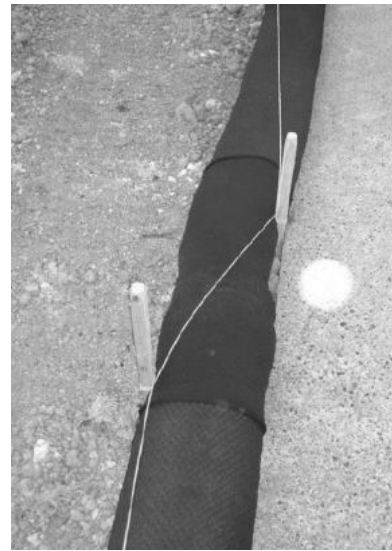


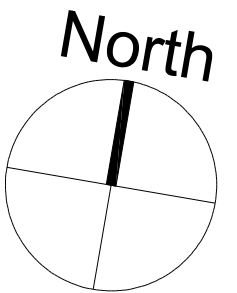
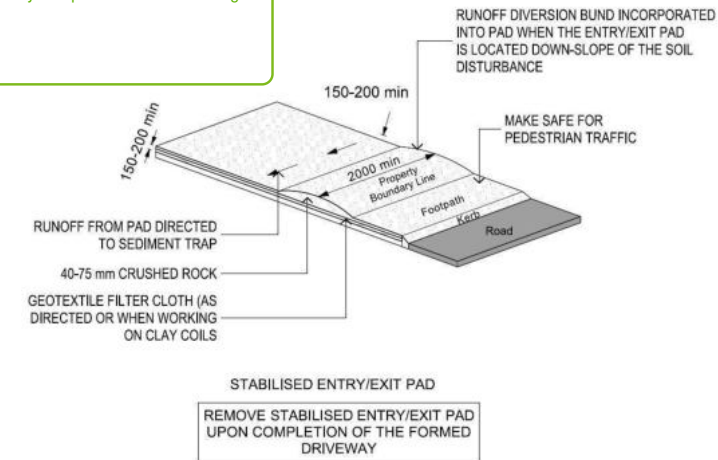
Contents:	
Sheet 1 :	Cover Sheet
Sheet 2 :	Site Plan
Sheet 3 :	Floor Plan
Sheet 4 :	Elevations
Sheet 5 :	Elevations
Sheet 6 :	Cross Sections
Sheet 7 :	Roof Plan
Sheet 8 :	Set Out Dimensions
Sheet 9 :	Foundation Plan
Sheet 10 :	Drainage Plan
Sheet 11 :	Bracing Plan
Sheet 12 :	Lighting Plan
Sheet 13 :	Framing Details
Sheet 14 :	Framing Details
Sheet 15 :	Construction Details
Sheet 16 :	Construction Details
Sheet 17 :	Construction Details
Sheet 18 :	Construction Details
Sheet 19 :	Construction Details
Sheet 20 :	Construction Details
Sheet 21 :	Bathroom Details
Sheet 22 :	Truss Design
Sheet 23 :	Truss Design

All dimensions are to be check and confirmed prior to any construction
Plans are to be read in conjunction with Specifications and all supporting documentation

Silt sock joined using a sleeve and pegged and secured using bailing twine with 1 m overlapping joint (Source: Erosion Control Ltd)



CCC Advice Note
Entry/Exit pad 10m minimum length



SITE INFORMATION

Site Area :	465.00 ²
Floor Area (VENEER) :	141.76m ²
Site Coverage :	30.48%

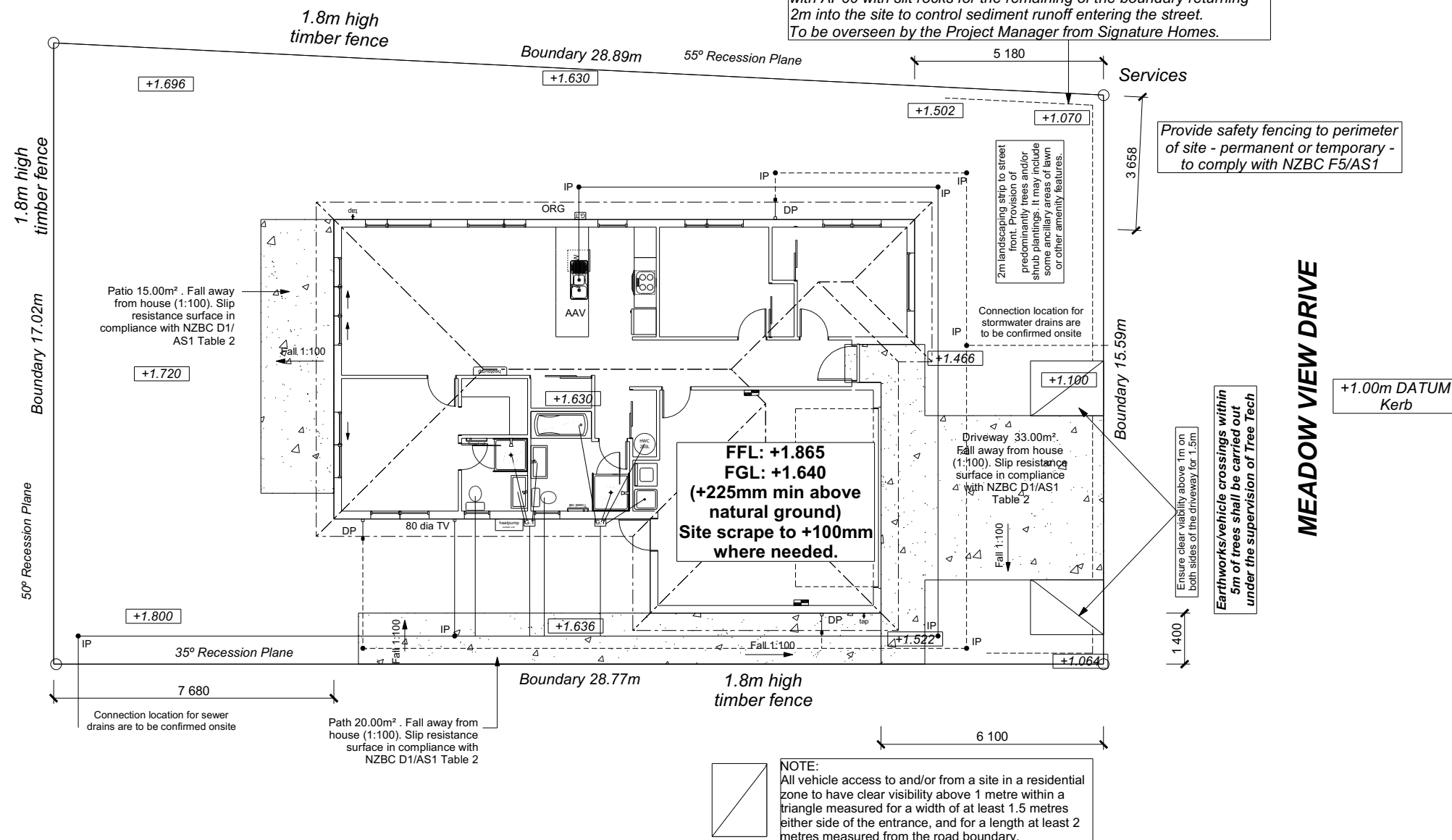
Wind	High
Earthquake	2
Exposure	B
Snow	N 4 at 50m (up to 1kPa)

Note: The dimensions shown are from cladding to boundary. Refer to sheet 8 for foundation to boundary dimensions.

Sediment control and site safety requirements are noted in the attached Specifications.

DRAINAGE LEGEND

-----	Stormwater DN100mm uPVC
-----	Sewer Drain DN100mm uPVC
DP	Downpipe
GT	Gully Trap
ORG	Overflow Relief Gully
TV	Terminal Vent
AAV	Air Admittance Valve
IP	Inspection Point



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PO BOX 11 351
Christchurch 8443

P: +64 3 342 7788

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Elley & McLean
Lot 108 Belfast Subdivision,
Christchurch

Job Number:
121201

Sales:	
D Ryan	

Drawn:	J Rana
--------	--------

Original Plan:
Rifleman 142'

QS:
S.Liu

Print Date: 19/04/2015

Sheet Name:

Scale
1:150

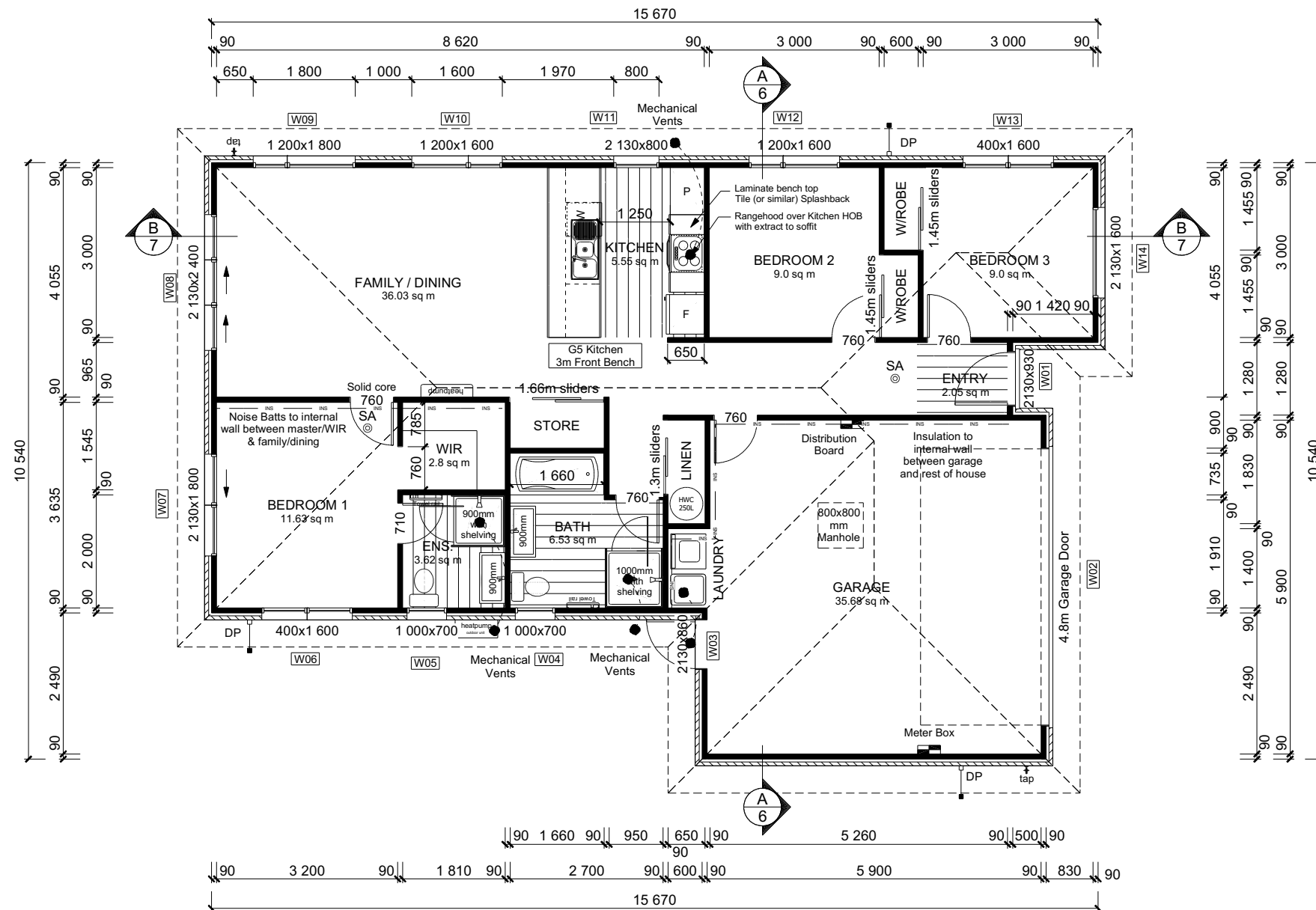
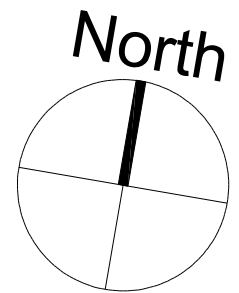
	CONSENT PLANS
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No.	Date:	Reason:
1	BC ISSUE	19.11.2024

Sheet No.:

2

23 sheets

**ROOF & WALL CLADDINGS**

Roof : 25° Pressed Metal Tiles
Walls : 70 Series Brick Veneer
with a 50mm cavity

DWELLING AREAS

Framing Area: 135.27m² (Perimeter: 53.60m)
Veneer Area: 141.76m² (Perimeter: 54.56m)
Roof Area: 168.91m² (Perimeter: 57.220m)

SMOKE ALARMS (hush type)

Domestic Smoke Alarms to be fitted within 3.0m of sleeping areas and on Escape routes, as indicated on plan. To comply with one of the following standards: UL 217, ULC-S531, AS 3786, BS 5446 (part 1).

FLOOR PLAN NOTES

Dimensions shown are to the frame, GIB thickness not shown.
Mechanical ventilation to comply with G4/AS1
Air Seals to have PEF rod & low expansion foam
All windows and doors centered in room unless shown otherwise
Laundering facilities provided complying with G2/SA1 1.0
Provide sealant under skirting and paint to concrete around tub & W/M fixtures

WALL FRAMING
Stud Height: 2400mm
(2455mm to u/s of bottom chord)

FLOOR FINISHES
Carpet & Vinyl

KITCHEN HOB
Electric Hobs

DOORS
Internal Height: 1980mm (leaves)
Type: Hollow core flush panel
Front Door Type: Latitude Aluminium

INTERNAL TRIMS
Scotia: 55mm GIB Coving (excluding garage)
Skirting: 60x12mm Pine, single bevel edge
Architrave: N/A

SHELVING
Shelf & Rails to all wardrobes
4 shelves to Linen cupboard

DRAWING NOTES

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Elley & McLean
Lot 108 Belfast Subdivision,
Christchurch

Job Number:
121201

Original Plan:
'Rifleman 142'

Sheet Name:
FLOOR PLAN

CONSENT PLANS

No.	Date:	Reason:
1	BC ISSUE	19.11.2021

Sheet No.:

3

of 23 sheets

BUILDING ENVELOPE RISK MATRIX		
ELEVATION A		
RISK CRITERIA	RISK	SCORE
Wind Zone	High	1
Number of Stories	Low	0
Roof Wall Junction	Low	0
Eaves Width	Medium	1
Building Envelope	Low	0
Decks & Balconies	Low	0
Total		2



ROOF & WALL CLADDINGS

Roof : 25° Pressed Metal Tiles
Walls : 70 Series Brick Veneer
with a 50mm cavity

ELEVATION LEGEND

SS Safety Stays
SG Safety Glass
MB Meter Box
TV Terminal Vent

ELEVATION NOTES

Gutter : Coloured Steel Quad Gutter
Fascia : Coloured Steel185 Fascia
Downpipes : Colorsteel Rectangular 75x55mm
Soffits : Hardiflex 4.5mm
Joinery : Double glazed aluminum

All egress points to have a maximum step
down of 190mm.
Access routes to have slip resistance surface
in compliance with NZBC D1/AS1 Table 2
and to have a 1:100 fall away from the building

ELEVATION A

Christchurch
City Council



Page 4 of 30

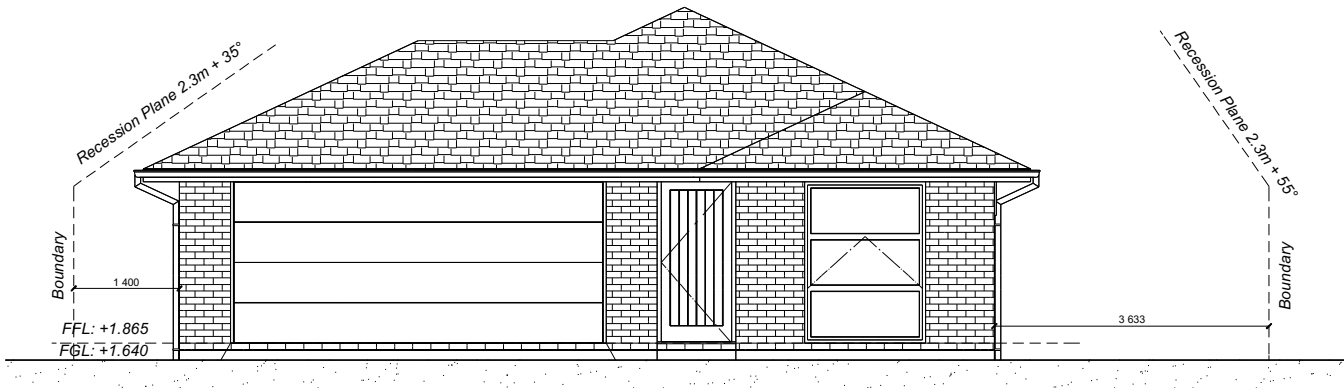
BCN/2022/2123

Approved Building Consent
Document

03/05/2022

Payne, Wendy

BUILDING ENVELOPE RISK MATRIX		
ELEVATION B		
RISK CRITERIA	RISK	SCORE
Wind Zone	High	1
Number of Stories	Low	0
Roof Wall Junction	Low	0
Eaves Width	Medium	1
Building Envelope	Low	0
Decks & Balconies	Low	0
Total		2

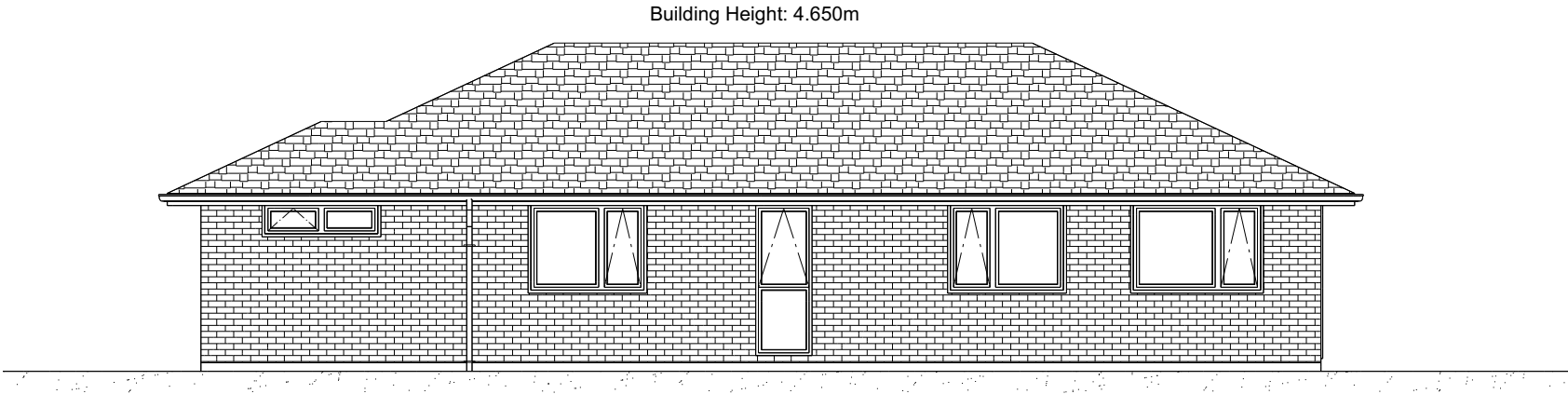


ELEVATION B

All dimensions are to be check and confirmed prior to any construction
Plans are to be read in conjunction with Specifications and all supporting documentation

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				121201	'Rifleman 142'	ELEVATIONS	No.	Date:	Reason:	4	
							1	BC ISSUE	19.11.2021		
Sales: D Ryan	Drawn: J Rana	QS: S.Liu	Print Date: 19/04/2022	Scale: 1:100 @ A3				of 23 sheets			

BUILDING ENVELOPE RISK MATRIX		
ELEVATION C		
RISK CRITERIA	RISK	SCORE
Wind Zone	High	1
Number of Stories	Low	0
Roof Wall Junction	Low	0
Eaves Width	Medium	1
Building Envelope	Low	0
Decks & Balconies	Low	0
Total		2



ROOF & WALL CLADDINGS

Roof : 25° Pressed Metal Tiles
Walls : 70 Series Brick Veneer
with a 50mm cavity

ELEVATION LEGEND

SS Safety Stays
SG Safety Glass
MB Meter Box
TV Terminal Vent

ELEVATION NOTES

Gutter : Coloured Steel Quad Gutter
Fascia : Coloured Steel185 Fascia
Downpipes : Colorsteel Rectangular 75x55mm
Soffits : Hardiflex 4.5mm
Joinery : Double glazed aluminum

All egress points to have a maximum step down of 190mm.
Access routes to have slip resistance surface in compliance with NZBC D1/AS1 Table 2 and to have a 1:100 fall away from the building

ELEVATION C

Christchurch
City Council



Page 5 of 30

BCN/2022/2123

Approved Building Consent
Document

03/05/2022

Payne, Wendy

BUILDING ENVELOPE RISK MATRIX		
ELEVATION D		
RISK CRITERIA	RISK	SCORE
Wind Zone	High	1
Number of Stories	Low	0
Roof Wall Junction	Low	0
Eaves Width	Medium	1
Building Envelope	Low	0
Decks & Balconies	Low	0
Total		2



ELEVATION D

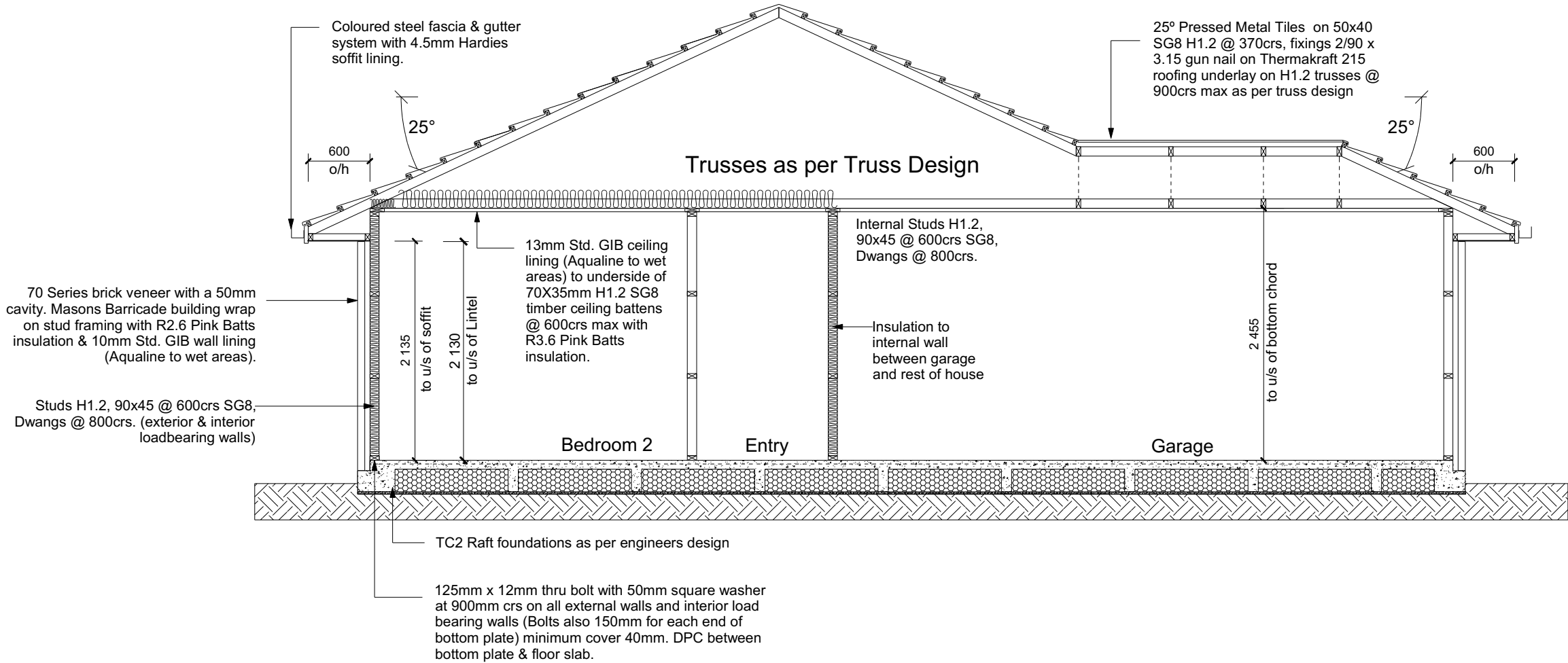
All dimensions are to be check and confirmed prior to any construction
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									No.	Date:	Reason:	
									1	BC ISSUE	19.11.2021	
Sales: D Ryan		Drawn: J Rana		QS: S.Liu	Print Date: 19/04/2022		Scale: 1:100 @ A3					of 23 sheets

ROOF & WALL CLADDINGS
Roof : 25° Pressed Metal Tiles
Walls : 70 Series Brick Veneer
with a 50mm cavity

CROSS SECTION NOTES
Building wrap is to comply with E2/AS1 & NZS 3604:2011.
Flashing materials must be selected based on environmental exposure. Refer to NZS 3604:2011 & table 20 of E2/AS1.
Flashing tape must have proven compatibility with the selected wrap & other materials with which it comes into contact as per table 21 of E2/AS1.
Fixings shall comply with NZS 3604:2011 Section 4 Durability Tables 4.1-4.3
Unless stated otherwise, timber members on drawings are to be a minimum of SG8 strength graded as per NZS3604:2011.

