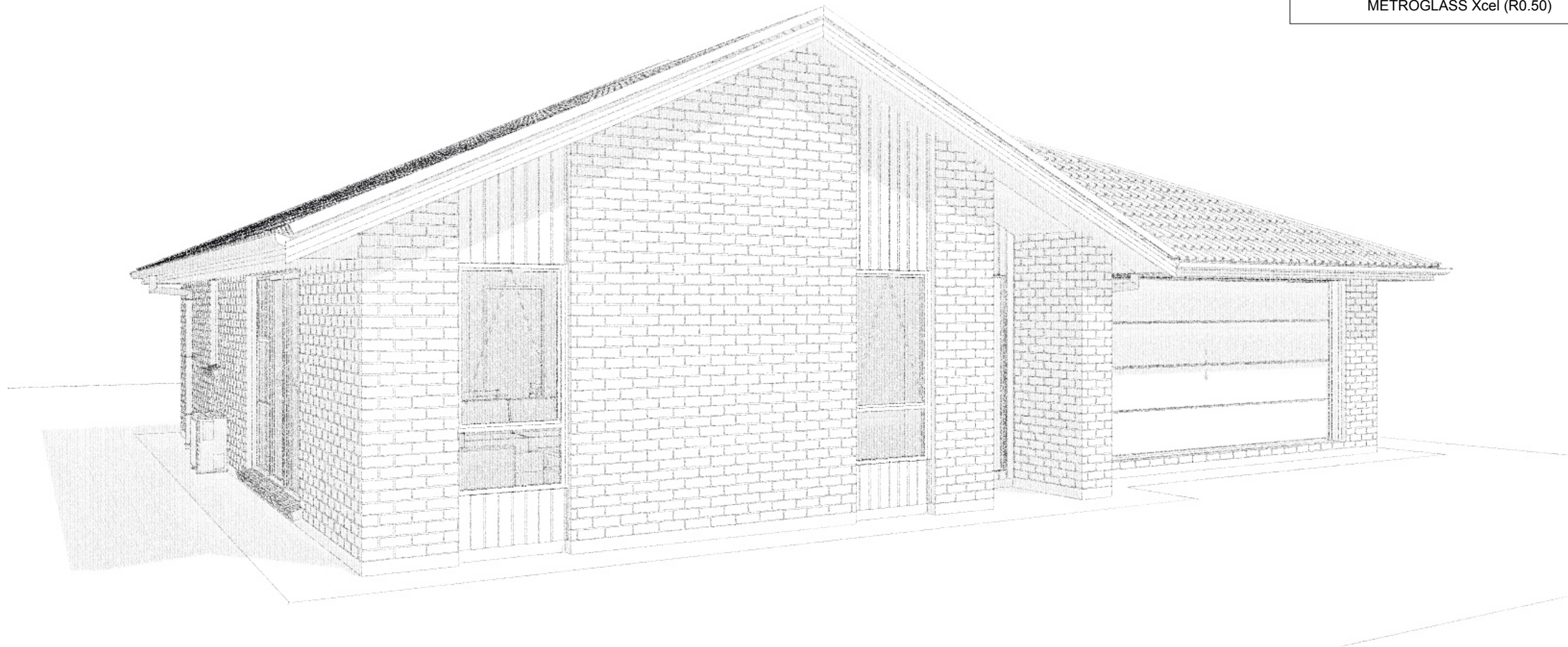


DWG No	Description
A01	Site Plan
A02	Foundation Plan
A03	Plumbing & Drainage
A04	Floor Plan
A05	Bracing Plan
A06	Bracing Details
A07	Bracing Details
A08	Electrical Plan
A09	Lighting Plan
A10	Roof Plan
A11	Elevations
A12	Sections
A13	Finishes Plan
A14	Details
A15	Details
A16	Details
A17	Details
A18	Schedules
S01	Superslab Layout
S02	Superslab Details
S03	Superslab Details



PROJECT INFORMATION
Territorial Authority: Ashburton District Council
Building Consent Number: BC _____
Legal Description: Lot 146 DP

Ashburton District Plan
Zone: Residential C

Wind Region : A

Wind Zone : H

Ground Roughness : O

Corrosion Zone : C

Site Exposure : E

Earthquake Zone : 2

Topographic Class : T1

Climate Zone : 5

Subsoil Classification: E

Approx. Altitude : 87m

Snow Zone : N4

Snow Loading : 1kPa

KEY
Urban / Open · Sheltered / Exposed · Low / Medium / High / Very High / Extra High / Specific Engineer Design
Subsoil Classification Classes
A-Strong Rock · B-Rock · C-Shallow · D-Deep/Soft · E-Very Soft

H1 COMPLIANCE
The proposed dwelling complies with the thermal requirements of H1/AS1 as per the attached report.

Insulation needs to be installed as per H1 and manufacturer's requirements:

Floors: Waffle pod with perimeter insulation

Walls: R2.4 Wall batt insulation to all external walls (except garage) as well as to walls separating garage from the rest of the dwelling

Roof: 130mm R3.6 batt insulation for max 545mm to perimeter from centre of top plate between trusses, then 330mm R7.0 batt insulation for the rest of the ceiling.

Glazing: Thermally broken aluminium joinery with double pane Low E4 / Clear glass, argon filled (Ug 1.10) METROGLASS Xcel (R0.50)

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Sheet Index		
JOB No:	860864	
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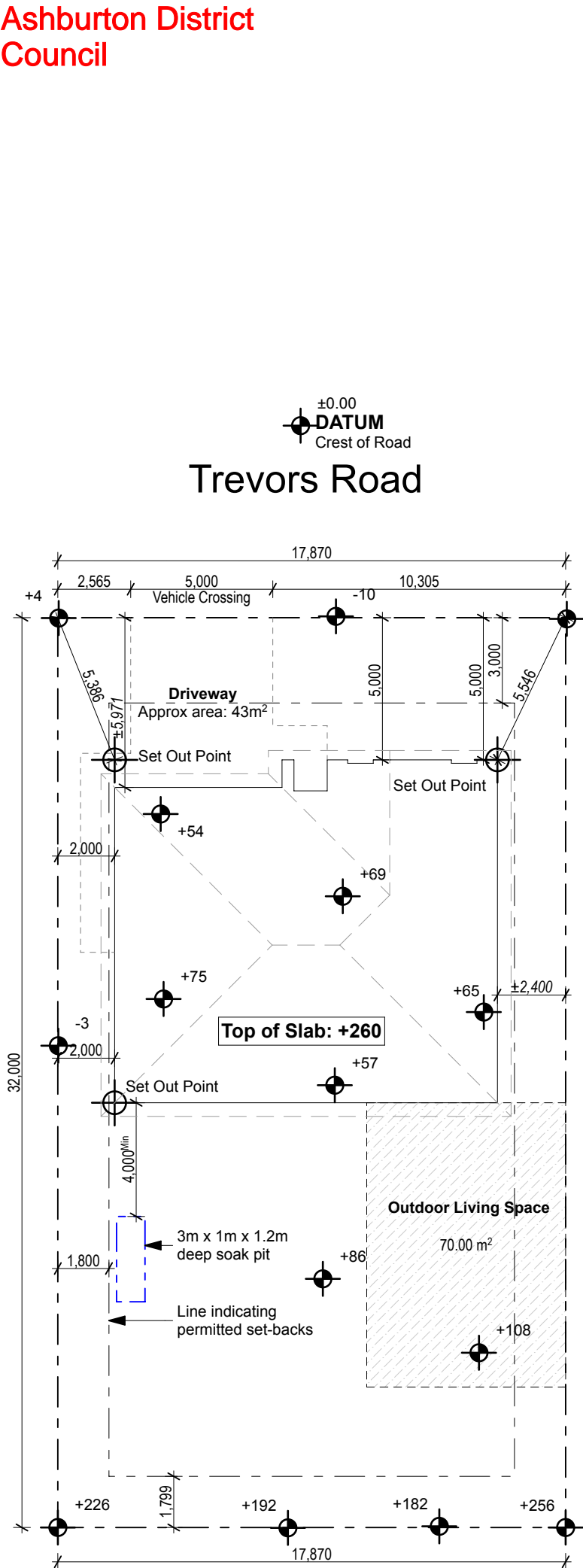
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Site Plan		
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Site Coverage	
Section Area	571.84m²
Over Foundation	155.24m²
Coverage	27.15%
Permitted Max	35.00%



SETTING OUT:
Section boundaries as shown were obtained from QuickMap®. Contractor to locate and verify boundary pegs prior to setting out. Any discrepancies to be reported before construction may commence.

GROUND LEVELS:
Indicated spot levels are existing Natural Ground Levels (NGL) prior to any site works carried out. The Finished Ground Level (FGL) adjoining the concrete floor slab shall be formed so as to carry water away from the building, at a slope of not less than 1 in 25, for a distance of at least 1m from the building. The contractor is to ensure that the FGL meets both the cladding clearance(s) as detailed, and the minimum flood plain or district bylaw requirements as applicable.

ACCESS ROUTE:
Adequate access shall be provided from the street to the dwelling to enable a safe and easy approach to the main entrance and to manoeuvre and park cars.

SERVICES & DRAINAGE:
This drawing is to be read in conjunction with the plumbing and drainage design on sheet A04. Stormwater and Foul water placement information not available at this stage. Drainlayer to verify position prior to placement of drains. Access point to be provided to drains immediately inside the boundary.

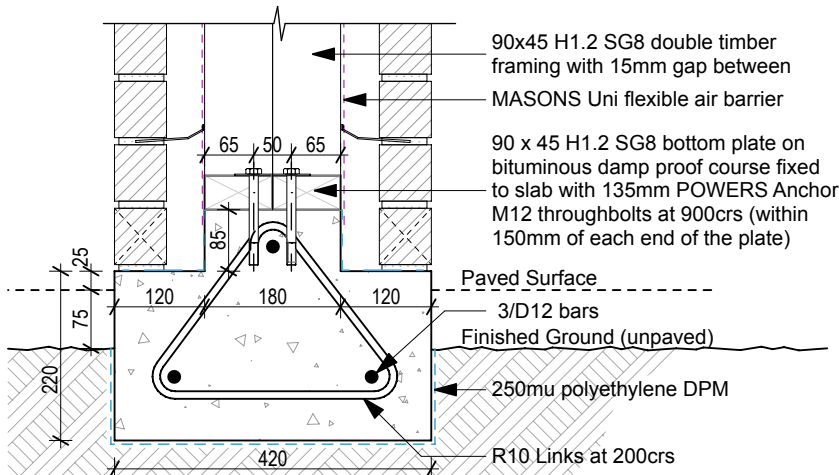
STORMWATER TO HARDSTAND AREAS:
Hardstand areas do not form part of this building consent, but when installed should comply with the requirements of the NZ Building Code, specifically:
- Contractor to ensure stormwater falls away from the dwelling with a gradient of minimum 1:50. Stormwater to discharge to the garden/lawn on either side.

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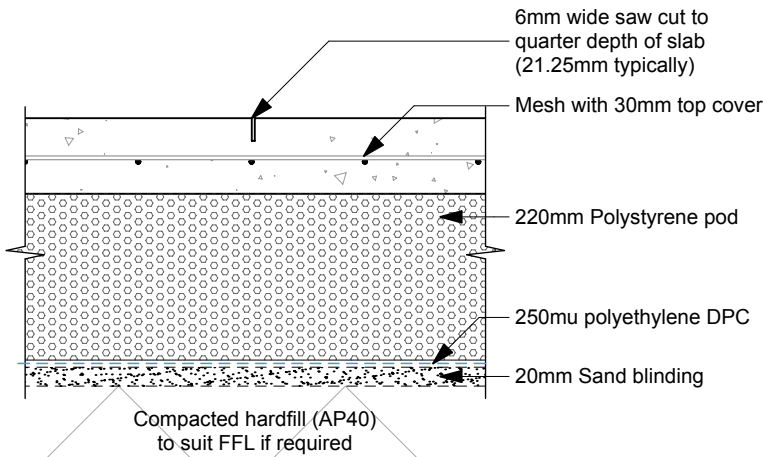
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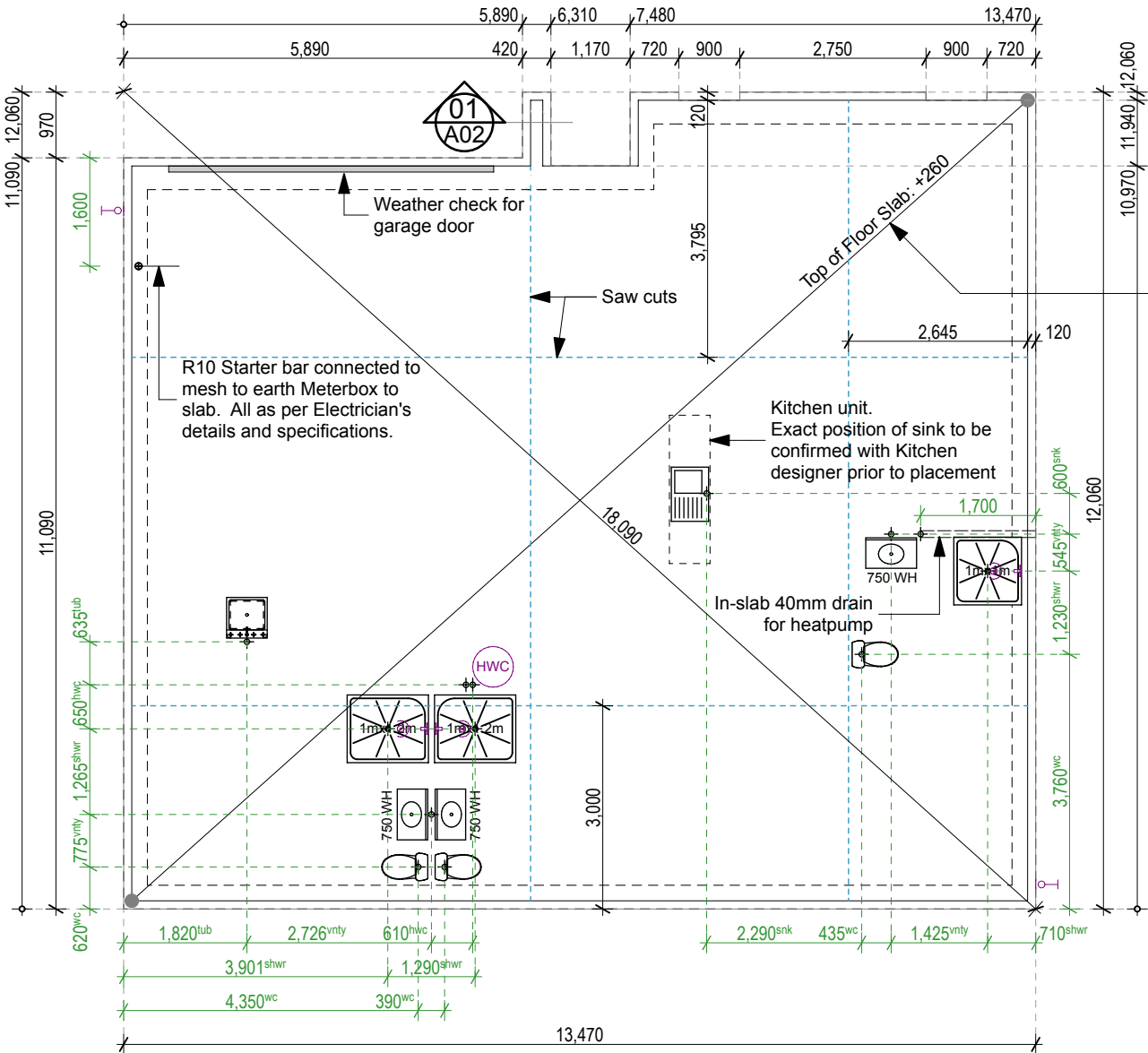
BUILDING
CONSENT



01 DETAIL | Wing Wall
SCALE 1:10 (A3)



DETAIL | Saw Cut
SCALE 1:10 (A3)



FOUNDATION PLAN
SCALE 1:100 (A3)

ALLIED Ready super slab floor system with ALLIED QuickEdge perimeter insulation on 250mu polythene DPM, on 20mm sand blinding.

Floor Area: 155.2m²
(over foundations)

Note:
Wastes to vanities and Laundry tub to be positioned in walls - refer plan (sheet A05)

FOUNDATION NOTES

- All saw cut joints are to be sealed with THIOFLEX 600 or an approved equivalent applied strictly in accordance with the manufacturer's recommendations. The saw cutting of the joints shall be within 12 hours of completing the pour and shall have a minimum width of 6mm to a quarter of the slab thickness.
- Foundation and slab to be formed in single pour using concrete with a 28 day strength of 20MPa.**
- Hardfill**
±300mm topsoil & unsuitable material should be removed from building platform. Certified hard fill extending 200mm (or the depth of the hardfill which ever is greater) out from building footprint may be required to bring slab up to level. Granular fill material shall be placed and compacted in layers of 150mm maximum thickness, over the area beneath the slab, so that the total thickness of granular base is not less than 75mm or more than 600mm.
Compact each layer until the layer is tightly bound and does not visibly deform under the weight of a pressed adult heel.
Granular fill material shall be composed of crushed rock, scoria, or approved material. Not more than 5% shall pass through a 2.2mm sieve unless it can be demonstrated that site conditions ensure capillary water is unlikely to reach the underside of the slab, and 100% shall pass either a 19mm sieve for any fill thickness or a 37.5mm sieve for a fill thickness exceeding 100mm.
Rounded gravel must not be used.
All in accordance with NZS 3604:2011.
- Install 50mmØ Alkathene ducts as required for polyethylene water main, TPS 16mm² neutral screened mains cable, and the fibre pro active ducting.

- Construction monitoring by a registered engineer:**
CONSTRUCTURE will be doing the cut inspection and monitoring the earthworks. Contractor to arrange inspections with CONSTRUCTURE.

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Foundation Plan

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A02

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Plumbing & Drainage

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A03

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PLUMBING & DRAINAGE NOTES:

- Plumbing designed to G13/AS1 and drainage to G13/AS2 of the New Zealand Building Code (NZBC).
- Stormwater designed to NZBC E1/AS1.
- All levels & connection points to be confirmed by a registered Drainlayer on site before commencement of any work. Drainlayer to confirm to the designer and client whether a sewer pump and / or bubble-up chamber may be required
- Mains water supply from Road - 25mm polybutylene. Flow rates in accordance with G12/AS1 (Table 3).
- Pipe diameters to G12/AS1 (Table 4). Note the pipe from the hot water source to the Kitchen sink to be max 15mmØ with lagged insulation along its entire length.
- 32 - 50mmØ uPVC pipes shall be supported at 0.5m centres and 65 - 100mmØ uPVC pipes supported at 1m centres.
- All pipework shall incorporate expansion joints as per AS/NZS 2032:2006 and NZBC G13/AS1 to accommodate the expected longitudinal movement in pipes resulting from temperature changes.
- Rigid pipes shall have flexible joints to resist damage from differential settlement.
- Fill materials to bedding and backfilling of drains shall be bedding material of clean granular non-cohesive material or selected fill of fine-grained soil or granular material free from topsoil or rubbish, with a maximum particle size of 20mm.
- Ensure minimum 350mm cover to head of soil pipes. Gully traps to be minimum 25mm above paved surfaces, 100mm above unpaved surfaces.
- Access points shall be provided at every change in horizontal direction of greater than 45°, and every change in gradient greater than 45°.
- When passing through concrete, drains and wastes shall be sleeved or wrapped in a durable and flexible material to allow for expansion and contraction where passing through concrete. Ensure that at supports, and at wall and floor penetrations not incorporating expansion joints, movement shall be accommodated using pipe sleeves or a durable and flexible lagging material.
In addition, drains passing beneath buildings with a concrete slab on the ground floor shall:
 - Be straight and of even gradient,
 - Be separated from the building foundation by at least 25mm,
 - Have 50mm clearance from the top of the pipe to the underside of the slab, and bedded in loose fill,
 - Have access points within 2m of either side of slab,
 - Have junctions beneath the building joining at an angle of not more than 45°.

LEGEND

- 100mmØ uPVC Stormwater drain at 1:80
- 100mmØ uPVC Foul sewer drain at 1:80
- COLORSTEEL (Min 74mmØ Int) downpipe
- 80mmØ uPVC Terminal vent
- Gully Trap
- Overflow Relief Gully
- Inspection Point
- Air admittance valve
- Mains pressure hot water cylinder (with safe tray in accordance with G12/AS1)
- Hose Tap (owner to confirm positions)
- Positions of external doorways

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Plumbing & Drainage

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Floor Plan

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A04

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NOTES

FRAMING - GENERAL

- Unless specified otherwise,
- all structural framing is graded SG8 and treated H1.2,
 - 90 x 45 studs at 600crs, dwangs at max 800:
 - Thermal insulated walls (R2.4)
 - Uninsulated walls
 - Internal walls with Silencer batt insulation
 - Internal non-loadbearing walls may be constructed with 90x45 studs at 600crs with dwangs at max 1,350crs (staggered in accordance with GIB requirements).
 - Double studs under all concentrated point loads. Refer to truss plan for specific location.
 - Bottom plates to internal walls to be fixed to concrete slab with RAMSET anchors (min 2kN capacity) within 150mm of each end of the plate and at max 900crs.
 - Lintels indicated on Schedules and truss plan.
 - Check measurements for alcove shower framing top to bottom to ensure shower fits.

