

Approved Building Consent Documents

Please Note: A copy of the stamped approved documents must be available on site for all inspections.

Inspection booking timeframes

Call received	before 3pm inspection will be done	after 3pm inspection will be done
Monday	Wednesday	Thursday
Tuesday	Thursday	Friday
Wednesday	Friday	Monday
Thursday	Monday	Tuesday
Friday	Tuesday	Wednesday

Building inspections and enquiries phone: 03 347 2839

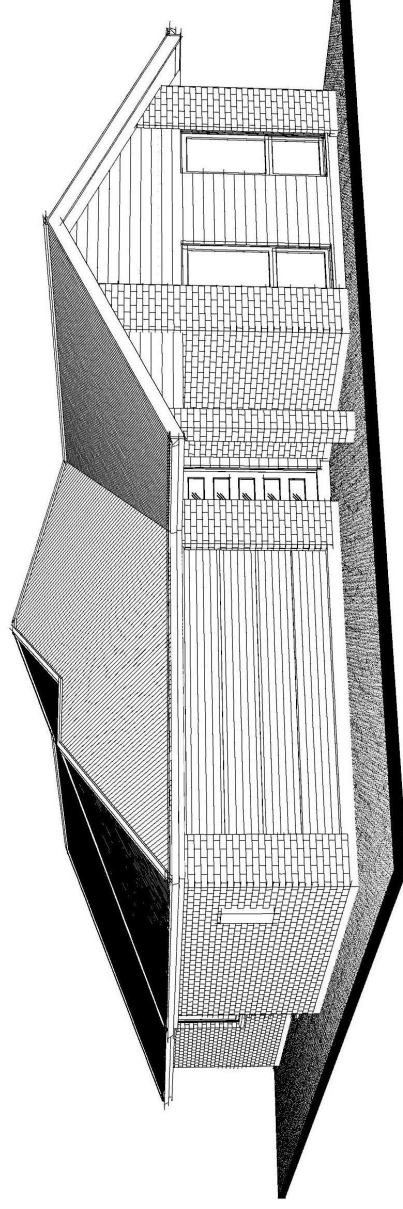
Please ensure all work for inspection is ready the day before. Incomplete work requiring re-inspection will incur an additional inspection fee.

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Reports used and required on-site

Geotechnical report used for foundation design	= Geotech Investigation by Davis Ogilvie ref: 41390 dated: 12/04/2022
Storm-water design / method	= On Site, Stormwater Loading Design - Peter Hansen - 27 May 2021
Waste-water design / method	= None received
Water treatment design / method	= None received
Fire Fighting Water supply design / method	= None received
Certificate of Title 1035866	
Interest 12343672.3	= Consent Notice
Interest 12343672.6	= Consent Notice
Interest 12343672.11	= Land Covenant



3D Picture Indicative only



NOTES:

ZOG® frames & trusses.

- ZOG® frames & trusses are designed using Vertex engineering & detailing software.
- ZOG® framing is 90x40x0.75mm rollformed from AXX15® steel provided by NZ Steel Ltd.

FOUNDATION ENGINEER

Redco Consulting Professional Engineers

STEEL FRAME ENGINEER

Redco Consulting Professional Engineers

Building Design Summary

Site data.

- Ground bearing: (refer A52970)
 - Subsoil Class: (NZS1170, section 5)
 - Wind zone: (NZS3604, section 5)
 - E-quake zone: (NZS3604, figure 5.4)
 - Climate zone: (NZS4218, B1)
 - Exposure zone: (NZS3604, figure 4.2)
 - Rainfall zone: (NZBC:IE1, Nilua)
 - Snowload: (NZS3604, figure 15.1)
- ### Building data
- Building cat: (NZS3604, table 1.1)
 - Floor live loads: (NZS3604, table 1.2)
 - Protect. from fire: (C1/A51: Risk Group SH)

CLIENT:

Bolton Residence

Lot 180, DP 570913

Westbrook Avenue

West Village

Faringdon, Rolleston

TERRITORIAL AUTHORITY:

Selwyn District Council

Living Z Medium Density

SITE DATA (for zones upto & including):

Sub-soil Classification:	E	REF GEOTECH
Soil Classification	High	
Wind Zone:	2	
Earthquake Zone:	C	
Exposure Zone:	3	
Climate Zone:	3	
Rain Intensity (10%AEF):	61.4mm/hr	
Snowload:	1.0kPa	

Contents & Design

JOB No:	47567	SALES:	Grant
LBP:	C.Nearne 101178		
DRAWN:	Michael DATE:	15/07/2021	
SCALE:			SHEET No. 1 OF 40

Note: Prior to any construction starting plans must be reviewed by all contractors and any issues involving information or workability for their own trade and for following trade, any issues must be notified to draughting, so that those issues can be resolved before construction starts.

COVERAGE

Site area	= 450m ²
Footprint (over cladding)	= 164.1m ² = 36.5%
Footprint (incl. roof over 600)	= 170.4m ² = 38%

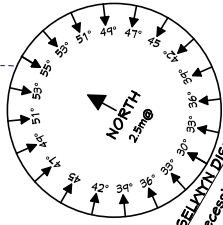


Design & Build - © GOLDEN HOMES HOLDINGS LTD

NOTES:

KEY

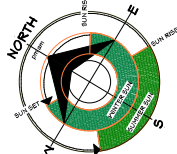
- FFL = Finished floor level
- EGL = Finished ground level
- FPL = Finished platform level
- EGL = Existing ground level
- D.C.P = Daylight control point
- (f) = Dimension to foundation
- (c) = Dimension to cladding
- (g) = Dimension to gutter/eave
- = Bubble Up Chamber
- = Type 1 sump
- = Type 2 sump
- = Drainage channel
- = Overland flow path
- = Fall of paving



SILVER DISTRICT
Recession Plane 'A'

- Applies to:
- All living zones
- Adjoining sites (non-living)

WESTBROOK AVENUE
Legal Road - Sealed (7m wide)



CLIENT:

Bolton Residence
Lot 180, DP 510913
Westbrook Avenue
West Village
Faringdon, Rolleston

TERRITORIAL AUTHORITY:

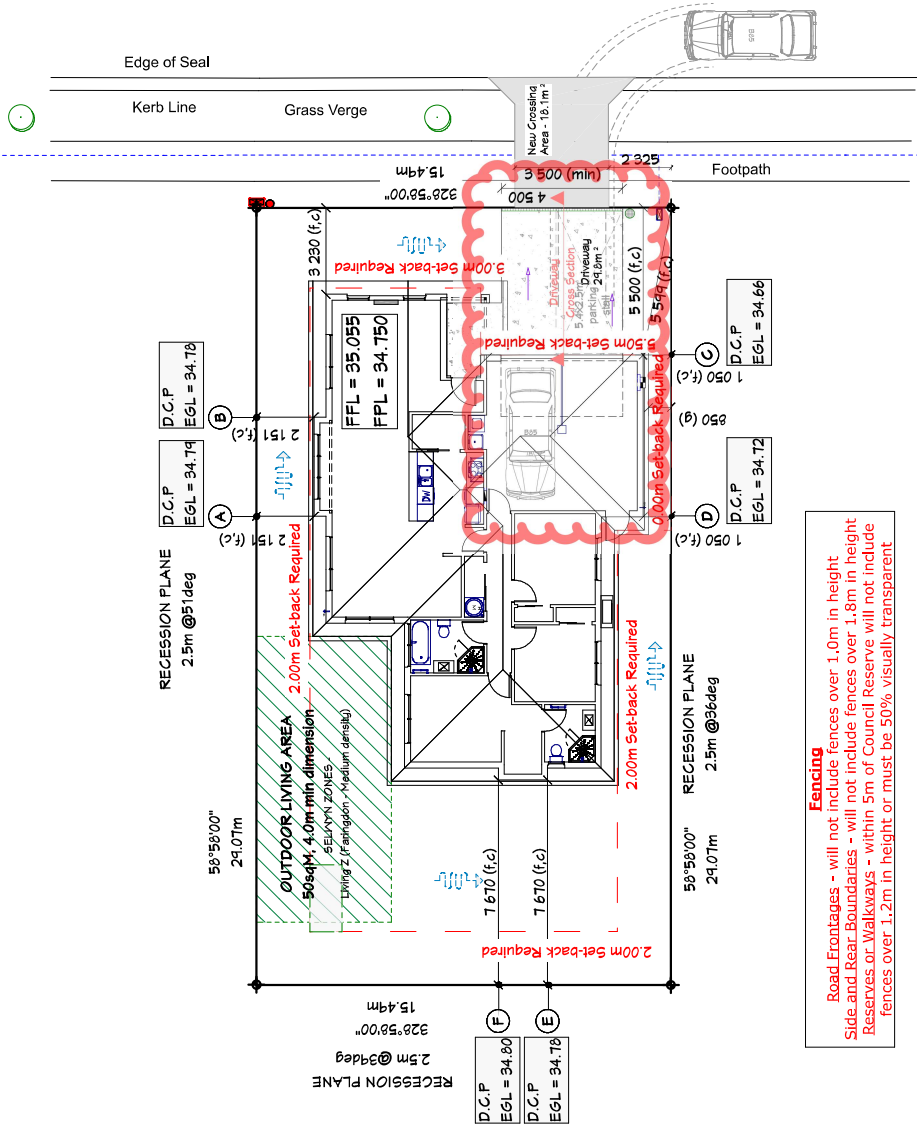
Selwyn District Council
Living Z Medium Density

SITE DATA (for zones upto & including):

Sub-soil Classification:	E
Soil Classification	REF GEOTECH
Wind Zone:	High
Earthquake Zone:	2
Exposure Zone:	C
Climate Zone:	3
Rain Intensity (10%AEF):	61.4mm/hr
Snowload:	1.0kPa

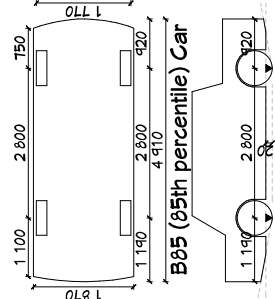
Site Planning

JOB No:	47567	SALES:	Grant
LBP:	C.Nearne 101178		
DRAWN:	Michael	DATE:	15/07/2021
SCALE:	1:200	SHEET No.	3 OF 40



Fencing

Road Frontages - will not include fences over 1.0m in height
Side and Rear Boundaries - will not include fences over 1.8m in height
Reserves or Walkways - within 5m of Council Reserve will not include fences over 1.2m in height or must be 50% visually transparent



RFI - 07/06/2022

COVERAGE

Site area = 450m²
Footprint (over cladding) = 164.1m² = 36.5%
Footprint (incl. roof over 600) = 170.4m² = 38%

Planning Approved

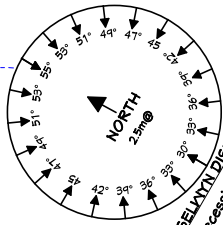
3/06/2022 hills!



NOTES:

KEY

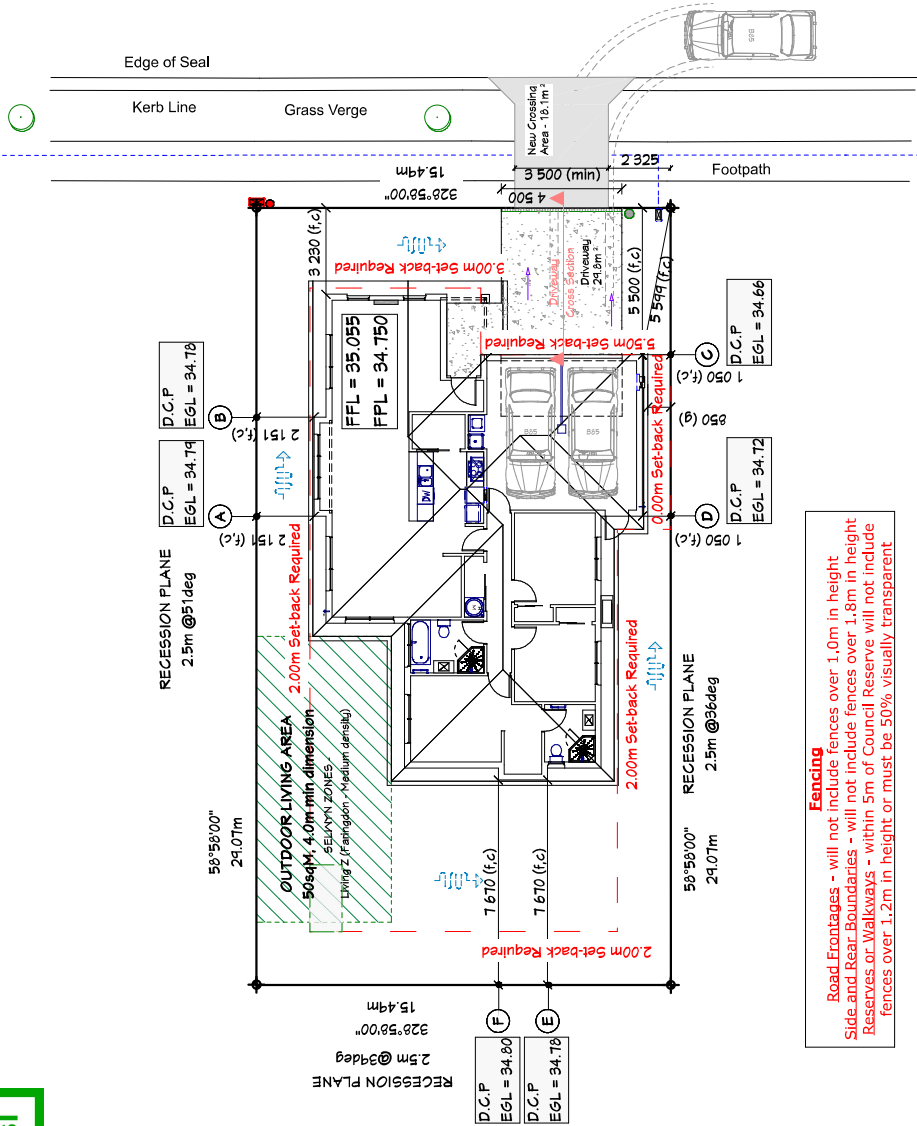
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- EGL = Existing ground level
- D.C.P = Daylight control point
- (f) = Dimension to foundation
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- (g) = Dimension to gutter/eave
- = Bubble Up Chamber
- = Type 1 sump
- = Type 2 sump
- ▨ = Drainage channel
- = Overland flow path
- = Fall of paving



