

Approved Building Consent Documents

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

INSPECTION BOOKING TIMEFRAMES		
Telephone 03 347 2839		
Call received	<i>Before 3pm inspection will be done</i>	<i>After 3pm inspection will be done</i>
Monday	Wednesday	Thursday
Tuesday	Thursday	Friday
Wednesday	Friday	Monday
Thursday	Monday	Tuesday
Friday	Tuesday	Wednesday

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ARTIST IMPRESSION

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Artisan Homes Canterbury South, 5 Broomleigh Drive, Faringdon,
Rolleston. PO Box 86034, Rolleston West 7658 T +64 3 374 9172



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P. 03 343 0833, M. 021 216 1438, E. craig@craigfitchettdesign.co.nz
P.O. Box 20504, Bishopdale, Christchurch 8543

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PROJECT INFORMATION:

Proposed Residence for Matt Ford & Sarcha Gibb

Lot 47, Clausen Avenue, Leeston

Craig Fitchett
licence number BP105386

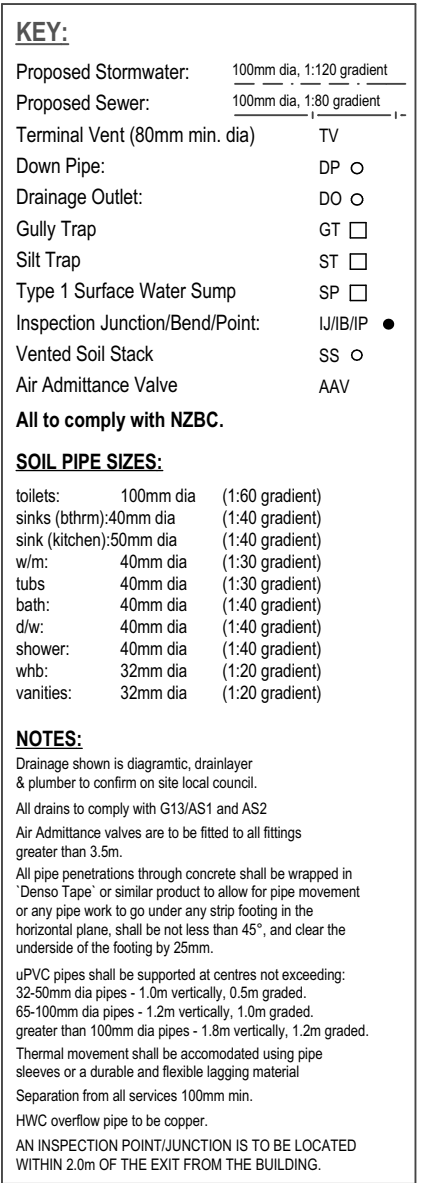
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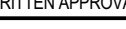
ARTIST IMPRESSION & INDEX			
JOB NUMBER: 2016-064-WD	DATE OF ISSUE: 15-Feb-17	DRAWN BY: Leyhana Land	SHEET NUMBER: 1 of 20
DRAWING STATUS: For Consent		VERSION / REVISION: Issue 1	

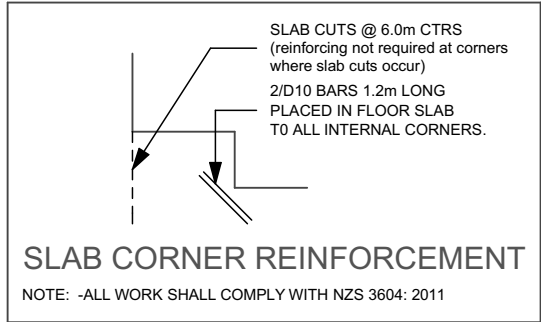
SEDIMENT CONTROL PLAN

1. Provide 2.0m wide entry/exit rumble pad (150-200mm deep 40mm crushed rock) to driveway area, from kerb to slab with 200mm high hump pad across pad deflecting stormwater runoff to sediment fence.
2. Provide geotextile sediment fencing/barrier (or similar approved) to the low side of the soil disturbance.
3. Stockpile topsoil within the sediment controlled zone.
4. Stabilise earth banks.
5. Downpipes to be connected as soon as roof and drainage is available.
6. All other work is to be completed in accordance with Environment Canterbury "Best Practice Guidelines."




scale 1:125

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<p style="text-align: right; font-size: x-small;">COPYRIGHT TO CRAIG FITCHETT DESIGN LIMITED</p>									
<p>PROJECT INFORMATION:</p> <p style="font-size: 24px; text-align: center;">Proposed Residence for Matt Ford & Sarcha Gibb</p> <p style="font-size: 24px; text-align: center;">Lot 47, Clausen Avenue, Leeston</p>		<p style="font-size: x-small; text-align: center;">Craig Fitchett licence number BP105386 Always check the LBP register to ensure your building practitioner is licensed.</p> 							
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; padding: 5px;">JOB NUMBER: 2016-064-WD</td> <td style="width: 33%; padding: 5px;">DATE OF ISSUE: 15-Feb-17</td> <td style="width: 33%; padding: 5px;">DRAWN BY: Leyhana Land</td> </tr> <tr> <td colspan="2" style="padding: 5px;">DRAWING STATUS: For Consent</td> <td style="padding: 5px;">VERSION / REVISION: Issue 1</td> </tr> </table>		JOB NUMBER: 2016-064-WD	DATE OF ISSUE: 15-Feb-17	DRAWN BY: Leyhana Land	DRAWING STATUS: For Consent		VERSION / REVISION: Issue 1	<p style="text-align: center; font-size: 24px;">SITE PLAN</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; padding: 5px;">SHEET NUMBER: <div style="font-size: 48px; text-align: center;">2</div></td> </tr> </table>	SHEET NUMBER: <div style="font-size: 48px; text-align: center;">2</div>
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scale 1:100



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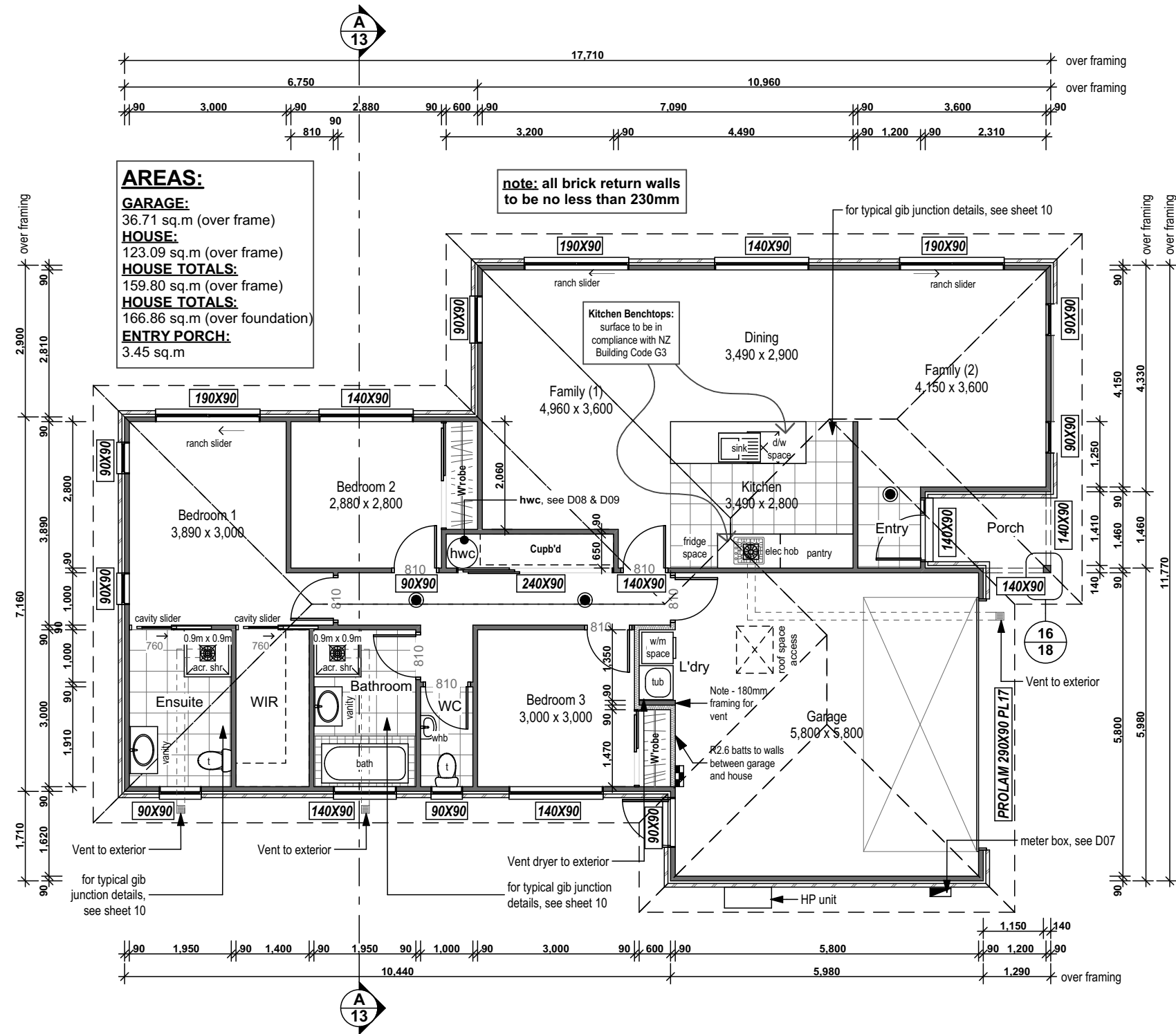
Lot 47, Clausen Avenue, Leeston

Craig Fitchett
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FOUNDATION PLAN

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Floor Plan

scale 1:100

PIPE SUPPORT

Pipes shall be supported at centres not exceeding:

	Pipe Diameter	Max distance between supports	
Copper Pipes:	32 - 50mm	3.0m (vertical pipe)	2.5m (graded pipe)
	greater than 50mm	3.5m (vertical pipe)	3.0m (graded pipe)
PVC-U Pipes:	32 - 50mm	1.0m (vertical pipe)	0.5m (graded pipe)
	65 - 100mm	1.2m (vertical pipe)	1.0m (graded pipe)
	greater than 100mm	1.8m (vertical pipe)	1.2m (graded pipe)

note: for PVC-U pipes carrying discharges of greater than 60°C, support for the pipe shall in accordance with Paragraph 6.3.2 of AS/NZS 2032.

FLOOR COVERING KEY:

all floor coverings shall comply with NZBC E3/AS1.

Tiles:		Carpet:	Family, Dining, Robes, & Hallways.
Vinyl:		Concrete:	Garage.
Vinyl Planking:			

ANTI-SLIP: on all access routes (both external and internal), provide anti-slip surfaces complying with NZBC D1/AS1/Table 2 (except surfaces inside entry doors of housing may be considered as dry areas).

NOTES:

- External & Internal Wall Framing:** 90x45 H1.2 treated douglas fir timber framing with studs @ 600mm ctrs and dwangs @ 800mm ctrs unless otherwise stated.
- Roof Framing:** Trusses and ceiling joists are to be H1.2 treated pinus radiata timber framing.
- Exterior Wall Wraps:** Watertight-plus building paper fixed to exterior framing. All wraps shall comply with NZ Building Code E2/AS1.
- Timber Framing Grade:** All timber to have a framing grade of SG 8.

- Beam/lintels:** sizes shown are to be confirmed by the precut manufacturer and shall comply with NZS 3604: 2011.
- Smoke Detectors:** Installed throughout the dwelling complying with NZ Building Code F7/AS1.

Note: do not install smoke detectors more than 3.0m away from a bedroom door.
Mount detectors on ceilings, minimum 300mm from any adjacent walls.
ALL SMOKE ALARMS TO HAVE HUSH & TEST FACILITIES

Indicates Smoke Detector Position

HWC PIPE SIZES:

HWC pipe sizes and lengths shall comply with NZS 4305: 1996 clause 3.2.1 & table 5.

- 10mm dia pipe: maximum length 25.0m
- 15mm dia pipe: maximum length 12.0m
- 20mm dia pipe: maximum length 7.0m

notes: where the pipe supplying the sink unit is composed of sections of different diameters, the total volume of water in the pipe run shall not exceed 2 litres.

HWC overflow pipe to be copper.

THERMAL MOVEMENT

The plumbing system shall accommodate without failure the expected longitudinal movement in pipes resulting from temperature changes.

All copper and PVC-U pipes shall incorporate expansion joints. The provisions described in Section 6.4 of AS/NZS 2032 shall be used for PVC-U pipes.

At Supports, and at wall and floor penetrations not incorporating expansion joints, movement shall be accommodated using pipe sleeves or a durable and flexible material.

PROJECT INFORMATION:

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Lot 47, Clausen Avenue, Leeston

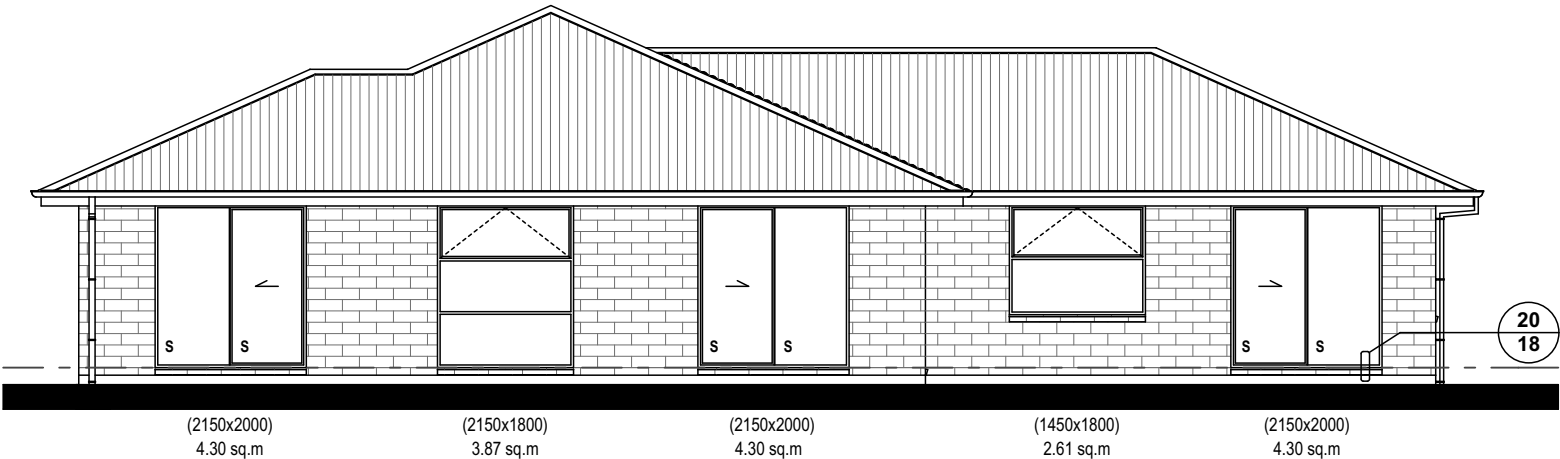
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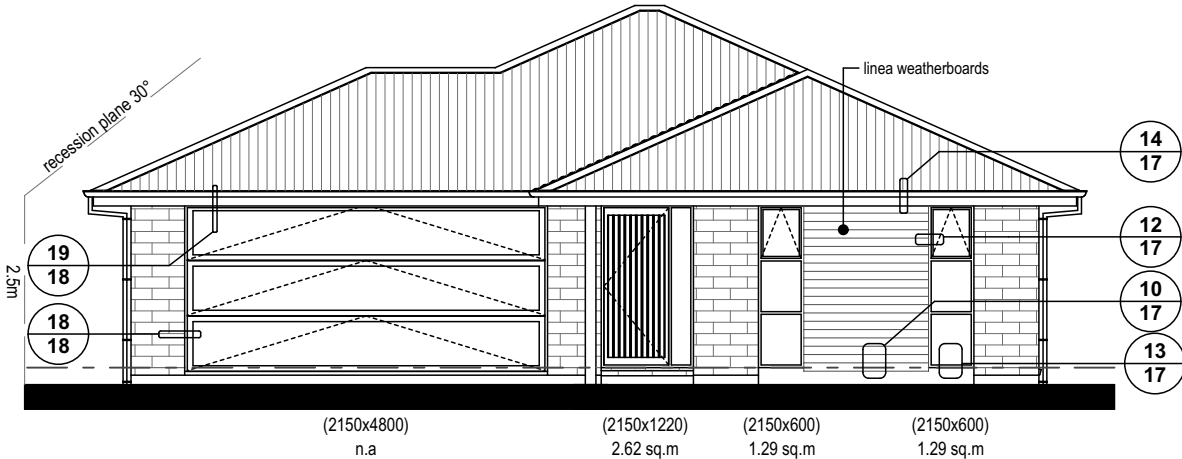
FLOOR PLAN

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North West Elevation scale 1:100



North East Elevation scale 1:100

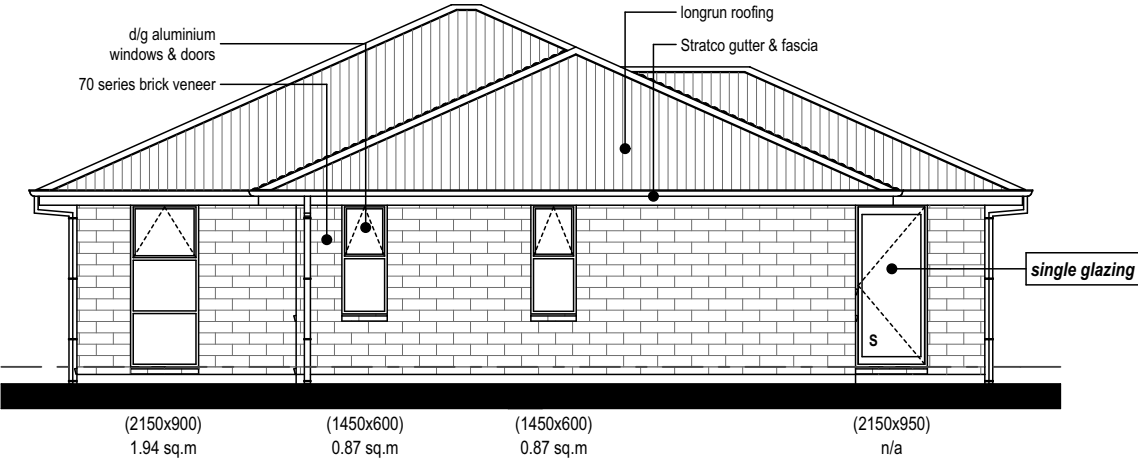
BUILDING ENVELOPE RISK MATRIX NORTH WEST ELEVATION		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	Low risk	0
Envelope complexity	Low	0
Deck design	Low	0
Total Risk Score:		1

BUILDING ENVELOPE RISK MATRIX SOUTH WEST ELEVATION		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	Low risk	0
Envelope complexity	Low	0
Deck design	Low	0
Total Risk Score:		1

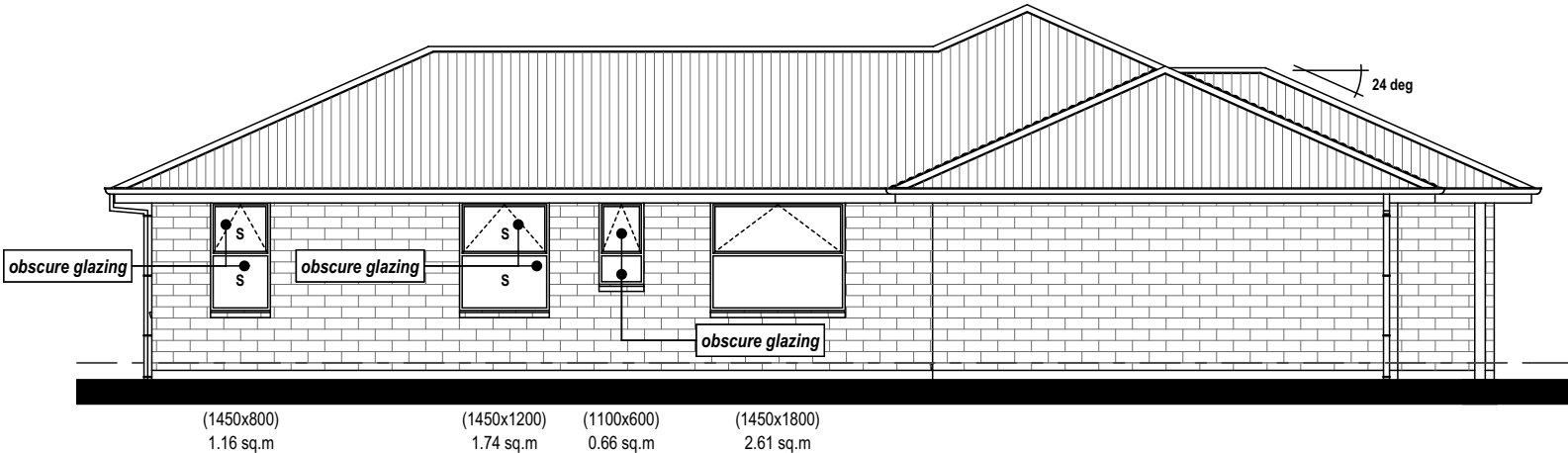
- NOTES:**
1. S - denotes safety glazing to be in accordance with NZS 4223.
 2. All glazing to be in accordance with NZS 4223.
 3. All lintels are to comply with NZS 3604: 2011.
 4. All glazing, except garage to be rated @ R value = 0.26 (minimum).
 5. All opening sizes are to be measured on site before windows & doors are to be manufactured.
 6. RS - denotes windows that are to have a 100mm (maximum opening) restrictor stay installed.
- (h x w) Indicates size of window & door opening
- WANZ support bar: Provide to all doors & windows.**

