

42 RIVER STONE DRIVE NEW RESIDENTIAL HOUSE

Site Address: 42 River stone Drive, Halswell, Christchurch New Zealand

Project Number: 251108

Christchurch City Council  Page 1 of 36
BCN/2025/9991
 Approved Building Consent Document
 19/02/2026 Satheeshkumar, Ananda



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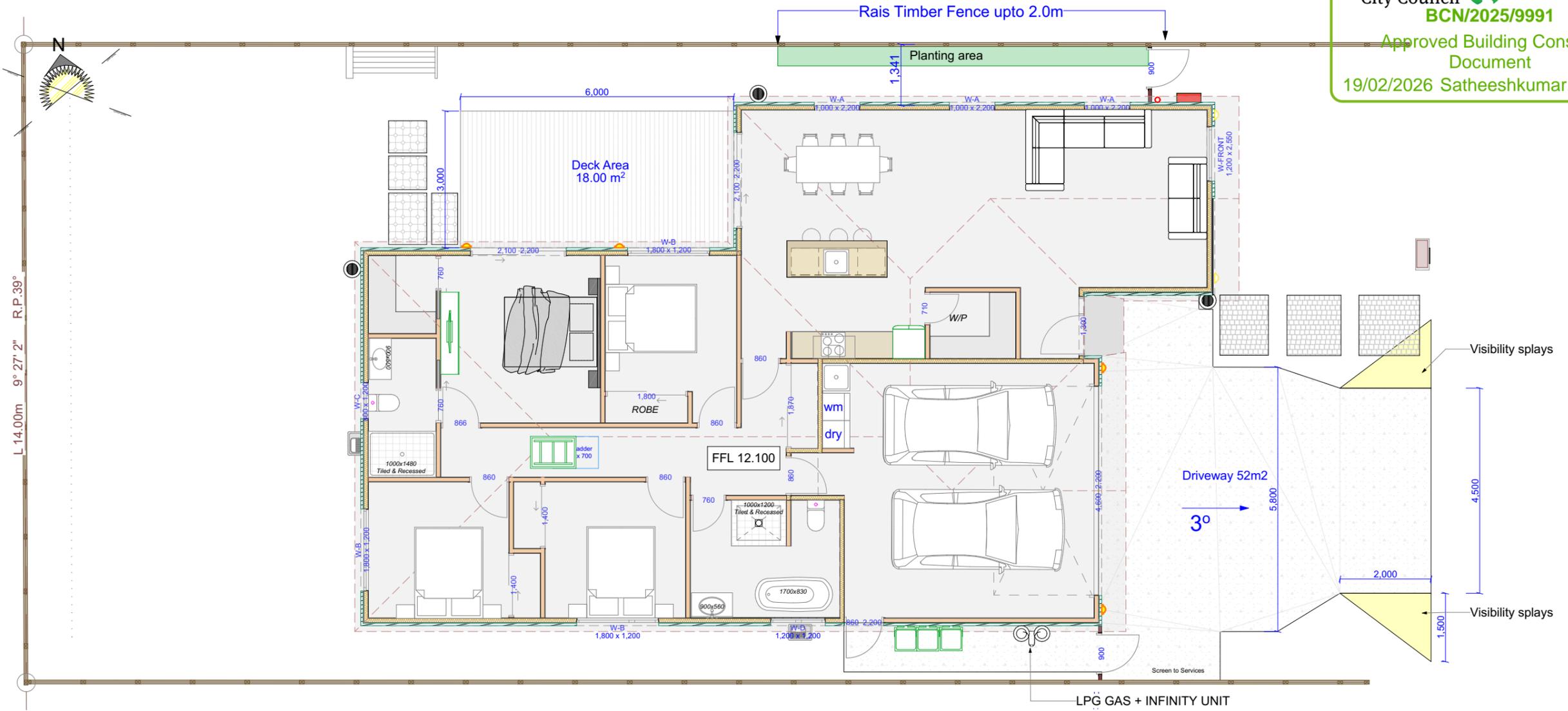


Site Location



42 RIVER STONE DRIVE - NEW RESIDENTIAL HOUSE

Drawing Title :	Scale :	Date :	Sheet :
SITE LOCATION MAP	@ A3	20/02/2026	A101
	Drawn :	Job :	
	H. L-G	251108	



Proposed New Buildings:

Land Area: 431 M2
 Leagal Discreption: LOT185 DP 604930
 Residential Zone: RNN, FMA

Climate Zone: 5
 Earthquake Zone: Zone 2
 Exposure Zone: Zone C
 Rainfall Range: 30-40
 Wind Region: A
 Wind Zone: High

Impreviouse Area: 52 m²
 Site Coverage: 39.4%
 GFA: 170.65 m²
 NFA: 127.41 m²

Slip Resistance
 Level Access routes including walking surfaces such as decks, patios and steps on the approach to the main entrance of housing and level accessible routes shall have a mean coefficient of friction (U), of not less than 0.4 when tested in accordance with AS/NZS 3661.1. for other access routes a coefficient of friction of less than 0.4 may be acceptable, but account should be taken of the effectiveness of the surface when wet. Foot paths to comply with antislip requirements of NZBCD1/AS1 table 2. External steps and porches to be broomed finish concrete.

Situations
 Portland Cement Dry
 Asphaltic concrete Suitable all situations
 Concrete Pavers Dry & Wet

Wet
 -Broomed/Wood Float finish
 -Coated (Paint)
 -Crushed Aggregate
 -Coated sand/ grit impregnated
 -Crushed Aggregate
 -Dry press concrete
 -Interlocking concrete block paving

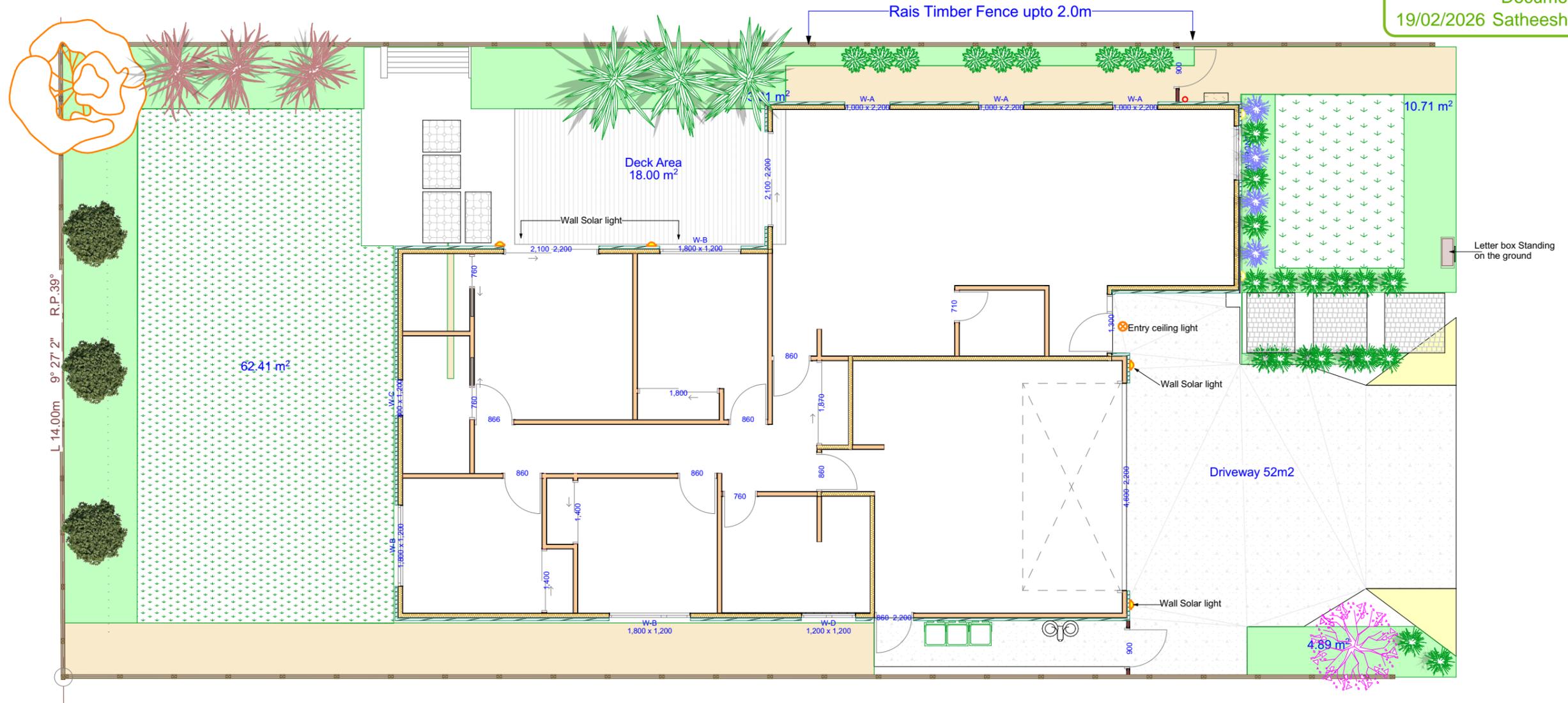
RevID	Change Name	Date
01		4/02/2026



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Drawing Title :
 PREPOSED SITE

Scale : 1:100 @ A3
 Date : 20/02/2026
 Drawn : H. L-G
 Job : 251108
 Sheet : A102

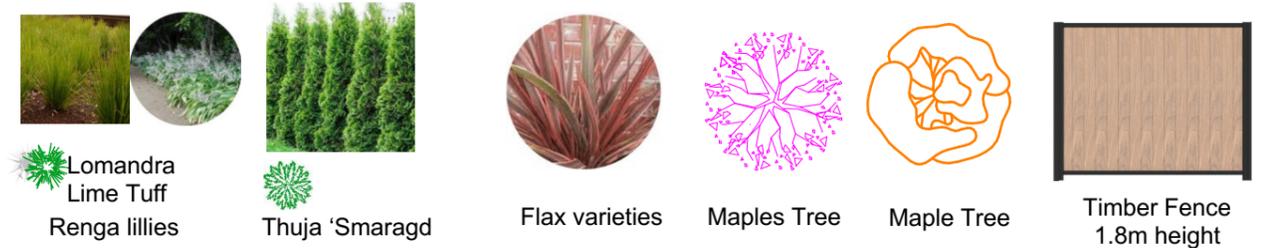


Landscaping

Total Land Area: 431 M2.
 Landscaping Area : 124.84m² (28.8%)
 Tree & Shrubs: 58m² (46% of Landscaping area)

Site Landscaping Legend

- Exterior Lighting(Solar)
- Lawn
- Garden bed
- Concrete Paver
- Planting area



RevID	Change Name	Date



42 RIVER STONE DRIVE - NEW RESIDENTIAL HOUSE

Drawing Title :
LANDSCAPING

Scale : 1:100 @ A3
 Date : 20/02/2026
 Drawn : H. L-G
 Job: 251108
 Sheet : A103

1.1 RIBRAFT FOUNDATION

85mm reinforced concrete slab with 220mm pod, on AP40 Hardfill depth as per Geo-Engineer's recommendation.

2.1 EZPanel CLADDING

EZ Panel 50mm, with EZ Panel plaster system over the cladding. Framing request Studs @600 CRS and dwangs @800 CRS

2.4 JH OBLIQUE VERTICAL

14mm JH Oblique Vertical board on a castellated 45x20 H3.1 treated cavity batten.

3.1 WINDOWS & DOORD

Powder Coated Thermally broken Aluminium (Dulux Matt Black) double glazed window and door joinery, Acoustic Joinery refer to floor plan notes.

4.1 WALL LINING

10mm Gib board lining over framing at 600crs / steel truss.

4.2 WET AREA LINING

Generally form 10mm Gib board wall linings with Gib Aqualine to wet areas.

4.4 CEILING LINING

10mm Gib Board ceiling lining on 35x70 ceiling batten grid system.

5.1 STEEL ROOF

Selected T-Rib steel roofing, On self supporting roof underlay, On H1.2 SG8 70x45m Pulin @600 CRS, On H1.2 SG8 pre-fabricated roof truss @900 CRS Rafter.

5.2 MEMBRAN ROOF

Selected Membrane roofing, with 18mm min. thick H3.2 of plywood supported with timber file @400 crs.

5.4 SOFFIT

Selected 5.0 mm JH Fibrecement Board lining (with stopped Joints) on SG6 Ribbon Board @ 600crs.

6.2 WALL INSULATION

R1.8, Glasswool Earthwool Batts to exterior wall framing and garage internal walls.

6.3 ROOF INSULATION

Ceiling laied R7.0 Gasswool, compressed perimeter upto 500mm offset.

6.5 UNDER SLAB INSULATION

Under slab insulation: 'Expof' XPS, 50 mm.

7.1 WALL UNDERLAY

DryStud, synthetic light-weight, fire retardant wall underlay.

7.2 ROOF UNDERLAY

COVERTEK 215 self-supporting, sythetic, roof underlay.

15 WALL FRAMING SCHEDULE

WALL FRAMING: To NZS3604: 2011 All members to be SG8 H1.2 Treatment

EXTERIOR WALLS:

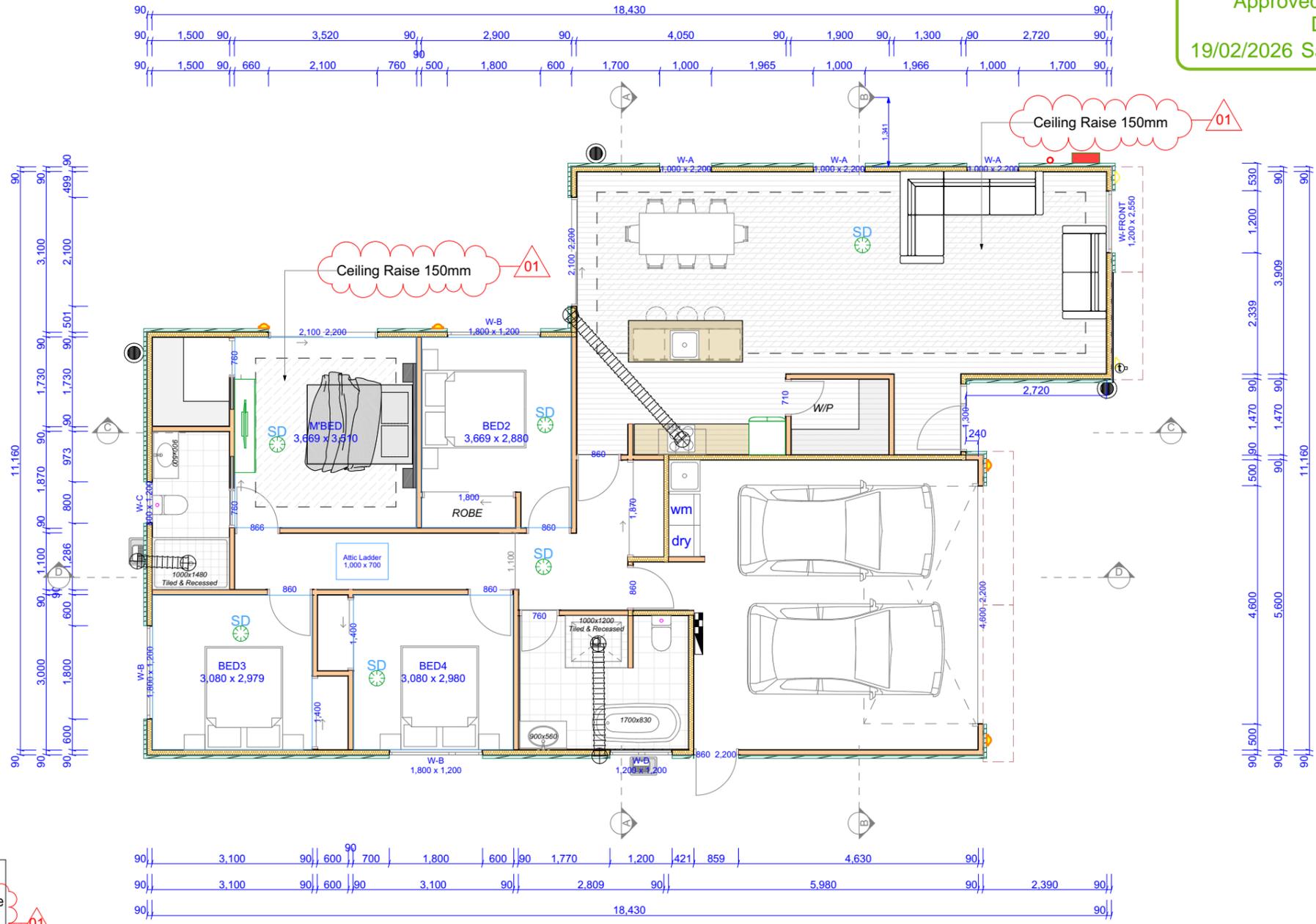
90x45 @ 400 mm crs, to 2.4m
 90x45 @ 300 mm crs, to 3.0m
 140x45 @ 600 mm crs, to 3.6m
 190x45 @ 300 mm crs, to 4.2m

INTERIOR WALLS:

90x45 @ 600 mm crs & Dwangs @ 800 crs, upto 3.0 m high.



L 14.00m 9° 27' 2" R.P.39°



LEGEND

- WIFI Interconnected Smoke Alarm with 10 year battery
- Tiled Floor
- Vinyl Plank Floor
- Meter Box
- Switch Board
- Outside Tap
- Wall Mount Vent

Dimension Note:
 Dimension is expressed from stud to stud
 Line from inside to outside are:
 1. Opening dimention
 2. Dimension between walls
 3. Overall dimension
Note: the size of Interior doors are door leaf size only, height to be 2200mm

Wall Framing:
 All timber framing shall be machine stress graded to SG8 and hi treated. All timber treatment shall meet the requirements to B2/AS1. NZS 3604:2004

Stud Size:
Exterior Wall: 2600mm Height including Double top plates. 90x45 @400 CRS for all Exterior wall.
Interior Wall: 27500mm Height including Double top plates. 90x45 @600 CRS for all Exterior wall.
Dwangs: @800mm CRS maximum for GIB Lining

RevID	Change Name	Date
01	F7-117 Raised Ceiling area	4/02/2026

Mechanical ventilation Note:
 Mechanical extract fans (including associated ducting) must have a flowrate not less than:
 a) 25 L/s for showers and baths, and
 b) 50 L/s for cooktops.



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FLOOR PLAN

Drawing Title :

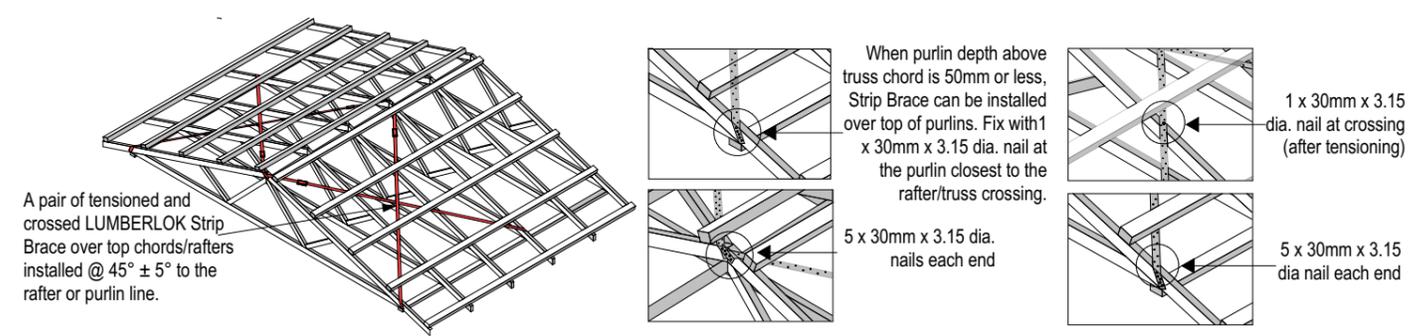
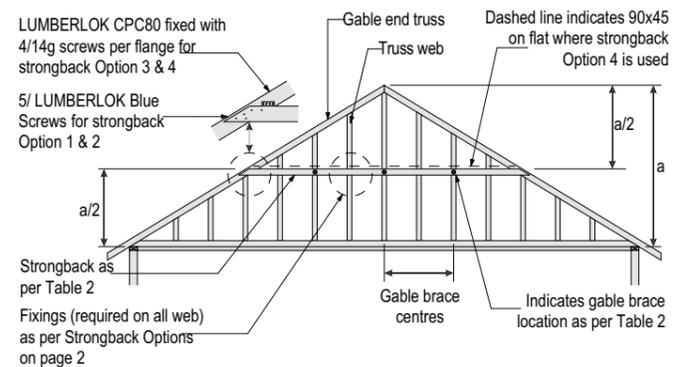
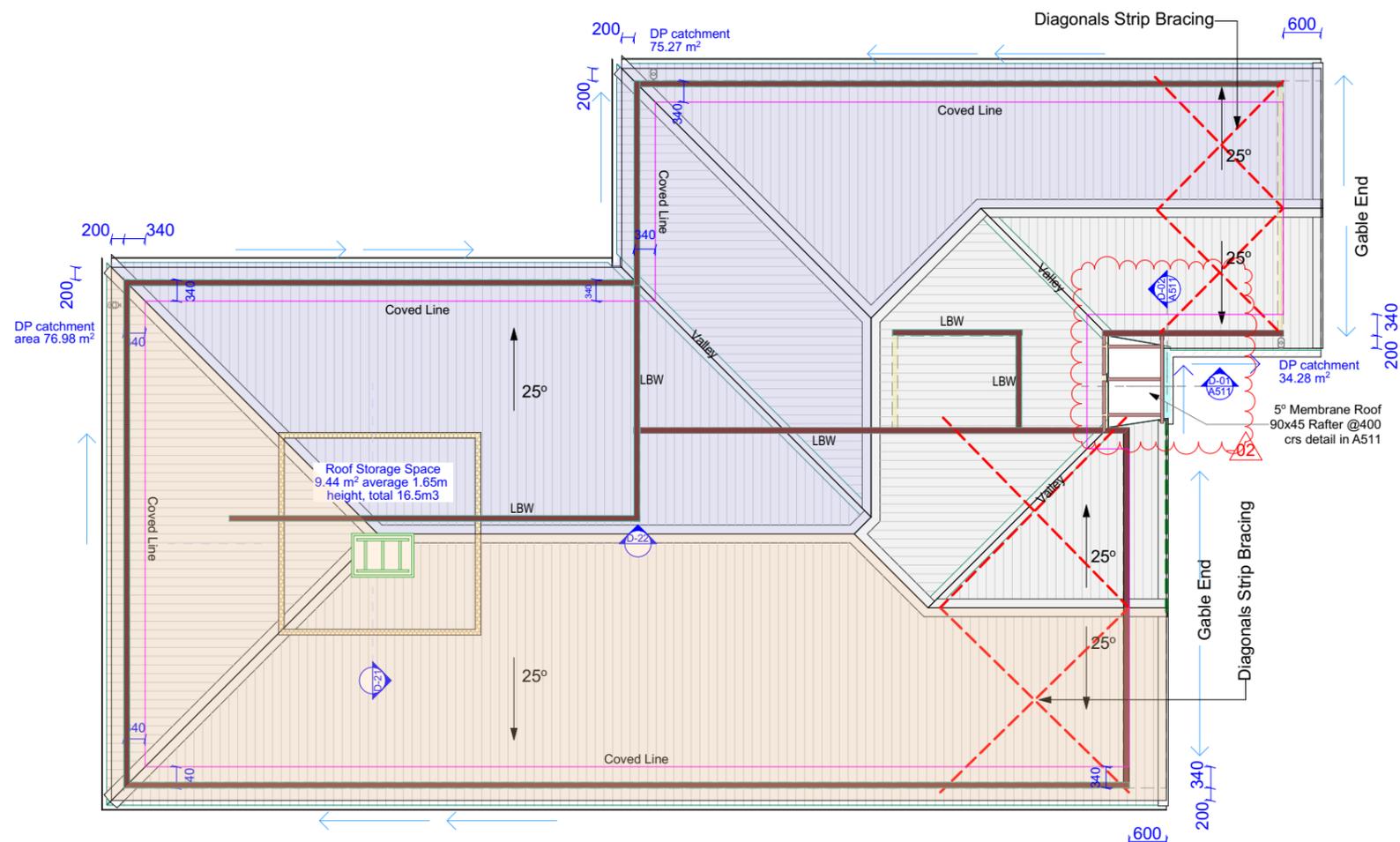
Scale : 1:100 @ A3
 Date : 20/02/2026
 Drawn : H. L-G
 Job : 251108
 Sheet : A104

ROOF SOUPTING CALCULATION
 Gutter Taking a Maximum 75m² catchment, Cross Sectional Area of 12000sqmm FIGURE 15 NZBC E1/AS1.
 Down pipe minimum diameter requested 100m. Dia. Min. Refer to E2 Table5.

ROOF FRAMING:
 Roof Pitch 25° Prefabricated Trusses with 200mm overhang and gable overhang as indicated, to be installed to manufacturers specifications.
 Purlin 70x45 H1.2 SG8 @900crs max fixed to a min 2.4kN for up to high wind (1/10 self drilling 80mm screw)

MATERIAL:
Roofing: Selected T-Rib Steel roofing.
Guttering: RP80mm dia down pipe with selected Steel Spouting, fall 1:100.
Barge: 185mm steel barge with bracket
Flashing: 50mm min. over barge board, and 2 crests over roofing (E2 Table 7)
Soffit: Hargie 4.5mm soffit lining painted finish.

L 14.00m 9° 27' 2" R.P.39°



RevID	Change Name	Date
01	Gutter Details Roof Change	4/02/2026
02	Membrane roof details	20/02/2026



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Drawing Title :
ROOF PLAN

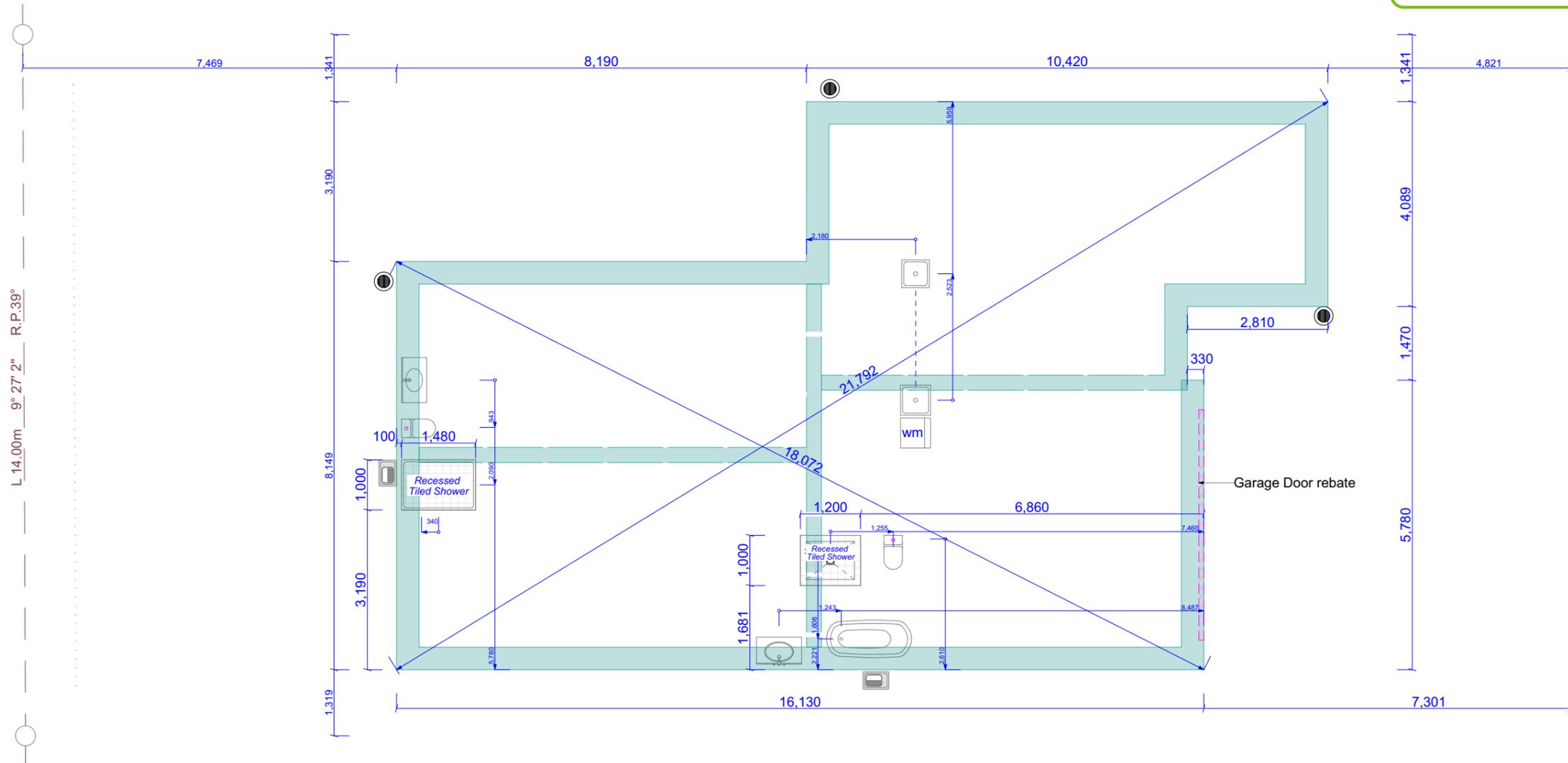
Scale : 1:100 @ A3
 Date : 20/02/2026
 Drawn : H. L-G
 Job : 251108
 Sheet : A105

Foundation Plan Notes

1. Do not scale. Refer any discrepancies contact the designer/engineer.
2. These drawings are to be read in conjunction with the engineers drawings.
3. The builder shall be responsible for any damage to works during construction.
4. The sand blinding layer shall be 20mm min. & 50mm max. To aid leveling & to prevent rocking of pods.
5. Vapour barrier to be 0.25mm (250 micron) polythene complying with NZS 4229. / NZS 3604.
6. Finished ground level adjacent to slab to be protected from wind, water erosion and undermining.
7. Contractor to confirm that finished ground levels are formed to allow surface water to run away from the building.
12. Slab & Foundation plan dimensions are true dimensions. Allowance has been made for required 6mm gap for Ecoply
13. All foundation to have EXPOL XPS 200 Under slab insulation

Ribraft Concrete (as per Engineering)

1. All workmanship & materials to conform to NZS 3109, NZS 4210 & local authority regulations.
2. Minimum covers to reinforcement: - Exposed to earth - 75mm. - Protected by vapour barrier - 50mm. - Not exposed to weather except for a brief period during construction 30mm.
3. No holes or chases other than those specified are to be made in the slab without the approval of the Engineer.
4. All concrete shall be 25 MPa FIRTH 2519TC2 Steel Fibre Reinforced Concrete. (Confirm on Engineer plans.)
5. All concrete to be mechanically vibrated & carefully worked around the reinforcement & into the corners of the formwork.



