

# NGUYEN RESIDENCE

24A Queens Avenue, Fendalton, Christchurch

BUILDING CONSENT ISSUE - 28/06/2019

**Christchurch** City Council  Page 1 of 34  
**BCN/2019/2895**  
Approved Building Consent Document  
09/07/2019 Nicky McCook-Weir



**Site Information**  
 Lot 1 DP 508540  
 Site area: 322.27m<sup>2</sup>  
 Ground Floor area: 126.25m<sup>2</sup>  
 Area Over Cladding: 128.96  
 Total Floor Area: 219.36m<sup>2</sup>  
 Site coverage: 40%

Territorial Authority: CCC  
 Planning Zone: Residential Suburban

Earthquake Zone: 2  
 Wind Zone: Medium  
 Exposure Zone: C  
 TC Zone Type: TC3  
 Flood Management Area: Min FFL 18.20 AMSL

**Sediment Management - General Notes**

Rumble pad to be created at point of entry & exit to site in accordance to guidelines provided by the District Council, it is to be removed on completion of formed driveway.

All erosion and sediment control structures to be inspected each working day 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.

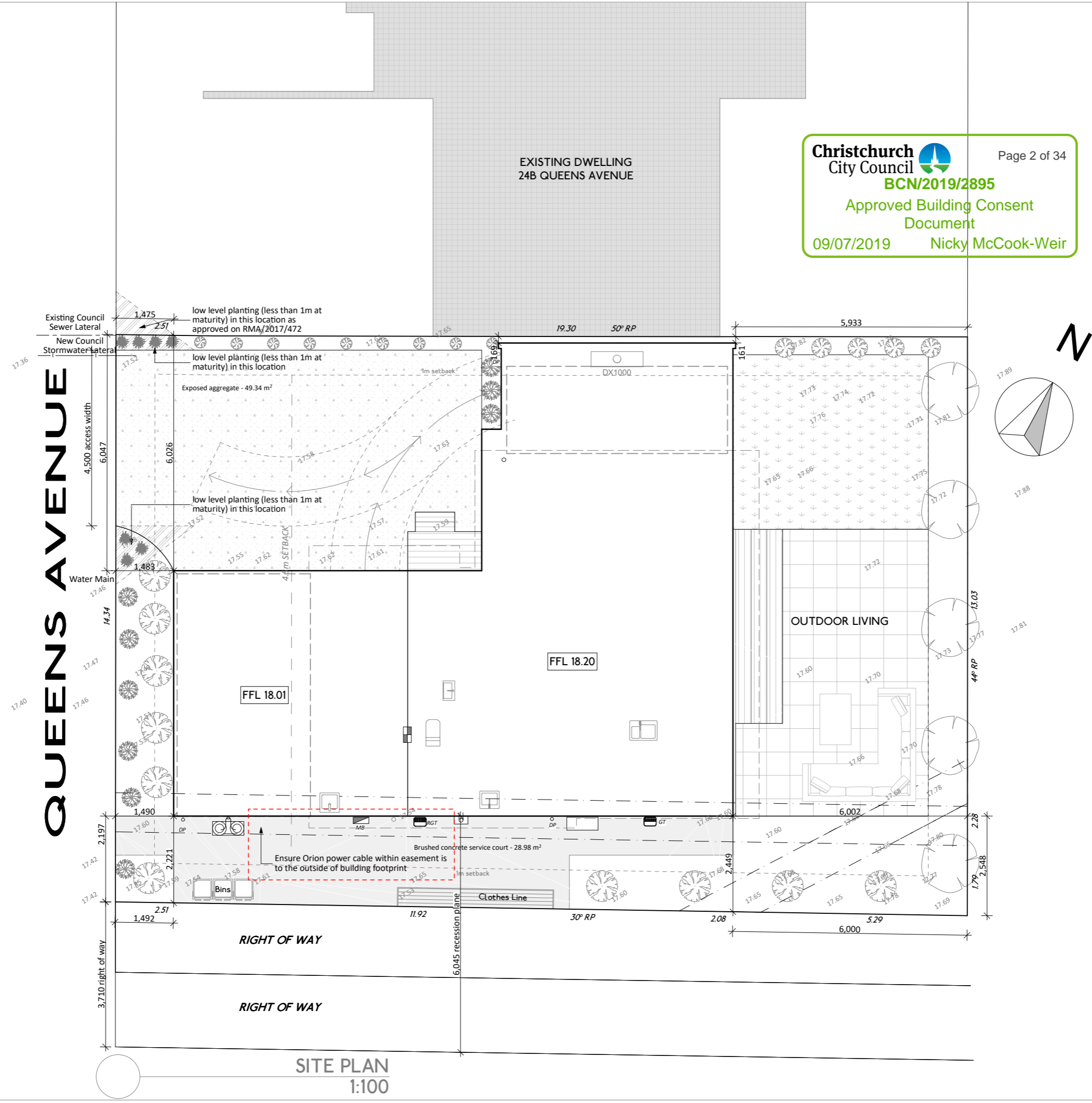
Refer to ECAN Erosion & Sediment Control Plan for Small Sites guide in supporting documents.

**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.

**NON COMPLIANCES REQUIRING RESOURCE CONSENT:**

- \* Recession Plane non-compliance on north east & south west boundary
- \* Site Coverage non-compliance
- \* Minimum 4.5m building setback from road boundary & no window to road facing wall
- \* Minimum 1m building setback non-compliance on north east boundary
- \* Minimum site density requirement of 450m<sup>2</sup>
- \* Access Design clear visibility non compliance
- \* Flood area earthworks non compliance for fill greater than 300mm



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**NGUYEN RESIDENCE**  
 24A Queens Avenue,  
 Fendalton,  
 Christchurch  
 NEW ZEALAND  
 Project Number: 18085



**W2 LIMITED**  
 96 Disraeli Street, Christchurch  
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**REVISION HISTORY**

Rev:	Date:	Issue:
C	25/03/2019	Resource Consent
B	12/02/2019	Amended Layout
A	28/11/2018	Pricing Issue

- CONCEPT
- SCHEMATIC
- PRELIMINARY
- CONSENT
- TENDER
- CONSTRUCTION
- AS BUILT

Date: 8/07/2019  
 Title:

**SITE PLAN**  
 Scale: 1:100 @ A3 Sheet No: Rev:  
 DESIGNED: M  
 DRAWN: LK **A02b C**

**SITE PLAN**  
 1:100

**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.

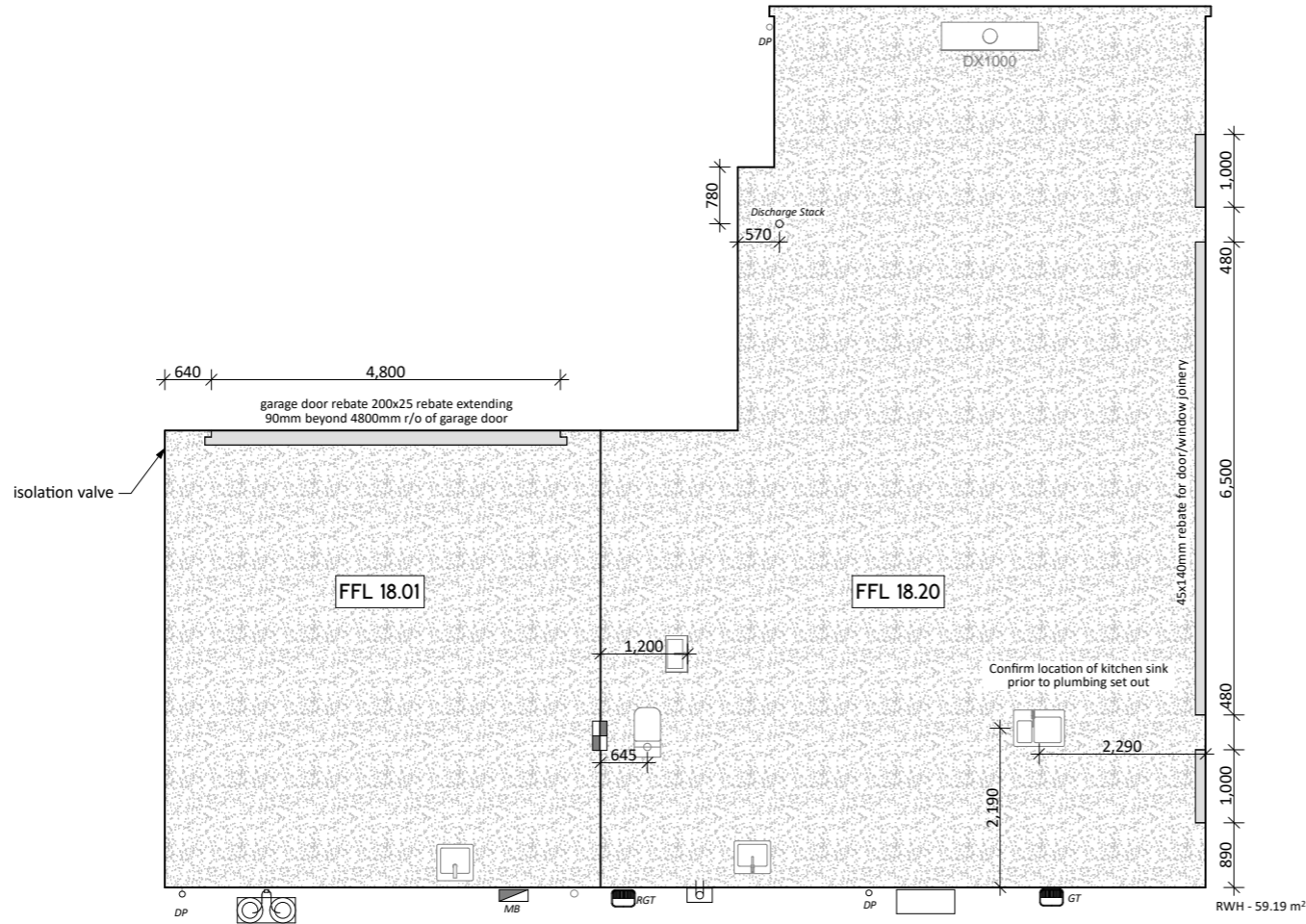
FFL shall be 150 - 225mm min. above the finished level of the surrounding ground immediately adjacent to the building.

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.



FOUNDATION PLAN  
1:100

**General Notes**

**House**  
Selected 3° pitch T-Rib roofing over Thermakraft Covertek 405 underlay on 70x45 H1.2 purlins @ 900mm crs max (unless otherwise noted) on rafters. Roof colour to be Gull Grey with Endura finish.

All external gutters to be Metalcraft half round, finish & colour to match roof.  
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 roof.

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

**Roof Fixing Requirements**

T2 fixing pattern (hit 1 miss 1) with a 1.2m intermediate span and 0.8m end span

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.

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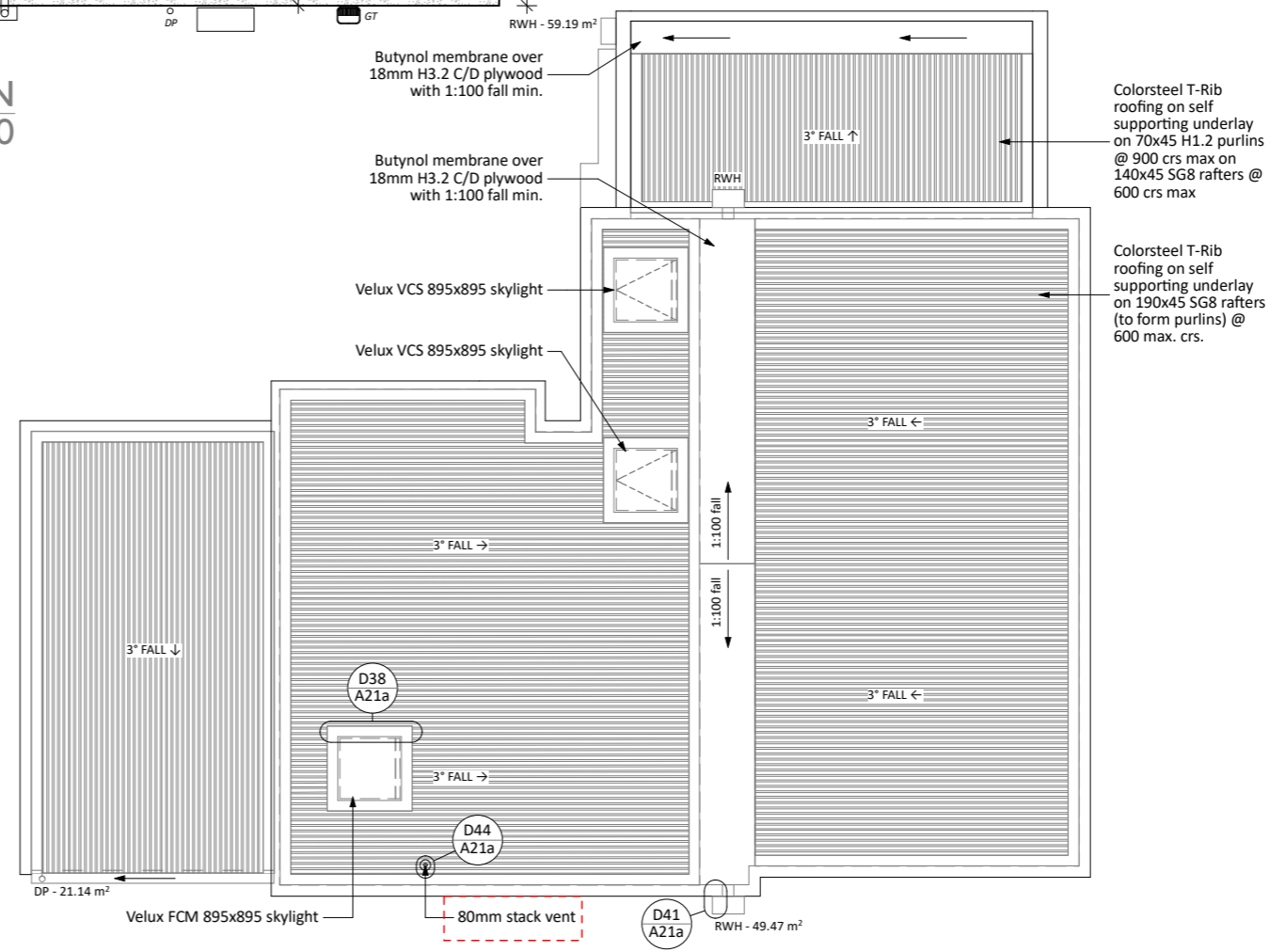
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Date: 8/07/2019

Title: FOUNDATION & ROOF PLAN

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

DESIGNED: MUA  
DRAWN: LK **A03b C**



ROOF PLAN  
1:100



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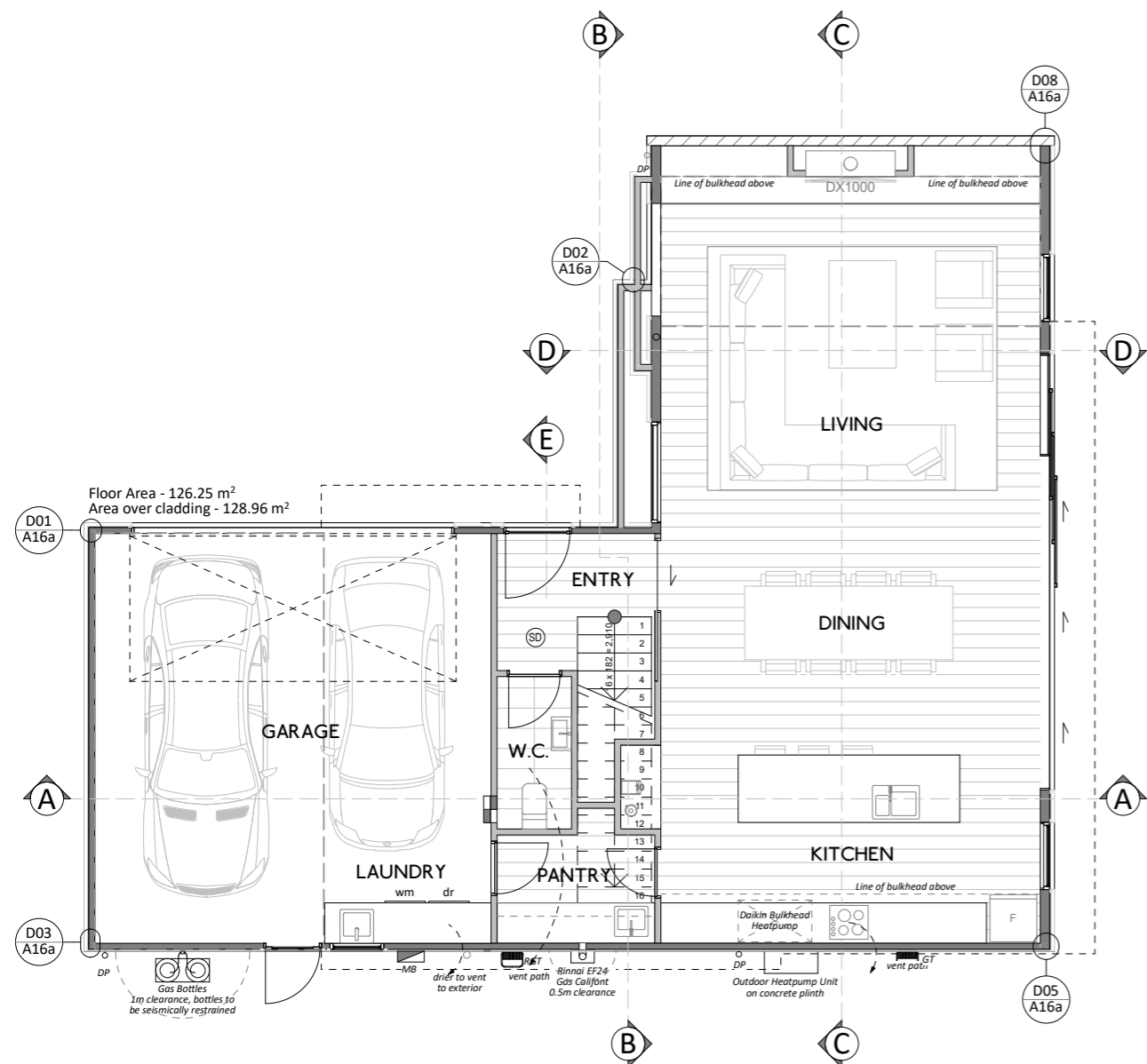
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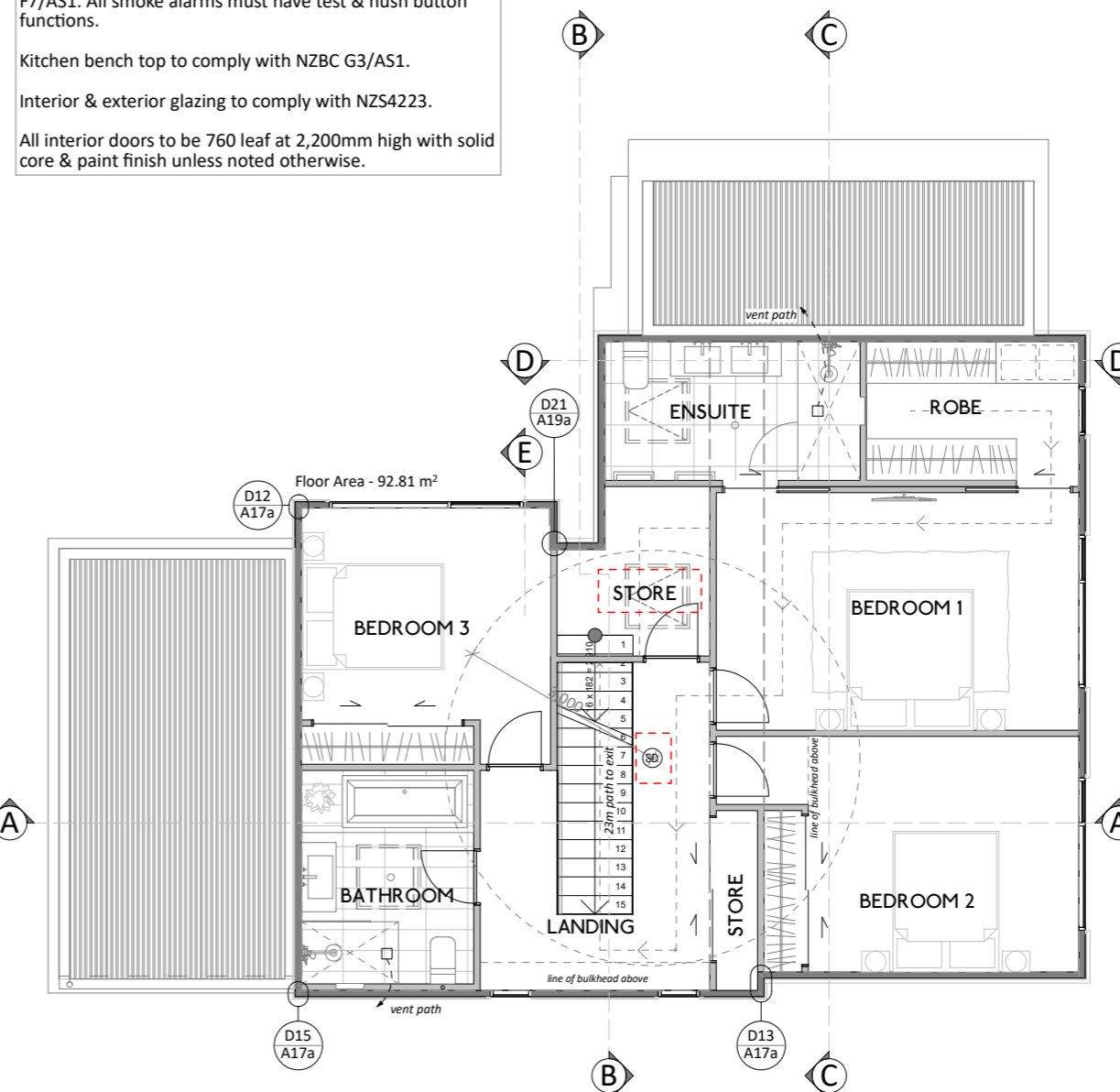
FLOOR PLANS

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

DESIGNED: MW  
 DRAWN: LK **A04a C**



GROUND FLOOR PLAN  
 1:100



FIRST FLOOR  
 1:100

**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, with 9mm Villaboard Lining behind tiled showers.

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.

A two way switch to be provided at the top and bottom of stairs to enable safe travel on stairs as per NZBC G8/AS1. Electrical and lighting layout to be co-ordinated between client and electrician.

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.

All interior doors to be 760 leaf at 2,200mm high with solid core & paint finish unless noted otherwise.

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**Legend - Wall Framing**  
 TO BE READ IN CONJUNCTION WITH STRUCTURAL DRAWINGS PROVIDED

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

DS - 90x90 SG8 timber (double stud)

All exterior timber framed walls to be 140x45 & 90x45 H1.2 SG8 timber framing. Studs @ 400 crs on ground floor & 600 crs on first floor, dwangs @ 600 crs on ground floor & 600 crs on first floor, 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.

Framing around tiled showers- studs to be @ 400crs for fixing of Villaboard.

**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 cranked bolt bottom plate anchor's @ 1200 max crs with 50x50x3 flat washer unless noted otherwise.



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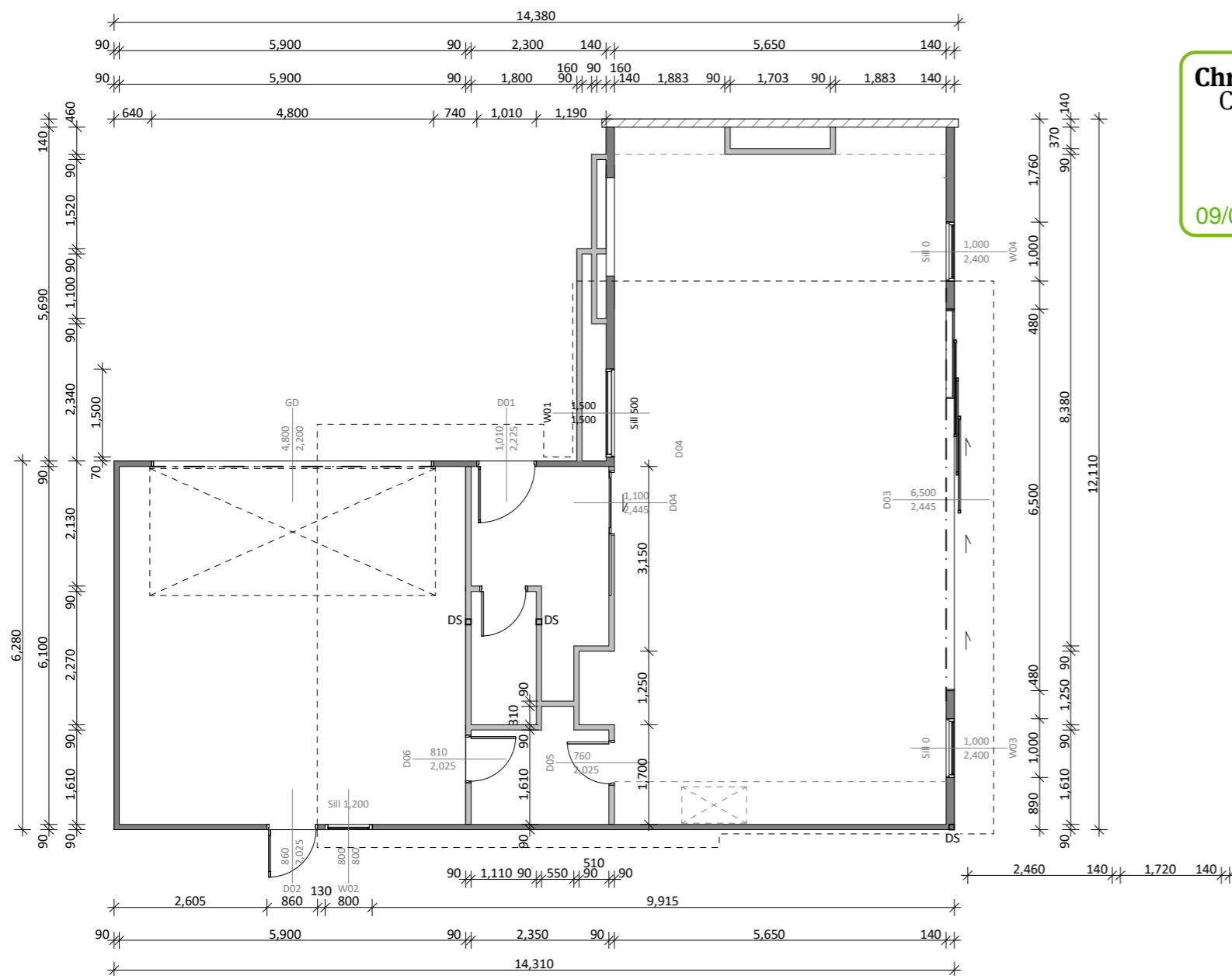
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Title: FRAMING PLANS

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

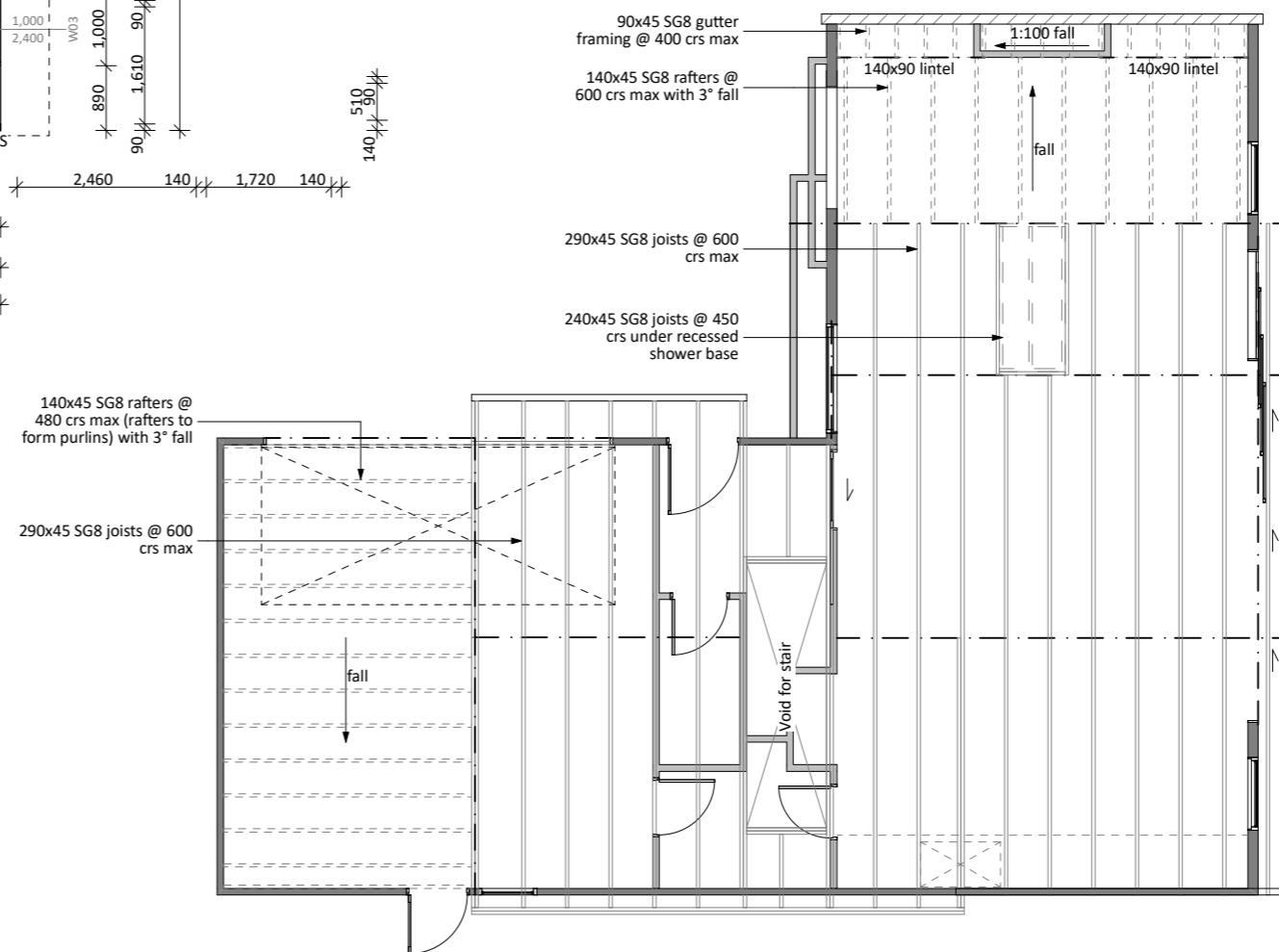
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 DRAWN: LK **A05a C**



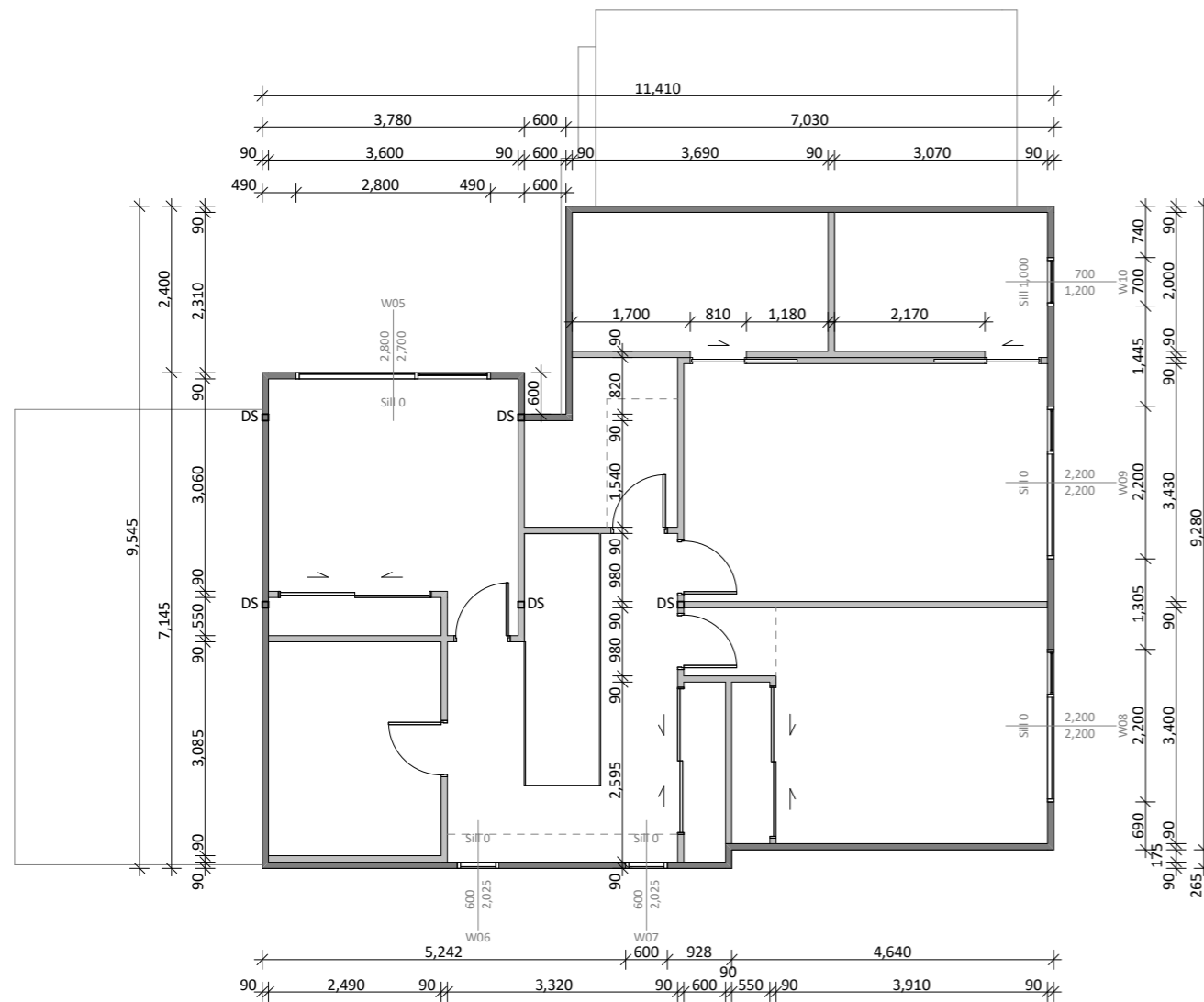
**GROUND FLOOR FRAMING PLAN**  
1:100

**LINTEL SCHEDULE**  
 All lintels to be SG8 H1.2

W01	SED	D01	140x90
W02	140x90	D02	90x90
W03/4	140x90	D03	SED
W05	SED	GD	SED
W06/7	90x90		
W08/9	190x90		
W10	90x90		