SALVYN DISTRICT
Recession Plane 'A'

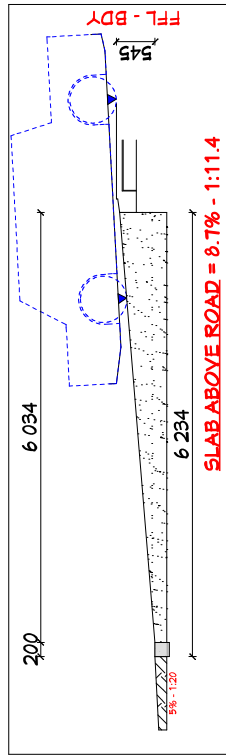
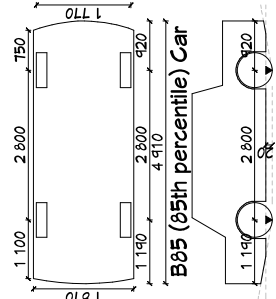
- Applies to:
 - All living zones
 - Adjoining areas (non-living)

WESTBROOK AVENUE
Legal Road - Sealed (7m wide)



Fencing

Road Frontages - will not include fences over 1.0m in height
Side and Rear Boundaries - will not include fences over 1.8m in height
Reserves or Walkways - within 5m of Council Reserve will not include fences over 1.2m in height or must be 50% visually transparent



CLIENT:
Bolton Residence
Lot 180, DP 510913
Westbrook Avenue
West Village
Faringdon, Rolleston

TERRITORIAL AUTHORITY:
Selwyn District Council
Living Z Medium Density

SITE DATA (for zones upto & including):

Sub-soil Classification:	E
Soil Classification	REF GEOTECH
Wind Zone:	High
Earthquake Zone:	2
Exposure Zone:	C
Climate Zone:	3
Rain Intensity (10%AEF):	61.4mm/hr
Snowload:	1.0kPa

Site Planning

JOB No:	47567	SALES:	Grant
LBP:	C.Nearne 101178		
DRAWN:	Michael	DATE:	15/07/2021
SCALE:	1:200	SHEET No.	3 OF 40

NOTES:

KEY

Overland flow path
Fall direction

- Onsite sediment control**
- In accordance with ECAN Toolbox.
 - Access via stabilised entry/exit pad.
 - Wind proof skip bin
 - Site access, storage and construction should be controlled so that there is no adverse environmental effects.
 - Temporary down pipes to be installed to control roof water run-off
 - Planting or hydroseeding to any exposed earthworks on completion.
 - Project Manager/Supervisor is responsible for implementation and maintenance of this plan

CLIENT:

Bolton Residence
Lot 180, DP 570913
Westbrook Avenue
West Village
Faringdon, Rolleston

TERRITORIAL AUTHORITY:

Selwyn District Council
Living Z Medium Density

SITE DATA (for zones upto & including):

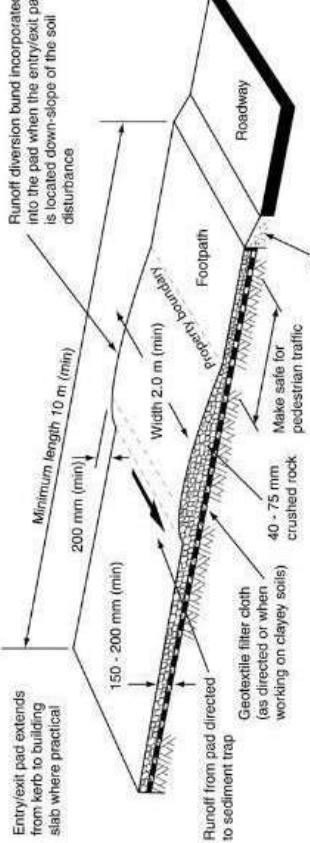
Sub-soil Classification: E
Soil Classification: REF GEOTECH
Wind Zone: High
Earthquake Zone: 2
Exposure Zone: C
Climate Zone: 3
Rain Intensity (10%AEF): 61.4mm/hr
Snowload: 1.0kPa

Proposed Erosion Sediment Control

JOB No: 97567 SALES: Grant
LBP: C.Nearne 101178
DRAWN: Michael DATE: 15/07/2021
SCALE: 1:200 SHEET No. 4 OF 40

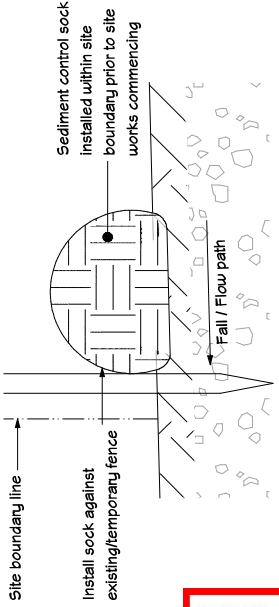
Stabilised Entry/Exit Pad - Building Sites

- Entry pad**
- Area has been cleared of unsuitable material and smooth graded
 - Moved Geotextile has been placed over the area, and is properly pinned and overlapped
 - Aggregate is extended from Road Kerb to Edge of Building. 4m wide and a minimum 150mm deep, using 40-75mm washed aggregate
 - Vehicles cannot bypass the entranceway
 - Street sweep/suction is done and date recorded
 - Inspection and maintenance checks are done, recorded and dated, along with any comments.



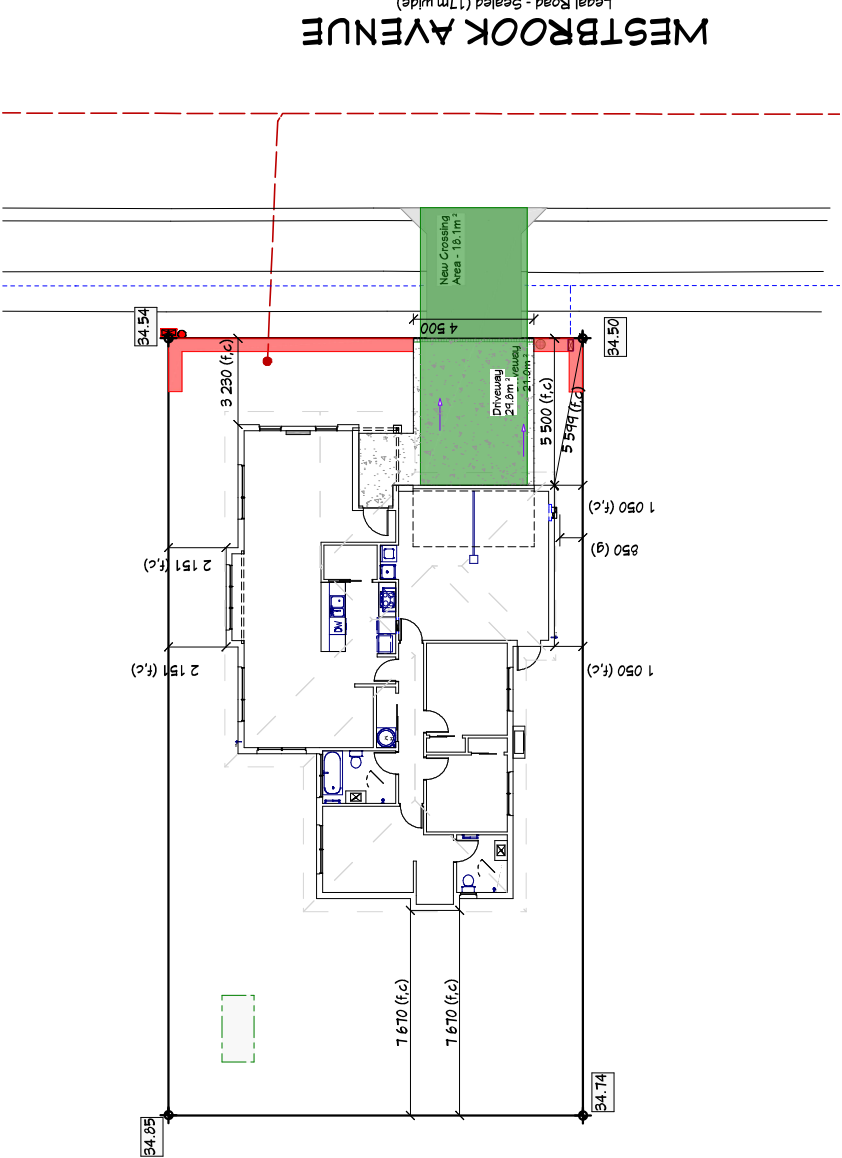
STABILIZED ENTRY/EXIT PAD

REMOVE STABILIZED ENTRY/EXIT PAD
UPON COMPLETION OF THE FORMED DRIVEWAY

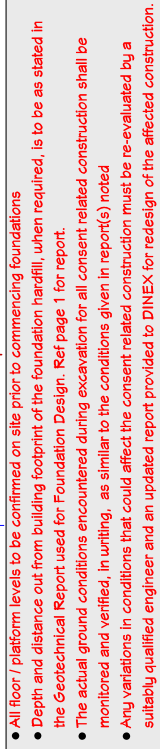


Silt Sock
Erosion Control - Flat Sites

- Silt Sock Requirements**
- Silt socks should be made from HDPE or polyester material with abrasion-resistant netting weaves (a thread diameter of at least 0.3 mm) and fully contain the filler material.
 - The filler medium must be free from contaminants (Eg: Sawdust must not be from treated wood, and compost/straw must be free of weed seeds).
 - 225mm dia. minimum
 - Always install silt socks on the contour. If this is not possible, or if the sock is in long sections, install short sock returns, projecting upslope from the silt sock to minimise concentration of flows. Returns should be at least 2 m long.
 - Join silt socks with a sleeve or overlap by at least 1m, or as per the manufacturer's recommendation.
 - Install silt sock 'wings' or return the silt sock up the slope at ends to prevent outflanking.
 - Silt socks using a light filter medium (straw or wood chips etc) must be tied down using stakes and twine to prevent 'floating', and are not suitable over concrete or paving etc.
 - Vehicles are prevented from driving over silt socks, or they are moved out of the way of vehicles when needed.
 - Inspection and maintenance checks are done, recorded and dated, along with any comments.



SDC - Approved Building Consent Document - BC221276 - Pg 7 of 54 - 20/06/2022 - sandea



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-  = Type 1 sump
-  = Type 2 sump
-  = Drainage channel
-  = Overflow
-  = Fall of paving

- In accordance with TA's requirements.
- Access via stabilised entry/exit pad.
- Covered wind proof skip bin
- Silte access, storage and construction should be controlled so that there is no adverse environmental effects.
- Temporary down pipes to be installed to control roof water run-off

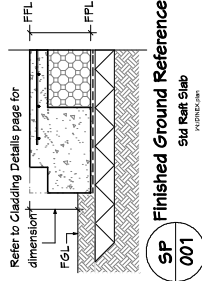
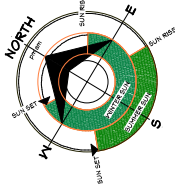
Bolton Residence
Lot 180, DP 570913
Westbrook Avenue
West Village
Faringdon, Rolleston

TERRITORIAL AUTHORITY:
Selwyn District Council
Living Zone Medium Density Residential

Sub-soil Classification:	E
REF GEOTECH	
Soil Classification	High
Wind Zone:	2
Earthquake Zone:	C
Exposure Zone:	3
Climate Zone:	
Rain Intensity (10% AEP):	61.4mm/hr
Snowload:	1.0kPa

Site Works

JOB No: 97567	SALES:	Grant
LBP: C.Wearne 101178		
DRAWN: Michael	DATE:	15/07/2021
SCALE:	1:200	SHEET No. 5 OF 40