RIBRAFT FOUNDATION DESIGNED BY ENGINEER

RevID	Change Name	Date

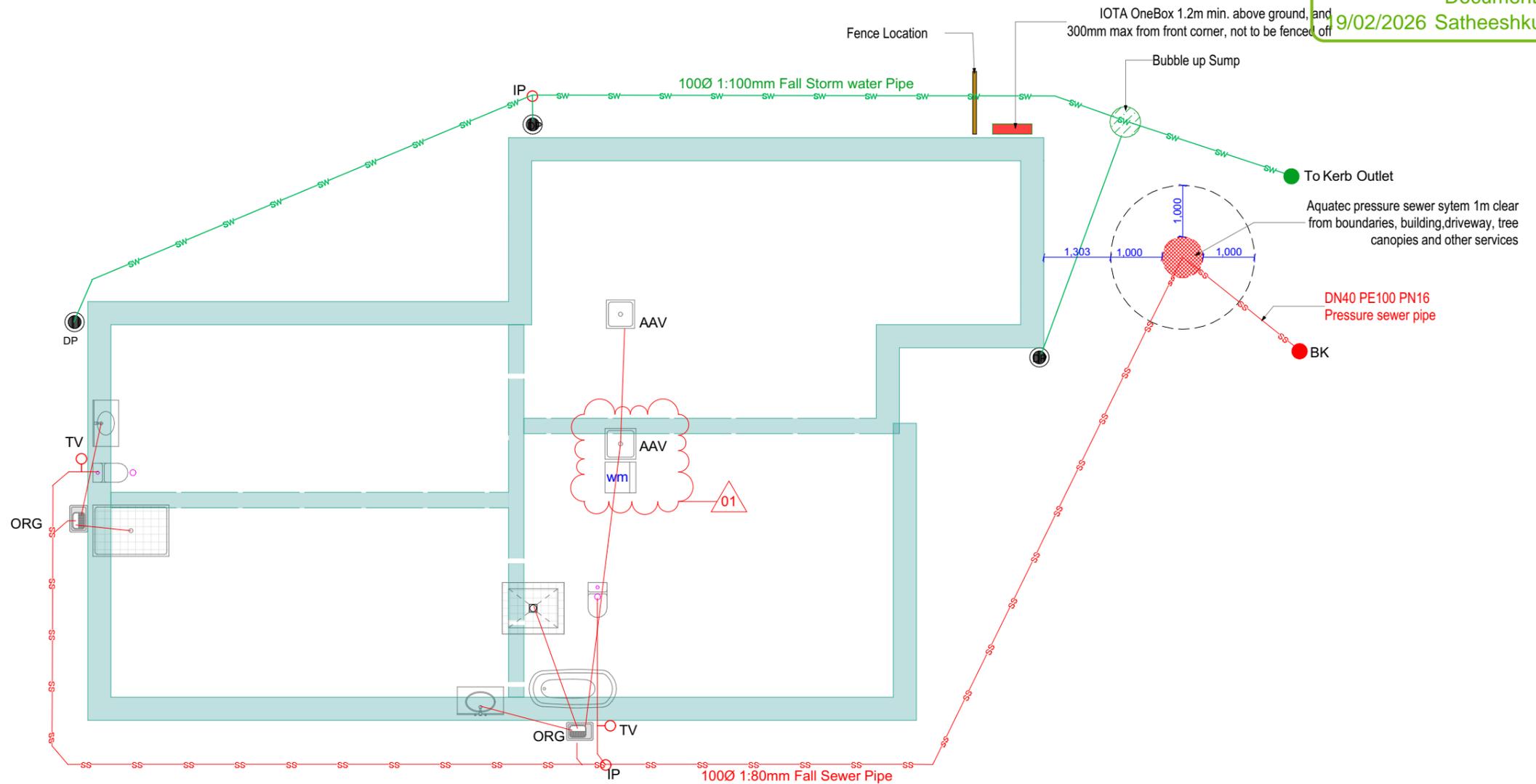


42 RIVER STONE DRIVE - NEW RESIDENTIAL HOUSE

Drawing Title :
 FOUNDATION LAYOUT

Scale : 1:100 @ A3	Date : 20/02/2026	Sheet : A106
Drawn : H. L-G	Job: 251108	

L 14.00m 9° 27' 2" R.P.39°



NOTES
SW to NZBC E1/AS1 & SS to NZBC G13 & AS/NZS 3500
Water Supplies to NZBC G12/AS1
General:
 All service connection points to be located and invert levels checked along with plumbing/trench route and fixture locations by contractor before any earthworks is carried out.
Terminal Vent:
 Vented pipe through roof and capped, weatherproofed by plumber with compatible flashing sealed and riveted to roof.
Gully Trap: shall comply to G13/AS2 3.3.2:
 Top of gully trap to be min. 25mm above permanent paving and 100mm above ground. Gully trap outlet to drain to be 600mm max. from bottom of outlet to top of gully trap. Water seal to be 65mm min.
 a) Be positioned so that the top of the gully dish is no less than 150 mm below the overflow level of the lowest sanitary fixture served by the drainage system,
 b) Have a grating that will allow surcharge,
 c) Be located in a visible position, and
 d) Be installed so that surcharge cannot enter into or under buildings.

PLUMBING LEGEND

ORG	Relief Gully
MV	80Ø Main Vent
DP	80Ø Downpipe
IP	Inspection Port
AAV	Air Admittance Valve
TV	Terminal Vent
FWD	Overflow Gully
Kitchen and Laundry Sink with Integra Overflow system.	

Fixture	Pipe Size	Fall
Bath	40Ø	1:40
Vanity	40Ø	1:40
Shower	40Ø	1:40
WC	100Ø	1:60
TV	80Ø	Vertical
L'dry Sink	50Ø	1:40
Ktch Sink	65Ø	1:40

HWC (safe tray) Ø20mm copper relief pipe Ø40mm uPVC overflow drain pipe

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01	G13-140	4/02/2026



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Drawing Title : DRAINAGE PLAN

Scale : 1:100 @ A3	Date : 20/02/2026	Sheet : A107
Drawn : H. L-G	Job: 251108	

Hazard Protection:

Install hoarding barrier/fence 2.0m min. in height to any open areas of site complying with NZBC F5. Construction & Demolition Hazards, prior to commencing construction.

Hazardous Building Materials:

Ensure the quantities of gas, liquid, radiation or solid particles emitted by material used during construction shall not give rise to the harmful concentrations at the surface of the material where the material is exposed, or in the atmosphere of any space. All glazing is in accordance with NZS 4223 (Part 3).

Sediment Control:

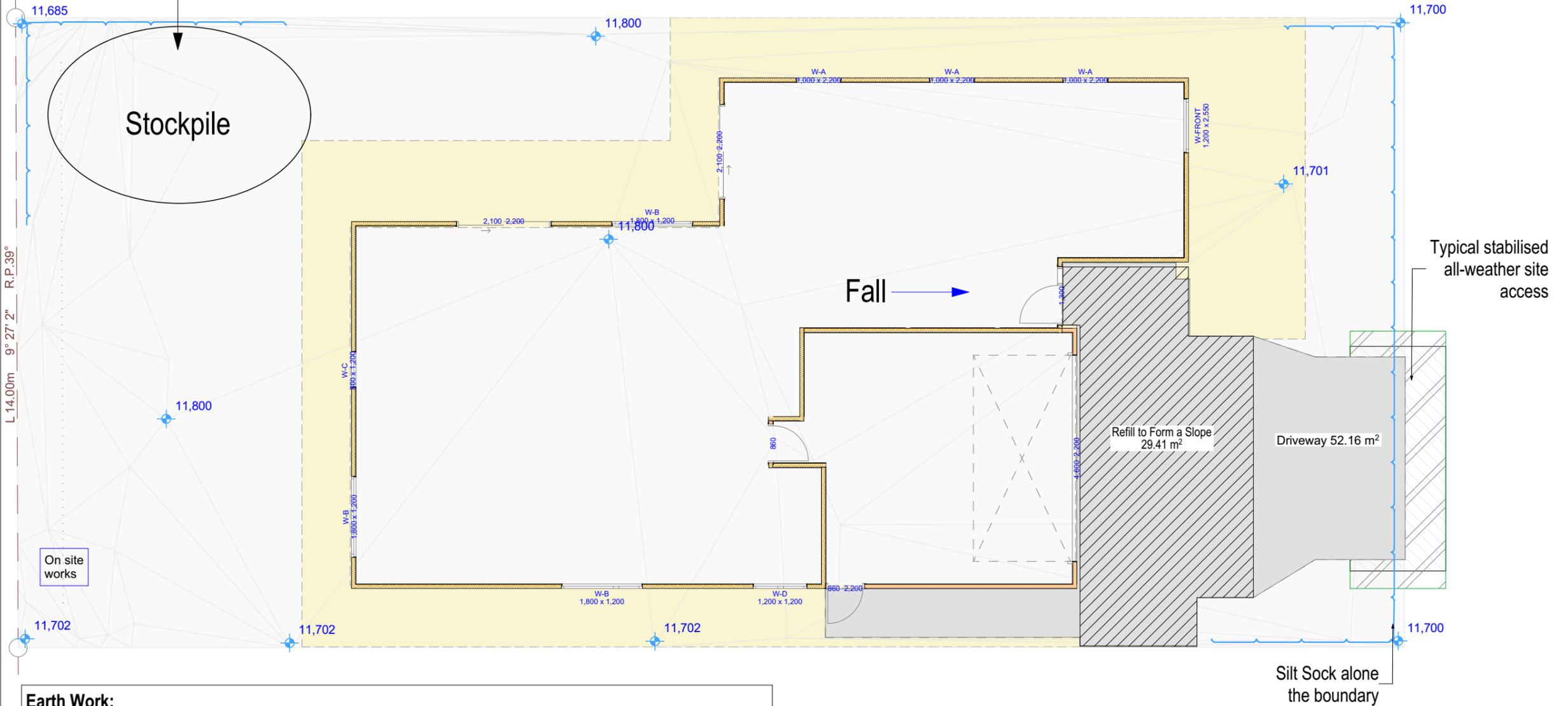
The Site Manager shall be responsible for ensuring all sediment control measures are put in place and are maintained during the construction period.

Only topsoil shall be stockpiled on site and shall be located behind sediment control fences. Clay material (if any) shall be covered with an impervious sheet. All other excavated material shall be removed from the site.

Grass and vegetation shall be kept during construction work, suppression blankets shall be installed as required.

Downpipes shall be temporarily connected to the stormwater drainage system as soon as the roof is installed and shall be left in place until the permanent downpipes are fitted.

stockpile & material storage area - ensure any soil or loose material is covered.
 ALL top soil to be conserved from initial excavation for fill/landscaping later



Earth Work:

Excavation: All topsoil and and vegetation to be removed by excavation and bearing verified by Engineer.

Filled Platform: Compacted with AP40 hardfill to soil bearing. Hardfill has a height limi of 600mm in NZS3604, otherwise SED design required.

Foundation Work:

For the shallow concrete foundation - waffle slab:
 Foundation Platform 166m² excavating 60 m³ approximate, with max depth of 0.3m below good ground as recomanded by Geo-Engineer, and shall be verified by Geo Engineer on site.

Outside of building platform:

Driveway area 52.16m², cut approximately 10.4m³ with maximum depth of 200mm, refilling 29.4m² up to 150mm which is 4.4m³ to make driveway 3° slope. The total earth work is 14.8m³.

RevID	Change Name	Date



42 RIVER STONE DRIVE - NEW RESIDENTIAL HOUSE

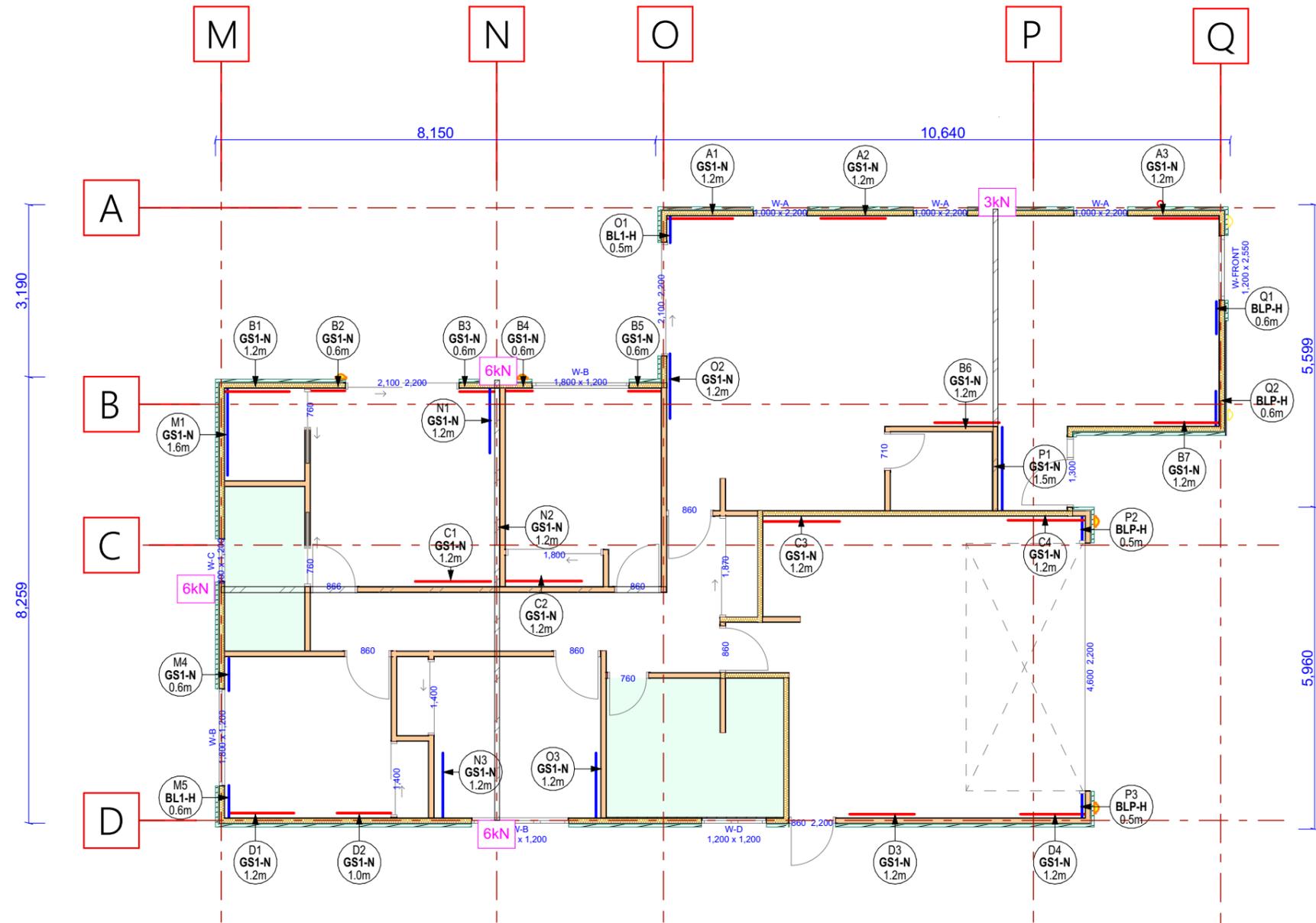
Drawing Title :

EARTH WORK

Scale :
 1:100 @ A3
 Drawn :
 H. L-G

Date :
 20/02/2026
 Job:
 251108

Sheet :
 A108



Connecting top plates of external walls at **right angles** to their walls containing bracing

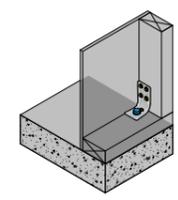
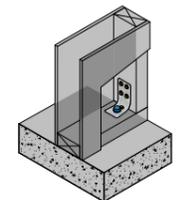
- - Maximum 125 BUs: 6kN to at least one external wall
- - Maximum 250 BUs: 6kN to at least two external walls
- kN - More than 250 BUs: 2.4kN/100 BUs to at least two external walls
 $= ((\text{bracing total})/100) \times 2.4$

In-Line connections in top plates
 For single-storey buildings, the capacity of joint connections in top plates of walls with one or more bracing elements is based on the highest rated bracing element in the wall

1. Connection plate capacity = 3kN, where bracing capacity < 100 BUs.
2. Connection plate capacity = 6kN, where bracing capacity > 100 BUs.
3. Connection plate capacity = 6kN, for walls with a ceiling diaphragm.

Legend

— Connect this bracing element to the external wall with the ceiling plate (shown with hatch)

Concrete floor	
External walls	Internal walls
	
Position GIB HandiBrac [®] as close as practicable to the internal edge of the bottom plate.	Position GIB HandiBrac [®] at the stud/plate junction and at mid-width of plate.
Hold-down fastener requirements	
Use supplied BT10/140 screwbolt in GIB HandiBrac [®] pack.	

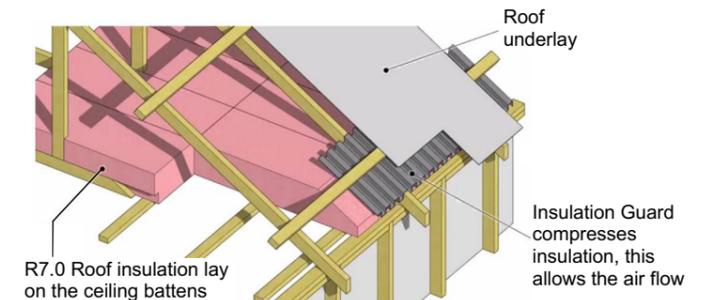
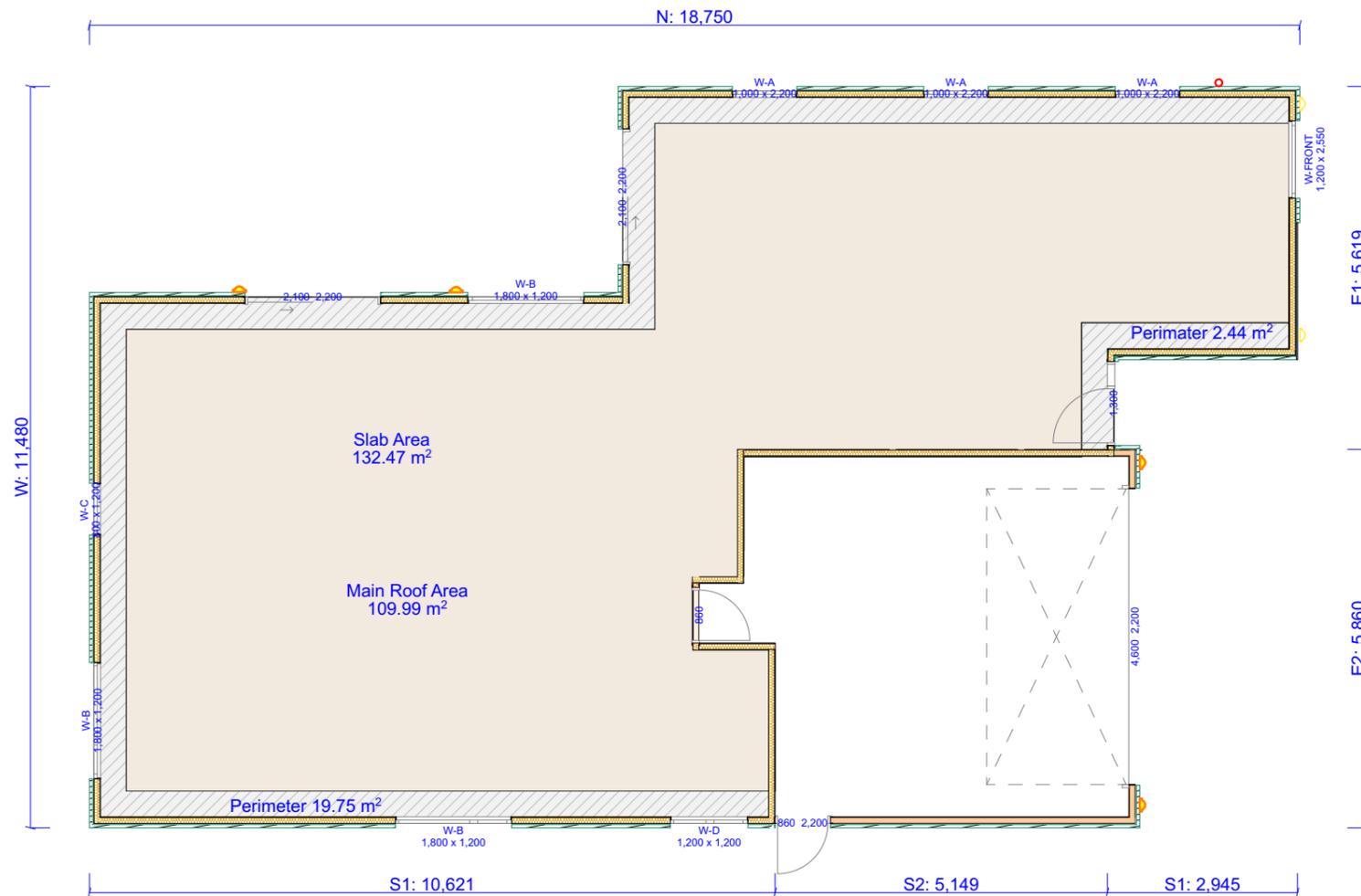
RevID	Change Name	Date



42 RIVER STONE DRIVE - NEW RESIDENTIAL HOUSE

Drawing Title : BRACING CALCULATION

Scale : 1:100 @ A3
 Date : 20/02/2026
 Drawn : H. L-G
 Job : 251108
 Sheet : A109



Roof Perimeter Insulation Solution

H1 Compliance Requirement:		
Building Element	Cons. R	Material R
Roof Main	R6.6	Glasswool R7.0
Windows	R0.5	UG1.1, Low-E4
Wall AAC Panel	R2.5	R1.8 Glasswool
Wall JH Oblique	R2.2	R1.8 Glasswool
Waffle Slab-Floor	R1.48	50mm under slab

RevID	Change Name	Date



42 RIVER STONE DRIVE - NEW RESIDENTIAL HOUSE

Drawing Title :

H1 CALCULATION PLAN

Scale :
1:100 @ A3
Drawn :
H. L-G

Date :
20/02/2026
Job:
251108

Sheet :
A110

BUILDING ENVELOPE RISK MATRIX		
All Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Low risk	0
Number of storeys	Low risk	0
Roof/wall intersection design	Low	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		3

-  TRAPEZOIDAL PROFILED STEEL ROOF
-  SELECTED AAC PANEL Over 20mm CAVITY
-  JH OBLIQUE VERTICAL BOARD OVER 20mm CAVITY



To The Road

01 North Elevation
Scale 1:100



To The Road

02 South Elevation
Scale 1:100



42 RIVER STONE DRIVE - NEW RESIDENTIAL HOUSE

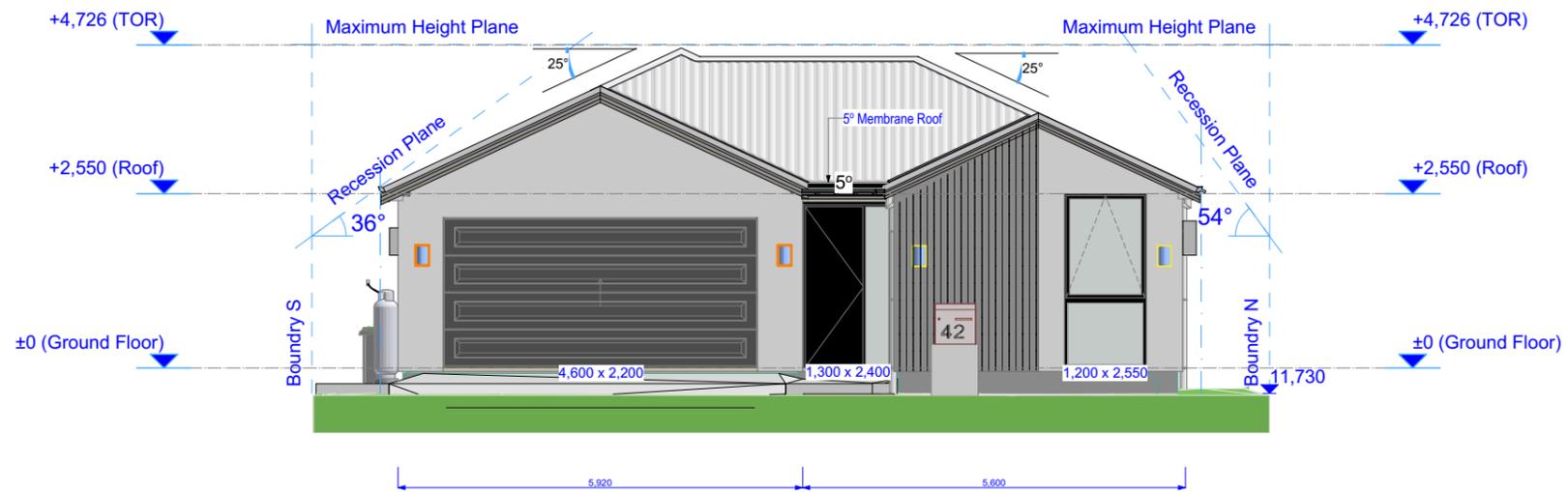
Drawing Title : ELEVATIONS N-S

Scale : 1:100 @ A3
Date : 20/02/2026
Drawn : H. L-G
Job : 251108

Sheet : A201

BUILDING ENVELOPE RISK MATRIX		
All Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Low risk	0
Number of storeys	Low risk	0
Roof/wall intersection design	Low	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		3

 TRAPEZOIDAL PROFILED STEEL ROOF
 SELECTED AAC PANEL Over 20mm CAVITY
 JH OBLIQUE VERTICAL BOARD OVER 20mm CAVITY



03 East Elevation
Scale 1:100



04 West Elevation
Scale 1:100

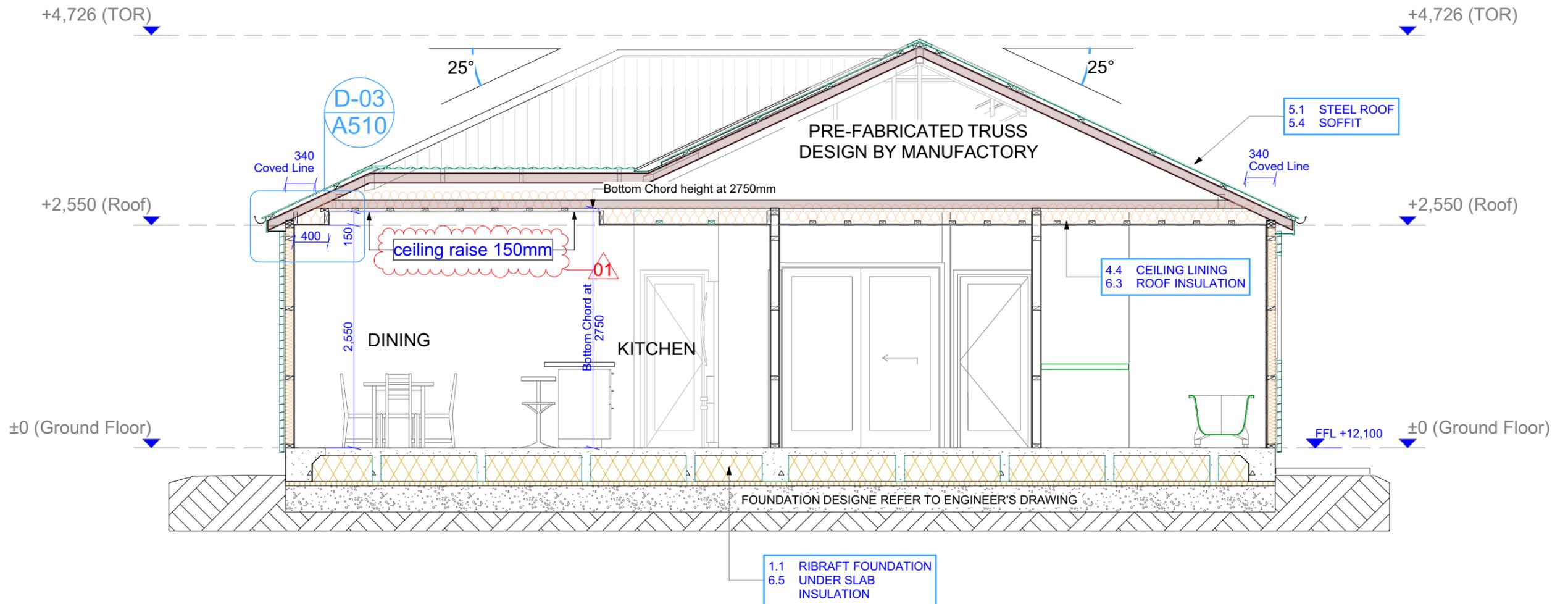


42 RIVER STONE DRIVE - NEW RESIDENTIAL HOUSE

Drawing Title : ELEVATIONS E-W

Scale : 1:100 @ A3
 Date : 20/02/2026
 Drawn : H. L-G
 Job : 251108

Sheet :
A202



RevID	Change Name	Date
01	Raised Ceiling area	4/02/2026

KEYNOTES:

1 FOUNDATION
1.1 RIBRAFT FOUNDATION
 85mm reinforced concrete slab with 220mm pod, on AP40 Hardfill depth as per Geo-Engineer's recommendation.
2.1 EZPanel CLADDING
 EZ Panel 50mm, with EZ Panel plaster system over the cladding. Framing request Studs @600 CRS and dwangs @800 CRS
2.4 JH OBLIQUE VERTICAL
 14mm JH Oblique Vertical board on a castellated 45x20 H3.1 treated cavity batten.