INSULATION
Ceiling: Pink Batts R3.6 Ceiling Batts
Wall: Pink Batts R 2.6 Wall Batts



CROSS SECTION A-A

DRAWING NOTES
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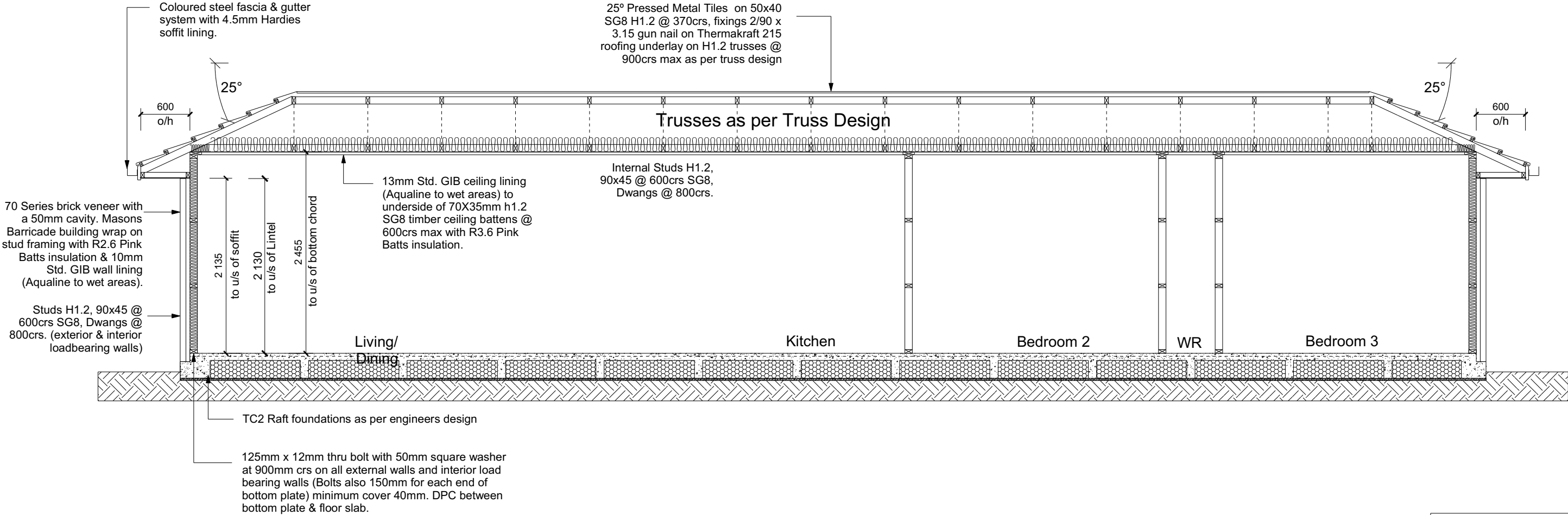
All dimensions are to be check and confirmed prior to any construction
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				Sales: D Ryan	Drawn: J Rana	QS: S.Liu	Print Date: 19/04/2022	Scale: 1:50 @ A3	No.	Date:	Reason:	
									1	BC ISSUE	19.11.2021	

ROOF & WALL CLADDINGS
Roof : 25° Pressed Metal Tiles
Walls : 70 Series Brick Veneer
with a 50mm cavity

CROSS SECTION NOTES
Building wrap is to comply with E2/AS1 & NZS 3604:2011.
Flashing materials must be selected based on environmental exposure. Refer to NZS 3604:2011 & table 20 of E2/AS1.
Flashing tape must have proven compatibility with the selected wrap & other materials with which it comes into contact as per table 21 of E2/AS1.
Fixings shall comply with NZS 3604:2011 Section 4 Durability Tables 4.1-4.3
Unless stated otherwise, timber members on drawings are to be a minimum of SG8 strength graded as per NZS3604:2011.

INSULATION
Ceiling: Pink Batts R3.6 Ceiling Batts
Wall: Pink Batts R 2.6 Wall Batts



CROSS SECTION B-B

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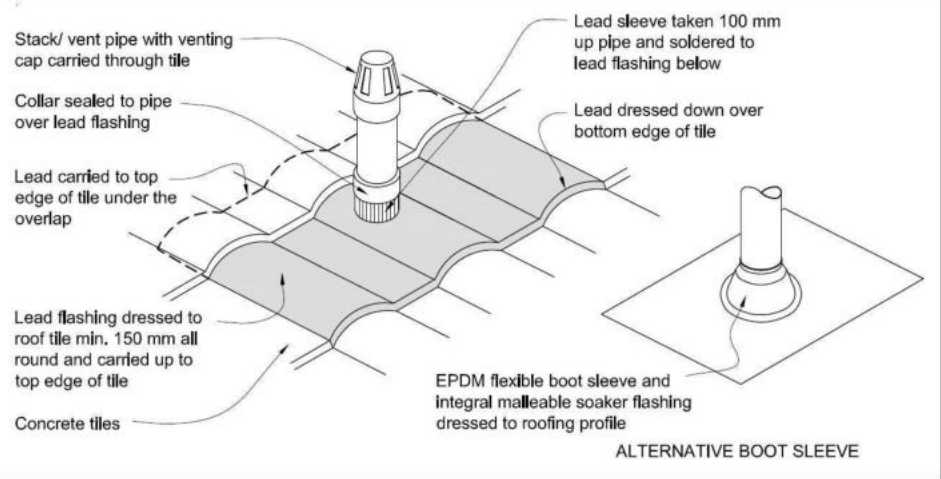
Refer to attached Specifications for further information.

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Plans are to be read in conjunction with Specifications and all supporting documentation

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				121201	'Rifleman 142'	CROSS SECTIONS	No.	Date:	Reason:	7	
							1	BC ISSUE	19.11.2021		
Sales: D Ryan	Drawn: J Rana	QS: S.Liu	Print Date: 19/04/2022	Scale: 1:50 @ A3				of 23 sheets			

Figure 29: Pipe penetration for masonry tile
Paragraph 8.2.7

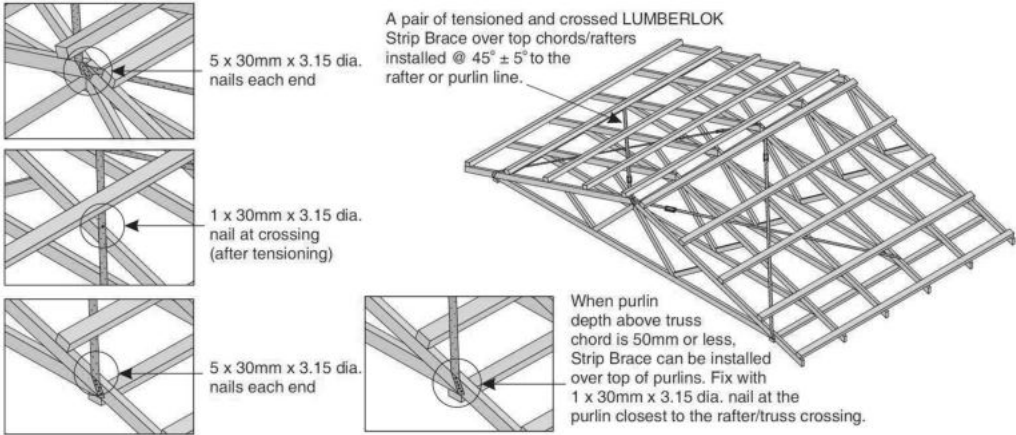


Metal Tile Penetration Detail
Scale NTS

8.3.10 Roof penetrations

Pipe penetrations shall be flashed using EPDM flashings similar to that shown for masonry tiles, Figure 29.

- A pair of tensioned and crossed LUMBERLOK Strip Brace running continuously from ridge to top plate installed as detailed below.



ROOF CLADDING

Roofing : 25° Pressed Metal Tiles
Tile Battens : 50x40 SG8 H1.2 @ 370crs, fixings 2/90 x 3.15 gun nail

ROOF PLAN NOTES

Gutter: Coloured Steel Quad Gutter
Fascia: Coloured Steel 185 Fascia
Downpipes: Colorsteel Rectangular 75x55mm
Soffits: Hardiflex 4.5mm

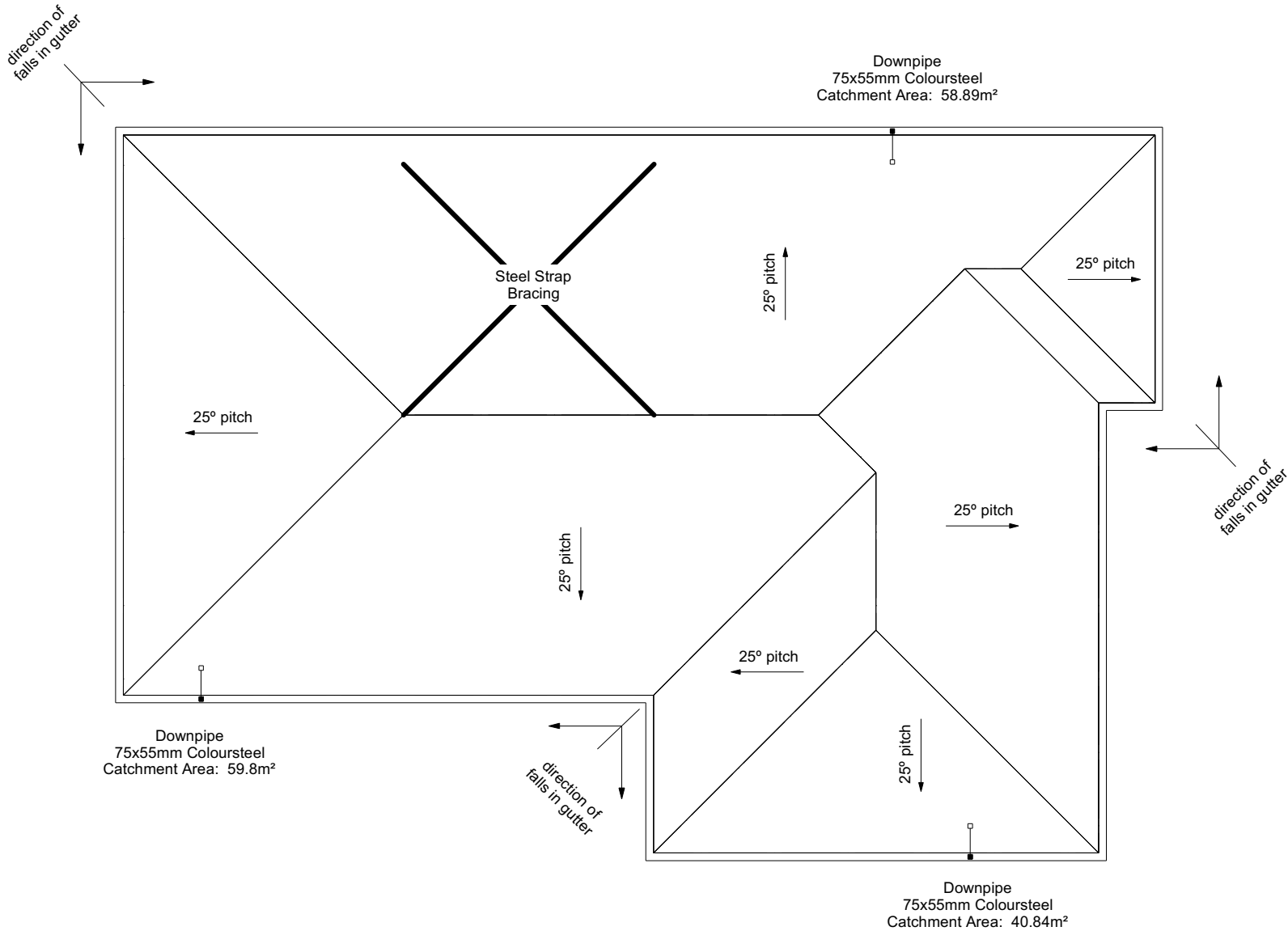
Underlay: Thermakraft 215 roof underlay

Roof Bracing: Diagonally opposed pair 25x1mm galv straps with 8Kn tension capacity.
After tensioning strap, fix to each rafter with 2/ 60x3.15mm nails.
Fold down strap and fix with 3/ 60x3.15mm nails each into the top chord and into the top plate.

Downpipes: 75x55 Rectangle Colorsteel
As per NZBC E1/AS1 Table 5 75x55 down pipes can collect up to 60m² of 0-25° roof plan area.

Use Coloured steel Quad Gutter
As per NZ Metal Roof and Wall Cladding Code of Practice Version 2 section 8 the above gutter with a cross sectional area of 5550mm² can collect up to 60m² of 0-25° roof plan area. Refer to the specifications for exact calculations.

Use Lumberlock top plate fixing chart attached to the main specifications to determine top plate fixings.



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						No.	Date:	Reason:			
						1	BC ISSUE	19.11.2021			
Sales: D Ryan		Drawn: J Rana		QS: S.Liu	Print Date: 19/04/2022	Scale: 1:100 @ A3					

FOUNDATION PLAN NOTES

All dimensions over foundation face. Allow (120mm rebate) 70mm veneer & 50mm cavity, Brick to overhang foundation face by 0-20mm max as per NZBC E2/AS1.

W/C location indicated on plan has assumed a 140mm offset from internal frame line, please consult manufacturer's documentation to confirm offset.

Contractor to consult manufacturer's documentation to determine the correct location for all wastes positioned through floor slabs.

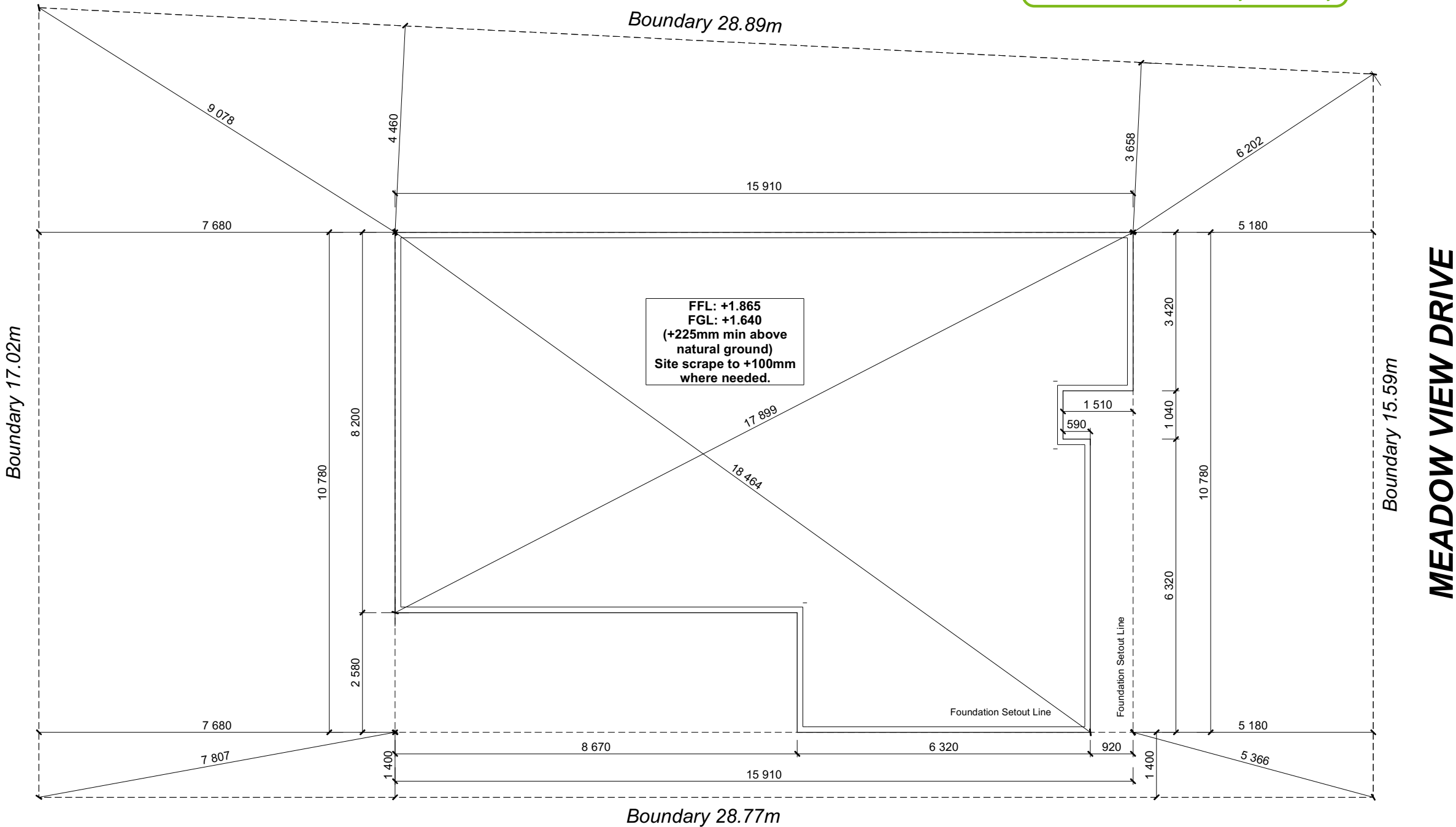
Earth bar to be bonded to the reinforcing mesh

Refer to Truss design for exact location of slab thickenings

All reinforcing is to be Ductility Class E, in accordance with NZS 4671.

All concrete to comply with NZS3604:2011 Section 4 Durability Clause 4.5.2.

These foundations are design to the findings and recommendations in the site specific Geotech report.



MEADOW VIEW DRIVE

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				Sales: D Ryan		Drawn: J Rana	QS: S.Liu	Print Date: 19/04/2022	Scale: 1:100 @ A3	No.	Date:	Reason:
										1	BC ISSUE	19.11.2021

All dimensions over foundation face. Allow (120mm rebate) 70mm veneer & 50mm cavity, Brick to overhang foundation face by 0-20mm max as per NZBC E2/AS1.
All reinforcing is to be Ductility Class E, in accordance with NZS 4671.
All concrete to comply with NZS3604:2011 Section 4 Durability Clause 4.5.2.

**United Steel [Wireplus]
SE62Plus to entire slab**

Floor Plan Details:

- Overall Dimensions:**
 - Top: 6 490
 - Right: 7 421
 - Left: 3 890 HP
 - Bottom: 8 514 Tub/WM
- Rooms and Dimensions:**
 - Kitchen: 1 750 (width), 2 813 (depth)
 - Bath: 6 771 (width), 2 542 (depth)
 - Shr: 5 250 (width), 7 590 (depth)
 - WC: 3 875 (width), 4 850 (depth)
 - Vanity: 5 355 (width), 5 250 (depth)
 - Tub/WM: 8 514 (width), 8 514 (depth)
- Fixtures and Features:**
 - Sink/DW (Kitchen)
 - HP (Hot Point)
 - HWC (Hot Water Cylinder)
 - Shr (Shower)
 - WC (Toilet)
 - Vanity
 - Bath
 - Tub/WM (Bath/Tub with Water Machine)
 - FR (Fire Risk)
 - 4.8 Garage Door
 - 25mm rebate to floor slab, refer to detail
- Notes:**
 - Refer to kitchen plan for exact location
 - FFL: +1.865
 - FGL: +1.640
 - (+225mm min above natural ground)
 - Site scrape to +100mm where needed.

