

Indicative Only

**Lot 26 DP 354076
22 Johnson Street, Tuakau, Waikato 2121**

Architectural Drawing		Architectural Drawing		Architectural Drawing				
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Rev.1	BC Lodgement	2022.05.21
Rev	Description	Date



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Job Title
Lot 26 DP 354076, 22 Johnson Street, Tuakau,
Waikato, 2121

Drawing Title
Cover Sheet

Job no.	21069	Sheet
Scale		001
Date	16 FEB 2022	
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1. GENERAL NOTES:

1.1 ALL CONSTRUCTION TO COMPLY WITH THE RELEVANT CLAUSES OF **NZS 3604.2011. THE NEW ZEALAND BUILDING CODE (NZBC) & THE NZ BUILDING ACT.**

1.2 THE CONTRACTOR SHALL CONFIRM WITH THE CLIENT/OWNER THAT ALL CONDITIONS OF THE RESOURCE CONSENT, BUILDING CONSENT AND LOCAL TERRITORIAL AUTHORITY REQUIREMENTS HAVE BEEN MET PRIOR TO STARTING ON SITE.

1.3 SURVEYOR TO CONFIRM AND SETOUT ALL BOUNDARY WALLS AND FENCES.

1.4 SURVEYOR TO CONFIRM AND SETOUT ALL CONSTRUCTION WHERE HEIGHT IN RELATION TO BOUNDARY LEVELS ARE CRITICAL, SURVEYOR TO CONFIRM COMPLIANCE AT ROOF FRAMING STAGE. ANY AMBIGUITIES TO BE REFERED TO THE ARCHITECT.

1.5 ALL MATERIALS USED TO BE THE BEST OF THEIR RESPECTIVE KINDS.

1.6 CONTRACTOR RESPONSIBLE TO VERIFY ALL DIMENSIONS, ANGLES & LEVELS ON SITE PRIOR TO COMMENCE ANY WORK.

1.7 REFER TO ENGINEERS DRAWINGS & SPECIFICATIONS FOR ALL STRUCTURAL ELEMENT SIZES AND DETAILS.

1.8 CHECK ON SITE ALL WINDOW SIZES PRIOR TO MANUFACTURE.

1.9 ALL PROPRIETARY PRODUCTS TO BE FIXED IN ACCORDANCE WITH THE MANUFACTORY INSTRUCTIONS.

1.10 **L.W. ARCHITECTURE LTD.** ARE NOT LIABLE FOR ANY CLAIM, DAMAGE, LIABILITY, LOSS OR EXPENSE INCURRED BY THE CLIENT AS A CONSEQUENCE OF ANY CHANGE MADE BY THE CLIENT OR ANY OTHER PERSON TO THE APPROVED BUILDING CONSENT DOCUMENTS. ANY DISCREPANCIES TO BE DISCUSSED WITH **L.W. ARCHITECTURE LTD.**

2. PLUMBING & DRAINAGE NOTES:

2.1 ALL PIPED SERVICES FROM THE BUILDING TO BE **uPVC** MATERIAL MANUFACTURED IN ACCORDANCE TO AS/NZS1260.

2.2 ALL NEW S/W DRAINAGE PIPES TO BE INSTALLED TO EXISTING CONNECTION. CONTRACTOR TO CHECK ON SITE THE LOCATION OF EXISTING CONNECTION.

2.4 ALL NEW SEWER DRAINAGE PIPES TO BE INSTALLED TO EXISTING CONNECTION. CONTRACTOR TO CHECK ON SITE THE LOCATION OF EXISTING CONNECTION.

2.3 GRADIENT OF DRAINS SHALL COMPLY WITH **E1/AS1 TABLE 2. -1:120 FOR ø100mm PIPES.**

2.5 GRADIENT OF SEWER PIPE SHALL COMPLY WITH **AS/NZS 3500.2**

-1:40 FOR ø40mm PIPES
-1:40 FOR ø65mm PIPES
-1:60 FOR ø100mm PIPES

2.6 WATER SEALED INTERCEPTION SHALL BE APPLIED TO ISOLATE THE PRIVATE STORM WATER DRAIN FROM PUBLIC STORM WATER SYSTEM.

2.7 ALL **DP'S** TO BE 80mm uPVC U.N.O.

2.8 ALL **TV'S** TO BE 50mm uPVC U.N.O.

2.9 INSPECTION OPENINGS TO BE AT MAJOR JUNCTIONS ON MAIN DRAINS AND AT LEAST ONE SHOULD BE RAISED TO GROUND LEVEL.

2.10 FIXTURES FURTHER THAN 2.5m FROM MAIN VENTED DRAIN TO BE VENTED WITH AN AAV AS REQUIRED.

2.11 ENSURE ALL SITE CESSPITS LOCATED AT LOW POINTS WITH POSITIVE FALLS TOWARDS THEM.

2.12 SUBSOIL DRAINAGE NOVAFLO COILS TO ALL RETAINING WALLS & FOUNDATIONS AS REQUIRED, SUBSOIL DRAINS TO DISCHARGE VIA A SILT TRAP TO STORMWATER DRAINAGE SYSTEM.

3. SITE MANAGEMENT NOTES:

3.1 HEAVY MACHINE WORKING TIME: DAY TIME ONLY.

3.2 HOUSE OWNER OR REPRESENTATIVE TO BE RESPONSIBLE FOR THE IMPLEMENTATION OF THE SITE MANAGEMENT PLANING INCLUDING THE MAINTENANCE OF ALL SITE WORKS, SUCH AS SILT FENCE.

3.3 CONTRACTOR SHALL WORK UNDER THE GUIDELINE OF EROSION AND SEDIMENT CONTROL.

3.4 SILT FENCE:

-USE PROPER GEOTEXTILE FABRIC FOR SILT FENCE.
-DIG SILT FENCES IN 200mm AND USE POSTS AT MAX. 2m CRS.

3.5 THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS DURING EXCAVATION TO AVOID ANY DISRUPTION OF EXISTING SERVICES.

4. FLOOR PLAN NOTES:

4.1 ALL FRAMING TO BE COMPLETED STRICTLY IN ACCORDANCE WITH SECTION 8, NZS3604.2011.

4.2 **SMOKE ALARMS (S.A)** SHALL BE ON OR NEAR CEILING IN ACCORDANCE WITH AS1670.6 & MANUFACTURERS INSTRUCTIONS. SMOKE ALARMS TO BE LOCATED ON THE ESCAPE ROUTES WITHIN THE HOUSEHOLD UNITE/S. ON LEVELS CONTAINING THE SLEEPING SPACES, THE SMOKE ALARMS SHALL BE LOCATED WITHIN:
a) EVERY SLEEPING SPACE, OR
b) 3.0m OF EVERY SLEEPING SPACE DOOR.

4.3 **EXHAUST FANS (M.V)** SHALL BE FITTED IN BATHROOMS, WC AND LAUNDRY AREA WHERE SHOWN AND TERMINATE OUTSIDE. FAN TO BE CONNECTED TO LIGHT SWITCH AND FITTED WITH TIMBER.

4.4 **WINDOW RESTRICTOR (WIN. R)** SHALL BE FITTED WHERE SHOWN, TO LIMIT THE MAXIMUM OPENING SO THAT A 100mm DIAMETER SPHERE CANNOT PASS THROUGH IT.

4.5 **DOWNLIGHT** TYPE SHALL BE COMPLY WITH AS/NZS 60598.2.2. ONLY **CARATED** TYPE DOWNLIGHT CAN BE USED WHERE INSULATION TO BE ABUTTED / COVERED.

4.6 **RANGE HOOD (E.R)** ABOVE KITCHEN HOBS TO BE INSTALLED TO MANUFACTURERS INSTRUCTIONS AND TAKEN TO EXTERIOR AS REQUIRED. PROVIDE PROTECTIVE COWL FOR WALL OUTLET.

4.7 **WATER SPLASH:** WALL & FLOOR SURFACES TO AREAS CONTAINING SANITARY FIXTURES OF APPLIANCES MUST BE IMPERVIOUS AND EASILY CLEANED IN ACCORDANCE WITH NZBC CLAUSE E3/AS1.

-WALLS: PAINTED GIB AQUALINE INSTALLED TO M/F SPECIFICATIONS.

-FLOORS: SELECTED CERAMIC / STONE TILES HAVING A 6% MAXIMUM WATER ABSORPTION. MINIMUM OF 17mm THICK H3 (CCA TREATED) PLYWOOD SHALL BE USED UNDER MEMBRANES (IF NOT CONC. SLAB). THE PLYWOOD MUST BE SUPPORTED WITH DWANGS OR FRAMING WITH A MAXIMUM SPAN OF **400mm** IN EACH DIRECTION. **ARDEX WPM1000** INSTALLED IN ACCORDANCE WITH M/F SPECIFICATIONS.

-JOINTS: WHERE BATHS, BASINS, TUBS OR SINKS ABOUT IMPERVIOUS LININGS, THE JOINT BETWEEN FIXTURE AND LINING SHALL BE SEALED TO PREVENT WATER PENETRATION TO CONCEALED SPACES OR BEHIND LININGS.

4.8 RINNAI INFINITY EXTERNAL **GAS INSTANT WATER SYSTEM** (OR SIMILAR) TO BE INSTALLED TO M.F SPECIFICATIONS. LOCATION CONFIRMED ON SITE.

5. FRAMES & TRUSSES:

5.1 ALLOW FOR 2.3m (2.1m UPPER LEVEL) ROUGH OPENING HEAD HEIGHT FOR ALL WINDOW & EXTERIOR DOORS, U.N.O.

5.2 TIMBER WALL TO BE **SG8** OR GREATER.

5.3 ALL TIMBER LINTELS TO BE **SG8** OR GREATER U.N.O.

5.4 TRUSSES SHOWN ARE INDICATIVE, FINAL LAYOUT REFERRING TO TRUSS M.F'S DESIGN. ALL ROOF FRAMING SHALL BE COMPLETED IN ACCORDANCE WITH NZS3604:2011.

5.5 **PREFABRICATED TRUSSES** TO BE APPROVED GANGNAIL TRUSSES @ 900mm CRS. U.N.O.

5.6 THE LINTEL SIZE SHOWN TAKE NO ACCOUNT OF CONCENTRATED LOADINGS FROM GIRDER TRUSSES (OTHER THAN THOSE SHOWN). M/F TO DESIGN ALL NECESSARY TRANSFER OF LOADS OR CONTACT DESIGNER FOR FURTHER CLARIFICATION.

5.7 TOP PLATE:

-90x45 +140x35 (TABLE 8.16 NZS3604:2011).
-B TYPE FIXING (TABLE 8.18 NS3604:2011).

5.8 **TIMBER TREATMENT** HAS BEEN SELECTED IN ACCORDANCE WITH TABLE 1A OF B2/AS1.

-ALL EXTERIOR & INTERIOR WALL CONSTRUCTION IS TO BE **H1.2 TREATED STUDS** (U.N.O).

-ALL EXPOSED TIMBER TO BE MIN. **H3.2 TREATED.**

5.9 ALL STRUCTURAL FIXINGS IN SHELTERED AREAS TO BE **HOT-DIPPED GALVANIZED.**

5.10 ALL STRUCTURAL FIXING IN SEA SPRAY ZONE EXPOSED AREAS TO BE TYPE 304 **STAINLESS STEEL.**

5.11 BOTTOM PLATE FIXING:

-GALV. M-14 BOLTS @900mm CRS. MAX. WITH WASHER TO MANUFACTURERS SPECIFICATIONS WHEN FIXED TO CONCRETE SLAB.

-2/100x3.76 NAILS @600mm CRS MAX. FOR EXTERNAL WALLS.

-1/100x3.76 NAILS @600mm CRS MAX. FOR INTERNAL WALLS.

BOTTOM PLATE FIXING MAY BE REQUIRED FOR BRACING ELEMENTS, REFER BRACING MANUFACTURES DETAILS.

6. INSULATION:

6.1 THE BUILDING ENVELOPE (ROOF, WALL, WINDOW, DOOR & FOUNDATION) SHALL BE THERMAL INSULATED, EXCEPT EXTERNAL WALLS OF THE GARAGE AREA.

6.2 THERMAL INSULATION REQUIREMENTS SHALL BE COMPLY WITH NZBC H1/AS1.

6.3 INSULATION REQUIREMENTS ARE IN ACCORDANCE WITH CLIMATE ZONE 1, NZS 4218:2009 CALCULATION METHOD.

6.4 THE MINIMUM THERMAL INSULATION REQUIREMENTS:

LOCATION	INSULATION R-VALUE	TYPE / THICKNESS
EXTERNAL WALL	2.2	90mm
ROOF SPACE	3.2	170mm
GLAZING WINDOW / DOOR	0.26	DOUBLE GLAZING
GARAGE INTERNAL WALL	2.2	90mm
GARAGE CEILING SPACE	1.6	170mm
GARAGE WINDOW GLAZING	0.15	SINGLE GLAZING
CANTILEVERED FLOOR	1.2	60mm

6.5 THERMAL INSULATION INSTALLATION SHALL BE COMPLY WITH NZS4246:2016.

7. OTHERS:

7.1 **GLAZING** TO COMPLY WITH NZS4223: 2016

-ALL GLAZING TO COMPLY WITH NZS4223:2016, APPENDIX 3.D.

-ALL GLAZING WITHIN WET AREA IS TO BE GRADE A SAFETY GLAZING IN ACCORDANCE WITH NZS 4223:PART 3:2016 CLAUSE 308.

7.2 ALLOW TO FIX **WANZ SUPPORT BAR** TO ALL WINDOWS & DOORS WITH A 1.6m SPAN OR GREATER.

7.3 STAIRWELL (IF ANY)

-**STAIR** REFER TO MANUFACTURER'S SPECIFICATION TO COMPLY WITH NZBC D1/AS1.

-**BALUSTRADES** TO BE MINIMUM 1.0m ABOVE FINISHED FLOOR LEVEL. BALUSTRADE FIXING DETAILS REFER TO MANUFACTURER'S SPECIFICATION.

8. LEGEND:

ABBREVIATION	EXPLANATION
M.V	MECHANICAL VENTILATION
S.D	SMOKE DETECTOR
E.R	EXTRACTOR (RANGE HOOD)
SSMH	SANITARY SEWER MANHOLE
SWMH	STORMWATER MANHOLE
R.S	RANCH SLIDER DOOR
F.F.L.	FINISHED FLOOR LEVEL
F.G.L.	FINISHED GROUND LEVEL
C.S	CAVITY SLIDING DOOR
L.B.W.	LOAD-BEARING WALL
W.R	WARDROBE
LDY	LAUNDRY ROOM
W.C	WATER CLOSET
ST	STORAGE ROOM
ENS	EN SUITE
SHR	SHOWER ROOM
RPB	ROOF PLANE DIAGONAL BRACES
CP	CESSPIT
DP	DOWN PIPE
WIN. R	WINDOW RESTRICTOR

Rev.1 BC Lodgement 2022.05.21
Rev Description Date



Architecture

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Job Title
Lot 26 DP 354076, 22 Johnson Street, Tuakau, Waikato, 2121

Drawing Title

General Notes

Job no. 21069 Sheet

Scale 1 : 100

Date 16 FEB 2022 **002**

Drawn A.H Revision:

Checked L.L Rev.1

Approved L.L

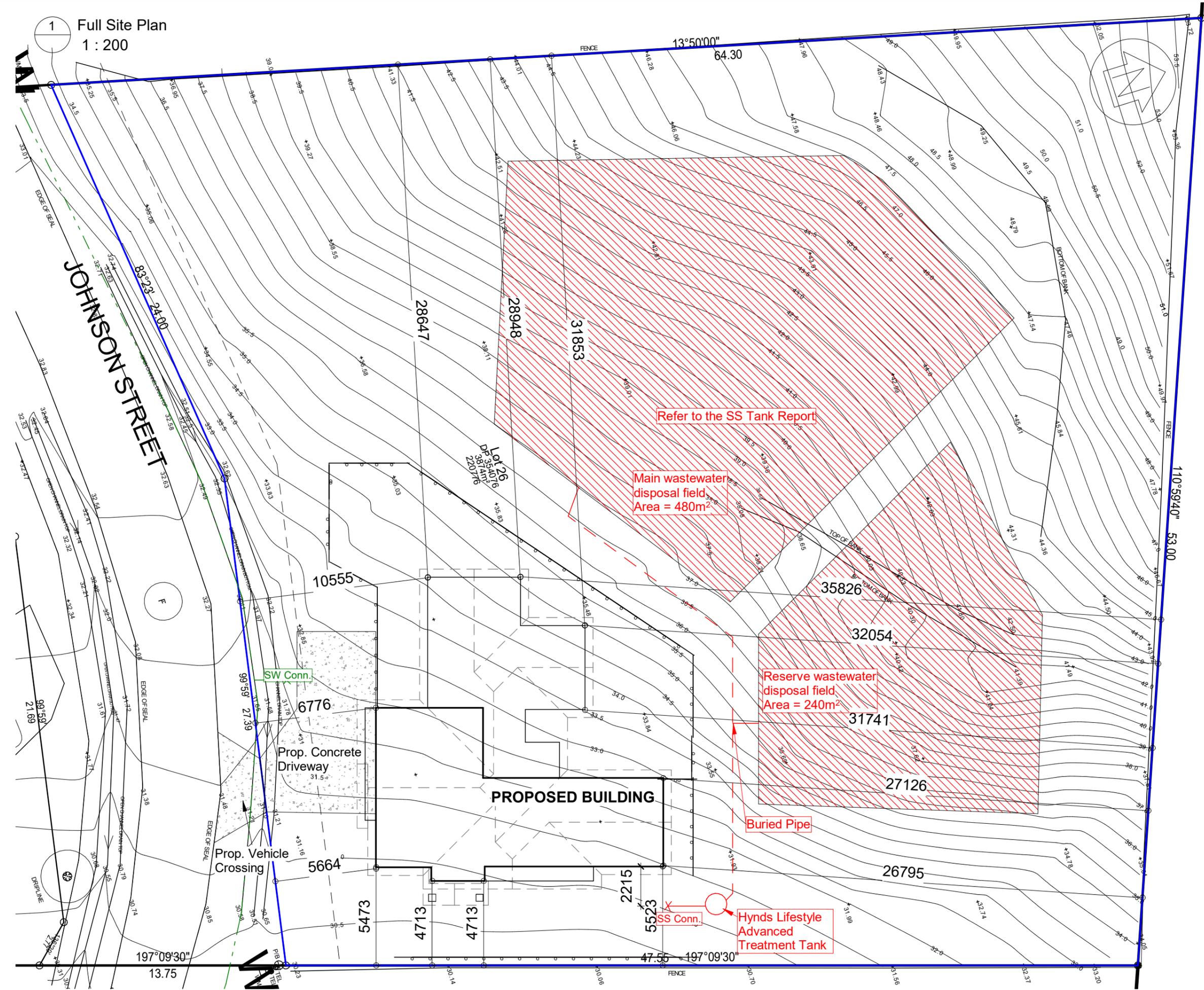
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1 Full Site Plan
1 : 200



SITE INFORMATION

22 JOHNSON STREET, TUAKAU
LOT 26 DP 354076
 CORROSION ZONE= **ZONE B**
 WIND ZONE= **HIGH**
 ZONE= **RURAL-RESIDENTIAL**

NET SITE AREA=2764.4m²
 GROUND FLOOR AREA=106.2m²
 PORCH AREA=3.3m²
 FIRST FLOOR AREA=182.4m²
 TOTAL BUILDING AREA=291.9m²

*SAFETY BARRIER FOR THE
 RETAINING WALL WHEN
 HEIGHT IS MORE THAN 1.0M

Rev.	Description	Date
Rev.1	BC Lodgement	2022.05.21
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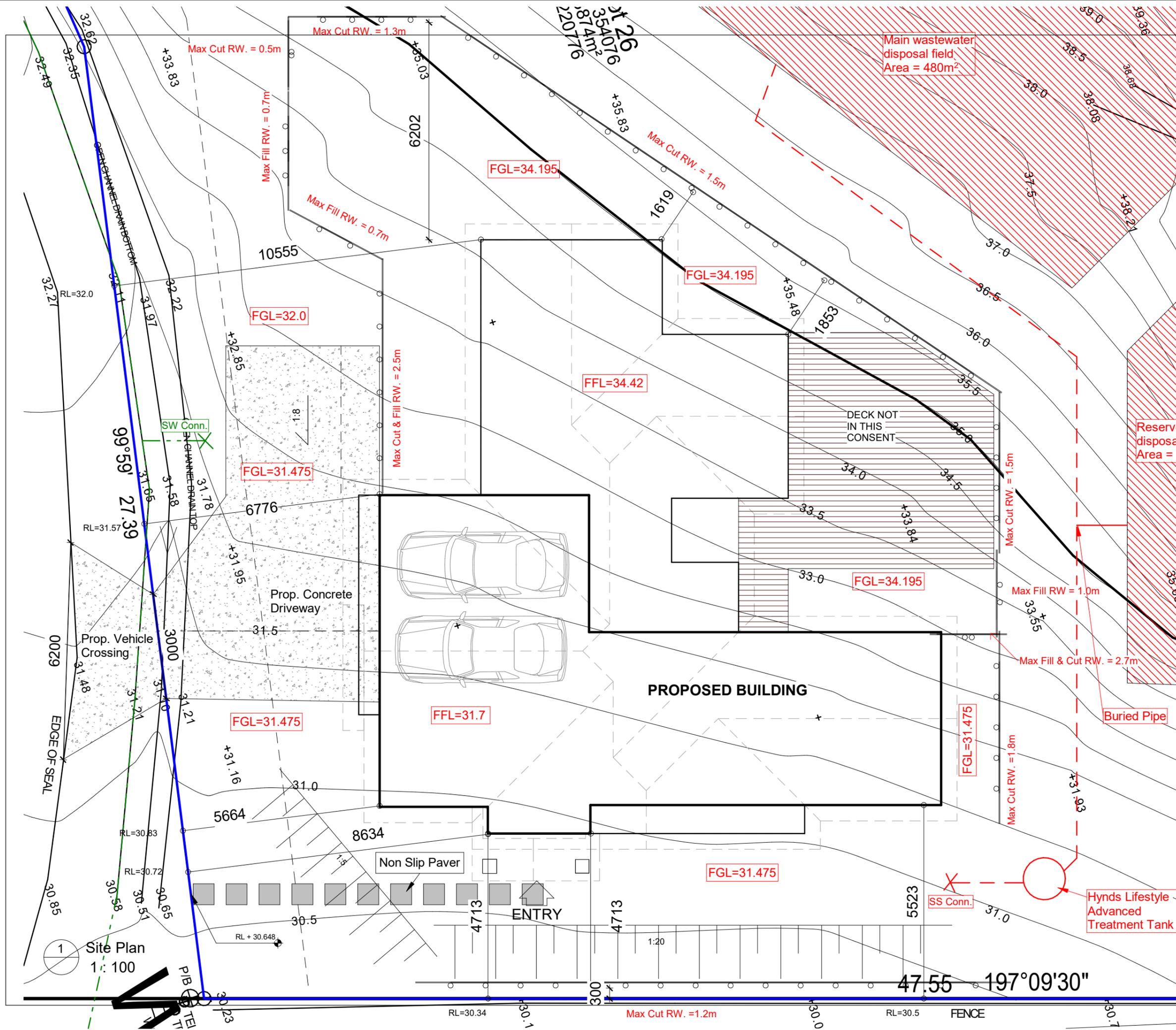
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Drawing Title
 Full Site Plan

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SITE INFORMATION

22 JOHNSON STREET, TUAKAU
LOT 26 DP 354076
 CORROSION ZONE= **ZONE B**
 WIND ZONE= **HIGH**
 ZONE= **RURAL-RESIDENTIAL**

NET SITE AREA=2764.4m²
 GROUND FLOOR AREA=106.2m²
 PORCH AREA=3.3m²
 FIRST FLOOR AREA=182.4m²
 TOTAL BUILDING AREA=291.9m²

*SAFETY BARRIER FOR THE RETAINING WALL WHEN HEIGHT IS MORE THAN 1.0M

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Job Title
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Drawing Title
 Site Plan

Job no.	21069	Sheet
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1 Site Plan
 1:100

47.55 197°09'30"

100 S/W p 1:120 fall
 100 S/S p 1:60 fall

Main wastewater disposal field, Area = 480m²



- LEGENDS:**
- 150 S/S P Existing Public S/S Line ø150mm
 - 100 S/S P Proposed Private S/S Line ø100mm @ 1:60 fall
 - 225 S/W P Existing Public S/W Line ø225mm
 - 100 S/W P Proposed Private S/W Line ø100mm @ 1:120 fall
 - 100 N/F P Proposed Novaflow Line ø100mm
 - TV Terminal Vent ø50mm
 - AAV Air Admittance Valve
 - ORG Over Relief Gulley
 - DP Downpipe
 - CP Cesspit (Type 1)
 - ST Silt Trap
 - IJ Inspection Junction
 - Wet floor area in First Floor Level

*ACCESS POINT ADD IT AT EVERY JUNCTION WHERE THERE IS A 45 DEGREES TURN.

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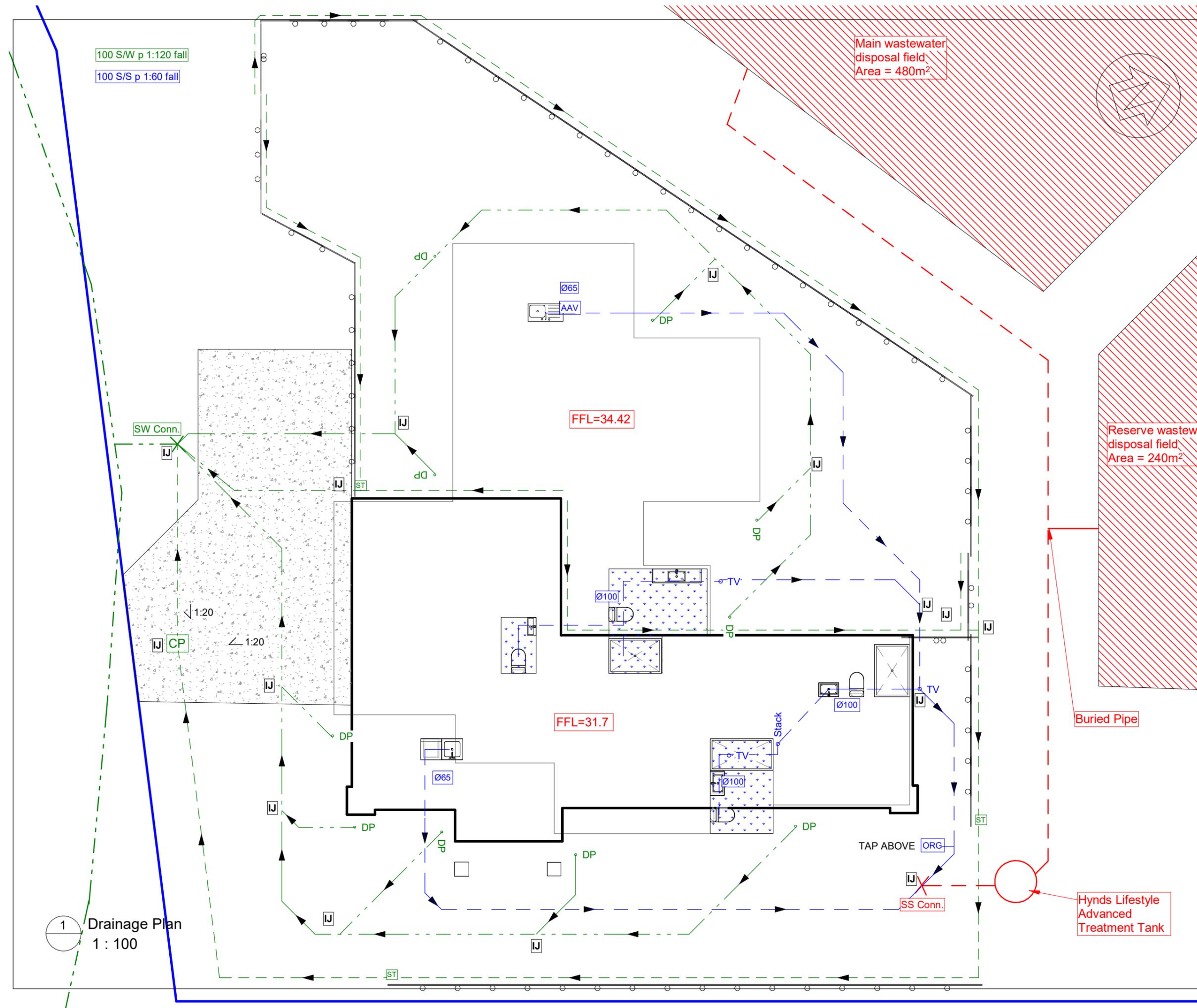
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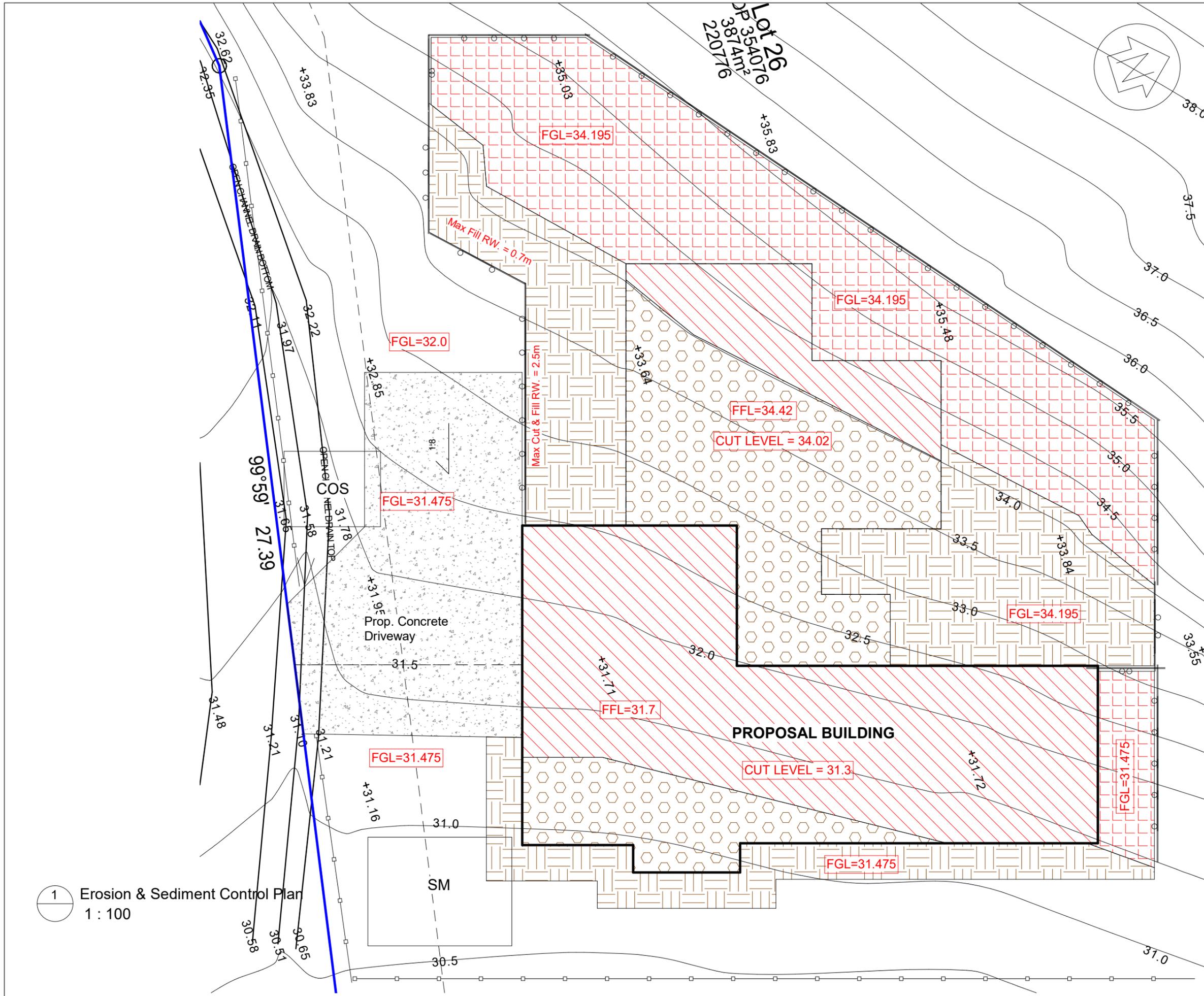
Drawing Title
 Drainage Plan

Job no.	21069	Sheet
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1 Drainage Plan
 1 : 100





1 Erosion & Sediment Control Plan
1 : 100

- LEGENDS:**
- Driveway
 - Cut within building platform
 - Fill within building platform
 - Cut out of building platform
 - Fill out of building platform
 - SM** Storage of materials
 - COS** Cleaning works on site
 - Silt Fence

Outside of proposed building form
 Excavation Area:96.7m²
 Excavation Volume:29.8m³
 Fill Area:81.5m²
 Fill Volume:72.5m³

Under proposed building form
 Excavation Area:104.2m²
 Excavation Volume:73.4m³
 Fill Area:68.8m²
 Fill Volume:54.7m³

Total Earthwork Area:351.2m²
Total Earthwork Volume:230.4m³

-All erosion and sediment controls to be in accordance with "Erosion and sediment control guidelines for land disturbing activities" or guideline documents 2016/005 "Erosion and sediment control guide for land disturbing activities in the auckland region"

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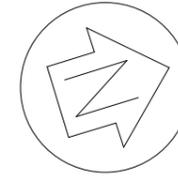
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Drawing Title
 Erosion & Sediment Control Plan

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- LEGENDS:**
- FFL** FINISHED FLOOR LEVEL
 - SA** SMOKE ALARM
 - MV** EXTRACTION FAN INSTALLED TO ACHIEVE THE AIR FLOW RATE OF 25L/S AS PER G4/AS1 CLAUSE 1.2.5
 - ER** SELECTED RANGEHOOD INSTALLED TO ACHIEVE AIRFLOW RATE OF 50L/S AS PER G4/AS1 CLAUSE 1.2.5
 - MB** METTER BOARD
 - GH** GAS HEATER
 - TILES FOR WET AREA
 - INTERNAL LOADBEARING WALL
 - FULL HEIGHT STUD
 - DUCTING ROUTE

ALL EXTERNAL WALL ARE LOADBEARING WALL

FRAMING SCHEDULE	WIND ZONE HIGH
WALL STUD (LOADBEARING)	90X45 @ 400 C/C
WALL STUD (NON-LOADBEARING)	90X45 @ 600 C/C
WALL NOG (WEATHERBOARD)	90X45 @ 800 C/C
WALL NOG (VERTICAL SHIPLAP)	90X45 @ 480C/C
TOP PLATE	90X45 + 140X35
BOTTOM PLATE	90X45

ALL TIMBER TO BE H1.2 TREATED AND SG8 (U.N.O)

GROUND FLOOR AREA=106.2m²
 PORCH AREA=3.3m²
 FIRST FLOOR AREA=182.4m²
 TOTAL BUILDING AREA=291.9m²

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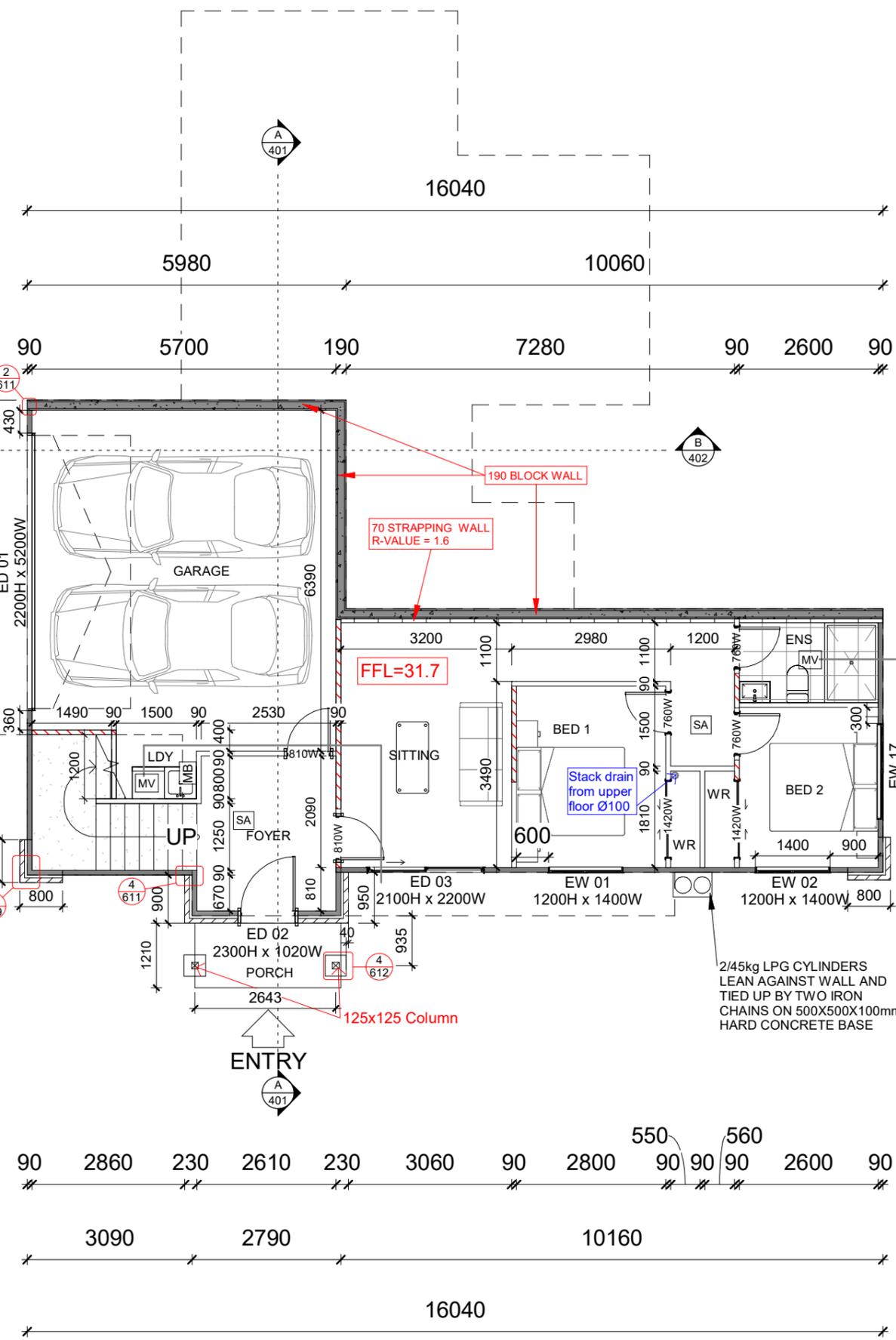
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Drawing Title		
Ground Floor Plan		
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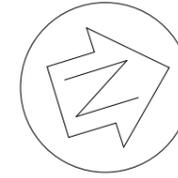
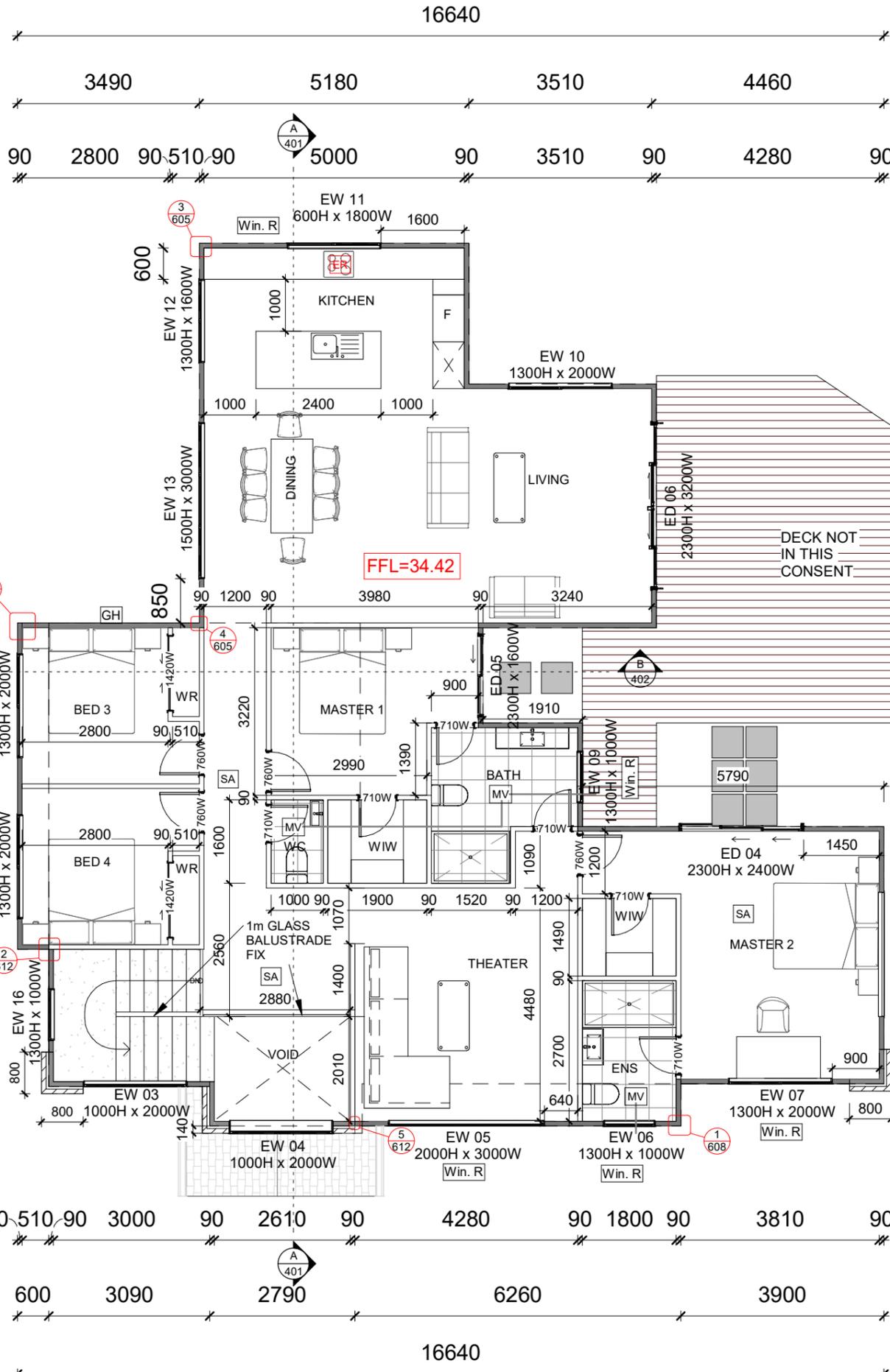
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9660
8900
760
190
5990
90
2540
90
90
670
90
90
609

190
3720
3910
260
1500
90
3000
720
90
810
4940
9660



1 Ground Floor Plan
1 : 100



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BOTTOM PLATE	90X45

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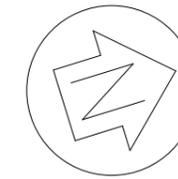
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 First Floor Plan

Job no.	21069	Sheet
Scale	1 : 100	202
Date	16 FEB 2022	
Drawn	A.H	Revision:
Checked	L.L	Rev.1
Approved	L.L	

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1 First Floor Plan
 1 : 100

GUTTER FALL 1:100



ALL DRAWING TO BE READ IN CONJUNCTION WITH **GENERAL NOTES** FOR THE COMPLIANCE OF BUILDING CODE

DO NOT SCALE OFF DRAWING

ROOFING SYSTEM:

ASPHALT SHINGLE ROOF

**GAF ELK ASPHALT SHINGLE:
TIMBERLINE NS AND HD 30**

PROFILE ROOFING OVER UNDERLAY FIXED TO PLYWOOD SUBSTRATE (AS PER PRODUCT SPECIFICATION) AT THE PITCH DEGREE AS SHOWS ON THE PLAN.

ROOF OVERHANG=450mm
ROOF AREA=242.5m²

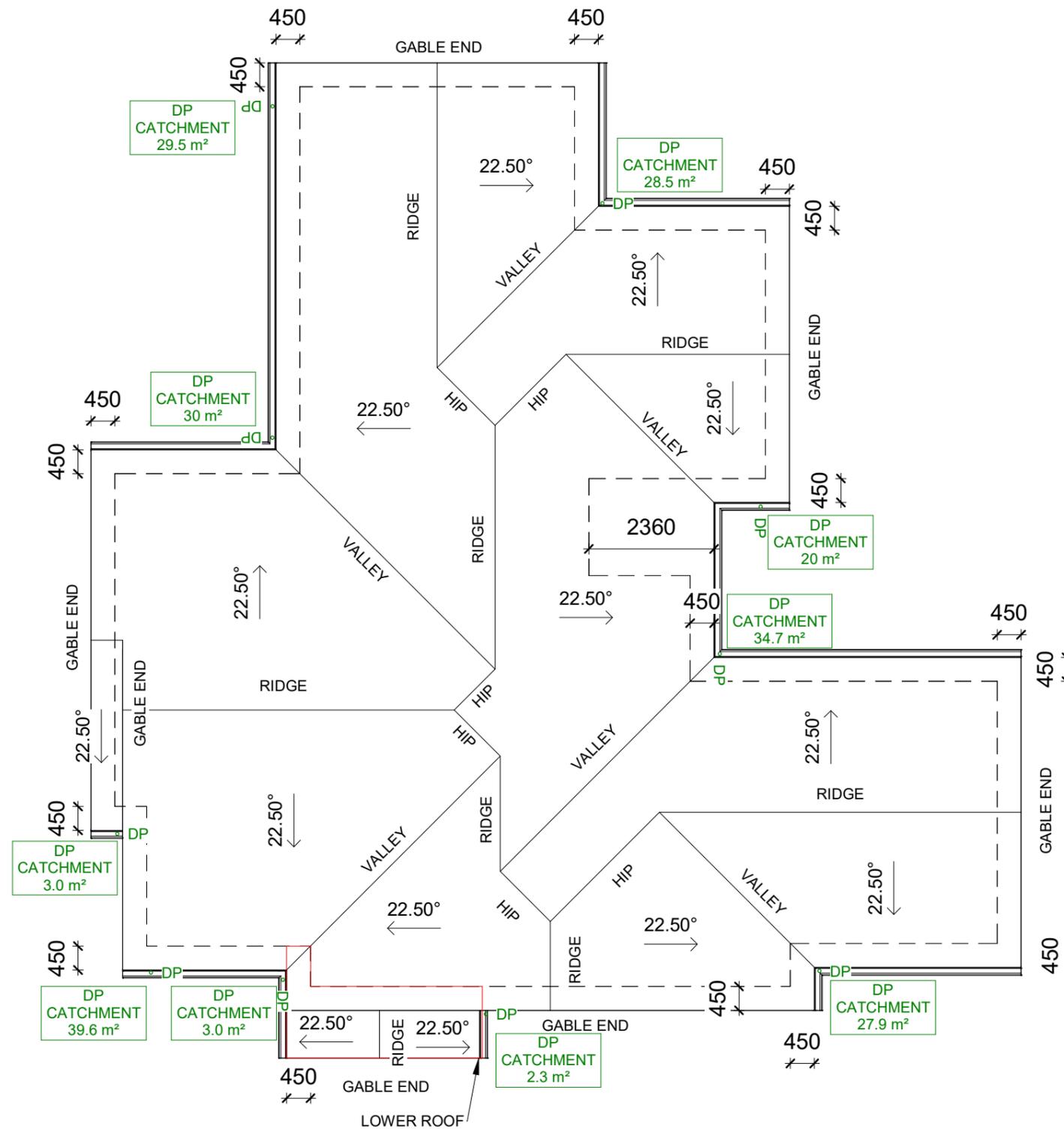
ROOF PITCH=22.5°
SPOUTING SELECTED:CLIENT CHOICE
GUTTER SELECTED:CLIENT CHOICE
DOWNPIPE SIZE SELECTED:80mmØ

LARGEST ROOF AREA SERVE:
DOWNPIPE=100m²
GUTTER=110-120m²

*ALL STEEL GUTTER (OG125) WITH
TIMBER FASCIA BOARD (135MM)

LEGENDS:

- DP DOWNPIPE
- RAFTER ROOF



Rev	Description	Date
Rev.1	BC Lodgement	2022.05.21



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Job Title
Lot 26 DP 354076, 22 Johnson Street, Tuakau, Waikato, 2121

Drawing Title

Roof Plan

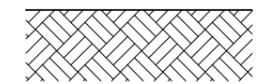
Job no.	21069	Sheet
Scale	1 : 100	203
Date	16 FEB 2022	
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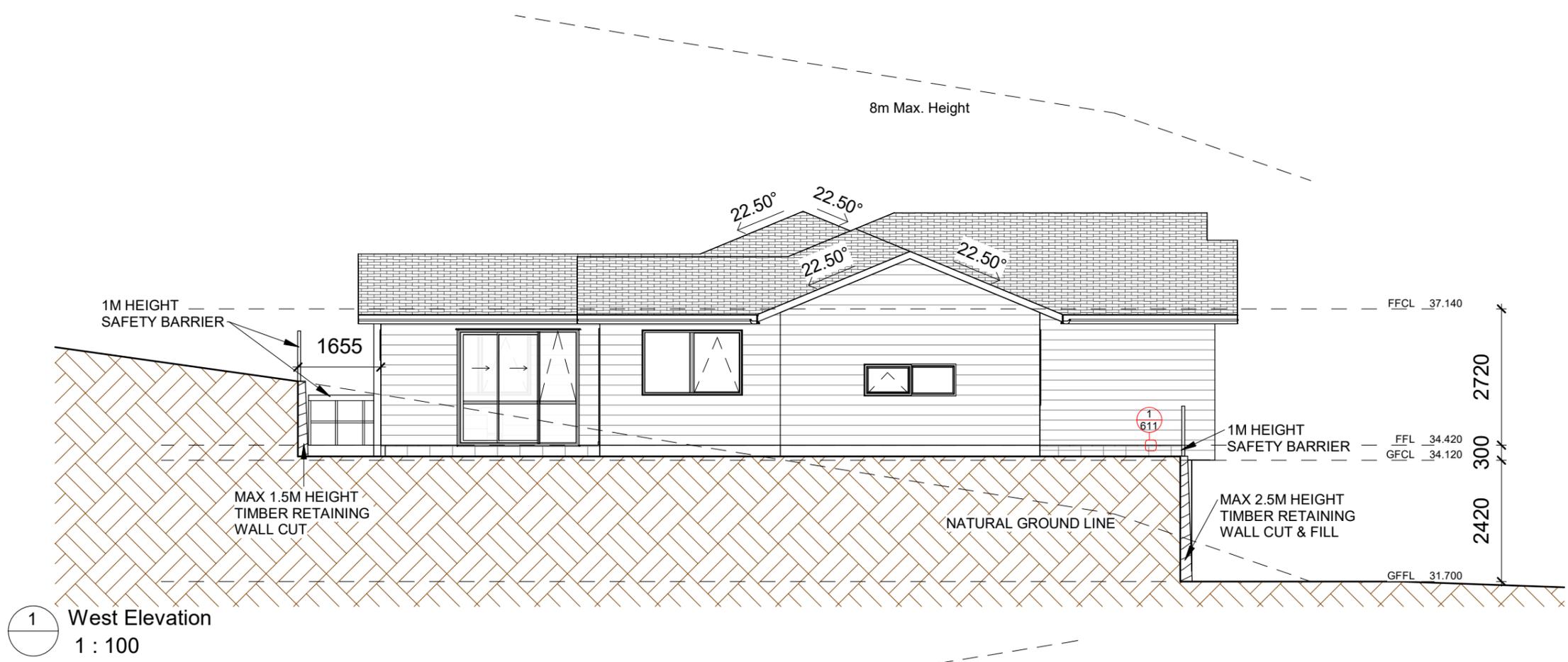
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1 Roof Plan
1 : 100

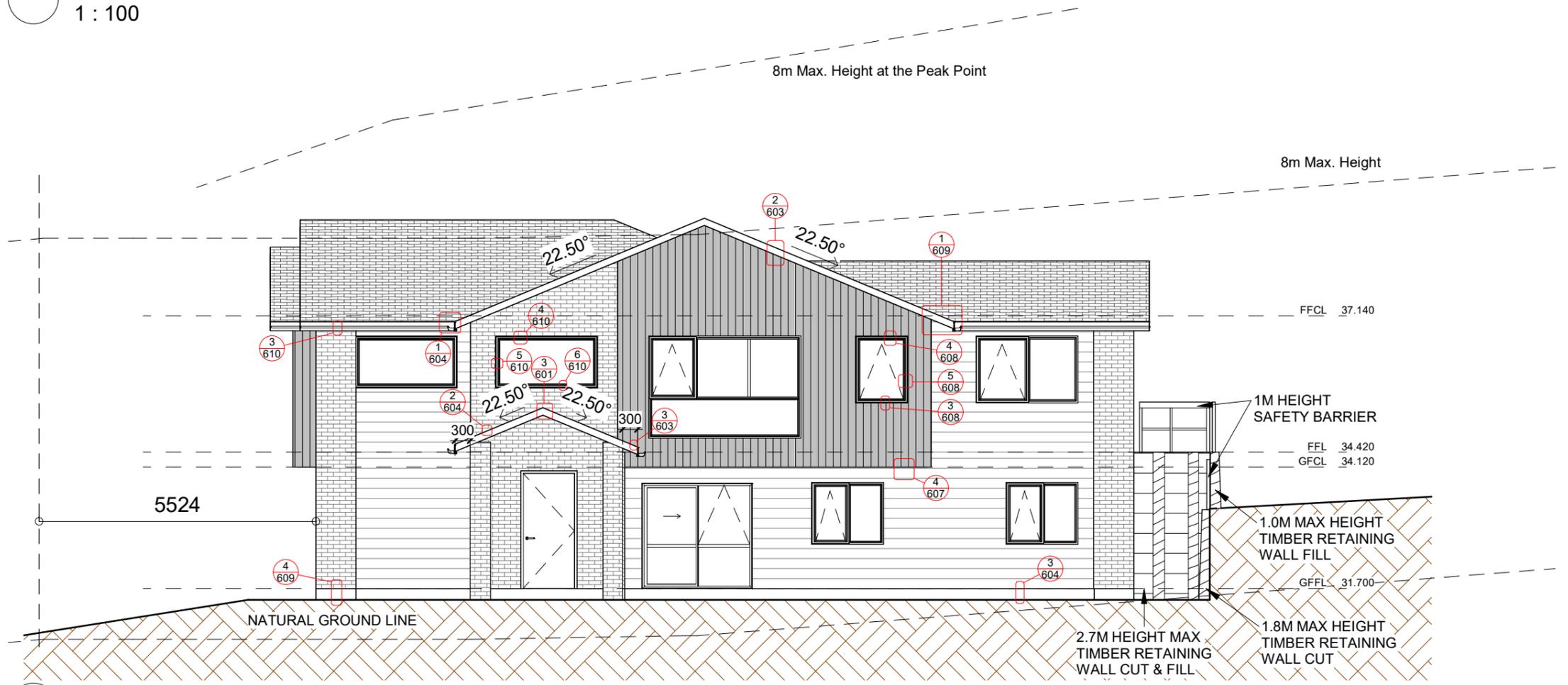
- LEGENDS:**
-  Vertical Shiplap
 -  Weatherboard
 -  Brick Veneer
 -  Shingle Roof
 -  Block Wall



RISK MATRIX - WEST ELEVATION		
Wind Zone	High	1
Number of storeys	Low	0
Roof/wall intersection design	Low	0
Eave width	Very high	5
Envelope complexity	Low	0
Deck design	Very high	0
Total Risk Score		6
RISK MATRIX - EAST ELEVATION		
Wind Zone	High	1
Number of storeys	High	2
Roof/wall intersection design	Very high	5
Eave width	Very high	5
Envelope complexity	Medium	1
Deck design	Very high	0
Total Risk Score		14



1 West Elevation
1 : 100



2 East Elevation
1 : 100

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Rev.1	BC Lodgement	2022.05.21



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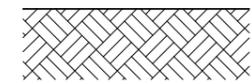
Drawing Title
 West & East Elevation

Job no.	21069	Sheet
Scale	1 : 100	301
Date	16 FEB 2022	Revision:
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LEGENDS:

-  Vertical Shiplap
-  Weatherboard
-  Brick Veneer
-  Shingle Roof
-  Block Wall

