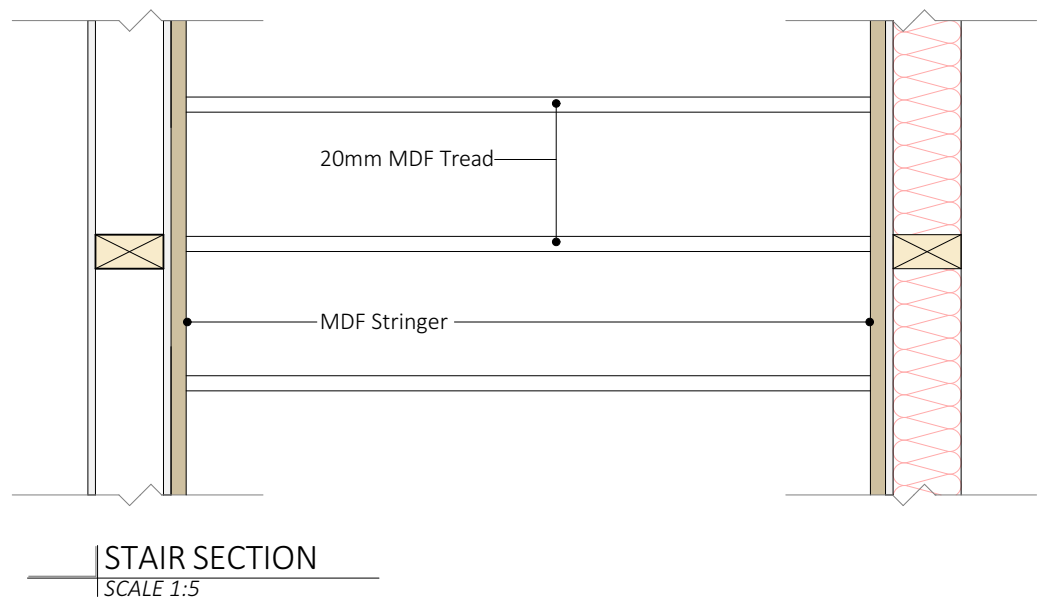
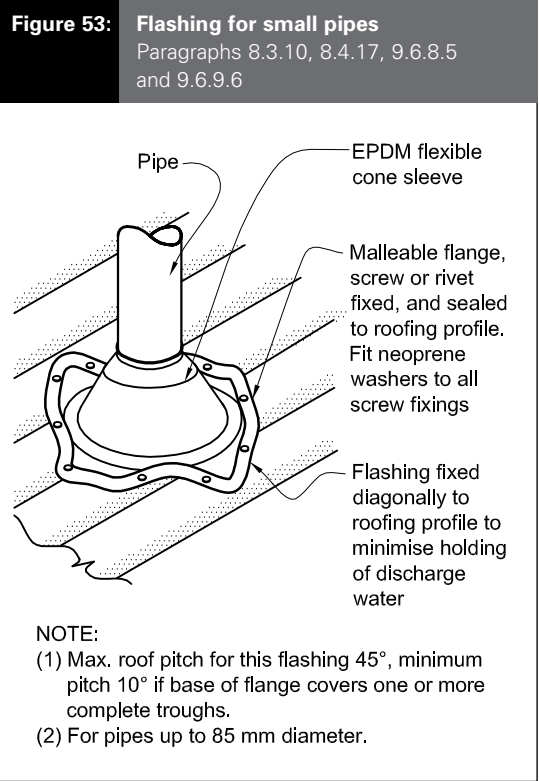
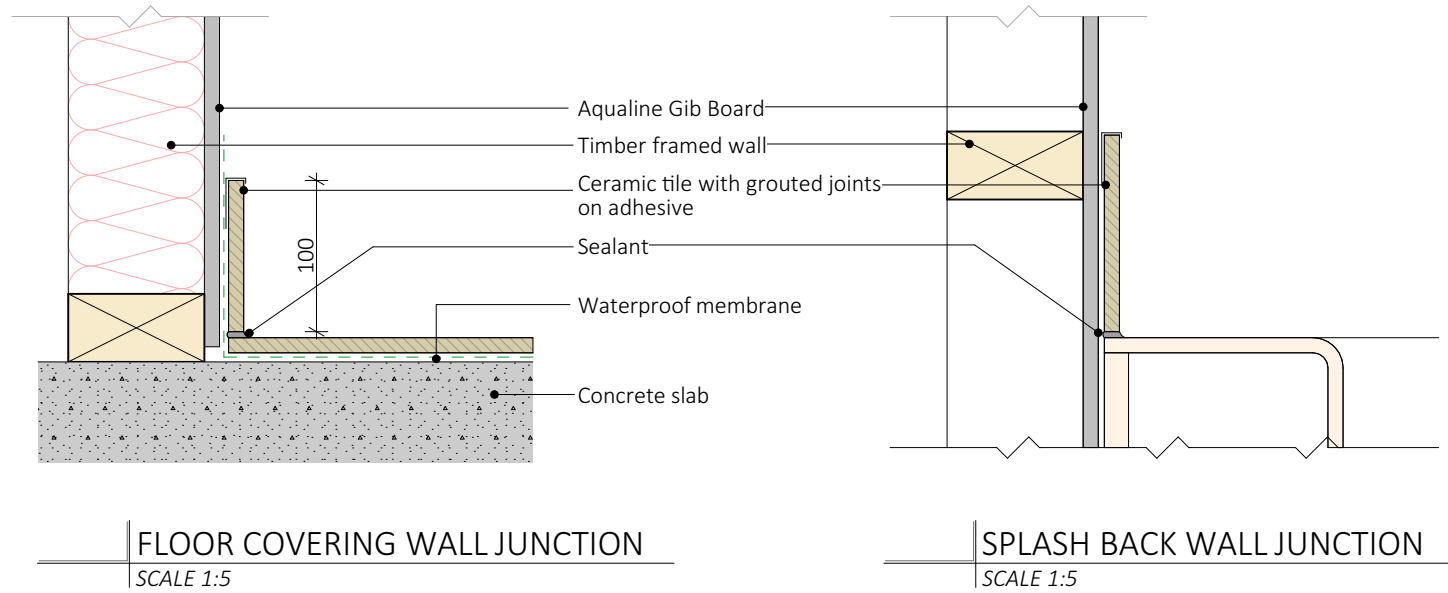
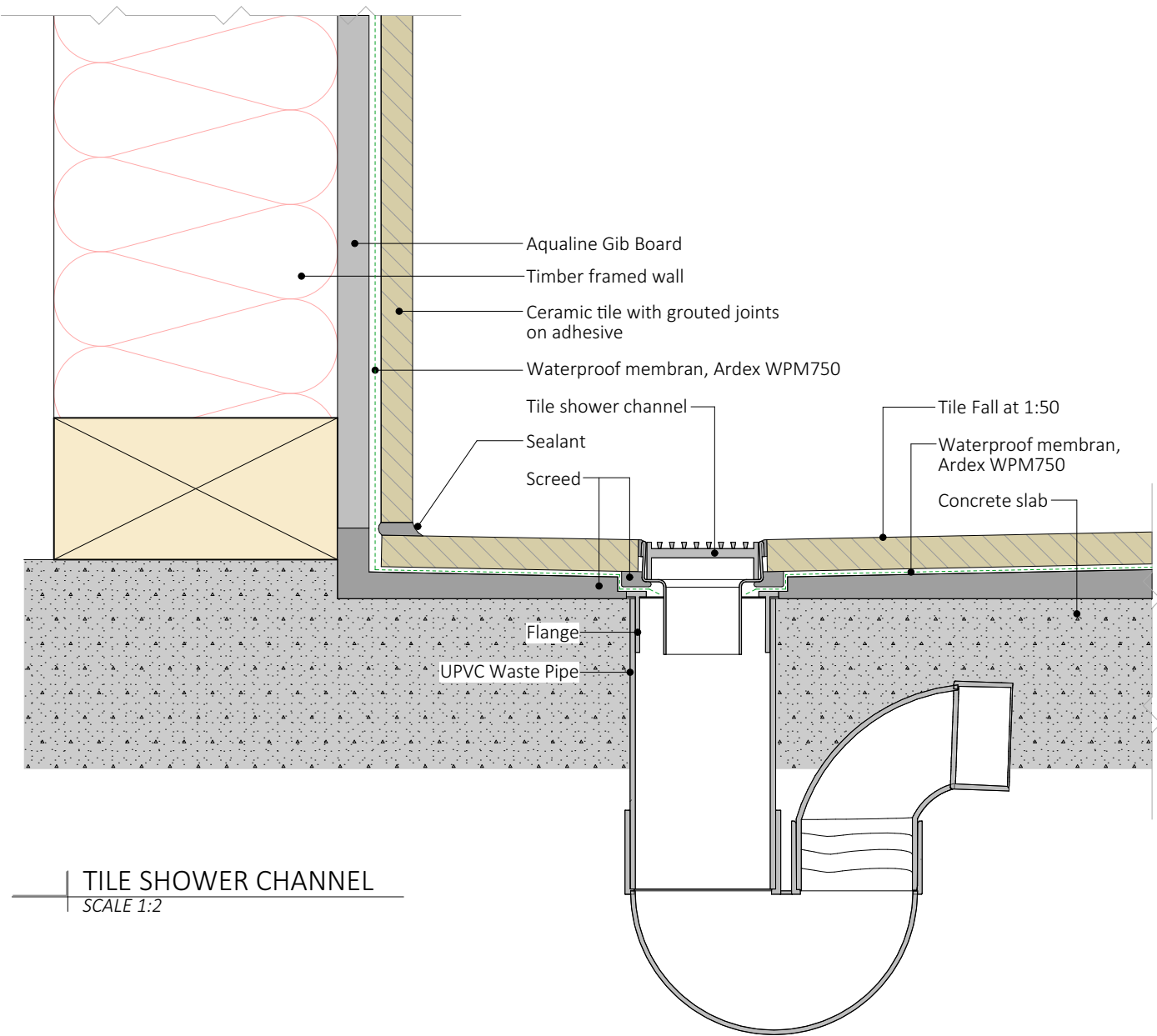
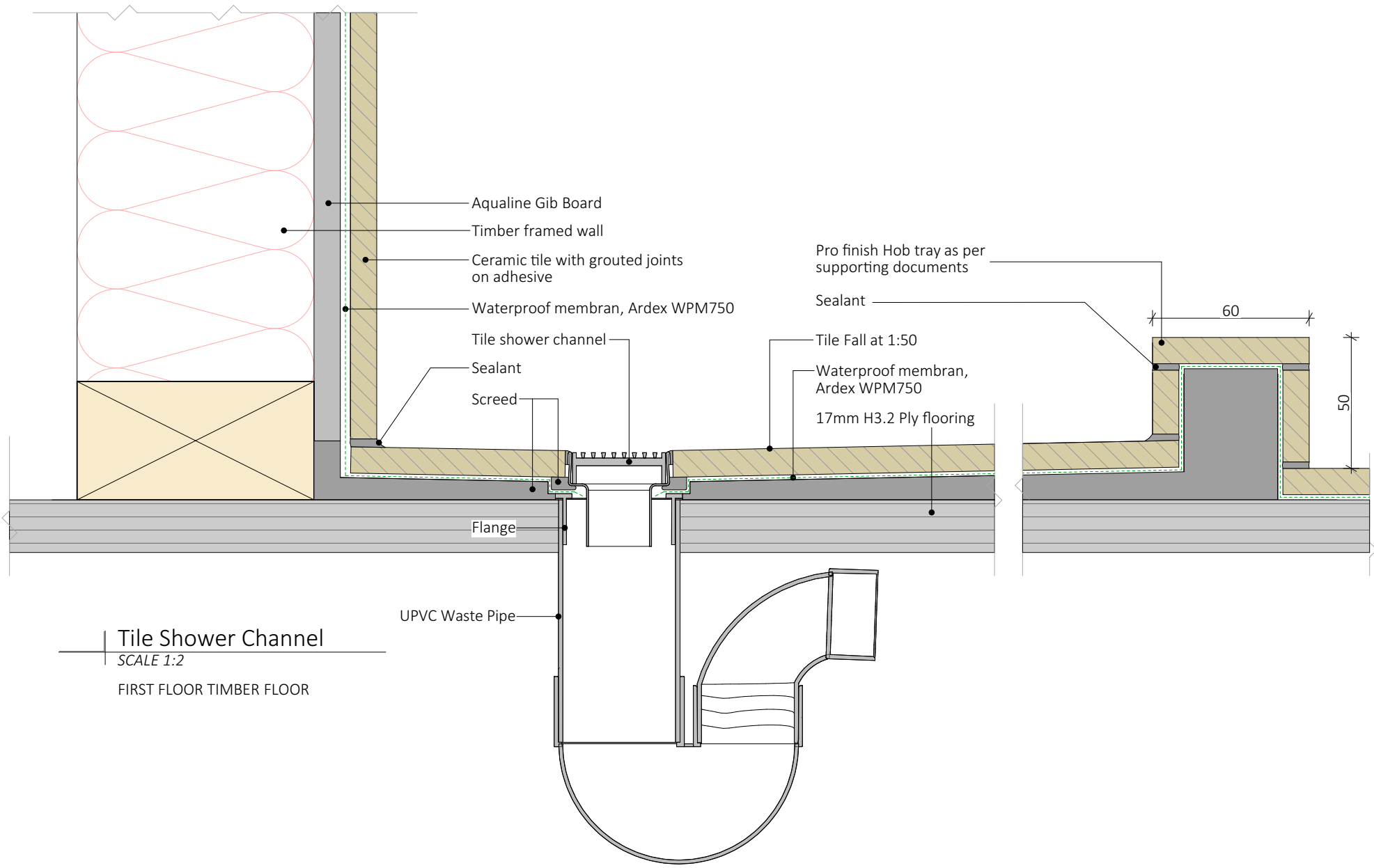


Figure 14: Seismic Restraint of Storage Water Heaters 90 – 360 litres
Paragraph 6.11.4