3.1 WINDOWS & DOORD
 Powder Coated Thermally broken Aluminium (Dulux Matt Black) double glazed window and door joinery, Acoustic Joinery refer to floor plan notes.
4.1 WALL LINING
 10mm Gib board lining over framing at 600crs / steel truss.
4.2 WET AREA LINING
 Generally form 10mm Gib board wall linings with Gib Aqualine to wet areas.
4.4 CEILING LINING
 10mm Gib Board ceiling lining on 35x70 ceiling batten grid system.

5.1 STEEL ROOF
 Selected T-Rib steel roofing, On self surporting roof underlay, On H1.2 SG8 70x45m Pulin @600 CRS, On H1.2 SG8 pre-fabracted roof truss @900 CRS Rafter.
5.2 MEMBRAN ROOF
 Selected Membrane roofing, with 18mm min. thick H3.2 of plywood supported with timber file @400 crs.
5.4 SOFFIT
 Selected 5.0 mm JH Fibrecement Board lining (with stopped Joints) on SG6 Ribbon Board @ 600crs.
6.2 WALL INSULATION
 R1.8, Glasswool Earthwool Batts to exterior wall framing and garage internal walls.

6.3 ROOF INSULATION
 Ceiling laied R7.0 Gasswool, compressed perimeter upto 500mm offset.
6.5 UNDER SLAB INSULATION
 Under slab insulation: 'Expol' 'XPS, 50 mm.
7.1 WALL UNDERLAY
 DryStud, synthetic light-weight, fire retardant wall underlay.
7.2 ROOF UNDERLAY
 COVERTEK 215 self-supporting, sythetic, roof underlay.

10 WALL FRAMING SCHEDULE
WALL FRAMING: To NZS3604: 2011
 All members to be SG8 H1.2 Treatment
EXTERIOR WALLS:
 90x45 @ 400 mm crs, to 2.4m
 90x45 @ 300 mm crs, to 3.0m
 140x45 @ 600 mm crs, to 3.6m
 190x45 @ 300 mm crs, to 4.2m
INTERIOR WALLS:
 90x45 @ 600 mm crs & Dwangs @ 800 crs, upto 3.0 m high.

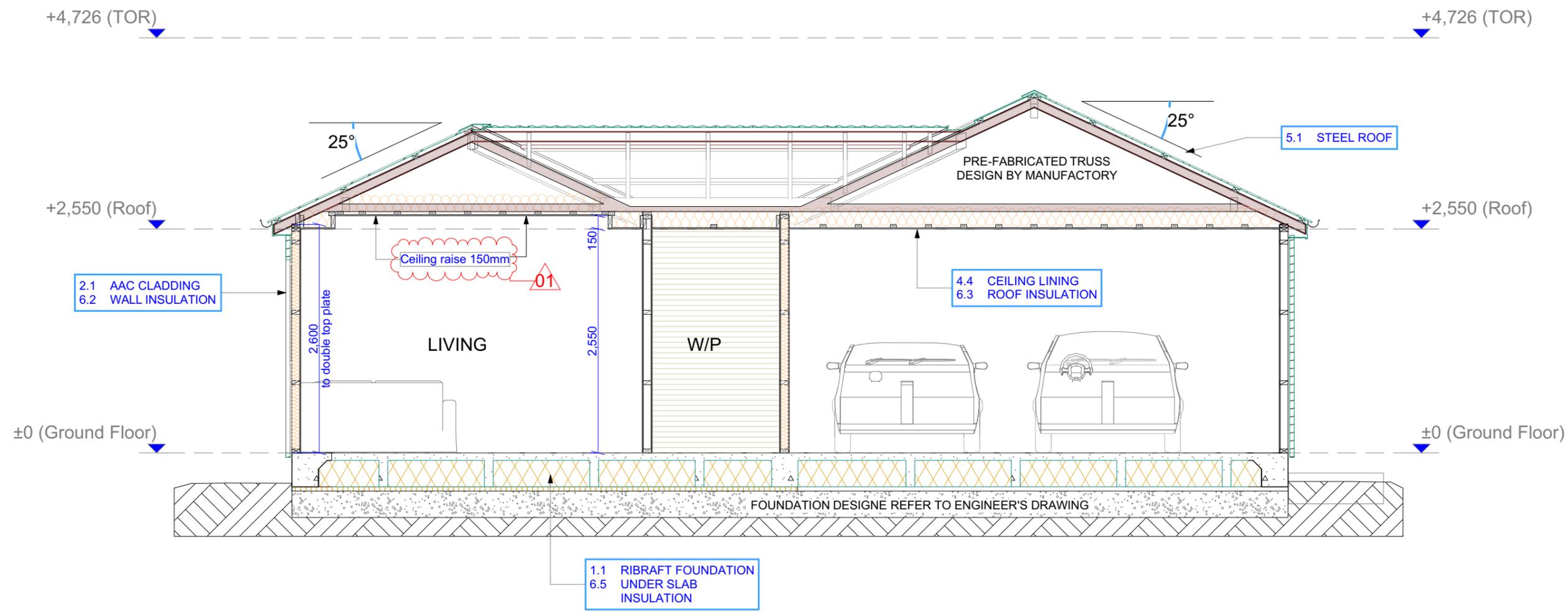


42 RIVER STONE DRIVE - NEW RESIDENTIAL HOUSE

Drawing Title : SECTION A

Scale : 1:50 @ A3
 Date : 20/02/2026
 Drawn : H. L-G
 Job : 251108

Sheet : A203



RevID	Change Name	Date
01	Raised Ceiling area	4/02/2026

- KEYNOTES:**
- 1 FOUNDATION**
1.1 RIBRAFT FOUNDATION
85mm reinforced concrete slab with 220mm pod, on AP40 Hardfill depth as per Geo-Engineer's recommendation.
 - 2.1 EZPanel CLADDING**
EZ Panel 50mm, with EZ Panel plaster system over the cladding. Framing request Studs @600 CRS and dwangs @800 CRS
 - 2.4 JH OBLIQUE VERTICAL**
14mm JH Oblique Vertical board on a castellated 45x20 H3.1 treated cavity batten.
 - 3.1 WINDOWS & DOORD**
Powder Coated Thermally broken Aluminium (Dulux Matt Black) double glazed window and door joinery, Acoustic Joinery refer to floor plan notes.
 - 4.1 WALL LINING**
10mm Gib board lining over framing at 600crs / steel truss.
 - 4.2 WET AREA LINING**
Generally form 10mm Gib board wall linings with Gib Aqualine to wet areas.
 - 4.4 CEILING LINING**
10mm Gib Board ceiling lining on 35x70 ceiling batten grid system.
 - 5.1 STEEL ROOF**
Selected T-Rib steel roofing, On self surporting roof underlay, On H1.2 SG8 70x45m Pulin @600 CRS, On H1.2 SG8 pre-fabracted roof truss @900 CRS Rafter.
 - 5.2 MEMBRAN ROOF**
Selected Membrane roofing, with 18mm min. thick H3.2 of plywood supported with timber filet @400 crs.
 - 5.4 SOFFIT**
Selected 5.0 mm JH Fibrecement Board lining (with stopped Joints) on SG6 Ribbon Board @ 600crs.
 - 6.2 WALL INSULATION**
R1.8, Glasswool Earthwool Batts to exterior wall framing and garage internal walls.
 - 6.3 ROOF INSULATION**
Ceiling laied R7.0 Gasswool, compressed perimeter upto 500mm offset.
 - 6.5 UNDER SLAB INSULATION**
Under slab insulation: 'Expol' 'XPS, 50 mm.
 - 7.1 WALL UNDERLAY**
DryStud, synthetic light-weight, fire retardant wall underlay.
 - 7.2 ROOF UNDERLAY**
COVERTEK 215 self-supporting, sythetic, roof underlay.
 - 10 WALL FRAMING SCHEDULE**
WALL FRAMING: To NZS3604: 2011
All members to be SG8 H1.2 Treatment
EXTERIOR WALLS:
90x45 @ 400 mm crs, to 2.4m
90x45 @ 300 mm crs, to 3.0m
140x45 @ 600 mm crs, to 3.6m
190x45 @ 300 mm crs, to 4.2m
INTERIOR WALLS:
90x45 @ 600 mm crs & Dwangs @ 800 crs, upto 3.0 m high.

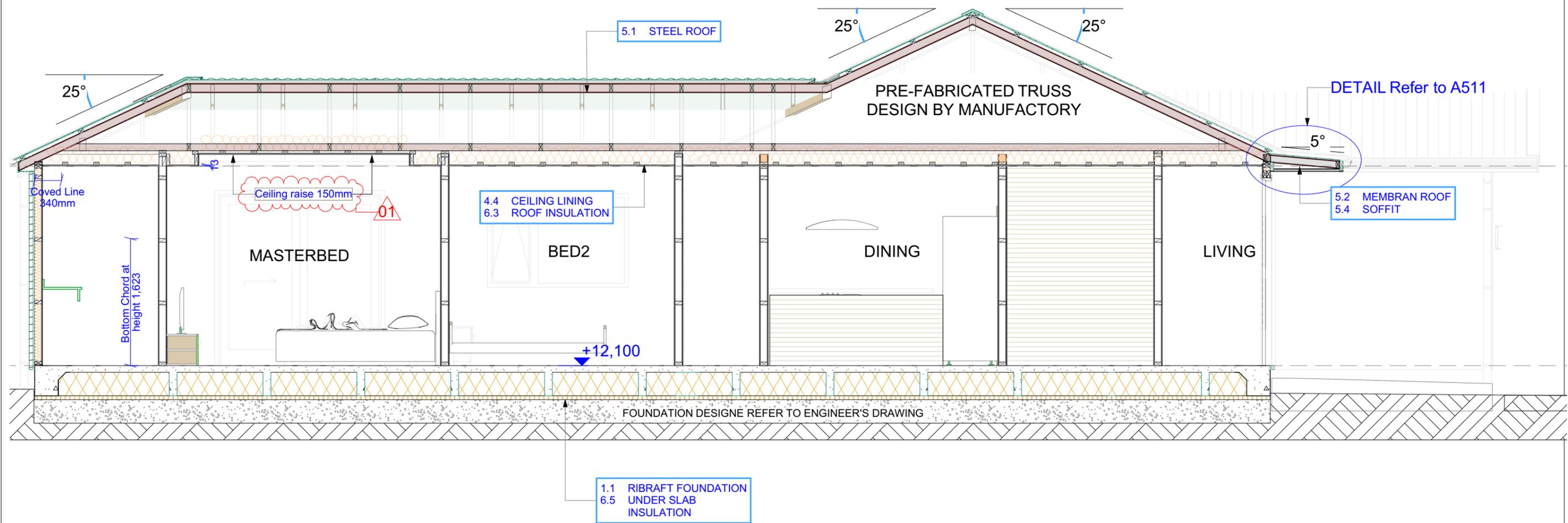


42 RIVER STONE DRIVE - NEW RESIDENTIAL HOUSE

Drawing Title : SECTION B

Scale : 1:50 @ A3
Date : 20/02/2026
Drawn : H. L-G
Job : 251108

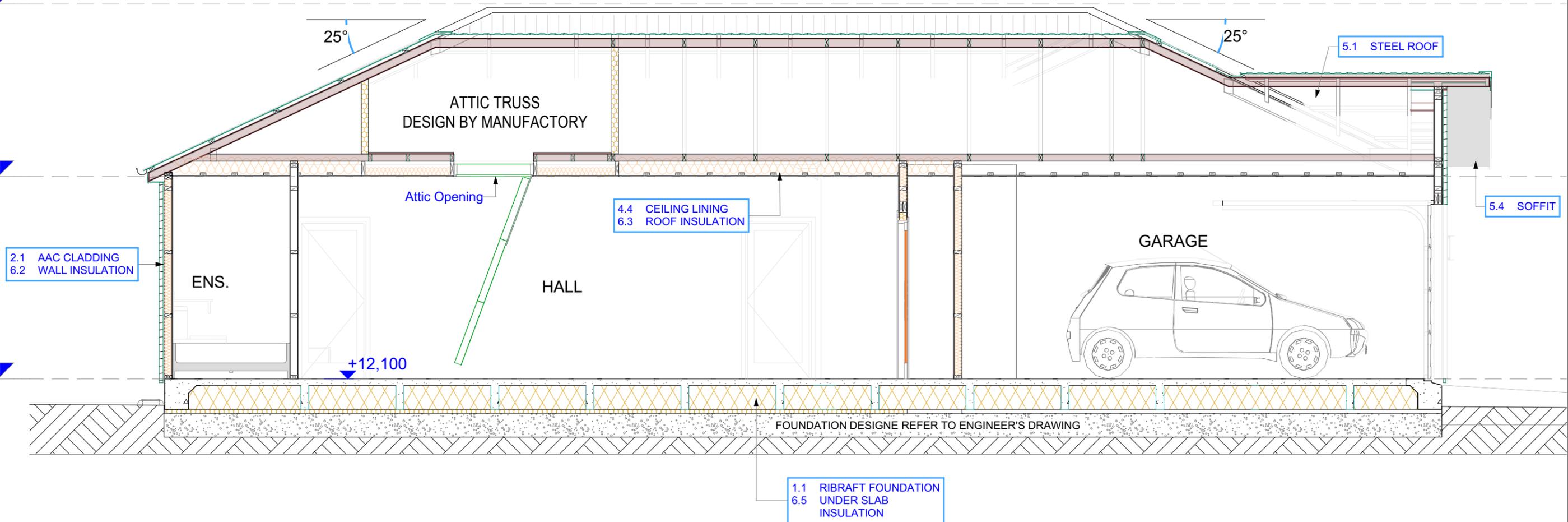
Sheet : A204



RevID	Change Name	Date
01	Raised Ceiling area	4/02/2026

- KEYNOTES:**
- 1 FOUNDATION**
1.1 RIBRAFT FOUNDATION
85mm reinforced concrete slab with 220mm pod, on AP40 Hardfill depth as per Geo-Engineer's recommendation.
 - 2.1 EZPanel CLADDING
EZ Panel 50mm, with EZ Panel plaster system over the cladding. Framing request Studs @600 CRS and dwangs @800 CRS
 - 2.4 JH OBLIQUE VERTICAL
14mm JH Oblique Vertical board on a castellated 45x20 H3.1 treated cavity batten.
 - 3.1 WINDOWS & DOORD
Powder Coated Thermally broken Aluminium (Dulux Matt Black) double glazed window and door joinery, Acoustic Joinery refer to floor plan notes.
 - 4.1 WALL LINING
10mm Gib board lining over framing at 600crs / steel truss.
 - 4.2 WET AREA LINING
Generally form 10mm Gib board wall linings with Gib Aqualine to wet areas.
 - 4.4 CEILING LINING
10mm Gib Board ceiling lining on 35x70 ceiling batten grid system.
 - 5.1 STEEL ROOF
Selected T-Rib steel roofing, On self surporting roof underlay, On H1.2 SG8 70x45m Pulin @600 CRS, On H1.2 SG8 pre-fabracted roof truss @900 CRS Rafter.
 - 5.2 MEMBRAN ROOF
Selected Membrane roofing, with 18mm min. thick H3.2 of plywood supported with timber filet @400 crs.
 - 5.4 SOFFIT
Selected 5.0 mm JH Fibrecement Board lining (with stopped Joints) on SG6 Ribbon Board @ 600crs.
 - 6.2 WALL INSULATION
R1.8, Glasswool Earthwool Batts to exterior wall framing and garage internal walls.
 - 6.3 ROOF INSULATION
Ceiling laied R7.0 Gasswool, compressed perimeter upto 500mm offset.
 - 6.5 UNDER SLAB INSULATION
Under slab insulation: 'Expol' 'XPS, 50 mm.
 - 7.1 WALL UNDERLAY
DryStud, synthetic light-weight, fire retardant wall underlay.
 - 7.2 ROOF UNDERLAY
COVERTEK 215 self-supporting, sythetic, roof underlay.
 - 10 WALL FRAMING SCHEDULE
WALL FRAMING: To NZS3604: 2011
All members to be SG8 H1.2 Treatment
EXTERIOR WALLS:
90x45 @ 400 mm crs, to 2.4m
90x45 @ 300 mm crs, to 3.0m
140x45 @ 600 mm crs, to 3.6m
190x45 @ 300 mm crs, to 4.2m
INTERIOR WALLS:
90x45 @ 600 mm crs & Dwangs @ 800 crs, upto 3.0 m high.





RevID	Change Name	Date
01		4/02/2026

KEYNOTES:

1 FOUNDATION
1.1 RIBRAFT FOUNDATION
85mm reinforced concrete slab with 220mm pod, on AP40 Hardfill depth as per Geo-Engineer's recommendation.

2.1 EZPanel CLADDING
EZ Panel 50mm, with EZ Panel plaster system over the cladding. Framing request Studs @600 CRS and dwangs @800 CRS

2.4 JH OBLIQUE VERTICAL
14mm JH Oblique Vertical board on a castellated 45x20 H3.1 treated cavity batten.

3.1 WINDOWS & DOORD
Powder Coated Thermally broken Aluminium (Dulux Matt Black) double glazed window and door joinery, Acoustic Joinery refer to floor plan notes.

4.1 WALL LINING
10mm Gib board lining over framing at 600crs / steel truss.

4.2 WET AREA LINING
Generally form 10mm Gib board wall linings with Gib Aqualine to wet areas.

4.4 CEILING LINING
10mm Gib Board ceiling lining on 35x70 ceiling batten grid system.

5.1 STEEL ROOF
Selected T-Rib steel roofing, On self supporting roof underlay, On H1.2 SG8 70x45m Pulin @600 CRS, On H1.2 SG8 pre-fabricated roof truss @900 CRS Rafter.

5.2 MEMBRAN ROOF
Selected Membrane roofing, with 18mm min. thick H3.2 of plywood supported with timber filet @400 crs.

5.4 SOFFIT
Selected 5.0 mm JH Fibrecement Board lining (with stopped Joints) on SG6 Ribbon Board @ 600crs.

6.2 WALL INSULATION
R1.8, Glasswool Earthwool Batts to exterior wall framing and garage internal walls.

6.3 ROOF INSULATION
Ceiling laied R7.0 Gasswool, compressed perimeter upto 500mm offset.

6.5 UNDER SLAB INSULATION
Under slab insulation: 'Expol' 'XPS, 50 mm.

7.1 WALL UNDERLAY
DryStud, synthetic light-weight, fire retardant wall underlay.

7.2 ROOF UNDERLAY
COVERTEK 215 self-supporting, sythetic, roof underlay.

10 WALL FRAMING SCHEDULE
WALL FRAMING: To NZS3604: 2011
All members to be SG8 H1.2 Treatment

EXTERIOR WALLS:
90x45 @ 400 mm crs, to 2.4m
90x45 @ 300 mm crs, to 3.0m
140x45 @ 600 mm crs, to 3.6m
190x45 @ 300 mm crs, to 4.2m

INTERIOR WALLS:
90x45 @ 600 mm crs & Dwangs @ 800 crs, upto 3.0 m high.



42 RIVER STONE DRIVE - NEW RESIDENTIAL HOUSE

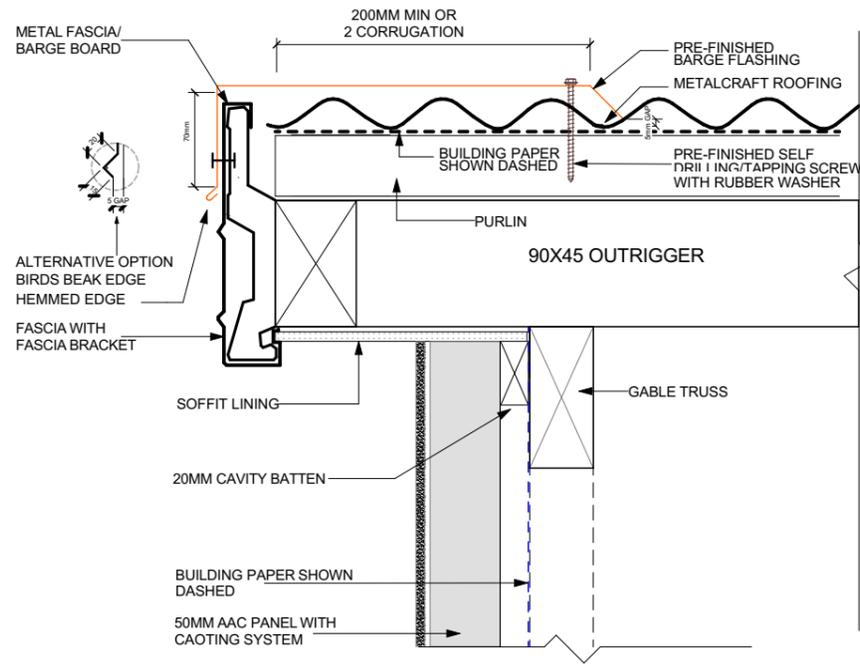
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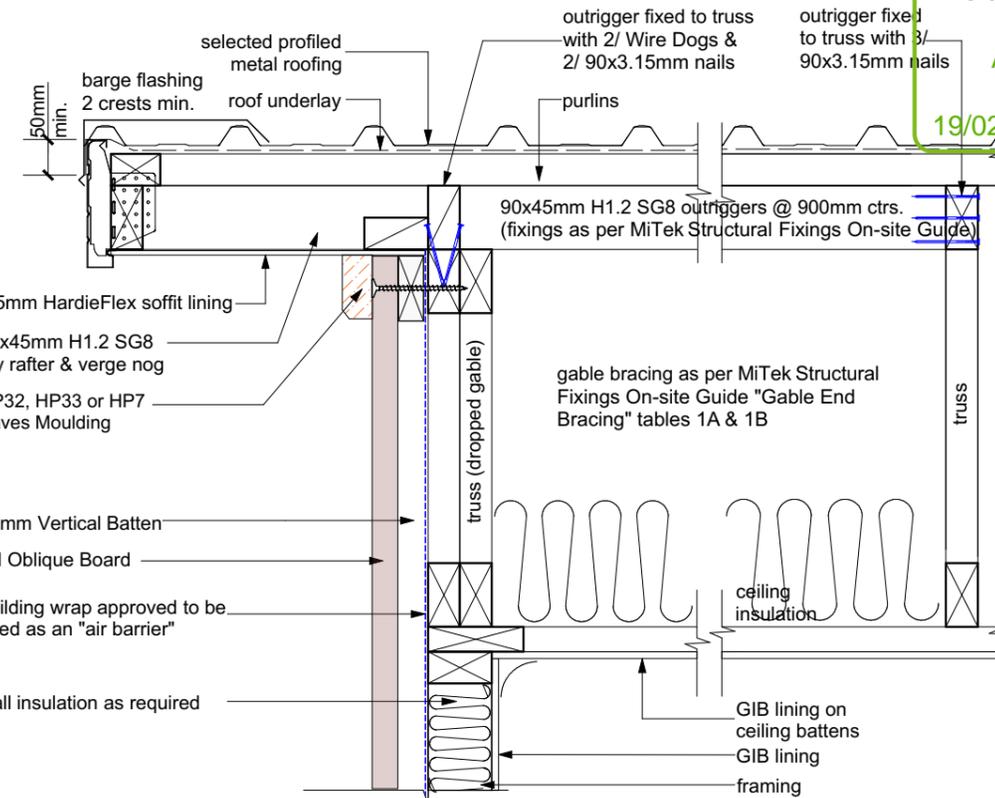
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Drawn :
H. L-G

Date :
20/02/2026
Job:
251108

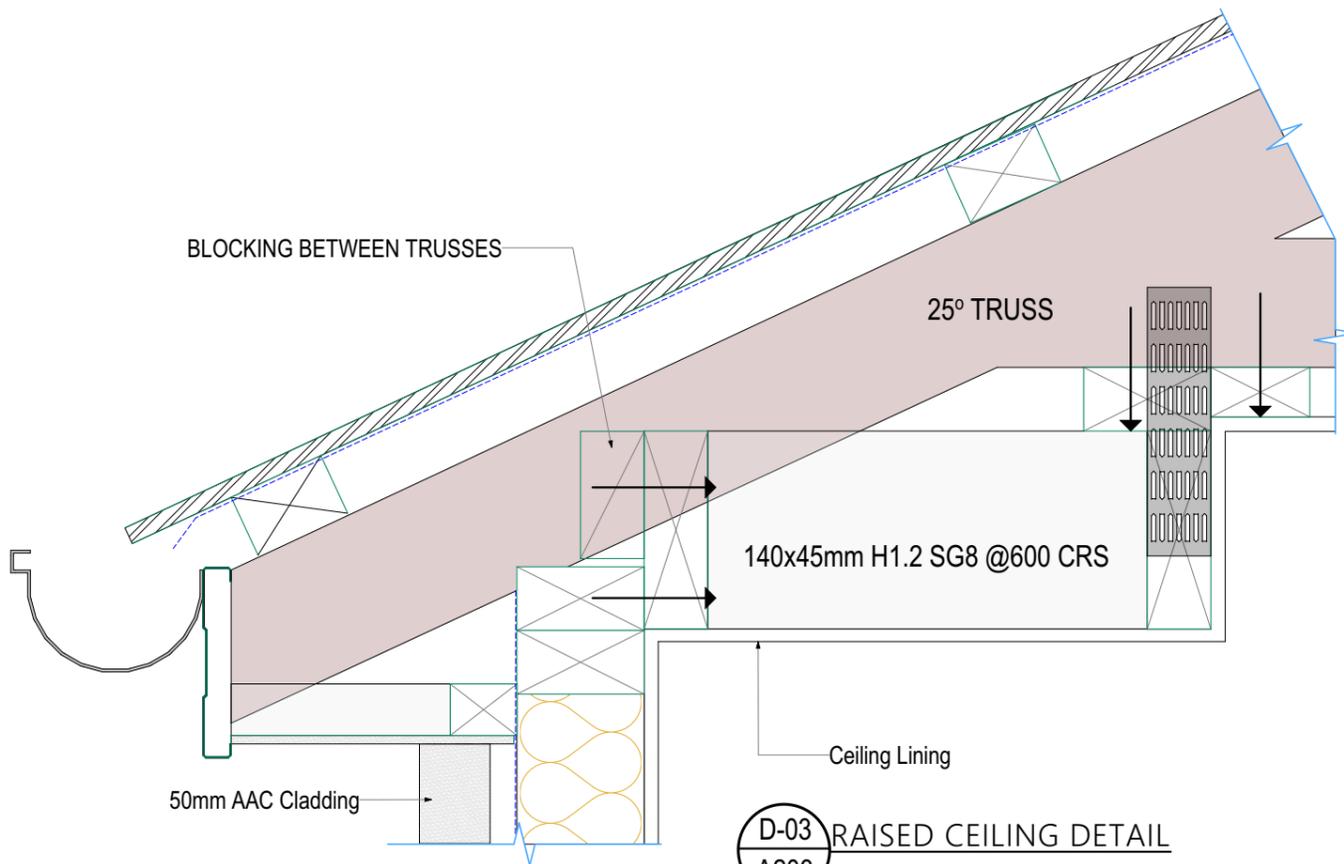
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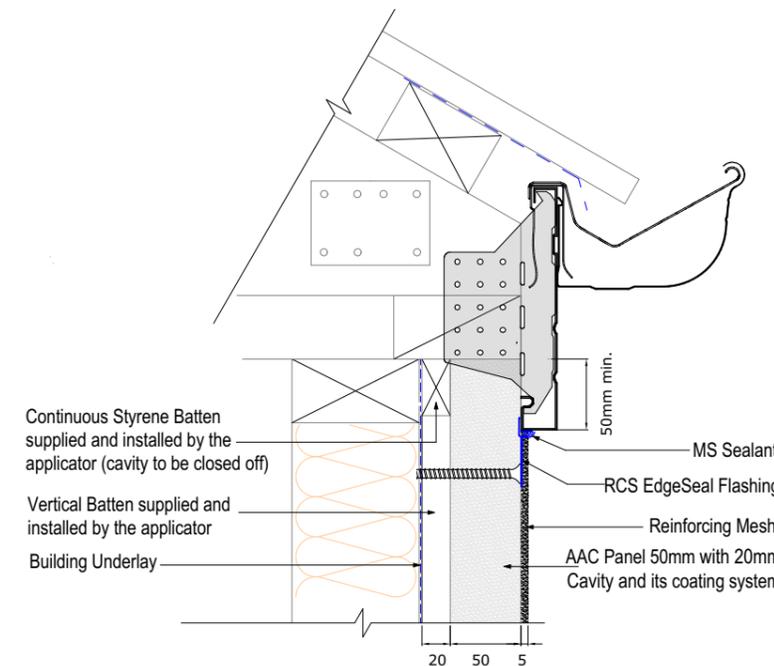
BARGE BOARD (AAC PANEL CLADDING)
 scale 1:5