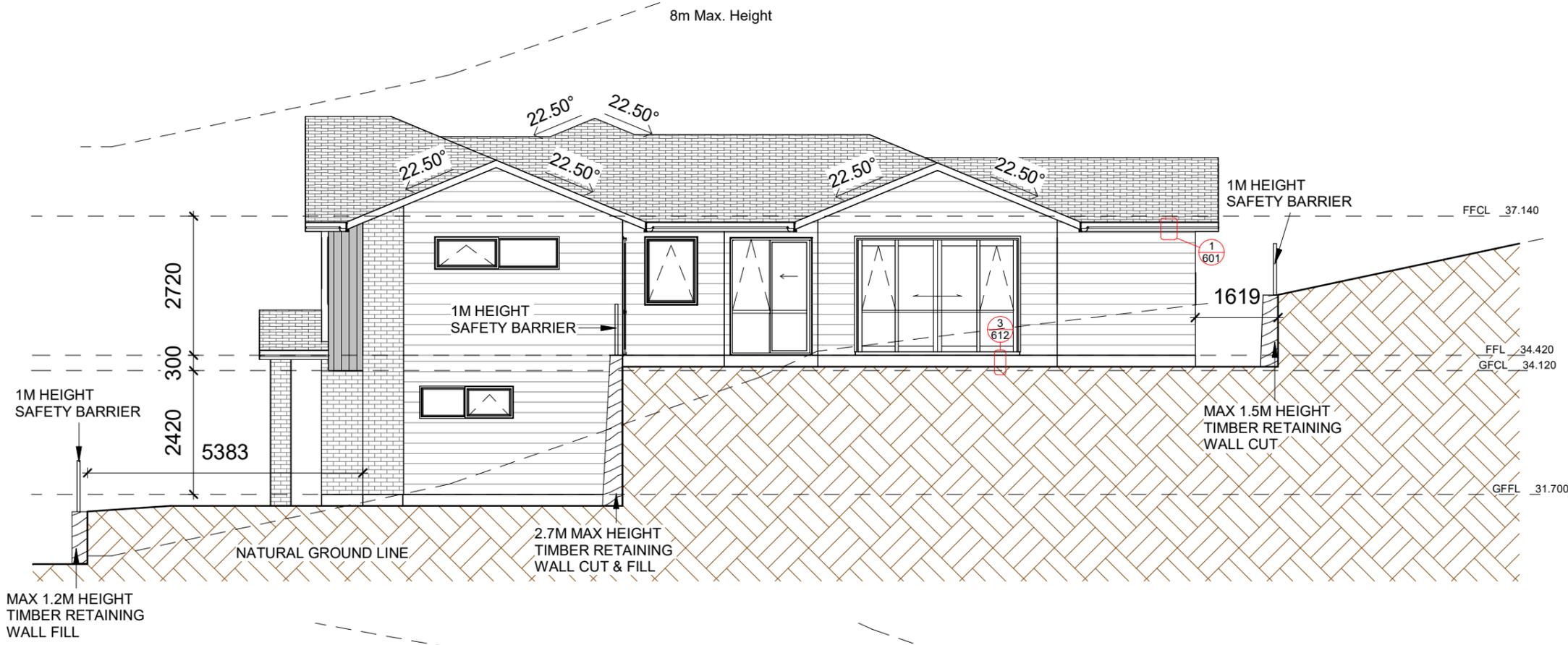


RISK MATRIX - NORTH ELEVATION

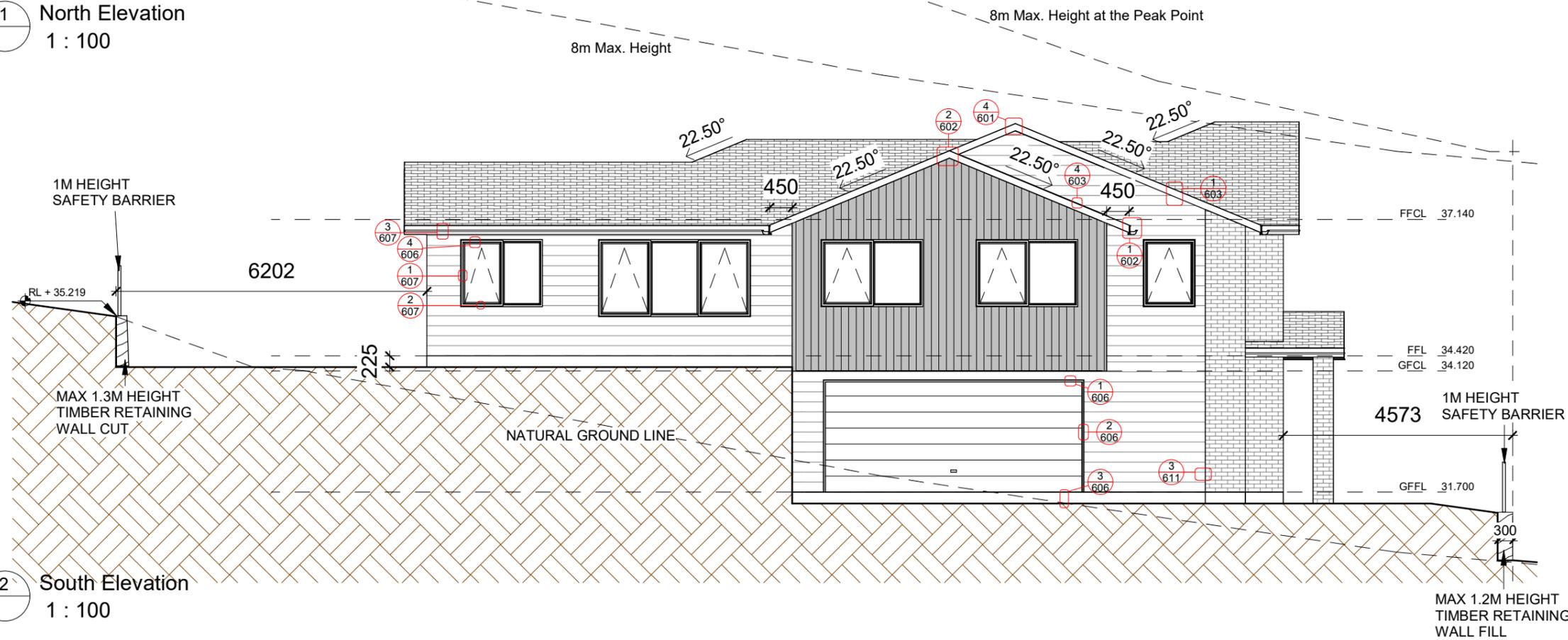
Wind Zone	High	1
Number of storeys	High	2
Roof/wall intersection design	Very high	5
Eave width	Very high	5
Envelope complexity	Medium	1
Deck design	Very high	0
Total Risk Score		14

RISK MATRIX - SOUTH ELEVATION

Wind Zone	High	1
Number of storeys	High	2
Roof/wall intersection design	Very high	5
Eave width	Very high	5
Envelope complexity	Medium	1
Deck design	Very high	0
Total Risk Score		14



1 North Elevation
1 : 100



2 South Elevation
1 : 100

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Job Title
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Drawing Title
North & South Elevation

Job no.	21069	Sheet
Scale	1 : 100	302
Date	16 FEB 2022	Revision:
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 2. DO NOT SCALE OFF DRAWING

*REFER TO CERTIFIED TRUSS MANUFACTURER FOR TRUSS LAYOUT & FIXING

*FOUNDATION AND FOOTING AS PER ENGINEER'S DETAILS

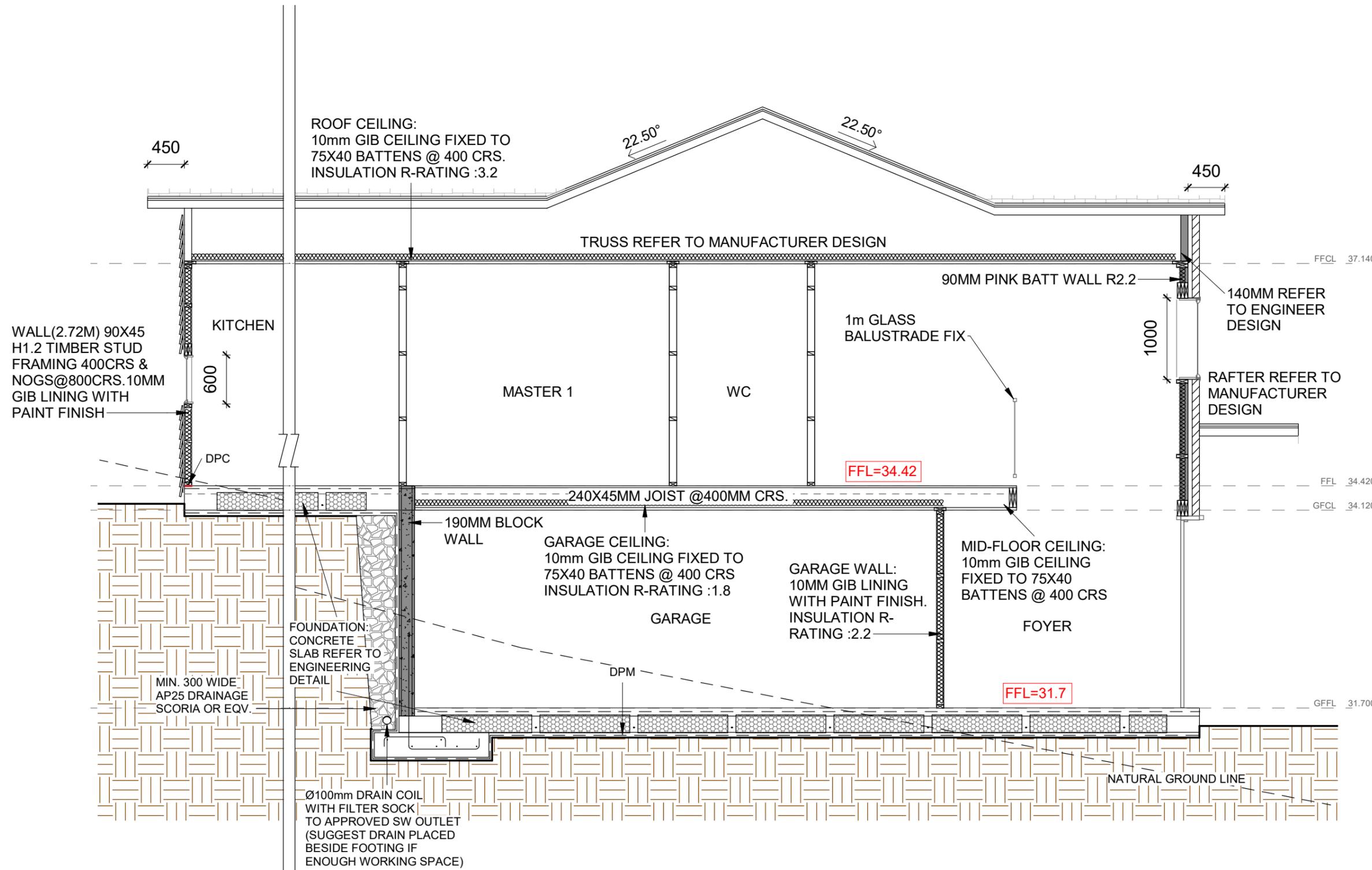
* R2.2 INSULATION TO INTERNAL WALL FRAMING BETWEEN GARAGE AND DWELLING

* R3.2 INSULATION TO ALL ROOF SPACE AND TIMBER FLOOR ON TOP OF GARAGE.

*ALL BOTTOM PLATE TO STUD FIXING SHALL BE AS PER NZS 3604 TABLE 8.19, BOTTOM PLATE TO SLAB TO BE M12 BOLTS AT 1.2m CRS OR TO CONCRETE MASONRY HEADER BLOCKS TO BE 0.9m CRS

*RECOMMEND TO REPLACE STANDARD GIB BOARD WITH GIB NOISELINE FOR WALL AND CEILING AROUND WET AREAS TO ACHIEVE HIGHER STC. TO BE CONFIRMED BY CLIENT ON SITE.

*RECOMMEND TO APPLY INSULATION FOR WALL AND FLOOR AROUND WET AREAS TO ACHIEVE HIGHER STC. TO BE CONFIRMED BY CLIENT ON SITE.



A Section A-A
 1 : 50

Rev.1	BC Lodgement	2022.05.21
Rev	Description	Date



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Job Title
 Lot 26 DP 354076, 22 Johnson Street, Tuakau, Waikato, 2121

Drawing Title		
Section A-A		
Job no.	21069	Sheet
Scale	As indicated	401
Date	16 FEB 2022	
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*FOUNDATION AND FOOTING AS PER ENGINEER'S DETAILS

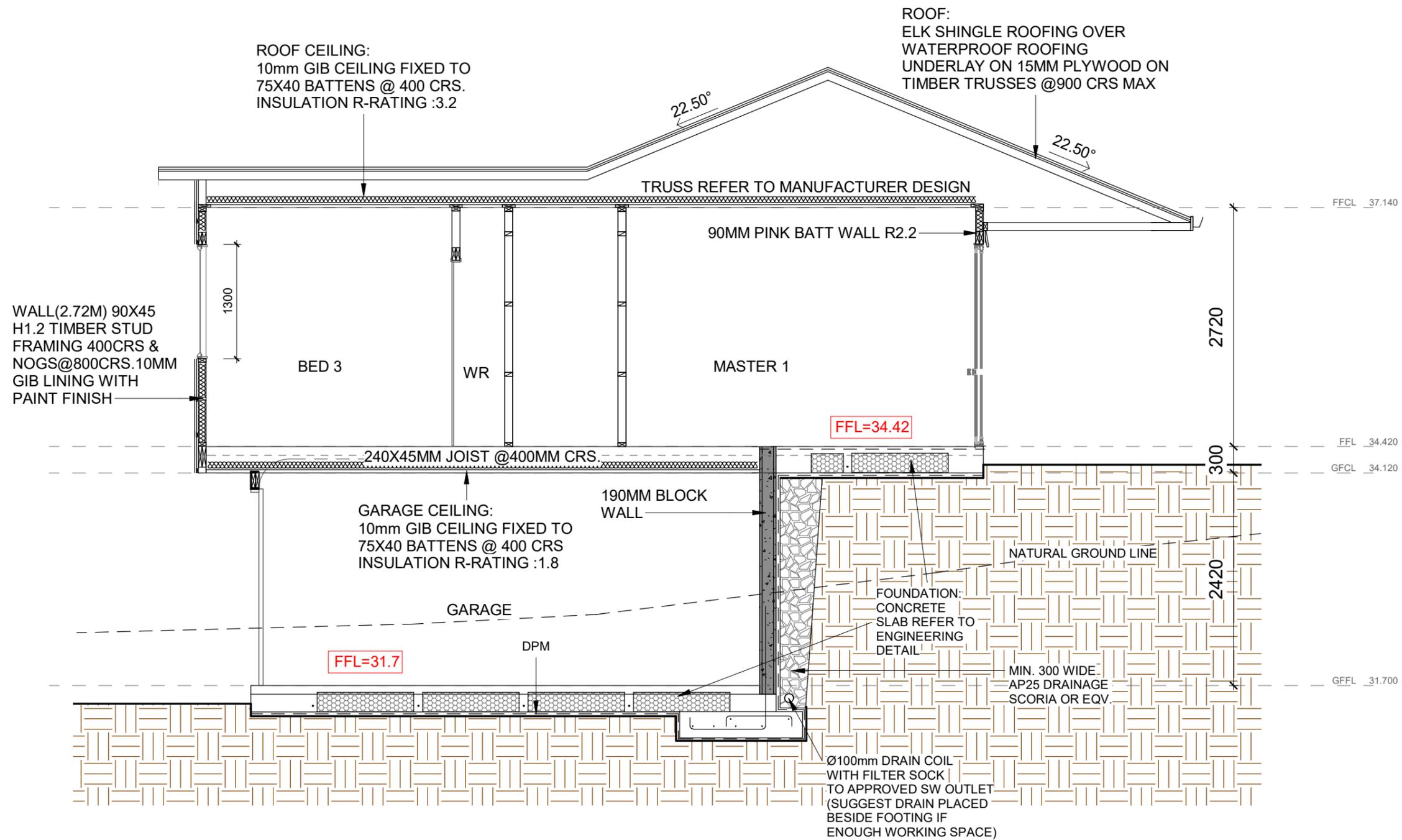
* R2.2 INSULATION TO INTERNAL WALL FRAMING BETWEEN GARAGE AND DWELLING

* R3.2 INSULATION TO ALL ROOF SPACE AND TIMBER FLOOR ON TOP OF GARAGE.

*ALL BOTTOM PLATE TO STUD FIXING SHALL BE AS PER NZS 3604 TABLE 8.19. BOTTOM PLATE TO SLAB TO BE M12 BOLTS AT 1.2m CRS OR TO CONCRETE MASONRY HEADER BLOCKS TO BE 0.9m CRS

*RECOMMEND TO REPLACE STANDARD GIB BOARD WITH GIB NOISELINE FOR WALL AND CEILING AROUND WET AREAS TO ACHIEVE HIGHER STC. TO BE CONFIRMED BY CLIENT ON SITE.

*RECOMMEND TO APPLY INSULATION FOR WALL AND FLOOR AROUND WET AREAS TO ACHIEVE HIGHER STC. TO BE CONFIRMED BY CLIENT ON SITE.



B Section B-B
 1 : 50

Rev	Description	Date
Rev.1	BC Lodgement	2022.05.21



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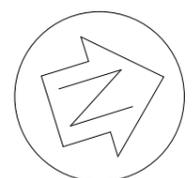
Job Title
 Lot 26 DP 354076, 22 Johnson Street, Tuakau,
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Drawing Title
 Section B-B

Job no.	21069	Sheet
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DO NOT SCALE OFF DRAWING

REFER TO STRUCTURAL ENGINEERING DRAWINGS, CALCULATIONS AND SPECIFICATIONS

ALL LEGENDS INDICATIVE ONLY, ENGINEER PLANS AND CALCULATIONS TAKE PRIORITY.

LEGENDS:

- FFL** FINISHED FLOOR LEVEL
- SC** SAW CUT@6M C/C MAX
- 2-HD12 REENTRANT CORNER BARS, 1.2m LONG 200 APART (TYPICAL)
- HD12 TOP BAR 1.8m LONG AT ALL SLAB CORNERS
- 300MM WIDTH THICKNESS WITH 2HD12, U.N.O
- 140MM BRICK REBATE

- CONCRETE PAD FOOTING
- IN-SLAB PAD: IN SLAB LEVEL
- PAD AT SLAB EDGE: MIN. 600 BELOW FGL

TYPE	SIZE	REINFORCEMENT
PD1	400 SQ	HD12 AT 200 CRS
PD2	600 SQ	HD12 AT 200 CRS
PD3	800 SQ	HD12 AT 200 CRS

FOUNDATION CONCRETE PILE

TYPE	DIAMETER	DEPTH	REINFORCEMENT
P1	400Ø	1500	6-HD12, R6 @ 200 C/C
P2	400Ø	2500	6-HD12, R6 @ 200 C/C

IN-SLAB GROUND BEAM

TYPE	SIZE	REINFORCEMENT
GB1	400W x 310D	3-HD12 T&B R6 AT 200 CRS

Rev.	Description	Date
Rev.1	BC Lodgement	2022.05.21



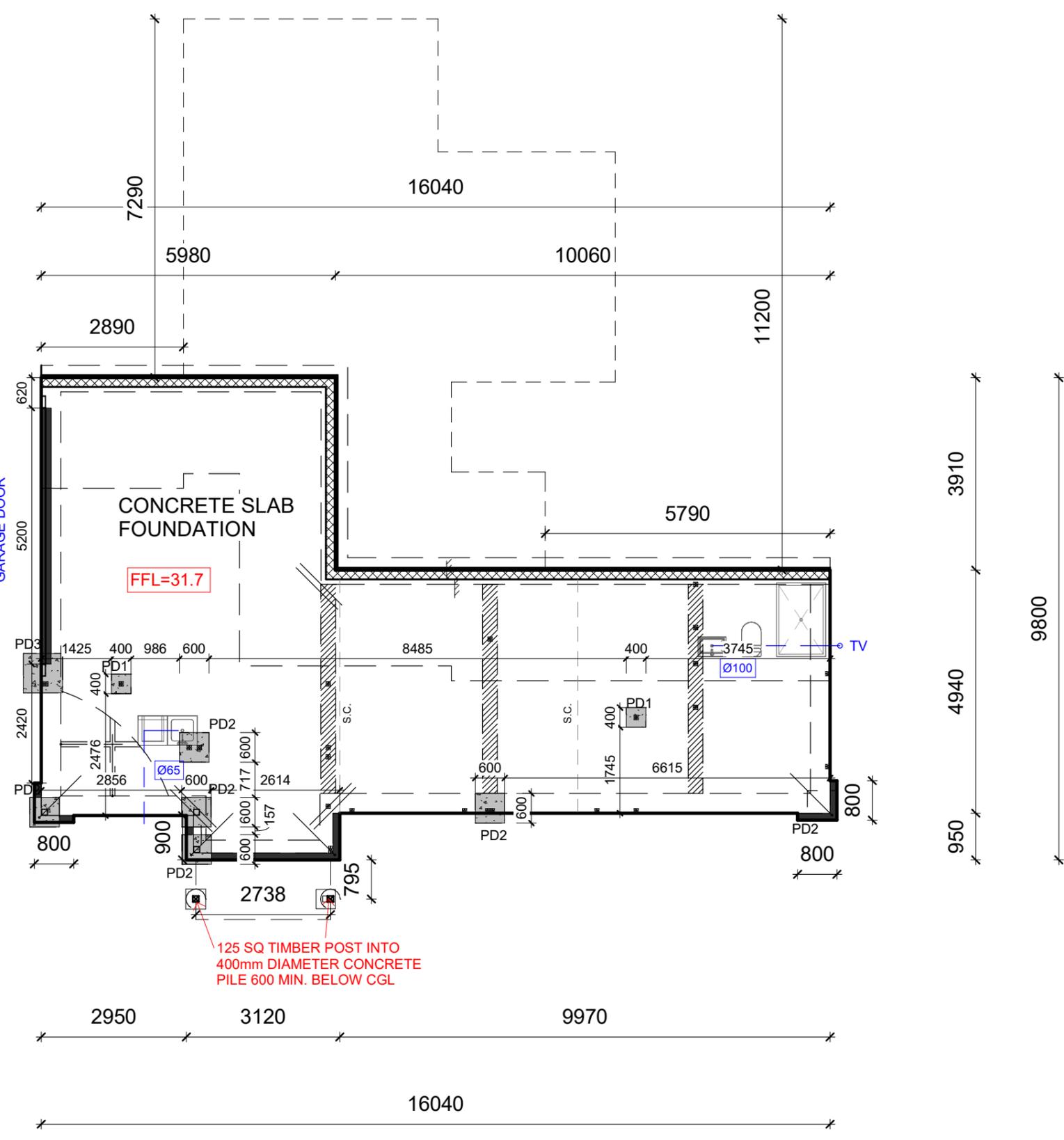
Email: jcli@lwarchitecture.co.nz
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Job Title
 Lot 26 DP 354076, 22 Johnson Street, Tuakau, Waikato, 2121

Drawing Title
 Foundation Plan

Job no.	21069	Sheet
Scale	1 : 100	501
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1 Foundation Plan
 1 : 100

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DO NOT SCALE OFF DRAWING

REFER TO STRUCTURAL ENGINEERING DRAWINGS, CALCULATIONS AND SPECIFICATIONS

*FLOORING WILL BE 20MM PARTICLE BOARD

*DRY FLOOR JOISTS TO BE 20MM PARTICLE BOARD ON **240X45 SG8@ 400CRS**.

*H3CCA PLYWOOD SUBSTRATE ON WET AREAS

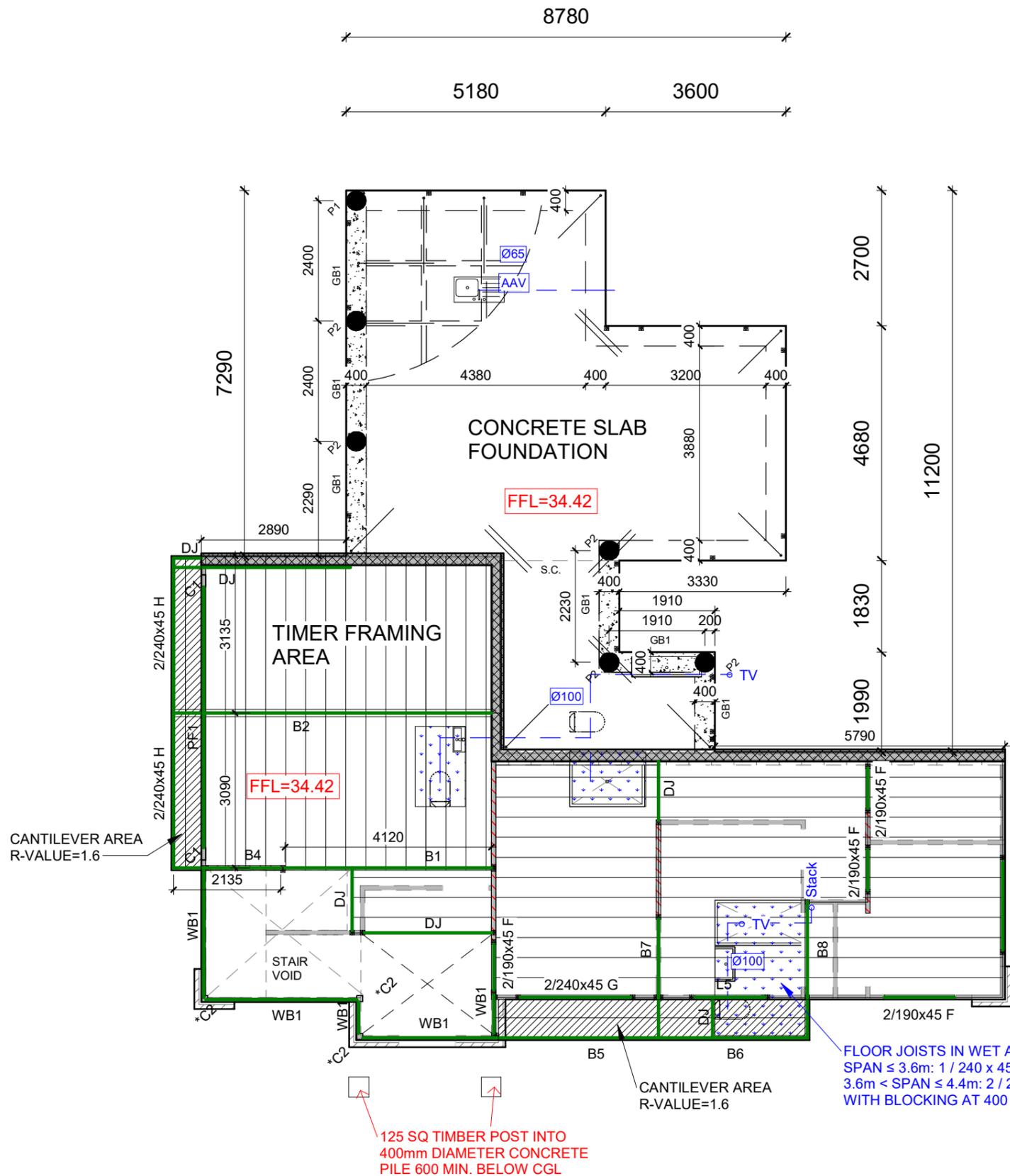
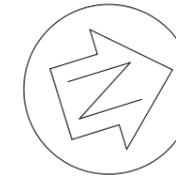
*TOP PLATE FIXING TO BE 2/90X3.15 END NAILS PLUS 2 WIRE DOGS

*SUPPORTING STUDS TO FLOOR STRUCTURE FIXING TO E 25X1MM STRAP WITH SIX 30X2.5MM NAILS INTO BOTH BOUNDARY JOIST AND STUD

*UPLIFT FIXINGS NOT REQUIRED: REFER TO NZS3604:2011 TABLE 8.19 LINTEL TO TRIMMING STUD FIXING

*UPLIFT FIXINGS REQUIRED: REFER TO NZS3604:2011 TABLE 8.19 OR LUMBERLOK LINTEL FIXING

* ALL EXTERNAL WALLS ARE LOAD BEARING WALL



CONCRETE PAD FOOTING
 IN-SLAB PAD: IN SLAB LEVEL
 PAD AT SLAB EDGE: MIN. 600 BELOW FGL

TYPE	SIZE	REINFORCEMENT
PD1	400 SQ	HD12 AT 200 CRS
PD2	600 SQ	HD12 AT 200 CRS
PD3	800 SQ	HD12 AT 200 CRS

FOUNDATION CONCRETE PILE

TYPE	DIAMETER	DEPTH	REINFORCEMENT
P1	400Ø	1500	6-HD12, R6 @ 200 C/C
P2	400Ø	2500	6-HD12, R6 @ 200 C/C

IN-SLAB GROUND BEAM

TYPE	SIZE	REINFORCEMENT
GB1	400W x 310D	3-HD12 T&B R6 AT 200 CRS

LEGENDS:

- FFL** FINISHED FLOOR LEVEL
- SC** SAW CUT@6M C/C MAX
- LOAD-BEARING WALL
- CANTILEVER AREA
- BEAM / LINTEL
- 2-HD12 REENTRANT CORNER BARS, 1.2m LONG 200 APART (TYPICAL)
- HD12 TOP BAR 1.8m LONG AT ALL SLAB CORNERS

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Job Title
 Lot 26 DP 354076, 22 Johnson Street, Tuakau, Waikato, 2121

Drawing Title
 Mid Floor Framing Plan

Job no.	21069	Sheet
Scale	1 : 100	502
Date	16 FEB 2022	
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BEAMS LEGEND:

- DJ: DOUBLE JOISTS - 2 / 240 x 45 SG8
- WB1: 3/240x45 SG8 2-M12 @ 600 CRS BOLTED TOGETHER
- B1: 200 PFC
- B2: 250UB37
- B3: 2 / 240 x 45 SG8
- B4: 2 / 240 x 45 SG8 CANTILEVER
- B5: 2 / 240 x 45 hySPAN or 3 / 240 x 45 SG8
- B6: 2 / 240 x 45 hySPAN
- B7: FB25M FLITCH BEAM CANTILEVER
- B8: 2 / 240 x 45 SG8 CANTILEVER

LINTELS LEGEND:

- L5: 2 / 240 x 45 hySPAN

COLUMN SCHEDULE:

- C1 250PFC PORTAL LEG
- *C2 125 x 6 SHS FULL HEIGHT POST

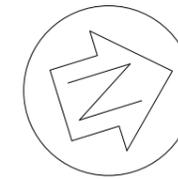
PORTAL FRAME SCHEDULE:

- PF1: 250 PFC

FLOOR JOISTS IN WET AREA
 SPAN ≤ 3.6m: 1 / 240 x 45 SG8 AT 400 CRS
 3.6m < SPAN ≤ 4.4m: 2 / 240 x 45 SG8 AT 400 CRS WITH BLOCKING AT 400 CRS

125 SQ TIMBER POST INTO 400mm DIAMETER CONCRETE PILE 600 MIN. BELOW CGL

1 Mid Floor Framing Plan
 1 : 100



ALL DRAWING TO BE READ IN CONJUNCTION WITH **GENERAL NOTES** FOR THE COMPLIANCE OF BUILDING CODE

DO NOT SCALE OFF DRAWING

REFER TO STRUCTURAL ENGINEERING DRAWINGS, CLACULATIONS AND SPEIFICATIONS

REFER TO ROOF MANUFACTURER'S DETAIL FOR FIXINGS & SET OUT

ROOFING SYSTEM:

ASPHALT SHINGLE ROOF

GAF ELK ASPHALT SHINGLE: TIMBERLINE NS AND HD 30

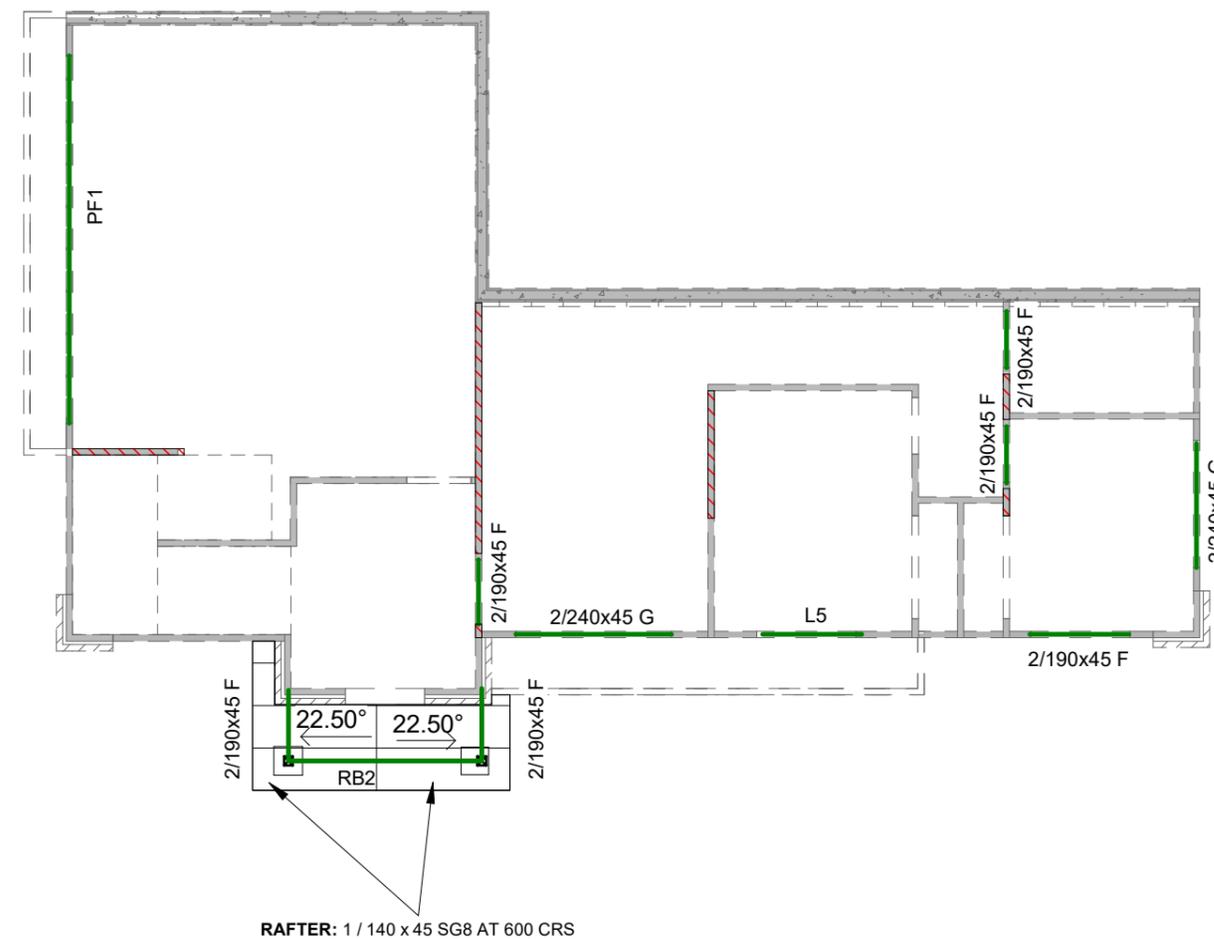
PROFILE ROOFING OVER UNDERLAY FIXED TO PLYWOOD SUBSTRATE (AS PER PRODUCT SPECIFICATION) AT THE PITCH DEGREE AS SHOWS ON THE PLAN.

*OUTRIGGER (750mm MAX):
90X45 EDGE SG8 H1.2@900CRS MAX.
FIXING:2/90x3.15 SKEW NAILS + 2 WIRE DOGS

RAFTER:
140X45 SG8 H1.2@600CRS MAX. FIXING TYPE
E:2/90x3.15 SKEW NAILS+2 WIRE DOGS

LEGENDS:

-  LOAD-BEARING WALL
-  ROOF PLANE BRACES
-  GIRDER TRUSS
-  LINTEL
-  WALL BELOW (DASHED)
-  OUTRIGGER



BEAMS LEGEND:
RB2: 2 / 140 x 45 SG8 CRANKED BEAM

LINTELS LEGEND:
L5: 2 / 240 x 45 hySPAN

PORTAL FRAME SCHEDULE:
PF1: 250 PFC

1 Lower Roof Framing Plan
1 : 100

Rev	Description	Date
Rev.1	BC Lodgement	2022.05.21



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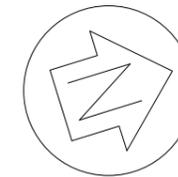
Job Title
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Drawing Title
Lower Roof Framing Plan

Job no.	21069	Sheet
Scale	1 : 100	503
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REFER TO STRUCTURAL ENGINEERING DRAWINGS, CLACULATIONS AND SPEIFICATIONS

REFER TO ROOF MANUFACTURER'S DETAIL FOR FIXINGS & SET OUT

ROOFING SYSTEM:

ASPHALT SHINGLE ROOF

GAF ELK ASPHALT SHINGLE: TIMBERLINE NS AND HD 30

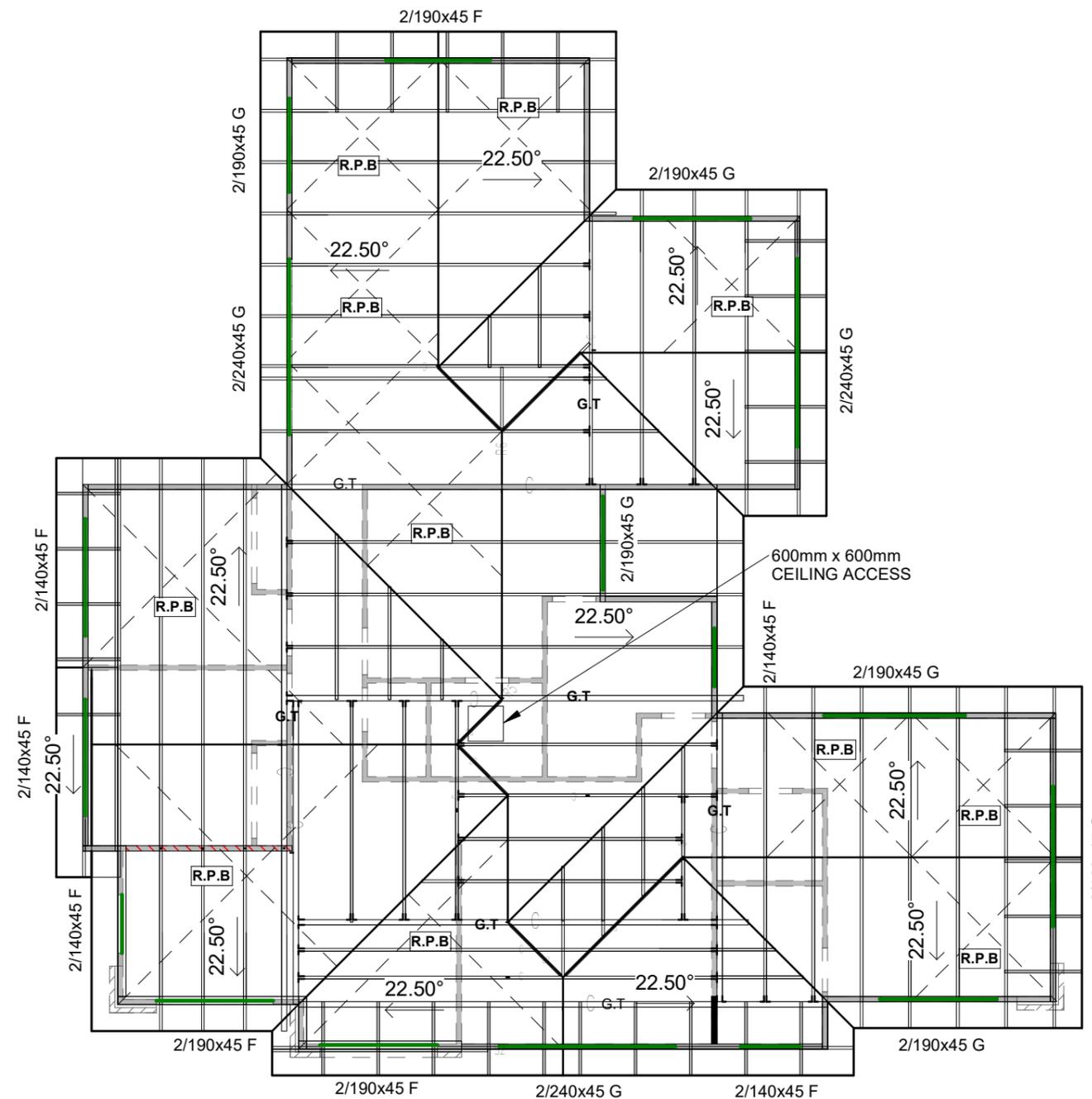
PROFILE ROOFING OVER UNDERLAY FIXED TO PLYWOOD SUBSTRATE (AS PER PRODUCT SPECIFICATION) AT THE PITCH DEGREE AS SHOWS ON THE PLAN.

*OUTRIGGER (750mm MAX):
90X45 EDGE SG8 H1.2@900CRS MAX.
FIXING:2/90x3.15 SKEW NAILS + 2 WIRE DOGS

RAFTER:
140X45 SG8 H1.2@600CRS MAX. FIXING TYPE
E:2/90x3.15 SKEW NAILS+2 WIRE DOGS

LEGENDS:

-  LOAD-BEARING WALL
-  ROOF PLANE BRACES
-  GIRDER TRUSS
-  LINTEL
-  WALL BELOW (DASHED)
-  OUTRIGGER



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Job Title
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Drawing Title
Upper Roof Framing Plan

Job no.	21069	Sheet
Scale	1 : 100	504
Date	16 FEB 2022	
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1 Upper Roof Framing Plan
1 : 100

LEGENDS:

- 150 S/S P Existing Public S/S Line
ø150mm
- 100 S/S P Proposed Private S/S Line
ø100mm @ 1:60 fall
- TV Terminal Vent
ø50mm
- AAV Air Admittance Valve
- ORG Over Relief Gully

Fixture	Ø Size(mm)	Min. Grad
Vanities	40	1:40
Shower	40	1:40
Sink	40	1:40
Dishwasher	40	1:40
Bath	40	1:40
Washing Machine	40	1:40
Laundry Tub	40	1:40
Waste Gully	65	1:40
Water Closet	80-100	1:60

Refer AS/NZS 3500.2:2018

VT=Ø100 Combined Stack, Ø50 Vent above
IP=Inspection Point
CP=Cesspit

-All sanitary plumbing and drainage work must comply with NZ Building code Acceptable Solution AS/NZS 3500.2

-All stormwater drainage work must comply with NZ Building code Acceptable Solution E1/AS1

-All water supply work must comply with NZ Building code Acceptable Solution G12/AS1

Rev	Description	Date
Rev.1	BC Lodgement	2022.05.21



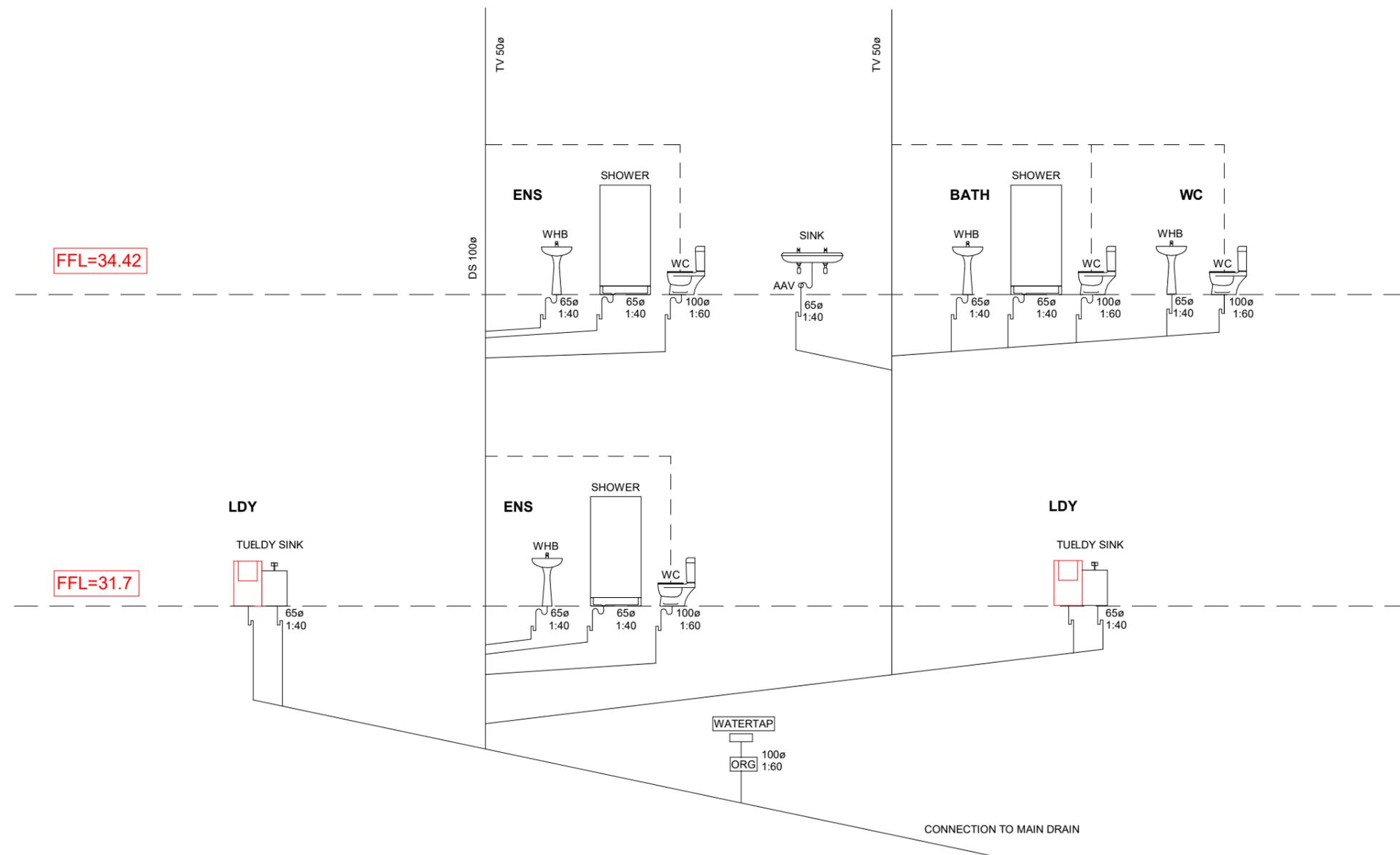
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Job Title
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Drawing Title
Plumbing Schematic

Job no.	21069	Sheet
Scale	NTS	505
Date	16 FEB 2022	
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1 Typical Plumbing Schematic
NTS

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DO NOT SCALE OFF DRAWING

-Dimension are rough opening size and must be confirmed on site prior to fabrication.

-Glazing within wet area to be safety glazing in accordance with NZS4223:2016 Table A4.

-Glazing within 800mm of floor or seat level with a fall of 1000mm or more to be safety glazing in accordance with NZS4223:2016 Table 7

-Window restrictor to windows on opening sashes for sills less than 760mm above FFL.

-Aluminium frames to be powder coated finished.

-Glazing type to be double clear glass (air-filled IGU) R0.26 min.

R = Window Restrictor
T = Toughened Glass
O = Obscure Glass

Schedule Door						
Mark	Level	Height	Width	Construction Type	Area	Comments
ED 01	GFFL	2200	5200		11 m ²	
ED 02	GFFL	2300	1020	Timber Frame Rimu Panel	2 m ²	
ED 03	GFFL	2100	2200		5 m ²	T
ED 04	FFL	2300	2400	Aluminium + Glazing	6 m ²	T
ED 05	FFL	2300	1600	Aluminium + Glazing	4 m ²	T
ED 06	FFL	2300	3200		7 m ²	T

Grand total: 6

35 m²

Schedule Window								
Mark	Level	Height	Width	H Height	S Height	Construction Type	Area	Comments
EW 01	GFFL	1200	1400	2100	900		2 m ²	
EW 02	GFFL	1200	1400	2100	900		2 m ²	
EW 03	FFL	1000	2000	2300	1300	Al Frame Timber Jamb Liner	2 m ²	
EW 04	FFL	1000	2000	2300	1300	Al Frame Timber Jamb Liner	2 m ²	
EW 05	FFL	2000	3000	2300	300		6 m ²	R
EW 06	FFL	1300	1000	2300	1000	Al Frame Timber Jamb Liner	1 m ²	R, O
EW 07	FFL	1300	2000	2300	1000		3 m ²	R
EW 08	FFL	600	2400	2300	1700		1 m ²	R
EW 09	FFL	1300	1000	2300	1000	Al Frame Timber Jamb Liner	1 m ²	R, O
EW 10	FFL	1300	2000	2300	1000		3 m ²	
EW 11	FFL	600	1800	1600	1000		1 m ²	R
EW 12	FFL	1300	1600	2300	1000		2 m ²	
EW 13	FFL	1500	3000	2300	800		5 m ²	
EW 14	FFL	1300	2000	2300	1000		3 m ²	
EW 15	FFL	1300	2000	2300	1000		3 m ²	
EW 16	FFL	1300	1000	2300	1000	Al Frame Timber Jamb Liner	1 m ²	
EW 17	GFFL	600	1800	2100	1500		1 m ²	R

Grand total: 17

38 m²

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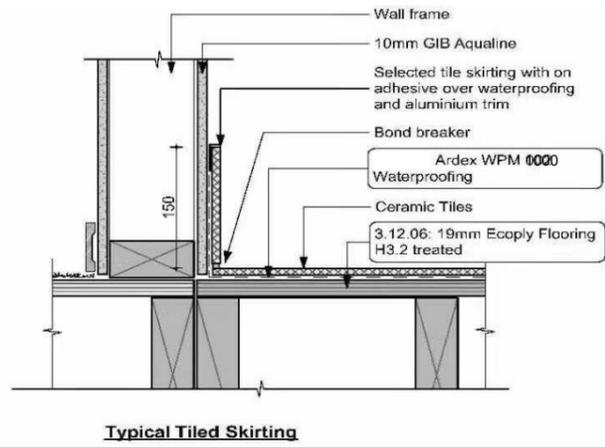
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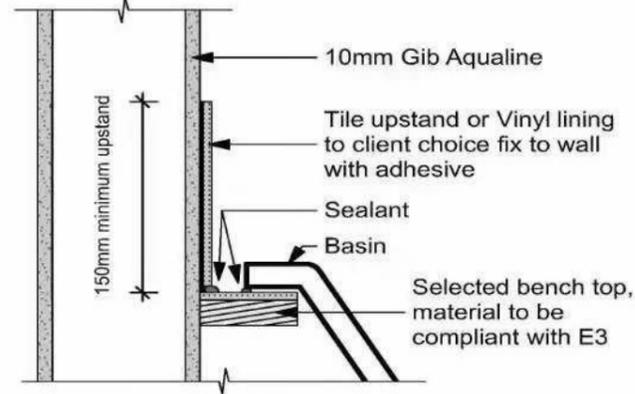
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Window & Door Schedule

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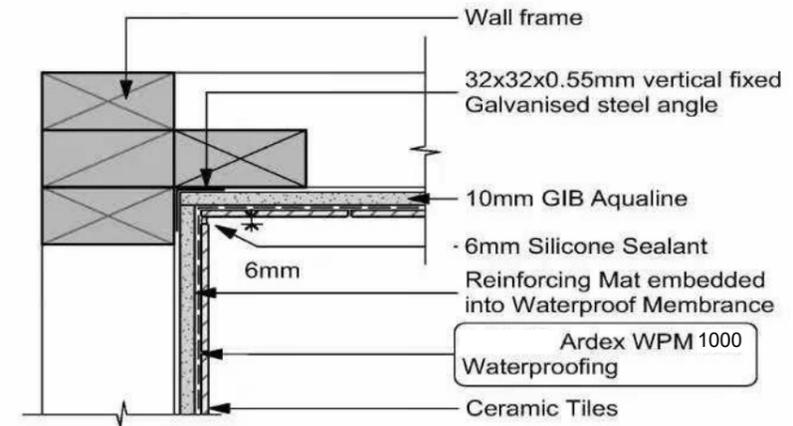
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Typical Tiled Skirting

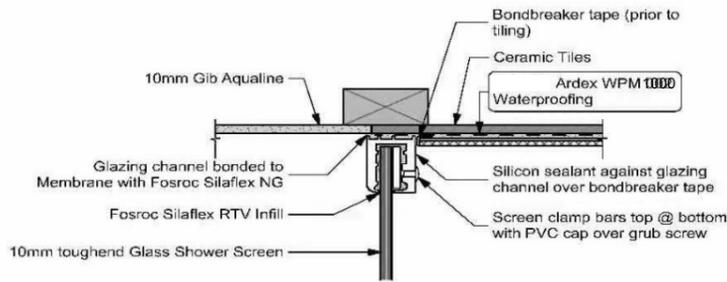


Basin Upstand Detail

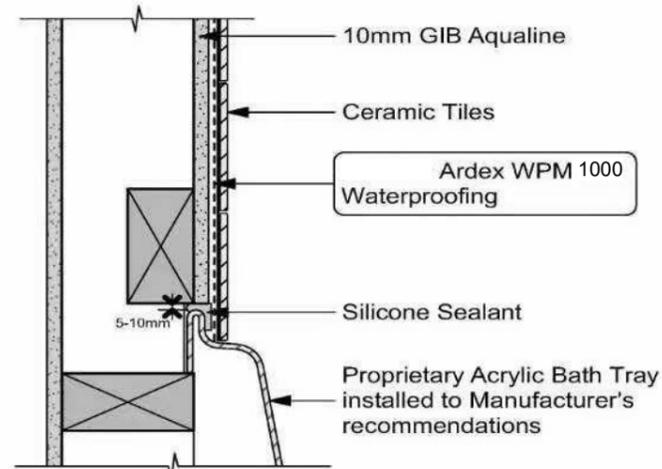


Typical Tiled Wall Corner (Plan)

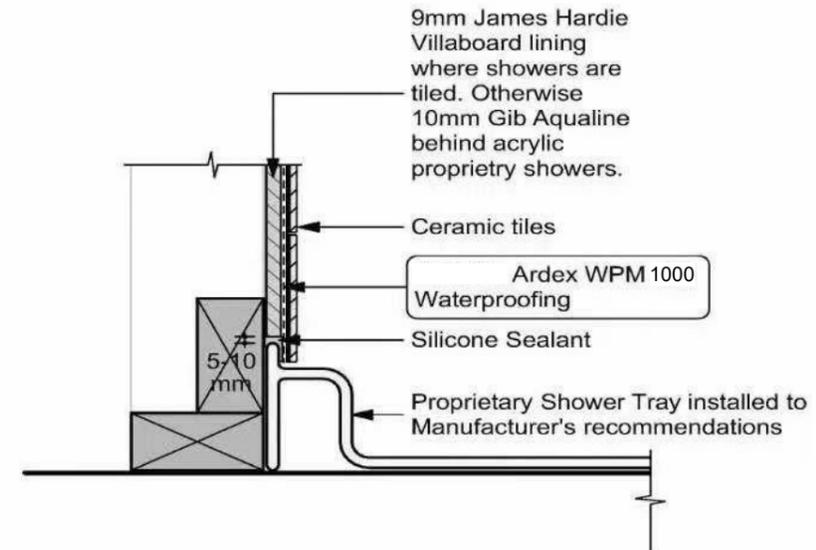
Note:
 - Gib Aqualine to wet areas, studs @ 600 ctrs and nogs @ 600 ctrs with Enamel paint finish.
 - Ardex WPM 002 waterproofing membrane in showers and large areas of wall tiles.



