

Approved Building Consent Documents

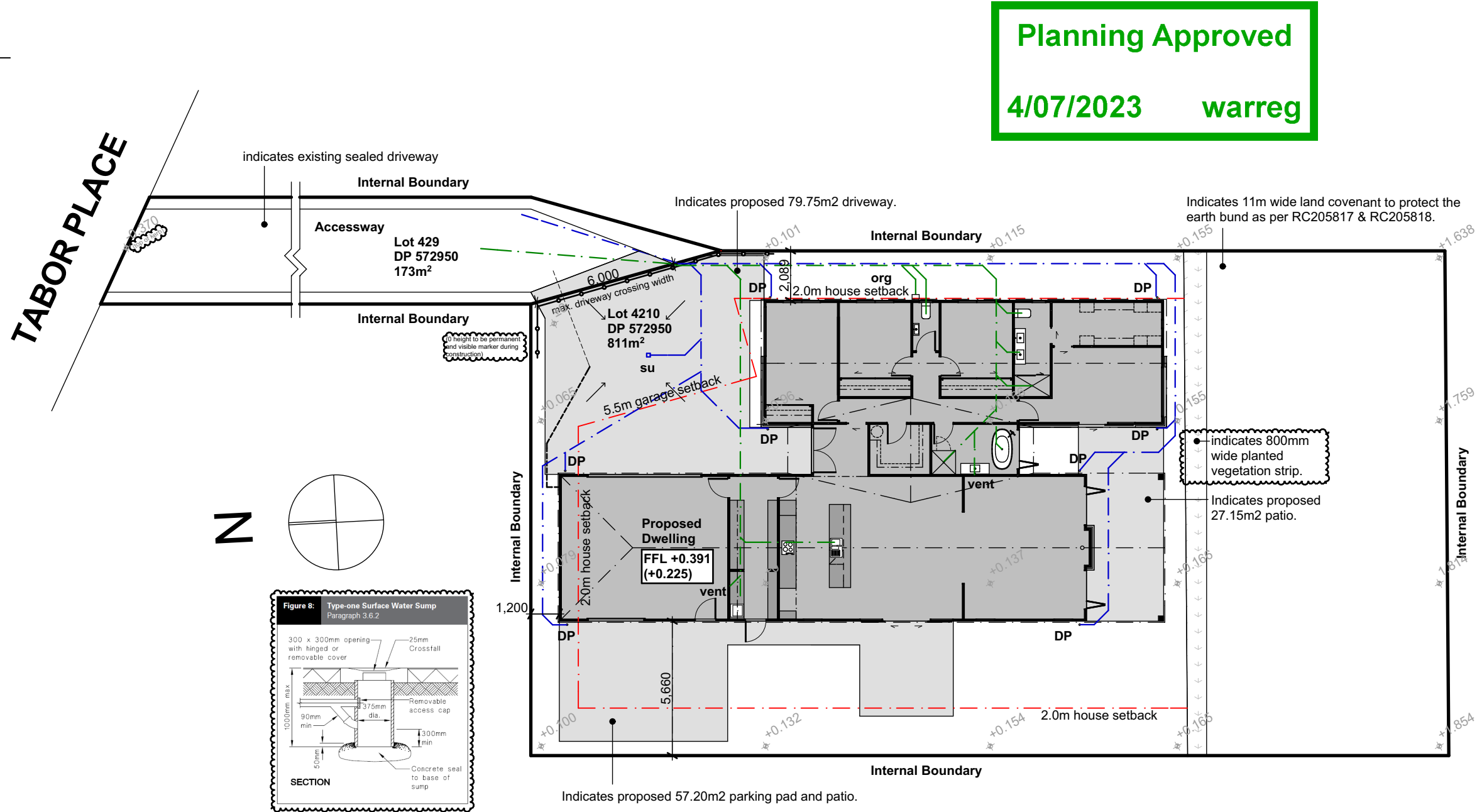
Please Note: A copy of the stamped approved documents must be available on site for all inspections.

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.



LEGAL DESCRIPTION

Lot 4210 DP 572950
and 1/4 share in Lot 429 DP572950
4 Tabor Place
Lincoln
Selwyn District Council

Lincoln Living Zone (GRZ).

Proposed Dwelling Floor Area:	243.75 m²
Proposed Covered Area:	21.68 m²
Site Area:	811 m²
Coverage %:	32.9 %

SITE LOADS

Snow and Ice - 0.9kPa.
Seismic - Earthquake Zone 2.
Exposure - Zone B.
Soil - Class D.
Wind - 41m/s, High.

PLANNING NOTES

Located in General Rural Zone (GRZ) - permitted activity
One dwelling and one family flat up to 70m² in floor area
40% site coverage including garage.
10m setback from road boundary.
2m setback from internal boundary.
1m setback garage less than 7m from internal boundary.
5.5m setback garage less than 7m to shared access.
Existing vehicle crossing to be used from Lot 429.
11m wide land covenant to protect the earth bund as per RC205817 & RC205818

SITE SEDIMENT CONTROL PLAN

Barriers and Fences
Install sediment fence made from specially manufactured geotextile sediment fencing material which must be buried to a depth of 200mm. Note that no fence must be built on council or neighbouring property.

Water Run Off
Where possible, divert flowing water paths around construction and storage areas by diversion banks and geotextile lined trenches.

Stockpiles
Ensure stockpiled materials are within the Sediment Fencing.

Maintenance
Have good fence fabric on site to make repairs. Make good existing driveway paving as needed.

Planning Approved

4/07/2023 warreg



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REVISIONS

Jaymie Rowe & Jade Ella
Jean Moohan

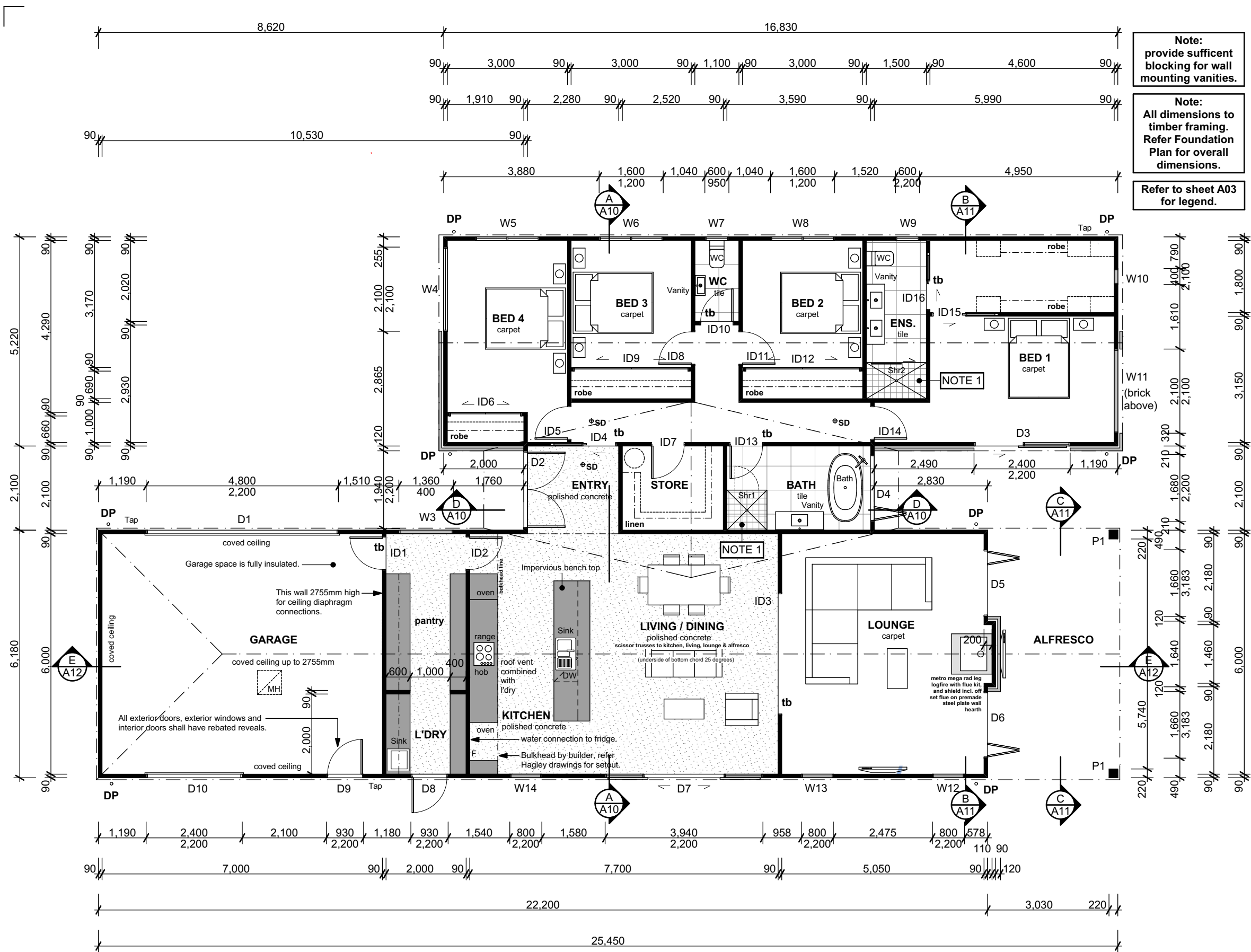
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DATE	06 / 06 / 23
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A01a



FLOOR PLAN

SCALE 1:100

Floor Area
243.75m² over frame
245.44m² over veneer
19.48m² alfresco area
2.20m² entry area

Note:
provide sufficient
blocking for wall
mounting vanities.

Note:
All dimensions to
timber framing.
Refer Foundation
Plan for overall
dimensions.

Refer to sheet A03
for legend.



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A02

OF 24 SHEETS.

GENERAL LEGEND

= indicates James Hardie Linea Oblique vertical 200mm boards over James Hardie horizontal cavity battens at 600mm crs and building wrap.

= indicates 70 series brick veneer with 50mm cavity (40mm min) and building wrap.

H1.2 90 x 45mm SG8 timber framing as per NZS3604:2011.
Stud Spacings:
- Exterior walls 2.4m max height @ 600mm crs.
- Interior Loading Bearing walls 2.7m max height @ 600mm crs.
- All Interior non-loadbearing walls@ 600mm crs.
Dwang Spacings:
- Exterior walls for brick veneer & interior walls = 800mm crs.
- Exterior walls for oblique cladding = 600mm crs.

W? Powdercoated aluminium window joinery. (Thermal Linear 40, Argon, Low E, Double glazed). Openings as indicated on the Window Schedule. Note: Window opening sizes as indicated, are rough opening sizes in timber framing.

D? Powdercoated aluminium doors. (Thermal Linear 40, Argon, Low E, Double glazed). Openings as indicated on the Window Schedule. Note: Door opening sizes as indicated, are rough opening sizes in timber framing.

DP 80mm dia Colorsteel downpipe.

DW Laing selected Dishwasher.

F Client supplied Refrigerator with water connection.

Vanity Vanity; 32mm dia waste.

Sink Laing selected stainless steel sink insert; 40mm dia waste.

Tap Client selected exterior hose tap. (3 off)

WC Laing selected toilet pan & Cistern; 100mm dia soil pipe. S trap.

tb Threshold bar (satin chrome finish) at the junction of alternative floor finishes

Shr1 Client selected 1000 x 1000mm tiled shower with easyclean 40mm dia waste and hinged glass door. Refer Details/Supporting Documents.

Shr2 Client selected 1500 x 900mm tiled shower with easyclean 40mm dia waste and glass sliding door. Refer Details/Supporting Documents.

Bath 1700 freestanding bath with freestanding bath filler; 40mm dia waste.

hob Laing selected 90cm induction hob

range Laing selected powerpack range hood

oven Laing selected underbench 60cm electric oven

carpet Nylon 36oz carpet and 11mm underlay

polished concrete Selected finish to be confirmed by client.

tile Tile.
Client selected ceramic tile (layout to be confirmed with client) over selected waterproofing membrane.

MH Client selected attic access man hole. Position indicative only.

*SD Smoke detector shall comply to one of the following standards; UL217, ULCS531, AS3786 and BS5446 Pt1. Hush button facility required. Proof of compliance will be required for final inspection and issue of Code Compliance Certificate.

NOTE 1 9mm James Hardie Villaboard substrate for tiles to walls in this area. Refer to specification for waterproofing and tiling requirements.

P1 Prolam PLP8H5-250 (220 x 220) post set in 600 dia x 1100 deep footing. Refer engineers documents.

GENERAL NOTES

All work shall comply with the Building Act 2004, NZBC:2004 & admendments NZS3604:2011.

All timber shall be SG8 unless otherwise stated.



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A03



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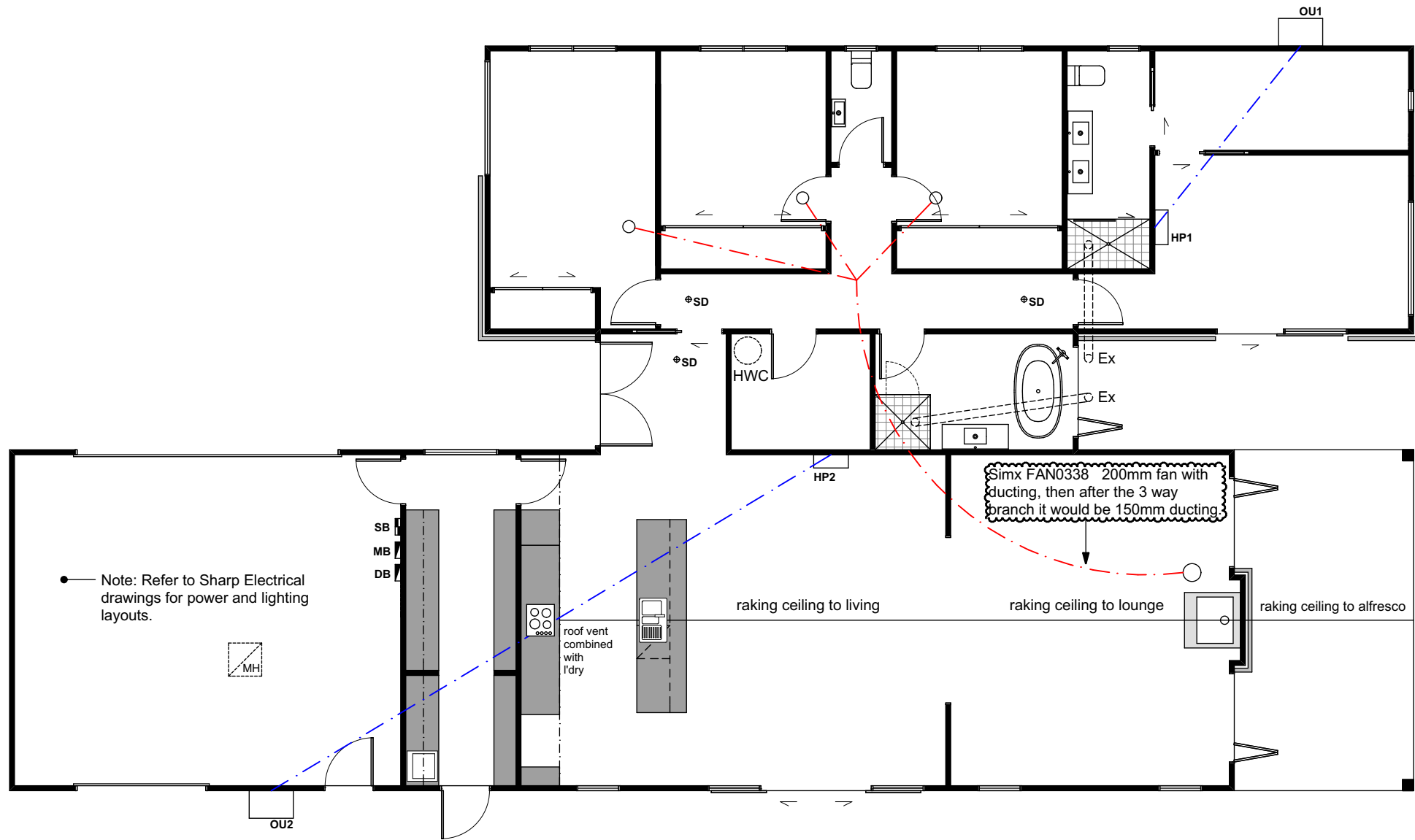
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ELECTRICAL PLAN
SCALE 1:100

ELECTRICAL LEGEND

- SB

Switchboard
- MB

Internal Meterboard
- DB

Large Databoard
- HP1

FTXV25 wall mounted heatpump.
- HP2

FTXV71 wall mounted heatpump.
- OU1 / OU2

Client selected Outdoor heat pump unit system on pavers
- Ex

Extractor fan with delayed time, vent through soffit as noted for bathroom and ensuite. Vent through roof for rangehood and laundry (combined). 25 l/s flow rate for bathrooms and laundries
50l/s flow rate for rangehood
- SD

Smoke detector shall comply to one of the following standards; UL217, ULCS531, AS3786 and BS5446 Pt1. Hush button facility required. Proof of compliance will be required for final inspection and issue of Code Compliance Certificate. Provide within 3m of a sleeping space.
- HWC

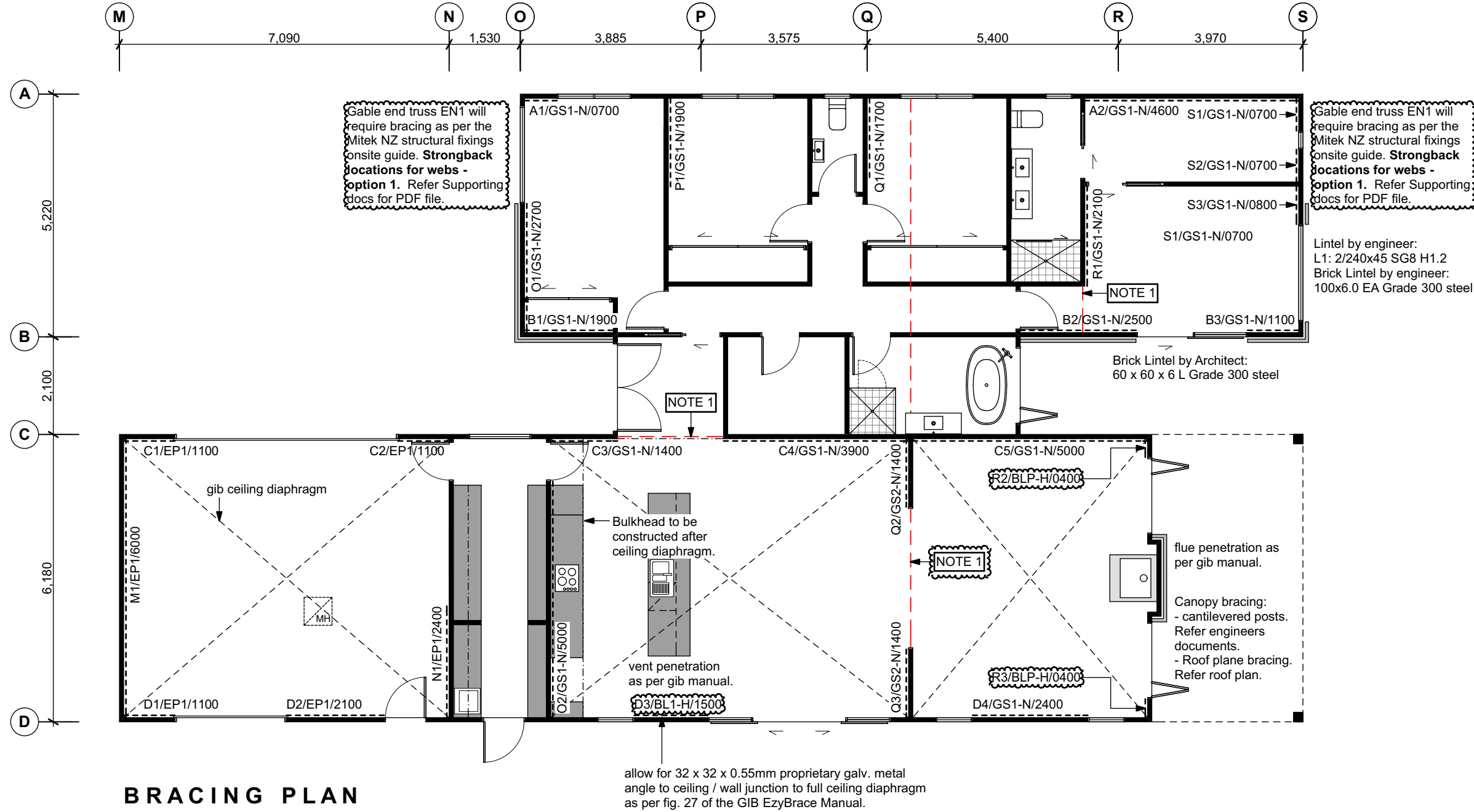
Rheem 300L Electric Hot water cylinder. Allow for support platforms and seismic restraints to comply with the requirements of G12 / AS1 figure 14, pp 36 NZBC:2004 & NZS 4219.

ELECTRICAL NOTES

- Hot water pipe to Kitchen, all piping Polybutylene and insulated to NZBC G12/AS1.
- All Kitchen powerpoints including Hob, Oven, Waste Disposal, Rangehood, Refrigerator and Microwave are to have one double powerpoint each. Refer to Kitchen design for layout and positions of kitchen area sockets. All powerpoints etc are indicative only and must be positioned and confirmed on site, by Architect and or owners
- Total of 20lux of illuminance for the total wattage required per m2 of floor area as shown in Table 1 G8/AS1 NZBC
- Where downlights are to be installed, IC-F rated downlights are permitted in private or rental dwellings. Halcyo n R771 recessed fixed downlight to be installed, refer supporting documents for datasheet.
- Lighting and electrical by others, all positions and types to be selected and confirmed by client with Contractor
- Mechanical ventilation in housing removing moisture shall be vented outside (includes wet areas & cooker hoods).Refer to NZBC G4/AS1 1.3.C.ii0 mechanical ventilation to be 150 dia 230 CU m/h inline fan ducted to soffit to manufactures specifications.

SCALES INDICATED FOR A3 SHEET	
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A05a



BRACING PLAN

SCALE 1 : 100

BRACING LEGEND

* / ** / ***

- * = Indicates bracing element
- ** = Indicates Bracing type
- *** = Indicates width of bracing element (mm)

NOTES

All bracing elements shall comply with NZS 3604:2011 & GIB.

Refer Supporting Documents for calculations.

NOTE 1 140 x 35 ceiling plate. Connect to external wall with nail plate. 6 / 30 x 3.15mm dia nails each side of plate. Refer to Bracing Notes.

LINTEL LEGEND

Refer to Truss Producer Statement for all lintels.

BRACING NOTES

Internal Bracing Requirements, as per NZS3604:2011

Each wall that contains one or more wall bracing elements shall be connected at the top plate level, either directly, or through a framing member in the line of the wall, to external walls at right angles to it. Top plate fixing(s) of the capacity in tension or compression along the line of the wall bracing element are given as follows:

(a) For each wall containing wall bracing elements with a total bracing capacity of not more than 125 bracing units: to at least one such external wall by a fixing as shown in figure 8.16, NZS 3604:2011 of 6kN capacity;

This applies to:
Q1/GS1-N/1700

(b) For each wall containing wall bracing elements wall total bracing capacity of not more than 250 bracing units: to at least 2 external walls by fixing as shown in figure 8.16, NZS 3604:2011 of 6kN capacity;

This applies to:
P1/GS1-N/1900, Q2/GS2-N/1400 & Q3/GS2-N/1400

(c) For each wall containing wall bracing elements with a total bracing capacity of more than 250 bracing units: to at least 2 external walls by fixings as shown in figure 8.16, NZS 3604:2011 each having a rating of not less than 2.4kN per 100 bracing units.

