

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

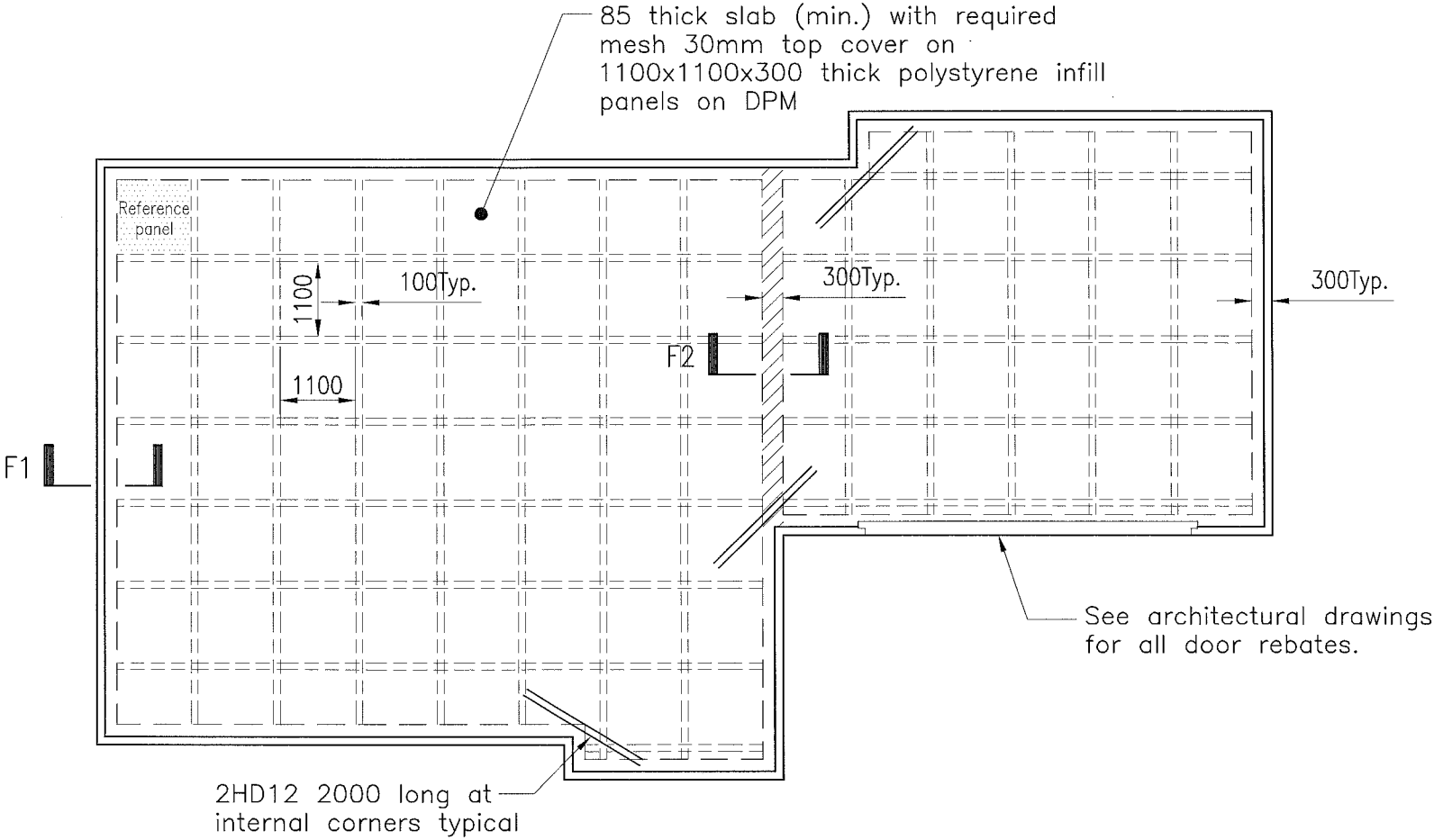
Reinforcing:

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)

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Building Consent 131056
Received 2/7/13



Waffle slab layout

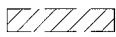
Slab area: ±132.49 m²

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

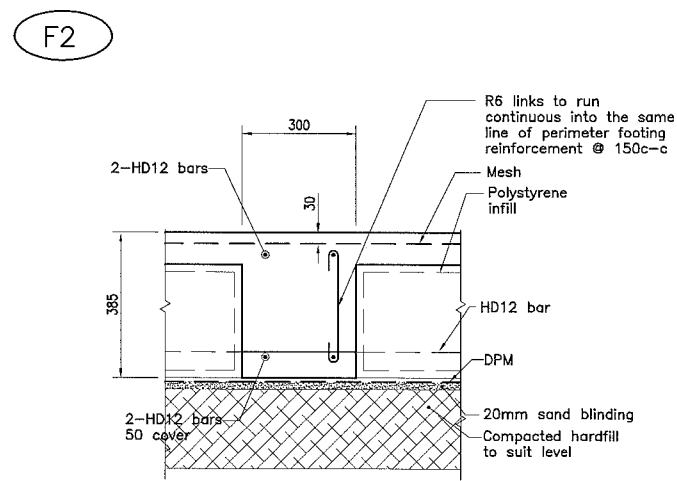
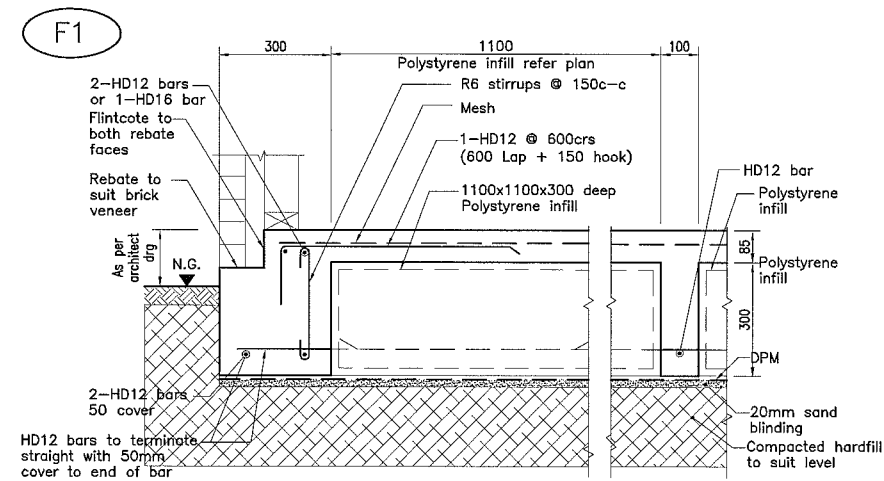


