

Approved Building Consent Documents

Please Note: A copy of the stamped approved documents must be available on site for all inspections.

INSPECTION BOOKING TIMEFRAMES		
Telephone 03 347 2839		
Call received	<i>Before 3pm inspection will be done</i>	<i>After 3pm inspection will be done</i>
Monday	Wednesday	Thursday
Tuesday	Thursday	Friday
Wednesday	Friday	Monday
Thursday	Monday	Tuesday
Friday	Tuesday	Wednesday



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- S101 SUPER SLAB FOUNDATION DETAILS

ARTIST IMPRESSION

CRAIG FITCHETT DESIGN LIMITED
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 10a Leslie Hills Drive, Riccarton, Christchurch
 P.O. Box 20504, Bishopdale, Christchurch 8543

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PROJECT INFORMATION:
PROPOSED RESIDENCE for Allan & Gaye Gray
Lot 191 Payne Court, Lincoln

Craig Fitchett
 licence number BP105386
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ARTIST IMPRESSION & INDEX

JOB NUMBER: 2015-047-Gray-WD.pln	DATE OF ISSUE: 23-May-16	DRAWN BY: LL & CF	SHEET NUMBER: 1 of 19
DRAWING STATUS: For Consent	VERSION / REVISION: issue 1		



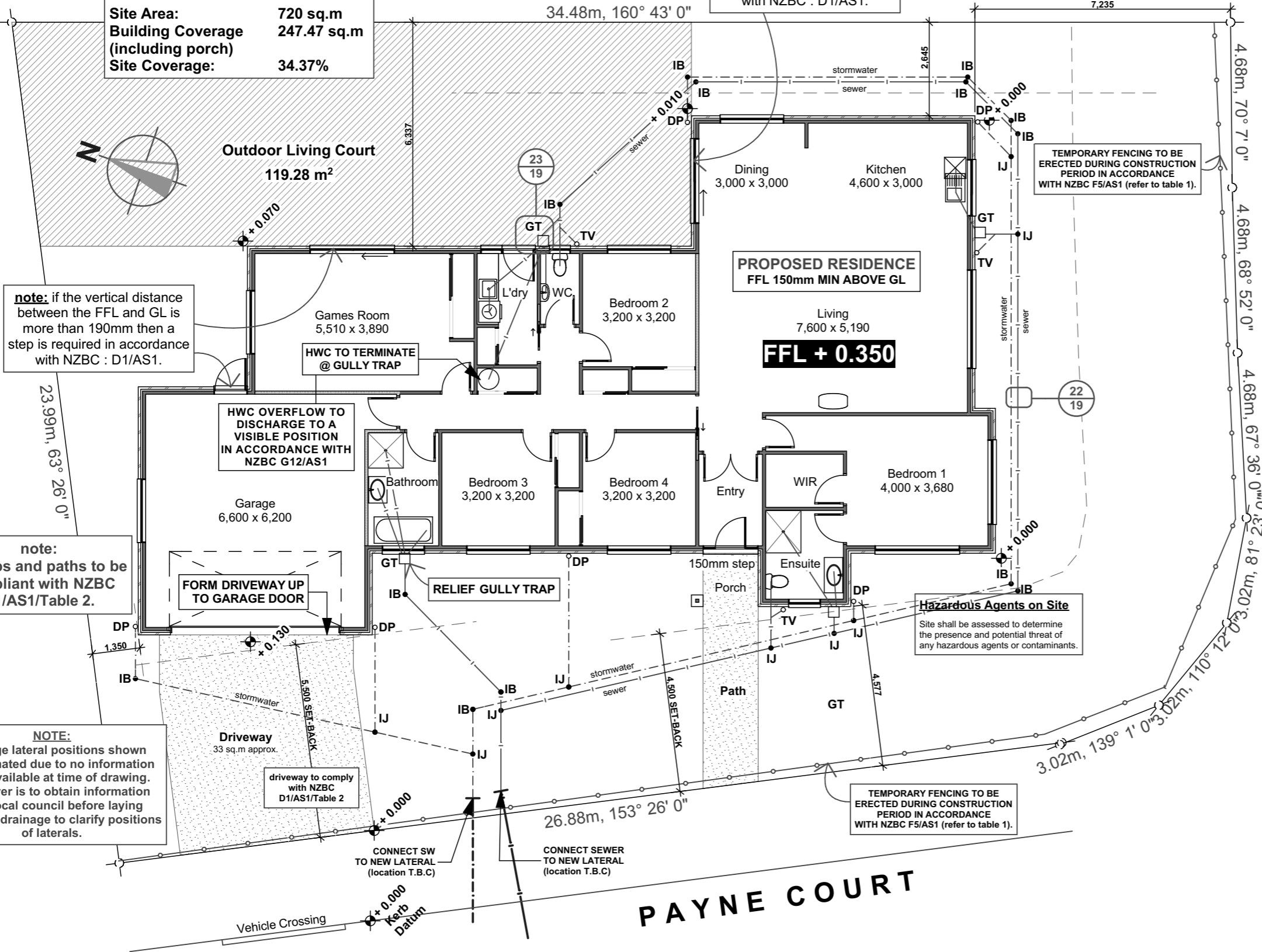
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Planning Approved

Lot 191, DP 489729

Site Area: 720 sq.m
Building Coverage: 247.47 sq.m
Site Coverage: 34.37%

note: if the vertical distance between the FFL and GL is more than 190mm then a step is required in accordance with NZBC : D1/AS1.



SEDIMENT CONTROL PLAN

- Provide 2.0m wide entry/exit rumble pad (150-200mm deep 40mm crushed rock) to driveway area, from kerb to slab with 200mm high hump pad across pad deflecting stormwater runoff to sediment fence.
- Provide geotextile sediment fencing/barrier (or similar approved) to the low side of the soil disturbance.
- Stockpile topsoil within the sediment controlled zone.
- Stabilise earth banks.
- Downpipes to be connected as soon as roof and drainage is available.
- All other work is to be completed in accordance with Environment Canterbury "Best Practice Guidelines."

KEY:

- Proposed Stormwater: 100mm dia, 1:120 gradient
Proposed Sewer: 100mm dia, 1:80 gradient
- Terminal Vent (80mm min. dia) TV
 - Down Pipe: DP ○
 - Drainage Outlet: DO ○
 - Gully Trap: GT □
 - Silt Trap: ST □
 - Type 1 Surface Water Sump: SP □
 - Inspection Junction/Bend/Point: IJ/IB/IP ●
 - Vented Soil Stack: SS ○
 - Air Admittance Valve: AAV

All to comply with NZBC.

SOIL PIPE SIZES:

- toilets: 100mm dia (1:60 gradient)
- sinks (bthrm): 40mm dia (1:40 gradient)
- sink (kitchen): 50mm dia (1:40 gradient)
- w/m: 40mm dia (1:30 gradient)
- tubs: 40mm dia (1:30 gradient)
- bath: 40mm dia (1:40 gradient)
- d/w: 40mm dia (1:40 gradient)
- shower: 40mm dia (1:40 gradient)
- whb: 32mm dia (1:20 gradient)
- vanities: 32mm dia (1:20 gradient)

NOTES:

Drainage shown is diagrammatic, drainlayer & plumber to confirm on site local council.
All drains to comply with G13/AS1 and AS2
Air Admittance valves are to be fitted to all fittings greater than 3.5m.
All pipe penetrations through concrete shall be wrapped in 'Denso Tape' or similar product to allow for pipe movement or any pipe work to go under any strip footing in the horizontal plane, shall be not less than 45°, and clear the underside of the footing by 25mm.
uPVC pipes shall be supported at centres not exceeding:
32-50mm dia pipes - 1.0m vertically, 0.5m graded.
65-100mm dia pipes - 1.2m vertically, 1.0m graded.
greater than 100mm dia pipes - 1.8m vertically, 1.2m graded.
Thermal movement shall be accommodated using pipe sleeves or a durable and flexible lagging material
Separation from all services 100mm min.
HWC overflow pipe to be copper.
AN INSPECTION POINT/JUNCTION IS TO BE LOCATED WITHIN 2.0m OF THE EXIT FROM THE BUILDING.

Construction & Demolition Hazards

Function:
Construction and demolition work on buildings shall be performed in a manner that avoids the likelihood of:
1. Objects falling onto people on or off the site.
2. Objects falling on property off the site.
3. Other hazards arising on the site affecting people off the site and other property, and
4. Unauthorised entry of children to hazards on the site.

Performance:

Suitable construction methods shall be used to avoid the likelihood of tools or materials falling onto places where people might be present.
Where construction or demolition work presents a hazard in places to which the public has access, barriers shall be provided and shall:
1. Be of appropriate height and construction to prevent site hazards from harming traffic or passerby.
2. Be difficult to climb.
3. Have no openings other than those approved by the territorial authority for access and viewing.
4. have no gates or doors which project beyond the site when opened.

Hazardous Agents on Site
Site shall be assessed to determine the presence and potential threat of any hazardous agents or contaminants.

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note: if the vertical distance between the FFL and GL is more than 190mm then a step is required in accordance with NZBC : D1/AS1.

note: all steps and paths to be compliant with NZBC D1/AS1/Table 2.

NOTE: Drainage lateral positions shown are estimated due to no information being available at time of drawing. Drainlayer is to obtain information from local council before laying proposed drainage to clarify positions of laterals.

HWC TO TERMINATE @ GULLY TRAP

HWC OVERFLOW TO DISCHARGE TO A VISIBLE POSITION IN ACCORDANCE WITH NZBC G12/AS1

FORM DRIVEWAY UP TO GARAGE DOOR

RELIEF GULLY TRAP

TEMPORARY FENCING TO BE ERECTED DURING CONSTRUCTION PERIOD IN ACCORDANCE WITH NZBC F5/AS1 (refer to table 1).

Site Plan

scale 1:125

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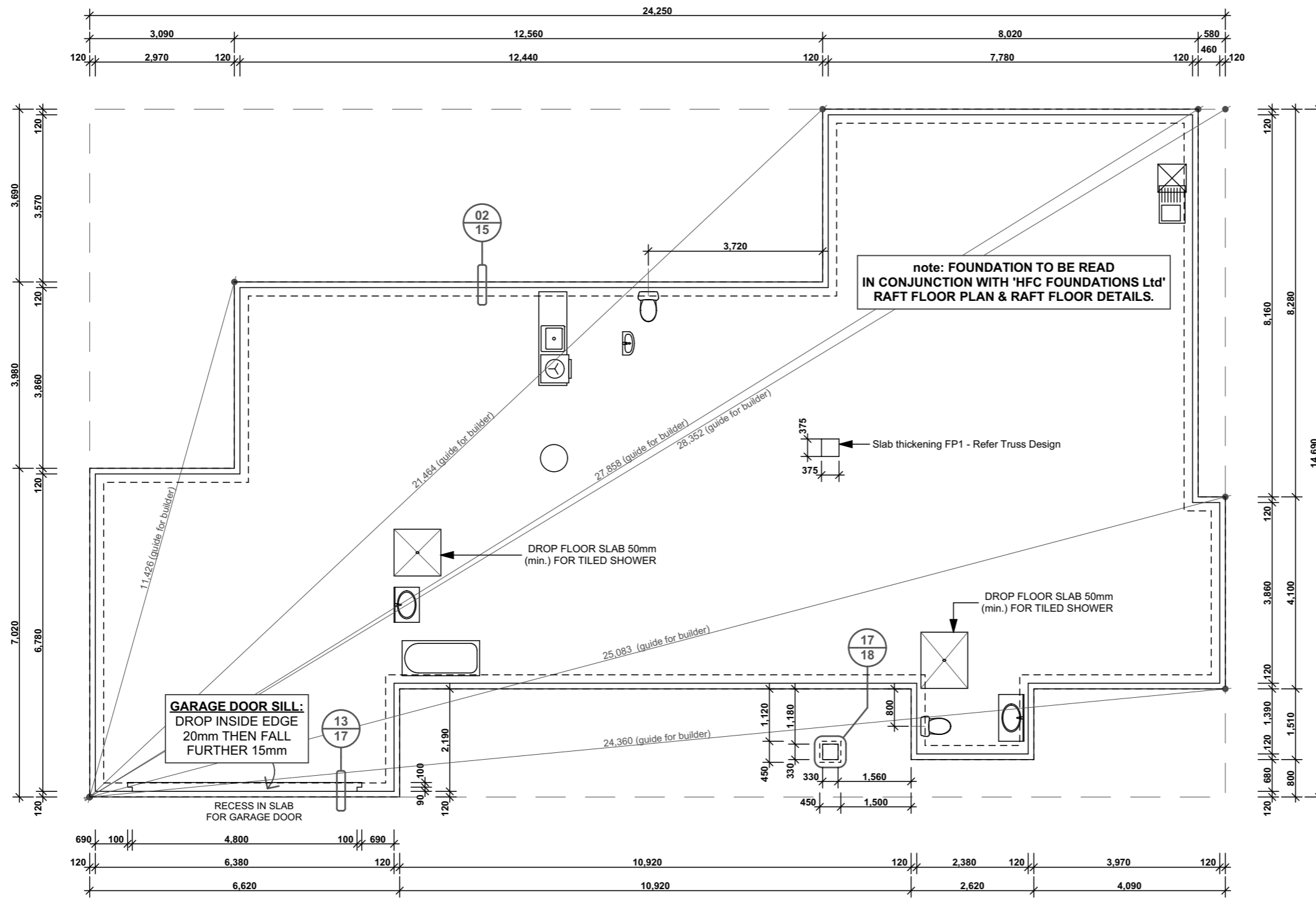


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SITE PLAN			
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Foundation Plan

scale 1:100



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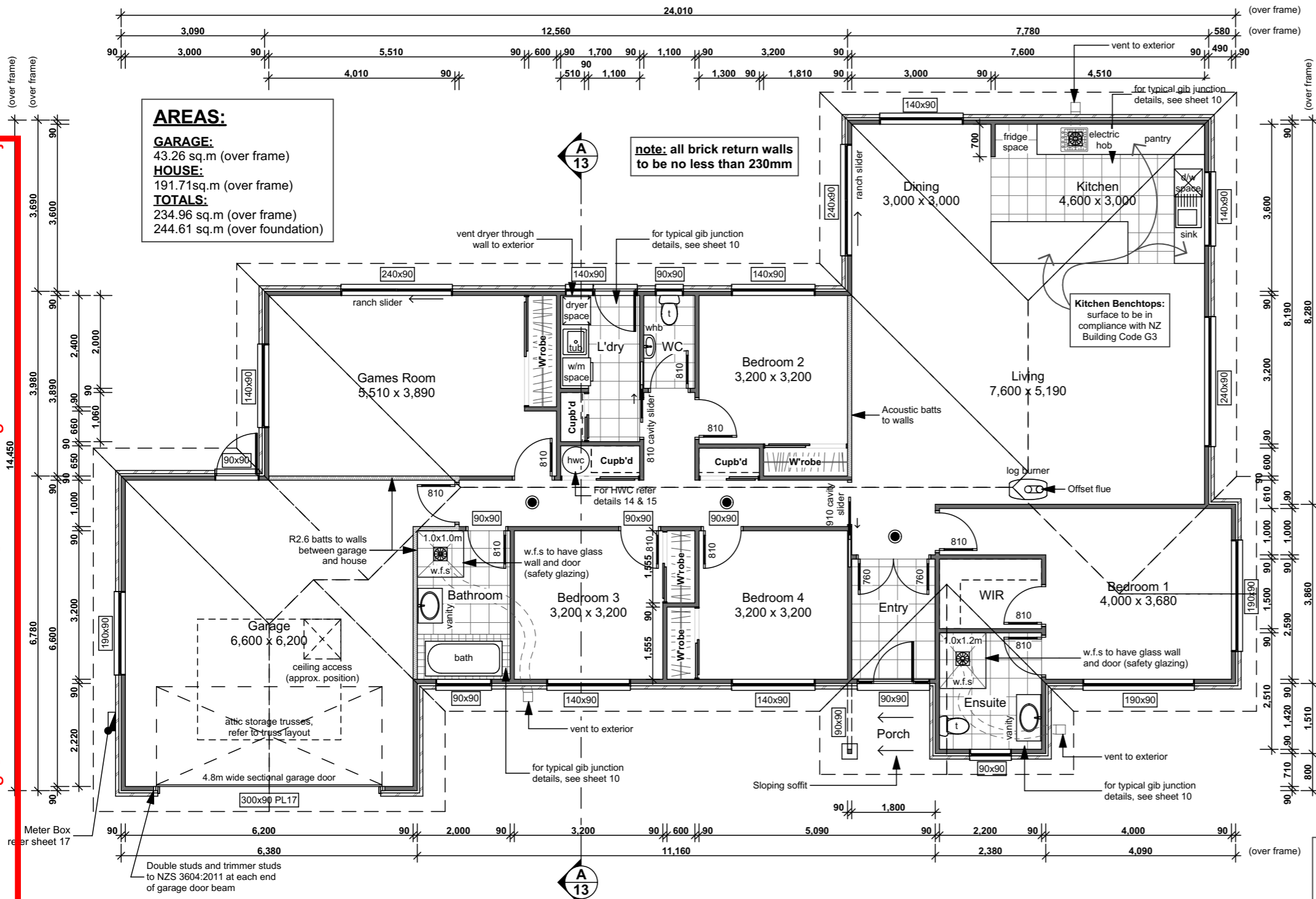


FOUNDATION PLAN

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PIPE SUPPORT

Pipes shall be supported at centres not exceeding:

	Pipe Diameter	Max distance between supports
Copper Pipes:	32 - 50mm	3.0m (vertical pipe) 2.5m (graded pipe)
	greater than 50mm	3.5m (vertical pipe) 3.0m (graded pipe)
PVC-U Pipes:	32 - 50mm	1.0m (vertical pipe) 0.5m (graded pipe)
	65 - 100mm	1.2m (vertical pipe) 1.0m (graded pipe)
	greater than 100mm	1.8m (vertical pipe) 1.2m (graded pipe)

note: for PVC-U pipes carrying discharges of greater than 60°C, support for the pipe shall in accordance with Paragraph 6.3.2 of AS/NZS 2032.

HWC PIPE SIZES:

HWC pipe sizes and lengths shall comply with NZS 4305: 1996 clause 3.2.1 & table 5.

10mm dia pipe: maximum length 25.0m
15mm dia pipe: maximum length 12.0m
20mm dia pipe: maximum length 7.0m

notes:
where the pipe supplying the sink unit is composed of sections of different diameters, the total volume of water in the pipe run shall not exceed 2 litres.

HWC overflow pipe to be copper.

THERMAL MOVEMENT

The plumbing system shall accommodate without failure the expected longitudinal movement in pipes resulting from temperature changes. All copper and PVC-U pipes shall incorporate expansion joints. The provisions described in Section 6.4 of AS/NZS 2032 shall be used for PVC-U pipes.

At Supports, and at wall and floor penetrations not incorporating expansion joints, movement shall be accommodated using pipe sleeves or a durable and flexible material.

- NOTES:**
- External & Internal Wall Framing:** 90x45 H1.2 treated douglas fir timber framing with studs @ 600mm ctrs and dwangs @ 800mm ctrs unless otherwise stated.
 - Roof Framing:** Trusses are to be H1.2 treated pinus radiata timber framing.
 - Exterior Wall Wraps:** Watertight-plus building paper fixed to exterior framing. All wraps shall comply with NZ Building Code E2/AS1.
 - Timber Framing Grade:** All timber to have a framing grade of SG 8.
 - Beam/lintels:** sizes shown are to be confirmed by the precut manufacturer and shall comply with NZS 3604: 2011.
 - Smoke Detectors:** Installed throughout the dwelling complying with NZ Building Code F7/AS1.
 - Note: do not install smoke detectors more than 3.0m away from a bedroom door.
 - Mount detectors on ceilings, minimum 300mm from any adjacent walls.
 - ALL SMOKE ALARMS TO HAVE HUSH & TEST FACILITIES
- Indicates Smoke Detector Position

FLOOR COVERING KEY:
all floor coverings shall comply with NZBC E3/AS1.

Tiles: [grid pattern]	Carpet: Living, Dining, Bedrooms, Gamesroom, Robes & Hallways.
Vinyl: [dotted pattern]	Concrete: Garage.
Vinyl Planking: [wood grain pattern]	

ANTI-SLIP: on all access routes (both external and internal), provide anti-slip surfaces complying with NZBC D1/AS1/Table 2 (except surfaces inside entry doors of housing may be considered as dry areas).