This applies to:
C4/GS1-N/3900



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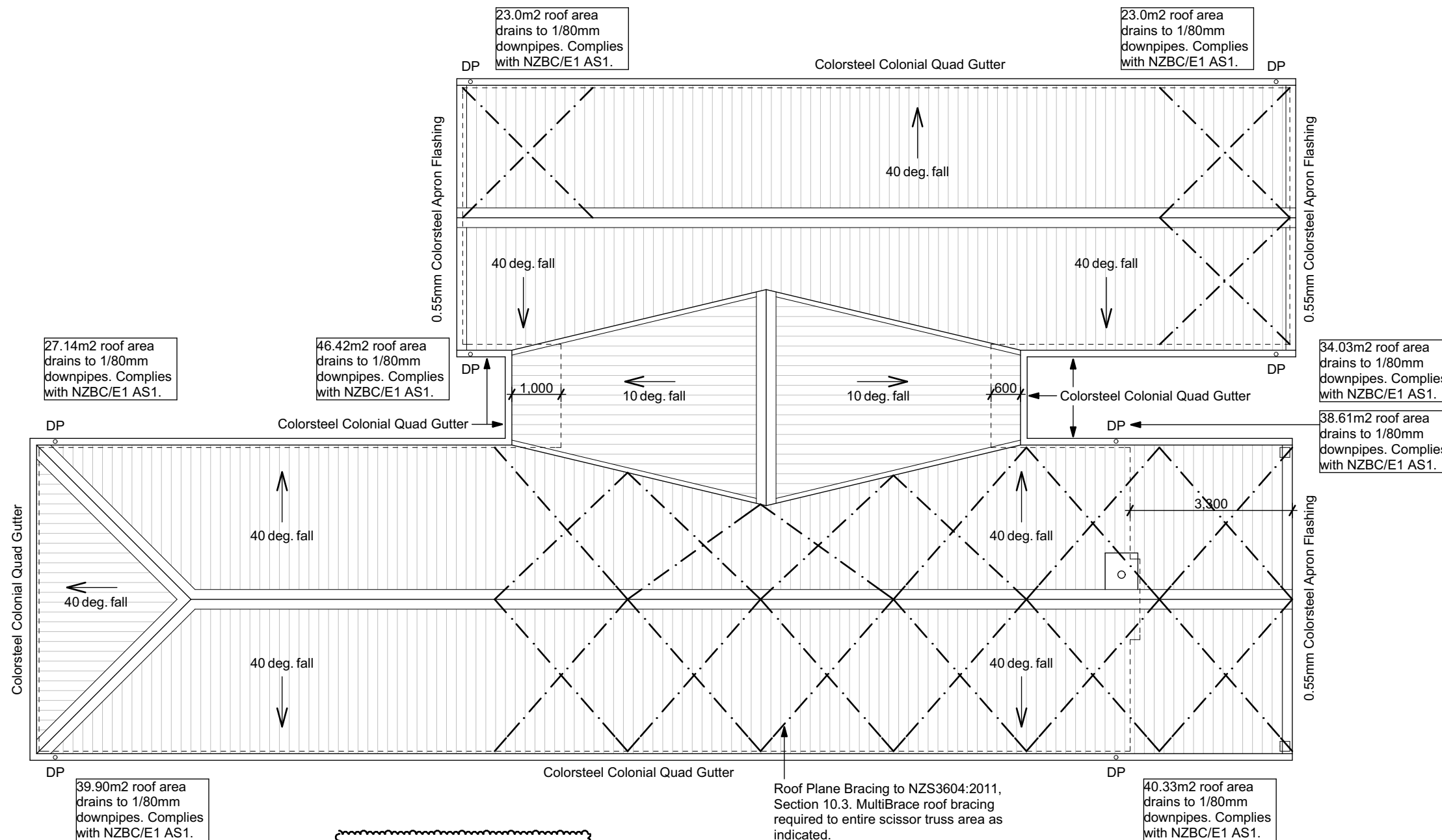
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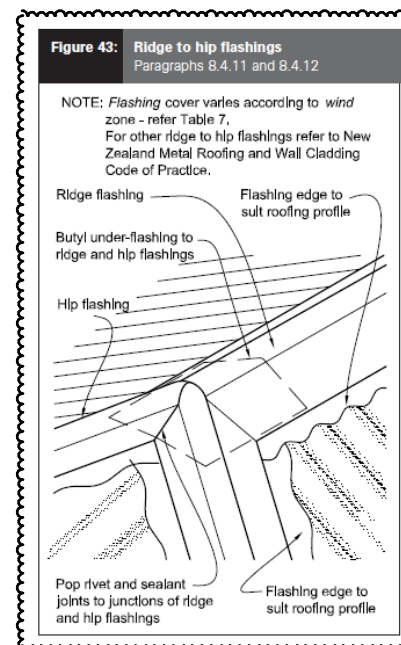
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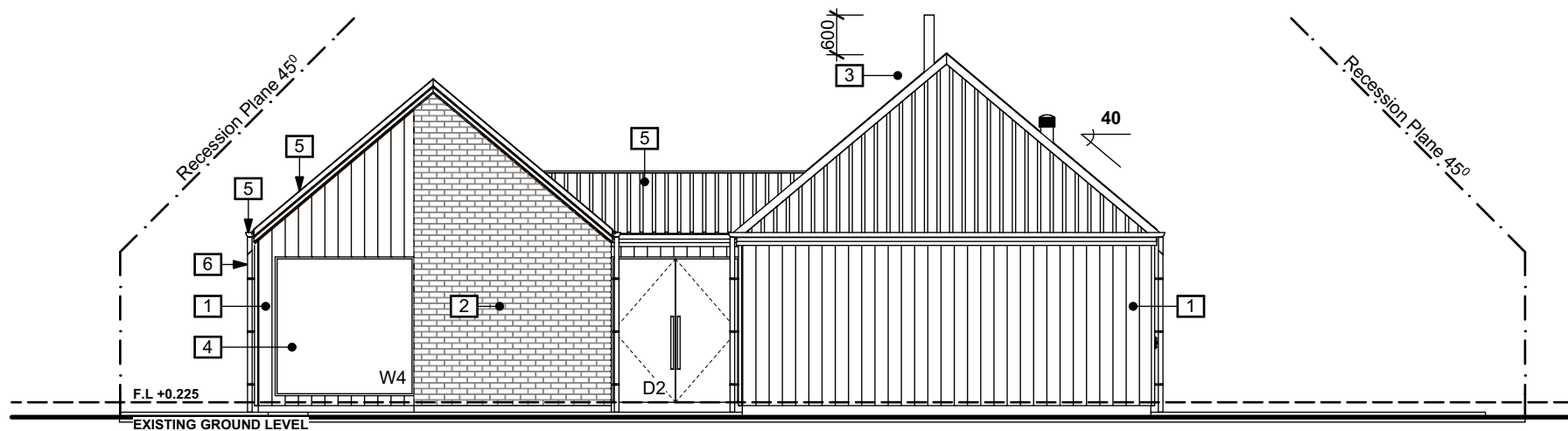


ROOF PLAN
SCALE 1 : 100

ROOFING LEGEND

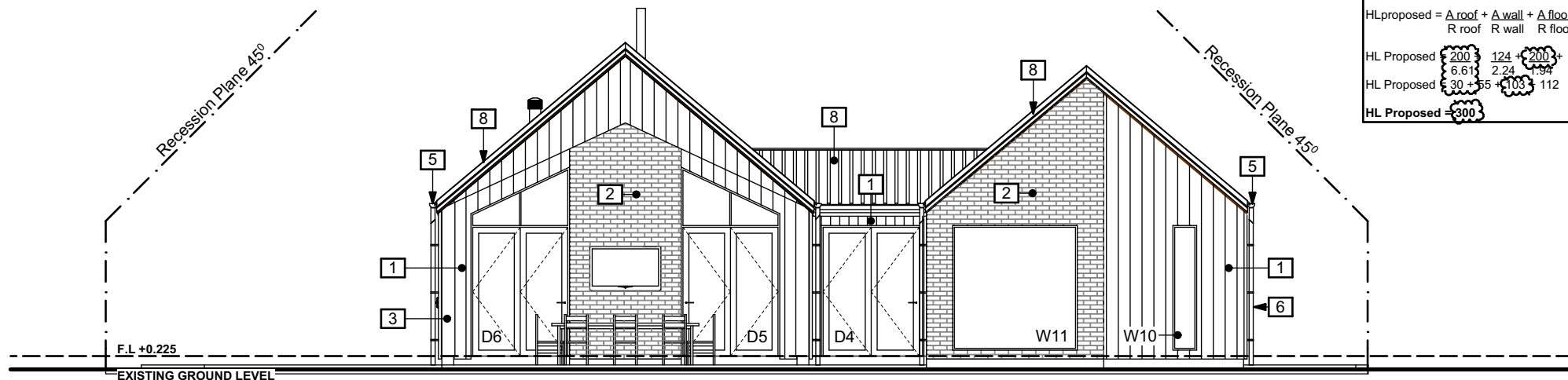
- DP 80mm Colorsteel Downpipe.
- TV 80mm uPVC Terminal Vent pipe.
- 0.4mm Metalcraft Colorsteel T-RIB long run roofing on purlins. Fix roofing as recommended by the manufacturer.





NORTH ELEVATION
SCALE 1:100

RISK MATRIX				Elevations		No Soffit	>600 Soffit
Risk factor	Low	Medium	High	Very high	Sub-totals		
Wind zone	0	0	1	2	1	1	
No. of storeys	0	1	2	4	0	0	
Roof / Wall intersection	0	1	3	5	1	0	
Eaves width	0	1	2	5	5	2	
Envelope complexity	0	1	3	6	1	1	
Deck balconies	0	2	4	6	0	0	
Total risk score and rating; Low, Medium, High or Very High.					8 M	4 L	



SOUTH ELEVATION
SCALE 1:100

ELEVATION LEGEND

- 1 James Hardie Linea Oblique vertical boards over cavity system and selected building wrap. Refer to details for further information.
- 2 Client selected 70 series brick veneer over 50mm cavity and selected building wrap. Refer to details for further information.
- 3 Prolam PLP8H5-250 (220 x 220) post set in 600 dia x 1100 deep footing. Refer engineers documents.
- 4 Powdercoated thermal linear 40 double glazed aluminium window & door joinery with argon and low e.
- 5 Colonial quad gutter over 180 x 33mm Colorsteel fascia.
- 6 80mm Colorsteel downpipe.
- 7 80mm uPVC Terminal Vent.
- 8 0.4mm Colorsteel T-RIB long run roofing at 40° & 10° pitches.
- 9 Roof Plane Bracing to NZS3604:2011, Section 10.3. MultiBrace roof bracing required to entire scissor truss area as indicated.

H1/AS1 5th edition

Heat Loss figure Reference (HLref) obtained from 'Heat Loss Equation tables' for Non solid construction for Climate Zone 5 with area of glazing ≤ 30% of total wall area. See HLreference equation below used.

$$HL_{reference} = \frac{A_{roof}}{R_{roof}} + \frac{A_{70\% \text{ of Total wall area}}}{R_{wall}} + \frac{A_{floor}}{R_{floor}} + \frac{A_{30\% \text{ of Total wall area}}}{R_{glazing}}$$

$$HL_{reference} = \frac{200}{6.6} + \frac{126}{2.0} + \frac{200}{1.6} + \frac{54}{0.50}$$

$$HL_{reference} = 30 + 63 + 125 + 108$$

$$HL_{reference} = 326$$

Proposed Building based on R2.6 Batt Insulation to exterior walls (equates to R2.24), R7.2 Batt Insulation to ceiling (equates to R6.61), NZS3604 Foundation/Slab with 50mm polystyrene under slab and R1.0 slab edge insulation (equates to R1.94) and R0.50 for thermally broken, low-e, argon filled double glazed exterior aluminium joinery.

$$HL_{proposed} = \frac{A_{roof}}{R_{roof}} + \frac{A_{wall}}{R_{wall}} + \frac{A_{floor}}{R_{floor}} + \frac{A_{glazing}}{R_{glazing}}$$

$$HL_{proposed} = \frac{200}{6.61} + \frac{124}{2.24} + \frac{200}{1.94} + \frac{56}{0.50}$$

$$HL_{proposed} = 30 + 55 + 103 + 112$$

$$HL_{proposed} = 300$$



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REVISIONS

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A08



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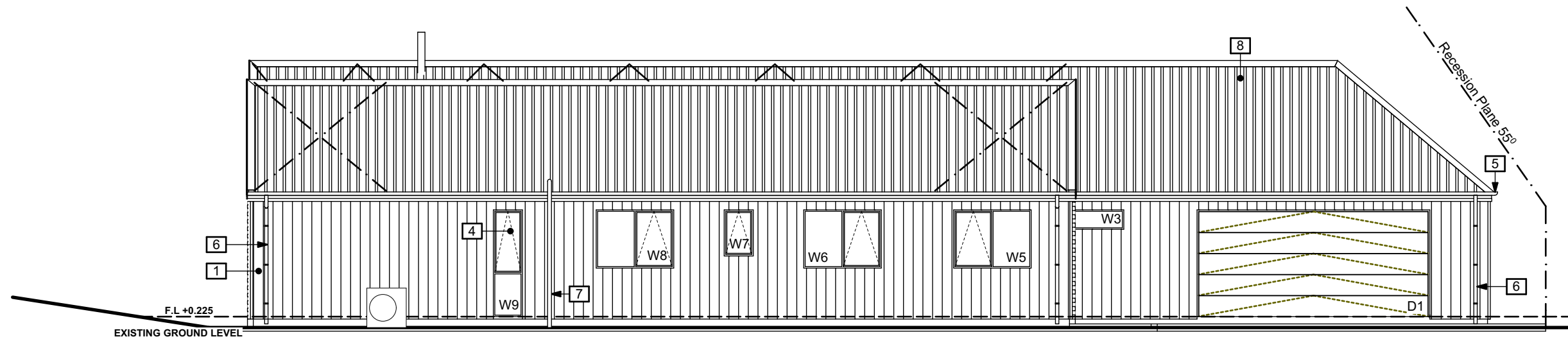
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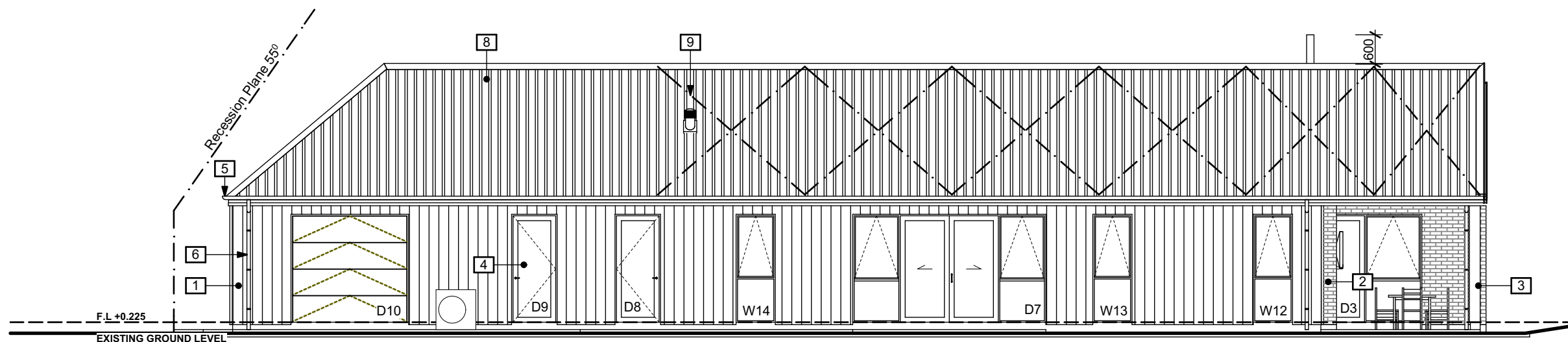
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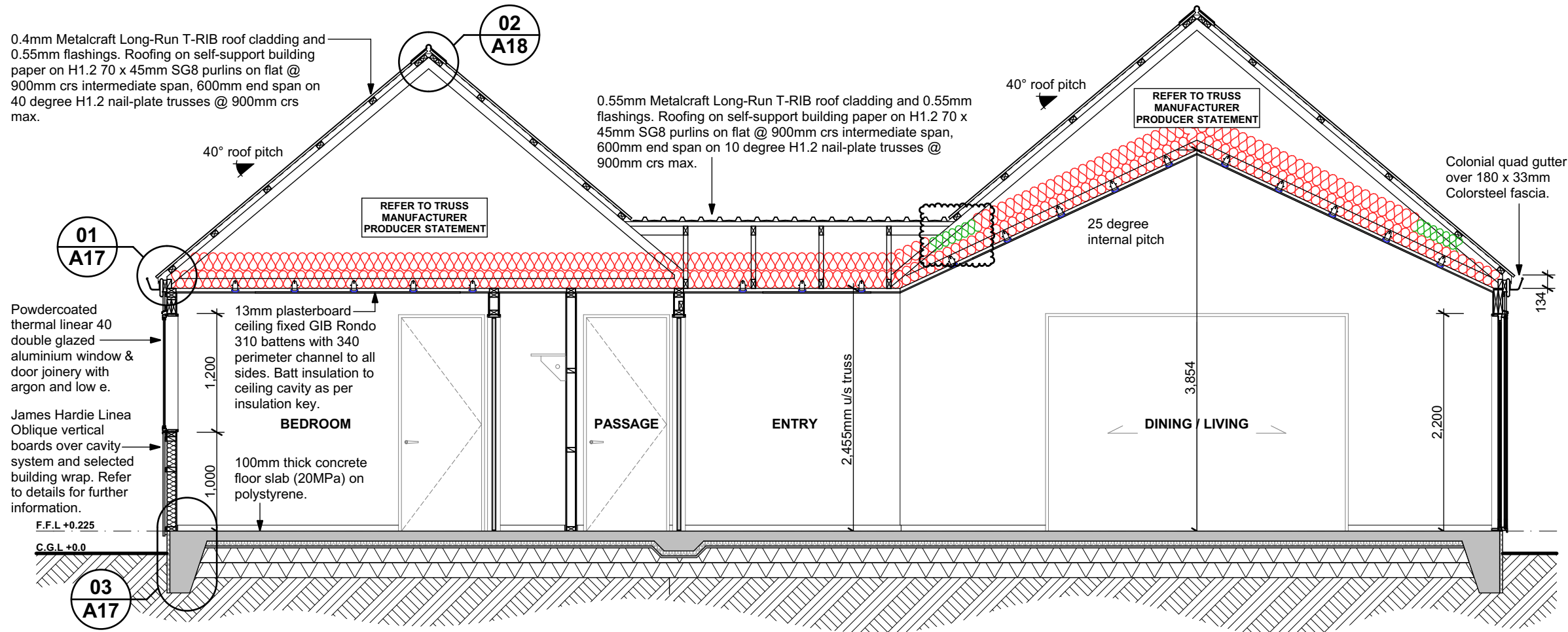


EAST ELEVATION
SCALE 1:100

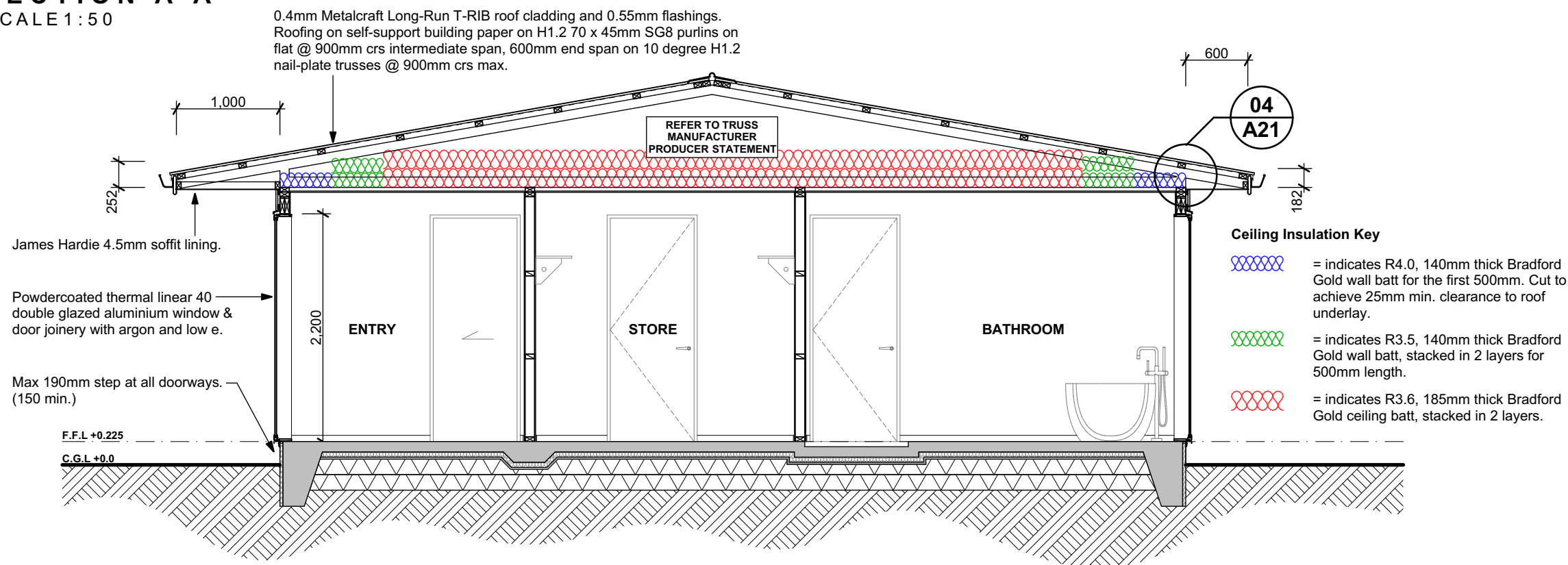


WEST ELEVATION
SCALE 1:100

SDC - Approved Building Consent Document - BC230996 - Pg 11 of 35 - 4/07/2023 - warreg



SECTION 'A-A'
SCALE 1:50



SECTION 'D-D'
SCALE 1:50



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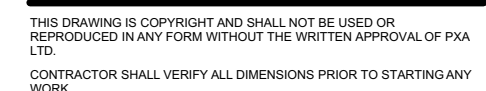
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A10a

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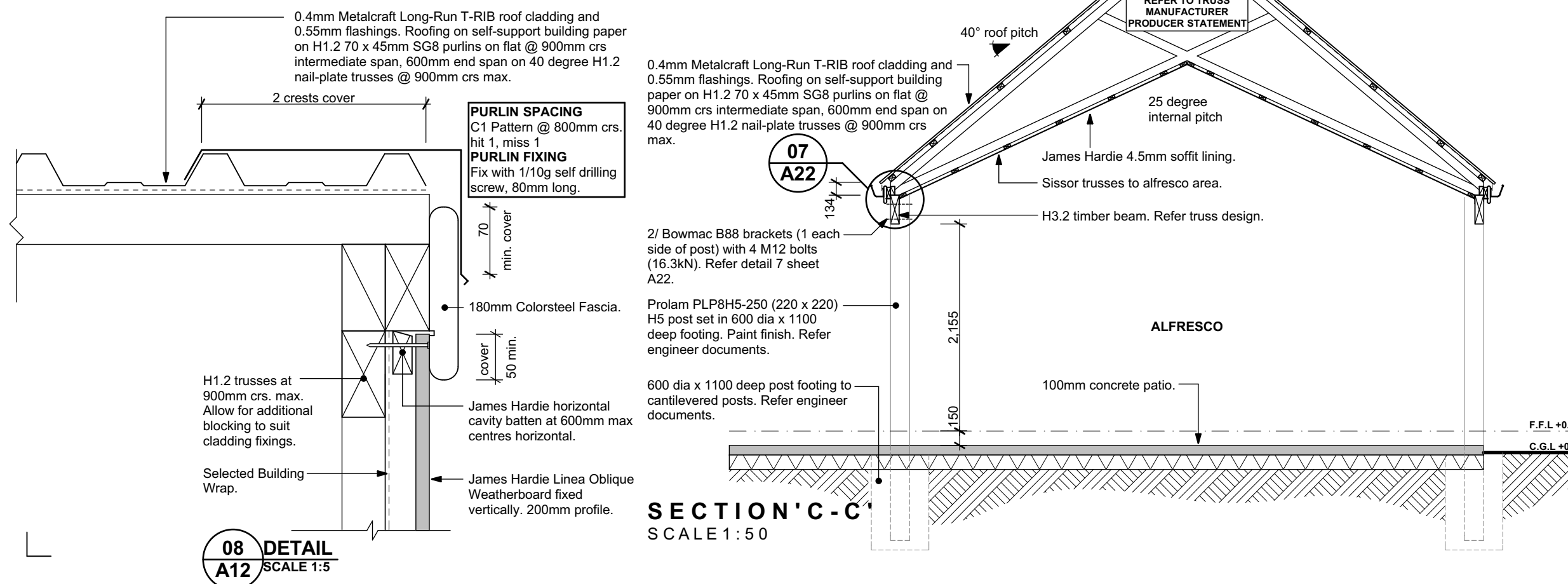
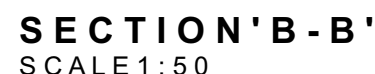
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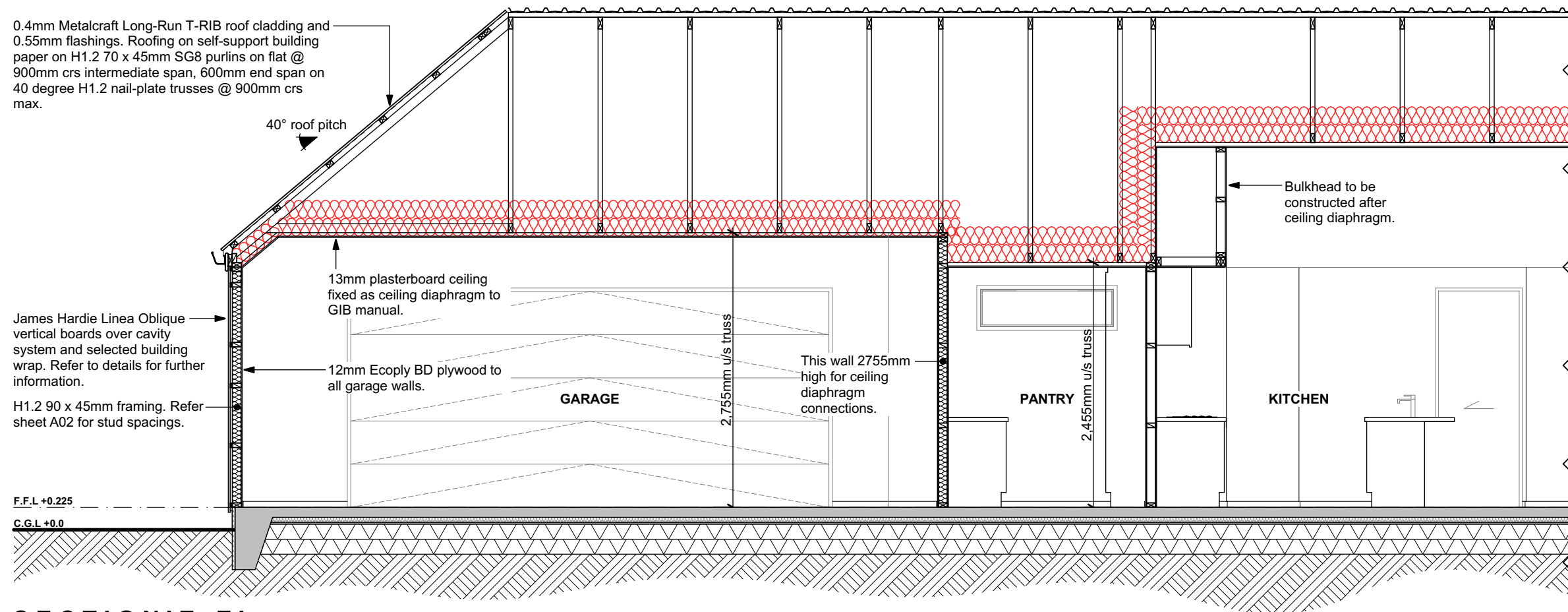
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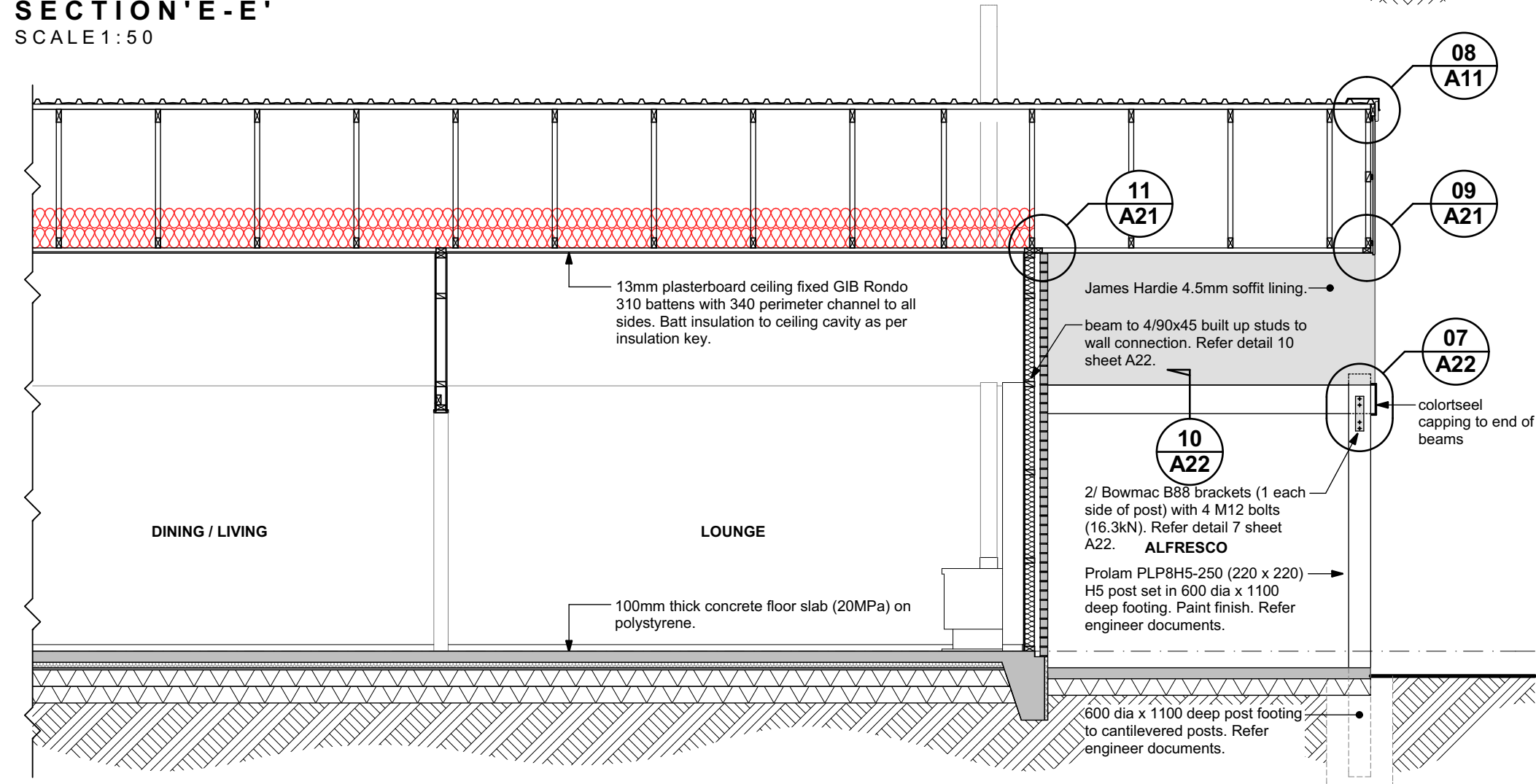
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SECTION 'E-E'
SCALE 1:50