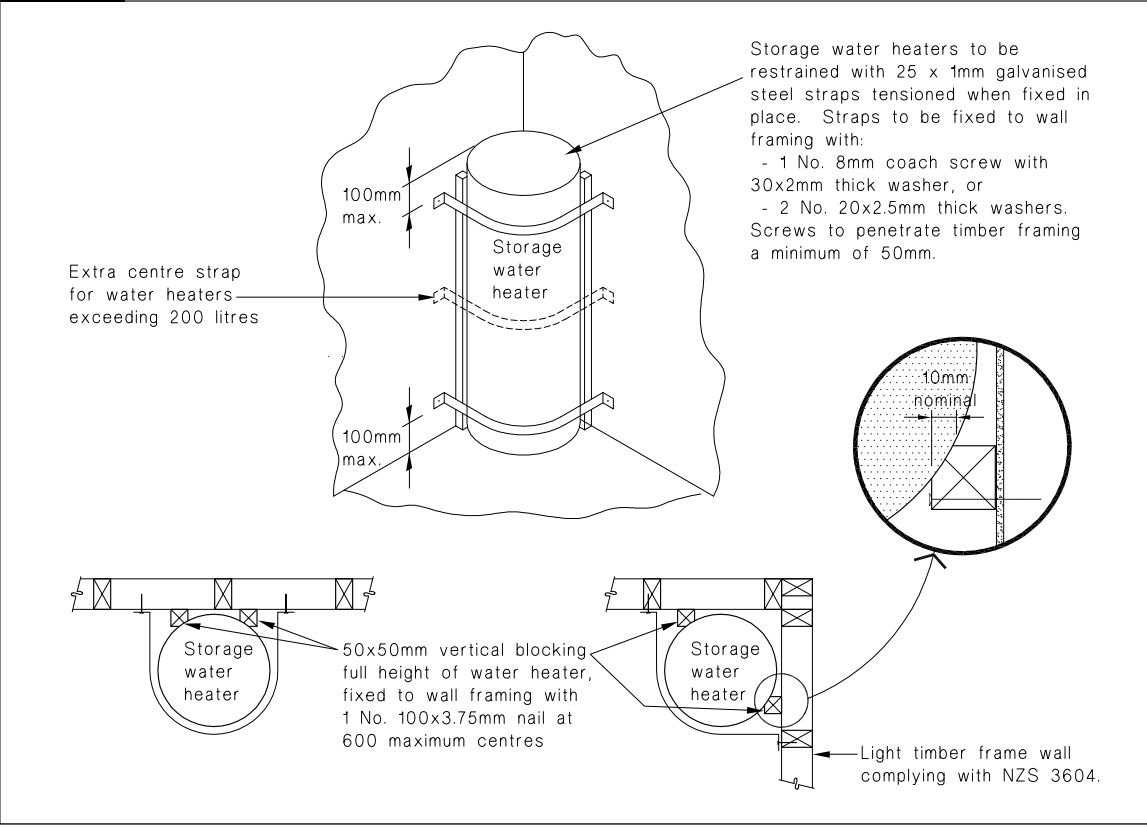


Figure 8: Mains Pressure Storage Water Heater System (unvented)
Paragraphs 6.1.2 and 6.2.1 b)

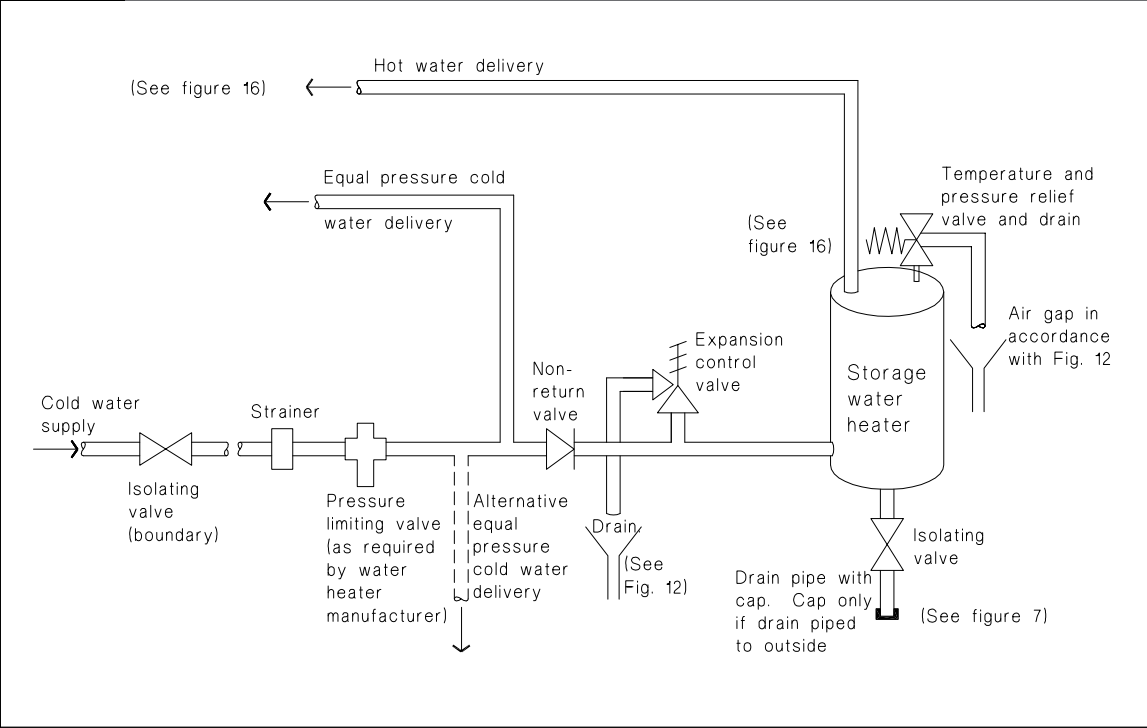


Figure 16: Tempering Valve Installation
Paragraph 6.14.2 a)

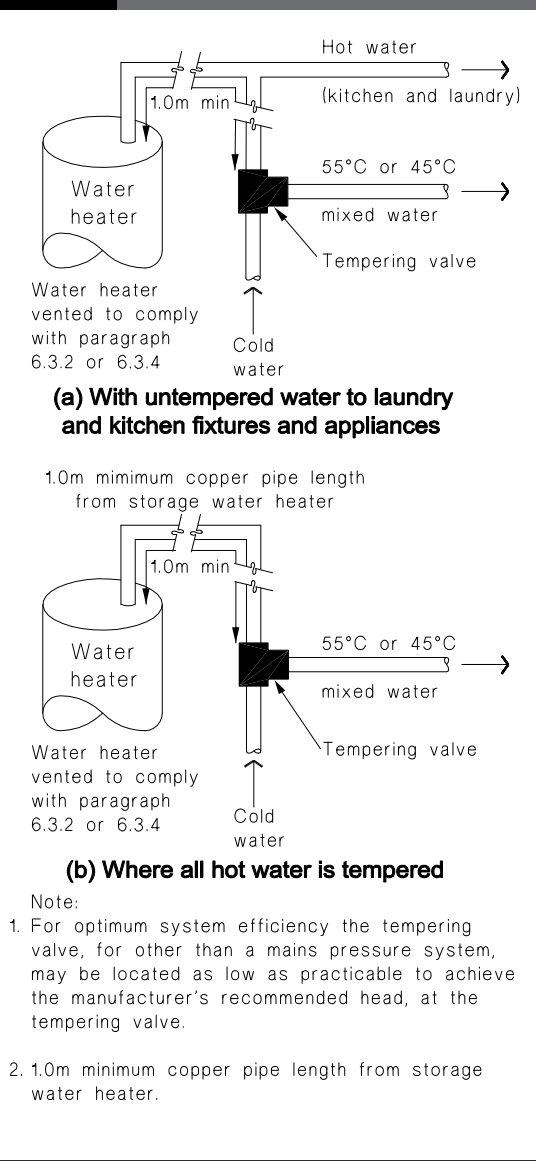
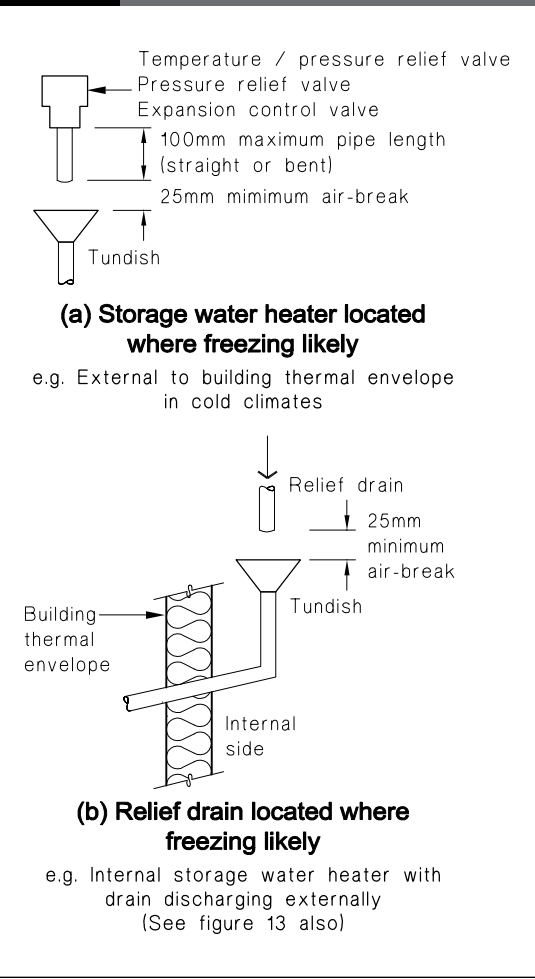
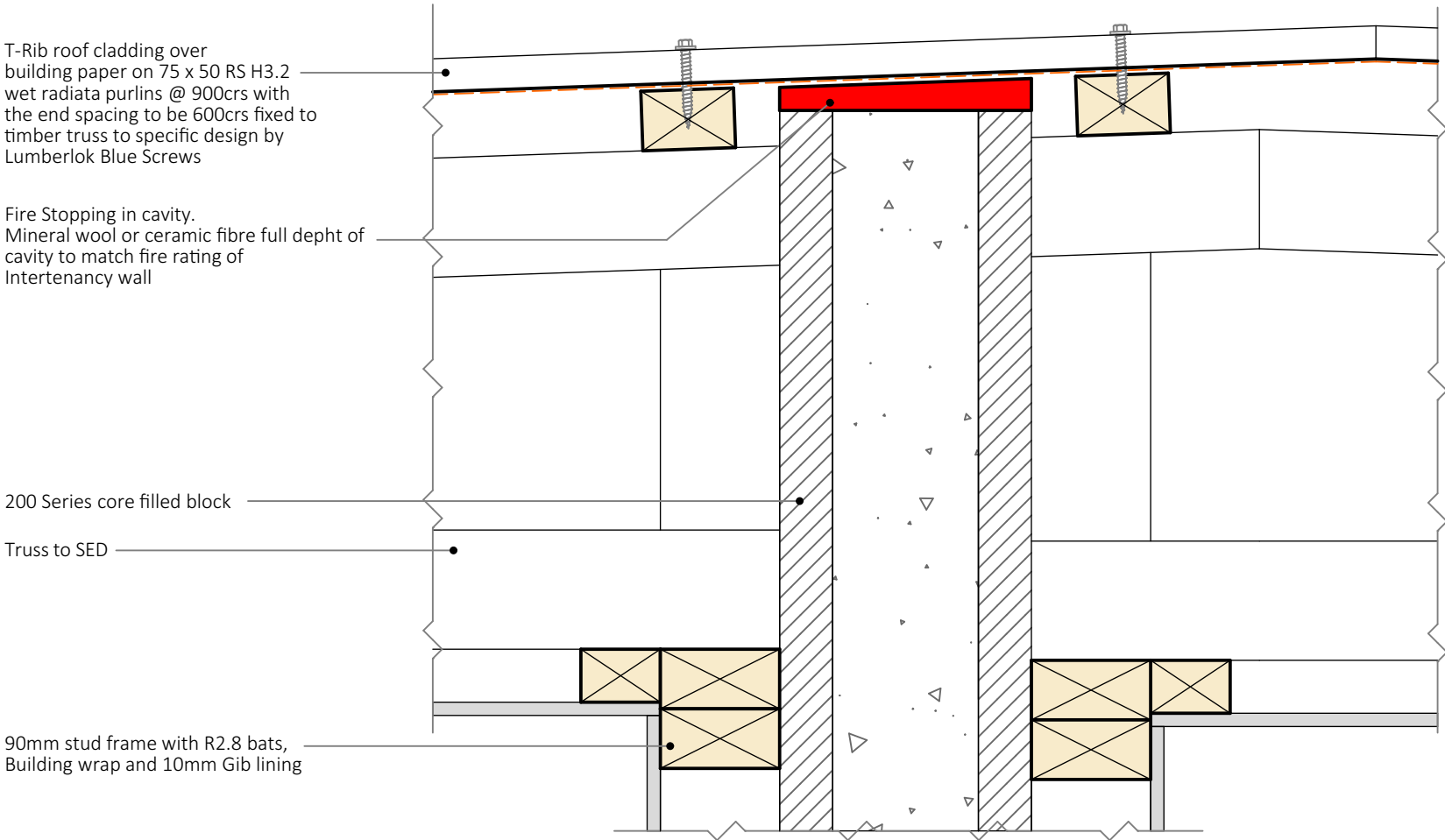
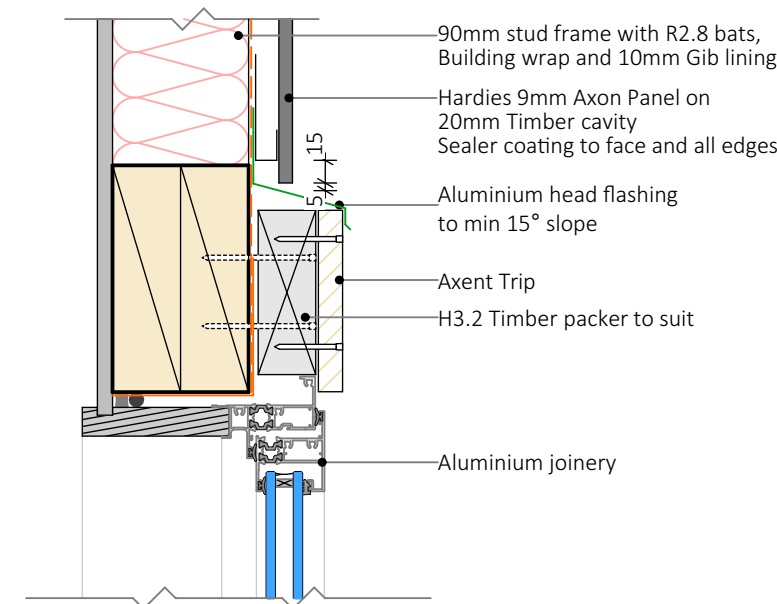