GABLE ROOF/SHIPLAP VERTICAL BOARD
 Scale 1:10



D-03 RAISED CEILING DETAIL
 A203



NIL SOFFIT DETAIL - AAC PANEL

RevID	Change Name	Date
01	TPO roof connection	4/02/2026

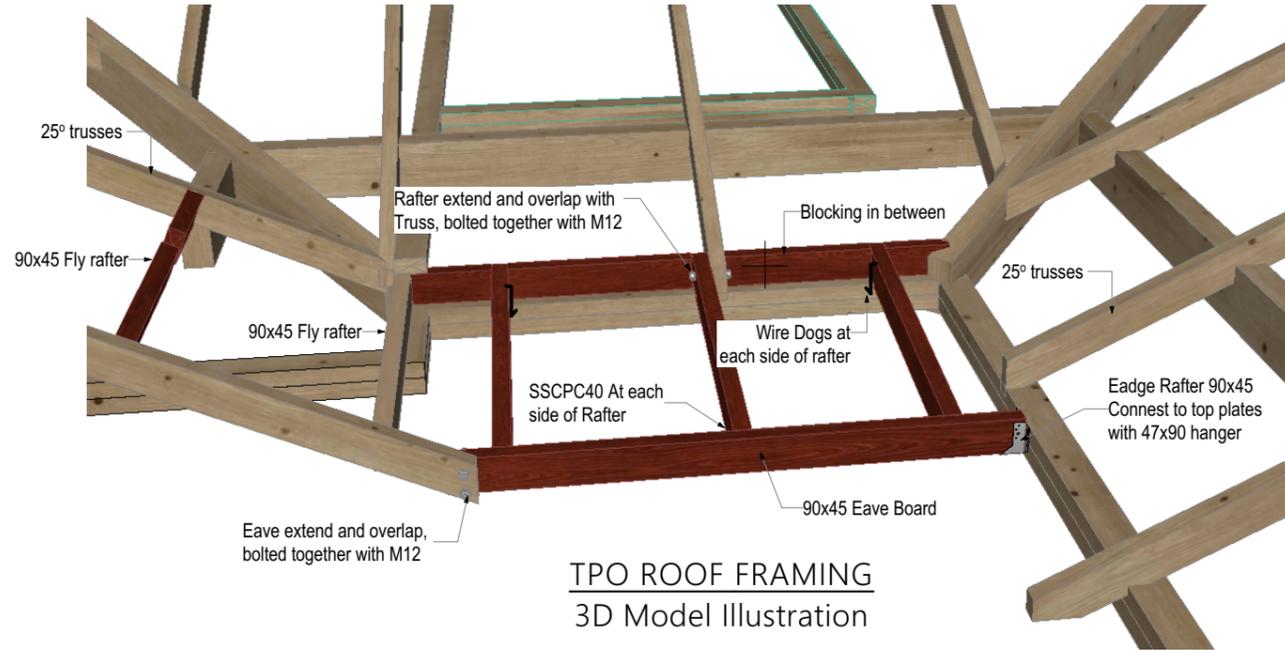


42 RIVER STONE DRIVE - NEW RESIDENTIAL HOUSE

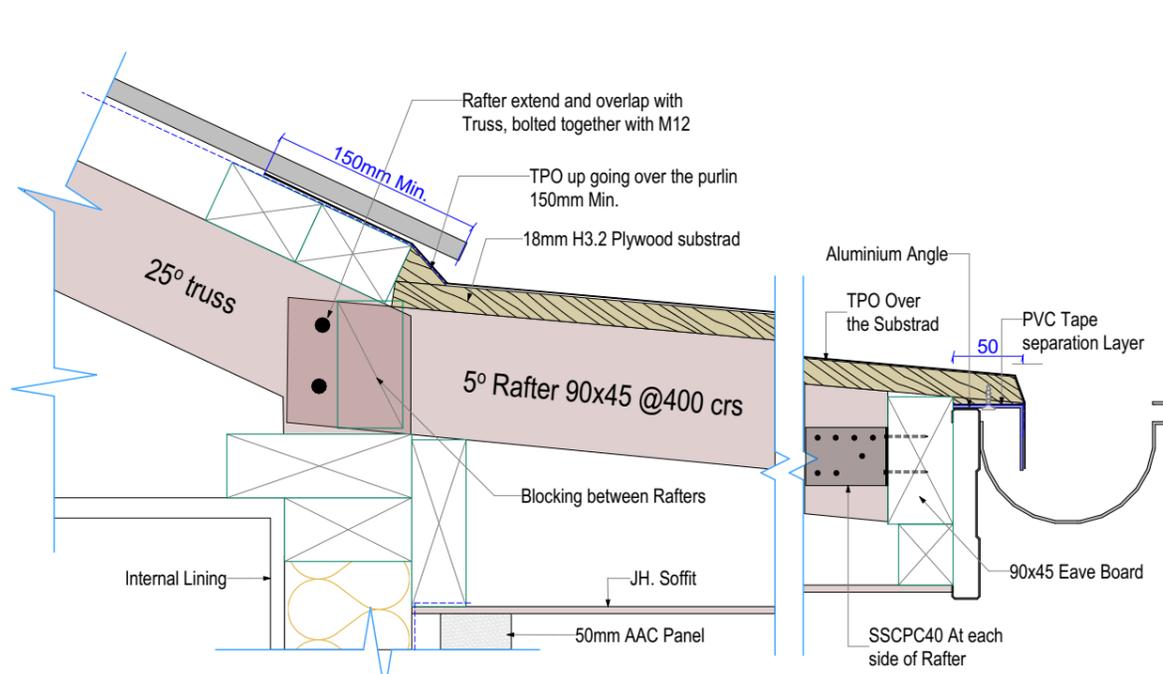
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EAVE AND SOFFIT DETAILS

Scale : 1:5 @ A3
 Date : 20/02/2026
 Drawn : H. L-G
 Job : 251108
 Sheet : **A510**

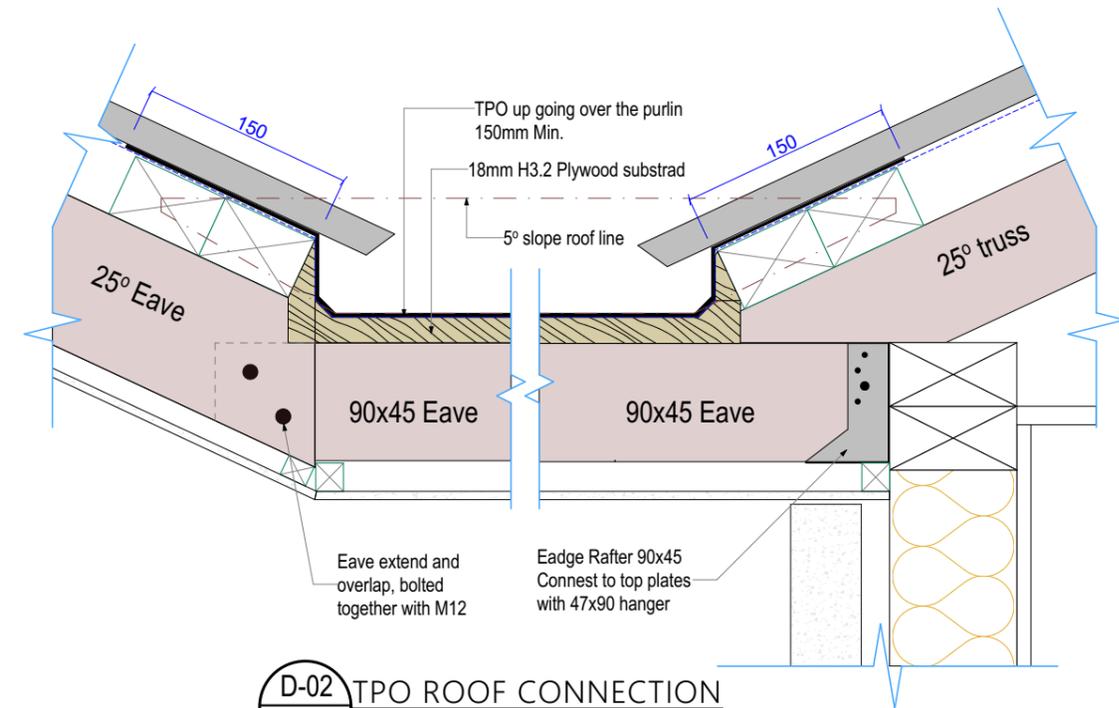
02



TPO ROOF FRAMING
 3D Model Illustration



D-01 TPO ROOF CONNECTION
 A105



D-02 TPO ROOF CONNECTION
 A105

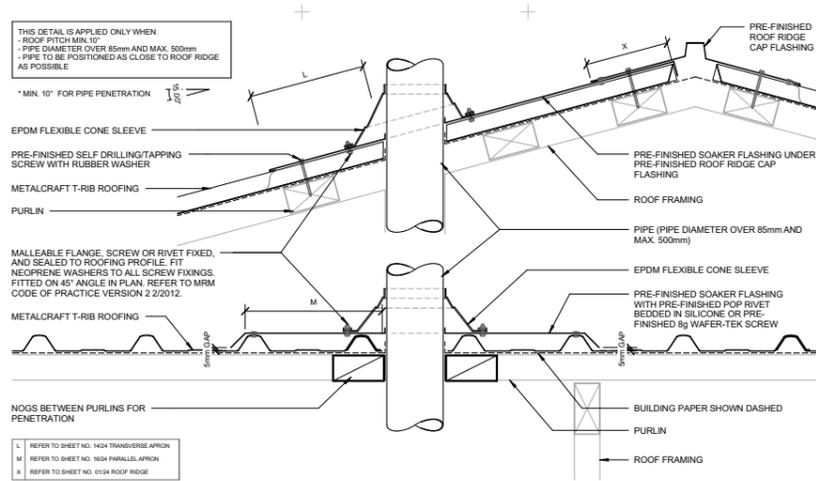
RevID	Change Name	Date
02	Membrane roof details	20/02/2026



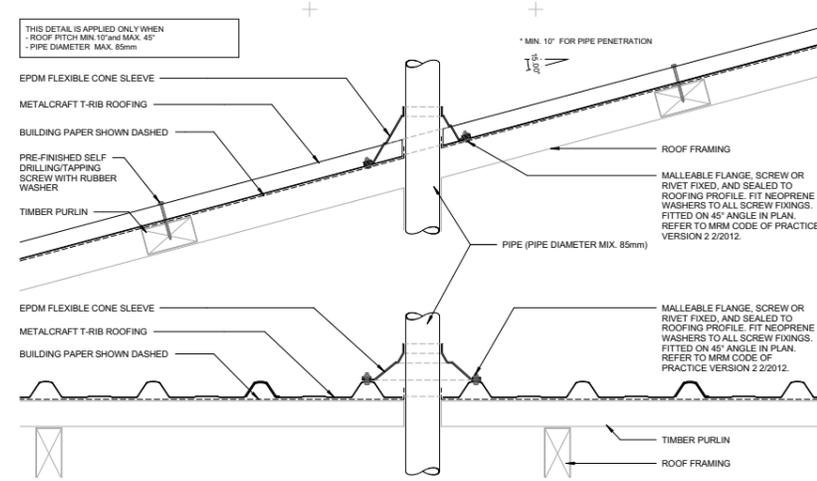
42 RIVER STONE DRIVE - NEW RESIDENTIAL HOUSE

Drawing Title :
 MEMBRANE ROOF DETAILS

Scale : 1:5 @ A3
 Date : 20/02/2026
 Drawn : H. L-G
 Job : 251108
 Sheet : A511



OVER 85mm DIAMETER PIPE PENETRATION



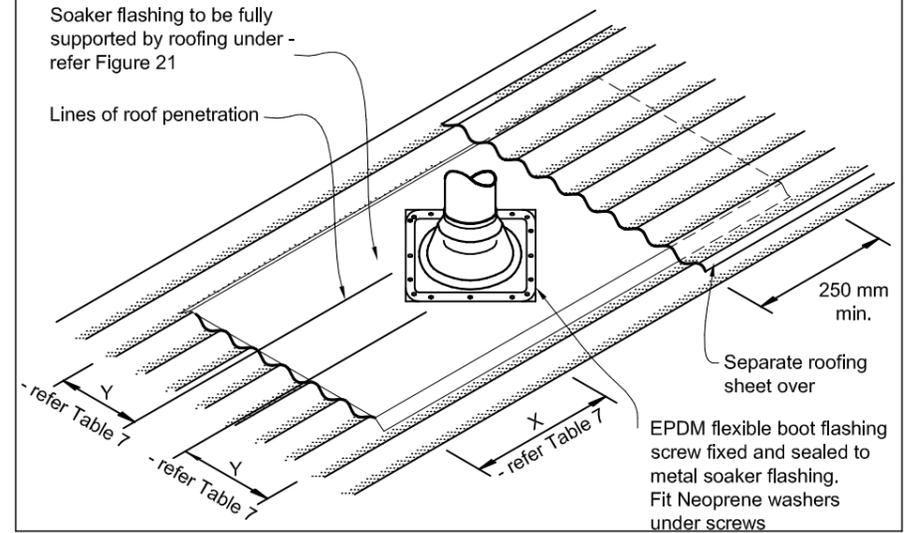
MAX. 85mm DIAMETER PIPE PENETRATION

Figure 54: Soaker flashing for pipe penetrations Paragraph 8.4.17

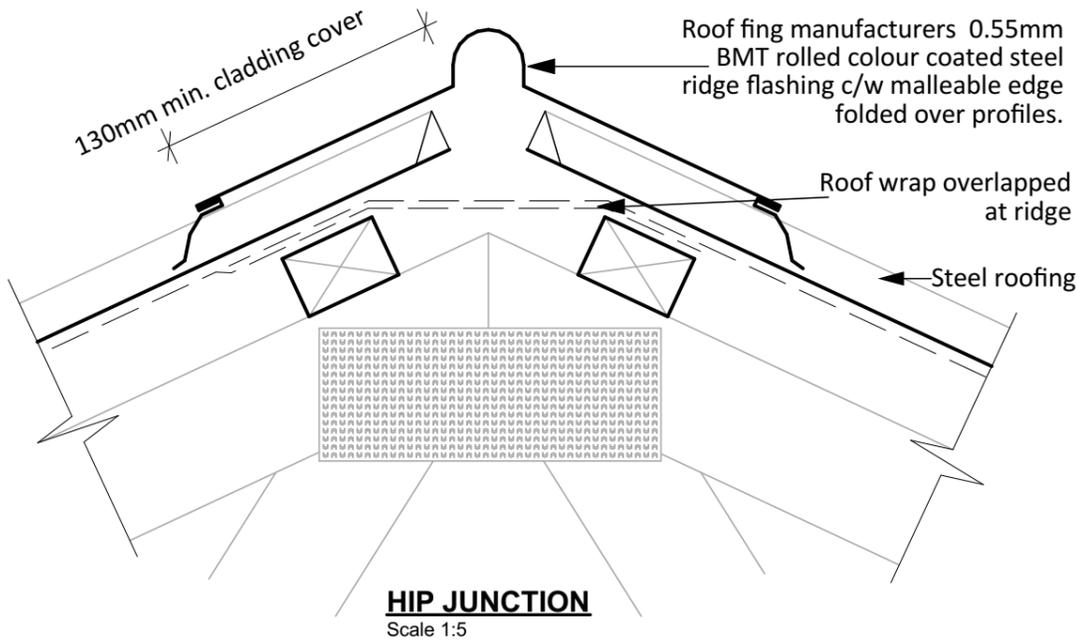
NOTE: (1) Suitable for pipes from 86 mm to 500 mm diameter.
(2) Suitable only for roof pitches of 10° or more.

Soaker flashing to be fully supported by roofing under - refer Figure 21

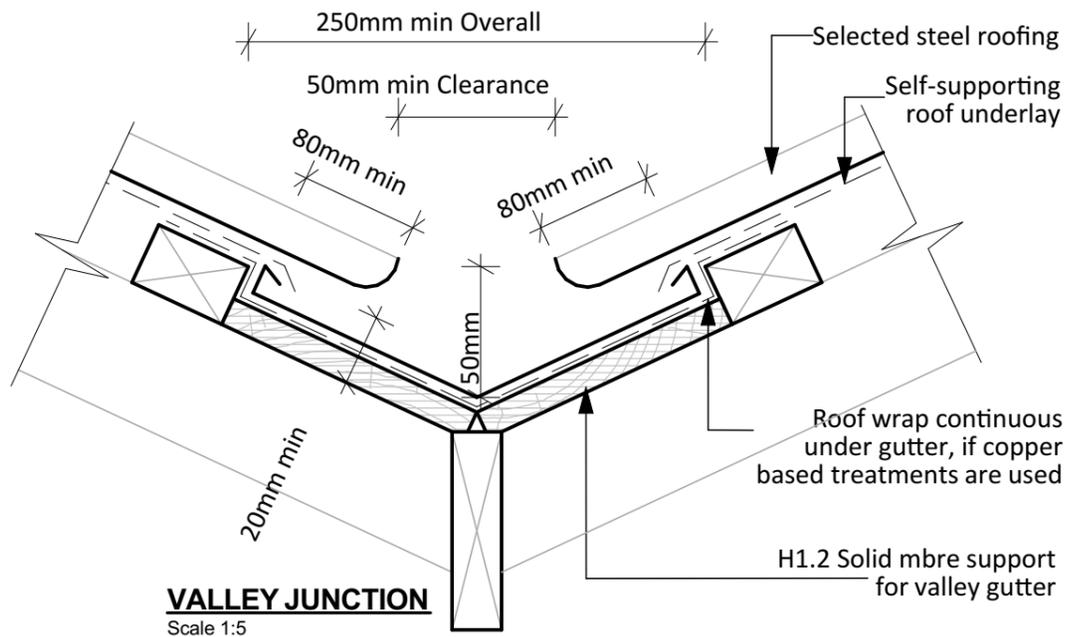
Lines of roof penetration



EPDM flexible boot flashing screw fixed and sealed to metal soaker flashing. Fit Neoprene washers under screws

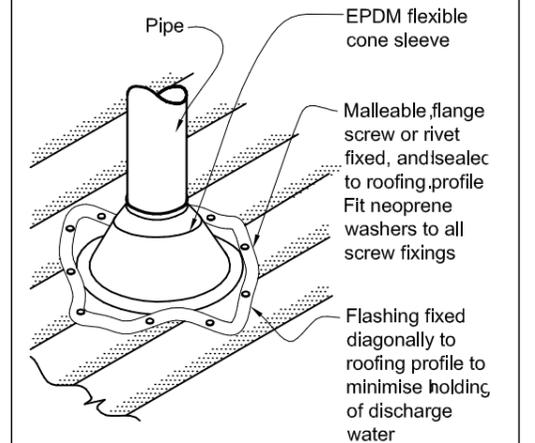


HIP JUNCTION
Scale 1:5



VALLEY JUNCTION
Scale 1:5

Figure 53: Flashing for small pipes Paragraphs 8.3.10, 8.4.17, 9.6.8.5 and 9.6.9.6



NOTE:
(1) Max. roof pitch for this flashing 45°, minimum pitch 10° if base of flange covers one or more complete troughs.
(2) For pipes up to 85 mm diameter.

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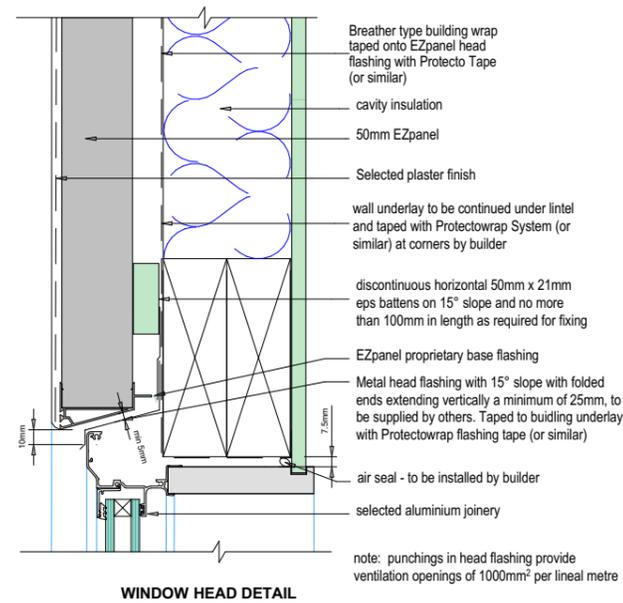
42 RIVER STONE DRIVE - NEW RESIDENTIAL HOUSE

Drawing Title :
ROOF FLASHING & PENETRATION

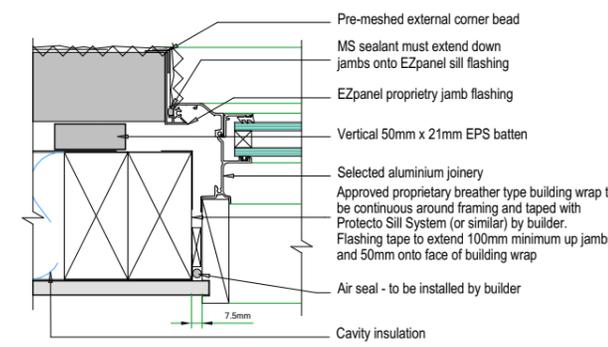
Scale : 1:5 @ A3	Date : 20/02/2026	Sheet : A512
Drawn : H. L-G	Job: 251108	

ROOF PENETRATIONS

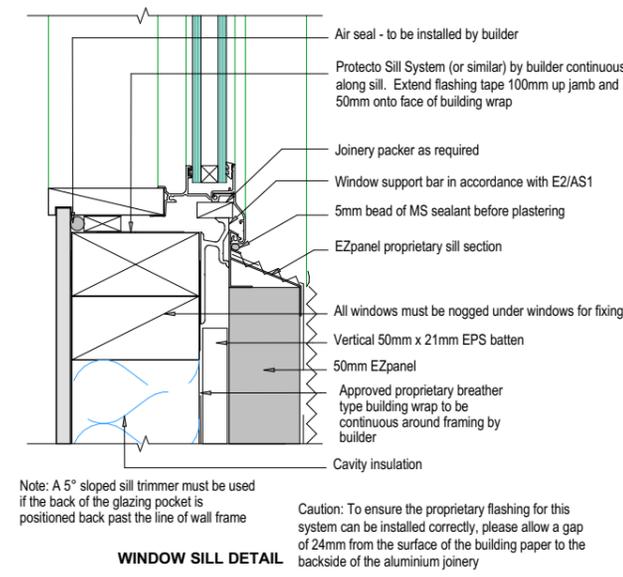
RevID	Change Name	Date



WINDOW HEAD DETAIL

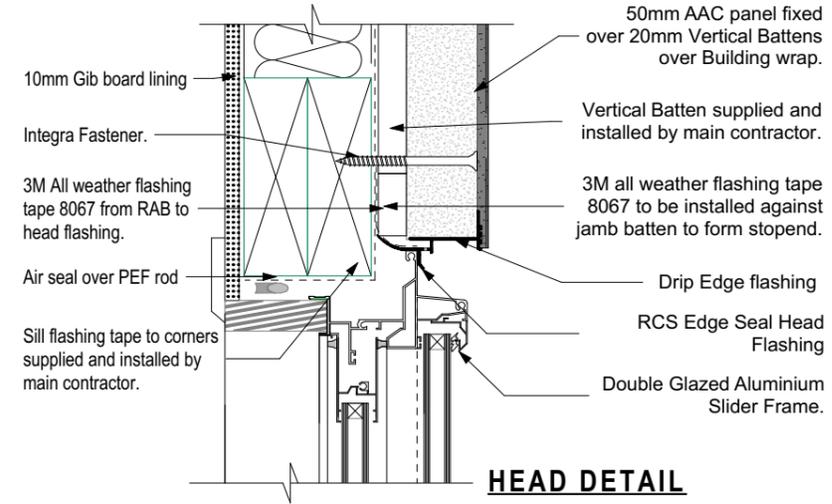


WINDOW JAMB DETAIL

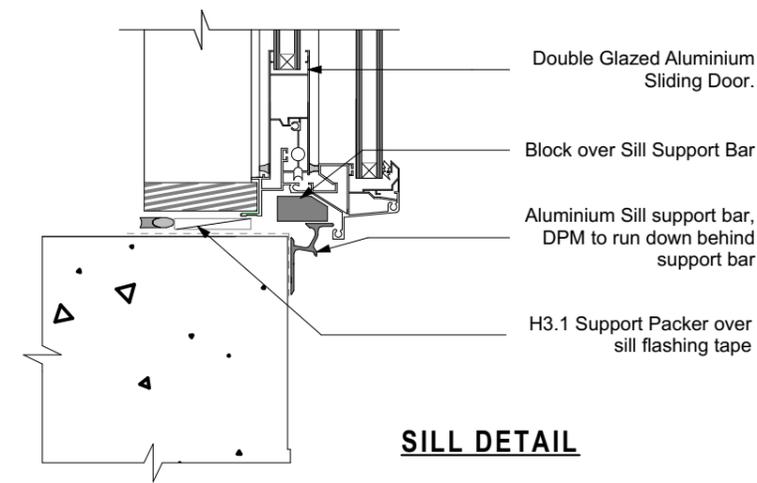


WINDOW SILL DETAIL

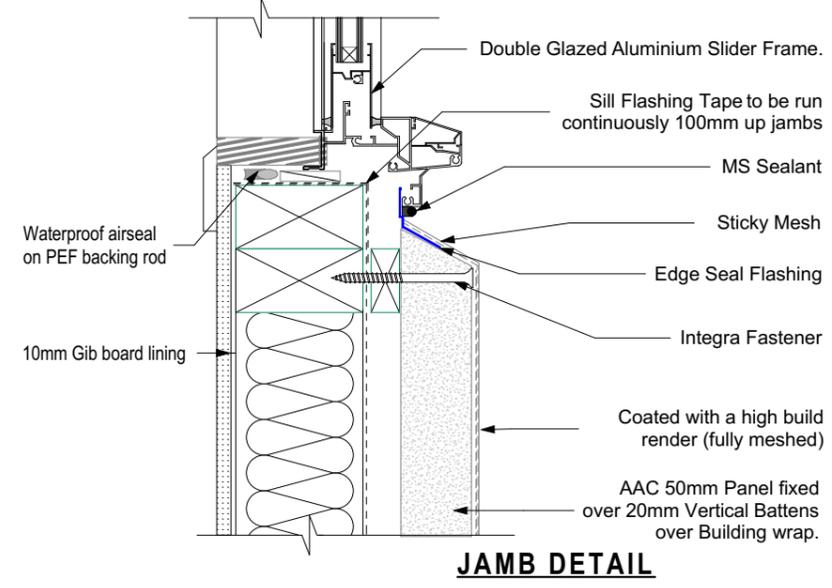
EZ PANEL WINDOW JOINERY



HEAD DETAIL



SILL DETAIL

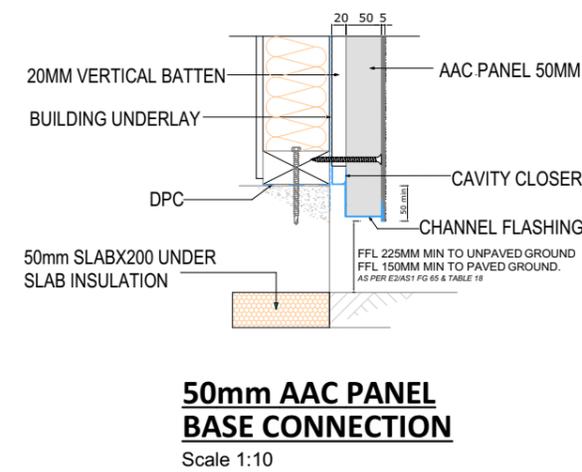
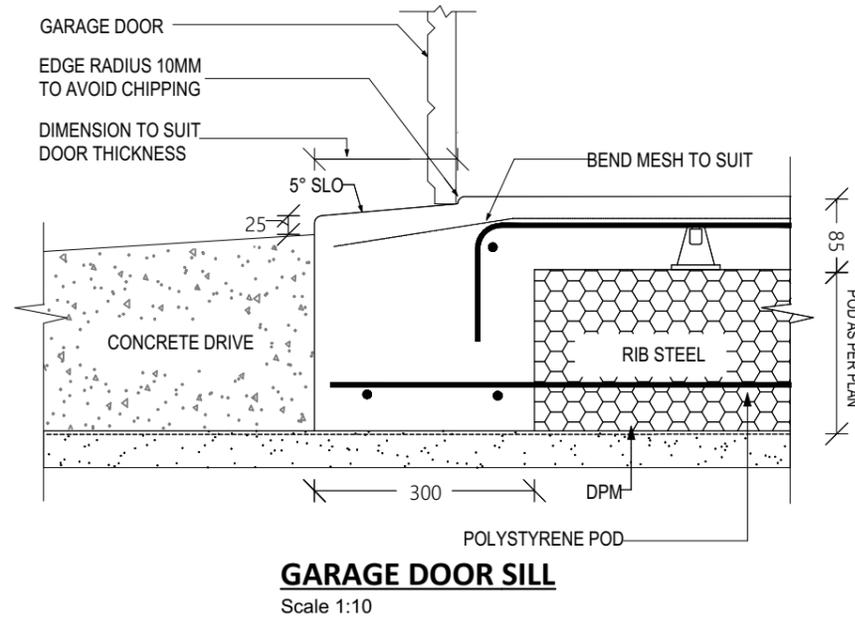
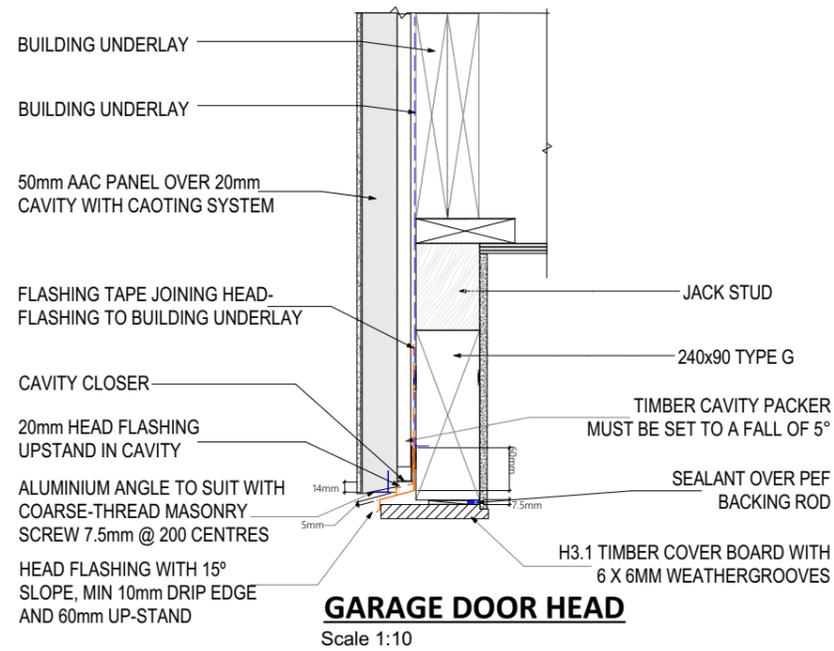


