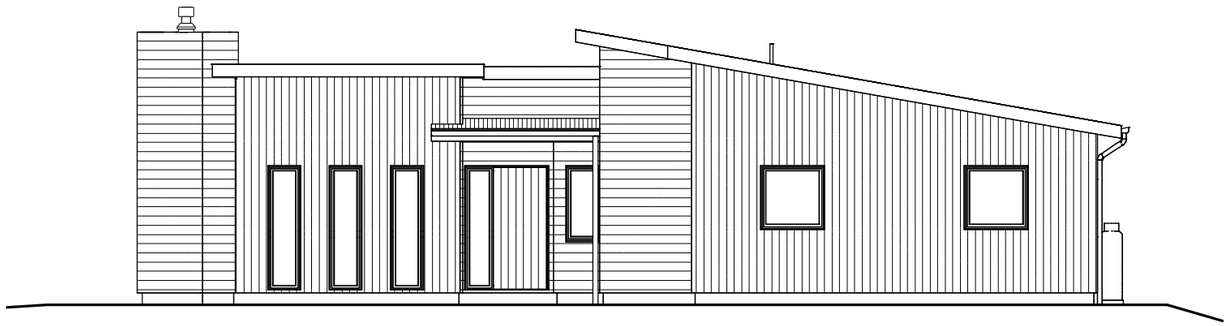
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Proposed Residence
Waelen
15 Arion Court, Pisa Moorings

CENTRAL OTAGO DISTRICT COUNCIL
Plans and Specifications Approved in accordance with The New Zealand Building Code and Approved Documents. To be retained on the building site and produced on request
pth 13/12/21

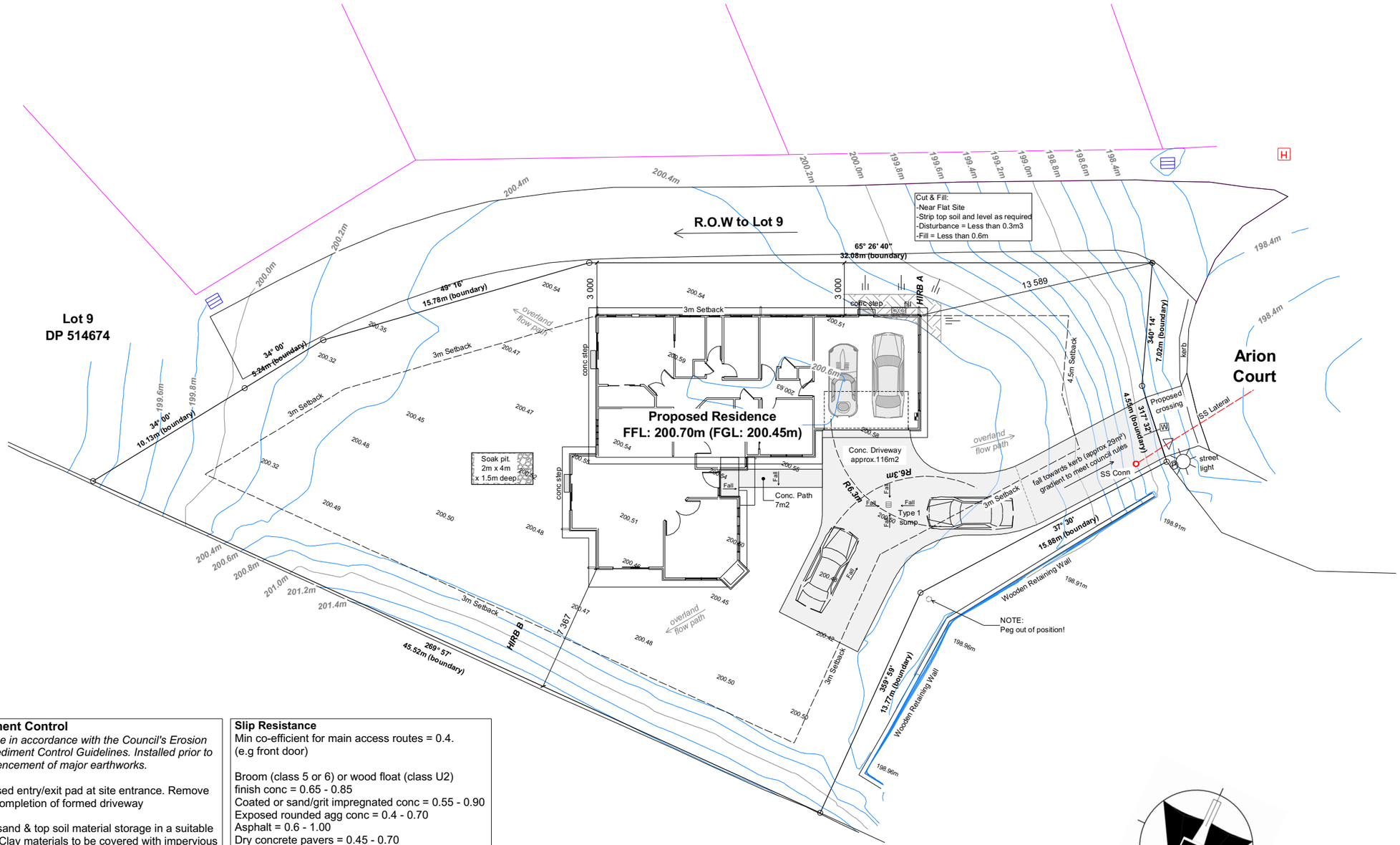
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Documentation prepared for:

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Sediment Control
Shall be in accordance with the Council's Erosion and Sediment Control Guidelines. Installed prior to commencement of major earthworks.

Stabilised entry/exit pad at site entrance. Remove upon completion of formed driveway

Place sand & top soil material storage in a suitable place. Clay materials to be covered with impervious sheet.

Set up wash down area @ any concrete stage. Dig trench down slope to catch wash down runoff. Contain any run off with sand bags where required.

Use sediment fencing where required to avoid sediment run-off. Contruct using warratah posts @ 2m max & sediment fence fabric continued into 200 deep x 200 wide trench @ base backfilled to hold fabric down. Or fabric can be held down against ground by aggregate @ base

Erosion and sediment control measures to be inspected each working day and maintained as necessary

Ground cover vegetation outside the immediate building area to be preserved during the building phase.

Roof water downpipes to be connected to stormwater system as soon as practical after roof is laid, temporary connections may be used if needed in the interim

Slip Resistance
Min co-efficient for main access routes = 0.4.
(e.g front door)

Broom (class 5 or 6) or wood float (class U2)
finish conc = 0.65 - 0.85
Coated or sand/grit impregnated conc = 0.55 - 0.90
Exposed rounded agg conc = 0.4 - 0.70
Asphalt = 0.6 - 1.00
Dry concrete pavers = 0.45 - 0.70
Profiled timber (across profile) = 0.35 - 0.60

Access
190mm max step below doors to permanent paving or slat deck. Ensure NZBC E2 (fig 65) is observed.

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

Hazardous Building Materials & Agents On Site
Ensure the quantities of gas, liquid, radiation or solid particles emitted by material used during construction shall not give rise to the harmful concentrations at the surface of the material where the material is exposed, or in the atmosphere of any space.

All glazing is in accordance with NZS 4223 Pt 3.

No known hazardous agents or contaminants present on this site

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021 217 0230
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Client
Waelen

Site Address
15 Arion Court, Pisa Moorings

Lot 10, DP 514674

Notes/Key:
Council: CODC
Site Area: 1105m²
Building Area: 202.4m²
(over roof excluding 600mm eaves)
Site Coverage: 18.3%

SS = Sanitary Sewer
W = Water
P = Power

Power and phone connections at boundary, confirm location onsite

All spot levels are in meters, dimensions are to foundation, all dimensions are in mm unless specified otherwise.

Driveway, path, patio = all weather hardstand surfaces.

FGL is after back filling around the foundation/slab (extent tbc onsite). Building platform is to be determined by contractor. Site to have fall away from the final building line to ensure no water is to pool against slab/subfloor.

All boundary lengths & bearings to be checked that they relate to pegs.

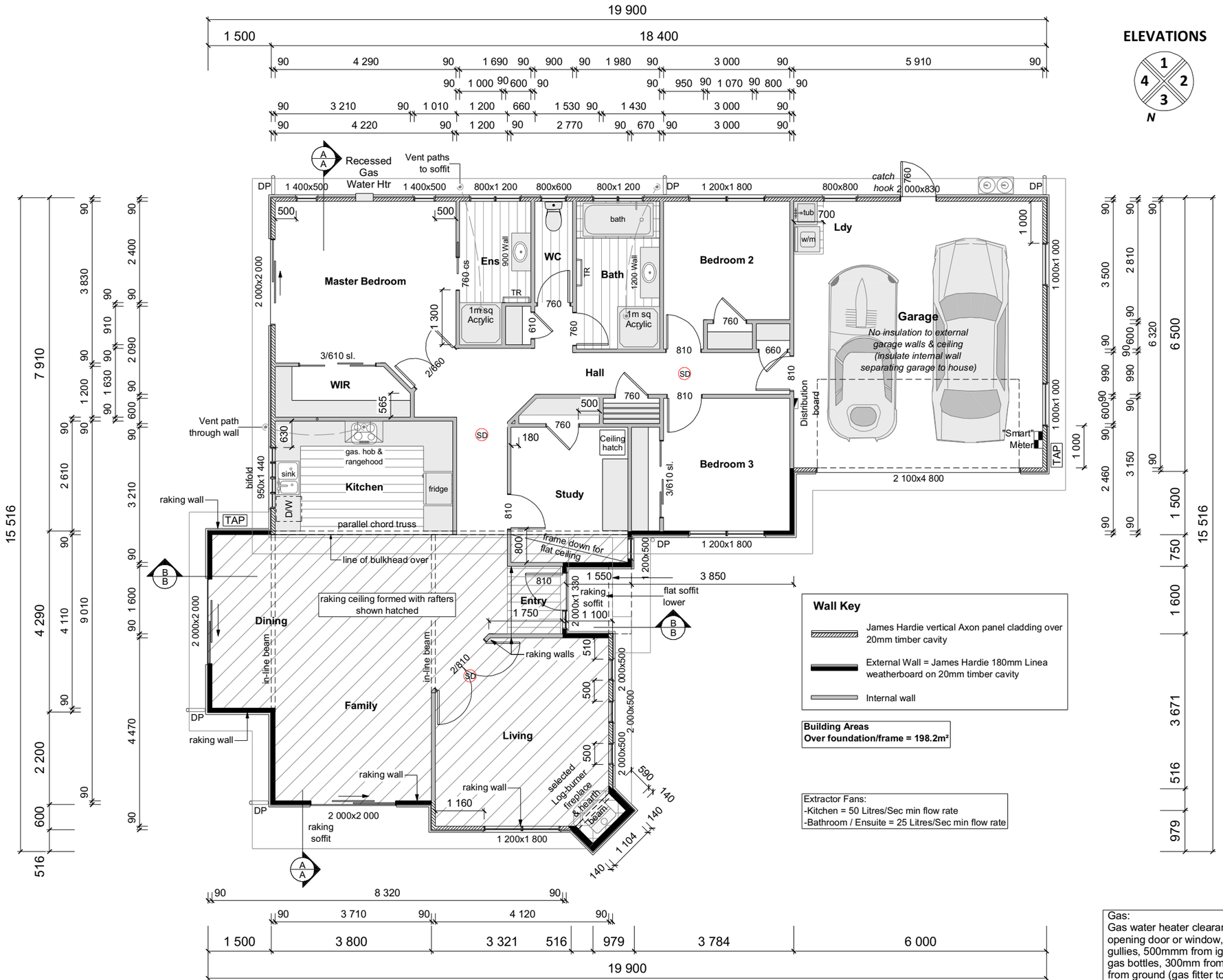
Project Information	
Climate	3
EQ Zone	2
Exposure	B
Wind Zone	High
Snow	N5-1 kPa

Site Plan

Job #:	Revision:
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Scale :	**Date:**
1:250	27/10/2021
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Gas:
Gas water heater clearances = 300mm from any opening door or window, 75mm from downpipes/ gullies, 500mmm from ignition source, 1000mm from gas bottles, 300mm from wall or corner, 1500mm from ground (gas fitter to confirm).

Bottle clearances = 1000mm horizontal from door/ window, open drain or air vent. Min 150mm below an opening window. Ignition source must be clear of zone min 1500mm horizontally at base tapering up to 500mm vertically & horizontally from top of cylinders.

Bottles secured with seismic restraint (chains or fixed brackets).

Gas fixtures installed in accordance with AS/NZS 5601.1 & manufacturers specifications

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Notes:
Gable over hang = 450mm (typ.)
Eaves over hang = 450mm (typ.)

2.4m stud height (typ.) - except Family/ Living

All measurements are in mm unless specified otherwise

Dimensions shown are to the frame or cladding where noted, Gib thickness not shown

All joinery sizes are box sizes. Site measure to confirm all sizes before ordering. Head heights tbc by truss designer and to be against soffit.

Kitchen:
Impervious surface bench top. Gas hob with vented range hood max. 750mm from burner. Heat resistant splash back behind hob min 150mm ht from burner for the full width of hob. Electric oven.

Interior Doors:
Typical = 1980mm ht
(unless specified otherwise)

Interior Trims:
Skirtings = 60x10 Sgl Bev Rad FJ
Architraves = 60x10 Sgl Bev Rad FJ

Electrical:
SD = Smoke Detector

All electrical work & fittings to comply with: NZBC F7/AS1, AS/NZS 3000, AS/NZS 3008, AS 3786, AS/NZS 5000.2:2006

Down lights are to be CA80, CA 135. IC or IC-F Type (max 1 per 5m²).

Smoke detector must be fitted with test/ hush button, and tested to achieve 75db at the bed head in sleeping spaces.

Ensure switched power supply to all fixtures requiring power

Switched power points where required, locations tbc onsite

Lighting:
-Must be to main access route
-In accordance with NZBC G8/AS1 & D1/ AS1
-min. 20 lux at floor level for each room
-Switched in an appropriate location

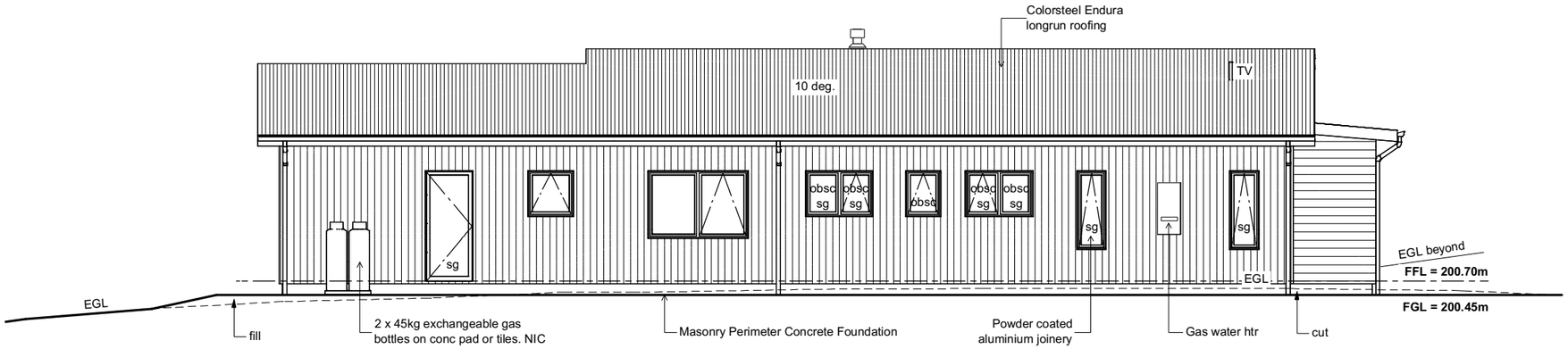
Floor Plan

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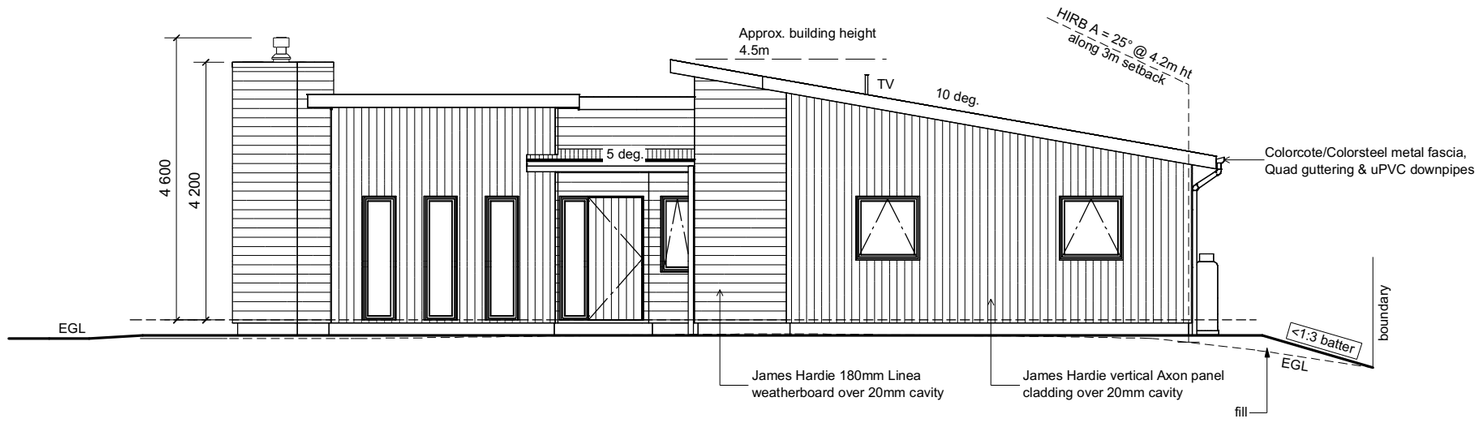
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Elevation 1



Elevation 2

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RISK MATRIX (worst elevation)
Wind Zone = 1
Number of Storeys = 0
Roof / Wall Junctions = 3
Eaves Width = 2
Envelop Complexity = 1
Decks = 0
TOTAL = 7

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Client

Waelen

Site Address

15 Arion Court, Pisa Moorings

Lot 10, DP 514674

Notes:
sg = Safety Glass. All Glazing in accordance with NZS 4223

Obsc = Etchlite obscure glass
All other glazing = clear float

To be read in conjunction with site plan for permanent paving locations as the ground line shown is the ground level only, paving height may be higher.

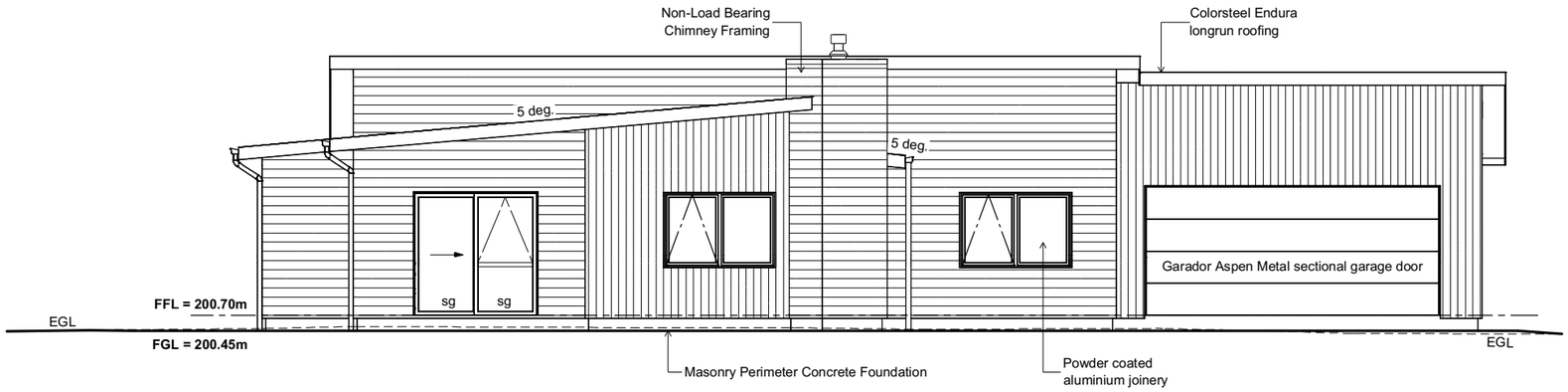
Elevations

Job #:	Revision:
CTL138	
Scale : 1:100	**Date:** 27/10/2021
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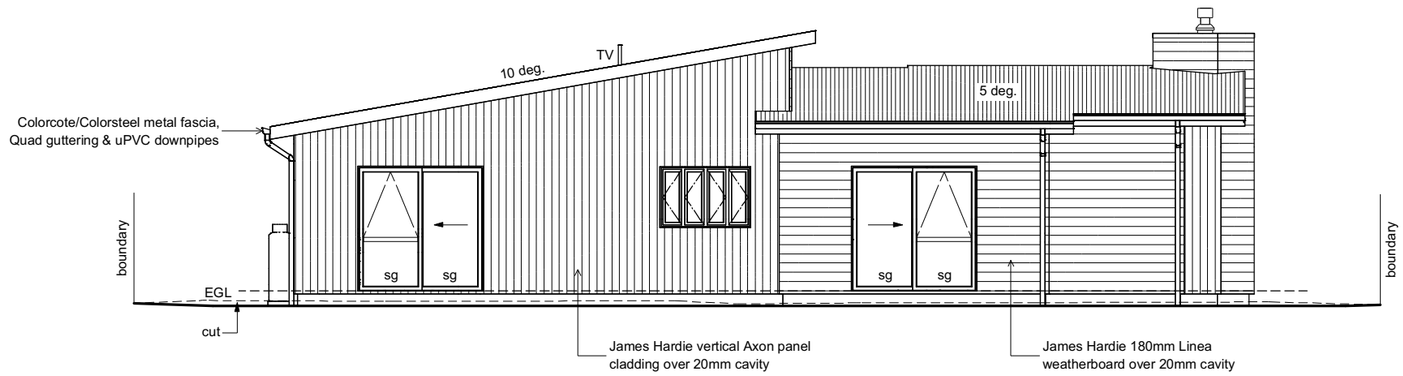
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Elevation 3



Elevation 4

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RISK MATRIX (worst elevation)
Wind Zone = 1
Number of Storeys = 0
Roof / Wall Junctions = 3
Eaves Width = 2
Envelop Complexity = 1
Decks = 0
TOTAL = 7

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Client

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Notes:
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Obsc = Etchlite obscure glass
All other glazing = clear float

To be read in conjunction with site plan for permanent paving locations as the ground line shown is the ground level only, paving height may be higher.