MESH OPTIONS - 158 mm²/m, 2.49 kg/m² or greater
Eurosteel Mesh - SE 615-500STD
Concrete :- Allied Super Slab Mix
Use mix code 252RSS

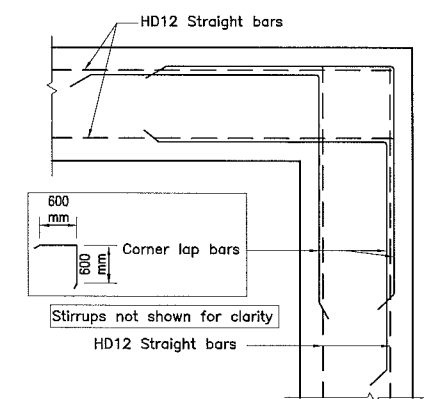
 - Stiffening rib at re-entrant
corners (& Load bearing walls)

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.

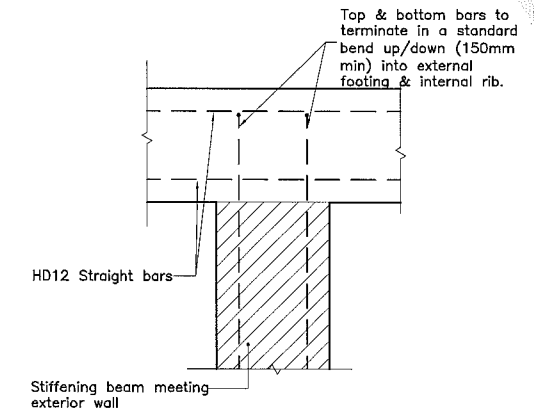
NOTE 1:
±400mm topsoil & unsuitable material should
be removed from building platform. Certified
hard fill extending 200mm(or the depth of the
hardfill which ever is greater) out from building
footprint may be required to bring slab up to
level. Poorly graded river gravels (tailings or
20/40 rounded 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.



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

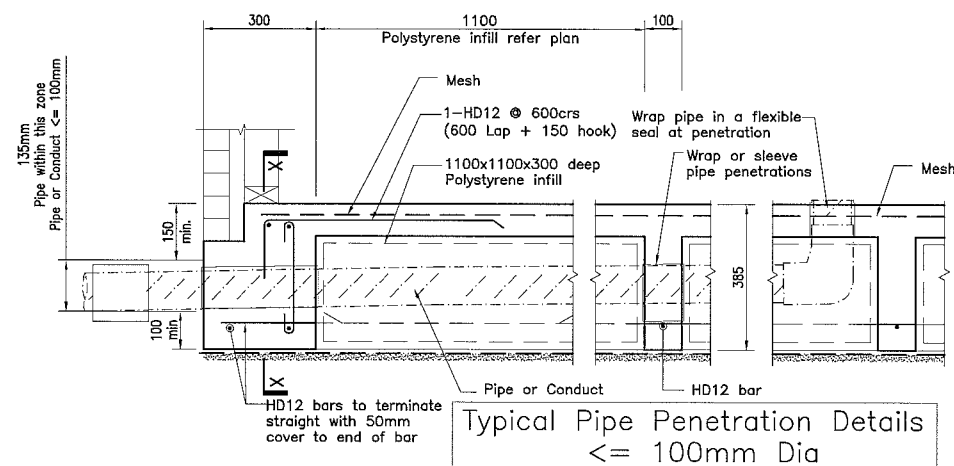


Typical Corner Laps Detail

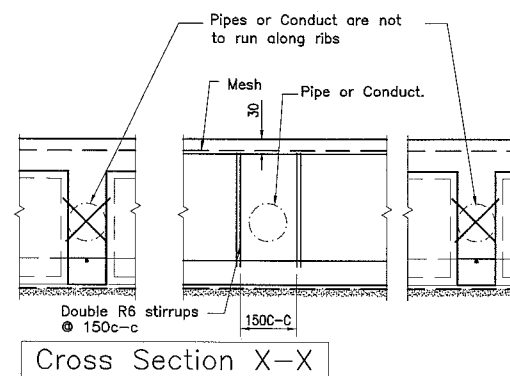


Typical Stiffening Detail

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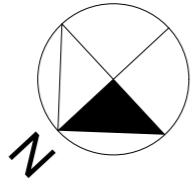
Typical Pipe Penetration Details
≤ 100mm Dia



