

NOTES:

Allowable bearing pressure = 67kPa
Dependable bearing pressure = 100kPa

Refer to Architects Drawings for all
setout dimensions, recesses and
service positions

Internal slab thickenings and pad
foundations to be accurately set
out using the Architects drawings
DO NOT SCALE FROM THIS DRAWING

Foundations and slab to be 25Mpa (min)

Cover:

Cast against DPM = 50mm
Within Ribs: Side cover = 40mm

Surface Finishes: (NZS 3144:1987)

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

Reinforcing:

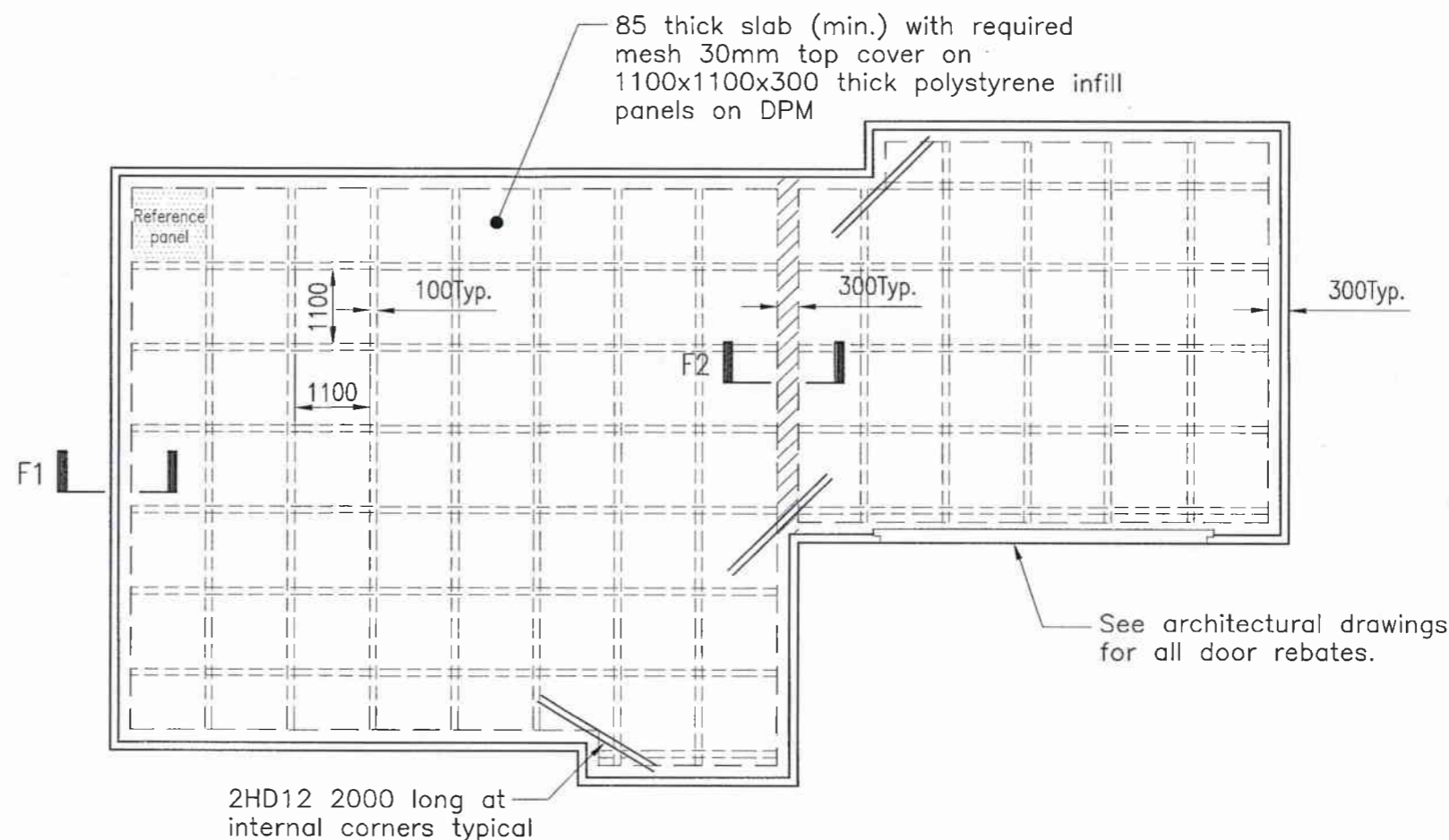
SYMBOL	TYPE
R	Plain bars grade 300E to NZS 4671 (300 MPa)
D	Deformed bars grade 300E to NZS 4671 (300 MPa)
HR	Plain bars grade 500E to NZS 4671 (500 MPa)
HD	Deformed bars grade 500E to NZS 4671 (500 MPa)

WAIMAKARIRI DISTRICT COUNCIL

Plans and specifications
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Regulations 1992, Clause 3
131056 2/07/2013 Keegan

Consent Issued BC131056

Building Consent 131056
Received 2/7/13



Waffle slab layout

Slab area: ±132.49 m²

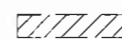
AS BUILT TRUSS LAYOUT

REQUIRED - This must be received by the Building Unit AT
LEAST 10 WORKING DAYS PRIOR to the Structure
Pre-Roof Pre-Wrap inspection.

Truss "As-Build" designs may be sent to
Buildinginfo@wmk.govt.nz



MESH OPTIONS - 158 mm²/m, 2.49 kg/m² or greater
Eurosteel Mesh - SE 615-500STD
Concrete :- Allied Super Slab Mix
Use mix code 252RSS



— Stiffening rib at re-entrant
corners (& Load bearing walls)

NOTE 2:

Contact HFC: Civil & Structural (South) Ltd for
the following inspections to enable a PS4 to be
issued for construction review.
Phone no; (03) 339 7000.
1. Cut platform inspection
2. Pre pour slab inspection
Please allow 48hrs notice to ensure availability
of the inspecting engineer.

NOTE 1:

±400mm 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. Poorly graded river gravels (tailings or
20/40 rounded river stone) that have
commonly been used in Christchurch as
subgrade material shall not be used. This type
of material is prone to forming unstable stone
arrangements (bridges) that may collapse with
future vibrations leading to a localised loss of
support to the overlying slab.

HFC : FOUNDATIONS LTD
CIVIL & STRUCTURAL ENGINEERS

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

PROJECT:

LOT 130, SILVERSTREAM
KAIAPOI

DRAWING TITLE:

WAFFLE SLAB
FOUNDATION LAYOUT

JOB No:

13075

DRAWN:

S.B.

SHEET:

S100

DATE:

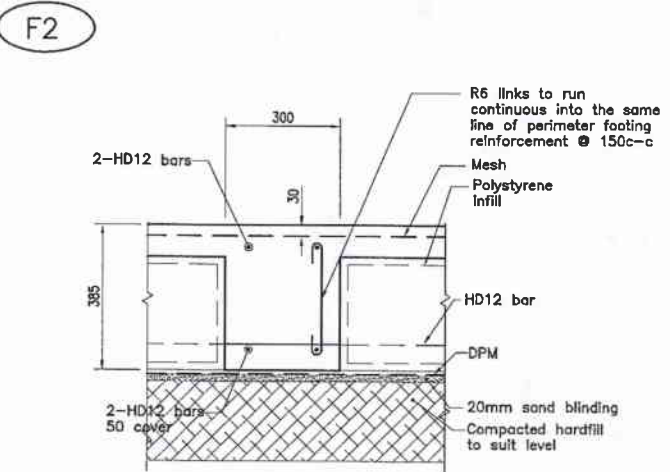
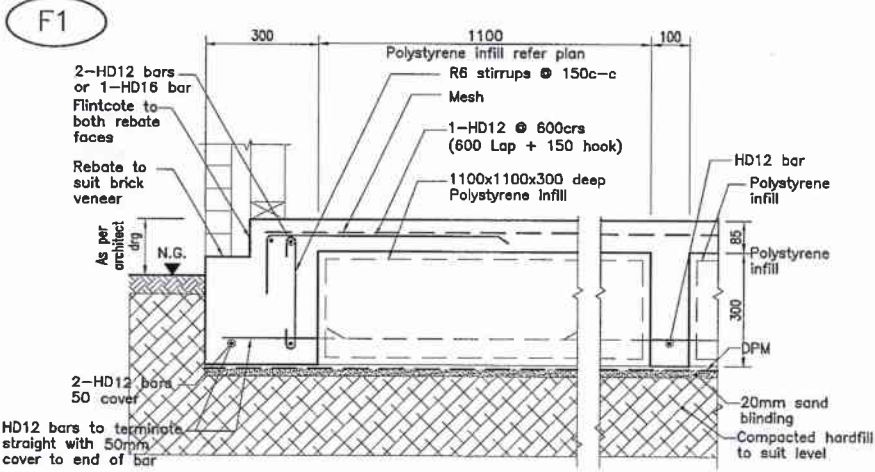
27/03/13

REVISION:

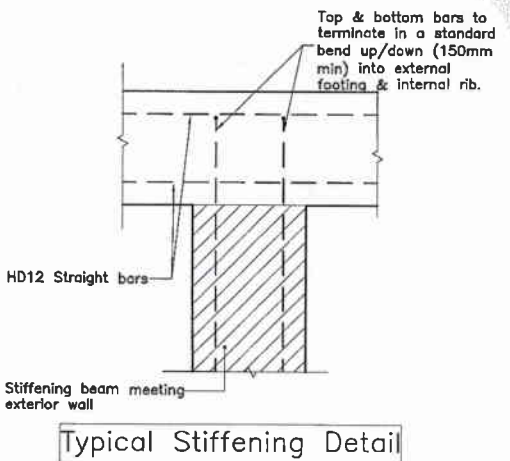
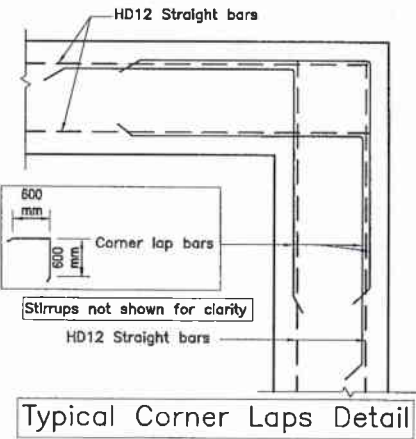
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SCALE:

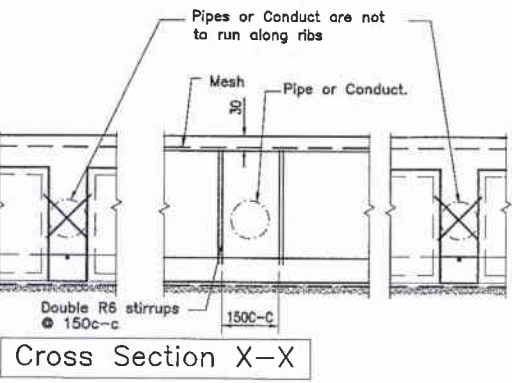
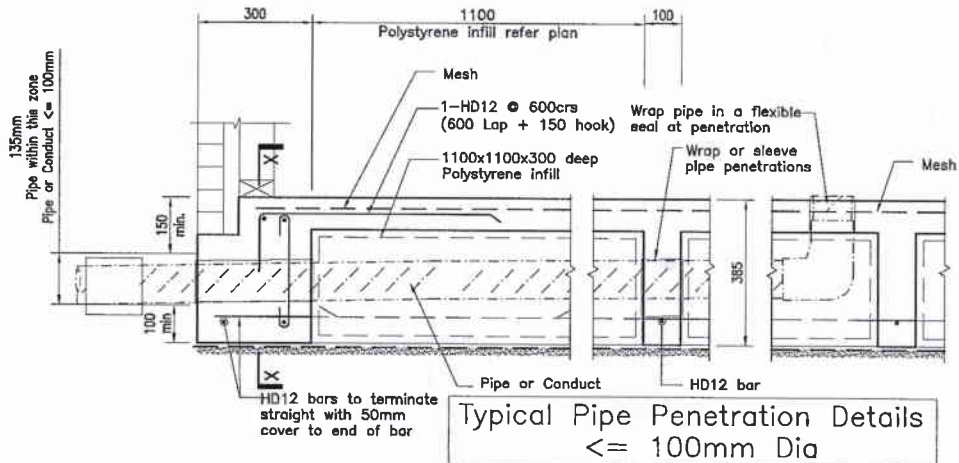
1:100



Stiffening rib at re-entrant corners
(& Load bearing walls)



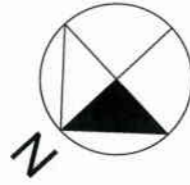
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COUNCIL
Plans and specifications
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clause 49 and the Building
Regulations 1992, Clause 3
131056 2/07/2013 Keegan