Elevations

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Fixture Supply Pipes Sizes:

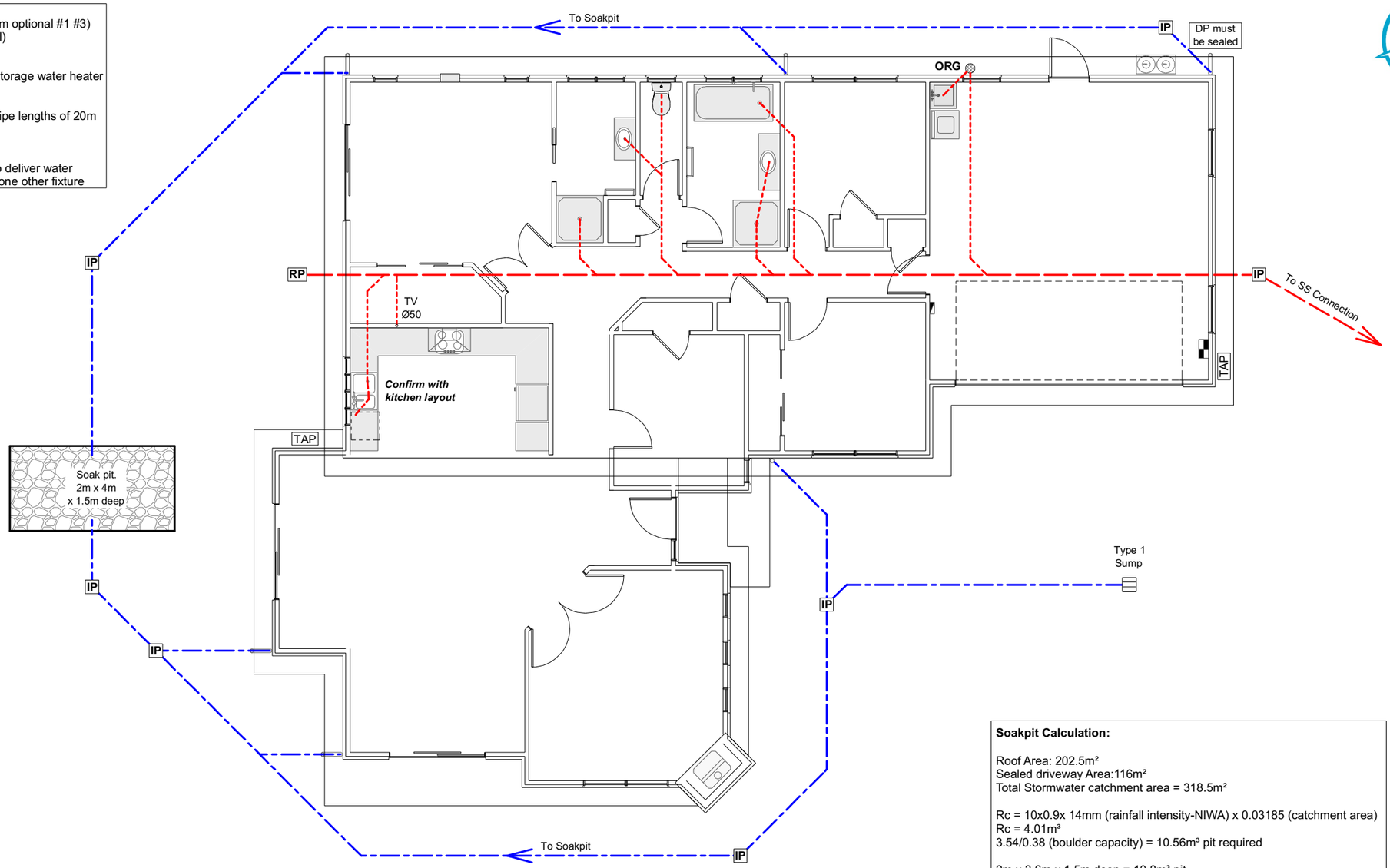
Shower	20mm (10 or 15mm optional #1 #3)
Sink/Laundry/bath	15mm (#2) (typical)
Basin	10mm (#2)

#1 - If supplied by separate pipe from storage water heater to a single outlet.

#2 - This table is based on maximum pipe lengths of 20m

#3 - 10 mm if dedicated line to shower.

#4 - Pipe sizes have been calculated to deliver water simultaneously to the kitchen sink and one other fixture



Sump Calculation:

Type 1 capacity (based on 100 mm/hr)
= 45 m² Catchment Area

Modified Catchment Area = 4500/**I** m²

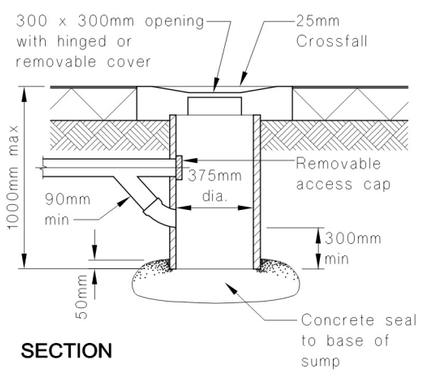
Where **I** = Rainfall intensity of the site (10 yr, 10 min duration)
= 34mm/hr

Therefore, Modified Catchment Area per Sump
= 4500m² / 34

= 132**m²**

Total Catchment Area
= 116m²
Therefore 1 Sump required

Figure 8: Type-one Surface Water Sump
Paragraph 3.6.2



AS3500 Legend

- Ø100mm storm water @ 1:100 (sw)
- Ø100mm sanitary sewer MAIN DRAIN @ 1:60 (ss)
- Fixture waste or branch drain size as noted on table

Note:
Refer to Bracing Plan to ensure that penetrations avoid bracing elements

Min Drain Sizes & Gradients

Fixtures:	
Sink	Ø40 @ 1:40 (3 DU)
Dish Washer	Ø40 @ 1:40 (3 DU)
Basin	Ø40 @ 1:40 (1 DU)
Shower	Ø40 @ 1:40 (Ø50 for dbl) (2 DU)
Bath	Ø40 @ 1:40 (4 DU)
WC	Ø100 @ 1:60 (4 DU)
Laundry Tub	Ø50 @ 1:40 (5 DU)

Graded Branch Drains:
Ø65 @ 1:40 = max 6 DU's per floor, 21 in total
Ø100 @ 1:60 = max 65 DU's per floor, 115 in total

- Fixtures drains are from fixture to branch/main drain or gully trap.

- Branch drains are from fixture drain or gully trap to main drain

- Fixture drains under 65mm must be above FFL with all drains under slab minimum 65mm

- All pipes into branch drain must be less than or equal to branch drain size

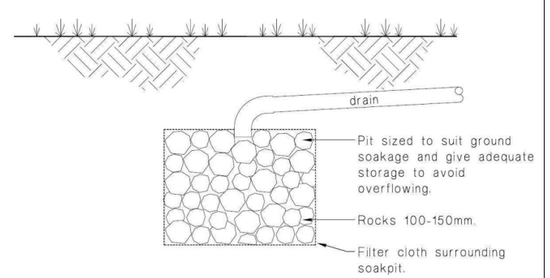
Soakpit Calculation:

Roof Area: 202.5m²
Sealed driveway Area:116m²
Total Stormwater catchment area = 318.5m²

Rc = 10x0.9x 14mm (rainfall intensity-NIWA) x 0.03185 (catchment area)
Rc = 4.01m³
3.54/0.38 (boulder capacity) = 10.56m³ pit required

2m x 3.6m x 1.5m deep = 10.8m³ pit

Figure 13: Soak Pit for Surface Water Disposal
Paragraph 9.0.4



(a) Rock soak pit

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Client

Waelen

Site Address

15 Arion Court, Pisa Moorings

Lot 10, DP 514674

Notes:
SS to AS/NZS 3500
SW to E1/AS1

General:
Confirm fixture layout prior to foundations. All service connection points to be located and invert levels checked along with plumbing/trench route before any earthworks are carried out.

Pipes:
All pipe sizes, falls & venting to be confirmed by plumber & drain layer.

All wastes uPVC

Internal water pipes to be Polybutylene. All pipe work and pipes exposed to freezing to be lagged with closed cell foam. Hot water supply pipes shall be thermally insulated to comply with H1/AS1 5.0.

Over flow relief gully notes:
Min 150mm between overflow level of gully and lowest fixture measured to:
-Top of grate in FWG or shower.
-Top of water seal in soil fixtures.
-Top of fixture outlet in waste fixtures.
If 150mm cannot be achieved a reflux valve must be fitted to protect those fixtures within that distance.

Min ht. from GL to top of ORG riser or from the invert of the overflow pipe is 75mm

Use 100mm concrete base under ORG

Hot Water:
Selected gas water heater.

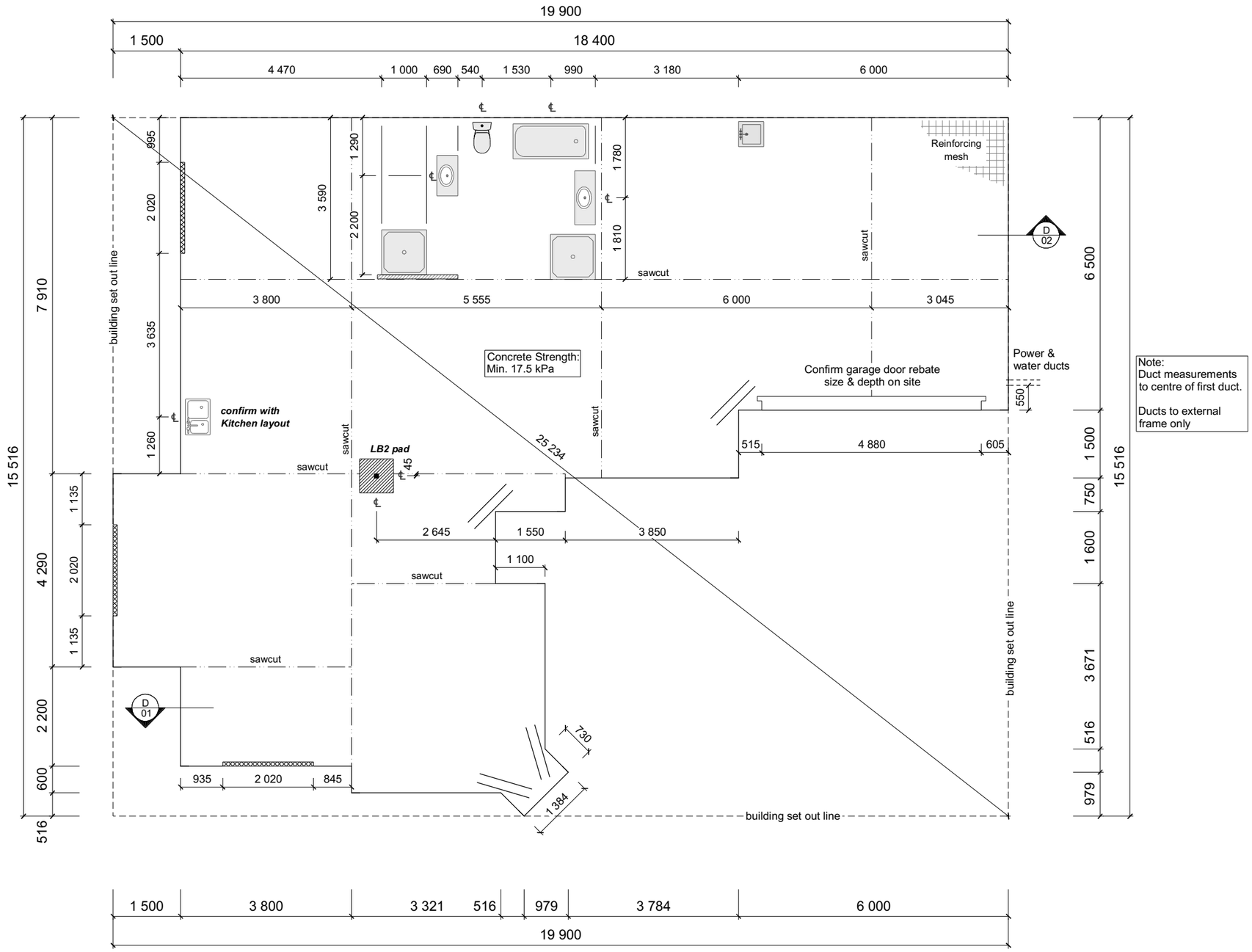
Plumbing & Drainage

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Note:
Duct measurements to centre of first duct.

Ducts to external frame only

Building Platform as per NZS 3604 (section 7)
Scrape off sufficient of the existing site surface to remove all vegetation and roots including dig out if required for the building platfrom area

Excavate down to firm undisturbed ground, and footings and foundations 200mm minimum into solid, unless shown otherwise. Below slabs on ground the general intent is to excavate to a stable undisturbed subgrade (of 300 kPa ultimate bearing capacity)
Max disturbed ground = 50m3

Backfilling - ensure granular hardfill is evenly compacted down in max 150mm layers (min 75mm) to form a solid base with bearing capacity greater than 300kPa. Min. 5mm - 25mm max. sand blinding to cover hardfill to ensure the vapour barrier is protected from any granular protrusions.

Joinery rebates shown cross-hatched.
- confirm depths and widths with joinery manufacturer

Note: Refer to Bracing plan before establishing fixture drainage locations, to ensure plate penetrations avoid the bracing elements

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Client
Waelen

Site Address
15 Arion Court, Pisa Moorings

Lot 10, DP 514674

Notes:
All measurements are in mm unless specified otherwise

Plumbing fixture locations to be confirmed by plumber prior to laying slab

Steel reinforcing within concrete floors and walls of rooms that contain a bath or shower must be bonded to the earth system as per AS/NZS 3000:2007 Electrical Installations. See clause 5.6.2.5

Slab service ducts to be allowed into slab where required, contractor to confirm location

D12 bar to bend & lap min. 500mm between change in foundation construction.

The bay dimensions formed by either construction or shrinkage control joints shall be limited to a maximum length:width
ratio of 2:1. Maximum bay dimensions in exposed concrete, vinyl or tiled areas to be 6m x 6m

Conc. floor to comply with NZS 3109, surface tolerances & NZS 3114, maximum deviations of 3mm

READ IN CONJUNCTION WITH FLOOR & DRAINAGE PLAN

CONTRACTOR TO REFER TO AS-BUILT TRUSS DESIGN & PS1 TO CONFIRM LOAD BEARING POINTS & THICKENING/PAD REQUIRED LOCATION.

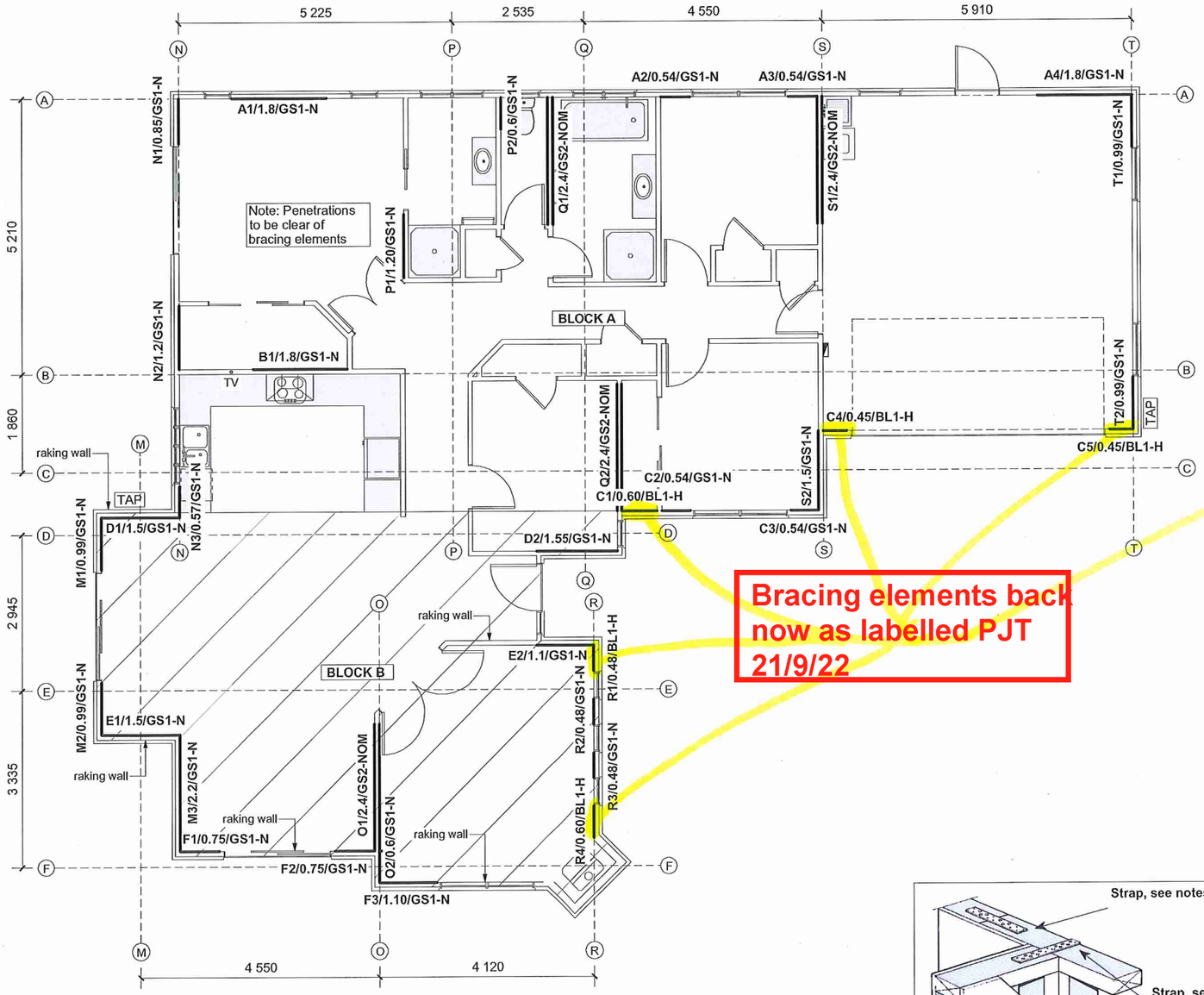
Foundation Plan

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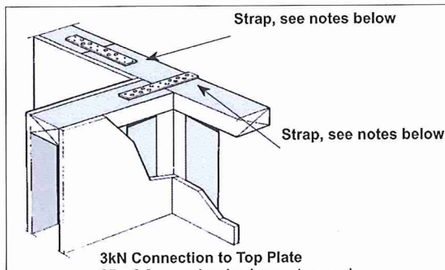
These were changed in a MV to POR 9 for the garage and POR2 for Lounge and BedRoom 3 Want to change them Back to BL1

Bracing elements back now as labelled PJT 21/9/22

Permited Gib Brace Substitutions
Gib Standard Substitutions
-Gib Braceline/Noiseline
-Gib Fyreline
-Gib Ultraline
-Gib Aqualine
-Gib Toughline
-Gib Toughline Aqua

Gib BraceLine Substitutions
-Gib Aqualine (1) (3)
-Gib Fyreline 13mm upwards (1) (2) (3)
-Gib Toughline (3)
-Gib Toughline Aqua (3)

Notes:
(1) The bracing element must be 900mm or greater in length. Fasteners to be at 100mm centres to the perimeter of the bracing element. Corner bracing fastener pattern applies. Hold downs required.
(2) Fastener type and length must be as specified for the relevant fire rated system.
(3) The bracing performance will be met but the noise control rating will be reduced.



3kN Connection to Top Plate
25 x 0.9mm galvanised m.s. strap and three 30 x 2.5mm galv nails on each side of joint

6kN Or Higher Connection to Top Plate
25 x 0.9mm galvanised m.s. strap and six 30 x 2.5mm galv nails on each side of joint fixing as shown = 6kN - increase number of straps to achieve higher kN as required

Top Plate Connections In line - Containing Bracing
(a) Highest individual bracing element not exceeding 100 BU's = 3kN connection as shown
(b) Highest individual bracing element exceeding 100 BU's = 6kN connection as shown.

Top Plate Connections at right angles - Containing Bracing
(a) Total bracing less than 125 BU's = 6kN connection to at least 1 external wall as shown.
(b) Total bracing less than 250 BU's = 6kN connection to at least 2 external walls as shown.
(c) Total bracing more than 250 BU's = 2.4kN connection per 100 BU's to at least 2 external walls as shown.

Top Plate Connections - Not Containing Bracing
Either in line or at wall intersections = halved joint fixed with 3/75x3.15mm nails. OR butted over blocking with 2/100x3.75mm nails Ea side. OR 3 kN fixing as shown.

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Approved Minor Variation
21/9/22

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Client
Waelen

Site Address
15 Arion Court, Pisa Moorings

Lot 10, DP 514674

Wind Zone = High

Key:
A1 = Brace element line & number
0.6 = Brace element length (meters)
GS1-N = Brace element type

Gib Bracing:
(as per GIB bracing specifications)
Openings (e.g, power outlets) of 90 x 90mm or less may be placed no closer than 90mm to the edge of the braced element.

