

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.



G20010: **BUILDING CONSENT ISSUE**
1/11/23

DRAWING SCHEDULE

Sheet No.	Sheet Name
ARCHITECTURALS	
	COVER SHEET & DRAWING SCHEDULE
PRELIMINARIES	
A101	NOTES + LEGENDS
A102	SCHEDULE OF SELECTIONS
PLANS	
A201	EXISTING SITE PLAN
A202	PROPOSED SITE PLAN
A203	PROPOSED FLOOR PLAN - HOUSES 1 & 2
A204	PROPOSED FLOOR PLAN - HOUSE 3
A205	FOUNDATION & HYDRAULIC PLAN - HOUSES 1 & 2
A206	FOUNDATION & HYDRAULIC PLAN - HOUSE 3
A207	ROOF FRAMING PLAN - HOUSES 1 & 2
A208	ROOF FRAMING PLAN - HOUSE 3
A209	ROOF PLAN - HOUSES 1 & 2
A210	ROOF PLAN - HOUSE 3
A211	BRACING & LIGHTING PLAN - HOUSES 1 & 2
A212	BRACING & LIGHTING PLAN - HOUSE 3
ELEVATIONS	
A301	ELEVATIONS
A302	ELEVATIONS
SECTIONS	
A401	SECTIONS
DETAILS	
A501	DETAILS
A502	DETAILS
A503	DETAILS
A504	DETAILS
A505	DETAILS
A506	DETAILS
A507	DETAILS
SCHEDULES	
A601	WINDOW & DOOR SCHEDULE

EDWARD STREET UNITS

88 EDWARDS STREET,
LINCOLN, SELWYN

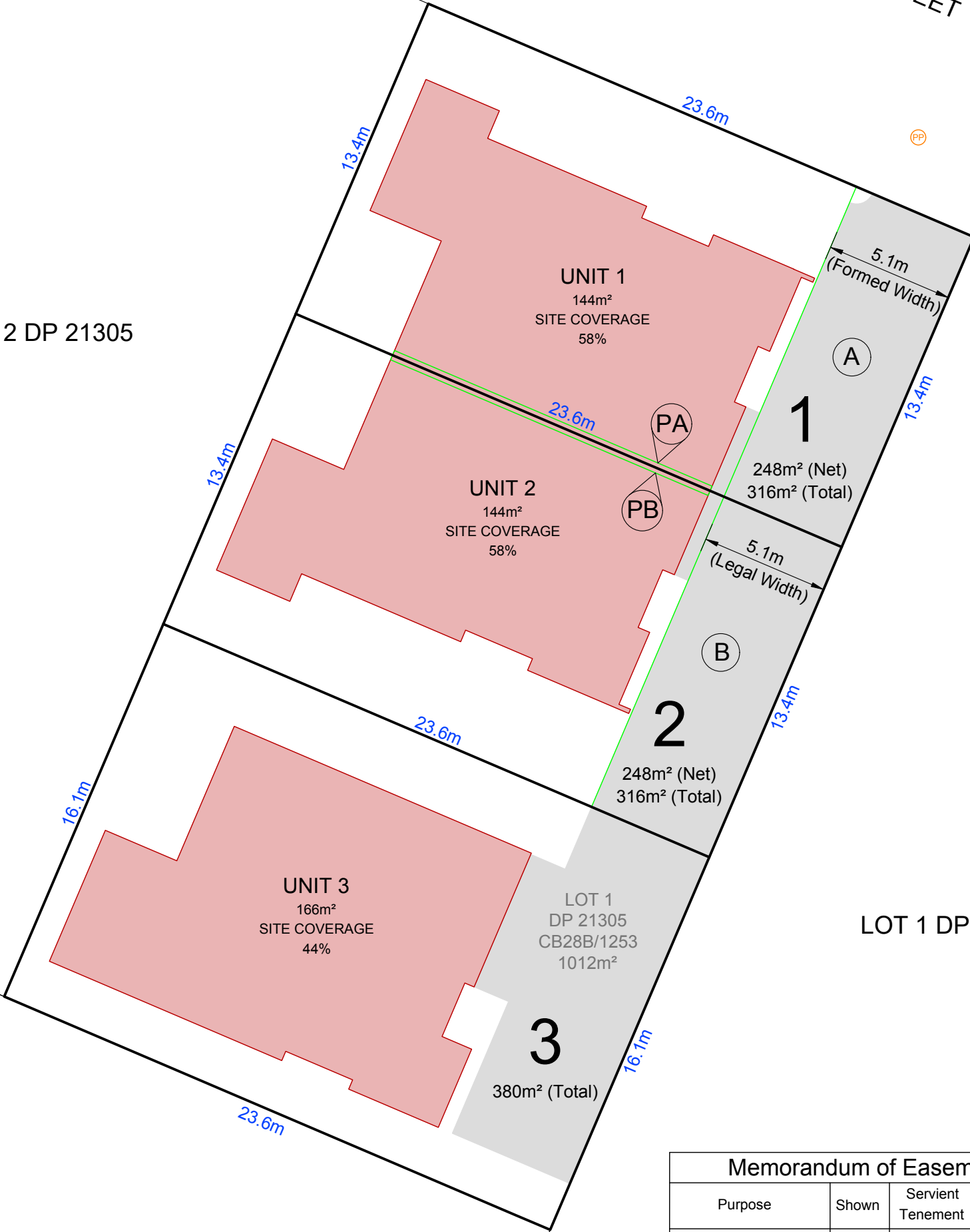


Indicative Drainage plan.
 AN Amedment is required with drainage outfall confirmed by I
 SDC Assets team before Pre Line .
 No drainage can be booked until this is confrimed.



EDWARD STREET

LOT 2 DP 21305



LOT 1 DP 63828

LOT 3 DP 452813

Memorandum of Easements			
Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way, Right to Convey Water, Telecommunications & Electricity, Right to Drain Water & Sewage	A	Lot 1	Lots 2 & 3
	B	Lot 2	Lot 3
Right of Way	B	Lot 2	Lot 1
Party Wall	PA	Lot 1	Lot 2
	PB	Lot 2	Lot 1



NOTES:
THIS DRAWING IS FOR INFORMATION ONLY.
BOUNDARY DIMENSIONS AND AREAS HAVE BEEN ADOPTED FROM UNDERLYING CADASTRAL INFORMATION AND HAVE NOT BEEN CONFIRMED BY FIELD SURVEY.
ALL PARCELS, AREAS AND DIMENSIONS ARE SUBJECT TO FINAL SURVEY.
ALL REQUIRED SERVICE EASEMENTS TO BE INCLUDED ON TITLE PLAN PRIOR TO SECTION 223 CERTIFICATION.

- NOTES:
- BOUNDARY
 - BOUNDARY ABUTTAL
 - EASEMENT
 - BUILDING
 - DRIVEWAY
 - POWER POLE

NO	REVISION	BY	DATE
0	ISSUED FOR INFORMATION	JSH	04/10/23

TITLE: PROPOSED SUBDIVISION LOT 1 DP 21305 1012m ² RT CB28B/1253		PROJECT: 88 EDWARD STREET, LINCOLN OV HOMES	
JOB NUMBER: 2064		SCALE: 1:200 @ A3	SHEET: 1 OF 1
DRAWN: JOSHUA SCHOLDER-HARPER		SURVEYED: -	DATE: 04/10/2023
CHECKED: P WHEELER		DRAWING NUMBER: 2064-001-Rev0 Proposed Subdivision	DATE: 04/10/2023
REV:		0	



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DRAWING PACKAGE INDEX

A100 SERIES	PRELIMINARIES
A200 SERIES	PLANS
A300SERIES	ELEVATIONS
A400 SERIES	SECTIONS
A500 SERIES	CONSTRUCTION DETAILS
A600 SERIES	EXTERNAL WINDOW & DOOR SCHEDULE

GENERAL NOTES

1. PROVIDE NOGGINGS AND SUPPORTS WITHIN WALLS AS REQUIRED FOR FITTINGS AND FIXTURES.
2. REFER TO RCP DRAWINGS FOR CEILING HEIGHTS.
3. DOWNLIGHTS MUST BE 100% SEALED WITH NO AIR FLOWING BETWEEN THE CEILING AND ROOF SPACE.
4. ALL EXHAUST FANS LESS THAN 1m OF DUCTING MUST HAVE A SHUTTER OR SEALING MECHANISM THAT PREVENTS AIR FLOW WHEN NOT IN USE.
5. SEAL ALL GAPS AND CRACKS AROUND WINDOW FRAMING, DOORS, PLUMBING AND ELECTRICAL CONDUITS WITH CAULKING COMPOUND (OR SIMILAR APPROVED) TO PREVENT AIR LEAKAGE.
6. REFER SPECIFICATION FOR REQUIRED INSULATION TO CEILING / ROOF.
7. FINISHES SCHEDULE BY OTHERS .
8. FIXTURES, FITTINGS & EQUIPMENT SCHEDULE BY OTHERS.
9. PRIMARY WALL SETOUTS ARE TO STUD WALL UNLESS NOTED OTHERWISE.
10. ALL JOINERY DIMENSIONS ARE ROUGH OPENINGS UNLESS NOTED OTHERWISE.

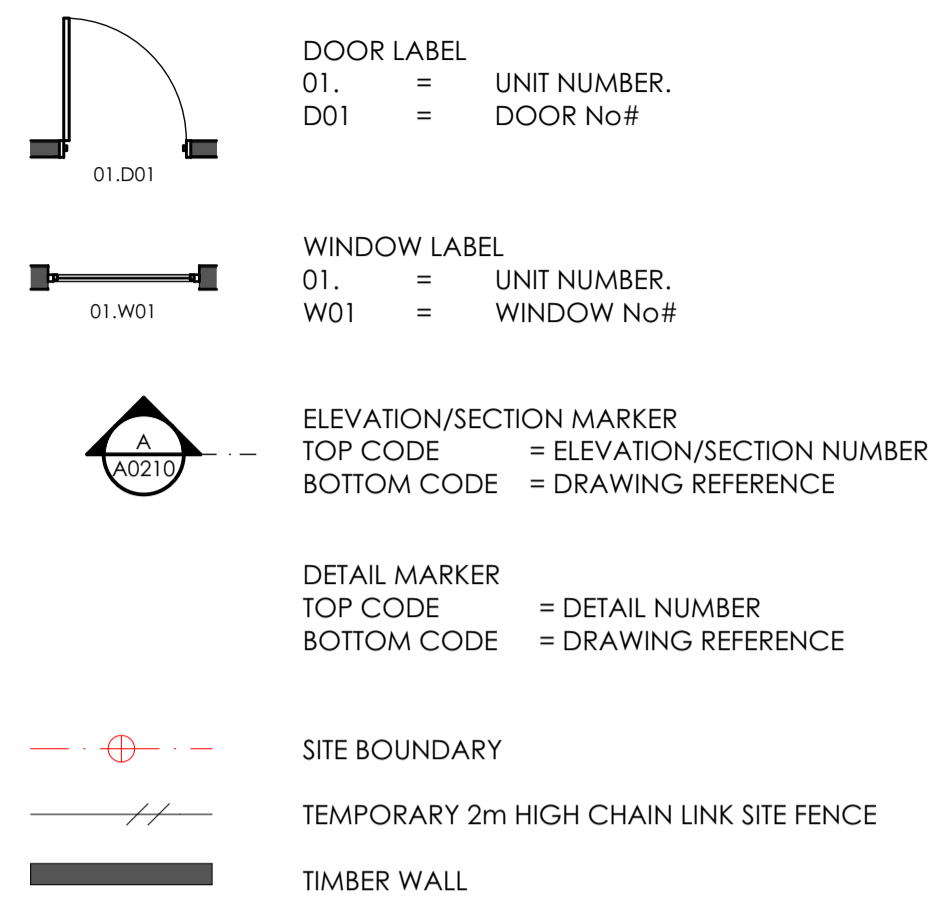
GENERAL ABBREVIATIONS

P	PANTRY	F.A.	FROM ABOVE
F	REFRIGERATOR SPACE	F.B.	FROM BELOW
S	STUDY	T.A.	TO ABOVE
MW	MICROWAVE SPACE	T.B.	TO BELOW
L'DRY	LAUNDRY	H.L.	HIGH LEVEL
WM	WASHING MACHINE SPACE	L.L.	LOW LEVEL
FS	FIXED SHELF	LP	LOW POINT (TO GUTTER)
AS	ADJUSTABLE SHELF	FFL	FINISHED FLOOR LEVEL
OH	OVERHEAD	TBC	TO BE CONFIRMED
AB	ABOVE BENCH	IL	INVERT LEVEL
UB	UNDER BENCH	RL	RELATIVE LEVEL
S/S	STAINLESS STEEL		

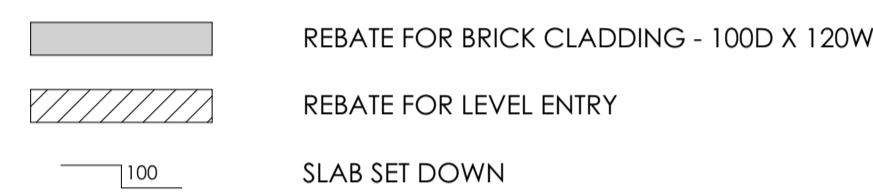
TIMBER TREATMENT

MEMBER	SPECIES	GRADE	TREATMENT
EXTERIOR WALL			
EXTERIOR WALL FRAMING	RADIATA PINE	SG8	H1.2
PARAPETS	RADIATA PINE	SG8	H1.2
ENCLOSED DECKS & BALCONIES	RADIATA PINE	SG8	H1.2
CANTILEVERED JOISTS DECKS & BALCONIES	RADIATA PINE	SG8	H3.2
NOGS	RADIATA PINE	SG8	H1.2
WALL BATTENS (NOT CAVITY)	RADIATA PINE	MERCH	H1.2
JAMB BATTENS	RADIATA PINE	MERCH	H3.1
ROOF FRAMING			
RAFTERS	RADIATA PINE	SG8	H1.2
TRUSSES	RADIATA PINE	SG8	H1.2
PURLINS	RADIATA PINE	SG8	H1.2
VALLEY BOARDS	RADIATA PINE	MERCH	H1.2
SARKING	RADIATA PINE	MERCH	H1.2
SKILLION ROOF FRAMING	RADIATA PINE	SG8	H1.2
ENCLOSED FLAT ROOF FRAMING	RADIATA PINE	SG8	H1.2
INTERIOR WALL FRAMING			
NON STRUCTURAL WALLS	RADIATA PINE	SG8	H1.2
STRUCTURAL & BRACED WALLS	RADIATA PINE	SG8	H1.2
CEILING FRAMING			
CEILING JOISTS	RADIATA PINE	SG8	H1.2
TIMBER CEILING BATTENS	RADIATA PINE	SG8	H1.2
EXTERIOR EXPOSED TIMBER			
POSTS	RADIATA PINE	SG8	H3.2 CCA
JOISTS	RADIATA PINE	SG8	H3.2 CCA
EXTERIOR STAIRS AND STEPS	RADIATA PINE	SG8	H3.2 CCA
PERGOLA	RADIATA PINE	SG8	H3.2 CCA
GROUND CONTACT MEMBERS	RADIATA PINE	SG8	H5 CCA

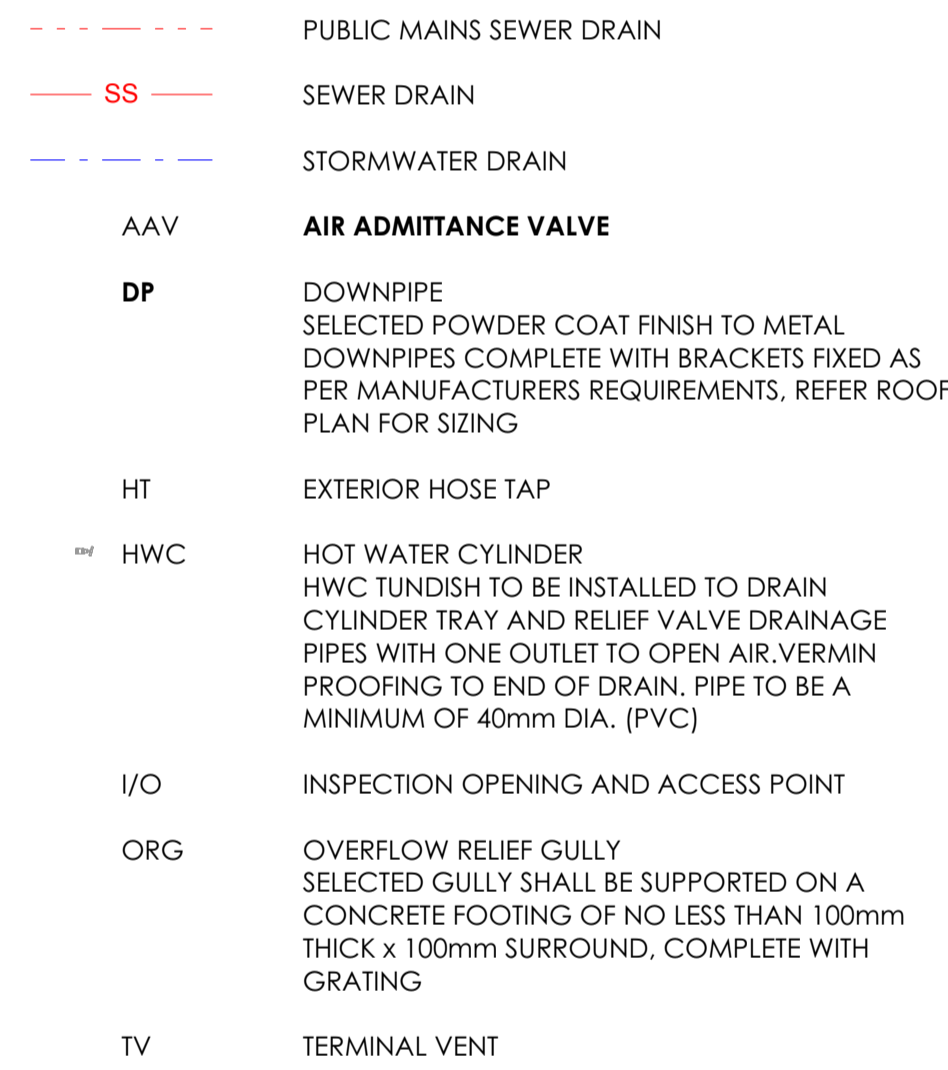
GENERAL LEGEND



CONCRETE PROFILE

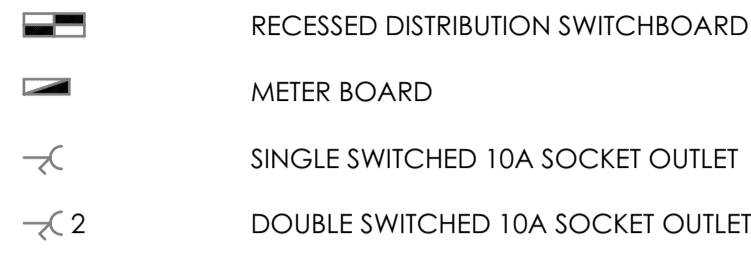


PLUMBING PLANS



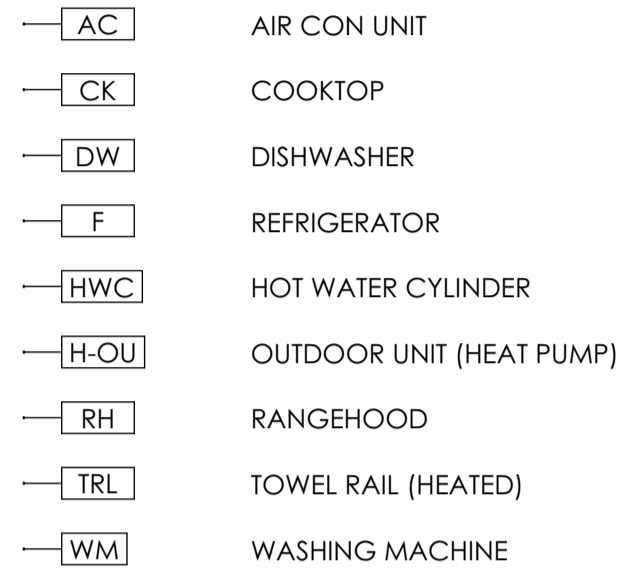
ELECTRICAL

POWER SYMBOLS

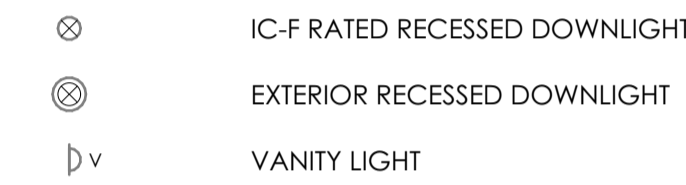


FIXED EQUIPMENT OUTLETS

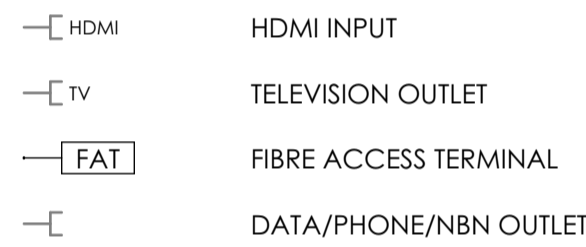
PERMANENTLY/SEMI-PERMANENT CONNECTED EQUIPMENT SHALL HAVE ISOLATING SWITCHES, LOCATED IN AN ACCESSIBLE LOCATION



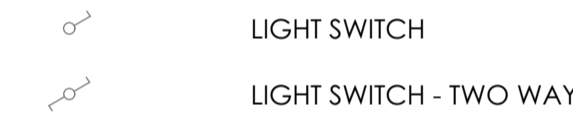
LIGHTING SYMBOLS



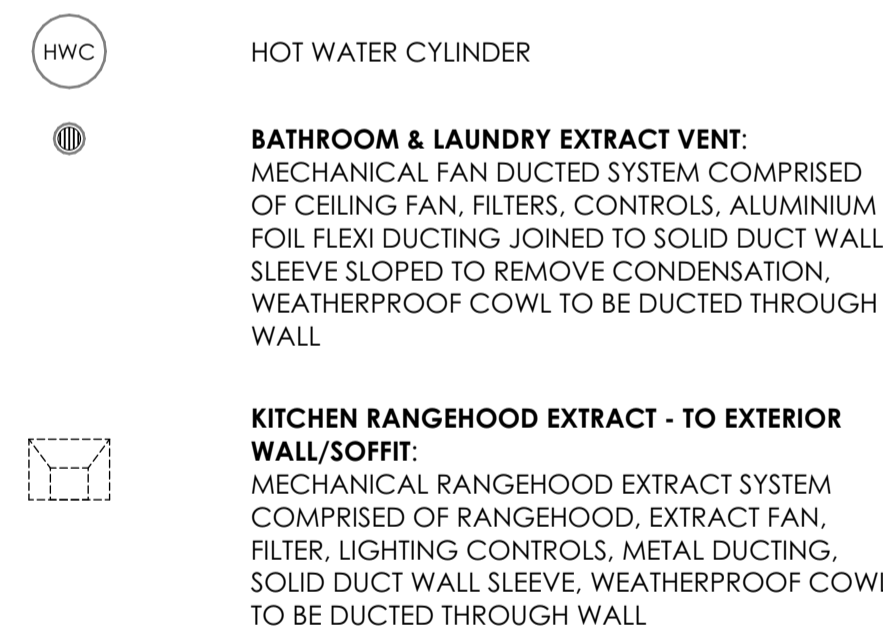
AUDIO VISUAL & TELECOMMUNICATION SYMBOLS



SWITCHING SYMBOLS



HEATING & VENTILATION



Rev#	revision details	date



job #Project Description EDWARD STREET UNITS		drawing NOTES + LEGENDS		sheet A101	
issue PRELIMINARY	drawn DM	revision	checked DM	scale of A1 1:50	
date 1/11/23	job number G20010				

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SCHEDULE OF SELECTIONS

- 3 STRUCTURE**
- 31 CONCRETE**
- 3.1.01 CONCRETE REINFORCED FLOOR SLAB ON GRAVEL RAFT**
CONCRETE SLAB ON GRADE WITH EDGE AND LOAD BEARING WALL THICKENING ON GRAVEL RAFT. REFER STRUCTURAL ENGINEERS DOCUMENTATION.
- 38 TIMBER**
- 3.8.01 EXTERNAL WALLS**
GENERAL CONSTRUCTION TO BE 90x45 KD H1.2 FRAMING WITH STUDS @ 600CRS TO NZS3604:2011, NOGS FOR ALL FITTINGS, FIXTURES, LININGS, BRACING PANELS & TRIMS, DPC (MALTHOID) BETWEEN BOTTOM PLATE AND CONC. SLAB & FIXED WITH M12 DYNABOLTS @ 1400 CRS. GENERALLY LINE WITH 10mm STANDARD GIB BOARD (AQUALINE TO WET AREAS). STOPPED FOR SELECTED PAINT FINISH.
- 3.8.03 LINTEL TO OPENING**
LINTEL TO OPENING. REFER TO TRUSS DESIGN FOR SIZINGS.
- 3.8.04 PREFABRICATED TIMBER TRUSSES**
PREFABRICATED ROOF TRUSSES @ 900 CRS TO MANUFACTURERS SPECIFICATION. MANUFACTURER TO SUPPLY PRODUCER STATEMENT.
- 3.8.05 SED BEAMS**
BEAMS AS PER STRUCTURAL DESIGN.
- 3.8.06 TIMBER PURLINS**
70X45 H1.2 SGB PURLINS ON THEIR FLAT @ 900 CRS FIXED WITH 1/10g SELF-DRILLING SREW, 80mm LONG AS PER NZS 3604:2011 TABLE 15.9 (1.5KPA SNOW LOAD).
- 3.8.07 VALLEY BOARDS**
19mm THICK PLYWOOD VALLEY BOARD, WIDE ENOUGH TO SUPPORT VALLEY GUTTER. TO BE FIXED TO EACH SUPPORTING MEMBER.

- 4 ENCLOSURE**
- 41 TANKING AND PRE-CLADDING**
- 4.1.01 WINDOW/DOOR OPENING AIR SEAL**
CONTINUOUS WATER RESISTANT AIR SEAL OVER BACKING ROD TO PERIMETER OF OPENING. ENSURE CONTACT WITH REVEAL/ DPC.
- 4.1.02 WINDOW/DOOR OPENING FLASHING TAPE**
CONTINUOUS FLEXIBLE WEATHERSEAL FLASHING TAPE TO OPENING. ADDITIONAL TAPE LOCATED IN OVERHEAD/JAMB CORNERS (PLUS 200mm MIN. EACH WAY).
- 4.1.05 7mm ECOPLY BARRIER**
7mm ECOPLY BARRIER INSTALLED AS PER MANUFACTURERS INSTRUCTIONS
- 42 WALL AND SOFFIT CLADDINGS**
- 4.2.01 RESENE INTEGRA PANEL**
RESENE 50mm INTEGRA FACADE SYSTEM WITH MINERAL FINISH, OVER 20X45mm VERTICAL CAVITY BATTENS, OVER RAB BOARD INSTALLED AS PER MANUFACTURERS INSTRUCTIONS
- 4.2.02 0.40BMT CORRUGATE CLADDING**
SELECTED 0.40BMT VERTICAL CORRUGATE CLADDING, OVER 20X45mm H3.1 CASTELATED BATTENS WITH SEPERATION LAYER TO CLADDING, OVER RAB BOARD INSTALLED AS PER E2/AS1.
- 4.2.03 JAMES HARDIE SOFFIT LINING**
JAMES HARDIE 4.5MM HARDIEFLEX SOFFIT LINING OVER H1.2 90X45 SOFFIT FRAMING
- 43 ROOFING AND DECKING**
- 4.3.01 SELECTED LONGRUN ROOFING**
0.40BMT CORRUGATE LONGRUN ROOFING OVER SELF SUPPORTING ROOF UNDERLAY, ON ROOF FRAMING. FIXED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS
- 4.3.02 THERMAKRAFT FIRE RETARDANT ROOF UNDERLAY**
THERMAKRAFT 407 SELF-SUPPORTING FIRE RETARDANT ROOF UNDERLAY INSTALLED AS PER MANUFACTURERS INSTRUCTIONS.
- 4.3.03 THERMAKRAFT ROOF UNDERLAY**
THERMAKRAFT 215 SELF-SUPPORTING ROOF UNDERLAY INSTALLED AS PER MANUFACTURERS INSTRUCTIONS.
- 4.3.04 SELECTED SPOUTING**
SELECTED SPOUTING IN SELECTED COATING, FIXED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
- 4.3.05 185 METAL FASCIA**
SELECTED 185 COLORSTEEL FASCIA (OR SIM.) IN SELECTED COATING, FIXED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
- 4.3.06 COLORSTEEL DOWNPIPES**
COLORSTEEL 80Z DOWNPIPES WITH MATCHING MUNZING RINGS AT 1.8M CRS.
- 4.3.07 0.55 PREFINISHED RIDGE FLASHING**
0.55BMT PREFINISHED RIDGE FLASHING WITH 200mm MIN. COVER TO ROOFING. PURPOSE MADE TO MATCH ROOF PITCH. FINISH & COLOUR TO MATCH ROOFING. FLASHING EDGE NOTHED TO FIT OVER ROOFING PROFILE.
- 4.3.08 0.55 PREFINISHED BARGE FLASHING**
0.55BMT PREFINISHED COLORSTEEL BARGE FLASHING, COLOR TO MATCH ROOFING. REFER TO DETAILS FOR FURTHER INFORMATION.
- 45 DOORS & WINDOWS**
- 4.5.01 ALUMINIUM JOINERY**
THERMALLY BROKEN, DOUBLE GLAZED JOINERY WITH LOW-E & ARGON GAS TO ACHIEVE MINIMUM R0.50. GLAZING TO COMPLY WITH NZS 4223. UNITS SUPPLIED COMPLETE WITH H3.1 TIMBER GROOVES FOR LINING REVEALS & PAINT FINISH.
- 4.5.02 POWDERCOATED GARAGE DOOR**
SELECTED SECTIONAL OVERHEAD GARAGE DOOR WITH SELECTED POWDERCOATED FINISH. INSTALL WITH LOW HEAD ROOM KIT & AUTOMATIC FOOR OPENER. ALLOW FOR AUTO OPERATION POWER POINT TO BE FITTED 3.5M BACK FROM CENTRE OF OPENING MINIMUM CLEARANCES" BACKSPACE OF DOOR HEIGHT + 1.0m, 220mm HEADROOM AND 120mm SIDEROOM.

SCHEDULE OF SELECTIONS CONT.

- 47 INSULATION**
 - 4.7.01 R4.0 CEILING INSULATION**
R4.0 MIN. CEILING BATT INSULATION ON NETTING TO DUPLEX ONLY
 - 4.7.02 R7.2 CEILING INSULATION**
2 LAYERS OF R3.6 CEILING BATT TYPE INSULATION ON NETTING TO HOUSE 3 ONLY
 - 4.7.03 R2.8 WALL INSULATION**
R2.8 MIN. WALL BATT INSULATION
 - 48 ENCLOSURE SUNDRIES**
 - 4.8.01 20mm CAVITY BATTENS**
20mm H3.1 HORIZONTAL CASTELLATED CAVITY BATTENS WITH SEPERATION LAYER BETWEEN TIMBER & CLADDING.
 - 4.8.02 20mm CAVITY BASE CLOSURE**
CAVITY BASE CLOSER/VERMIN PROOFING WITH HOLES OR SLOTS BETWEEN 3-5mm TO PROVIDE VENTILATION AREA OF 1.00m2 PER METER LENGTH
 - 4.8.03 WINDOW HEAD FLASHING**
0.55BMT POWDER COATED ONE-PIECE FLASHING WITH MIN. 15DEG. SLOPE. ENSURE 5mm ANTI-CAPILIARY GAP TO CLADDING. FLASHING TO BE FINISHED TO WALL UNDERLAY WITH FLASHING TAPE LAPPED OVER UPSTAND.
-
- 5 INTERIOR**
 - 51 WALL AND CEILING LININGS**
 - 5.1.01 10mm STANDARD GIB PLASTERBOARD WALL LINING**
10mm STANDARD GIB PLASTERBOARD LINING OVER FRAMING. INSTALLED COMPLETE WITH GIB GOLDLINE TRIMS & LEVEL 4 PAINT FINISH.
 - 5.1.05 RESENE INTEGRA INTERTENANCY SYSTEM**
RESENE INTEGRA INTERTENANCY SYSTEM - INTA12A. ENSURE WALL TERMINATES AT THE UNDERSIDE OF THE ROOFING. REFER TO MANUFACTURERS INSTRUCTION.

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RevID	revision details	date



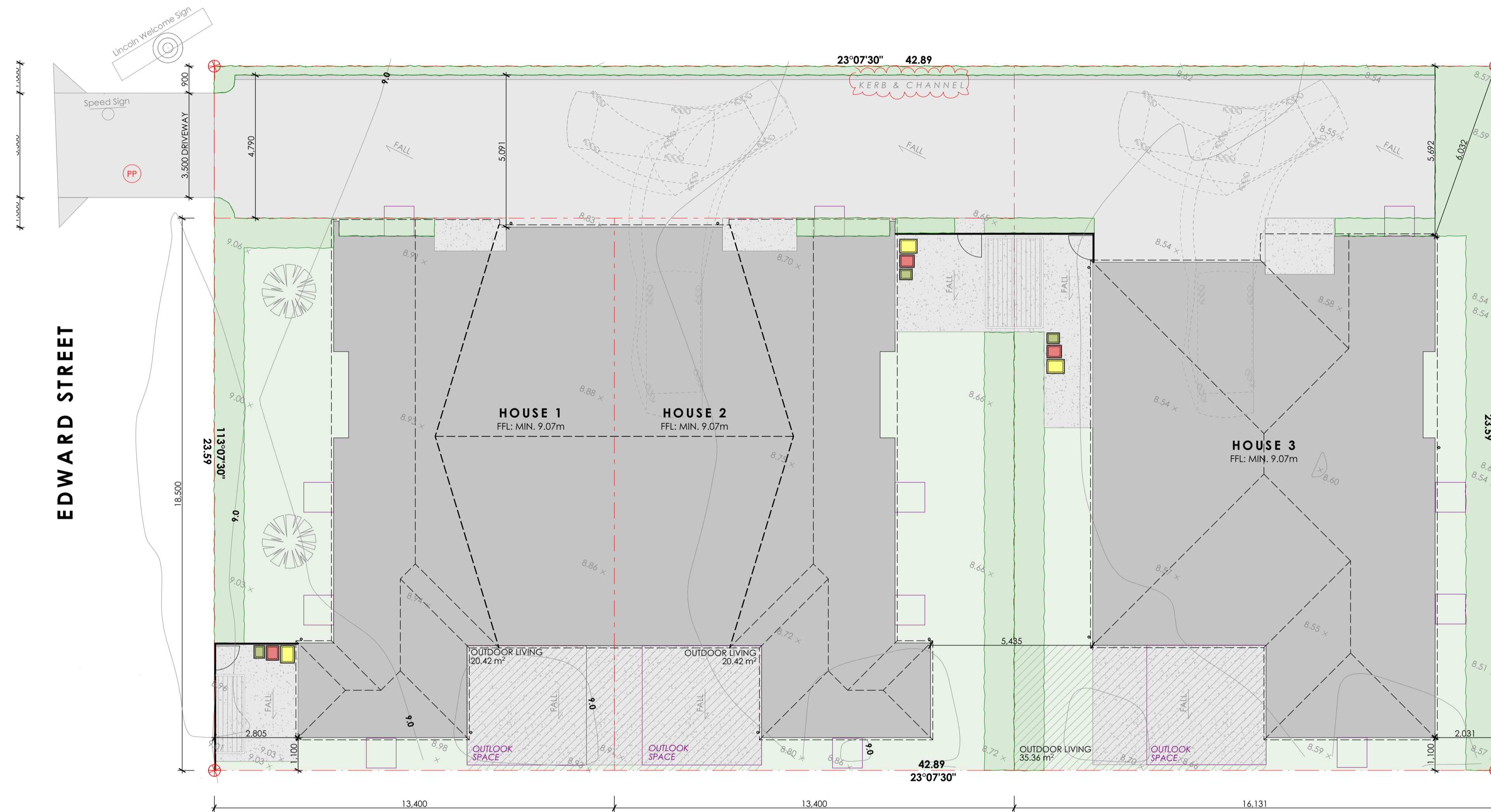
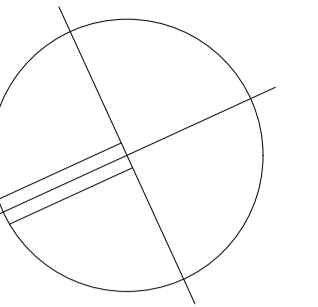
job		#Project Description		drawing		Gravitas Level 1, No.4o Welles St, Christchurch Central, 8o11 ph :- o3 428-6773 email :- info@gravitas.net.nz									
EDWARD STREET UNITS		SCHEDULE OF SELECTIONS		issue		PRELIMINARY		drawn		DM		revision		sheet	
date		1/11/23		job number		G20010		checked		DM		scale of A1		A102	

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AN Amedment is required with drainage outfall confirmed by SDC Assets team before Pre Line

Planning Approved

15/11/2023 wendy.green



LEGEND

- OUTLOOK AREA
- CONCRETE PAVING - DRIVEWAY, PATIO & FOOTPATHS
- CONCRETE PAVING - SERVICE AREA
- 1.8m BOUNDARY FENCE
- AREA OF LAWN
- 1m WIDE GARDEN BEDS
- LOWLAND RIBBONWOOD (PLAGIANTHUS REGIUS) MINIMUM HEIGHT OF 1.8M AT PLANTING, 8M AT MATURITY

ALLOW TO PROVIDE SEDIMENT CONTROL MEASURES AROUND BOUNDARIES TO PROTECT NEIGHBOURING PROPERTIES DURING CONSTRUCTION. PROTECT ANY VISIBLE STORM WATER DRAINS WITH FILTER CLOTH

EXCAVATION: EXCAVATE AND BACKFILL AROUND PAD FOOTINGS AND HARD FILL UNDER NEW SLAB.

TEMPORARY 2m HIGH CHAIN LINK SITE FENCE/ HORDING FOR PROTECTION OF THE PUBLIC.

ALLOW TO PROVIDE SEDIMENT CONTROL MEASURES AROUND BOUNDARIES TO PROTECT NEIGHBOURING PROPERTIES DURING CONSTRUCTION.

THE IMPLEMENTATION AND MAINTENANCE OF SEDIMENT MANAGEMENT IS THE RESPONSIBILITY OF THE MAIN CONTRACTOR.

CONTRACTORS SHALL UNLOAD AND LOAD ALL EXCAVATION MACHINERY ON THE SITE AND NOT FROM TRUCKS PARKED ON THE ROAD.

THE CONTRACTOR IS TO MAKE AVAILABLE A HOSE FOR WASHING DOWN DELIVERY VEHICLES AND CONCRETE TRUCKS BEFORE THEY LEAVE THE SITE.

SITE CLEARANCE ACTIVITIES SHALL IDEALLY COMMENCE DURING A PERIOD OF FINE WEATHER TO REDUCE THE RISK OF SEDIMENT ESCAPING FROM THE SITE.

ALLOW TO PROTECT STORMWATER SUMPS IN STREET FROM SEDIMENT RUNOFF. EXISTING SUMPS SHALL BE PROTECTED WITH HAY BALES OR FILTER FABRIC.

SOIL STOCKPILES SHALL BE COVERED WITH POLYTHENE SHEET AND HELD IN PLACE WITH LARGE ROCKS OR SIMILAR

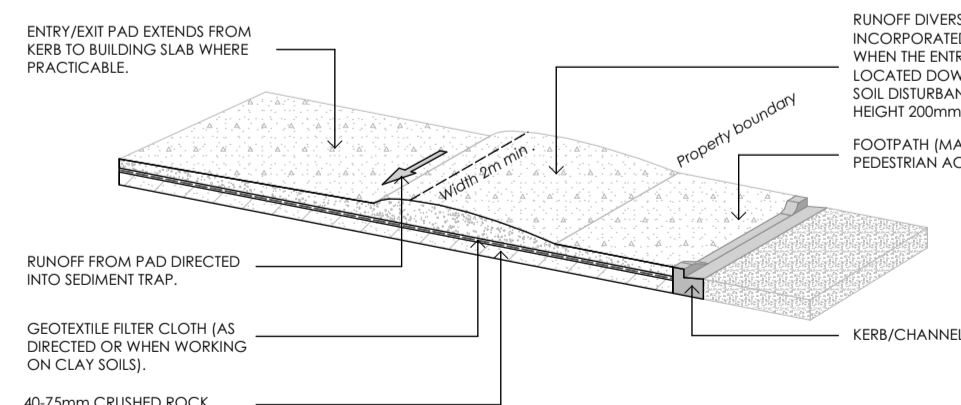
ENSURE THAT ALL EXCAVATIONS FOR SERVICES ARE BACKFILLED AS SOON AS POSSIBLE.

DOWNPIPES (TEMPORARY) IF NECESSARY ARE TO BE INSTALLED AND CONNECTED TO THE STORMWATER SYSTEM AS EARLY AS POSSIBLE ONCE THE ROOFING MATERIAL HAS BEEN INSTALLED.

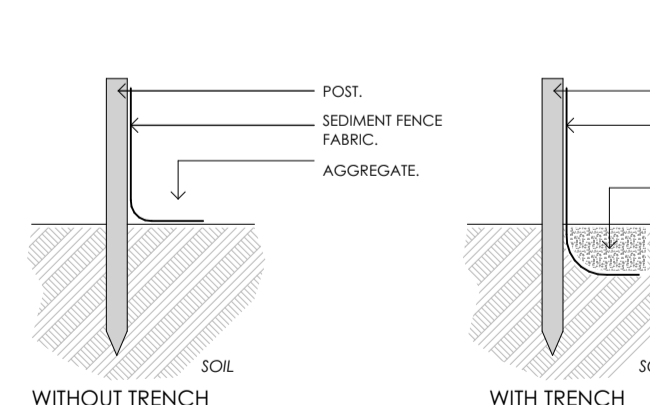
THE SITE IS TO BE KEPT CLEAN AND TIDY AT ALL TIMES.

THE SEDIMENT CONTROL PLAN IS SCHEMATIC ONLY AND IF DEEMED NECESSARY WILL BE CONFIRMED ON SITE.

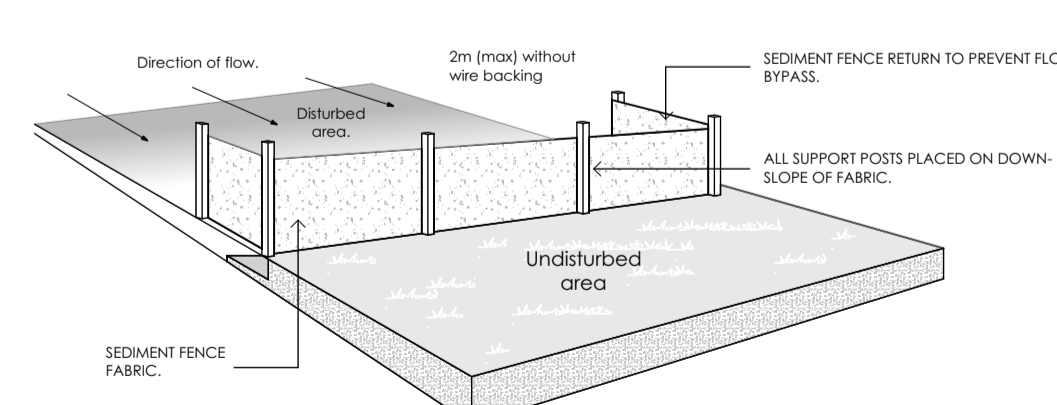
PROPOSED AREAS	
HOUSE 1 SITE FLOOR AREA:	248m ² / 145m ²
HOUSE 2 SITE FLOOR AREA:	248m ² / 145m ²
HOUSE 3 SITE FLOOR AREA:	378m ² / 165.5m ²
TOTAL AREAS	
SITE:	1,011m ²
LANDSCAPING:	221.21m ² / 21.9%
HARDSTAND:	333.63m ² / 33.0%
SITE COVERAGE (COVER GUTTER):	500.34m ² / 49.5%



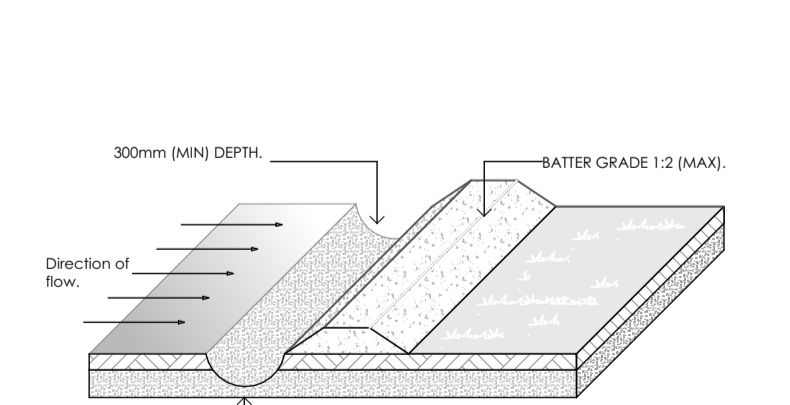
TYPICAL DETAIL 1
STABILISED ENTRY / EXIT PAD
TYPICAL STABILISED - ALL WEATHER SITE ACCESS



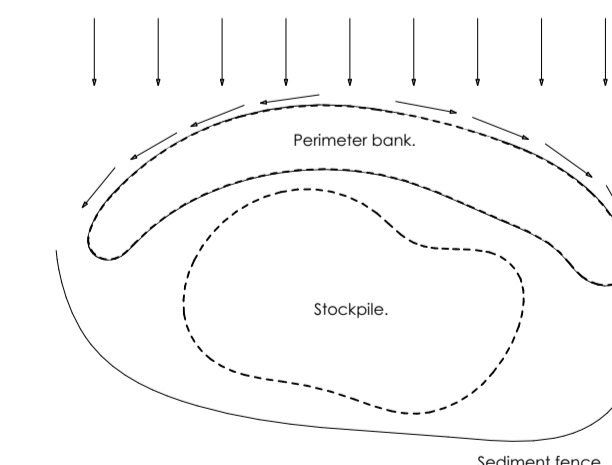
TYPICAL DETAIL 2
WITH & WITHOUT A TRENCH
SEDIMENT FENCE CONSTRUCTION DETAILS



TYPICAL DETAIL 3
SEDIMENT FENCE CONSTRUCTION DETAILS



TYPICAL DETAIL 4
SEDIMENT DIVERSION CHANNEL



TYPICAL DETAIL 5
SEDIMENT DIVERSION STOCKPILES/ MATERIALS

RevID	revision details	date
A	RFI 1 RESPONSE	01/11/2023

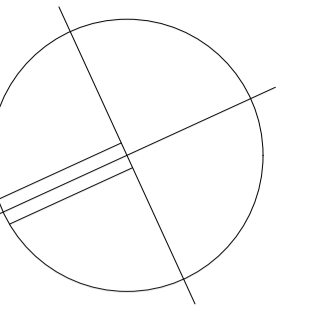


job		#Project Description		drawing		revision		sheet	
EDWARD STREET UNITS		PROPOSED SITE PLAN		BUILDING CONSENT		DM		A202	
date		job number		checked		scale of A1			
15/11/23		G20010		DM		1:100			

Gravitas Level 1, No. 4a Welles St, Christchurch Central, 8011 ph :- 03 428-6773 email :- info@gravitas.net.nz

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LEGEND

- OUTLOOK AREA
- CONCRETE PAVING - DRIVEWAY, PATIO & FOOTPATHS
- CONCRETE PAVING - SERVICE AREA
- 1.8m BOUNDARY FENCE
- AREA OF LAWN
- 1m WIDE GARDEN BEDS
- LOWLAND RIBBONWOOD (PLAGIANTHUS REGIUS) MINIMUM HEIGHT OF 1.8M AT PLANTING, 8M AT MATURITY

ALLOW TO PROVIDE SEDIMENT CONTROL MEASURES AROUND BOUNDARIES TO PROTECT NEIGHBOURING PROPERTIES DURING CONSTRUCTION. PROTECT ANY VISIBLE STORM WATER DRAINS WITH FILTER CLOTH

EXCAVATION: EXCAVATE AND BACKFILL AROUND PAD FOOTINGS AND HARD FILL UNDER NEW SLAB.

TEMPORARY 2m HIGH CHAIN LINK SITE FENCE/ HORDING FOR PROTECTION OF THE PUBLIC.

ALLOW TO PROVIDE SEDIMENT CONTROL MEASURES AROUND BOUNDARIES TO PROTECT NEIGHBOURING PROPERTIES DURING CONSTRUCTION.

THE IMPLEMENTATION AND MAINTENANCE OF SEDIMENT MANAGEMENT IS THE RESPONSIBILITY OF THE MAIN CONTRACTOR.

CONTRACTORS SHALL UNLOAD AND LOAD ALL EXCAVATION MACHINERY ON THE SITE AND NOT FROM TRUCKS PARKED ON THE ROAD.

THE CONTRACTOR IS TO MAKE AVAILABLE A HOSE FOR WASHING DOWN DELIVERY VEHICLES AND CONCRETE TRUCKS BEFORE THEY LEAVE THE SITE.

SITE CLEARANCE ACTIVITIES SHALL IDEALLY COMMENCE DURING A PERIOD OF FINE WEATHER TO REDUCE THE RISK OF SEDIMENT ESCAPING FROM THE SITE.

ALLOW TO PROTECT STORMWATER SUMPS IN STREET FROM SEDIMENT RUNOFF. EXISTING SUMPS SHALL BE PROTECTED WITH HAY BALES OR FILTER FABRIC.

SOIL STOCKPILES SHALL BE COVERED WITH POLYTHENE SHEET AND HELD IN PLACE WITH LARGE ROCKS OR SIMILAR

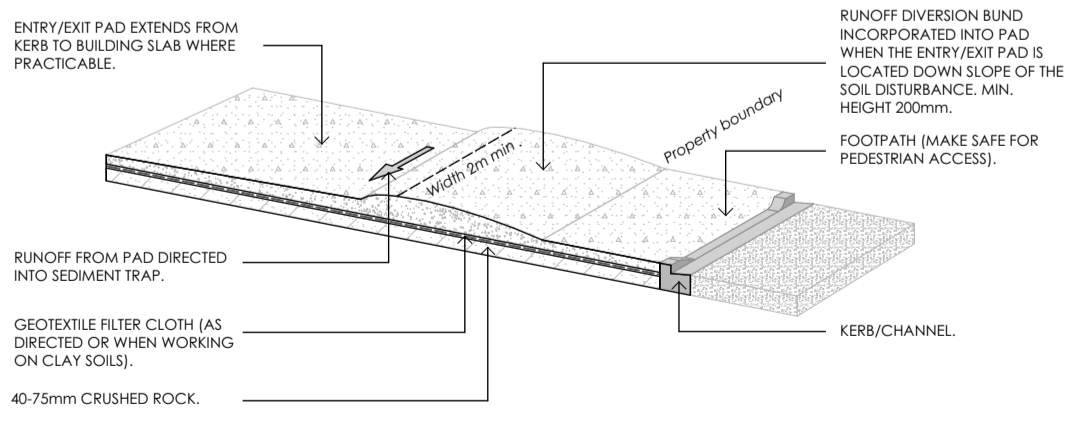
ENSURE THAT ALL EXCAVATIONS FOR SERVICES ARE BACKFILLED AS SOON AS POSSIBLE.

DOWNPIPES (TEMPORARY) IF NECESSARY ARE TO BE INSTALLED AND CONNECTED TO THE STORMWATER SYSTEM AS EARLY AS POSSIBLE ONCE THE ROOFING MATERIAL HAS BEEN INSTALLED.

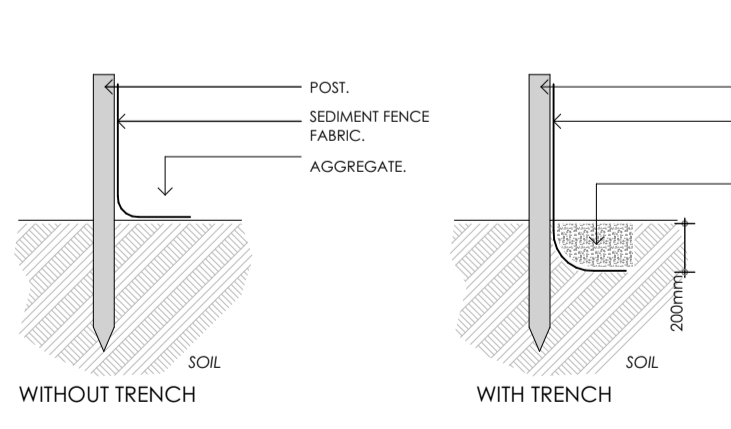
THE SITE IS TO BE KEPT CLEAN AND TIDY AT ALL TIMES.

THE SEDIMENT CONTROL PLAN IS SCHEMATIC ONLY AND IF DEEMED NECESSARY WILL BE CONFIRMED ON SITE.