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03/05/2022

Payne, Wendy]

Signature[®]
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Job Number:
121201

Original Plan:
Rifleman 142'

Sheet Name:

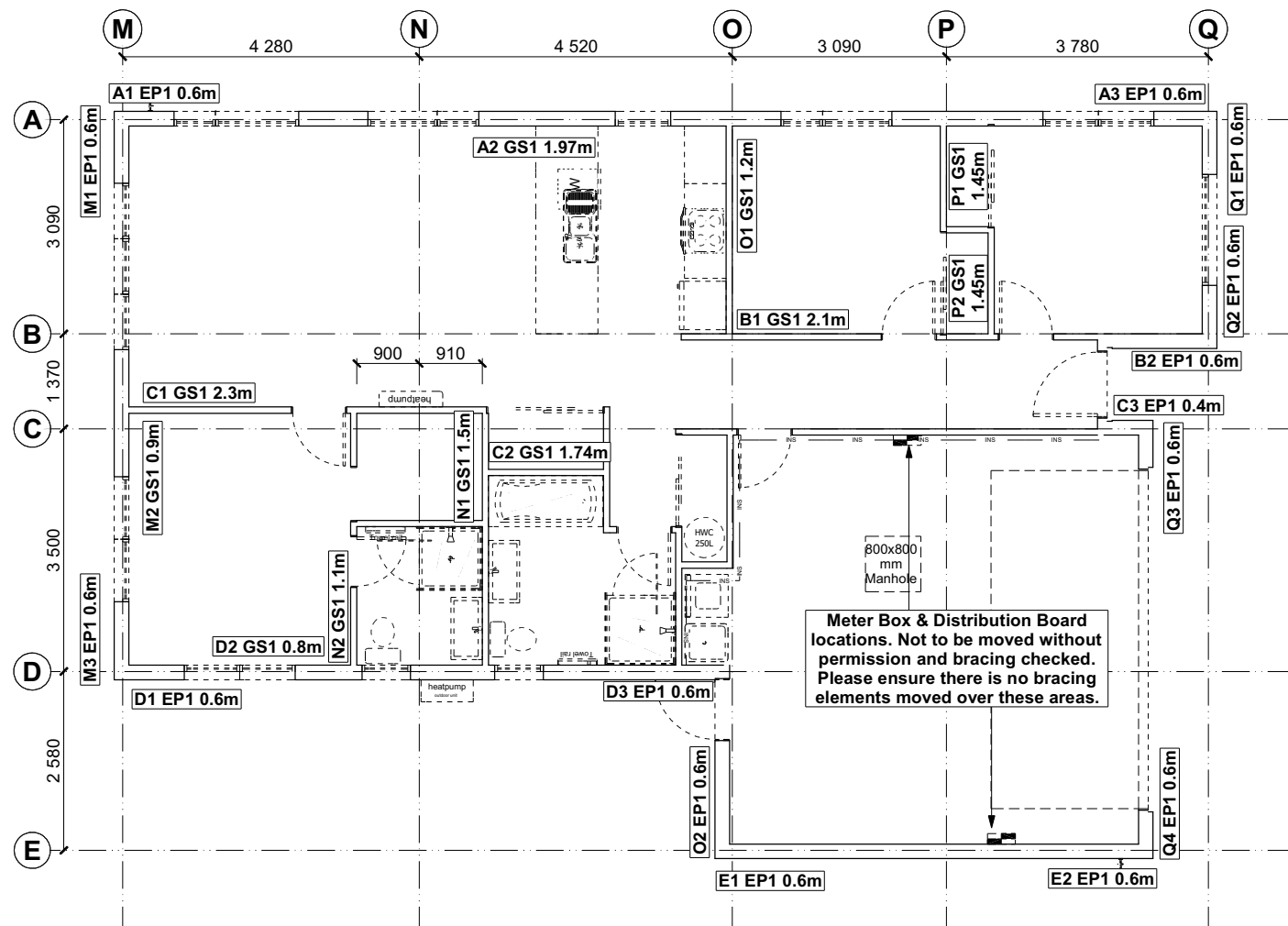
SETOUT DIMENSIONS

Scale:
1:100 @ A3

No.	Date:	Reason:
1	BC ISSUE	19.11.202

10

23 sheets



8.7.3.4
Each wall that contains one or more wall bracing elements shall be connected at the top plate level, either directly, or through a framing member in the line of the wall, to external walls at right angles to it. Top plate fixing(s) of the capacity in tension or compression along the line of the wall bracing element are given as follows:

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

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

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

BRACING PLAN NOTES
Wall bracing designed in accordance with NZS 3604:2011 & GIB Ezybrace system. Refer to attached calculations.

Bracing Designed to:
Wind: High
Earthquake: 2

BRACING LEGEND

A ← Brace Line Label
1.1m ← Brace Length
GS1 ← Brace Type
A1 ← Brace Number

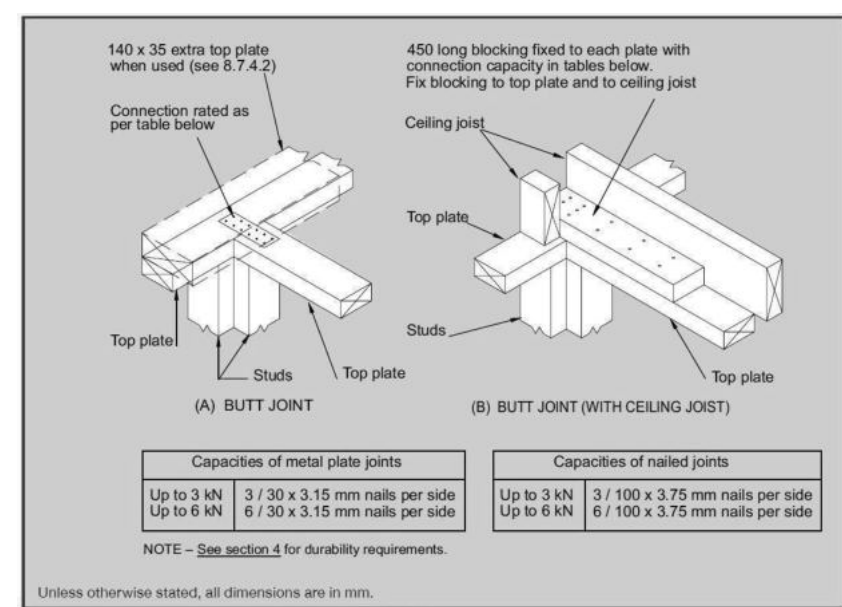


Figure 8.16 - Connecting top plates to external walls at right angles - Walls containing bracing (see 8.7.3.4)

Single Level Along Resistance Sheet

Job Name: Elley & McLean

									Wind	EQ
									Demand	
									535	869
									Achieved	
Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BUs)	EQ (BUs)	1007	975
a	1	0.60		2.4	EP1 0.6	Ecoply®	57	63	188%	112%
	2	1.97		2.4	GS1-N	GIB®	136	118		
	3	0.60		2.4	EP1 0.6	Ecoply®	57	63		
									250 OK	244 OK
b	1	2.10		2.4	GS1-N	GIB®	145	126	202 OK	189 OK
	2	0.60		2.4	EP1 0.6	Ecoply®	57	63		
c	1	2.30		2.4	GS1-N	GIB®	159	138	279 OK	242 OK
	2	1.74		2.4	GS1-N	GIB®	120	104		
d	1	0.60		2.4	EP1 0.6	Ecoply®	57	63	163 OK	173 OK
	2	0.80		2.4	GS1-N	GIB®	49	47		
	3	0.60		2.4	EP1 0.6	Ecoply®	57	63		
e	1	0.60		2.4	EP1 0.6	Ecoply®	57	63	114 OK	126 OK
	2	0.60		2.4	EP1 0.6	Ecoply®	57	63		

Single Level Across Resistance Sheet

Job Name: Elley & McLean

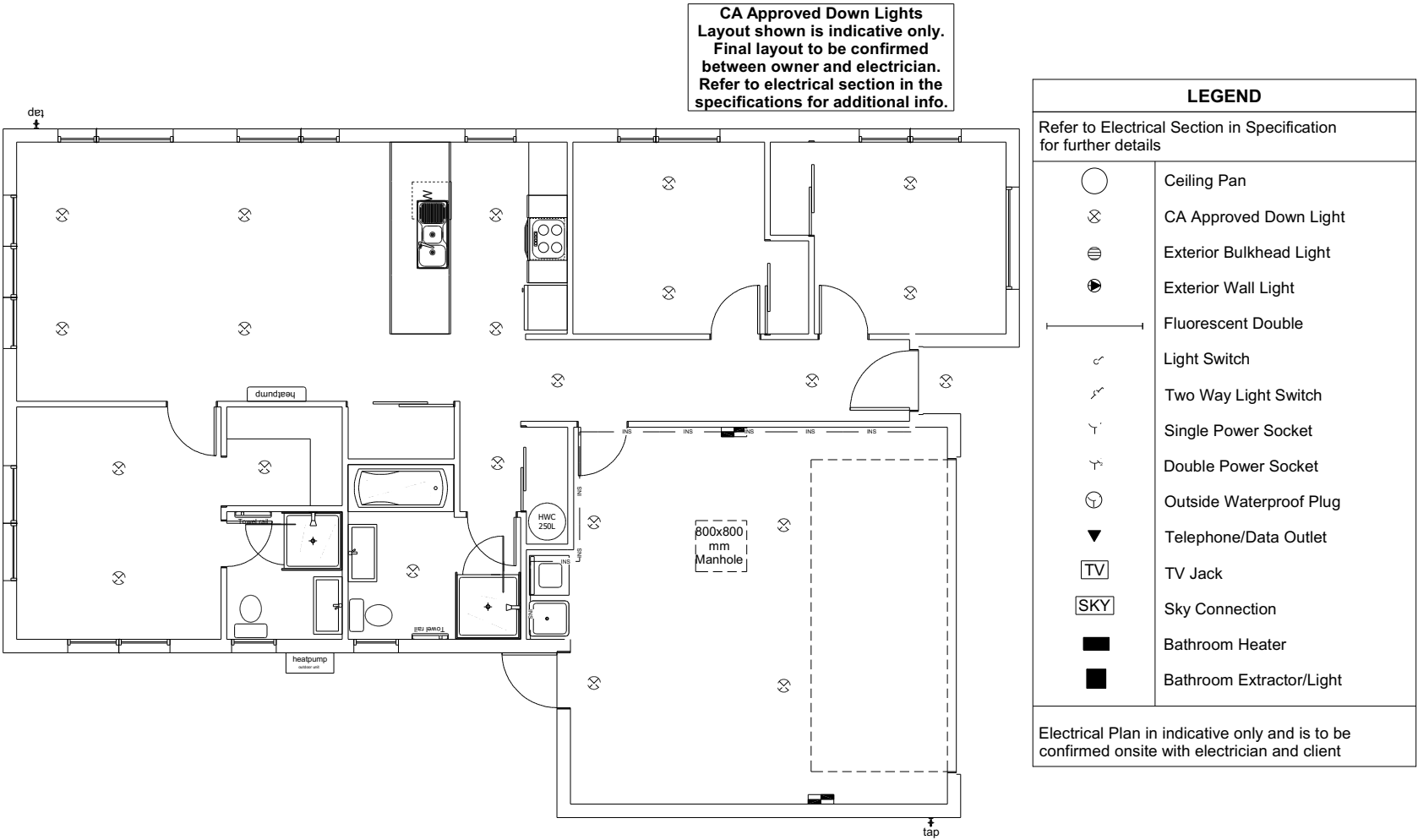
									Wind	EQ
									Demand	
									743	869
									Achieved	
Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BUs)	EQ (BUs)	906	926
m	1	0.60		2.4	EP1 0.6	Ecoply®	57	63	122%	107%
	2	0.90		2.4	GS1-N	GIB®	57	53		
	3	0.60		2.4	EP1 0.6	Ecoply®	57	63		
									171 OK	179 OK
n	1	1.15		2.4	GS1-N	GIB®	78	69	152 OK	135 OK
	2	1.10		2.4	GS1-N	GIB®	74	66		
o	1	1.20		2.4	GS1-N	GIB®	83	72	140 OK	135 OK
	2	0.60		2.4	EP1 0.6	Ecoply®	57	63		
p	1	1.45		2.4	EP1 0.4	Ecoply®	116	138	216 OK	225 OK
	2	1.45		2.4	GS1-N	GIB®	100	87		
q	1	0.60		2.4	EP1 0.6	Ecoply®	57	63	228 OK	252 OK
	2	0.60		2.4	EP1 0.6	Ecoply®	57	63		
	3	0.60		2.4	EP1 0.6	Ecoply®	57	63		
	4	0.60		2.4	EP1 0.6	Ecoply®	57	63		

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				Sales: D Ryan	Drawn: J Rana	QS: S.Liu	Print Date: 19/04/2022	Scale: 1:100 @ A3	No. 1	Date: BC ISSUE

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						No.	Date:	Reason:		
						1	BC ISSUE	19.11.2021		
Sales: D Ryan		Drawn: J Rana		QS: S.Liu	Print Date: 19/04/2022	Scale: 1:100 @ A3				

LINTEL FIXING SCHEDULE

ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12

NZS 3604:2011

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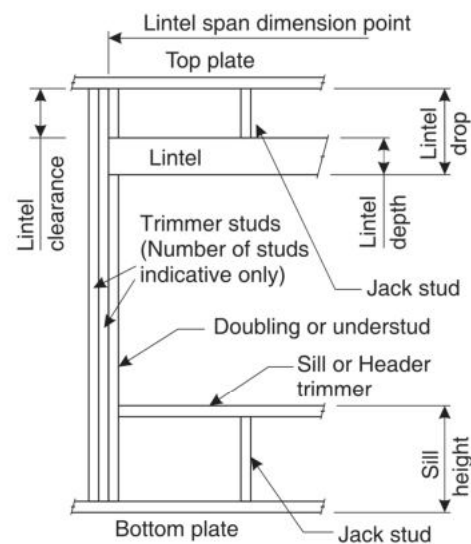
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LINTEL FIXING OPTIONS

NOTE:

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

DEFINITIONS



Lintel Supporting Girder Trusses:

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

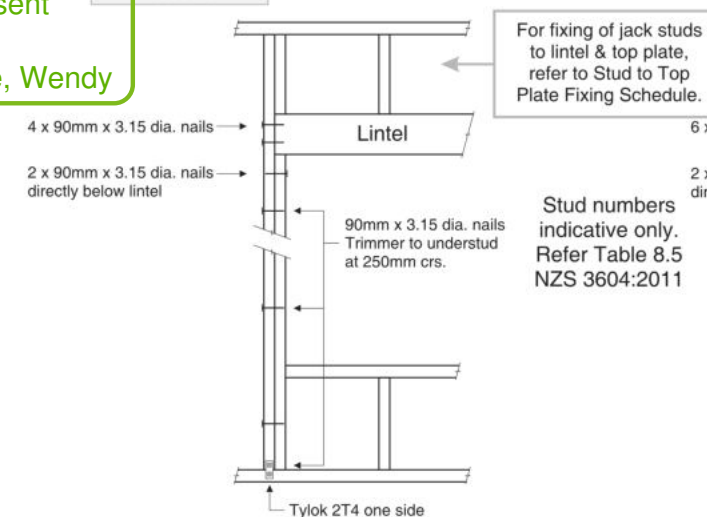
Notes:

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

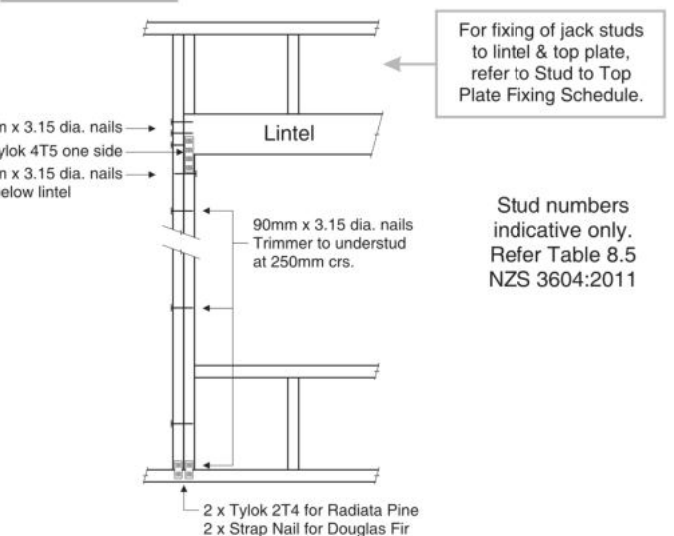
SELECTION CHART FOR LINTEL FIXING

Lintel Span	Loaded Dimension (See Fig. 1.3 NZS 3604:2011)	Light Roof Wind Zone					Heavy Roof Wind Zone				
		L	M	H	VH	EH	L	M	H	VH	EH
0.7	2.0	E	E	E	E	F	E	E	E	E	F
	3.0	E	E	E	F	F	E	E	E	E	F
	4.0	E	E	F	F	F	E	E	F	F	F
	5.0	E	F	F	F	G	E	E	F	F	F
	6.0	E	F	F	G	G	E	E	F	F	G
0.9	2.0	E	E	E	F	F	E	E	E	E	F
	3.0	E	E	F	F	F	E	E	E	F	F
	4.0	E	E	F	F	F	E	E	F	F	F
	5.0	E	F	F	F	G	E	E	F	F	F
	6.0	E	F	F	G	G	E	E	F	F	G
1.0	2.0	E	E	E	F	F	E	E	E	E	F
	3.0	E	E	F	F	F	E	E	E	F	F
	4.0	E	F	F	F	F	E	E	F	F	F
	5.0	E	F	F	G	G	E	E	F	F	G
	6.0	E	F	F	G	G	E	E	F	F	G
1.2	2.0	E	E	F	F	F	E	E	F	F	F
	3.0	E	E	F	F	F	E	E	F	F	F
	4.0	E	F	F	G	G	E	E	F	F	G
	5.0	E	F	F	G	G	E	E	F	F	G
	6.0	F	F	G	G	H	E	E	F	G	G
1.5	2.0	E	E	F	F	F	E	E	E	F	F
	3.0	E	F	F	F	G	E	E	F	F	F
	4.0	E	F	F	G	G	E	E	F	F	G
	5.0	F	F	G	G	H	E	E	F	G	G
	6.0	F	F	G	H	H	E	E	F	G	H
2.0	2.0	E	F	F	G	G	E	E	F	F	F
	3.0	E	F	F	G	G	E	E	F	F	G
	4.0	F	F	G	G	H	E	E	F	G	G
	5.0	F	F	G	H	H	E	E	F	G	H
	6.0	F	G	G	H	H	E	F	G	H	H
2.4	2.0	E	F	F	G	G	E	E	F	F	G
	3.0	F	F	G	G	H	E	E	F	G	G
	4.0	F	F	G	H	H	E	E	F	G	H
	5.0	F	G	G	H	H	E	F	G	H	H
	6.0	F	G	H	H	-	E	F	G	H	H
3.0	2.0	E	F	F	G	G	E	E	F	F	G
	3.0	F	F	G	H	H	E	E	F	G	H
	4.0	F	G	G	H	H	E	F	G	H	H
	5.0	F	G	H	-	-	E	F	G	H	H
	6.0	F	G	H	-	-	E	F	G	H	-
3.6	2.0	F	F	G	G	H	E	E	F	G	G
	3.0	F	F	G	H	H	E	F	G	G	H
	4.0	F	G	H	H	-	E	F	G	H	H
	5.0	F	G	H	-	-	E	F	G	H	-
	6.0	G	H	-	-	-	E	F	H	-	-
4.2	2.0	F	F	G	G	H	E	E	F	G	G
	3.0	F	G	H	H	-	E	F	G	H	H
	4.0	F	G	H	-	-	E	F	G	H	-
	5.0	G	H	-	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	F	H	-	-
4.5	2.0	F	F	G	H	H	E	E	F	G	H
	3.0	F	G	H	H	-	E	F	G	H	H
	3.4	F	G	H	H	-	E	F	G	H	-
	4.0	F	G	H	-	-	E	F	G	H	-
	5.0	G	H	-	-	-	E	F	H	-	-
4.8	2.0	F	F	G	H	H	E	E	F	G	H
	3.0	F	G	H	H	-	E	F	G	H	H
	3.2	F	G	H	H	-	F	F	G	H	-
	4.0	F	G	H	-	-	E	F	H	-	-
	5.0	G	H	-	-	-	E	F	H	-	-
6.0	2.0	G	H	-	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	F	H	-	-