Figure 12: Relief Valve Drains – Freezing Protection
Paragraphs 6.7.1, 6.7.4 and 6.7.5



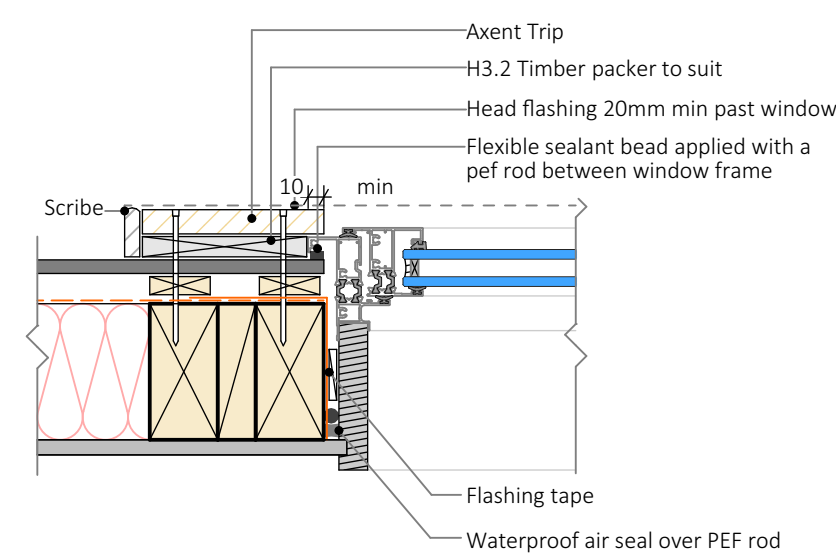


01 | Block Wall Ridge Detail
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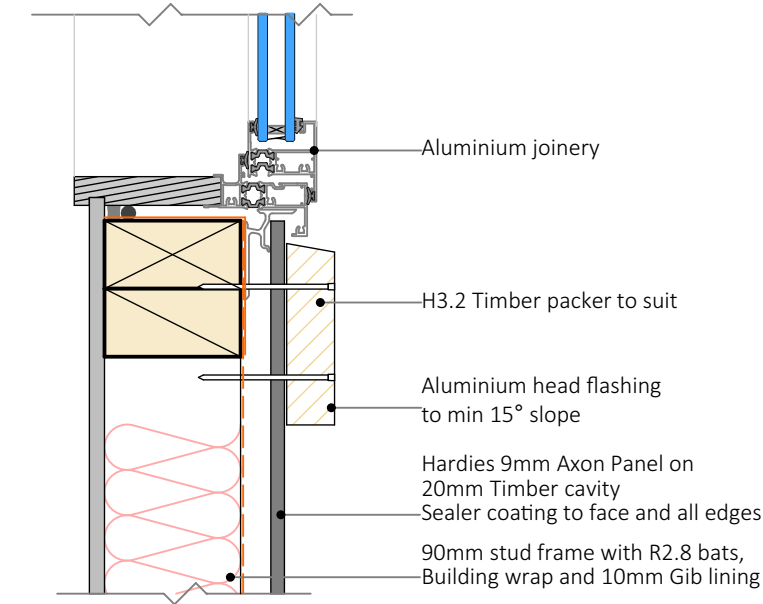
01 | Axon Window Head with facing

SCALE 1:5



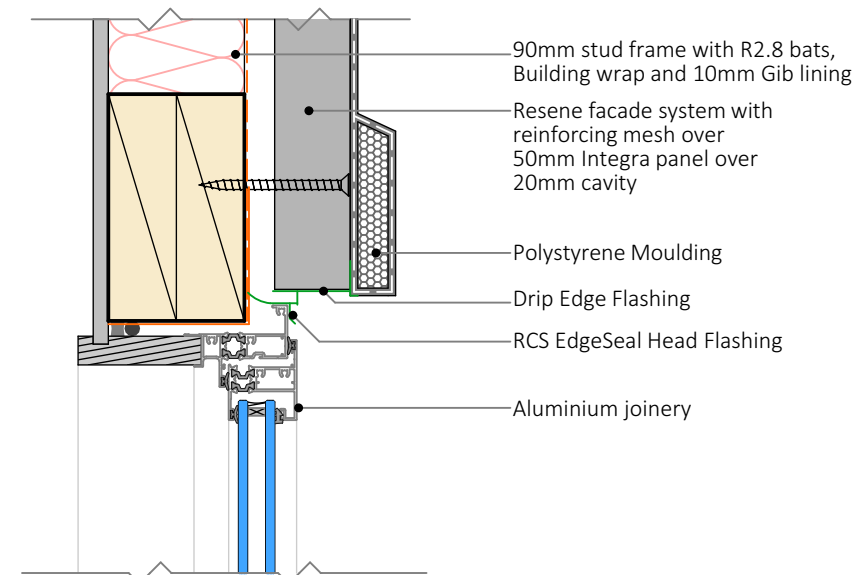
03 | Axon Window Jamb with facing

SCALE 1:5



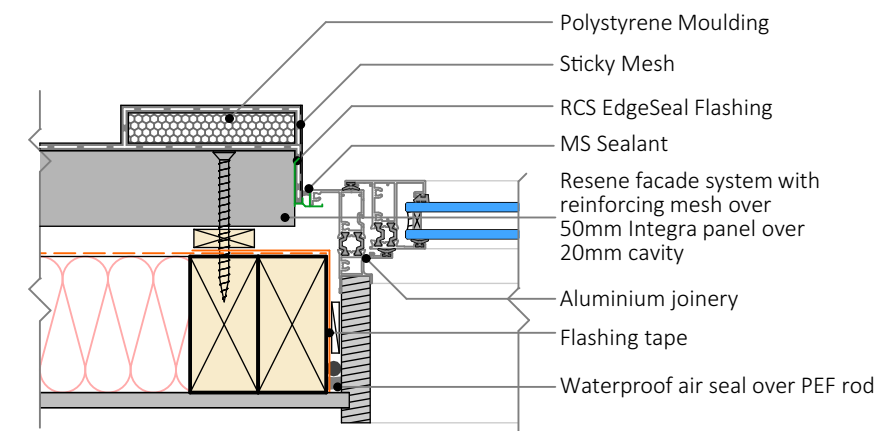
02 | Axon Window Sill with facing

SCALE 1:5



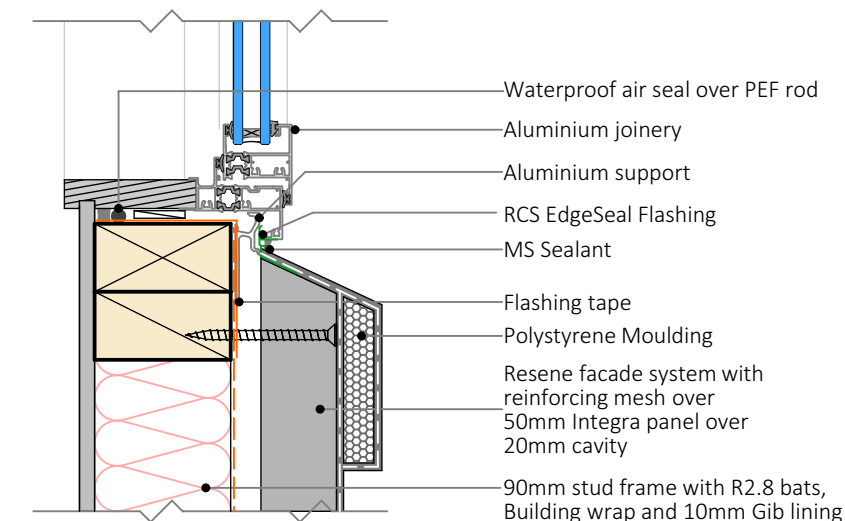
02 | Integra Window Head with Moulding

SCALE 1:5



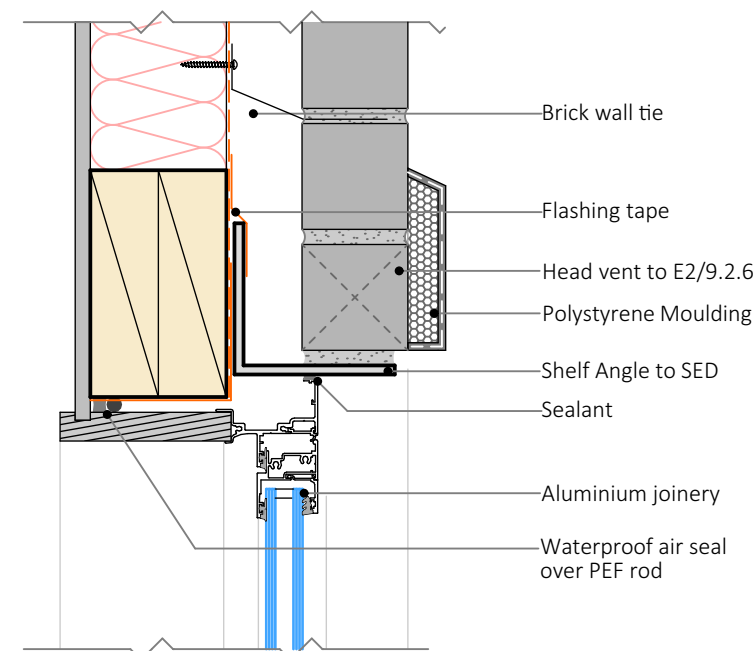
04 | Integra Window Jamb with Moulding

SCALE 1:5



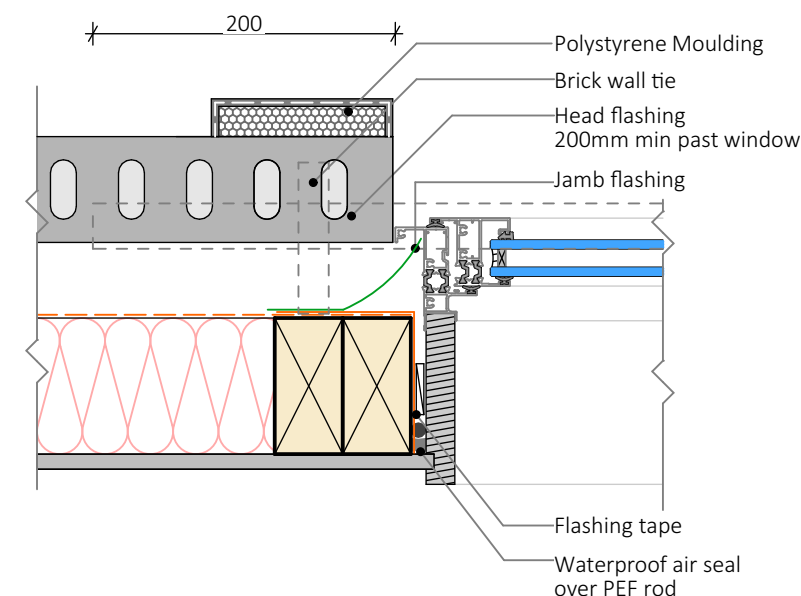
03 | Integra Window Sill with Moulding

SCALE 1:5



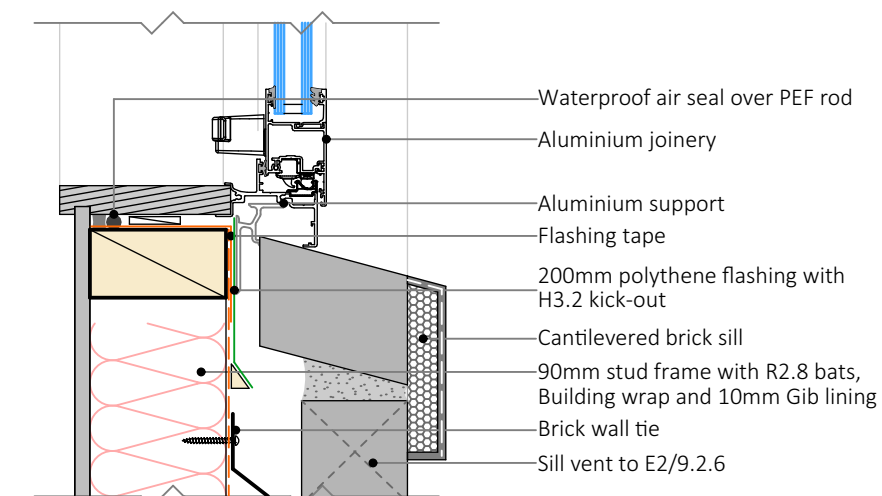
01 | Brick Window Head

SCALE 1:5



03 | Brick Window Jamb

SCALE 1:5



02 | Brick Window Sill

SCALE 1:5

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S0-01	DRAWING NOTES	D
S1-01	SITE PLAN	D
S5-01	UNITS 5 & 6 FOUNDATION PLAN	D
S5-02	UNITS 5 & 6 GROUND FLOOR PLAN	D
S5-03	UNITS 5 & 6 FIRST FLOOR PLAN	D
S5-04	UNITS 5 & 6 BRACING PLAN	D
S7-01	UNIT 7 FOUNDATION PLAN	D
S7-02	UNIT 7 BRACING PLAN	D
S8-01	UNIT 8 FOUNDATION PLAN	D
S8-02	UNIT 8 BRACING PLAN	D
S12-01	FOUNDATION DETAILS	D
S12-02	FOUNDATION DETAILS	D
S13-01	STEELWORK DETAILS	D

GROYNES PARK DEVELOPMENT

BLOCK B - UNITS 5 TO 8

LOT 502 GROYNES PARK

NORTHWOOD

CHRISTCHURCH

CONSENT UPDATE

24 January 2022

Project Number: 20018



Meraki Consulting
STRUCTURAL ENGINEERS



Drawings Notes & Specifications:

General:
Drawings to be read in conjunction with Architecture, Civil and Services Drawings. Refer to the Architects drawings for set out dimensions and levels.