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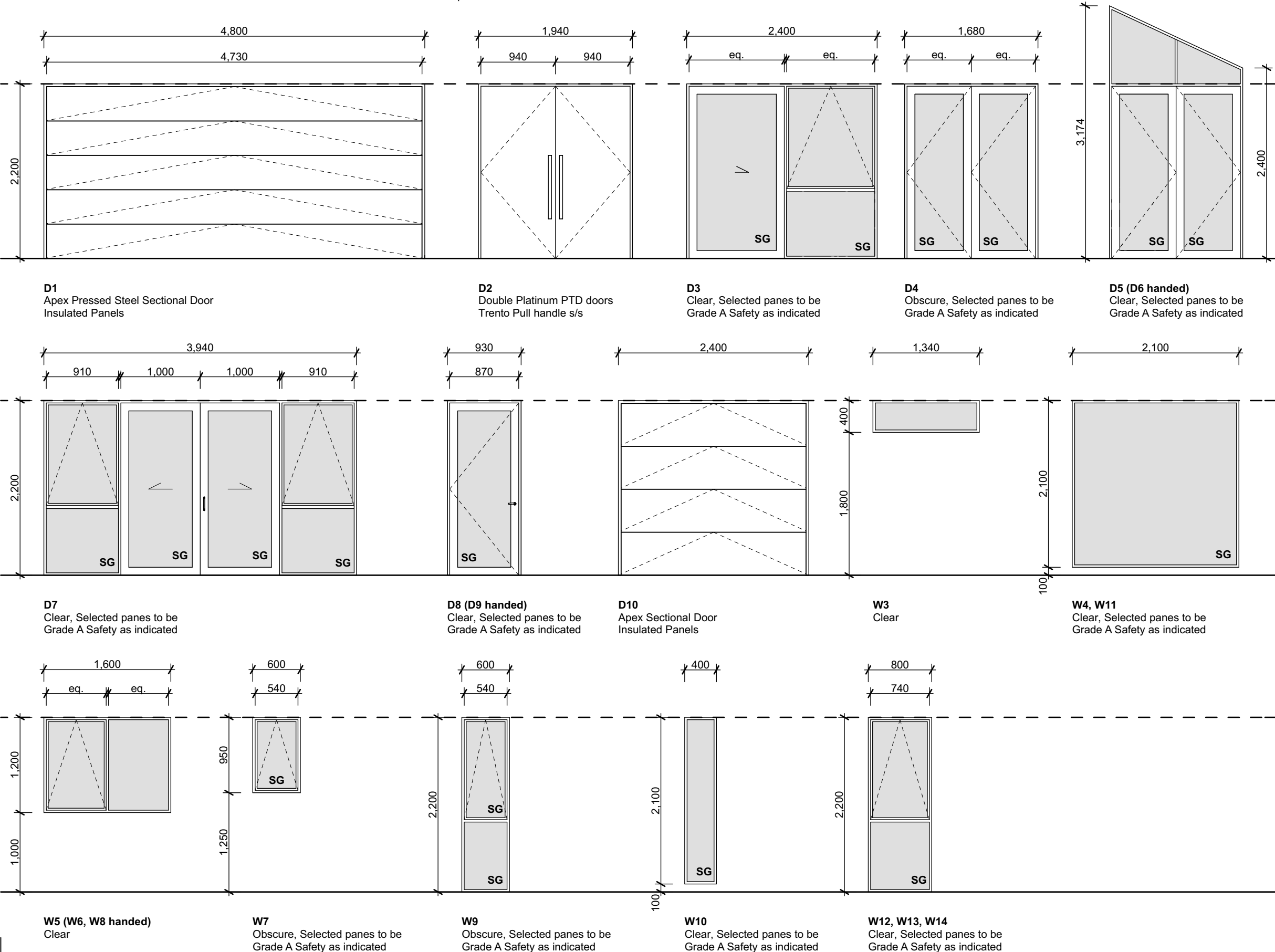
A12

OF 24 SHEETS.

**EXTERIOR WINDOWS AND DOORS
SCHEDULE**
**THERMALLY BROKEN ALUMINIUM WINDOWS &
DOORS**

- Site measure all windows on site.
- W1, W2 & W15 deleted.
- All units Low E, Argon Gas & double glazed.
- All aluminium to be powdercoated finish, refer to specification.
Colours to be advised
- 25mm H3.1 paint grade timber rebated reveals.
- Refer to specification for hardware schedule.

- SG denotes Safety Glazing where pane is larger than 0.75m² or
in a wet area, and shall comply with NZBC F2/AS1 and NZS
4223:2016.
- **All windows and doors dimensioned to rough openings.**



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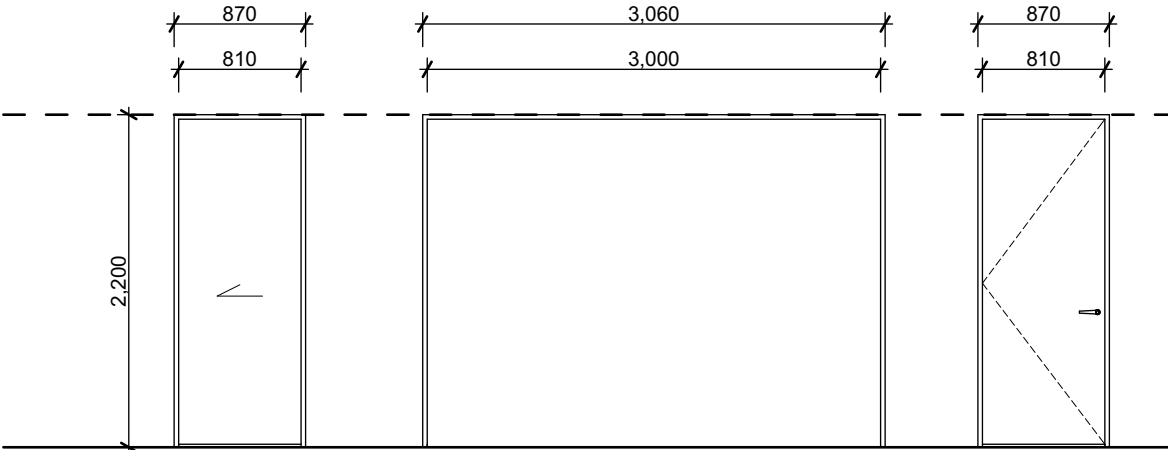
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SET	CONSENT
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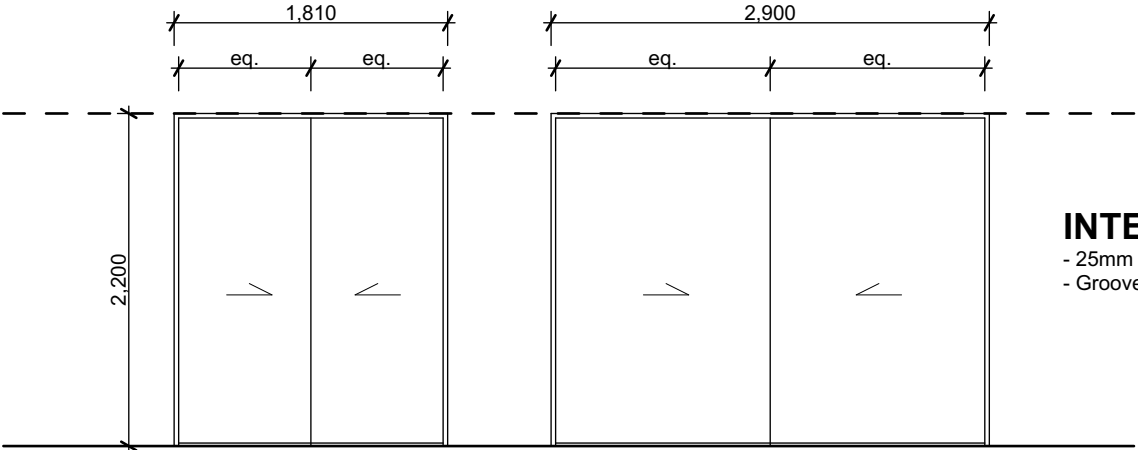
A13



ID4
(ID15, ID16 handed)
Grooved, hollow core cavity slider door.

ID3
Framed opening.

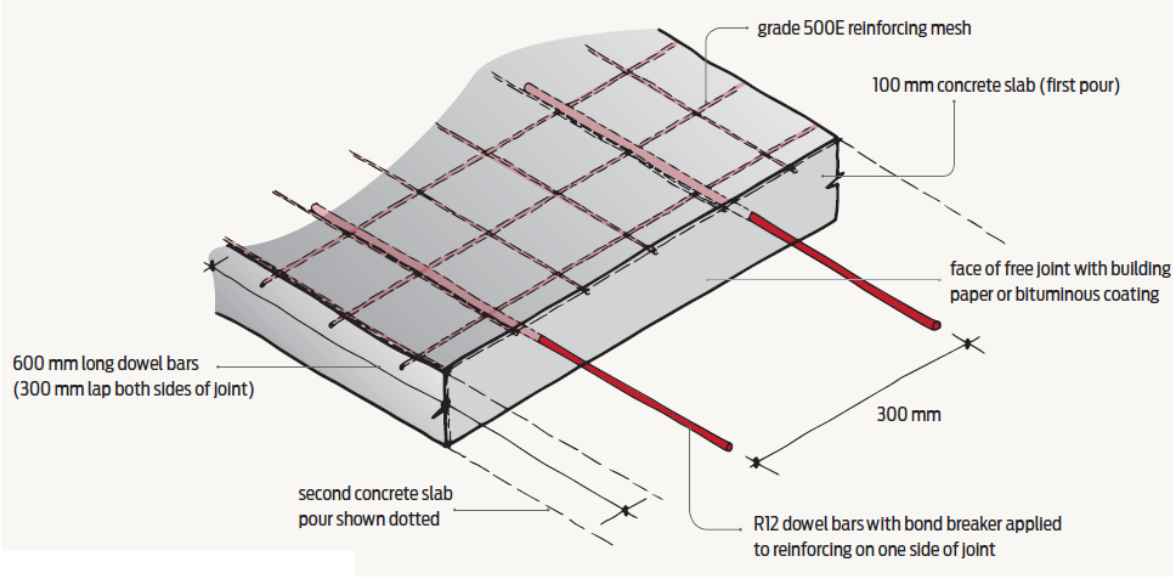
ID2, ID5, ID8 (ID1, ID7, ID10, ID11, ID13, ID14 handed)
Grooved, hollow core door.



ID6
MDF Sliding Doors

ID9, ID12
MDF Sliding Doors

TYPICAL FREE JOINT DETAIL
SCALE N.T.S



- Notes for free joint:
- No reinforcing mesh to pass through slab.
 - Vertical faces of the joint are in bonded contact with each other.
 - Bonding of concrete at the free joint is prevented by inserting building paper in the joint or by applying a bituminous coating to one face of the joint.
 - Reinforcement of the free joint consists of 600mm long R12 dowel bars installed at 300mm centres along the joint and lapped 300mm with the slab reinforcement on both sides of the joint. All dowel bars on one side of the joint must have a bond breaker applied, eg petrolatum tape wrapped around the dowel bars for 300mm.
 - Dowel bars must be aligned and parallel with the reinforcing mesh.

INTERIOR DOORS SCHEDULE

- 25mm paint grade rebated reveals
- Grooved hollow core doors



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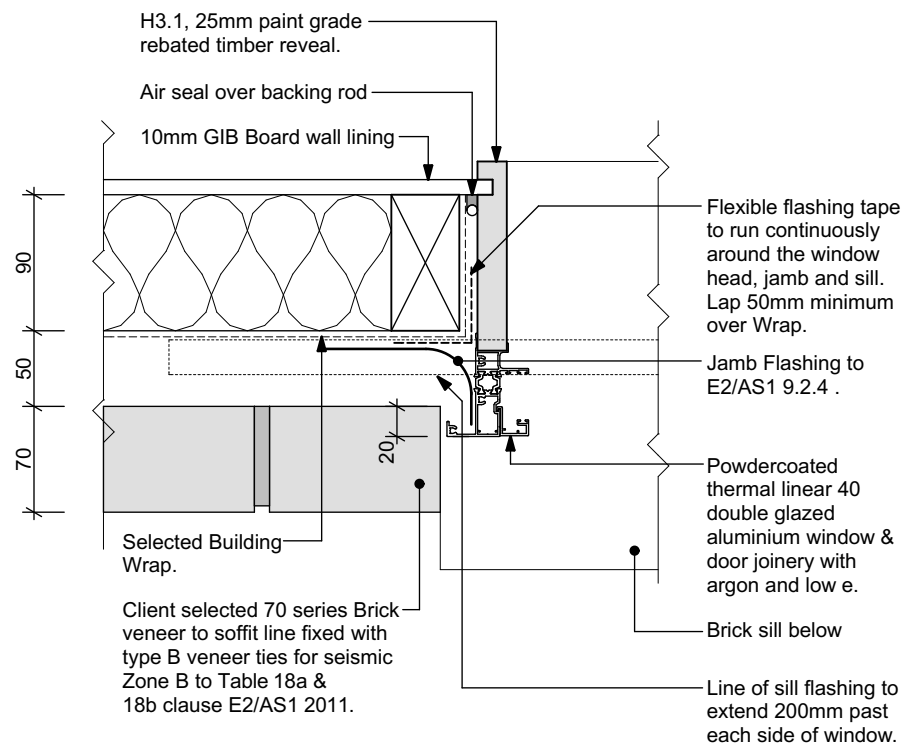
Jaymie Rowe & Jade Ella
Jean Moohan

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Residence

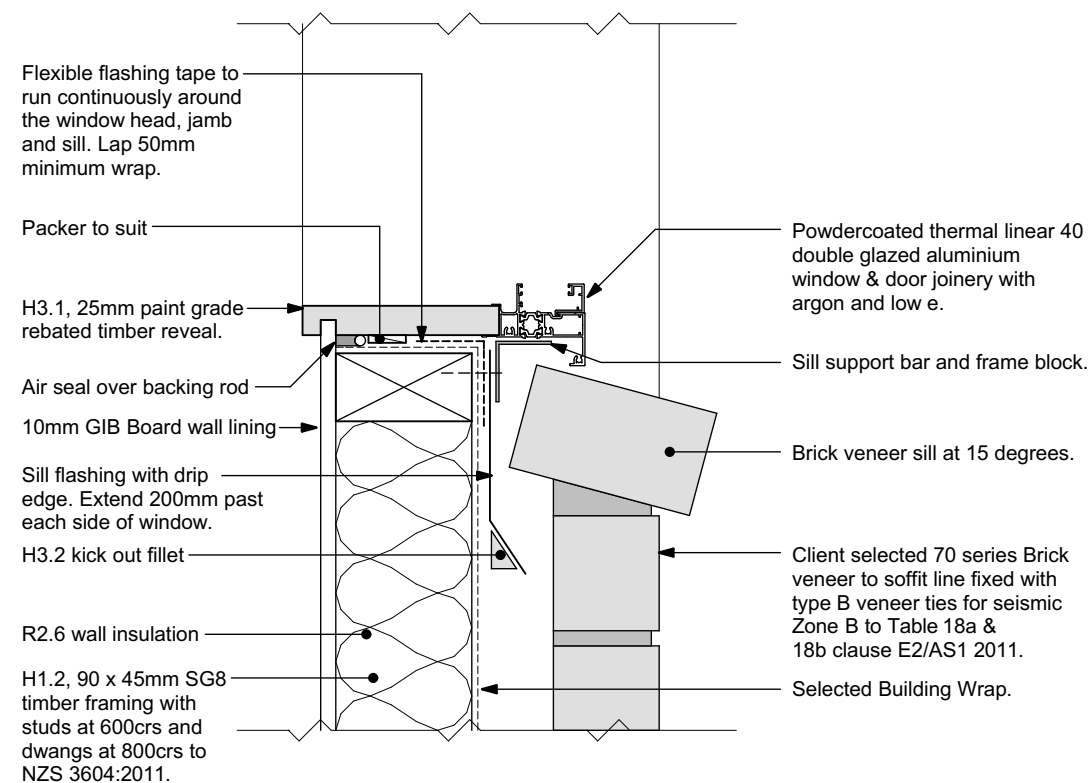
4 Tabor Place
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SCALES INDICATED FOR A3 SHEET	
DATE	06 / 06 / 23
JOB No.	222164
DRAWN	N.C.P
CHECKED	J.L.M
SET	CONSENT
SHEET No.	

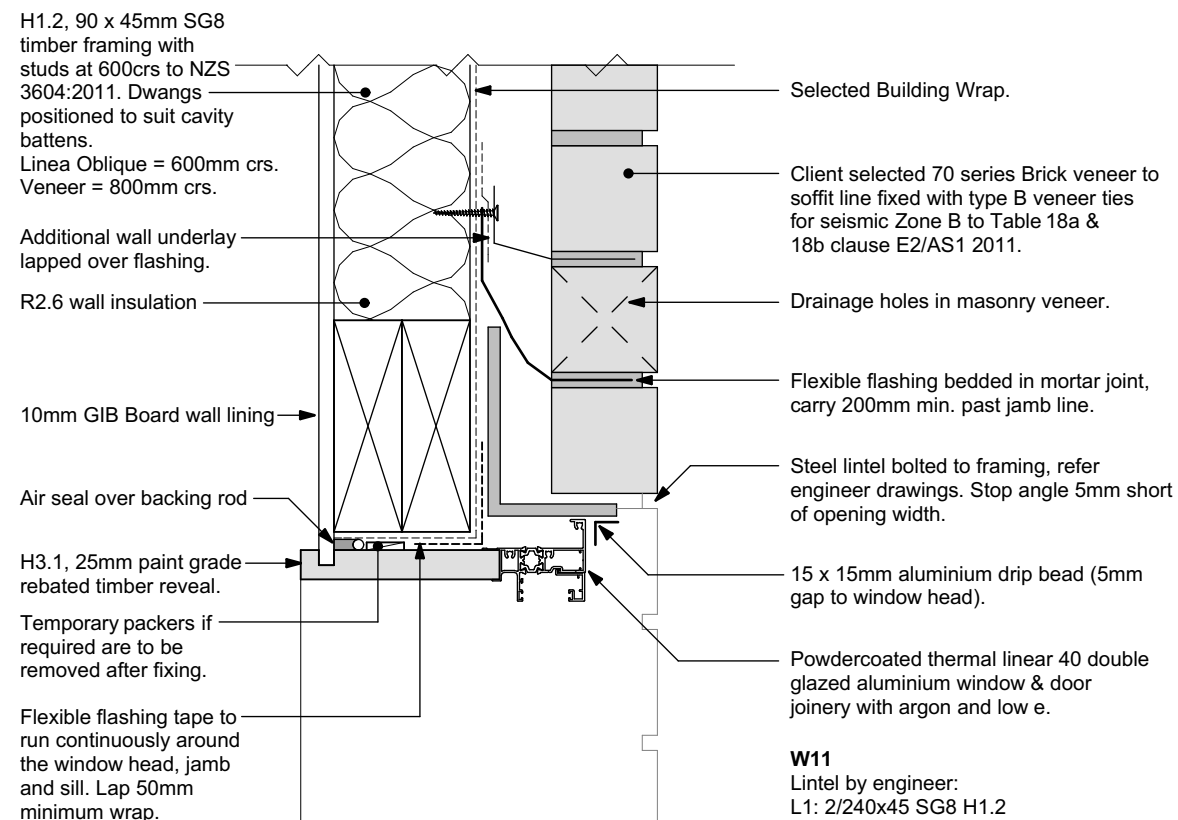
A14a



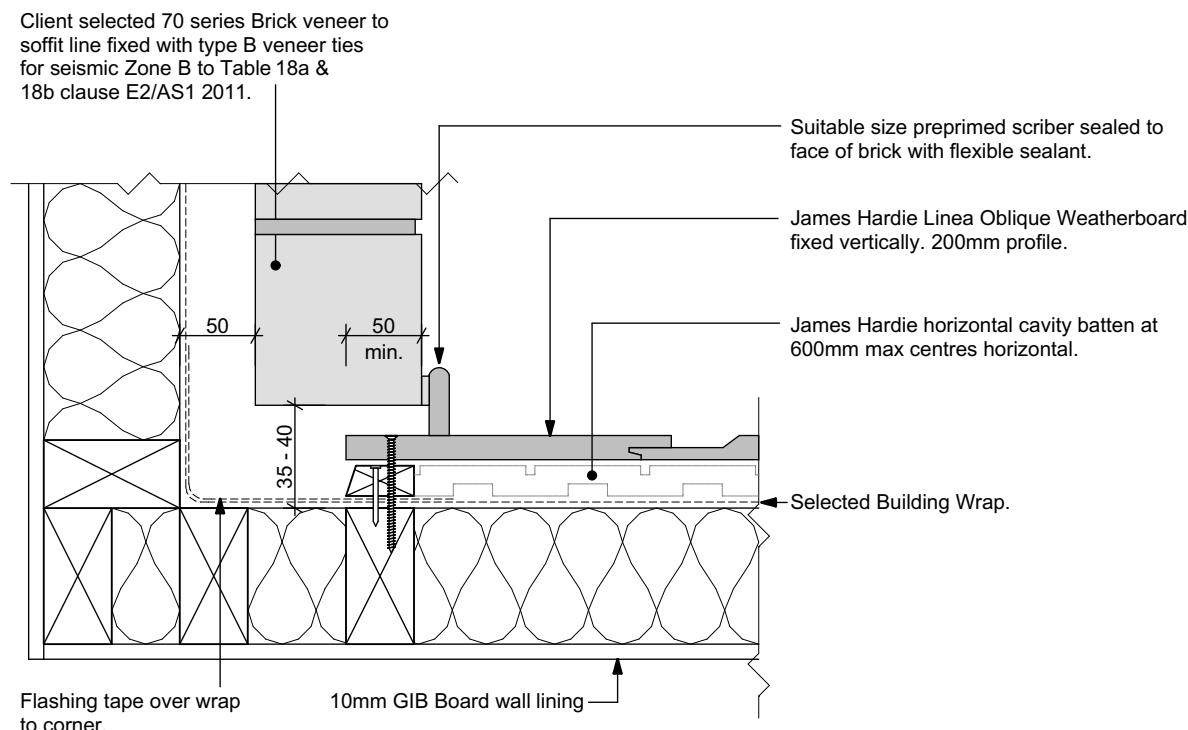
TYPICAL WINDOW JAMB - Brick Veneer
SCALE 1:5



TYPICAL WINDOW SILL - Brick Veneer
SCALE 1:5



TYPICAL WINDOW HEAD - Brick Veneer
SCALE 1:5



BRICK / OBLIQUE INTERNAL CORNER DETAIL
SCALE 1:5



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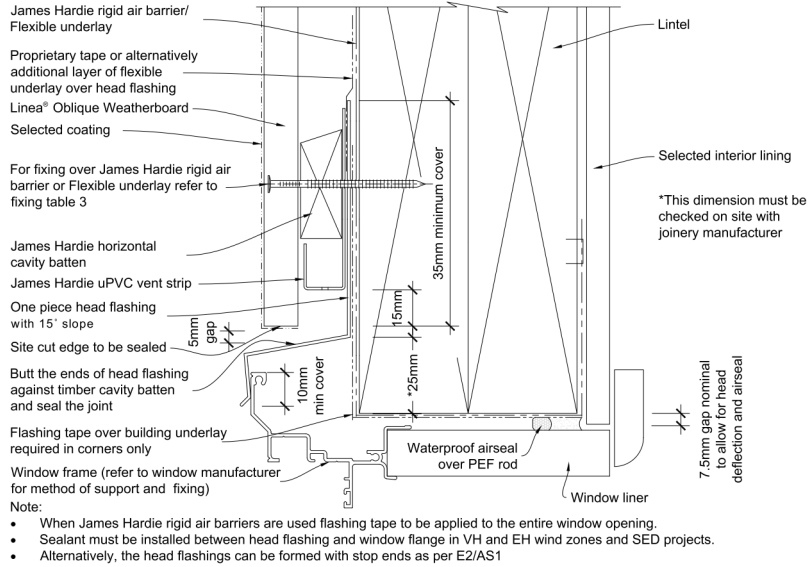
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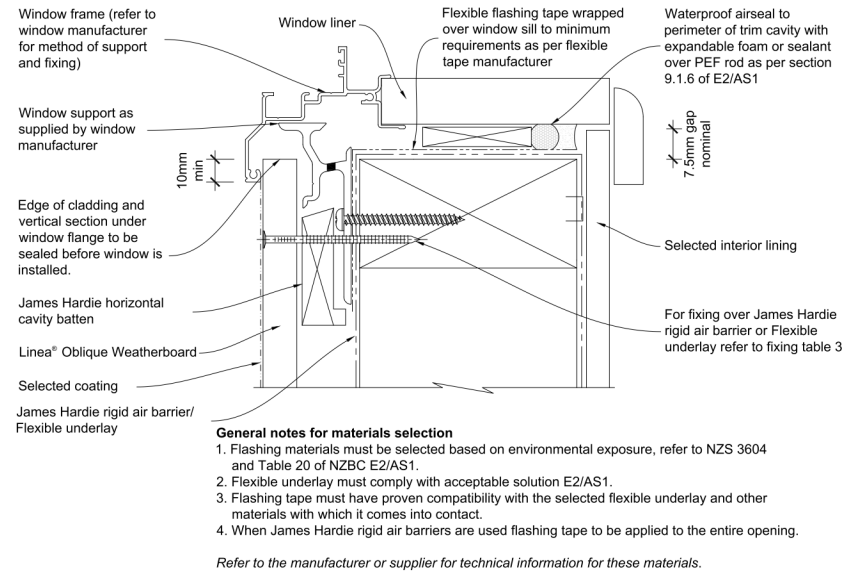
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SET	CONSENT
SHEET No.	

