

BUILDING CONSENT ISSUE 01

New Main Dwelling and attached Secondary Unit.
 Daddy Pig Properties Ltd.
 Lot 9 DP 16288, 191 Marshland Road, Shirley,
 Christchurch.

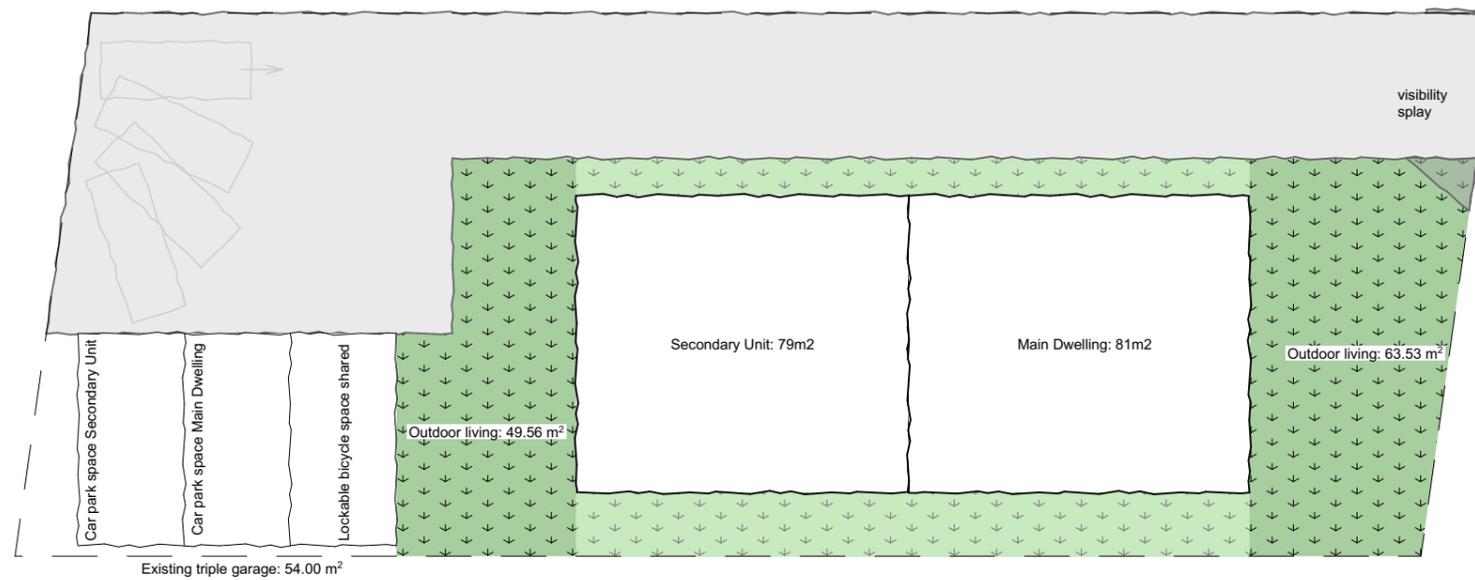
A001	COVER SHEET
A101	BULK AND LOCATION
A102	SITE PLAN
A103	SEDIMENT CONTROL
A104	DRAINAGE PLAN
A201	FOUNDATION PLAN
A202	FLOOR PLAN
A203	FRAMING PLAN
A204	BRACING PLAN
A205	H1 & ELECTRICAL PLAN
A206	ROOF PLAN
A301	ELEVATIONS
A302	ELEVATIONS
A401	CROSS SECTION A-A
A501	WINDOW & DOOR SCHEDULE
A601	DRAINAGE PIPE & TRENCH DETAILS
A602	CLADDING DETAILS
A603	CLADDING DETAILS
A604	FIXING & TAPING DETAILS
A605	ROOF DETAILS
A606	WET AREA DETAILS
A607	WATER HEATER DETAILS
A608	INTERTENANCY WALLS



 Jade Architecture jade@jadearchitecture.co.nz P.O Box 570 Rangiora Central 7440	job title:	drawing title:	legal description:	notes:	date of issue:	version:	sheet:		
	2 Unit Dwelling. Daddy Pig Properties Ltd.	COVER SHEET	Lot 9 DP 16288, 191 Marshland Road, Shirley, Christchurch.	This residence has been designed for the client and remains copyrighted to Jade Architecture NZ Ltd. All dimensions, materials, and timber treatments are to be confirmed prior to construction. All work must be in accordance with the NZ Building Code, and relevant NZ Standards whether referenced in this documentation or not, (including but not limited to Foundation & Timber Frame Construction, Timber Treatment NZS 3602 2003). The position of all services to site must be confirmed prior to construction. Soffit, lintel, and ceiling heights may vary. Designer should be consulted rather than assume a certain height if it can not be ascertained from specific cross sections.	10/05/2023	04			
					revision:	2/08/2023		scale:	1:1
					job number:	21013JA		designer:	JK
			status:		Building Consent	drawn:	NH	of: 30	

Net site area 612m²
 35% site coverage allowed
 (214m² allowed - garage = 160m² house max)

cut back existing fence for visibility



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	<i>2 Unit Dwelling. Daddy Pig Properties Ltd.</i>	BULK AND LOCATION	Lot 9 DP 16288, 191 Marshland Road, Shirley, Christchurch.	This residence has been designed for the client and remains copyrighted to Jade Architecture NZ Ltd. All dimensions, materials, and timber treatments are to be confirmed prior to construction. All work must be in accordance with the NZ Building Code, and relevant NZ Standards whether referenced in this documentation or not, (including but not limited to Foundation & Timber Frame Construction, Timber Treatment NZS 3602 2003). The position of all services to site must be confirmed prior to construction. Soffit, lintel, and ceiling heights may vary. Designer should be consulted rather than assume a certain height if it can not be ascertained from specific cross sections.	10/05/2023	04			
					revision:	2/08/2023		scale:	1:200
					job number:	21013JA		designer:	JK
			status:		Building Consent	drawn:	NH		

SITE NOTES
 Site Area: 612m²
 Total Floor Area: 160m² (Over Foundation)
 Main Dwelling: 81m² (Over Foundation)
 Secondary Dwelling: 79m² (Over Foundation)
 Existing Garage Floor Area: 54m² (Over Foundation)
 Existing Site Coverage: 26.14% (35% allowable)

Territorial Authority: Christchurch City Council
 Planning Zone: Residential Suburban Zone
 Site Coverage permitted: 35
 Maximum Building Height: 8m

Wind Zone: Medium
 Earthquake Zone: 2
 Snow zone: 1.0kPa
 Corrosion Zone: C

Geotech / Soil Report: Fraser Thomas report dated 1 April 2019
 TC Zone type: TC2

Christchurch City Council
 setbacks are to closest part of the structure - i.e gutter or fascia

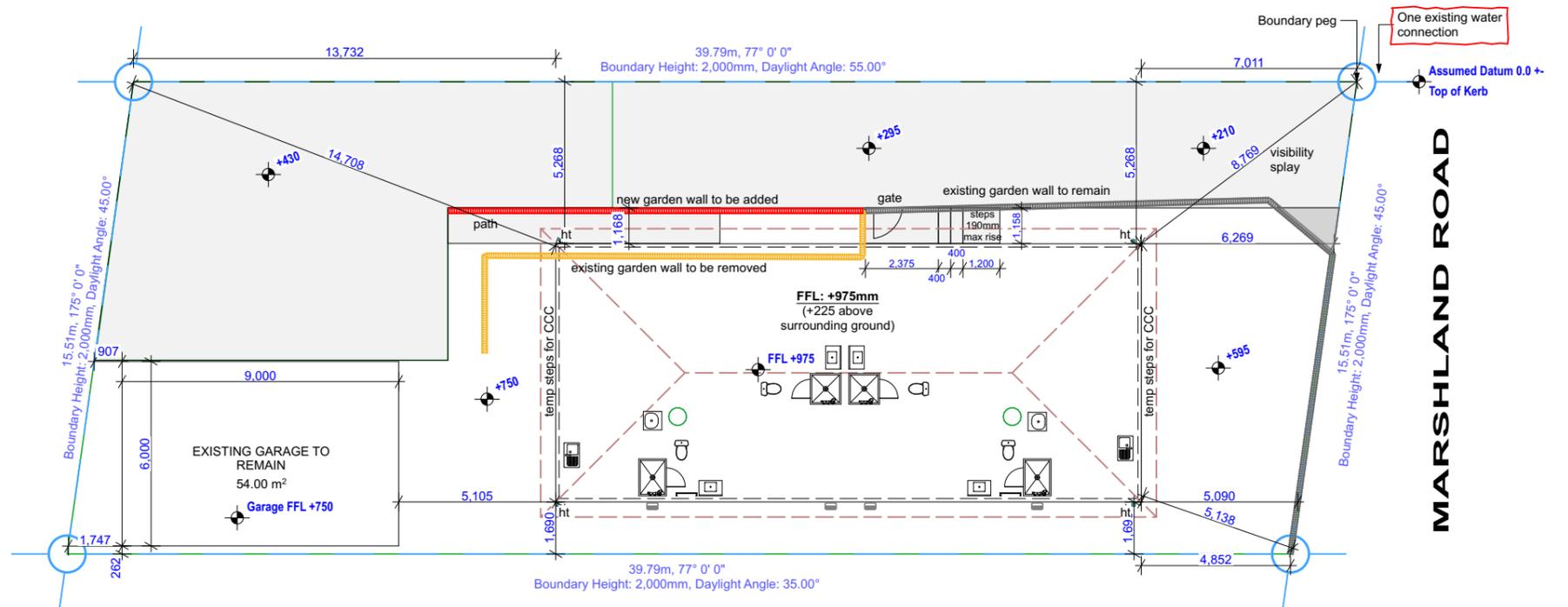
Finished ground level and finished floor level: same as existing
 Determined by:
 Localised heights (NZBC E1 (crown of road), NZBC E2 (150/225mm above surrounding ground level))

Access routes show compliance with section 1 - 6 D1/AS1 (adequate activity space, free from dangerous obstructions and have a safe cross fall - Section 1. Safe slope in the direction of travel and adequate slip resistant walking surfaces. Refer section 2 & 3.)
 A step/s or appropriate landscaping is to be provided if drop from external doors is greater than 190mm from FFL to FGL.
 All access routes must provide a non-slip shallow textured surface (F5/U5) in accordance to NZBC D1/AS Table 2.
 Fall of sealed surfaces should direct surface water away from the dwelling.

NZBC F5
 Site Safety fencing (linked netting) is to be erected around the site to a height of 2.0m. The entry to the site will have gates that will open on to the site.
 When work is taking place at height (i.e roofing), roofing edge protection will be provided and is to comply with page 27 and 28 of Working at Height Safety Guide in attached documents.

NZBC G12
 Potable water supply: Existing Town Supply

Sediment Control Compliance
 Rumble pad to be created at point of entry & exit on site (Removed on completion of formed driveway).
 Rumble pad to be created in accordance to guidelines provided by the District Council and maintained in good condition throughout its period of use.
 All ground cover / vegetation outside of immediate build area to be maintained throughout period of house build. This includes grass verges on the street frontage.
 Any stockpiles of soil or excavated material are to be kept to the rear of the site & covered with imperious sheets.
 Roof downpipes are to be connected to the installed stormwater drainage as soon as practical once roof cladding has been installed. Until this point ensure water run-off from downpipes is directed away from build area but not on to neighbouring properties.



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					revision:	25/10/23		scale:	1:200
					job number:	21013JA		designer:	JK
					status:	Building Consent		drawn:	NH

Sediment Control Compliance

Rumble pad to be created at point of entry & exit on site (Removed on completion of formed driveway).

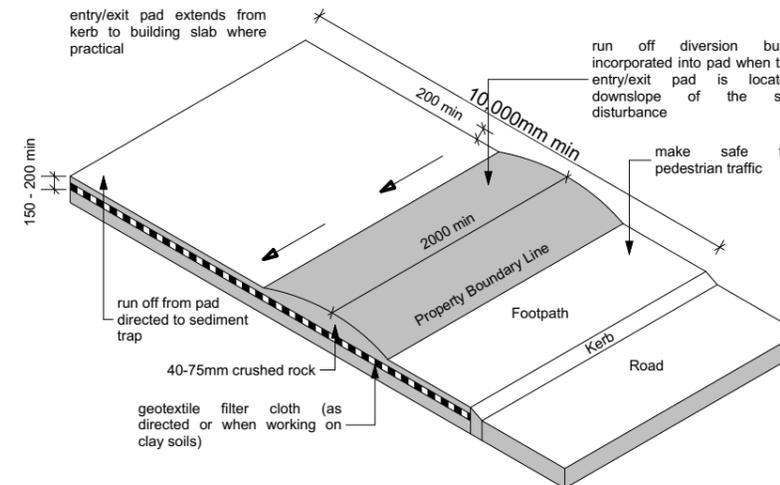
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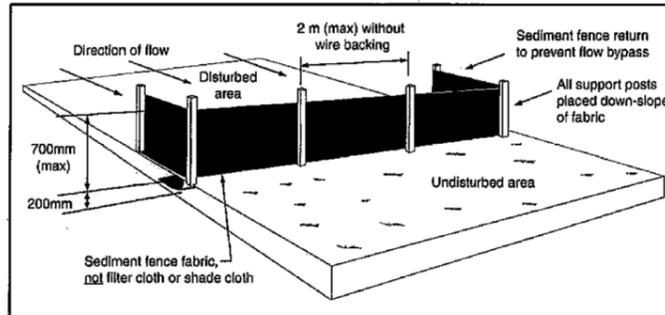
Roof downpipes are to be connected to the installed stormwater drainage as soon as practical once roof cladding has been installed. Until this point ensure water run-off from downpipes is directed away from build area but not on to neighbouring properties.

MAIN CONTRACTOR RESPONSIBLE FOR IMPLEMENTATION AND MAINTENANCE OF THIS EROSION AND SEDIMENT CONTROL PLAN.

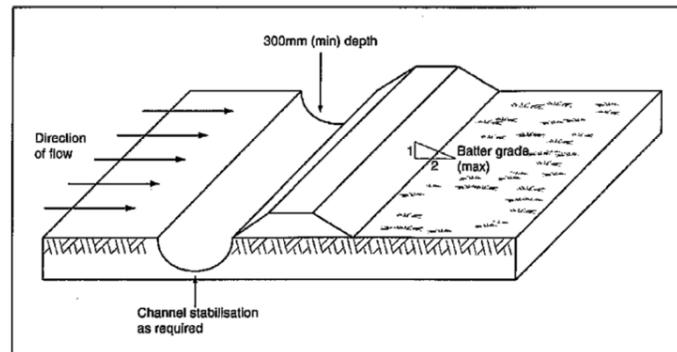


2 Stabilised Entry Pad
Scale 1:10

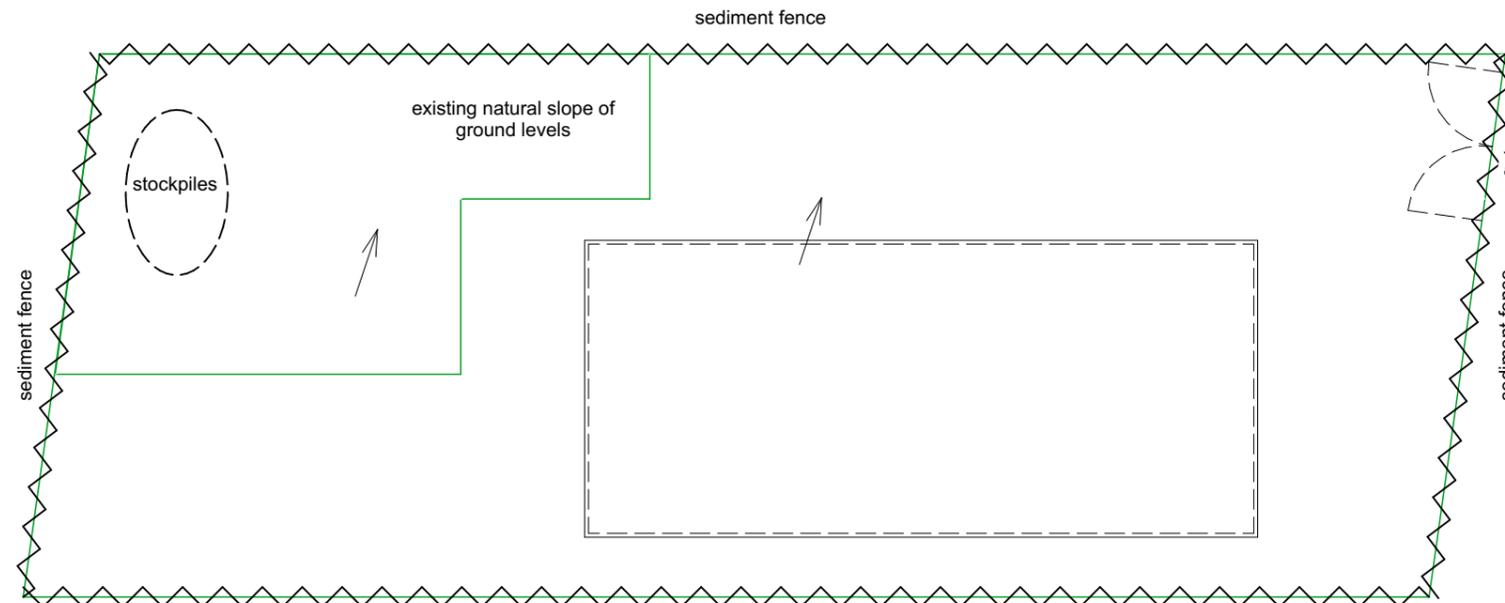
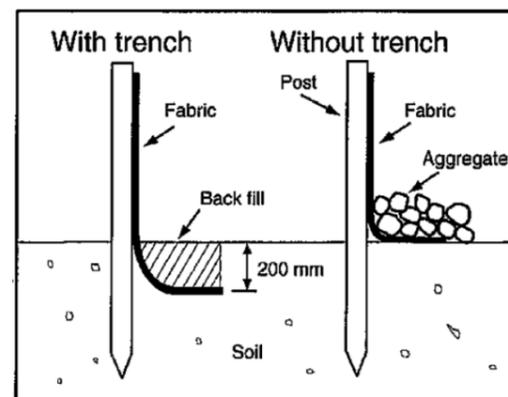
Sediment fence construction details



Stormwater diversion channel



Alternative sediment fence installations (with and without a trench)



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					job number:	designer:		JK		
					status:	Building Consent	drawn:	NH	of:	30

A103

DRAINAGE NOTES

Sanitary Fixtures (as per NZBC G13)

Dishwasher	40mm dia @ 1:40 gradient
Kitchen Sink	50mm dia @ 1:40 gradient
Laundry Tub	40mm dia @ 1:30 gradient
Showers	40mm dia @ 1:40 gradient
Vanity	40mm dia @ 1:40 gradient
WC	100mm dia @ 1:60 gradient

Drainage (as per NZBC G13)

Storm Water	100mm dia @ 1:100 gradient
Foul Water	100mm dia @ 1:100 gradient
If foul water drain is laid at 1:100 gradient then WCs are required to be fitted with AAVs	
If foul water drain is laid at 1:60 gradient then WCs are not required to be fitted with AAVs	

Sanitary Key

GT	Gully Trap
RGT	Relief Gully Trap
IP	Inspection Point
TV	Terminal Vent (80mm dia min)
BV	Branch Vent (50mm dia min)
IV	Isolation Valve
RP	Rodding Point

RGT to be installed so that top of GT is 150mm lower than overflow level of lowest sanitary fixture).

Vent to terminate either:
 3.0m above ground level
 600mm above openings
 150mm above roof cladding

Plumbing Note

Stormwater to be connected to council lateral
 Sewer to be connected to council lateral
 Position of connections to be confirmed on site prior to the commencement of building

Drainage

All pipes passing through concrete shall be wrapped in flexible material or sleeved.

Pipes shall be installed with expansion joints as per NZS 7643, Chapter 8.
 Where sewer pipes are installed in a trench parallel to the foundation, the branch drains, such as those connecting to gully traps, should contain a flexible connection adjacent to the foundation.

Where storm water pipes are installed in a trench parallel to the foundation, the branch connections to the downpipes should contain a flexible connection.

Services

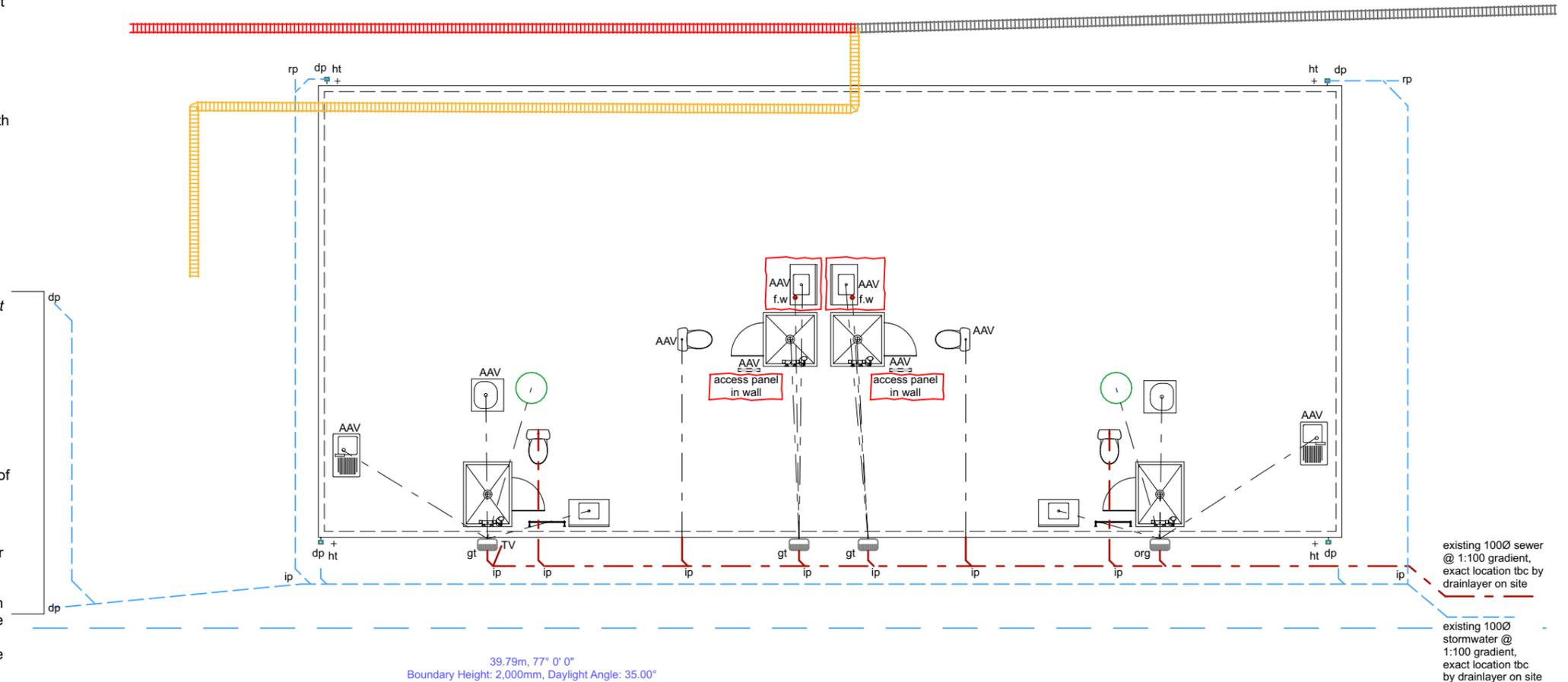
Hot water pipes are to be sized according to NZBC G12 & NZS 4305 1996.
 Mains Pressure: 15mm dia allows for 12m max pipe length. If pipe length exceeds 12m then diameter to be reduced to 10mm to ensure that no more than 2L of hot water is stored.