Cross Section X-X

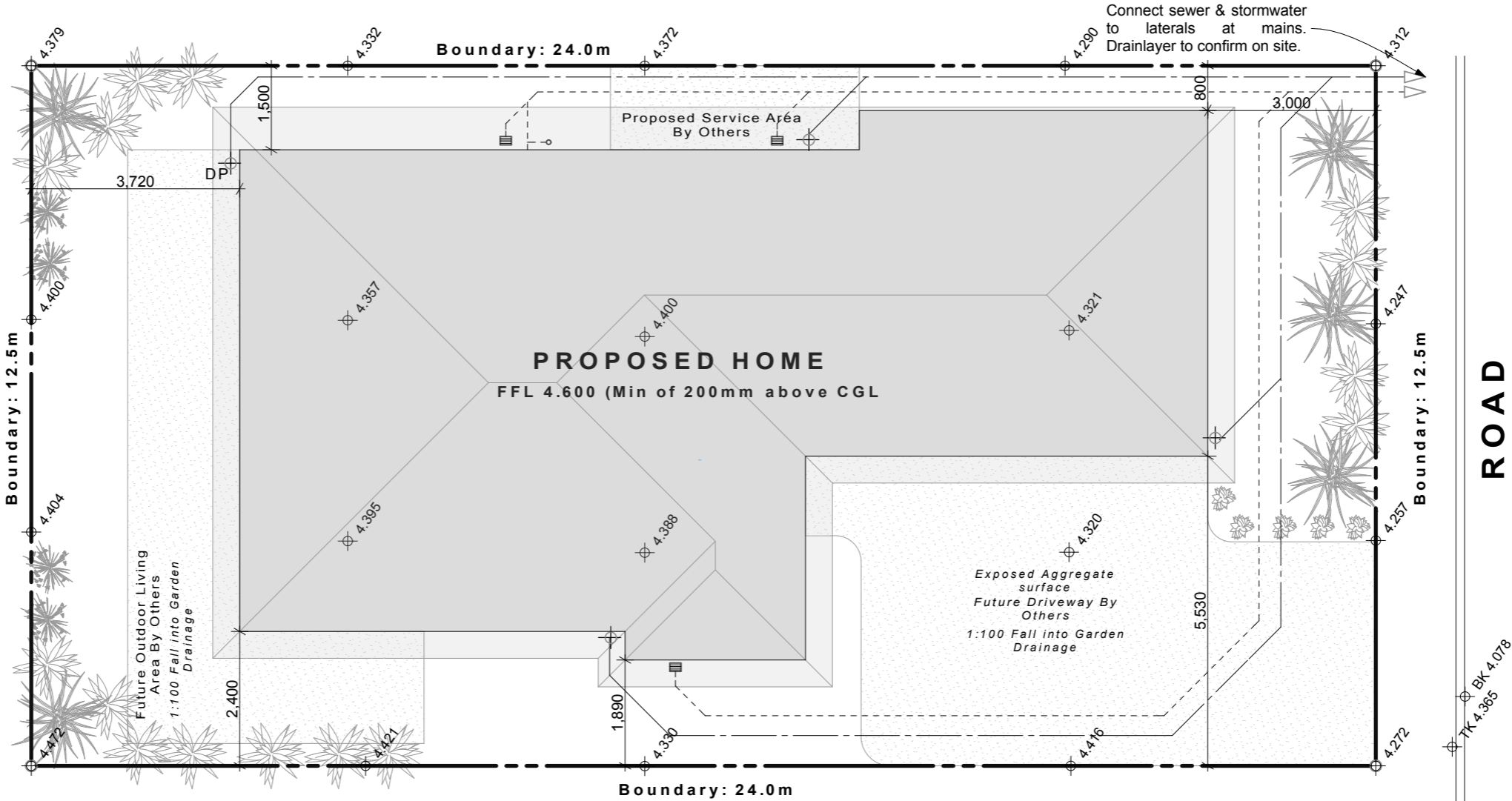
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LOT: 130



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

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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**

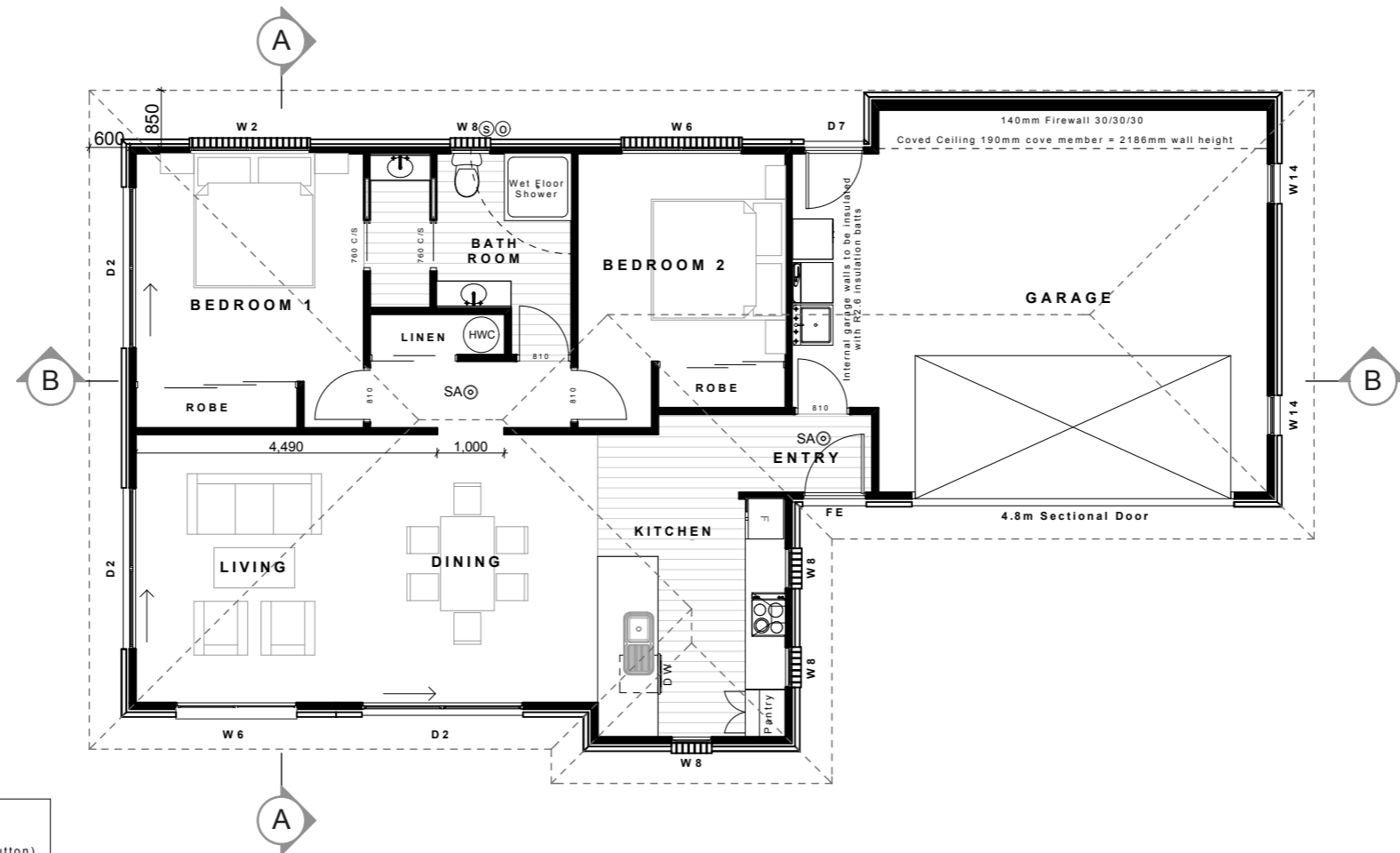
DRAWING TITLE
SITE PLAN

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:

510	✓	✓	8,600	✓	700	✓
120	✓	90	4,000	90	✓	✓
90	✓	420	✓	✓	✓	✓
120	✓	✓	4,000	90	✓	✓
120	✓	✓	3,550	90	✓	✓
120	✓	90	✓	✓	✓	✓
			1,170	✓	✓	✓
			1,000	✓	✓	✓
			610	✓	✓	✓
			90	✓	✓	✓
			3,100	✓	✓	✓
			2,300	✓	✓	✓
			3,400	✓	✓	✓
			90	✓	✓	✓
			120	✓	✓	✓