Sheet end butt joins if applicable, must be over nogs or over the studs and fastened at 200mm centres. Alternatively, and preferably, the sheet end butt joints may be back-blocked

Top Plate Connections for Internal or external walls containing bracing:
In line, see detail/diagram

At right angles must connect to one or two external walls directly or through a framing member. Connections as per detail/diagram

Pre Nail Note:
Ensure brace elements will fit or supply studs as loose

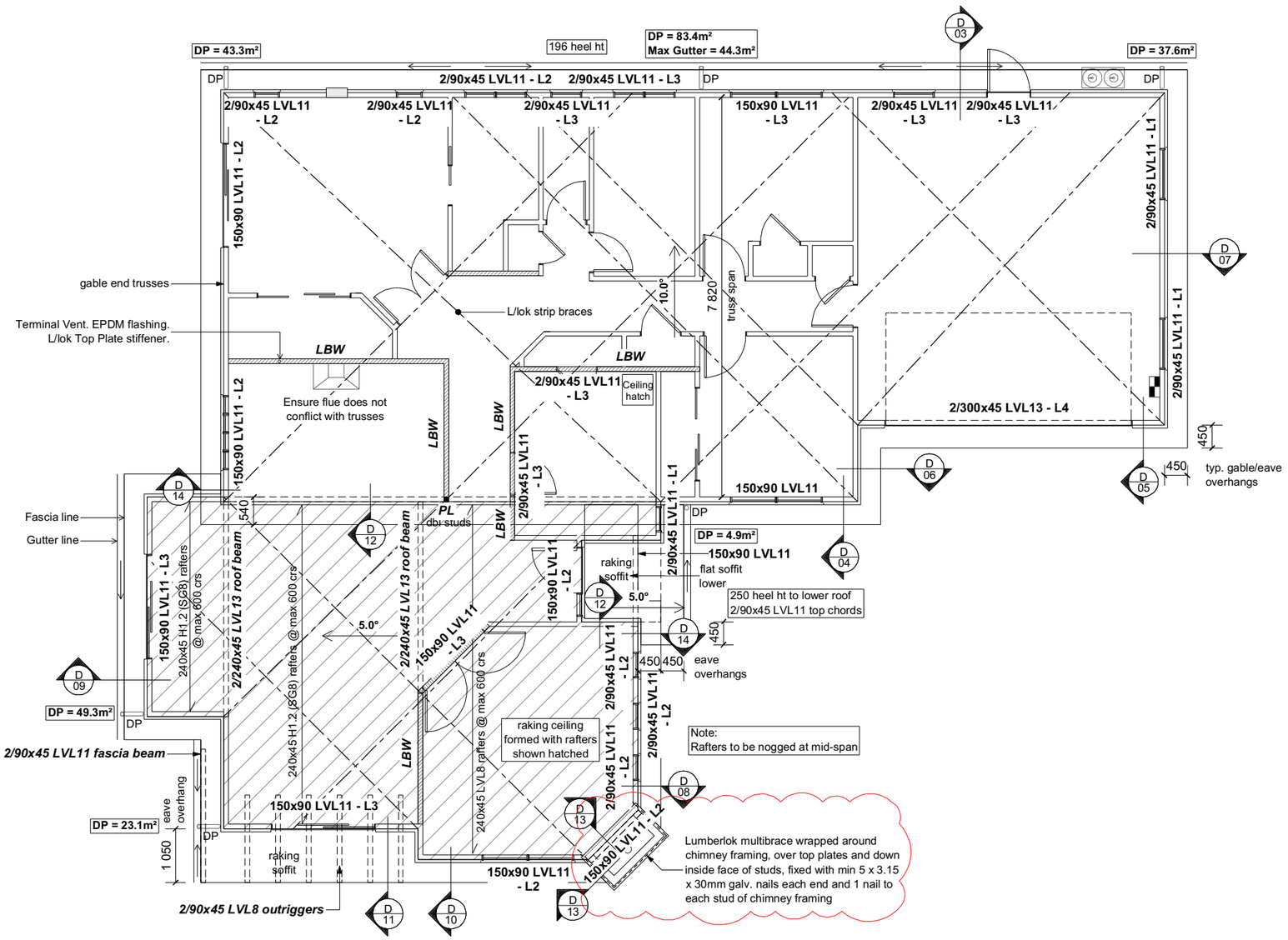
Bracing Plan

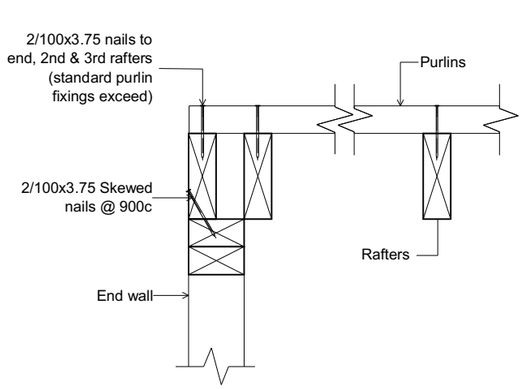
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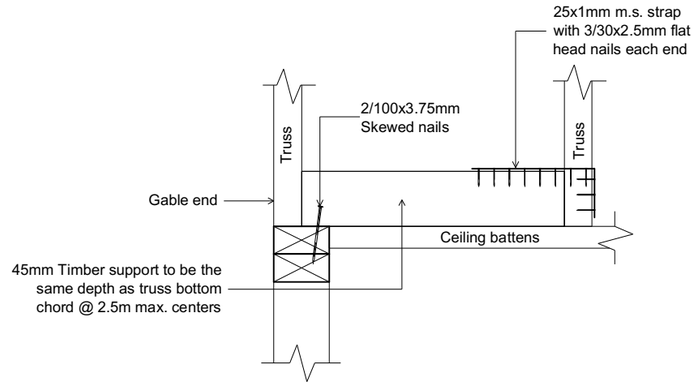




Top Plate Lateral Support - Rafters

D -

Scale 1:10



Top Plate Lateral Support - Trusses

D -

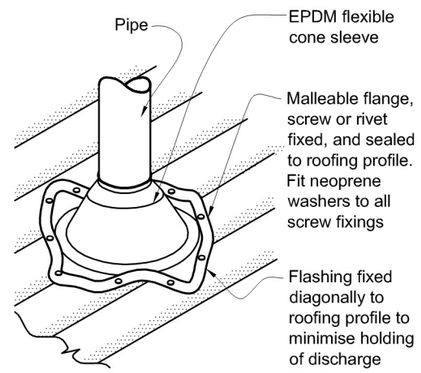
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Pre-Nail Notes:
Keep trusses clear of rangehood, confirm with kitchen layout if available

Keep trusses clear of center for lighting in entry, hallway & WC

Roof Bracing:
- Roof planes less than 6m2 do not require bracing.
- There must be at least one roof plane brace in each roof plane and then 1 brace per 50m2 thereafter
- Each ridge line shall have a minimum of two roof braces - (one brace at each end)
- A hip or valley rafter running continuously from ridge to top plate can be classed as one roof plane brace.
- A PAIR of crossed LUMBERLOK Strip Brace can be classed as ONE roof plane brace. Strip brace must have tensioners and be fixed using 5/30x3.15mm nails at each end & 1 nail where framing intersections occur (after tensioning)

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



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

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021 217 0230
dan.updraftdesign@gmail.com

Client

Waelen

Site Address

15 Arion Court, Pisa Moorings

Lot 10, DP 514674

Notes/Key:
All external walls are load bearing
LBW = Internal load bearing wall
PL = Point load

Framing
Formed with trusses and rafters, read in conjunction with truss design & PS1. Truss to wall fixings as per truss/pre-nail layout & documentation. All fixings to comply with or exceed NZS 3604:2011.

Lintels/beams may be substituted with built up members as per NZS 3604:2011 (paragraph 2.4.4.7)

Lintel Fixings
E/F/G/H = L/lok lintel fixing type.
As per L/lok lintel fixing schedule.

Rafter Fixings
2x L/Lok Multigrips @ ea end.

Stud to TP
Typical External Walls and Internal LBW Walls
= Mitek Type B

Typical Internal Walls
= Mitek Type A

Purlins
70x45mm H1.2 SG8 purlins @ 900c (600c end spacing)

L/lok Type C purlin fix (1x80mm x10 gauge L/lok blue screw 2.4kN) or equivalent 2.4kN fixing

TP Lateral Support
Intersecting framing - refer to details

Downpipe/Gutter Capacity:
as per NZBC E1/AS1
Roof Pitch = 0-25 degrees
RFI = 35mm/hr (rainfall intensity-NIWA)
CSA = Cross Sectional Area

Roof Area to Downpipe
1x Ø80 DP = 5000mm² CSA
Max Roof Area to DP = 85m²

Roof Area to Gutter
Quadline Gutter = 6200mm² CSA
Max Roof Area to Gutter = 161m²

DP & gutter may be substituted for the same or more CSA

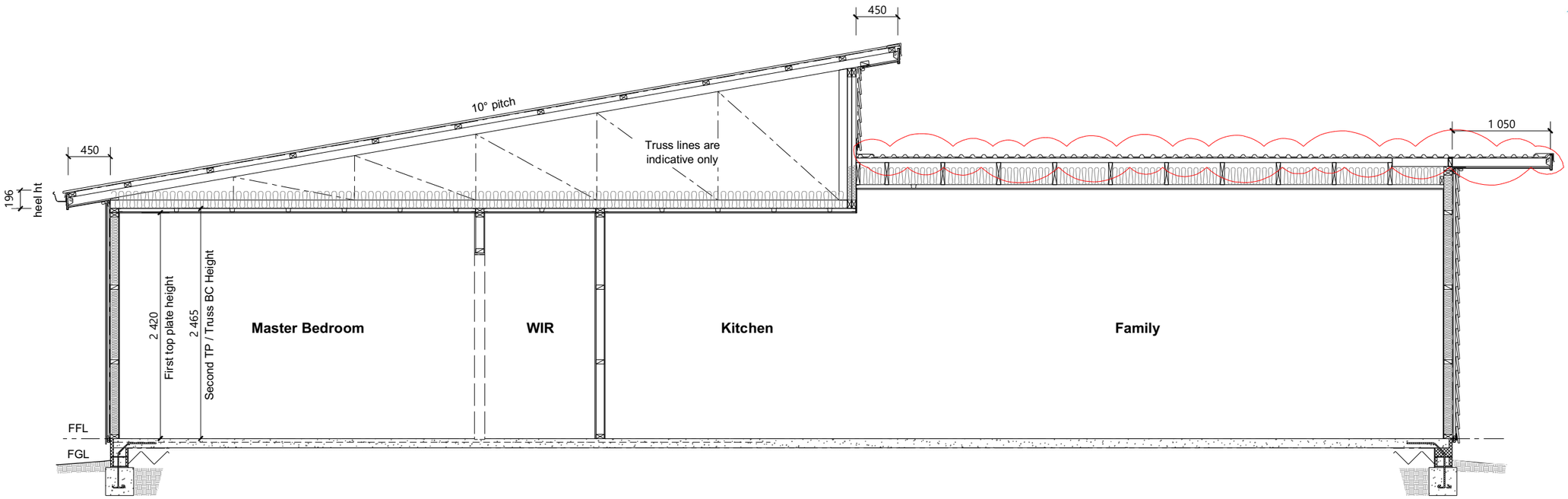
Roof Plan

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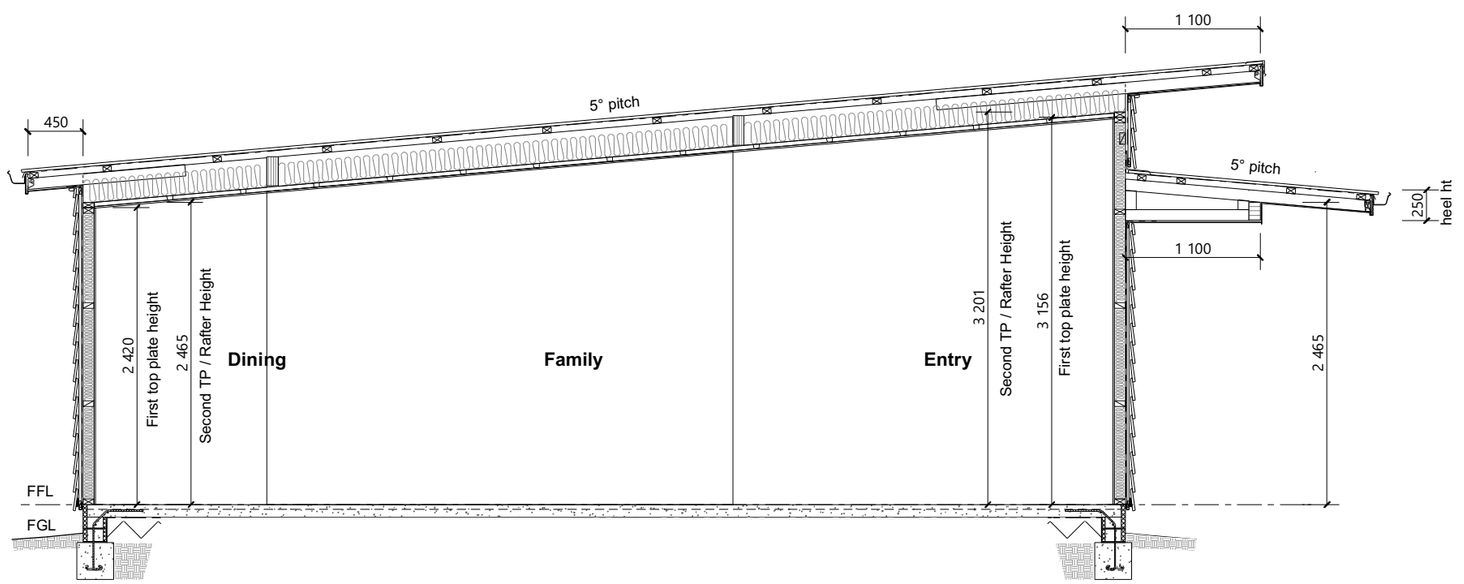
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A
A
Cross Section
Scale 1:50



B
B
Cross Section
Scale 1:50

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Cross Sections

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Minor Variation Received
ksu 03/08/2022

NOTES

Foundations
Concrete masonry footing with 100mm thick conc. slab on top, SE62 500E reinforcing mesh, min 225mm lap on 0.25 polythene.

Min. 5mm - 25mm max. sand blinding to cover hardfill to ensure the vapour barrier is protected from any granular protrusions.

Malthoid under all bottom plates, overlapping timber by min. 6mm.

Flooring - as shown on floor plan
Non-slip vinyl planking over sealed floor as shown on floor plan. Waterproof seal vinyl to edge of painted skirting

Carpet to unmarked areas excluding garage

Wall Framing:
H1.2 SG8. Double top plate. Nogs @ 800c throughout
External - Load Bearing
2.4m ht. - 90x45 Studs @ 600c max.
2.7m ht. - 90x45 Studs @ 400c max.
3.0m ht. - 90x45 Studs @ 300c max.
3.6m ht. - 90x90 Studs @ 300c max.
External - Non Load Bearing
4.2m ht. - 140x45 Studs @ 400c max.
Internal - Load Bearing
2.4 - 3m ht. - 90x45 Studs @ 600
Internal - Non Load Bearing
2.4 - 3m ht. - 90x45 Studs @ 600
3 - 3.3m ht. - 90x45 Studs @ 400

Note to Pre-nail: Confirm with main contractor if LVL framing is being used or not. Framing above may be substituted for LVL

External Bottom Plates
L/lok bottom plate anchors @ 900c fully nailed with 30x3.15mm nails to bottom plate & studs with 1x 75x4mm masonry nail alongside anchor no less than 70mm from slab edge

Internal Bottom Plates
Fixing with min capacity to resist 2kN horizontal loads in & out of the plane of the wall. Such as Ramset HD875 drive pin's or Powers DP875 @ 600c

Internal LBW Bottom Plates
Bowmac screw bolts @ 900c OR cast in M12 bolts @ 1200c w/50x50x3mm washers, 90mm min embedment. ALL anchors must be within 150mm of ea end

Handibracs
Fixing with min uplift capacity of 15kN. Such as Bowmac screw bolts

DPC under all bottom plates to concrete floor & any other timber to concrete junctions, overlapping timber by min. 6mm

Roofing - Underlay - Framing
0.4mm Colorcote ZinaCore/Colorsteel Endura trapezoidal roofing & flashings - fixed with 12g x 55mm & neoprene washer, class 4 AS 3566 minimum, of material compatible with that being fastened and durability no less than the sheet material. EPDM washers needed for any spans over 8m. T1 Roof fixing pattern (every crest) refer to manufacturers fastening layout to confirm fixing pattern.

Thermakraft 215 self-supporting underlay laid either vertically or horizontally, joins lapped 150mm min.

Refer to roof plan for framing

Gutter - Fascia - Soffit Lining
Colorsteel Endura Quad guttering, 155mm fascia & 80mm uPVC downpipes

Snow straps required at max 600 crs.

4.5mm HardieFlex soffit lining on H1.2 SG8 soffit framing/outriggers.

Building Wrap
Masons UniFAB building wrap taken up to top plate. Ue Mason's Seam Tape. For support spacing greater than 450mm use polypropylene tape or galvanized wire at 300 mm centers fixed horizontally and drawn taut

Main Cladding
James Hardie vertical Axon panel cladding over ex 50x25mm H3.1 cavity battens. Refer to manufacturer's installation guidelines and Specs. Fixings must be finished flush with the panel surface. Paint all exposed faces within 90 days.

Secondary Cladding
James Hardie 180mm Linea weatherboard typically over ex 50x25mm H3.1 cavity battens. Refer to manufacturer's installation guidelines and Specs. Punch & fill nails max 2mm, prime all filler. Paint all exposed faces within 90 days.

Exterior Doors & Windows
Altis Residential Suite aluminum joinery. Typically double glazed doors/windows & Al. front door, compliant with NZS 4223 Part 3, 2016. H3.1 PP jambs & UT architraves.

Garador Aspen metal sectional garage door with 200x25 H3.1 PP timber reveals

Masons 40 Below flashing tape to all window & door openings as detailed. Flashing tape over flashing fixings

Sill support bars must comply with EM6, NZBC E2/AS1 & B2/AS1

Any trims shown on plans/details indicative only, confirm with client

Flashing materials must be selected based on environmental exposure, refer to NZS 3604 & NZBC E2/AS1 (table 20)

Typical Wall & Ceiling Linings
13mm Ceiling & 10mm Wall Proroc plasterboard. Stopping to level 4 paint finish. Control joints to spans over 12m if applicable

Wet Area Wall & Ceiling Linings (bathroom & ensuite)
13mm Ceiling & 10mm Wall Gib Aqualine or approved substutute. Stopping to level 5 paint then 1x coat Gib sealer with 2x coats semi-gloss or gloss acrylic enamel paint

All plasterboard fixed to comply with the latest manufacturer's installation guideleines. (fixings and linings may vary depending on bracing elements).

Any trims shown on plans/details indicative only, confirm with client

Bath cradle
Non-slip ceramic tiles w/6% max water absorption, waterproof grouted joints. Adhesive as recommended by manufacturer. Even grout lines. Use flexible MS sealant to internal corners

Ardex WPM 001, WPM 002 or WPM 155 Rapid water proofing

Ceiling Battens & Access
35mm metal ceiling battens @ 600c with perimeter trim, fixed to trusses as per manufacturers specifications. Ensure battens are straight prior to lining

1x 600x535mm ceiling access hatch allowed to roof space as per floor plan. Trimmers to match truss bottom chord

Insulation - Refer to H1 calcs in support docs. Garage not part of H1 calc - classed as out building.
R3.6 ceiling insulation to all ceilings excluding garage.
R2.8 exterior wall insulation excluding garage. Include internal wall separating house to garage

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Plan Notes

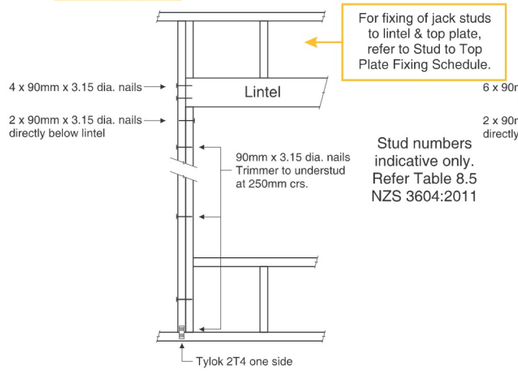
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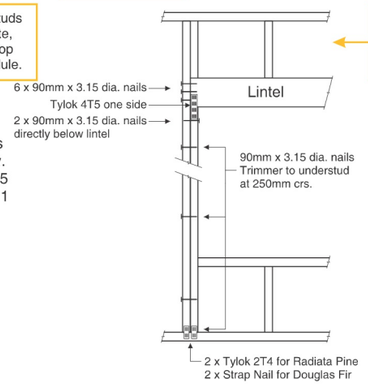
LINTEL FIXING OPTIONS

TYPE E
1.4 kN



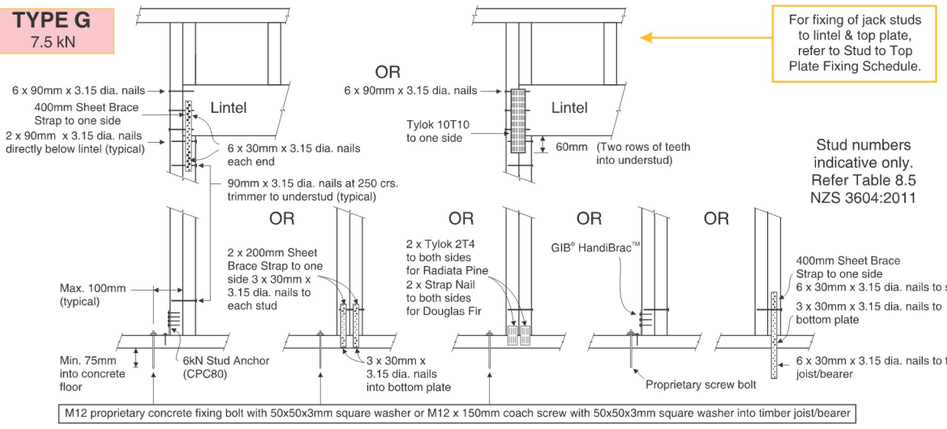
Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011

TYPE F
4.0 kN



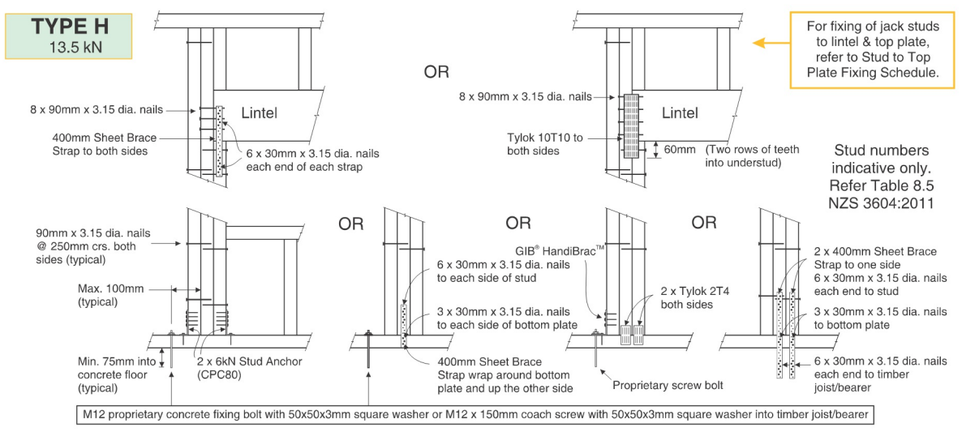
Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011

TYPE G
7.5 kN



Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011

TYPE H
13.5 kN



Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011

Timber Treatment

as per NZBC B2 & NZS 3602:2003 (refer to both for further information)

H1.2 Timbers: (all enclosed framing)
- External wall framing (plates, studs, nogs & packing, see notes 1 & 2)
- Internal Wall Framing (plates, studs, nogs & packing, see notes 1 & 2)
- Roof framing (trusses, purlins, outrigger, nogs & packing)
- Ceiling framing (battens, nogs & packing)
- Enclosed subfloor framing clear of ground
- Interior Flooring
- Flashing supports (valley boards, see note 3)

Untreated Timbers:
- Interior trims
- Interior doors including jambs & frames

H3 CCA Timbers:
- Exterior uncoated plywood (bracing)

H3 LOSP Timbers:
- Exterior coated plywood (cladding)

H3.1 Timbers:
- Cladding & exterior trims (coated)
- Cavity Battens
- Opening reveals/liners

H3.2 Timbers: (all exposed framing not in contact with ground)
- Cladding & exterior trims (uncoated)
- Decking & framing (decking, joists, bearers, nogs & packing)
- Fencing (rails & palings)
- Exposed subfloor framing clear of ground
- Deck jack studs supported clear of ground
- Verandah/Canopy/Pergola posts supported clear of ground
- Exposed Verandah/Canopy/Pergola framing (rafters, beams, nogs & packing)
- Exposed wall framing (plates, studs, nogs & packing)

H4 Timbers: (not related to house or deck in contact with ground)
- Fence posts

H5 Timbers: (house or deck timbers in contact with ground)
- House Piles
- Deck piles
- Verandah/Canopy/Pergola posts in ground

Notes:
1. Douglas fir may be used in low risk design buildings as defined in amendment 7 to NZBC B2/AS1
2. H1.2 boric treated Douglas fir may be used in all framing applications where H1.2 boric treaed radiata pine is permitted
3. Any metal flashing shall be separated from the treated timber with building paper
4. Exposed ends of joists shall be protected by a boundary joist.