NZBC E1

Layout of drainage to convey surface water to an appropriate outfall provided, with sufficient details of pipe sizes, gradients, access points, invert levels and capacity of existing system, to establish compliance with section 3.3, E1/AS1 (See Table 2, Fig. 3, 10 - 12, Section 3.2 & 3.7, E1/AS1).

All Stormwater drainage to include inspection openings as specified to NZBC E1/AS1 cl.3.7.

Implications of trenches close to buildings, drains under buildings to be considered (See Section 3.7.6 and 3.9.7, Fig. 14, E1/AS1.) Refer to Drainage Pipe & Foundation Penetration Details Sheet.



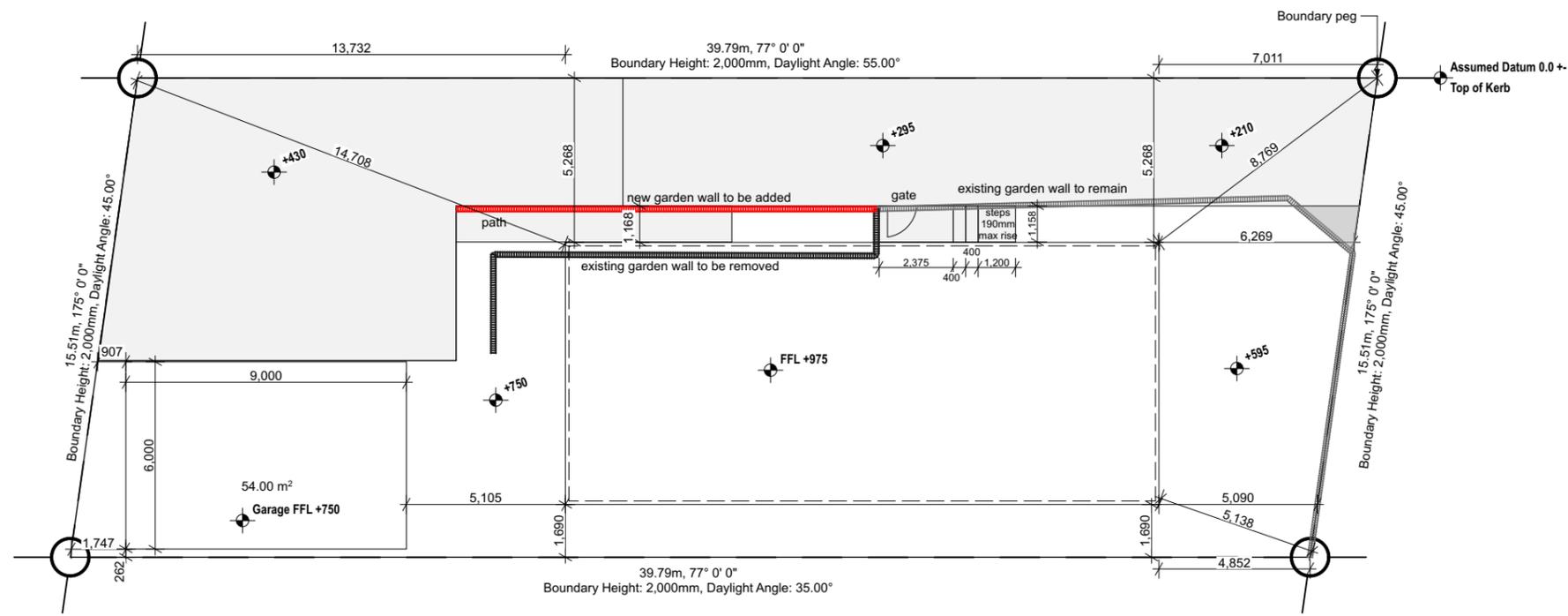
NZBC G13

Layout of sanitary plumbing to convey foul water to a drainage system with sufficient details of pipe sizes, gradients and venting to comply with G13.3.1 (See Sections 3 - 5, G13/AS1 or Sections 6 - 8 AS/NZS 3500.2) and consideration also given to floor wastes outlets and routing of pipe work through the structure of the building to comply with B1).

NZBC G13

Layout of drainage to convey foul water to an appropriate outfall has been provided with sufficient details of pipe sizes, gradients, access points, ventilation, invert levels and capacity of existing system to comply with G13.3.2. (See Sections 3 - 5, G13/AS2). Overflow relief noted on plan (see 3.3.2, G13 /AS1, G13/AS3), as shown on Drainage Plan.

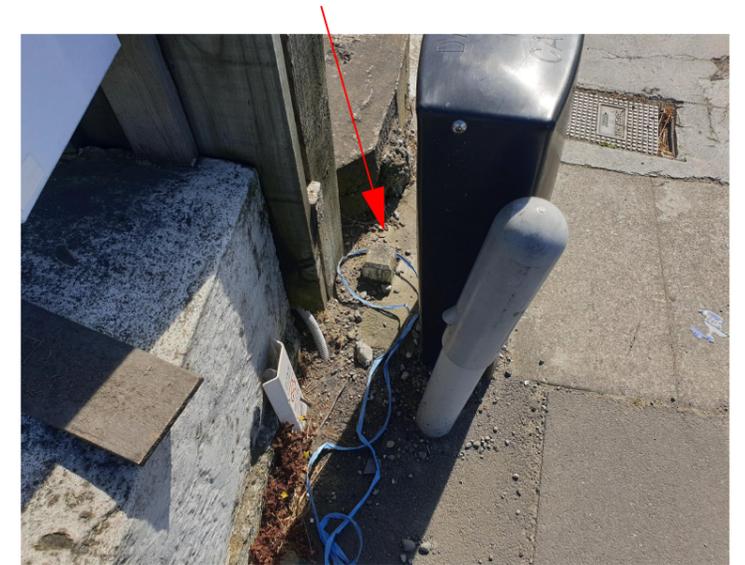
 jade@jadearchitecture.co.nz P.O Box 570 Rangiora Central 7440	job title:	drawing title:	legal description:	notes:	date of issue:	version:	sheet: A104b of: 32		
	2 Unit Dwelling. Daddy Pig Properties Ltd.	DRAINAGE PLAN	Lot 9 DP 16288, 191 Marshland Road, Shirley, Christchurch.	This residence has been designed for the client and remains copyrighted to Jade Architecture NZ Ltd. All dimensions, materials, and timber treatments are to be confirmed prior to construction. All work must be in accordance with the NZ Building Code, and relevant NZ Standards whether referenced in this documentation or not, (including but not limited to Foundation & Timber Frame Construction, Timber Treatment NZS 3602 2003). The position of all services to site must be confirmed prior to construction. Soffit, lintel, and ceiling heights may vary. Designer should be consulted rather than assume a certain height if it can not be ascertained from specific cross sections.	10/05/2023	04			
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					job number:	21013JA		designer:	JK
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1

SITE LEVELS

1:200



SURVEY PEG



DRIVEWAY

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					Building Consent		of: 32	

A105

FOUNDATION NOTES - ENGINEERED

Plumbing:

To comply with NZBC G12 & G13 / AS1
 uPVC piping to AS/NZS 1260 & NZS 7641, couplings & fittings to meet pipe manufacturer's requirements.

Sanitary Fixtures (as per NZBC G13)

Dishwasher	40mm dia @ 1:40 gradient
Kitchen Sink	50mm dia @ 1:40 gradient
Laundry Tub	40mm dia @ 1:30 gradient
Showers	40mm dia @ 1:40 gradient
Vanity	40mm dia @ 1:40 gradient
WC	100mm dia @ 1:60 gradient

Note: Foundation Plan to be read in conjunction with foundation details within engineering documentation provided.

Truss Manufacturer's documentation states slab thickenings not required for internal load walls.

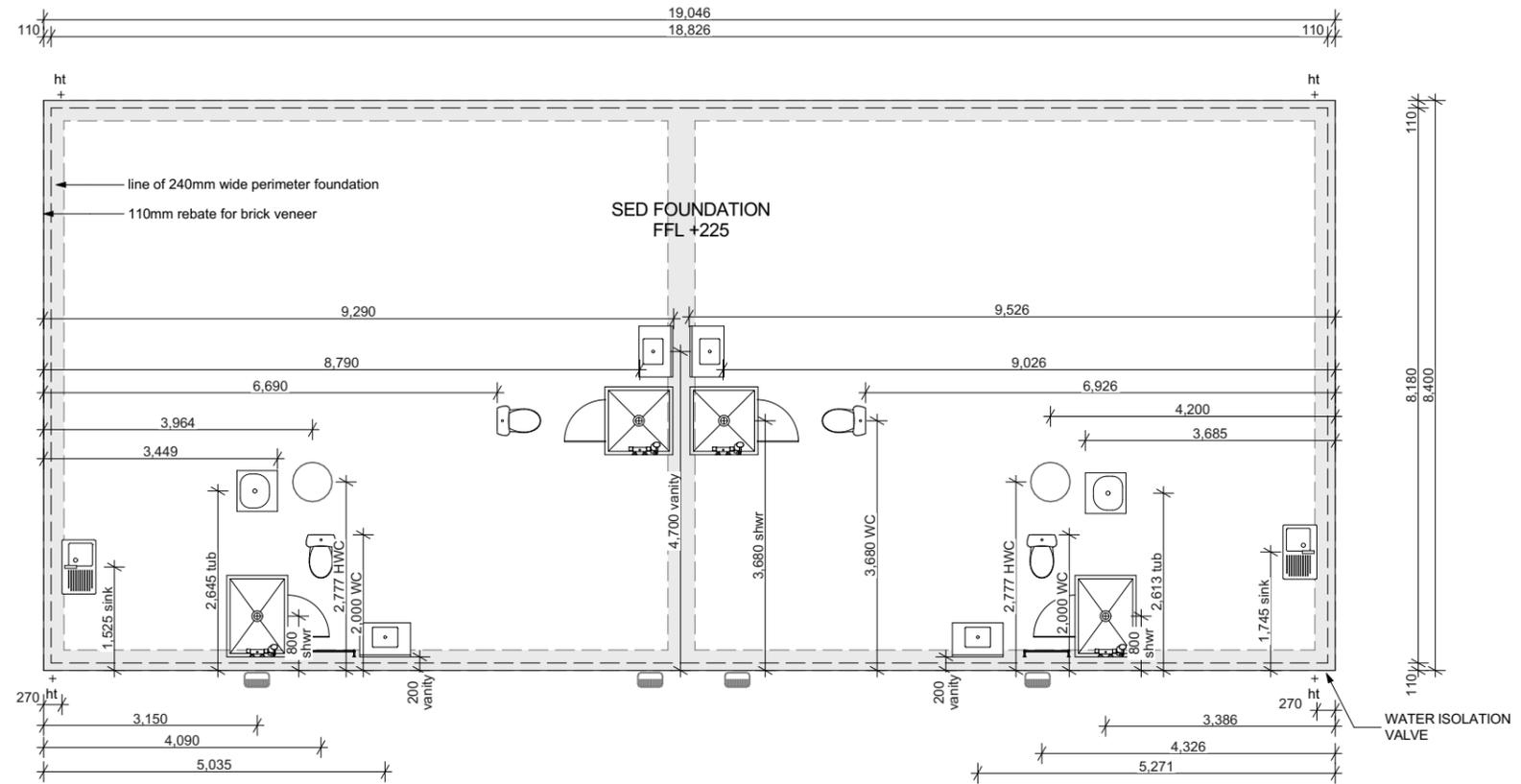
NZBC G12

WC riser locations have an assumed offset of 160mm from internal framing (manufacturer's technical specs should be consulted to confirm offset).
 All WCs that connect to foul water pipe with less than a 1:60 gradient to be vented with an AAV
 Heatpump drain to discharge over nearest gully trap or down pipe.
 HWC (copper) drain to discharge over nearest gully trap or downpipe riser (discharge in a visible position which does not present a hazard or damage to other building elements & a 25mm air gap maintained)

Insulation to Pipes Where Freezing May Occur

Closed cell foam polymer insulation or fibre glass insulation which is preformed to the shape of the pipe and not less than 13 mm thick, is acceptable material for preventing pipes less than or equal to 40 mm diameter from freezing. Any insulation material that absorbs moisture shall be protected in a waterproof membrane.

Install damp proof membrane under entire foundation during the works.



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					Building Consent	NH	

FLOOR NOTES

Total floor Area: 160m² (Over Foundation)
 Main Dwelling: 81m² (Over Foundation)
 Secondary Dwelling: 79m² (Over Foundation)
 Maximum Building Height: 8m (confirm with planning rules)

dp ○ Indicates 74mm dia colorsteel downpipes (70m² per dp)

ht+ Indicates hose tap location (confirm with client)

gt □ Indicates gully trap location

Cladding Materials: 70 series brick over 50mm cavity

Roof Cladding: Colorsteel longrun corrugate
 Roof Pitch: 28°
 Height to underside of truss: 2455mm
 Lintel Height: 2105mm

Internal Door Leaf Height: Standard
 Internal Door Leaf Width: Typically 810mm
 Typically 710mm (wet areas)

Hot Water System type and capacity: 300L HWC

General: All dimensions to be confirmed on site

Mechanical extraction required to terminate to external air space through soffit.

Wet Areas

Lining to wall and ceiling to be 10mm Aqualine GIB minimum.

NZBC B2

Ensure all building materials named meet durability requirements (NZSBC B2 & Section 4 NZS 3604:2011)

Ensure all timber components meet requirements of NZS 3602:2003 (as modified by B2/AS1)

50 yrs durability for structural elements
 15 yrs durability for cladding and non-structural

Access for the maintenance of building elements has been considered as per Section 2.5 E2/AS1

NZBC C1-C4

Escape route length from any part of the house is less than 24m (Section 3.5 C/AS1)
 Fire rated wall located and identified

NZBC D1

Access routes show compliance with section 1 - 6 D1/AS1 (Adequate activity space, free from dangerous obstructions and have a safe cross fall - Section 1 Safe slope in the direction of travel and adequate slip resistant walking surfaces. Refer section 2 & 3. All hard floor finishes to comply with NZBC D1/AS Table 2. Floor tiles to be non-slip and have a slip coefficient value of 0.35 - 0.65 for grit finished ceramic tiles.

NZBC E3

Interior Surfaces to be impervious, easily cleaned and would prevent water penetration to concealed spaces where adjacent to sanitary fixtures and appliances or likely to be splashed (See E3.3.3, E3.3.4, E3.3.5, E3.3.6 and Section 3, E3/AS1.)

Walls to be sealed with 2 coats enamel min.
 One row of wall tiles above vanities and fully tiled bath cradle. Gaps between tiles and vanities to be sealed with silicon sealant.

Floor tiles are to be returned 75mm up wall as per NZBC E3 Fig1 paragraph 2.1.1.

Laundry tub to be Robinhood Supertub or similar.

NZBC F7

Smoke alarms to comply with Section 3 F7/AS1
 Smoke detectors required within 3m of bedrooms and along exit routes as per NZBC F7.
 All smoke alarms to comply with either NZBC F7, AS3786 or BS5446 Pt1 & must have test & hush button functions.

NZBC F7

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 Smoke detectors required within 3m of bedrooms and along exit routes as per NZBC F7.
 All smoke alarms to comply with either NZBC F7, AS3786 or BS5446 Pt1 & must have test & hush button functions.

NZBC G1

Consideration has been given to spaces containing soil fixtures to show adequate space dimensions, separation from other spaces and adequate provision of wash hand basins. (G1.3.2 and Sections 3.1 - 3.3, G1/AS1).

NZBC G2

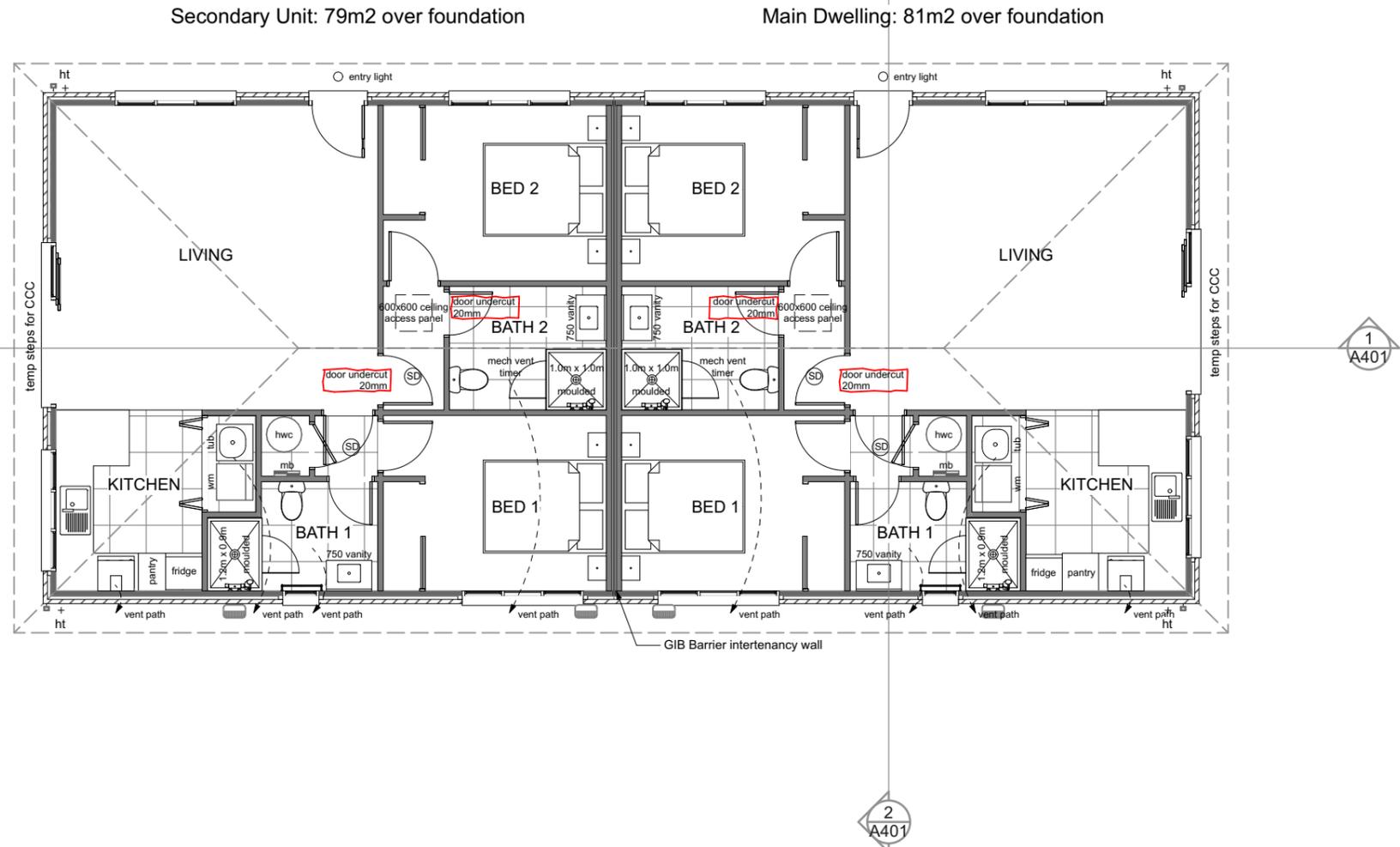
Laundry facilities and service connections comply with Section 1, G2/AS1.

NZBC G3

Layout shows provision of a sink with waste, cooking appliance, hygienic food preparation area.
 Wall linings adjacent to appliances and facilities to have surfaces that can be easily maintained in hygienic condition. G3.3.1, Section 1, G3/AS1).

NZBC G12

Hot & cold water systems compliant with Sections 5 & 6 G12/AS1 are noted in specifications. Source of hot water is identified and located on plan.
 Hot water pipe to kitchen to be polybutylene, insulated to G12/AS1.
 Hot water piping to be installed as compliant with NZS 4305 & NZS 4218: 2004
 Hot water pipes to be sized according to NZBC G12 & NZS 4305:1996. Mains Pressure: 15mmØ allows 12m max pipe length. Pipe length beyond this must be lagged.
 Ensure cylinder is appropriate to be installed within building envelope.
 Provide insulation and UV protection to exhaust vent outside building envelope.
 Hot Water System type and capacity: Refer to Floor Plan & Specification
 Relief drain type and outfall: Refer to notation on Foundation Plan
 Tempering Valve: Refer to Specification
 Seismic Restraint: Refer to Construction Detail



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FRAMING NOTES

Exterior Framing- SG8 90x45mm H1.2 Studs & dwangs, Bottom Plate, Double top plate, Studs @ 600mm crs, Dwangs @ 600mm crs

Interior Framing - SG8 90x45mm H1.2 plates, Studs @ 600mm crs, Dwangs @ 800mm crs

Internal Load Bearing walls - SG8 framing

Please provide additional studs to external corners, soffit dwangs, double top plates to gable frames as required by certain claddings.