**MIDFLOOR FRAMING PLAN**  
1:100



**FIRST FLOOR FRAMING PLAN**  
1:100

**LINTEL SCHEDULE**  
All lintels to be SG8 H1.2

W01	SED	D01	140x90
W02	140x90	D02	90x90
W03/4	140x90	D03	SED
W05	SED	GD	SED
W06/7	90x90		
W08/9	190x90		
W10	90x90		

**Roof notes**  
 Solid blocking (140x45 min.) between rafters to be provided over bracing wall lines and edges  
 Roof strap bracing to be 12 kN galv. steel in locations shown

**Legend - Wall Framing**

TO BE READ IN CONJUNCTION WITH STRUCTURAL DRAWINGS PROVIDED

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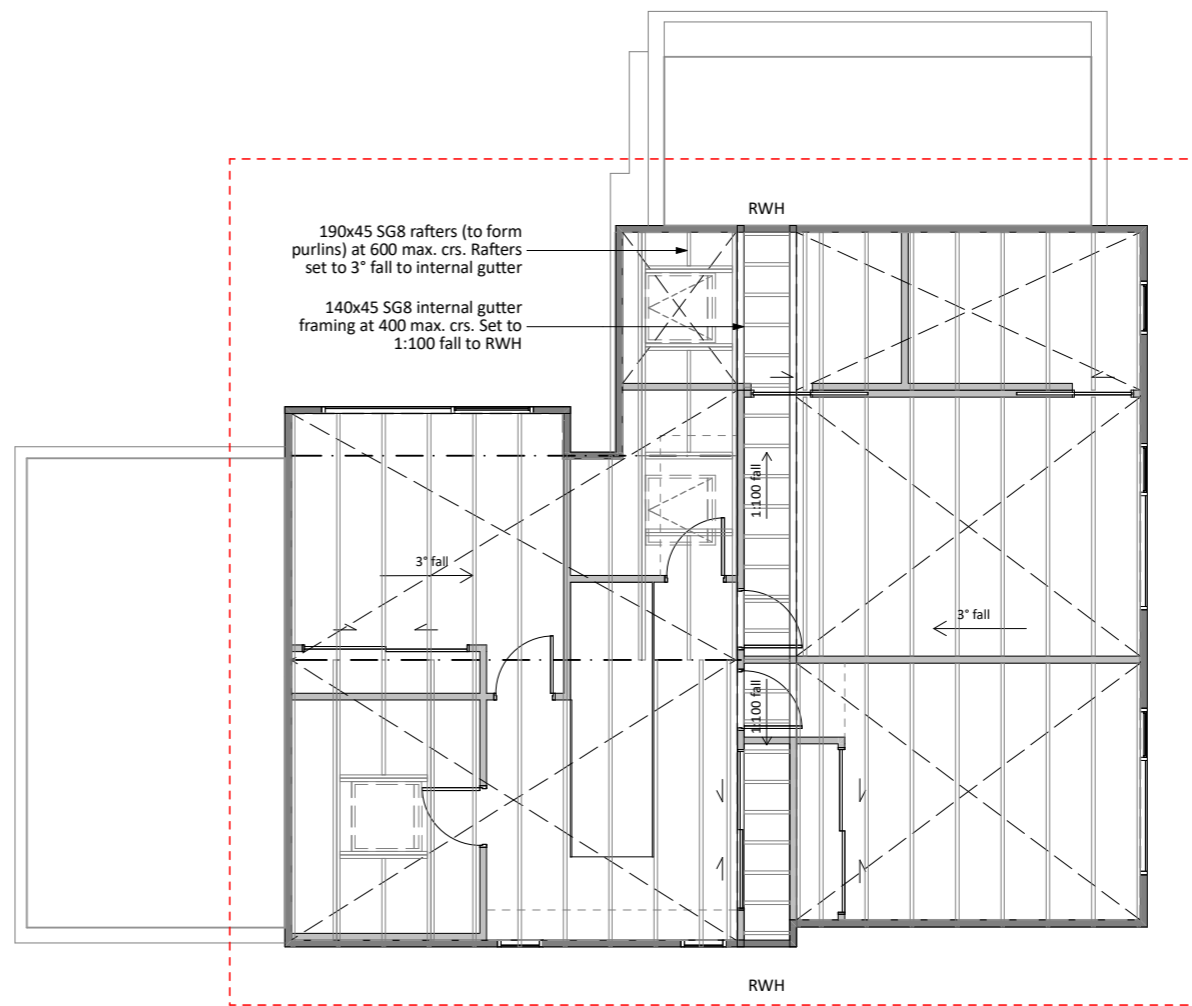
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**ROOF FRAMING PLAN**  
1:100



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Title: FRAMING PLANS

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

DESIGNED: M  
 DRAWN: LK **A06a C**

**Drainage Notes**

Sanitary Fixtures (as per NZBC G13/AS1)

- Bath - 40mm dia @ 1:40
- Dishwasher - 40mm dia @ 1:40
- Kitchen Sink - 50mm dia @ 1:40
- Laundry Tub - 40mm dia @ 1:30
- Showers - 50mm dia @ 1:40
- Single Vanity - 40mm dia @ 1:40
- Double Vanity - 50mm dia @ 1:40
- WC - 100mm dia @ 1:60
- FWG - 65mm dia @ 1:40

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

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

Where pipes are to pass through floor joists Thru-Brackets are to be provided

**Sanitary Key**

- GT Gully Trap
- RGT Relief Gully Trap
- IP Inspection Point
- TV Terminal Vent (80mm min)
- BV Branch Vent (50mm min)
- DS Discharge Stack (100mm min)
- 80mm min vent to bathroom stack
- IV Isolation Valve
- RP Rodding Point
- AAV Air Admittance Valve

RGT to be installed so that top of GT is 150mm lower than overflow level of lowest sanitary fixture).

**General note**

All affected parties using the common drainage system for wastewater must be notified in advance prior to work commencing.

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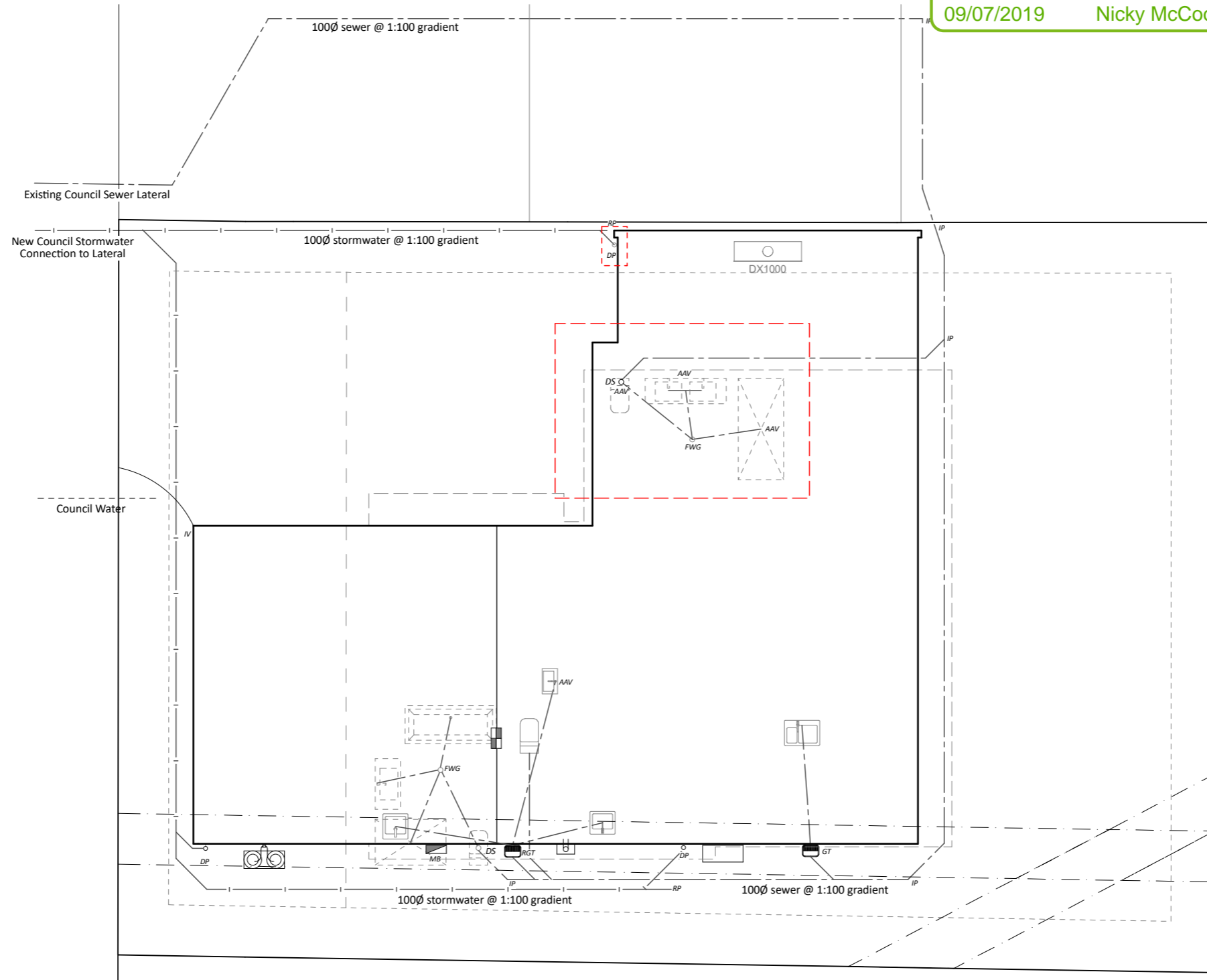
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Date: 8/07/2019

Title: DRAINAGE PLAN

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

DESIGNED: MUA  
DRAWN: LK **A07b C**



**DRAINAGE PLAN**  
1:100

**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).

NZS 3604:2011 Clause 8.7.3.4. Connection of internal braced walls that are not directly fixed to an external wall.

Each wall that contains one or more wall bracing elements shall be connected at the top plate level through a framing member (ceiling batten or truss cord) in the line of the wall, to external walls at right angles to it. Framing member is to be fixed at top plate level using metal plate with a 6kN capacity (6 / 30 x 3.15 mm nails per side).

1. For a 'disconnected' wall with 125 bracing units it must connect via a framing member to at least one external wall
2. For a 'disconnected' wall with between 126 & 250 bracing units it must connect via a framing member to at least two external walls
3. For a 'disconnected' wall with greater than 250 bracing units it must connect via a framing member to at least two external walls by a combination of metal plate fixings each having a rating of not less than 2.4 kN per 100 bracing units.

If 70x35mm batten is used, then blocking at 900 centres max between trusses must be provided for fixing (if the batten cannot be fixed directly to the underside of the truss). The batten is to be fixed to the exterior wall plate with 6kN fixing.



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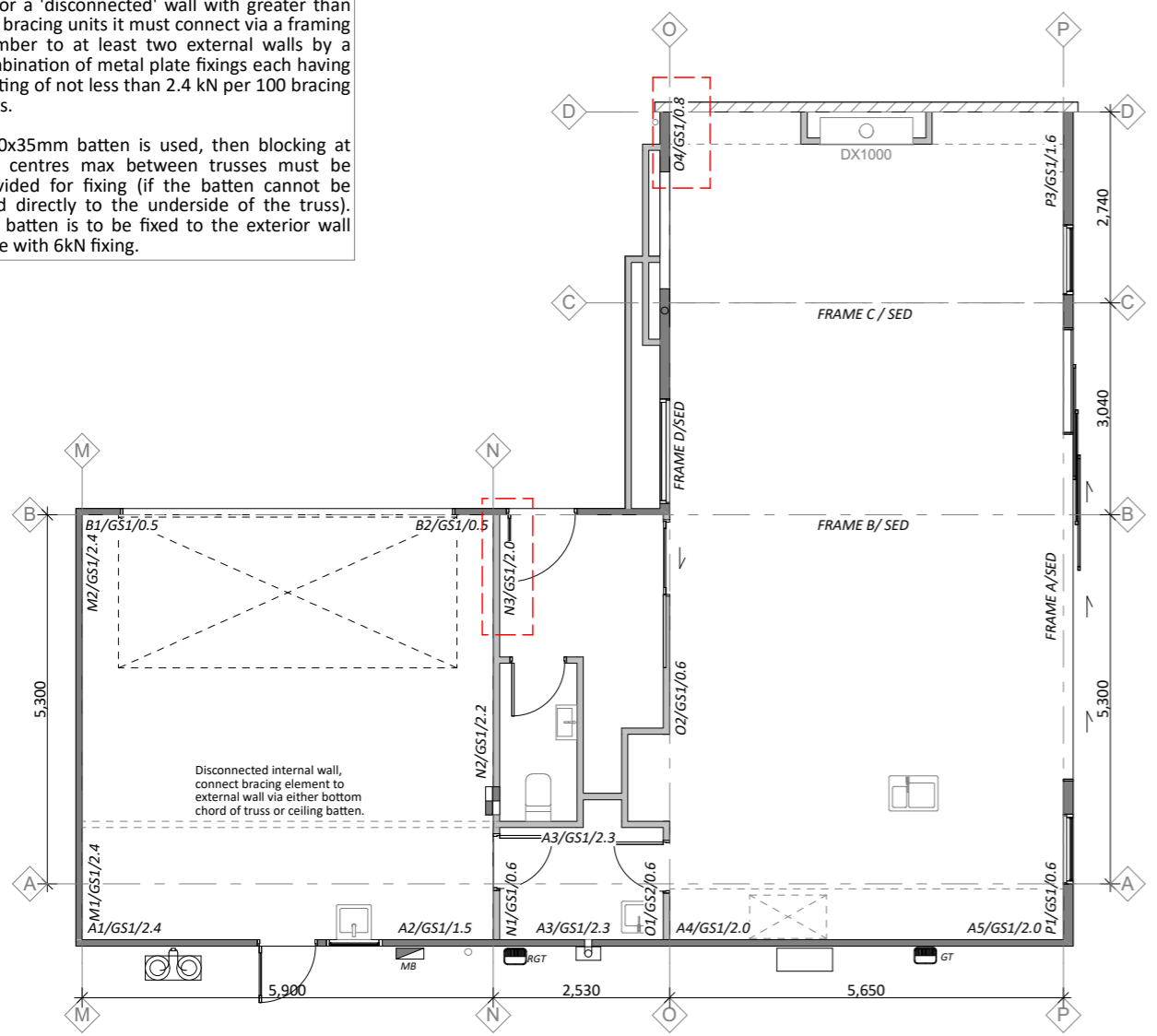
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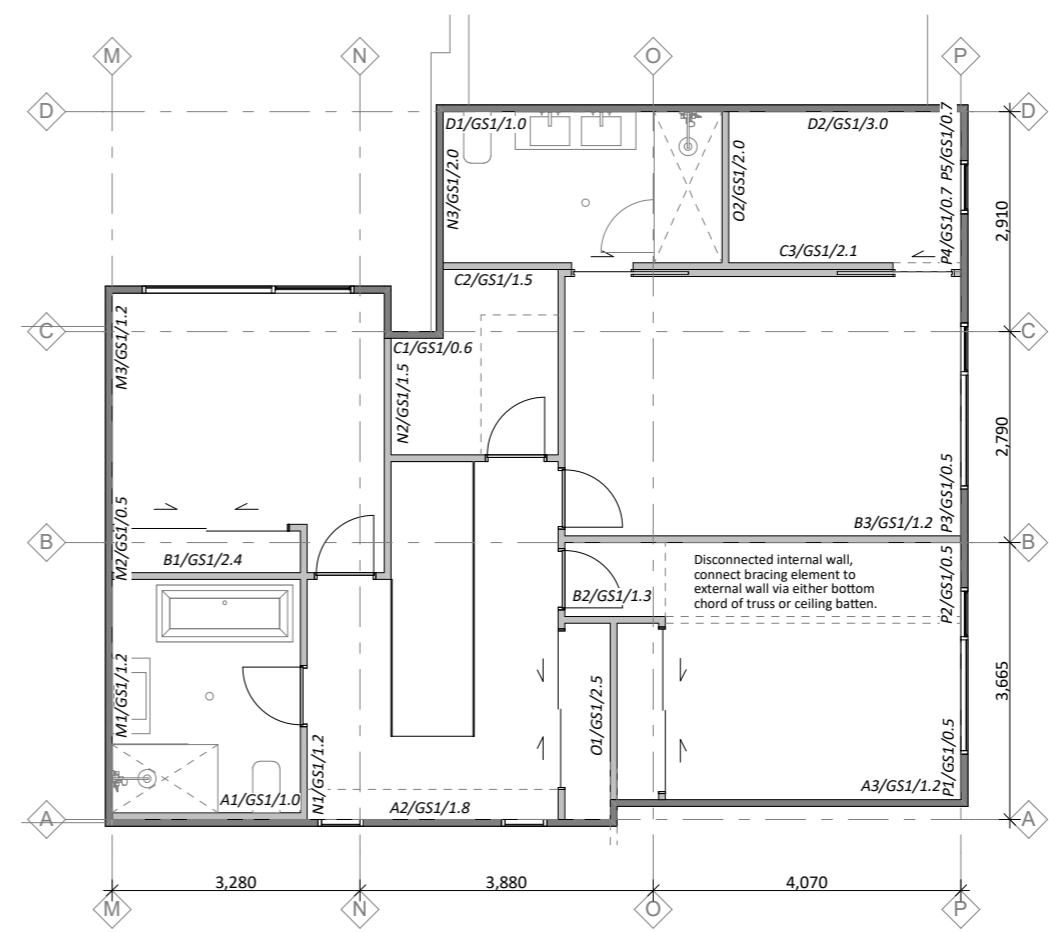
Title: BRACING PLANS

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

DESIGNED: MW  
 DRAWN: LK **A08a C**



**GROUND FLOOR BRACING PLAN**  
 1:100



**FIRST FLOOR BRACING PLAN**  
 1:100



**ALL ELEVATIONS**  
NZBC E2 / AS1 External Moisture Risk Matrix

- Wind Zone (per NZS 3604):  
medium - Risk Factor = 0
- Number of Storeys:  
medium - Risk Factor = 1
- Roof / Wall Intersection Design:  
high - Risk Factor = 3
- Eaves Width:  
very high - Risk Factor = 5
- Envelope Complexity:  
medium - Risk Factor = 1
- Deck Design:  
low - Risk Factor = 0
- Total Risk Score: - Risk Severity = 10

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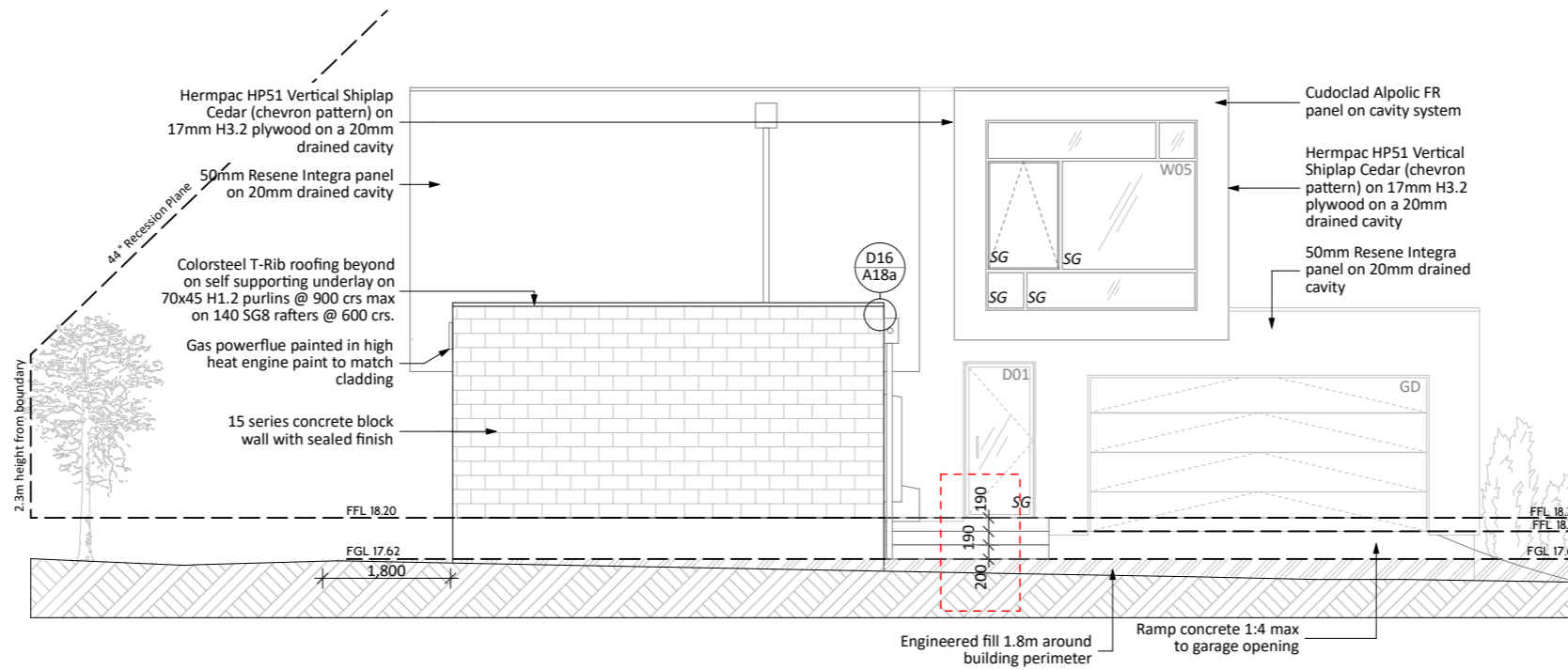
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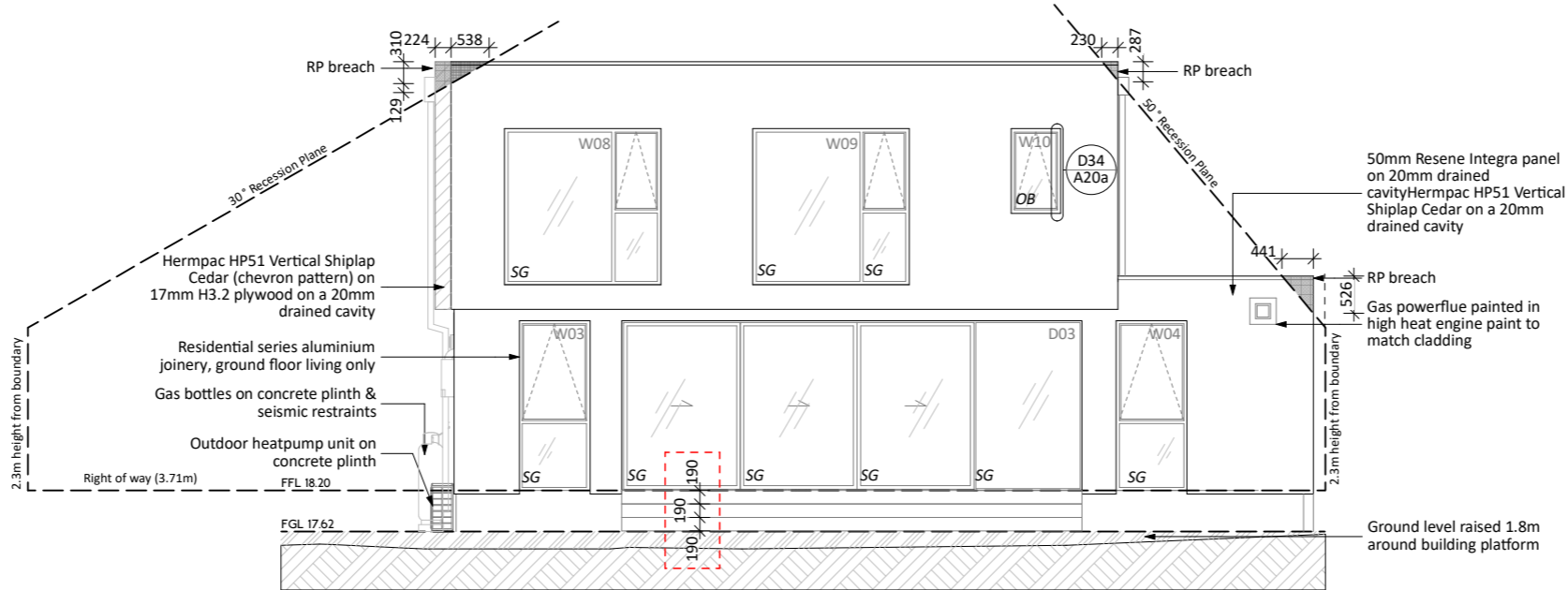
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**NORTH ELEVATION**  
1:100

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**EAST ELEVATION**  
1:100

**ALL ELEVATIONS**  
NZBC E2 / AS1 External Moisture Risk Matrix

- Wind Zone (per NZS 3604):  
medium - Risk Factor = 0  
Number of Storeys:  
medium - Risk Factor = 1  
Roof / Wall Intersection Design:  
high - Risk Factor = 3  
Eaves Width:  
very high - Risk Factor = 5  
Envelope Complexity:  
medium - Risk Factor = 1  
Deck Design:  
low - Risk Factor = 0  
Total Risk Score: - Risk Severity = 10

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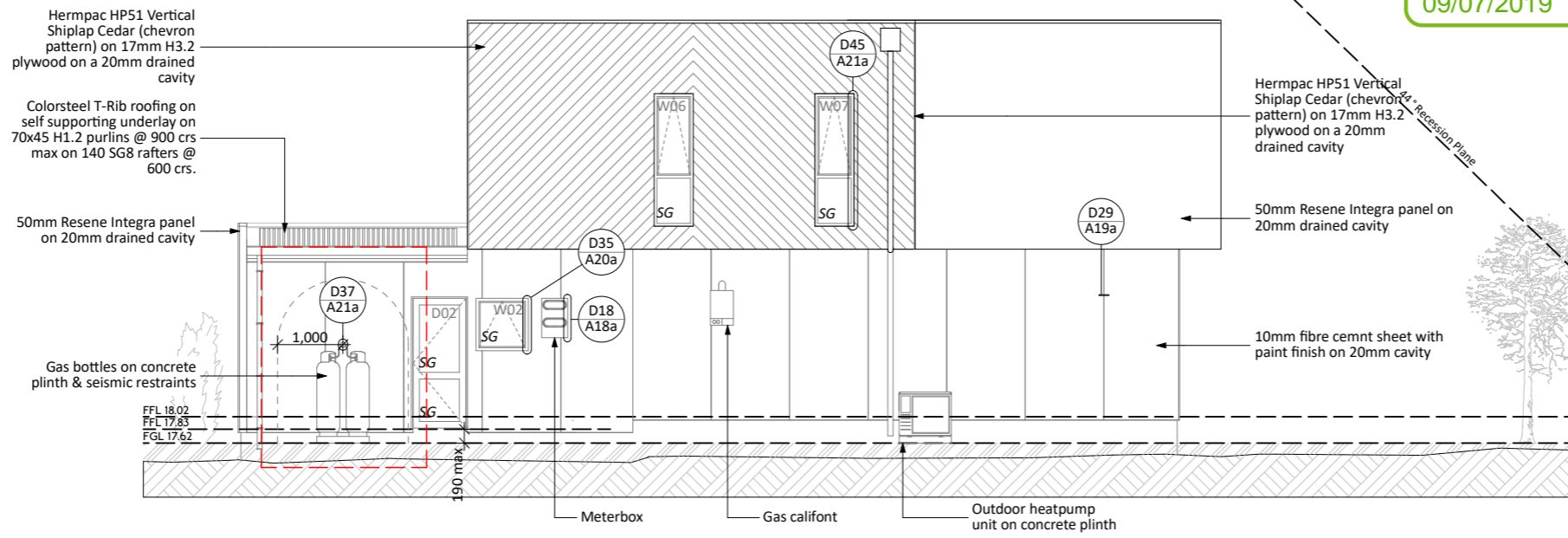
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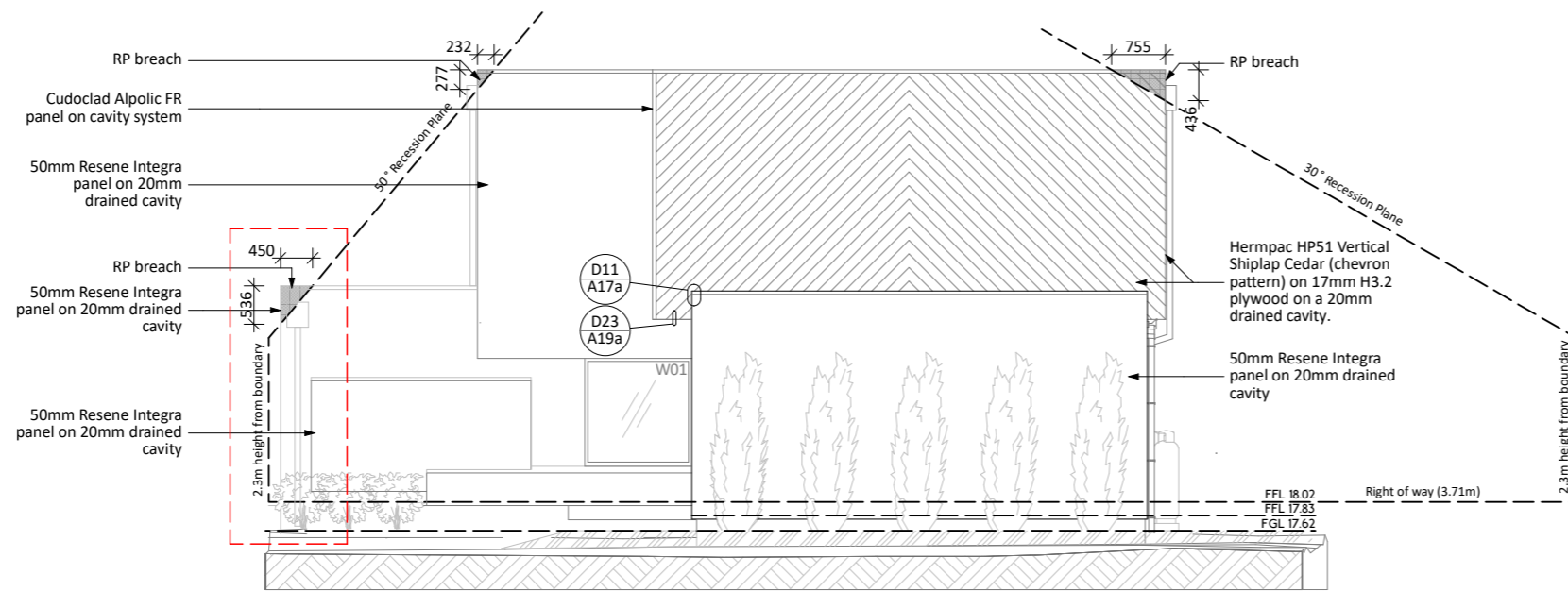
Title: ELEVATIONS

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DESIGNED: MW  
DRAWN: LK **A10a C**



**SOUTH ELEVATION**  
1:100



**WEST ELEVATION**  
1:100



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REVISION HISTORY

C	25/03/2019	Resource Consent
B	12/02/2019	Amended Layout
A	28/11/2018	Pricing Issue
Rev:	Date:	Issue:

- CONCEPT
- SCHEMATIC
- PRELIMINARY
- CONSENT
- TENDER
- CONSTRUCTION
- AS BUILT

Date: 28/06/2019

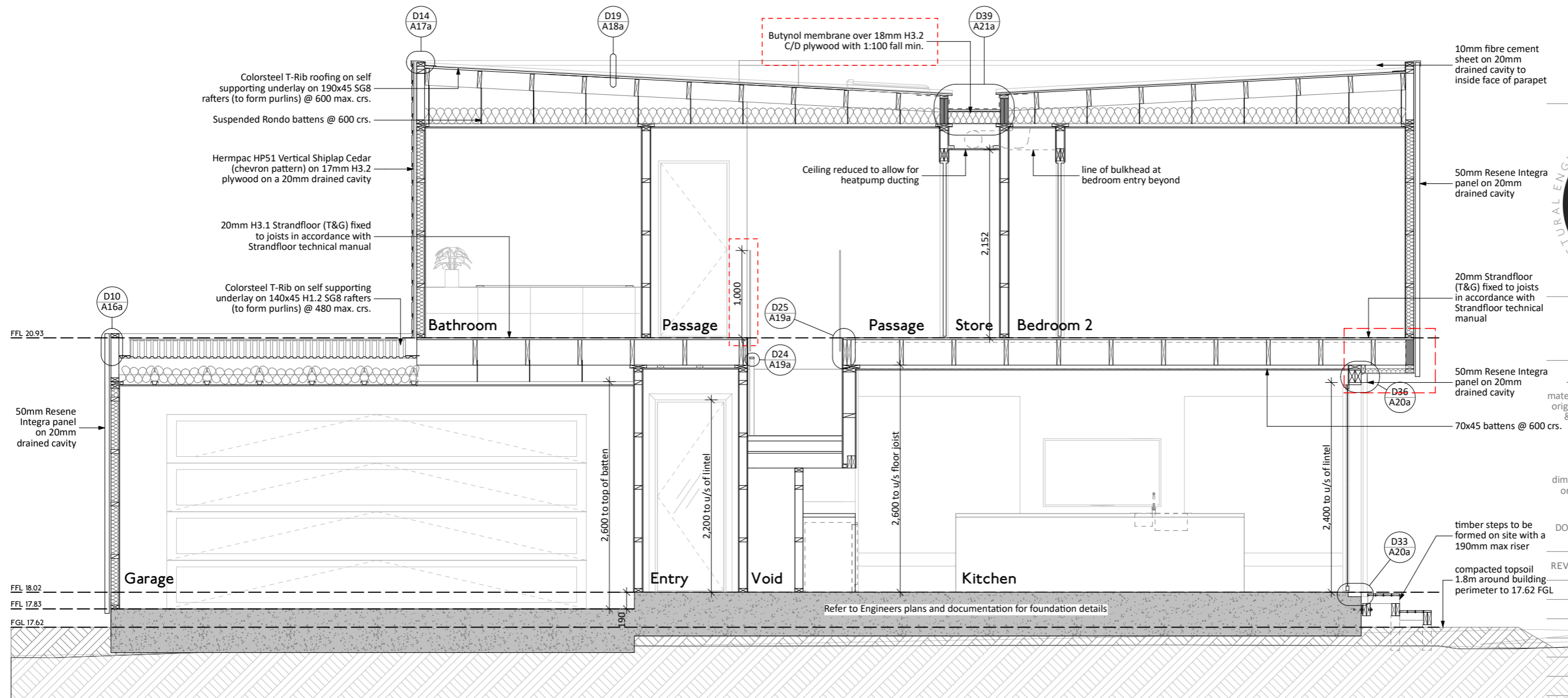
Title:

CROSS SECTION

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

DESIGNED: MW  
DRAWN: LK

A11a C



SECTION A  
1:50

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**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**

**Midfloor**

20mm Tongue & Groove Strandfloor with H3.1 Strandfloor in wet areas

**Roof**

Purlins: Rafters to form purlins, as noted on Roof Framing Plan  
 Roof Bracing: As per Roof Framing Plan  
 Fascia & Rainwater system: 125 Half Round Coloursteel Endura.  
 Downpipes: 80mm Coloursteel Endura  
 Soffits: James Hardie 4.5mm Soffit Lining unless otherwise noted

**Ceilings**

Ceiling Battens: Rondo clip battens @ 600crs & 70x35mm H1.2 timber battens @ 400crs for the rest of ground floor. 35mm suspended Rondo battens on first floor.  
 Ceiling Lining: 13mm standard GIB lining to ceilings  
 13mm Aqualine GIB lining to ceilings.

