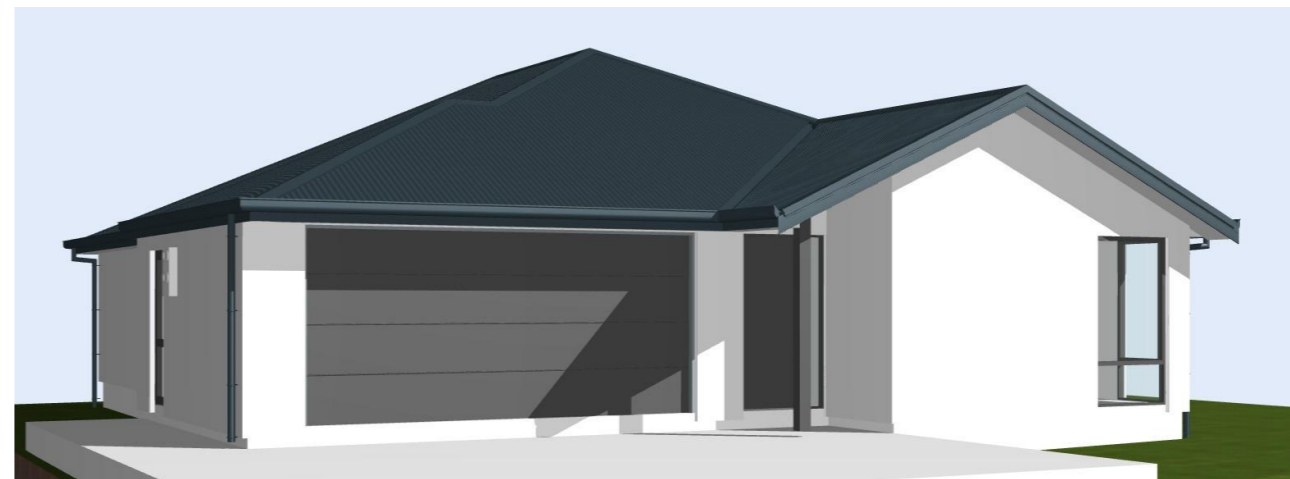


HOME & CASTLE DEVELOPMENT

26 Grantley Street New Brighton Christchurch

PRELIMINARY ISSUE - 22/07/2021

A01	COVER SHEET
A02	SITE PLAN
A03	FLOOR & ROOF PLAN
A04	FOUNDATION PLAN
A05	FRAMING PLAN
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- SCHEMATIC
- PRELIMINARY
- CONSENT
- TENDER
- CONSTRUCTION
- AS BUILT

Date: 22/07/2021

Title: SITE PLAN

Scale: 1:200, 1:12500 Sheet No: Rev:

DRAWN BY: AS
REVIEWED BY: LK **A02 B**

Site Information

Lot 3 Part Lot 13/14 DP801
Site area: 513m²
Dwelling floor area: 179.89m²
Area over cladding: 168.92m²
Site coverage: 39.9%

Territorial Authority: CCC
Planning Zone: Residential Suburban

Earthquake Zone: 2
Wind Zone: Low
Exposure Zone: C
Snow Zone: 0.9kPa
TC Zone Type: TC2
Flood Management Area: No

Site Levels

Finished floor level requirements.

NZ Building Code FFL = 12.66m RL
Recommended FFL = 12.67m RL

NZBC F5

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

General Notes

All entry and exits to be in accordance with NZBC D1/AS1.

Driveway & patio falls indicated by arrow, to fall away from dwelling to landscaping or sump.

Confirm all service connection locations on site prior to site work commencing.

Site scrape required to level building platform, FFL to be 225mm min above the leveled FGL.

Sediment Management - General Notes

Rumble pad/Bund to be created at point of entry & exit to site, it is to be removed on completion of formed driveway.

All erosion and sediment control structures to be inspected each working day by the main contractor and maintained in good working order.

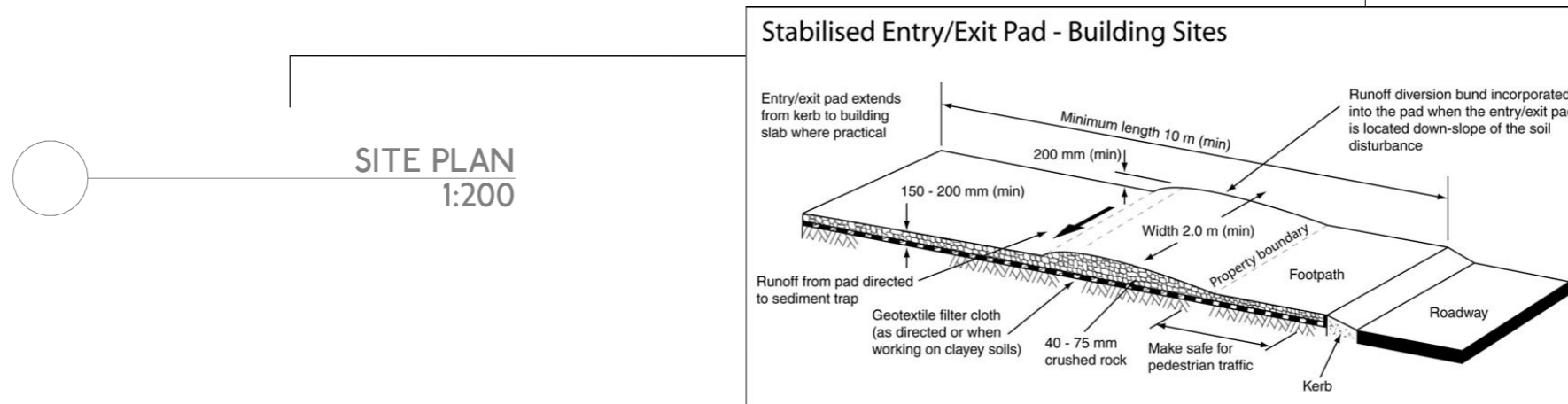
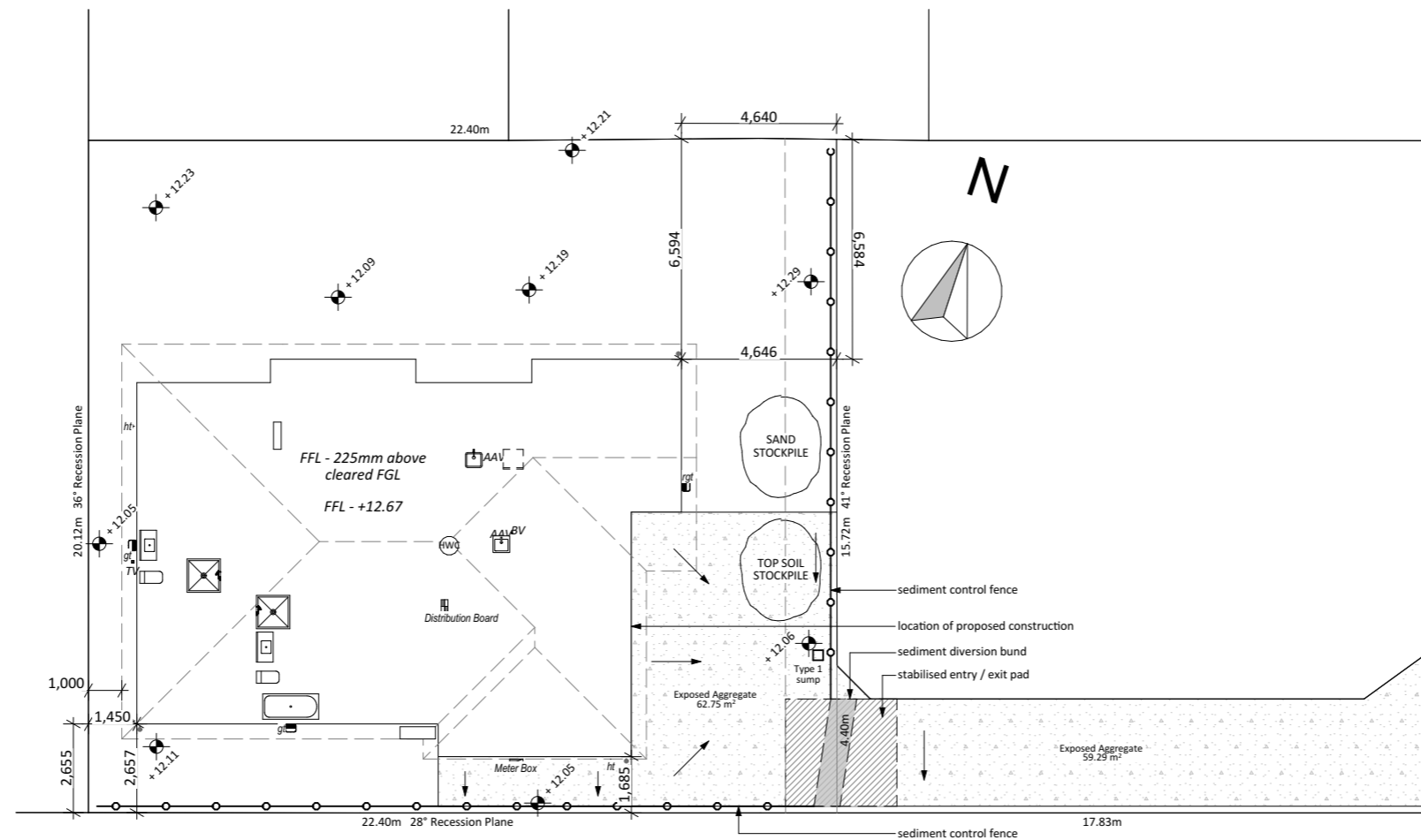
All erosion and sediment control measures to be installed prior to commencement of major earthworks.