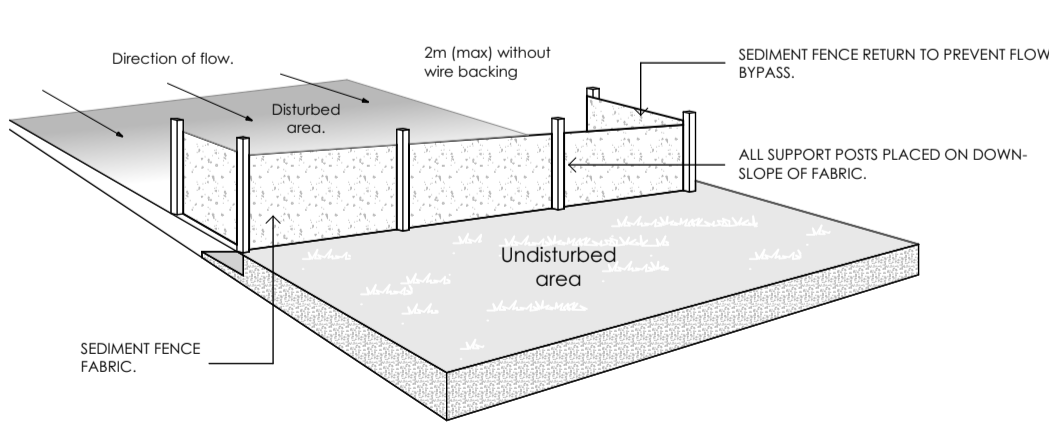
PROPOSED AREAS	
HOUSE 1 SITE:	248m ² / 145m ²
HOUSE 2 SITE:	248m ² / 145m ²
HOUSE 3 SITE:	378m ² / 165.5m ²
TOTAL AREAS	
LANDSCAPING:	1,011m ² / 221.21m ² / 21.9%
HARDSTAND:	333.63m ² / 33.0%
SITE COVERAGE:	463m ² / 45.8%



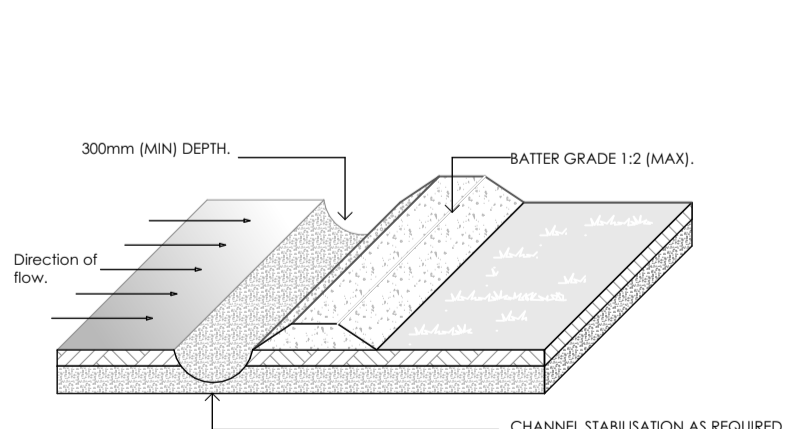
TYPICAL DETAIL 1
STABILISED ENTRY / EXIT PAD
TYPICAL STABILISED - ALL WEATHER SITE ACCESS



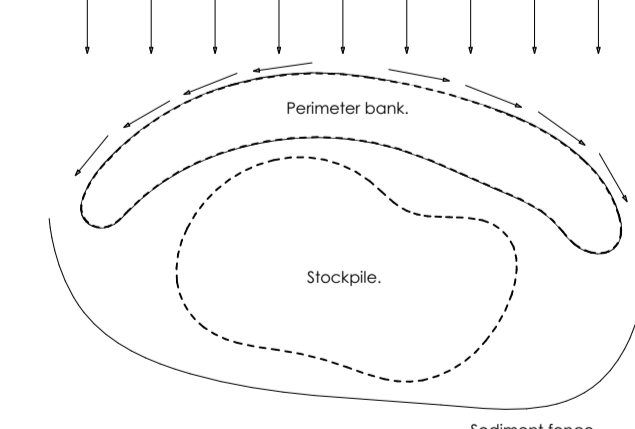
TYPICAL DETAIL 2
WITH & WITHOUT A TRENCH
SEDIMENT FENCE CONSTRUCTION DETAILS



TYPICAL DETAIL 3
SEDIMENT FENCE CONSTRUCTION DETAILS



TYPICAL DETAIL 4
SEDIMENT DIVERSION CHANNEL



TYPICAL DETAIL 5
SEDIMENT DIVERSION STOCKPILES/ MATERIALS

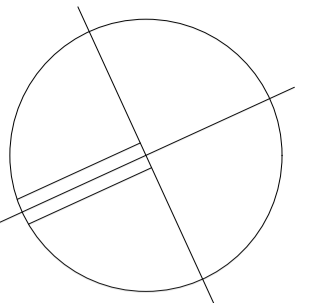
RevID	revision details	date
A	RFI RESPONSE	01/11/2023



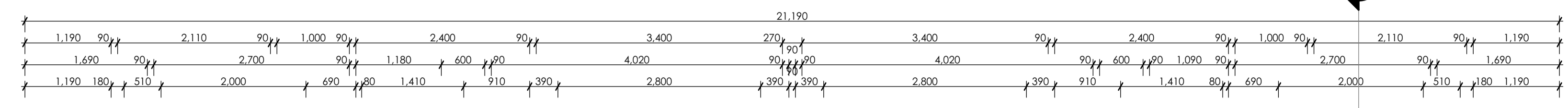
job		#Project Description		drawing		revision		sheet	
EDWARD STREET UNITS		PROPOSED SITE PLAN		PRELIMINARY		DM		A202	
date		job number		checked		scale of A1			
1/11/23		G20010		DM		1:100			

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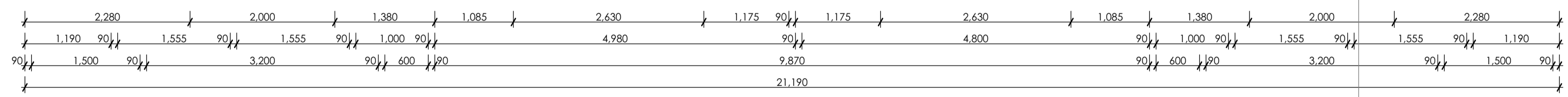
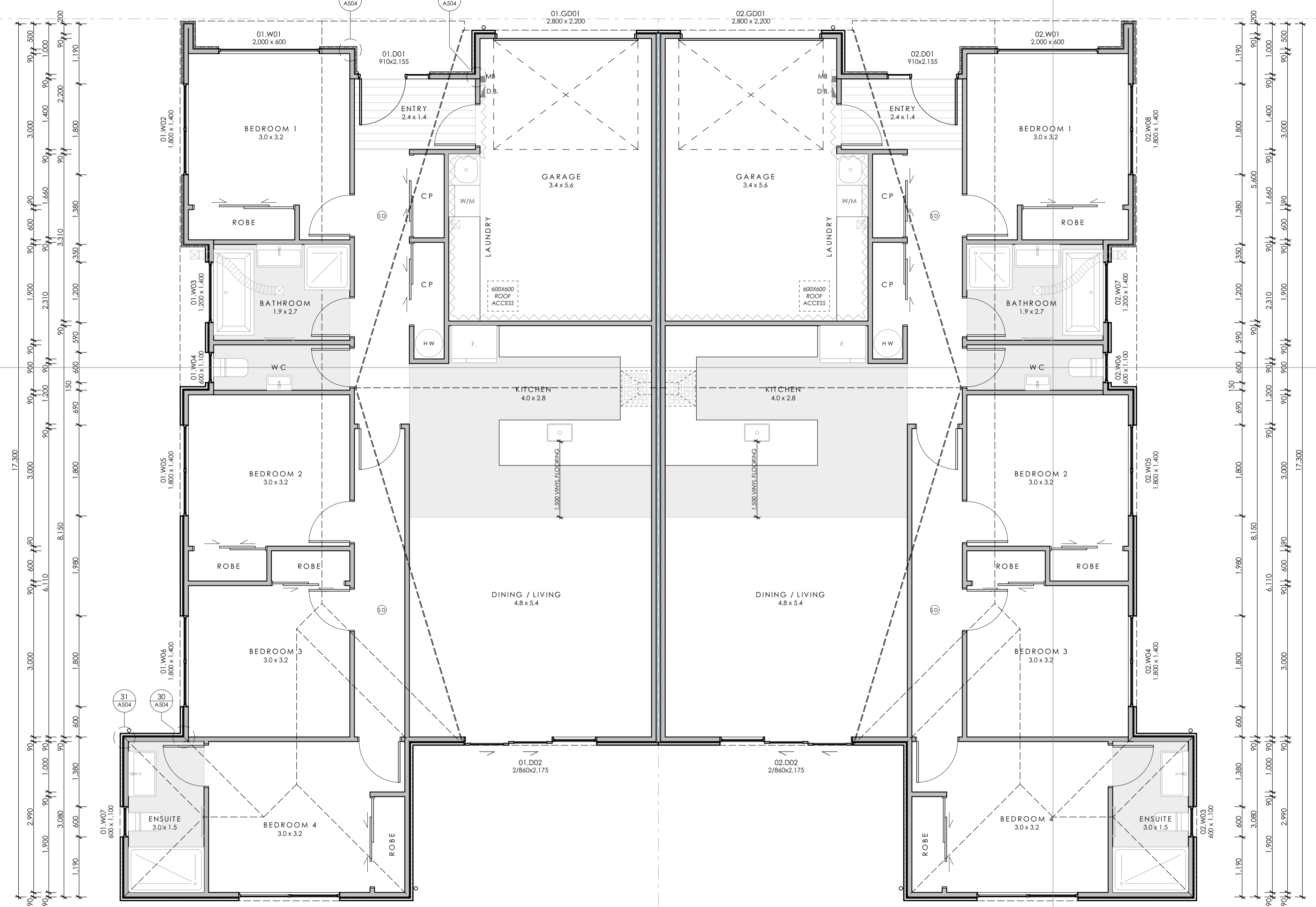
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B
A/401



A
A/401



B
A/401

- LEGEND**
- CONTINUOUS VINYL FLOORING
 - DISTRIBUTION BOARD
 - METERBOARD
 - R2.8 INSULATION TO INTERIOR WALL
 - HUSH TYPE SMOKE DETECTOR TO COMPLY WITH NZBC CLAUSE F7. INSTALL ON OR NEAR THE CEILING AS PER MANUFACTURERS INSTRUCTIONS
 - G4 COMPLIANCE - BATHROOM VENTILATION**
EXTRACT FANS TO BATHROOMS AND ENSUITE TO BE A MIN OF 28/sec WITH TIMER SET TO LIGHT SWITCH. DUCTED THROUGH WALL OR ROOF
 - G4 COMPLIANCE - KITCHEN VENTILATION**
SELECTED RESIDENTIAL RANGEHOOD WITH INLINE EXHAUST FAN TO KITCHEN TO BE A MIN OF 50/sec DUCTED THROUGH ROOF
- DOCUMENTATION COORDINATION**
DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL SPECIFICATION AND OTHER CONSULTANTS DOCUMENTATION WHERE APPROPRIATE.
- CONSTRUCTION REQUIREMENTS:**
THE PROPOSED WORK HAS BEEN DESIGNED IN ACCORDANCE WITH NZS 3604:2011, OR TO SPECIFIC DESIGN. AND MUST BE CONSTRUCTED ACCORDINGLY.
- DURABILITY:**
ALL MATERIALS SHALL BE IN ACCORDANCE WITH NZBC CLAUSE B2 DURABILITY B2.3.1 ALL FIXINGS (CONNECTIONS) WITHIN 600mm OF THE GROUND TO BE TYPE 304 STAINLESS STEEL.
- TIMBER FRAMING**
ALL WALLS AND ROOF SHALL BE SGB UNLESS STATED OTHERWISE AND IN ACCORDANCE WITH NZS3602:2003, B2, NZS3604 & E2. ENCLOSED TIMBER TO BE H1.2 TREATED. EXTERNAL EXPOSED TIMBERS TO BE H3.2 TREATED. FOUNDATION PILES TO BE H5 TREATED AND ALL OTHER GROUND CONTACT TIMBERS TO BE H4 TREATED. ROAK SLIDS @ 600 C/S AS REQUIRED TO ALL NEW WALLS. WHERE A VENTILATED CAVITY WALL SYSTEM IS USED CAVITY BATTENS SHALL BE 20x45 H3.2 @ 800C/S. IN ACCORDANCE WITH E2/AS1 AND THE CLADDING MANUFACTURER'S REQUIREMENTS.
- ALLOWABLE MOISTURE CONTENT AT TIME OF INSTALLATION OR IN THE CASE OF FRAMING TIMBER AT TIME OF ENCLOSURE SHALL BE IN ACCORDANCE WITH NZS3602:2003 TABLE 4
- FIX ALL BRACING, LINING, FIXTURES, JOINTERY, FITTING AND SPECIALIST EQUIPMENT ETC. IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- REFER TO FRAMING PLANS FOR BEAM SIZES. PROVIDE 6KN CONNECTIONS TOP AND BOTTOM FOR LINTEL AGAINST WIND UPLIFT AS PER NZS 3604:2011 SECTION 8 AND FIGURE 8.12. - REFER ALSO TO DURABILITY ABOVE.
- FLOORING**
ALL WALLS AND FLOORS OF SERVE ROOMS ARE TO BE FINISHED WITH AN IMPERVIOUS, EASILY CLEANED MATERIAL TO COMPLY WITH NZBC E3. CARPET TO BE INSTALLED THROUGH OUT THE HOUSE. CONTINUOUS VINYL FLOORING SHOWN ON GREY. ALL FLOORING SURFACES TO COMPLY WITH DI/AS1 TABLE 2
- LININGS**
CEILING LINING TO BE 13mm STANDARD GIB BOARD. WALL LININGS TO BE 10mm STANDARD GIB BOARD AND BRACELINE WHERE REQUIRED FOR BRACING. REFER TO STRUCTURAL DESIGN. WET AREAS WILL BE LINED IN GIB AQUALINE AND FIXED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
- DURABILITY ZONE: 1 (NOT SEA SPRAY)**
ALL FIXINGS TO COMPLY WITH SECTION 4 NZS 3604:2011 REFER TO TABLE 4.1
- NO HAZARDOUS SUBSTANCES OR HAZARDOUS PROCESSES ARE TO BE STORED WITHIN THE BUILDING.
- CONFIRM ALL MATERIAL SELECTION WITH ARCHITECT BEFORE CONSTRUCTION.
- ALL ALTERNATIVE PRODUCTS TO BE APPROVED BY ARCHITECT.
- REFER TO SHEET A101 FOR PROJECT GENERAL NOTES AND LEGENDS

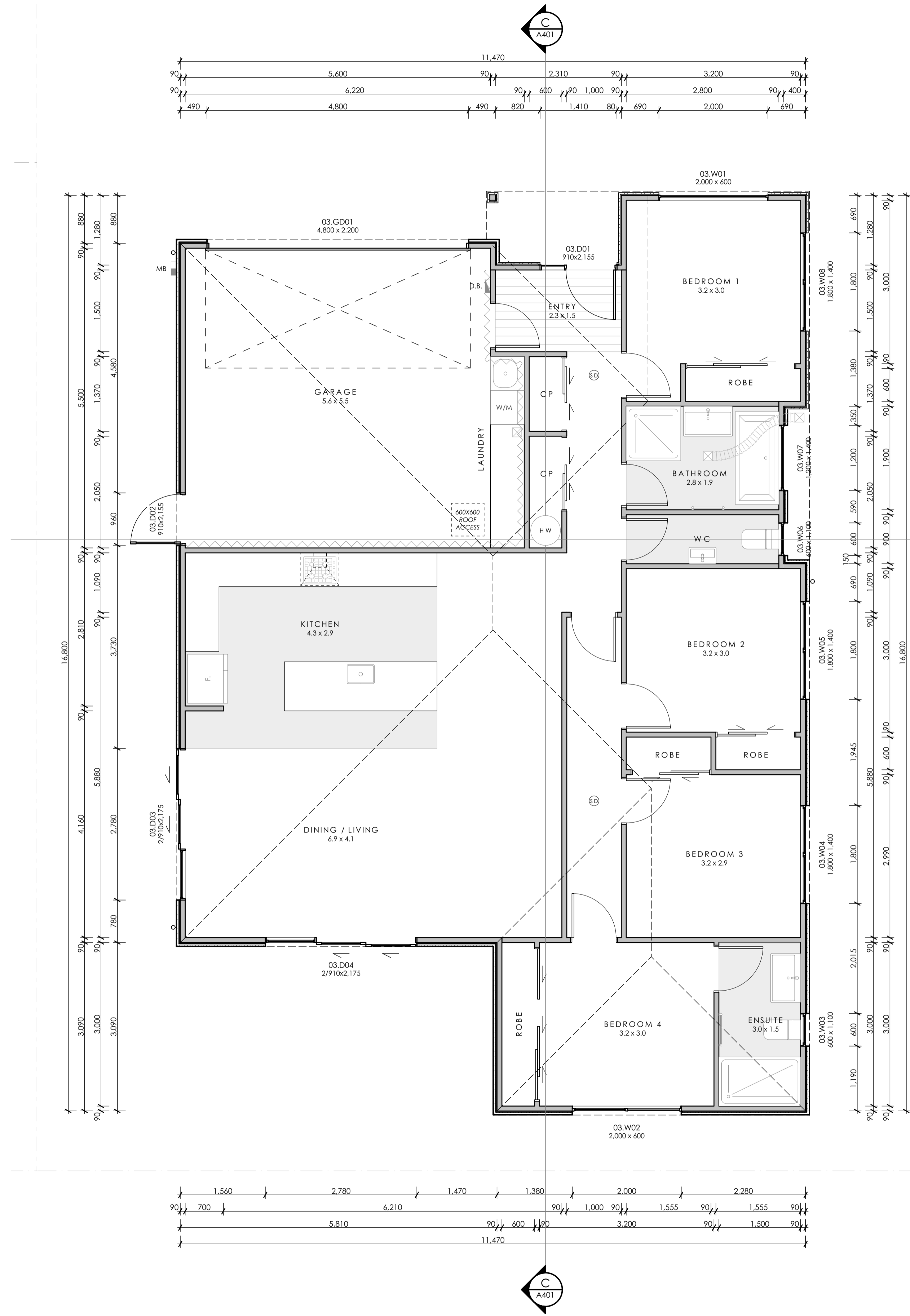
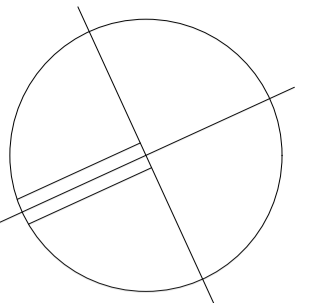
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RevID	revision details	date
A	RFI RESPONSE	01/11/2023



job	#Project Description EDWARD STREET UNITS	drawing	PRPOSED FLOOR PLAN - HOUSES 1 & 2	Gravitas Level 1, No.40 Welles St, Christchurch Central, 8011 ph :- 03 428-6773 email :- info@gravitas.net.nz			
issue	PRELIMINARY	drawn	DM	revision		sheet	A203
date	1/11/23	job number	G20010	checked	DM	scale of A1	1:50

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- LEGEND**
- CONTINUOUS VINYL FLOORING
 - DISTRIBUTION BOARD
 - METERBOARD
 - R2.8 INSULATION TO INTERIOR WALL
 - HUSH TYPE SMOKE DETECTOR TO COMPLY WITH NZBC CLAUSE F7. INSTALL ON OR NEAR THE CEILING AS PER MANUFACTURERS INSTRUCTIONS
 - G4 COMPLIANCE - BATHROOM VENTILATION EXTRACT FANS TO BATHROOMS AND ENSUITE TO BE A MIN OF 25/sec WITH TIMER SET TO LIGHT SWITCH. DUCTED THROUGH WALL OR ROOF
 - G4 COMPLIANCE - KITCHEN VENTILATION SELECTED RESIDENTIAL RANGEHOOD WITH INLINE EXHAUST FAN TO KITCHEN TO BE A MIN OF 50/sec DUCTED THROUGH ROOF
- DOCUMENTATION COORDINATION**
DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL SPECIFICATION AND OTHER CONSULTANTS DOCUMENTATION WHERE APPROPRIATE.
- CONSTRUCTION REQUIREMENTS:**
THE PROPOSED WORK HAS BEEN DESIGNED IN ACCORDANCE WITH NZS 3604:2011, OR TO SPECIFIC DESIGN, AND MUST BE CONSTRUCTED ACCORDINGLY.
- DURABILITY:**
ALL MATERIALS SHALL BE IN ACCORDANCE WITH NZBC CLAUSE B2 DURABILITY B2.3.1 ALL FIXINGS (CONNECTIONS) WITHIN 600mm OF THE GROUND TO BE TYPE 304 STAINLESS STEEL.
- TIMBER FRAMING**
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FIX ALL BRACING, LINING, FIXTURES, JOINERY, FITTING AND SPECIALIST EQUIPMENT ETC. IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
REFER TO FRAMING PLANS FOR BEAM SIZES, PROVIDE 6KN CONNECTIONS TOP AND BOTTOM FOR LINTEL AGAINST WIND UPLIFT AS PER NZS 3604:2011 SECTION 8 AND FIGURE 8.12. - REFER ALSO TO DURABILITY ABOVE.
- FLOORING**
ALL WALLS AND FLOORS OF SERVE ROOMS ARE TO BE FINISHED WITH AN IMPERVIOUS, EASILY CLEANED MATERIAL TO COMPLY WITH NZBC E3. CARPET TO BE INSTALLED THROUGH OUT THE HOUSE. CONTINUOUS VINYL FLOORING SHOWN ON GREY. ALL FLOORING SURFACES TO COMPLY WITH D1/AS1 TABLE 2
- LININGS**
CEILING LINING TO BE 13mm STANDARD GIB BOARD. WALL LININGS TO BE 10mm STANDARD GIB BOARD AND BRACELINE WHERE REQUIRED FOR BRACING. REFER TO STRUCTURAL DESIGN. WET AREAS WILL BE LINED IN GIB AQUALINE AND FIXED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
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- ALL ALTERNATIVE PRODUCTS TO BE APPROVED BY ARCHITECT.
- REFER TO SHEET A101 FOR PROJECT GENERAL NOTES AND LEGENDS

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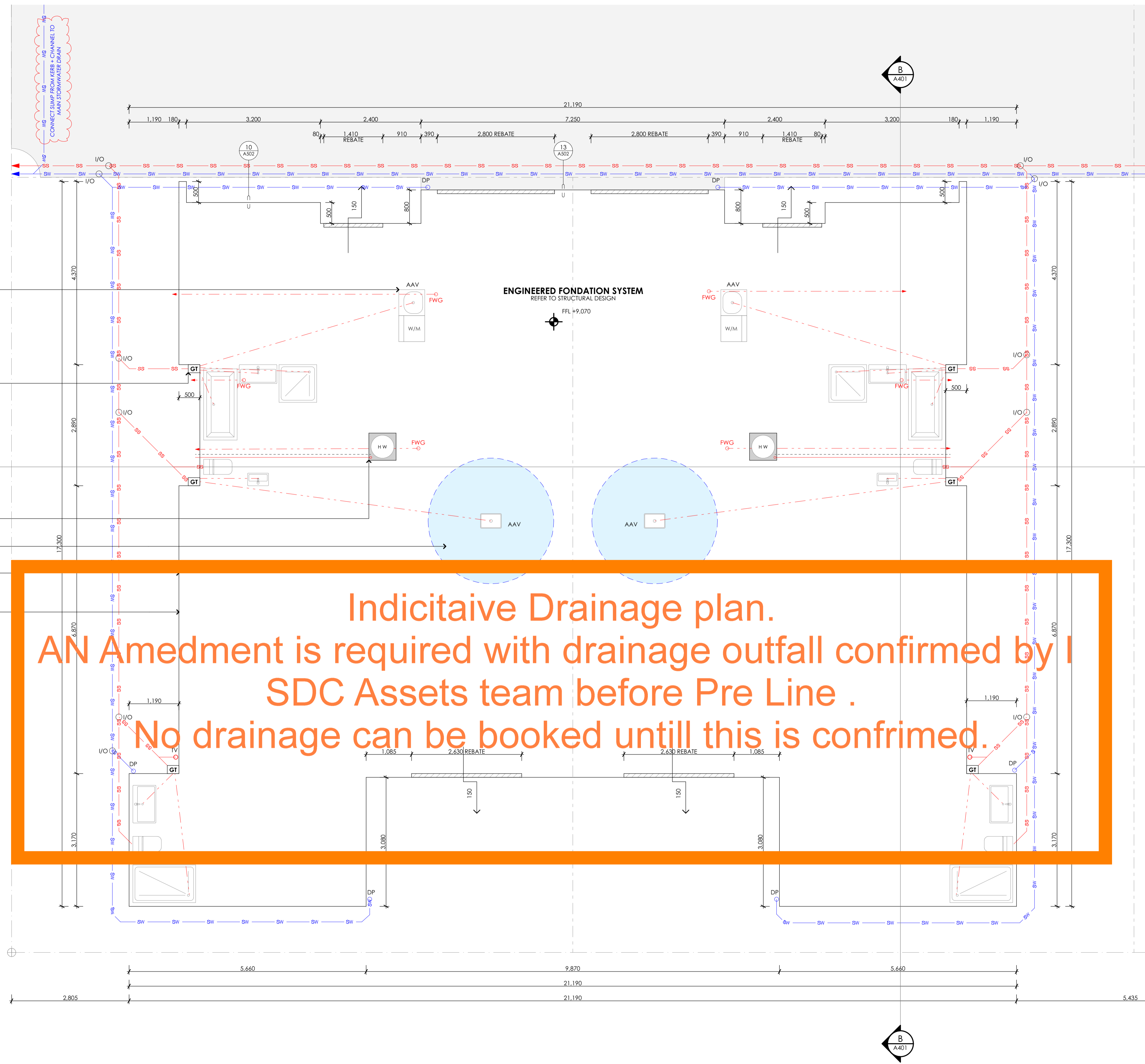
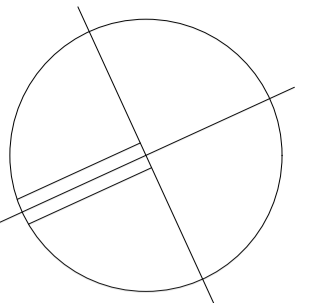
RevID	revision details	date
A	RFI RESPONSE	01/11/2023



job #Project Description EDWARD STREET UNITS		drawing PROPOSED FLOOR PLAN - HOUSE 3		sheet A204	
date 1/11/23		job number G20010		scale of A1 1:50	
issue PRELIMINARY		drawn DM		revision scale of A1 1:50	
date 1/11/23		checked DM		revision scale of A1 1:50	

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Indicative Drainage plan.
 AN Amedment is required with drainage outfall confirmed by I
 SDC Assets team before Pre Line .
 No drainage can be booked until this is confrimed.

- WATER TRAP TO SERVE LAUNDRY TUB TOGETHER WITH ADJACENT CLOTHES WASHING MACHINE, AS PER NZBC G13/AS1 3.3.2c
- OVERFLOW RELIEF GULLY AT EACH INDIVIDUAL RESIDENTIAL BUILDING IN A MULTI-UNIT DEVELOPMENT, AS PER AS/ NZS 3500.2:2003 12.2.3b
- HWC TO HAVE SAFETY TRAY INSTALLED UNDER WITH 40mm DRAIN PIPE TO NEAREST GULLY TRAP OR PLANTING AREA
- 1.5m RADIUS SHOWN SHADED OF WATERPROOFING AROUND SINK
- RESENE 33mm DURATHERM INSULATION TO PERIMETER OF FOUNDATION ON DUPLEX ONLY
- 3.1.01: CONCRETE REINFORCED FLOOR SLAB ON GRAVEL RAFT
 CONCRETE SLAB ON GRADE WITH EDGE AND LOAD BEARING WALL THICKENING ON GRAVEL RAFT, REFER STRUCTURAL ENGINEERS DOCUMENTATION.

- SS PUBLIC MAINS SEWER DRAIN
- SD SEWER DRAIN
- SW STORMWATER DRAIN
- AAV AIR ADMITTANCE VALVE
- DP DOWNPIPE
 SELECTED POWDER COAT FINISH TO METAL
 DOWNPIPES COMPLETE WITH BRACKETS FIXED AS PER MANUFACTURERS REQUIREMENTS, REFER ROOF PLAN FOR SIZING
- HT HOSE TAP
- HWC HOT WATER CYLINDER
 HWC TUNDRISH TO BE INSTALLED TO DRAIN CYLINDER TRAY AND RELIEF VALVE DRAINAGE PIPES WITH ONE OUTLET TO OPEN AIR.
 VERMIN PROOFING TO END OF DRAIN.
 PIPE TO BE A MINIMUM OF 40mm DIA. (PVC)
- I/O INSPECTION OPENING AND ACCESS POINT
- FWG FLOOR WASTE GULLY TO DRAIN TO OPEN AIR
- GT GULLY TRAP
- S SUMP
- TV TERMINAL VENT

SANITARY PIPE SIZES & GRADIENTS		
FIXTURES	MIN. SIZE	MIN. GRADE
SANITARY DRAINAGE	100ø	1:50
STORMWATER DRAINAGE	100ø	1:120
WC	100ø	1:50
SHOWER	40ø	1:40
BATH	40ø	1:40
VANITIES	40ø	1:40
SINKS	65ø	1:40
LAUNDRY TUBS	40ø	1:30
FLOOR WASTES	100ø	1:50
PIPES INTO FLOOR WASTES	40ø	1:40
STACKS	100ø	
VENTS	80ø	

- HWC TO BE INSTALLED WITH SAFETY TRAY WITH 40ø uPVC OVERFLOW PIPE & A 20ø COPPER RELIEF DRAIN PIPE TO DISCHARGE ONTO GROUND, VERMIN PROOF MESH AT UNTRAPED VALVE
- ALL HOT AND COLD WATER PIPES ARE TO BE INSULATED (WOOL SLEEVE LAGGING) TO LIMIT HEAT LOSS DURING DISTRIBUTION THROUGH OUT THE HOUSE, AS PER H1.3.4
- ALL SURFACE WATER SYSTEMS FOR STORMWATER FROM DOWNPIPES AND ROOF GUTTERS SHALL BE IN ACCORDANCE WITH NZBC/G12
- ALL SANITARY SYSTEMS FOR FOUL WATER FROM SANITARY FIXTURES SHALL BE IN ACCORDANCE WITH NZBC/G12
- TERMINATION OF VENTS SHALL UTILISE COWLS OR OTHER APPROVED MECHANISMS TO MINIMISE ENTRY OF VERMIN AND DEBRIS TO THE VENTING SYSTEM
- ADEQUATE FLASHINGS ARE TO BE PROVIDED AT ALL PIPE PENETRATIONS THROUGH THE OUTSIDE WALLS AND ROOF. OUTSIDE TERMINATIONS OF ALL PIPES SHALL BE FITTED WITH SUITABLE VERMIN AND BIRDPROOF MESH.
- ALL PIPES, SIZES AND GRADIENTS TO BE CONFIRMED BY A REGISTERED PLUMBER AND DRAINLAYER PRIOR TO INSTALLATION
- DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL & STRUCTURAL DRAWINGS AND SPECIFICATIONS

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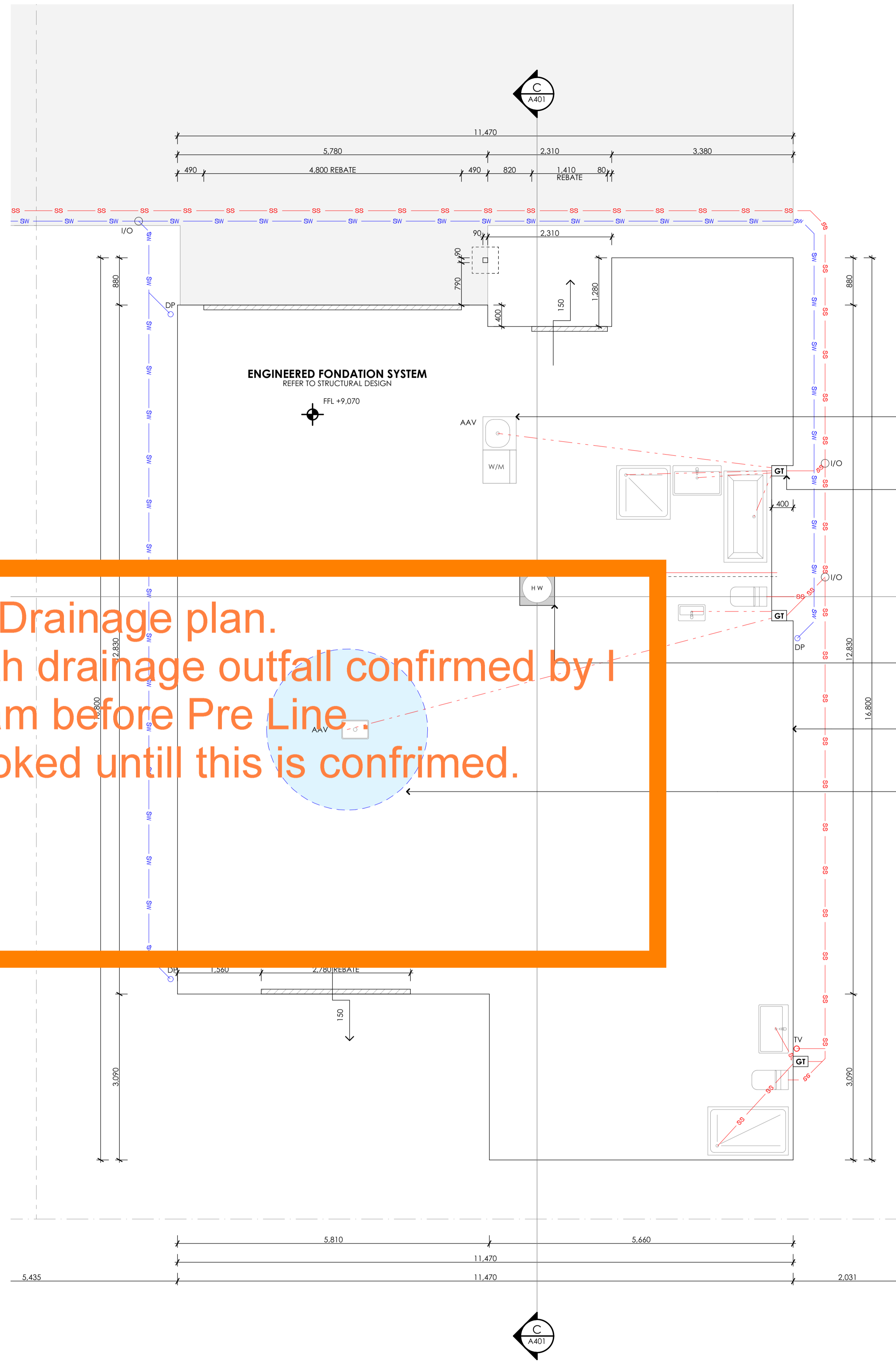
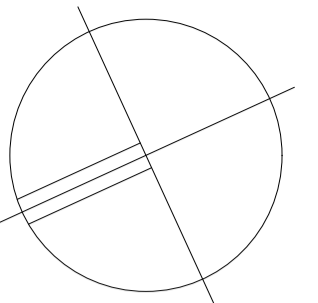
RevID	revision details	date



job #Project Description EDWARD STREET UNITS		drawing FOUNDATION & HYDRAULIC PLAN - HOUSES 1 & 2		sheet A205	
issue PRELIMINARY	drawn DM	revision	scale of A1 1:50	date 1/11/23	
date 1/11/23	job number G20010	checked DM	drawing shall be read in conjunction with all relevant architectural & structural drawings and specifications		

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Indicative Drainage plan.
AN Amedment is required with drainage outfall confirmed by I
SDC Assets team before Pre Line
No drainage can be booked until this is confirmed.

WATER TRAP TO SERVE LAUNDRY TUB TOGETHER WITH ADJACENT CLOTHES WASHING MACHINE, AS PER NZBC G13/AS1 3.3.2c

OVERFLOW RELIEF GULLY AT EACH INDIVIDUAL RESIDENTIAL BUILDING IN A MULTI-UNIT DEVELOPMENT, AS PER AS/ NZS 3500.2:2003 12.2.3b

HWC TO HAVE SAFETY TRAY INSTALLED UNDER WITH 40mm DRAIN PIPE TO NEAREST GULLY TRAP OR PLANTING AREA

3.1.01- CONCRETE REINFORCED FLOOR SLAB ON GRAVEL RAFT
CONCRETE SLAB ON GRADE WITH EDGE AND LOAD BEARING WALL THICKENING ON GRAVEL RAFT, REFER STRUCTURAL ENGINEERS DOCUMENTATION.

1.5m RADIUS SHOWN SHADED OF WATERPROOFING AROUND SINK

- SS PUBLIC MAINS SEWER DRAIN
- SD SEWER DRAIN
- SW STORMWATER DRAIN
- AAV AIR ADMITTANCE VALVE
- DP DOWNPIPE
SELECTED POWDER COAT FINISH TO METAL
DOWNPIPES COMPLETE WITH BRACKETS FIXED AS PER MANUFACTURERS REQUIREMENTS, REFER ROOF PLAN FOR SIZING
- HT HOSE TAP
- HWC HOT WATER CYLINDER
HWC TUNDRISH TO BE INSTALLED TO DRAIN CYLINDER TRAY AND RELIEF VALVE DRAINAGE PIPES WITH ONE OUTLET TO OPEN AIR.
VERMIN PROOFING TO END OF DRAIN.
PIPE TO BE A MINIMUM OF 40mm DIA. (PVC)
- I/O INSPECTION OPENING AND ACCESS POINT
- FWG FLOOR WASTE GULLY TO DRAIN TO OPEN AIR
- GT GULLY TRAP
- S SUMP
- TV TERMINAL VENT

SANITARY PIPE SIZES & GRADIENTS		
FIXTURES	MIN. SIZE	MIN. GRADE
SANITARY DRAINAGE	100ø	1:60
STORMWATER DRAINAGE	100ø	1:120
WC	100ø	1:60
SHOWER	40ø	1:40
BATH	40ø	1:40
VANITIES	40ø	1:40
SINKS	65ø	1:40
LAUNDRY TUBS	40ø	1:30
FLOOR WASTES	100ø	1:60
PIPES INTO FLOOR WASTES	40ø	1:40
STACKS	100ø	
VENTS	80ø	

HWC TO BE INSTALLED WITH SAFETY TRAY WITH 40ø uPVC OVERFLOW PIPE & A 20ø COPPER RELIEF DRAIN PIPE TO DISCHARGE ONTO GROUND, VERMIN PROOF MESH AT UNTRAPED VALVE

ALL HOT AND COLD WATER PIPES ARE TO BE INSULATED (WOOL SLEEVE LAGGING) TO LIMIT HEAT LOSS DURING DISTRIBUTION THROUGH OUT THE HOUSE, AS PER H1.3.4

ALL SURFACE WATER SYSTEMS FOR STORMWATER FROM DOWNPIPES AND ROOF GUTTERS SHALL BE IN ACCORDANCE WITH NZBC/G12

ALL SANITARY SYSTEMS FOR FOUL WATER FROM SANITARY FIXTURES SHALL BE IN ACCORDANCE WITH NZBC/G12

TERMINATION OF VENTS SHALL UTILISE COVILS OR OTHER APPROVED MECHANISMS TO MINIMISE ENTRY OF VERMIN AND DEBRIS TO THE VENTING SYSTEM

ADEQUATE FLASHINGS ARE TO BE PROVIDED AT ALL PIPE PENETRATIONS THROUGH THE OUTSIDE WALLS AND ROOF. OUTSIDE TERMINATIONS OF ALL PIPES SHALL BE FITTED WITH SUITABLE VERMIN AND BIRDPROOF MESH.

ALL PIPES, SIZES AND GRADIENTS TO BE CONFIRMED BY A REGISTERED PLUMBER AND DRAINLAYER PRIOR TO INSTALLATION

DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL & STRUCTURAL DRAWINGS AND SPECIFICATIONS

RevID	revision details	date

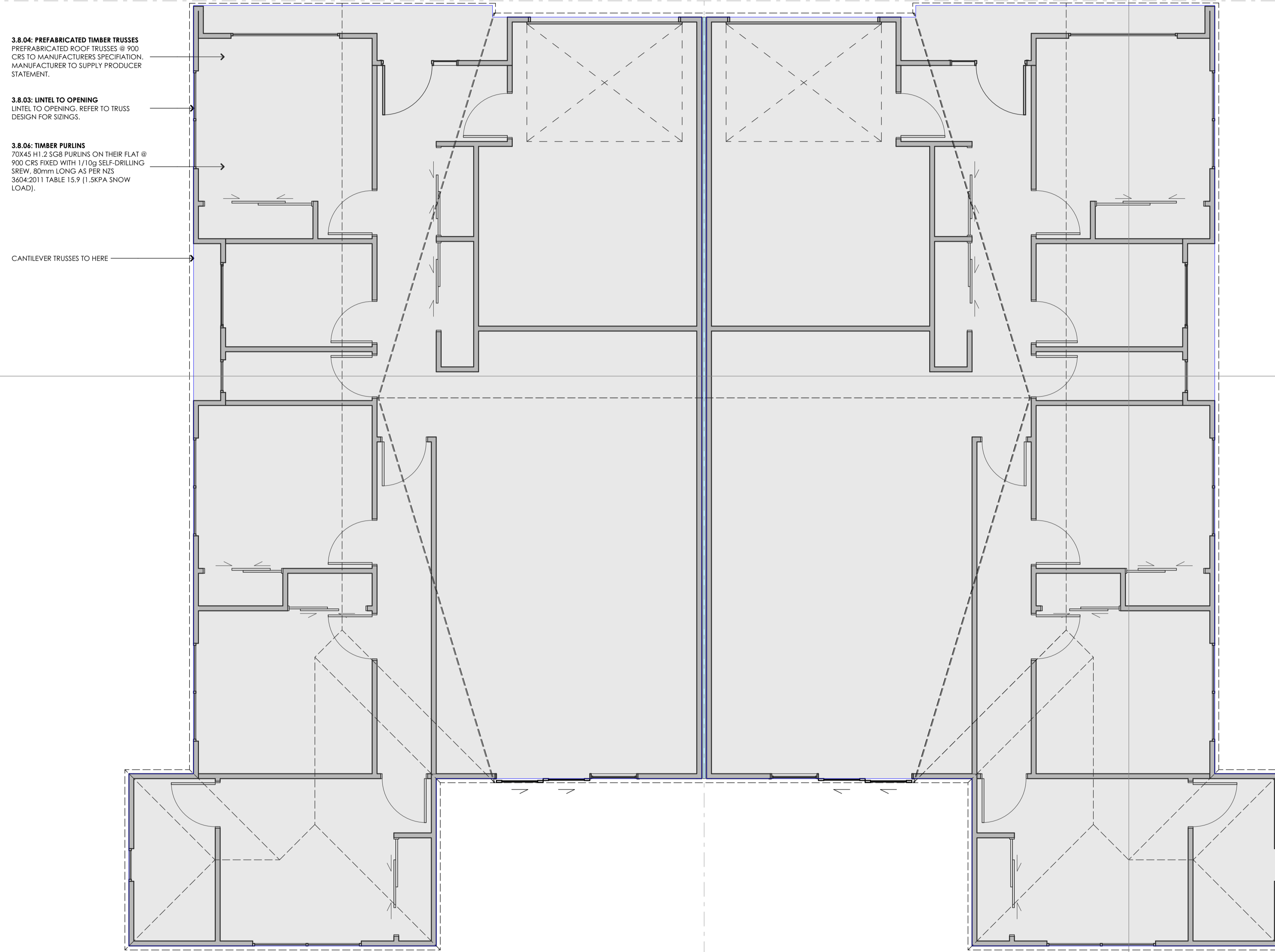
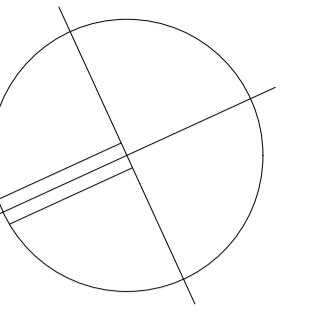


job #Project Description EDWARD STREET UNITS		drawing FOUNDATION & HYDRAULIC PLAN - HOUSE 3		sheet A206	
date 1/11/23	job number G20010	drawn DM	checked DM	revision scale of A1 1:50	

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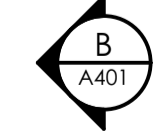
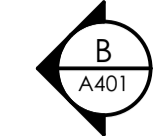


3.8.04: PREFABRICATED TIMBER TRUSSES
PREFABRICATED ROOF TRUSSES @ 900 CRS TO MANUFACTURERS SPECIFICATION, MANUFACTURER TO SUPPLY PRODUCER STATEMENT.

3.8.03: LINTEL TO OPENING
LINTEL TO OPENING, REFER TO TRUSS DESIGN FOR SIZES.

3.8.06: TIMBER PURLINS
70X45 H1.2 SCS PURLINS ON THEIR FLAT @ 900 CRS FIXED WITH 1/10g SELF-DRILLING SCREW, 80mm LONG AS PER NZS 3604:2011 TABLE 15.9 (1.5KPA SNOW LOAD).

CANTILEVER TRUSSES TO HERE



REFER TO A500 SERIES FOR TYPICAL ROOF DETAILS

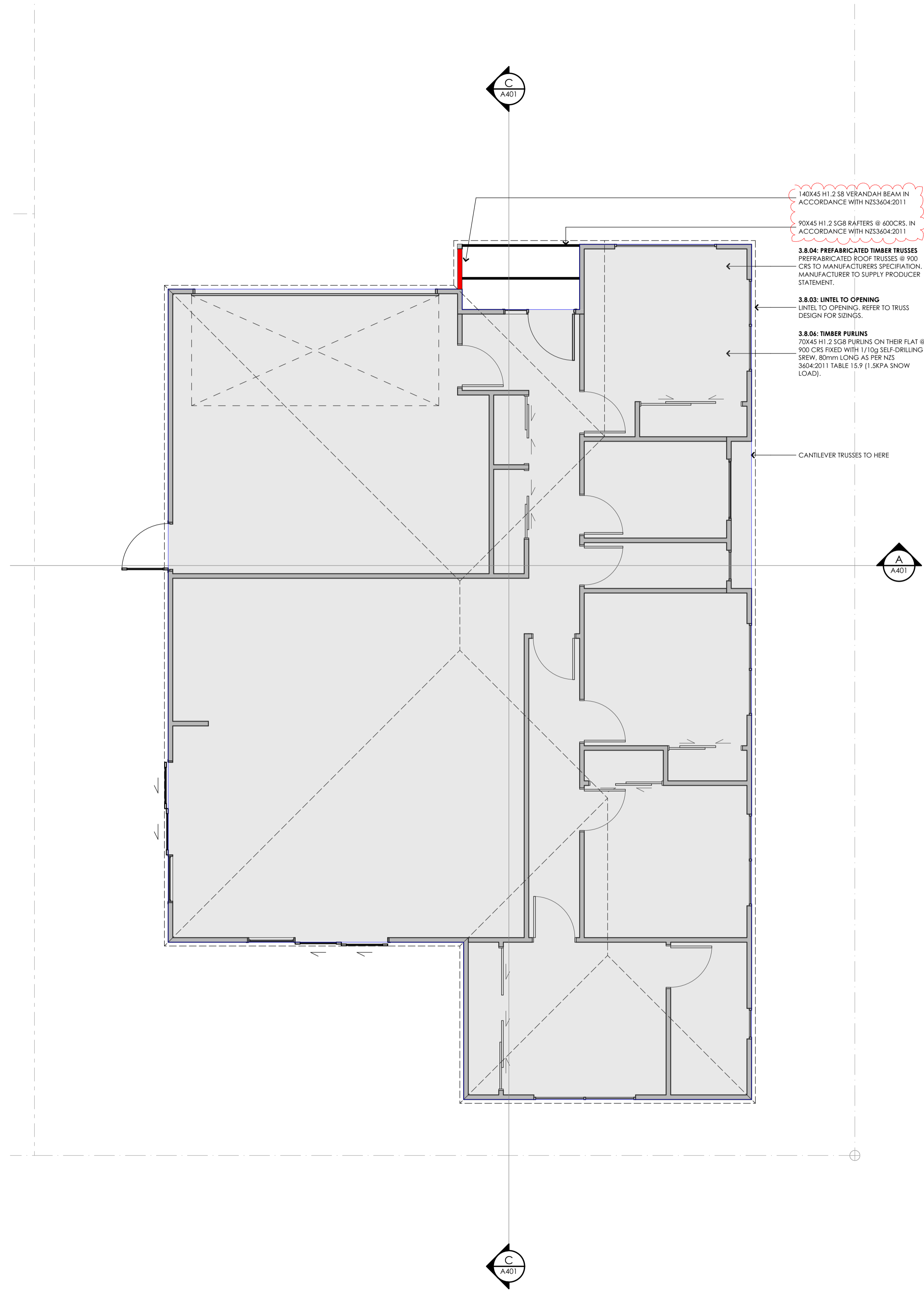
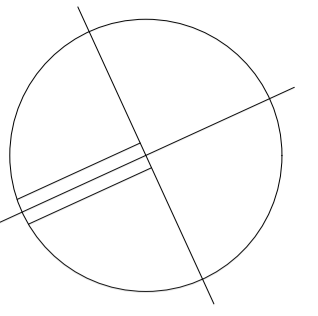
RECEIVED
SharonEddy 02/11/2023 15:55

RevID	revision details	date



job	#Project Description EDWARD STREET UNITS	drawing	ROOF FRAMING PLAN - HOUSES 1 & 2		Gravitas Level 1, No. 4a Welles St, Christchurch Central, 8011 ph :- 03 428-6773 email :- info@gravitas.net.nz
issue	PRELIMINARY	drawn	DM	revision	sheet
date	2/11/23	job number	G20010	checked	DM
				scale of A1	1:50
					A207

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140x45 H1.2 S8 VERANDAH BEAM IN ACCORDANCE WITH NZS3604:2011

90x45 H1.2 S8 RAFTERS @ 600CRS. IN ACCORDANCE WITH NZS3604:2011

REV A

3.8.04: PREFABRICATED TIMBER TRUSSES
 PREFABRICATED ROOF TRUSSES @ 900 CRS TO MANUFACTURERS SPECIFICATION, MANUFACTURER TO SUPPLY PRODUCER STATEMENT.

3.8.03: LINTEL TO OPENING
 LINTEL TO OPENING, REFER TO TRUSS DESIGN FOR SIZINGS.

3.8.06: TIMBER PURLINS
 70x45 H1.2 S8 PURLINS ON THEIR FLAT @ 900 CRS FIXED WITH 1/10g SELF-DRILLING CREW: 80mm LONG AS PER NES 3604:2011 TABLE 15.9 (1.5KPA SNOW LOAD).

CANTILEVER TRUSSES TO HERE

RECEIVED
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REFER TO A500 SERIES FOR TYPICAL ROOF DETAILS

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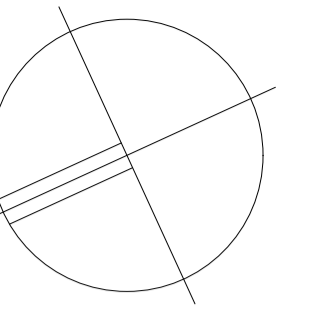
RevID	revision details	date
A	RFI 1 RESPONSE	01/11/2023



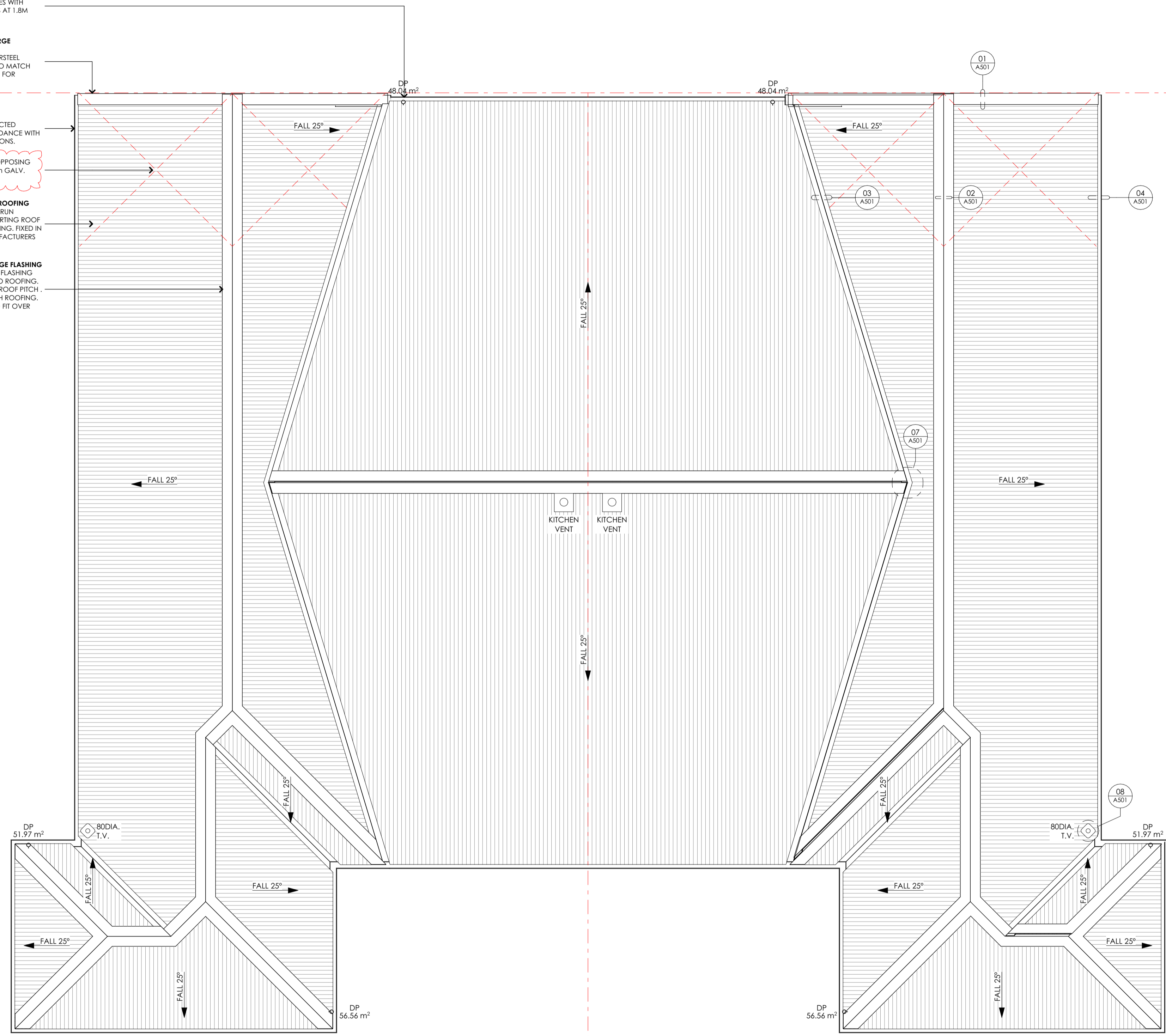
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	EDWARD STREET UNITS	ROOF FRAMING PLAN - HOUSE 3	PRELIMINARY	DM		A208
			date	checked	scale of A1	
			2/11/23	G20010	DM	1:50

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- 4.3.06: COLORSTEEL DOWNPIPES**
COLORSTEEL ROOF DOWNPIPES WITH MATCHING MUNZING RINGS AT 1.8M CRS.
- 4.3.08: 0.55 PREFINISHED BARGE FLASHING**
0.558MT PREFINISHED COLORSTEEL BARGE FLASHING. COLOR TO MATCH ROOFING. REFER TO DETAILS FOR FURTHER INFORMATION.
- 4.3.04: SELECTED SPOUTING**
SELECTED SPOUTING IN SELECTED COATING. FIXED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
REV A LUMBERLOK DIAGONALLY OPPOSING PAIR OF CONTINUOUS 25mm GALV. STRAP ROOF PLANE BRACES
- 4.3.01: SELECTED LONGRUN ROOFING**
0.408MT CORRUGATE LONGRUN ROOFING OVER SELF SUPPORTING ROOF UNDERLAY, ON ROOF FRAMING. FIXED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS
- 4.3.07: 0.55 PREFINISHED RIDGE FLASHING**
0.558MT PREFINISHED RIDGE FLASHING WITH 200mm MIN. COVER TO ROOFING. PURPOSE MADE TO MATCH ROOF FITCH. FINISH & COLOUR TO MATCH ROOFING. FLASHING EDGE NOTHED TO FIT OVER ROOFING PROFILE.



REFER TO A500 SERIES FOR TYPICAL ROOF DETAILS

RevID	revision details	date
A	RFI RESPONSE	01/11/2023



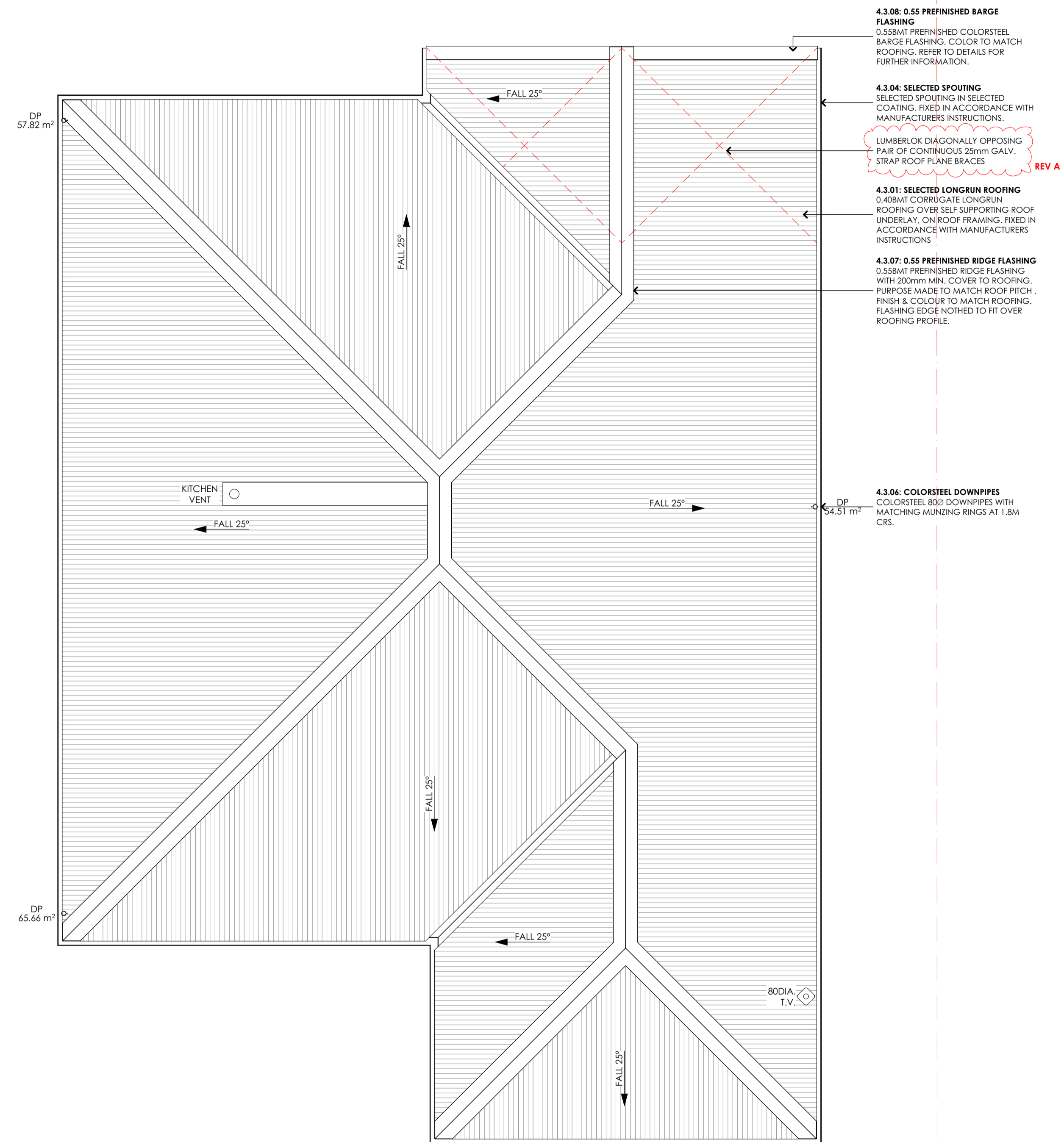
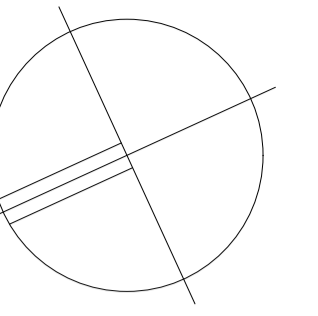
job	#Project Description EDWARD STREET UNITS	drawing	ROOF PLAN - HOUSES 1 & 2
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issue	PRELIMINARY	drawn	DM	revision		sheet	A209
date	1/11/23	job number	G20010	checked	DM	scale of A1	1:50

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- 4.3.06: 0.55 PREFINISHED BARGE FLASHING**
0.558MT PREFINISHED COLORSTEEL BARGE FLASHING, COLOR TO MATCH ROOFING. REFER TO DETAILS FOR FURTHER INFORMATION.
- 4.3.04: SELECTED SPOUTING**
SELECTED SPOUTING IN SELECTED COATING, FIXED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
- 4.3.01: SELECTED LONGRUN ROOFING**
0.408MT CORRUGATE LONGRUN ROOFING OVER SELF SUPPORTING ROOF UNDERLAY, ON ROOF FRAMING, FIXED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS
- 4.3.07: 0.55 PREFINISHED RIDGE FLASHING**
0.558MT PREFINISHED RIDGE FLASHING WITH 200mm MIN. COVER TO ROOFING. PURPOSE MADE TO MATCH ROOF PITCH. FINISH & COLOUR TO MATCH ROOFING. FLASHING EDGES NOTIETH TO FIT OVER ROOFING PROFILE.
- 4.3.04: COLORSTEEL DOWNPIPES**
COLORSTEEL 800 DOWNPIPES WITH MATCHING MOUNDING RINGS AT 1.8M CRS.