Exposure Zone B

exposure environments as defined by NZS 3604 (fig 4.2 & table 4.1)

General Fixings & Fastenings, excludes nails and screws:
Nail Plates - In 'closed' & 'roof space' environments - continuously coated galv. steel
Wire Dogs & Bolts - In 'closed' & 'roof space' environments - hot-dip galv. steel
All other structural fixings - In 'closed' environments - mild steel
(uncoated, non-galvanized)

Structural fixings, except fabricated brackets and excludes nails and screws (1):
- In sheltered environments - hot-dip galv. steel
- In exposed environments - type 304 stainless steel (2)

Nails & screws used for framing & cladding:
Structural cladding acting as bracing (50 year durability) - galv. steel (2)
Non-structural cladding (15 year durability) - galv. steel (2)
Framing in 'closed' areas including roof spaces - mild steel (3)
Framing in 'exposed or sheltered' areas - galv. steel (3)

Minimum concrete strength after 28 days shall be:
Slab & foundations to be as consulting engineer design.
(a) 10 MPa for unreinforced concrete in mass foundations
(b) 17.5 MPa for unreinforced concrete applications & for reinforced concrete not exposed to weather
(c) 20 MPa for reinforced concrete exposed to weather

Fixing Materials: (as per NZBC E2/AS1) for definations refer to E2/AS1
Hidden:
Aluminium, or Bronze, or type 304 stainless steel
Nails - galv. steel (2)
Screws - galv. steel (2), Painted or unpainted to AS 3566: Part 2

Exposed:
Aluminium, or Bronze, or type 304 stainless steel
Nails - galv. steel (2)
Screws - galv. steel (2), Painted or unpainted to AS 3566: Part 2

Sheltered:
Aluminium, or Bronze, or type 304 stainless steel
Screws - galv. steel (2), Painted or unpainted to AS 3566: Part 2

Notes:
(1) "fabricated brackets" shall be made from 5mm (minimum thickness) mild steel and shall be hot-dip galv.

(2) where cladding is a corrosive timber, such as western red cedar or redwood, or is treated with copper based ACQ or CuAz preservatives, use type 304 stainless steel or silicon bronze

(3) steel fixings and fastenings in contacts with timber treated with copper-based timber preservatives (H3.2 or higher) shall be minimum of type 304 stainless steel (exposed and Sheltered environments), and hot-dip galv. steel (all other locations)

(4) The use of stainless steel fixings is not recommended by steel manufacturers for use with coated steel in severe marine and industrial environments, as they are considered to cause deterioration

Microclimatic Considerations do not apply

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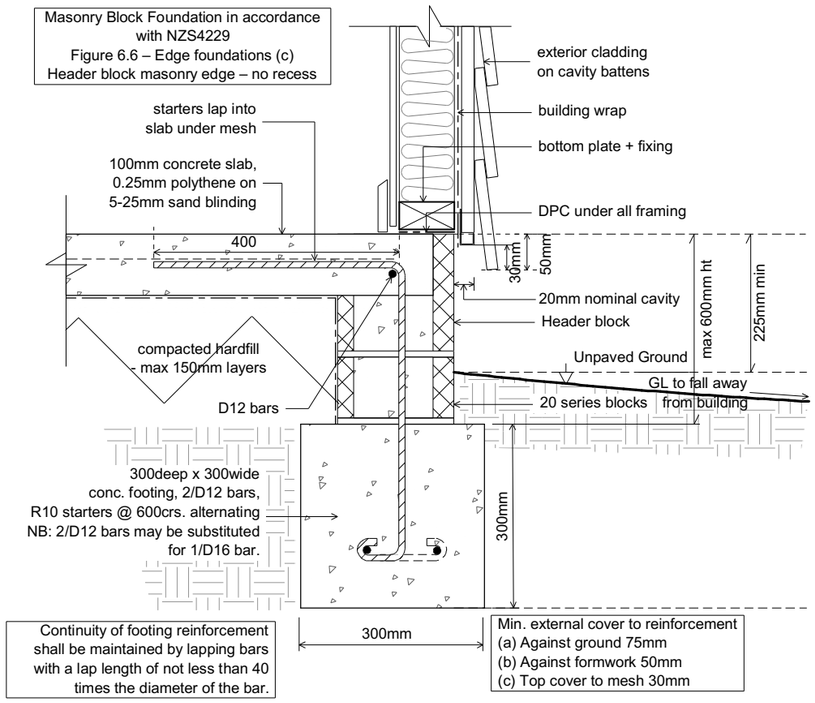
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Fixing Details & Notes

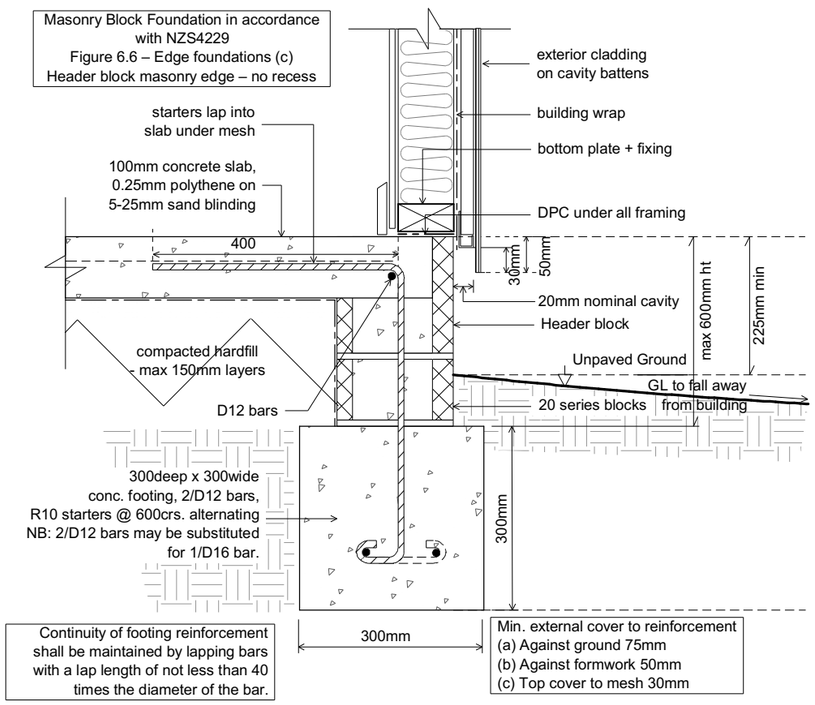
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D 01 **Linea Base**
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D 02 **Axon Base**
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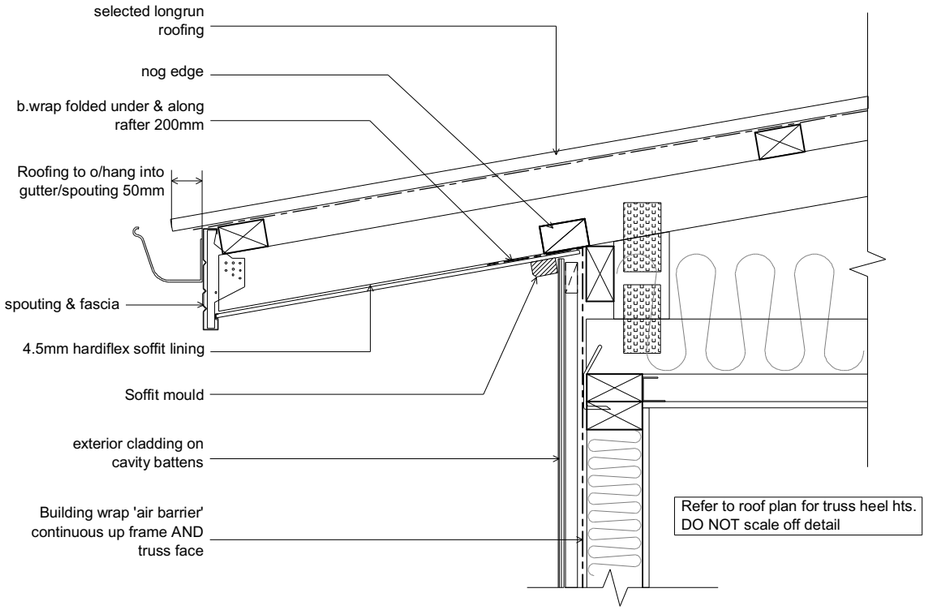
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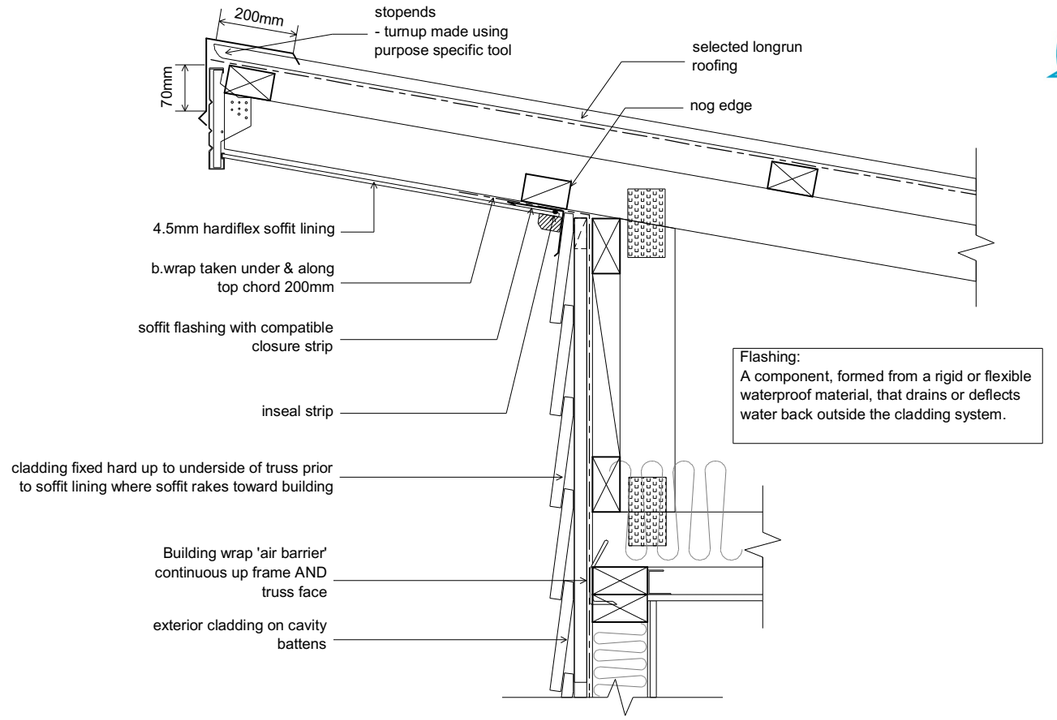
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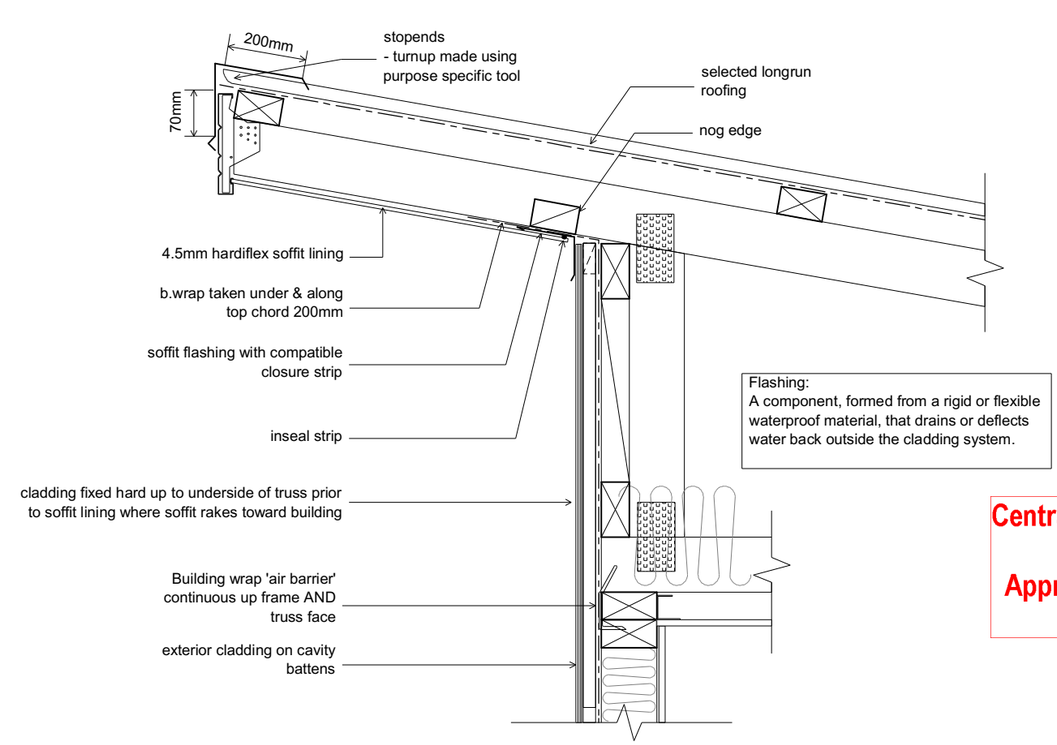
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D 03 **Axon Lower Eave**
Scale 1:10



D 04 **Linea Upper Eave**
Scale 1:10



D 05 **Axon Upper Eave**
Scale 1:10

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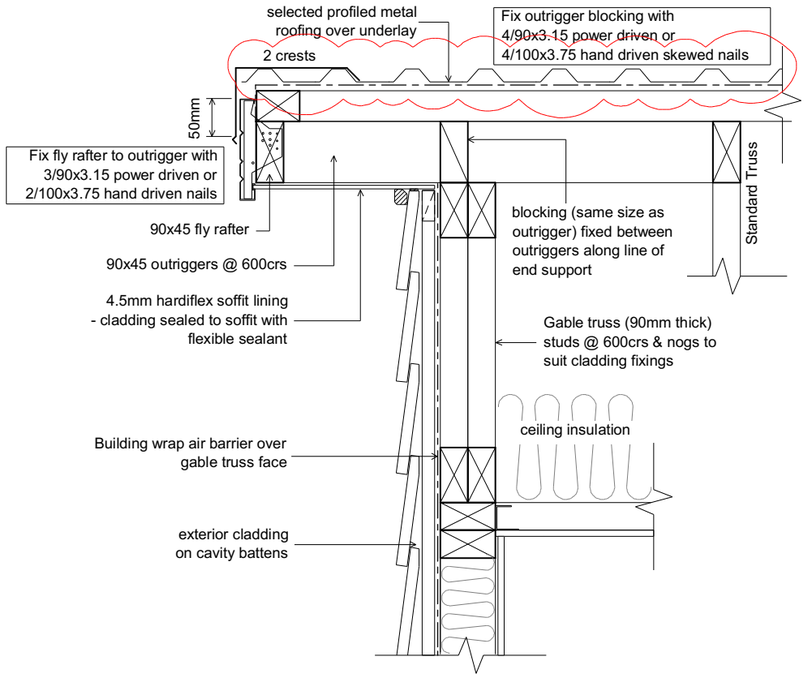
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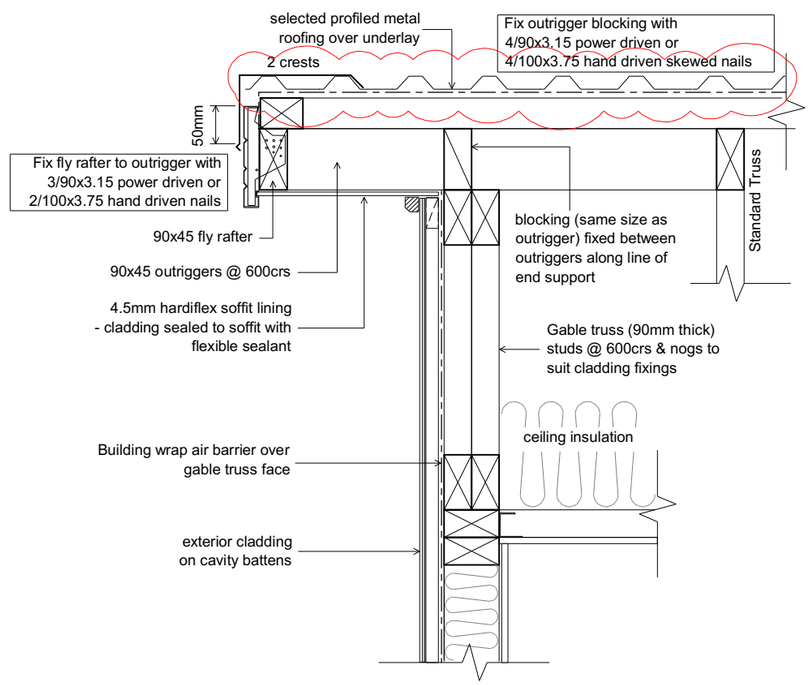
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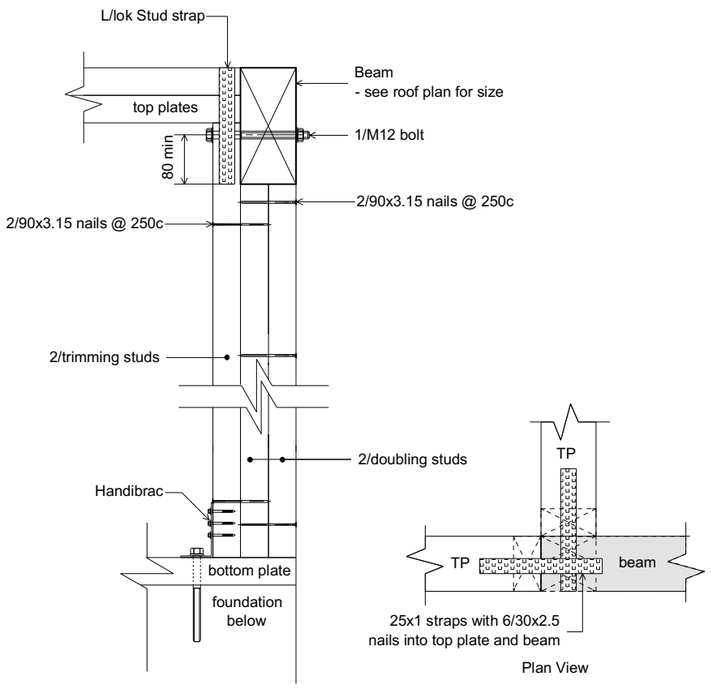
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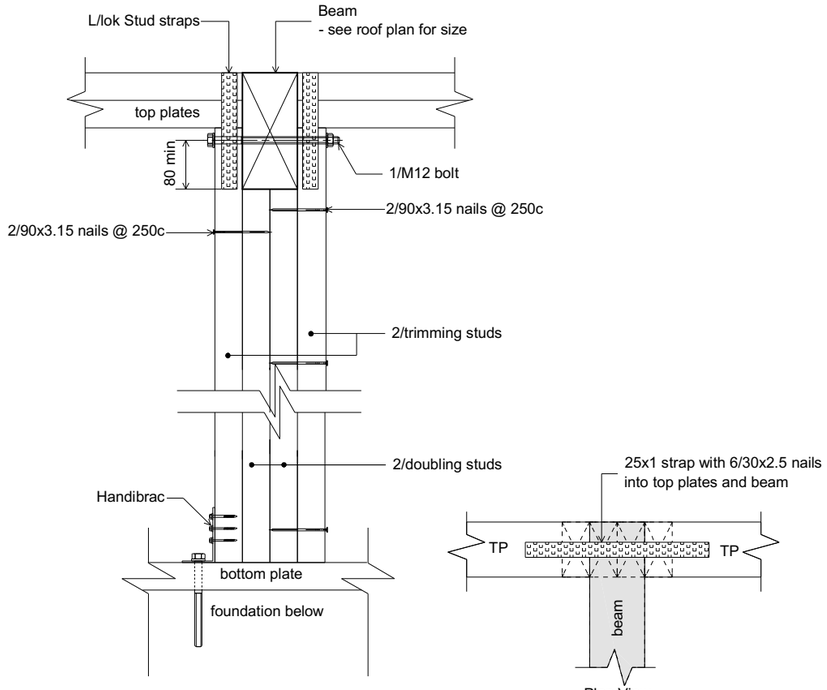
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Scale 1:10



