

Approved Building Consent Documents

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

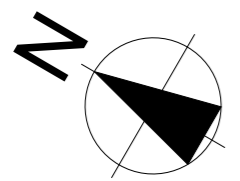
Inspection booking timeframes

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

Building inspections and enquiries phone: 03 347 2839

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

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LOT 452 DP 524388
FARINGDON SOUTH

AS APPROVED BY
SELWYN DISTRICT COUNCIL
Planning Department

RESOURCE CONSENT
205011

SITE LEVELS

ground levels are provisional to be confirmed prior to building commencement.

UNDERGROUND SERVICE NOTES

foulwater drains shall be 100mm dia uPVC laid to fall to reticulated network utility service laterals.

position of laterals shown are provisional and shall be confirmed by drainage contractor.

co-ordinate for multiple underground services installation where practical.

drainage laterals shown are post EQ events and are expected to be in operational condition.

water supply shall be 25mm main, plumber to arrange trenching and connections to network mains

dwelling power supply shall be single phase underground. electrical contractor to arrange trenching and connections to network mains.

all trenches shall be open a maximum of 48hrs and be clear of engineered raft. main contractor shall confirm with the foundation engineer prior to any trenches being opened.

it is the main contractors responsibility to maintain silt control during any excavations including trenching.

SILT CONTROL GENERALLY
the main contractor is responsible for installing and maintaining silt control systems at all times.

protect any existing driveway surfaces until ready to reform.

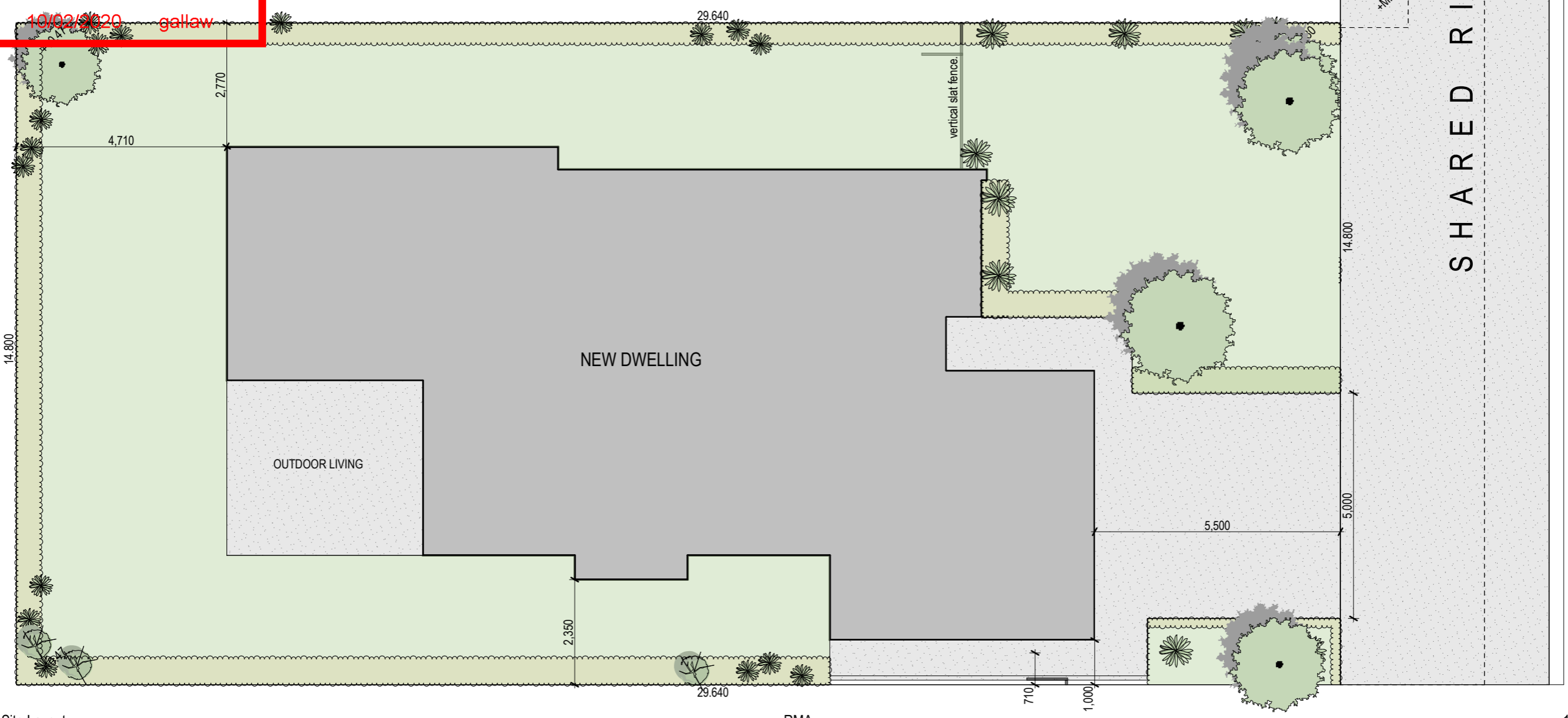
create stabilized access pad with AP65 basecourse and restrict site access to this area.

cover any stockpile of soil with weather protection when not immediately removed from site.

take care not to disturb existing ground and vegetation unless specifically necessary.

DRAINAGE LEGEND

- . — 100mm uPVC sewer at 1:60 grade.
- - - - 100mm uPVC stormwater at 1:100 grade.
- IP access/inspection point
- ⌘ gully trap

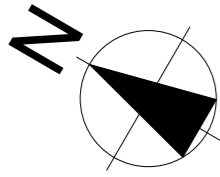


Site Layout

RMA

1:100

Issue Name	Issue Date	Revision ID
DEVELOPED DRAWINGS	04.10.19	
CONSENT	20.11.19	



**LOT 452 DP 524388
FARINGDON SOUTH**

site area: 438m²
 building area: 154.70 m²
 site coverage: 35.3%

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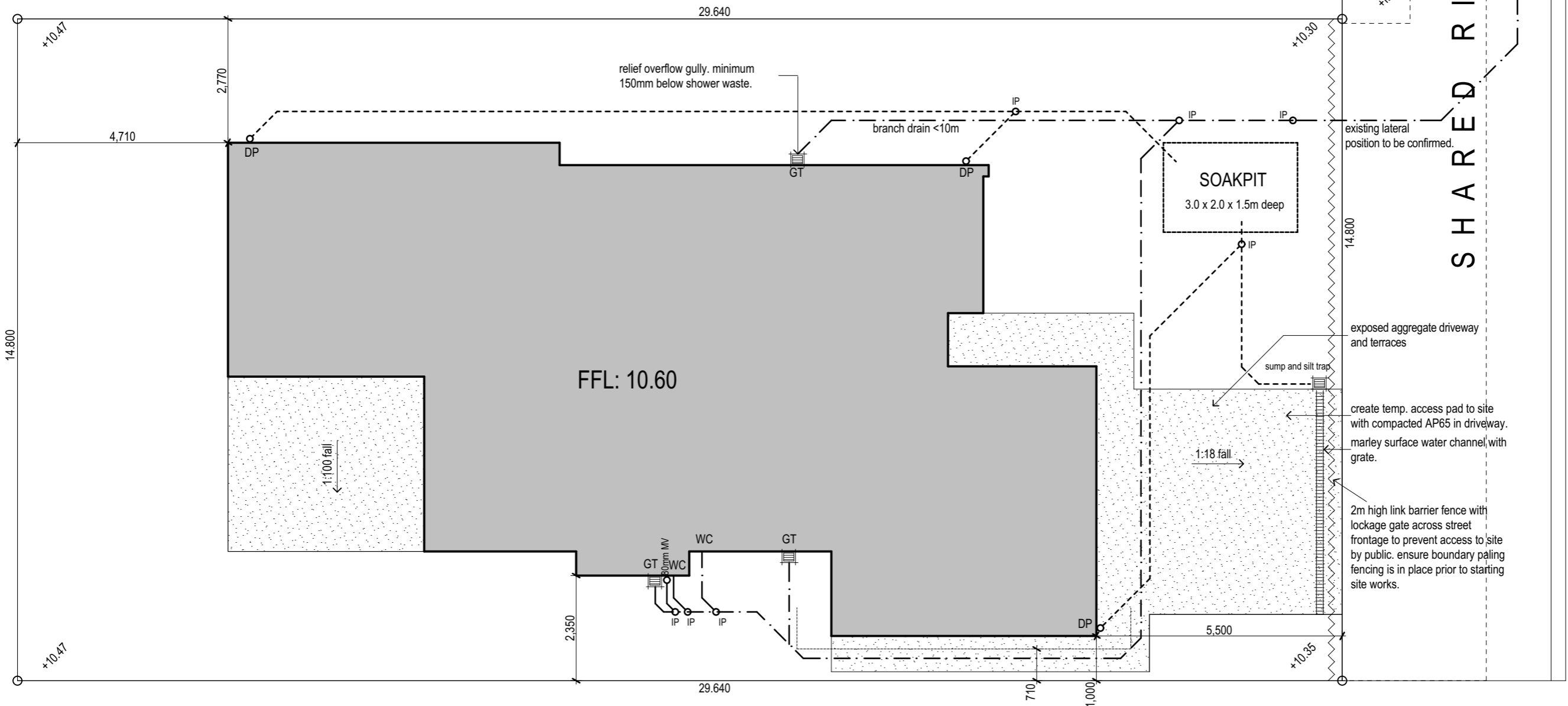
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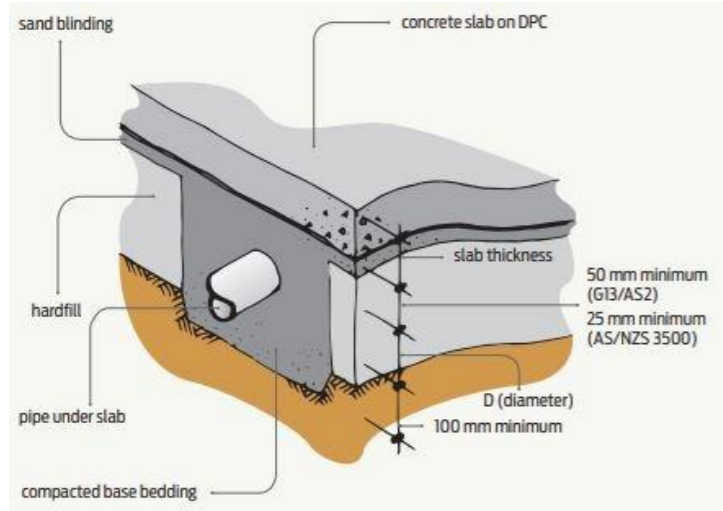


Figure 2 Clearance between pipe and slab.

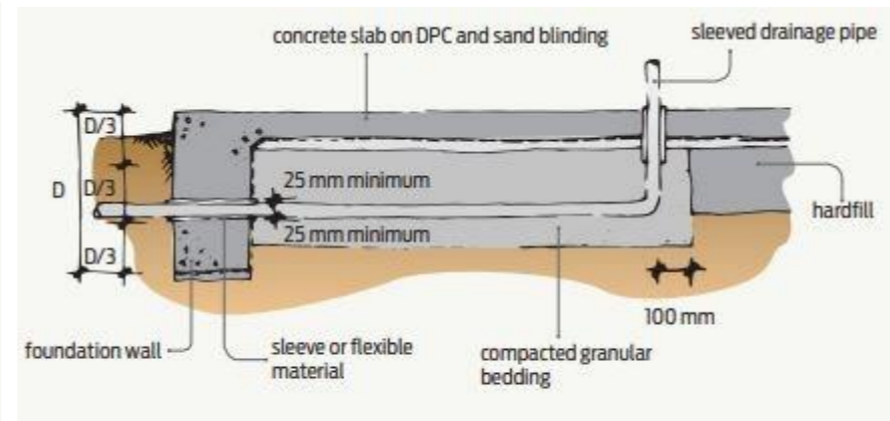


Figure 6 Drainage pipe through foundation beam.

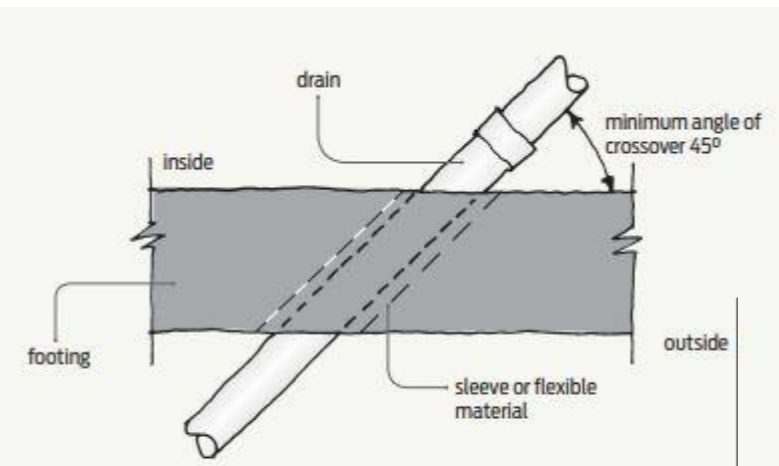
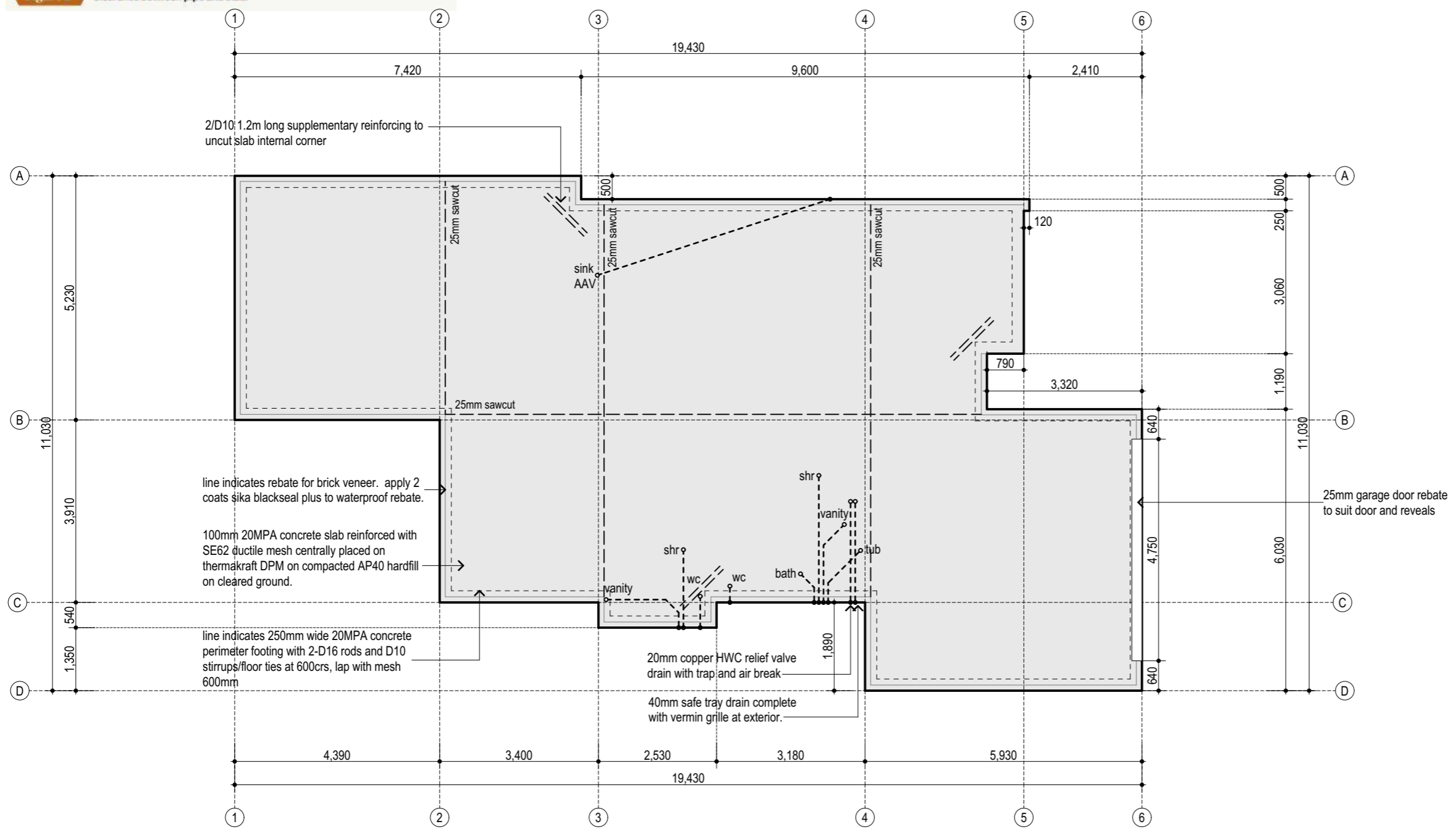


Figure 3 Pipe passing through a footing (plan view).