ACCESS WAYS

Steps at entrance ways to have a maximum riser height of 180mm. Suitable lighting to be installed at the main entry in accordance with D1/AS1 and G8/AS1.

SMOKE ALARMS

Interconnected smoke and thermal heat alarms to be installed to ceilings, min 200mm from walls and exposed beams, in accordance with F7/AS1, NZS4514:2021 and manufacturer's requirements.

BRICK PIERS < 230mm

Tie every second brick where piers are less than 230mm in width. No piers are to support veneer lintels.

SURFACES FINISHES

Entry access route to be broomed or wood float finished concrete, in accordance with NZBC D1/AS1, to construction edge of building.

Impervious and easily cleaned non-slip floor coverings to be installed in wet areas, in accordance with NZBC D1/AS1 and E3/AS1.

Vinyl Planking

Food preparation surfaces shall consist of high pressure laminate, stainless steel or tiles to be easily maintained in a hygienic condition.

Walls and ceiling linings to wet areas (including wall behind the hob) to have impervious joints or fixed over an impervious substrate, and finished with vinyl coated wallpaper, or semi-gloss or gloss coating.

KITCHEN JOINERY

The layout shown here is schematic only with minimum dimension(s) shown in accordance with the NZBC. The contractor is to refer to the kitchen joinery drawings (by others) with regard the detailed layout.

KITCHEN SINK

The pipe from the hot water source to the kitchen sink to be max 15mmØ with lagged insulation along its entire length.

PERISHABLE FOOD STORE

Provision to be made for refrigeration and/or food storage space with ventilation to the outside air in accordance with G3/AS1 requirements.

COOKER

A cooker with an oven and a hot plate, or a wall oven and a separate hob, shall be provided for cooking.

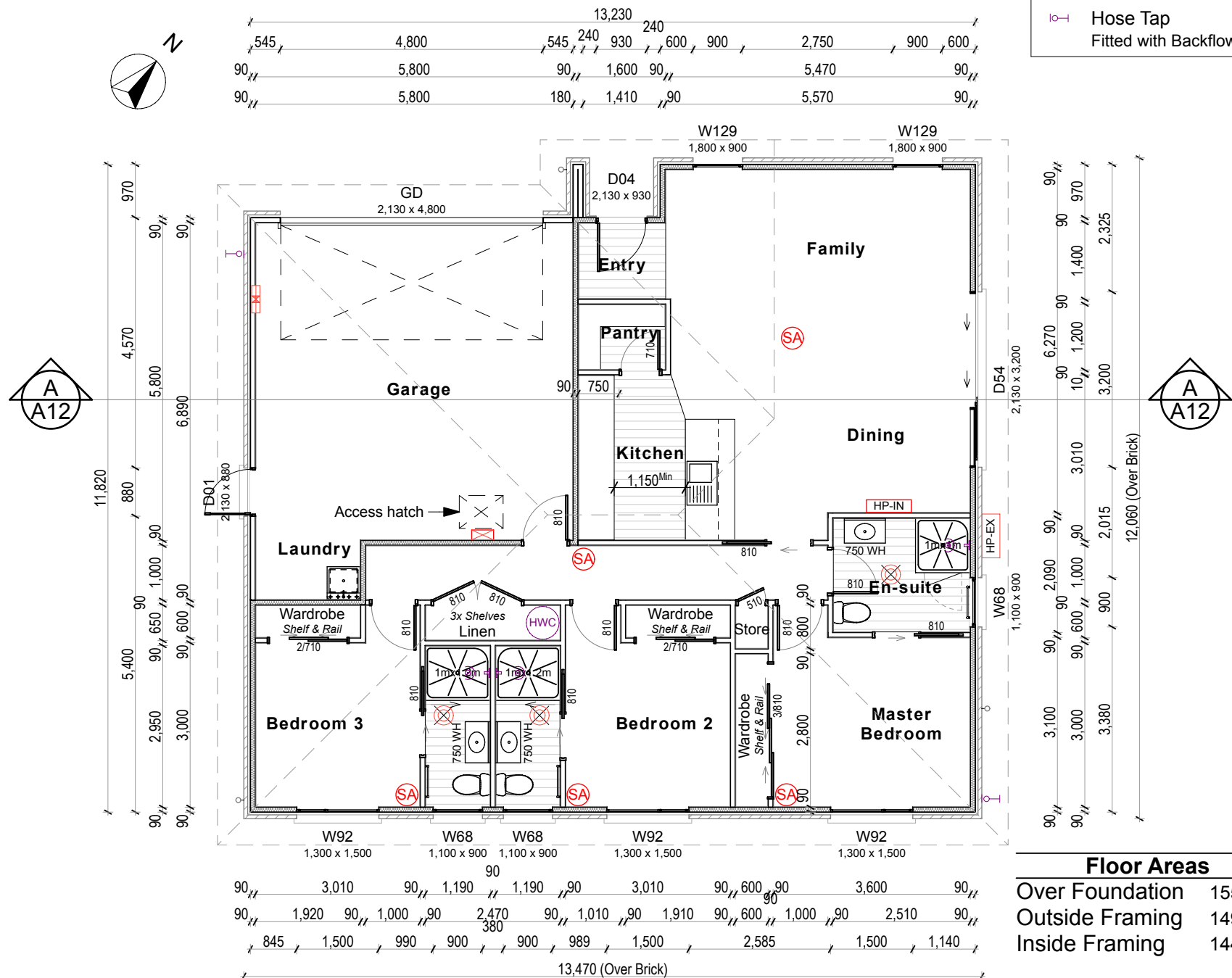
RANGE HOOD

Range Hood (as per Owners' selection) with min 50L/s flowrate to be extracted directly to the outside, and installed in accordance with manufacturer's and E2/AS1 requirements.

DO NOT SCALE FROM DRAWINGS

LEGEND

- 600x800 Ceiling Access Hatch
- Mains pressure Hot Water Cylinder
- Interconnected Domestic Smoke Alarm with hush & test button
- Internal Meter Box
- Distribution Board
- Mechanical Ventilation with min 25L/s flowrate
- Heatpump (Internal unit)
- Heatpump (External unit)
- Hose Tap Fitted with Backflow prevention device



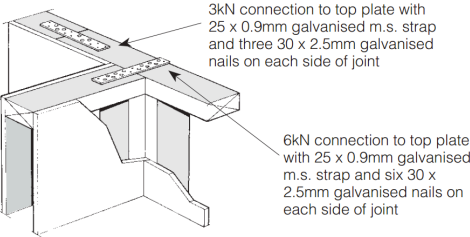
Floor Areas	
Over Foundation	155.24 m²
Outside Framing	149.30 m²
Inside Framing	144.65 m²
Roof Area	180.88 m²

FLOOR PLAN
SCALE 1:100 (A3)

TOP PLATE CONNECTIONS

The top plate of a wall that contains one or more wall bracing elements shall be jointed according to the rating of the highest-rated individual wall bracing element as follows:

- (a) Rating not exceeding 100 bracing units: A 3kN connection as shown or by an alternative fixing of 3kN capacity in tension or compression along the plate;
- (b) Rating exceeding 100 bracing units: A 6kN connection as shown or by an alternative fixing of 6kN capacity in tension or compression along the plate.



Each wall that contains one or more wall bracing elements shall be connected at the top plate level, either directly, or through a framing member in the line of the wall, to external walls at right angles to it. Top plate fixing(s) of the capacity in tension or compression along the line of the wall bracing element are given as follows:

- (a) For each wall containing wall bracing elements with a total bracing capacity of not more than 125 bracing units: to at least one such external wall by a fixing as shown of 6 kN capacity;
- (b) For each wall containing wall bracing elements with a total bracing capacity of not more than 250 bracing units: to at least 2 external walls by fixings as shown each of 6 kN capacity;
- (c) For each wall containing wall bracing elements with a total bracing capacity of more than 250 bracing units: to at least 2 external walls by fixings as shown each having a rating of not less than 2.4 kN per 100 bracing units.

BRACING NOTES:

- 1. Contractor to ensure all penetrations to bracing units are in accordance with specific manufacturer's requirements.
- 2. Use LUMBERLOK Framing Stud Stiffener where holes are drilled for plumbing in 90x45mm studs in braced walls to replace the strength of the studs.
- 3. Internal walls connected to external walls with 140x35 H1.2 SG8 top plate with fixing capacity of 6kN where indicated: ⊕-----⊕ Where possible, use bottom chord of truss.
- 4. Use 10mm GIB Aqualine where GS1-N bracing is specified in bathrooms, WCs, laundry and kitchen spaces.

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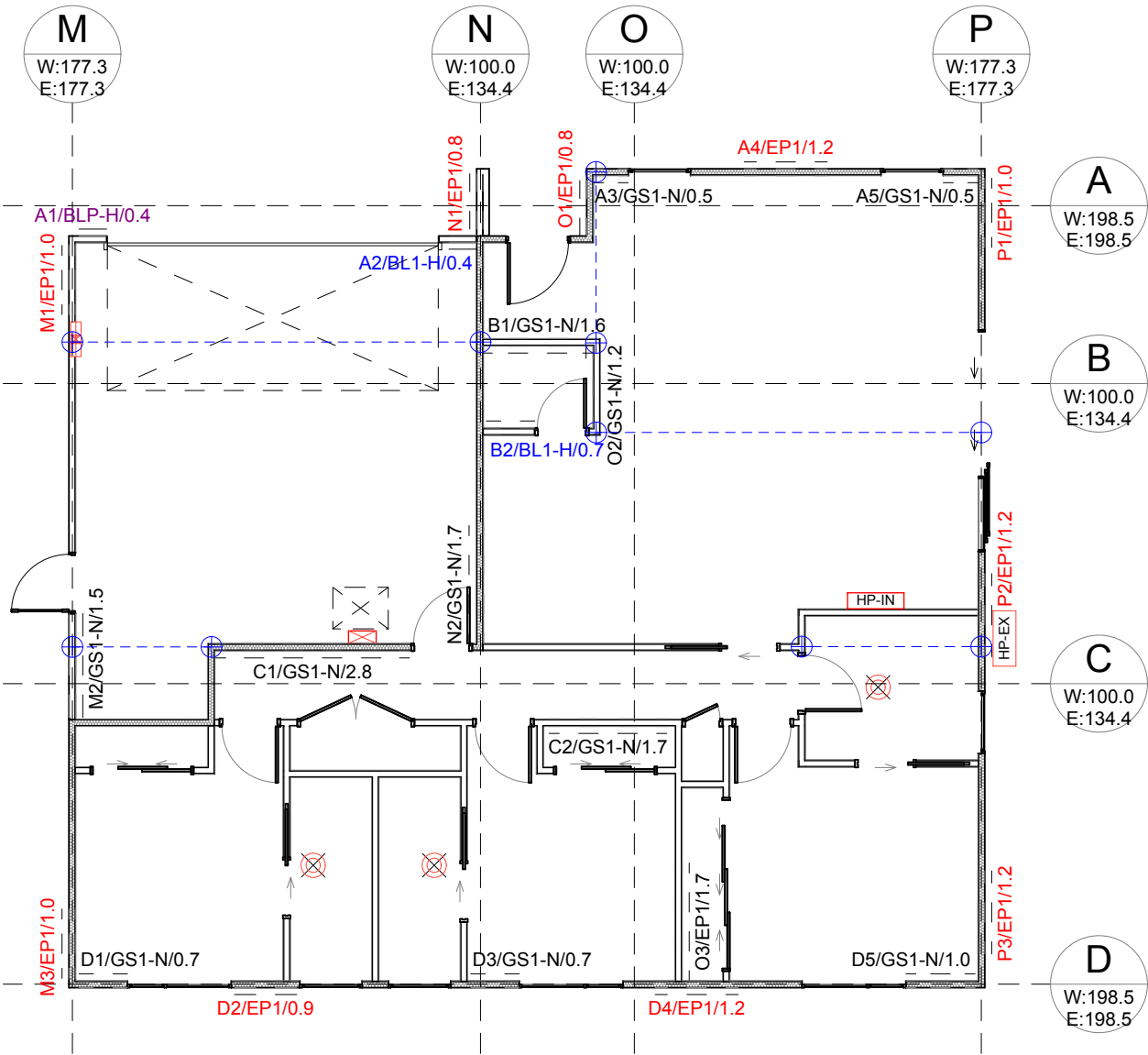
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BRACING PLAN
SCALE 1:100 (A3)

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Bracing Plan

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Bracing Details

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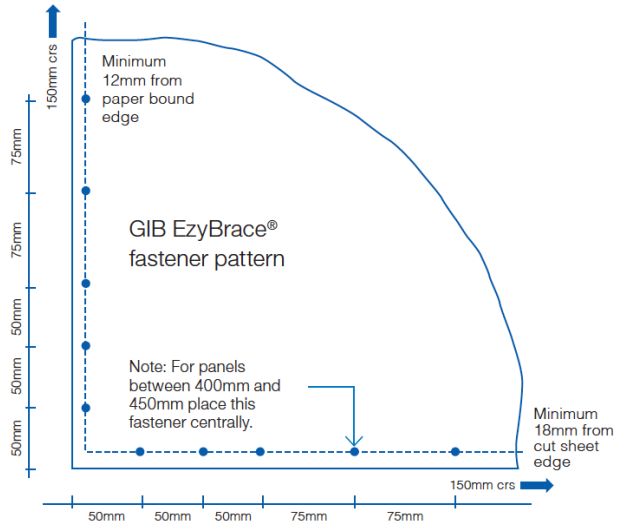
BRACING CALCULATIONS

TABLE: Default

Location of Storey	Single
Room in Roof Space	No
Building Width (BW)	11.8m
Building Length (BL)	13.2m
Gross Floor Area (GFA)	149.30m²
Floor Height to Apex	3m
Roof Height Above Eaves	0m
Roof Pitch	0 - 25°
Roof Style	Gable
Double Top Plate	Yes
Floor Load	2kPa
Cladding Weights:	
- Subfloor	Concrete Floor
- Wall	Heavy
- Roof	Light
Wind Zone	High
Earthquake Zone	2
Soil Class	E - Very Soft
W along	35.0BU/m
W along x BW	413.7BU
W across	35.0BU/m
W across x BL	463.1BU
EQ	7.2BU/m²
EQ x GFA	1,075.0BU

Calculations based on
NZS3604:2011

BRACING CALCULATIONS



GIB EzyBrace fastener pattern

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

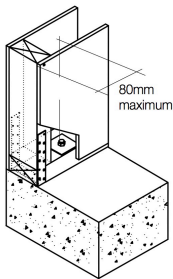
DETAIL | Bracing Fixing

BRACING ALONG

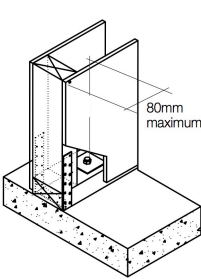
Required		Provided		Achieved	
Line	W BU	EQ BU	Brace Type	W BU/m	EQ BU/m
A	198.5	198.5	A-1 BLP-H	135.0	135.0
			A-2 BL1-H	90.0	100.0
			A-3 GS1-N	50.0	55.0
			A-4 EP1	120.0	135.0
			A-5 GS1-N	50.0	55.0
				284.0	311.0
B	100.0	134.4	B-1 GS1-N	70.0	60.0
			B-2 BL1-H	90.0	100.0
				63.0	70.0
				175.0	166.0
C	100.0	134.4	C-1 GS1-N	70.0	60.0
			C-2 GS1-N	70.0	60.0
				196.0	168.0
				119.0	102.0
				315.0	270.0
D	198.5	198.5	D-1 GS1-N	50.0	55.0
			D-2 EP1	95.0	105.0
			D-3 GS1-N	50.0	55.0
			D-4 EP1	120.0	135.0
			D-5 GS1-N	50.0	55.0
				349.5	388.5
			Total		
			Achieved	1,123.5	1,135.5
			Required	413.7	1,075.0

BRACING ACROSS

Required		Provided		Achieved	
Line	W BU	EQ BU	Brace Type	W BU/m	EQ BU/m
M	177.3	177.3	M-1 EP1	95.0	105.0
			M-2 GS1-N	70.0	60.0
			M-3 EP1	95.0	105.0
				295.0	300.0
N	100.0	134.4	N-1 EP1	95.0	105.0
			N-2 GS1-N	70.0	60.0
				76.0	84.0
				119.0	102.0
				195.0	186.0
O	100.0	134.4	O-1 EP1	95.0	105.0
			O-2 GS1-N	70.0	60.0
			O-3 EP1	120.0	135.0
				204.0	229.5
				364.0	385.5
P	177.3	177.3	P-1 EP1	95.0	105.0
			P-2 EP1	120.0	135.0
			P-3 EP1	120.0	135.0
				383.0	429.0
			Total		
			Achieved	1,237.0	1,300.5
			Required	463.1	1,075.0



External Walls



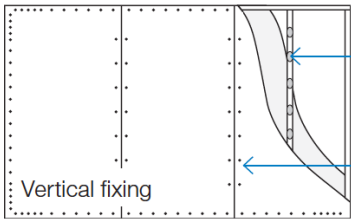
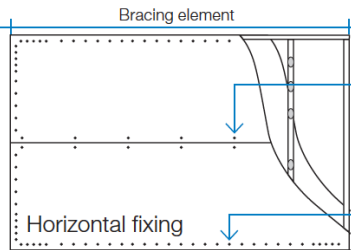
Internal Walls

Bracing Straps

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

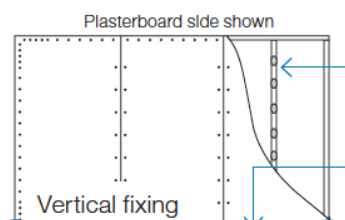
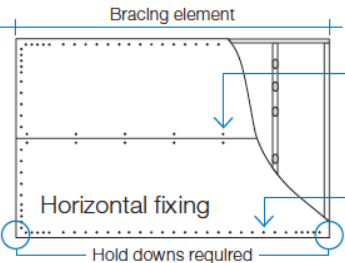
GIB HandiBrac

DETAIL | Panel Hold-down



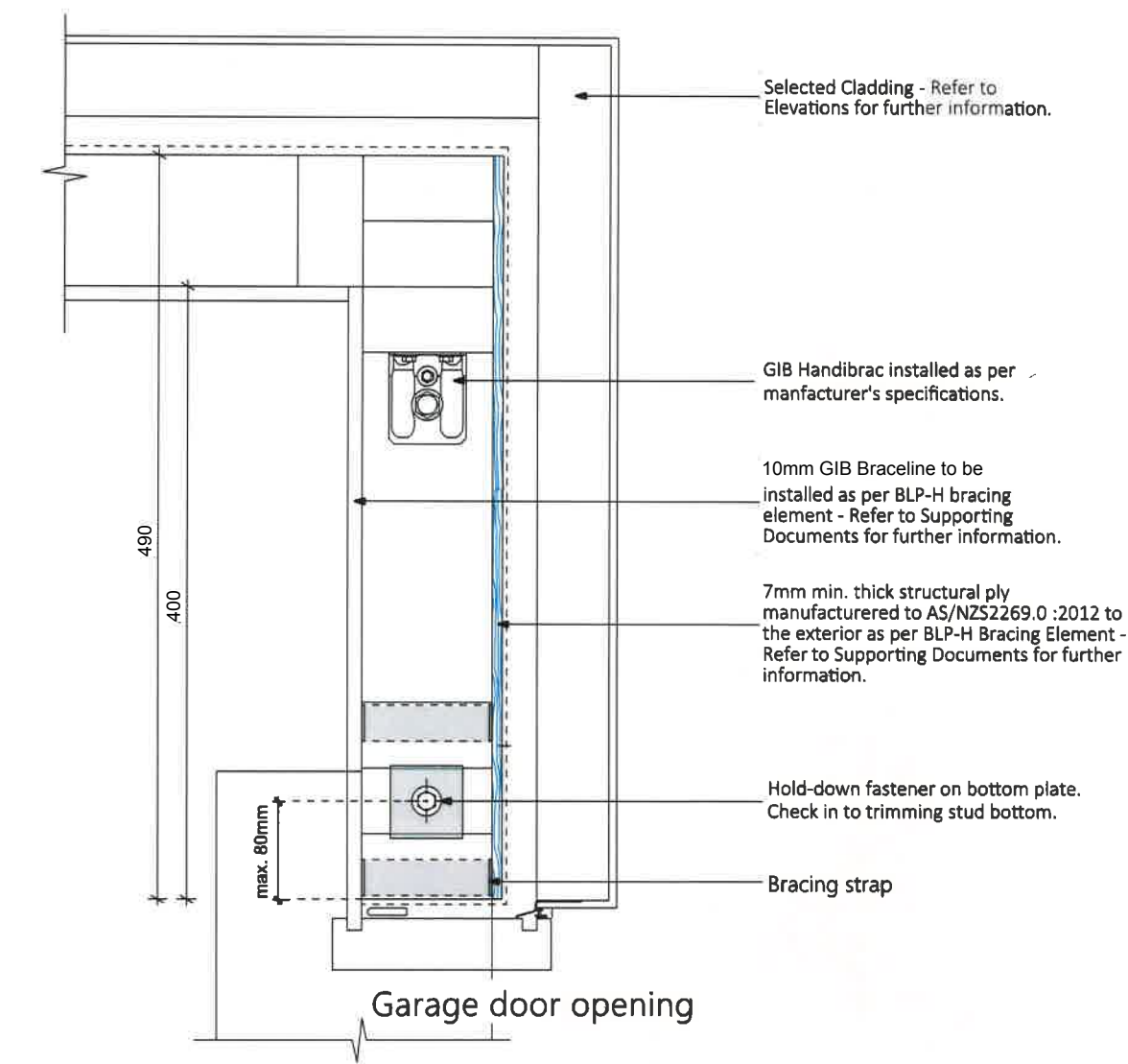
GS1-N (10mm GIB Standard - lined one side)

GS2-N (10mm GIB Standard - lined both sides)



BL1-H (lined one side)

BL1-H (lined one side)



DETAIL | Garage Bracing (A1)

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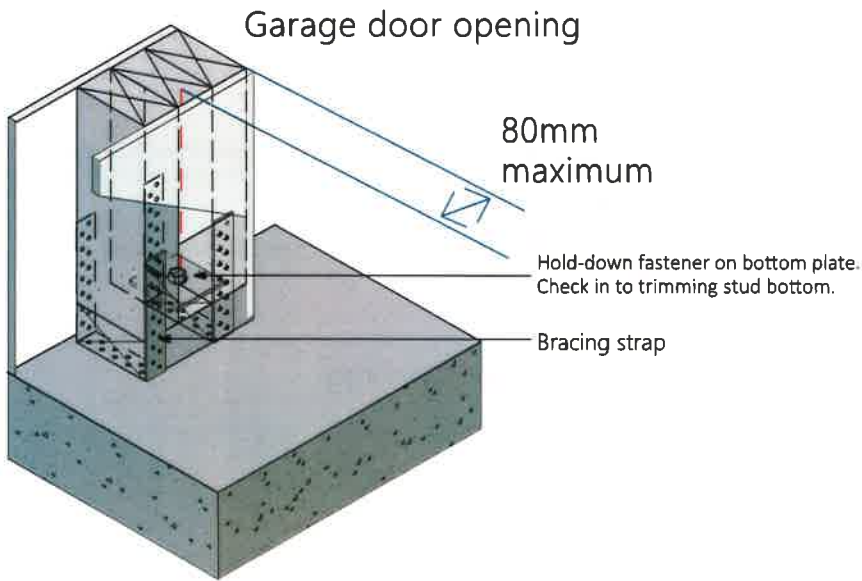
Bracing strap installation

Care needs to be taken with the installation of the bracing strap. It should be checked in to be flush with the face of the stud providing a flat substrate for the plasterboard and positioned in such a way that the corner fastenings of the bracing element are not affected by it. Keeping the strap to the edge of the end stud as shown will allow the corner fastenings to be installed without having to penetrate the bracing strap.