LUMBERLOK DIAGONALLY OPPOSING PAIR OF CONTINUOUS 25mm GALV. STRAP ROOF PLANE BRACES **REV A**

REFER TO A500 SERIES FOR TYPICAL ROOF DETAILS

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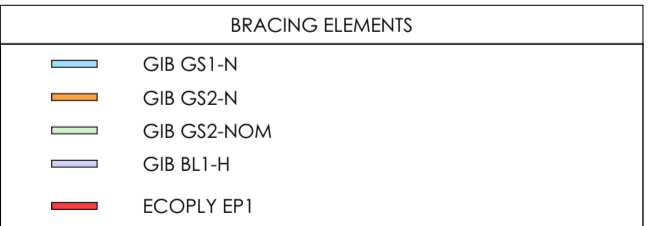
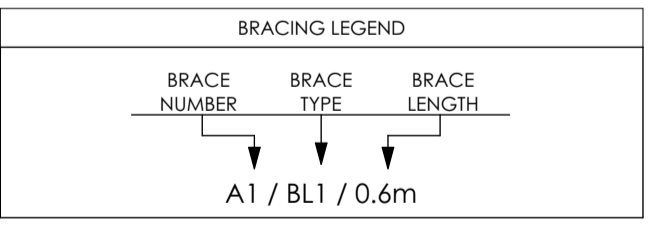
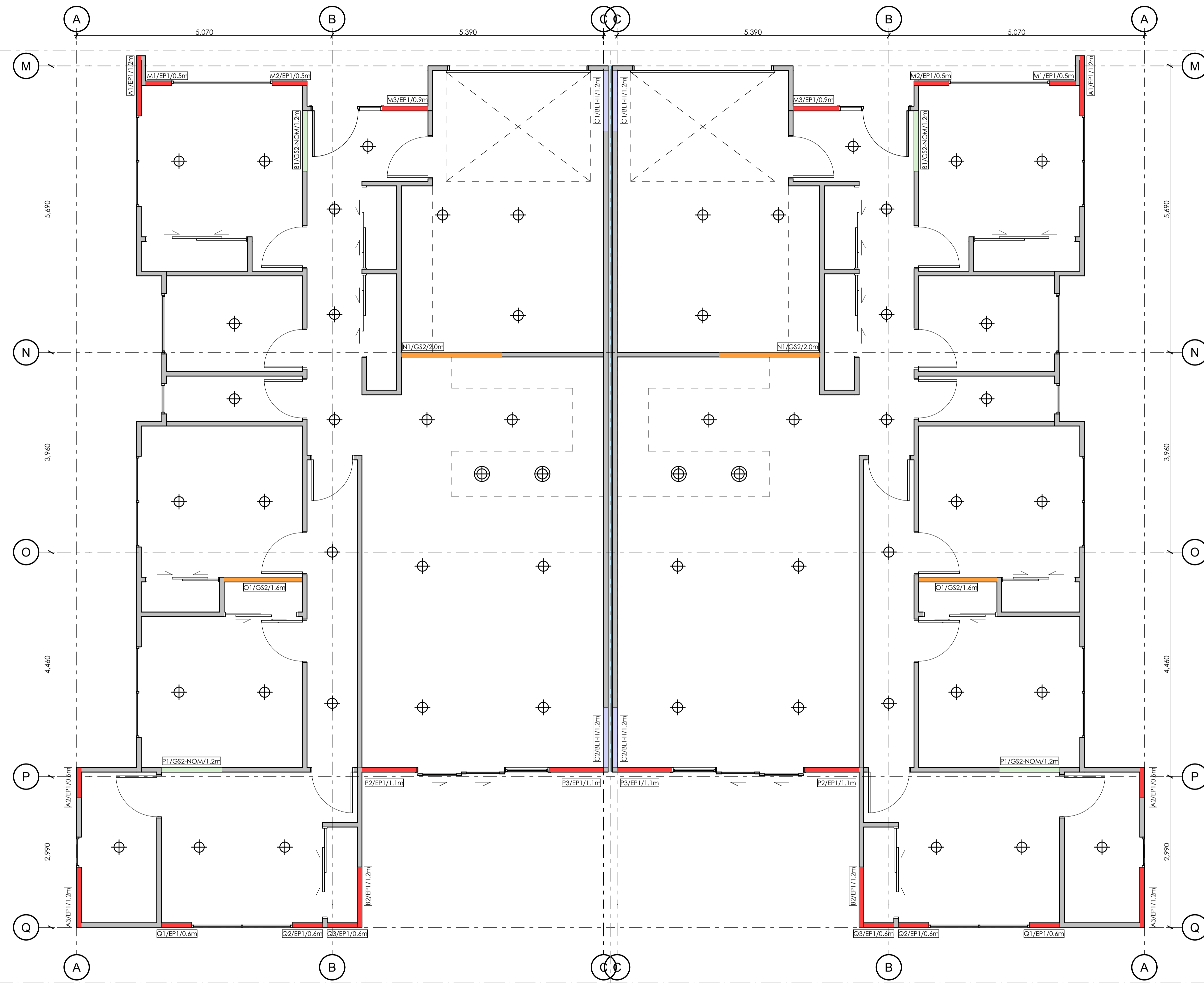
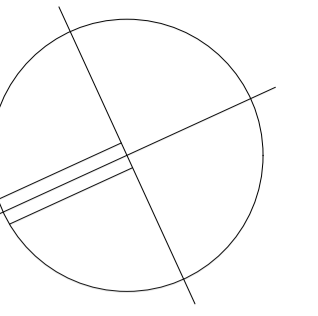
RevID	revision details	date
A	RFI RESPONSE	01/11/2023



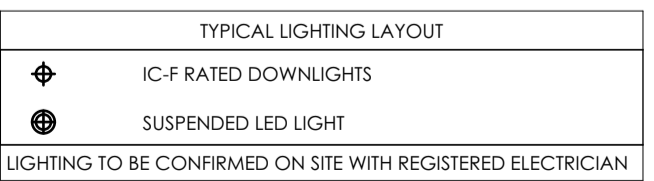
job	#Project Description	drawing	issue	drawn	revision	sheet
EDWARD STREET UNITS	ROOF PLAN - HOUSE 3	PRELIMINARY	DM			A210
			date	job number	checked	scale of A1
			1/11/23	G20010	DM	1:50

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ALL BRACING TO BE INSTALLED AND FIXED AS PER MANUFACTURERS INSTRUCTIONS



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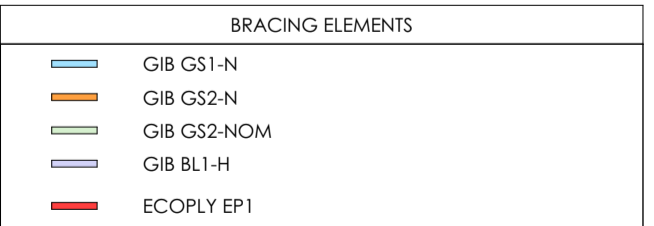
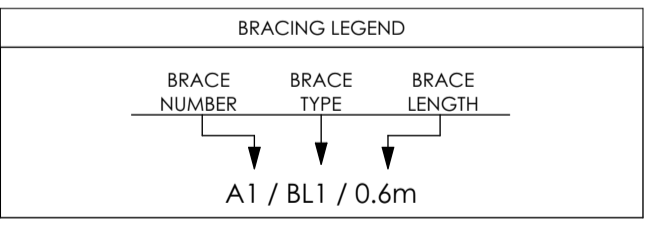
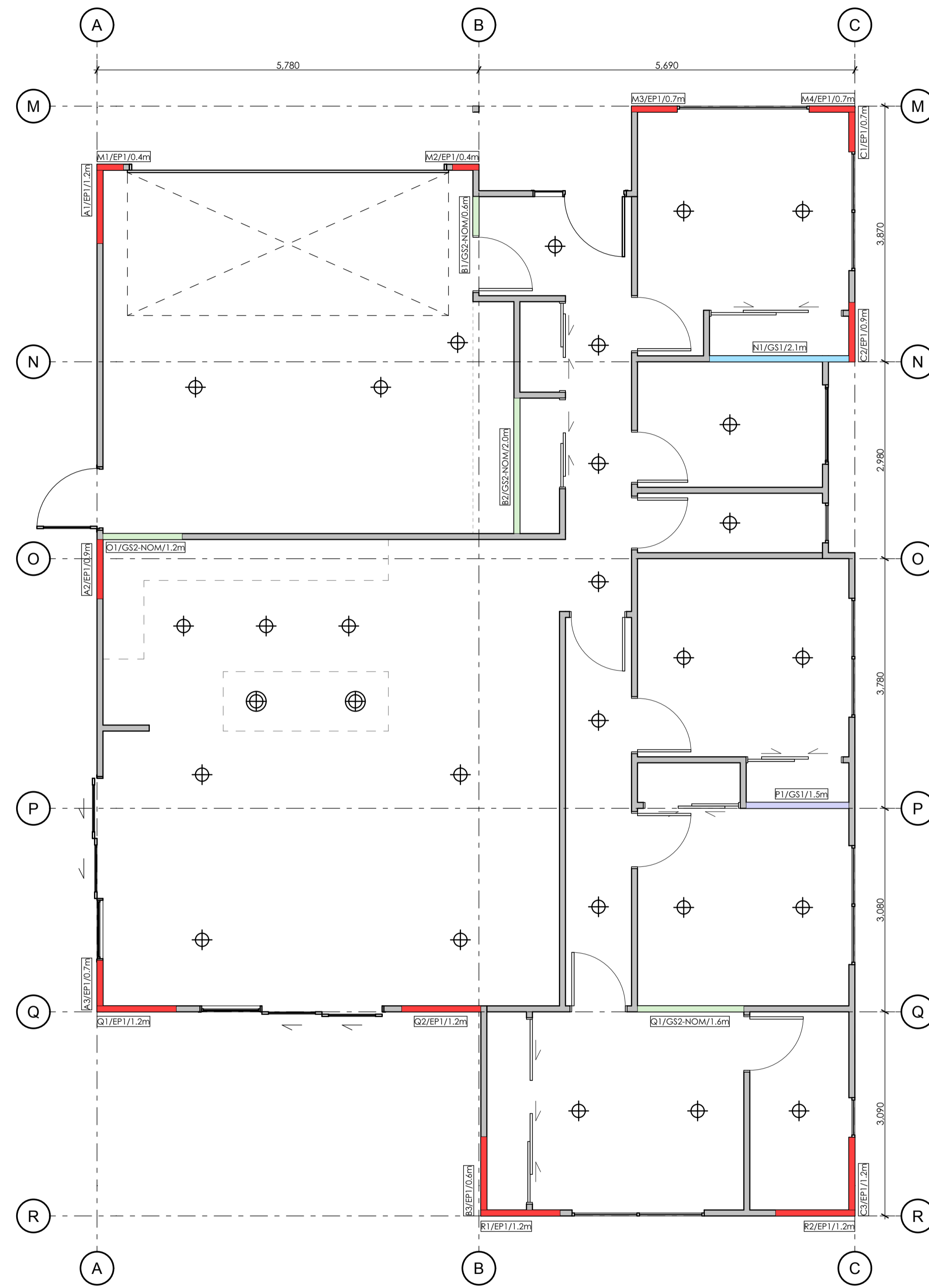
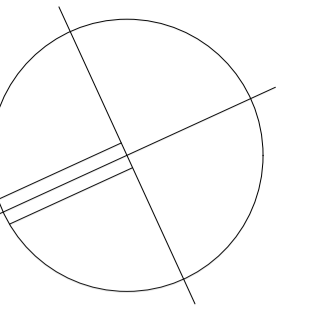
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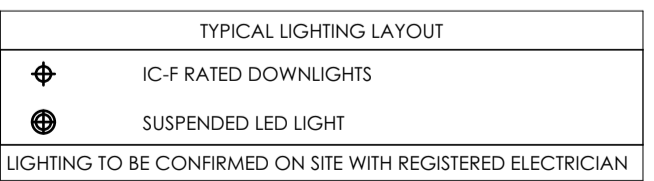
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date 1/11/23		job number G20010		scale of A1 1:50	
issue PRELIMINARY		drawn DM		revision scale of A1	
checked DM		checked DM		scale of A1 1:50	

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ALL BRACING TO BE INSTALLED AND FIXED AS PER MANUFACTURERS INSTRUCTIONS



RevID	revision details	date

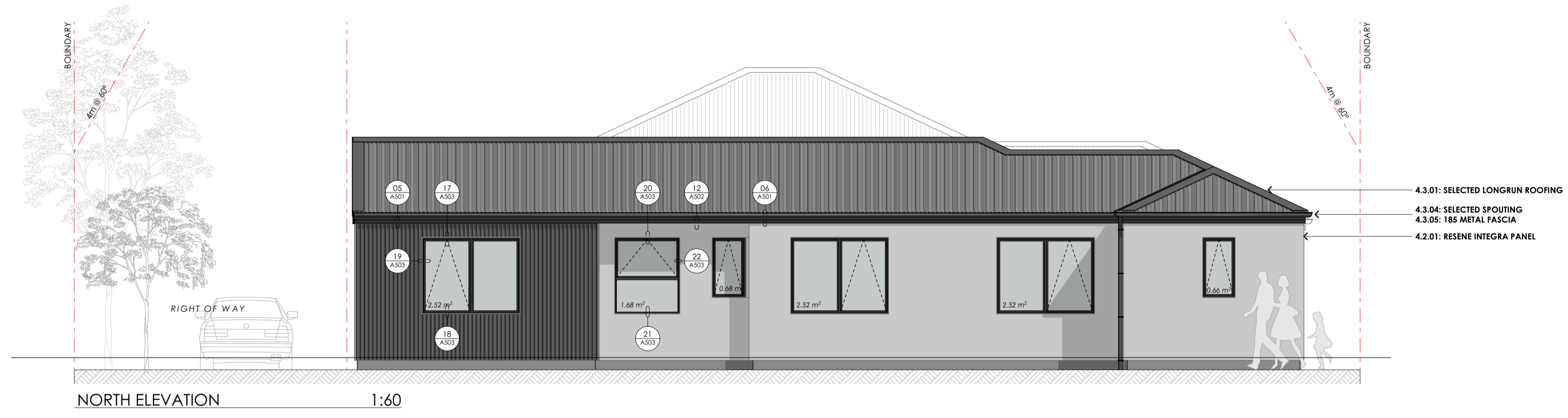


job #Project Description EDWARD STREET UNITS		drawing BRACING & LIGHTING PLAN - HOUSE 3		sheet A212	
Issue PRELIMINARY					
date 1/11/23	job number G20010	checked DM	drawn DM	revision scale of A1 1:50	

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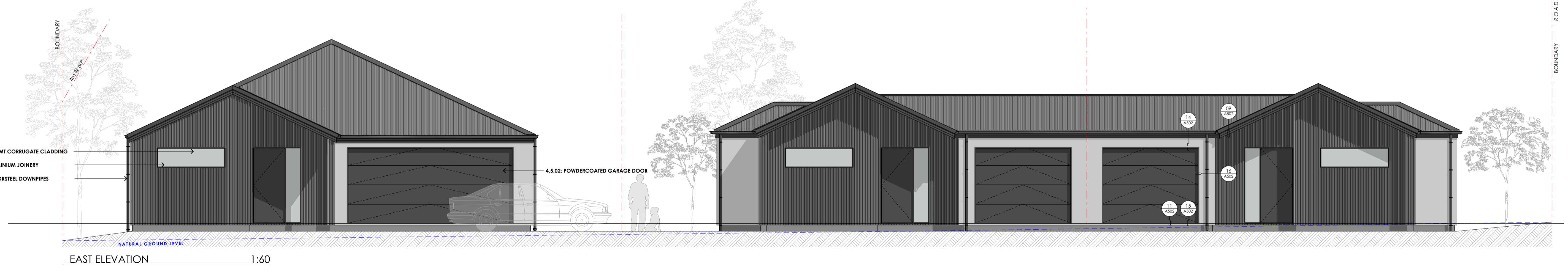
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- 4 ENCLOSURE
- 4.2 WALL AND SOFFIT CLADDINGS
- 4.2.01 RESENE INTEGRA PANEL
RESENE 50mm INTEGRA FACADE SYSTEM WITH MINERAL FINISH, OVER 20x45mm VERTICAL CAVITY BATTENS, OVER RAB BOARD INSTALLED AS PER MANUFACTURERS INSTRUCTIONS
- 4.2.02 0.408MT CORRUGATE CLADDING
SELECTED 0.408MT VERTICAL CORRUGATE CLADDING, OVER 20x45mm H3.1 CASTELATED BATTENS WITH SEPERATION LAYER TO CLADDING, OVER RAB BOARD INSTALLED AS PER E2/AS1.
- 43 ROOFING AND DECKING
- 4.3.01 SELECTED LONGRUN ROOFING
0.408MT CORRUGATE LONGRUN ROOFING OVER SELF SUPPORTING ROOF UNDERLAY, ON ROOF FRAMING, FIXED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS
- 4.3.04 SELECTED SPOUTING
SELECTED SPOUTING IN SELECTED COATING, FIXED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS
- 4.3.05 185 METAL FASCIA
SELECTED 185 COLORSTEEL FASCIA (OR SIM.) IN SELECTED COATING, FIXED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
- 4.3.06 COLORSTEEL DOWNPIPES
COLORSTEEL 803 DOWNPIPES WITH MATCHING MUNZING RINGS AT 1.8M CRS.
- 45 DOORS & WINDOWS
- 4.5.01 ALUMINIUM JOINERY
DOUBLE GLAZED, ALUMINIUM WINDOW & DOOR JOINERY WITH MINIMUM R3.0, GLAZING TO COMPLY WITH NZS 4223. UNITS SUPPLIED COMPLETE WITH H3.1 TIMBER GROOVES FOR LINING REVEALS & PAINT FINISH.
- 4.5.02 POWDERCOATED GARAGE DOOR
SELECTED SECTIONAL OVERHEAD GARAGE DOOR WITH SELECTED POWDERCOATED FINISH. INSTALL WITH LOW HEAD ROOM KIT & AUTOMATIC FOOT OPENER. ALLOW FOR AUTO OPERATION POWER POINT TO BE FITTED 3.5M BACK FROM CENTRE OF OPENING MINIMUM CLEARANCES: BACKSPACE OF DOOR HEIGHT + 1.0m, 220mm HEADROOM AND 120mm SIDEROOM.

BUILDING ENVELOPE RISK MATRIX		
NORTH ELEVATION		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		8

BUILDING ENVELOPE RISK MATRIX		
EAST ELEVATION		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		8



RevID	revision details	date



job #Project Description EDWARD STREET UNITS		drawing ELEVATIONS		Gravitas Level 1, No. 40 Welles St, Christchurch Central, 8011 ph :- 03 428-6773 email :- info@gravitas.net.nz	
issue PRELIMINARY	drawn DM	revision	sheet A301	date 1/11/23	job number G20010
checked DM	scale of A1 1:60				

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4	ENCLOSURE
4.2	WALL AND SOFFIT CLADDINGS
4.2.01	RESENE INTEGRA PANEL RESENE 50mm INTEGRA FACADE SYSTEM WITH MINERAL FINISH, OVER 20X45mm VERTICAL CAVITY BATTENS, OVER RAB BOARD INSTALLED AS PER MANUFACTURERS INSTRUCTIONS
4.2.02	0.40BMT CORRUGATE CLADDING SELECTED 0.40BMT VERTICAL CORRUGATE CLADDING, OVER 20X45mm H3.1 CASTELATED BATTENS WITH SEPERATION LAYER TO CLADDING, OVER RAB BOARD INSTALLED AS PER E2/AS1.
4.3	ROOFING AND DECKING
4.3.01	SELECTED LONGRUN ROOFING 0.40BMT CORRUGATE LONGRUN ROOFING OVER SELF SUPPORTING ROOF UNDERLAY, ON ROOF FRAMING, FIXED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS
4.3.04	SELECTED SPOUTING SELECTED SPOUTING IN SELECTED COATING, FIXED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS
4.3.05	185 METAL FASCIA SELECTED 185 COLORSTEEL FASCIA (OR SIM.) IN SELECTED COATING, FIXED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
4.3.06	COLORSTEEL DOWNPIPES COLORSTEEL 803 DOWNPIPES WITH MATCHING MUNZING RINGS AT 1.8M CRS.
4.5	DOORS & WINDOWS
4.5.01	ALUMINIUM JOINERY DOUBLE GLAZED, ALUMINIUM WINDOW & DOOR JOINERY WITH MINIMUM R3.0, GLAZING TO COMPLY WITH NZS 4223. UNITS SUPPLIED COMPLETE WITH H3.1 TIMBER GROOVES FOR LINING REVEALS & PAINT FINISH.



BUILDING ENVELOPE RISK MATRIX		
SOUTH ELEVATION		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		8

BUILDING ENVELOPE RISK MATRIX		
WEST ELEVATION		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		7



RevID	revision details	date

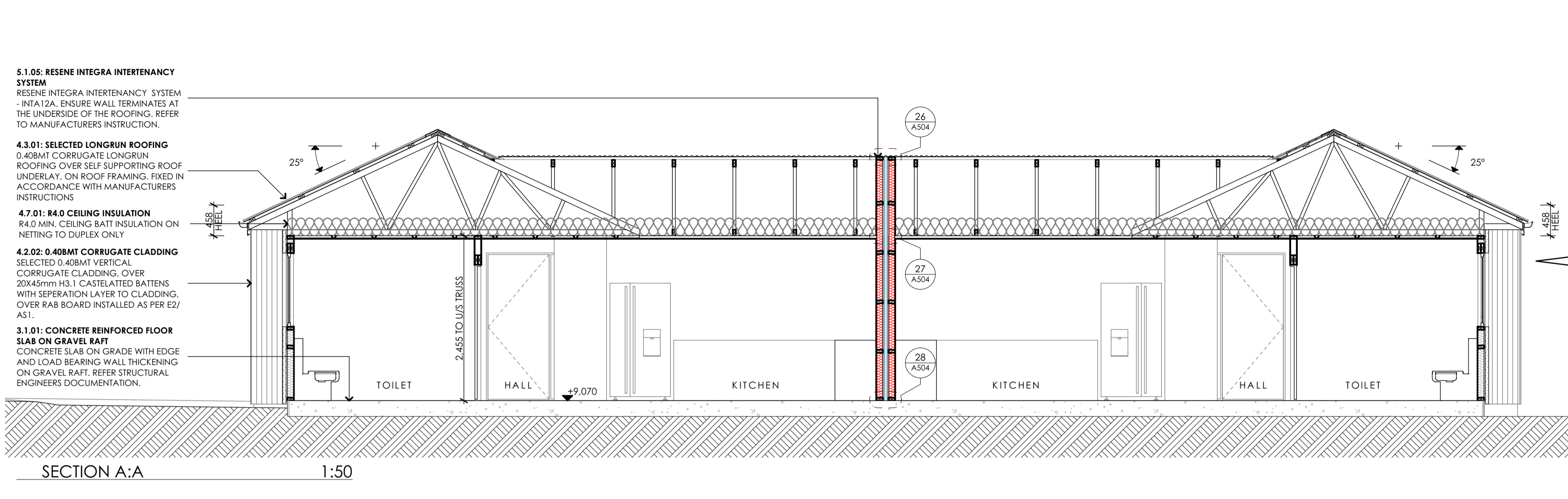


job		#Project Description		drawing		revision		sheet	
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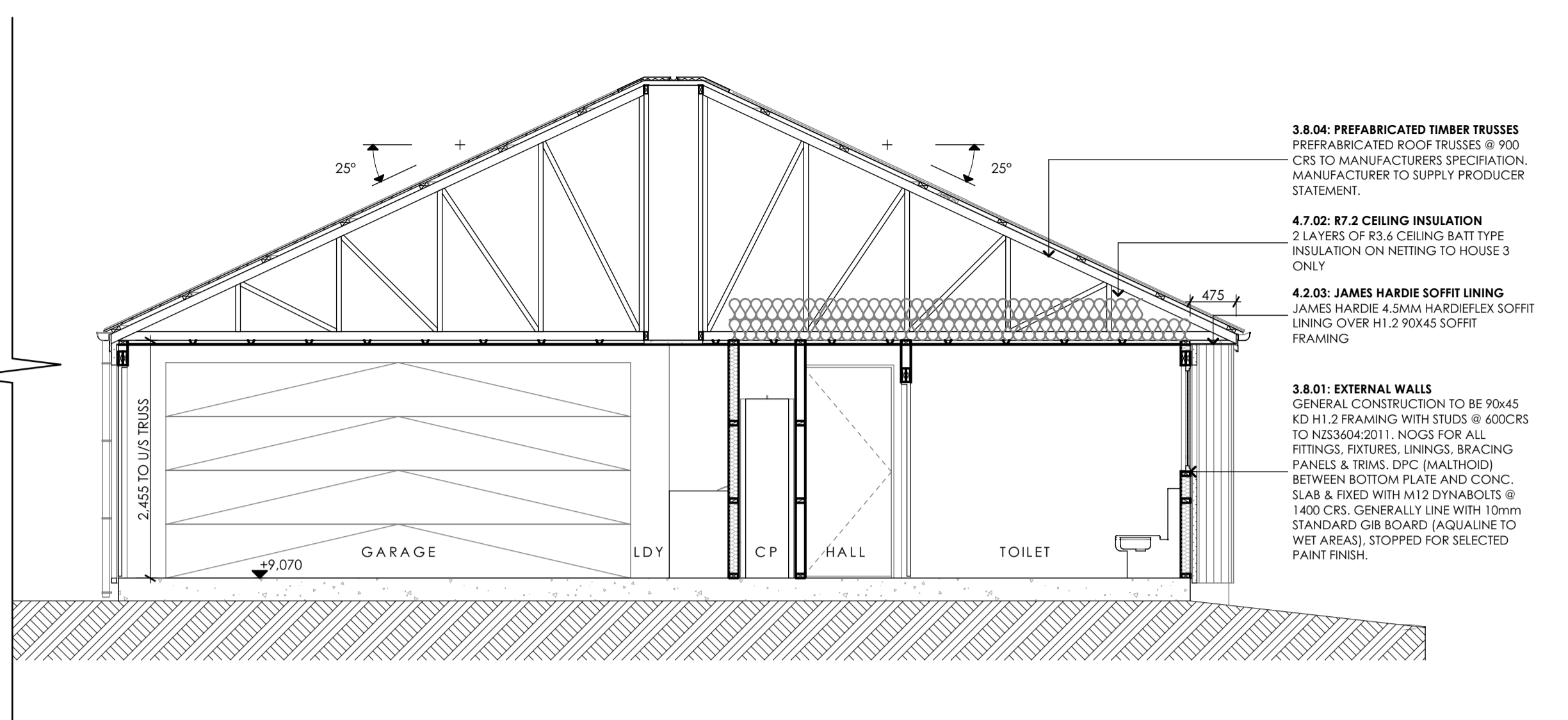
Gravitas Level 1, No. 4a Welles St, Christchurch Central, 8011 ph :- 03 428-6773 email :- info@gravitas.net.nz

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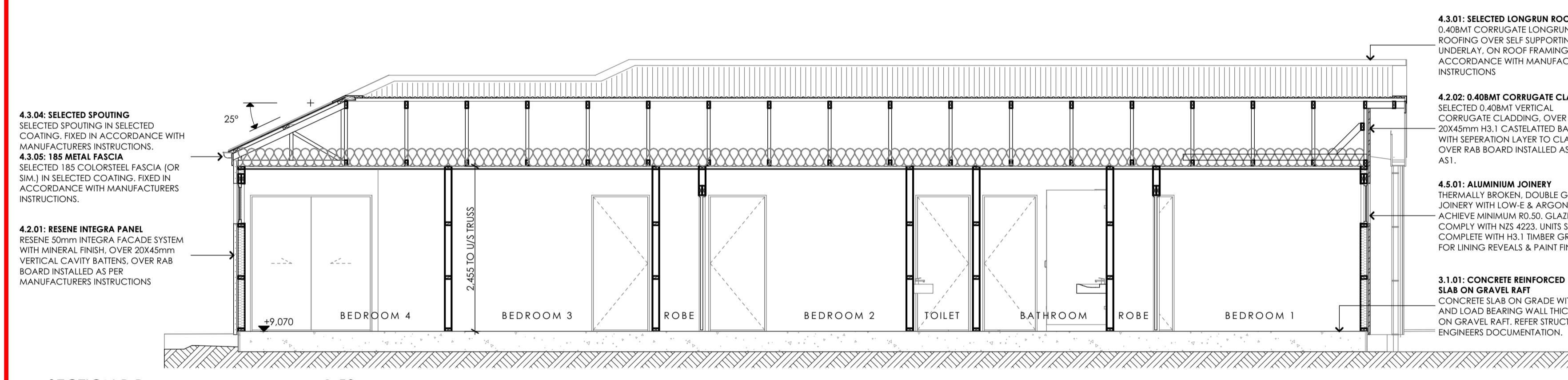
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SECTION A:A 1:50

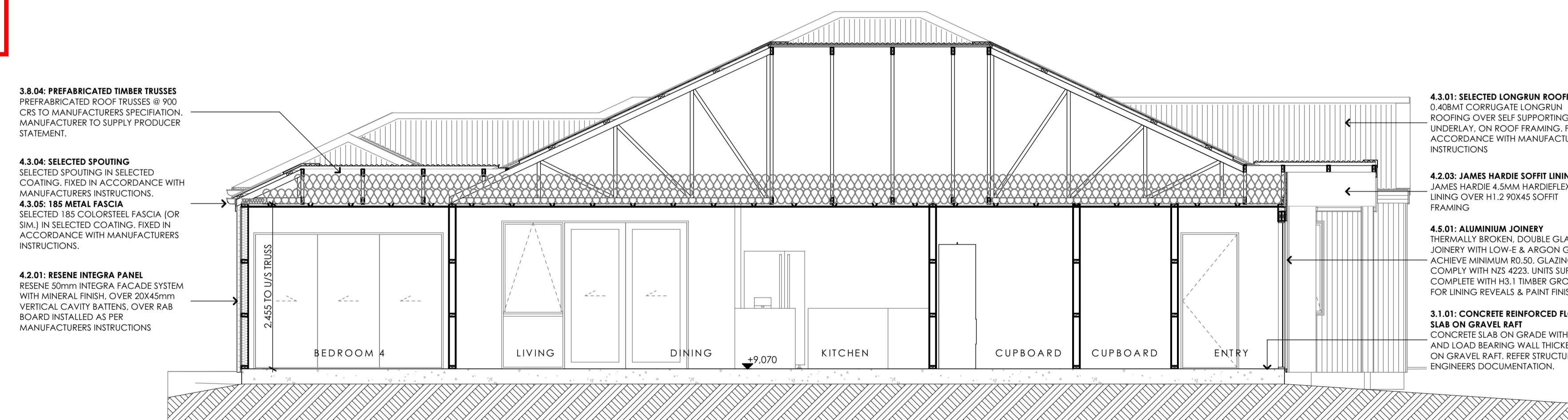


- 3.8.04: PREFABRICATED TIMBER TRUSSES**
PREFABRICATED ROOF TRUSSES @ 900 CRS TO MANUFACTURERS SPECIFICATION, MANUFACTURER TO SUPPLY PRODUCER STATEMENT.
- 4.7.02: R7.2 CEILING INSULATION**
2 LAYERS OF R3.6 CEILING BATT TYPE INSULATION ON NETTING TO HOUSE 3 ONLY
- 4.2.03: JAMES HARDIE SOFFIT LINING**
JAMES HARDIE 4.5MM HARDIFLEX SOFFIT LINING OVER H1.2 90x45 SOFFIT FRAMING
- 3.8.01: EXTERNAL WALLS**
GENERAL CONSTRUCTION TO BE 90x45 KD H1.2 FRAMING WITH STUDS @ 600CRS TO HES364/2011. NOGS FOR ALL FITTINGS, FIXTURES, LININGS, BRACING PANELS & TRIMS. DPC (MALTHOID) BETWEEN BOTTOM PLATE AND CONC. SLAB & FIXED WITH M12 DYNABOLTS @ 1400 CRS. GENERALLY LINE WITH 10mm STANDARD GIB BOARD (AGUALINE TO WET AREAS), STOPPED FOR SELECTED PAINT FINISH.



SECTION B:B 1:50

- 4.3.01: SELECTED LONGRUN ROOFING**
0.408MT CORRUGATE LONGRUN ROOFING OVER SELF SUPPORTING ROOF UNDERLAY, ON ROOF FRAMING, FIXED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS
- 4.2.02: 0.408MT CORRUGATE CLADDING**
SELECTED 0.408MT VERTICAL CORRUGATE CLADDING, OVER 20X45mm H3.1 CASTELATED BATTENS WITH SEPERATION LAYER TO CLADDING, OVER RAB BOARD INSTALLED AS PER E2/ AS1.
- 4.5.01: ALUMINIUM JOINERY**
THERMALLY BROKEN, DOUBLE GLAZED JOINERY WITH LOW-E & ARGON GAS TO ACHIEVE MINIMUM R0.50. GLAZING TO COMPLY WITH NZS 4223. UNITS SUPPLIED COMPLETE WITH H3.1 TIMBER GROOVES FOR LINING REVEALS & PAINT FINISH.
- 3.1.01: CONCRETE REINFORCED FLOOR SLAB ON GRAVEL RAFT**
CONCRETE SLAB ON GRADE WITH EDGE AND LOAD BEARING WALL THICKENING ON GRAVEL RAFT. REFER STRUCTURAL ENGINEERS DOCUMENTATION.



SECTION C:C 1:50

- 4.3.01: SELECTED LONGRUN ROOFING**
0.408MT CORRUGATE LONGRUN ROOFING OVER SELF SUPPORTING ROOF UNDERLAY, ON ROOF FRAMING, FIXED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS
- 4.2.03: JAMES HARDIE SOFFIT LINING**
JAMES HARDIE 4.5MM HARDIFLEX SOFFIT LINING OVER H1.2 90x45 SOFFIT FRAMING
- 4.5.01: ALUMINIUM JOINERY**
THERMALLY BROKEN, DOUBLE GLAZED JOINERY WITH LOW-E & ARGON GAS TO ACHIEVE MINIMUM R0.50. GLAZING TO COMPLY WITH NZS 4223. UNITS SUPPLIED COMPLETE WITH H3.1 TIMBER GROOVES FOR LINING REVEALS & PAINT FINISH.
- 3.1.01: CONCRETE REINFORCED FLOOR SLAB ON GRAVEL RAFT**
CONCRETE SLAB ON GRADE WITH EDGE AND LOAD BEARING WALL THICKENING ON GRAVEL RAFT. REFER STRUCTURAL ENGINEERS DOCUMENTATION.

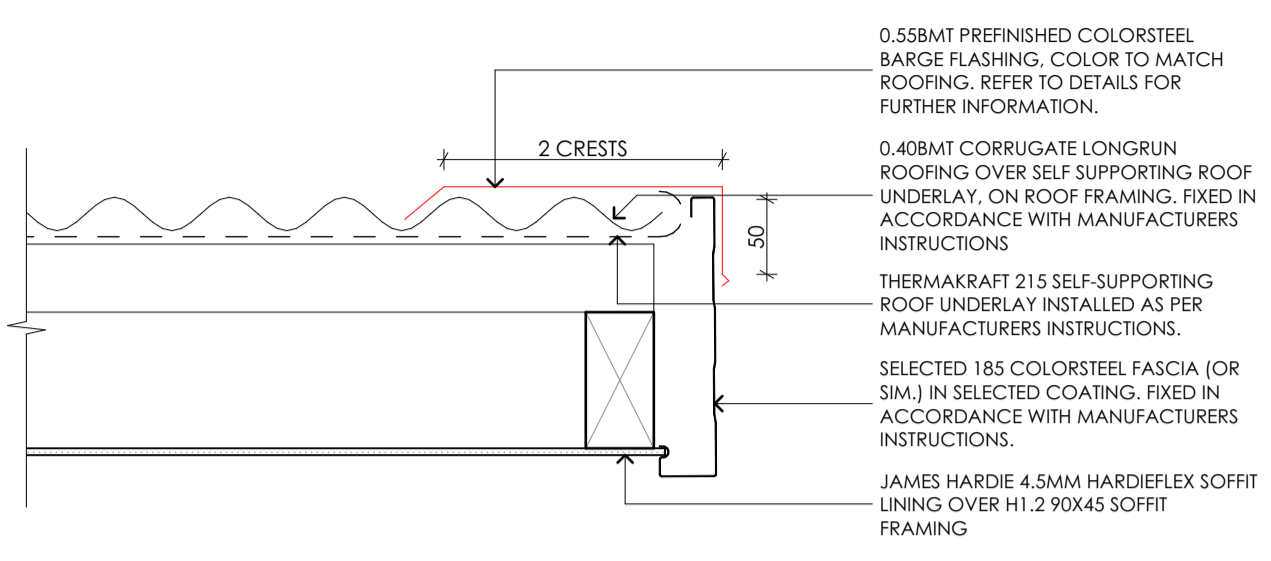
RevID	revision details	date



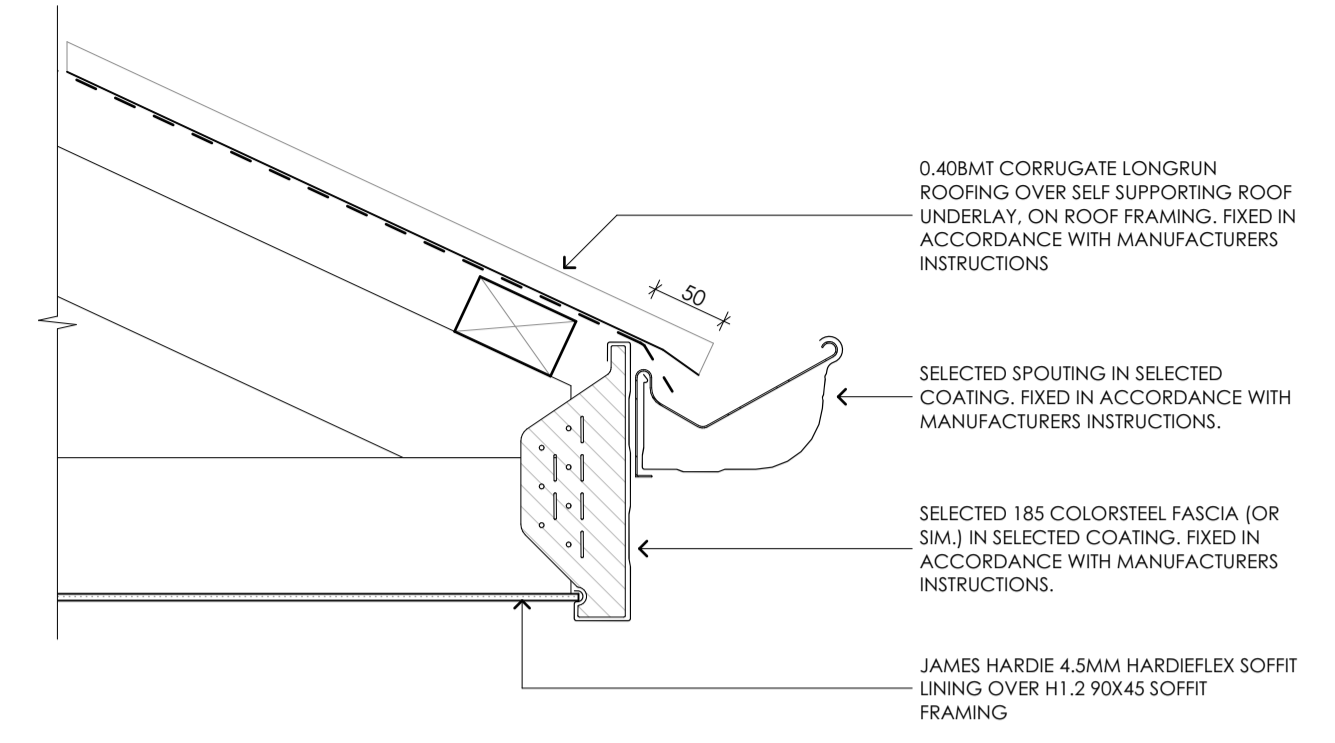
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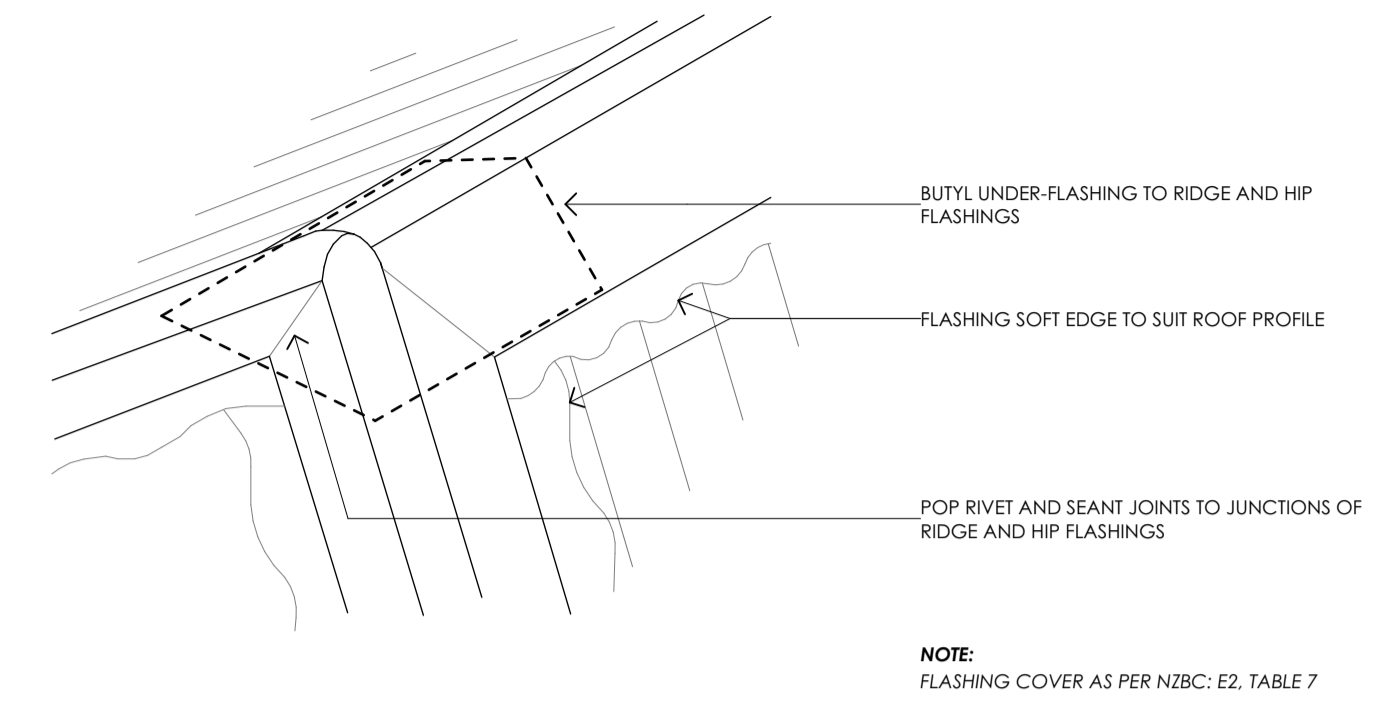
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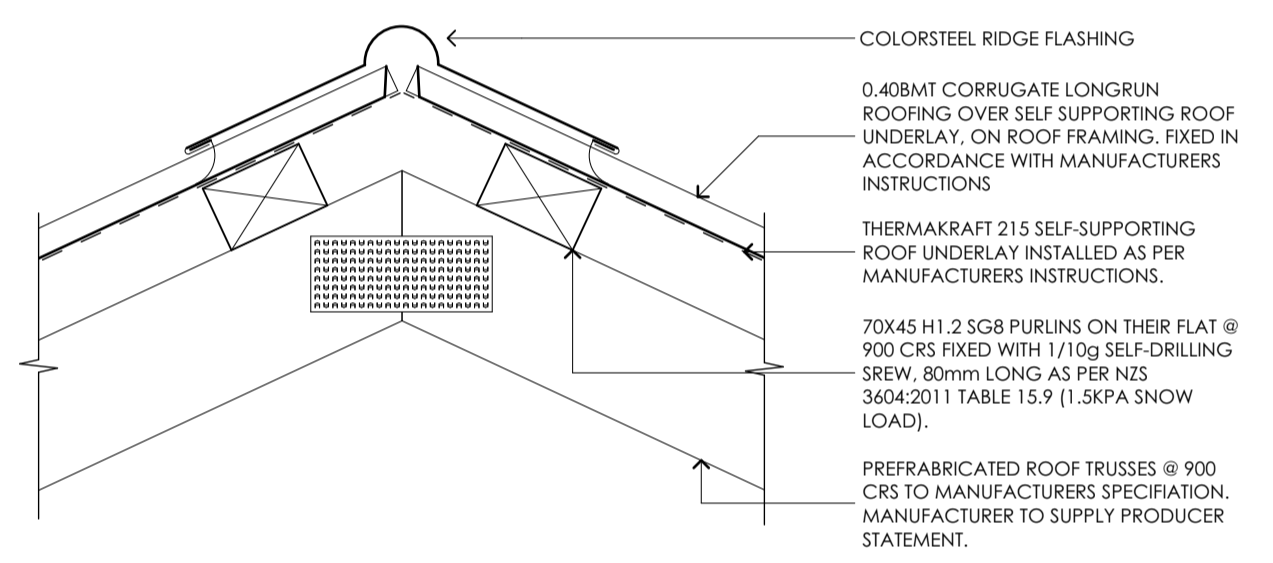
01 TYPICAL BARGE DETAIL
A209 SCALE 1:5



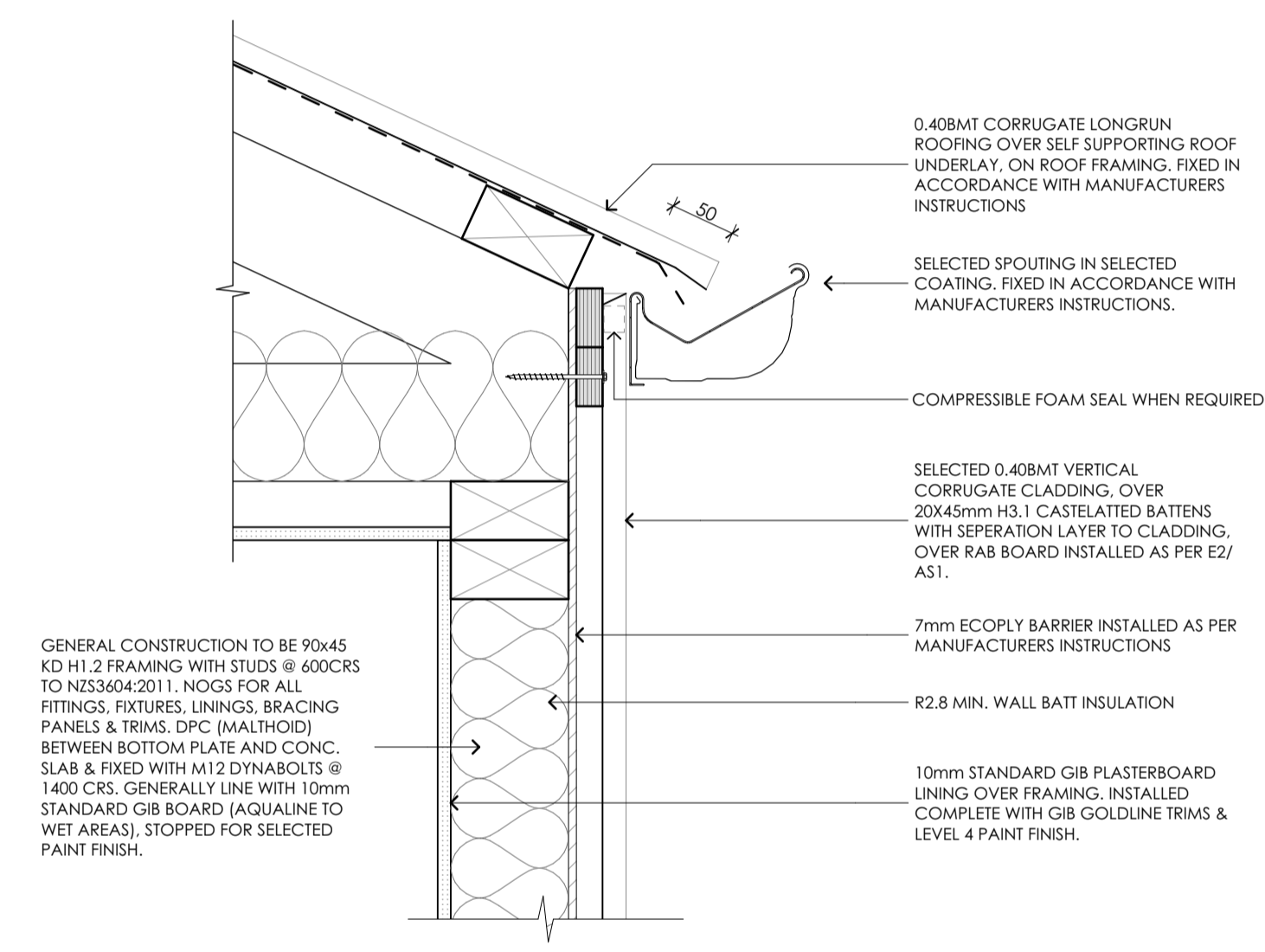
04 TYPICAL GUTTER DETAIL
A209 SCALE 1:5



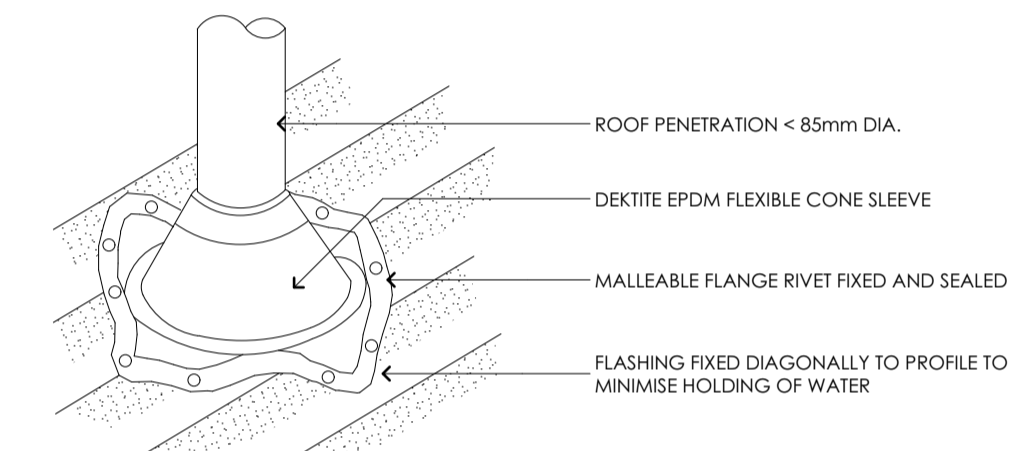
07 TYPICAL HIP DETAIL
A209 SCALE 1:5



02 TYPICAL RIDGE DETAIL
A209 SCALE 1:5

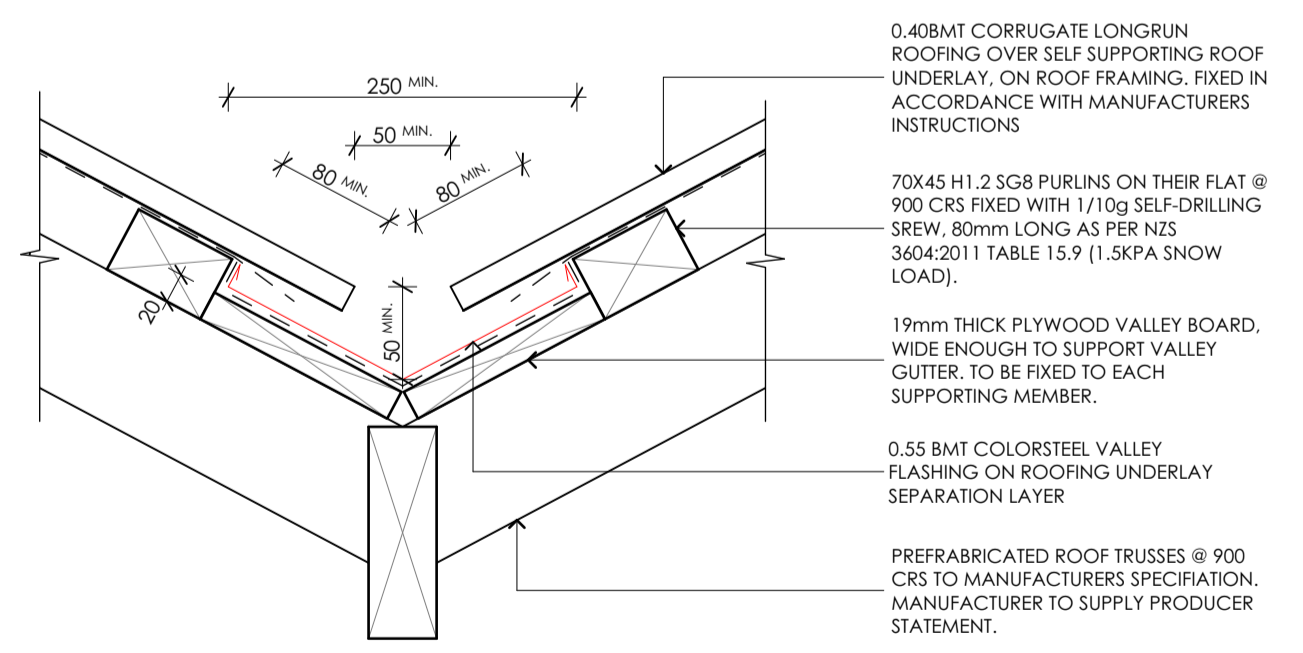


05 GUTTER TO CORRUGATE
A301, A05 SCALE 1:5

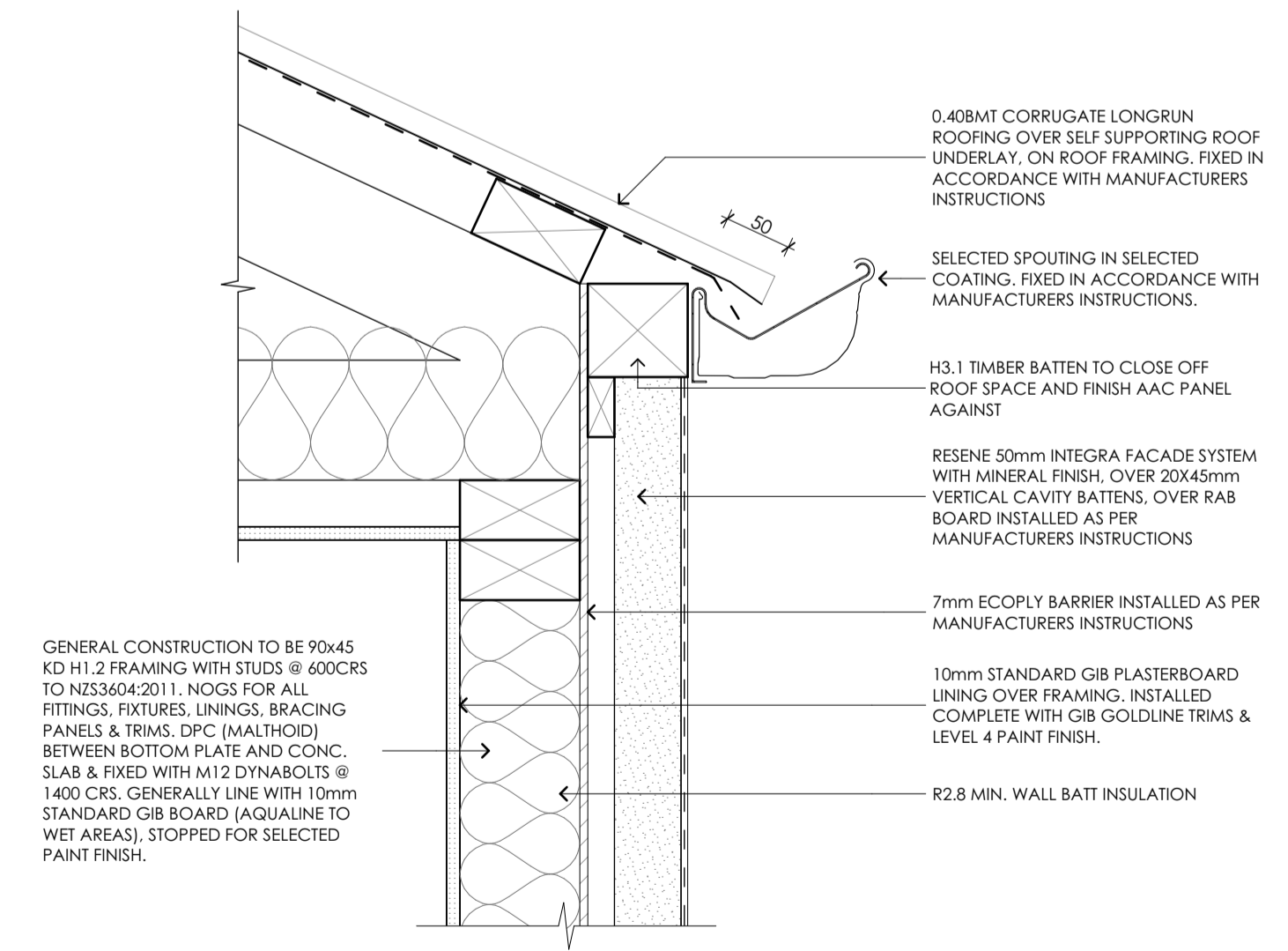


08 ROOF PENETRATION <85Ø
A209 SCALE 1:5

NOTES:
MAX. ROOF PITCH FOR THIS FLASHING IS 45°.
MINIMUM PITCH IS 10° IF BASE OF FLANGE COVERS ONE OR MORE COMPLETE TROUGHS.
ANY PENETRATION IS THE RESPONSIBILITY OF THE ROOF-INSTALLER