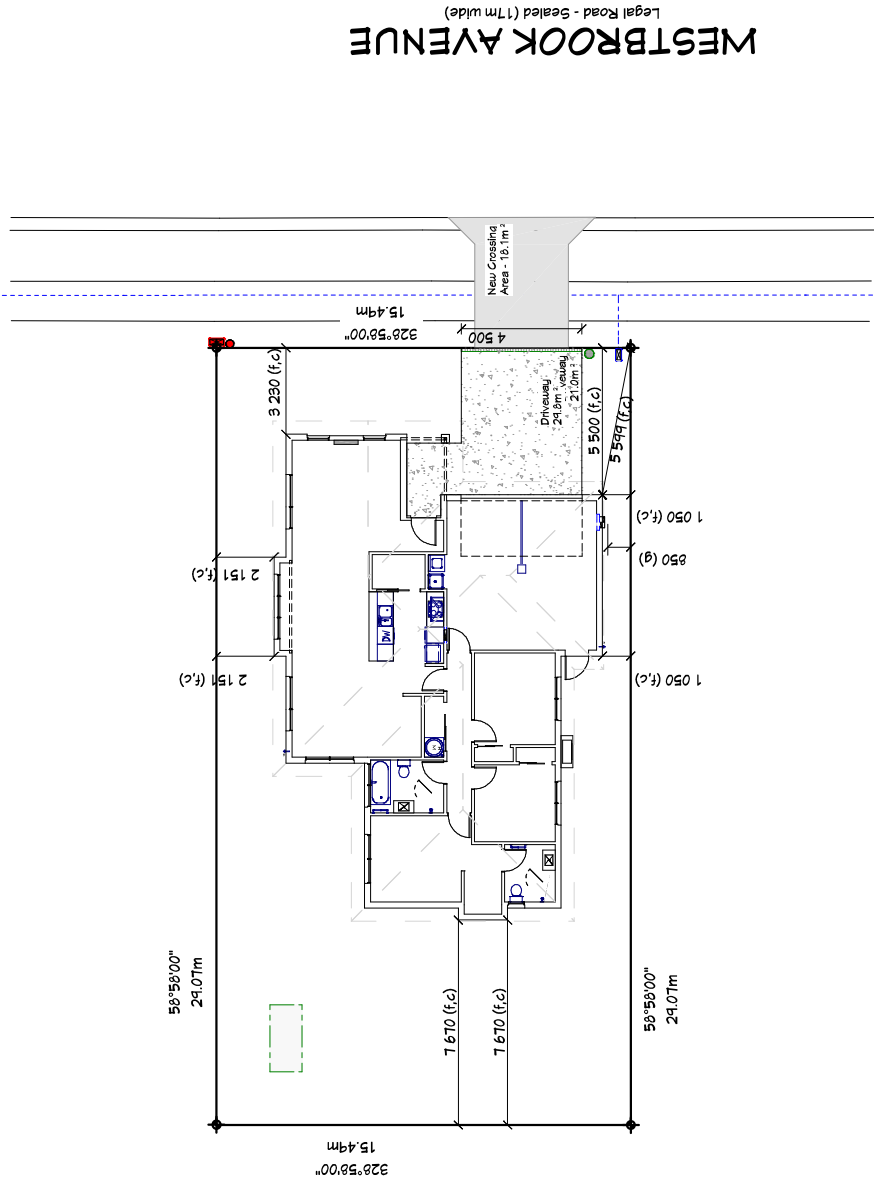


CLIENT:	Bolton Residence Lot 180, DP 570913 Westbrook Avenue West Village Farringdon, Rolleston
	TERRITORIAL AUTHORITY: Selwyn District Council Living 2 Medium Density

SITE DATA (for zones upto & including):	
Sub-soil Classification:	E
Soil Classification	REF GEOTECH
Wind Zone:	High
Earthquake Zone:	2
Exposure Zone:	C
Climate Zone:	3
Rain Intensity (10%AEP):	61.4mm/hr
Snowload:	1.0kPa

Site Plan

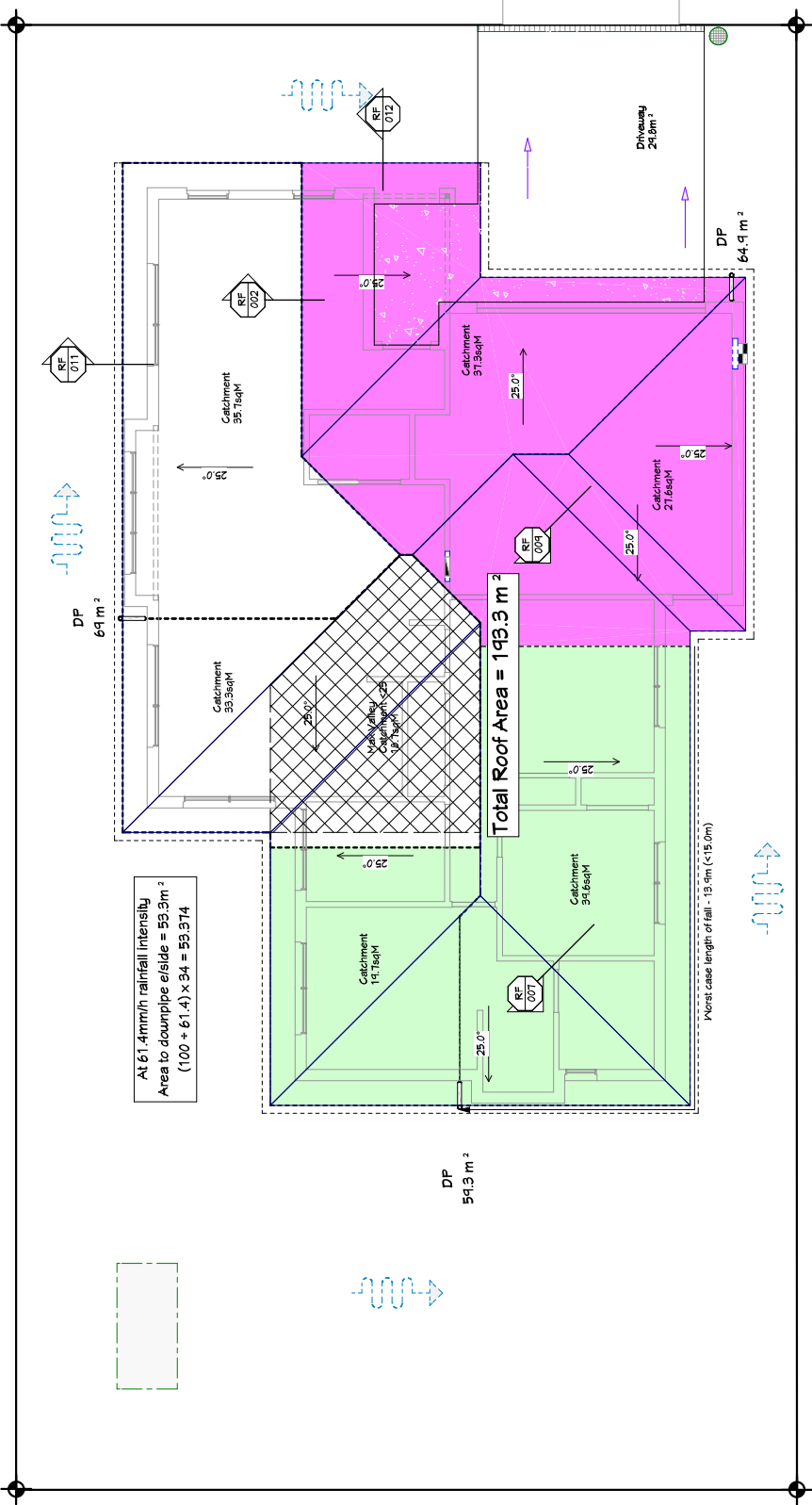
JOB No:	QT567	SALES:	Grant
LBP:	C.Wearne 101176		
DRAWN:	Michael	DATE:	15/07/2021
SCALE:	1:200	SHEET No.	6 OF 40



GUTTER FALL REQUIREMENTS

Gutter	
Catchment 4.25qm	Catchment 4.25qm

Provide 1:500 fall away from catchment intersections to the downpipes



RAINWAY CLASSIC 125 GUTTER

Material : 0.5mm Colourcoat Steel
Cross Sectional Area : 5208mm² (with free 10mm board)
Flow Capacity : 71 litres/min.
Minimum Recommended Fall : 1:500

DOWNPIPE

Minimum 80mm diameter

Rainfall Intensity, I (mm/hr)	100	100	100	100
Area to downpipe e/side (m ²)	41	34	27	21
Area to downpipe Total (m ²)	80	70	60	50

External Gutter
Rainway Classic 125

rainEX-125

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NOTES:

- Flow direction of surface water follows slope of the natural ground, unless otherwise noted
- The finished ground level (FGL) adjoining the concrete slab-on-ground shall be formed so as to carry water away from the building, at a slope of not less than 1:25, for a distance of at least 1.0m from the building
- Paved entry steps/patios to be 150mm (max) below the FFL, with a slip coefficient to comply with NZBC D1 A51/NM1, and a minimum cross fall of 1:100 (1:50 max), away from building
- Driveway to have a minimum cross fall of 1:100, 1:50 max when forming part of the access via walking with a slip coefficient to comply with NZBC D1 A51/NM1.
- All paving will fall to permeable surfaces, unless otherwise noted
- For cladding and floor clearances, refer to cladding details

KEY

- = Bubble Up Chamber
- = Type 1 sump
- = Type 2 sump
- = Drainage channel
- = Overland flow path
- = Fall of paving

CLIENT:

Bolton Residence
Lot 180, DP 570913
Westbrook Avenue
West Village
Faringdon, Rolleston

TERRITORIAL AUTHORITY:

Selwyn District Council
Living Z Medium Density

SITE DATA (for zones upto & including):

Sub-soil Classification:	E	REF GEOTECH
Soil Classification	High	
Wind Zone:	2	
Earthquake Zone:	C	
Exposure Zone:	3	
Climate Zone:	1.0kPa	
Rain Intensity (10%AEF):	61.4mm/hr	
Snowload:		

Site Surface Water

JOB No:	47567	SALES:	Grant
LBP:	C.Nearne 101178		
DRAWN:	Michael	DATE:	15/07/2021
SCALE:	1:100	SHEET No.	7 OF 40

NOTES:

Bracing Element Lines

- Prior to making penetrations for pipe work or other, the contractor must review the plans to ensure the work will not effect the ZOG® structural framing or bracing elements.
- Vanity Wastes - All vanity wastes to be put into wall frame to allow for wall hung vanities.
- Laundry tub volume - N/A due to washing machine connections provided
- Kitchen sink volume, sink shall be capable of fully containing a solid cylinder of 300 mm diameter and 125 mm depth.

Key

- ⊙ = Inspection Point
- ⊗ = Rodding Eye
- AAV = Air Admittance Valve
- ⊖ = Down Pipe
- GT = Gully Trap
- ORF = Overflow Relief Gully Trap
- FM = Floor Waste
- = 150mm uPVC Stormwater Drain
- - - = 100mm uPVC Wastewater Drain
- . - = 100mm uPVC Stormwater Drain
- = Fixing Wastes (Sizes ref. table)
- = Fixing Wastes (Sizes ref. table)
- = Type 1 sump
- = Type 2 sump
- ▤ = Drainage channel

CLIENT:

Bolton Residence
Lot 180, DP 570913
Westbrook Avenue
West Village
Faringdon, Rolleston

TERRITORIAL AUTHORITY:

Sellun District Council
Living Z Medium Density

SITE DATA (for zones upto & including):

Sub-soil Classification: E
Soil Classification: REF GEOTECH
Wind Zone: High
Earthquake Zone: 2
Exposure Zone: C
Climate Zone: 3
Rain Intensity (10%AEF): 61.4mm/hr
Snowload: 1.0kPa

Site Drainage

JOB No:	97567	SALES:	Grant
LBP:	C.Nearne 101178		
DRAWN:	Michael	DATE:	15/07/2021
SCALE:	1:100	SHEET No.	8 OF 40

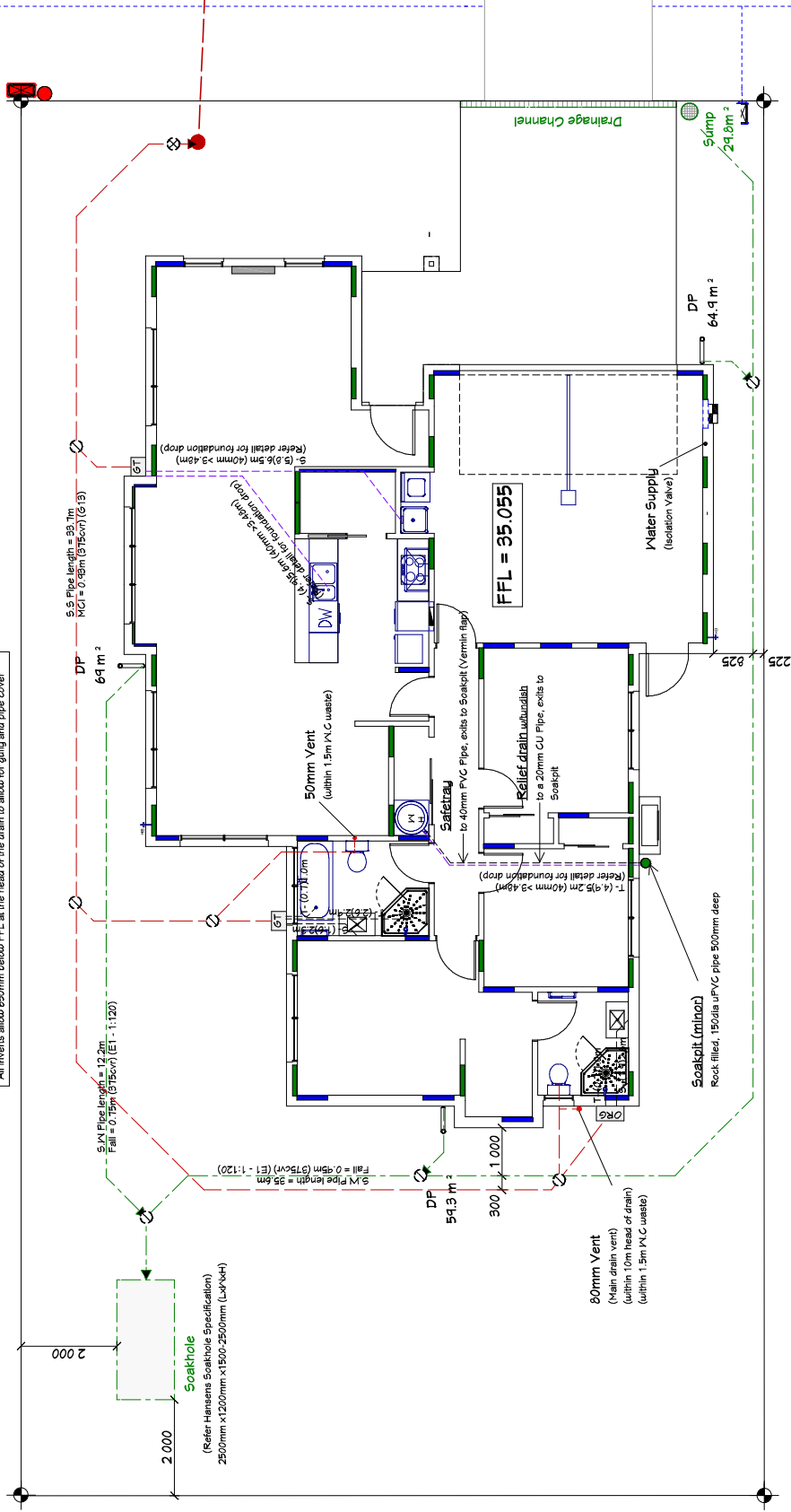
INTERNAL PLUMBING WASTE KEY		
S	Indicates a sink and has +100mm for developed length	
T	Indicates a shower tray or bath and has +300mm for developed length	
(# #)	In all cases indicates the plan length	
EXTERNAL DRAINAGE		
NZBC -	G13, Pipe sizes	
MCI -	Minimum connection Invert (below FFL)	
Sewer drain -	100mm uP.V.C pipe, 1:120 Gradient(min)	
Stormwater drain -	100mm uP.V.C pipe, 1:120 Gradient(min)	
*All inverts allow 650mm below FFL at the head of the drain to allow for gully and pipe cover		