400 x 25 x 0.9mm galvanised strap to pass under the plate and up the other side of the stud. Six 30 x 2.5mm flat head galvanised nails to each side of the stud. Three 30 x 2.5mm flat head galvanised nails to each side of the plate. Hold down bolt with 50 x 50 x 3mm washer to be fitted within 80mm of the end of the element.

Hold-down fastener requirements

A mechanical fastening with a minimum characteristic uplift capacity of 15kN (eg. Fortress 12x150) fitted with a 50 x 50 x 3mm square washer within 80mm of the ends of the bracing element.



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Bracing Details		
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SHEET SIZE:	A3	
DRAWN:	BS	
PRINTED:	03 Dec 2024	
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		-

IMPORTANT:
Contractor to take note of braced walls and ensure any penetrations to bracing units are in accordance with specific manufacturer's requirements.
Contractor to liaise with the electrician as final positions of power and light fittings may differ from this plan.

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Electrical Plan

JOB No: 860864
SHEET SIZE: A3
DRAWN: BS
PRINTED: 14 Nov 2024

A08

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-

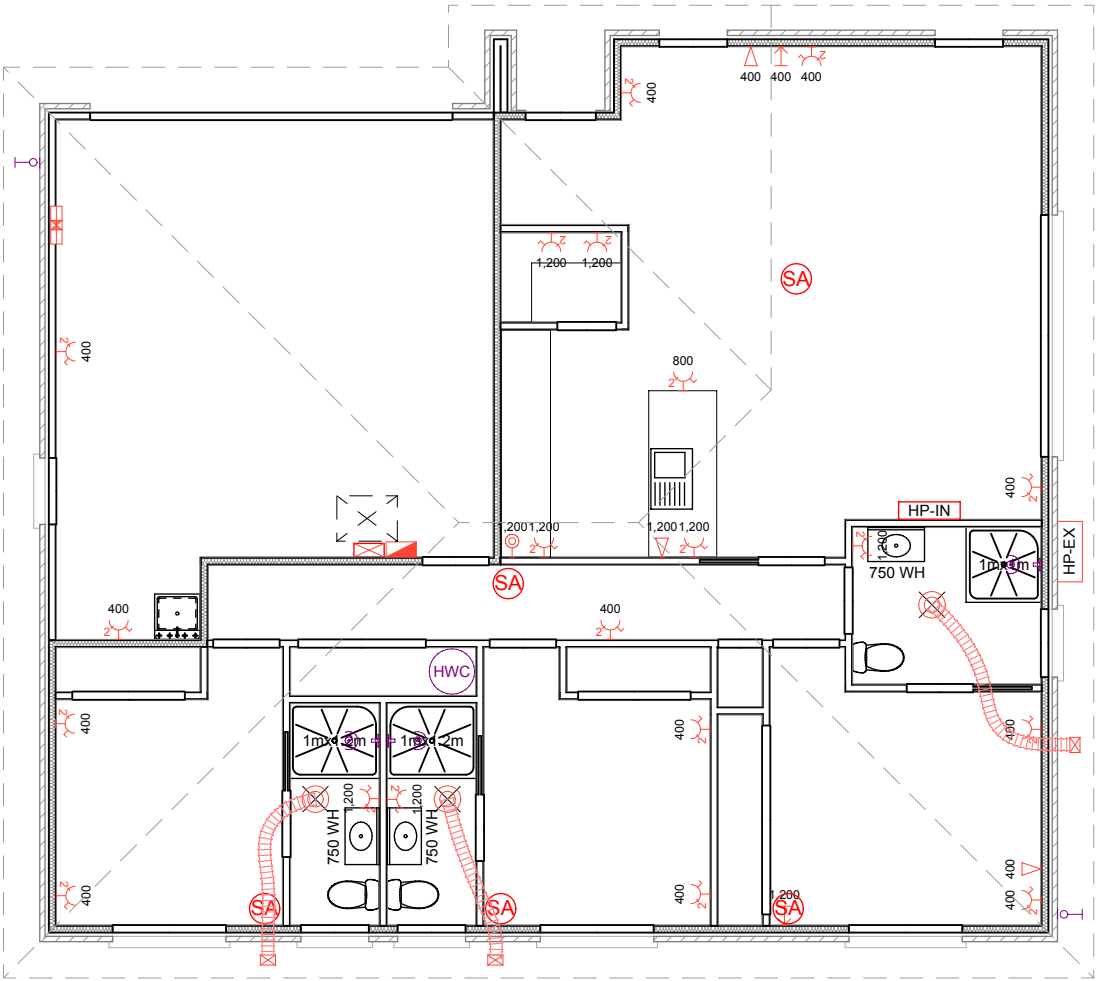
ELECTRICAL NOTES

Single power points to be installed for:
- Oven - Hob
- Fridge - Dishwasher
- Garage door opener - Microwave
Confirm all points, including hob and oven, with Kitchen Designer prior to placement

Install a Range Hood (as per Owners' selection) extracted directly to the outside, in accordance with manufacturer's and E2/AS1 requirements.

LEGEND

- Single Switched Power Point
- Double Switched Power Point
- Isolator Switch
- Data / Phone Jack Point
- Television Jack Point
- Mechanical extraction fan with ducting to external soffit egg grate grilles
- Hot Water Cylinder
- Meter Board
- Distribution Board
- Garage Door Control Point
- HTR Heated Towel Rail
- SA Smoke Alarm
- VMH Wall Mounted Heater
- HP-IN Heat pump system - Internal unit
- HP-EX Heat pump system - External unit



ELECTRICAL PLAN
SCALE 1:100 (A3)

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Lighting Plan

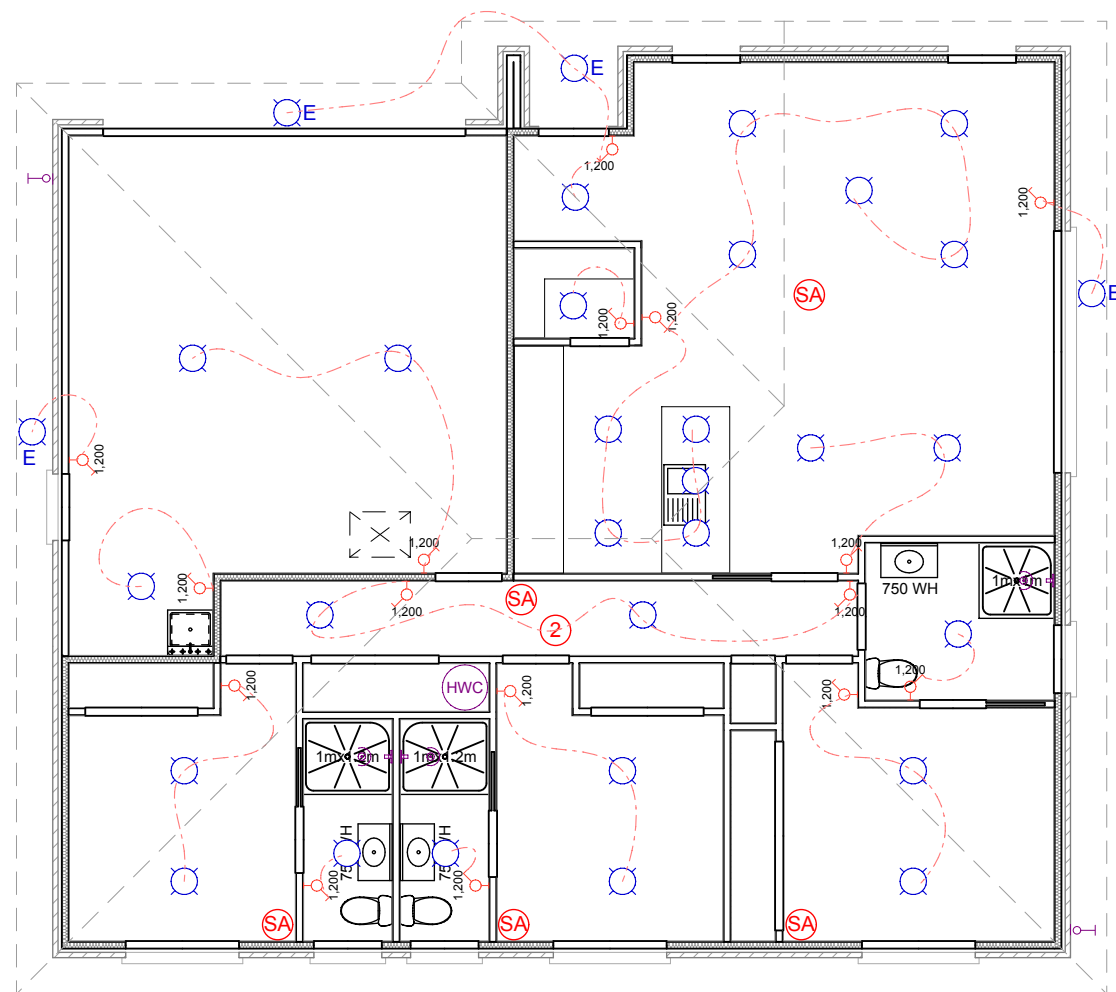
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A09








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■



LEGEND

- 1,200
 Light Switch
- ② Two way Light Circuit
- ③ Three way Light Circuit
- Ⓓ Dimmer Control to Circuit
-  Recessed LV Downlight
-  Recessed LED Downlight
(CA or IC-F rated)
-  ^W Wall Mounted Light
-  Hanging Pendant Halogen Light
-  ^E Exterior Recessed Eave Light
-  ^{EW} Exterior Wall Light
- Ⓢ Smoke Alarm
(Min 300mm from light fittings)

REFLECTED LIGHTING PLAN

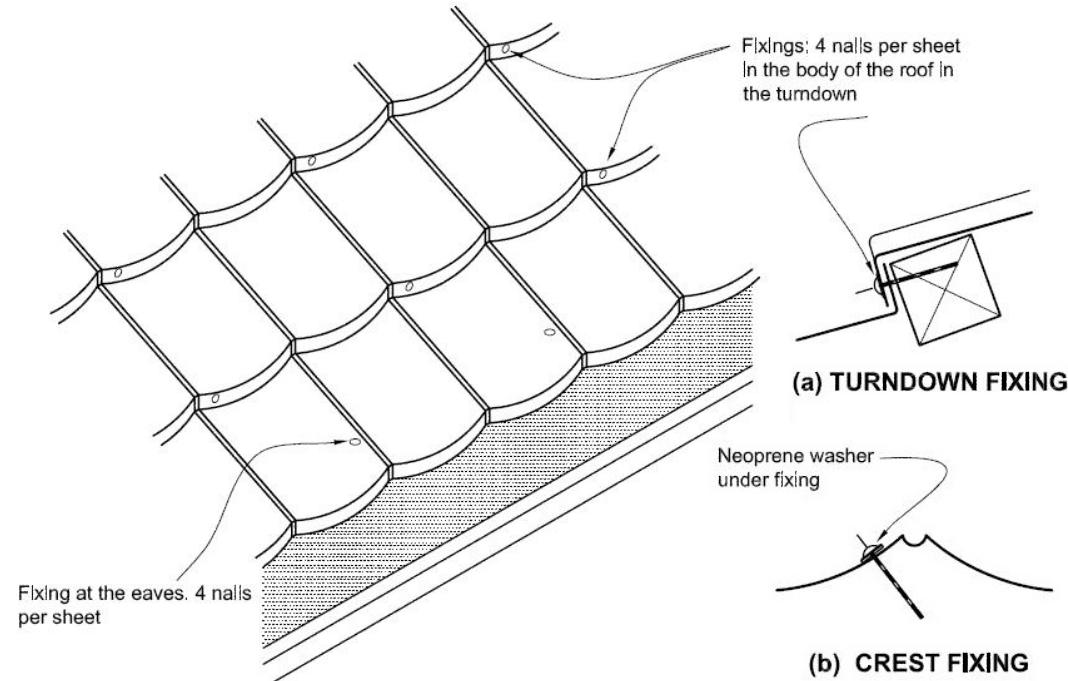
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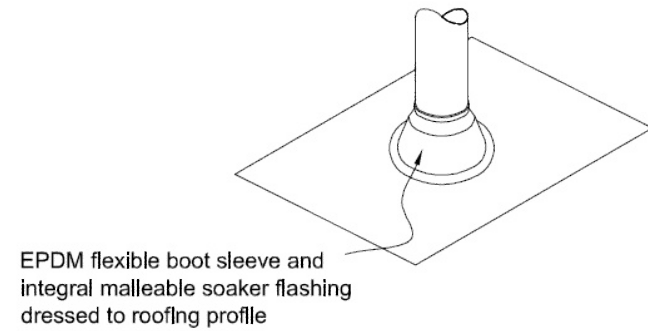
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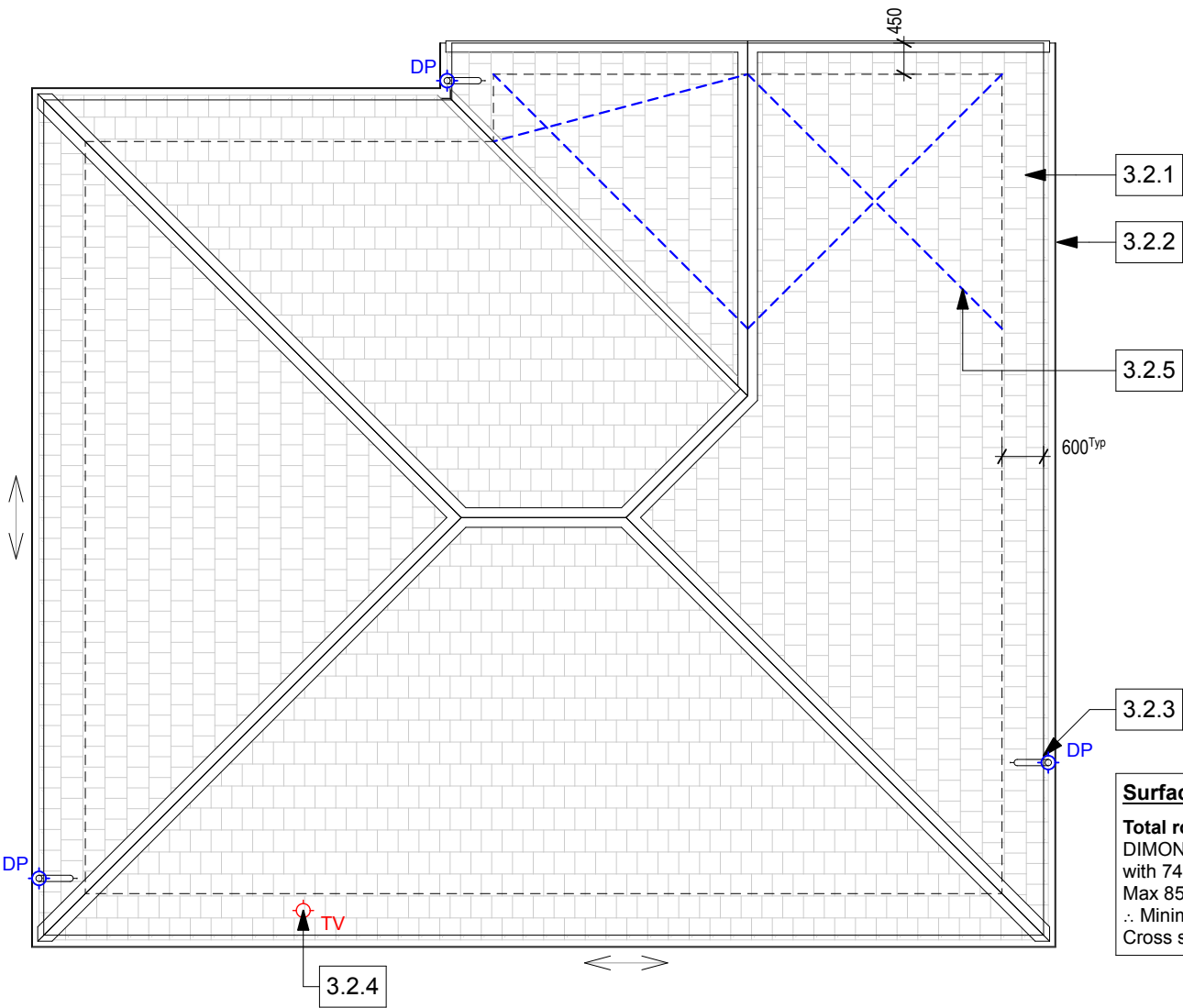
BUILDING
CONSENT



DETAIL | Tile Fixing



DETAIL | Roof Penetration (TV)



ROOF PLAN
SCALE 1:100 (A3)

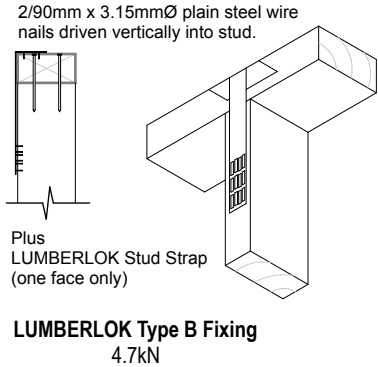
Surface Water Disposal Requirements
Total roof area: 180.8m²
DIMOND Quad SI external gutters with 74mmØ (int) Downpipes
Max 85m² roof area per downpipe
∴ Minimum 3 downpipes required
Cross sectional area of gutter = 5,485mm²

CONSTRUCTION NOTES

Details take precedent over other working drawings; any discrepancies to be raised with GJ Gardner Homes Christchurch South.

All top plate to top plate junctions to have 6kN fixings.

All Stud to Top Plate fixings to external walls and internal load bearing walls to be 4.7kN fixings as per below:



All materials must be installed in accordance with manufacturer's requirements.

3.2.1 Pressed metal tiles on 50x40 H1.2 battens at 370crs (fixed with 2/90x3.15 gun nails) over SISALATION Bitumac 750 self supporting bituminous roofing underlay.

3.2.2 COLORSTEEL fascia with DIMOND Quad SI rainwater system. Minimum 50mm overhang of roofing bent down at edge.

3.2.3 Min 74mmØ (Int) COLORSTEEL downpipe

3.2.4 80mmØ uPVC Terminal Vent

3.2.5 A diagonally opposing pair of continuous steel strips each having a capacity of 4.0 kN in tension, fixed to each top chord or rafter that is intersected, and to the top plate.