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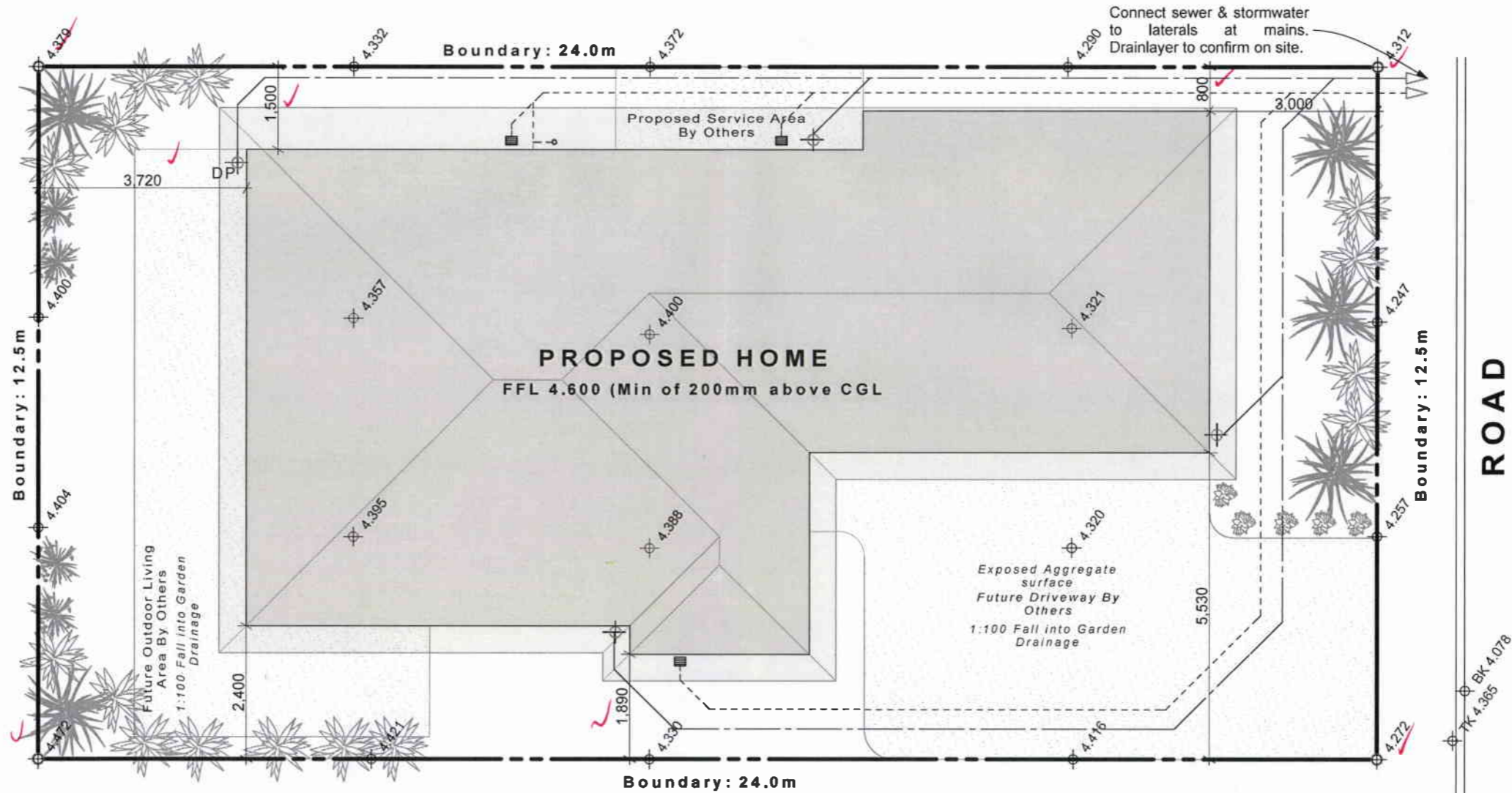
LOT: 130

Site Area: 300.0m²
Building Area: 132.2m²
Site Coverage: 44.06%



*AK Siting checked
9-8-13*

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Assumed Datum of 4.384 Taken from Manhole. Origin of levels from Benchmark - MN 6 DP 461956 - RL 4.14 in terms of means sea-level

DATUM 4.384



PROPOSED HOME FOR:
**CAMERON FINLAYSON,
LOT 130 SILVERSTREAM**

DRAWING TITLE

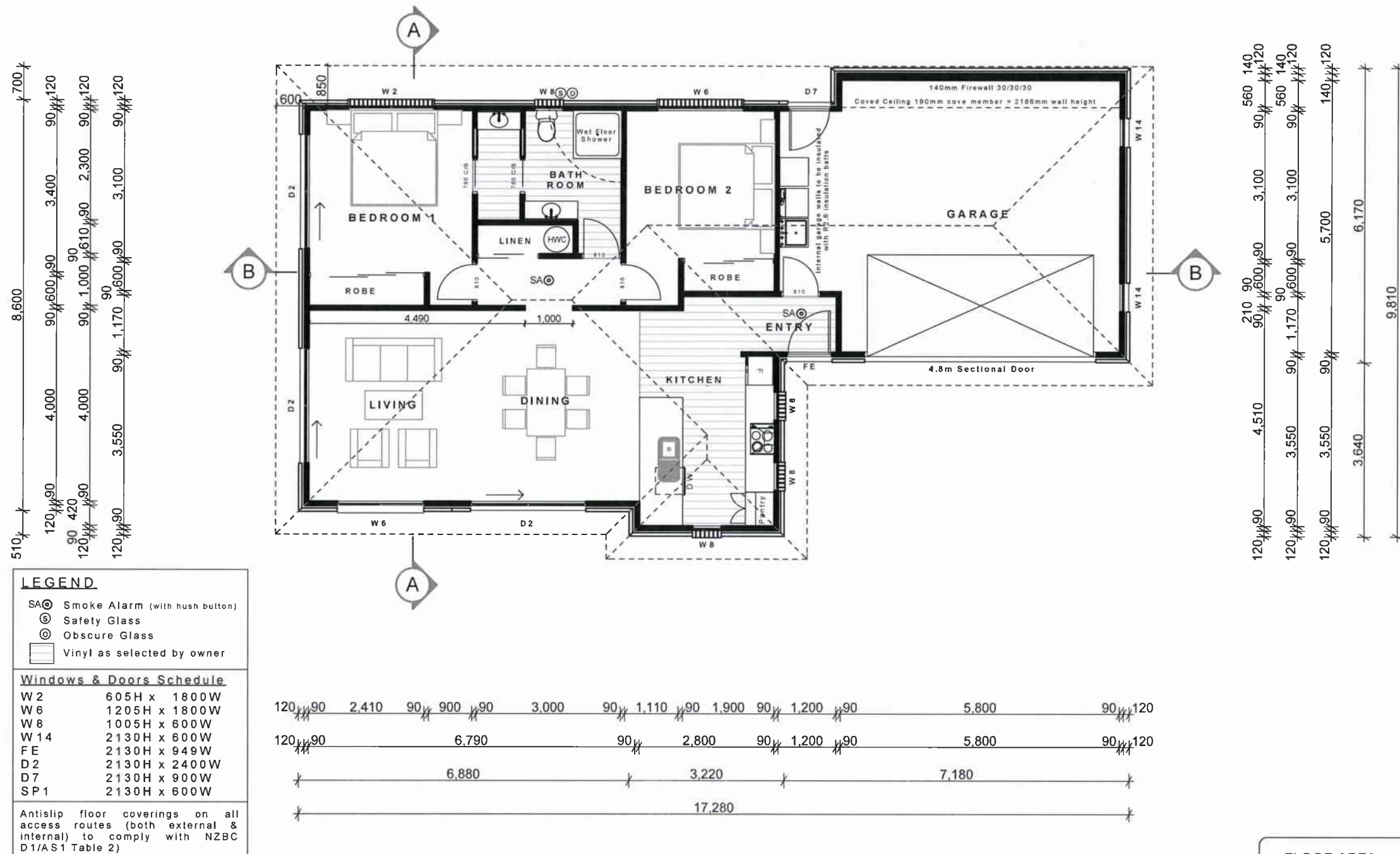
SITE PLAN

Note: Construction to comply with NZS 3604 (2011) and the New Zealand Building Code 2004

SCALE: 1:100
DATE: 27/06/2013
DRAWN: RM
FILE: 130237
SHEET: 0
OF: 0

Consent Issued BC131056

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Colorsteel Corrugated Roofing

Colorsteel Fascia & Gutter

70 Series Clay Brick Veneer

Aluminium Joinery



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

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

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

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

BUILDING ENVELOPE RISK MATRIX		
Right Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	Very High risk	5
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		6

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PROPOSED HOME FOR:
CAMERON FINLAYSON,
LOT 130 SILVERSTREAM

DRAWING TITLE
ELEVATIONS

Note: Construction to comply with NZS 3604 (2011)
and the New Zealand Building Code 2004

SCALE: 1:100
DATE: 27/06/2013
DRAWN: RM
FILE: 130237

SHEET: 2
OF:

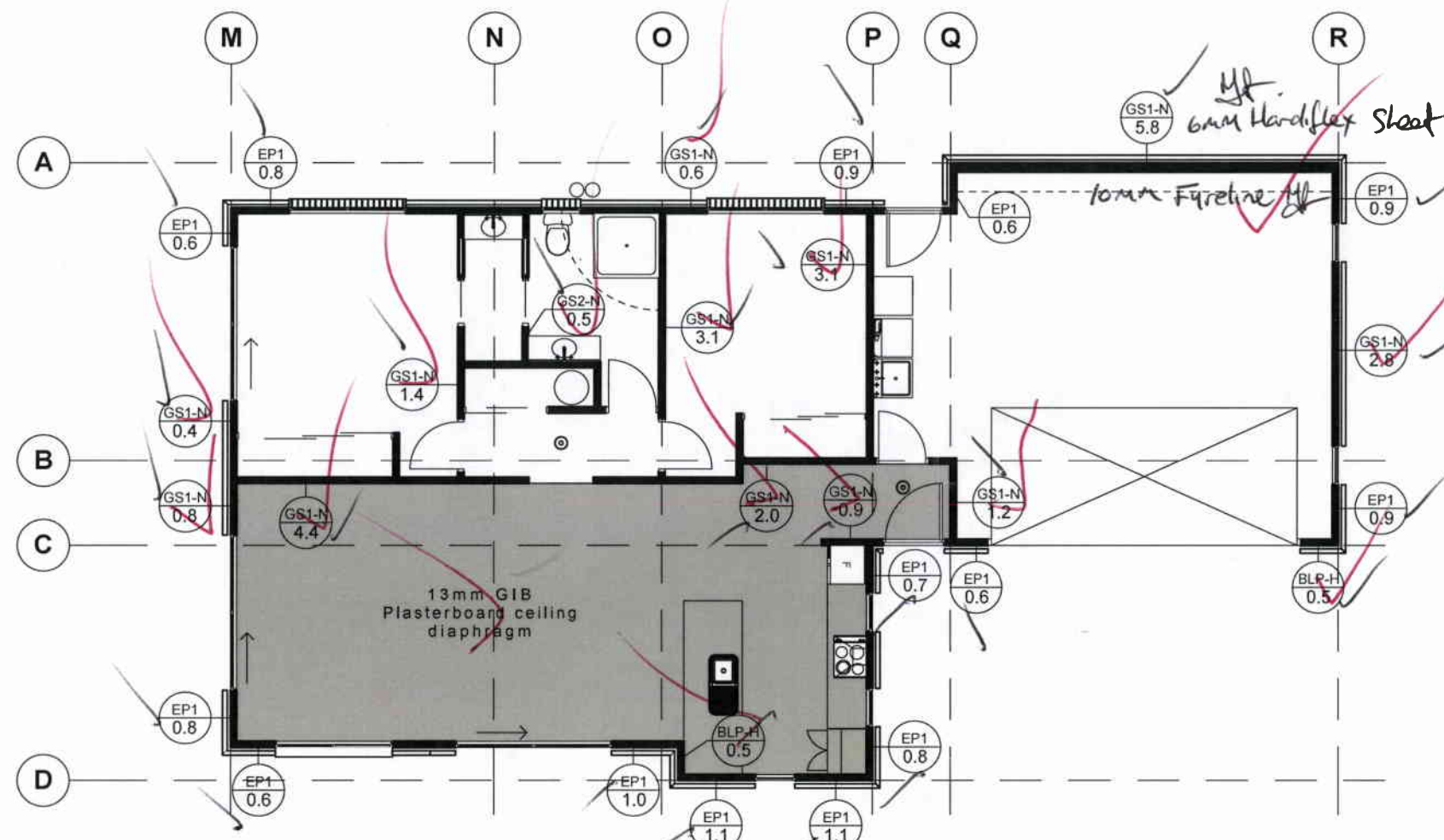
Consent Issued BC131056

ALONG

Wind Demand $\frac{514}{2} = 4 \frac{257}{\text{bracelines}} = 64.25 \text{ BU's (100 BU's min)}$
 Quake Demand $\frac{834}{2} = 4 \frac{417}{\text{bracelines}} = 104.25 \text{ BU's}$

ACROSS

Wind Demand $\frac{867}{2} = 6 \frac{433.5}{\text{bracelines}} = 72.25 \text{ BU's (100 BU's min)}$
 Quake Demand $\frac{834}{2} = 6 \frac{417}{\text{bracelines}} = 69.50 \text{ BU's (100 BU's min)}$



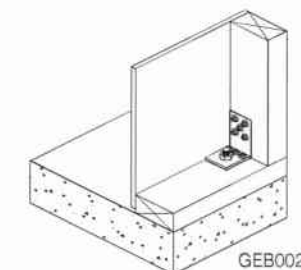
GS2-N
 10mm GIB Standard
 Plasterboard on both
 sides fixed Vertical or
 Horizontal.

GS1-N
 10mm GIB Standard
 Plasterboard to one side
 fixed Vertical or
 Horizontal.

BLP-H
 10mm GIB Braceline to
 one side with Plywood to
 other side fixed Vertical or
 Horizontal. Panel Hold
 Down Fixings Required.

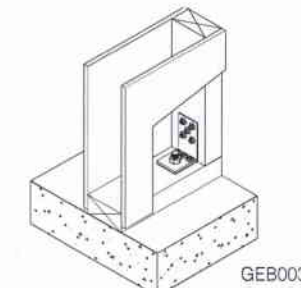
PANEL HOLD DOWN DETAILS

EXTERNAL WALLS



Position GIB HandiBrac as close
 as practicable to the internal
 edge of the bottom plate.

INTERNAL WALLS



Position GIB HandiBrac at the
 stud/plate junction.

TOP PLATE JOINTING AS PER CLAUSE 8.7.3 NZS 3604:2011

TOP PLATES AT RIGHT ANGLES

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:

- 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;
- Rating exceeding 100 bracing units: A 6kN connection as shown or by an alternative fixing of 6kN capacity tension or compression along the plate.