All dimensions are to be confirmed on site before commencing fabrication. Dimensions shall not be obtained by scaling from drawings.

The Contractor shall complete all works in accordance with the New Zealand Building Code and the Health and Safety at Work Act 2015.

The Contractor shall take measures to identify and protect all existing services or divert where required.

The Contractor shall be responsible for the design and installation of all temporary works for the duration of construction.

Quality Assurance:
The Contractor shall take appropriate measures to ensure that the construction of the work complies with the drawings, specifications and all relevant Building Codes and Regulations. Suitable measures must also be taken to ensure sub-contracted work is compliant.

No variations or substitutions are allowed without prior written approval from the Engineer.

The Contractor shall provide a Producer Statement - Construction (PS3) once all the work is complete.

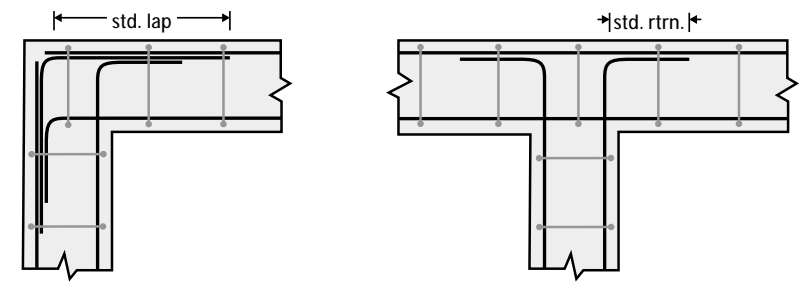
Excavation and Backfilling:
Excavation for foundations shall be made to the depth shown on the drawings or to a minimum of ‘good ground’ as defined by NZS3604. All soft spots shall be removed and backfilled with compacted gravel.

Where backfilling is required fill material shall be AP65 and shall be placed in layers not more than 200mm before compaction to 95% maximum dry density (MDD). The Contractor shall arrange to get nuclear densometer (NDM) testing completed to demonstrate >95% MDD has been achieved. The location and number of tests shall be confirmed with the Engineer prior to backfilling.

Foundations and Concrete Work:
All materials and workmanship shall comply with NZS3109. Surface finishes shall comply with NZS3114.

The concrete mix design for the waffle slab shall be Firth’s RP2519TC2 mix (steel fibre reinforced concrete, 25MPa, 19mm aggregate).

At corners and junctions in foundation beams, all horizontal reinforcing shall lap as shown below:



All construction joints shall be clean and construction joint surfaces shall be scabbled to a minimum 5mm amplitude.

All hold down bolts and fixings into concrete shall be cast in UNO. Where post installed fixings are required fixings shall be drilled and epoxy grouted using Hilti HIT-RE500SD or Ramset Epcon C8 Extreme installed as per the manufacturers instructions. Embedment depths shall be as shown on the drawings, if unclear contact the Engineer for clarification.

Reinforcement:
Reinforcement shall be in accordance with AS/NZS4671, and shall be Seismic® Grade 300E/500E MA bar manufactured by Pacific Steel. All reinforcing other than stirrups and loops shall be deformed bars UNO. Bending of bars shall be in accordance with NZS 3109.

Provide minimum clear cover to reinforcement as shown below:

Location	Min cover (mm)
Foundations against formwork or DPM	50
Foundations against natural ground	75
External face of concrete	40
Internal face of concrete (top of slab)	35

The following abbreviations have been used on the drawings:

R	Grade 300E plain round bar
HR	Grade 500E plain round bars
D	Grade 300E deformed bars
HD	Grade 500E deformed bars

Reinforcing lap lengths for deformed bars shall be as per the following, UNO on the drawings.

Bar Diameter (mm)	Lap Length* (mm)	
	Grade 300	Grade 500
10	390	650
12	470	780
16	625	1050
20	780	1300
25	975	1625
32	1250	2080

**lap lengths may be reduced by a factor of 1.3 if less than 300mm of fresh concrete is poured below the reinforcing.*

Concrete Floor Slabs on Grade:
A polyethylene damp-proof membrane (DPM), of minimum thickness 0.25mm, shall be laid below all floor slabs. Sheets shall be lapped by a minimum 150mm and sealed with pressure-sensitive plastic tape not less than 50mm wide.

For floor slabs on compacted hardfill a nominal 10mm-20mm surface blinding, of coarse sand or crusher dust, shall be placed.

Shrinkage control joints – saw cuts, where required, shall be placed to coincide with major changes of plan (eg. re-entrant corners. Saw cuts should be placed in orthogonal directions at approximately 4m apart, or as at indicated on the drawings. Saw cuts shall be 6mm wide and 1/3 the depth of the slab. The final location of saw cuts shall be confirmed with the Engineer and Architect prior to pour.

Concrete Blockwork:
All materials and workmanship shall comply with NZS4210. Concrete blockwork shall be constructed to Observation Type B as defined in NZS4230.

All vertical reinforcing bars shall be tied to starters. Clean out ports are required for high lift grouting (over 1.2m) and shall be located at every vertical bar location. HD16 trimmer bars shall be placed to all edges and openings, extend 1200mm past all openings. At corners, a vertical bar shall be placed on the inside of the horizontal bar returns. Horizontal bars shall have a standard 90 degree return at ends of wall. Reinforcing hooks and bends shall be in accordance with NZS3109.

Blockwork shall be grout filled with 20MPa coarse blockwork grout. A pre-approved expansive agent shall be used for all high lift grouting. The maximum grout lift shall be 3.6m.

Control joints shall be placed at no more than 8m apart.

Bracing:
All bracing to be installed as per the latest versions of the GIB EzyBrace System Manual, Ecoply Bracing Specification, or James Hardie Bracing Design Manual.

Structural Steelwork:
All materials and workmanship shall comply with NZS 3404, AS/NZS 5131, AS/NZS 1252 and AS/NZS 1554. Steel fabrication shall be certified to Construction Category 2.

Steel members shall be of the following grades UNO

- EA, UA and PFC – Grade 300
- All plates and cleats shall be Grade 300 UNO
- All bolts shall be grade 8.8/S UNO on drawings.

The structural steelworker shall prepare and submit shop drawings to the Engineer for review. Allow a minimum of 5 working days for the Engineer to complete the shop drawing review. Do not commence fabrication prior to review being completed.

This site has a macroclimate corrosion category C2 as defined in NZS 2312. Steelwork shall be coated with a protection system in order to provide 15-25 years to first maintenance. Suitable paint systems as defined in NZS2312 include:

- For internal steelwork within the building envelope and not within an external wall or roof cavity (surface-specific atmospheric corrosivity C1): ALK1 or PUR1.
- For internal steelwork within an external wall or roof space with the steel on the cold side of the dew point (surface-specific atmospheric corrosivity C3): EHB4 or PUR3

Alternative paint systems may be used if prior approval is obtained from the Engineer. Refer to the Architect for finish coats for exposed steelwork.

The structural steelworker shall provide a Producer Statement – Construction (PS3) once all steelwork has been erected and installed as per the structural drawings and specification.

Where timber is to be attached to steelwork holes shall be installed in the steelwork to suit M12 bolts at spacings as shown on the drawings.

Timber:
All timber work shall be done in accordance with NZS3604:2011.

This site has been classified as a VERY HIGH wind zone and has a 1.0kPa snow load.

All timber shall be grade SG8 UNO. Timber, and all fixings, shall comply NZS3604 Section 4: Durability.


All bolts shall comply with AS/NZS1393. Bolts to timber shall have 50x50x3 galv washers UNO.

Where LVL beams have been specified, these shall be Futurebuild Structural LVL hySPAN treated to H1.2. Substitutions may be permitted - written approval shall be obtained from Engineer.

Construction Review:
Construction monitoring services for the structural work shall be provided for the following elements:

- *Excavated subgrade prior to backfilling, placing of DPM, or placement of concrete - to be completed by the nominated Geotechnical Engineer.*
- Pre-pour inspection for foundations
- Pre-pour inspection prior to grout filling of concrete blockwork
- Inspection of structural steelwork after erection
- Inspection of structural timber and connections shown on the drawings.
- Bracing pre-line inspection.
- Final construction.

The Contractor shall notify the Engineers, at least 48hrs in advance, when an inspection is required. It is important to note that a Producer Statement – Construction Review (PS4) can only be issued for elements inspected by the Engineer.



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Christchurch City Council

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Document

Steven Laird

BCN/2021/7932

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Project:

GROYNES PARK DEVELOPMENT

Address:

502 Groynes Park, Christchurch

Client: Urban Arch Proj. No: 20018

Drawing Title:

DRAWING NOTES

Rev.	Date	Details	Drawn	Eng
C	22/09/2021	Consent Issue	CM	CM
D	24/01/2022	Consent Update	CM	CM


Sheet No:

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SITE PLAN



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Project:

GROYNES PARK DEVELOPMENT

Address:

502 Groynes Park, Christchurch

Client:

Urban Arch

Proj. No:

20018

Drawing Title:

SITE PLAN - BLOCK B
UNITS 5 TO 8

Rev.	Date	Details	Drawn	Eng
A	30/08/2021	Preliminary Design Issue	CM	CM
B	15/09/2021	Coordination Issue	CM	CM
C	22/09/2021	Consent Issue	CM	CM
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Sheet No:

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Project:
GROYNES PARK DEVELOPMENT

Address:
502 Groynes Park,
Christchurch

Client: Urban Arch Proj. No: 20018

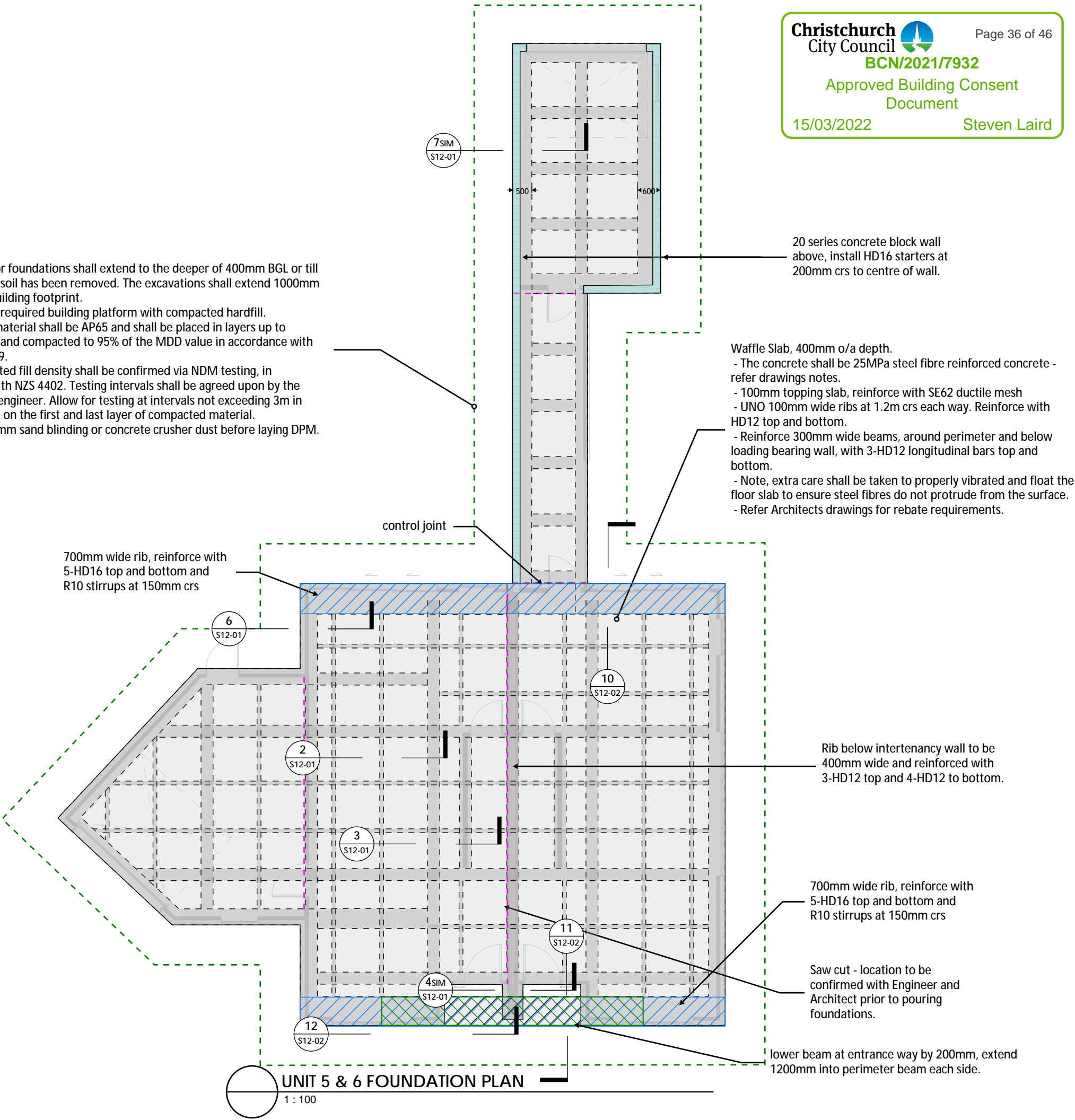
Drawing Title:
UNIT 5 & 6 FOUNDATION PLAN

Rev.	Date	Details	Drawn	Eng
A	30/08/2021	Preliminary Design Issue	CM	CM
B	15/09/2021	Coordination Issue	CM	CM
C	22/09/2021	Consent Issue	CM	CM
D	24/01/2022	Consent Update	CM	CM

Sheet No:
S5-01

Original Size	Scale	Revision
A3	1:100	D

Excavations for foundations shall extend to the deeper of 400mm BGL or till all organic topsoil has been removed. The excavations shall extend 1000mm beyond the building footprint.
Backfill to the required building platform with compacted hardfill.
- The gravel material shall be AP65 and shall be placed in layers up to 200mm thick, and compacted to 95% of the MDD value in accordance with NZS 4431:1989.
- The compacted fill density shall be confirmed via NDM testing, in accordance with NZS 4402. Testing intervals shall be agreed upon by the Geotechnical engineer. Allow for testing at intervals not exceeding 3m in each direction on the first and last layer of compacted material.
- Place 10-20mm sand blinding or concrete crusher dust before laying DPM.