CLADDING NOTES

A row of battens fixed directly behind the fascia with the second batten 330mm up the Truss. Subsequent battens are spaced at 370mm. The final top row of tiles is 365mm or less, depending on whether the top row needs cutting due to rafter length

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Roof Plan

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A10

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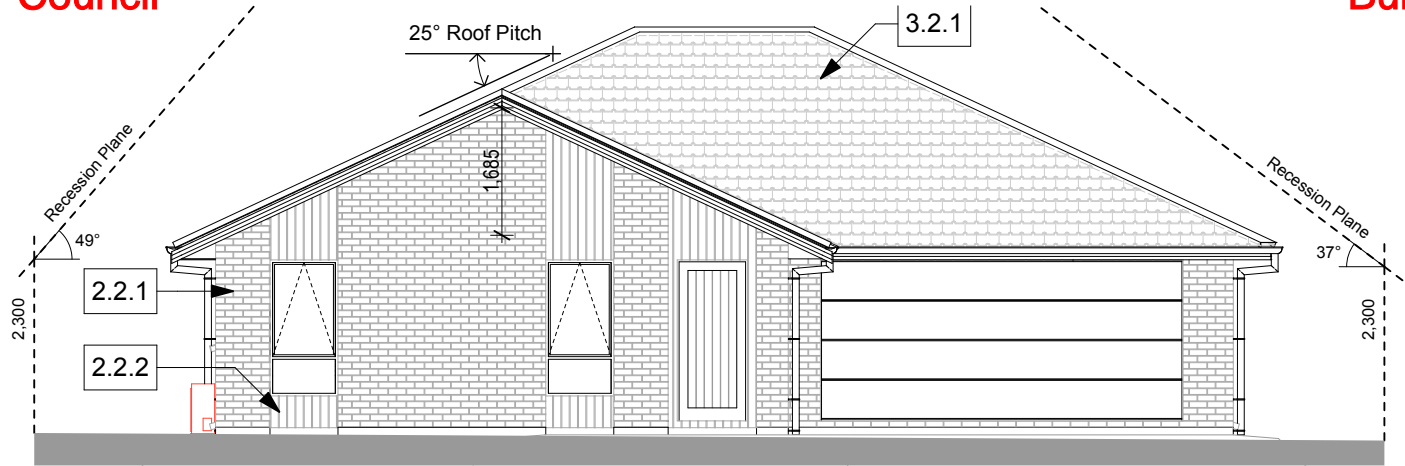
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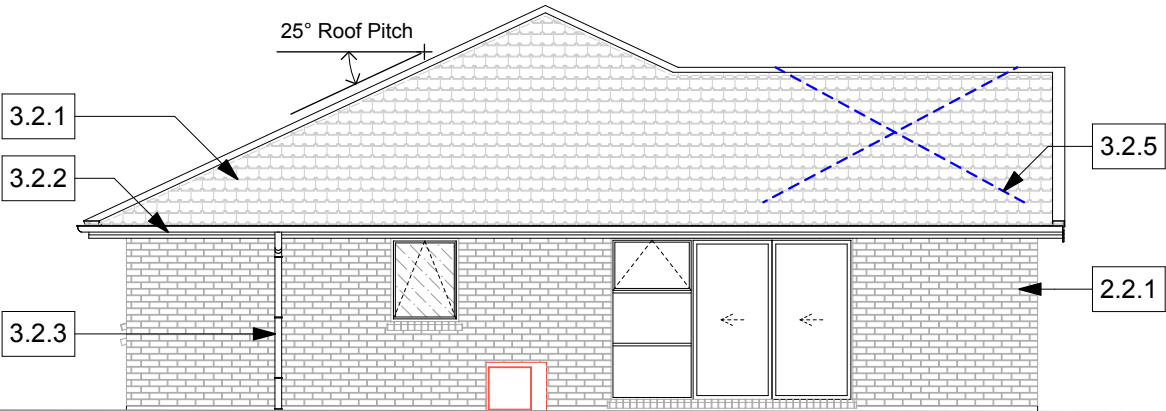
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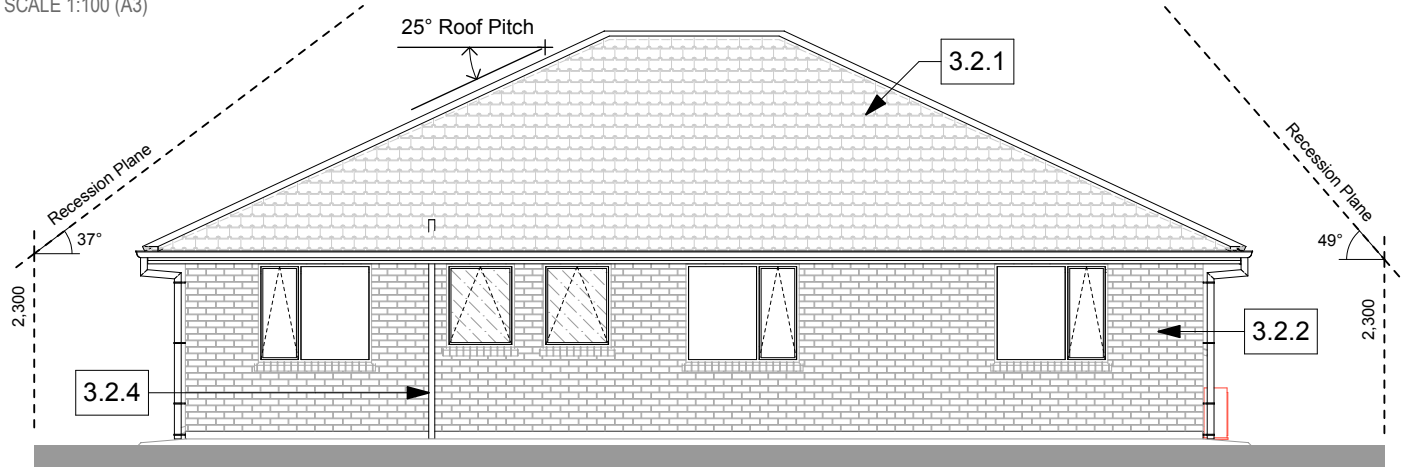
BUILDING
CONSENT



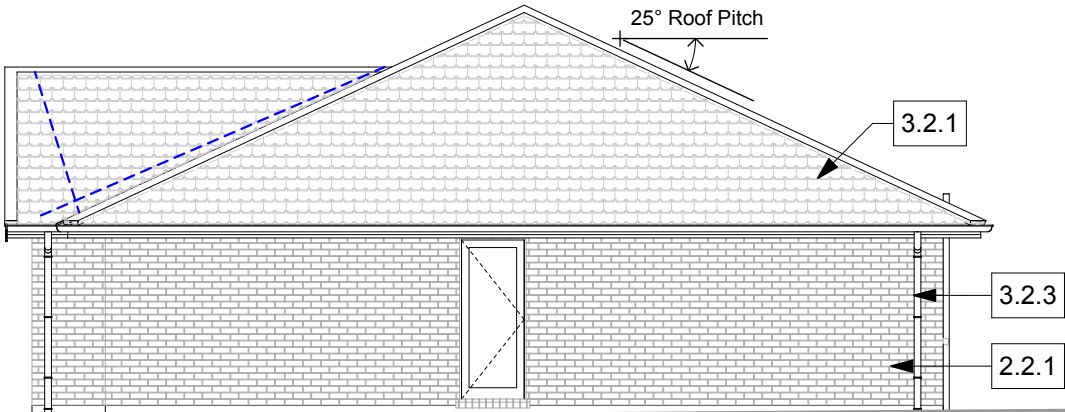
NORTH ELEVATION
SCALE 1:100 (A3)



EAST ELEVATION
SCALE 1:100 (A3)



SOUTH ELEVATION
SCALE 1:100 (A3)



WEST ELEVATION
SCALE 1:100 (A3)

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

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

CONSTRUCTION NOTES

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All materials must be installed in accordance with manufacturer's requirements.

2.2.1 70 Series brick veneer with drained cavity on MASONS UNI flexible air barrier on 90x45 H1.2 SG8 framing, studs at 600crs.

2.2.2 JAMES HARDIE Axon cladding with drained cavity on MASONS Uni flexible air barrier on 90x45 H1.2 SG8 framing, studs at 600crs, dwangs at max 800crs.

3.2.1 Pressed metal tiles on 50x40 H1.2 battens at 370crs (fixed with 2/90x3.15 gun nails) over SISALATION Bitumac 750 self supporting bituminous roofing underlay.

3.2.2 COLORSTEEL fascia with DIMOND Quad SI rainwater system. Minimum 50mm overhang of roofing bent down at edge.

3.2.3 Min 74mmØ (Int) COLORSTEEL downpipe

3.2.4 80mmØ uPVC Terminal Vent

3.2.5 A diagonally opposing pair of continuous steel strips each having a capacity of 4.0 kN in tension, fixed to each top chord or rafter that is intersected, and to the top plate.

GABLE END BRACING

90x45 H1.2 SG8 gable brace with MiTek strong back as per truss manufacturer's requirements.

DO NOT SCALE FROM DRAWINGS

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Elevations

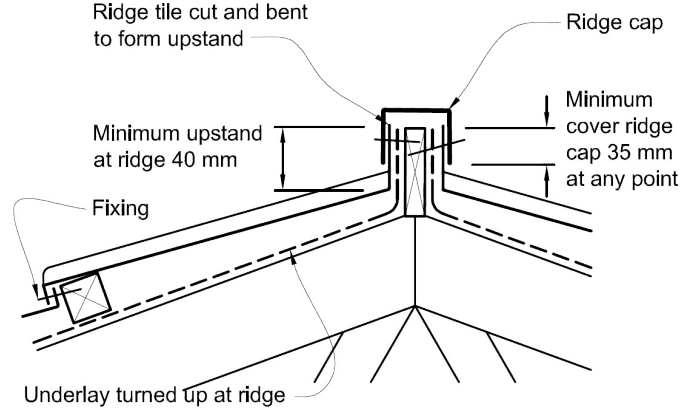
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A11

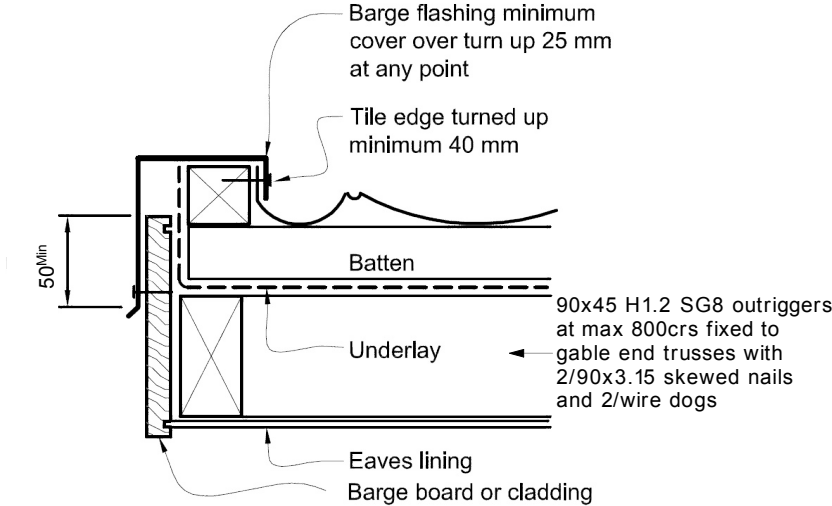
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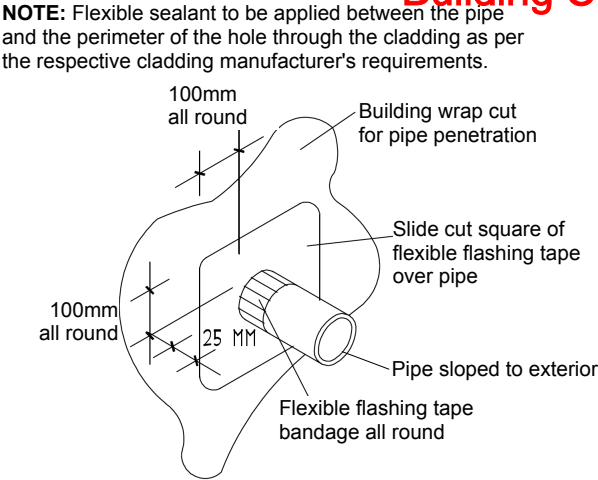
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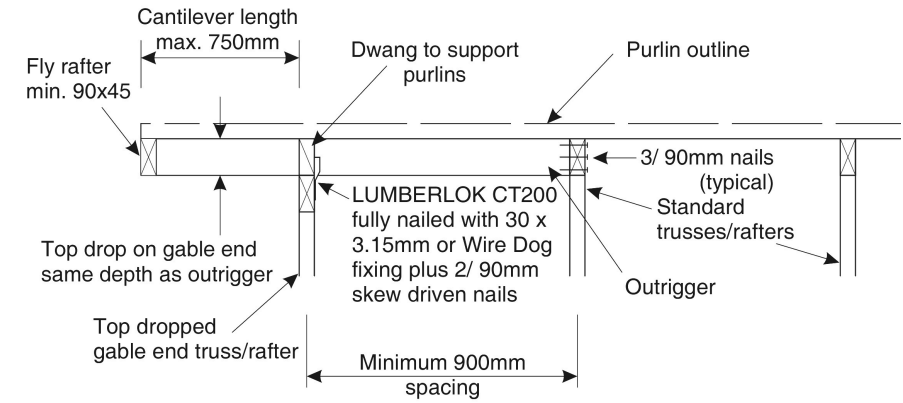
DETAIL | Typical Ridge



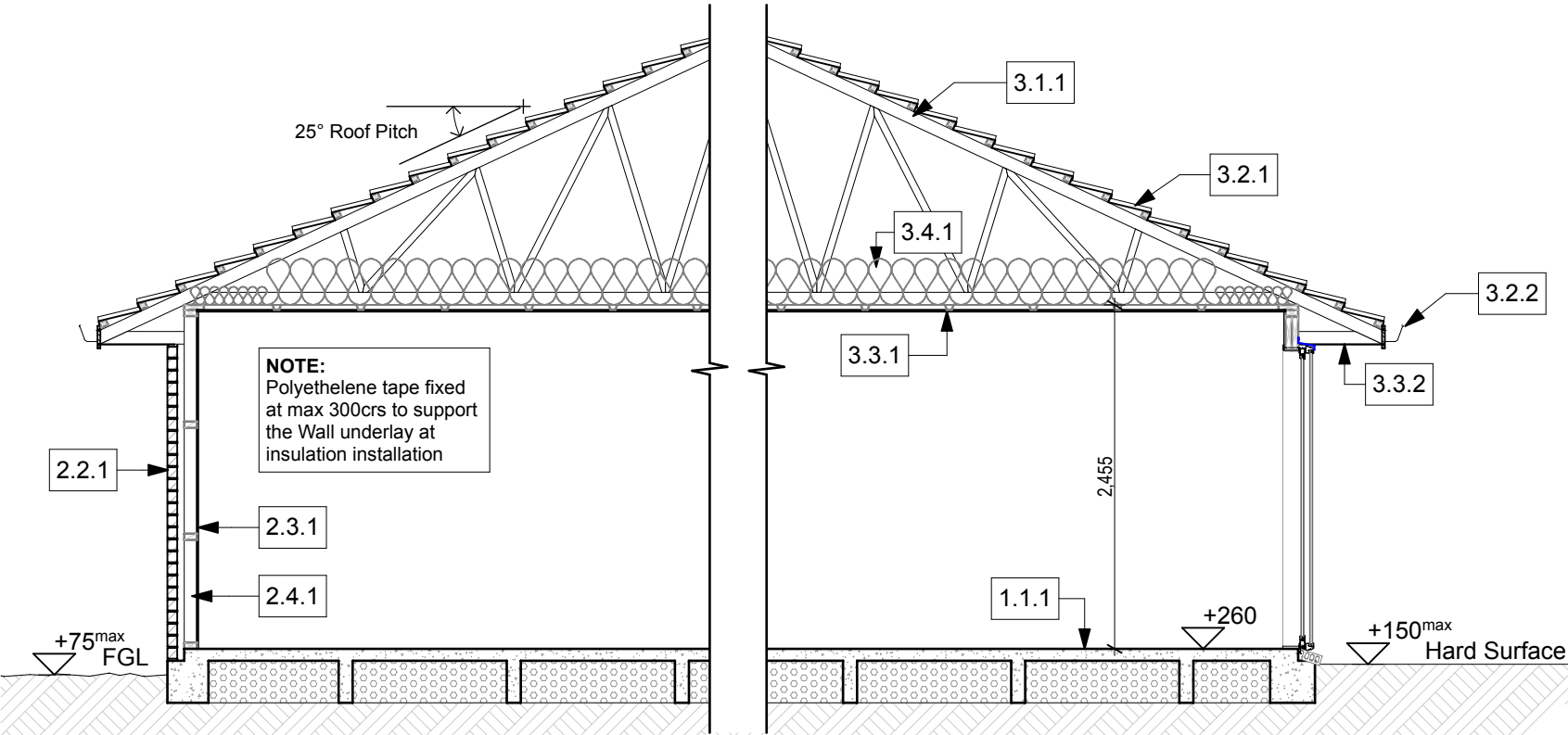
DETAIL | Typical Barge



DETAIL | Typical Pipe Penetration



DETAIL | MiTek Cantilever Outrigger



SECTION AA
SCALE 1:50 (A3)

CONSTRUCTION MOISTURE

The maximum moisture contents shall be:

- a) For timber framing at the time of installing interior linings, the maximum acceptable moisture content shall be 20%,
- b) For timber weatherboards and exterior joinery, 20% at the time of painting,
- c) For reconstituted wood products, 18% at all times, and
- d) For concrete floors, sufficiently dry to give a relative humidity reading of less than 75% at the time of laying fixed floor coverings.

CONSTRUCTION NOTES

Details take precedent over other working drawings; any discrepancies to be raised with GJ Gardner Homes Christchurch South.

All materials must be installed in accordance with manufacturer's requirements.

- 1.1.1 ALLIED Ready super slab floor system with ALLIED QuickEdge perimeter insulation on 250mu polyethylene DPM, on 20mm sand blinding.
- 2.1.1 140x90 H1.2 SG8 lintel beam fixed as per LUMBERLOK fixing type F.
- 2.2.1 70 Series brick veneer with drained cavity on MASONS UNI flexible air barrier on 90 x 45 H1.2 SG8 framing, studs at #crs.
- 2.3.1 Use 10mm GIB Aqualine to wet areas (with impervious joints) and 10mm GIB Braceline where indicated on the Bracing Plan. 10mm GIB Standard to be used to all other internal walls. All walls stopped to Level 4 finish.
- 2.4.1 R2.4 Wall batt insulation to all external walls except Garage (where batts are installed to internal walls separating the Garage from the rest of the dwelling).
- 3.1.1 H1.2 GANGNAIL trusses fixed with Ceiling Ties and multi-grips in accordance with Truss producer statement & layout.
- 3.2.1 Pressed metal tiles on 50x40 H1.2 battens at 370crs (fixed with 2/90x3.15 gun nails) over SISALATION Bitumac 750 self supporting bituminous roofing underlay.
- 3.2.2 COLORSTEEL fascia with DIMOND Quad SI rainwater system. Minimum 50mm overhang of roofing bent down at edge.
- 3.3.1 13mm GIB Standard lining to ceilings throughout (with impervious joints to wet areas) on GIB Rondo battens at 600crs shot-fixed to underside of trusses. All ceilings stopped to Level 4 finish.
- 3.3.2 4.5mm JAMES HARDIE Hardieflex sheet lining to eaves, fixed to eaves bearer and ribbon plates as per manufacturer's requirements.
- 3.4.1 130mm R3.6 batt insulation for max 545mm to perimeter from centre of top plate between trusses, then 330mm R7.0 batt insulation for the rest of the ceiling. All installed as per NZBC H1/AS1 and manufacturer's requirements.

NOTES

- i. All footings and slabs and related concrete and steelwork as per Engineer's details and requirements.
- ii. All joist hangers, wire dogs, bolts, washers, nails, screws and all other fixings to be galvanised, hot dipped. Except that stainless steel fixings and fastenings to be installed when using CCA treated timber.

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Sections

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Finishes Plan

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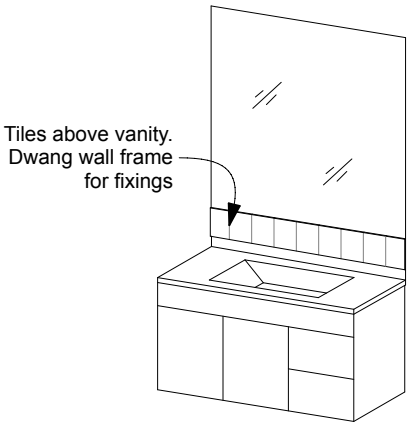
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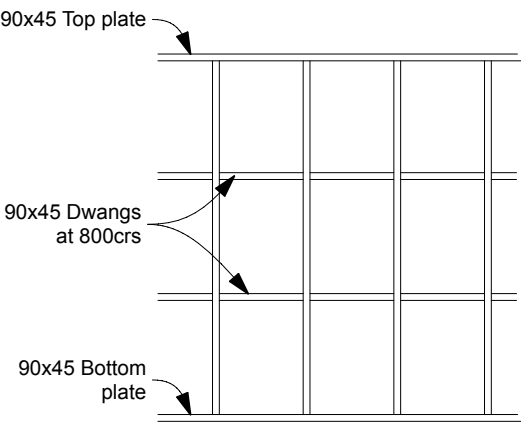
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3D Images are indicative only.
All materials, colours and
finishes to be confirmed prior to
manufacture and installation.



WALL HUNG
VANITY



TYPICAL NOGGING
(Kitchen units & Wall Hung Vanities)
Scale 1:50

HUMAN IMPACT SAFETY REQUIREMENTS

Glazing in bathrooms and en-suites shall be safety glass:
- Fully framed windows and shower doors, screens and enclosures shall be safety glass as per NZS4223.3:2016 Table 1.
- Unframed panes or panels or shower doors using pivots or hinges shall be toughened safety glass of not less than 6mm thickness.
Mirror and glass wall cladding within 2,000mm of the floor level shall be safety glass, unless the glass is fully backed and completely adhered to a solid material.