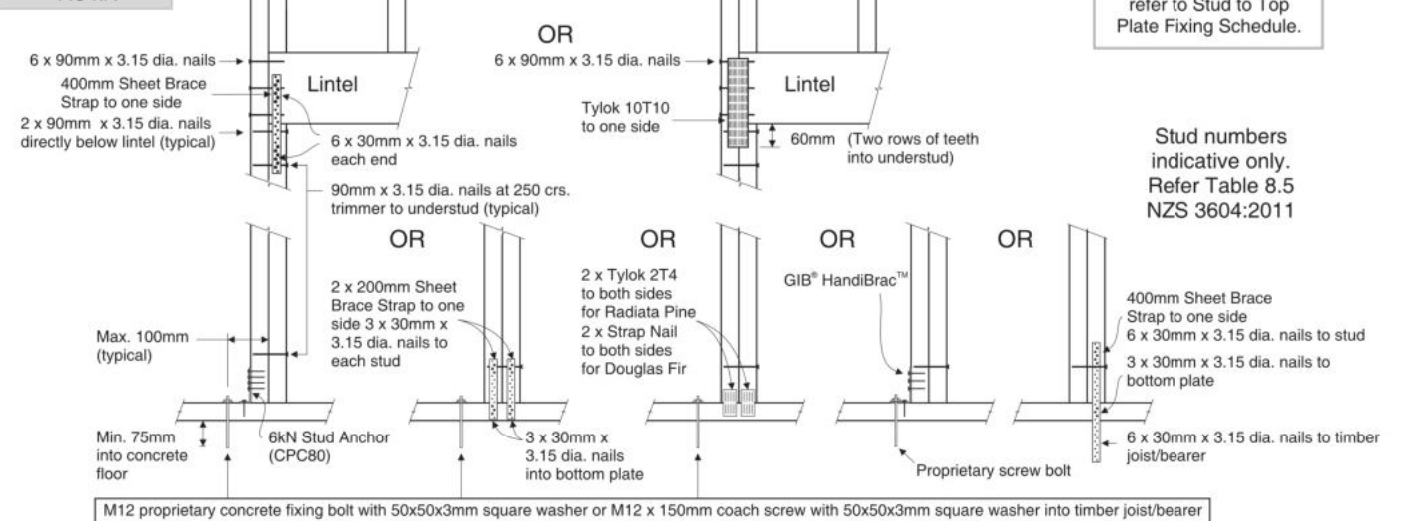
TYPE E 1.4 kN



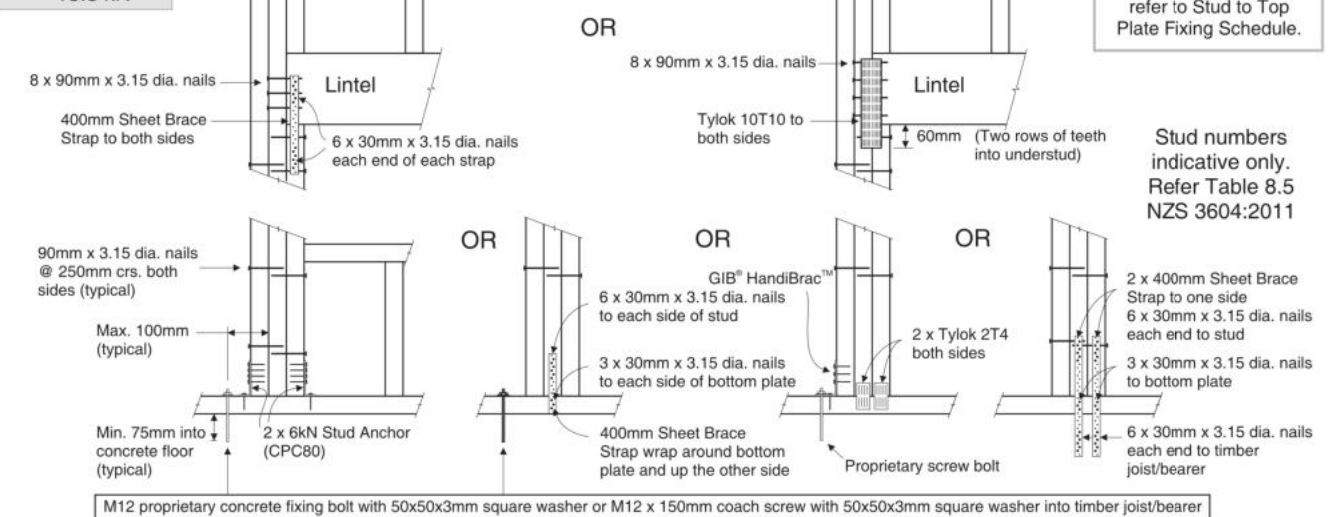
TYPE F 4.0 kN



TYPE G 7.5 kN



TYPE H 13.5 kN



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Elley & McLean
Lot 108 Belfast Subdivision,
Christchurch

Job Number:
121201

Original Plan:
'Rifleman 142'

Sheet Name:
FRAMING DETAILS

CONSENT PLANS

No.	Date	Reason
1	BC ISSUE	19.11.2021

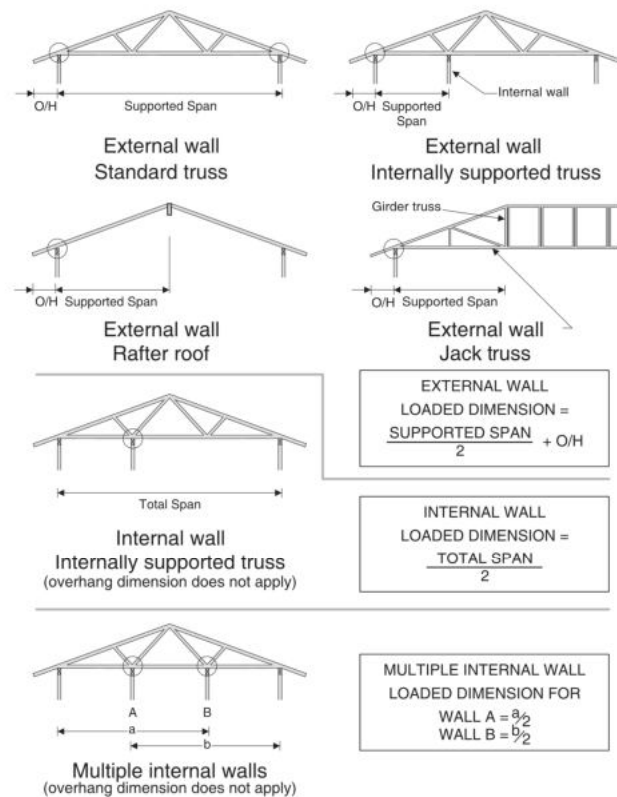
Sheet No.:
14
of 23 sheets

STUD TO TOP PLATE FIXING SCHEDULE ALTERNATIVE TO TABLE 8.18 NZS 3604:2011

NOTE:

- ★ All fixings are designed to resist vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20 kN.
- ★ Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist lateral loads.
- ★ These fixings assume the correct choice of rafter/truss to top plate connections have been made.
- ★ Gable end wall top plate/stud connections where the adjacent rafter/truss is located within 1200mm of gable end wall with a maximum verge overhang of 750mm, requires fixing type A as shown below.
- ★ All fixings assume top plate thickness of 45mm maximum.
- ★ Wall framing arrangements under girder trusses are not covered in this schedule.
- ★ All timber selections are as per NZS 3604:2011.

LOADED DIMENSION DEFINITION



FIXING SELECTION CHART

(Suitable for walls supporting roof members at 600, 900 or 1200mm crs.)

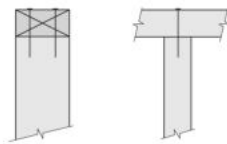
Wind Zones L, M, H, VH, EH, as per NZS 3604:2011

Loaded Dimension (m)			Light Roof Wind Zone					Heavy Roof Wind Zone				
Stud Centres			L	M	H	VH	EH	L	M	H	VH	EH
300mm	400mm	600mm										
3.0	2.3	1.5	A	A	B	B	B	A	A	B	B	B
4.0	3.0	2.0	A	A	B	B	B	A	A	B	B	B
5.0	3.8	2.5	A	B	B	B	B	A	A	B	B	B
6.0	4.5	3.0	A	B	B	B	B	A	A	B	B	B
7.0	5.3	3.5	A	B	B	B	B	A	A	B	B	B
8.0	6.0	4.0	A	B	B	B	B	A	A	B	B	B
9.0	6.8	4.5	B	B	B	B	B	A	A	B	B	B
10.0	7.5	5.0	B	B	B	B	B	A	A	B	B	B
11.0	8.3	5.5	B	B	B	B	B	A	A	B	B	B
12.0	9.0	6.0	B	B	B	B	B	A	A	B	B	B

FIXING OPTIONS

FIXING TYPE A 0.7 kN

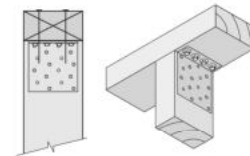
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



FIXING TYPE B 4.7 kN

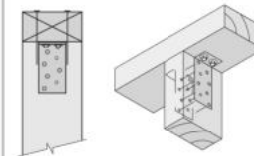
CHOOSE ANY OF THE 3 OPTIONS BELOW

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



Plus LUMBERLOK 6kN Stud Anchor (CPC80)

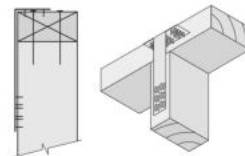
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



Plus 2 x LUMBERLOK CPC40

Recommended for internal wall options to avoid lining issues

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.

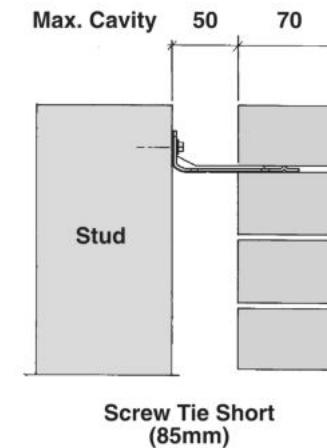


Plus LUMBERLOK Stud Strap (one face only)

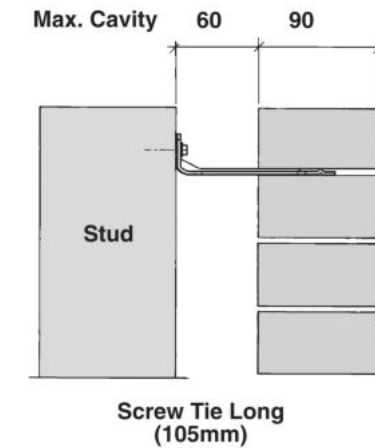
Note:

To calculate the number of B type fixings required, divide the wall length by the stud centres, add 1 to this figure and locate this number of fixings as evenly as possible along the wall length. This figure includes the start and end studs in each wall length.

70 SERIES BRICK



90 SERIES BRICK



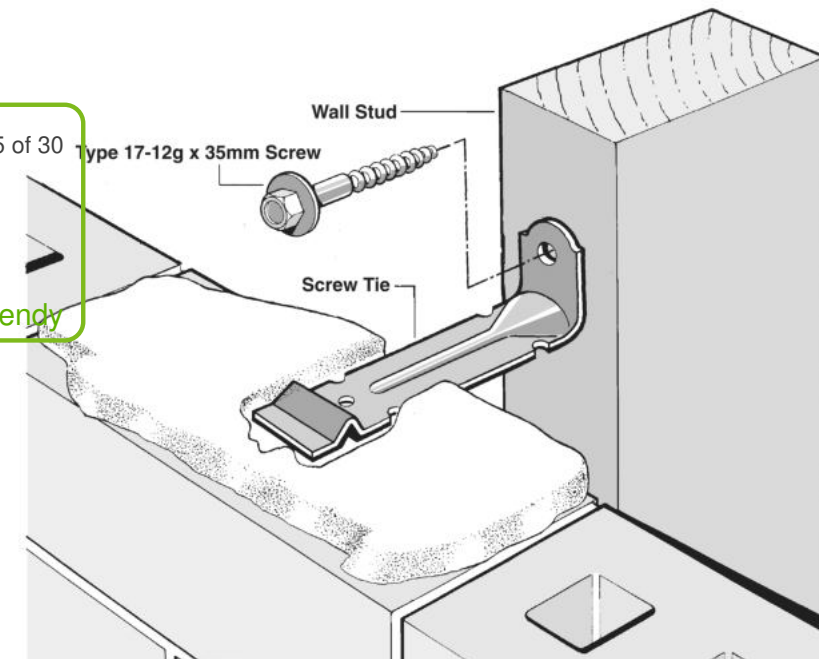
- ★ All brick work must be constructed in accordance with NZS 4210:2001 Masonry Construction: Materials and Workmanship. Screw Ties must be applied accordingly and are not to be hammered into timber framing.
- ★ Water shedding shoulder prevents transfer of the moisture from tie to building.
- ★ Nail hole for Oamaru Stone.
- ★ Angled neck encourages increased tie embedment in mortar.

Material: 1.2mm NZCC-SD Hot Dip Galvanised Steel
Screws: Type 17-12g x 35mm Hex Head Hot Dip Galvanised Screws
Packaging: 250 ties per box including screws

Also available in Stainless Steel Grade 316 for Zone D.

SCREW TIES FOR BRICK VENEER FIXING

- ★ Medium duty (EM) classification
- ★ Tested by BRANZ in accordance with AS/NZS 2699.1:2000
- ★ BRANZ test report No. ST0725 November 2007
- ★ Suitable for both 'dry bedding' and encapsulated mortar
- ★ Hot Dip Galvanised ties for Zones B & C, and Stainless Steel Grade 316 ties for Zone D meet NZS 3604:2011 Sect. 4 Durability
- ★ Available in 85mm and 105mm sizes



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Elley & McLean
Lot 108 Belfast Subdivision,
Christchurch

Job Number:
121201

Sales: **D Ryan**

Original Plan:
'Rifleman 142'

Drawn: **J Rana**

Sheet Name:
FRAMING DETAILS

Q.S.: **S.Liu**

Print Date:
19/04/2022

Scale:
NTS @ A3

CONSENT PLANS

No. Date Reason:
1 BC ISSUE 19.11.2021

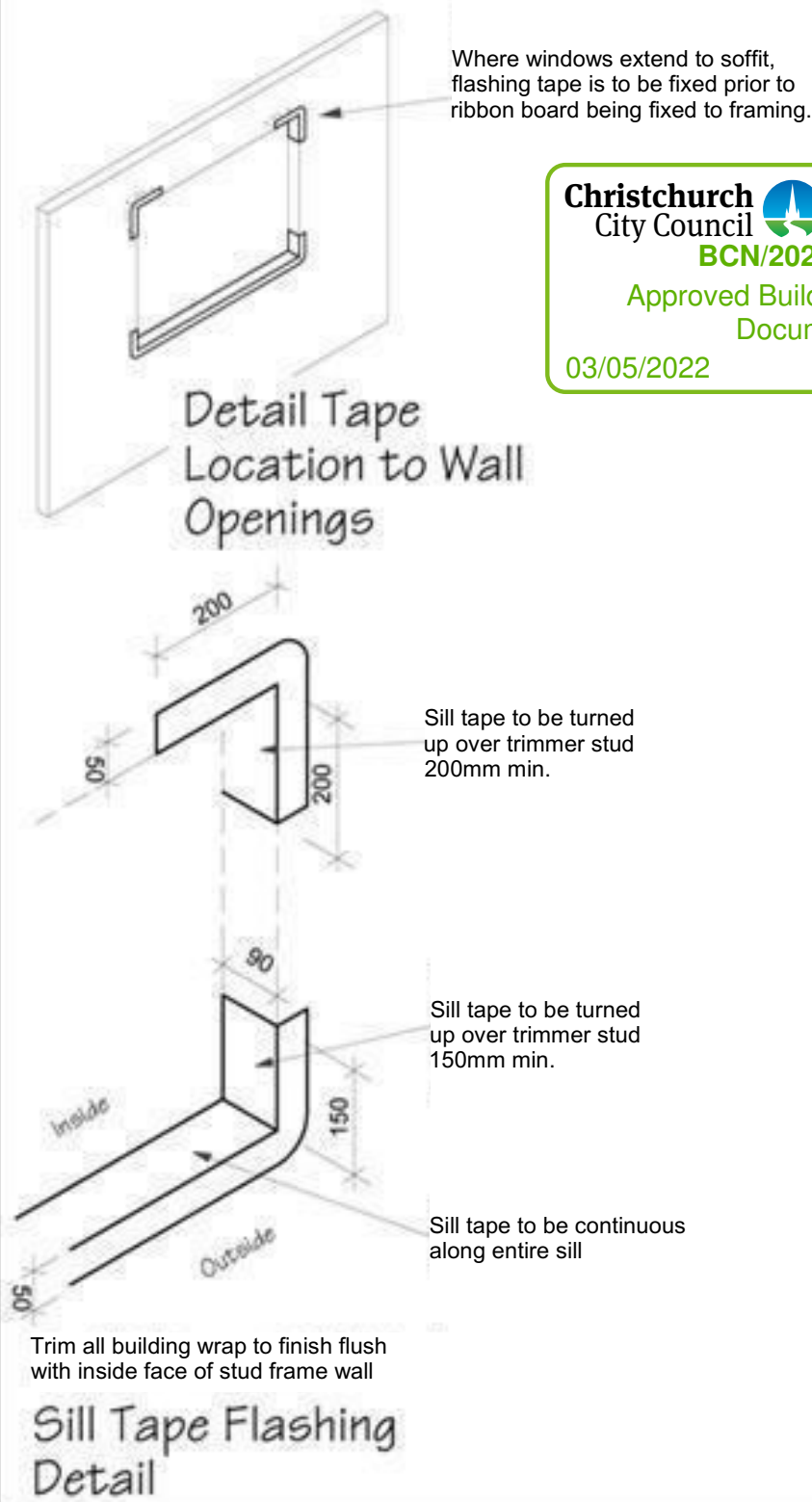
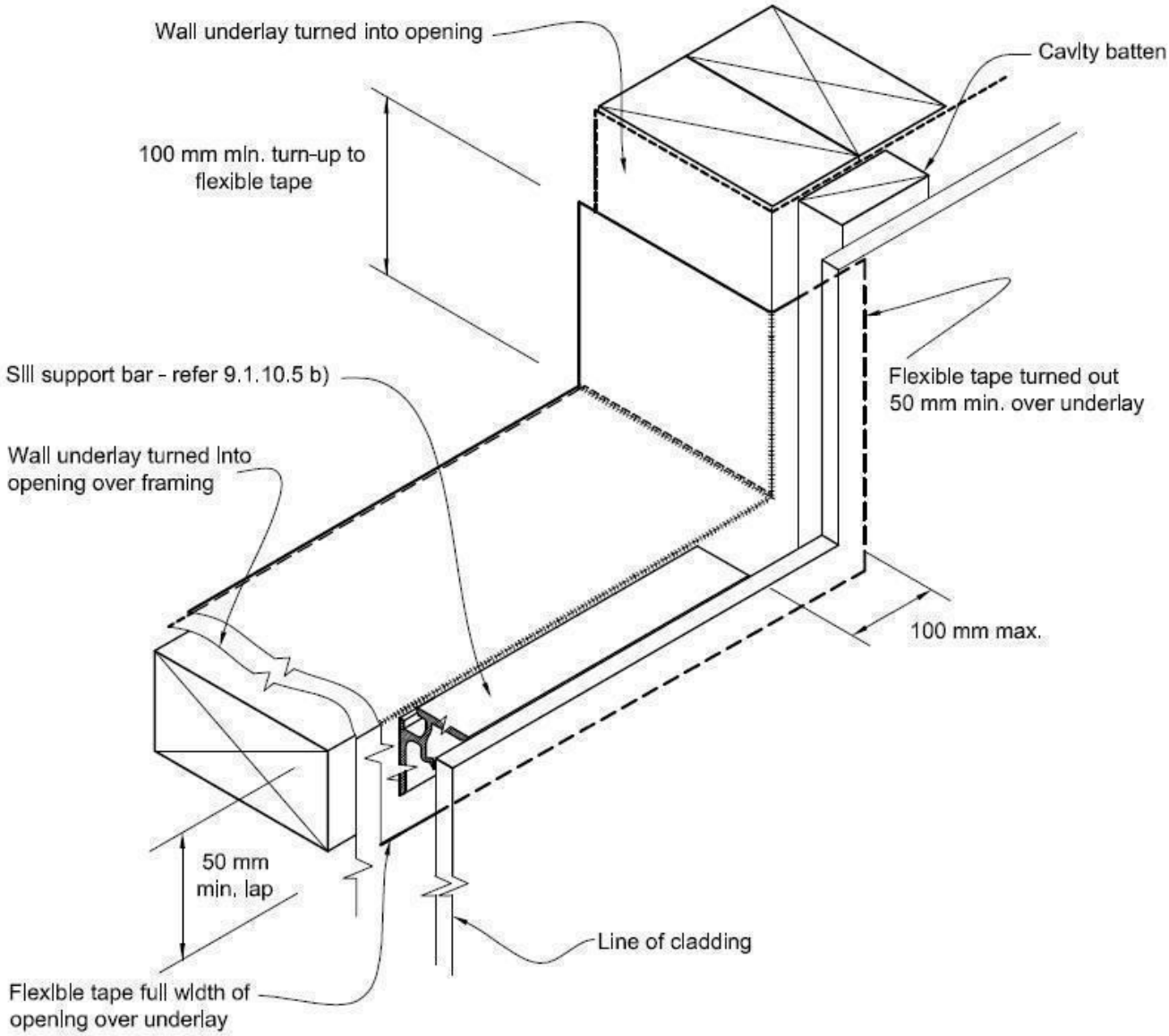
Sheet No.:

15

of 23 sheets

Figure 72B: General window and door opening with drainage cavity
Paragraphs 9.1.5, 9.1.9.3, 9.1.10.2, Figures 73C, 76, 85, 86, 91, 99, 116 and 128

NOTE:
(1) Detailed *cladding* omitted for clarity, refer to specific *claddings*.
(2) Head to be treated similarly with continuous *wall underlay* and *flexible tape* at corners.
(3) Refer individual cladding details for jamb flashings.



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Plans are to be read in conjunction with Specifications and all supporting documentation.