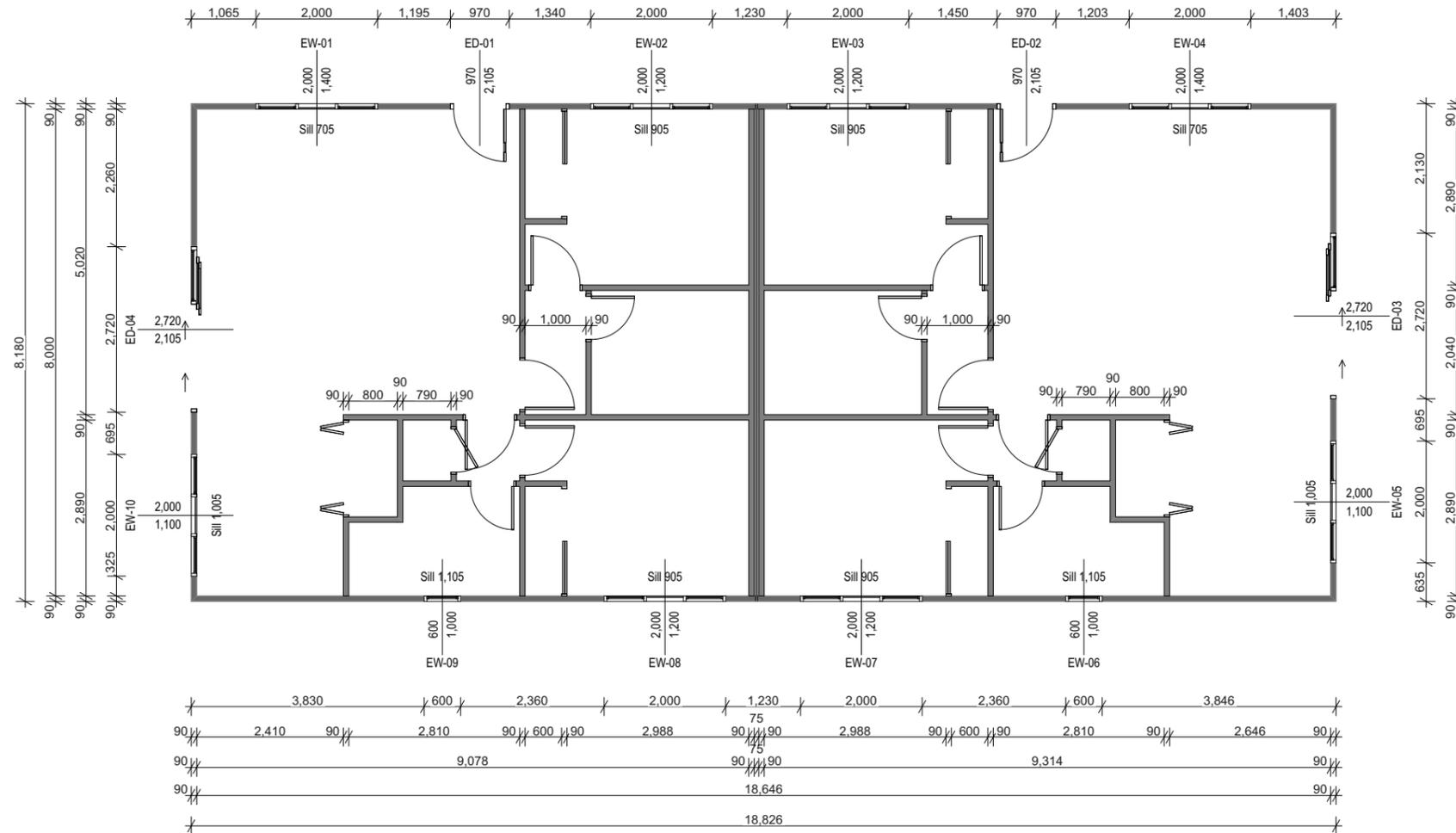
Note
 Refer to Truss manufacturers documentation for Truss & Lintel specifications and fixings details.

NZBC B2
 Ensure all building materials named meet durability requirements (NZSBC B2 & Section 4 NZS 3604:2011).
 Ensure all timber components meet requirements of NZS 3602:2003 (as modified by B2/AS1):

- 50 yrs durability for structural elements
- 15 yrs durability for cladding and non-structural

Nominated Timber Treatment & Grading:
 Exterior Framing - SG8 H1.2 studs & dwangs, bottom plate, double top plate
 Interior Framing - SG8 H1.2 plates, studs & dwangs

Refer to Roof plan & relevant cross section for nominated timber treatment & grading of roof framing.



BRACING COMPLIANCE NOTES

Under the Building Act 2004:
 Section 112 sets out the requirements for altering an existing building that is not earthquake prone.

The building's overall compliance with the Building Code must not be less than what it was prior to the alteration taking place.

As such, the partially new external wall framing will be braced using current code and standards. Any bracing to the existing wall framing will remain in place. If any additional plasterboard wall linings are removed and replaced to facilitate the works, these are to be replaced as GIB EzyBrace 'GS1' units.

Bracing as per NZS3604: 2011, NZBC B1 & B2

B1/AS1
 New bracing elements must have been tested and evaluated in accordance with the 2010 version of BRANZ test & evaluation procedure P21.

B2/AS1
 Care is required with internal braced wall anchors to ensure there is sufficient slab thickness to meet anchor embedment, hole depth and cover requirements specified in the technical literature.

BRACING NOTES

Bracing Plan is to be read in conjunction with Winstone's Gib Ezybrace calculations and Winstone's Gib EzyBrace Systems Manual August 2016.

number of stories single
 floor loading 2kPa
 foundation type slab

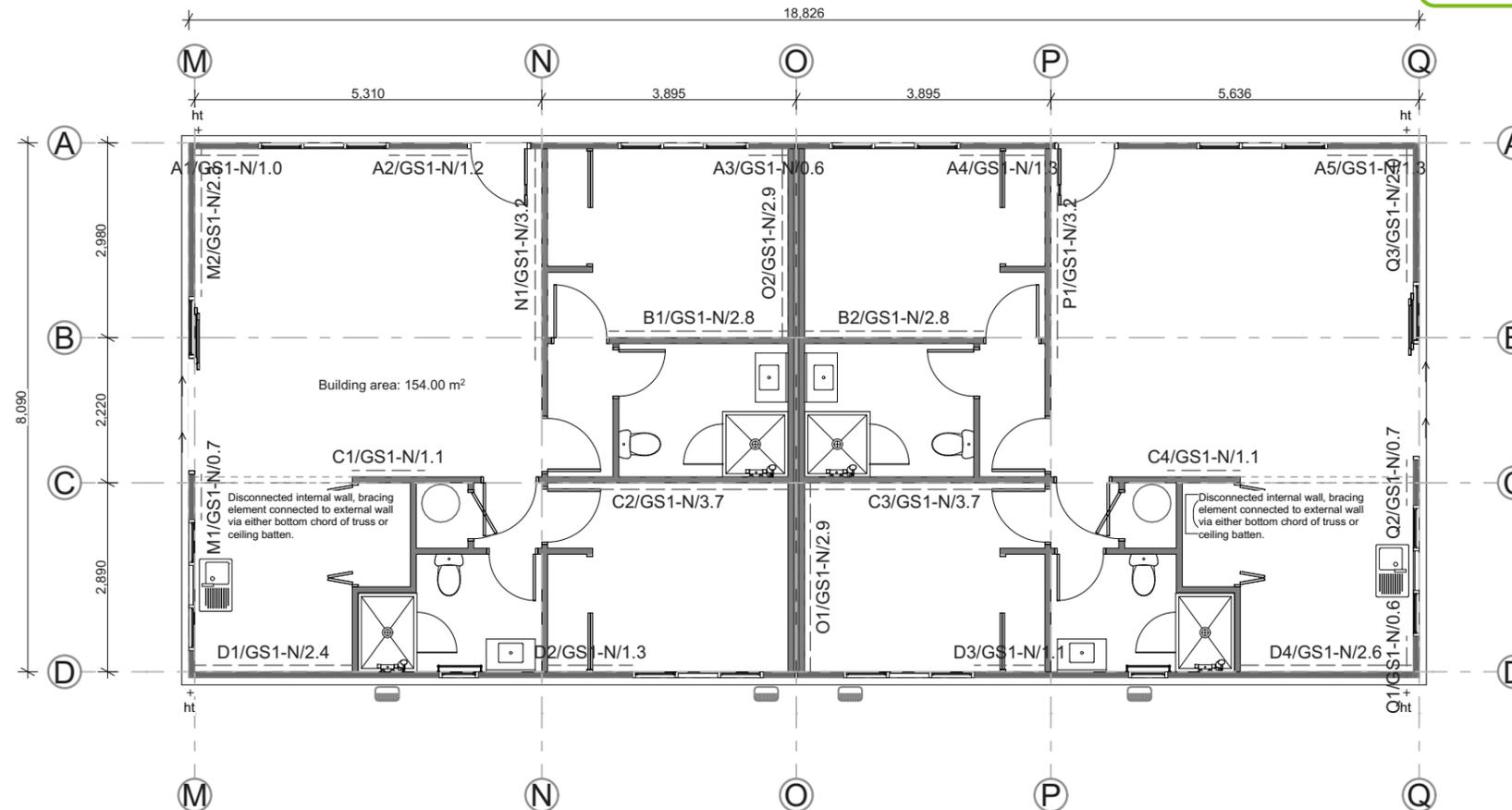
cladding weight heavy
 roof weight light
 room in roof space no
 roof pitch (degrees) 28

roof height above eaves (m) 2.7
 building height to apex (m) 5
 ground to lower floor level (m) 0.2

stud height (m) 2.455
 building length (m) 18.8
 building width (m) 8
 building plan area (m²) 154

wind zone Medium
 earthquake zone 2

Bracing lines must be spaced no more than:
 6m for standard construction with any GIB® plasterboard ceiling, or
 7.5m where dragon ties in accordance with NZS 3604:2011 have been installed to provide lateral strength to walls, or
 12m with a GIB® plasterboard ceiling diaphragm, constructed in accordance with GIB EzyBrace Systems June 2011.
 (For ceiling diaphragms see pages 15 and 16 of GIB EzyBrace Systems June 2011).



NZS 3604:2011 Clause 8.7.3.4. Connection of internal braced walls that are not directly fixed to an external wall.

Each wall that contains one or more wall bracing elements shall be connected at the top plate level through a framing member (ceiling batten or truss cord) in the line of the wall, to external walls at right angles to it. Framing member is to be fixed at top plate level using metal plate with a 6kN capacity (6 / 30 x 3.15 mm nails per side).

1. For a 'disconnected' wall with 125 bracing units it must connect via a framing member to at least one external wall
2. For a 'disconnected' wall with between 126 & 250 bracing units it must connect via a framing member to at least two external walls
3. For a 'disconnected' wall with greater than 250 bracing units it must connect via a framing member to at least two external walls by a combination of metal plate fixings each having a rating of not less than 2.4 kN per 100 bracing units.

If 70x35mm batten is used, then blocking at 900 centres max between trusses must be provided for fixing (if the batten cannot be fixed directly to the underside of the truss). The batten is to be fixed to the exterior wall plate with 6kN fixing.

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	2 Unit Dwelling, Daddy Pig Properties Ltd.	BRACING PLAN	Lot 9 DP 16288, 191 Marshland Road, Shirley, Christchurch.	This residence has been designed for the client and remains copyrighted to Jade Architecture NZ Ltd. All dimensions, materials, and timber treatments are to be confirmed prior to construction. All work must be in accordance with the NZ Building Code, and relevant NZ Standards whether referenced in this documentation or not, (including but not limited to Foundation & Timber Frame Construction, Timber Treatment NZS 3602 2003). The position of all services to site must be confirmed prior to construction. Soffit, lintel, and ceiling heights may vary. Designer should be consulted rather than assume a certain height if it can not be ascertained from specific cross sections.	10/05/2023	04	
					revision:	scale:	
					2/08/2023	1:100	
			job number:		designer:		A204
			21013JA	JK			
			status:	drawn:		of:	30
			Building Consent	NH			

H1 CALCULATIONS

Insulated Floor Plan Area: 154m² over frame (including interior wall of garage)
 Insulated Wall Area (wall length x stud height 2.455m):
 North: 46.3m²
 East: 20.08m²
 South: 46.3m²
 West: 20.08m²
 E/S/W: 86.46m²
 N/E/S/W: 132.76m²

Total Wall opening Area:
 North: 14.48m² or 31.27% of wall area
 East: 7.93m² or 39.5% of wall area
 South: 6m² or 12.96% of wall area
 West: 7.93m² 39.5or % of wall area
 E/S/W: 21.86m² or 25.28% of wall area
 N/E/S/W: 36.34m² or 27.37% of wall area

North equals 50% or less for wall opening area. East, South and West equal 30% or less for total wall opening area. North, East, South and West equal 30% or less for total overall wall opening area.
 Therefore, this building does comply with NZBC H1 to use the Schedule method.

NZBC H1 Schedule Method

Reference Building:	R Value
Roof	6.6
Wall	2.0
Floor	1.6
Glazing (<30%)	0.5

Proposed Building:

Roof Type (Longrun Coloursteel on Trusses R7.0 Batts)	6.8
Wall Type 1 (Cladding, 90x45 framing R2.8 Batts)	2.3
Floor (concrete raft, slab perimeter ratio 2.9, table F.1.2.2A)	1.7
Total Glazing	0.5
(Thermally broken aluminium framed, triple pane Low E3 Argon filled)	
(Total construction R-value from BRANZ Home Insulation Guide 5th ed.)	

Door & Joinery Notes

All internal single door leaves are 810 x1980 unless otherwise stated
 All robe sliders to be specified by client.

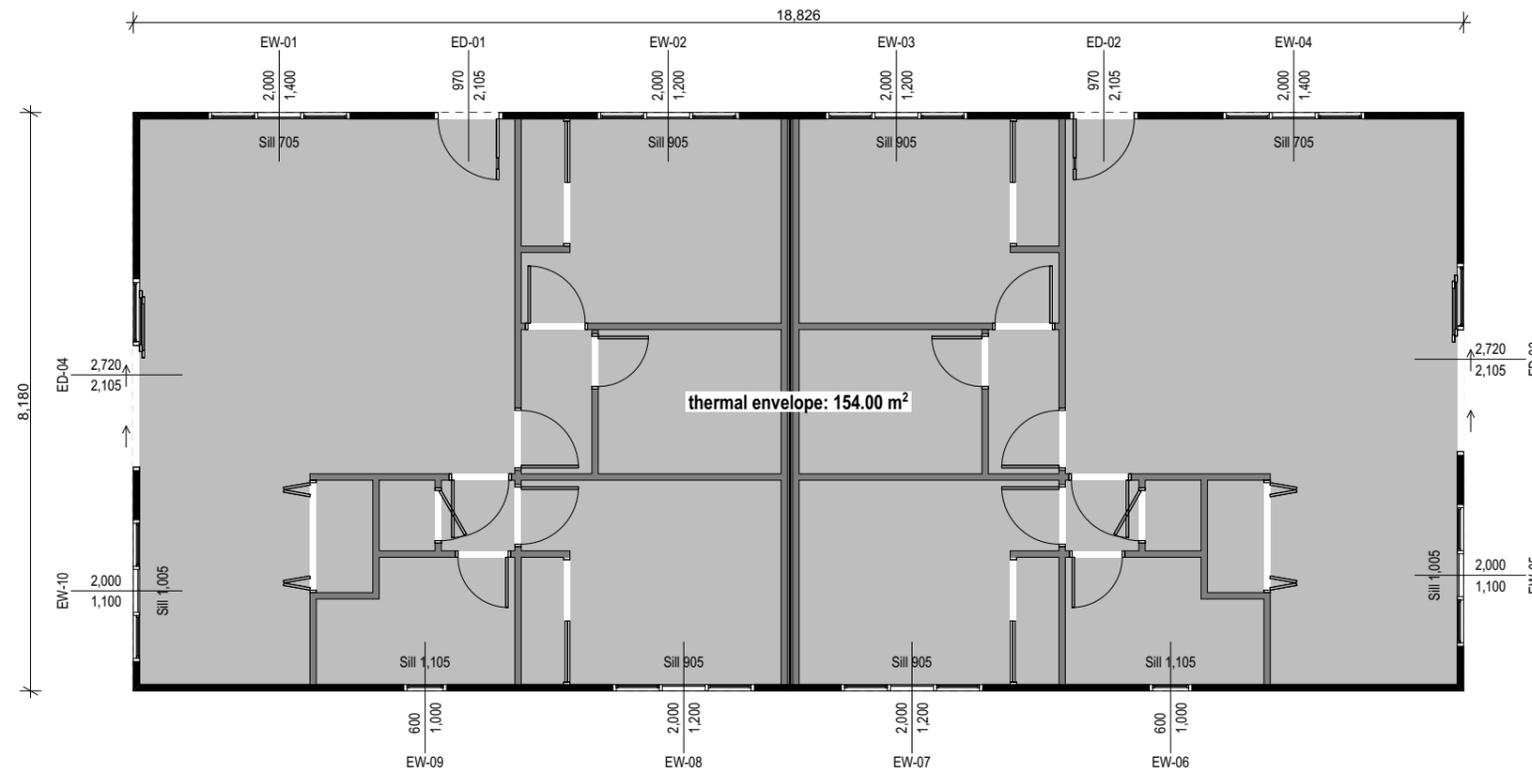
NZBC G8 & G9

All Lighting is to comply with NZBC D1 & G8 (minimum illuminance requirement to 'access route').
 All electrical installations to be in accordance with NZECP 51:2001.
 All Kitchen & Laundry power points including, washing machine, dryer, hob, oven, range hood, and fridge are to have at least one double power outlet. Refer to floor plan for positions of appliances which are indicative only and are to be confirmed on site with client & electrician.

- Allow for single switched powerpoints for standard appliances: fridge, dishwasher, waste disposal, rangehood, hob, oven. Refer to kitchen design for layout and positions of kitchen area sockets etc. All power points are indicative only and must be positioned and confirmed on site by architect and/ or owner.

- Mesh in floor slab must be earthed, earth with 16mm REO rod installed in foundation trench below meter box position, brought up into garage wall below meterbox and wired to the mesh. At prewire, connect a clamp and piece of wire to rod and earth it to the meterbox.

- Where downlights are to be installed, only CA 80, CA 135, IC or IC-F downlights are permitted in private or rental dwellings. (Note that IC downlights can only be used with insulation that passes the needle flame test of AS/NZS 60598 2.2 clause 11.5). Recessed downlights that are not labelled as above are not permitted to be installed into residential buildings.



1 THERMAL PLAN
 Scale 1:100

- Downlights shall be CA80 check the insulation manufacturer's instructions to ensure their product is safe when installed along side proposed downlights.

- Total of 20 lux of illuminance for the total wattage required per m2 of floor area as shown in NZBC G8 / AS1 Table 1.

- Lighting and electrical by others, all positions and types to be selected and confirmed by client with contractor unless noted otherwise.

- All smoke alarms are to comply with NZBC F7 and be manufactured to at least one of: AS 3786, ISO 12239 or BS EN 14604, Required within 3m of all sleeping areas, change in level & entry/exits as per NZS 4514 & BRANZ Bulletins No's 252 & 309.

NZBC G4

- Consideration has been given to spaces within buildings are provided with adequate ventilation consistent with their maximum occupancy and their intended use.(Ventilation with outdoor air and removing moisture and other contaminants. See G4.3.1, G4.3.3 & G4.3.5 and G4/AS1).

- Natural Ventilation 5% of floor area is achieved through windows/external doors in each room.

- Mechanical Ventilation shall meet the requirements of G4.3.2 & Section 1.5 and at flow rates given in AS 1668.2, Table B1.

- Mechanical ventilation in housing removing moisture shall be vented outside (includes wet areas & cooker hoods). Refer to NZBC G4/AS1 1.3.C.iiio, Mechanical Ventilation to be 150 dia 230 Cu M/H inline fan ducted to soffit. Auto extractor fans shall terminate through wall / soffit / roof with an extraction rate as set out in NZBC G4.

NZBC G7

- Habitable spaces have been provided with adequate natural light & visual awareness. 10% of room floor area shall be provided in external glazing (See G7.3.1, Section 1.0 & 2.0 G7 / AS1).

NZBC H1

- Insulation R value given for wall separating insulated and non-insulated spaces. Refer to H1 Calculation & Electrical Plan Sheet.

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	2 Unit Dwelling. Daddy Pig Properties Ltd.	H1 & ELECTRICAL PLAN	Lot 9 DP 16288, 191 Marshland Road, Shirley, Christchurch.	This residence has been designed for the client and remains copyrighted to Jade Architecture NZ Ltd. All dimensions, materials, and timber treatments are to be confirmed prior to construction. All work must be in accordance with the NZ Building Code, and relevant NZ Standards whether referenced in this documentation or not, (including but not limited to Foundation & Timber Frame Construction, Timber Treatment NZS 3602 2003). The position of all services to site must be confirmed prior to construction. Soffit, lintel, and ceiling heights may vary. Designer should be consulted rather than assume a certain height if it can not be ascertained from specific cross sections.	10/05/2023	04			
					revision:	3/10/23		scale:	1:100
					job number:	21013JA		designer:	JK
					status:	Building Consent		drawn:	NH

ROOF NOTES

Selected 28° pitch corrugated colorsteel roofing with 600mm overhang / soffit over self supporting underlay on 70x45 H1.2 purlins depending on gauge @ 900mm crs max on approved nail plate trusses @ 900 crs min.

Fascia & Rainwater system - Coloursteel Endura
 Gutter - 122.5mm Metalcraft Metalline Quad Colorsteel (5550mm² cross sectional area)
 No gutter is to have a run exceeding 18m in length. Min fall 1:500 / 2mm per 1m. If gutter brand is to differ from above, confirm minimum cross sectional gutter area requirement is met.
 Downpipes - 80mm Metalcraft rectangular Colorsteel (70m² catchment area max)
 Soffits - James Hardie 4.5mm soffit lining.

Pitching Height

Pitching height to be set at 2685mm above finished floor level (Existing top plate 2550mm approx, add 90mm blocking and one 90x45 continuous top plate over to create flat surface to install new trusses above existing ceiling joist height.)

Raised Ceilings

Raised ceiling to 2.605m 2.755m
 Kitchen Dining Living Lounge
 No raised ceilings on roofs below 15°

Roof Underlay

As per NZBC E2 /AS1 8.1.5, roofing underlay can be run either horizontally or vertically for roof pitches over 10°. For roof pitches under 10°, underlay must run horizontally.

Note

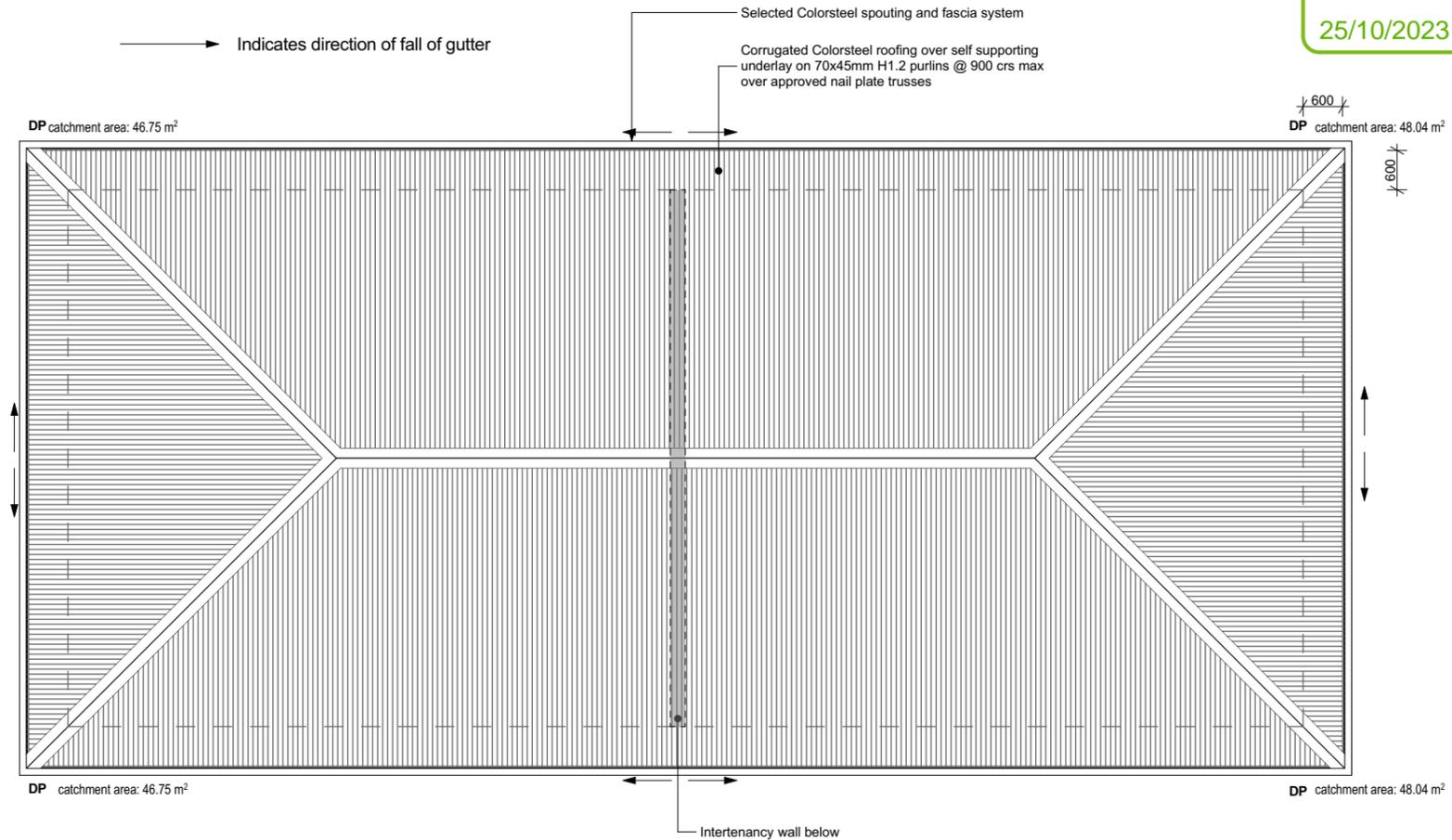
Refer to Truss manufacturers documentation for Truss & Lintel specifications, fixings details, & Roof Bracing.