BUILDING ENVELOPE RISK MATRIX NORTH EAST ELEVATION		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	Low risk	0
Envelope complexity	Medium risk	1
Deck design	Low	0
Total Risk Score:		2

BUILDING ENVELOPE RISK MATRIX SOUTH EAST ELEVATION		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	Low risk	0
Envelope complexity	Low	0
Deck design	Low	0
Total Risk Score:		1



South West Elevation scale 1:100




South East Elevation scale 1:100



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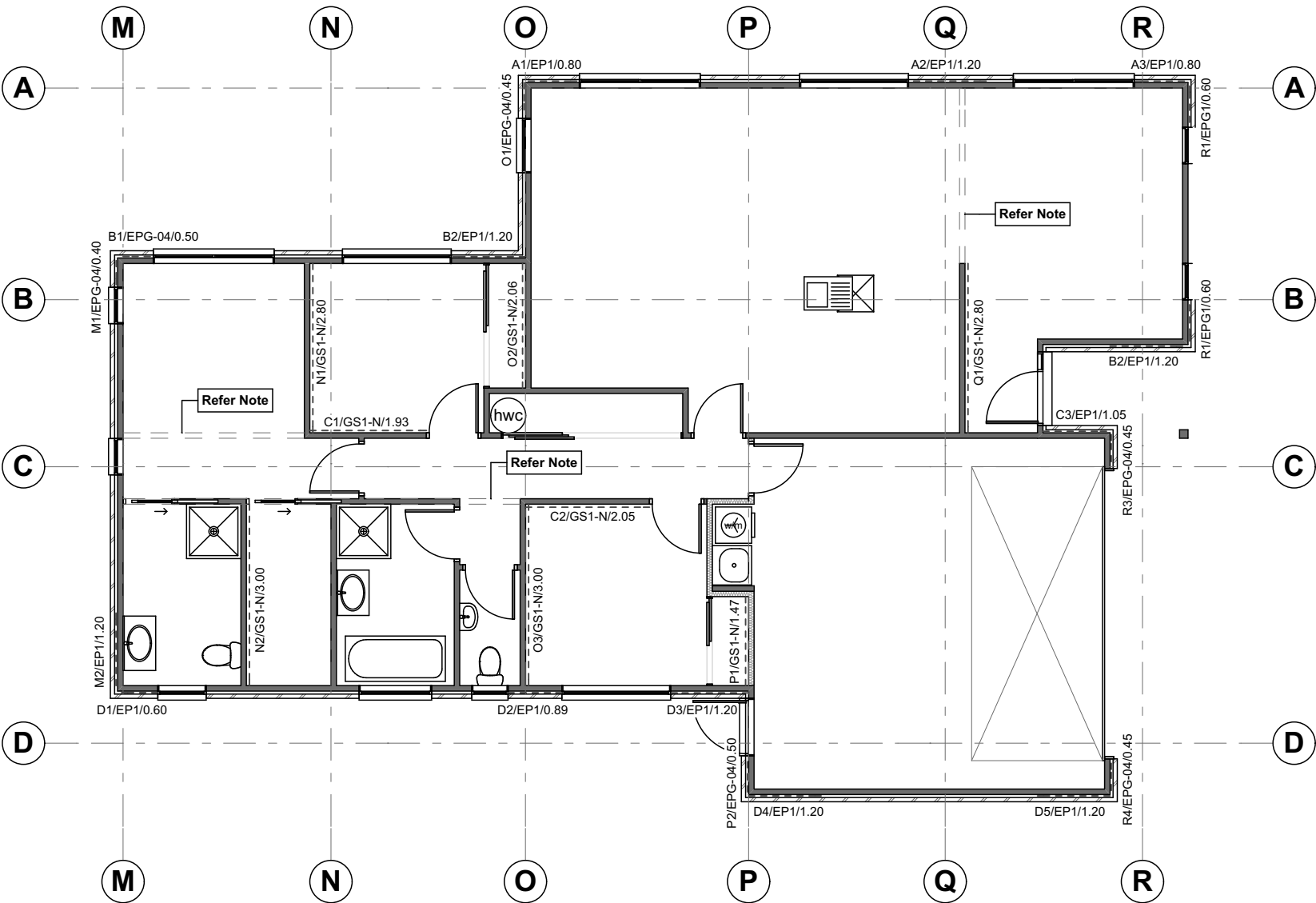


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ELEVATIONS & RISK MATRICES

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Bracing Layout scale 1:100

NOTE:
Connect timber members at top plate level to external wall at right angles in accordance with **NZS3604 2011 Clause 8.7.3.4.**
8.7.3.4.
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 BU's: to at least one such external wall by a fixing as shown in figure 8.16 of 6kn capacity;
(b) For each wall containing wall bracing elements with a total bracing capacity of more than 250 BU's: to at least two external walls by a fixings as shown in figure 8.16 each having a rating of not less than 2.4kn per 100 bracing units.

Structural Plywood brace with plasterboard other side				
Specification No.	Minimum Wall Length	Lining Requirements	BU's/m Wind	BU's/m Earthquake
EPG	0.4 m	7mm Ecopy® or Ecopy Barrier one side and 10mm GIB® Standard plasterboard other side	100	115
	1.2 m		150	150


Single sided structural plywood brace				
Specification No.	Minimum Wall Length	Lining Requirements	BU's/m Wind	BU's/m Earthquake
EP1	0.6 m	7mm Ecopy®, or Ecopy Barrier one side	125	130

BOTTOM PLATE FIXINGS FOR GIB® BRACING ELEMENTS			
Brace type	Concrete slabs		Timber floors
	External wall	Internal wall	External and Internal walls
GS1-N	As per NZS 3604:2011. No specific additional fastening required.	As per NZS 3604:2011. Alternatively use 75 x 3.8mm shot-fired fasteners with 16mm discs, 150mm and 300mm from each end of the bracing element and at 600mm thereafter.	Pairs of 100 x 3.75mm flat head hand driven nails or 3/90 x 3.15mm power driven nails at 600mm centres in accordance with NZS 3604:2011.
GS2-N	Not applicable.		
GS2-NOM			
GSP-H BL1-H BLP-H	Intermediate fastenings to comply with NZS 3604:2011 In addition: GIB HandiBrac® fixings or metal wrap-around strap fixings and bolt as illustrated on p.15 and 16.		Pairs of 100 x 3.75mm flat head hand driven nails or 3/90 x 3.15mm power driven nails at 600mm centres in accordance with NZS 3604:2011. In addition: GIB HandiBrac® fixings or metal wrap-around strap fixings and bolt as illustrated on p.15 and 16.
BLG-H	Not applicable	As for GSP-H, BL1-H, BLP-H on concrete slab as illustrated on p.15 and 16.	



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BRACING LAYOUT

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Bracing strap installation

Care needs to be taken with the installation of the bracing strap. It should be checked in to be flush with the face of the stud providing a flat substrate for the plasterboard and

positioned in such a way that the corner fastenings of the bracing element are not affected by it. Keeping the strap to the edge of the end stud as shown will allow the corner fastenings to be installed without having to penetrate the bracing strap.

Concrete floor

Timber floor

400 x 25 x 0.9mm galvanised strap to pass under the plate and up the other side of the stud. Six 30 x 2.5mm flat head galvanised nails to each side of the stud. Three 30 x 2.5mm flat head galvanised nails to each side of the plate. Hold down bolt with 50 x 50 x 3mm washer to be fitted within 80mm of the end of the element.

Internal wall

External wall

GEB004

GEB005

GEB006

GEB007

GEB008

Note: Where applicable drawings have been produced for CAD design. These are identified by a unique number in the bottom corner of each detail box that can be found at gib.co.nz/library.

2/300 x 25 x 0.9mm galvanised straps with six 30 x 2.5mm flat head galvanised nails to each stud and into the floor joist and three nails to the plate. Block to nog fixed with 3/100 x 3.75mm nails to stud.

Hold-down fastener requirements

Concrete floor

Timber floor

A mechanical fastening with a minimum characteristic uplift capacity of 15kN fitted with a 50 x 50 x 3mm square washer within 80mm of the ends of the bracing element.

12 x 150mm galvanised coach screw fitted with a 50 x 50 x 3mm square washer within 80mm of the ends of the bracing element

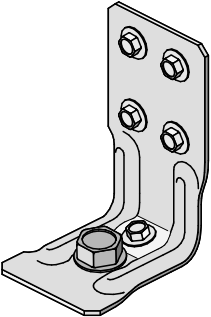


GIB HandiBrac® installation

Developed in conjunction with MiTek™, the GIB HandiBrac® has been designed and tested by Winstone Wallboards for use in GIB EzyBrace® elements that require hold-downs. The GIB HandiBrac® is a substitute for bottom plate hold-down straps.

- Quick and easy to fit.
- May be fitted at any stage before lining.
- Framing face is clear to allow flush lining.
- Easily inspected.

The GIB HandiBrac® with BOWMAC® blue head screw bolt is suitable for timber and concrete floors constructed in accordance with NZS 3604:2011.



Concrete floor

Timber floor

External walls

Internal walls

External walls

Internal walls

GEB009

GEB010

GEB011

GEB012

Position GIB HandiBrac® as close as practicable to the internal edge of the bottom plate.

Position GIB HandiBrac® at the stud/plate junction and at mid-width of plate.

Position GIB HandiBrac® flush with the outside stud face, as close as practicable to the centre of the boundary joist.

Position GIB HandiBrac® in the centre of floor joist or full depth solid block.

Hold-down fastener requirements

A mechanical fastening with a minimum characteristic uplift capacity of 15kN or use supplied BT10/140 screwbolt in GIB HandiBrac® pack.

12 x 150mm galvanised coach screw or use supplied BT10/140 screwbolt in GIB HandiBrac® pack.



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PROJECT INFORMATION:

Proposed Residence for Matt Ford & Sarcha Gibb
Lot 47, Clausen Avenue, Leeston

Craig Fitchett
licence number BP105386
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licensed.



BRACING FIXING DETAILS

JOB NUMBER: 2016-064-WD	DATE OF ISSUE: 15-Feb-17	DRAWN BY: Leyhana Land	SHEET NUMBER: 7 of 20
DRAWING STATUS: For Consent	VERSION / REVISION: Issue 1		

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GIB EzyBrac® Systems specification GS1-N

Specification code	Minimum length (m)	Lining requirement
GS1-N	0.4	Any 10mm or 13mm GIB® Standard plasterboard to one side only

WALL FRAMING

Wall framing to comply with;

- NZBC B1 — Structure B1/AS1 Clause 3 Timber (NZS3604:2011).
- NZBC B2 — Durability B2/AS1 Clause 3.2 Timber (NZS 3602).

Framing dimensions and height as determined by NZS 3604:2011 stud and top plate tables for load bearing and non-bearing walls. The use of kiln dried stress graded timber is recommended.

BOTTOM PLATE FIXING

Timber floor

Pairs of hand driven 100 x 3.75mm nails at 600mm centres; or three power driven 90 x 3.15mm nails at 600mm centres.

Concrete floor

Internal Wall Bracing Lines: In accordance with the requirements of NZS 3604:2011 for internal wall plate fixing or 75 x 3.8mm shot fired fasteners with 16mm discs spaced at 150mm and 300mm from end studs and 600mm centres thereafter.

External Wall Bracing Lines: In accordance with the requirements of NZS 3604:2011 for external wall bottom plate fixing.

WALL LINING

- Any 10mm or 13mm GIB® plasterboard lining.
- Sheets can be fixed vertically or horizontally.
- Sheet joints shall be touch fitted.
- Use full length sheets where possible.

PERMITTED ALTERNATIVES

For permitted GIB® plasterboard alternatives refer to p. 5 in GIB EzyBrac® Systems literature.

FASTENING THE LINING

Fasteners

32mm x 6g GIB® Grabber® High Thread Screws, 32mm x 7g GIB® Grabber® Dual Thread Screws or 30mm GIB® Nails. If using the GIBFi® Angle use only 32mm x 7g GIB® Grabber® Dual Thread Screws.

Fastener centres

50,100,150, 225, 300mm maximum from each corner and 150mm thereafter around the perimeter of the bracing element. For vertically fixed sheets place fasteners at 300mm maximum centres to intermediate sheet joints. For horizontally fixed sheets place single fasteners to the sheet edge where it crosses the stud. Use daubs of GIBFi® adhesive at 300mm maximum centres to intermediate studs. Place fasteners no closer than 12mm from paper bound sheet edges and 18mm from any sheet end or cut edge.

JOINTING

Joint strength is important in delivering bracing system performance. All fastener heads stopped and all sheet joints GIB® Joint Tape reinforced and stopped in accordance with the GIB® Site Guide.

GIB EzyBrac® Systems specification BL1-H

Specification code	Minimum length (m)	Lining requirement	Other requirements
BL1-H	0.4	10mm or 13mm GIB Braceline® to one side only	Hold downs

WALL FRAMING

Wall framing to comply with;

- NZBC B1 — Structure B1/AS1 Clause 3 Timber (NZS3604:2011).
- NZBC B2 — Durability B2/AS1 Clause 3.2 Timber (NZS 3602).

Framing dimensions and height as determined by NZS 3604:2011 stud and top plate tables for load bearing and non-bearing walls. The use of kiln dried stress graded timber is recommended.

BOTTOM PLATE FIXING

Timber floor

Use panel hold downs at each end of the bracing element. The GIB HandiBra® is recommended. See details in GIB EzyBrac® Systems or GIB® Site Guide.

Pairs of hand driven 100 x 3.75mm nails at 600mm centres; or Three power driven 90 x 3.15mm nails at 600mm centres.

Concrete floor

Use panel hold downs at each end of the bracing element. The GIB HandiBra® is recommended. See details in GIB EzyBrac® Systems or GIB® Site Guide. Within the length of the bracing element bottom plates are to be fixed in accordance with the requirements of NZS 3604:2011.

WALL LINING

- A layer of 10mm or 13mm GIB Braceline®.
- Sheets can be fixed vertically or horizontally.
- Sheet joints shall be touch fitted.
- Use full length sheets where possible.

PERMITTED ALTERNATIVES

For permitted GIB® plasterboard alternatives refer to p. 5 in GIB EzyBrac® Systems literature.

FASTENING THE LINING

Fasteners

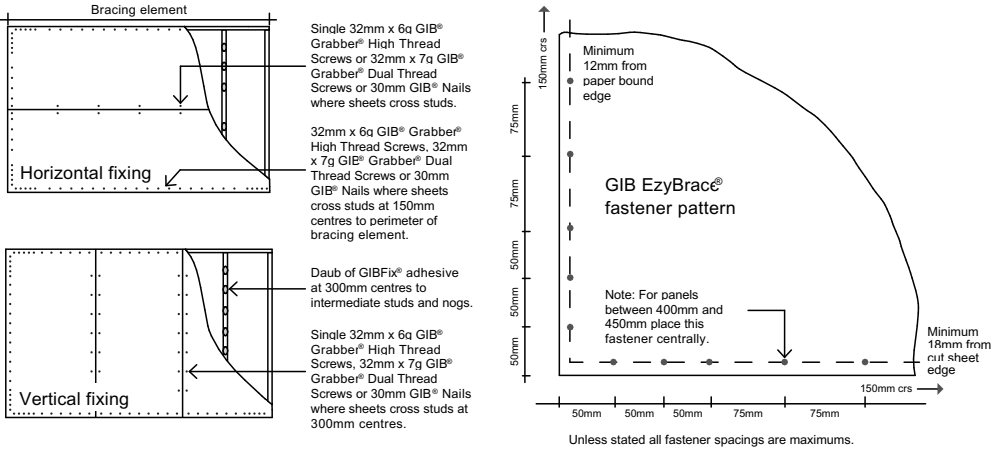
32mm x 6g GIB® Grabber® High Thread Screws or 32mm x 7g GIB® Grabber® Dual Thread Screws. If using the GIBFi® Framing System or if fastening through GIBFi® Angles use only 32mm x 7g GIB® Grabber® Dual Thread Screws.

Fastener centres

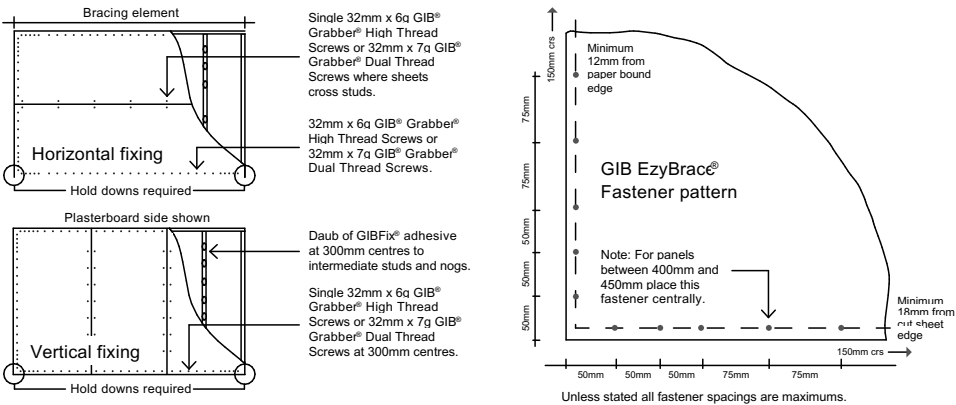
50,100,150, 225, 300mm from maximum each corner and 150mm thereafter around the perimeter of the bracing element. For vertically fixed sheets place fasteners at 300mm maximum centres to the sheet joint. For horizontally fixed sheets place single fasteners to the sheet edge where it crosses the stud. Use daubs of GIBFi® adhesive at 300mm maximum centres to intermediate studs. Place fasteners no closer than 12mm from paper bound sheet edges and 18mm from any sheet end or cut edge.

JOINTING

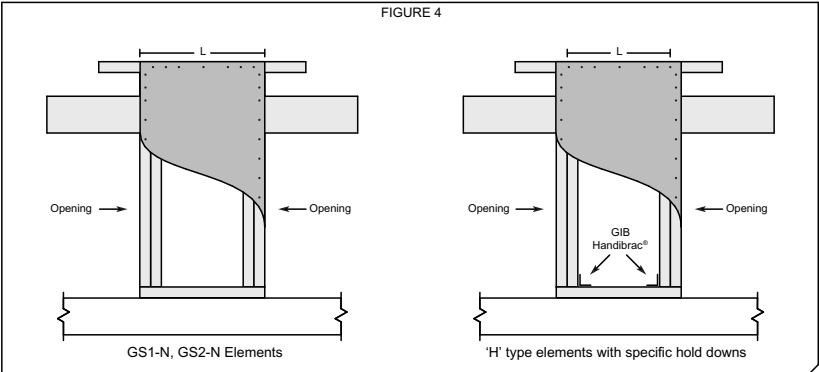
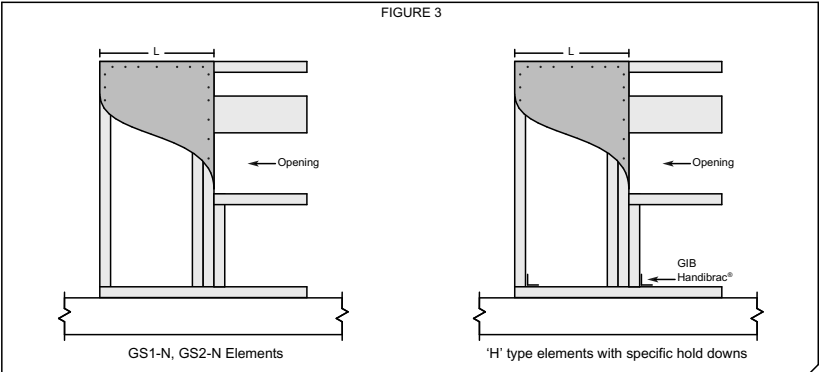
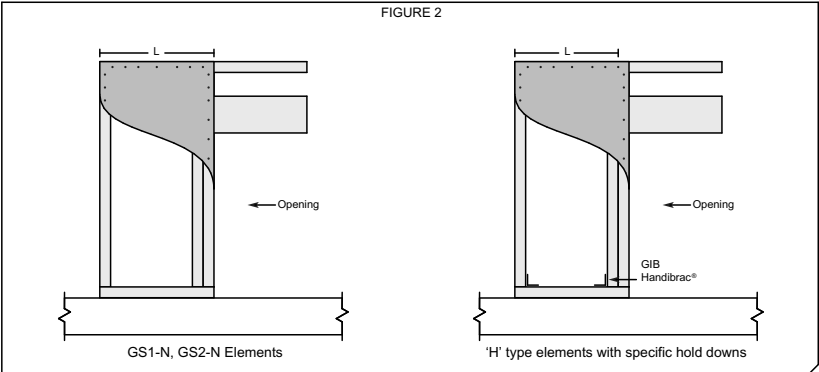
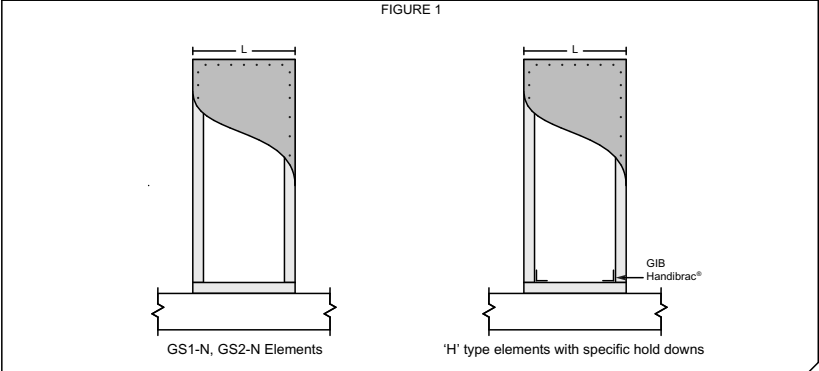
Joint strength is important in delivering bracing system performance. All fastener heads stopped and all sheet joints GIB® Joint Tape reinforced and stopped in accordance with the GIB® Site Guide.