WATERPROOFING

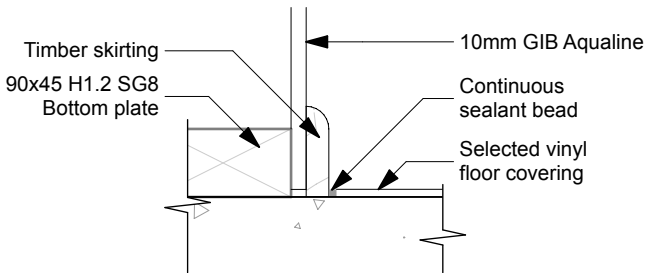
MAPEI Mapegum WPS / ARDEX Superflex wet area membrane applied to the concrete slab and/or GIB Aqualine prior to tiling in wet areas. All to be installed in accordance with manufacturer's requirements.

IMPORTANT

The delivered hot water temperature at any sanitary fixture used for personal hygiene shall not exceed 50°
Min 180L HWC to be installed

IMPORTANT - Alternative Solution

Prior to installing floor finishes, the back of the kitchen breakfast bar is to be sealed to the floor to prevent moisture ingress.

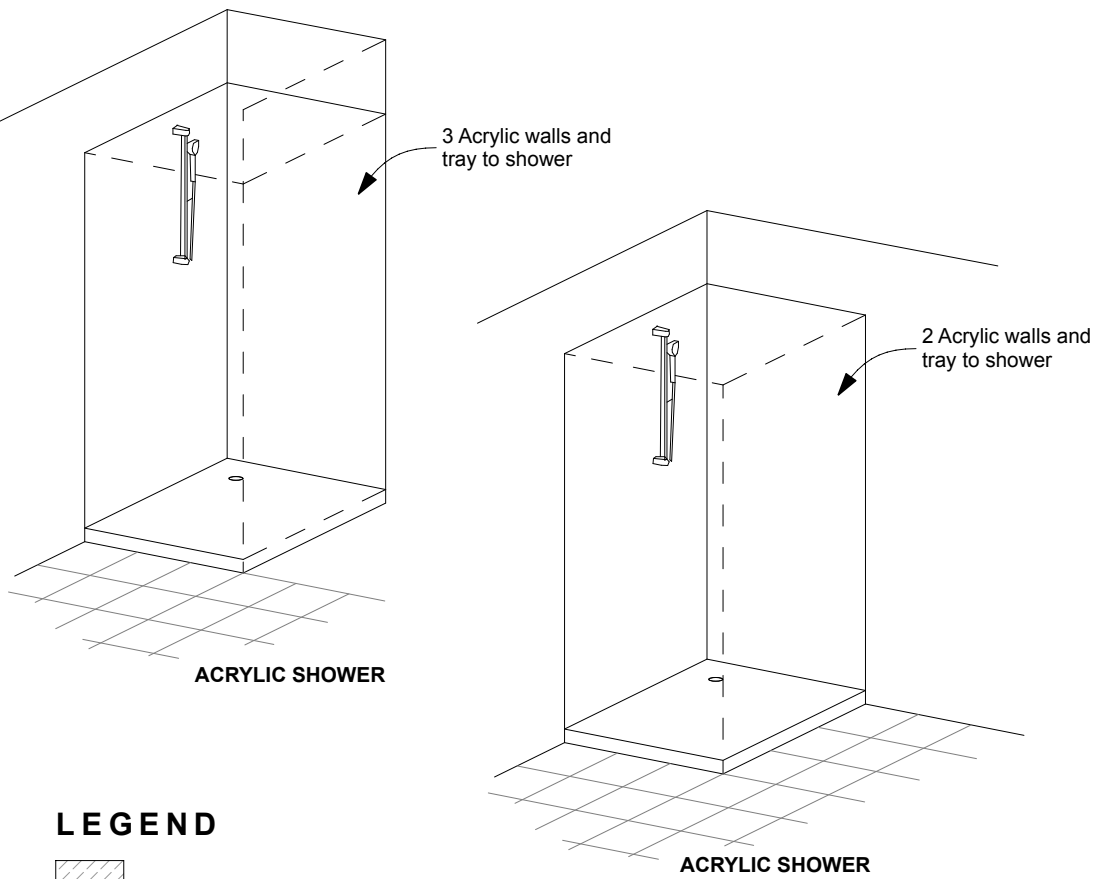


DETAIL | Floor / Wall Junction
SCALE 1:5 (A3)

LEGEND

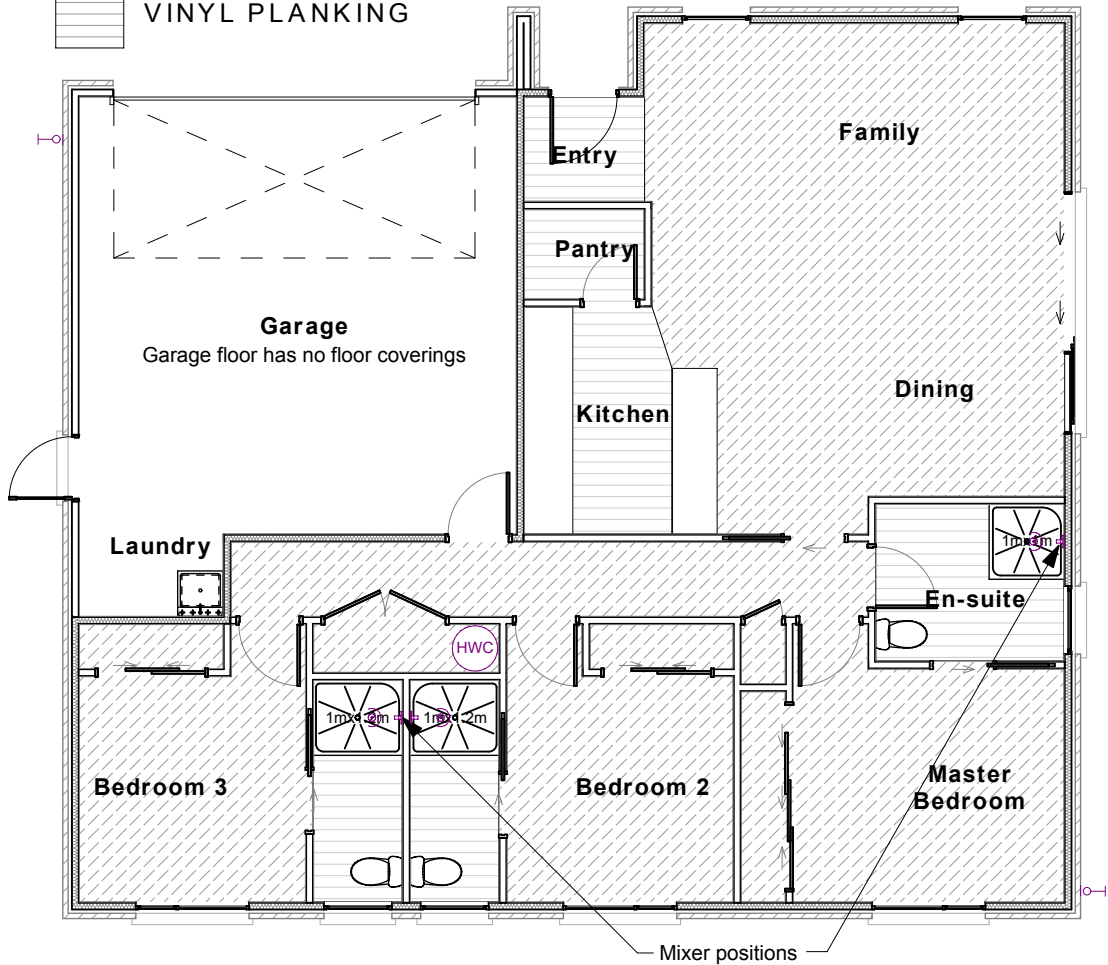
CARPET

VINYL PLANKING

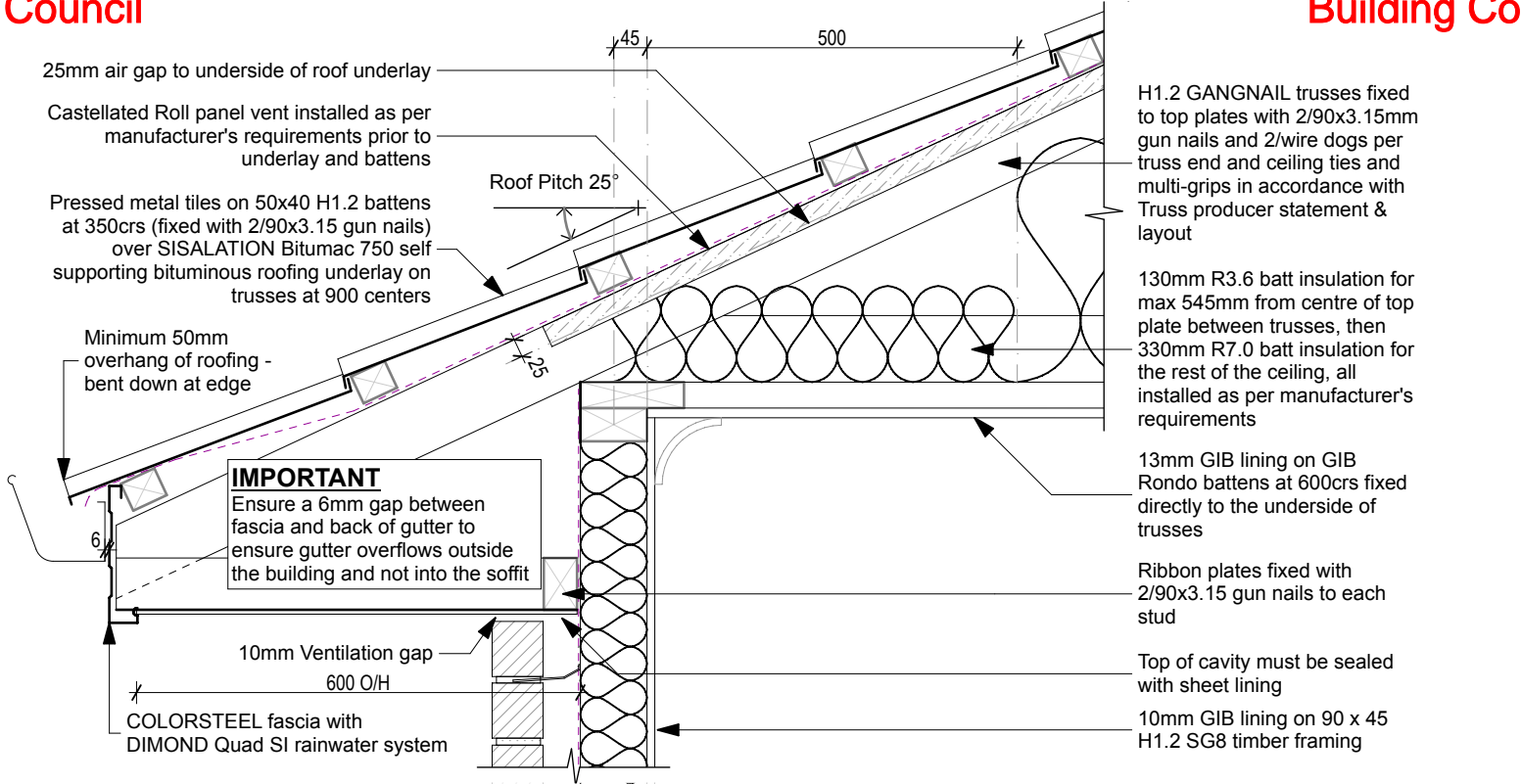


ACRYLIC SHOWER

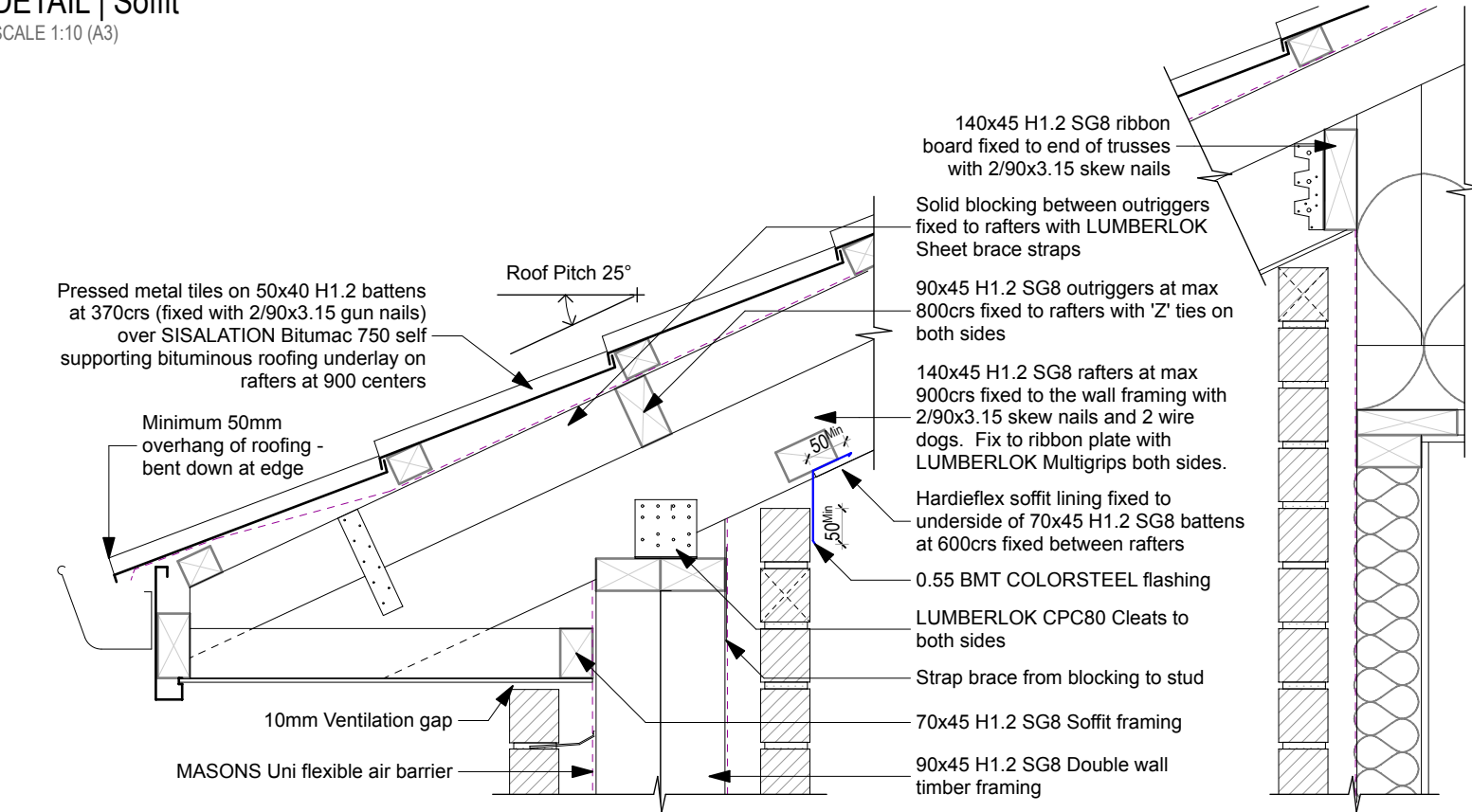
ACRYLIC SHOWER



FINISHES PLAN
SCALE 1:100 (A3)



DETAIL | Soffit
SCALE 1:10 (A3)



DETAIL | Raking Roof (Negative Soffit)
SCALE 1:10 (A3)

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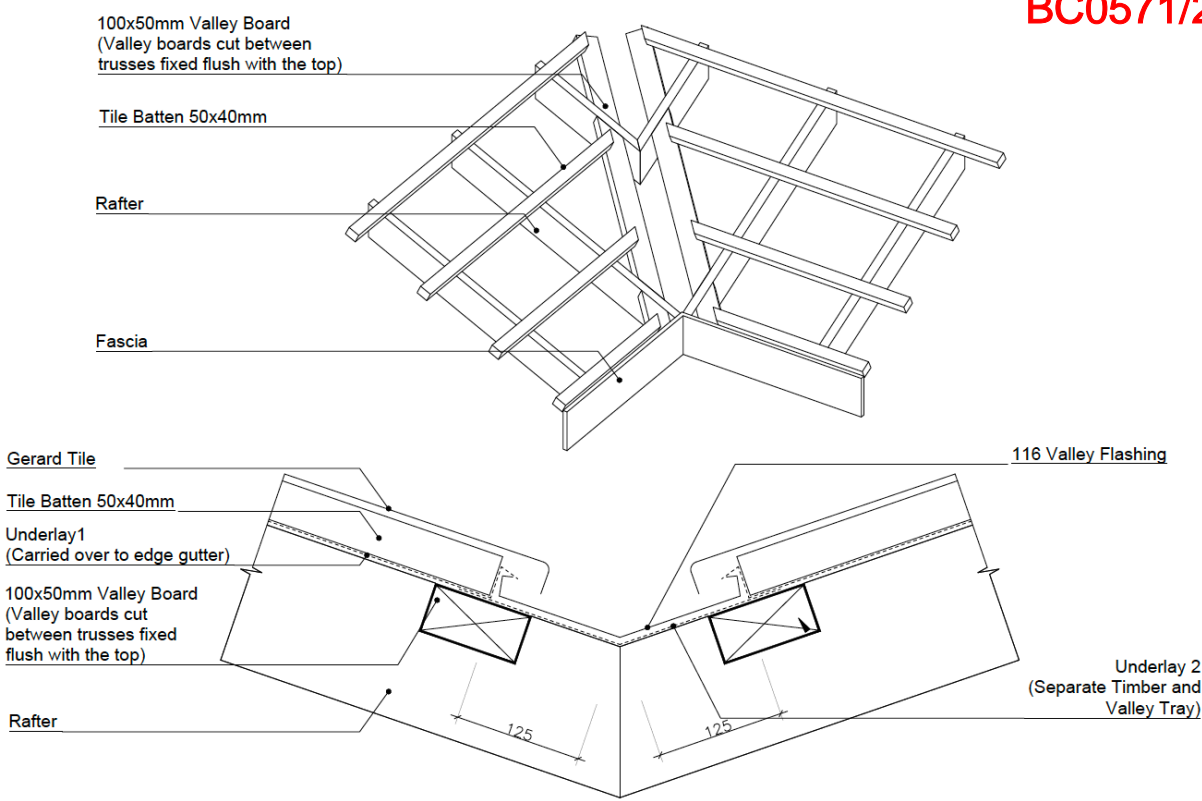
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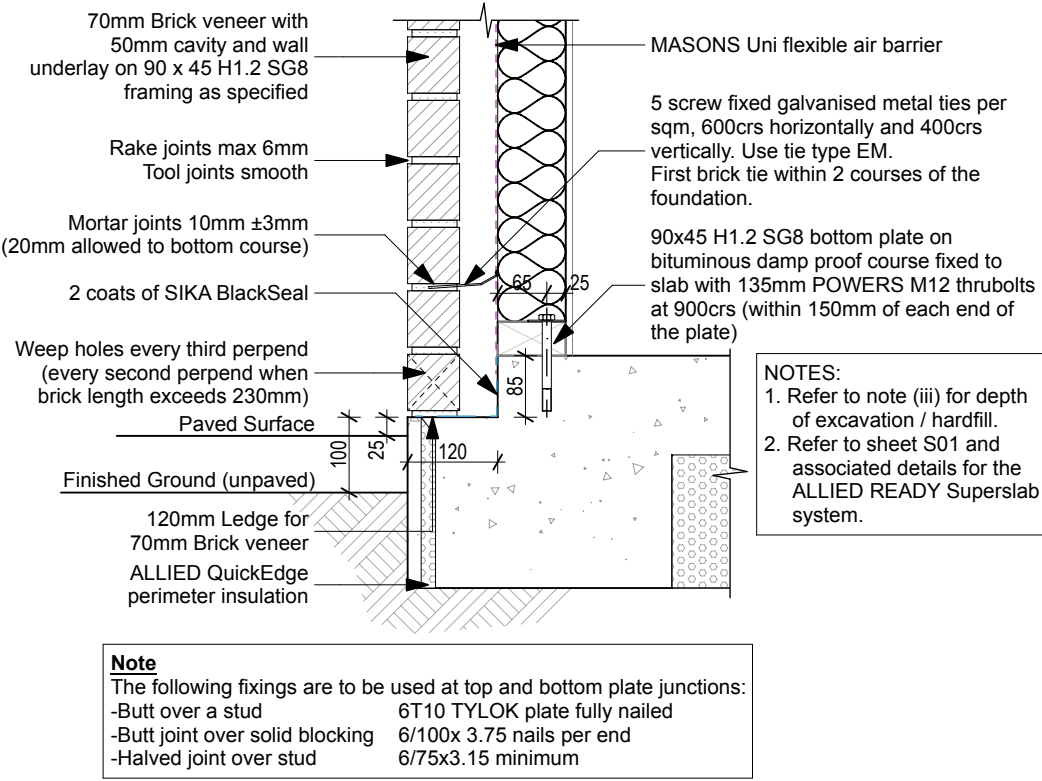
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DETAIL | Valley Flashing



DETAIL | Foundation
SCALE 1:10 (A3)

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Details		
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Details

