DRAWING	REGISTER

A1.01	LOCATION PLAN
A1.02	SITE PLAN
A1.03	LANDSCAPING PLAN
A1.04	SEDIMENT CONTROL & EARTHWORKS
A1.05	PLUMBING & DRAINAGE PLANS
A1.06	FOUNDATION & MIDFLOOR PLANS
A2.01	FLOOR PLANS
A2.02	FRAMING PLANS
A2.03	ROOF PLANS
A2.04	FIRE & ACOUSTIC PLANS
A2.05	ELECTRICAL PLANS
A2.06	H1 PLANS
A3.01	ELEVATIONS
A4.01	SECTIONS
A5.01	DETAILS : CLADDING
A5.02	DETAILS : CLADDING
A5.03	DETAILS : CLADDING
A5.04	DETAILS : CLADDING
A5.05	DETAILS : CLADDING & MISC
A5.06	DETAILS : MISC
A5.07	DETAILS : FRR
A5.08	DETAILS : ROOF
A5.09	DETAILS : PLUMBING & DRAINAGE
A5.10	DETAILS : SPLASH & WET AREA
A6.01	JOINERY SCHEDULE : UNITS 1 & 2
A6.02	JOINERY SCHEDULE : UNITS 3 & 4
A6.03	LINTEL SCHEDULE



JOB D0482 JOYCE BUILT

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LANDSCAPING NOTES

RULES

GENERAL NOTES

PLANNING ZONE

:	RESIDENTIAL SUBURBAN DENSITY TRANSITION
:	14.4.2.2 TREE & GARDEN PLANTING i) A MINIMUM OF 20% OF THE SITE SHALL BE PROVIDED FOR LANDSCPING A) AT LEAST 50% OF THE LANDSCAPING SHALL BE TREES & SHRUBS B) A MINIMUM OF 1 TREE/250m ² OF GROSS SITE AREA

- B) A MINIMUM UP 1 I REE/ZOUID OF ORGOS ON LANCH
 C) AT LEAST 1 TREE ADJACENT TO ROAD BOUNDARY
 ii) ALL TREES REQUIRED BY THIS RULE SHALL BE NOT LESS THAN 1.5m HIGH
 iii) ALL TREES & LANDSCAPING REQUIRED BY THIS RULE SHALL BE MAINTAINED & IF
 DEAD, DISEASED OR DAMAGED, SHALL BE REPLACED
 iv) THE MINIMUM TREE & PLANTING REQUIREMENTS SHALL BE DETERMINED OVER
 THE OTT OF THE ENTIDE COMPLEX
- THE SITE OF THE ENTIRE COMPLEX

ALL AREAS DESIGNATED AS GARDEN BEDS ARE TO BE PLANTED WITH SUITABLE SELECTED PLANTS TO A DENSITY APPROPRIATE FOR THEIR ULTIMATE GROWTH SIZE

LANDSCAPING REQUIREMENTS & CALCULATIONS

SITE AREA	:	758m ²	
TREES	:	1 TREE/250m ² = 4 TREES REQUIRED	(
TOTAL LANDSCAPING	:	20% OF 758m ² = 151.6m ² MIN 40.91m ² LAWN + 161.96m ² PLANTING = 202.87m ²	(
TREES & SHRUBS	:	50% OF 151.6m ² = 75.8m ² MIN 161.96m ² PLANTING	C

COMPLIANT COMPLIANT COMPLIANT

Christchurch City Council BCN/20	Page 4 of 36			
Approved Building Consent				
Document				
16/08/2024	McGrath, Tania			



CONSTRUCTION CHECKLIST : STABILISED ENTRY PAD	YES 🗸	k I 🗶 ^a a =bumi^fk.^qfIk
AREA HAS BEEN CLEARED OF UNSUITABLE MATERIAL AND SMOOTH GRADED.		
WOVEN GEOTEXTILE HAS BEEN PLACED OVER THE AREA, AND IS PROPERLEY PINNED AND OVERLAPPED.		
AT LEAST 10m OF AGGREGATE HAS BEEN PLACED (EXTENDING FROM SITE BOUNDARY), 4m WIDE AND MINIMUM 150mm DEEP USING 50-150mm WASHED AGGREGATE.		
VEHICLES CANNOT BYPASS THE ENTRANCEWAY.		
STREET SWEEP/SUCTION IS DONE AND DATE RECORDED.		
INSPECTION AND MAINTENANCE CHECKS ARE DONE, RECORDED AND DATED, ALONG WITH ANY COMMENTS		
	YES 🗸	k I 본 ^aa=bumi^fk.^qfIk
SILT SOCKS ARE INSTALLED ON THE CONTOUR. IF NOT POSSIBLE, OR IF THERE ARE LONG SECTIONS OF SOCK, SHORT SILT SOCK RETURNS ARE INSTALLED, PROJECTING UPSLOPE TO MINIMIZE CONCENTRATION OF FLOWS. RETURNS ARE AT LEAST 2m LONG.		
SILT SOCKS ARE OVERLAPPED BY > 1m		
SILT SOCKS "WINGS" ARE INSTALLED AT EITHER END OF THE SOCK PROJECTING A SUFFICENT LENGTH UPSLOPE TO STOP OUT FLANKING.		
THE SILT SOCK IS PEGGED AND SECURED, DEPENDING ON THE APPLICATION.		
VEHICLES ARE PREVENTED FROM DRIVING OVER SILT SOCKS, OR THEY ARE MOVED OUT OF THE WAY OF VEHICLES WHEN NEEDED.		
INSPECTION AND MAINTENANCE CHECKS ARE DONE, RECORDED AND DATED. ALONG WITH ANY COMMENTS.		

GENERAL NOTES

MAIN CONTRACTOR TO PROVIDE 2m MIN HIGH CHAINLINK FENCE (50x50 MIN) TO PREVENT UNAUTHORISED ENTRY TO THE SITE. ALL FENCING TO COMPLY WITH F5 INCLUDING RELEVANT HAZARD SIGNAGE.

MAIN CONTRACTOR TO PROVIDE SITE SPECIFIC HEALTH AND SAFTEY POLICY WHICH IS TO BE VIEWED AND SIGNED BY ALL PERSONS ENTERING THE SITE.

MAIN CONTRACTOR TO ENSURE SEDIMENT CONTROL MEASURES ARE PUT IN PLACE AND MAINTAINED THROUGHOUT CONSTRUCTION OF THE BUILDING WORKS AS PER THE SEDIMENT CONTROL PLAN.

MAIN CONTRACTOR TO ENSURE THAT ADEQUATE DECOMMISSIONING OF SEDIMENT CONTROL FEATURES ARE PUT IN PLACE. REFER TO 'EROSION AND SEDIMENT CONTROL TOOLBOX FOR CANTERBURY' FOR GUIDANCE.

AN ON-SITE INSPECTION WILL BE COMPLETED PRIOR TO CONSTRUCTION STAGE, WITH APPROPRIATE CONTROL MEASURES TO PROTECT STORMWATER DRAINS INSTALLED WHERE RELEVANT.

SEDIMENT CONTROL

RUMBLE PAD TO BE CREATED AT POINT OF ENTRY & EXIT ON SITE (REMOVED ON COMPLETION OF FORMED DRIVEWAY) RUMBLE PAD TO BE CREATED IN ACCORDANCE TO GUIDELINES PROVIDED BY THE LOCAL COUNCIL & MAINTAINED IN GOOD CONDITION THROUGHOUT IT'S PERIOD OF USE.

ALL GROUND COVER/VEGETATION OUTSIDE OF IMMEDIATE BUILD AREA TO BE MAINTAINED THROUGHOUT PERIOD OF HOUSE BUILD. THIS INCLUDES GRASS VERGES ON THE STREET FRONTAGE.

ANY STOCKPILES OF SOIL OR EXCAVATED MATERIAL ARE TO BE KEPT TO THE REAR OF THE SITE & COVERED WITH IMPREVIOUS SHEETS.

ROOF DOWNPIPES ARE TO BE CONNECTED TO THE INSTALLED STORMWATER DRAINAGE AS SOON AS PRACTICAL ONCE ROOF CLADDING HAS BEEN INSTALLED. UNTIL THIS POINT ENSURE WATER RUN-OFF FROM DOWNPIPES IS DIRECTED AWAY FROM BUILD AREA BUT NOT ON TO NEIGHBOURING PROPERTIES.

SEDIMENT & EROSION CONTROL TO BE DONE IN ACCORDANCE WITH BEST PRACTICE GUIDLINES AS OUTLINED ON THE ECAN TOOLBOX LOCATED ON THEIR WEBSITE

BIOSOCK INSTALLATION & OPERATION

ALWAYS INSTALL SILT SOCKS ON THE CONTOUR.

IF YOUR ARE USING MORE THAN ONE LENGTH OF SILT SOCK, OVERLAP THEM BY ATLEAST 1m

INSTALL SILT SOCK WINGS AT EITHER END OF THE SILT SOCK, PROJECTING A SUFFICENT LENGTH UPSLOPE TO PREVENT OUTFLANKING.

SILT SOCKS ARE TO BE PEGGED AT 1.5m CRS ON ALTERNATING SIDES.

FOR ADDITIONAL SECURITY BALE TWINE MAY BE USED. THE BALE TWINE IS SCURED TO THE PINE STAKES AND TENSIONED WHEN THE STAKES ARE DRIVEN INTO PLACE.

TEMP FENCING

MAIN CONTRACTOR TO PROVIDE 2m MIN. HIGH CHAIN LINK FENCE (MIN. SIZE 50 X 50mm) TO PREVENT UNAUTHORISED ENTRY TO THE SITE. ALL FENCING TO COMPLY WITH F5 INCLUDING RELEVANT HAZARD SIGNAGE.

MAIN CONTRACTOR TO PROVIDE ON SITE A SPECIFIC HEALTH & SAFETY POLICY WHICH IS TO BE VIEWED & SIGNED BY ALL

PERSONS ENTERING THE SITE.







EARTHWORKS NOTES

GENERAL	:	THE APPLICANT UNDERTAKES THAT NO EARTHWORKS WILL OCCUR ON SITE WITHIN THE BUILDING FOOTPRINT BEFORE THE BUILDING CONSENT HAS BEEN APPROVED ASSUMED 100mm CUT & 100mm FILL FOR DRIVEWAY
SITE AREA	:	758m ²
SITE LEVEL NOTES		
SITE SURVEY ORIGIN OF LEVELS	:	SURVEY BY FACTION LAND SURVEYING SS 869 SO 17922 POSN 20110222 (ETK8) 14.014m SOURCED LINZ VERTICAL DATUM CONVERTER (JAN 2024)
DATUM	:	SITE BENCHMARK: GS0001 MASONRY ANCHOR FLUSH IN CHANNEL RL = 15.55m
EARTHWORKS : RULE	S 8.9	

EARTHWORKS WITHIN 1.8m BUILDING PLATFORM (EXEMPT FROM P1 & P2 RULES AS PER 8.9.3.a.iv) EARTHWORKS OUTSIDE 1.8m BUILDING PLATFORM:

CUT VOLUME 1/ /6m³

FILL VOLUME	:	14.46m ³		
	:	28.92m ³	(20m ³ PERMITTED)	NON-COMPLIANT
CUT HEIGHT FILL HEIGHT	:	100mm MAX 100mm MAX	(0.6m PERMITTED) (0.6m PERMITTED)	COMPLIANT











ALL PLUMBING & DRAINAGE TO BE DONE BY QUALIFED TRADESPESSONS WITH SIZES, FALLS, VENTING & DISCHARGE TO BE CONFIRMED BY NZ QUALIFED PLUMBER. POSITION OF STREET LATERALS TO BE CONFIRMED ON SITE. ALLOW TO CHECK ALL DIMENSIONS & FALLS OF DRAINS ONSITE PRIOR TO INSTALLATION. RELIEF GULLY TRAP IS TO BE POSITIONED SO THAT THE TOP OF THE GULLY DISH IS NO LESS INSTALLATION HWC OVERFLOW THAN 150mm BELOW THE OVERFLOW LEVEL OF THE LOWEST SANITARY TATURE SERVED BY THE DRAINAGE SYSTEM. 25mm MIN AIR GAP BETWEEN ALL PIPES DISCHARGING TO GT & GT. WATER INPUT LOCATION & WATER ISOLATION VALVE UNDER MB. HEATPUMP EXCEPT FOR FIXTURES DISCHARGING TO DISCONNECTOR GULLIES (IN WHICH CASE TABLE 4.6.3 APPLIES) AND WHERE THE LENGTH OF THE FIXTURE DISCHARGE PIPE EXCEEDS THE MATERIALS AIR ADMITTANCE VALVE LENGTH SHOWN IN APPENDIX B, A TRAP VENT OR AIR ADMITTANCE VALVE SHALL BE PROVIDED HOT WATER HOT WATER PIPES TO BE SIZED ACCORDING TO NZBC G12 & NZS4305. MAINS PRESSURE; 15mm DIA ALLOWS 12m MAX PIPE LENGTH. PIPE LENGTH BEYOND THIS MUST BE LAGGED. PIPE CLEARANG PIPE LENGTHS THAT EXCEED 12m INDITANCE MUST BE REDUCED TO A 10mm Ø PIPE IN ACCORDANCE WITH TABLE 5 OF NZD 4305:1996.

X JERV	SERVICES INFORMATION					
	:		HWC TO BE INSTALLED ON A 640x640mm SAFE TRAY. 25mm HWC COPPER OVERFLOW RELIEF PIPE FROM HWC TO DISCHARGE AS NOTED BELOW WITH VERMIN PROOFING TO OUTLET. 40mm HWC SAFETY TRAY DISCHARGE PIPE TO DISCHARGE AS NOTED BELOW WITH VERMIN PROOFING TO OUTLET.			
N	:	UNIT 1, 2, 3 UNIT 4	HWC DRAIN PIPES TO DISCHARGE THROUGH SOFFIT AT ENTRY. HWC DRAIN PIPES TO DISCHARGE THROUGH WALL.			
	:		HEATPUMP DRAIN PIPE TO DISCHARGE TO NEAREST PLANTING AREA WITH VERMIN PROOFING TO OUTLET.			
	:		80mm COLORSTEEL ROUND DPS ALL WASTE PIPES PVC INTERNAL WATER PIPES TO BE POLYBUTYLENE ALL PIPEWORK & VALVES EXPOSED TO EXTERNAL WEATHER CONDITIONS TO BE THERMALLY INSULATED (LAGGED WITH CLOSED CELL FOAM).			
ES	:		ENSURE 40mm MIN. CLEARANCE BETWEEN FLOOR JOISTS & ALL WASTE PIPES PENETRATIONS THROUGH FLOOR JOISTS TO BE STRENGTHENED WITH LUMBERLOK JOIST STIFFENERS			

REF	FIXTURE	WASTE SIZE	GRADIEN
WC	TOILET	100mm	1:60
В	BATH	40mm	1:40
SH	SHOWER	40mm	1:40
S	KITCHEN SINK & DW	50mm	1:40
V	VANITY	32mm	1:40
TUB	LAUNDRY TUB & WM	50mm	1:40
WM	WASHING MACHINE	DISCHARGE TO TUB	N/A
HWC	HOT WATER CYLINDER	20mm	1:40
TV	TERMINAL VENT	50mm	N/A
FV	FIXTURE VENT40mm	1:40	
DP	DOWNPIPE	SIZE AS PER PLANS	N/A

100mm UPVC FOUL WATER DRAIN AT 1:60 MIN GRADIENT TO EXISTING LATERAL (FW) 100mm UPVC STORM WATER DRAIN AT 1:100 MIN GRADIENT TO EXISTING LATERAL (SW) WATER TEST - AIR TESTS ARE TO BE CARRIED OUT IN ACCORDANCE WITH EITHER CLAUSE 15.3 OR AS/NZS 3500.2 OR PARAGRAPH 8.3 OF E1/VM

WHERE A DISUSED DRAIN SHALL BE TESTED TO VERIFY THAT THE DRAIN IS SOUND.

EACH UNIT TOTAL =	35 DU'S
VANITY x2	2 DU'S
WC x2	8 DU'S
SHOWER x2	4 DU'S
EACH UNIT - FF	
WC	4 DU'S
VANITY	1 DU
TUB & WM	10 DU'S
SINK & DW	6 DU'S

WHOLE SITE TOTAL = 140 DU'S (MAX 142 DU'S AS PER TABLE 8.2.2(A) OF AS/NZS3500.2:2018)

SCALE OFF DRAWINGS.