Stockpiles of clayey material (if any) to be covered with an impervious sheet.

Roof water downpipes to be connected to the permanent underground stormwater drainage system as soon as practical.

Any stormwater drains in gutters around the property to have mesh cloth under grates to trap any unwanted silt from passing through. Gutters and cloths to be maintained by main contractor throughout the duration of the build.

Refer to ECAN Erosion & Sediment Control toolbox: www.esccanterbury.co.nz



SITE PLAN
1:200



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Date: 22/07/2021

Title:

FLOOR & ROOF PLAN

Scale: 1:100@A3 Sheet No: Rev:

DRAWN BY: AS
REVIEWED BY: LK **A03 B**

General Notes

Contractor to install all new plumbing fixtures and appliances to manufacturers specifications.

Contractor to furnish and install all hardware unless noted otherwise.

Wet area lining to wall and ceiling to be 10mm GIB Aqualine Wet Area Lining minimum. Skirtings in wet areas to be treated pine.

Floor finishes for wet area rooms to be slip resistant in accordance with NZBC D1/AS1 Table 2 and also to be in accordance with NZBC E3 - Internal Moisture.

In wall 20mm plywood blocking at all sink, wall scone and accessory locations. Contractor to provide all blocking as required for proper installation of item.

All entries and exits to be in accordance with NZBC D1/AS1.

Smoke alarms shall be installed to comply with Section 3 F7/AS1. All smoke alarms must have test & hush button functions.

Kitchen bench top to comply with NZBC G3/AS1.

Interior & exterior glazing to comply with NZS4223.

Refer to truss design for lintel sizes. All interior doors to be 2.2m hollow core unless noted otherwise. Refer to framing plan for interior leaf sizes.

General Notes

House

Selected 25° pitch Corrugate roof cladding over Thermakraft Covertek 215 underlay on 70x45 H1.2 purlins @ 900mm crs max on truss, refer to Truss Manufacturers documentation for details.

All external gutters to be Metalcraft Quarter Round, finish & colour to match roofing. No gutter is to have a run exceeding 18m in length. Min fall 1:500/2mm per 1m.

All downpipes to be 80mm Metalcraft Circular downpipes, finish & colour to match roofing.

Roof Underlay

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

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

Snow straps and brackets to be provided to all external gutters @ 900 c/c.