**Wall Framing**

Exterior Framing: 140x45mm & 90x45mm H1.2 studs @ 400 crs. & dwangs @ 800mm crs.  
 Interior Framing: 90x45mm H1.2 studs @ 600mm crs, dwangs @ 800mm crs.  
 Building Paper: Thermakraft Watergate Plus Wrap.  
 Wall Lining: 10mm standard GIB lining  
 10mm GIB<sup>®</sup> Aqualine to wet areas.  
 9mm Villaboard lining behind tiled showers.  
 Wall linings adjacent to appliances and facilities shall have surfaces that can be easily maintained in a hygienic condition.

**Insulation**

Ceilings: Pink Batts R3.6  
 Exterior Walls: Pink Batts R2.6  
 First Floor Overhang: Expol R1.4 underfloor insulation



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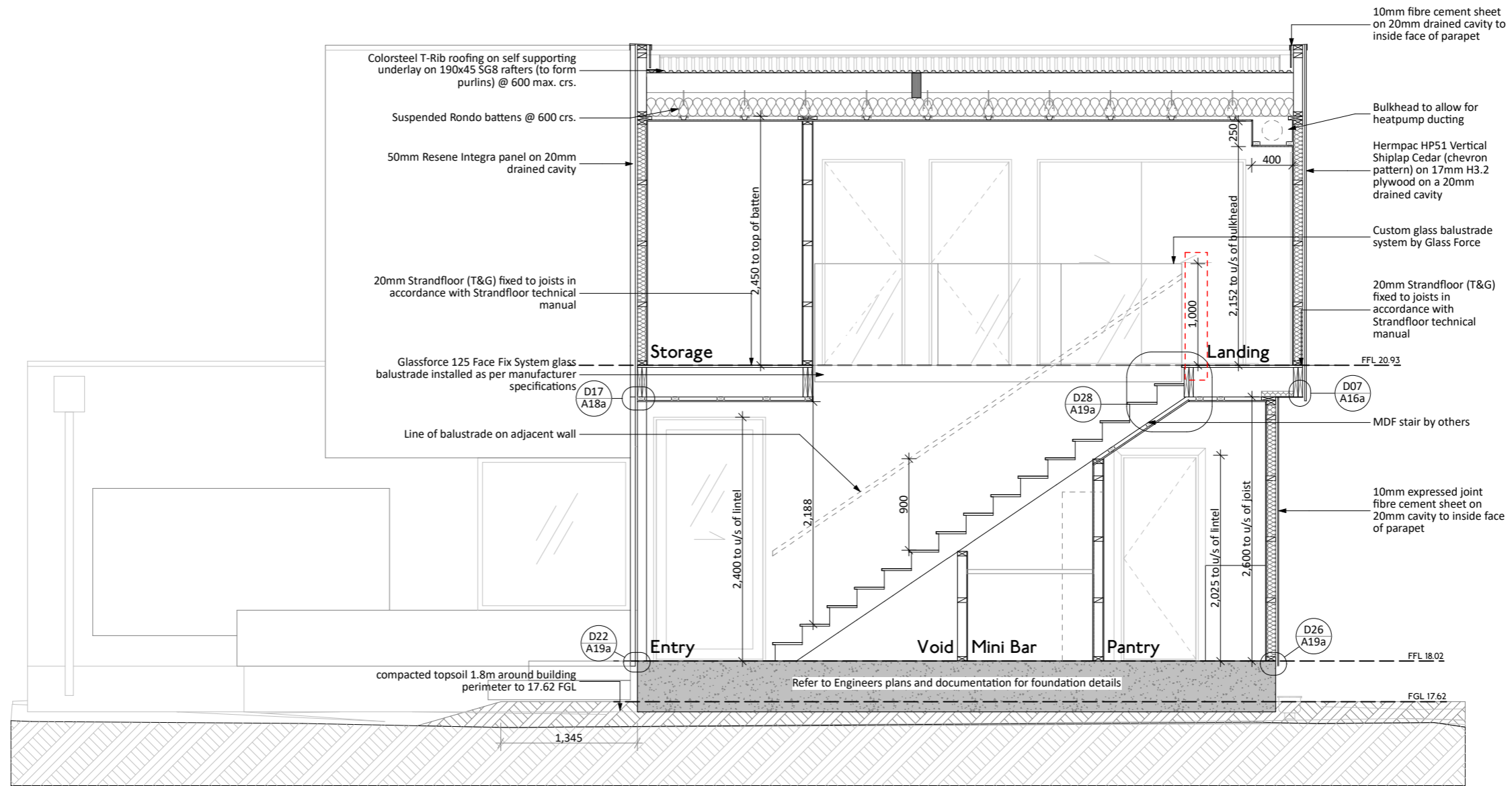
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- PRELIMINARY
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- TENDER
- CONSTRUCTION
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Date: 28/06/2019

Title: CROSS SECTION

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

DESIGNED: MW  
DRAWN: LK **A12a C**



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**

**Midfloor**  
20mm Tongue & Groove Strandfloor with H3.1 Strandfloor in wet areas

**Roof**  
Purlins: Rafters to form purlins, as noted on Roof Framing Plan  
Roof Bracing: As per Roof Framing Plan  
Fascia & Rainwater system: 125 Half Round Coloursteel Endura.  
Downpipes: 80mm Colorsteel Endura  
Soffits: James Hardie 4.5mm Soffit Lining unless otherwise noted

**Ceilings**  
Ceiling Battens: Rondo clip battens @ 600crs & 70x35mm H1.2 timber battens @ 400crs for the rest of ground floor. 35mm suspended Rondo battens on first floor.  
Ceiling Lining: 13mm standard GIB lining to ceilings  
13mm Aqualine GIB lining to ceilings.

**Wall Framing**  
Exterior Framing: 140x45mm & 90x45mm H1.2 studs @ 400 crs. & dwangs @ 800mm crs.  
Interior Framing: 90x45mm H1.2 studs @ 600mm crs, dwangs @ 800mm crs.  
Building Paper: Thermakraft Watergate Plus Wrap.  
Wall Lining: 10mm standard GIB lining  
10mm GIB<sup>®</sup> Aqualine to wet areas.  
9mm Villaboard lining behind tiled showers.  
Wall linings adjacent to appliances and facilities shall have surfaces that can be easily maintained in a hygienic condition.

**Insulation**  
Ceilings: Pink Batts R3.6  
Exterior Walls: Pink Batts R2.6  
First Floor Overhang: Expol R1.4 underfloor insulation

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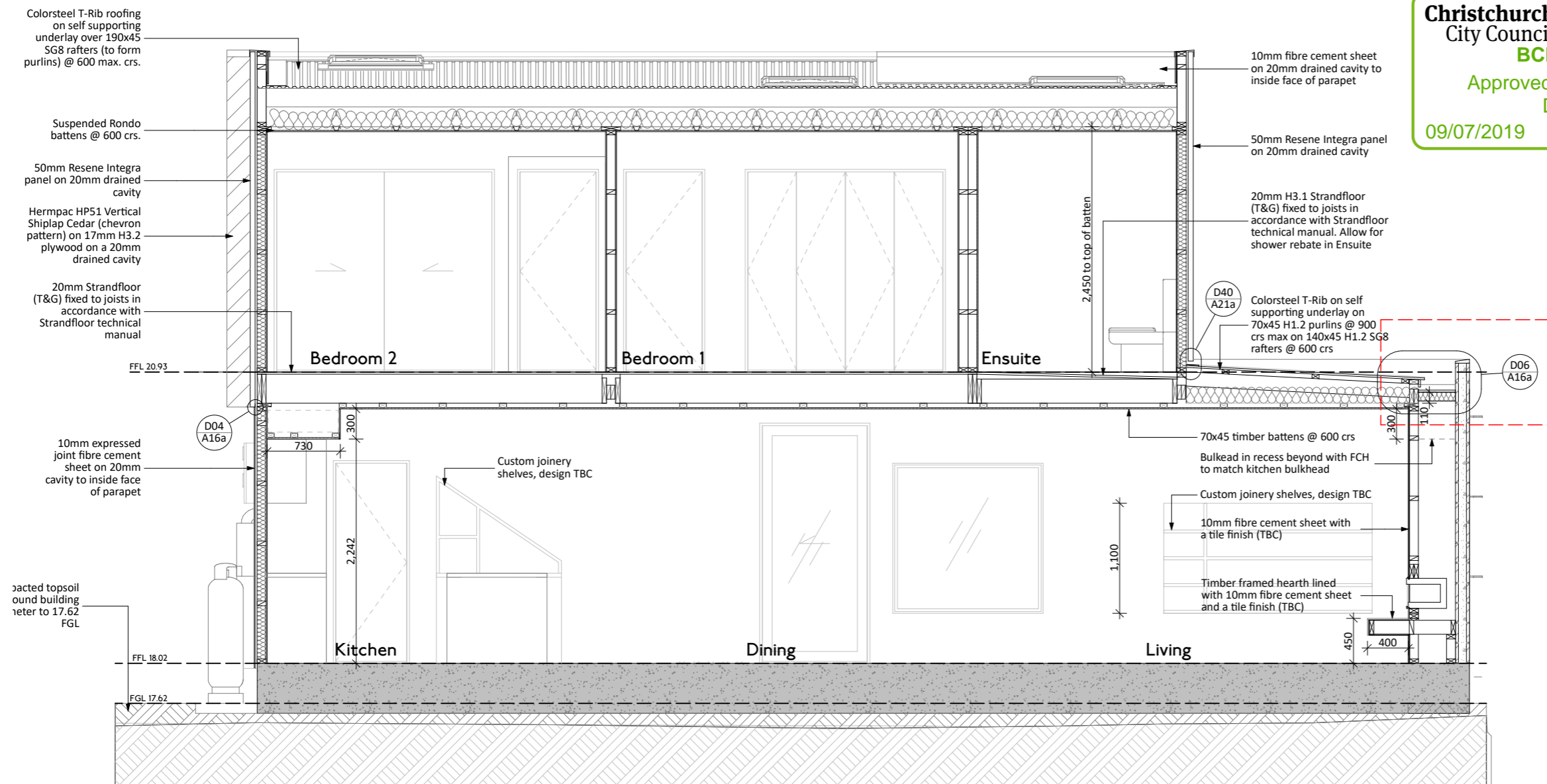
Date: 28/06/2019

Title:

CROSS SECTION

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

DESIGNED: MW  
 DRAWN: LK **A13a C**



**SECTION C**  
1:50

<p><b>Cross Section Notes</b>                  Refer to Specification &amp; 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><b>Foundation - SPECIFIC ENGINEERING</b></p> <p><b>Midfloor</b>                  20mm Tongue &amp; Groove Strandfloor with H3.1 Strandfloor in wet areas</p>		
<p><b>Roof</b>                  Purlins: Rafters to form purlins, as noted on Roof Framing Plan                  Roof Bracing: As per Roof Framing Plan                  Fascia &amp; Rainwater system: 125 Half Round Coloursteel Endura.                  Downpipes: 80mm Colorsteel Endura                  Soffits: James Hardie 4.5mm Soffit Lining unless otherwise noted</p>	<p><b>Wall Framing</b>                  Exterior Framing: 140x45mm &amp; 90x45mm H1.2 studs @ 400 crs. &amp; dwangs @ 800mm crs.                  Interior Framing: 90x45mm H1.2 studs @ 600mm crs, dwangs @ 800mm crs.                  Building Paper: Thermakraft Watergate Plus Wrap.                  Wall Lining: 10mm standard GIB lining                  10mm GIB<sup>(R)</sup> Aqualine to wet areas.                  9mm Villaboard lining behind tiled showers.                  Wall linings adjacent to appliances and facilities shall have surfaces that can be easily maintained in a hygienic condition.</p>	<p><b>Insulation</b>                  Ceilings: Pink Batts R3.6                  Exterior Walls: Pink Batts R2.6                  First Floor Overhang: Expol R1.4 underfloor insulation</p>
<p><b>Ceilings</b>                  Ceiling Battens: Rondo clip battens @ 600crs &amp; 70x35mm H1.2 timber battens @ 400crs for the rest of ground floor. 35mm suspended Rondo battens on first floor.                  Ceiling Lining: 13mm standard GIB lining to ceilings                  13mm Aqualine GIB lining to ceilings.</p>		



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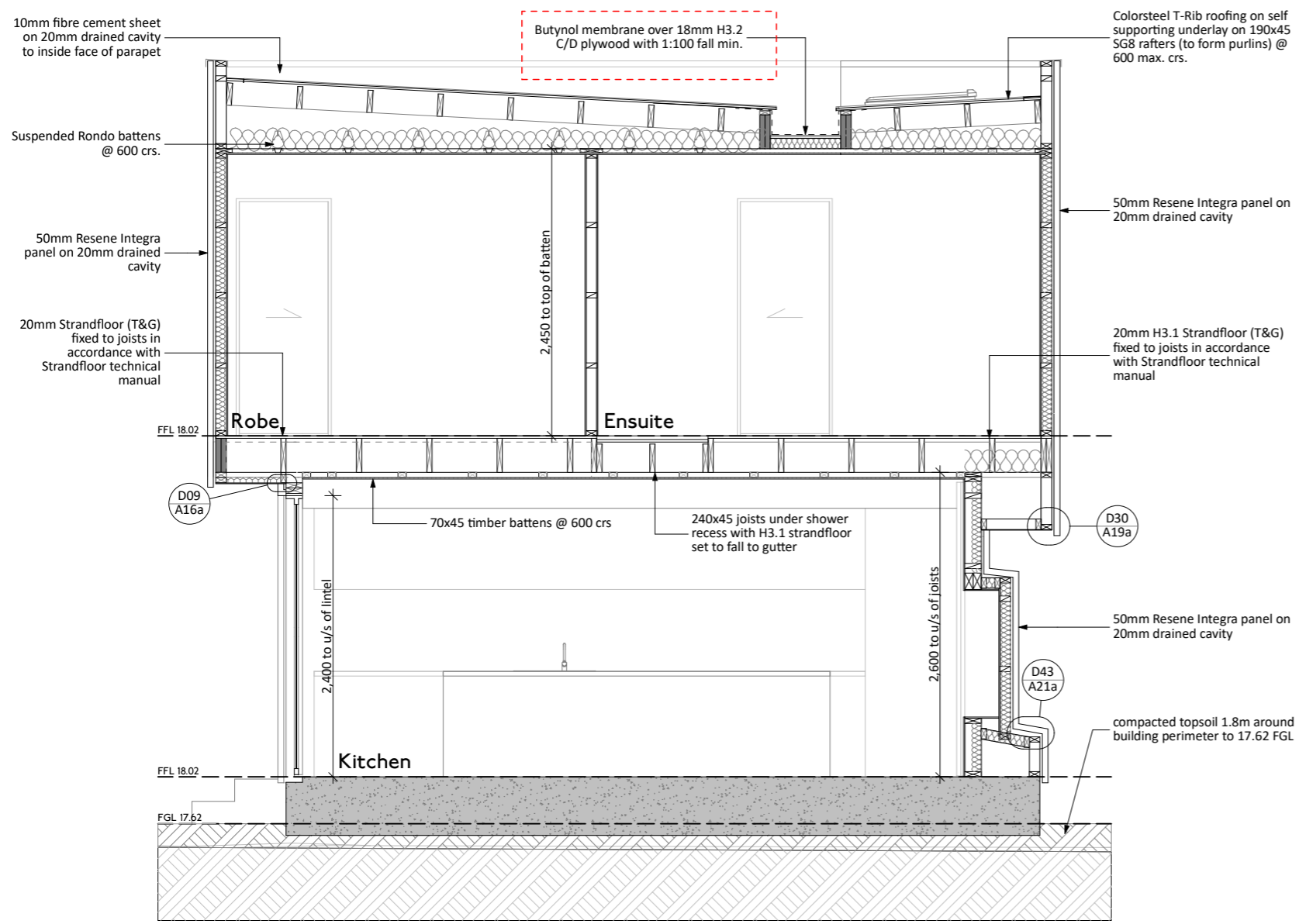
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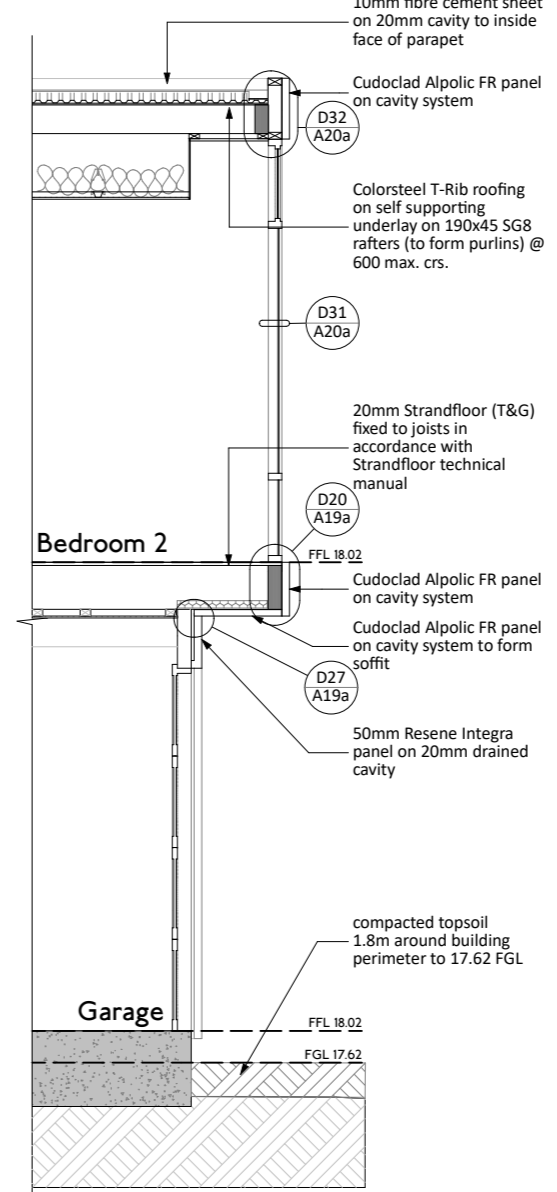
CROSS SECTION

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

DESIGNED: MW  
DRAWN: LK **A14a C**



SECTION D  
1:50



SECTION E  
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.

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**Midfloor**  
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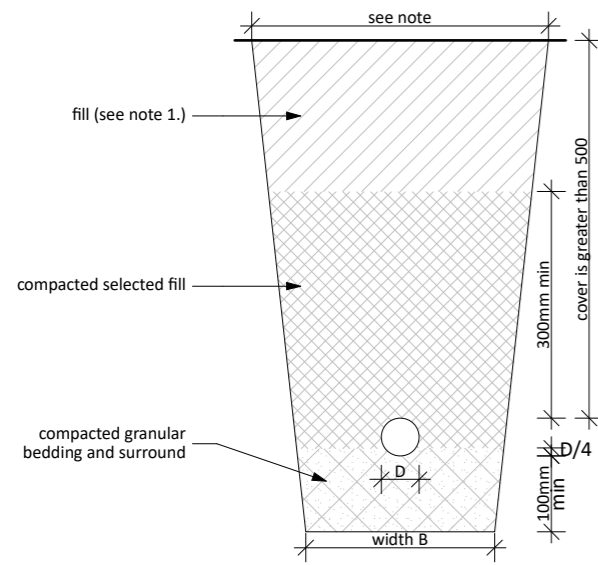
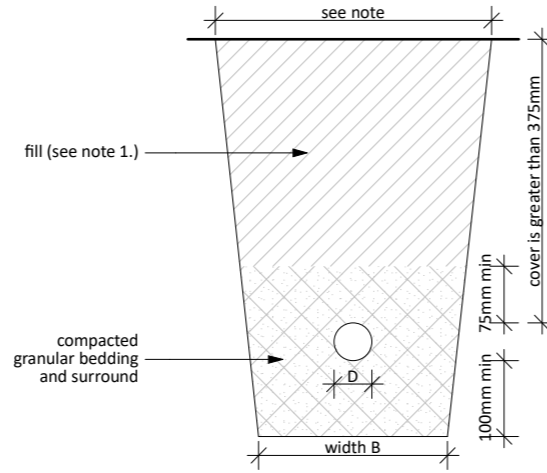
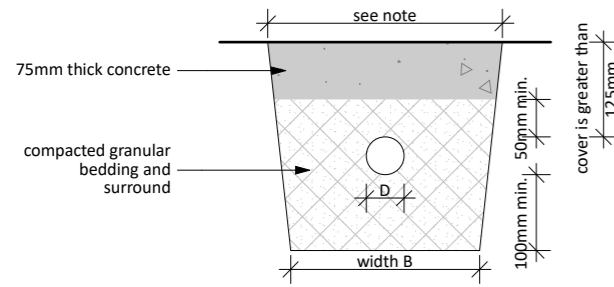
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Building Paper: Thermakraft Watergate Plus Wrap.  
Wall Lining: 10mm standard GIB lining  
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Wall linings adjacent to appliances and facilities shall have surfaces that can be easily maintained in a hygienic condition.

**Insulation**  
Ceilings: Pink Batts R3.6  
Exterior Walls: Pink Batts R2.6  
First Floor Overhang: Expol R1.4 underfloor insulation

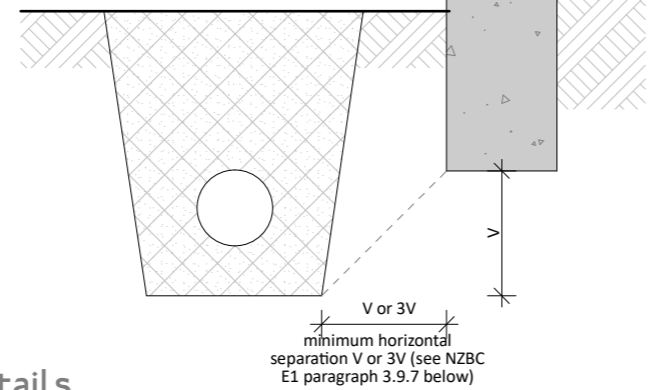
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09/07/2019 Nicky McCook-Weir

**NOTE:**  
The width B of the trench shall be no less than the pipe diameter D plus 200mm. Trench width at the top of the pipe shall be no more than 600mm unless the pipes in the trench are covered with concrete as shown in NZBC E1 Figure 13c.

1. Fill shall be ordinary fill where drains are located below gardens and open country, or compacted selected fill where the drains are located below residential driveways and similar areas subjected to light traffic



For light timber frame and concrete masonry buildings founded on good ground and constructed in accordance with NZS 3604 or NZS 4229, pipe trenched which are open for no longer than 48 hours shall be located no closer than the distance V to the underside of any building foundation. Where the trench is to remain open for periods longer than 48 hours, the minimum horizontal separation shall increase to 3V in all ground except rock.



○ Drainage Trench Details  
1:10

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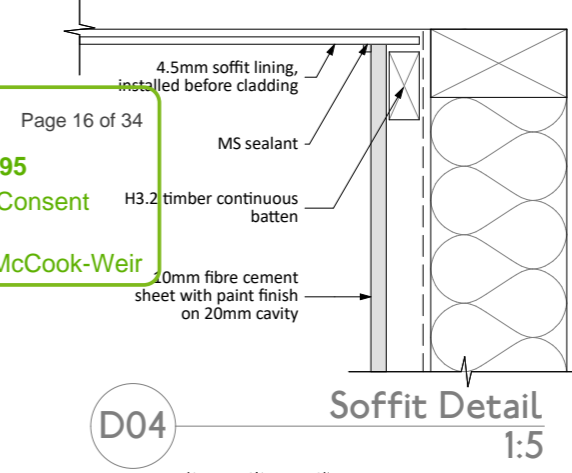
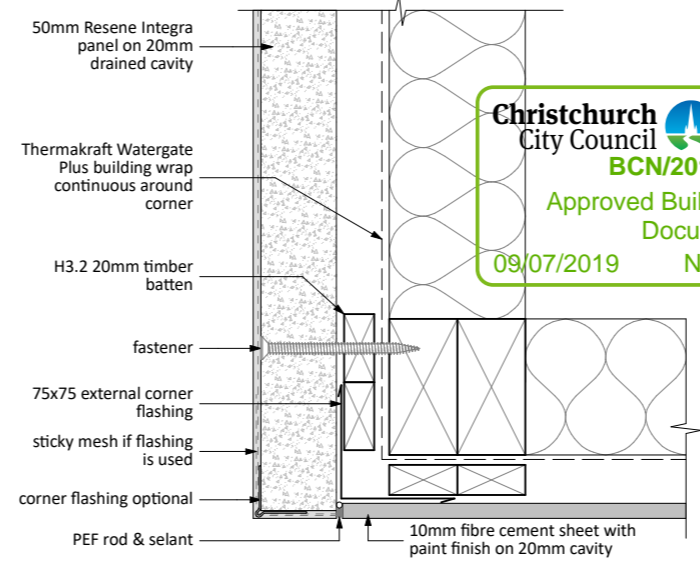
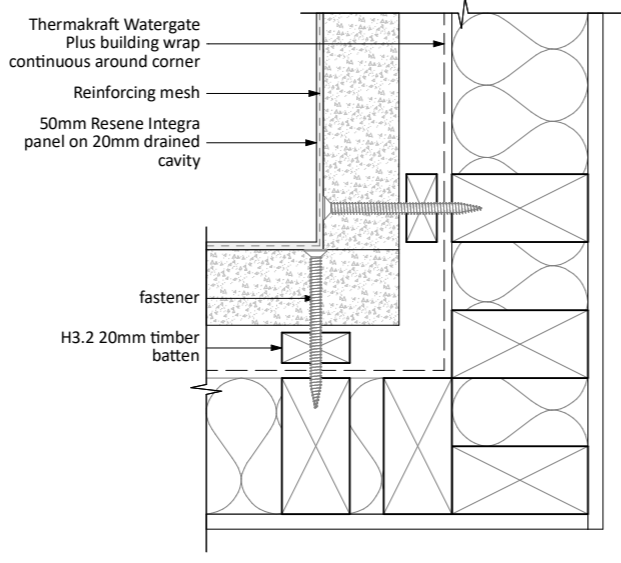
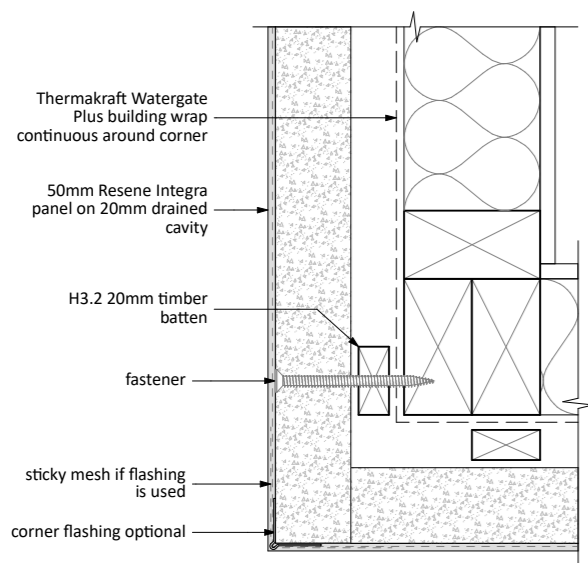
Title:

**DRAINAGE PIPE & TRENCH DETAILS**

Scale: 1:10@A3 Sheet No: Rev:

DESIGNED: MW  
DRAWN: LK **A15 C**

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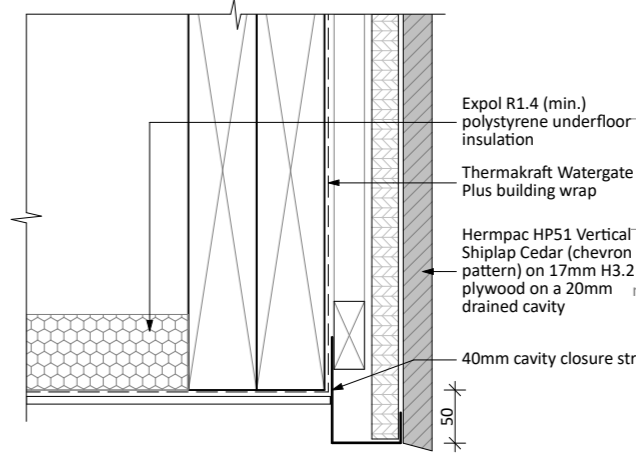
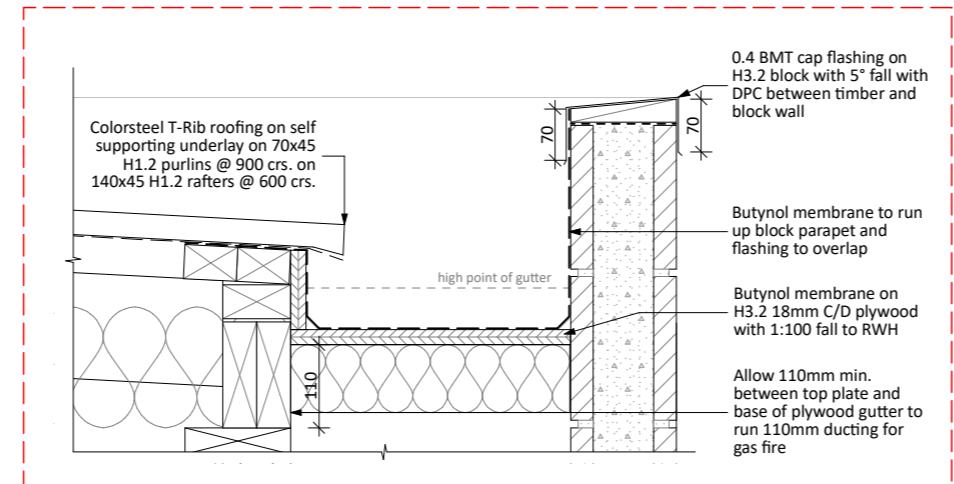
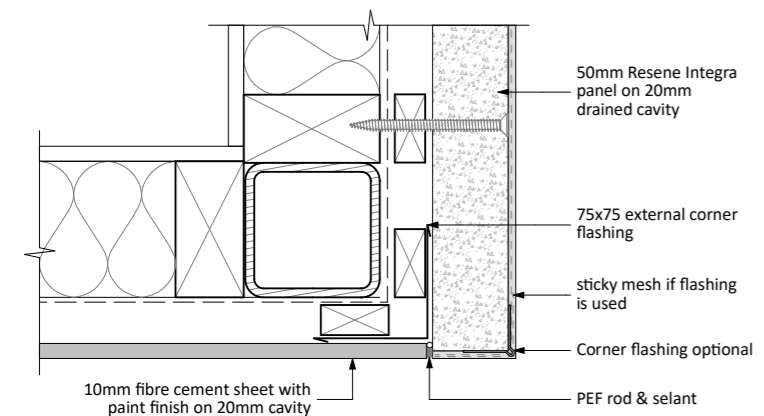