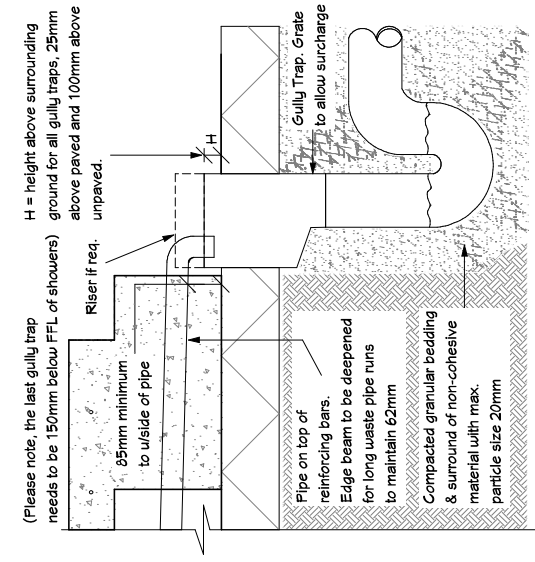
Fixture Type	Discharge Futures	Minimum Discharge pipe size (mm)	Gradient
Basin	1	40	1:40
Bath(Gaferay)	4	40	1:40
Shower	2	40	1:40
Laundry	5	50	1:40
Kitchen sink	3	50	1:40
PVC	4	100	1:60

Note: All Fixtures are to include individual water traps

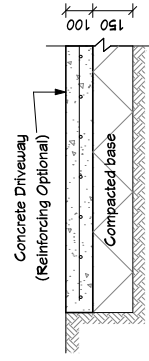
Discharge Pipe Table

Discharge Pipe Table

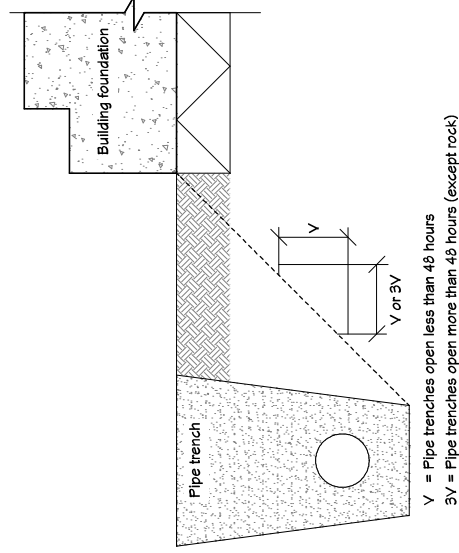




Standard Gully Trap

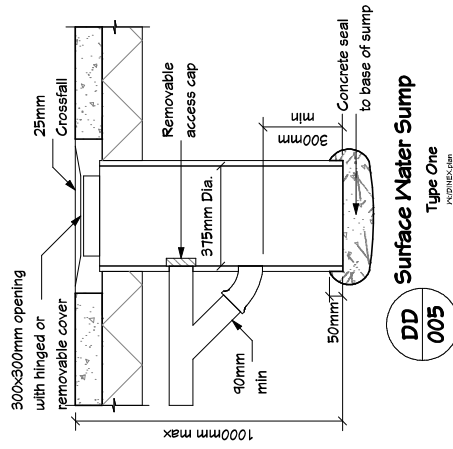


Driveway Edge Detail
Concrete Drive



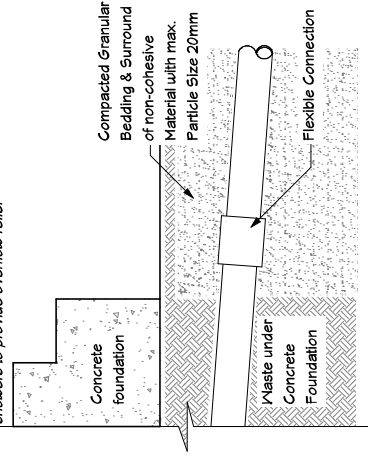
Trench next to foundation

JOB No:	47567	SALES:	Grant
LBP: C.Wearne 101178			
DRAWN:	Michael	DATE:	15/07/2021
SCALE:	N.T.S	SHEET No.	9 OF 40

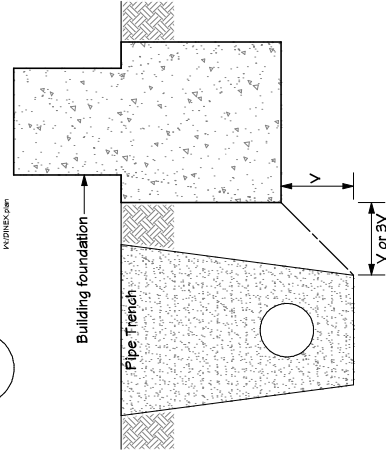


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Note, the last gully trap needs to be 150mm (min) below FFL of showers to provide overflow relief

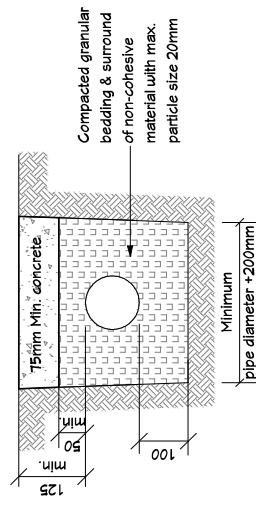
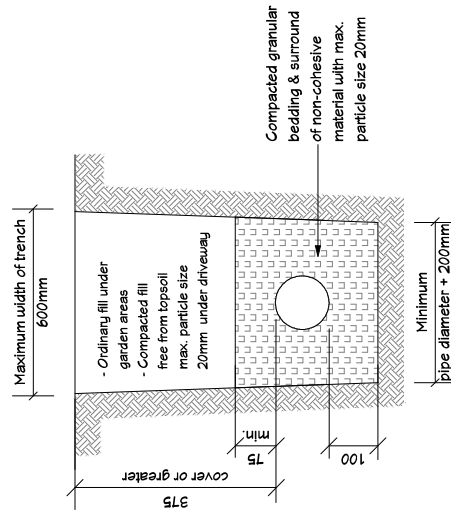
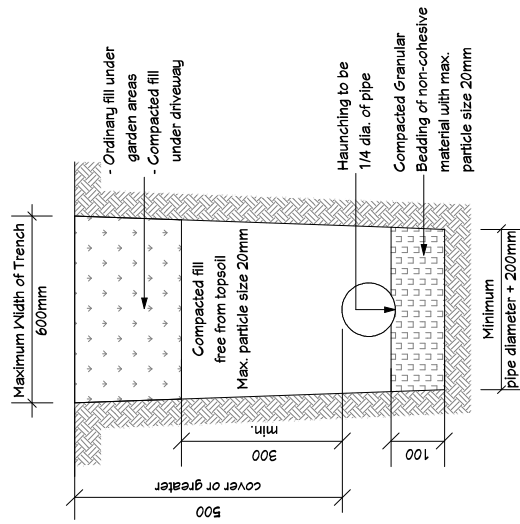


Flexible Connection



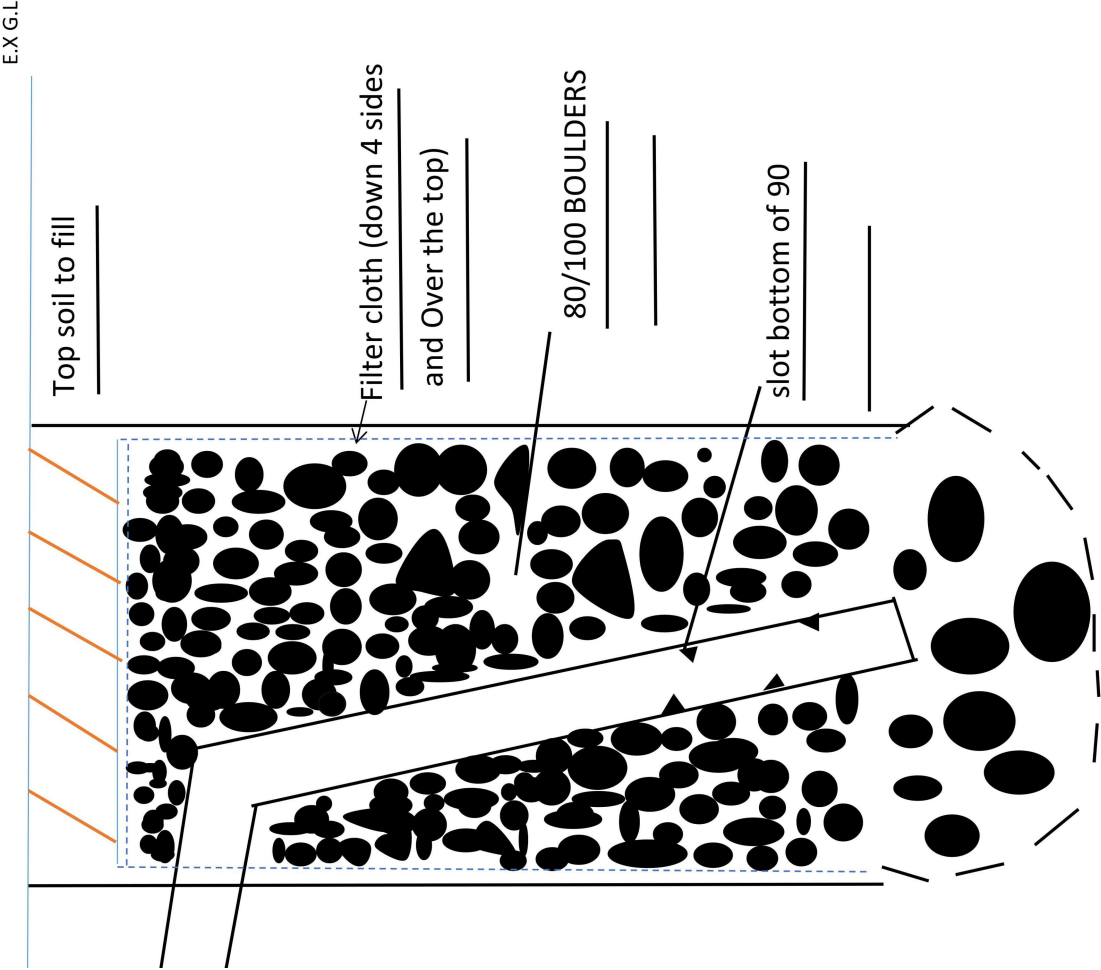
V = Pipe trenches open less than 48 hours
3V = Pipe trenches open more than 48 hours (except rock)

Trench next to foundation



Pipe Bedding and Backfilling

Soak hole spec



NOTES:



CM70023 Rev1

CLIENT:

Bolton Residence
Lot 180, DP 570913
Westbrook Avenue
West Village
Faringdon, Rolleston

TERRITORIAL AUTHORITY:

Selwyn District Council
Living Z Medium Density

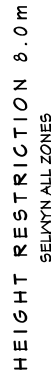
SITE DATA (for zones upto & including):

Sub-soil Classification: E REF GEOTECH
Soil Classification: High
Wind Zone: 2
Earthquake Zone: C
Exposure Zone: 3
Climate Zone: 3
Rain Intensity (10%AEF): 61.4mm/hr
Snowload: 1.0kPa

Drainage Details 2

JOB No:	97567	SALES:	Grant
LBP:	C.Nearne 101178		
DRAWN:	Michael	DATE:	15/07/2021
SCALE:	N.T.S	SHEET No.	10 OF 40

i



2.