A15



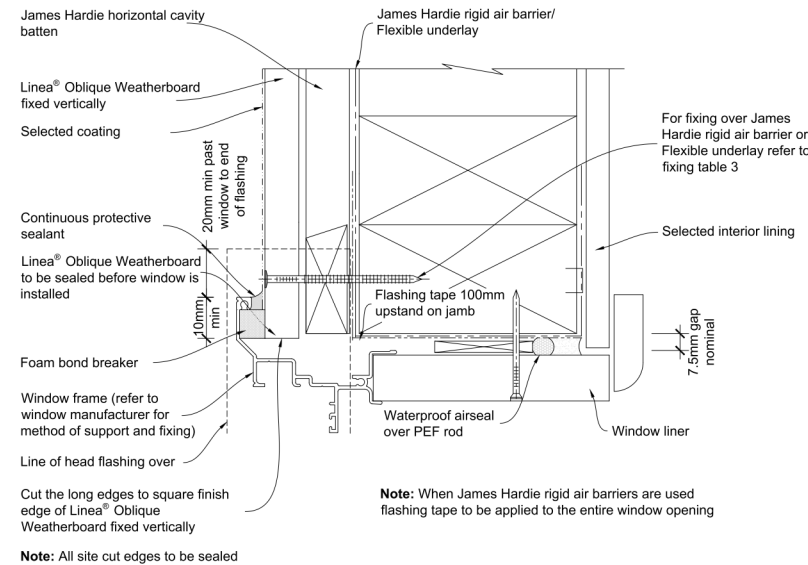
TYPICAL WINDOW HEAD - Linea Oblique Vertical

SCALE N.T.S



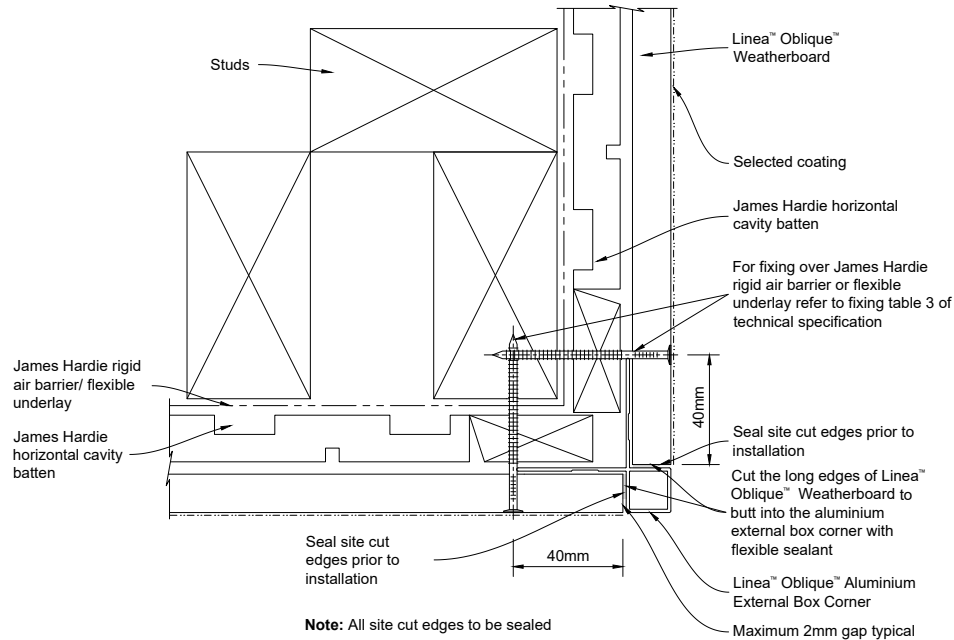
TYPICAL WINDOW SILL - Linea Oblique Vertical

SCALE N.T.S



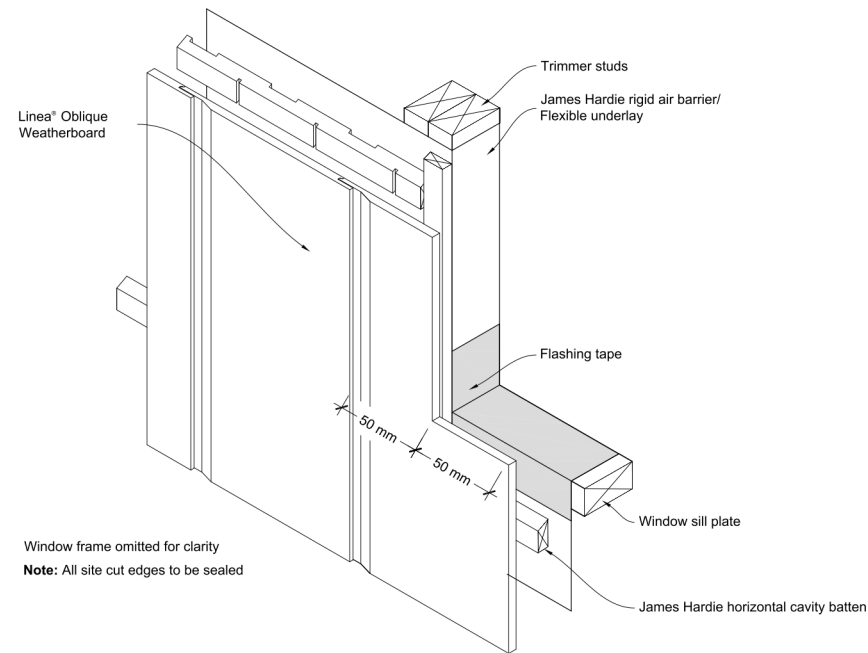
TYPICAL WINDOW JAMB - Linea Oblique Vertical

SCALE N.T.S



TYPICAL EXTERNAL CORNER - Linea Oblique Vertical

SCALE N.T.S



TYPICAL WINDOW JAMB FLASHING - Linea Oblique Vertical

SCALE N.T.S



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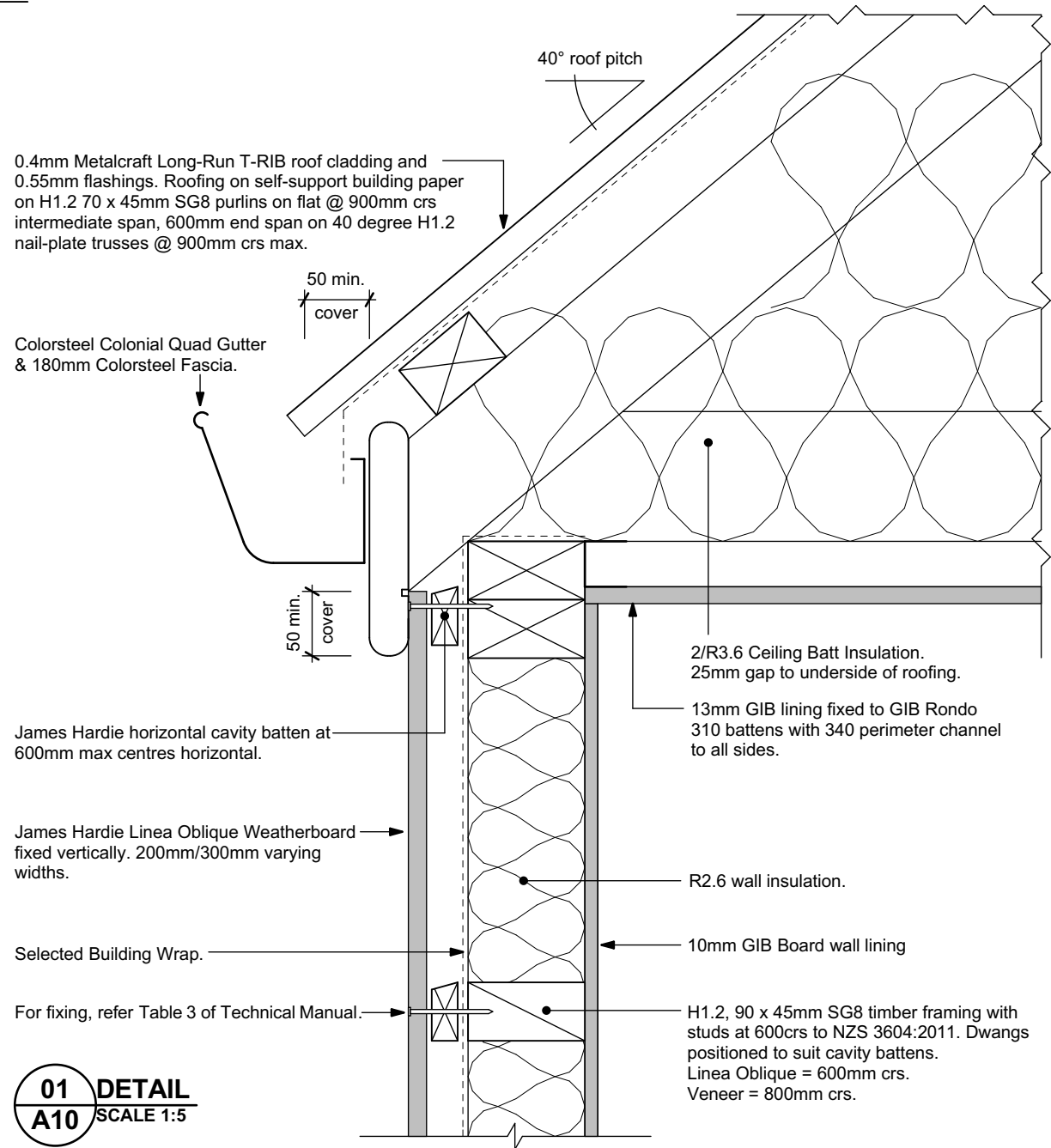
SCALES INDICATED FOR A3 SHEET

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JOB No.	222164
DRAWN	N.C.P
CHECKED	J.L.M
SET	CONSENT

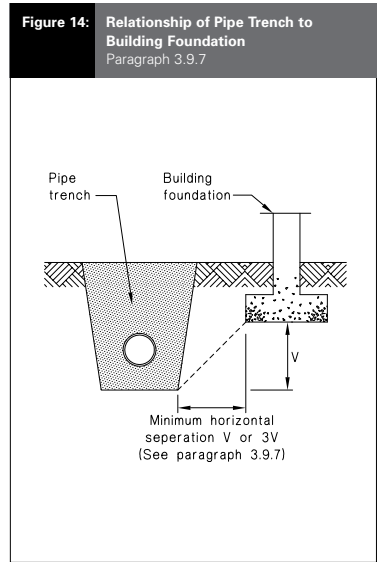
SHEET No.

A16

OF 24 SHEETS.

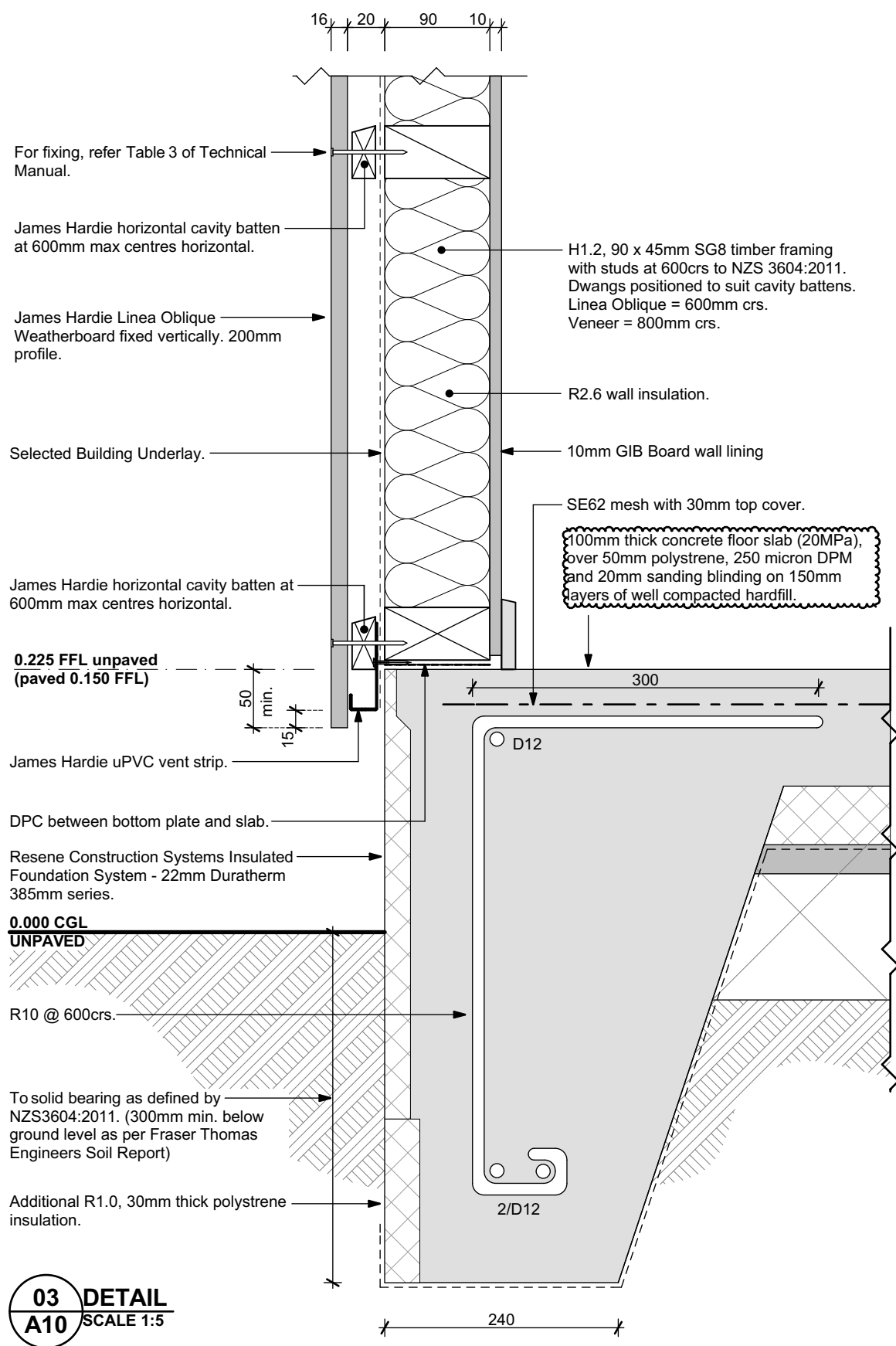


01 DETAIL
A10 SCALE 1:5



Hold Down Bolt Centres (7kN capacity)		
Slab Edge Clearance	Centres	Hold Down Bolt for 25MPa Concrete as per NZS3604:2011 7.5.12.2
36mm	550	Hilti HUS4-H Screw Anchor 130mmx10mm and Max capsule with 85mm embedment
40mm+	800	Hilti HUS4-H Screw Anchor 130mmx10mm and Max capsule with 85mm embedment
50mm +	900	M12 Bolt and 50x50x3mm Washer with 90mm embedment

PURLIN SPACING
C1 Pattern @ 800mm crs.
hit 1, miss 1
PURLIN FIXING
Fix with 1/10g self drilling screw, 80mm long.



03 DETAIL
A10 SCALE 1:5



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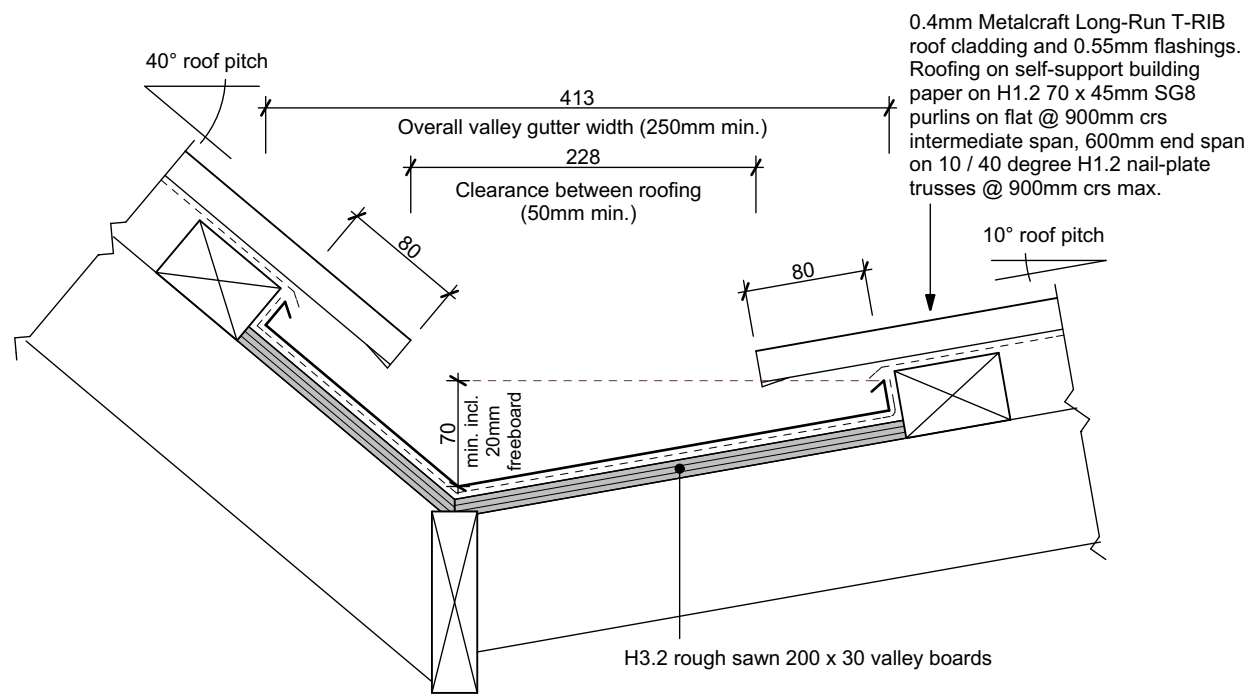
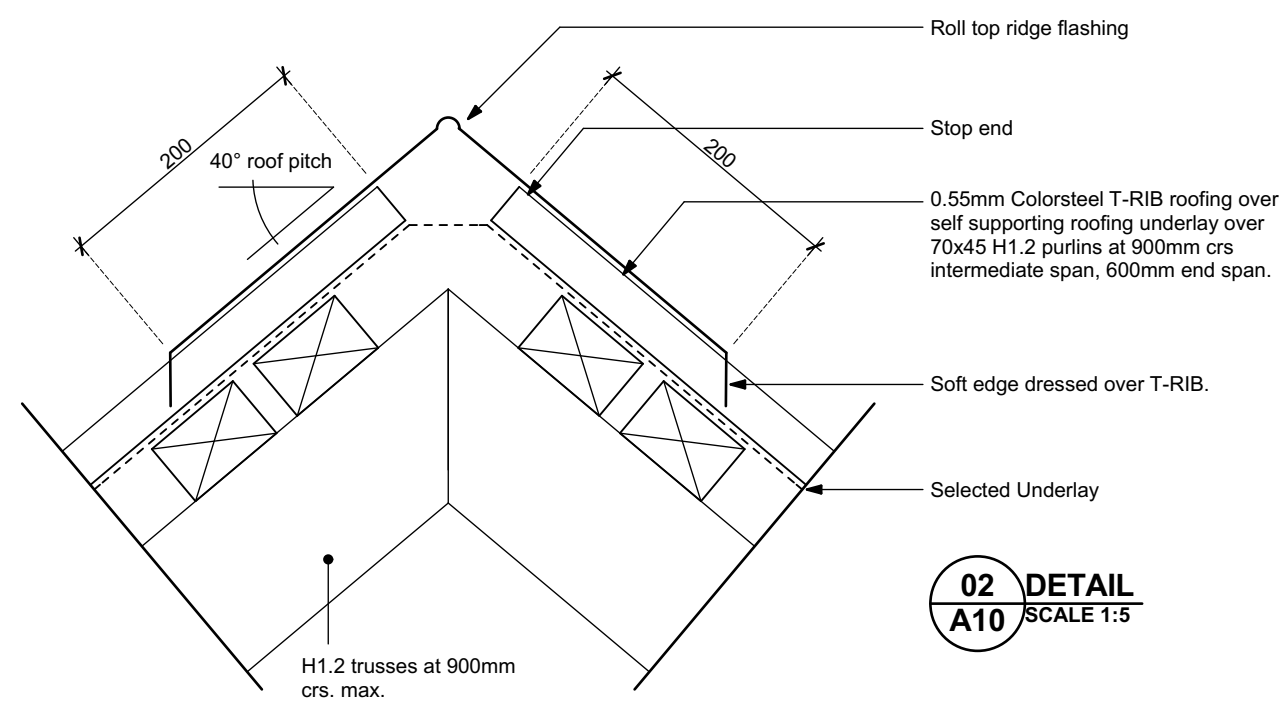
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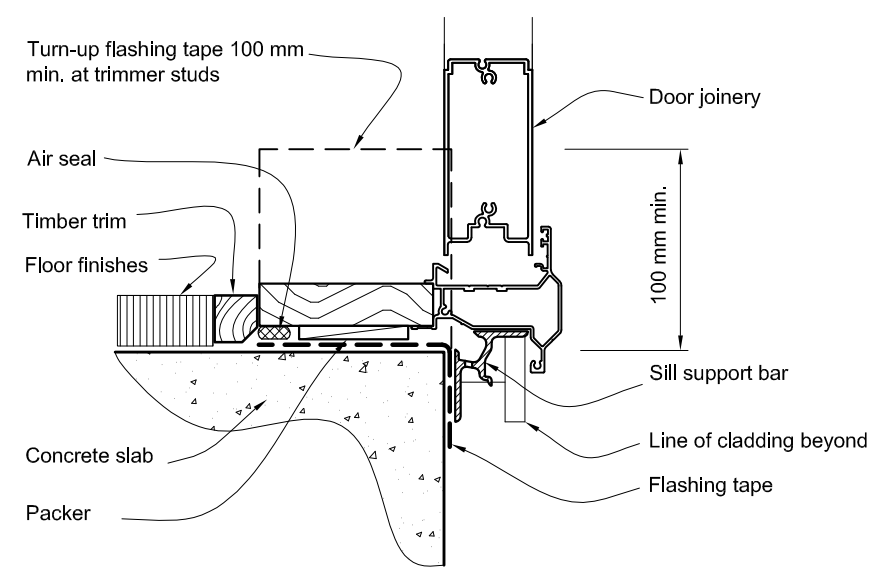
SCALES INDICATED FOR A3 SHEET

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JOB No.	222164
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SET	CONSENT
SHEET No.	