Floor Plan scale 1:100

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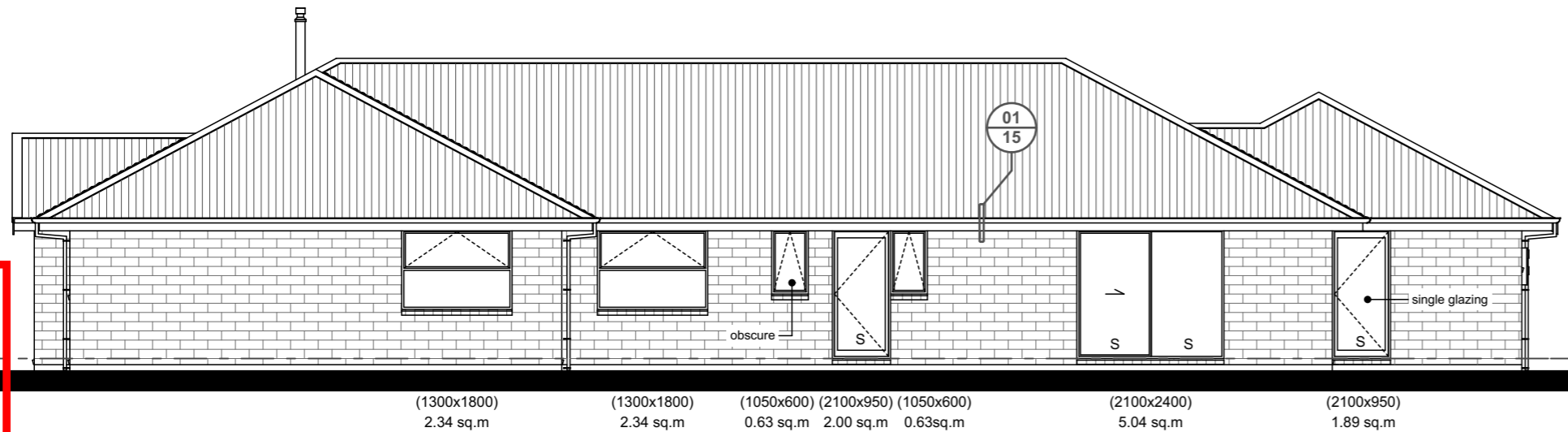
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FLOOR PLAN			
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East Elevation

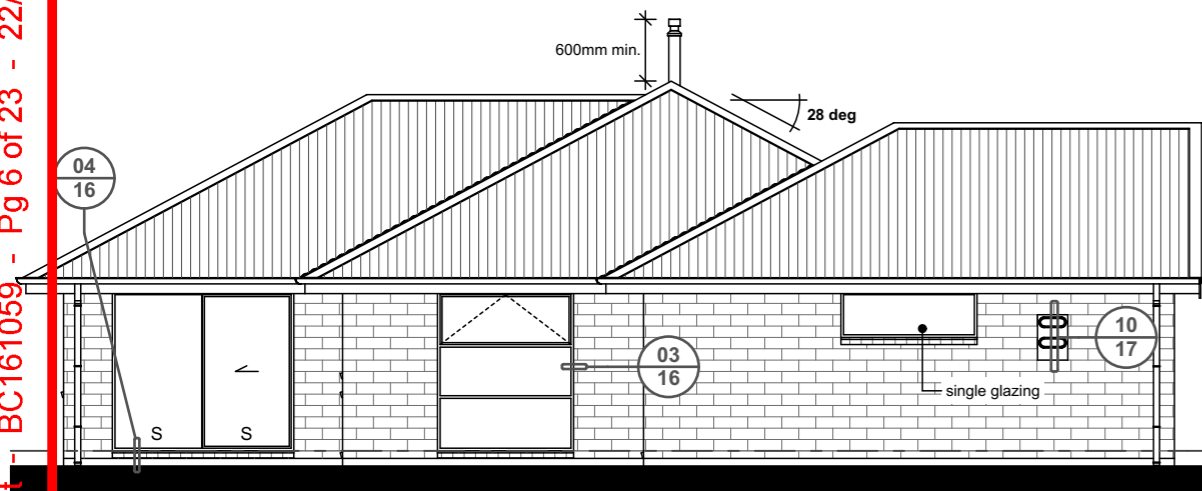
scale 1:100

NOTES:

1. S - denotes safety glazing to be in accordance with NZS 4223.
2. All glazing to be in accordance with NZS 4223.
3. All lintels are to comply with NZS 3604: 2011.
4. All glazing, except garage to be rated @ R value = 0.26 (minimum).
5. All opening sizes are to be measured on site before windows & doors are to be manufactured.
6. RS - denotes windows that are to have a 100mm (maximum opening) restrictor stay installed.

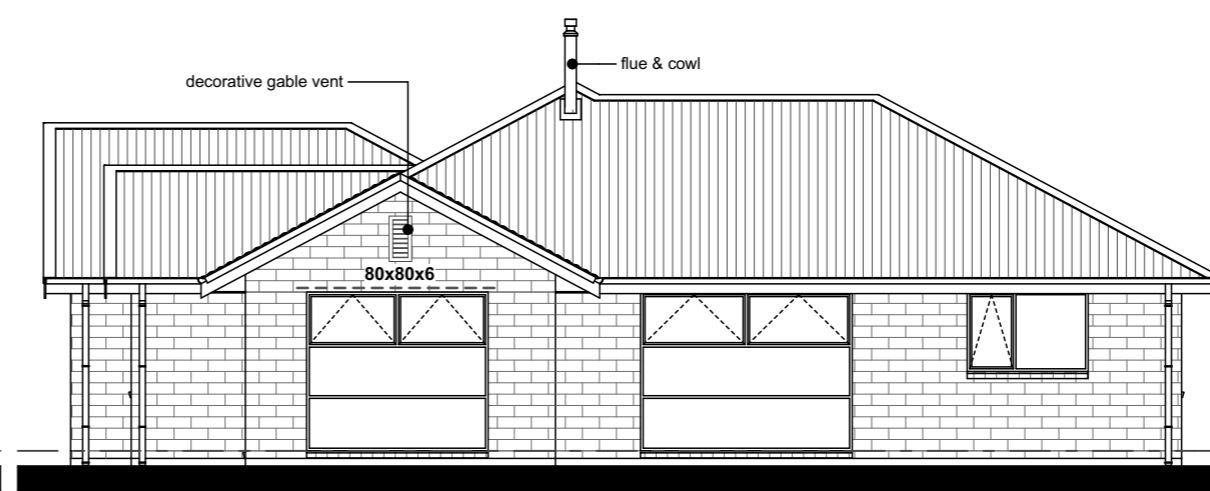
(h x w) Indicates size of window & door opening
80x80x6 Indicates size of veneer lintel

WANZ support bar: Provide to all doors & windows.



North Elevation

scale 1:100 South Elevation



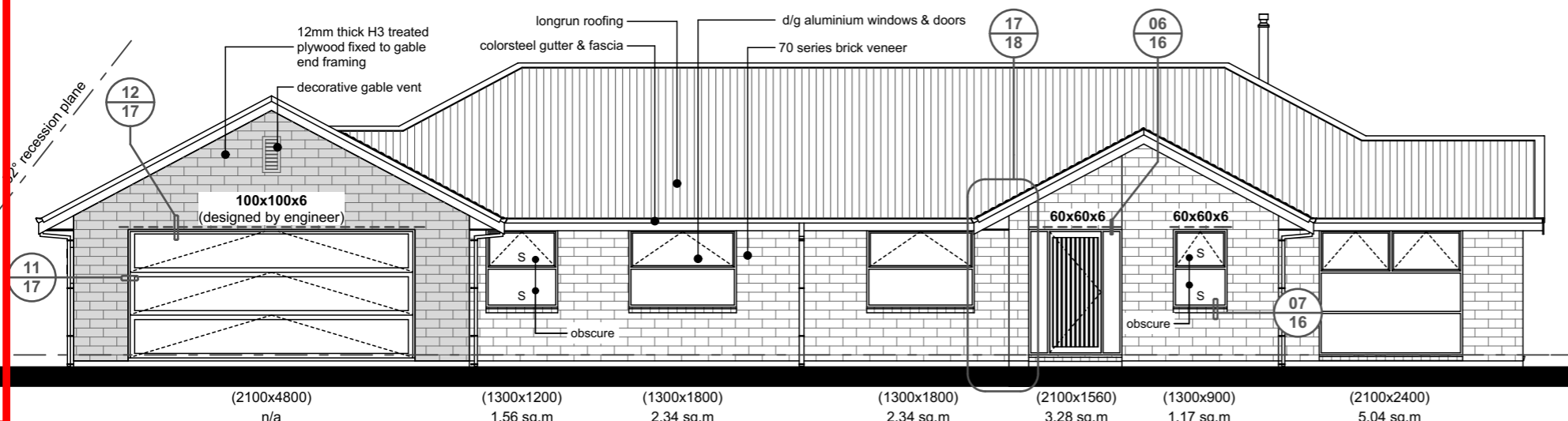
scale 1:100

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

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

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

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



West Elevation

scale 1:100

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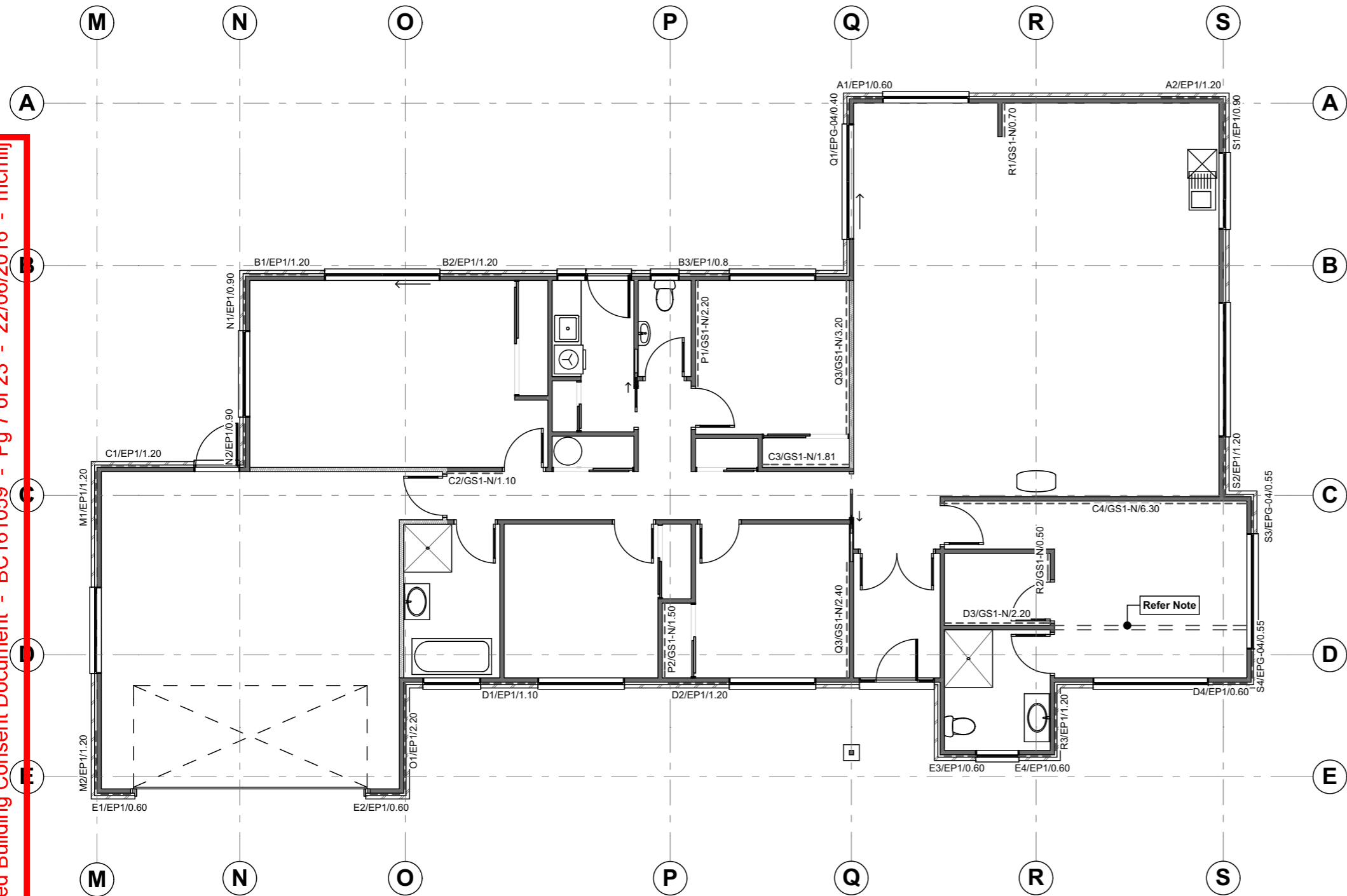
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ELEVATIONS & RISK MATRICES			
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DRAWING STATUS:	VERSION / REVISION:		
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Bracing Layout

scale 1:100

NOTE:
Connect timber members at top plate level to external wall at right angles in accordance with NZS3604 2011 Clause 8.7.3.4.
8.7.3.4. Each wall that contains one or more wall bracing elements shall be connected at the top plate level, either directly, or through a framing member in the line of the wall, to external walls at right angles to it. Top plate fixing(s) of the capacity in tension or compression along the line of the wall bracing element are given as follows:
(a) For each wall containing wall bracing elements with a total bracing capacity of not more than 125 BU's: to at least one such external wall by a fixing as shown in figure 8.16 of 6kn capacity;
(b) For each wall containing wall bracing elements with a total bracing capacity of more than 250 BU's: to at least two external walls by a fixings as shown in figure 8.16 of 6kn capacity;
(b) For each wall containing wall bracing elements with a total bracing capacity of more than 250 BU's: to at least two external walls by a fixings as shown in figure 8.16 each having a rating of not less than 2.4kN per 100 bracing units.

Structural Plywood brace with plasterboard other side

Specification No.	Minimum Wall Length	Lining Requirements	BU's/m Wind	BU's/m Earthquake
EPG	0.4 m	7mm Ecopy® or Ecopy Barrier one side and 10mm GIB® Standard plasterboard other side	100	115
	1.2 m		150	150

Single sided structural plywood brace

Specification No.	Minimum Wall Length	Lining Requirements	BU's/m Wind	BU's/m Earthquake
EP1	0.6 m	7mm Ecopy®, or Ecopy Barrier one side	125	130

Table 1: GIB® Standard Plasterboard Bracing Unit ratings

Type	Minimum Length (m)	Lining	Other Requirements	BU/m	
				W	EQ
GS1-N	0.4	GIB® Standard Plasterboard one side	N/A	50	55
	1.2			70	60
GS2-N	0.4	GIB® Standard Plasterboard both sides	N/A	70	65
	1.2			95	85
GSP-H	0.4	GIB® Standard Plasterboard one side plywood the other	Panel hold-down fixings	100	115
	1.2			150*	150*

Table 2: GIB Braceline® Bracing Unit ratings

Type	Minimum Length (m)	Lining	Other Requirements	BU/m	
				W	EQ
BL1-H	0.4	GIB Braceline® one side	Panel hold-down fixings	90	100
	1.2			125*	105
BLG-H	0.4	GIB Braceline® one side GIB® Standard Plasterboard the other	Panel hold-down fixings	110	115
	1.2			150*	145*
BLP-H	0.4	GIB Braceline® one side plywood the other	Panel hold-down fixings	135*	135*
	1.2			150*	150*

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BRACING LAYOUT

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GIB EzyBrace® Systems

GIB Bottom Plate Fixing JUNE 2011

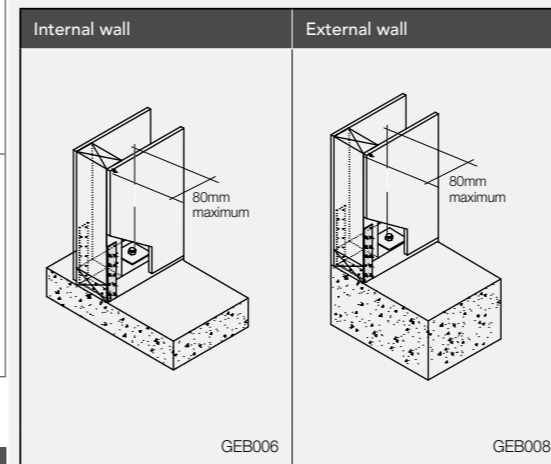
Bottom plate fixings for GIB® Bracing Elements			
Brace type	Concrete slabs		Timber floors
	External wall	Internal wall	External and Internal walls
GS1-N	As per NZS 3604:2011. No specific additional fastening required	As per NZS 3604:2011. Alternatively use 75 x 3.8mm shot-fired fasteners with 16mm washers, 150mm and 300mm from each end of the bracing element and at 600mm thereafter.	Pairs of 100 x 3.75mm flat head hand driven nails or 3 / 90 x 3.15mm power driven nails at 600mm centres in accordance with NZS 3604:2011
GS2-N	Not applicable		
GSP-H BL1-H BLP-H	Intermediate fastenings to comply with NZS 3604:2011. In addition: GIB Handibrac® fixings or metal wrap-around strap fixings and bolt as illustrated on pages 19 and 20.		Pairs of 100 x 3.75mm flat head hand driven nails or 3 / 90 x 3.15mm power driven nails at 600mm centres in accordance with NZS 3604:2011.
BLG-H	Not applicable	As for GSP-N, BL1-H, BLP-H on concrete slab above	In addition: GIB Handibrac® fixings or metal wrap-around strap fixings and bolt as illustrated below.

BOTTOM PLATE ANCHOR PLACEMENT

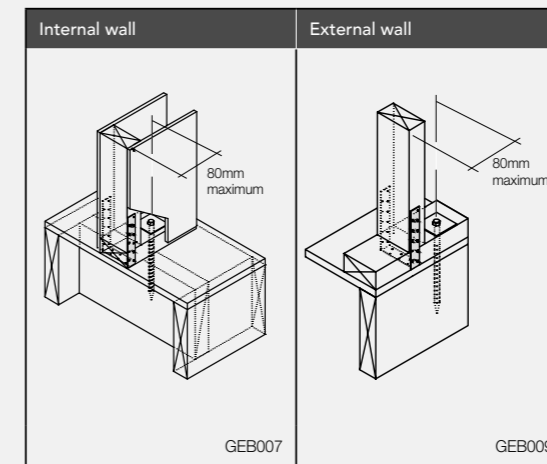
When using stud to plate straps the bottom plate anchor placement has been reduced from a maximum of 100mm to 80mm from the end of the bracing element. This distance is consistent with the bolt location in the

GIB Handibrac® and ensures performance equivalence when GIB Handibrac® and strap fixings are compared. The change represents industry best practice and does not affect previous bracing designs and installations.

CONCRETE FLOOR



TIMBER FLOOR

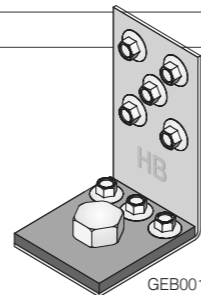


GIB Panel Hold-down Details

GIB Handibrac® – RECOMMENDED METHOD

Developed in conjunction with MiTek™ NZ, the GIB Handibrac® has been designed and tested for use as a hold-down in GIB®BL and GSP bracing elements.

- The GIB Handibrac® registered design provides for quick and easy installation
- The GIB Handibrac® provides a flush surface for the wall linings because it is fitted inside the framing. There is no need to check in the framing as recommended with conventional straps
- The GIB Handibrac® is suitable for both new and retrofit construction
- The design also allows for installation and inspection at any stage prior to fitting internal linings



GIB Handibrac®

The GIB Handibrac® has been designed and tested by Winstone Wallboards and remains the preferred panel hold-down fixing for use with high performance GIB EzyBrace® Systems. The registered design bracket is fitted inside the framing and provides a flush surface for wall-lining.



Concrete Floor		Timber Floor	
External walls	Internal walls	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	Position GIB Handibrac® in the centre of the perimeter joist or bearer	Position GIB Handibrac® in the centre of floor joist or full depth solid block
Hold-down fastener requirements			
A mechanical fastening with a minimum characteristic uplift capacity of 15kN.		12x150mm galvanised coach screw	

GIB EzyBrace® software and technical literature available at gib.co.nz/gib-ezybrace-systems.

FOR TECHNICAL ASSISTANCE CALL THE GIB® HELPLINE ON 0800 100 442.

Substitution: GIB EzyBrace® Systems are not generic. In order for GIB® Systems to perform as tested, all components must be installed exactly as prescribed. Substituting components produces an entirely different system and may seriously compromise system performance. Where specified, GIB® branded components must be used when specifying and installing GIB EzyBrace® Systems.

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FOR FURTHER INFORMATION VISIT WWW.GIB.CO.NZ OR PHONE THE GIB® INFORMATION HELPLINE 0800 100 442 19

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PROJECT INFORMATION:
PROPOSED RESIDENCE for Allan & Gaye Gray
Lot 191 Payne Court, Lincoln

Craig Fitchett
licence number BP105386
Always check the LBP register to ensure your building practitioner is licensed.



BRACING FIXING DETAILS			
JOB NUMBER: 2015-047-Gray-WD.pln	DATE OF ISSUE: 23-May-16	DRAWN BY: LL & CF	SHEET NUMBER: 7 of 19
DRAWING STATUS: For Consent		VERSION / REVISION: issue 1	

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10a Leslie Hills Drive, Riccarton, Christchurch
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GIB EzyBrace® Systems

GIB **GIB EzyBrace® System Specification – BL1-H** JUNE 2011

GIB EzyBrace® Systems

GIB **GIB EzyBrace® System Specification – GS1-N** JUNE 2011



ARTISAN HOMES
EXCELLENCE • CRAFTSMANSHIP • DISTINCTION
www.artisanhomes.co.nz, Email: info@artisanhomes.co.nz

Specification Code	Minimum Length (m)	Lining requirement	Other requirements
BL1-H	0.4	10mm or 13mm GIB Braceline® to one side only	Hold downs

Specification Code	Minimum Length (m)	Lining requirement
GS1-N	0.4	Any 10mm or 13mm GIB® Standard Plasterboard to one side only

WALL FRAMING
Wall framing to comply with:
 • NZBC B1 - Structure; AS1 Clause 3 Timber (NZS 3604:2011)
 • NZBC B2 - Durability AS1 Clause 3.2 Timber (NZS 3602)
 Framing dimensions and height as determined by NZS 3604 stud and top plate tables for load bearing and non-bearing walls. The use of kiln dried stress graded timber is recommended.

BOTTOM PLATE FIXING
Timber Floor
 Use panel hold downs at each end of the bracing element. The GIB HandiBrac® is recommended. See details in GIB Ezybrace® Systems 2011 or GIB® Site Guide.
 Pairs of hand driven 100 x 3.75mm nails at 600mm centres; or
 Three power driven 90 x 3.15 nails at 600mm centres.