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Project:

GROYNES PARK
DEVELOPMENT

Address:

502 Groynes Park,
Christchurch

Client:

Urban Arch

Proj. No:

20018

Drawing Title:

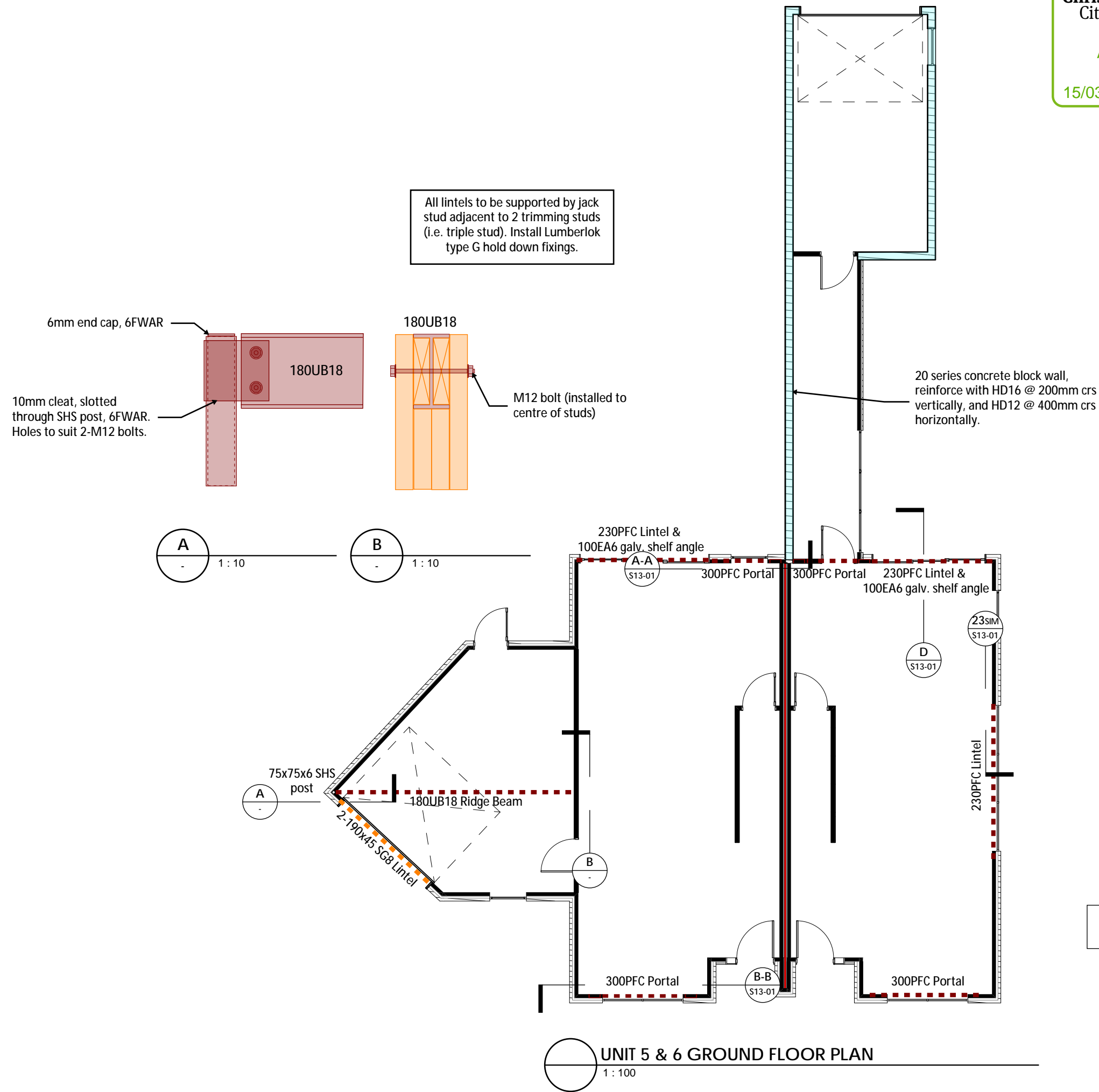
UNIT 5 & 6
GROUND FLOOR PLAN


Rev.	Date	Details	Drawn	Eng
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B	15/09/2021	Coordination Issue	CM	CM
C	22/09/2021	Consent Issue	CM	CM
D	19/11/2021	Consent Update	CM	CM
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Project:

GROYNES PARK
DEVELOPMENT

Address:

502 Groynes Park,
Christchurch

Client: Urban Arch Proj. No: 20018

Drawing Title:

UNIT 5 & 6
FIRST FLOOR PLAN

Rev.	Date	Details	Drawn	Eng
A	30/08/2021	Preliminary Design Issue	CM	CM
B	15/09/2021	Coordination Issue	CM	CM
C	22/09/2021	Consent Issue	CM	CM
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D	24/01/2022	Consent Update	CM	CM

Sheet No:

S5-03

Original Size
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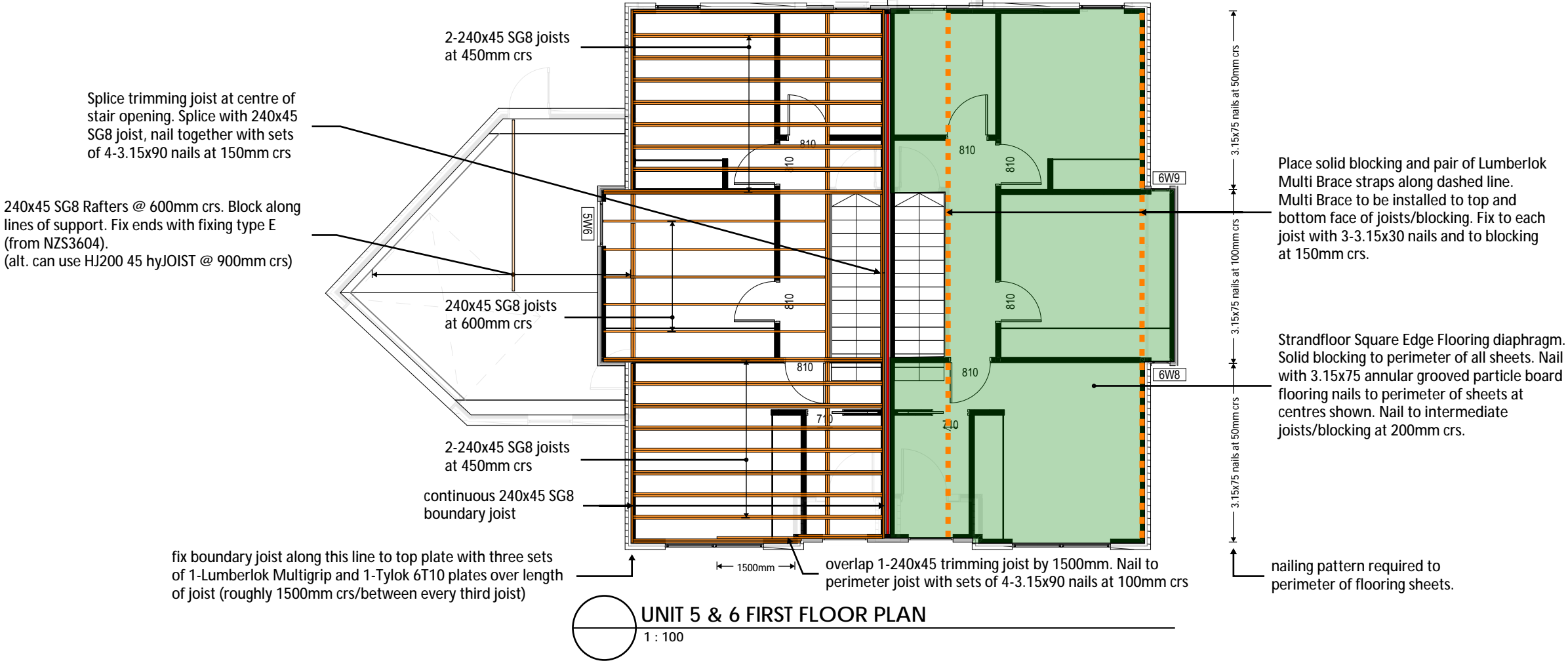
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Revision
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Notes for first floor structure:

- all joists to be CHH hyJOISTs installed in strict accordance with the manufactures specification.
- Refer to the manufactures installation guide for typical details. Particularly note should be taken of tie down requirements for bracing walls.
- Place double joists under all load bearing (including bracing) walls.
- Joists shall have a minimum of 45mm bearing
- continuous blocking shall be placed between joists along lines of support and along bracing walls
- where required joist hangers shall be Mitek IBHF 24090, or Pryda LF234/90 fixed as per manufactures specification.

Note: joist layout and floor diaphragm only shown on one side for clarity. Joists and diaphragm to be mirrored on each sides.





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LEGEND:

-  GIB Standard Plasterboard
-  GIB Braceline
-  CHH Ecoply

BL1-H-x.xm
↑ ↑ ↑ Min. length of braced wall required

Hold-down required/Not required

Bracing element as described in
GIB EzyBrace or Ecoply Bracing
manual

Note: for wet areas refer GIB EzyBrace manual for allowable substitutions

Project:

GROYNES PARK DEVELOPMENT

Address:

502 Groynes Park,
Christchurch

Client: Urban Arch

Proj. No: 20018

Drawing Title:

UNIT 5 & 6

BRACING PLAN

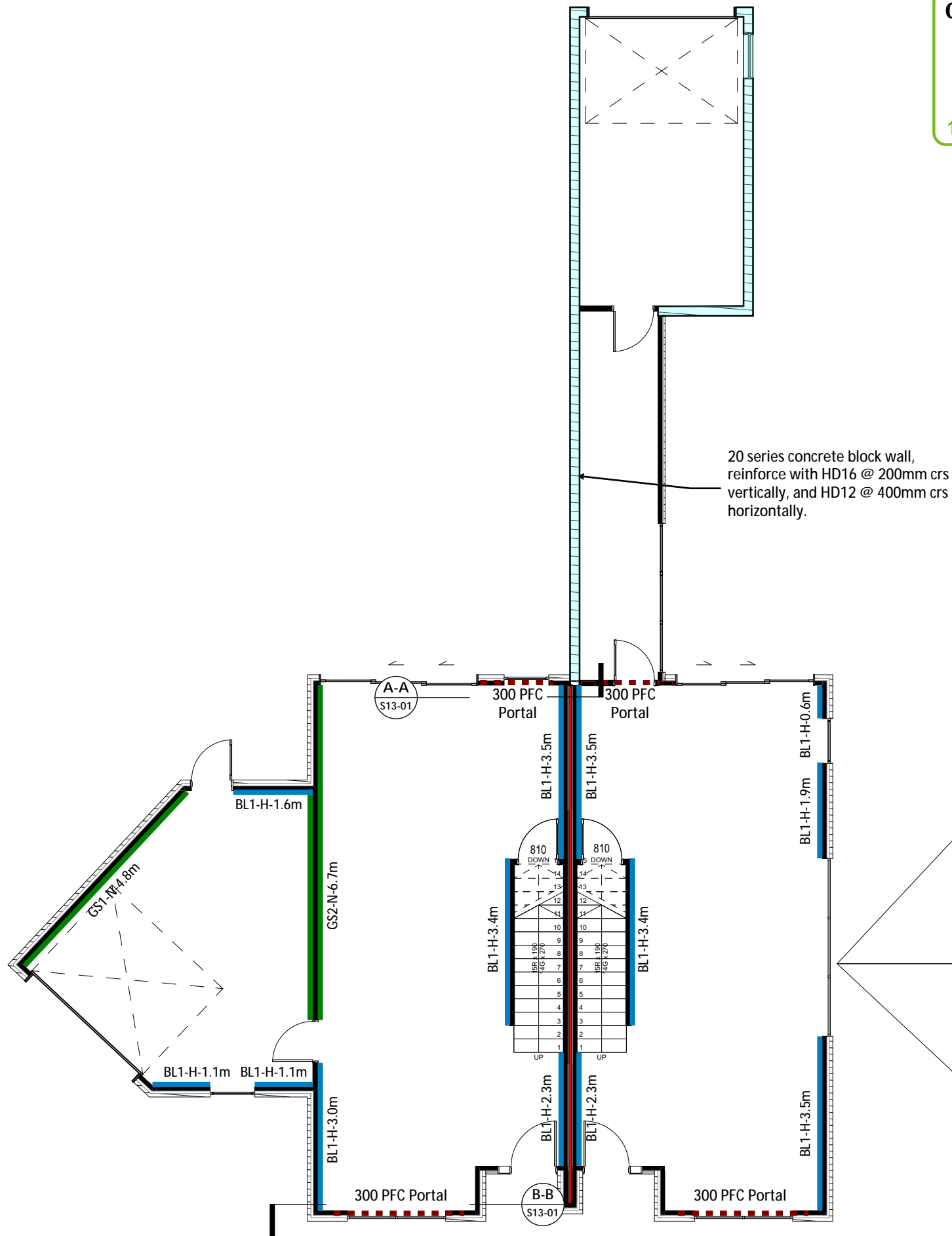
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A	30/08/2021	Preliminary Design Issue	CM	CM
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C	22/09/2021	Consent Issue	CM	CM
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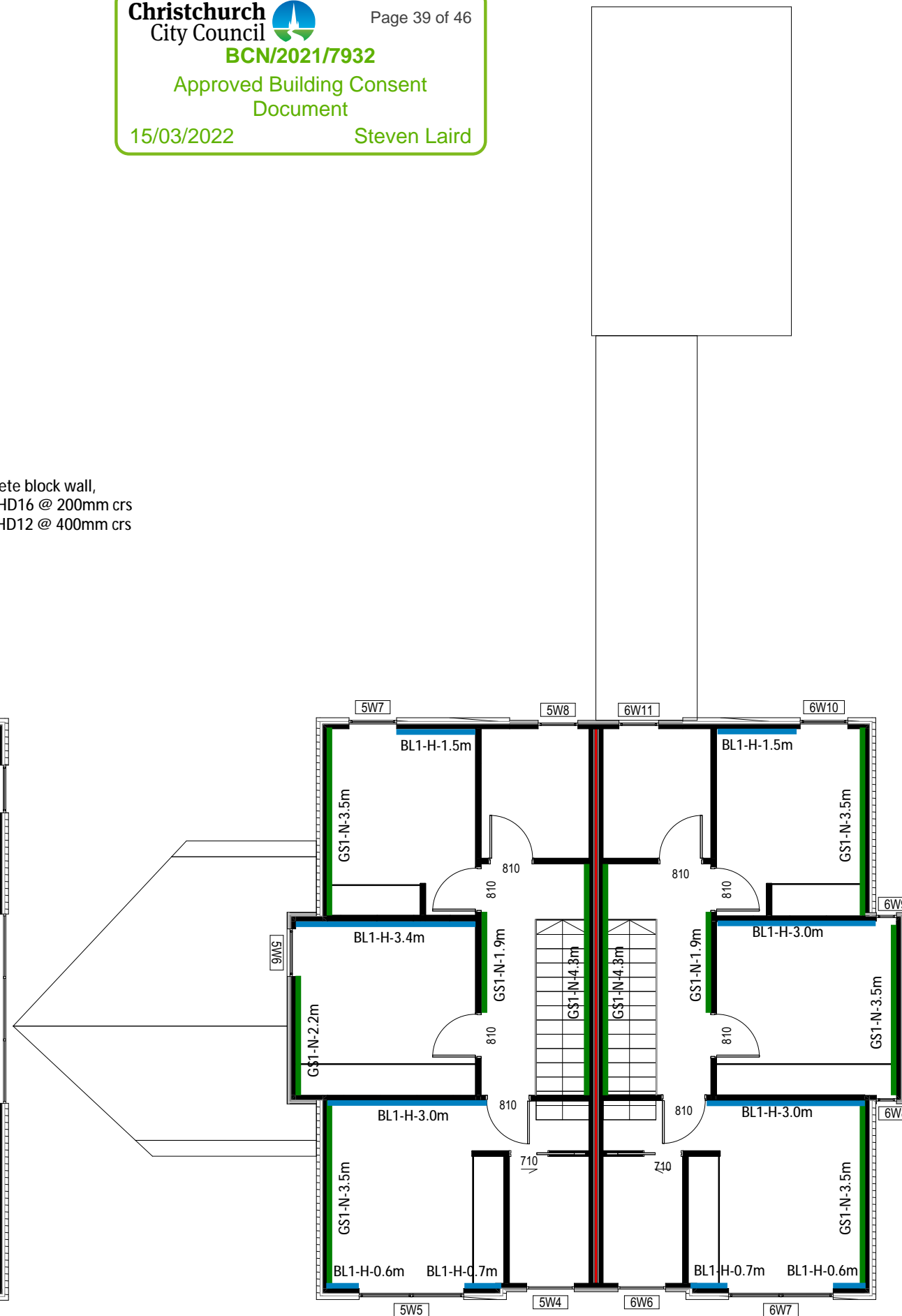
S5-04