Services in Slab

Plan

FOUNDATION AND SLAB NOTES

main contractor to co-ordinate all inspections and ensure all certificates are provided to BCA in accordance with inspection schedule and conditions of consent.

services shown in slab shall be minimum 40mm dia and set to fall 1:40min grade. tub waste shall fall at 1:30min grade. WC waste shall be 100mm dia and fall 1:60min.

all wastes and other services in slab must be sleeved to provide for movement with flexible connections.

A suitably qualified person should be retained to verify that adequate founding depth has been achieved.

note position of relief gully trap on underground services plan. ensure overflow point is set below 150mm shower waste in accordance with NZBC.

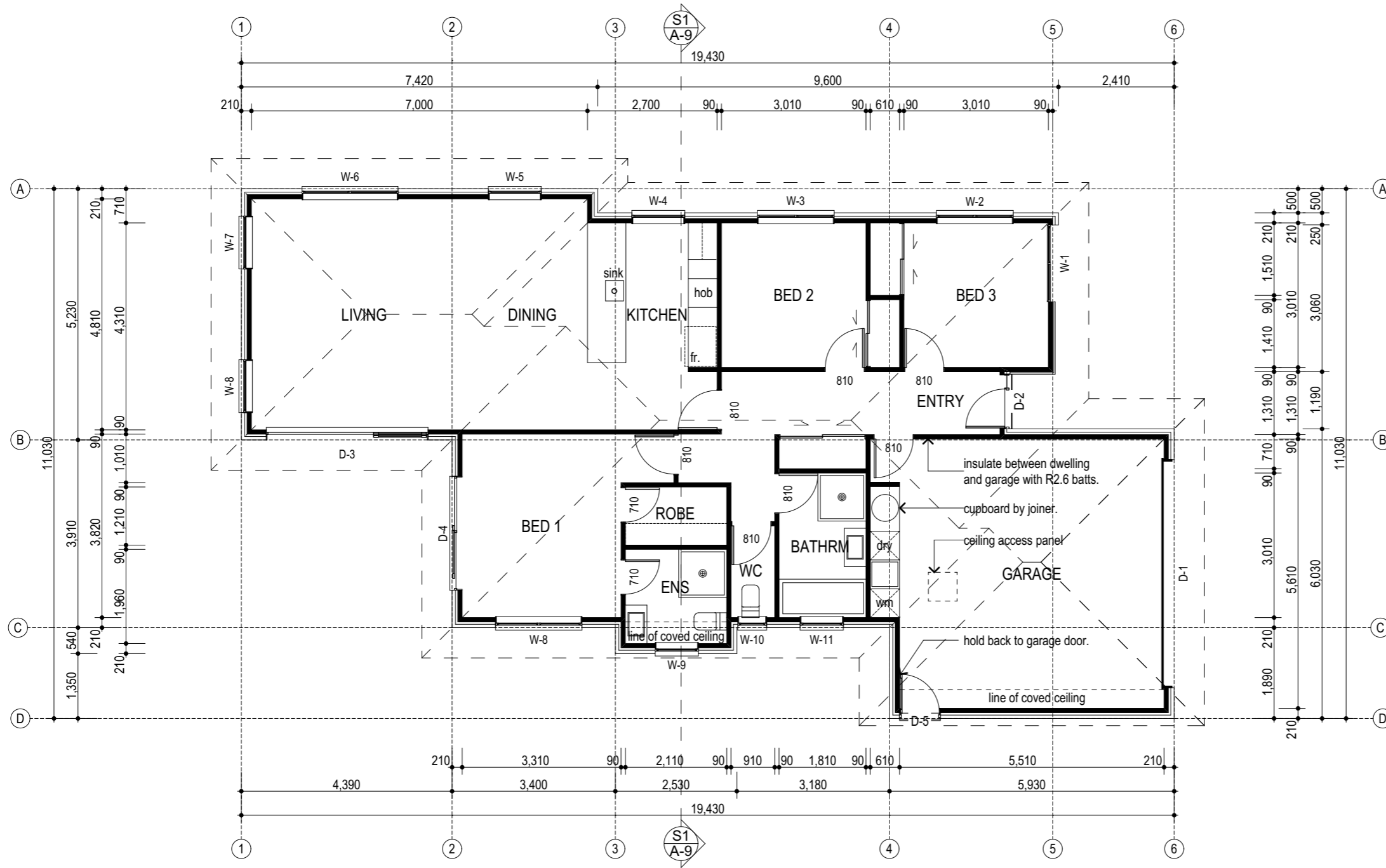
foundation setout shall be using dimensions located on dimensioned floor plan, which provide overall dimensions and rebate positions.

positions of wastes are provisional and shall be confirmed by plumber following reference to fitting specification and joiner shop drawings.

water supply shall have accessible isolation valve at inlet point.

any waste which has a combined length of 3.5m or more shall have an air admittance valve installed at fixture trap.

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GENERAL NOTES
 main contractor to obtain and refer to shop drawings for details on kitchen and laundry joinery. co-ordinate sub trades to same.

contract plumber to ensure water supply is supplied to kitchen fridge position.

INTERIOR DOORS
 interior hinged doors shall be flush panel hollow core MDF in MDF grooved reveals for paint finish, 1980mm high.
 supply and install brushed alloy wall mounted door stops, refer specification for door hardware selections.

GARAGE DOORS
 provide 25mm recess at sills and allow for sectional panel doors complete with auto openers and remotes. trim opening with H3.2 radiata reveals for paint finish.

WARDROBE DOORS
 10mm gib infill PC alloy sliders 2.2m high directly mounted to gibbed openings, no jambs.

CUPBOARD SHELIVING
 18mm melteca arctic white shelving generally.

Hall cupboard: 4 levels of slotted, adjustable shelving.
 Wardrobes: 1 level of solid fixed shelf at 1.8m high, single PC white hanging rail.
 Kitchen, refer shop drawing by joiner.

ALL plumbing supply pipes to be 20mm dia except supplies to bath, sinks and tubs which shall be 15mm dia. in accordance with table 4 NZBC G12 AS1.
 Pipe to tempering valve shall be 20mm dia with a 20mm tempering valve size.
 insulate with lagging all hot water pipes and outlet valves exiting HWC in accordance with NZS4305.
 all cold supply pipes, fittings and valves to be within building thermal envelope or lagged to protect from freezing.

Ensure HWC is set to 60deg C to prevent Legionella bacteria. Set delivery temperature of 55deg C to all sanitary fixtures via temp reducing valve. Refer train assembly diagram in supporting documents.

Dimensioned

Floor Plan

1:100



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 Christchurch
 ph: 021 981 051
 em: sdmcarchitecture@outlook.com
 www: www.sdmcarchitecture.co.nz

SUMMIT DEVELOPMENTS LTD
 LOT 452 FARINGDON SOUTH - ROLLESTON

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Sheet ID: **A-3** of: **15**

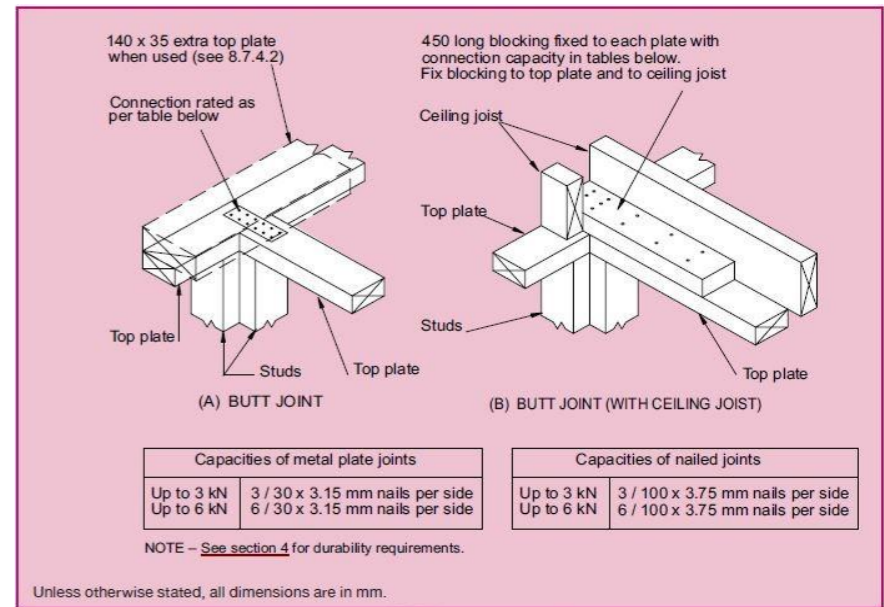
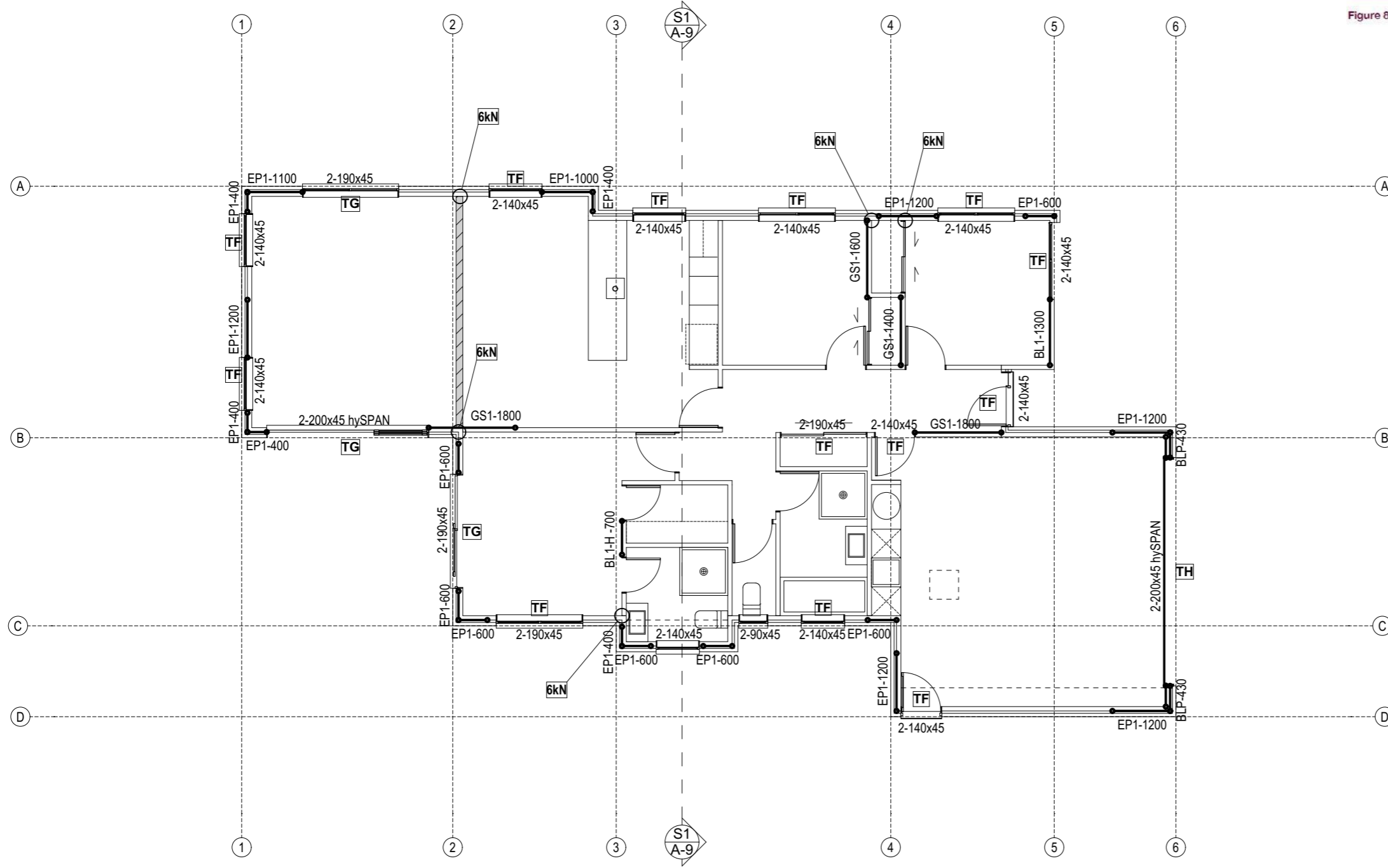


Figure 8.16 - Connecting top plates to external walls at right angles - Walls containing bracing (see 8.7.3.4)



FIXING NOTES

- TE** Stud to bottom plate and stud to lintel Mitek type E 1.4KN connection.
- TF** Stud to bottom plate and stud to lintel Mitek type F 4.0KN connection.
- TG** Stud lintel Lumberlok type G 7.5KN connection.
- TH** Stud lintel Lumberlok type H 13.5KN connection.

FIXING NOTES

fix all loadbearing top plates to each stud with lumberlok Stud Strap and 2-90x3.15 nails end driven.
all joints in top plates secured with lumberlok 6T-10 nail plates

FRAMING NOTES

All framing shall be H1.2 SG8 grade unless otherwise noted.
generally exterior wall framing H1.2 90x45 SG8 radiata at 600crs.
generally interior wall framing H1.2 90x45 SG8 radiata at 600crs.