 <div>Signature HOMES Est. 1993</div> <div>YOUR HOME. YOUR WAY.</div>	TKR Homes Ltd. 31 Watts Road, Sockburn PO BOX 11 351 Christchurch 8443 P: +64 3 342 7788	These drawings are limited to and by the extent of the detail covered in the drawings to meet the current New Zealand Building Code (NZBC). Where detail is required for construction and to demonstrate compliance with the current NZBC, a specific request should be made for the required detail to be supplied. No liability will be accepted for any detail or construction not covered in these drawings and/or carried out by persons other than the designer producing these documents.	Elley & McLean Lot 108 Belfast Subdivision, Christchurch	Job Number: 121201		Original Plan: 'Rifleman 142'		Sheet Name: CONSTRUCTION DETAILS		CONSENT PLANS			Sheet No.: 16 of 23 sheets		
				Sales: D Ryan		Drawn: J Rana		QS: S.Liu		Print Date: 19/04/2022		Scale: As Shown @ A3		No. Date: Reason:	
												1 BC ISSUE 19.11.2021			

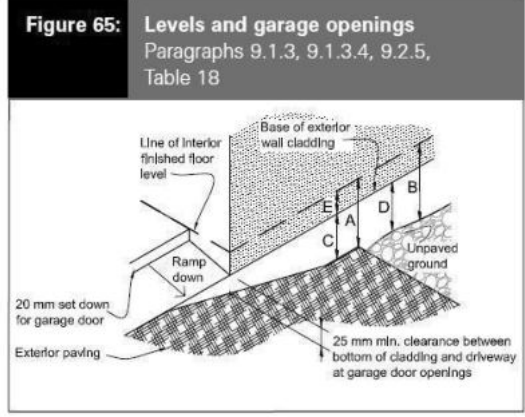
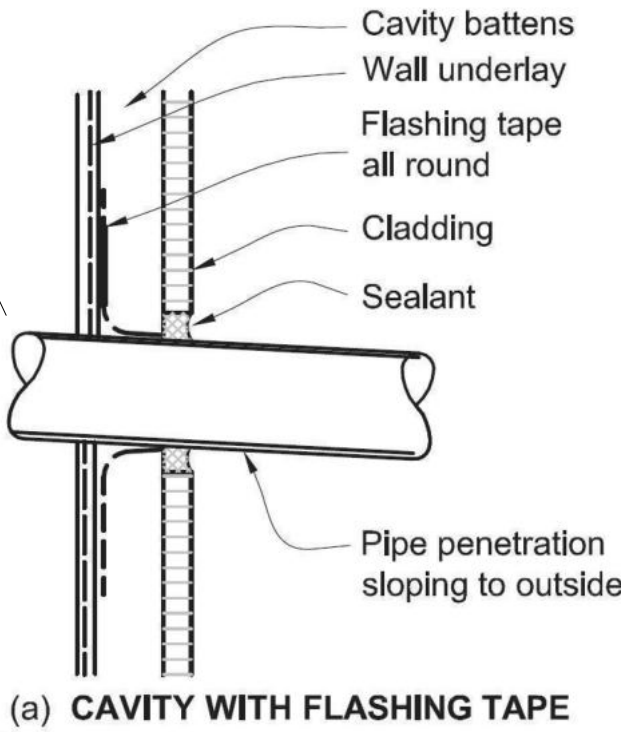
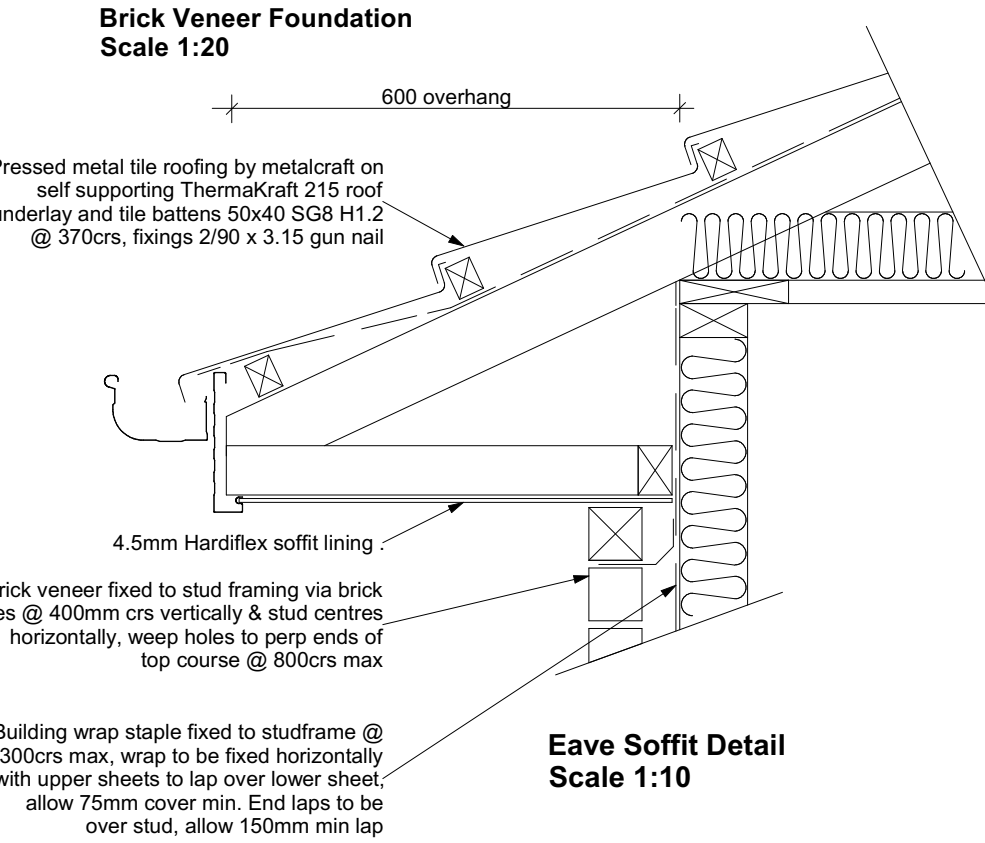
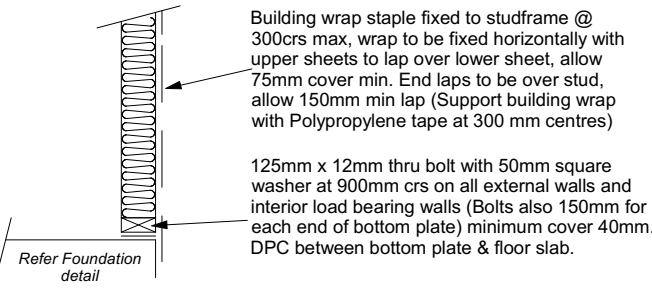
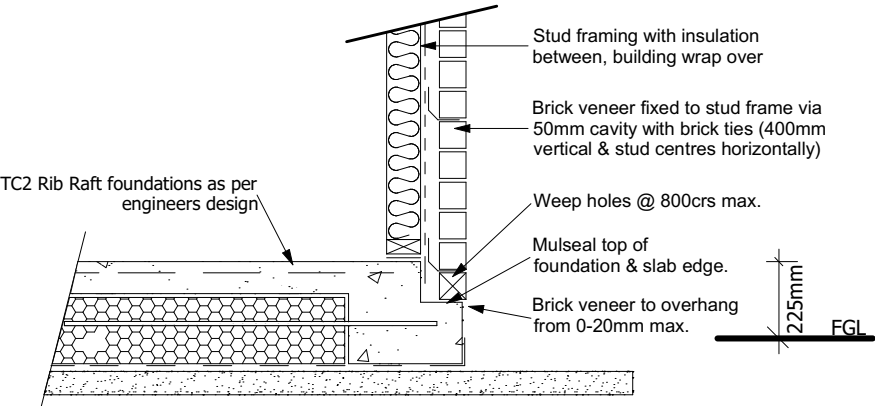
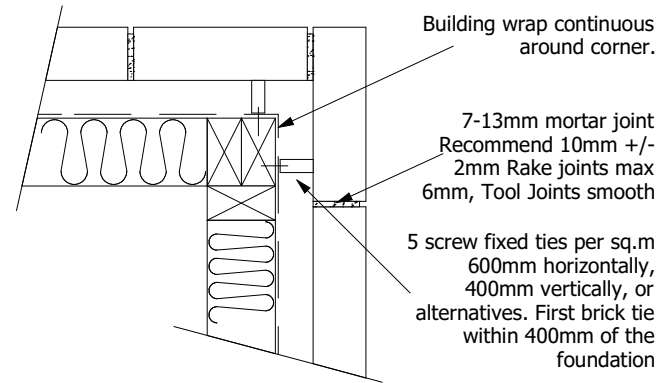


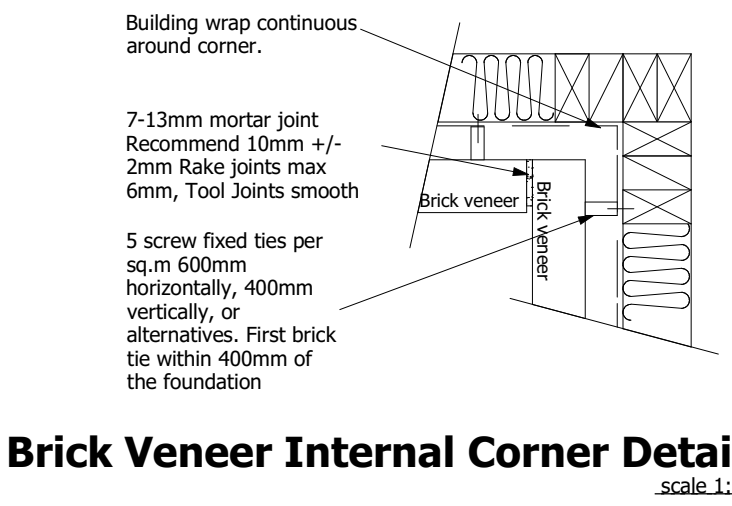
Table 18: Minimum clearances
Paragraphs 9.1.3, 9.1.3.1, 9.1.3.2, 9.1.3.3, 9.1.3.4, 9.1.3.5 and 9.2.7

Minimum clearances (mm)	Masonry veneer		Other claddings				
	A	B	A	B	C	D	E
Concrete slab	100	150	150	225	100	175	50
Timber floor	Refer Note 1)				100	175	502)

NOTE: 1) Refer to NZS 3604 for requirements.
2) Cladding to extend minimum 50 mm below bearer or lowest part of timber floor framing.

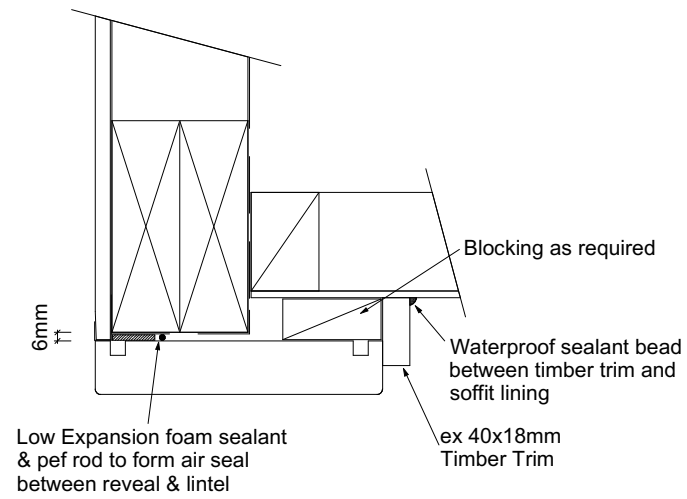


Brick Veneer External Corner Detail
scale 1:5



Brick Veneer Internal Corner Detail
scale 1:5

All dimensions are to be checked and confirmed prior to any construction.
Plans are to be read in conjunction with Specifications and all supporting documentation.

[illegible]

6mm

Low Expansion foam sealant & pef rod to form air seal between reveal & lintel

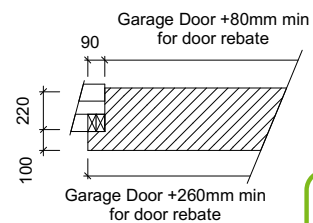
Waterproof sealant bead between aluminium joinery and soffit lining

9.1.10.8 Attachments for windows and doors

Install windows and doors using pairs of minimum 75 x 3.15 galvanised jolt head nails or 8 gauge x 65 mm stainless steel screws, through reveals into surrounding *framing* at:

- a) Maximum 450 mm centres along sills, jambs and heads, and
- b) Maximum 150 mm from reveal ends.

Install packers between reveals and *framing* at all fixing points, except between head reveals and lintels.

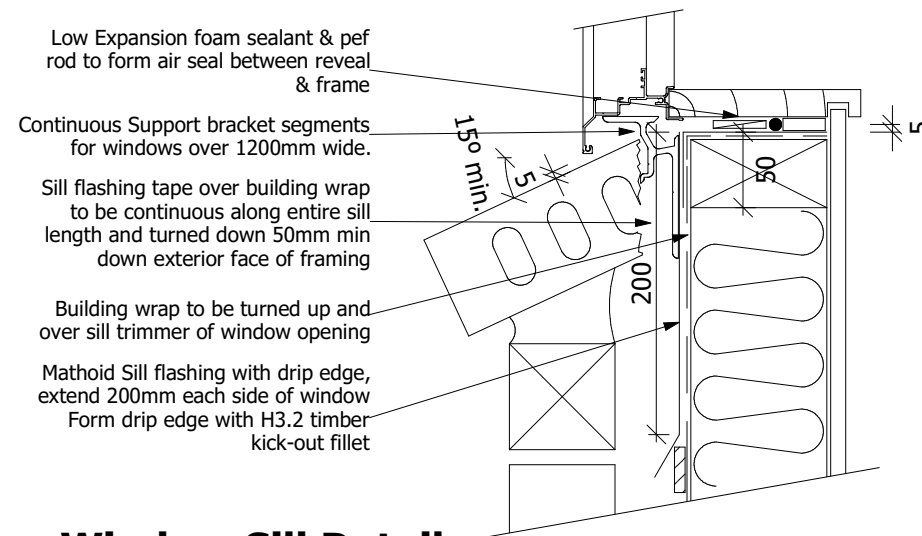



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BCN/2022/2123

Approved Building Consent Document

03/05/2022 Payne, Wendy



Technical drawing of a door jamb detail. The drawing shows a cross-section of a door frame assembly. Key components and dimensions include:

- Expandable foam sealant on pef rod to form air seal between cavity system and Gibboard lining**: Indicated by an arrow pointing to the top sealant.
- Flexible flashing tape in corners**: Indicated by an arrow pointing to the corner sealant.
- Line of head and sill flashings extended 200mm each side of opening**: Indicated by an arrow pointing to the flashing line.
- 150mm wide Malthoid Jamb flashing to each side of window**: Indicated by an arrow pointing to the jamb flashing.
- 200mm min**: Dimension indicating the minimum extension of the flashing line.
- Brick veneer**: Labeled on the left side of the wall.
- Aluminium door**: Labeled on the bottom left, pointing to the door frame.

Door Jamb Detail
scale 1:5

Thermakraft AluBand
Window sealing Tape to tape
flashing to garage door
reveal/brick veneer junction,
Detail tape flashing to be
returned into reveal rebate.

50

Building wrap to be turned
back around face of trimmer
stud

Low Expansion foam sealant & pef rod to form air seal between reveal & frame

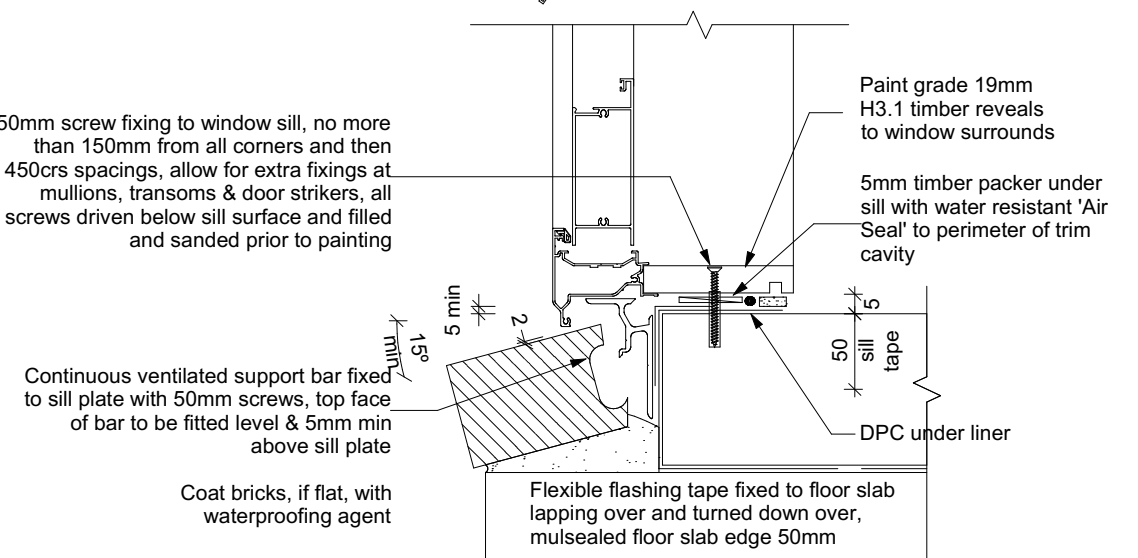
Building wrap to be turned round trimmer stud to window opening

150mm wide Malthoid Jamb flashing to each side of window

Line of head and sill flashings extended 200mm each side of opening

200mm min

50mm screw fixing to window sill, no more than 150mm from all corners and then 450crrs spacings, allow for extra fixings at mullions, transoms & door strikers, all screws driven below sill surface and filled and sanded prior to painting

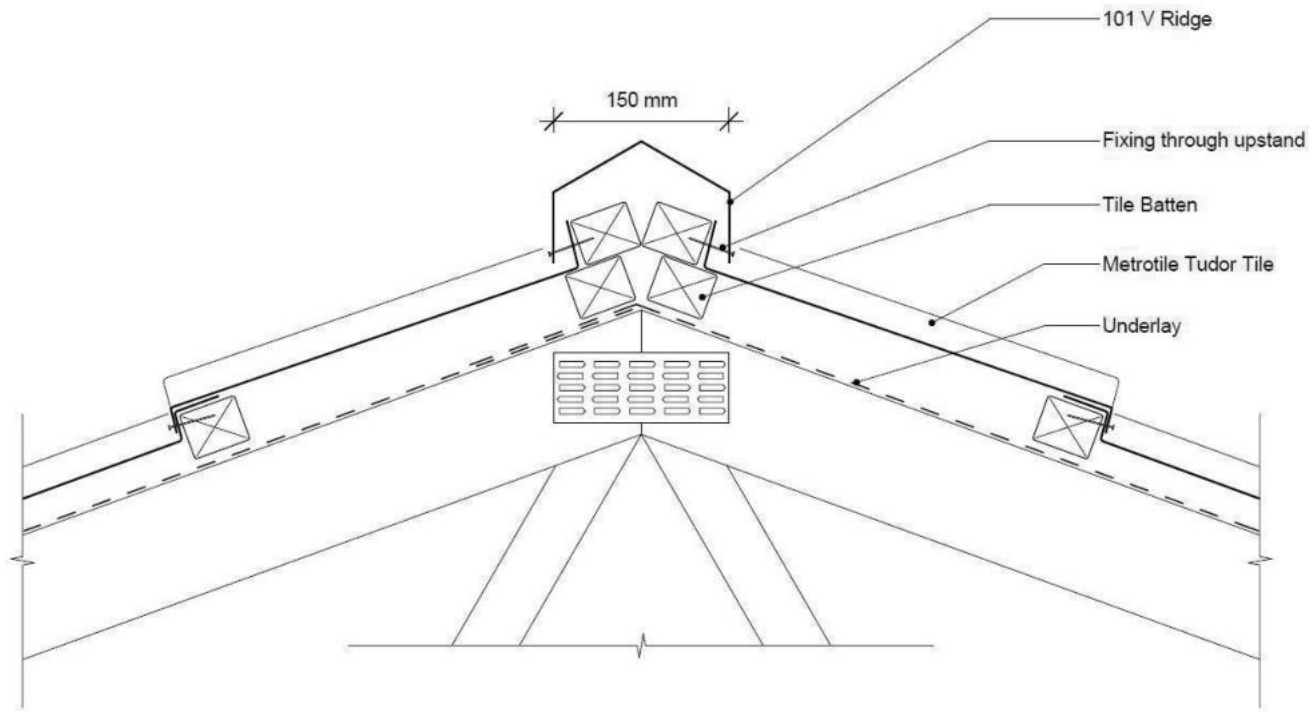


All dimensions are to be check and confirmed prior to any construction
Plans are to be read in conjunction with Specifications and all supporting documentation