Roof Fixings

For all wind zones to Very High as per NZ3604 2011 (Equivalent may be supplied by Truss manufacturer and pre-nailer)
 Truss / Purlin - 1/10g self drilling screw, 80mm long
 Truss / Plate - 2/100x3.75mm skewed nails & 2 wire dog
 Plate / Stud - 2/100x3.75mm end nails & 2 wire dog

All roof penetrations shall be flashed as per NZBC E2/AS1 external moisture section 8.4 profiled metal roof cladding (8.4.17 Roof Penetrations) as shown in figure 53 & 54.

All trusses to be designed and approved by a qualified truss manufacturer able to issue a producer statement prior to building consent approval, which shall guarantee satisfactory performance within the parameters of this design. The truss system design shall include roof space bracing in accordance with NZS3604 (2011).



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	2 Unit Dwelling, Daddy Pig Properties Ltd.	ROOF PLAN	Lot 9 DP 16288, 191 Marshland Road, Shirley, Christchurch.	This residence has been designed for the client and remains copyrighted to Jade Architecture NZ Ltd. All dimensions, materials, and timber treatments are to be confirmed prior to construction. All work must be in accordance with the NZ Building Code, and relevant NZ Standards whether referenced in this documentation or not, (including but not limited to Foundation & Timber Frame Construction, Timber Treatment NZS 3602 2003). The position of all services to site must be confirmed prior to construction. Soffit, lintel, and ceiling heights may vary. Designer should be consulted rather than assume a certain height if it can not be ascertained from specific cross sections.	10/05/2023	04			
					revision:	2/08/2023		scale:	1:100
					job number:	21013JA		designer:	JK
			status:		Building Consent	drawn:	NH		

ELEVATION NOTES

Ground level subject to confirmation

Cladding Materials: 70 series brick over 50mm cavity

Roof Cladding: Longrun Colorsteel

Roof Pitch: 28°

NORTH/EAST ELEVATION

NZBC E2 / AS1 External Moisture Risk Matrix

Wind Zone (per NZS 3604):

medium - Risk Factor = 0

Number of Storeys: low - Risk Factor = 0

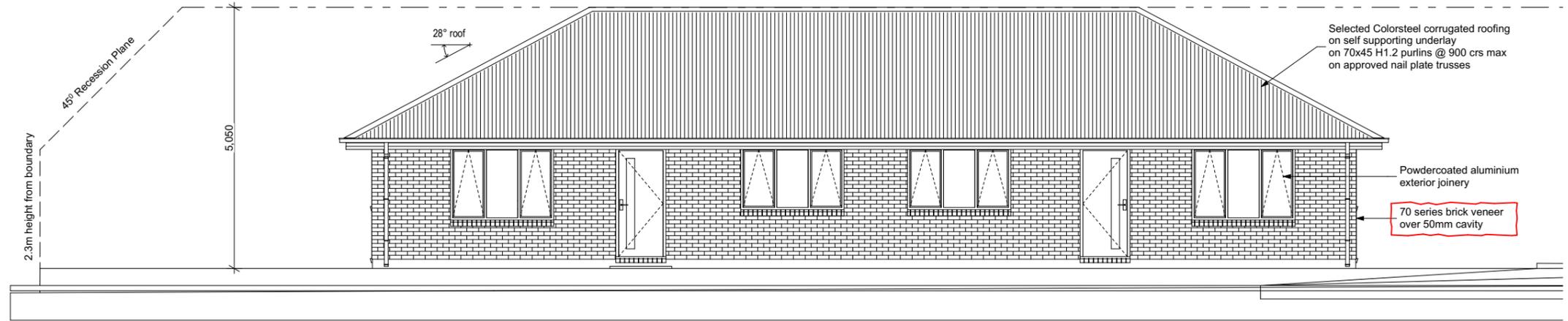
Roof / Wall Intersection Design: low - Risk Factor = 0

Eaves Width: medium - Risk Factor = 1

Envelope Complexity: low - Risk Factor = 0

Deck Design: low - Risk Factor = 0

Total Risk Score: - Risk Severity = 1



1

NORTH ELEVATION

1:100

NZBC B1

All fixings & fastenings are to be in accordance with durability requirements of NZS 3604 Exposure Zone B & C. Hot dipped Galv. fixings to be used for enclosed & sheltered areas. Type 304 Stainless Steel fixings are required in exposed & rain wet locations. Refer to NZS3604 Fig 4.3 a & b.

NZBC B2

Ensure all building materials named meet durability requirements (NZSBC B2 & Section 4 NZS 3604:2011) Ensure all timber components meet requirements of NZS 3602:2003 (as modified by B2/AS1):
 50 yrs durability for structural elements
 15 yrs durability for cladding and non-structural
 Nominated Timber treatment & Grading:
 Exposed timber not wetted in service: H1.2

NZBC C1-C4

Fire rated systems are located and identified.

NZBC D1

Access routes show compliance with section 1 - 6 D1/AS1 (Adequate activity space, free from dangerous obstructions and have a safe cross fall - Section 1 Safe slope in the direction of travel and adequate slip resistant walking surfaces. Refer section 2 & 3. All hard floor finishes to comply with NZBC D1/AS Table 2. Floor tiles to be non-slip and have a slip coefficient value of 0.35 - 0.65 for grit finished ceramic tiles.

NZBC E1

External gutters and down pipes have been adequately sized.

NZBC E2

All cladding materials (external) must be fixed according to the manufacturer's specifications.

NZBC E2

Roof cladding nominated and compliant with Section 8 E2/AS1
 SELECT: PROFILED METAL ROOF CLADDINGS (8.4)

Wall cladding nominated and compliant with Section 9 E2/AS1
 SELECT: MASONRY VENEER (9.2)

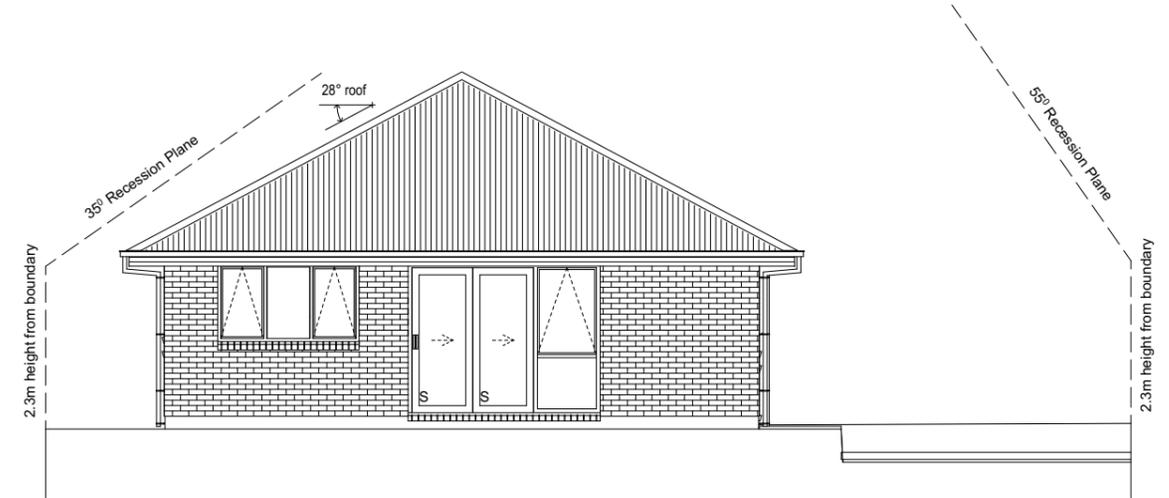
Details not covered in E2/AS1 to be assessed to comply with the functional & performance requirements of E2.

WANZ support bar to all door units & windows.

Risk matrix score determined using Section 3, E2/AS1:2011 Fig 1-4, tables 1-6, E2/AS1:2011

NZBC F2

'A Grade' safety glass to all exterior 'full height' windows & doors with glazing 1200mm in height or greater, and to bathroom & ensuite glazing All exterior glazing to be double glazing with powder coated aluminium joinery with colour matched hardware on timber paint grade levels.



2

EAST ELEVATION

1:100

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	2 Unit Dwelling. Daddy Pig Properties Ltd.	ELEVATIONS	Lot 9 DP 16288, 191 Marshland Road, Shirley, Christchurch.	This residence has been designed for the client and remains copyrighted to Jade Architecture NZ Ltd. All dimensions, materials, and timber treatments are to be confirmed prior to construction. All work must be in accordance with the NZ Building Code, and relevant NZ Standards whether referenced in this documentation or not, (including but not limited to Foundation & Timber Frame Construction, Timber Treatment NZS 3602 2003). The position of all services to site must be confirmed prior to construction. Soffit, lintel, and ceiling heights may vary. Designer should be consulted rather than assume a certain height if it can not be ascertained from specific cross sections.	10/05/2023	04	A301a of: 32
					revision:	scale:	
					21013JA	1:100	
			job number:		designer:		
				status:	Building Consent	drawn:	NH

ELEVATION NOTES

Ground level subject to confirmation

Cladding Materials: 70 series brick over 50mm cavity
 Roof Cladding: Longrun Colorsteel
 Roof Pitch: 28°

SOUTH/WEST ELEVATION

NZBC E2 / AS1 External Moisture Risk Matrix

Wind Zone (per NZS 3604):

medium - Risk Factor = 0

Number of Storeys:

low - Risk Factor = 0

Roof / Wall Intersection Design:

low - Risk Factor = 0

Eaves Width:

medium - Risk Factor = 1

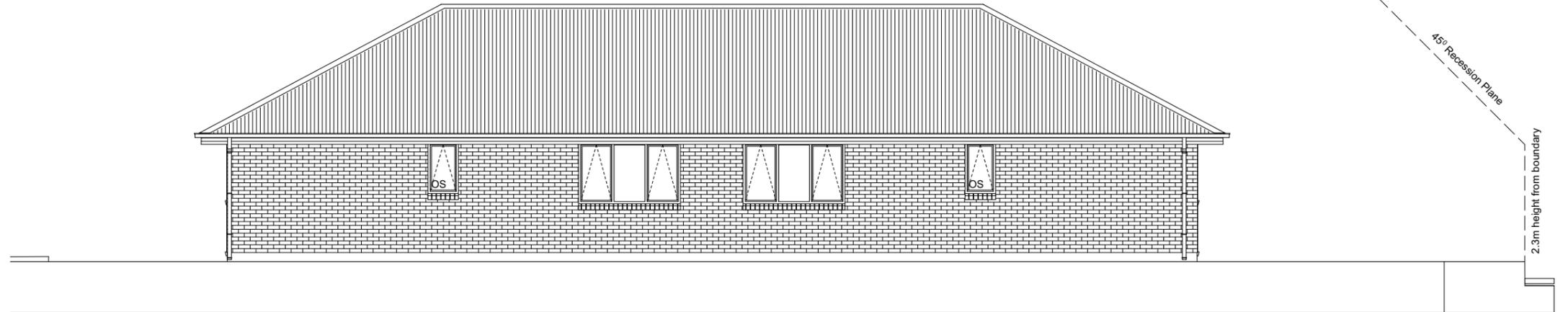
Envelope Complexity:

low - Risk Factor = 0

Deck Design:

low - Risk Factor = 0

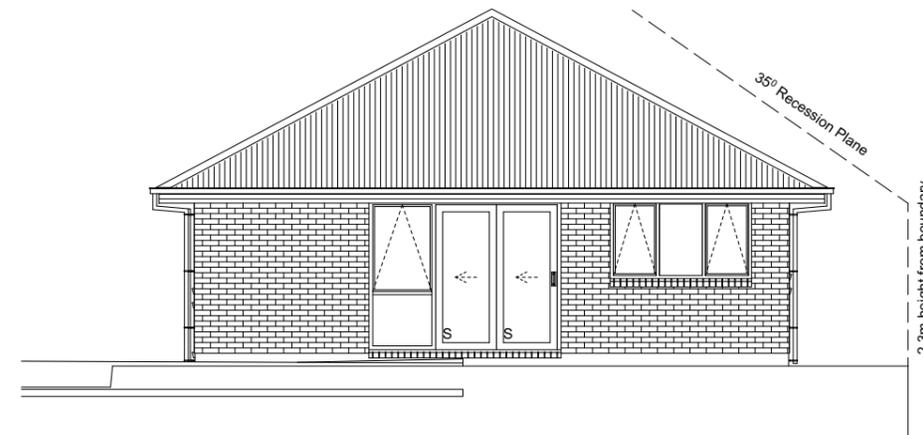
Total Risk Score: - Risk Severity =1



1

SOUTH ELEVATION

1:100

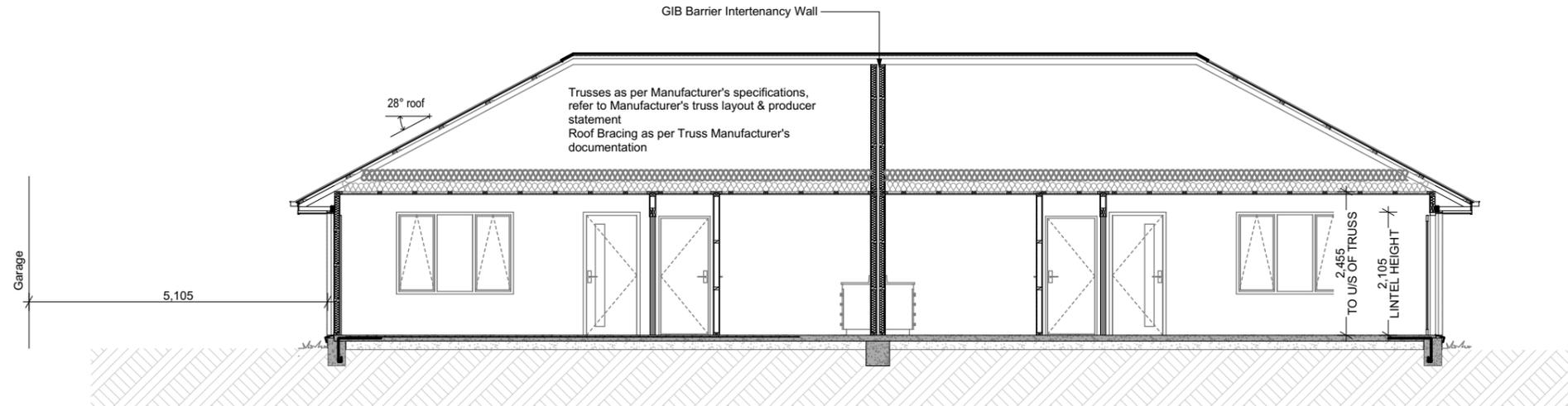


2

WEST ELEVATION

1:100

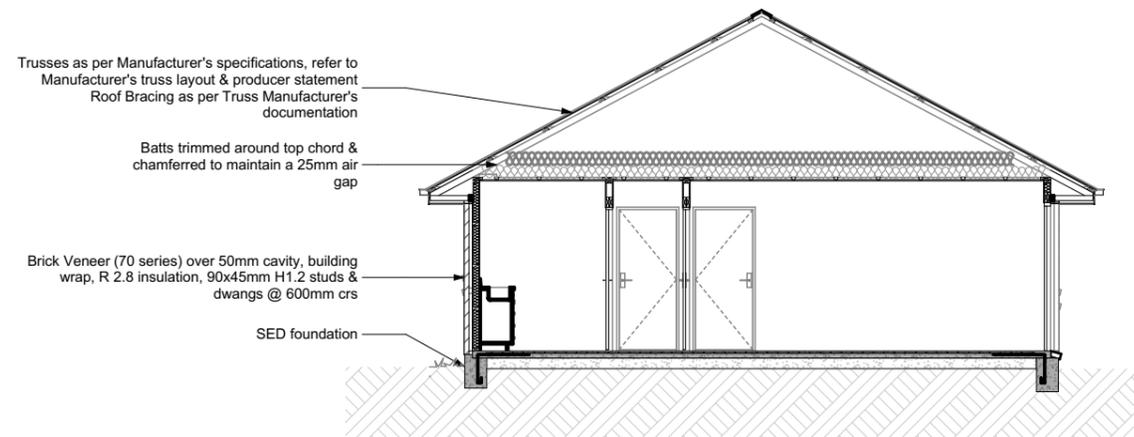
 Jade Architecture jade@jadearchitecture.co.nz P.O Box 570 Rangiora Central 7440	job title:	drawing title:	legal description:	notes:	date of issue:	version:	sheet: A302a of: 32		
	2 Unit Dwelling. Daddy Pig Properties Ltd.	ELEVATIONS	Lot 9 DP 16288, 191 Marshland Road, Shirley, Christchurch.	This residence has been designed for the client and remains copyrighted to Jade Architecture NZ Ltd. All dimensions, materials, and timber treatments are to be confirmed prior to construction. All work must be in accordance with the NZ Building Code, and relevant NZ Standards whether referenced in this documentation or not, (including but not limited to Foundation & Timber Frame Construction, Timber Treatment NZS 3602 2003). The position of all services to site must be confirmed prior to construction. Soffit, lintel, and ceiling heights may vary. Designer should be consulted rather than assume a certain height if it can not be ascertained from specific cross sections.	10/05/2023	04			
					revision:	3/10/23		scale:	1:100
					job number:	21013JA		designer:	JK
			status:		Building Consent	drawn:	NH		



1

Section AA

1:100



2

Section BB

1:100

CROSS SECTION NOTES

Refer to Specification & supplementary information for all relevant product data.

All structural timber to be SG8, non-load bearing framing to be SG8.
 All timber to be treated to H1.2 min.

Foundation - SPECIFIC ENGINEERING

Roof

Purlins: H1.2 70x45mm @ 900crs centrally & 600mm on periphery (end spans should be reduced to 2/3 of the intermediate span).
 Trusses: as per Manufacturer's specifications, refer to Manufacturer's truss layout & producer statement.
 Roof Bracing: as per Truss Manufacturer's documentation.
 Fascia & Rainwater system: Coloursteel Endura.
 Downpipes: 75x50mm Coloursteel.
 Soffits: James Hardie 4.5mm Soffit Lining.

Ceilings

Ceiling Battens: 70x35mm H1.2 timber @ 400crs
 Ceiling Lining: 10mm standard GIB lining to ceilings
 10mm Aqualine GIB lining to ceilings.

Wall Framing

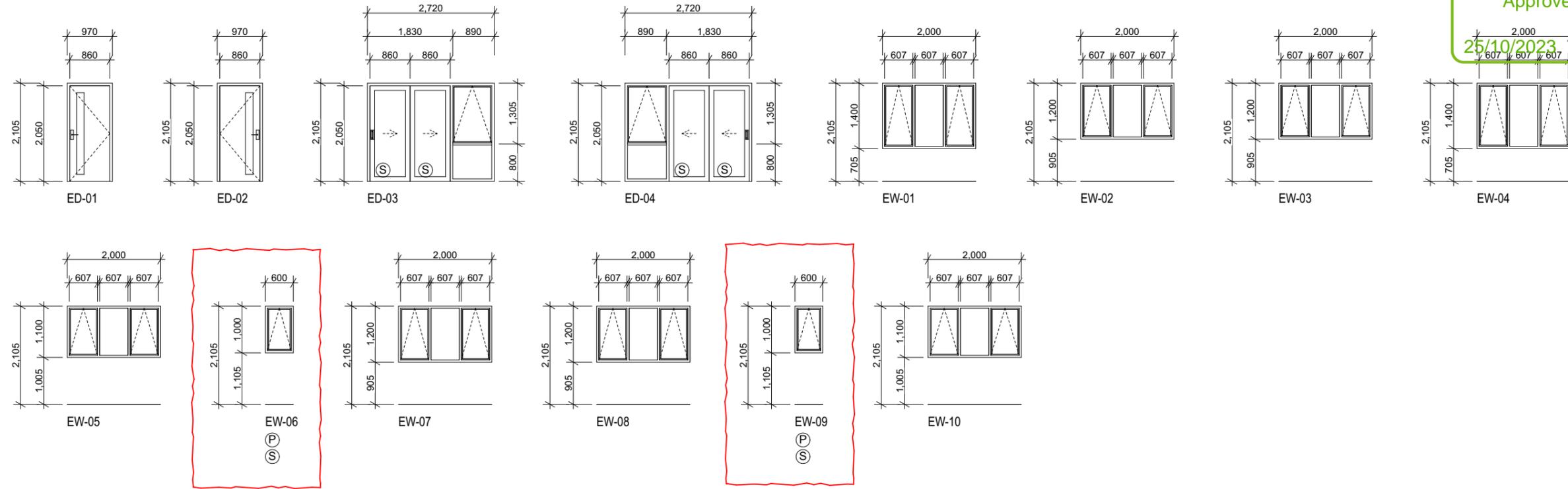
Exterior Framing: 90x45mm H1.2 studs & dwangs @ 600mm crs.
 Interior Framing: 90x45mm H1.2 studs @ 600mm crs, dwangs @ 800mm crs.
 Building Paper: Proprietary Building Wrap.
 Wall Lining: 10mm standard GIB lining to all walls except wet areas
 10mm GIB^(R) Aqualine to wet areas.

Wall linings adjacent to appliances and facilities shall have surfaces that can be easily maintained in a hygienic condition.