D 07 **Axon Gable**
Scale 1:10



D - **Beam to Wall (in-line)**
Scale 1:10



D - **Beam to Wall (adjacent)**
Scale 1:10

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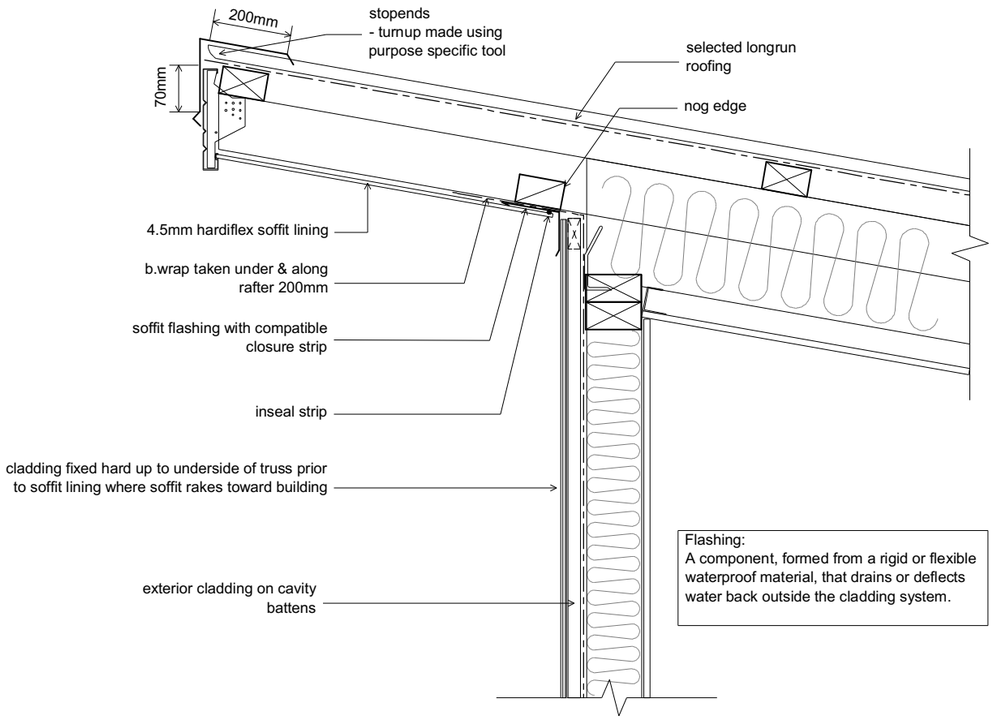
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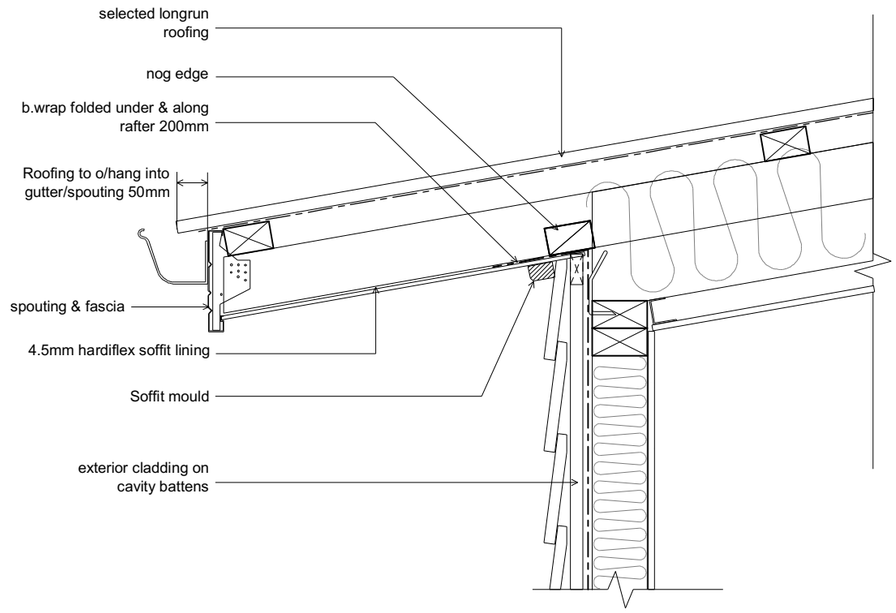
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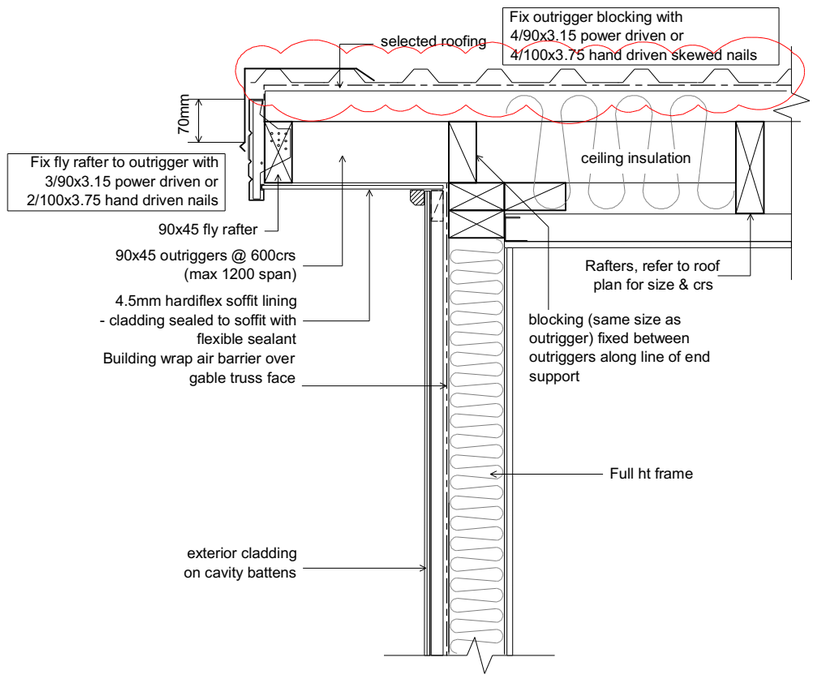


D 08 **Axon Upper Eave**
Scale 1:10

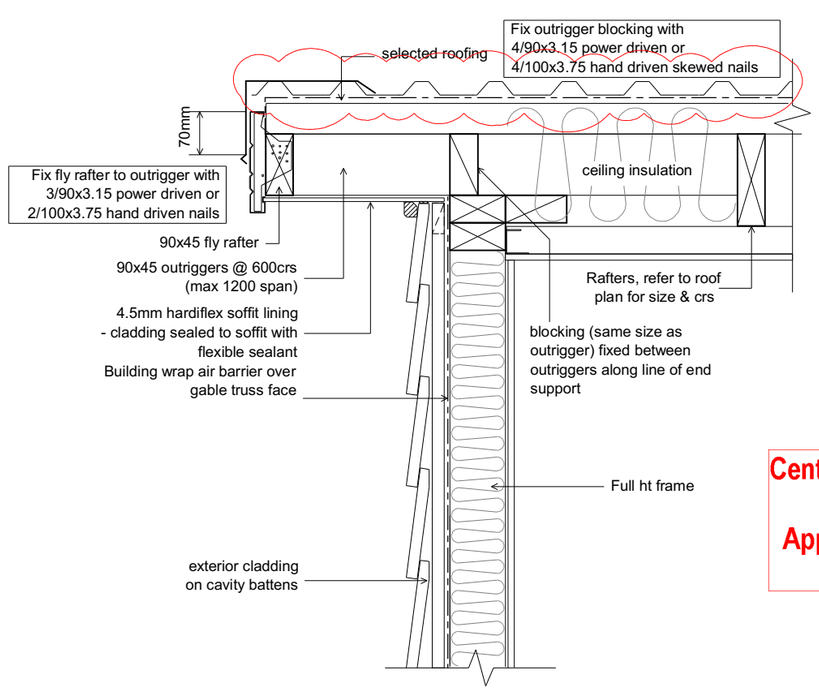


D 9 **Linea Lower Eave**
Scale 1:10

Note:
Maintain min. 25mm gap between
insulation and roof underlay



D 10 **Axon Gable**
Scale 1:10



D 11 **Linea Gable**
Scale 1:10

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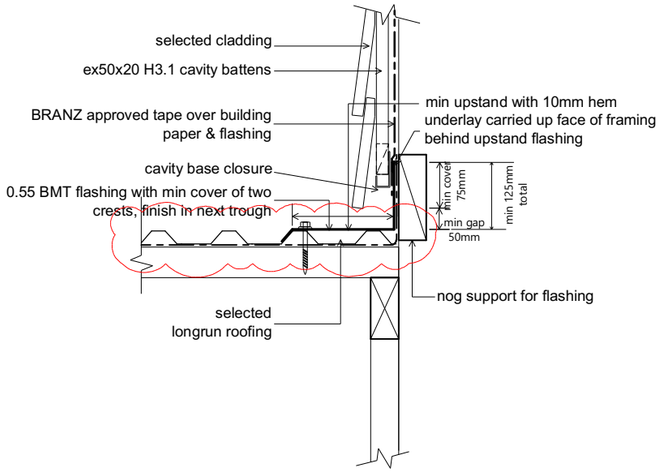
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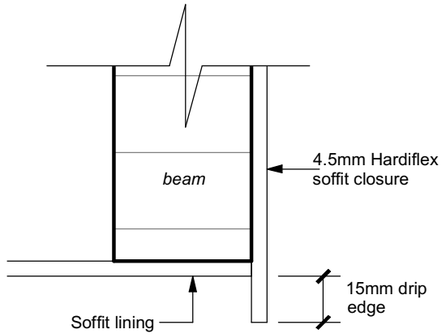
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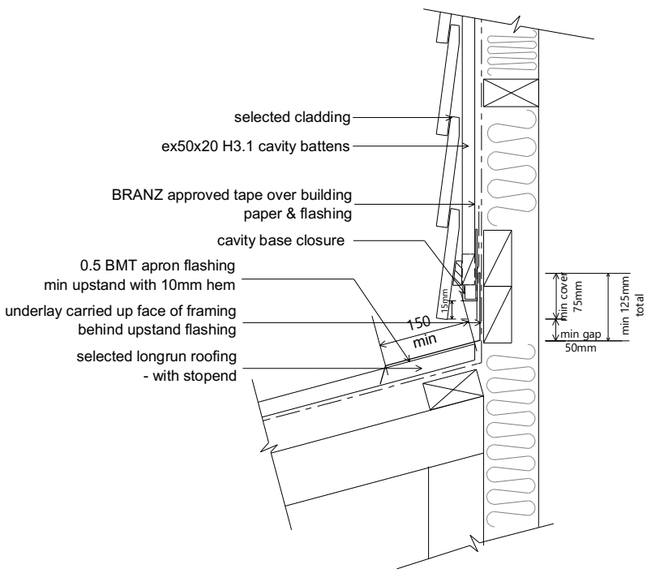
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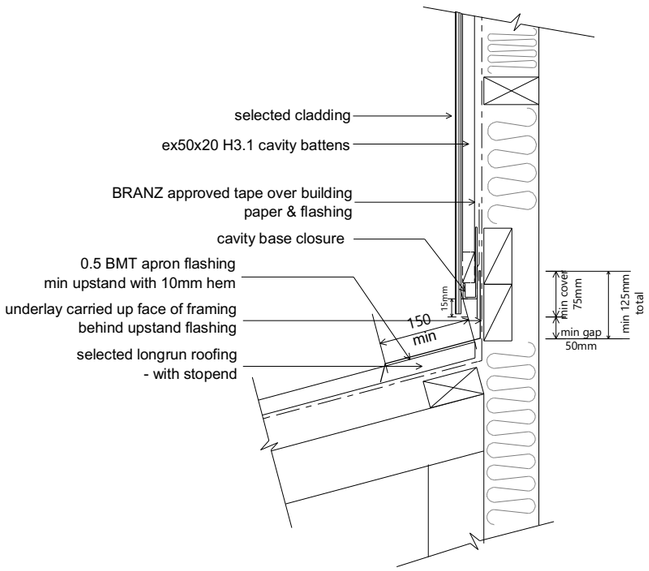
D 12 **Linea Parallel Apron**
Scale 1:10



Soffit Lining to Closure
Scale 1:2



D 13 **Linea Transverse Apron**
Scale 1:10



D 14 **Axon Transverse Apron**
Scale 1:10

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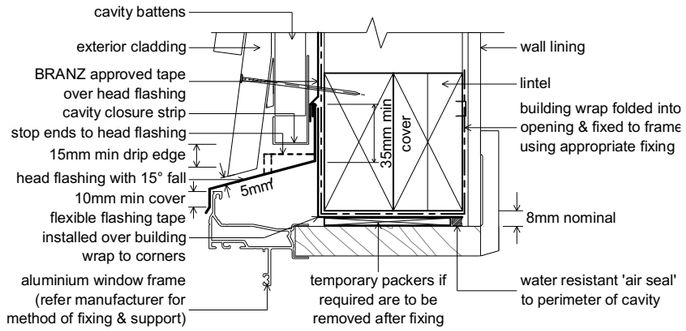
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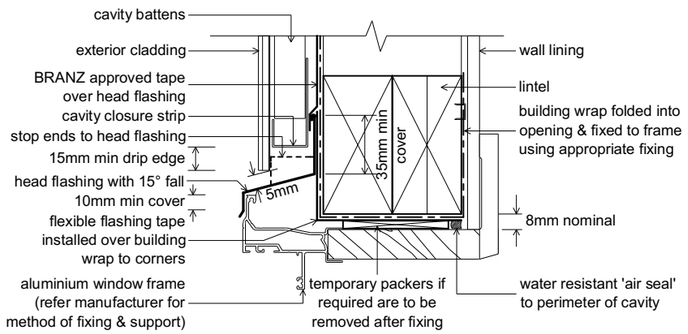
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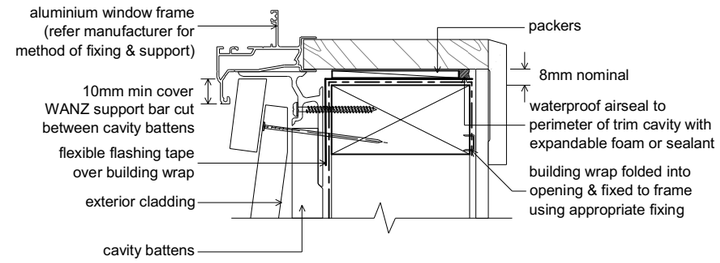
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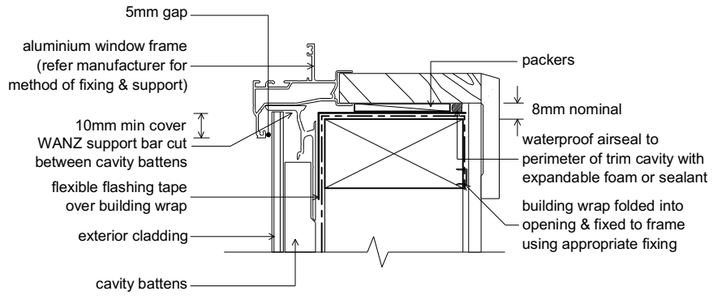
D - **Linea Joinery Head**
Scale 1:5



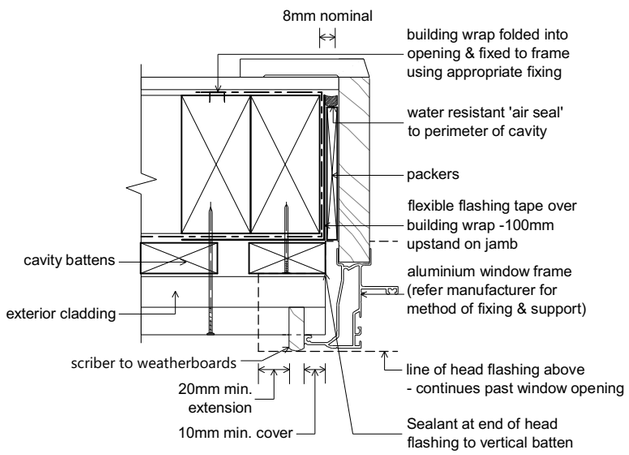
D - **Axon Joinery Head**
Scale 1:5



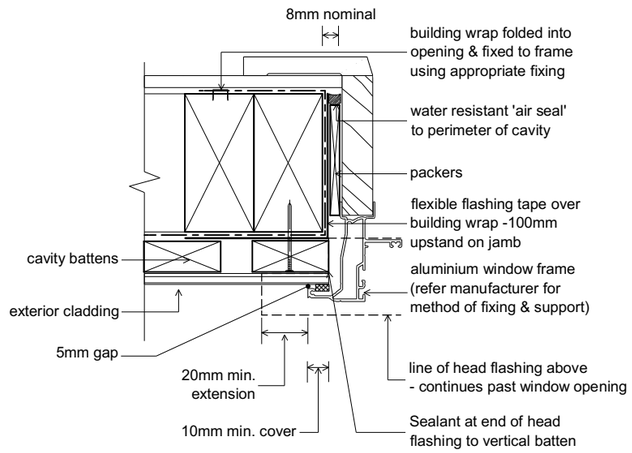
D - **Linea Joinery Sill**
Scale 1:5



D - **Axon Joinery Sill**
Scale 1:5



D - **Linea Joinery Jamb**
Scale 1:5



D - **Axon Joinery Jamb**
Scale 1:5

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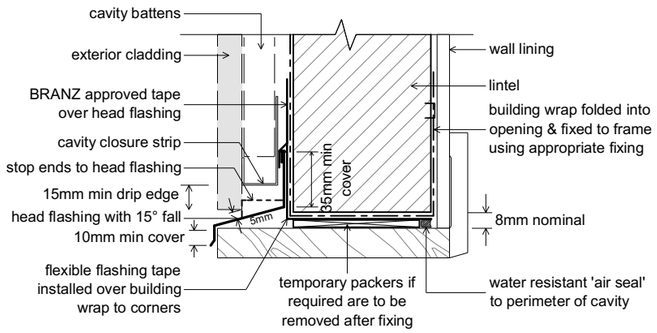
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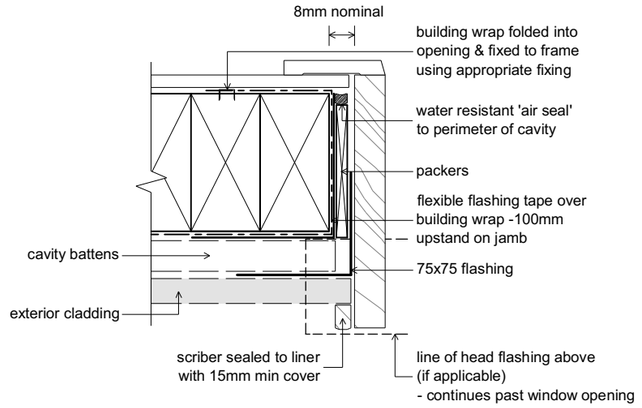
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D - **Garage Head**
Scale 1:10



D - **Garage Jamb**
Scale 1:10

Figure 68: General pipe penetration
Paragraph 9.1.9.3, Figure 126

Figure 65: Levels and garage openings
Paragraphs 9.1.3, 9.1.3.4, 9.2.5, Table 18

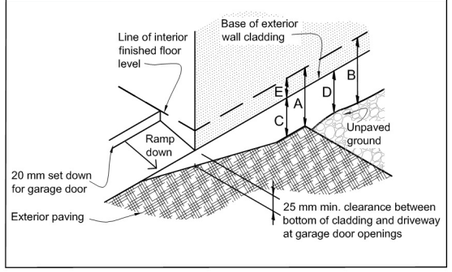


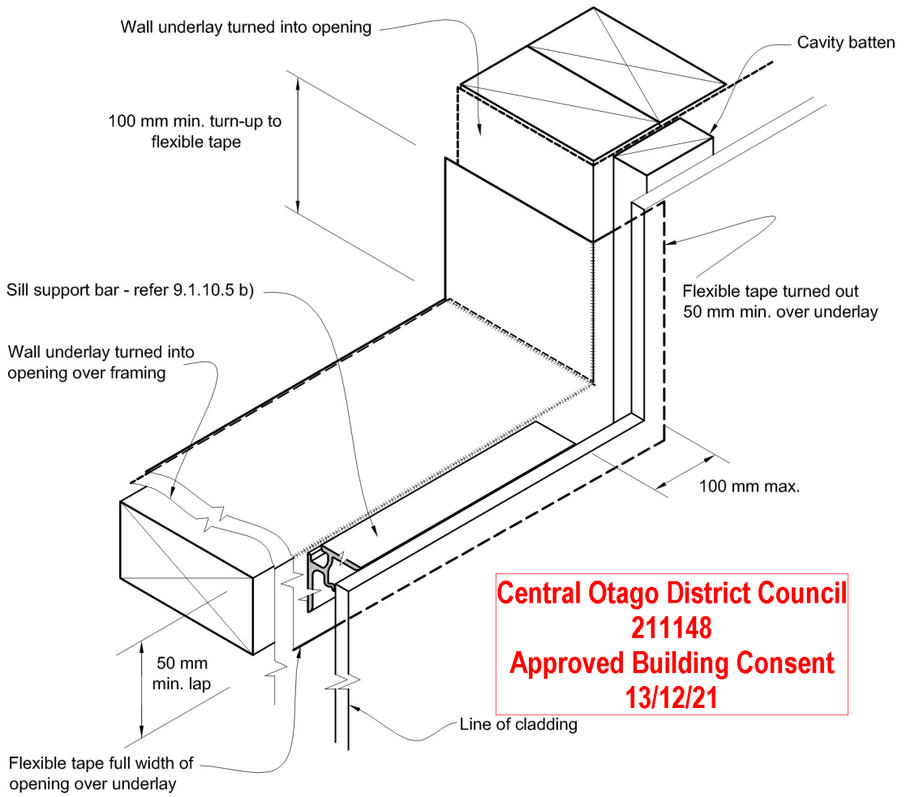
Table 18: Minimum clearances
Paragraphs 9.1.3, 9.1.3.1, 9.1.3.2, 9.1.3.3, 9.1.3.4, 9.1.3.5 and 9.2.7

Minimum clearances (mm)	Masonry veneer		Other claddings				
	A	B	A	B	C	D	E
Concrete slab	100	150	150	225	100	175	50
Timber floor Refer Note 1)					100	175	50 2)

NOTE: 1) Refer to NZS 3604 for requirements.
2) Cladding to extend minimum 50 mm below bearer or lowest part of timber floor framing.