Wall to Shower Screen

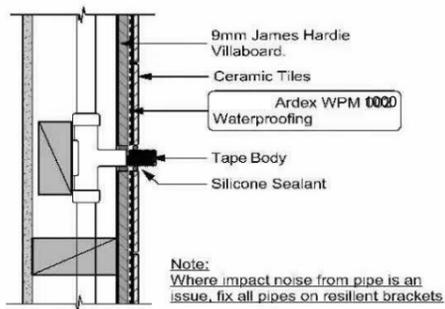


Acrylic Bath to Wall

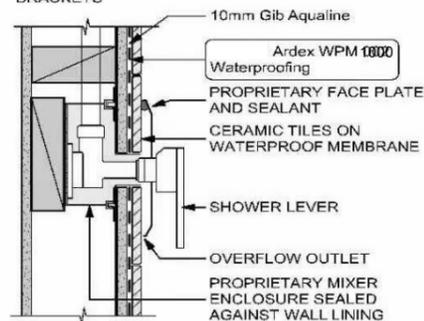


Shower Wall / Tray Detail

NOTE:
 WHERE IMPACT NOISE FROM PIPE IS AN ISSUE, FIX ALL PIPES ON RESILIENT BRACKETS

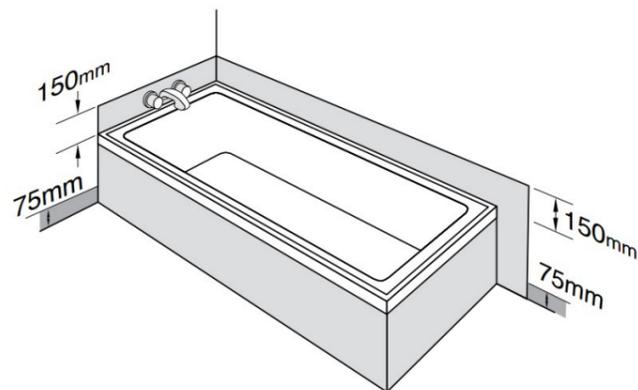


Tiled Wall Penetration

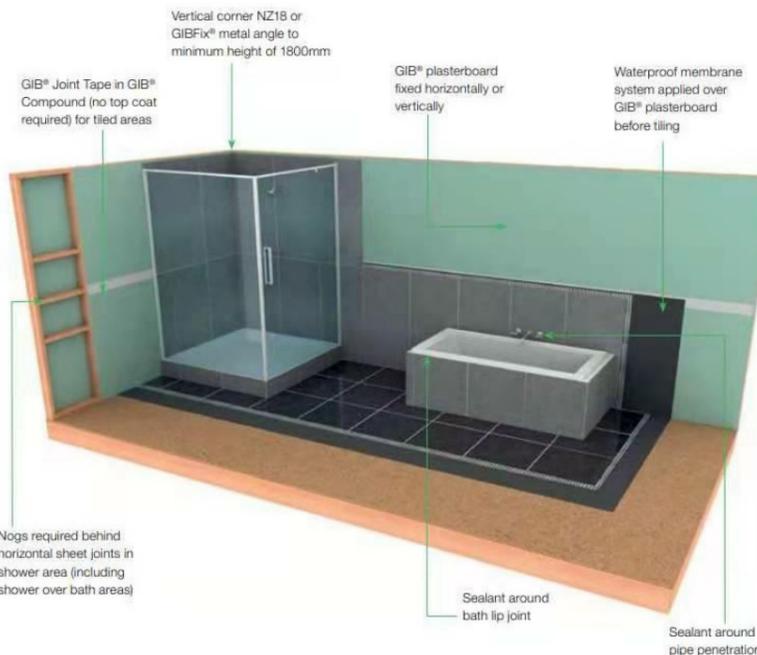
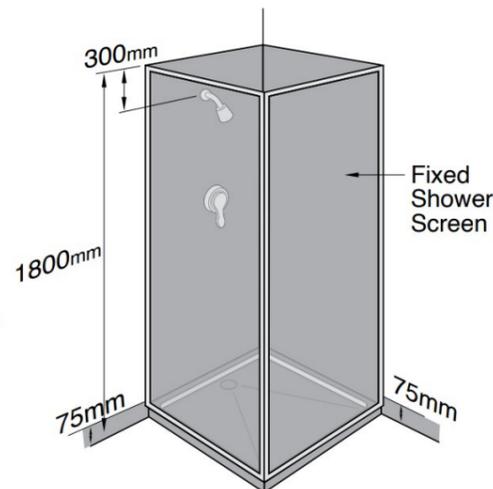


TILED WALL PENETRATION

Bath



Enclosed shower



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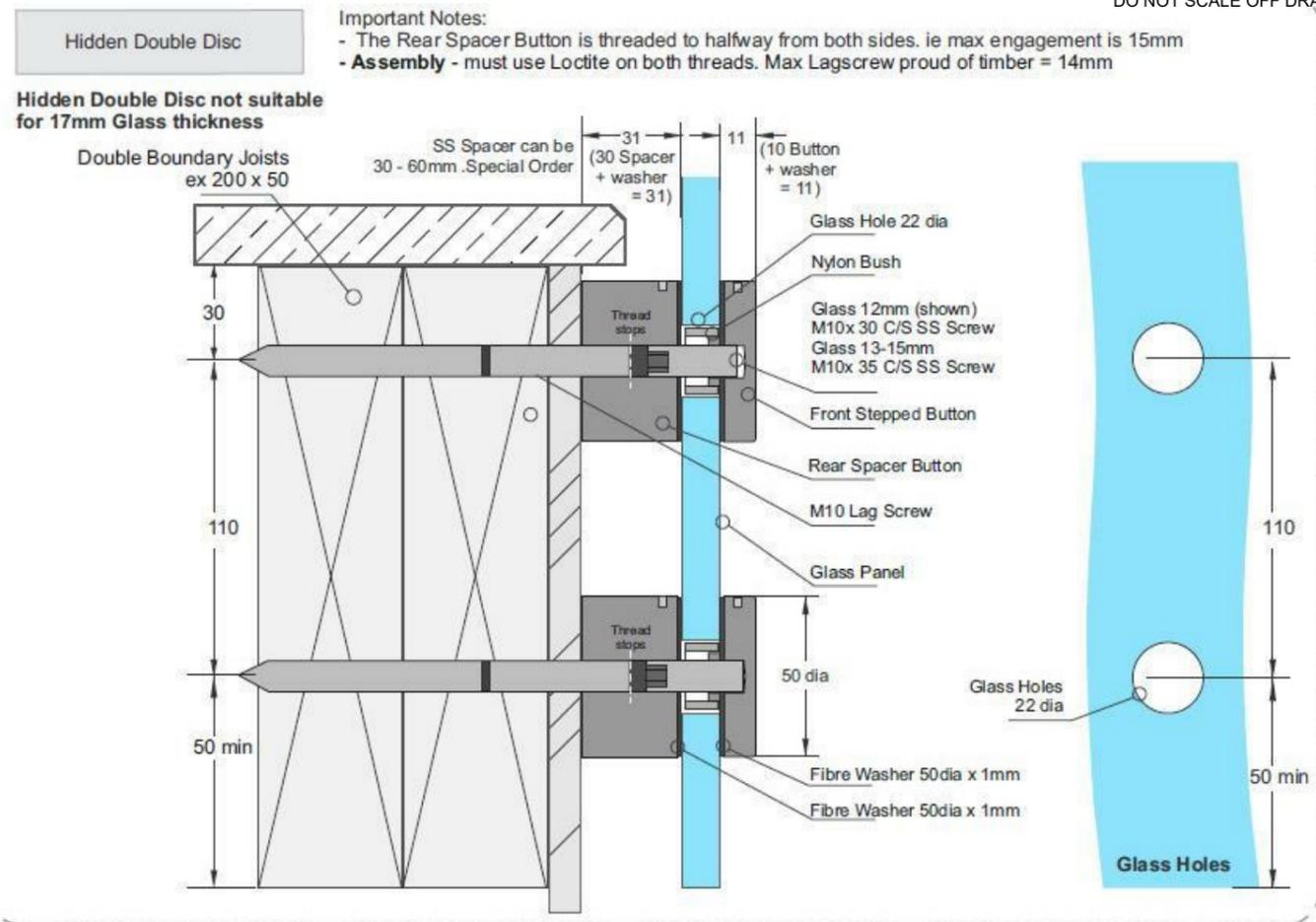
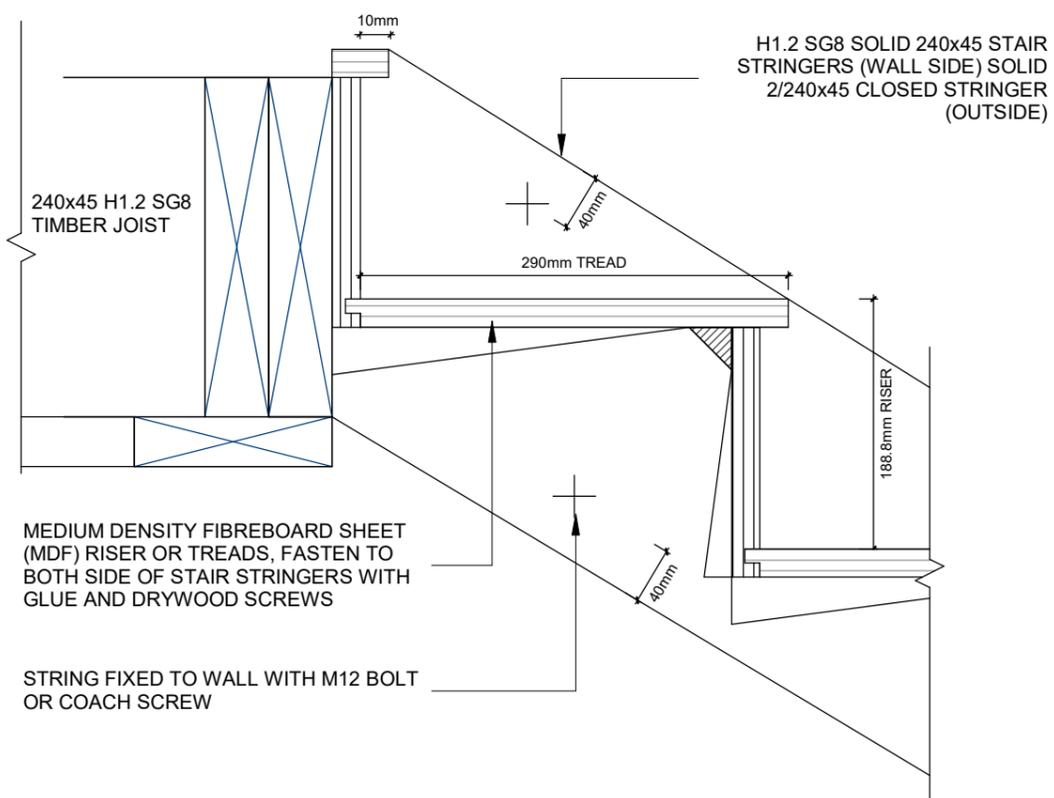
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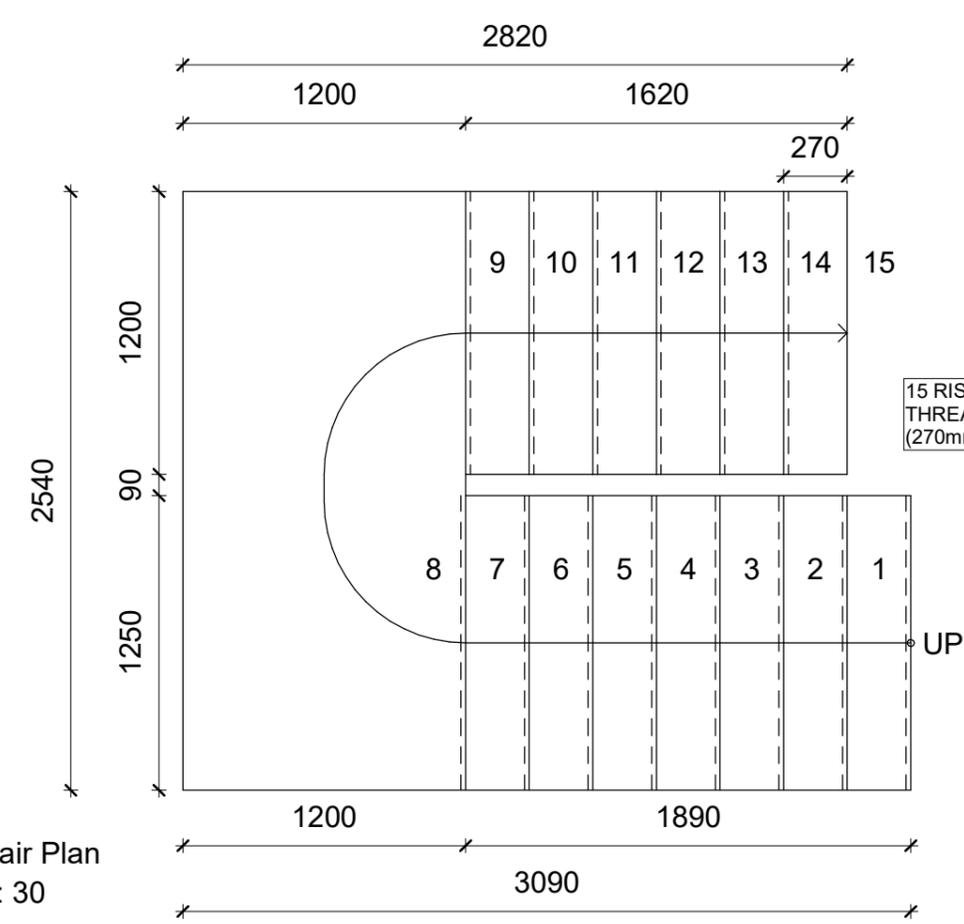
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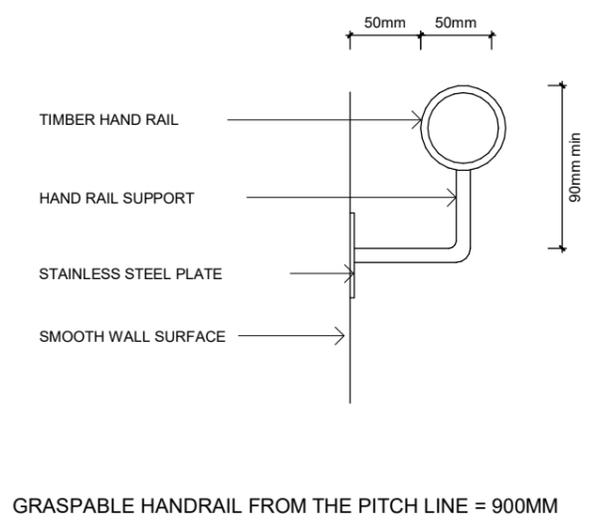


2 Double disc balustrade
1 : 10

1 Stair Detail
1 : 5



3 Stair Plan
1 : 30



4 Stair Handrail Detail
1 : 5

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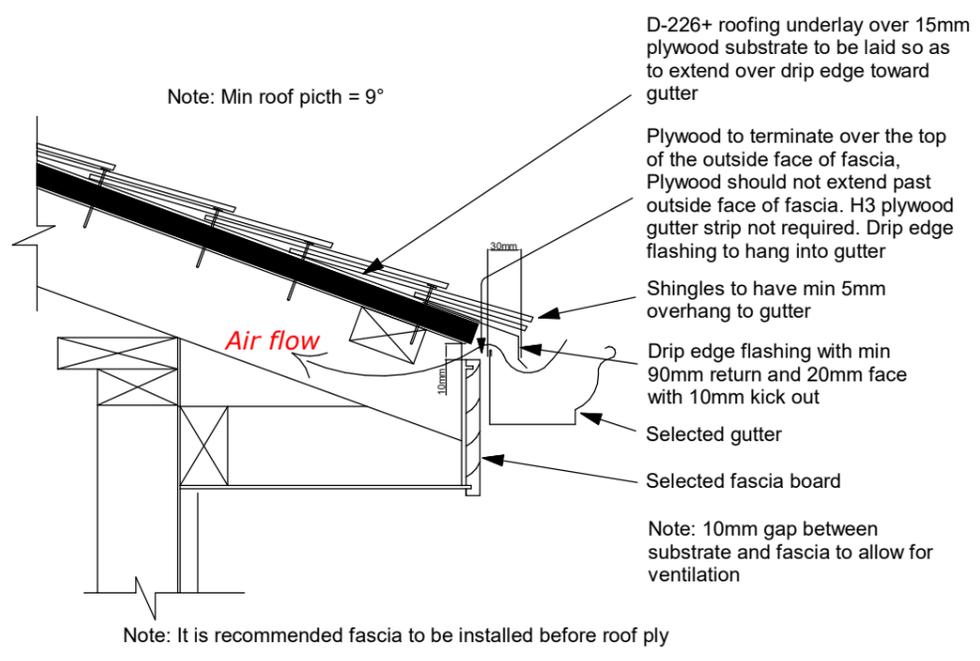
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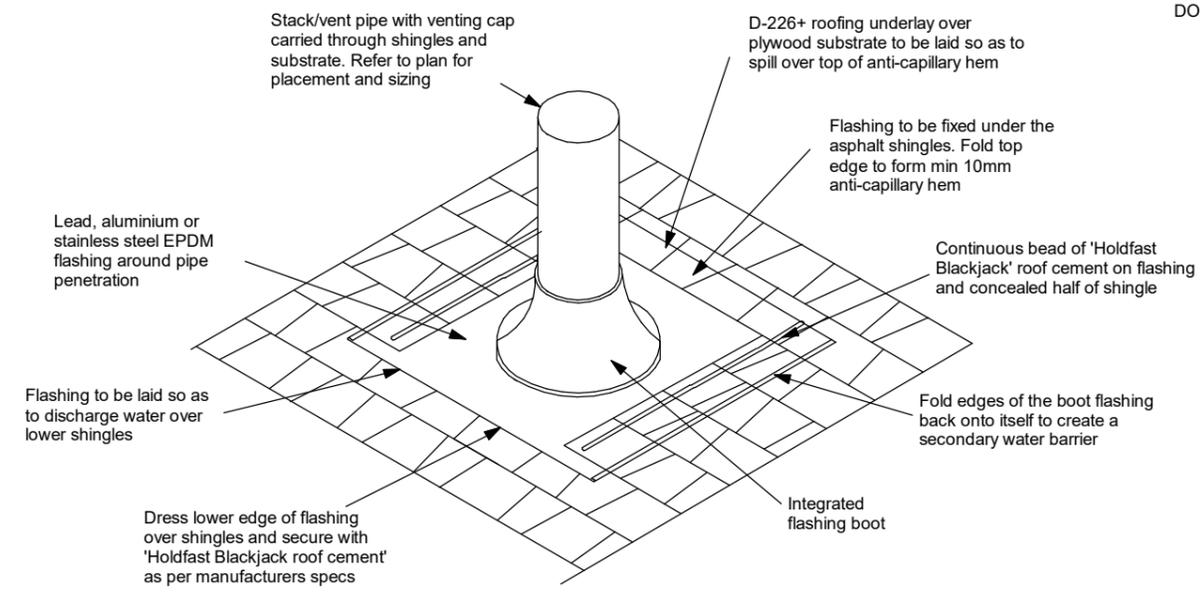
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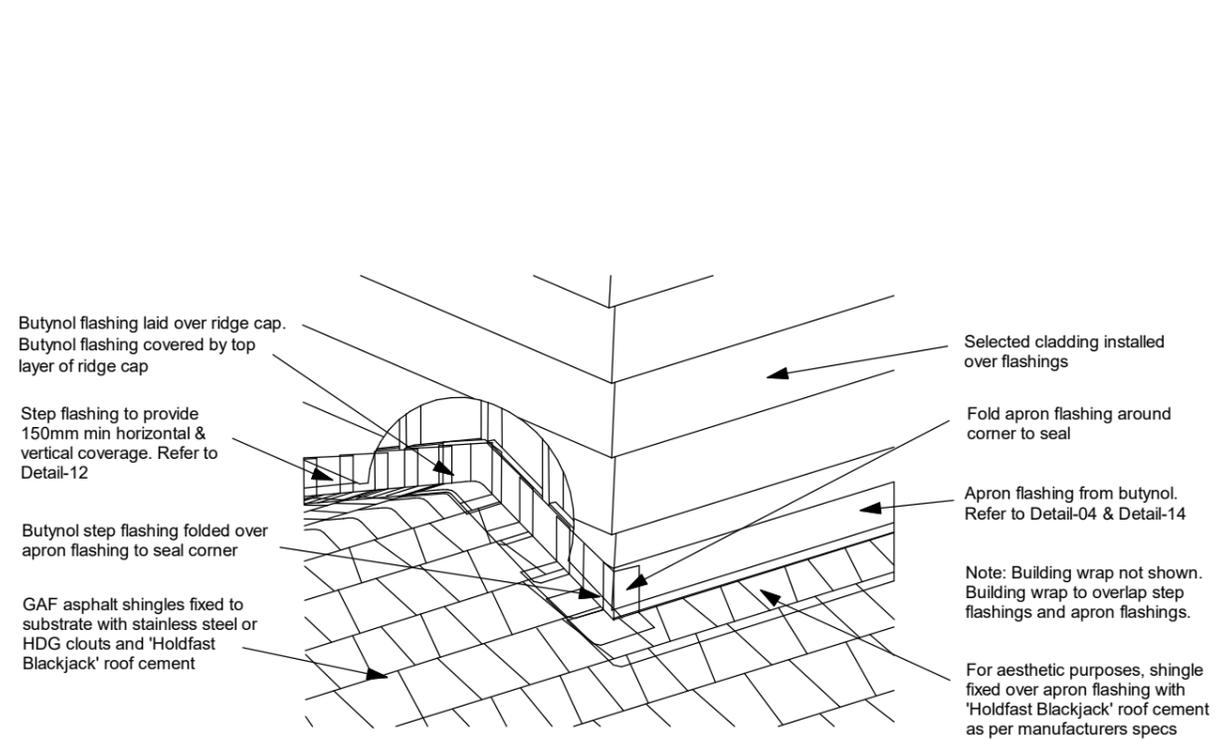
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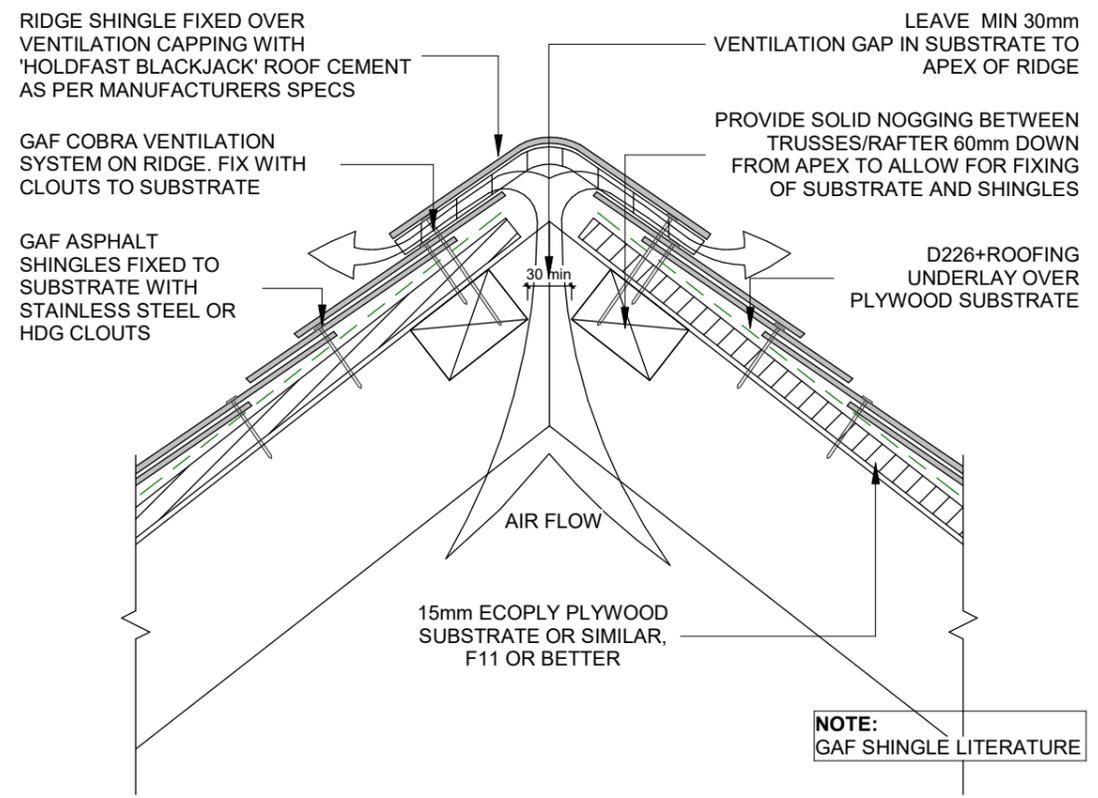
1 SHNG.R Eave
302 NTS



2 SHNG.R Pipe Penetration
NTS



3 SHNG.R Ridge to wall
301 1 : 5



4 SHNG.R Ridge Vented
302 1 : 5

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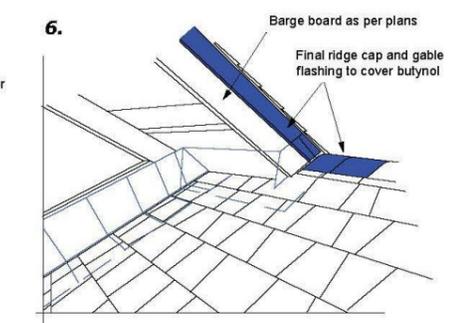
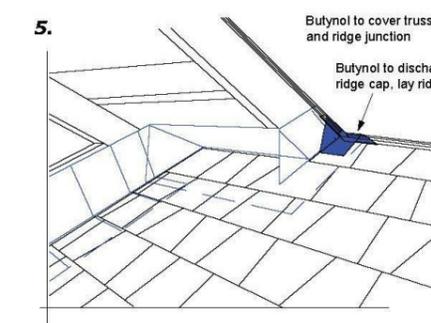
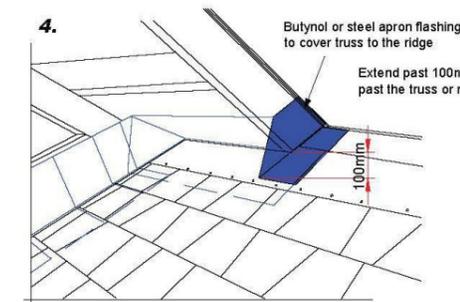
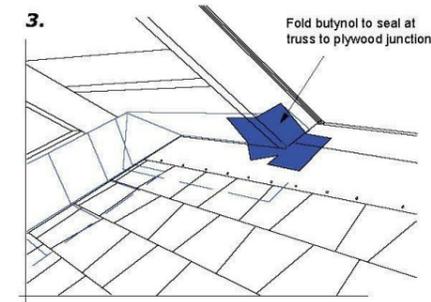
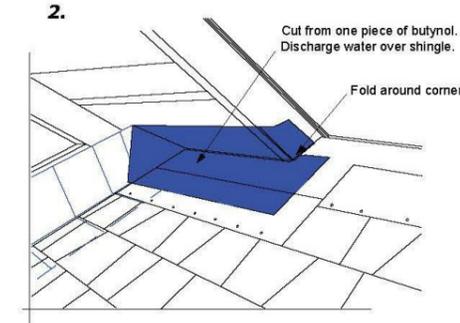
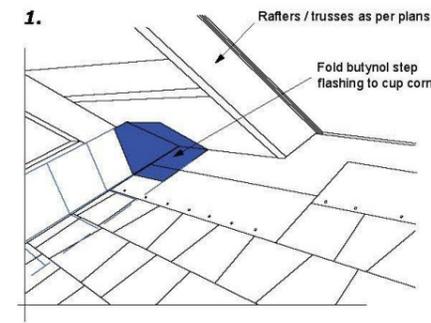
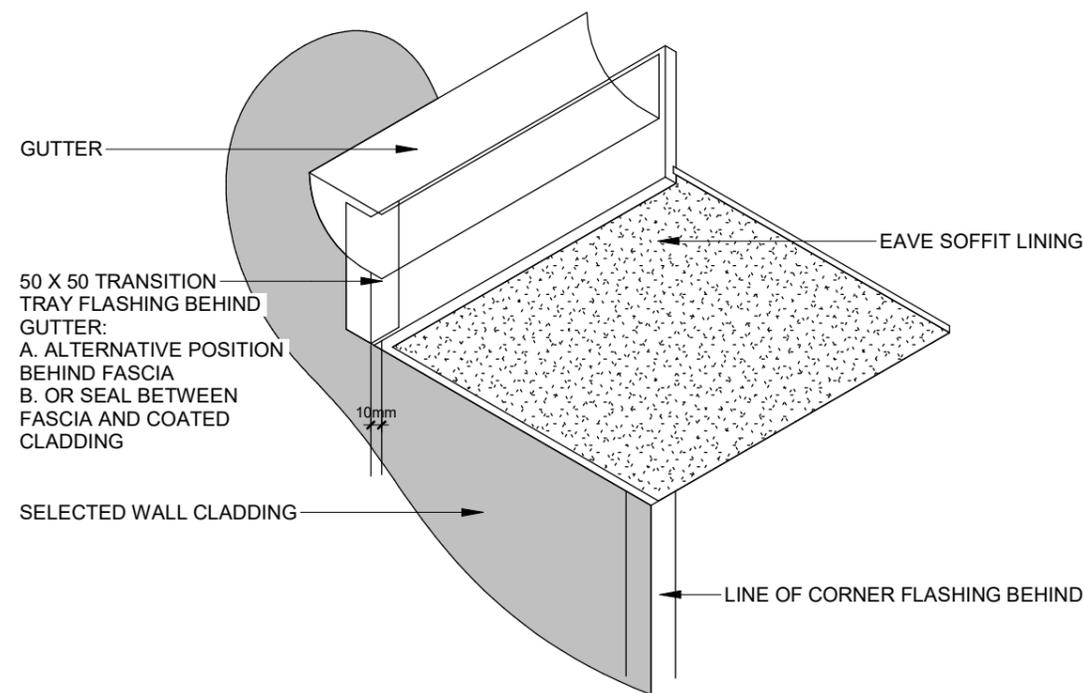
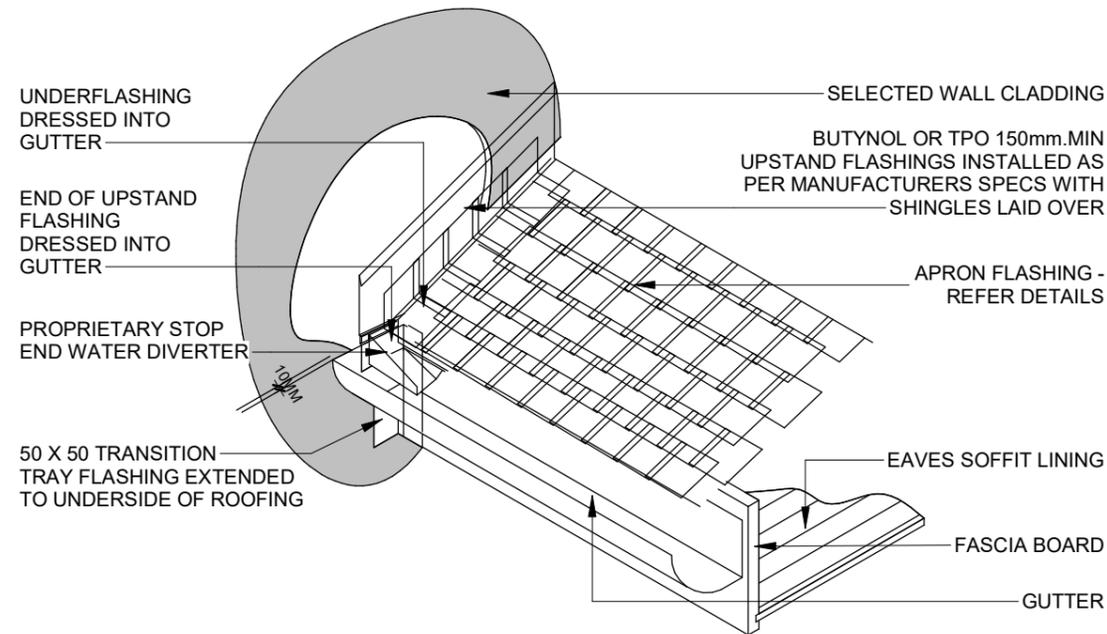
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	DRAWING: GABLE TO RIDGE DETAIL	DATE: 24 JUNE 2018	DETAIL: 16	
	DETAILS FOR: ASPHALT SHINGLE ROOFING	SCALE: N/A		

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1 SHNG.R Gutter to Wall (3D)
1 : 5

2 SHNG.R Gable to Ridge (JPG)
NTS

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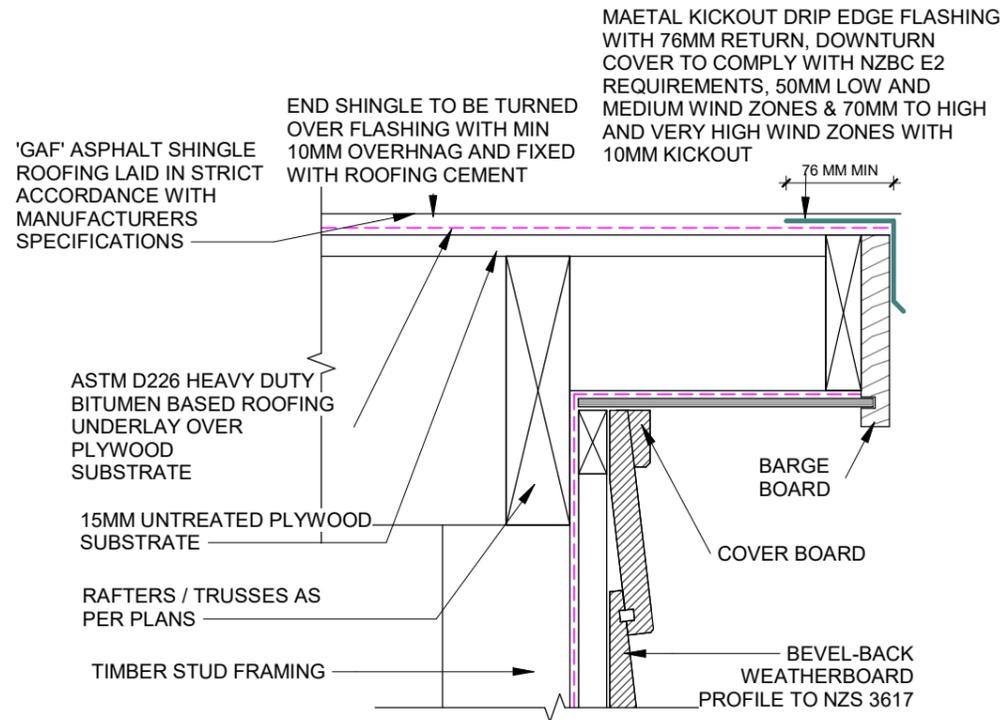
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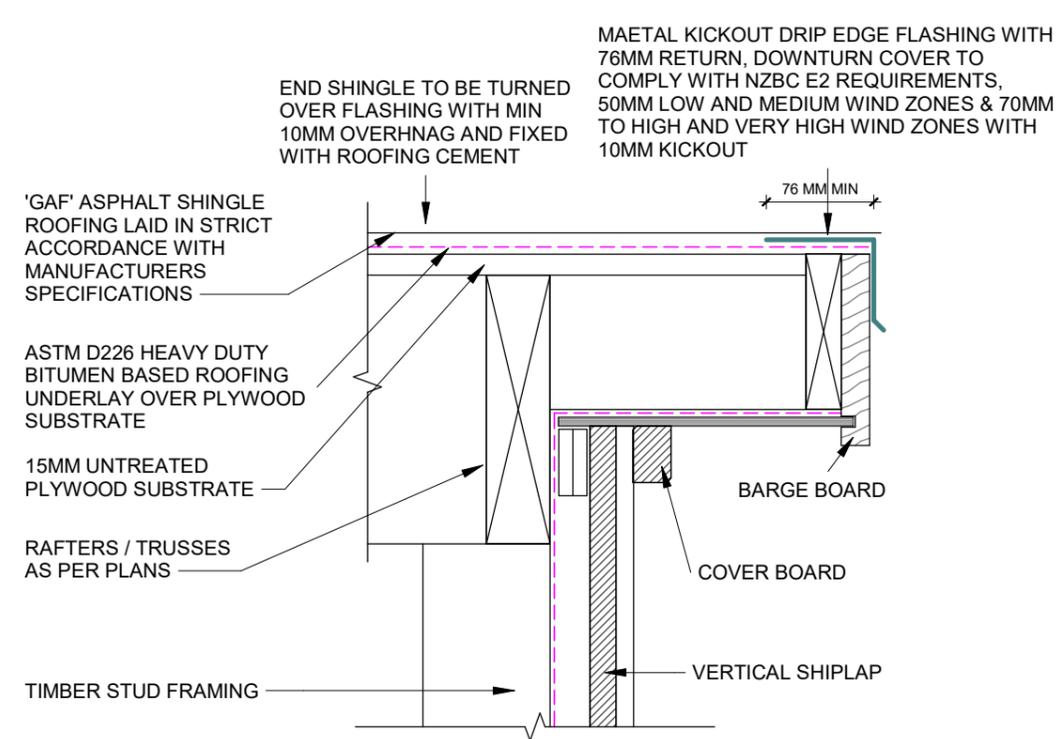
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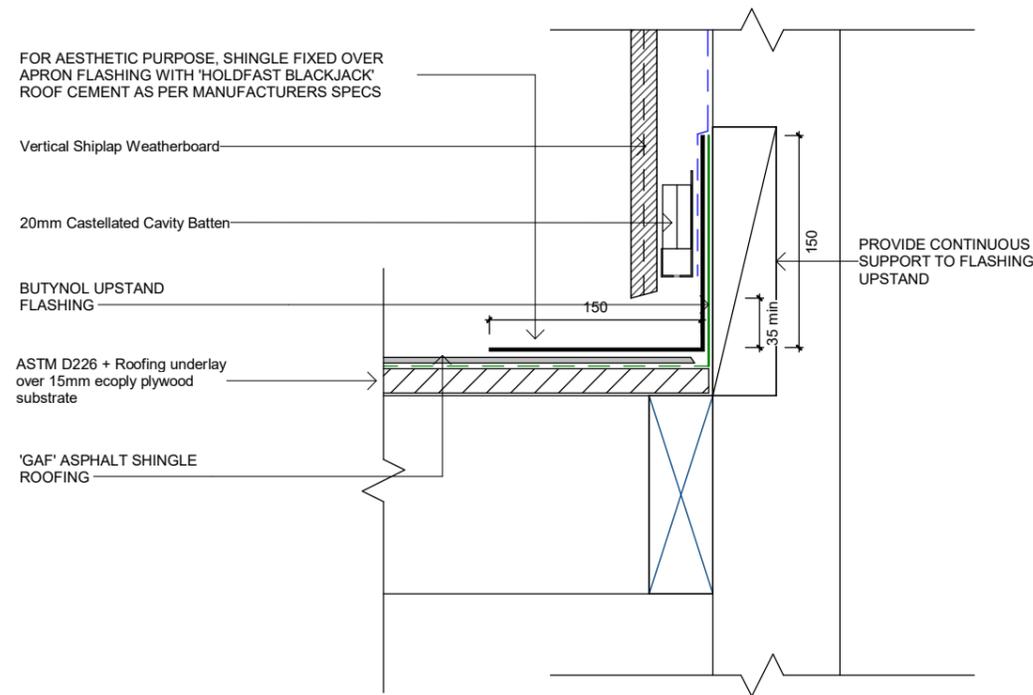
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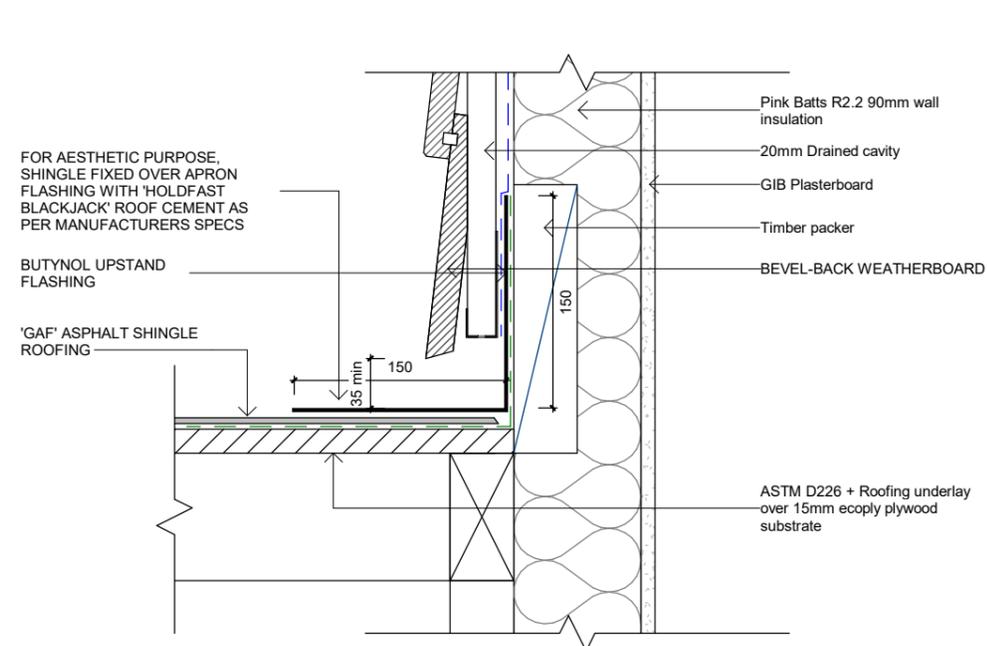
1 SHNG.R/BEVEL Barge
302 1 : 5



2 SHNG.R/SIPLAP Barge
301 1 : 5



3 SHNG.R/SIPLAP Parallel Apron
301 1 : 5



4 SHNG.R/BEVEL Parallel Apron
302 1 : 5

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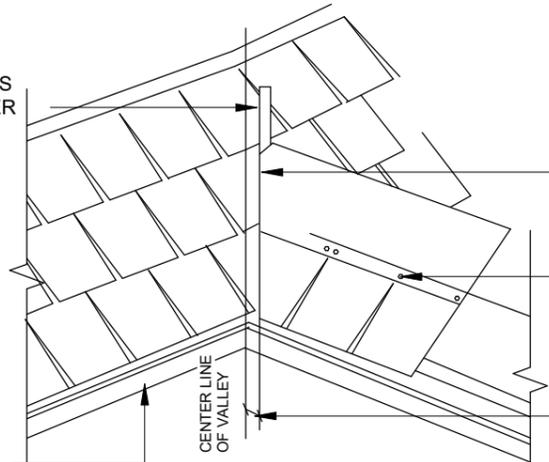
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LAY SHINGLES ACROSS VALLEY FROM SMALLER ROOF TO LARGER

FASCIA BOARD WITH GUTTER AS PER PLANS

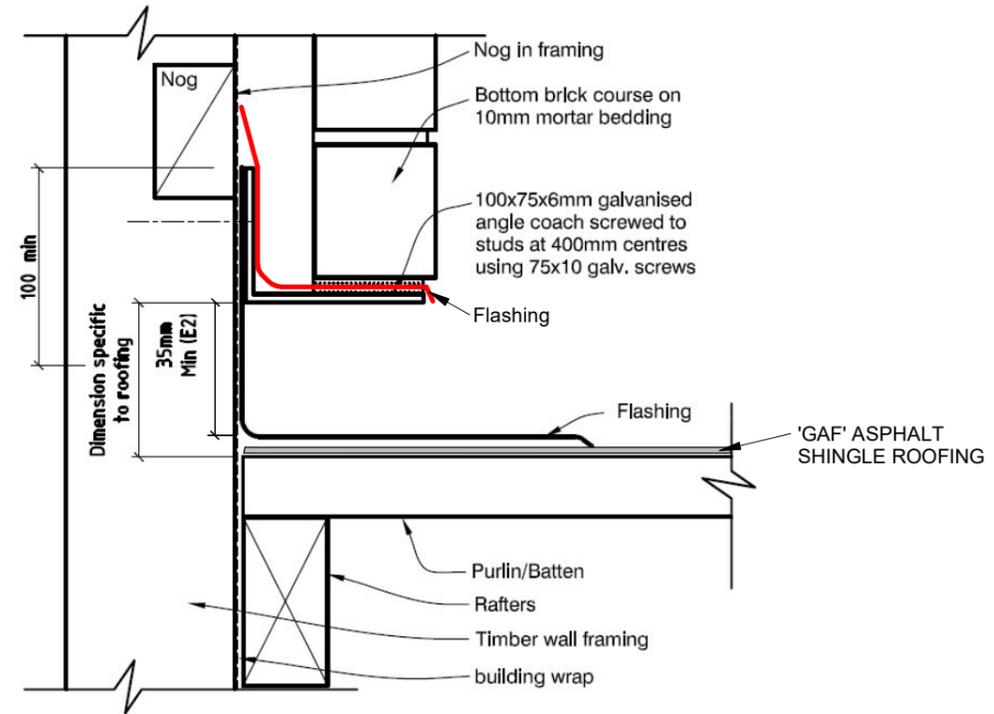


TRIM SHINGLES TO FORM CLEAN LINES
STAINLESS STEEL OR HD GALVE CLOUTS TO FIX SHINGLES TO ROOF IN ACCORDANCE WITH GAF MANUFACTURERS SPECIFICATIONS

OVERLAPPING SHINGLES TO BE NO CLOSER THAN 50MM TO CENTERLINE OF VALLEY

NOTE:
GAF SHINGLE LITERATURE

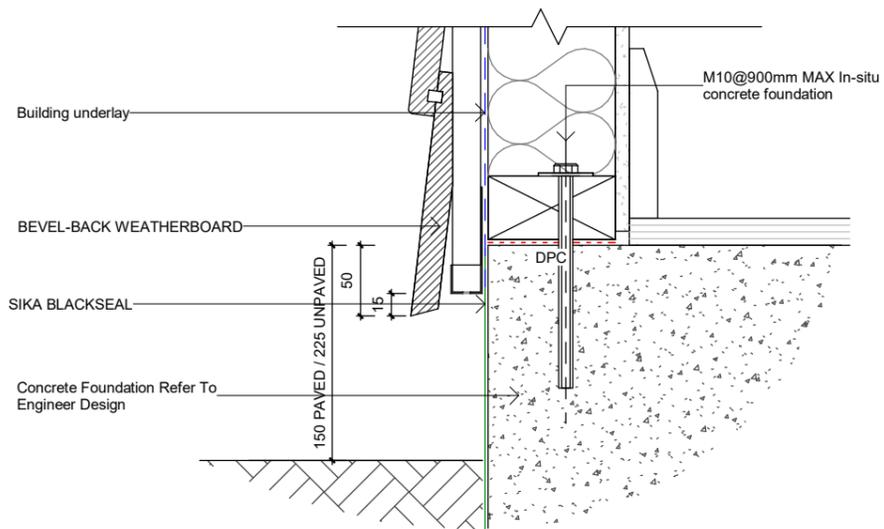
1 SHNG.R Valley
301 1 : 5



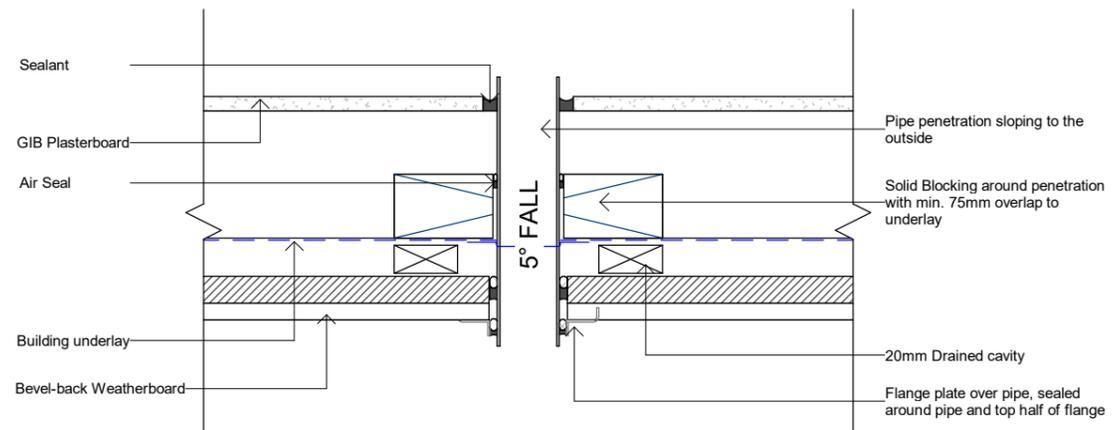
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2 SHNG.R/MAS Parallel Apron - Think Brick
301 1 : 5



3 BEVEL Floor Concrete (Section)
301 1 : 5



4 BEVEL Penetration Pipe (Plan)
301 1 : 5

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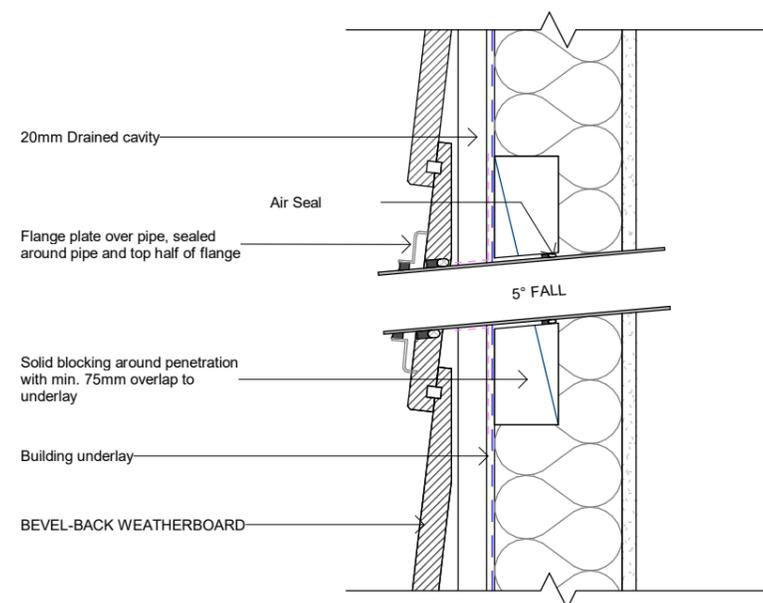
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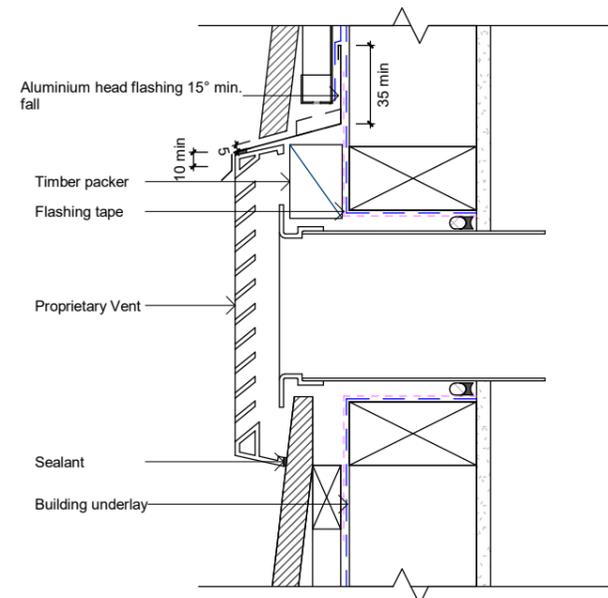
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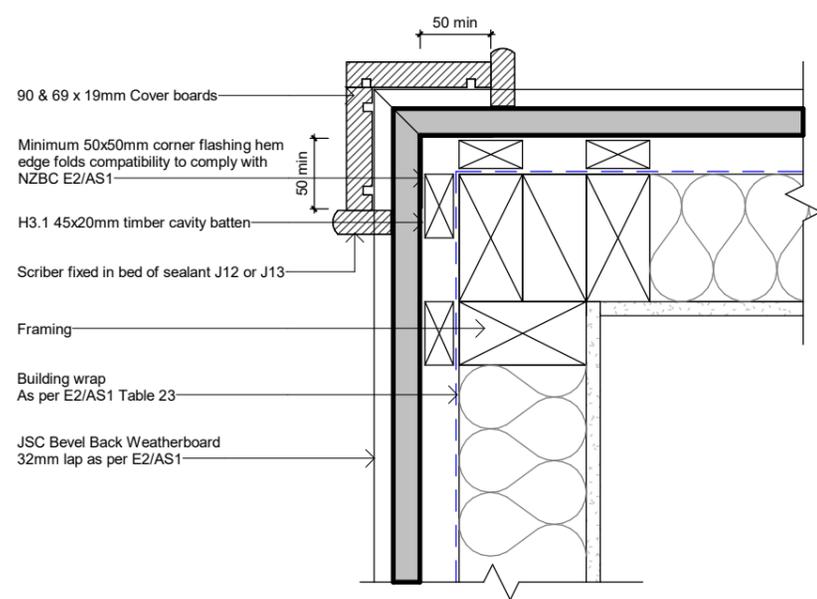
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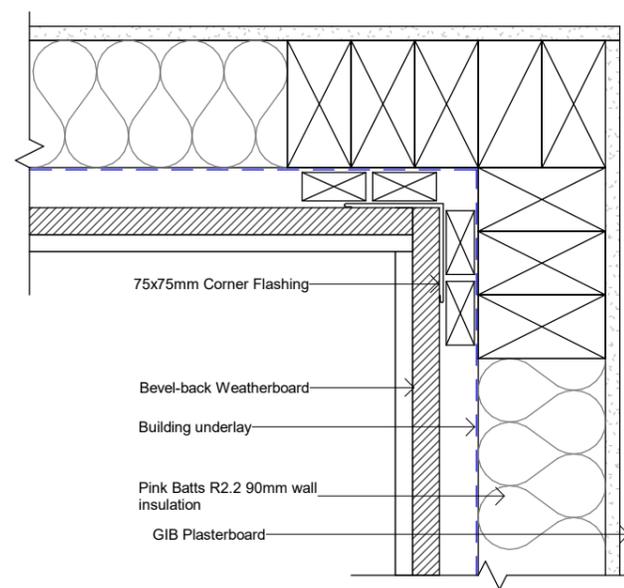
1 BEVEL Penetration Pipe (Section)
1 : 5



2 BEVEL Penetration Vent (Section)
1 : 5



3 BEVEL Ext Corner Boxed (Plan) - JSC
202 1 : 5



4 BEVEL Int Corner Scribed (Plan)
202 1 : 5

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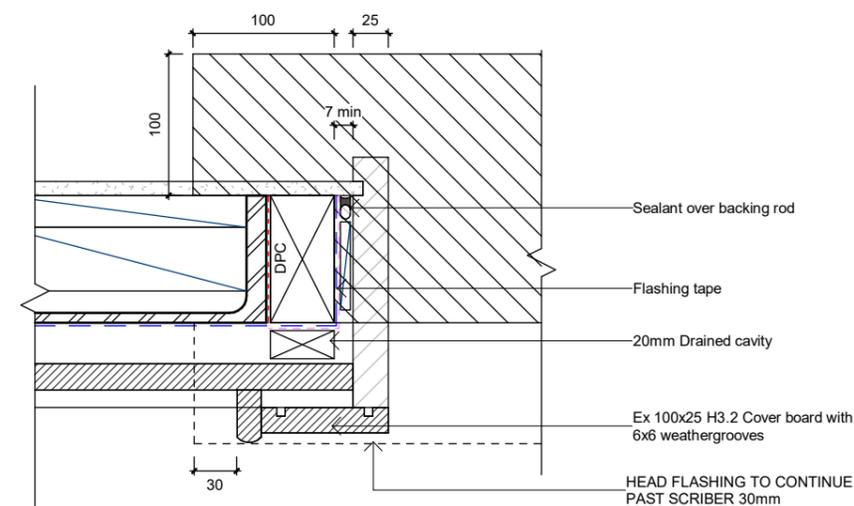
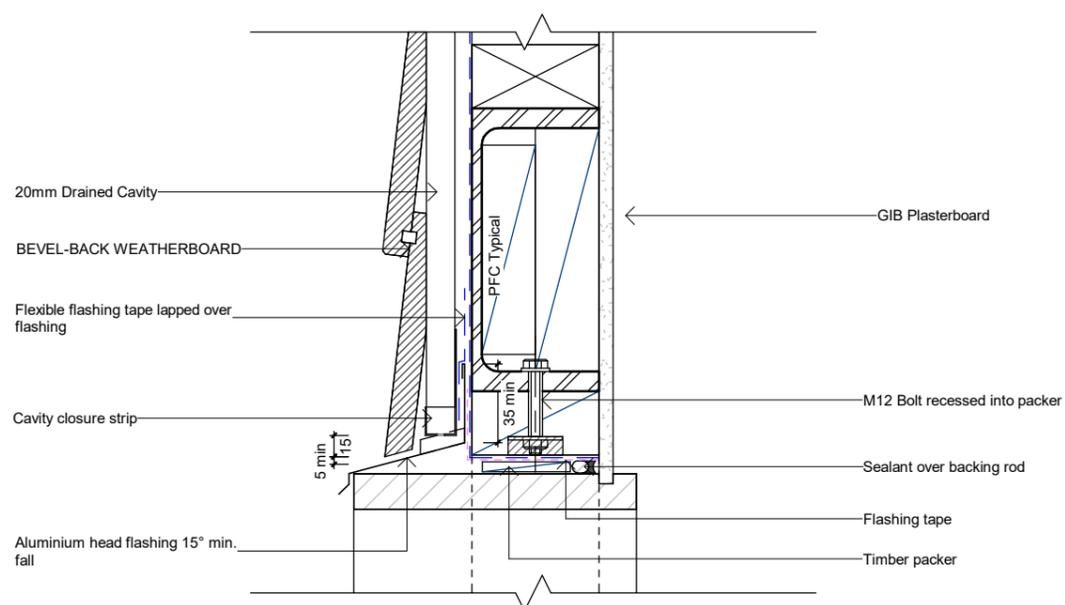
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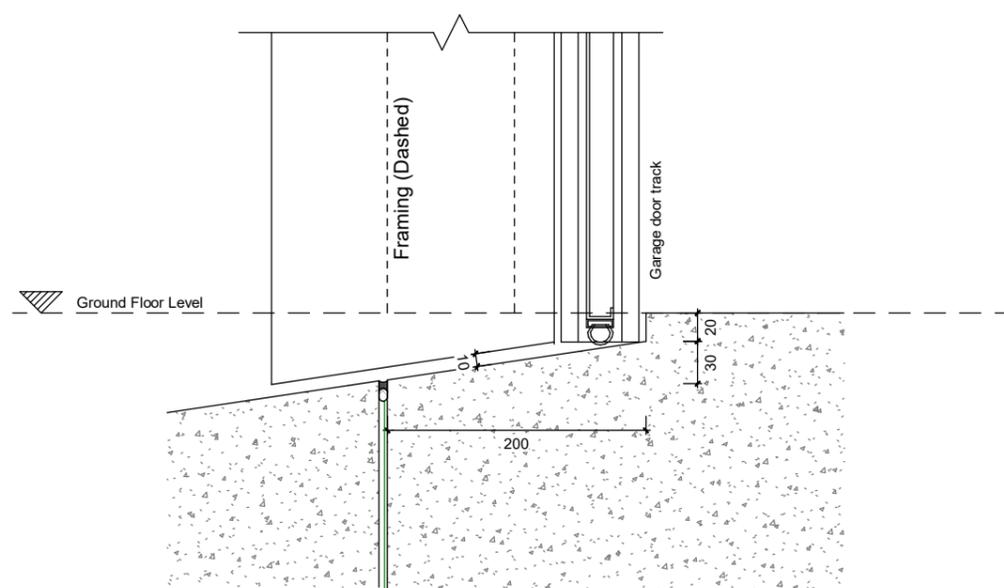
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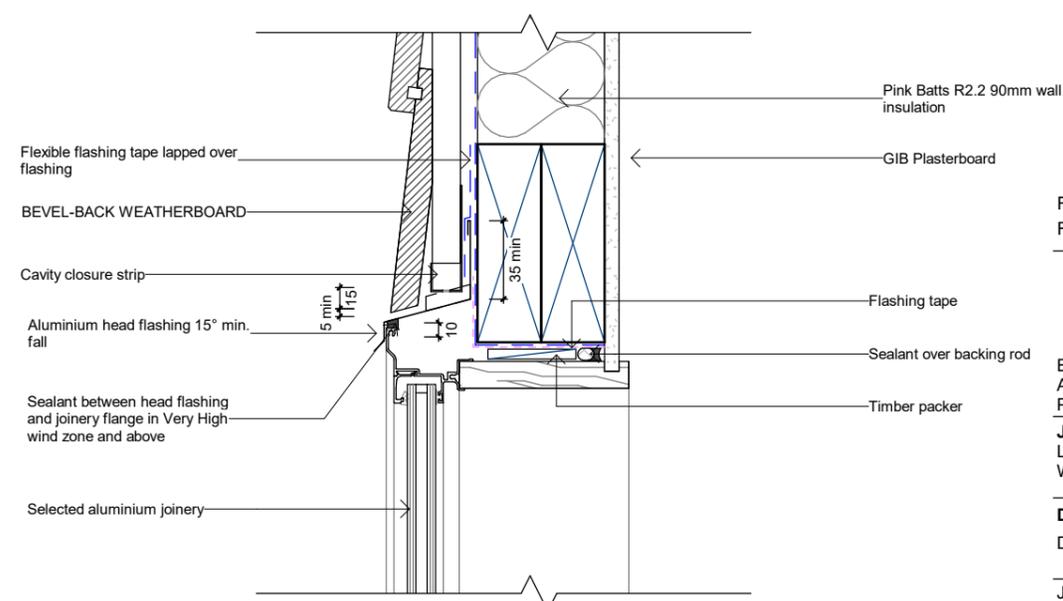