In order for GIB® systems to perform as tested, all components must be installed exactly as prescribed. Substituting components produces an entirely different system and may seriously compromise performance. Follow the specifications. This specification sheet is issued in conjunction with the publication GIB Ezy® Systems



In order for GIB® systems to perform as tested, all components must be installed exactly as prescribed. Substituting components produces an entirely different system and may seriously compromise performance. Follow the specifications. This specification sheet is issued in conjunction with the publication GIB Ezy® Systems



Length of GIB EzyBrac® Elements

GIB® Information Bulletin
Length of GIB EzyBrac® Elements

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Artisan Homes Canterbury South, 5 Broomleigh Drive, Faringdon, Rolleston. PO Box 86034, Rolleston West 7658 T +64 3 374 9172

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P. 03 343 0833, M. 021 216 1438, E. craig@craigfitchettdesign.co.nz
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PROJECT INFORMATION:

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licence number BP105386
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BRACING DETAILS (GS1 & BL1)

JOB NUMBER: 2016-064-WD	DATE OF ISSUE: 15-Feb-17	DRAWN BY: Leyhana Land	SHEET NUMBER: 8 of 20
DRAWING STATUS: For Consent		VERSION / REVISION: Issue 1	

Ecoply Bracing Specification - EP1

Framing

- Wall framing must comply with:
- NZBC B1 - Structure: AS1 Clause 3 Timber (NZS3604:2011)
 - NZBC B2 - Durability: AS1 Clause 3.2 Timber (NZS3602)

Framing dimensions and height are as determined by the NZS3604:2011 stud and top plate tables for load bearing and non load bearing walls. Kiln dried verified structural grade timber must be used. Machine stress graded timber, such as Laserframe®, is recommended.

Bottom Plate Fixing

Use GIB Handibrac® hold-down connections at each end of the bracing element. Refer to installation instructions supplied with the connectors for correct installation instructions and bolt types to be used for either concrete or timber floors. Within the length of the bracing element, bottom plates are fixed in accordance with the requirements of NZS 3604:2011.

Lining

One layer 7mm Ecoply structural plywood fixed directly to framing or over cavity battens. If part sheets are used, ensure nailing at required centres is carried out around the perimeter of each sheet or part sheet. A 2-3mm expansion gap should be left between sheets.

Fastening the Ecoply

Fasteners

Fasten with 50 x 2.8 mm galvanised or stainless steel flat head nails. Place fasteners no less than 7 mm from sheet edges.

Fasteners for H3.2 CCA treated Ecoply

Where fasteners are in contact with CCA treated timber or plywood, fasteners shall be a minimum of hot dip galvanised

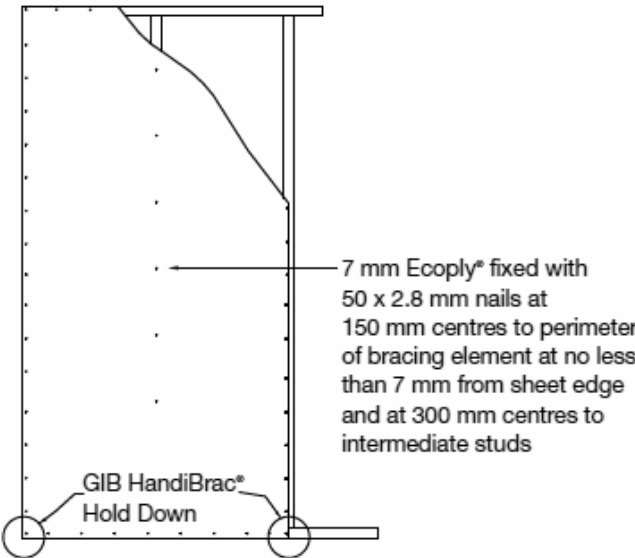
In certain circumstances stainless steel fasteners may be required. Refer to section 4 of NZS 3604:2011 for these circumstances.

Refer to Table 8 in the Ecoply Specification and Installation Guide for further fastener selection advice.

Stainless steel fasteners must be annular grooved.

Fastening Centres

Fasteners are placed at 150 mm centres around the perimeter of each sheet and 300 mm centres to intermediate studs.



Ecoply Bracing Specification - EPG

Framing

- Wall framing must comply with:
- NZBC B1 - Structure: AS1 Clause 3 Timber (NZS3604:2011)
 - NZBC B2 - Durability: AS1 Clause 3.2 Timber (NZS3602)

Framing dimensions and height are as determined by the NZS3604:2011 stud and top plate tables for load bearing and non load bearing walls. Kiln dried verified structural grade timber must be used. Machine stress graded timber, such as Laserframe®, is recommended.

Bottom Plate Fixing

Use GIB Handibrac® hold-down connections at each end of the bracing element. Refer to installation instructions supplied with the connectors for correct installation instructions and bolt types to be used for either concrete or timber floors. Within the length of the bracing element, bottom plates are fixed in accordance with the requirements of NZS 3604:2011.

Lining

- Side 1: One layer 7mm Ecoply structural plywood fixed directly to framing. If part sheets are used, ensure nailing at required centres is carried out around the perimeter of each sheet or part sheet. A 2-3mm expansion gap should be left between sheets.
- Side 2: One layer 10 or 13mm GIB® Standard plasterboard vertically or horizontally fixed. Sheet joints are touch fitted and fastener heads and joints stopped in accordance with the GIB® Site Guide.

Fastening the Ecoply

Fasteners

Fasten with 50 x 2.8mm galvanised or stainless steel flat head nails. Place fasteners no less than 7mm from sheet edges.

Fasteners for H3.2 CCA treated Ecoply

Where fasteners are in contact with CCA treated timber or plywood, fasteners shall be a minimum of hot dip galvanised

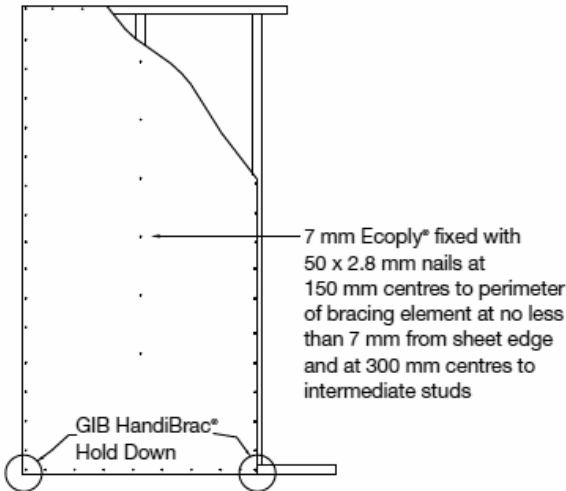
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Refer to Table 8 in the Ecoply Specification and Installation Guide for further fastener selection advice.

Stainless steel fasteners must be annular grooved.

Fastening Centres

Fasteners are placed at 150mm centres around the perimeter of each sheet and 300mm centres to intermediate studs.



Fastening the GIB® Plasterboard

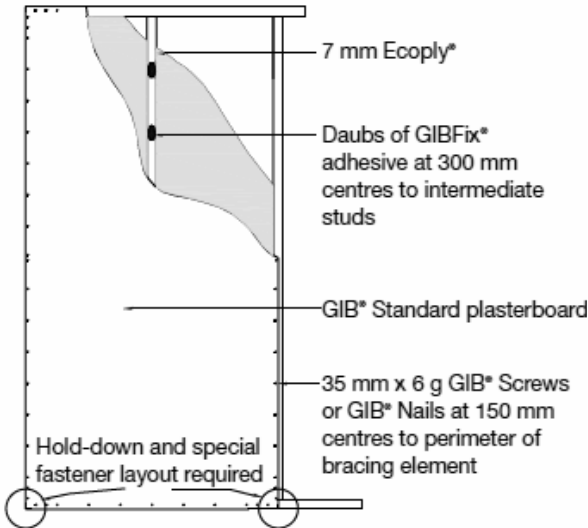
Fasteners

32mm x 6g GIB® Grabber® Screws or 35mm GIB® Nails.

Fastener Centres

Fasten 50, 100 and 150mm from each corner and 150mm thereafter around the perimeter of the bracing element. For vertical fixing place fasteners at 300mm centres at intermediate sheet joints. For horizontal fixing place single fasteners in the tapered edge where sheets cross studs.

Place fasteners 12mm from paper bound edges and 18mm from cut sheet edges. GIB® plasterboard must be treated in every respect in accordance with relevant GIB® literature.




GIB Handibrac Installation Method

Concrete Floor	
External walls	Internal walls
Position GIB Handibrac® as close as practicable to the internal edge of the bottom plate	
Position GIB Handibrac® at the stud/plate junction	
Hold-down fastener requirements	
A mechanical fastening with a minimum characteristic uplift capacity of 15kN	



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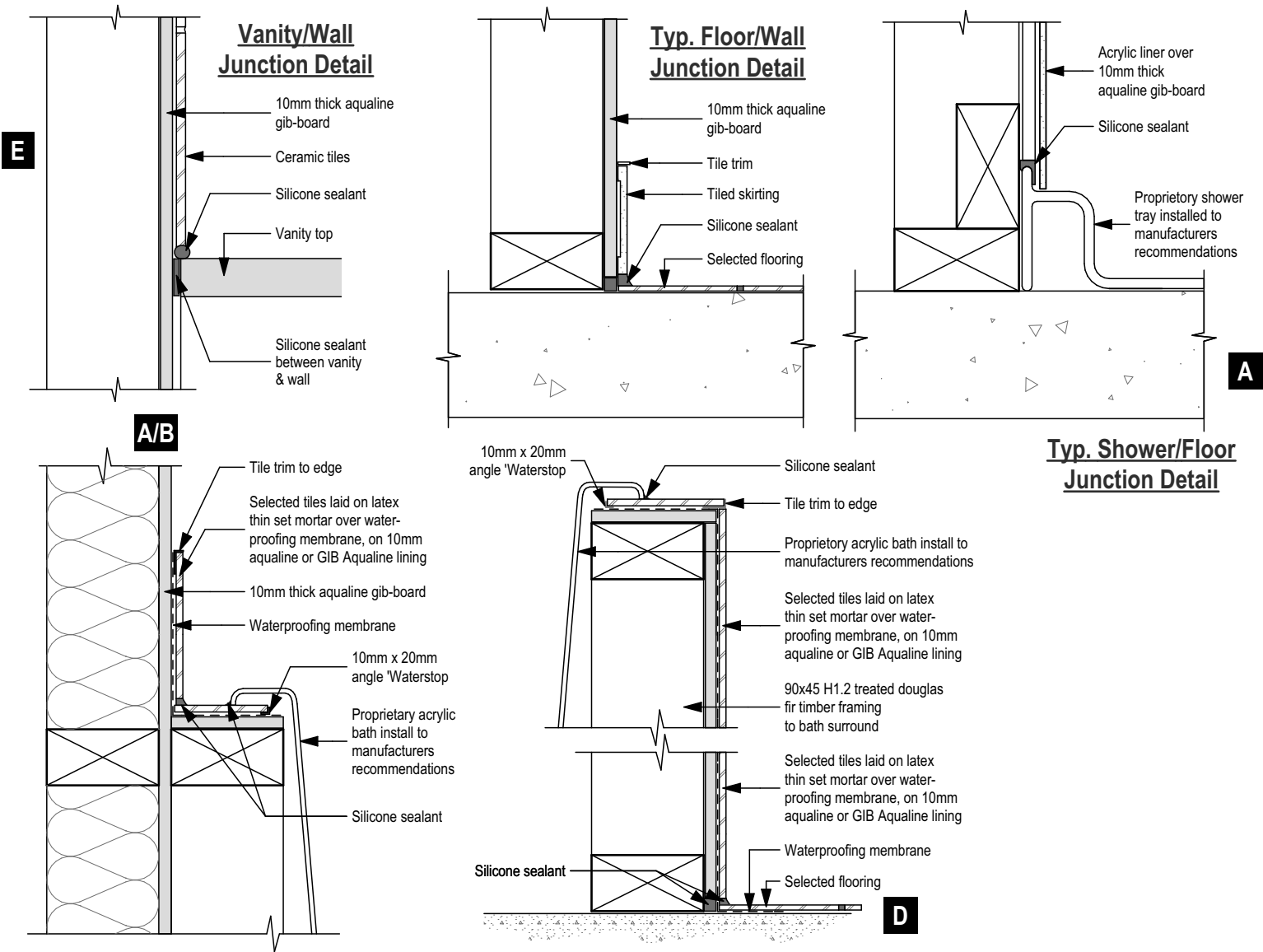
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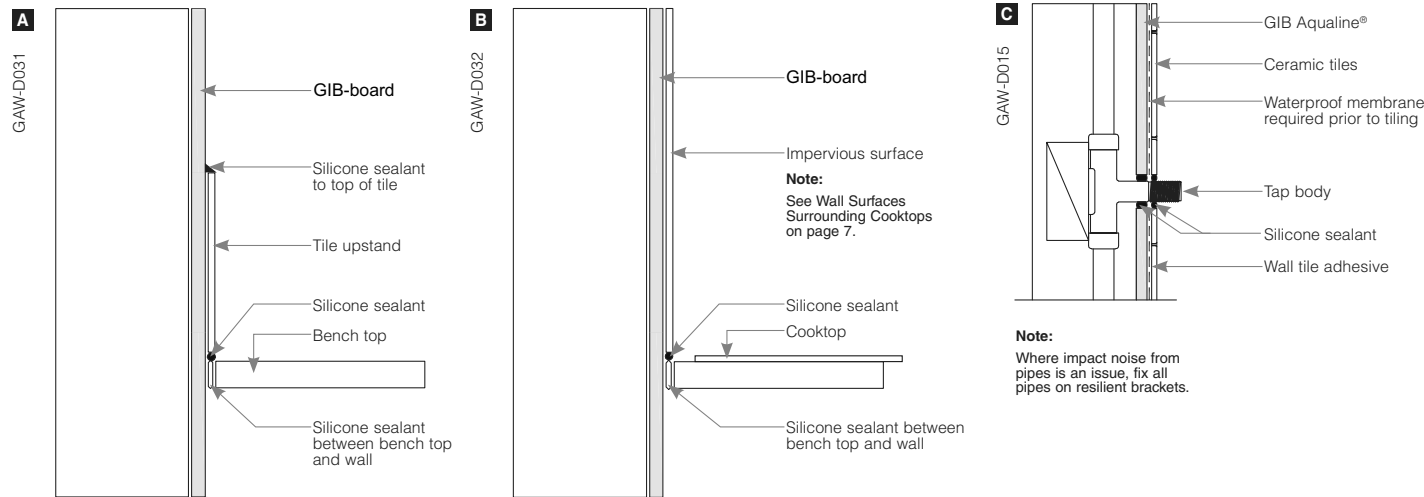
TYPICAL PLYWOOD DETAILS

JOB NUMBER:	DATE OF ISSUE:	DRAWN BY:	SHEET NUMBER:
2016-064-WD	15-Feb-17	Leyhana Land	9
DRAWING STATUS:		VERSION / REVISION:	
For Consent		Issue 1	
			of 20

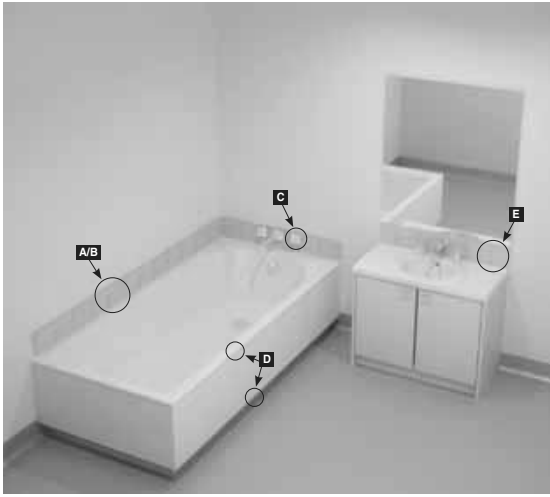
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Typ. Gib Wet Area Details scale 1:5



Typ. Gib Details n.t.s



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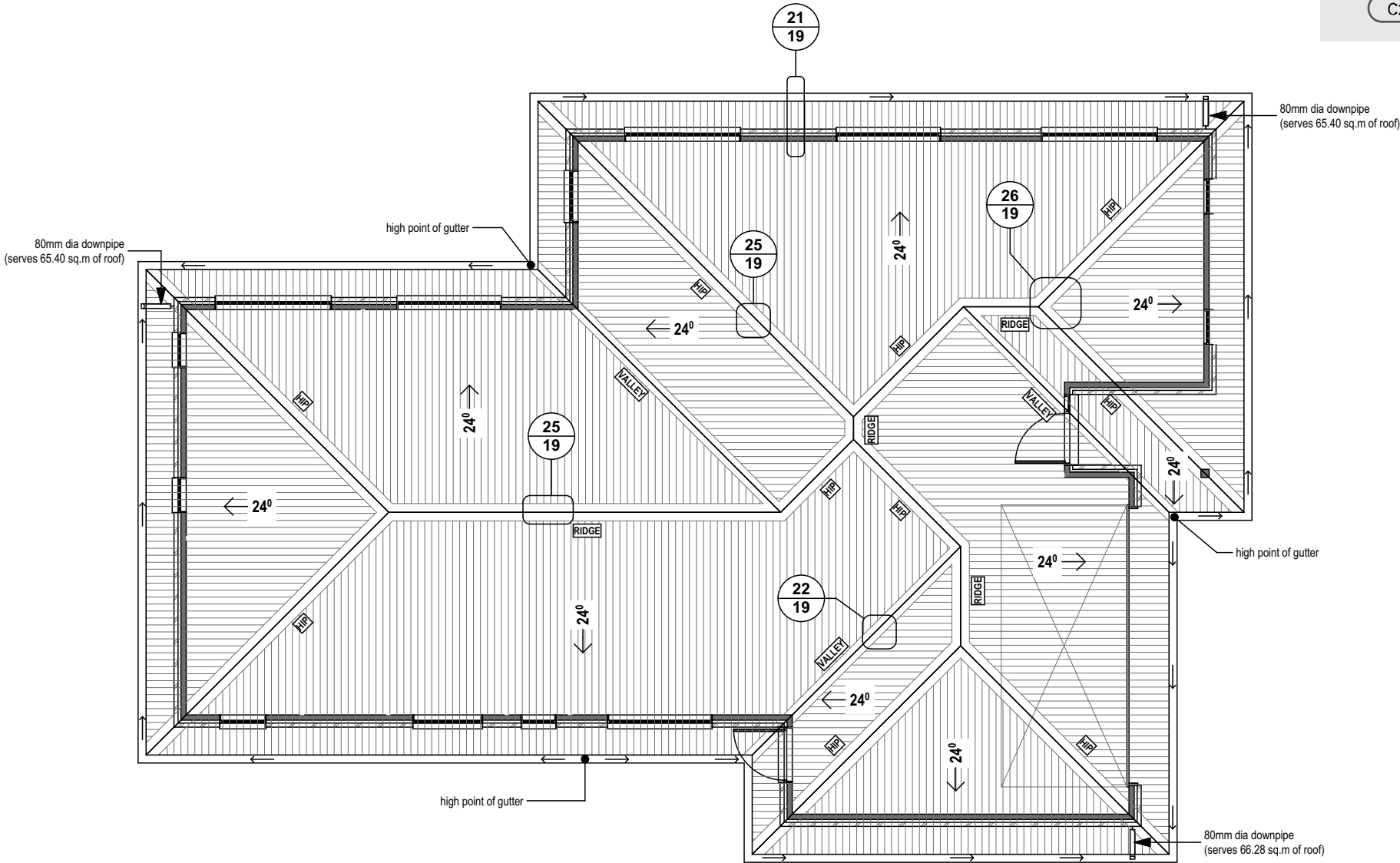
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TYPICAL GIB DETAILS/WET AREA DETAILS			
JOB NUMBER: 2016-064-WD	DATE OF ISSUE: 15-Feb-17	DRAWN BY: Leyhana Land	SHEET NUMBER: 10 of 20
DRAWING STATUS: For Consent		VERSION / REVISION: Issue 1	

Table 11: Steel corrugate profiled roofing – 0.4 mm BMT and minimum profile height 16.5 mm Maximum spans and fixing patterns. Refer to Paragraph 8.4.6				
Purlin spacings (metres)		Wind zones		
End span	Intermediate span	Low and Medium	High and Very High	Extra High
0.4	0.6	C2	C2	C2
0.6	0.9	C2	C2	C1
0.8	1.2	C2	C1	C1

NOTE: C1 fixing pattern is – Hit 1, miss 1...
C2 fixing pattern is – Hit 1, miss 1, hit 1, miss 2...