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DRAWING : FOUNDATION PLAN

1:100



UNIT 1 UNIT 2

DRAWING : MIDFLOOR PLAN

FOUNDATION INFOR	MATION		INSTALLATION NOT	ſES
MAIN CONTRACTOR	:	CONFIRM ALL BOUNDARY SETBACKS & RESTRICTIONS COMPLY WITH CURRENT REGULATIONS PRIOR TO COMMENCEMENT OF FOUNDATIONS.	FOUNDATION	:
		EXCAVATION, CONFIRM LAYOUT OF KITCHEN & BATHROOM FITTINGS WITH CLIENT BEFORE COMMENCING.	FOOTING	:
			SLAB	:
CLEARANCES	:	FFL TO BE 150mm MIN ABOVE CROWN OF ROAD AS PER NZBC E1/AS1. MINIMUM FFL ABOVE SURROUNDING GROUND TO BE 225mm TO UNSEALED GROUND, 150mm TO SEALED GROUND AND TO TERRITORIAL AUTHORITY REQUIREMENT.	REINFORCING	:
			CORNER REINFORCING	:
PREPARATION	:	REFER TO ENGINEER'S DOCUMENTATION & GEOTECH REPORT.		
SLAB LOADING	:	REFER TO TRUSS DESIGN & ENGINEER'S DOCUMENTATION FOR SLAB THICKENING,	SHRINKAGE CONTROL	:
		POINT LOADS & LOAD BEARING WALL LOCATIONS.	PLUMBING	:
EARTHING	:	MESH IN FLOOR SLAB MUST BE EARTHED, EARTH WITH 16mm REO ROD BROUGHT UP INTO GARAGE WALL BELOW METERBOX & WIRED TO MESH. AT PREWIRE, CONNECT A CLAMP & PIECE OF WIRE TO ROD & EARTH TO METERBOX.		
			INSULATION	:
			REBATES	

1.10

GENERAL NOTES ENGINEERED WAFFLE FOUNDATION, ALL FOUNDATION FOOTING SIZES, REINFORCING SHOP DRAWINGS & BACKFILL WILL BE AS PER THE STRUCTURAL ENGINEERS DESIGN. CHH FLOOR JOISTS REFER TO ENGINEER'S DOCUMENTATION. REFER TO ENGINEER'S DOCUMENTATION. TIMBER FRAMING ALL REINFORCING TO COMPLY WITH B1/AS1 AMENDMENT 20 & AS/NZS 4671:2019. REFER TO ENGINEER'S DOCUMENTATION. TIMBER BLOCKING REFER TO ENGINEER'S DOCUMENTATION TYPICAL 140mm OFFSET FROM WALL TO CENTRE OF WC WASTE RISER (CONSULT MANUFACTURER'S TECHNICAL SPEC TO CONFIRM) VASTE RISERS FIXINGS REFER TO H1 PLAN FLOORING

NO REBATES, BOTTOM REVEAL TO ALL JOINERY UNITS.

VIP DESIGN TO REVIEW SHOP DRAWINGS PRIOR TO FABRICATION / CUTTING OF FLOOR JOISTS. FLOOR JOISTS TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS AS OUTLINED IN THE "HYJOIST INSTALLATION GUIDE 2023" LOCATED IN THE SUPPORTING DOCS. REFER TO FRAMING PLAN FOR ALL TIMBER FRAMING REQUIREMENTS. ADDITIONAL TIMBER STUDS MAY BE REQUIRED UNDER BEAMS & LINTELS, REFER TO ENGINEERS DOCS FOR LOCATIONS. ADDITIONAL BLOCKING IS REQUIRED UNDER FIRST FLOOR BRACING WALLS THAT CONTAIN A BRACING ELEMENT AS PER DETAIL F9 OF MANUFACTURERS DOCUMENTATION. ADDITIONAL BLOCKING IS REQUIRED TO CLOSE OFF PERIMETER OF MIDFLOOR. REFER TO PLAN FOR LOCATIONS. FLOOR JOIST FIXINGS AS SPECIFIED ON PLANS. IN ACCORDANCE WITH FUTUREBUILD HYJOIST GUIDE. WET AREAS: 19mm H3.2 PLYWOOD T/G FLOORING NON WET AREAS: 19mm UT PLYWOOD T/G FLOORING



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JOYCE BUILT

UNIT 3 UNIT 4

MIDFLOOR STRUCTURE

JOIST PENETRATIONS

MIDFLOOR

ALL UNITS FLOOR JOISTS 240x90 HyJOISTS @ 400mm CRS & 240x90 H1.2 HyJOISTS BLOCKING. REFER TO HyJOIST LAVOUT DESIGNED BY FUTUREBUILD RESIDENTIAL DESIGN SERVICES AND ASSOCIATED PROVIDED DESIGN CERTIFICATES. THIS PLAN IS FOR REFERANCE ONLY AND AS BUILT DRAWINGS ARE TO TAKE PRECEDENCE OVER THIS LAYOUT AND ARE TO BE READ IN CONJUCTION WITH ENGINEERS DOCUMENTATION. REFER TO SUPPORTING DOCUMENTS FOR FUTUREBUILD "HYJOIST INSTALLATION GUIDE 2023" FOR ALL TYPICAL INSTALLATION DETAILS.

PENETRATIONS OF 40mm OR LESS ARE PERMITTED ANYWHERE WITHIN THE WEB OF THE JOISTS. ANTHING LARGER WILL NEED TO BE SETBACK FROM THE BEARING POINT OF THE JOIST IN ACCORDANCE WITH FIGURE 11 OF "HYJOIST INSTALLATION GUIDE

REFER TO CALCULATIONS IN SUPPORTING DOCUMENTS FOR PLUMBING PENETRATION SETBACKS. IF CONTRACTORS WISH TO CHANGE SERVICES LOCATION/DIRECTIONS THEY ARE TO CHECK SETBACK WITH DESIGN IT CALCULATIONS BEFORE DOING SO OR NOTIFY VIP DESIGN TO CHECK.

STAGE: VERSION: WORKING DRAWINGS 2.3C DATE: SCALE: 14.08.2024 1:100 @ A2 A1.06 FOUNDATION & MIDFLOOR PLANS KEY SYMBOL SAW CUT BY ENGINEER FREE JOINT BY ENGINEER GROUND FLOOR LBW BY FUTUREBUILT GARAGE DOOR & JOINERY REBATE POINT LOAD FOR ROOF INTERMEDIATE BEAM FOUNDATION EDGE , X,XXX DIMENSIONS FIRST FLOOR LBW ABOVE BY TRUSS DESIGNER HJ240x90mm hyJOIST @400mm CRS 190x45mm H1.2 hyJOIST FULL DEPTH BLOCKING 240x45mm hySPAN H1.2 PERIMETER JOISTS 240x45mm truFRAME H1.2 PERIMERTER JOISTS MIDFLOOR BEAMS 240x90mm hyONE H1.2 MIDFLOOR BEAMS SUBJECT TO ALL NECESSARY COUNCIL & DEVELOPER APPROVALS. CONTRACTOR TO VERIFY ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT OF ANY WORK. DO NOT SCALE OFF DRAWINGS. SCALE OFF DRAWINGS. ALL DRAWINGS TO BE PRINTED IN COLOUR. ALL RIGHTS RESERVED. NO PART OF THIS WORK MAY BE REPRODUCED OR COPIED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM VIP DESIGN. 03 662 9492 PHONE admin@vipdesign.co.nz PO Box 19765, WOOLSTON, CHCH 8062 EMAIL ADDRESS WEB www.vipdesign.co.nz $\overline{}$



DRAWING : FLOOR PLAN : GF

1:100



DRAWING : FLOOR PLAN : FF

ENVELOPE NOTES			GENERAL NOTES	
VALL CLADDING	:	ROCKCOTE INTEGRA 50mm AAC PANEL ON 20mm CAVITY	ROOF PITCH	:
		METALCRAFT ESPAN 340 VERTICAL COLORSTEEL ON 2011111 CAVITY HERMRAC CR835 (140mm, 111mm, COVER, 4mm, NEC, DETAIL) HORIZONITAL RUSTICATED		
		WEATHERBOARDS ON 20mm CAVITY (VERTICAL BATTENS TO UNIT 1)	PITCHING HEIGHT	:
			HEEL HEIGHT	
ROOF CLADDING	:	COLORSTEEL T-RIB, COLORSTEEL FLASHING ON PLY TO UNIT 1 PROJECTION		
			SOFFIT TYPE	:
CONSTRUCTION NO	DTES			
			RAKING CEILING	:
NGINEERING	:	FOUNDATION	RAISED CEILING	:
		MIDFLOOR BEAMS BRACING	CONSTRUCTION I	NOTES
XTRAS	:	MIDFLOOR BY CHH, 240mm hyJOISTS REQUIRED	ROOF STRUCTURE	:
		GIB BARRIERLINE INTERTENNANCY WALLS (GBTLAB 60b)	ROOF CLADDING	:
		SECONDARY PRIVATE STAIRS TO ALL UNITS (245mm TREADS WITH 15mm PROJECTION	FASCIA	:
		& 194mm RISERS)	SPOUTING	:
		ACOUSTIC UPGRADES TO UNIT 1; 13mm STANDARD GIB TO UNIT 1, BED 3 CEDAR-CLAD		
		WALL, 6mm FLOAT/10mm AIR SPACE/5mm FLOAT GLASS TO UNIT 1, BED 3 WINDOWS &	DOWNPIPES	:

1.100

MECHANICAL VENTILATION TO UNIT 1 BEDROOMS

	GENERAL NOTES		
35.0°, 3.0°	HEATING	:	HEAT PUMP LOCATED AS SHOWN
70mm 70mm	VENTILATION	:	REFER TO ELECTRICAL PLAN.
2,455mm 201mm TO GF 3° ROOFS, 210mm TO FF 3° ROOFS, 258mm TO 35° ROOFS	SMOKE ALARMS	:	REFER TO ELECTRICAL PLAN.
FLAT RAFTERS TO UNIT 4 STAIRCASE & BEDROOM 3	FLOORING	:	ALL HARD FLOOR FINISHES TO COMP BE NON-SLIP & HAVE A SLIP COEFFIC CERAMIC TILES)
			VINYL PLANK TO COMPLY WITH NZBC RESISTANT & HAVE SEALED JOINS & SANITARY FIXTURES & APPLIANCES)
PREFABRICATED TRUSSES & RAFTERS COLORSTEEL T-RIB 185mm COLORSTEEL COLORSTEEL HALF ROUND (5650mm²) WITH EXTERNAL BRACKETS EXTENDED 200mm	WET AREAS	:	SATIN ENAMEL WALL FINISH TO BATH IMPERVIOUS LINING TO BE USED ABO SEAL BOTTOM EDGE WITH MOULD RE
FROM STREET FACING GABLE END 80mm COLORSTEEL ROUND DPS	WATER PROOFING	:	SELECTED WATERPROOFING MEMBR REBATED/LEVEL ACCESS SHOWERS

JOB D0482 JOYCE BUILT ADDRESS: LOT: 3 DP: 4719 134 WESTMINSTER ST ST ALBANS, CHRISTCHURCH STAGE: VERSION: WORKING DRAWINGS 2.3C DATE: SCALE: 14.08.2024 1:100 @ A2 A2.01 FLOOR PLANS SYMBOL KEY METER BOARD DISTRIBUTION BOARD COMMS PANEL GULLY TRAP HOSE TAP ₽ DOWNPIPE ь / o INT HEAT PUMP EXT HEAT PUMP <u>o</u>fo , of GAS BOTTLES GAS METER \Box GAS CALIFONT INTERNTENNACNY WALL GBTLAB 60b SUBJECT TO ALL NECESSARY COUNCIL & DEVELOPER APPROVALS. CONTRACTOR TO VERIFY ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT OF ANY WORK. DO NOT PRIOR TO COMMENCEMENT OF ANY WORK. DO NOT SCALE OFF DRAWINGS. ALL DRAWINGS TO BE PRINTED IN COLOUR. ALL RIGHTS RESERVED. NO PART OF THIS WORK MAY BE REPRODUCED OR COPIED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM VIP DESIGN. PHONE EMAIL 03 662 9492 admin@vipdesign.co.nz PO Box 19765, WOOLSTON, CHCH 8062 ADDRESS : WEB www.vipdesign.co.nz $\overline{}$ **VIP** DESIGN

WHERE FALL EXCEEDS 1m OPENING LESS THAN 1m

FIRST FLOOR OPENINGS

IPLY WITH NZBC D1/AS1 TABLE 2. FLOOR TILES TO OPENING MORE THAN 1m : CIENT VALUE OF 0.35-0.65 (GRIT FINISHED

C E3 AMENDMENT 7: FLOORING TO BE WATER PERIMETER TO WET AREAS (WITHIN 1.5m OF

THROOMS & WALLS NEXT TO SINKS BOVE BASINS, VANITIES & BENCHES RESISTANT SEALANT

RANE REQUIRED TO BATHROOMS &

LOWER EDGE OF OPENING 760mm MIN ABOVE FL RESTRICTOR STAY, 100mm MAX OPENING 760mm MIN HIGH BARRIER

MEASURED FROM INSIDE FL OR FIXED FEATURE

LOWER EDGE OF OPENING 1000mm MIN ABOVE FL



DRAWING : FRAMING PLAN : GF

1.100

ALL DIMENSIONS TO BE CONFIRMED ON SITE





UNIT 2

DRAWING : FRAMING PLAN : FF

1:100

UNIT 1

GENERAL NOTES			FRAMING FIXING SCHEDULE			FRAMING FIXING SCHEDU	JLE	
WIND ZONE PITCHING HEIGHT	:	LOW 2.455mm	ROOF FIXINGS	:	REFER TO ROOF PLAN	SOFFIT RIBBON BOARD TO STUD		: 3/90x3.15mm NAILS
		90v45mm TIMBER STUDS @ 600mm CRS_DWANGS @ 800mm CRS FOR ROCKCOTE	EXTEIOR BOTTOM PLATE TO SLAB	:	PROPRITORY SCREW BOLT WITH WASHER @ 900mm CRS MAX, FIXED IN ACCORDANCE	DOUBLE TOP PLATE TO TOP PLATE	íE	: 2/90x3.15mm NAILS @ 500mm CRS
WALL ON OTONE (LAT)		INTEGRA 50mm AAC PANEL ON 200mm CAVITY, METALCRAFT ESPAN 340 VERTICAL COLORSTEEL ON 20mm CAVITY, & HERMPAC CP835 (140mm, 111mm COVER, 4mm NEG	WITH 55mm CPS		WITH MANUFACTURES GUIDELINES & NZS 3604/2011. 90mm EMBEDMENT MINIMUM. 55mm MIN FROM EDGE OF SLAB AS PER MANUFACTURERS SPECIFICATIONS @ 900mm CPS MAX AS DED NZ3804/3011 DECED TO ENCINEERS DOCUMENTATION FOR	LINTEL TO UNDERSTUD		: AS PER MITEK FIXING SCHEDULE / TRUSS DESIGN / F
		DETAIL) HORIZONTAL RUSTICATED WEATHERBOARDS ON 20mm CAVITY (VERTICAL BATTENS TO UNIT 1)			ADDITIONAL HOLD DOWN FIXINGS	LINTEL TO TRIMMING STUD		: AS PER MITEK FIXING SCHEDULE / TRUSS DESIGN / F
		140x45mm TIMBER STUDS @ 600mm CRS, DWANGS AS ABOVE	INTERIOR BOTTOM PLATE TO SLAB	:	75x3.8mm SHOT FIRED FASTENINGS WITH 16mm WASHERS @ 600mm CRS, WITHIN 150mm EACH END OF PLATE, REFER TO ENGINEERS DOCUMENTATION FOR	SILL TO TRIMMING STUD		 TRIMMER NOT EXCEEDING 2400mm; 3/90x3.15mm ENI TRIMMER NOT EXCEEDING 3000mm; 5/90x3.15mm ENI
WALL STRUCTURE (INT)	:	90x45mm TIMBER STUDS @ 600mm CRS, DWANGS @ 800mm CRS, STUDS @ 400mm CRS & DWANGS @ 600mm CRS FOR TILED SHOWERS & FULLY TILED WALLS.			ADDITIONAL HOLD DOWN FIXINGS			TRIMMER NOT EXCEEDING 3600mm; 6/90x3.15mm ENI
BOTTOM PLATE	:	45mm THICK. WIDTH TO MATCH STUD	EXT. BOTTOM PLATES TO MIDFLOOR	:	3/90x3.15mm NAILS @ 600mm CRS.	WALL INTERSECTIONS		: 90x3.15mm NAILS @ 600mm CRS
TOP PLATE	:	45mm THICK, WIDTH TO MATCH STUD, ADDITIONAL TOP PLATE 35mm THICK, 140mm WIDE IF 90mm WALL, 190mm WIDE IF 140mm WALL	INT. BOTTOM PLATES TO MIDFLOOR	:	90x3.15mm NAIL @ 600mm CRS.	TRIMMING STUD TO DOUBLING S	UD	: 2/90x3.15mm NAILS IMMEDIATELY UNDER LINTELS
INSULATION	:	REFER TO H1 PLAN	STUD TO BOTTOM OR TOP PLATE	:	2/90x3.15mm NAILS + LUMBERLOK STUD STRAP (OR ALTERNATIVE 4.7kN FIXING)	INTERMEDIATE ROOF BEAM TO W	ALLS	: PAIR CPC40s EACH SIDE OF BEAM TO EXTERNAL WA
	:	2,200mm, REFER TO TRUSS DESIGN FOR SIZES & AS PER LINTEL TABLE ABOVE.	DWANG TO STUD	:	2/90x3.15mm SKEWED NAILS			AS SHOWN ON FIRST FLOOR FRAMING PLAN. MINIMU
DOOR NO HEIGHT			HALF JOINT IN TOP PLATE	:	4/75x3.06mm SKEWED NAILS			



SUBJECT TO ALL NECESSARY COUNCIL &

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VIP DESIGN

03 662 9492

SCHEDULE OF FRAMING TIMBER GRADING & TREATMENT

	WALL FRAMING	:
FRAME & TRUSS AS-BUILT	CAVITY BATTENS ROOF FRAMING	:
D NAILED D NAILED D NAILED	WINDOWS	:
	ADDITIONAL NOTES	
	GABLE BRACING	:

4.100

_2,600 _ 2,200

_3,400

3,400

2,800

U3W06

ĪRV

U3W07 2,400 x 1,200

3,210

900

410 k 1,620 90 k

UNIT 3

DEXTERNAL WALL FRAMING AND MIDSPAN WALL G PLAN. MINIMUM FIXING CAPACITY 9kN

UNIT 3

EXTERIOR WALLS & LINTELS; SG8, H1.2, PINUS RADIATA INTERIOR WALLS (LOADERARING): S08, H12, PINUS RADIATA INTERIOR WALLS (NON-LOADERARING): S08, H12, PINUS RADIATA BOTTOM PLATE & TOP PLATE; S08, H12, PINUS RADIATA H3.2 (MCA), PINUS RADIATA ROOF TRUSSES - TYPICAL; SG8, H1.2, PINUS RADIATA GABLE END TRUSS; SG8, H1.2, PINUS RADIATA COVED OR ATTIC TRUSSES; SG8, H1.2, PINUS RADIATA PURLINS; SG8, H1.2, PINUS RADIATA VALLEY BOARDS, BARGE BOARDS; H3.2, PINUS RADIATA FRAMING AND REVEALS; DRESSED, H3.1, PINUS RADIATA

GABLE BRACING NOT REQUIRED AS PER MITEK GABLE BRACING TABLE. 1815mm GABLES ARE ALL LESS THAN THE 2100mm REQUIREMENT (TABLE 1A, 2/90x45mm DOUBLE GABLE END TRUSSES).