120	90	4,510	210	90	3,100	560	140
120	90		90	600		90	120
120	90	3,550	90	1,170	3,100	560	140
120	90		90	600		90	120
120	90	3,550	90	5,700		140	120
120	90		90			140	120
120	90	3,640		6,170			
120	90						
120	90		9,810				
120	90						

SAⓈ Smoke Alarm (with hush button)
 Ⓢ Safety Glass
 Ⓞ Obscure Glass
 Vinyl as selected by owner

Antislip floor coverings on all access routes (both external & internal) to comply with NZBC D1/AS1 Table 2)

Diagram illustrating the addition of two numbers using a number line:

Number 1: 120,900 (12 segments of 90,000 and 1 segment of 3,000)

Number 2: 120,900 (12 segments of 90,000 and 1 segment of 3,000)

Sum: 241,800 (24 segments of 90,000 and 2 segments of 3,000)



PROPOSED HOME FOR:
CAMERON FINLAYSON,
LOT 130 SILVERSTREAM

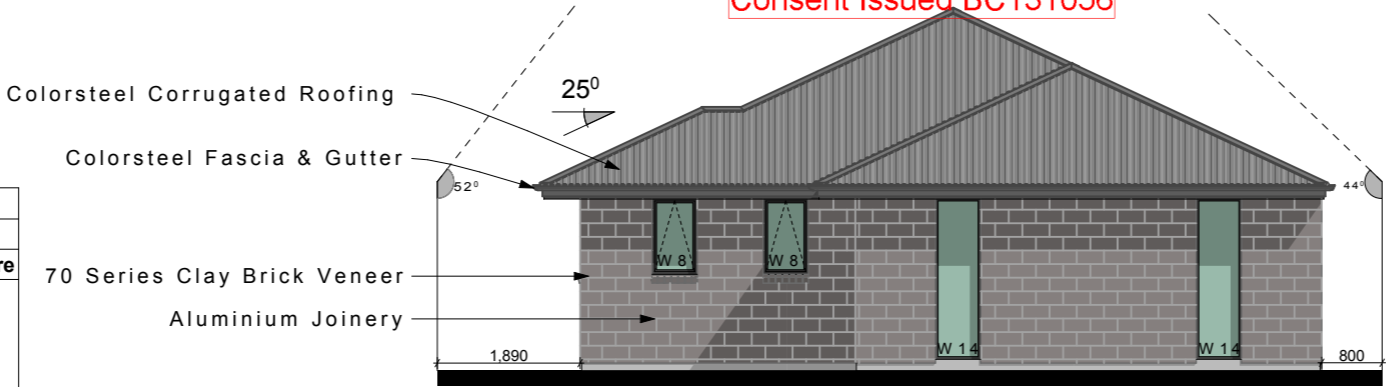
FLOOR PLAN

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

SHEET:
1
OF:

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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



FRONT ELEVATION

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



LEFT ELEVATION

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

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REAR ELEVATION

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



RIGHT ELEVATION



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
DRAWN:
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DATE:
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130237

SHEET:
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OF:

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ALONG

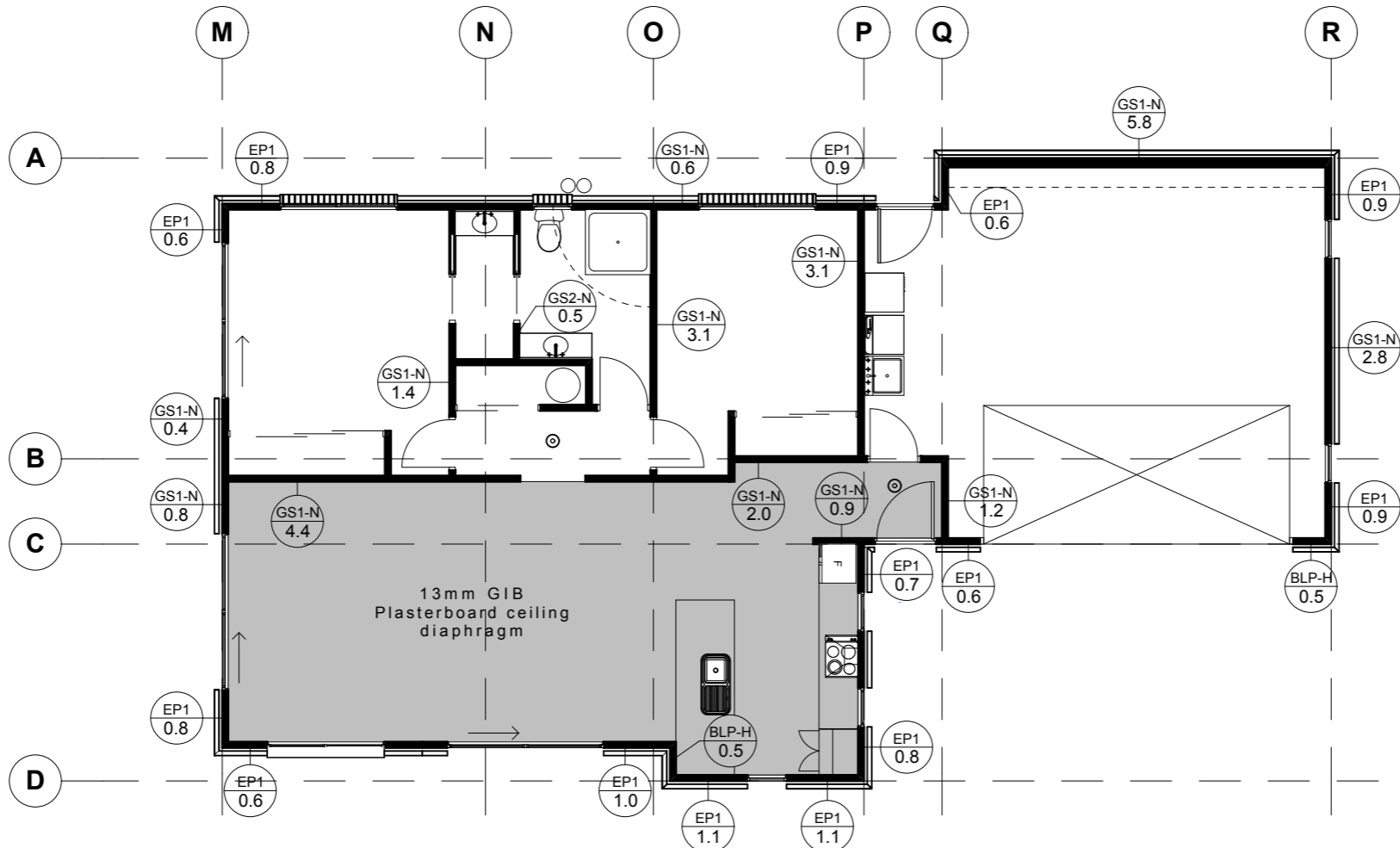
Wind Demand $\frac{514}{2} = 4 \frac{257}{\text{bracelines}} = 64.25 \text{ BU's (100 BU's min)}$