TRUSS MANUFACTURER

-**Lintel Sizes:** Truss manufacturers to size all lintels with special loads. (truss manufacturers lintel sizes take precedence over designers sizes (refer to truss manufacturers documentation)).
Wall, lintel and truss fixings are also to be supplied.
Truss manufacturer to confirm foundation thickenings and supply if necessary relevant documentation for point loads and thickenings.
Roof trusses at 900mm ctrs with H1.2 treated pinus radiata timber members.
All dimensions shown are to framing.
Metal gutter to have minimum cross sectional area of 8700mm²
Note:
Down pipes are to be as indicated 80mm dia (capacity of 70m² of the floor plan) (Roof Pitch 25-35°).

:Stratco corrugated roofing fixed over self supporting building paper on 70x45 H1.2 douglas fir timber purlins laid in accordance with manufacturers specifications, on manufacturer designed trusses @ 24° pitch.

:600mm eaves off outside edge of framing.

:Refer to manufacturers documentation for roof bracing details, and any specific lintel requirements regarding girder trusses.

Roof Plan

scale 1:100

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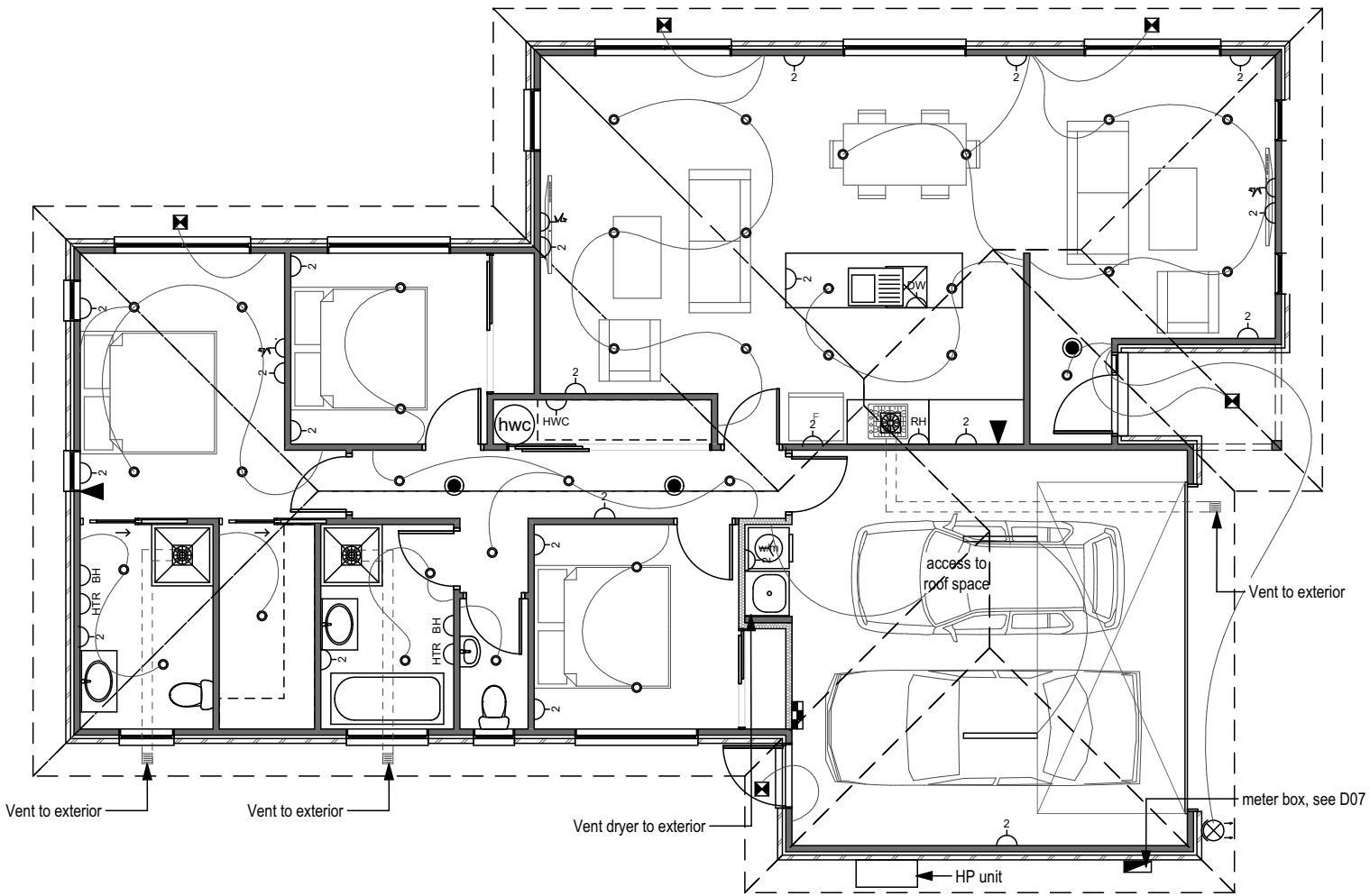
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ROOF PLAN			
JOB NUMBER: 2016-064-WD	DATE OF ISSUE: 15-Feb-17	DRAWN BY: Leyhana Land	SHEET NUMBER: 11 of 20
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Preliminary Lighting/Electrical Layout scale 1:100

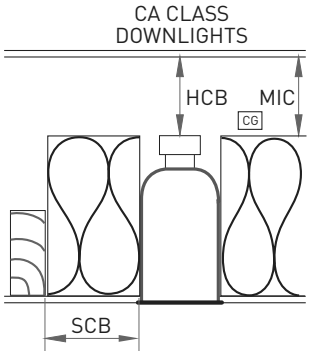
Electrical Key

	Double power point		Dish washer connection
	Halogen light fitting		Bathroom heater
	Downlight fitting		Hot water cylinder
	Batten light fitting		Heated towel rail
	Outside light fitting		Garage door opener
	Outside light & sensor		Extract fan
	Meter board		Smoke detector
	Switch board		Phone connection
	Range/hob connection		Tube light fitting
	TV point		
	Exterior up-down light		

NOTE* ~ ANY **RECESSED** LIGHTING UNITS ARE TO BE PROTECTED INSTALLATION THERMOSAFE FITTINGS, CA TYPE, TO NZECP 54 CLASSIFICATION. ALL SMOKE ALARMS TO HAVE HUSH & TEST FACILITIES

Risk of Fire Instructions must include minimum clearances to building elements and insulation type

SCB	Side clearance to building elements
HCB	Height clearance to building elements
SCI	Side clearance to building insulation (non-IC only)
MIC	Minimum clearance above building insulation for ventilation
Insulation type	Class Markings and manufacturer's specifications dictate what type of insulation is safe for each model of downlight



Information provided by Gartner Supertlux Ltd

When selecting a recessed downlight ensure it is labelled with one of the following:

CA
80°C
ABUTTED
ONLY

CA
135°C
ABUTTED
ONLY

IC
ABUTTED &
COVERED

IC-F
ABUTTED &
COVERED

Current technology limits the durability and availability of these classes of downlights

Typ. Downlight Detail n.t.s

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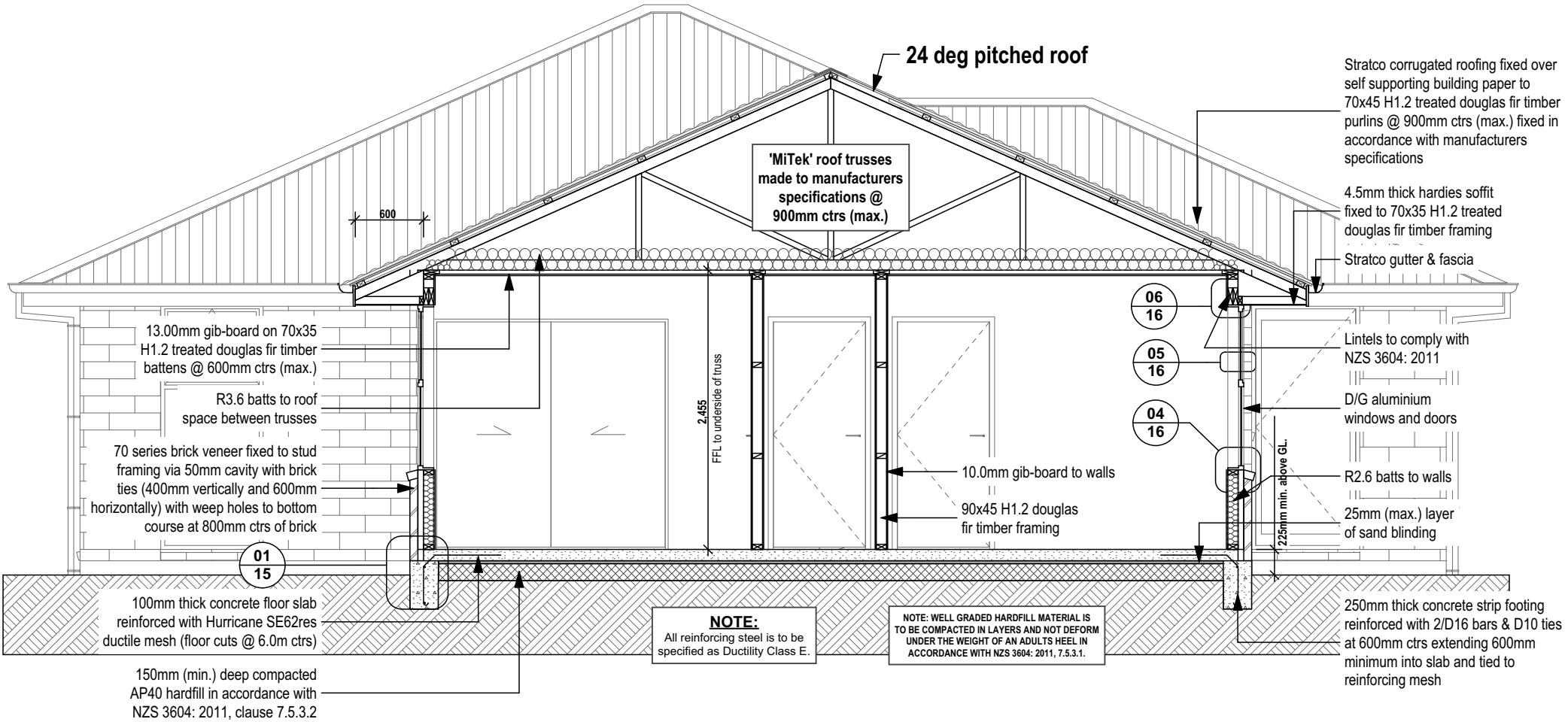
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PRELIMINARY LIGHTING/ELECTRICAL LAYOUT & TYP. DOWNLIGHT DETAIL

JOB NUMBER: 2016-064-WD	DATE OF ISSUE: 15-Feb-17	DRAWN BY: Leyhana Land	SHEET NUMBER: 12 of 20
DRAWING STATUS: For Consent		VERSION / REVISION: Issue 1	

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Cross Section A scale 1:50

- NOTES:**
- External & Internal Wall Framing:** 90x45 H1.2 treated Douglas fir timber framing with studs @ 600mm ctrs and dwangs @ 800mm ctrs unless otherwise stated.
 - Roof Framing:** Trusses and ceiling joists are to be H1.2 treated pinus radiata timber framing.
 - Exterior Wall Wraps:** Watertight-plus building paper fixed to exterior framing. All wraps shall comply with NZ Building Code E2/AS1.
 - Timber Framing Grade:** All timber to have a framing grade of SG 8.
 - Beam/lintels:** sizes shown are to be confirmed by the precut manufacturer and shall comply with NZS 3604: 2011.
 - Smoke Detectors:** Installed throughout the dwelling complying with NZ Building Code F7/AS1.
Note: do not install smoke detectors more than 3.0m away from a bedroom door.
Mount detectors on ceilings, minimum 300mm from any adjacent walls.
ALL SMOKE ALARMS TO HAVE HUSH & TEST FACILITIES
- Indicates Smoke Detector Position

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Lot 47, Clausen Avenue, Leeston

Craig Fitchett
licence number BP105386
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CROSS SECTION A			
JOB NUMBER: 2016-064-WD	DATE OF ISSUE: 15-Feb-17	DRAWN BY: Leyhana Land	SHEET NUMBER: 13 of 20
DRAWING STATUS: For Consent		VERSION / REVISION: Issue 1	



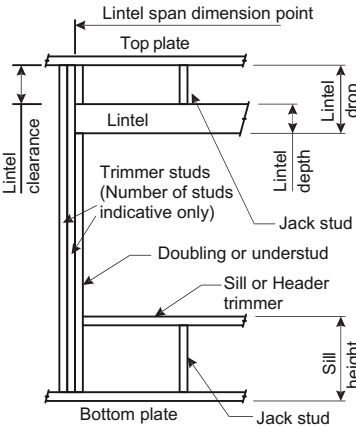
10/2011



LINTEL FIXING SCHEDULE
ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12
NZS 3604:2011

- NOTE:**
- ★ All fixings are designed for vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20 kPa.
 - ★ Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist horizontal loads.
 - ★ These fixings assume the correct choice of rafter/truss to top plate connections have been made.
 - ★ All fixings assume bottom plate thickness of 45mm maximum. Note: TYLOK options on timber species.
 - ★ Wall framing arrangements under girder trusses are not covered in this schedule.
 - ★ All timber selections are as per NZS 3604:2011.

DEFINITIONS



Lintel Supporting Girder Trusses:

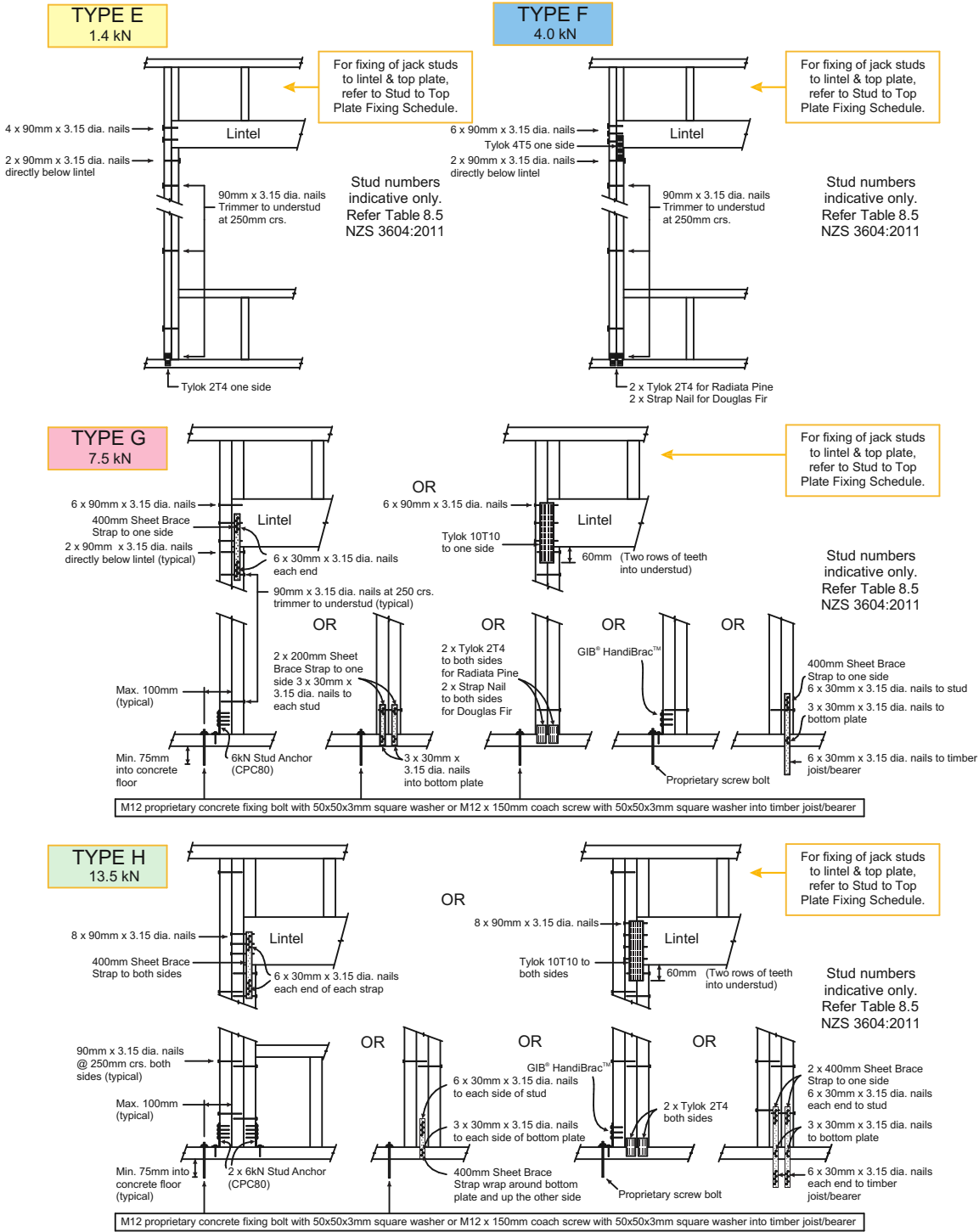
Roof Tributary Area	Light Roof Wind Zone				Heavy Roof Wind Zone			
	L	M	H	VH	L	M	H	VH
8.6 m ²	G	G	H	H	G	G	H	H
11.6 m ²	G	H	H	H	G	H	H	H
12.1 m ²	G	H	H	H	G	H	H	H
15.3 m ²	H	H	-	-	G	H	H	-
19.1 m ²	H	-	-	-	H	H	-	-
20.9 m ²	H	-	-	-	H	-	-	-
21.8 m ²	H	-	-	-	H	-	-	-
34.3 m ²	-	-	-	-	H	-	-	-

- Notes:
- 1) Roof Tributary Area = approx. 1/2 x (Total roof area on girder and rafter trusses supported by lintel)
 - 2) Assumed girder truss is at mid-span or middle third span of lintel
 - 3) Use similar fixings for both ends of lintel
 - 4) All other cases require specific engineering design

SELECTION CHART FOR LINTEL FIXING

Lintel Span	Loaded Dimension (See Fig. 1.3 NZS 3604:2011)	Light Roof Wind Zone					Heavy Roof Wind Zone				
		L	M	H	VH	EH	L	M	H	VH	EH
0.7	2.0	E	E	E	F	F	E	E	E	F	F
	3.0	E	E	E	F	F	E	E	E	F	F
	4.0	E	E	F	F	F	E	E	F	F	F
	5.0	E	F	F	F	G	E	F	F	F	G
	6.0	E	F	F	F	G	E	F	F	F	G
0.9	2.0	E	E	E	F	F	E	E	E	F	F
	3.0	E	E	E	F	F	E	E	E	F	F
	4.0	E	E	F	F	F	E	E	F	F	F
	5.0	E	F	F	F	G	E	F	F	F	G
	6.0	E	F	F	F	G	E	F	F	F	G
1.0	2.0	E	E	E	F	F	E	E	E	F	F
	3.0	E	E	E	F	F	E	E	E	F	F
	4.0	E	F	F	F	G	E	F	F	F	G
	5.0	E	F	F	F	G	E	F	F	F	G
	6.0	E	F	F	F	G	E	F	F	F	G
1.2	2.0	E	E	F	F	F	E	E	F	F	F
	3.0	E	E	F	F	F	E	E	F	F	F
	4.0	E	F	F	F	G	E	F	F	F	G
	5.0	E	F	F	F	G	E	F	F	F	G
	6.0	E	F	F	F	G	E	F	F	F	G
1.5	2.0	E	E	F	F	F	E	E	F	F	F
	3.0	E	E	F	F	F	E	E	F	F	F
	4.0	E	F	F	F	G	E	F	F	F	G
	5.0	E	F	F	F	G	E	F	F	F	G
	6.0	E	F	F	F	G	E	F	F	F	G
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	6.0	F	F	G	G	H	E	F	G	H	H
2.4	2.0	E	F	F	G	G	E	F	F	G	G
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	5.0	F	F	G	G	H	E	F	F	G	G
	6.0	F	F	G	G	H	E	F	F	G	G
3.0	2.0	E	F	F	G	G	E	F	F	G	G
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	5.0	F	F	G	G	H	E	F	F	G	G
	6.0	F	F	G	G	H	E	F	F	G	G
3.6	2.0	F	F	G	G	H	E	F	F	G	G
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	4.0	F	F	G	G	H	E	F	F	G	G
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	6.0	F	F	G	G	H	E	F	F	G	G
4.5	2.0	F	F	G	G	H	E	F	F	G	G
	3.0	F	F	G	G	H	E	F	F	G	G
	3.4	F	F	G	G	H	E	F	F	G	G
	4.0	F	F	G	G	H	E	F	F	G	G
	5.0	F	F	G	G	H	E	F	F	G	G
4.8	2.0	F	F	G	G	H	E	F	F	G	G
	3.0	F	F	G	G	H	E	F	F	G	G
	3.2	F	F	G	G	H	E	F	F	G	G
	4.0	F	F	G	G	H	E	F	F	G	G
	5.0	F	F	G	G	H	E	F	F	G	G