1 BEVEL Garage Door Head (Section)
1 : 5

2 BEVEL Garage Door Jamb (Plan)
1 : 5



3 Garage Door Sill (Section)
302 1 : 5



4 BEVEL Window Head - Aluminium (Section)
1 : 5

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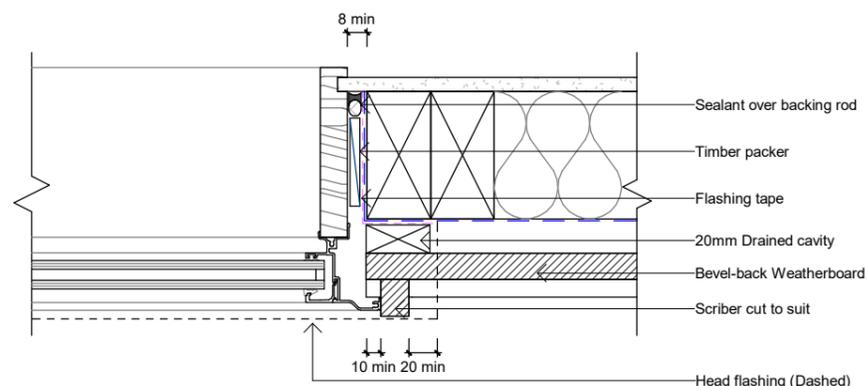
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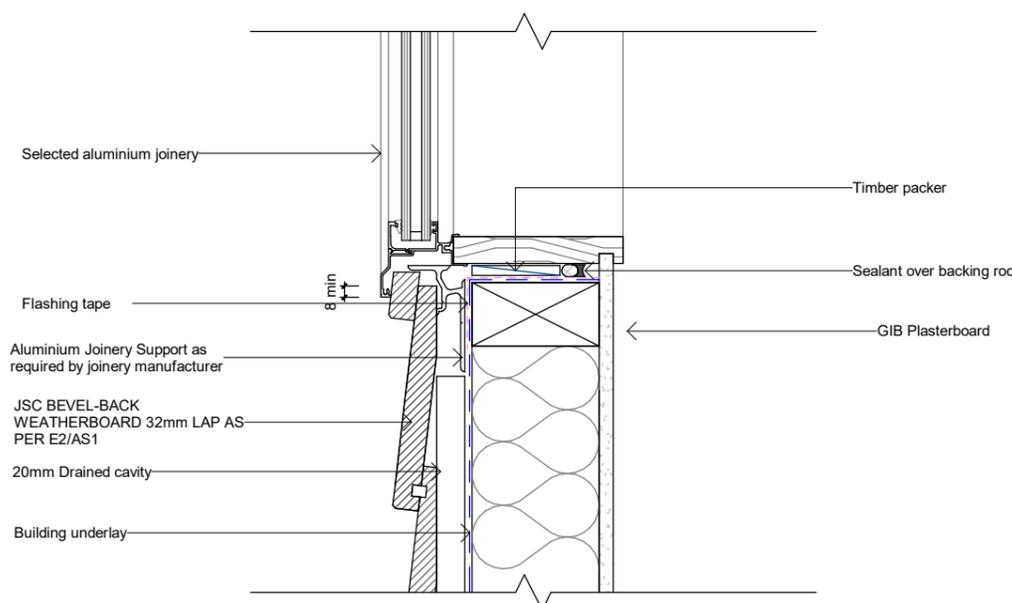
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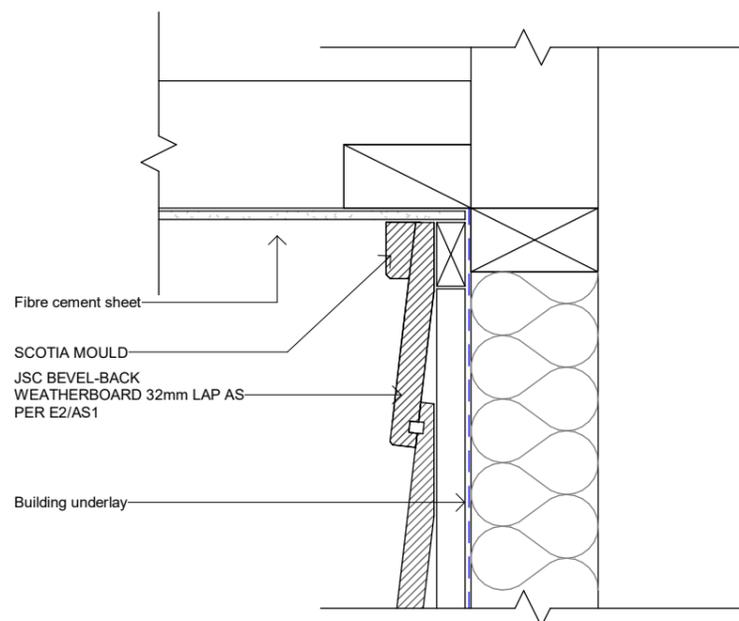
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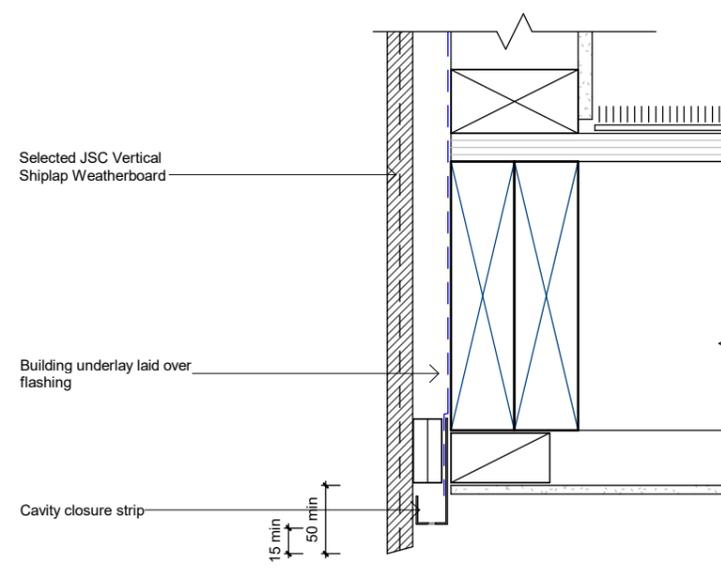
1 BEVEL Window Jamb - Aluminium (Plan)
302 1 : 5



2 BEVEL Window Sill - Aluminium (Section)
302 1 : 5



3 BEVEL Soffit (Section)
302 1 : 5



4 SHIPLAP Floor Timber (Section) - JSC
301 1 : 5

Rev	Description	Date
Rev.1	BC Lodgement	2022.05.21



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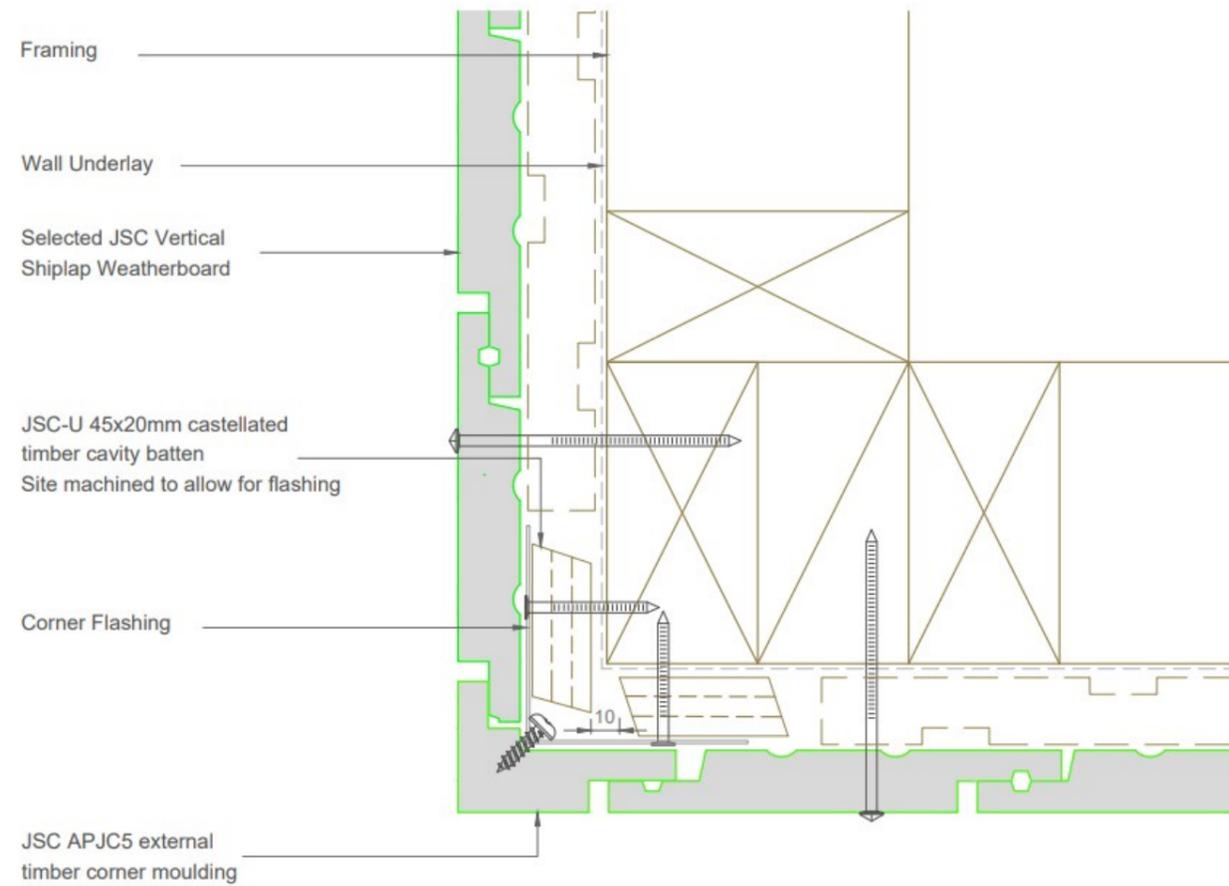
Job Title
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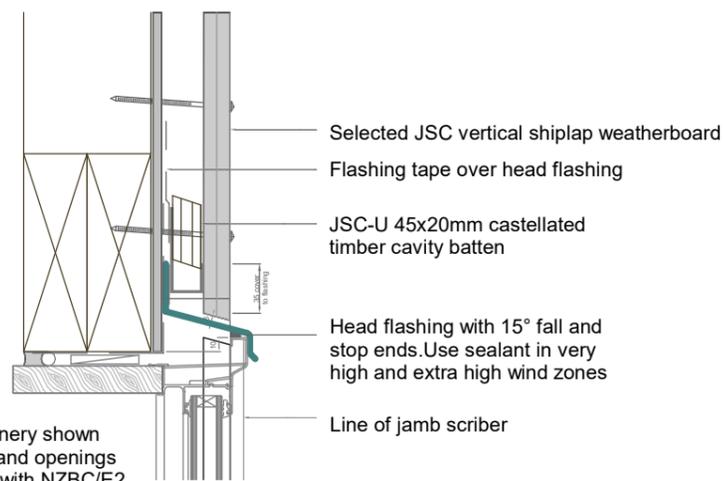
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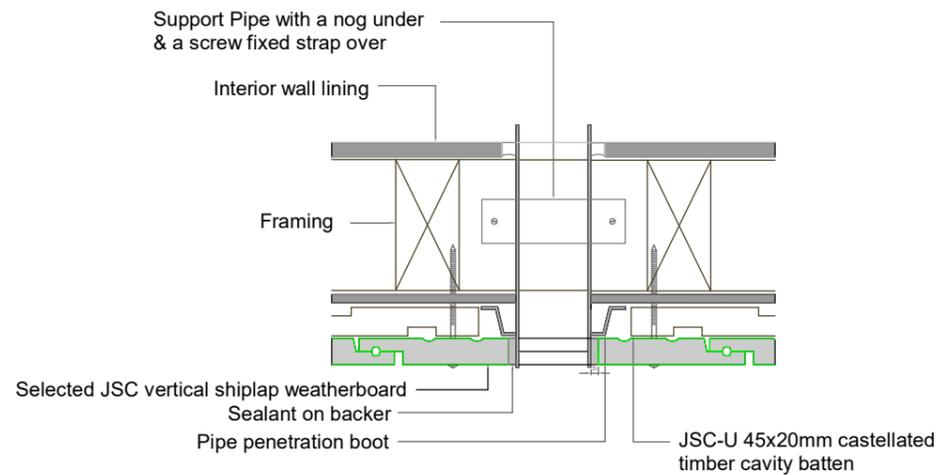


1 SHIPLAP Ext Corner (Plan) - JSC
202 NTS



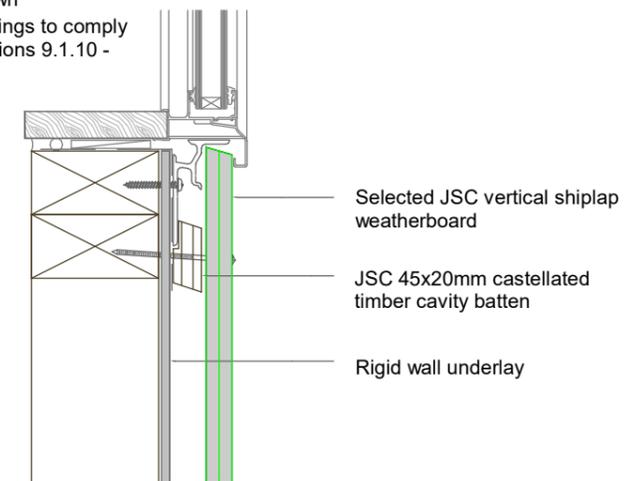
Typical joinery shown
Windows and openings
to comply with NZBC/E2
Sections 9.1.10 -
9.1.10.8

4 SHIPLAP Window Head - Aluminium (Section) - JSC
301 1 : 5

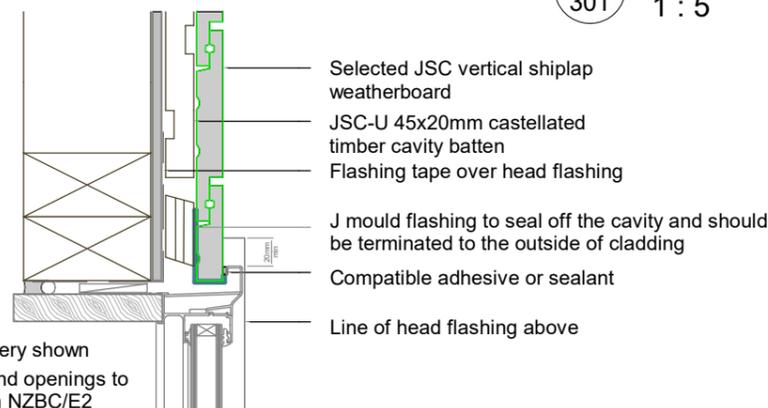


2 SHIPLAP Penetration Pipe (Section) - JSC
1 : 5

Typical joinery shown
Windows and openings to comply
with NZBC/E2 Sections 9.1.10 -
9.1.10.8



3 SHIPLAP Window Sill - Aluminium (Section) - JSC
301 1 : 5



Typical joinery shown
Windows and openings to
comply with NZBC/E2
Sections 9.1.10 - 9.1.10.8

5 SHIPLAP Window Jamb - Aluminium (Plan) - JSC
301 1 : 5

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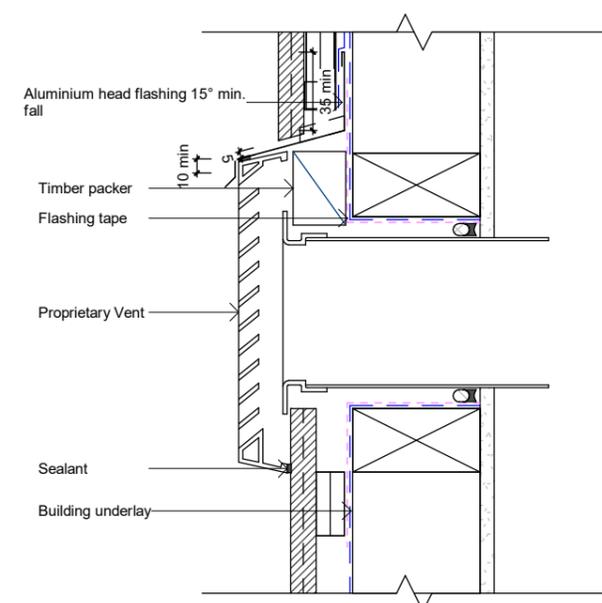
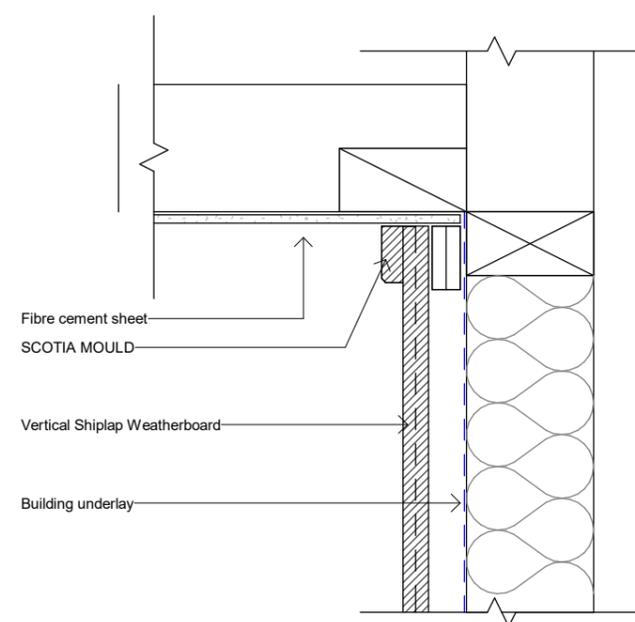
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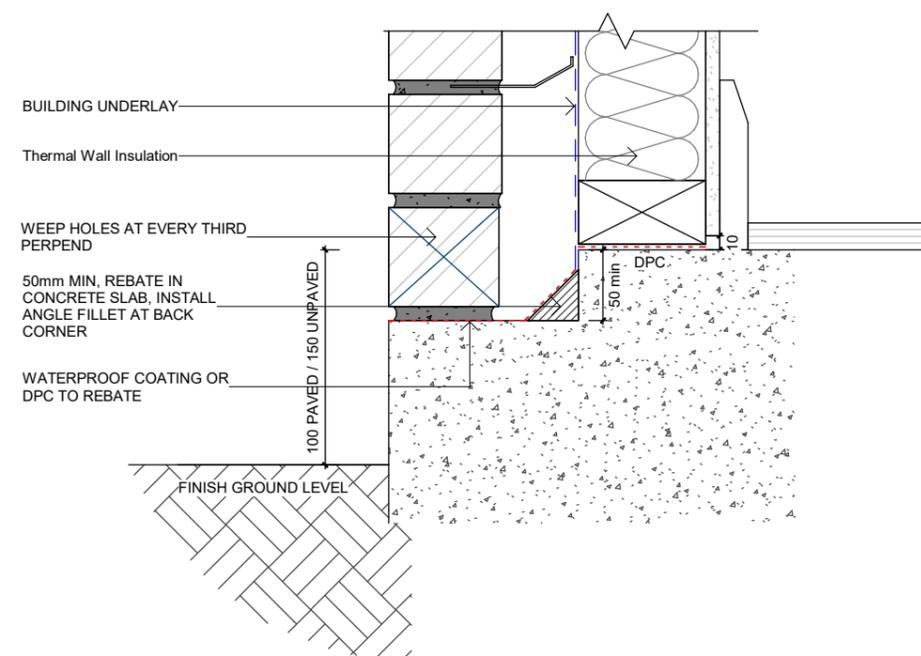
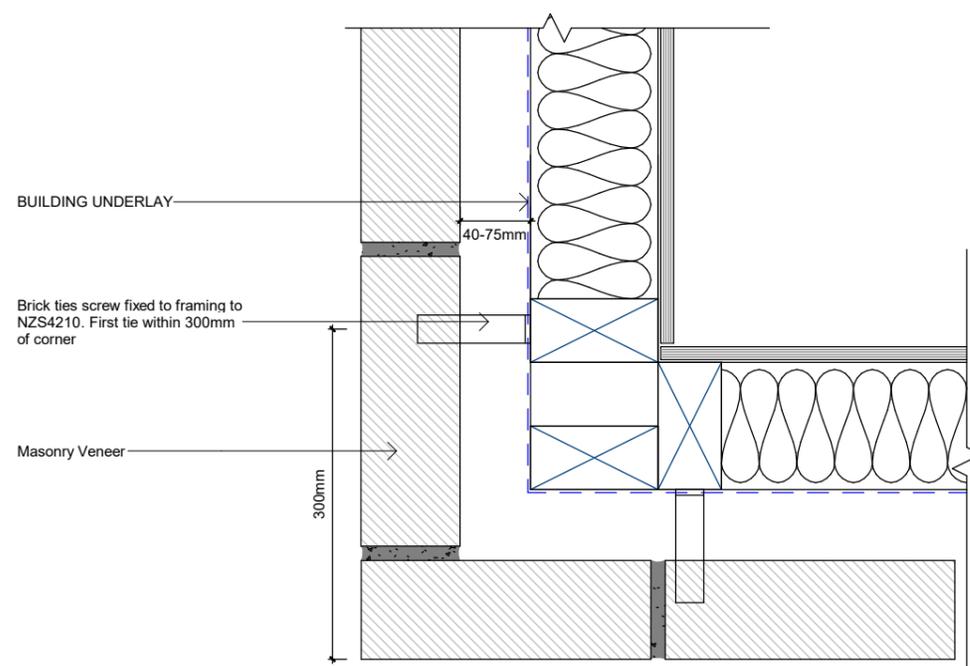
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1 SHIPLAP Soffit (Section)
301 1 : 5

2 SHIPLAP Penetration Vent (Section)
1 : 5



3 MAS Ext Corner (Plan)
201 1 : 5

4 MAS Floor Concrete - 90mm Brick (Section)
301 1 : 5

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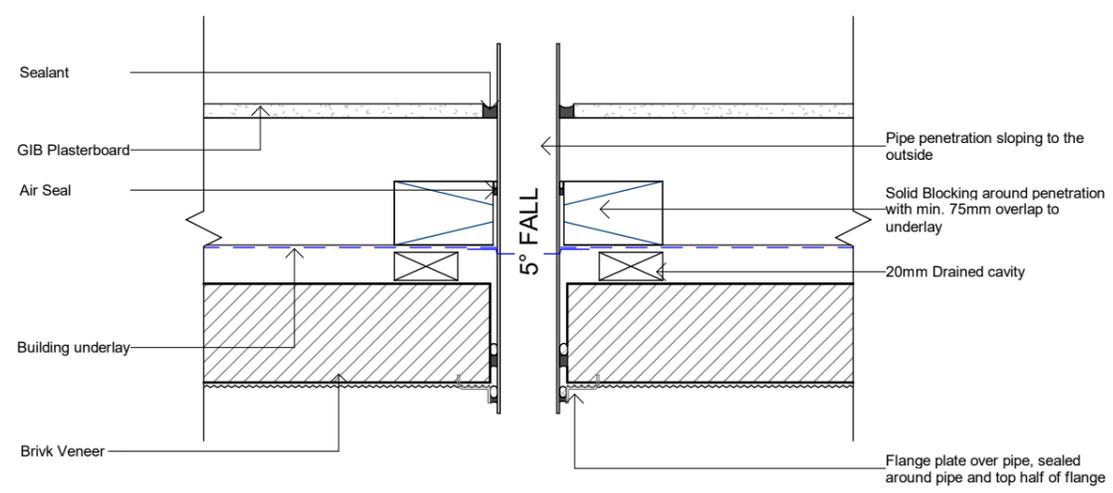
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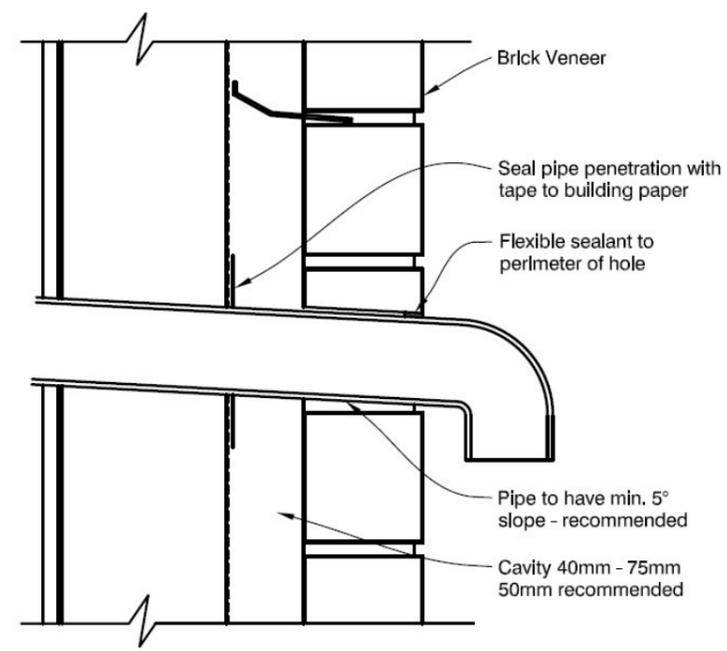
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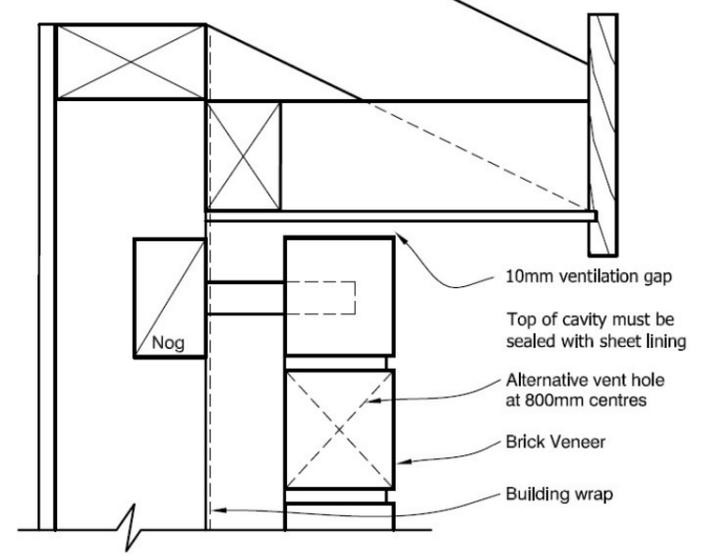
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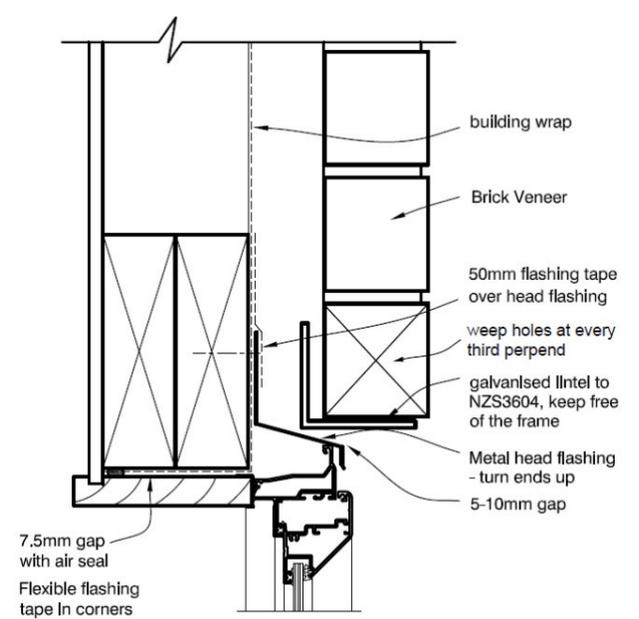
1 MAS Penetration Pipe (Plan)
1 : 5



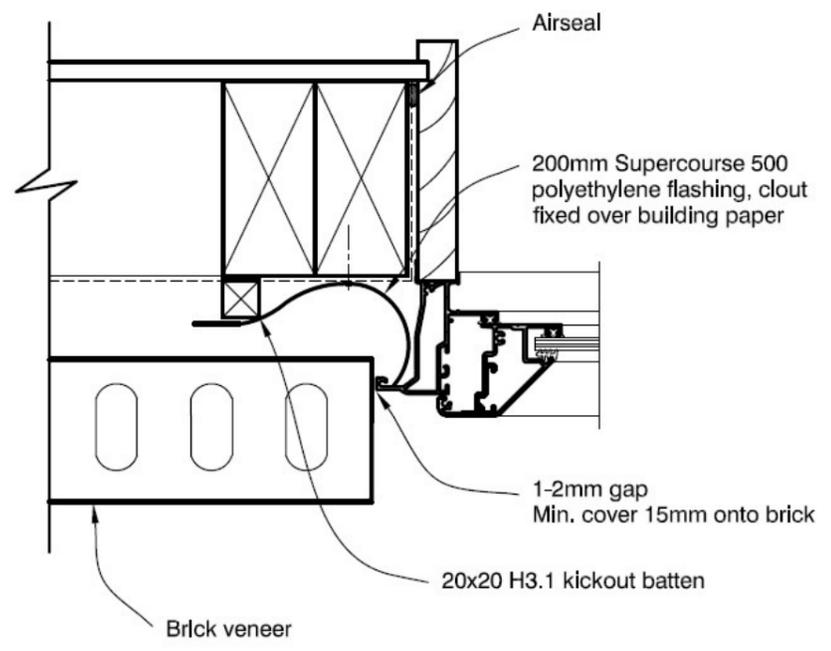
2 MAS Penetration Pipe (Section) - Think Brick
NTS



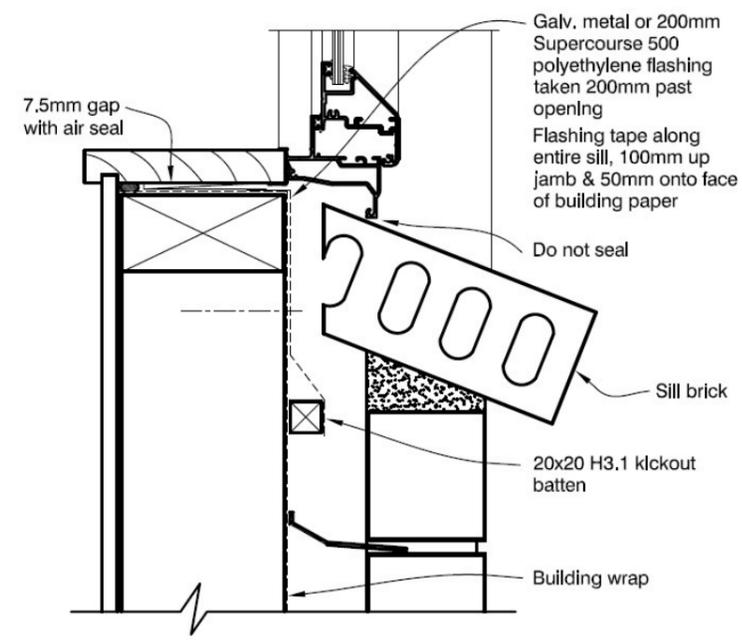
3 MAS Soffit (Section) - Think Brick
301 NTS



4 MAS Window Head - Aluminium (Section) - Think Brick
301 NTS



5 MAS Window Jamb - Aluminium (Plan) - Think Brick
301 NTS



6 MAS Window Sill - Aluminium (Section) - Think Brick
301 NTS

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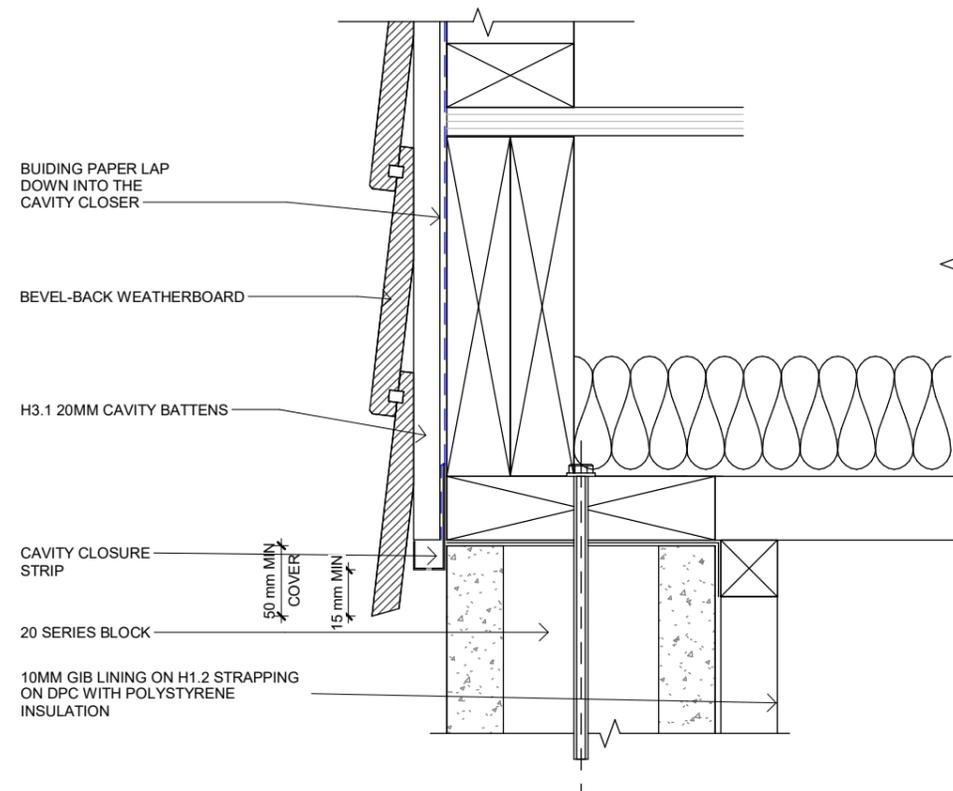
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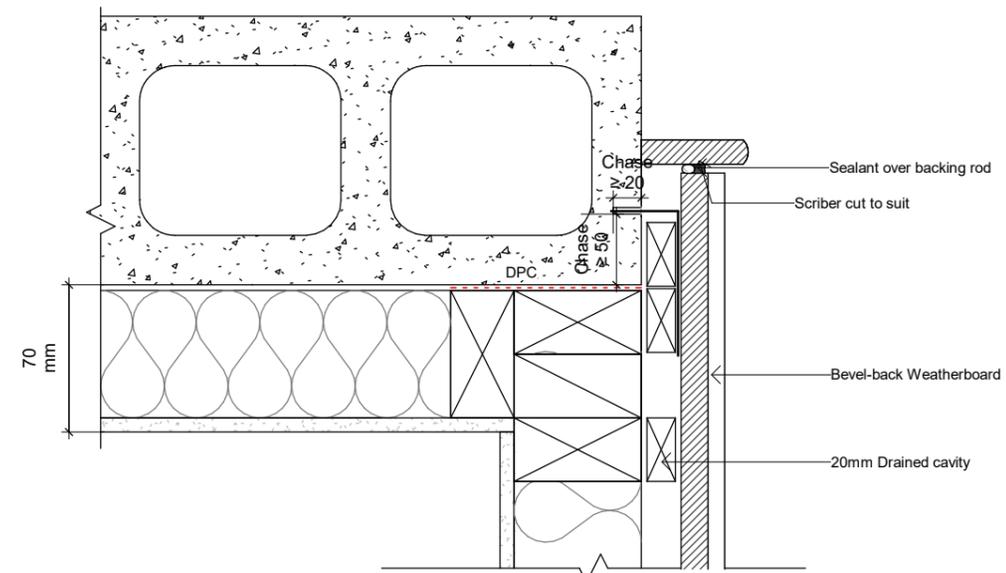
WANZ 55mm aluminium support bar omitted for clarity. Refer www.wanz.co.nz

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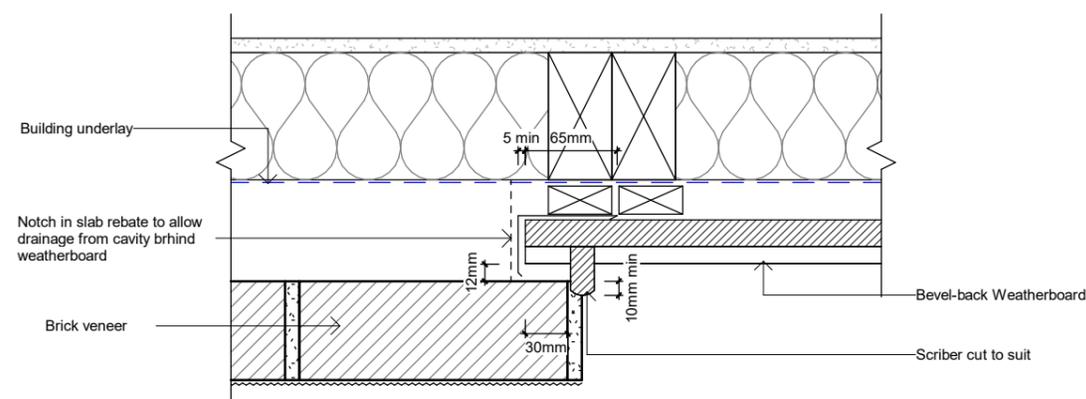
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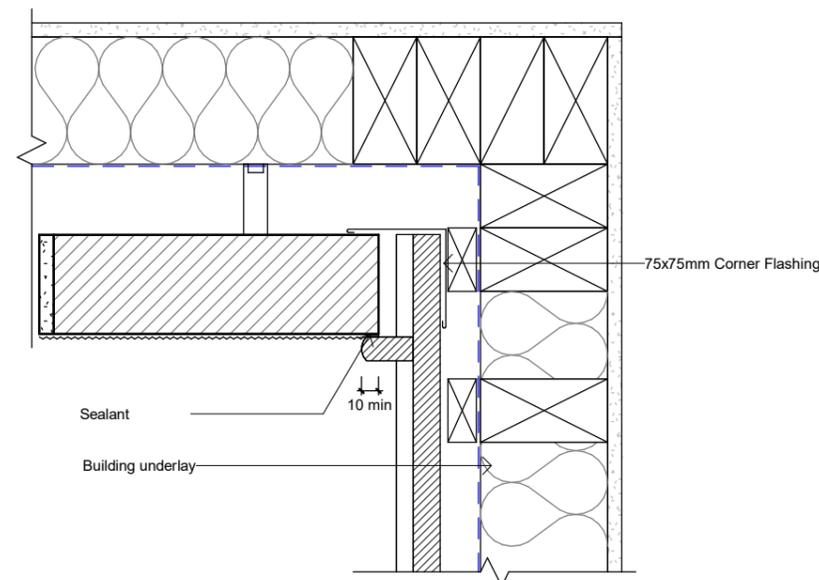
1 BEVEL/BLOCK (Section)
301 1 : 5



2 BEVEL/BLOCK Ext Corner (Plan)
201 1 : 5



3 BEVEL/MAS (Plan)
302 1 : 5



4 BEVEL/MAS Int Corner (Plan)
201 1 : 5

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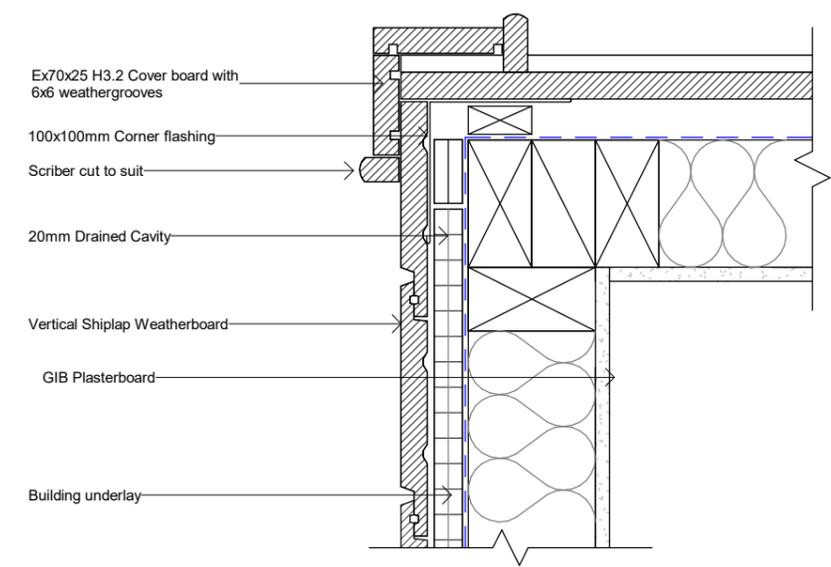
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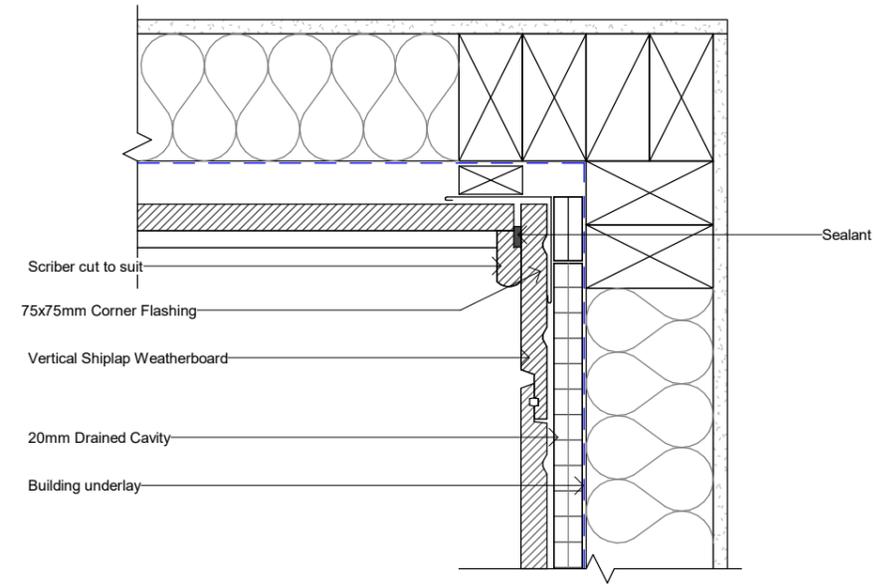
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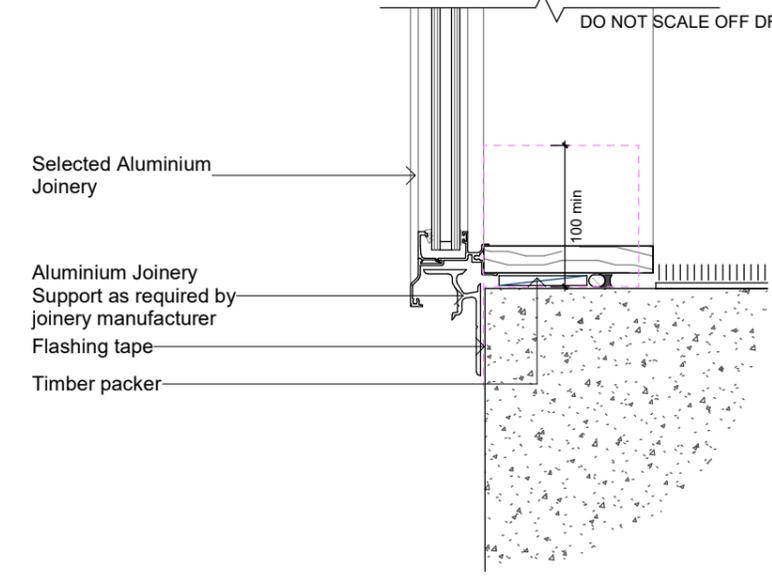
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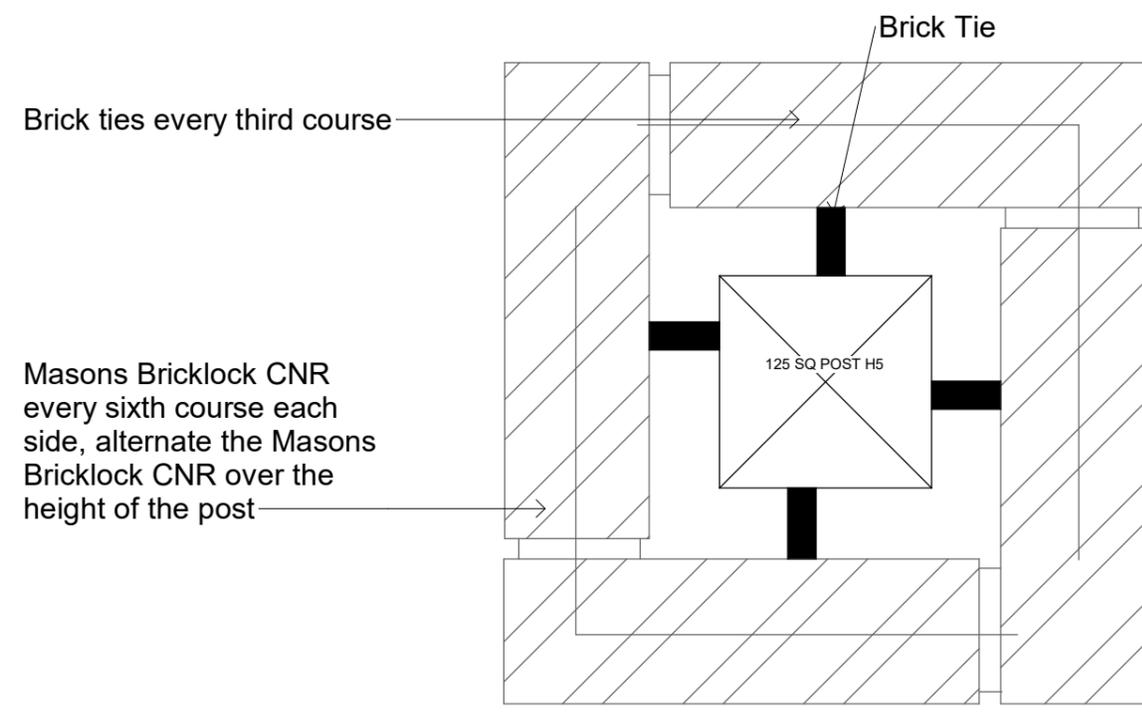
1 BEVEL/SIPLAP Ext Corner (Plan)
202 1 : 5



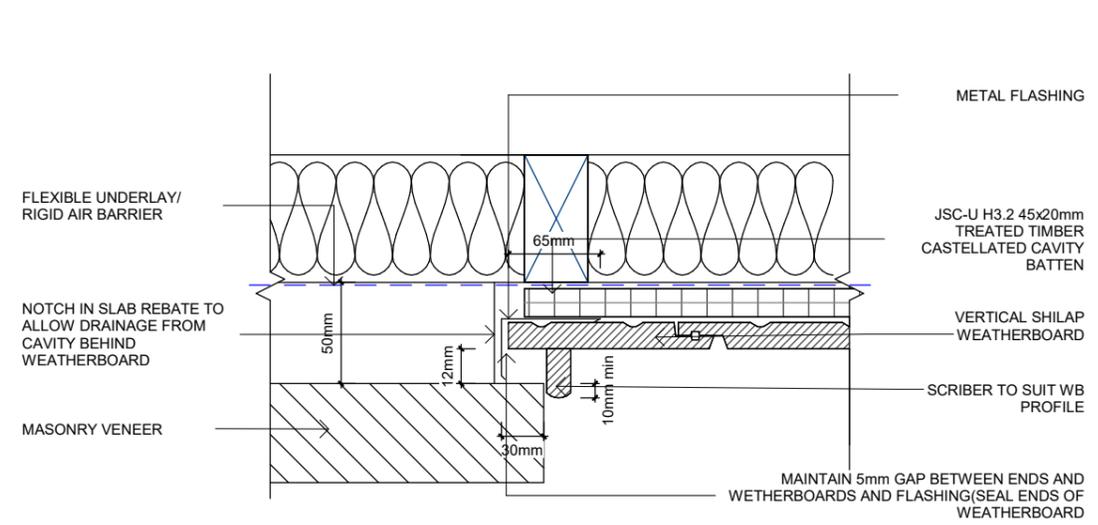
2 BEVEL/SIPLAP Int Corner (Plan)
202 1 : 5



3 Window Sill
302 1 : 5



4 MAS Column - 150 SQ Post
201 1 : 5



5 SHIPLAP/MAS (Plan)
202 1 : 5

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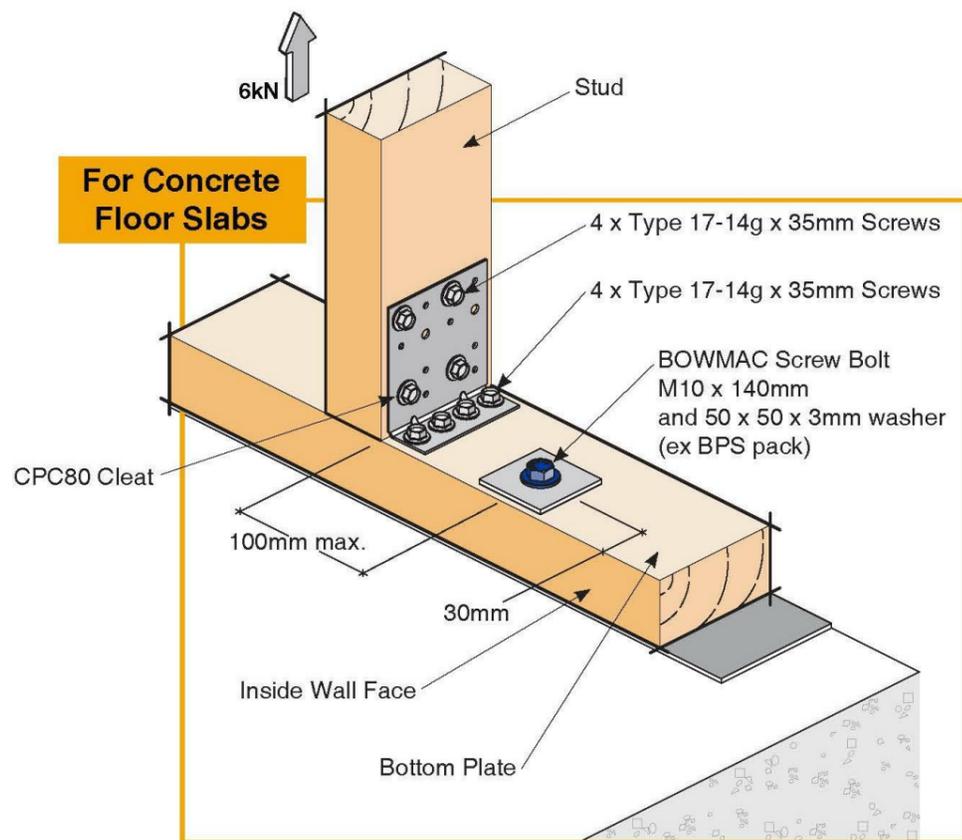
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01/2017

6kN STUD TO BOTTOM PLATE FIXING

★ Ideal as retro fit fixing after lining/cladding is installed



Code: SBP
Material: CPC80 1.55mm G300 Z275 Galvanised Steel
Packed: 2 x CPC80 Cleats
 16 x Type 17-14g x 35mm Hex Head Galvanised Screws

Available from leading Builders Supply Merchants
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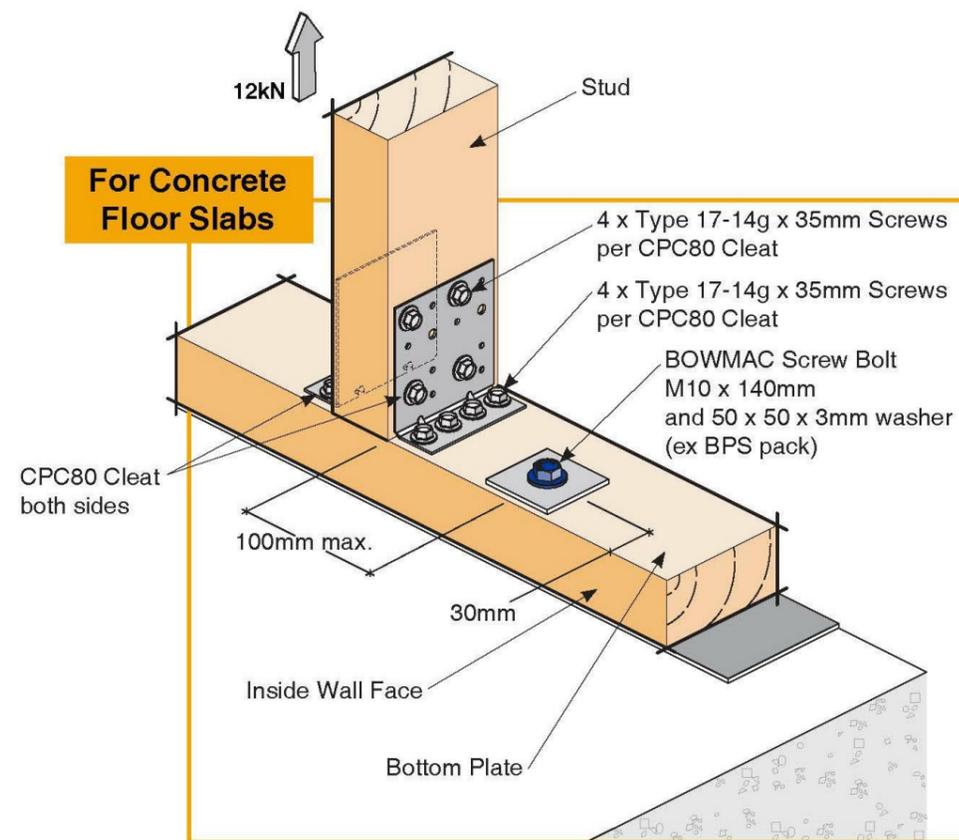


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12kN STUD TO BOTTOM PLATE FIXING

★ Ideal as retro fit fixing after lining/cladding is installed
 ★ Two fixings per stud as shown



Code: SBP
Material: CPC80 1.55mm G300 Z275 Galvanised Steel
Packed: 2 x CPC80 Cleats
 16 x Type 17-14g x 35mm Hex Head Galvanised Screws

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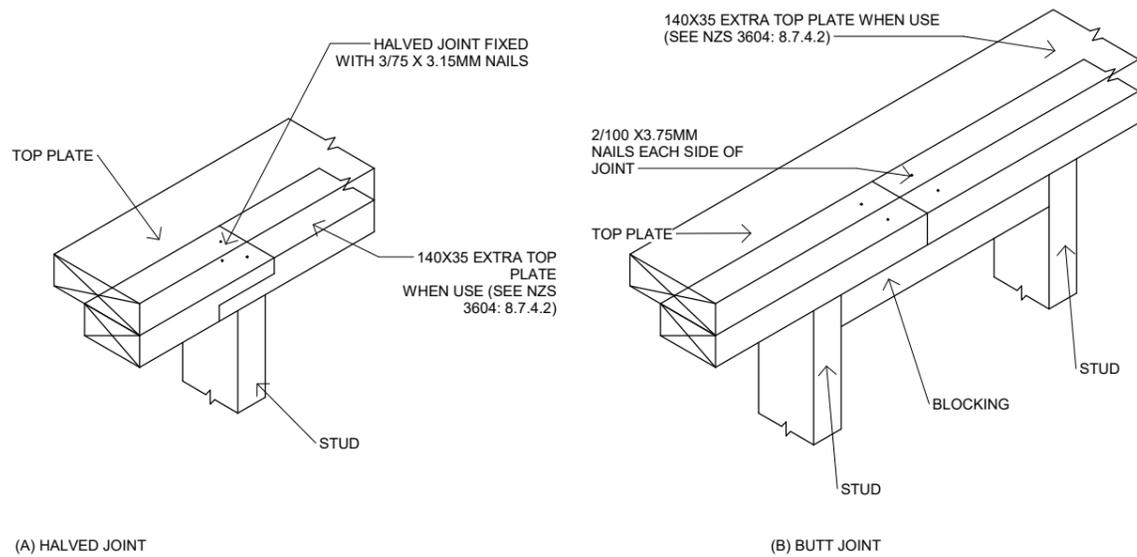
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 Bottom Plate Fixing