Quake Demand $\frac{834}{2} = 4 \frac{417}{\text{bracelines}} = 104.25 \text{ BU's}$

ACROSS

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

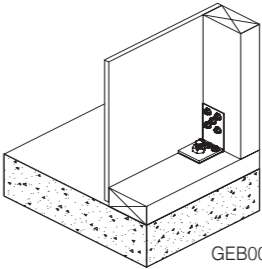
Quake Demand $\frac{834}{2} = 6 \frac{417}{\text{bracelines}} = 69.50 \text{ BU's (100 BU's min)}$



- 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.

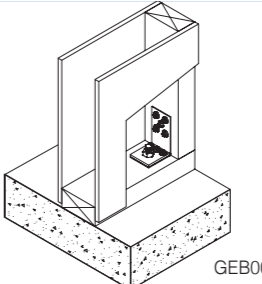
PANEL HOLD DOWN DETAILS

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.

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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:

- (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 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

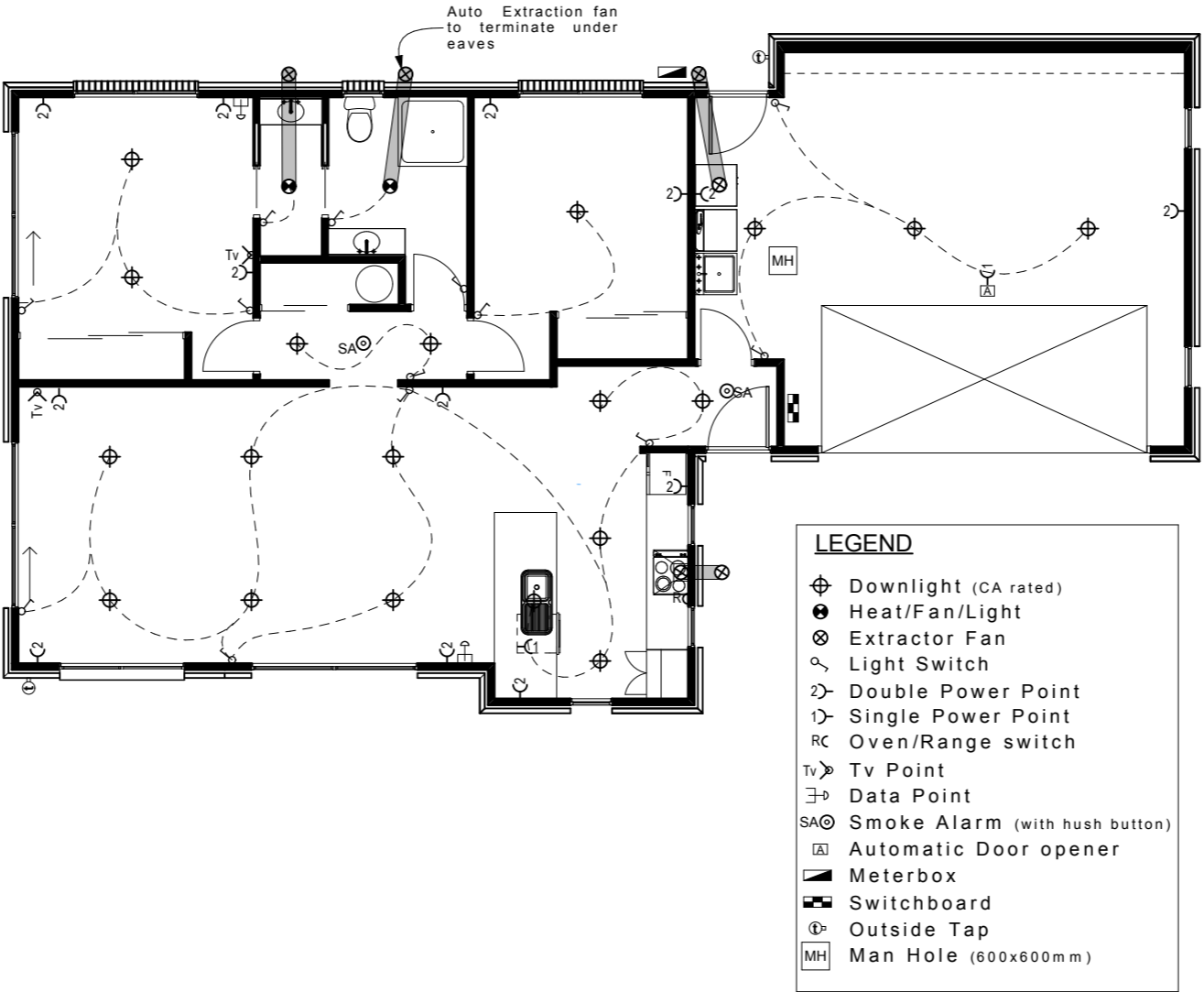
Connection capacity	LUMBERLOK Connector
6 kN	Tylok 6T10 OR 2 x Strap Nails
12 kN	2 x Sheet Brace Straps fixed with 6 x LUMBERLOK Product Nails 30mm x 3.15 dia. per end per strap (24 nails total)

 Standard GIB Ceiling Diaphragm

Ceiling Diaphragm must be installed in accordance with GIB EzyBrace 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
ELECTRICAL LAYOUT