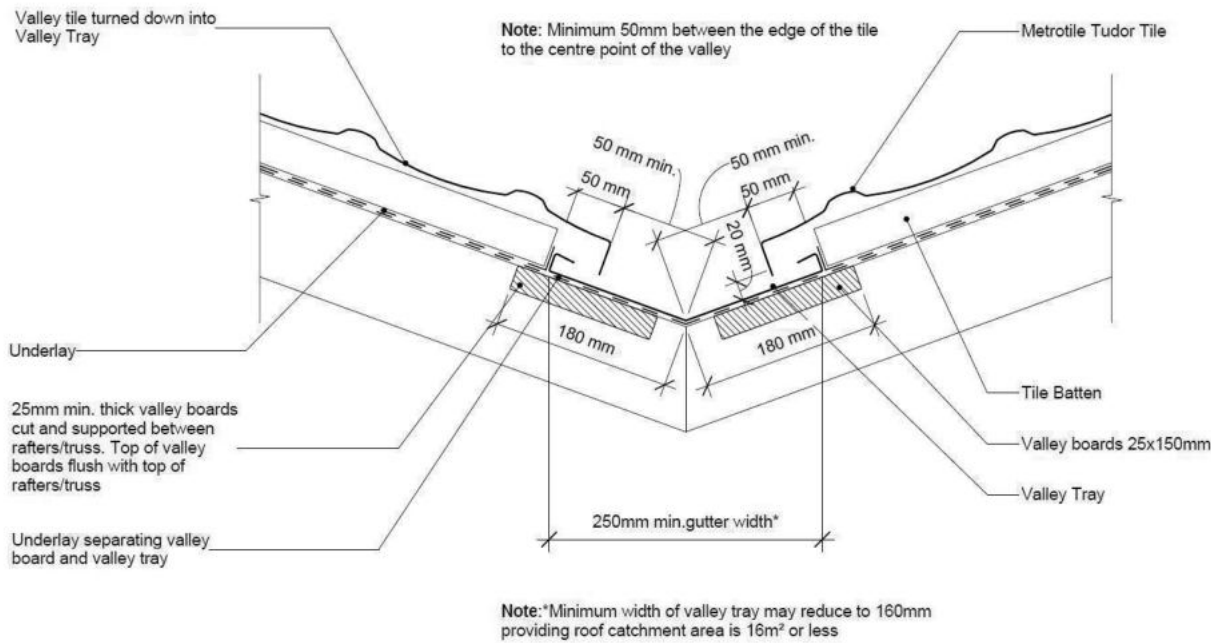


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Sheet No.:
18
23 sheets



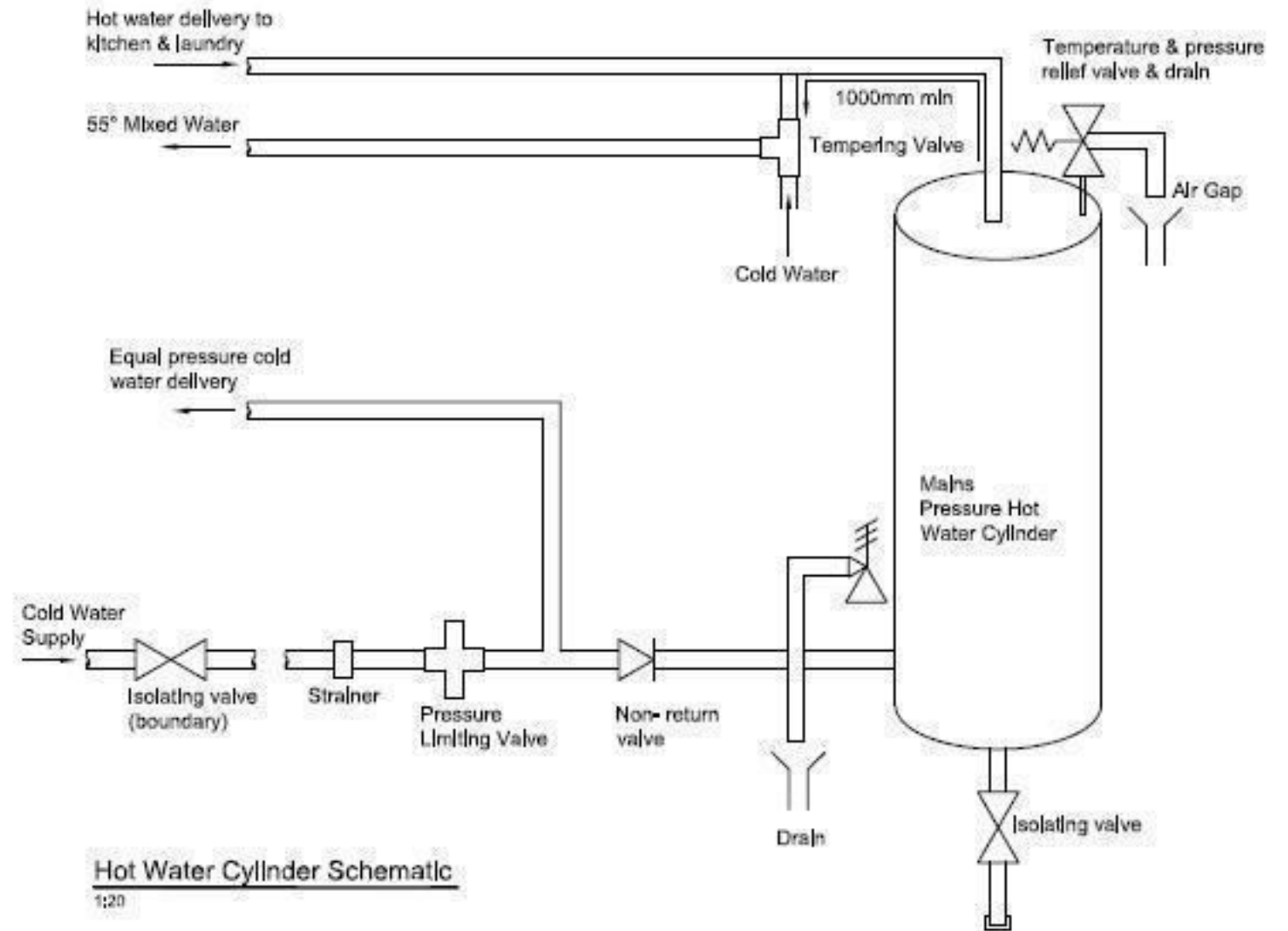
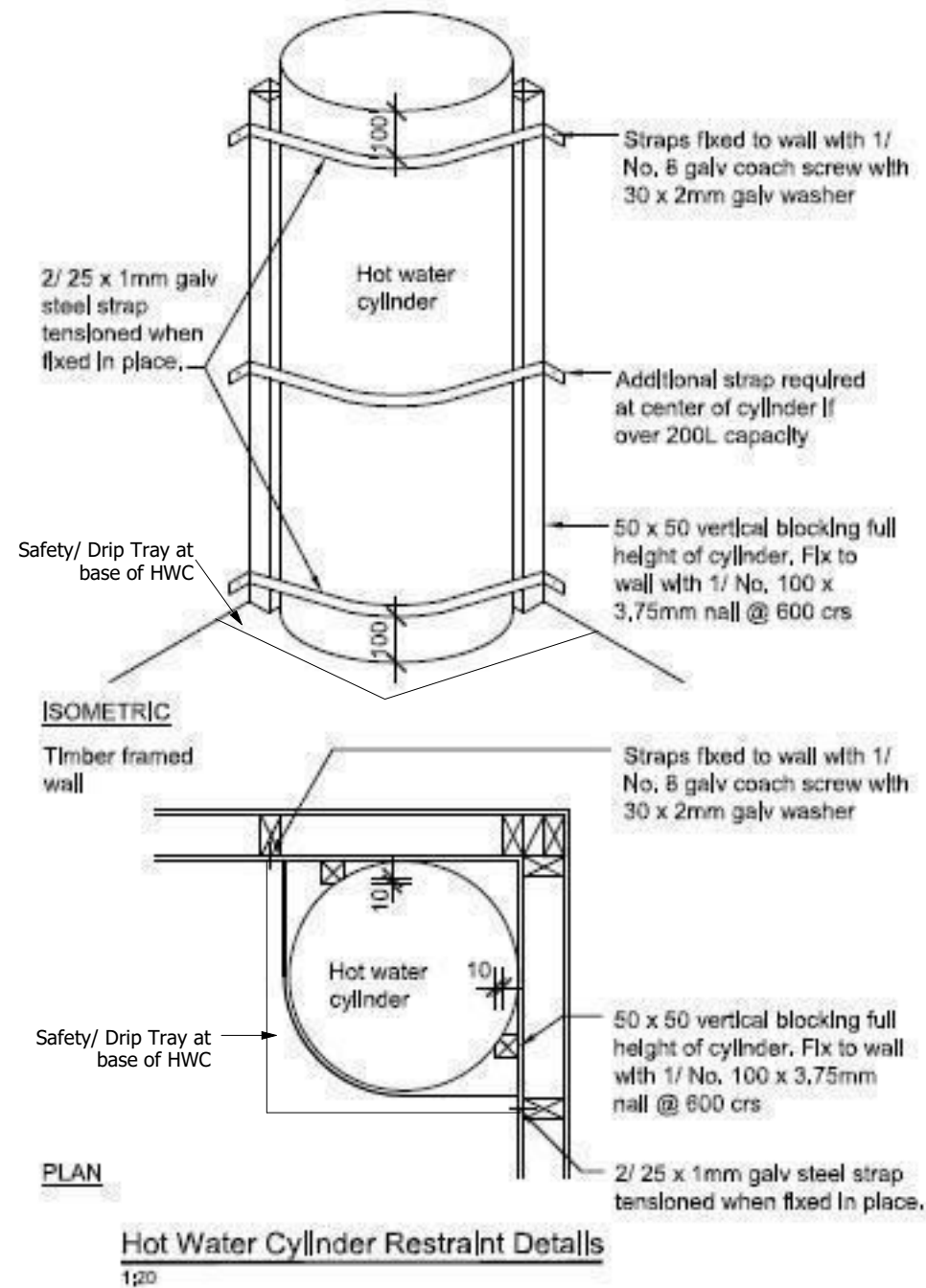
Metal Tile Angle Ridge Detail
Scale NTS




Metal Tile Valley Detail
Scale NTS

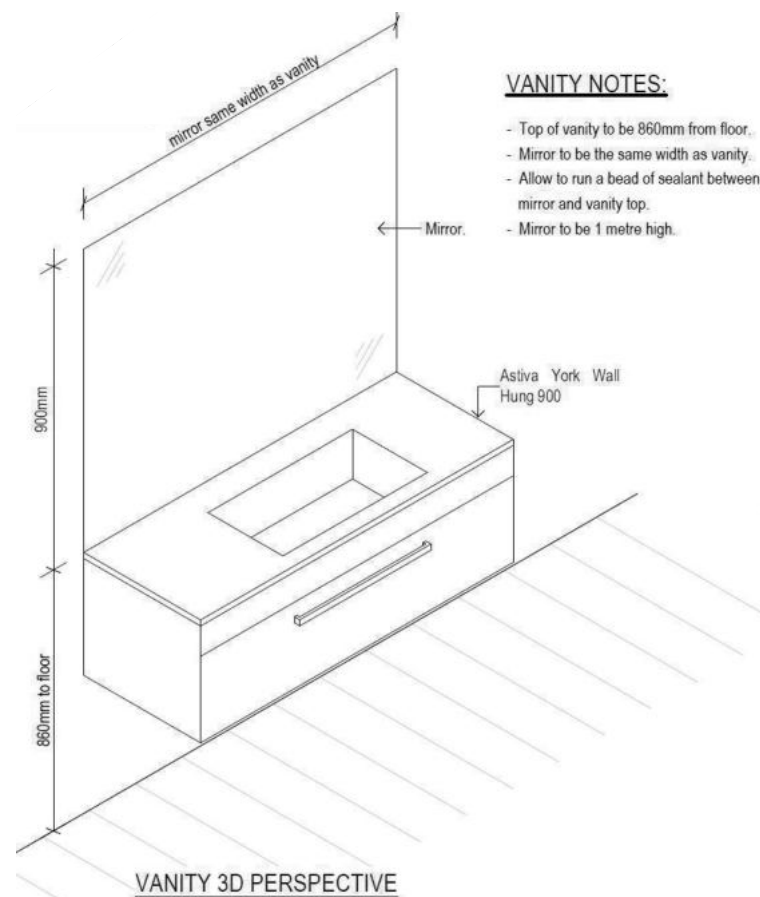
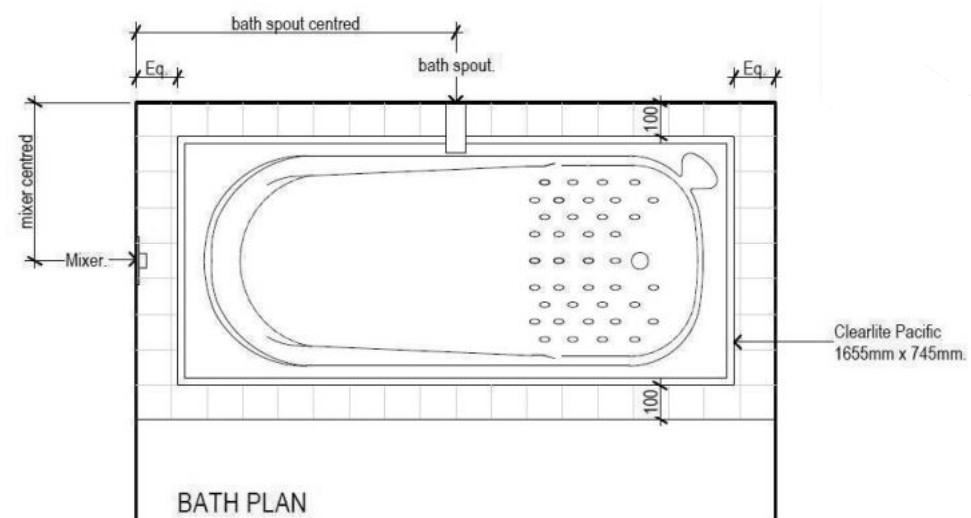
All dimensions are to be check and confirmed prior to any construction
Plans are to be read in conjunction with Specifications and all supporting documentation

 <div>Signature HOMES Est. 1993 YOUR HOME. YOUR WAY.</div>	<div>TKR Homes Ltd. 31 Watts Road, Sockburn PO BOX 11 351 Christchurch 8443 P: +64 3 342 7788</div>	<div>These drawings are limited to and by the extent of the detail covered in the drawings to meet the current New Zealand Building Code (NZBC). Where detail it required for construction and to demonstrate compliance with the current NZBC, a specific request should be made for the required detail to be supplied. No liability will be accepted for any detail or construction not covered in these drawings and/or carried out by persons other than the designer producing these documents.</div>	<div>Elley & McLean Lot 108 Belfast Subdivision, Christchurch</div>	Job Number: 121201		Original Plan: 'Rifleman 142'		Sheet Name: CONSTRUCTION DETAILS		CONSENT PLANS			Sheet No.:	
										No.	Date:	Reason:		19
										1	BC ISSUE	19.11.2021		
Sales: D Ryan		Drawn: J Rana		QS: S.Liu		Print Date: 19/04/2022		Scale: As Shown @ A3					of 23 sheets	



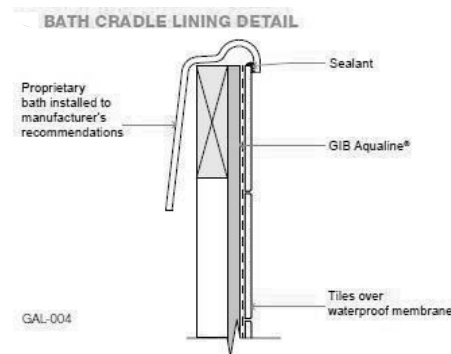
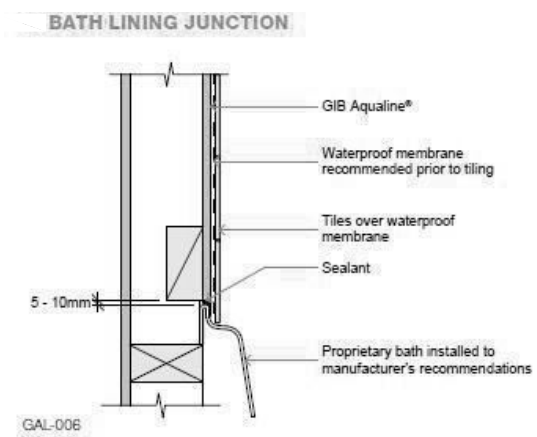
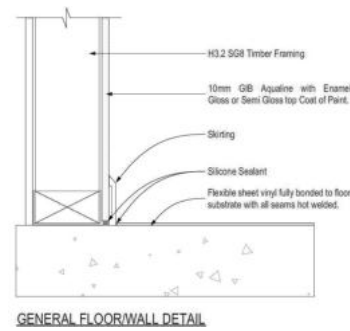
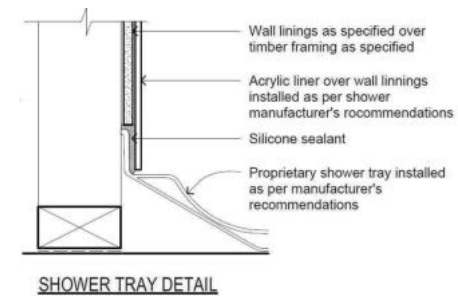
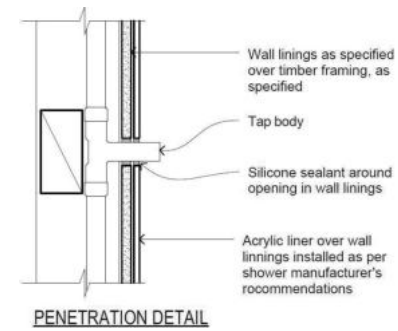
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	No.	Date:	Reason:																						
	1	BC ISSUE	19.11.2021																						
<p>Sales: D Ryan</p>	<p>Drawn: J Rana</p>	<p>QS: S.Liu</p>	<p>Print Date: 19/04/2022</p>	<p>Scale: As Shown @ A3</p>																					



VANITY NOTES:

- Top of vanity to be 860mm from floor.
- Mirror to be the same width as vanity.
- Allow to run a bead of sealant between mirror and vanity top.
- Mirror to be 1 metre high.



All dimensions are to be check and confirmed prior to any construction
Plans are to be read in conjunction with Specifications and all supporting documentation

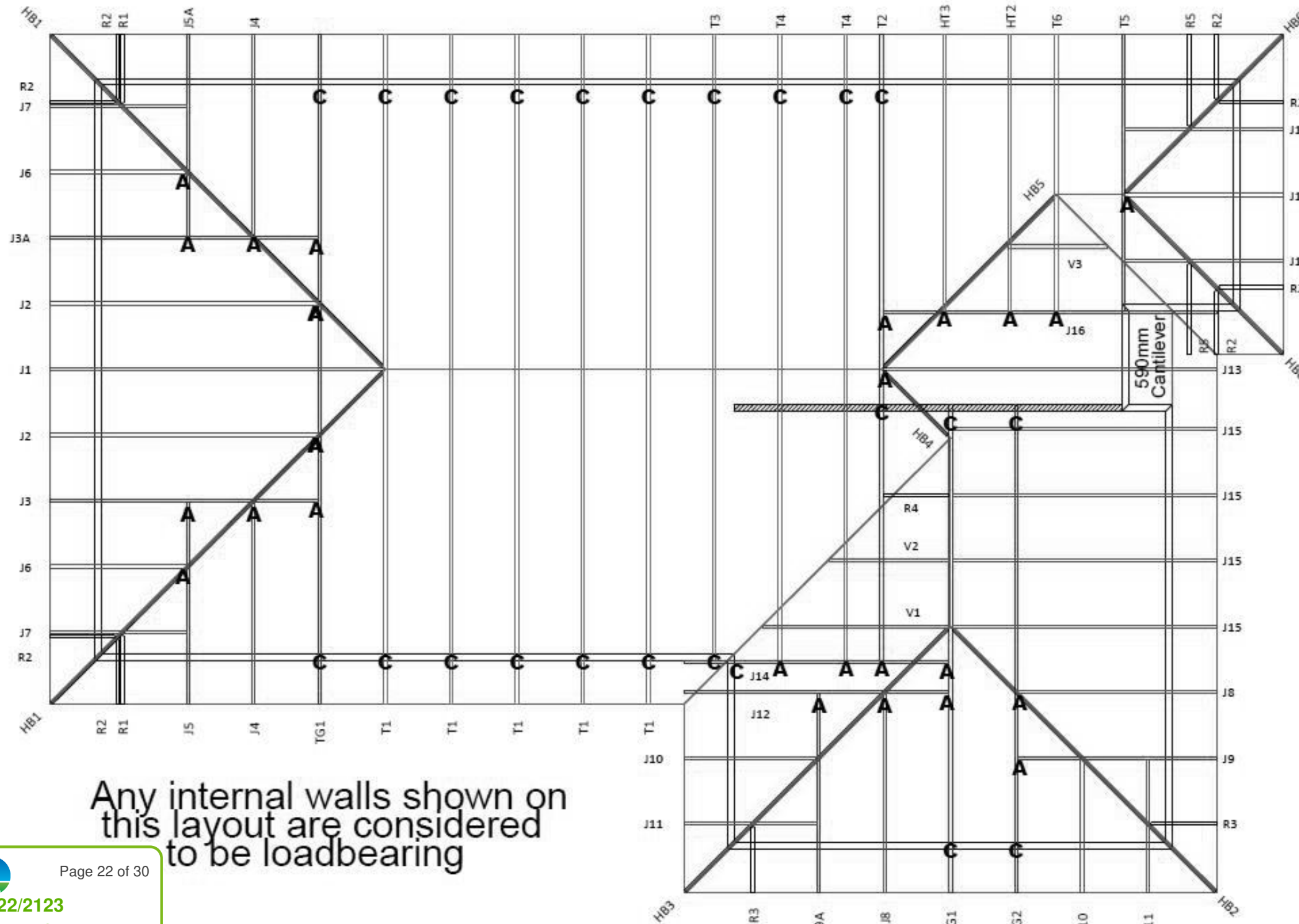
	TKR Homes Ltd. 31 Watts Road, Sockburn PO BOX 11 351 Christchurch 8443 P: +64 3 342 7788	These drawings are limited to and by the extent of the detail covered in the drawings to meet the current New Zealand Building Code (NZBC). Where detail is required for construction and to demonstrate compliance with the current NZBC, a specific request should be made for the required detail to be supplied. No liability will be accepted for any detail or construction not covered in these drawings and/or carried out by persons other than the designer producing these documents.	Elley & McLean Lot 108 Belfast Subdivision, Christchurch	Job Number: 121201		Original Plan: 'Rifleman 142'	Sheet Name: BATHROOM DETAILS		CONSENT PLANS			Sheet No.: 21 of 23 sheets
									No.	Date:	Reason:	
									1	BC ISSUE	19.11.2021	
Sales: D Ryan		Drawn: J Rana		QS: S.Liu		Print Date: 19/04/2022		Scale: NTS @ A3				

BUILDABLE CONSENT LAYOUT

For valley/saddle truss fixing unless stated otherwise use a pair of wire dogs at 900mm centres for up to and including a very high wind zone. Or a pair of CT200's at 900mm centres for extra high wind zone. This fixing is to meet the minimum requirements as per NZS3604.