BRACING NOTES

all bracing in accordance with NZS 3604:2011
GIB bracing in accordance with GIB bracing solutions 2011.
ply bracing in accordance with CHH Ecoply instructions

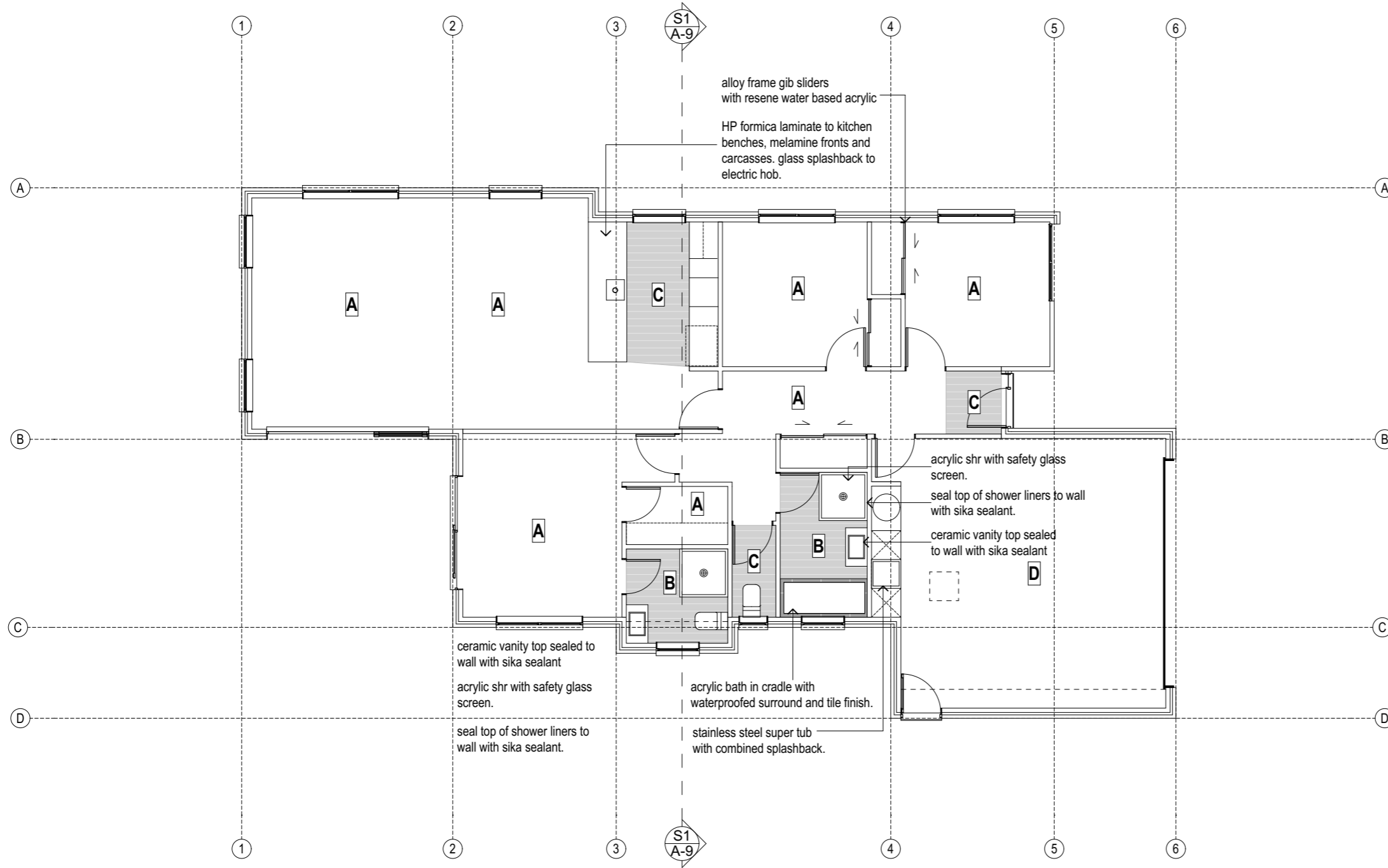
Structural

Plan

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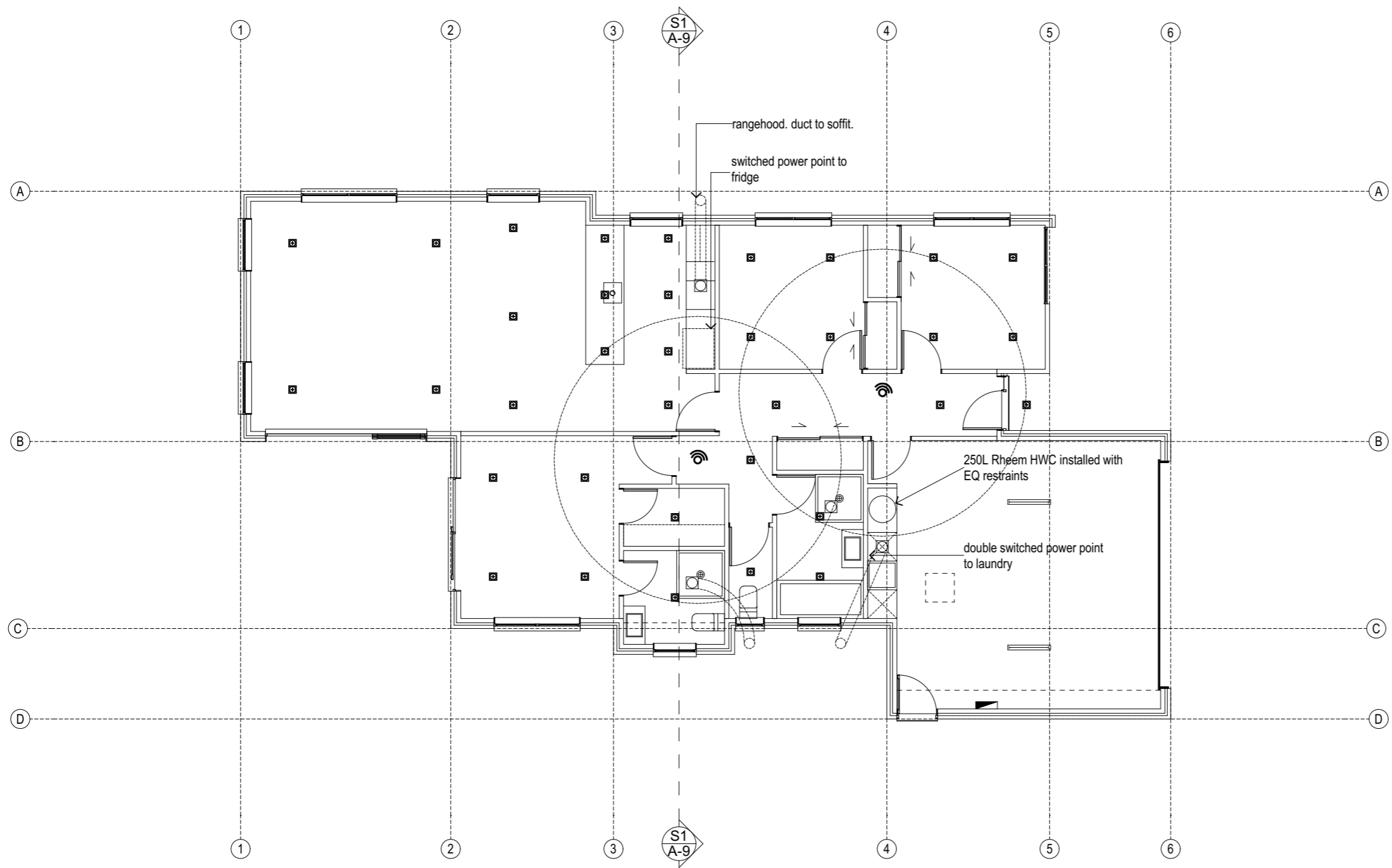
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FINISHING SCHEDULE AND NOTES

- A**
 CEILING:
 10mm GIB standard, resene 3 coat spacecoat flat finish
 WALL:
 10mm GIB standard, resene 3 coat spacecoat low sheen finish.
 60mm radiata bevel skirting with lustacryl semi gloss finish.
 FLOOR:
 selected carpet on 11mm underlay.
- B**
 CEILING:
 10mm GIB aqualine, with 3 coat resene lustacryl semigloss paint system
 WALL:
 10mm GIB aqualine, with 3 coat resene lustacryl semigloss paint system. 10mm selected skirting tile with alloy trim.
 FLOOR:
 vinyl plank overlay on concrete substrate.
- C**
 CEILING:
 refer type A
 WALL:
 refer type A
 FLOOR:
 vinyl plank overlay on concrete substrate.
- D**
 CEILING:
 refer type A
 WALL:
 refer type A
 FLOOR:
 machine float concrete finish.

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ELECTRICAL NOTES

-  manrose 125mm ceiling fan exhaust through soffit.
-  CA rated halogen or LED light fitting suitable for abuttment fitting to insulation (135degC).
-  internal meter/distribution board
-  fluorescent light fitting.
-  ceiling mounted smoke alarm equipped with hush button and test circuit.

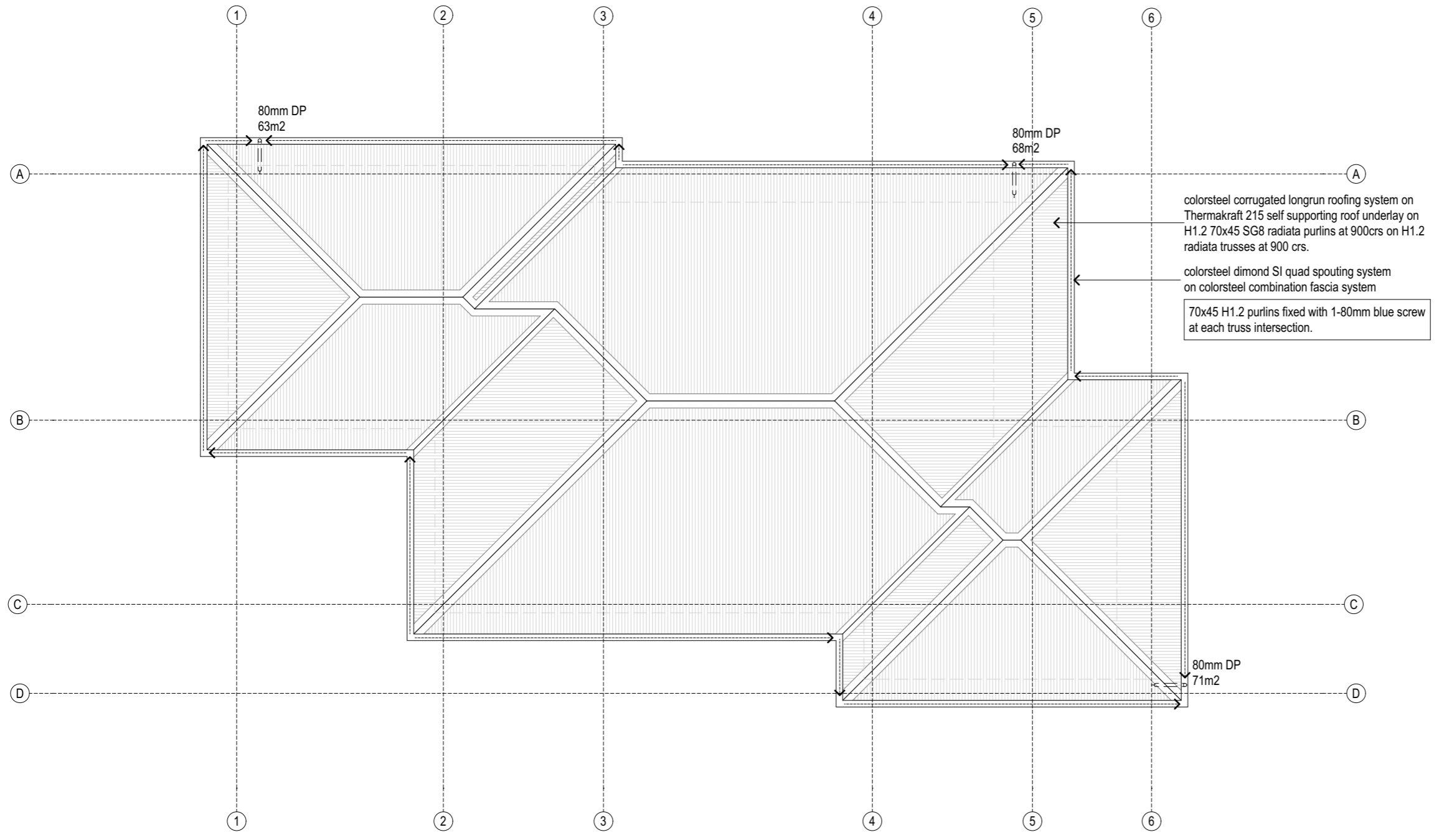
wiring for kitchen appliances, hwc, powerpoint and security not shown.

provide power point within 300mm for fridge and laundry appliances

contract electrician to obtain and REFER to joinery shop drawings to confirm location of appliances, joinery lighting and power points positions in kitchen and laundry.

power point positions to be distributed by arrangement with owner unless specifically noted. average 1 double point per room.

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ROOF CLADDING NOTES:

all fixings shall be in accordance with NZ roofing code of practice and color matched to roofing.

any ridge or flashing exceeding 6.0m in length shall have a correctly formed expansion/contraction joint to allow for movement. refer NZ roofing COP for instructions.

PURLIN FIXING SCHEDULE:

70x45 H1.2 purlins fixed with 1-80mm blue screw at each truss/rafter intersection.

Purlin position and roofing span notes:

Position purlins so 0.4mm BMT roofing spans maximum 900mm at intermediate spans. Close up end purlins to reduce end spans to 600mm maximum.

use C2 fixing pattern - hit 1, miss 1, hit 1, miss 2...