Insulation

Ceilings: Pink Battens R7
 Exterior Walls: Pink Battens R2.8

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	2 Unit Dwelling, Daddy Pig Properties Ltd.	CROSS SECTION A-A	Lot 9 DP 16288, 191 Marshland Road, Shirley, Christchurch.	This residence has been designed for the client and remains copyrighted to Jade Architecture NZ Ltd. All dimensions, materials, and timber treatments are to be confirmed prior to construction. All work must be in accordance with the NZ Building Code, and relevant NZ Standards whether referenced in this documentation or not, (including but not limited to Foundation & Timber Frame Construction, Timber Treatment NZS 3602 2003). The position of all services to site must be confirmed prior to construction. Soffit, lintel, and ceiling heights may vary. Designer should be consulted rather than assume a certain height if it can not be ascertained from specific cross sections.	10/05/2023	04			
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					job number:	21013JA		designer:	JK
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Glazing Key

- (S) Safety glass
- (R) Restrictor stays - Refer Elevations
- (P) Privacy glass

Refer to specification for joinery suite selection.

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

Standard double glazing units, refer specification.

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

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

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

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

NZBC F2

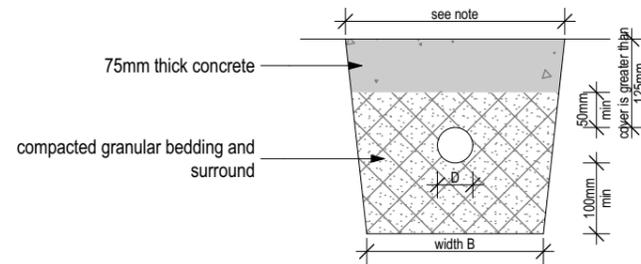
Ensure Grade A safety glazing will be used where required by NZS4223 Part 3; 2016 as modified by F2/AS1.
 'A Grade' safety glass to all exterior 'full height' windows & doors with glazing 1200mm in height or greater, and to bathroom & ensuite glazing
 All exterior glazing to be double glazing with powder coated aluminium joinery with colour matched hardware on timber paint grade revels.

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	2 Unit Dwelling. Daddy Pig Properties Ltd.	WINDOW & DOOR SCHEDULE	Lot 9 DP 16288, 191 Marshland Road, Shirley, Christchurch.	This residence has been designed for the client and remains copyrighted to Jade Architecture NZ Ltd. All dimensions, materials, and timber treatments are to be confirmed prior to construction. All work must be in accordance with the NZ Building Code, and relevant NZ Standards whether referenced in this documentation or not, (including but not limited to Foundation & Timber Frame Construction, Timber Treatment NZS 3602 2003). The position of all services to site must be confirmed prior to construction. Soffit, lintel, and ceiling heights may vary. Designer should be consulted rather than assume a certain height if it can not be ascertained from specific cross sections.	10/05/2023	04			
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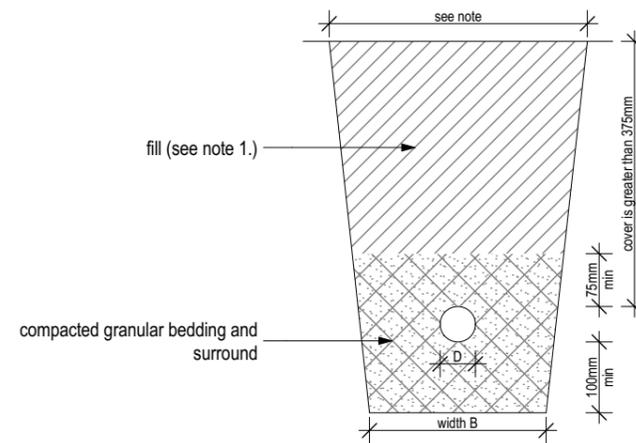
Approved Building Consent Document
 20/10/2023
 McGrath, Tania

NOTE:
 The width B of the trench shall be no less than the pipe diameter D plus 200mm. Trench width at the top of the pipe shall be no more than 600mm unless the pipes in the trench are covered with concrete as shown in NZBC E1 Figure 13c.

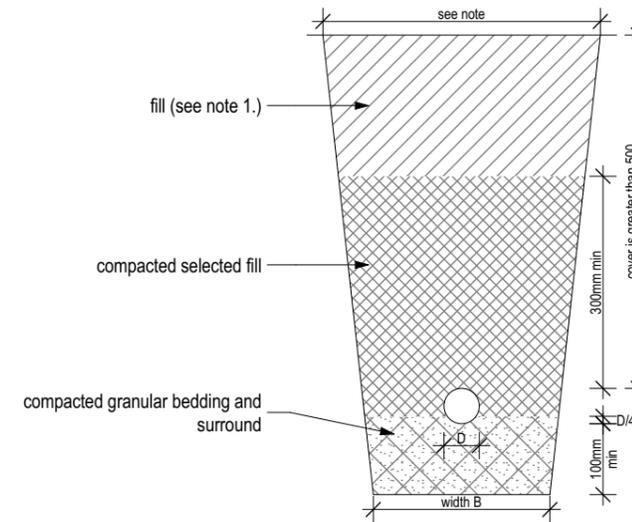
1. Fill shall be ordinary fill where drains are located below gardens and open country, or compacted selected fill where the drains are located below residential driveways and similar areas subjected to light traffic



1 Bedding Cover
 - Scale 1:10

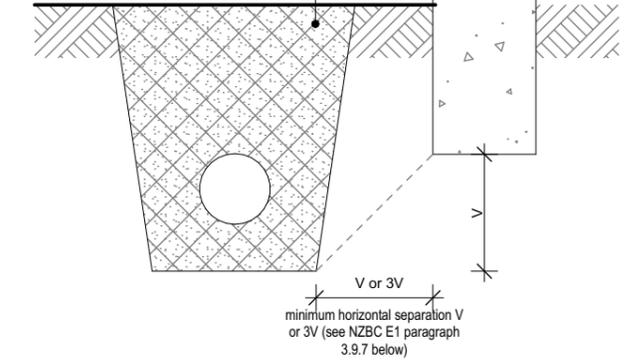


3 Bedding B
 - Scale 1:10



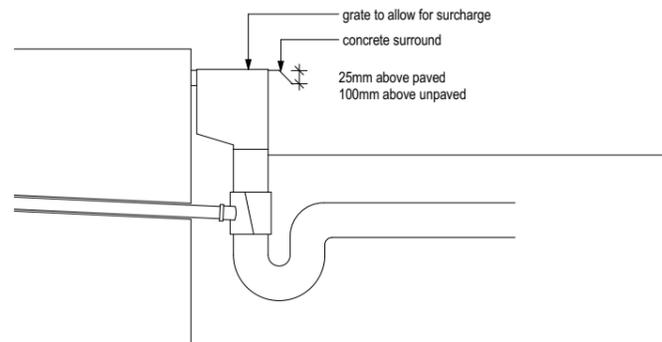
4 Bedding C
 - Scale 1:10

For light timber frame and concrete masonry buildings founded on good ground and constructed in accordance with NZS 3604 or NZS 4229, pipe trenches which are open for no longer than 48 hours shall be located no closer than the distance V or 3V underside of any building foundation. Where the trench is to remain open for periods longer than 48 hours, the minimum horizontal separation shall increase to 3V in all ground except rock.



2 Pipe Trench to Found.
 - Scale 1:10

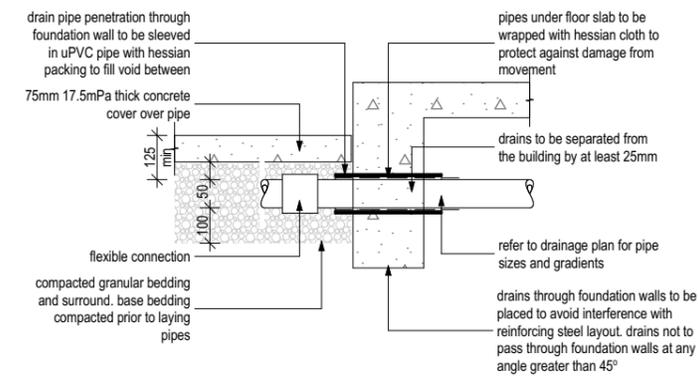
IF DISTANCE OF WASTE PRODUCES A FALL TO BELOW FGL



Strap boss to riser. As per Figure 3 (c) G13/AS2 1 October 2001
 Waste sleeved through concrete foundation

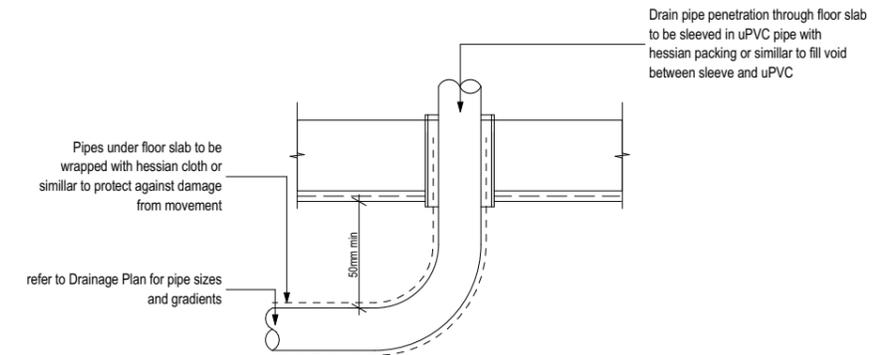
5 Gulley Trap
 - Scale 1:10

Width of trench to be pipe diameter plus 200mm with drain located centrally



Detail applicable to pipes with a minimum cover of 125mm up to a maximum of 375mm

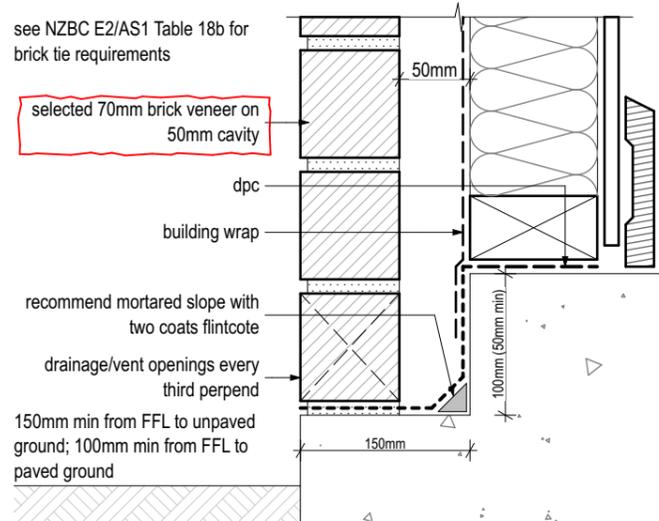
6 Pipe Penetration Through Foundation
 - Scale 1:20



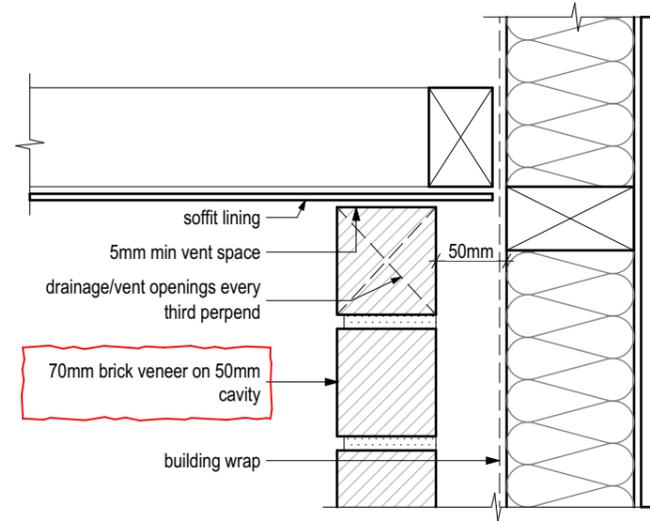
All drains under floor slabs to be:
 -laid straight with even gradient along length of drain
 -50mm min clearance from underside of floor slab

7 Pipe Penetration Through Slab
 - Scale 1:10

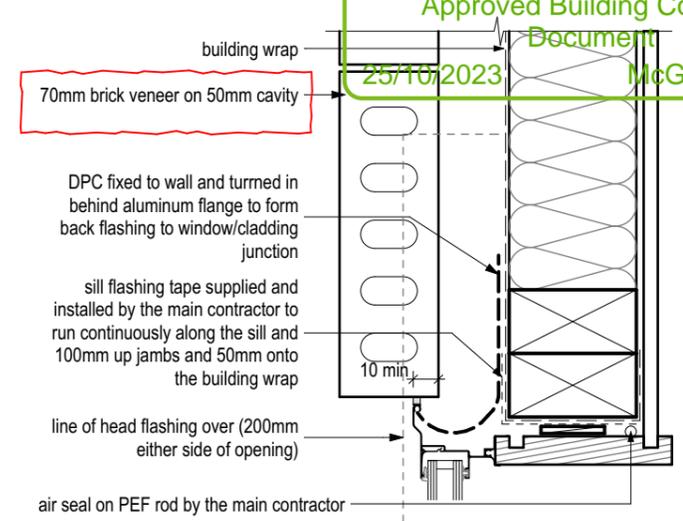
 Jade Architecture jade@jadearchitecture.co.nz P.O Box 570 Rangiora Central 7440	job title:	drawing title:	legal description:	notes:	date of issue:	version:	sheet:
	2 Unit Dwelling. Daddy Pig Properties Ltd.	DRAINAGE PIPE & TRENCH DETAILS	Lot 9 DP 16288, 191 Marshland Road, Shirley, Christchurch.	This residence has been designed for the client and remains copyrighted to Jade Architecture NZ Ltd. All dimensions, materials, and timber treatments are to be confirmed prior to construction. All work must be in accordance with the NZ Building Code, and relevant NZ Standards whether referenced in this documentation or not, (including but not limited to Foundation & Timber Frame Construction, Timber Treatment NZS 3602 2003). The position of all services to site must be confirmed prior to construction. Soffit, lintel, and ceiling heights may vary. Designer should be consulted rather than assume a certain height if it can not be ascertained from specific cross sections.	10/05/2023	04	A601
					revision:	scale:	
					2/08/2023	1:10, 1:20	
					job number:	designer:	
				21013JA	JK		
				status:	drawn:	NH	of: 30
					Building Consent		



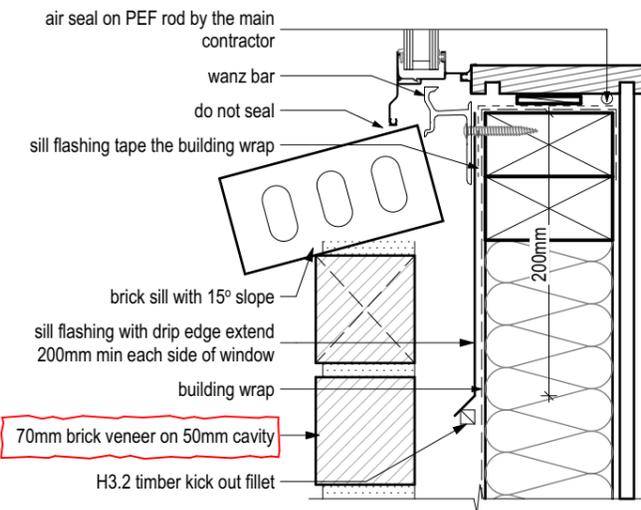
1 Brick Veneer Base
 - Scale 1:5



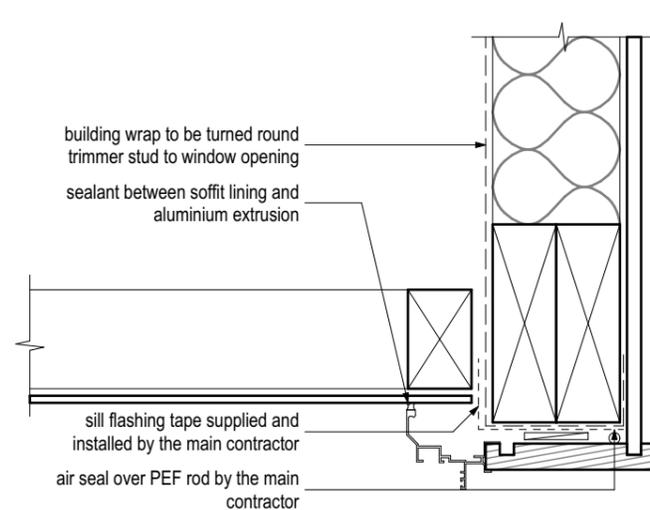
2 Brick Veneer Soffit
 - Scale 1:5



3 Brick Veneer Jamb
 - Scale 1:5



4 Brick Window Sill
 - Scale 1:5



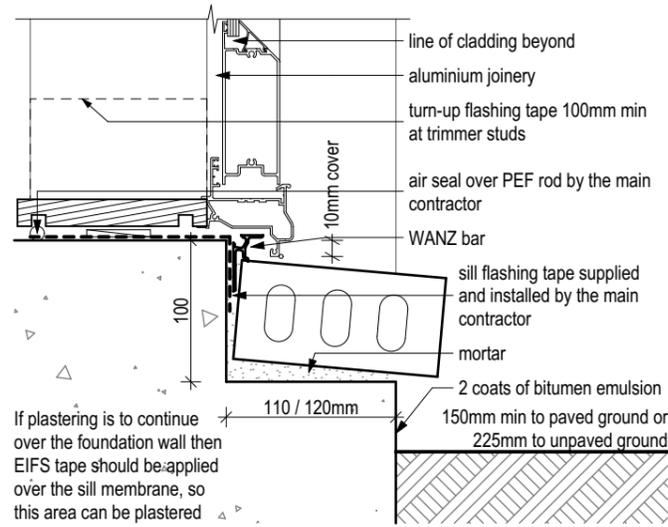
5 Joinery to Soffit
 - Scale 1:5

Table 18A: Specification of maximum tie spacings for type B (4) veneer ties
 Paragraph 9.2.7

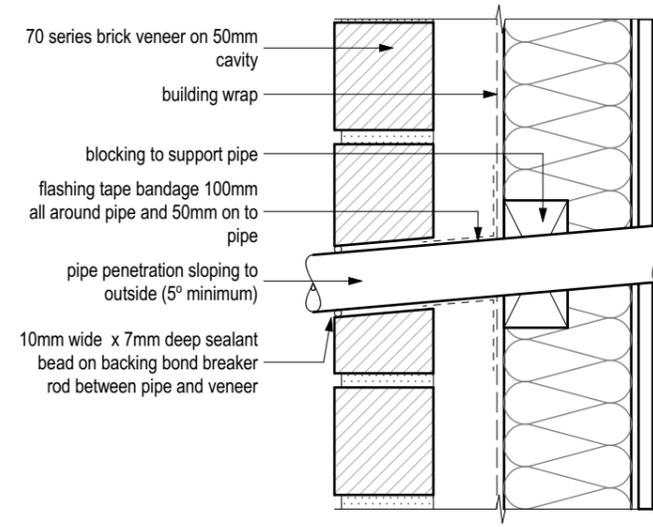
Seismic zone	Refer NZS 3604	Masonry veneer Less than 180 kg/m ²		Masonry veneer 180 – 220 kg/m ²		Masonry veneer more than 220 kg/m ²		
		Tie type (4)(5)	Maximum spacings (1)	Tie type (4)(5)	Maximum spacings (1)			
		Horizontal	Vertical	Horizontal	Vertical			
1		EL	600	400	EM	600	400	SED (2)
2 (6)		EM	600	400	EH (3)	600	400	SED (2)
3		EH (3)	600	400	EH (3)	600	400	SED (2)
4		SED (2)	SED (2)	SED (2)				

NOTES
 (1) Maximum masonry tie spacings of 600 mm horizontally and 400 mm vertically
 (2) Spacing of ties to be determined by specific engineering design
 (3) EM may be used if the horizontal spacings do not exceed 400 mm and the vertical spacings do not exceed 300 mm
 (4) Type B and Prefix E indicate masonry ties manufactured to AS/NZS 2699.1
 (5) L (Light), M (Medium), H (High) indicate strength capability of ties in AS/NZS 2699.1
 (6) Use seismic zone 2 (minimum) for Christchurch region comprising Christchurch City, Waimakariri District and Selwyn District.