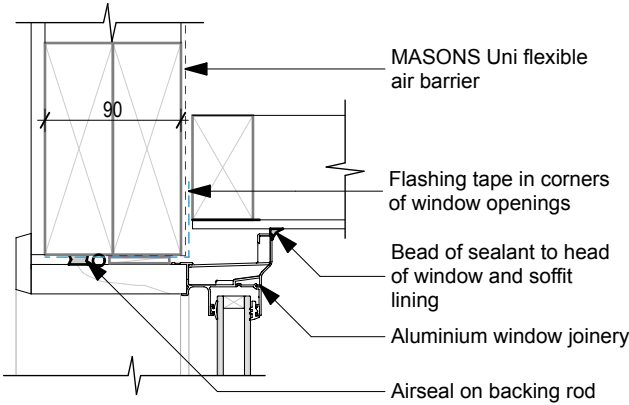
JOB No: 860864
SHEET SIZE: A3
DRAWN: BS
PRINTED: 03 Dec 2024

A15

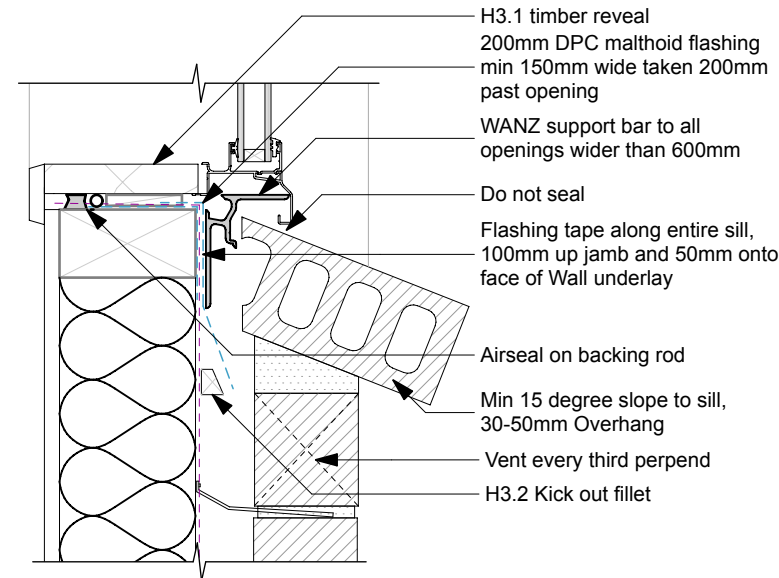
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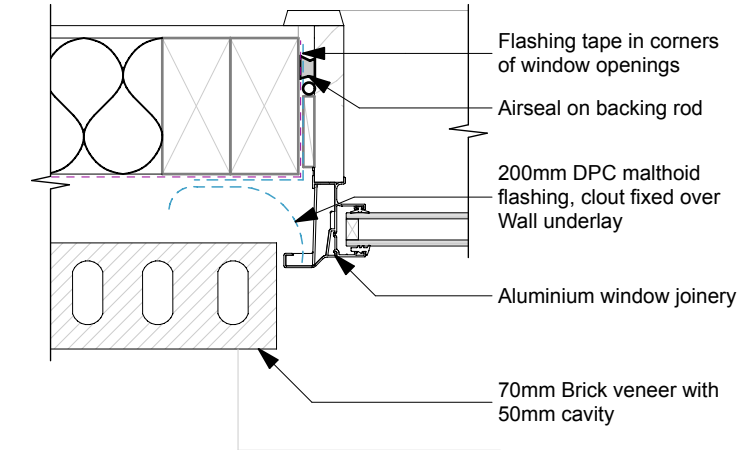
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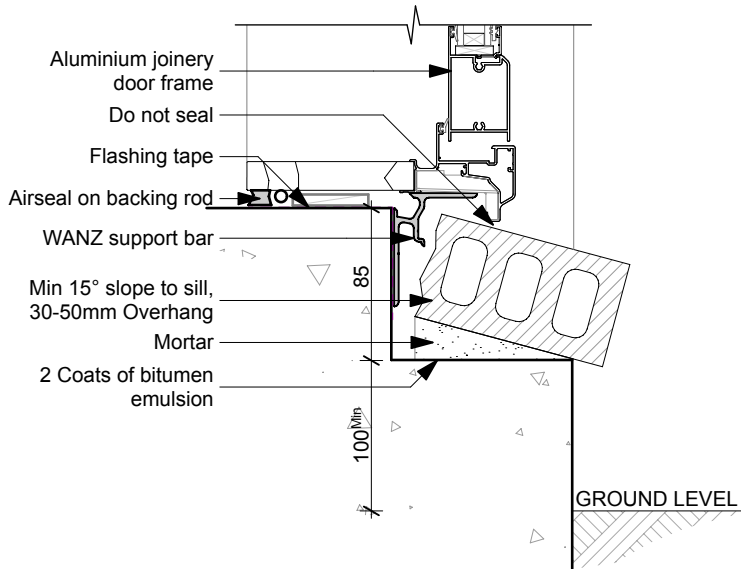
DETAIL | Window Head
SCALE 1:5 (A3)



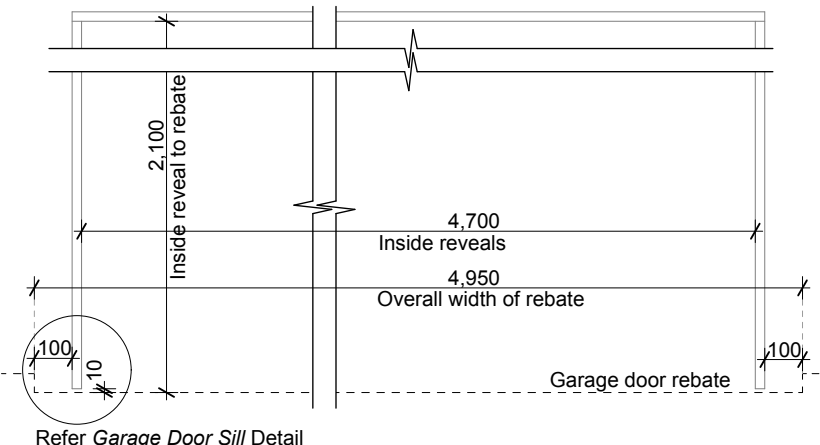
DETAIL | Window Sill
SCALE 1:5 (A3)



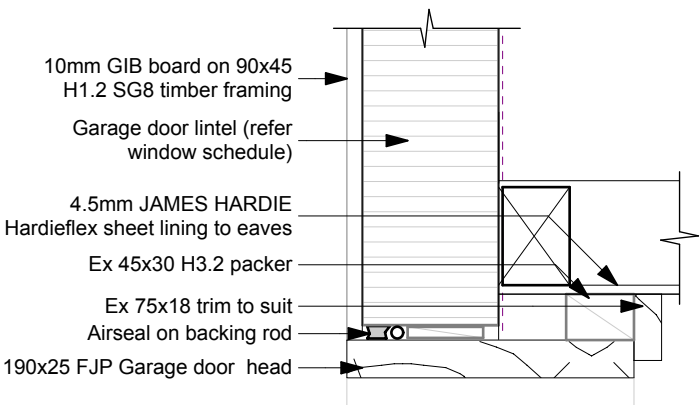
DETAIL | Window Jamb
SCALE 1:5 (A3)



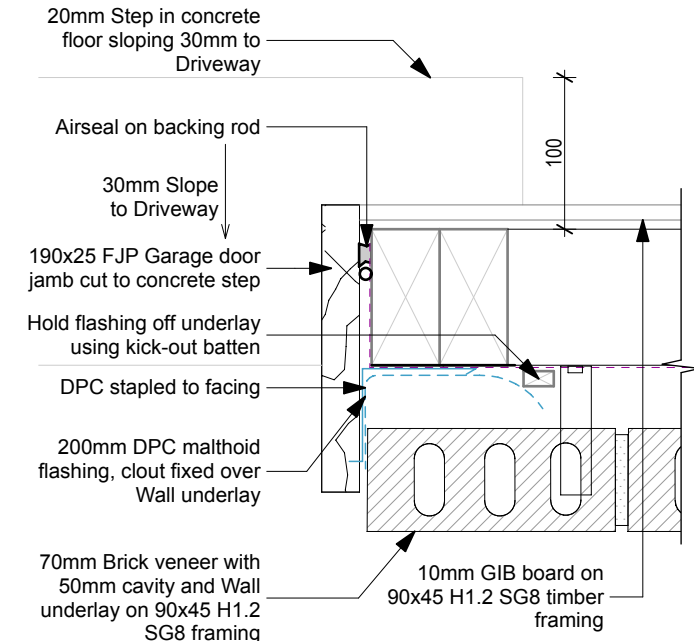
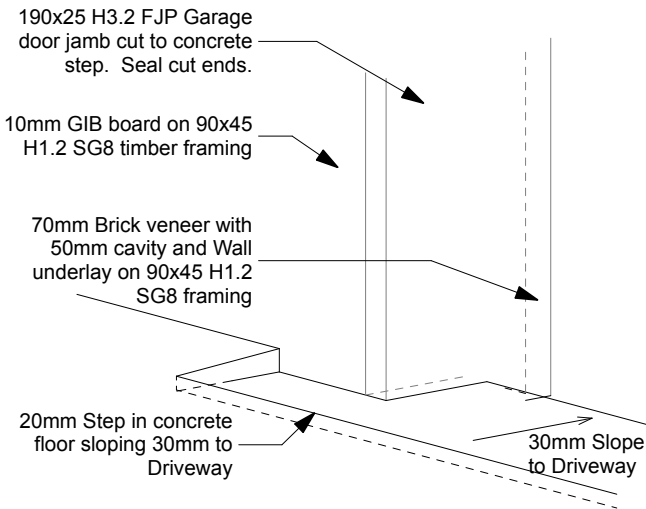
DETAIL | Door Sill
SCALE 1:5 (A3)



DETAIL | Garage Door
SCALE 1:20 (A3)



DETAIL | Garage Door Head
SCALE 1:5 (A3)



DETAIL | Garage Door Jamb
SCALE 1:5 (A3)

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All Dimensions and levels are to be checked by contractor before commencement of work. Contractor to report any discrepancy.

BUILDING
CONSENT

Sher Ali Dwelling,
Lot 146 Trevors Road
Strowan Fields.

General notes for materials selection

- Flashing materials must be selected based on environmental exposure, refer to NZS 3604:2011 and Table 20 of NZBC clause E2/AS1.
- Wall underlay must comply with acceptable solution NZBC clause E2/AS1 and NZS 3604:2011.
- Flashing tape must have proven compatibility with the selected Wall underlay and other materials with which it comes into contact as per Table 21 of NZBC clause E2/AS1.

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

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Sher Ali Dwelling,
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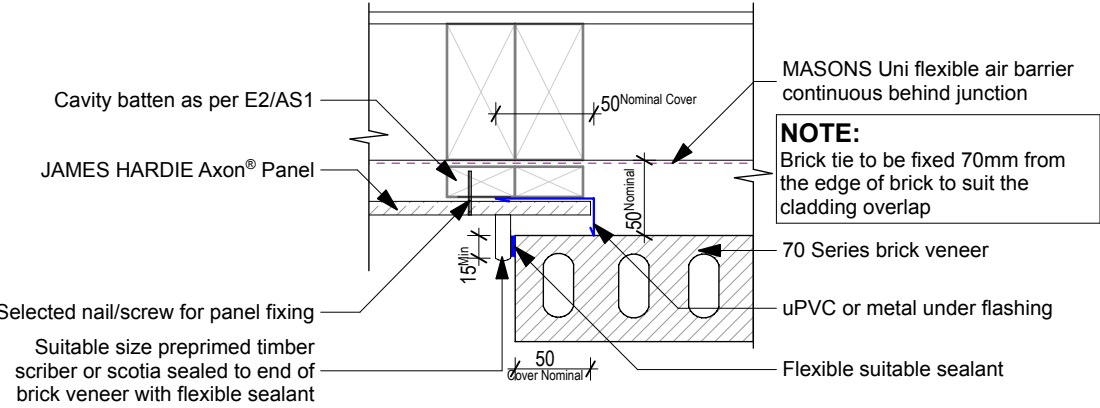
General notes for materials selection

- Flashing materials must be selected based on environmental exposure, refer to NZS 3604:2011 and Table 20 of NZBC clause E2/AS1.
- Wall underlay must comply with acceptable solution NZBC clause E2/AS1 and NZS 3604:2011.
- Flashing tape must have proven compatibility with the selected Wall underlay and other materials with which it comes into contact as per Table 21 of NZBC clause E2/AS1.

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

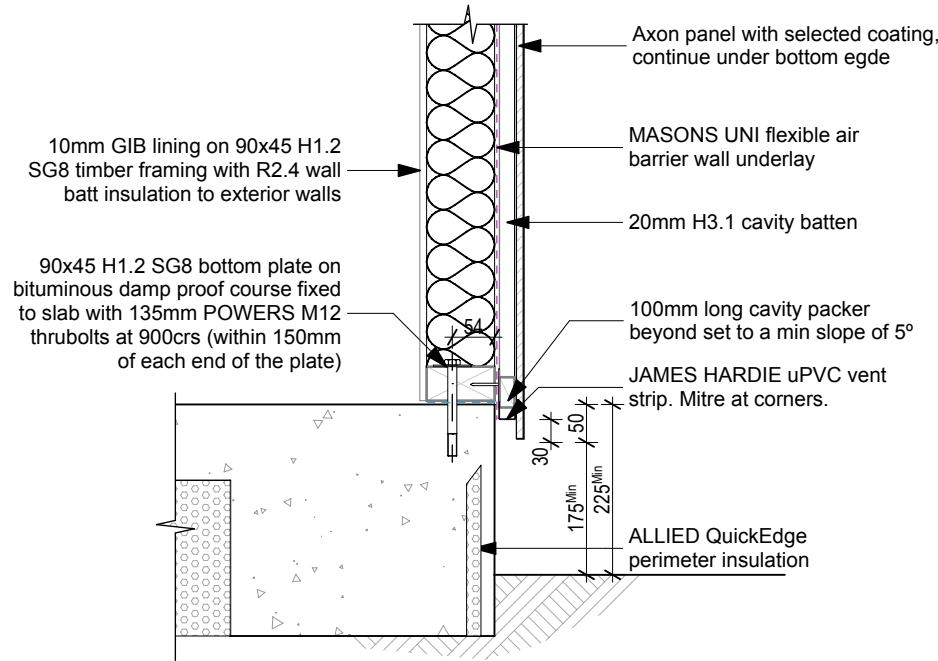
DETAIL | Cladding Junction

SCALE 1:5 (A3)



DETAIL | Gable Soffit

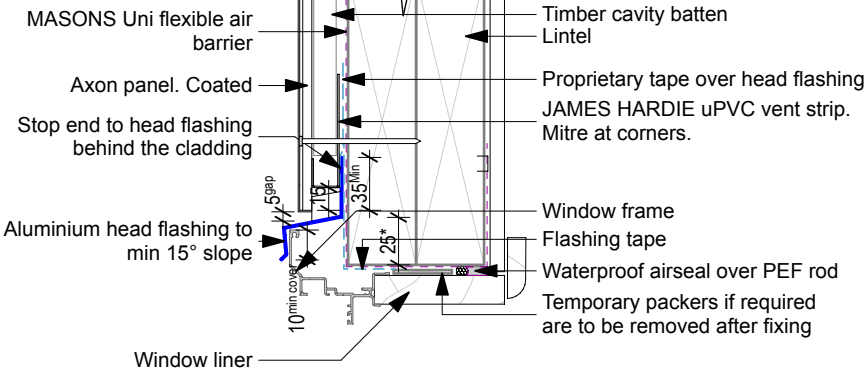
SCALE 1:5 (A3)



Note
The following fixings are to be used at top and bottom plate junctions:
- Butt over a stud 6T10 TYLOK plate fully nailed
- Butt joint over solid blocking 6/100x 3.75 nails per end
- Halved joint over stud 6/75x3.15 minimum

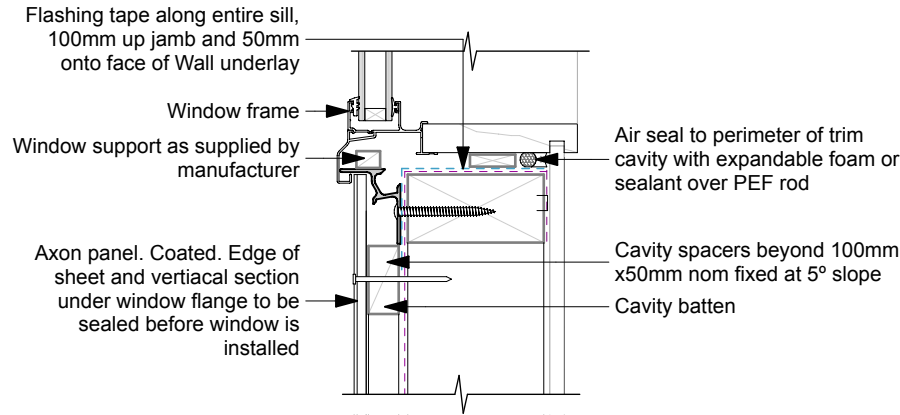
DETAIL | Foundation

SCALE 1:10 (A3)



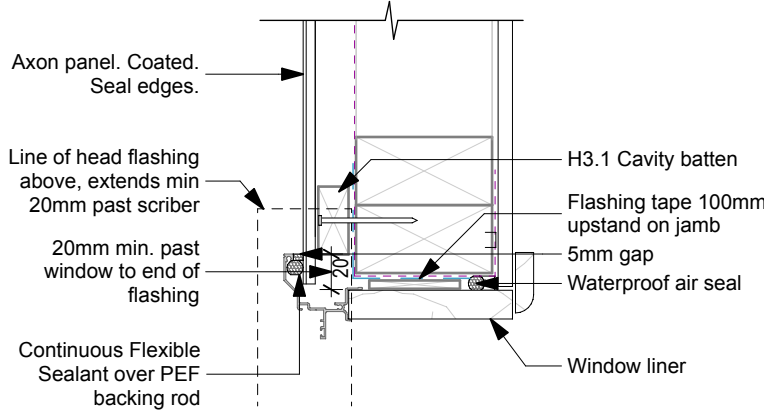
DETAIL | Window Head

SCALE 1:5 (A3)



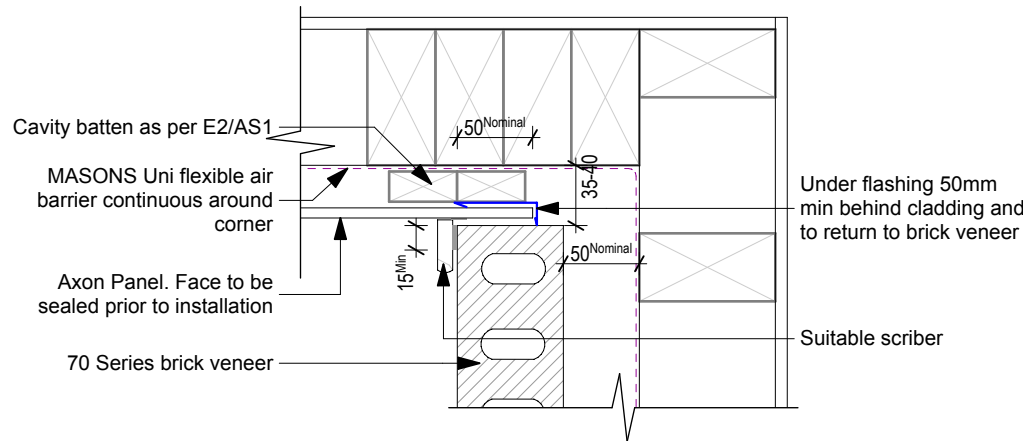
DETAIL | Window Sill

SCALE 1:5 (A3)



DETAIL | Door Jamb

SCALE 1:5 (A3)



DETAIL | Internal Corner Junction

SCALE 1:5 (A3)

IMPORTANT:

Head flashing to be installed with stopend to side of brick veneer. Ensure the scribe is installed clear of the stopend to allow free drainage.