03 TYPICAL VALLEY DETAIL
A209 SCALE 1:5



06 GUTTER TO PLASTER
A301, A05 SCALE 1:5

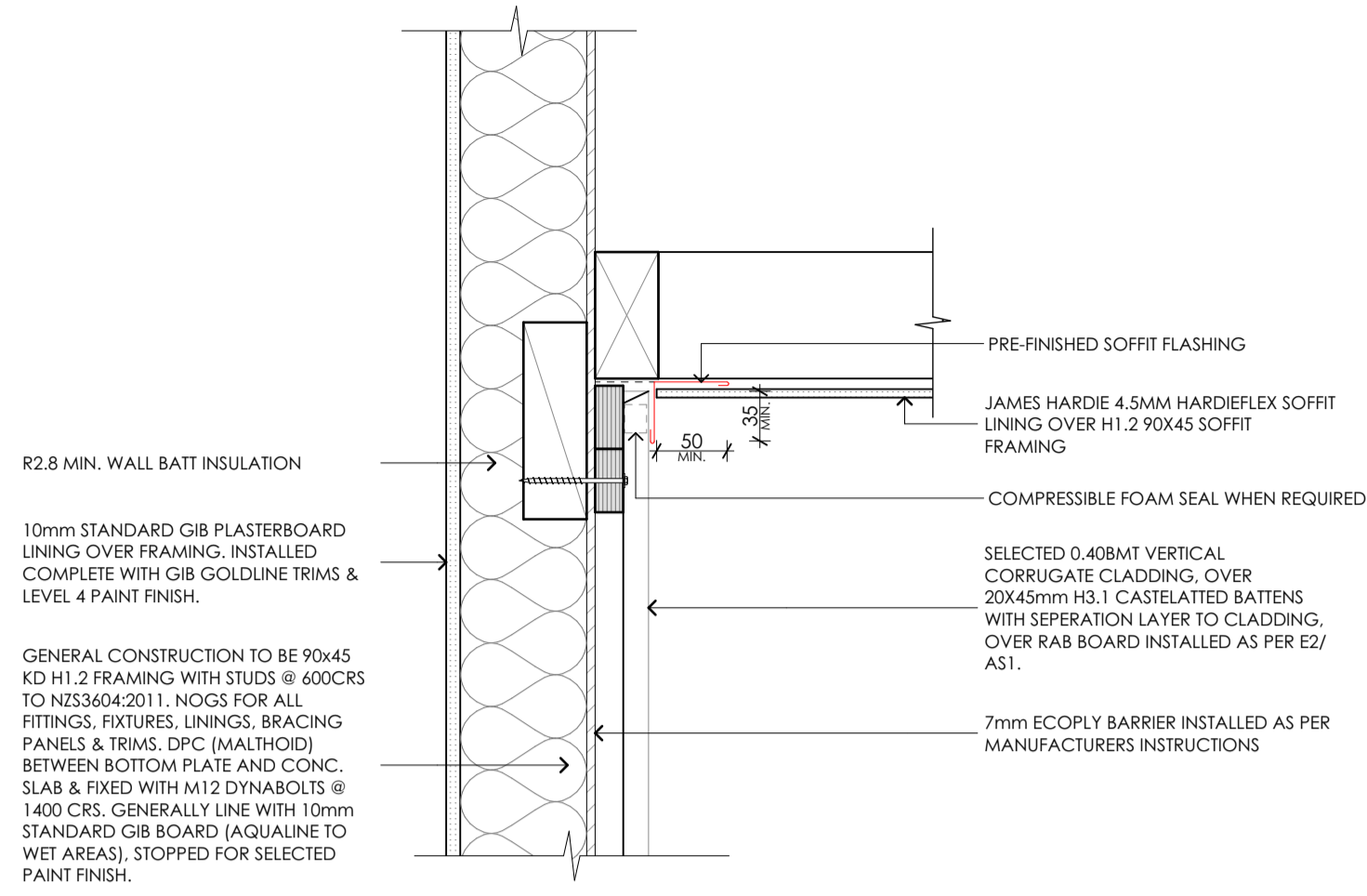
VALLEY DETAIL - CATCHMENT 16m² TO 25m²

RevID	revision details	date

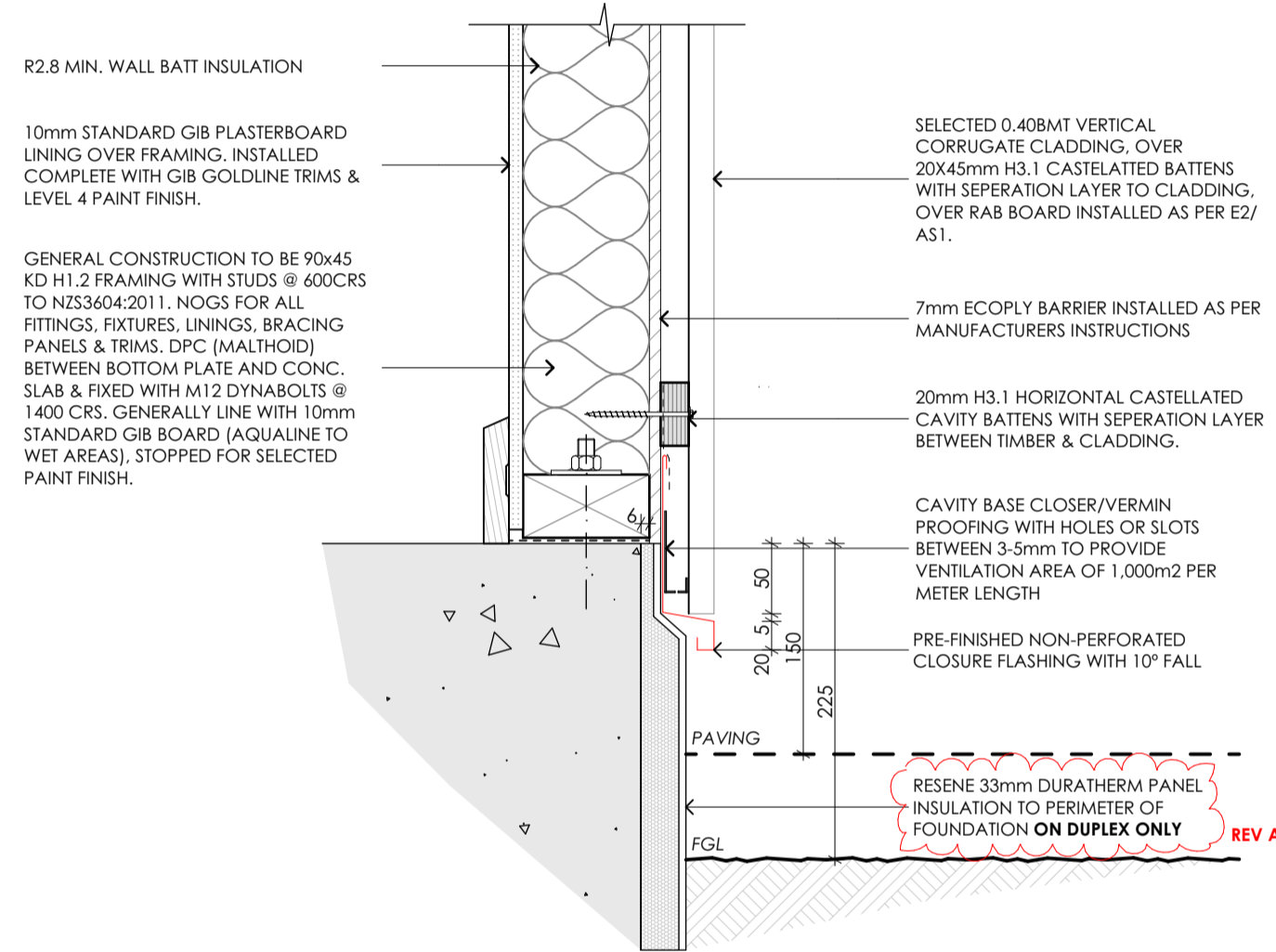


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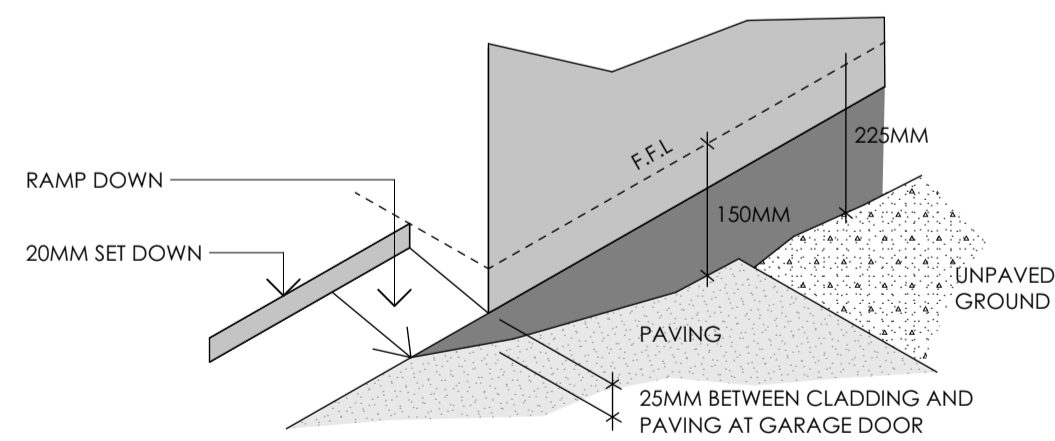
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09 CORRUGATE TO SOFFIT
A301, A05 SCALE 1:5

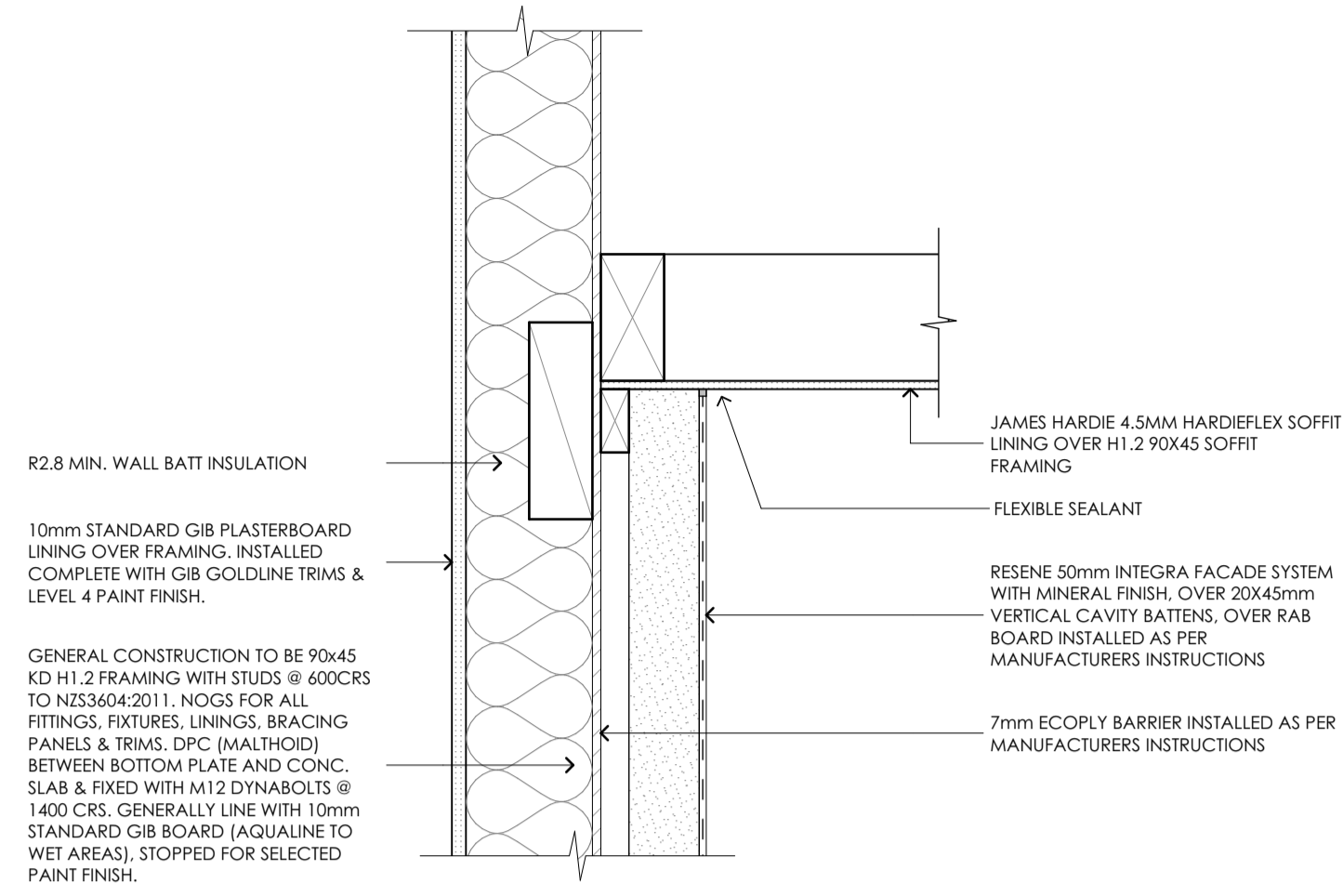


10 CORRUGATE SLAB EDGE
A205 SCALE 1:5

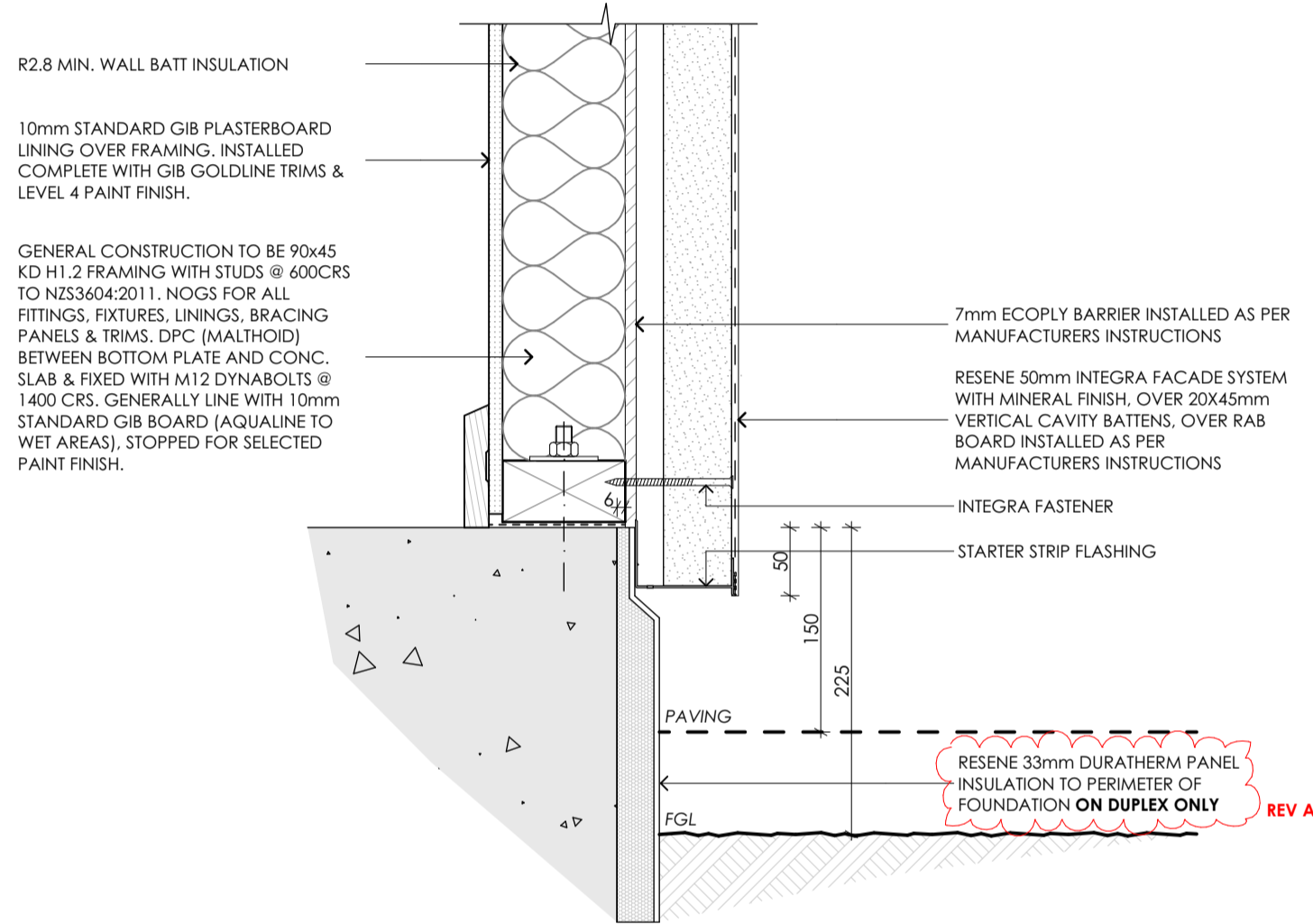


11 TYPICAL THRESHOLD
A301, A05 SCALE 1:5

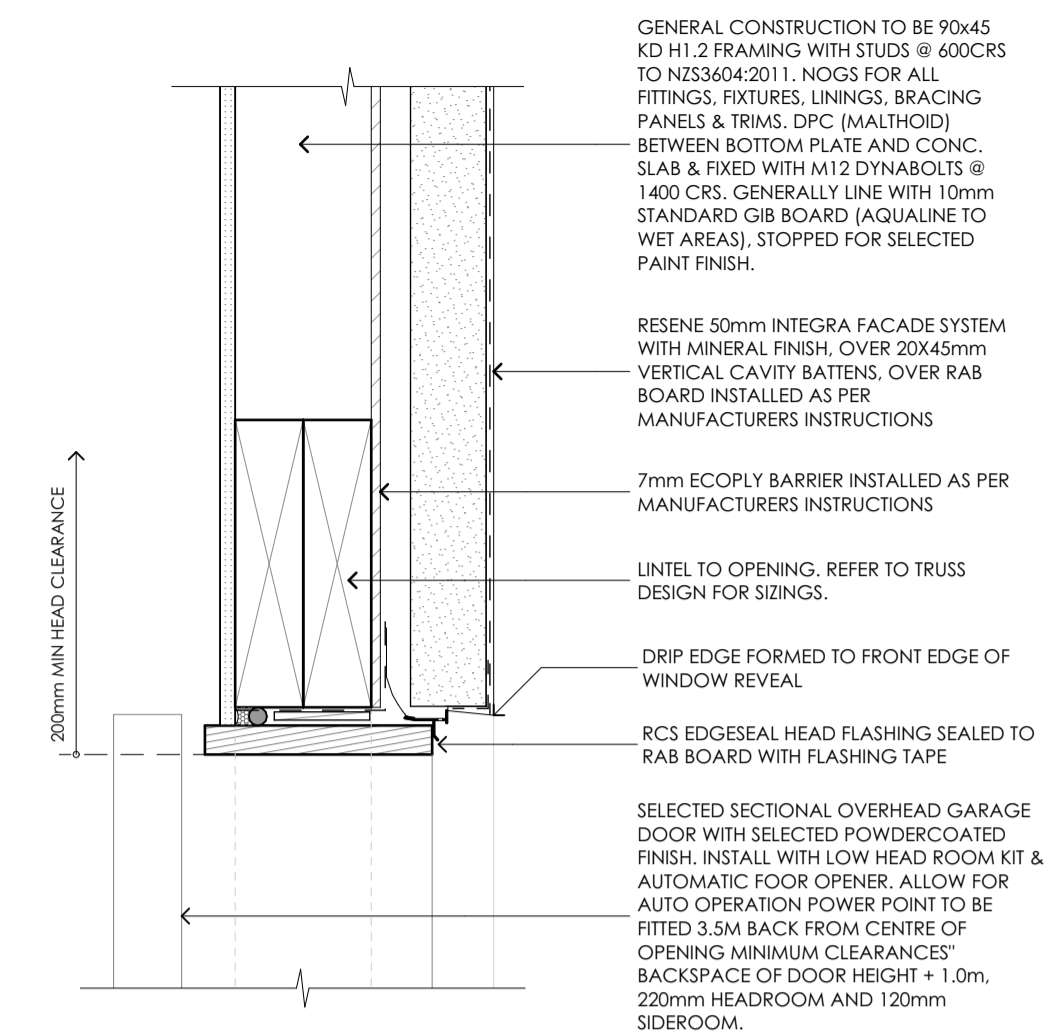
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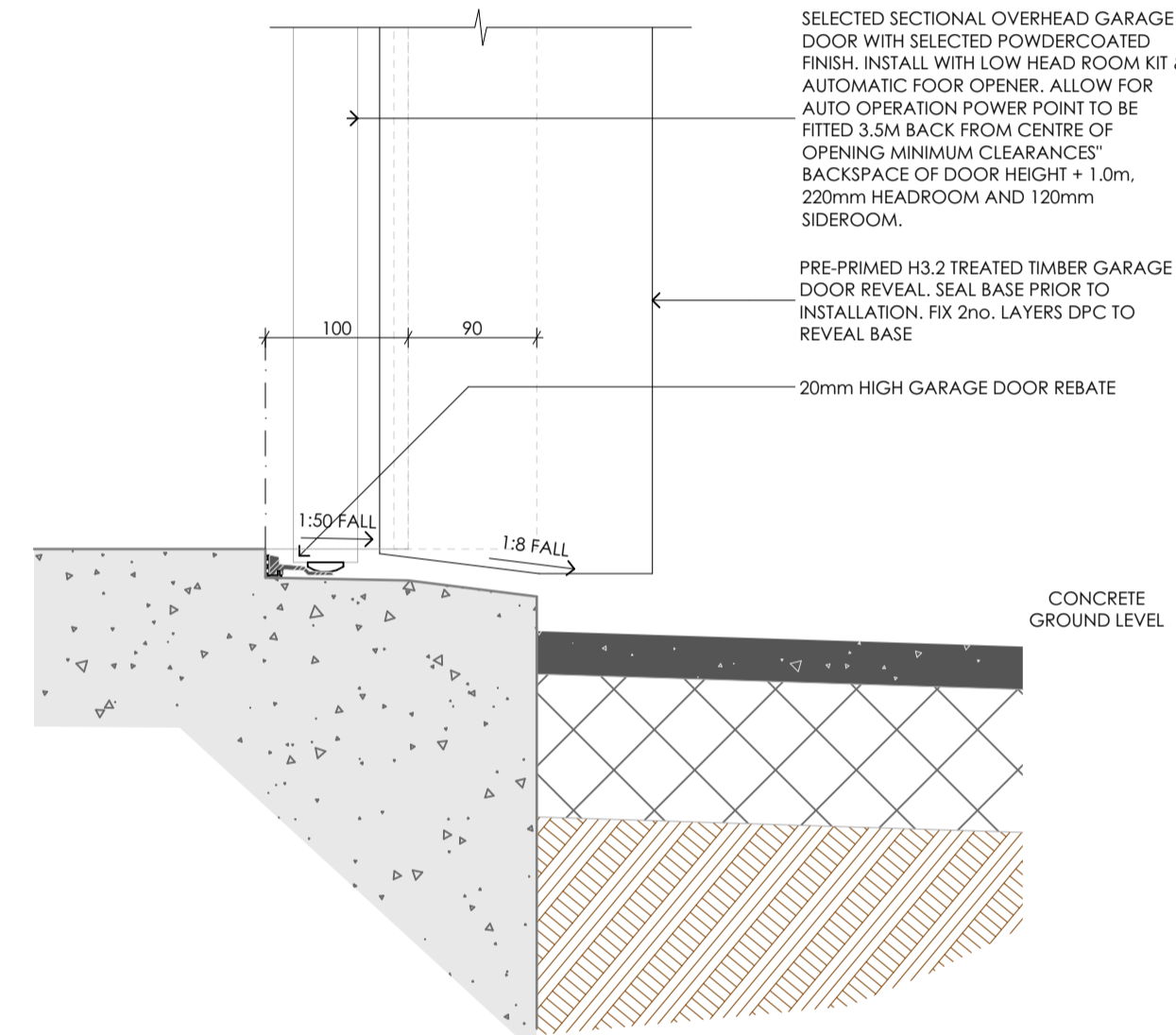
12 PLASTER TO SOFFIT
A301, A05 SCALE 1:5



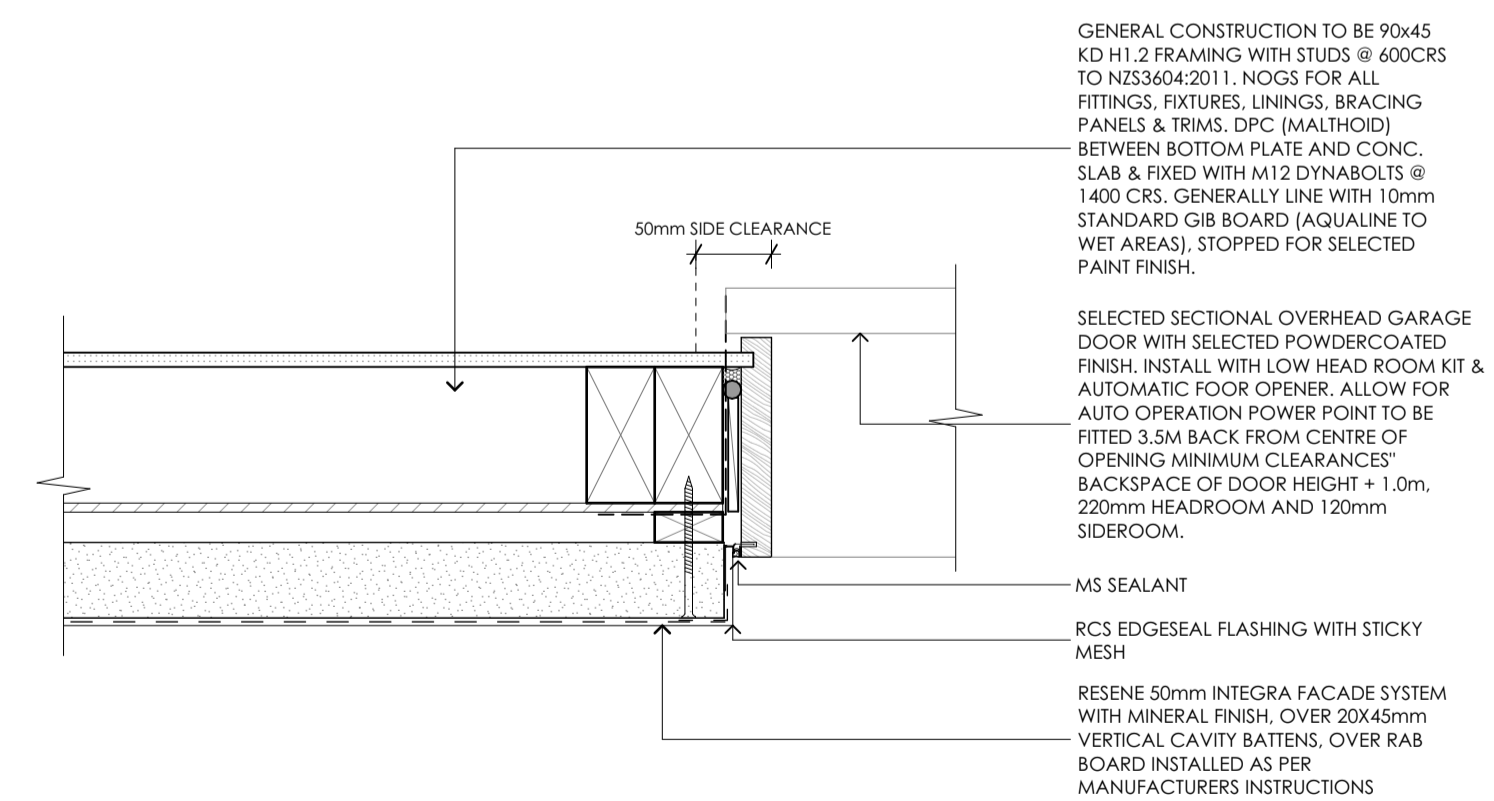
13 PLASTER SLAB EDGE
A205 SCALE 1:5



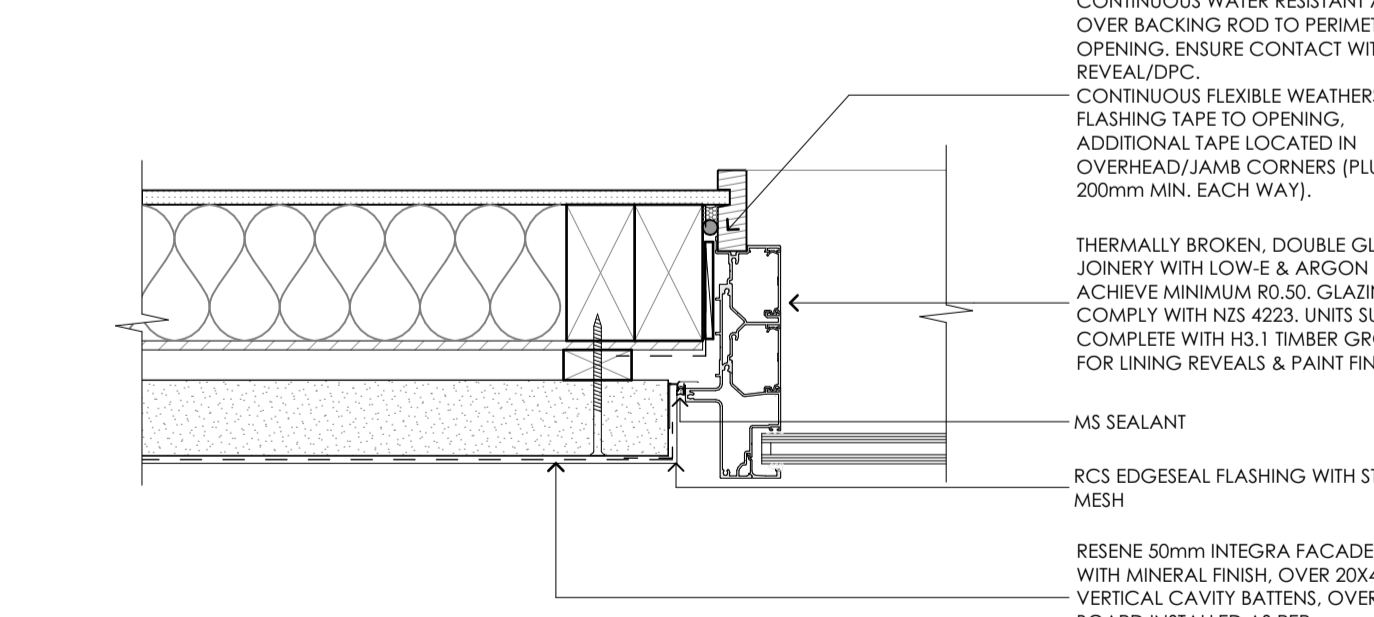
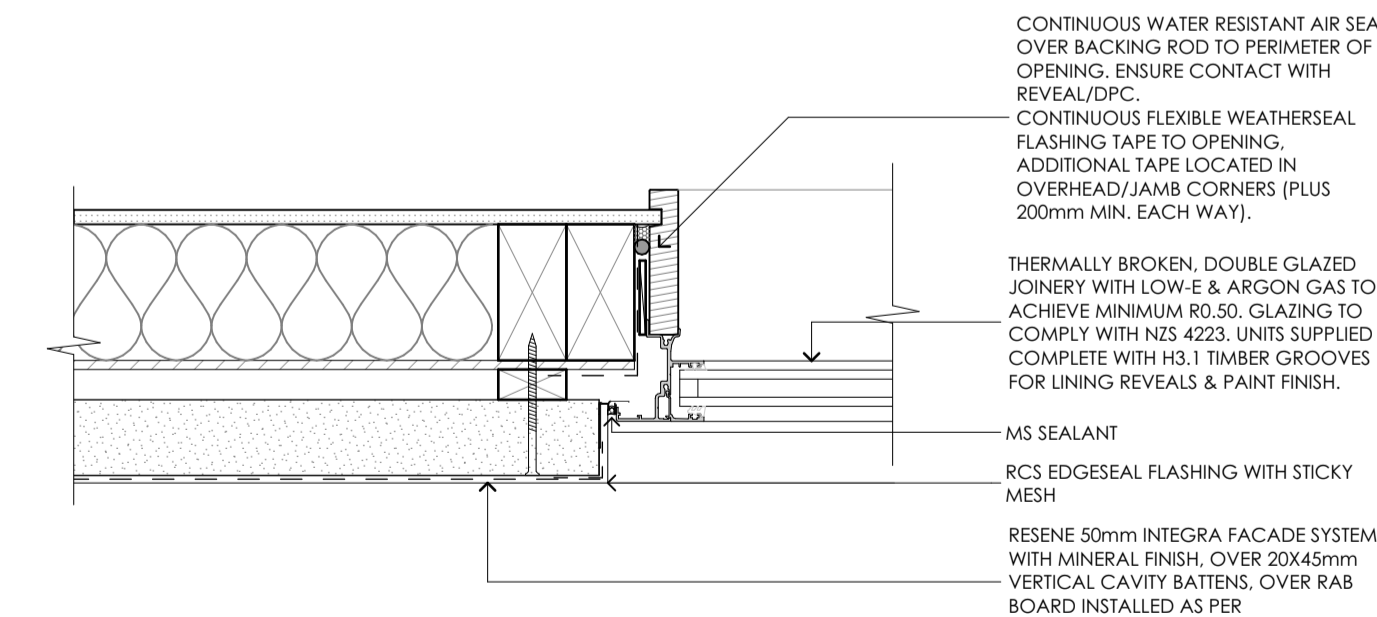
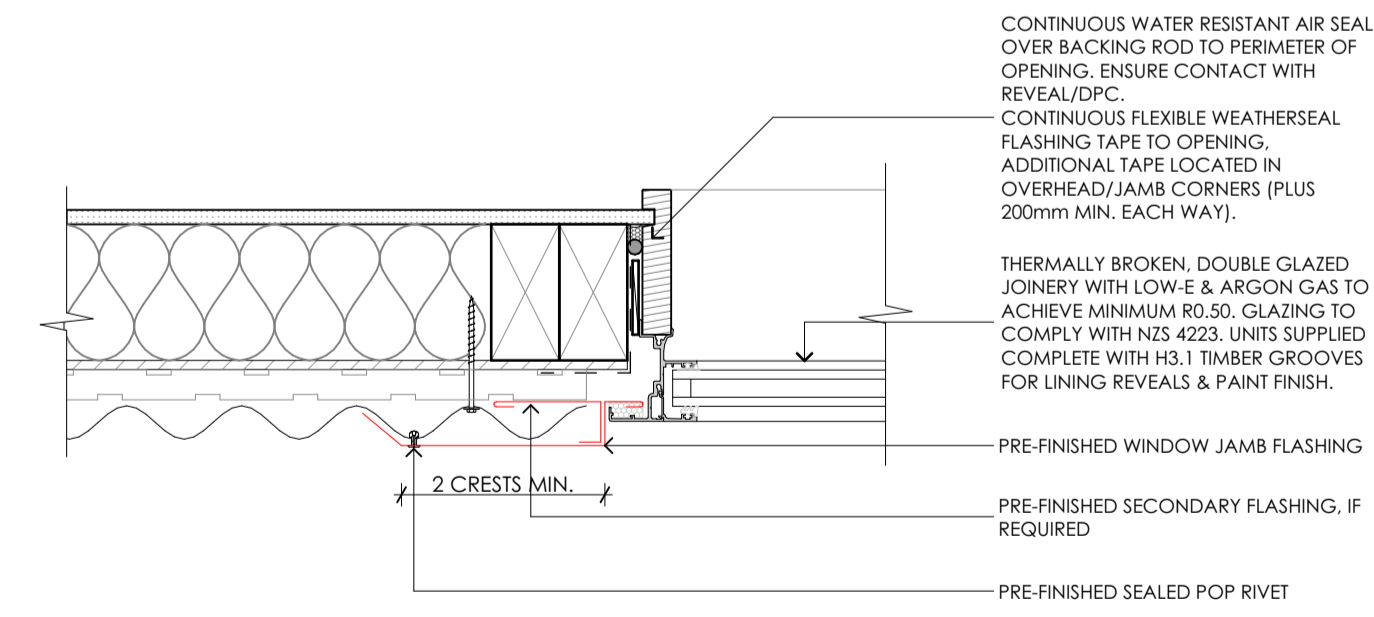
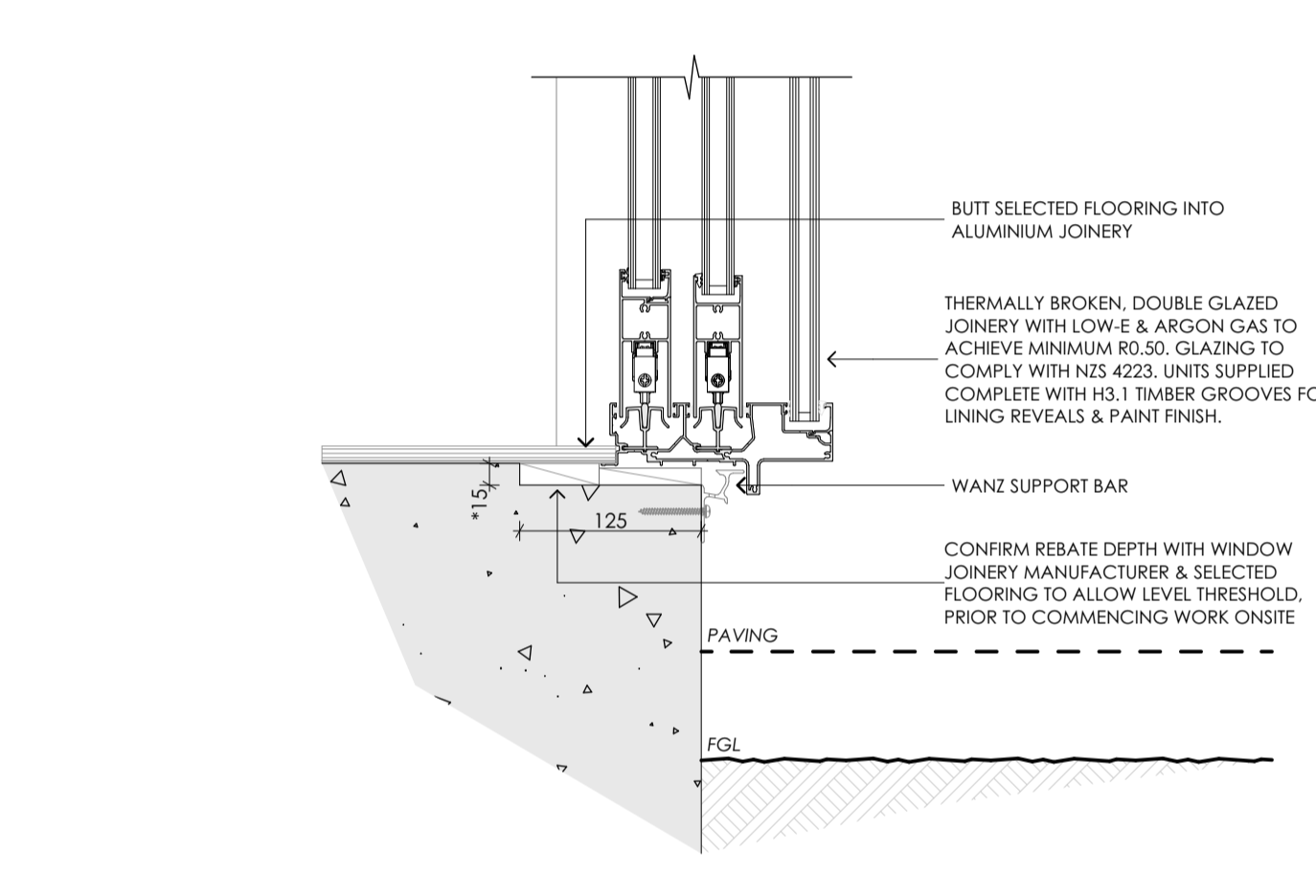
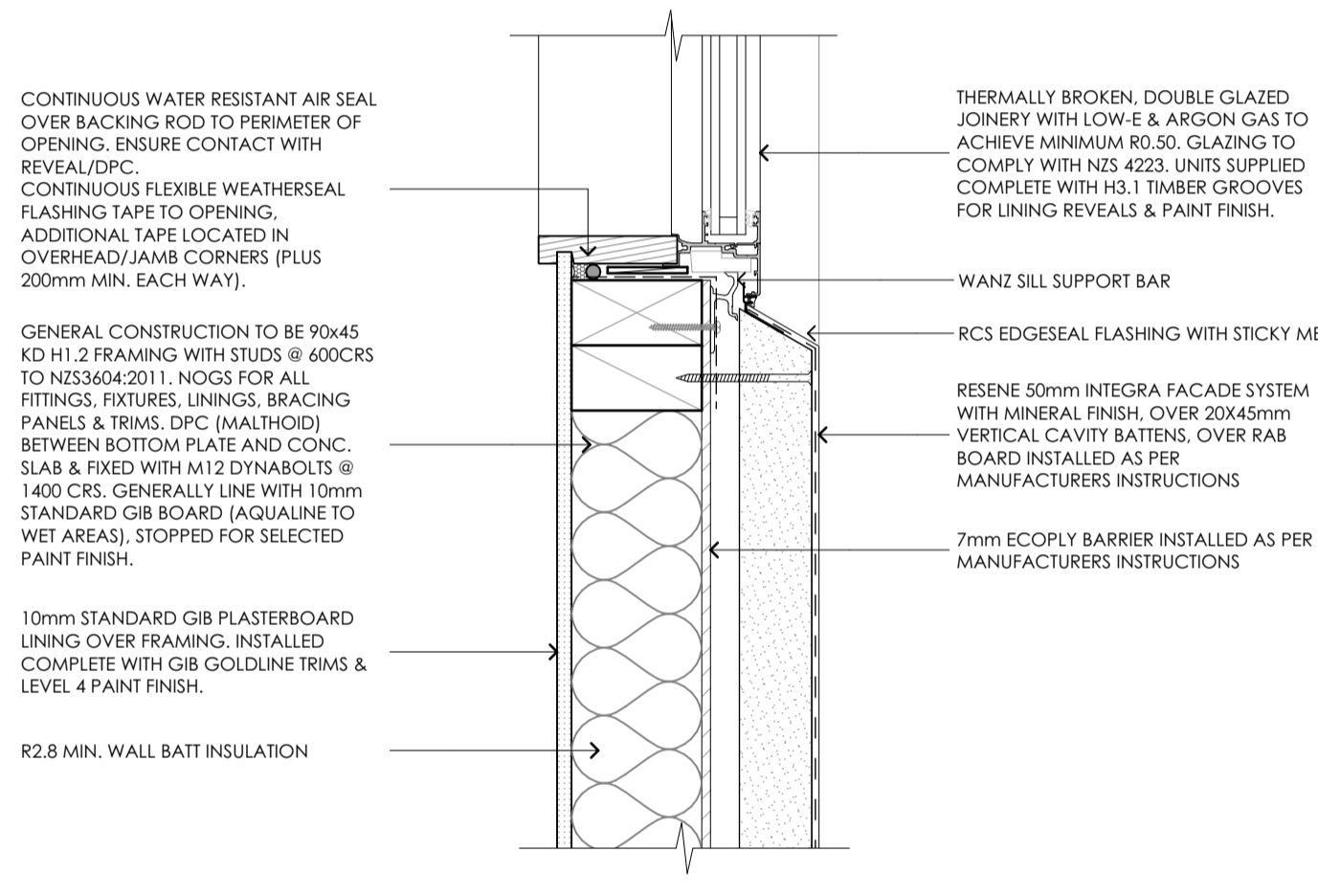
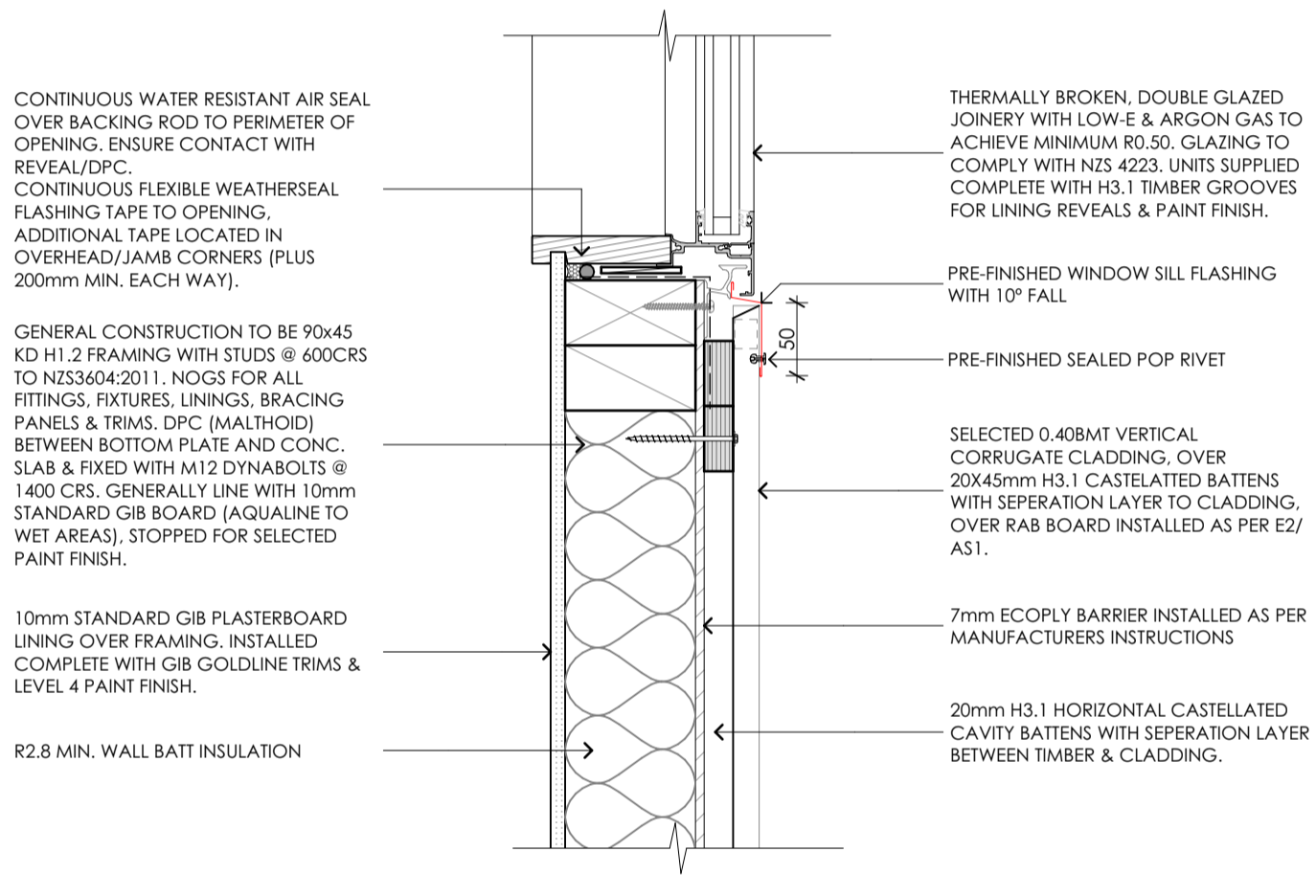
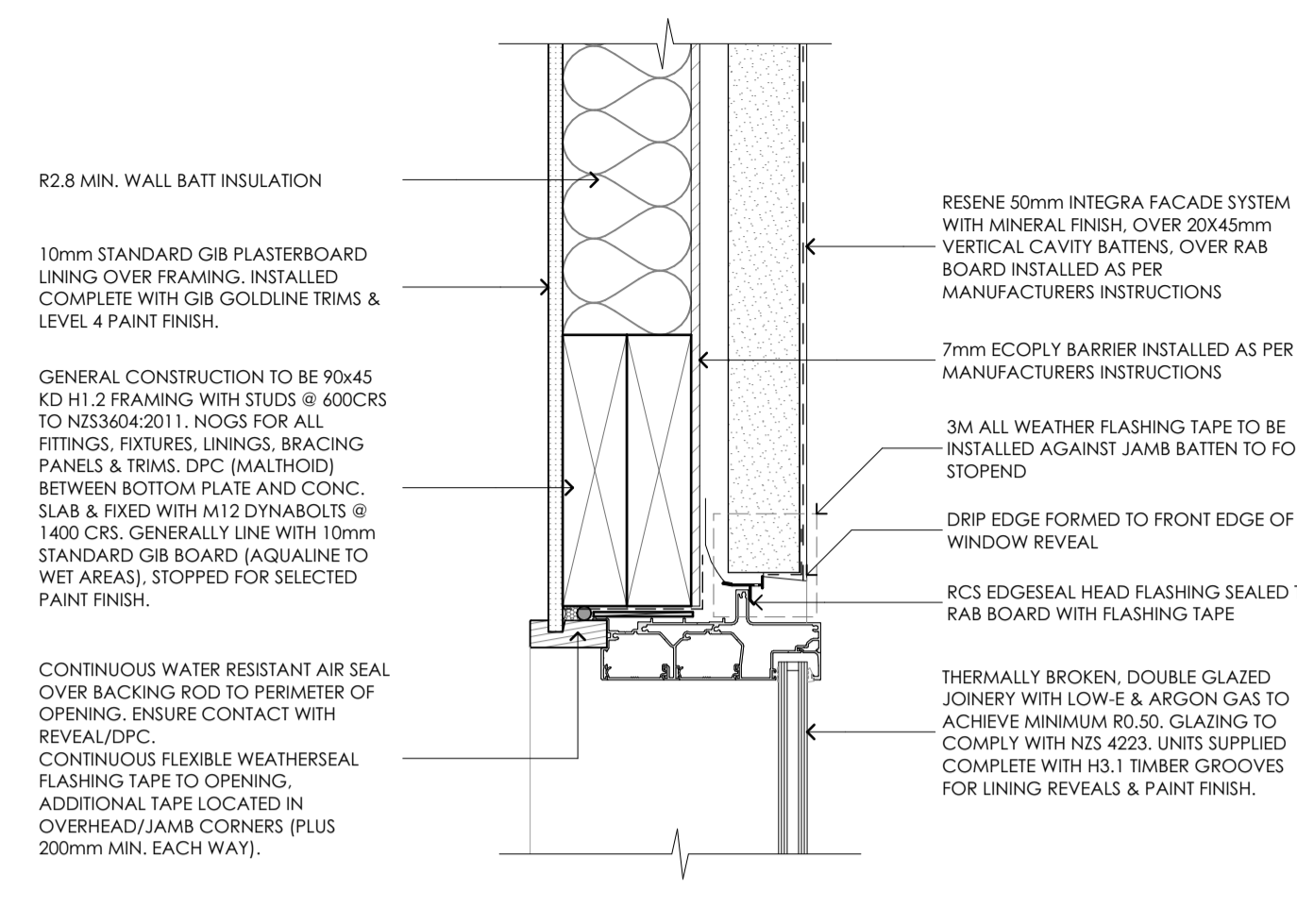
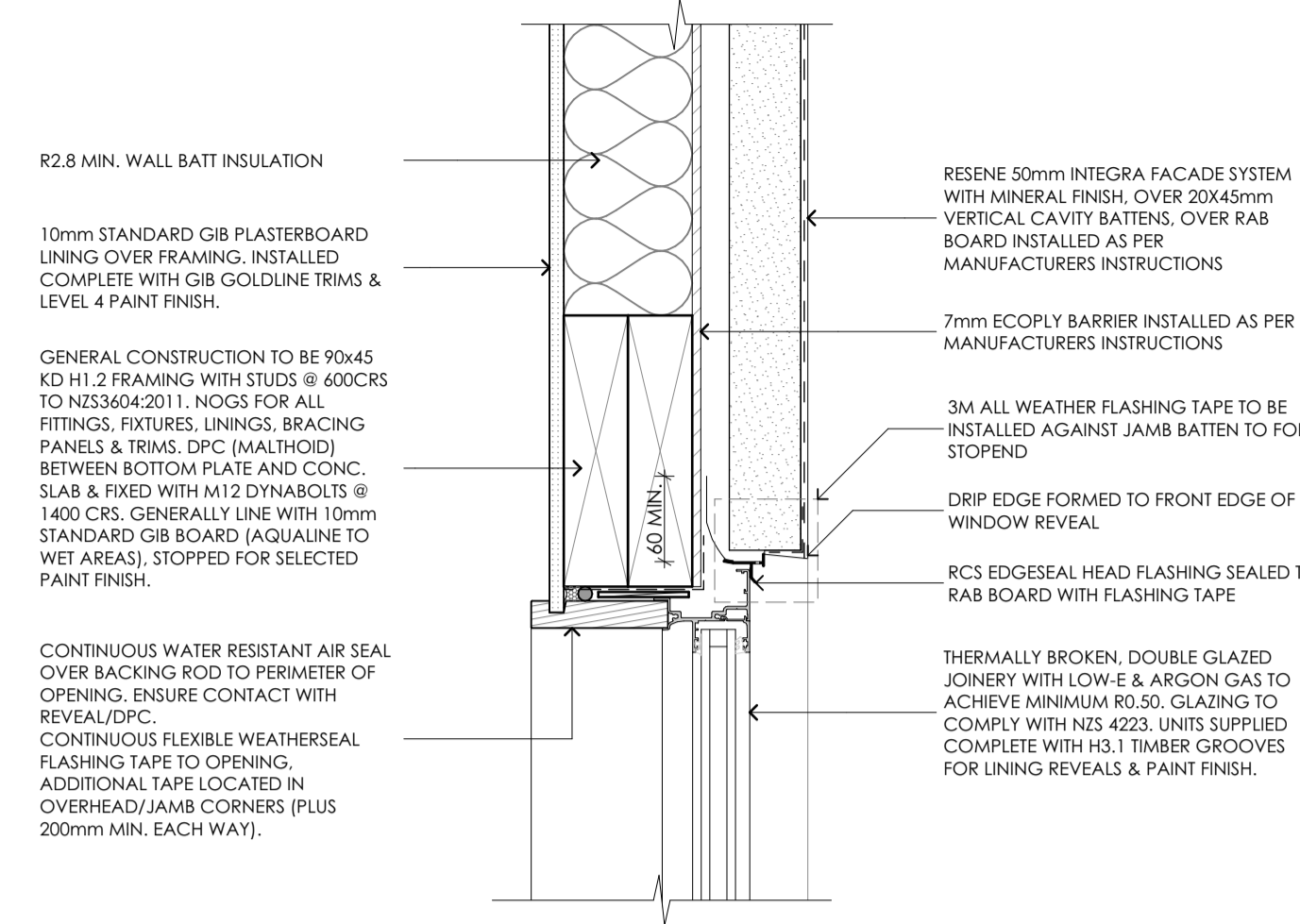
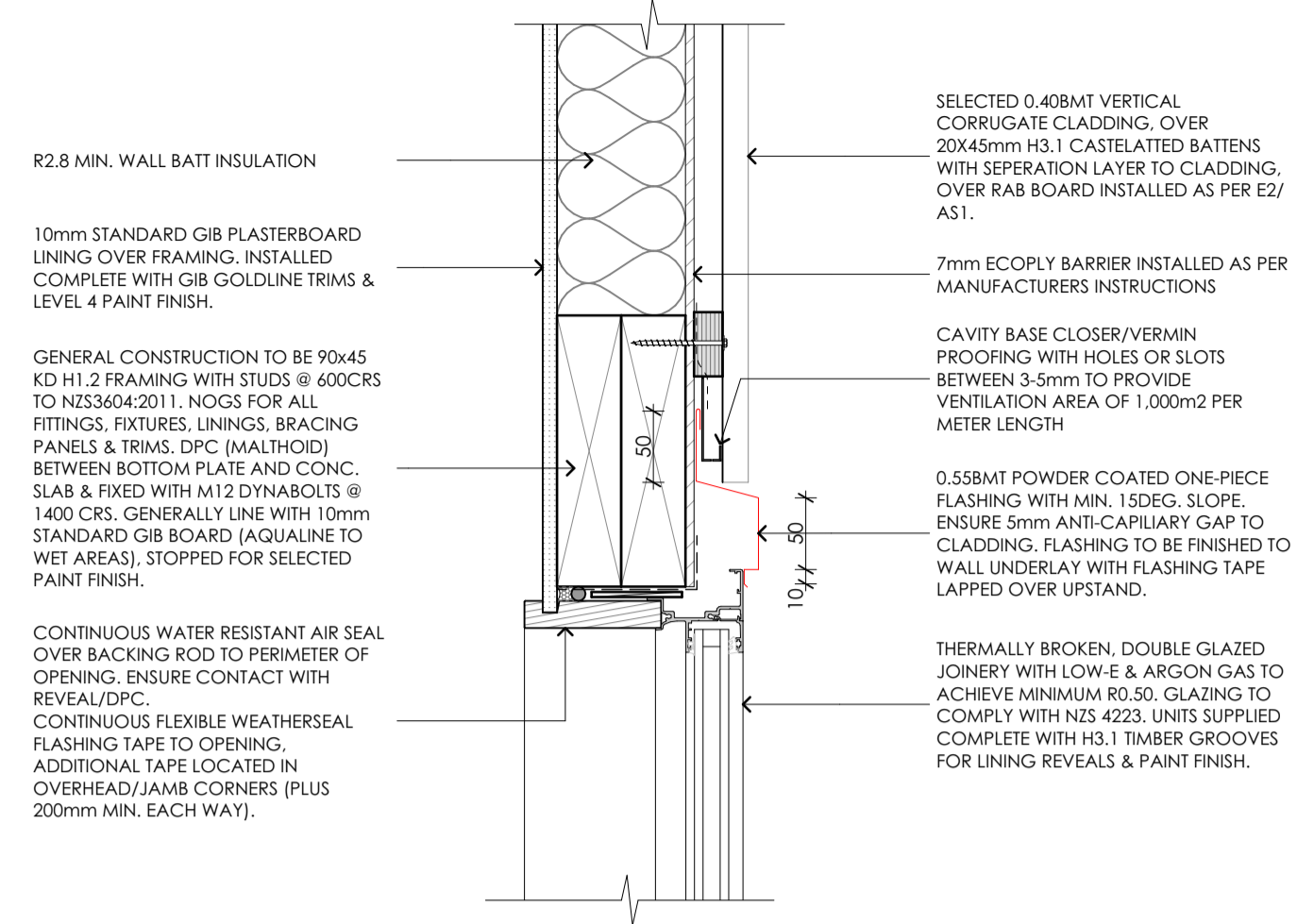
14 GARAGE DOOR HEAD
A301, A05 SCALE 1:5