 Jade Architecture jade@jadearchitecture.co.nz P.O Box 570 Rangiora Central 7440	job title:	drawing title:	legal description:	notes:	date of issue:	version:	sheet:	
	2 Unit Dwelling, Daddy Pig Properties Ltd.	CLADDING DETAILS	Lot 9 DP 16288, 191 Marshland Road, Shirley, Christchurch.	This residence has been designed for the client and remains copyrighted to Jade Architecture NZ Ltd. All dimensions, materials, and timber treatments are to be confirmed prior to construction. All work must be in accordance with the NZ Building Code, and relevant NZ Standards whether referenced in this documentation or not, (including but not limited to Foundation & Timber Frame Construction, Timber Treatment NZS 3602 2003). The position of all services to site must be confirmed prior to construction. Soffit, lintel, and ceiling heights may vary. Designer should be consulted rather than assume a certain height if it can not be ascertained from specific cross sections.	10/05/2023	04	A602b	
					revision:	scale:		1:5
					job number:	designer:		JK
					status:	Building Consent		drawn:
								of:

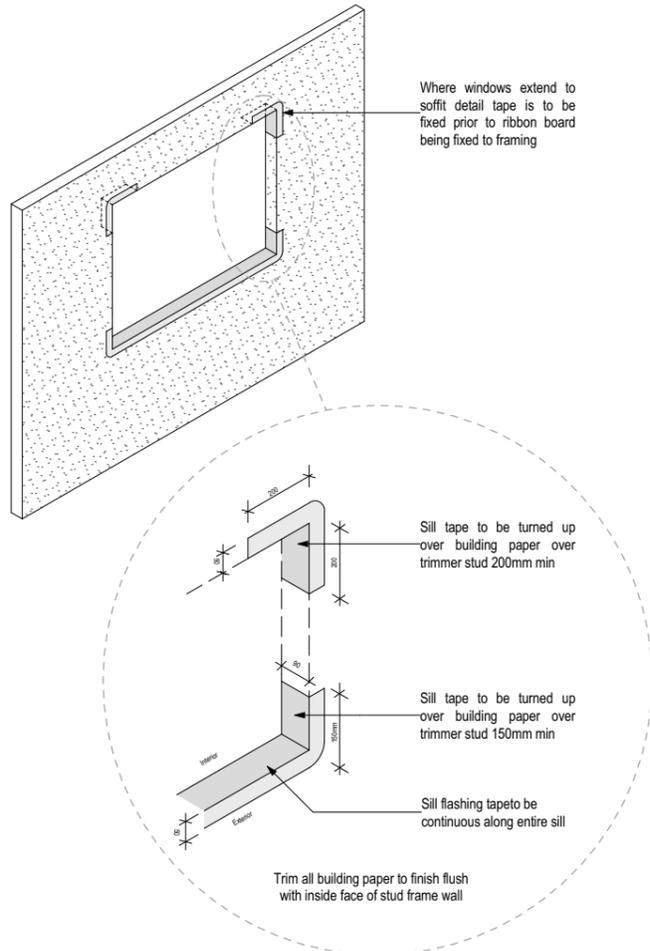


1 Brick Door Sill
 - Scale 1:5



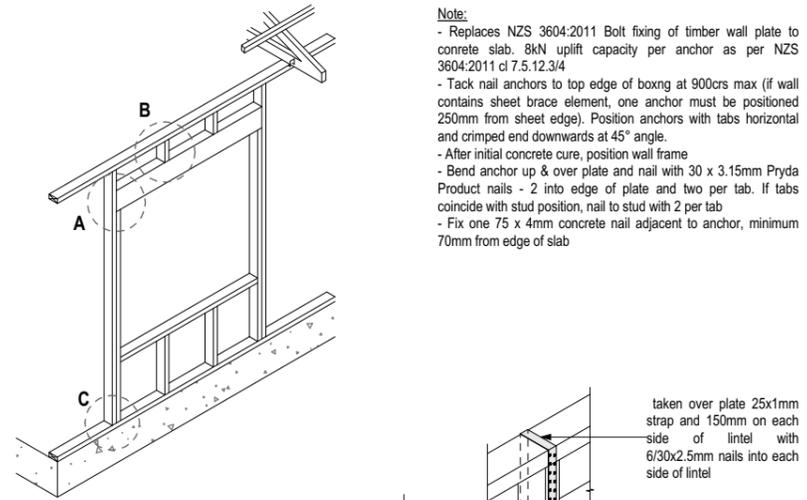
2 Brick Pipe Penetration
 - Scale 1:5

 Jade Architecture jade@jadearchitecture.co.nz P.O Box 570 Rangiora Central 7440	job title:	drawing title:	legal description:	notes:	date of issue:	version:	sheet: A603 of: 30		
	2 Unit Dwelling, Daddy Pig Properties Ltd.	CLADDING DETAILS	Lot 9 DP 16288, 191 Marshland Road, Shirley, Christchurch.	This residence has been designed for the client and remains copyrighted to Jade Architecture NZ Ltd. All dimensions, materials, and timber treatments are to be confirmed prior to construction. All work must be in accordance with the NZ Building Code, and relevant NZ Standards whether referenced in this documentation or not, (including but not limited to Foundation & Timber Frame Construction, Timber Treatment NZS 3602 2003). The position of all services to site must be confirmed prior to construction. Soffit, lintel, and ceiling heights may vary. Designer should be consulted rather than assume a certain height if it can not be ascertained from specific cross sections.	10/05/2023	04			
					revision:	2/08/2023		scale:	1:5
					job number:	21013JA		designer:	JK
			status:		Building Consent	drawn:	NH		

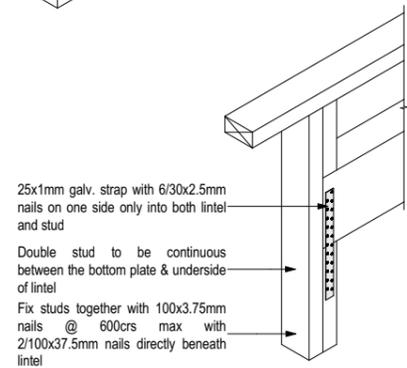


1 Sill Tape Flashing

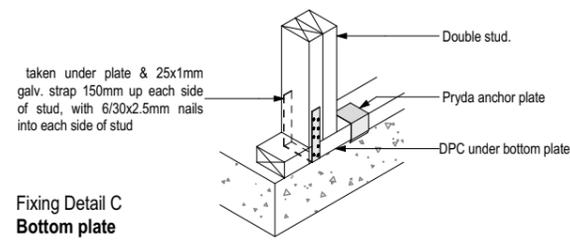
Scale 1:20



Note:
 - Replaces NZS 3604:2011 Bolt fixing of timber wall plate to concrete slab. 8kN uplift capacity per anchor as per NZS 3604:2011 cl 7.5.12.3/4
 - Tack nail anchors to top edge of boxing at 900cra max (if wall contains sheet brace element, one anchor must be positioned 250mm from sheet edge). Position anchors with tabs horizontal and crimped end downwards at 45° angle.
 - After initial concrete cure, position wall frame
 - Bend anchor up & over plate and nail with 30 x 3.15mm Pryda Product nails - 2 into edge of plate and two per tab. If tabs coincide with stud position, nail to stud with 2 per tab
 - Fix one 75 x 4mm concrete nail adjacent to anchor, minimum 70mm from edge of slab

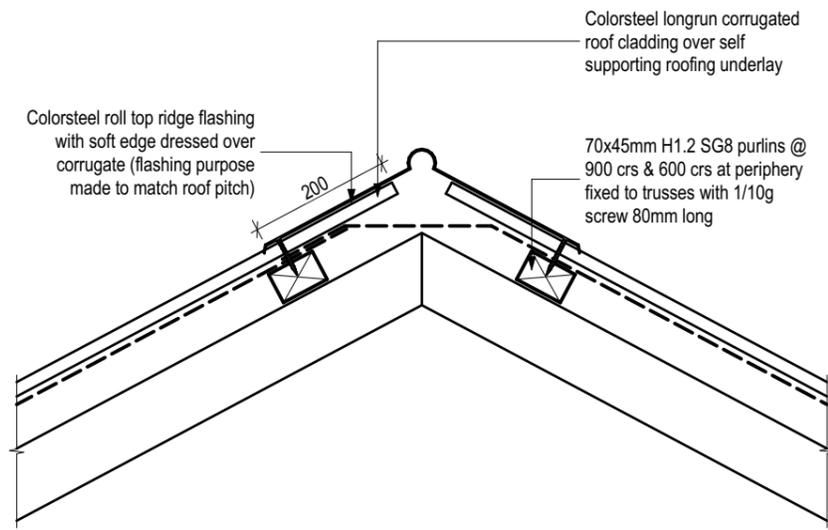


Fixing Detail A
Lintel to Stud

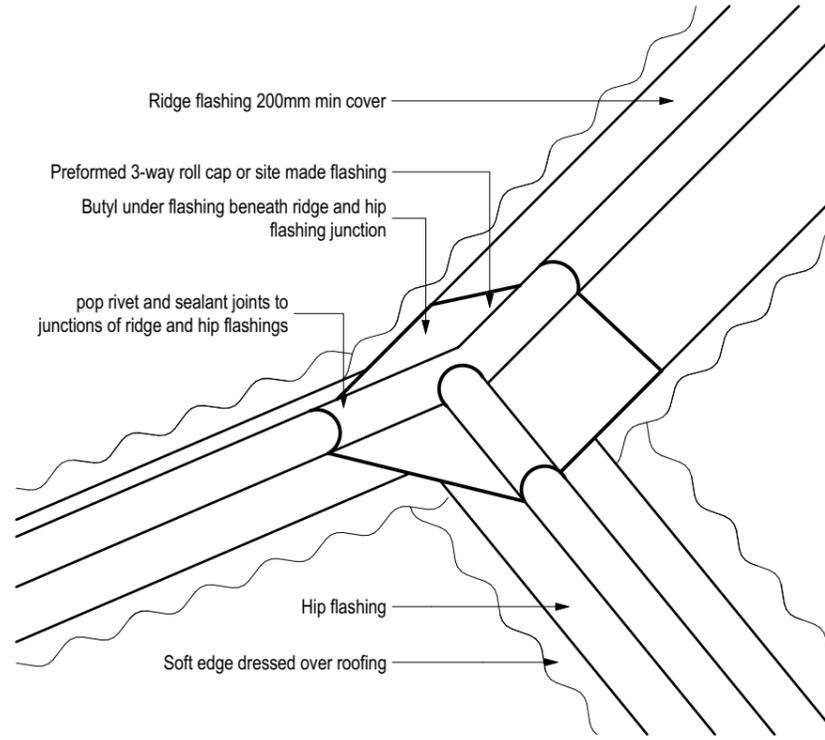


2 Plate Fixing

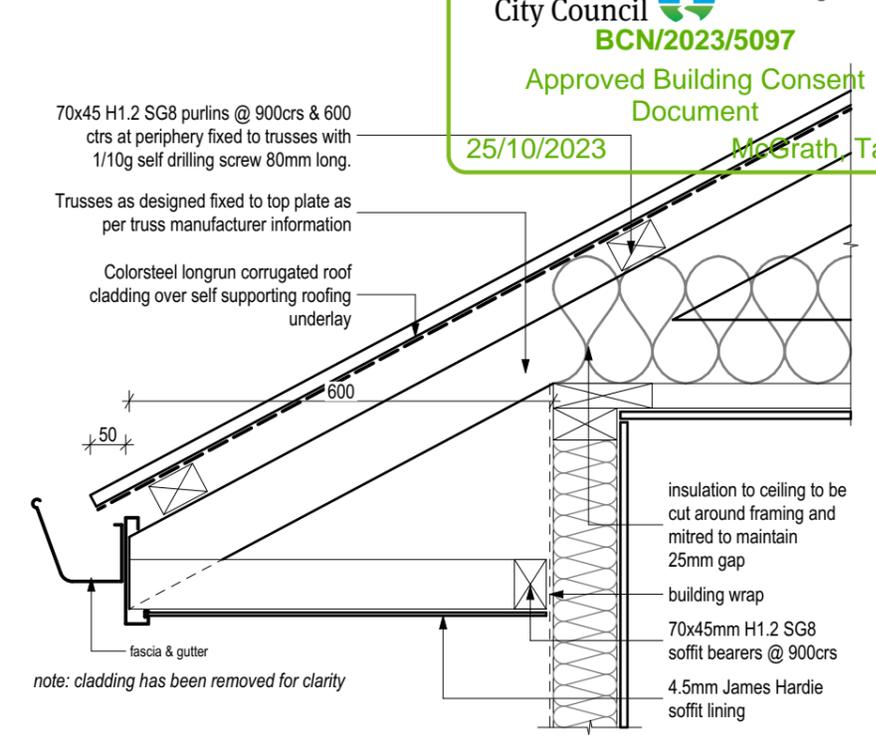
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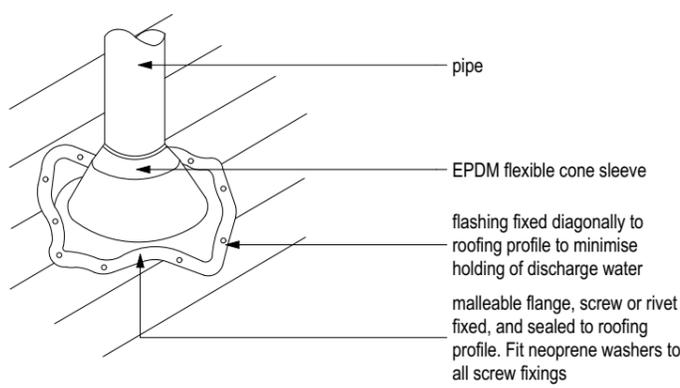
1 Ridge Flashing
 - Scale 1:10



2 Hip Flashing
 - Scale 1:10



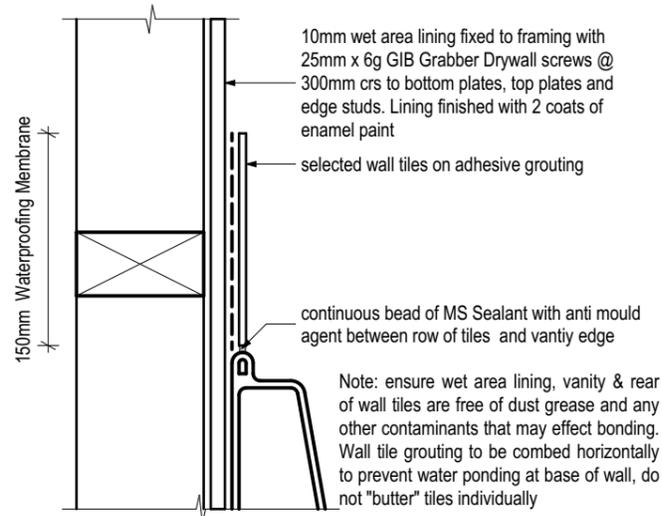
3 Eave Construction A (New)
 - Scale 1:10



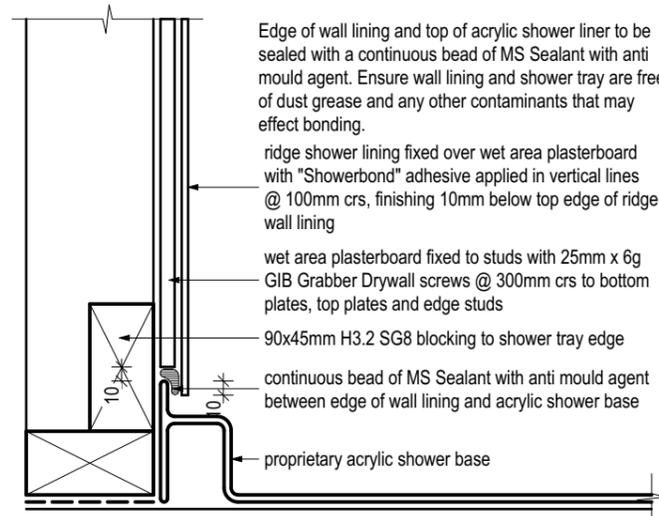
NOTE:
 1. Max roof pitch 45°, minimum pitch 10° if base of flange covers one or more complete troughs
 2. For pipes up to 85mm diameter

4 Roof Penetration Small
 - Scale 1:10

 Jade Architecture jade@jadearchitecture.co.nz P.O Box 570 Rangiora Central 7440	job title:	drawing title:	legal description:	notes:	date of issue:	version:	sheet: A605 of: 30		
	2 Unit Dwelling, Daddy Pig Properties Ltd.	ROOF DETAILS	Lot 9 DP 16288, 191 Marshland Road, Shirley, Christchurch.	This residence has been designed for the client and remains copyrighted to Jade Architecture NZ Ltd. All dimensions, materials, and timber treatments are to be confirmed prior to construction. All work must be in accordance with the NZ Building Code, and relevant NZ Standards whether referenced in this documentation or not, (including but not limited to Foundation & Timber Frame Construction, Timber Treatment NZS 3602 2003). The position of all services to site must be confirmed prior to construction. Soffit, lintel, and ceiling heights may vary. Designer should be consulted rather than assume a certain height if it can not be ascertained from specific cross sections.	10/05/2023	04			
					revision:	2/08/2023		scale:	1:10
					job number:	21013JA		designer:	JK
			status:		Building Consent	drawn:	NH		

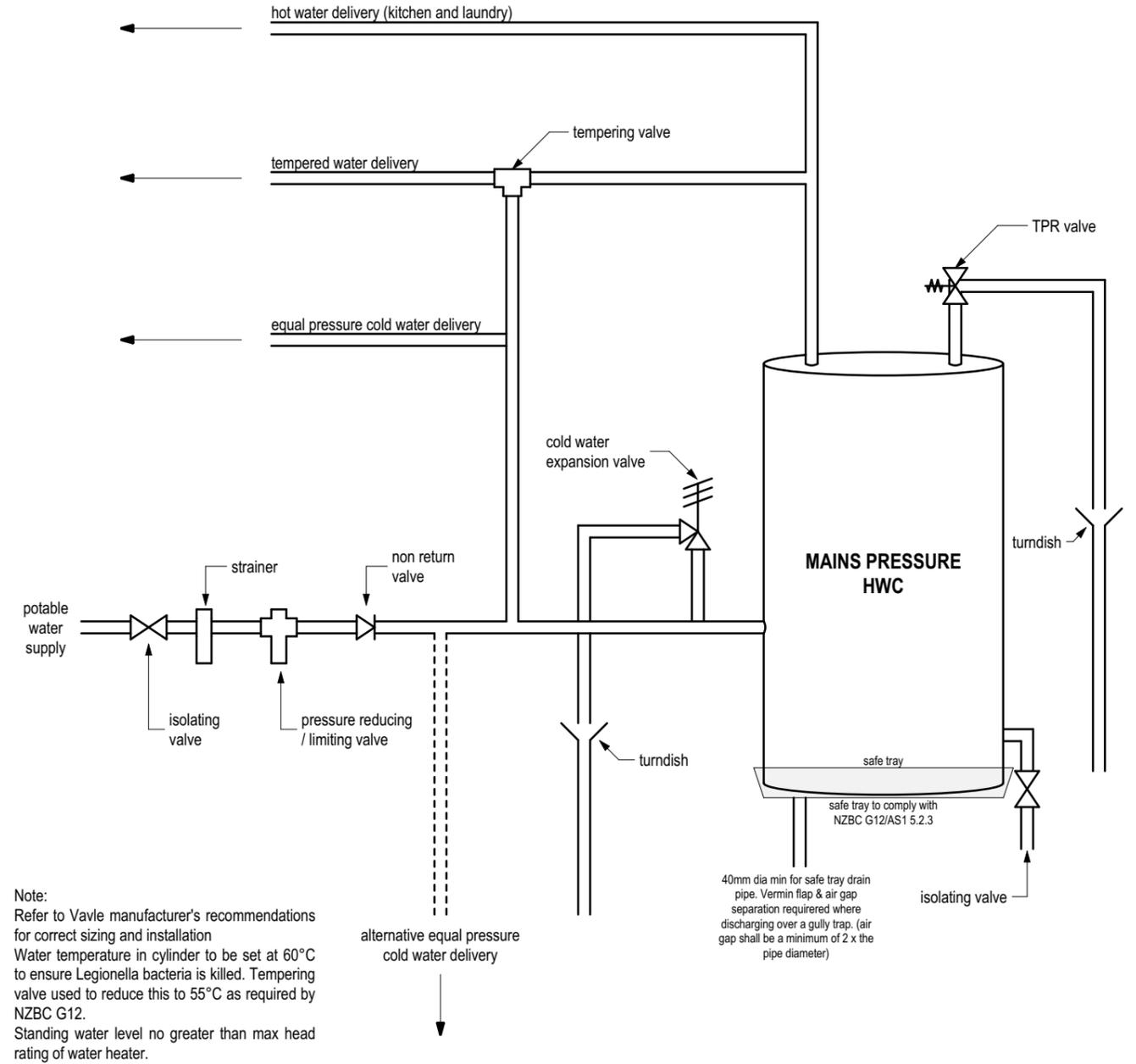
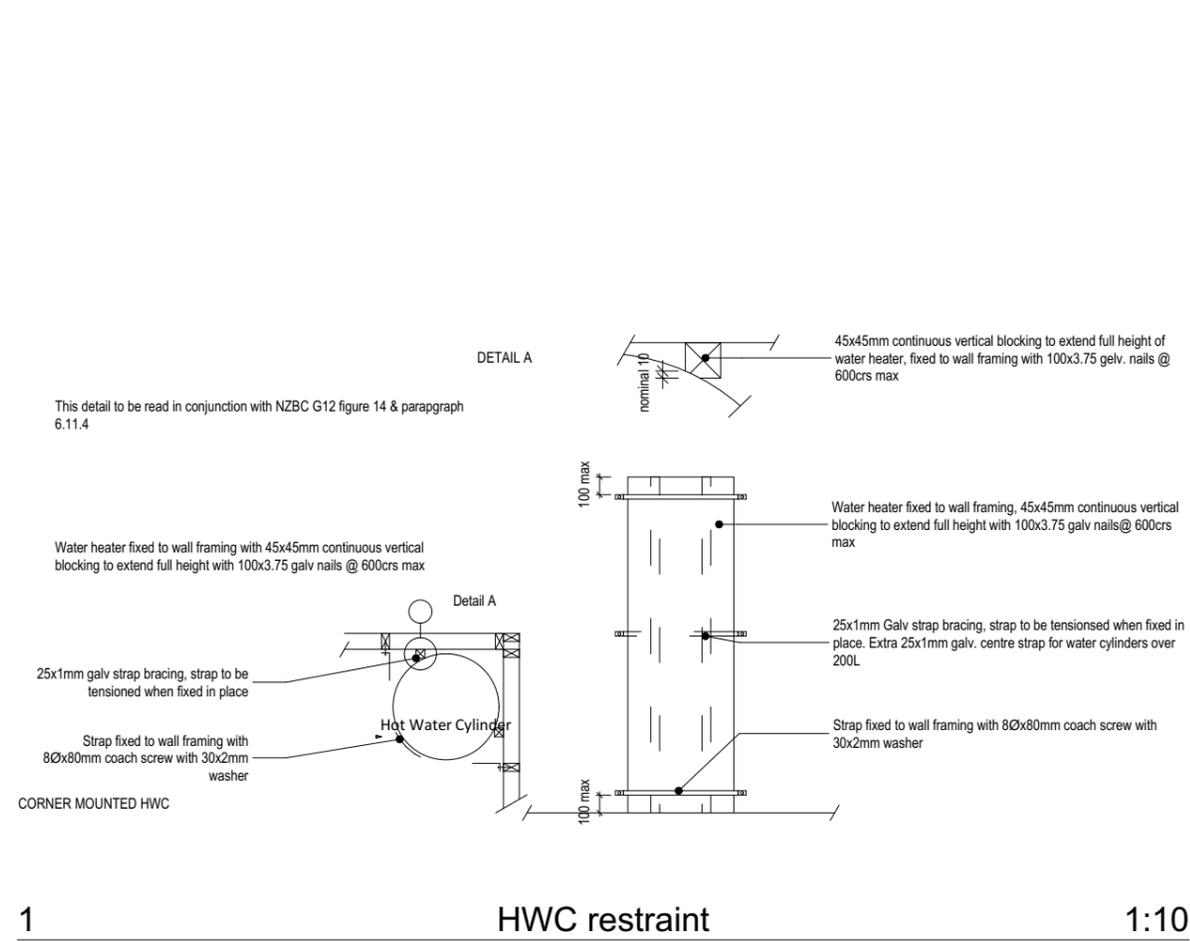