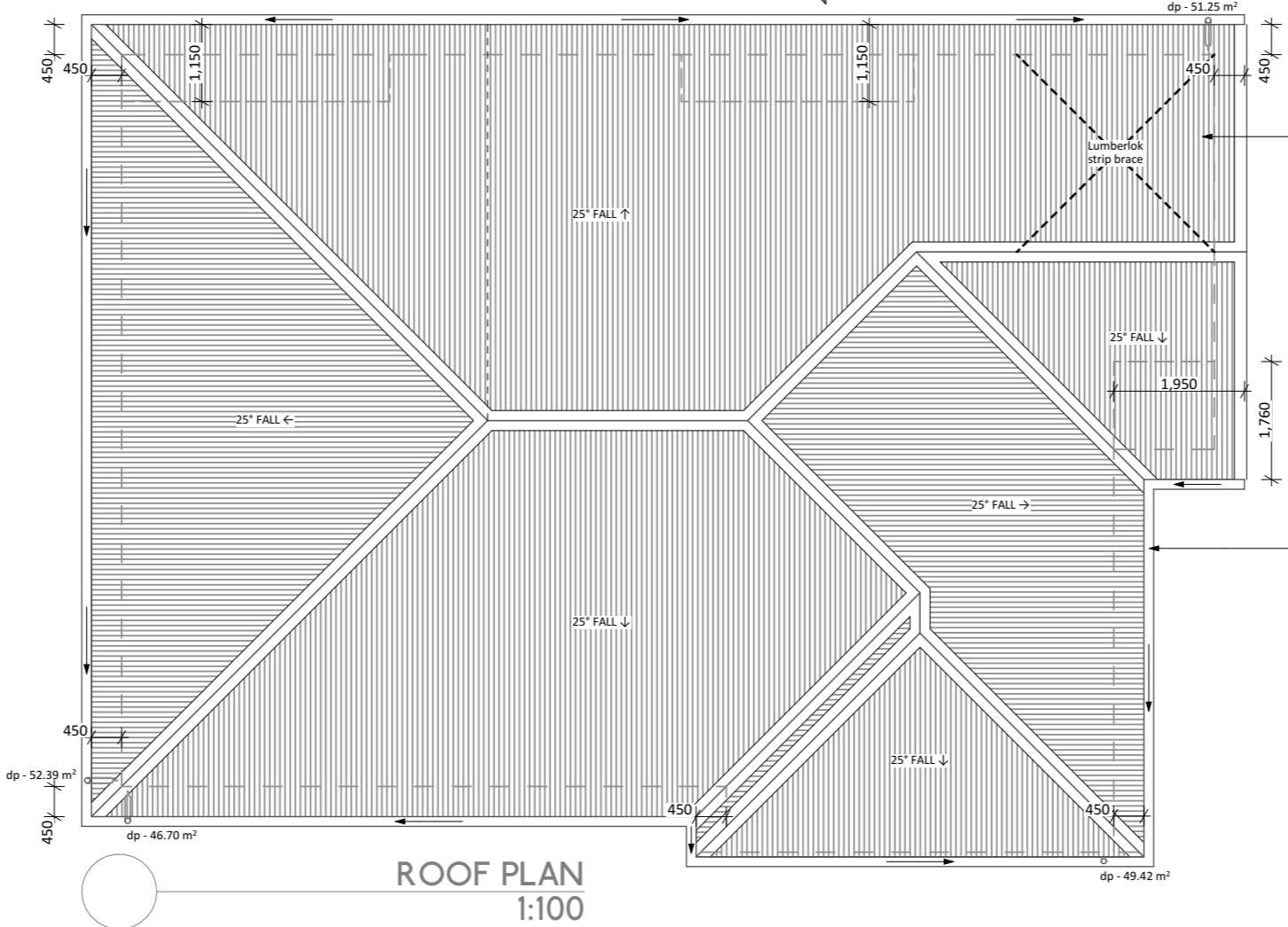
Roof Fixing Requirements

For roof lengths less than 8m use oversized holes in accordance with NZBC E2/AS1

For roof lengths between 8-12m use profiled washers in accordance with NZBC E2/AS1

Fix the top 50% (closest to the ridge) with conventional fixings and fix the lower 50% with sealing washers fixed over profiled washers using oversized holes and positioning fixing in centre of hole.

Ridge flashing expansion joint to be provided at max 12m for light coloured steel and 8m for dark coloured steel.





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- AS BUILT

Date: 22/07/2021

Title: FOUNDATION PLAN

FOUNDATION PLAN

Scale: 1:100@A3 Sheet No: Rev:

DRAWN BY: AS
REVIEWED BY: LK **A04 B**

Foundation Notes

Foundation Plan to be read in conjunction with foundation details and engineering documentation provided. all dimensions to be verified prior to work commencing.

FFL shall be 150 - 225mm above the finished level of the surrounding ground immediately adjacent to the building.

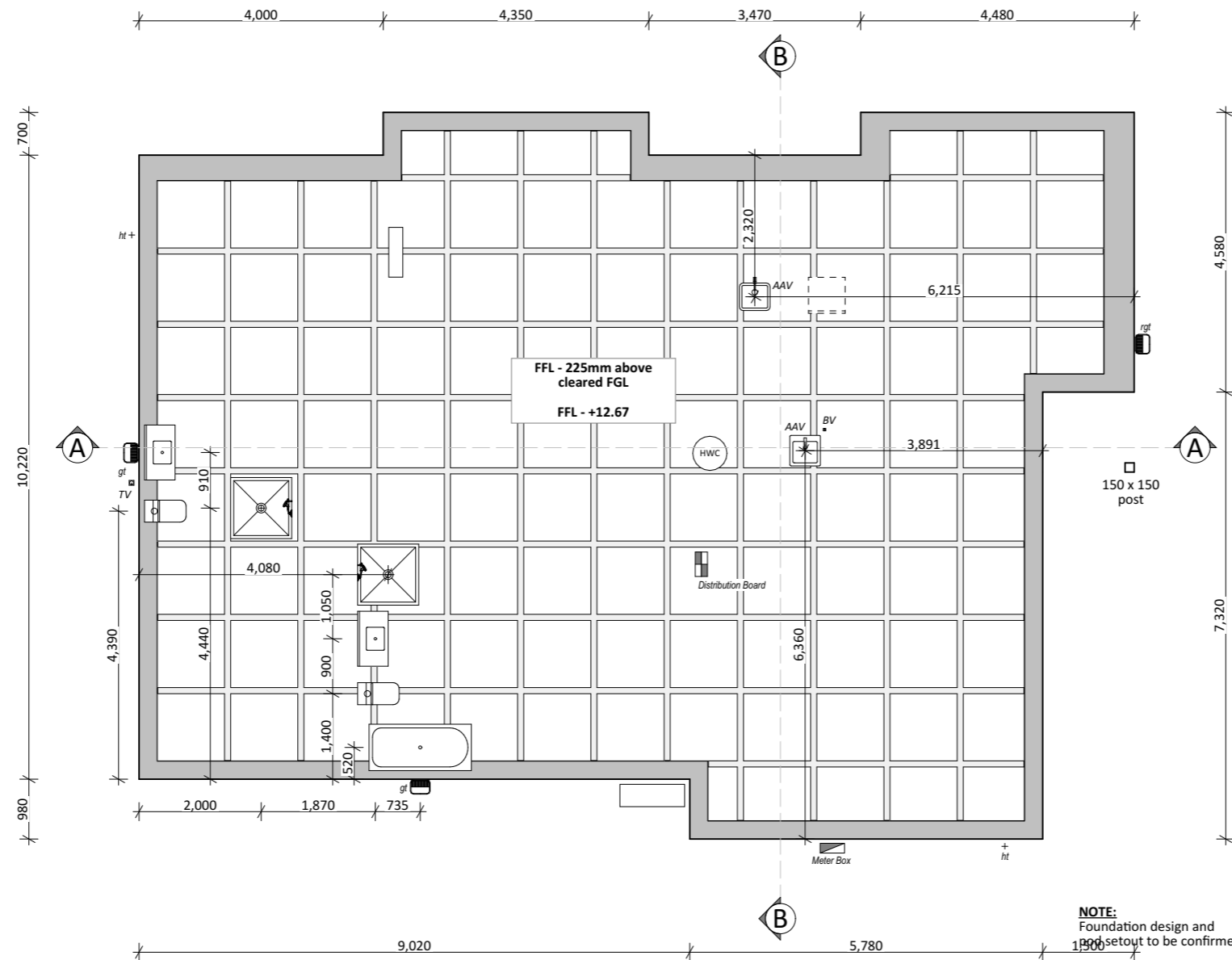
Refer to Truss Manufacturers Documentation for slab thickening requirements

Meter box with earth bar in foundation trench

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

Flexible connections should be constructed where all service drains and ducts enter/exit either concrete floor slabs or area of ground improvement. Service trench backfill should comprise well graded, crushed stone aggregate (ie CAP20) and compacted from the surface only.