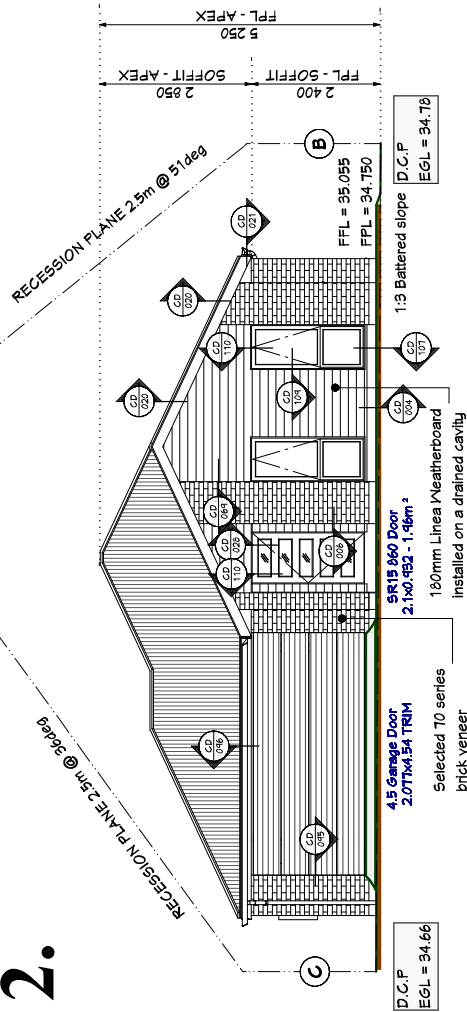


Table 2	Building envelope risk matrix
---------	-------------------------------

Paragraph 3.1.2, Figure 1

All Malls Risk factor	Risk Severity			Very Subtotals for High each risk factor
	Low	Med	High	
Wind zone (per NZS 3604)	0	0	1	2
Number of storeys	0	1	2	4
Roofwall intersection design	0	1	3	5
Eaves width	0	1	2	5
Envelope complexity	0	1	3	6
Deck Design	0	2	4	6
Total Risk Score	0	5	5	5

Elevations.1

JOBB No: 97567	SALES:	Grant
LBP: C.Nearne 101178		
DRAWN: Michael	DATE:	15/07/2021
SCALE: 1:100	SHEET No.	11 OF 40

TOTAL FLOOR AREA

LIVING AREA

GARAGE AREA (incl. Laun)

TOTAL ROOF AREA

APPROXIMATE Exterior wall perimeter

APPROXIMATE Interior wall perimeter

APPROXIMATE Fascia & Gutter lineal meters

APPROXIMATE Barge lineal meters

"Type 5" Raft slab

Stud height - 2.42m throughout

Truss heel height - 117mm

Interior door leaf height - 1980

= 164.1sqM

= 128.8sqM

= 35.3sqM

= 193.3sqM

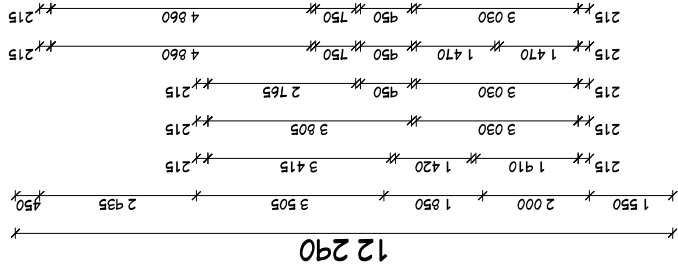
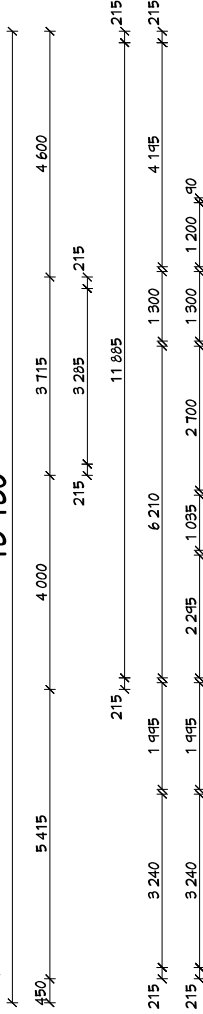
= 62.6m

= 54.9m

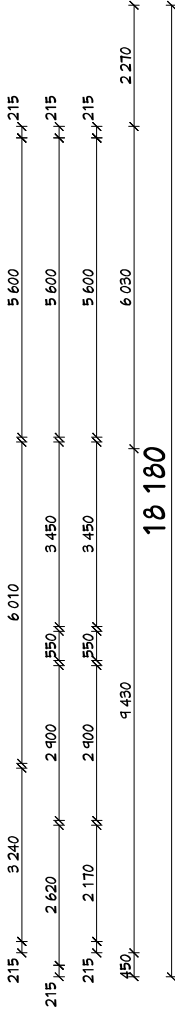
= 55.1m

= 7.8m

18 180



FLOOR COVERINGS	
	= Vinyl/Laminate
	= Tiles
	= Carpet
	= Concrete (Steel float finish)



NOTES:

- 89x41mm ZOG® framing
- Natural lighting is provided via glazing to 10% of floor areas for individual rooms
- Natural ventilation is provided via exterior openings of no less than 5% of floor area for individual rooms
- Internal and external walking surfaces to comply with NZBC D1/AS1 2.1.1 - 2.1.3, and Table 2
- External Access Routes surface is either; brushed concrete, exposed crushed aggregate concrete, profiled timber with the profile across the direction of travel, or be flooring selected by the client with a wet slip coefficient of no less than 0.4, refer to the specification for compliance procedure in such situations
- Where FFL is greater than 1.0m from F&L and the bottom of the opening is closer than 160mm to the FFL or a climbable fixture, a restrictor stay is to be fitted to limit the maximum opening so that a 100mm dia sphere cannot pass through it.
- All access routes are to be protected by dangerous projections as shown in D1/AS1, Fig 6



ELEVATION GUIDE

CLIENT:
Bolton Residence
Lot 180, DP 570913
Westbrook Avenue
West Village
Faringdon, Rolleston

TERRITORIAL AUTHORITY:

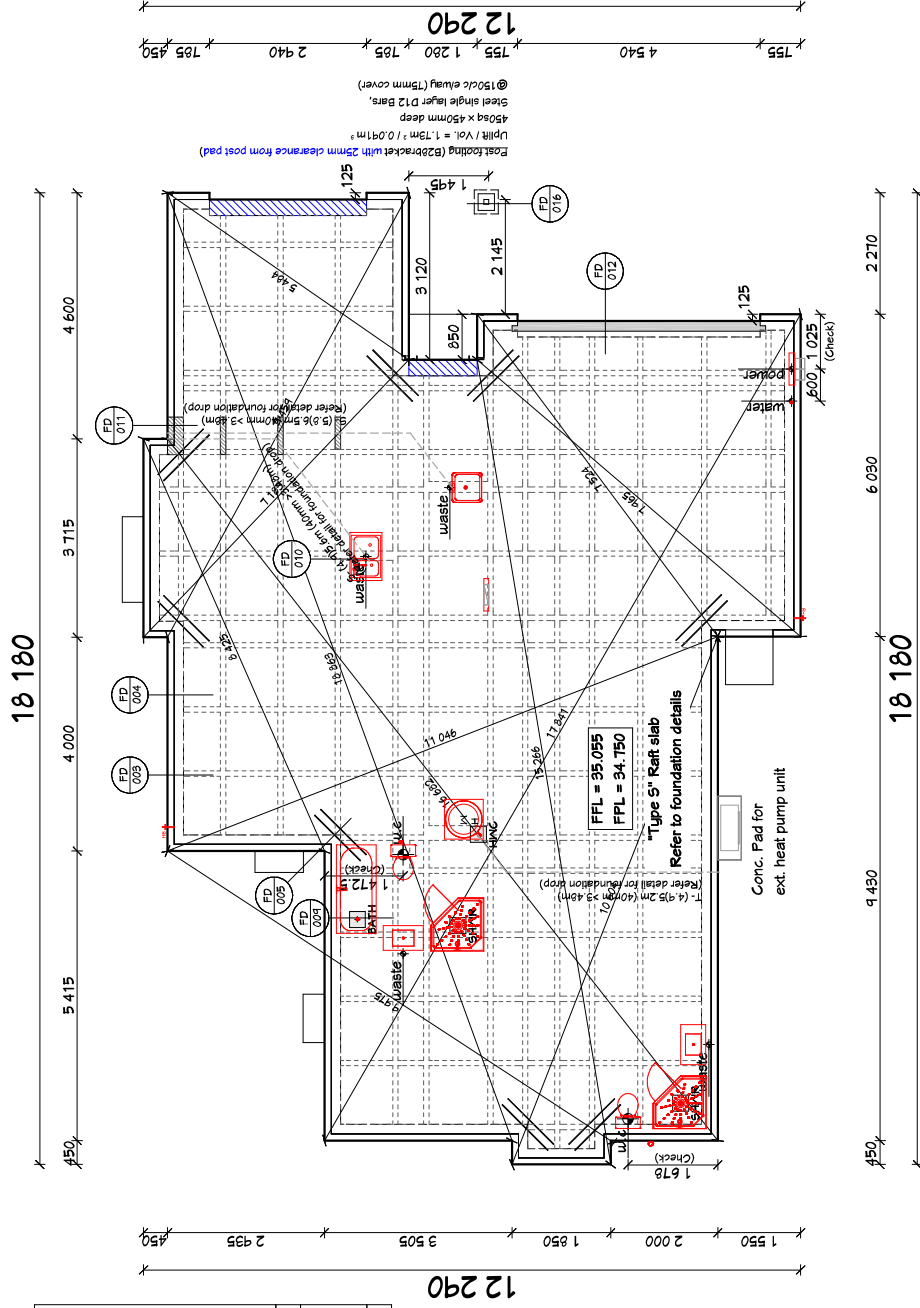
Selloun District Council
Living Z Medium Density

SITE DATA (for zones upto & including):

Sub-soil Classification: E
Soil Classification: REF GEOTECH
Wind Zone: High
Earthquake Zone: 2
Exposure Zone: C
Climate Zone: 3
Rain Intensity (10%AEF): 61.4mm/hr
Snowload: 1.0kPa

Floor Plan

JOB No:	97567	SALES:	Grant
LBP:	C.Nearne 101178		
DRAWN:	Michael	DATE:	15/07/2021
SCALE:	1:100	SHEET No.	13 OF 40



MAXIMUM PIPE RUNS <i>(Slab to provide top cover, 85mm min bottom cover)</i>		
PIPE DIA	GRADIENT	MAX DISTANCE 220mm FODS
1-40	1:40	3480mm
50mm	1:40	3080mm
65mm	1:40	2480mm

Additional distance can be achieved by thickening the rib and edge beam

- 50mm thickening = 2000mm of additional distance
- 100mm thickening = 4000mm of additional distance

NOTES:

- The dimensions on this foundation plan are an indication only and have been shown to help verify each trades on calculation from the floor plan.
- Refer to the cladding detail sheets for all cladding rebates.
- Concrete pour must not start until the earth bonding has been completed.
- No slab shrinkage saw cuts are to be made in this raft slab under any circumstances unless specifically asked for by the consulting engineer.
- Unless specified in detail Concrete to be 25MPa or 25MPa when Timber Driven Piles are shown or within TC2, TC3 zones or exposure zone D) at 28 days.
- Excavation and hardfill to a depth as required to reach good ground bearing
- Granular fill material shall be placed and compacted in layers of 150mm maximum thickness, over the area beneath the proposed ground slab and other isolated pads (beneath building platform) so that the total thickness of granular base is not less than 15 mm nor more than 600 mm.
- If the finished platform could cause intrusions to DPM layer, it must be protected by blinding the hardfill with sand 5-25mm thick.
- Where kitchen islands are isolated, conduits will be required for power and/or water.