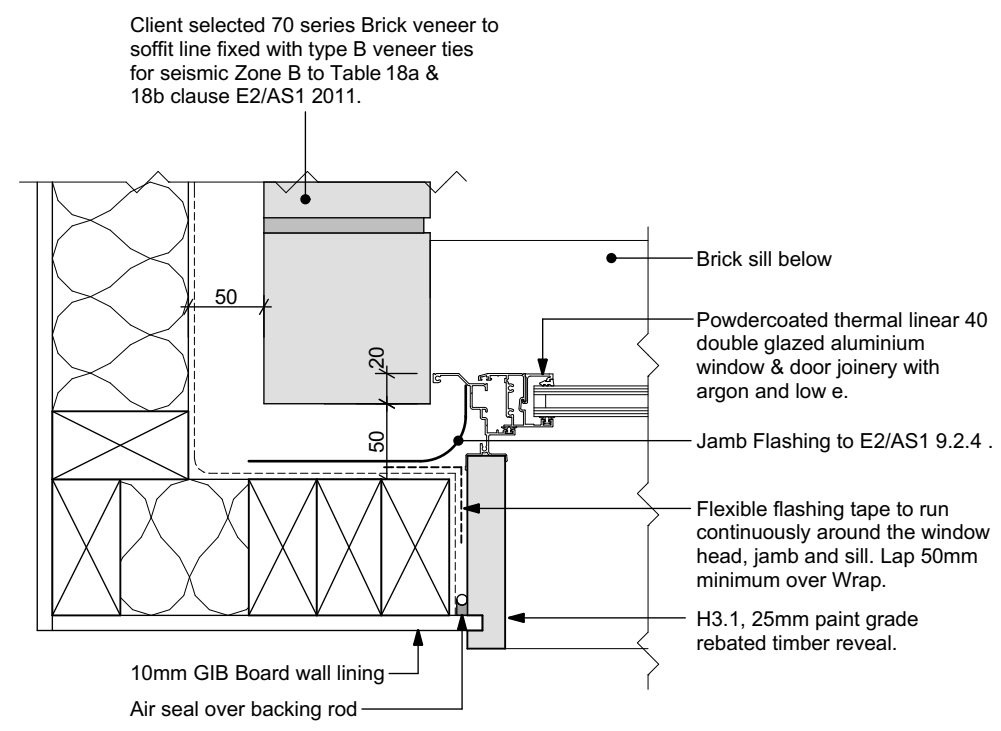
A17a



TYPICAL VALLEY DETAIL
SCALE 1:5



TYPICAL DOOR JAMB AT SILL
NOT TO SCALE



TYPICAL WINDOW JAMB @ CORNER - Brick Veneer
SCALE 1:5



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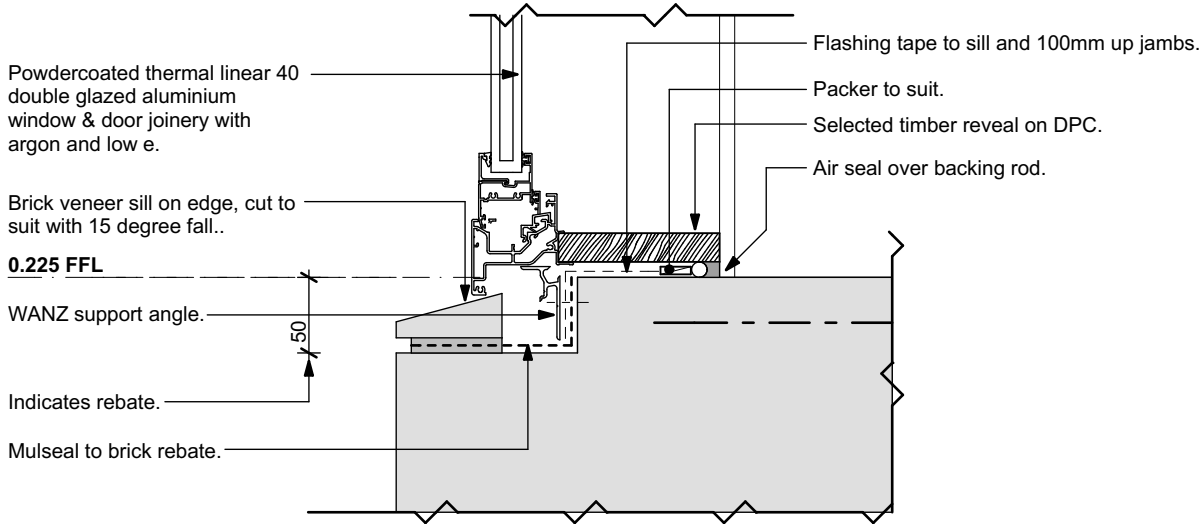
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SET	CONSENT
SHEET No.	

A18

Hold Down Bolt Centres (7kN capacity)		
Slab Edge Clearance	Centres	Hold Down Bolt for 25MPa Concrete as per NZS3604:2011 7.5.12.2
36mm	550	Hilti HUS4-H Screw Anchor 130mmx10mm and Max capsule with 85mm embedment
40mm+	800	Hilti HUS4-H Screw Anchor 130mmx10mm and Max capsule with 85mm embedment
50mm +	900	M12 Bolt and 50x50x3mm Washer with 90mm embedment



TYPICAL FOUNDATION DOOR SILL
SCALE N.T.S

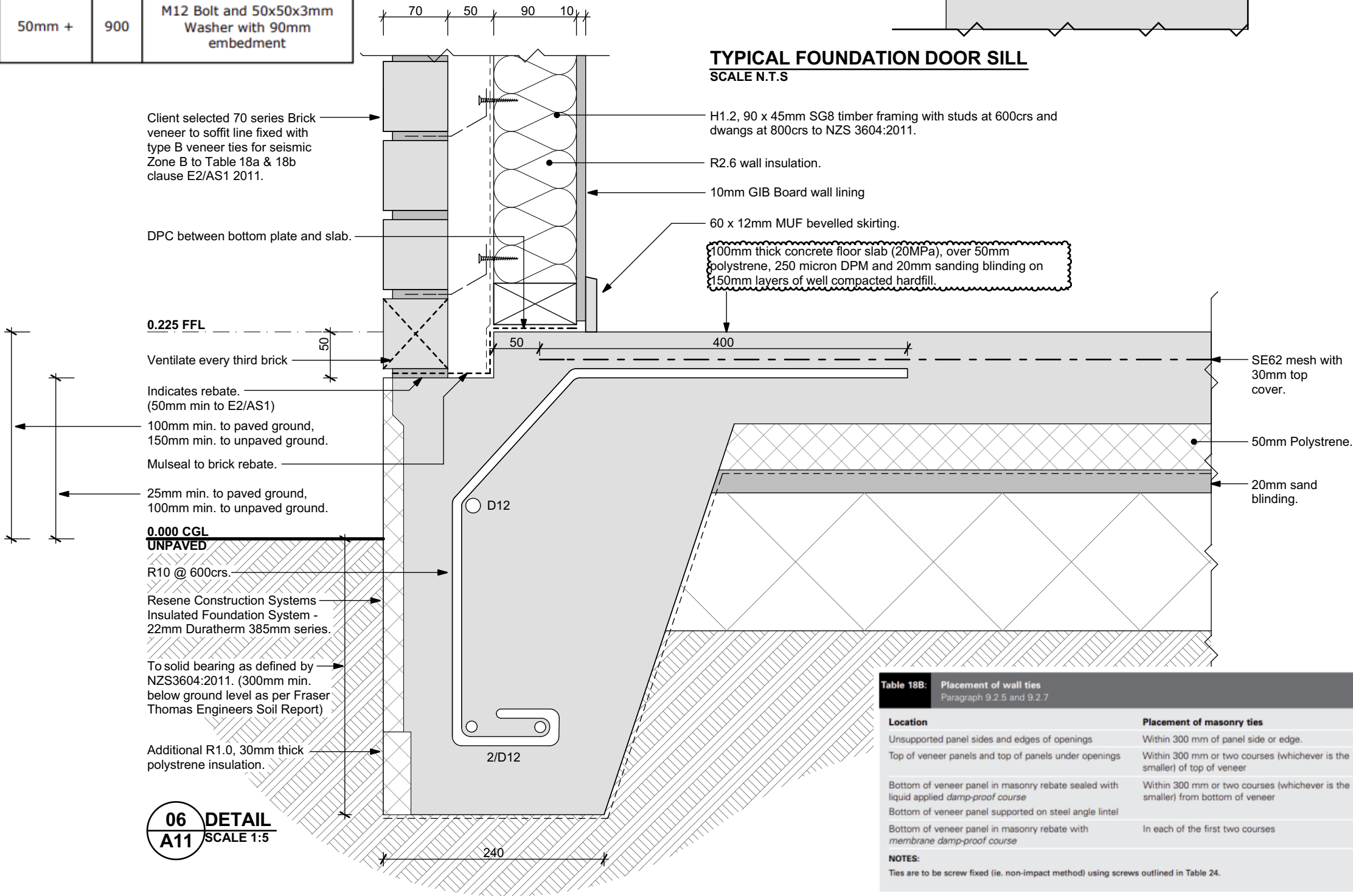


Table 18B: Placement of wall ties Paragraph 9.2.5 and 9.2.7	
Location	Placement of masonry ties
Unsupported panel sides and edges of openings	Within 300 mm of panel side or edge.
Top of veneer panels and top of panels under openings	Within 300 mm or two courses (whichever is the smaller) of top of veneer
Bottom of veneer panel in masonry rebate sealed with liquid applied damp-proof course	Within 300 mm or two courses (whichever is the smaller) from bottom of veneer
Bottom of veneer panel supported on steel angle lintel	
Bottom of veneer panel in masonry rebate with membrane damp-proof course	In each of the first two courses
NOTES: Ties are to be screw fixed (ie. non-impact method) using screws outlined in Table 24.	



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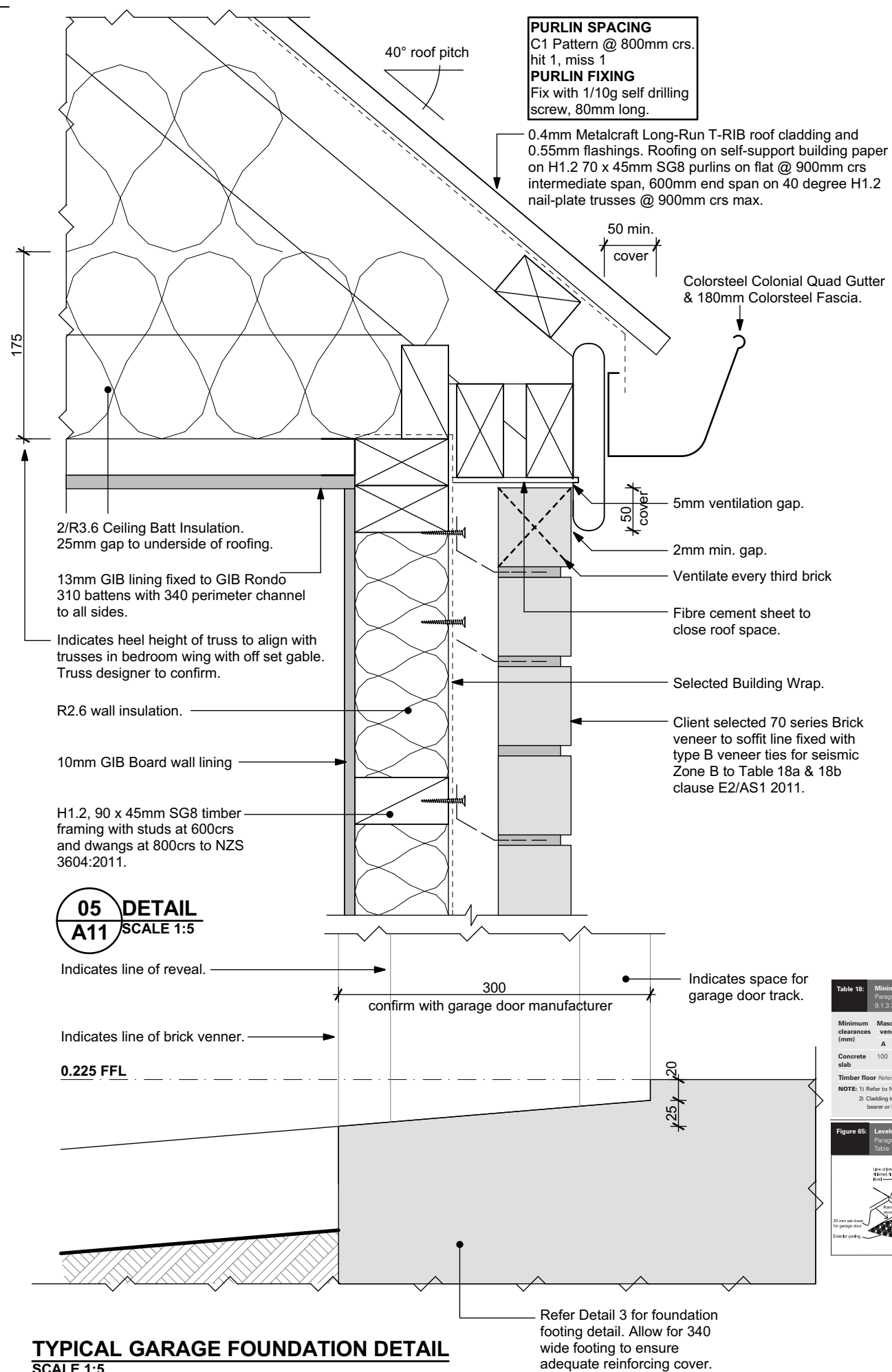
DRAWN N.C.P

CHECKED J.L.M

SET CONSENT

SHEET No.

A19a



TYPICAL GARAGE FOUNDATION DETAIL
SCALE 1:5

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

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

Timber floor (Refer Note 1) 100 175 502

NOTE: 1 Refer to NZS 3004 for requirements.

2 Cladding to extend minimum 50 mm below bearer or lowest part of timber floor framing.

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

Use appropriate level for floor

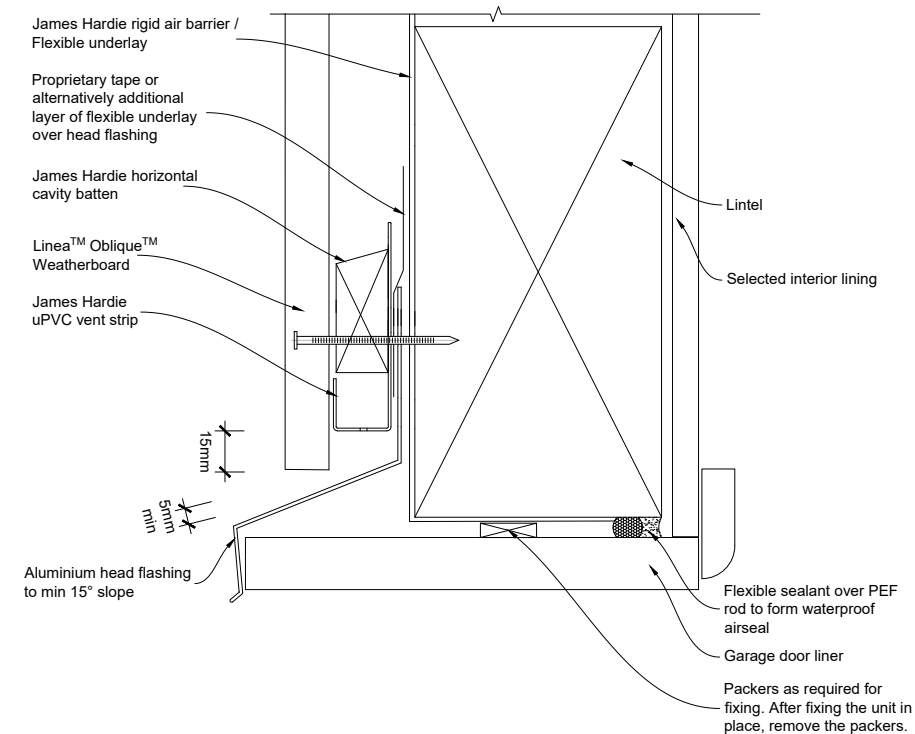
Base of existing wall, cladding

Garage opening

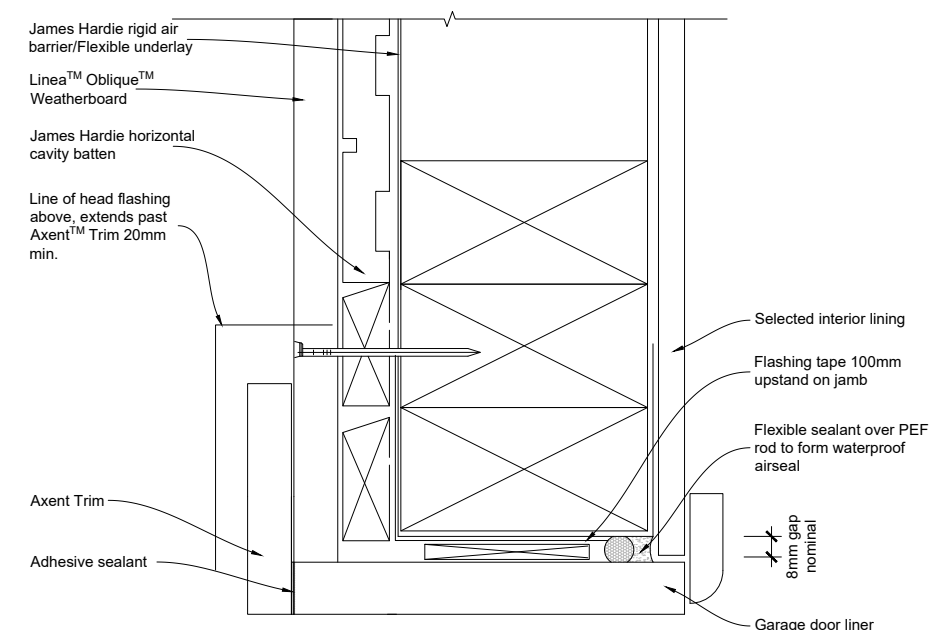
20 mm air seal, no garage floor

20 mm air seal, difference between Point of cladding and cladding at garage door opening

Exterior profile



TYPICAL GARAGE HEAD - Linea Oblique Vertical
SCALE N.T.S



TYPICAL GARAGE JAMB - Linea Oblique Vertical
SCALE N.T.S

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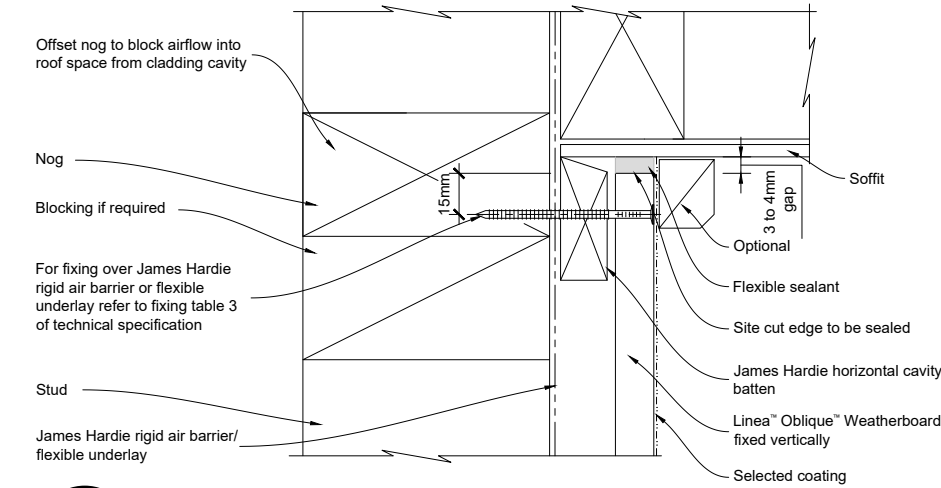
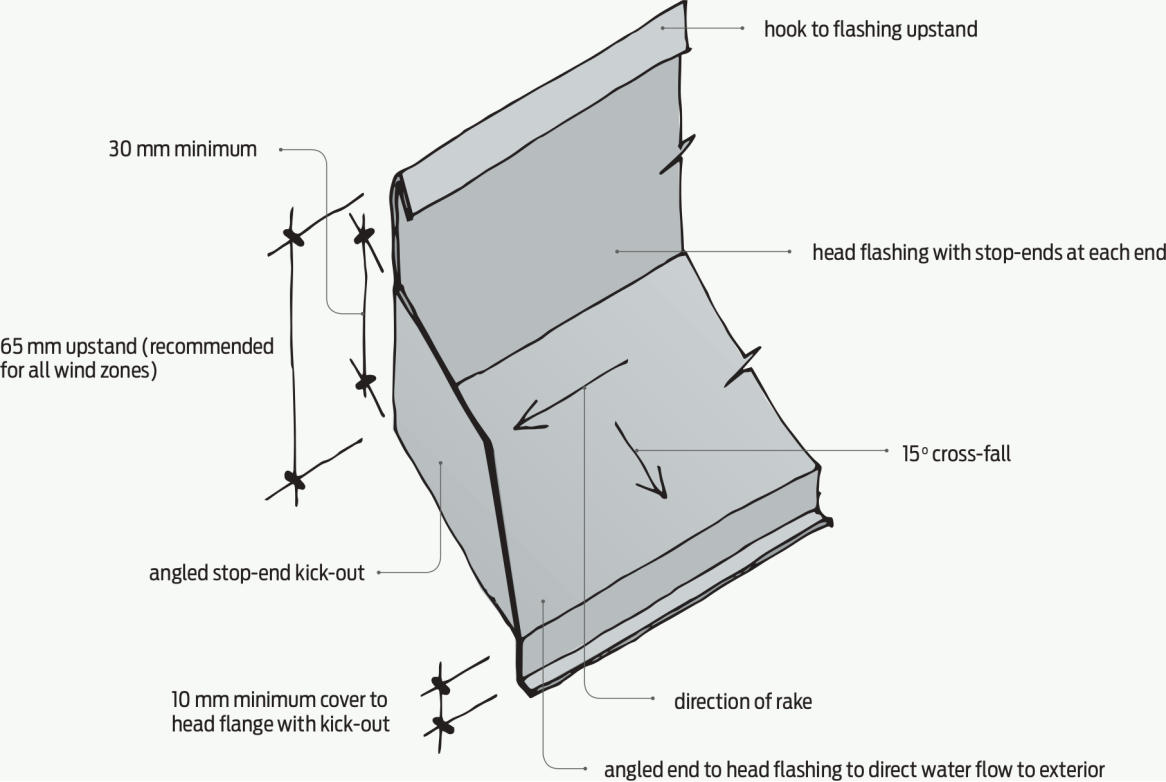
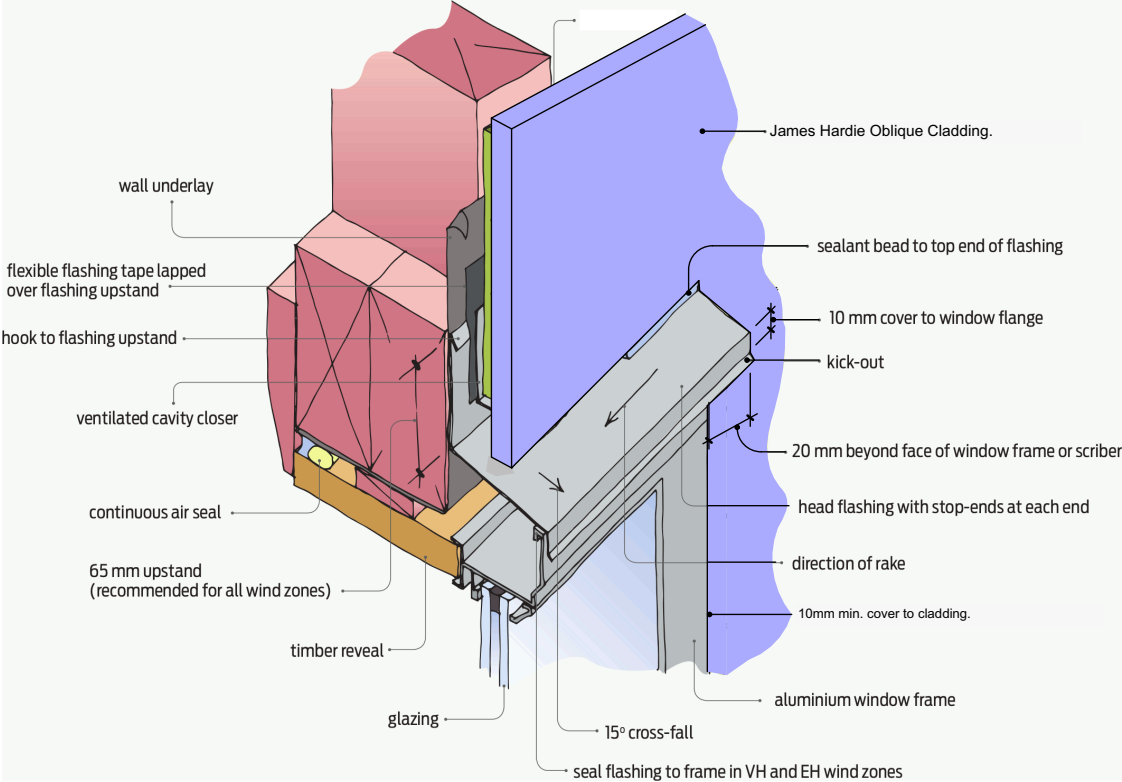
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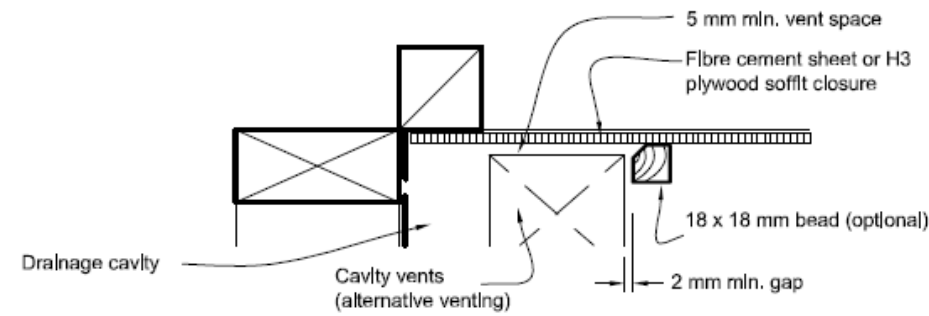
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A20