Connection capacity	LUMBERLOK Connector
3 kN	Tylok 6T5 OR Strap Nail
6 kN	Tylok 6T10 OR 2 x Strap Nails

TOP PLATES IN LINE

Connection capacity	LUMBERLOK Connector
6 kN	Tylok 6T10 OR 2 x Strap Nails
12 kN	2 x Sheet Brace Straps fixed with 6 x LUMBERLOK Product Nails 30mm x 3.15 dia. per end per strap (24 nails total)



Ceiling Diaphragm must be installed in accordance with GIB EzyBraz Systems requirements: Fastening shall be no less than 12mm from sheet edges and no less than 18mm from sheet end. Fasteners are placed at 150mm crs around ceiling starting @ 50mm, 100mm and 150mm from the sheet corners

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PROPOSED HOME FOR:
CAMERON FINLAYSON,
 LOT 130 SILVERSTREAM

DRAWING TITLE

BRACING PLAN

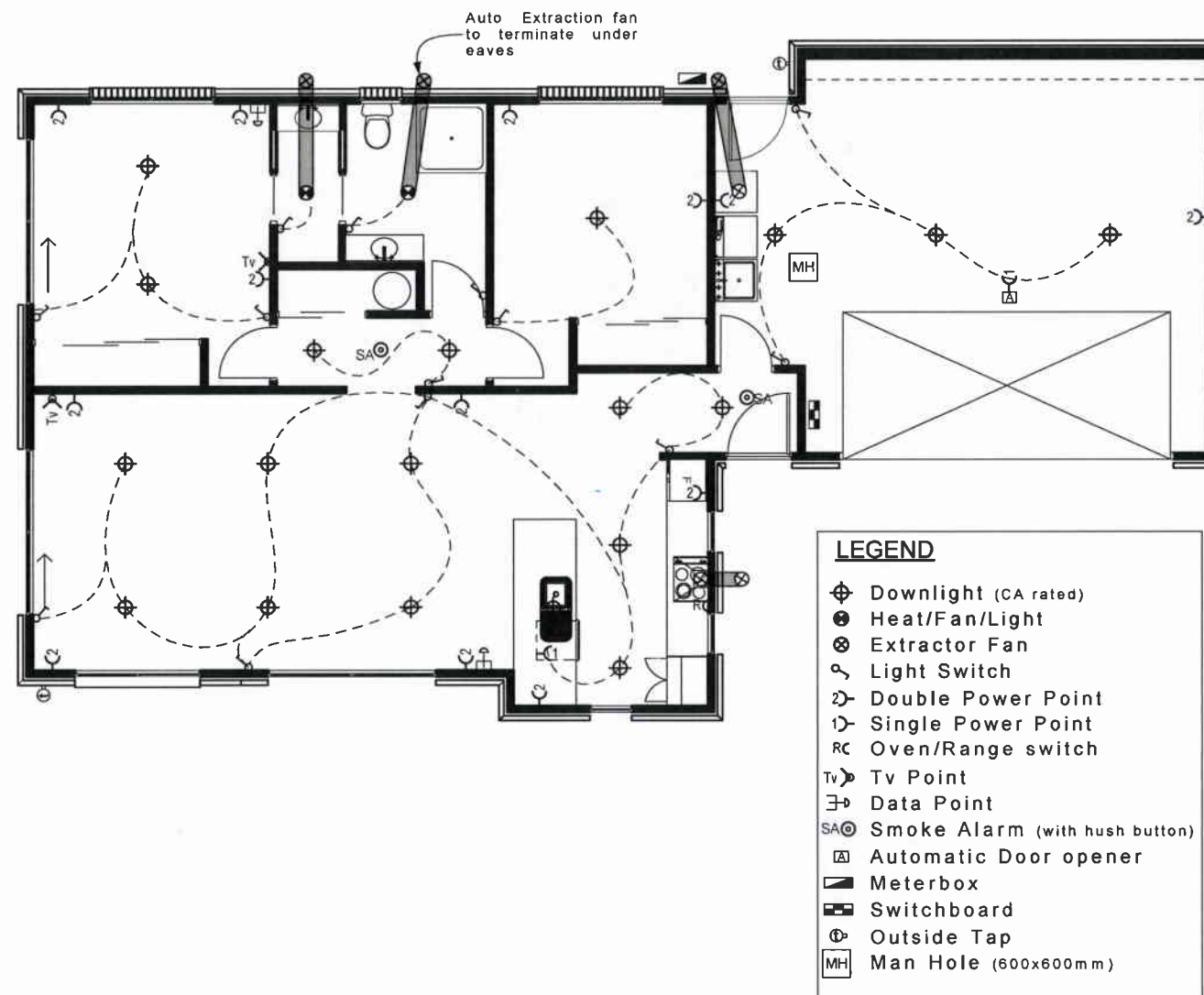
Note: Construction to comply with NZS 3604 (2011)
 and the New Zealand Building Code 2004

SCALE: 1:100
 DATE: 27/06/2013
 DRAWN: RM
 FILE: 130237

SHEET: 3
 OF: 3

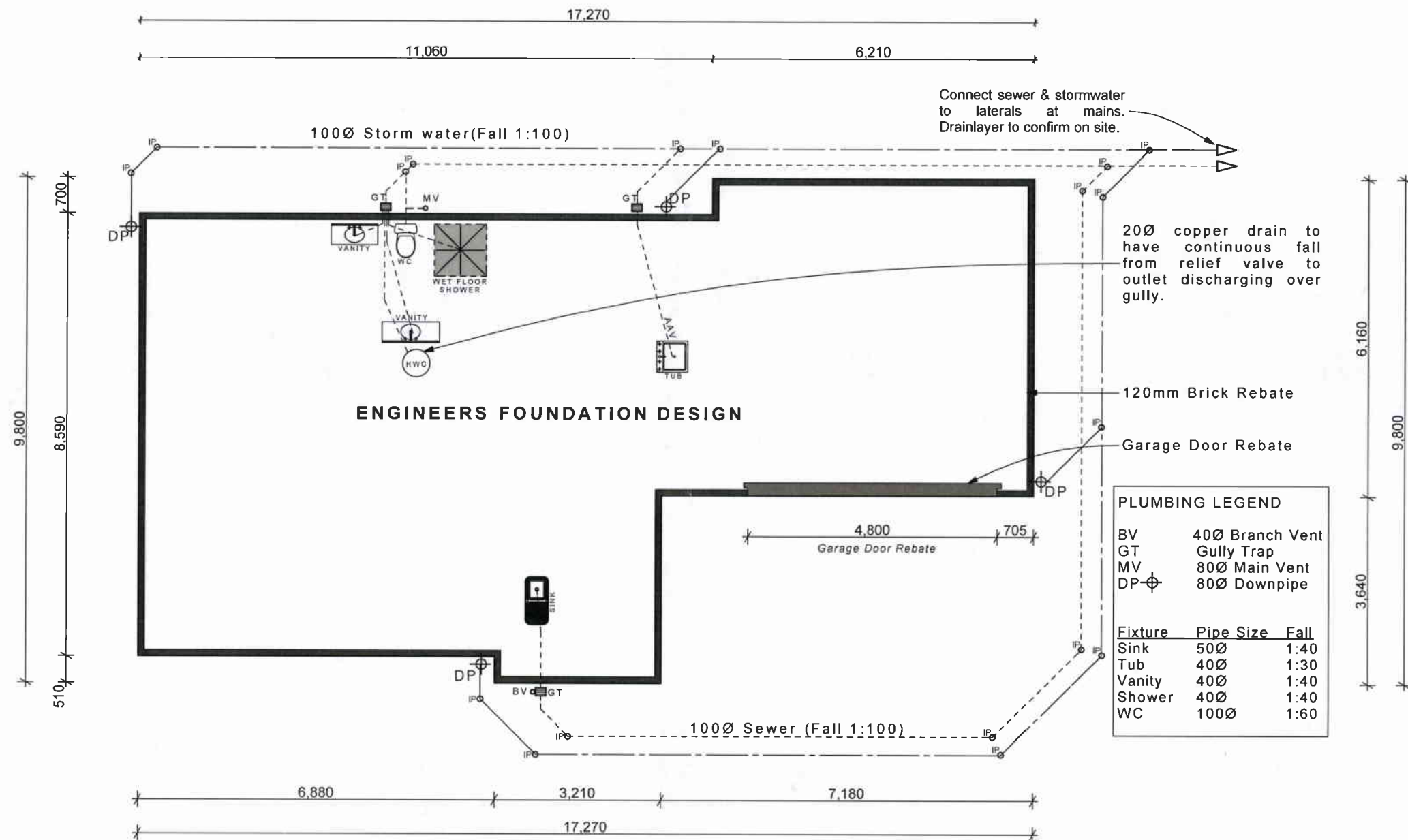
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PROPOSED HOME FOR:
CAMERON FINLAYSON,
LOT 130 SILVERSTREAM

DRAWING TITLE

FOUNDATION PLAN

Note: Construction to comply with NZS 3604 (2011)
and the New Zealand Building Code 2004

SCALE:
1:100
DRAWN:
RM

DATE:
27/06/2013
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130237

SHEET:
5
OF:

The floor plan shows a building layout with various rooms and structural elements. Dimensions are provided along the top and bottom edges. The top edge dimensions are: 890, 1,800, 2,085, 600, 1,945, 1,800, 920, 900, 120, 5,980. The bottom edge dimensions are: 690, 1,800, 970, 2,400, 1,020, 1,190, 600, 1,190, 163, 949, 678, 4,800, 590. The plan includes a central corridor, a kitchen area with a stove and sink, a bathroom with a toilet and sink, and a large room with a fireplace. Structural details include beams labeled 'Ganglam Table 7A 2/240x45', '2/190x45', '2/90x45', and 'Flitch Beam FB25M'. Arrows indicate door swings and wall thicknesses.

SHEET:
6
OF:



FRAMING LAYOUT

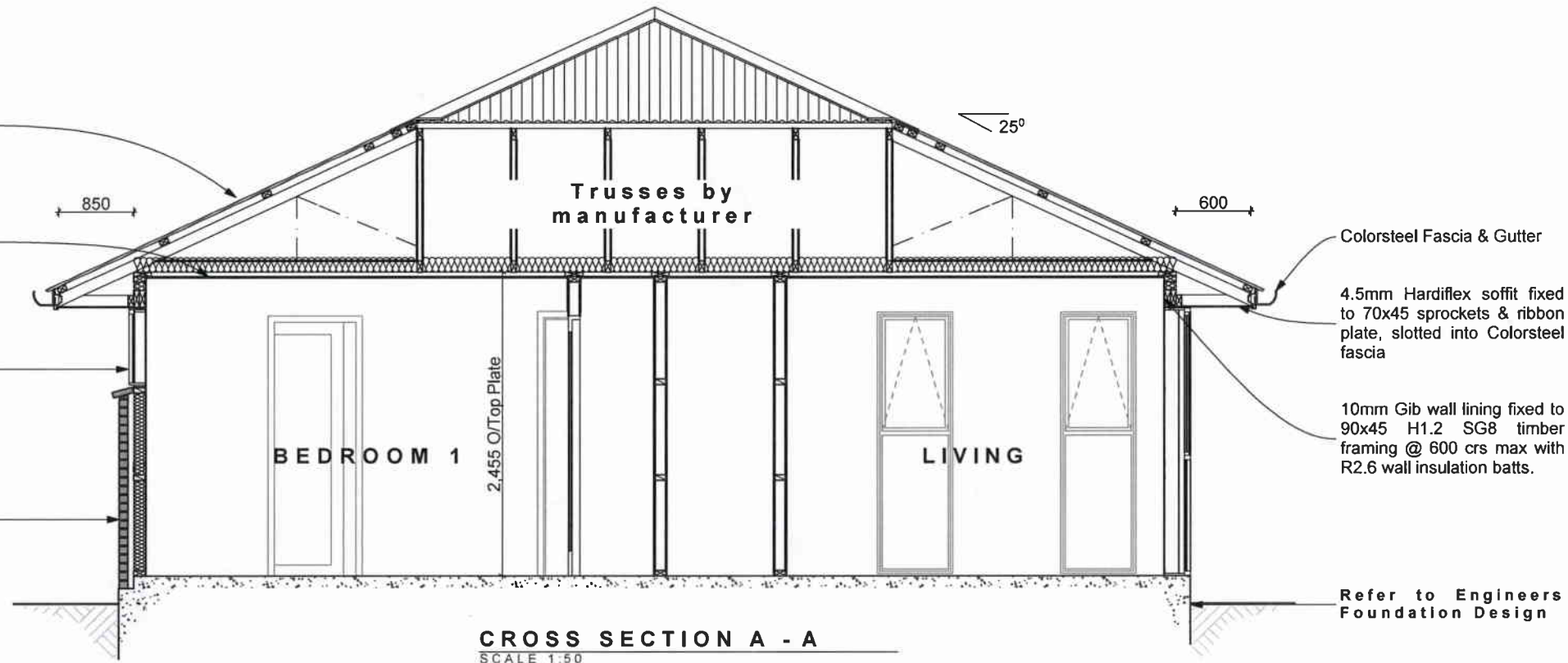
Consent Issued BC131056

Colorsteel roofing over roof underlay on 70x45 SG8 purlins @ 900crs max over 90x45 Trusses @ 900crs max

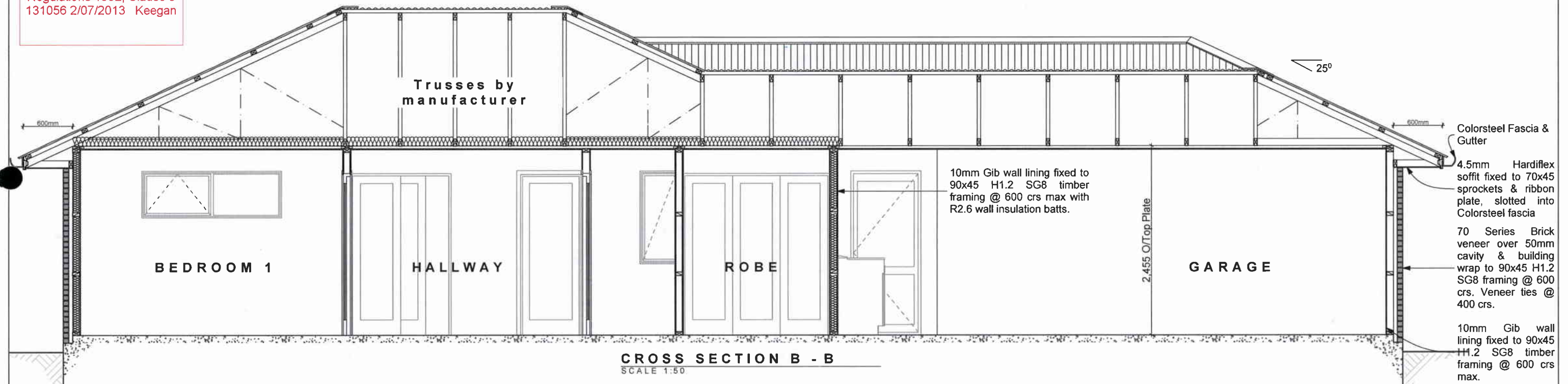
13mm Gib Ceiling lining fixed to Rondo Steel Ceiling Battens @ 600crs. Ceiling insulated with R3.6 Batts

Aluminium Window & Door Joinery to comply with NZS4223.