CARTERS

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Any internal walls shown on this layout are considered to be loadbearing

CARTERS Carters National Support Office 0800 Carters	
JOB No 351170C1	
Client: TKR Homes Limited Job: Elley-McLean Site: Lot 108 Belfast Subdivision Belfast Christchurch	
Pitch: 25.0deg Roof Type: Metal Tiles Overhang: 600mm Wind Area: High Roof Snow: 0.441kPa Ceiling Restraint Centres: 600mm	
Trusses and rafters at 900mm max centres unless stated otherwise. This layout is to be read in conjunction with the Architectural plans.	
DRAWN Bruce Barrow	17 Aug, 2021
FIXINGS A = 47x90 Joist Hanger B = 47x120 Joist Hanger C = CT200 (pair) D = 47x190 Joist Hanger E = 95x165 Joist Hanger F = SH-140 Split Hanger G = SH-180 Split Hanger H = SH-220 Split Hanger J = 2x6kN Strap (12kN Total) K = 6kN Strap L = Multigrip (single) M = Multigrips (pair) N = Nailon Plate (240x110x1) P = 16kN Pack Q = 9kN Pack S = CPC 40 Single Cleat T = CPC 40 Short (pair) U = CPC 80 Single Cleat V = 16kN Uplift W = 24kN Uplift X = 25kN Uplift Y = 35kN Uplift Z = 45kN Uplift Unless otherwise indicated, all specified truss fixings are to use L/Lok product nail fasteners (as per the MiTek On-site Guide) when the choice of using screws or nails is optional. All truss to frame fixings require 2 additional 2/90x3.15dia skew nails. All truss fixings not indicated as above must have 2 wire dogs for cross joints and 2/90x3.15dia nails for butt joints. Fixings shown are for fixing trusses to the top plate. Any other point load uplift fixings down through the framing stud to top plate, stud to bottom plate, bottom plate to floor remain the responsibility of the architect / draughtsman.	
Truss Layout	


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 03/05/2022 Payne, Wendy

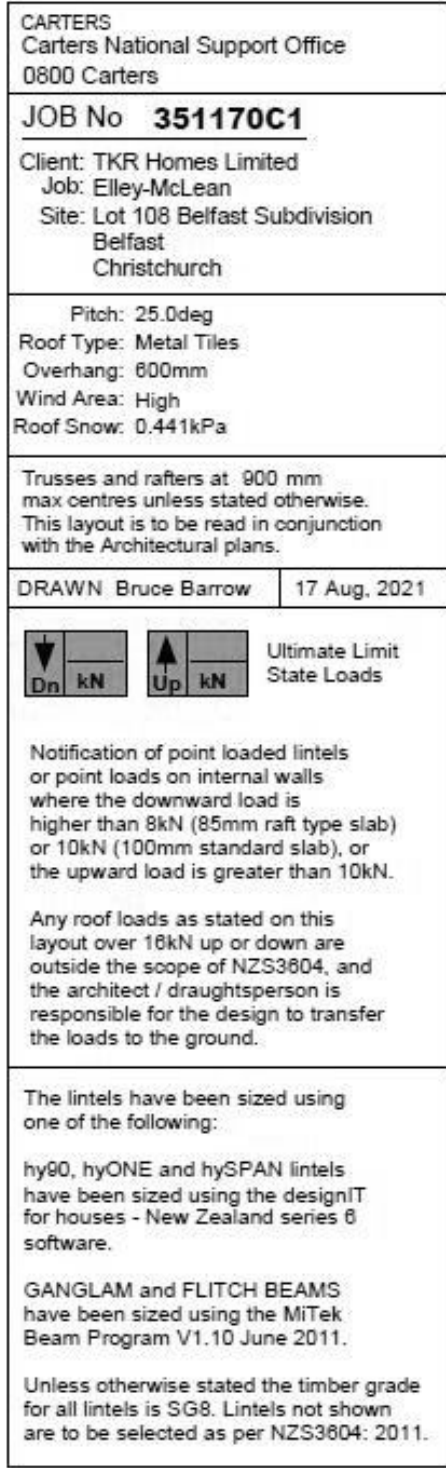
If metal ceiling battens on clips are used, 90x45 SG8 bottom chord restraints are required at 1800mm centres fixed with 2/90x3.15dia nails (skew nails if on edge).
 All gable trusses are designed to suit cladding manufacturer's framing requirements.
 If a gable truss requires a windbeam brace, the type of MiTek brace will be noted as such on the layout.

All dimensions are to be checked and confirmed prior to any construction.
 Plans are to be read in conjunction with Specifications and all supporting documentation.

	TKR Homes Ltd. 31 Watts Road, Sockburn PO BOX 11 351 Christchurch 8443 P: +64 3 342 7788	These drawings are limited to and by the extent of the detail covered in the drawings to meet the current New Zealand Building Code (NZBC). Where detail is required for construction and to demonstrate compliance with the current NZBC, a specific request should be made for the required detail to be supplied. No liability will be accepted for any detail or construction not covered in these drawings and/or carried out by persons other than the designer producing these documents.	Elley & McLean Lot 108 Belfast Subdivision, Christchurch	Job Number: 121201	Original Plan: 'Rifleman 142'	Sheet Name: TRUSS DESIGN	CONSENT PLANS			Sheet No.: 22 of 23 sheets
							No.	Date:	Reason:	
							1	BC ISSUE	19.11.2021	

CARTERS

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 03/05/2022 Payne, Wendy

Any internal walls shown on this layout are considered to be loadbearing

All internal walls shown hatched on this layout are considered to be loadbearing

All dimensions are to be check and confirmed prior to any construction
Plans are to be read in conjunction with Specifications and all supporting documentation

 <p>Signature HOMES EST. 1983</p> <p>YOUR HOME. YOUR WAY.</p>	<p>TKR Homes Ltd. 31 Watts Road, Sockburn PO BOX 11 351 Christchurch 8443</p> <p>P: +64 3 342 7788</p>	<p>These drawings are limited to and by the extent of the detail covered in the drawings to meet the current New Zealand Building Code (NZBC). Where detail is required for construction and to demonstrate compliance with the current NZBC, a specific request should be made for the required detail to be supplied. No liability will be accepted for any detail or construction not covered in these drawings and/or carried out by persons other than the designer producing these documents.</p>	<p>Elley & McLean Lot 108 Belfast Subdivision, Christchurch</p>	<p>Job Number: 121201</p>	<p>Original Plan: 'Rifleman 142'</p>	<p>Sheet Name: TRUSS DESIGN</p>	<p>CONSENT PLANS</p> <table border="1"> <tr> <th>No.</th> <th>Date:</th> <th>Reason:</th> </tr> <tr> <td>1</td> <td>BC ISSUE</td> <td>19.11.2021</td> </tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>			No.	Date:	Reason:	1	BC ISSUE	19.11.2021																<p>Sheet No.: 23 of 23 sheets</p>
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ELLEY & McLEAN HOUSE

Lot 108 Belfast Subdivision

RIBRAFT DRAWINGS



ENGCO
Consulting Engineers

File Number 21008.210

Sheet No.	Rev	Date Issued	Sheet Title
S1	-	16/11/2021	General Notes
S2	-	16/11/2021	RibRaft Layout Foundation Plan
S3	-	16/11/2021	Typical Foundation Sections
S4	-	16/11/2021	Typical Foundation Sections
S5	-	16/11/2021	Typical Foundation Sections
S6	-	16/11/2021	Typical Services Penetration Details

Issue Register

Date	Description
16/11/2021	For Consent

GENERAL

- These drawings are not to be used for construction until the plan (sheet S2) is signed by the main contractor.
- Do not scale. Refer any discrepancies to the Architect.
- These drawings are to be read in conjunction with the Architects drawings.
- The builder shall be responsible for any damage to works during construction.
- The sand blinding layer shall be 20mm min. & 50mm max. to aid levelling & to prevent rocking of pods.
- Vapour barrier to be 0.25mm (250 micron) polythene complying with NZS 4229 / NZS 3604 .
- Finished ground level adjacent to slab to be protected from wind, water erosion and undermining.

FOUNDATIONS

- For assumed allowable bearing capacity refer to calculations/installer guide. Unless otherwise noted in documentation.
- If there is any doubt about the integrity of the material on which the slab is to be founded - Supervising Engineer must be notified immediately.

CONCRETE

- All workmanship & materials to conform to NZS 3109, NZS 4210 & local authority regulations.
- Minimum covers to reinforcement:
 - Exposed to earth - 75mm.
 - Protected by vapour barrier - 50mm.
 - Not exposed to weather except for a brief period during construction - 25mm.
- No holes or chases other than those specified are to be made in the slab without the approval of Engco.
- All concrete shall have 20mm nominal maximum aggregate size & 120mm slump & shall comply with NZS 3109.
- All concrete to be mechanically vibrated & carefully worked around the reinforcement & into the corners of the formwork.
- Ribraft make-up to be

100 mm Floor Slab - 220 mm pods
(25MPa TC2 Dramix 4D 80/60 Fibre mix Concrete)
G500 E SE62 Ductile mesh on 65 mm chairs.

The design Fibre mix shall be supplied so that the residual flexural tensile stresses $f_{R,1}$ & $f_{R,4,K}$ shall be 1.5 MPa & 1.0 MPa respectively.

INSPECTIONS

Inform ENGCO consulting 48 hours in advance of any inspections required for code compliance certification.
Contact ENGCO - Ph. 03 366 7955 & quote ENGCO Ref. No.

INSPECTIONS REQUIRED

- Confirm bearing at excavation by ENGEO.
- Contractor to supply (4) N.D> Tests at finished compacted surface - if depth of fill is greater than 400mm.
- Pre-pour of slab by ENGCO.

BUILDING PLATFORM TABLE:	
B	500mm
D	Scrape to remove organic topsoil, approximately 300mm b.g.l.
T	N/A
R	N/A
F	AP 40/AP65 fill. - 95% Dry Density. Compact in 200mm layers (max.)

Refer Architectural drawings for Finished Floor Level

REINFORCEMENT

- All reinforcing shall be New Zealand sourced and conform to AS/NZS 4671:2001 in grade 300 or grade 500E.
- All bends to be made cold without fracture.
- All reinforcing shall be deformed type unless otherwise stated.
- Grade 500E deformed bars shall be designated 'H', Grade 300 deformed bars shall be designated 'D' and Grade 300 round bars shall be designated 'R'.
- Minimum bar splice 720mm. (or unless otherwise noted).
- All reinforcement to be fixed & tied where necessary in its specified position.
- Welding of steel is not permitted.
- Spacers:
 - Edge at 1200mm ctrs (one on edge & two on corners, typically).
 - Internal one on each side of pod (typically).
- All mesh shall comply with AS/NZS 4671 & shall conform with elongation requirements exceeding 10%.
- All mesh shall lap a minimum of 250mm (end extensions not included in lap length).

Christchurch

City Council

BCN/2022/2123

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03/05/2022

Payne, Wendy

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BUILDING PLATFORM

Typical Corner Steel & Min. Lapping Requirements

N.T.S.

revisions	-	16/11/2021	For Consent

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ELLEY & McLEAN HOUSE

Lot 108 Belfast Subdivision

General Notes

design	E. Jorgensen
drawn	C. Andrews
appvd	M. Cusiel
date	16/11/2021

file	21008.210
dwg	S1
rev.	-

■ AUCKLAND - PH: (09) 377 7955 ■ CHRISTCHURCH - PH: (03) 366 7955 ■ NELSON - PH: (03) 366 7955 ■ QUEENSTOWN - PH: (03) 442 4255 ■ E-MAIL: OFFICE@ENGCO.CO.NZ ■ WWW.ENGCO.CO.NZ ■

Christchurch
City Council

BCN/2022/2123

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Document

03/05/2022



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Payne, Wendy

GENERAL NOTES:


Locations shown of internal floor beam thickenings are indicative only. It shall be the responsibility of the Contractor to ensure that they are located centrally under the load bearing walls to which they pertain.

Under no circumstance should pipework for services be run longitudinally in 100mm ribs. Similarly they should not be run along perimeter foundations nor internal floor beam thickenings


Vertical or horizontal penetrations through the foundation edge beam or floor beam thickenings must be made through the middle third of the member. Vertical penetrations should not be made through 100 mm ribs.

Refer to Architects drawings for floor slab, set downs, steps, rebates, holding down bolts, cast-in componentry and the like.

KEY:

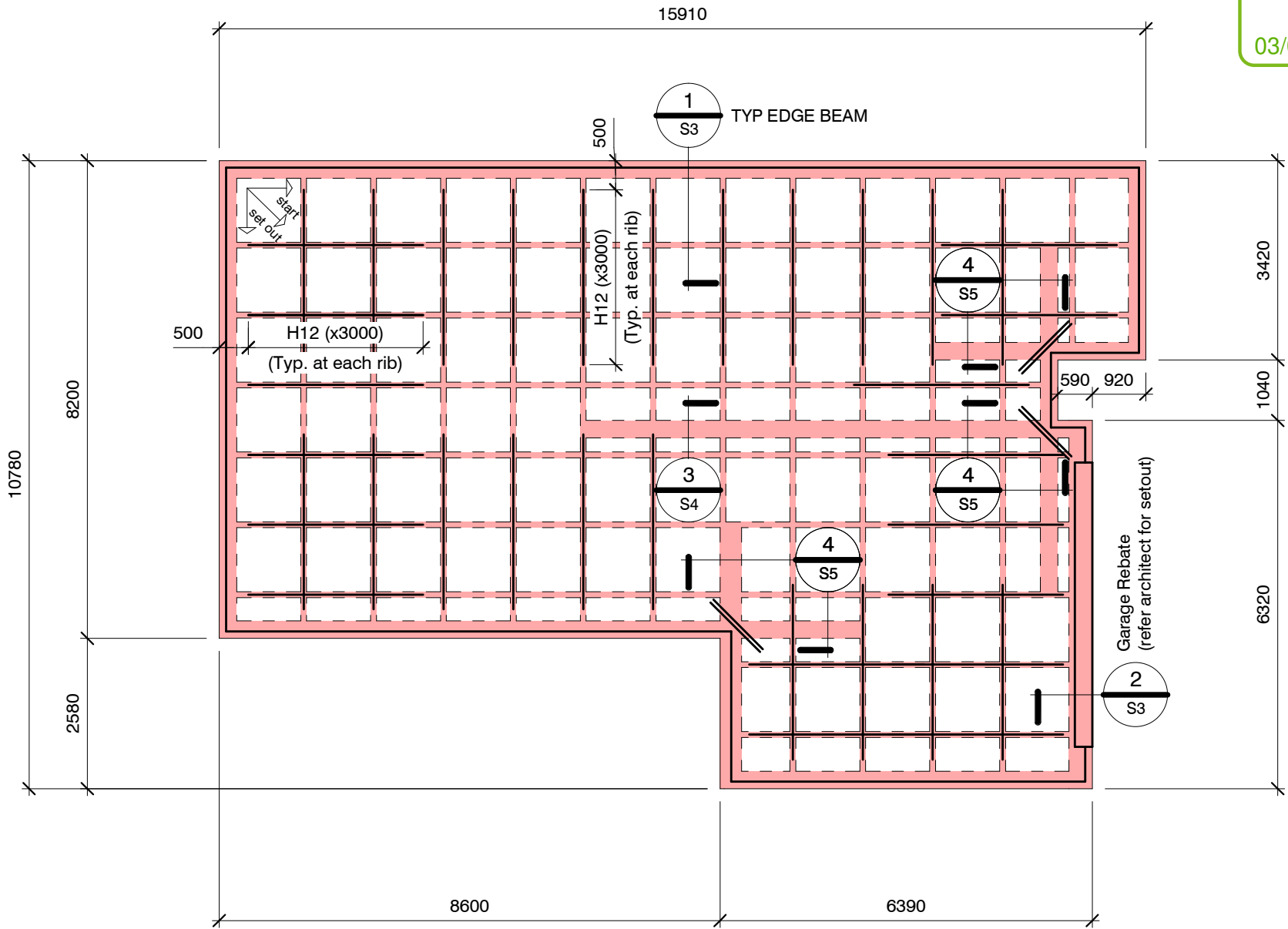


(2) H12 (x1200)
at 200 crs.



1100 x 1100 pod
(typ.)

- 100 mm Floor Slab - 220 mm pods
(25MPa TC2 Dramix 4D 80/60 Fibre mix Concrete)
G500 E SE62 Ductile mesh on 65 mm chairs.
- The design Fibre mix shall be supplied so that the residual flexural tensile stresses $f_{R,1}$ & $f_{R,4,K}$ shall be 1.5 MPa & 1.0 MPa respectively.
- All Mesh shall lap a minimum of 250mm
(end of extensions not included).





RIBRAFT FOUNDATION LAYOUT PLAN

1 : 100

Confirm all dimension with Architects drawings

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ELLE Y & McLEAN HOUSE

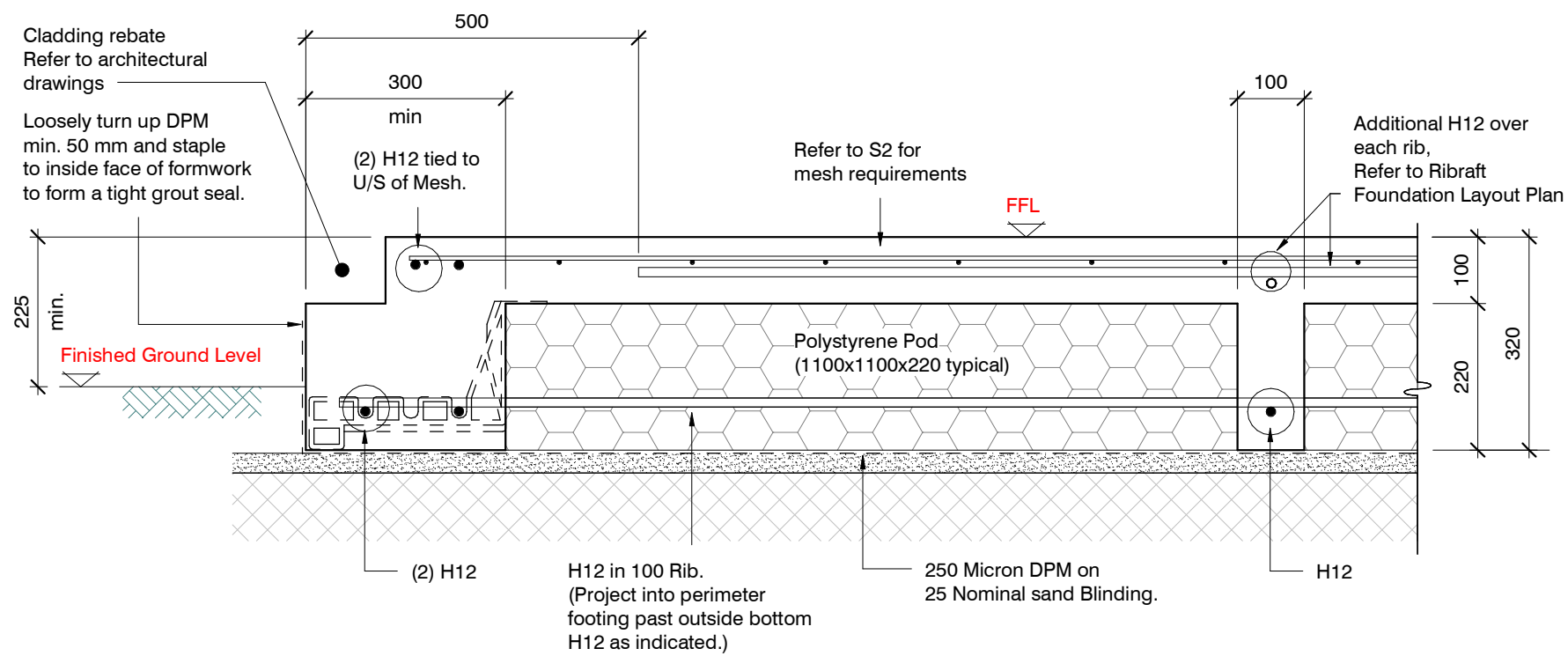
Lot 108 Belfast Subdivision

RibRaft Layout
Foundation Plan

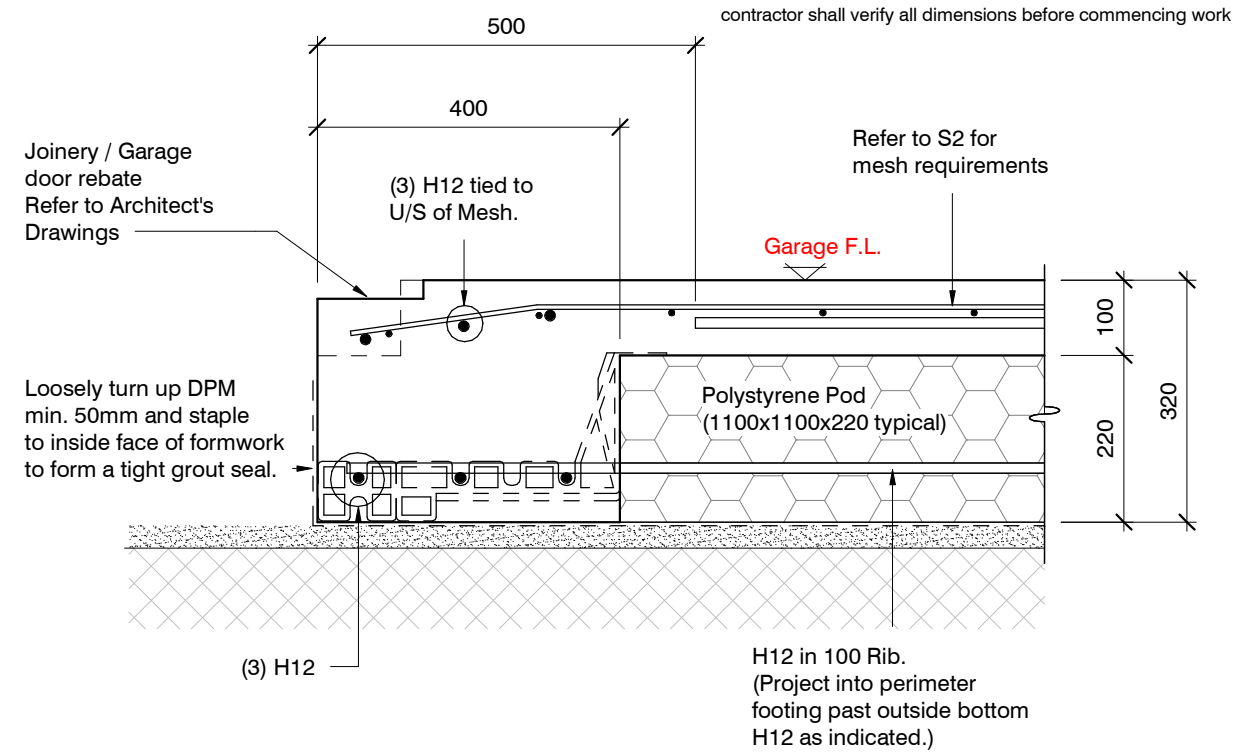
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drawn	C. Andrews	dwg	S2
appvd	M. Cusiel	rev.	-
date	16/11/2021		