15 GARAGE DOOR SILL
A301, A05 SCALE 1:5

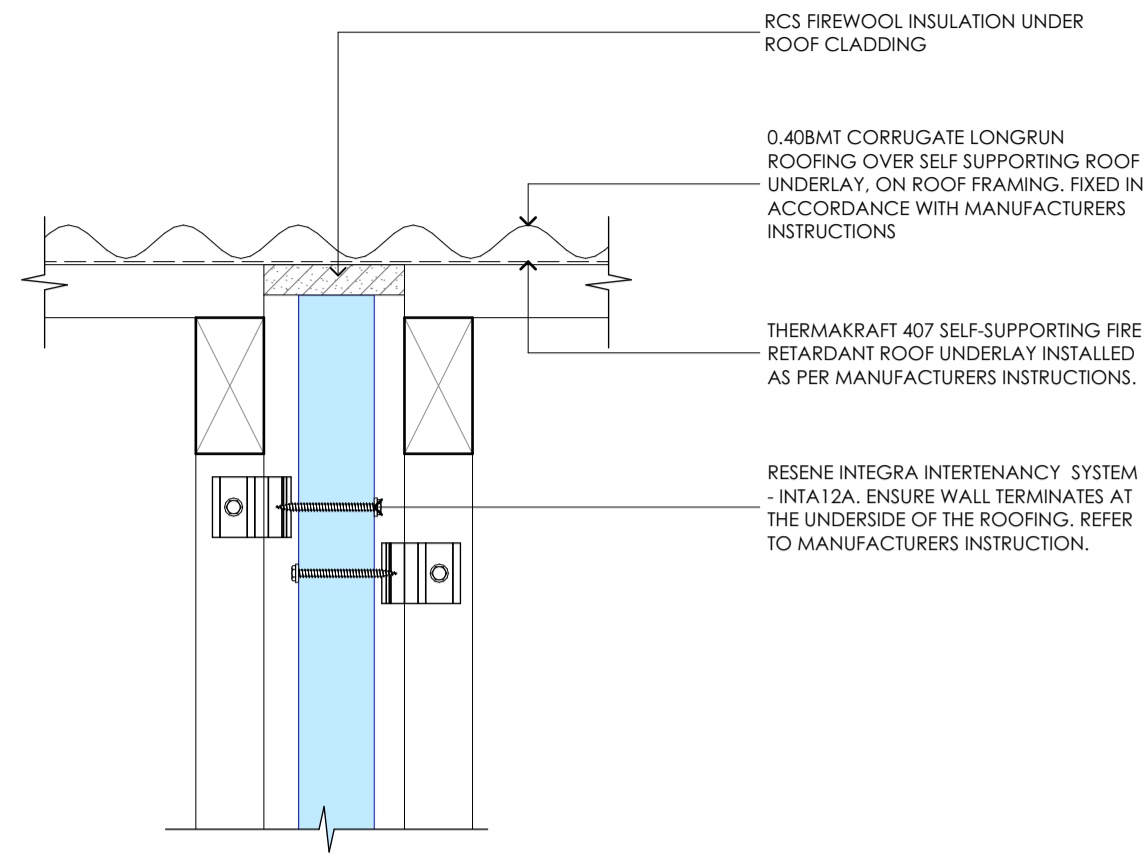


16 GARAGE DOOR JAMB
A301, A05 SCALE 1:5

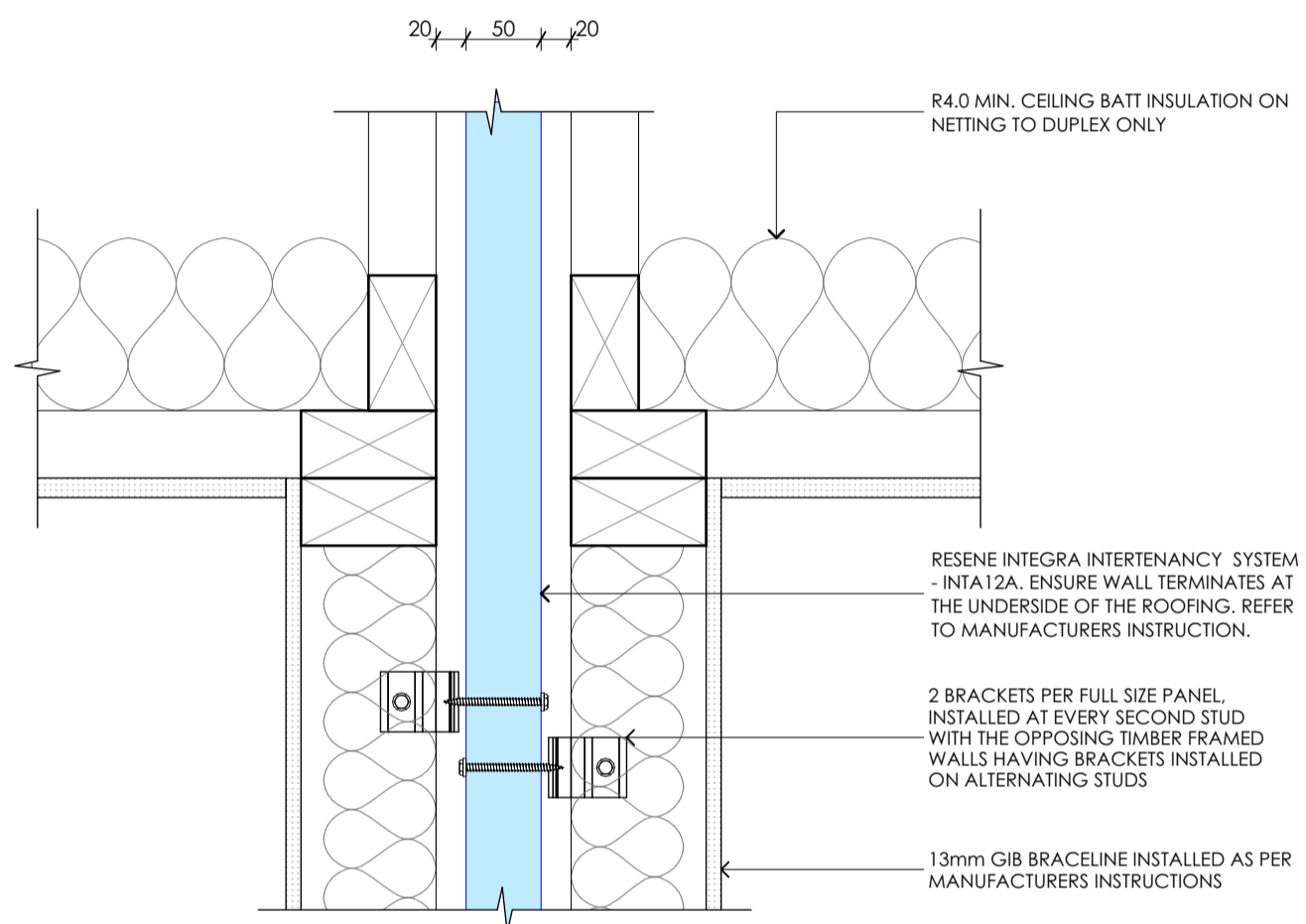


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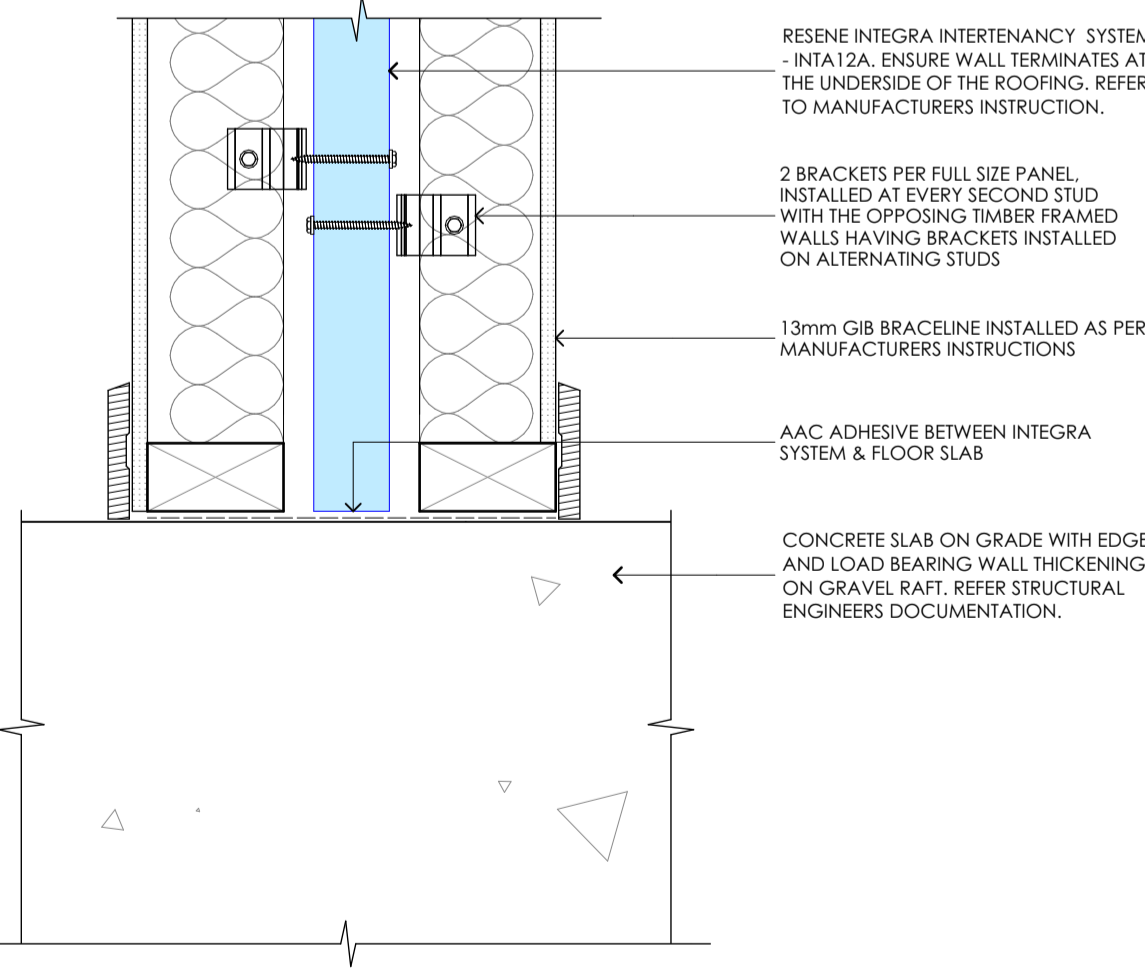
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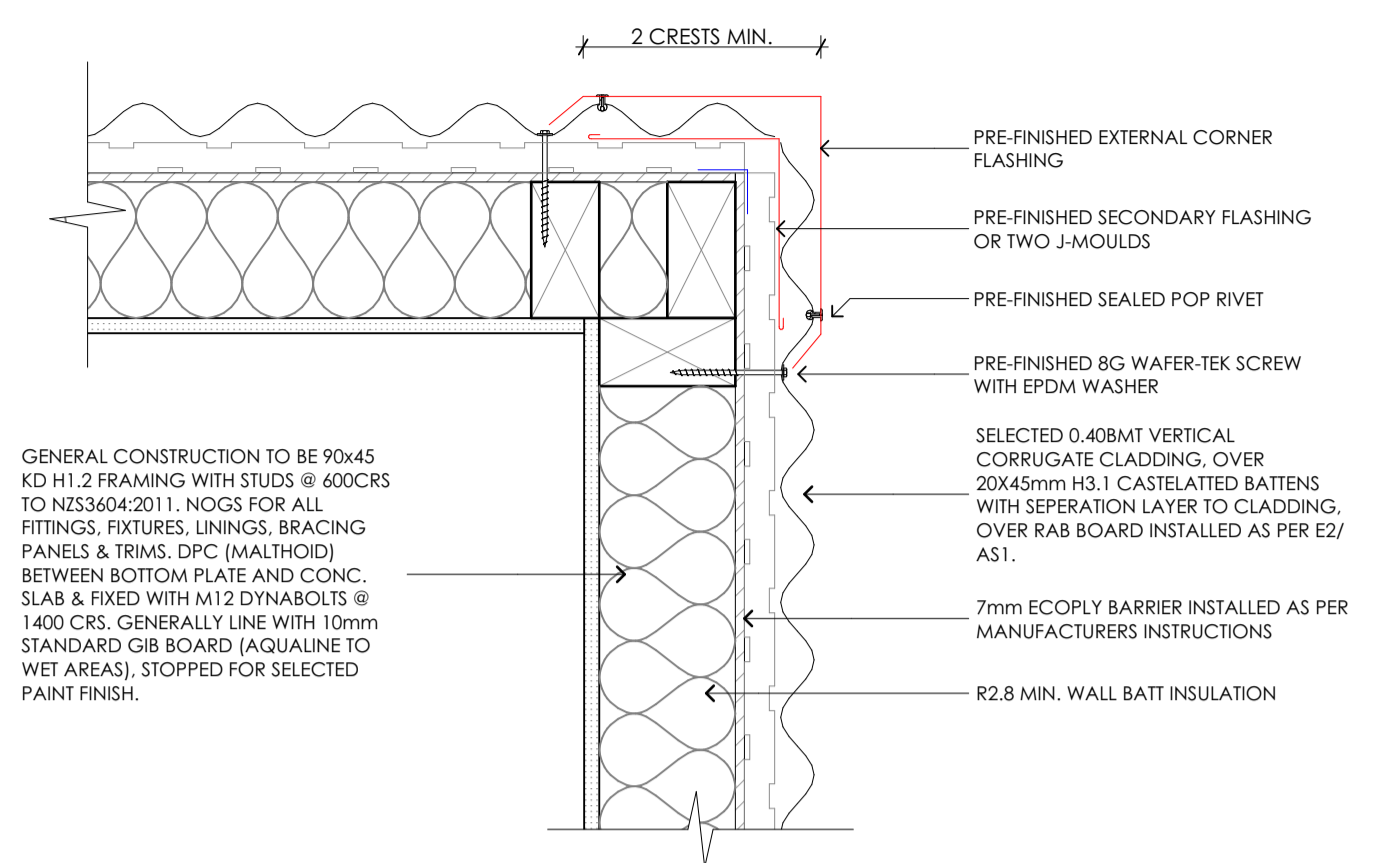
26 I.T. WALL TO ROOF
A401 SCALE 1:5



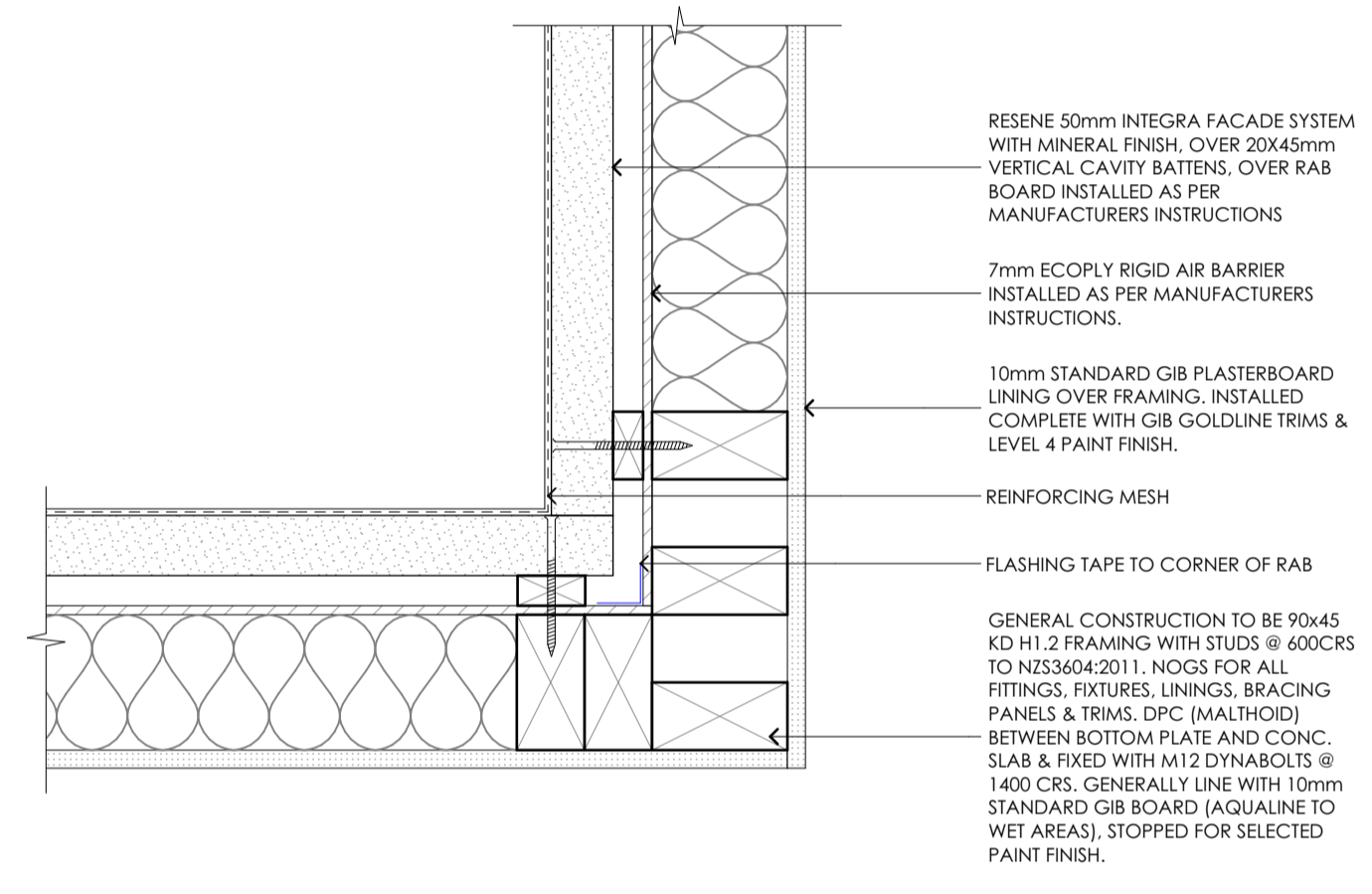
27 I.T. WALL AT CEILING
A401 SCALE 1:5



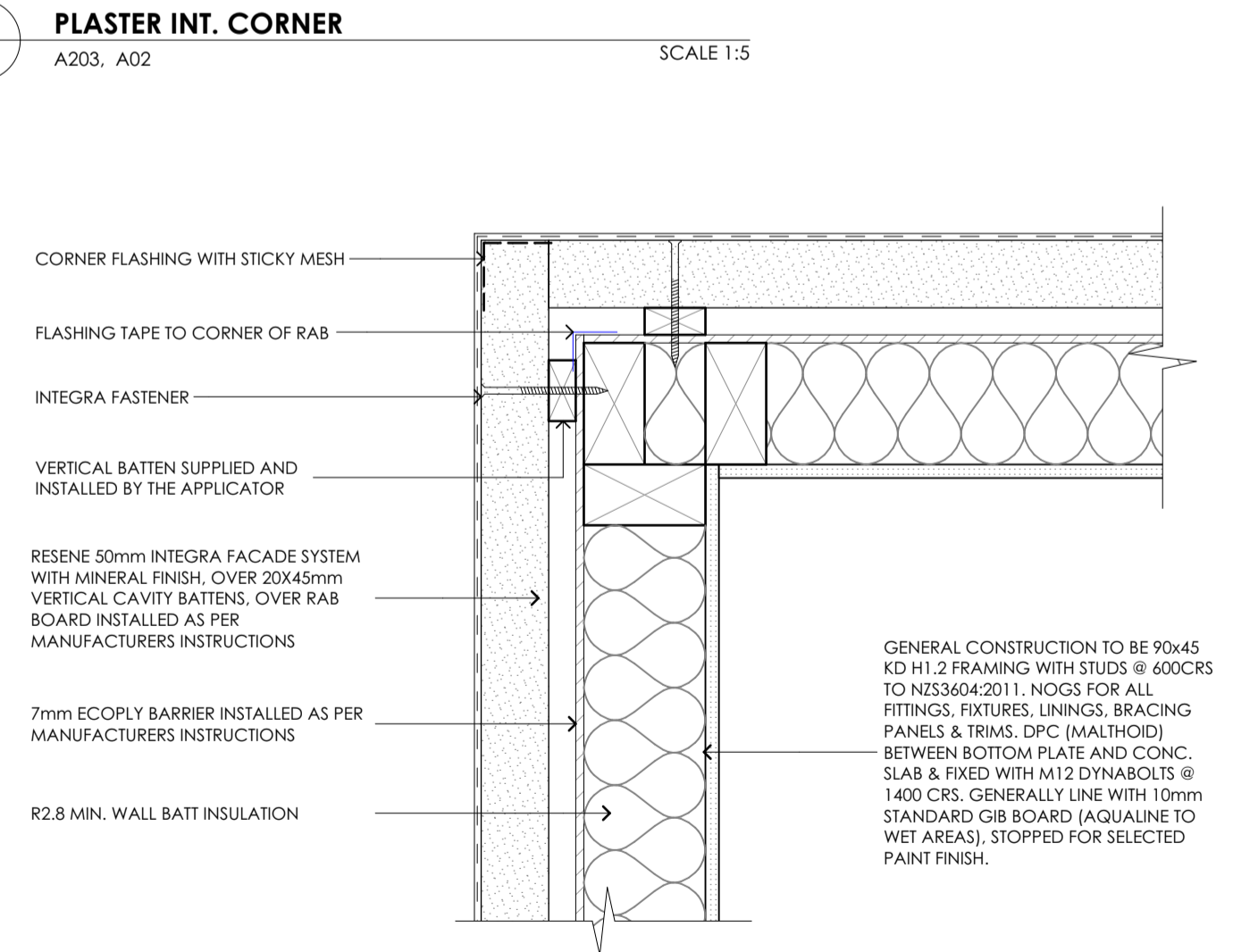
28 I.T. WALL TO FOUNDATION
A401 SCALE 1:5



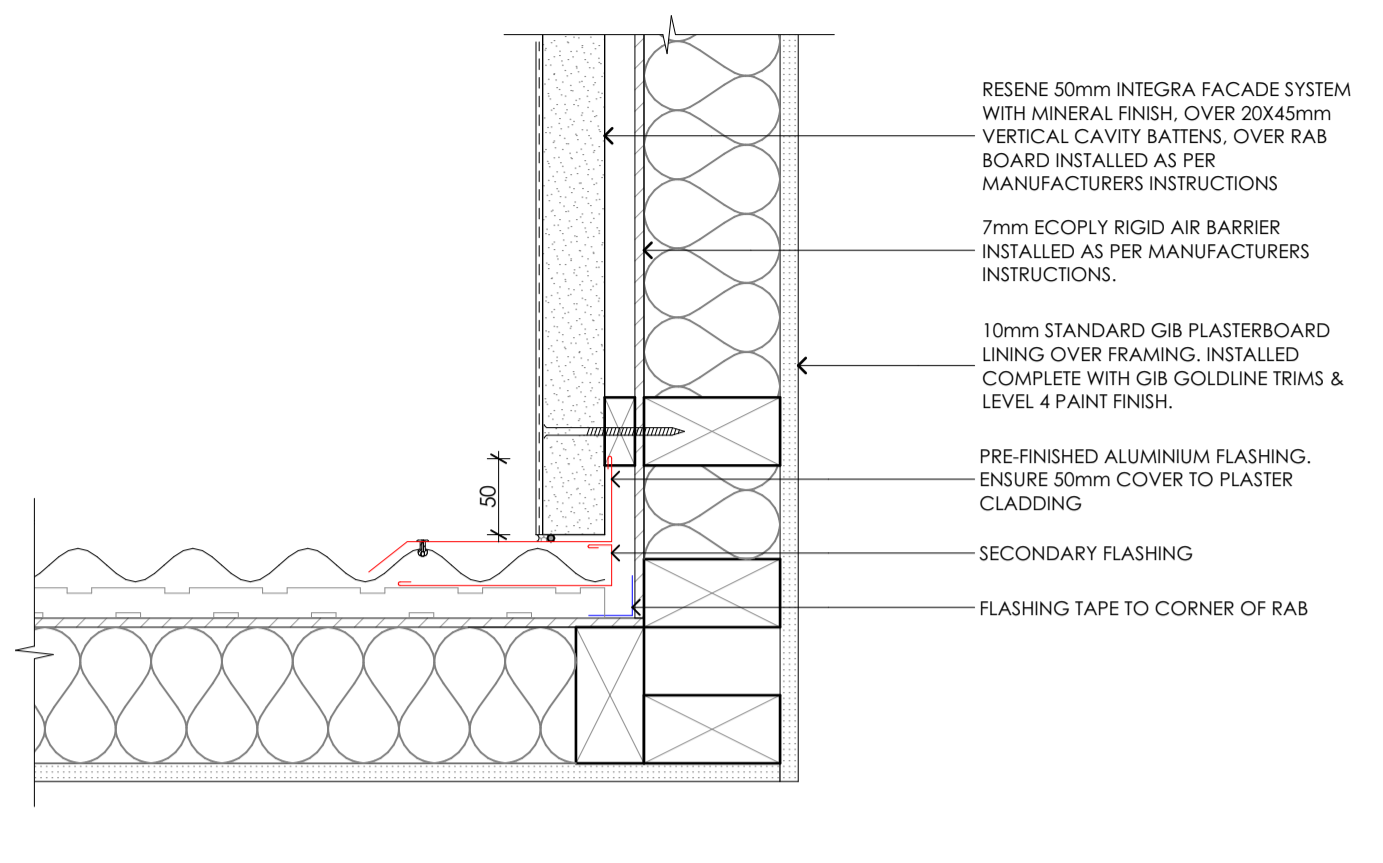
29 CORRUGATE EXT. CORNER
A203, A02 SCALE 1:5



32 CORRUGATE & PLASTER INT. CORNER
A203, A02 SCALE 1:5



31 PLASTER EXT. CORNER
A203, A02 SCALE 1:5

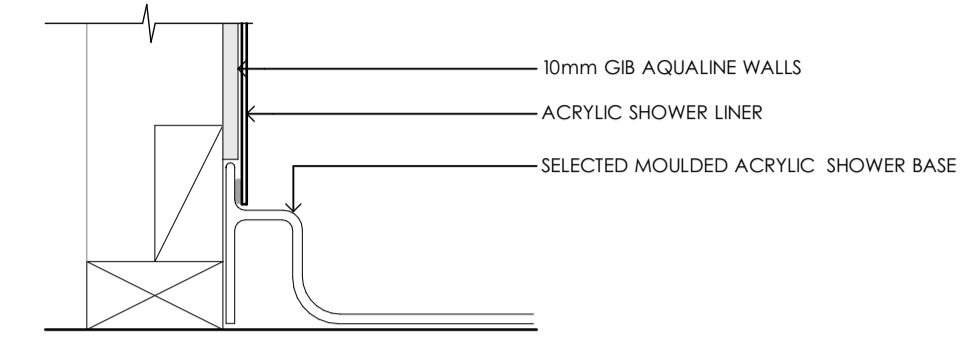
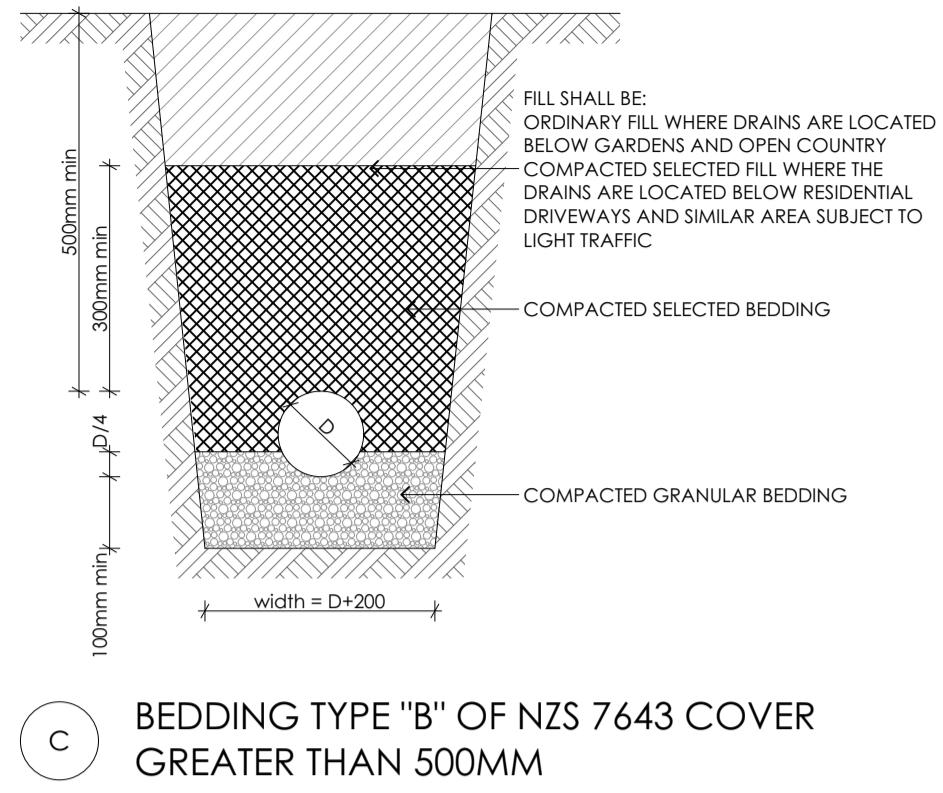
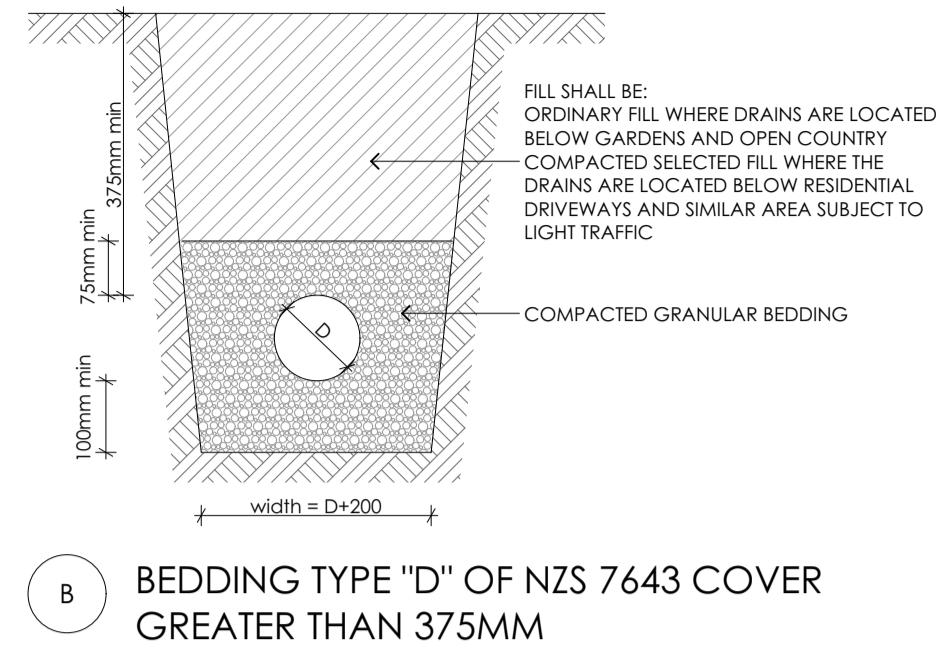
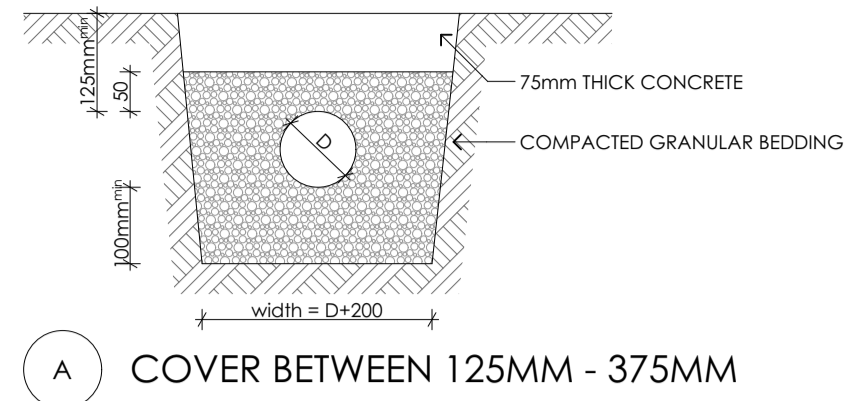


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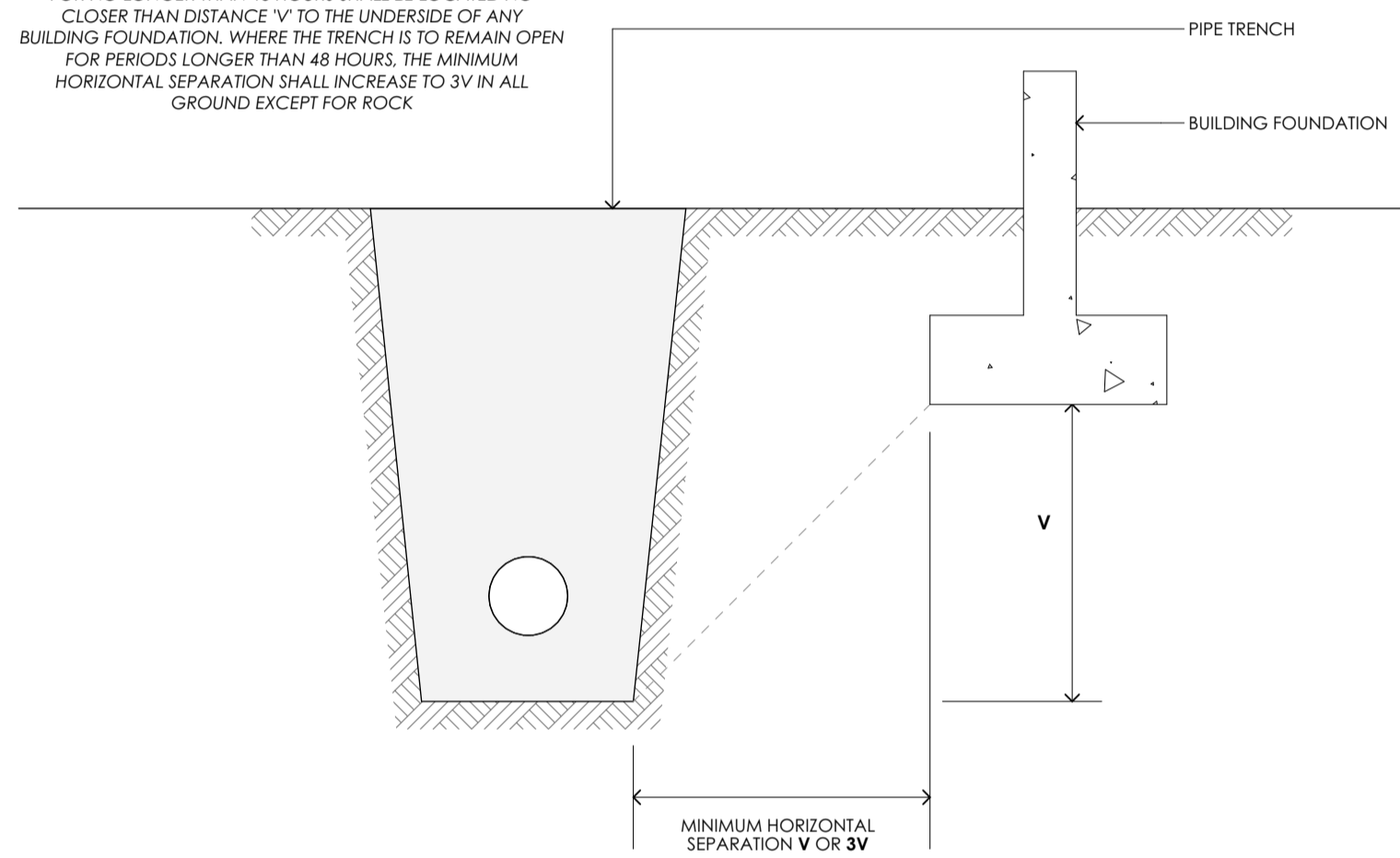
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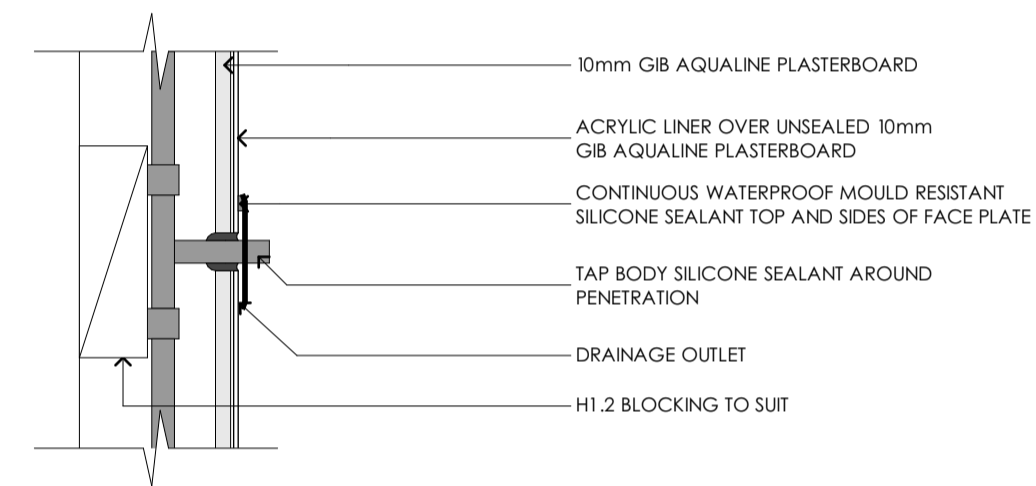
34 ACRYLIC SHOWER DETAIL SCALE 1:5

FOR LIGHT TIER RAME & CONCRETE MASONRY BUILDINGS CONSTRUCTED TO NZS 3604:2011 OR NZS 4229 IN ACCORDANCE WITH B1/AS1, PIPE TRENCHES WHICH ARE OPEN FOR NO LONGER THAN 48 HOURS SHALL BE LOCATED NO CLOSER THAN DISTANCE 'V' TO THE 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 FOR ROCK

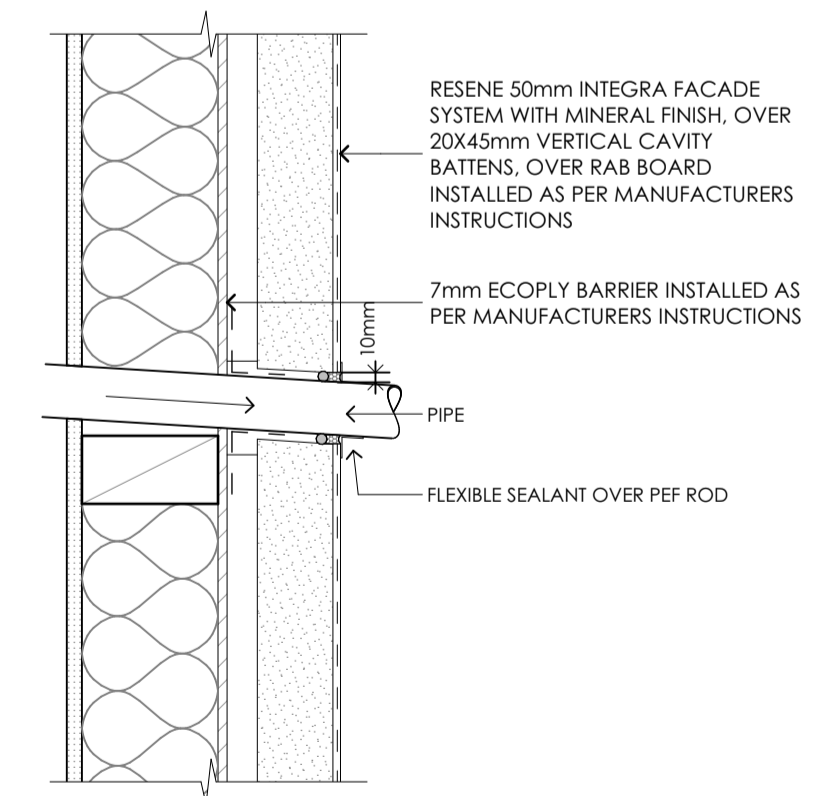


RELATIONSHIP OF PIPE TRENCH TO BUILDING FOUNDATION NZBC E1/AS1 FIGURE 14 & G13/AS2 FIGURE 8

33 BEDDING DETAILS SCALE 1:5



35 ACRYLIC PENETRATION SCALE 1:5

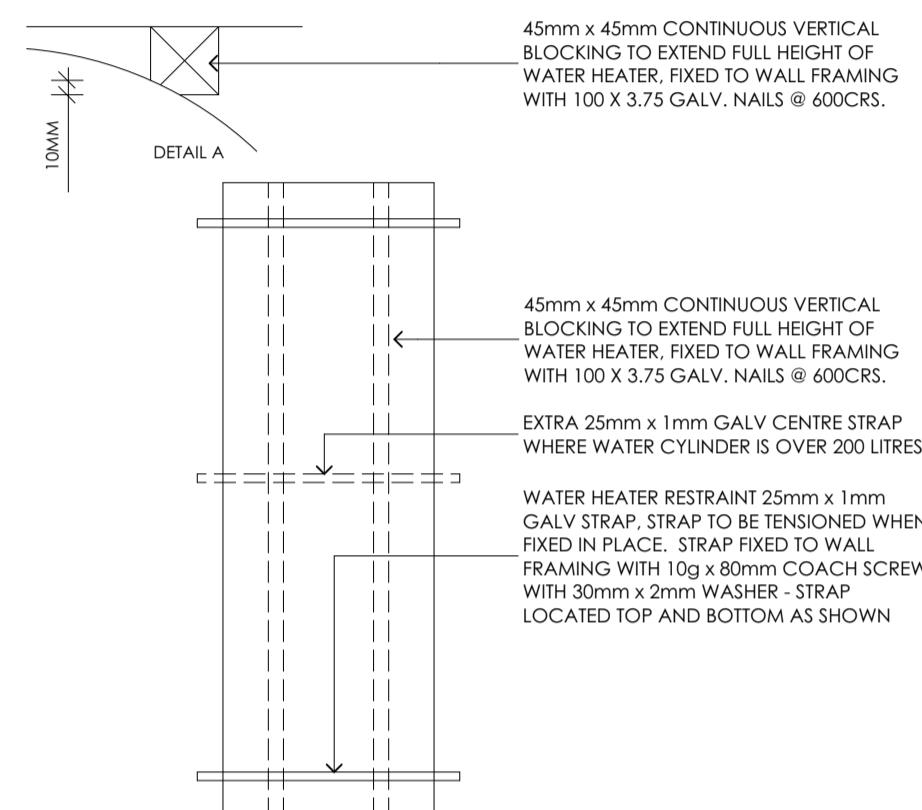


36 TYPICAL WALL PENETRATION SCALE 1:5

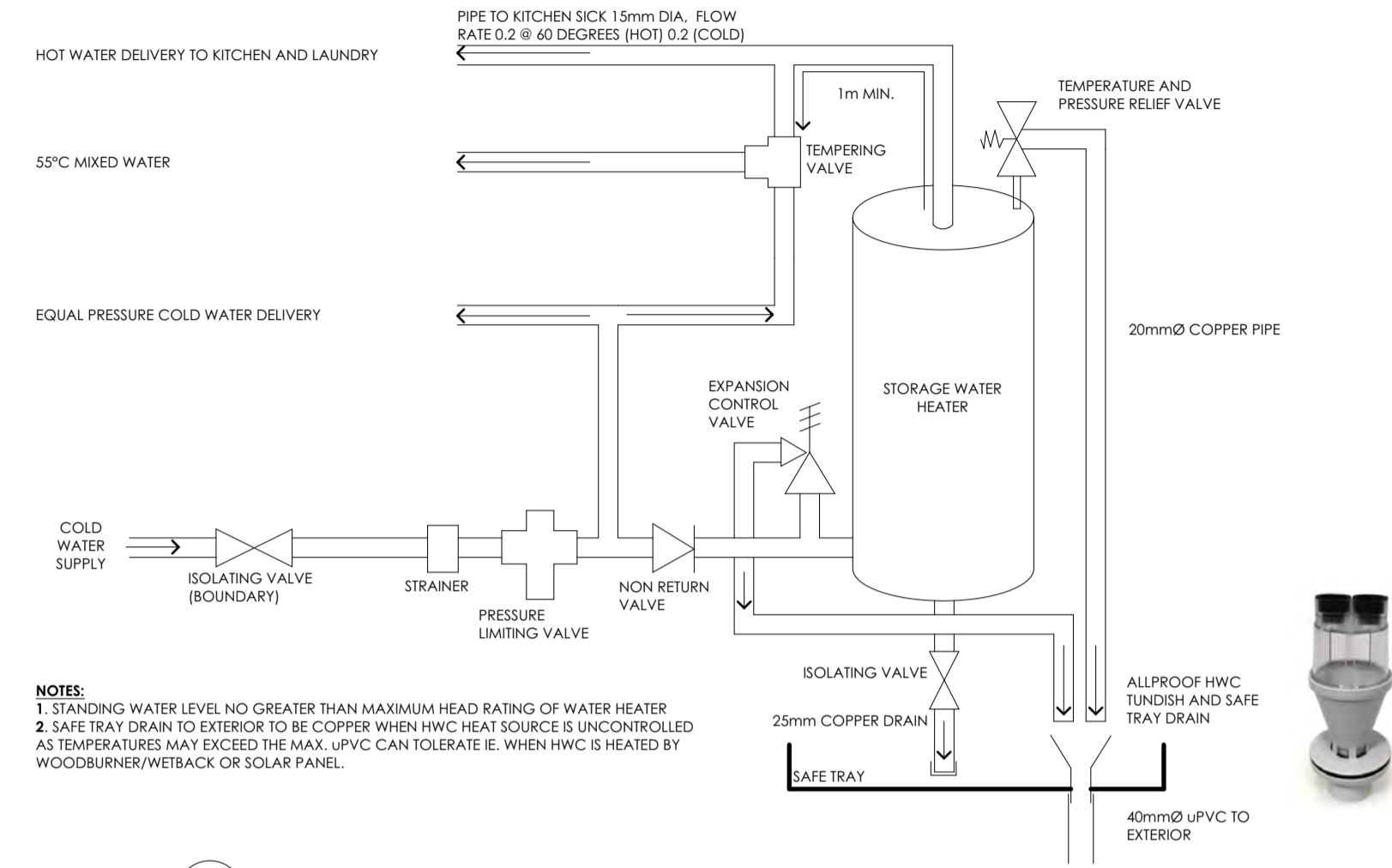
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A CORNER MOUNTED HWC - PLAN



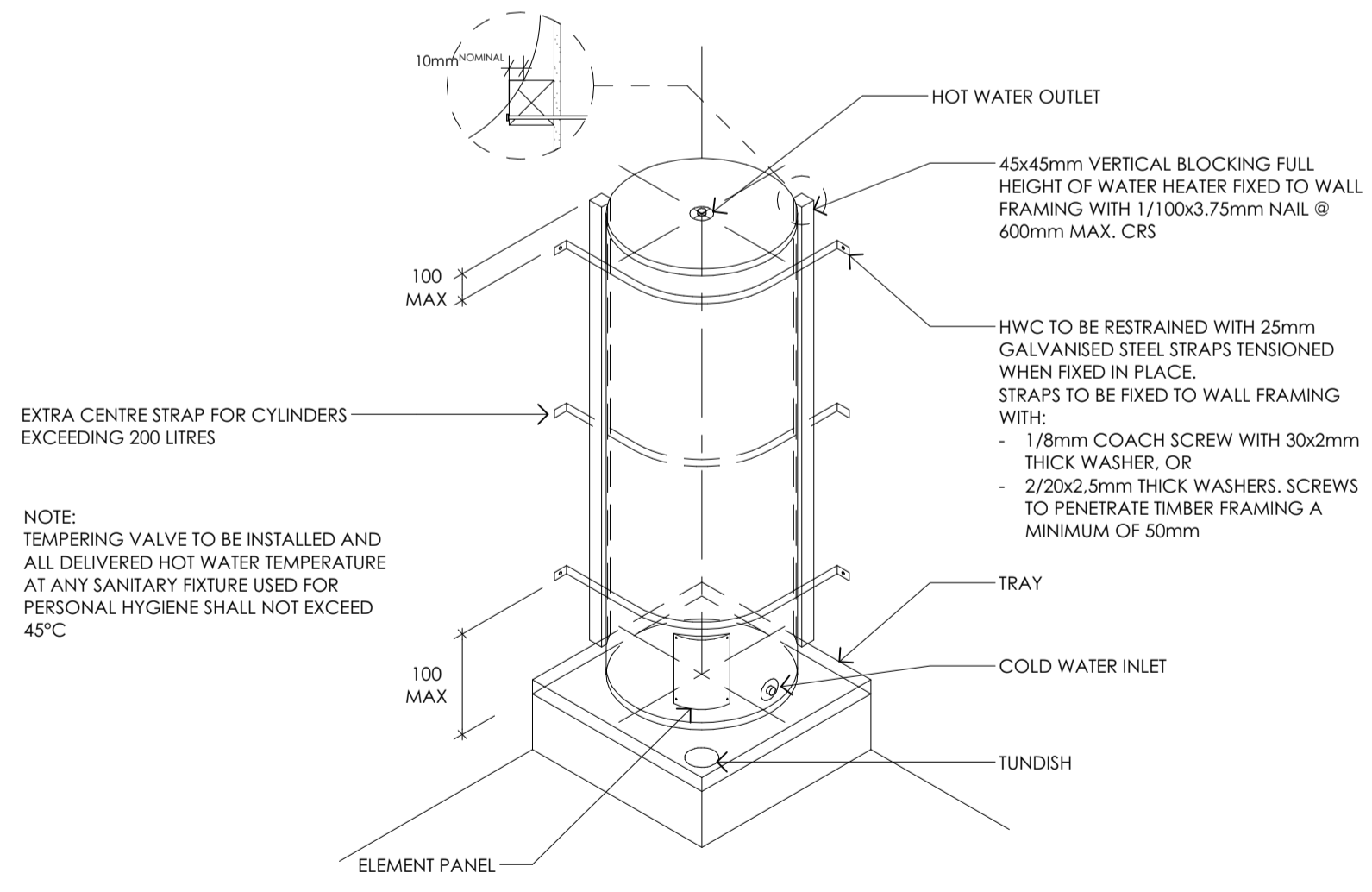
B HWC SEISMIC RESTRAINTS



NOTES:
 1. STANDING WATER LEVEL NO GREATER THAN MAXIMUM HEAD RATING OF WATER HEATER
 2. SAFE TRAY DRAIN TO EXTERIOR TO BE COPPER WHEN HWC HEAT SOURCE IS UNCONTROLLED AS TEMPERATURES MAY EXCEED THE MAX. uPVC CAN TOLERATE IE. WHEN HWC IS HEATED BY WOODBURNER/WETBACK OR SOLAR PANEL