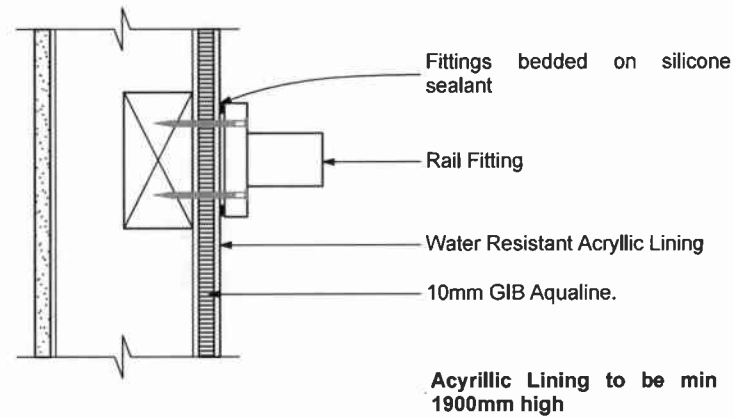
70 Series Brick veneer over 50mm cavity & building paper to 90x45 H1.2 SG8 framing @ 600 crs. Veneer ties @ 400 crs.



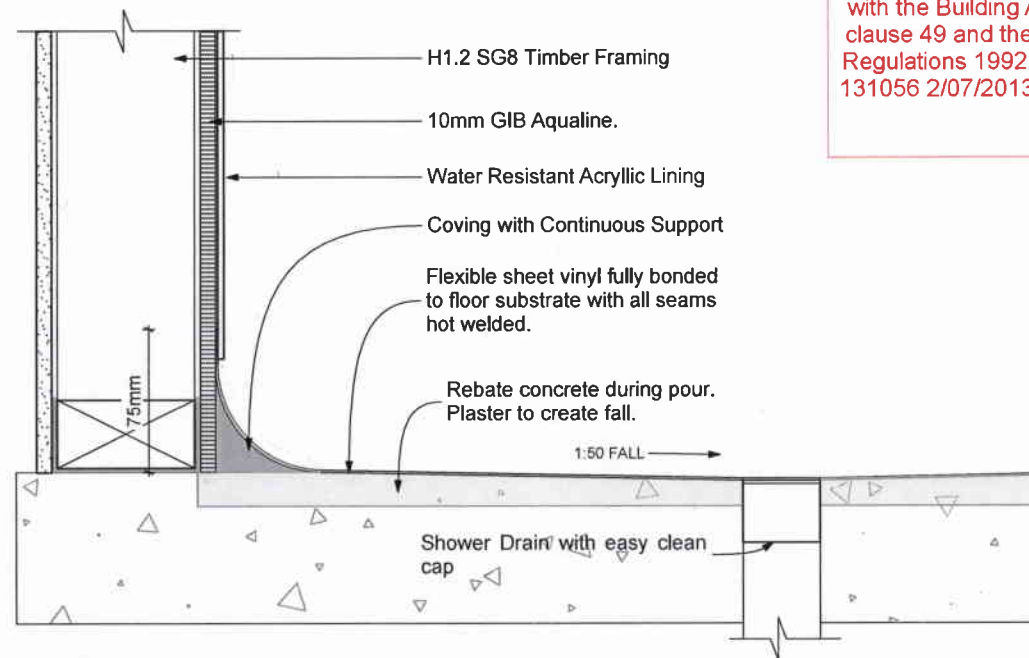
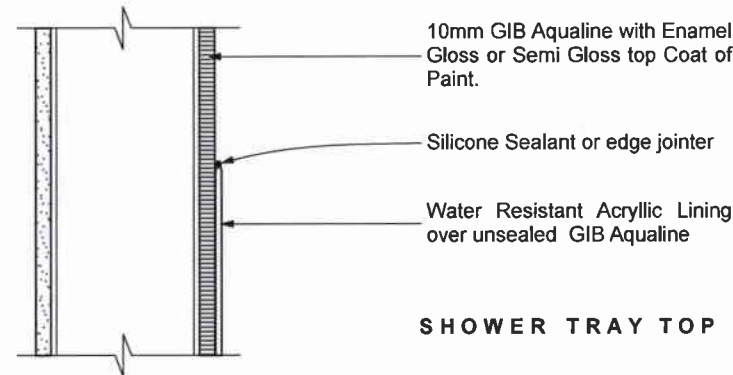
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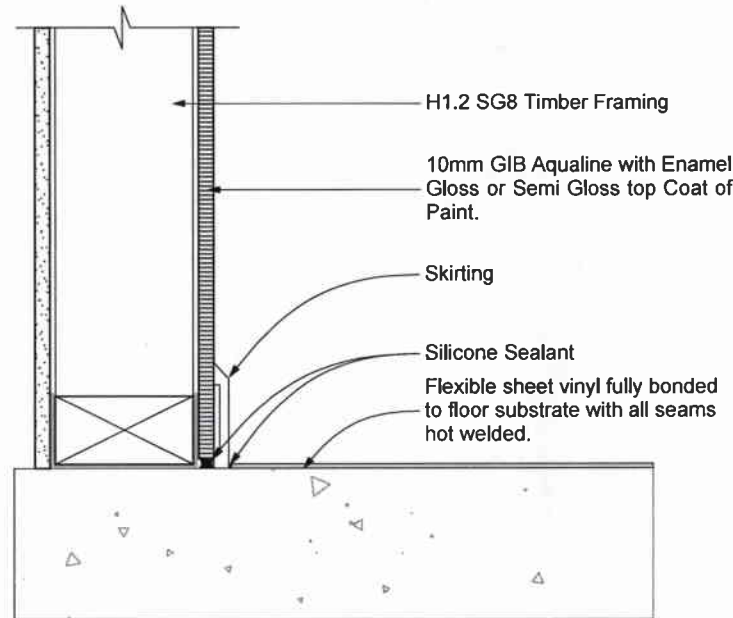


SHOWER TRAY TOP

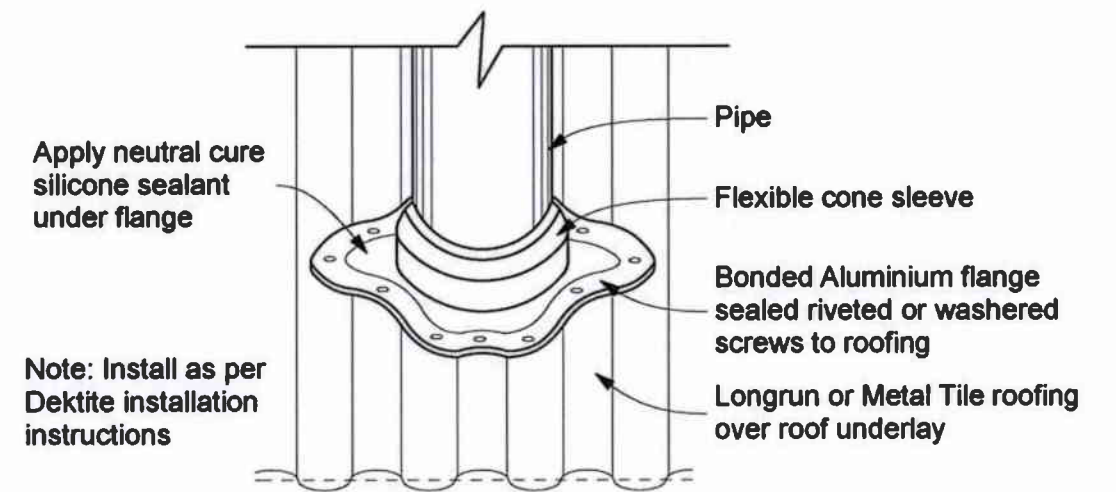


WET FLOOR SHOWER LINING

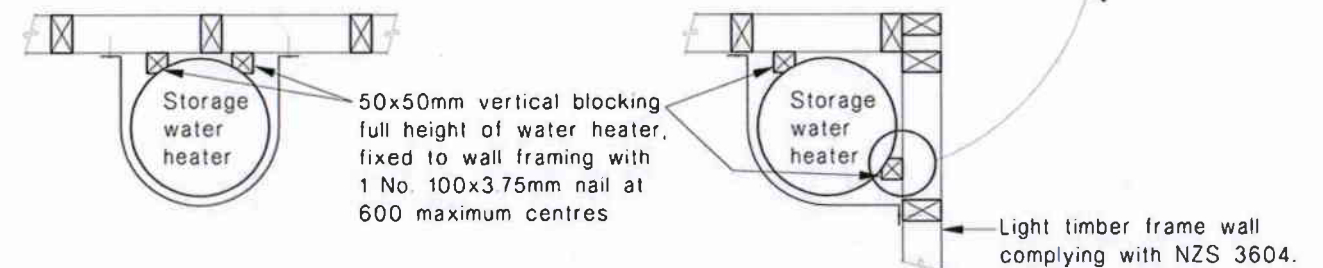
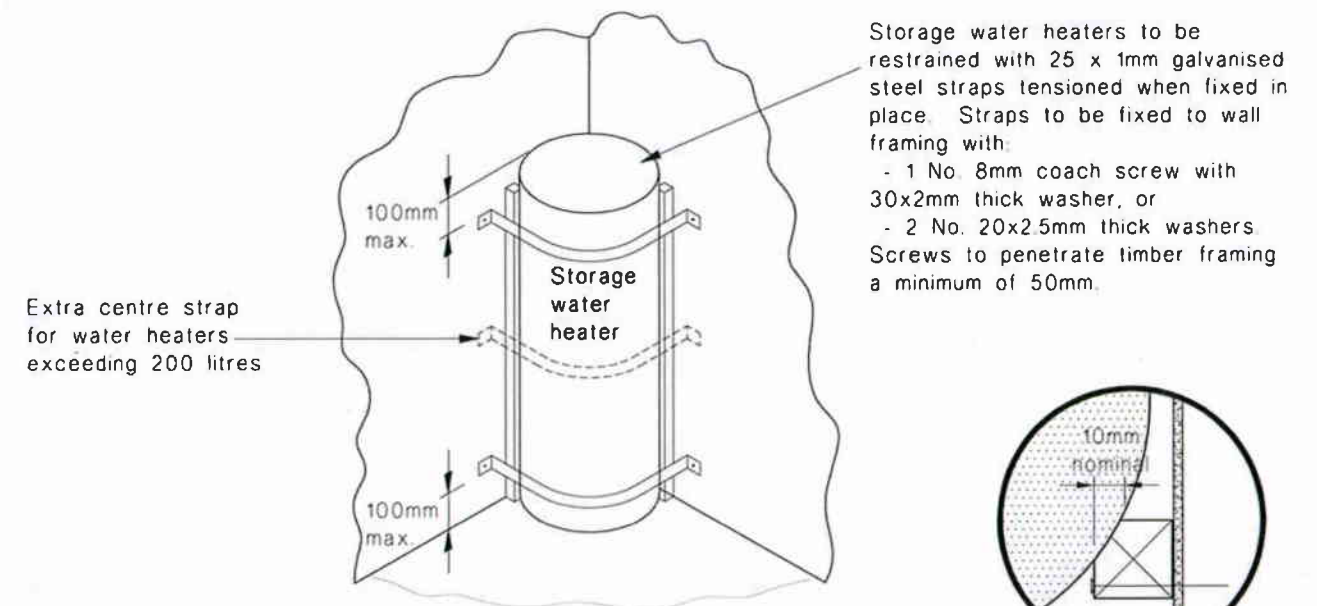
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GENERAL VINYL FLOOR COVERING