LINTEL FIXING OPTIONS



MiTek New Zealand Limited

AUCKLAND
PO Box 58-014, Botany 2163
Phone: 09-274 7109
Fax: 09-274 7100

CHRISTCHURCH
PO Box 8367, Riccarton 8440
Phone: 03-348 8691
Fax: 03-348 0314

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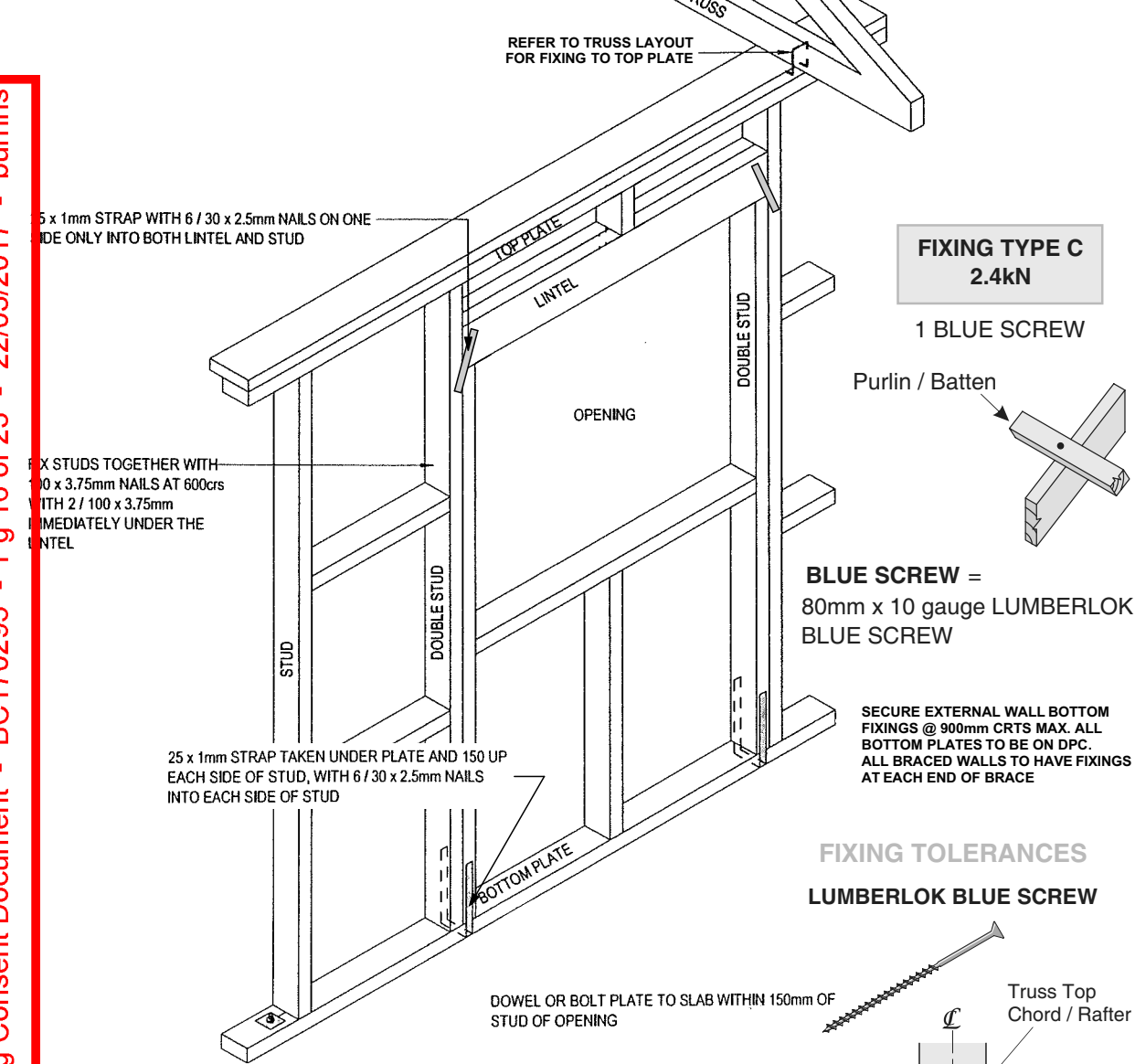


TYPICAL LINTEL HOLD DOWN FIXING DETAILS

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BEFORE CONSTRUCTION BEGINS, BUILDER MUST CHECK ALL DIMENSIONS ARE CORRECT AND ALL CONSTRUCTION WORK COMPLIES WITH THE NEW ZEALAND BUILDING CODE, LOCAL BODY BYLAWS AND RELEVANT NEW ZEALAND STANDARDS

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



TOP PLATE FIXING TO STUD FRAMING	
LOADED DIMENSION OF WALL	FIXING TYPE
2.0m	2/90x3.15 end nails + 2 wire dogs
3.0m	2/90x3.15 end nails + 2 wire dogs
4.0m	2/90x3.15 end nails + 2 wire dogs
5.0m	2/90x3.15 end nails + 2 wire dogs
6.0m	2/90x3.15 end nails + 2 wire dogs

Typ. Fixing Details

n.t.s

02

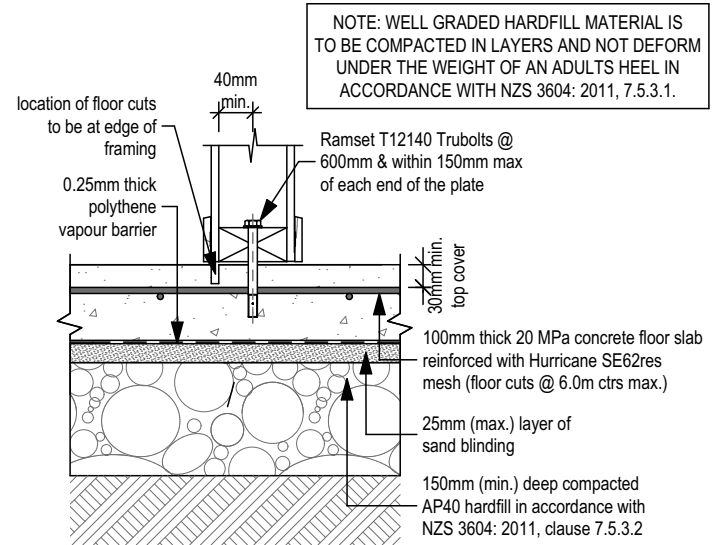
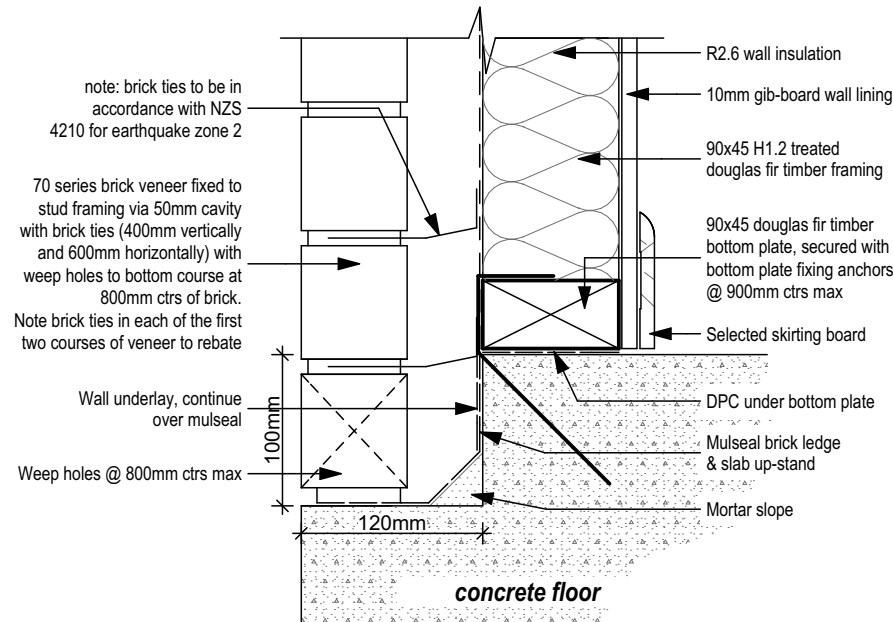
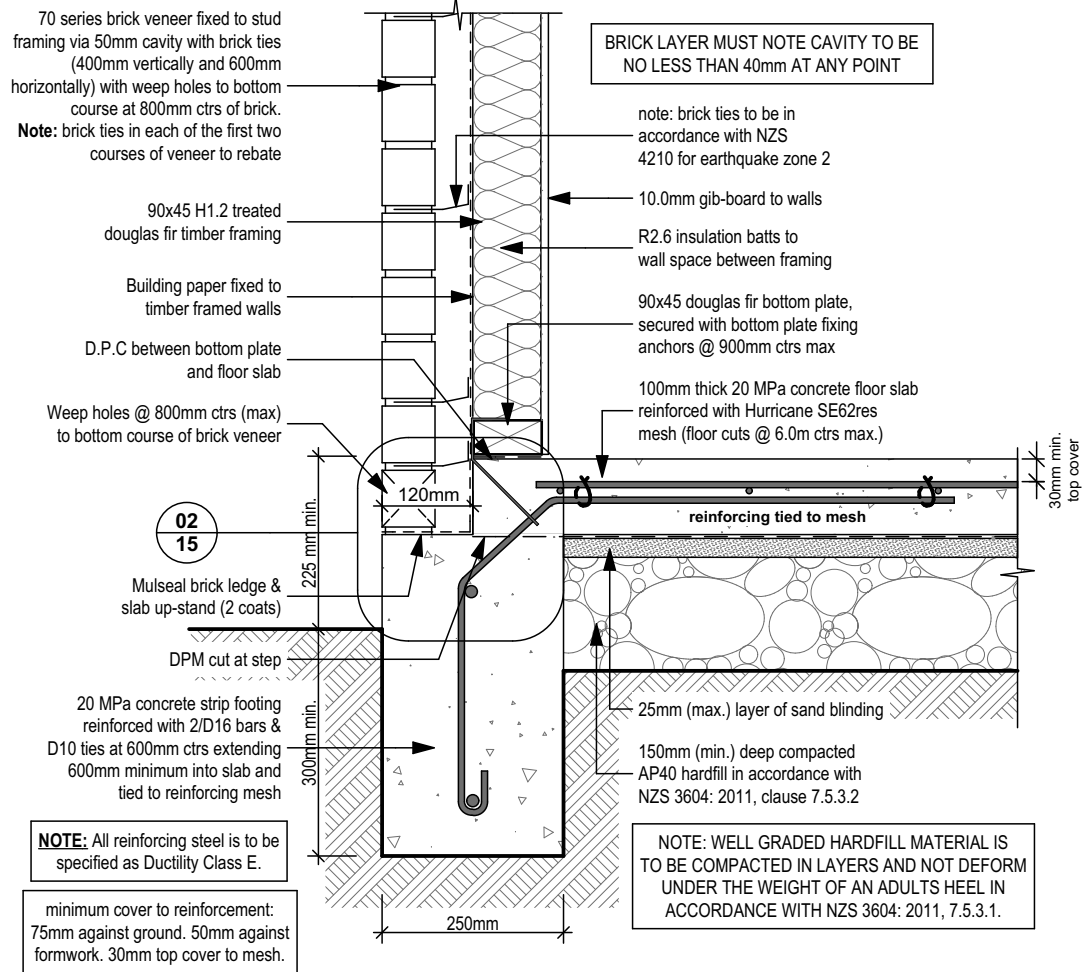
Cladding @ Base Detail - Brick

1:5

03

Floor Cut Detail

1:10



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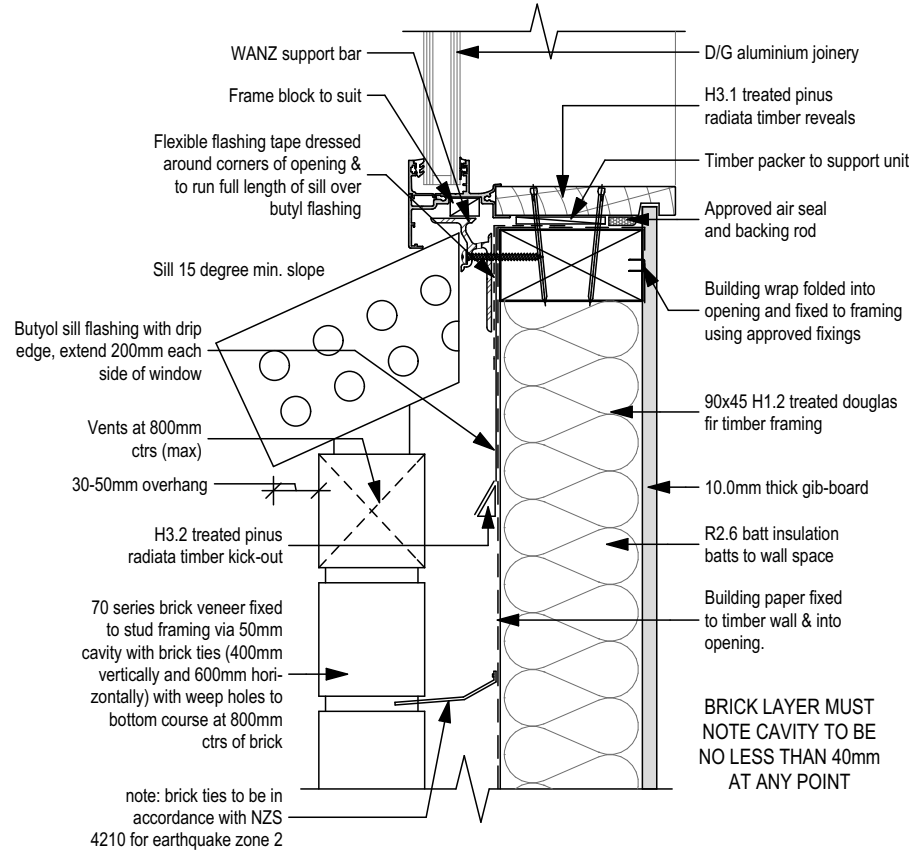
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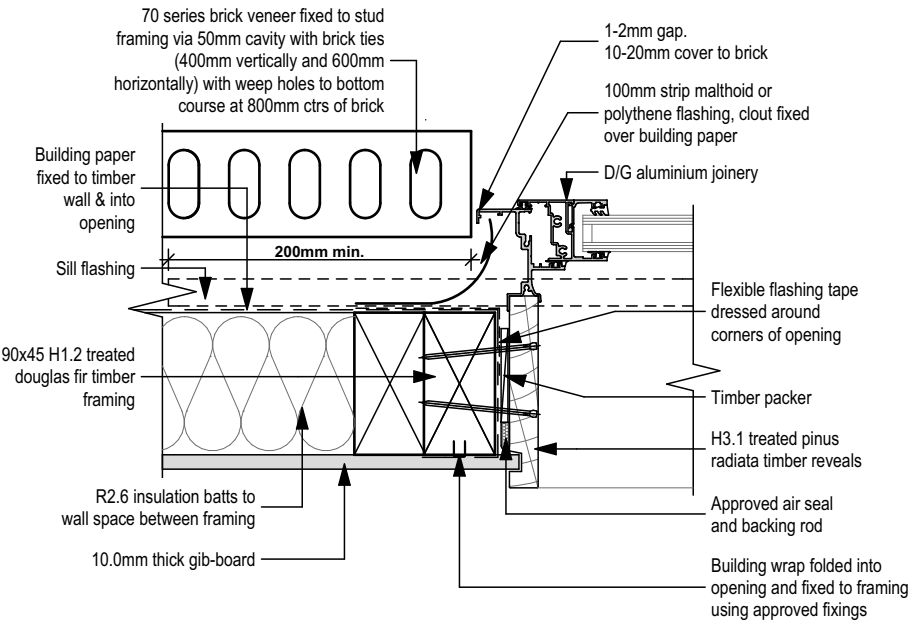
TYP. FIXING DETAILS & DETAILS 1 - 3

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DRAWING STATUS: For Consent	VERSION / REVISION: Issue 1		

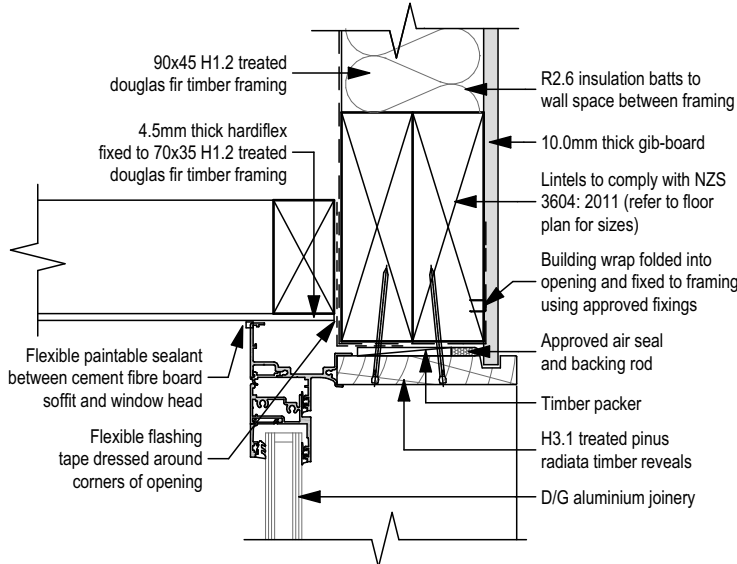
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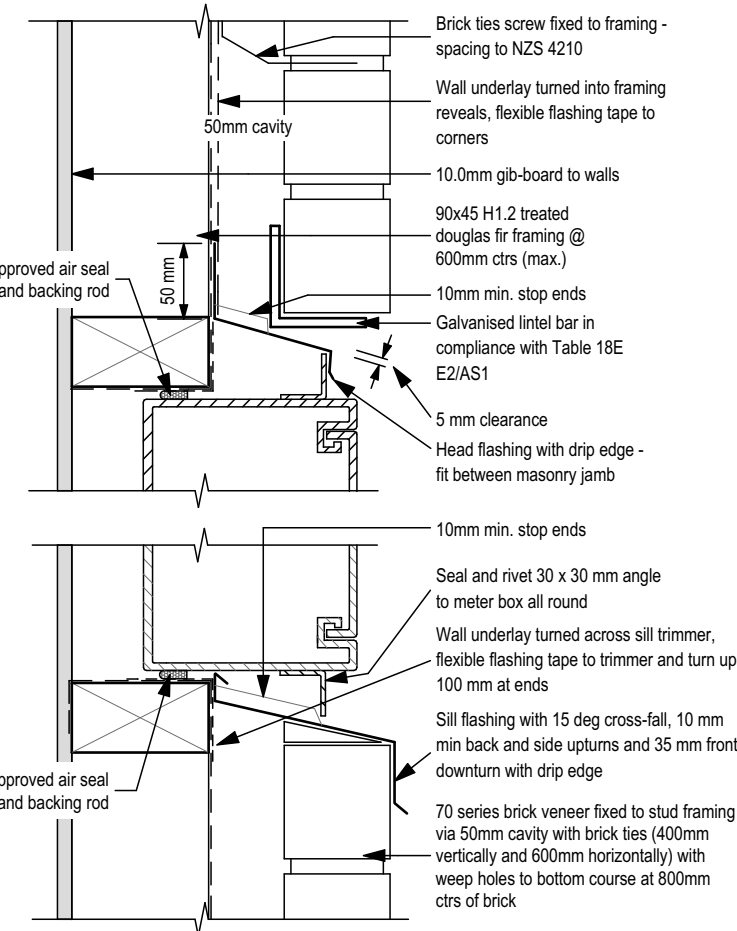
04 Window Sill Detail - Brick 1:5