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1:100

Revision
D

UNIT 5 & 6 GROUND FLOOR BRACING PLAN
1 : 100



UNIT 5 & 6 FIRST FLOOR BRACING PLAN



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Project:
**GROYNES PARK
DEVELOPMENT**

Address:
**502 Groynes Park,
Christchurch**

Client: Urban Arch Proj. No: 20018

Drawing Title:
**UNIT 7
FOUNDATION PLAN**

Rev.	Date	Details	Drawn	Eng
A	30/08/2021	Preliminary Design Issue	CM	CM
B	15/09/2021	Coordination Issue	CM	CM
C	22/09/2021	Consent Issue	CM	CM
D	24/01/2022	Consent Update	CM	CM

Sheet No:
S7-01

Original Size A3	Scale 1:100	Revision D
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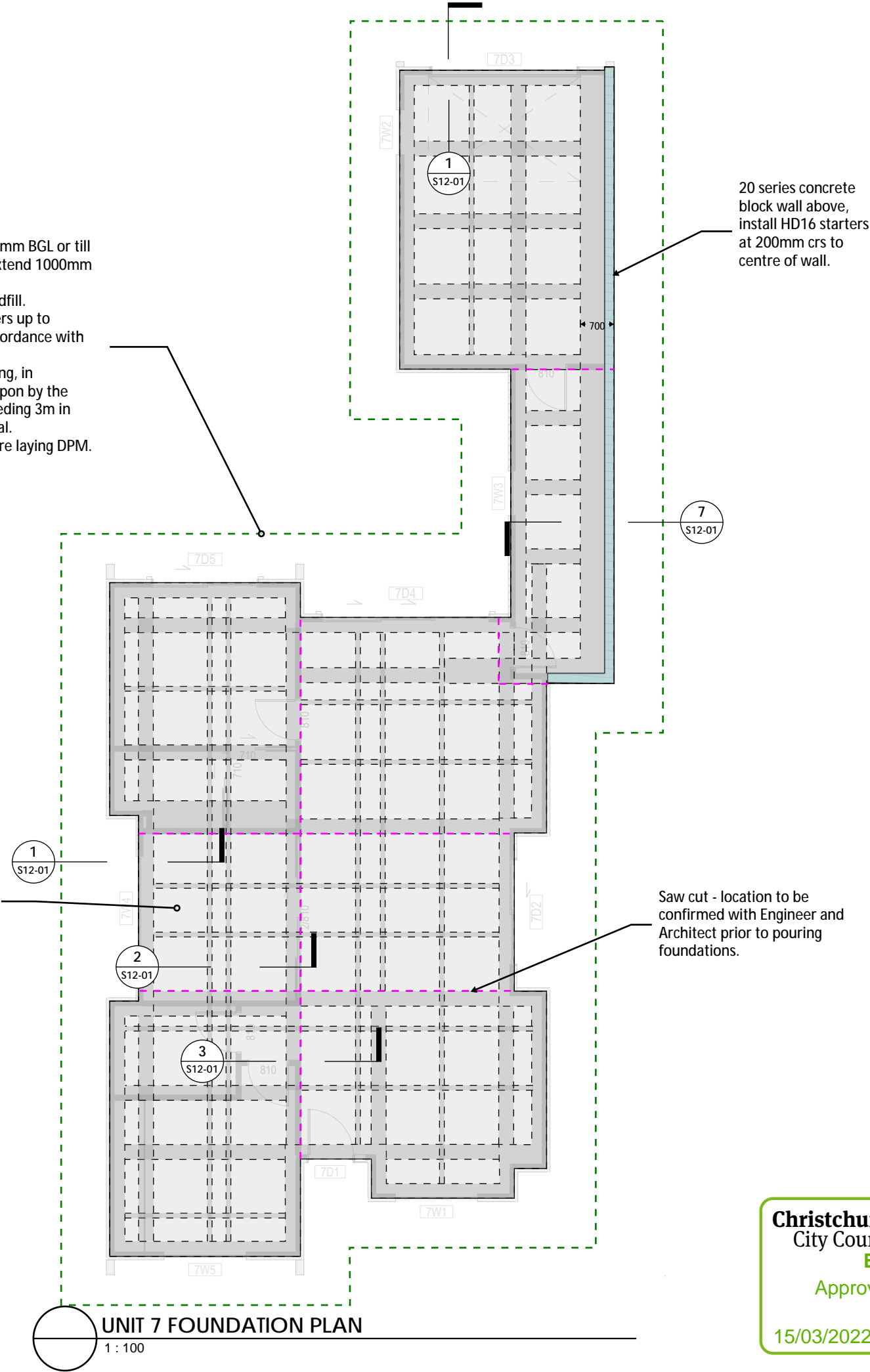
Excavations for foundations shall extend to the deeper of 400mm BGL or till all organic topsoil has been removed. The excavations shall extend 1000mm beyond the building footprint.

Backfill to the required building platform with compacted hardfill.

- The gravel material shall be AP65 and shall be placed in layers up to 200mm thick, and compacted to 95% of the MDD value in accordance with NZS 4431:1989.
- The compacted fill density shall be confirmed via NDM testing, in accordance with NZS 4402. Testing intervals shall be agreed upon by the Geotechnical engineer. Allow for testing at intervals not exceeding 3m in each direction on the first and last layer of compacted material.
- Place 10-20mm sand blinding or concrete crusher dust before laying DPM.

Waffle Slab, 400mm o/a depth.

- The concrete shall be 25MPa steel fibre reinforced concrete - refer drawings notes.
- 100mm topping slab, reinforce with SE62 ductile mesh
- UNO 100mm wide ribs at 1.2m crs each way. Reinforce with HD12 top and bottom.
- Reinforce 300mm wide beams, around perimeter and below loading bearing wall, with 3-HD12 longitudinal bars top and bottom.
- Note, extra care shall be taken to properly vibrated and float the floor slab to ensure steel fibres do not protrude from the surface.
- Refer Architects drawings for rebate requirements.



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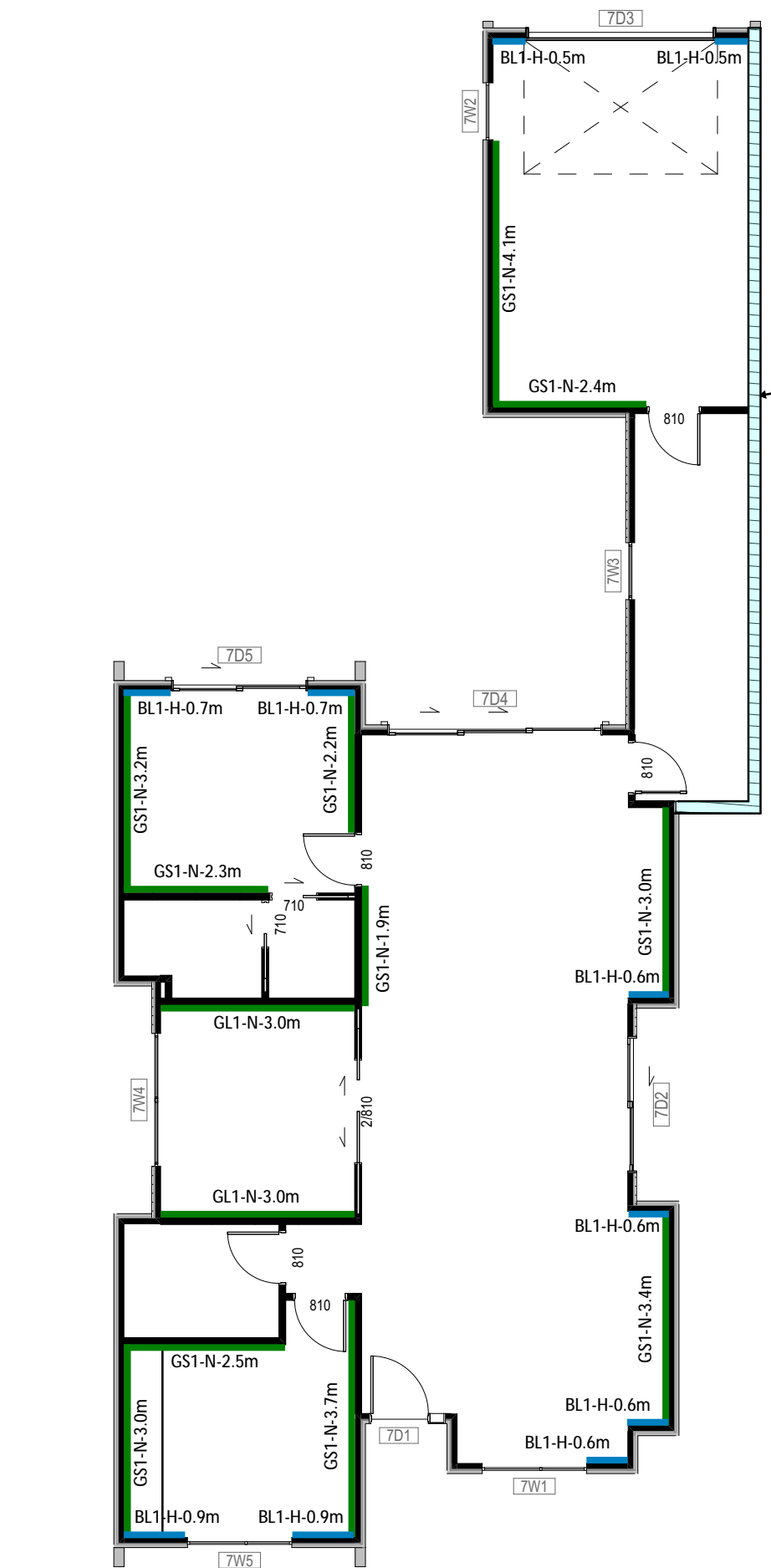
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UNIT 7 GROUND FLOOR BRACING PLAN
1 : 100

20 series concrete block wall,
reinforce with HD16 @ 200mm crs
vertically, and HD12 @ 400mm crs
horizontally.