JAMB DETAIL

ALUMINIUM SLIDER DETAIL

RevID	Change Name	Date





RevID	Change Name	Date



42 RIVER STONE DRIVE - NEW RESIDENTIAL HOUSE

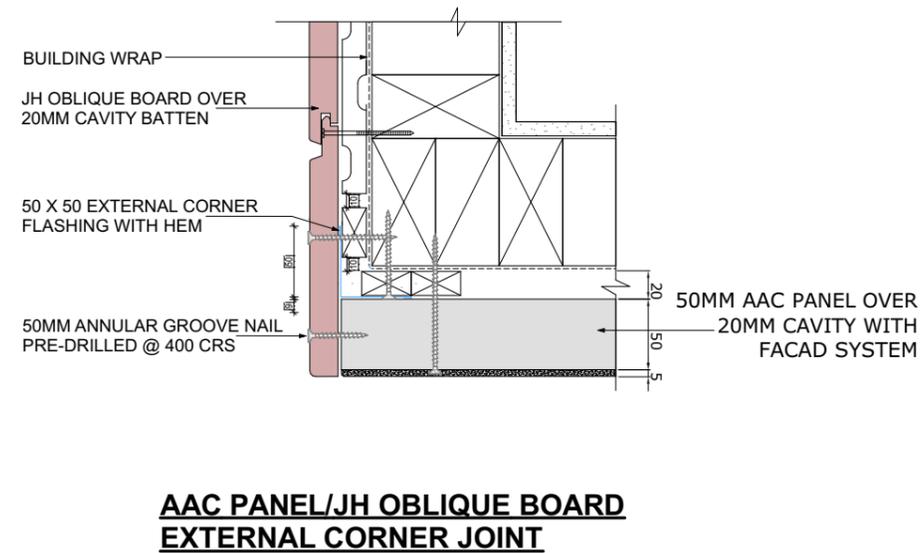
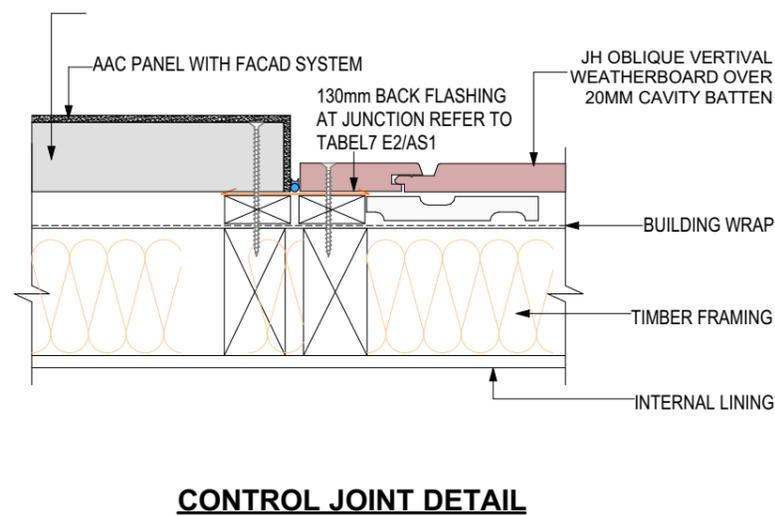
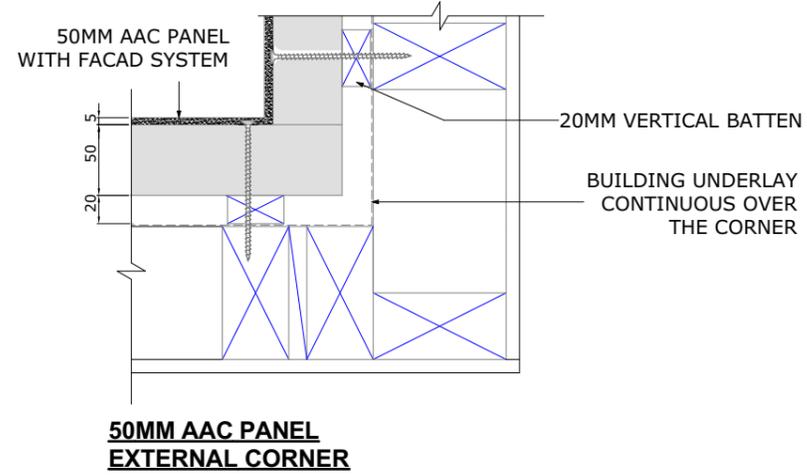
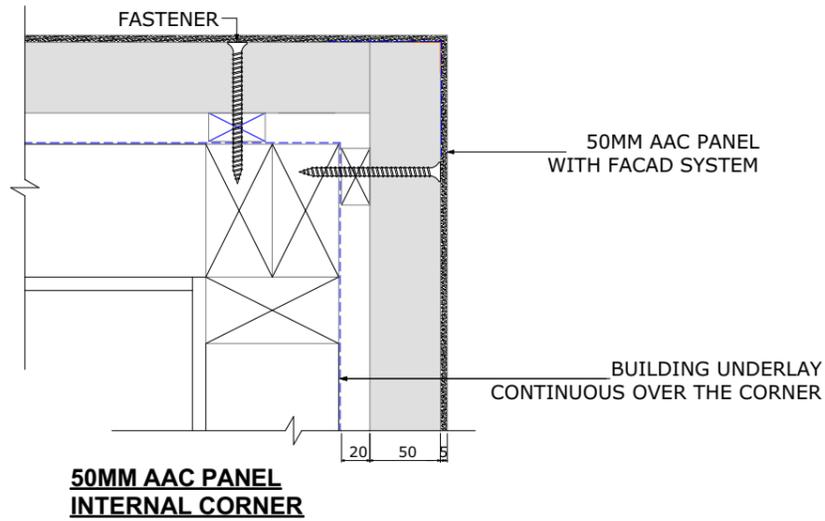
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GARAGE DOOR DETAILS

Scale :
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 Drawn :
 H. L-G

Date :
 20/02/2026
 Job:
 251108

Sheet :
 A514



RevID	Change Name	Date



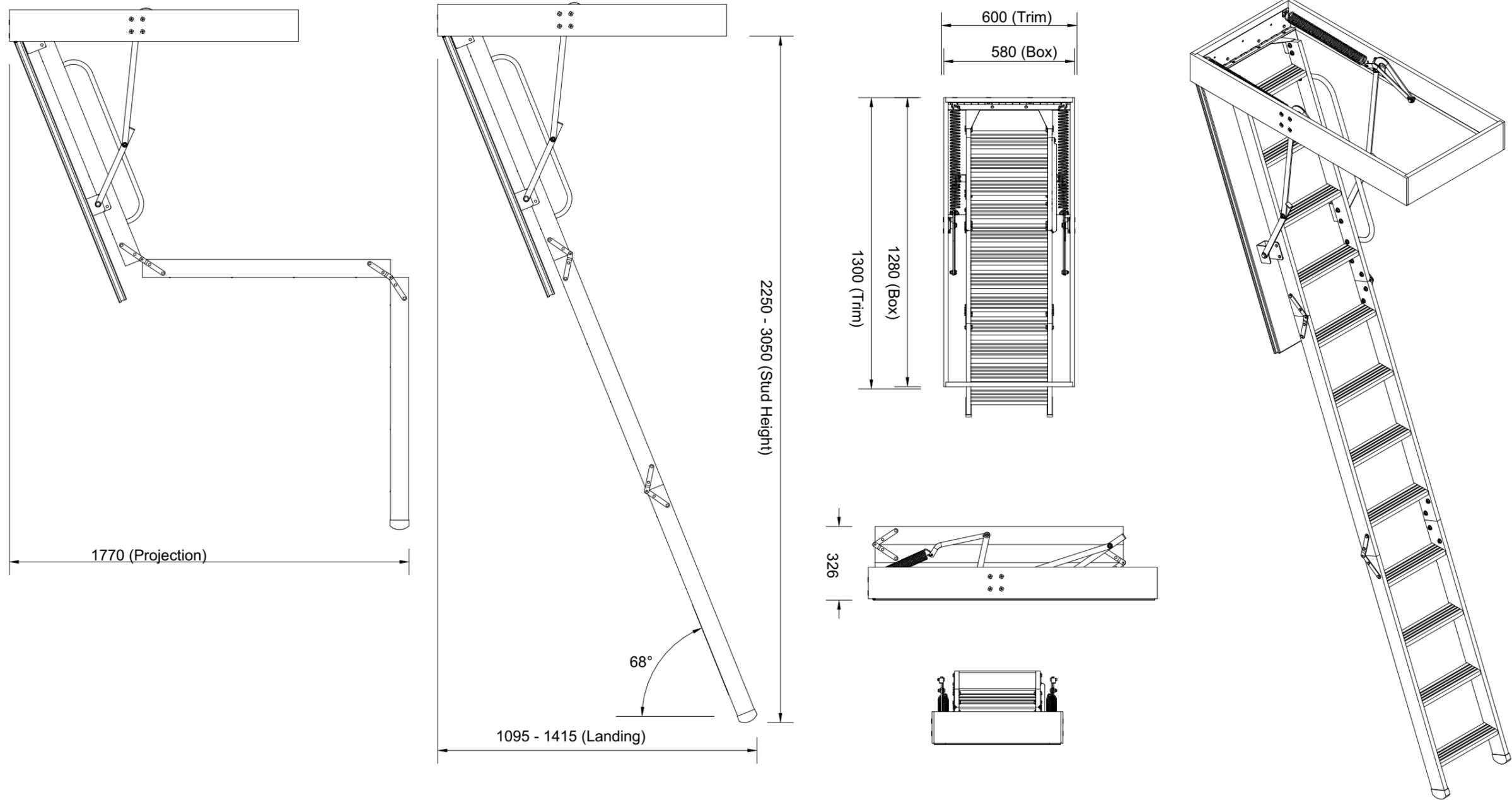
42 RIVER STONE DRIVE - NEW RESIDENTIAL HOUSE

Drawing Title :
CORNER AND JUNCTION DETAILS

Scale :
 1:5 @ A3
 Drawn :
 H. L-G

Date :
 20/02/2026
 Job:
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Sheet :
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42 RIVER STONE DRIVE - NEW RESIDENTIAL HOUSE

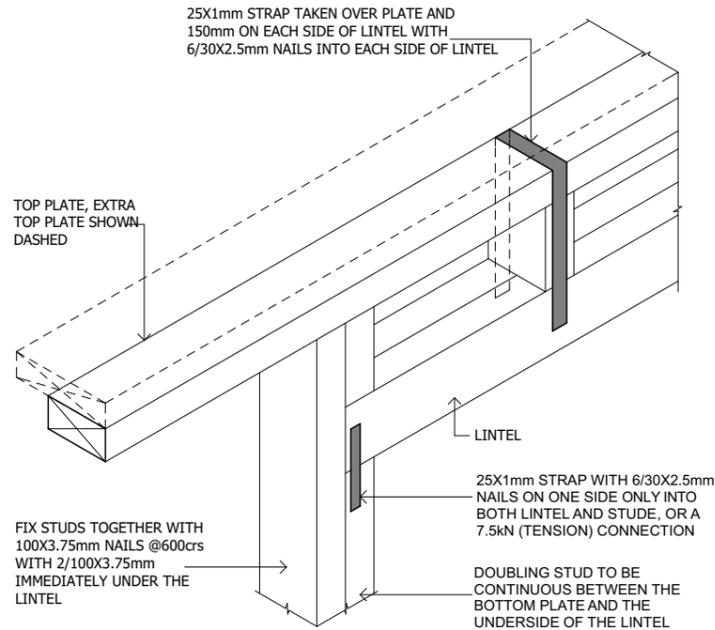
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ATTIC LADER DETAILS

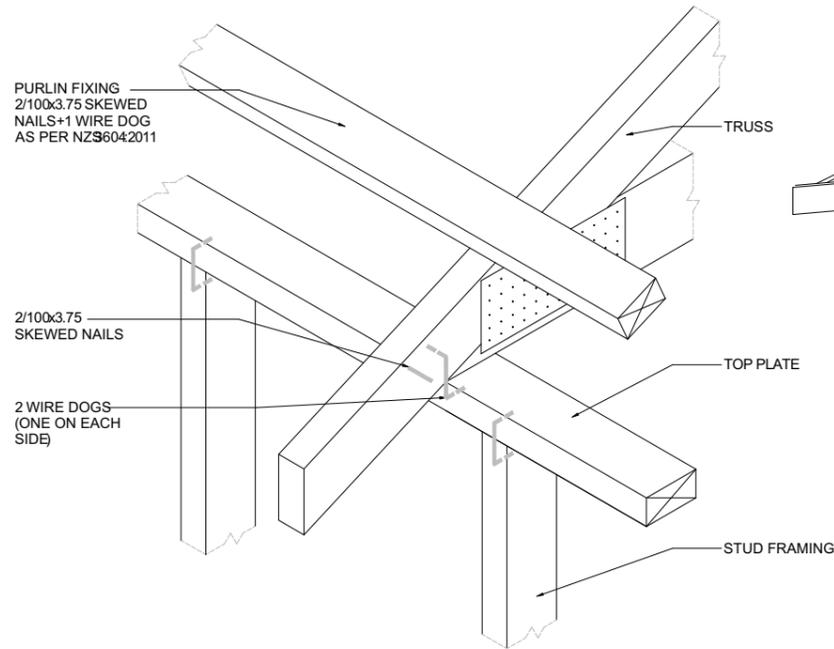
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 Drawn :
 H. L-G

Date :
 20/02/2026
 Job:
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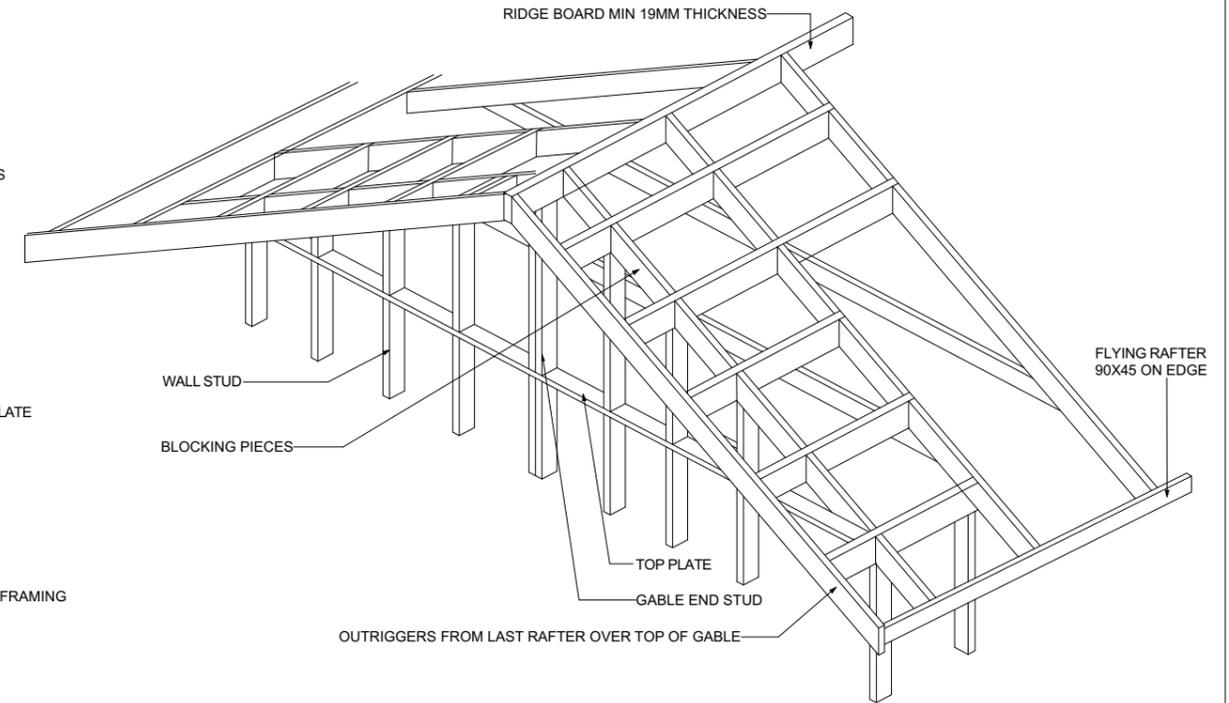
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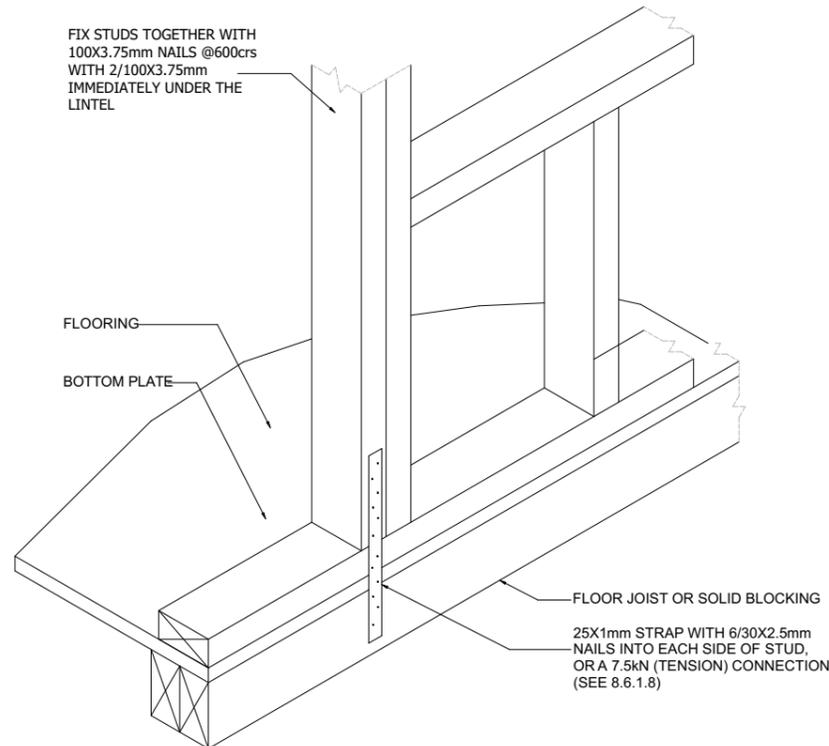
LINTEL FIXING



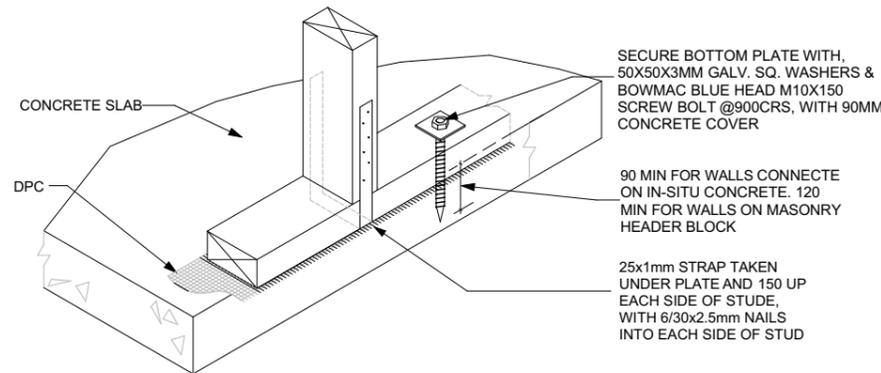
TRUSS / TOP PLATE CONNECTION



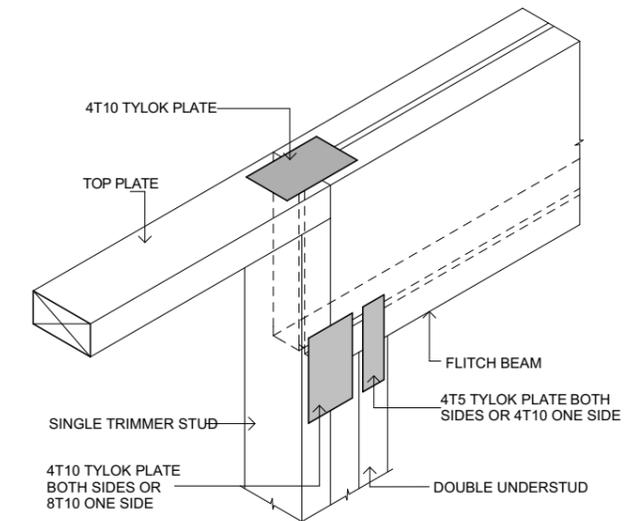
GABLE END FRAMING DETAIL



FLOOR JOISTS TO STUD CONNECTION



BOTTOM PLAT FIXING



FLITCH BEAM / LINTEL FIXING

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42 RIVER STONE DRIVE - NEW RESIDENTIAL HOUSE

Drawing Title :
GENERAL FIXING TO PREVENT UPLIFT

Scale : 1:5 @ A3
 Date : 20/02/2026
 Drawn : H. L-G
 Job : 251108
 Sheet : **A517**

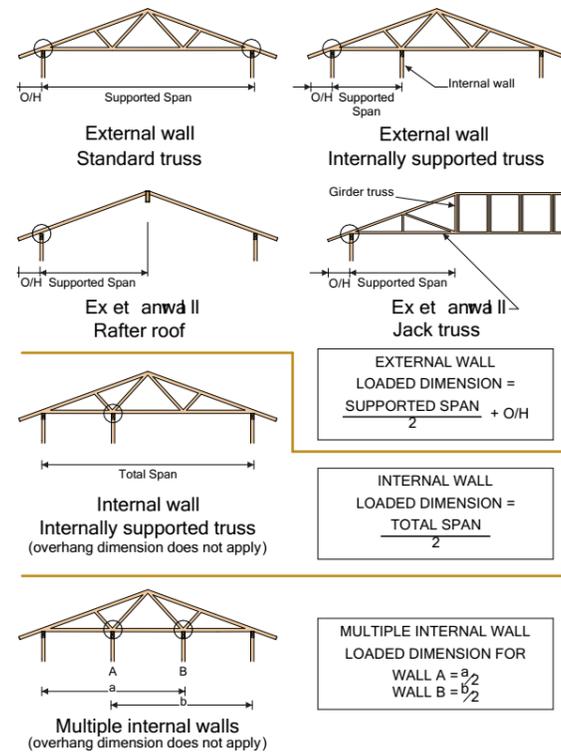
STUD TO TOP PLATE FIXING SCHEDULE

ALTERNATIVE TO TABLE 8.18 NZS 3604:2011

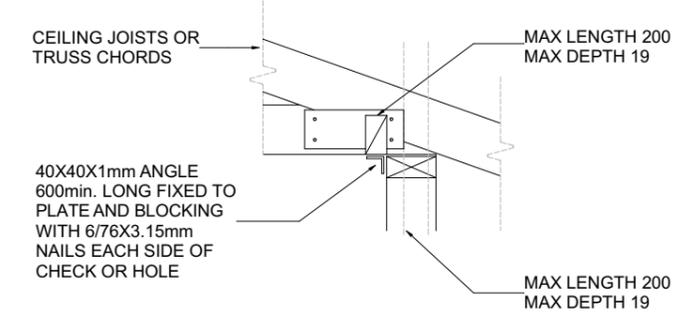
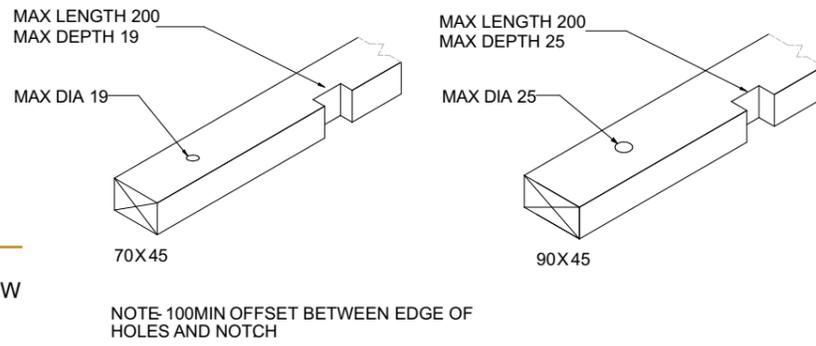
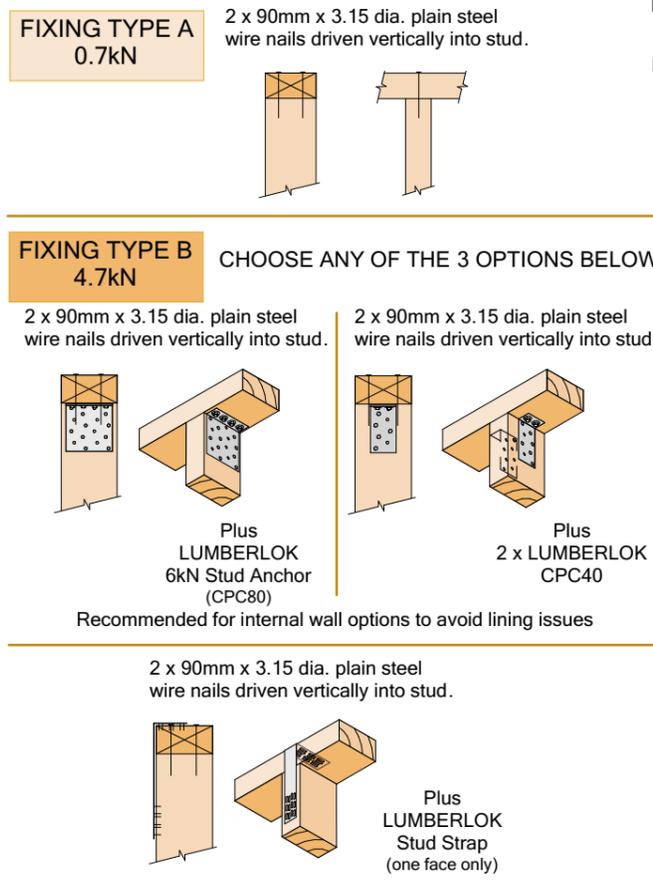
NOTE:

- ★ All fixings are designed to resist vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20kPa.
- ★ Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist lateral loads.
- ★ These fixings assume the correct choice of rafter/truss to top plate connections have been made.
- ★ For gable end walls where the adjacent rafter/truss is located within 1200mm and with a maximum verge overhang of 750mm, select stud to top plate fixing using a loaded dimension of 1.5m.
- ★ All fixings assume top plate thickness of 45mm maximum.
- ★ Wall framing arrangements under girder trusses are not covered in this schedule.
- ★ All timber selections are as per NZS 3604:2011.