Concrete floor
 Use panel hold downs at each end of the bracing element. The GIB HandiBrac® is recommended. See details in GIB Ezybrace® Systems 2011 or GIB® Site Guide. Within the length of the bracing element bottom plates are to be fixed in accordance with the requirements of NZS 3604.

WALL LINING
 One layer 10mm or 13mm GIB® Braceline.
 Sheets can be fixed vertically or horizontally.
 Sheet joints shall be touch fitted.
 Use full length sheets where possible.

PERMITTED SUBSTITUTION
 For permitted GIB® Plasterboard substitutions refer to Page 21 in GIB Ezybrace® Systems 2011.

FASTENING THE LINING
Fasteners
 32mm x 6g GIB® Grabber® high thread screws. (GIB Braceline® Nails may be used with 10mm GIB Braceline® only.)
Fastener centres
 50,100,150, 225, 300mm from each corner and 150mm thereafter around the perimeter of the bracing element. For vertically fixed sheets place fasteners at 300mm centres to the sheet joint.
 For horizontally fixed sheets place single fasteners to the sheet edge where it crosses the stud.
 Use daubs of GIB Fix® adhesive at 300mm centres to intermediate studs.
 Place fasteners no closer than 12mm from paper bound sheet edges and 18mm from any sheet end or cut edge.

JOINTING
 All fastener heads stopped and all sheet joints paper tape reinforced and stopped in accordance with the GIB® Site Guide.

WALL FRAMING
 Wall framing to comply with;
 • NZBC B1 - Structure; AS1 Clause 3 Timber (NZS 3604:2011)
 • NZBC B2 - Durability AS1 Clause 3.2 Timber (NZS 3602)
 Framing dimensions and height as determined by NZS 3604 stud and top plate tables for load bearing and non-bearing walls. The use of kiln dried stress graded timber is recommended.

BOTTOM PLATE FIXING
Timber Floor
 Pairs of hand driven 100 x 3.75mm nails at 600mm centres; or
 Three power driven 90 x 3.15 nails at 600mm centres.

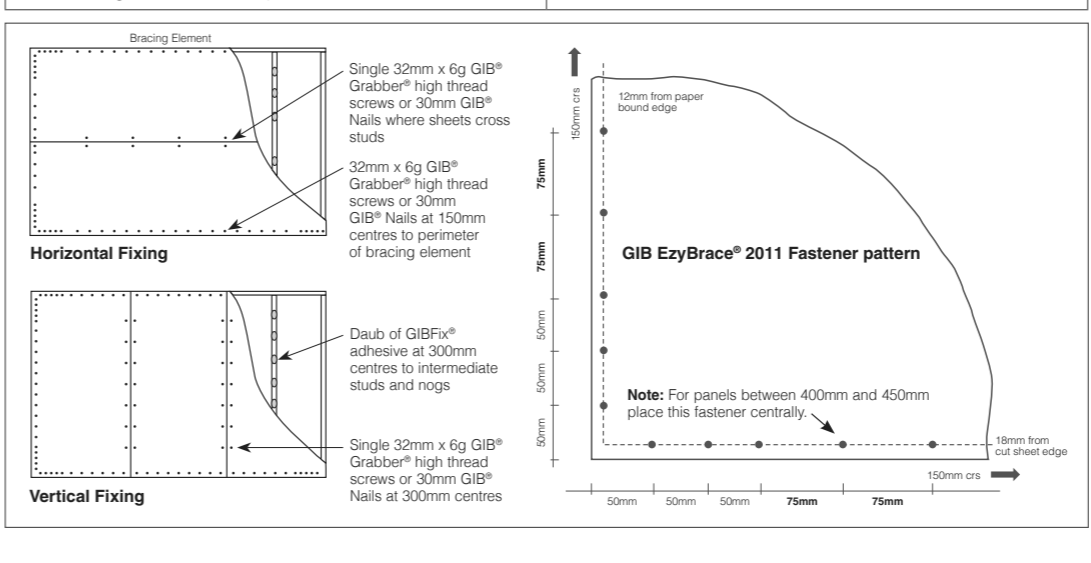
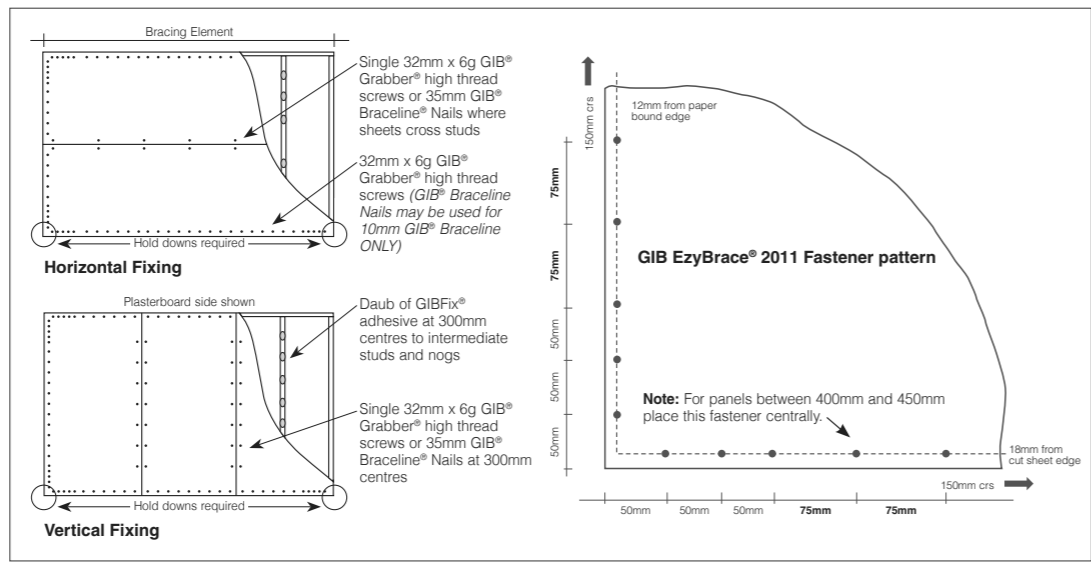
Concrete floor
INTERNAL WALL BRACING LINES
 In accordance with the requirements of NZS 3604:2011 for internal wall plate fixing or 75 x 3.8mm shot fired fasteners with 16mm discs spaced at 150mm and 300mm from end studs and 600mm centres thereafter.
EXTERNAL WALL BRACING LINES
 In accordance with the requirements of NZS 3604 for external plate fixing.

WALL LINING
 Any 10mm or 13mm GIB® Plasterboard lining.
 Sheets can be fixed vertically or horizontally.
 Sheet joints shall be touch fitted.
 Use full length sheets where possible.

PERMITTED SUBSTITUTION
 For permitted GIB® Plasterboard substitutions refer to Page 21 in GIB Ezybrace® Systems 2011.

FASTENING THE LINING
Fasteners
 32mm x 6g GIB® Grabber® high thread screws; or 30mm GIB® Nails.
Fastener centres
 50,100,150, 225, 300mm from each corner and 150mm thereafter around the perimeter of the bracing element. For vertically fixed sheets place fasteners at 300mm centres to intermediate sheet joints.
 For horizontally fixed sheets place single fasteners to the sheet edge where it crosses the stud.
 Use daubs of GIB Fix® adhesive at 300mm centres to intermediate studs.
 Place fasteners no closer than 12mm from paper bound sheet edges and 18mm from any sheet end or cut edge.

JOINTING
 All fastener heads stopped and all sheet joints paper tape reinforced and stopped in accordance with the GIB® Site Guide.



In order for GIB® systems to perform as tested, all components must be installed exactly as prescribed. Substituting components produces an entirely different system and may seriously compromise performance. Follow the specifications. This Specification sheet is issued in conjunction with the publication GIB EzyBrace® Systems 2011 and has been appraised in accordance with the BRANZ Appraisal No. 294 (2011).

In order for GIB® systems to perform as tested, all components must be installed exactly as prescribed. Substituting components produces an entirely different system and may seriously compromise performance. Follow the specifications. This Specification sheet is issued in conjunction with the publication GIB EzyBrace® Systems 2011 and has been appraised in accordance with the BRANZ Appraisal No. 294 (2011).

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PROJECT INFORMATION:
PROPOSED RESIDENCE for Allan & Gaye Gray
Lot 191 Payne Court, Lincoln

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BRACING DETAILS (GS1 & BL1)

JOB NUMBER: 2015-047-Gray-WD.pln	DATE OF ISSUE: 23-May-16	DRAWN BY: LL & CF	SHEET NUMBER: 8 of 19
DRAWING STATUS: For Consent	VERSION / REVISION: issue 1		

Ecoply Bracing Specification - EP1

Framing

Wall framing must comply with:

- NZBC B1 - Structure: AS1 Clause 3 Timber (NZS3604:2011)
- NZBC B2 - Durability: AS1 Clause 3.2 Timber (NZS3602)

Framing dimensions and height are as determined by the NZS3604:2011 stud and top plate tables for load bearing and non load bearing walls. Kiln dried verified structural grade timber must be used. Machine stress graded timber, such as Laserframe®, is recommended.

Bottom Plate Fixing

Use GIB HandiBrac® hold-down connections at each end of the bracing element. Refer to installation instructions supplied with the connectors for correct installation instructions and bolt types to be used for either concrete or timber floors. Within the length of the bracing element, bottom plates are fixed in accordance with the requirements of NZS 3604:2011.

Lining

One layer 7mm Ecoply structural plywood fixed directly to framing or over cavity battens. If part sheets are used, ensure nailing at required centres is carried out around the perimeter of each sheet or part sheet. A 2-3mm expansion gap should be left between sheets.

Fastening the Ecoply

Fasteners

Fasten with 50 x 2.8 mm galvanised or stainless steel flat head nails. Place fasteners no less than 7 mm from sheet edges.

Fasteners for H3.2 CCA treated Ecoply

Where fasteners are in contact with CCA treated timber or plywood, fasteners shall be a minimum of hot dip galvanised

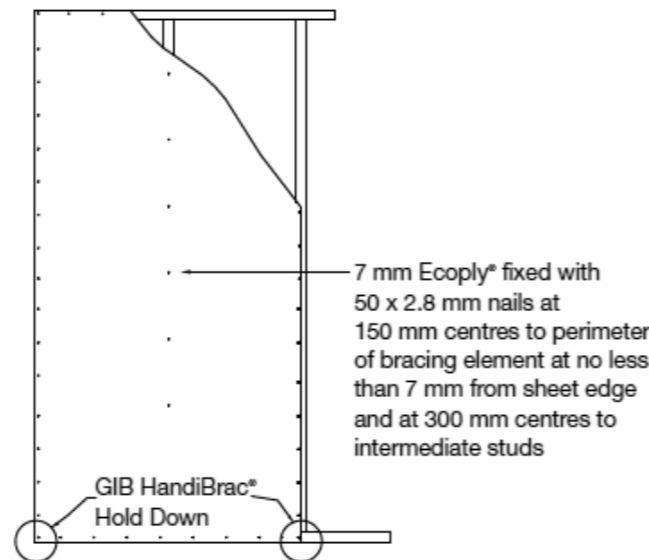
In certain circumstances stainless steel fasteners may be required. Refer to section 4 of NZS 3604:2011 for these circumstances.

Refer to Table 8 in the Ecoply Specification and Installation Guide for further fastener selection advice.

Stainless steel fasteners must be annular grooved.

Fastening Centres

Fasteners are placed at 150 mm centres around the perimeter of each sheet and 300 mm centres to intermediate studs.



Ecoply Bracing Specification - EPG

Framing

Wall framing must comply with:

- NZBC B1 - Structure: AS1 Clause 3 Timber (NZS3604:2011)
- NZBC B2 - Durability: AS1 Clause 3.2 Timber (NZS3602)

Framing dimensions and height are as determined by the NZS3604:2011 stud and top plate tables for load bearing and non load bearing walls. Kiln dried verified structural grade timber must be used. Machine stress graded timber, such as Laserframe®, is recommended.

Bottom Plate Fixing

Use GIB HandiBrac® hold-down connections at each end of the bracing element. Refer to installation instructions supplied with the connectors for correct installation instructions and bolt types to be used for either concrete or timber floors. Within the length of the bracing element, bottom plates are fixed in accordance with the requirements of NZS 3604:2011.

Lining

Side 1: One layer 7mm Ecoply structural plywood fixed directly to framing. If part sheets are used, ensure nailing at required centres is carried out around the perimeter of each sheet or part sheet. A 2-3mm expansion gap should be left between sheets.

Side 2: One layer 10 or 13mm GIB® Standard plasterboard vertically or horizontally fixed. Sheet joints are touch fitted and fastener heads and joints stopped in accordance with the GIB® Site Guide.

Fastening the Ecoply

Fasteners

Fasten with 50 x 2.8mm galvanised or stainless steel flat head nails. Place fasteners no less than 7mm from sheet edges.

Fasteners for H3.2 CCA treated Ecoply

Where fasteners are in contact with CCA treated timber or plywood, fasteners shall be a minimum of hot dip galvanised

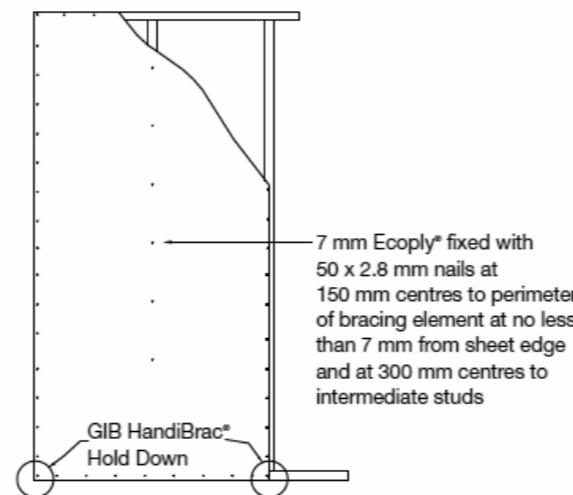
In certain circumstances stainless steel fasteners may be required. Refer to section 4 of NZS 3604:2011 for these circumstances.

Refer to Table 8 in the Ecoply Specification and Installation Guide for further fastener selection advice.

Stainless steel fasteners must be annular grooved.

Fastening Centres

Fasteners are placed at 150mm centres around the perimeter of each sheet and 300mm centres to intermediate studs.



Fastening the GIB® Plasterboard

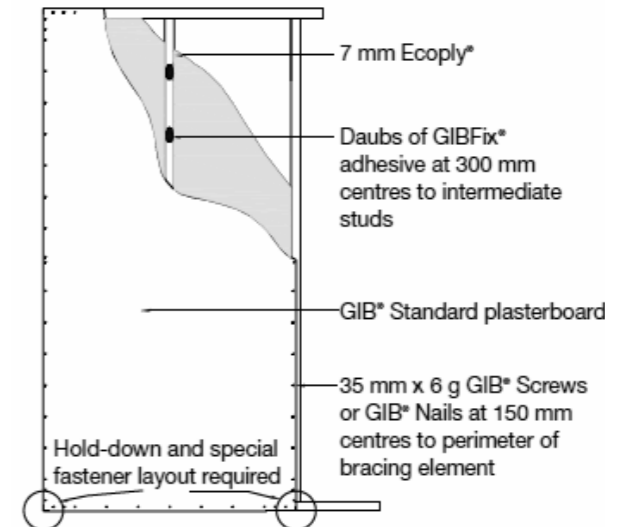
Fasteners

32mm x 6g GIB® Grabber® Screws or 35mm GIB® Nails.

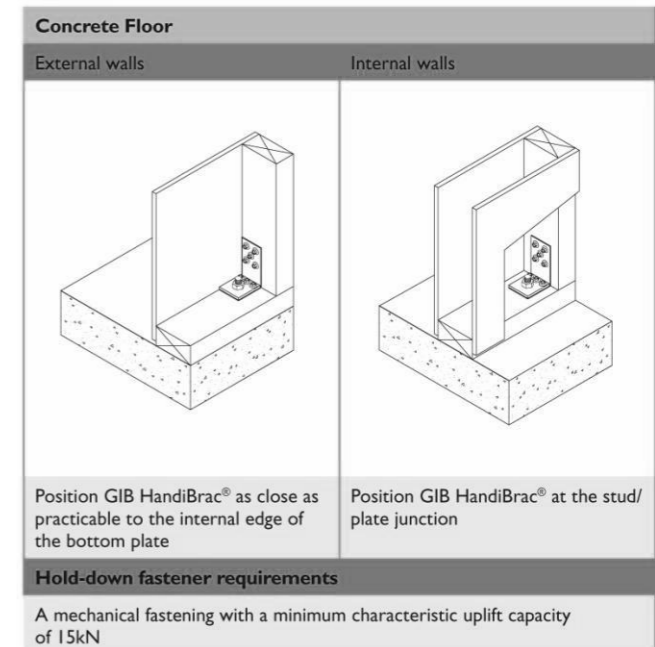
Fastener Centres

Fasten 50, 100 and 150mm from each corner and 150mm thereafter around the perimeter of the bracing element. For vertical fixing place fasteners at 300mm centres at intermediate sheet joints. For horizontal fixing place single fasteners in the tapered edge where sheets cross studs.

Place fasteners 12mm from paper bound edges and 18mm from cut sheet edges. GIB® plasterboard must be treated in every respect in accordance with relevant GIB® literature.



GIB HandiBrac Installation Method



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Craig Fitchett
licence number BP105386