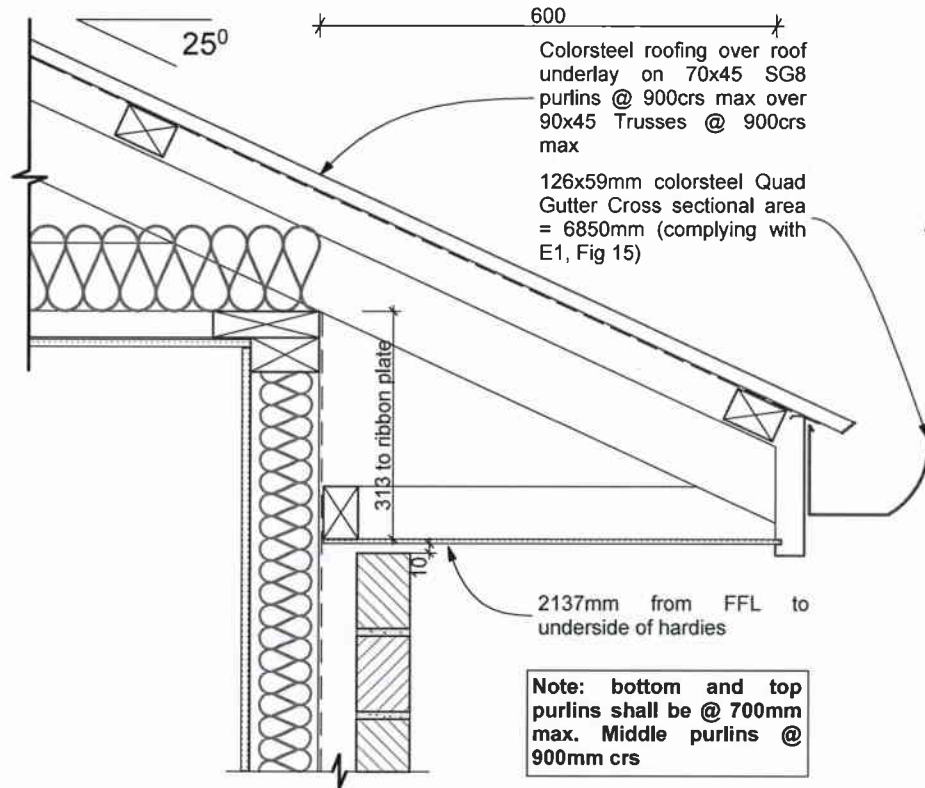
ROOF PENETRATION DETAIL



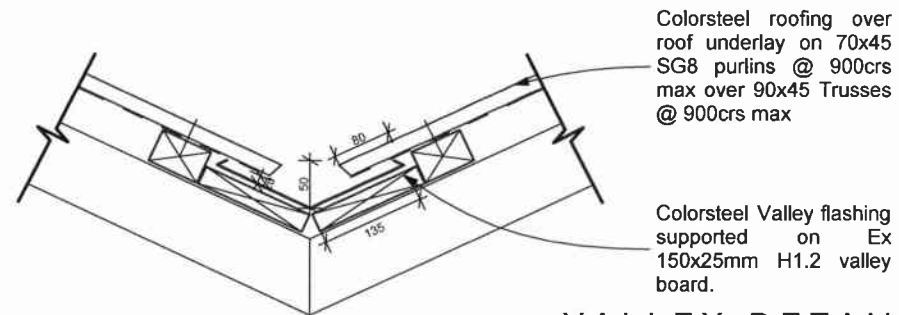
HOT WATER CYLINDER SEISMIC RESTRAINT DETAIL

Note: Construction to comply with NZS 3604 (2011) and the New Zealand Building Code 2004