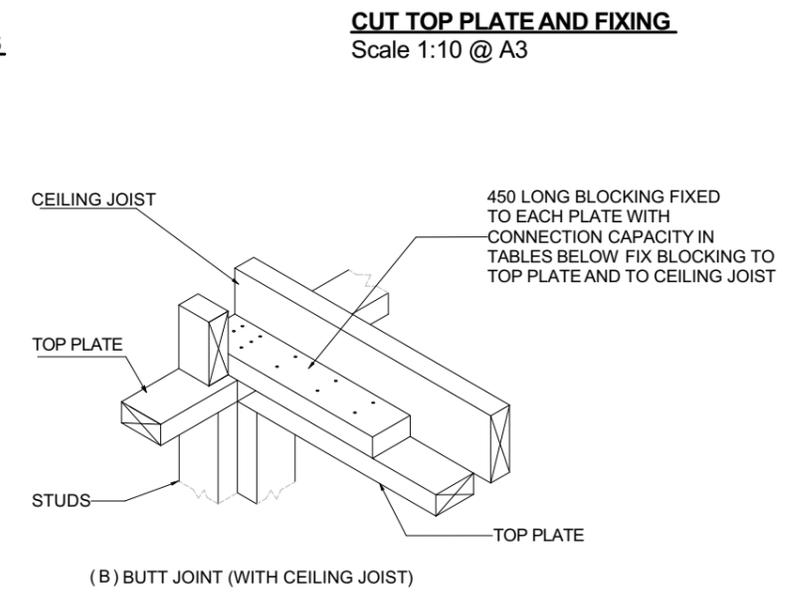
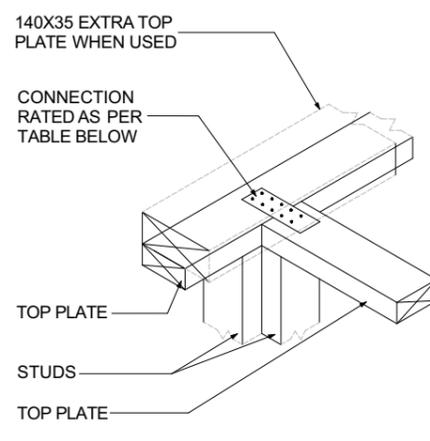
LOADED DIMENSION DEFINITION



FIXING OPTIONS



CHECKING AND BORING TOP PLATES



CAPACITIES OF METAL PLATE JOINTS

UP TO 3 KN	3 / 100X3.15MM NAILS PER SIDE
UP TO 6 KN	6 / 100X3.15MM NAILS PER SIDE

CAPACITIES OF NAILED JOINTS

UP TO 3 KN	3 / 100X3.75MM NAILS PER SIDE
UP TO 6 KN	6 / 100X3.75MM NAILS PER SIDE

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

FIXING SELECTION CHART

(Suitable for walls supporting roof members at 600, 900 or 1200mm crs.)
 Wind Zones L, M, H, VH, EH, as per NZS 3604:2011

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

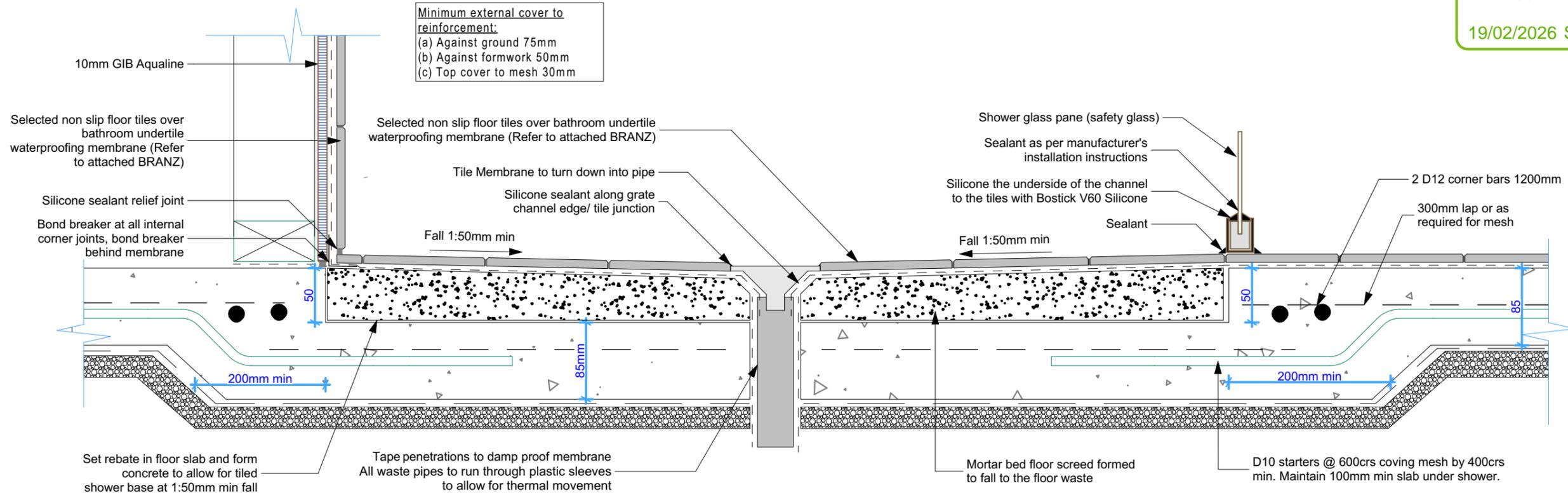


42 RIVER STONE DRIVE - NEW RESIDENTIAL HOUSE

Drawing Title :
STUD TO TOP PLAT CONNECTION

Scale : 1:5 @ A3
 Date : 20/02/2026
 Drawn : H. L-G
 Job : 251108
 Sheet : A518

RevID	Change Name	Date

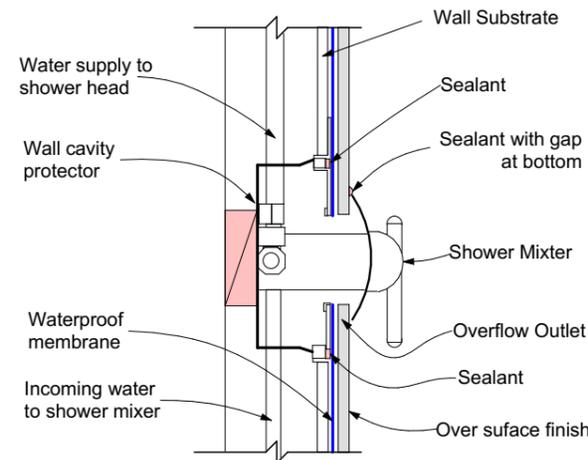


CONCRETE FLOOR TILED SHOWER DETAILS

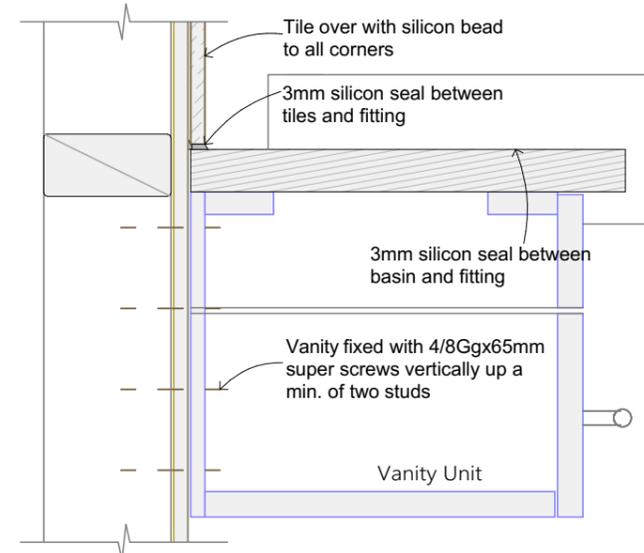
Wall Framing
 Prior to lining in tiled areas, the internal corners shall be reinforced with a minimum 32x32x0.55mm galv. metal angle. Each side of the angle is to be fastened to the framing with 30mm Galv. flat head cleats @ 300mm crs. All joints to be over solid framing in these impact areas.

Lining
 10mm or 13mm Aqualine is suitable for use on timber framing for tile weights up to 20kg/m².
 13mm Aqualine must be used for tile weights between 20 and 32kg/m².
 Grabber Drywall Screws @ 100mm crs to perimeter of wall and to intermediate studs
 For 10mm Aqualine use 25mmx6g Grabber Drywall Screws.
 For 13mm Aqualine use 32mmx6g Grabber Drywall Screws.
 Aqualine may be fixed vertically or horizontally.
 Aqualine sheets shall be tough fitted.

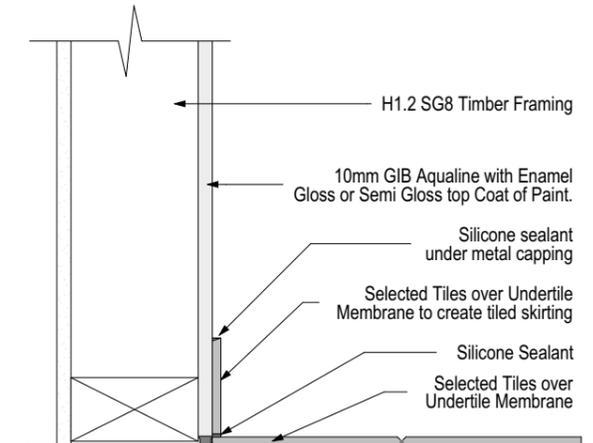
Wet wall lining taken up to a height of 1800mm min. above FFL and the shower rose shall be no less than 300mm from the top of the Wet wall lining. Any area within 1.5 m horizontally below the shower rose with no shower enclosure, to have a water proofing membrane applied to the substrate.



SHOWER OUTLET WATERPROOFING



TYPICAL VANITY DETAIL



General Tile Floor Covering - Tiled Skirting

Scale 1:5

RevID	Change Name	Date

GENERAL PLUMBING DETAILS



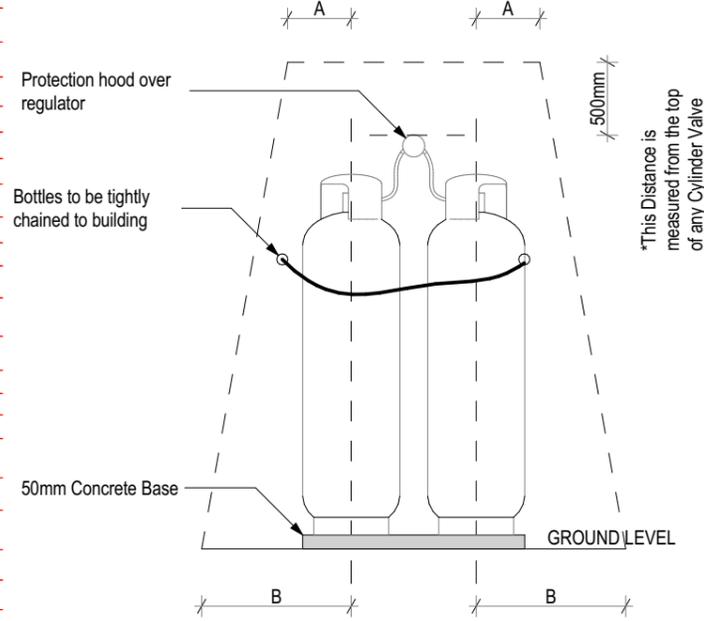
42 RIVER STONE DRIVE - NEW RESIDENTIAL HOUSE

Drawing Title :
TAILED SHOWER & BATHROOM

Scale : 1:5 @ A3
 Date : 20/02/2026
 Drawn : H. L-G
 Job : 251108
 Sheet : A519

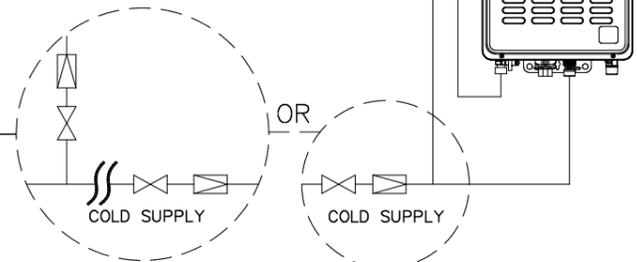
G4 CLEARANCES AROUND CYLINDERS

Cylinders should be installed with clearances complying with Figure G2 & Figure G3 & at least 1m from readily ignitable material.



NOTE: NON RETURN VALVES (NRV) REQUIRED ON COLD AND HOT SUPPLY LINES TO A TEMPERATURE LIMITING DEVICE (TLD) IF NOT INCORPORATED IN TLD.

NOTE: PRESSURE LIMITING DEVICE (PLV) REQUIRED TO TLD IF PLV INSTALLED AT WATER HEATER

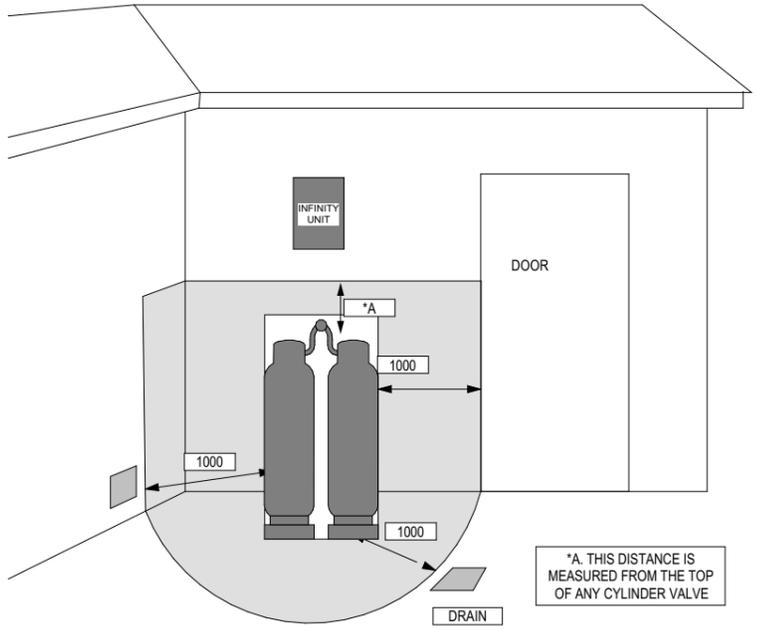


Two Temperature Zones Using a Temperature Limiting Device

IGNITION SOURCE NOT TO BE WITHIN THE ENCOMPASSED AREA

- A - EXCHANGE CYLINDER - 500mm
- B - EXCHANGE CYLINDER - 1500mm

FIGURE G2 - MINIMUM CLEARANCE TO IGNITION SOURCES

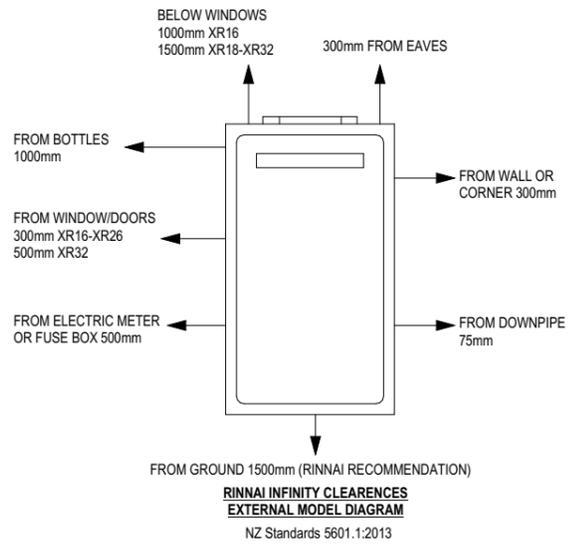


*A. THIS DISTANCE IS MEASURED FROM THE TOP OF ANY CYLINDER VALVE

SHADING INDICATES PROHIBITED AREA FOR A DRAIN OR OPENING

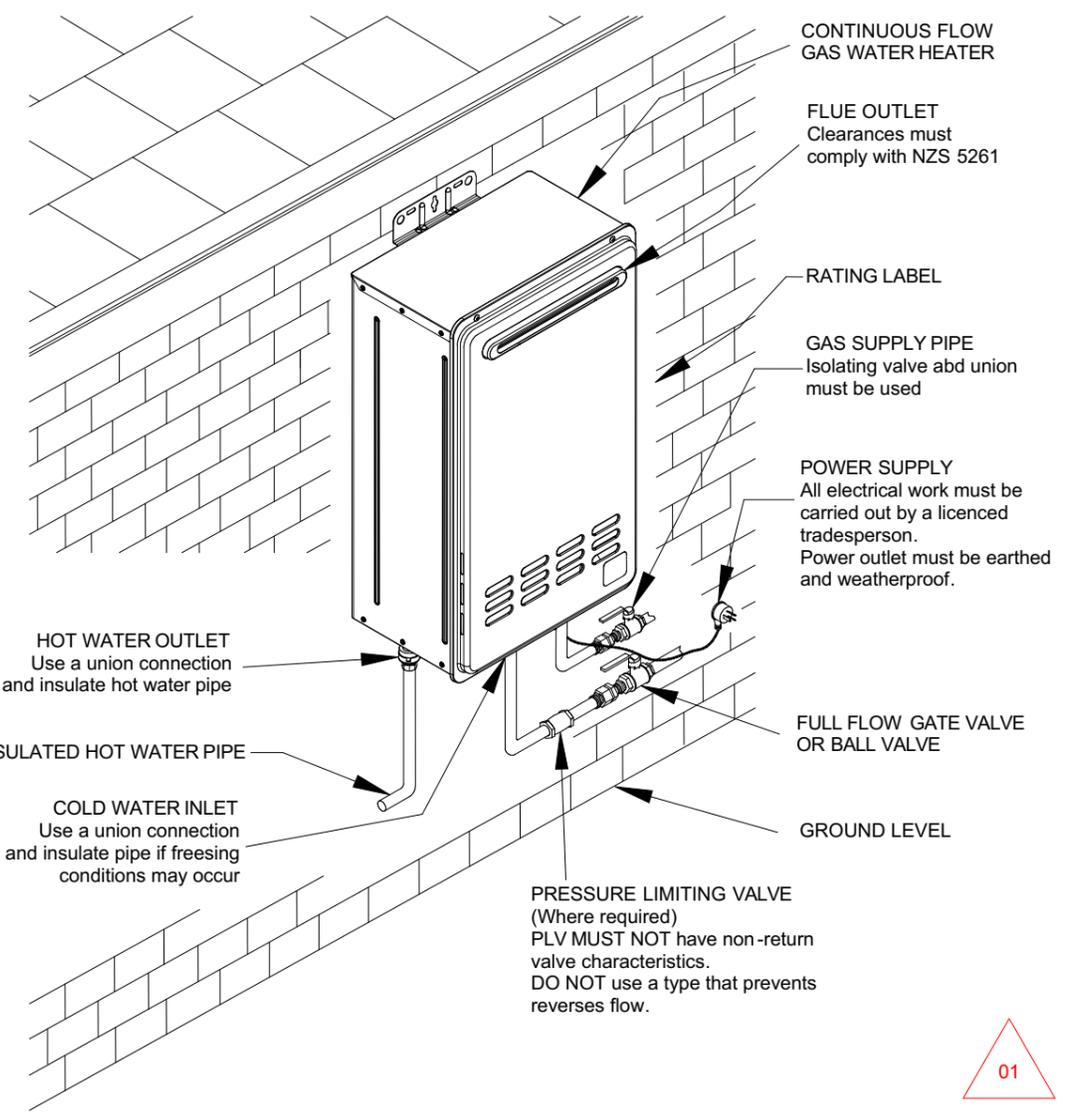
- A - EXCHANGE CYLINDER - 150 mm

CLEARANCES AROUND GAS BOTTLES scale N.T.S



CLEARANCES AROUND GAS WATER HEATER scale N.T.S

TYPICAL INSTALLATION ELECTRONIC CONTINUOUS FLOW GAS WATER HEATER



GAS HOT WATER DETAIL

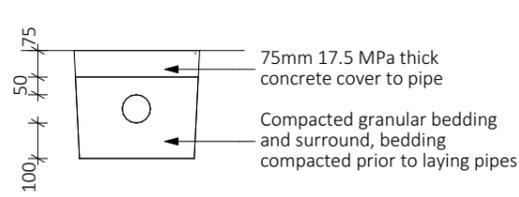
RevID	Change Name	Date
01	G12-133	4/02/2026



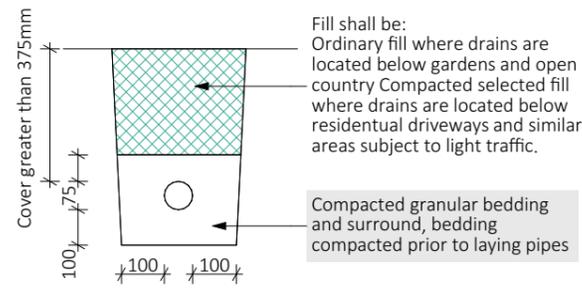
42 RIVER STONE DRIVE - NEW RESIDENTIAL HOUSE

Drawing Title :
 GAS BOTTEL INSTALLATION

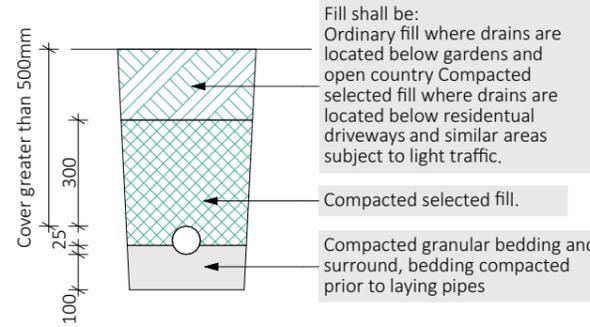
Scale : 1:5 @ A3
 Date : 20/02/2026
 Drawn : H. L-G
 Job : 251108
 Sheet : A520



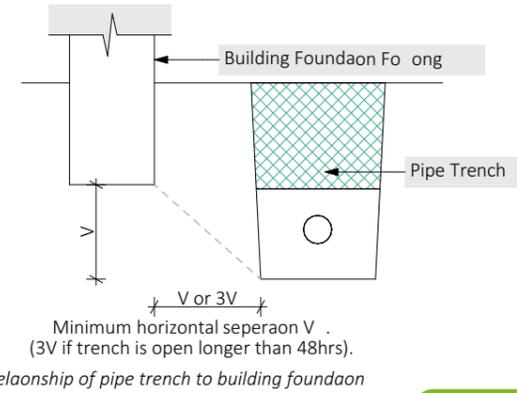
Bedding & Back Filling 125mm - 375mm cover



Bedding & Back Filling 375mm - 500mm cover



Bedding & Back Filling 500mm or more cover

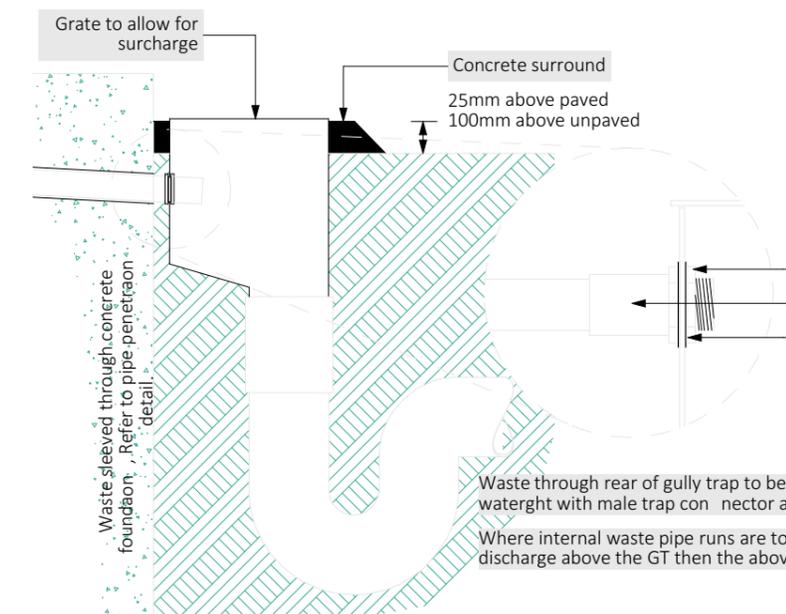
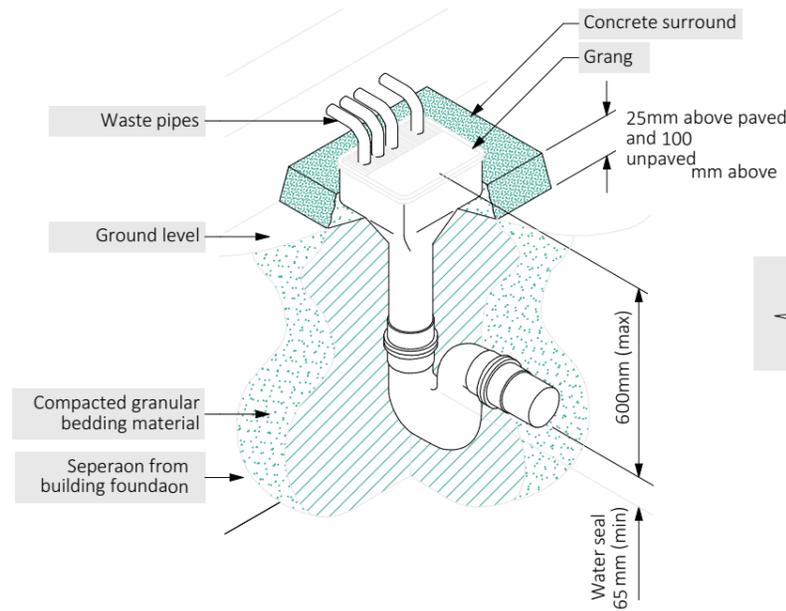


Relationship of pipe trench to building foundation

Bedding & Back Filling

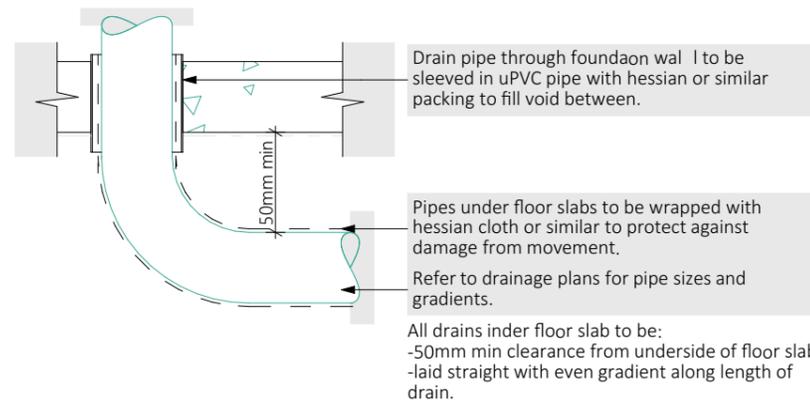
SCALE 1:20 @A3

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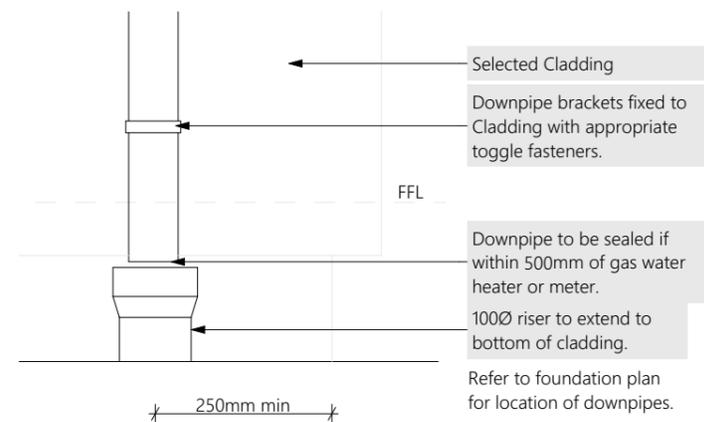
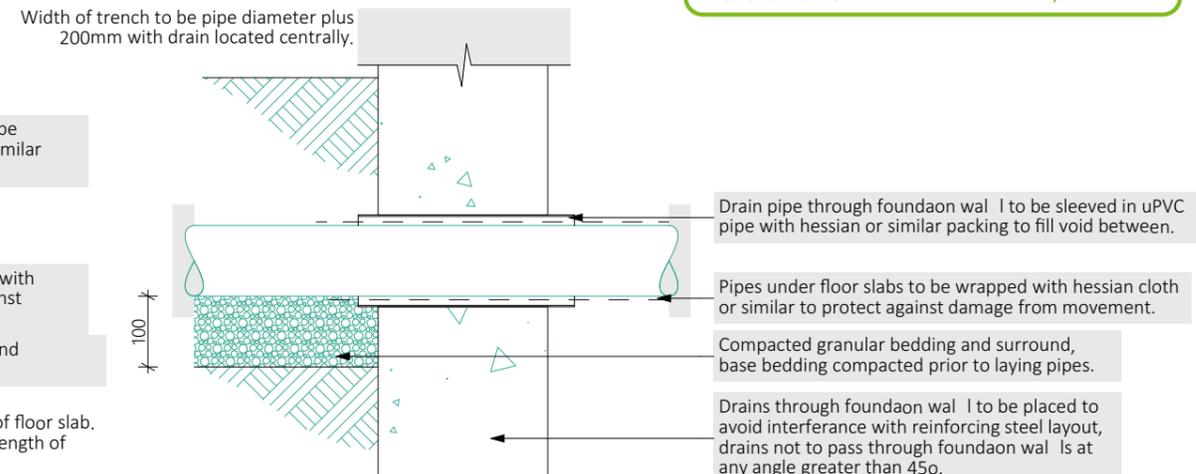
Gully Trap

SCALE 1:50 @A3



Slab Penetration

SCALE 1:10 @A3



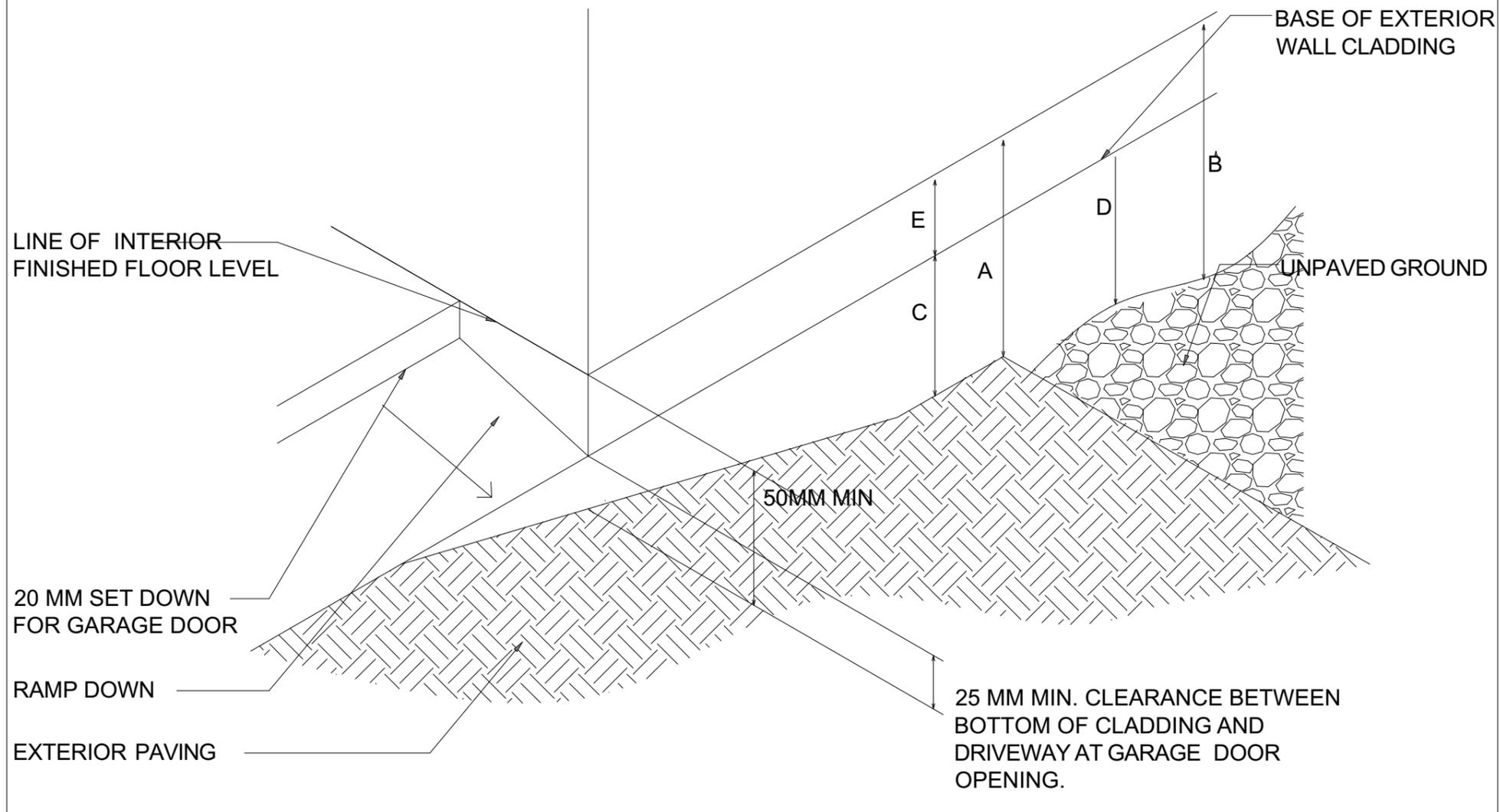
Downpipe Corner Offset

SCALE 1:10 @A3



RevID	Change Name	Date

LEVEL AND GARAGE OPENINGS (REFER TO NZBC E2/AS1 STANDARD)



CLEARANCES							
MINIMUM CLEARANCES (MM)	MASONRY VENEER		OTHER CLADDINGS				
	A	B	A	B	C	D	E
CONCRETE SLAB	100	150	150	225	100	175	50
TIMBER FLOOR	REFER	NOTE	REFER	NOTE	100	175	50

NOTE: REFER TO NZS 3604 FOR REQUIREMENTS.