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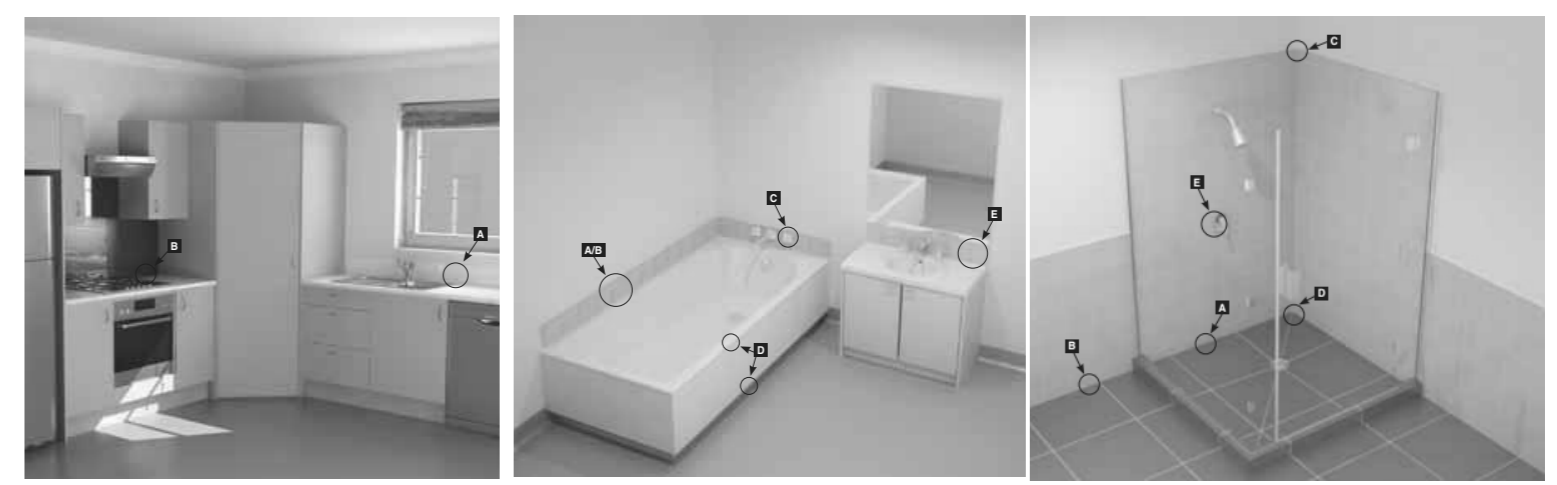
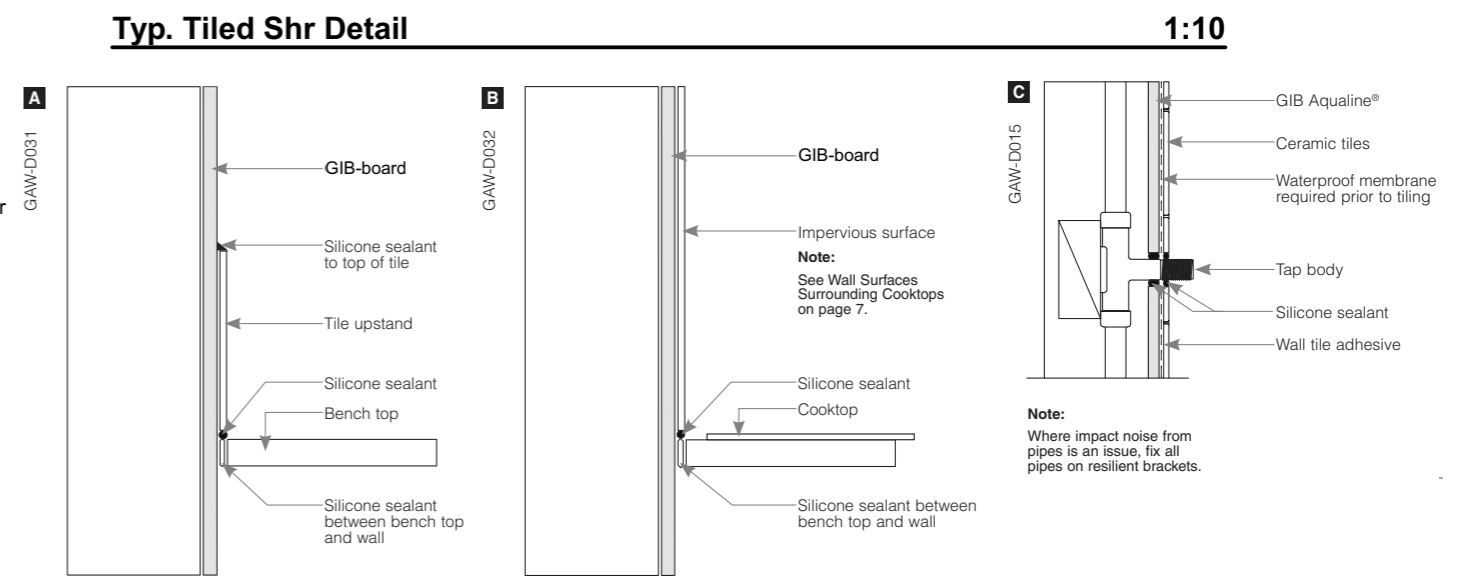
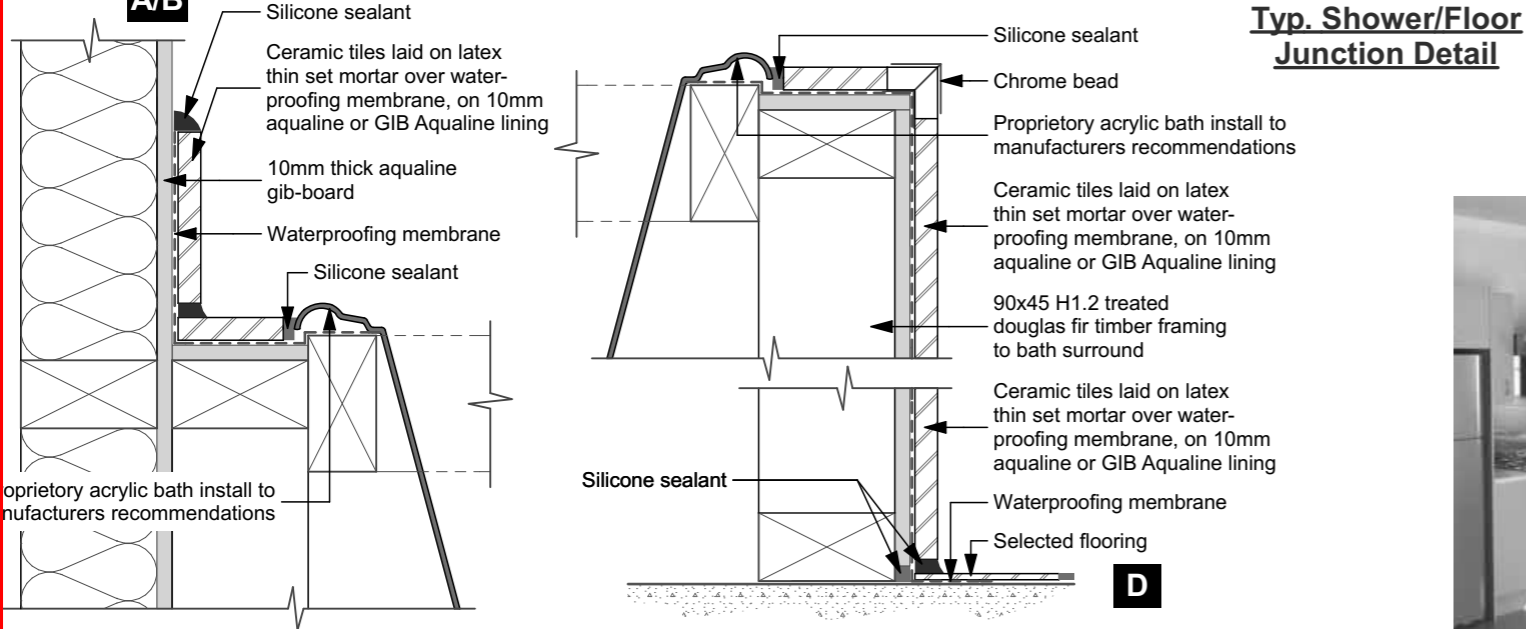
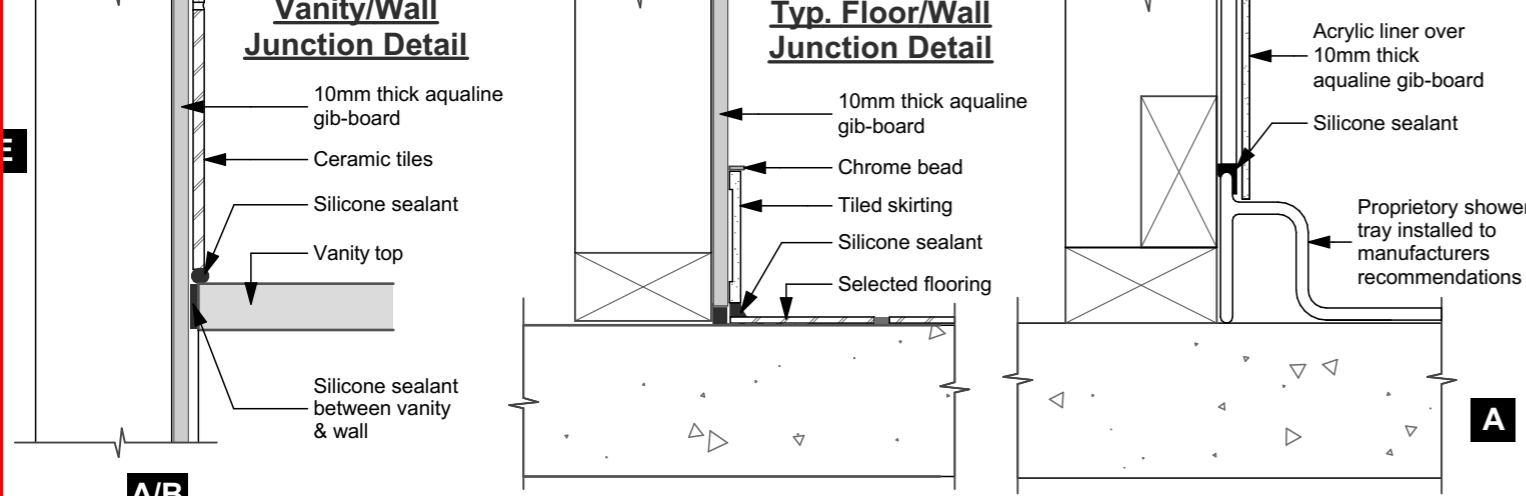
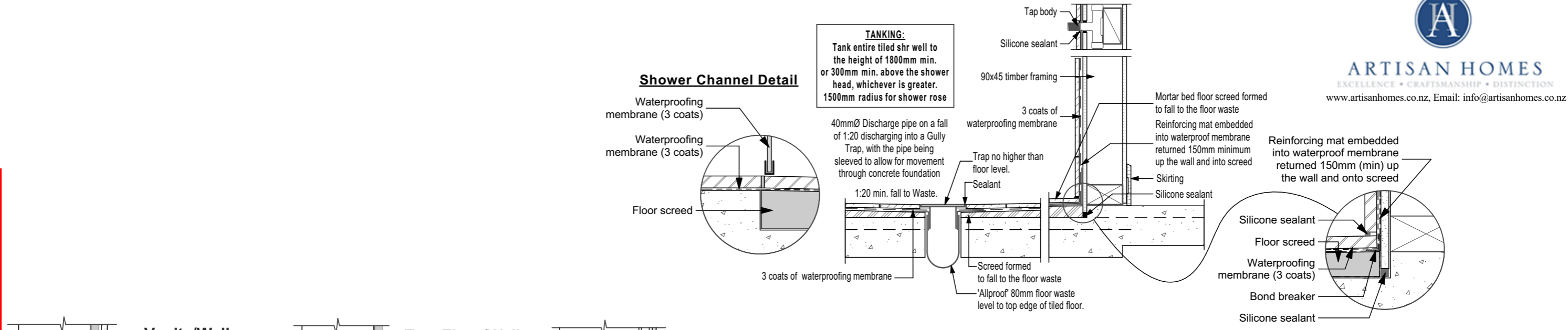


TYPICAL PLYWOOD DETAILS

JOB NUMBER: 2015-047-Gray-WD.pln	DATE OF ISSUE: 23-May-16	DRAWN BY: LL & CF	SHEET NUMBER: 9 of 19
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Typ. Gib Wet Area Details scale 1:5

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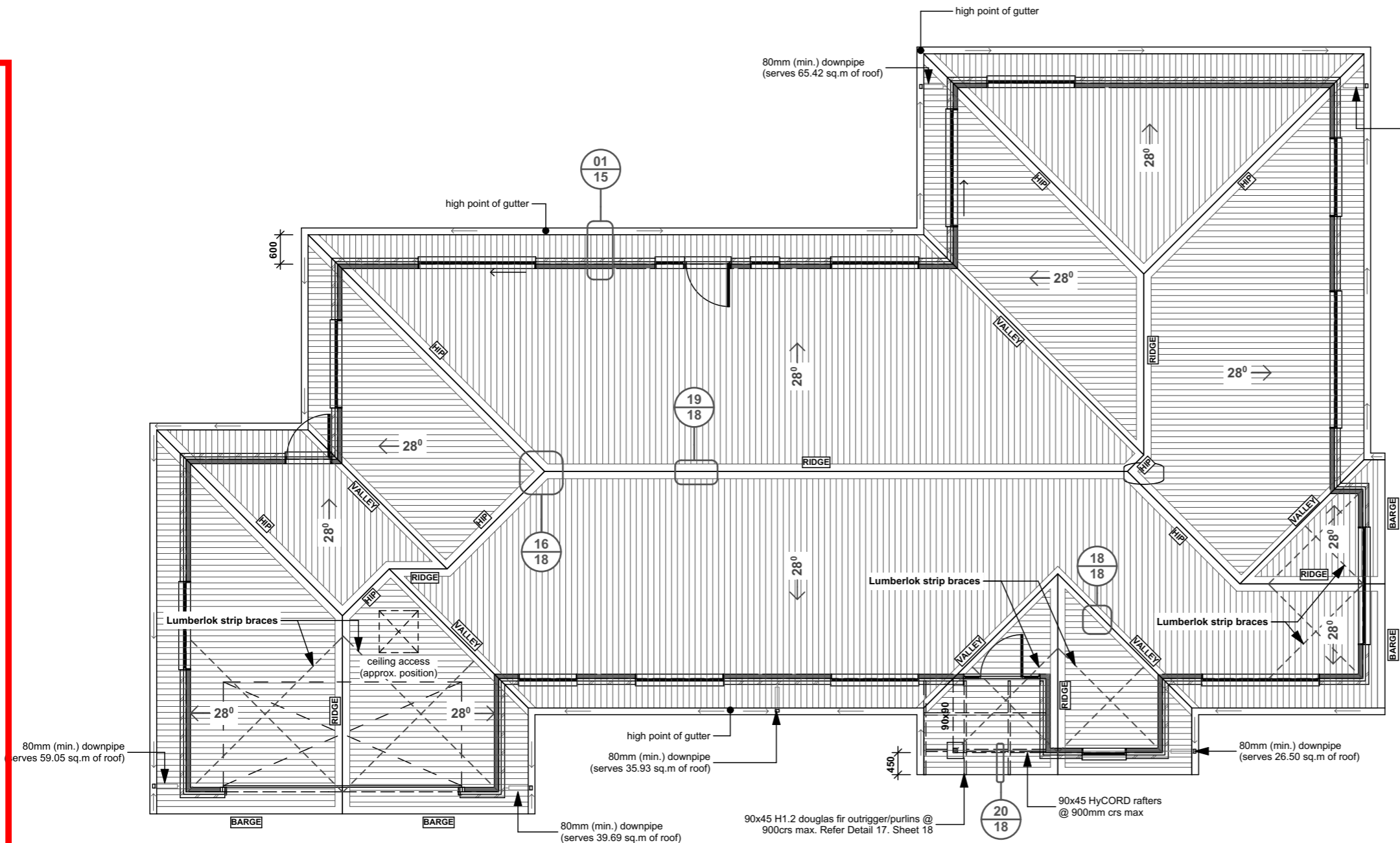
LICENSED BUILDING PRACTITIONER
www.dhb.govt.nz

TYPICAL GIB DETAILS/WET AREA DETAILS			
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TRUSS MANUFACTURER

-**Lintel Sizes:** Truss manufacturers to size all lintels with special loads. (truss manufacturers lintel sizes take precedence over designers sizes (refer to truss manufacturers documentation)).

Wall, lintel and truss fixings are also to be supplied.

Truss manufacturer to confirm foundation thickenings and supply if necessary relevant documentation for point loads and thickenings.

Roof trusses at 900mm ctrs with H1.2 treated pinus radiata timber members.

All dimensions shown are to framing.

Metal gutter to have minimum cross sectional area of 8700mm²

Note:
Down pipes are to be as indicated 80mm (min.) (capacity of 70m² of the floor plan) (Roof Pitch 25-35°).

:Colorsteel longrun roofing fixed over self supporting building paper on 70x45 H1.2 douglas fir timber purlins laid in accordance with manufacturers specifications, on manufacturer designed trusses @ 28° pitch.

:600mm eaves off outside edge of framing.

:Refer to manufacturers documentation for roof bracing details, and any specific lintel requirements regarding girder trusses.

Table 11: Steel corrugate profiled roofing – 0.4 mm BMT and minimum profile height 16.5 mm
Maximum spans and fixing patterns. Refer to Paragraph 8.4.6

Purlin spacings (metres)		Wind zones		
End span	Intermediate span	Low and Medium	High and Very High	Extra High
0.4	0.6	C2	C2	C2
0.6	0.9	C2	C2	C1
0.8	1.2	C2	C1	C1

NOTE: C1 fixing pattern is – Hit 1, miss 1...
C2 fixing pattern is – Hit 1, miss 1, hit 1, miss 2...

Roof Plan **scale 1:100**

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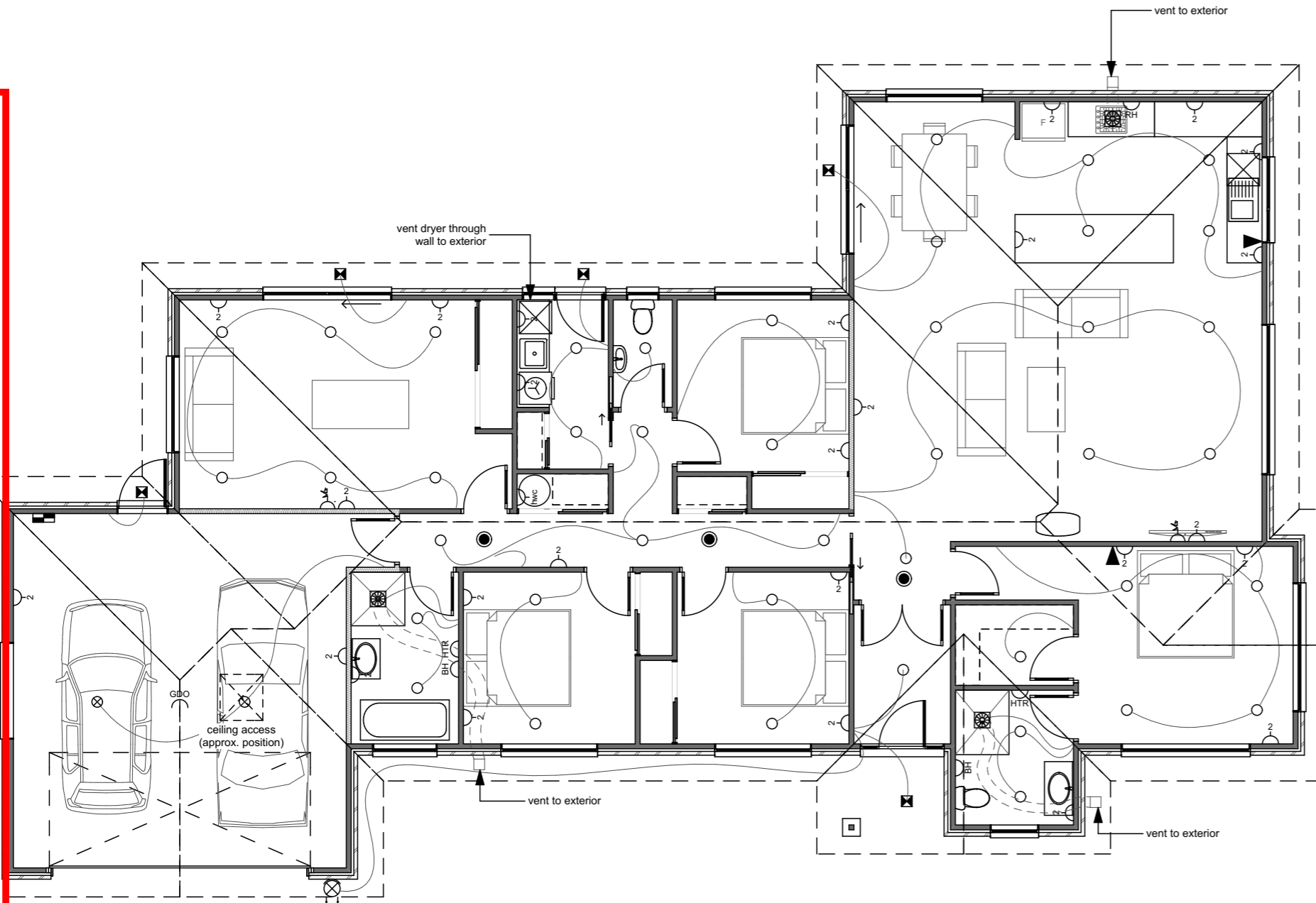
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ROOF PLAN & TABLE 11

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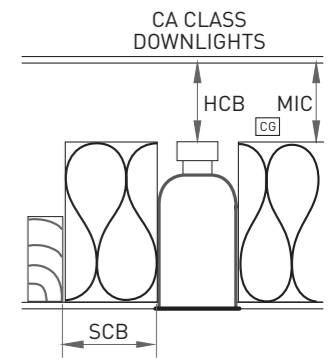
Electrical Key

	Double power point		Dish washer connection
	Halogen light fitting		Bathroom heater
	Downlight fitting		Hot water cylinder
	Batten light fitting		Heated towel rail
	Outside light fitting		Garage door opener
	Outside light & sensor		Extract fan
	Meter board		Smoke detector
	Switch board		Phone connection
	Range/hob connection		Tube light fitting
	TV point		
	Exterior up-down light		

NOTE* ~ ANY **RECESSED** LIGHTING UNITS ARE TO BE PROTECTED INSTALLATION THERMOSAFE FITTINGS, CA TYPE, TO NZECP 54 CLASSIFICATION.
ALL SMOKE ALARMS TO HAVE HUSH & TEST FACILITIES

Risk of Fire Instructions must include minimum clearances to building elements and insulation type

SCB	Side clearance to building elements
HCB	Height clearance to building elements
SCI	Side clearance to building insulation (non-IC only)
MIC	Minimum clearance above building insulation for ventilation
Insulation type	Class Markings and manufacturer's specifications dictate what type of insulation is safe for each model of downlight



Information provided by Gartner Superlux Ltd

When selecting a recessed downlight ensure it is labelled with one of the following:



Current technology limits the durability and availability of these classes of downlights

Typ. Downlight Detail n.t.s

Preliminary Lighting/Electrical Layout scale 1:100

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PROJECT INFORMATION:
PROPOSED RESIDENCE for Allan & Gaye Gray
Lot 191 Payne Court, Lincoln

Craig Fitchett
licence number BP105386
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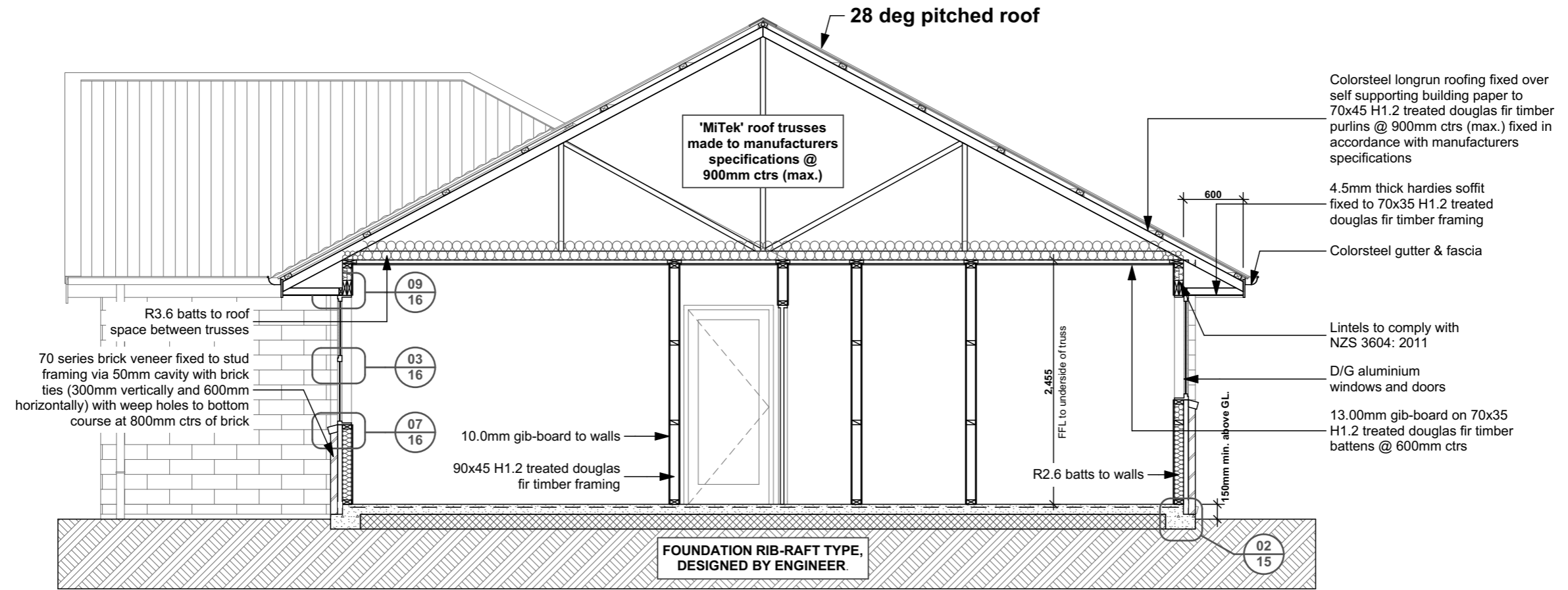
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PRELIMINARY LIGHTING/ELECTRICAL LAYOUT & TYP. DOWNLIGHT DETAIL