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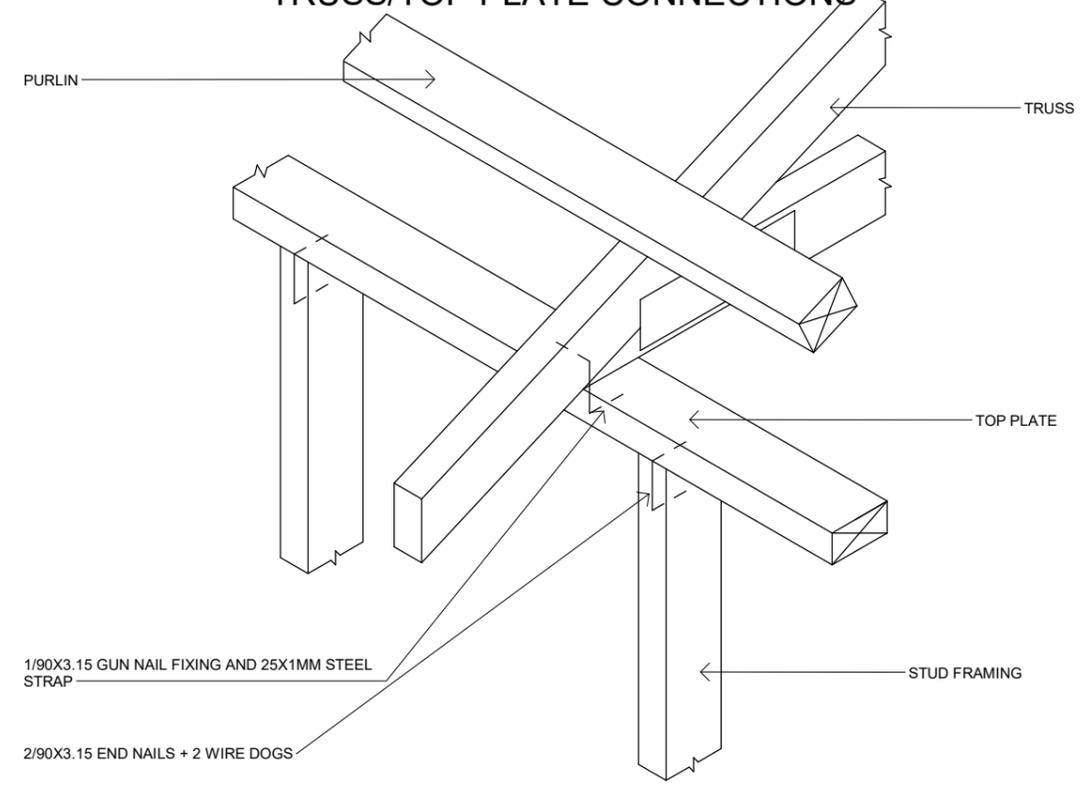
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CONNECTING TOP PLATES - WALLS NOT CONTAINING BRACING



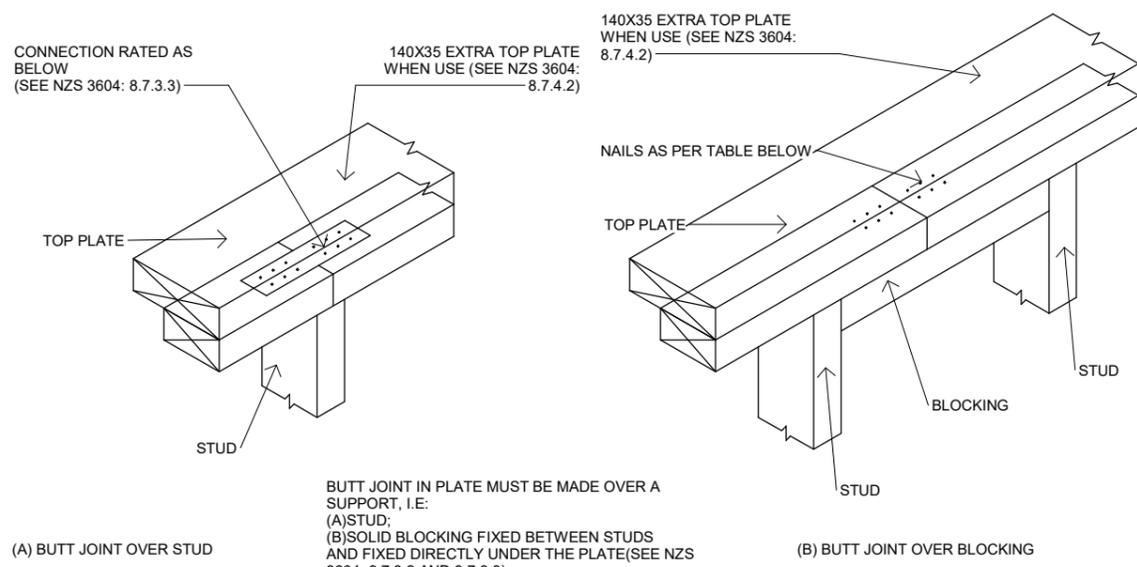
HALVED OR BUTT JOINT IN PLATE MUST BE MADE OVER A SUPPORT, I.E:
 (A)STUD;
 (B)SOLID BLOCKING FIXED BETWEEN STUDSAND FIXED DIRECTLY UNDER THE PLATE.(SEE NZS 3604: 8.7.3.2)

TRUSS/TOP PLATE CONNECTIONS



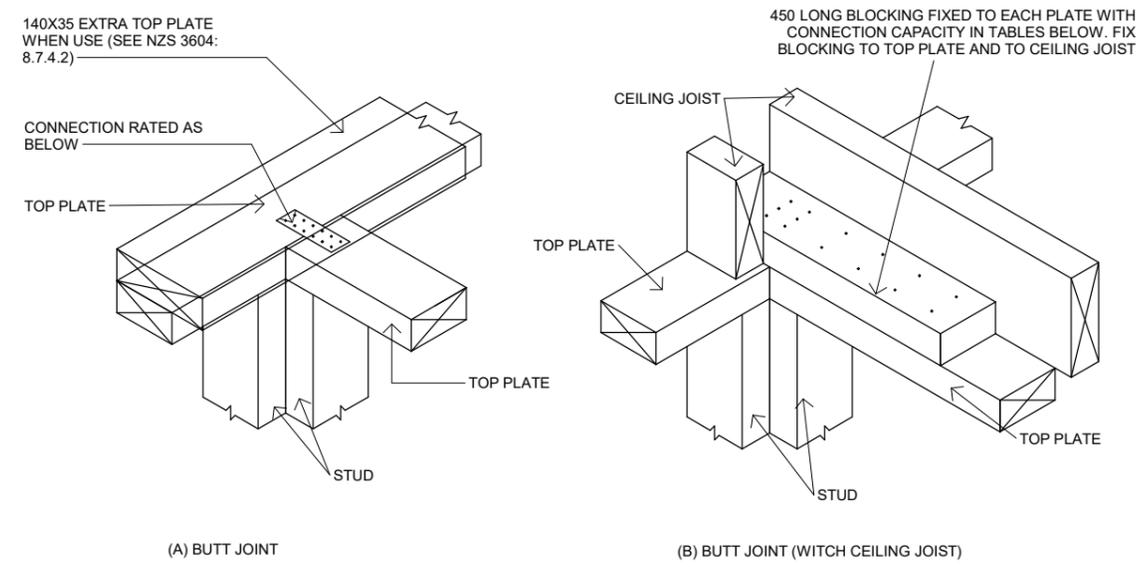
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CONNECTING TOP PLATES IN LINE- WALLS CONTAINING BRACING



BUTT JOINT IN PLATE MUST BE MADE OVER A SUPPORT, I.E:
 (A)STUD;
 (B)SOLID BLOCKING FIXED BETWEEN STUDS AND FIXED DIRECTLY UNDER THE PLATE(SEE NZS 3604: 8.7.3.2 AND 8.7.3.3)

CONNECTING TOP PLATES TO EXTERNAL WALLS AT RIGHT ANGLES- WALLS CONTAINING BRACING



CAPACITIES OF METAL PLATE JOINTS	
UP TO 3KN	3/30 X 3.15 MM NAILS PER SIDE
UP TO 6KN	6/30 X 3.15 MM NAILS PER SIDE

CAPACITIES OF NAILED JOINTS	
UP TO 3KN	3/100 X 3.15 MM NAILS PER SIDE
UP TO 6KN	6/100 X 3.15 MM NAILS PER SIDE

CAPACITIES OF METAL PLATE JOINTS	
UP TO 3KN	3/30 X 3.15 MM NAILS PER SIDE
UP TO 6KN	6/30 X 3.15 MM NAILS PER SIDE

CAPACITIES OF NAILED JOINTS	
UP TO 3KN	3/100 X 3.15 MM NAILS PER SIDE
UP TO 6KN	6/100 X 3.15 MM NAILS PER SIDE

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 Top Plate Fixing

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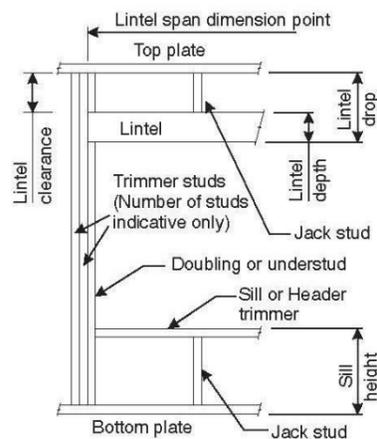


LINTEL FIXING SCHEDULE ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12 NZS 3604:2011

NOTE:

- ★ All fixings are designed for vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20kPa.
- ★ 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



Roof Tributary Area	Lintel Supporting Girder Trusses					
	Light Roof Wind Zone			Heavy Roof Wind Zone		
	L, M, H	VH	EH	L, M, H	VH	EH
8.6m²	G	G	H	G	G	H
11.6m²	G	H	H	G	G	H
12.1m²	G	H	H	G	H	H
15.3m²	H	H	-	G	H	H
19.1m²	H	-	-	G	H	-
20.9m²	H	-	-	H	H	-
21.8m²	H	-	-	H	-	-
34.3m²	-	-	-	H	-	-

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

Lintel Span (m)	Loaded Dimension (m) (See Fig. 1.3 NZS 3604:2011)	Light Roof Wind Zone					Heavy Roof Wind Zone				
		L	M	H	VH	EH	L	M	H	VH	EH
1.0	2.0	E	E	E	F	F	E	E	E	F	F
	3.0	E	E	F	F	F	E	E	E	F	F
	4.0	E	F	F	F	G	E	E	F	F	F
	5.0	E	F	F	G	G	E	E	F	F	G
	6.0	E	F	F	G	G	E	E	F	F	G
1.2	2.0	E	E	F	F	F	E	E	E	F	F
	3.0	E	E	F	F	F	E	E	E	F	F
	4.0	E	F	F	G	G	E	E	F	F	G
	5.0	E	F	F	G	G	E	E	F	F	G
	6.0	F	F	G	G	H	E	E	F	G	G
1.5	2.0	E	E	F	F	F	E	E	E	F	F
	3.0	E	E	F	F	F	E	E	E	F	F
	4.0	E	F	F	G	G	E	E	F	F	G
	5.0	F	F	G	G	H	E	E	F	G	G
	6.0	F	F	G	H	H	E	E	F	G	H
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	3.0	E	F	F	G	G	E	E	F	F	G
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	5.0	F	F	G	H	H	E	E	F	G	H
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	4.0	F	F	G	H	H	E	E	F	G	H
	5.0	F	G	G	H	H	E	E	F	G	H
	6.0	F	G	H	H	-	E	F	G	H	H
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	5.0	F	G	H	-	-	E	F	G	H	-
	6.0	G	H	H	-	-	E	F	H	-	-
4.2	2.0	F	F	G	G	H	E	E	F	G	G
	3.0	F	G	H	H	-	E	F	G	H	H
	4.0	F	G	H	-	-	E	F	G	H	-
	5.0	G	H	H	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	F	H	-	-
4.5	2.0	F	F	G	H	H	E	E	F	G	H
	3.0	F	F	G	H	H	E	E	F	G	H
	3.4	F	G	H	H	-	E	F	G	H	H
	4.0	F	G	H	-	-	E	F	G	H	-
	5.0	G	H	-	-	-	E	F	H	-	-
4.8	2.0	F	F	G	H	H	E	E	F	G	H
	3.0	F	G	H	H	-	E	F	G	H	H
	3.2	F	G	H	H	-	E	F	G	H	H
	4.0	F	G	H	-	-	E	F	H	-	-
	5.0	G	H	-	-	-	E	F	H	-	-
5.1	2.0	F	F	G	H	H	E	E	F	G	H
	3.0	F	G	H	H	-	E	F	G	H	H
	3.5	F	G	H	-	-	E	F	G	H	-
	4.0	G	G	H	-	-	E	F	H	H	-
	5.0	G	H	-	-	-	E	F	H	-	-
5.4	2.0	F	F	G	H	H	E	E	F	G	H
	2.8	F	F	G	H	H	E	E	F	G	H
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	4.0	G	H	H	-	-	E	F	H	-	-
	5.0	G	H	-	-	-	E	F	H	-	-
6.0	G	H	-	-	-	E	G	H	-	-	

LINTEL FIXING OPTIONS

TYPE E 1.4kN

TYPE F 4.0kN

TYPE G 7.5kN

TYPE H 13.5kN

Rev	Description	Date
Rev.1	BC Lodgement	2022.05.21



Email: jcli@lwarchitecture.co.nz
Add: 13 William Pickering Drive, Rosedale
Ph: 09-4759599 Mob: 021-766855

Job Title
Lot 26 DP 354076, 22 Johnson Street, Tuakau, Waikato, 2121

Drawing Title		
Fixing Details		
Job no.	21069	Sheet
Scale	As indicated	703
Date	16 FEB 2022	
Drawn	A.H	Revision:
Checked	L.L	Rev.1
Approved	L.L	

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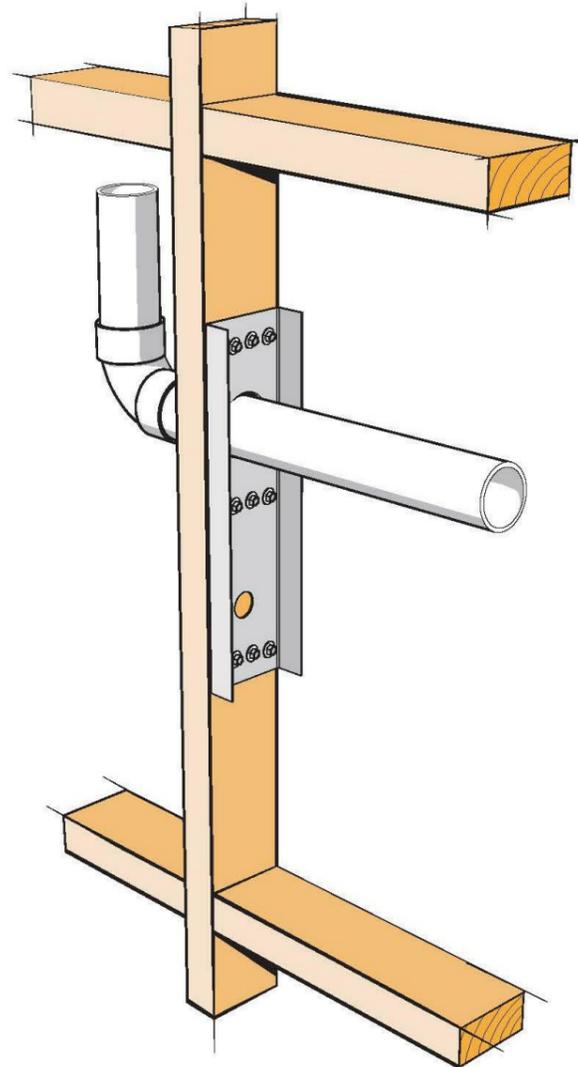
03/2016

ALL DRAWING TO BE READ IN CONJUNCTION WITH **GENERAL NOTES** FOR THE COMPLIANCE OF BUILDING CODE

DO NOT SCALE OFF DRAWING

FRAMING STUD STIFFENER

- ★ For plumbing or vacuum system ducting through timber studs
- ★ Reinforces 90 x 45mm timber studs back to FULL STRENGTH!
- ★ Solution to include holes up to 60mm diameter
- ★ Refer Clause 8.5.1.6 NZS 3604:2011

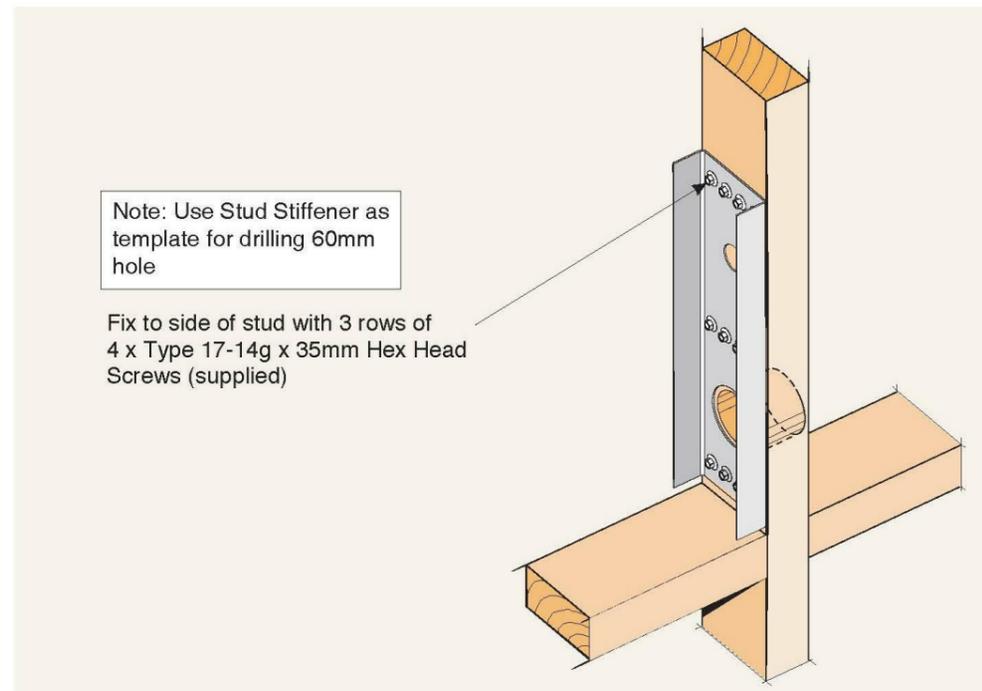
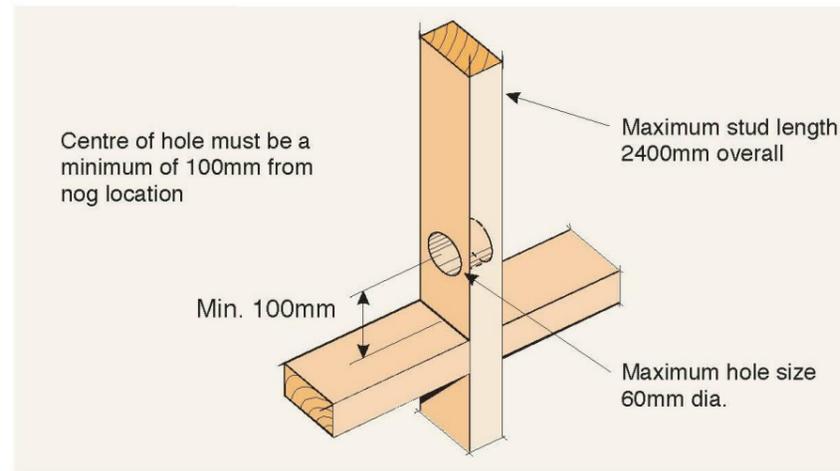


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SCAN FOR
INSTALLATION
VIDEO

<https://vimeo.com/117353342>



Code: FSS
Material: 1.55mm G300 Z275 Galvanised Steel
Packed: 8 x Framing Stud Stiffeners per Carton
100 x Type 17-14g x 35mm Hex Head Galvanised Screws

Rev	Description	Date
Rev.1	BC Lodgement	2022.05.21



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LUMBERLOK®

FLOOR JOIST STIFFENER

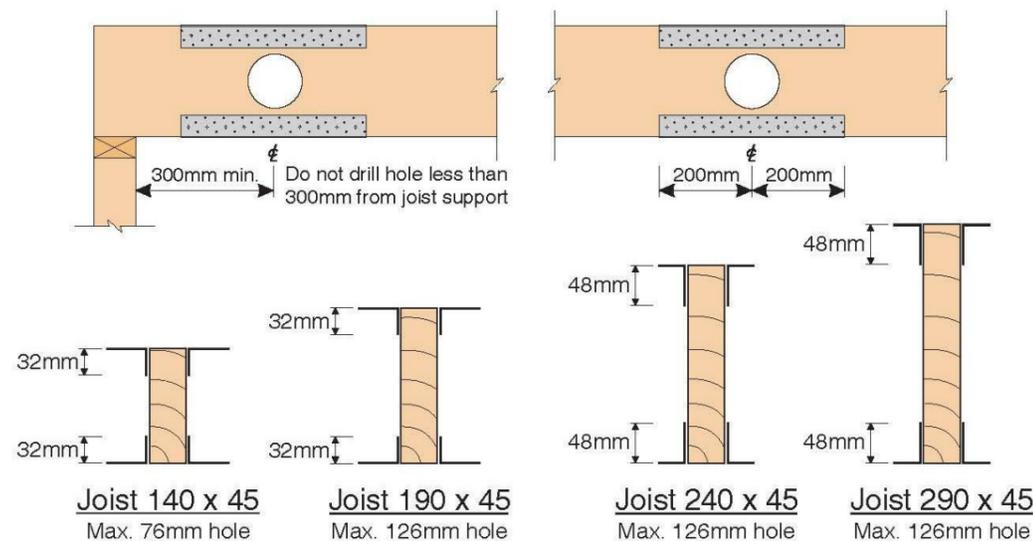
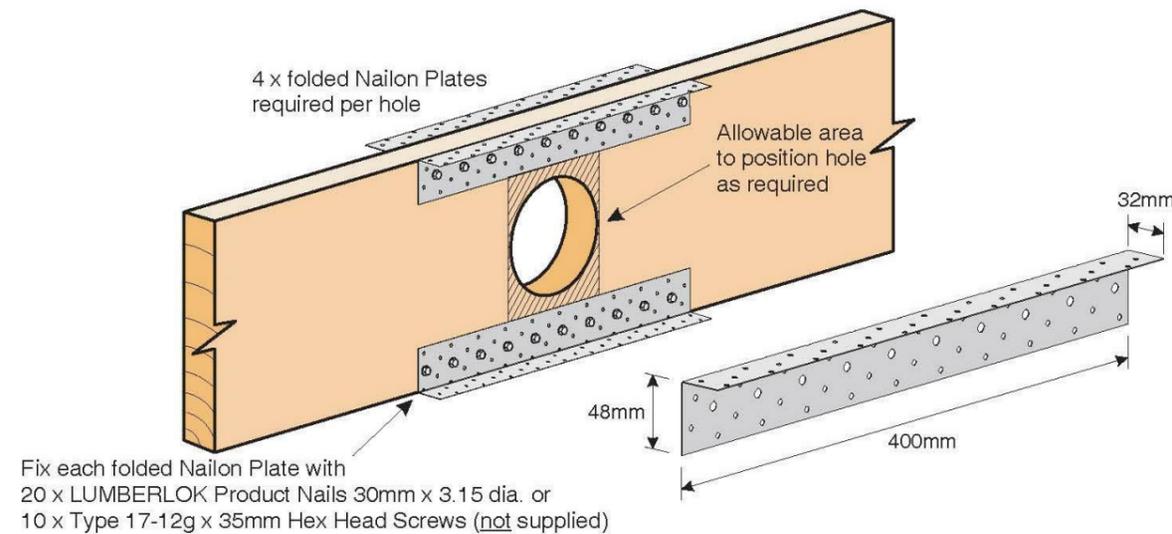
01/2012

ALL DRAWING TO BE READ IN CONJUNCTION WITH **GENERAL NOTES** FOR THE COMPLIANCE OF BUILDING CODE

DO NOT SCALE OFF DRAWING

- ★ Suitable for running pipes/ducting through joists
- ★ Maintains timber joist strength and stiffness
- ★ Allows flexibility of hole location within specific areas
- ★ Able to be retro fitted after pipes/ducting are installed
- ★ One stock item for all floor joist sizes

NOT TO BE USED IN EXTERIOR SITUATIONS



Code: FJS
Material: 1.55mm G300 Z275 Galvanised Steel
Packed: 8 x Folded Nailon Plate per Carton

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Job Title
 Lot 26 DP 354076, 22 Johnson Street, Tuakau, Waikato, 2121

Drawing Title
 Fixing Details

Job no.	21069	Sheet
Scale	As indicated	705
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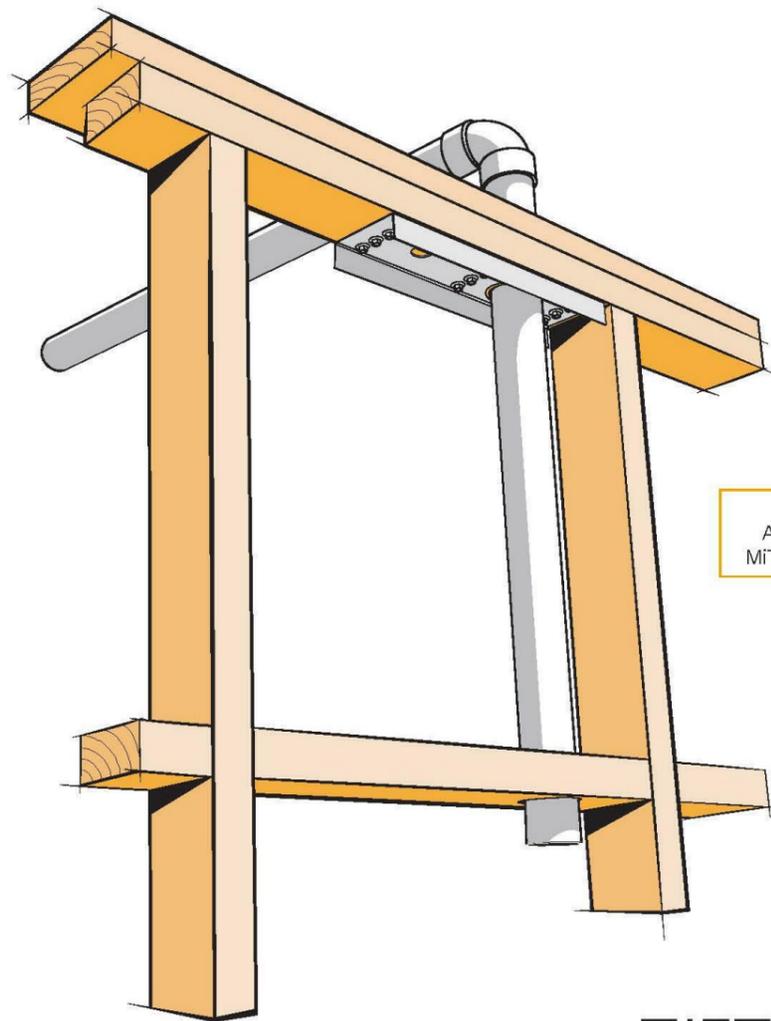
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LUMBERLOK®

TOP PLATE STIFFENER

02/2016

- ★ For plumbing or vacuum system ducting through top plates
- ★ Reinforces the top plate back to FULL STRENGTH!
- ★ Alternative solution to Figure 8.20 NZS 3604:2011



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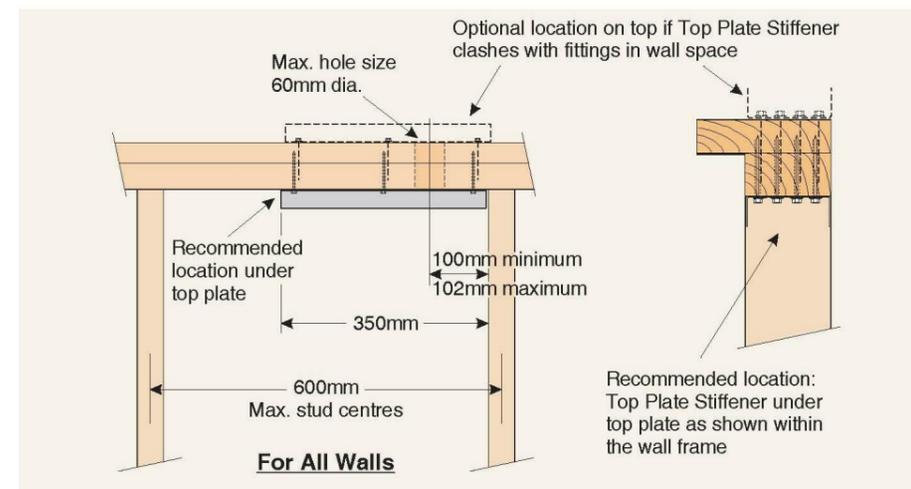
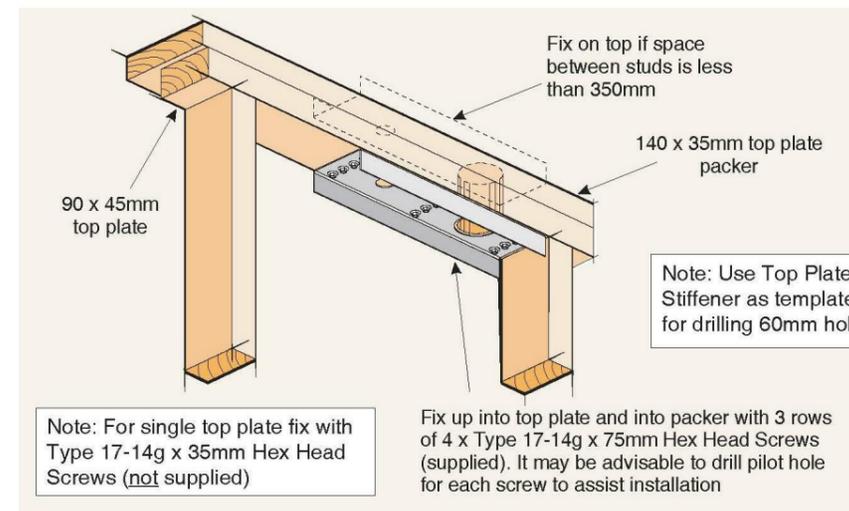


SCAN FOR
INSTALLATION
VIDEO

<https://vimeo.com/117353342>



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Code: TPS
Material: 1.55mm G300 Z275 Galvanised Steel
Packed: 8 x Framing Stud Stiffeners per Carton
100 x Type 17-14g x 75mm Hex Head Galvanised Screws

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STRUCTURAL DRAWINGS FOR
PROPOSED NEW DWELLING

22 JOHNSON ST, TUAKAU, WAIKATO

BUILDING CONSENT

JOB NO.: 220952

DATE: 13 April 2022



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DRAWING LIST

DRAWING NUMBER	DRAWING TITLE	CURRENT REV.	DATE OF ISSUE		
			12/04/2022		
			FOR BC		
S01	DRAWING LIST	-	<input checked="" type="checkbox"/>		
S02	GENERAL NOTE	-	<input checked="" type="checkbox"/>		
S03	GENERAL NOTE	-	<input checked="" type="checkbox"/>		
S04	GENERAL NOTE	-	<input checked="" type="checkbox"/>		
S101	FOUNDATION PLAN	-	<input checked="" type="checkbox"/>		
S102	FIRST FLOOR FRAMING PLAN	-	<input checked="" type="checkbox"/>		
S103	SECOND FLOOR FRAMING PLAN	-	<input checked="" type="checkbox"/>		
S104	ROOF FRAMING PLAN	-	<input checked="" type="checkbox"/>		
S201	GROUND FLOOR BRACING PLAN	-	<input checked="" type="checkbox"/>		
S202	FIRST FLOOR BRACING PLAN	-	<input checked="" type="checkbox"/>		
S203	SECOND FLOOR BRACING PLAN	-	<input checked="" type="checkbox"/>		
S301	FOUNDATION DETAIL	-	<input checked="" type="checkbox"/>		
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S601	TYPICAL CONNECTION DETAIL	-	<input checked="" type="checkbox"/>		
S602	TYPICAL STEEL CONNECTION DETAIL	-	<input checked="" type="checkbox"/>		
S603	TYPICAL LINTEL FIXING DETAIL	-	<input checked="" type="checkbox"/>		
S604	TYPICAL GROUND BEAM DETAIL	-	<input checked="" type="checkbox"/>		
S605	TYPICAL SERVICE PENETRATION DETAIL	-	<input checked="" type="checkbox"/>		

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REVISION SCHEDULE

REV	DESCRIPTION	DATE
	BUILDING CONSENT	13/04/2022



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PROJECT:
22 JOHNSON ST, TUAKAU,
WAIKATO

DRAWING TITLE:
DRAWING LIST

DESIGNED	AY	DRAWN	AY
APPROVED	WD		
SCALE	-		
JOB NO.	220952		
SHEET	S01	REV.	-

A : GENERAL

1. THE STRUCTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE SPECIFICATION AND WITH ARCHITECTURAL, SERVICES, CIVIL AND OTHER PROJECT DRAWINGS. ANY DISCREPANCIES SHALL BE REFERRED TO THE ENGINEER FOR RESOLUTION.
2. THE PRESENCE, LOCATION AND DETAILS OF NIBS, PLINTHS, RECESSES, REBATES, PENETRATIONS, SLEEVES, CHASES, DUCTS, CAST-IN FIXINGS, INSERTS, BRACKETS, FLASHINGS, DAMP-PROOFING AND WATERPROOFING etc ARE NOT NECESSARILY SHOWN ON THE STRUCTURAL DRAWINGS. REFER TO ARCHITECTURAL, SERVICES, CIVIL, AND OTHER PROJECT DRAWINGS AND SPECIFICATIONS FOR THESE ITEMS.
3. THE LOCATION, SIZE AND DETAILS OF ALL NIBS, PLINTHS, RECESSES, REBATES, PENETRATIONS etc. IN STRUCTURAL MEMBERS, MUST BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION UNLESS SHOWN ON THE STRUCTURAL DRAWINGS. THESE ITEMS SHALL BE CAST-IN, FORMED, OR SHOP FABRICATED AND SHALL NOT BE CUT OR CORED ON SITE, UNLESS NOTED OTHERWISE OR APPROVED BY THE ENGINEER.
4. SUBSTITUTION FOR OR AMENDMENT OF DETAILS SHOWN OR MATERIALS SPECIFIED SHALL NOT BE CARRIED OUT WITHOUT APPROVAL OF THE ENGINEER.
5. IN THE EVENT THAT THERE IS ANY CONFLICT BETWEEN THE DRAWINGS AND THE SPECIFICATION THEN THE REQUIREMENTS OF THE DRAWINGS SHALL TAKE PRECEDENCE, WITH THE DETAIL DRAWINGS TAKING PRECEDENCE OVER THESE GENERAL NOTES.
6. UNLESS OTHERWISE SPECIFIED OR DETAILED ON THE DRAWINGS, THESE NOTES AND DETAILS SHALL APPLY. INCLUSION OF THIS SN SERIES OF SHEETS IN THIS CONTRACT DOES NOT IMPLY THAT ALL DETAILS APPLY.
7. ANY DISCREPANCIES IN THESE DRAWINGS AND/OR SPECIFICATION OR WITH ARCHITECTURAL OR OTHER TRADES DRAWINGS AND/OR SPECIFICATION SHALL BE REFERRED TO THE ENGINEER/ARCHITECT FOR CLARIFICATION PRIOR TO COMMENCING THAT SECTION OF WORK.
8. THE CONTRACTOR IS RESPONSIBLE TO ADEQUACY OF COMPONENTS FOR LIFTING AND ERECTION, AND FOR PROPPING AND PROVIDING LATERAL RESTRAINT DURING CONSTRUCTION, UNTIL ALL STEEL IS FULLY IN PLACE AND ALL CONCRETE UP TO THAT LEVEL IS ADEQUATELY CURED TO CARRY THE CONSTRUCTION LOADS.

C : DIMENSIONS

1. ALL DIMENSIONS ARE IN MILLIMETRES, EXCEPT LEVELS AND COORDINATES WHICH ARE IN METRES.
2. DO NOT SCALE THE DRAWINGS.
3. ALL DIMENSIONS TO EXISTING WORK SHALL BE VERIFIED BY SITE MEASUREMENT PRIOR TO FABRICATION U.N.O.
4. DIMENSIONS ARE AS FOLLOWS:
 - (a) FOR UB & UC SECTIONS TO : CENTRE LINE
 - (b) FOR CHANNELS AND ANGLES : TO BACK
 - (c) FOR CLEATS : TO ONE SIDE

D : FOUNDATIONS

1. ALL SERVICES SHALL BE IDENTIFIED AND CLEARLY MARKED BY THE CONTRACTOR PRIOR TO ANY EXCAVATION OR GROUND DISTURBANCE OCCURRING.
2. FOUNDATIONS ARE TO BE FOUNDED ON ORIGINAL UNDISTURBED GROUND. BEFORE ANY CONCRETE IS PLACED, A QUALIFIED ENGINEER SHALL VERIFY THAT SOIL CONDITION IS AS PER GEOTECHNICAL REPORT.
3. ANY SOFT SPOTS AT FORMATION LEVEL ARE TO BE DUG OUT AND REPLACED WITH WELL-COMPACTED HARDFILL AND VERIFIED BY GEOTECHNICAL ENGINEER.
4. THE TOP SURFACE OF ALL HARDFILL TO RECEIVE A DPC IS TO BE CHOKED WITH SAND.
5. WHERE REQUIRED PLACE 40 mm SITE CONCRETE UNDER FOUNDATIONS.
6. PLACE DPC UNDER ALL FOUNDATIONS AND GROUND-BEARING SLABS.

E : DRILL-IN FIXINGS

1. EXPANSION ANCHORS :
EXPANSION ANCHORS SHALL BE HOT DIP GALVANISED RAMSET TRUBOLTS OR APPROVED EQUIVALENT.
2. CHEMICAL ANCHORS :
THE CHEMSET ANCHORAGE SYSTEM SHALL BE THE RAMSET EPCON CERAMIC FILLED EPOXY SYSTEM INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. HOLES SHALL BE DRILLED WITH A MASONRY BIT AND THOROUGHLY CLEANED BEFORE ANCHOR INSTALLATION. IN DRY, INTERIOR AREAS THE ANCHOR BOLTS MAY BE RAMSET THREADED ANCHORS WITH PASSIVATED ZINC COATING. IN EXTERIOR AREAS, THE ANCHORS SHALL BE FULLY THREADED MILD STEEL ROUNDS HOT DIP GALVANISED AFTER FABRICATION.

F : TIMBER

1. ALL STRUCTURAL TIMBER WORK SHALL COMPLY WITH NZS 3603 AND NZS 3604
2. TIMBER FRAMING SHALL BE RADIATA PINE MSG 8 GRADE, NZTPA H1 TREATED, UNLESS OTHERWISE NOTED.
3. ALL H1 TIMBER IN CONTACT WITH CONCRETE SHALL BE PROTECTED WITH A DPC LAYER.
4. ALL MEMBERS FORMED BY PAIRS (OR MORE) OF TIMBERS TO BE NAILED TOGETHER AT 150 CRS. STAGGERED, ALTERNATE SIDES.
5. ALL TIMBER SHALL BE NEW, SOUND AND FREE FROM DEFECTS AND SHALL HAVE A MOISTURE CONTENT OF NOT MORE THAN 18% AT THE TIME OF INSTALLATION. SEASONED OR DRY TIMBER STORED ON SITE SHALL BE PROTECTED FROM WEATHER AT ALL TIMES.
6. ALL NAILS, BOLTS, FASTENERS, CONNECTORS AND OTHER HARDWARE SHALL BE HOT DIP GALVANISED AFTER MANUFACTURE UNLESS SPECIFIED OTHERWISE. ALL HARDWARE SHALL BE SECURED WITH FASTENERS WHICH ARE COMPATIBLE WITH THE HARDWARE IN MATERIALS AND FINISH AND COMPLY WITH THE HARDWARE MANUFACTURER'S RECOMMENDATION.
7. BOLTS SHALL BE GRADE 4.6 COMPLETE WITH WASHERS UNDER BOTH HEAD AND NUT. ALL WASHERS SHALL BE 50 x 50 x 4mm. COACH SCREWS SHALL HAVE WASHERS UNDER THE HEAD
8. COACH SCREWS :
THE DIAMETER OF THE HOLE FOR THE SHANK OF A COACH SCREW SHALL BE NOT LESS THAN THE SHANK DIAMETER AND SHALL NOT EXCEED IT BY MORE THAN 1.5 mm. THE DIAMETER OF THE HOLE FOR THE THREADED PORTION SHALL NOT EXCEED THE ROOT DIAMETER OF THE SCREW, AND ITS DEPTH SHALL BE AT LEAST TWO DIAMETERS GREATER THAN THE INTENDED DEPTH TO WHICH THE SCREW IS TO BE DRIVEN. COACH SCREWS SHALL NOT BE HAMMERED INTO PLACE BUT TURNED WITH A WRENCH.
9. ALL H3.2, H4 OR H5 TREATED TIMBER CUT ON SITE SHALL BE TREATED WITH "METALEX" ON THE CUT SURFACE.
10. ALL FLITCH BEAM TO BE MITEK PRODUCTS OR MANUFACTURED AS PER MITEK SPEC BY QUALIFIED FABRICATOR

G : STEELWORK

1. ALL STEELWORK SHALL BE FABRICATED AND ERECTED TO NZS 3404
2. STEEL GRADES :
HOT ROLLED STRUCTURAL SECTIONS TO OneSteel-300PLUS. RECTANGULAR HOLLOW SECTIONS TO AS1163 GRADE C350. HOT ROLLED PLATES AS3678 GRADE 250. CIRCULAR HOLLOW SECTIONS TO AS1163 GRADE C250.
3. ALL WELDING TO AS/NZS 1554.1 CATEGORY SP U.N.O. ALL WELDING SHALL BE CARRIED OUT BY PERSONS HOLDING A CURRENT TEST CERTIFICATE FOR THE REQUIRED POSITIONS ISSUED BY A RECOGNISED AUTHORITY. WELDS TO BE GRADE E48XX OR EQUIVALENT ELECTRODE MATERIAL.
4. ALL WELDS SHALL BE 5 mm FILLET WELD ALL ROUND U.N.O., SUBJECT TO MINIMUM WELD SIZE REQUIREMENT OF AS/NZS 1554.1.
5. ALL STRUCTURAL BOLTS AND NUTS SHALL BE GRADE 8.8 TO AS1252 C/W HARDENED WASHER.
6. BOLTING NOMENCLATURE :
 - 8.8/S - GRADE 8.8 BOLT TIGHTENED IN SNUG TIGHT MODE.
 - 8.8/TB - GRADE 8.8 BOLT TIGHTENED USING PART TURN METHOD, IN ACCORDANCE WITH NZS 3404
 - 8.8/TF - GRADE 8.8 BOLT TIGHTENED USING PART TURN METHOD, IN ACCORDANCE WITH NZS 3404 THE SURFACE FINISHES OF ALL MATING SURFACES SHALL BE SUITABLE FOR FRICTION MODE BOLTING.
7. ALL BOLTS, NUTS AND WASHERS SHALL BE GALVANISED BY THE MANUFACTURER.
8. HOLDING-DOWN BOLTS SHALL BE GRADE 4.6 OR GRADE 250.
9. NO GRADE 8.8 BOLT OR NUT SHALL BE WELDED, TACK WELDED OR IN ANY OTHER WAY DAMAGED.
10. ALL HOLES SHALL BE PUNCHED OR DRILLED 2 mm LARGER THAN THE BOLT DIAMETER U.N.O. HOLES IN BASE PLATES MAY BE UP TO 6 mm LARGER THAN THE BOLT DIAMETER U.N.O.
11. ALL HOLES IN STEEL SECTIONS SHALL BE DIMENSIONED TO GAUGE LINES AS SHOWN IN AISC : DESIGN CAPACITY TABLES FOR STRUCTURAL STEEL.
12. NO STEEL SHALL BE GAS CUT OR HOLES BLOWN OUT TO AID ERECTION WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.
13. PURLINS SHALL BE DIMOND HI-SPAN, FABRICATED FROM HIGH STRENGTH, COLD ROLLED GALVANISED STEEL.
14. THE PURLINS SHALL BE INSTALLED COMPLETE WITH THE ROWS OF SAG RODS AND CHANNEL BRACES SHOWN ON THE DRAWINGS. ALL DETAILING SHALL BE CONSISTENT WITH DIMOND'S RECOMMENDATIONS.
15. PURLIN CLEATS SHALL BE CONSISTENT WITH THE DIMOND INDUSTRIES STANDARD DETAILS.
16. GROUTING UNDER BASE PLATES :
USE SIKAGROUT 212 OR SIMILAR AS A DRY PACK FOR LOAD BEARING MEMBERS. FOR NON LOAD BEARING MEMBERS A DRY-PACK MIX BY DRY VOLUME OR WEIGHT SHALL CONSIST OF 1 PART CEMENT TO 2.5 PARTS OF SAND THAT WILL PASS A No.14 BRITISH STANDARD SIEVE MAY BE USED. SUFFICIENT WATER SHALL BE ADDED TO PRODUCE A MORTAR WHICH, WHEN USED, WILL STICK TOGETHER ON BEING MOLDED INTO A BALL BY A SLIGHT PRESSURE OF THE HANDS, AND WILL NOT EXUDE FREE WATER BUT WILL LEAVE THE HANDS DAMP. THE PROPER AMOUNT OF MIXING WATER AND THE PROPER CONSISTENCY ARE THOSE WHICH WILL PRODUCE A FILLING WHICH IS AT THE POINT OF BECOMING RUBBERY WHEN THE MATERIAL IS SOLIDLY PACKED. ANY LESS WATER WILL NOT MAKE A SOUND SOLID PACK; ANY MORE WILL RESULT IN EXCESSIVE SHRINKAGE.

THE JOINT SHALL BE FILLED AND COMPACTED ABOUT 10 mm AT A TIME. EACH 10 mm ADDITION SHALL BE SOLIDLY COMPACTED OVER ITS ENTIRE SURFACE BY THE USE OF A HARDWOOD CAULKER AND A HAMMER. THE CAULKER SHALL HAVE A FACE AREA OF ABOUT 25 mm SQUARE. THE EXPOSED EDGE OF THE DRY-PACK SHALL BE FINISHED SMOOTH AND SHALL TAPER INWARDS AT THE TOP, LEAVING THE EDGE OF THE BASE-PLATE 5 mm PROUD OF THE DRY-PACK TO MINIMISE RAIN PENETRATION.
17. THE STRUCTURAL STEELWORK DRAWINGS SHOW THE DESIGN INTENT. THE STRUCTURAL STEELWORK SUPPLIER SHALL TAKE AND VERIFY ALL SITE DIMENSIONS AND LEVELS NECESSARY, PRODUCE SHOP DRAWINGS AND SUBMIT THEM TO THE ENGINEER FOR INSPECTION. THE ACCURACY OF SHOP DRAWINGS REMAIN THE RESPONSIBILITY OF THE CONSTRUCTOR.
18. ALL HOLLOW SECTIONS ARE TO BE CAPPED AND ALL JOINTS SEALED (UNO).
19. WHERE ITEMS ARE TO BE HOT DIPPED GALVANISED, ALLOW FOR TOLERANCES, VENT HOLES ETC.

B : ABBREVIATIONS

ALT	ALTERNATE	LG	LONG
APPROX	APPROXIMATE	MAX	MAXIMUM
ADDNL	ADDITIONAL	MIN	MINIMUM
BTM	BOTTOM	MS	MILD STEEL
BLKG	BLOCKING	(N)	NEW
BS	BOTH SIDES	N/A	NOT APPLICABLE
C	COVER OR CENTRAL	NB	NOMINAL BORE
CAR	COVER ALL ROUND	NDT	NON DESTRUCTIVE TESTING
CB	'T' CUT FROM UB	NF	NEAR FACE
CRS	CENTRE TO CENTRE	NS	NEAR SIDE
CHS	CIRCULAR HOLLOW SECTION	NTS	NOT TO SCALE
CJ	CONSTRUCTION JOINT	O/A	OVERALL
CL	CENTRE LINE	O/H	OVERHEAD
COL	COLUMN	OD	OUTSIDE DIAMETER
CONC	CONCRETE	OPP	OPPOSITE
CONN	CONNECTION	PC	PRECAST CONCRETE
CONT	CONTINUOUS	PCD	PITCH CIRCLE DIAMETER
C.O.S.	CONFIRM ON SITE	PFC	PARALLEL FLANGE CHANNEL
CRS	CENTRES	PL	PLATE
CT	'T' CUT FROM UC	PSC	PRESTRESSED CONCRETE
C/W	COMPLETE WITH	R	PLAIN BAR GRADE 300
d	BOLT OR BAR DIAMETER	RAD	RADIUS
D	DEFORMED BAR GRADE 300	RC	REINFORCED CONCRETE
DET	DETAIL	REF	REFER, REFERENCE
DIA, Ø	DIAMETER	REINF	REINFORCING
DIAG	DIAGONAL	RHS	RECTANGULAR HOLLOW SECTION
DIM	DIMENSION	RL	REDUCED LEVEL
DOS	DETERMINE ON SITE	SFL	STRUCTURAL FLOOR LEVEL
DP	DOWN PIPE	SHS	SQUARE HOLLOW SECTION
DPC	DAMP PROOF COURSE	SIM	SIMILAR
DWG	DRAWING	SJ	SAWCUT JOINT
EA	EQUAL ANGLE	SQ	SQUARE
EF	EACH FACE	SS	STAINLESS STEEL
EL, ELEV	ELEVATION	STA	STARTER
EW	EACH WAY	STD	STANDARD
EX	OUT OF	STG	STAGGER
EXTG. (E)	EXISTING	STIFF	STIFFENER
FDN	FOUNDATION	STRP	STIRRUP
FF	FAR FACE	SYMM	SYMMETRICAL
FFL	FINISHED FLOOR LEVEL	T	TOP
FIG	FIGURE	TFB	TAPER FLANGE BEAM
FL	FLAT	TFC	TAPER FLANGE CHANNEL
FLG	FLANGE	THK	THICK
FRR	FIRE RESISTANCE RATING	TO	TOP OF
FS	FAR SIDE	TOC	TOP OF CONCRETE
FW	FILLET WELD	TOG	TOP OF GRATING
FWAR	FILLET WELD ALL ROUND	TORC	TOP OF ROUGH CONCRETE
g	GAUGE	TOS	TOP OF STEEL
GL	GROUND LEVEL	TRM	TRIMMER
HD	DEFORMED BAR GRADE 500	TYP	TYPICAL
H.D. BOLT	HOLDING DOWN BOLT	UA	UNEQUAL ANGLE
H.D. GALV.	HOT DIPPED GALVANISED	UB	UNIVERSAL BEAM
HORZ	HORIZONTAL	UC	UNIVERSAL COLUMN
HR	PLAIN BAR GRADE 500	U.N.O.	UNLESS NOTED OTHERWISE
ID	INSIDE DIAMETER	U/S	UNDERSIDE
IL	INVERT LEVEL	VERT	VERTICAL
IP	INTERSECTION POINT	JL	DOUBLE ANGLE BACK TO BACK

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PROJECT:
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DRAWING TITLE:			
GENERAL NOTES			
DESIGNED	AY	DRAWN	AY
APPROVED	WD		
SCALE	-		
JOB NO.	220952		
SHEET	S02	REV.	-

H : CONCRETE

- ALL STRUCTURAL CONCRETE WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH NZS 3109.
- ALL STRUCTURAL CONCRETE SHALL BE SPECIAL GRADE TO NZS 3104.
- SURFACE FINISHES SHALL BE TO NZS 3114, TYPICALLY AS FOLLOWS U.N.O. :
BURIED FOUNDATIONS - F1 OR U1
CONCRETE EXPOSED TO VIEW - F4 OR U3
- REINFORCEMENT SHALL BE TO :
NZS 3402 HOT ROLLED STEEL BARS
NZS 3422 WELDED FABRIC OF DRAWN STEEL WIRE
- NOMENCLATURE :
D - DEFORMED BAR GRADE 300E
HD - DEFORMED BAR GRADE 500E
R - PLAIN BAR GRADE 300E
HR - PLAIN BAR GRADE 500E
- REINFORCING NOTATION :
D16-250 T & B
TYPE OF BAR BAR DIAMETER BAR LOCATION BAR SPACING
- NO REINFORCING IS TO BE WELDED WITHOUT THE WRITTEN AUTHORITY OF THE ENGINEER. THE WELDING OF REINFORCING IS TO BE IN ACCORDANCE WITH AS/NZS 1554.3.
- NO REINFORCING SHALL BE RE-BENT ON SITE UNLESS SHOWN ON THE DRAWINGS, AND WHERE RE-BENT SHALL ONLY BE RE-BENT ONCE.
- SAWCUTS TO BE 5mm WIDE AND EXTEND TO A THIRD DEPTH OF SLAB. SAW CUTTING TO TAKE PLACE NO LATER THAN 24 HOURS FOR AVERAGE AMBIENT TEMPERATURE ABOVE 20°C AND 48 HOURS FOR BELOW 20°C.
- LAP OR SPLICE LENGTHS :
SPLICE LENGTHS SHALL BE IN ACCORDANCE WITH NZS 3101 AND FOR F_c SHOWN SHALL BE A MINIMUM OF:

(a) FOR DEFORMED MILD STEEL BARS GRADE 300

BAR DESIGNATION	SPLICE LENGTHS	
	25 MPa	30 MPa OR HIGHER
D10	300/390	275/360
D12	365/470	330/430
D16	485/625	435/570
D20	600/780	550/715
D25	750/975	690/890
D32	965/1250	880/1140
D40	1200/1560	1095/1425

(b) FOR DEFORMED HIGH YIELD BARS GRADE 500E

BAR DESIGNATION	SPLICE LENGTHS	
	25 MPa	30 MPa OR HIGHER
HD10	500/650	460/595
HD12	600/780	550/715
HD16	800/1040	740/950
HD20	1000/1300	920/1190
HD25	1250/1625	1150/1485
HD32	1600/2080	1450/1900
HD40	2000/2600	1825/2375

SPLICE LENGTH NOTATION :
FOR COLUMNS, BOTTOM BEAM OR SLAB BARS / TOP BEAM BARS WHERE MORE THAN 300mm OF CONCRETE IS PLACED BELOW THE BEAM BARS

- RE-ENTRANT CORNERS :
ALL RE-ENTRANT CORNERS SHALL HAVE DIAGONAL TRIM BARS OF D12 OR THE LARGEST REINFORCING BAR OF 2 X SPLICE LENGTH.



H : CONCRETE

- Diagram showing a bar with a hook, denoted as DENOTES.
 - Diagram showing a bar with a hook, denoted as DENOTES.
 - Diagram showing a bar with a hook, denoted as DENOTES or BEND AND STANDARD LEG.
 - CRANKED BARS SHALL BE DIMENSIONED AS FOLLOWS :
Diagram showing a cranked bar with dimensions: FULL TENSION LAP, d+7mm, and an angle of 45°. OFFSET LAPS IN MAIN BARS SHALL BE 1:8 MINIMUM FOR GRADE 300 AND 1:9 MINIMUM FOR GRADE 500 BARS.
 - SPLICE AND END ANCHORAGE OF SPIRAL REINFORCEMENT :
Diagram showing a spiral reinforcement with dimensions: SPLICE and END. ANCHOR AT ENDS WITH COMPLETE HORIZONTAL LOOP AND ADDITIONAL HALF TURN WITH 135° HOOK AROUND LONGITUDINAL BAR (OR APPROVED WELDED EQUIVALENT).

- COVER TO REINFORCEMENT :
COVER SHALL BE AS NOTED UNLESS SHOWN OTHERWISE ON THE DRAWINGS.

- CAST AGAINST GROUND - 75mm
- CAST AGAINST GROUND ON DPC - 50mm

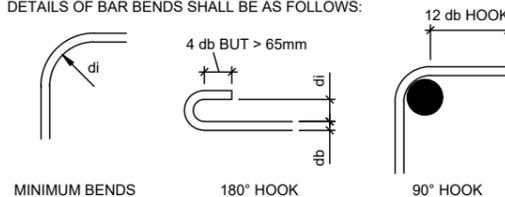
EXPOSURE CLASSIFICATION	COVER FOR F _c =		
	25	30	40
A1 FOR INTERIOR SURFACES	35	30	30
A2 FOR FORMED SURFACES BELOW GROUND	50	40	35
B1 FOR EXTERIOR SURFACES	55	50	40

- CONSTRUCTION JOINTS SHALL BE PROPERLY FORMED AND USED ONLY WHERE SHOWN OR SPECIFICALLY APPROVED BY THE ENGINEER. CONSTRUCTION JOINTS SHALL BE PREPARED BY RETARDING THE INTERFACE SURFACE, THEN WATER BLASTING TO PRODUCE A SURFACE WHICH IS CLEAN, FREE OF LAITANCE AND INTENTIONALLY ROUGHENED TO A FULL AMPLITUDE OF NOT LESS THAN 5 mm.
- ALL CONCRETE SHALL BE FULLY CURED. SPRAY-ON MEMBRANES SHALL BE COMPATIBLE WITH FINISHES.