C HWC VALVES DIAGRAM

37 HWC VALVE DIAGRAM SCALE 1:5



38 HWC RESTRAINTS SCALE 1:20

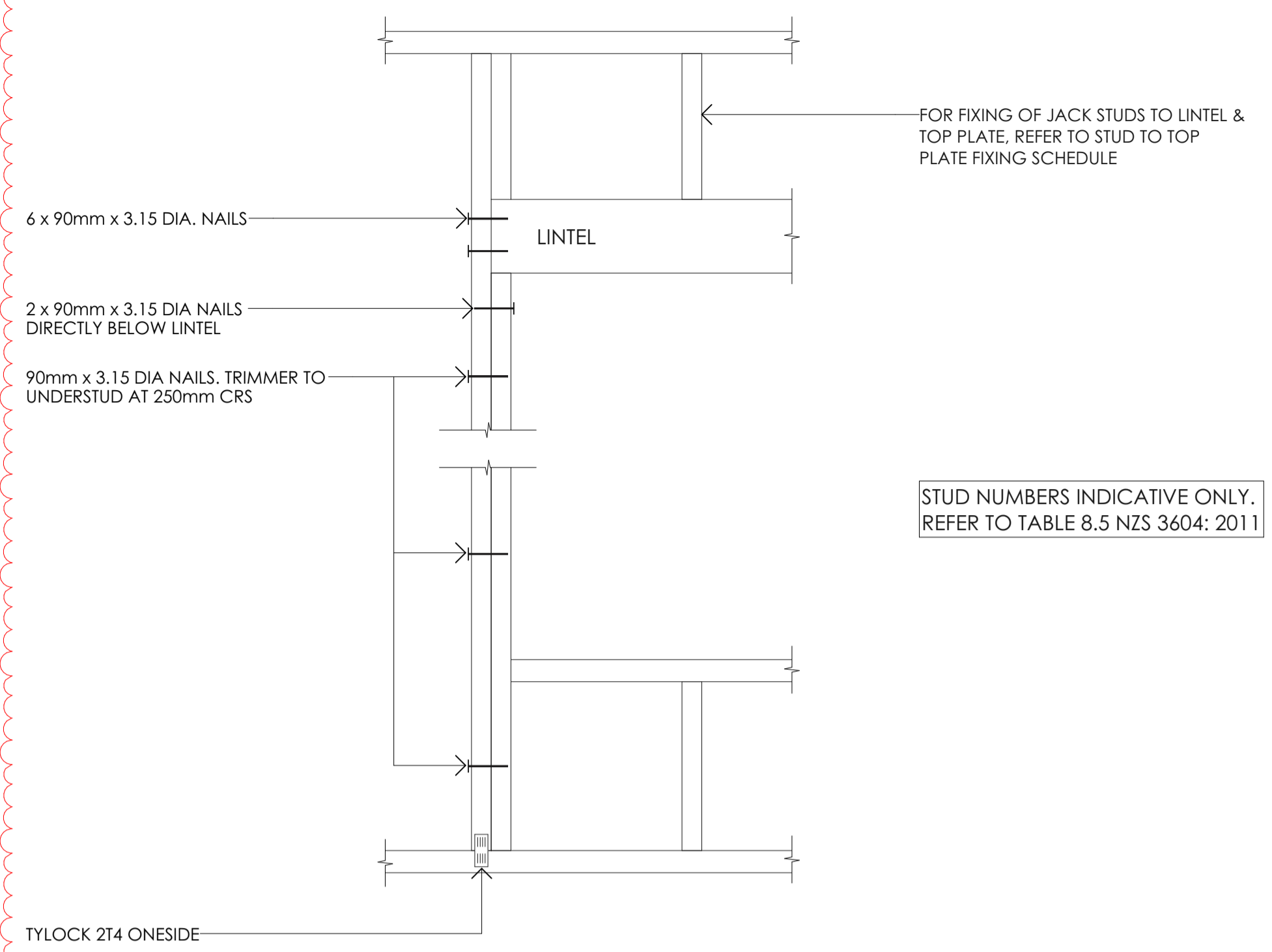
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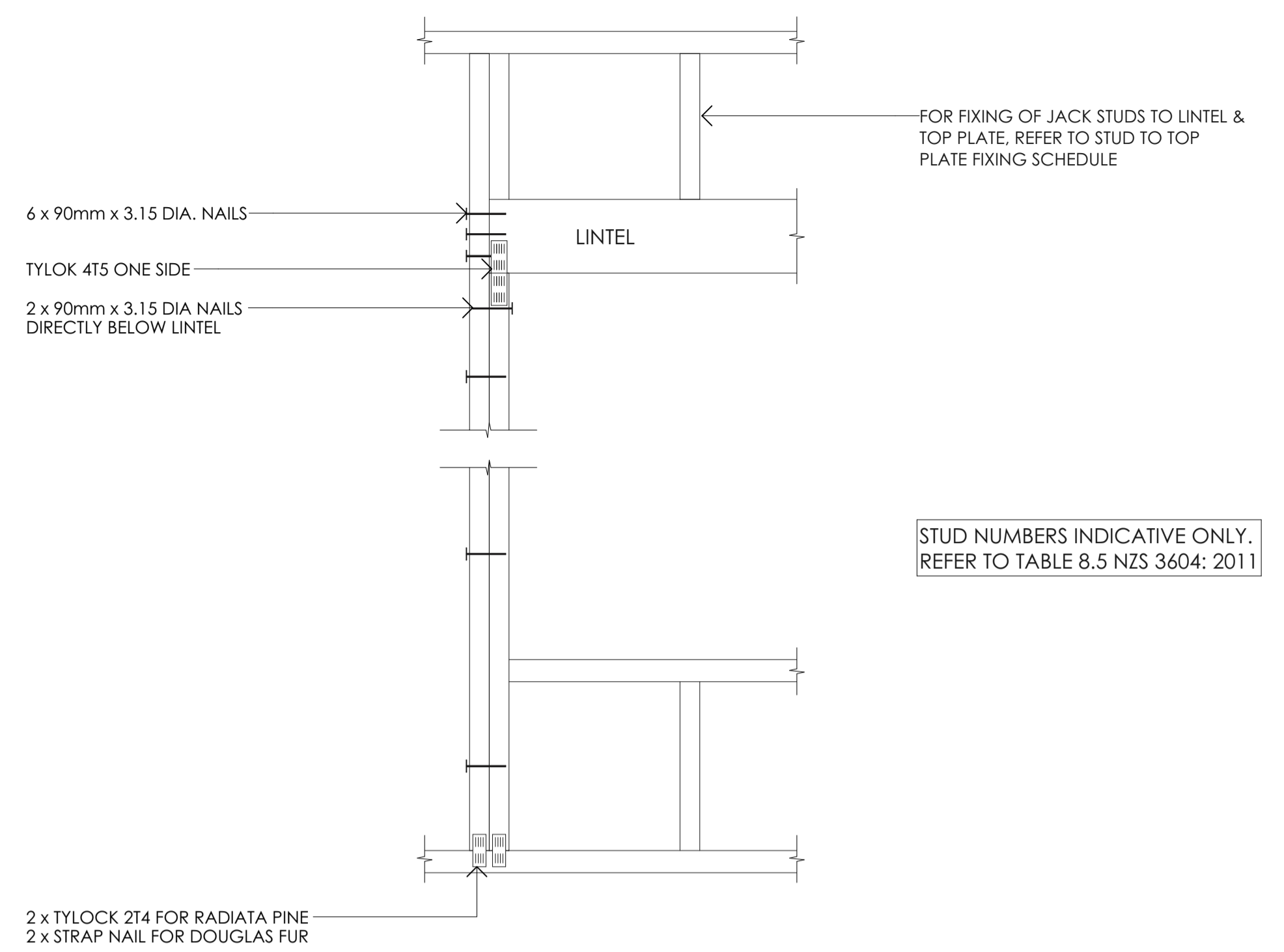
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date	1/11/23	job number	G20010	checked	DM	scale of A1	1:20, 1:5				

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TYPE E 1.4kN



TYPE F 4.0kN

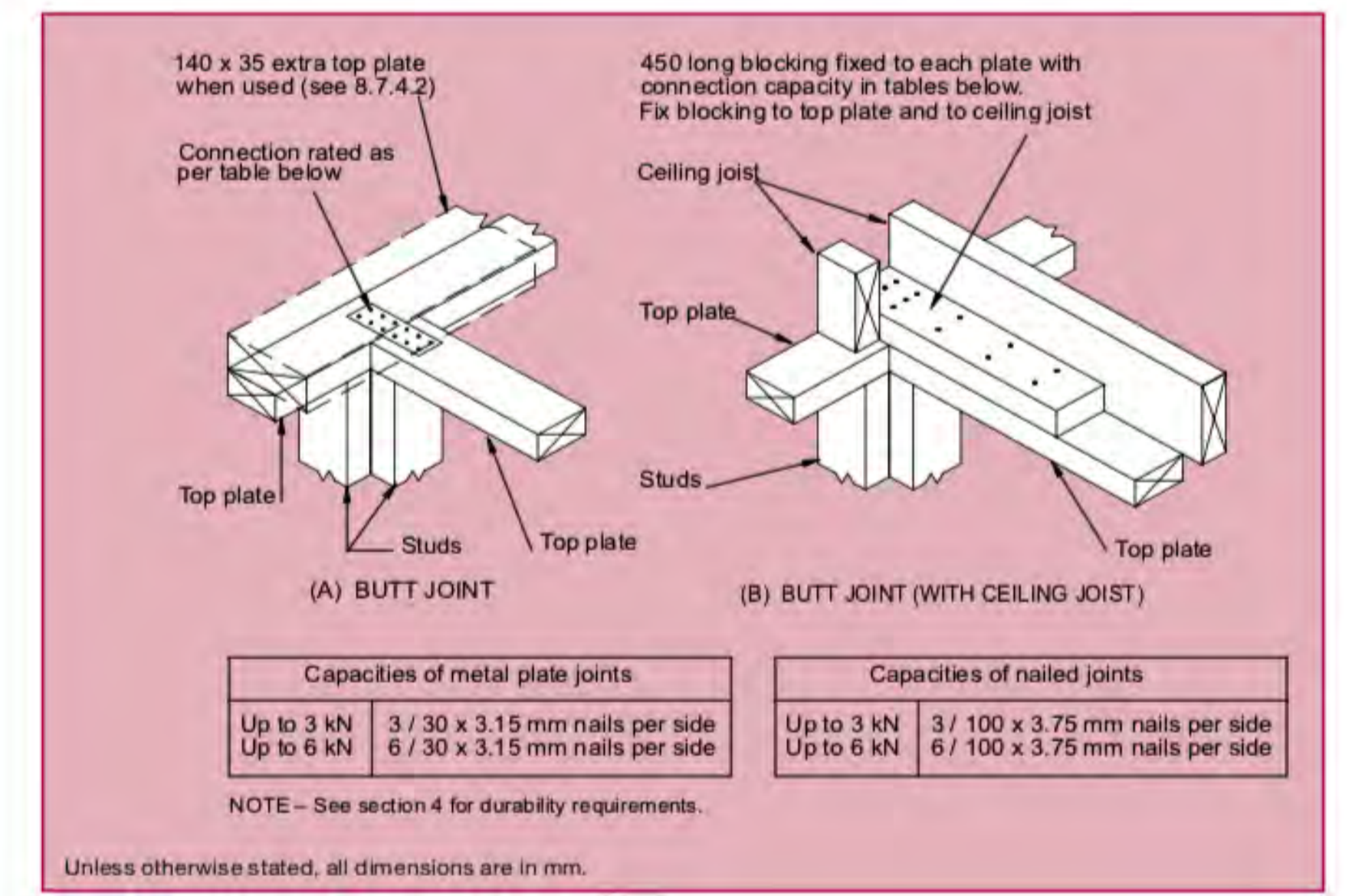
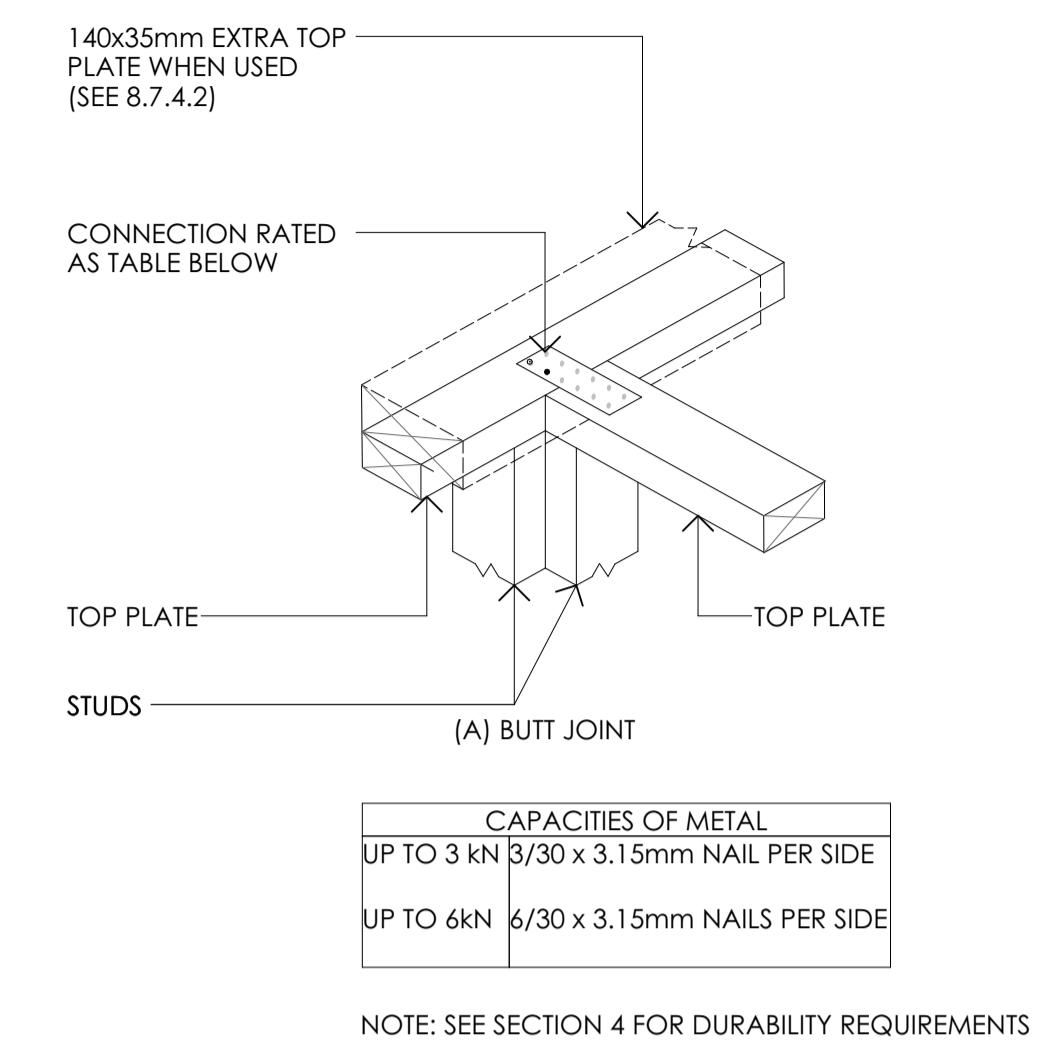
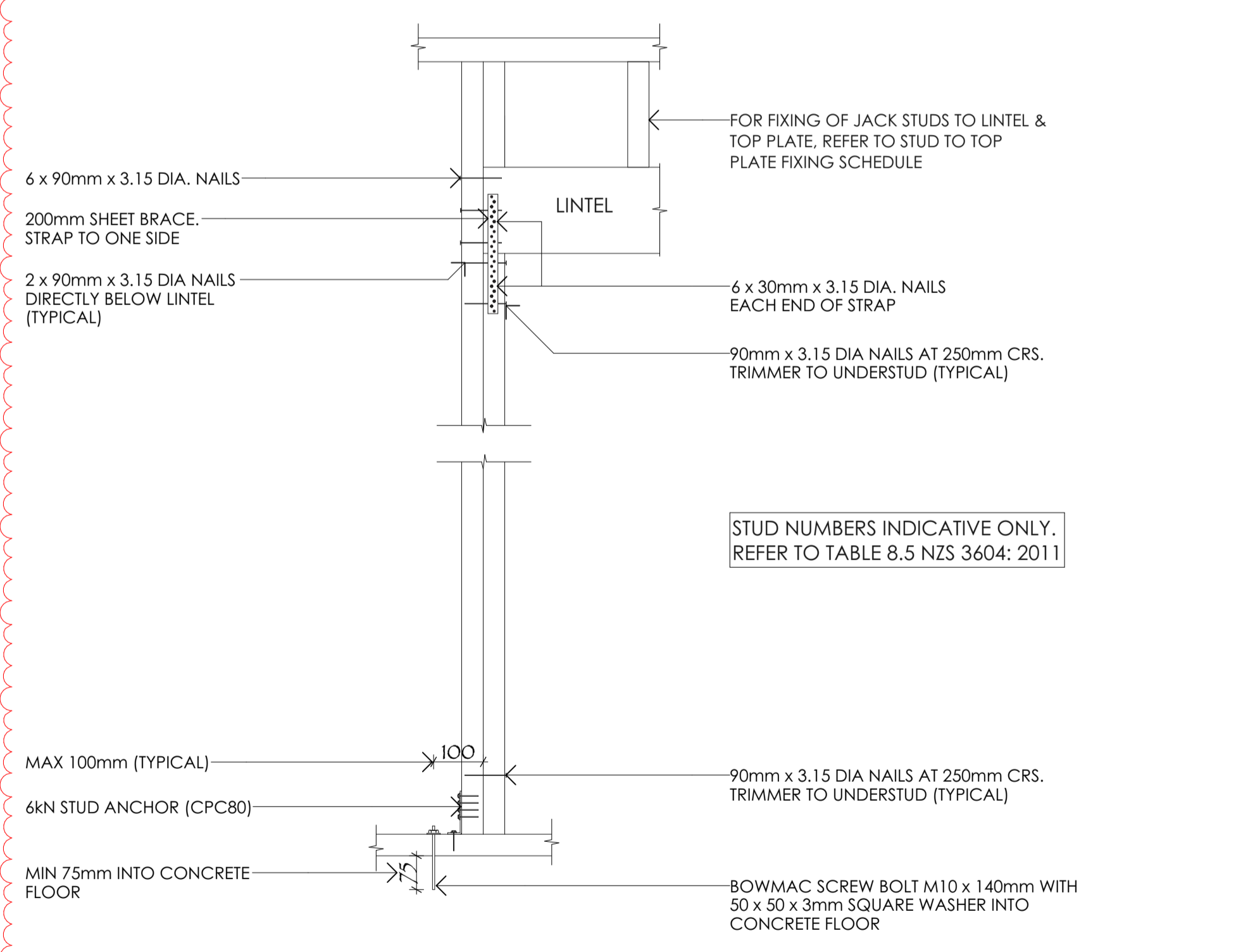
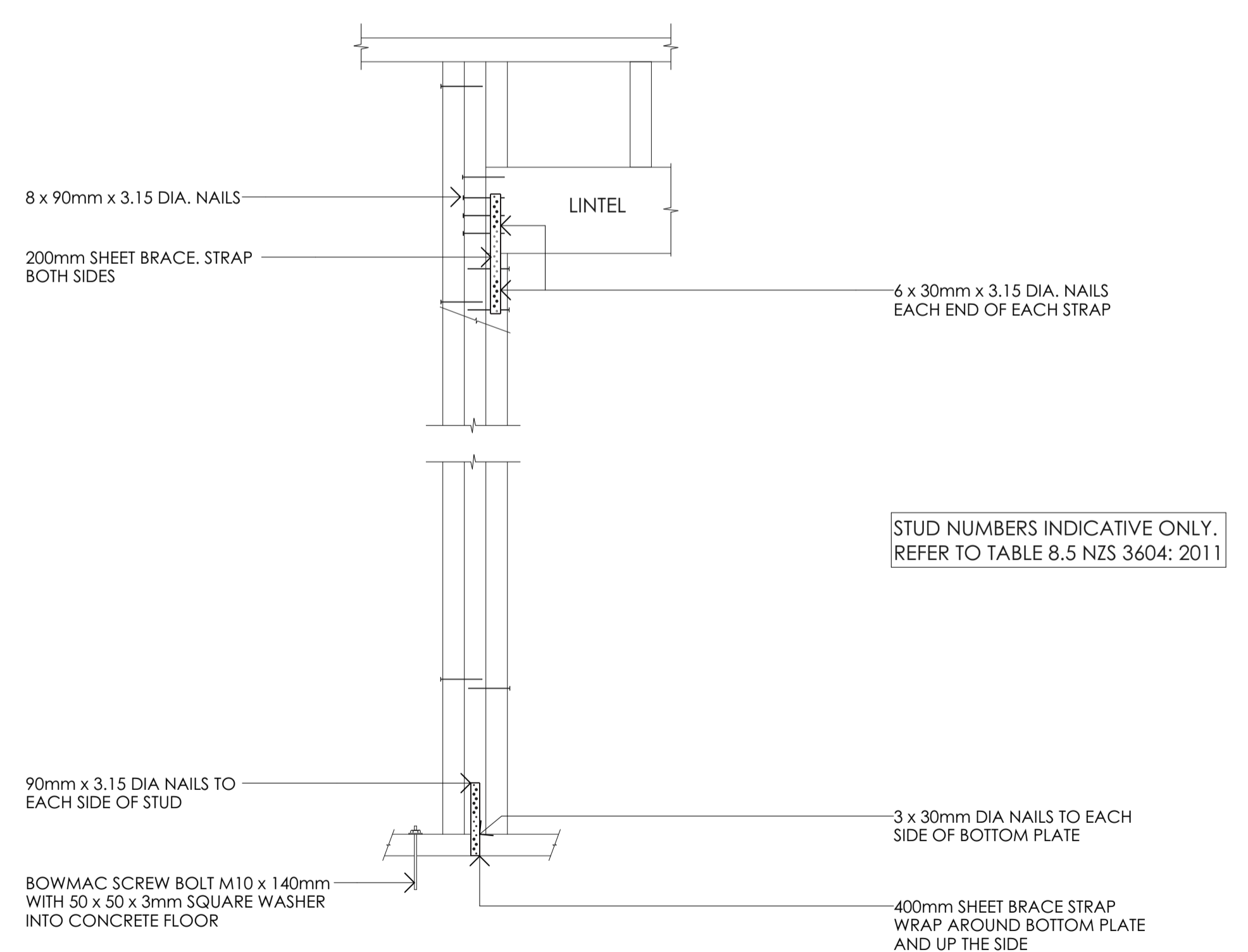


Figure 8.16 - Connecting top plates to external walls at right angles - Walls containing bracing (see 8.7.3.4)



TYPE G 7.5kN

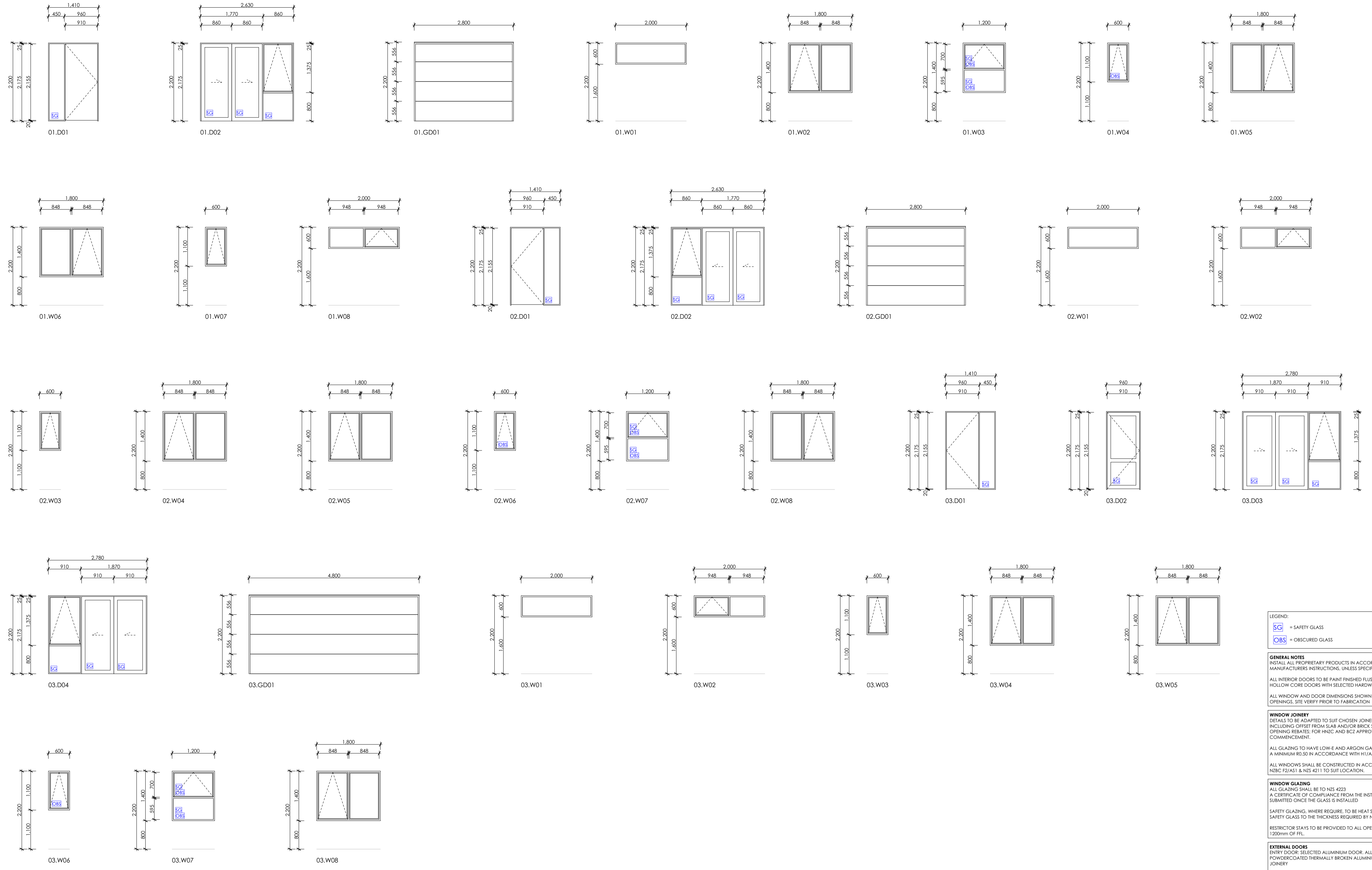


TYPE H 13.5kN

RevID	revision details	date
A	RFI 1 RESPONSE	01/11/2023



job #Project Description EDWARD STREET UNITS		drawing DETAILS		Gravitas Level 1, No. 40 Welles St, Christchurch Central, 8011 ph :- 03 428-6773 email :- info@gravitas.net.nz	
issue PRELIMINARY	drawn DM	revision	sheet A507	date 1/11/23	
date 1/11/23	job number G20010	checked DM	scale of A1 1:10, 1:2	In accepting and utilizing this document the recipient agrees that Gravitas retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purposes other than its intended use; to waive all claims against Gravitas resulting from unauthorized changes; or to reuse the document on other projects without the prior written consent of Gravitas. The Client is licensed to use the copyright materials and may copy or use the materials for the purpose of the project only and not for any other purpose. The Client shall have no right to use these materials where any or all of the fees and disbursements payable to the Consultant have not been paid. Gravitas makes no warranties of fitness for any purpose. The Builder/Contractor shall verify all dimensions to any work commencing. Signed dimensions that take precedence over scaled work. Note A1 scale is 50% of A2.	



LEGEND:
SG = SAFETY GLASS
OBS = OBSCURED GLASS

GENERAL NOTES
 INSTALL ALL PROPRIETARY PRODUCTS IN ACCORDANCE WITH THEIR MANUFACTURERS INSTRUCTIONS, UNLESS SPECIFIED OTHERWISE
 ALL INTERIOR DOORS TO BE PAINT FINISHED FLUSH PANEL MDF HOLLOW CORE DOORS WITH SELECTED HARDWARE
 ALL WINDOW AND DOOR DIMENSIONS SHOWN ARE TO ROUGH OPENINGS, SITE VERIFY PRIOR TO FABRICATION

WINDOW JOINERY
 DETAILS TO BE ADAPTED TO SUIT CHOSEN JOINERY SYSTEM, INCLUDING OFFSET FROM SLAB AND/OR BRICK SUPPORT TOE FROM OPENING REBATES, FOR HN2C AND BC2 APPROVAL PRIOR TO COMMENCEMENT.
 ALL GLAZING TO HAVE LOW-E AND ARGON GAS AND TO ACHIEVE A MINIMUM R0.50 IN ACCORDANCE WITH H1/AS1.
 ALL WINDOWS SHALL BE CONSTRUCTED IN ACCORDANCE WITH NZBC F2/AS1 & N35 4211 TO SUIT LOCATION.

WINDOW GLAZING
 ALL GLAZING SHALL BE TO NZS 4223
 A CERTIFICATE OF COMPLIANCE FROM THE INSTALLER IS TO BE SUBMITTED ONCE THE GLASS IS INSTALLED
 SAFETY GLAZING, WHERE REQUIRED, TO BE HEAT SOAKED TOUGHENED SAFETY GLASS TO THE THICKNESS REQUIRED BY NZS 4223.
 RESTRICTOR STAYS TO BE PROVIDED TO ALL OPENING SASHES WITHIN 1200mm OF FFL.

EXTERNAL DOORS
 ENTRY DOOR: SELECTED ALUMINIUM DOOR, ALL OTHERS TO BE POWDERCOATED THERMALLY BROKEN ALUMINIUM FRAMED DOOR JOINERY
 WAZZ BAR TO SUPPORT ALL JOINERY UNITS WITH SPANS EXCEEDING 1500mm IN OPENING WIDTHS

ARCHITRACES / LININGS
 ALL EXTERIOR JOINERY TO HAVE 20mm GROOVED TIMBER LININGS.
 ALL INTERIOR DOORS TO HAVE 30mm GROOVED JAMBS, NON-GROOVED JAMBS AND LININGS MAY BE USED IN CONJUNCTION WITH PLANTED ARCHITRAVES WHERE APPROVED BY THE CLIENT.

RevID	revision details	date



job #Project Description EDWARD STREET UNITS		drawing WINDOW & DOOR SCHEDULE		sheet A601	
date 1/11/23	job number G20010	drawn DM	checked DM	revision scale of A1 1:50	

In accepting and utilizing this document the recipient agrees that Gravitas retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purposes other than its intended use; to waive all claims against Gravitas resulting from unauthorized changes; or to reuse the document on other projects without the prior written consent of Gravitas. The Client is licensed to use the copyright materials and may copy or use the materials for the purpose of the project only and not for any other purpose. The Client shall have no right to use these materials where any or all of the fees and disbursements payable to the Consultant have not been paid. Gravitas makes no warranties of fitness for any purpose. The Buyer/Contractor shall verify all dimensions to any work commencing. Figured dimensions that take precedence over scaled work. Note A1 scale is 50% of A3.

SHEETS		REV
S0.01	STANDARD NOTES	1
S1.01	FOUNDATION PLAN HOUSE 1+2	1
S1.02	FOUNDATION PLAN HOUSE 3	1
S2.01	TYPICAL REINFORCING DETAILS	1
S2.02	FOUNDATION DETAILS	1
S2.03	TYPICAL IN-FLOOR DRAINAGE DETAILS	1
S2.04	TYPICAL PIPE PENETRATION DETAILS	1

RESIDENTIAL DEVELOPMENT

88 EDWARD STREET, LINCOLN

BUILDING CONSENT

04/07/2023



GENERAL

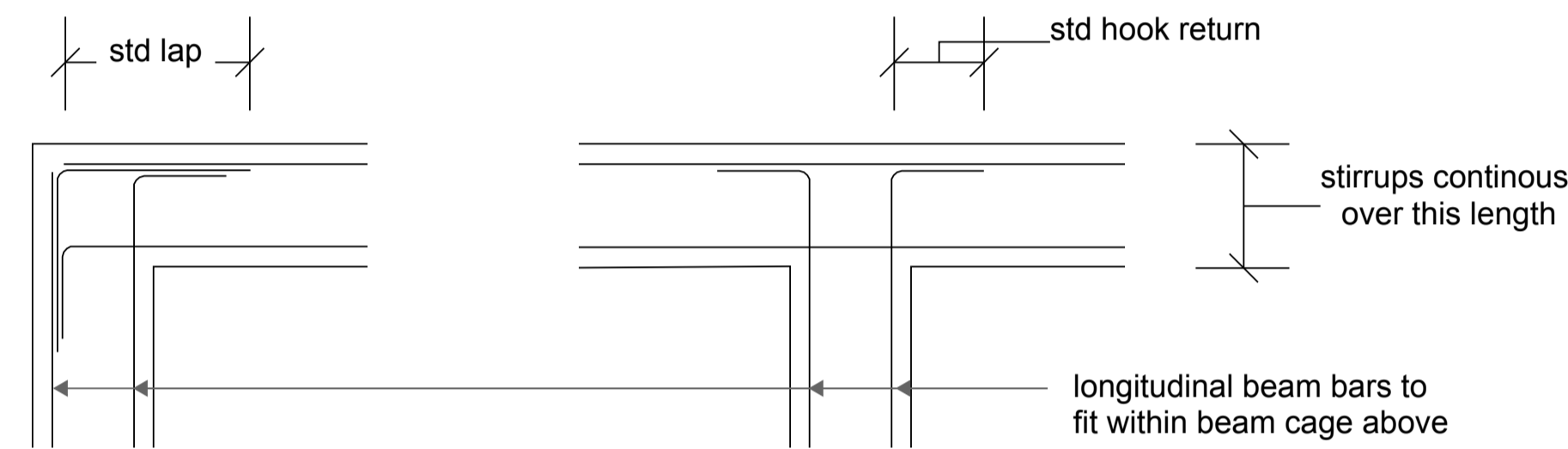
- The structural drawings shall be read in conjunction with the Architectural drawings and the documentation of other disciplines. All dimensions to be confirmed on site. No dimensions are to be scaled from this drawing.
- Any discrepancies shall be referred to the engineer for resolution prior to the construction of work.
- Refer to Architectural documentation and NZS3604 for design and details not requiring specific engineering design. Weather-tightness and other architectural aspects and services were not inspected or considered or in any way a part of the scope of the Structural Design Lab design.
- All work and materials to comply with the New Zealand Building Code.
- Substitution for or amendment of specified details or materials shall not be carried out without approval of the engineer.
- The builder is responsible for identifying the location of all existing services, confirming dimensions and set-out requirements, and considering site conditions before and during construction.
- The builder shall ensure that all inspections listed on the inspection schedule are completed before proceeding with further work. Failure to ensure that the inspections have been completed may result in the need for additional testing (including destructive) at the builders cost to establish compliance. A PS4 for the work will not be issued if inspections have not been completed.
- The presence, location and details of nibs, recesses, penetrations, inserts, sleeves, rebates, cast-in fixings, damp-proofing, waterproofing etc. are not necessarily shown on the structural drawings. Refer to the architectural drawings and the documentation of other disciplines for these items.
- The location, size and details of all penetrations, recesses, sleeves, holes, etc. in structural members, must be approved by the engineer prior to construction commencing unless shown on the structural drawings.
- Provide a DPM in accordance with NZS604 (sealed around all penetrations) on 20mm sand blinding beneath the foundations.
- All services trenches to be backfilled and compacted in accordance with the specification.
- Where underfloor heating is installed, the floor topping shall be increased to 110mm.
- Where concrete polishing occurs, the floor thickness shall be increased so that the final thickness is no less than that shown on the drawings. UNO contractor to allow for additional sawcuts for areas of exposed / polished concrete (locations to be confirmed with engineer prior to pouring concrete). Note that sawcuts and shrinkage control joints do not guarantee elimination of all visible or unwanted cracks but help minimise the number size of cracks.
- Polystyrene pods shall be 1100sq. x 220mm deep - typ.
- Edge beams and thickenings may be wider than that shown to simplify construction. Provide an additional HD12 in the bottom for every 100mm increase in concrete width.

INSPECTIONS

- Refer to the building consent conditions for any inspections that are required by the building consent authority.
- The following inspections shall be allowed for to enable PS4 sign off, provide a minimum of 48 hours' notice: Excavation inspection (by geotechnical engineer), Pre-pour foundation inspection

CONCRETE

- All workmanship and materials shall comply with NZS3109. Tolerances for erection and fabrication shall comply with NZS3101. Surface finishes shall comply with NZS3114 and as per the Architectural drawings.
- Foundation and slab to be formed in single pour using either Allied/Ashby concrete mix code 252CONSF, Readymix 2519RRS, Firth RP2519TC2 or similar approved steel fibre reinforced concrete.
- All construction joints / interfaces shall be roughened to 5mm amplitude uno. No cuts shall be made to the floor other than those shown on the drawings.
- Longitudinal beam bars shall not be cranked unless shown on the drawings or specifically discussed with the Engineer. Provide stirrup hoops and links to support every longitudinal bar at bar crank bend locations (two min per crank).
- All foundation longitudinal reinforcing shall lap adequately at corners and internal joints as shown below (or similar approved) uno.



REINFORCING

- HD = deformed grade 500E bar, HR = plain round grade 500E bar, D = deformed grade 300E and R = plain round grade 300E bar.
- All bend diameters shall comply with NZS3109. Welding and re-bending of reinforcing is not allowed unless approved in writing by the Engineer.
- All mesh shall be ductility class E as per NZS4671 and shall be lapped at least a minimum of 2 overlapping cross wires plus 50mm or 250mm between outer cross wires, whichever is greater and shall extend to within 50mm of slab edges. Sheets shall be cut diagonally at the corners to limit overlapping to 2 of the 4 sheets.
- Unless noted otherwise on the drawings, minimum covers are 75mm - exposed to earth, 50mm - exposed to edge & 50mm - protected by damp proofing.
- Unless noted otherwise on the drawings, for concrete foundations minimum laps for 10mm dia. bars shall be 750mm, for 12mm dia. bars shall be 900mm and for 16mm dia. bars shall be 1200mm. For bars spliced by non-contact lap lengths, where bars are spaced more than 3 x bar diameter apart, the lap length shall be as per the above plus 1.5x the bar spacing.

FOUNDATIONS / EXCAVATIONS

- Strip the site of all rubbish, demolition material, top soil or organic material and excavate for foundation beams and pads as shown on the drawings or deeper as necessary to provide clean dry subgrade on natural ground in accordance with the geotechnical report carried out by Davis Ogilvie dated 29 June 2023
- The builder shall locate all underground services prior to working in any area. All services made redundant by the works shall be completely removed.
- The Contractor shall make allowance for over excavation and backfilling with engineering fill or site concrete where soft soil / fill is encountered.
- All footings shall be constructed and backfilled as soon as possible to avoid softening or drying out of the soil by exposure.
- The contractor shall be responsible for identifying and design of all temporary works necessary for the construction and erection of the building works. Any notes regarding propping on the drawings and specification shall be carried out noting that these are not exhaustive and may not cover all propping requirements for this project.



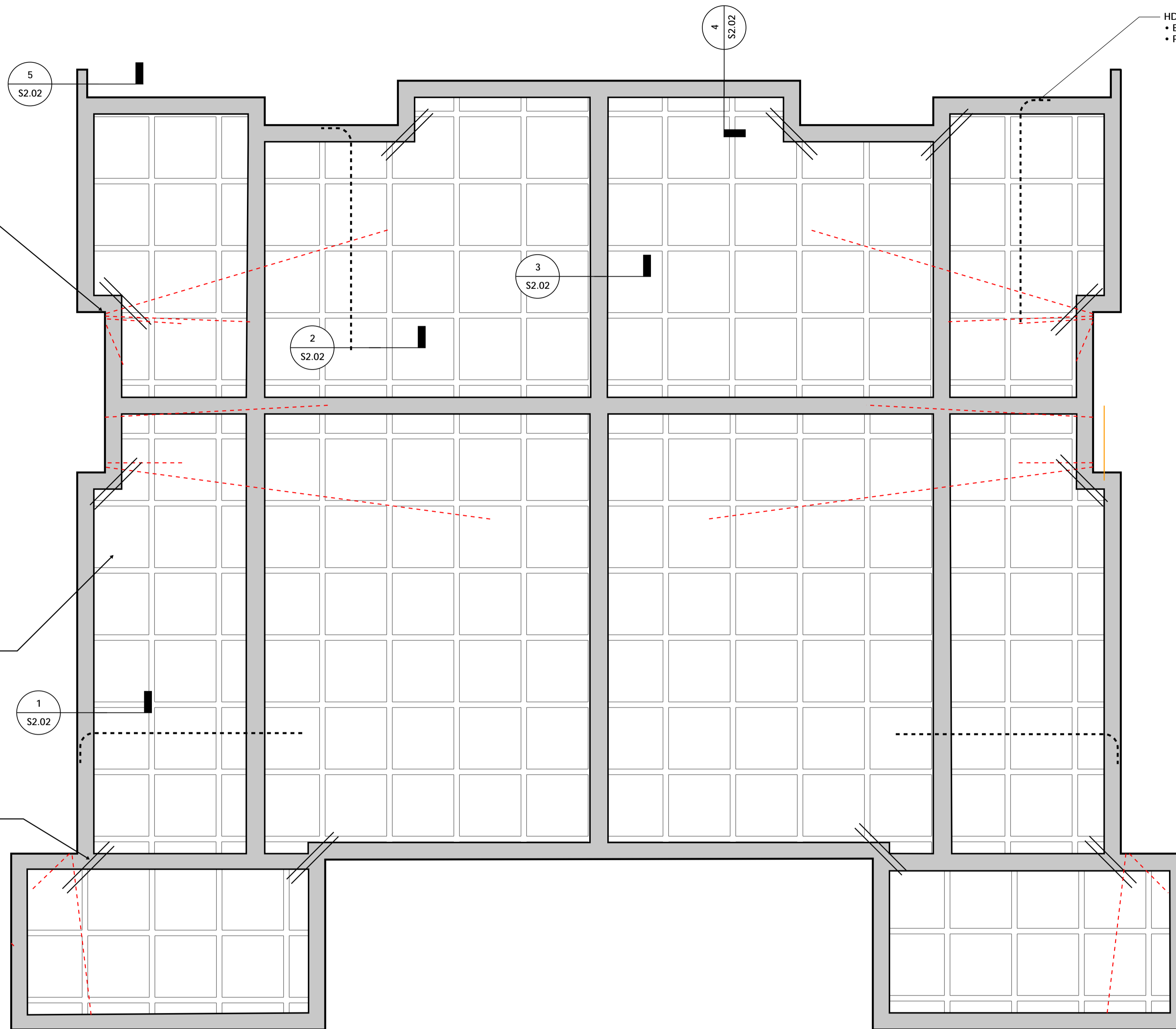
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DESIGN	NK	DRAWN	NK	SHEET NAME	STANDARD NOTES		
DATE	04/07/2023	PROJECT NO.	23036	SHEET NO.	S0.01	REVISION	1

Provide local thickenings to beams and ribs as required to ensure pipes / drains are confined within the foundations
 • refer to S2.03 for details
 • Indicative positions of pipes shown in red
 • refer arch drawings for pipe sizes and layout

305 o/a raft slab
 • 85mm concrete slab reinforced with layer SE72 ductile mesh central in slab depth
 • 100mm wide ribs at 1200mm crs. each way
 • on 220mm deep polystyrene void formers
 • on DPM, on 20mm sand blinding on compacted hardfill.
 • Refer S2.02 for hardfill requirements under foundations.

2-HD12 x 1200mm long bars at re-entrant corners (typ)
 • Bars to be spaced at 200mm crs

HD16 top bars in all ribs typical around building perimeter
 • Bar to project 4.0m min. into slab
 • Provide std. return to end



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.
 • the design fibre mix shall be supplied so that the residual flexural tensile stresses $f_{R,1}$ and $f_{R,4}$ shall be 1.5MPa and 1.0MPa respectively

Foundation Notes:

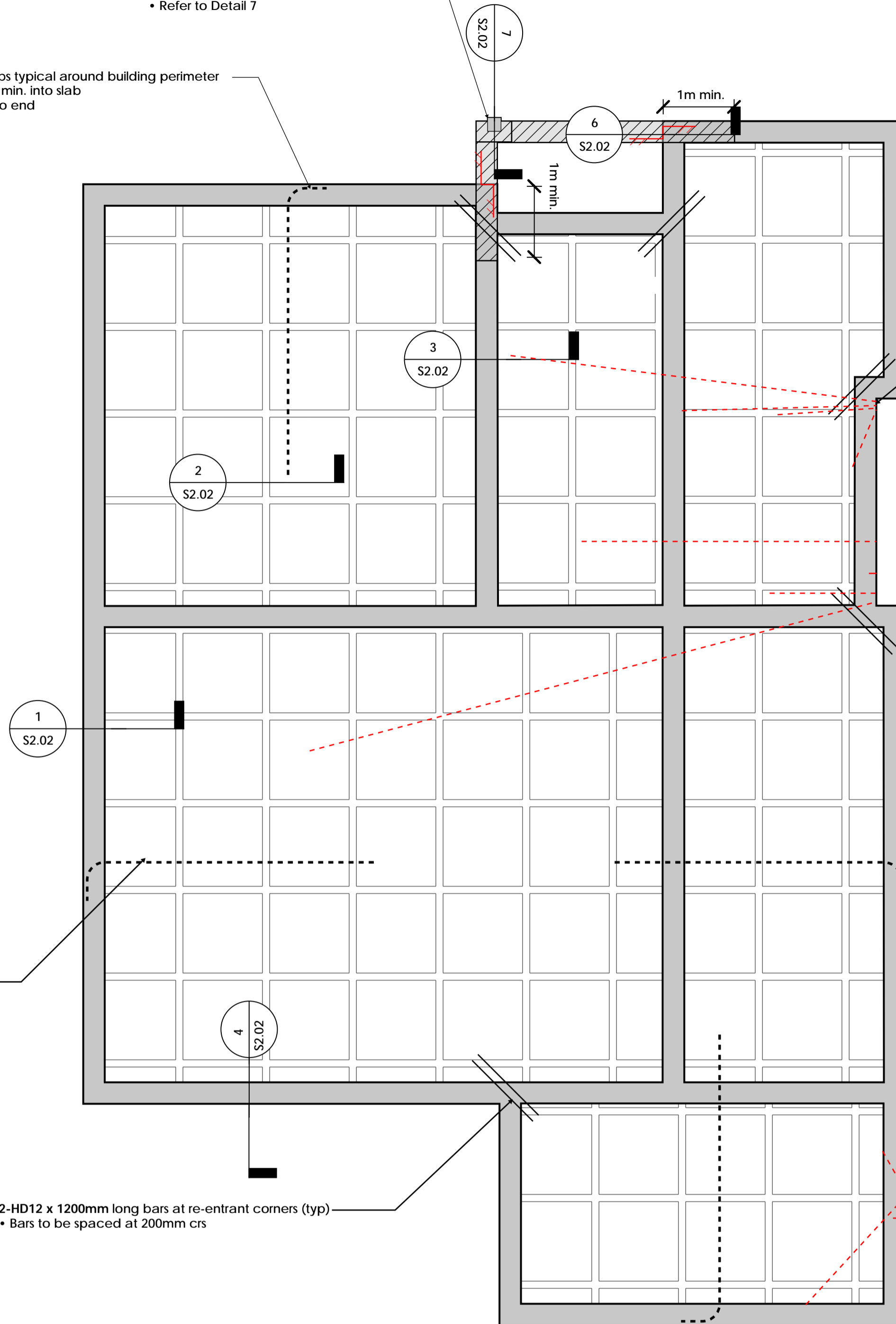
- No dimensions are to be scaled from this drawing, contractor must verify dimensions on site.
- For materials and workmanship generally refer to Structural Design Lab Structural Specification.
- All foundations to be excavated to the depths shown or deeper if necessary to provide clean dry subgrade on undisturbed natural ground.
- Refer to Architectural drawings for under floor insulation, rebates, services, & ducts etc. to be cast in.
- UNO contractor to allow for additional sawcuts for areas of exposed / polished concrete (locations to be confirmed with engineer prior to pouring concrete).
- For all rebates, drainage locations and other slab recesses refer to architects drawings.
- Notify the structural engineer of any discrepancies
- Polystyrene pod, internal foundation beam and 100mm rib layout shown indicatively only.
- Provide flexible connections to all pipes where they exit the foundations.



SCALE	1:50	SIZE	A1	PROJECT	RESIDENTIAL DEVELOPMENT 88 EDWARD STREET, LINCOLN		
DESIGN	NK	DRAWN	NK	SHEET NAME	FOUNDATION PLAN HOUSE 1+2		
DATE	04/07/2023	PROJECT NO.	23036	SHEET NO.	S1.01	REVISION	1

150x150mm nib for timber post
 • Refer to arch for dimensions
 • Protrude foundation beam to suit nib
 • Refer to Detail 7

HD16 top bars in all ribs typical around building perimeter
 • Bar to project 4.0m min. into slab
 • Provide std. return to end



Provide local thickenings to beams and ribs as required to ensure pipes / drains are confined within the foundations
 • refer to S2.03 for details
 • indicative positions of pipes shown in red
 • refer arch drawings for pipe sizes and layout

305 o/a raft slab
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 • on DPM, on 20mm sand blinding on compacted hardfill.
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2-HD12 x 1200mm long bars at re-entrant corners (typ)
 • Bars to be spaced at 200mm crs

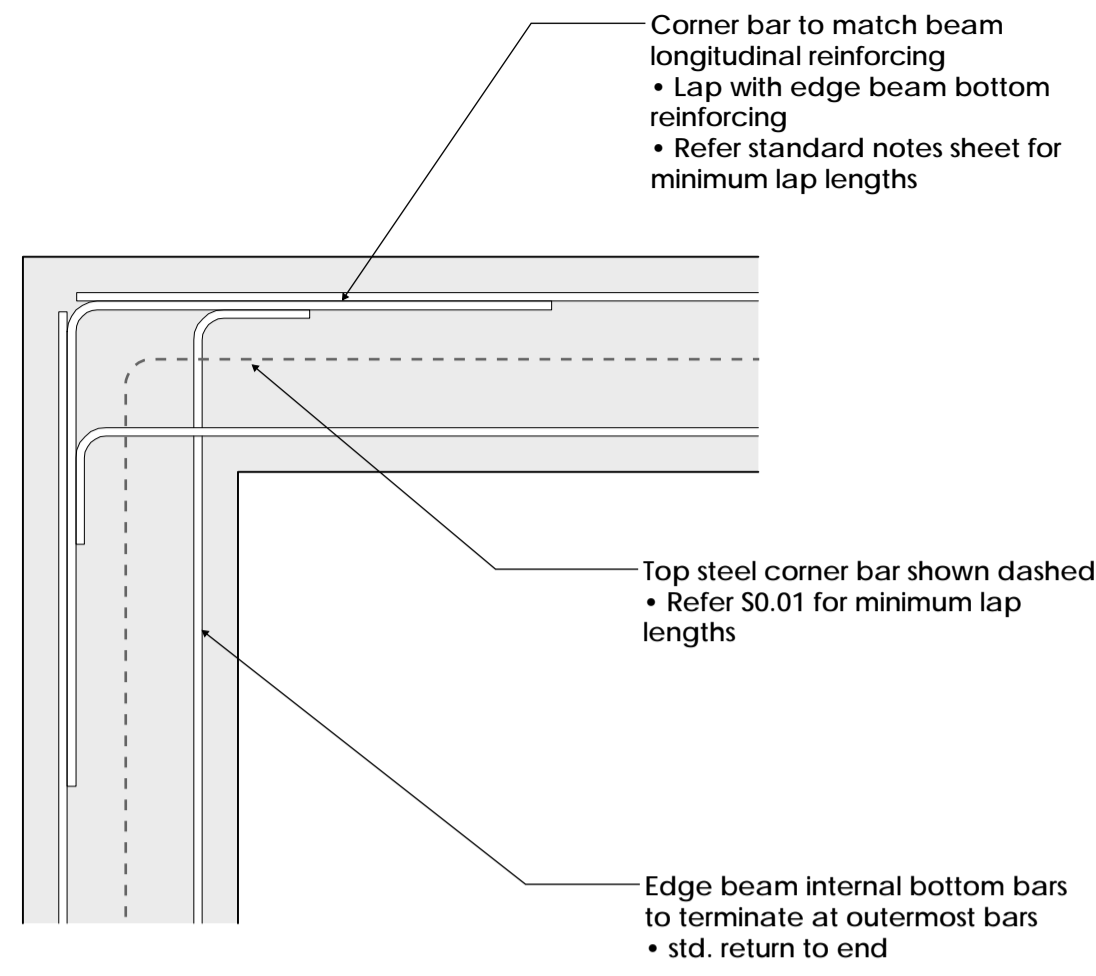
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 • the design fibre mix shall be supplied so that the residual flexural tensile stresses f_{R1} and f_{R4} shall be 1.5MPa and 1.0MPa respectively

Foundation Notes:

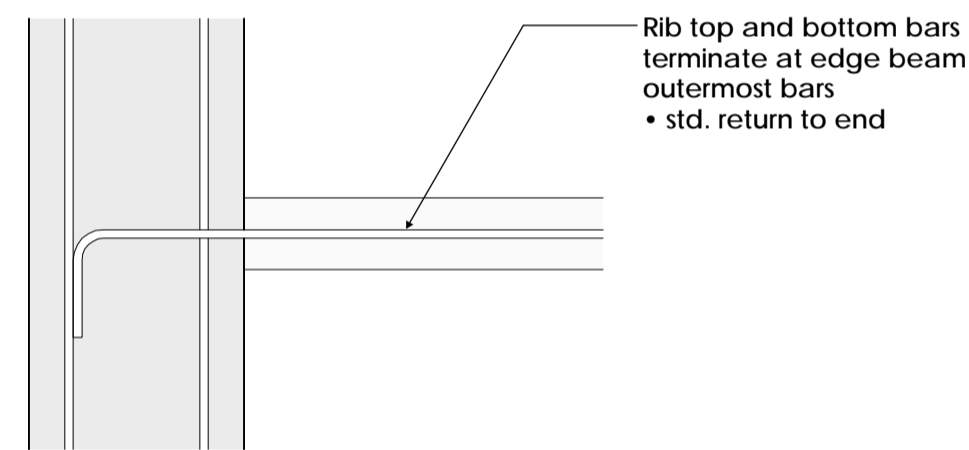
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- Notify the structural engineer of any discrepancies
- Polystyrene pod, internal foundation beam and 100mm rib layout shown indicatively only.
- Provide flexible connections to all pipes where they exit the foundations.