BOTTOM OF WALL CLADDINGS FOR CONCRETE GROUND SLABS (EXCEPT MASONRY VENEER) AT CONCRETE SLAB LEVEL , THE BASE OF THE CLADDING SYSTEM SHALL BE SHOWN IN TABLE ABOVE, AND

A) FINISH A MINIMUM OF:
 -100 MM ABOVE A PAVED SURFACE , OR
 -175MM ABOVE FINISHED UNPAVED SURFACE ,

B)OVERLAP THE CONCRETE SLAB BY 50MM, AND
 C)BE OFFSET HORIZONTALLY BY A MINIMUM OF 6 MM FOR DIRECT FIXED CLADDINGS TO PREVENT CAPILLARY ACTION.



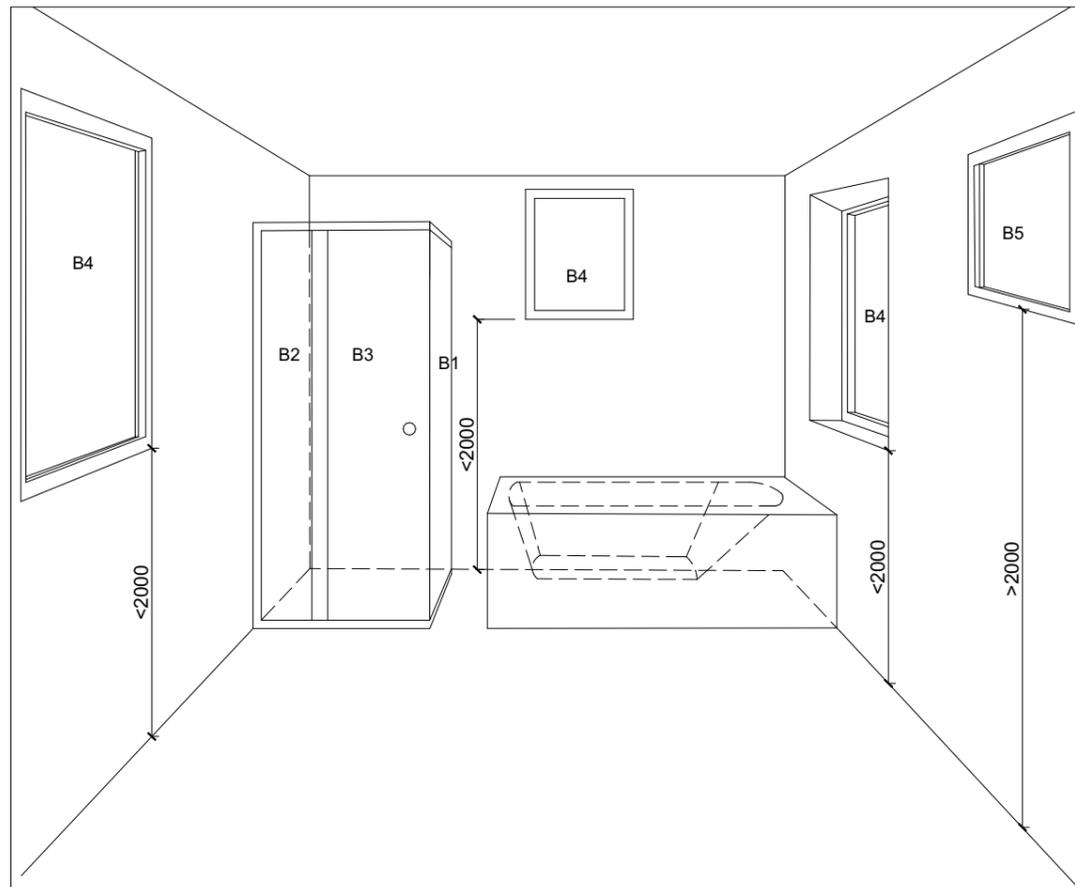
42 RIVER STONE DRIVE - NEW RESIDENTIAL HOUSE

Drawing Title : WALL CLADDING CLEARANCE

Scale : 1:5 @ A3
 Date : 20/02/2026
 Drawn : H. L-G
 Job : 251108

Sheet : A522

EXAMPLE OF A BATHROOM

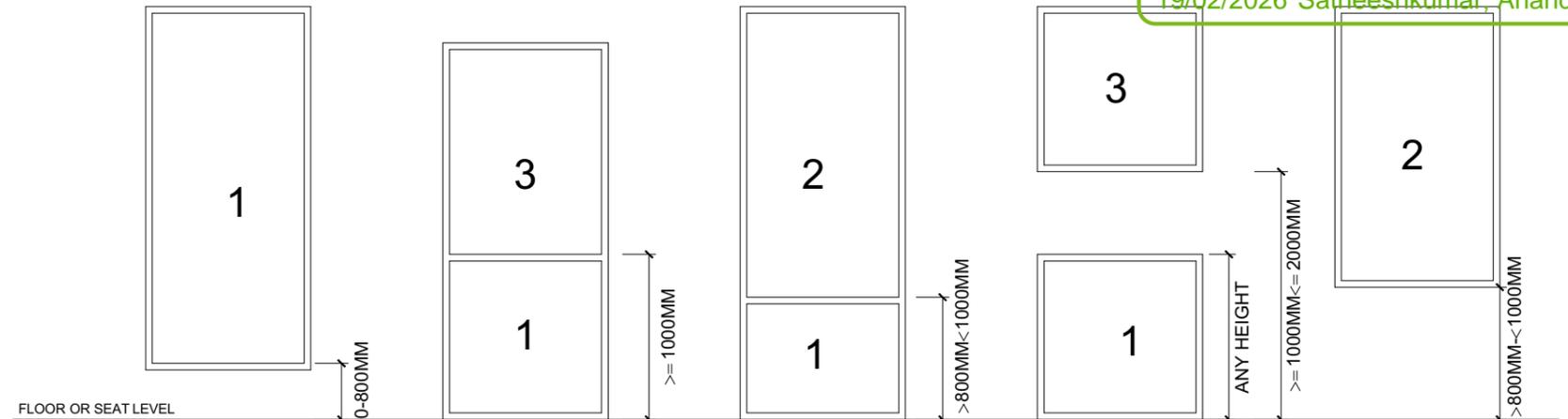


LEGEND
 B1-B3 =SHOWWE DOORS,SHOWER ENCLOSURES
 B4-B5 =ADJACENT WINDOWS

TABLE A4 - HUMAN IMPACT SAFETY REQUIREMENT FOR TYPICAL EXAMPLES OF BATHROOMS (SEE FIGURE A4)

PANEL DESIGNATION	DESCRIPTION	REQUIREMENT
B1	FULLY FRAMED SHOWER SCREEN AND BATH ENCLOSURES	SAFTY GLASS TO TABLE 1 (SEE 8.2)
B2	PANELAND DOORS WITH ONE UNFRAMED EDGE	TOUGHENED SAFETY GLASS NOT LESS THAN 5 MM THICKNESS (SEE 8.3)
B3	UNFRAMED (FRAMELESS) PIVOT OR HINGE DOORS	TOUGHENED SAFETY GLASS NOT LESS THAN 6 MM THICKNESS (SEE 8.4)
B4	GLAZING WITHIN 2000MM OF THE FLOOR LEVEL	SAFTY GLASS TO TABLE 1
B5	GLAZING ABOVE 2000MM OF RHE FLOOR LEVEL	SAFETY GLASS TO TABLE 1 OR ANNEALED T GLASS TO PART 4

FULLY FRAMED GLAZING SAFEGUARDING A FALL OF 1000MM OR MORE



OCCUPANCY TYPE (AS/NZS 1170.1)	PANE 1 DESIGNED TO UNIFORM INFILL LOAD AND HUMAN IMPACT	PANE 2 DESIGNED TO UNIFORM INFILL LOAD AND HUMAN IMPACT	PANE 3 DESIGNED TO WIND PRESSURE AND HUMAN IMPACT
A (WITHIN PRIVATE DWELLING)	SAFETY GLASS TO TABLE 1 (REFER TO NZ4223.3) 4 MINIMUM 4MM OR 6 MM LAMINATED	SAFETY GLASS TO TABLE 1 (REFER TO NZ4223.3) OR ANNEALED GLASS TO TABLE 2 (5 MM MINIMUM)	SAFETY GLASS TO TABLE 1 (REFER TO NZ4223.3:2016) OR ANNEALED GLASS TO TABLE 2 CHECK ULS WIND PRESSURE OF 1.36 KPA
A (OTHER), C3, B, & E	SAFETY GLASS TO TABLE 1 (REFER TO NZ4223.3) 4 MINIMUM 4MM OR 6 MM LAMINATED	SAFETY GLASS TO TABLE 1 (REFER TO NZ4223.3) OR ANNEALED GLASS TO TABLE 2 (5 MM MINIMUM)	SAFETY GLASS TO TABLE 1 (REFER TO NZ4223.3:2016) OR ANNEALED GLASS TO TABLE 2
C1/C2,D, & C5	SAFETY GLASS TO TABLE 1 (REFER TO NZ4223.3) 4 MINIMUM 4MM OR 8 MM LAMINATED	SAFETY GLASS TO TABLE 1 (REFER TO NZ4223.3) 4 MINIMUM 4 MM OR 8 MM LAMINATED	SAFETY GLASS TO TABLE 1 (REFER TO NZ4223.3:2016)

NOTE:
 1) THIS FIGURE APPLIES TO ALL GLASS WIDTH AND SPANS.
 2) FOR SINGLE GLAZING THE PANES SHALL BE ALSO CHECKED FOIR WIND PRESSURE TO NZS 4223.4:2008
 3) FOR LAMINATED GLASS THE THICKNESS EXCLUDES THE INTERLAYER.
 4) FOR AN IGU THE INNER PANE SHALL BE TREATED AS SINGLE GLAZING AND THE TYPE AND THICKNESS SHALL COMPLY WITH THE RELEVANT TABLE AND COLUMN FOR SINGLE GLAZING .
 5) FOR AN IGU THE OUTER PANES SHALL BE DESIGNED FOR THE LOAD SHARE OF WIND PRESSURE FROM NZS .4223.1:2016 AND FOR WIND PRESSURE TO NZS 4223.4:2008
 6) UNIFORM INFILL LOADS FROM TABLE 3.3 OF AS/NZS 1170.1 ARE APPLIED AS PER B1/VM1.
 7) UNIFORM INFILL LOADS FROM TABLE 3.3 OF AS/NZS 1170.1 ARE APPLIED AS PER B1/VM1.
 8) PANE 1 HAS BEEN CHECKED FOR AN INFILL CONCENTRATED LOAD OF 0.35 KN SLS (0.53KN ULS) WHICH IS CONCENTRATED SUITABLE FOR THIS TYPE OF GLAZING . SPECIFIC DESIGN IS REQUIRED FOR HIGHER LOADS.

4 DOORS

4.1 FULLY FRAMED

GLAZING SHALL BE SAFETY GLASS IN ACCORDANCE WITH TABLE 1,WITH THE FOLLOWING EXCEPTION:

(A) FOR SINGLE PANELS OF ANNEALED GLASS A MINIMUM THICKNESS OF 5 MM IS PERMITTED UP TO A MAXIMUM AREA OF 0.5 M², THICKER MONOLITHIC ANNEALED GLASS IS ALLOWABLE BUT SHALL ALSO NOT BE GREATER THAN 0.5 M.

B) FOR INSULATING GLASS UNITS, 5MM MONOLITHIC ANNEALED GLASS MAY BE USED FOR BOTH PANELS UP TO MAXIMUM IGU AREA OF 0.75m². THICKER MONOLITHIC ANNEALED GLASS IS ALLOWABLE BUT THE IGU AREA SHALL NOT BE GREATER THAN 0.75 M².

4.2 UNFRAMED

UNFRAMED GLASS DOORS USING RAILS, PIVOTS, OR HINGES SHALL BE TOUGHENED SAFETY GLASS WITH A NOMINAL THICKNESS NOT LESS THAN 8MM FOR INTERNAL USE AND 10 MM FOR EXTERNAL USE.

4.3 BATHROOM, ENSUITE, AND SPA ROOM DOORS

GLAZING SHALL BE SAFETY GLASS AND COMPLY WITH SECTION 8. NOTE- THESE SITUATION CONSTITUTES A DANGER BECAUSE OF SLIPPING ON WET SURFACES .

4.4 WARDROBE AND CLOSET DOORS

GLAZING SHALL BE SAFETY GLASS IN ACCORDANCE WITH TABLE 1 EXCEPT THAT 4 MM ORGANIC- BACKED SAFETY MIRROR MAYBE USED, TO A MAXIMUM FULLY FRAMED AREA OF 2M².

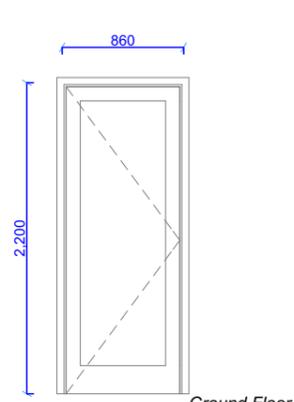
NOTE- WARDROBE AND CLOSET DOORS ARE THOSE THAT PEOPLE CAN TRIP AND FALL AGAINST WHEN PASSING THROUGH FROM INSIDE OR OUTSIDE. SYSTEMS USED FOR FURNITURE, CABINETS, AND FITMENTS ARE NOT PART OF THE SCOPE OF THIS STANDARD .

4.5 ROLLER DOORS, TILTING DOORS, AND SECTIONAL DOORS
 GLAZING SHALL BE SAFETY GLASS IN ACCORDANCE WITH TABLE 1

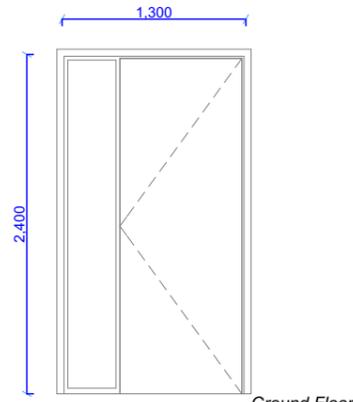
NOTE:

- 1) FOR IGUS SEE 2.7
- 2) FOR MANIFESTATION REQUIREMENTS SEE 2.2.

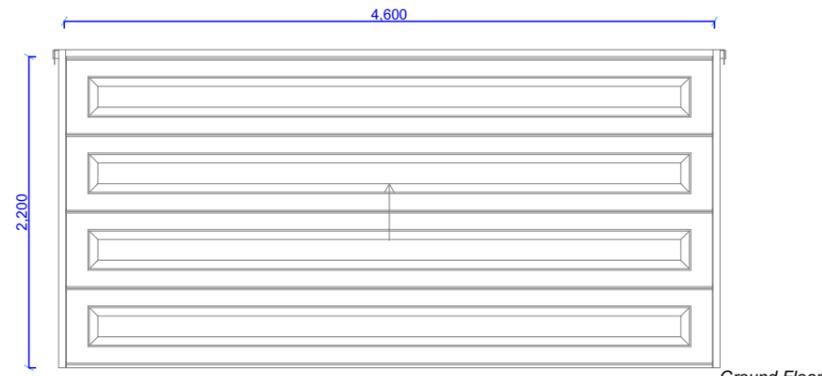




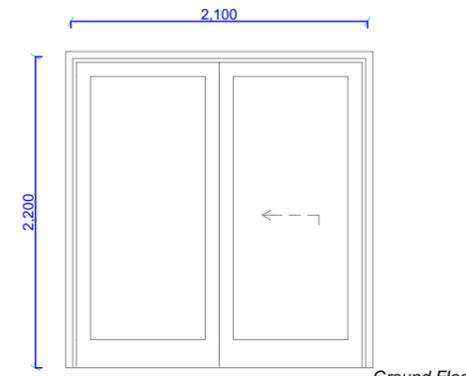
D-BACK



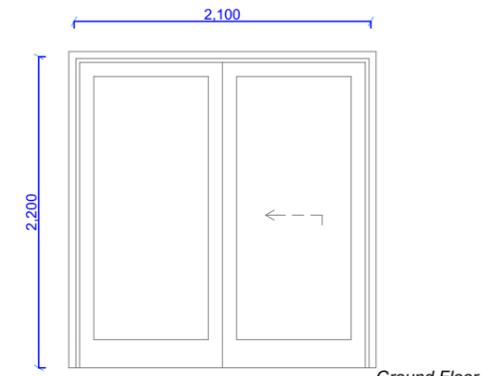
D-ENTRY



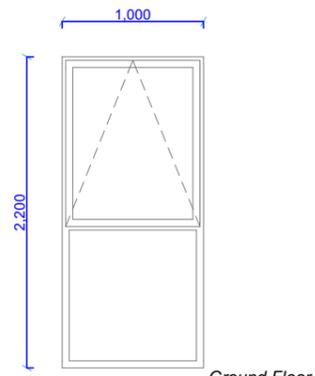
D-GARAGE



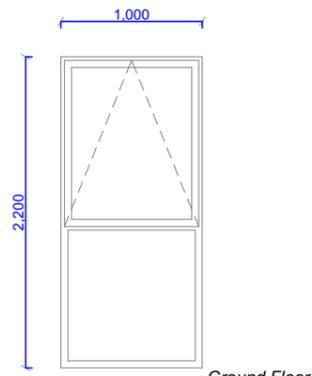
D-SL-DINING



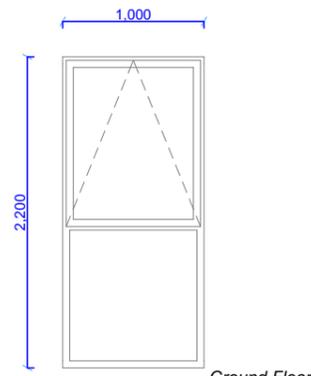
D-SL-MB



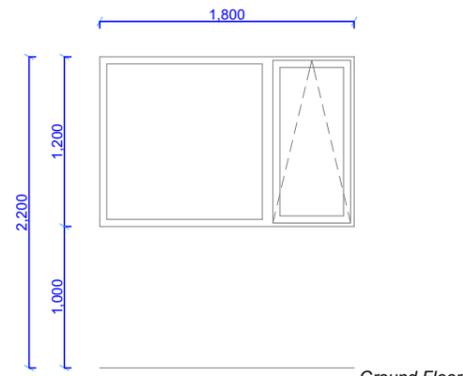
W-A



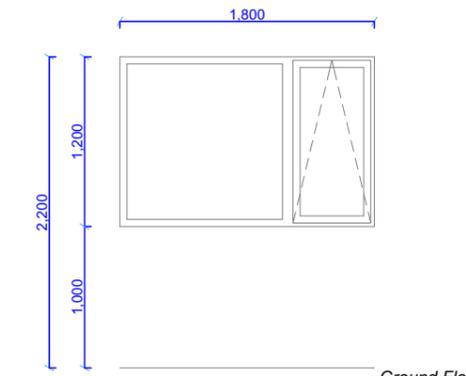
W-A



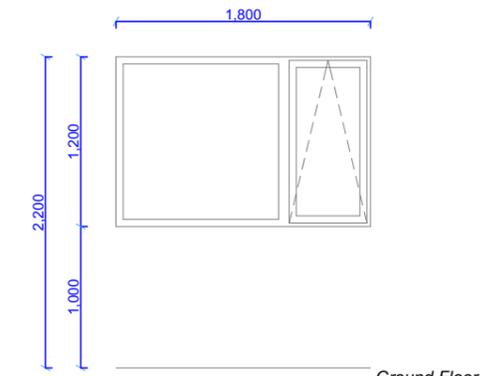
W-A



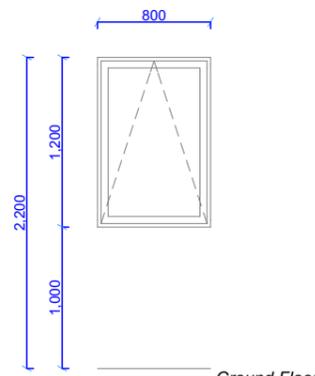
W-B



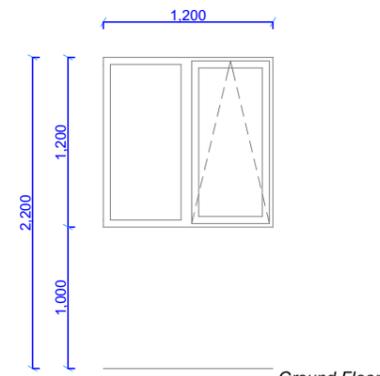
W-B



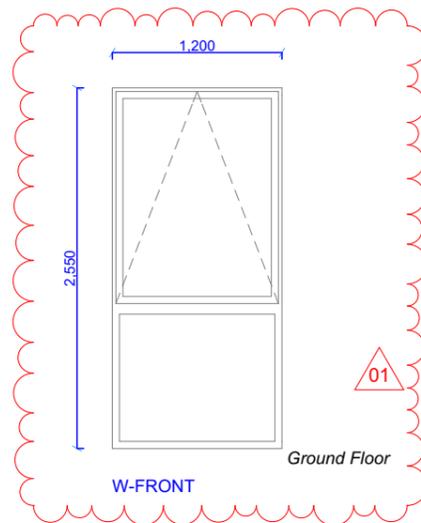
W-B



W-C



W-D



W-FRONT

FINISH POWDERCOATED ALUMINIUM:
 REVEAL: H3.1 PAINT FINISHED GROOVED PINUS RADIATA WITH ARCHITRAVES
 GLAZING: CLEAR DOUBLE GLAZED AS PER NZS4223.3:2016
 FRAME: THERMALLY BROKEN ALUMINIUM JOINERY
 SAFETY GLASS - SF
 RESTRICTOR STAY-R

NOTE:
 ALL OPENINGS ARE ROUGH OPENINGS & MUST BE SITE MEASURED. JOINERY UNITS VIEWED FROM THE OUTSIDE.
 THIS WINDOW SCHEDULE IS TO BE READ IN CONJUNCTION WITH FLOOR PLAN & ELEVATIONS TO ENSURE CORRECT ORIENTATION
 EXTERIOR JOINERY WITH ALUMINIUM FRAME, DOUBLE GLAZING, SHALL COMPLY WITH H1/AS1 TABLE E.1.1.1, WITH R=0.5.

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FOUNDATION WORK NOTES

- Unless specifically stated on the drawings all footings to be taken a minimum of 200mm into firm original soil with a minimum bearing capacity of 200kPa, to be confirmed on site by the builder.
- The sub-grade shall be prepared by proof rolling with a vibrating steel wheeled roller or at least 2 tonnes static weight to achieve a shallow safe minimum bearing capacity of 200kPa.
- The contractor shall allow for testing the sub-grade with a Scale Penetrometer or appropriate test (Nuclear Densometer or Clegg hammer compaction test) and report the results to the geotech before constructing the foundations.
- All footings shall be constructed and backfilled as soon as possible to avoid softening or drying of the soil due to exposure.
- Any unsuitable material beneath foundation level and "soft spots" e.g. very soft, organic, very silty or otherwise unsuitable material, shall be removed to expose competent natural ground. Replace with engineered fill.
- Engineered fill should comprise of GAP40 placed on the approved sub-grade in layers not exceeding 200mm thickness and compacted to 95% Maximum Dry Density

CONCRETE NOTES

- Sizes of concrete elements do not include thickness of applied finishes.
- Construction joints where not shown on the drawings shall be located to the approval of the engineer.
- No penetrations, chases or embedment of pipes other than those shown on the structural drawings shall be made in concrete members without the approval of the engineer.
- Finishes to concrete to be as per architectural specification and drawings.
- All approved penetrations through concrete slab shall be trimmed by 2x HD12 bars to each edge of the penetration.
- Trimmer bars to extend 600mm minimum beyond the penetration.
- All beams to be fully propped during construction unless noted otherwise.
- Concrete slabs on grade shall be sawcut to the layout of the drawing or 5.0m x 5.0m maximum grid. Do not cut mesh at sawcut locations.

REINFORCED CONCRETE NOTES

- Grade 500E reinforcing must comply with AS/NZS4671.
- Grade 500 reinforcing is not to be re-bent or welded.
- Should the contractor wish to have starter bars etc. moved for access, special provisions such as mechanical couplers must be used.
- Concrete grades are specified as "28 day specified compression strengths" as specified in NZS3109.
- All concrete supply and production shall be in accordance with NZS3104.
- Unless specified otherwise on the structural drawings. Concrete strengths shall be:

FOUNDATIONS (FIBER MIX)	25MPa
GROUND FLOOR SLABS (FIBRE MIX)	25MPa
GROUND BEAMS (FIBRE MIX)	25MPa
COLUMNS	40MPa
SUSPENDED FLOOR SLAB TOPPING	30MPa

- Unless specified otherwise on the structural drawings. concrete finishes shall be:

FORMED FOUNDATIONS	F1
FORMED CONCEALED SURFACES OF BEAMS, COLUMNS, WALLS, PANELS, SLAB EDGES ETC	F3
FORMED EXPOSED SURFACES OF BEAMS, COLUMNS, WALLS, PANELS, SLAB EDGES ETC	F5
UNFORMED INTERIOR SLAB FINISHES	U3

REINFORCING NOTES

PLACEMENT OF REINFORCING

- Reinforcement shall be clean and free from mud, loose rust, mill scale and oil when placed.
- All reinforcing shall be adequately secured at intersections with wire ties at a diameter greater than 1.2mm or approved clips.
- Reinforcing shall be adequately supported to ensure all reinforcing stays in place during pouring and compaction of concrete.
- Starters to be tied in place.
- No reinforcing splices shall be made besides shown on the structural drawings and without prior written approval by the engineer.
- Mesh and reinforcing in slab on grade and topping shall be spliced as required but not through slab joints.
- All bars terminating at a slab edge, beam end, top of pile or column shall be provided with a hook unless noted otherwise on the structural drawings.