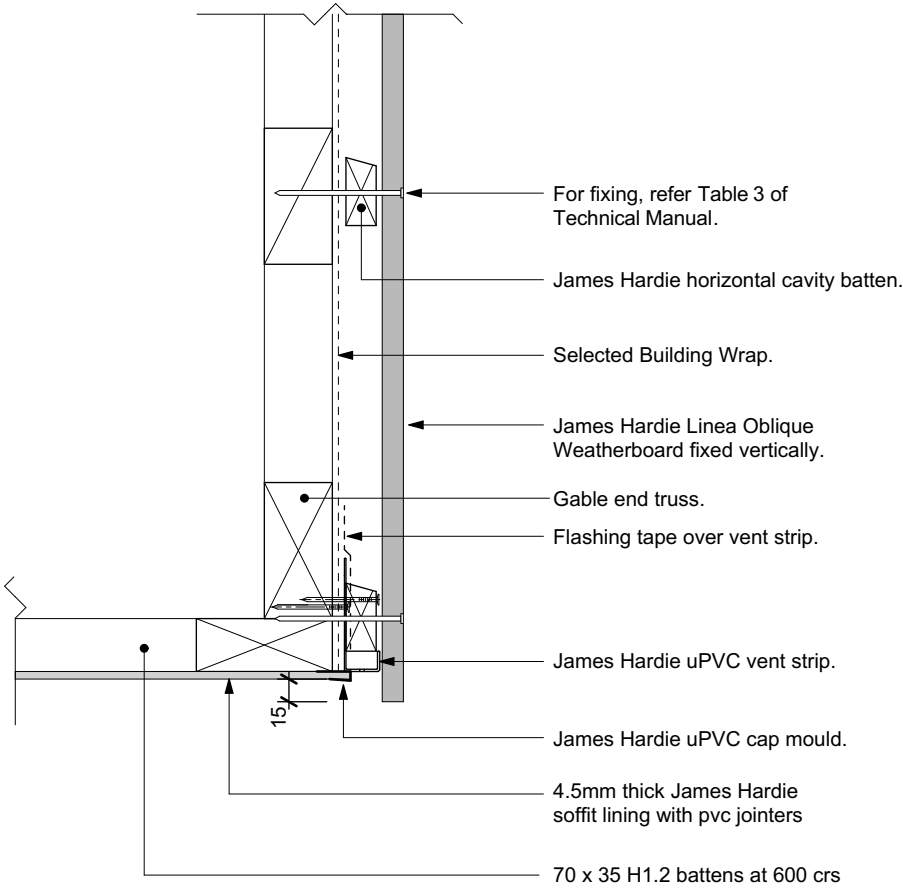


04 DETAIL
A10 SCALE 1:5



(I) MASONRY VENEER - SOFFIT DETAIL

11 DETAIL
A12 SCALE 1:5



09 DETAIL
A12 SCALE 1:5



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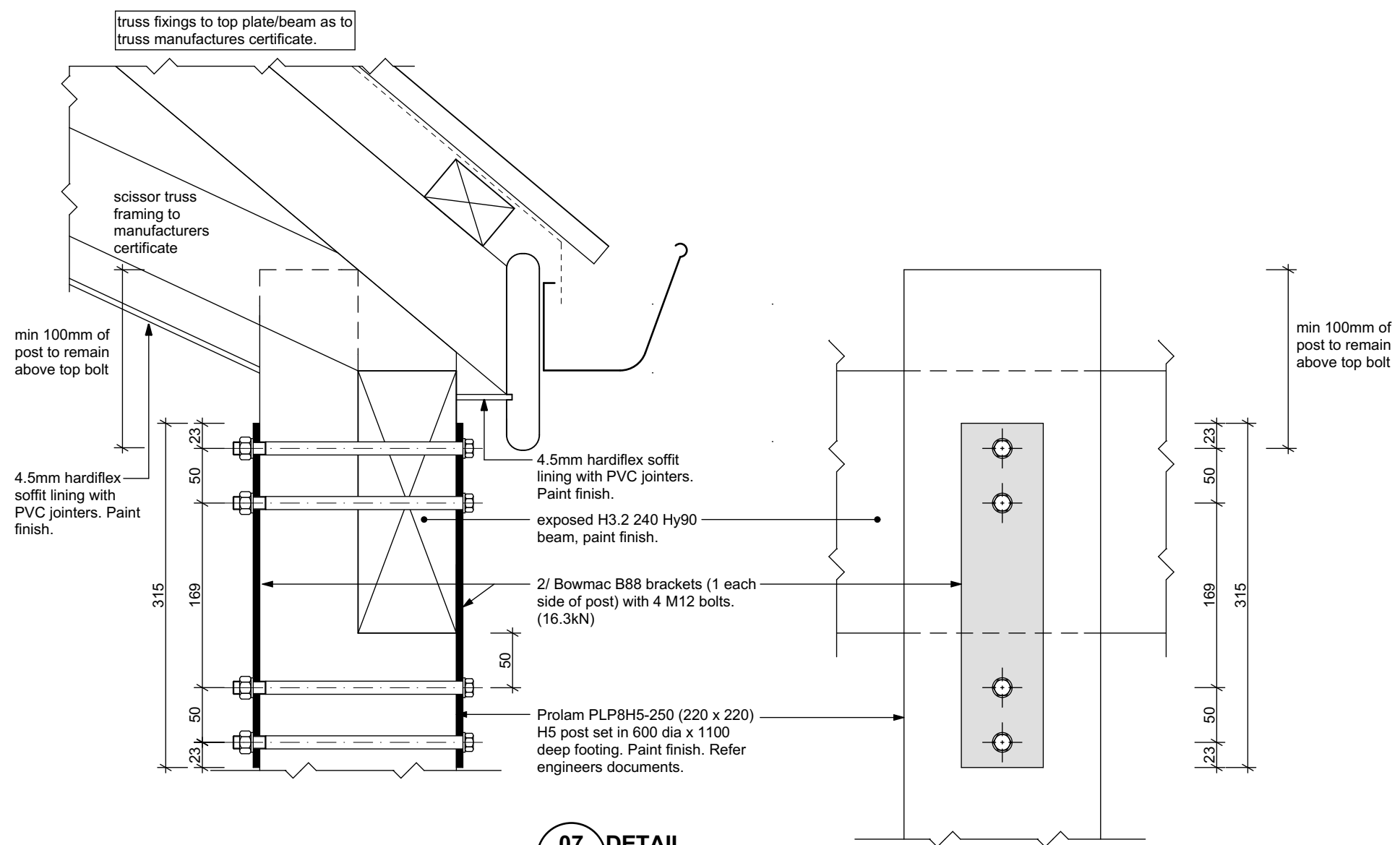
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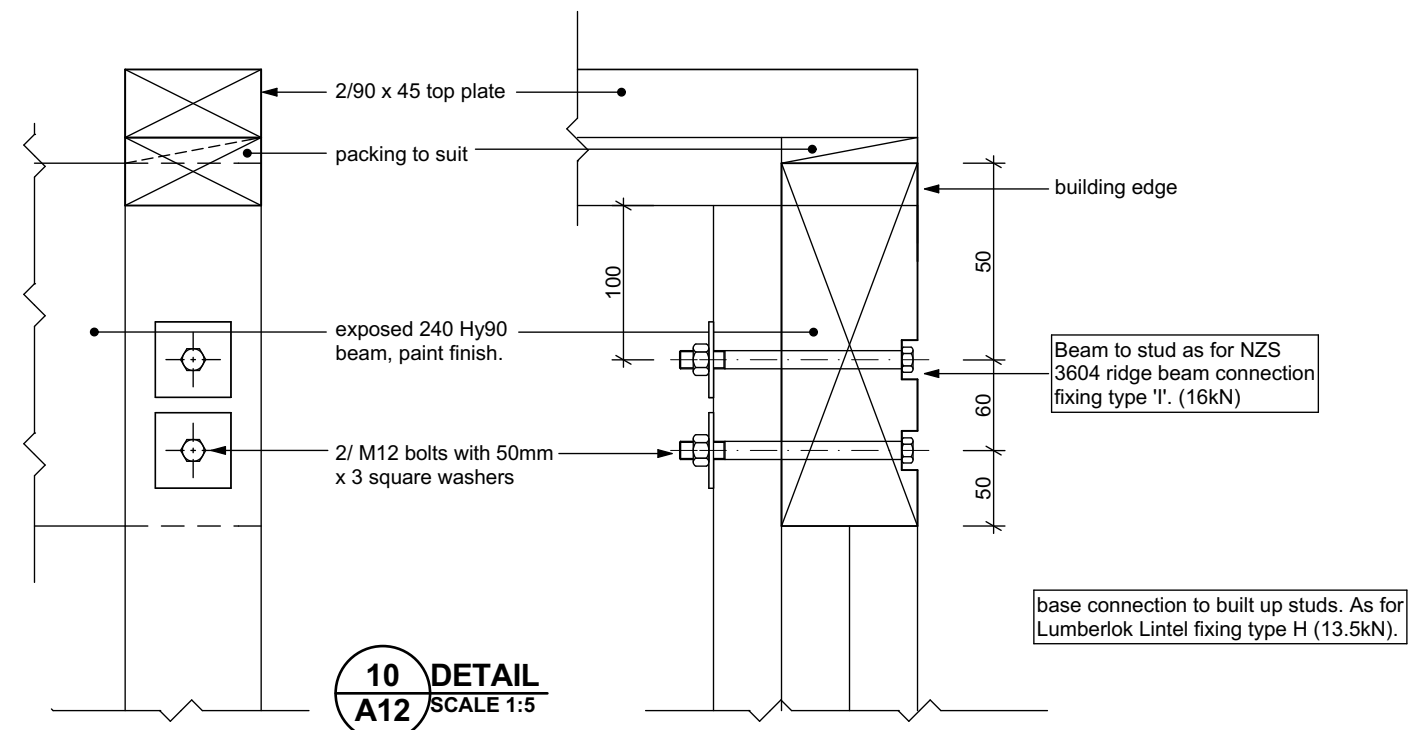
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A21



07
A11
DETAIL
SCALE 1:5



10
A12
DETAIL
SCALE 1:5



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SHEET No.

A23

OF 24 SHEETS.

60 x 10 skirting

bead of MS sealant to perimeter

selected vinyl or ceramic tiles to wet areas

min 150 tiled upstand

bead of MS sealant to perimeter

prefinished vanity top and basin

The image contains two technical cross-section diagrams illustrating the construction of a shower area. The top diagram shows a wall assembly, and the bottom diagram shows a floor assembly. Both diagrams use various shades of gray and white to represent different materials and components, with arrows pointing to specific parts.

Top Diagram (Shower Wall Construction):

- 9mm James Hardie Villaboard for tile substrate.
- Ceramic wall tiles over latex tile adhesive.
- Tap body.
- Silicone sealant.
- Tile shower walls over Ardex WMP002 2 part membrane.

Bottom Diagram (Shower Floor Construction):

- 9mm James Hardie Villaboard for tile substrate.
- Tile shower walls over Ardex WMP002 2 part membrane.
- Ceramic wall tiles over latex tile adhesive.
- Non slip ceramic floor tiles on Ardex WMP002 2 part membrane.

Non slip ceramic floor tiles on Ardex WMP002 2 part membrane.

Sealant.	1:50min. fall to waste
----------	------------------------

Tile Compound

Easy clean waste. (min. 85mm from walls)

THIS DETAIL IS APPLIED ONLY WHEN:
- ROOF PITCH MIN. 1° AND MAX. 45°
- PIPE DIAMETER MAX. 85mm

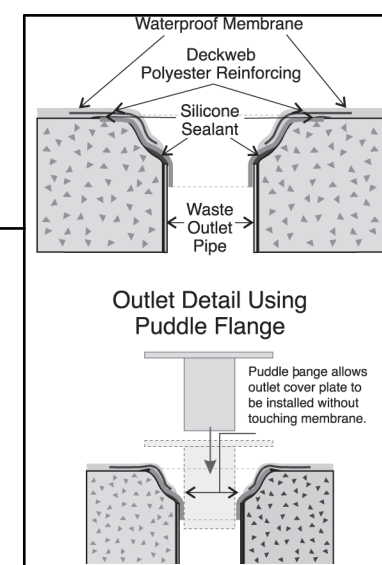
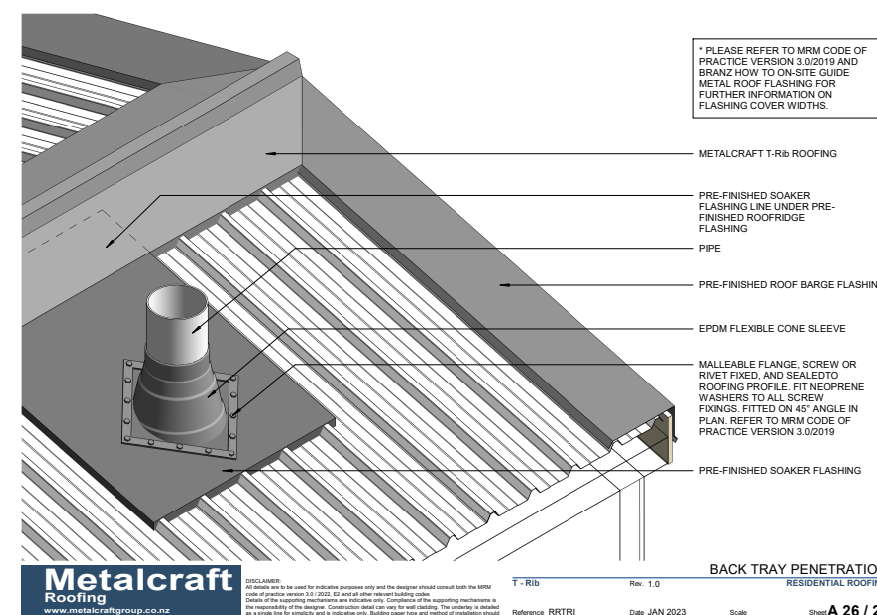
EPDM FLEXIBLE CONE SLEEVE
METALCRAFT T-RIB ROOFING
BUILDING PAPER SHOWN DASHED
PRE-FINISHED SELF DRILLING/TAPPING SCREW WITH RUBBER WASHER
TIMBER PURLIN
PIPE (PIPE DIAMETER MIX. 85mm)
ROOF FRAMING
MALLEABLE FLANGE, SCREW OR RIVET FIXED, AND SEALED TO ROOFING PROFILE. FIT NEOPRENE WASHERS TO ALL SCREW FIXINGS FITTED ON 45° ANGLE IN PLAN. REFER TO MRM CODE OF PRACTICE VERSION 2.2/2012.
EPDM FLEXIBLE CONE SLEEVE
METALCRAFT T-RIB ROOFING
BUILDING PAPER SHOWN DASHED
MALLEABLE FLANGE, SCREW OR RIVET FIXED, AND SEALED TO ROOFING PROFILE. FIT NEOPRENE WASHERS TO ALL SCREW FIXINGS FITTED ON 45° ANGLE IN PLAN. REFER TO MRM CODE OF PRACTICE VERSION 2.2/2012.
TIMBER PURLIN
ROOF FRAMING

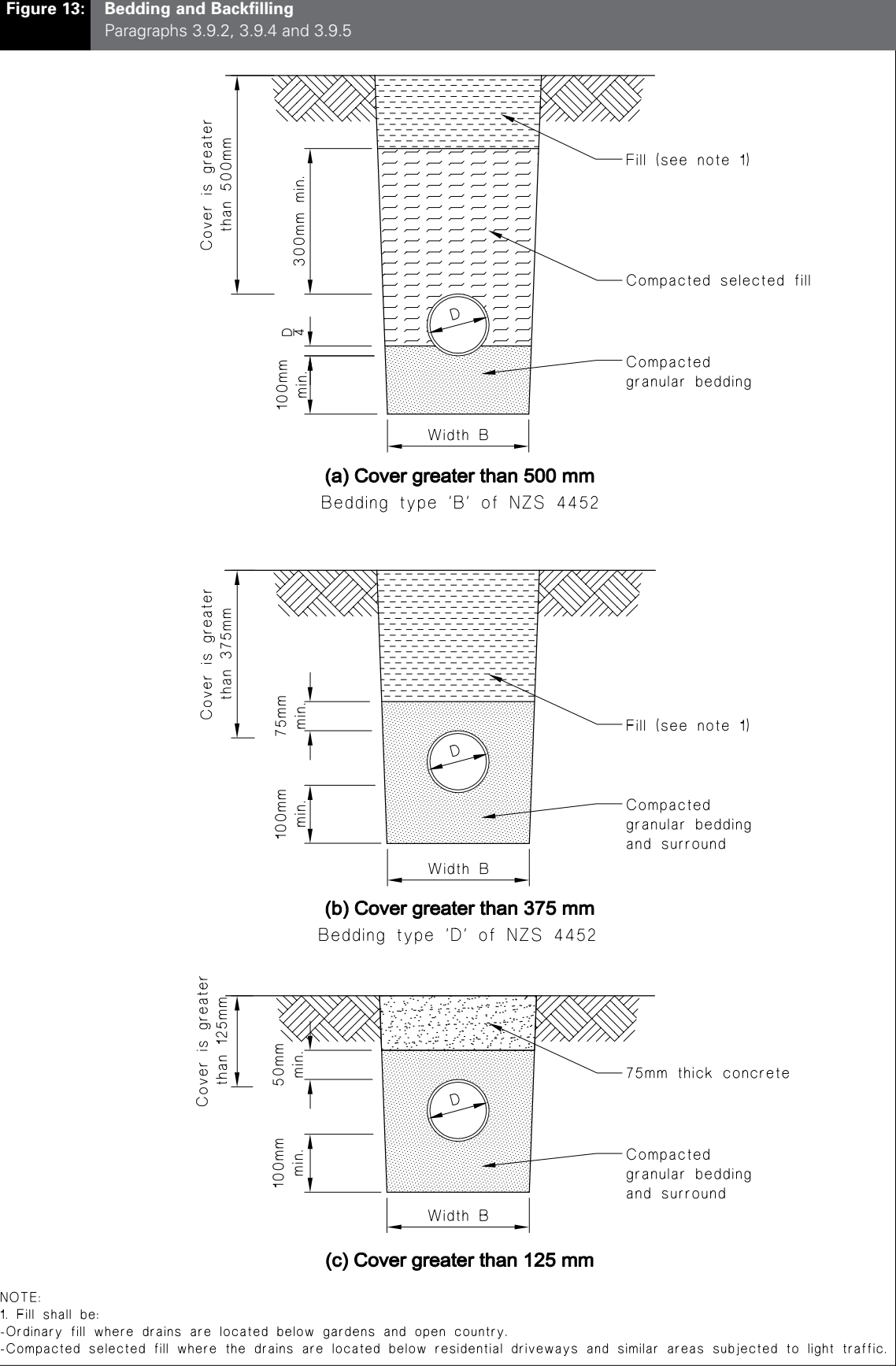
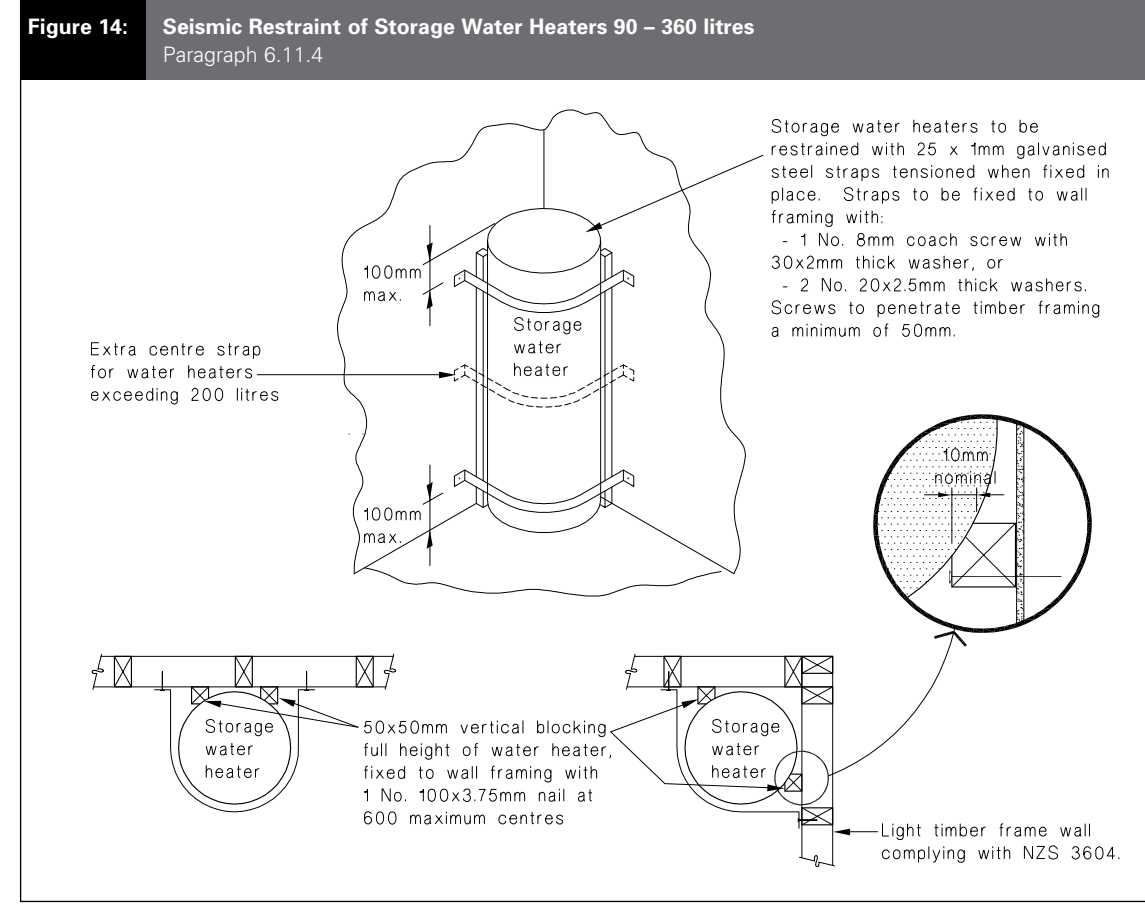
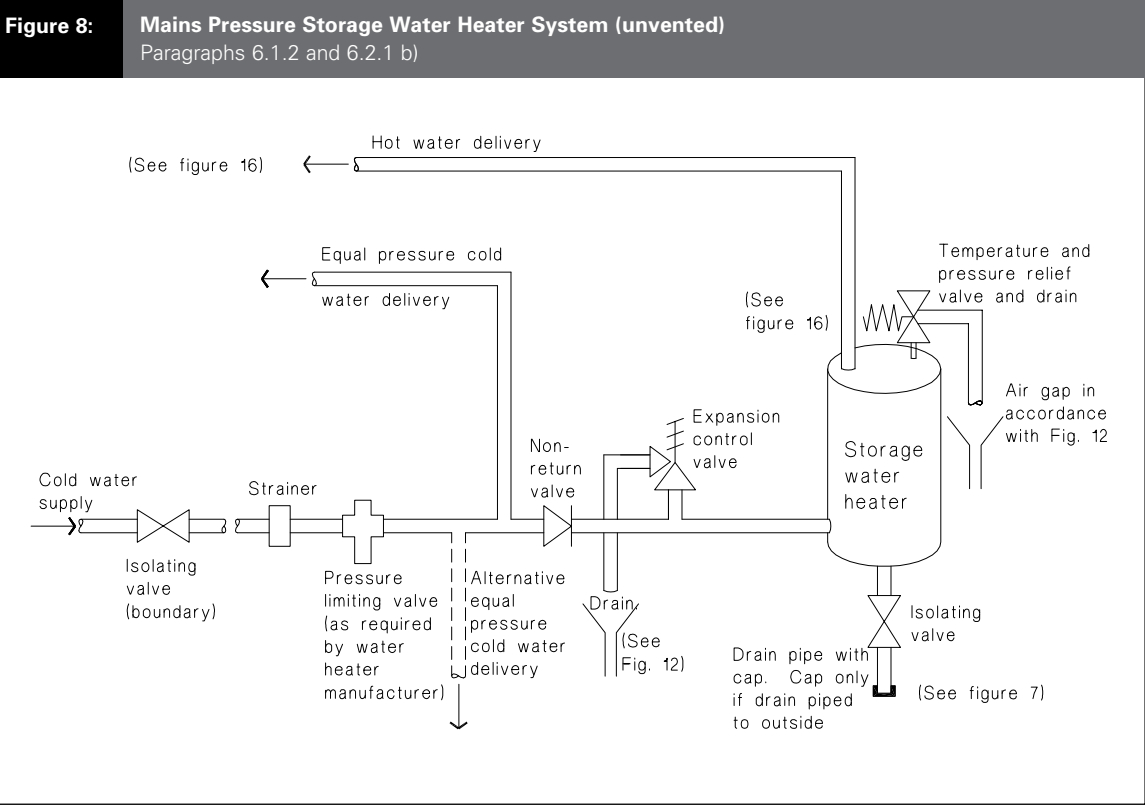
* PLEASE REFER TO MRM CODE OF PRACTICE VERSION 2.2/2012 AS MINIMUM PITCH WILL INCREASE DEPENDING ON SHEET LENGTH.

RESIDENTIAL ROOFING

MAX. 85mm DIAMETER PIPE PENETRATION

16/12





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CHECKED J.L.M

SET CONSENT

SHEET No.

A24

OF 24 SHEETS.