DRAWING : ROOF PLAN

1:100





PREFABRICATED NAIL PLATE TRUSSES. & RAFTERS 35.0°, 3.0° 70mm 70mm ROOF STRUCTURE ALL ROOF PENETRATIONS & JUNCTIONS SHALL BE FLASHED AS PER NZMRM COP ROOF PITCH FLASHINGS TRUSSED ROOF BRACING BY TRUSS DESIGNER 70x45mm H1.2 PURLINS @ 600mm CRS TOP & BOTTOM, @ 900mm CRS MAX TO BODY EAVE WIDTH GABLE WIDTH V24.06 & NZBC E2/AS1 EXTERNAL MOISTURE. ALL FLASHINGS TO BE 0.55 BMT COLORSTEEL FIXED IN ACCORDANCE WITH NZMRM COP V24.06 & MEETING THE DURABILITY REQUIREMENTS OF NZBC E2/AS1 TABLE 20,21,22. FLASHINGS TO BE 0.40mm BMT COLORSTEEL LONGRUN T-RIB ROOFING ON SELF SUPPORTING UNDERLAY, FIX TO PURLINS IN ACCORDANCE WITH ROOFING MANUFACTURERS LOAD SPAN FIXING PITCHING HEIGH 2,455mn ROOF CLADDING 201mm TO GF 3° ROOFS, 210mm TO FF 3° ROOFS, 258mm TO 35° ROOFS HEEL HEIGHT SEPARATED WHERE IN DIRECT CONTACT WITH H3.2 TREATED TIMBER WITH LAYER TABLE. OF BUILDING/ROOF UNDERLAY BETWEEN. SOFFIT TYPE FLAT SOFFIT SELECTED 4.5mm SOFFIT LINING WITH PROPRIETARY JOINTERS, PAINT FINISH ROOF FIXING NOTES RAKING CEILING RAFTERS TO UNIT 4 STAIRCASE & BEDROOM 3 GE1 CLADDING TO RUN TO UNDERSIDE OF ROOFING, NO OVERHANG. REFER TO DETAILS. GABLE ENDS RAISED CEILING PAIR OF CPC80s FIXED TO TOP PLATE WITH TYPE 17-14gx75mm HEX HEAD SCREWS (16kN ACHIEVED, 4.7kN REQUIRED) GE2 CLADDING TO RUN TO UNDERSIDE OF ROOFING. NO OVERHANG, FIRE RATED LINING TO RAFTERS TO TOP PLATE INSIDE OF GABLE END TRUSSES. REFER TO DETAILS. (FIRE RATED CLADDING) CONSTRUCTION NOTES 70x45mm H1.2 PURLINS @ 900mm CRS, CANTILEVERED 70mm FOR 70mm OVERHANG/EAVE WIDTH, SPAN BACK OVER FULL HEIGHT WALL AND 2x RAFTERS MIN. GE3 TRUSSES TO TOP PLATE REFER TO TRUSS DESIGN FIXING SCHEDULE OR TRUSS AS-BUILT PREFABRICATED TRUSSES & RAFTERS ROOF STRUCTURE (3x TOTAL MEMBERS) TRUSSES TO RONDO CEILING BATTENS 2/32mm x 8g WAFER HEAD SCREWS OR 2/45x2.8mm FH NAILS @ CEILING BATTEN ROOF CLADDING FASCIA COLORSTEEL T-RIB 185mm COLORSTEEL GE4 CLADDING RUN TO UNDERSIDE OF PLYWOOD/COLORSTEEL FLASHING ROOFING. REFER TO DETAILS. SPOUTING COLORSTEEL HALF ROUND (5650mm²) WITH EXTERNAL BRACKETS EXTENDED 200mm TRUSSES & RAFTERS TO PURLINS TO BE FIXED AS PER MITEK PURLIN & BATTEN FIXING CHART, 1/80mm x 10g MITEK FROM STREET FACING GABLE END GABLE BRACING NOT REQUIRED AS PER MITEK GABLE BRACING TABLE. GABLE BRACING BLUE SCREW 80mm COLORSTEEL ROUND DPS DOWNPIPES 1815mm GABLES ARE ALL LESS THAN THE 2100mm REQUIREMENT (TABLE 1A, 2/90x45mm STANDARD SOFFIT STRINGER TO STUD 2/90x3.15mm NAILS DOUBLE GABLE END TRUSSES).

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ROOF FIXING NOTES

OUTRIGGER TO RAFTER

OUTRIGGER TO GABLE TRUSS

OUTRIGGER TO FLYING RAFTER

OUTRIGGERS

- OUTRIGGER TO DWANG RAFTER TO INTERMEDIATE BEAM
- TRUSSES TO INTERMEDIATE BEAM
- TO BE FIXED AS PER MITEK GABLE END RAKING VERGE OVERHANG OPTIONS TABLE 2
- NAIL LAMINATED TO RAFTERS @ 100mm CRS IN ACCORDANCE WITH BRANZ BUILD 136. MEMBER TO BACKSPAN 2x SOFFIT WIDTH MIN.
- CT200 FULLY NAILED WITH 30x3.15mm OR WIRE DOG + 2/90x3.15 SKEW NAILS. FOR CANTILEVERED OUTRIGGERS; 3/90mm NAILS TO OUTRIGGERS TO SECOND TO LAST
- TRUSS OF GABLE END.
- FOR CANTILEVERED PURLINS & OUTRIGGERS; 3/90x3.15mm @ EACH PURLIN/OUTRIGGER FOR THE FIRST 4 PURLINS EACH SIDE OF GABLE THEN FIX OUTER FLY RAFTER WITH 90x3.15mm NAILS @ 150mm CRS STAGGERED.
- 3/90x3.15mm NAILS
- PAIR MULTIGRIPS EACH SIDE OF RAFTER
- JH47x120 JOIST HANGERS

JOB D0482 JOYCE BUILT

ADDRESS:

- LOT: 3 DP: 4719 134 WESTMINSTER ST ST ALBANS, CHRISTCHURCH
- STAGE: VERSION: WORKING DRAWINGS 2.3C
- DATE: SCALE: 14.08.2024 1:100 @ A2 A2.03

ROOF PLANS

KE



KEY	SYMBOL
2/240x45mm hySPAN INERMEDIATE ROOF BEAM	
190x45mm hy90 ROOF BEAMS	
140x45mm SG8 RAFTERS @ 900mm CRS	
90x45mm SG8 OUTRIGGERS STITCHED TO RAFTERS	
70x45mm SG8 PURLINS @ 900mm CRS	
NOTABLE TRUSSES BY TRUSS DESIGNER	
STANDARD TRUSSES BY TRUSS DESIGNER	
BEAMS IN ROOF SPACE BY TRUSS DESIGNER	
FULL HEIGHT WALL BELOW TO U/S PURLINS	
LUMBERLOK STRIP ROOF BRACING	
GUTTER FALL (UPPER ROOFS)	
GUTTER HIGH POINT (UPPER ROOFS)	н
GUTTER FALL (LOWER ROOFS)	
GUTTER HIGH POINT (LOWER ROOFS)	н
RIDGE EXPANSION JOINT	1
FIRE RATED GABLE ENDS	
INTERNTENNACNY WALL GBTLAB 60b	
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INSULATION

INTERNAL LINING

GIB FASTENING

GIB FIXING/JOIN

EXTENT

- FIX GIB RONDO 140 PERIMETER CHANNELS TO THE CONCRETE FLOOR WITH STEEL FASTNERS AT 600mm CRS AND NO MORE THAN 50mm FROM CHANEL ENDS USING 3.5mm x 30mm CONCRETE NAILS OR ANCHORS.
- GIB RONDO 140 PERIMETER CHANNEL TO BE SEALED TO THE FLOOR SLAB ON ONE SIDE WITH EXTERIOR/FIRE/ACOUSTIC SEALANT. INSTALL 25mm BARRIERLINE INTO GIB H STUDS AT 600mm CRS AND CAP ENDS WITH GIB
- RONDO 140 PERIMETER CHANNELS. OFFSET GIB H STUDS FROM WALL STUDS TO ALLOW ATTACHMENT OF GIB WALL CLIPS TO BOTH FRAMES. NOG WHERE REQUIRED IF NO FRAMING PRESENT.

GENERAL NOTES

SMOKE ALARMS

- IN THE ROOF SPACE FIX 13mm GIB FYRELINE OR WEATHERLINE TO ONE SIDE OF THE GIB ARTICLINE LAMINATE LININGS WITH GIB LAMINATOR SCREWS OR 40mm x8G CHIPBOARD SCREWS ON A 400mm GRID AND NO MORE THAN 100mm FROM SHEET EDGES. EXTEND ADDITIONAL LAYER OF GIB A MIN 200mm BELOW INTO CEILING LEVEL.
- ONCE ERECTED, PROTECT THE GIB BARRIERLINE AND LAMINATED LAYER FROM RAIN. THE USE OF SUITABLE SHEETING CAN AVOID DELAYS IN ALLOWING THE BOARD TO DRY BEFORE WALL LININGS ARE INSTALLED.

CLEARANCE MUST BE PROVIDED BETWEEN PLUMBING OR ELECTRICAL SERVICES AND THE CENTRAL BARRIER. PLUMBING SERVICES UP TO 65mm IN DIAMETER AND ELECTRICAL SERVICES UP TO 90x50mm DO NOT NEED SPECIALIST FIRE-STOPPING WHERE THEY PENETRATE THE WALL LININGS. THE MAX NUMBER OF UNPROTECTED SERVICES PENETRATION IS LIMITED TO TWO PER NOMINALLY.

ALL SMOKE ALARMS ARE TO COMPLY WITH NZBC F7 4th EDITION & COMPLY WITH AT LEAST ONE OF: AS 3786, ISO 12239 OR BS EN 14604 REQUIRED WITHIN 3m OF ALL SLEEPING AREAS, CHANGE IN LEVEL & ENTRY/EXITS AS PER NZS4514 & BRANZ BULLETINS NO'S 252 & 309

ALL SMOKE ALARMS TO BE INTERLINKED BETWEEN G E & E E SHALL PROVIDE A COMMON ALARM FROM ALL UNITS WHEN ANY ONE SMOKE ALARM IS ACTIVATED.

	MIDFLOOR ROOF	:	90x45 OR 140x45 H1.2 SG8 WALL FRAM 240mm hySPAN/hyJOIST MIDFLOOR SY FUTUREBUILT LAYOUT) B1/VM1 COMPLIANT PREFABRICATED 1
		:	REFER TO H1 PLAN (R2.2 MIN TO FRR V
3		:	x1 - 25mm GIB BARRIERLINE TO MIDDLI x1 - 10mm GIB NOISELINE TO EACH SID x1 - 13mm GIB FYRELINE AT ROOF LEVI
		:	32mm x 6g GIB GRABBER HIGH THREAD EACH STUD, PLATE AND SHEET EDGE. PAPERBOUND EDGES AND 18mm FROM
TING		:	REFER TO FRR SYSTEM SPEC SHEET F
		:	FRR SYSTEM TO EXTEND TO UNDERSI OR CERAMIC FIBRE CAVITY INSULATIO

WALLS) F OF WALL (FIXED WITH CLIPS & CHANELS)

DE OF WALL (BELOW ROOF LEVEL) VEL (TO ONE SIDE OF BARRIERLINE)

AD DRYWALL SCREWS. FASTENERS @ 300 CRS TO . PLACE SCREWS NO CLOSER THAN 12mm FROM OM ANY SHEET END OR CUT EDGES.

FOR ALL FIXING AND JOINTING REQUIRMENTS.

SIDE OF PURLIN. FILL VOIDS WITH MINERAL WOOL OR CERAMIC FIBRE CAVITY INSULATION (300mm WIDE 40kg/m³ MIN DENSITY) REFER TO DETAILS AND MANUFACTURERS SPECIFICATIONS FOR MORE INFORMATION.

GLAZING OTHER AREAS

ALTERNATIVE VENTILATION

6mm FLOAT / 10mm AIRSPACE / 5mm FLOAT (RW + CTR 30 dB) TO UNIT 1 BEDROOM 3 WINDOWS (U1W05, & U1W06). ACOUSTIC REPORT STATES NO ADDITIONAL CONSTRUCTION ENHANCEMENTS REQUIRED TO THE KITCHEN AND LIVING AREA, OR BEDROOM 1 & 2 DUE TO THE REDUCED ROAD TRAFFIC NOISE EXPOSURE.

UNIT 1 BEDROOMS 1, 2, & 3 TO HAVE FANS RUNNING IN REVERSE TO ALLOW FOR VENTILATION WHILE WINDOWS ARE CLOSED. REFER TO ELECTRICAL PLAN

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JOB D0482 JOYCE BUILT ADDRESS: LOT: 3 DP: 4719 134 WESTMINSTER ST ST ALBANS, CHRISTCHURCH STAGE: VERSION: WORKING DRAWINGS 2.3C DATE: SCALE: 14.08.2024 1:100 @ A2 A2.04 FIRE & ACOUSTIC PLANS KEY SYMBOL FRR & STC INTERNTENNACNY WALL GBTLAB 60b 10mm GIB REPLACED WITH 13mm GIB TO EXTERNAL WALLS UPGRADED WINDOWS 6mm / 10mm / 5mm EXTERNAL WALLS INTERNAL WALLS FIRE RETARDANT TTTTT ROOFING UNDERLAY WITHIN 1.2m OF FRR WAL DETAIL REFERENCES ≂c NMM TO GIB FRR DOCUMENTATION EXTENT OF UNIT FRR SEPERATION UNIT 1 REVERSE FAN DUCTING LOCATIONS ROCKCOTE 30/30/30 FRF **----**WALL LOCATION. (INTL30) GBUC 30 CEILING SYSTEM LOCATION 6mm GIB FYRELINE **----**LOCATION HALF GBTL 30 2S TO LOWER ROOF SUPPORTING WALLS. GBTLAB 60b FFR 60/60/60 - NOTES: REFER TO 'GIB INTERTENANCY BARRIER SYSTEMS FOR TERRACE HOMES (DEC 2022)' DOCUMENT FOR GUIDANCE WITH GIB TWO WAY FFR DOUBLE FRAME WITH CENTRAL BARRIER SYSTEM SUBJECT TO ALL NECESSARY COUNCIL & DEVELOPER APPROVALS. CONTRACTOR TO VERIFY ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT OF ANY WORK. DO NOT SCALE OFF DRAWINGS. ALL DRAWINGS TO BE PRINTED IN COLOUR. ALL RIGHTS RESERVED. NO PART OF THIS WORK MAY BE REPRODUCED OR COPIED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM VIP DESIGN 03 662 9492 PHONE admin@vipdesign.co.nz PO Box 19765, WOOLSTON, CHCH 8062 EMAIL ADDRESS WEB www.vipdesign.co.nz



DRAWING : ELECTRICAL PLAN : FF

		1.100	
ELECTRICAL NOTES	;		ELECTRICAL NOTES
GENERAL	:	ALLOW FOR SINGLE SWITCHED POWERPOINT FOR STANDARD APPLIANCES: FRIDGE, DISHWASHER, WASTE DISPOSAL, RANGEHOOD, HOB, OVEN ETC. IF SHOWN, ALL POWER POINTS ARE INDICATIVE ONLY & MUST BE CONFIRMED ON SITE. REFER TO KITCHEN DESIGN FOR LAYOUT & POSITIONS OF KITCHEN AREA SOCKETS & APPLIANCES ETC. LIGHTING & ELECTRICAL BY OTHERS, ALL POSITIONS AND TYPES TO BE SELECTED & CONFIRMED BY CLIENT WITH CONTRACTOR UNLESS NOTED OTHERWISE.	MECHANICAL VENTILATION
INSTALLATION	:	ALL ELECTRICAL INSTALLATION TO BE IN ACCORDANCE WITH G9/AS1 & NZECP 51:2004.	
EARTHING	:	MESH IN FLOOR SLAB MUST BE EARTHED, EARTH WITH 16mm REO ROD BROUGHT UP INTO GARAGE WALL BELOW METERBOX & WIRED TO MESH. AT PREWIRE, CONNECT A CLAMP & PIECE OF WIRE TO ROD & EARTH TO METERBOX.	
ARTIFICIAL LIGHT	:	COMMON AREAS REQUIRE A MINIMUM ILLUMINANCE OF 20 LUX AT FLOOR LEVEL WHILE THE ROOM IS INHABITED. THE TOTAL WATTAGE REQUIRED PER m ² OF FLOOR AREA IS SHOWN IN 68/AST TABLE 1. RECOMMENDED LIGHTING LEVELS ARE 150- 200LUX FOR GENERAL ACTIVITY, 300-500LUX FOR FOCUSED ACTIVITY & 800-1000LUX FOR CONCENTRATED ACTIVITY.	DOWNLIGHTS

MOISTURE SHALL BE VENTED OUTSIDE FROM ROOMS CONTAINING COOKTOPS, SHOWERS & BATHS VIA MECHANICAL VENTILATION IN ACCORDANCE WITH G4/AS1 1.5. EXTRACTOR FANS SHALL TERMINATE THROUGH SOFFIT, FASCIA OR ROOF (REFER TO PLAN FOR TERMINATION LOCATIONS).