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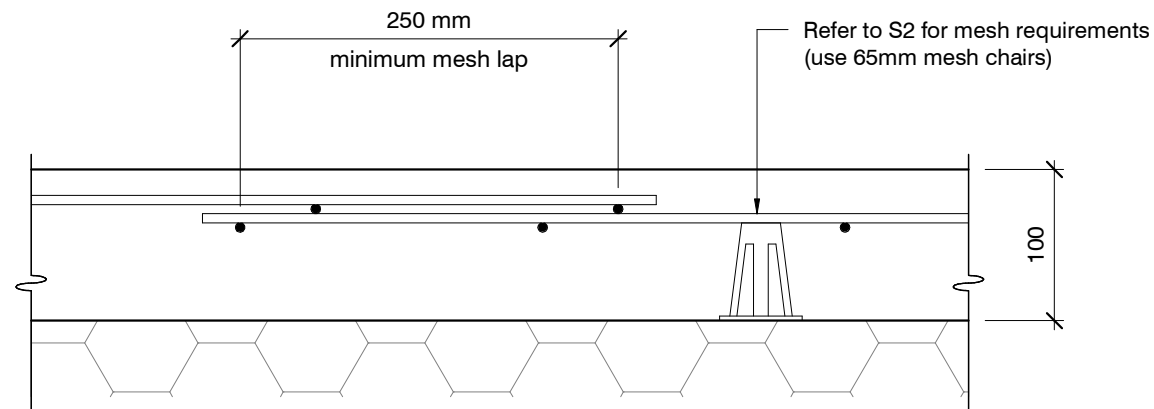
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SECTION 1
1 : 10
TYPICAL 300 WIDE EDGE BEAM
S2



SECTION 2
1 : 10
GARAGE DOOR REBATE
S2



TYPICAL MESH LAP & CHAIR REQUIREMENTS
1:10

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City Council
BCN/2022/2123
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03/05/2022
Payne, Wendy
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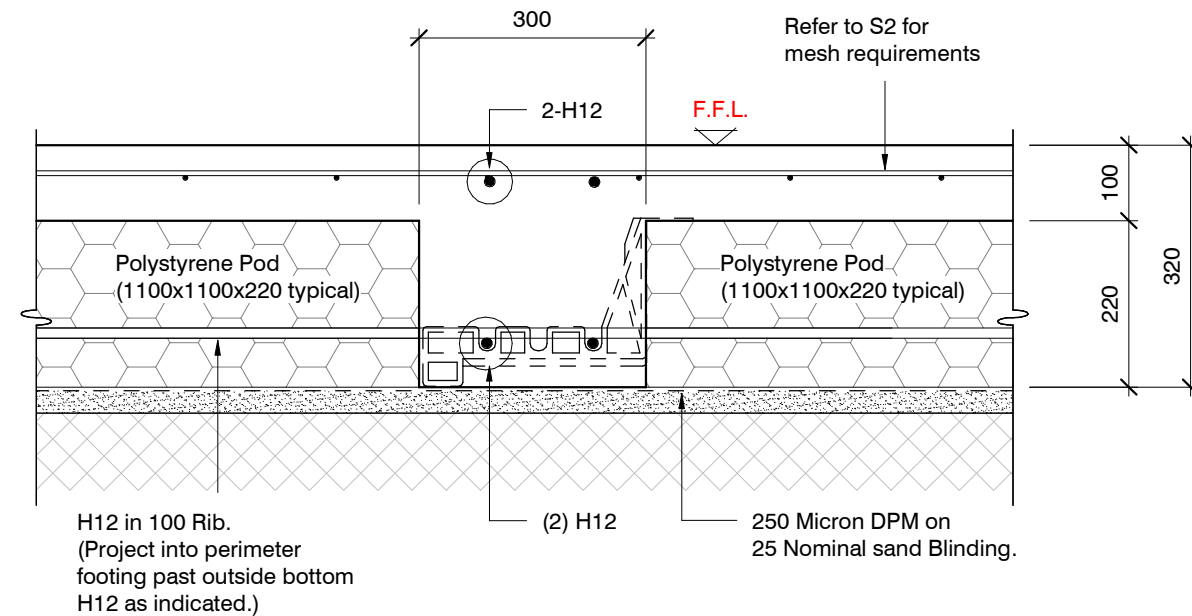
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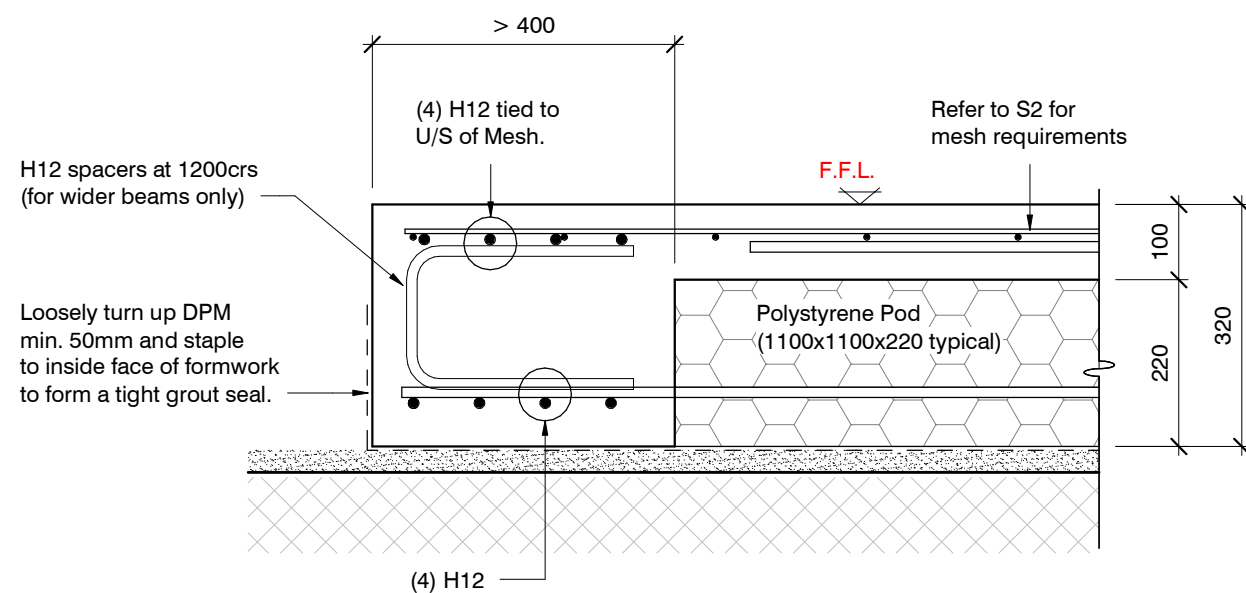
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Lot 108 Belfast Subdivision

**Typical Foundation
Sections**

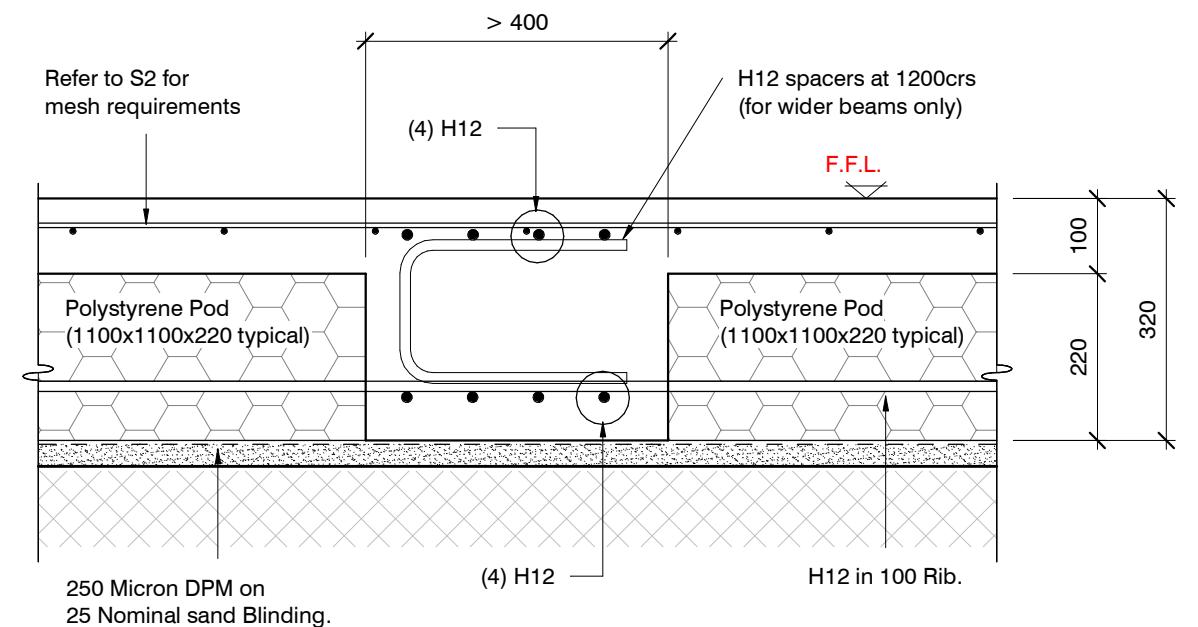
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design	E. Jorgensen		
drawn	C. Andrews		
appvd	M. Cusiel		
date	16/11/2021		
file	21008.210		
dwg	S3		rev.
			-



SECTION 3 TYPICAL 300 WIDE INTERNAL BEAM
1 : 10 S2



EDGE BEAM > 400mm IN WIDTH
1:10 if required



INTERNAL BEAM > 400mm IN WIDTH
1:10 if required

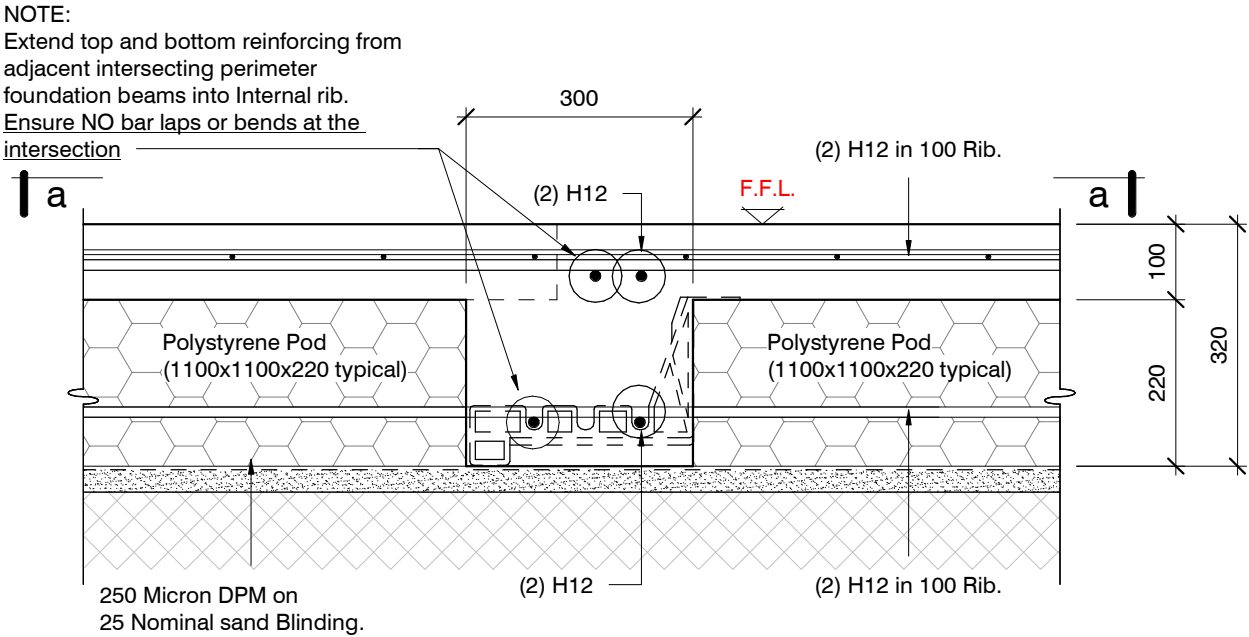
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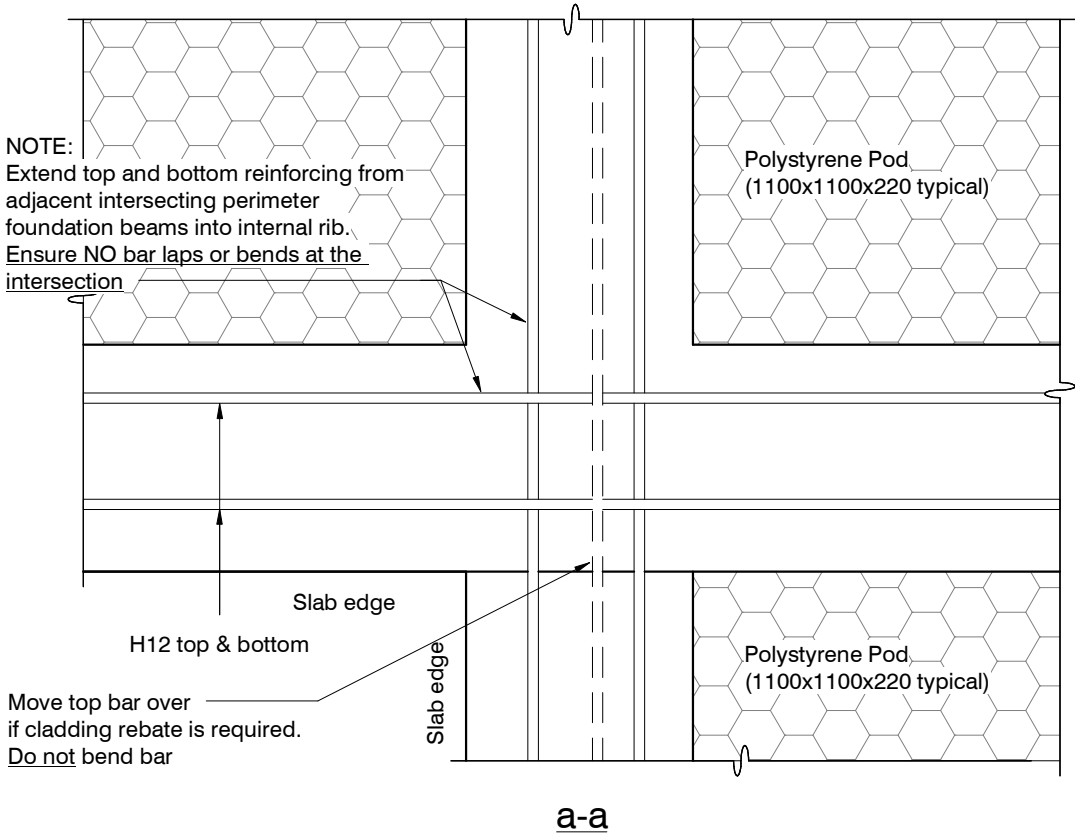
ELLEY & McLEAN HOUSE
Lot 108 Belfast Subdivision

Typical Foundation
Sections

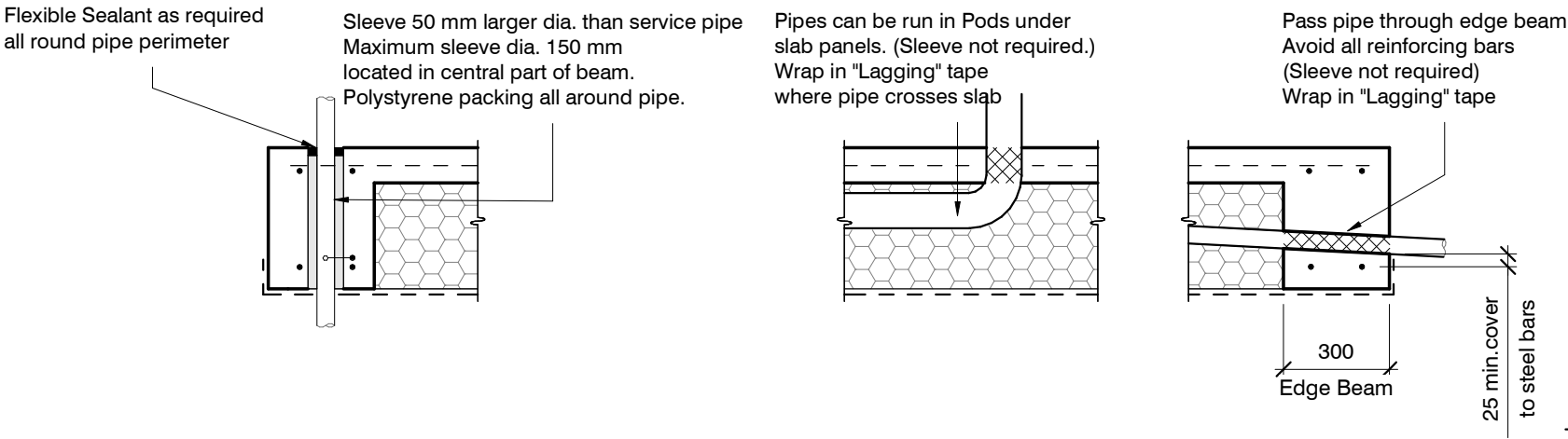
REVISIONS	-	16/11/2021	For Consent
design	E. Jorgensen		
drawn	C. Andrews		
appvd	M. Cusiel		
date	16/11/2021		
file	21008.210		
dwg	S4		rev.
			-



SECTION 4 TYPICAL 300 WIDE INTERNAL BEAM
1 : 10 S2



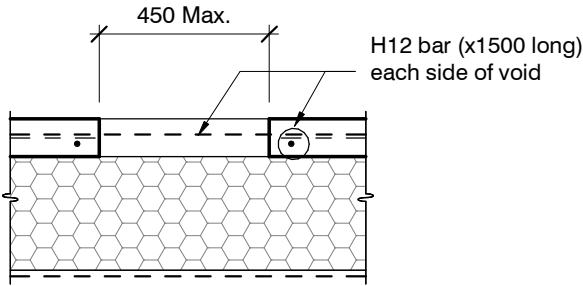
ORIGINAL SIZE = A3



SLAB SERVICES PENETRATION DETAIL

PIPE NOTE:
No separation required where pipes are fully contained within slab.
Sleeve all drains that pass through the base of the slab.

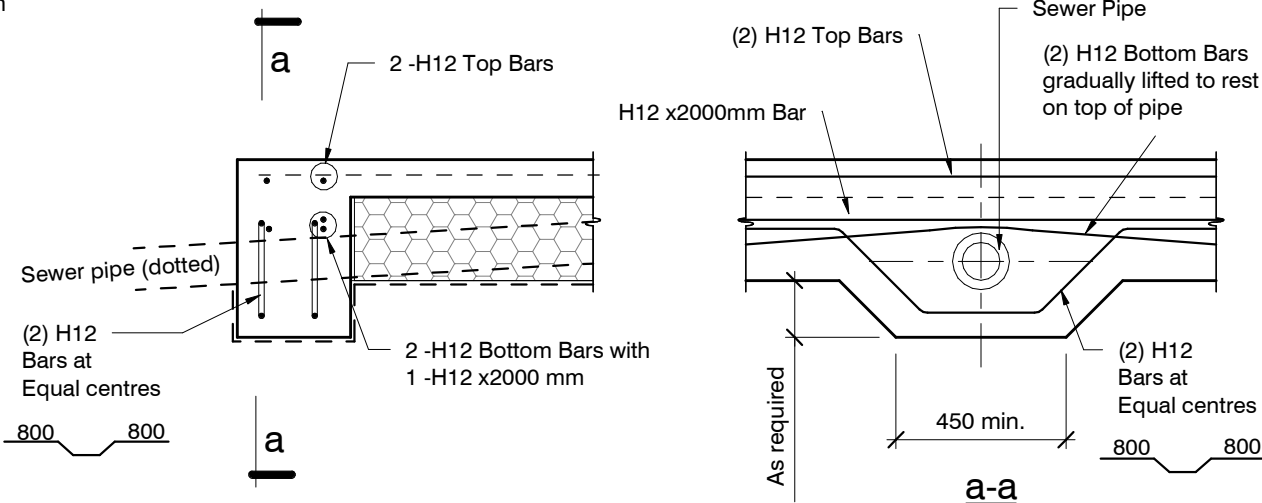
PENETRATIONS NOTE:
Where penetrations through Floor Slab exceed 450 mm Square, Crack Control Bars will be required.



LARGE SLAB PENETRATION DETAIL

TYPICAL SECTION

LOCALISED DEEPENING OF FOUNDATION BEAM TO ACCOMMODATE TOILET WASTE PIPE



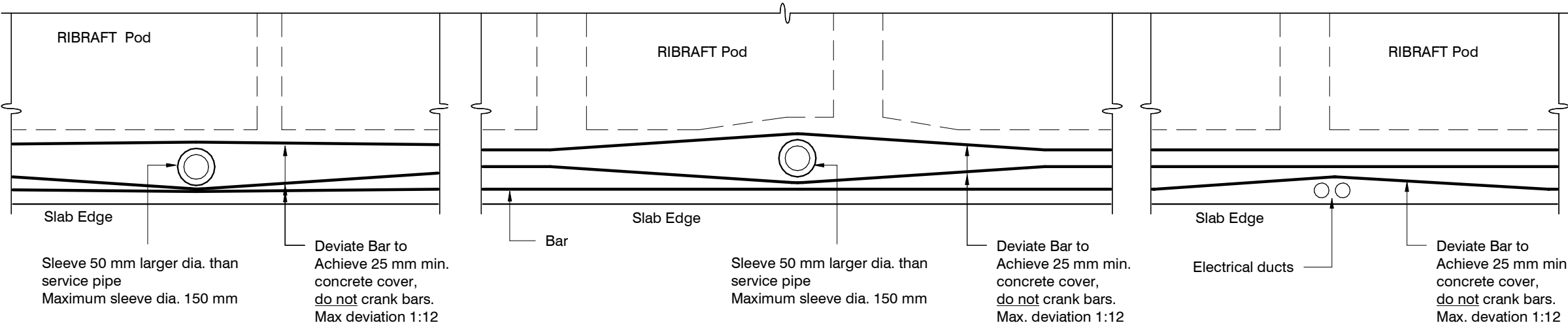
Christchurch City Council

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BCN/2022/2123

Approved Building Consent Document

03/05/2022 Payne, Wendy



Do not cut longitudinal reinforcement bars.

FOUNDATION SERVICES PENETRATION DETAILING.

Services shall not run along ribs or edge beams.

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Lot 108 Belfast Subdivision

Typical Services
Penetration Details

revisions	-	16/11/2021	For Consent
design	E. Jorgensen		
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appvd	M. Cusiel		
date	16/11/2021		
file	21008.210		
dwg	S6		rev.
			-