D01 External Corner Detail 1:5

D02 Internal Corner Detail 1:5

D03 Cladding Junction Detail 1:5

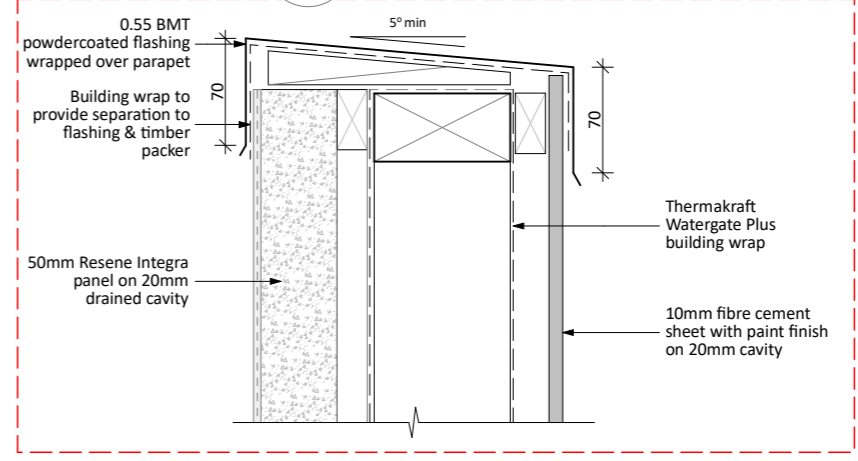
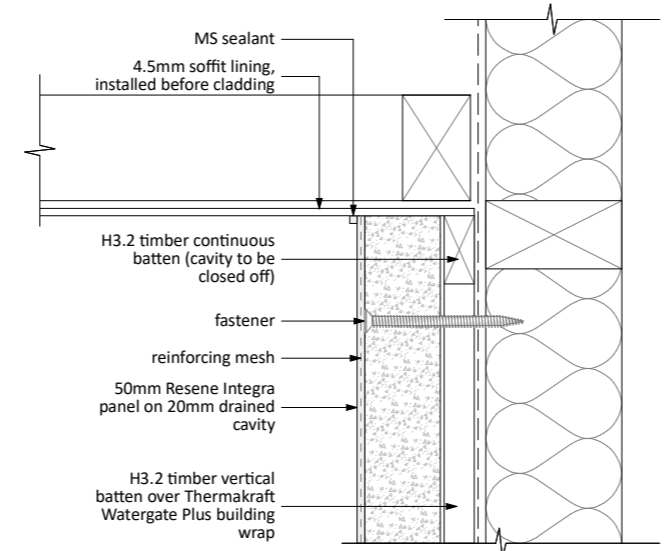
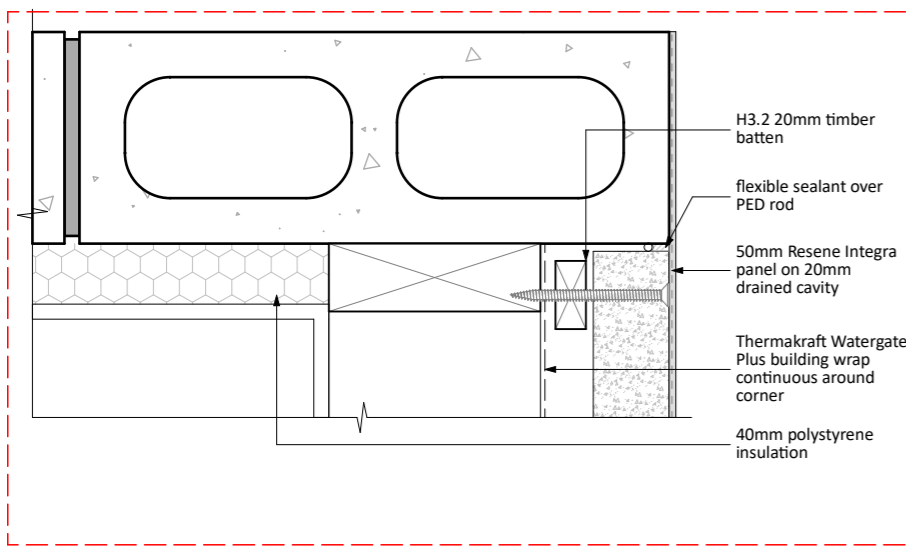
D04 Soffit Detail 1:5



D05 Cladding Junction Detail 1:5

D06 Block Parapet Detail 1:10

D07 Soffit Edge Overhang Detail 1:5



D08 Cladding Junction Detail 1:5

D09 Soffit Detail 1:5

D10 Parapet Cap Detail 1:5



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CLADDING DETAILS

Scale: 1:5, 1:10@A3 Sheet No: Rev:

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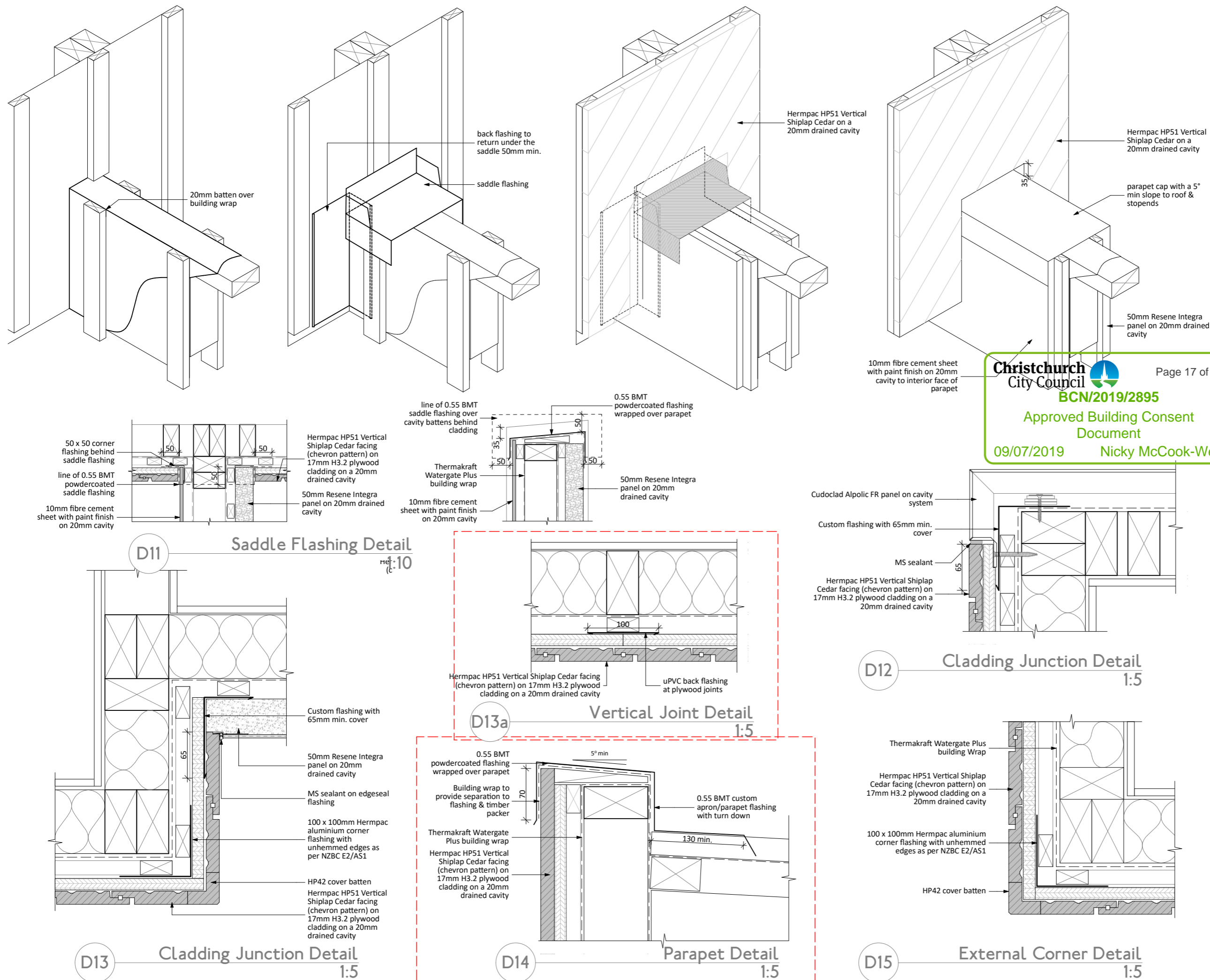
Date: 8/07/2019

Title:

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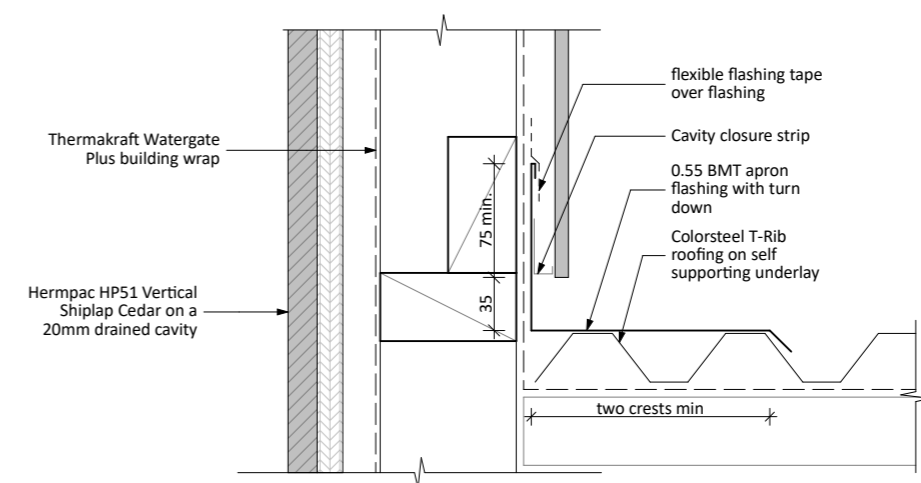
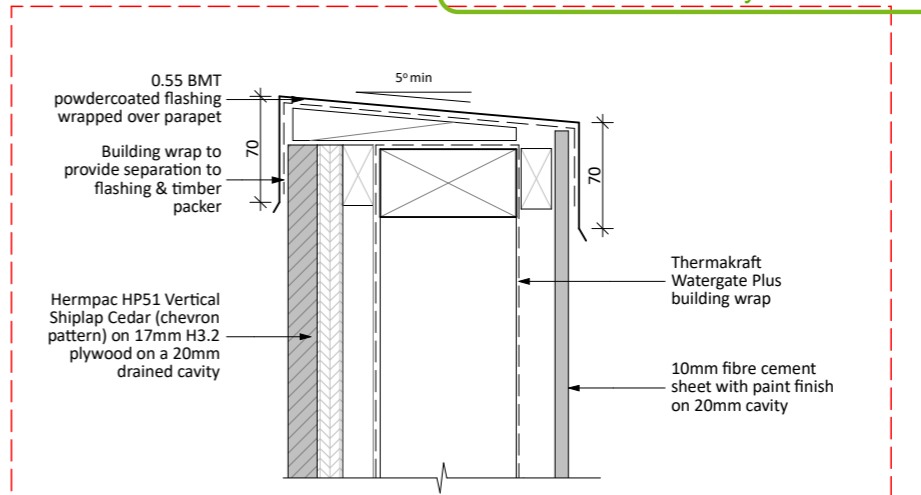
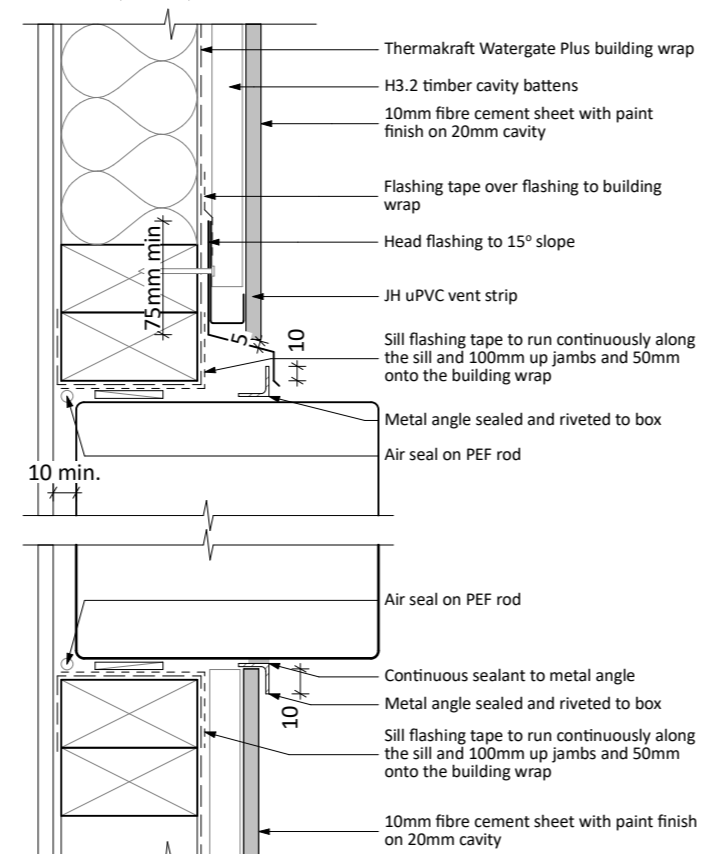
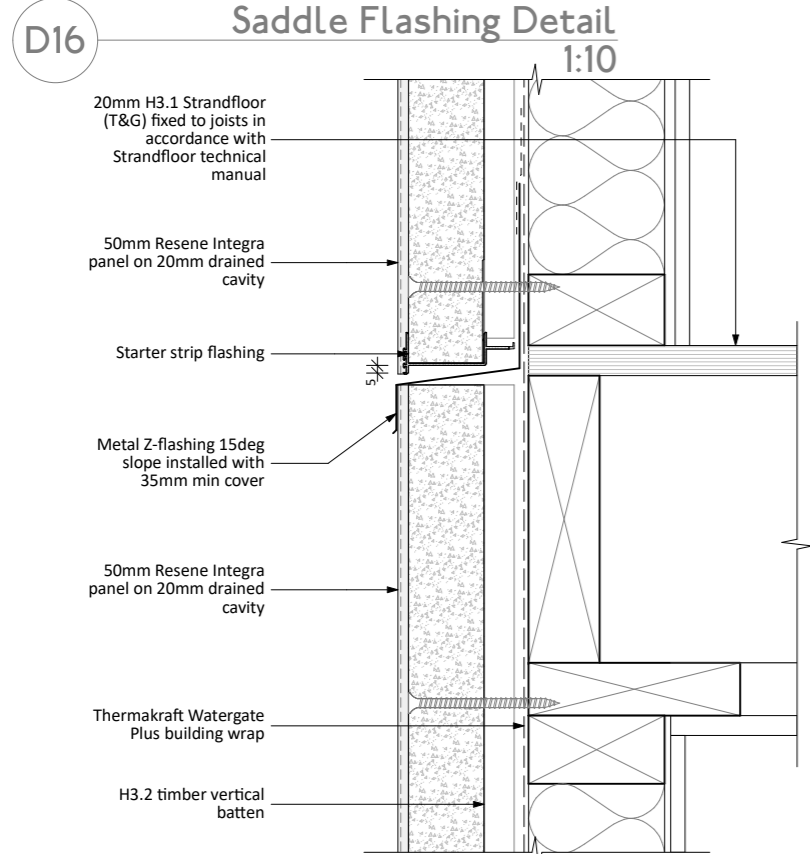
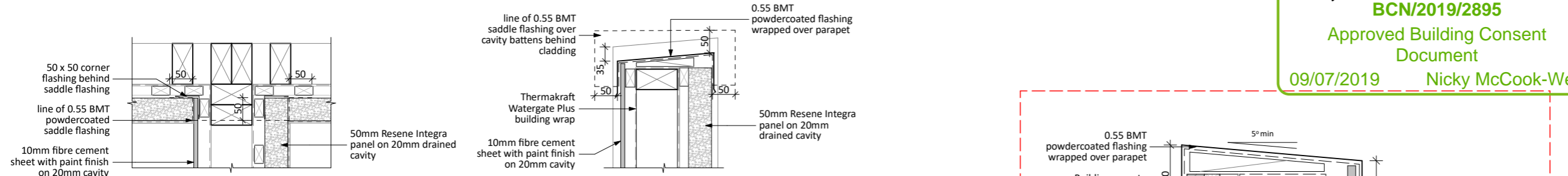
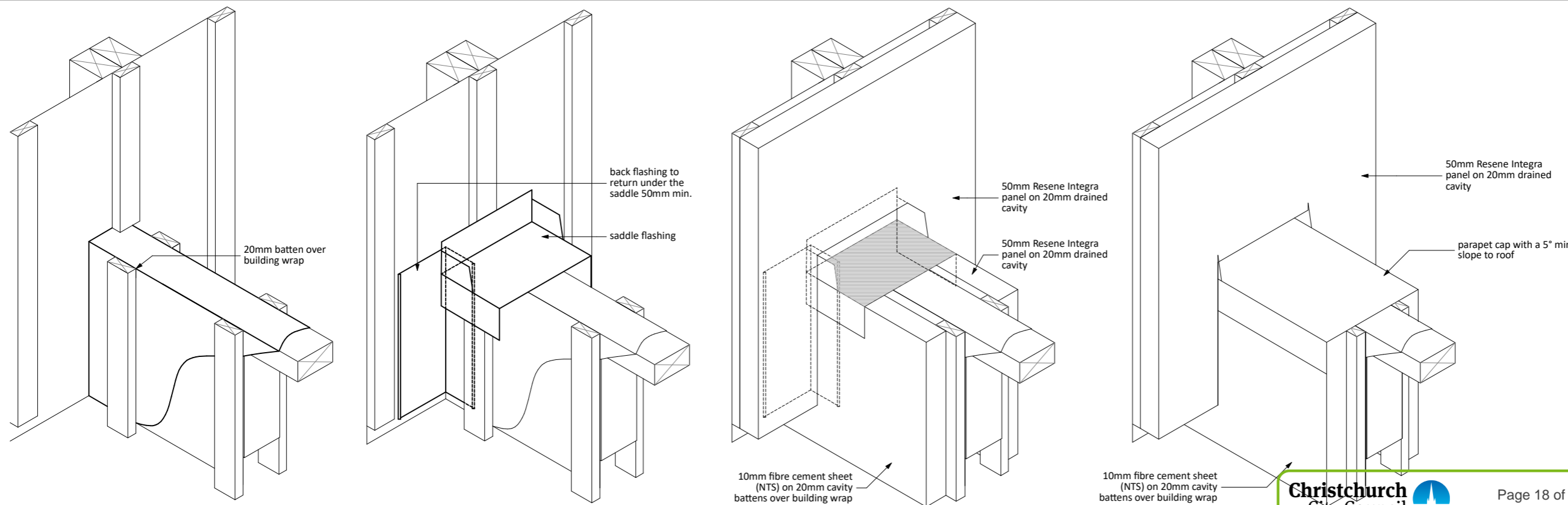
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Scale: 1:10, 1:5@A3 Sheet No: Rev:

DESIGNED: MW  
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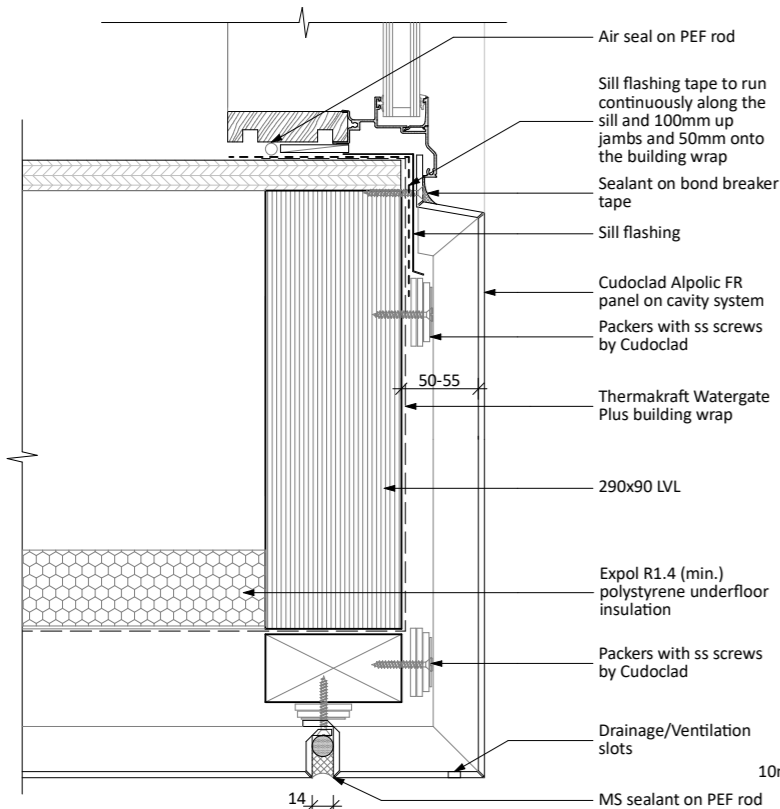
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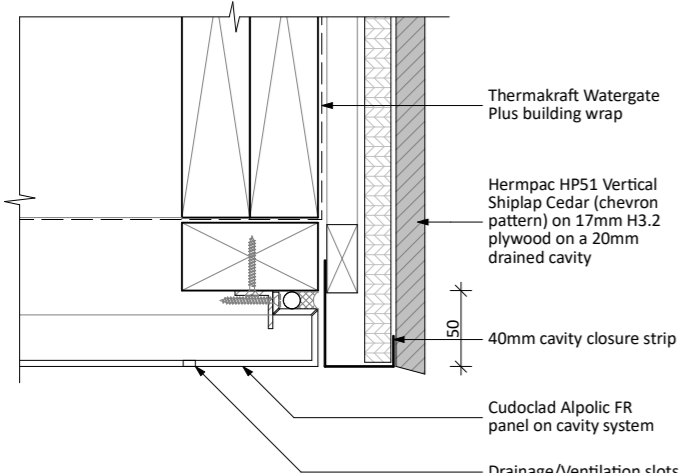
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DETAILS

Scale: 1:5, 1:10 @ A3 Sheet No: Rev:

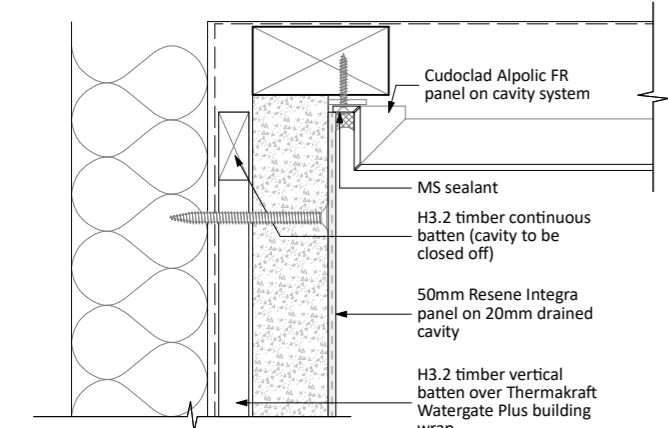
DESIGNED: MW  
DRAWN: LK **A19a C**



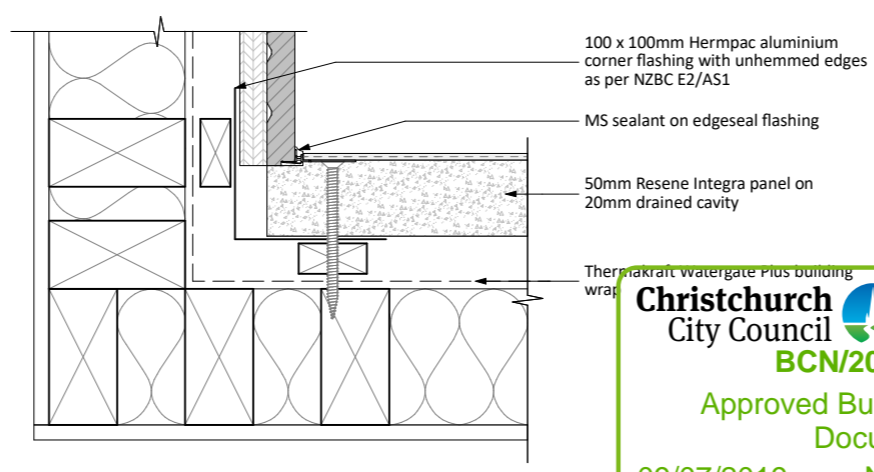
D20 Window Sill/Soffit overhang Detail 1:5



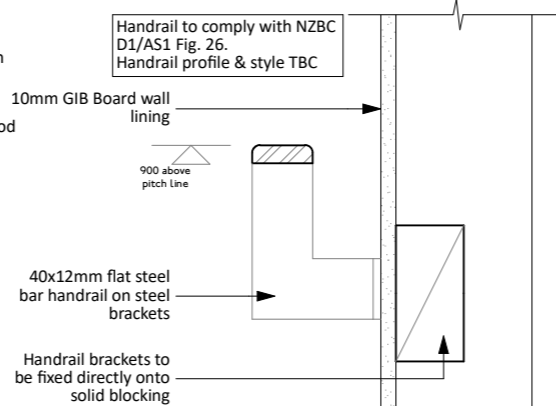
D23 Soffit Overhang Detail 1:5



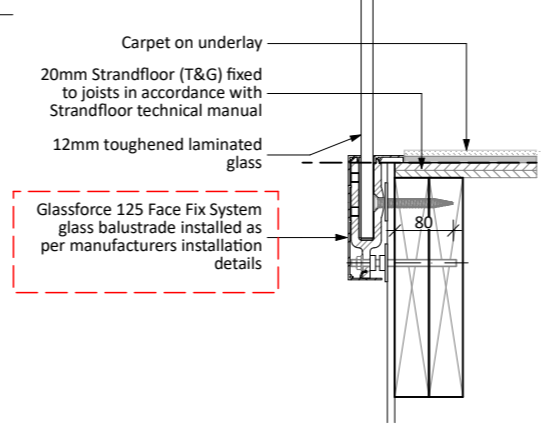
D27 Soffit Detail 1:5



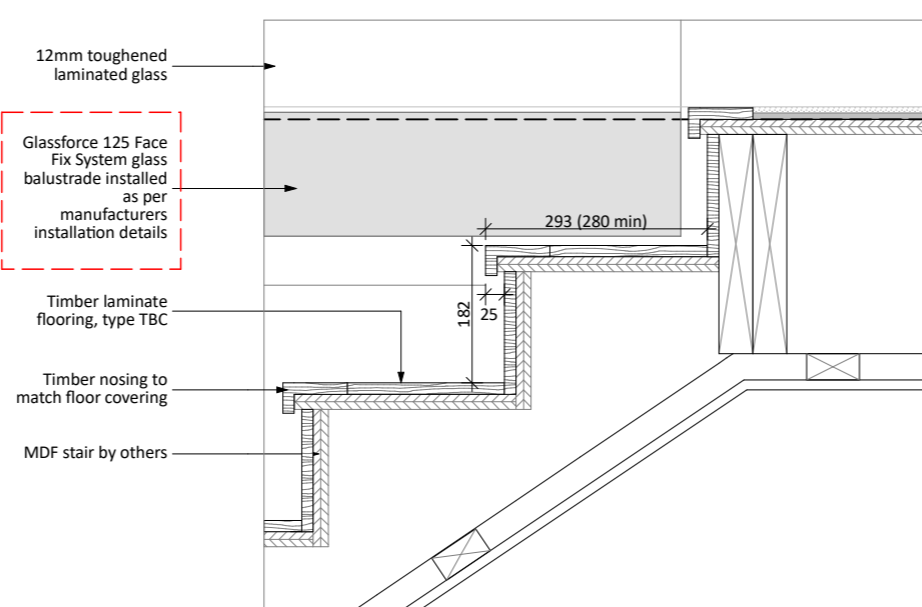
D21 Internal Corner Junction 1:5



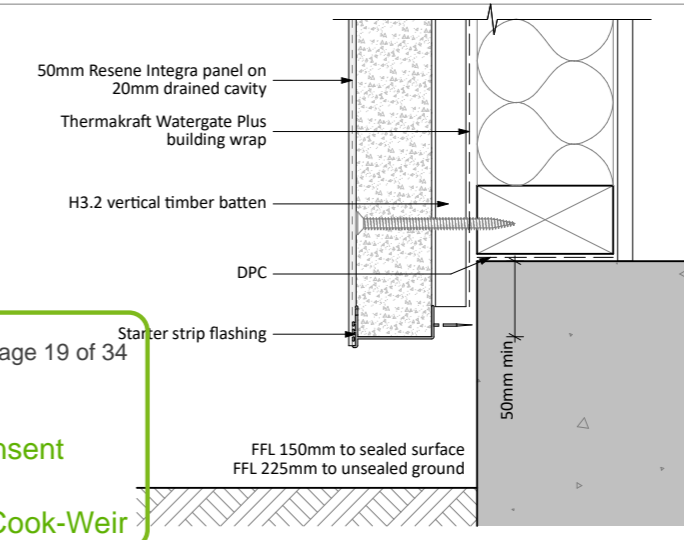
D24 Handrail Detail 1:5



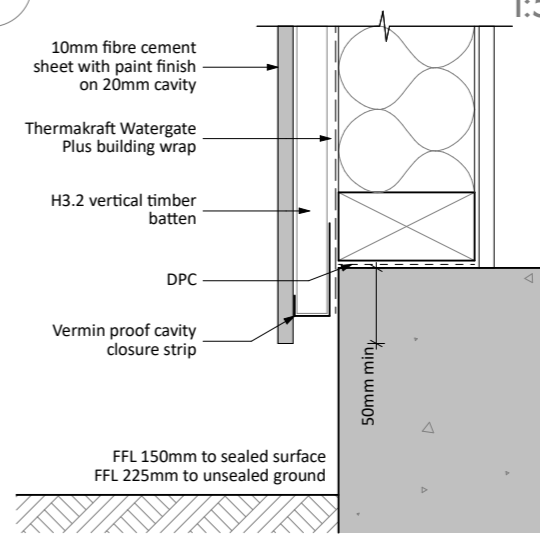
D25 Balustrade Fixing Detail 1:10



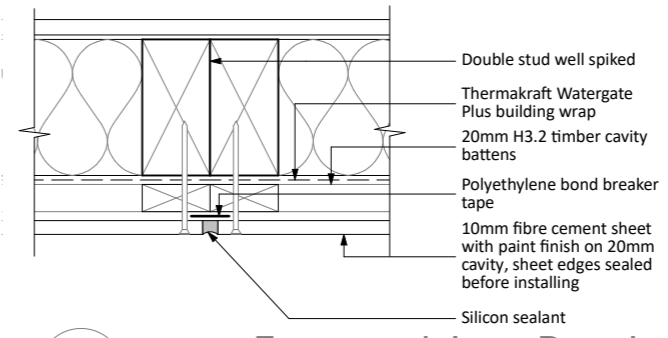
D28 Stair Tread Detail 1:10



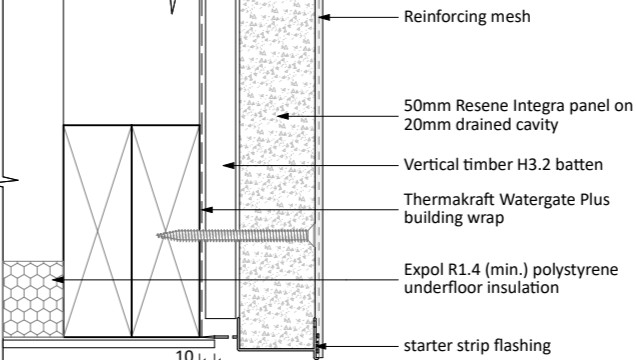
D22 Integra Slab Edge Detail 1:5



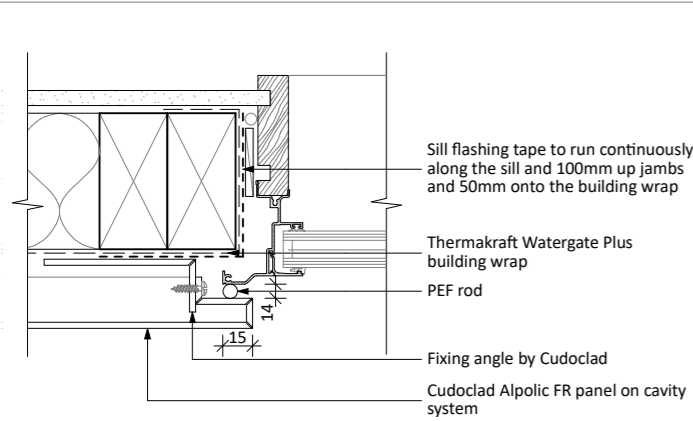
D26 Fibre Cement Slab Edge Detail 1:5



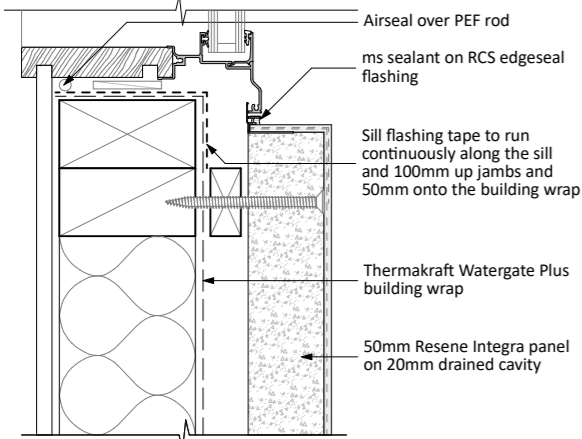
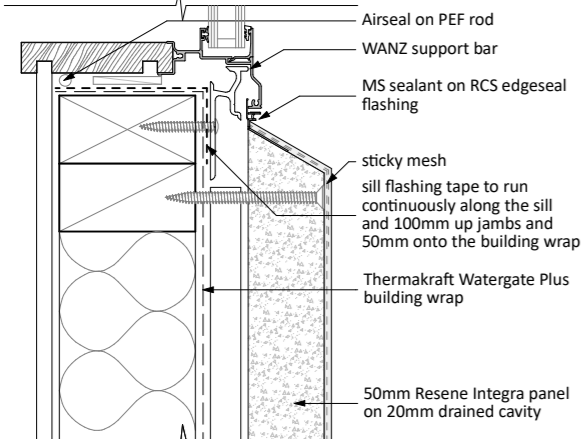
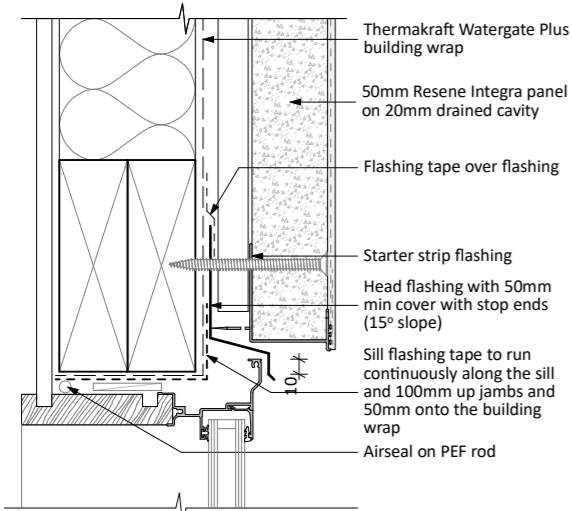
D29 Exposed Joint Detail 1:5