* Dimension must be checked on site with joinery manufacturer

Details

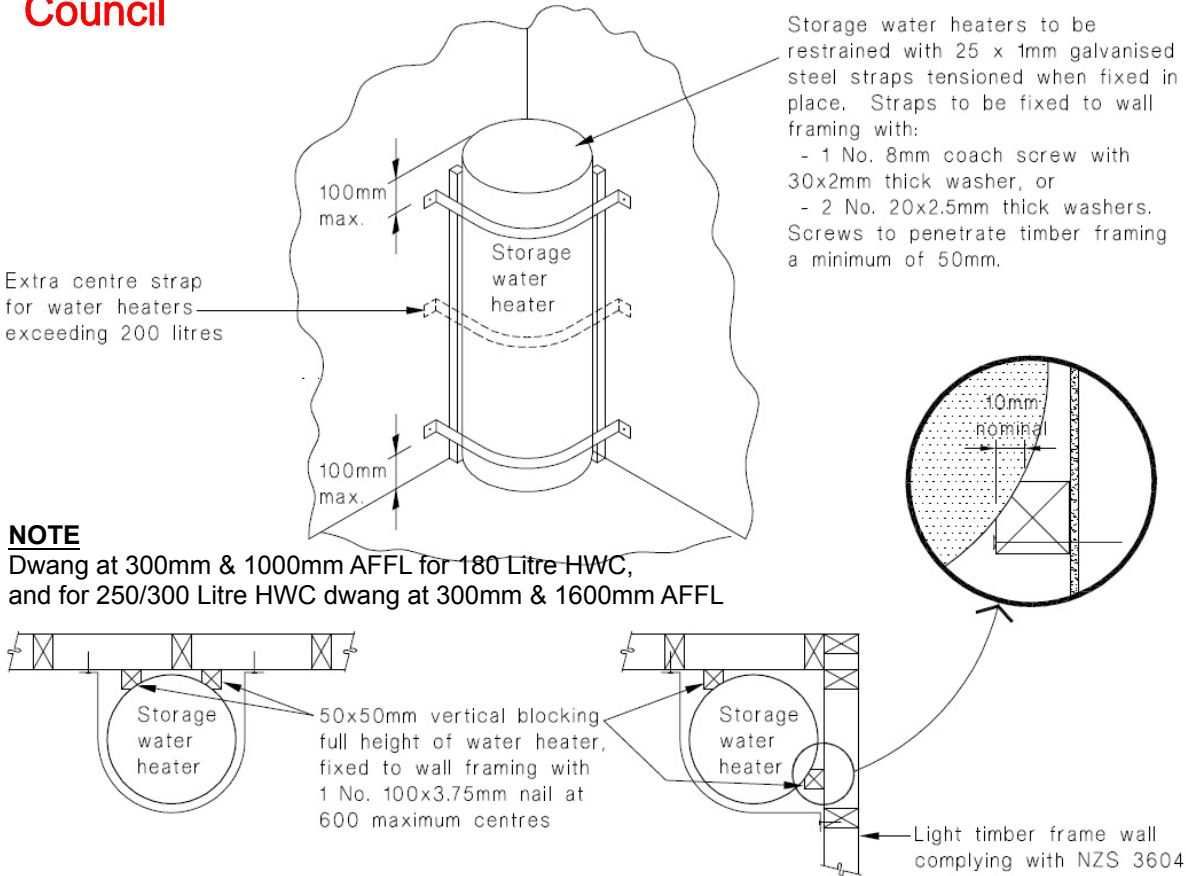
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A16

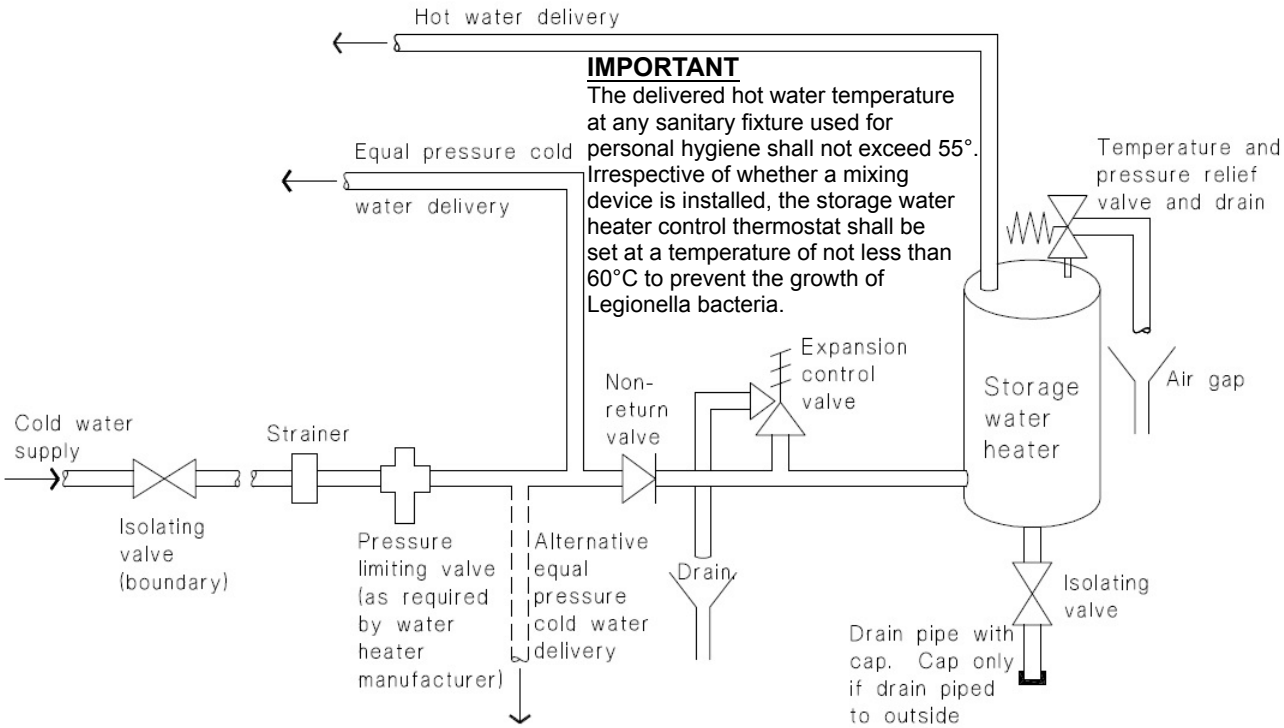
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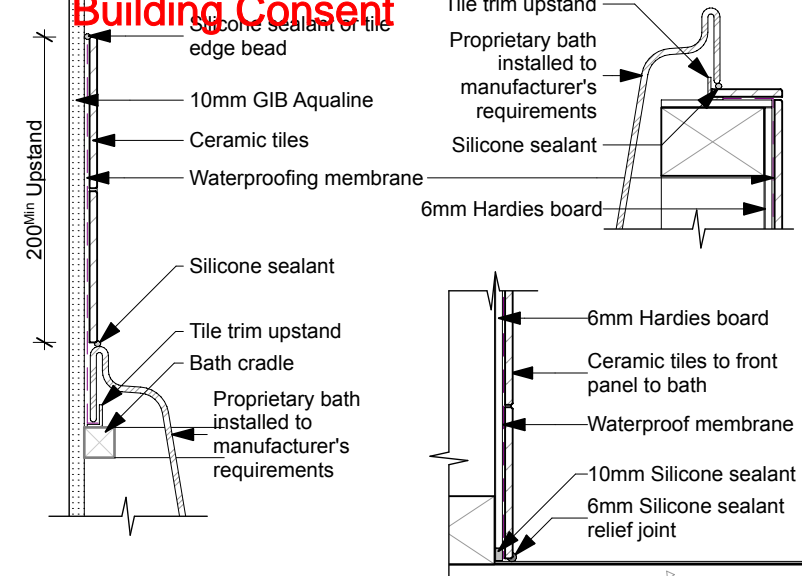
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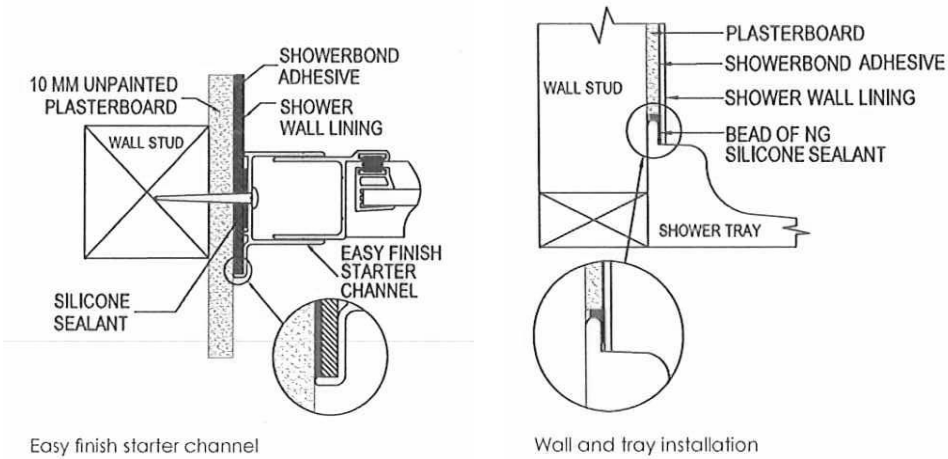
DETAIL | Seismic Restraint of Storage Water Heaters



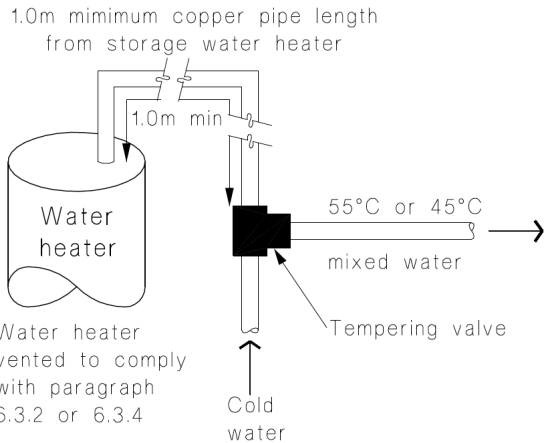
DETAIL | Mains Pressure Storage Water Heater System



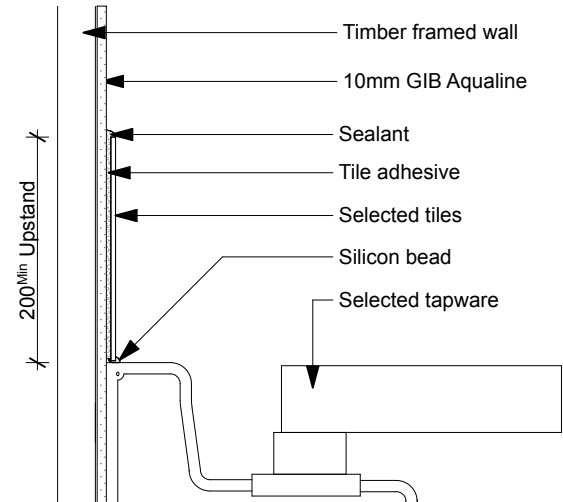
DETAIL | Bath Waterproofing
SCALE 1:5 (A3)



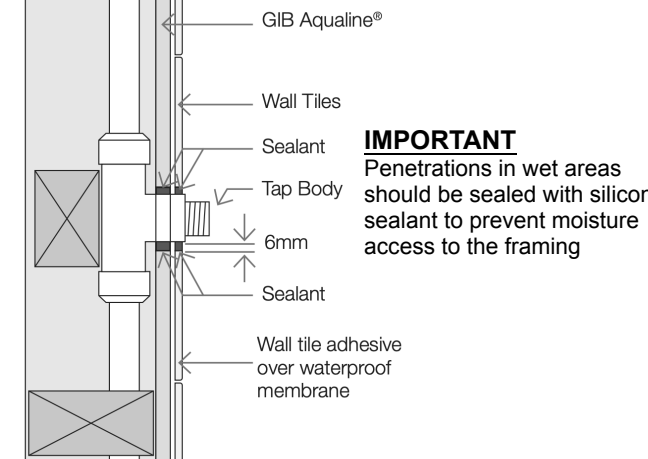
DETAIL | Proprietary Shower Lining



DETAIL | Tempering Valve Installation



DETAIL | Basin, Sink or Tub Watersplash
SCALE 1:2 (A3)



DETAIL | Plumbing Penetration

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A17

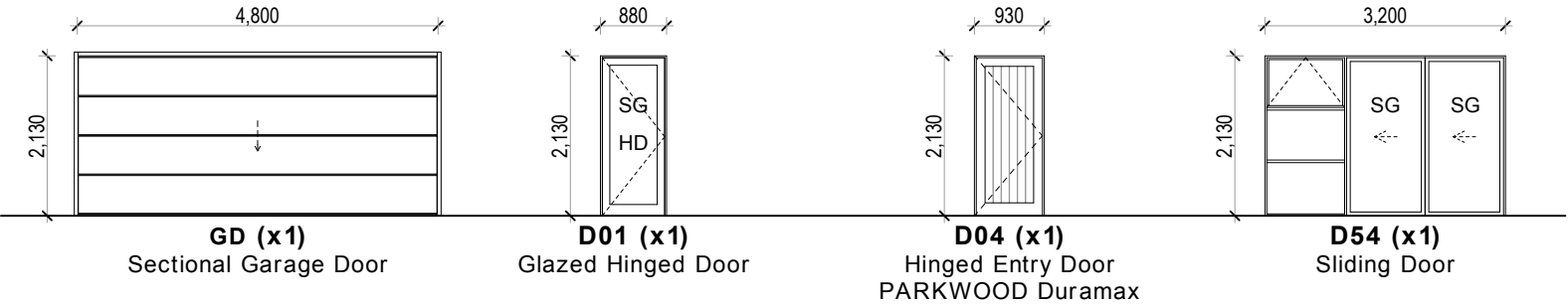
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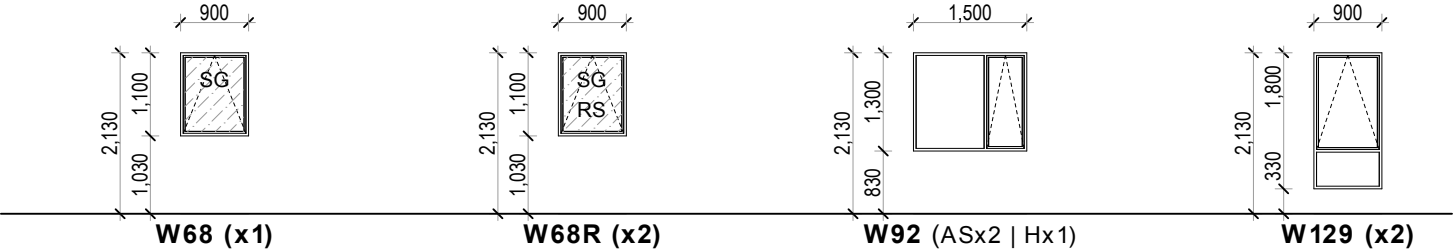
Attachments for windows and doors
(E2/AS1 9.1.10.8)
Install windows and doors using pairs of minimum 75 x 3.15 galvanised jolt head nails or 8 gauge x 65 mm stainless steel screws, through reveals into surrounding framing at:
a) Maximum 450crs along sills, jambs and heads, and
b) Maximum 150mm from reveal ends.
Install packers between reveals and framing at all fixing points, except between head reveals and lintels.

Trimmer Size and Fixings		
Opening Size	Trimmer Size	Fixing*
≤ 2.4m	45mm	3
≤ 3.0m	90mm (or 2/45)	5
≤ 3.6m	135mm (or 3/45)	6
> 3.6m	SED	SED
* Number of 90x3.15 (end nailed) power-driven nails to trimming studs		



DOOR SCHEDULE

SCALE 1:100 (A3)



WINDOW SCHEDULE

SCALE 1:100 (A3)

JOINERY & GLAZING NOTES

- Some windows and doors may be handed. Correct orientation and layout of joinery is indicated on the window schedule as follows:
AS: As shown | H: Handed
Contractor to verify the orientation of all windows and doors against Dwelling Elevations on sheet A301 and report any discrepancies to the designer.
- All elevations are indicative of sizes ONLY. Exact appearances, materials, glazing, gear & ironmongery to be confirmed by the Client. Exact sizes of openings are to be confirmed on site before manufacture may begin.
- Lintel sizes are detailed on the truss plans.
- All glazing to be IGU's with WERS R-Value of ≥ 0.50 (Thermally broken aluminium joinery with METROGLASS Low E Xcel double glazing, 14mm spacer with argon gas), clear glass unless otherwise specified:

Tinted / obscured as per Owner's selection and approval.
SG Safety Glazing
RS Window fitted with restrictor stays
HD Door fitted with Hold-Open Device
- All glazing to comply with the requirements of NZS4223:2016. Unless specified otherwise, min 5mm nom thickness to safety glazing.
- Fix trimmer to trimming stud with 2/100x3.75 hand driven nails (end nailed) or 3/90x3.15 power driven nails (end nailed).
- At least one stud either side of internal all doors.

IMPORTANT: This drawing is to be read in conjunction with the Floor Plan Layouts and all respective detail drawings where noted.

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Schedules

JOB No: 860864
SHEET SIZE: A3
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A18

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HOMES

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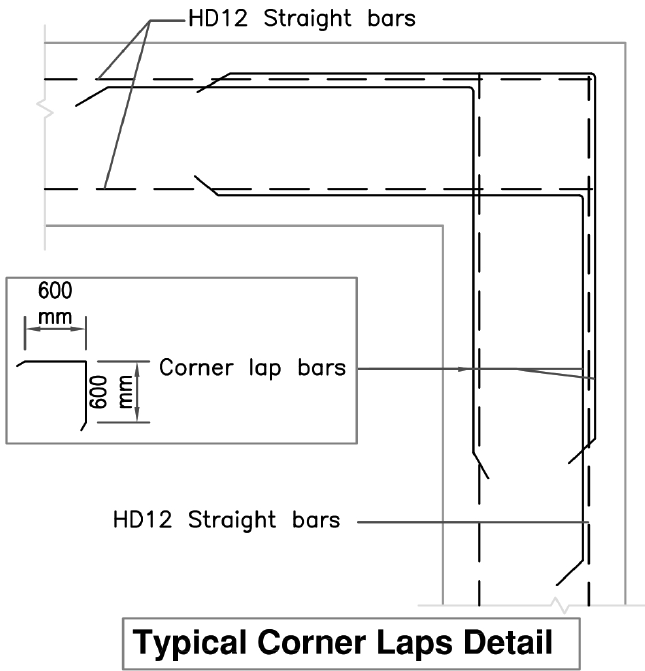
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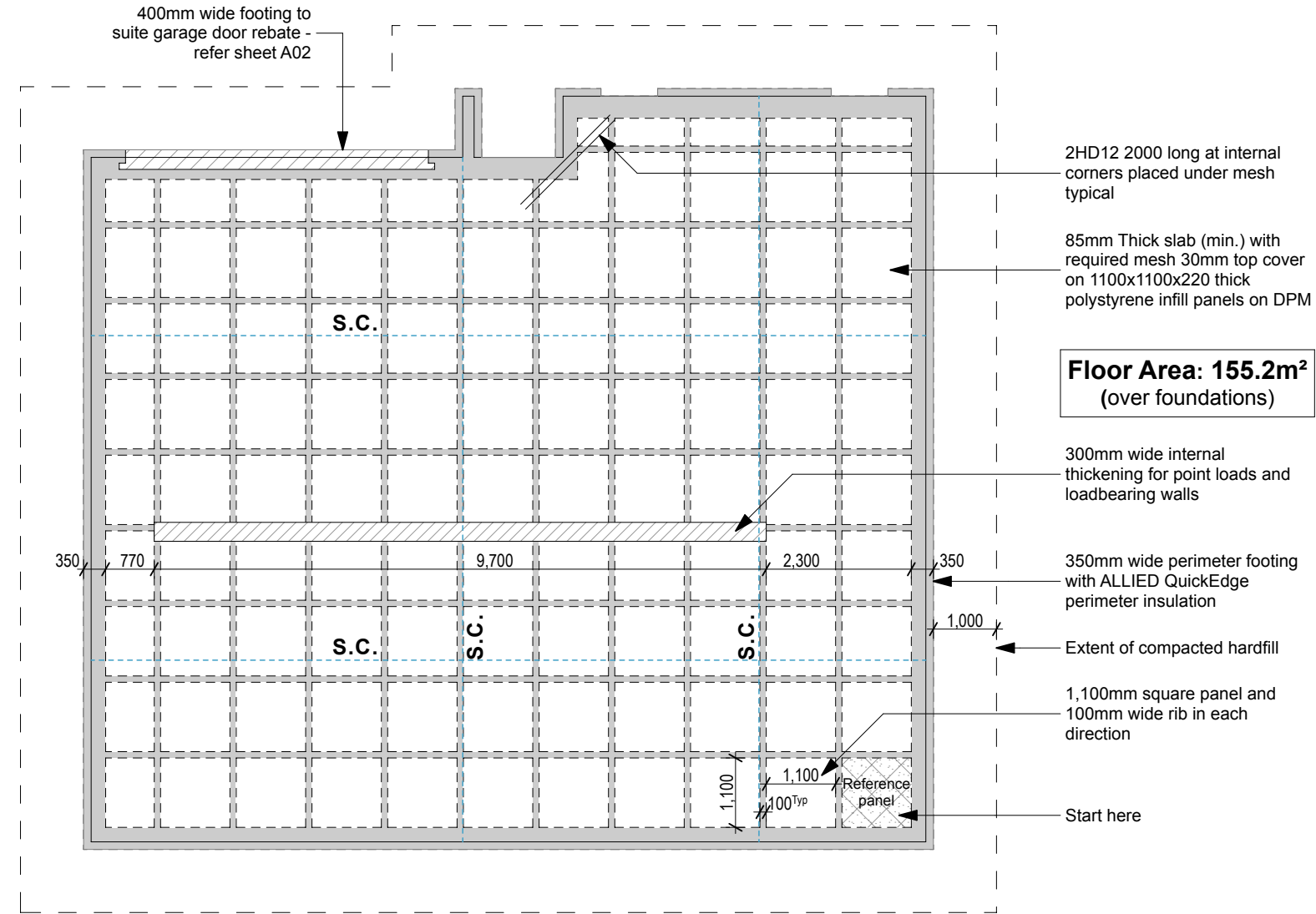
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BUILDING
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- SUPERSLAB NOTES**
- i. ALLIED READY Superslab system is Codemark and BRANZ appraised. The slab is to be installed in strict accordance with the ALLIED READY Superslab Technical Manual.
 - ii. Use ALLIED concrete mix code 202CSS.
 - iii. Foundation design is based on Soil Bearing Investigation report by Constructure, referenced 15839 and dated 29 November 2024.
 - iv. This drawing to be read in conjunction with the Foundation plan on sheet A02 and all relevant details and specifications. Refer to note (iii) for depth of excavation / hardfill.
 - v. Keep pod width to minimum 200mm.