CLIENT:

Bolton Residence
Lot 180, DP 570913
Westbrook Avenue
West Village
Faringdon, Rolleston

TERRITORIAL AUTHORITY:

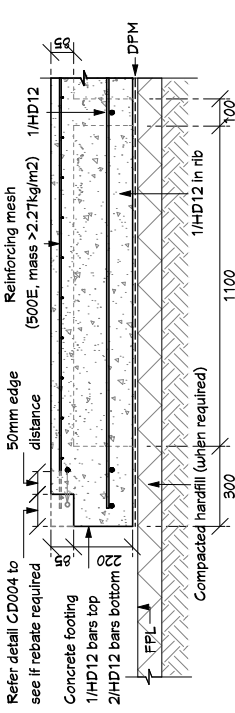
Selwyn District Council
Living Z Medium Density

SITE DATA (for zones upto & including):

Sub-soil Classification:	E	REF GEOTECH
Soil Classification	High	
Wind Zone:	2	
Earthquake Zone:	C	
Exposure Zone:	C	
Climate Zone:	3	
Rain Intensity (10%AEP):	61.4mm/hr	
Snowload:	1.0kPa	

Foundation Plan

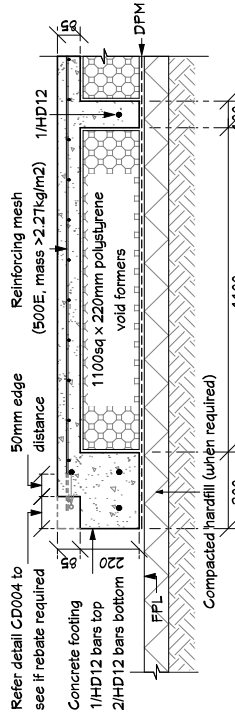
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LBP:	C. Weirne 101178		
DRAWN:	Michael	DATE:	15/07/2021
SCALE:	1:100	SHEET No.	14 OF 40



Raft Slab Type S

Section A
Engineer: N2DINEX.com

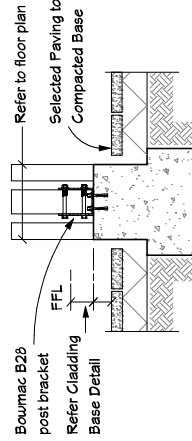
FD 003



Raft Slab Type S

Section B
Engineer: N2DINEX.com

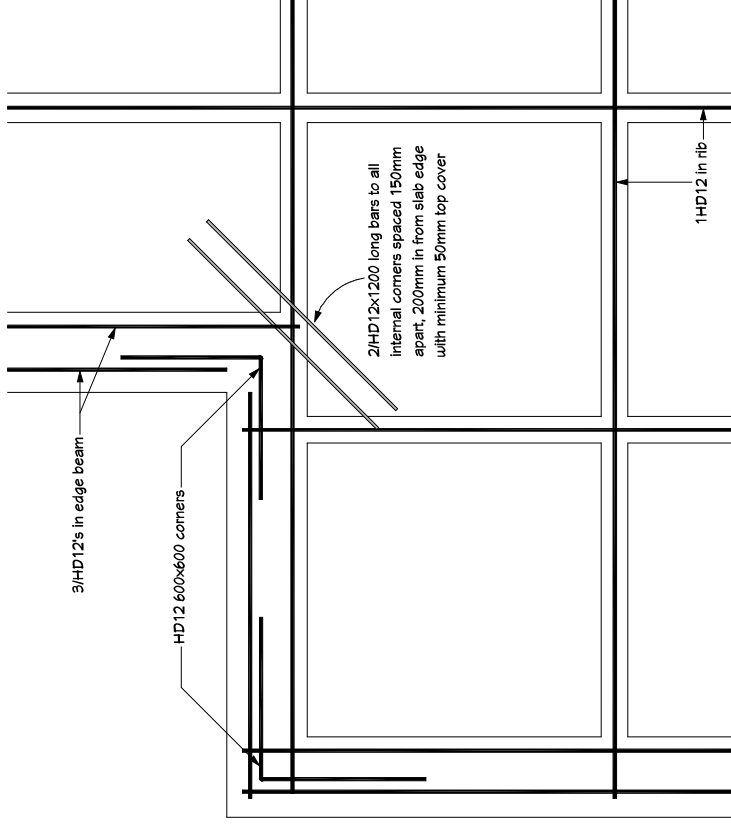
FD 004



Timber Post Pad

Brick or AAC
Engineer: N2DINEX.com

FD 016



Raft Slab Type S

Typical Corners
Engineer: N2DINEX.com

FD 005



NOTES:

- DPM under the slab to be - polyethylene not less than 0.25 mm thick and installed as per NZS:3604
- Concrete slab reinforcement to be earth bonded with rod approx 400 long tied to the mesh and top rod of the perimeter where power and water enters dwelling, and to comply with NZBC Clause G4.3.1a
- All reinforcing is to be in accordance with NZS 4671.
- All HD reinforcing bars should be lapped 720mm min.
- For cladding and floor clearances, refer to cladding details
- The finished ground level adjoining the raft slab shall be formed so as to carry water away from the building, at a slope not less than 1:25 for a minimum distance of 1.0m. As per NZS:3604
- Minimum clearance for reinforcement unless shown otherwise:
 - Exposed during construction = 25mm,
 - Slab mesh = 30mm from top of slab,
 - Raft foundation = 50mm from bottom and to external faces
- Unless specified in detail concrete to be 20MPa (or 25MPa when Timber Driven Piles are shown or within TC2, TC3 zones or exposure zone D) at 28 days.

CLIENT:

Bolton Residence
Lot 180, DP 570913
Westbrook Avenue
West Village
Faringdon, Rolleston

TERRITORIAL AUTHORITY:

Selwyn District Council
Living Z Medium Density

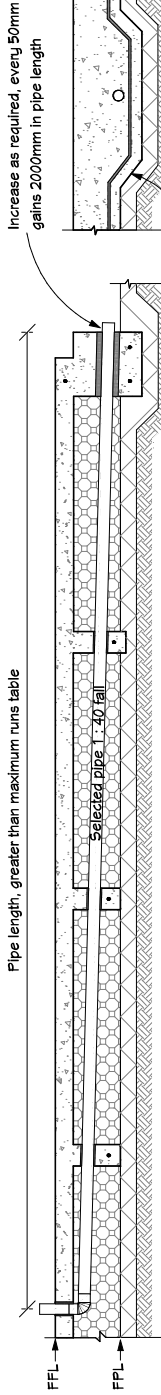
SITE DATA (for zones upto & including):

Sub-soil Classification:	E	REF GEOTECH
Soil Classification	High	
Wind Zone:	2	
Earthquake Zone:	C	
Exposure Zone:	3	
Climate Zone:		
Rain Intensity (10%AEF):	61.4mm/hr	
Snowload:	1.0kPa	

Foundation Details 1

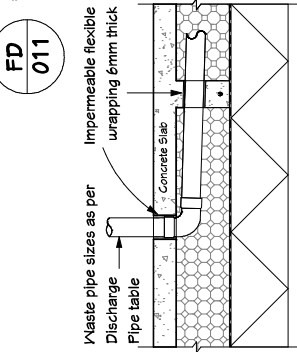
JOB No:	47567	SALES:	Grant
LBP:	C.Nearne 101178		
DRAWN:	Michael	DATE:	15/07/2021
SCALE:	NTS	SHEET No.	15 OF 40

Pipe length, greater than maximum runs table



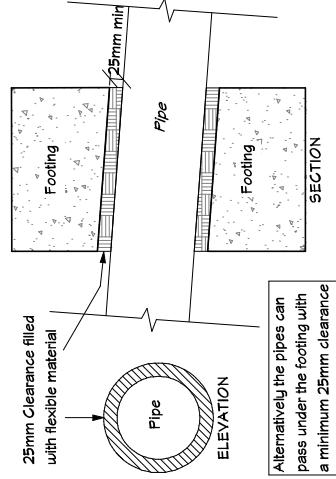
FD 011 Raft Slab Long Pipe Runs

Waste pipe sizes as per commonly used fixture table

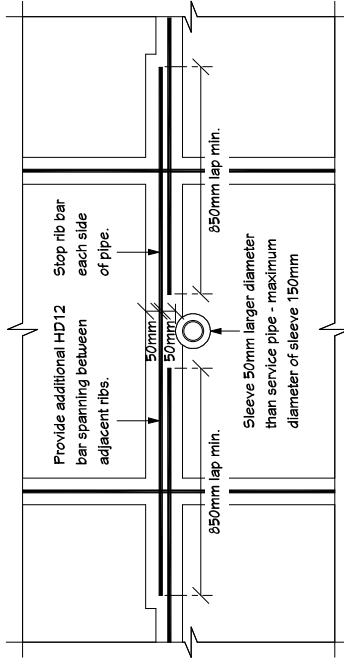


An alternative to individual wrapping on the pipe is; Plumbest Polythene Pipe Sleeving by 'HydroFlow'

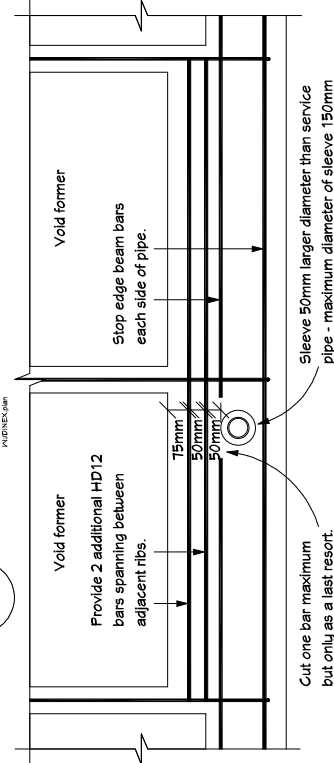
FD 009 Pipe Penetration Sleeved through Footing



FD 009 Raft Slab Pipe Penetration Sleeved Thru Ribs

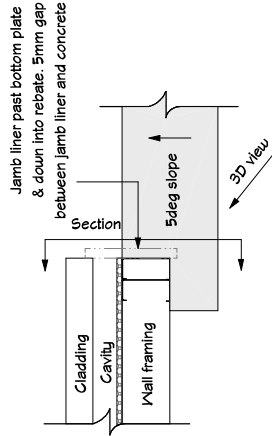


FD 010 Raft Slab Pipe Penetration

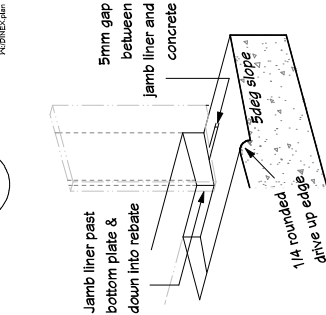


FD 010 Pipe Penetration Raft Beam Diversion

FD 009 Pipe Penetration Sleeved Thru Raft Slab

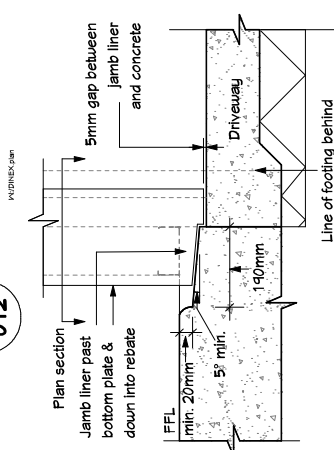


FD 012 Garage Door Rebate



FD 012 Garage Door Rebate Interior 3D View

FD 012 Garage Door Rebate



FD 012 Garage Door Rebate Section



NOTES:

- DPM under the slab to be - polyethylene not less than 0.25 mm thick and installed as per NZS:3604
- Concrete slab reinforcement to be earth bonded with rod approx 400 long tied to the mesh and top rod of the perimeter where power and water enters dwelling, and to comply with NZBC Clause G4.3.1a
- All reinforcing is to be in accordance with NZS 4671.
- All HD reinforcing bars should be lapped 120mm min.
- For cladding and floor clearances, refer to cladding details
- The finished ground level adjoining the raft slab shall be formed so as to carry water away from the building, at a slope not less than 1:25 for a minimum distance of 1.0m. As per NZS:3604
- Minimum clearance for reinforcement unless shown otherwise:
 - Exposed during construction = 25mm,
 - Slab mesh = 30mm from top of slab,
 - Raft foundation = 50mm from bottom and to external faces
- Unless specified in detail Concrete to be 20MPa (or 25MPa when Timber Driven Piles are shown or within TC2, TC3 zones or exposure zone D) at 28 days.

CLIENT:

Bolton Residence
Lot 180, DP 510913
Westbrook Avenue
West Village
Faringdon, Rolleston

TERRITORIAL AUTHORITY:

Selwyn District Council
Living Z Medium Density

SITE DATA (for zones upto & including):

Sub-soil Classification: E REF GEOTECH
Soil Classification: High
Wind Zone: 2
Earthquake Zone: C
Exposure Zone: 3
Climate Zone: 3
Rain Intensity (10%AEF): 61.4mm/hr
Snowload: 1.0kPa

Foundation Details 2

JOB No: 47567 SALES: Grant
LBP: C.Nearne 101178
DRAWN: Michael DATE: 15/07/2021
SCALE: NTS SHEET No. 16 OF 40

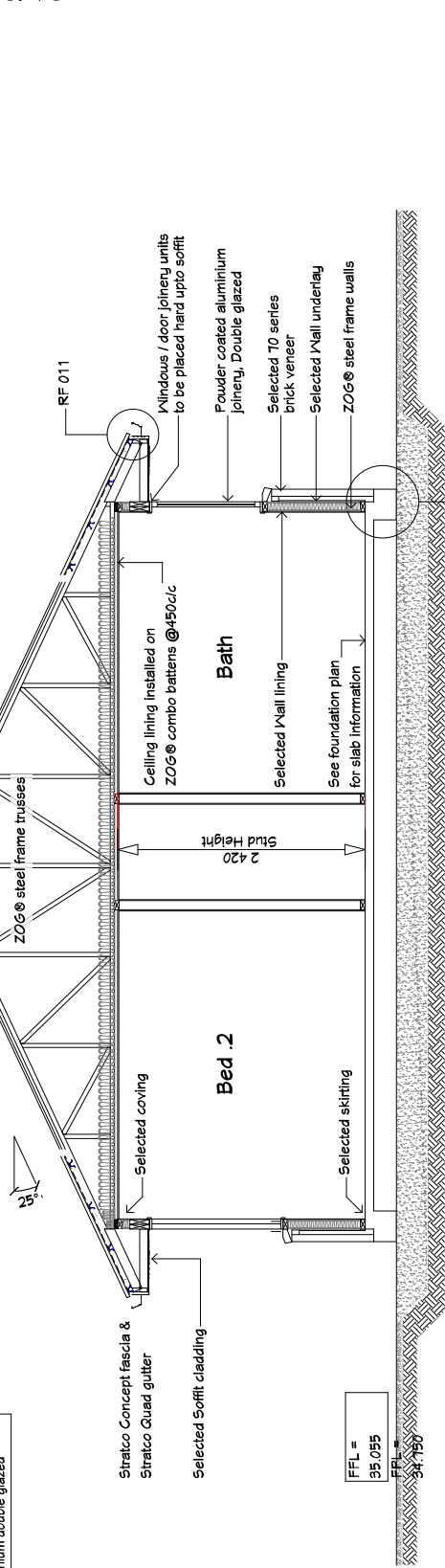
Structure:	ZOG® steel frame trusses ZOG® steel frame walls Metal purlins @ 450mm c/c ZOG® ceiling battens @ 450c/c Refer elevations/Floor plan Refer to Product Schedule Refer to Product Schedule Refer to Product Schedule
Overhang:	Refer to Product Schedule
Fascia system:	Refer to Product Schedule
Roof Underlay:	Refer to Product Schedule
Soffit:	Refer to Product Schedule
Thermal break	Refer to Product Schedule
& Wall Underlay:	Refer to Product Schedule
Cladding:	Refer to Product Schedule
Ceiling Lining:	Refer to Product Schedule
Wall Lining:	Refer to Product Schedule
Joinery Frames:	Aluminium double glazed