Ensure water isolation valve installed as per NZBC G12/AS1.



NOTE:
Foundation design and 1000mm setback to be confirmed.

FOUNDATION PLAN
1:100



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Date: 22/07/2021

Title: FRAMING PLAN

Scale: 1:100@A3 Sheet No: Rev:

DRAWN BY: AS
REVIEWED BY: LK **A05 B**

Legend - Wall Framing

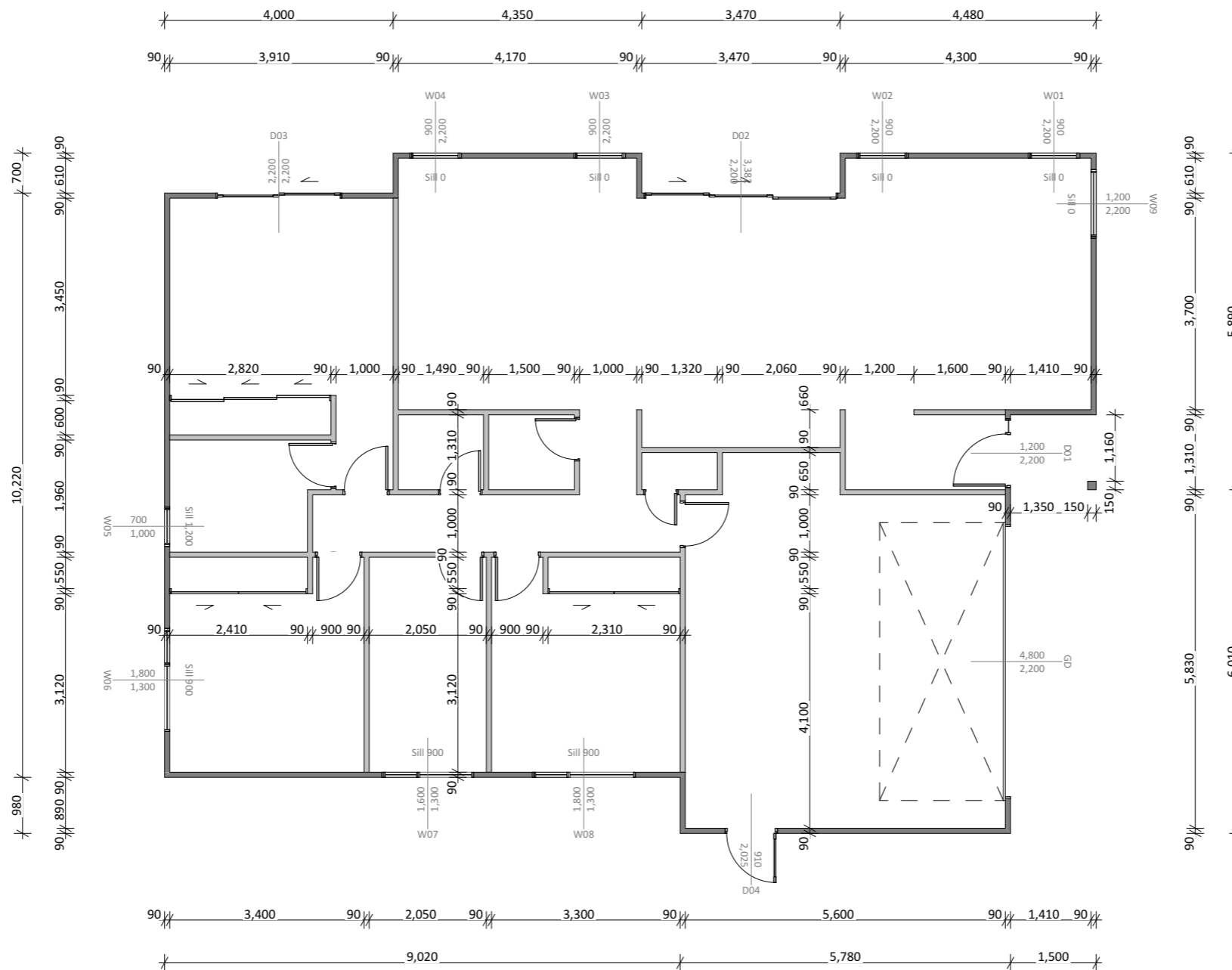
Ensure all building materials named meet durability requirements (NZSBC B2 & Section 4 NZS 3604:2011).

All exterior timber framed walls to be 90x45 H1.2 SG8 timber framing, studs @ 600 crs, dwangs @ 600 crs, unless noted otherwise.
All interior timber framed walls to be 90x45 H1.2 SG8 timber framing, studs @ 600 crs, dwangs @ 800 crs, unless noted otherwise.

Top Plate Fixing: Top plate to be fixed to studs @ 600 max c/c with 2-90 x 3.15 end nails + 2 wire dogs or 4.7kN alternative fixing unless noted otherwise.

Bottom Plate Fixing: M12 bolt bottom plate anchor's @ 1200 max crs with 50x50x3 flat washer unless noted otherwise.

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



FRAMING PLAN
1:100



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Date: 22/07/2021

Title: DRAINAGE PLAN

Scale: 1:100@A3 Sheet No: Rev:

DRAWN BY: AS
REVIEWED BY: LK **A06 B**

Drainage Notes

Sanitary Fixtures (as per NZBC G13)

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

Install an Isovalve™ to individual fixtures.

Drainage (as per NZBC G13)

- Storm Water 100mm dia @ 1:100
- Foul Water 100mm dia @ 1:100

Stormwater to be connected to council lateral (refer to site plan for location)

Sewer to be connected to council lateral (refer to site plan for location)

Sumps - Type 1 up to 90m², Type 2 up to 800m²

Position of connections to be confirmed on site prior to the commencement of building