Roof

Layout

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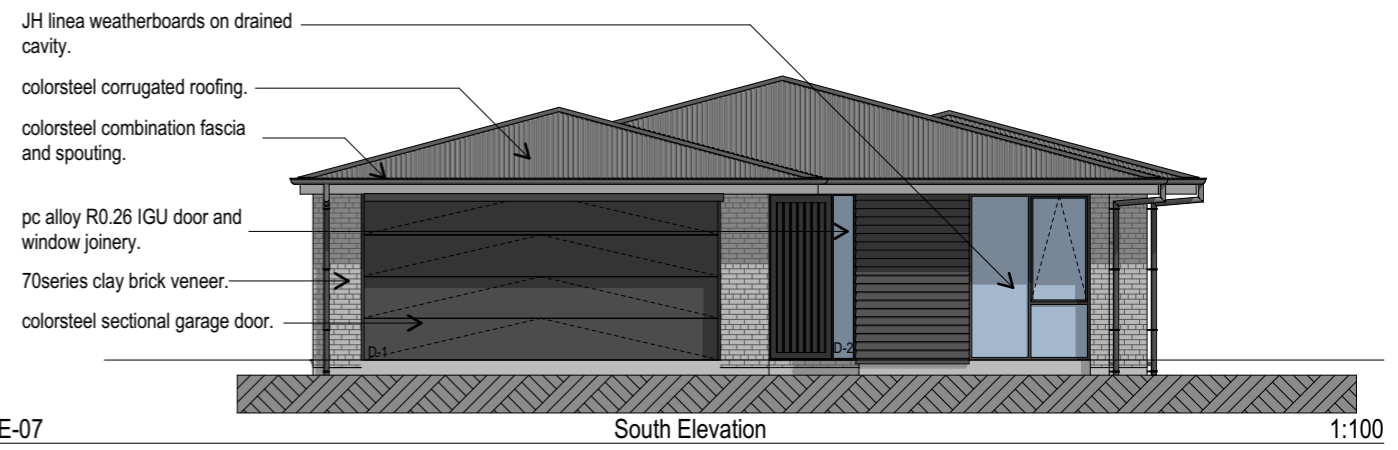
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East Elevation

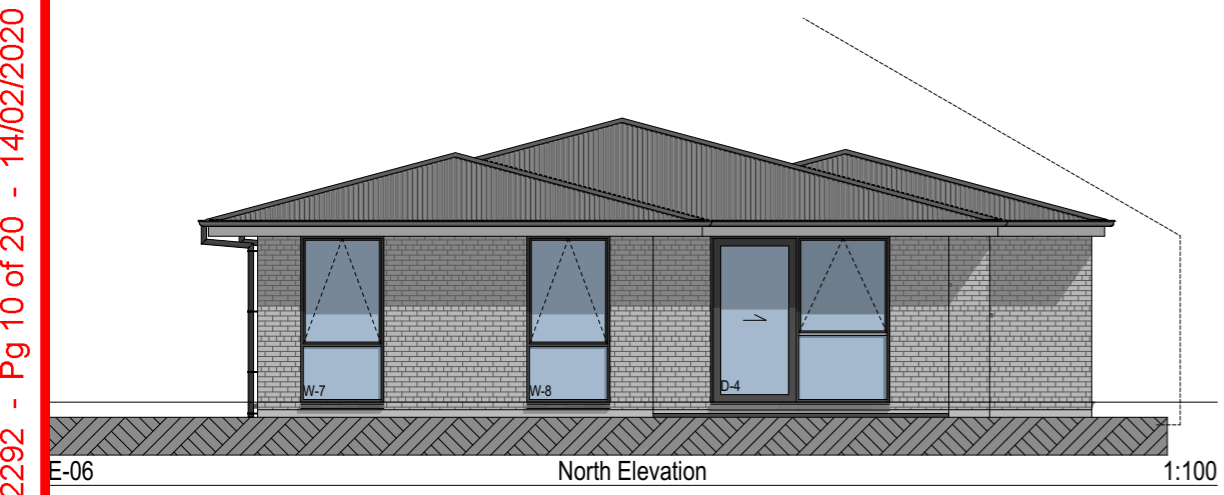
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South Elevation

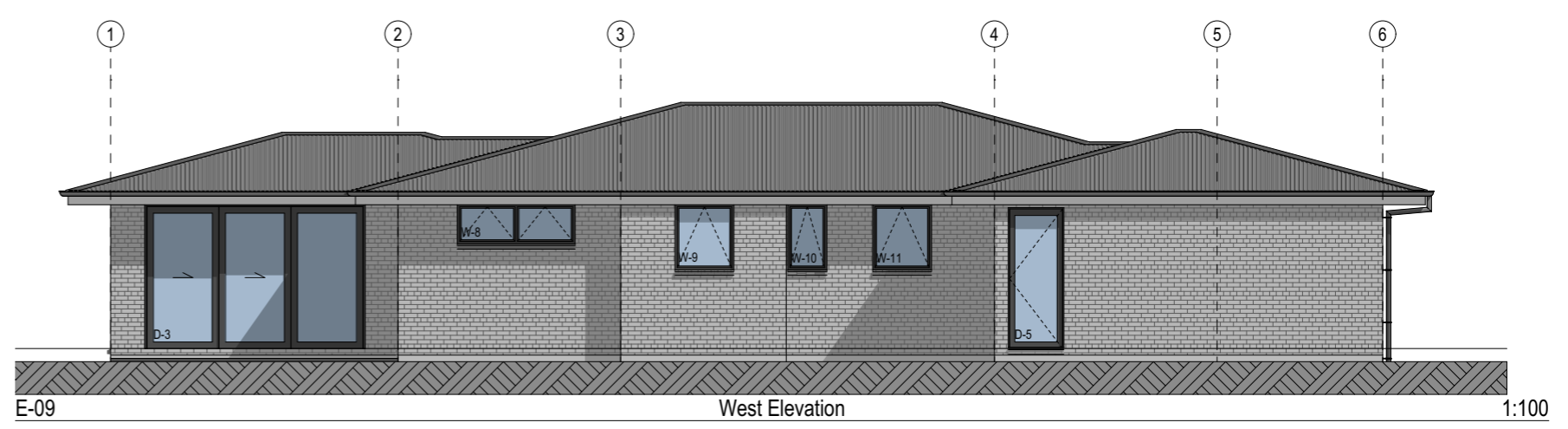
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- JH linea weatherboards on drained cavity.
- colorsteel corrugated roofing.
- colorsteel combination fascia and spouting.
- pc alloy R0.26 IGU door and window joinery.
- 70series clay brick veneer.
- colorsteel sectional garage door.



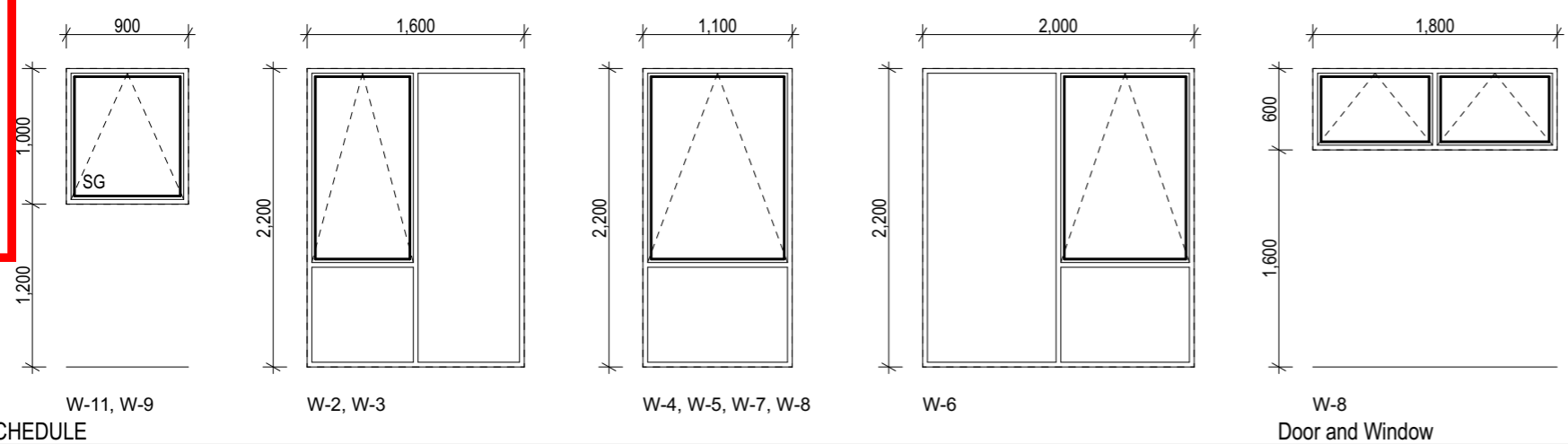
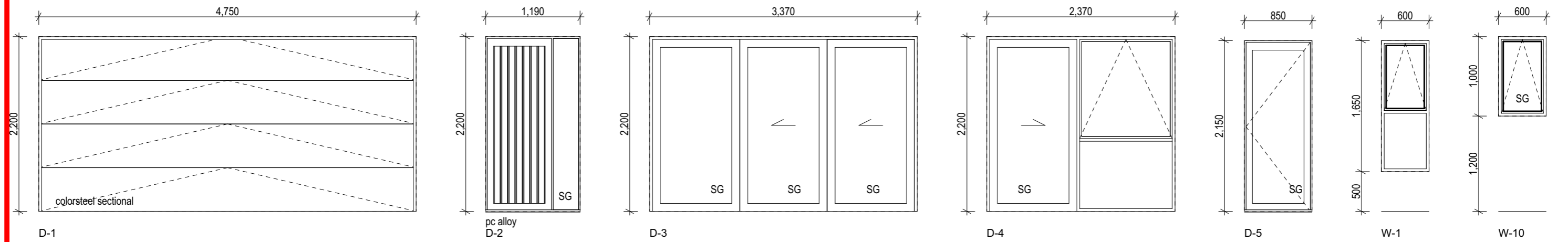
North Elevation

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West Elevation

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SG= safety glazing

SCHEDULE

Door and Window

1:50

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longrun corrugated colorsteel on Thermakraft 215 self supporting roof underlay on H1.2 70x45 SG8 radiata purlins at 900 crs on H1.2 radiata trusses at 900 crs. H1.2 70x35 radiata ceiling battens at 400 crs on 10mm gib board ceiling lining. R3.6 insulation batts to ceiling cavity.

colorsteel dimond SI quad spouting system on colorsteel dimond 165 fascia system

JH 4.5mm Hardiesoffit lining with PVC jointers to soffit

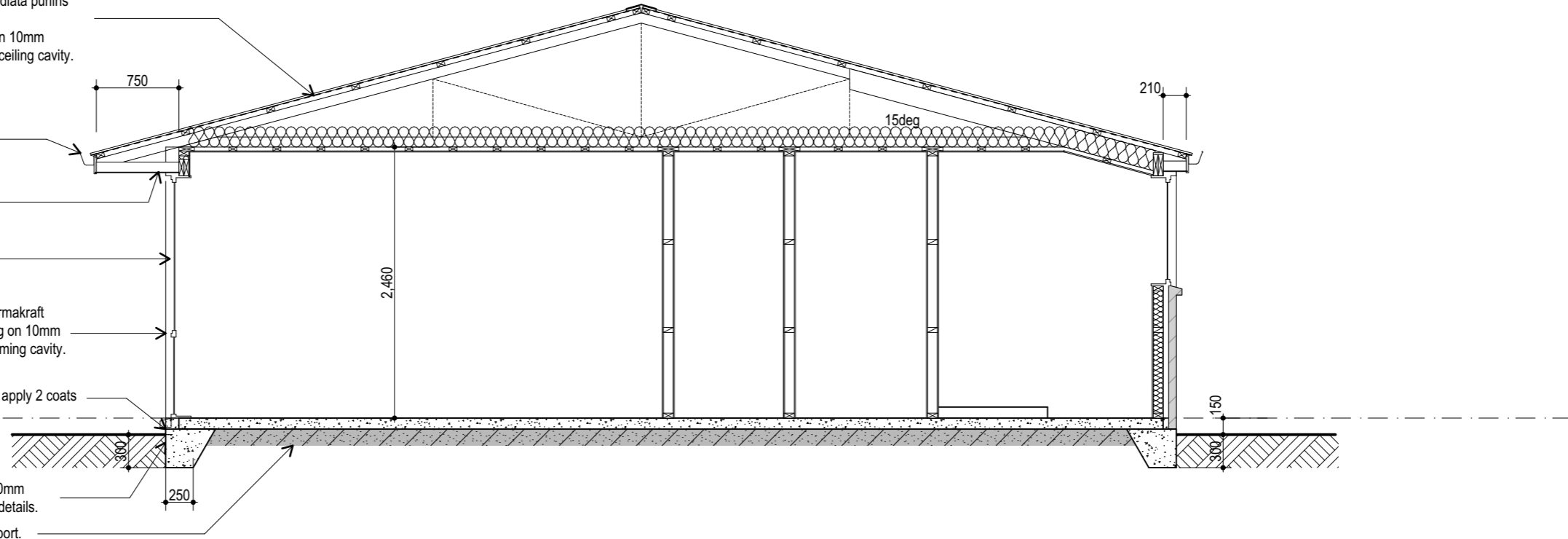
pc alloy double glazed (glazing to NZS4223) aluminium joinery in 19mm grooved H3.1 radiata reveals

70 series brickwork on 40mm min cavity on thermakraft watergate plus underlay on H1.2 radiata framing on 10mm gib board wall lining. R2.6 insulation batts to framing cavity.

rebated slab for 70 series brickwork and cavity. apply 2 coats sika blackseal plus to waterproof rebate.

250mm perimeter concrete foundations and 100mm concrete slab. REFER slab plan for reinforcing details.

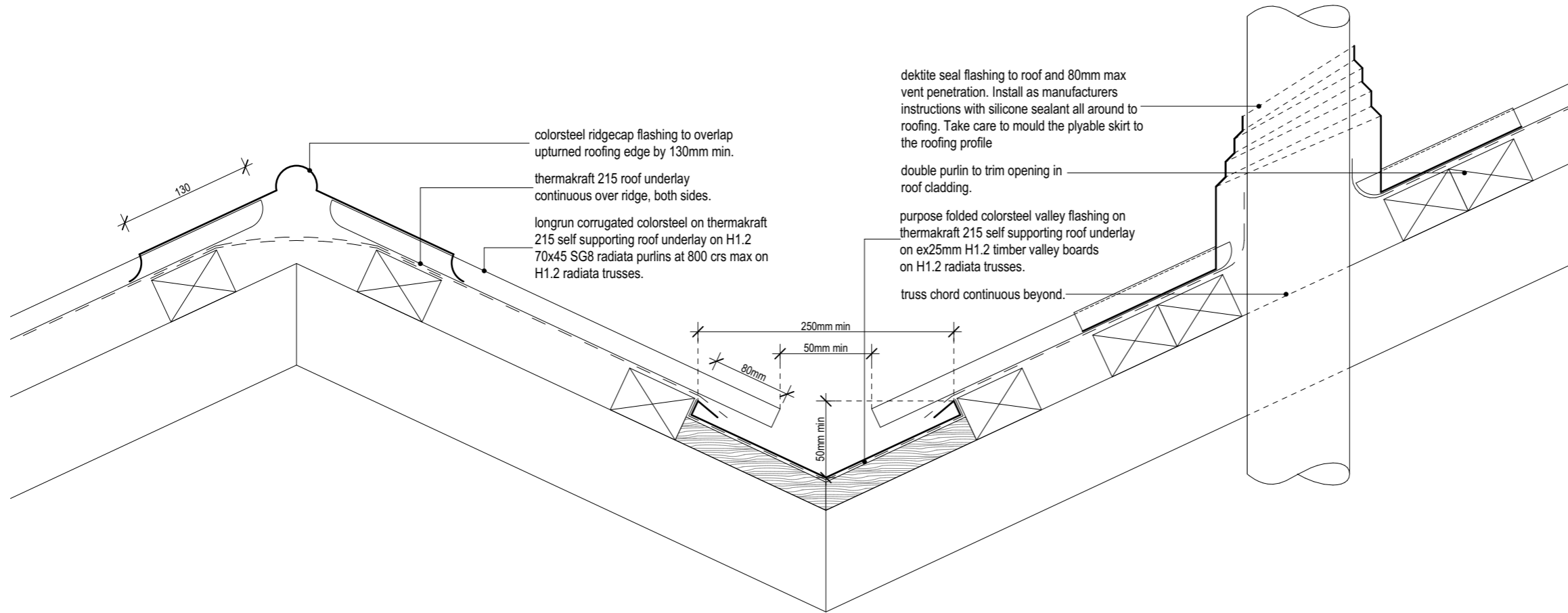
NZS 3604 good ground conditions, refer soil report.