1 Tile to Vanity Edge
 - Scale 1:5

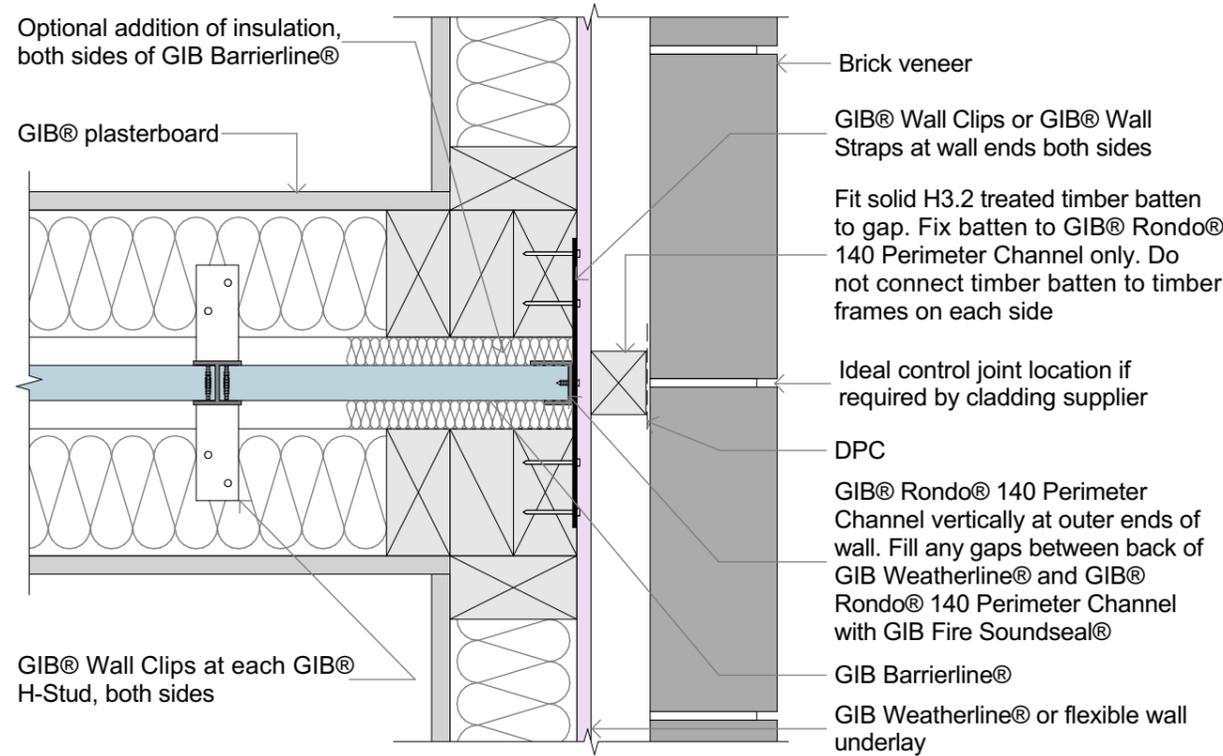


2 Acrylic Wall to Shower Base
 - Scale 1:5

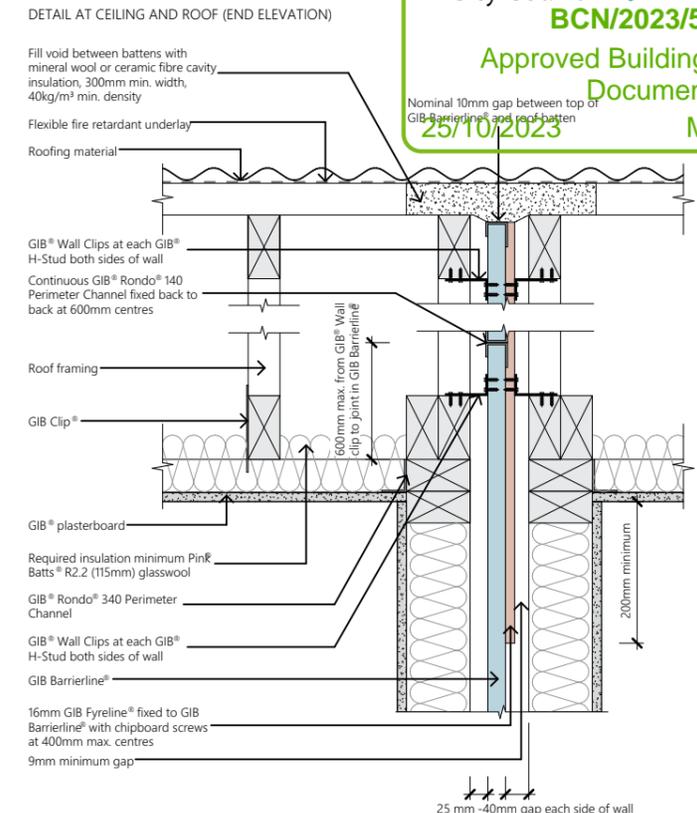
 Jade Architecture jade@jadearchitecture.co.nz P.O Box 570 Rangiora Central 7440	job title:	drawing title:	legal description:	notes:	date of issue:	version:	sheet: A606 of: 30
	2 Unit Dwelling. Daddy Pig Properties Ltd.	WET AREA DETAILS	Lot 9 DP 16288, 191 Marshland Road, Shirley, Christchurch.	This residence has been designed for the client and remains copyrighted to Jade Architecture NZ Ltd. All dimensions, materials, and timber treatments are to be confirmed prior to construction. All work must be in accordance with the NZ Building Code, and relevant NZ Standards whether referenced in this documentation or not, (including but not limited to Foundation & Timber Frame Construction, Timber Treatment NZS 3602 2003). The position of all services to site must be confirmed prior to construction. Soffit, lintel, and ceiling heights may vary. Designer should be consulted rather than assume a certain height if it can not be ascertained from specific cross sections.	revision:	scale:	
					job number:	designer:	
					status:	drawn:	
					10/05/2023	04	
					2/08/2023	1:5	
					21013JA	JK	
					Building Consent	NH	



 Jade Architecture jade@jadearchitecture.co.nz P.O Box 570 Rangiora Central 7440	job title:	drawing title:	legal description:	notes:	date of issue:	version:	sheet: A607 of: 30	
	2 Unit Dwelling. Daddy Pig Properties Ltd.	WATER HEATER DETAILS	Lot 9 DP 16288, 191 Marshland Road, Shirley, Christchurch.	This residence has been designed for the client and remains copyrighted to Jade Architecture NZ Ltd. All dimensions, materials, and timber treatments are to be confirmed prior to construction. All work must be in accordance with the NZ Building Code, and relevant NZ Standards whether referenced in this documentation or not, (including but not limited to Foundation & Timber Frame Construction, Timber Treatment NZS 3602 2003). The position of all services to site must be confirmed prior to construction. Soffit, lintel, and ceiling heights may vary. Designer should be consulted rather than assume a certain height if it can not be ascertained from specific cross sections.	10/05/2023	04		
					revision:	scale:		1:10
					job number:	designer:		JK
					status:	drawn:	NH	



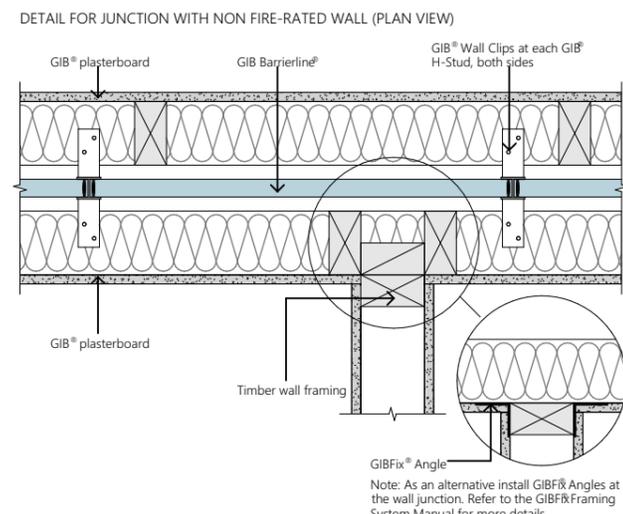
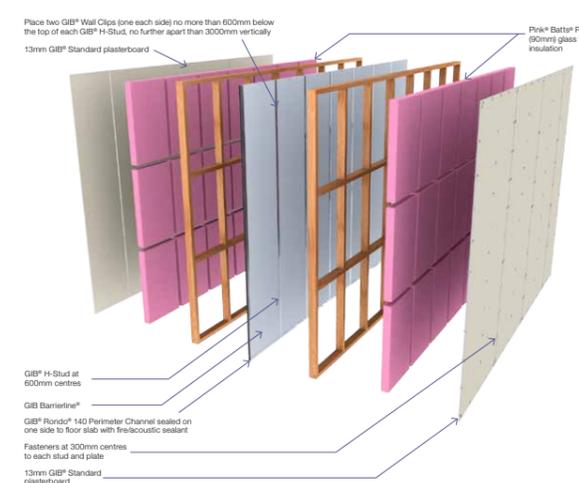
5 Intertenancy Wall Plan View
 Scale 1:5



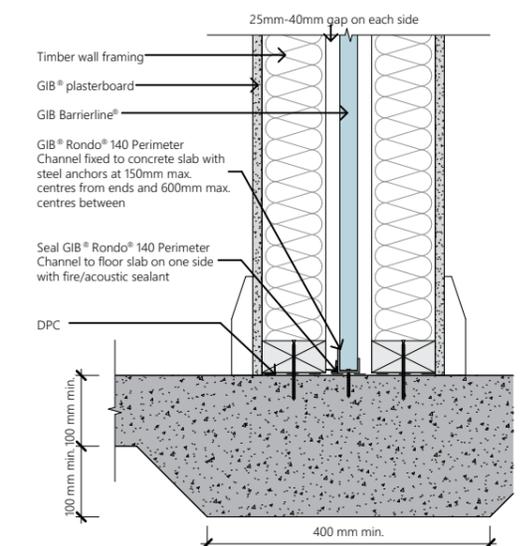
3 Intertenancy Wall to Roof
 Scale 1:10

Two Way FRR – Double Timber Frame with Central Barrier

Specification number	Loadbearing capacity	STC	Rw	FRR	Lining requirements	Weight of system (kg/m ²)
GBTLAB 60d	LB	61	60	60/60/60	1 x 13mm GIB Standard plasterboard	54



4 Intertenancy Wall Junction with non Fire Rated Wall
 Scale 1:10



2 Intertenancy Wall to Slab
 Scale 1:10

 Jade Architecture jade@jadearchitecture.co.nz P.O Box 570 Rangiora Central 7440	job title:	drawing title:	legal description:	notes:	date of issue:	version:	sheet:	
	2 Unit Dwelling. Daddy Pig Properties Ltd.	INTERTENANCY WALLS	Lot 9 DP 16288, 191 Marshland Road, Shirley, Christchurch.	This residence has been designed for the client and remains copyrighted to Jade Architecture NZ Ltd. All dimensions, materials, and timber treatments are to be confirmed prior to construction. All work must be in accordance with the NZ Building Code, and relevant NZ Standards whether referenced in this documentation or not, (including but not limited to Foundation & Timber Frame Construction, Timber Treatment NZS 3602 2003). The position of all services to site must be confirmed prior to construction. Soffit, lintel, and ceiling heights may vary. Designer should be consulted rather than assume a certain height if it can not be ascertained from specific cross sections.	10/05/2023	04	A608	
					revision:	scale:		1:37.4612, 1:10, 1:5
					job number:	designer:		JK
					status:	drawn:	NH	of: 30

EAVES DETAIL (SIDE ELEVATION)

Leave 10mm gap between top of GIB Barrierline® and underside of battens and fill all gaps with mineral wool or ceramic fibre cavity insulation

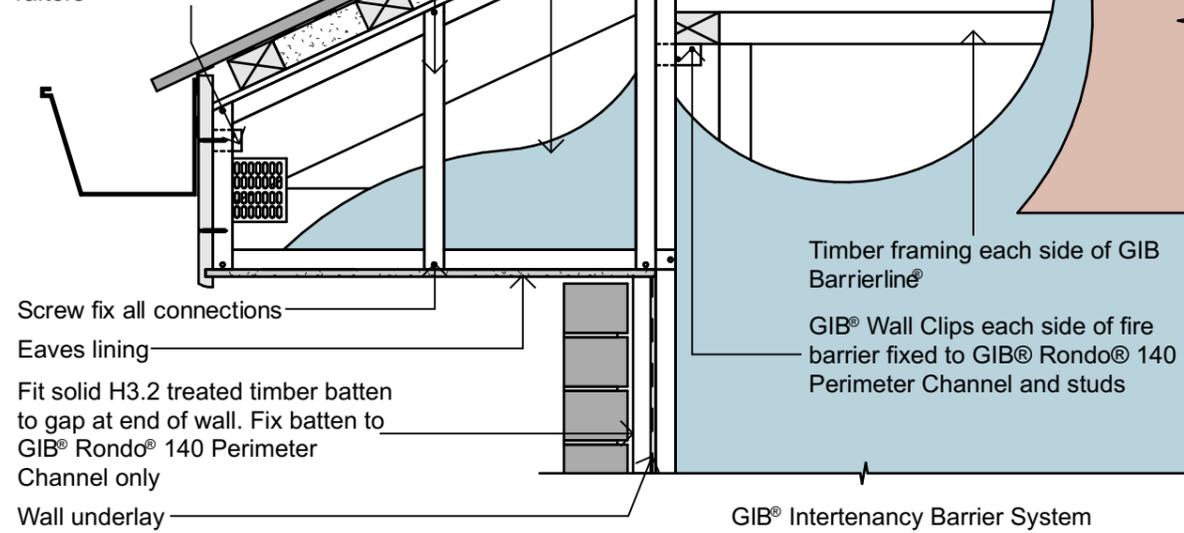
Roofing material

GIB® Rondo® 140 Perimeter Channel

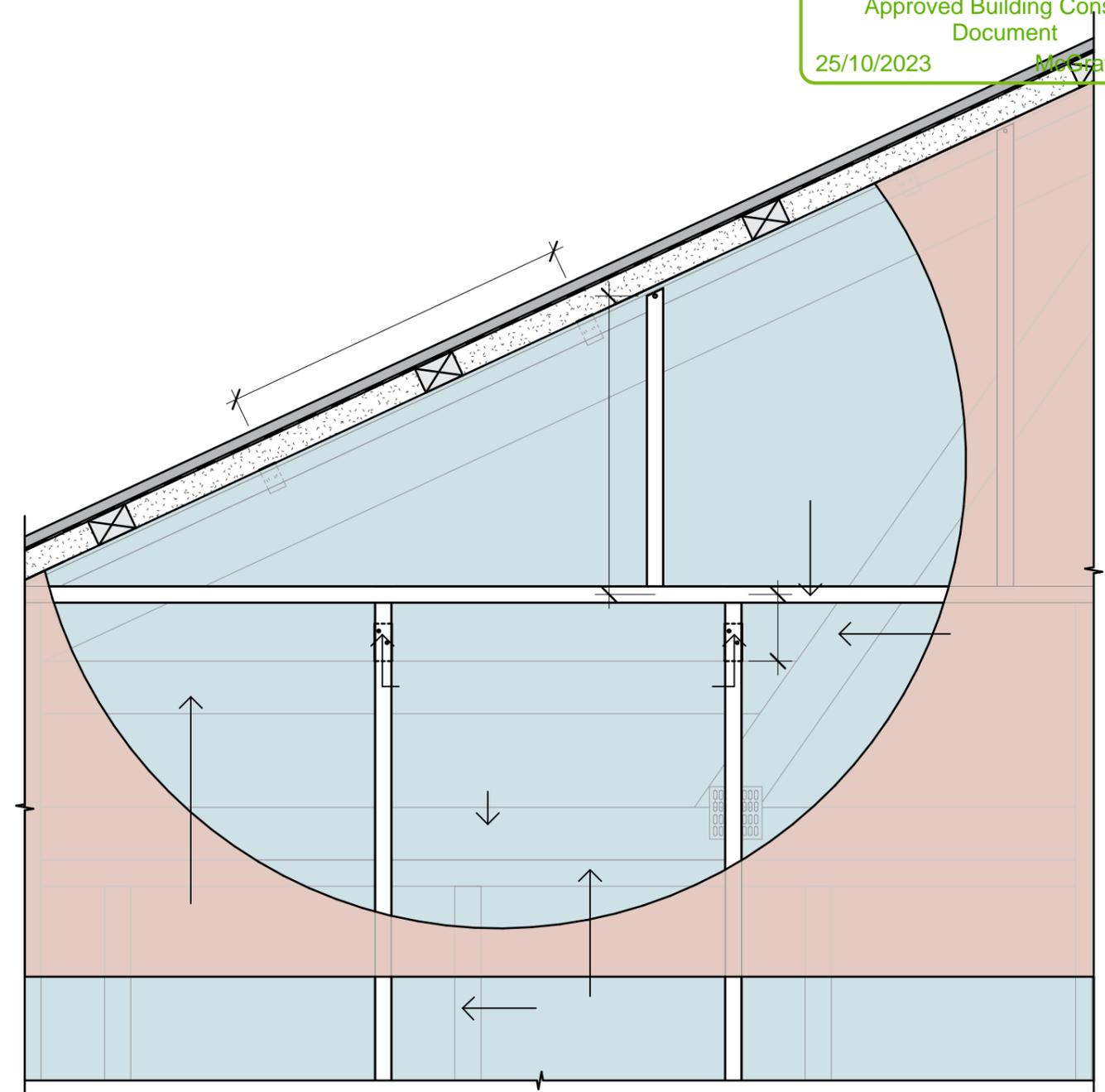
GIB Barrierline® within framing formed with GIB® Rondo® 140 Perimeter Channel

GIB® H-Studs at 600mm max. centres for eaves over 600mm high or over 1200mm wide

GIB® Wall Clips each side of fire barrier fixed to GIB® Rondo® 140 Perimeter Channel and ends of rafters



ROOF VOID DETAIL WITH HORIZONTAL SHEETING (SIDE ELEVATION)



1 GIB Barrierline Eave
 Scale 1:10

 Jade Architecture jade@jadearchitecture.co.nz P.O Box 570 Rangiora Central 7440	job title:	drawing title:	legal description:	notes:	date of issue:	version:	sheet:
	2 Unit Dwelling. Daddy Pig Properties Ltd.	INTERTENANCY WALL DETAILS	Lot 9 DP 16288, 191 Marshland Road, Shirley, Christchurch.	This residence has been designed for the client and remains copyrighted to Jade Architecture NZ Ltd. All dimensions, materials, and timber treatments are to be confirmed prior to construction. All work must be in accordance with the NZ Building Code, and relevant NZ Standards whether referenced in this documentation or not, (including but not limited to Foundation & Timber Frame Construction, Timber Treatment NZS 3602 2003). The position of all services to site must be confirmed prior to construction. Soffit, lintel, and ceiling heights may vary. Designer should be consulted rather than assume a certain height if it can not be ascertained from specific cross sections.	10/05/2023	04	A609 of: 32
					revision:	scale:	
					job number:	designer:	
					status:	drawn:	
			Building Consent		NH		

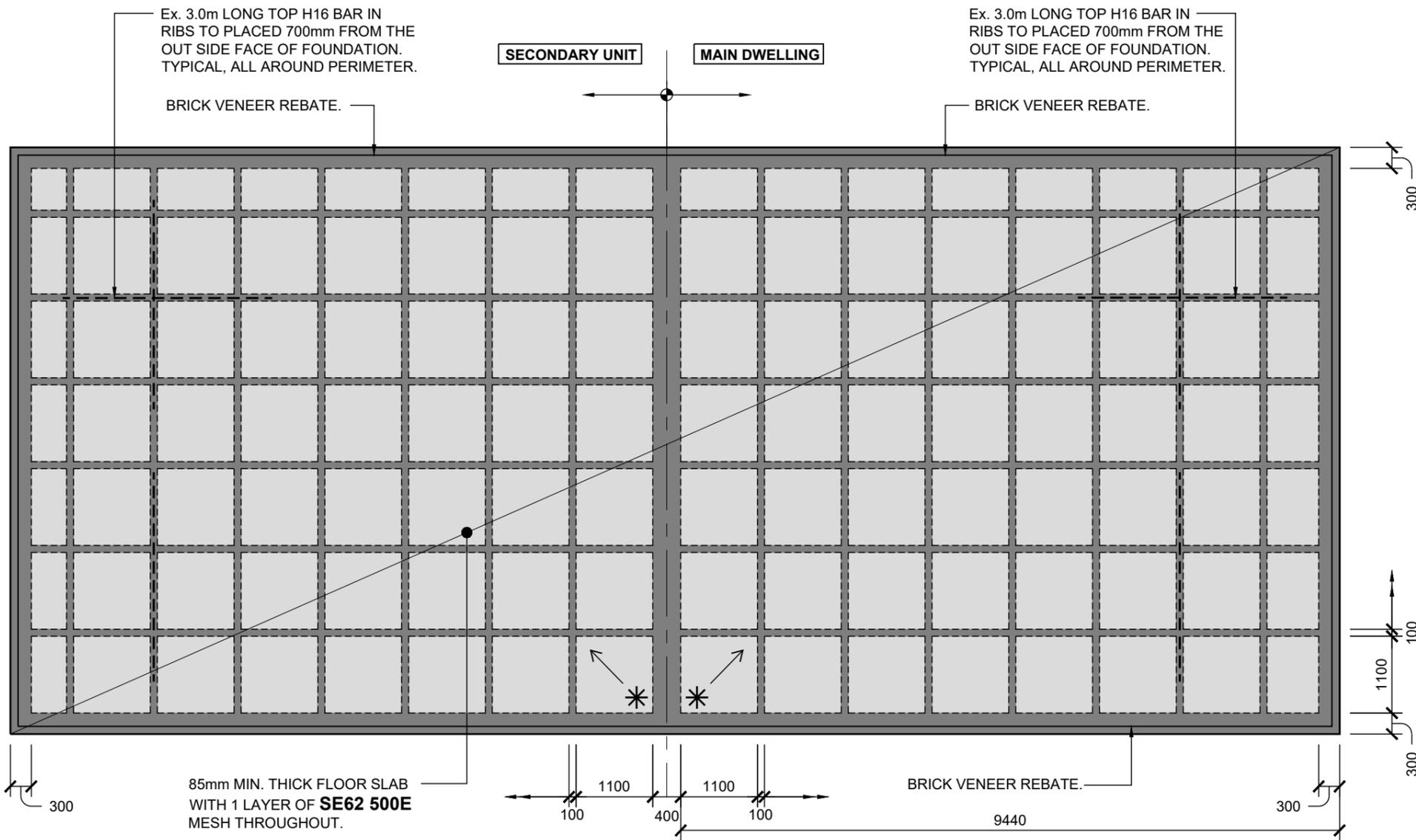
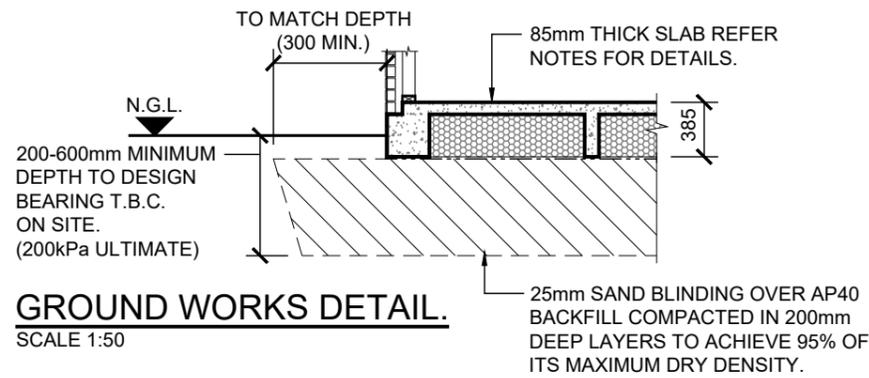
NEW RESIDENCE LOT 9, 191 MARSHLAND ROAD, SHIRLEY, CHRISTCHURCH.