SELECTED EXTRACT SYSTEMS TO PROVIDE 25L/s AIRFLOW FOR TOILETS WITH NO OPENING WINDOWS, S2Us FOR BATHROOMS, 40Us FOR LAUNDRIES WITH N OPENING WINDOWS, S2Us FOR KITCHENS IN ACCORDANCE WITH G4/AS1 1.2.5. UNDERCUT WC DOORS 20mm TO ALLOW FOR AIR DRAW IN ACCORDANCE WITH G4/AS1 1.4.2.

SMOOTH-AIR FASCIA GRILLE TO BE INSTALLED TO TERMINATION POINTS OF VENTS AS INDICATED, VENTS TO BE POWDERCOATED TO MATCH FASCIA COLOUR.

WHERE DOWNLIGHTS ARE TO BE INSTALLED, ONLY CA 80, CA 135, IC OR IC-F DOWNLIGHTS ARE PERMITTED IN PRIVATE OR RENTAL DWELLINGS (NOTE THAT IC DOWNLIGHTS CAN ONLY BE USED WITH INSULATION THAT PASSES THE NEEDLE FLAME TEST OF AS/NZS 60598 2.2 CLAUSE 11.5). RECESSED DOWNLIGHTS THAT ARE NOT LABELLED AS ABOVE ARE NOT PERMITTED TO BE INSTALLED IN RESIDENTIAL BUILDINGS CHECK THE INSULATION MANUFACTURERS INFO TO ENSURE THEIR PRODUCT IS SAFE WHEN INSTALLED ALONGSIDE THE PROPOSED DOWNLIGHTS.

ELECTRICAL NOTES

UNIT 1 BEDROOMS VENTILATION

VENTILATION SYSTEM AND AIR CONDITIONIN ACOUSTIC REPORT BY POWELL FENWICK SE NOTES THAT THE COUNCIL HAVE CLARIFIED T OVERALL UNIT MEETS THE AIR CONDITIONING FAN RUNNING IN REVERSE TO BE INSTALL MECHANICAL VENTILATION WHILE WINDOW

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PLACEMENT NOTES

CCC DISTRICT PLAN RULE 6.1.7.2.1 CLAUSE IV. E. STATES THAT IF WINDOWS ARE TO BE CLOSED TO ACHIEVE THE INTERNAL DESIGN SOUND LEVELS, THEN A MECHANICAL VENTILATION SYSTEM AND AIR CONDITIONING UNIT ARE REQUIRED.	SMOKE ALARMS
ACOUSTIC REPORT BY POWELL FENWICK SECTION 5. "ALTERNATIVE VENTILATION" NOTES THAT THE COUNCIL HAVE CLARIFIED THAT A SINGLE HEAT PUMP SERVING THE OVERALL UNIT MEETS THE AIR CONDITIONING REQUIREMENT.	POWERPOINTS
FAN RUNNING IN REVERSE TO BE INSTALLED TO FACH BEDROOM TO PROVIDE	

ED	TO	EACH	BEDROOM	TO	PRO\	/IDE
VS	AR	E CLOS	SED			

LIGHT SWITCHES
нис
ALARM
STAIRS

ALL SMOKE ALARMS ARE TO COMPLY WITH NZBC F7 4th EDITION & COMPLY WITH AT LEAST ONE OF: AS 3766, ISO 12239 OR BS EN 14604 REQUIRED WITHIN 3m OF ALL SLEEPING AREAS, CHANGE IN LEVEL & ENTRY/EXITS AS PER NZS4514 & BRANZ BULLETINS NO'S 252 & 309

TYPICALLY 300mm FROM CORNER & 300mm FROM FFL UNLESS OTHERWISE NOTED POWERPOINTS IN WET AREAS TO BE 1200mm FROM FFL & VERTICALLY FIXED UNLESS

OTHERWISE NOTED POWERPOINTS IN KITCHEN & LAUNDRY TO BE 1000mm FROM FFL POWERPOINT FOR HEATER TO BE LOCATED 300mm BELOW FINISHED CEILING LEVEL

TYPICALLY 150mm FROM CORNER OR DOOR FRAME & 1200mm FROM FFL UNLESS OTHERWISE NOTED

SWITCH 300mm ABOVE FFL

HOUSE TO BE WIRED FOR ALARM WITH KEY PAD @ ENTRANCE & GARAGE

ENSURE A TWO-WAY SWITCH IS INSTALLED AT TOP & BOTTOM OF STAIRS

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IP DESIGN







1:100



TRUSS ROOF PERIMETER

RAFTER ROOF

140x45mm TIMBER STUDS @ 600mm CRS, DWANGS @ 800mm CRS 10mm GIB LINING, R3.2 BATT INSULATION

90x45mm TIMBER STUDS @ 600mm CRS, DWANGS @ 800mm CRS 10mm GIB LININGS BOTH SIDES, R2.6 BATT INSULATION

140x45mm TIMBER STUDS @ 600mm CRS, DWANGS @ 800mm CRS 10mm GIB LININGS BOTH SIDES, R3.2 BATT INSULATION

CONSTRUCTION R VALUE: R2.96

CONSTRUCTION R VALUE: R2.18

CONSTRUCTION R VALUE: R2.82

90mm INTERNAL WALL

140mm INTERNAL WALL

CONSTRUCTION R VALUES HERMPAC HORIZONTAL RUSTICATED WEATHERBOARDS ON 20mm CAVITY 90mm CEDAR

DRAWING : H1 PLAN : FF

H1 COMPLIANCE NOTES

H1 REPORT

GARAGE

INSTALLATION

JUNIN CEDAR		90x45mm TIMBER STUDS @ 600mm CRS, DWANGS @ 800mm CRS 10mm GIB LINING, R2.6 BATT INSULATION CONSTRUCTION R VALUE: R2.26	
140mm CEDAR	:	HERMPAC HORIZONTAL RUSTICATED WEATHERBOARDS ON 20mm CAVITY 140x45mm TIMBER STUDS @ 600mm CRS, DWANGS @ 800mm CRS	

CONSTRUCTION R VALUE: R2.89

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ER WITH 30mm AIR GAP	
DWANGS @ 800mm CRS EACH SIDE	
NSULATION	

LONGRUN COLORSTEEL T-RIB ROOFING ON SELF SUPPORTING UNDERLAY 90x45mm TRUSSES @ 900mm CRS 13mm GIB CEILING LININGS, R4.0 BATT INSULATION (195mm DEPTH)

CONSTRUCTION R VALUE: R3.65

CONSTRUCTION R VALUE: R4.48

LONGRUN COLORSTEEL T-RIB ROOFING ON SELF SUPPORTING UNDERLAY 140x45mm RAFTERS @ 900mm CRS 13mm GIB CEILING LINING, R5.0 PIR INSULATION (100mm DEPTH)

CANTILEVERED MIDFLOOR

COVERED MIDFLOOR

INT DOOR TO GARAGE

FOUNDATION

POWDERCOATED ALUMINIUM THERMTEK DOOR (EPS FOAM CORE) CONSTRUCTION R VALUE: R0.56 MDF POLYCORE DOOR (EPS FOAM CORE) CONSTRUCTION R VALUE: R1.07 ENGINEERED WAFFLE FOUNDATION CONSTRUCTION R VALUE: R0.94 240x90mm hyJOISTS @ 400mm CRS, R2.6 INSULATION,13mm GIB CEILING LINING TO UNDERSIDE CONSTRUCTION R VALUE: R3.08 240x90mm hyJOISTS @ 400mm CRS, R2.6 INSULATION,4.5mm SOFFIT LINING TO UNDERSIDE CONSTRUCTION R VALUE: R3.08

ADDRESS:	
LOT: 3 DP: 4719 134 WESTMINSTER ST ALBANS, CHRIST	ST CHURCH
STAGE: WORKING DRAWINGS	VERSION: 2.3C
DATE:	SCALE:
A2.06	1.100 @ A2
H1 PLANS	
*	
KEY	SYMBOL
CEDAR 90mm INSULATED EXTERNAL	
CEDAR 140mm	
ESPAN 90mm	
ROCKCOTE 90mm	
ROCKCOTE 140mm	
INTERNAL 90mm	
INTERNAL 140mm	
NON-INSULATED	
INTERTENANCY	
TRUSS ROOF	
TRUSS ROOF	
PERIMETER AREA	
AREA ENGINEERED SI AB	
AREA	
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PRIOR TO COMMENCEME SCALE OFF DRAWINGS. ALL DRAWINGS TO BE PRI	NT OF ANY WORK. DO NOT NTED IN COLOUR.
ALL DIVININGO TO DETTI	









BUILDING ENVELO	PE RISK MATRI	IX	BUILDING ENVELOPE RISK MATRIX		BUILDING ENVELOPE RISK MATRIX		BUILDING ENVELOPE RISK MATRIX		BUILDING ENVELOPE RISK MATRIX					
NORTH EAST E	ELEVATION		NORTH WEST E	ELEVATION		HIDDEN NORTH WE	EST ELEVATION		SOUTH EAST E	LEVATION		SOUTH WEST	ELEVATION	
Risk Factor	Risk Severity	Risk Score	Risk Factor	Risk Severity Ris	sk Score	Risk Factor	Risk Severity R	isk Score	Risk Factor	Risk Severity	Risk Score	Risk Factor	Risk Severity Ri	isk Score
Wind zone (per NZS 3604)	High risk	1	Wind zone (per NZS 3604)	High risk	1	Wind zone (per NZS 3604)	High risk	1	Wind zone (per NZS 3604)	High risk	1	Wind zone (per NZS 3604)	High risk	1
Number of storeys	High risk	2	Number of storeys	High risk	2	Number of storeys	High risk	2	Number of storeys	High risk	2	Number of storeys	High risk	2
Roof/wall intersection design	Very high risk	5	Roof/wall intersection design	Very high risk	5	Roof/wall intersection design	Very high risk	5	Roof/wall intersection design	Low risk	0	Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5	Eaves width	Very high risk	5	Eaves width	Very high risk	5	Eaves width	Very high risk	5	Eaves width	Very high risk	5
Envelope complexity	High risk	3	Envelope complexity	High risk	3	Envelope complexity	Medium risk	1	Envelope complexity	Low risk	0	Envelope complexity	High risk	3
Deck design	Low risk	0	Deck design	Low risk	0	Deck design	Low risk	0	Deck design	Low risk	0	Deck design	Low risk	0
Total Risk Score:		16	Total Risk Score:		16	Total Risk Score:		14	Total Risk Score:		8	Total Risk Score:		12

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VIP DESIGN



DRAWING : SECTION A



FOUNDATION	:	ENGINEERED WAFFLE FOUNDATION, ALL FOUNDATION FOOTING SIZES, REINFORCING & BACKFILL WILL BE AS PER THE STRUCTURAL ENGINEERS DESIGN	LININGS	:
WALL STRUCTURE (EXT)	:	90x45mm TIMBER STUDS @ 600mm CRS, DWANGS @ 800mm CRS FOR ROCKCOTE INTEGRA 50mm AcC PANEL ON 20mm CAVITY, METALCRAFT ESPAN 340 VERTICAL COLORSTEEL ON 20mm CAVITY, & HERMPAC CP835 (140mm, 111mm COVER, 4mm NEG DETAIL) HORIZONTAL RUSTICATED WEATHERBOARDS ON 20mm CAVITY (VERTICAL BATTENS TO UNIT 1)	EXTERNAL JOINERY	:
		140x45mm TIMBER STUDS @ 600mm CRS, DWANGS AS ABOVE	ROOF STRUCTURE	:
WALL STRUCTURE (INT)	:	90x45mm TIMBER STUDS @ 600mm CRS, DWANGS @ 800mm CRS, STUDS @ 400mm CRS & DWANGS @ 600mm CRS FOR TILED SHOWERS & FULLY TILED WALLS.	ROOF CLADDING	
WALL CLADDING	:	ROCKCOTE INTEGRA 50mm AAC PANEL ON 20mm CAVITY METALCRAFT ESPAN 340 VERTICAL COLORSTEEL ON 20mm CAVITY HERMPAC CP835 (140mm, 111mm COVER, 4mm NEG DETAIL) HORIZONTAL RUSTICATED WEATHERBOARDS ON 20mm CAVITY (VERTICAL BATTENS TO UNIT 1)	SOFFIT	:

REFER TO H1 PLAN	
3mm PLASTERBOARD TO CEILINGS ON 310 RONDO BATTENS @ 600mm CRS 308 BATTENS ON CLIPS AT FRR CEILINGS) 10mm PLASTERBOARD TO WALLS, WET AREA PLASTERBOARD TO WET AREAS. 3UBSTITUTE 10mm GIB WALL LINING WITH 13mm FOR ACOUSTIC PERFORMANCE TO VARDROBE WALLS OF UNIT 1 BEDROOM 3. REFER TO FIRE & ACOUSTIC PLAN FOR 40RE INFORMATION.	
REFER TO JOINERY SCHEDULE	
PREFABRICATED NAIL PLATE TRUSSES, & RAFTERS IRUSSED ROOF BRACING BY TRUSS DESIGNER 10x45mm H1.2 PURLINS @ 600mm CRS TOP & BOTTOM, @ 900mm CRS MAX TO BODY	
).40mm BMT COLORSTEEL LONGRUN COLORSTEEL T-RIB ROOFING ON SELF SUPPORTING UNDERLAY, FIX TO PURLINS IN ACCORDANCE WITH ROOFING MANUFACTURERS LOAD SPAN FIXING TABLE.	

SELECTED 4.5mm SOFFIT LINING WITH PROPRIETARY JOINTERS, PAINT FINISH

3.0°
nm 1 TO GF 3° ROOFS, 210mm TO FF
nm nm TO GF OVERHANG AREAS
RS TO UNIT 4 STAIRCASE & BED



SELECTED H1 COMPLIANT INSULATION.

SEAL PIPE PENETRATION WITH FLEXIBLE

FLASHING TAPE ALL AROUND PENETRATION POINT. FLASHING TAPE TO EXTEND ONTO

REFER TO H1 PLAN FOR MORE INFO.

BUILDING WRAP 100mm AROUND THE

CIRCUMFERENCE OF PENETRATION AND 25mm ONTO PIPE.

PIPE SUPPORTED IN WALL VIA BLOCKING

SELECTED PLASTER BOARD LINING. FOR

ENGINEERS BRACING PLAN

CUT TO SUIT PENETRATION.

SPECIFIC LINING REQUIRMENTS REFER TO

SELECTED BUILDING WRAP INSTALLED TO

MANUFACTURERS SPECIFICATIONS AND

ROCKCOTE : PIPE PENETRATION

SELECTED H1 COMPLIANT INSULATION.

WITH PIPE FALLING AT 5° MIN TO EXTERNAL





FALL TO EXTERNAL









SPECIFICATIONS.

CAREFULLY TO SUIT PENETRATION AND SEAL WITH FLEXIBLE SEALANT ON PEF BACKING ROD AROUND CIRCUMFERENCE

CONCRETE PANELS ON 20mm CAVITY INSTALLED TO MANUFACTURERS

SELECTED EXTERNAL MESH PLASTER

SYSTEM AND PAINT SYSTEM TO MANUFACTURERS SPECIFICATIONS

CUT AERATED CONCRETE PANEL

40x20mm VERTICAL POLYSTYRENE CAVITY BATTENS FIXED @ STUD CRS AS PER MANUFACTURERS SPECIFICATIONS

SELECTED INSULATION.

50mm THICK FIBRE REINFORCED AERATED CONCRETE PANELS ON 20mm CAVITY, INSTALLED TO MANUFACTURERS SPECIFICATIONS.

40x20mm VERTICAL POLYSTYRENE CAVITY BATTENS FIXED @ STUD CRS ACCORDING WITH MANUFACTURERS SPECIFICATIONS.