S1

Section

1:50

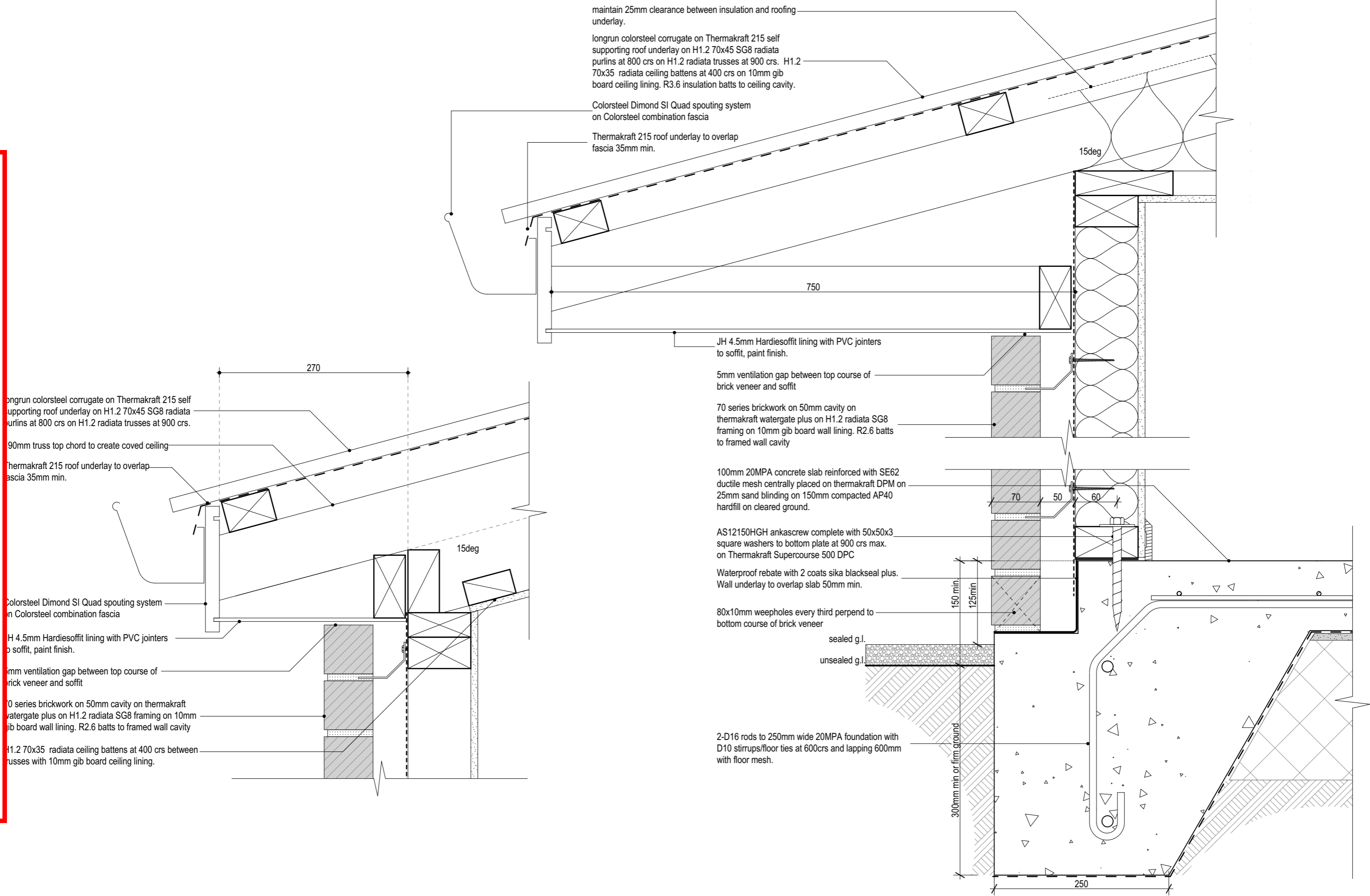


D-01

Roof Flashings

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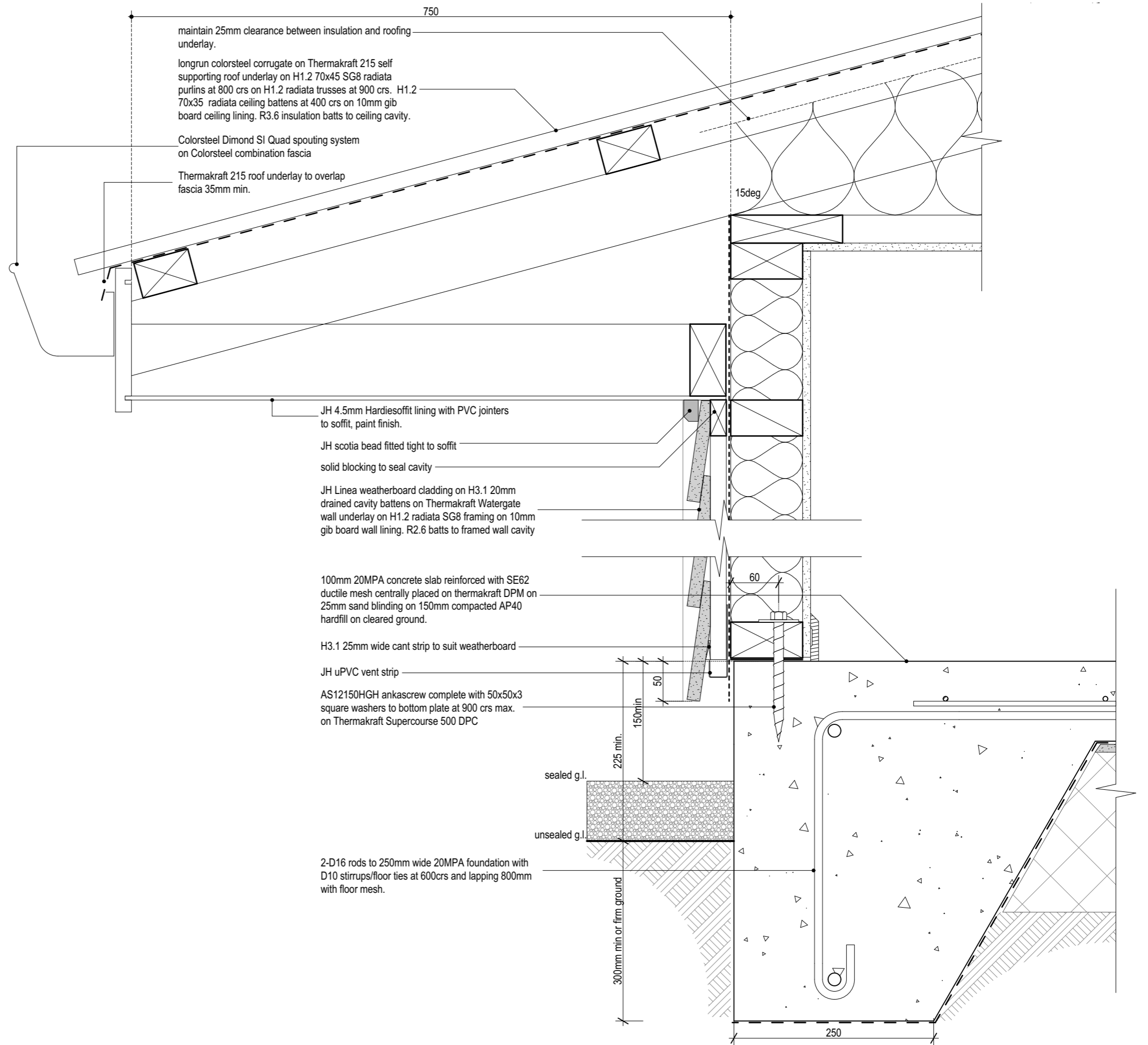


D-02

Typical Wall Section - Veneer

1:5

Issue Name	Issue Date	Revision ID
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D-03

Typical Wall Section - Linea

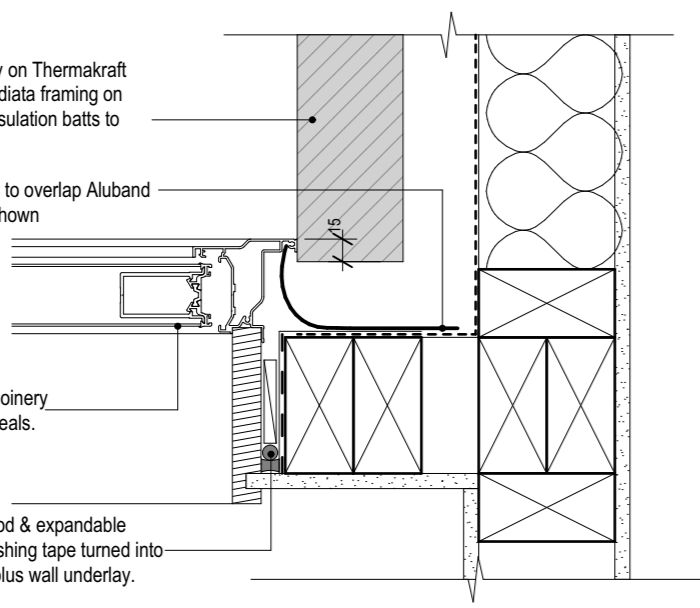
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70 series brickwork on 50mm cavity on Thermakraft watergate plus underlay on H1.2 radiata framing on 10mm gib board wall lining. R2.6 insulation batts to framing cavity

Thermakraft Supercourse 500 DPC to overlap Aluband flashing tape & run into joinery as shown



pc alloy double glazed aluminium joinery in 19mm grooved H3.1 radiata reveals.

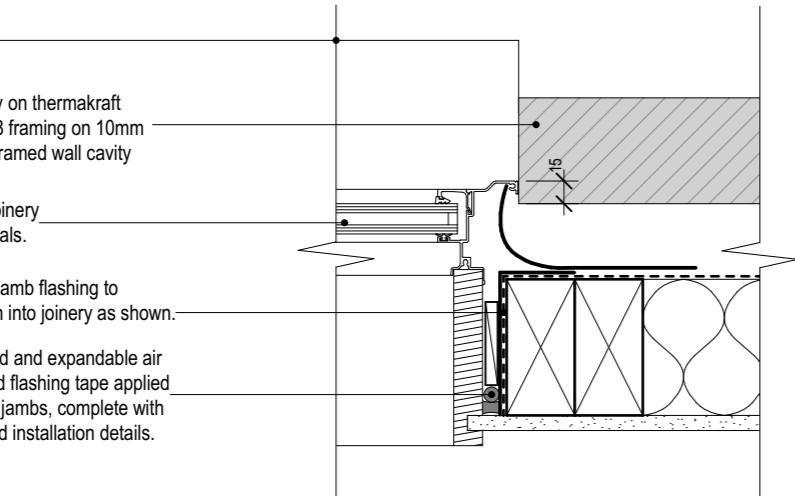
Thermakraft system PEF backing rod & expandable air seal on Thermakraft aluband flashing tape turned into opening on thermakraft watergate plus wall underlay.

ENTRY DOOR JAMB

line of brick sill below

70 series brickwork on 50mm cavity on thermakraft watergate plus on H1.2 radiata SG8 framing on 10mm gib board wall lining. R2.6 batts to framed wall cavity

pc alloy double glazed aluminium joinery in 19mm grooved H3.1 radiata reveals.



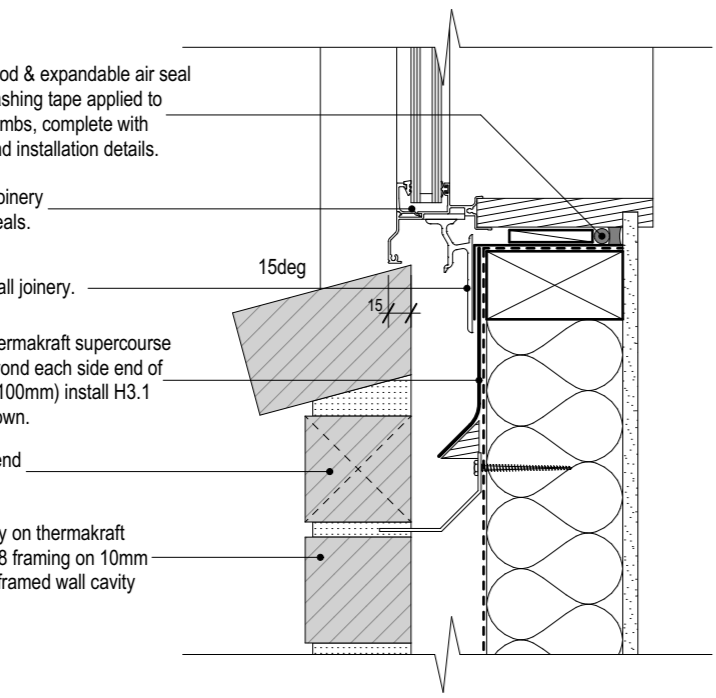
thermakraft supercourse 500 DPC jamb flashing to overlap aluband flashing tape at run into joinery as shown.

thermakraft system PEF backing rod and expandable air seal on thermakraft 150mm aluband flashing tape applied to entire sill and lapping 200mm up jambs, complete with system corner molds as per aluband installation details.

JAMB DETAIL

Thermakraft system PEF backing rod & expandable air seal on Thermakraft 150mm aluband flashing tape applied to entire sill and lapping 200mm up jambs, complete with system corner molds as per aluband installation details.

pc alloy double glazed aluminium joinery in 19mm grooved H3.1 radiata reveals.



pc alloy double glazed aluminium joinery in 19mm grooved H3.1 radiata reveals.

WANZ sill support bar full width of all joinery.

aluband flashing tape to overlap thermakraft supercourse 500 flashing extending 200mm beyond each side end of opening. (jamb flashing laps over 100mm) install H3.1 timber fillet to create kickout as shown.