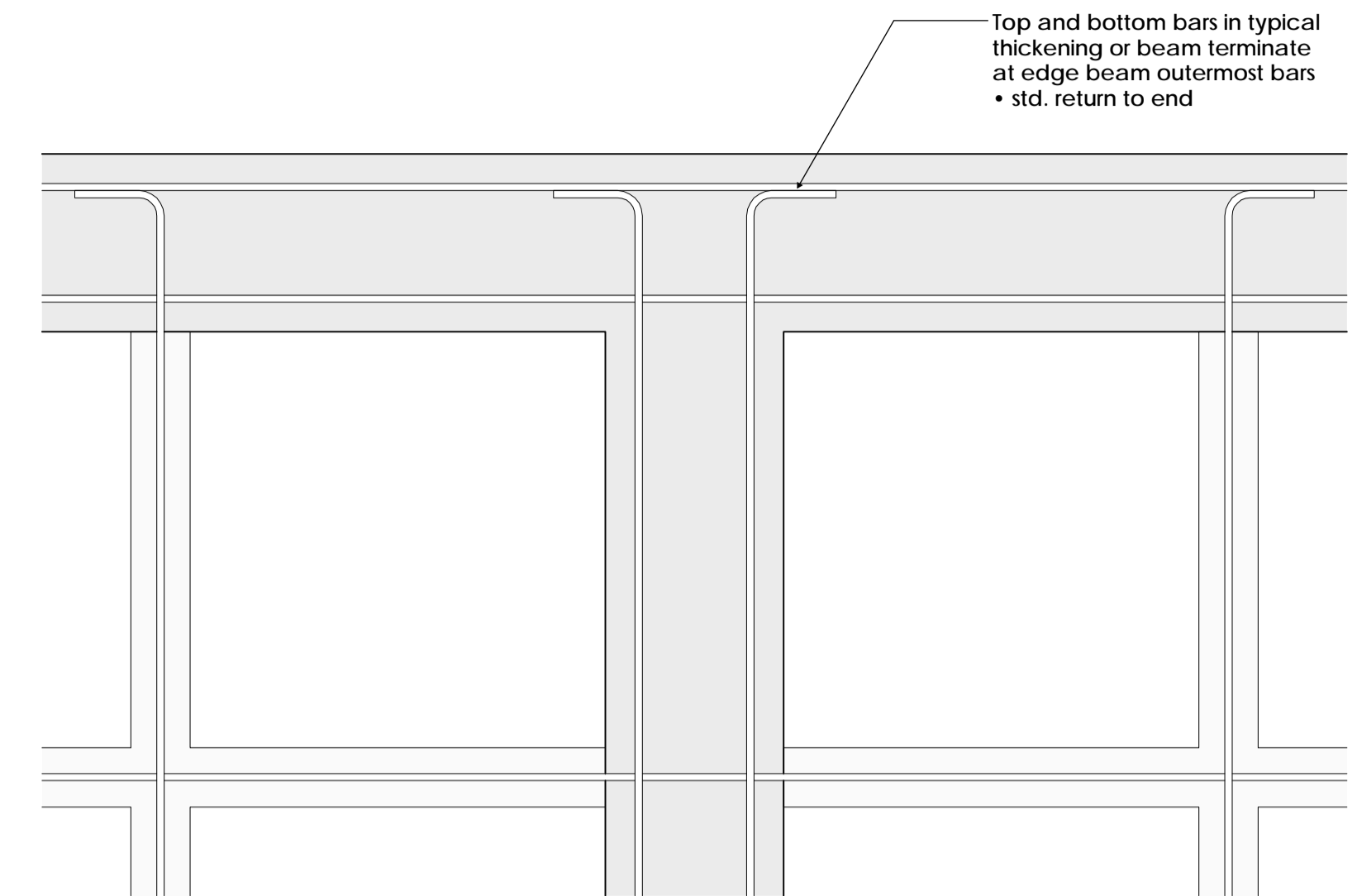
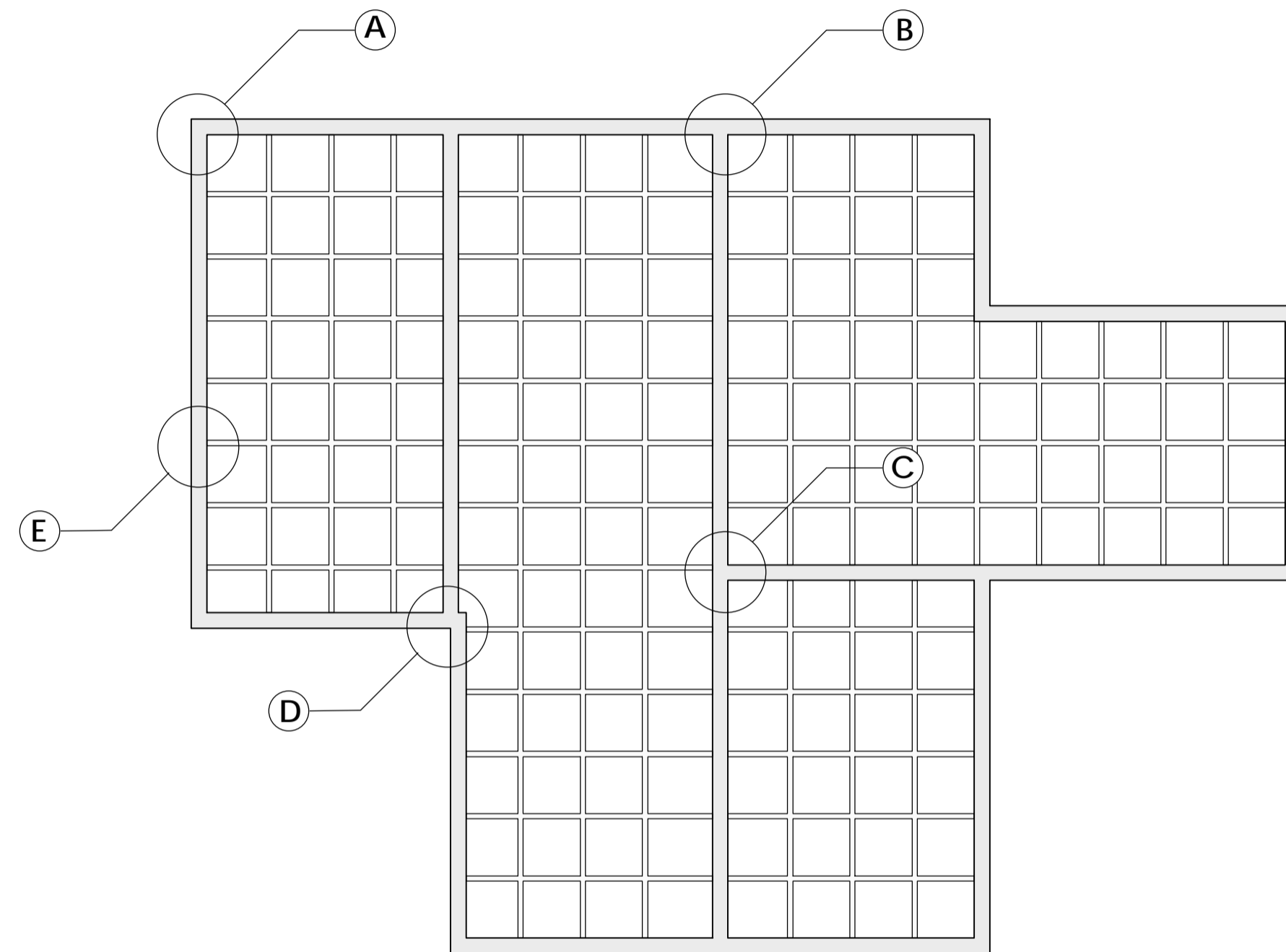
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DATE	04/07/2023	PROJECT NO.	23036	SHEET NO.	S1.02	REVISION	1



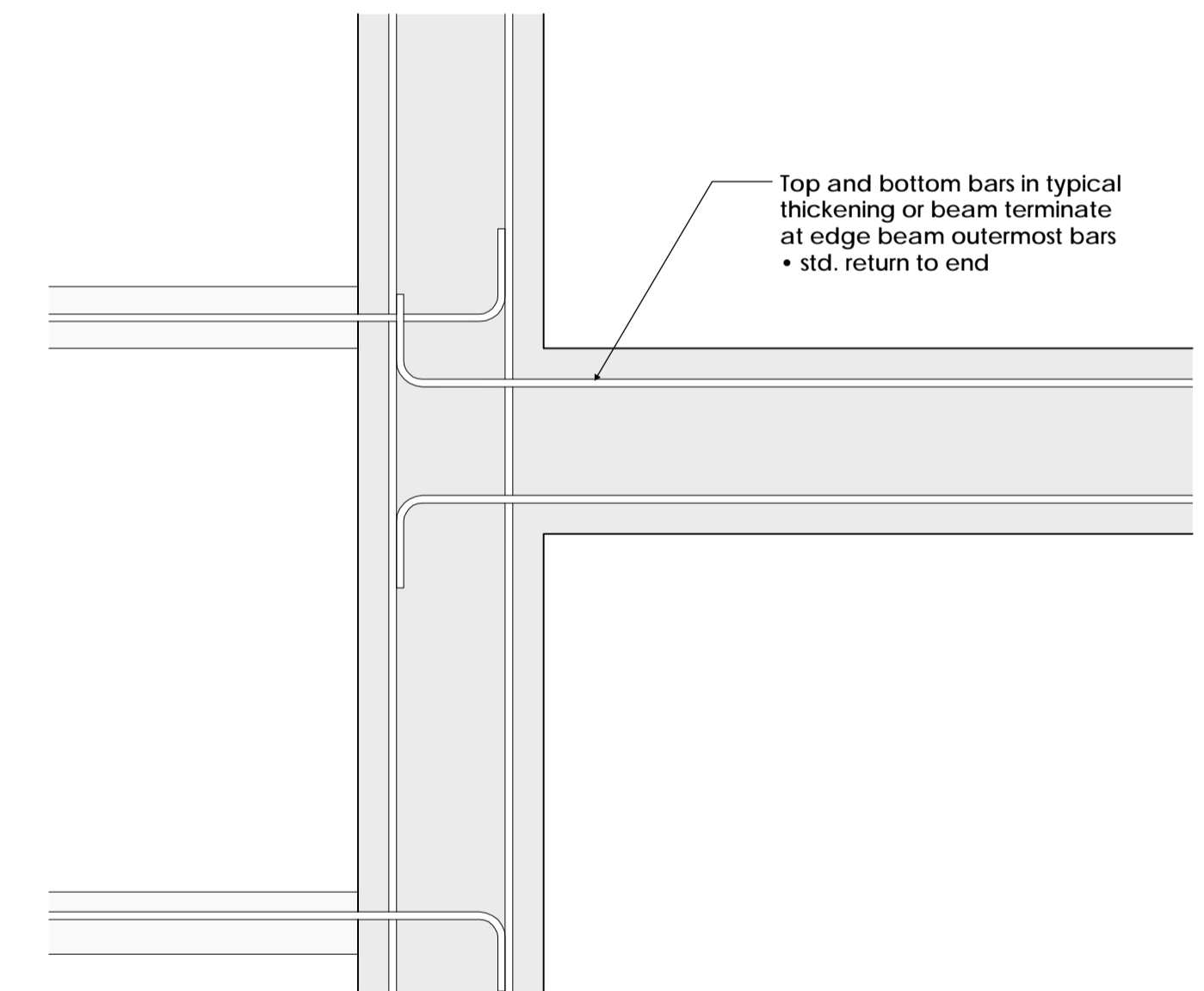
A CORNER DETAIL



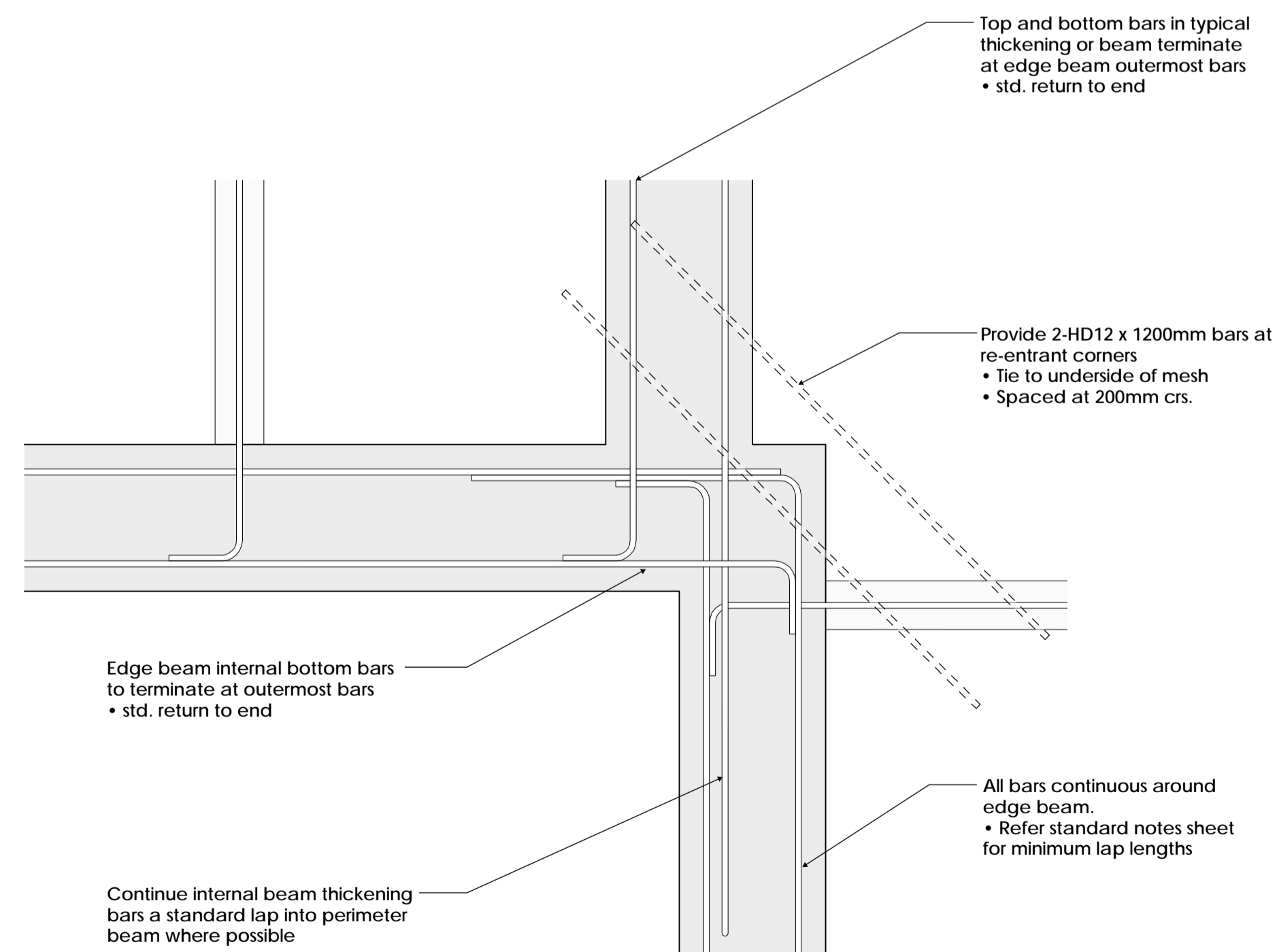
E RIB TO PERIMETER BEAM



B INTERNAL BEAM TO PERIMETER



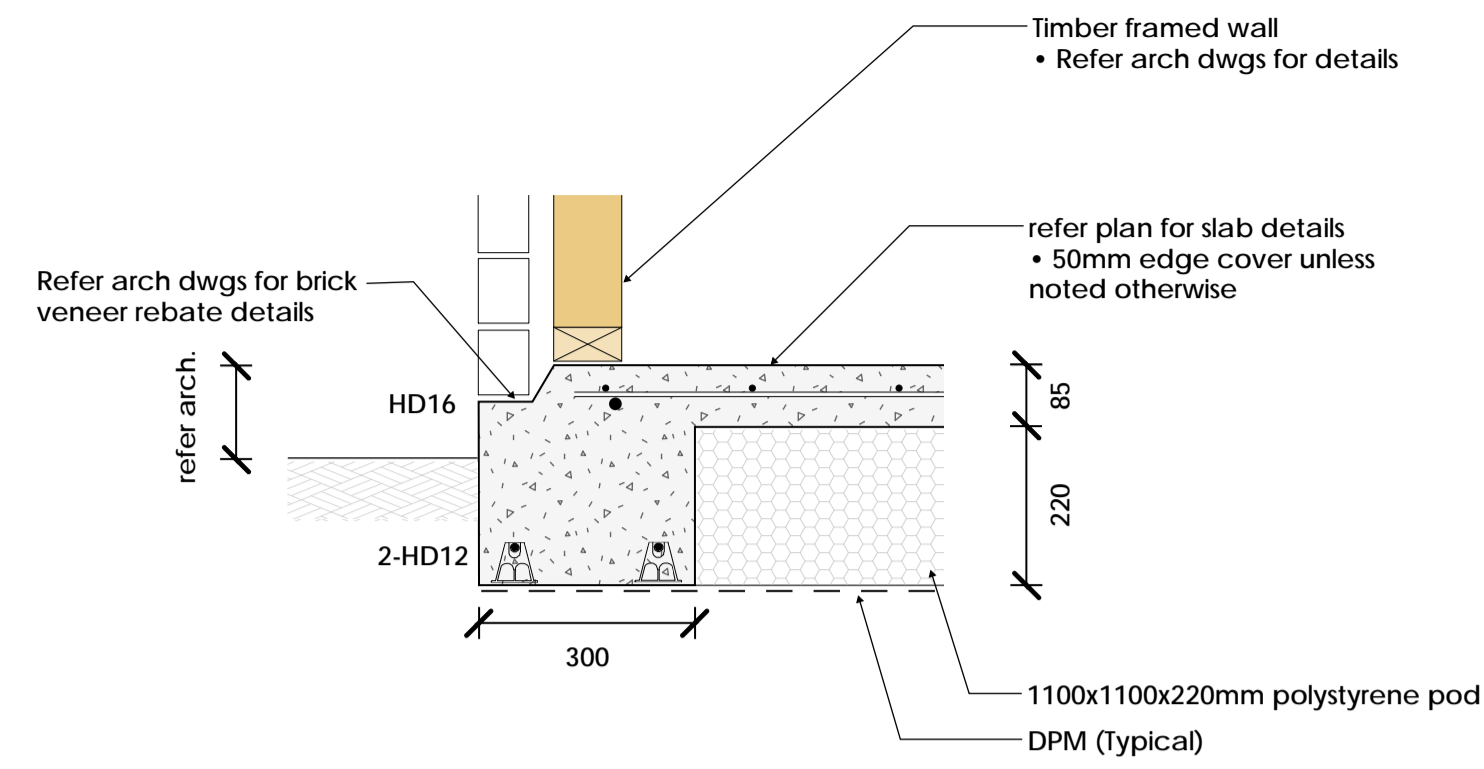
C INTERNAL CORNER



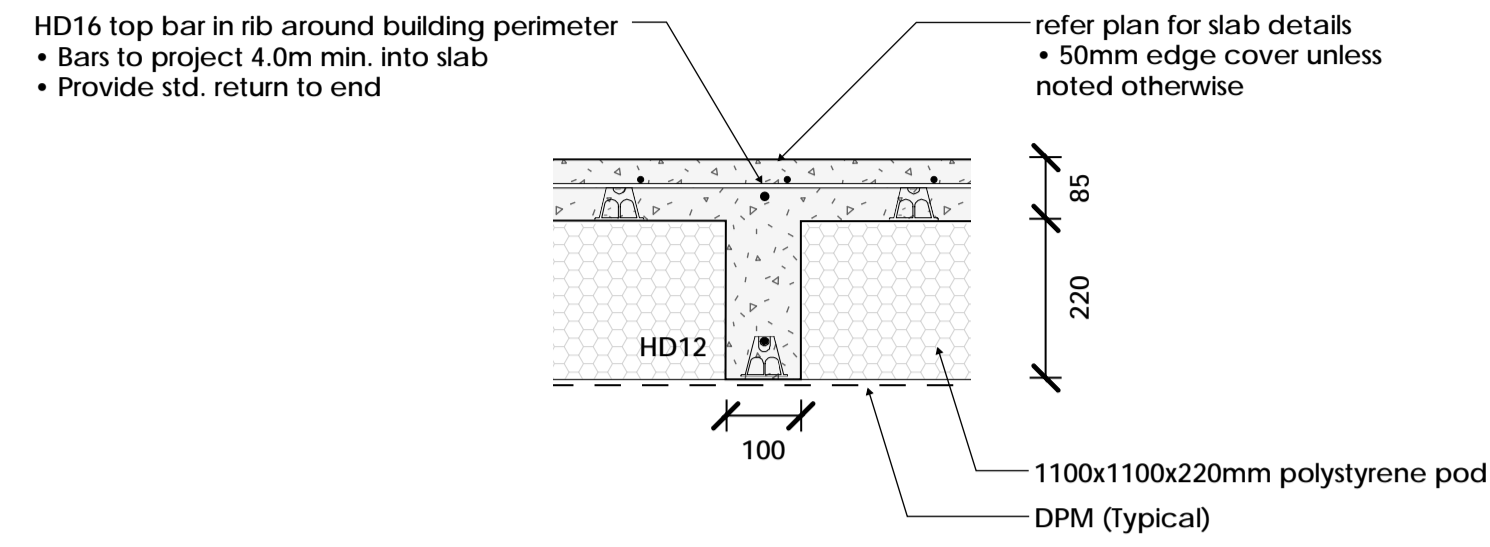
D INTERNAL CORNER WITH OFFSET



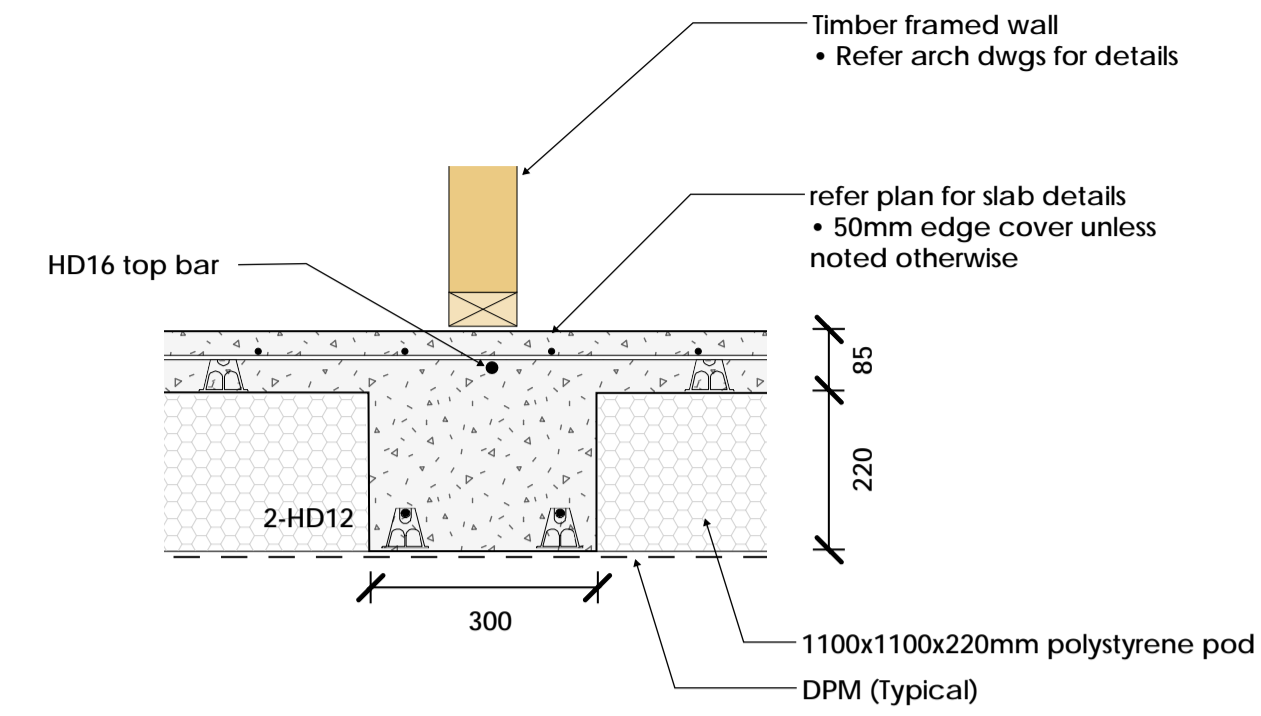
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DESIGN	NK	DRAWN	NK	SHEET NAME	TYPICAL REINFORCING DETAILS		
DATE	04/07/2023	PROJECT NO.	23036	SHEET NO.	S2.01	REVISION	1



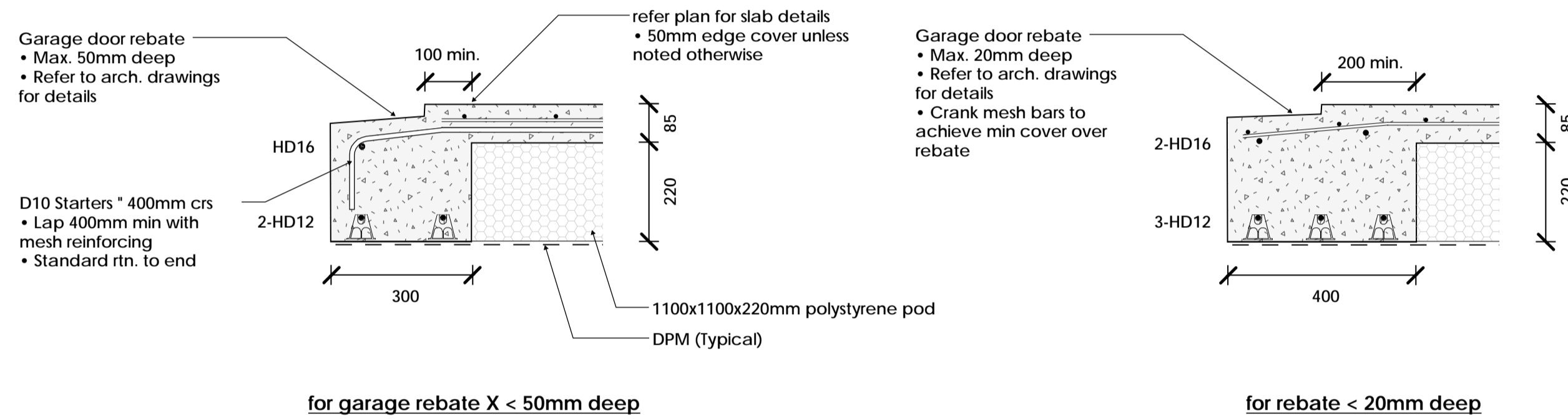
1 PERIMETER BEAM WITH BRICK VENEER
S1.01



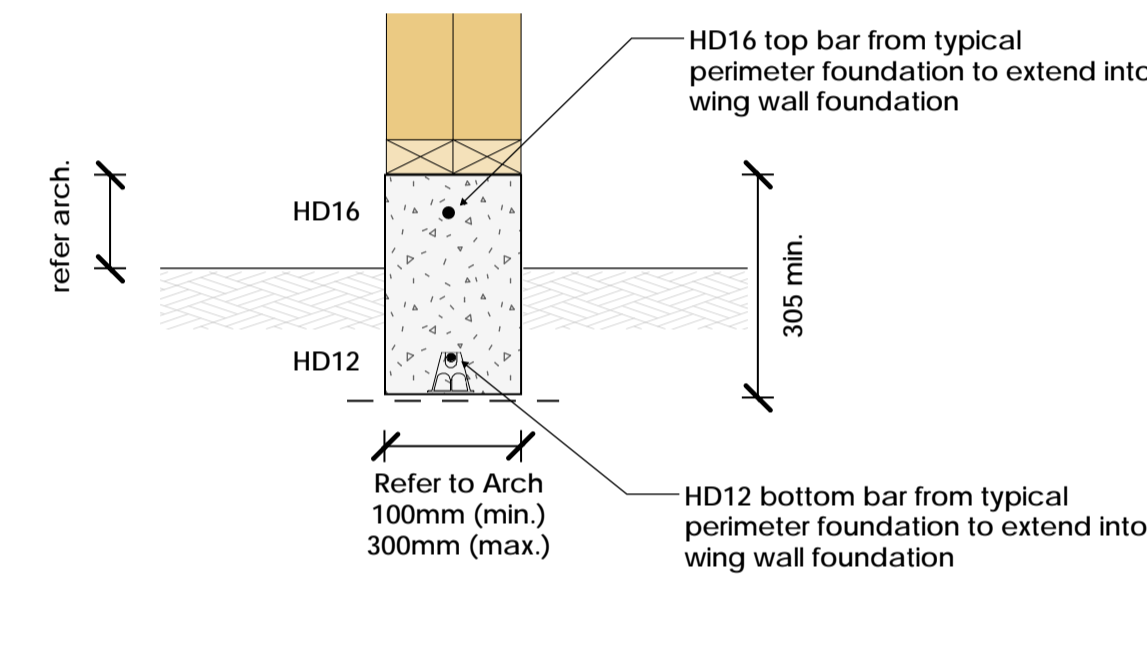
2 TYPICAL RIB DETAIL
S1.01



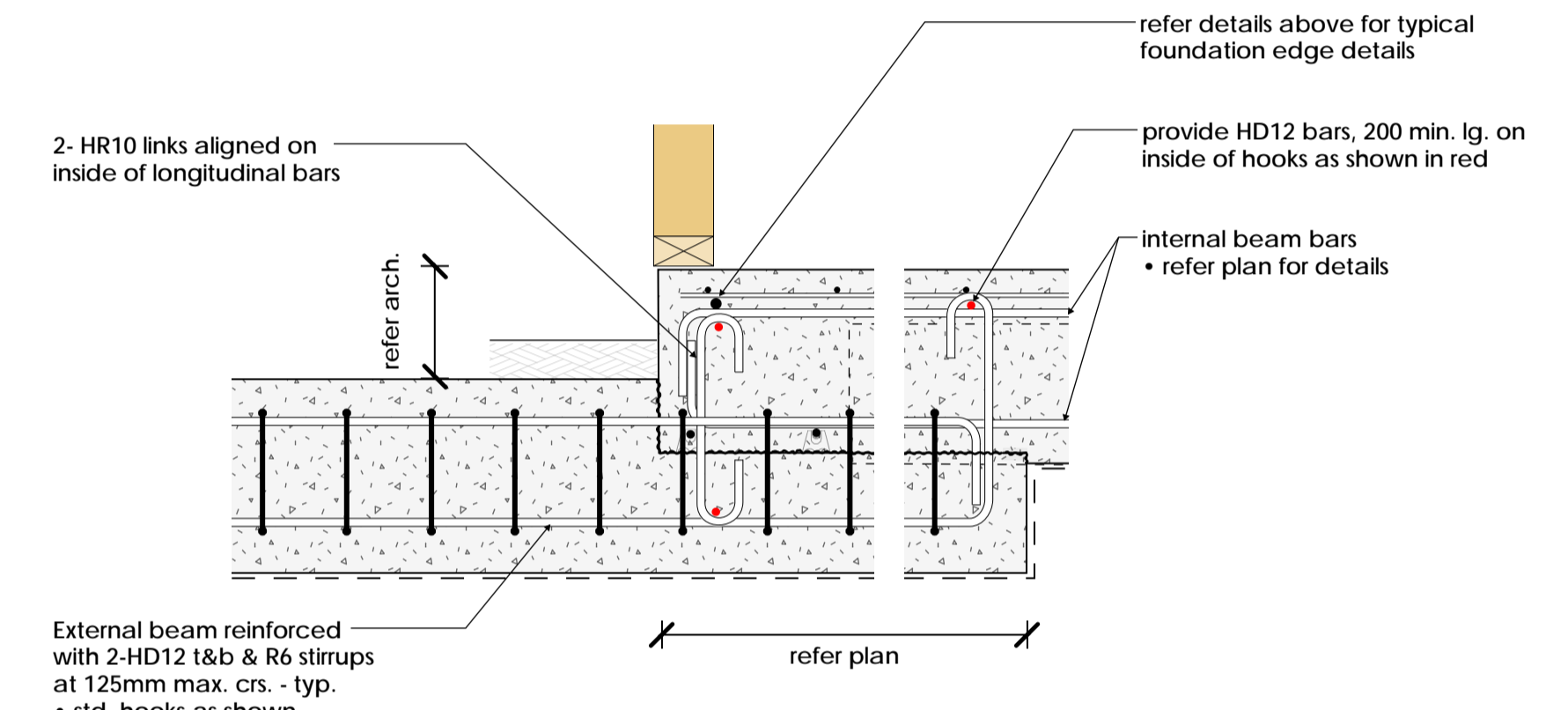
3 INTERNAL BEAM WITH LOAD BEARING WALL
S1.01



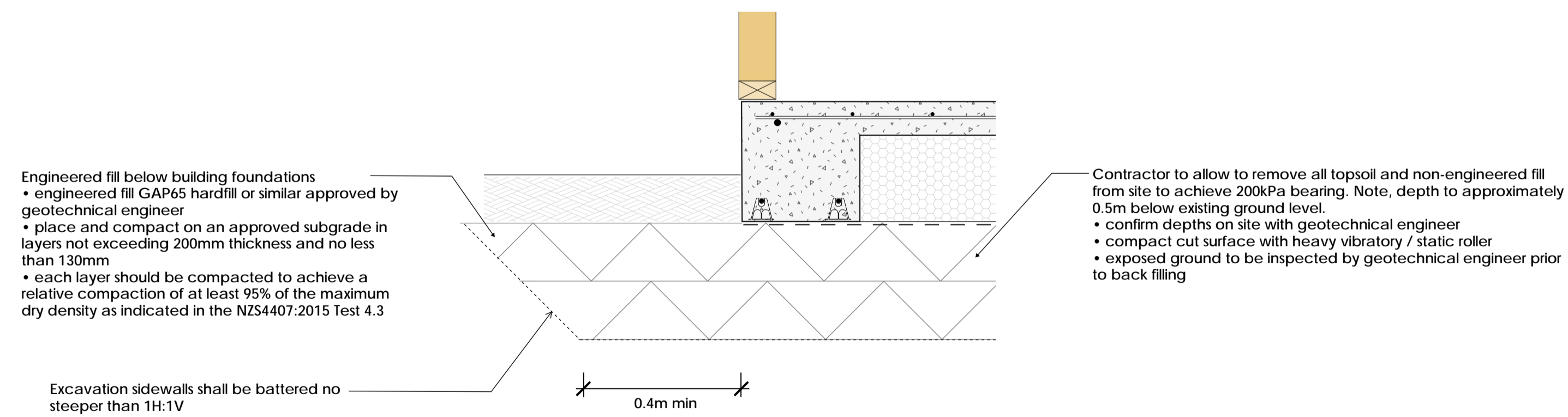
4 GARAGE ENTRANCE DETAILS
S1.01



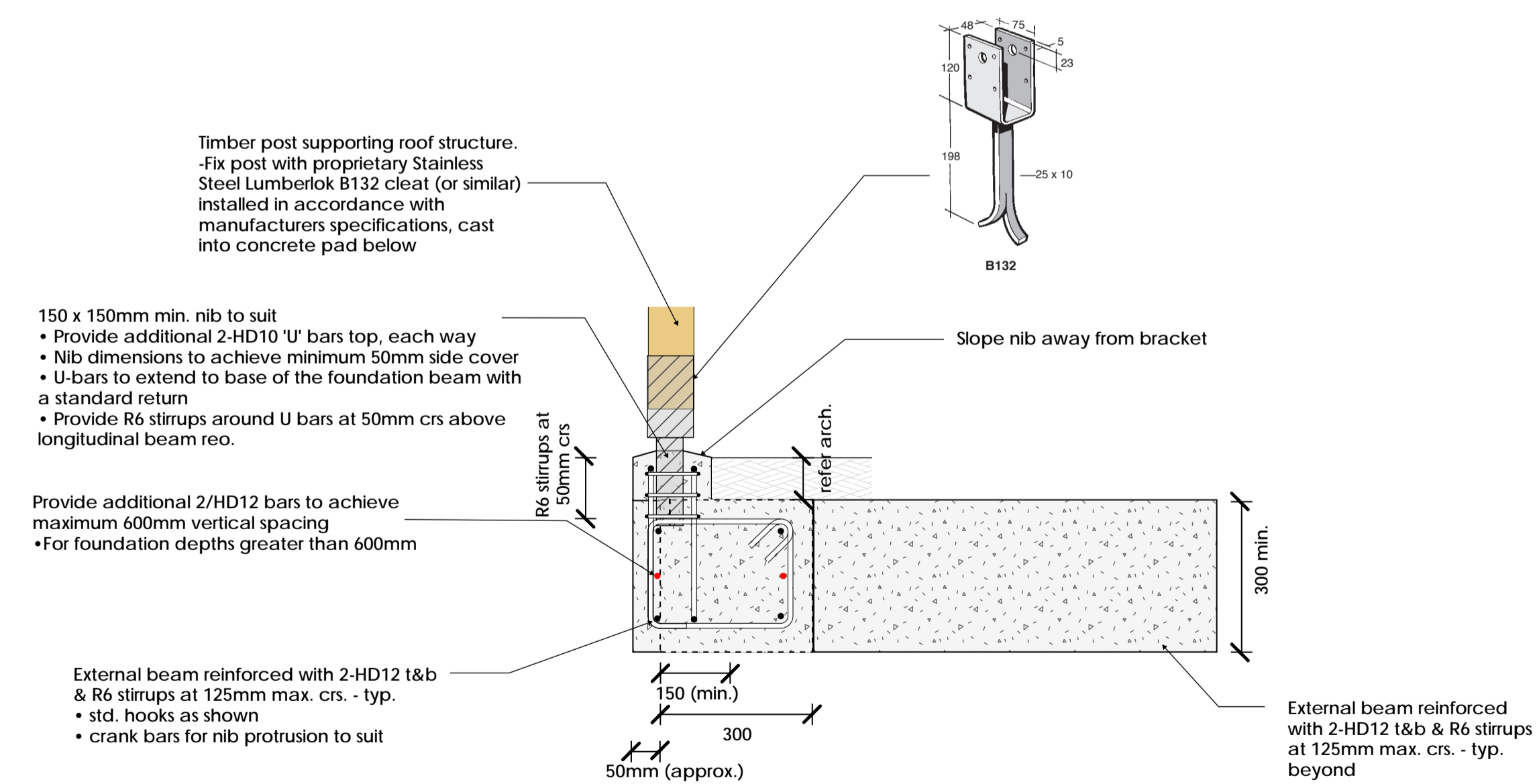
5 WING WALL FOUNDATION
S1.01



6 EXTERNAL BEAM TO PERIMETER BEAM
S1.01



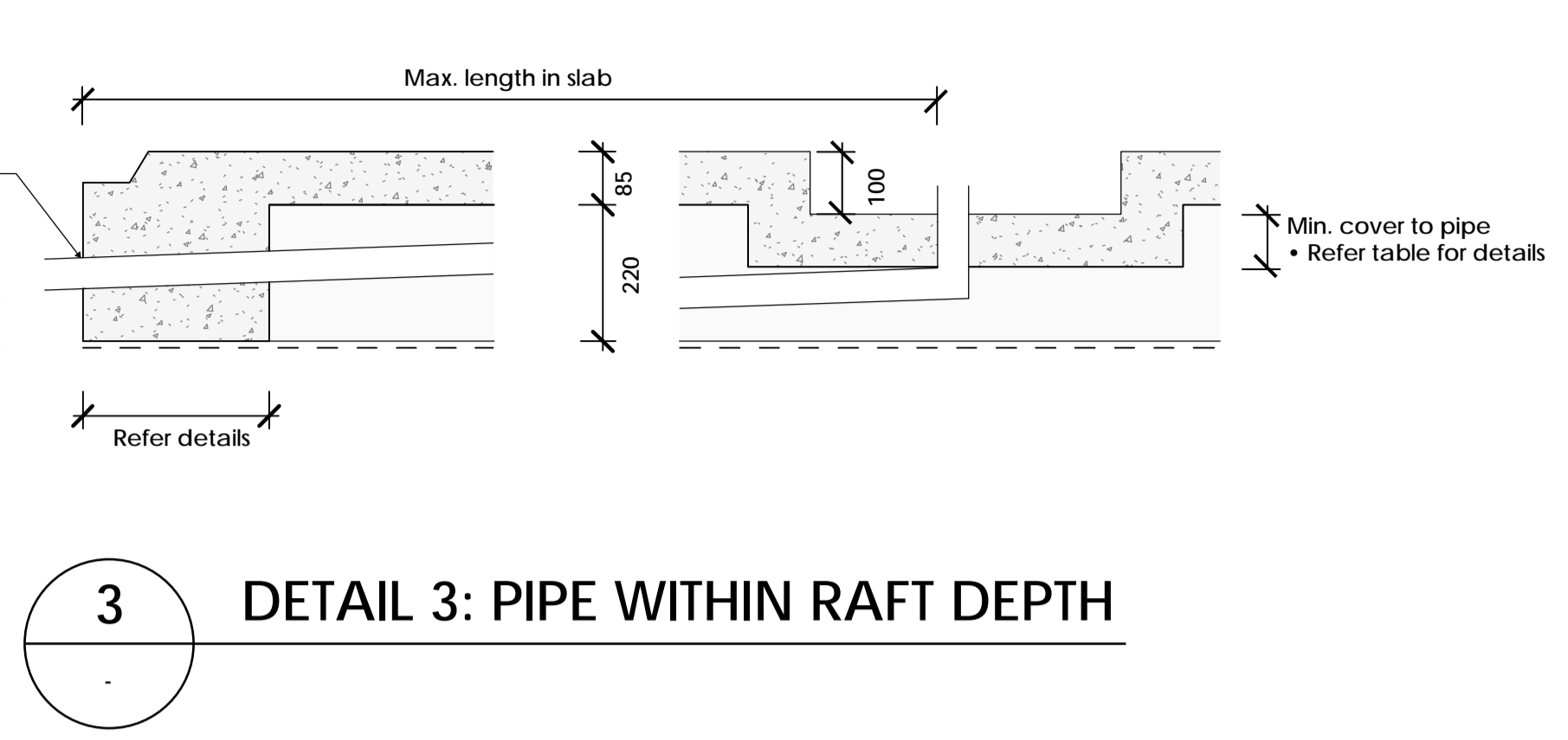
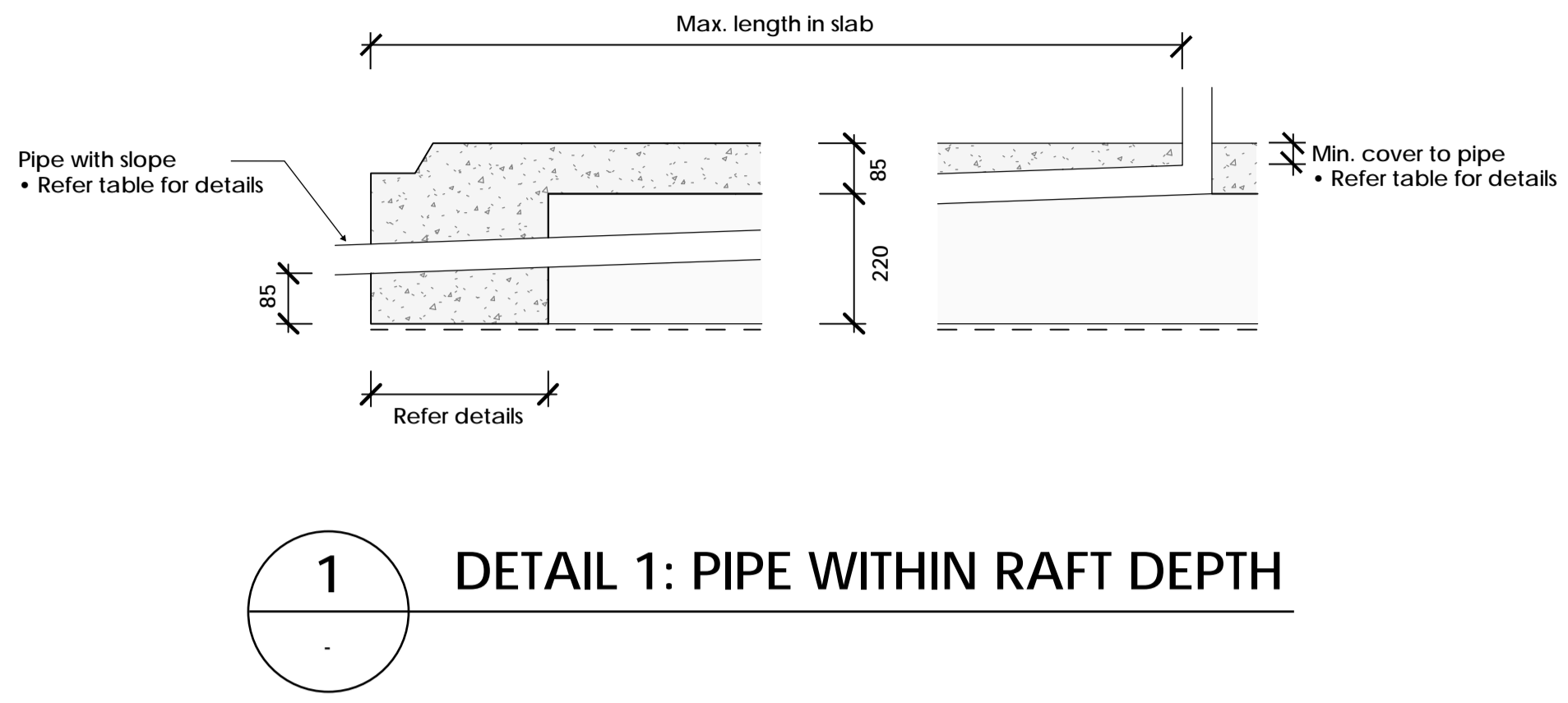
HARDFILL REQUIREMENTS UNDER BUILDING FOUNDATIONS



7 FOUNDATION PAD FOR EXTERNAL POST
S1.01

	SCALE	1:10	SIZE	A1	PROJECT	RESIDENTIAL DEVELOPMENT 88 EDWARD STREET, LINCOLN		
	DESIGN	NK	DRAWN	NK	SHEET NAME	FOUNDATION DETAILS		
	DATE	04/07/2023	PROJECT NO.	23036	SHEET NO.	S2.02	REVISION	1

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OPTION	PIPE DIAMETER (mm)		MIN. CONCRETE COVER TO PIPE (mm)	MAX. HORIZONTAL TRAVEL LENGTH OF PIPE IN SLAB (mm)			
	internal Ø	approx. external Ø		detail 1 (mm)	detail 2 (mm)	detail 3 (mm)	detail 4 (mm)
A	32	40	50	2600	4300	-	-
B (shower recess)	40	50		-	-	800	4800
C	50	60		4800	8200	-	-
D	65	75		4400	7800	-	-
E	65	75	100	3800	7200	-	-
F	100	115	100	-	5400	-	-

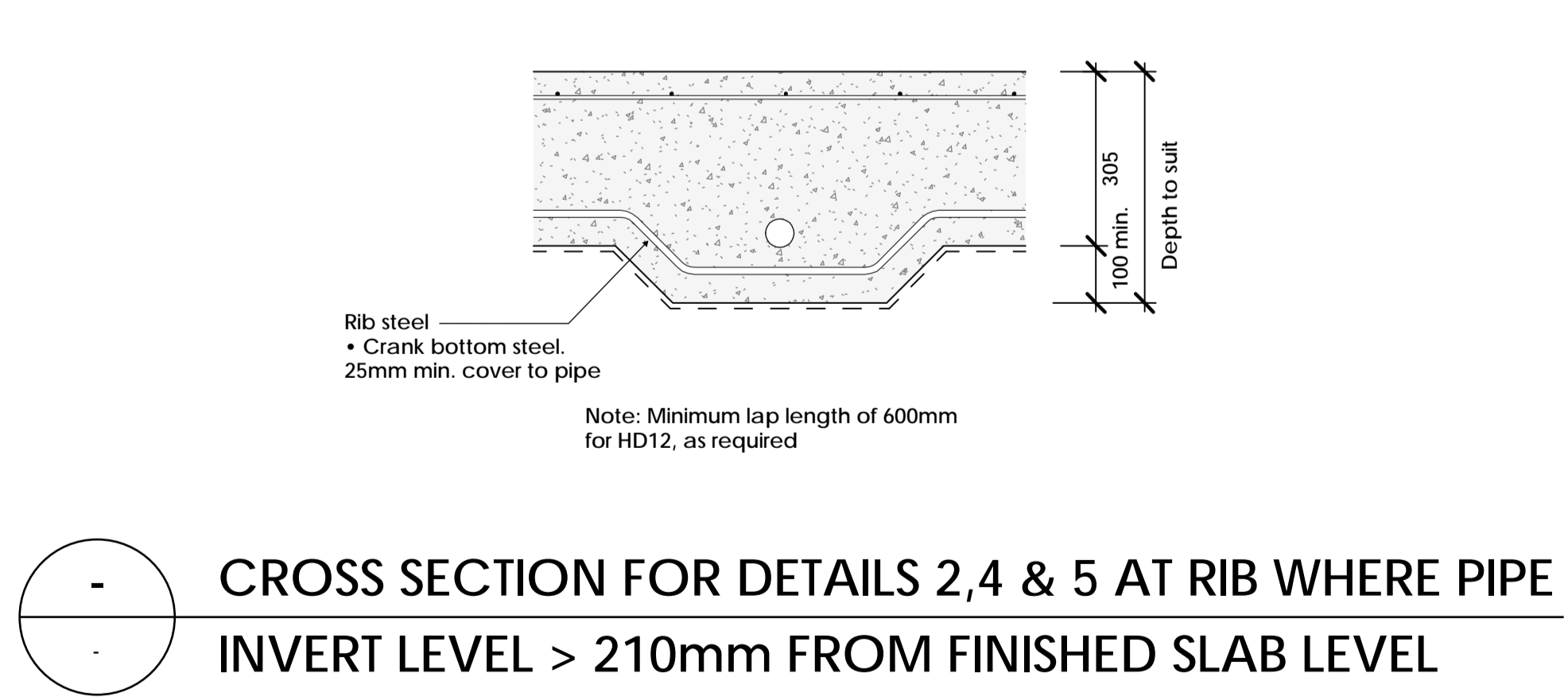
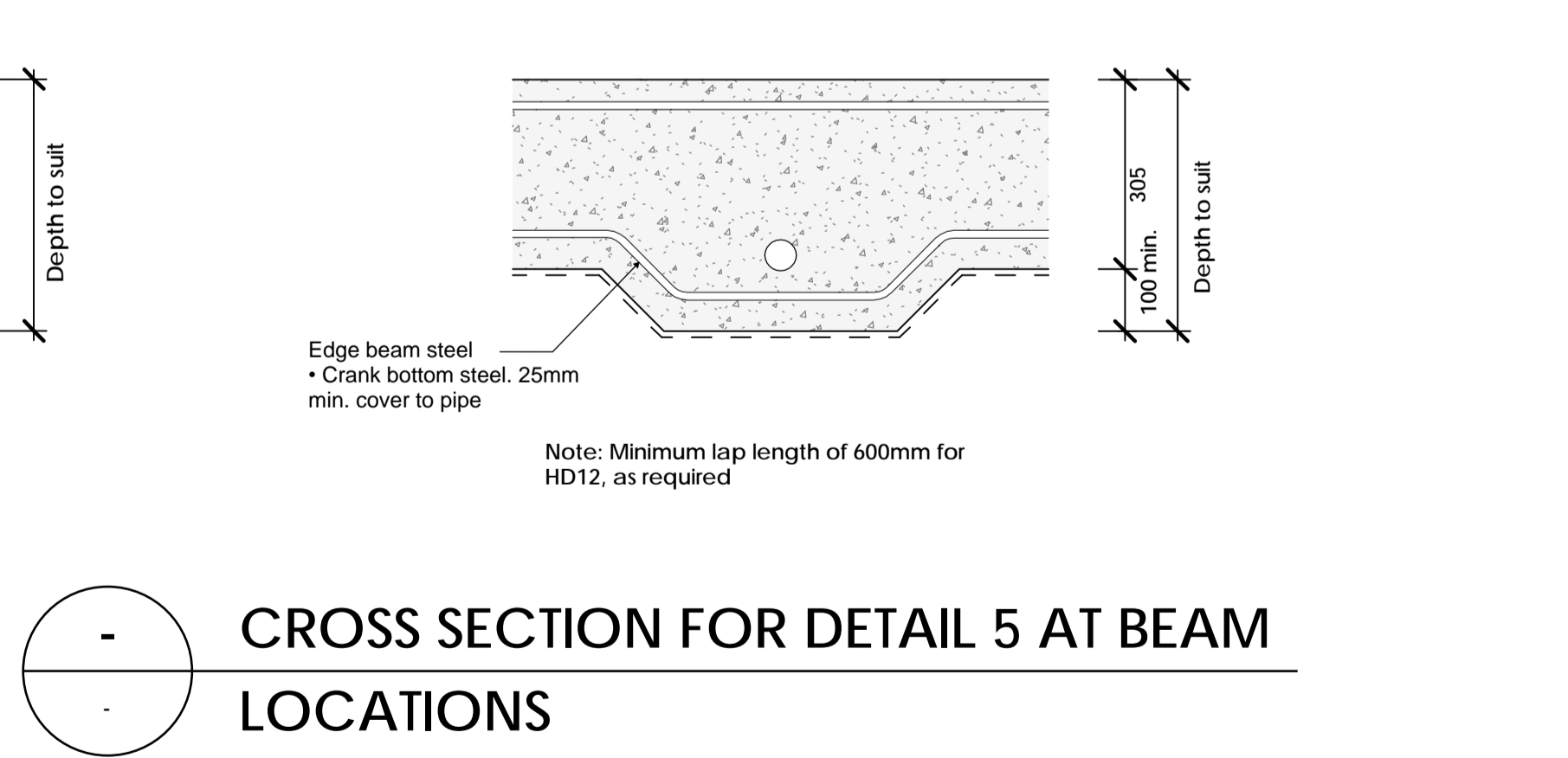
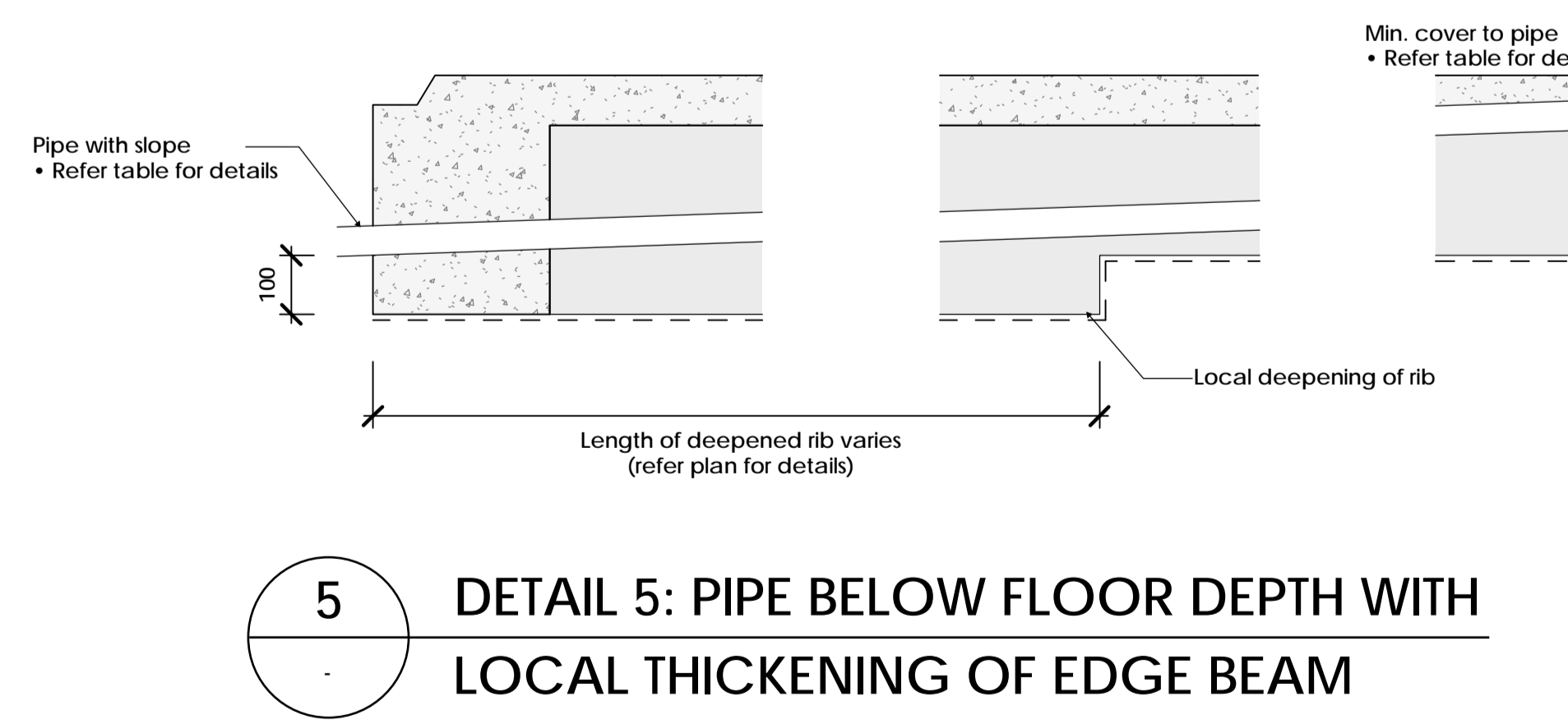
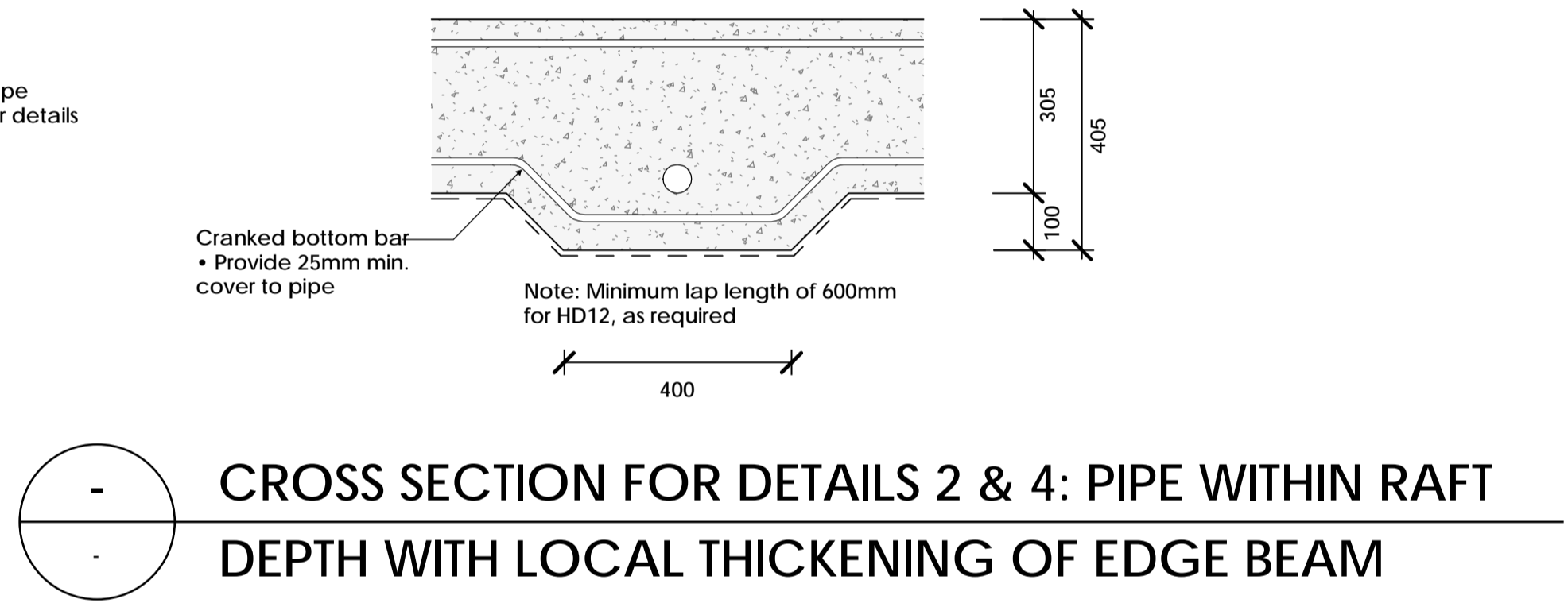
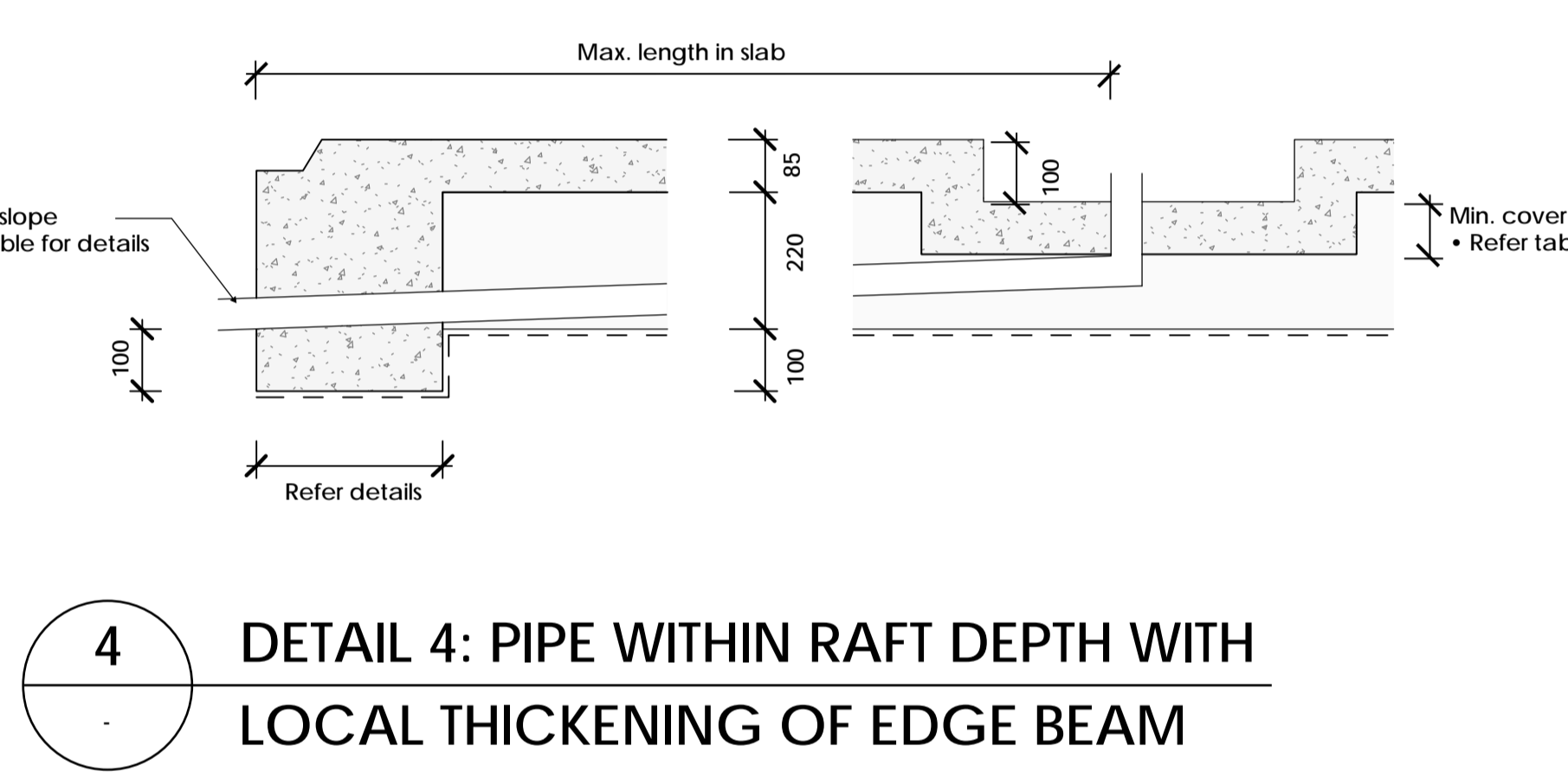
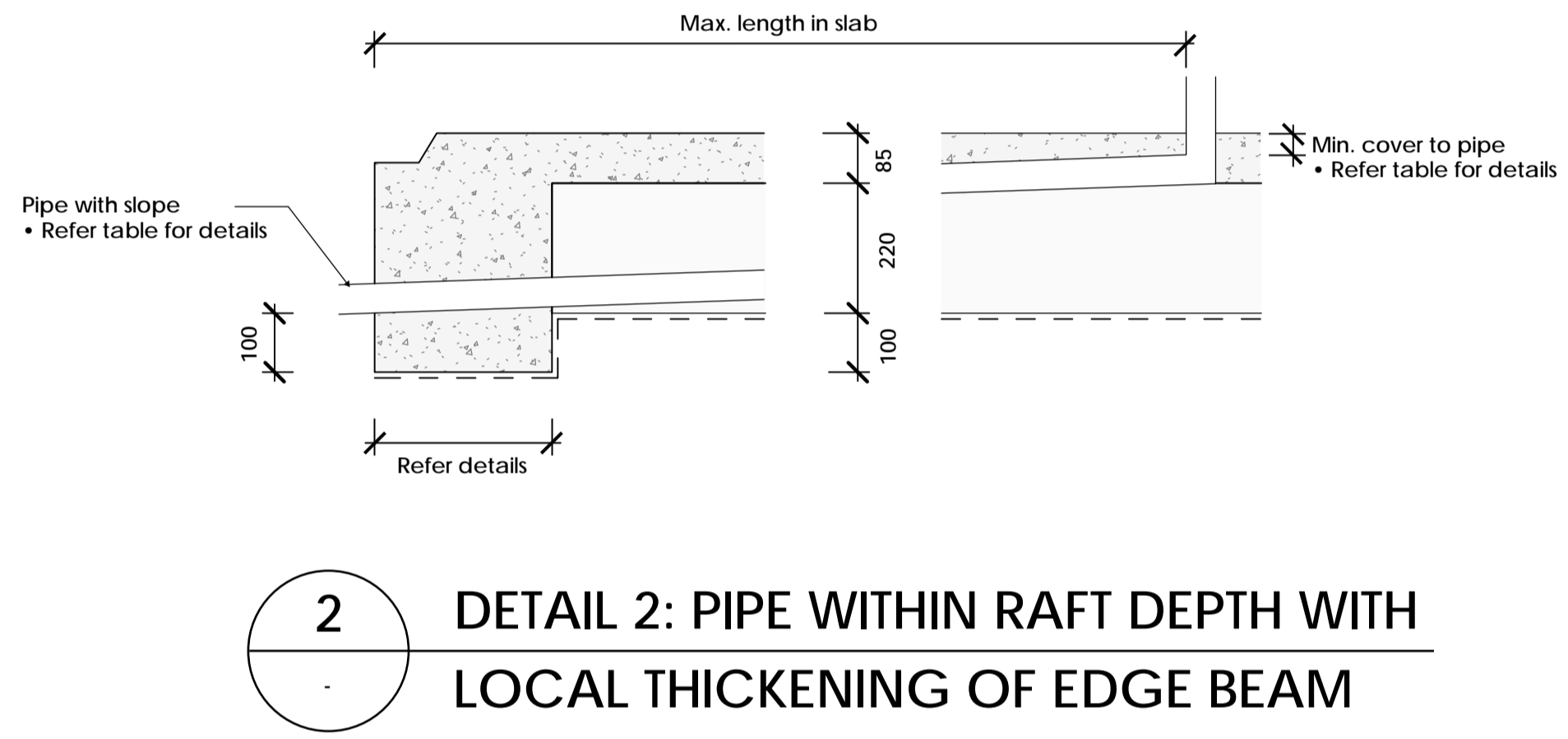
pipes shall be laid at a fall to comply with NZBC G13/AS1. for pipe up to 65mm diameter the minimum gradient is typically 1 in 40, while for 100mm pipes is typically 1 in 60, however greater falls may be required dependent upon the required number of discharge units. the table above provides indicative distances from the edge of the slab to pipe surface penetration to achieve minimum pipe gradients for a total raft depth of 305mm. this shall be verified based on actual pipe gradients.