SUPERSLAB LAYOUT
SCALE 1:100 (A3)

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Lot 146 Trevors Road
Strowan Fields.

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Superslab Layout

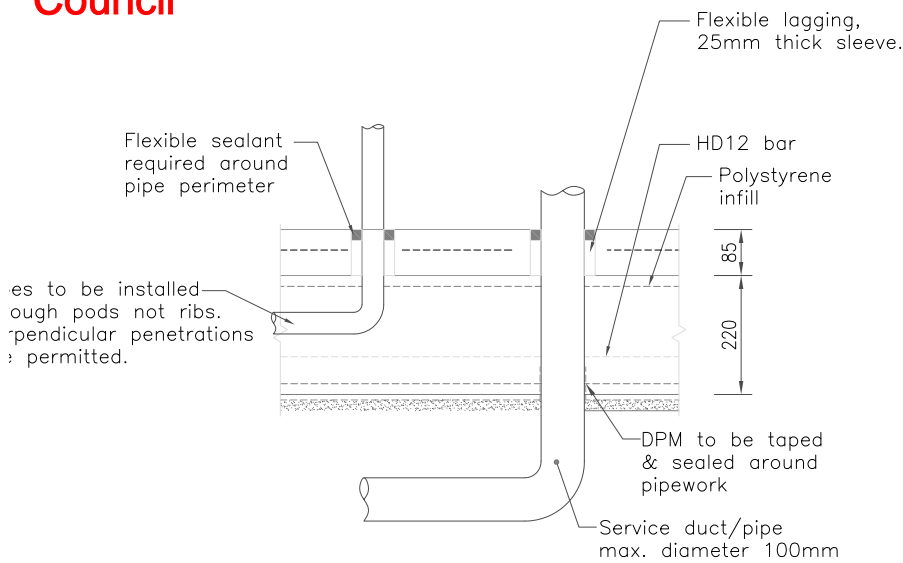
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S01

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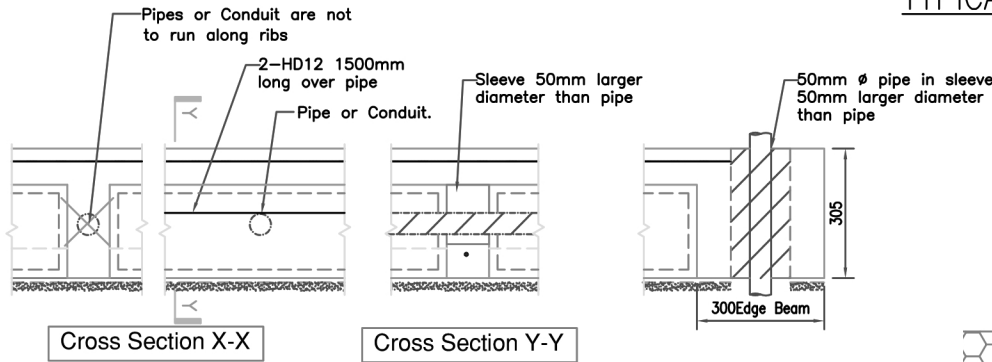
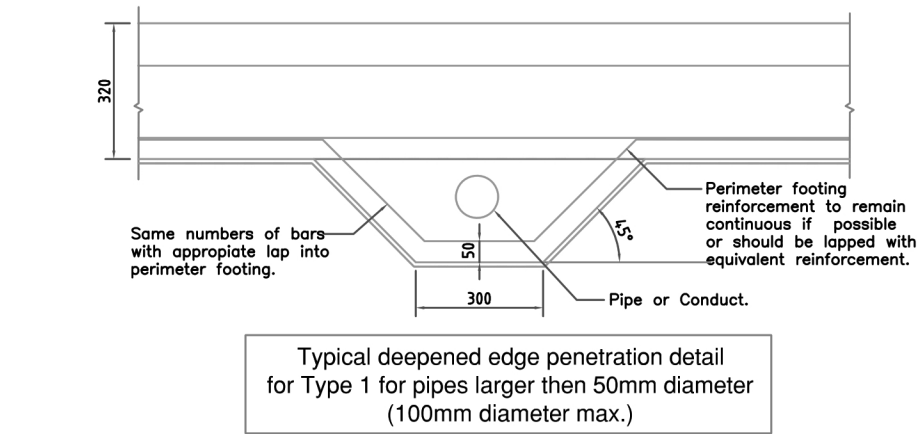
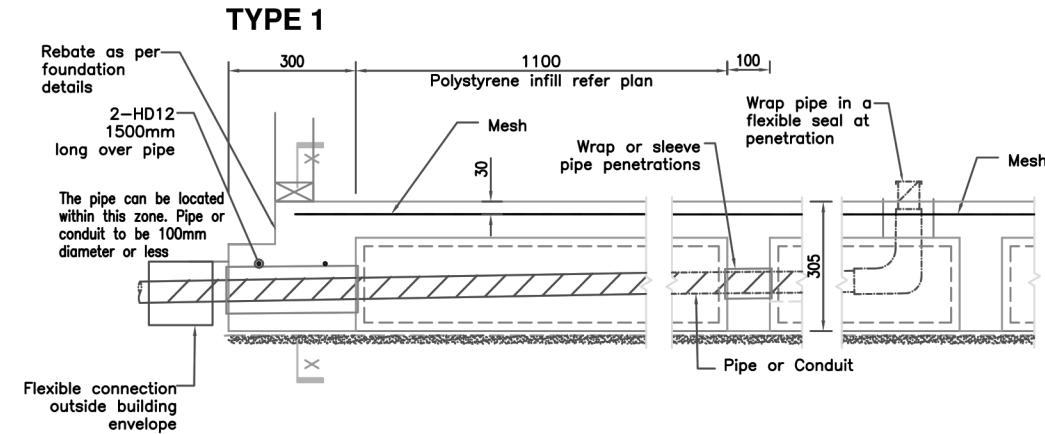
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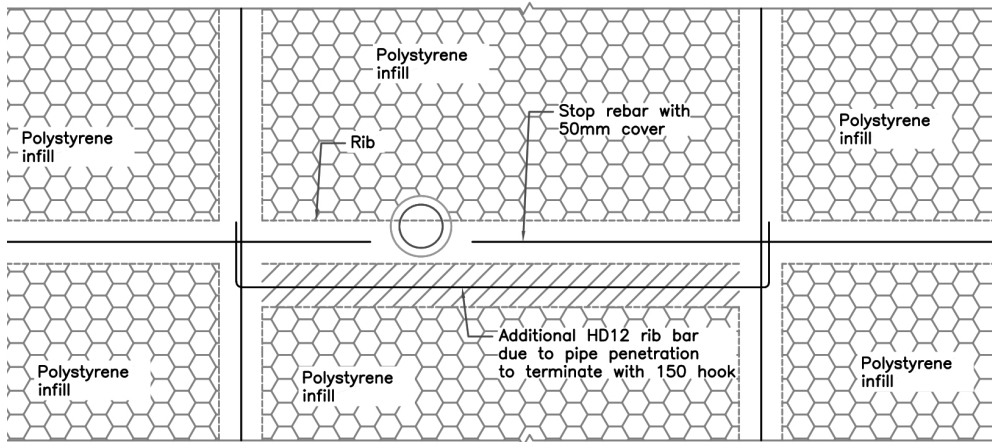
TYPICAL SERVICES PENETRATIONS DETAIL

Pipe Penetration Details For High Seismic Zones

Refer to MBIE Guideline Section A figure S14 & S15 and building code clause G13



TYPICAL SERVICES THROUGH PERIMETER FOOTING



TYPICAL SERVICES THROUGH RIBS

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JOB No:	860864	S02
SHEET SIZE:	A3	
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PRINTED:	03 Dec 2024	
G.J. Gardner. HOMES		REVISION NO.
		-



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Strowan Fields.

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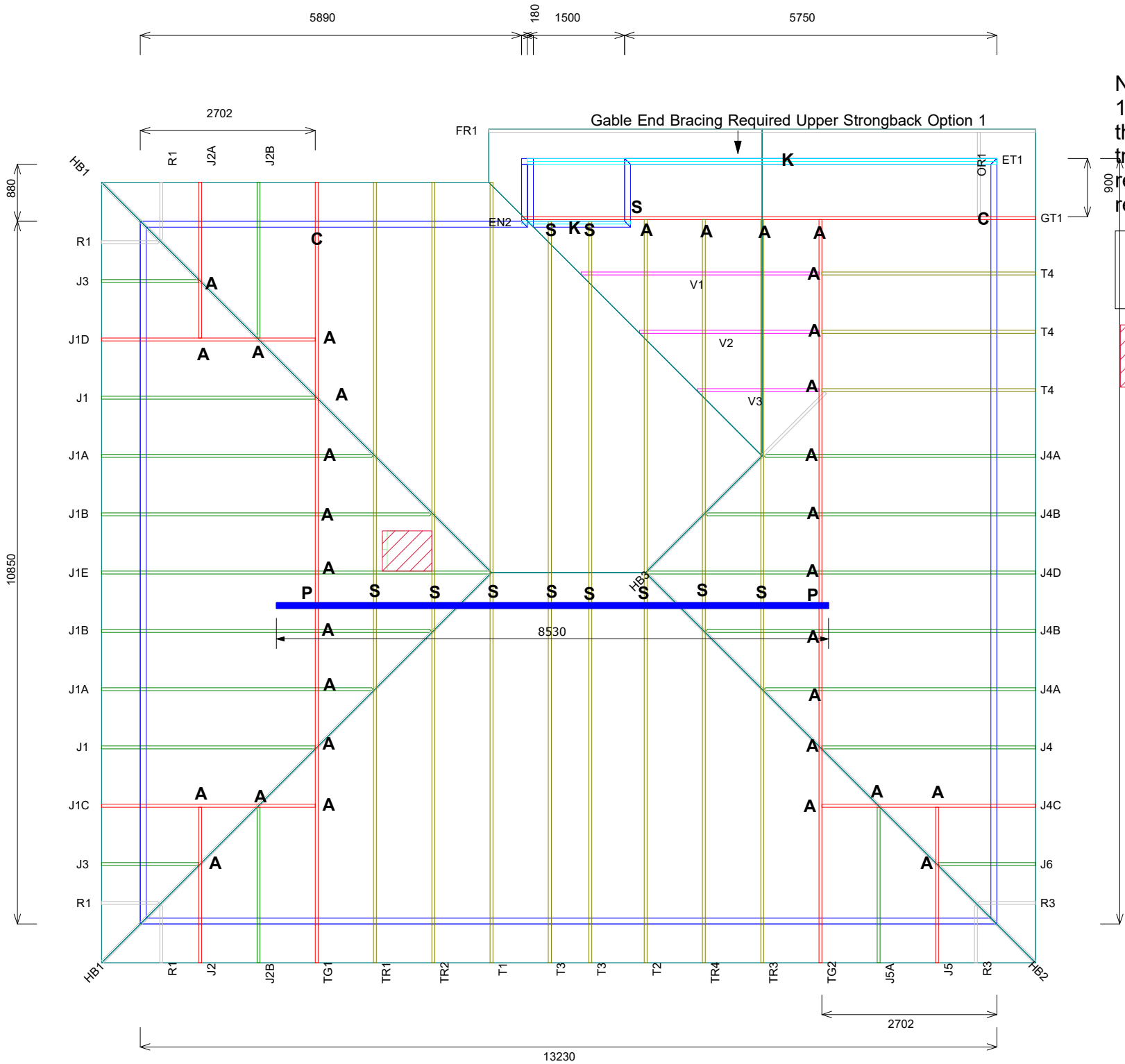
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Superslab Details	
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G.J. Gardner. <u>HOMES</u>	REVISION NO. -

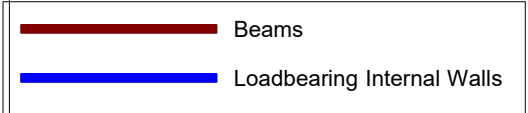
Buildable Consent Layout



For valley/saddle truss raftering, use a pair of wire dogs at 900mm centres for up to and including a very high wind zone. Or a pair of CT200's at 900mm centres for extra high wind zone. This fixing is to meet the minimum requirements as per NZS3604.



Note/s:
1. The gable end trusses have been designed to support the weight of the gable end cladding, and the gable end trusses have vertical and horizontal members as required by the cladding manufacturer to allow for the required cladding fixings.



Truss Fixings	
A	= 47x90 Joist Hanger
B	= 47x120 Joist Hanger
C	= CT200 (pair)
D	= 47x190 Joist Hanger
E	= 95x165 Joist Hanger
F	= SH-140 Split Hanger
G	= SH-180 Split Hanger
H	= SH-220 Split Hanger
J	= 2x6kN Strap (12kN)
K	= 6kN Strap
L	= Multigrip (single)
M	= Multigrips (pair)
N	= Nailon Plate (240x110x1)
P	= 16kN Pack
Q	= 9kN Pack
S	= CPC 40 Single Cleat
T	= CPC 40 Short (pair)
U	= CPC 80 Single Cleat
V	= 16kN Uplift
Z	= Engineers Design

Unless otherwise indicated, all specified truss fixings are to use L/Lok product nail fasteners or Type 17 - 14g Hex Head Screws (as per the MiTek On-site Guide)

All truss to frame fixings require 2 additional 2/90x3.15dia skew nails.

All truss fixings not indicated as above must have 2 wire dogs for cross joints and 2/90x3.15dia nails for butt joints.

Fixings shown are for fixing trusses to the top plate. Any other point load uplift fixings down through the framing stud to top plate, stud to bottom plate, bottom plate to floor remain the responsibility of the architect / draughtsman.

Any roof loads as stated on this layout over 16kN lift are outside the scope of NZS3604, and the architect / draughtsperson is responsible for the design to transfer the loads to the ground.

Snow Zone:	Christchurch (N4)
Wind Area:	High
TC Restraints:	400 mm
Roof Material:	Metal Tiles
Roof Pitch:	25.00 °
Snow Altitude:	100.000 m
Design Wind Speed:	44.0 m/s
BC Restraints:	600 mm
Ceiling Material:	Standard Plaster Board 13mm
Ground Snow Load:	0.900 kPa
Truss Centres:	900 mm



Job No: **CY1422440C1**
Customer: JNF CONSTRUCTION LIMITED | T/A GJ GARDNER HOMES CH
Job Name: Lot 146 Trevors Road Strowan
Address: Lot 146 Trevors Road Strowan

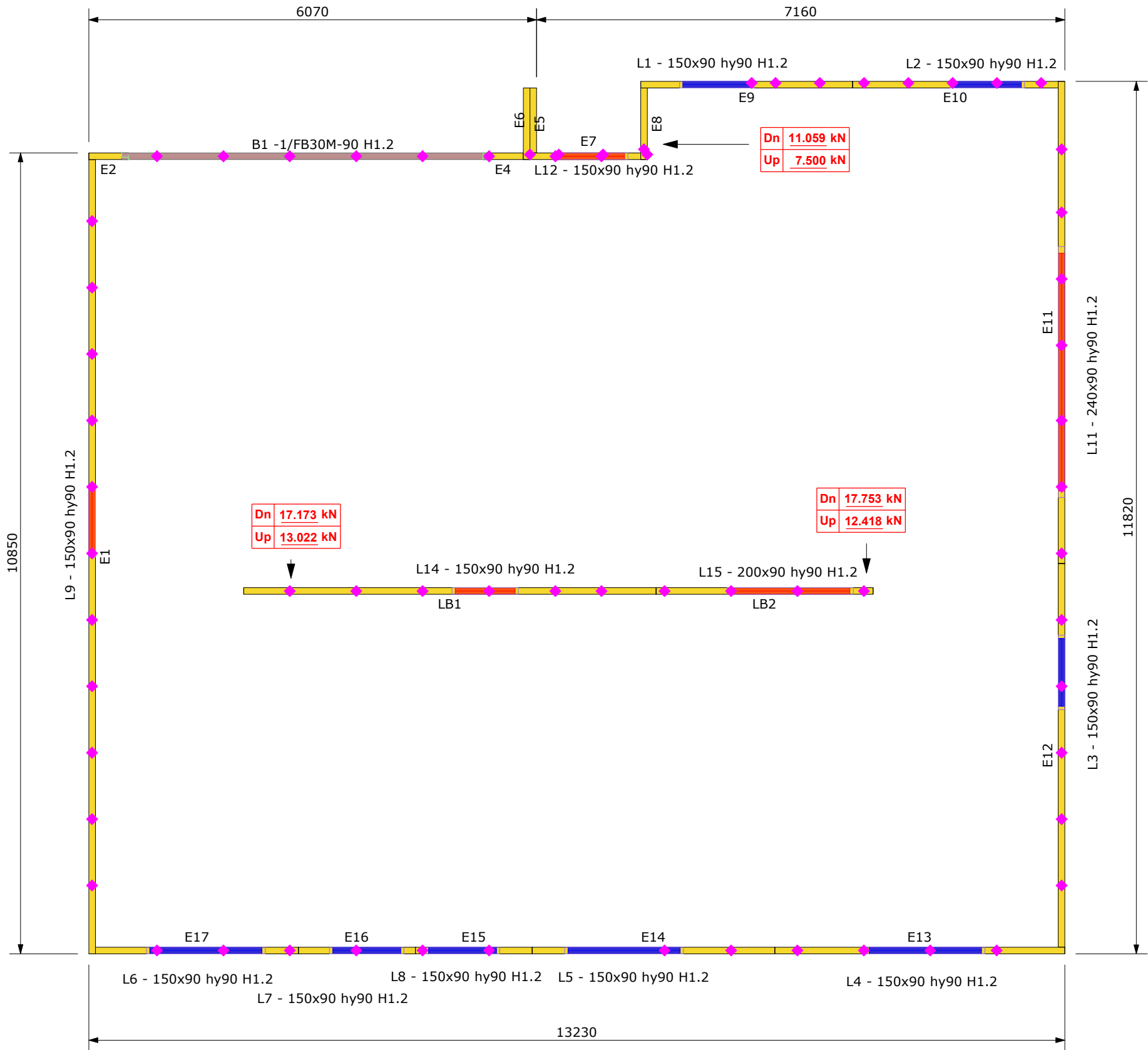
If a gable truss requires a windbeam brace, the type of MiTek brace will be noted as such on the layout. The truss fixings can be substituted for other fixings of the same or greater capacity. All verge framing to be fixed according to the MiTek On-Site Guide if not covered by NZS3604. If bottom chord restraints are 35mm Metal battens, then they must be fixed with either two nails or screws. If the metal battens are fixed with a single nail or screw then 90x45mm bottom chords restraints will be required at 1800mm centres

All loads shown on this page regarding the truss fixings are characteristic loads

Buildable Consent Layout



All internal walls shown on this layout are considered to be loadbearing
Lintel fixing specification remains the responsibility of the architect / draughtsperson



Beams

Loadbearing Walls

Non Loadbearing Walls

All beam fixings are the responsibility of the Architectural Designer and/or Structural Engineer

Lintel Fixings are as per the included reports.

TOP PLATE TO STUD FIXING OPTIONS

TYPE A - 0.7 kN

Non-Load Bearing Walls

2 x 90mm x 3.15 Ø plain steel wire nails driven vertically into stud.

TYPE B - 4.7 kN

Load Bearing Walls

STUD-LOK SL170 - Blue Head

Fix through very top plate or capping plate using STUD-LOK SL170 (@ stud crs.)

Full length stud option

Very top plate

Max. 90mm

Centre of either component, stagger STUD-LOK

Capping plate

Max. 90mm

Centre of either component, stagger STUD-LOK

Centre of lintel

Max. 90mm

Max. 90mm

Max. 90mm

Component Lintel

Solid Lintel

Jack stud option

Lintel

Max. 90mm

Jack Stud Min. 80mm

Note: Connect jack stud to lintel with LUMBERLOK® Sheet Brace Strap 200mm on one side with 6 x LUMBERLOK® Product Nails 30mm x 3.15 dia. each end, OR a pair of Tylok 6TS (one each side)

Rafter/truss

SL170

Rafter/truss can be fixed to either top plates

Note: These top plate to stud fixing options do not apply to walls under floors, just walls with trusses or rafters attached.



Job No: **CY1422440C1**
Customer: JNF CONSTRUCTION LIMITED | T/A GJ GARDNER HOMES CH
Job Name: Lot 146 Trevors Road Strowan
Address: Lot 146 Trevors Road Strowan

Notification of point loaded lintels or point loads on internal walls where the downward load is higher than 8kN (85mm raft type slab) or 10kN (100mm standard slab), or the upward load is greater than 10kN. These loads are Ultimate Limit State Loads

If no loads are shown, no thickening is required.

The lintels have been sized using one of the following:

The MiTek SAPPHIRE Component Design Software.
hy90, hyONE and hySPAN lintels have been sized using the designIT for houses - New Zealand series 6 software.
GANGLAM and FLITCH BEAMS have been sized using the MiTek Beam Program V1.10 June 2011.

Unless otherwise stated the timber grade for all lintels is SG8. Lintels not shown are to be selected as per NZS3604: 2011 or designed by an engineer as required.
The lintels have not been designed to support brick shelf angles. The Architect or Engineer is required to design all lintels supporting brick shelf angles.