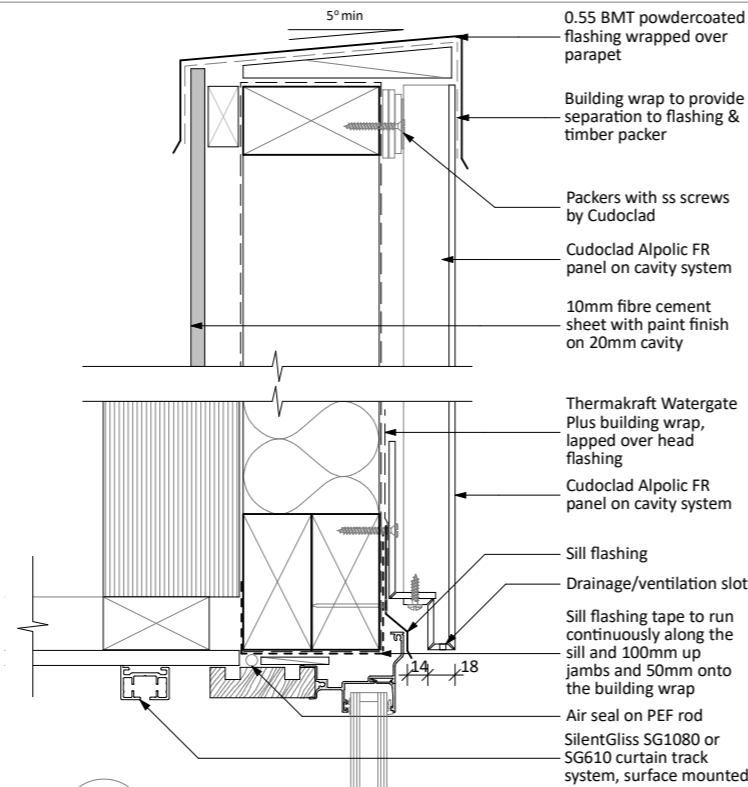
D30 Soffit Edge Overhang Detail 1:5



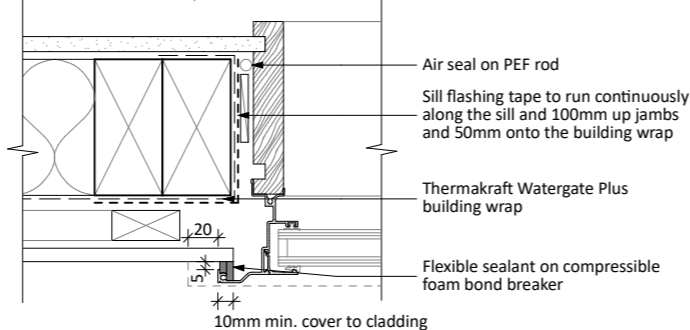
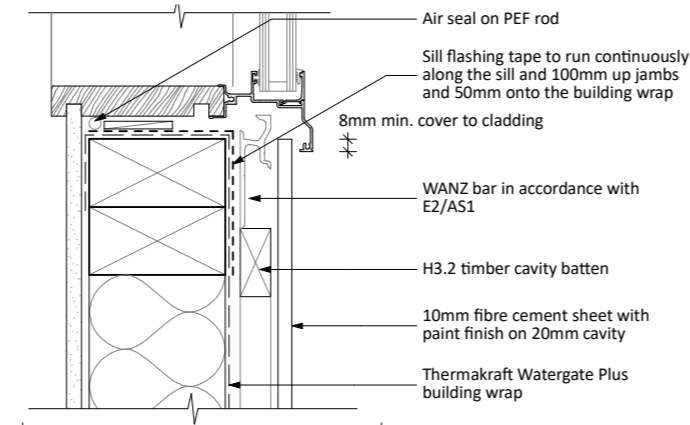
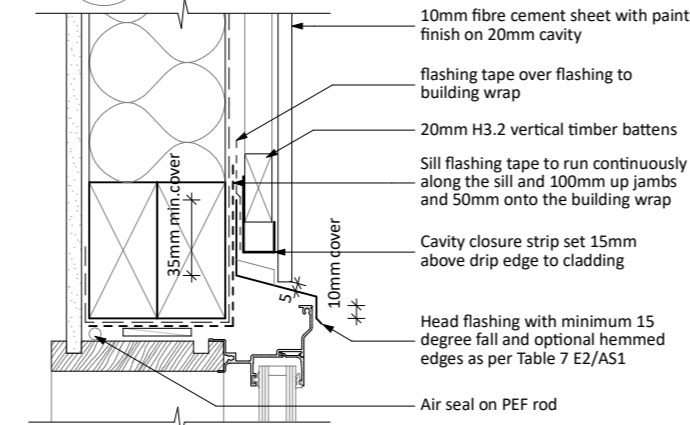
D31 Window Jamb Detail 1:5



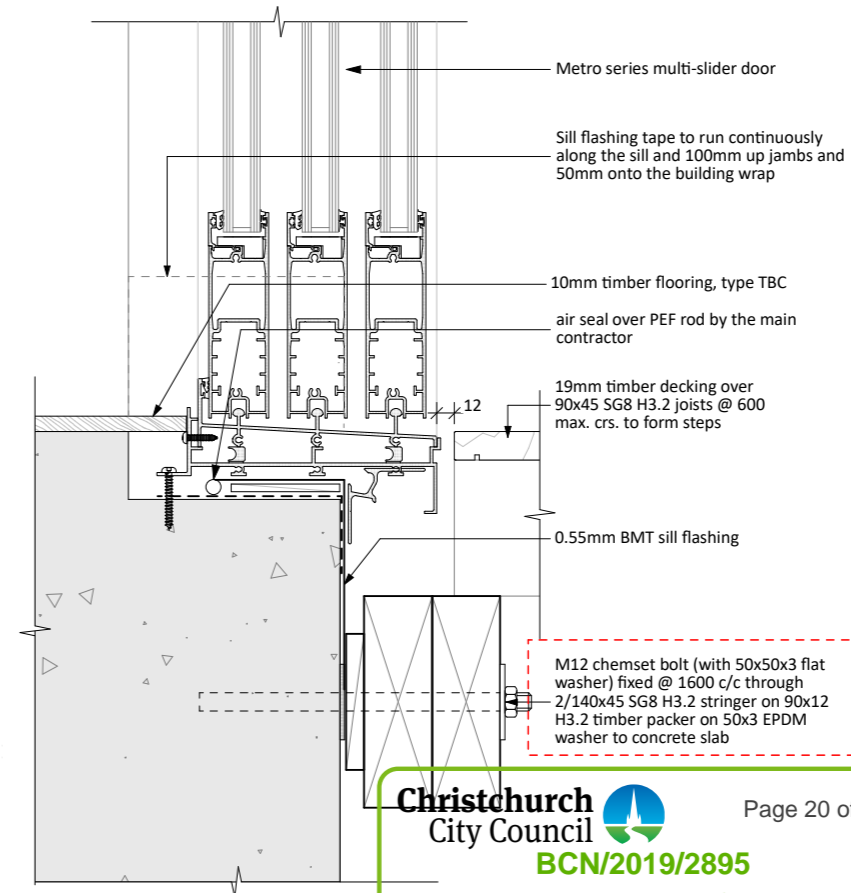
D34 Head/Sill/Jamb Detail 1:5



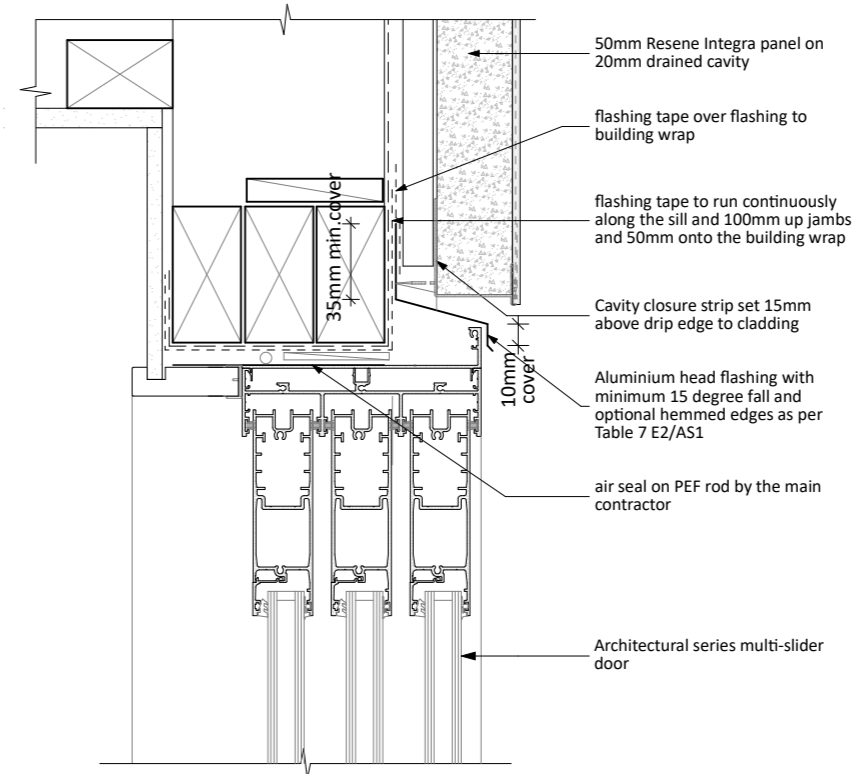
D32 Parapet/Window head Detail 1:5



D35 Head/Sill/Jamb Detail 1:5



D33 Slider Sill Detail 1:5



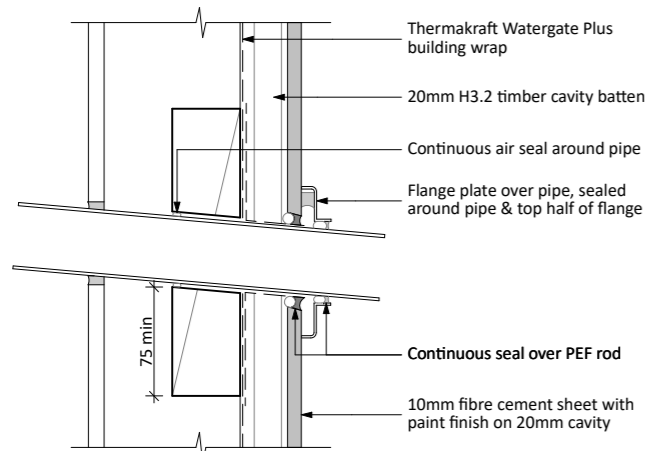
D36 Slider Head Detail 1:5



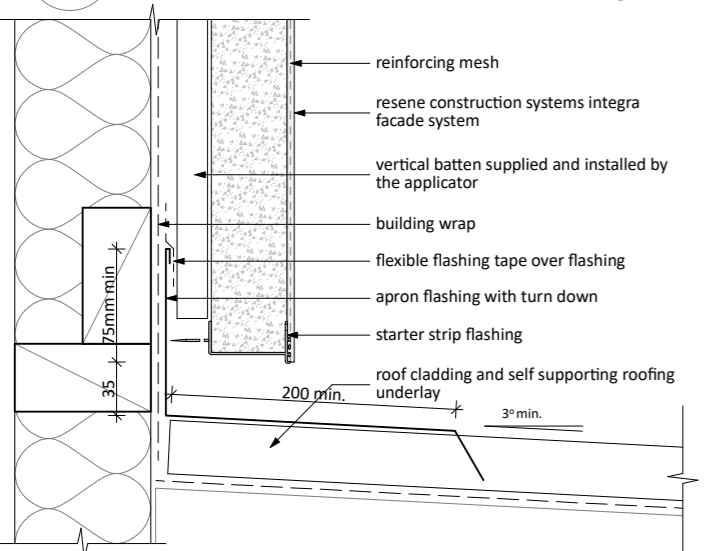
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Rev:	Date:	Issue:
C	25/03/2019	Resource Consent
B	12/02/2019	Amended Layout
A	28/11/2018	Pricing Issue

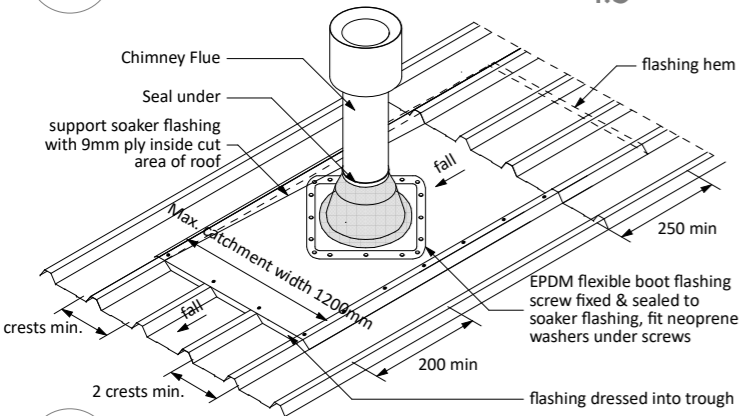
- CONCEPT
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- TENDER
- CONSTRUCTION
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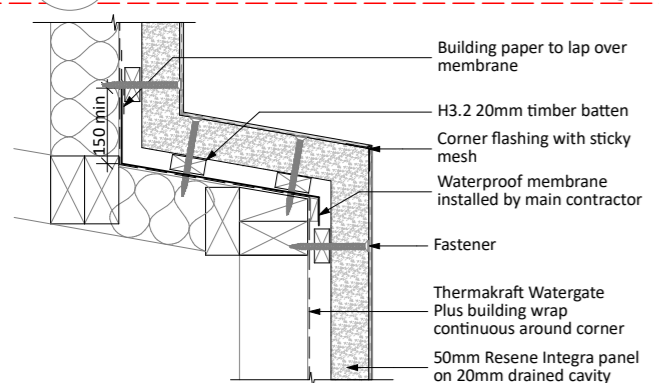
**D37** Pipe Penetration Detail 1:5



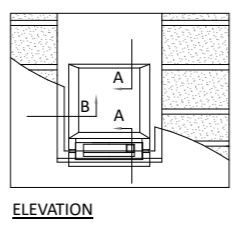
**D40** Roof Apron Detail 1:5



**D42** Flue Penetration Detail 1:10

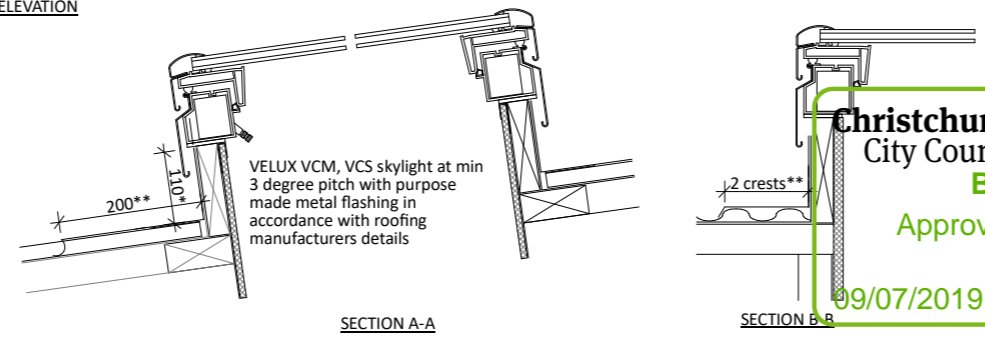


**D43** Feature Build Out Detail 1:10

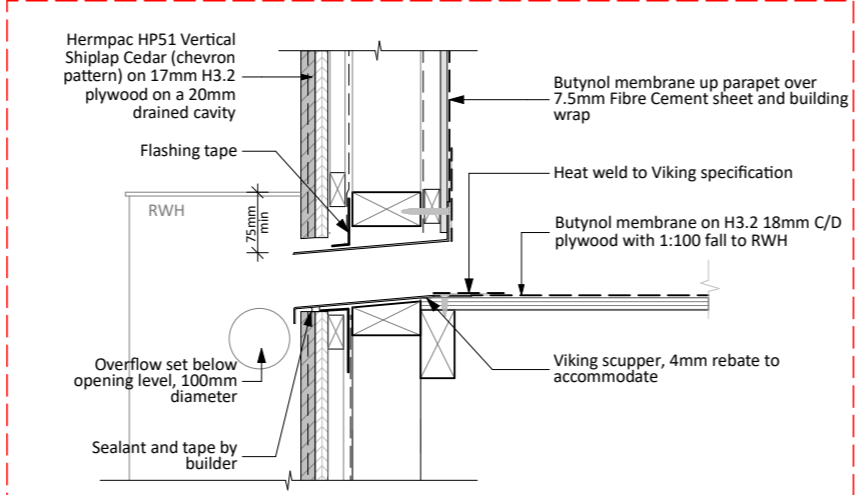


Please note - below 15 degrees any condensation that forms on the glass may drip

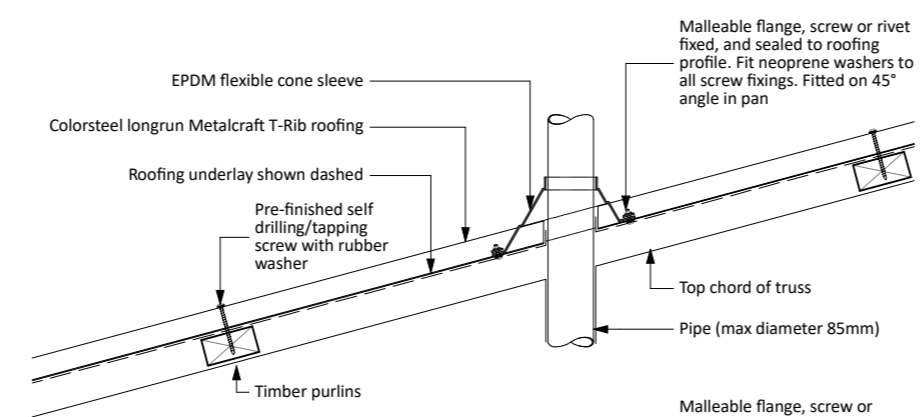
\*The upstand shall be in accordance with the minimum requirements as set out in the Approved Document for NZBC E2  
 \*\*All flashings for skylight are to be purpose made to suit the roofing material and subject to Approved Document for NZBC E2



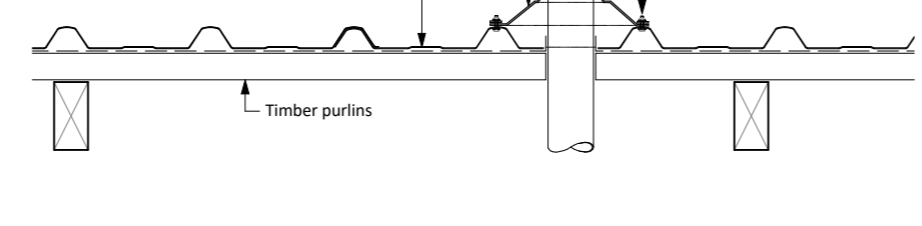
**D38** Skylight Flashing Detail 1:10



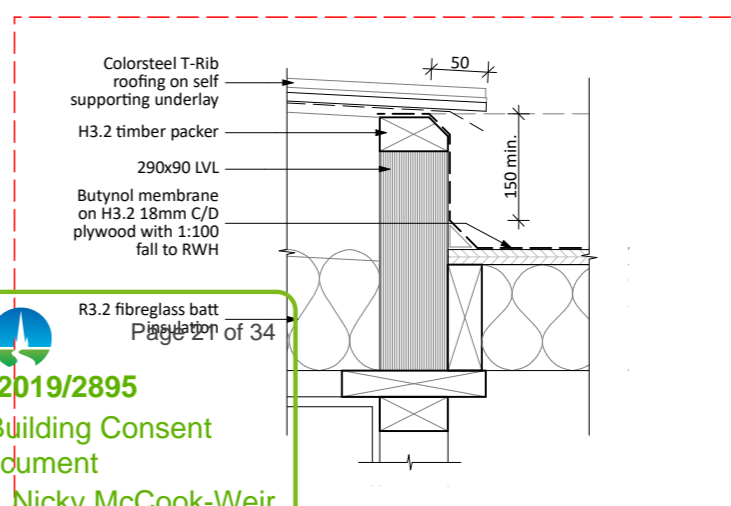
**D41** RWTH Detail 1:10



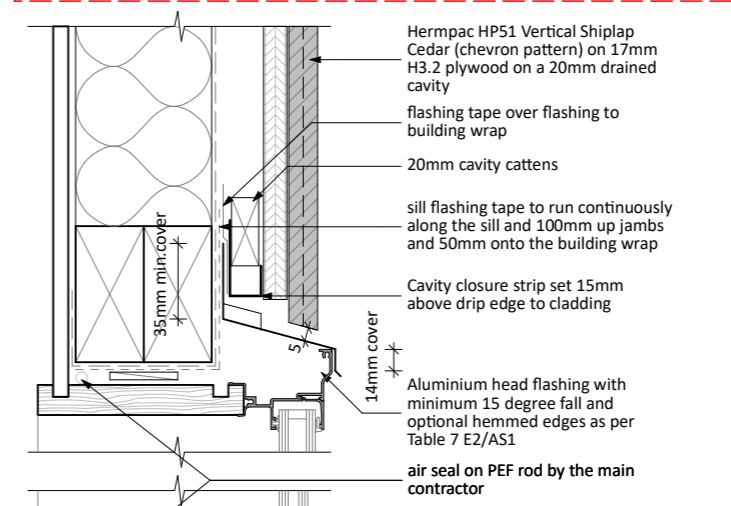
**D44** Pipe Penetration Detail 1:10



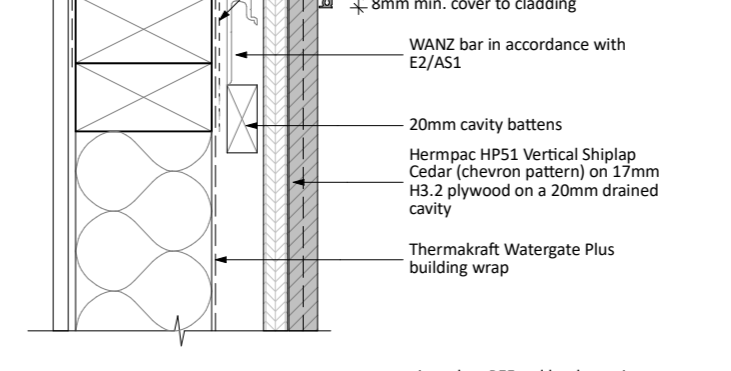
**D44** Pipe Penetration Detail 1:10



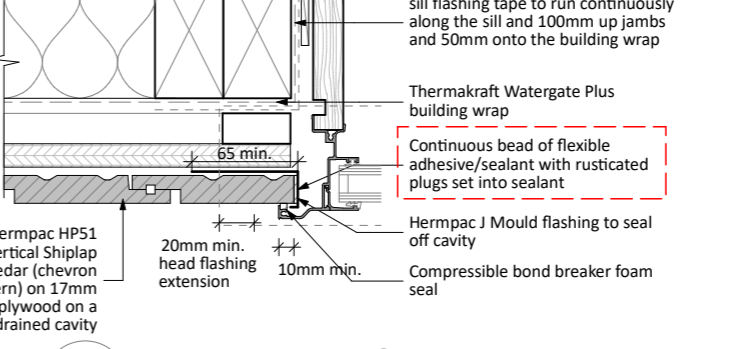
**D39** Internal Gutter Detail 1:10



**D39** Internal Gutter Detail 1:10



**D39** Internal Gutter Detail 1:10



**D45** Head/Sill/Jamb Detail 1:5

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REVISION HISTORY

Rev:	Date:	Issue:
C	25/03/2019	Resource Consent
B	12/02/2019	Amended Layout
A	28/11/2018	Pricing Issue

- CONCEPT
- SCHEMATIC
- PRELIMINARY
- CONSENT
- TENDER
- CONSTRUCTION
- AS BUILT

Date: 28/06/2019

Title:

CLADDING/ROOF DETAILS

Scale: 1:5, 1:10 @ A3 Sheet No: Rev:

DESIGNED: MW  
 DRAWN: LK **A21a C**

# DRAWING LIST

Sheet No	Sheet Name
S0.01	STANDARD NOTES
S0.02	STANDARD STRUCTURAL DETAILS
S1.01	FOUNDATION PLAN
S1.02	FOUNDATION DETAILS
S1.03	FOUNDATION DETAILS
S2.01	FIRST FLOOR FRAMING PLAN
S3.01	ROOF FRAMING PLAN
S3.02	FRAME ELEVATIONS 1, 2 & 3
S3.03	FRAME ELEVATION 4
S3.04	FRAME ELEVATIONS 5, 6 & 7
S3.11	SECTIONS & DETAILS
S3.12	SECTIONS & DETAILS

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REVISION HISTORY

Rev	Date	Issue
1	28.06.19	RFI
0	29.04.19	Consent Issue
C	21.03.19	Pricing Issue
B	05.03.19	Pricing Issue
A	28.11.18	Preliminary Issue

Rev: Date: Issue:

- CONCEPT
- SCHEMATIC
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- CONSENT
- TENDER
- CONSTRUCTION
- AS BUILT

Date: 28.06.19

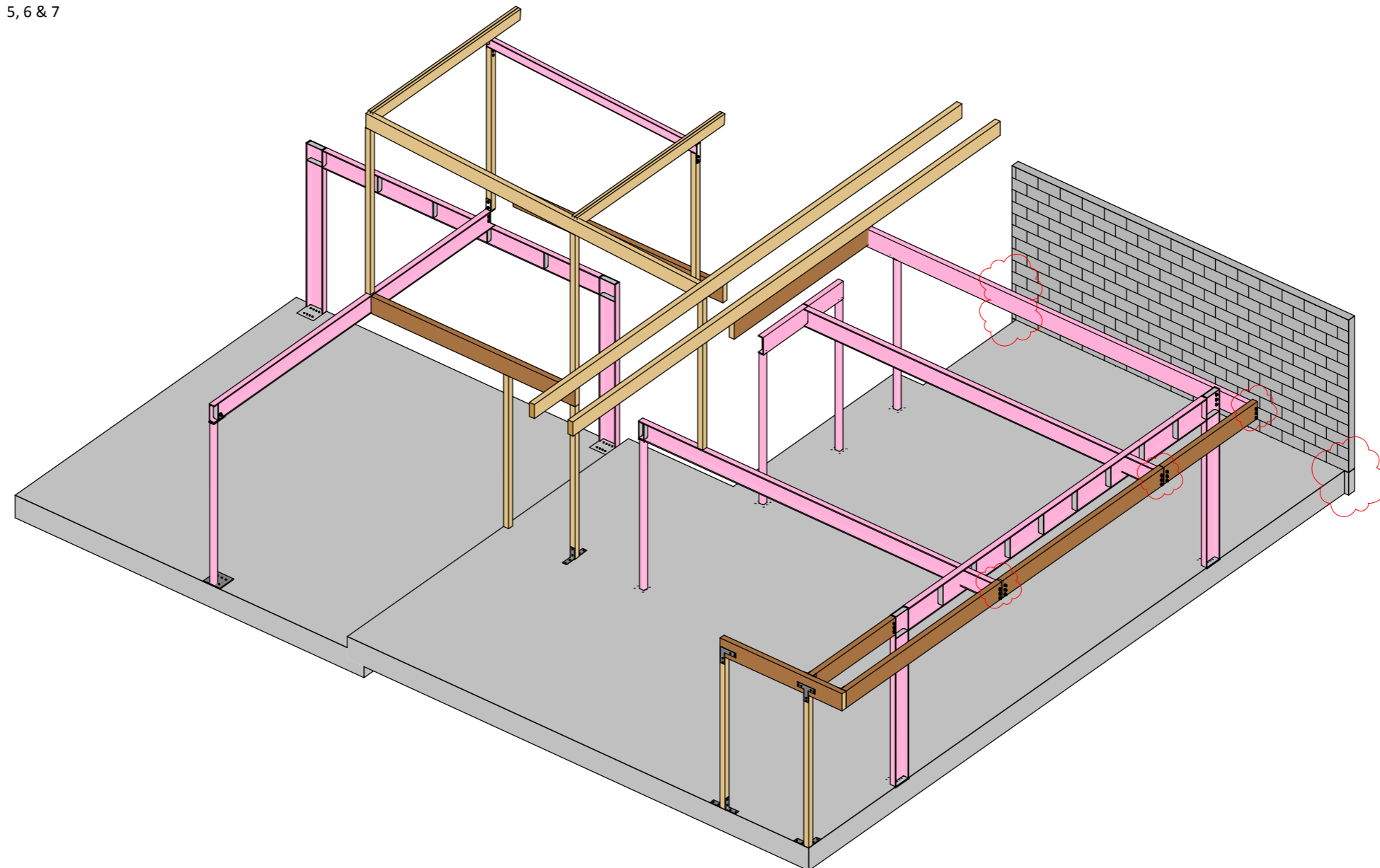
Title:

COVER SHEET

Scale: @A3 Sheet No: Rev:

THIS DRAWING IS IN COLOUR

Drawn: SL  
 Designed: PK  
 Approved: SW  
S00 1



## GENERAL

- THE SPECIFICATION AND DRAWINGS SHALL TAKE PRECEDENCE OVER THESE NOTES & DETAILS.
- MATERIALS & WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE NEW ZEALAND BUILDING CODE, THE CURRENT EDITION OF THE RELEVANT NEW ZEALAND STANDARDS, INCLUDING ASSOCIATED STANDARDS, AND LOCAL AUTHORITY REGULATIONS, EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS.
- THE DESIGN ADEQUACY INCORPORATED IN THESE DRAWINGS IS SUBJECT TO THE REQUIREMENTS INCLUDED IN THE SPECIFICATION FOR THE WORKS AND THE DESIGN ASSUMPTIONS INCORPORATED INTO THE CALCULATIONS AND REPORTS FOR THE PROJECT.
- THE DRAWINGS SHOW THE DESIGN INTENT. SHOP DETAILING IS THE RESPONSIBILITY OF THE CONTRACTOR.
- THE STRUCTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS AND WITH SUCH OTHER INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL SETTING OUT, NIBS, REBATES, SETDOWNS AND THE LIKE. FOR NIBS AND OTHER ARCHITECTURAL FEATURES THE ARCHITECTURAL DRAWINGS ARE TO HAVE PREFERENCE OVER STRUCTURAL DRAWINGS BUT STRUCTURAL MEMBERS ARE TO BE IN POSITIONS ACCEPTABLE TO THE CONSULTING ENGINEER. ALL DISCREPANCIES SHALL BE REFERRED TO THE PRINCIPAL, CONSULTANT OR THE ENGINEER BEFORE PROCEEDING WITH WORK.
- ALL DIMENSIONS RELEVANT TO SETTING OUT ON-SITE AND OFF-SITE WORK, SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION AND FABRICATION IS COMMENCED. THE ENGINEERS DRAWINGS SHALL NOT BE SCALED.
- DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE STRUCTURE IN A STABLE CONDITION AND ENSURE NO PART SHALL BE OVERSTRESSED UNDER CONSTRUCTION ACTIVITIES. THIS INCLUDES ALL EXISTING STRUCTURES FORMING PART OF, OR AFFECTED BY, THE WORKS. THE CONTRACTOR SHALL DESIGN AND PROVIDE PROPPING TO SUPPORT ALL CAST INSITU AND PRECAST CONCRETE WORK UNTIL SUCH CONCRETE HAS REACHED THE REQUIRED STRENGTH TO BE SELF SUPPORTING.
- IF DURING CONSTRUCTION ANY PART OF THE WORKS SHOW SIGNS OF DISTRESS, EXCESSIVE DEFLECTION, CONFLICT OF COMPONENTS OR OTHER PROBLEMS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER WHO SHALL INVESTIGATE AND ISSUE SUCH INSTRUCTIONS AS ARE CONSIDERED NECESSARY.