2420 STUDHEIGHT ADDITIONAL EXTERNAL: WALL FRAME REQUIREMENTS:
(upto & Incl. High wind)
Brick cladding (Stretcher Bond)
Studs @ 600c/c & Nogs @ 1200c/c
Linea Weatherboard cladding.
Studs @ 600c/c & Nogs @ 1200c/c

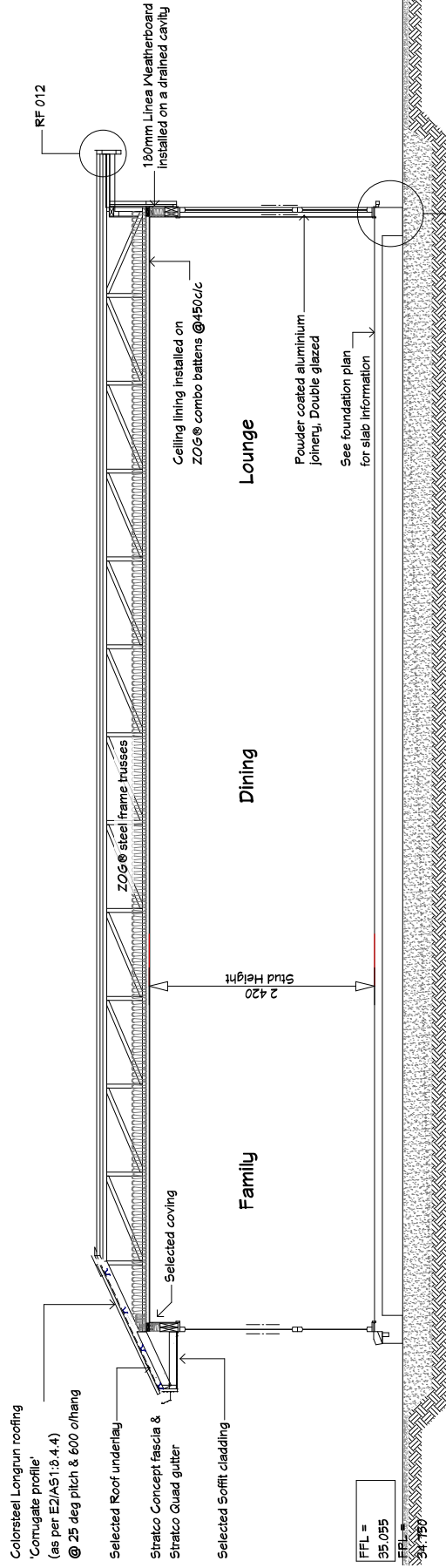


NOTES:

- Any timber used in the construction of the building must have a DPC layer separating it from any ZOG® steel framing.
 - Roof underlay must be installed as per the manufacturers specification.
- Fixings
- All fixings to be as per the latest ZOG® steel frame manual and comply with Section 4, Durability, NZS:3604:2011



Cross Section A



Cross Section B

INSULATION
Walls = R-2.2 batts
Ceiling = R-3.6 batts

CLIENT:

Bolton Residence
Lot 180, DP 510913
Westbrook Avenue
West Village
Faringdon, Rolleston

TERRITORIAL AUTHORITY:

Selwyn District Council
Living Z Medium Density

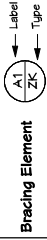
SITE DATA (for zones upto & including):

Sub-soil Classification:	E
Soil Classification	REF GEOTECH
Wind Zone:	High
Earthquake Zone:	2
Exposure Zone:	C
Climate Zone:	3
Rain Intensity (10%AEF):	61.4mm/hr
Snowload:	1.0kPa

Cross Section

JOB No:	47567	SALES:	Grant
LBP:	C.Nearne 101178		
DRAWN:	Michael	DATE:	15/07/2021
SCALE:	1:50	SHEET No.	17 OF 40

NOTES:



Bracing Element Lines

- Holes or intrusions into the ZOG® frame bracing elements may require engineers specific design for remedial work.
- ZOG® must be contacted for an alternative solution prior to any intrusions and/or modifications being made to bracing elements.
- Bracing plan to be read in conjunction with bracing details located on the following sheet.
- Hold down bolts for bracing are not to be any closer than 100mm from any other hold down bolt. If there is another hold down bolt closer than 100mm to the end of the brace element and it is of the equivalent capacity or higher than that required for the brace, then no further bracing hold down is required. "The designer" must be contacted for a solution if there is conflicting bolts with a lesser capacity than that required for the brace.
- If a sheets are used as part of the bracing element, penetrations within those sheets must not be greater in size than 90mmx90mm and must not be closer than 90mm to any edge of any of those sheets.
- All braces must be located within 600mm of the location shown on this plan.

CLIENT:

Bolton Residence
Lot 180, DP 510913
Westbrook Avenue
West Village
Faringdon, Rolleston

TERRITORIAL AUTHORITY:

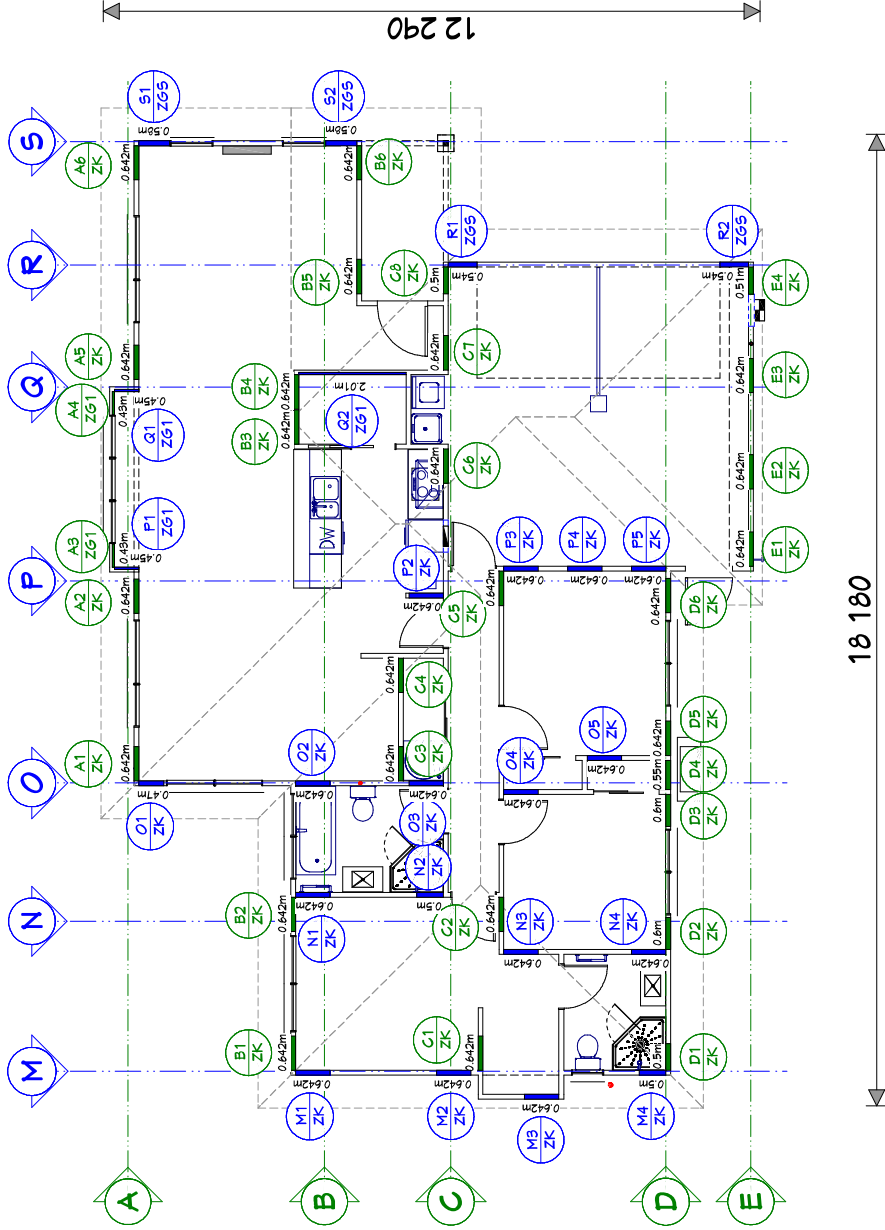
Selwyn District Council
Living Z Medium Density

SITE DATA (for zones upto & including):

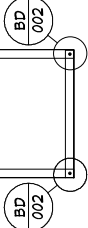
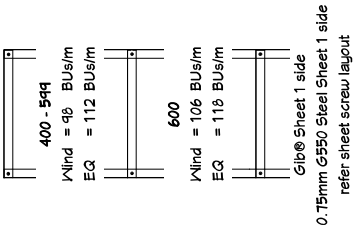
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Soil Classification	REF GEOTECH
Wind Zone:	High
Earthquake Zone:	2
Exposure Zone:	C
Climate Zone:	3
Rain Intensity (10%AEF):	61.4mm/hr
Snowload:	1.0kPa

Bracing Plan

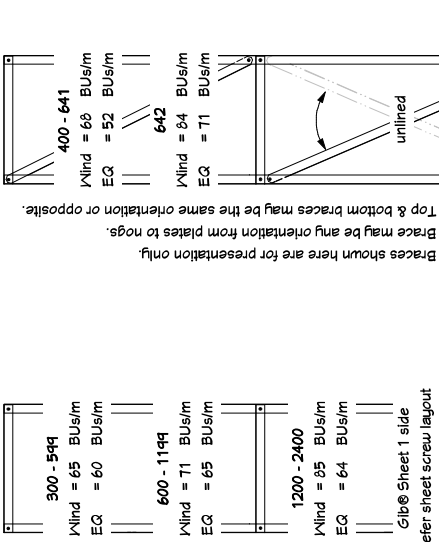
JOB No:	91561	SALES:	Grant
LBP:	C.Nearne 101178		
DRAWN:	Michael	DATE:	15/07/2021
SCALE:	1:100	SHEET No.	18 OF 40



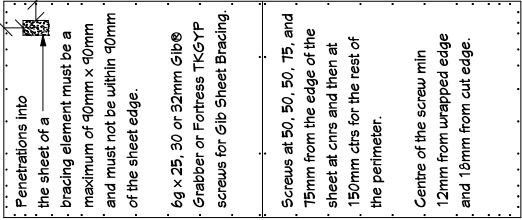
PLEASE NOTE:
- Brace hold downs vary for internal v's External braces



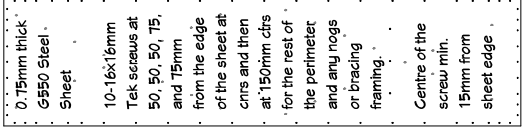
BD 006
ZG5
400 - 600
NENEX.com



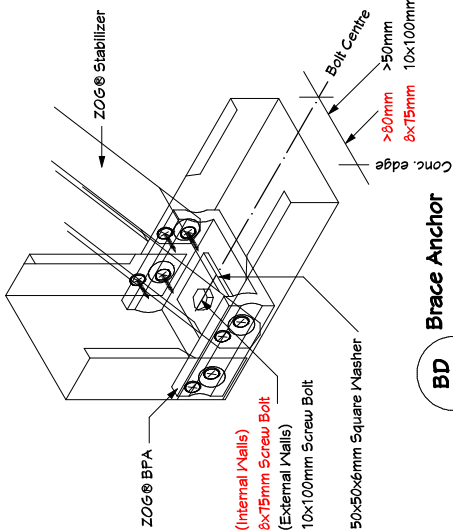
BD 005
ZK
400 - 642
NENEX.com



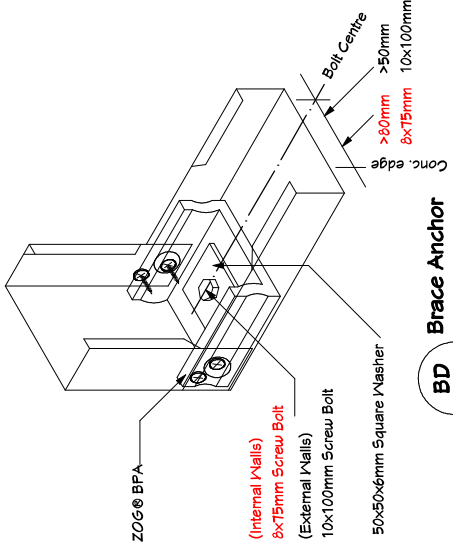
BD 004
Brace Gib Sheet
Screw Layout
(No specific screw layout required for braces noted as unlined)
NENEX.com



BD 004
Brace Steel Sheet
Screw Layout
(No specific screw layout required for braces noted as unlined)
NENEX.com



BD 001
Brace Anchor with Stabilizer
NENEX.com



BD 002
Brace Anchor Stud Only
NENEX.com

CLIENT:	Bolton Residence Lot 180, DP 570913 Westbrook Avenue West Village Faringdon, Rolleston
TERRITORIAL AUTHORITY:	Selloun District Council Living Z Medium Density
SITE DATA (for zones upto & including):	
Sub-soil Classification:	E
Soil Classification	REF GEOTECH
Wind Zone:	High
Earthquake Zone:	2
Exposure Zone:	C
Climate Zone:	3
Rain Intensity (10%AEF):	61.4mm/hr
Snowload:	1.0kPa
Bracing Details - Walls	
JOB No:	47567
SALES:	Grant
LBP:	C.Nearne 101178
DRAWN:	Michael
DATE:	15/07/2021
SCALE:	N.T.5 SHEET No. 19 OF 40

- Hold downs for lintels are shown on the Floor Framing Layout page of the detailing plans. Any opening not showing a hold down label are type S. All other types are labeled.
- Hold downs for trusses are shown on the Hold Down Plan. All trusses must have a minimum of type S at the stud below the truss on all load bearing walls.
- Refer to Top Plate Details for transfer of loads to studs where trusses are not within 100mm ctrs to the nearest stud.
- Refer to Floor Framing Layout plan for opening lintel types. Where lintel plates are required, they are to be fixed on site as shown in these lintel details.