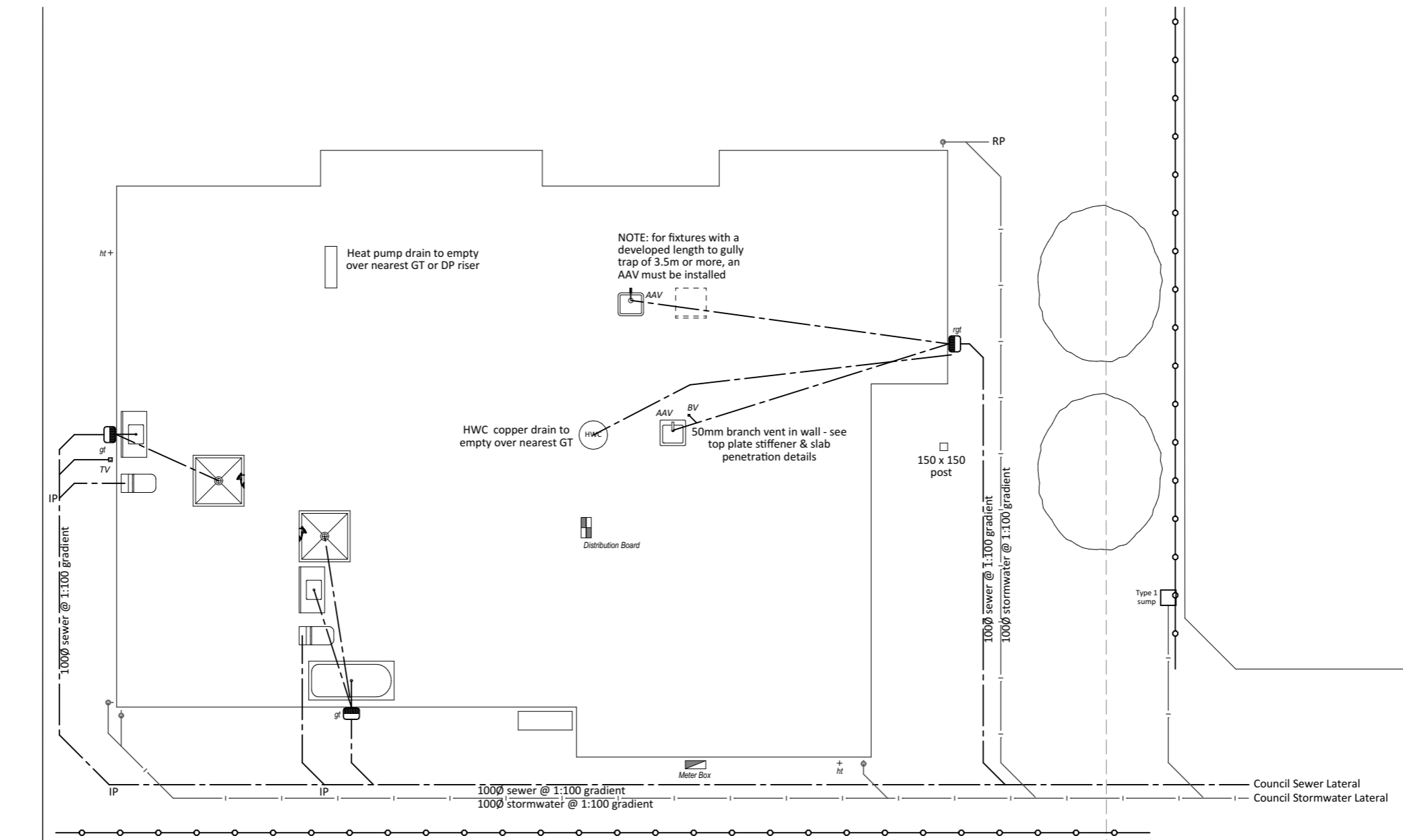
Sanitary Key

- GT Gully Trap
- RGT Relief Gully Trap
- RGT to be installed so that top of GT is 150mm lower than overflow level of lowest sanitary fixture.
- IP Inspection Point
- TV Terminal Vent (80mm min)
- BV Branch Vent (50mm min)
- IV Isolation Valve
- RP Rodding Point

Vent to terminate either:

- 3.0m above FGL
- 600mm above openings
- 150mm above roof cladding
- 600mm above parapets.

HWC to drain via tundish air break to a "safe area" to the exterior of the building in accordance with NZBC G12/AS1 Fig. 12 & 13. Safe tray installed to G12/AS1 with drain discharging to "safe area" to the exterior of the building.



DRAINAGE PLAN
1:100



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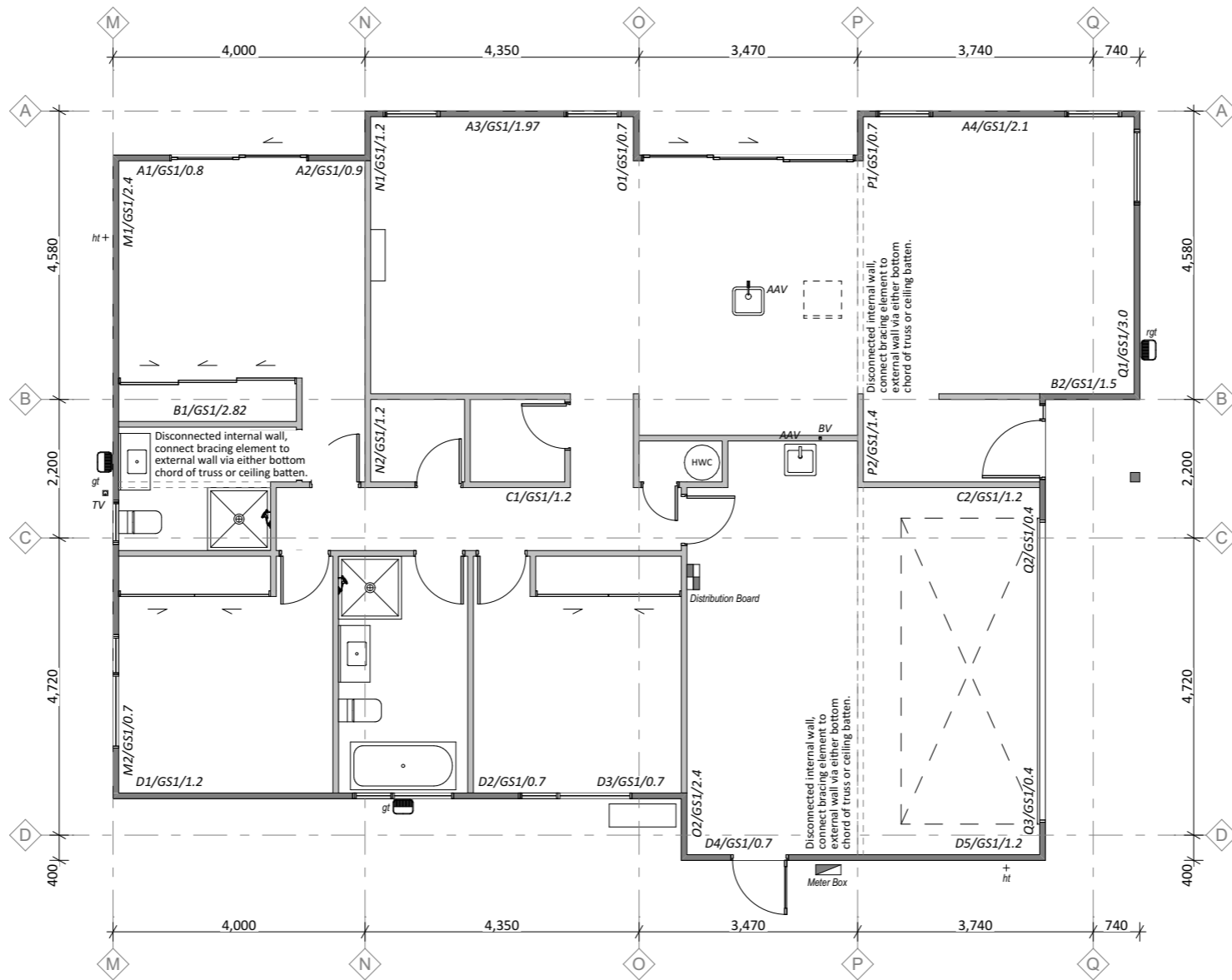
Title: BRACING PLAN