80x10 weepholes every third perpend to brickwork veneer below brick sill

70 series brickwork on 50mm cavity on thermakraft watergate plus on H1.2 radiata SG8 framing on 10mm gib board wall lining. R2.6 batts to framed wall cavity

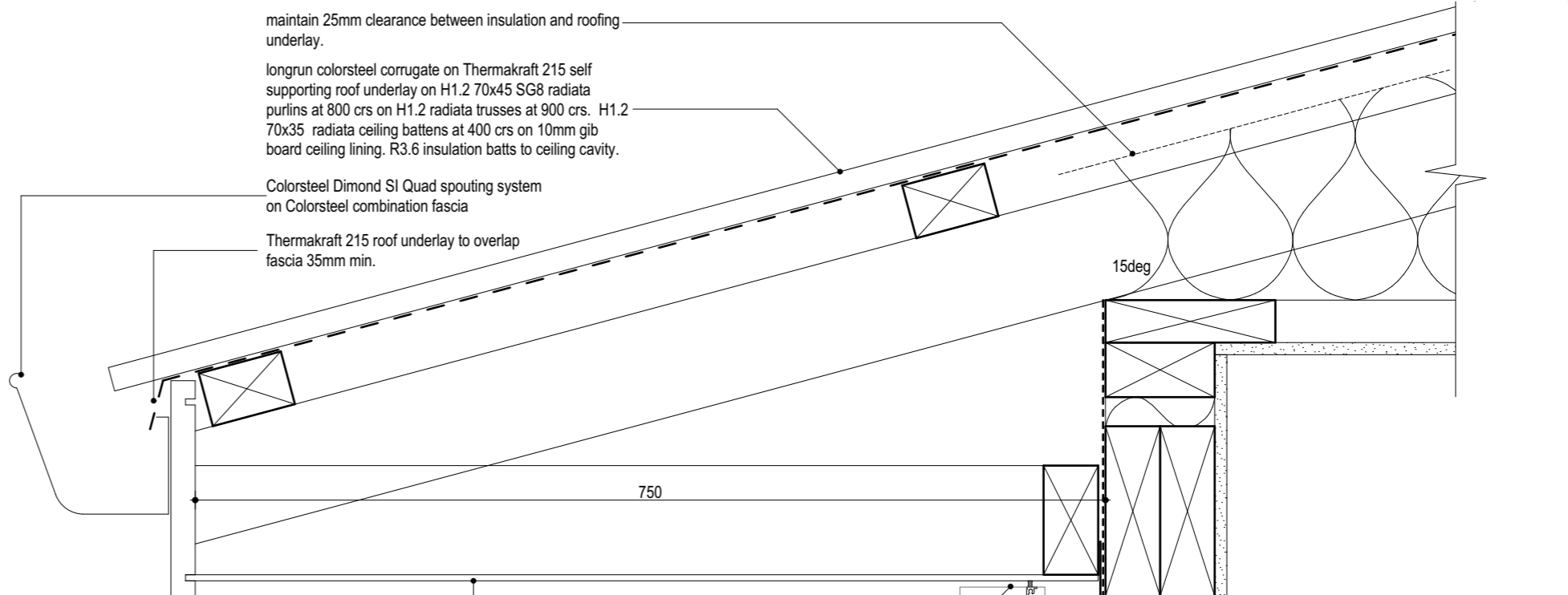
SILL DETAIL

maintain 25mm clearance between insulation and roofing underlay.

longrun colorsteel corrugate on Thermakraft 215 self supporting roof underlay on H1.2 70x45 SG8 radiata purlins at 800 crs on H1.2 radiata trusses at 900 crs. H1.2 70x35 radiata ceiling battens at 400 crs on 10mm gib board ceiling lining. R3.6 insulation batts to ceiling cavity.

Colorsteel Dimond SI Quad spouting system on Colorsteel combination fascia

Thermakraft 215 roof underlay to overlap fascia 35mm min.



MS Sikaflex sealant between joinery flange and soffit lining.

JH 4.5mm Hardiesoffit lining with PVC jointers to soffit, paint finish.

Thermakraft system PEF backing rod & expandable air seal on Thermakraft 150mm wide aluband flashing tape 400mm long turned into head/jamb corners, complete with 50mm butterfly strip as per aluband installation details.

brickwork beyond with minimum 15mm cover to joinery.

pc alloy double glazed (glazing to NZS4223)aluminium joinery in 19mm grooved H3.1 radiata reveals

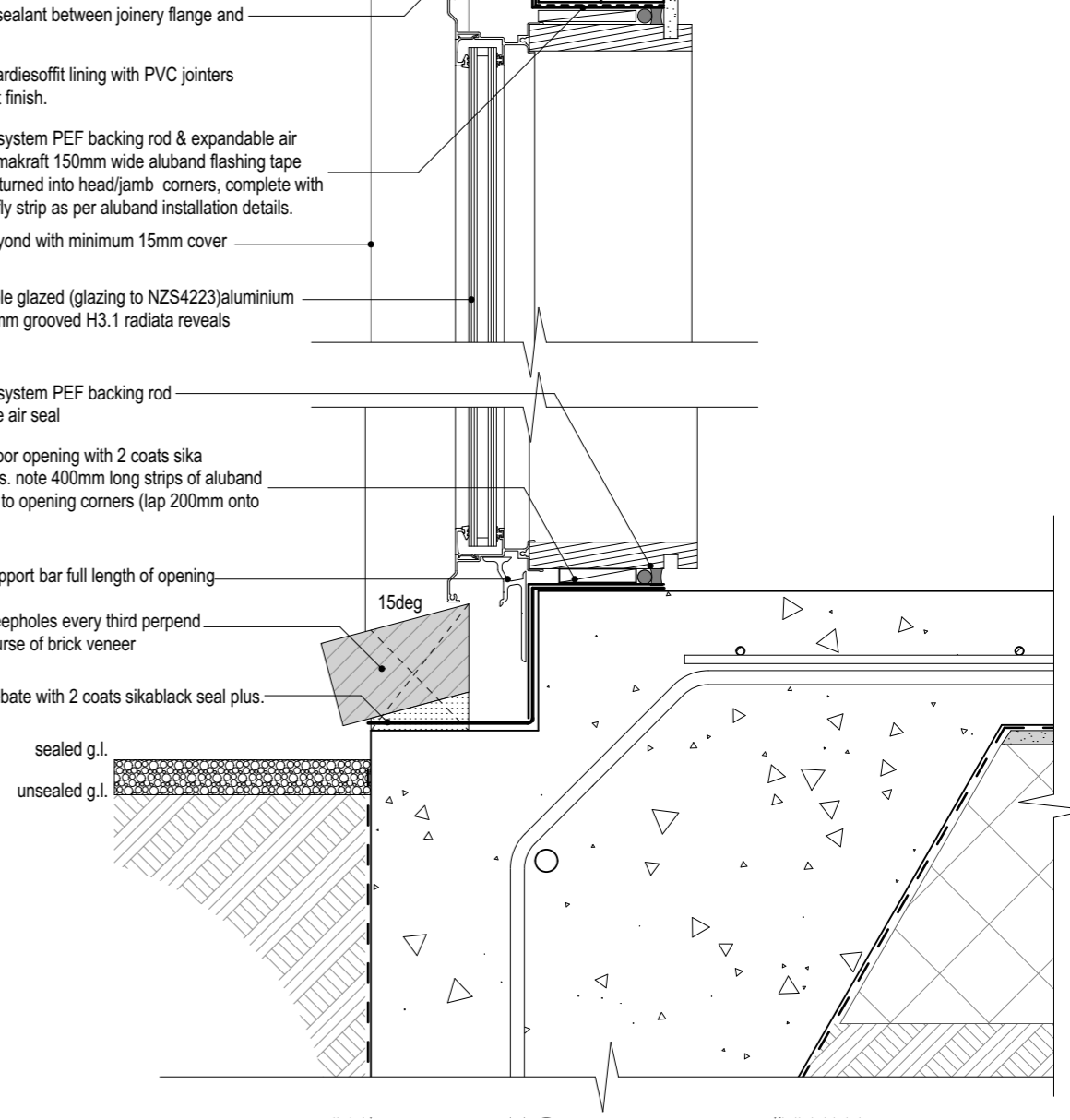
Thermakraft system PEF backing rod & expandable air seal

waterproof door opening with 2 coats sika blackseal plus. note 400mm long strips of aluband flashing tape to opening corners (lap 200mm onto blackseal).

WANZ sill support bar full length of opening

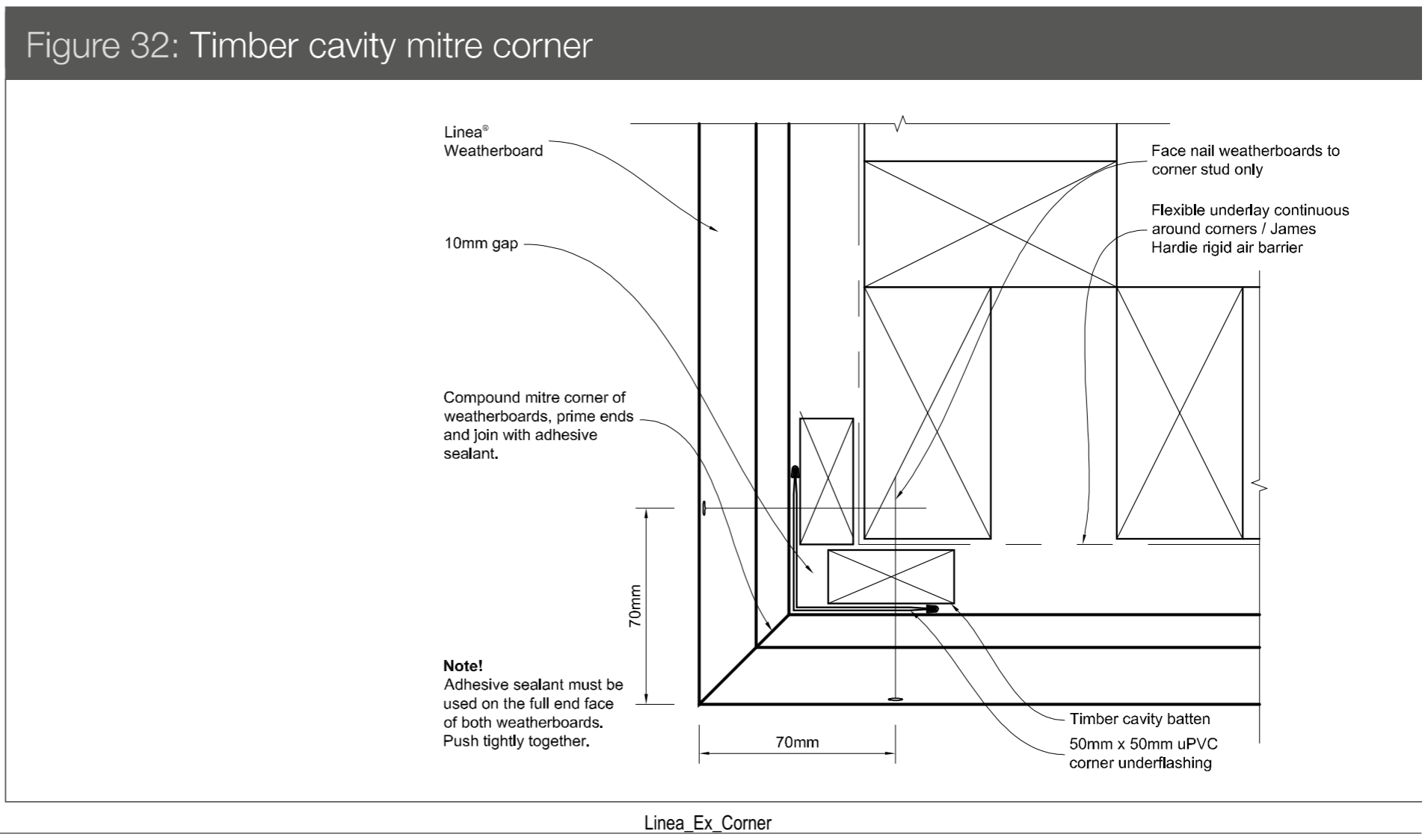
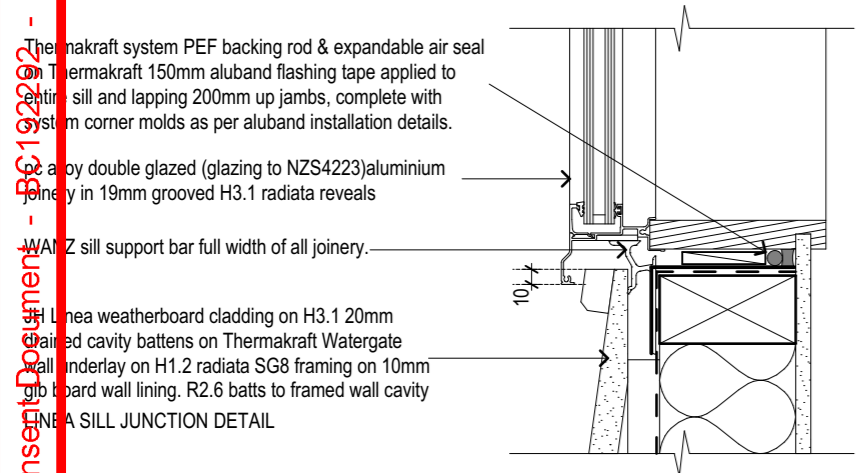
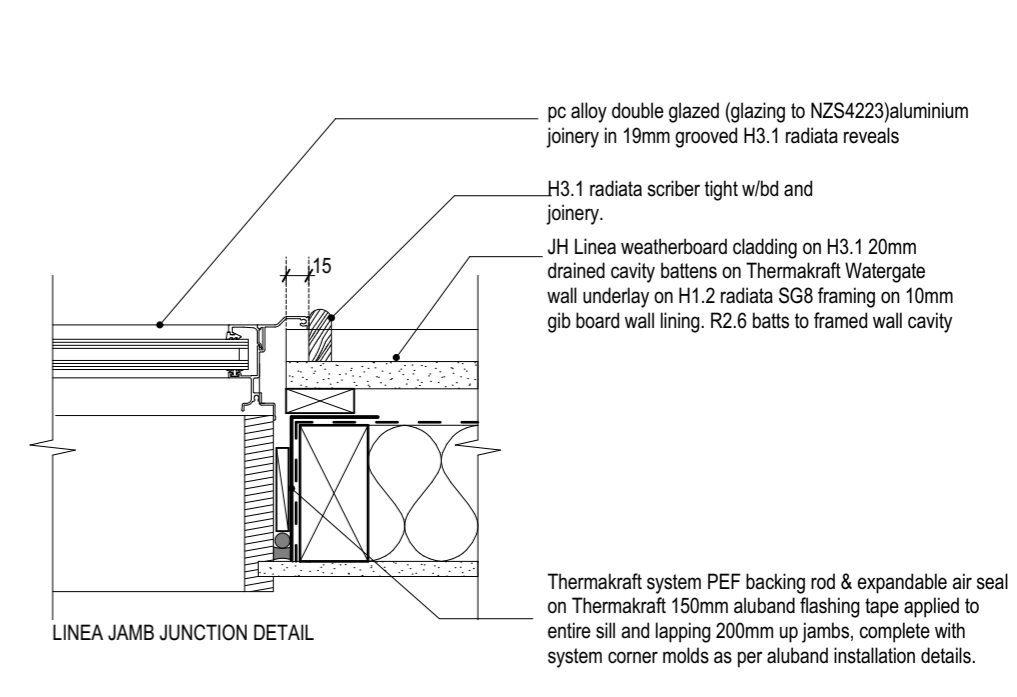
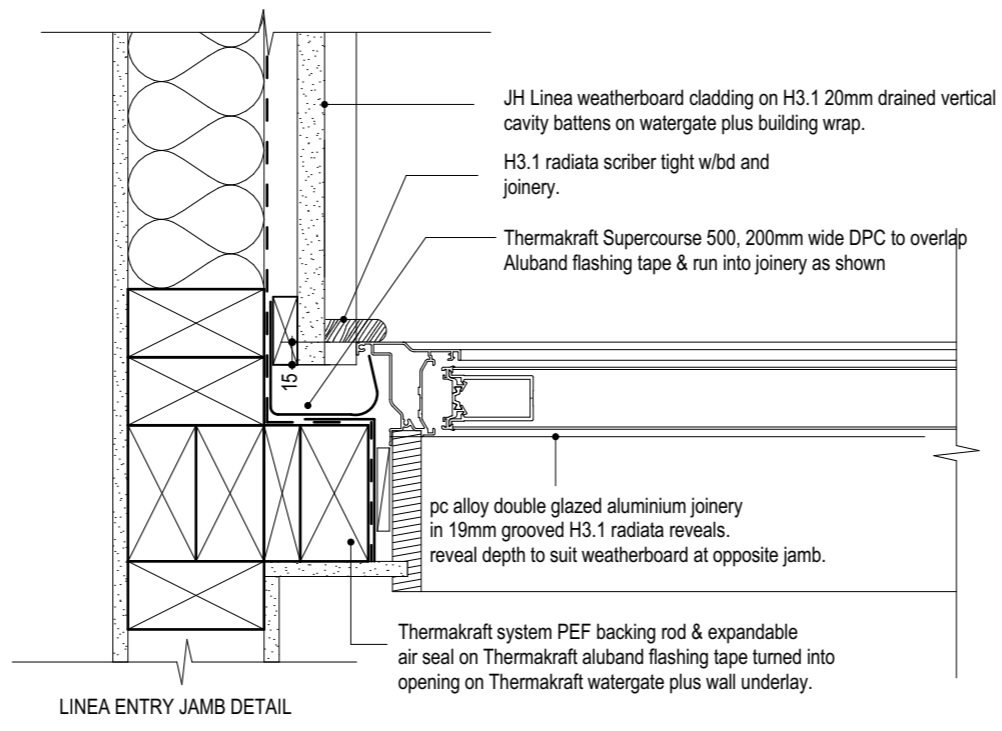
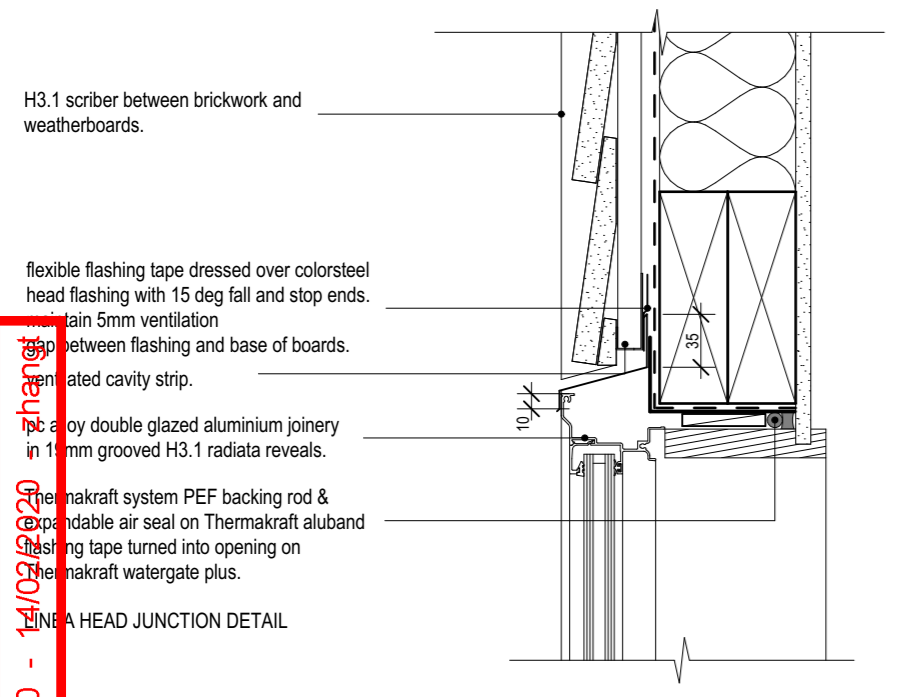
80x10mm weepholes every third perpend to bottom course of brick veneer