Figure 72B: General window and door opening with drainage cavity
Paragraphs 9.1.5, 9.1.9.3, 9.1.10.2, Figures 73C, 76, 85, 86, 91, 99, 116 and 128

NOTE:
(1) Detailed *cladding* omitted for clarity, refer to specific *claddings*.
(2) Head to be treated similarly with continuous *wall underlay* and *flexible tape* at corners.
(3) Refer individual cladding details for jamb flashings.



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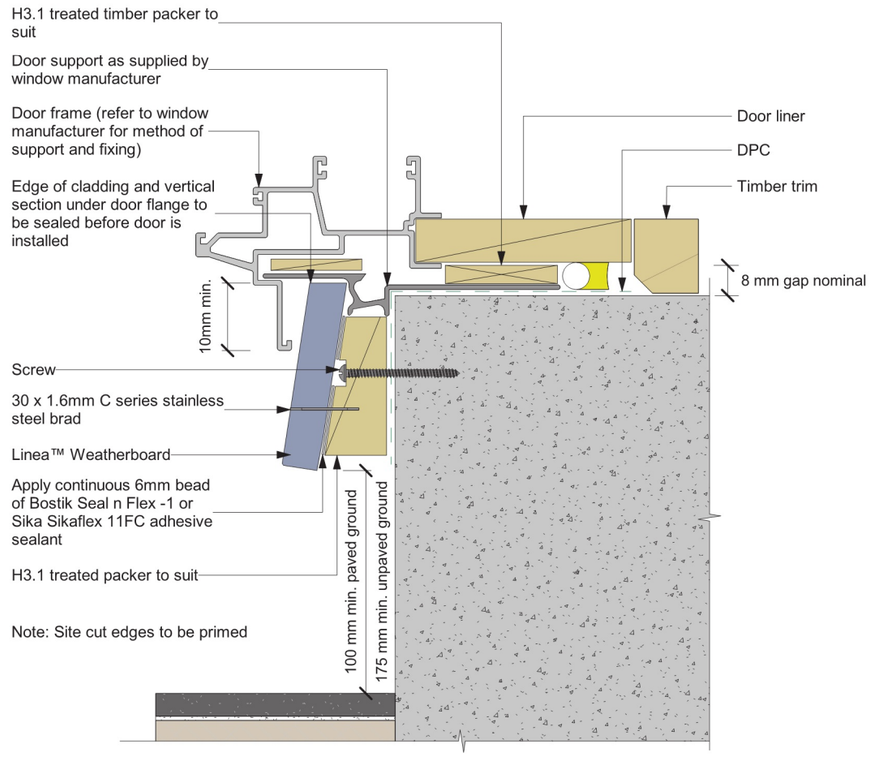
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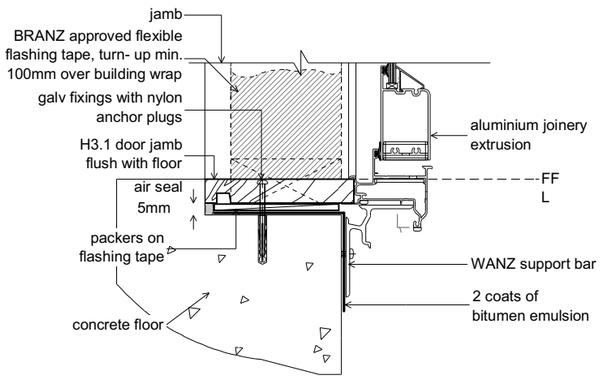
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Figure 24: Door sill support detail

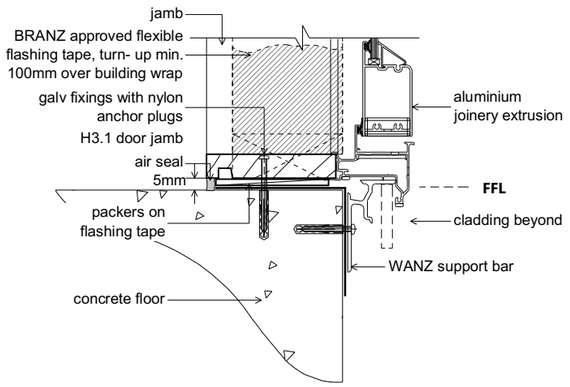


Refer to the manufacturer or supplier for technical information for these materials

General notes for materials selection
1. Flashing materials must be selected based on environmental exposure, refer to NZS 3604 and Table 20 of the NZBC E2/AS1
2. Flexible underlay must comply with acceptable solution E2/AS1
3. Flashing tape must have proven compatibility with the selected flexible underlay and other materials with which it comes into contact
4. Linea™ Weatherboard to have sealed butt joint over batten at each corner of opening



D - **Rebated Door Sill**
Scale 1:10



D - **Axon Door Sill**
Scale 1:10

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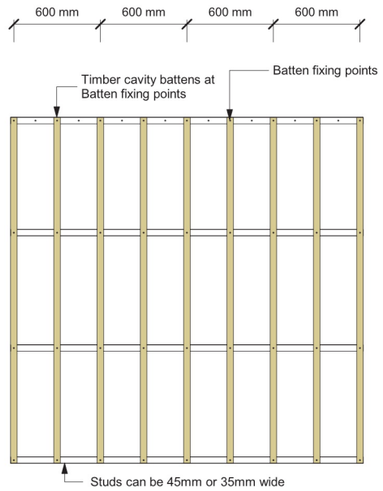
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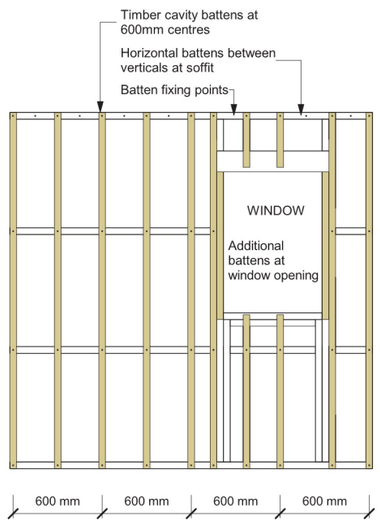
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Figure 2: Batten fixing



The intermediate support for insulation between the studs could be a timber cavity batten, polypropylene tape or 75 mm galvanised wire mesh. Refer to E2/AS1 Paragraph 9.1.8.5 Polypropylene tape must be fixed horizontally and drawn taut at 300 mm centres.

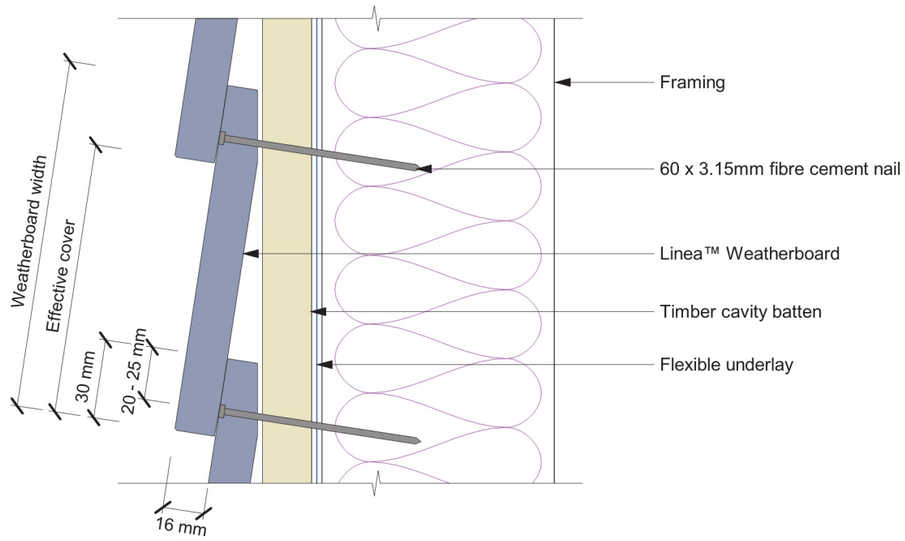
Figure 3: Batten layout at window opening



- Studs can be 45mm or 35mm wide

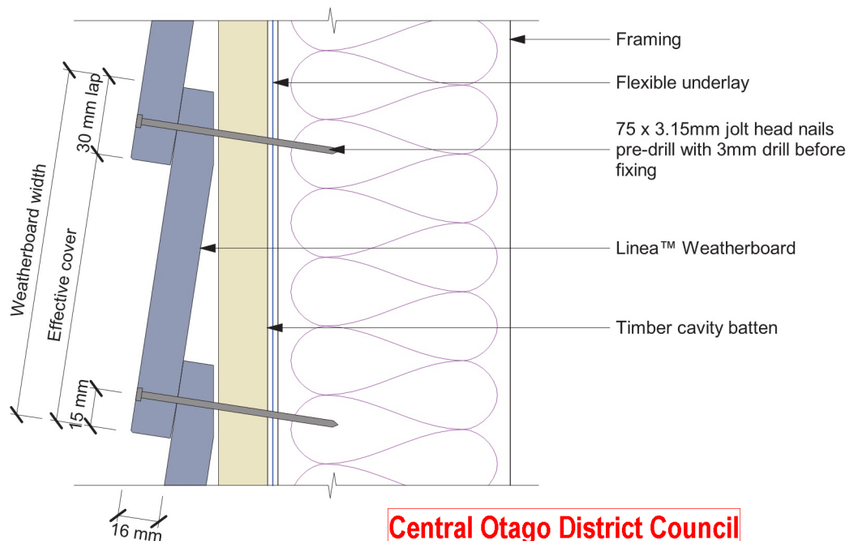
-The intermediate support for insulation between the studs could be a timber cavity batten, polypropylene tape or 75 mm galvanised wire mesh. Refer to E2/AS1 Paragraph 9.1.8.5 Polypropylene tape must be fixed horizontally and drawn taut at 300 mm centres.

Figure 1: Weatherboard fixing



Concealed Nailing

Linea™ Weatherboards to be face fixed at corners and down window and door openings using jolt head nails at 90° to face, punch 2mm below surface and fill. Refer to fixing table 4



Exposed Nailing

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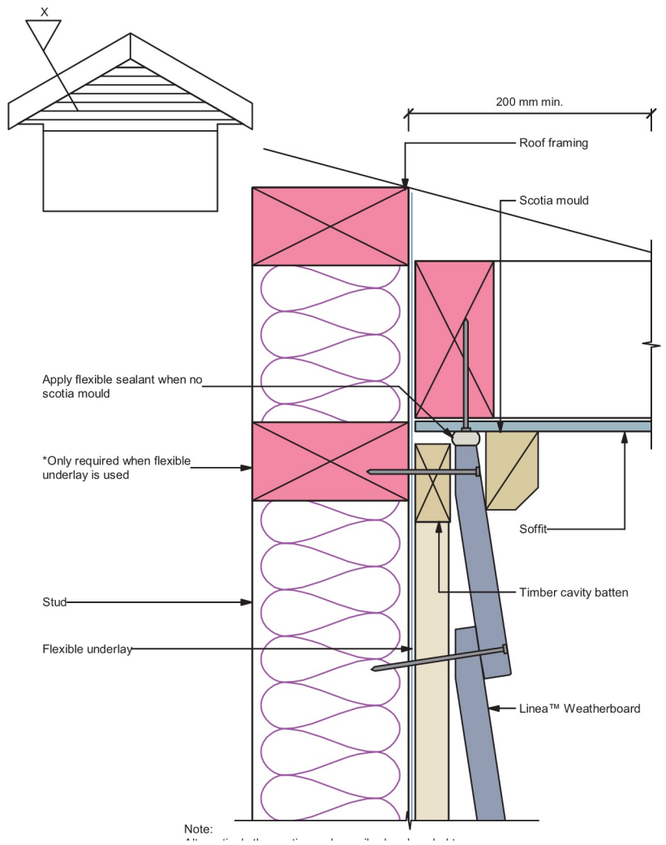
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Figure 14: Wall to soffit junction 'X'



Note:
Alternatively the scotia can be scribed and sealed to Linea™ Weatherboard and the soffit lining

For soffits more than 200mm the Linea™ Weatherboard can be neat cut and silicone sealed to angle of soffit

Figure 13: Internal corner joint flashing

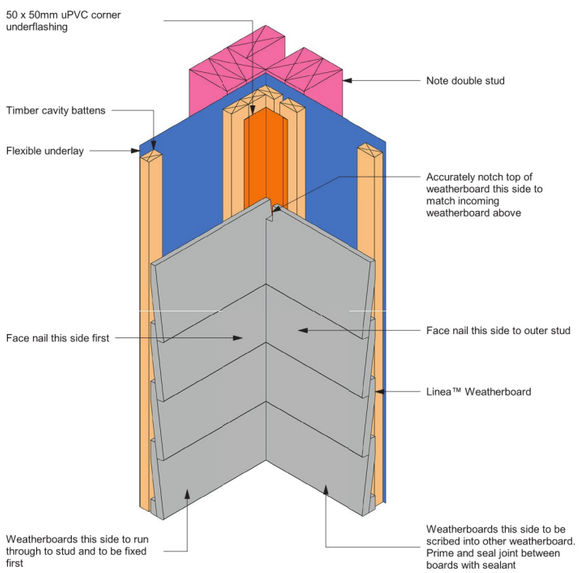
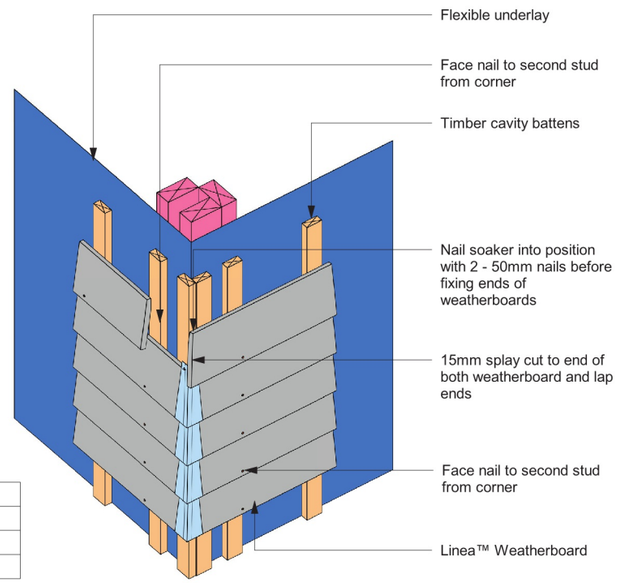


Figure 7: External corner soaker



Soaker material	Nail material
Copper	Copper or phosphor bronze
Aluminium	Hot dip galvanised
Stainless steel	Stainless steel

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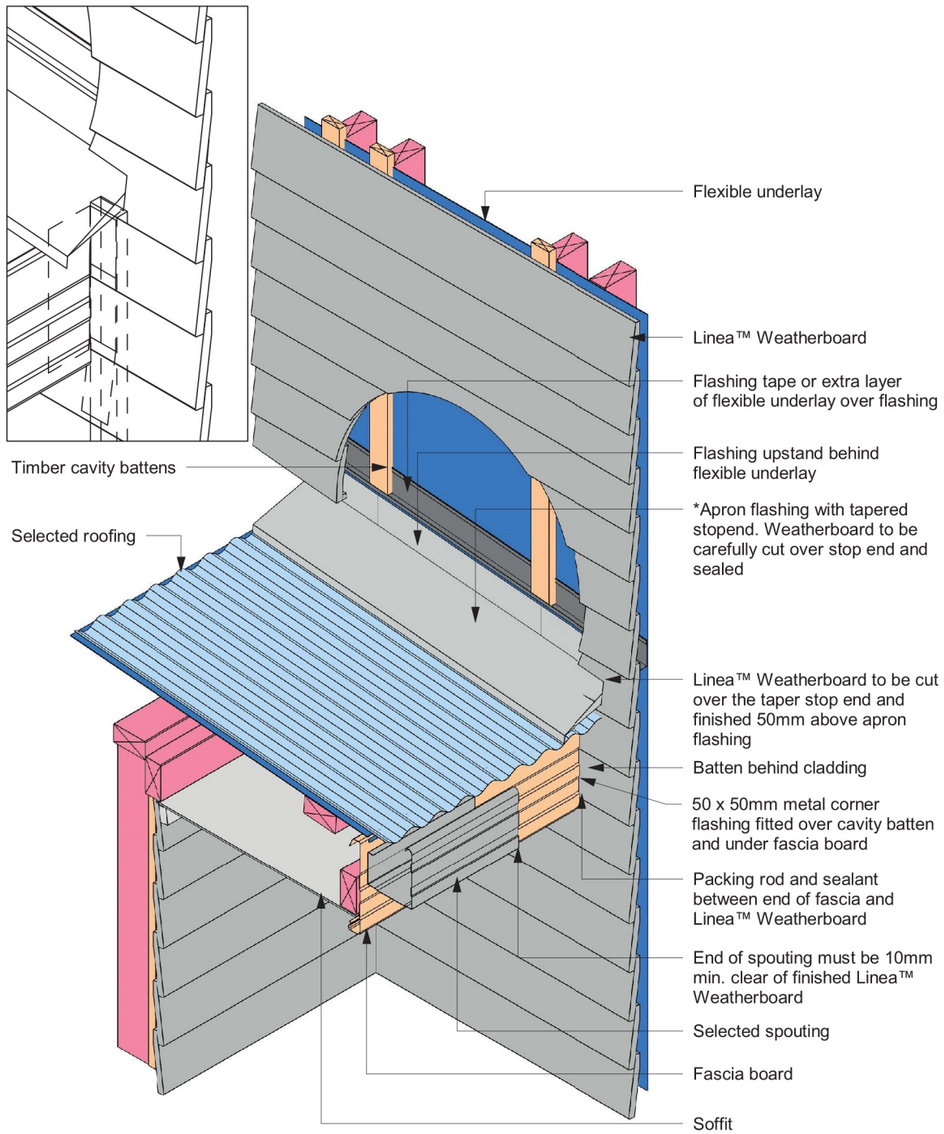
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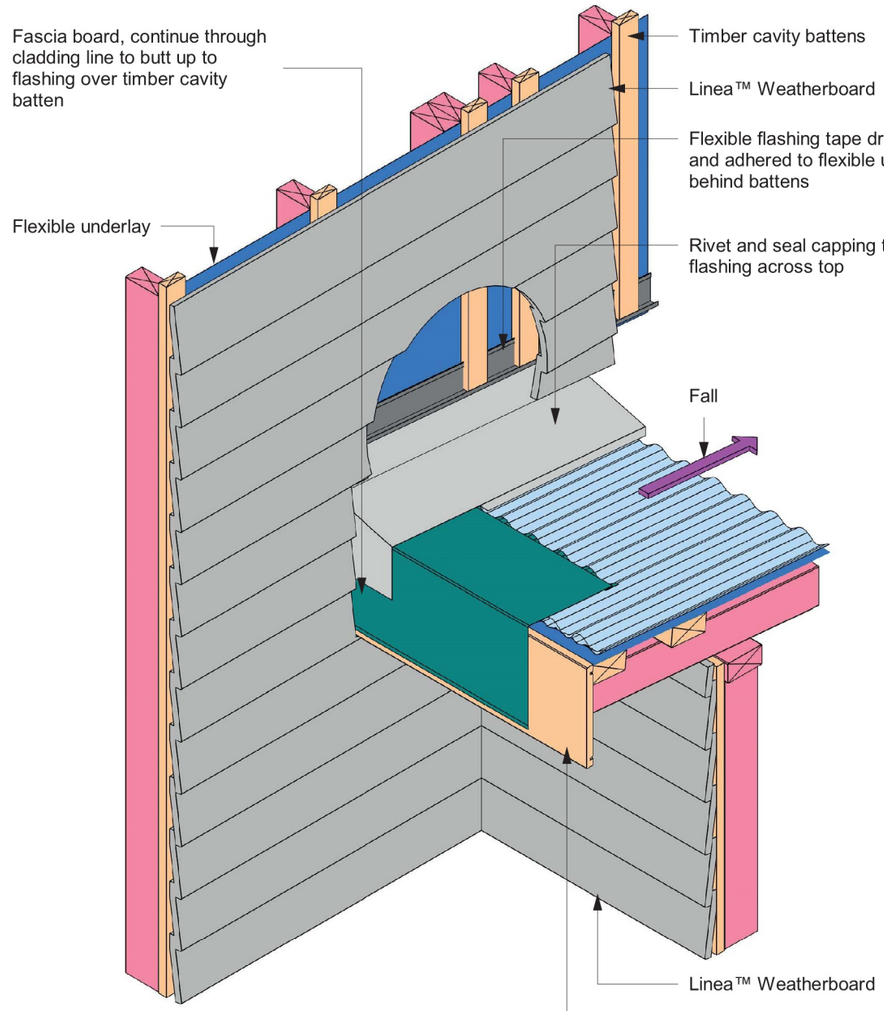
Figure 34: Junction Linea™ Weatherboard and fascia board

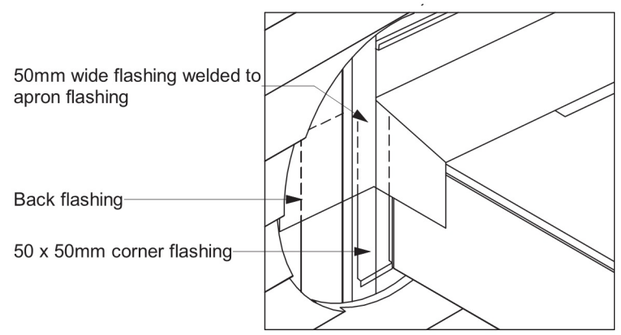


*When 50 year durability for flashing is required refer Table 20 NZBC E2/AS1 document