Scale: 1:1.5122, 1:100 @ A0 Sheet No: Rev:

DRAWN BY: AS
REVIEWED BY: LK **A07 B**

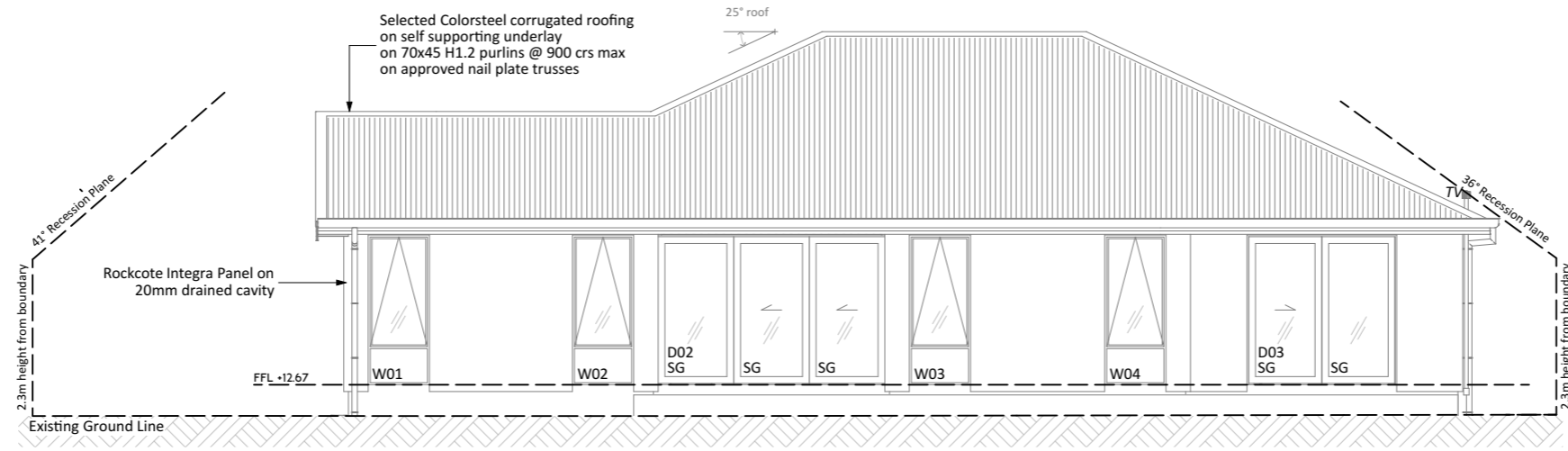
Bracing Notes

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

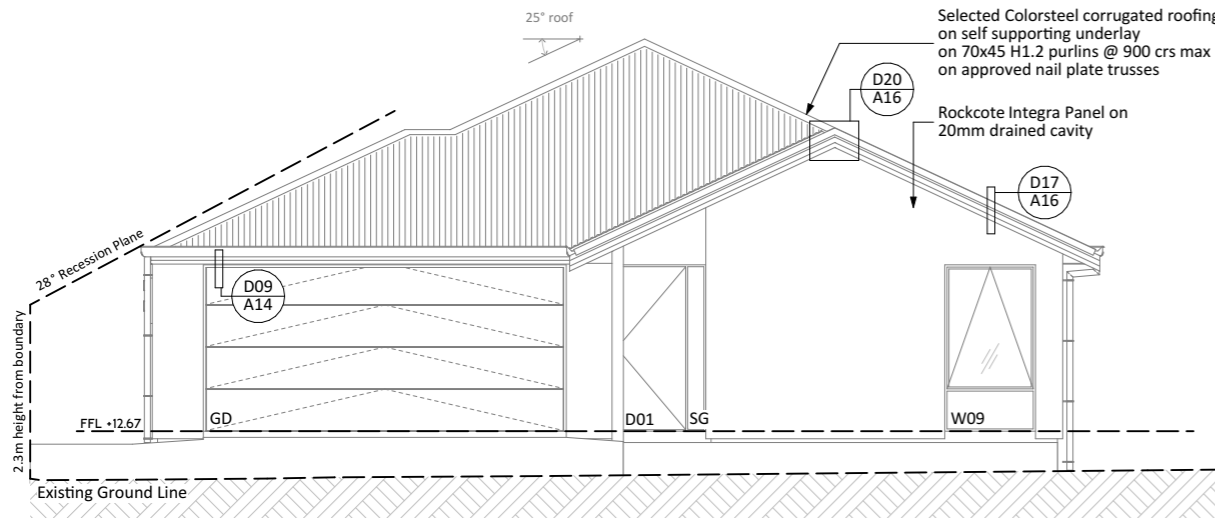


BRACING PLAN
1:100

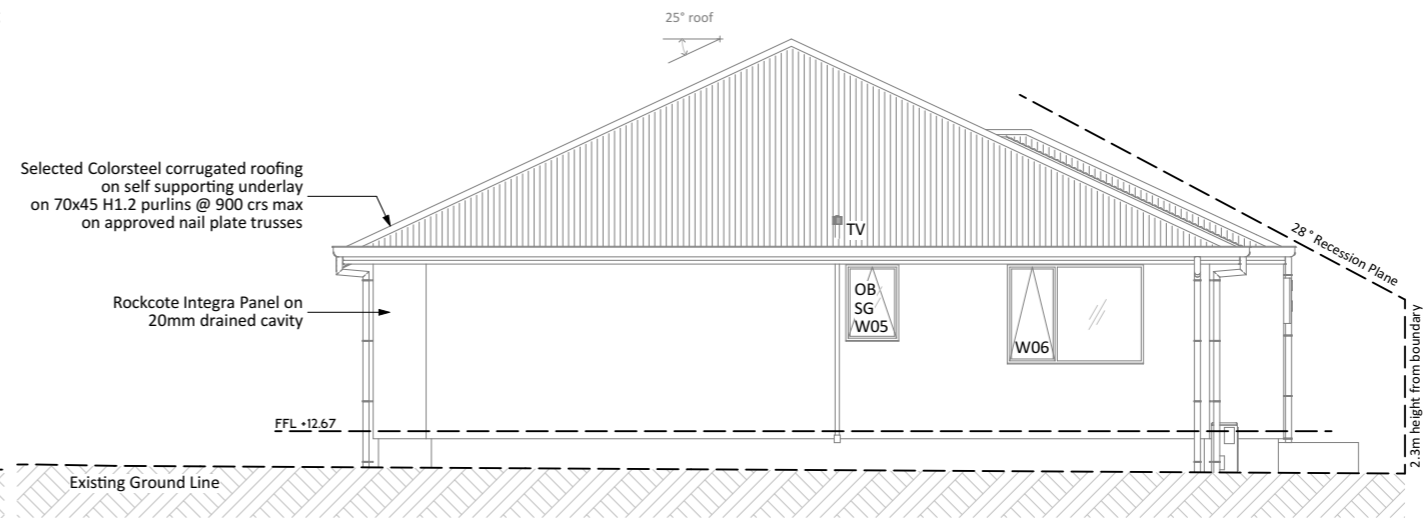
ALL ELEVATIONS
 NZBC E2 / AS1 External Moisture Risk Matrix
 Wind Zone (per NZS 3604):
 low - Risk Factor = 0
 Number of Storeys:
 low - Risk Factor = 0
 Roof / Wall Intersection Design:
 low - Risk Factor = 0
 Eaves Width:
 high - Risk Factor = 2
 Envelope Complexity:
 low - Risk Factor = 0
 Deck Design:
 low - Risk Factor = 0
 Total Risk Score: - Risk Severity = 2