JOB NUMBER: 2015-047-Gray-WD.pln	DATE OF ISSUE: 23-May-16	DRAWN BY: LL & CF	SHEET NUMBER: 12 of 19
DRAWING STATUS: For Consent	VERSION / REVISION: issue 1		



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Cross Section

A

scale 1:50

NOTES:

- External & Internal Wall Framing:** 90x45 H1.2 treated douglas fir timber framing with studs @ 600mm ctrs and dwangs @ 800mm ctrs unless otherwise stated.
- Roof Framing:** Trusses are to be H1.2 treated pinus radiata timber framing.
- Exterior Wall Wraps:** Watergate-plus building paper fixed to exterior framing. All wraps shall comply with NZ Building Code E2/AS1.
- Timber Framing Grade:** All timber to have a framing grade of SG 8.
- Beam/lintels:** sizes shown are to be confirmed by the precut manufacturer and shall comply with NZS 3604: 2011.
- Smoke Detectors:** Installed throughout the dwelling complying with NZ Building Code F7/AS1.
Note: do not install smoke detectors more than 3.0m away from a bedroom door. Mount detectors on ceilings, minimum 300mm from any adjacent walls.
● Indicates Smoke Detector Position
ALL SMOKE ALARMS TO HAVE HUSH & TEST FACILITIES



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CROSS SECTION A			
JOB NUMBER: 2015-047-Gray-WD.pln	DATE OF ISSUE: 23-May-16	DRAWN BY: LL & CF	SHEET NUMBER: 13 of 19
DRAWING STATUS: To be engineered		VERSION / REVISION: issue 1	



10/2011



LINTEL FIXING SCHEDULE

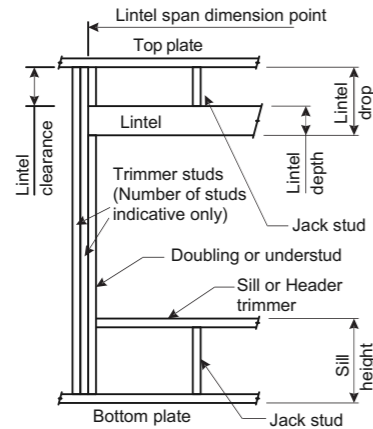
ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12

NZS 3604:2011

NOTE:

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

DEFINITIONS



Lintel Supporting Girder Trusses:

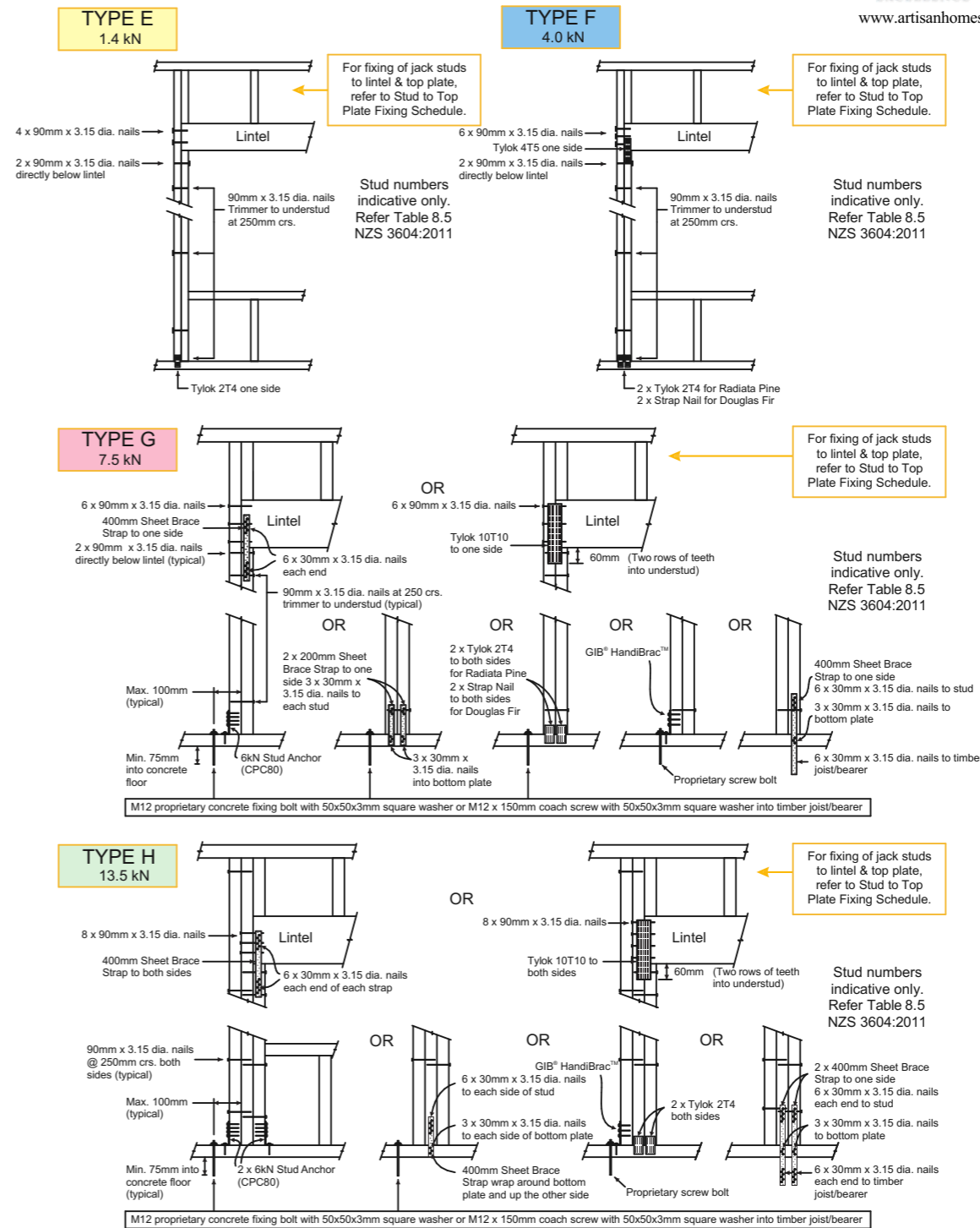
Roof Tributary Area	Light Roof Wind Zone				Heavy Roof Wind Zone			
	L	M	H	VH	L	M	H	VH
8.6 m ²	G	G	H	H	G	G	H	H
11.6 m ²	G	H	H	H	G	H	H	H
12.1 m ²	G	H	H	H	G	H	H	H
15.3 m ²	H	H	-	-	G	H	H	-
19.1 m ²	H	-	-	-	H	H	-	-
20.9 m ²	H	-	-	-	H	H	-	-
21.8 m ²	H	-	-	-	H	-	-	-
34.3 m ²	-	-	-	-	H	-	-	-

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

SELECTION CHART FOR LINTEL FIXING

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

LINTEL FIXING OPTIONS



MiTek New Zealand Limited

AUCKLAND
PO Box 58-014, Botany 2163
Phone: 09-274 7109
Fax: 09-274 7100
www.mitek.co.nz

CHRISTCHURCH
PO Box 8387, Riccarton 8440
Phone: 03-348 8691
Fax: 03-348 0314

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Craig Fitchett
licence number BP105386

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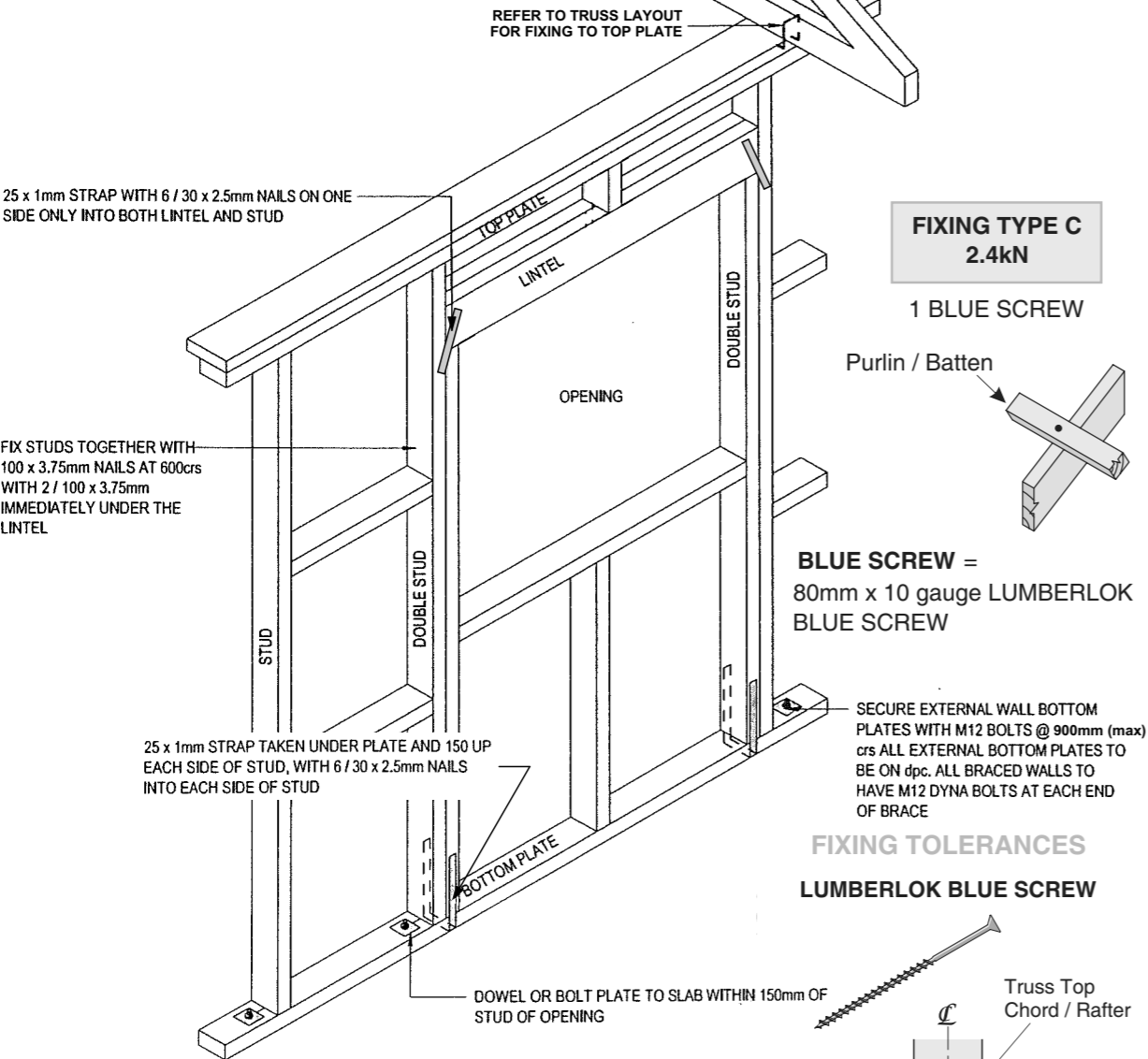
TYPICAL LINTEL HOLD DOWN FIXING DETAILS

JOB NUMBER: 2015-047-Gray-WD.pln	DATE OF ISSUE: 23-May-16	DRAWN BY: LL & CF	SHEET NUMBER: 14 of 19
DRAWING STATUS: For Consent		VERSION / REVISION: issue 1	

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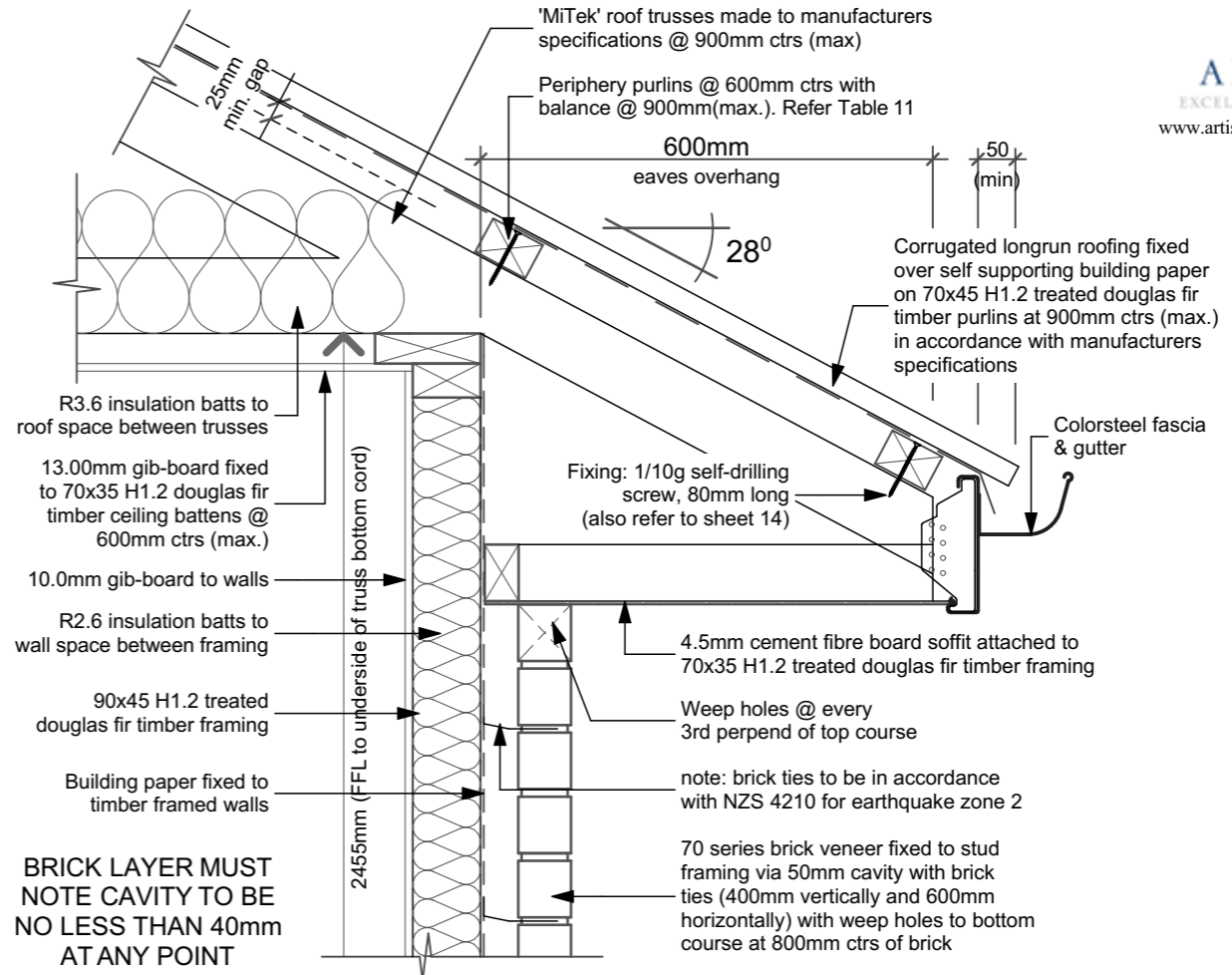
ROOF WEIGHT	MAX. PURLIN SPAN (mm)	MAX. PURLIN CRS. (mm)	WIND ZONE				
			L	M	H	VH	EH
HEAVY ROOF Tile Battens	900	370	A	A	A	A	A
LIGHT ROOF Tile Battens	900	370	A	A	B	C	C
LIGHT ROOF Purlins	1200	370	A	B	C	C	C
	900	900	C	C	C	C	D
	1200	900	C	C	C	D	D
	1200	1200	C	C	D	E	E



TOP PLATE FIXING TO STUD FRAMING	
LOADED DIMENSION OF WALL	FIXING TYPE
2.0m	2/90x3.15 end nails + 2 wire dogs
3.0m	2/90x3.15 end nails + 2 wire dogs
4.0m	2/90x3.15 end nails + 2 wire dogs
5.0m	2/90x3.15 end nails + 2 wire dogs
6.0m	2/90x3.15 end nails + 2 wire dogs

Typ. Fixing Details

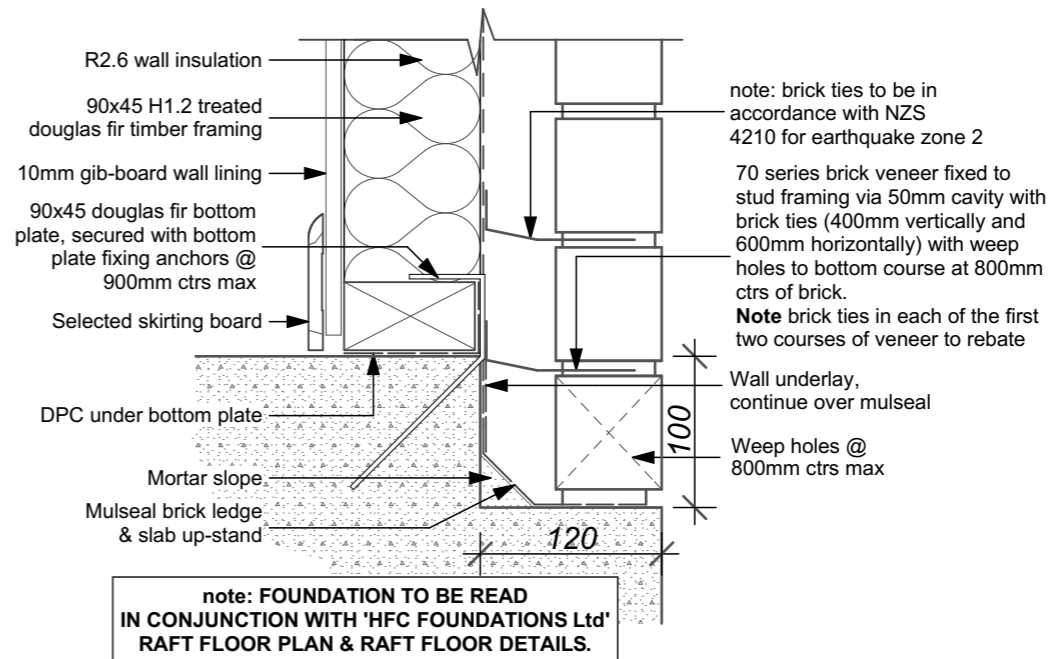
n.t.s



01

Eave Detail

1:10



02

Cladding @ Base Detail

1:5

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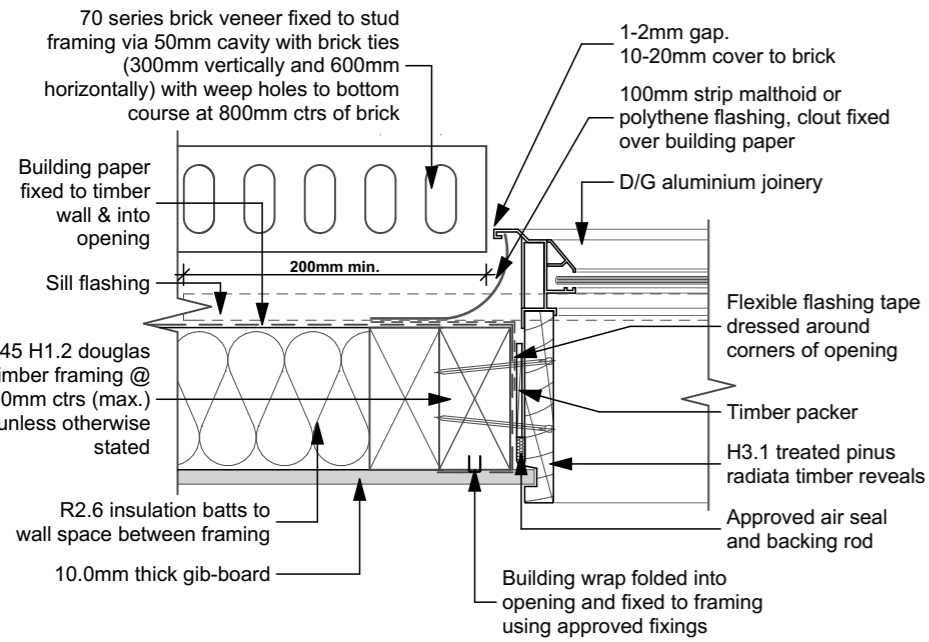
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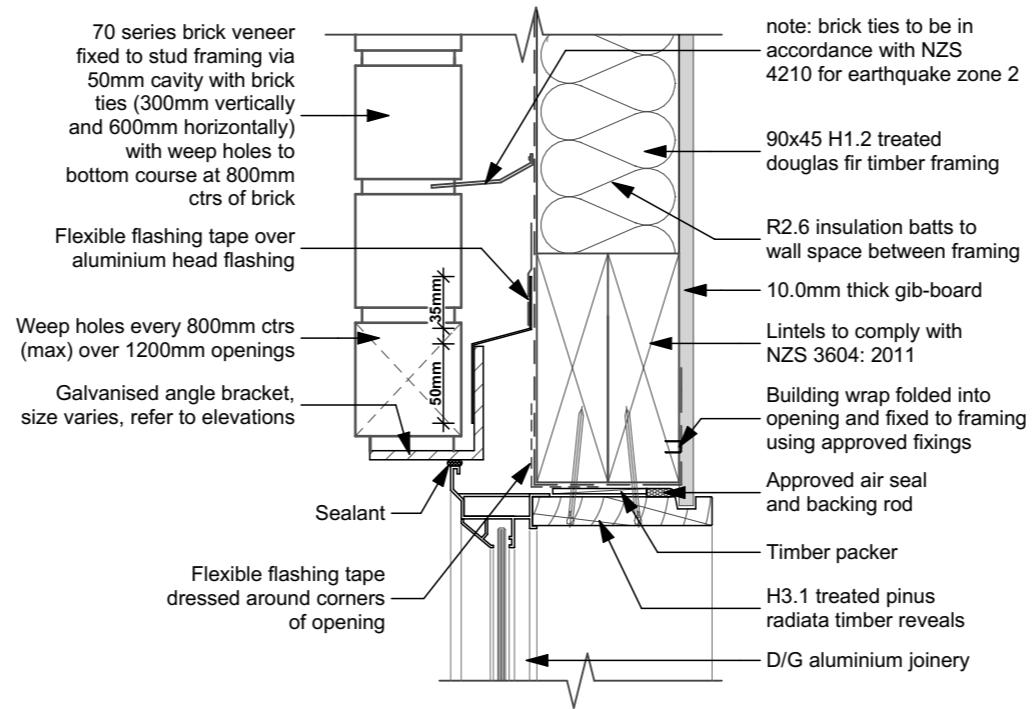