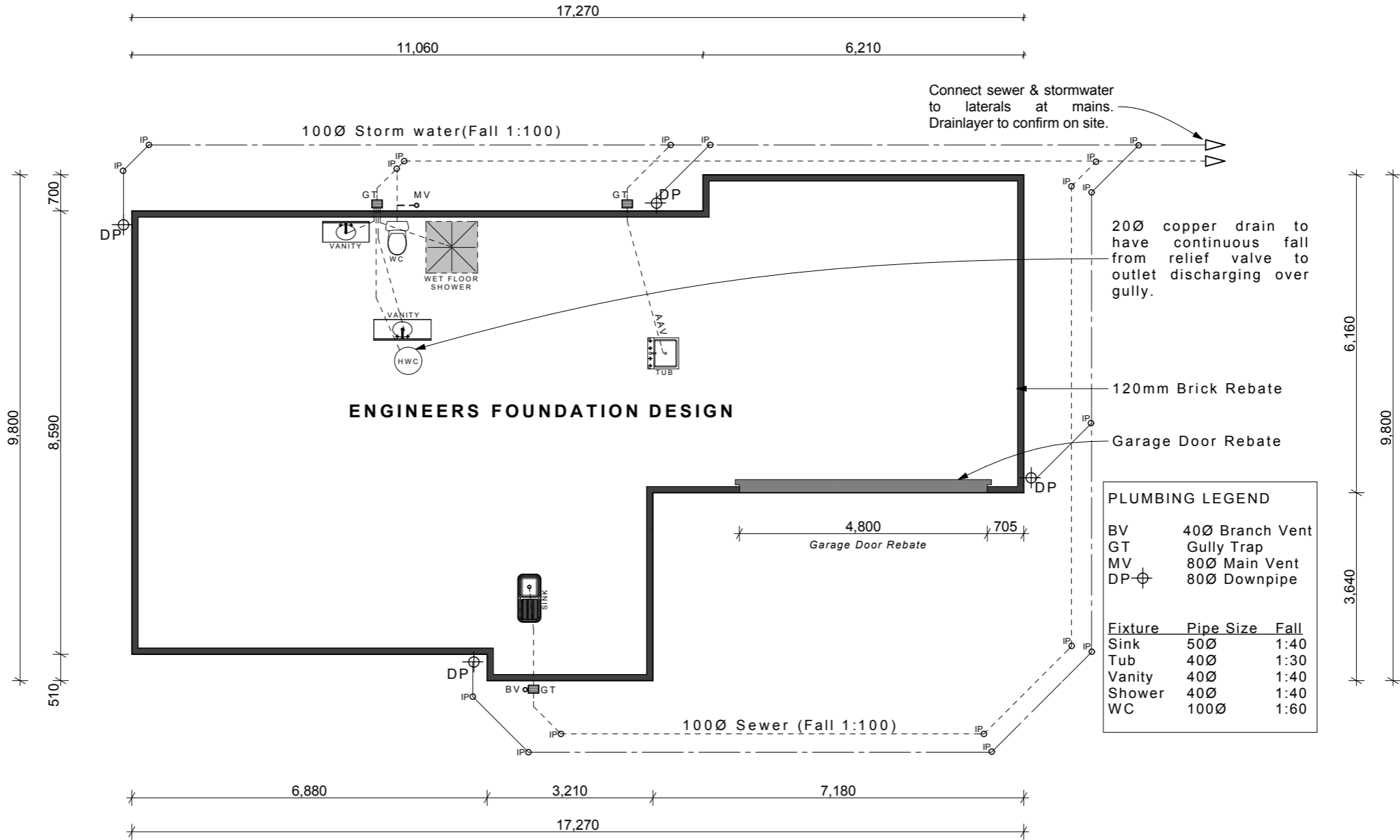
Note: Construction to comply with NZS 3604 (2011)
and the New Zealand Building Code 2004

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PROPOSED HOME FOR:
CAMERON FINLAYSON,
LOT 130 SILVERSTREAM

DRAWING TITLE
FOUNDATION PLAN

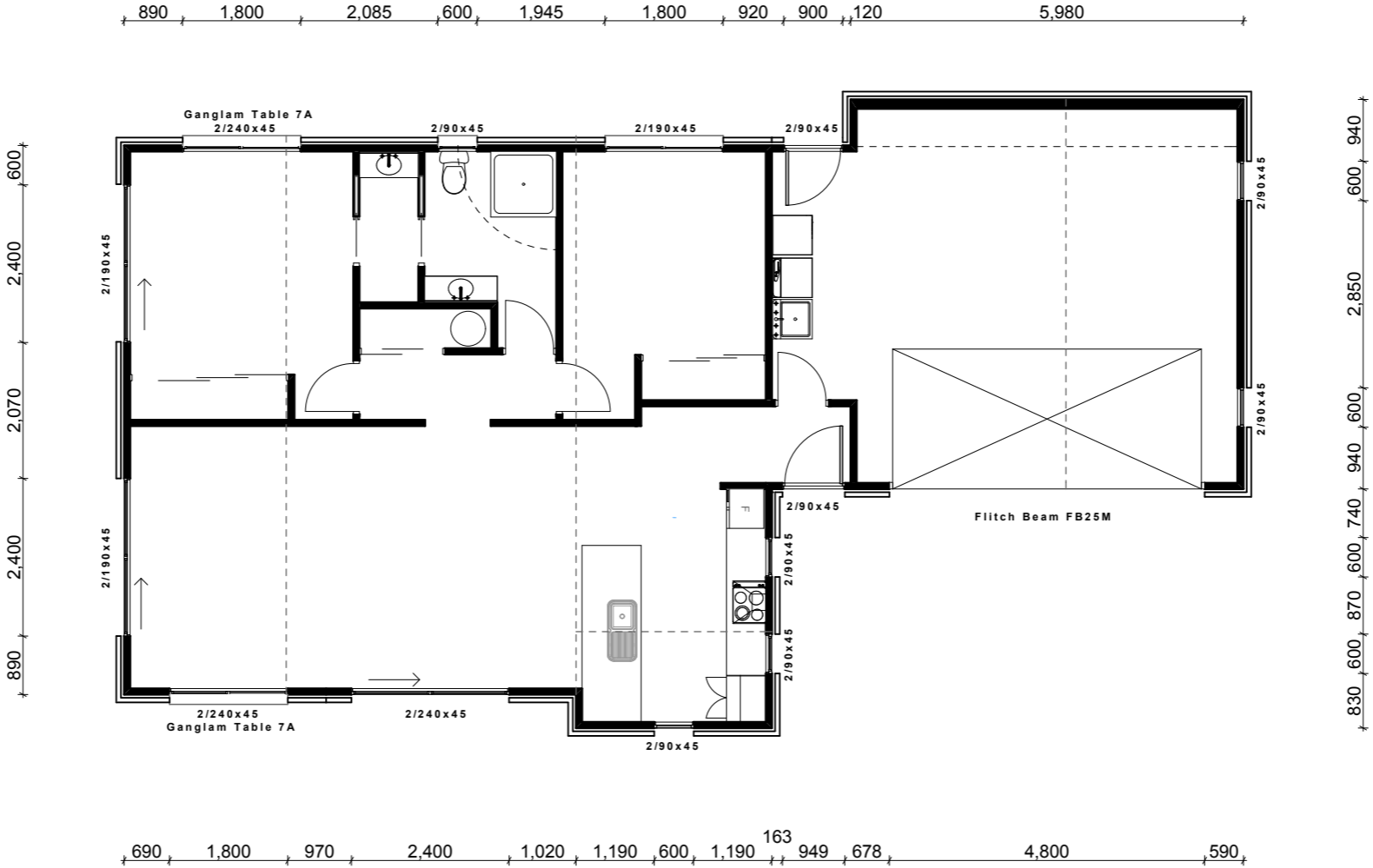
Note: Construction to comply with NZS 3604 (2011)
and the New Zealand Building Code 2004