pipes shall be located to pass perpendicular to the ribs and beams and shall not be laid along the length of ribs or beams. pods are cut as required to achieve the required fall and position. pipes shall be laid to ensure 25mm concrete cover between pipe and reinforcement in the perimeter beam. all pipes in contact with concrete shall be lagged with an impermeable material of at least 6mm thickness.

note that if the cover to the pipe installed on site exceeds the minimum values in the table above then the max. indicative horizontal travel length will decrease based on the difference multiplied by the pipe gradient.

where pipe runs exceed the maximum indicative horizontal travel lengths in the table above, refer plan and detail 5 for requirements. confirm with Engineer for approval if these are not shown on the plan or if minimum gradients are larger than assumed in the above table.

values above are based on a 305mm deep raft, these may be higher for a deeper raft system

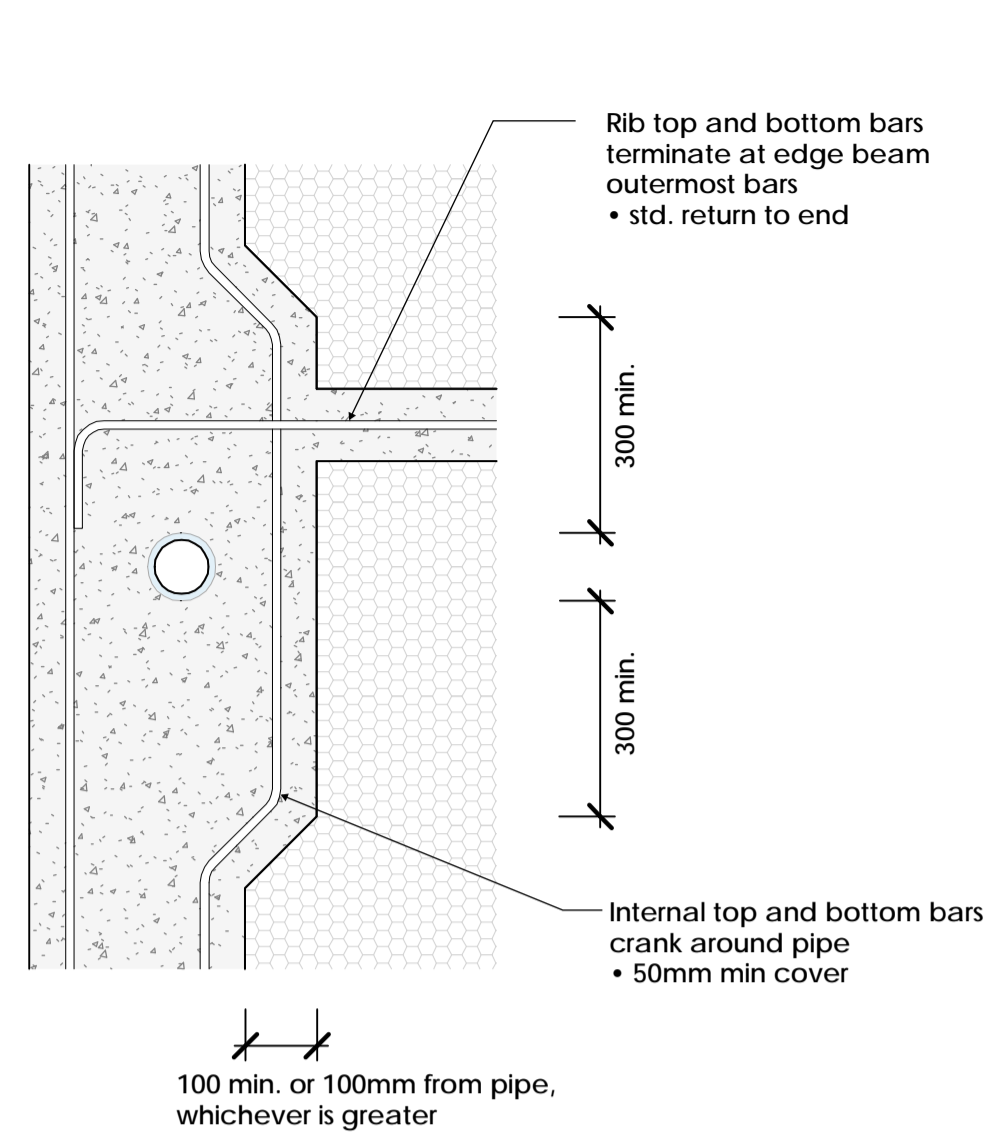


Notes:

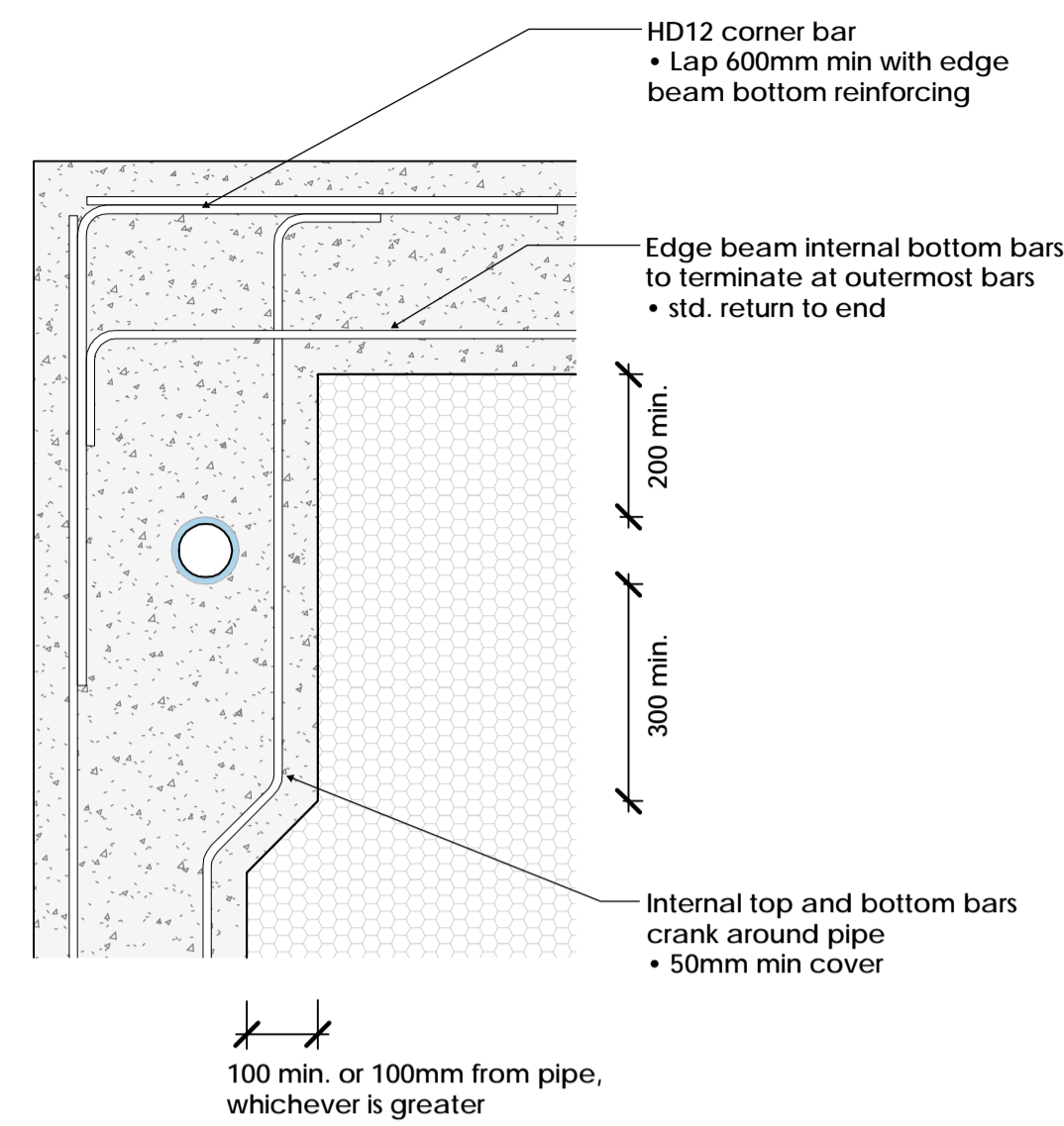
- Member sizes and reinforcing shown are indicative only, details shown on raftslab plan & details shall take precedence over the details shown here.
- Also refer to separate details for pipes running within floor depth.
- Maximum pipe diameter for vertical penetration through foundation elements < 500mm width is 50NB
- All pipes in contact with concrete shall be lagged with an impermeable material of at least 6mm thickness. DPM to be sealed around all penetrations - typical.
- Maximum bar crank angle to be at 1vert to 2.5horiz.



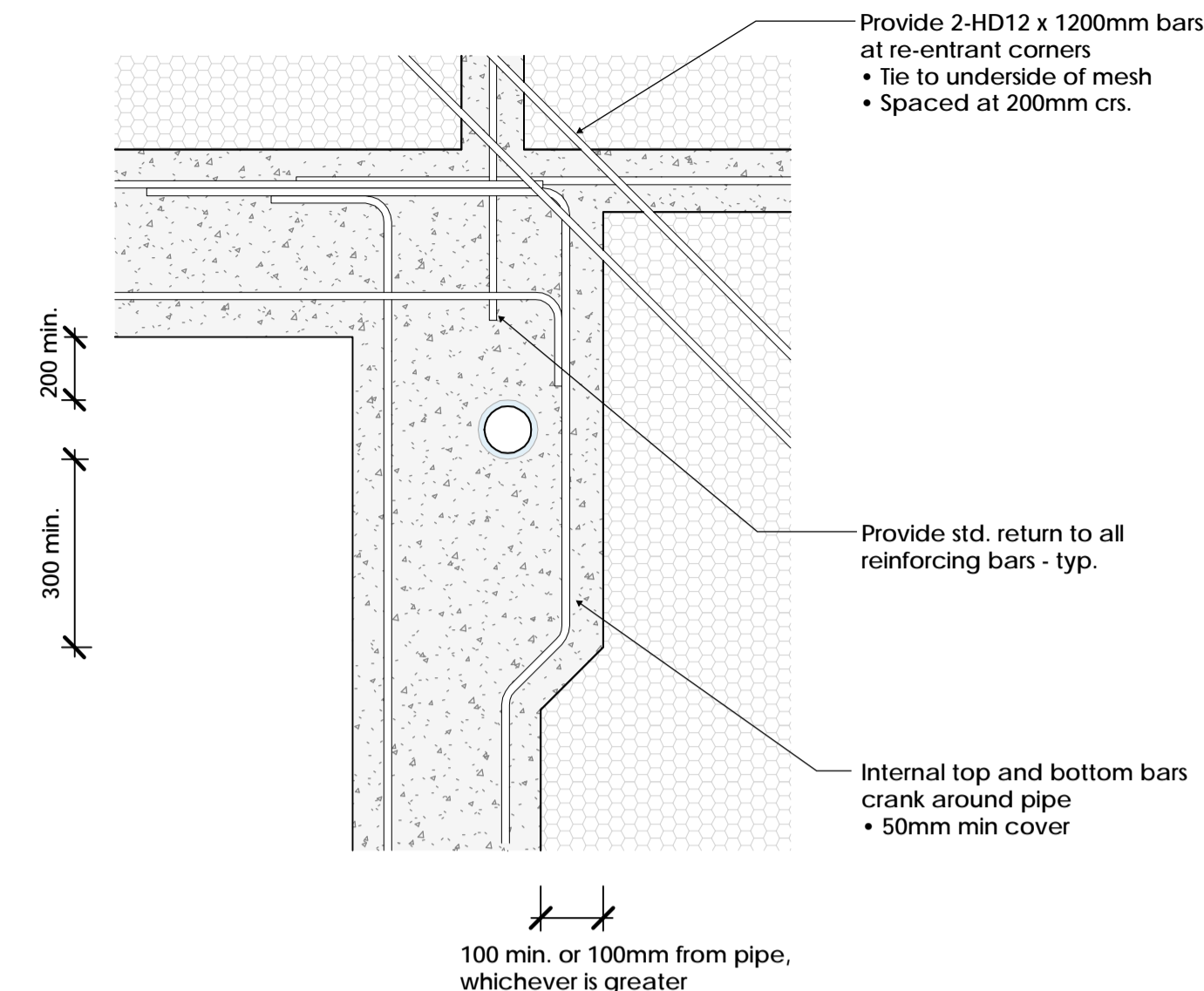
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DESIGN	NK	DRAWN	NK	SHEET NAME	TYPICAL IN-FLOOR DRAINAGE DETAILS		
DATE	04/07/2023	PROJECT NO.	23036	SHEET NO.	S2.03	REVISION	1



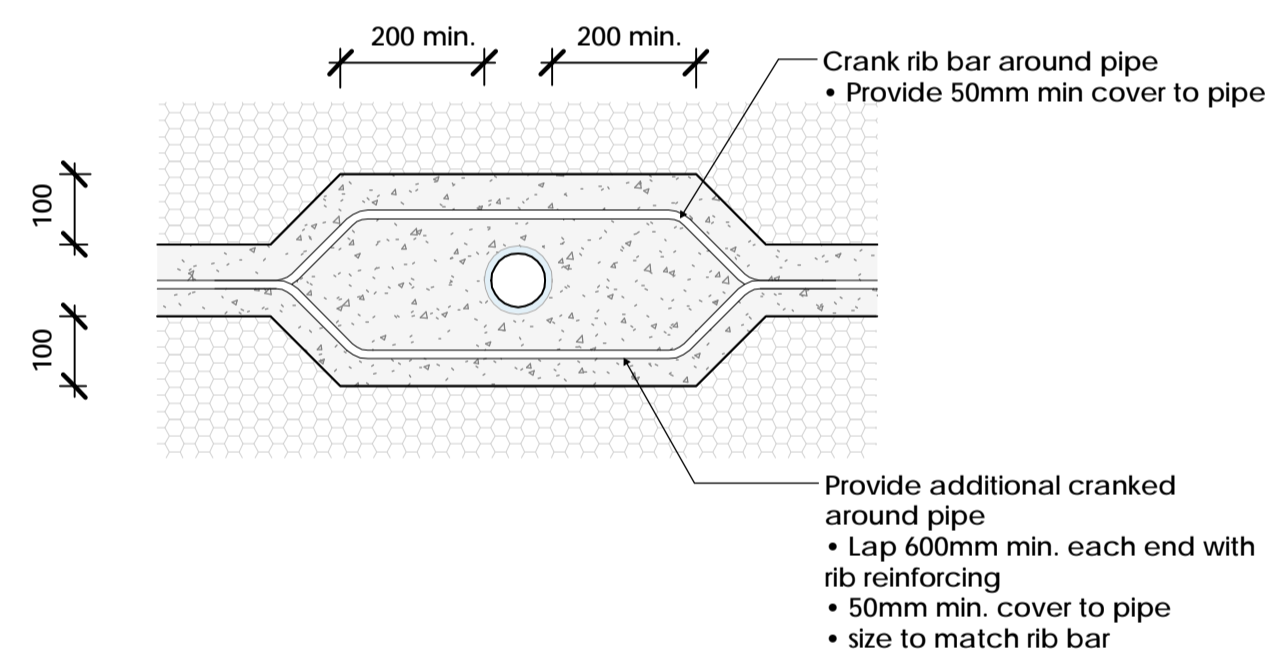
WITHIN EDGE BEAM



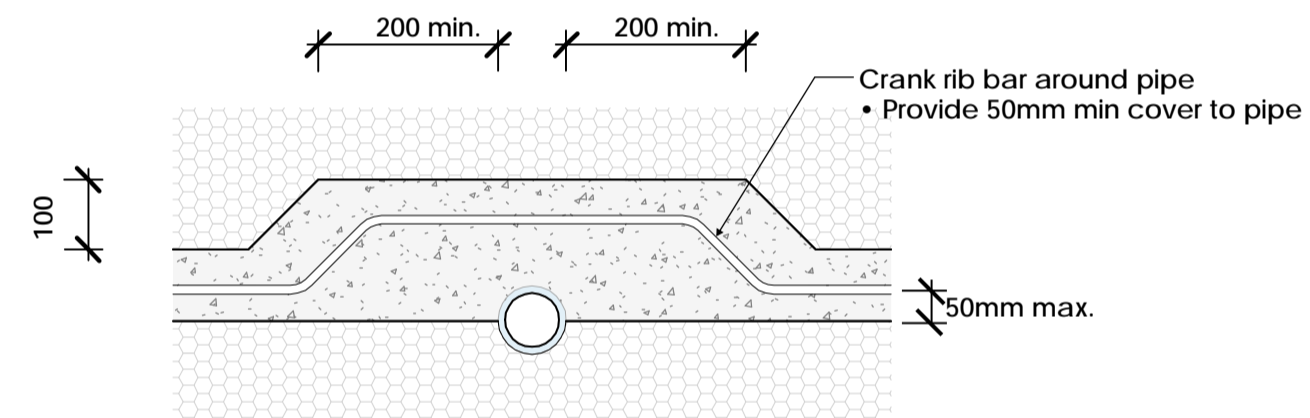
AT EXTERNAL CORNER



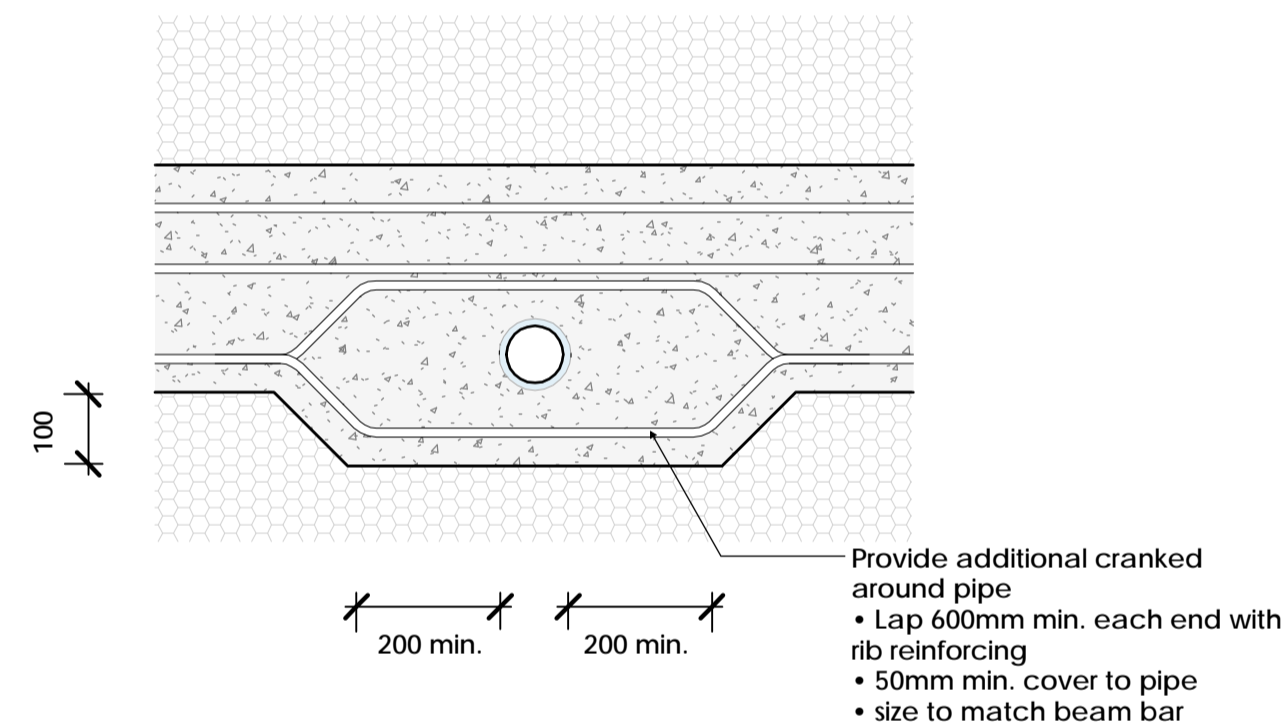
AT INTERNAL CORNER



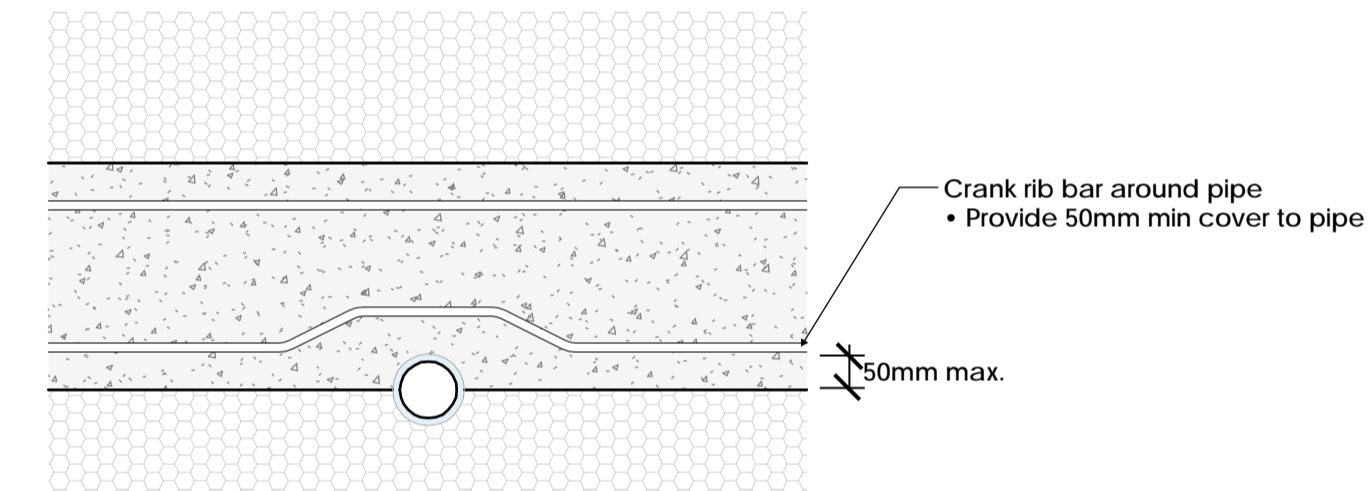
WITHIN RIB



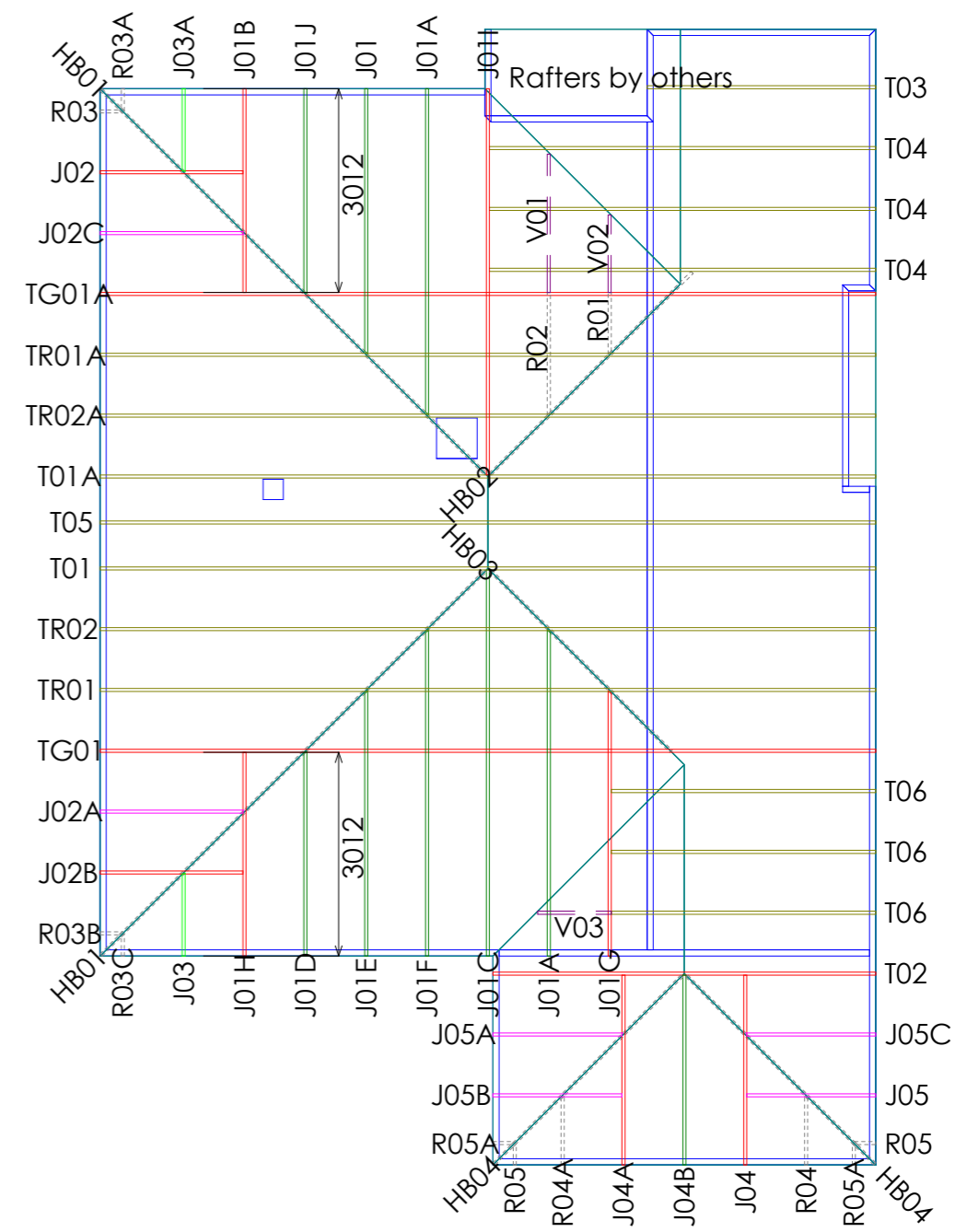
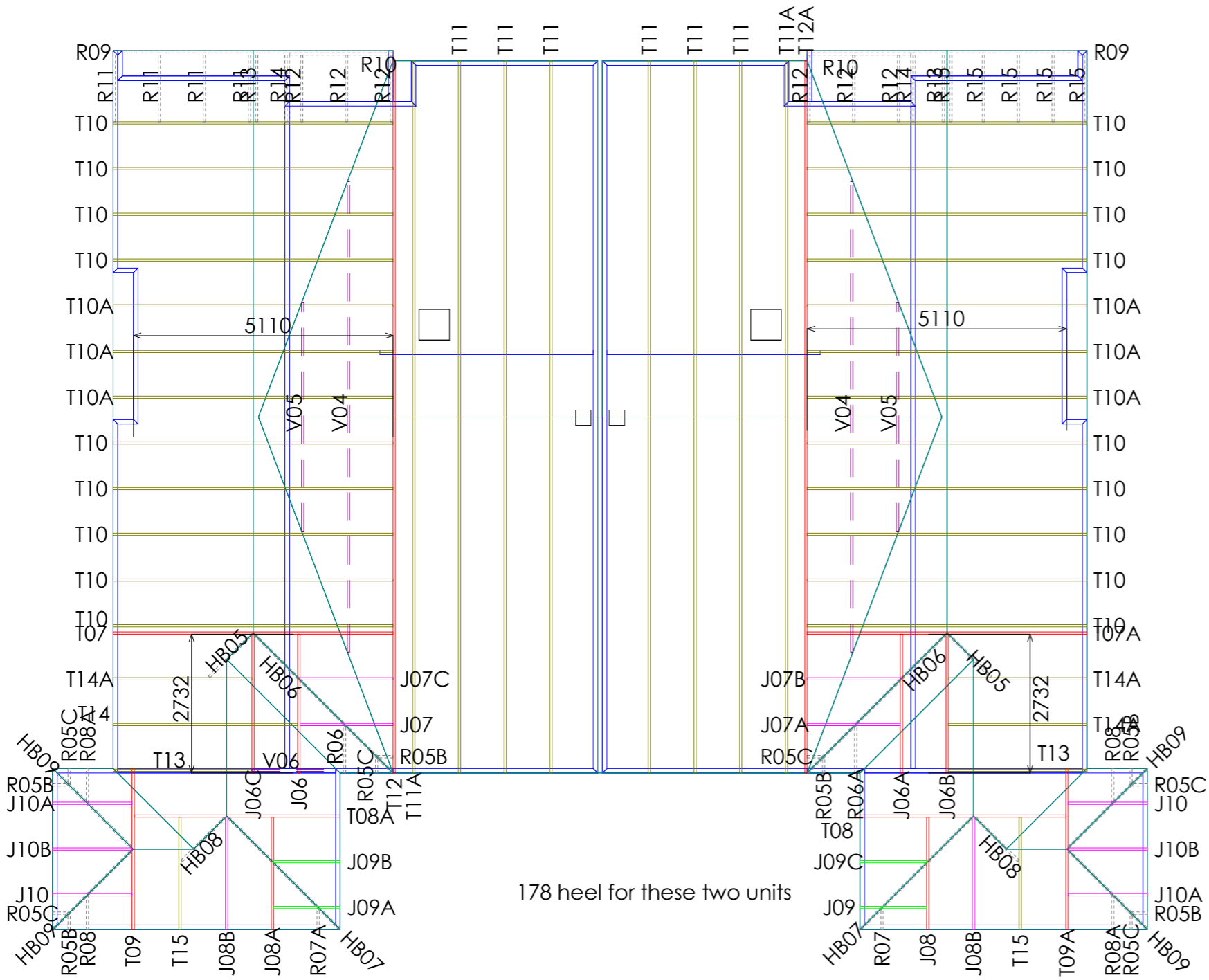
AT RIB EDGE



WITHIN INTERNAL BEAM



AT INTERNAL BEAM EDGE



Site Address :
OV Homes 3 Units
 3 Units -88 Edwards Street
 Lincoln, Selwyn

Sheet Title :
For Building Consent
Buildable Truss Layout

Date : 29 Jun,2023 Drawn : Eric Finn
 Scale : 1: 100 System : MiTek 20/20

Job Details:

Roof Pitch : 10.00deg
 Roof Material : Galv Iron 0.55mm
 Ceiling Material : Standard Plaster Board 13mm
 Wind Zone : High
 Roof Snow Load : 0.441kPa

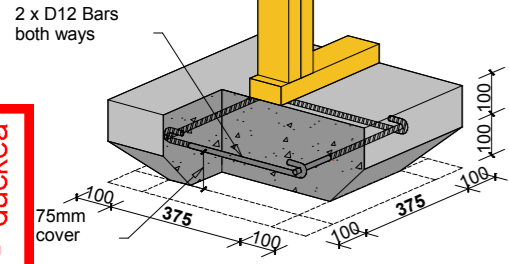
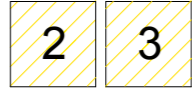
Truss Centres : 900mm
 Roof Live Load : 0.250kPa
 Floor Live Load :
 Wind Speed : 44m/s
 Overhang : 0mm



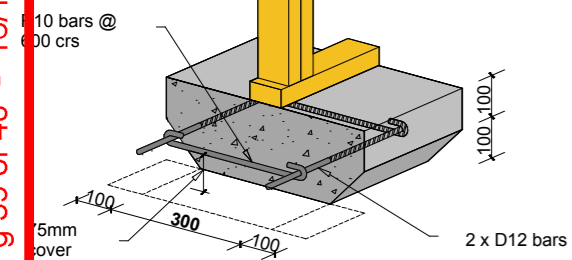
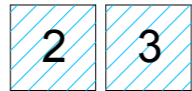
Job Title :
230601P
 Sheet :
1
 Revision Number :

SLAB THICKENING & STUD REQUIREMENTS

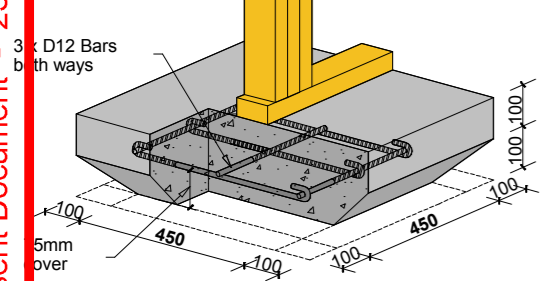
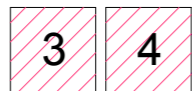
TYPE FP1 375mm² Pad



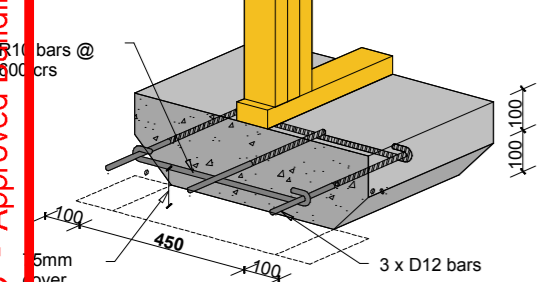
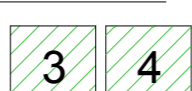
TYPE FS1 300mm Strip



TYPE FP2 450mm² Pad



TYPE FS2 450mm Strip



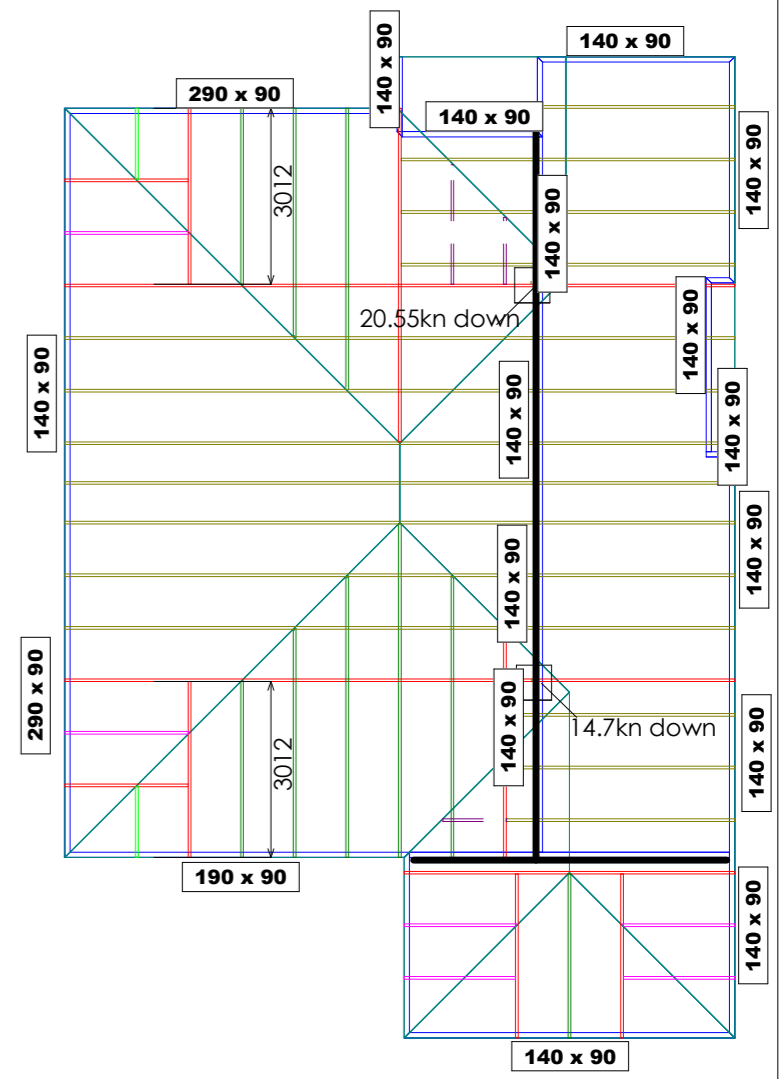
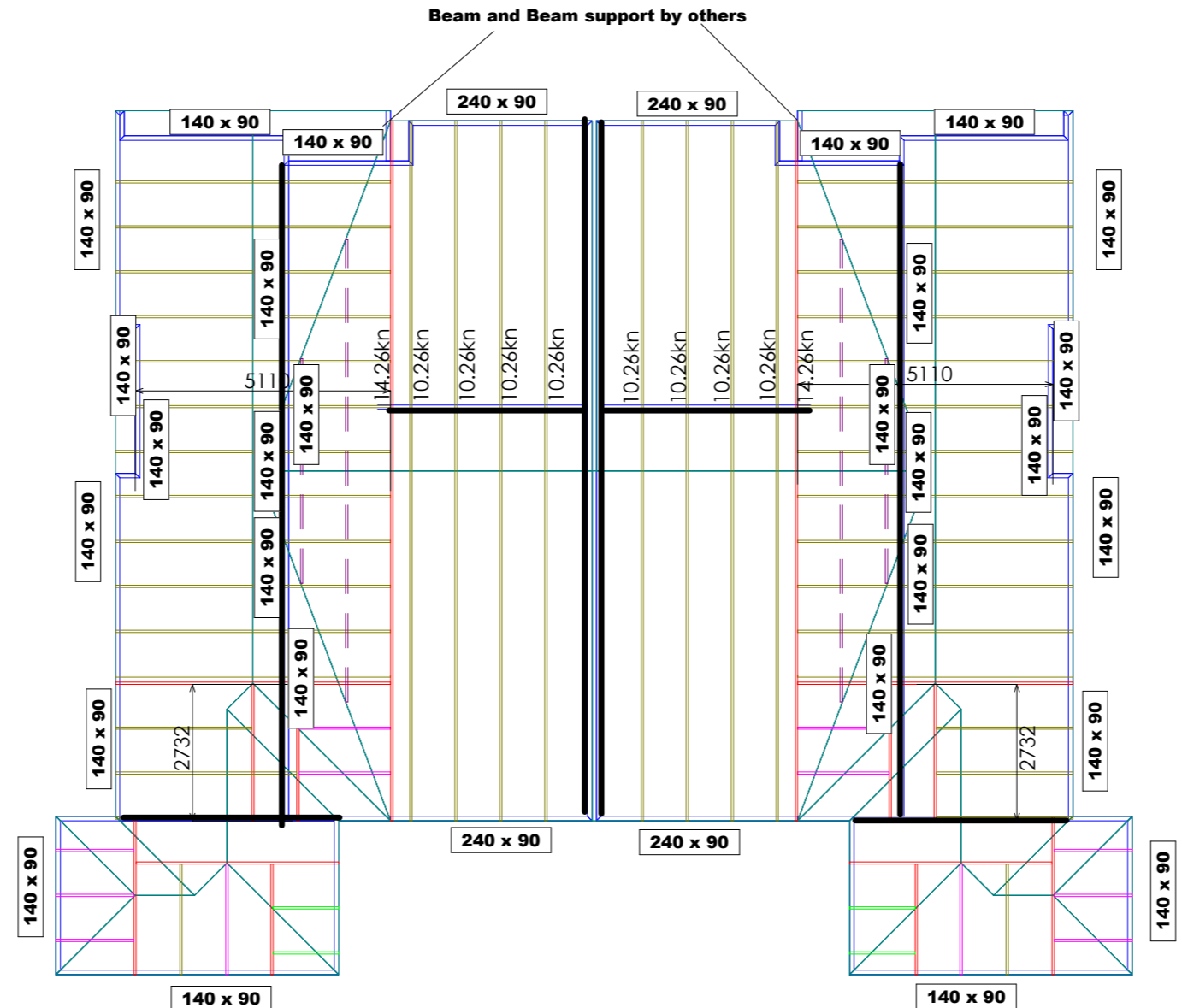
Notes:
 - The numbers found in the hatched areas are the numbers of studs required below each truss
 - Standard 100mm reinforcing concrete slab, as per NZS3604:2011

Refer to:
 MiTek Internal Load Bearing on Concrete Floor Slabs 10/2011
 MiTek Structural Fixings **On-Site Guide** for Building Code Compliance

Concrete Slab Thickening Guide



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Site Address :
OV Homes 3 Units
 3 Units -88 Edwards Street
 Lincoln, Selwyn

Sheet Title :
For Building Consent Slab Thickening

Date : 29 Jun,2023 Drawn : Eric Finn
 Scale : 1: 100 System : MiTek 20/20

Job Details:

Roof Pitch : 10.00deg
 Roof Material : Galv Iron 0.55mm
 Ceiling Material : Standard Plaster Board 13mm
 Wind Zone : High
 Roof Snow Load : 0.441kPa

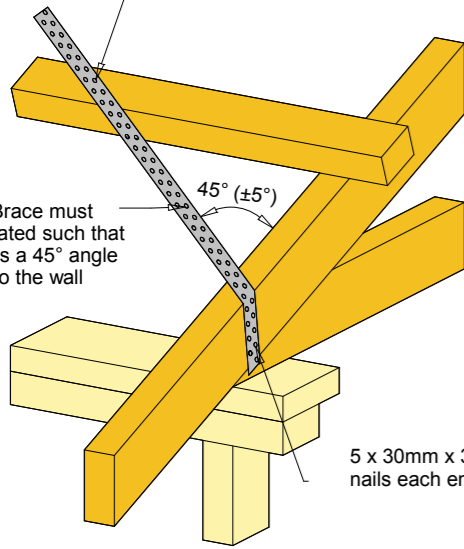
Truss Centres : 900mm
 Roof Live Load : 0.250kPa
 Floor Live Load :
 Wind Speed : 44m/s
 Overhang : 0mm

PrimeCad v4.7.346

Job Title :
230601P
 Sheet :
2
 Revision Number :

LUMBERLOK[®] ROOF BRACING

1 x 30mm x 3.15 Ø nail (after tensioning)
 Bracing above Purlins = 1 nail @ each purlin crossing
 Bracing below Purlins = 1 nail @ each truss crossing



Roof Bracing Specifications



Stop Brace must be located such that it forms a 45° angle (±5°) to the wall

5 x 30mm x 3.15 Ø nails each end

Refer to:
 LUMBERLOK Roof Bracing Specifications 10/2011
 MiTek Structural Fixings **On-Site Guide** for Building Code Compliance
 As per NZS 3604:2011)

LUMBERLOK[®] TRUSS FIXINGS

- Pair of Wire Dogs and 2 x 90mm 3.15mm skew nails
- LUMBERLOK JH47x90 Joist Hanger
- LUMBERLOK JH47x120 Joist Hanger
- LUMBERLOK JH47x190 Joist Hanger
- LUMBERLOK JH95x165 Joist Hanger
- LUMBERLOK CT200 Ceiling Tie
- Pair of LUMBERLOK CT200 Ceiling Ties
- LUMBERLOK CT400 Cyclone Tie
- LUMBERLOK CT600 Cyclone Tie
- LUMBERLOK Multi Grip
- Pair of LUMBERLOK Multi Grips
- LUMBERLOK Nailon Plate
- LUMBERLOK N21 Diagonal Cleat
- LUMBERLOK CPC40 Cleat
- Pair of LUMBERLOK CPC40 Cleats
- LUMBERLOK TTP 16kN Truss to Top Plate set
- LUMBERLOK TTP 9kN Truss to Top Plate set

Joist Hanger Installation



CT200 Truss to Top Plate Fixing Installation



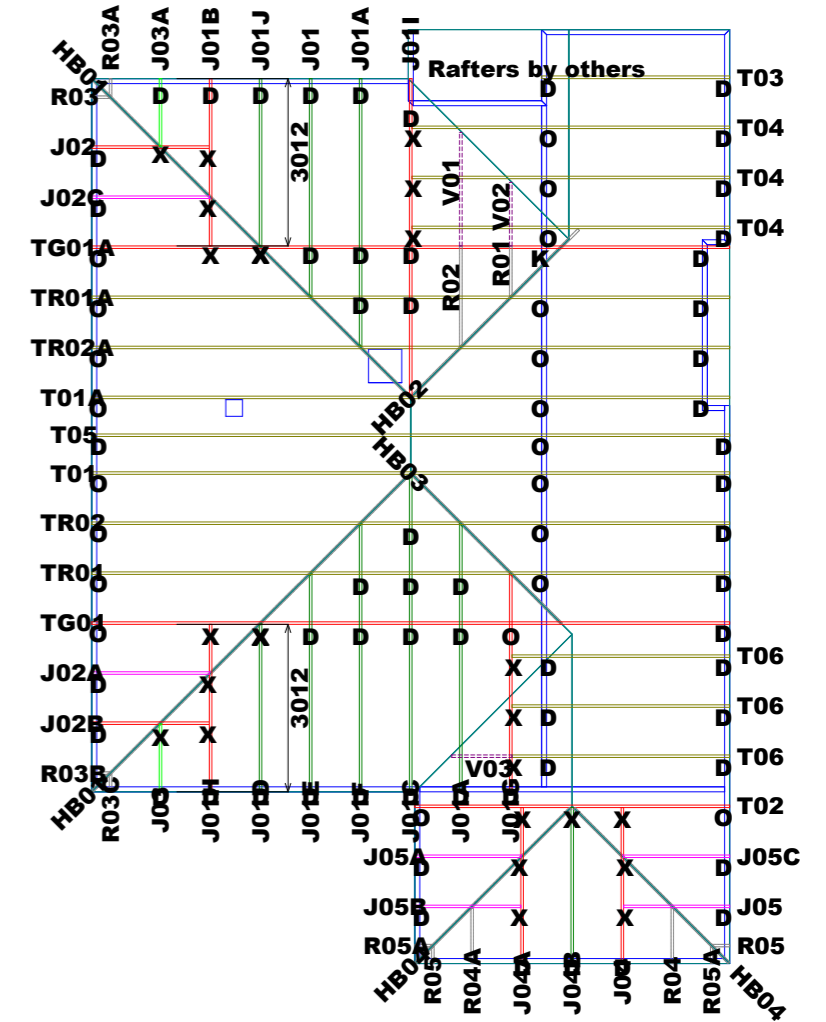
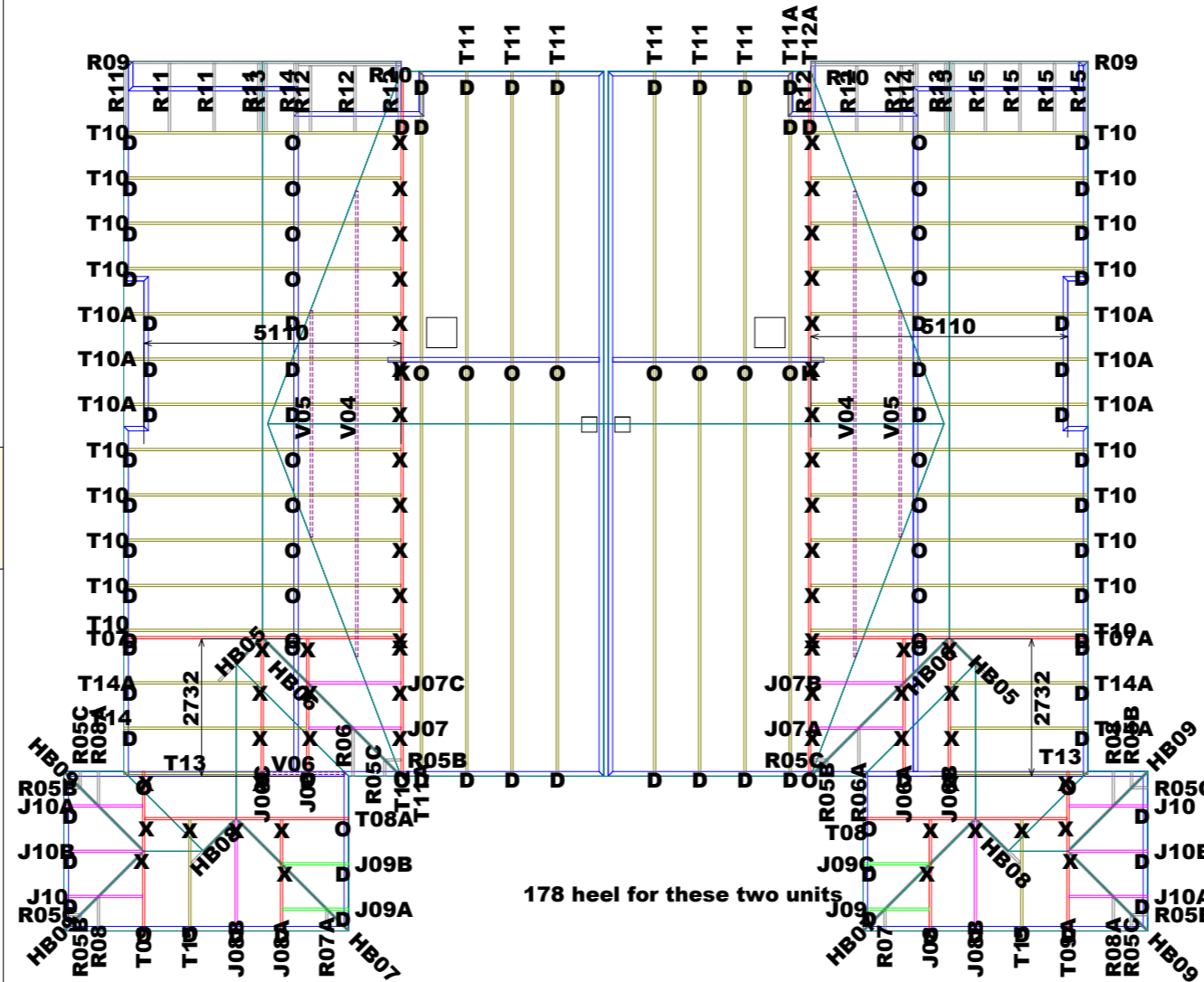
16kN & 9kN Truss to Top Plate Fixing Installation



Notes:
 All other areas must have the minimum 2 x 90mm 3.15mm skew nails and 2 x wire dogs for truss to top plate connections

Refer to:
 LUMBERLOK Timber Connectors Characteristic Loadings Data Brochure 08/2014

Gable end overhang as per Mitek gable document



Site Address :
OV Homes 3 Units
 3 Units -88 Edwards Street
 Lincoln, Selwyn

Sheet Title :
For Building Consent
Truss Fixings & Roof Bracing

Date : 29 Jun,2023
 Drawn : Eric Finn
 Scale : 1: 100
 System : MiTek 20/20

Job Details:
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 Roof Material : Galv Iron 0.55mm
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Truss Centres : 900mm
 Roof Live Load : 0.250kPa
 Floor Live Load :
 Wind Speed : 44m/s
 Overhang : 0mm

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Job Title :
230601P
 Sheet :
3
 Revision Number :

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