TYP. FIXING DETAILS & DETAIL 1 & 2			
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DRAWING STATUS: For Consent		VERSION / REVISION: issue 1	

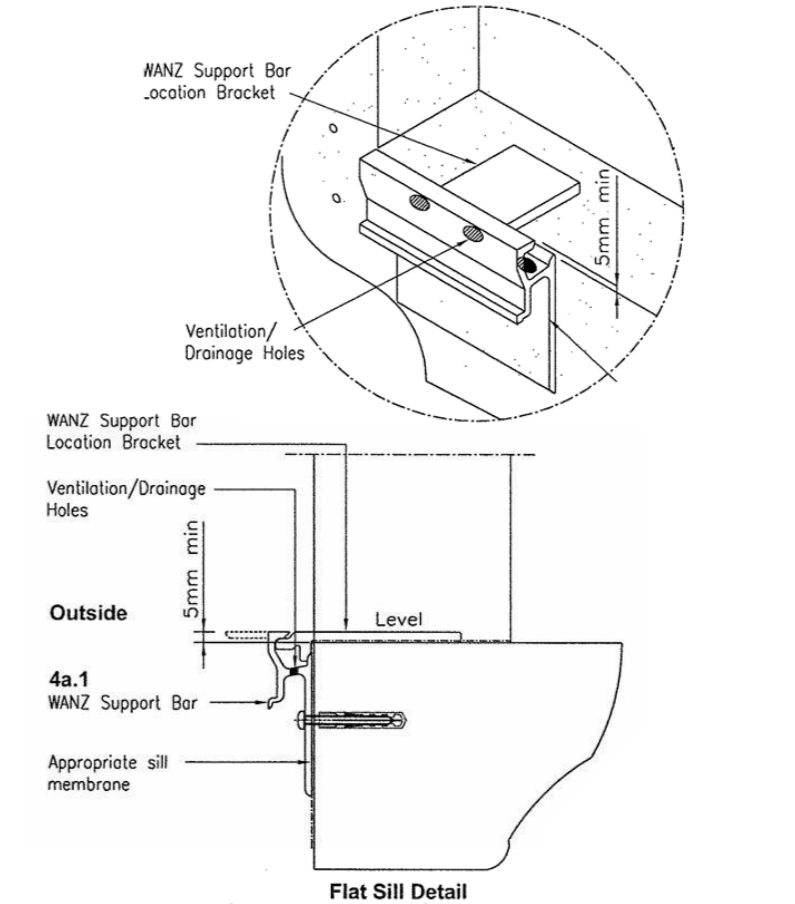
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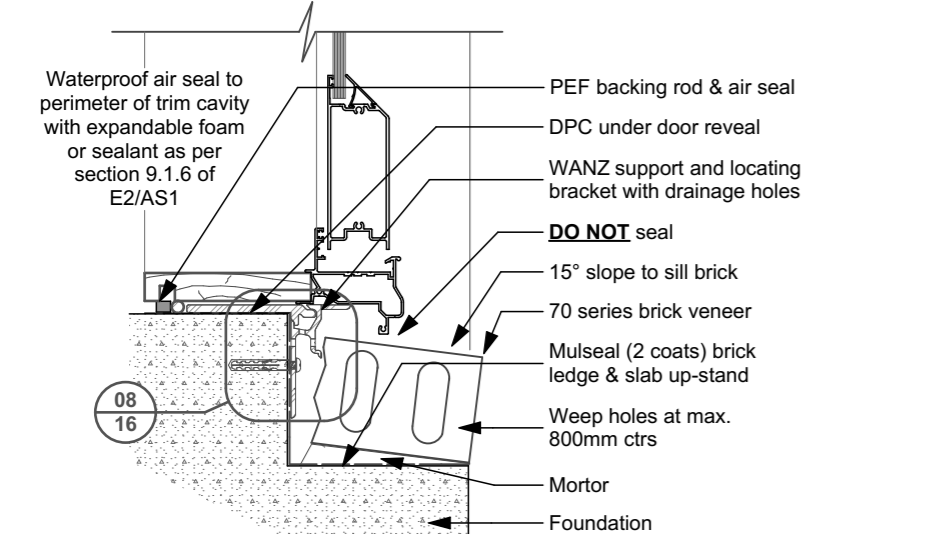
Window/Door Jamb Detail 1:5



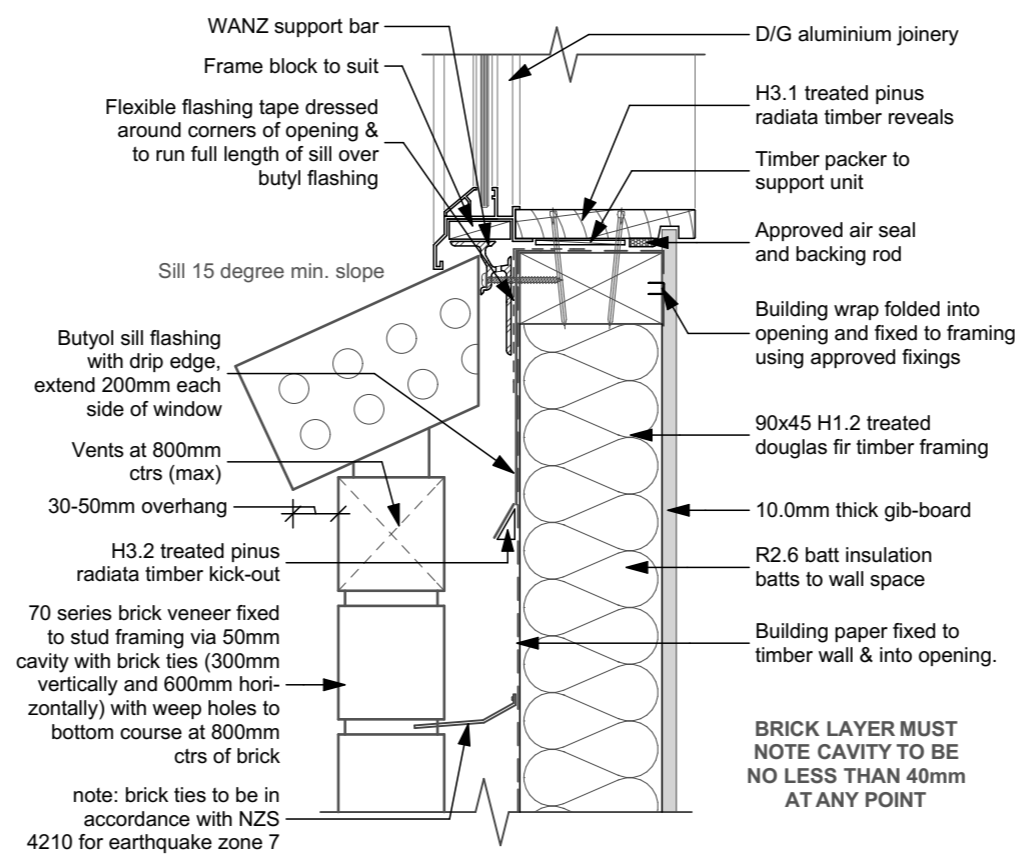
06 Window Head Detail (brick over) 1:5



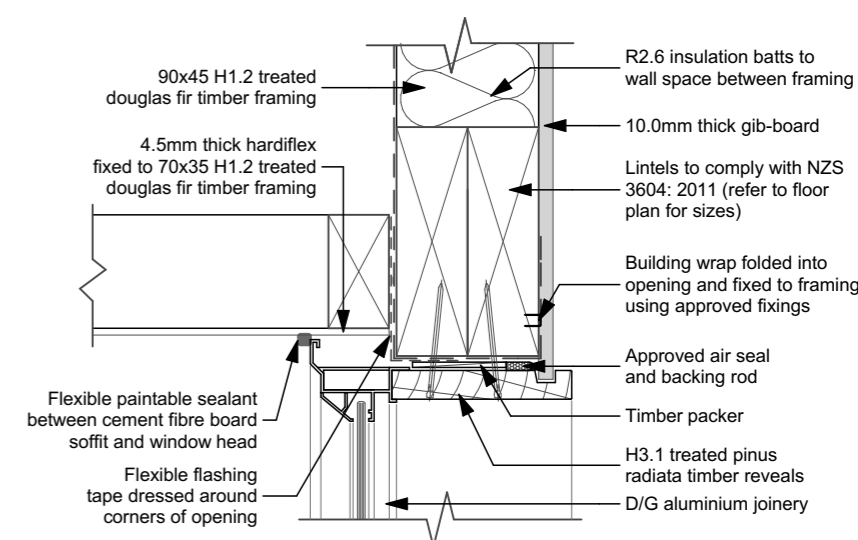
08 Wanz Bar Detail n.t.s.



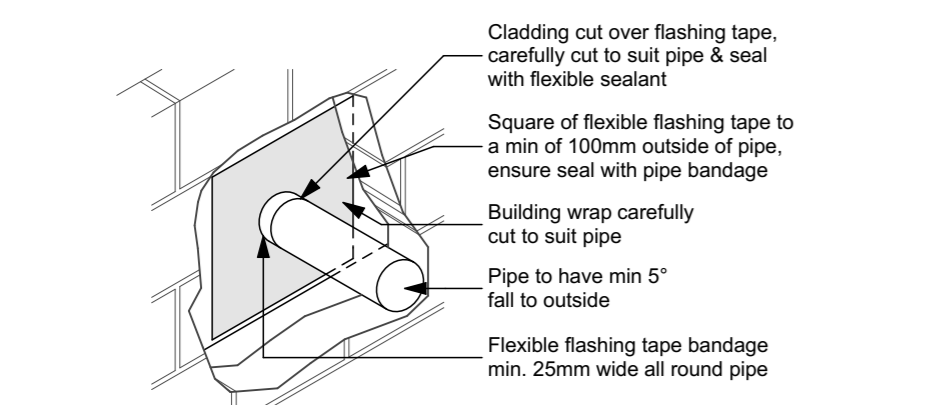
04 Window/Door Sill Detail @ FFL 1:5



07 Window Sill Detail 1:5



09 Window/Door @ Soffit Detail 1:5



05 Pipe Through Wall Detail n.t.s.

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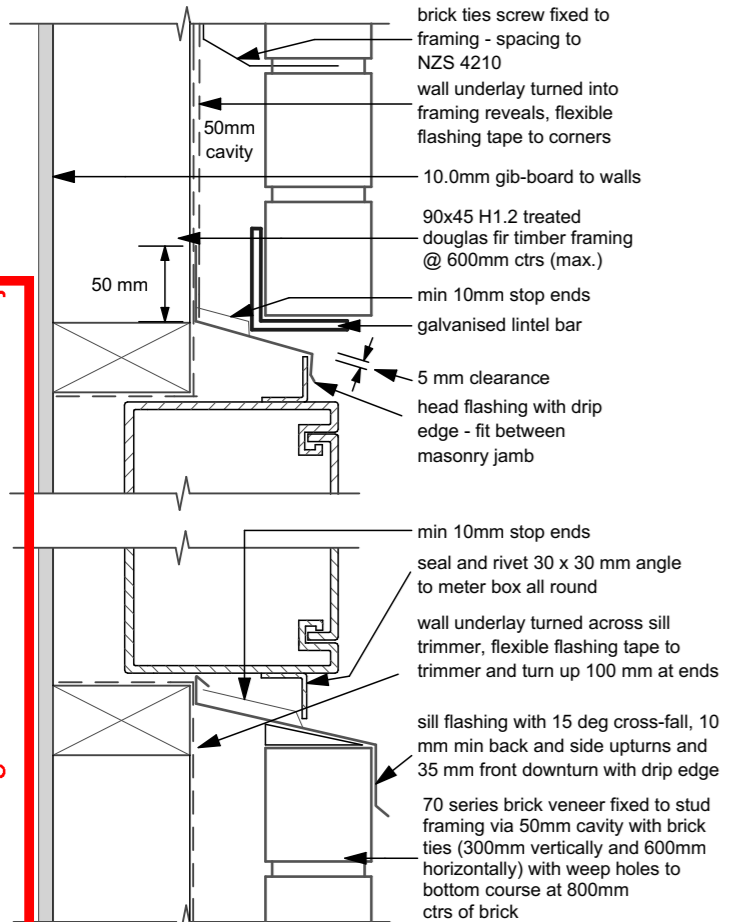
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DETAILS 03 - 09

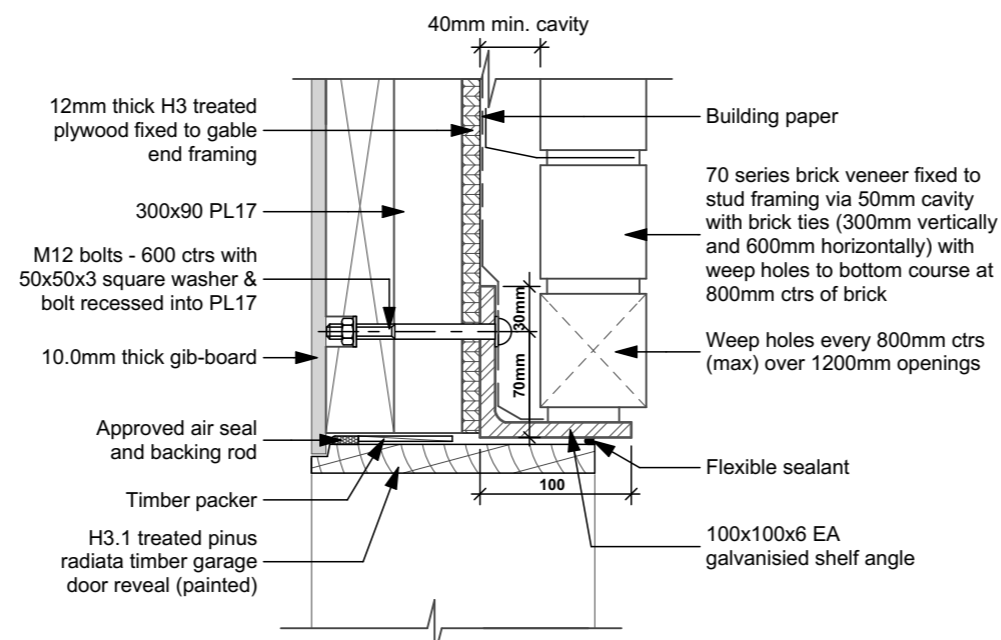
JOB NUMBER: 2015-047-Gray-WD.pln	DATE OF ISSUE: 23-May-16	DRAWN BY: LL & CF	SHEET NUMBER: 16 of 19
DRAWING STATUS: For Consent		VERSION / REVISION: issue 1	

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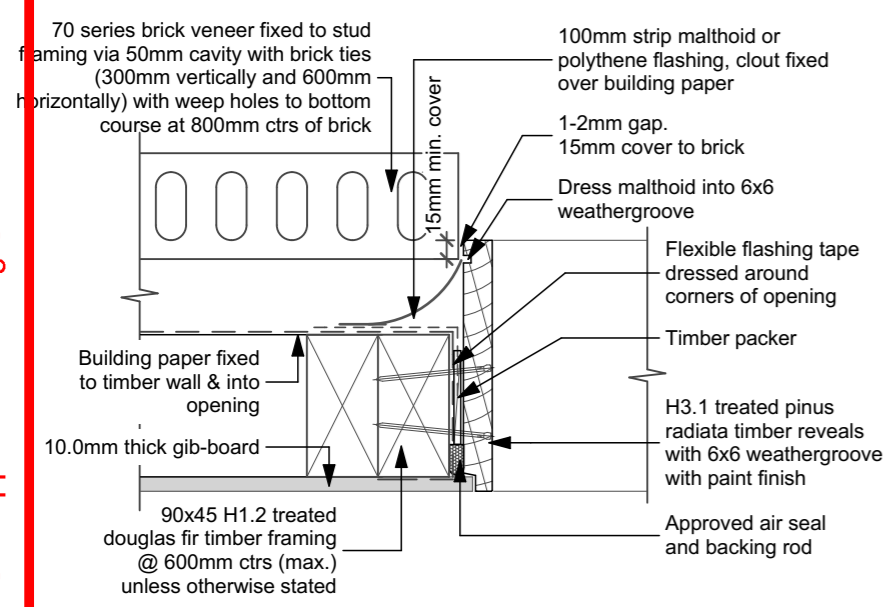
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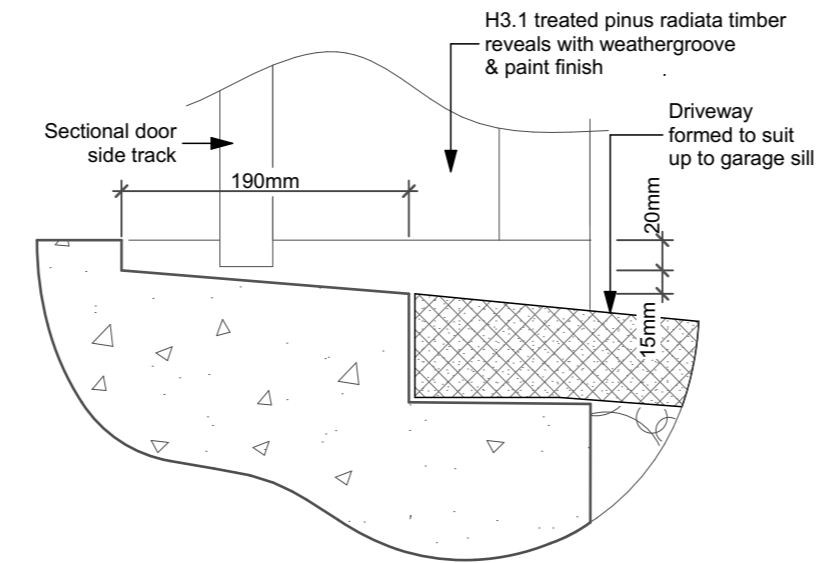
10 Meter Box Detail 1:5