16. PRINCIPAL REINFORCEMENT DETAILS :

- QT STEEL SHALL NOT BE USED WHERE BENDING OR HEATING OF BARS IS REQUIRED, (BARS WITH HOOKS OR SPLICE OFFSETS, GALVANISING, WELDING, THREADING, ETC).

- DETAILS OF BAR BENDS SHALL BE AS FOLLOWS:

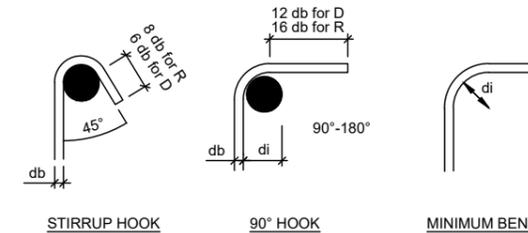


f _y (MPa)	BAR DIAMETER db, (mm)	MIN. DIAMETER OF BEND, di(mm)
300 or 500	6 - 20	5db

H : CONCRETE

17. SECONDARY REINFORCEMENT DETAILS :

- LINKS, TIES, STIRRUPS AND U BARS SHALL BE BENT GENERALLY AROUND PINS OF THE SAME DIAMETER AS THE BARS THEY ARE TO ENCLOSE, WITH A MINIMUM DIAMETER OF BENDS AS GIVEN BELOW.
- ALL TIES AND LINKS SHALL FIT CLOSELY AROUND MAIN BARS.
- THE FIRST STIRRUPS SHALL BE PLACED NOT FURTHER THAN HALF THE TIE SPACING FROM FACE OF SUPPORT.
- QT STEEL SHALL NOT BE USED WHERE BENDING OF BARS IS REQUIRED.
- DETAILS OF BAR BENDS SHALL BE AS FOLLOWS:



f _y (MPa)	BAR DIAMETER db, (mm)	MIN. DIAMETER OF BEND, di(mm)	
		PLAIN BARS (R)	DEFORMED BARS (D)
300 OR 500E	6 - 20	2db	4db
	25	3db	6db

18. PRECAST FLOOR SYSTEMS :

- SYSTEMS ARE TO BE AS NOTED ON THE DRAWINGS AND ARE TO BE DESIGNED BY THE MANUFACTURER.
- SEATING OF UNITS :
IN DIRECTION OF SPAN - 75 mm (U.N.O.)
NOT IN DIRECTION OF SPAN - 25 mm (U.N.O.)
- PRECAST FLOOR UNITS SHALL BE DESIGNED FOR THE FOLLOWING MINIMUM LOADING, IN ADDITION TO DEAD LOAD :
SDL - 0.5 kPa
LL - 2.5 kPa
- 65mm MIN. TOPPING IS REQUIRED ON ALL UNITS. ALLOWANCE SHALL BE MADE FOR GREATER THAN THE SPECIFIED MINIMUM TOPPING NEAR THE PRECAST SUPPORTS TO ALLOW FOR ANY CAMBER IN THE PRECAST & SHELL BEAM UNITS. THE CONSTRUCTOR IS TO LIAISE WITH PRECAST UNIT & SHELL BEAM MANUFACTURER TO ENSURE THE FLOORS ARE INSTALLED TO THE CORRECT LEVELS.
- ALL SIZES SHOWN ARE INDICATIVE ONLY AND TO BE CONFIRMED BY PRECAST FLOOR MANUFACTURER.
- PROP ALL FLOOR BEAMS FOR 28 DAYS AFTER TOPPING HAS BEEN POURED.
- TEMPORARY PROPPING OF THE PRECAST UNITS SHALL BE THE RESPONSIBILITY OF THE CONSTRUCTOR & SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- CUSTOM MESH EQUIVALENT TO STANDARD MESH WITH BARS AT GREATER THAN 250 CRS IS NOT ACCEPTABLE FOR THE SUSPENDED FLOOR TOPPING.

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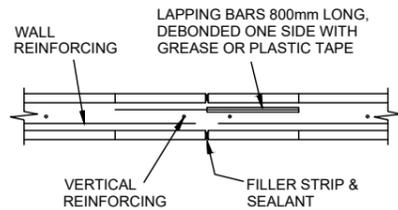
PROJECT:
22 JOHNSON ST, TUAKAU,
WAIKATO

DRAWING TITLE: GENERAL NOTES			
DESIGNED	AY	DRAWN	AY
APPROVED	WD		
SCALE	-		
JOB NO.	220952		
SHEET	S03	REV.	-

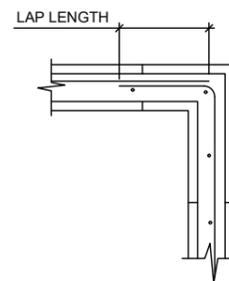
J : MASONRY

1. REINFORCED CONCRETE MASONRY SHALL COMPLY WITH NZS 4230 & NZS 4210
2. MASONRY SHALL BE GRADE B ALL CELLS FILLED MIN. 28 DAYS GROUT STRENGTH 17.5 MPa.
3. ALL BLOCKS 200 SERIES U.N.O.
4. BLOCKS SHALL BE LAID IN STRETCHER BOND.
5. IF HIGH GROUTING IS USED, CLEAN OUT PORTS SHALL BE PROVIDED AT EVERY VERTICAL BAR, AND AT THE BOTTOM OF EVERY LIFT.
6. MORTAR JOINTS ON EXPOSED WALLS SHALL BE RAKED WITH A HALF ROUND TOOL WHEN MORTAR IS PARTIALLY SET.
7. UNLESS SPECIFIED OTHERWISE ON THE DRAWINGS. MINIMUM SPLICE LAP LENGTH FOR DEFORMED BARS SHALL BE :
 40 BAR DIAMETERS FOR GRADE 300 STEEL
 70 BAR DIAMETERS FOR GRADE 500 STEEL.
8. ALL OPENINGS SHALL BE TRIMMED WITH D16 BARS U.N.O.
9. MOVEMENT JOINTS SHALL BE AT MAXIMUM 6m CRS. AT LOCATIONS TO BE AGREED WITH THE ENGINEER AND ARCHITECT. WASHOUT HOLES TO BE INSTALLED WHEN POURING FOR WALL HEIGHT MORE THAN 1.2m.

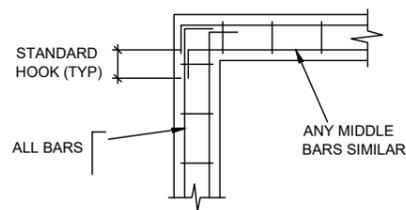
10. PLAN - CONSTRUCTION JOINT :



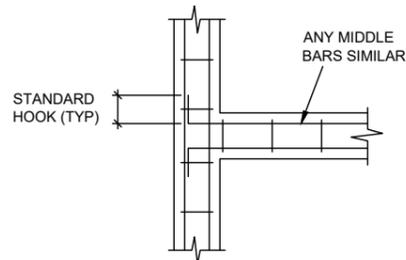
11. PLAN - TYPICAL CORNER DETAIL :



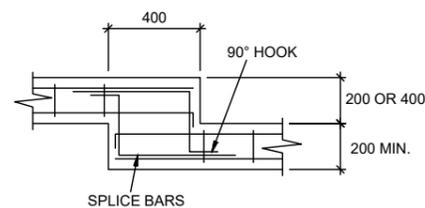
12. PLAN - FOUNDATION CORNER :



13. PLAN - FOUNDATION JUNCTION :



14. ELEVATION - FOUNDATION STEP :



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DRAWING TITLE:
GENERAL NOTES

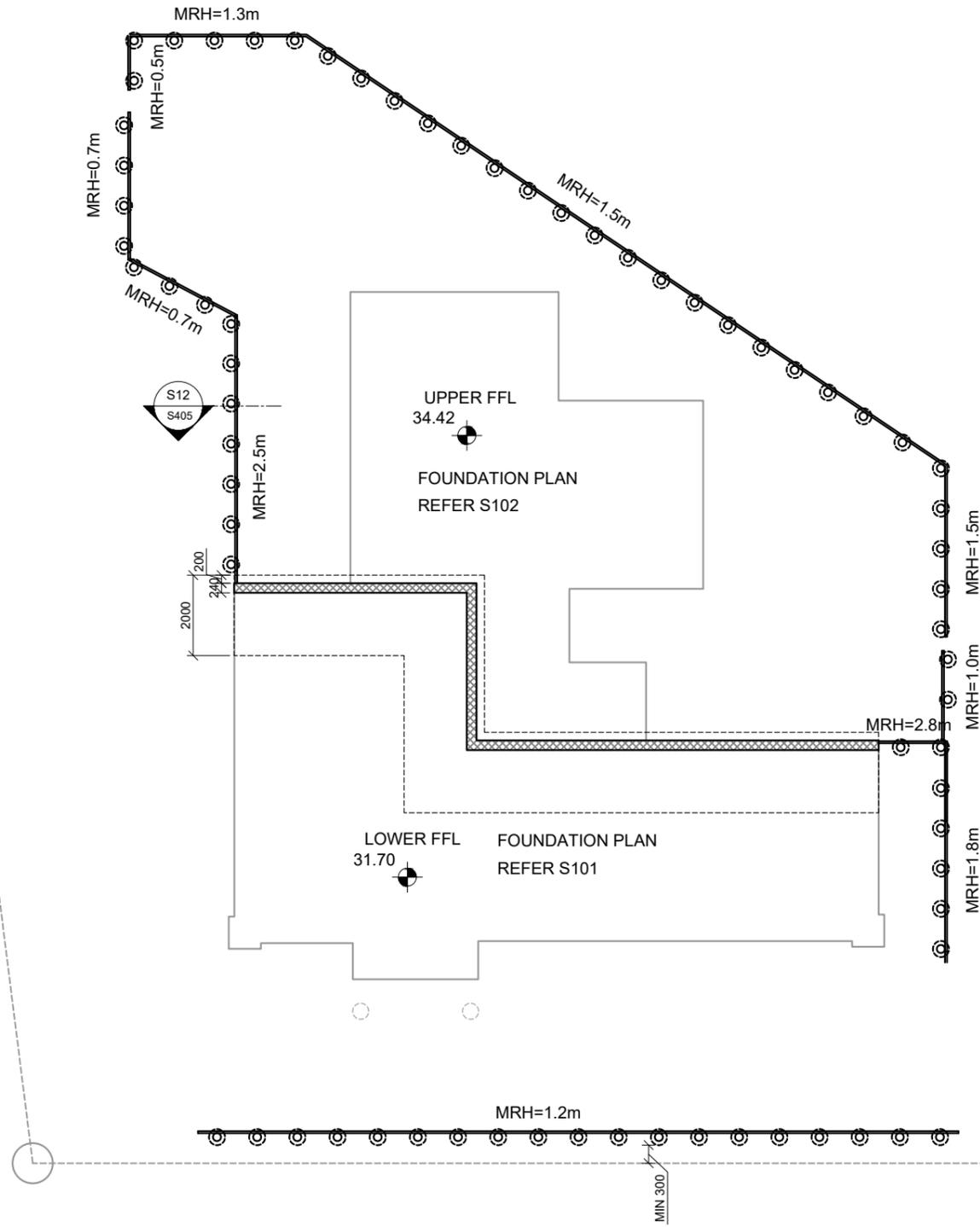
DESIGNED	AY	DRAWN	AY
APPROVED	WD		
SCALE	-		
JOB NO.	220952		
SHEET	S04	REV.	-

LEGEND

-  25 SERIES MASONRY WALL
-  SOLID FILLED
-  OBSERVATION TYPE B
-  TIMBER RETAINING WALL
- MRH MAX. RETAINING HEIGHT



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DRAWING TITLE:
OVERALL SITE PLAN

DESIGNED	AY	DRAWN	AY
APPROVED	WD		
SCALE	1:150 (A3)		
JOB NO.	220952		
SHEET	S100	REV.	-

LEGEND

-  HD12 TOP BAR 1.8m LONG AT SLAB CORNERS
-  2-HD12 REENTRANT CORNER BARS 1.2m LONG 200 APART (TYPICAL)
-  INTERNAL FOOTING BEAM
-  CONCRETE PAD FOOTING
IN-SLAB PAD: IN SLAB LEVEL
PAD AT SLAB EDGE: MIN. 600 BELOW FGL

TYPE	SIZE	REINFORCEMENT
PD1	400 SQ	HD12 AT 200 CRS
PD2	600 SQ	HD12 AT 200 CRS
PD3	800 SQ	HD12 AT 200 CRS

-  25 SERIES MASONRY WALL
SOLID FILLED
OBSERVATION TYPE B
-  TIMBER RETAINING WALL

MRH MAX. RETAINING HEIGHT

FOUNDATION CONCRETE PILE

TYPE	DIAMETER	DEPTH	REINFORCEMENT
P1	400Ø	1500	6-HD12, R6 @ 200 C/C
P2	400Ø	2500	6-HD12, R6 @ 200 C/C

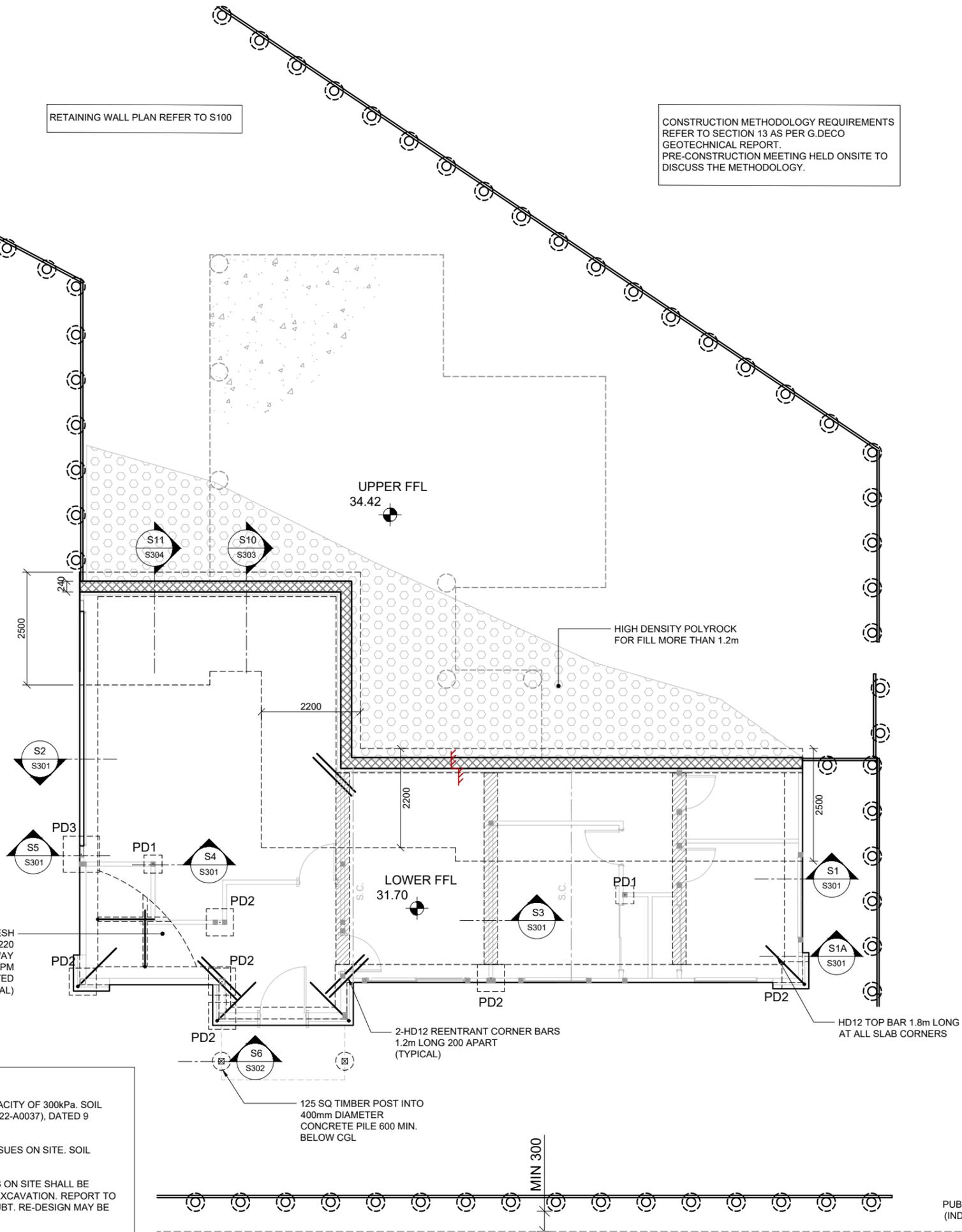
IN-SLAB GROUND BEAM

TYPE	SIZE	REINFORCEMENT
GB1	400W x 310D	3-HD12 T&B R6 AT 200 CRS

90mm RIBRAFT SLAB WITH SE62 500E MESH CHAIRED CENTRALLY OVER 1100SQ x 220 POLYSTYRENE PODS AT 1200CRS EACH WAY TO SHAPE 220D x 100W RIBS ALL OVER DPM ON 25mm SAND BLINDING OVER COMPACTED HARDFILL OR FIRM NATURAL GROUND (TYPICAL)

RETAINING WALL PLAN REFER TO S100

CONSTRUCTION METHODOLOGY REQUIREMENTS REFER TO SECTION 13 AS PER G.DECO GEOTECHNICAL REPORT. PRE-CONSTRUCTION MEETING HELD ONSITE TO DISCUSS THE METHODOLOGY.



IMPORTANT NOTE FOR WAFFLE RAFT SLAB FOUNDATION:

- BUILDING PLATFORM TO HAVE MINIMUM ULTIMATE BEARING CAPACITY OF 300kPa. SOIL CLASS IS "M" AS PER GEOTECHNICAL REPORT BY G.DECO (REF:G22-A0037), DATED 9 MARCH 2022.
- DESIGN ASSUMED NO LOCAL AND/OR GLOBAL LAND STABILITY ISSUES ON SITE. SOIL ENGINEER TO CONFIRM.
- THE EXACT POSITION & DEPTH OF ALL UNDERGROUND SERVICES ON SITE SHALL BE CONFIRMED BY AUTHORIZED/QUALIFIED PERSONNEL PRIOR TO EXCAVATION. REPORT TO ENGINEER IMMEDIATELY IF ANY DISCREPANCY FOUND OR IN DOUBT. RE-DESIGN MAY BE NEEDED.
- CONTRACTOR TO ENSURE ALL PLUMBING & DRAINAGE WORK MUST NOT COMPROMISE THE STRUCTURAL INTEGRITY OF THE FOUNDATION & BUILDING PLATFORM.

FOUNDATION NOTES:

1. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH GENERAL NOTES (SHEET S02-04), ARCHITECT'S DOCUMENTS, SPECIFICATIONS AND STRUCTURAL SPECIFICATION.
2. ALL CONSTRUCTION WORK SHALL BE CARRIED OUT GENERALLY AND IN ACCORDANCE WITH RELEVANT NEW ZEALAND STANDARDS, BUILDING CODE'S AND SPECIFIC ENGINEERING DESIGN.
3. PROPRIETARY PRODUCTS TO COMPLY WITH MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS.
5. REFER TO THE LATEST ARCHITECT'S DOCUMENTS FOR EXACT DIMENSIONS, SETTING OUT, LEVELS, DPM AND WATERPROOFING. DIMENSIONS SHOWN (IF ANY) ARE INDICATIVE ONLY.
6. ALL REBATES, OPENING SETBACK (WHERE REQUIRED), CONCRETE FINISH AND SLOPE MAY NOT BE SHOWN FOR CLARITY. CONTRACTOR TO REFER TO ARCHITECT'S DOCUMENTS FOR DETAILS.
7. CONTRACTOR SHALL ENSURE THE STABILITY AND STRUCTURAL INTEGRITY ARE TO BE RETAINED DURING CONSTRUCTION. CONTRACTOR TO PROVIDE TEMPORARY WORK AND PROPPING WHERE REQUIRED.
8. ANY FILL UNDER OR WITHIN 2.5m OF THE BUILDING PLATFORM SHALL BE CONSTRUCTED IN ACCORDANCE WITH NZS 4431:1989.
9. ALL REINFORCING BARS AND STEEL MESH REINFORCING SHALL CONFORM TO NZS 4671:2001. LAP AND SPLICE IN ACCORDANCE WITH NZS REQUIREMENT.
10. SUPPLEMENTARY REINFORCING BARS TO BE PLACED AT EACH INTERNAL CORNERS, 2-HD12, 1.2m LONG.
11. PROVIDE SAW CUTS IN CONCRETE SLAB IN ACCORDANCE WITH NZS 3604:2011.
12. ALL REINFORCING BARS AND STEEL MESH REINFORCING SHALL CONFORM TO NZS 4671:2001. LAP AND SPLICE IN ACCORDANCE WITH NZS REQUIREMENT.
13. PROVIDE CONTROL JOINTS TO BLOCKWORK (AT 6m CRS MAX.) IN ACCORDANCE WITH RELEVANT NZ MASONRY STANDARDS. WORK TO BE SUPERVISED BY REGISTERED MASON.
14. CONTRACTOR TO ENSURE ALL PLUMBING, DRAINAGE WORK & STORMWATER MANAGEMENT DEVICES ETC. MUST NOT COMPROMISE THE STRUCTURAL INTEGRITY OF THE FOUNDATION & BUILDING PLATFORM.
15. CONCRETE STRENGTH TO HAVE MIN. 20 MPa IN 28 DAYS (OR 25 MPa FOR SEA SPRAY ZONES).
16. REPORT TO ENGINEER IMMEDIATELY IF ANY DISCREPANCY FOUND OR IN DOUBT. RE-DESIGN MAY BE NEEDED.

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DRAWING TITLE:
FOUNDATION PLAN

DESIGNED	AY	DRAWN	AY
APPROVED	WD		
SCALE	1:100 (A3)		
JOB NO.	220952		
SHEET	S101	REV.	-

LINTEL SCHEDULE:

LABEL	SIZE
L1	2 / 140 x 45 SG8 (NZS 3604)
L2	2 / 190 x 45 SG8 (NZS 3604)
L3	2 / 240 x 45 SG8 (NZS 3604)
L4	2 / 290 x 45 SG8 (NZS 3604)
L5	2 / 240 x 45 hySPAN

COLUMN SCHEDULE:

LABEL	SIZE
TS	TRIPLE STUDS
QS	QUADRUPLE STUDS
C1	250PFC PORTAL LEG
*C2	125 x 6 SHS FULL HEIGHT POST
C3	125 SQ TIMBER POST

JOIST SCHEDULE:

LABEL	SIZE	DOUBLE JOISTS
DJ	2 / 240 x 45 SG8	
FJ1	1 / 240 x 45 SG8	AT 400 CRS

VALLEY/RAFTER SCHEDULE:

LABEL	SIZE	SPACING
RF1	1 / 140 x 45 SG8	AT 600 CRS

KEYS:

- ⊗ POINT LOAD
- DOUBLE STUDS (U.N.O)
- <#> LINTEL FIXING TYPE
- GT GIRDER TRUSSES BY OTHERS
- ▨ INTERNAL LOAD BEARING WALL
CONTRACTOR TO CONFIRM ONSITE
- ▨ FLOOR JOISTS IN WET AREA
SPAN ≤ 3.6m: 1 / 240 x 45 SG8 AT 400 CRS
3.6m < SPAN ≤ 4.4m: 2 / 240 x 45 SG8 AT 400 CRS
WITH BLOCKING AT 400 CRS

TIMBER AND STEEL NOTES:

1. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH GENERAL NOTES, ARCHITECT'S DOCUMENTS, SPECIFICATIONS AND ENGINEERING CALCULATION.
2. REFER TO ARCHITECT'S LATEST PLANS FOR SETTING OUT, LEVELS, STEP DOWNS, NIBS, REBATES, DUCT THRU FLOORS, WALL AND ETC.
3. ALL CONSTRUCTION TO COMPLY WITH NZS 3604:2011 AND/OR SPECIFIC ENGINEERING DESIGN.
4. CONTRACTORS TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING FABRICATION/ ANY SITE WORKS.
5. REFER TO ARCHITECT'S DOCUMENTS FOR EXACT DIMENSIONS. DETAILS SHOWN MAY NOT BE TO SCALE (U.N.O).
6. ALL PERIMETER WALL ARE LOAD BEARING WALL.
7. ALL MULTIPLE TIMBER MEMBERS (STUDS/LINTELS/BEAMS) TO BE WELL-SPIKED TOGETHER AS PER NZS3604.
8. ALL TIMBER LINTELS, STUDS AND JOISTS TO BE GRADE SG8 (STRUCTURAL GRADE) (U.N.O).
9. TIMBER TREATMENT GRADE AS PER ARCHITECT'S DOCUMENTS AND SPECIFICATIONS.
10. ALL BEAMS/LINTELS TO BE SUPPORTED ON MINIMUM 2/90 x 45 STUDS (U.N.O).
11. ALL MULTIPLE TIMBER MEMBERS (STUDS/LINTELS/BEAMS) TO BE WELL-SPIKED TOGETHER AS PER NZS3604.
12. ALL TIMBER POSTS TO BE STRAIGHT, DRY AND KNOT FREE.
13. ALL OPENINGS WITHIN FLOOR JOISTS AND BEAMS TO BE IN ACCORDANCE WITH THE LIMITS OF NZS 3604 AND /OR MANUFACTURER'S SPECIFICATIONS.
14. DIRECTION OF FLOOR JOISTS AS SHOWN ON PLAN.
15. SOLID BLOCKING TO BE INSTALLED OVER INTERNAL LOAD BEARING WALLS RUNNING NORMAL TO JOISTS AND ALONG THE LINE OF EACH WALL THAT CONTAINS A WALL BRACING ELEMENT. PROVIDE BLOCKING BETWEEN JOISTS TO COMPLY WITH NZS3604. MAXIMUM SPACING BETWEEN BLOCKING TO BE 1.8m. NOT SHOWN FOR CLARITY.
16. REFER TO ARCHITECT'S DOCUMENTS AND SPECIFICATION FOR THE STRUCTURAL STEEL FABRICATION, ERECTION AND PAINT FINISH REQUIREMENTS.
17. REFER TO ARCHITECT'S DOCUMENTS AND SPECIFICATION FOR STEELWORK CORROSION AND FIRE PROTECTION (U.N.O).
18. ALLOW FOR M12 BOLTS HOLES IN FLANGES AND WEBS @ 800 CRS WHERE FIXING TIMBER PLATES.
19. ALL STRUCTURAL STEEL TO BE MINIMUM GRADE 300. ALL PLATES AND CLEATS SHALL BE GRADE 250 (U.N.O).
20. OPENINGS WITHIN STEEL MEMBERS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY ENGINEER IN WRITING.
21. ALL BOLTS TO BE MINIMUM M12 GRADE 4.6/S (U.N.O).
22. ALL WELDS TO BE 6mm FILLET WELD (CATERGORY GP) (U.N.O). WELDING TO BE IN ACCORDANCE WITH NZS 3404 AND AS/NZS 1554.
23. ALL STRUCTURE STEEL WORKS TO BE CONSTRUCTION CATEGORY CC2 AS PER AS/NZS 5131:2016.

BEAM SCHEDULE:

LABEL	SIZE
B1	200 PFC
B2	250UB37
B3	2 / 240 x 45 SG8
B4	2 / 240 x 45 SG8 CANTILEVER
B5	2 / 240 x 45 hySPAN or 3 / 240 x 45 SG8
B6	2 / 240 x 45 hySPAN
B7	FB25M FLITCH BEAM CANTILEVER
B8	2 / 240 x 45 SG8 CANTILEVER
RB1	2 / 190 x 45 SG8
RB2	2 / 140 x 45 SG8 CRANKED BEAM

PORTAL FRAME SCHEDULE:

LABEL	RAFTER SIZE	LEG SIZE
PF1	250 PFC	250 PFC

WIND BEAM SCHEDULE:

LABEL	SIZE
WB1	3/240x45 SG8 2-M12 @ 600 CRS BOLTED TOGETHER

90mm RIBRAFT SLAB WITH SE62 500E MESH CHAIRED CENTRALLY OVER 1100SQ x 220 POLYSTYRENE PODS AT 1200CRS EACH WAY TO SHAPE 220D x 100W RIBS ALL OVER DPM ON 25mm SAND BLINDING OVER COMPACTED HARDFILL OR FIRM NATURAL GROUND (TYPICAL)

LEGEND

HD12 TOP BAR 1.8m LONG AT SLAB CORNERS

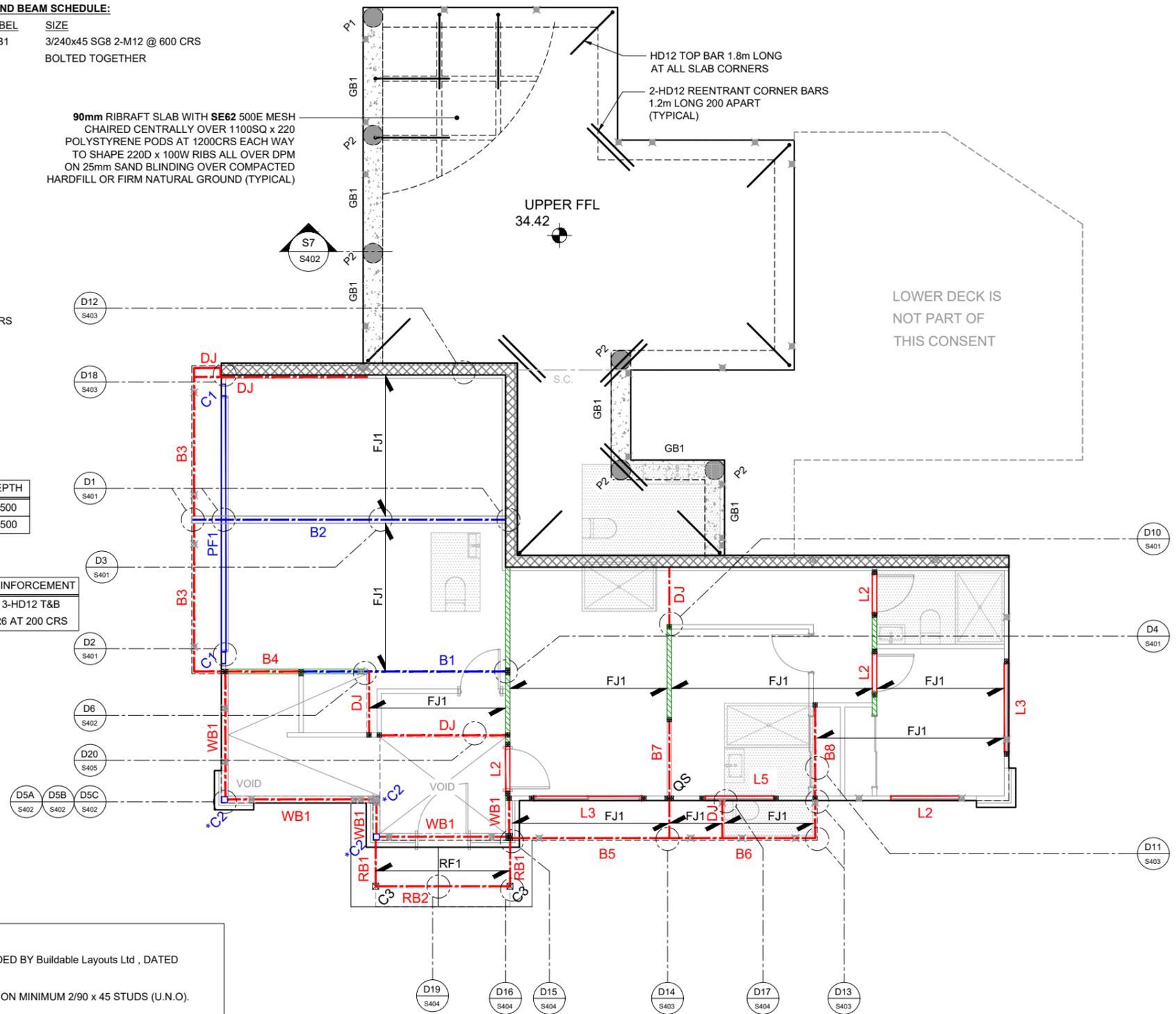
2-HD12 REENTRANT CORNER BARS 1.2m LONG 200 APART (TYPICAL)

25 SERIES MASONRY WALL SOLID FILLED OBSERVATION TYPE B

FOUNDATION CONCRETE PILE

TYPE	DIAMETER	DEPTH
P1	400Ø	1500
P2	400Ø	2500

TYPE	SIZE	REINFORCEMENT
GB1	400W x 310D	3-HD12 T&B R6 AT 200 CRS



IMPORTANT NOTES:

- DESIGN BASED ON ROOF TRUSS PROVIDED BY Buildable Layouts Ltd , DATED 30-03-2022 (REF:20382).
- ALL BEAMS/LINTELS TO BE SUPPORTED ON MINIMUM 2/90 x 45 STUDS (U.N.O).
- RECOMMENDED TO PROVIDE 6mm WEB STIFFENER AT 2.0m CRS MAX. TO ALL STEEL BEAMS & LINTELS.
- POINT LOADS AND LOAD BEARING WALLS ARE MARKED HEREIN. CONTRACTOR TO CHECK & CONFIRM ALL POINT LOADS AND LOAD BEARING WALL FROM ABOVE.
- REPORT TO ENGINEER IMMEDIATELY IF ANY DISCREPANCY FOUND OR IN DOUBT.

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	BUILDING CONSENT	13/04/2022



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PROJECT:
22 JOHNSON ST, TUAKAU,
WAIKATO

DRAWING TITLE:
**FIRST FLOOR
FRAMING PLAN**

DESIGNED	AY	DRAWN	AY
APPROVED	WD		
SCALE	1:100 (A3)		
JOB NO.	220952		
SHEET	S102	REV.	-

LINTEL SCHEDULE:

LABEL	SIZE	
L1	2 / 140 x 45 SG8 (NZS 3604)	
L2	2 / 190 x 45 SG8 (NZS 3604)	
L3	2 / 240 x 45 SG8 (NZS 3604)	
L4	2 / 290 x 45 SG8 (NZS 3604)	
L5	2 / 240 x 45 hySPAN	
L6	2 / 240 x 45 SG8	

KEYS:

⊗	POINT LOAD
■	DOUBLE STUDS (U.N.O)
<#>	LINTEL FIXING TYPE
GT	GIRDER TRUSSES BY OTHERS
▨	INTERNAL LOAD BEARING WALL
	CONTRACTOR TO CONFIRM ONSITE

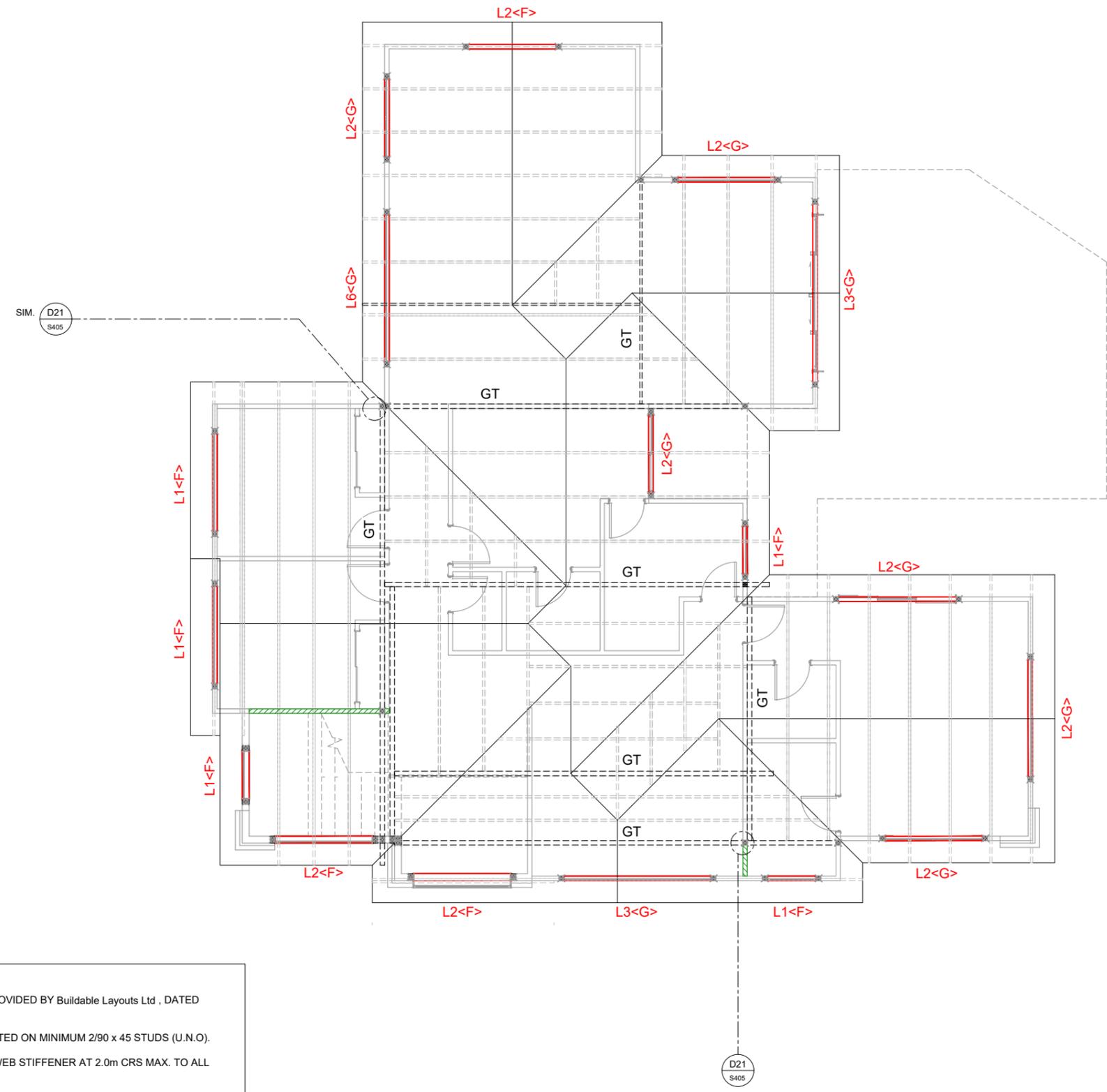
LINTEL UPLIFT FIXING TYPE SCHEDULE:

(AS PER LUMBERLOK OR EQV.)

FIXING TYPE	ALTERNATIVE FIXING CAPACITY
<E>	1.4 kN
<F>	4.0 kN
<G>	7.5 kN
<H>	13.5 kN
<SED>	REFER TO DETAIL

TIMBER AND STEEL NOTES:

- DRAWINGS ARE TO BE READ IN CONJUNCTION WITH GENERAL NOTES, ARCHITECT'S DOCUMENTS, SPECIFICATIONS AND ENGINEERING CALCULATION.
- REFER TO ARCHITECT'S LATEST PLANS FOR SETTING OUT, LEVELS, STEP DOWNS, NIBS, REBATES, DUCT THRU FLOORS, WALL AND ETC.
- ALL CONSTRUCTION TO COMPLY WITH NZS 3604:2011 AND/OR SPECIFIC ENGINEERING DESIGN.
- CONTRACTORS TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING FABRICATION/ ANY SITE WORKS.
- REFER TO ARCHITECT'S DOCUMENTS FOR EXACT DIMENSIONS. DETAILS SHOWN MAY NOT BE TO SCALE (U.N.O).
- ALL PERIMETER WALL ARE LOAD BEARING WALL.
- ALL MULTIPLE TIMBER MEMBERS (STUDS/LINTELS/BEAMS) TO BE WELL-SPIKED TOGETHER AS PER NZS3604.
- ALL TIMBER LINTELS, STUDS AND JOISTS TO BE GRADE SG8 (STRUCTURAL GRADE) (U.N.O).
- TIMBER TREATMENT GRADE AS PER ARCHITECT'S DOCUMENTS AND SPECIFICATIONS.
- ALL BEAMS/LINTELS TO BE SUPPORTED ON MINIMUM 2/90 x 45 STUDS (U.N.O).
- ALL MULTIPLE TIMBER MEMBERS (STUDS/LINTELS/BEAMS) TO BE WELL-SPIKED TOGETHER AS PER NZS3604.
- ALL TIMBER POSTS TO BE STRAIGHT, DRY AND KNOT FREE.
- ALL OPENINGS WITHIN FLOOR JOISTS AND BEAMS TO BE IN ACCORDANCE WITH THE LIMITS OF NZS 3604 AND /OR MANUFACTURER'S SPECIFICATIONS.
- DIRECTION OF FLOOR JOISTS AS SHOWN ON PLAN.
- SOLID BLOCKING TO BE INSTALLED OVER INTERNAL LOAD BEARING WALLS RUNNING NORMAL TO JOISTS AND ALONG THE LINE OF EACH WALL THAT CONTAINS A WALL BRACING ELEMENT. PROVIDE BLOCKING BETWEEN JOISTS TO COMPLY WITH NZS3604. MAXIMUM SPACING BETWEEN BLOCKING TO BE 1.8m. NOT SHOWN FOR CLARITY.
- REFER TO ARCHITECT'S DOCUMENTS AND SPECIFICATION FOR THE STRUCTURAL STEEL FABRICATION, ERECTION AND PAINT FINISH REQUIREMENTS.
- REFER TO ARCHITECT'S DOCUMENTS AND SPECIFICATION FOR STEELWORK CORROSION AND FIRE PROTECTION (U.N.O).
- ALLOW FOR M12 BOLTS HOLES IN FLANGES AND WEBS @ 800 CRS WHERE FIXING TIMBER PLATES.
- ALL STRUCTURAL STEEL TO BE MINIMUM GRADE 300. ALL PLATES AND CLEATS SHALL BE GRADE 250 (U.N.O).
- OPENINGS WITHIN STEEL MEMBERS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY ENGINEER IN WRITING.
- ALL BOLTS TO BE MINIMUM M12 GRADE 4.6/S (U.N.O).
- ALL WELDS TO BE 6mm FILLET WELD (CATERGORY GP) (U.N.O). WELDING TO BE IN ACCORDANCE WITH NZS 3404 AND AS/NZS 1554.
- ALL STRUCTURE STEEL WORKS TO BE CONSTRUCTION CATEGORY CC2 AS PER AS/NZS 5131:2016.



IMPORTANT NOTES:

- DESIGN BASED ON ROOF TRUSS PROVIDED BY Buildable Layouts Ltd , DATED 30-03-2022 (REF:20382).
- ALL BEAMS/LINTELS TO BE SUPPORTED ON MINIMUM 2/90 x 45 STUDS (U.N.O).
- RECOMMENDED TO PROVIDE 6mm WEB STIFFENER AT 2.0m CRS MAX. TO ALL STEEL BEAMS & LINTELS.
- POINT LOADS AND LOAD BEARING WALLS ARE MARKED HEREIN. CONTRACTOR TO CHECK & CONFIRM ALL POINT LOADS AND LOAD BEARING WALL FROM ABOVE.
- REPORT TO ENGINEER IMMEDIATELY IF ANY DISCREPANCY FOUND OR IN DOUBT.

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WAIKATO

DRAWING TITLE:
ROOF FRAMING PLAN

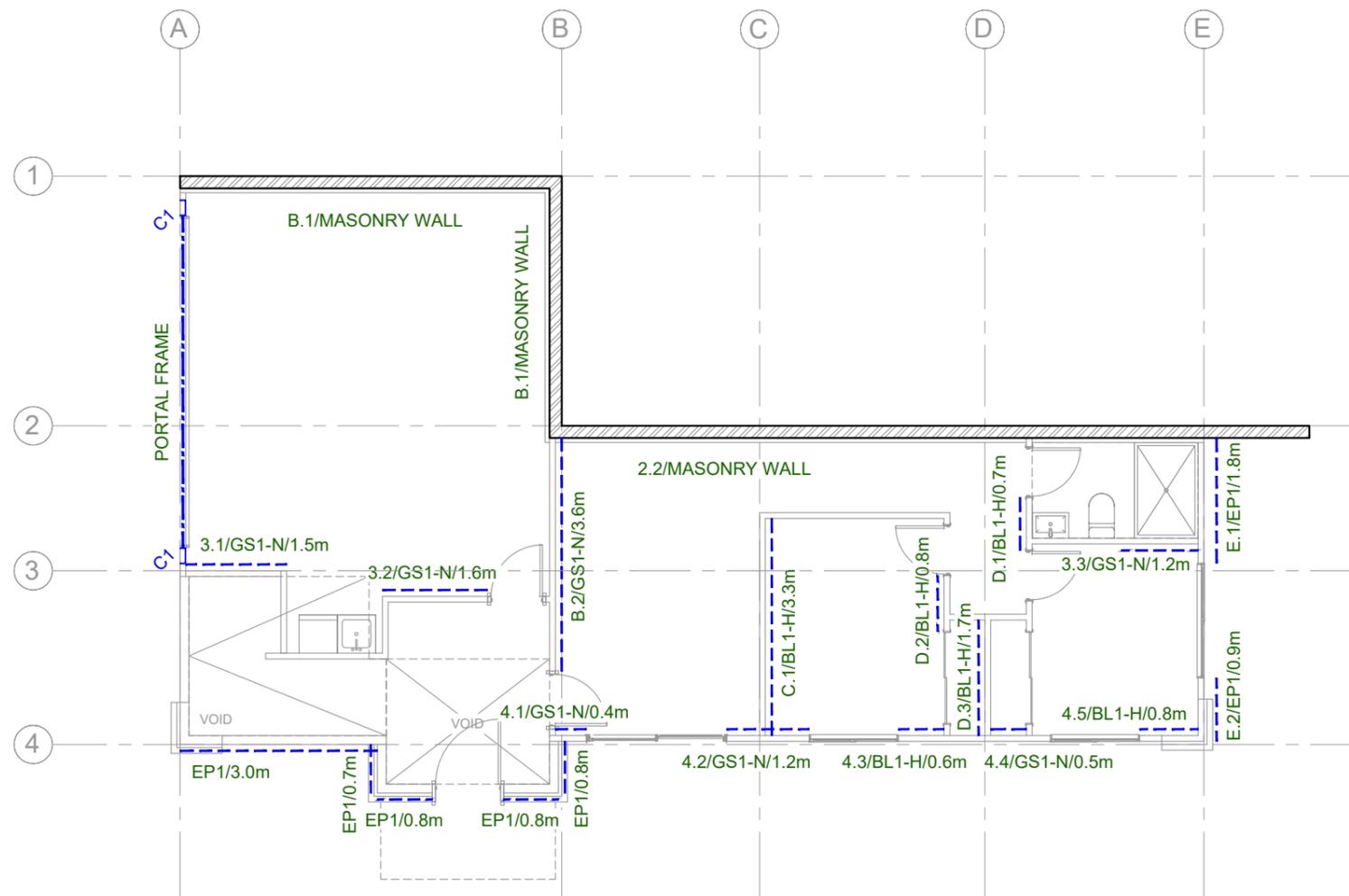
DESIGNED	AY	DRAWN	AY
APPROVED	WD		
SCALE	1:100 (A3)		
JOB NO.	220952		
SHEET	S103	REV.	-

BRACING NOTES:

- DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECT'S DOCUMENTS. REFER TO ARCHITECT'S LATEST PLANS FOR CORRECT DIMENSIONS, REBATES, SETTING OUT, LEVELS, FALLS & SERVICES.
- WALL BRACING TO BE READ IN CONJUNCTION WITH STRUCTURAL SPECIFICATION.
- BRACING LENGTHS SHOWN ARE MINIMUMS USED FOR CALCULATION. LENGTH OF BRACING ELEMENTS CAN BE LONGER TO SUIT WALL WHERE PRACTICAL.
- WALLS, BRACING ELEMENTS, FIXING CONNECTIONS TO BE CONSTRUCTED IN ACCORDANCE WITH NZS 3604:2011, NZS 4229:2013 AND MANUFACTURERS' SPECIFICATION.
- INSTALL SINGLE-SIDED BRACING PANELS AS INDICATED ON PLANS.
- SHOULD ACTUAL CONSTRUCTION WORK PREVENTS THE INSTALLATION IN ACCORDANCE TO MANUFACTURERS' SPECIFICATION, REFER TO DESIGNER FOR SPECIFIC INSTALLATION DETAILS AND / OR RE-ASSESSMENT.
- BRACELINE HOLD-DOWN: GIB HANDIBRAC® AND A CONCRETE ANCHOR WITH A MINIMUM CHARACTERISTIC UPLIFT CAPACITY OF 15kN AT EACH END OF THE BRACING ELEMENT, OR METAL WRAP-AROUND STRAP AND A CONCRETE ANCHOR WITH A MINIMUM CHARACTERISTIC UPLIFT CAPACITY OF 15kN FITTED WITH A 50x50x3mm SQ WASHER WITHIN 80mm OF EACH END OF THE BRACING ELEMENT.
- STRUCTURAL CEILING DIAPHRAGM (IF ANY) CONSTRUCTION SHALL COMPLIED WITH CLAUSE 13.5 OF NZS3604:2011, AS WELL AS RECOMMENDATIONS FOR GIB CEILING DIAPHRAGM NAILING SCHEDULE
- ADOPT GIB AQUALINE (IF ANY) FOR WALL BRACING ELEMENTS IN WET AREA.

BRACING DESIGN:

- WIND ZONE = HIGH
- ROOF TYPE = LIGHT
- CLADDING TYPE = HEAVY
- EARTHQUAKE ZONE = 1
- SUBSOIL CLASS = C (SHALLOW)



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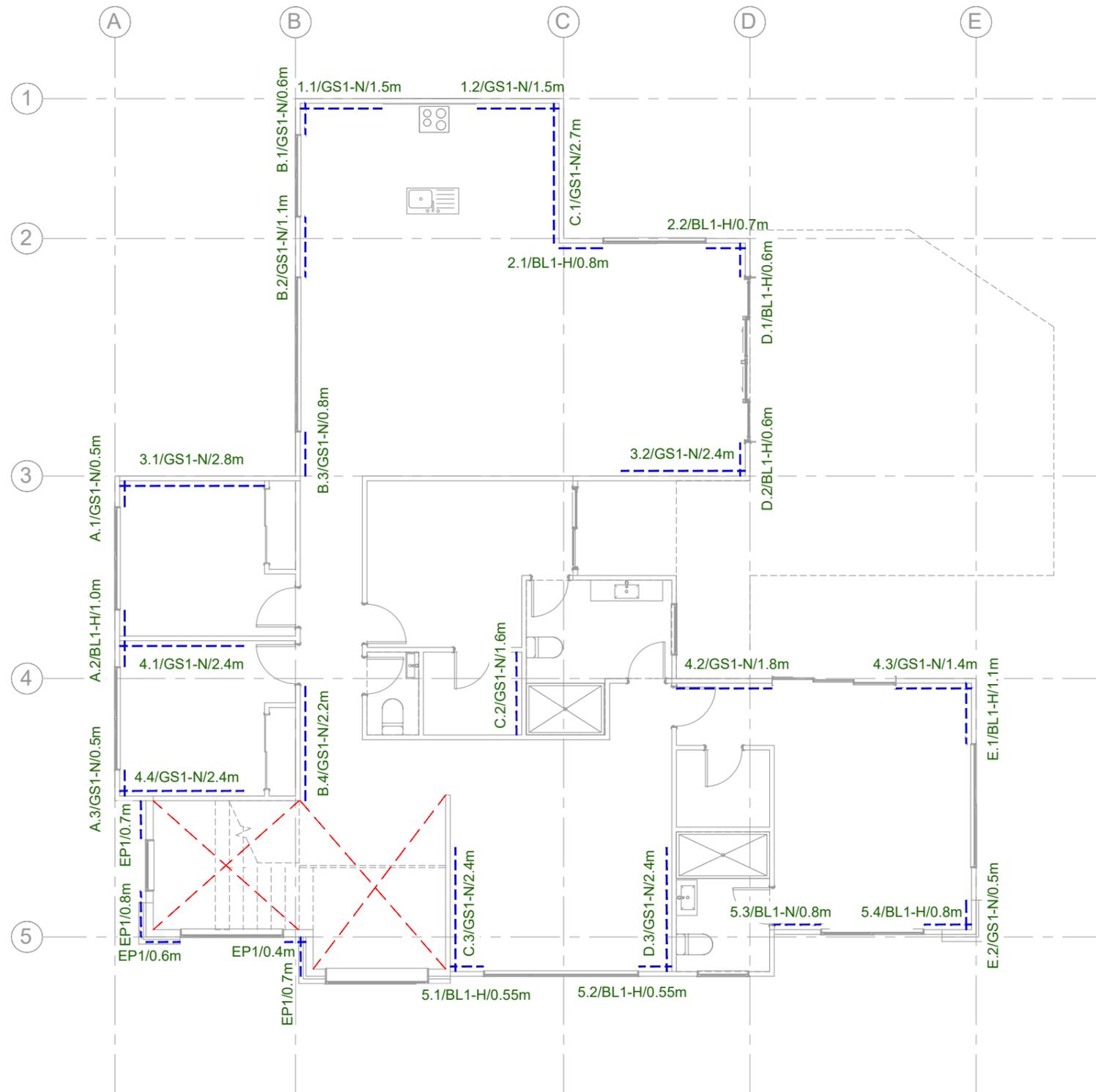
PROJECT:
22 JOHNSON ST, TUAKAU,
WAIKATO

DRAWING TITLE:
**GROUND FLOOR
BRACING PLAN**

DESIGNED	AY	DRAWN	AY
APPROVED	WD		
SCALE	1:100 (A3)		
JOB NO.	220952		
SHEET	S201	REV.	-

KEYS:

- ONE PAIR OF 50x0.9 LUMBERLOK MULTI BRACE STRAP WITH TENSIONER. FIXED TO UNDERSIDE OF JOISTS OR RAFTER AS FOLLOWS TO MANUFACTURER'S SPECIFICATION:
- 11/30x3.15 NAILS EACH END
 - 2/30x3.15 NAILS EACH PASSING JOIST / RAFTER



BRACING NOTES:

1. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECT'S DOCUMENTS. REFER TO ARCHITECT'S LATEST PLANS FOR CORRECT DIMENSIONS, REBATES, SETTING OUT, LEVELS, FALLS & SERVICES.
2. WALL BRACING TO BE READ IN CONJUNCTION WITH STRUCTURAL SPECIFICATION.
3. BRACING LENGTHS SHOWN ARE MINIMUMS USED FOR CALCULATION. LENGTH OF BRACING ELEMENTS CAN BE LONGER TO SUIT WALL WHERE PRACTICAL.
4. WALLS, BRACING ELEMENTS, FIXING CONNECTIONS TO BE CONSTRUCTED IN ACCORDANCE WITH NZS 3604:2011, NZS 4229:2013 AND MANUFACTURERS' SPECIFICATION.
5. INSTALL SINGLE-SIDED BRACING PANELS AS INDICATED ON PLANS.
6. SHOULD ACTUAL CONSTRUCTION WORK PREVENTS THE INSTALLATION IN ACCORDANCE TO MANUFACTURERS' SPECIFICATION, REFER TO DESIGNER FOR SPECIFIC INSTALLATION DETAILS AND / OR RE-ASSESSMENT.
7. BRACELINE HOLD-DOWN: GIB HANDIBRAC® AND A CONCRETE ANCHOR WITH A MINIMUM CHARACTERISTIC UPLIFT CAPACITY OF 15kN AT EACH END OF THE BRACING ELEMENT, OR METAL WRAP-AROUND STRAP AND A CONCRETE ANCHOR WITH A MINIMUM CHARACTERISTIC UPLIFT CAPACITY OF 15kN FITTED WITH A 50x50x3mm SQ WASHER WITHIN 80mm OF EACH END OF THE BRACING ELEMENT.
8. STRUCTURAL CEILING DIAPHRAGM (IF ANY) CONSTRUCTION SHALL COMPLIED WITH CLAUSE 13.5 OF NZS3604:2011, AS WELL AS RECOMMENDATIONS FOR GIB CEILING DIAPHRAGM NAILING SCHEDULE
9. ADOPT GIB AQUALINE (IF ANY) FOR WALL BRACING ELEMENTS IN WET AREA.