waterproof rebate with 2 coats sikablack seal plus.

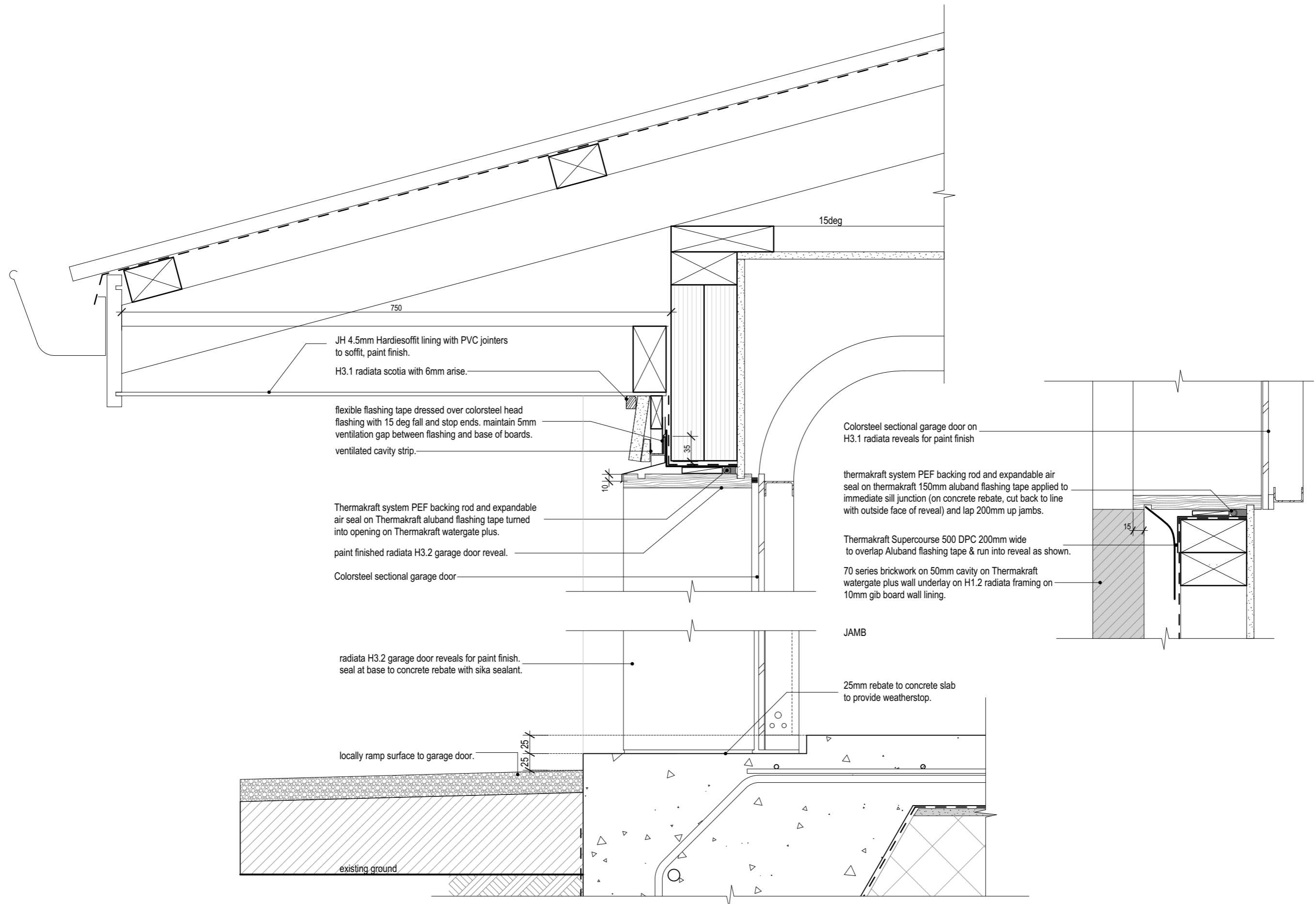


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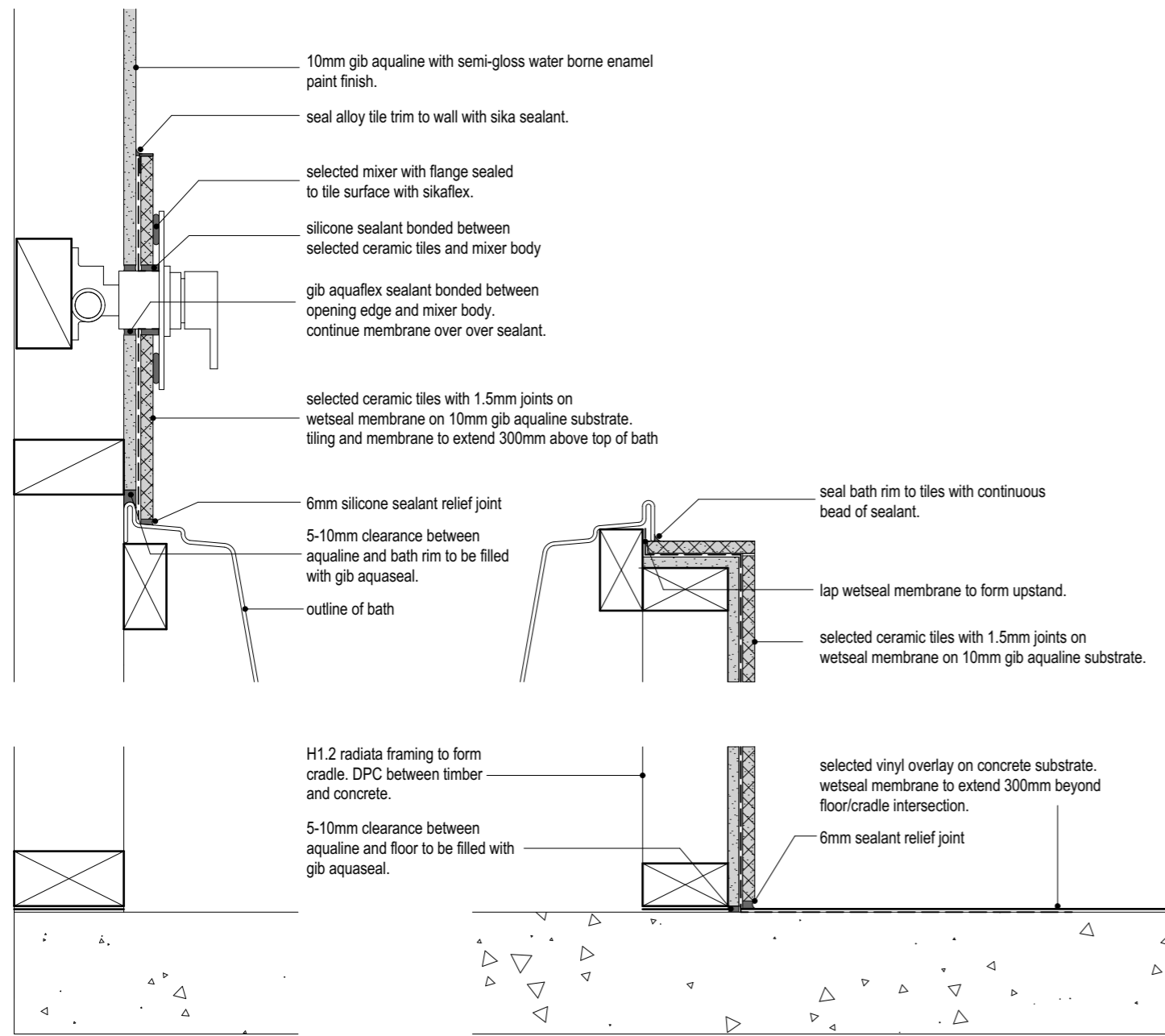


D-06

Garage Door Opening

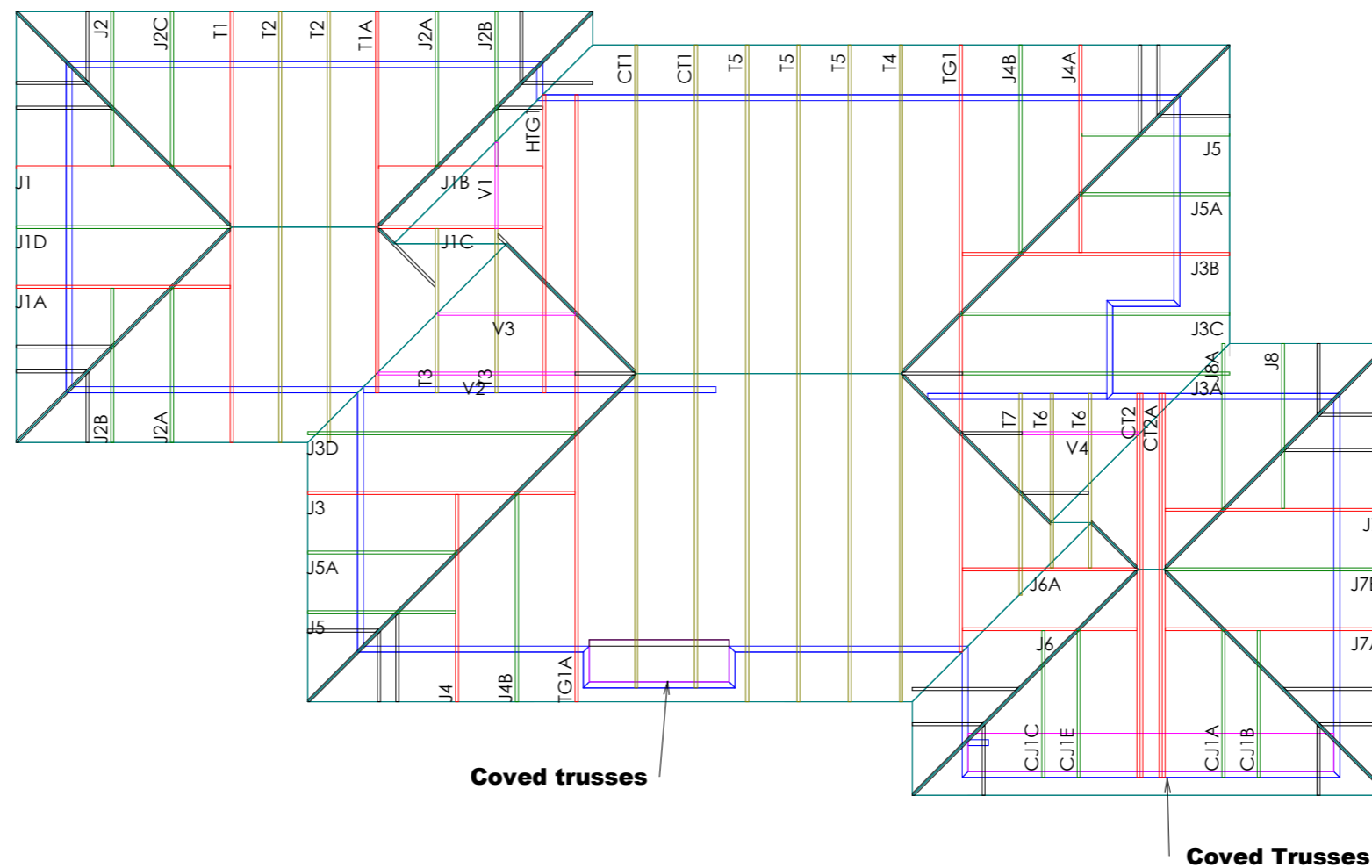
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RFI	10.02.20	




D-07 Bath Junction 1:5

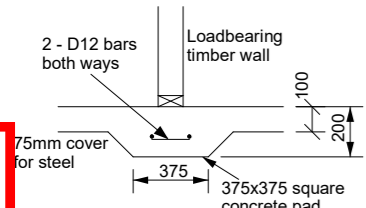
Issue Name	Issue Date	Revision ID
DEVELOPED DRAWINGS	04.10.19	
CONSENT	20.11.19	
RFI	10.02.20	



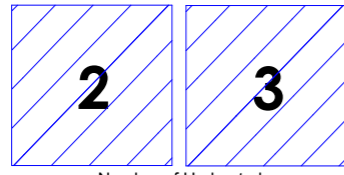
It is the responsibility of the Design LBP to review and confirm that all information supplied will comply with the building code and the final design requirements of this build.