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

DRAWING TITLE
FRAMING LAYOUT

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:
6
OF:

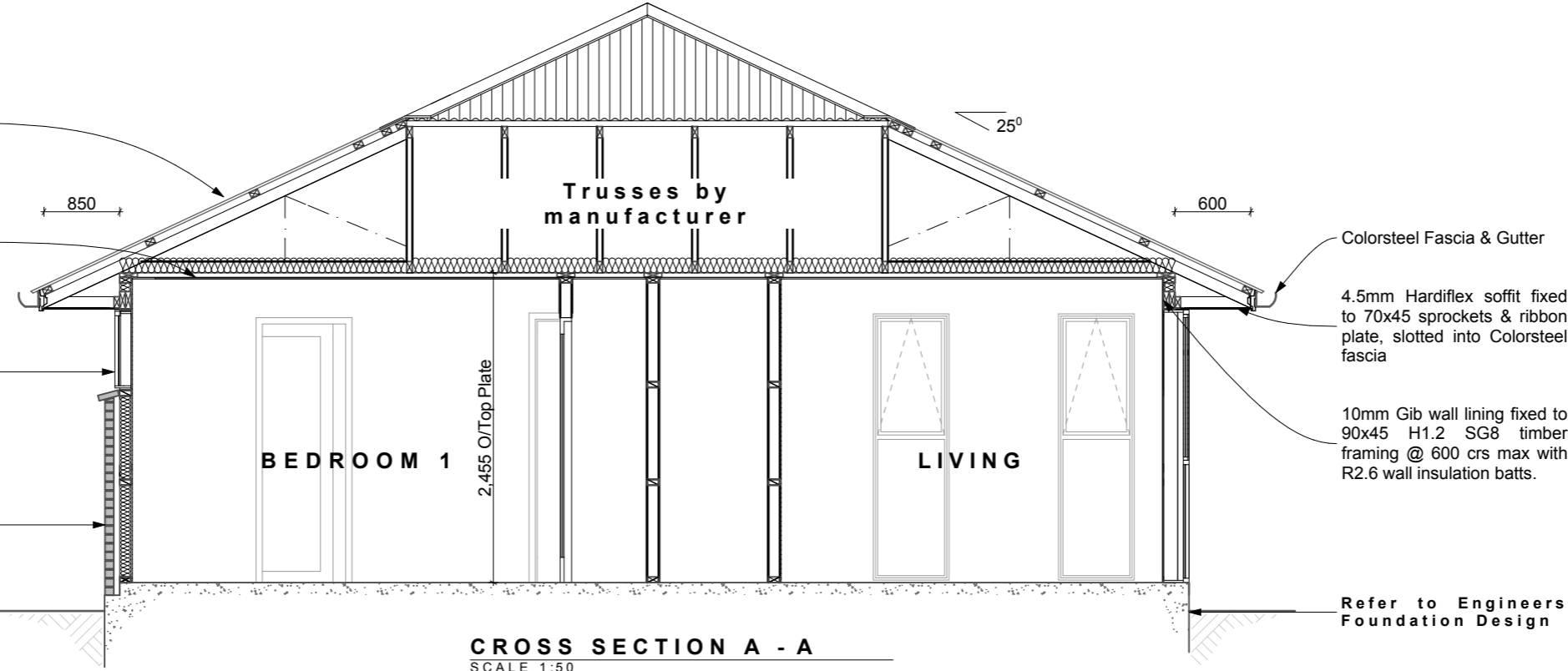
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Colorsteel roofing over roof underlay on 70x45 SG8 purlins @ 900crs max over 90x45 Trusses @ 900crs max

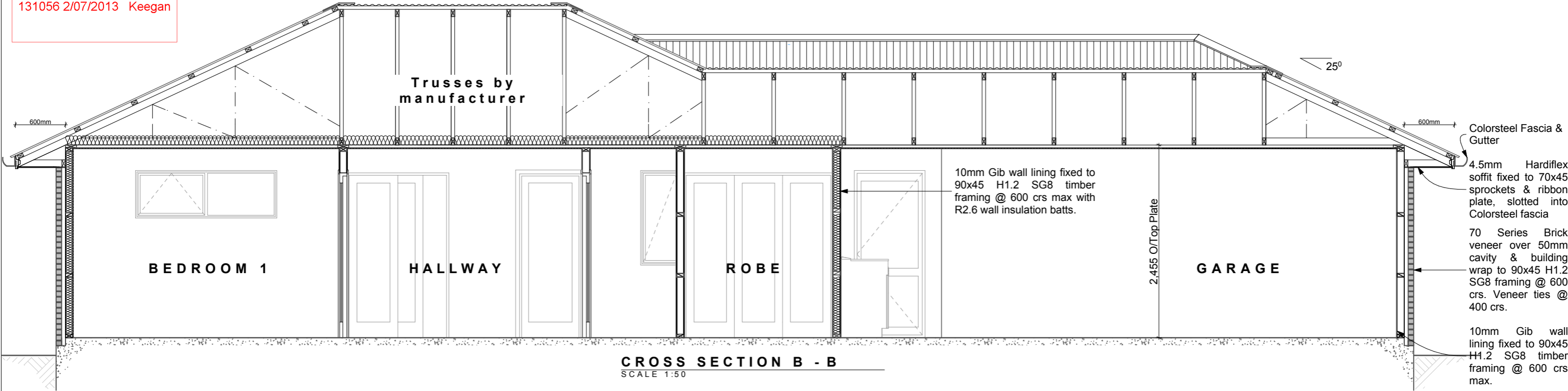
13mm Gib Ceiling lining fixed to Rondo Steel Ceiling Battens @ 600crs. Ceiling insulated with R3.6 Batts