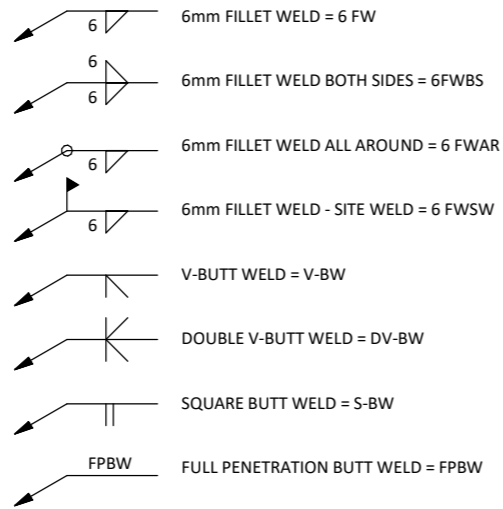
## TIMBER

- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH NZS 3602 & NZS 3603.
- LIGHT TIMBER FRAMED CONSTRUCTION SHALL BE IN ACCORDANCE WITH NZS 3604 AND NZS 4229 AS APPLICABLE.

## STEELWORK

- MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH NZS 3404 WELDING SHALL COMPLY WITH AS 1554.1 IN CONJUNCTION WITH NZS 3404 APPENDIX D.
- ALL CONNECTIONS SPLICES AND BASEPLATES SHALL BE TO HERA REPORT R4-100 AS SHOWN, TYPICALLY ON THE DRAWINGS UNLESS SPECIFICALLY NOTED OR DETAILED.
- BOLTS SHALL GENERALLY BE TIGHTENED SNUG FIT (S) (UNLESS OTHERWISE STATED) TO AS/NZS 1252: 2016. BOLTS TO BE G8.8 HIGH STRENGTH BOLTS (UNLESS OTHERWISE STATED) TO AS/NZS 1252: 2016 FULLY TENSIONED IN ACCORDANCE WITH NZS 3404.
- WELDS TO BE CONTINUOUS SINGLE BEVEL, BUTT OR 6mm CONTINUOUS FILLET WELDS AS APPROPRIATE UNLESS NOTED OTHERWISE.
- HOLDING DOWN BOLTS AND CAST-IN ITEMS SHALL BE SET ACCURATELY BY TEMPLATE FOR POSITION, PLUMB AND LEVEL BEFORE CONCRETING.
- BASEPLATES SHALL BEAR DIRECTLY ON 10 NOMINAL THICKNESS DRYPACK MORTAR UNLESS NOTED.
- WASHERS, TAPERED WHERE NECESSARY, ARE TO BE USED UNDER BOLT HEADS AND NUTS.
- HOLLOW SECTION MEMBERS SHALL BE CAPPED AND ALL JOINTS SEALED.
- GALVANISING TO BE HOT DIPPED & FOR HOT DIP GALVANISED ITEMS ALLOW TOLERANCE, VENT HOLES ETC. VENT HOLES SHALL BE SEALED AFTER GALVANISING.
- UNLESS OTHERWISE SPECIFIED ALL STEELWORK SHALL BE PAINTED WITH ONE COAT OF AN APPROVED ZINC PHOSPHATE PRIMER IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. PREPARATION OF THE STEEL SURFACE FOR PAINTING SHALL BE IN ACCORDANCE WITH BS 7079, PART A1, CONDITION S12 UNLESS NOTED OTHERWISE IN THE MANUFACTURERS RECOMMENDATIONS. DO NOT PAINT STEELWORK TO BE ENCASED IN CONCRETE OR SURFACES FORMING PART OF A TENSIONED BOLTED CONNECTION.

## WELD SYMBOLS



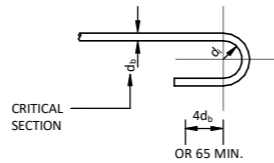
## REINFORCING STEEL

'H'	G500 DEFORMED STEEL
'D'	G300 DEFORMED STEEL
'HR'	G500 ROUND BAR
'R'	G300 ROUND BAR
'RB'	REID BAR

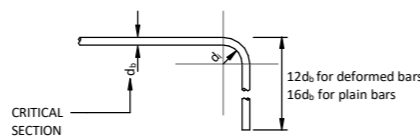
## STANDARD RETURNS ON BARS

SHALL COMPLY WITH NZS: 3109 : 1997

### SEMI-CIRCULAR HOOK:



### 90° HOOK (STANDARD RETURN):



## MINIMUM RADII OF REINFORCEMENT BENDS

$f_y$ (MPa)	Bar type	Bar diameter, $d_b$ (mm)	Minimum diameter of bend, $d_i$ (mm)	
			Plain bars	Deformed bars
300 or 500	Stirrups and ties	6-20	$2d_b$	$4d_b$
		24	$3d_b$	$6d_b$
	All other bars	6-20	$5d_b$	$5d_b$
		24-40	$6d_b$	$6d_b$

### NOTE

Where deformed bars are galvanized before or after bending, the minimum bend diameter shall be:

- $5d_b$  for bar diameters of 16mm or less
- $8d$  for bar diameters of 20mm or greater

## REINFORCING LAP LENGTHS

THESE TABLES ARE TO BE USED TO CALCULATE THE MINIMUM LAP OF REINFORCING BARS, FOR BOTH CONCRETE AND MASONRY, UNLESS OTHERWISE NOTED.

( $d$  = BAR DIAMETER)

### CONCRETE:

GRADE	DEFORMED
G300	$30d$
G500	$50d$

### MASONRY:

	DEFORMED
G300	$40d$
G500	$70d$

## REINFORCEMENT MANUFACTURING

ALL REINFORCEMENT SHALL BE NEW ZEALAND MANUFACTURED SATISFYING NZS3402:1989, BE MICRO ALLOYED (MA) AND SHALL HAVE THE FOLLOWING DEFORMATIONS ON ONE SIDE OF BAR AT APPROXIMATELY 1.0m CTS (OR W2 LIMITED ENGINEER APPROVED EQUIVALENT) REINFORCEMENT STEEL CERTIFICATES SHALL BE PROVIDED TO THE ENGINEER

## GENERAL CONCRETE SPECIFICATION

ALL CONCRETE WORK SHALL COMPLY WITH THE PROVISIONS OF NZS 3109:1997 "SPECIFICATION FOR CONCRETE CONSTRUCTION", UNLESS SPECIFICALLY INSTRUCTED OTHERWISE, IN WRITING, BY THE ENGINEER. ALL OTHER MATERIALS SHALL COMPLY WITH THE RELEVANT NEW ZEALAND STANDARD.

## CONCRETE GRADES AND STRENGTHS

THE FOLLOWING 28 DAY COMPRESSIVE STRENGTHS SHALL BE USED, UNLESS NOTED OTHERWISE:

OVER EXCAVATION BACKFILL TO LEVEL	10MPa
FOUNDATIONS	25MPa (25MPa FOR EXPOSURE B2)
FLOOR SLABS	25MPa
TOPPINGS	30MPa
BEAMS	30MPa
COLUMNS	30MPa
PRECAST	35MPa
TILT PANELS	35MPa (15MPa, OR AS NOTED ON THE DRAWINGS AT THE TIME OF LIFTING)

CONCRETE PRODUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF NZS 3104:1991 "CONCRETE PRODUCTION - HIGH GRADE AND SPECIAL GRADE", UNLESS OTHERWISE APPROVED IN WRITING BY THE ENGINEER. ALL CONCRETE MUST BE SUPPLIED BY A HIGH OR SPECIAL GRADED PLANT AS DEFINED IN NZS 3104:1991.

NO ADDITIVES ARE TO BE INCLUDED IN THE MIX DESIGN WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.

## SLUMPS

THE SLUMP FOR ANY CONCRETE SHALL BE AS SHOWN BELOW, UNLESS NOTED OTHERWISE:

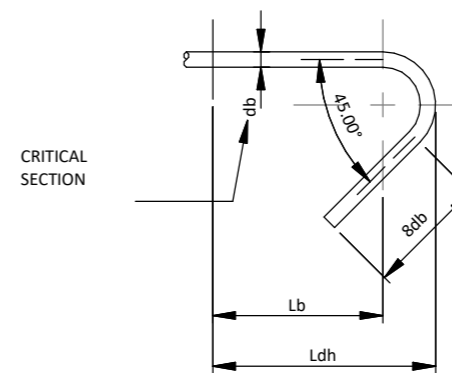
FLOOR SLABS ON GROUND	$80\text{mm} \pm 20\text{mm}$
OTHER MEMBERS	$100\text{mm} \pm 20\text{mm}$

A SLUMP CONE MUST BE KEPT ON SITE TO ENABLE RANDOM SLUMP TESTING BY THE CONTRACTOR AS DIRECTED BY THE ENGINEER.

## INSPECTIONS

- ADEQUATE NOTICE IS REQUIRED BY THE ENGINEER FOR INSPECTION OF THE WORKS. 48 HRS NOTICE IS REQUIRED EXCEPT FOR PRE-POUR REINFORCEMENT INSPECTION, THEN THE CONTRACTOR MUST GIVE THE STRUCTURAL ENGINEER 72 HRS NOTICE.
- THE CONTRACTOR MUST BE SATISFIED THAT THE WORKS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS BEFORE CONFIRMING AN INSPECTION BY THE ENGINEER.

### STIRRUP HOOK:



## CONCRETE MASONRY PLACEMENT

MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH NZS 4210 AND TO NZS 4230 MASONRY STANDARDS GRADE B.

THE BLOCKWORK SHALL BE FILLED WITH 17.5 MPa GROUT USING THE HIGH LIFT GROUTING METHOD, AS DEFINED IN NZS 4210. THIS REQUIRES THAT THE WALL BE FILLED AND VIBRATED IN A SERIES OF LIFTS OF A MAXIMUM OF 1.2m HEIGHT TO A TOTAL MAXIMUM POUR HEIGHT OF 3.6m.

EACH LIFT SHALL BE VIBRATED USING A PENCIL VIBRATOR, AND WHEN THE GROUT HAS BEGUN TO STIFFEN THE NEXT 1.2m OF GROUT SHALL BE PLACED, VIBRATED AND THE LOWER LIFT RECONSOLIDATED.

CLEAN-OUTS SHALL BE PROVIDED AT EACH VERTICAL REINFORCING BAR LOCATION TO ENABLE THE STARTER BARS TO BE TIED, AND ALL DEBRIS AT THE BASE OF THE WALL TO BE REMOVED.

CONTROL JOINTS ARE TO BE PROVIDED AT 6.0m MAXIMUM CENTRES UNLESS SHOWN OTHERWISE ON THE DRAWINGS

REFER TO THE SPECIFICATION FOR FURTHER DETAILS, AND CONTACT THE ENGINEER IN ADVANCE SHOULD ANY OTHER METHODOLOGY BE PROPOSED.

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**BCN/2019/2895**

**Approved Building Consent Document**

**09/07/2019 Nicky McCook-Weir**

## NGUYEN RESIDENCE STRUCTURAL DRAWINGS

24A Queens Avenue,  
Fendalton,  
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Project Number: 18085



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A	28.11.18	Preliminary Issue

Rev: Date: Issue:

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- CONSENT
- TENDER
- CONSTRUCTION
- AS BUILT

Date: 29.04.19

Title:

## STANDARD NOTES

Scale: 1 : 10 @A3 Sheet No: Rev:

Drawn:  
Designed:  
Approved:

**S0.01 0**



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REVISION HISTORY

0	29.04.19	Consent Issue
C	21.03.19	Pricing Issue
B	05.03.19	Pricing Issue
A	28.11.18	Preliminary Issue

Rev: Date: Issue:

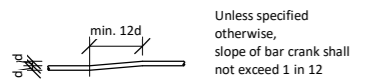
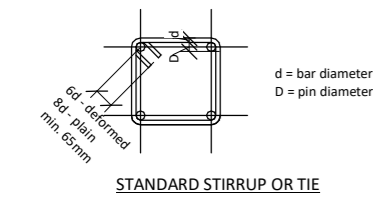
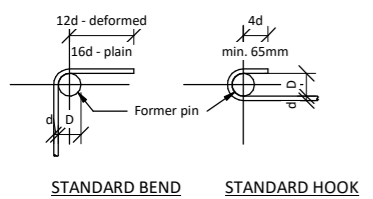
- CONCEPT
- SCHEMATIC
- PRELIMINARY
- CONSENT
- TENDER
- CONSTRUCTION
- AS BUILT

Date: 29.04.19

Title: **STANDARD STRUCTURAL DETAILS**

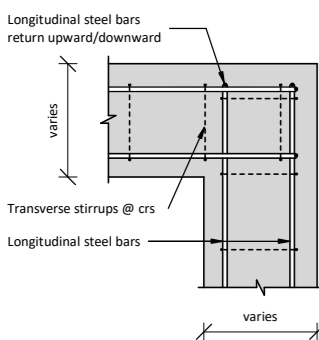
Scale: As indicated @A3 Sheet No: Rev:

Drawn: SL  
Designed: PK  
Approved: Checker **S0.02 0**



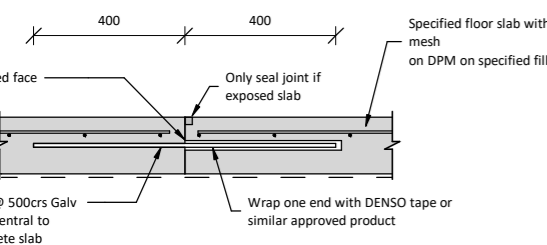
Standard hooks, bends, and splices

1 : 20



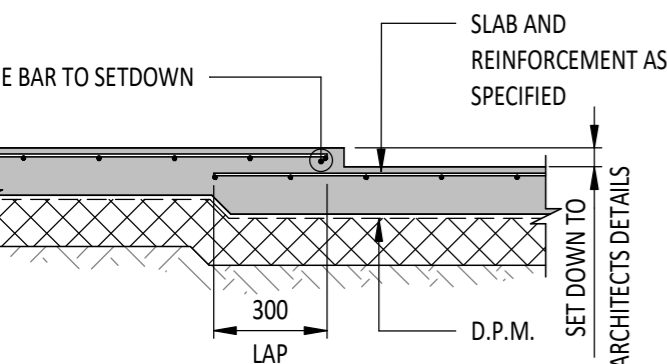
FOUNDATION RETURN DETAIL

1 : 20



CONSTRUCTION JOINT AND SAWCUT DETAIL

1 : 20



TYPICAL SLAB ON GROUND SETDOWN  
SCALE 1:20

Bar diameter	Stirrups & tie (300 or 500 Grade)		All other bars (300 or 500 Grade)	
	Plain	Deformed	Plain	Deformed
6	12	24	30	30
8	16	32	40	40
10	20	40	50	50
12	24	48	60	60
16	32	64	80	80
20	75	80	100	100
25	40	150	150	150
32	96	192	192	192

UNLESS SPECIFIED OTHERWISE, MINIMUM SPLICE LAP LENGTHS FOR REINFORCING BARS SHALL BE AS FOLLOWS:

Bar diameter	Concrete				Blockwork			
	Grade 300		Grade 500		Grade 300		Grade 500	
	R	D	HR	H	R	D	HR	H
10	900	450	1500	750	1150	575	1900	950
12	1100	550	1800	900	1350	675	2300	1150
16	1400	700	2400	1200	1800	900	3000	1500
20	1800	900	3000	1500	2300	1150	3800	1900
25	2200	1100	3700	1850	2900	1450	4700	2350
32	2800	1400	4700	2350	3600	1800	6000	3000

NOTE  
Where deformed bars are galvanized before or after bending, the minimum bend diameter shall be:  
(i) 5d for bar diameters of 16mm or less  
(ii) 8d for bar diameters of 20mm or greater

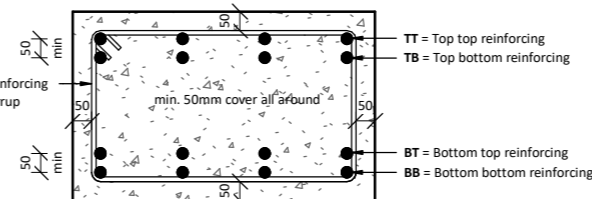
UNLESS SPECIFIED OTHERWISE, MINIMUM COVER REINFORCING BARS SHALL BE AS FOLLOWS:



FOUNDATION ON GRADE OR SOIL  
REBAR COVER REQUIREMENTS



STANDARD STAIR REBAR COVER REQUIREMENTS

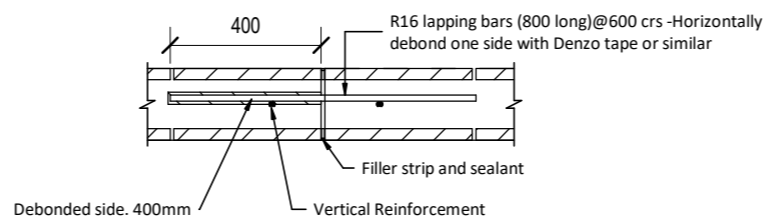


STANDARD REBAR COVER REQUIREMENTS

BAR SUPPORTS:  
Reinforcing bar supports are not shown on drawings. The Contractor shall supply these as required to ensure minimum cover as shown is maintained and secured against displacement.

Steel rebar cover requirements

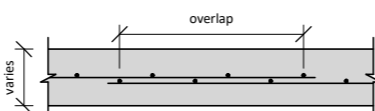
1 : 20



BLOCKWORK CONTROL JOINT

1 : 20

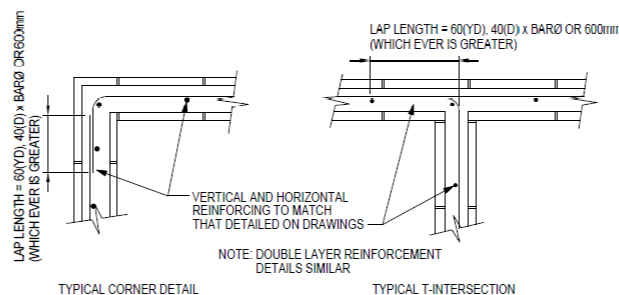
Unless specified otherwise, mesh overlap measured between outermost cross wires of each mesh sheet is not less than twice the spacing of cross wires, plus 50mm, and not less than 300mm



STEEL MESH LAP DETAIL

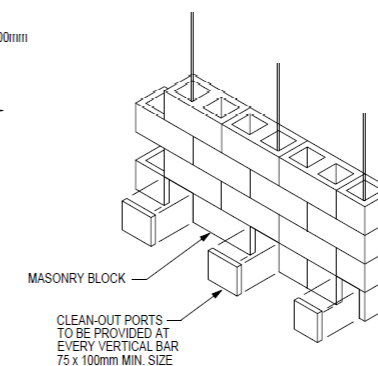
1 : 20

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Blocwork Corner & Tee Junction

1 : 20



CLEAN-OUT PORT DETAIL

NOTE:  
MAINTAIN SLAB DEPTH AT SETDOWNS, IF DEPTH OF SETDOWN IS LESS THAN 50mm, SLAB REINFORCEMENT MAY BE CRANKED.





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0	29.04.19	Consent Issue
C	21.03.19	Pricing Issue
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Rev:	Date:	Issue:
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		CONSENT <input checked="" type="checkbox"/>
		TENDER <input type="checkbox"/>
		CONSTRUCTION <input type="checkbox"/>
		AS BUILT <input type="checkbox"/>

Date: 28.06.19

Title:

FOUNDATION PLAN

Scale: As indicated @A3 Sheet No: Rev:

Drawn: SL  
Designed: PK  
Approved: SW

S1.01 1

LEGEND

2-D12 x 1200 long slab rebar

Slab rebates

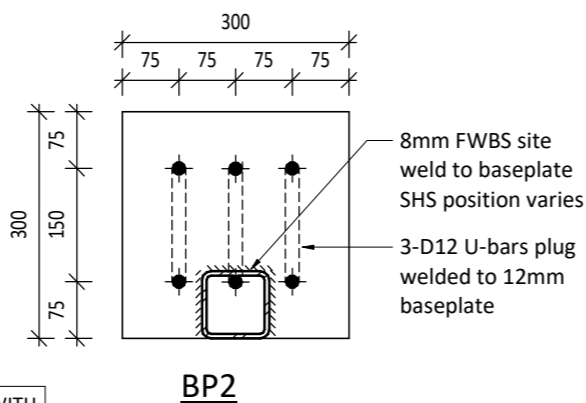
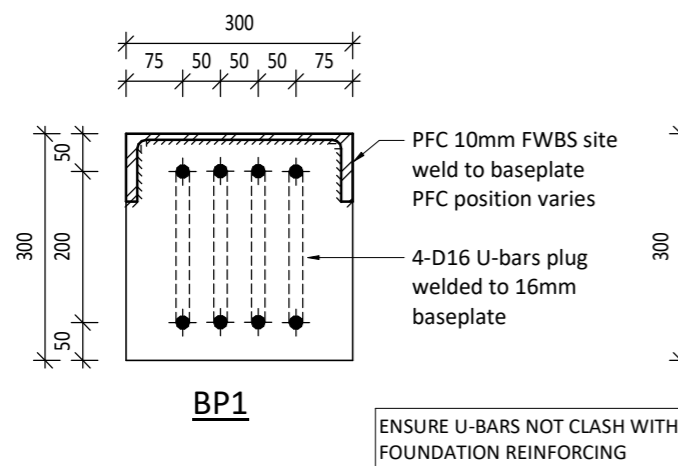
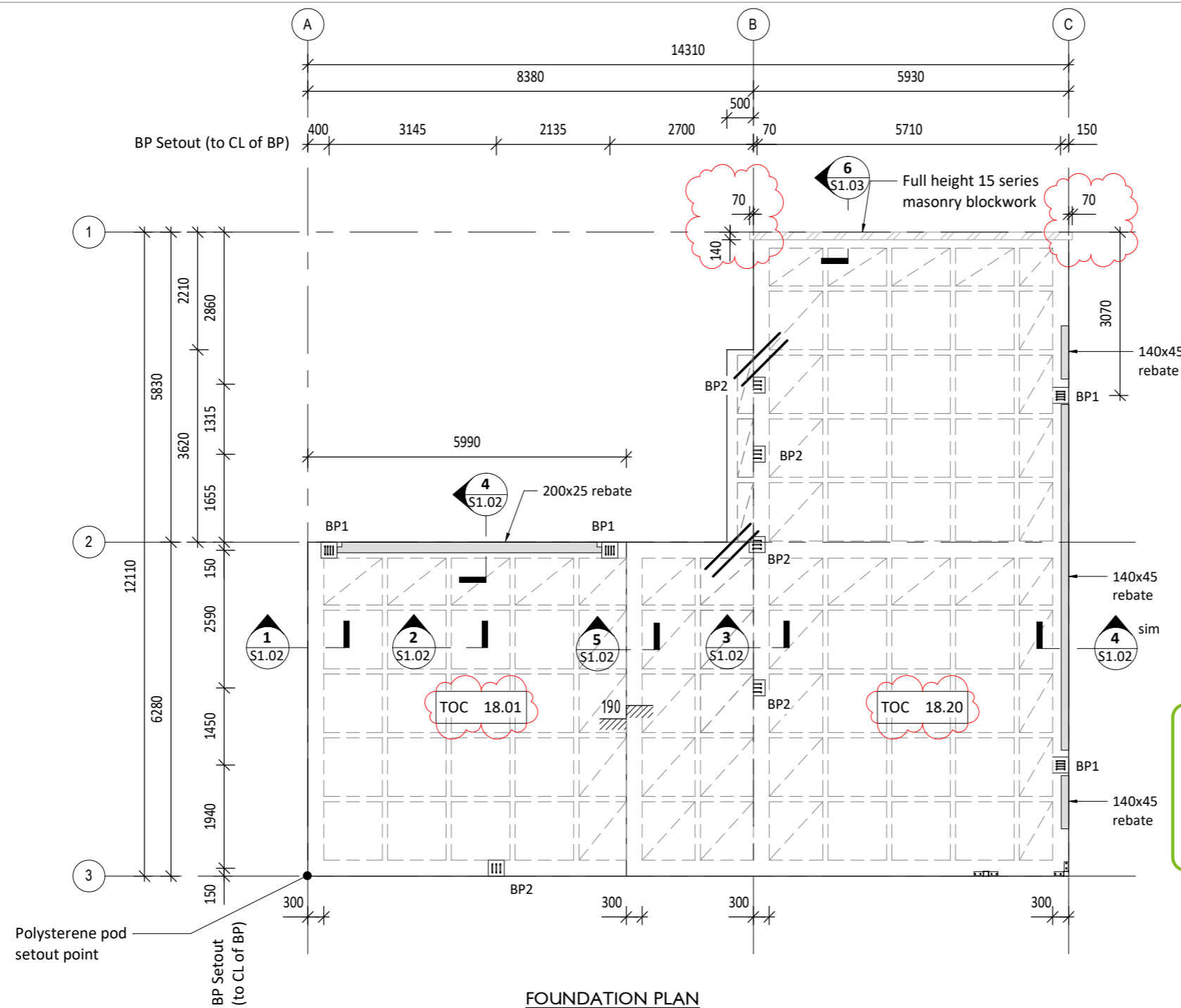
Refer to W2 Architectural drawing - Sheet A06 for drainage plan

Excavate in dry time of the year as the site is close to water table

FIRTH RIBRAFT NOTE

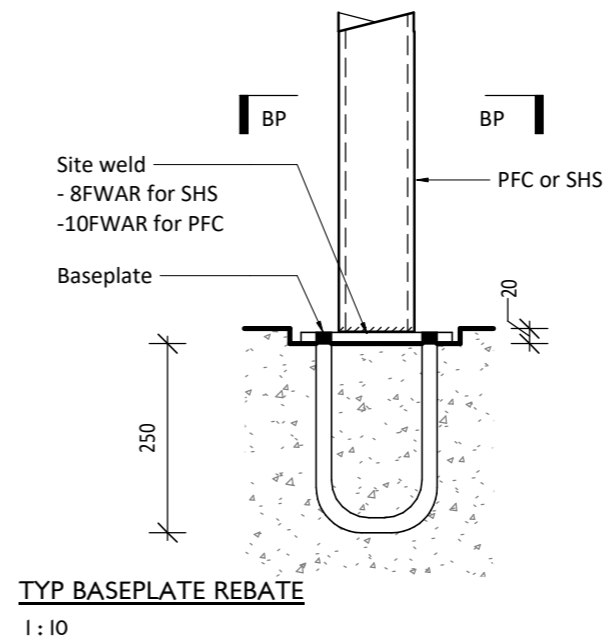
Drawings to be read in conjunction with 'Firth Ribraft Technical Manual' Jan 2012. To be installed to manufacturers details, specification & requirements

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ENSURE U-BARS NOT CLASH WITH FOUNDATION REINFORCING

BASEPLATE  
I:10



TYP BASEPLATE REBATE  
I:10



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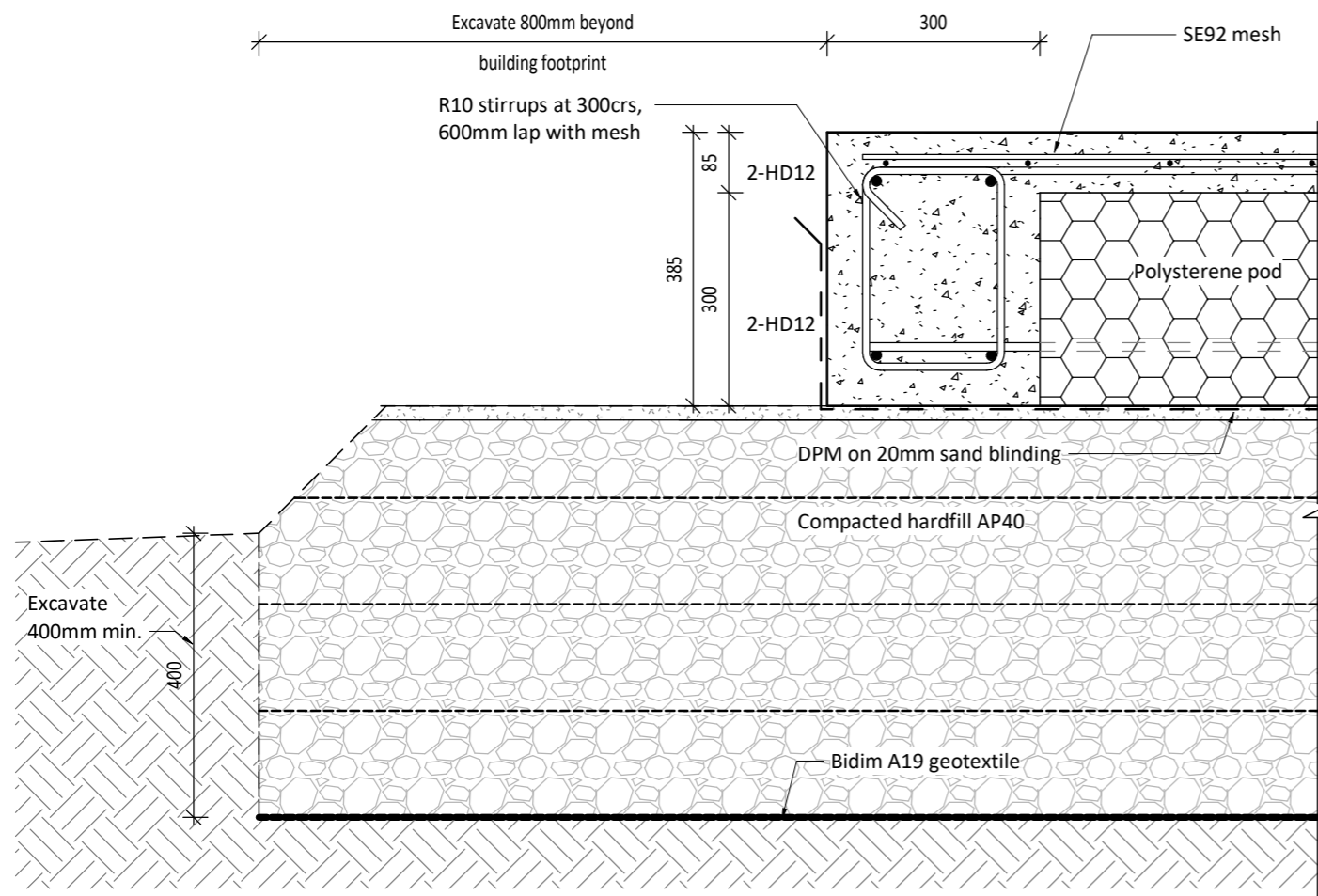
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FOUNDATION  
DETAILS

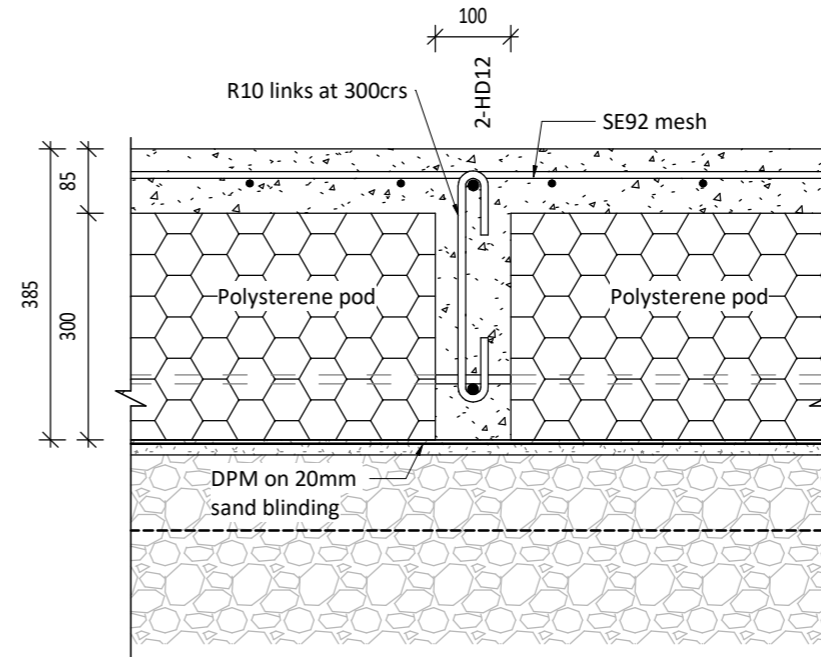
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Drawn: SL  
Designed: PK  
Approved: SW