BRACING DESIGN:

- WIND ZONE = HIGH
- ROOF TYPE = LIGHT
- CLADDING TYPE = LIGHT
- EARTHQUAKE ZONE = 1
- SUBSOIL CLASS = C (SHALLOW)

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REV	DESCRIPTION	DATE
	BUILDING CONSENT	13/04/2022

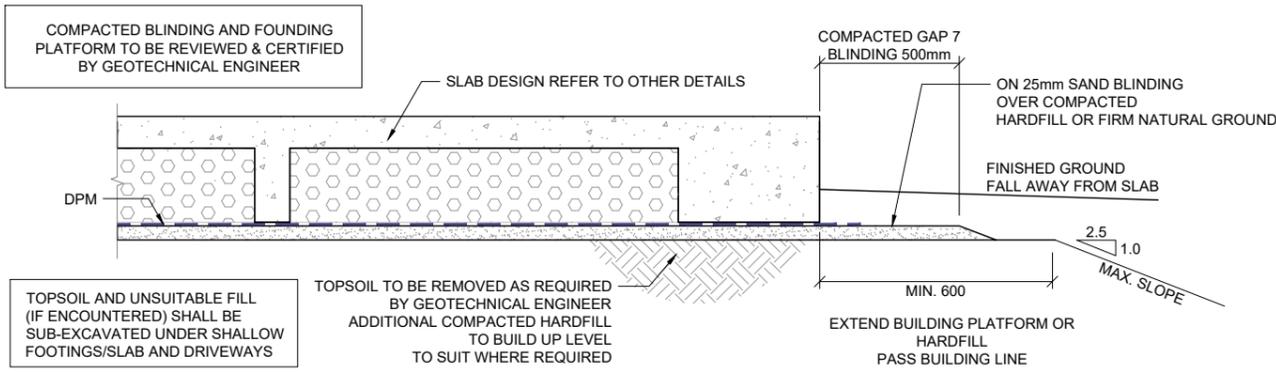


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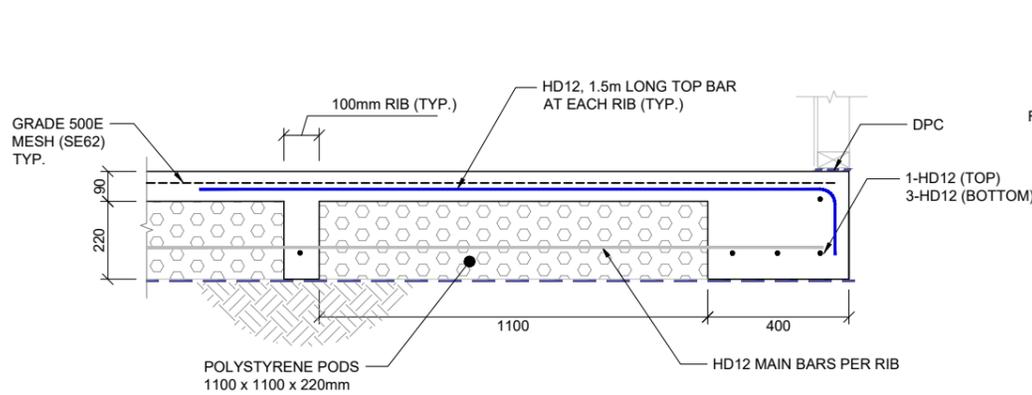
DRAWING TITLE:
**FIRST FLOOR
BRACING PLAN**

DESIGNED	AY	DRAWN	AY
APPROVED	WD		
SCALE	1:100 (A3)		
JOB NO.	220952		
SHEET	S202	REV.	-

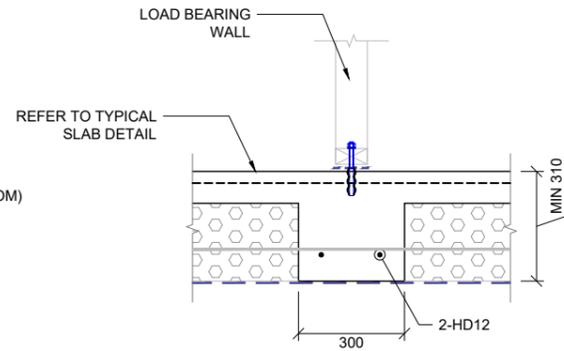


TYPICAL STANDARD WAFFLE RAFT FOUNDATION PLATFORM

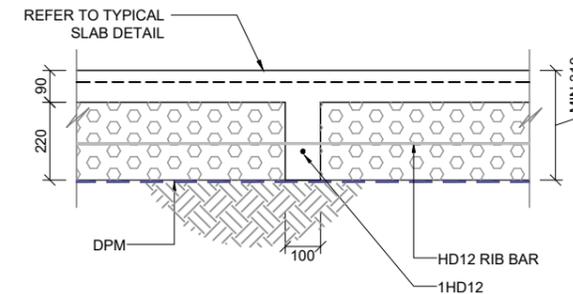
SCALE 1:20 (A3)



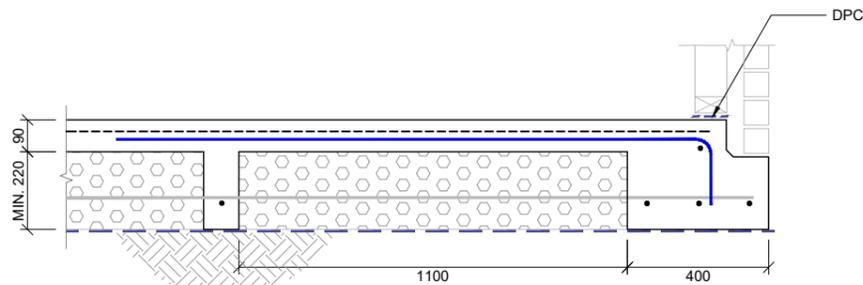
S1 STANDARD WAFFLE RAFT FOUNDATION
S101 1:20 AT A3



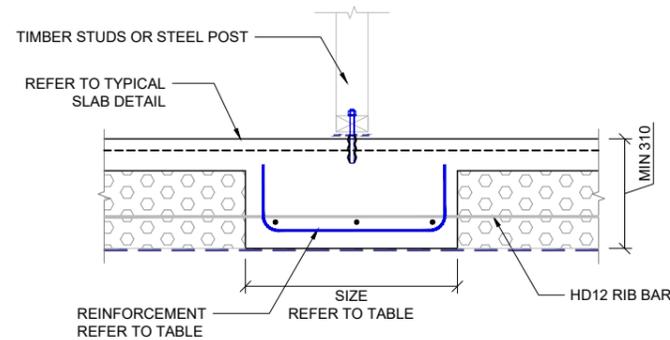
S3 INTERNAL SLAB THICKENING
S101 1:20 AT A3



S4 RIB DETAIL
S101 1:20 AT A3



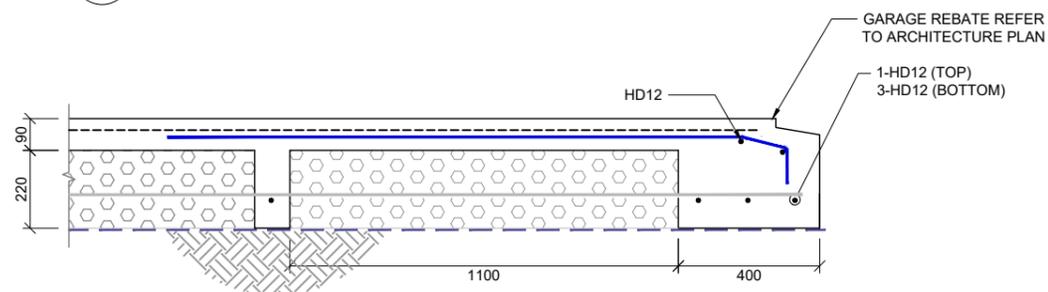
S1A STANDARD WAFFLE RAFT FOUNDATION (WITH BRICK REBATE)
S101 1:20 AT A3



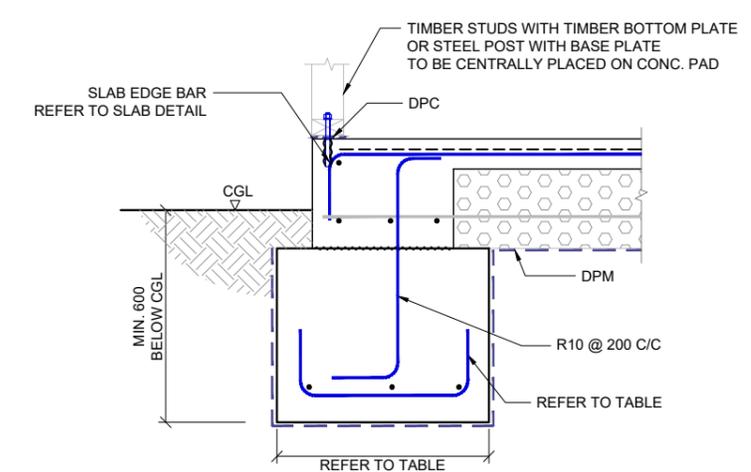
S4 IN SLAB PAD FOOTING
S101 1:20 AT A3

PAD TABLE FOR DETAIL S4, S5

PAD TYPE	SIZE	REINFORCEMENT
PD1	400 SQ	HD12 @ 200 C/C
PD2	600 SQ	HD12 @ 200 C/C
PD3	800 SQ	HD12 @ 200 C/C
PD4	1000 SQ	HD12 @ 200 C/C



S2 STANDARD WAFFLE RAFT FOUNDATION (WITH GARAGE REBATE WITH BRICK VENEER)
S101 1:20 AT A3



S5 TYPICAL PAD FOOTING AT SLAB EDGE
S101 1:20 AT A3

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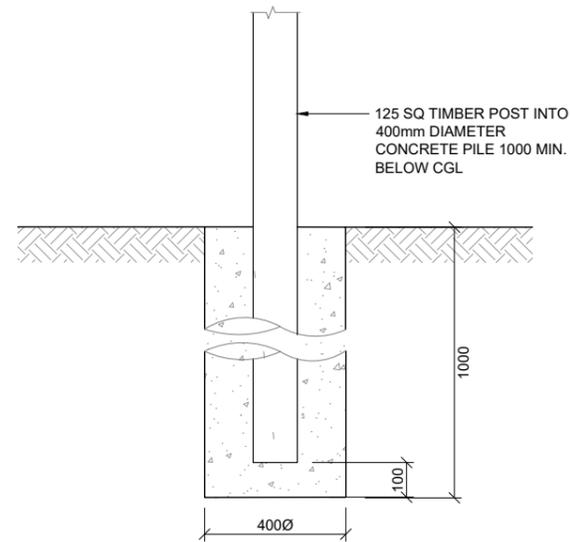


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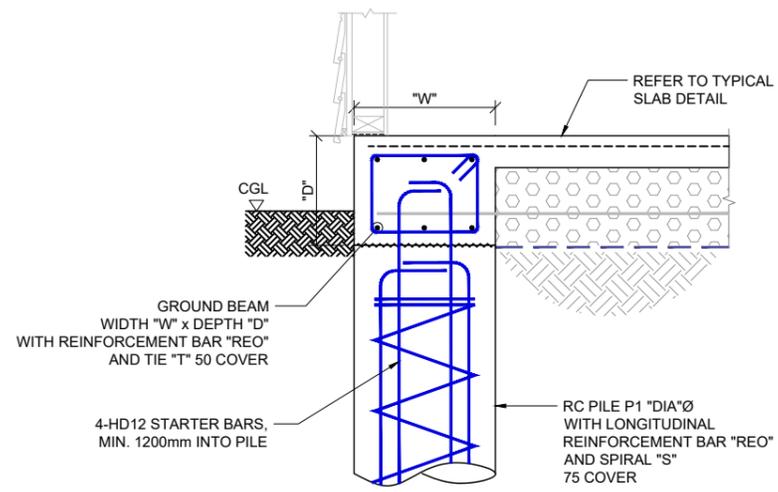
PROJECT:
22 JOHNSON ST, TUAKAU,
WAIKATO

DRAWING TITLE:
FOUNDATION DETAIL

DESIGNED	AY	DRAWN	AY
APPROVED	WD		
SCALE	AS INDICATED (A3)		
JOB NO.	220952		
SHEET	S301	REV.	-



S6 PILE DETAIL
S101 1:20 AT A3



S7 EDGE FOOTING ON PILE
S102 1:20 AT A3

GROUND BEAM TABLE A

GROUND BEAM TYPE	DIMENSTION		REINFORCEMENT "REO"		TIE "T"
	"W1"	"D1"	TOP	BOTTOM	
GB1	400	310	3-HD12	3-HD12	R6 @150 C/C □

RC PILE TABLE B

PILE TYPE	DIAMETER "DIA"	DEPTH "D2"	LONGITUDINAL REO. "REO"	SPIRAL "S"
P1	400Ø	2000	6-HD12	R6 @ 200 C/C
P2	400Ø	2500	6-HD12	R6 @ 200 C/C

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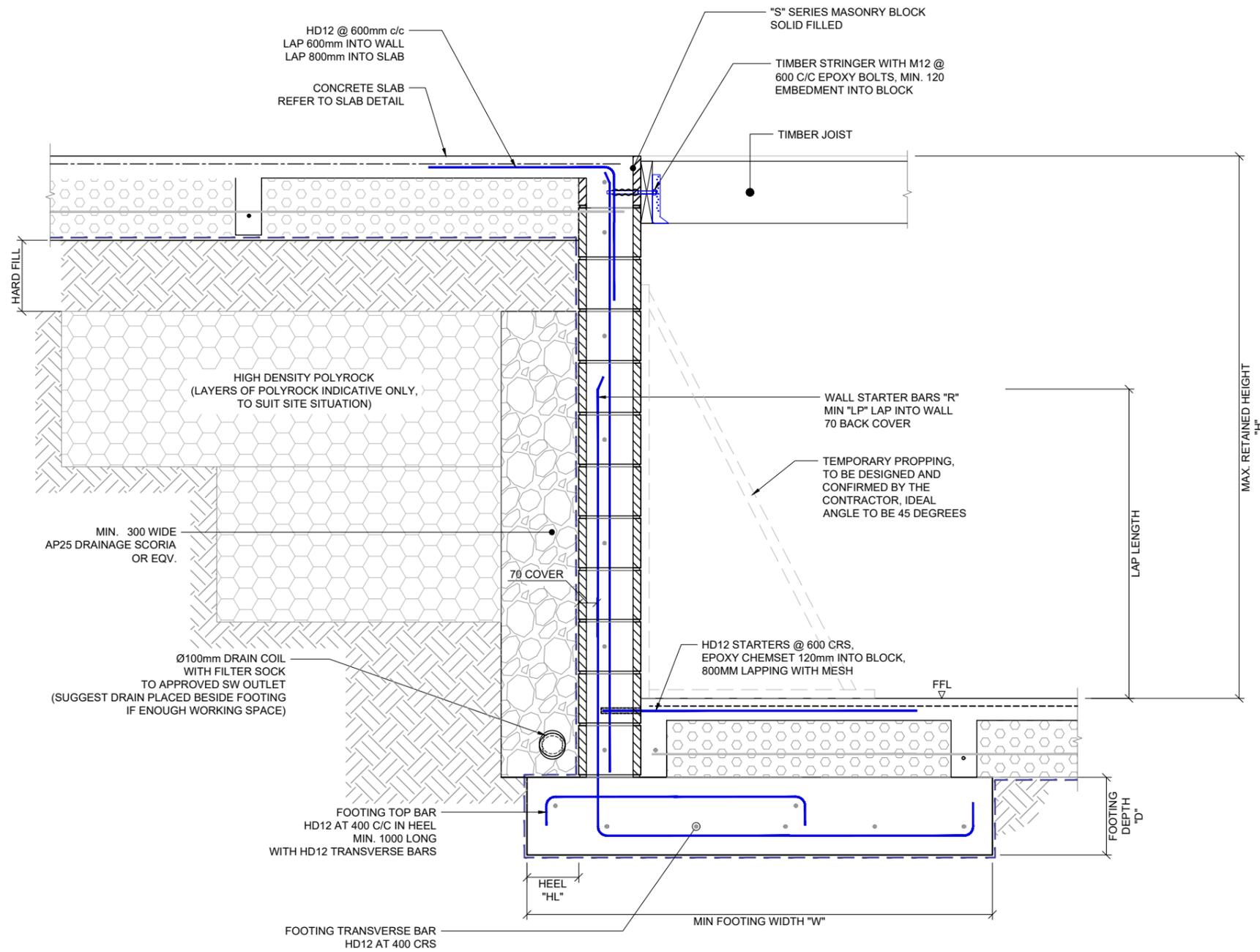


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PROJECT:
22 JOHNSON ST, TUAKAU,
WAIKATO

DRAWING TITLE:
FOUNDATION DETAIL

DESIGNED	AY	DRAWN	AY
APPROVED	WD		
SCALE	AS INDICATED (A3)		
JOB NO.	220952		
SHEET	S302	REV.	-



S10 BLOCK RETAINING WALL DETAIL
 WITH UPPER AND LOWER SLAB
 S101 1:20 AT A3

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REVISION SCHEDULE

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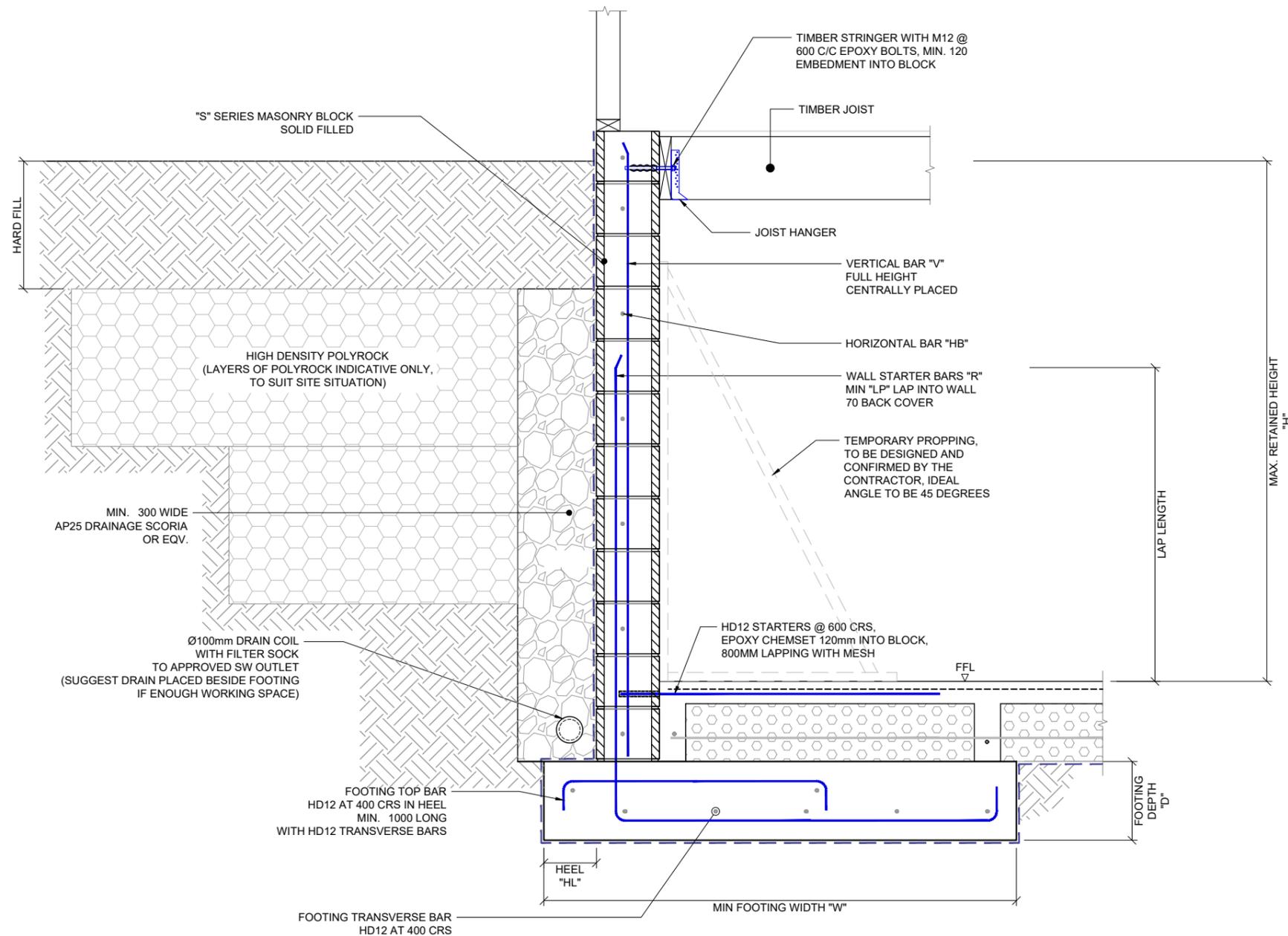
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DRAWING TITLE:
FOUNDATION DETAIL

DESIGNED	AY	DRAWN	AY
APPROVED	WD		
SCALE	AS INDICATED (A3)		
JOB NO.	220952		
SHEET	S303	REV.	-

PROPPED RETAINING WALL								SURCHARGE ALLOWED = 2.5 kPa BACK SLOPE ALLOWED = 10°	
RETAINED HEIGHT "H"	BLOCK SERIES "S"	STARTER BAR "V"	STARTER BAR LAP "LP"	VERTICAL BAR "V"	HORIZONTAL BAR "HB"	WIDTH "W"	DEPTH "D"	HEEL "HL"	
2.75m	25	HD16 @ 200 C/C	1500	HD12 @ 400 C/C	HD12 @ 600 C/C	2200	300	200	

NOTES:
 ALL DIMENSIONS UNITS ARE IN MILLIMETER (mm) U.N.O.



S11 BLOCK RETAINING WALL DETAIL
S101 1:20 AT A3 WITH LOWER SLAB

CANTILEVERED RETAINING WALL						SURCHARGE ALLOWED = 2.5 kPa BACK SLOPE ALLOWED = 10°		
RETAINED HEIGHT "H"	BLOCK SERIES "S"	STARTER BAR "R"	STARTER BAR LAP "LP"	VERTICAL BAR "V"	HORIZONTAL BAR "HB"	WIDTH "W"	DEPTH "D"	HEEL "HL"
2.7m	25	HD16 @ 200 C/C	1500	HD16 @ 400 C/C	HD12 @ 600 C/C	2500	300	200
NOTES: ALL DIMENSIONS UNITS ARE IN MILLIMETER (mm) U.N.O.								

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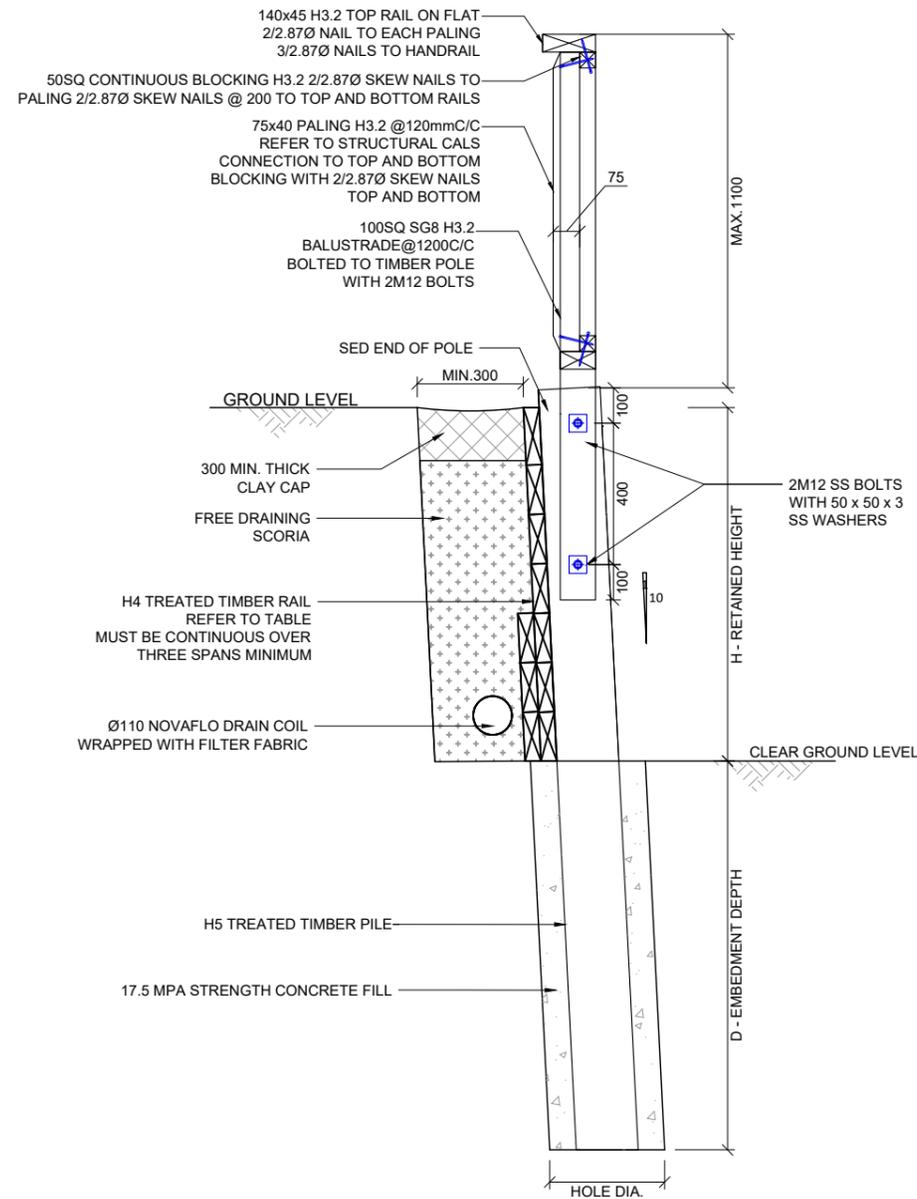
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PROJECT:
22 JOHNSON ST, TUAKAU,
WAIKATO

DRAWING TITLE:
FOUNDATION DETAIL

DESIGNED	AY	DRAWN	AY
APPROVED	WD		
SCALE	AS INDICATED (A3)		
JOB NO.	220952		
SHEET	S304	REV.	-

SURCHARGE ALLOWED = 2.5 KPa
 BACK SLOPE ALLOWED = 8°
 SU = 70KPa



S12 TIMBER POLE WALL
 S100 1:20 AT A3

***RT2 - RETAINING WALL LOCATION AND HEIGHT REFER TO ARCHITECT DRAWINGS**

RETAINING HEIGHT UP TO 'H'	POLE DIAMETER	POLE DENSITY	HOLE DIAMETER	SPACING	EMBEDMENT 'D'	RAILS SIZE
0.5m	125SED	LOW	350	1m	0.9m	150x50
0.8m	150 SED		350	1m	1.1m	
1.0m	150 SED		350	1m	1.3m	
1.2m	175 SED		350	1m	1.5m	
1.4m	225 SED		400	1m	1.9m	
1.7m	250 SED		400	1m	2.2m	
2.0m	275 SED	HIGH	450	1m	2.4m	2/150x50
2.2m	275 SED		450	1m	2.5m	
2.4m	300 SED		450	1m	2.8m	
2.6m	325 SED		500	1m	3.0m	
2.8m	325 SED		500	1m	3.4m	

TEMPORARY STABILITY AND CONSTRUCTION METHODOLOGY

TO ENSURE TEMPORARY STABILITY AT CUT BOUNDARIES, NEW RETAINING WALLS SHALL BE CONSTRUCTED WITH A SPECIFIC CONSTRUCTION METHODOLOGY. THE FOLLOWING "TOP-DOWN" METHODOLOGY SHALL BE CONSIDERED FOR CONSTRUCTION OF ALL NEAR-BOUNDARY TIMBER RETAINING WALLS:
 RETAINING WALL PILES SHOULD BE INSTALLED PRIOR TO BULK EXCAVATION. CONCRETE SHOULD BE POURED TO THE EXCAVATION LEVEL. AFTER THE CONCRETE REACHES ITS STRENGTH, EXCAVATION SHOULD BE UNDERTAKEN USING A SMALL DIGGER IN SECTION BY SECTION (EACH SECTION NOT EXCEEDING 3M LONG). EXCAVATION OF A SECTION SHOULD NOT COMMENCE UNTIL THE PRECEDING SECTION IS BACKFILLED OR TEMPORARILY PROPPED.

NOTE:

1. THE CONSENT HOLDER SHALL ENGAGE GEOTECHNICAL ENGINEER TO CONFIRM SOIL CONDITION AFTER POLE RETAINING WALL HOLE DRILLING.
2. ANY CUT FACES SHALL BE COVERED BY POLYTHENE.
3. ANY POLE CUT SHALL BE PROTECTED WITH TWO COATS OF ENSEAL OR SIMILAR TO HAZARD CLASS H5 GROUP B.
4. CONTRACTOR SHALL CHECK THE RETAINED HEIGHT, BACK SLOPE ANGLE BEHIND THE WALL AND DOWNHILL SLOPE ANGLE IN FRONT OF THE WALL. CONTACT ENGINEER IF THE ACTUAL SITE SITUATION IS DIFFERENT FROM THIS DESIGN.
5. THIS DETAIL MUST ONLY BE USED ON THE PROJECT WHICH THE ENGINEER HAS BEEN ENGAGED.
6. UNDER NO CIRCUMSTANCES SHOULD ANY CONCENTRATED STORMWATER RUNOFF BE ALLOWED TO DISCHARGE DIRECTLY ONTO THE GROUND OR INTO SOAKPITS.
7. THE CONSTRUCTION OF THE RETAINING WALL SHOULD BE PROCEED IMMEDIATELY AFTER EXCAVATION, SO THAT THE EXCAVATED FACES ARE LEFT OPEN AND UNSUPPORTED FOR THE SHORTEST DURATION POSSIBLE. IF THEY MUST BE LEFT OPEN, APPROPRIATE PROTECTION AGAINST WET WEATHER AND TEMPORARY SUPPORT MUST BE PUT IN PLACE. CURRENT INDUSTRY SAFE WORKING PRACTICE SHOULD BE FOLLOWED AT ALL TIMES WHEN WORKING NEAR CUT FACES.

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REV	DESCRIPTION	DATE
	BUILDING CONSENT	13/04/2022

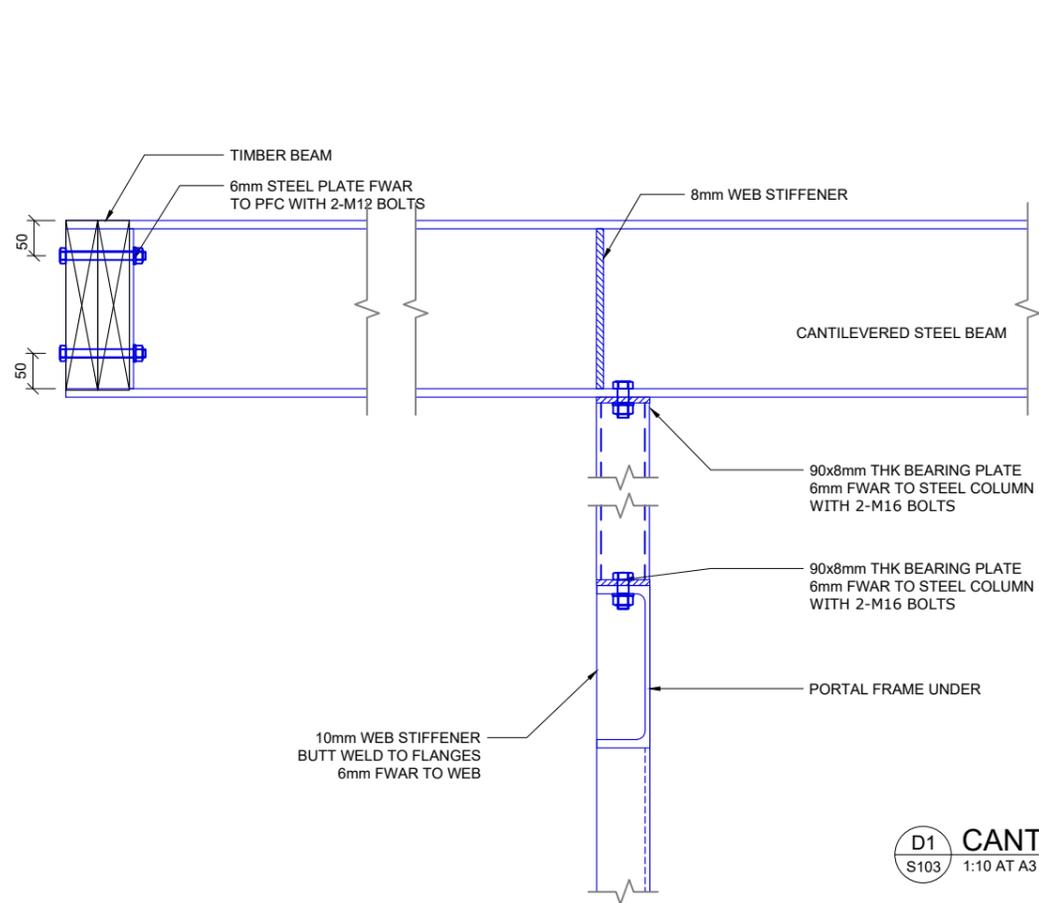


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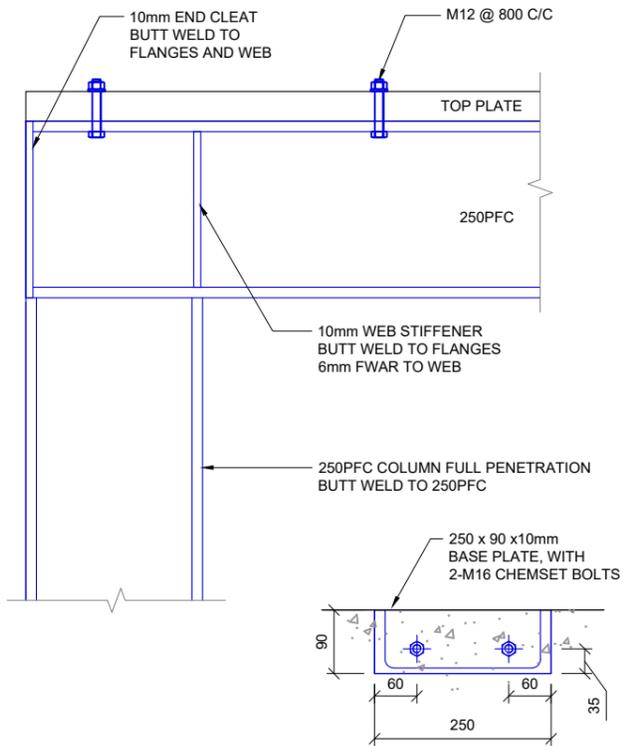
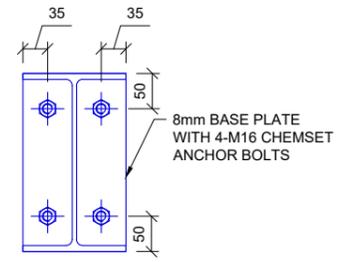
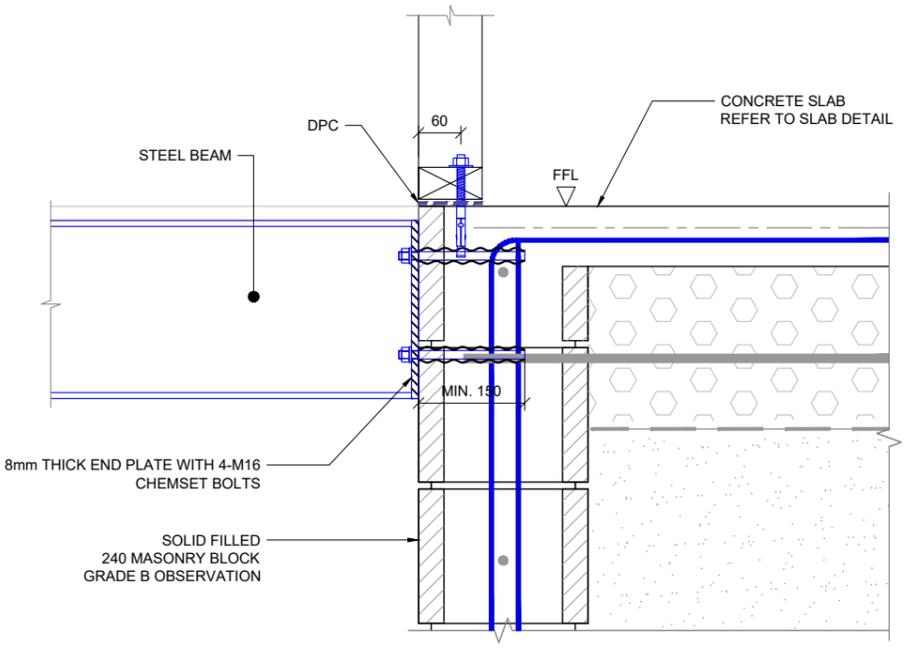
PROJECT:
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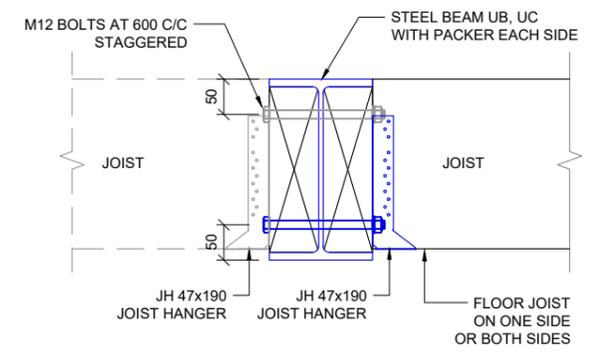
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JOB NO.	220952		
SHEET	S305	REV.	-



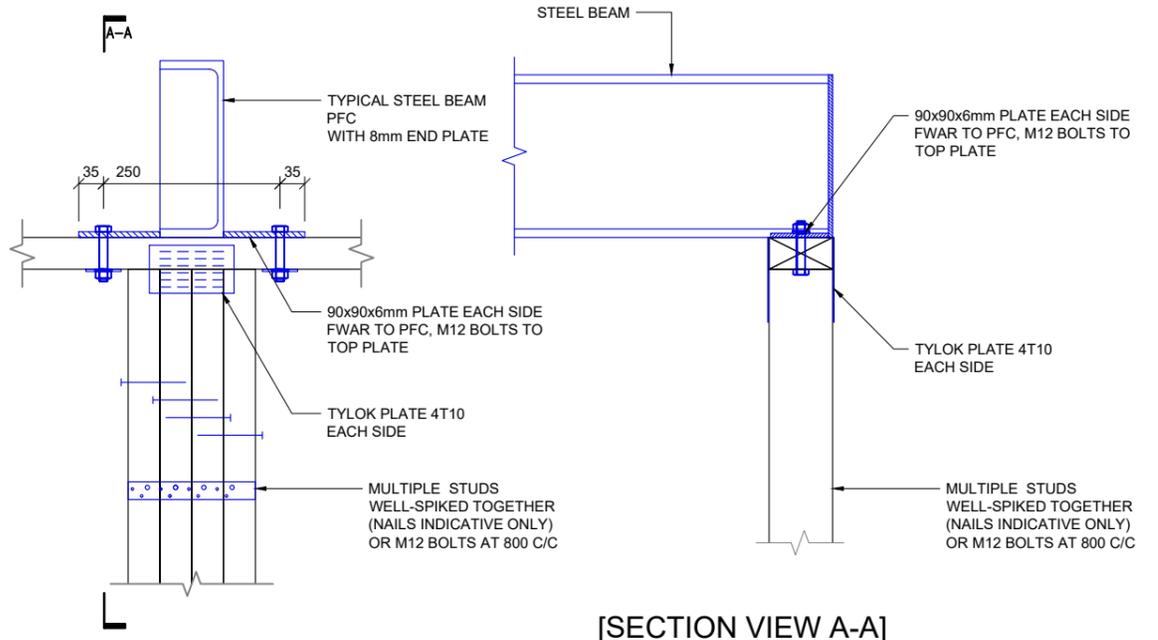
D1 CANTILEVERED STEEL BEAM
S103 1:10 AT A3



D2 PORTAL FRAME
S102 1:10 AT A3



D3 TYPICAL JOIST TO STEEL BEAM
S102 1:10 AT A3



D4 STEEL BEAM ON STUDS
S102 1:10 AT A3 [TYPICAL]

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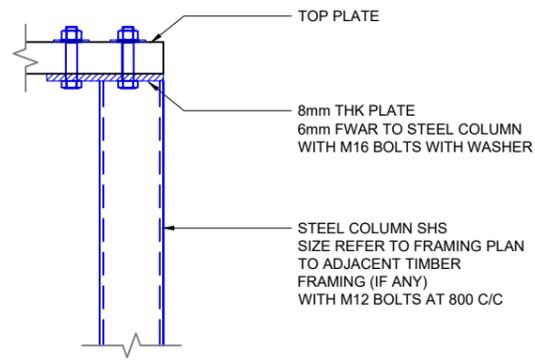
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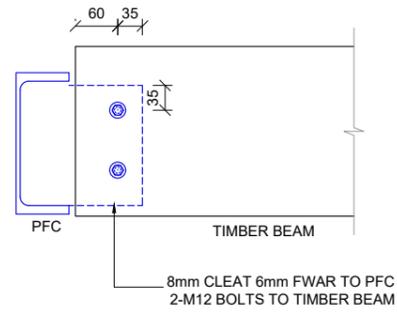
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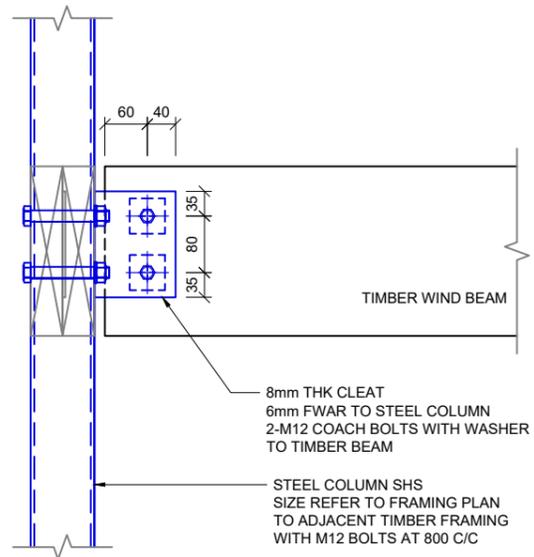
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APPROVED	WD		
SCALE	AS INDICATED (A3)		
JOB NO.	220952		
SHEET	S401	REV.	-



D5A STEEL COLUMN TO TOP PLATE
S102 1:10 AT A3 [SHS]

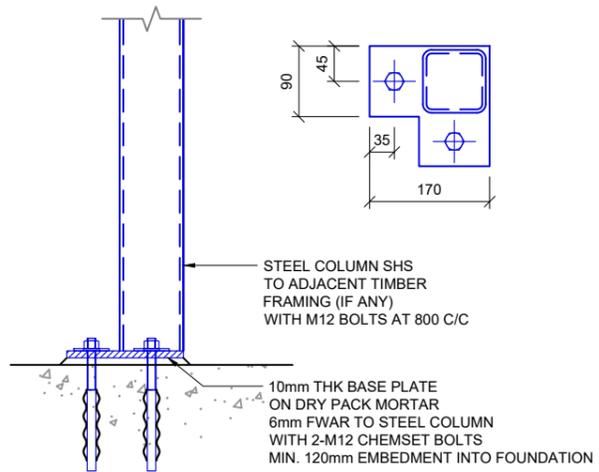


D6 TIMBER BEAM TO STEEL BEAM
S102 1:10 AT A3



D5B TIMBER BEAM TO STEEL COLUMN
S102 1:10 AT A3 [SHS]

[BASE PLATE - 3]



D5C STEEL COLUMN BASE FIXING
S102 1:10 AT A3 [SHS]

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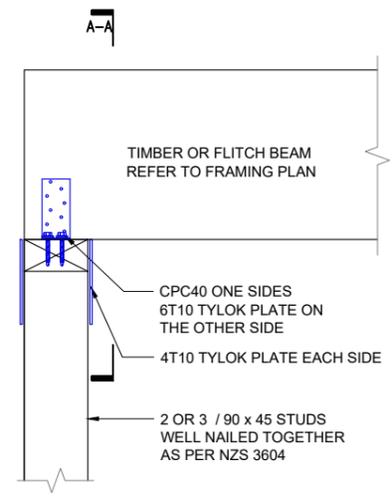
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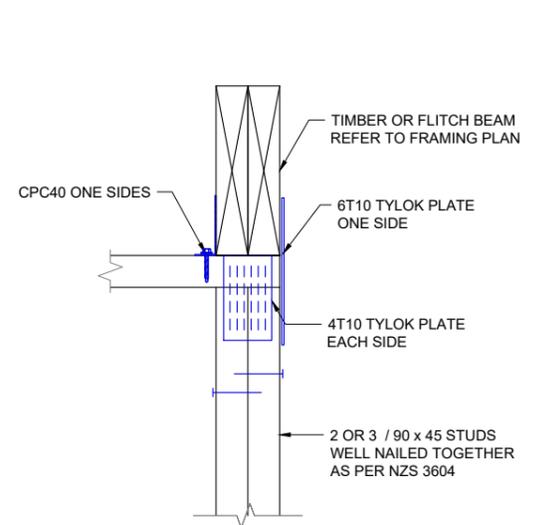
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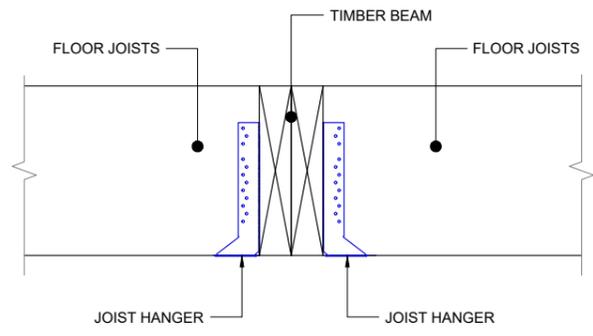
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SHEET	S402	REV.	-



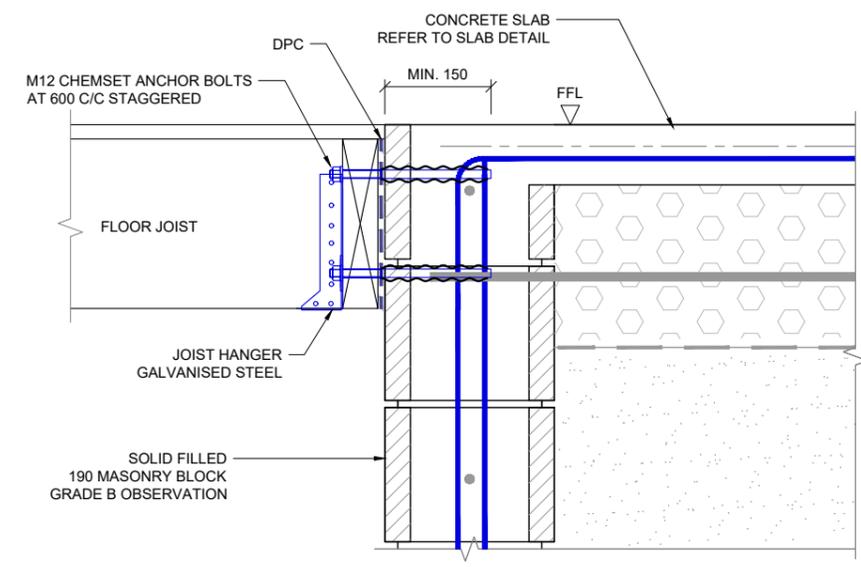
D10
S103 1:10 AT A3
TIMBER BEAM ON STUDS



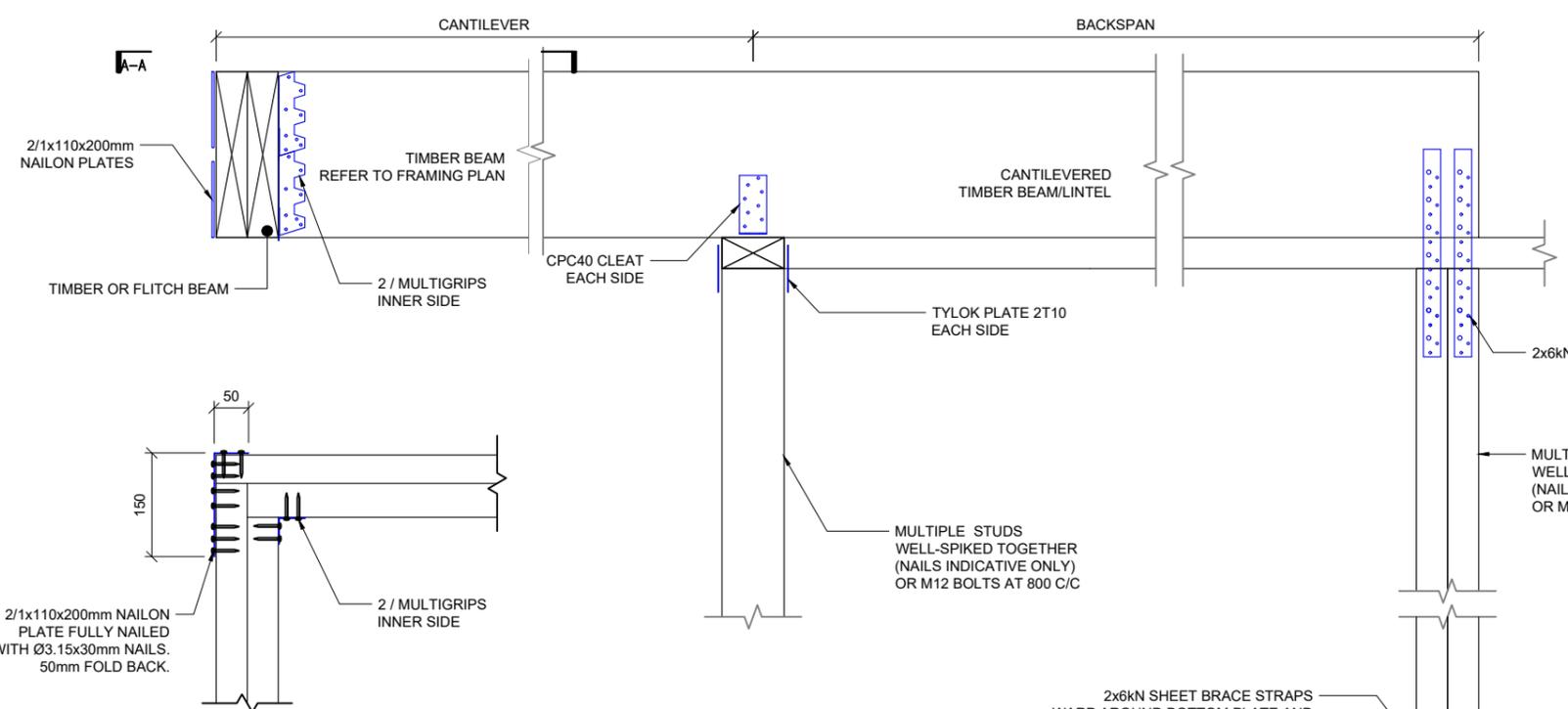
[SECTION VIEW A-A]



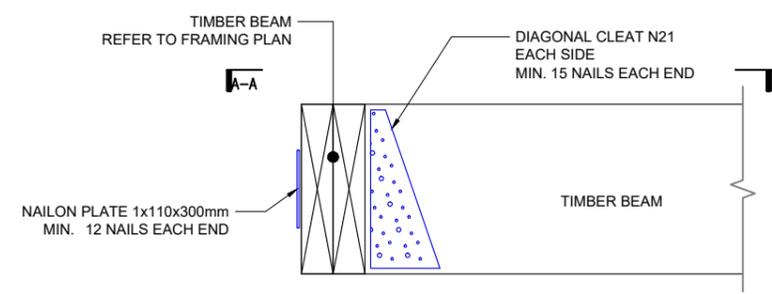
D11
S102 1:10 AT A3
TIMBER JOIST TO BEAM



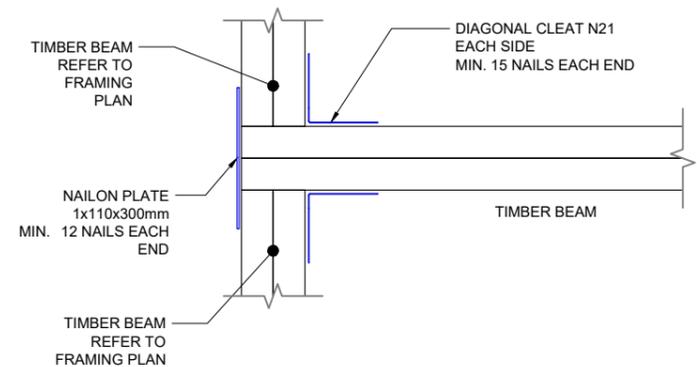
D12
S102 1:10 AT A3
FLOOR JOIST NORMAL TO BLOCK



D13
S102 1:10 AT A3
CANTILEVERED TIMBER BEAM



D14
S102 1:10 AT A3
TIMBER BEAM TO TIMBER BEAM



[PLAN VIEW A-A]

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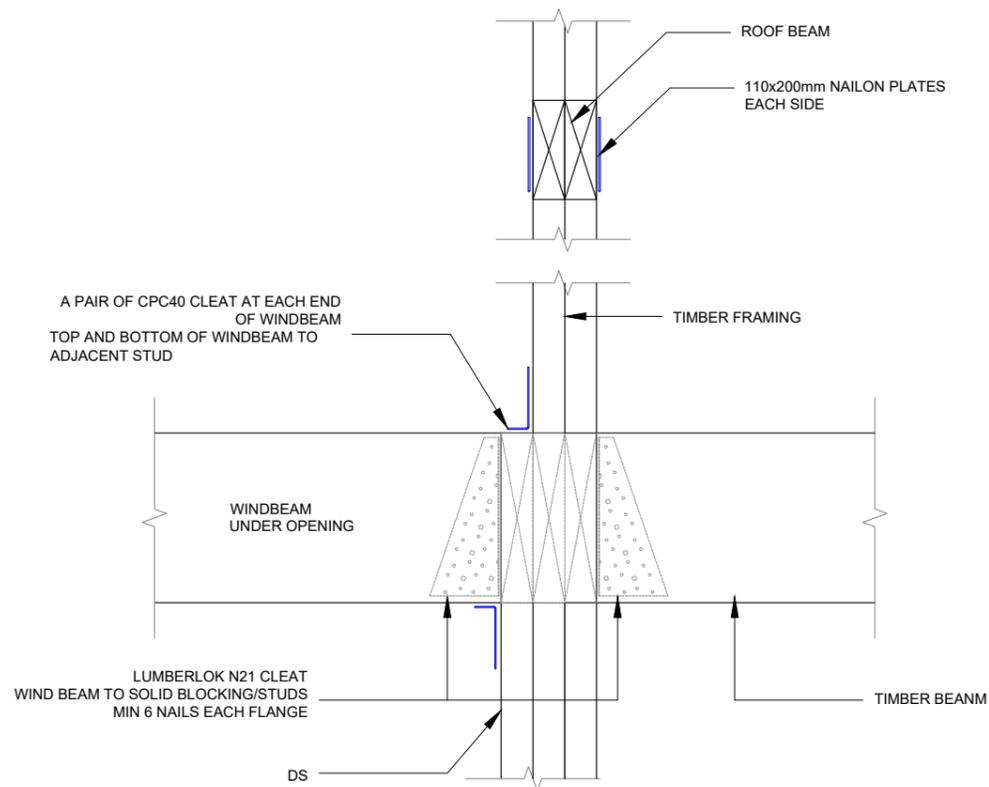
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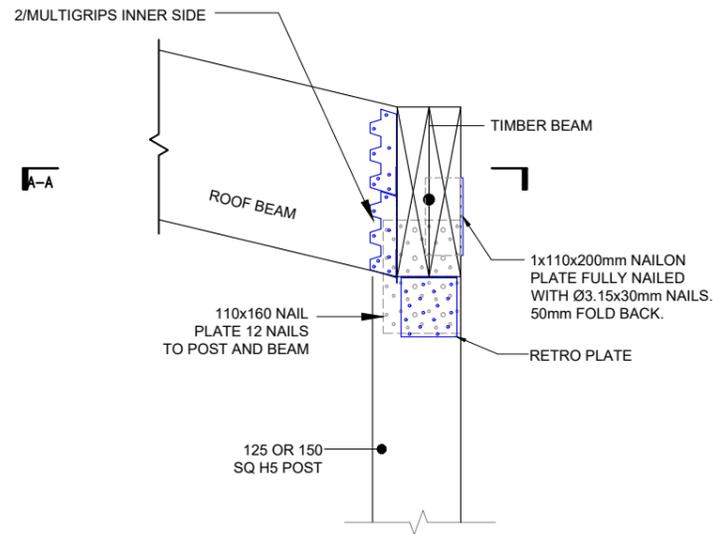
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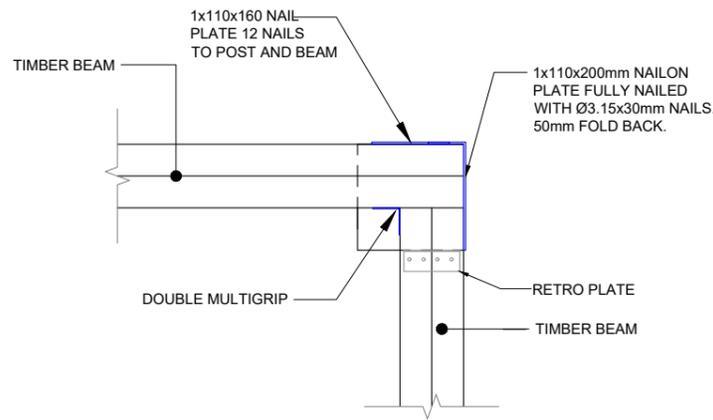
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JOB NO.	220952		
SHEET	S403	REV.	-