SELECTED BUILDING WRAP TO ALL EXTERNAL FRAMING INSTALLED TO MANUFACTURERS SPECIFCATION

ADDITIONAL DYNA FLASH OR SIMILAR BACK FLASHING FOR ADDED PROTECTION. H1.2 TREATED, SG8 FRAMING IN

ACCORDANCE WITH NZS:3604. REFER TO FRAMING PLAN FOR ADDITIONAL SPECIFICATIONS.

DPC CORNER REINFORCEMENT OVER BUILDING WRAP.

SELECTED PLASTER BOARD LINING. FOR SPECIFIC LINING REQUIRMENTS REFER TO ENGINEERS BRACING PLAN.

ROCKCOTE : JOINERY JUNCTION

5, <u>10</u> TO SUIT CLADDING CLADDING.









SILL FLASHING TAPE TURNED UP 100mm @ TRIMMING STUD & TURN OUT 50mm TO EXTERNAL FACE IN ACCORDANCE WITH E2/AS1 OR MANUFACTURERS SPECIFICATIONS CONTINUOUS BEAD OF SEALANT OVER PEF BACKING ROD TO CREATE AIR SEAL. - SELECTED H3.1. PRE-PRIMED REVEAL. H1.2 TREATED, SG8 FRAMING IN ACCORDANCE WITH NZS:3604, REFER TO FRAMING PLAN FOR ADDITIONAL SPECIFICATIONS. SELECTED PLASTER BOARD LINING. FOR - SPECIFIC LINING REQUIRMENTS REFER TO ENGINEERS BRACING PLAN. SELECTED H1 COMPLIANT INSULATION.

SELECTED BUILDING WRAP TO ALL EXTERNAL FRAMING INSTALLED TO MANUFACTURERS SPECIFCATIONS

REFER TO H1 PLAN FOR MORE INFO.

SELECTED EXTERNAL MESH PLASTER - SYSTEM AND PAINT SYSTEM TO MANUFACTURERS SPECIFICATIONS 5mm BEAD OF SEALANT BEFORE PLASTERING

CONTINUOUS BEAD OF SEALANT OVER PEF BACKING ROD TO CREATE AIR SEAL.

SELECTED EXTERNAL MESH PLASTER - SYSTEM AND PAINT SYSTEM TO MANUFACTURERS SPECIFICATIONS 5mm BEAD OF SEALANT BEFORE PLASTERING. SELECTED POWDER-COATED, THERMALLY BROKEN, ALUMINIUM JOINERY WITH LOW E GLASS AND ARGON GAS INFILL. ALL GLAZING TO COMPLY WITH NZS 4223. JAMB FLASHING, INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. FLASHING TAPE INSTALLED TO CORNERS OF HEAD & CONTINUOUSLY ALONG SILL AS PER MANUFACTURERS SPECIFICATIONS

SELECTED PROPRIETARY PLASTER SYSTEM CONTINUOUS BEAD OF SEALANT OVER PEF BACKING ROD TO CREATE AIR SEAL OUTLINE OF SILL FLASHING TAPE BELOW.

SELECTED H3.1, PRE-PRIMED REVEAL. SELECTED EXTERNAL MESH PLASTER SYSTEM AND PAINT SYSTEM TO MANUFACTURERS SPECIFICATIONS. SELECTED PROPRIETARY PLASTER SYSTEM JAMB FLASHING, INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. 5mm BEAD OF SEALANT BEFORE SELECTED POWDER-COATED THERMALLY

ROKEN, ALUMINIUM JOINERY WITH LOW E GLASS AND ARGON GAS INFILL. ALL GLAZING TO COMPLY WITH NZS 4223. - OUTLINE OF SILL FLASHING TAPE BELOW. FLASHING TAPE INSTALLED TO CORNERS - OF HEAD & CONTINUOUSLY ALONG SILL AS PER MANUFACTURERS SPECIFICATIONS. SELECTED H3.1, PRE-PRIMED REVEAL







50mm THICK FIBRE REINFORCED AERATED CONCRETE PANELS ON 20mm CAVITY, INSTALLED TO MANUFACTURERS SPECIFICATIONS

STACKER DOOR JAMBS.

SPECIFICATIONS.

BATTENS FIXED @ STUD CRS ACCORDING WITH MANUFACTURERS SPECIFICATIONS

40x20mm VERTICAL POLYSTYRENE CAVITY

ROCKCOTE : WINDOW JAMB

SELECTED PLASTER BOARD LINING. FOR SPECIFIC LINING REQUIRMENTS REFER TO ENGINEERS BRACING PLAN.

SPECIFICATIONS. SELECTED INSULATION

H1.2 TREATED, SG8 FRAMING IN ACCORDANCE WITH NZS:3604. REFER TO FRAMING PLAN FOR ADDITIONAL

SELECTED BUILDING WRAP TO ALL EXTERNAL FRAMING INSTALLED TO MANUFACTURERS SPECIFCATIONS

CONCRETE PANELS ON 20mm CAVITY. INSTALLED TO MANUFACTURERS SPECIFICATIONS.

50mm THICK FIBRE REINFORCED AERATED

40x20mm VERTICAL POLYSTYRENE CAVITY BATTENS FIXED @ STUD CRS ACCORDING WITH MANUFACTURERS SPECIFICATIONS.

ROCKCOTE : WINDOW SILL

WITH MANUFACTURERS SPECIFICATIONS.

40x20mm VERTICAL POLYSTYRENE CAVITY BATTENS FIXED @ STUD CRS ACCORDING

50mm THICK FIBRE REINFORCED AERATED CONCRETE PANELS ON 20mm CAVITY. INSTALLED TO MANUFACTURERS SPECIFICATIONS.

MANUFACTURERS SPECIFICATIONS.

SILL FLASHING, INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. SELECTED EXTERNAL MESH PLASTER SYSTEM AND PAINT SYSTEM TO

PLASTERING SELECTED PROPRIETARY PLASTER SYSTEM

5mm BEAD OF SEALANT BEFORE

GLAZING TO COMPLY WITH NZS 4223. WANZ SUPPORT BAR SCREW FIXED BACK TO TIMBER FRAMING IN ACCORDANCE WITH E2/AS1 & WGANZ REQUIRMENTS.

ROCKCOTE : WINDOW HEAD SELECTED POWDER-COATED, THERMALLY BROKEN, ALUMINIUM JOINERY WITH LOW E GLASS AND ARGON GAS INFILL. ALL

40x20mm VERTICAL POLYSTYRENE CAVITY BATTENS FIXED @ STUD CRS ACCORDING WITH MANUFACTURERS SPECIFICATIONS. 3M ALL WEATHER FLASHING TAPE 8067 TO BE INSTALLED AGAINST JAMB TO FORM STOP END SELECTED PROPRIETARY PLASTER SYSTEM DRIP EDGE AND HEAD FLASHING, INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. LINE OF ROCKCOTE JAMB BEYOND.

SELECTED POWDER-COATED, THERMALLY

BROKEN, ALUMINIUM JOINERY WITH LOW E GLASS AND ARGON GAS INFILL. ALL GLAZING TO COMPLY WITH NZS 4223.

SPECIFICATIONS.

SELECTED EXTERNAL MESH PLASTER

SYSTEM AND PAINT SYSTEM TO MANUFACTURERS SPECIFICATIONS.

50mm THICK FIBRE REINFORCED AERATED CONCRETE PANELS ON 20mm CAVITY, INSTALLED TO MANUFACTURERS



H1.2 TREATED, SG8 FRAMING IN ACCORDANCE WITH NZS:3604. REFER TO FRAMING PLAN FOR ADDITIONAL

SELECTED BUILDING WRAP TO ALL EXTERNAL FRAMING, INSTALLED TO MANUFACTURERS SPECIFICATIONS 3M ALL WEATHER FLASHING TAPE 8067

SPECIFICATIONS.

FLASHING

FROM BUILDING UNDERLAY TO HEAD LINTEL AS PER TRUSS DESIGN. SELECTED PLASTER BOARD LINING, FOR

- SPECIFIC LINING REQUIRMENTS REFER TO ENGINEERS BRACING PLAN. SELECTED H3.1, PRE-PRIMED REVEAL.

CONTINUOUS AIR SEAL OVER PEF ROD

LINE OF FLASHING TAPE EXTENDING DOWN FRMMING STUDS.

200mm MALTHOID DPC FLASHING TO WINDOW JAMBS WITH MIDFLOOR FLASHING. (U1W02, U1W03, U1W05, U1W06) SELECTED POWDER-COATED, THERMALLY BROKEN, ALUMINIUM JOINERY WITH LOW E GLASS AND ARGON GAS INFILL. ALL GLAZING TO COMPLY WITH NZS 4223. FLASHING TAPE INSTALLED TO CORNERS OF HEAD & CONTINUOUSLY ALONG SILL AS PER MANUFACTURERS SPECIFICATIONS. SELECTED PROPRIETARY PLASTER SYSTEM - JAMB FLASHING, INSTALLED AS PER MANUFACTURERS SPECIFICATIONS SELECTED H3.1, PRE-PRIMED REVEAL. OUTLINE OF SILL FLASHING TAPE BELOW.

- CONTINUOUS AIR SEAL OVER PEF ROD

JAMB JUNCTION FRAMED TO SUIT

BARGE FLASHING TO EXTEND OVER **ROOFING PROFILE TWO FULL CRESTS &** DOWN FACE OF METAL BARGE 50mm (REFER TO E2 TABLE 7)

2 CRESTS

COLORSTEEL LONGRUN T-RIB ROOFING OVER SELF-SUPPORTING ROOF UNDERLAY H1.2 70x45mm PURLINS @ 900 CRS, FIXED TO TRUSS AS PER FIXING SCHEDULE ON ROOF PLAN.

GE1 GABLE END TRUSSES TO U/S PURLIN BY TRUSS DESIGNER. 40x20mm VERTICAL POLYSTYRENE CAVITY BATTENS FIXED @ STUD CRS ACCORDING WITH MANUFACTURERS SPECIFICATIONS.

SELECTED BUILDING WRAP TO ALL EXTERNAL FRAMING & END TRUSSES.

ROCKCOTE : BARGE (NO OVERHANG - GE1)

ROOF UNDERLAY CONTINUED OVER TOP OF - CLADDING AND RETURNED DOWN FACE OF CLADDING BEHIND BARGE FLASHING

CONTINUOUS PAINTABLE SEALANT OVER - PEF BACKING ROD AT CLADDING TO FLASHING JUNCTION.

CONTINUOUS HORIZONTAL 40x20mm VERTICAL POLYSTYRENE CAVITY BATTENS FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

NSTALLED TO MANUFACTURERS SPECIFICATIONS. SFI ECTED EXTERNAL MESH PLASTER

SYSTEM AND PAINT SYSTEM TO MANUFACTURERS SPECIFICATIONS.

50mm THICK FIBRE REINFORCED AERATED CONCRETE PANELS ON 20mm CAVITY,









MIDFLOOR MEMBERS BY OTHERS. REFER TO FUTUREBUILD LAYOUTS AND MIDFLOOR PLAN FOR MORE INFORMATION.	+2,455 TO US MIDFLOOR	SELECTED BUILDING WRAP TO ALL — EXTERNAL FRAMING INSTALLED TO MANUFACTURERS SPECIFCATIONS.
SELECTED PLASTERBOARD LINING (STOPPED TO LEVEL 4 FINISH & PAINTED) FIXED TO CEILING BATTENS.		SELECTED H1 COMPLIANT INSULATION. REFER TO H1 PLAN FOR MORE INFO.
H1.2 TREATED, SG8 FRAMING IN ACCORDANCE WITH NZS:3604. REFER TO FRAMING PLAN FOR ADDITIONAL		APPLY BEAD OF MS SEALANT AT JUNCTION OF SOFFIT TO MESH PLASTER
SPECIFICATIONS. MIDFLOOR FRAMED DOWN TO FORM SOFFIT		SELECTED 4.5mm SOFFIT LINING, FIXED TO — EAVE FRAMING AS PER MANUFACTURES SPECIFICATIONS. PAINT FINISH.
CONTINUOUS HORIZONTAL 40x20mm VERTICAL POLYSTYRENE CAVITY BATTENS FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.		50mm THICK FIBRE REINFORCED AERATED CONCRETE PANELS ON 20mm CAVITY, INSTALLED TO MANUFACTURERS SPECIFICATIONS.
SELECTED PLASTER BOARD LINING. FOR SPECIFIC LINING REQUIRMENTS REFER TO ENGINEERS BRACING PLAN.		SELECTED EXTERNAL MESH PLASTER — SYSTEM AND PAINT SYSTEM TO MANUFACTURERS SPECIFICATIONS.
SELECTED H1 COMPLIANT INSULATION. REFER TO H1 PLAN FOR MORE INFO.		40x20mm VERTICAL POLYSTYRENE CAVITY — BATTENS FIXED @ STUD CRS ACCORDING WITH MANUFACTURERS SPECIFICATIONS.



ROCKCOTE : TYPICAL SOFFIT (TO MIDFLOOR)

140x45 SG8 RAFTERS @ 900 CRS. FIXED AS PER FIXING SCHEDULE ON ROOF PLAN. SELECTED TRAPEZOIDAL COLORSTEEL ROOFING OVER SELF-SUPPORTING ROOF UNDERLAY.

ROOFING PROFILE TWO FULL CRESTS & DOWN FACE OF METAL BARGE 50mm(REFER TO E2 TABLE 7)

HEIGHT WALL 2x RAFTERS) FIXED TO TRUSS AS PER FIXING SCHEDULE ON ROOF

APPLY BEAD OF MS SEALANT OVER PEF ROD AT JUNCTION OF MESH PLASTER AND FASCIA. OVERHANG CLADDING 50m

VERTICAL POLYSTYRENE CAVITY BATTENS FIXED IN ACCORDANCE WITH

SYSTEM AND PAINT SYSTEM TO MANUFACTURERS SPECIFICATIONS.

EXTERNAL FRAMING & END TRUSSES

REFER TO ROOF PLAN BARGE FLASHING TO EXTEND OVER

H1.2 70x45mm PURLINS TO BACK SPAN OVER THREE SUPPORTS MIN (1x FULL

CONTINUOUS HORIZONTAL 40x20mm

SELECTED BUILDING WRAP TO ALL

MANUFACTURERS SPECIFICATIONS. 50mm THICK FIBRE REINFORCED AERATED CONCRETE PANELS ON 20mm CAVITY INSTALLED TO MANUFACTURERS SPECIFICATIONS. SELECTED EXTERNAL MESH PLASTER





1.10

ROCKCOTE : TYPICAL SOFFIT (35° PITCH)



B1/VM1 COMPLIANT, PREFABRICATED ROOF TRUSSES FIXED @ 900mm CRS TO MANUFACTURERS AS BUILTS. REFER TO FRAME & TRUSS AS BUILT FOR FIXINGS. THERMAL ENVELOPE ENDS AT INSIDE OF OF WALL / CEILING JUNCTION OF HABITABLE SPACES INSULATION PAST THAT PONT TO E TRIMMED TO SUIT SPACE. ENSURE 25mm MIN CLEAR TO U/S OF UNDERLAY. NO PURLINS TO BE LOCATED WITHIN 25mm OF EXTERNAL FACE OF WALL FRAME. SELECTED LONGRUN ROOFING. ON SELF SUPPORTING, BREATHABLE ROOF UNDERLAY ON 70x45mm PURLINS @ 600mn CRS TOP & BOTTOM, 900mm CRS MAX TO BODY, FIXED TO TRUSSES IN ACORDANCE WITH FIXING SCHEDULE ON ROOF PLAN REFER TO ROOF PLAN

SELECTED COLORSTEEL FASCIA & SPOUTING SYSTEMS CONTINUOUS PAINTABLE SEALANT OVER

PEF BACKING ROD AT CLADDING TO FASCIA JUNCTION. CONTINUOUS HORIZONTAL 40x20mm

/ERTICAL POLYSTYRENE CAVITY BATTENS FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS

ADDITIONAL BLOCKING BETWEEN TRUSSES AS REQUIRED FOR CAVITY BATTEN FIXING

50mm THICK FIBRE REINFORCED AERATED CONCRETE PANELS ON 20mm CAVITY INSTALLED TO MANUFACTURERS SPECIFICATIONS.

SELECTED EXTERNAL MESH PLASTER SYSTEM AND PAINT SYSTEM TO MANUFACTURERS SPECIFICATIONS

10x20mm VERTICAL POLYSTYRENE CAVITY BATTENS FIXED @ STUD CRS ACCORDING WITH MANUFACTURERS SPECIFICATIONS.

B1/VM1 COMPLIANT, PREFABRICATED ROOF TRUSSES FIXED @ 900mm CRS TO MANUFACTURERS AS BUILTS. REFER TO FRAME & TRUSS AS BUILT FOR FIXING

THERMAL ENVELOPE ENDS AT INSIDE OF OF WALL / CEILING JUNCTION OF HABITABLE SPACES. ENSURE 25mm MIN CLEAR TO U/S OF UNDERLAY. NO PURLINS TO BE LOCATED WITHIN 25mm OF EXTERNAL FACE OF WALL FRAME.