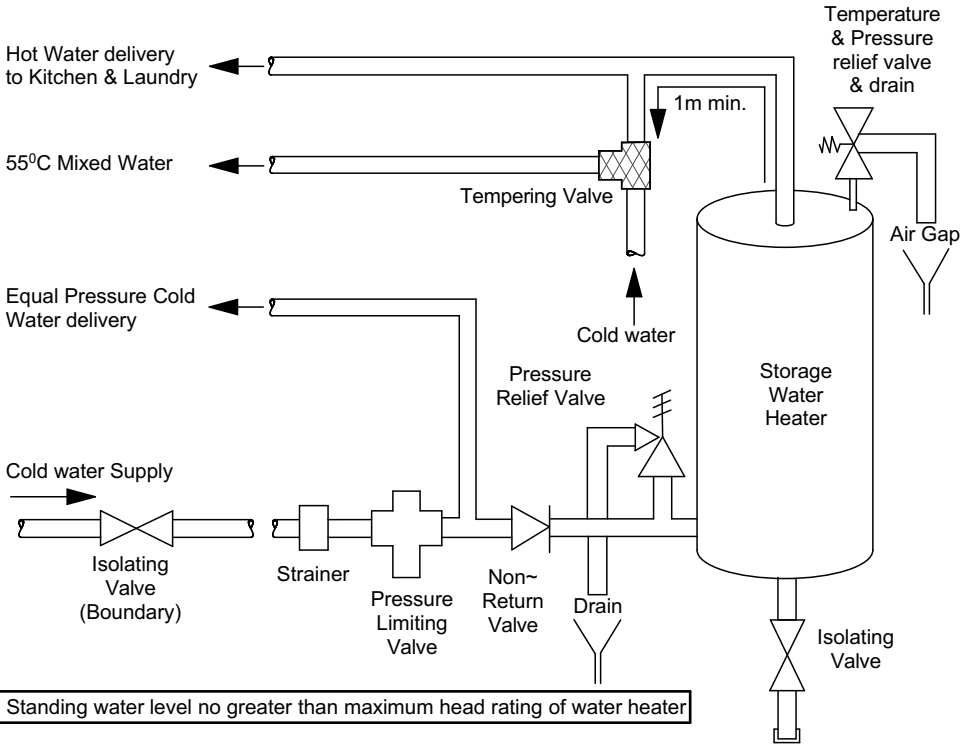
05 Window/Door Jamb Detail - Brick 1:5



06 Window/Door @ Soffit Detail 1:5



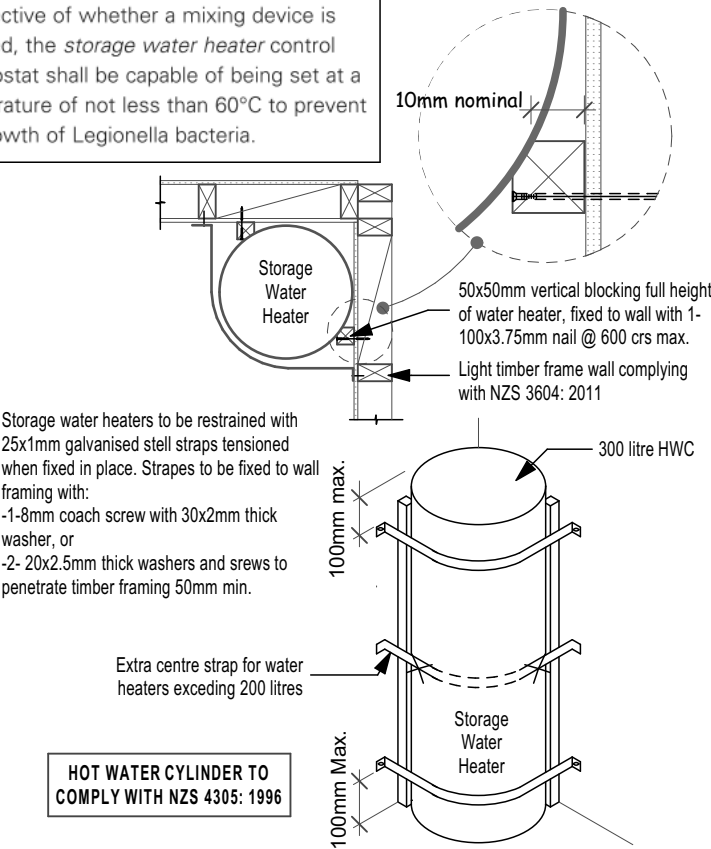
07 Meter Box Detail 1:5



08 HWC Valves Diagram n.t.s

6.14.3 Legionella bacteria

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



HOT WATER CYLINDER TO COMPLY WITH NZS 4305: 1996

Seismic Restraint of Storage Water Heaters 90-360 Litres (AS1/ G12 Fig 14)

09 HWC Restraint Detail n.t.s

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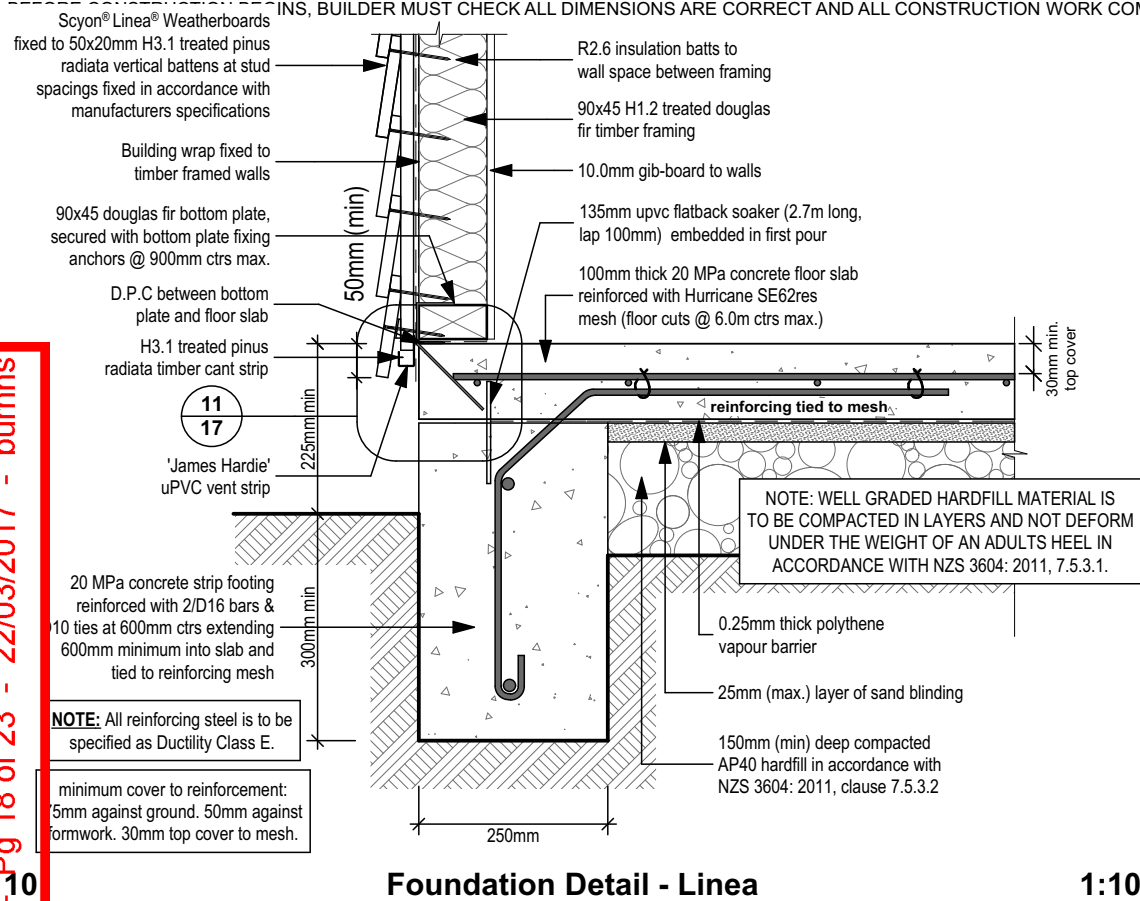
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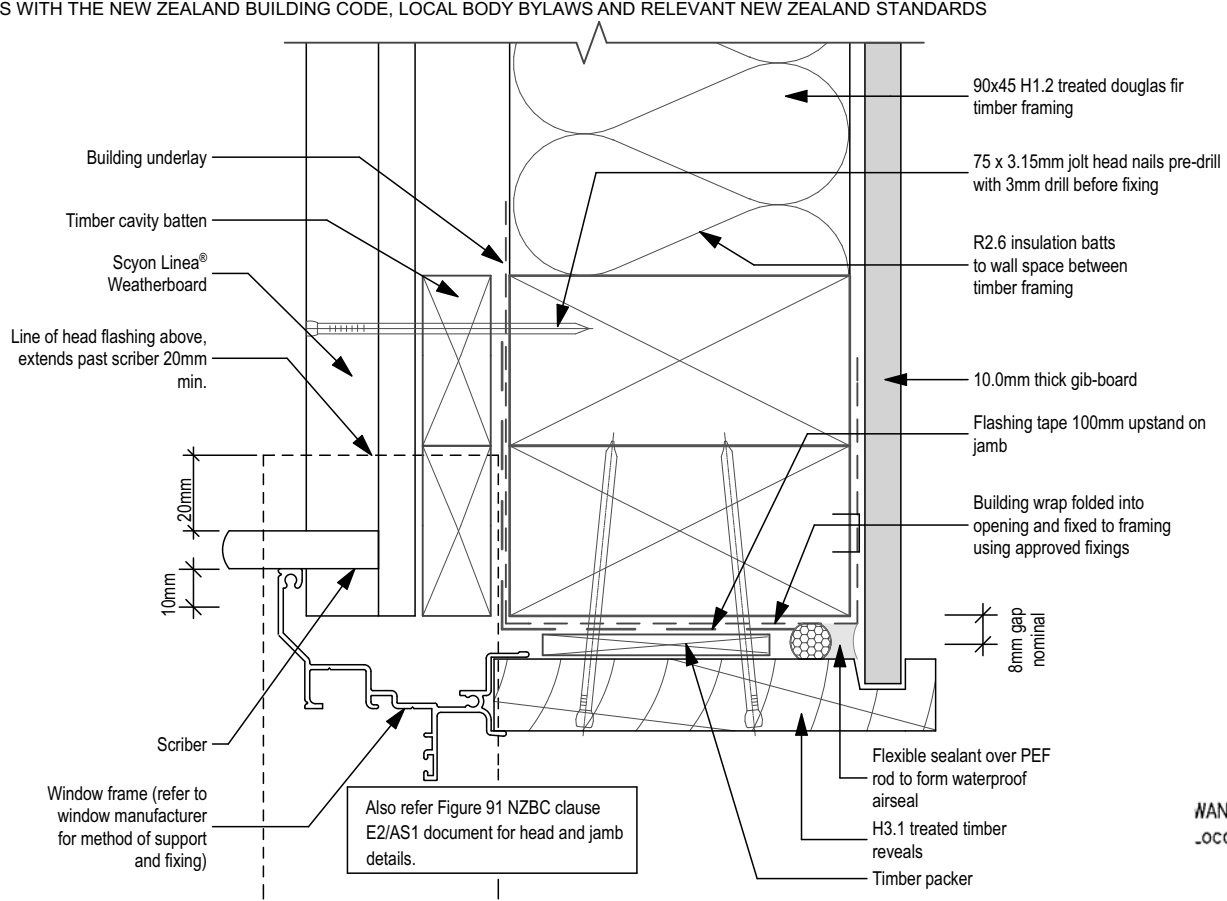
DETAILS 04 - 09			
JOB NUMBER: 2016-064-WD	DATE OF ISSUE: 15-Feb-17	DRAWN BY: Leyhana Land	SHEET NUMBER: 16 of 20
DRAWING STATUS: For Consent	VERSION / REVISION: Issue 1		

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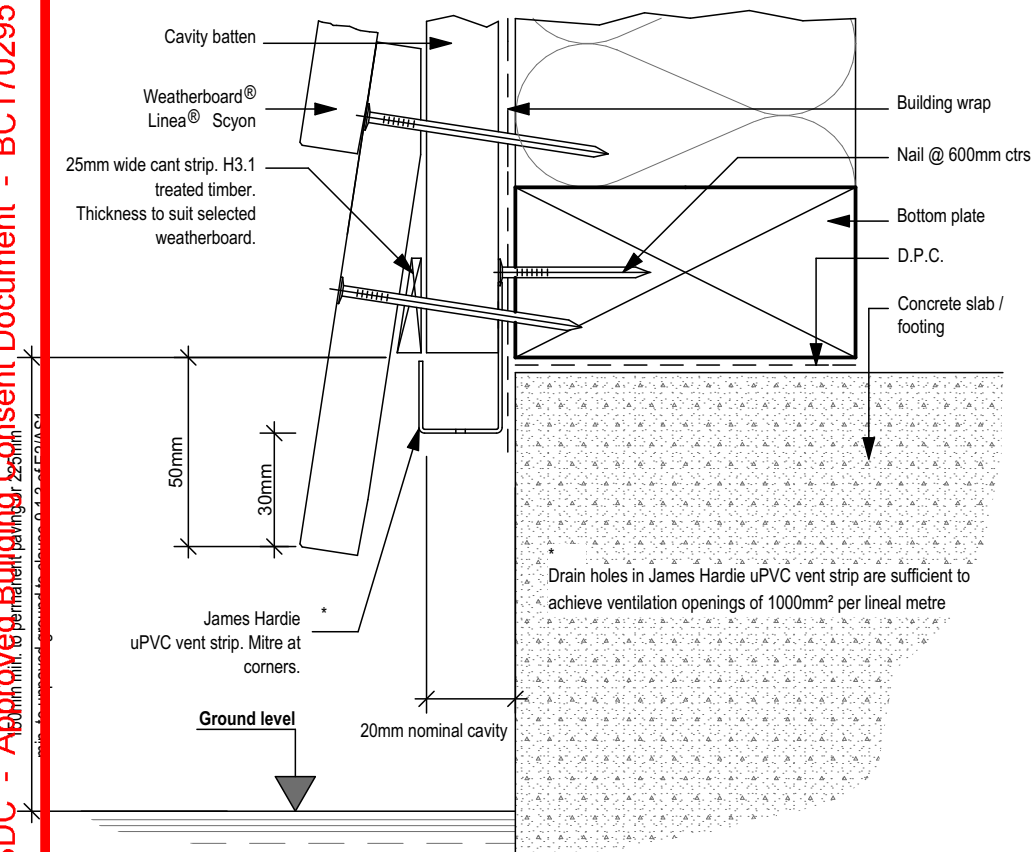
Foundation Detail - Linea

1:10



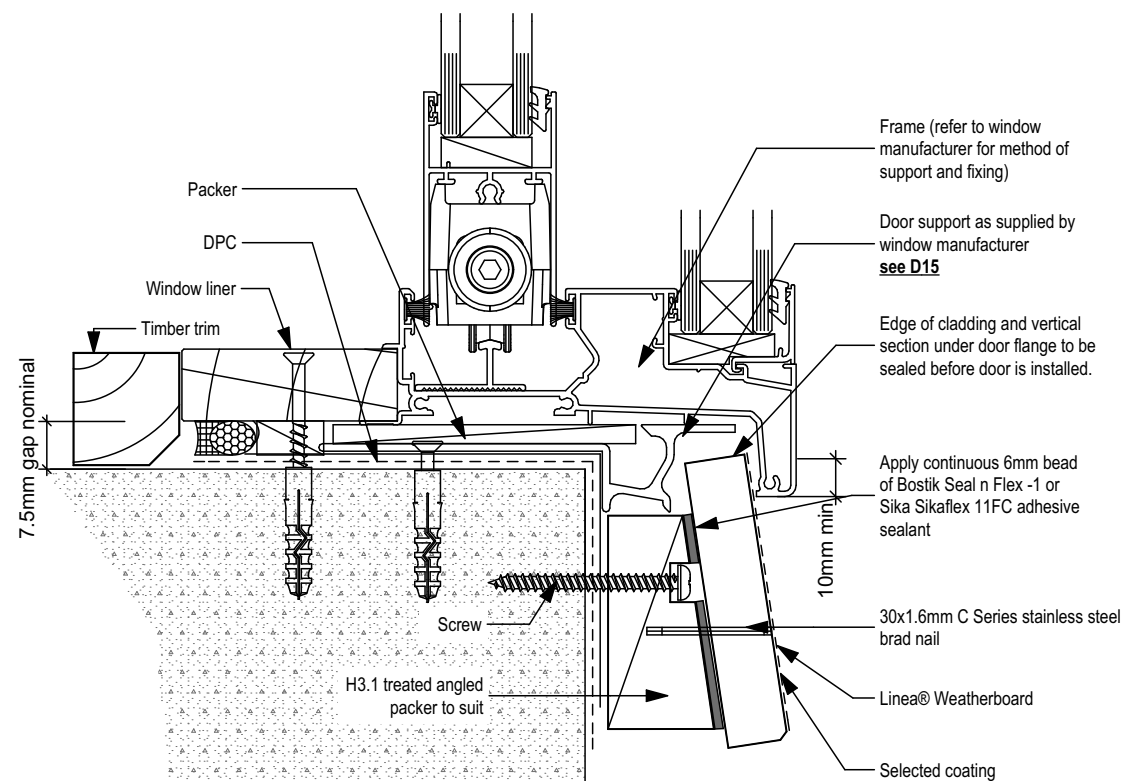
Window Jamb Detail - Linea

1:2



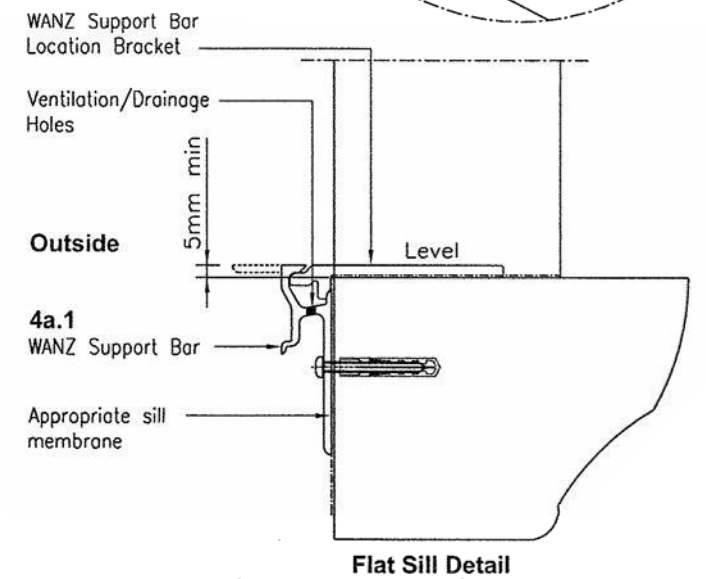
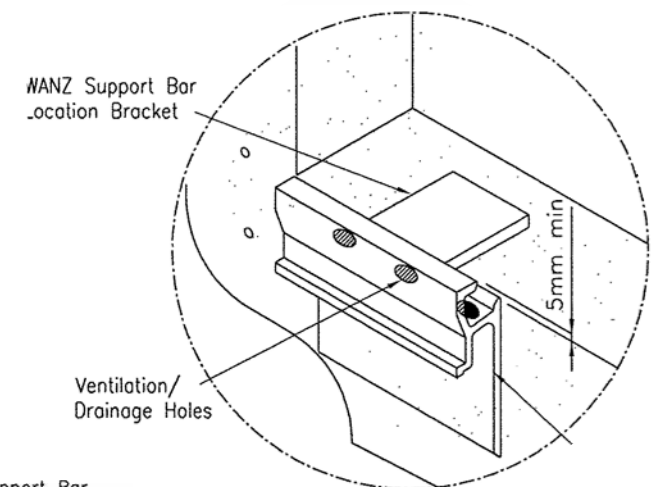
Cladding @ Base Detail - Linea