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LEGEND:

GIB Standard Plasterboard

GIB Braceline

CHH Ecoply

BL1-H-x.xm

Min. length of braced wall required

Hold-down required/Not required

Bracing element as described in GIB EzyBrace or Ecoply Bracing manual

Note: for wet areas refer GIB EzyBrace manual for allowable substitutions

Project:

GROYNES PARK DEVELOPMENT

Address:

502 Groynes Park, Christchurch

Client:

Urban Arch

Proj. No:

20018

Drawing Title:

UNIT 7 BRACING PLAN

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S7-02

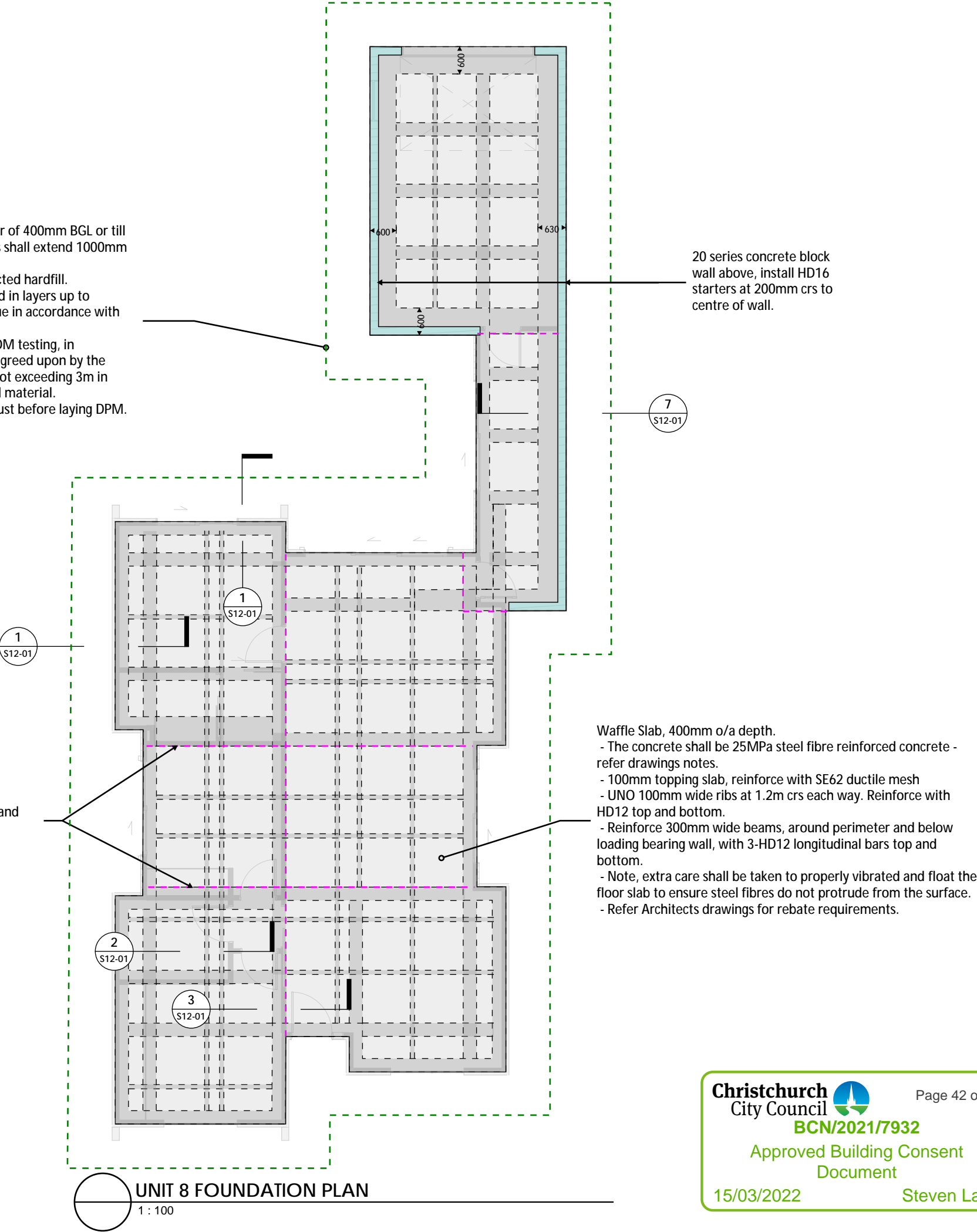
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Excavations for foundations shall extend to the deeper of 400mm BGL or till all organic topsoil has been removed. The excavations shall extend 1000mm beyond the building footprint.


Backfill to the required building platform with compacted hardfill.

- The gravel material shall be AP65 and shall be placed in layers up to 200mm thick, and compacted to 95% of the MDD value in accordance with NZS 4431:1989.
- The compacted fill density shall be confirmed via NDM testing, in accordance with NZS 4402. Testing intervals shall be agreed upon by the Geotechnical engineer. Allow for testing at intervals not exceeding 3m in each direction on the first and last layer of compacted material.
- Place 10-20mm sand blinding or concrete crusher dust before laying DPM.

Saw cut - location to be confirmed with Engineer and Architect prior to pouring foundations.



UNIT 8 FOUNDATION PLAN
1 : 100



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Project: **GROYNES PARK DEVELOPMENT**

Address: **502 Groynes Park, Christchurch**

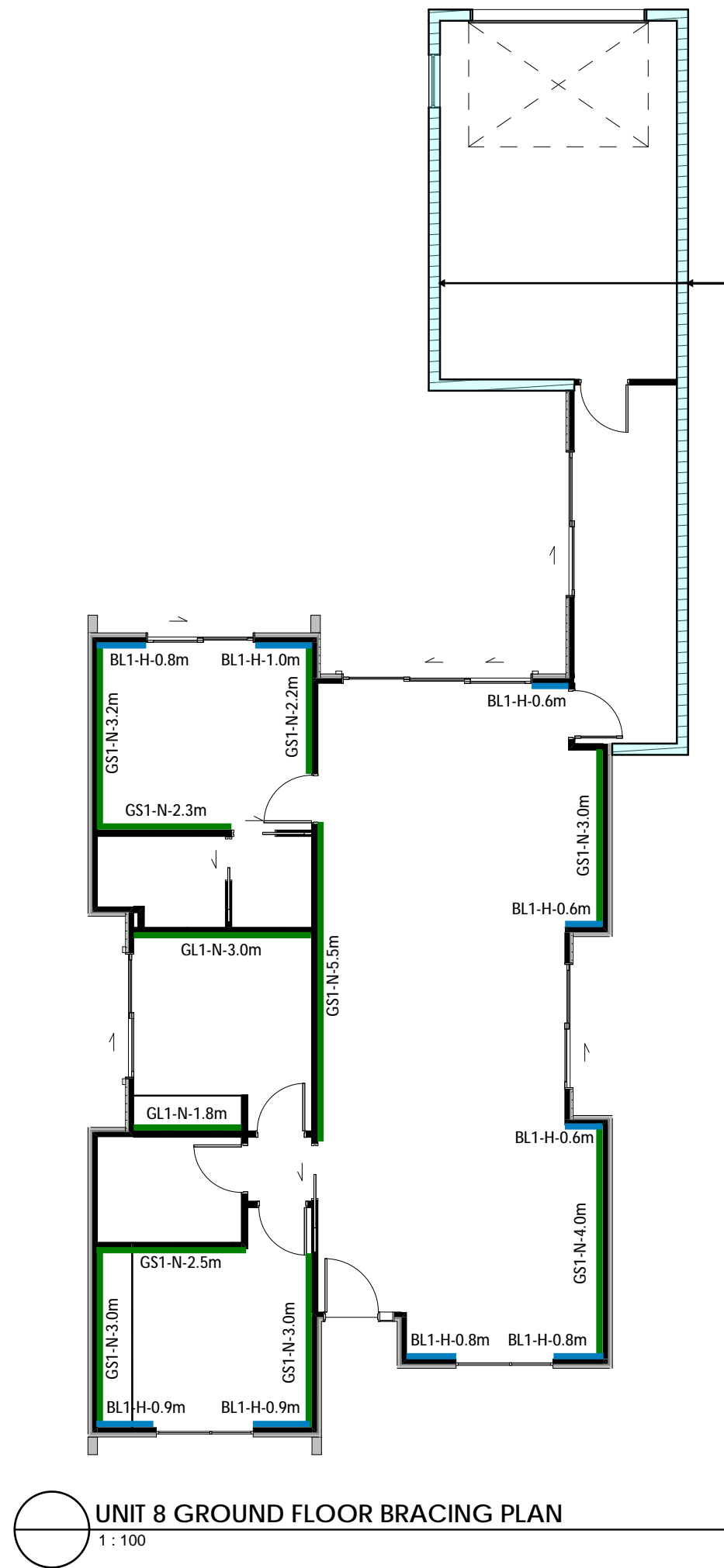
Client: Urban Arch Proj. No: 20018

Drawing Title: **UNIT 8 FOUNDATION PLAN**

Rev.	Date	Details	Drawn	Eng
A	30/08/2021	Preliminary Design Issue	CM	CM
B	15/09/2021	Coordination Issue	CM	CM
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Sheet No: **S8-01**

Original Size	Scale	Revision
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LEGEND:

- GIB Standard Plasterboard
- GIB Braceline
- CHH Ecoply

BL1-H-x.xm
Min. length of braced wall required
Hold-down required/Not required
Bracing element as described in GIB EzyBrace or Ecoply Bracing manual

Note: for wet areas refer GIB EzyBrace manual for allowable substitutions

Project: **GROYNES PARK DEVELOPMENT**

Address: **502 Groynes Park, Christchurch**

Client: Urban Arch Proj. No: 20018

Drawing Title: **UNIT 8 BRACING PLAN**

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B	15/09/2021	Coordination Issue	CM	CM
C	22/09/2021	Consent Issue	CM	CM
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Project:
GROYNES PARK DEVELOPMENT

Address:
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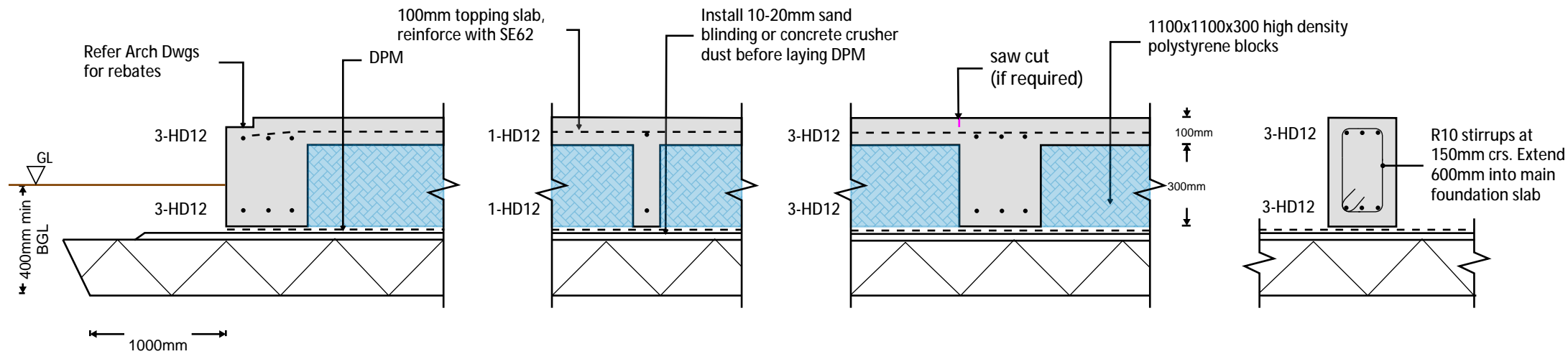
Client: Urban Arch Proj. No: 20018

Drawing Title:
FOUNDATION DETAILS

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A	30/08/2021	Preliminary Design Issue	CM	CM
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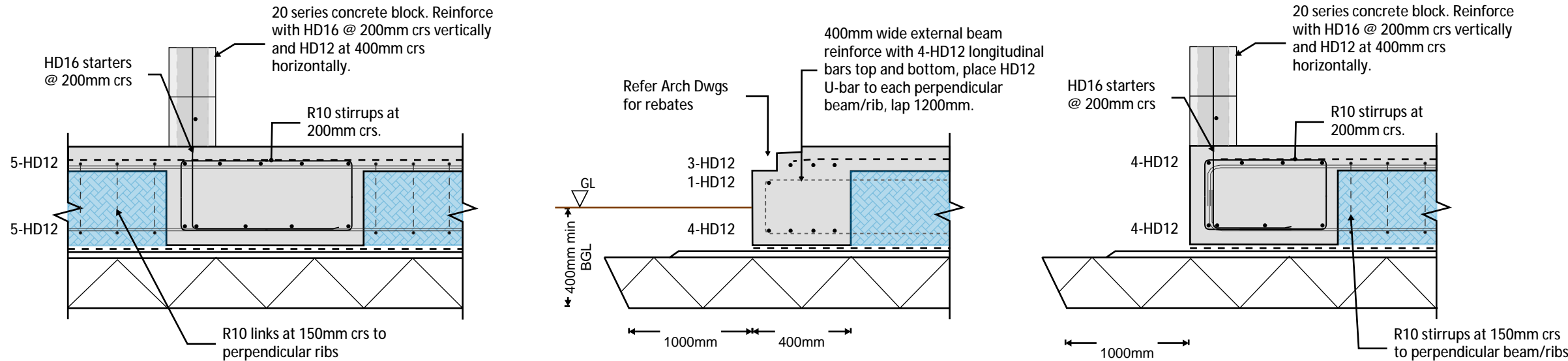