SELECTED LONGRUN ROOFING. ON SELF SUPPORTING, BREATHABLE ROOF UNDERLAY ON 70x45mm PURLINS @ 600mm CRS TOP & BOTTOM, 900mm CRS MAX TO BODY, FIXED TO TRUSSES IN ACORDANCE WITH FIXING SCHEDULE ON ROOF PLAN.

REFER TO ROOF PLAN CONTINUOUS PAINTABLE SEALANT OVER PEF BACKING ROD AT CLADDING TO FASCIA JUNCTION.

SELECTED COLORSTEEL FASCIA & SPOUTING SYSTEMS. FASCIA GRILLE FOR EXTRACTOR FANS INSTALLED BETWEEN GUTTER BRACKETS AS REQUIRED. REFER TO ELECTRICAL PLAN FOR LOCATIONS.

CONTINUOUS HORIZONTAL 40x20mm VERTICAL POLYSTYRENE CAVITY BATTENS FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS

50mm THICK FIBRE REINFORCED AERATED CONCRETE PANELS ON 20mm CAVITY, INSTALLED TO MANUFACTURERS SPECIFICATIONS.

SELECTED EXTERNAL MESH PLASTER - SYSTEM AND PAINT SYSTEM TO MANUFACTURERS SPECIFICATIONS

40x20mm VERTICAL POLYSTYRENE CAVITY BATTENS FIXED @ STUD CRS ACCORDING WITH MANUFACTURERS SPECIFICATIONS.

SELECTED BUILDING WRAP TO AL EXTERNAL FRAMING INSTALLED TO MANUFACTURERS SPECIFCATIONS.

140x45 SG8 RAFTERS @ 900 CRS. FIXED AS PER FIXING SCHEDULE ON ROOF PLAN. THERMAL ENVELOPE ENDS AT INSIDE OF OF WALL / CEILING JUNCTION OF HABITABLE SPACES. ENSURE 25mm MIN CLEAR TO U/S

OF UNDERLAY. SELECTED LONGRUN ROOFING, ON SELF SUPPORTING, BREATHABLE ROOF UNDERLAY ON 70x45mm PURLINS @ 600mm CRS TOP & BOTTOM, 900mm CRS MAX TO

BODY, FIXED TO TRUSSES IN ACORDANCE WITH FIXING SCHEDULE ON ROOF PLAN. 70x45 PURLINS CANTILEVERED WHERE REQUIRED TO FORM BARGE END. REFER TO ROOF FRAMING PLAN AND "ROCKCOTE

BARGE (CANTILEVERED PURLINS)" DETAIL FOR MORE INFO. ALLOW FOR 90x45 SG8 OUTRIGGERS TO BE FIXED BACK INTO TRUSS TOP CHORD TO FORM SOFFIT. TO BE FIXED IN

- ACCORDANCE WITH BRANZ BUILD 136. 90mm NAILS @ 100mm CRS MAXIMUM. NAILS TO BE DRIVEN FROM ALTERNATING FACES OF MEMBERS SELECTED COLORSTEEL FASCIA &

SPOUTING SYSTEMS. CONTINUOUS PAINTABLE SEALANT OVER PEF BACKING ROD AT CLADDING TO FASCIA

JUNCTION. REFER TO ROOF PLAN CONTINUOUS HORIZONTAL 40x20mm VERTICAL POLYSTYRENE CAVITY BATTENS FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. 50mm THICK FIBRE REINFORCED AERATED CONCRETE PANELS ON 20mm CAVITY, NSTALLED TO MANUFACTURERS

SPECIFICATIONS. SELECTED EXTERNAL MESH PLASTER SYSTEM AND PAINT SYSTEM TO MANUFACTURERS SPECIFICATIONS. 40x20mm VERTICAL POLYSTYRENE CAVITY

BATTENS FIXED @ STUD CRS ACCORDING WITH MANUFACTURERS SPECIFICATIONS.



MANUFACTURERS SPECIFCATIONS

SELECTED EXTERNAL MESH PLASTER SYSTEM AND PAINT SYSTEM TO

IANUFACTURERS SPECIFICATIONS.



40x20mm VERTICAL POLYSTYRENE CAVITY BATTENS FIXED @ STUD CRS ACCORDING WITH MANUFACTURERS SPECIFICATIONS. ADDITIONAL BATTENS MAY BE REQUIRED @ CORNERS & AROUND OPENINGS. HORIZONTAL BATTENS TO BE NO LONGER THAN 100mm

FRAMING PLAN FOR ADDITIONAL SPECIFICATIONS.

ROCKCOTE : INTERNAL CORNER

SELECTED BUILDING WRAP TO ALL EXTERNAL FRAMING INSTALLED TO MANUFACTURERS SPECIFCATIONS. SELECTED EXTERNAL MESH PLASTER SYSTEM AND PAINT SYSTEM TO MANUFACTURERS SPECIFICATIONS. 50mm THICK FIBRE REINFORCED AERATED

CONCRETE PANELS ON 20mm CAVITY, INSTALLED TO MANUFACTURERS SPECIFICATIONS.

40x20mm VERTICAL POLYSTYRENE CAVITY BATTENS FIXED @ STUD CRS ACCORDING WITH MANUFACTURERS SPECIFICATIONS.

ADDITIONAL BATTENS MAY BE REQUIRED @ CORNERS & AROUND OPENINGS HORIZONTAL BATTENS TO BE NO LONGER ROCKCOTE : EXTERNAL CORNER





H1.2 TREATED. SG8 FRAMING IN ACCORDANCE WITH NZS:3604. REFER TO FRAMING PLAN FOR ADDITIONAL SPECIFICATIONS. 40x20mm VERTICAL POLYSTYRENE CAVITY BATTENS FIXED @ STUD CRS ACCORDING WITH MANUFACTURERS SPECIFICATIONS ADDITIONAL BATTENS MAY BE REQUIRED @

SELECTED EXTERNAL MESH PLASTER

SYSTEM AND PAINT SYSTEM TO MANUFACTURERS SPECIFICATIONS

50mm THICK FIBRE REINFORCED AFRATED CONCRETE PANELS ON 20mm CAVITY, INSTALLED TO MANUFACTURERS SPECIFICATIONS.

40x20mm VERTICAL POLYSTYRENE CAVITY BATTENS FIXED @ STUD CRS ACCORDING WITH MANUFACTURERS SPECIFICATIONS.

SELECTED PLASTER BOARD LINING, FOR SPECIFIC LINING REQUIRMENTS REFER TO ENGINEERS BRACING PLAN. ROCKCOTE : CONTROL JOINT



CORNERS & AROUND OPENINGS. HORIZONTAL BATTENS TO BE NO LONGER THAN 100mm

NOTES:

SELECTED H1 COMPLIANT INSULATION REFER TO H1 PLAN FOR MORE INFO

H1.2 TREATED, SG8 FRAMING IN ACCORDANCE WITH NZS:3604. REFER TO

SELECTED PLASTER BOARD LINING, FOR

SPECIFIC LINING REQUIRMENTS REFER TO ENGINEERS BRACING PLAN.

NO INSULATION TO EXTERNAL WING WALLS



FLEXIBLE SEALANT ON PEF BACKING ROD

ADDITIONAL STUDS REQUIRED AT CONTROL

H1.2 TREATED, SG8 FRAMING IN ACCORDANCE WITH NZS:3604. REFER TO FRAMING PLAN FOR ADDITIONAL SPECIFICATIONS.		
SELECTED H1 COMPLIANT INSULATION. REFER TO H1 PLAN FOR MORE INFO.		\backslash
SELECTED BUILDING WRAP TO ALL EXTERNAL FRAMING INSTALLED TO MANUFACTURERS SPECIFCATIONS.		
SELECTED PLASTER BOARD LINING. FOR SPECIFIC LINING REQUIRMENTS REFER TO ENGINEERS BRACING PLAN.		
ESPAN : TYPICAL SOFFIT (3° PITCH	Η)	

SELECTED PLASTERBOARD LINING

FIXED TO CEILING BATTENS.

EXTERNAL FACE OF WALL FRAME. 600 - FIRST PURLIN 900 - BODY PURLINS SELECTED LONGRUN ROOFING, ON SELF <u>∤ 50</u> ∤ SUPPORTING, BREATHABLE ROOF UNDERLAY ON 70x45mm PURLINS @ 600m CRS TOP & BOTTOM, 900mm CRS MAX TO BODY, FIXED TO TRUSSES IN ACORDANCE WITH FIXING SCHEDULE ON ROOF PLAN. REFER TO ROOF PLAN SELECTED COLORSTEEL FASCIA & SPOUTING SYSTEMS CONTINUOUS PAINTABLE SEALANT OVER PEF BACKING ROD AT CLADDING TO FASCIA JUNCTION. PRE-FINISHED SOFFIT J MOULD FLASHING 100mm COVER OVER CLADDING & 50mm COVER BEHIND FASCIA. FIXED TO CLADDING (STOPPED TO LEVEL 4 FINISH & PAINTED) WITH POP RIVET BEDDED IN SILICONE. - STOPENDS TO WALL CLADDING.

20mm CAVIBAT CAVITY BATTENS FIXED TO TIMBER FRAMING, @ DWANG CRS. FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. ADDITIONAL BLOCKING BETWEEN TRUSSES

B1/VM1 COMPLIANT, PREFABRICATED ROOF

RUSSES FIXED @ 900mm CRS TO

FRAME & TRUSS AS BUILT FOR FIXINGS THERMAL ENVELOPE ENDS AT INSIDE OF OF

MANUFACTURERS AS BUILTS. REFER TO

WALL / CEILING JUNCTION OF HABITABLE SPACES. INSULATION PAST THAT PONT TO

BE TRIMMED TO SUIT SPACE. ENSURE 25mm

MIN CLEAR TO U/S OF UNDERLAY. NO PURLINS TO BE LOCATED WITHIN 25mm OF

AS REQUIRED FOR CAVITY BATTEN FIXING. SELECTED VERTICAL ESPAN 340

COLORSTEEL CLADDING ON 20mm CAVITY FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

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ESPAN WALL CLADDING ALTERNATIVE SOLUTION: DESIGN & INSTALLATION AS PER THE RELEVANT NZ FIXINGS INTO TIMBER FRAME 10 - 12g LENGTH WITH 35mm EMBEDMENT INTO FIMBER FRAME STRUCTURE & GREATER THAN 6 TIMES THE SCREW THREAD DIA. ENSURE EPDM WASHERS INSTALLED BEHIND ALL

BUILDING CODE CLASUSES, NZS3604:2011, NZMRM CODE OF PRACTICE V24.03 & ALTERNATIVE DETAILS

Christchurch

16/08/2024

City Council 🤜

BCN/2024/4535

Approved Building Consent

Document

JOB D0482

ADDRESS:

STAGE:

DATE:

14.08.2024

A5.02

WORKING DRAWINGS

LOT: 3 DP: 4719

134 WESTMINSTER ST

DETAILS : CLADDING

ST ALBANS, CHRISTCHURCH

VERSION:

SCALE:

1:10, 1:5 @ A2

2.3C

JOYCE BUILT

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McGrath, Tania

COMPLYING WITH THE "4 D'S". EPSAN 340 PROFILE DIMENSIONS ARE OUTSIDE THE

SCOPE OF E2/AS1. METALCRAFT (BPIS) TO BE REFERENCED & USED USED WHEN EVALUATING COMPLANCE WITH NZ BUILDING CODE.

FIXINGS THAT PENETRATE PRE-FINISHED METAL

ALL NOTED DIMENSIONS ARE MINIMUMS, UNLESS OTHERWISE NOTED.

ENSURE ALL CUT EDGES ARE SEALED BEFORE

SUBJECT TO ALL NECESSARY COUNCIL &

REFER TO MANUFACTURER'S SPECIFICATIONS FOR

DETAIL SPECIFIC NOTES:

CLADDING.

FURTHER INFO.



ENGINEERS BRACING PLAN. 20mm CAVIBAT CAVITY BATTENS FIXED TO IMBER FRAMING, @ DWANG CRS. FIXED IN SELECTED PROPRITARY M12 BOLTS & ACCORDANCE WITH MANUFACTURERS WASHER BOTTOM PLATE HOLD DOWNS SPECIFICATIONS. FIXED IN ACCORDANCE WITH MANUFACTURES SPECIFICATIONS @ 900 STAINLESS STEEL FLAT HEAD NAIL FOR CRS MAX IN ACCORDANCE WITH NZS:3604 REFER TO SUPPORTING DOCUMENTS FOR ADDITIONAL BRACING HOLD DOWN METALCRAFT ESPAN CLIP SYSTEM FIXED REQUIREMENTS, 90mm MIN EMBEDMENT WITH 12G SCREWS WITH 35mm EMBEDMENT 55 SELECTED SKIRTING BOARD SELECTED E2/AS1 COMPLIANT CAVITY **DPC BETWEEN FRAMING TIMBER &** CLOSER CONCRETE PRE-FINISHED NON-PERFORATED CLOSURE GF FFL +16,020 FLASHING WITH 10 FALL F.F.L FOUNDATION AND REINFORCING FLOOR LEV AS PER ENGINEERS DESIGN -**REFER TO ENGINEERS** DOCUMENTATION GROUND CLEARANCE IS NECESSARY BETWEEN BOTTOM (PROFILED METAL CLADDING AND LARGE FLAT SURFACES N.G.L CLEARANCE AT GARAGE DOOR SHELTERED AREAS OR CLADDING ABUTTING A DECK 35mm 75mm UNLINED BUILDINGS 100mm LINED BUILDINGS AND DWELLINGS. STONE CHI GROUND SURFACE

20mm CAVIBAT CAVITY BATTENS FIXED TO TIMBER FRAMING, @ DWANG CRS. FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

POP RIVET BEDDED IN SILICONE OR PRE-FINISH 8g WATER-TEK SCREW. SELECTED INSULATION.

PRE-FINISHED FIXING BRACKET WITH PRE-FINISHED POP RIVET BEDDED IN SILICONE CONNECTING FLASHING TO CLADDING

SELECTED BUILDING WRAP TO ALL EXTERNAL FRAMING INSTALLED TO MANUFACTURERS SPECIFCATIONS

SECONDARY JAMB FLASHING TO RUN BEHIND OUTER JAMB FLASHING AND CLADDING

H1.2 TREATED. SG8 FRAMING IN ACCORDANCE WITH NZS:3604. REFER TO FRAMING PLAN FOR ADDITIONAL SPECIFICATIONS.

DPC CORNER REINFORCEMENT OVER BUILDING WRAP.

> SELECTED PLASTER BOARD LINING. FOR SPECIFIC LINING REQUIRMENTS REFER TO ENGINEERS BRACING PLAN. ESPAN : JOINERY JUNCTION



KEPT LAWN GROUND SURFAC

ESPAN : FOUNDATION

TURE GROUND SURFAC



ACCORDANCE WITH NZS:3604. REFER TO FRAMING PLAN FOR ADDITIONAL

FLASHING TAPE TO OVERLAP HEAD FLASHING 50mm IN ACCORDANCE WITH E2

SELECTED BUILDING WRAP TO ALL

SELECTED PLASTER BOARD LINING, FOR

SELECTED H3.1, PRE-PRIMED REVEAL.

LINE OF FLASHING TAPE EXTENDING DOWN

SELECTED BUILDING WRAP TO ALL EXTERNAL FRAMING INSTALLED TO MANUFACTURERS SPECIFCATIONS.

SELECTED VERTICAL ESPAN 340 COLORSTEEL CLADDING ON 20mm CAVITY

MANUFACTURERS SPECIFICATIONS

PRE-FINISHED FIXING BRACKET WITH PRE-FINISHED POP RIVET BEDDED IN SILICONE,

PRE-FINISHED SECONDARY BACK FLASHING INSTALLED TO EXTERNAL CORNERS E2 COMPLIANT PRE-FINISHED FLASHING TO

EXTERNAL CORNER. 50mm MIN CLADDING COVER WITH HEMS EACH END. **ESPAN : EXTERNAL CORNER**



Christchurch Page 18 of 36 City Council BCN/2024/4535 Approved Building Consent Document 16/08/2024 McGrath, Tania



CONTINUOUS BEAD OF SEALANT OVER PEF BACKING ROD TO CREATE AIR SEAL.

SELECTED H3.1, PRE-PRIMED REVEAL H12 TREATED SG8 FRAMING IN

ACCORDANCE WITH NZS:3604. REFER TO FRAMING PLAN FOR ADDITIONAL

- SPECIFIC LINING REQUIRMENTS REFER TO ENGINEERS BRACING PLAN. 20mm CAVIBAT CAVITY BATTENS FIXED TO TIMBER FRAMING, @ DWANG CRS. FIXED IN ACCORDANCE WITH MANUFACTURERS

SELECTED BUILDING WRAP TO ALL - EXTERNAL FRAMING INSTALLED TO MANUFACTURERS SPECIFCATIONS SELECTED H1 COMPLIANT INSULATION. REFER TO H1 PLAN FOR MORE INFO.

PRE-FINISHED JAMB FLASHING WITH 5mm - HEM EDGE LAPPED OVER BRACKET AND

BEHIND OUTER JAMB FLASHING AND

SELECTED POWDER-COATED, THERMALLY BROKEN, ALUMINIUM JOINERY WITH LOW E GLASS AND ARGON GAS INFILL. ALL GLAZING TO COMPLY WITH NZS 4223.