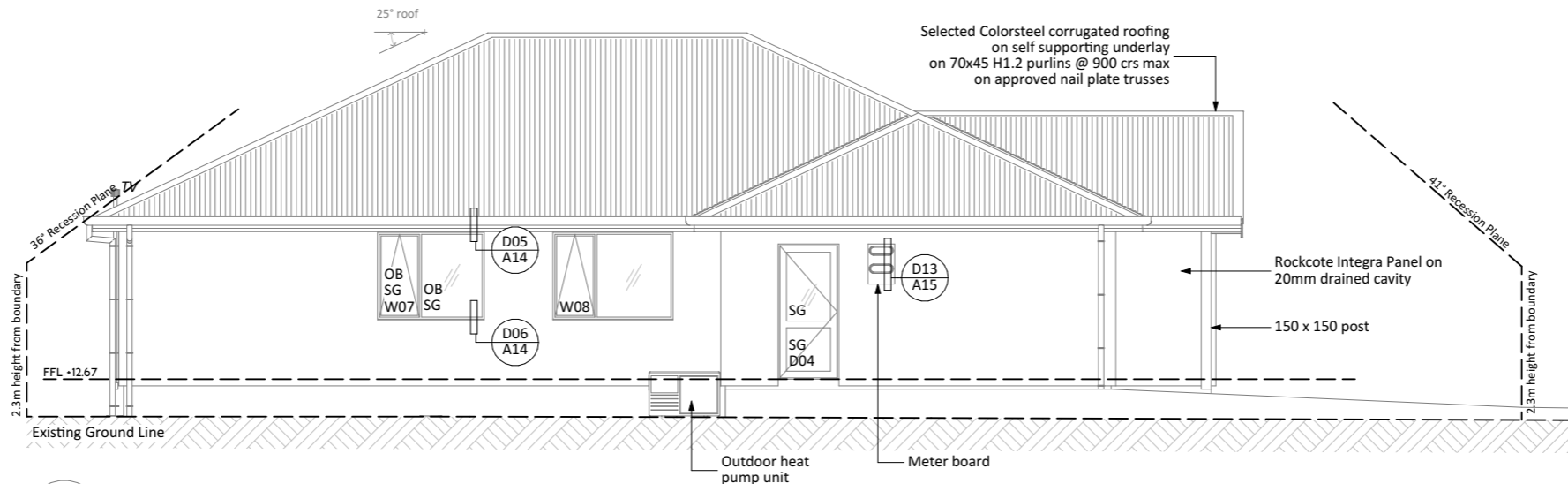
NORTH ELEVATION
1:100



EAST ELEVATION
1:100



WEST ELEVATION
1:100



SOUTH ELEVATION
1:100



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Date: 22/07/2021

Title: ELEVATIONS

Scale: 1:100@A3 Sheet No: Rev:

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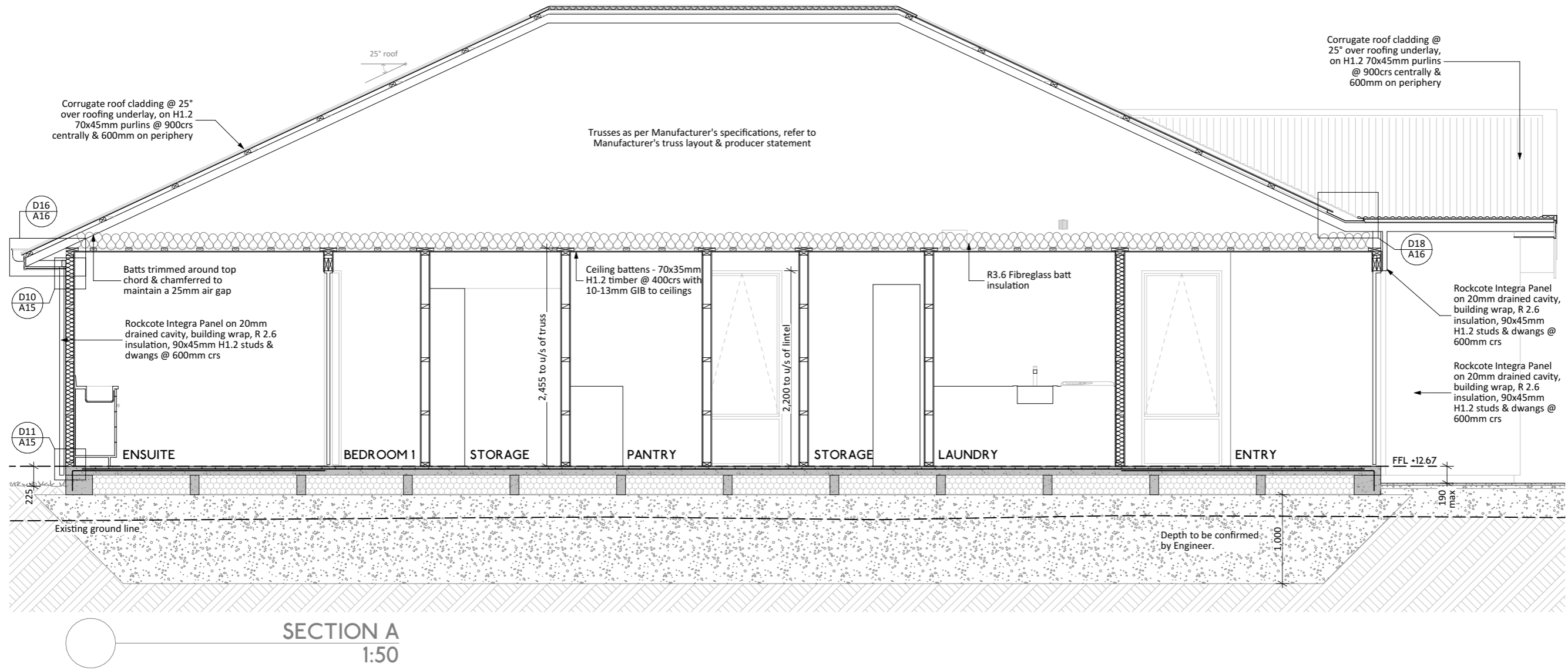
Date: 22/07/2021

Title:

CROSS SECTION

Scale: 1:50@A3 Sheet No: Rev:

DRAWN BY: AS
REVIEWED BY: LK **A10 B**



SECTION A
1:50

<p>Cross Section Notes Refer to Specification & supplementary information for all relevant product data.</p> <p>All structural timber to be SG8, non-load bearing framing to be SG8. All timber to be treated to H1.2 min.</p> <p>Foundation - SPECIFIC ENGINEERING</p>		<p>Roof Purlins: H1.2 70x45mm @ 900crs centrally & 600mm on periphery (end spans should be reduced to 2/3 of the intermediate span). Trusses: as per Manufacturer's specifications, refer to Manufacturer's truss layout & producer statement. Roof Bracing: As per Truss Manufacturer's documentation. Fascia & Rainwater system: Coloursteel Endura. Downpipes: 80mm Coloursteel. Soffits: James Hardie 4.5mm Soffit Lining.</p> <p>Ceilings Ceiling Battens: 70x35mm H1.2 timber @ 400crs Ceiling Lining: 10-13mm standard GIB lining to ceilings 10-13mm Aqualine GIB lining to ceilings.</p>	<p>Wall Framing Exterior Framing: 90x45mm H1.2 studs & dwangs @ 600mm crs. Interior Framing: 90x45mm H1.2 studs @ 600mm crs, dwangs @ 800mm crs. Building Paper: Thermakraft Watergate Plus. Wall Lining: 10mm standard GIB lining 10mm GIB^(R) Aqualine to wet areas.</p> <p>Wall linings adjacent to appliances and facilities shall have surfaces that can be easily maintained in a hygienic condition.</p> <p>Insulation Ceilings: Fibreglass Batts R3.6 Exterior Walls: Fibreglass Batts R2.6 Walls between garage & house: Fibreglass Batts R2.6</p>
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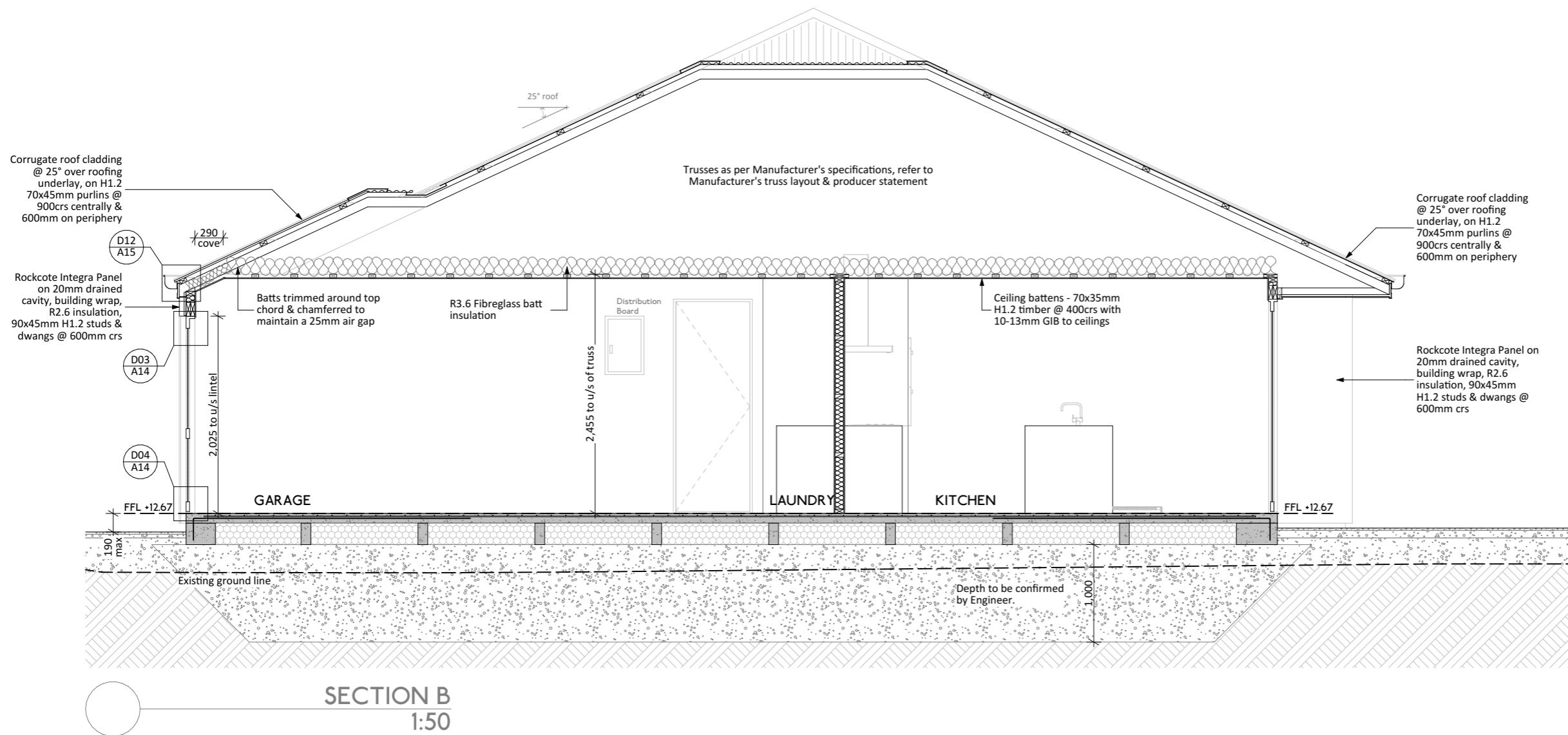
Title:

CROSS SECTION

Scale: 1:50@A3 Sheet No: Rev:

DRAWN BY: AS
REVIEWED BY: LK

A11 B



SECTION B
1:50

Cross Section Notes

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

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

Foundation - SPECIFIC ENGINEERING

Roof

Purlins: H1.2 70x45mm @ 900crs centrally & 600mm on periphery (end spans should be reduced to 2/3 of the intermediate span).

Trusses: as per Manufacturer's specifications, refer to Manufacturer's truss layout & producer statement.

Roof Bracing: As per Truss Manufacturer's documentation.

Fascia & Rainwater system:

Coloursteel Endura.

Downpipes: 80mm Coloursteel.

Soffits: James Hardie 4.5mm Soffit Lining.

Ceilings

Ceiling Batters: 70x35mm H1.2 timber @ 400crs

Ceiling Lining: 10-13mm standard GIB lining to ceilings

10-13mm Aqualine GIB lining to ceilings.

Wall Framing

Exterior Framing: 90x45mm H1.2 studs & dwangs @ 600mm crs.

Interior Framing: 90x45mm H1.2 studs @ 600mm crs, dwangs @ 800mm crs.

Building Paper: Thermakraft Watergate Plus.

Wall Lining: 10mm standard GIB lining
10mm GIB^(R) Aqualine to wet areas.

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

Insulation

Ceilings: Fibreglass Batts R3.6

Exterior Walls: Fibreglass Batts R2.6

Walls between garage & house:

Fibreglass Batts R2.6