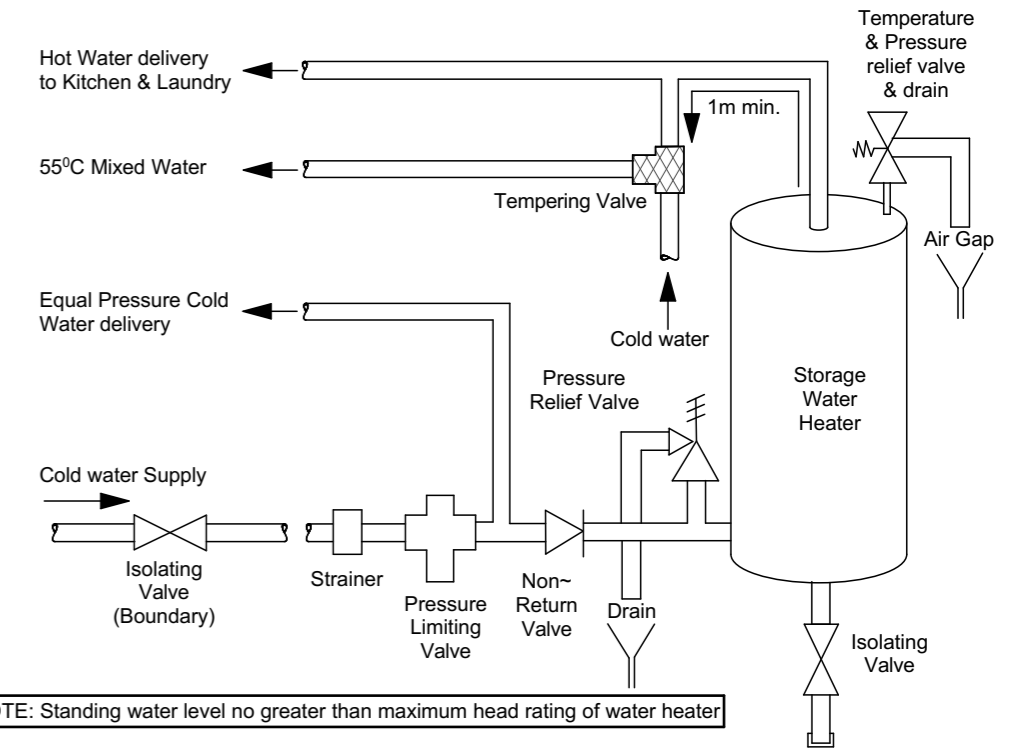
12 Garage Door Head Detail 1:5



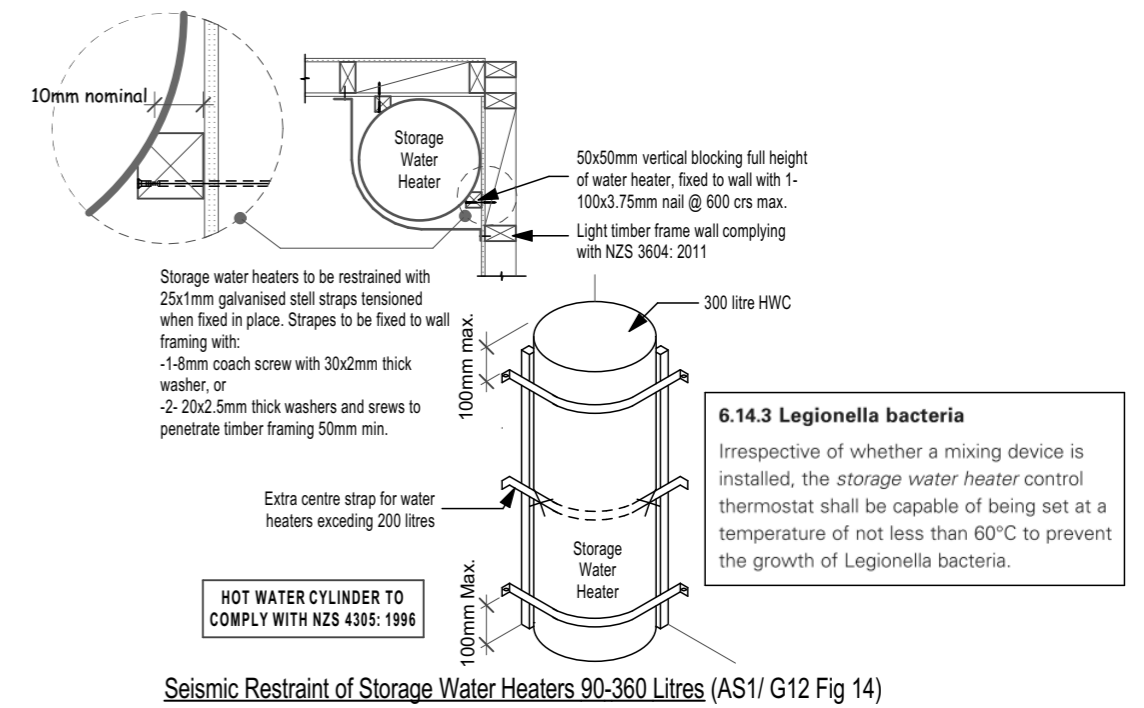
11 Garage Door Jamb Detail 1:5



13 Garage Door Rebate Detail 1:5



14 HWC Valves Diagram n.t.s



15 HWC Restraint Detail n.t.s

6.14.3 Legionella bacteria
Irrespective of whether a mixing device is installed, the storage water heater control thermostat shall be capable of being set at a temperature of not less than 60°C to prevent the growth of Legionella bacteria.

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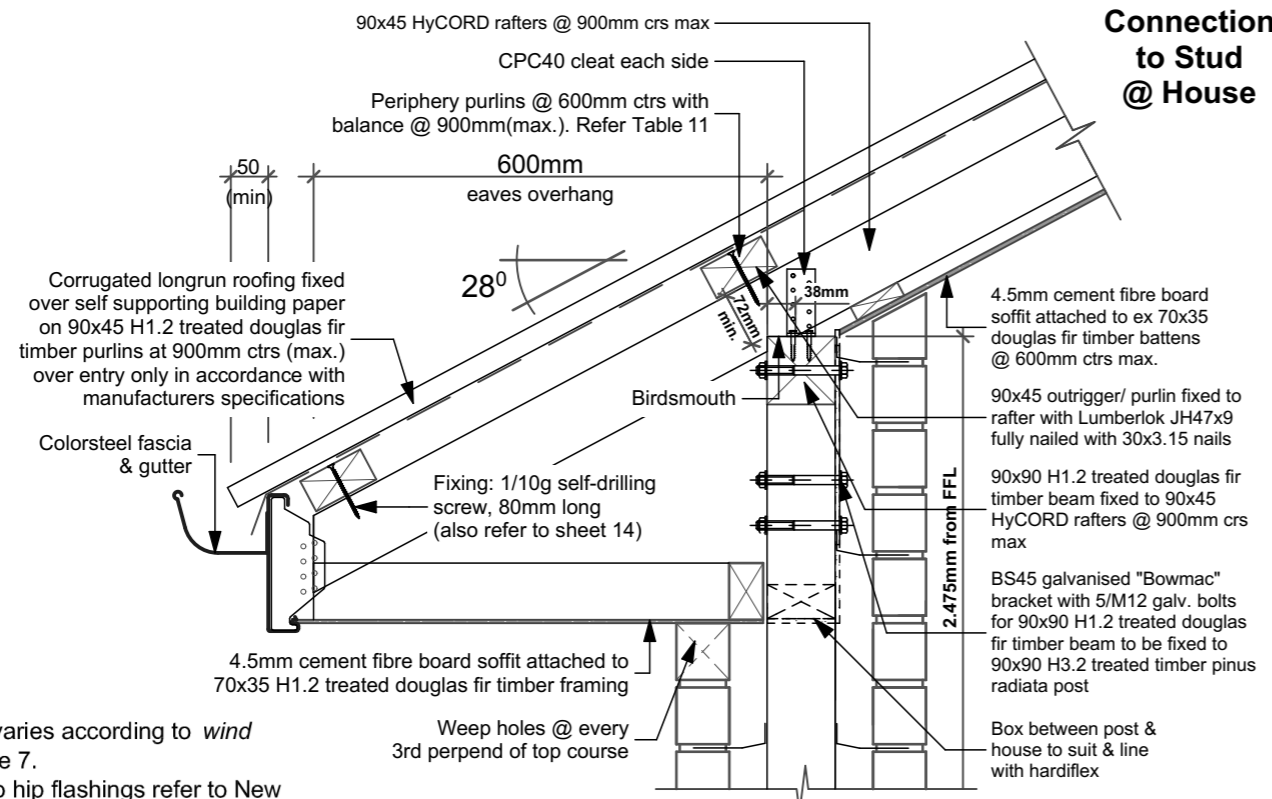
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licence number BP105386
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REGISTERED BUILDING PRACTITIONER
www.dhb.govt.nz

DETAILS 10 - 15			
JOB NUMBER: 2015-047-Gray-WD.pln	DATE OF ISSUE: 23-May-16	DRAWN BY: LL & CF	SHEET NUMBER: 17 of 19
DRAWING STATUS: For Consent		VERSION / REVISION: issue 1	

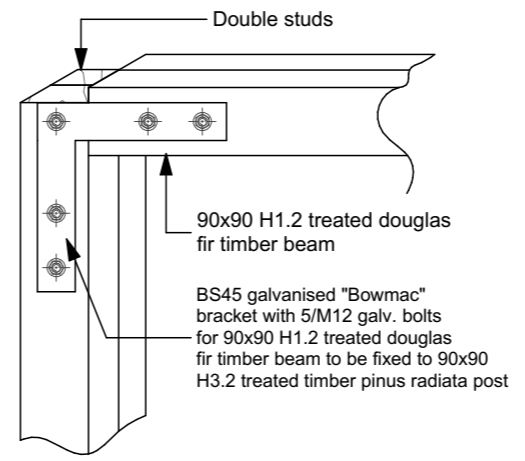
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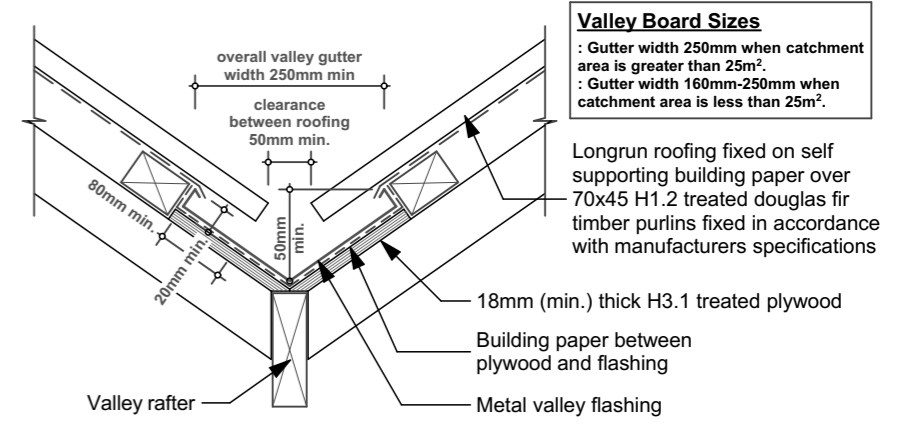


17 Column Connection Detail 1:10

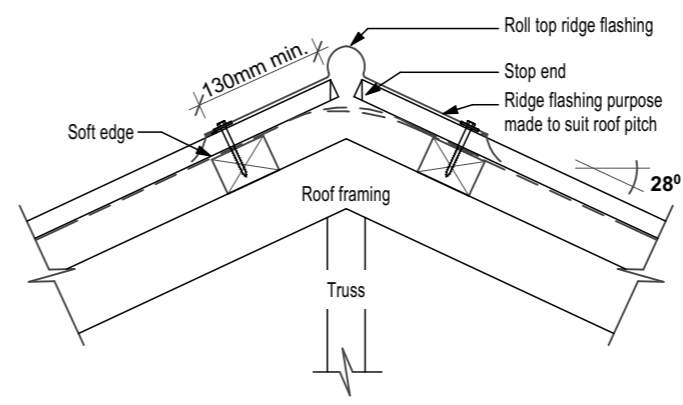
Connection to Stud @ House



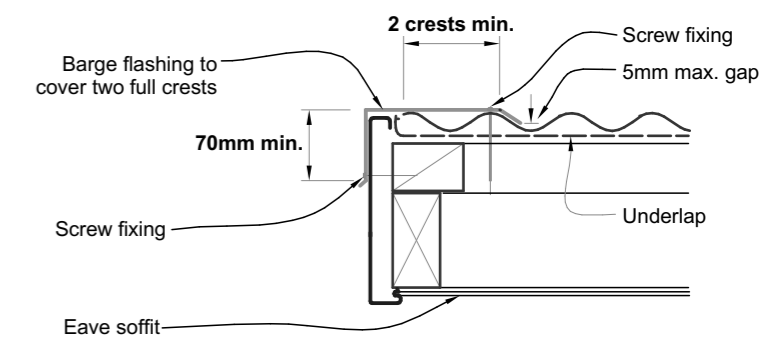
18 Valley Detail 1:10



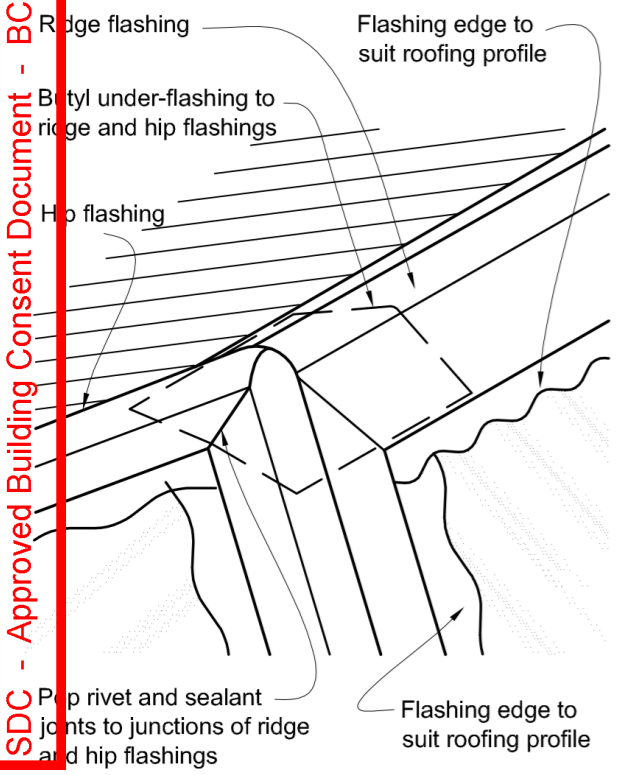
Valley Board Sizes
 : Gutter width 250mm when catchment area is greater than 25m².
 : Gutter width 160mm-250mm when catchment area is less than 25m².
 Longrun roofing fixed on self supporting building paper over 70x45 H1.2 treated douglas fir timber purlins fixed in accordance with manufacturers specifications



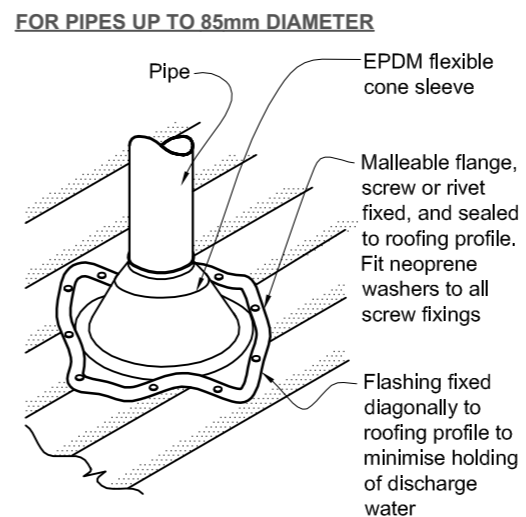
19 Ridge/Hip Detail 1:10



20 Barge Detail 1:10

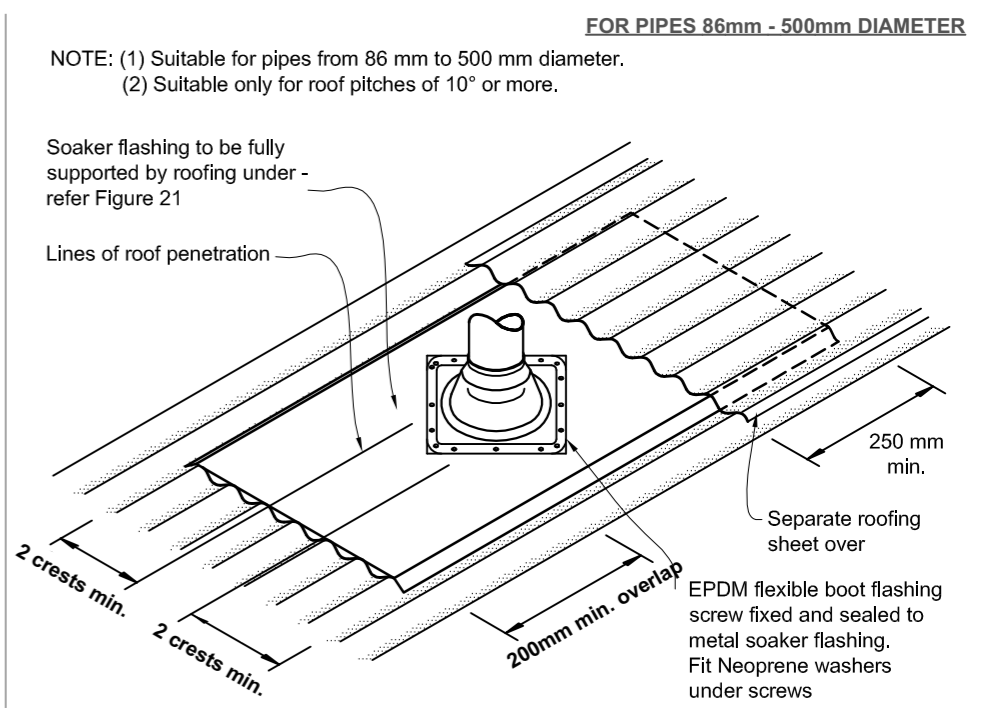


16 Ridge to Hip Detail n.t.s



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.

21 Pipe Through Roof Detail n.t.s



21 Pipe Through Roof Detail n.t.s

FOR PIPES 86mm - 500mm DIAMETER
 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

THESE DRAWINGS ARE TO READ IN CONJUNCTION WITH THE SPECIFICATION DOCUMENTS, ENGINEERING DETAILS/DRAWINGS, MANUFACTURER'S SPECIFICATIONS & TRUSS DESIGNERS MANUFACTURER'S DRAWINGS.
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 THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS & LEVELS ARE CORRECT PRIOR TO COMMENCING ANY WORK.
 THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION WITHOUT LOCAL TERRITORIAL CONSENT.

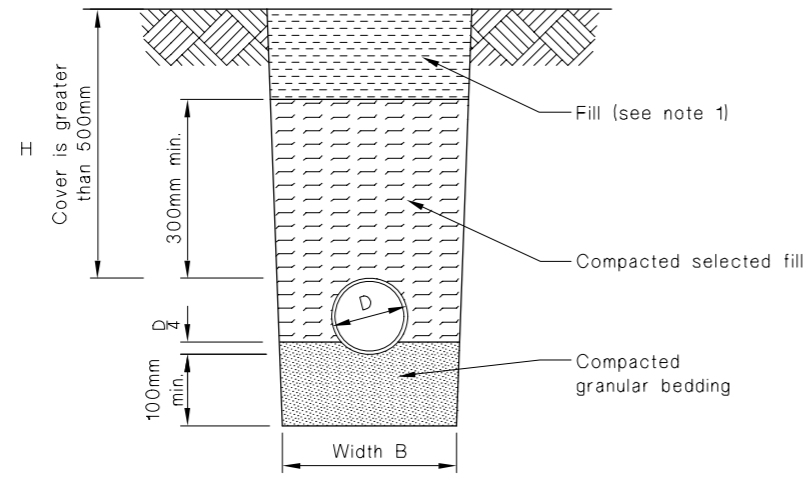
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PROJECT INFORMATION:
PROPOSED RESIDENCE for Allan & Gaye Gray
 Lot 191 Payne Court, Lincoln

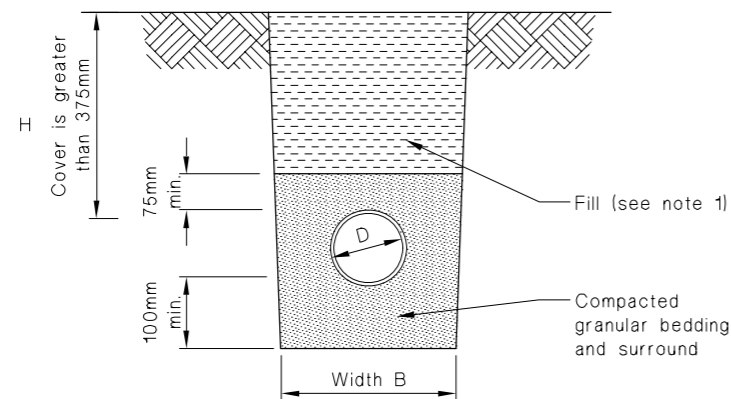
Craig Fitchett
 licence number BP105386
 Always check the LBP register to ensure your building practitioner is licensed.



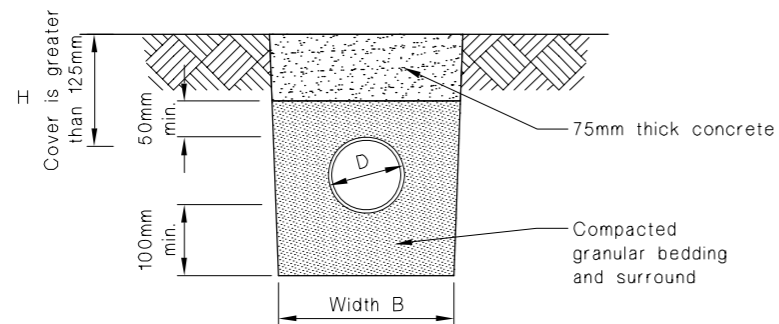
DETAILS 16 - 21			
JOB NUMBER: 2015-047-Gray-WD.pln	DATE OF ISSUE: 23-May-16	DRAWN BY: LL & CF	SHEET NUMBER: 18 of 19
DRAWING STATUS: For Consent		VERSION / REVISION: issue 1	



(a) Bedding type 'B' of NZS 7643
Cover greater than 500mm



(b) Bedding type 'D' of NZS 7643
Cover greater than 375mm



(c) Cover between 125mm and 375mm

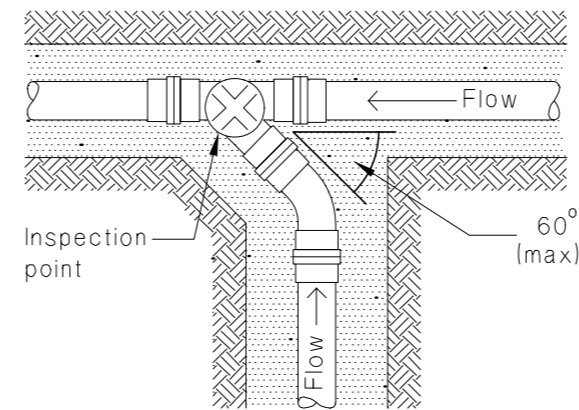
NOTE:
1. Fill shall be:
- Ordinary fill where drains are located below gardens and open country.
- Compacted selected fill where the drains are located below residential driveways and similar areas subject to light traffic.