1 TYP 300mm PERIMETER BEAM
S2-01 1 : 20

2 TYP 100mm RIB
S2-01 1 : 20

3 TYP 300mm BEAM
S2-01 1 : 20

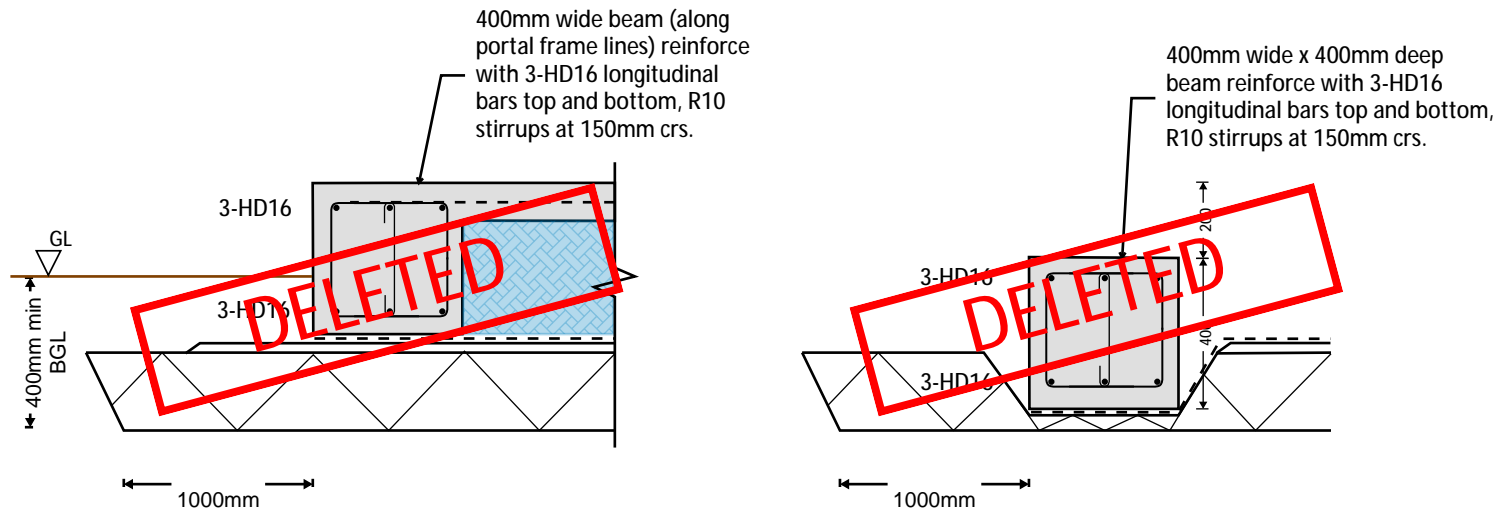
4 TYP WING BEAM
S2-01 1 : 20



5 TYP BLOCK WALL FOOTING
S1-01 1 : 20

6 TYP PERIMETER BEAM WITH BRICK VENEER
S2-01 1 : 20

7 TYP BLOCK WALL FOOTING
S3-01 1 : 20



8 BEAM ALONG 250PFC PORTAL LINE
S2-01 1 : 20

9
S2-01 1 : 20

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Project:

**GROYNES PARK
DEVELOPMENT**

Address:

**502 Groynes Park,
Christchurch**

Client: Urban Arch Proj. No: 20018

Drawing Title:

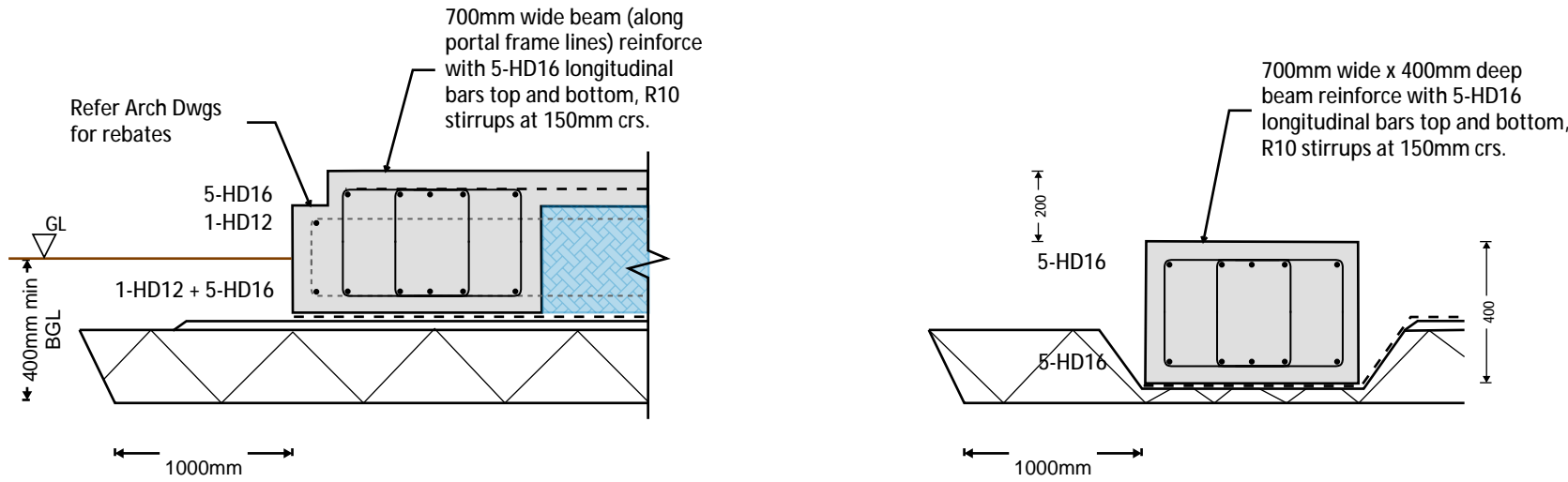
**FOUNDATION
DETAILS**

Rev.	Date	Details	Drawn	Eng
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C	22/09/2021	Consent Issue	CM	CM
D	24/01/2022	Consent Update	CM	CM

Sheet No:

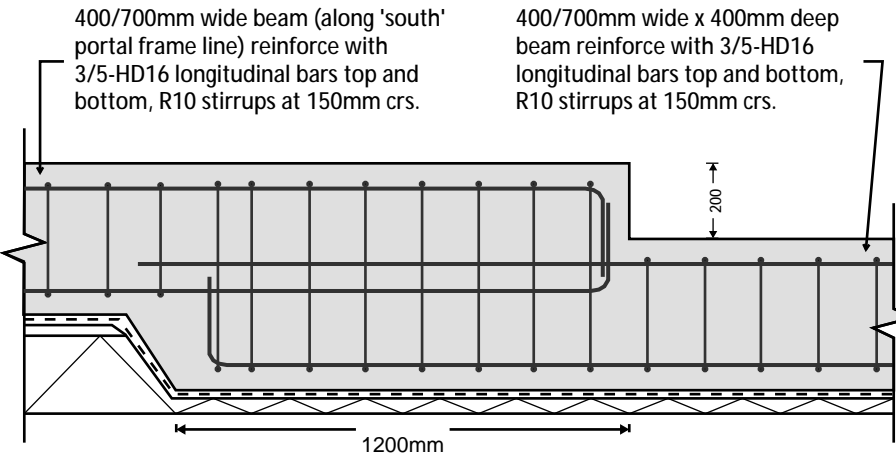
S12-02

Original Size A3 Scale 1:100 Revision D



10 BEAM ALONG 300PFC PORTAL LINE
S5-01 1 : 20

11
S5-01 1 : 20



12
S2-01 1 : 20

Christchurch
City Council

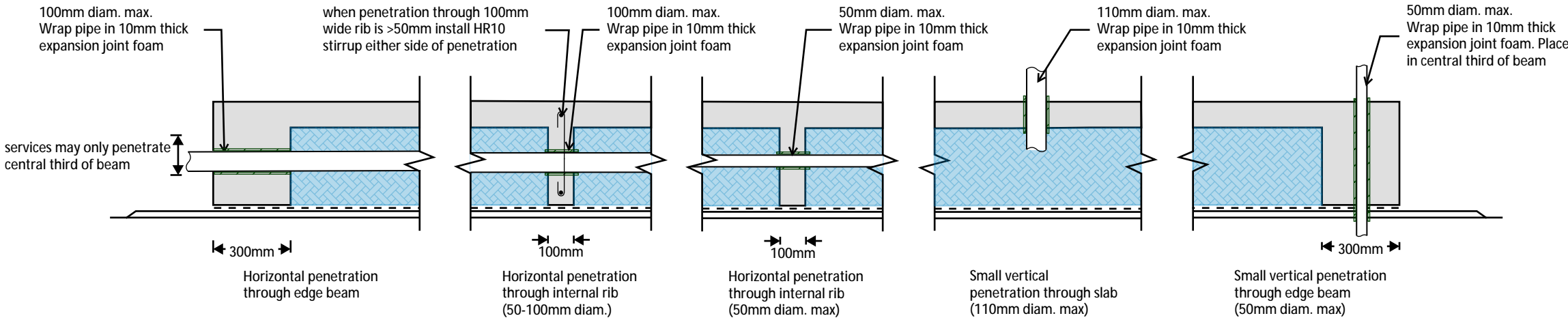
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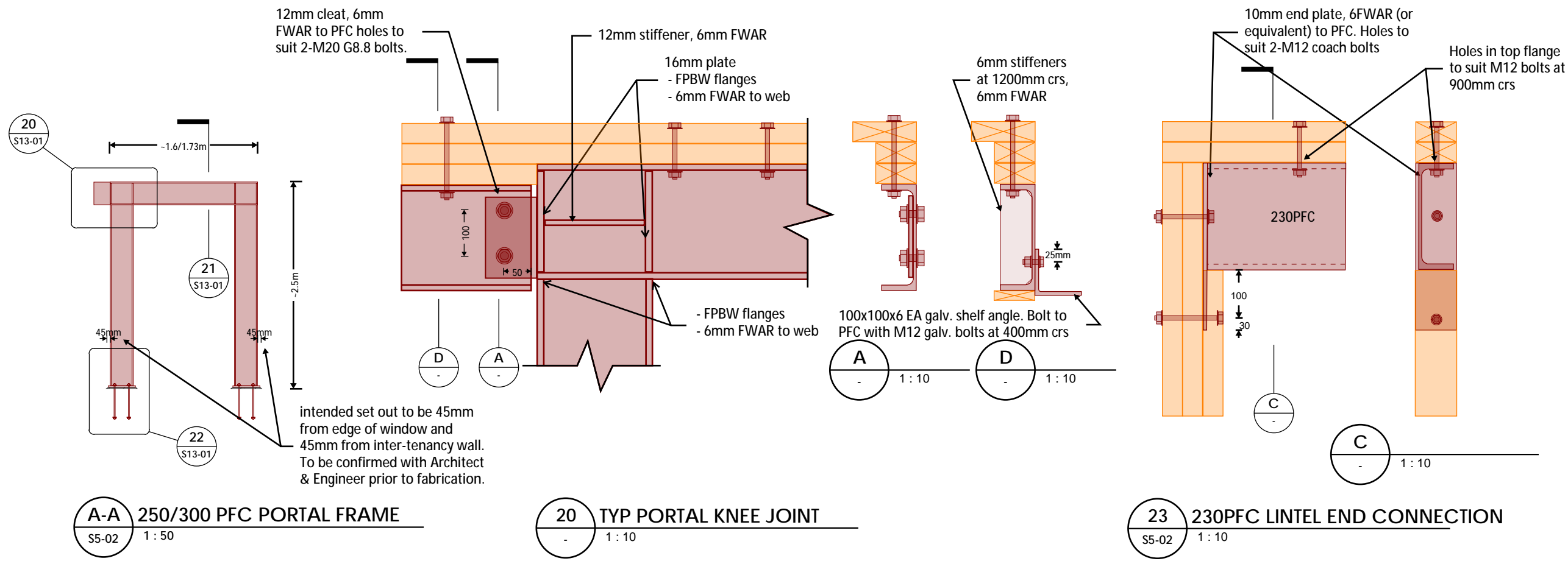
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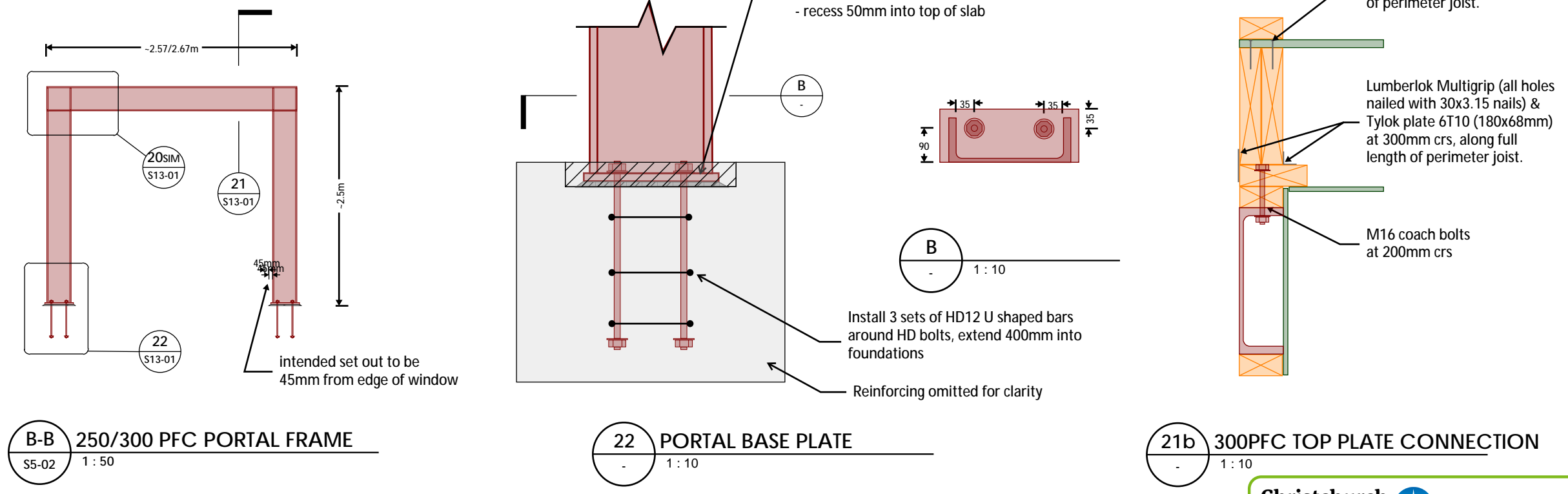
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TYP. DETAILS FOR SERVICES PENETRATING THROUGH FOUNDATIONS AND FLOOR SLAB



Coordinatate and confirm all dimensions with Architectural drawings.



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Project: **GROYNES PARK DEVELOPMENT**

Address: **502 Groynes Park, Christchurch**

Client: Urban Arch Proj. No: 20018

Drawing Title: **STEELWORK DETAILS**

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B	15/09/2021	Coordination Issue	CM	CM
C	22/09/2021	Consent Issue	CM	CM
D	19/11/2021	Consent Update	CM	CM
D	24/01/2022	Consent Update	CM	CM

Sheet No: **S13-01**

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A3	1:100	D