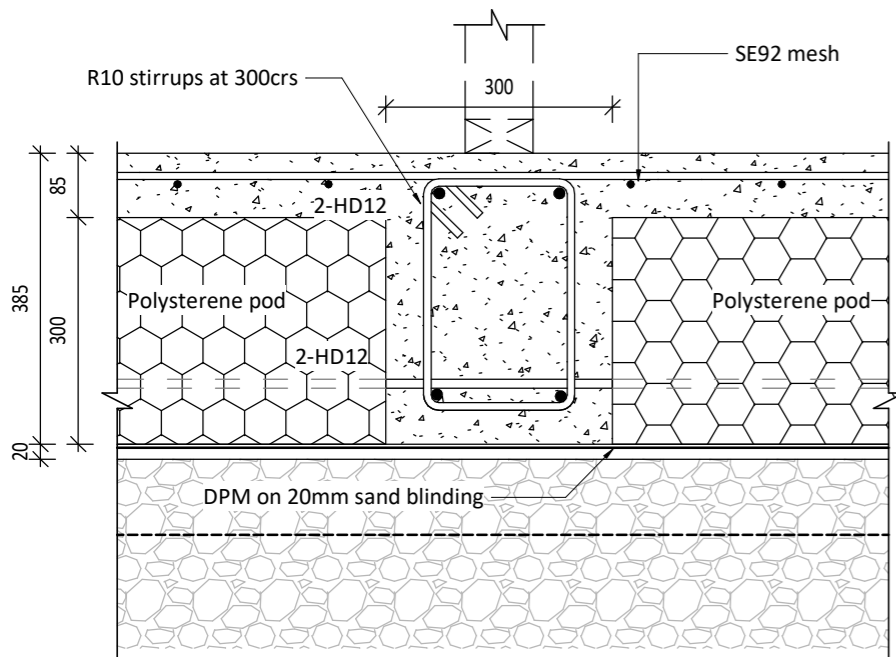
S1.02 0



**1** TYP. EDGE BEAM DETAIL  
S1.01 1:10

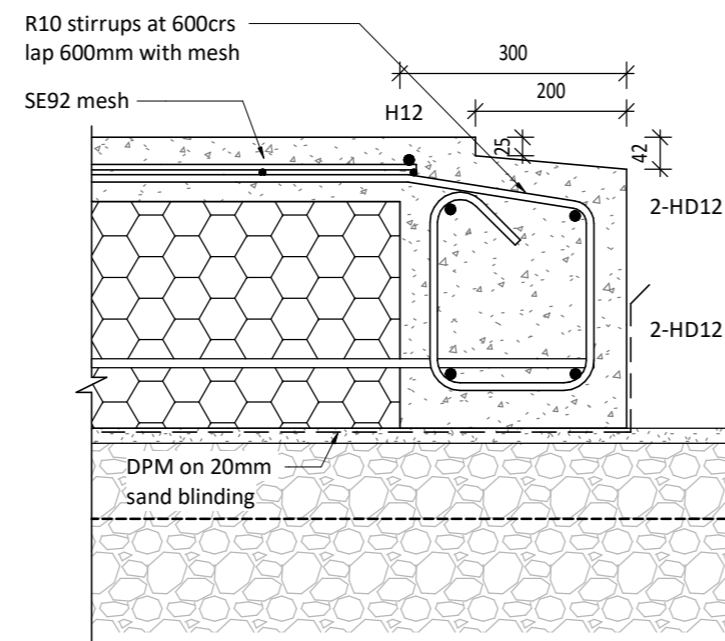


**2** TYP. INTERNAL RIB DETAIL  
S1.01 1:10



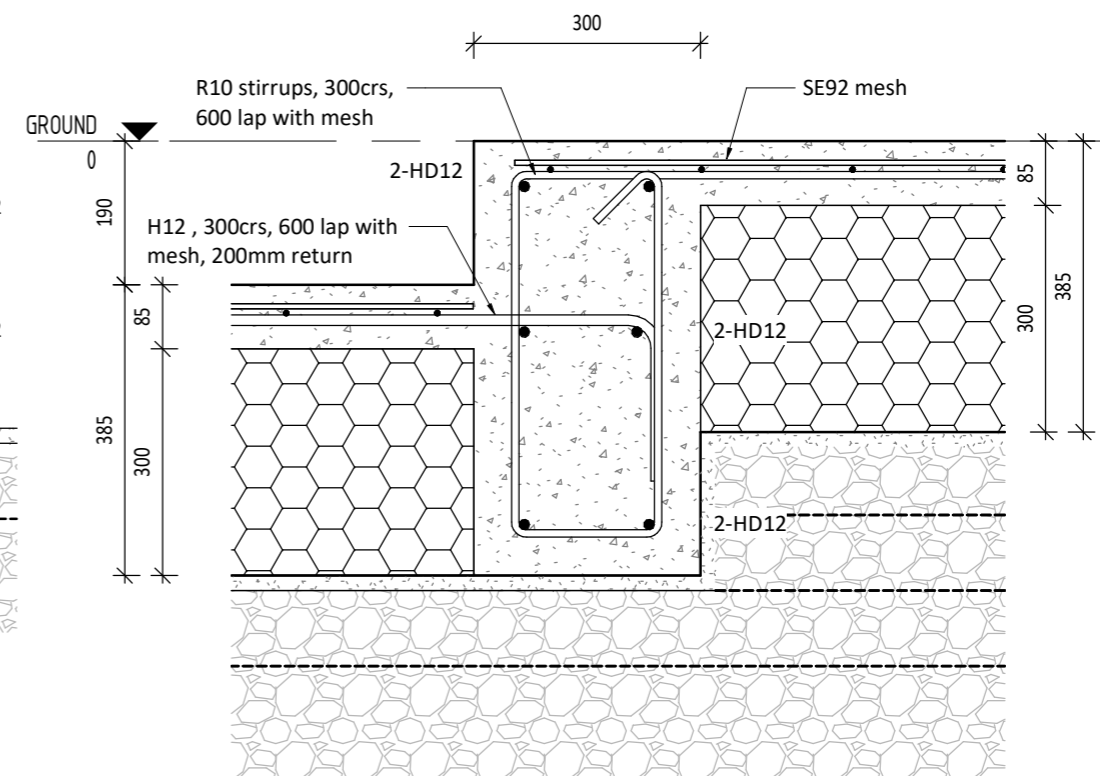
REFER DETAIL 1 FOR GRAVEL RAFT

**3** TYP. INTERNAL BEAM DETAIL  
S1.01 1:10



REFER DETAIL 1 FOR GRAVEL RAFT

**4** SLAB REBATE DETAIL  
S1.01 1:10



REFER DETAIL 1 FOR GRAVEL RAFT

**5** SLAB STEP DETAIL  
S1.01 1:10

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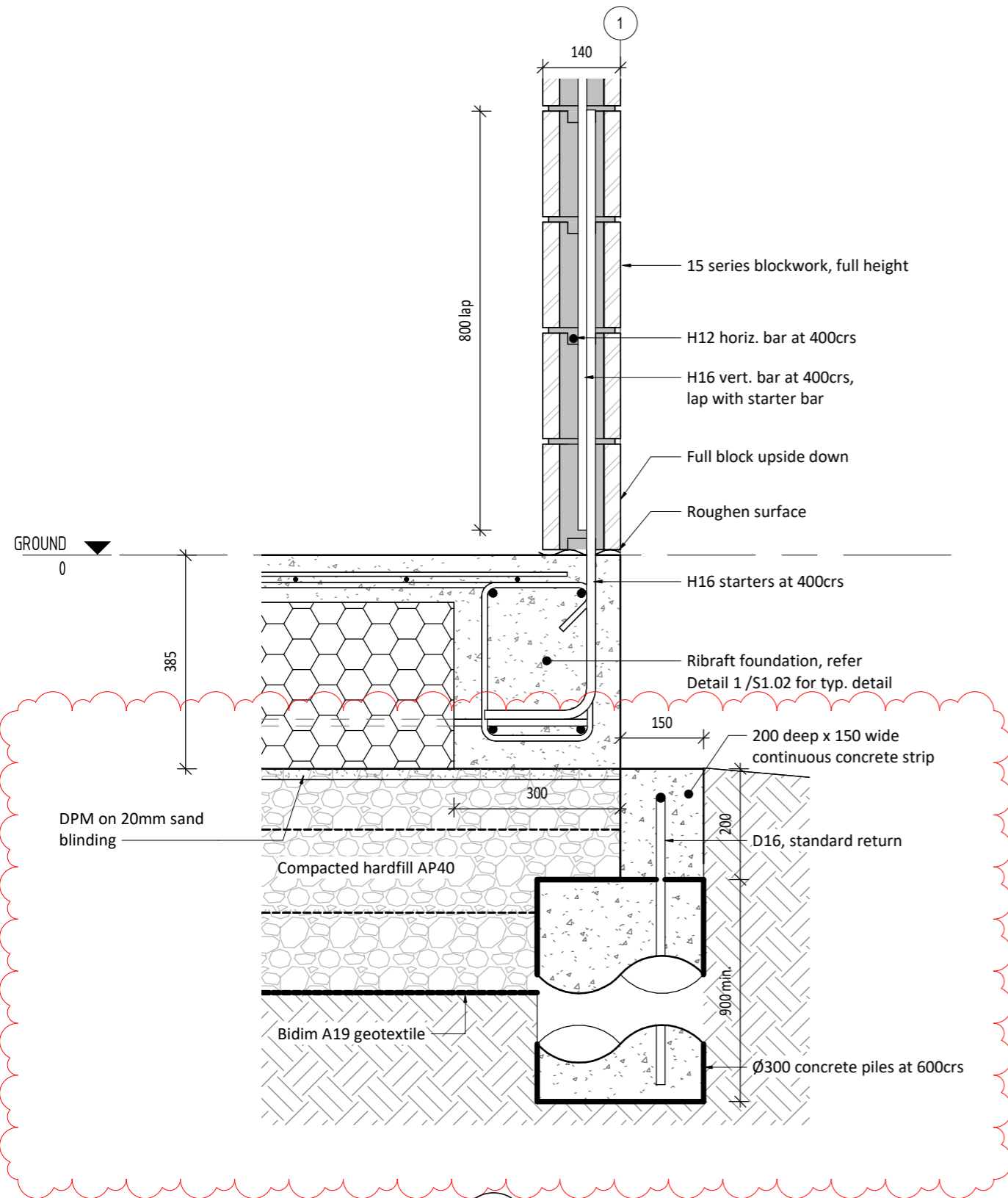
Title:

FOUNDATION DETAILS

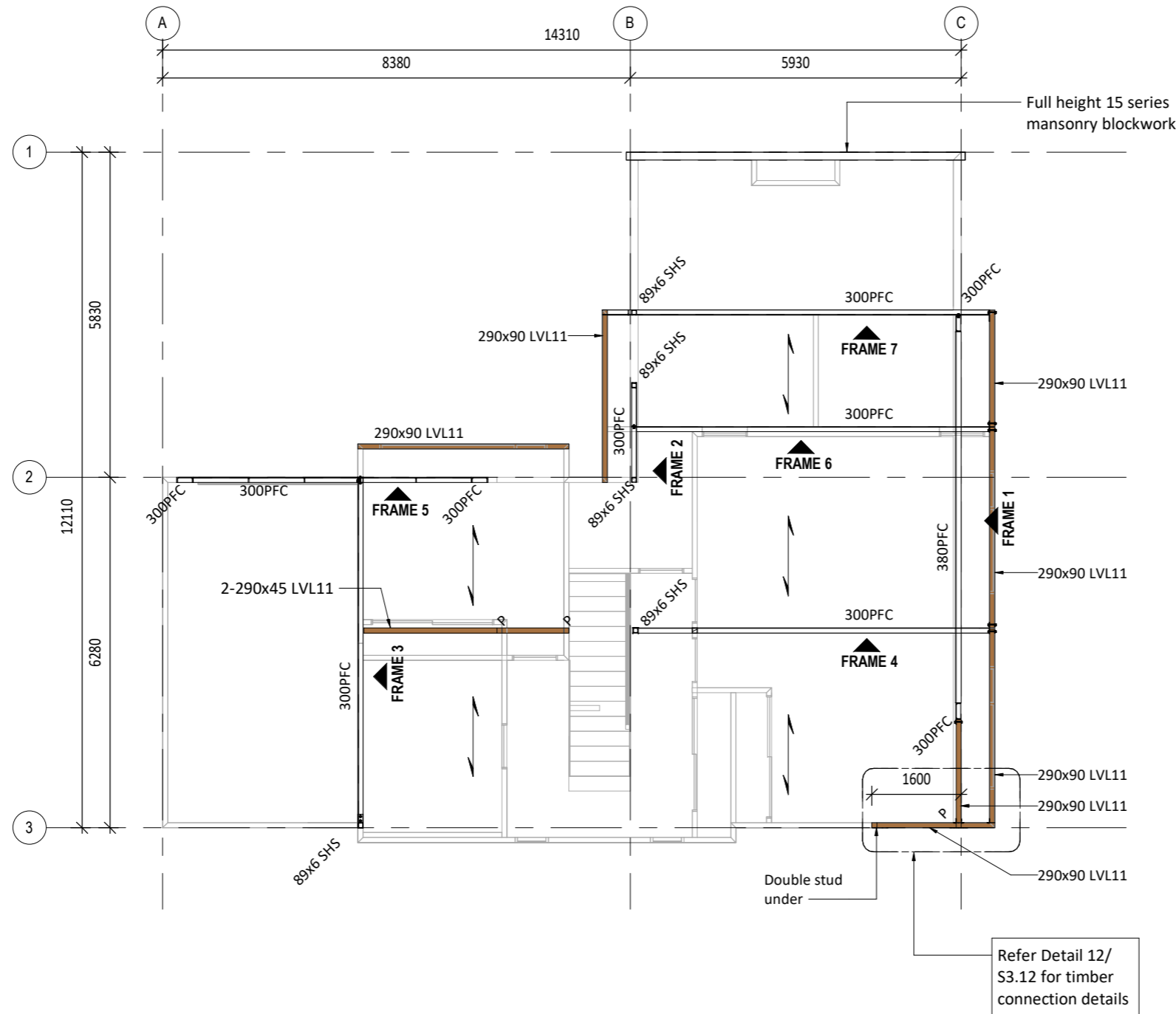
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Drawn: SL  
Designed: PK  
Approved: SW

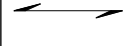
**S1.03 1**



**6** DETAIL  
**S1.01** 1 : 10



**LEGEND**

P	90x90 SG8 timber post
	290x45 SG8 timber joist at 600crs (u.n.o)
LVL	LVL timber to be H3.2
Steel	Steel members to be G300, u.n.o



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- TENDER
- CONSTRUCTION
- AS BUILT

Date: 29.04.19

Title:

**FIRST FLOOR FRAMING PLAN**

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

Drawn: SL  
 Designed: PK  
 Approved: SW **S2.01 0**

**FIRST FLOOR PLAN**

1 : 100



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- PRELIMINARY
- CONSENT
- TENDER
- CONSTRUCTION
- AS BUILT

Date: 29.04.19

Title:

ROOF FRAMING  
PLAN

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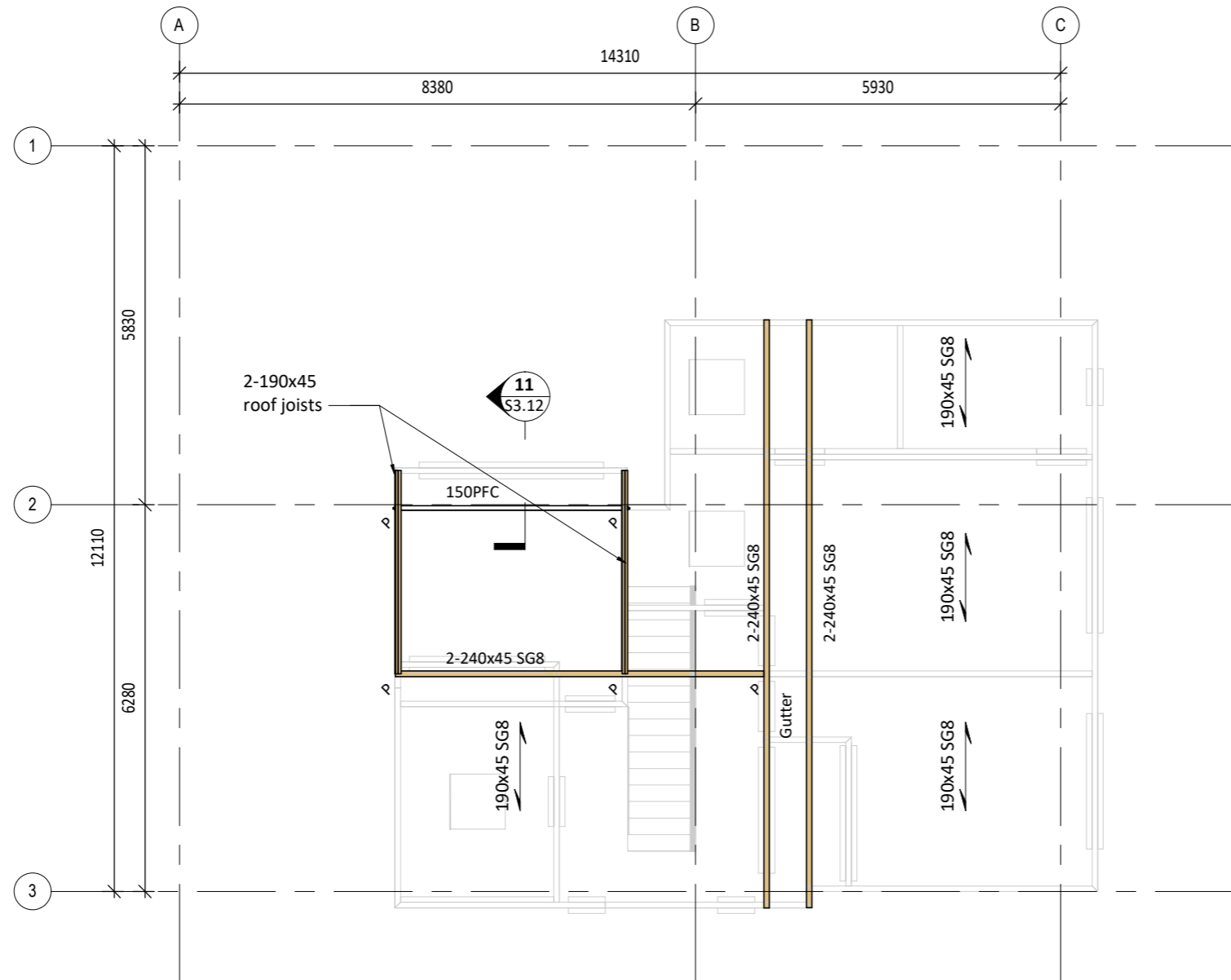
Drawn: SL  
Designed: PK  
Approved: SW

**S3.01 0**

**LEGEND**

P	90x90 SG8 timber post
190x45 SG8	190x45 SG8 timber joist at 600crs (u.n.o)

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**ROOF PLAN**  
1 : 100



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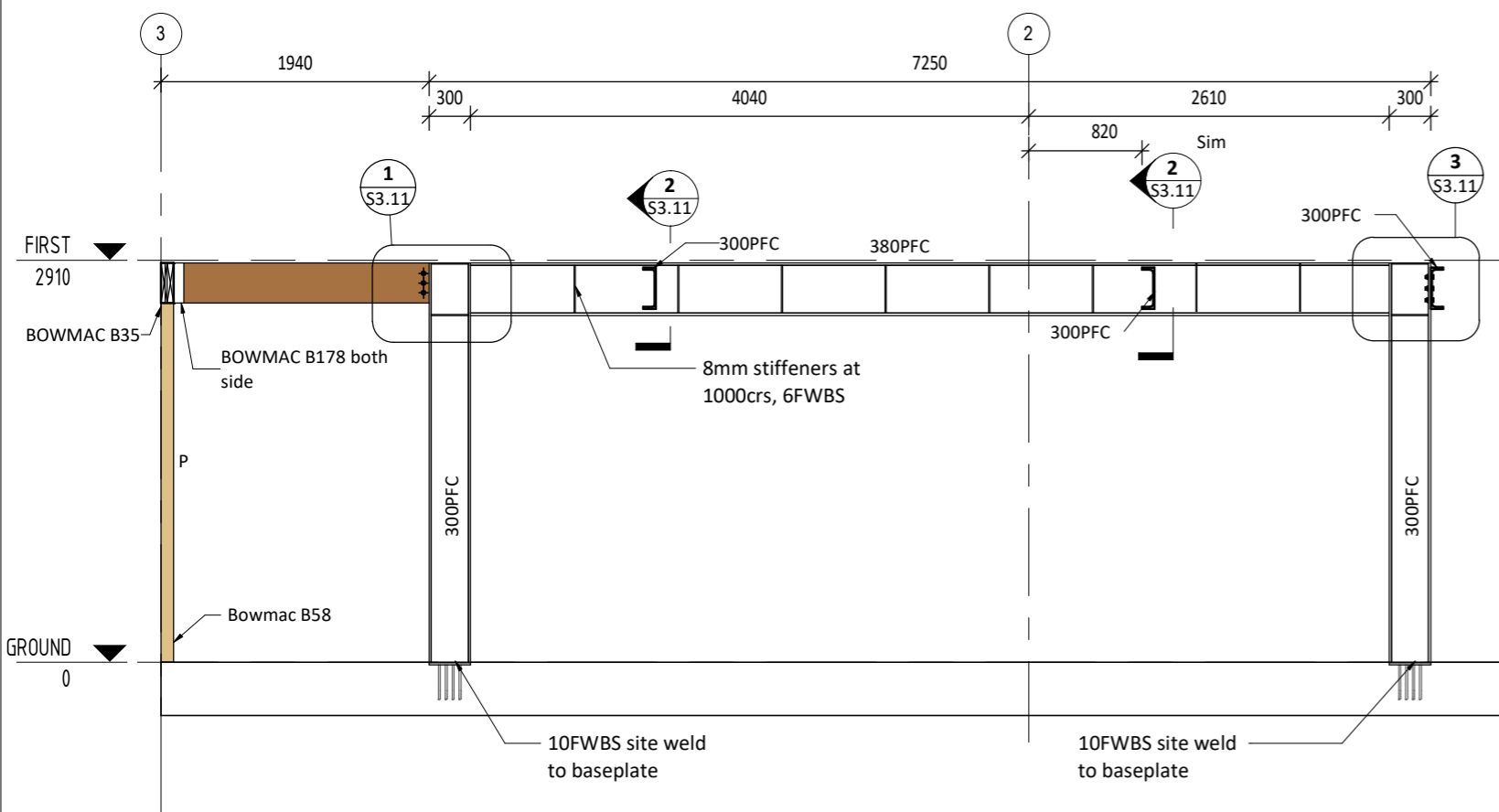
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FRAME ELEVATIONS  
1, 2 & 3

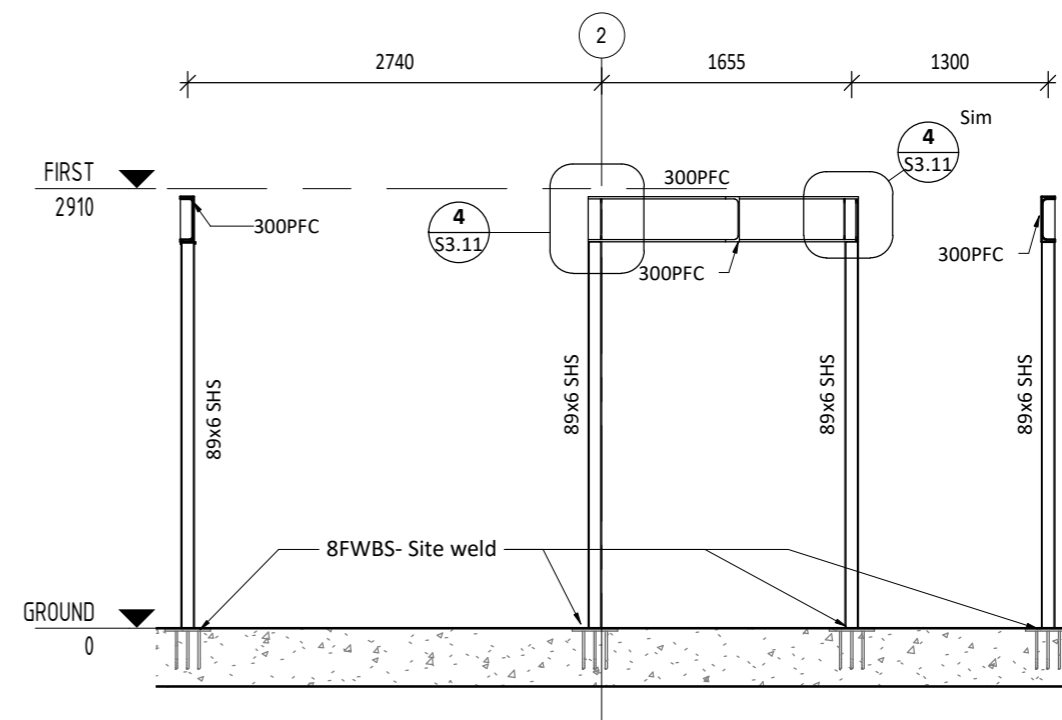
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Designed: PK  
Approved: SW

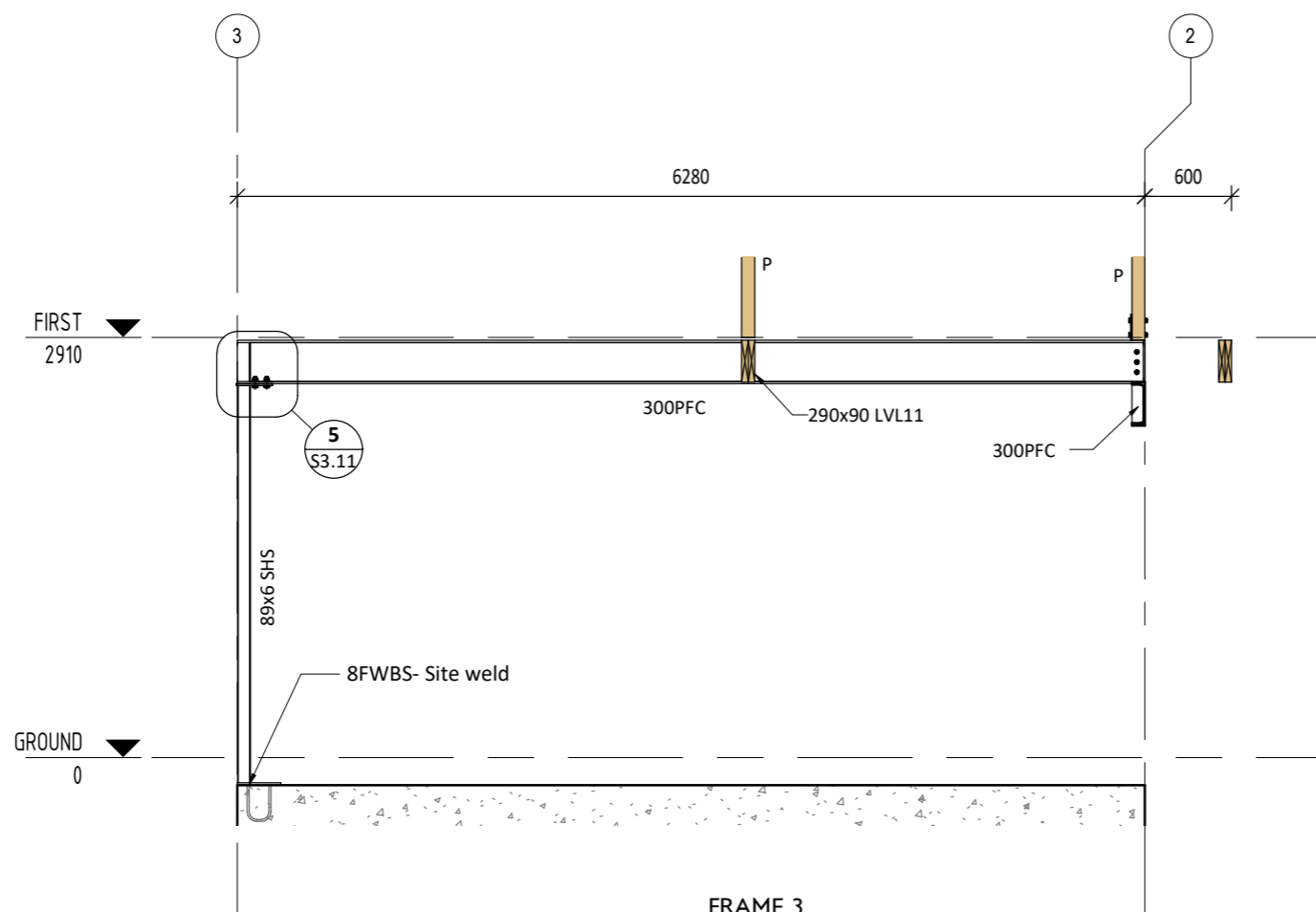
S3.02 0



FRAME 1  
1 : 50



FRAME 2  
1 : 50



FRAME 3  
1 : 50

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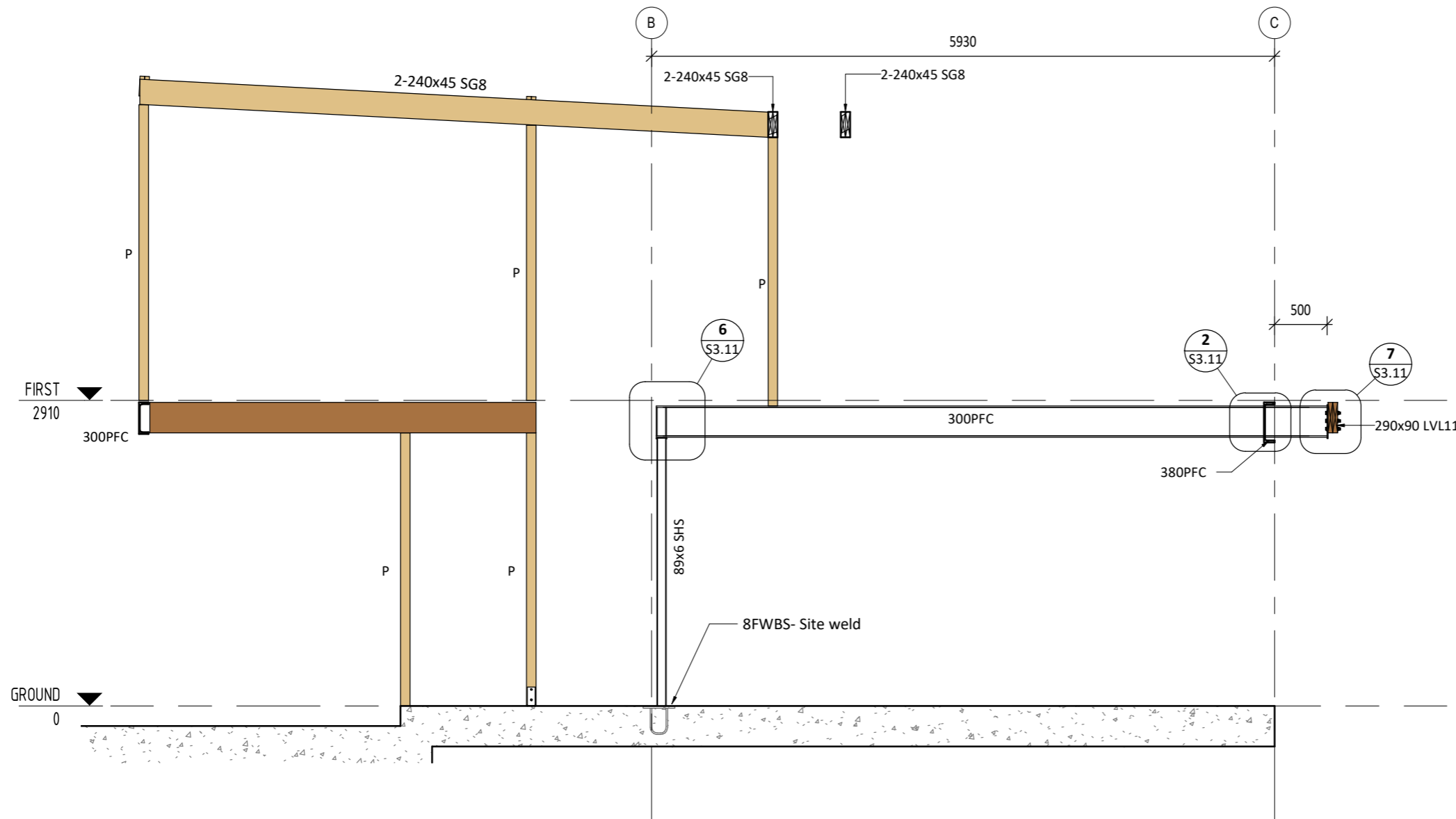
Title:

FRAME ELEVATION  
4

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

Drawn: SL  
Designed: PK  
Approved: SW

S3.03 0



FRAME 4

1 : 50

NGUYEN RESIDENCE  
STRUCTURAL DRAWINGS

24A Queens Avenue,  
Fendalton,  
Christchurch

Project Number: 18085



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REVISION HISTORY

CONFIRM ALL DIMENSIONS WITH ARCHITECT BEFORE FABRICATION

ALLOW FOR FIXING TIMBER PLATES..etc TO STEEL MEMBERS

Rev	Date	Issue
1	28.06.19	REL
0	29.04.19	Consent Issue
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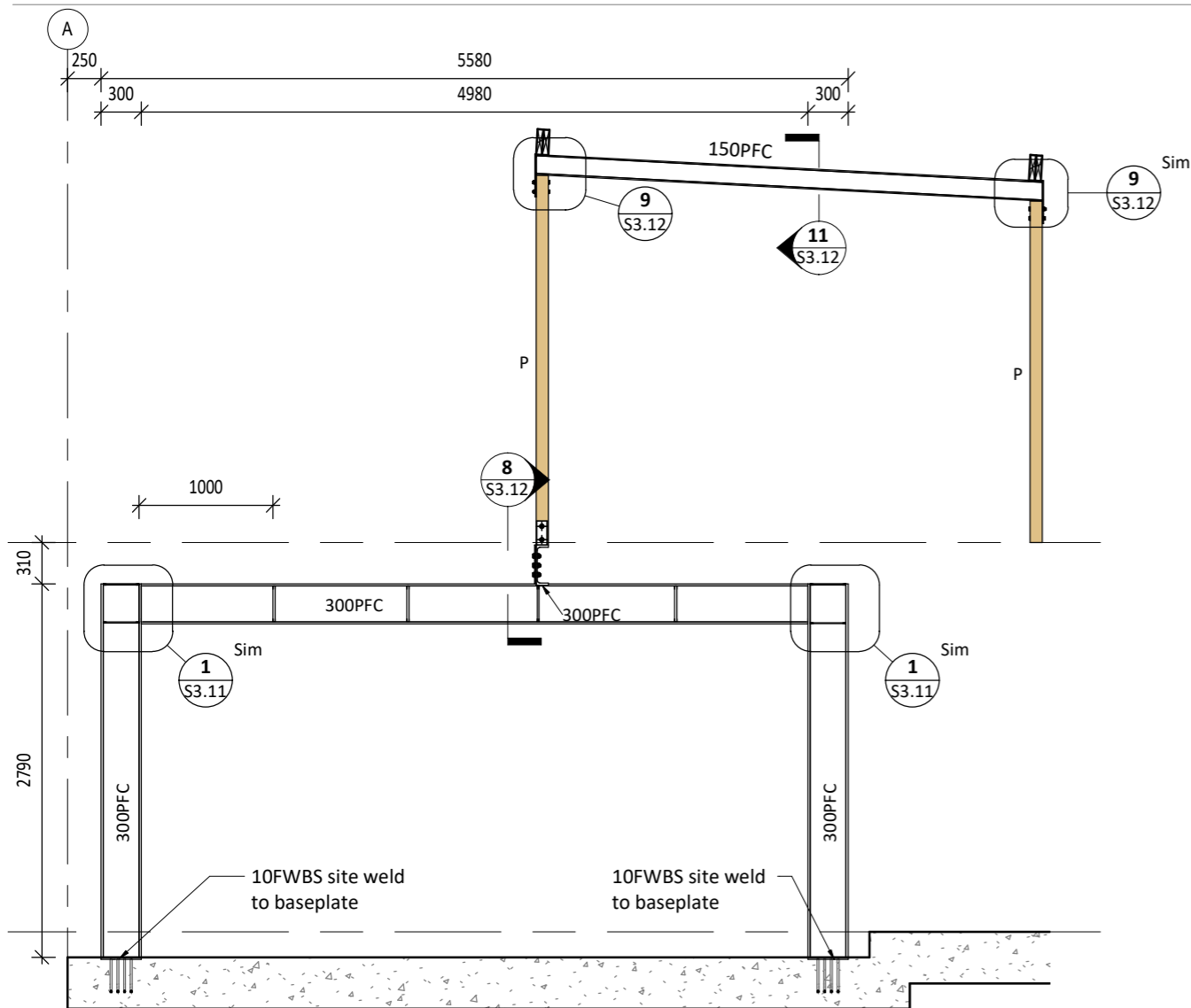
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FRAME ELEVATIONS  
5, 6 & 7

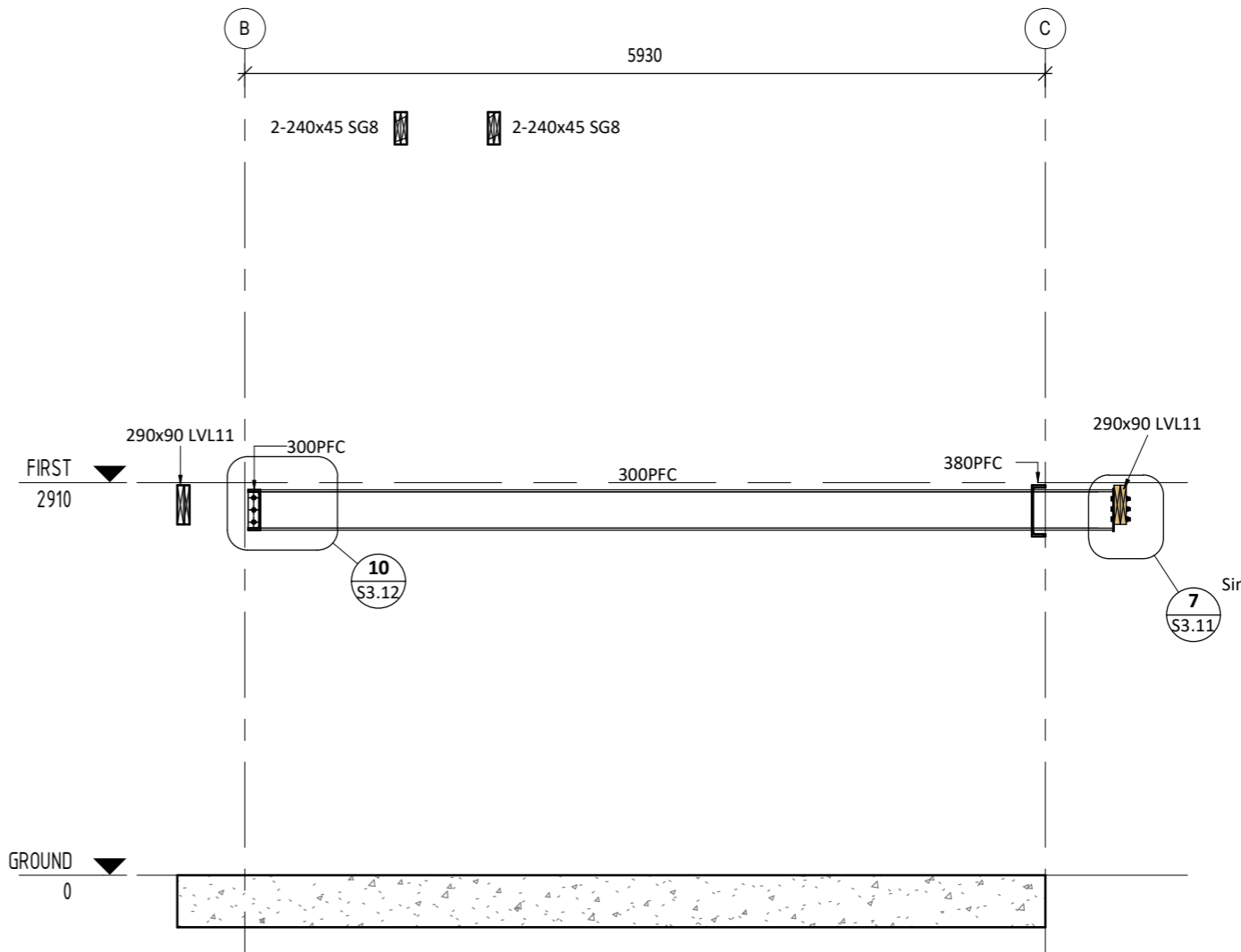
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Approved: SW

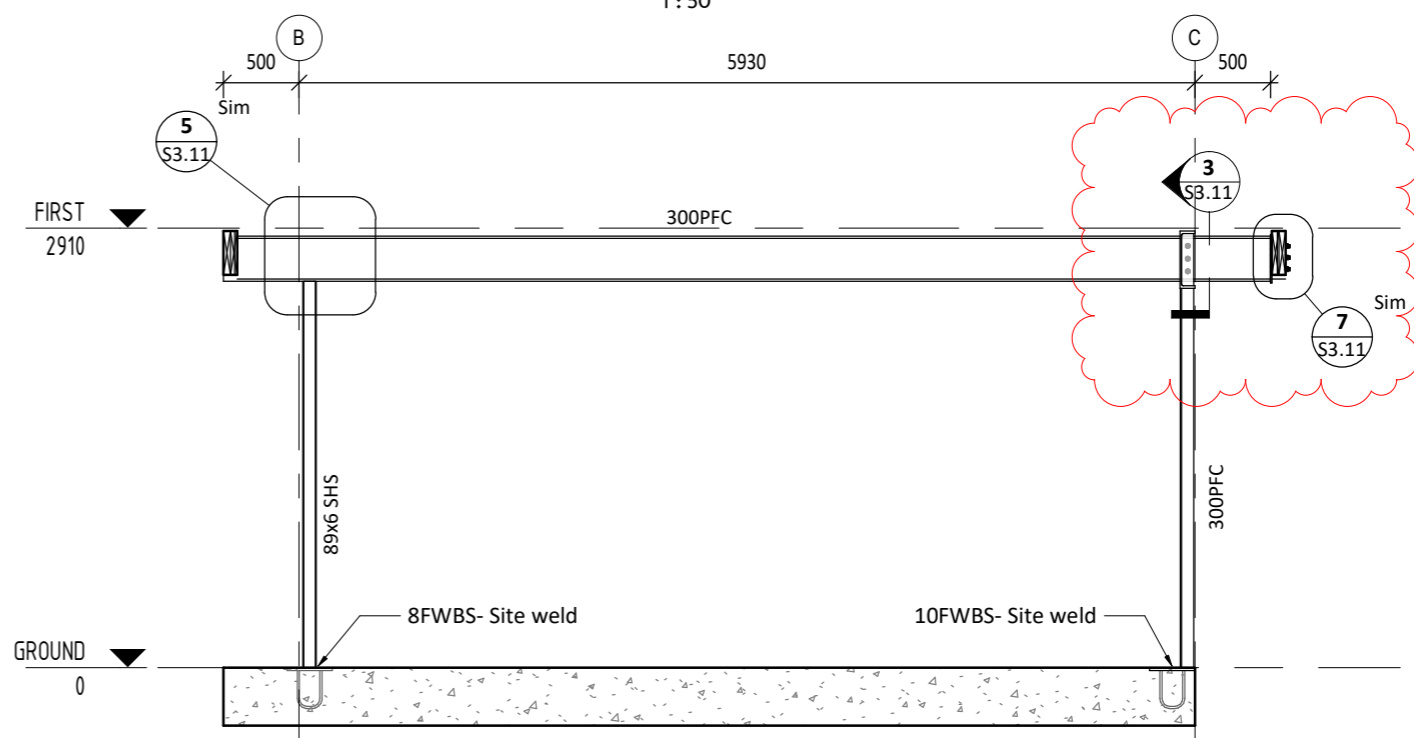
S3.04 1



FRAME 5  
1 : 50



FRAME 6  
1 : 50



FRAME 7  
1 : 50

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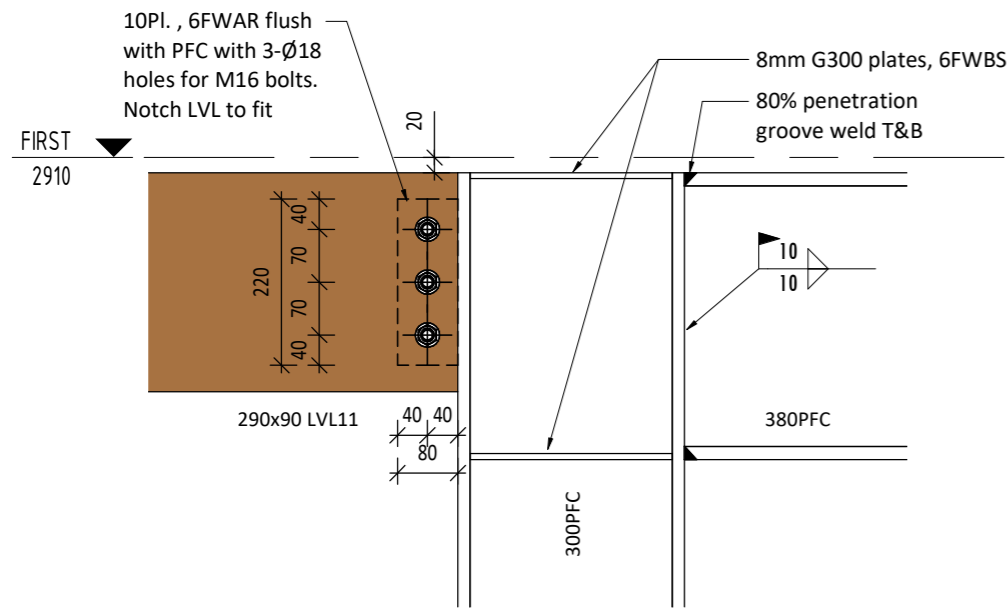
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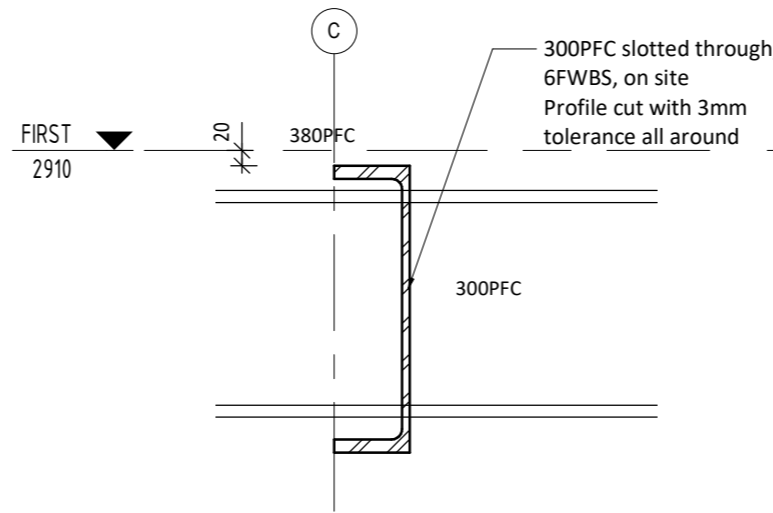
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Approved: SW

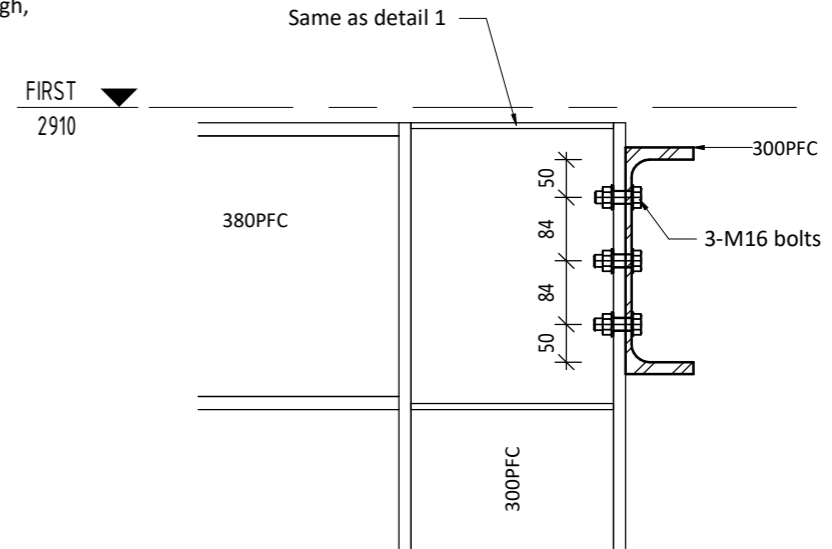
S3.11 1



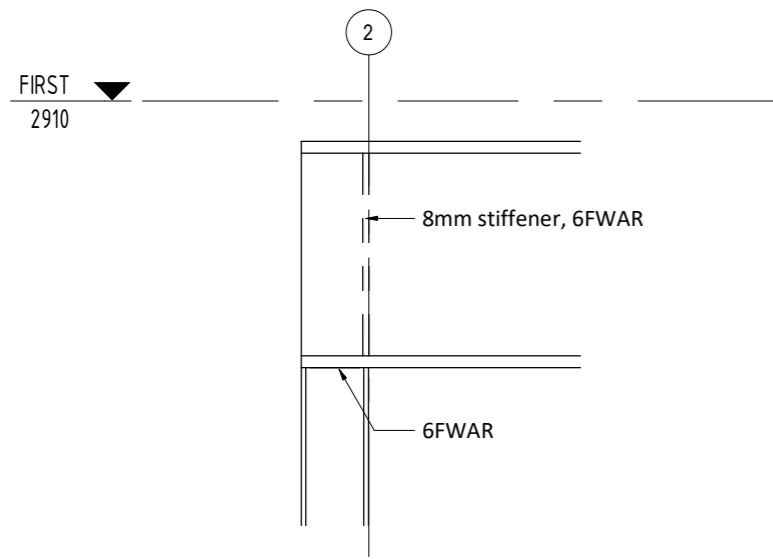
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S3.02 1:10



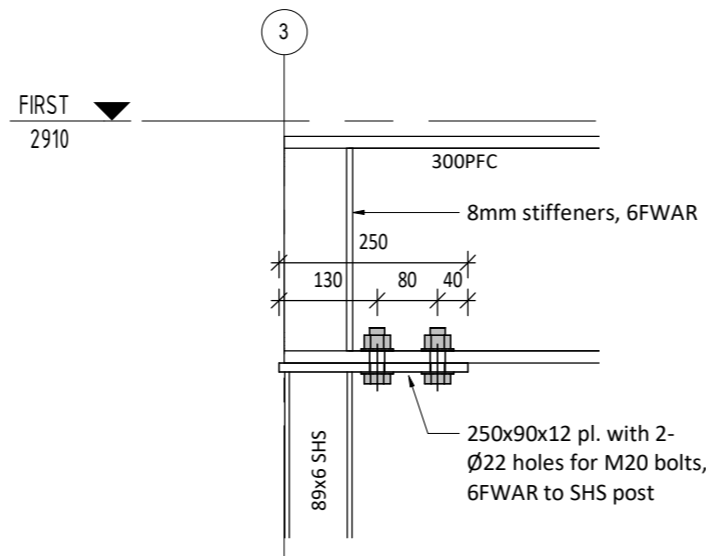
**2** DETAIL  
S3.02 1:10



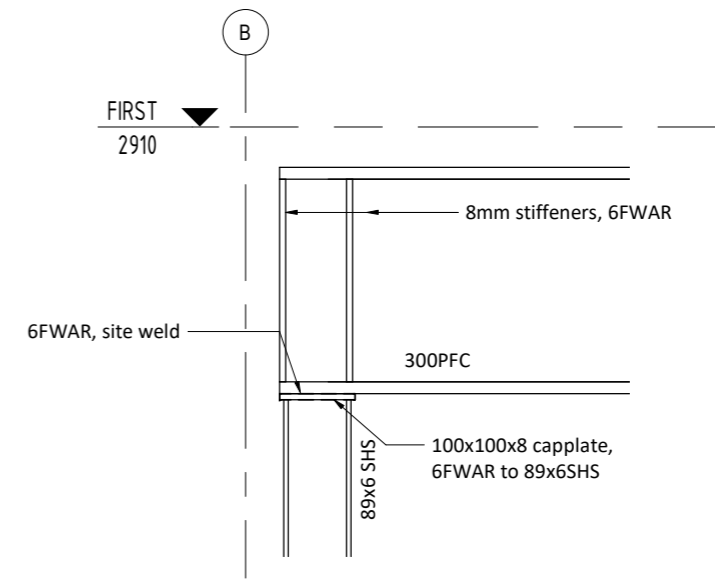
**3** DETAIL  
S3.02 1:10



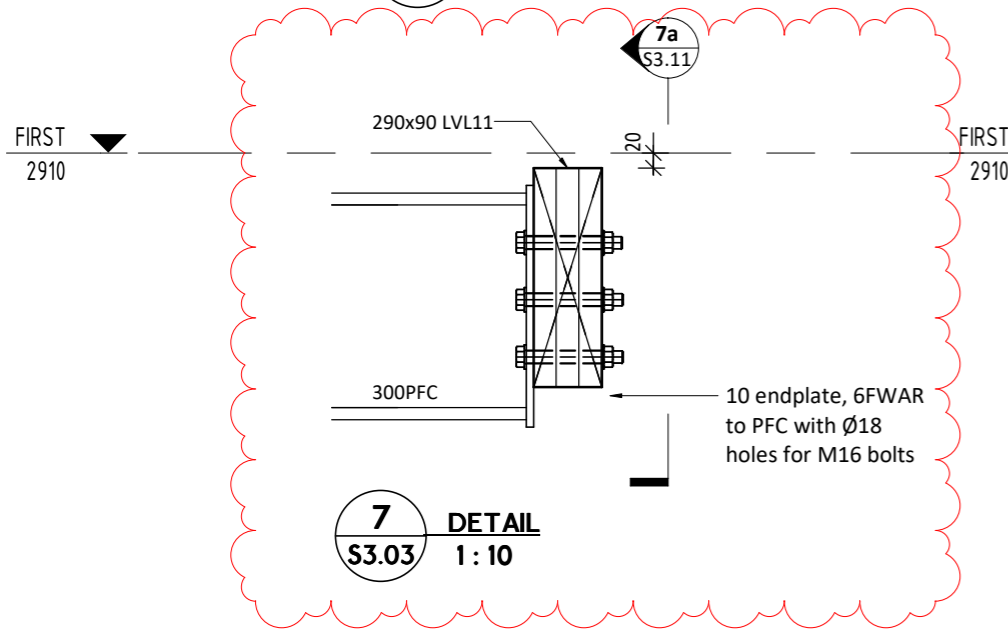
**4** DETAIL  
S3.02 1:10



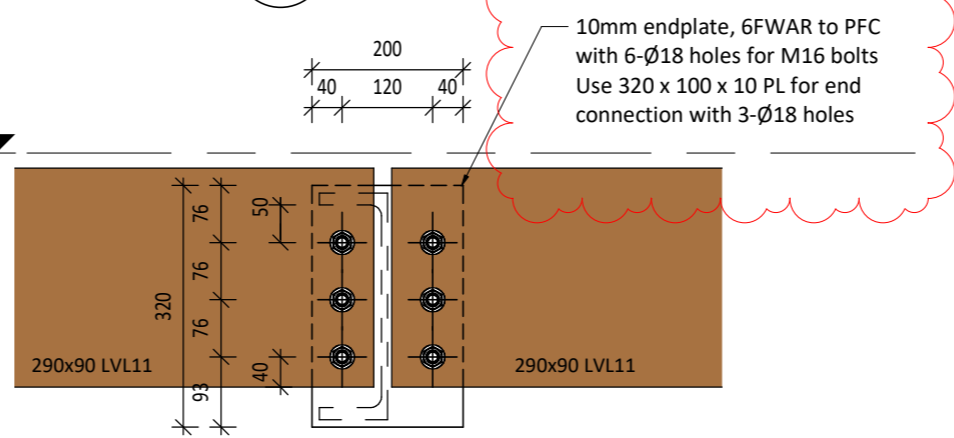
**5** DETAIL  
S3.02 1:10



**6** DETAIL  
S3.03 1:10



**7** DETAIL  
S3.03 1:10



**7a** DETAIL  
S3.11 1:10

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Approved Building Consent Document  
09/07/2019 Nicky McCook-Weir



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 ©W2 2015  
 GENERAL NOTE  
 All contractors MUST verify all dimensions on site before starting work or ordering materials. Any contractor shall immediately report any anomalies found to W2 Ltd.

DO NOT SCALE - All dimensions in mm unless otherwise stated.

REVISION HISTORY

0	29.04.19	Consent Issue
C	21.03.19	Pricing Issue
B	05.03.19	Pricing Issue
A	28.11.18	Preliminary Issue

Rev: Date: Issue:

- CONCEPT
- SCHEMATIC
- PRELIMINARY
- CONSENT
- TENDER
- CONSTRUCTION
- AS BUILT

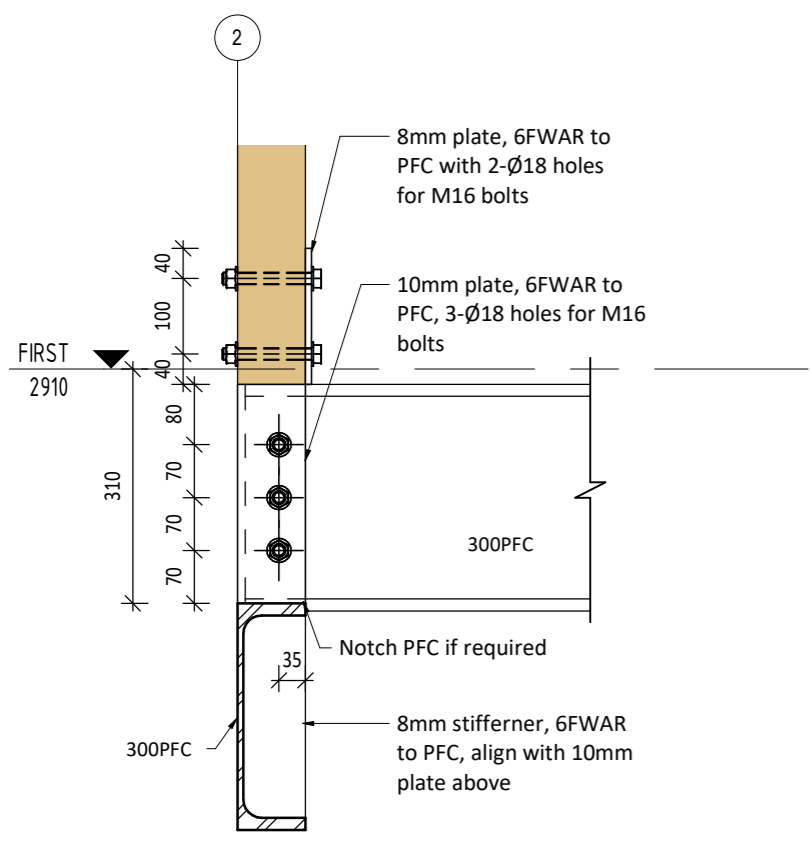
Date: 29.04.19

Title:

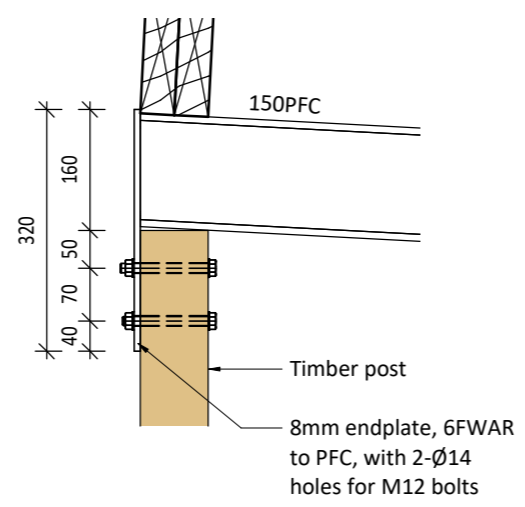
SECTIONS & DETAILS

Scale: 1:10 @A3 Sheet No: Rev:

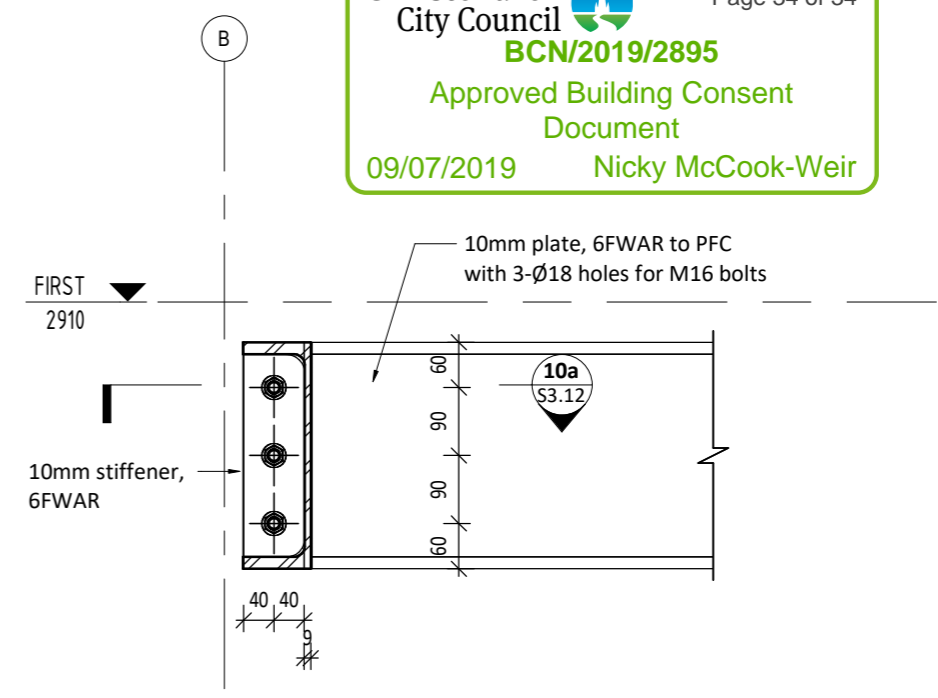
Drawn: SL  
 Designed: PK  
 Approved: SW **S3.12 0**



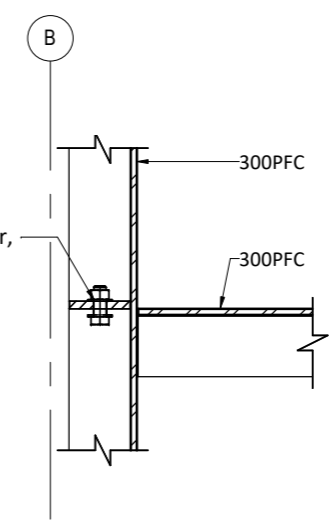
**8** DETAIL  
**S3.04** 1:10



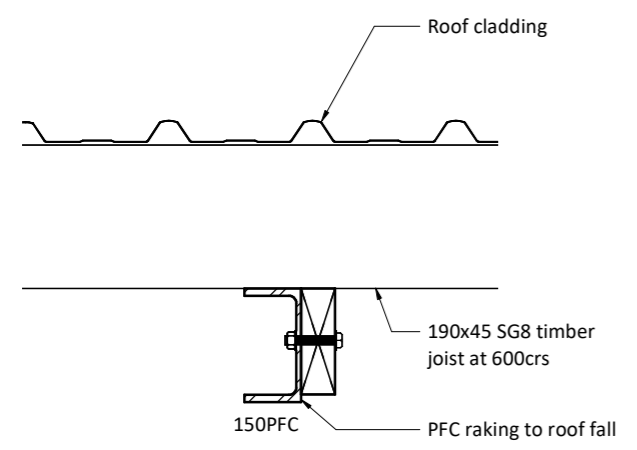
**9** DETAIL  
**S3.04** 1:10



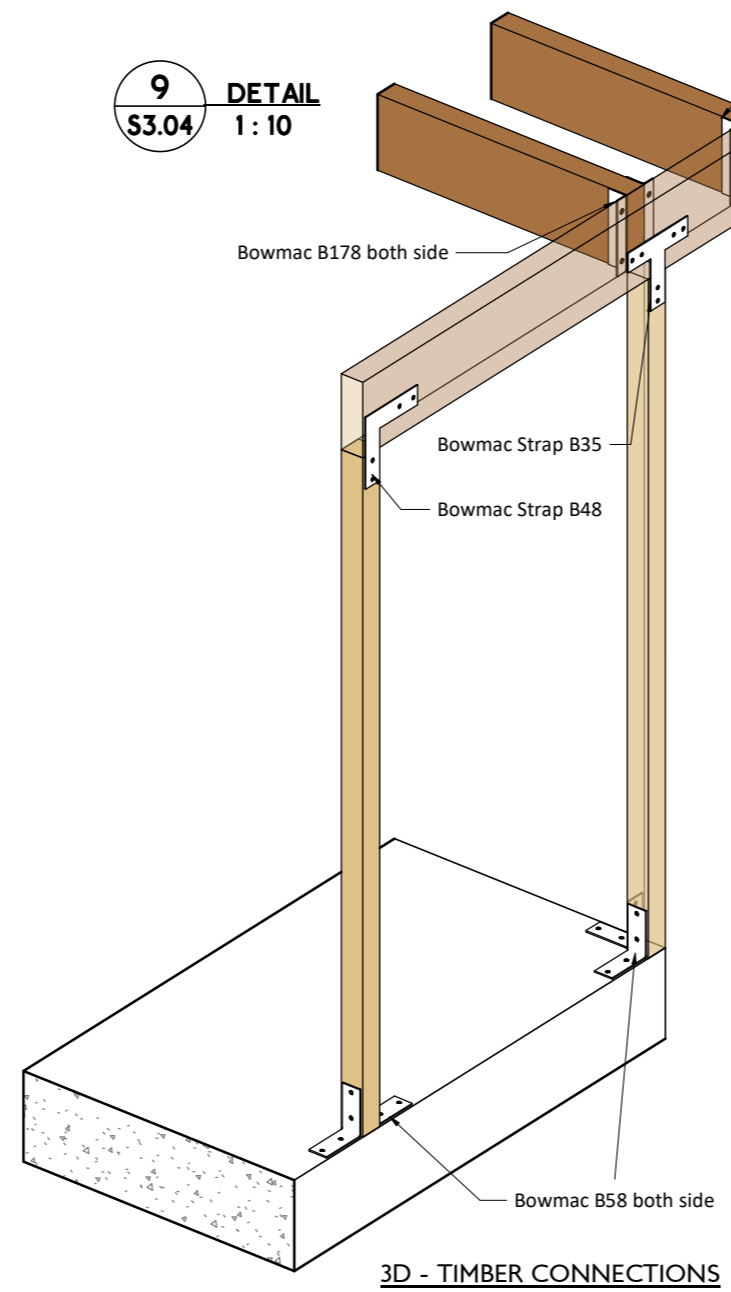
**10** DETAIL  
**S3.04** 1:10



**10a** DETAIL  
**S3.12** 1:10



**11** DETAIL  
**S3.01** 1:10



3D - TIMBER CONNECTIONS