STRUCTURAL DRAWING LIST 14815

DWG No.	TITLE		
S1.01	FOUNDATION LAYOUT & GROUND WORKS DETAIL	0	
S2.01	FOUNDATION DETAILS	0	
S2.02	FOUNDATION DETAILS	0	
S2.03	FOUNDATION DETAILS	0	
ISSUED TO:			
ashish@homesbyparklane.co.nz		A	
		DATE	08-06-2023

SCHEDULE OF INSPECTIONS

No.	ITEM OF INSPECTION - TIMEFRAME	BY	DONE
1	BUILDING CONSENT CONDITIONS AND STAMPED BUILDING CONSENT DRAWINGS TO BE RECEIVED AND REVIEWED PRIOR TO SITE INSPECTIONS COMMENCING.	SE	<input type="checkbox"/>
2	FOUNDATION SUBGRADE -PRIOR TO PLACING HARDFILL, SAND OR CONCRETE BLINDING LAYER	SE	<input type="checkbox"/>
3	FOUNDATION BEAMS, PADS AND SLABS -PRE-POUR	SE	<input type="checkbox"/>
GEO -	DENOTES THE PROJECT GEOTECHNICAL ENGINEER IF APPLICABLE (GEOTECHNICAL ENGINEER)		
SE -	DENOTES THE PROJECT STRUCTURAL ENGINEER (CONSTRUCTURE CHRISTCHURCH)		
LSE -	DENOTES A LOCAL STRUCTURAL ENGINEER IF REQUIRED DUE TO SITE LOCATION (LOCAL STRUCTURAL ENGINEER)		



LEGEND:

Christchurch City Council
 Approved Building Consent Document
 25/10/2023
 Ms. Scullin, Dania

HD12 BARS, 1200mm
 INTERNAL CORNERS
 50mm FROM CORNER AND 75mm APART.
 1100x1100x300mm POLYSTYRENE PODS, CUT TO SUIT ON SITE

DENOTES SPECIFIC SETOUT PODS/POINT. PODS RADIATE FROM THERE.
 DENOTES 300mm WIDE PERIMETER STRIP FOOTING.
 DENOTES 100mm WIDE RIB IN BETWEEN PODS.
 DENOTES 300mm WIDE INTERNAL STRIP FOOTING (TO BE LOCATED UNDER ALL LOAD BEARING WALLS WHERE APPLICABLE).

- NOTES:**
- 300mm WIDE EXTERNAL STRIP FOOTING CAN BE THICKENED TO A MAX. OF 500mm WIDE TO MINIMIZE CUTTING OF PODS. THE SAME REINFORCING TO BE USED WITH MASS CONCRETE ON THE OPPOSITE SIDE OF WALL LOCATION.
 - 300mm WIDE INTERNAL STRIP FOOTING CAN BE THICKENED TO A MAX. OF 500mm WIDE TO MINIMIZE CUTTING OF PODS. THE SAME REINFORCING TO BE USED (REINFORCING CAGE TO BE LOCATED UNDER WALLS WHERE APPLICABLE).
 - FLOOR SLABS TO BE 85mm THICK WITH 1 LAYER MESH. LAP ALL MESH A MINIMUM OF 2-CROSS WIRES, BUT NOT LESS THAN 225mm.
 - FOR ALL REBATES AND OTHER SLAB RECESSES DRAINAGE LOCATION REFER TO ARCHITECTS DRAWINGS.
 - NOTIFY THE STRUCTURAL ENGINEER OF ANY DISCREPANCIES.
 - 300mm MIN. FOUNDATION BEAMS SETOUT AS PER DRAWINGS, POD AND 100mm RIB SETOUT INDICATIVE.**

- CURING AND PROTECTION:**
- TAKE CARE TO PROTECT AND CURE ALL CONCRETE ADEQUATELY, AND IN ACCORDANCE WITH NZS 3109.
 - APPLY A CURING COMPOUND TO ALL CONCRETE FLOOR SLABS IMMEDIATELY ON COMPLETION OF THE SURFACE FINISHING, OR ALTERNATIVELY, CURE BY PONDING.

FOUNDATION AND SLAB TO BE FORMED IN SINGLE POUR USING EITHER ALLIED/ASHBY CONCRETE MIX CODE 252 CONSF, READYMIX 2519RRS, FIRTH RP2519TC2 OR SIMILAR APPROVED STEEL FIBRE REINFORCED CONCRETE.

CONSTRUCTION ISSUE

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ARCHITECT'S DRAWINGS

	CLIENT	PROJECT TITLE	DRAWING TITLE	REV.	BY.	DATE:	COMMENT:	DESIGN.	JOB No.	DRAWING No.	REV.
	DADDY PIG PROPERTIES LTD.	LOT 9, 191 MARSHLAND ROAD, SHIRLEY, CHRISTCHURCH.	FOUNDATION LAYOUT & GROUND WORKS DETAIL	0	A.T.	08-06-2023	ISSUED FOR CONSTRUCTION	C.B.	14815	S1.01	0
								DRAWN.	SCALE @ A3		
								A.T.	1:75 / 1:50		

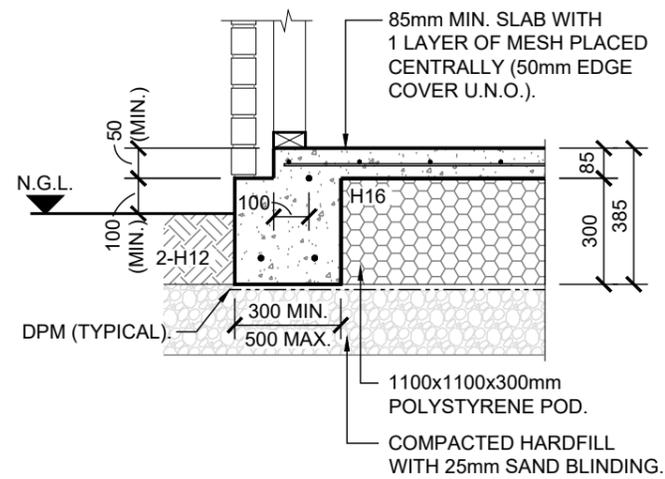
BEN/2023/5097
Approved Building Consent
Document 1000mm

25/10/2023 McGrath, Tania

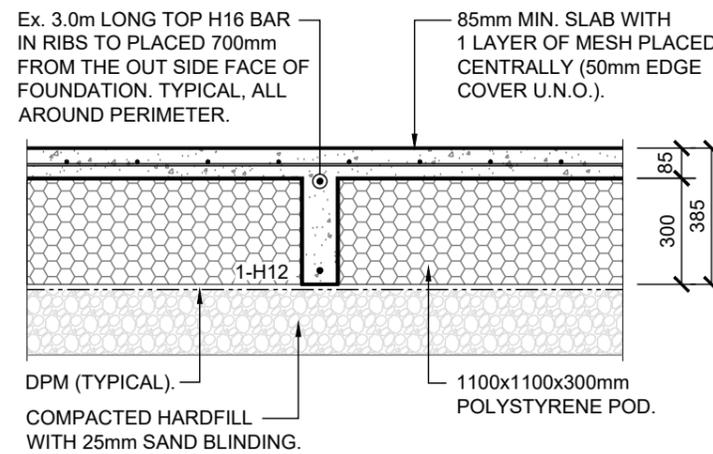
BAR GRADES:
R - STRUCTURAL GRADE ROUND BAR.
D - DEFORMED BAR GRADE 300E
HD - DEFORMED BAR GRADE 500E

ALL FLOOR MESH TO BE TRIMMED TO HAVE 50mm EDGE COVER. IF MESH IS NOT LAPPED A MIN. OF 225mm OVER FOUNDATION BEAM INSTALL D10 STARTERS @ 400crs.

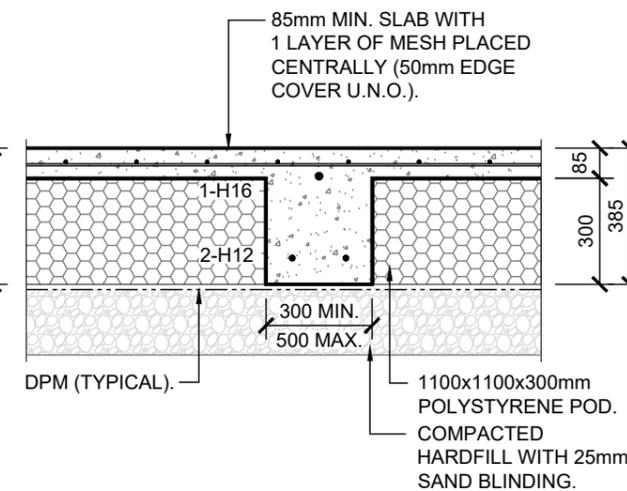
COVER:
-50mm TO BOTTOM OF FOUNDATIONS.
-50mm TO SIDES OF EXTERNAL FOUNDATION BEAMS.
-40mm TO SIDES OF INTERNAL FOUNDATIONS AND RIBS.
-MESH CENTRAL IN SLAB.



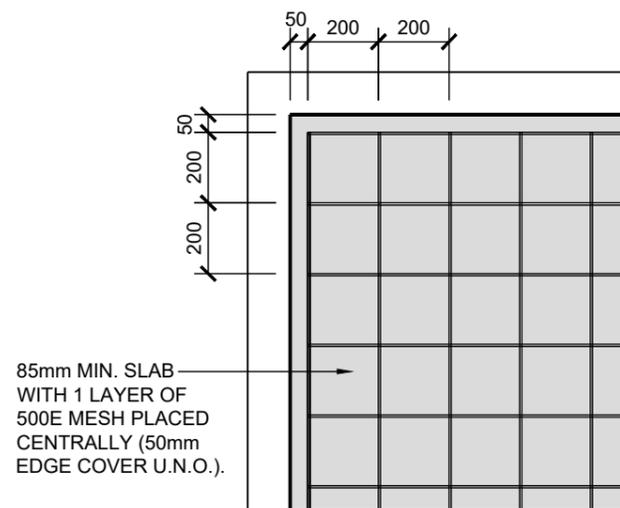
EXTERNAL FOOTING DETAIL
SCALE 1:20



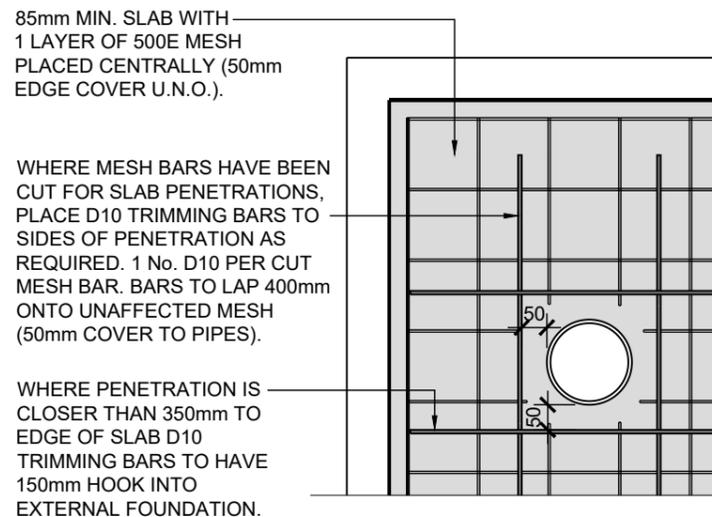
INTERMEDIATE RAFT DETAIL
SCALE 1:20



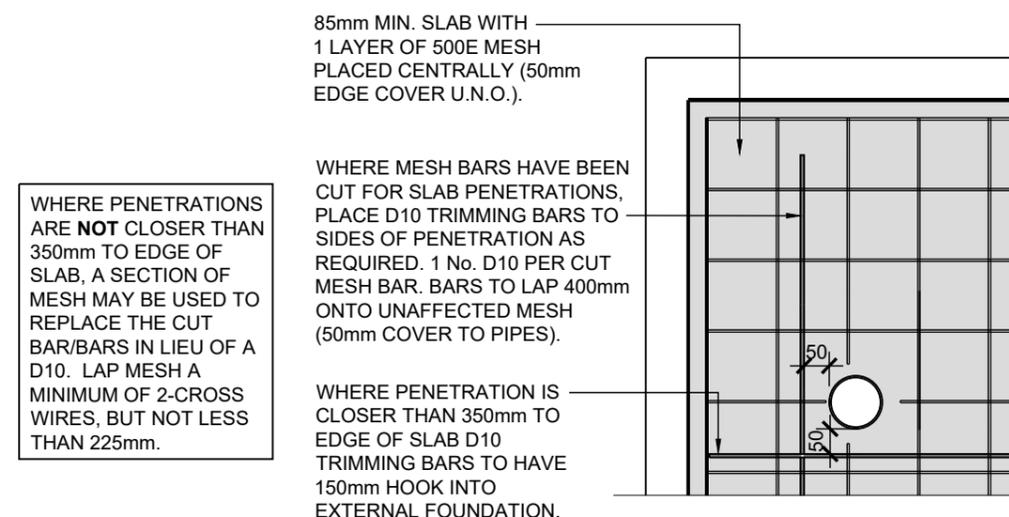
INTERNAL FOOTING DETAIL
SCALE 1:20



MESH LAYOUT - PLAN.
SCALE 1:20



MESH PENETRATION LAYOUT.
SCALE 1:20



MESH PENETRATION LAYOUT.
SCALE 1:20

IF SQUARE FORMS ARE USED FOR DRAIN OR PIPE RECESSES IN THE SLAB REENRANT BARS WILL ALSO BE REQUIRED RUNNING AT 45 DEGREES AT EACH CORNER.

CONSTRUCTION ISSUE

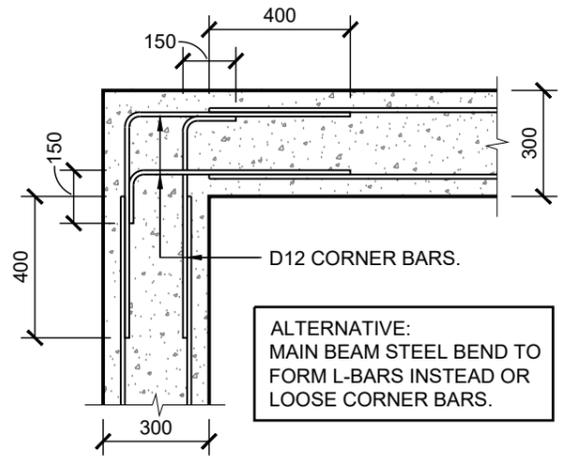
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ARCHITECT'S DRAWINGS

	CLIENT	PROJECT TITLE	DRAWING TITLE	REV.	BY.	DATE:	COMMENT:	DESIGN.	JOB No.	DRAWING No.	REV.
	DADDY PIG PROPERTIES LTD.	LOT 9, 191 MARSHLAND ROAD, SHIRLEY, CHRISTCHURCH.	FOUNDATION DETAILS.	0	A.T.	08-06-2023	ISSUED FOR CONSTRUCTION	C.B.	14815	S2.01	0
								DRAWN.	SCALE @ A3		
								A.T.	1:20		

R - STRUCTURAL GRADE ROUND BAR.
 D - DEFORMED BAR GRADE 300E
 HD - DEFORMED BAR GRADE 500E

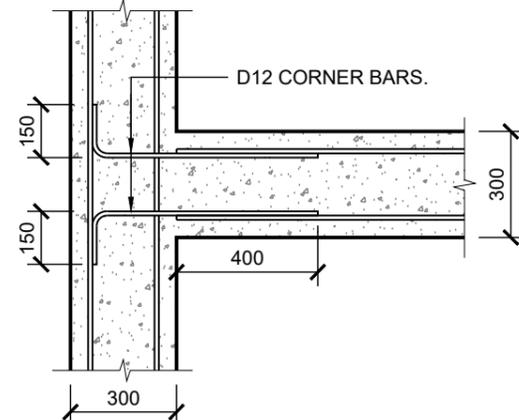
ALL FLOOR MESH TO BE TRIMMED TO HAVE 50mm EDGE COVER. IF MESH IS NOT LAPPED A MIN. OF 225mm OVER FOUNDATION BEAM INSTALL D10 STARTERS @ 400crs.

COVER:
 -50mm TO BOTTOM OF FOUNDATIONS.
 -50mm TO SIDES OF EXTERNAL FOUNDATION BEAMS.
 -40mm TO SIDES OF INTERNAL FOUNDATIONS AND RIBS.
 -MESH CENTRAL IN SLAB.

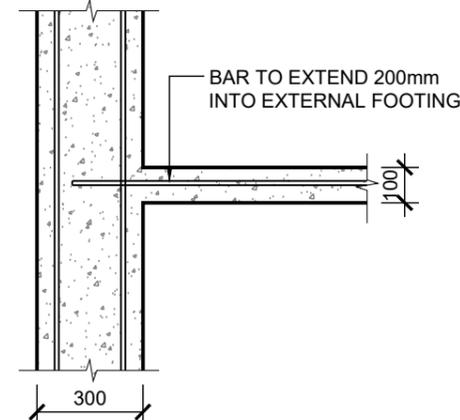


MAIN BEAM CORNER DETAIL (BOTTOM BARS).
 (BRICK VENEER BOTTOM STEEL).

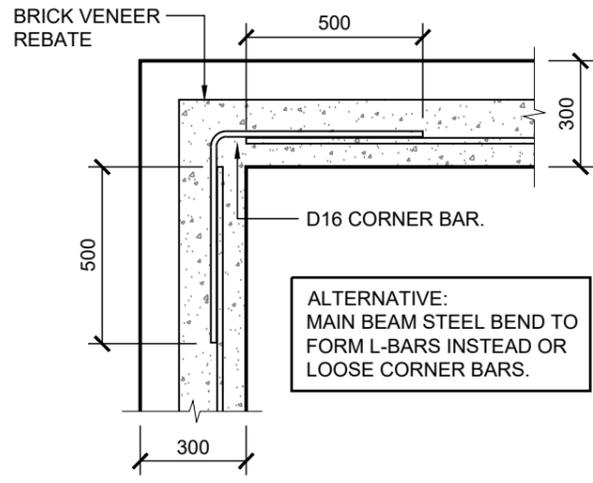
ALTERNATIVE:
 MAIN BEAM STEEL BEND TO FORM L-BARS INSTEAD OF LOOSE CORNER BARS.



MAIN BEAM 'TEE' DETAIL.
 (BRICK VENEER BOTTOM STEEL).

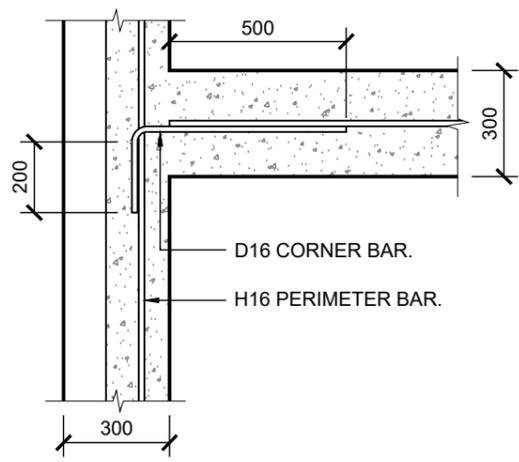


MAIN BEAM TO RIB DETAIL.
 (BRICK VENEER BOTTOM STEEL)

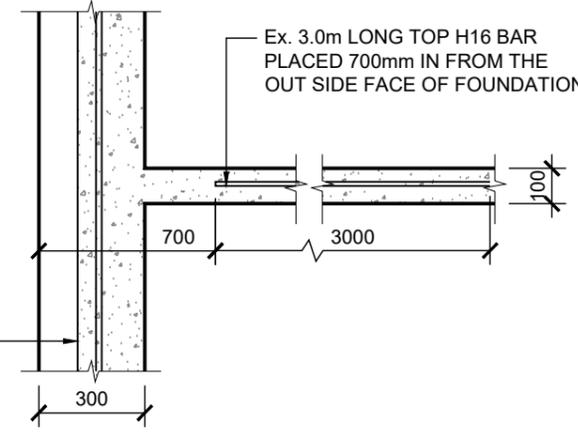


MAIN BEAM CORNER DETAIL (TOP BARS).
 (BRICK VENEER TOP STEEL).

ALTERNATIVE:
 MAIN BEAM STEEL BEND TO FORM L-BARS INSTEAD OF LOOSE CORNER BARS.



MAIN BEAM 'TEE' DETAIL.
 (BRICK VENEER TOP STEEL).



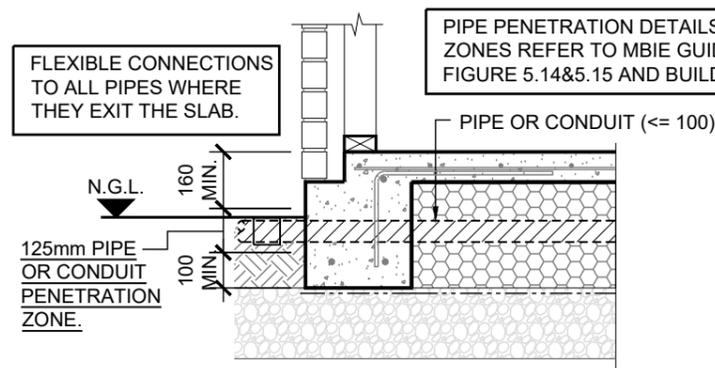
MAIN BEAM TO RIB DETAIL.
 (BRICK VENEER TOP STEEL).

FOUNDATION INTERSECTION DETAILS - PLAN.
 SCALE 1:20

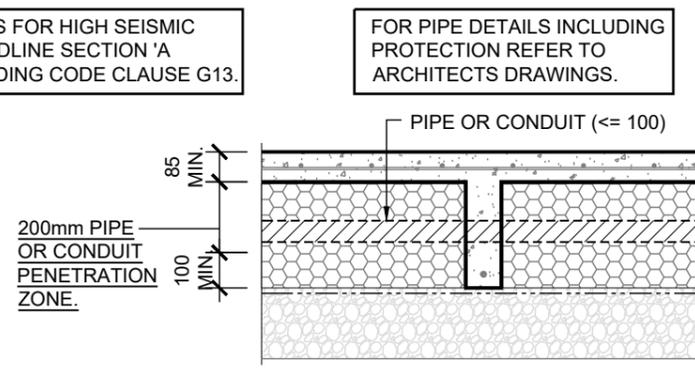
CONSTRUCTION ISSUE

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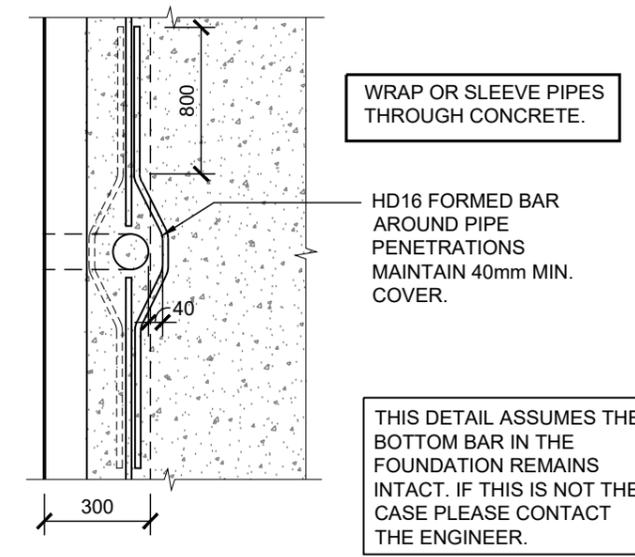
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EXTERNAL PIPE PENETRATION DETAIL



INTERNAL PIPE PENETRATION DETAIL



PIPE PENETRATION DETAIL.

PIPE PENETRATION DETAIL - PLAN.
SCALE 1:20

TYPICAL PIPE PENETRATION DETAILS.
SCALE 1:20

CONSTRUCTION ISSUE

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