1:2



Window SIII Detail - Linea

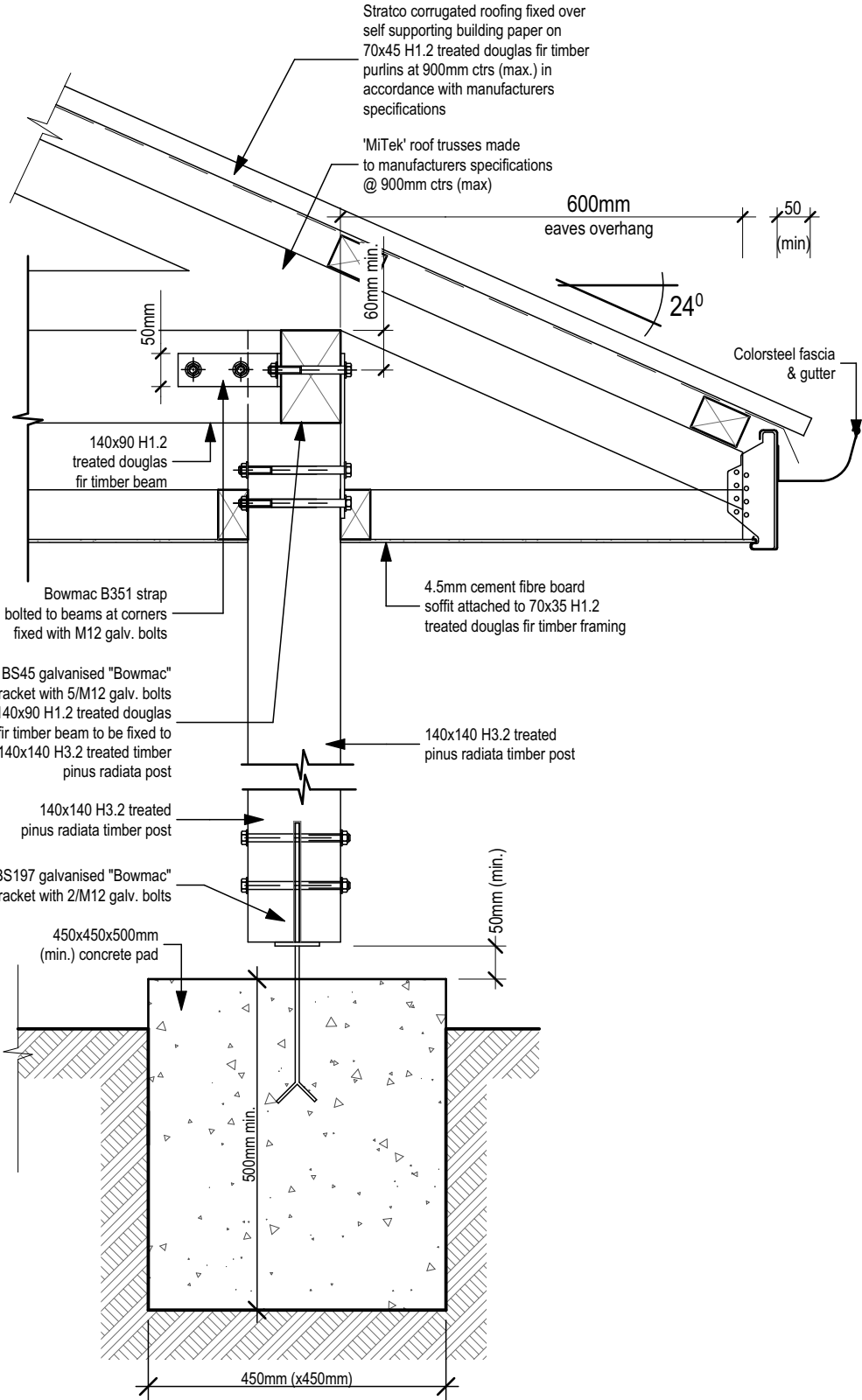
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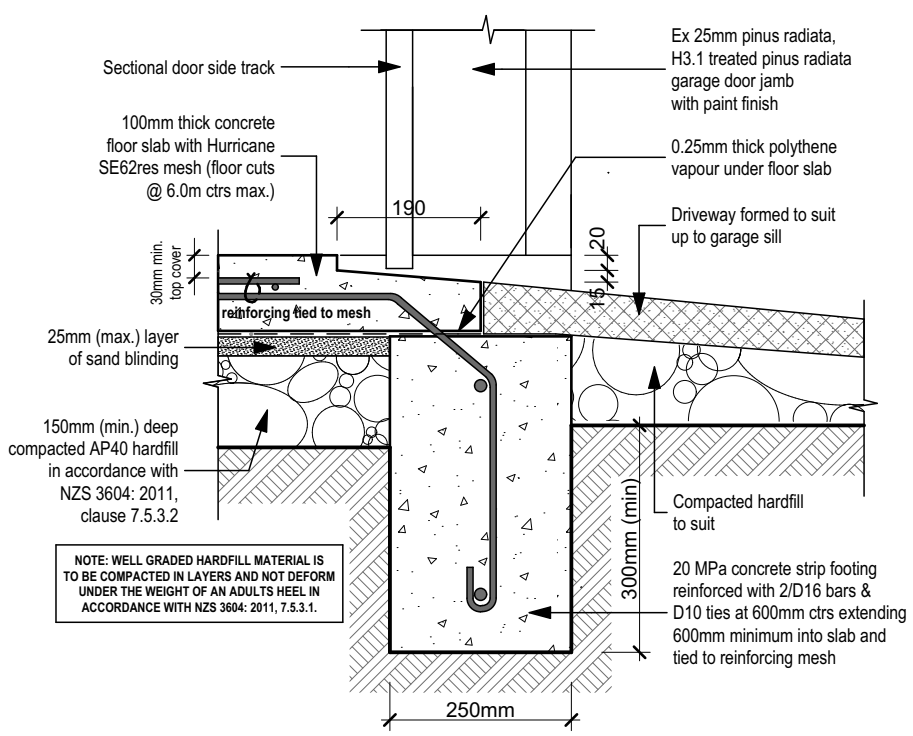
WANZ Bar Detail

n.t.s

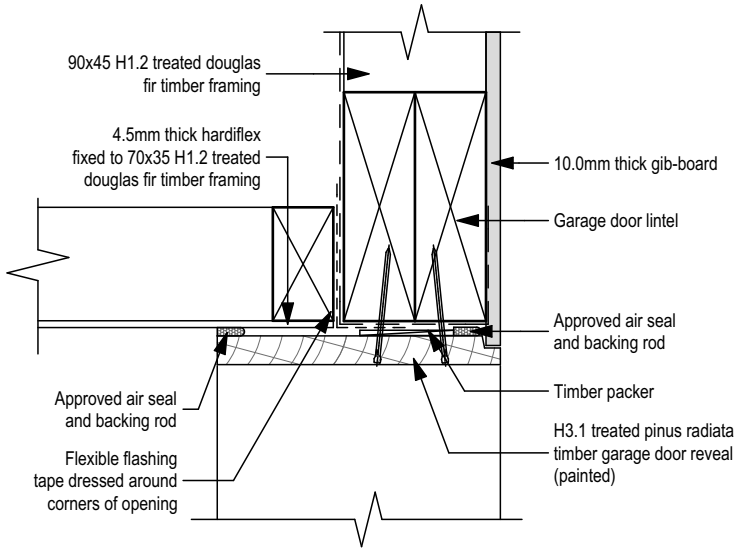
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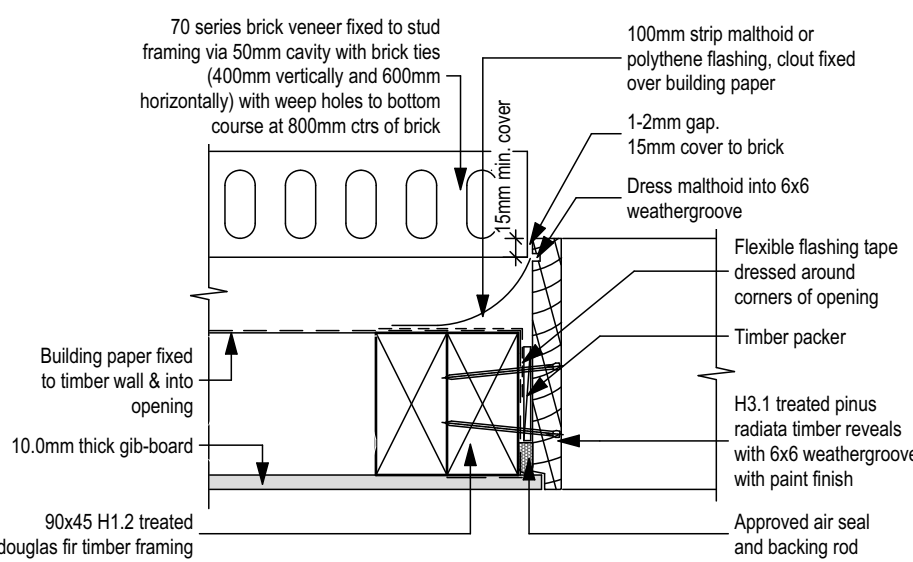
16 Column Connection Detail 1:10



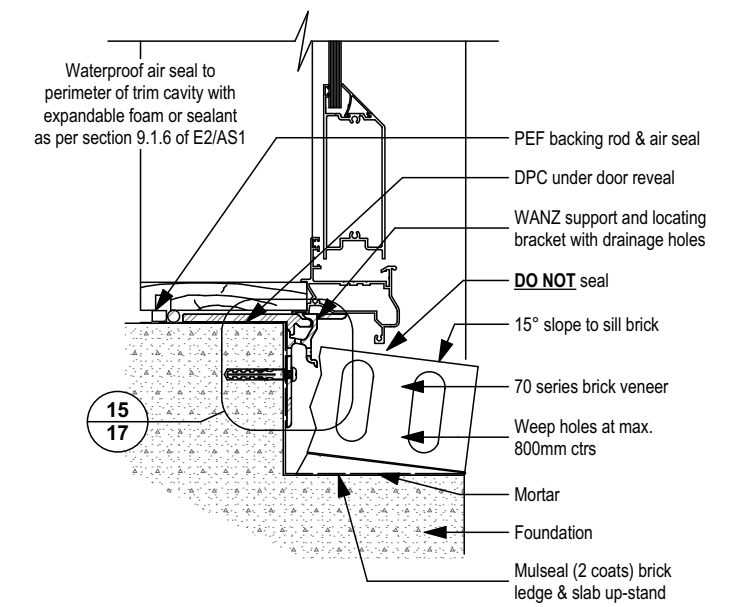
17 Garage Door Rebate Detail 1:10



19 Garage Door Head Detail 1:5



18 Garage Door Jamb Detail 1:5




20 Window/Door Sill Detail @ FFL 1:5



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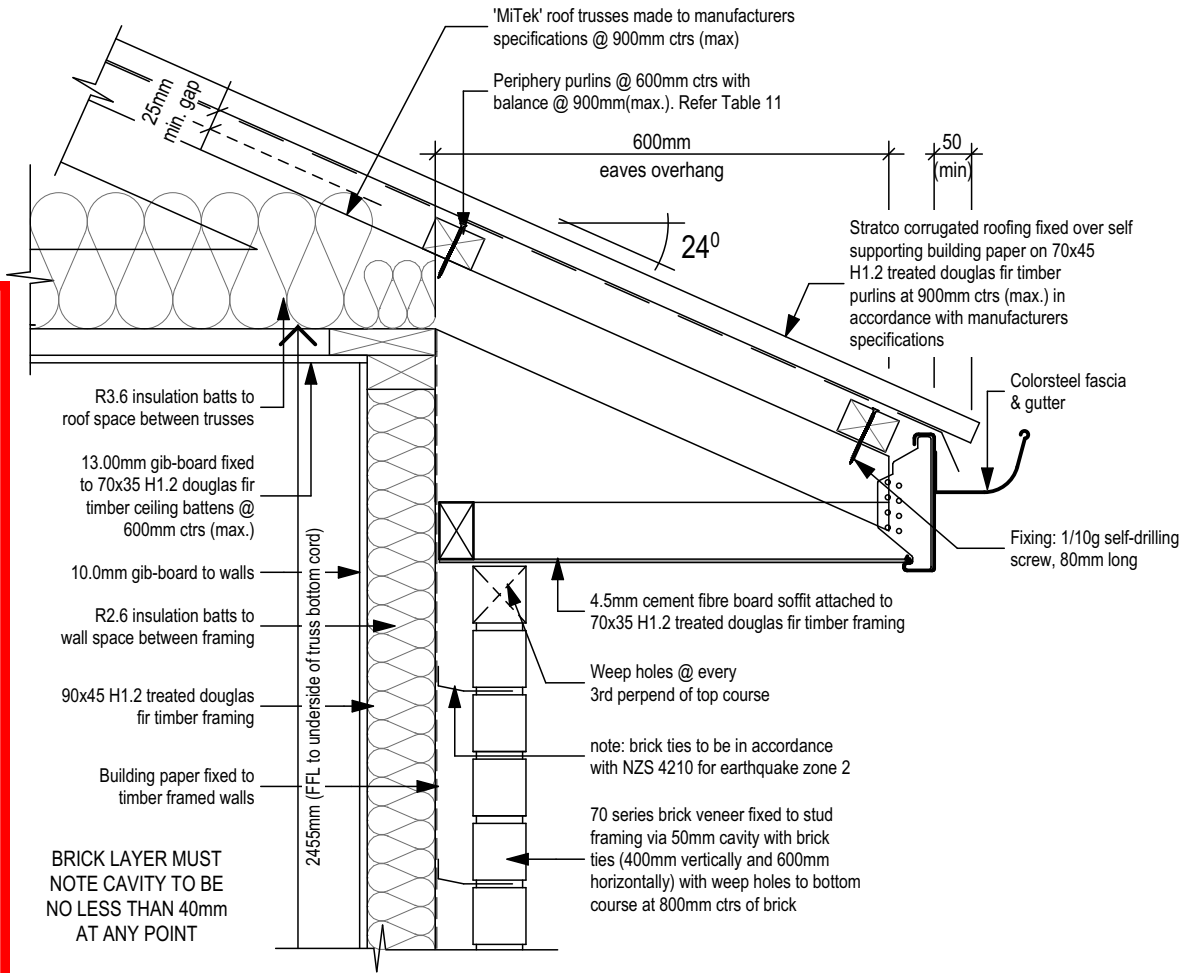
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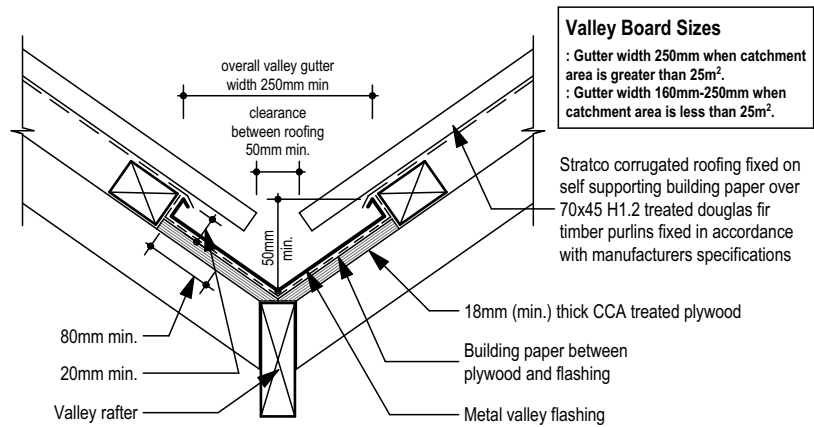


DETAILS 16 - 20			
JOB NUMBER: 2016-064-WD	DATE OF ISSUE: 15-Feb-17	DRAWN BY: Leyhana Land	SHEET NUMBER: 18 of 20
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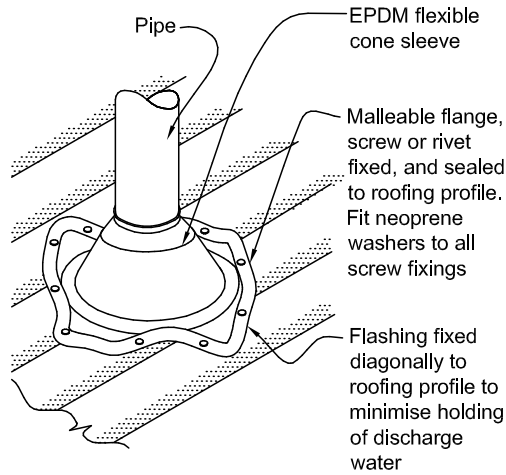


21 Eaves Detail (brick cladding) 1:10



22 Valley Detail 1:10

FOR PIPES UP TO 85mm DIAMETER

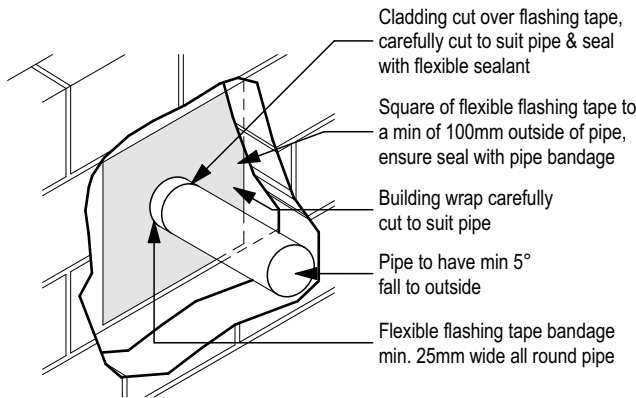
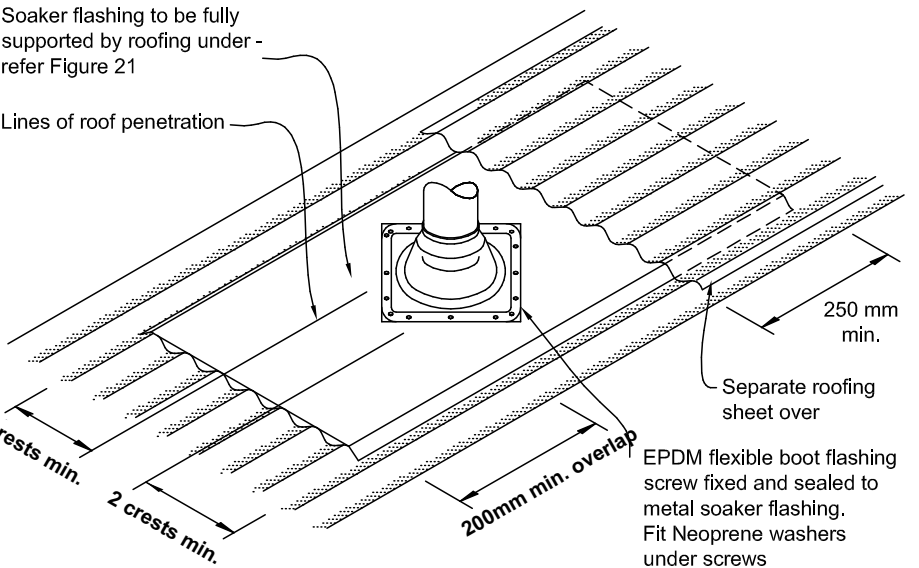


NOTE:
(1) Max. roof pitch for this flashing 45°, minimum pitch 10° if base of flange covers one or more complete troughs.
(2) For pipes up to 85 mm diameter.

23 Pipe Through Roof Detail n.t.s

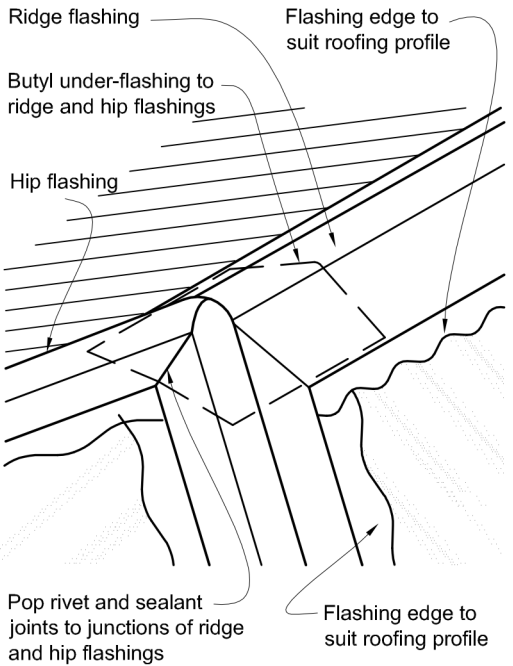
FOR PIPES 86mm - 500mm DIAMETER

NOTE: (1) Suitable for pipes from 86 mm to 500 mm diameter.
(2) Suitable only for roof pitches of 10° or more.

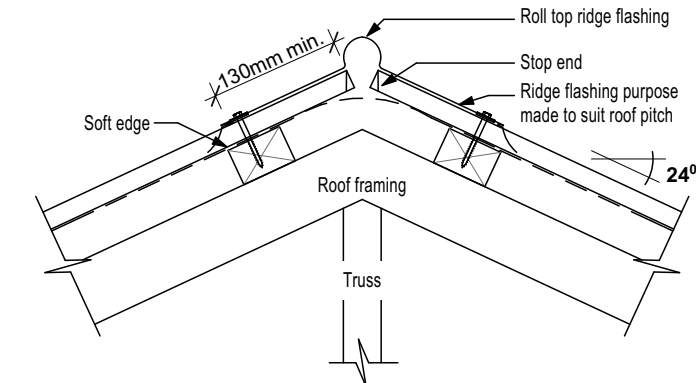


24 Pipe Through Wall Detail n.t.s

NOTE: Flashing cover varies according to wind zone - refer Table 7.
For other ridge to hip flashings refer to New Zealand Metal Roofing and Wall Cladding Code of Practice.