Site Address : Summit Developments LTD Lot 452 Faringdon South Christchurch	Sheet Title : For Building Consent Buildable Truss Layout		Job Details: Roof Pitch : 15.00deg Roof Material : Longrun Ceiling Material : 10mm Gib Wind Zone : High Roof Snow Load : 0.567kPa		Truss Centres : 900mm Roof Live Load : 0.250kPa Floor Live Load : Wind Speed : 44m/s Overhang : 750mm		PrimeCad v4.7.301  Job Title : 00726P Sheet : 1 Revision Number :
	Date : 14 Oct,2019 Scale : 1: 100	Drawn : Leithan Davis System : MiTek 20/20	Roof Snow Load : 0.567kPa		Overhang : 750mm		

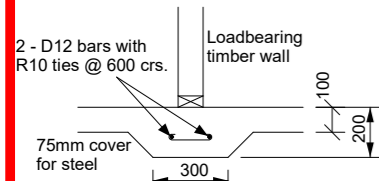
Slab Thickening Details



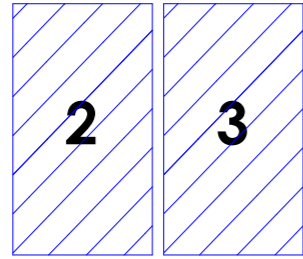
TYPE FP1 - 375x375mm Pad



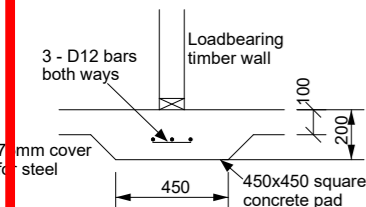
Number of Understuds



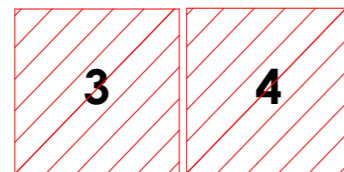
TYPE FS1 - 300mm Strip footing



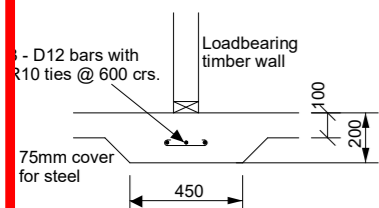
Number of Understuds



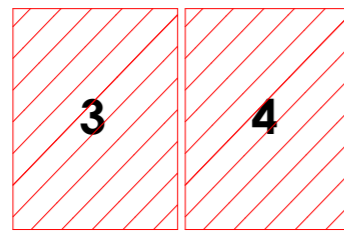
TYPE FP2 - 450x450mm Pad



Number of Understuds



TYPE FS2 - 450mm Strip footing



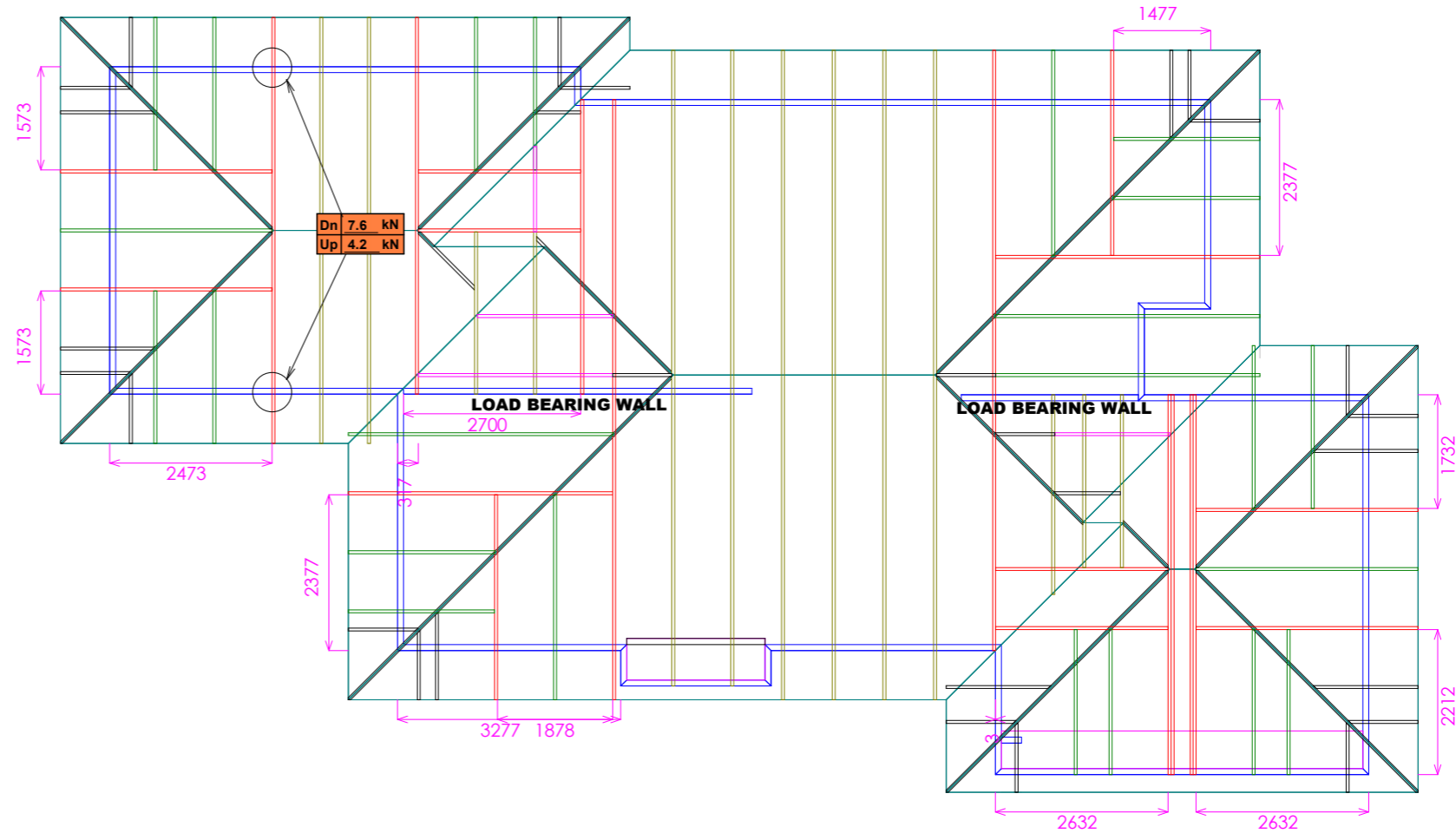
Number of Understuds

NOTES:

The numbers found within the hatched area are the number of studs required below each truss.

Refer to:

CCANG-NAIL Internal Load Bearing on Concrete Floor Slabs brochure 10/2011



It is the responsibility of the Design LBP to review and confirm that all information supplied will comply with the building code and the final design requirements of this build.

Internal load bearing walls shown on this layout have less than 10kn down Loading Unless Sated otherwise. An engineer is to confirm if slab thickening is required.

Site Address :
Summit Developments LTD
Lot 452 Faringdon South
Christchurch

Sheet Title :
For Building Consent
Slab Thickening

Date : 14 Oct,2019
Scale : 1: 100
Drawn : Leithan Davis
System : MiTek 20/20

Job Details:
Roof Pitch : 15.00deg
Roof Material : Longrun
Ceiling Material : 10mm Gib
Wind Zone : High
Roof Snow Load : 0.567kPa

Truss Centres : 900mm
Roof Live Load : 0.250kPa
Floor Live Load :
Wind Speed : 44m/s
Overhang : 750mm



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Job Title :
00726P

Sheet :
2

Revision Number :

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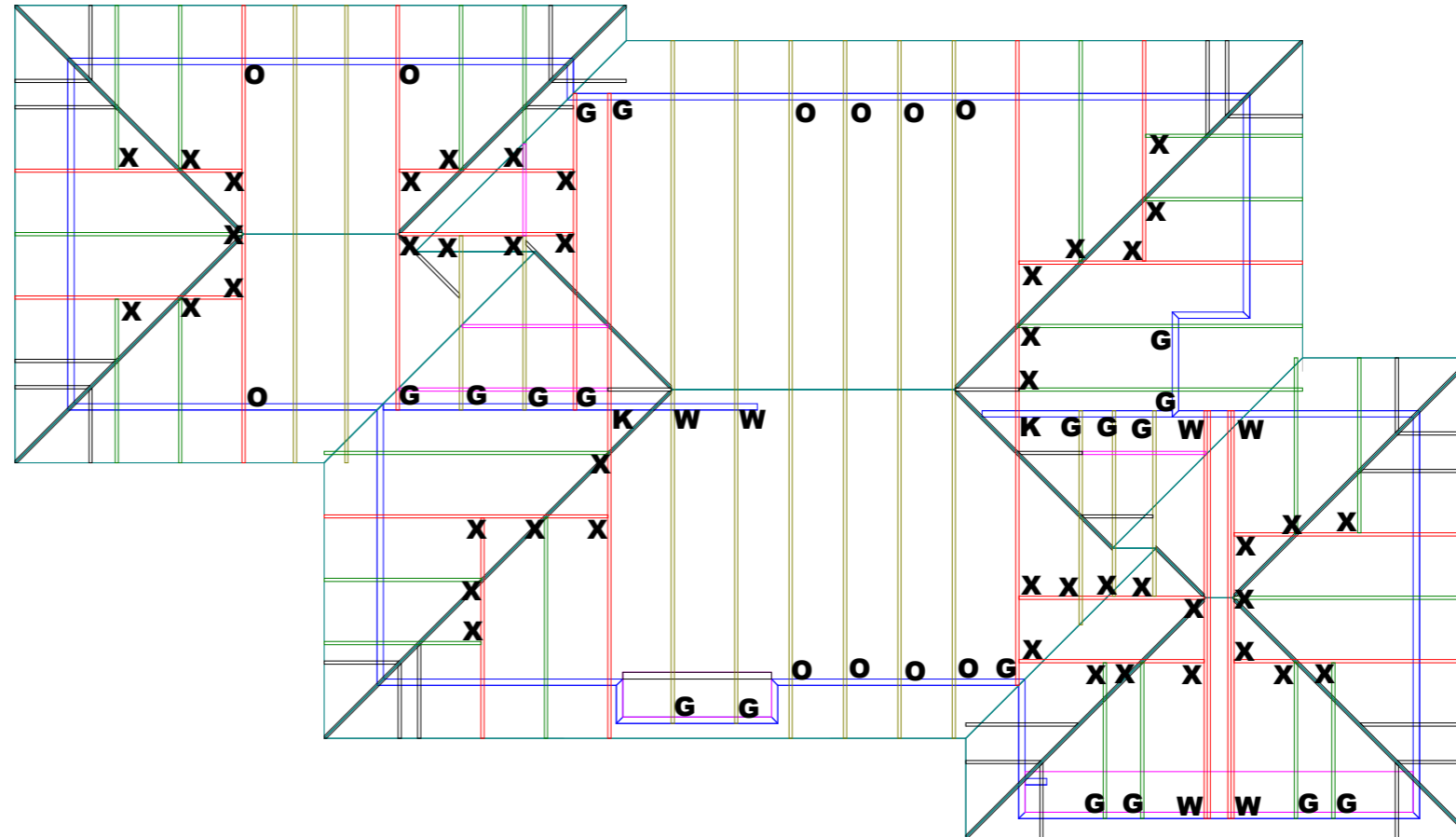
Truss Fixings

- X - LUMBERLOK JH47x90 Joist Hanger
- Z - LUMBERLOK JH47x120 Joist Hanger
- P - LUMBERLOK JH47x190 Joist Hanger
- E - LUMBERLOK JH95x165 Joist Hanger
- O - Pair of LUMBERLOK CT200 Ceiling Ties
- H - LUMBERLOK CT400 Cyclone Tie
- B - LUMBERLOK CT600 Cyclone Tie
- M - Pair of LUMBERLOK Multi Grips
- NP - LUMBERLOK Nailon Plate
- N - LUMBERLOK N21 Diagonal Cleat
- W - Pair of LUMBERLOK CPC40 Cleats
- K - LUMBERLOK TTP 16kN Truss to Top Plate set
- G - LUMBERLOK TTP 9kN Truss to Top Plate set

NOTES:

All other areas must have at the minimum 2/ 90x3.15mm skew nails + 2 wire dogs for truss to top plate connections.


Refer to:
LUMBERLOK Timber Connectors Characteristic Loadings Data brochure 03/4



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Lintel Fixing Specification remains the responsibility of the Architect / Draughtsperson

Site Address : Summit Developments LTD Lot 452 Faringdon South Christchurch	Sheet Title : For Building Consent Truss Fixings	Job Details: Roof Pitch : 15.00deg Roof Material : Longrun Ceiling Material : 10mm Gib Wind Zone : High Roof Snow Load : 0.567kPa	Truss Centres : 900mm Roof Live Load : 0.250kPa Floor Live Load : Wind Speed : 44m/s Overhang : 750mm		Job Title : 00726P
	Date : 14 Oct,2019 Scale : 1: 100	Drawn : Leithan Davis System : MiTek 20/20			Sheet : 3

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