Note: Site cut edges to be primed

Figure 35: Enclosed roof to wall intersection





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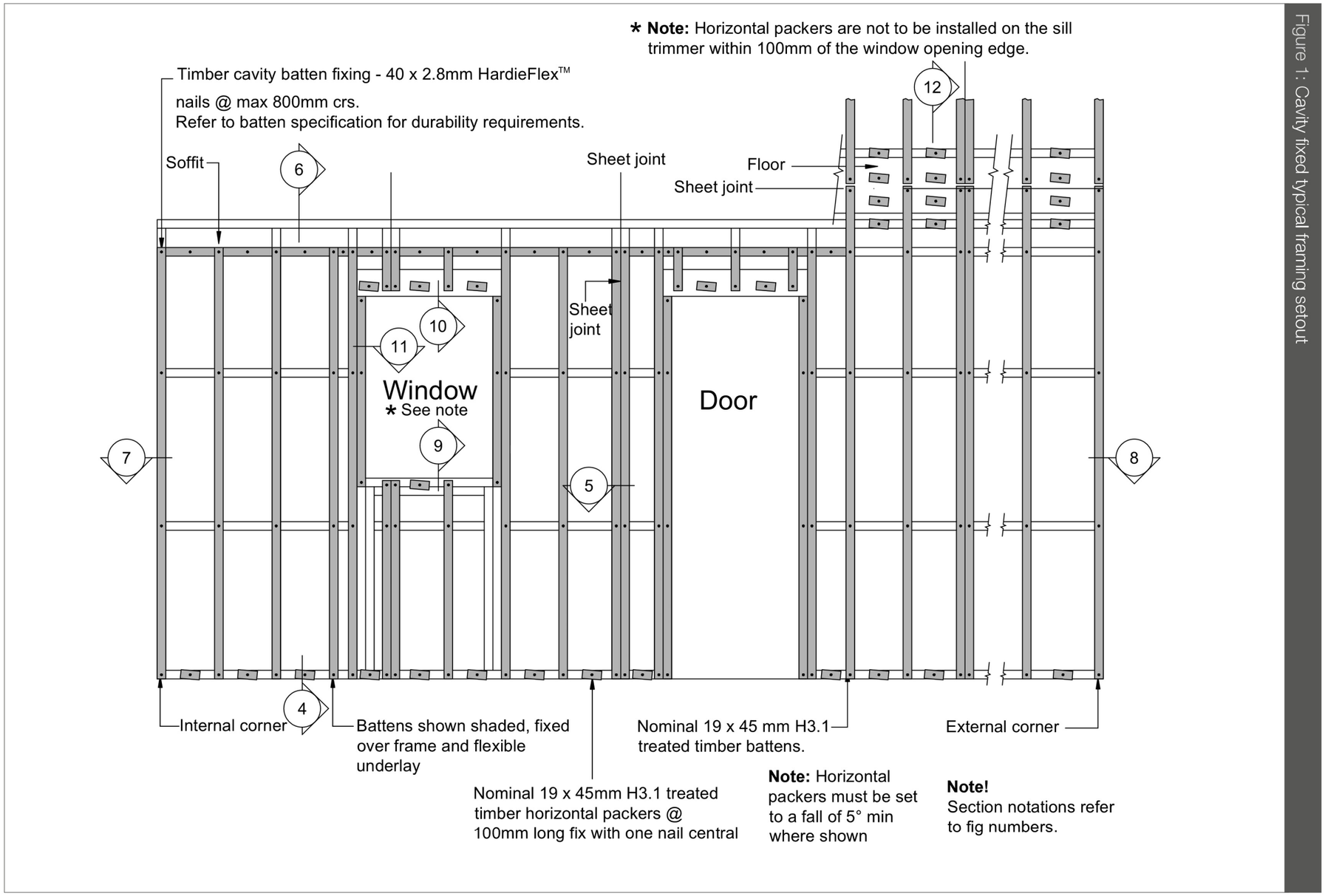


Figure 1: Cavity fixed typical framing setout

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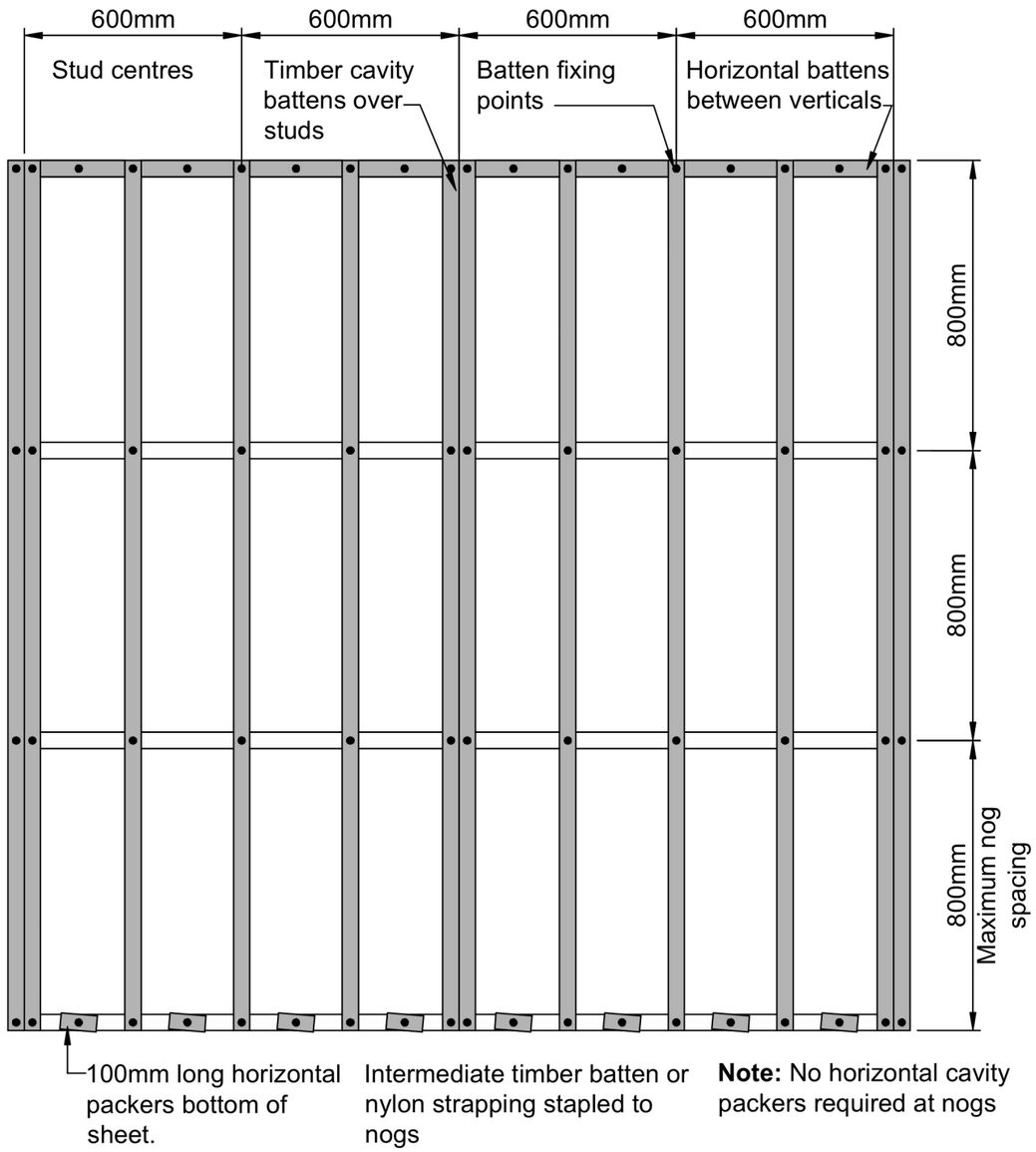
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Figure 2: Cavity batten fixing



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Figure 3: Cavity fixed typical panel fixing setout

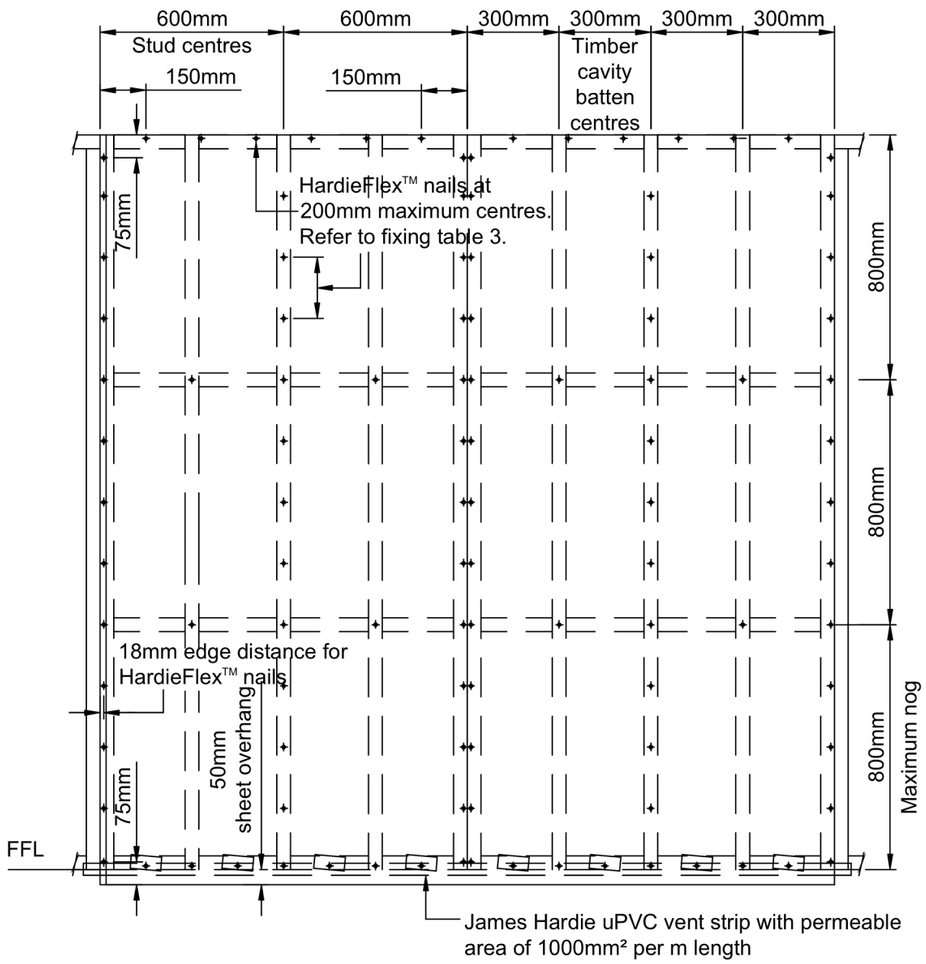
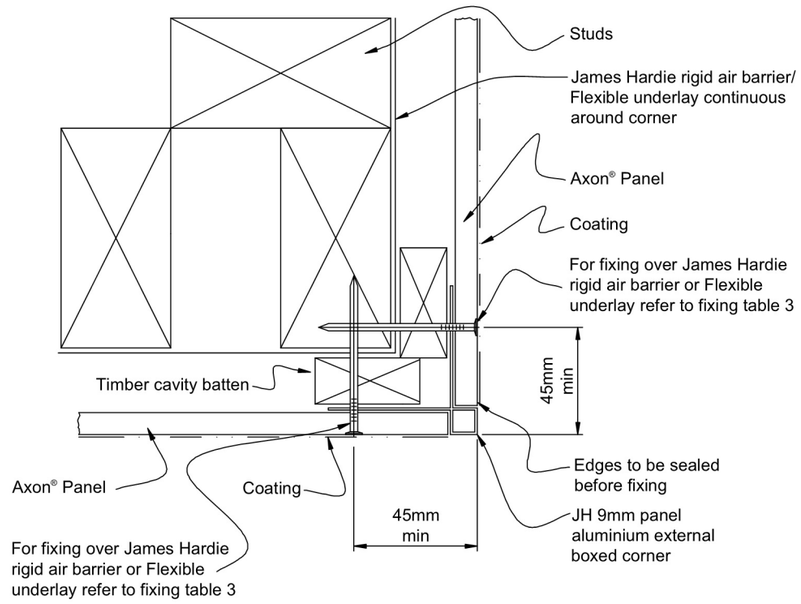


Figure 8: Cavity external corner detail



Note:

- *Refer to Figure 27 for jointing with 'h' mould.*
- *Do not run corner mould continuous over floor joists.*

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Figure 5: Cavity shiplap joint

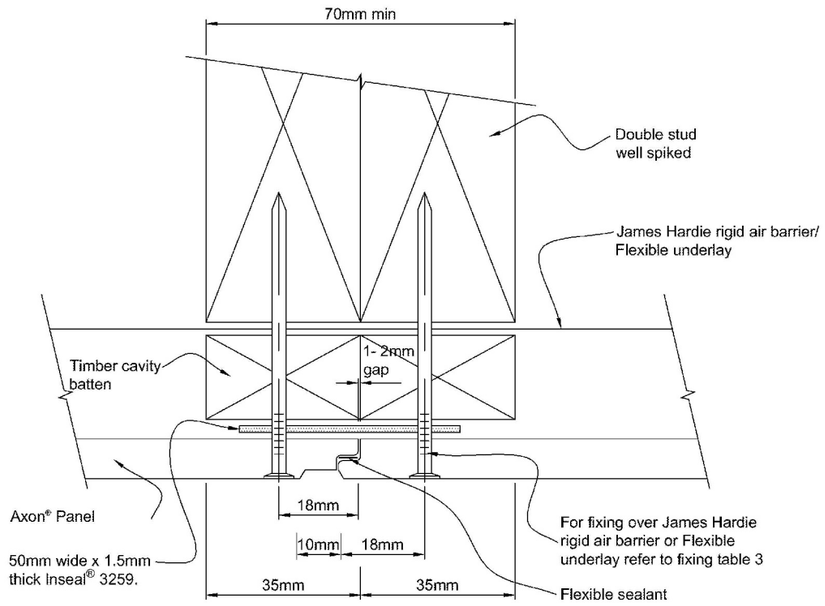


Figure 6: Cavity soffit detail

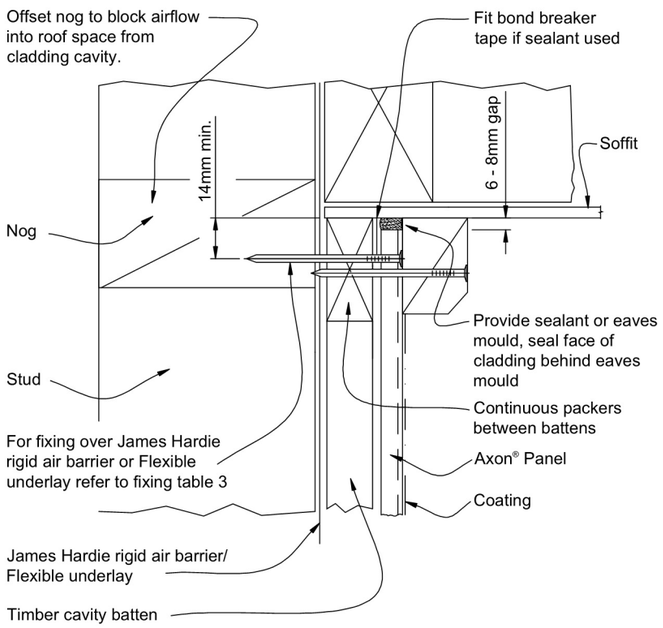
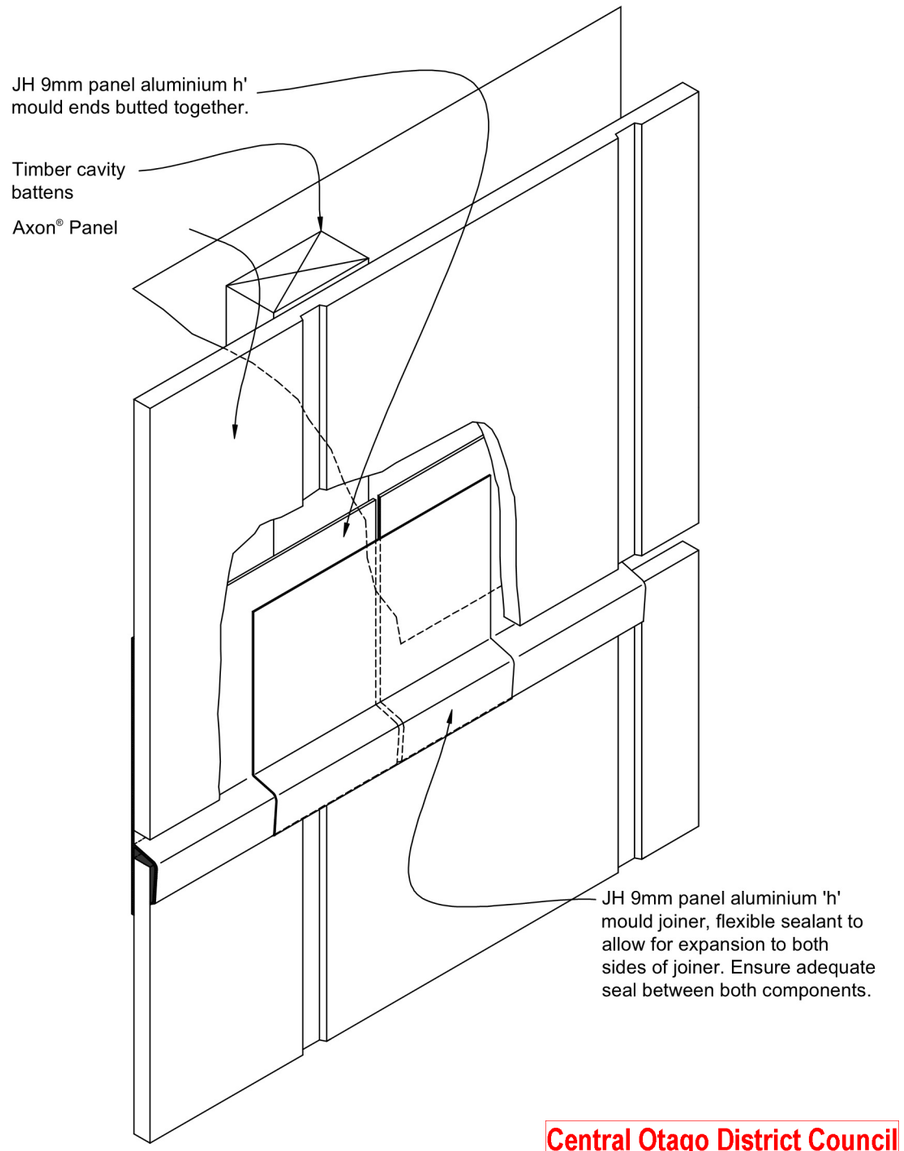


Figure 25: Cavity aluminium 'h' mould jointer



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Figure 10: Internal corner junction between Linea® Weatherboard and Titan® Panel / Axon® Panel / EasyLap™ Panel

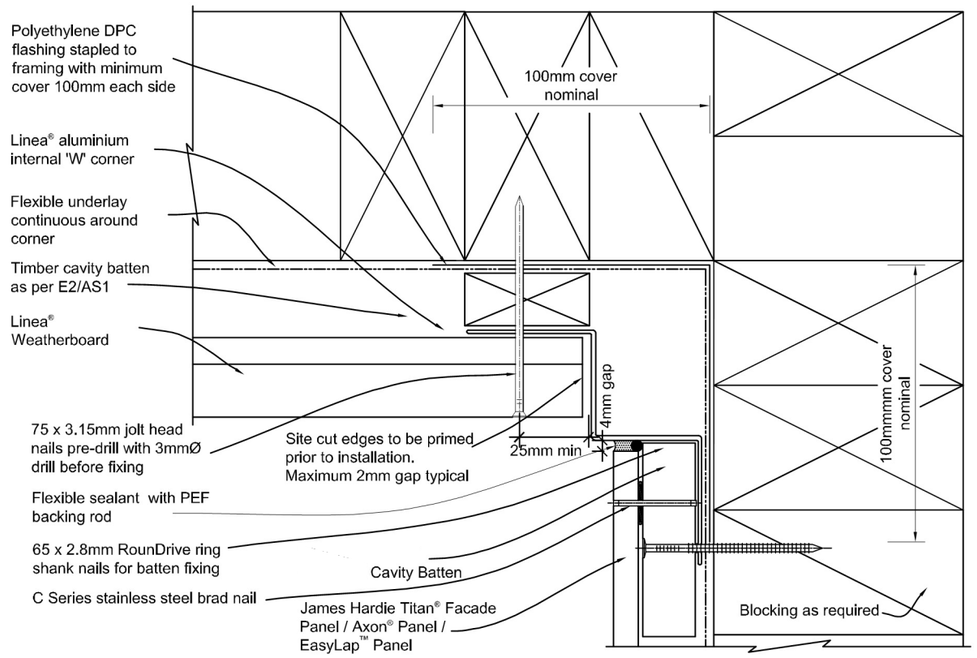
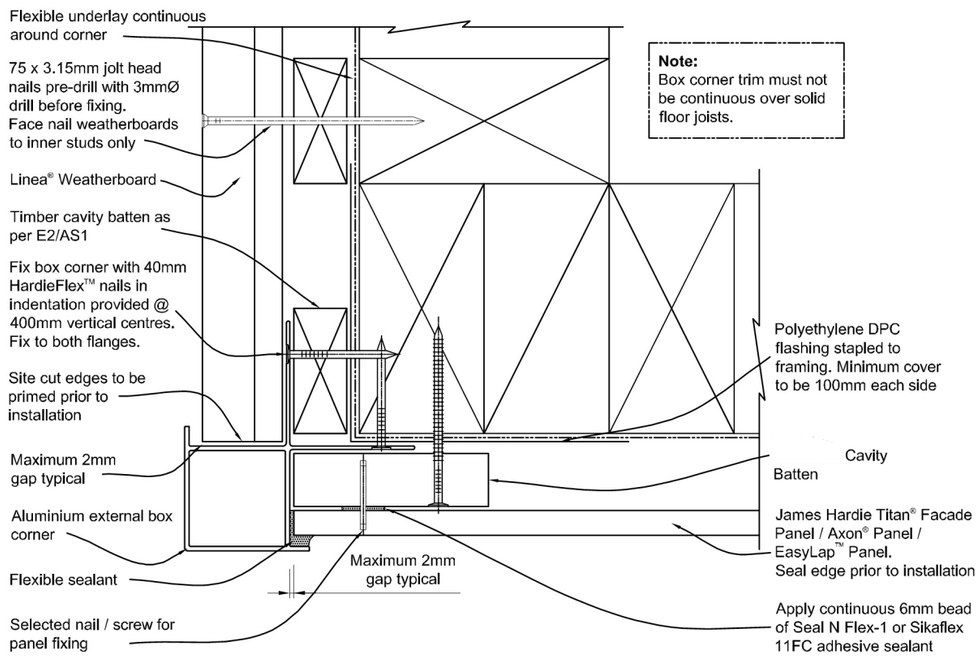


Figure 14: External corner junction between Linea® Weatherboard on cavity and Titan® Facade Panel / Axon® Panel / EasyLap Panel