NH536 - NEW HOUSE 4 TABOR PLACE LINCOLN

STRUCTURAL DRAWING LIST Job No 5707

DWG No.	TITLE
S0.01	SPECIFICATION
SK1	MARKUPS
SK2	MARKUPS
SK3	MARKUPS
SK4	MARKUPS
SK5	MARKUPS
SK6	DETAILS

1.0 GENERAL

- 1.1 All drawings to be read in conjunction with all relevant Architect’s (design), services, Structural Engineer’s and Specialist’s drawings and specifications.
- 1.2 All Work shall comply with the relevant clauses of the New Zealand Building Code, best practice and relevant New Zealand Standards and Codes of Practice.
- 1.3 The Contractor shall verify all dimensions on site and compare with Architectural drawings before commencing work or making shop drawings.
- 1.4 Do Not Scale from any drawings. Use figured dimensions only. If in doubt ask.
- 1.5 If at any time prior to Practical Completion, the Contractor should become aware of any signs of distress, excessive settlement or deflection, conflict of components or any other indications whatsoever of actual or potential damage to the Contract Works or any part thereof, they shall forthwith notify the Engineer, and confirm such notice in writing as soon as is practicable.
- 1.6 Materials and components to be appropriate for intended use.
- 1.7 For concrete nibs, chamfers, rebates and other Architectural features the Architectural drawings are to have preference over structural drawings.
- 1.8 Manufacturer’s drawings and calculations for reinforcement, steelwork, flooring systems and stairs shall be submitted for the Engineer’s approval/comment a minimum of 14 days prior to fabrication.
- 1.9 The Contractor shall design temporary propping works and be able to provide a Producer Statement (PS1-design) if requested.
- 1.10 The protection and durability requirements of steel, timber, concrete and masonry materials shall comply with Section 4 NZS 3604:2011. Please refer to Architectural plans and specifications for further details.
- 1.11 All weather tightness details are to be specified by others and are especially excluded from structural details.
- 1.12 The following abbreviations may be used throughout the following documentation:

Abbreviation	Definition
T&B	Top and bottom
EF	Each face
EW	Each way
N.T.S.	Not to scale
FWAR	Fillet weld all round

FPBW	Full penetration butt weld
SS	Stainless steel
BGL	Below ground level
R (prefix)	Grade 300E plain reinforcing bar
D (prefix)	Grade 300E deformed reinforcing bar
H (prefix)	Grade 500E deformed reinforcing bar

2.0 INSPECTIONS

- 2.1 To verify the works have been constructed as per the design the following inspections:
- | Structural Element | Construction monitoring method |
|--|--------------------------------|
| 300kPa bearing and excavation | By Selwyn District Council |
| W11 lintel and cantilever post connections | By Selwyn District Council |
- 2.2 A minimum of 48 hours’ notice shall be provided to the Engineer before an inspection is required.
- 2.3 Failure to have the structural work inspected may result in Richards Consulting Engineers Limited not able to issue a PS4 or destructive testing to expose hidden structural elements.

3.0 EXCAVATIONS AND FOUNDATIONS

- 3.1 The Contractor is to familiarize themselves with the site geotechnical report requirements - Geotechnical investigation report prepared by Fraser Thomas Ltd named: “Future Proposed Dwelling at Lot 4210 (stage 4C), Te Whatriki Subdivision, Lincoln – Foundation Investigation Report” dated 20th May 2022.
- 3.2 For waterproofing, DPM, underfloor heating and insulation refer to Architectural drawings.
- 3.3 All organic material shall be stripped from under the foundations. All soft spots to be fully excavated and backfilled as per Engineers direction.
- 3.4 Assumed geotechnical ultimate bearing capacity of 300kPa from a minimum depth of 300mm below ground level (BGL) unless noted otherwise. If the recommended founding stratum is not encountered at the foundation level, the Engineer is to be informed before work proceeds in that area.
- 3.5 Backfill or subgrade material shall consist of well compacted AP40 in layers not greater than 200mm deep.
- 3.6 The Contractor shall manage the effects of ground water. Temporary dewatering may be required. The effects of dewatering on

adjoining properties should be considered and managed.

3.7 The Engineer shall inspect the excavations before any hardfill or boxing is formed.

4.0 CONCRETE WORK

- 4.1 Carry out work in accordance with NZS 3109:1997 – Concrete construction.
- 4.2 Refer Architectural specification for concrete finishes, chamfers, rebates and upstands.
- 4.3 No additives are to be included in the concrete without the Engineer’s approval.
- 4.4 Concrete compressive strengths at 28 days shall be:
- Footings and slabs on grade – 20 MPa.
 - Site concrete – 17.5 MPa.
- 4.5 The following finishes are required, unless specified by the architect:
- Exposed foundations F3.
- 4.6 The specified finishes are to be in accordance with the standards defined in NZS 3114:1987 – Concrete surface finishes.
- 4.7 All concrete to be mechanical vibrated and carefully worked around the reinforcement and into the corners of the formwork.

5.0 CARPENTRY

- 5.1 All timber shall be SG8, H1.2 unless stated otherwise.
- 5.2 All exposed timber shall be a minimum of H3.2. All timber which is direct contact with either concrete or soil shall be H5.
- 5.3 Timber shall be treated as set out in NZS 3602:2003 – Timber and Wood–based Products for use in Buildings.
- 5.4 Where fixing to timber, bolts shall have a 50x50x3mm washer at each end unless specified otherwise.
- 5.5 All bolts specified for structural timber connections shall be from grade 4.6 steel unless specified otherwise.
- 5.6 All timber bolted connections shall have the following minimum spacings, unless specified otherwise:

	Perpendicular to timber grain	Parallel to timber grain
Edge Distance	4d	8d
Spacing	5d	

- 5.7 All timber screw and nail connections (pre-bored to 0.8d) shall have the following minimum spacings, unless specified otherwise:

	Perpendicular to timber grain	Parallel to timber grain
Edge Distance	5d	10d
Spacing	5d	10d

- 5.8 All timber nail connections (no pre-boring) shall have the following minimum spacings, unless specified otherwise:

	Perpendicular to timber grain		Parallel to timber grain	
	SG8	Otherwise	SG8	Otherwise
Edge Distance	5d		12d	20d
Spacing	5d	10d	10d	20d

- 5.9 DPC shall be installed between H5 timber piles and H3.2 timber bearers or joists.
- 5.10 All external timber fixings (i.e. sub-floor or deck framing) shall be stainless steel. All other fixings shall be galvanised.

6.0 STEEL WORK

- 6.1 All steelwork shall be fabricated from grade 300 steel (BHP 300-plus steel or equivalent). The exception to this is where grades are identified on the drawings.
- 6.2 All steelwork shall be set out correctly to angles and planes at the time of fabrication. If necessary, component parts are to be trial assembled to ensure proper alignment. Fabrication shall be in accordance with the recommendations and procedures given in “general specification for the fabrication and erection of structural steel (Hera 1990)”.
- 6.3 All fabrication and erection of structural steelwork must comply with AS/NZS 5131: 2016.
- 6.4 All interior steel work shall be primed with Carbozinc 11. Inorganic Zinc Silicate. Surface preparation shall be abrasive blast to SSPC SP10 to achieve a jagged blast profile of between 35 and 50 microns and application of the primer shall be as specified. Dry film thickness shall be a minimum of 75 microns.
- 6.5 All exterior steel work shall be coated with the Resene Engineered Coating System referenced “PUR5” consisting of:
- 1st coat ArmourZinc 120 nom DFT 75.
 - 2nd coat Armourcote 510 nom DFT 200.
 - 3rd coat Uracryl 403 nom DFT 50.

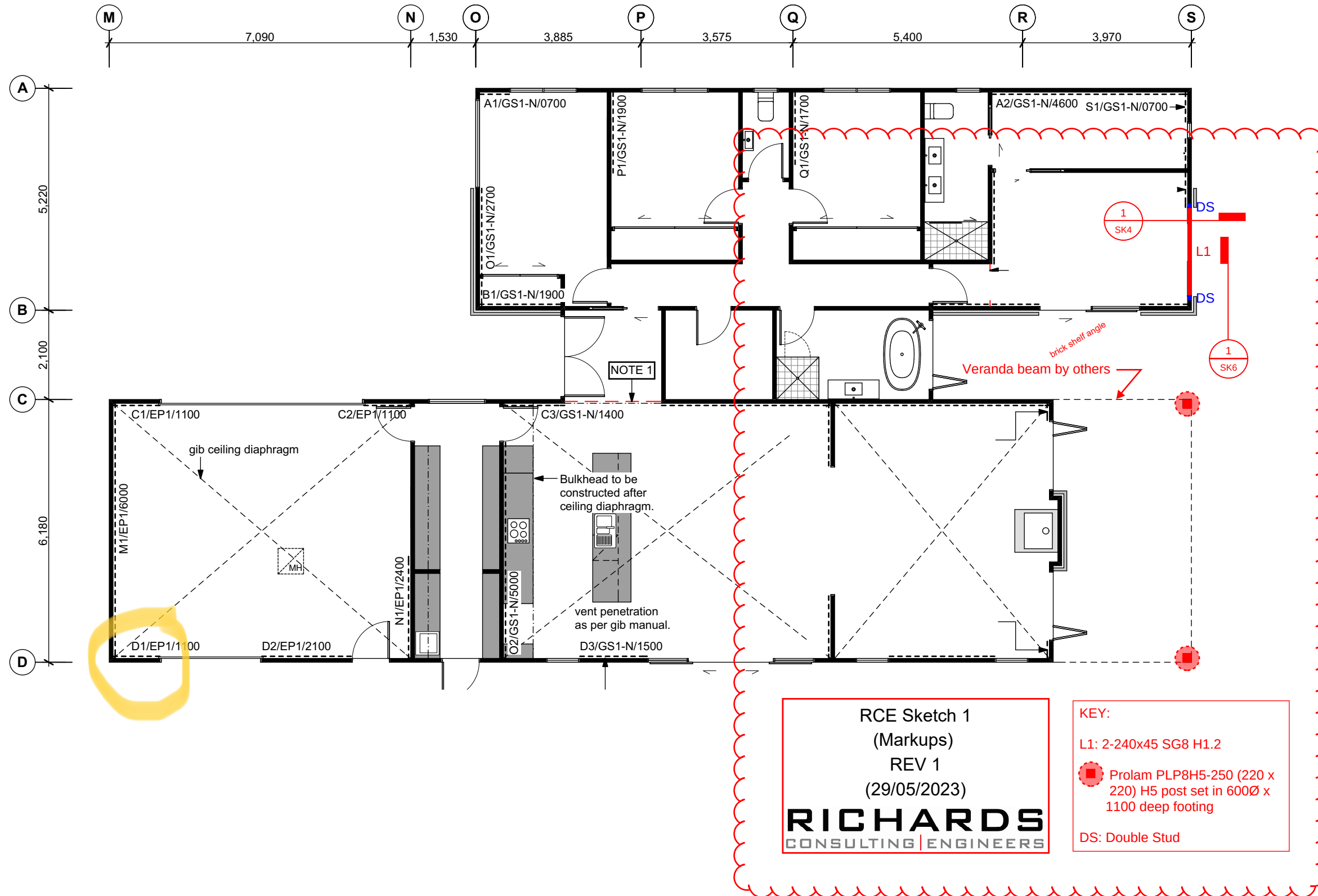
- 6.6 All paint shall be applied as per the manufacturer’s guidelines and specifications.
- 6.7 After erection all damaged paint and galvanizing shall be made good, and all bolted and welded connections shall be painted as specified for the members connected. Special care shall be taken to seal off around connections to prevent ingress of moisture to the joint.
- 6.8 The proposed steel paint coating system has a minimum intended design life of 25 years to first maintenance. To ensure a 50-year design life is achieved we recommend routine inspection of the paint protection system is undertaken. Re-coating may be required in select areas if the coating system has become compromise. Re-coating shall be undertaken in accordance with Resene specifications.
- 6.9 The following Steel Construction New Zealand (SCNZ) connection details may be required:

Abbreviation	Definition
BPP	Base Plate Pinned
MEP	Moment End Plate
MEPS-F	Moment End Plate Splice – Flush
MEP-G	Moment End Plate – Gusset
MEPS-G	Moment End Plate Splice – Gusset
BWBS	Bolted Welded Beam Splice
BBS	Bolted Beam Splice

7.0 STRUCTURAL MAINTENANCE SCHEDULE

- 7.1 This schedule of ongoing inspection and maintenance of structural elements shall be included with the O&M manuals and provided to the Owner/Body Corporate and building managers.

Inspection/Maintenance timeframe and item
(a) 5-yearly
Inspect and repair sealant that encloses structural mild-steel components and/or timber with mild-steel fixings.
(b) 10-yearly
Check exposed timber fixings for corrosion, repair as required.
(c) 25-yearly
Inspect all exposed, external timber. Repair as required.
(d) Following seismic shaking > SLS1 event
Inspections and repair as per b), c) and d) above.



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Jean Moohan

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Residence

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Lincoln
Selwyn District Council

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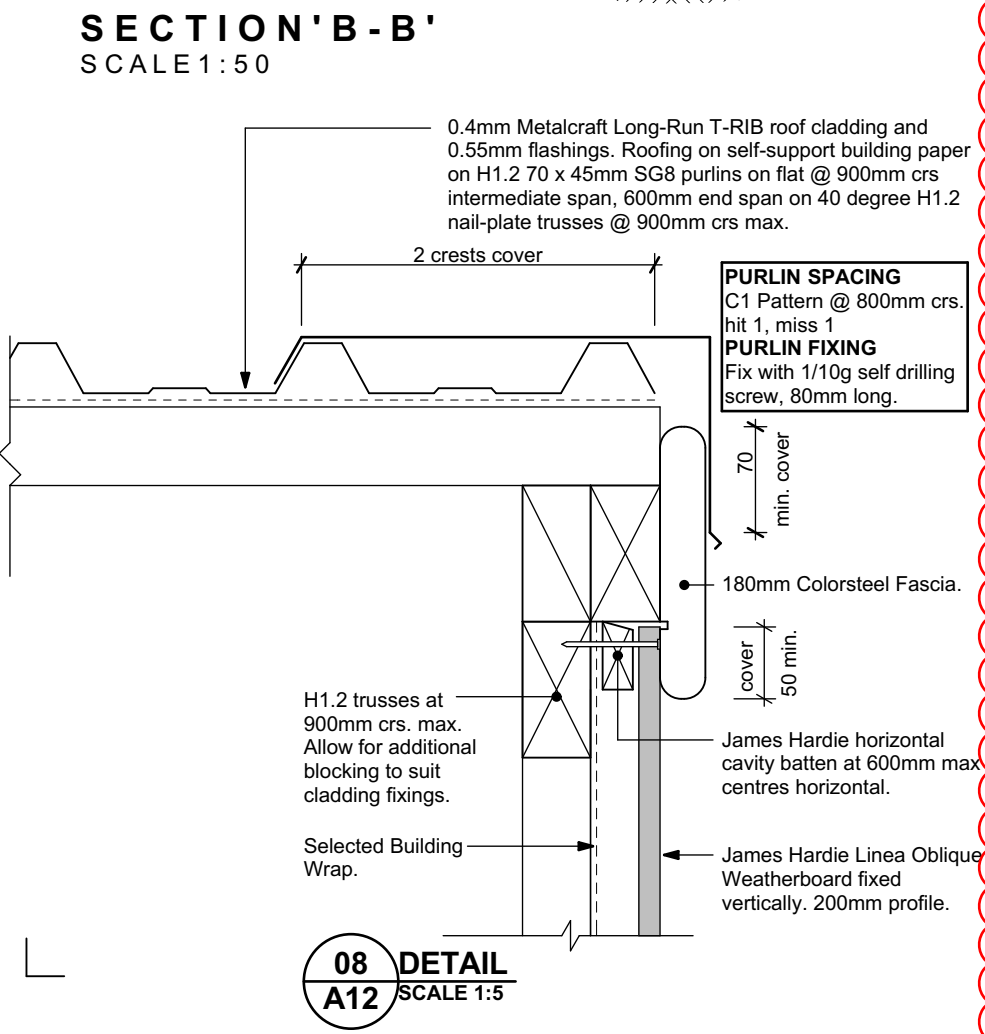
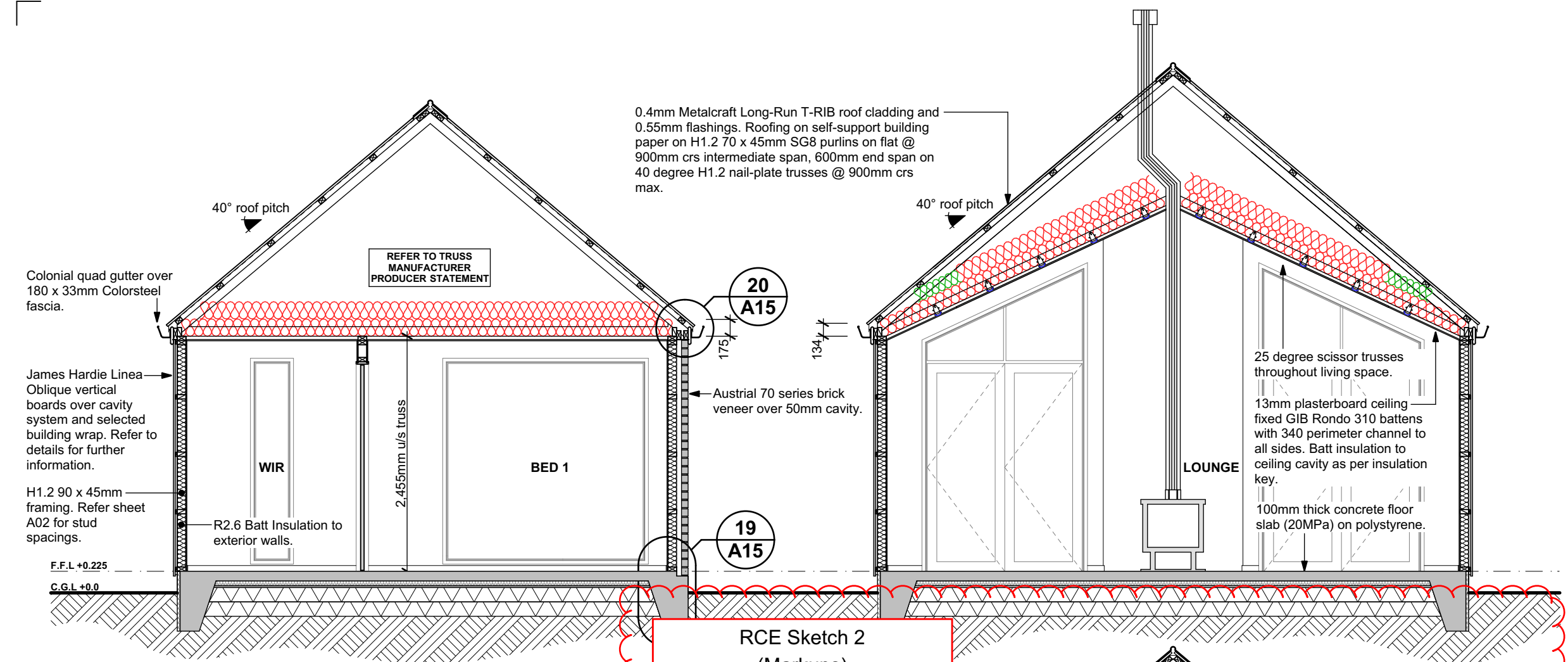
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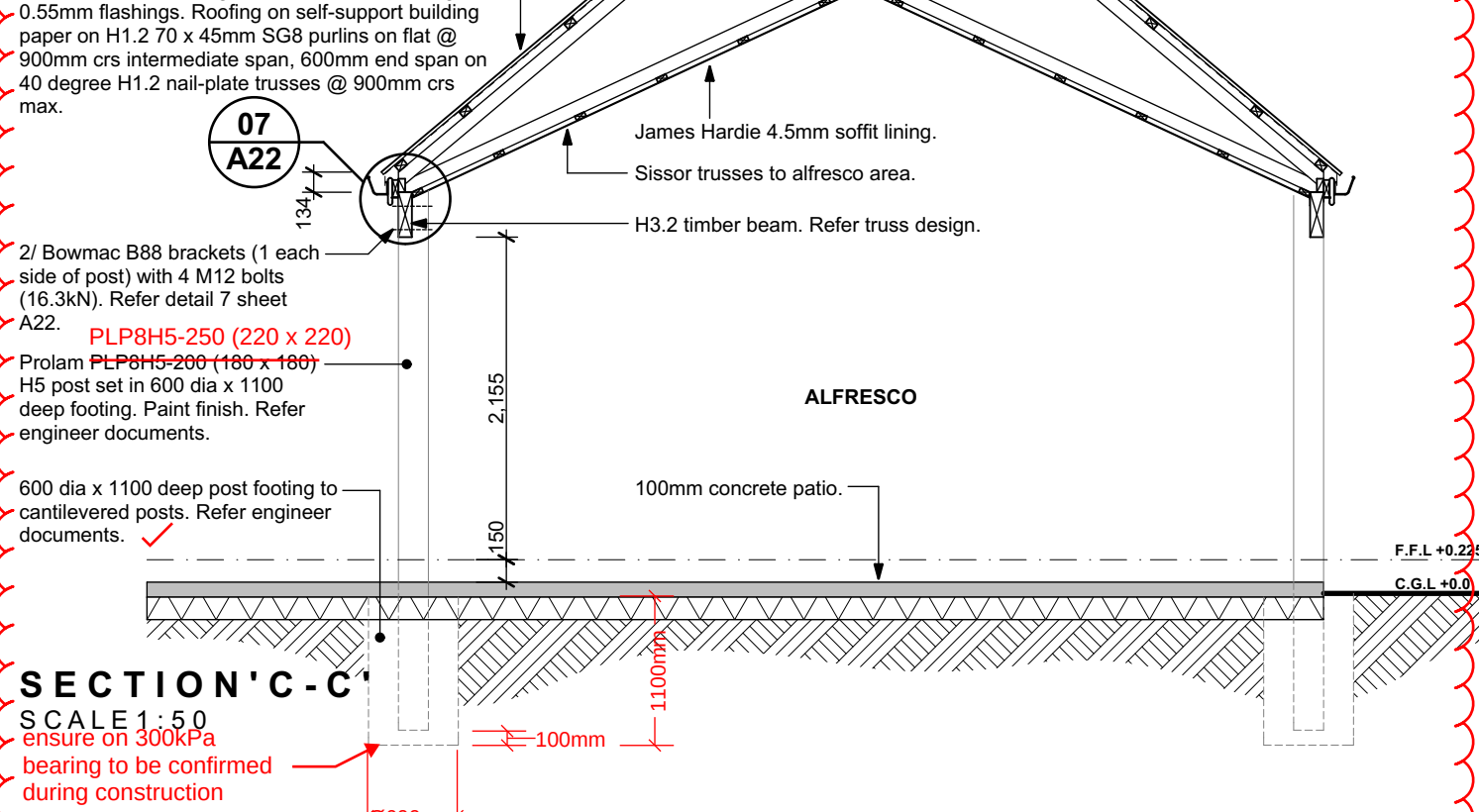
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OF 24 SHEETS.