BENDING OF REINFORCEMENT

- All reinforcing shall be cold bent using proper tools and diameter.
- Reinforcing bars partially embedded in concrete shall not be site bent unless shown on the structural drawings and specifically approved by the engineer.
- Where reinforcing bars are required to be bent and re-straightend for whatever reason, the bars shall initially be bent with a minimum bend diameter of twice that noted in TABLE A

GRADE OF STEEL	BAR TYPE	BAR DIAMETER db (mm)	MINIMUM INSIDE BEND DIAMETER db (mm)	
			PLAIN BARS	DEFORMED BARS
300	STIRRUPS & TIES	6 - 20	2x db	4x db
		25 - 32	3x db	6x db
500	ALL OTHER BARS	6 - 20	5x db	5x db
		24 - 40	6x db	6x db

REINFORCEMENT LAP LENGTHS

- No reinforcing splices shall be made besides shown on the structural drawings and without prior approval by the engineer. All laps to comply with TABLE B & TABLE C

CONCRETE STRENGTH (MPa)	17.5	20	25	30	40
STEEL GRADE	500	500	500	500	500
BAR SIZE (mm)					
6	360	340	300	280	240
10	600	560	500	460	400
12	720	680	600	550	480
16	960	900	800	740	640
20	1200	1120	1000	920	800
25	1500	1400	1250	1150	990
32	1920	1790	1600	1470	1270
40	2400	2240	2000	1830	1590

HRC		TOP STEEL	
LAPPING ON ENDS	LAPPING ON SIDES	LAPPING ON ENDS	LAPPING ON SIDES
350	220	150	120

EXISTING SERVICES

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE & EXPOSE PIPELINES & SERVICES PRIOR TO COMMENCING EXCAVATING WORKS, DRILLING PILE HOLES OR DRIVING PILES ON SITE TO ENSURE THE REQUIRED CLEARANCES TO SERVICES ARE ACHIEVED.

REINFORCING NOTES - cont'd

- Epoxy grouting of reinforcing bars into concrete: Holes for vertical bars shall be vertical. Holes for horizontal bars shall slope down at 15° Depth of holes and embedment to comply with TABLE D

BAR SIZE (mm)	10	12	16	20	25
HOLE DIAMETER (mm)	16	18	22	26	30
REINFORCING TYPES					
D	160	200	270	350	430
HD	270	350	450	600	750

- The tabulated values above apply to a deformed bar epoxy grouted into hole with rough sides brushed clean of dust and loose material in dry concrete.
- Welding of reinforcing is not permitted unless shown on the structural drawings or approved by the engineer in writing.

STRUCTURAL STEEL NOTES

- Refer to the written specification for the structural steel fabrication, erection and paint finishes.
- The contractor shall issue to the principal a producer statement signed by a suitable qualified welding inspector.
- All steel connections shall be welded with a full penetration butt weld or 5mm fillet weld all round, unless noted otherwise on the structural drawings.
- All welding shall be category SP, unless noted otherwise on the structural drawings.
- All structural bolts shall be 8.8/S, purlin and timber fixing bolts shall be grade 4.6/S, unless noted otherwise on the structural drawings.
- Composite steel beams to have R19 shear studs @ 300 crs.
- The ends of all hollow sections shall be sealed with 3mm minimum steel plate, seal welded.
- For hot dip galvanized items allow for tolerances, vent holes etc. Vent holes shall be sealed after galvanizing.
- All plates shall be 6mm minimum, unless noted otherwise on the structural drawings.
- All hold down bolts and fixing devices shall have minimum yield strength of 250 MPa, unless noted otherwise on the structural drawings.
- Base plates shall bear directly on 25mm of Ramset Premier Grout MP or Sika 212.
- Mortar/Grout shall have a compression strength of at least 30 MPa.
- Surface preparation and corrosion protection of steel work shall be in accordance with the specification.
- ANY damage to the protective coating of steel work shall be made good.
- All bolts shall have at least one (1) washer which shall not be less than twice the nominal bolt size in diameter.
- The bolt shall be selected so the projection beyond the nut is not less than two (2) threads and not more than 10mm.
- Holes for bolts shall be drilled or punched and not gas cut.
- Standard holes is d+2mm, slotted holes d+2mm wide and 2.5d long, HD bolts 1.2d simple and 1.33d composite.
- Unless noted otherwise on the structural drawings, all bolt edge distances will be in accordance with TABLE F.
- All gauge lines will be as per the structural drawings.

BOLT DIAMETER	DISTANCE TO ROLLED EDGE	DISTANCE TO ANY OTHER EDGE	MINIMUM PITCH
10	12	20	25
12	16	24	30
16	20	28	40
20	24	32	50

TIMBER NOTES

- Provide holes for fixing timber to steel as required. Unless specifically stated on the drawings all timber fixing shall be in accordance with NZS 3604.
- Sleeve all holes through hollow section.

MASONRY

- All masonry shall be grade b as defined in nzs 4230.
- All masonry blocks shall have a compression strength of 15mpa and conform to as/nzs 4455.
- Materials and workmanship shall comply with the requirements of nzs 4210.
- Compressive strength of mortar shall be no less than 12.5mpa.
- Clean out openings to be provided at bottom course at every vertical bar.
- All cores shall be filled according to below table. grout filling is to have an approved expansive admixture added immediately prior to placing and dosed strictly in accordance with the supplier's written specification.

EXPOSURE ZONE	CONCRETE / GROUT STRENGTH (MPa)	MINIMUM COVER (mm)
A & B	17.5	45
C	20	50
D	25	60

NOTE: EXPOSURE ZONE AS PER NZS 3604.

- Grouting to be carried out using the high lift with expansive admixture method where masonry exceeds 1.2m high.
- In general, walls are to be full height before grouting cores, otherwise the maximum pour height/ lift is to be 3.6m.
- Control joints shall be provided at maximum 6m crs. where not shown on the structural drawings, the joint locations shall be approved by the engineer.
- Blocks shall be 20 series placed in running bond uno.
- Mortar joints to be 10mm thick with blocks fully bedded and perpend filled.
- Joints to be tooled at exposed or rendered surfaces.
- Grout must be rodded or vibrated to ensure filling of all cores.
- All placement of masonry units shall be by a registered mason or someone supervised directly by a registered mason.
- A registered mason shall supervise all grouting operations.
- All horizontal bars shall end with a standard 90° bend or lap, or be continuous (lapped) around corners.
- All openings are to be trimmed, vertically and horizontally, with d16 bars minimum.
- All reinforcement starters to be accurately located and spaced to suit masonry modules.
- Bending reinforcement at slab level to align with masonry unit cores shall not be permitted.
- All horizontal corner bars are to be positioned so that they pass around a vertical corner bar.
- The maximum allowable bar size shall be hd16 or d20 in 20 series masonry and hd20 or d25 in 25 series masonry.
- The contractor is required to provide and maintain temporary support to masonry walls until the walls have been filled, the grout has cured, and the walls are adequately built into the final structure as shown on the drawings.
- Where masonry is to be constructed on a suspended beam under, the concrete must be fully propped before commencement of the masonry.
- Chasing of load-bearing masonry units is not permitted without the prior written approval from the engineer.
- Reinforcing lap splice lengths for blockwork:

DEFORMED BARS	10	12	16	20	25
GRADE 300 BARS	500	600	850	1050	REFER TO ENGR
GRADE 500E BARS	900	1100	1450	1800	-

GENERAL NOTES -RIB RAFT FOUNDATION

- These drawings shall be read in conjunction with all architectural drawings, and other consultants drawings and specifications. Any discrepancy shall be referred to the engineer before proceeding with the related work.
- Contractor shall verify all dimensions required for set-out and construction. Do not scale from these drawings.
- All materials and workmanship shall comply with the current relevant New Zealand Standards and Building Codes.
- All dimensions are in millimeters unless noted otherwise.
- All proprietary products shall be installed in accordance with the manufacturer's specifications and instructions.
- Excavate building footprint to the minimum depth noted or until all topsoil is removed, whichever is greater. Backfill with compacted AP65/AP40. All fill shall be crushed aggregate, placed and compacted in 200mm layers.
- Backfill shall extend outwards from the building footprint minimum 300mm, or the same depth as the hardfill, or batter slope 2:1, whichever is greater
- Polystyrene pods 1100 x 1100 x 220mm (typ.)
- Slab thickness 85mm min. or 110mm min. with under floor heating
- Beam widths may be increased beyond those specified to allow better fit of polystyrene pods subject to the following additional reinforcement requirements U.N.O. :

Width Increase:	Up to 50mm	50 - 150mm	150 - 250mm
Additional Longitudinal steel:	None required	HD12 top and bottom	2HD12 top and bottom

- Slab thickenings shown on truss layout plans may be ignored.

INSPECTIONS SCHEDULE

- POST CUT INSPECTION - TO OBSERVE THE GROUND CONDITION AND TO VERIFY THE BEARING
- FOUNDATION - ALL REINFORCING STEEL FOR ANY ONE CONCRETE POUR MUST BE COMPLETELY PLACED AND TIED PRIOR TO INSPECTION.

NOTE: MINIMUM 48 HOURS NOTICE IS REQUIRED FOR INSPECTIONS.

FIBRE REINFORCED CONCRETE

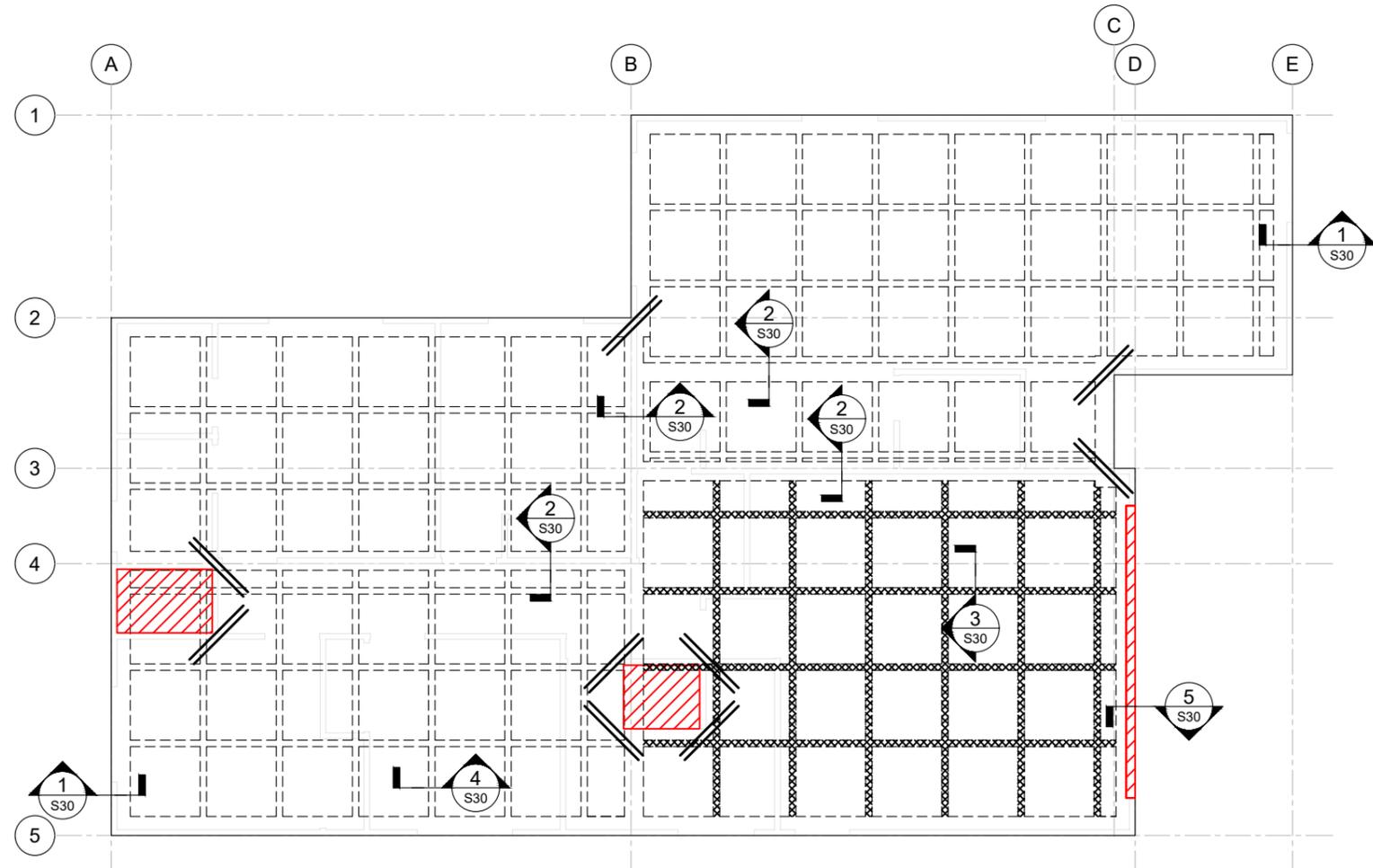
- Materials and workmanship to comply with NZS 3109.
- All concrete shall be minimum 25 MPa fibre mix concrete. fibre type/dosage min 15kg/m3 of Dramix 3D 80/608G or any equivalent fibre mix approved by the engineer. Specification should be submitted to SL Engineering Ltd prior to casting.
- Unless otherwise specified in plan, minimum concrete cover to nearest reinforcement (finishes not included):

Interior(dry) with DPM:	30mm
Exterior with Damp Proofing:	50mm
Exposed to earth:	75mm

- Reinforcing bar diameters are shown in millimetres with the following prefixes:

'D' denotes grade 300E deformed bars
'R' denotes grade 300E plain round bars
'HD' denotes grade 500E deformed bars
'HR' denotes grade 500E plain round bars





NOTES:

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT'S, ENGINEER'S AND SPECIALIST'S DRAWINGS AND SPECIFICATIONS.
2. DO NOT SCALE FROM THIS DRAWING IN EITHER PAPER OR DIGITAL FORM. USE WRITTEN DIMENSIONS ONLY.
3. MINIMUM EXCAVATION DEPTH SHALL BE 500mm MINIMUM BELOW THE BASE OF THE FOUNDATION BEAM OR UNTIL ALL TOPSOIL, ORGANIC SOIL & SOFT SOIL HAS BEEN REMOVED, WHICHEVER IS GREATER.
4. BEAM WIDTHS MAY BE INCREASED BEYOND THOSE SPECIFIED TO ALLOW BETTER FIT OF POLYSTYRENE PODS SUBJECT TO THE FOLLOWING ADDITIONAL REINFORCEMENT REQUIREMENTS U.N.O. :

WIDTH INCREASE :	ADDITIONAL LONGITUDINAL:
UP TO 50mm	NONE REQUIRED
50 - 150mm	HD12 TOP & BOTTOM
150 - 250mm	2/HD12 TOP & BOTTOM

INSPECTION SCHEDULE:

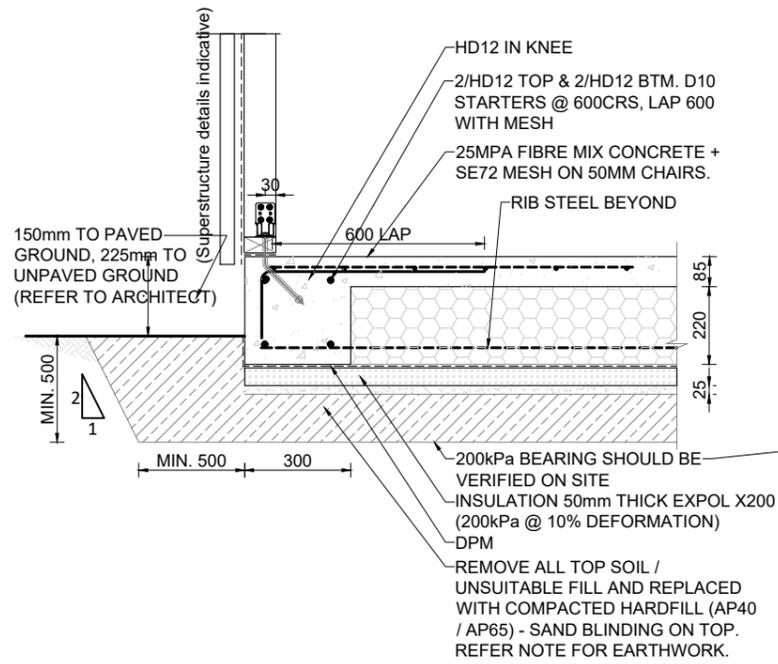
1. POST CUT INSPECTION AND BEARING VERIFICATION
2. REINFORCEMENT WORK

MINIMUM 48 HOURS NOTICE IS REQUIRED FOR ALL INSPECTIONS.

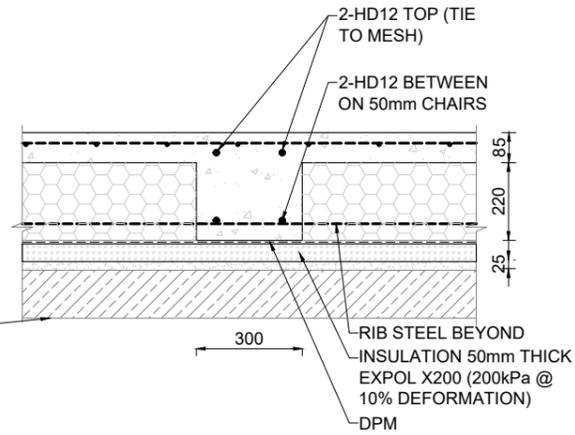
LEGEND	
	BEAM TYPE 1
	RIB TYPE 1 (GENERAL AREA)
	RIB TYPE 2 (GARAGE AREA)
	2-HD12 x 1200 LONG @ 100CRS, 50 COVER TO RE-ENTRANT CORNERS
	RECESS AS PER ARCHITECTURAL DRAWINGS

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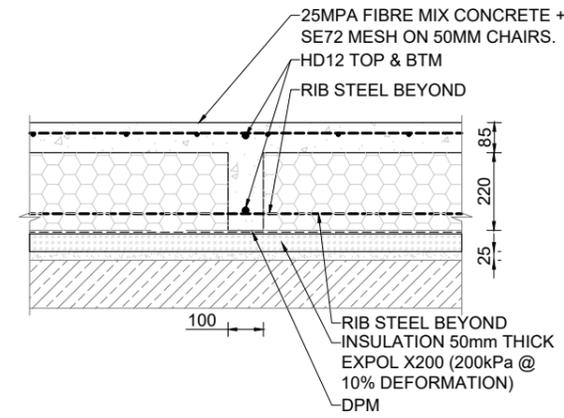
Rev.	Remark/Comment	Date
1	BUILDING CONSENT ISSUE	05-12-2025
0	PRELIMINARY ISSUE	26-11-2025



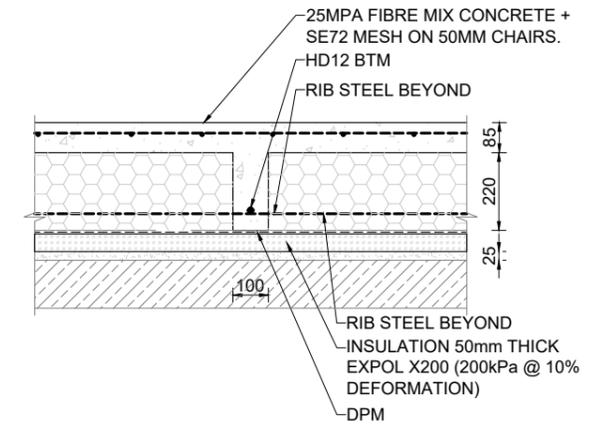
1 BEAM - TYPE 1 (PERIMETER)
S02 (BRICK REBATE DETAIL)



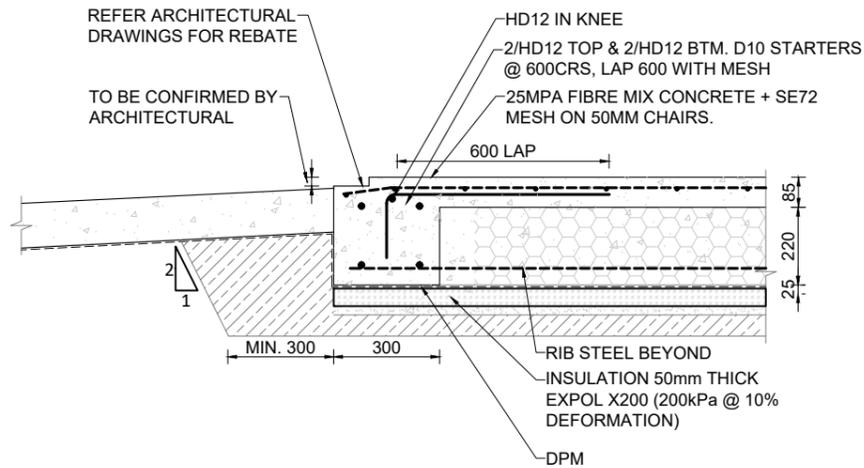
2 BEAM - TYPE 1 (INTERNAL)
S02



3 RIB - TYPE 2 (GARAGE)
S02



4 RIB - TYPE 1
S02



5 BEAM - TYPE 1 (PERIMETER)
S02 (WITH REBAT AT THE GARAGE ENTRANCE)

NOTE FOR EARTHWORK:

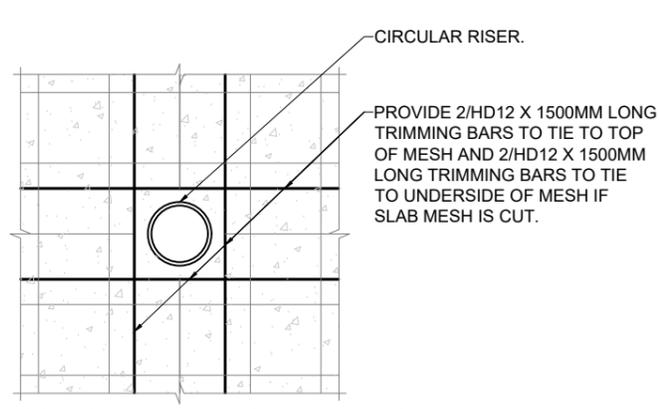
- AS RECOMMENDED IN THE GEOTECHNICAL ENGINEER'S REPORT, COMPACTED HARD FILL (AP65 OR AP40) MAY BE REQUIRED TO BACKFILL UP TO THE FOUNDING LEVEL, COMPACTED IN MAXIMUM 150-200 MM LAYERS USING APPROPRIATE COMPACTION EQUIPMENT, IN ACCORDANCE WITH NZS4431:2022 CODE OF PRACTICE FOR ENGINEERED FILL CONSTRUCTION FOR LIGHTWEIGHT STRUCTURES.
- 300 KPA BEARING SHALL BE VERIFIED AT THE SITE AS RECOMMENDED IN THE GEOTECHNICAL ENGINEER'S REPORT

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NOTE:

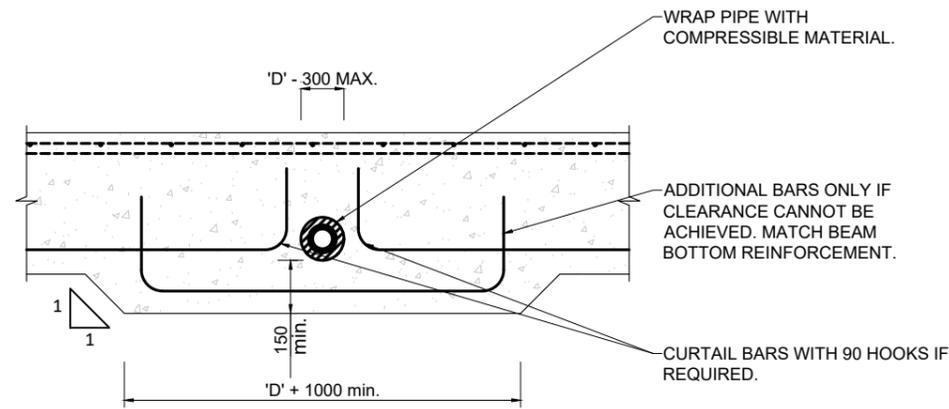
- SUPERSTRUCTURE DETAILS INDICATIVE
- CONCRETE, REINFORCEMENT AND COVER -REFER TO REINFORCED CONCRETE NOTES

Rev.	Remark/Comment	Date
1	BUILDING CONSENT ISSUE	05-12-2025
0	PRELIMINARY ISSUE	26-11-2025

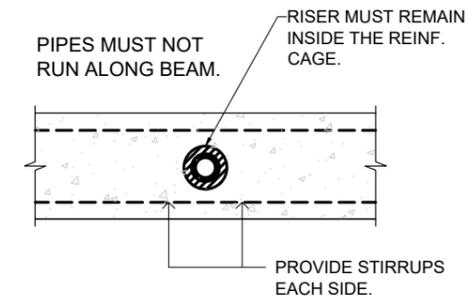


HOOK DOWN IF TRIMMING BAR REACHES PERIMETER.

TYPICAL SLAB PENETRATION (CIRCULAR)
N.T.S.

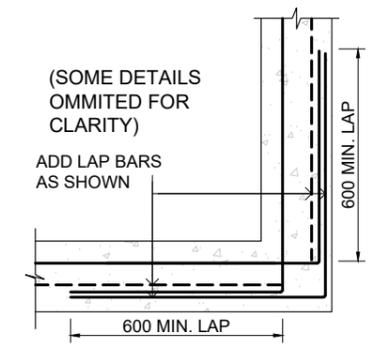


TYPICAL HORIZONTAL BEAM PENETRATION
N.T.S.



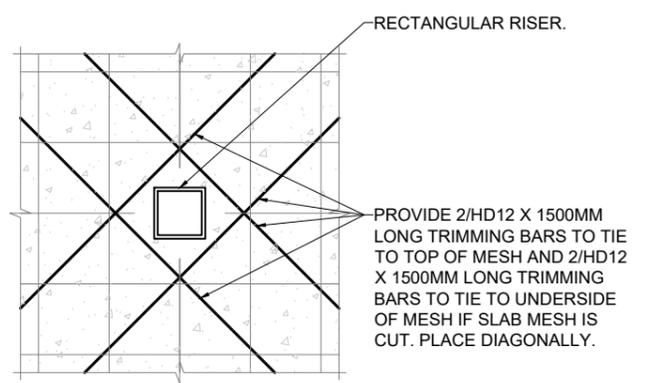
AVOID IF POSSIBLE.

TYPICAL VERTICAL BEAM PENETRATION
N.T.S.



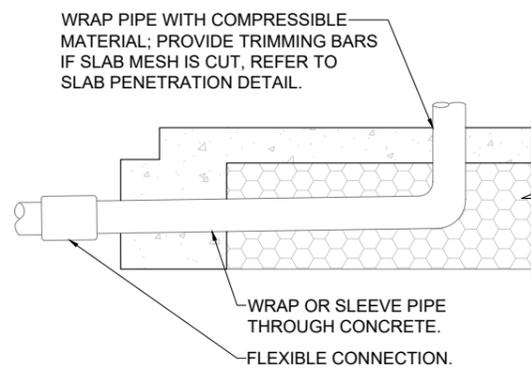
(CONTINUOUS "Z" SHAPE LAP BARS AT CORNERS LESS THAN 600MM LONG)

TYPICAL BEAM CORNER DETAIL (PLAN)
N.T.S.

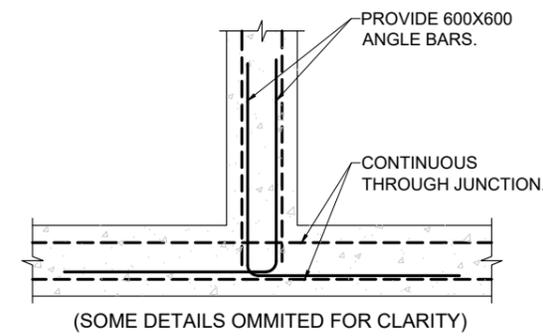


HOOK DOWN IF TRIMMING BAR REACHES PERIMETER.

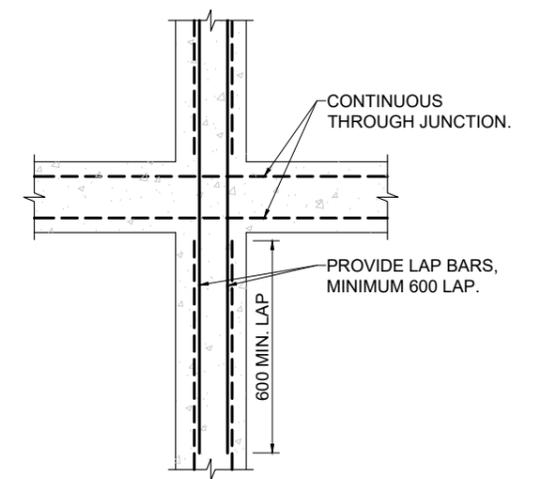
TYPICAL SLAB PENETRATION (RECTANGULAR)
N.T.S.



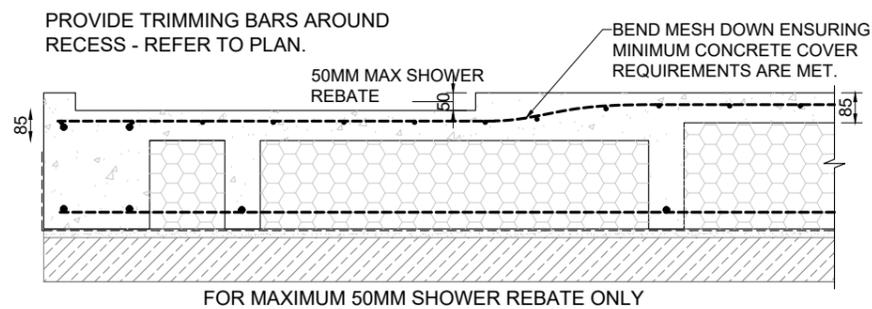
TYPICAL PIPE PENETRATION
N.T.S.



TYPICAL BEAM T-JUNCTION (PLAN)
N.T.S.



TYPICAL BEAM INTERSECTION (PLAN)
N.T.S.



TYPICAL SHOWER RECESS
1:20

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