OF HEAD & CONTINUOUSLY ALONG SILL AS PER MANUFACTURERS SPECIFICATIONS

OUTLINE OF SILL FLASHING TAPE BELOW. CONTINUOUS BEAD OF SEALANT OVER PEF

SELECTED VERTICAL ESPAN 340 COLORSTEEL CLADDING ON 20mm CAVITY FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

PRE-FINISHED JAMB FLASHING WITH 5mm - HEM EDGE LAPPED OVER BRACKET AND BEHIND WINDOW FLANGE.

CONTINUOUS BEAD OF SEALANT AT JUNCTION WHERE JOINERY MEETS

SELECTED POWDER-COATED, THERMALLY BROKEN, ALUMINIUM JOINERY WITH LOW E GLASS AND ARGON GAS INFILL. ALL GLAZING TO COMPLY WITH NZS 4223.

OUTLINE OF SILL FLASHING TAPE BELOW. FLASHING TAPE INSTALLED TO CORNERS OF HEAD & CONTINUOUSLY ALONG SILL AS PER MANUFACTURERS SPECIFICATIONS. SELECTED H3.1. PRE-PRIMED REVEAL - CONTINUOUS AIR SEAL OVER PEF ROD. JAMB JUNCTION FRAMED TO SUIT



ESPAN : WING WALL END



SELECTED VERTICAL ESPAN 340 COLORSTEEL CLADDING ON 20mm CAVITY FIXED IN ACCORDANCE WIT MANUFACTURERS SPECIFICATIONS.

SECONDARY DEFENCE FLASHING TO CONTINUE UP PAST AND BEHIND DRIP EDGE FLASHING TO CLOSE OFF ANY WATER INGRESS INTO CAVITY FROM ANY FAILURES IN STOP END.

30mm STOP ENDS TO LOWER END OF DRIP EDGE FLASHING TO EXTEND TO BACK OF PROFILED METAL WALL CLADDING. SEAL

EXTERNAL CORNER SECONDARY DEFENCE FLASHING TO RUN PAST JAMB FLASHING 50mm

JOB D0482 JOYCE BUILT ADDRESS: LOT: 3 DP: 4719 134 WESTMINSTER ST ST ALBANS, CHRISTCHURCH STAGE: VERSION: WORKING DRAWINGS 2.3C DATE: SCALE: 14.08.2024 1:5, 1:10 @ A2 A5.03 DETAILS : CLADDING



ESPAN WALL CLADDING ALTERNATIVE SOLUTION:

DESIGN & INSTALLATION AS PER THE RELEVANT NZ BUILDING CODE CLASUSES, NZS3604:2011, NZMRM CODE OF PRACTICE V24.03 & ALTERNATIVE DETAILS COMPLYING WITH THE "4 D'S".

EPSAN 340 PROFILE DIMENSIONS ARE OUTSIDE THE SCOPE OF E2/AS1, METALCRAFT (BPIS) TO BE REFERENCED & USED USED WHEN EVALUATING COMPLANCE WITH NZ BUILDING CODE.

FIXINGS INTO TIMBER FRAME 10 - 12g LENGTH WITH 35mm EMBEDMENT INTO FIMBER FRAME STRUCTURE & GREATER THAN 6 TIMES THE SCREW THREAD DIA

ENSURE EPDM WASHERS INSTALLED BEHIND ALL FIXINGS THAT PENETRATE PRE-FINISHED METAL CLADDING.

DETAIL SPECIFIC NOTES:

ALL NOTED DIMENSIONS ARE MINIMUMS, UNLESS OTHERWISE NOTED.

ENSURE ALL CUT EDGES ARE SEALED BEFORE

REFER TO MANUFACTURER'S SPECIFICATIONS FOR FURTHER INFO.

SUBJECT TO ALL NECESSARY COUNCIL & DEVELOPER APPROVALS. CONTRACTOR TO VERIFY ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT OF ANY WORK. DO NOT

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ESPAN : DRIP EDGE TO EXTERNAL CORNER

EXTERNAL CORNER FLASHING AND FORM

E2 COMPLIANT PRE-FINISHED FLASHING TO

EXTERNAL CORNER. 50mm MIN CLADDING

COVER WITH HEMS EACH END.

KICK OUT.



WEATHERBOARD : TYPICAL SOFFIT (TO MIDFLOOR)





HERMPAC GRADE 316 STAINLESS STEEL J MOULD FLASHING TO SEAL OFF CAVITY WITH CONTINUOUS STRIP OF FLEXIBLE SEALANT

SELECTED HORIZONTAL CEDAR CLADDING ON 20mm CAVITY, FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. SELECTED BUILDING WRAP TO ALL

EXTERNAL FRAMING INSTALLED TO MANUFACTURERS SPECIFCATIONS H1.2 TREATED. SG8 FRAMING IN ACCORDANCE WITH NZS:3604. REFER TO

FRAMING PLAN FOR ADDITIONAL SPECIFICATIONS. SELECTED INSULATION

SELECTED PLASTER BOARD LINING. FOR SPECIFIC LINING REQUIRMENTS REFER TO

SEALANT

SPECIFICATIONS.

SELECTED INSULATION

ENGINEERS BRACING PLAN. WEATHERBOARD : WINDOW JAMB





ENGINEERS BRACING PLAN. WEATHERBOARD : STACKER DOOR JAMB

SELECTED HORIZONTAL CEDAR CLADDING ON 20mm CAVITY, FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. HERMPAC GRADE 316 STAINLESS STEEL J MOULD FLASHING TO SEAL OFF CAVITY WITH CONTINUOUS STRIP OF FLEXIBLE

SEALANT SELECTED BUILDING WRAP TO ALL

EXTERNAL FRAMING INSTALLED TO MANUFACTURERS SPECIFCATIONS SELECTED INSULATION

H1.2 TREATED, SG8 FRAMING IN ACCORDANCE WITH NZS:3604. REFER TO FRAMING PLAN FOR ADDITIONAL SPECIFICATIONS.

DPC CORNER REINFORCEMENT OVER BUILDING WRAP.

ENGINEERS BRACING PLAN.

EXTERNAL FRAMING.

SOFFIT

ADDITIONAL DYNAFLASH OR SIMILAR BACK FLASHING RUN INTO CAVITY FOR ADDED

PROTECTION.

SELECTED PLASTER BOARD LINING, FOR TO SUIT CLADDING SPECIFIC LINING REQUIRMENTS REFER TO WEATHERBOARD : JOINERY JUNCTION



WEATHERBOARD : GARAGE DOOR HEAD TO SOFFIT





GLASS AND ARGON GAS INFILL. ALL GLAZING TO COMPLY WITH NZS 4223. HP41 INTERNAL CORNER MOULD.

INSTALLED PER MANUFACTURERS DOCS. FLASHING TAPE INSTALLED TO CORNERS OF HEAD & CONTINUOUSLY ALONG SILL AS PER MANUFACTURERS SPECIFICATIONS.

SELECTED H3.1, PRE-PRIMED REVEAL. - OUTLINE OF SILL FLASHING TAPE BELOW. CONTINUOUS BEAD OF SEALANT OVER PEF BACKING ROD TO CREATE AIR SEAL.

COMPRESSIBLE FOAM TAPE AS BACKER FOR CONTINUOUS SEALANT TO JAMB LINE OF HEAD FLASHING ABOVE. MUST EXTEND PAST WINDOW JAMB 20mm MIN SELECTED POWDER-COATED, THERMALLY BROKEN, ALUMINIUM JOINERY WITH LOW E GLASS AND ARGON GAS INFILL ALL GLAZING TO COMPLY WITH NZS 4223 HP41 INTERNAL CORNER MOULD. INSTALLED PER MANUFACTURERS DOCS. FLASHING TAPE INSTALLED TO CORNERS OF HEAD & CONTINUOUSLY ALONG SILL AS PER MANUFACTURERS SPECIFICATIONS. CONTINUOUS BEAD OF SEALANT OVER PEF BACKING ROD TO CREATE AIR SEAL - OUTLINE OF SILL FLASHING TAPE BELOW.

40x17mm CEDAR SCRIBER FACE FIXED TO CLADDING ON STREET FACING FEATURE WALL. FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION. SELECTED CEDAR SCRIBER CUT TO FIT SELECTED WEATHERBOARD PROFILE SEALED TO ALUMINIUM JOINERY WITH WATER PROOF SEALANT. 200mm MALTHOID DPC FLASHING TO - WINDOW JAMBS WITH MIDFLOOR FLASHING. (U1W02, U1W03, U1W05, U1W06) SELECTED POWDER-COATED, THERMALLY

GLASS AND ARGON GAS INFILL ALL GLAZING TO COMPLY WITH NZS 4223. OUTLINE OF SILL FLASHING TAPE BELOW. FLASHING TAPE INSTALLED TO CORNERS OF HEAD & CONTINUOUSLY ALONG SILL AS PER MANUFACTURERS SPECIFICATIONS. SELECTED H3.1, PRE-PRIMED REVEAL.

BROKEN, ALUMINIUM JOINERY WITH LOW E

- CONTINUOUS AIR SEAL OVER PEF ROD. JAMB JUNCTION FRAMED TO SUIT

CLADDING.



WEATHERBOARD : POP OUT FEATURE BARGE (GE4)



LINE OF HP17 40x17mm CEDAR SCRIBERS FACE FIXED TO CLADDING ON STREET FACING FEATURE WALL. FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION. CRS TO BE CONFIRMED ON SITE BY BUILDER.

SELECTED BUILDING WRAP TO ALL **EXTERNAL FRAMING & END TRUSSES**



WEATHERBOARD : POP OUT FEATURE ROOF 1:10



HP41 INTERNAL CORNER MOULD. INSTALLED PER MANUFACTURERS DOCS. FLEXIABLE WATERPROOF SEALANT TO JUNCTON OF JAMB & CEDAR J MOULD BACK FLASHING WITH 15mm CHASE INTO REVEAL - WEDGED TIGHT THOUGH CONTINUOUS BEAD OF MS SEALANT. 50mm

OPENING AS PER MANUFACTURERS

SELECTED H3.1, PRE-PRIMED REVEAL

25mm DEEP REBATE IN SLAB TO FORM STEP DOWN FOR GARAGE DOOR, REFER TO



WEATHERBOARD : GARAGE DOOR REBATE

Christchurch Page 19 of 36 City Council BCN/2024/4535 Approved Building Consent Document 16/08/2024 McGrath, Tania

JOB D0482

JOYCE BUILT

ADDRESS:

LOT: 3 DP: 4719 134 WESTMINSTER ST ST ALBANS, CHRISTCHURCH

STAGE:	VERSION:
WORKING DRAWINGS	2.3C
DATE:	SCALE:
14.08.2024	1:5, 1:10 @ A2

A5.04 DETAILS : CLADDING

DETAIL SPECIFIC NOTES:

ALL NOTED DIMENSIONS ARE MINIMUMS, UNLESS THERWISE NOTED. ENSURE ALL CUT EDGES ARE SEALED BEFORE

REFER TO MANUFACTURER'S SPECIFICATIONS FOR FURTHER INFO.

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JUNCTION : VERTICAL (ROCKCOTE TO ALUMINIUM)









SPECIFICATIONS.

MISC : TYPICAL WALL FRAMING







MDF CAPPING NAILED TO TOP

PLATE.



GBTLAB 60b FRR : WING WALL END

GBTLAB 60b FRR : BASE DETAIL AT SLAB

50mm THICK FIBRE REINFORCED A ERChristchurch

CONCRETE PANELS ON 20mm CAV TY, City Council

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SPECIFIC LINING REQUIRMENTS REFER TO

H1.2 TREATED, SG8 FRAMING IN ACCORDANCE WITH NZS:3604. REFER TO FRAMING PLAN FOR ADDITIONAL

SPECIFICATIONS.

FIRE RATING : CEILING JUNCTION

CANNOT BE FIXED.

FINISH & PAINTED.

RUNS PERPENDICULAR AND RONDO CLIPS

16mm GIB FYRELINE TO LOWER ROOF PART

OF GARAGE, REFER TO FIRE & ACOUSTIC

PLAN FOR EXTENT. STOPPED TO LEVEL 4

GE2 PREFABRICATED GABLE END ROOF TRUSSES DESIGNED TO MEET

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EMAIL

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4. INSTALL FASCIA AND GUTTER TO ROOF

1. COLORSTEEL LONGRUN TRAPEZOIDAL

ROOFING OVER SELF-SUPPORTING ROOF UNDERLAY.

3. E2/AS1 COMPLIANT BARGE FLASHING TO

EXTEND OVER ROOFING PROFILE TWO FULL

5mm MIN BETWEEN CUT EDGE AND APRON FLASHING. CONTINUE BARGE FLASHING TO EDGE OF ROOF CLADDING GUTTER OVER

2. E2/AS1 COMPLIANT APRON FLASHING CUT

AND FORMED TO SUIT JUNCTION. APRON FLASHING TO EXTEND TO END OF ROOF

CLADDING GUTTER OVERHANG, REFER TO

APRON DETAILS FOR MORE INFORMATION.

4. SELECTED GUTTER INSTALLED AS PER

MANUFACTURERS SPECIFICATION. REFER TO ROOF PLAN FOR SIZE AND FALLS

ROOF : UPPER ROOF TO LOWER ROOF GUTTER

HANG

CRESTS & DOWN FACE OF METAL BARGE 50mm

MIN. CUT AT LOWER END WITH CLEARANCE OF

ROOF : GUTTER TO WALL

DETAIL SPECIFIC NOTES:

ALL NOTED DIMENSIONS ARE MINIMUMS, UNLESS OTHERWISE NOTED.

03 662 9492

PLUMBING

SPLASH AREAS

DETAIL SPECIFIC NOTES: ALL NOTED DIMENSIONS ARE MINIMUMS, UNLESS

THERWISE NOTED. ALL WET AREAS TO BE IN ACCORDANCE WITH E3/AS1 AMENDMENT 7

ALL WATER CONTAINMENT AREAS (BATHROOMS & ENSUITES) ARE TO BE PROTECTED WITH SELECTED WATER PROOF MEMBRANES UNDER THE SELECTED FLOORING MATERIAL.

ALL WATER SPLASH AREAS (KITCHEN, WC & LAUNDRY) ARE TO BE WATERPROOF TO THE

SURFACE & EDGES OF THE SELECTED FLOORING MATERIAL.

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	NATURAL LIGHT & VENTILATION COMPLIANCE				
WITH FRAME	G4 NATURAL VENTILATION	:	REFER TO SUPPORTING DOCS		
	G7 NATURAL LIGHTING	:	REFER TO SUPPORTING DOCS		
UMAN IMPACT	FIRST FLOOR OPENINGS				

FIRST FLOOR OF ENINGS		
WHERE FALL EXCEEDS 1m	:	MEASURED FROM INSIDE FLOOR FIXED FEATURE
OPENING LESS THAN 1m	:	LOWER EDGE OF OPENING 760mm MIN ABOVE FL RESTRICTOR STAY, 100mm MAX OPENING 760mm MIN HIGH BARRIER
OPENING MORE THAN 1m	:	LOWER EDGE OF OPENING 1000mm MIN ABOVE FL

U2W05 GENERAL NOTES GENERAL NOTES SIZES SHOWN ARE ROUGH OPENING SIZES & LEAF SIZES CONFIRM ALL OPENING SIZES ON SITE PRIOR TO INSTALLATION REFER TO FRAMING PLAN FOR OPENING LOCATIONS & TO ELEVATIONS FOR OPENING EXTERNAL JOINERY INSTALLATION GLAZING DIRECTION LINTEL SIZING REFER TO TRUSS DESIGN & FRAMING PLAN SAFETY GLAZING LINTEL HEIGHT 2,200mm GF : OVER HEIGHT 2200mm, FF : STANDARD DETAILER TO CONFIRM DOOR SUPPLIER WITH BUILDER TO CHECK R/O WIDTH FOR PRENAIL (SOME SUPPLIERS REQUIRE LARGER R/O FOR CAVITY SLIDERS) INTERNAL DOOR R/O HEIGHT OBSCURE GLAZING REBATES REFER TO FLOOR PLAN FOR SIZES REFER TO H1 PLAN FOR DOOR TYPE OF DOOR BETWEEN HABITABLE SPACES & NON-HABITABLE SPACES (E.G. INTERNAL DOOR TO GARAGE) UNDERCUT WC DOOR 20mm TO ALLOW FOR AIR DRAW IN ACCORDANCE WITH G4/AS1 1.4.2. INTERNAL DOOR LEAF

SAFETY GLAZING IN ACCORDANCE WITH NZS4223.3:2016 APPENDIX A (HUMAN IMPACT SAFETY REQUIREMENTS) & F2IAS1 & F4IAS1. REFER TO SCHEDULE FOR LOCATIONS & TO SELECTED EXTERNAL JOINERY MANUFACTURERS AS-BUILTS. TO BATHROOM, ENSUITE & WC (REFER TO ELEVATIONS), CONFIRM FINISH (MILK OR STIPPOLITE) WITH CLIENT.

NO REBATES, BOTTOM REVEAL TO ALL JOINERY UNITS.