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RCE Sketch 2
(Markups)
REV 1
(29/05/2023)
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DRAWN N.C.P

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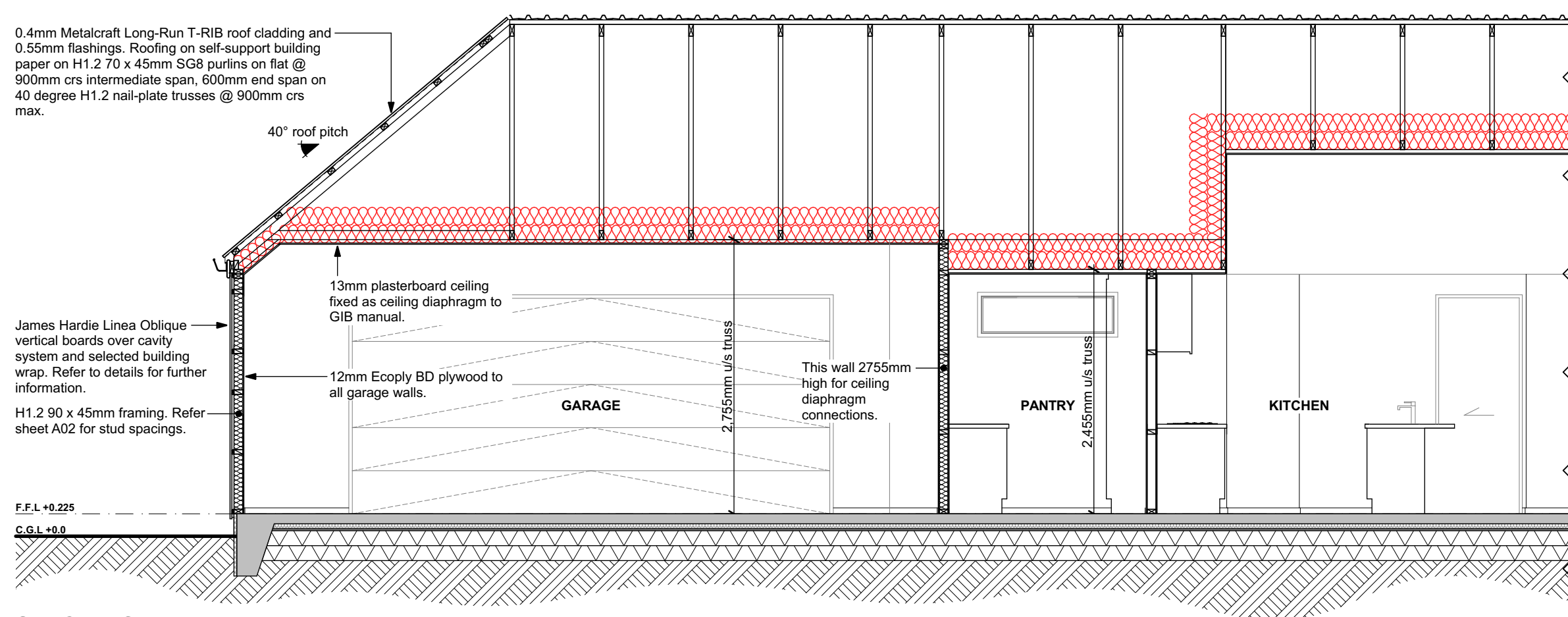
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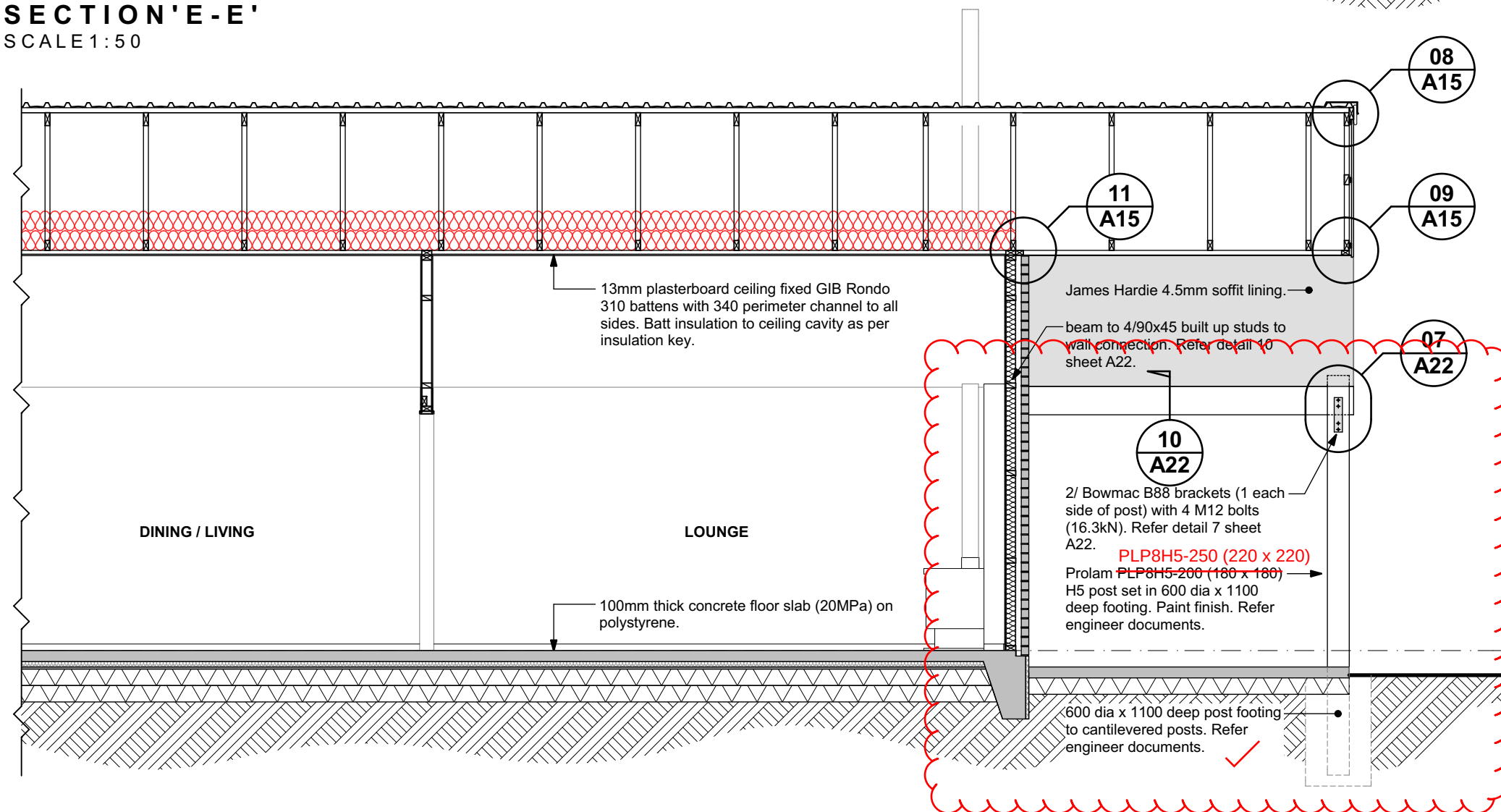
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SECTION 'E-E'
SCALE 1:50



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SCALES INDICATED FOR A3 SHEET

RCE Sketch 3
(Markups)
REV 1
(29/05/2023)

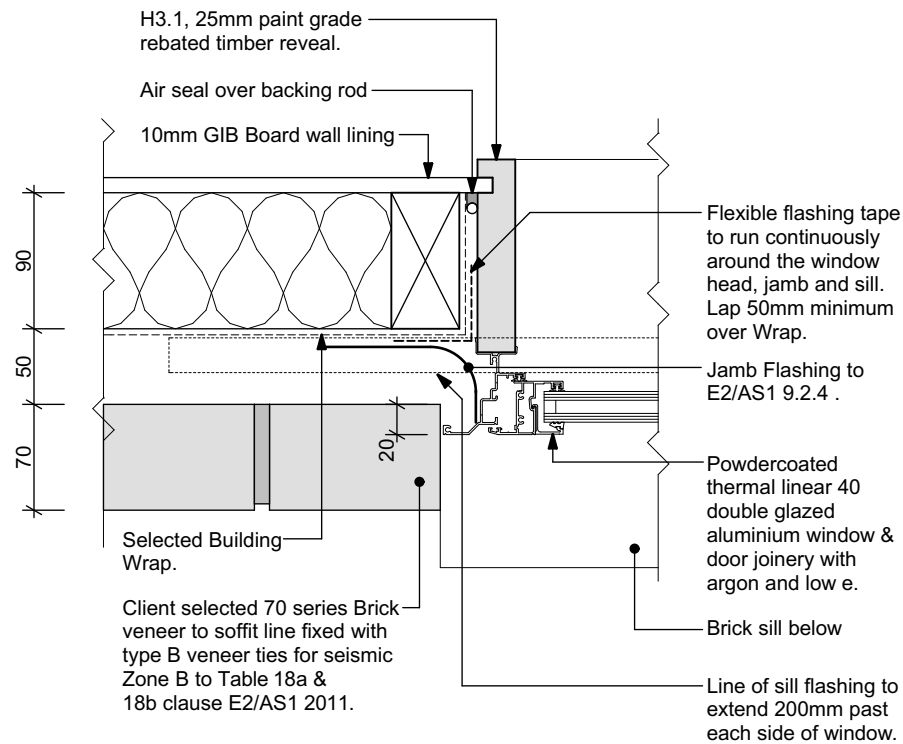
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SHEET No.

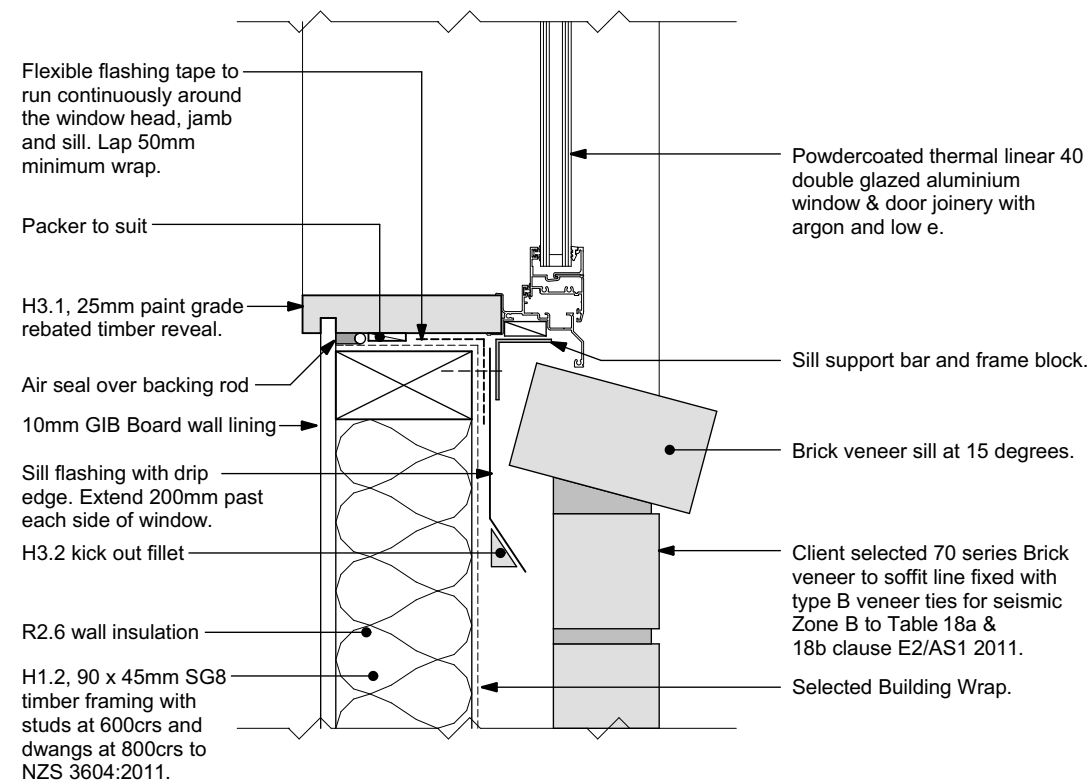
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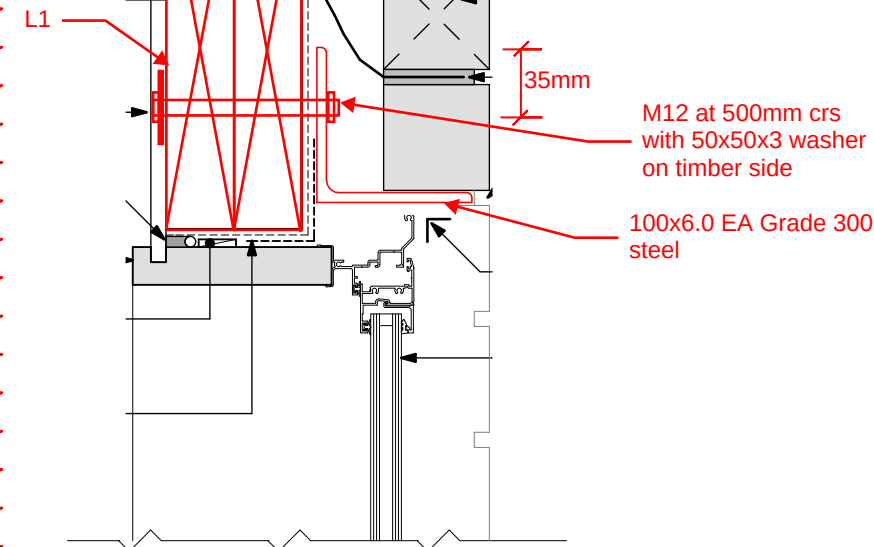
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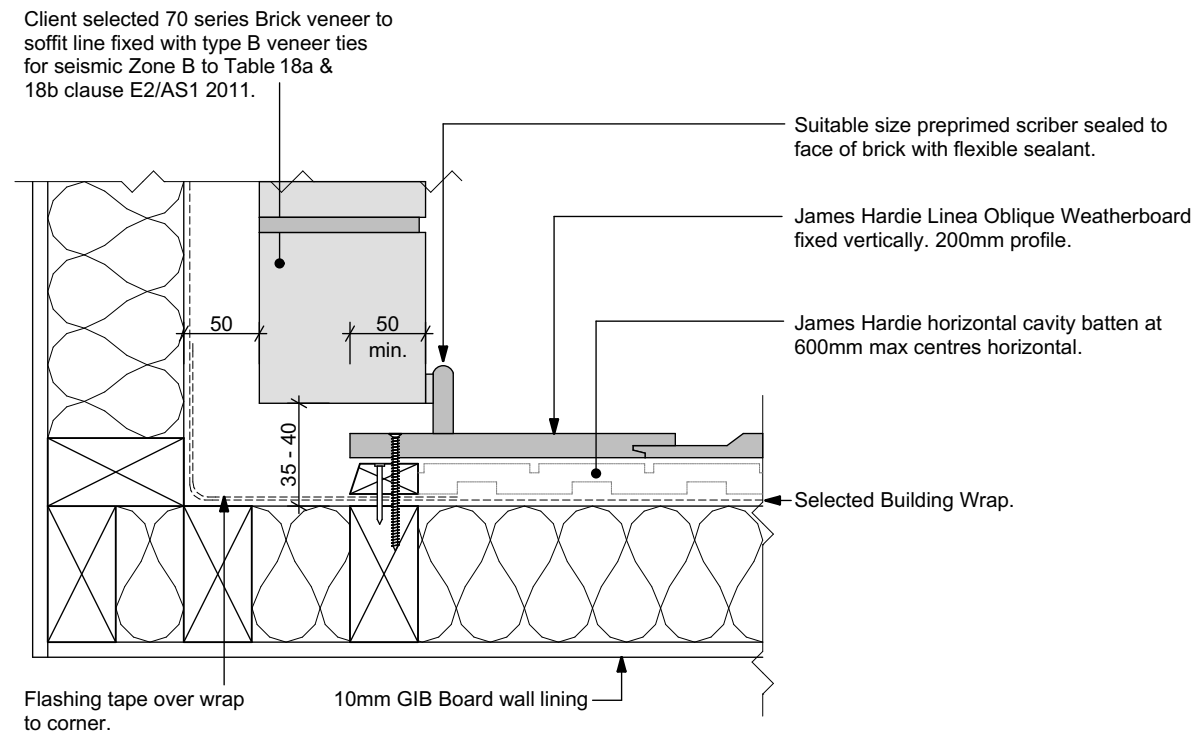
TYPICAL WINDOW JAMB - Brick Veneer
SCALE 1:5



TYPICAL WINDOW SILL - Brick Veneer
SCALE 1:5



W11 DETAIL
1:5



BRICK / OBLIQUE INTERNAL CORNER DETAIL
SCALE 1:5

RCE Sketch 4
(Markups)
REV 1
(29/05/2023)

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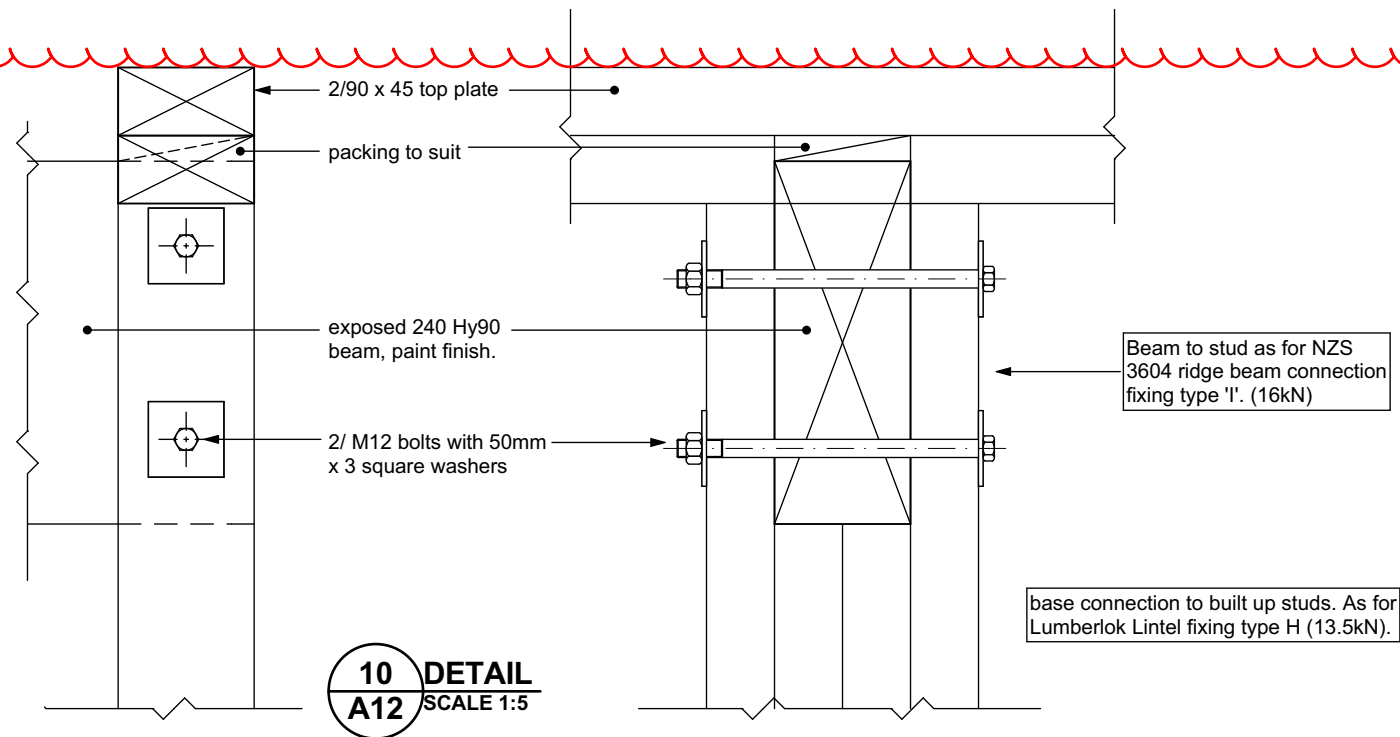
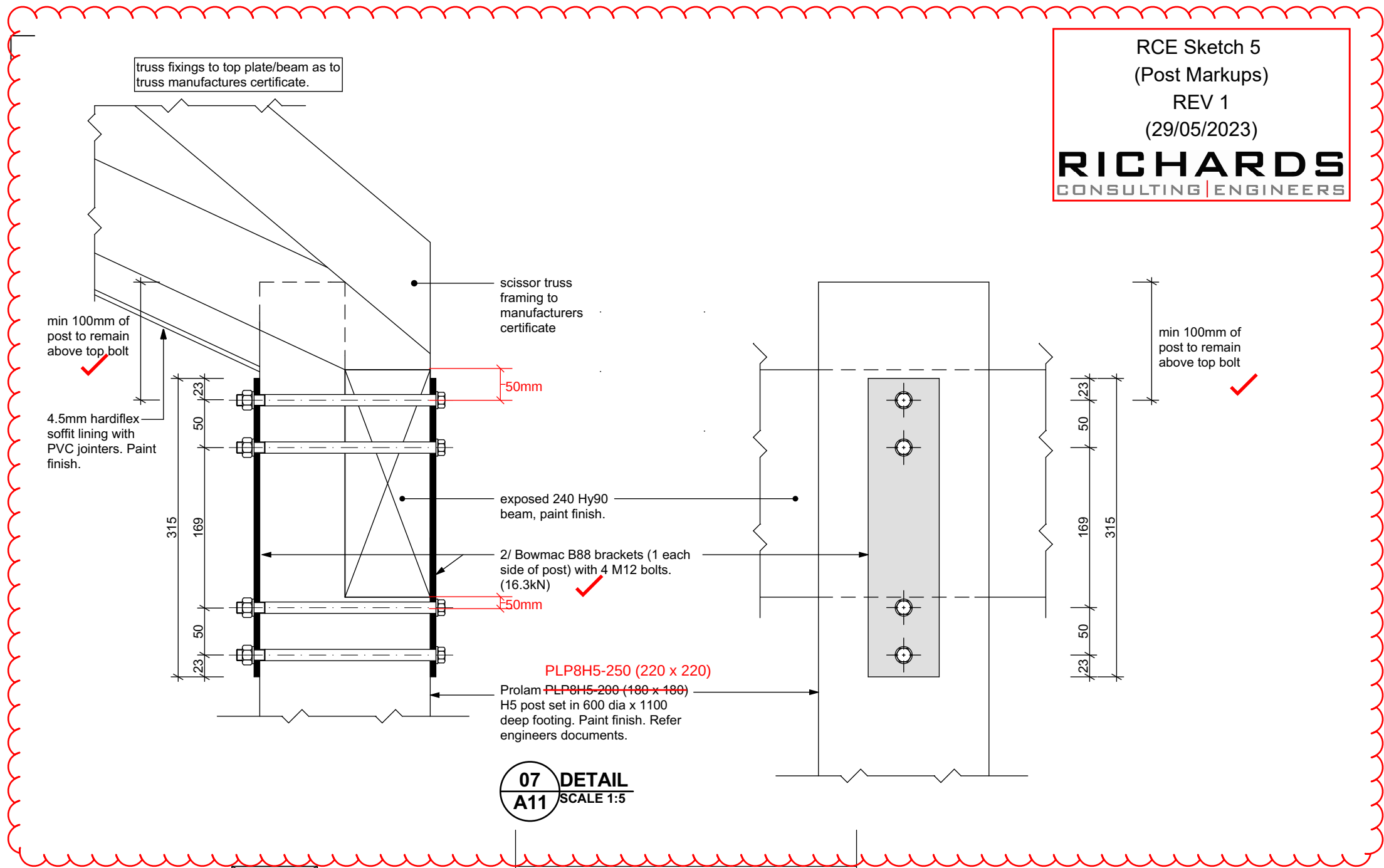
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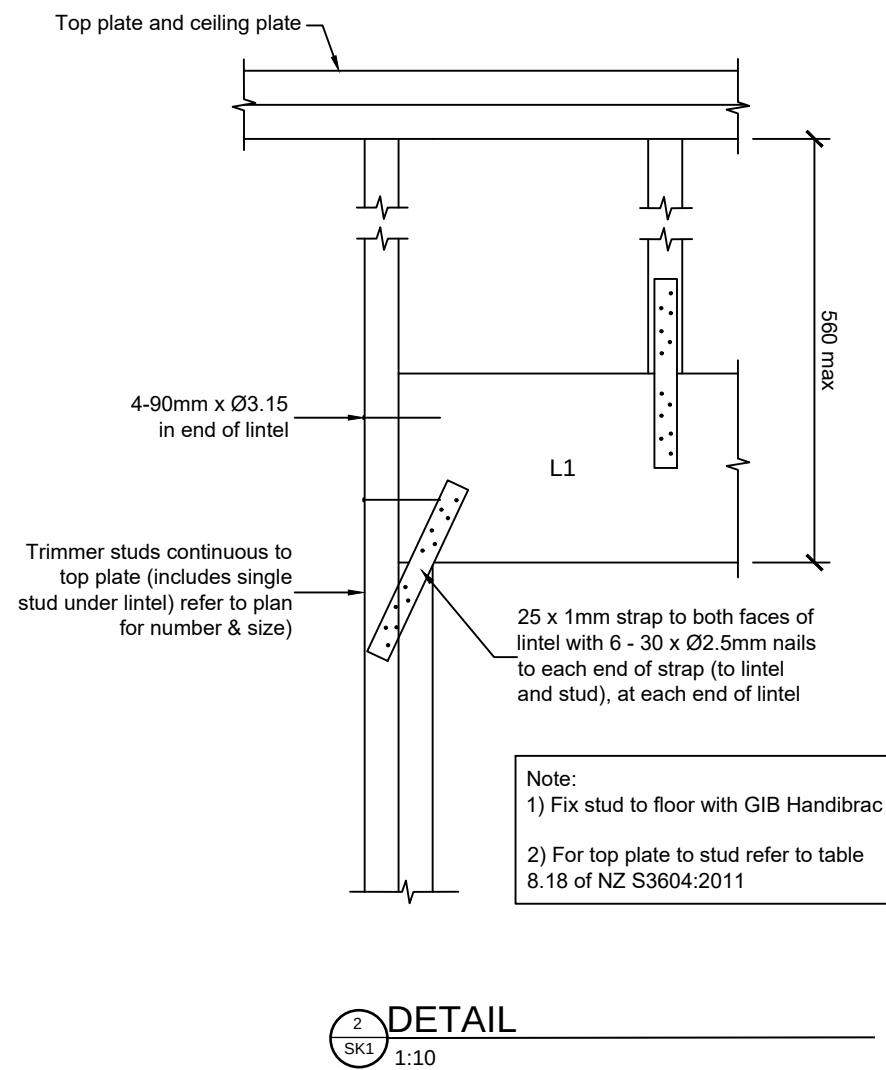
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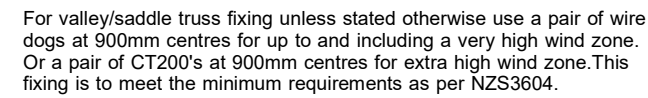
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Your Building Partner



Any roof loads as stated on this layout over 16kN lift are outside the scope of NZS3604, and the architect / draughtsperson is responsible for the design to transfer the loads to the ground.

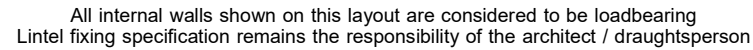
Snow Zone:	Christchurch (N4)
Wind Area:	High
TC Restraints:	900 mm
Roof Material:	Galv Iron 0.55mm
Roof Pitch:	40.00 °
Snow Altitude:	100.000 m
Design Wind Speed:	44.0 m/s
BC Restraints:	600 mm
Ceiling Material:	Standard Plaster Board 13mm
Ground Snow Load:	0.900 kPa
Truss Centres:	900 mm



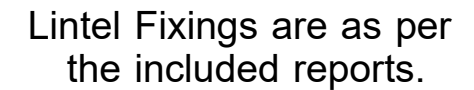
If a gable truss requires a windbeam brace, the type of MiTek brace will be noted as such on the layout. The truss fixings can be substituted for other fixings of the same or greater capacity. All verge framing to be fixed according to the MiTek On-Site Guide if not covered by NZS3604. If bottom chord restraints are 35mm Metal battens, then they must be fixed with either two nails or screws. If the metal battens are fixed with a single nail or screw then 90x45mm bottom chords restraints will be required at 1800mm centres

All loads shown on this page regarding the truss fixings are characteristic loads

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Your Building Partner



A 3D perspective diagram of a T-joint. A horizontal yellow rectangular bar is positioned on top of a vertical yellow rectangular bar. Two downward-pointing arrows are shown above the horizontal bar, indicating an applied load. A vertical line with arrows at both ends passes through the center of the joint, representing the axis of symmetry.

Note: These top plate to stud fixing options do not apply to walls under floors, just walls with trusses or rafters attached.