22

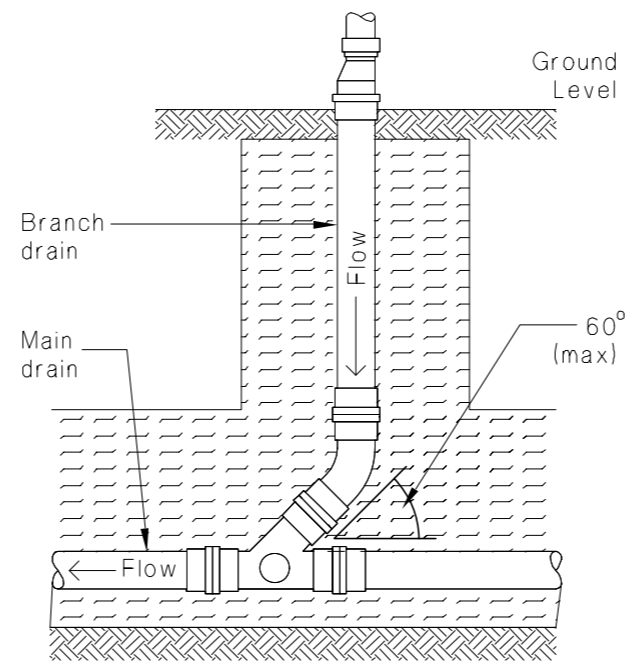
Bedding Details

n.t.s

Figure 1: Connection of drains
Paragraph 3.2.1



(a) Horizontal connection



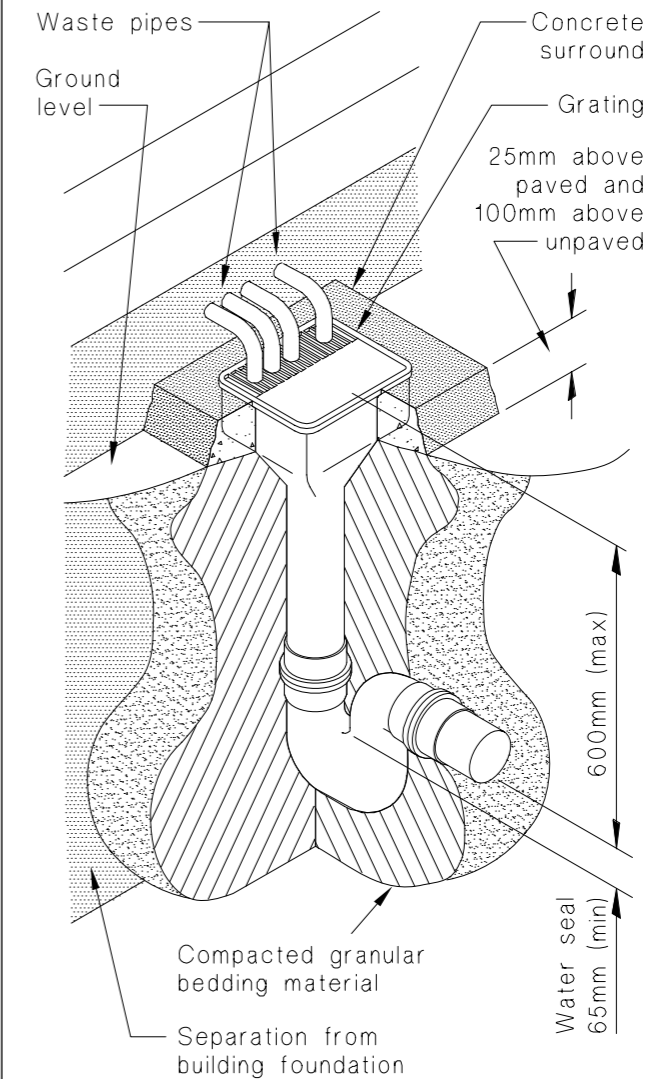
(b) Vertical connection

23

Connection of Drains Detail & Gully Trap Detail

n.t.s

Figure 2: Details of gully traps
Paragraph 3.3.1



* THESE DRAWINGS ARE TO READ IN CONJUNCTION WITH THE SPECIFICATION DOCUMENTS, ENGINEERING DETAILS/DRAWINGS, MANUFACTURER'S SPECIFICATIONS & TRUSS DESIGNERS MANUFACTURER'S DRAWINGS.
* **ON SITE AMENDMENTS:** CRAIG FITCHETT DESIGN IS TO BE NOTIFIED IN WRITING (via email) BEFORE THE AMENDMENT IS TO COMMENCE.

ALL CONSTRUCTION IS TO COMPLY WITH NEW ZEALAND BUILDING CODE AND ALL RELEVANT DOCUMENTS, AND WITH THE LOCAL TERRITORIAL AUTHORITY REGULATIONS.
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* THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION WITHOUT LOCAL TERRITORIAL CONSENT.

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PROJECT INFORMATION:

PROPOSED RESIDENCE for Allan & Gaye Gray
Lot 191 Payne Court, Lincoln

Craig Fitchett
licence number BP105386

Always check the LBP register to ensure your building practitioner is licensed.



DETAIL 22 & 23

JOB NUMBER: 2015-047-Gray-WD.pln	DATE OF ISSUE: 23-May-16	DRAWN BY: LL & CF	SHEET NUMBER: 19 of 19
DRAWING STATUS: For Consent		VERSION / REVISION: issue 1	



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General Notes:

- Foundation drawings shall be read in conjunction with the geotechnical report and the building consent drawings and specifications by any other consultants involved in the building consent.
- Unless otherwise noted, all levels are in meters, and all dimensions are in millimeters, and shall be checked by contractor prior to construction.
- Dimensions shall not be obtained by scaling from drawings. Refer to architects drawings for all setout dimensions, recesses and service positions. Internal slab thickenings and pad foundations to be accurately set out using the Architects drawings
- All discrepancies shall be referred to the architect or engineer for resolution before proceeding with the work.
- The stability of the structure during construction is the responsibility of the builder.
- All materials and workmanship shall be in accordance with the current codes of practice except where varied by the specification and/or drawings.
- Where proprietary products are specified in the documents the contractor may submit an alternative product for approval.
- Temporary work and propping is the responsibility of the builder.
- Concrete slabs should be cured for 7 days in accordance with NZS3109.

Site soil conditions:

- Allowable bearing pressure = 80kPa
- Dependable bearing pressure = 120kPa
- Geotechnical ultimate bearing = 240kpa

- Subgrade (if required) to be prepared as per geotechnical report or compacted to 95% of maximum dry density determined by test NZS 4402: Test 4.1.1. or equivalent unless noted otherwise.

Cover & Strength:

Cast against DPM = 50mm
 Within Ribs: Side cover = 40mm
 Cast against ground = 75mm
 Foundations and slab to be 25MPa (min)

Surface Finishes: (NZS 3114:1987)

Concealed work = F1
 Exposed edges of foundation = F5
 Floor slab = U3

NOTE 1: Site excavation (Indicative only)
 ±200mm topsoil & unsuitable material should be removed from building platform. Certified hard fill extending 200mm (or the depth of the hardfill which ever is greater) out from building footprint may be required to bring slab up to level. The depth of hardfill or engineered fill of required will need to be confirmed on site accounting for the FFL, existing ground levels and topsoil/unsuitable soil depths found on site. Refer to the geotechnical report for subsoil conditions. Poorly graded river gravels (tailings or 20/40 rounded river stone) that have commonly been used in Christchurch as subgrade material shall not be used.

NOTE 2: Inspection Scheduling notes
 Contact HFC: Civil & Structural (South) Ltd for the following inspections to enable a PS4 to be issued for construction review. It is the responsibility of the contractor to arrange the below inspections if a PS4 is required.
 Phone no: (03) 339 7000.
 1. Cut platform inspection
 2. Pre pour slab inspection
 Please allow 48hrs notice to ensure availability of the inspecting engineer.

NOTE 3: Bridging note
 Bridging of public services has not been allowed for unless indicated on the foundation layout (refer S100).

No construction is permitted within a 45 degree line of influence from 500mm below the pipe invert (or as per geotechnical or council requirements). Minimum proximity and pile embedment's as per local council and government standards need to be followed when constructing in this zone.

HFC and the architect should be notified for specific bridging design if applicable.

Reinforcing:

SYMBOL	TYPE
R	Plain bars grade 300E to NZS 4671 (300 MPa)
D	Deformed bars grade 300E to NZS 4671 (300 MPa)
HR	Plain bars grade 500E to NZS 4671 (500 MPa)
HD	Deformed bars grade 500E to NZS 4671 (500 MPa)

BAR SIZE	min.	10	12	16	20
D	450	450	480	640	800
HD	-	700	840	1120	1400

CONCRETE AND REINFORCING MESH SUMMARY

MESH OPTIONS - 192 mm²/m, 3.02 kg/m² or greater,
Mesh SE72 (Grade 500E as per AS/NZS4671),
Concrete - Allied Super Slab Fibre
 Use mix code 252RSSJ Fibre Mix

Allied Concrete

HFC : FOUNDATIONS LTD
CIVIL & STRUCTURAL ENGINEERS

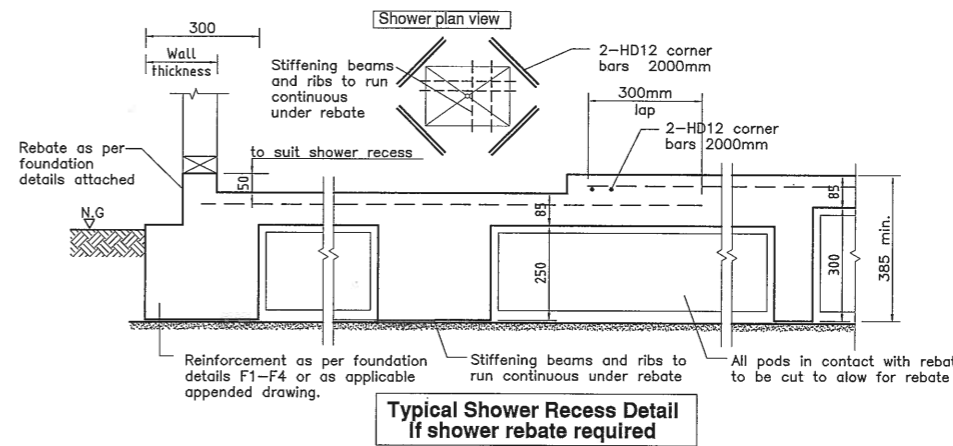
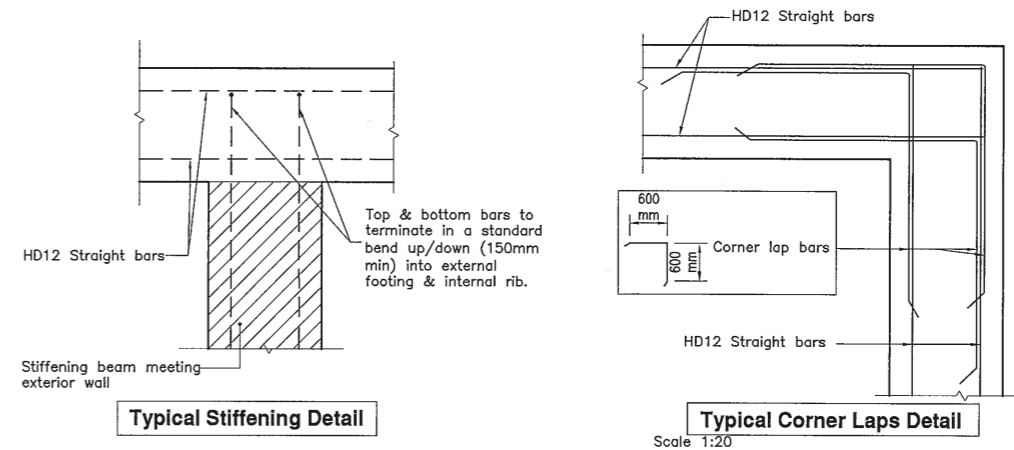
LEVEL 3, 19 MORGAN STREET PO BOX 109 106
 NEWMARKET AUCKLAND NEW ZEALAND
 T: 09 367 1070 F: 09 367 1071 E: DESIGN@HFC.CO.NZ

PROJECT:
LOT 191, PAYNE COURT, LINCOLN
SELWYN

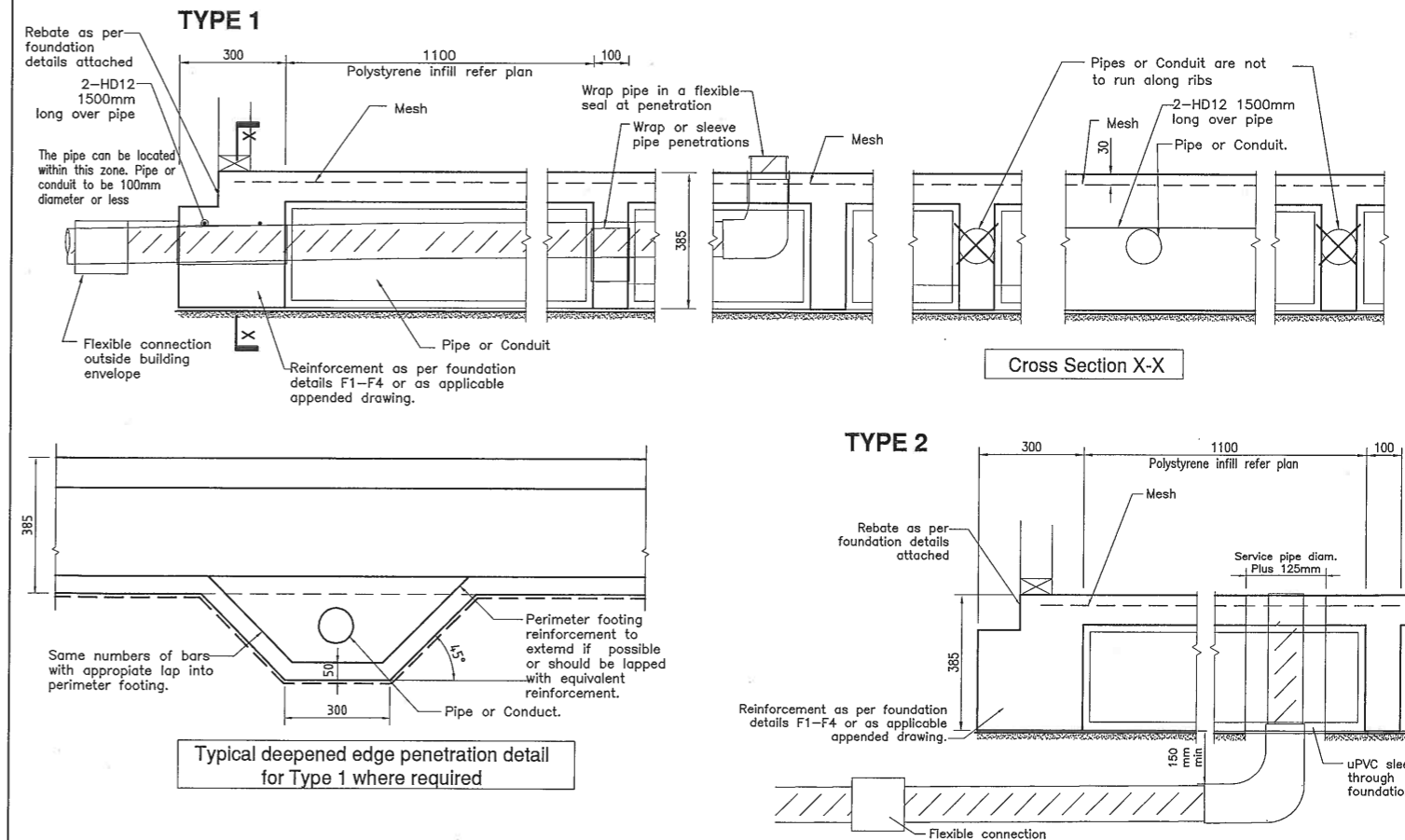
DRAWING TITLE:
SUPER SLAB
FOUNDATION GENERAL NOTES

JOB No:
16101
 Engineering:
EZ
 DRAWN:
MC

SHEET:
S99
 DATE:
28/04/2016
 REVISION:
0
 SCALE:
1:20



Pipe Penetration Details For High Seismic Zones
 Refer to MBIE Guideline Section A figure S14 & S15 and building code clause G13



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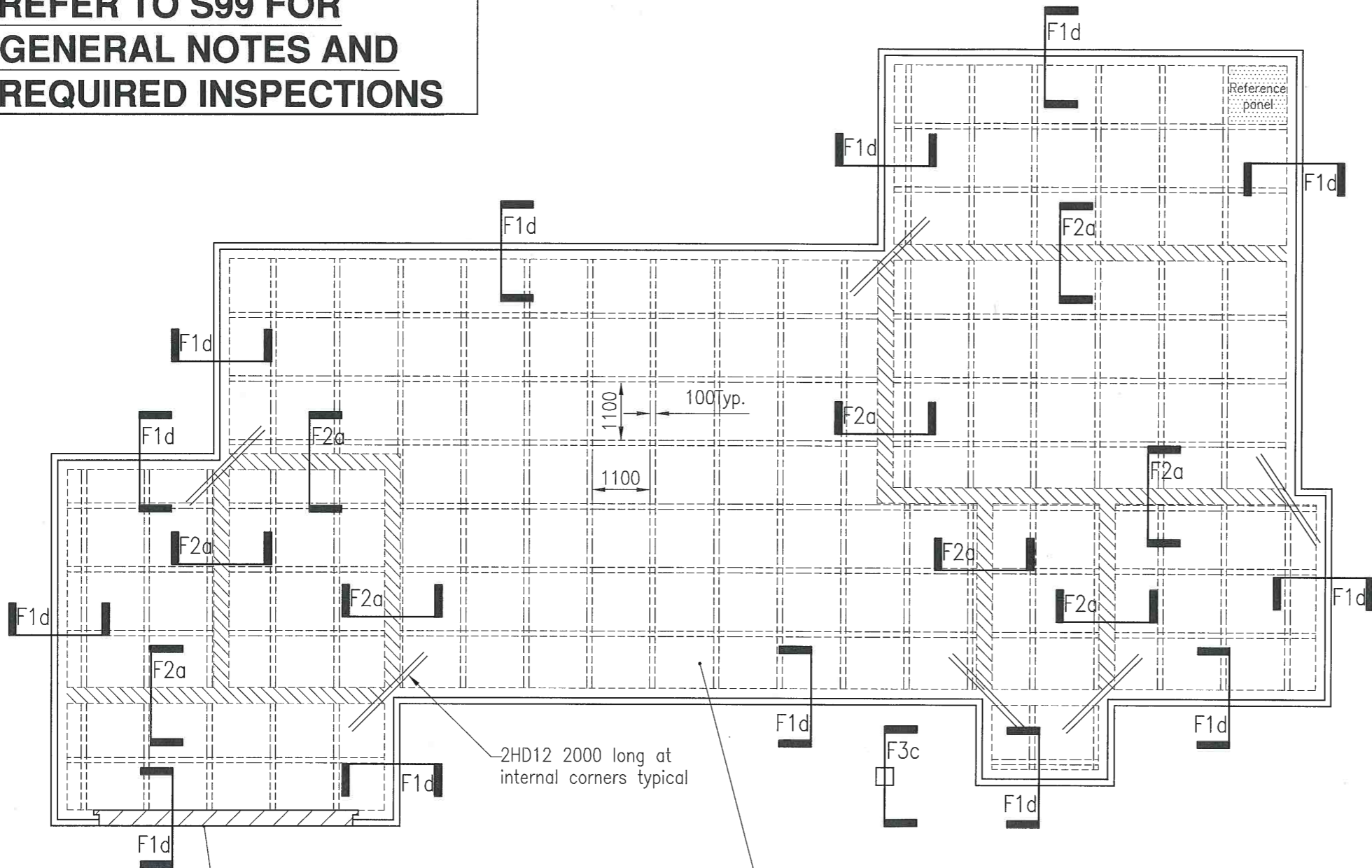
**REFER TO S99 FOR
GENERAL NOTES AND
REQUIRED INSPECTIONS**

Boundary

Boundary

Boundary

Boundary



See architectural drawings for all door rebates.


2HD12 2000 long at internal corners typical

85 thick slab (min.) with required mesh 30mm top cover on 1100x1100x220 thick polystyrene infill panels on DPM

SUPER SLAB LAYOUT

Slab area: ± 244.61 m²

Point load

 - INTERNAL STIFFENING BEAM OR THICKENING FOR POINT LOADS OR LOAD BEARING WALLS LARGER THAN 13 KN

HFC : FOUNDATIONS LTD
CIVIL & STRUCTURAL ENGINEERS
 LEVEL 3, 19 MORGAN STREET PO BOX 109 106
 NEWMARKET AUCKLAND NEW ZEALAND
 T: 09 367 1070 F: 09 367 1071 E: DESIGN@HFC.CO.NZ

PROJECT:
**LOT 191, PAYNE COURT, LINCOLN
 SELWYN**

DRAWING TITLE:
**SUPER SLAB
 FOUNDATION LAYOUT**

Engineering:
EZ

JOB No:
16101
 DRAWN:
MC & NA

SHEET:
S100
 DATE:
28/04/2016

REVISION:
0
 SCALE:
1:100