26 Ridge to Hip Detail n.t.s



25 Ridge/Hip Detail 1:10

ARTISAN HOMES
EXCELLENCE • CRAFTSMANSHIP • DISTINCTION
Artisan Homes Canterbury South, 5 Broomleigh Drive, Faringdon, Rolleston. PO Box 86034, Rolleston West 7658 T +64 3 374 9172

CRAIG FITCHETT DESIGN LIMITED
P. 03 343 0833, M. 021 216 1438, E. craig@craigfitchettdesign.co.nz
P.O. Box 20504, Bishopdale, Christchurch 8543

* THESE DRAWINGS ARE TO READ IN CONJUNCTION WITH THE SPECIFICATION DOCUMENTS, ENGINEERING DETAILS/DRAWINGS, MANUFACTURER'S SPECIFICATIONS & TRUSS DESIGNERS MANUFACTURER'S DRAWINGS.
* ON SITE AMENDMENTS: CRAIG FITCHETT DESIGN IS TO BE NOTIFIED IN WRITING (via email) BEFORE THE AMENDMENT IS TO COMMENCE.
* ALL CONSTRUCTION IS TO COMPLY WITH NEW ZEALAND BUILDING CODE AND ALL RELEVANT DOCUMENTS, AND WITH THE LOCAL TERRITORIAL AUTHORITY REGULATIONS.
* THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS & LEVELS ARE CORRECT PRIOR TO COMMENCING ANY WORK.
* THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION WITHOUT LOCAL TERRITORIAL CONSENT.

PROJECT INFORMATION:
Proposed Residence for Matt Ford & Sarcha Gibb
Lot 47, Clausen Avenue, Leeston

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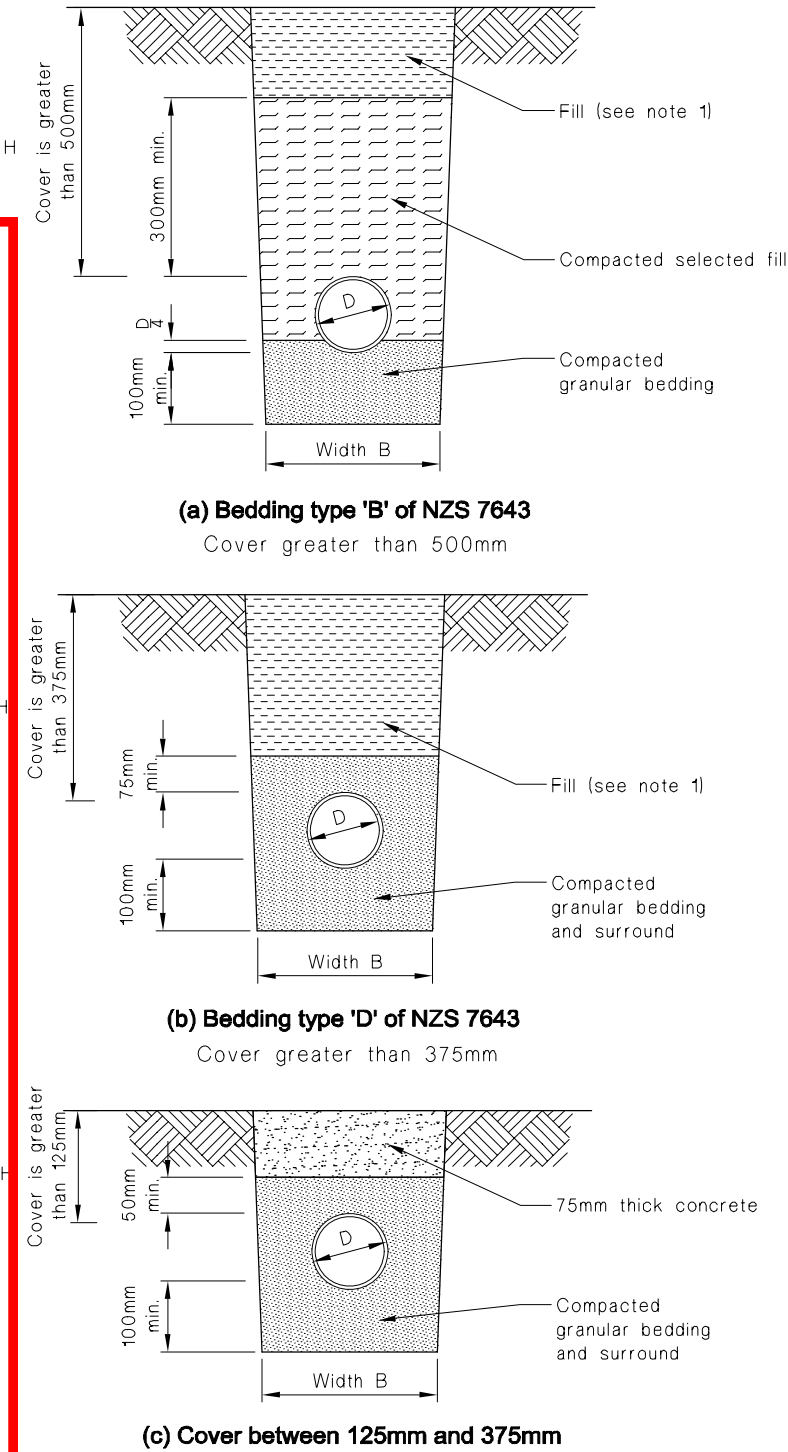
Craig Fitchett
licence number BP105386
Always check the LBP register to ensure your building practitioner is licensed.



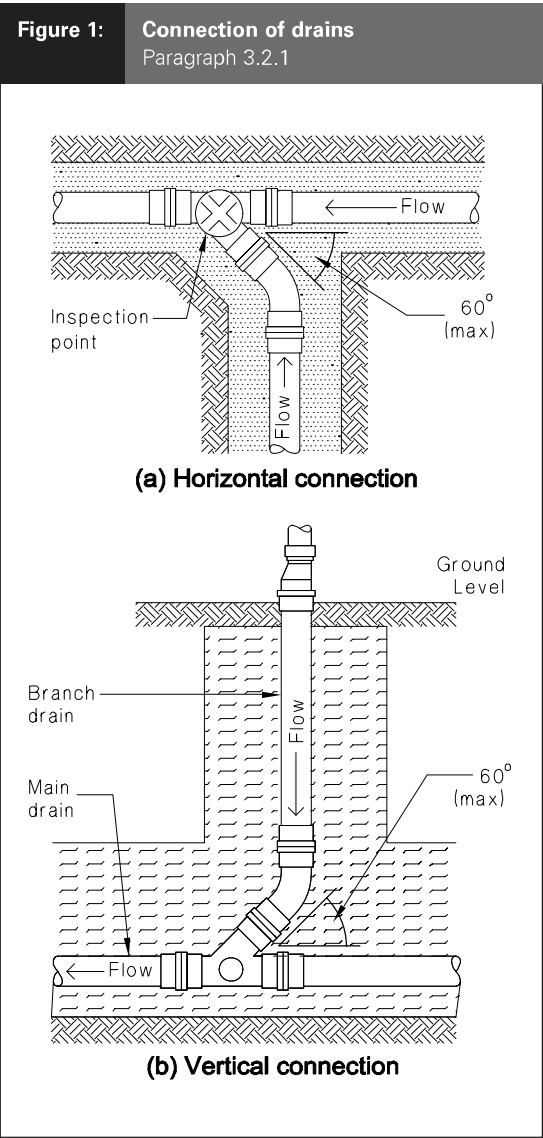
DETAILS 21 - 26

JOB NUMBER: 2016-064-WD	DATE OF ISSUE: 15-Feb-17	DRAWN BY: Leyhana Land	SHEET NUMBER: 19 of 20
DRAWING STATUS: For Consent	VERSION / REVISION: Issue 1		

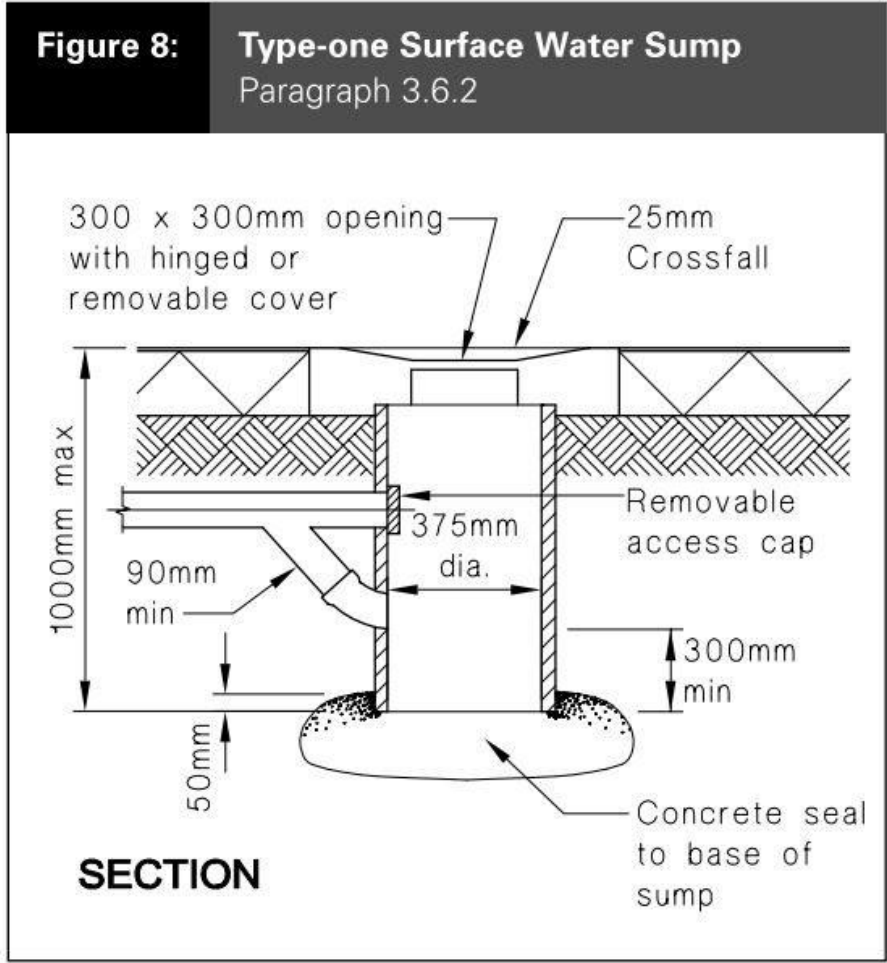
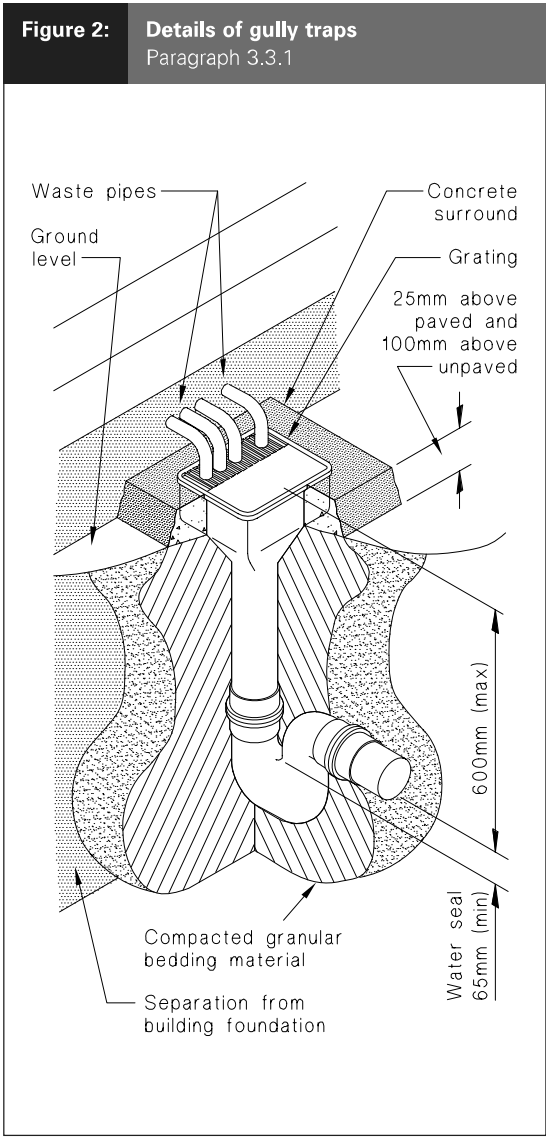
SDC - Approved Building Consent Document - BC170295 - Pg 21 of 23 - 22/03/2017 - bumhs



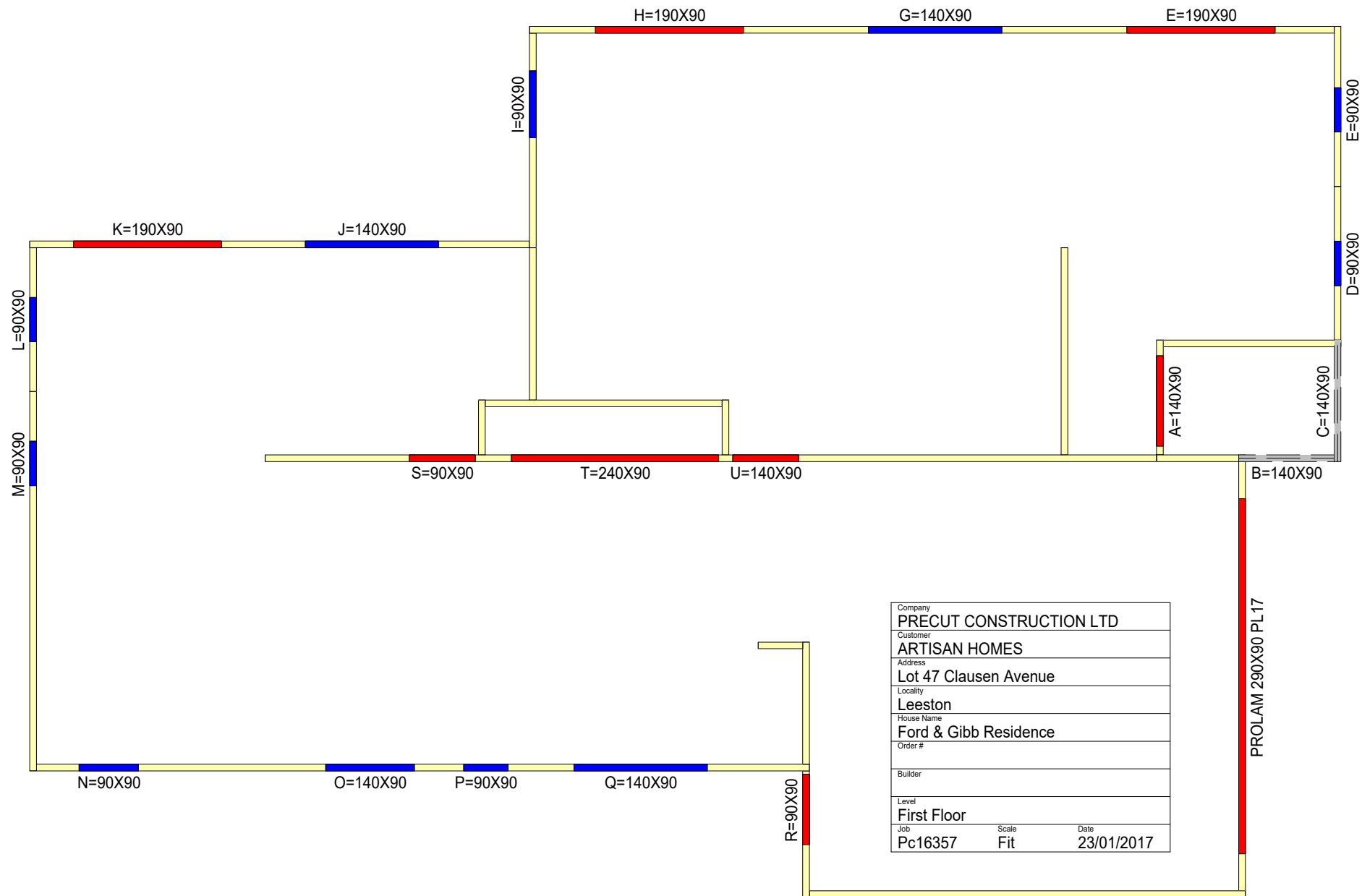
Bedding Details n.t.s

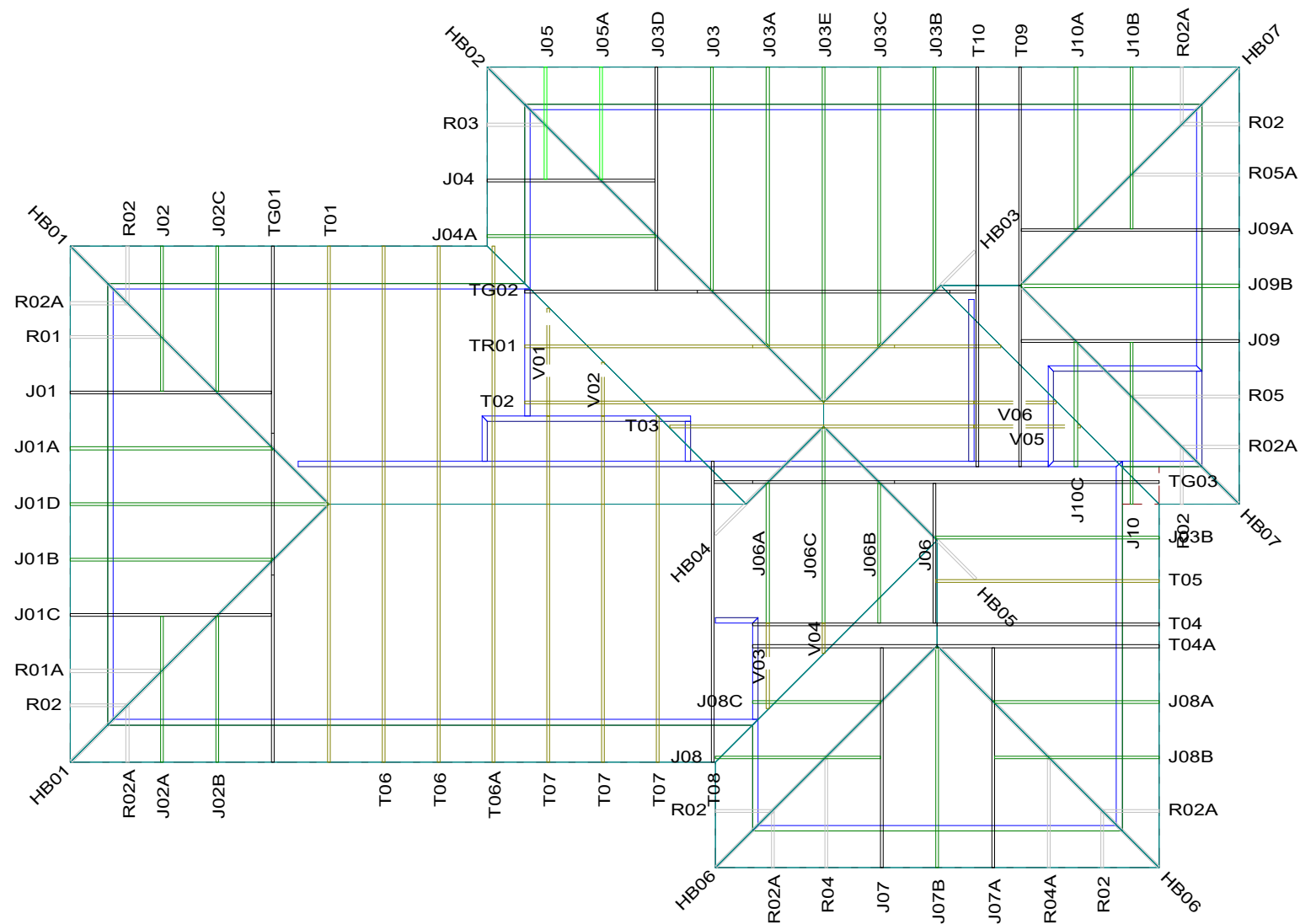


28 Connection of Drains Detail & Gully Trap Detail n.t.s



29 Sump Detail n.t.s





Pre-Construction				Job Details:			
9 Empire Road Belmont Christchurch New Zealand Telephone: Fax:	ARTISAN HOMES Lot 47 Clausen Avenue Leeston	Job: PC16357		Snow Zone: Wind Area: TC Restraints: Roof Material: Roof Live Load: Roof Pitch:	Christchurch (N4) High 900 mm Galv Iron .5mm 0.250 kPa 24.000 deg	Snow Altitude: Design Wind Speed: BC Restraints: Ceiling Material: Snow Load: Truss Centres:	100 m 44.0 m/s 600 mm Gib Board 12mm 0.454 kPa 900 mm
		Building Consent No.:					
		Scale: 1 : 103	Date: 18/01/2017				