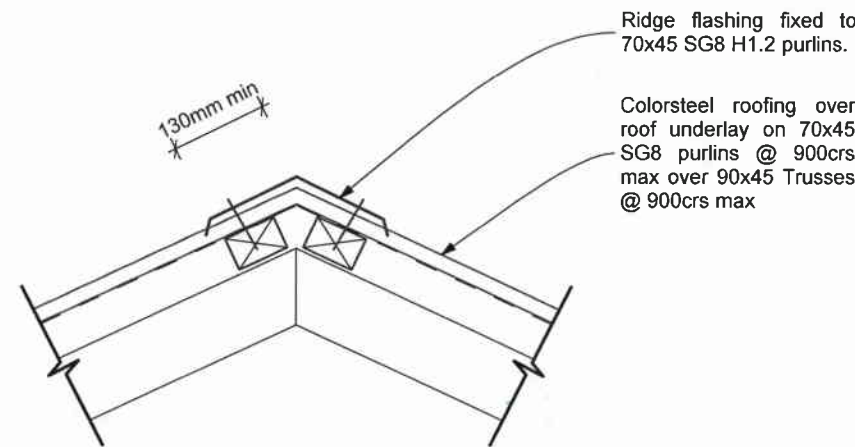
Consent Issued BC131056



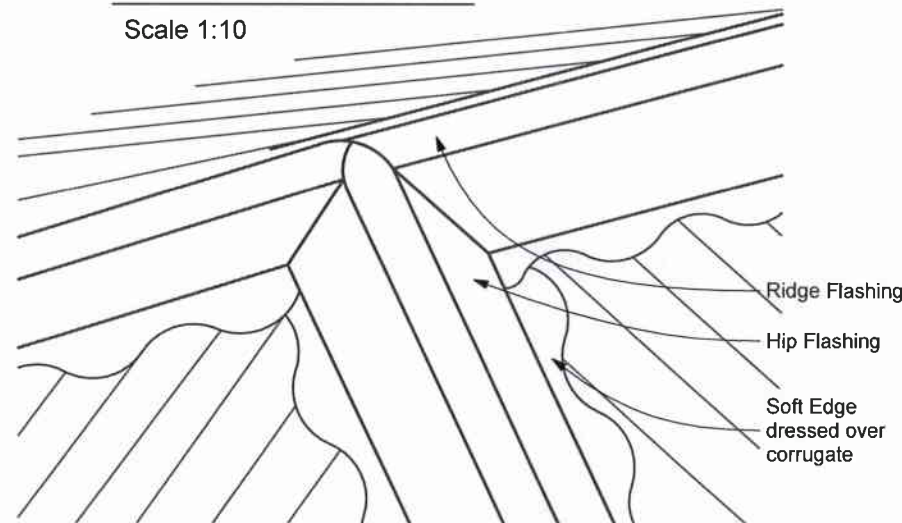
25 DEGREE SOFFIT DETAIL
Scale 1:10



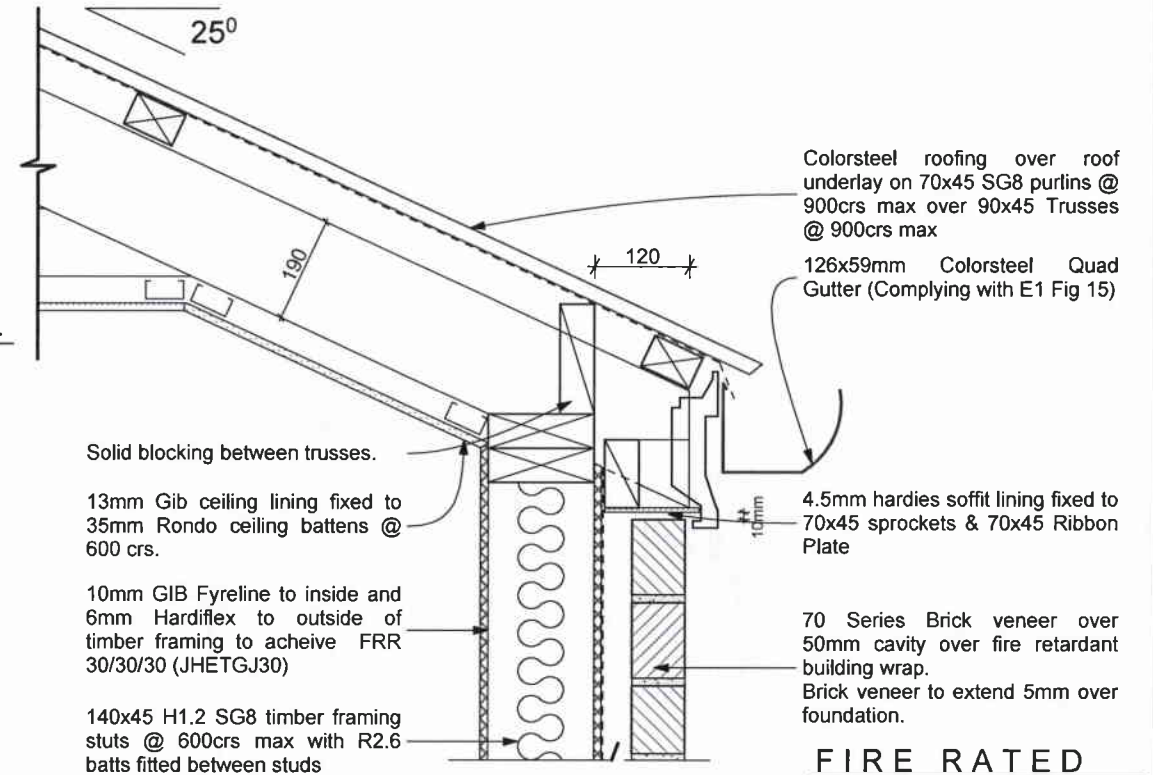
VALLEY DETAIL
Scale 1:10



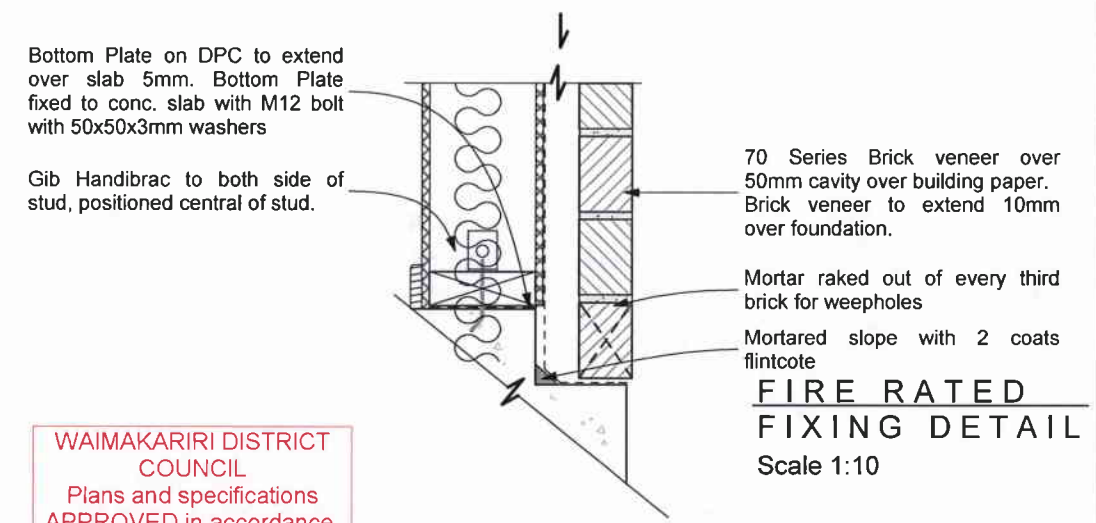
RIDGE DETAIL
Scale 1:10



RIDGE TO HIP DETAIL
Scale 1:10



FIRE RATED SOFFIT DETAIL
Scale 1:10



FIRE RATED FIXING DETAIL
Scale 1:10

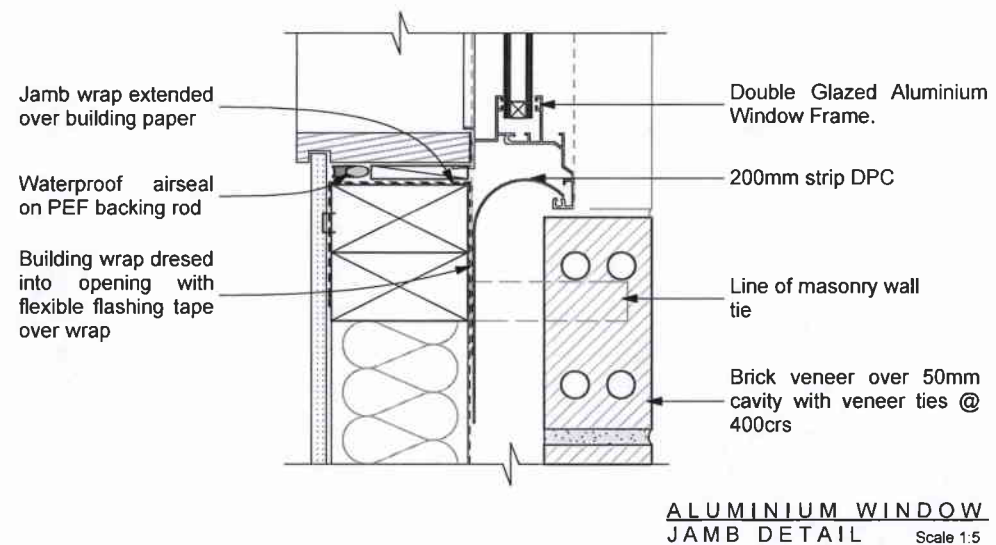
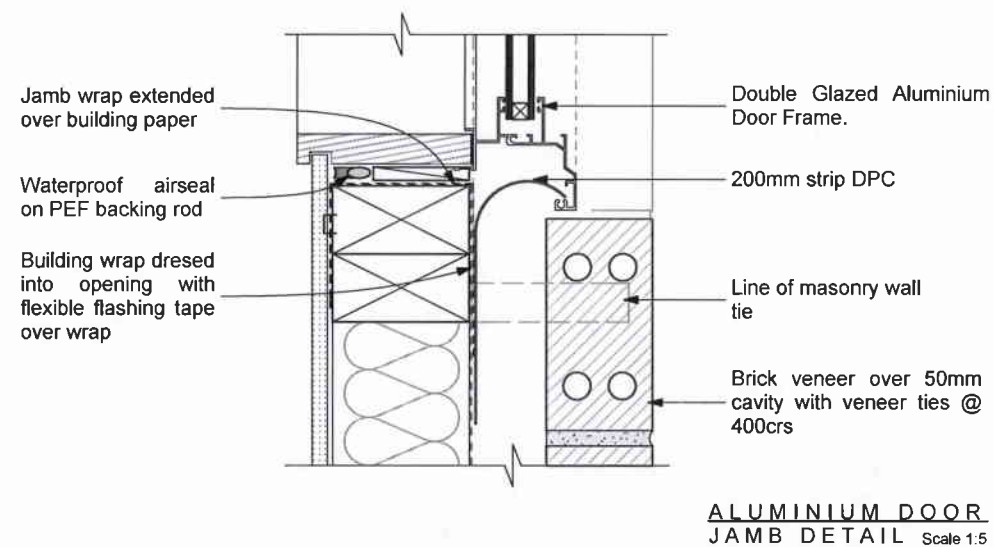
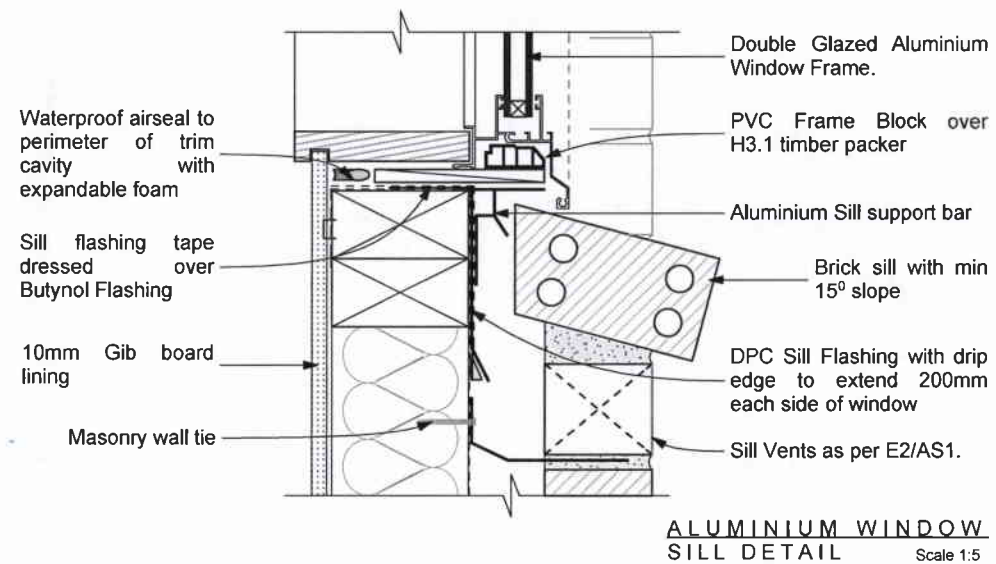
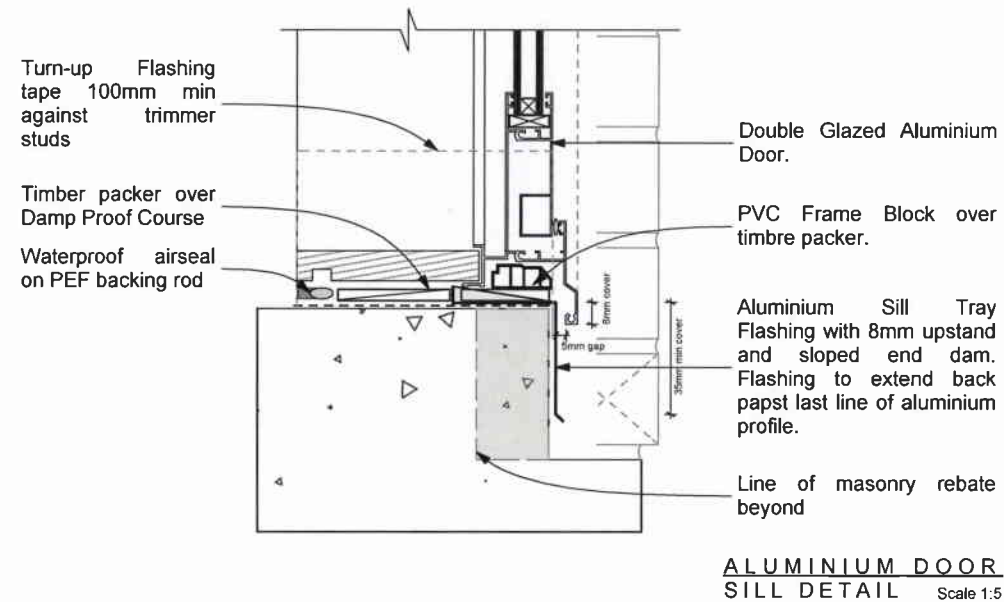
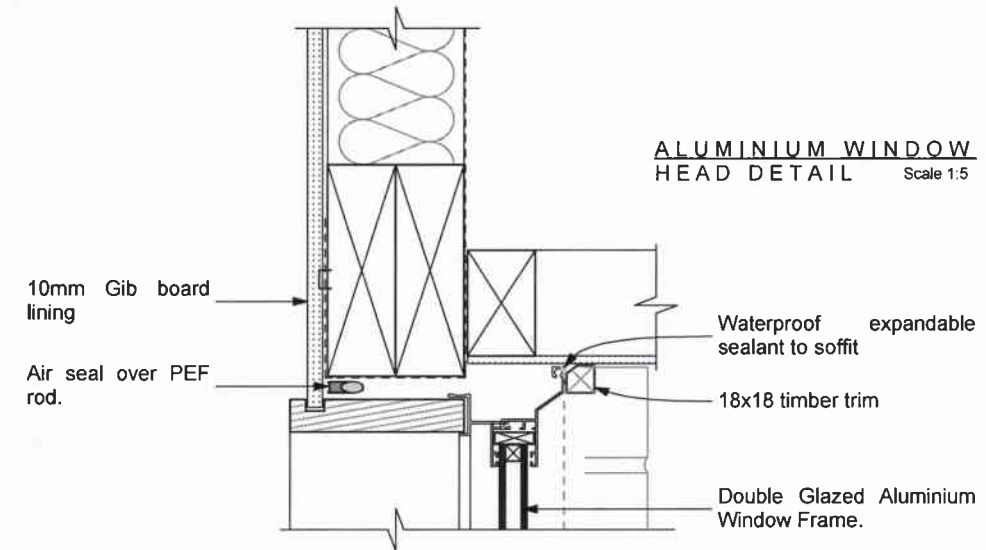
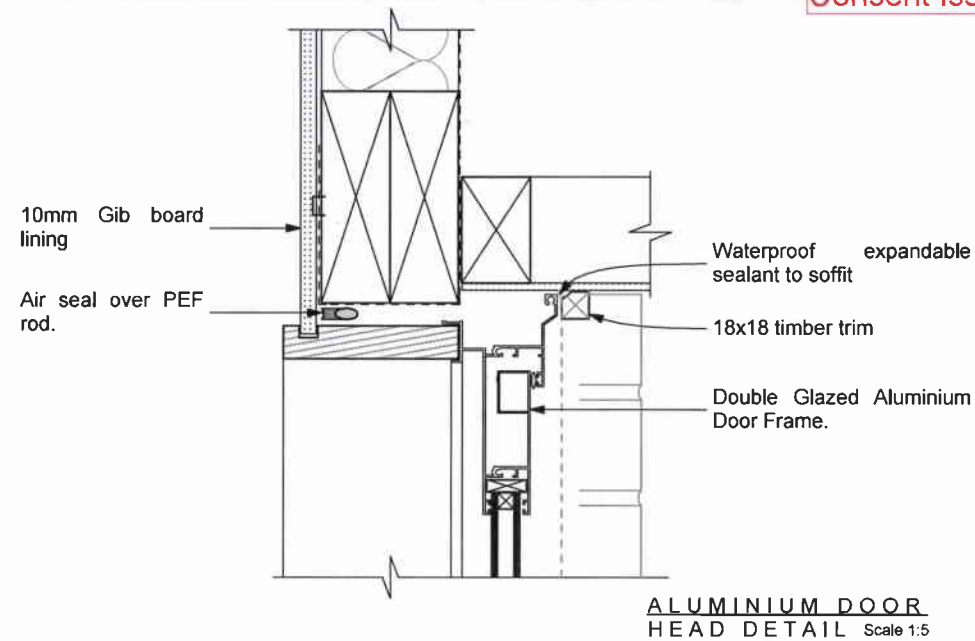
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Note: Construction to comply with NZS 3604 (2011) and the New Zealand Building Code 2004

SCALE: 1:10
DATE: 27/06/2013
DRAWN: RM
FILE: 130237

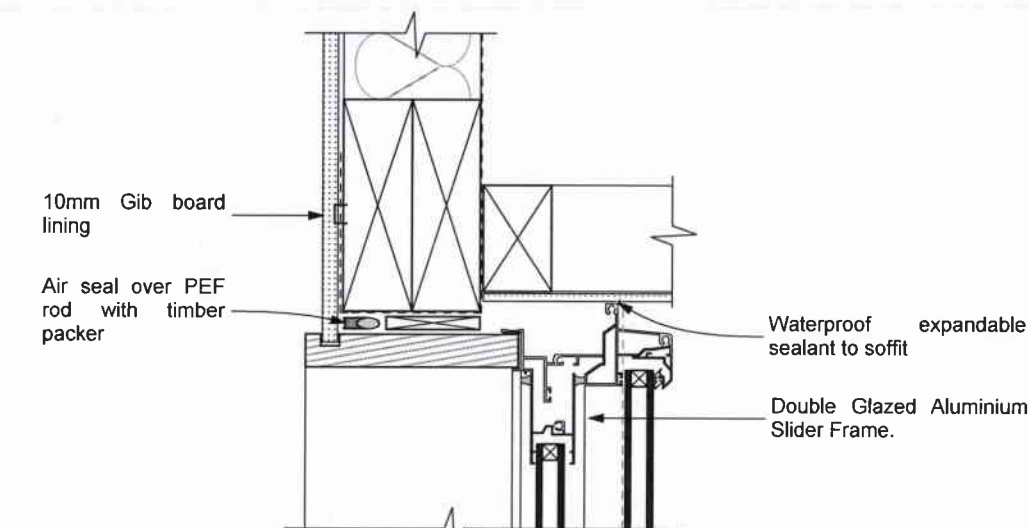
SHEET: 9
OF:

Consent Issued BC131056

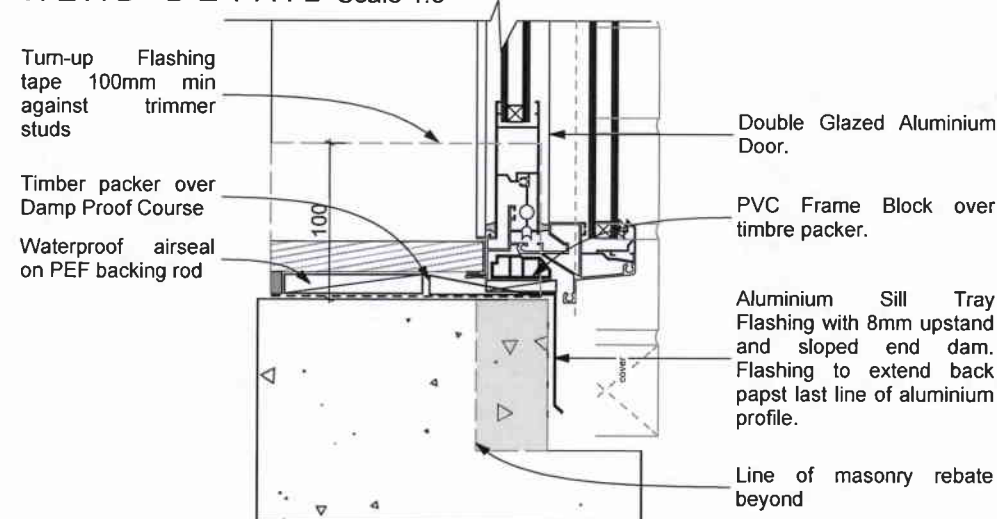


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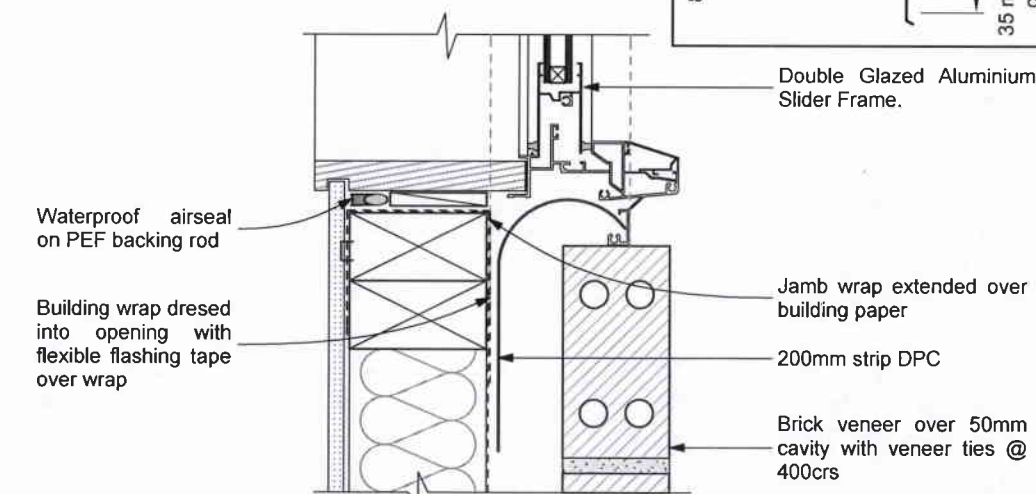
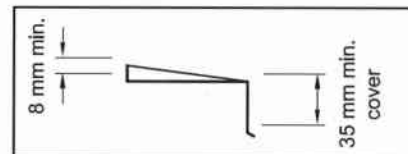