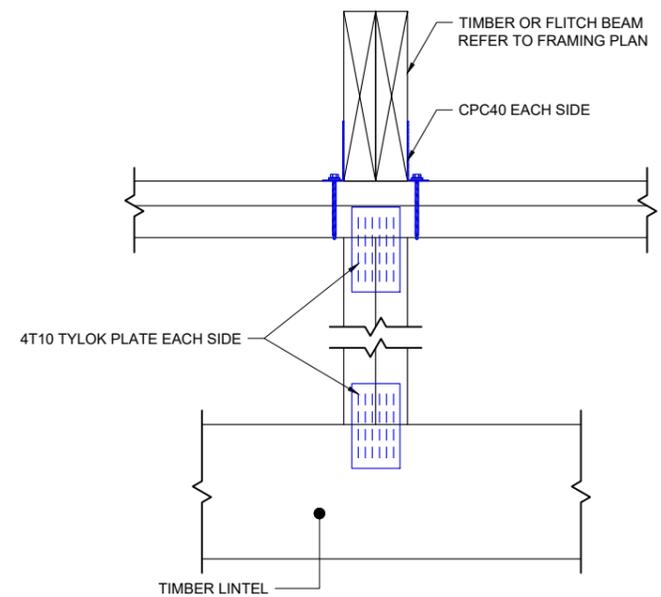
D15 WIND BEAM FIXING
S102 1:10 AT A3



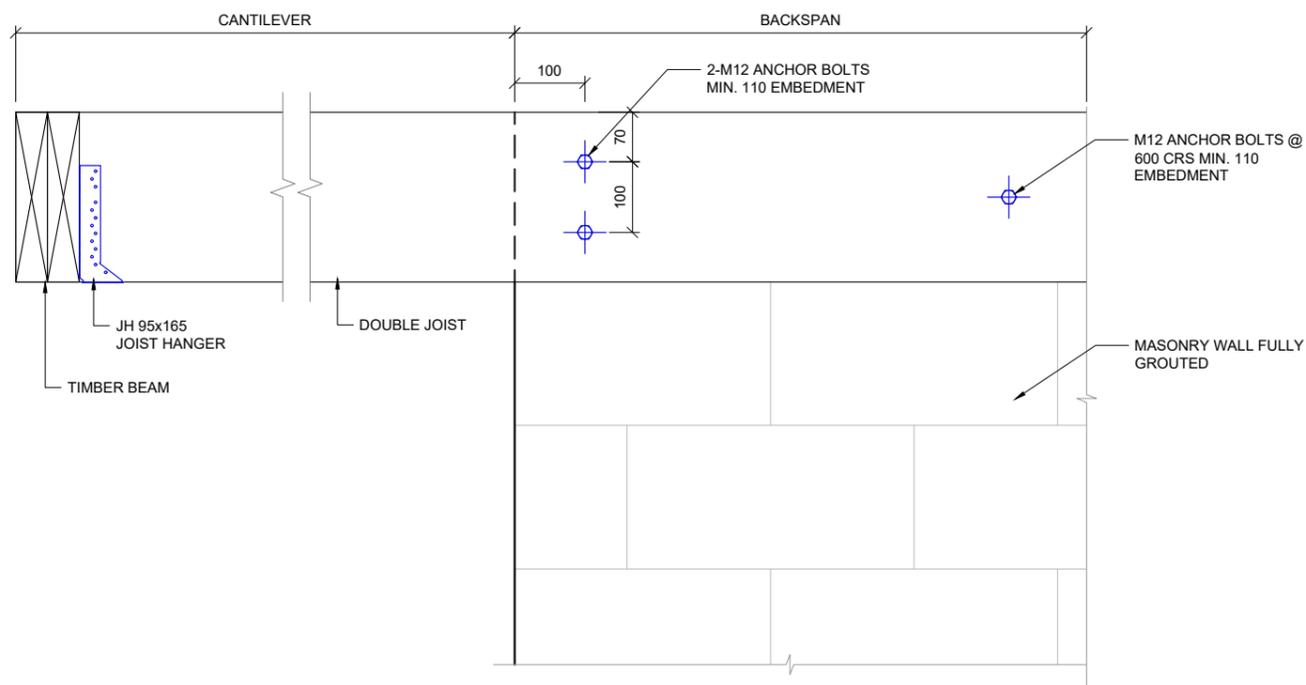
D16 TIMBER BEAMS TO POST
S102 1:10 AT A3



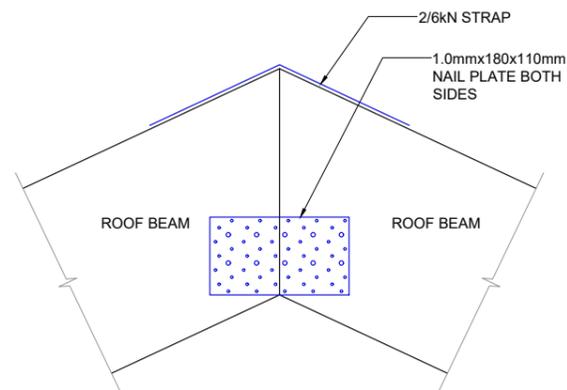
[PLAN VIEW A-A]



D17 TIMBER BEAMS ON TIMBER LINTEL
S102 1:10 AT A3



D18 TIMBER BEAMS TO BLOCK
S102 1:10 AT A3



D19 CRANKED ROOF BEAM
S102 1:10 AT A3

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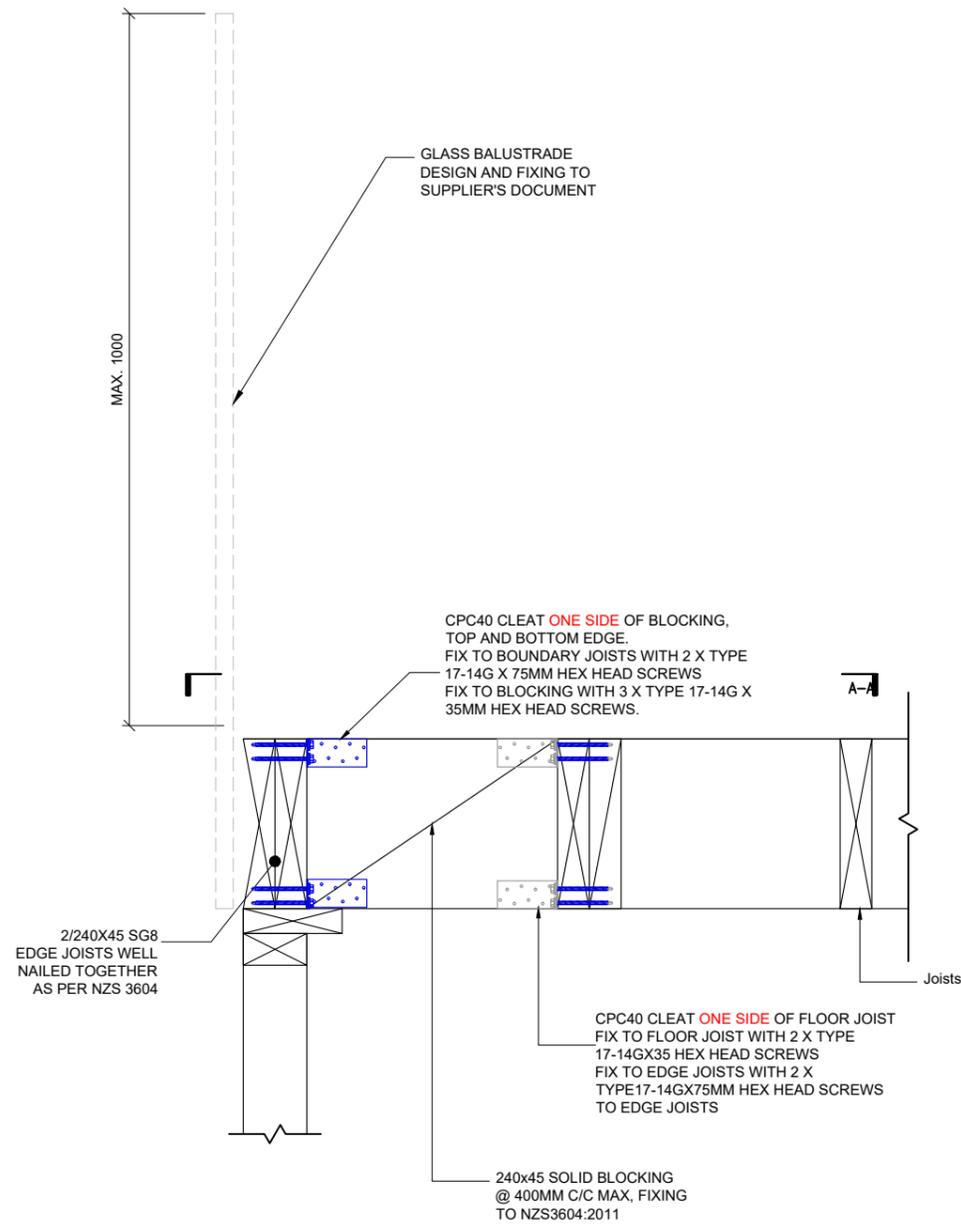


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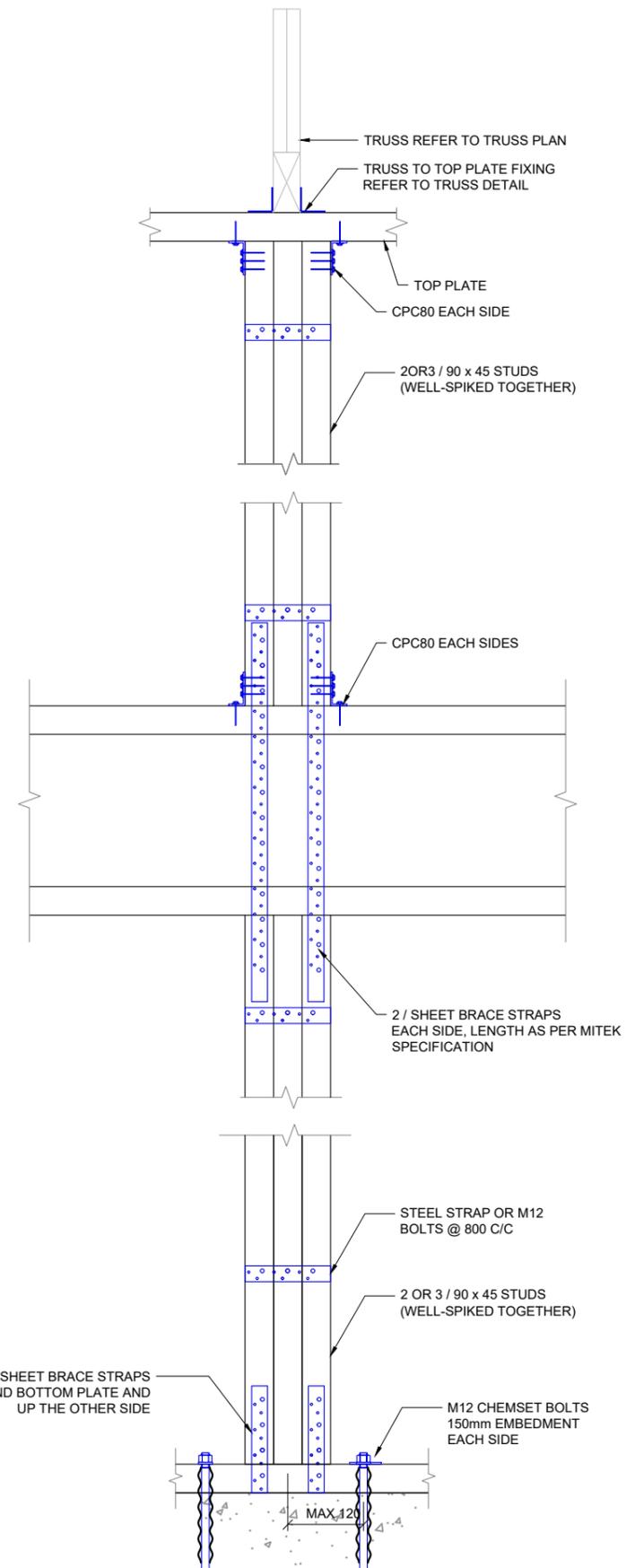
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CONNECTION DETAIL

DESIGNED	AY	DRAWN	AY
APPROVED	WD		
SCALE	AS INDICATED (A3)		
JOB NO.	220952		
SHEET	S404	REV.	-



D20 INTERNAL TIMBER BALUSTRADE , JOISTS PARALLEL TO EDGE JOISTS (CPC40)

S102 1:10 AT A3



D21 TIMBER STUD HOLDING DOWN (UP TO 12KN)

S102 1:10 AT A3

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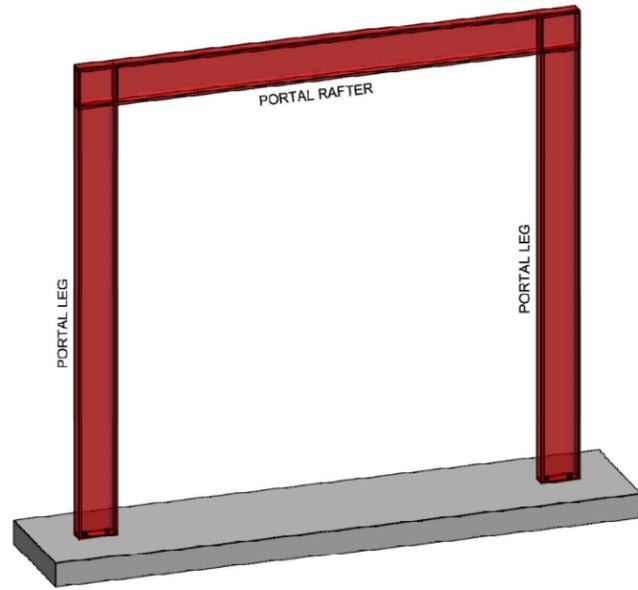


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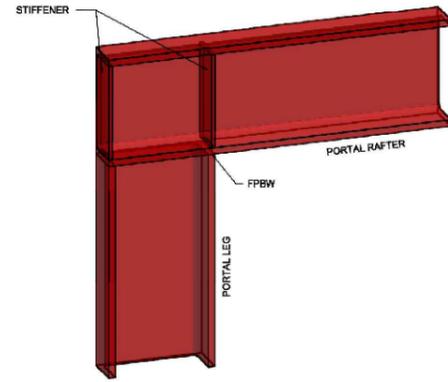
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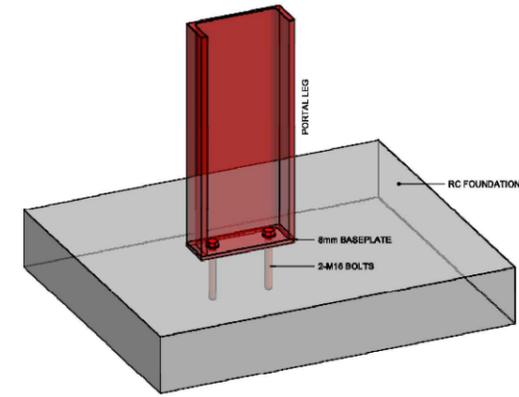
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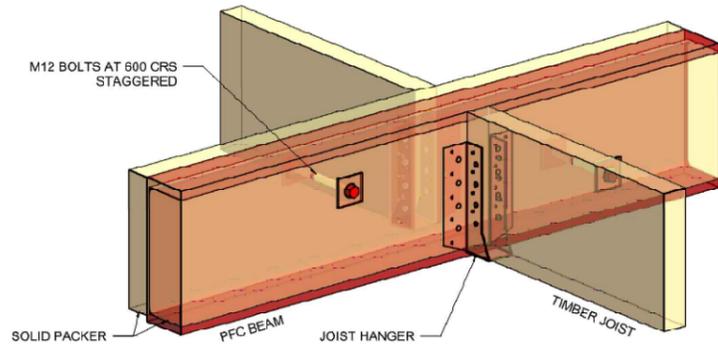
TYPICAL PORTAL FRAME



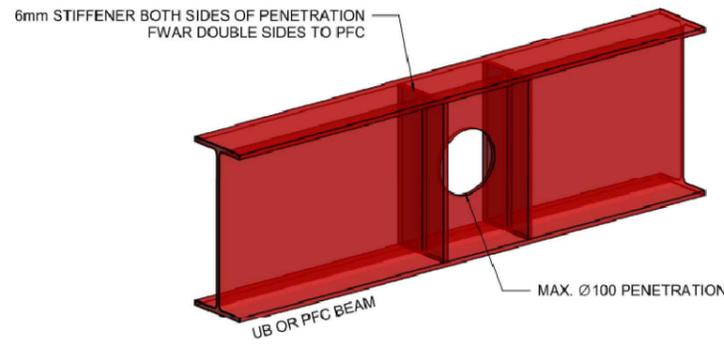
TYPICAL PORTAL FRAME KNEE



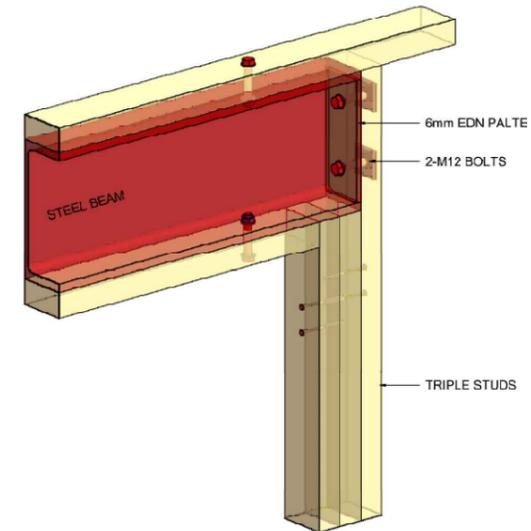
TYPICAL PORTAL FRAME COLUMN
BASE FIXING



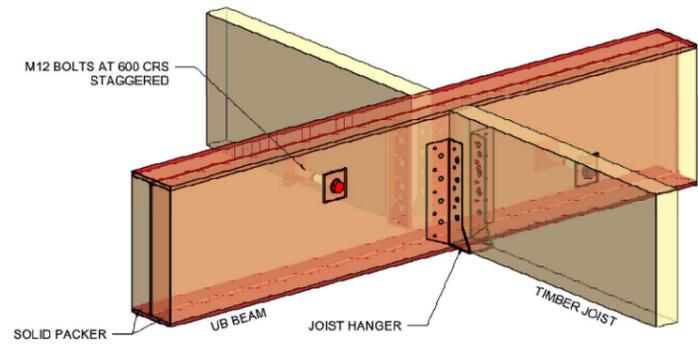
TYPICAL JOIST TO STEEL BEAM - PFC



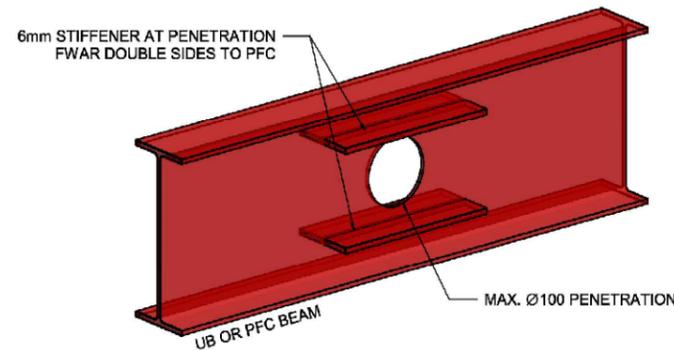
TYPICAL STEEL BEAM PENETRATION
NEAR SUPPORT



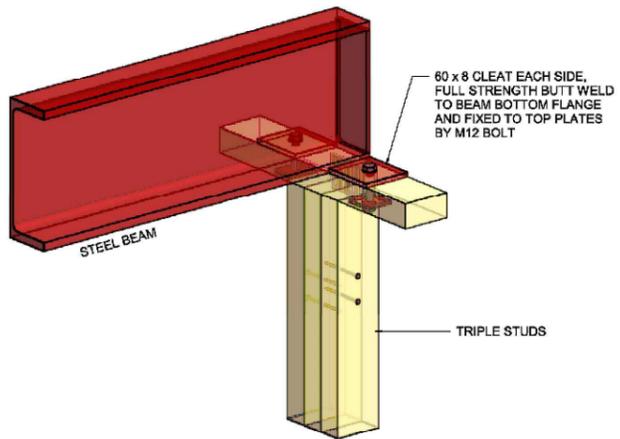
TYPICAL STEEL LINTEL - PFC



TYPICAL JOIST TO STEEL BEAM - UB



TYPICAL STEEL BEAM PENETRATION
NEAR MID-SPAN



TYPICAL STEEL BEAM ON TIMBER STUDS

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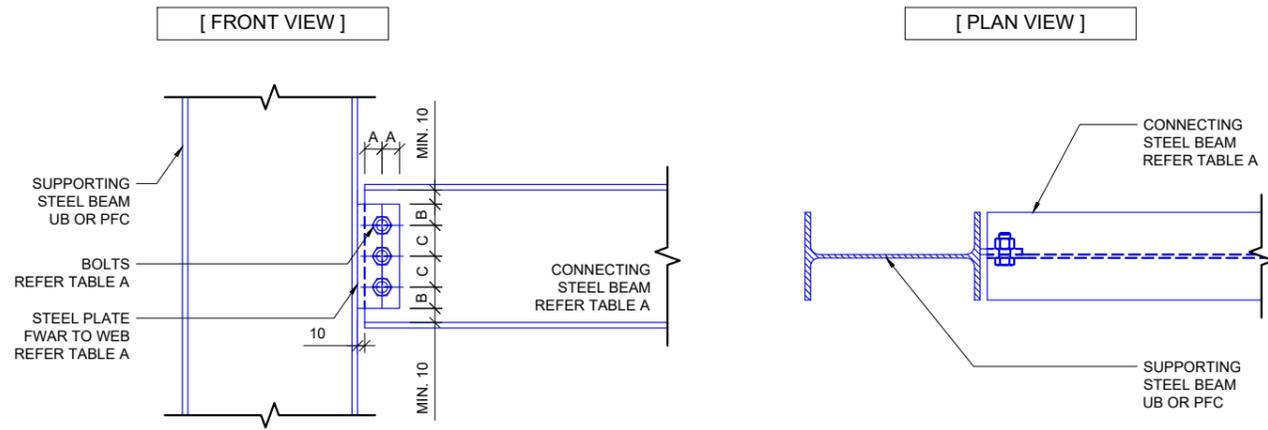
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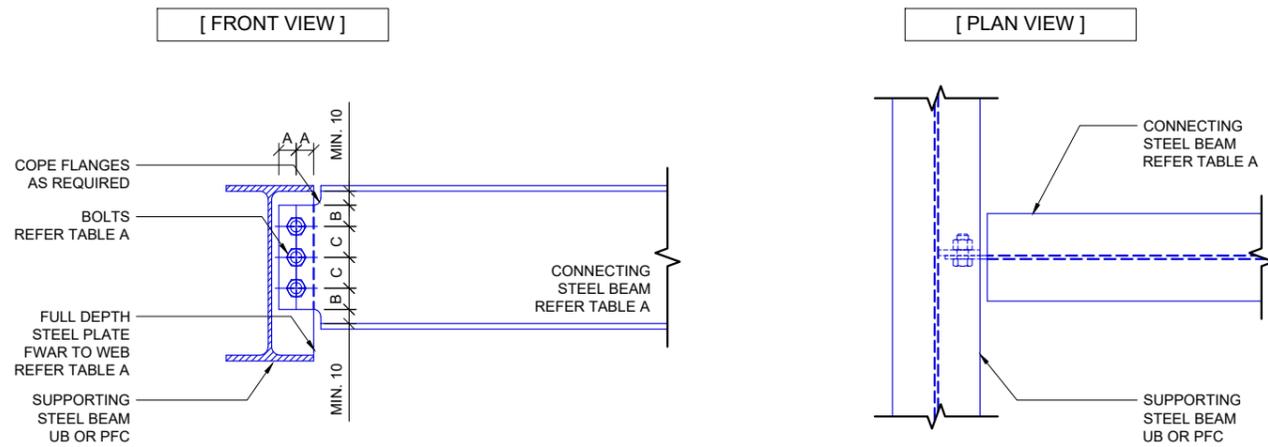
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SCALE	NOT TO SCALE		
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SHEET	S601	REV.	-

STEEL BEAM TO STEEL BEAM PIN CONNECTION (SHOWING ONE SIDE ONLY)



SECTION 1-1



SECTION 2-2

TABLE A - STEEL BEAM TO STEEL BEAM PIN CONNECTION

BEAM TYPE	STIFFENER THICKNESS	STIFFENER FWAR LEG SIZE	BOLTS	A (MIN)	B (MIN)	C (MIN)
150UB14	6mm	6mm	2-M16 Grade 4.6/s	25mm	30mm	45mm
150UB18	6mm	6mm	2-M16 Grade 4.6/s	25mm	30mm	45mm
180UB16.1	6mm	6mm	2-M16 Grade 4.6/s	25mm	30mm	45mm
180UB18.1	6mm	6mm	2-M16 Grade 4.6/s	25mm	30mm	45mm
180UB22.2	6mm	6mm	2-M16 Grade 4.6/s	25mm	30mm	45mm
200UB18.2	6mm	6mm	2-M16 Grade 4.6/s	25mm	30mm	45mm
200UB22.3	6mm	6mm	2-M16 Grade 4.6/s	25mm	30mm	45mm
200UB25.4	6mm	6mm	2-M16 Grade 4.6/s	30mm	40mm	55mm
200UB29.8	8mm	6mm	2-M16 Grade 4.6/s	30mm	40mm	55mm
250UB25.7	6mm	6mm	3-M16 Grade 4.6/s	30mm	40mm	55mm
250UB31.4	8mm	6mm	3-M16 Grade 4.6/s	30mm	40mm	55mm
250UB37.3	8mm	6mm	3-M16 Grade 4.6/s	30mm	40mm	55mm
310UB32	6mm	6mm	3-M16 Grade 4.6/s	30mm	40mm	55mm
310UB40.4	8mm	6mm	3-M16 Grade 4.6/s	30mm	40mm	55mm
310UB46.2	8mm	6mm	3-M16 Grade 4.6/s	30mm	40mm	55mm
150UC23.4	8mm	6mm	2-M16 Grade 4.6/s	25mm	30mm	45mm
150UC30.0	8mm	6mm	2-M16 Grade 4.6/s	25mm	30mm	45mm
150UC37.2	10mm	8mm	2-M16 Grade 4.6/s	30mm	35mm	50mm
200UC46.2	8mm	6mm	2-M16 Grade 4.6/s	30mm	40mm	55mm
200UC52.2	8mm	6mm	2-M16 Grade 4.6/s	30mm	40mm	55mm
200UC59.5	10mm	8mm	2-M16 Grade 4.6/s	30mm	40mm	55mm
250UC72.9	10mm	8mm	3-M16 Grade 4.6/s	30mm	40mm	55mm
250UC89.5	12mm	10mm	3-M16 Grade 4.6/s	30mm	40mm	55mm
310UC96.8	10mm	8mm	3-M20 Grade 8.8/s	30mm	40mm	60mm
310UC118	12mm	10mm	3-M20 Grade 8.8/s	30mm	40mm	60mm
310UC137	14mm	10mm	4-M20 Grade 8.8/s	30mm	40mm	60mm
310UC158	16mm	12mm	4-M20 Grade 8.8/s	30mm	40mm	60mm
150x75PFC	6mm	6mm	2-M16 Grade 4.6/s	25mm	30mm	45mm
180x75PFC	6mm	6mm	2-M16 Grade 4.6/s	25mm	30mm	45mm
200x75PFC	6mm	6mm	2-M16 Grade 4.6/s	30mm	40mm	55mm
230x75PFC	8mm	6mm	3-M16 Grade 4.6/s	30mm	40mm	55mm
250x90PFC	8mm	6mm	3-M16 Grade 4.6/s	30mm	40mm	55mm
300x90PFC	8mm	6mm	3-M16 Grade 4.6/s	30mm	40mm	55mm
380x100PFC	10mm	8mm	4-M16 Grade 8.8/s	30mm	40mm	55mm

STRUCTURAL STEEL CONNECTION NOTES:

1. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH GENERAL NOTES, ARCHITECT'S DOCUMENTS, SPECIFICATIONS AND ENGINEERING CALCULATION.
2. CONTRACTORS TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING FABRICATION/ ANY SITE WORKS. REFER TO ARCHITECT'S DOCUMENTS AND SPECIFICATION FOR THE STRUCTURAL STEEL FABRICATION, ERECTION AND PAINT FINISH REQUIREMENTS.
3. REFER TO ARCHITECT'S DOCUMENTS AND SPECIFICATION FOR STEELWORK CORROSION AND FIRE PROTECTION (U.N.O).
4. ALLOW FOR M12 BOLTS HOLES IN FLANGES AND WEBS @ 800 CRS WHERE FIXING TIMBER PLATES.
5. ALL STRUCTURAL STEEL TO BE MINIMUM GRADE 300. ALL PLATES AND CLEATS SHALL BE GRADE 250 (U.N.O).
6. OPENINGS WITHIN STEEL MEMBERS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY ENGINEER IN WRITING.
7. ALL BOLTS TO BE MINIMUM M12 GRADE 4.6/S (U.N.O).
8. ALL WELDS TO BE 6mm FILLET WELD (CATERGORY GP) (U.N.O). WELDING TO BE IN ACCORDANCE WITH NZS 3404 AND AS/NZS 1554.

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REVISION SCHEDULE		
REV	DESCRIPTION	DATE
	BUILDING CONSENT	13/04/2022

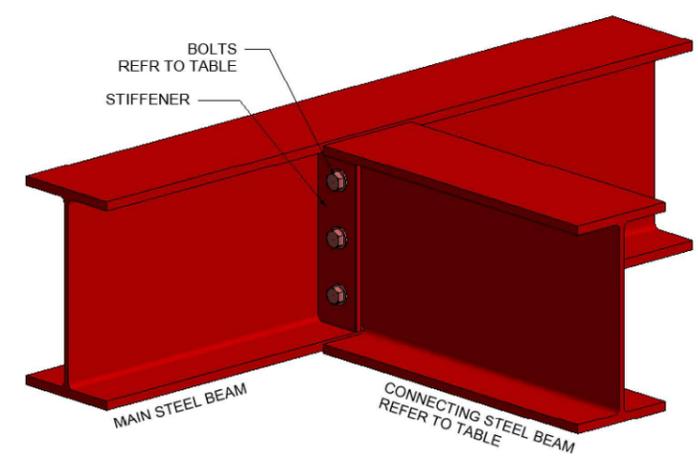


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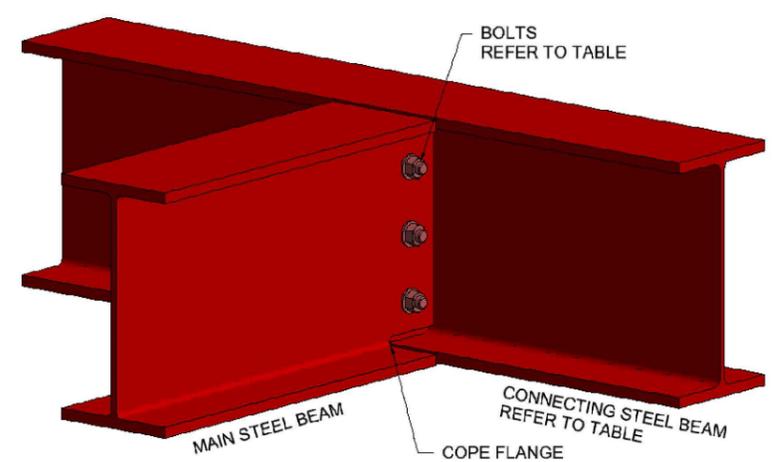
PROJECT:
22 JOHNSON ST, TUAKAU,
WAIKATO

DRAWING TITLE:
**TYPICAL STEEL
CONNECTION DETAIL**

DESIGNED	AY	DRAWN	AY
APPROVED	WD		
SCALE	NOT TO SCALE		
JOB NO.	220952		
SHEET	S602	REV.	-

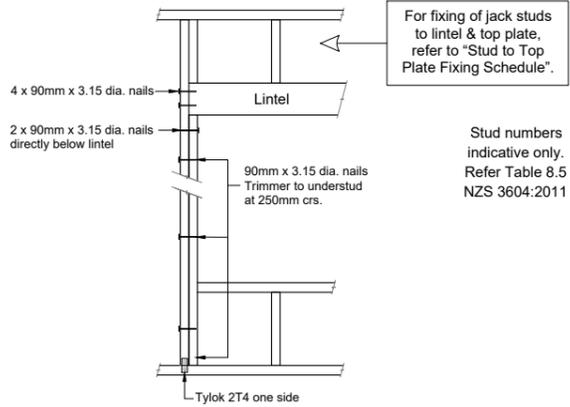


ISOMETRIC FRONT VIEW



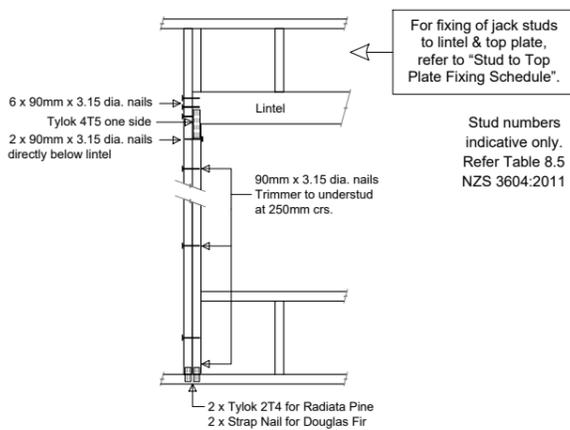
ISOMETRIC BACK VIEW

TYPE E
1.4kN



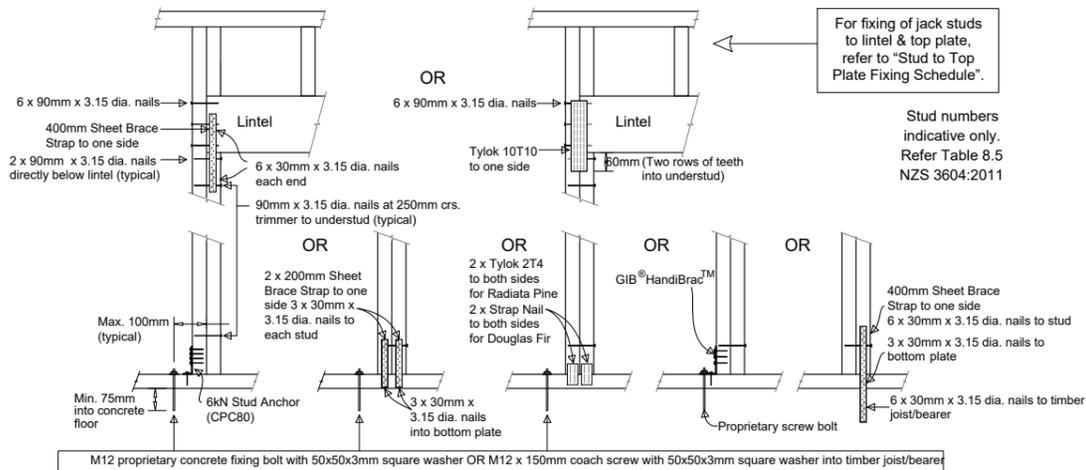
LUMBERLOK LINTEL FIXING
TYPE E - 1.4kN

TYPE F
4.0kN



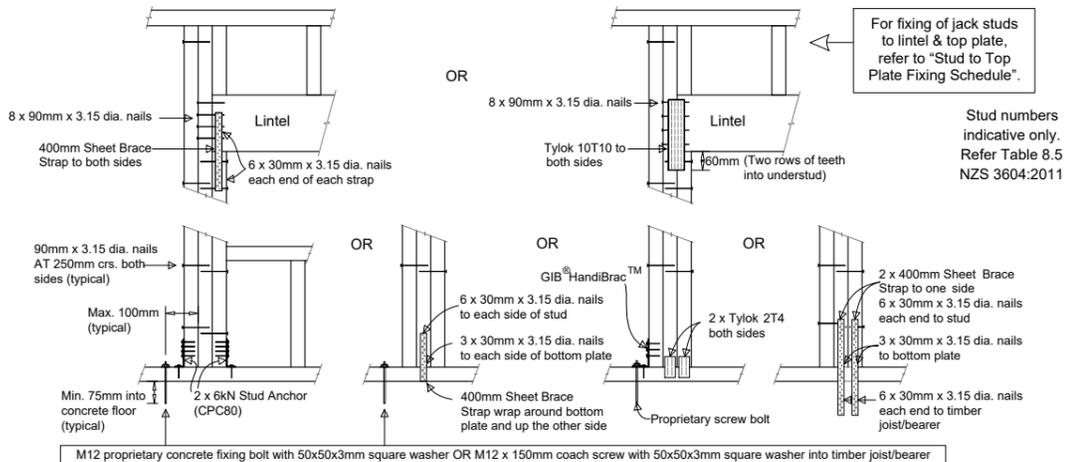
LUMBERLOK LINTEL FIXING
TYPE F - 4.0kN

TYPE G
7.5kN



LUMBERLOK LINTEL FIXING
TYPE G - 7.5kN

TYPE H
13.5kN



LUMBERLOK LINTEL FIXING
TYPE H - 13.5kN

SELECTION CHART FOR LINTEL FIXING

Lintel Span (m)	Loaded Dimension (m) (See Fig. 1.3 NZS 3604:2011)	Light Roof Wind Zone					Heavy Roof Wind Zone				
		L	M	H	VH	EH	L	M	H	VH	EH
1.0	2.0	E	E	E	F	F	E	E	E	E	F
	3.0	E	E	F	F	F	E	E	E	F	F
	4.0	E	F	F	F	G	E	E	F	F	F
	5.0	E	F	F	G	G	E	E	F	F	G
	6.0	E	F	F	G	G	E	E	F	F	G
1.2	2.0	E	E	F	F	F	E	E	E	F	F
	3.0	E	E	F	F	F	E	E	F	F	F
	4.0	E	F	F	G	G	E	E	F	F	G
	5.0	E	F	F	G	G	E	E	F	F	G
	6.0	F	F	G	G	H	E	E	F	G	G
1.5	2.0	E	E	F	F	F	E	E	E	F	F
	3.0	E	F	F	F	G	E	E	F	F	F
	4.0	E	F	F	G	G	E	E	F	F	G
	5.0	F	F	G	G	H	E	E	F	G	G
	6.0	F	F	G	H	H	E	E	F	G	H
2.0	2.0	E	F	F	F	G	E	E	F	F	F
	3.0	E	F	F	G	G	E	E	F	F	G
	4.0	F	F	G	G	H	E	E	F	G	G
	5.0	F	F	G	H	H	E	E	F	G	H
	6.0	F	G	G	H	H	E	E	F	G	H
2.4	2.0	E	F	F	G	G	E	E	F	F	G
	3.0	F	F	G	G	H	E	E	F	G	G
	4.0	F	F	G	H	H	E	E	F	G	H
	5.0	F	G	G	H	H	E	E	F	G	H
	6.0	F	G	H	H	-	E	E	F	G	H
3.0	2.0	E	F	F	G	G	E	E	F	F	G
	3.0	F	F	G	H	H	E	E	F	G	H
	4.0	F	G	G	H	H	E	E	F	G	H
	5.0	F	G	H	H	-	E	E	F	G	H
	6.0	F	G	H	-	-	E	E	F	G	H
3.6	2.0	F	F	G	G	H	E	E	F	G	G
	3.0	F	G	H	H	-	E	E	F	G	H
	4.0	F	G	H	-	-	E	E	F	G	H
	5.0	F	G	H	-	-	E	E	F	G	H
	6.0	G	H	H	-	-	E	E	F	H	-
4.2	2.0	F	F	G	G	H	E	E	F	G	G
	3.0	F	G	H	H	-	E	E	F	G	H
	4.0	F	G	H	-	-	E	E	F	G	H
	5.0	G	H	H	-	-	E	E	F	H	-
	6.0	G	H	-	-	-	E	E	F	H	-
4.5	2.0	F	F	G	H	H	E	E	F	G	H
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	3.4	F	G	H	H	-	E	E	F	G	H
	4.0	F	G	H	-	-	E	E	F	G	H
	5.0	G	H	-	-	-	E	E	F	H	-
4.8	2.0	F	F	G	H	H	E	E	F	G	H
	3.0	F	G	H	H	-	E	E	F	G	H
	3.2	F	G	H	H	-	E	E	F	G	H
	4.0	F	G	H	-	-	E	E	F	H	H
	5.0	G	H	-	-	-	E	E	F	H	-
5.1	2.0	F	F	G	H	H	E	E	F	G	G
	3.0	F	G	H	H	-	E	E	F	G	H
	3.5	F	G	H	-	-	E	E	F	G	H
	4.0	G	G	H	-	-	E	E	F	H	-
	5.0	G	H	-	-	-	E	E	F	H	-
5.4	2.0	F	F	G	H	H	E	E	F	G	G
	2.8	F	F	G	H	H	E	E	F	G	H
	3.0	F	G	H	-	-	E	E	F	G	H
	4.0	G	H	H	-	-	E	E	F	H	-
	5.0	G	H	-	-	-	E	E	F	H	-
6.0	G	H	-	-	-	E	E	G	H	-	

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

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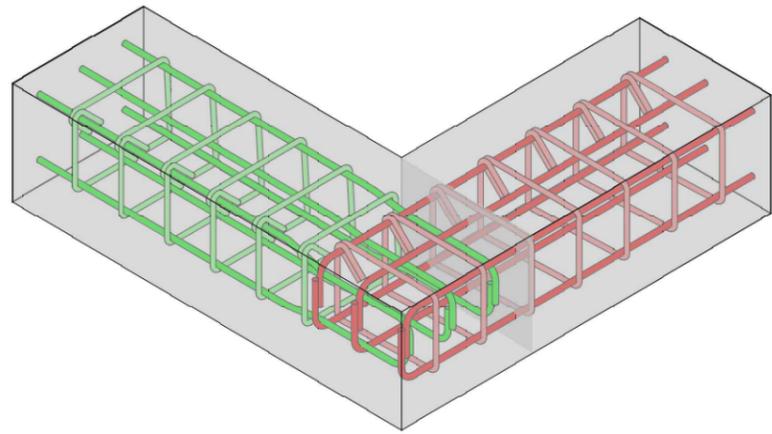
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	BUILDING CONSENT	13/04/2022



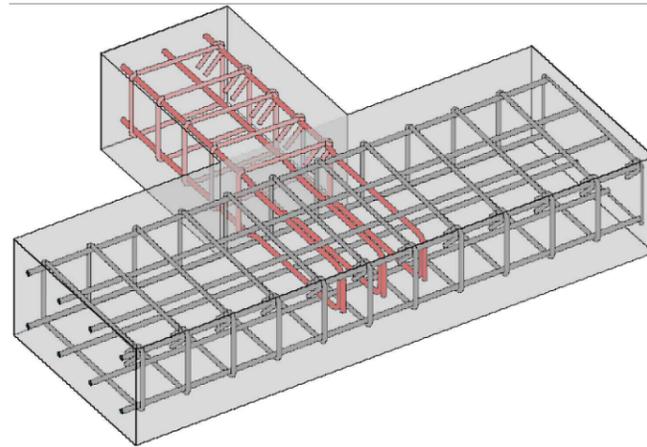
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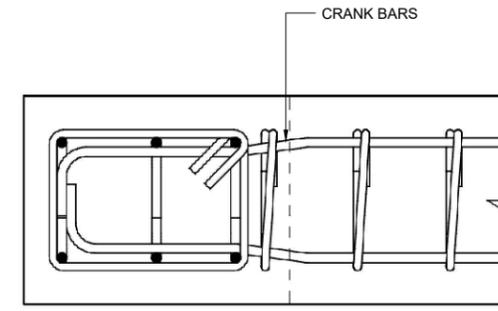
TYPICAL LINTEL FIXING DETAIL			
DESIGNED	AY	DRAWN	AY
APPROVED	WD		
SCALE	NOT TO SCALE		
JOB NO.	220952		
SHEET	S603	REV.	-



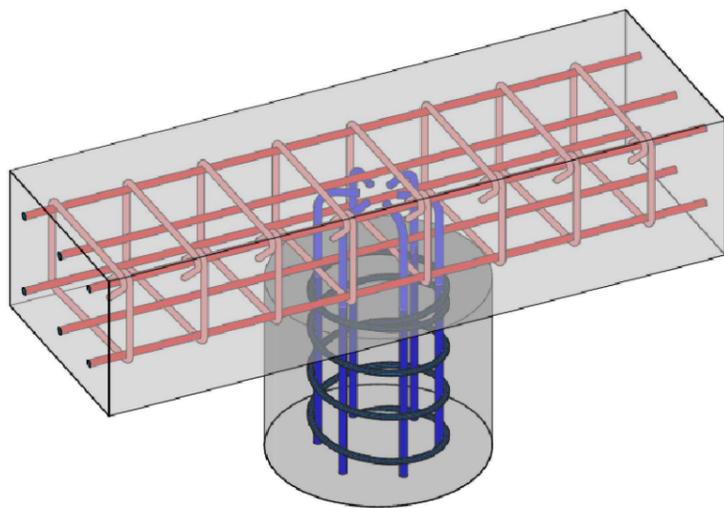
TYPICAL GROUND BEAM CORNER JUNCTION



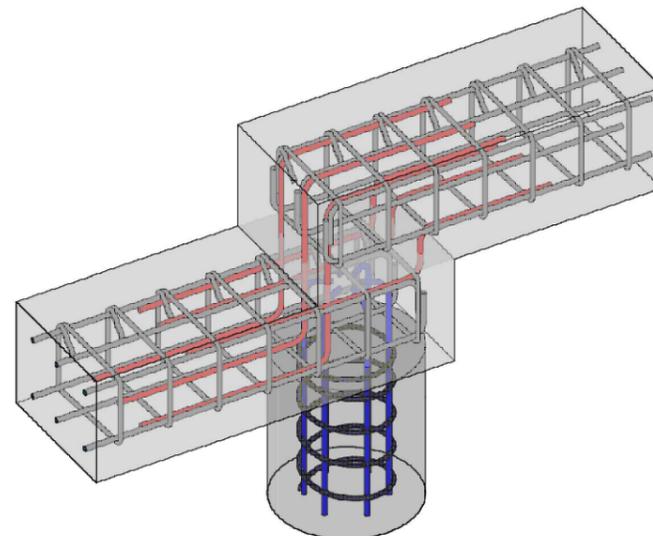
TYPICAL GROUND BEAM "T" JUNCTION



TYPICAL GROUND BEAM TO GROUND BEAM



TYPICAL GROUND BEAM ON RC PILE



TYPICAL STEP AT GROUND BEAM ON RC PILE

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	BUILDING CONSENT	13/04/2022



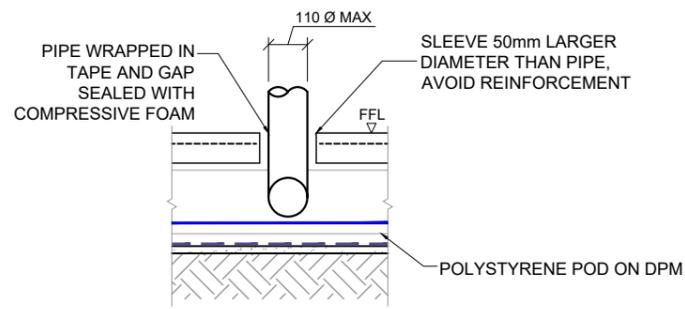
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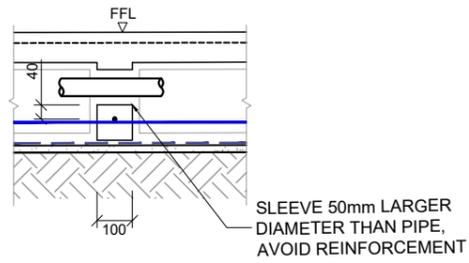
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DRAWING TITLE:
**TYPICAL
FOUNDATION DETAIL**

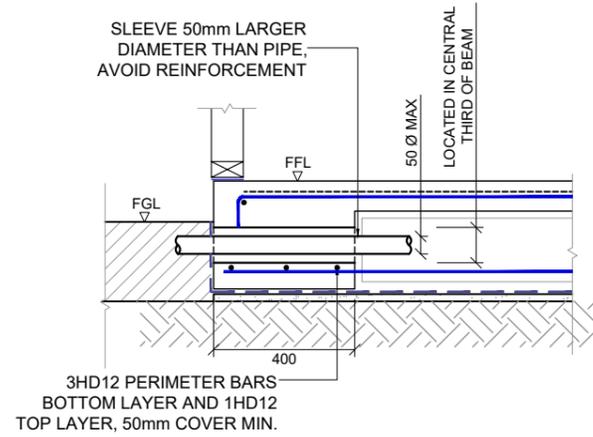
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APPROVED	WD		
SCALE	NOT TO SCALE		
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SHEET	S604	REV.	-



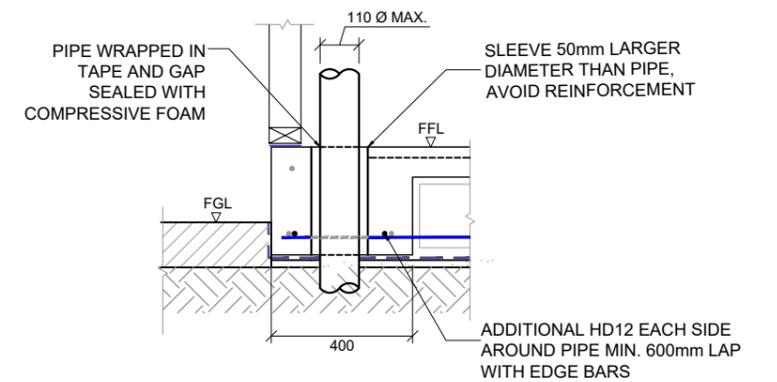
SMALL VERTICAL PENETRATION THROUGH SLAB



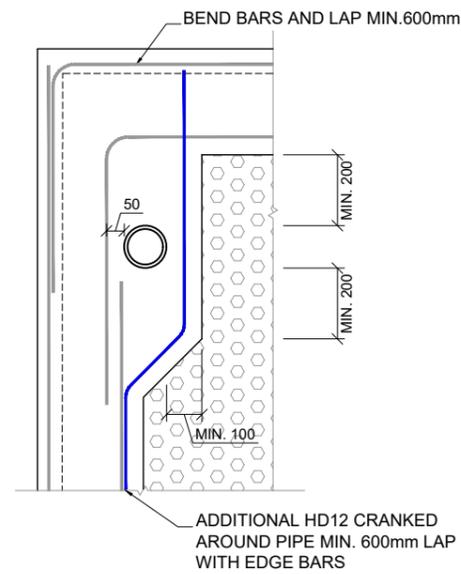
SMALL HORIZONTAL PENETRATION THROUGH INTERNAL RIB



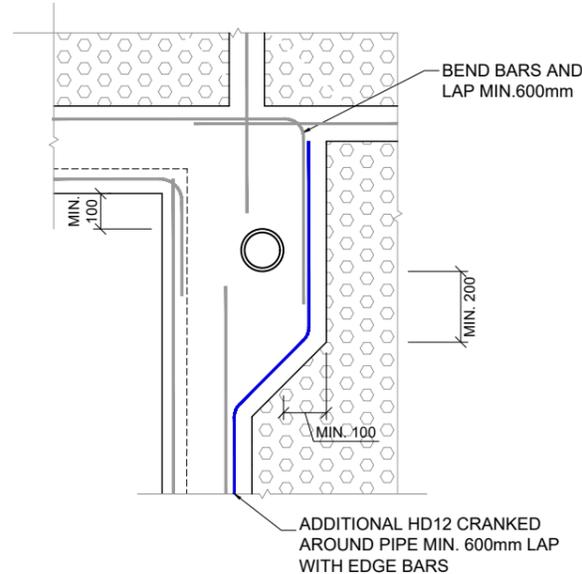
HORIZONTAL PENETRATION THROUGH EDGE BEAM



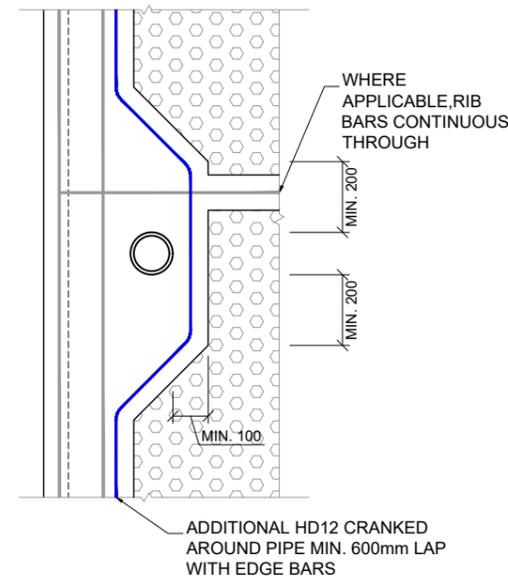
VERTICAL PENETRATION THROUGH EDGE BEAM



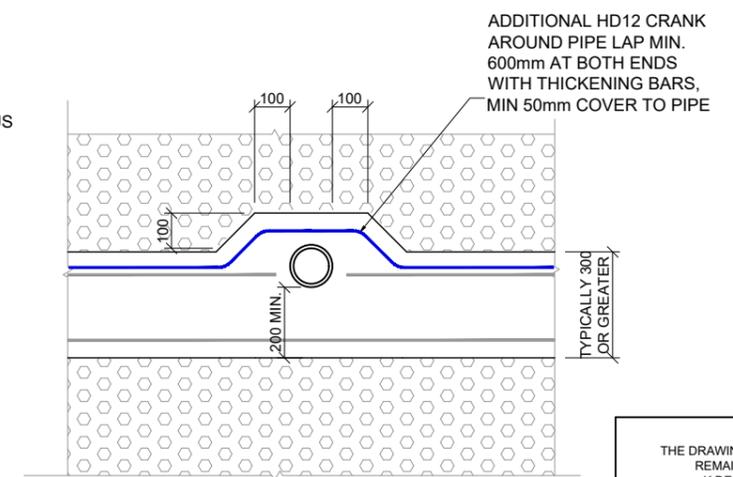
PLAN VIEW: AT EXTERNAL CORNER



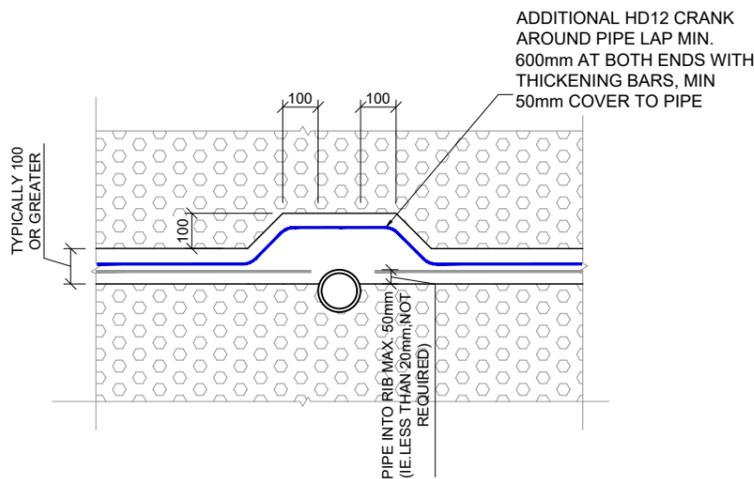
PLAN VIEW: AT RE-ENTRANT CORNER



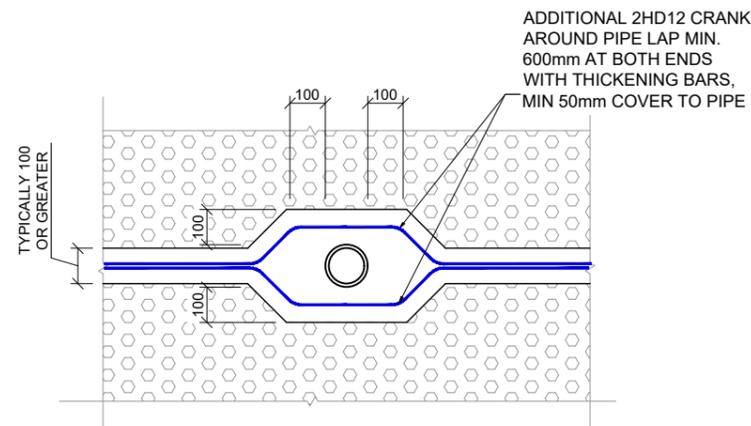
PLAN VIEW: AT EDGE



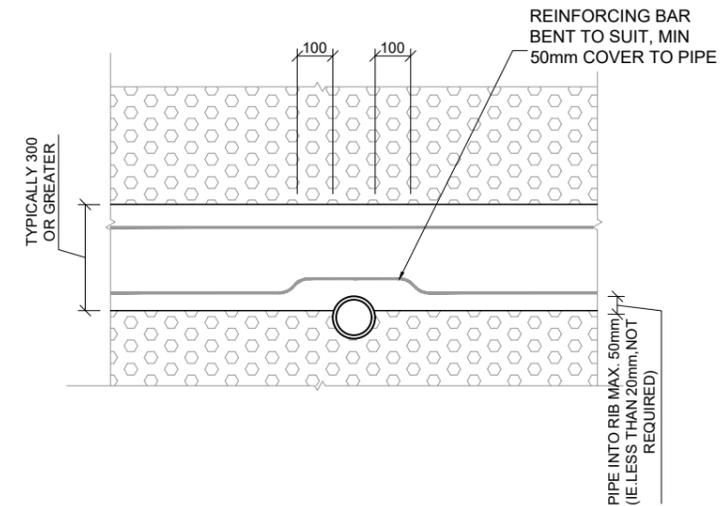
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PLAN VIEW: AT RIB EDGE



PLAN VIEW: WITHIN RIB



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DRAWING TITLE:
**TYPICAL SERVICE
PENETRATION DETAIL**

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APPROVED	WD		
SCALE	NOT TO SCALE		
JOB NO.	220952		
SHEET	S605	REV.	-