CLIENT:

Bolton Residence
Lot 180, DP 570913
Westbrook Avenue
West Village

Faringdon, Rolleston

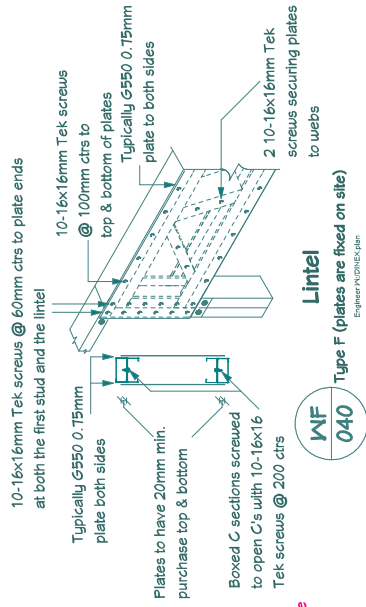
TERRITORIAL AUTHORITY:
Selwyn District Council
Living Z Medium Density

SITE DATA (for zones upto & including):

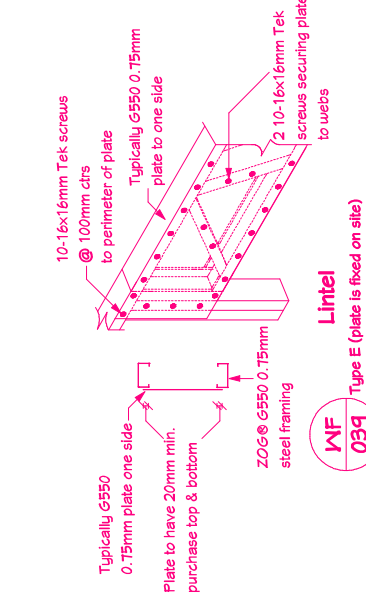
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Soil Classification	High	
Wind Zone:	2	
Earthquake Zone:	C	
Exposure Zone:	3	
Climate Zone:		
Rain Intensity (10%AEF):	61.4mm/hr	
Snowload:	1.0kPa	

Wall Frame Details - Lintels & Hold Downs

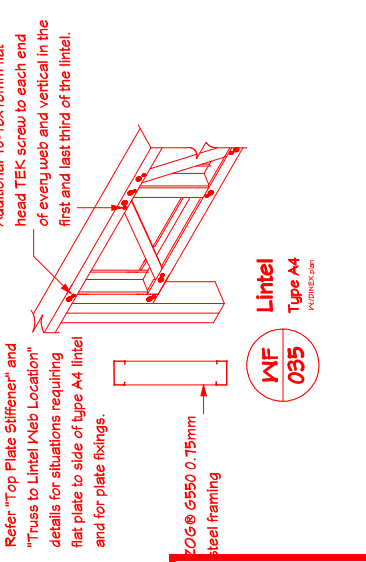
JOB NO:	47567	SALES:	Grant
LBP:	C.Nearne 101178		
DRAWN:	Michael	DATE:	15/07/2021
SCALE:	N.T.S	SHEET NO.	20 OF 40



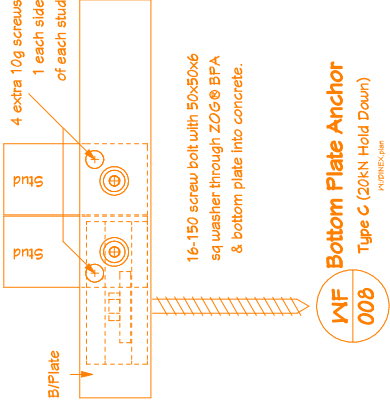
WF 040
Type F (plates are fixed on site)
Engineer: N.Z. HOBBS



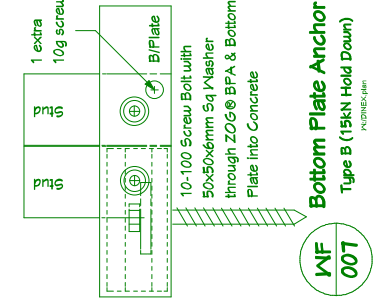
WF 039
Type E (plate is fixed on site)
Engineer: N.Z. HOBBS



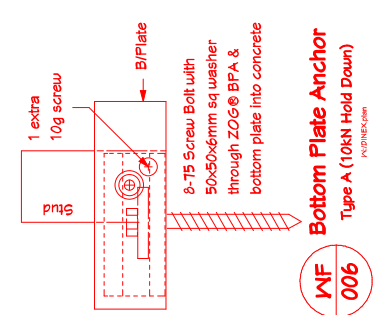
WF 035
Type A4
Engineer: N.Z. HOBBS



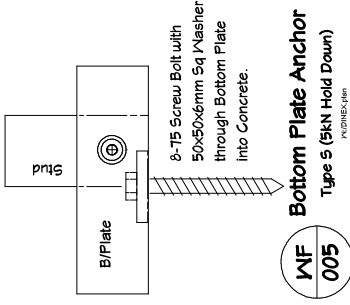
WF 008
Type C (20KN Hold Down)
Engineer: N.Z. HOBBS



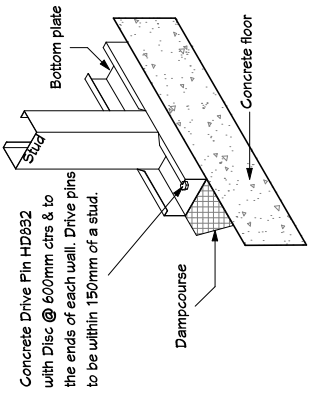
WF 007
Type B (15KN Hold Down)
Engineer: N.Z. HOBBS



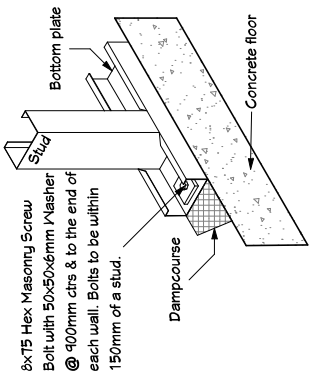
WF 006
Type A (10KN Hold Down)
Engineer: N.Z. HOBBS



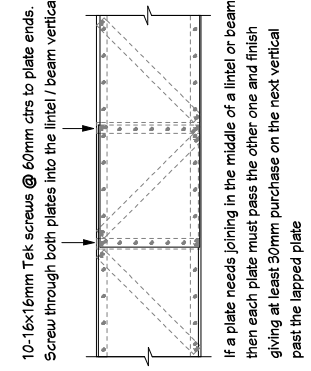
WF 005
Type S (5KN Hold Down)
Engineer: N.Z. HOBBS



WF 002
Bottom Plate Fixing
Non-Load Bearing Walls
Engineer: N.Z. HOBBS



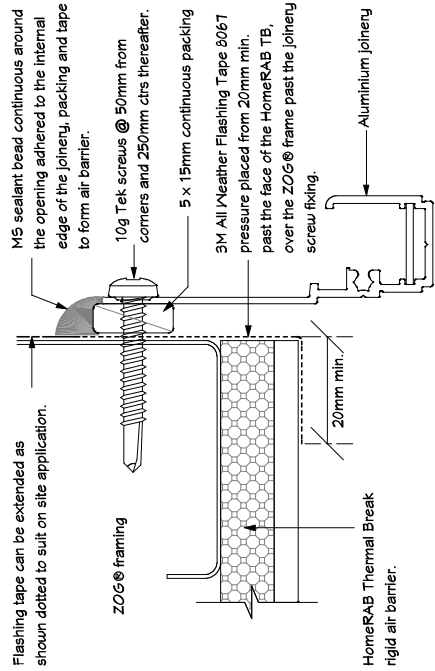
WF 001
Bottom Plate Fixing
Load Bearing Walls
Engineer: N.Z. HOBBS



WF 030
Plate Joining
on Lintels & Beams
Engineer: N.Z. HOBBS

Bottom Plate Hold Down Table WF010

Type	Uplift (kN)	Description
Standard	7.50	Galv. 8-75 with 50x50x6 washer
A	10.00	Galv. 8-75 with ZOG BPA & 50x50x6 washer
B	15.00	Galv. 10-100 with ZOG BPA & 50x50x6 washer
C	20.00	Galv. 16-150 with ZOG BPA & 50x50x6 washer

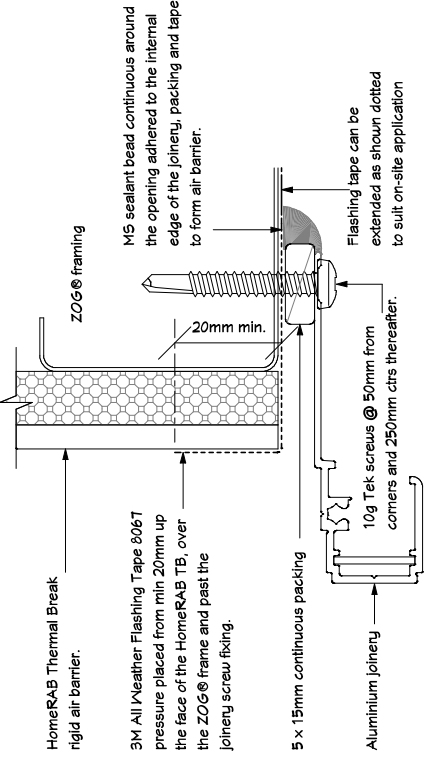


Aluminium Joinery Connection

Jamb at ZOG® Frame

FX2018-03-01

EJ 006

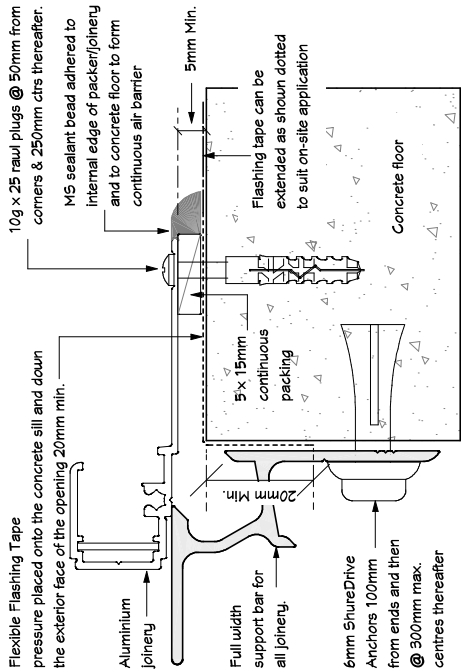


Aluminium Joinery Connection

Head at ZOG® Frame

FX2018-03-01

EJ 007

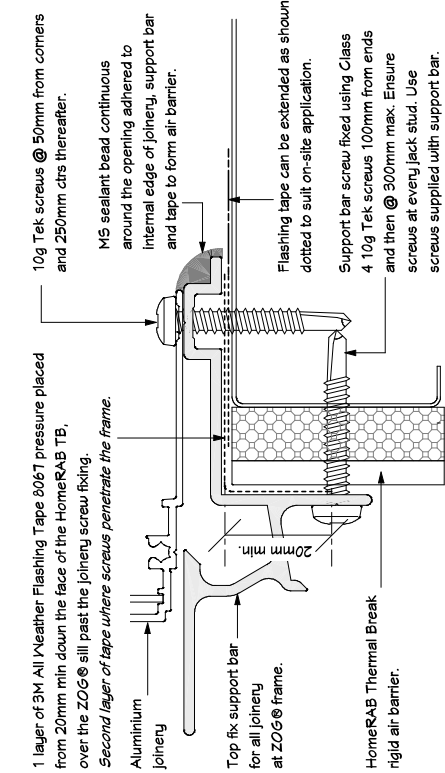


Aluminium Joinery Connection

Sill at Conc Floor

FX2018-03-01

EJ 004



Aluminium Joinery Connection

Sill at ZOG® Frame

FX2018-03-01

EJ 005

CLIENT:	Bolton Residence Lot 180, DP 510913 Westbrook Avenue West Village Faringdon, Rolleston
TERRITORIAL AUTHORITY:	Selwyn District Council Living Z Medium Density
SITE DATA (for zones upto & including):	
Sub-soil Classification:	E
Soil Classification	REF GEOTECH
Wind Zone:	High
Earthquake Zone:	2
Exposure Zone:	C
Climate Zone:	3
Rain Intensity (10%AEF):	61.4mm/hr
Snowload:	1.0kPa
Exterior Joinery Details - Installation & Seal 1	
JOB No:	47567
SALES:	Grant
LBP:	C.Nearne 101178
DRAWN:	Michael
DATE:	15/07/2021
SCALE:	N.T.S
SHEET No.	22 OF 40