ALUMINIUM SLIDER
HEAD DETAIL Scale 1:5

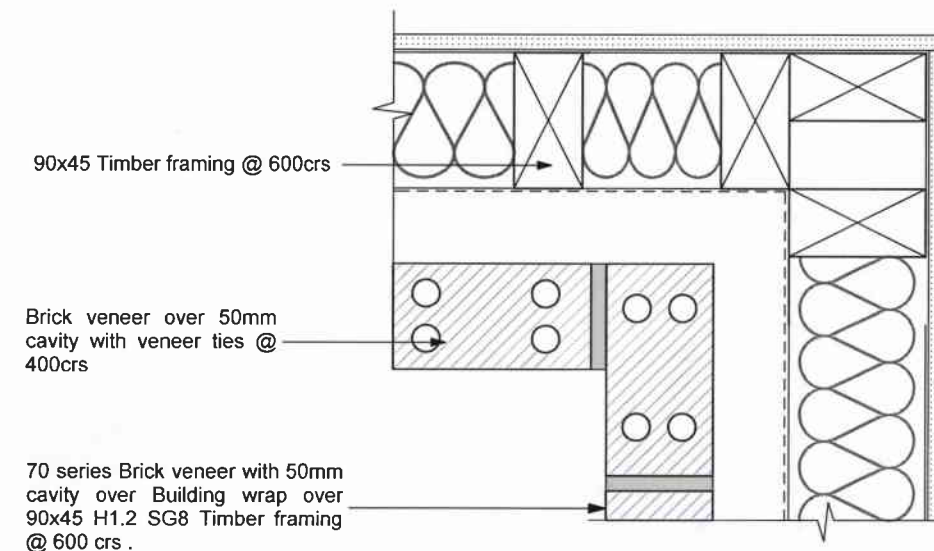


ALUMINIUM SLIDER
SILL DETAIL Scale 1:5

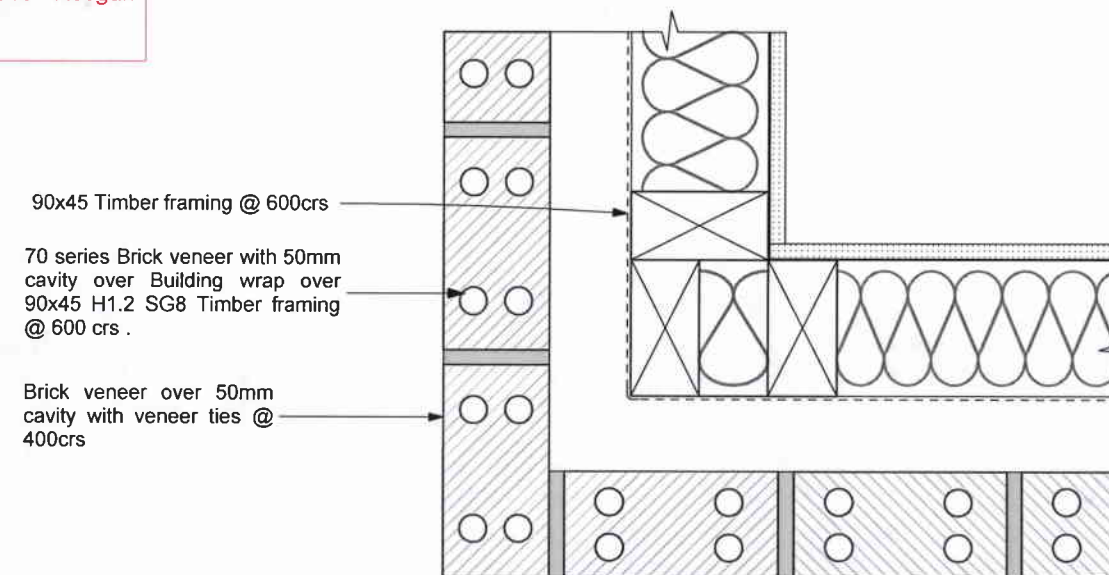
NOTE: DETAILS AS PER E2/AS1 FIGURE 73D, MASONARY VENEER



ALUMINIUM SLIDING
JAMB DETAIL Scale 1:5



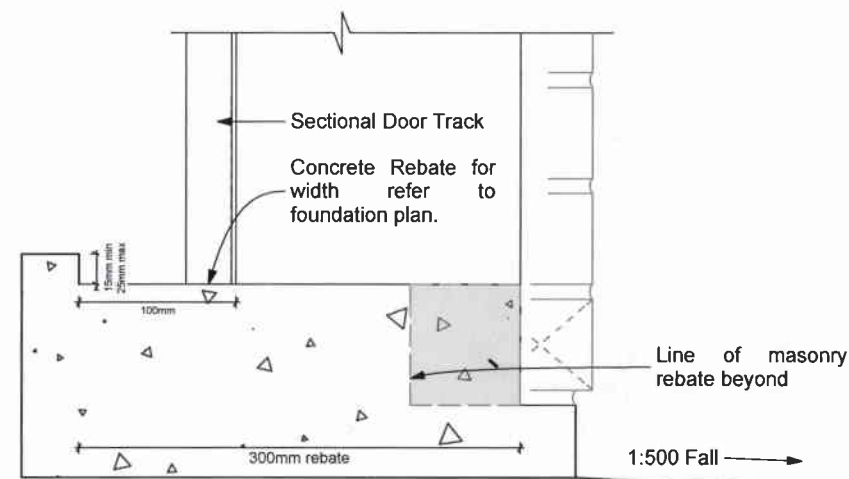
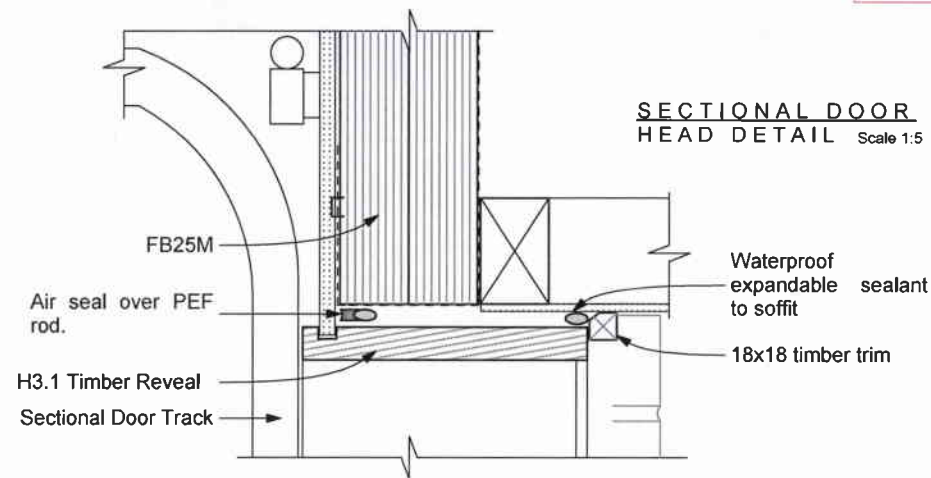
BRICK INTERNAL
JUNCTION Scale 1:5



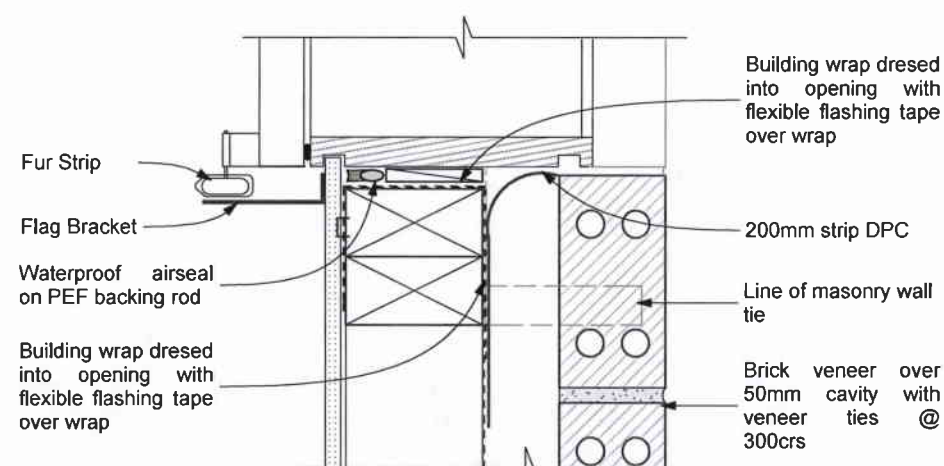
BRICK EXTERNAL
JUNCTION Scale 1:5

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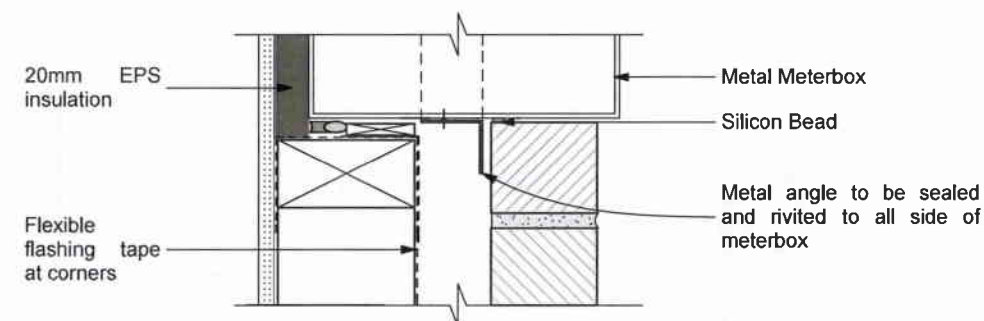
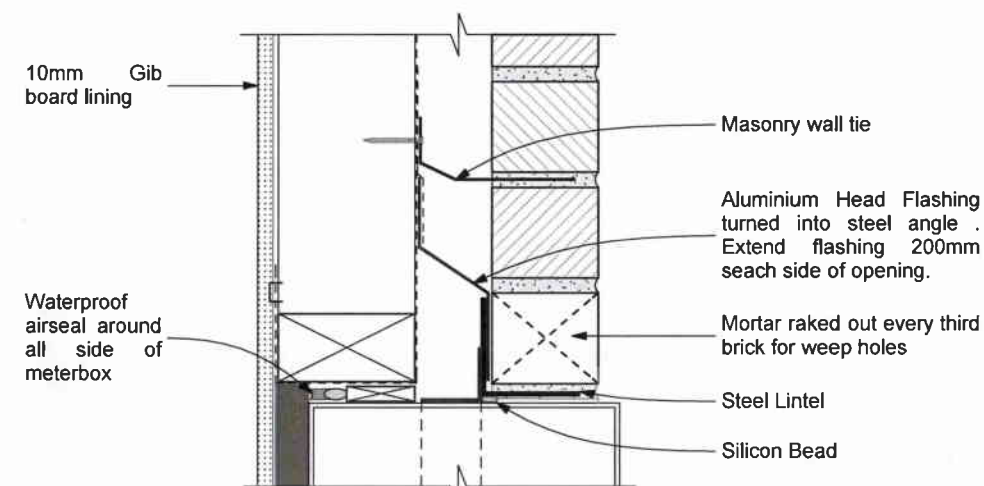
Consent Issued BC131056



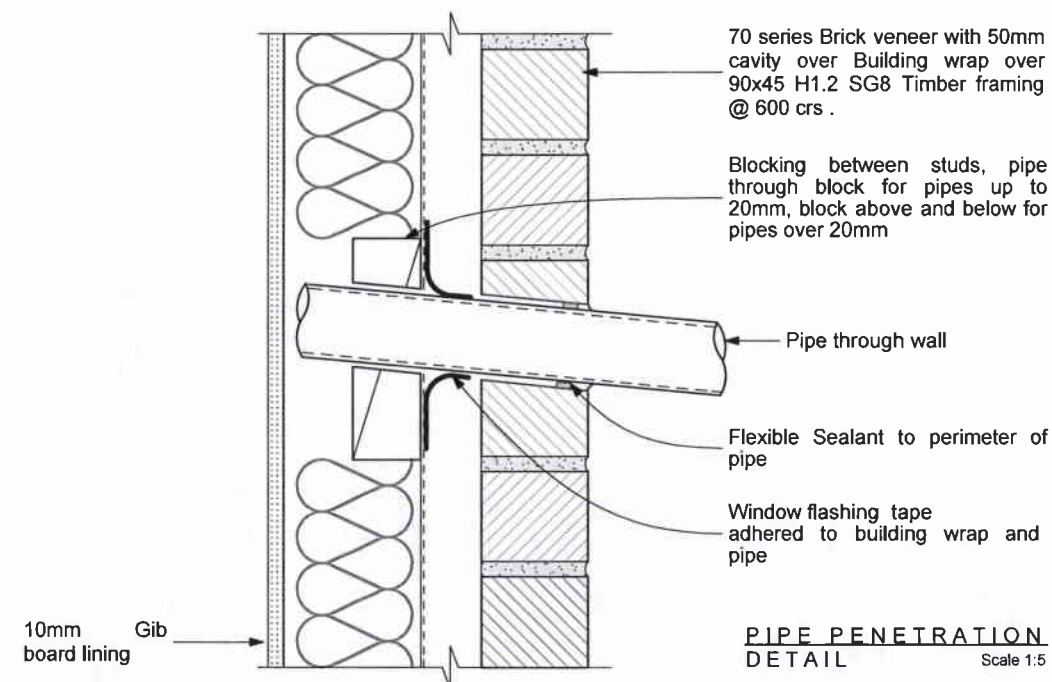
SECTIONAL DOOR SILL DETAIL Scale 1:5



SECTIONAL DOOR JAMB DETAIL Scale 1:5



ALUMINIUM METERBOX DETAIL Scale 1:5



PIPE PENETRATION DETAIL Scale 1:5

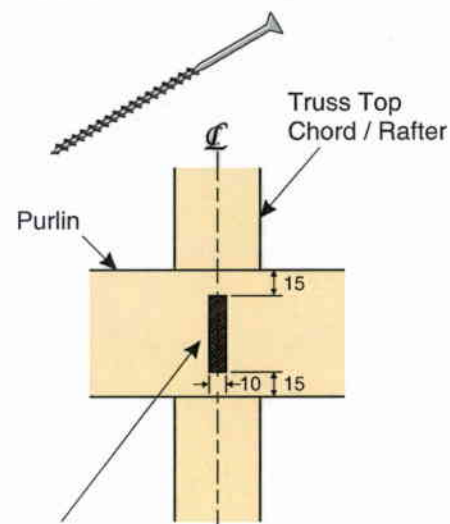
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PURLIN FIXINGS: (MiTek alternative solution to NZS3604:2011 Table 10.10)

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

FIXING TOLERANCES

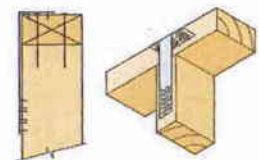
LUMBERLOK BLUE SCREW



NOTE:

Locate fixings within the shaded area. Care to be taken to avoid over tightening of screws.