ADDRESS:	
LOT: 3 DP: 4719 134 WESTMINSTER	ST
ST ALBANS, CHRIST	
WORKING DRAWINGS	2.3C
DATE: 14.08.2024	SCALE: 1:50 @ A2
A6.01	
JOINERY SCHEDUL	E : UNITS 1 & 2
KEY	SYMBOL
GRADE A SAFETY GLAZING	SG
OBSCURE GLAZING	
GIB ADAPTOR	RS
SUBJECT TO ALL NECESS. DEVELOPER APPROVALS.	ARY COUNCIL &
PRIOR TO COMMENCEMEN	ALL DIMENSIONS & LEVEL NT OF ANY WORK. DO NOT
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AUUKESS : PO Box 1	9/05, WOULSTON, CHCH 8

<u>⊀ 600</u> ⊀

KED FEATURE /IN ABOVE FL ENING

FRONT DOOR

REFER TO H1 PLAN FOR DOOR TYPE

<u>⊁ 600</u> ∦

1,200

RS

U3W04

U4W03

LUMBERLOK

LINTEL FIXING SCHEDULE

ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12 NZS 3604:2011

NOTE:

- \star 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	Light Roof			Heavy Roof		
Tributary	Wind Zone			Wind Zone		
Area	L, M, H	VH	EH	L, M, H	VH	EH
8.6 m ²	G	G	Н	G	G	Н
11.6 m ²	G	Н	Н	G	G	Н
12.1 m ²	G	Н	Н	G	Н	н
15.3 m ²	Н	Н	-	G	н	Н
19.1 m ²	Н	-	-	G	н	-
20.9 m ²	Н	-	-	Н	Н	-
21.8 m ²	Н	-	-	Н	-	-
34.3 m ²	-	-	-	н	-	-

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

TYPE F 4.0 kN TYPE E 1.4 kN For fixing of jack studs to lintel & top plate, refer to Stud to Top Plate Fixing Schedule. ó x 90mm x 3.15 dia. nails—→ Lintel Lintel 2 x 90mm x 3.15 dia. nails directly below lintel Stud numbers ш 90mm x 3.15 dia. nails 90mm x 3.15 dia. nails indicative only. 4 Trimmer to understud Trimmer to understud Refer Table 8.5 at 250mm crs. at 250mm crs. NZS 3604:2011 / 10 * / ₽ 2 x Tylok 2T4 for Radiata Pine 2 x Strap Nail for Douglas Fir - Tylok 2T4 one side TYPE G 7.5 kN OR 6 x 90mm x 3.15 dia. nails 6 x 90mm x 3.15 dia. nails 400mm Sheet Brace Strap to one side 2 x 90mm x 3.15 dia. nails directly below lintel (typical) Lintel Lintel -ji Tylok 10T10 -60mm (Two rows of teeth 6 x 30mm x 3.15 dia. nails to one side each end into understud) H 90mm x 3.15 dia. nails at 250 crs trimmer to understud (typical) OR OR OR OR 2 x Tylok 2T4 to both sides for Radiata Pine 2 x 200mm Sheet GIB [®] HandiBra Brace Strap to one side 3 x 30mm x 3.15 dia. nails to 2 x Strap Nail to both sides for Douglas Fir Max. 100mm (typical) 3 x 30mm x 3.15 dia. nails into bottom plate Min. 75mm into concrete floor (6kN Stud Anchor (CPC80) M12 proprietary concrete fixing bolt with 50x50x3mm square washer or M12 x 150mm coach screw with 50x50x3mm square washer into timber joist/bearer **TYPE H** 13.5 kN --------OR 8 x 90mm x 3.15 dia, nails 8 x 90mm x 3.15 dia. nails-→ 🔤 Lintel Lintel 400mm Sheet Brace Tylok 10T10 to 6 x 30mm x 3.15 dia. nails each end of each strap Strap to both sides both sides 4 OR OR OF 90mm x 3.15 dia. nails-GIB [®] HandiBrac @ 250mm crs. both sides (typical) 6 x 30mm x 3.15 dia. nails to each side of stud Max. 100mm 2 x Tylok 2T4 (typical) both sides - 3 x 30mm x 3.15 dia. nails to each side of bottom plate

2 x 6kN Stud Anchor

(CPC80)

400mm Sheet Brace

Strap wrap around bottom plate and up the other side

Proprietary screw bolt

Min. 75mm into

concrete floor (typical)

LINTEL FIXING OPTIONS

JOB D04	482
JOYCE	BUILT
ADDRESS:	
LOT: 3 DP: 4719 134 WESTMINSTER ST ALBANS, CHRIST	ST ICHURCH
STAGE: WORKING DRAWINGS	VERSION: 2.3C
DATE: 14.08.2024	SCALE: @ A2
A6.03	
LINTEL SCHEDULE	
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PRIOR TO COMMENCEME SCALE OFF DRAWINGS.	ALL DIMENSIONS & LEVELS
ALL DRAWINGS TO BE PRI ALL RIGHTS RESERVED. N MAY BE REPRODUCED OF	IN LED IN COLOUR. NO PART OF THIS WORK R COPIED IN ANY FORM
PHONE : 03 662 94	192
EMAIL : admin@v ADDRESS : PO Box 1	ipdesign.co.nz 9765, WOOLSTON, CHCH 8062
WED : WWW.Vipd	esiyi1.co.nz
	VIP DESIGN
ARCI	HITECTURAL DESIGNERS

Project:

E0168: 134 WESTMINSTER STREET

<u>Client:</u>

JOYCE BUILT

Site i	Site inspections				
No.	Item of monitoring	Time frame	To be monitored by		
1.	Excavation & Foundation sub-grade	After excavation; After hardfill, prior to place sand, blinding	Geotechnical Engineer/ Structural Engineer		
2.	Foundation: Waffle slab	Pre-pour	Structural Engineer		

Please provide at least 48 hours notice to engineer prior to any inspection

DRAWING	TITLE	REV	DATE
E0.01	STANDARD NOTES	1	21.05.2024
E1.00	FOUNDATION PLAN	3	13.08.2024
E1.01	FOUNDATION DETAILS 01	3	13.08.2024
E1.02	FOUNDATION DETAILS 02	1	21.05.2024
E1.03	FOUNDATION POD LAYOUT	1	21.05.2024
E2.00	GROUND FLOOR BRACING PLAN	3	13.08.2024
E2.01	UPPER FLOOR BRACING PLAN	1	21.05.2024

PROJECT STATUS: FOR CONSENT

ISSUED DATE: 13.08.2024

Phone	:	036629979
Email	:	admin@vipconsulting.co.nz
Address	:	PO Box 19765, WOOLSTON, CHRISTCHURCH, 8062
Web	:	www.vipconsulting.co.nz

VIP CONSULT STRUCTURAL ENGINEERS

General notes:

- Structural drawings shall be read in conjunction with architectural, civil and other engineering services drawings and specifications.
- 2. Follow architectural drawings for levels and dimensions.
- Confirm all dimensions on site prior to construction. 3.
- 4.
- All discrepancies shall be referred to the engineer before proceeding with work. All proprietary products shall be installed as per the manufacturer's recommendation. 5.
- All construction work must comply with the Health and Safety at work act 2016 6.
- 7. The contractor is responsible for the design, installation and maintenance of all necessary temporary propping to ensure the strength and stability of the structure.
- VIP Consulting Engineers Ltd accepts no liability for unauthorized changes to the details 8 and information contained in these drawings.

Waffle slab / raft slab foundations:

- Internal beam locations are indicative only. Contractor to align them below the load-1. bearing walls and bracing walls.
- a Layer of sand to be placed, screeded and compacted over the building platform up to a maximum thickness of 50 mm.
- 3 Allowable rebate for shower to be max 50 mm. Provide HD12 trimmer bars each side if required.
- 4 Slab shall be cured for 7 days in accordance with NZS3109:1997.
- Saw cuts are recommended to mitigate shrinkage cracking, except fibre-reinforced slabs. 5. Saw cuts can be omitted in exposed slabs provided the contractor takes adequate measures.

Reinforcing bars:

- All reinforcing bars shall comply with AS/NZS:4671:2019 1
- 2. Reinforcing & mesh shall be supported on plastic chairs or spacers to maintain specified cover.
- 3 Reinforcing laps in concrete to comply with the table below. Where more than 300mm of fresh concrete is cast in the member below the bar, increase the below lap lengths by 30%
- All hooks & bends in reinforcing shall comply with NZS:3101:PART 1:2006. 4
- 5 Do not bend steel on site, unless absolutely necessary, & then only with tools fit for purpose 6. Welding of steel is not permitted.

Grade of steel	Bar type	Bar dia db,mm	Minimum bend dia db,mm	
			Plain bars	Deformed bars
300MPa	Stirrup and ties	6-20	2db	4db
500 MPa	All other bars	6-20	3db	6db
		20-24	5db	5db
		24-40	6db	6db

	Minimum lap lengths for reinforcing mesh				
	Mesh	Lapping on ends	Lapping on sides		
	SE62,SE72,SE82,SE92	250*	250* 250*		
	SE73	350*			
* Lap lenghts can be overidden by manufacturers specifications					

Concrete:

- All materials and workmanship shall be in accordance with NZS:3109, NZS:3101 and NZS:4210 subject to relevant sections of the standards.
- 2. Reinforcing cover shall be as follows:

-Concrete cast against natural ground	- 75mm
-Concrete cast against box in ground	- 50mn

- 25mm -Internal cover for bars & mesh
- Minimum concrete strength specified as 28-day compressive strength shall be 25MPa 3. Grade with minimum 15kg/m³ steel fibre (Dramix 4D 80/60 BG or similar).
- All concrete supply and production shall be in accordance with NZS:3104:2021 4

Minimum la	ap leng	thsfor	reinforcing	bars for	concrete

Concrete Strength	20MPa		25MPa		30MPa		40MPa	
Steel Grade	D	HD	D	HD	D	HD	D	HD
12mm dia	410	680	360	600	330	550	290	480
16mm dia	540	900	480	800	440	740	380	640
20mm dia	680	1120	600	1000	550	920	480	800

REFER TO MBIE GUIDELINE SECTION A, FIGURE 5.14 AND BUILDING CODE CLAUSE G13

Christchurch

City Council

BCN/2024/4535

Page 30 of 36

Ground works:

1.

FOUNDATION PLAN - UNIT 3&4 1:100@A3

Christehustehal' (as: City Council FE SHALL BE 25MPa Grade Bic N/2024k4536el fibre (Dramix 4D 80/60 BG or similar) Approved Building Consent 2. POLYST DENE 100x300mm DEEP

16/08/2002 PER TO ARCHITECTIVE COPOSITIE TO ARCHITECTIVE COPOSITIE REPARTS SIZES AND LOCATIONS AND PLUMBING PENETRATION LOCATIONS.

> 4. ALL STEEL 75mm MIN COVER TO GROUND, 50mm MIN COVER TO DPM

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3/HD12 TOP, 3/HD16 BOTTOM IF THE WIDTH IS OVER 400mm

HD12 TOP BAR AROUND SLAB PERIMETER,

Page 32 of 36

HD12 TOP BAR AROUND SLAB PERIMETER, 2850 LONG + 150 RETURN, HD12 STARTERS @ 600crs, AT DOOR/WINDOW REBATE, 1100 LONG + 150 RETURN WINDOW/DOOR REBATE REFER TO ARCHITECTURAL

City Council 🤜 BCN/2024/4535 **Approved Building Consent** Document

Christchurch

McGrath, Tania

-2/HD12 TOP 2/HD16 BOTTOM

0.25 DPM OVER 25mm SAND BLINDING

1100×1100×300 POLYSTYRENE POD

134 WESTMINSTER STREET					
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PROJECT:E0168

inimum lap length Concrete Streng Steel Grade 12mm dia 16mm dia 20mm dia

TYPICAL PENETRATION PIPE IN EDGE 1:20@A3

TYPICAL PENETRATION PIPE IN POD 1:20@A3

PIPE PENETRATION – 3/HD12 1200mm LONG AS SHOWN AROUND PENETRATION

INTERNAL TO INTERNAL

or reinfo	orcing bai	rs f	or co	hristc	hurch	1			3 of 36
h	20MPa			€itty C	lounci	kon har		40MPa	0.00
	D	ŀ	ID	Ď	BC	N/202	4/453	D	HD
	410	6	80	360 DI			in ⁵⁵⁰ C	n^{290}	480
	540	9	00	480	800	440		380	640
	680	11	20	600	1000	550	920	480	800
				0/U0/Z	JZ4		IVICG	rain,	rama

PROJECT:E0168

25mm COMPRESSIBLE LAGGING

– ADDITIONAL 2/HD12 BARS CRANKED AROUND PIPE. 600mm MIN LAP WITH EDGE BARS

- WIDEN EDGE BEAM AROUND PIPE AS

4/HD12 1200mm LONG AS SHOWN AROUND PENETRATION

- 25mm COMPRESSIBLE LAGGING

PIPE PENETRATION

FOR: JOYCE BUILT DRAWING TITLE: FOUNDATION DETAILS 02 REVISED CONSENT 21.05.2024 1 0 FOR CONSENT 13.05.2024 REV CHANGE DATE $\overline{}$ VIP CONSUL DESIGN ISSUED BY VIP CONSULTING ENGINEERS LTD. E: admin@vipconsulting.co.nz P: (03) 662 9979 DATE OF ISSUE: 21.05.2024 CURRENT REVISION MODELER: DC.Z 1 SHEET NUMBER CHECKED BY: 7C.W E1.02 SCALE: 1:20

134 WESTMINSTER STREET

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City	Council			

City Council ISLAB CONCRETE SHALL BE 25MPa Grade Bits N/202446/536el fibre (Dramix 4D 80/60 BG or similar) Approved Building Consent 2. POLYST

108/2002 FOR ALL SLAR DIMENSIONS SET OUT REPATES

SIZES AND LOCATIONS AND PLUMBING PENETRATION LOCATIONS.

4. ALL STEEL 75mm MIN COVER TO GROUND, 50mm MIN COVER TO DPM

Legend:

:POLYSTYRENE: 1100x1100x220mm

SPECIFIC SETOUT PODS/POINT PODS RADIATE FROM THERE

PROJECT:E0168 **134 WESTMINSTER STREET**

FOR: JOYCE BUILT

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DATE OF ISSUE: 21.05.2024

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As indicated

FOUNDATION POD LAYOUT

REVISED CONSENT

FOR CONSENT

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CURRENT REVISION

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E1.03

SHEET NUMBER

BRACING NOTES:

1:100@A3

Christchurch PENETRA TIONS City Council

DIAPHRAGM.

Page 35 of 36

SMALL OPENINGS: OF CONTROL OF THE CEILING DIAPHRAGM. CLOSER THAN 90MM HE EDGE OF THE CEILING DIAPHRAGM. ADDFOVED BUILDING CONSENT MEDIUM OPENINGS: WHERE FLUE OR HER DUCTED OPENINGS ARE REQUIRED A LV METAL CONSENTATE AND SHOWN IN G 25 of gib ezybrace can be installed with a max hole DIANDERS 2024 McGrath, Tania

LARGE OPENINGS: LARGER OPENINGS ARE PERMITTED BUT

CAN ONLY BE LOCATED WITHIN THE MIDDLE THIRD OF THE

HOLD-DOWN H/N

BRACING ELEMENT

TOP PLATES AT RIGHT ANGLES

TOP PLATES IN LINE	
12kN	2/SHEET BRACE STRAPS FIXED WITH 6/LUMBERLOK PRODUCT NAILS 30mm x 3.150 PER END PER STRAP (24 NAILS TOTAL)
6kN	TYLOK 6T10 OR PLATE-LOK
CONNECTION CAPACITY	LUMBERLOK CONNECTOR

3kN	TYLOK 6T5
6kN	TYLOK 6T10 OR PLATE-LOK

TOP PLATE FIXING

PROJECT: E0168 134 WESTMINSTER STREET						
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UPPER FLOOR BRACING PLAN - UNIT 3&4 1:100 @ A3

d3-1 GS1-N

d3-2 G\$1-N

d3-3 G\$1-N

d2-1

3\$1-N

⁄d3-1 GS1-N

d3-2 GS1-N

Page 36 of 36

SMALL OPENINGS: OF BUC M/2024/4555 LACED NO CLOSER THAN 90MM HE EDGE OF THE CEILING DIAPHRAGM. ADDFOVED BUILDING CONSENT MEDIUM OPENINGS: WHERE FLUE OR HER DUCTED OPENINGS ARE REQUIRED A LV METAL BUC THAT SHOWN IN G 25 of gib ezybrace can be installed with a max hole DIANDERS 2024 McGrath, Tania

LARGE OPENINGS: LARGER OPENINGS ARE PERMITTED BUT

CAN ONLY BE LOCATED WITHIN THE MIDDLE THIRD OF THE

TOP PLATES AT RIGHT ANGLES

DIAPHRAGM.

TOP PLATES IN LINE	
12kN	2/SHEET BRACE STRAPS FIXED WITH 6/LUMBERLOK PRODUCT NAILS 30mm x 3.150 PER END PER STRAP (24 NAILS TOTAL)
6kN	TYLOK 6T10 OR PLATE-LOK
CONNECTION CAPACITY	LUMBERLOK CONNECTOR

CONNECTION CAPACITY	LUMBERLOK CONNECTOR
3kN	TYLOK 6T5
6kN	TYLOK 6T10 OR PLATE-LOK

TOP PLATE FIXING

PROJECT:E0168 134 WESTMINSTER STREET						
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