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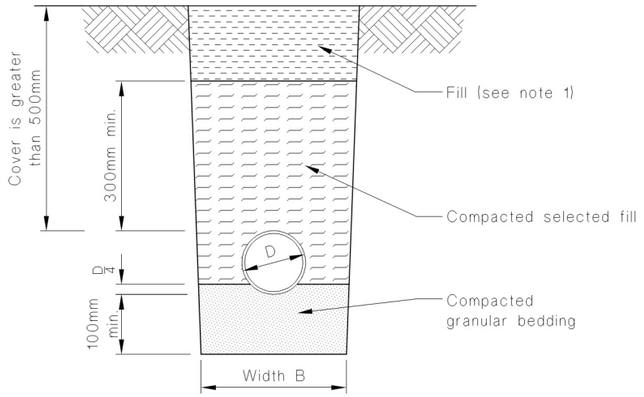
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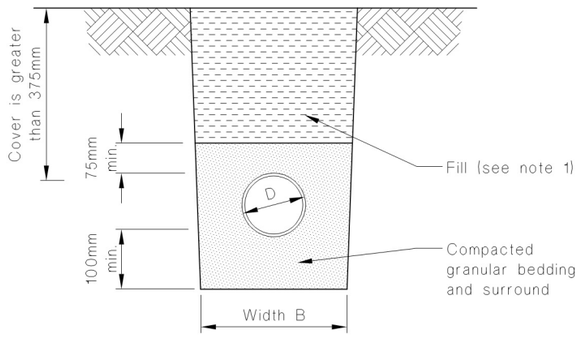
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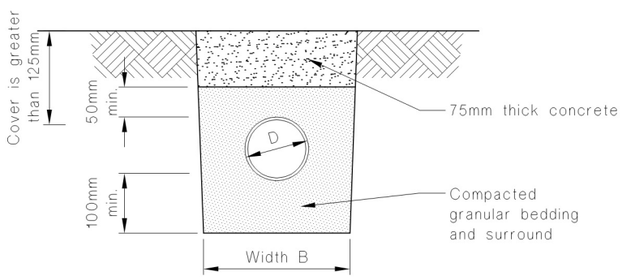
Figure 13: **Bedding and backfilling**
Paragraphs 3.9.2, 3.9.4 and 3.9.5



(a) Cover greater than 500mm



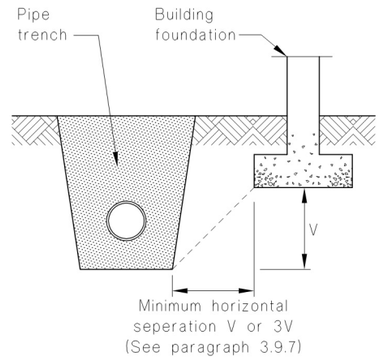
(b) Cover greater than 375mm

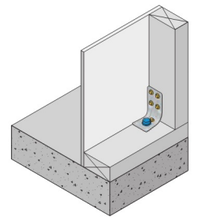
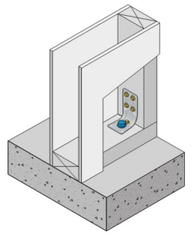


(c) Cover greater than 125mm

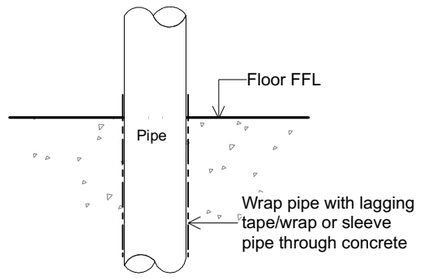
NOTE:
1. Fill shall be:
-Ordinary fill where drains are located below gardens and open country.
-Compacted selected fill where the drains are located below residential driveways and similar areas subjected to light traffic.

Figure 14: **Relationship of Pipe Trench to Building Foundation**
Paragraph 3.9.7



Concrete floor	
External walls	Internal walls
 GEB009	 GEB010
Position GIB HandiBrac® as close as practicable to the internal edge of the bottom plate.	Position GIB HandiBrac® at the stud/plate junction and at mid-width of plate.
Hold-down fastener requirements	
A mechanical fastening with a minimum characteristic uplift capacity of 15kN or use supplied BT10/140 screwbolt in GIB HandiBrac® pack.	

Pipe Floor/Foundation Penetration
Read in conjunction & refer to engineers design



Notes:
Pipe through floor to be covered (taped or bagged) to ensure pipe is kept clean during contruction until needed. 50mm clearance under floor slab. Flexible connection at building edge

NZ/AS 3500.2:2015
Minimum Cover for Burried Pipes
excludes cast iron & ductile iron

Subject to vehicular traffic = 500mm
All other locations = 300mm (see notes)

Notes:
Shall be covered by atleast 50mm overlay & paved as per below
Heavy vehicle loading = 100mm min reinforced concrete
Light vehicle loading = 75mm min brick or concrete paving
No vehicular traffic = 50mm min brick or concrete paving

Drains Under Buildings
25mm of overlay to seperate drain from a reinforced concrete slab. Or the drain is adequately protected from mechanical damage and superimposed loads.

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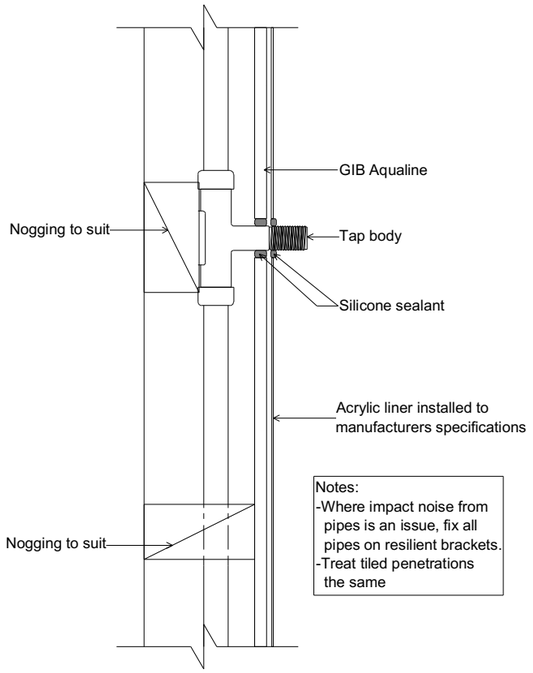
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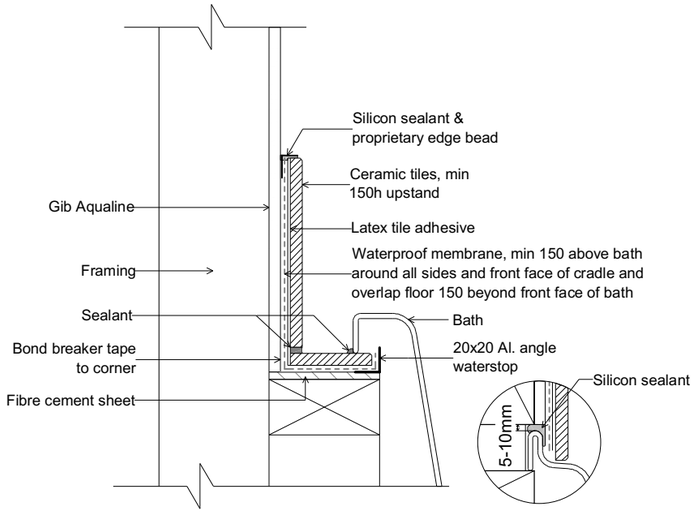
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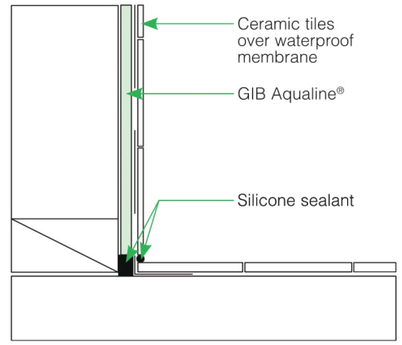


D 6.0 **Acylic Wall Pipe Penetration** Scale 1:5

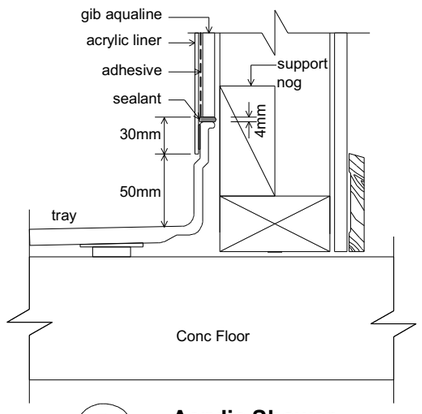


D 6.9 **Bath to Wall in Cradle** Scale 1:5

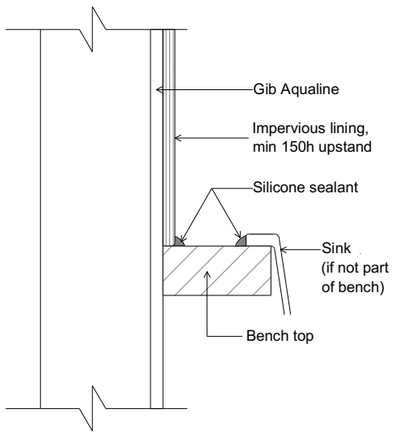
Alternative Bath to Wall Detail



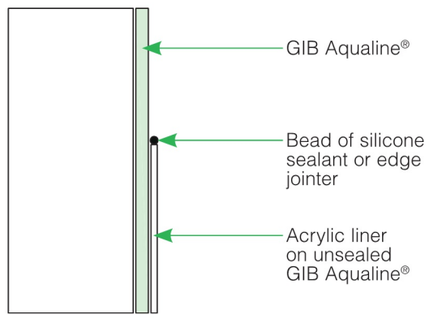
D - **Bath to Floor in Cradle** Scale 1:5



D 6.1 **Acrylic Shower** Scale 1:5



D 6.8 **Tub/Sink/Vanity/ Basin To Wall** Scale 1:5



D - **Acrylic Liner at top** Scale 1:5

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Flooring Notes:
Seal flooring against painted skirting

Flooring minimum slip resistance co-efficient for level surface to be between 0.25 - 0.50 as per NZBC D1 access routes table 2

Details

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Minor Variation Received
ksu 03/08/2022

GIB EzyBrace® Systems specification GS1-N

Specification code	Minimum length (m)	Lining requirement
GS1-N	0.4	Any 10mm or 13mm GIB® Standard plasterboard to one side only

WALL FRAMING
Wall framing to comply with;

- NZBC B1 — Structure B1/AS1 Clause 3 Timber (NZS 3604:2011).
- NZBC B2 — Durability B2/AS1 Clause 3.2 Timber (NZS 3602).

Framing dimensions and height as determined by NZS 3604:2011 stud and top plate tables for load bearing and non-bearing walls. The use of kiln dried stress graded timber is recommended.

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

Concrete floor
Internal Wall Bracing Lines: In accordance with the requirements of NZS 3604:2011 for internal wall plate fixing or 75 x 3.8mm shot fired fasteners with 16mm discs spaced at 150mm and 300mm from end studs and 600mm centres thereafter.

External Wall Bracing Lines: In accordance with the requirements of NZS 3604:2011 for external wall bottom plate fixing.

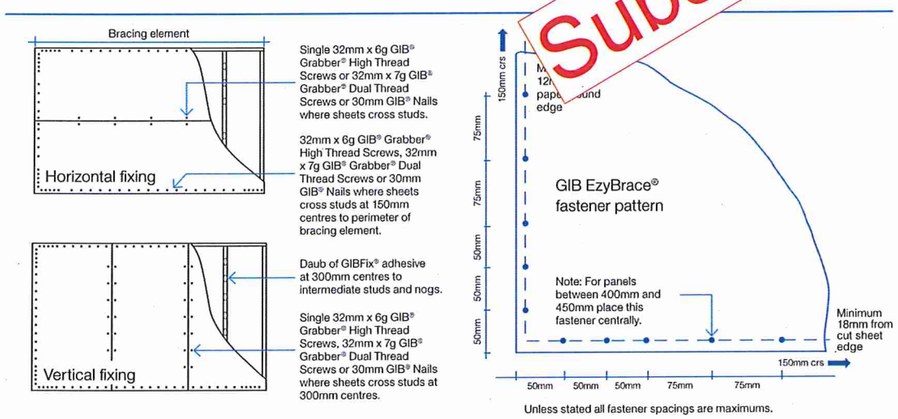
WALL LINING
- Any 10mm or 13mm GIB® plasterboard lining.
- Sheets can be fixed vertically or horizontally.
- Sheet joints shall be touch fitted.
- Use full length sheets where possible.

PERMITTED ALTERNATIVES
For permitted GIB® plasterboard alternatives refer to p. 5 in GIB EzyBrace® Systems literature.

FASTENING THE LINING
Fasteners
32mm x 6g GIB® Grabber® High Thread Screws, 32mm x 7g GIB® Grabber® Dual Thread Screws or 30mm GIB® Nails. If using the GIBFix® Angle use only 32mm x 7g GIB® Grabber® Dual Thread Screws.

Fastener centres
50,100,150, 225, 300mm maximum from each corner and 150mm thereafter around the perimeter of the bracing element. For vertically fixed sheets place fasteners at 300mm maximum centres to intermediate sheet joints. For horizontally fixed sheets place single fasteners to the sheet edge where it crosses the stud. Use daubs of GIBFix® adhesive at 300mm maximum centres to intermediate studs. Place fasteners no closer than 12mm from paper bound sheet edges and 18mm from any sheet end or cut edge.

JOINTING
Joint strength is important in delivering bracing system performance. All fastener heads stopped and all sheet joints GIB® Joint Tape reinforced and stopped in accordance with the GIB® Site Guide.



Unless stated all fastener spacings are maximums.

In order for GIB® systems to perform as tested, all components must be installed exactly as prescribed. Substituting components produces an entirely different system and may seriously compromise performance. Follow the specifications. This specification sheet is issued in conjunction with the publication GIB EzyBrace® Systems

GIB EzyBrace® Systems specification GS2-NOM

Specification code	Minimum length (m)	Lining requirement
GS2-NOM	0.4	Any 10mm or 13mm GIB® Standard plasterboard fixed to each side of the wall framing

WALL FRAMING
Wall framing to comply with;

- NZBC B1 — Structure B1/AS1 Clause 3 Timber (NZS 3604:2011).
- NZBC B2 — Durability B2/AS1 Clause 3.2 Timber (NZS 3602).

Framing dimensions and height as determined by NZS 3604:2011 stud and top plate tables for l… and non-bearing walls. The use of kiln dr… timber is recommended.

BOTTOM PLATE FIXING
Timber floor
Pairs of hand drive… 600mm centres; or th… 15mm nails at 600mm …

…nes: In accordance with the …ZS 3604:2011 for internal wall plate fixing or …m shot fired fasteners with 16mm discs spaced …m and 300mm from end studs and then 600mm …tres thereafter.

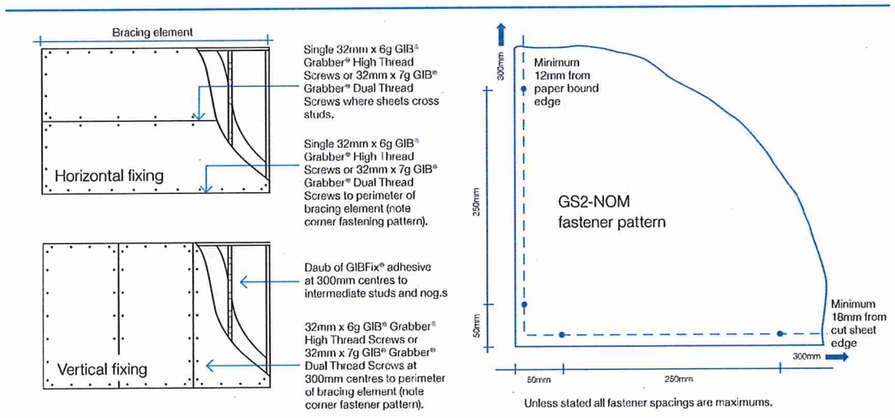
WALL LINING
- A layer of 10mm or 13mm GIB® plasterboard to each side of the wall.
- Sheets can be fixed vertically or horizontally.
- Sheet joints shall be touch fitted.
- Use full length sheets where possible.

PERMITTED ALTE…ATIVES
For permitted GI… …rboard alternatives refer to p. 5 in GIB EzyBr… …erature.

FA…
…abber® High Thread Screws or 32mm x 7g …Dual Thread Screws. If using the GIBFix® Angle …x 7g GIB® Grabber® Dual Thread Screws.

…stener centres
50, 300mm from each corner and 300mm maximum thereafter around the perimeter of the bracing element. For horizontally fixed sheets place single fasteners to the sheet edge where it crosses the stud. Use daubs of GIBFix® adhesive at 300mm maximum centres to intermediate studs. Place fasteners no closer than 12mm from paper bound sheet edges and 18mm from any sheet end or cut edge.

JOINTING
Joint strength is important in delivering bracing system performance. All fastener heads stopped and all sheet joints GIB® Joint Tape reinforced and stopped in accordance with the GIB® Site Guide.



Unless stated all fastener spacings are maximums.

In order for GIB® systems to perform as tested, all components must be installed exactly as prescribed. Substituting components produces an entirely different system and may seriously compromise performance. Follow the specifications. This specification sheet is issued in conjunction with the publication GIB EzyBrace® Systems

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GIB EzyBrace® Systems specification BL1-H

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

WALL FRAMING

Wall framing to comply with;

- NZBC B1 — Structure B1/AS1 Clause 3 Timber (NZS 3604:2011).
- NZBC B2 — Durability B2/AS1 Clause 3.2 Timber (NZS 3602).

Framing dimensions and height as determined by NZS 3604:2011 stud and top plate tables for load bearing and non-bearing walls. The use of kiln dried stress graded timber is recommended.

BOTTOM PLATE FIXING

Timber floor

Use panel hold downs at each end of the bracing element. The GIB HandiBrac® is recommended. See details in GIB EzyBrace® Systems or GIB® Site Guide.

Pairs of hand driven 100 x 3.75mm nails at 600mm centres; or Three power driven 90 x 3.15mm nails at 600mm centres.

Concrete floor

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

WALL LINING

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

PERMITTED ALTERNATIVES

For permitted GIB® plasterboard alternatives refer to p. 5 in GIB EzyBrace® Systems literature.

FASTENING THE LINING

Fasteners

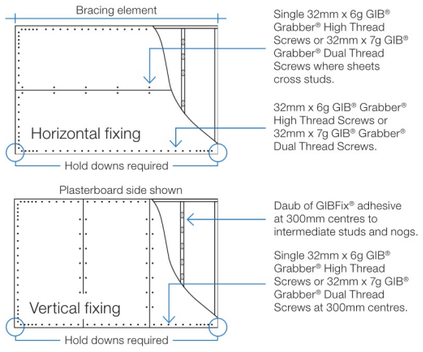
32mm x 6g GIB® Grabber® High Thread Screws or 32mm x 7g GIB® Grabber® Dual Thread Screws. If using the GIBFix® Framing System or if fastening through GIBFix® Angles use only 32mm x 7g GIB® Grabber® Dual Thread Screws.

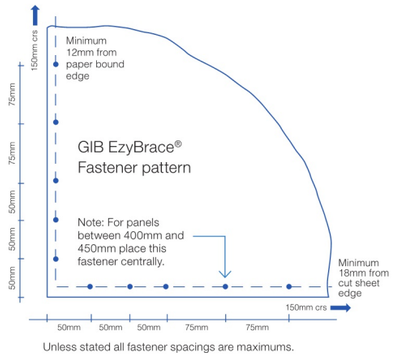
Fastener centres

50,100,150, 225, 300mm from maximum each corner and 150mm thereafter around the perimeter of the bracing element. For vertically fixed sheets place fasteners at 300mm maximum centres to the sheet joint. For horizontally fixed sheets place single fasteners to the sheet edge where it crosses the stud. Use daubs of GIBFix® adhesive at 300mm maximum centres to intermediate studs. Place fasteners no closer than 12mm from paper bound sheet edges and 18mm from any sheet end or cut edge.

JOINTING

Joint strength is important in delivering bracing system performance. All fastener heads stopped and all sheet joints GIB® Joint Tape reinforced and stopped in accordance with the GIB® Site Guide.





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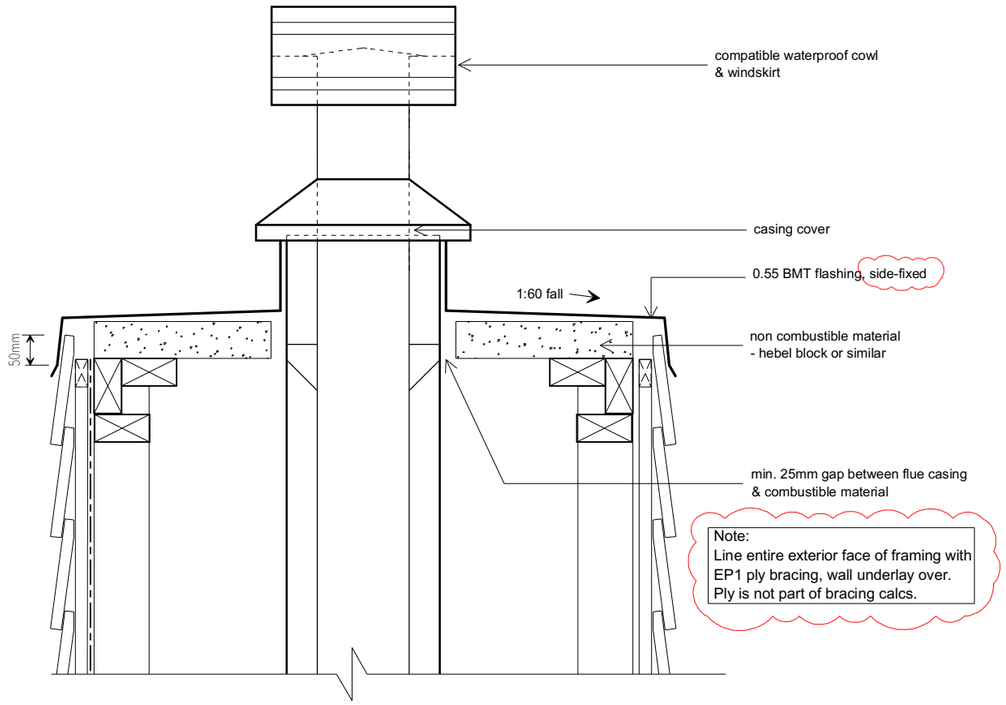
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Chimney

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