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

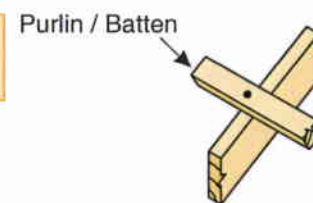


Plus LUMBERLOK Stud Strap (one face only)

TOP PLATE FIXING:

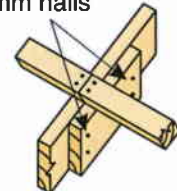
FIXING TYPE C 2.4kN

1 BLUE SCREW



FIXING TYPE C, D or E OVER PURLIN SPLICE

90 x 35mm block fixed to chord or rafter with 4 x 75mm nails

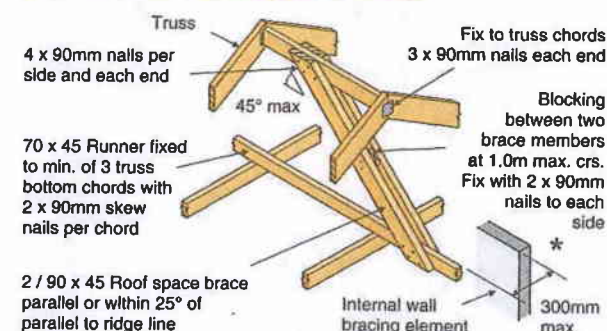


• TYPE C
1 SCREW
to each purlin

• TYPE D & E
1 NAIL plus 1 SCREW to each purlin

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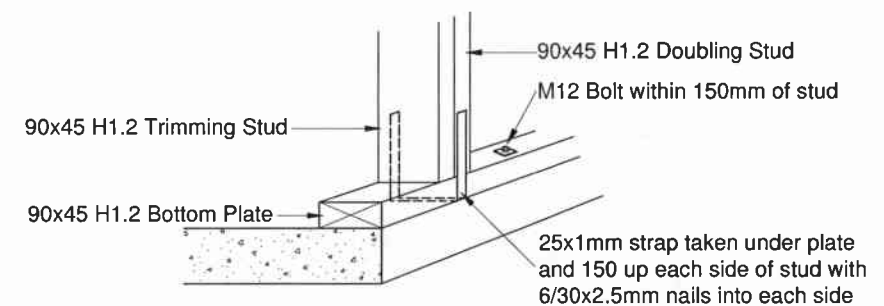
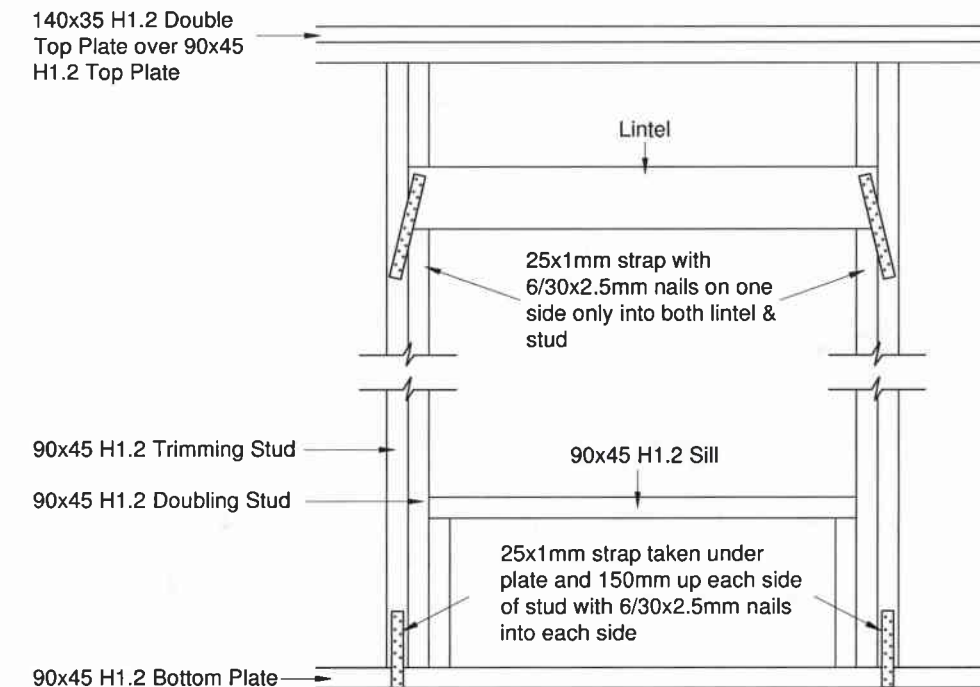
(B) More than 2m long (Max. 4.8m).



RIDGE BRACE FIXING:

LINTEL FIXINGS:

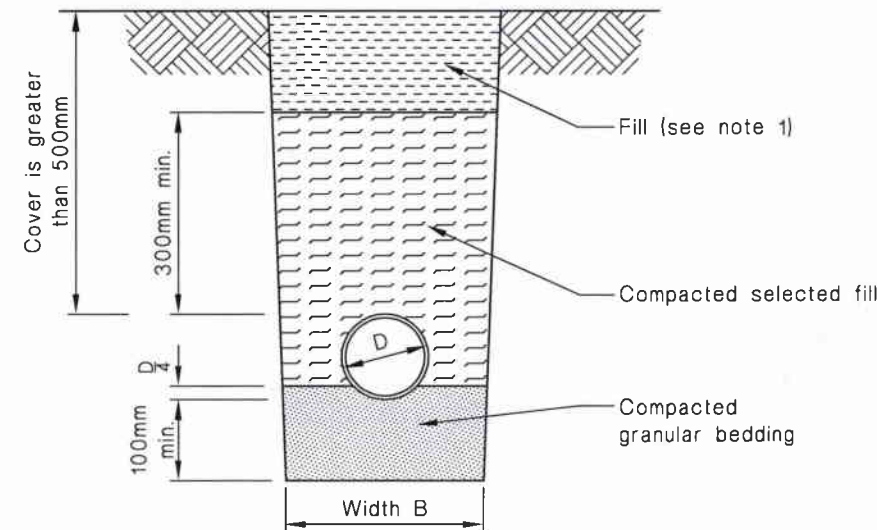
All lintels require Lintels Fixings as per NZS3604:2011



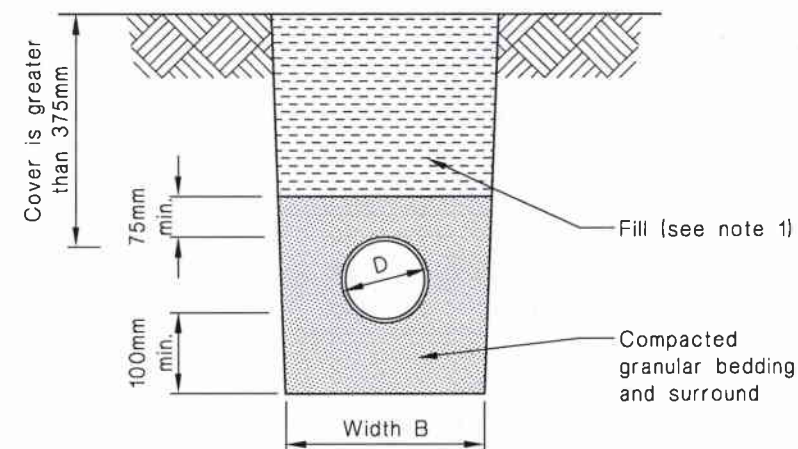
STUD TO BOTTOM PLATE FIXING DETAIL

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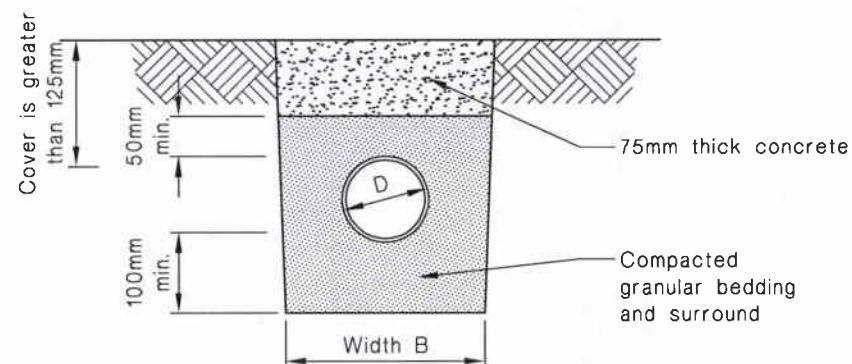
Figure 13: Bedding and Backfilling
Paragraphs 3.9.2, 3.9.4 and 3.9.5



(a) Cover greater than 500 mm
Bedding type 'B' of NZS 4452



(b) Cover greater than 375 mm
Bedding type 'D' of NZS 4452



(c) Cover greater than 125 mm

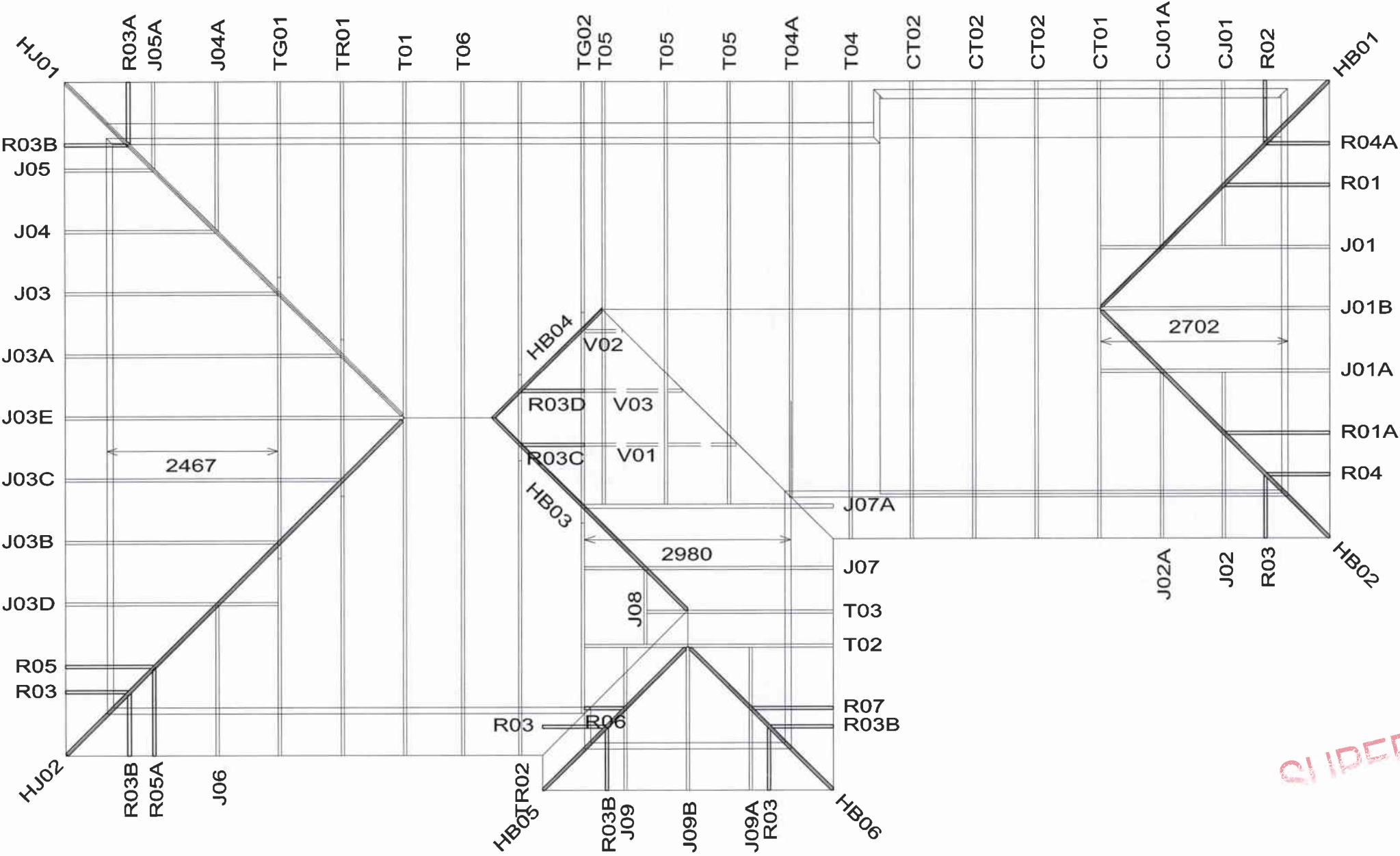
NOTE:

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.

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Job Details:		
Snow Zone:	Christchurch (N4)	Snow Altitude:
Wind Area:	High	Design Wind Speed:
TC Restraints:	900 mm	BC Restraints:
Roof Material:	Galv Iron .5mm	Ceiling Material:
Roof Live Load:	0.250 kPa	Snow Load:
Roof Pitch:	25.000 deg	Truss Centres:
Spanbild		
112 Waterloo Road Sockburn Christchurch New Zealand Telephone: 03 349 1280 Fax: Fax: 03 349 1283	Name: Finlayson Address: Lot 130 Silverstream Telephone:	Job: 130237 Building Consent No.: Scale: 1 : 75 Date: 26/03/2013 Drawn By: Administrator