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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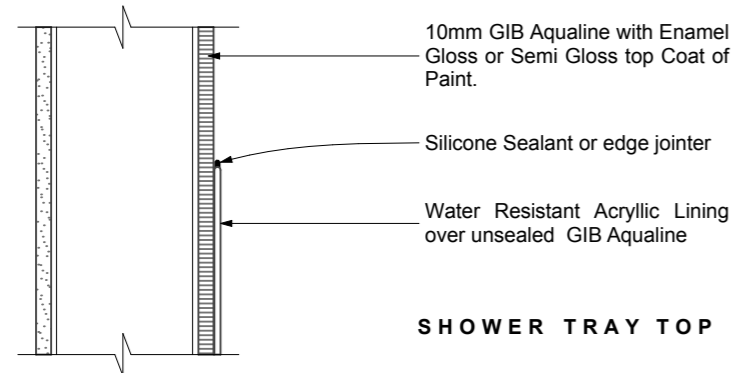
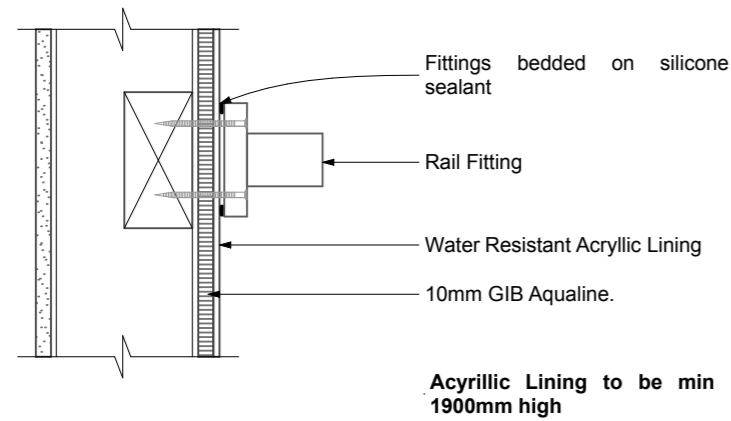
DRAWING TITLE
CROSS SECTIONS

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

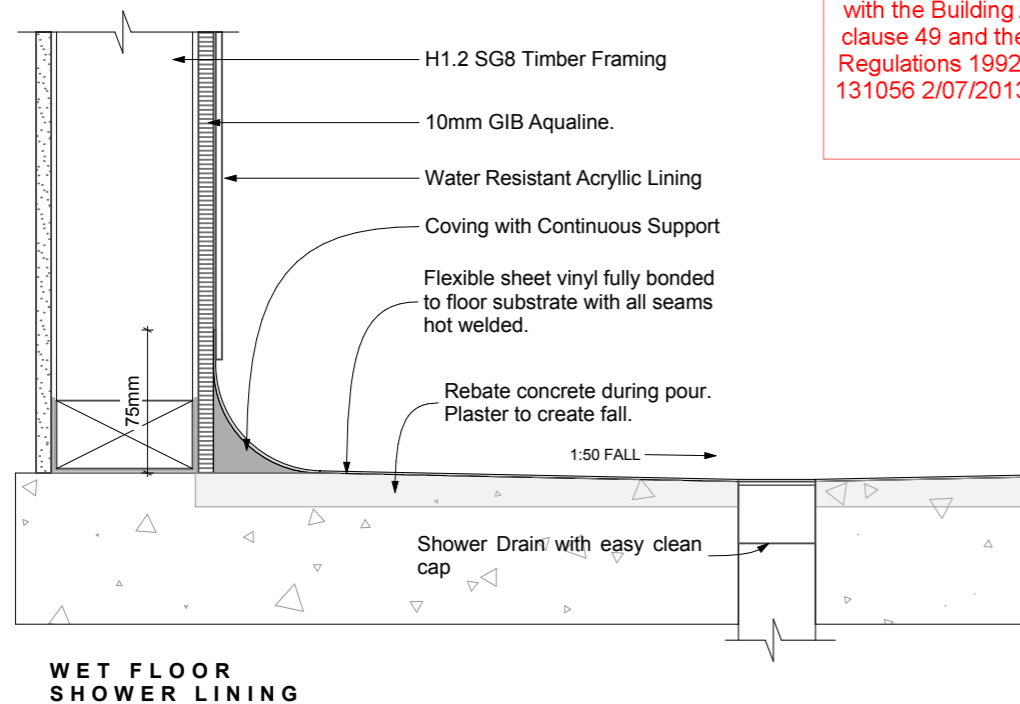
SCALE: 1:50
DATE: 27/06/2013
DRAWN: RM
FILE: 130237

SHEET:
7
OF:

Consent Issued BC131056

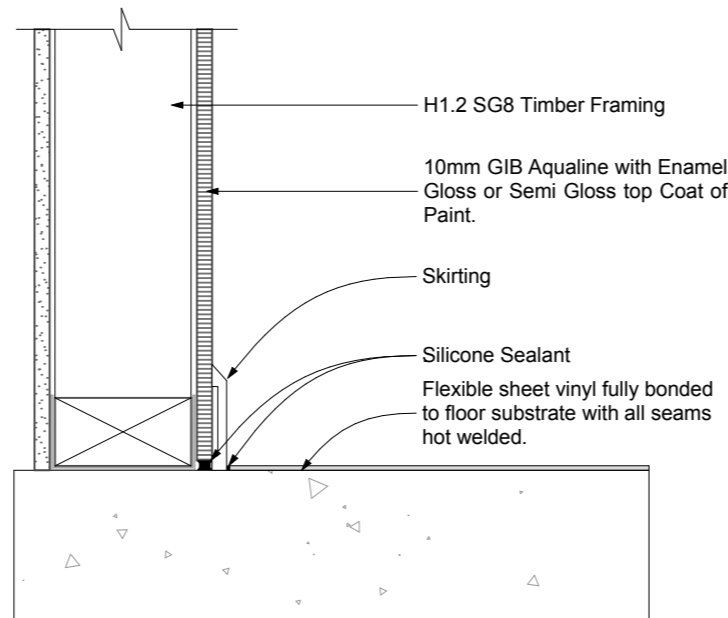


SHOWER TRAY TOP

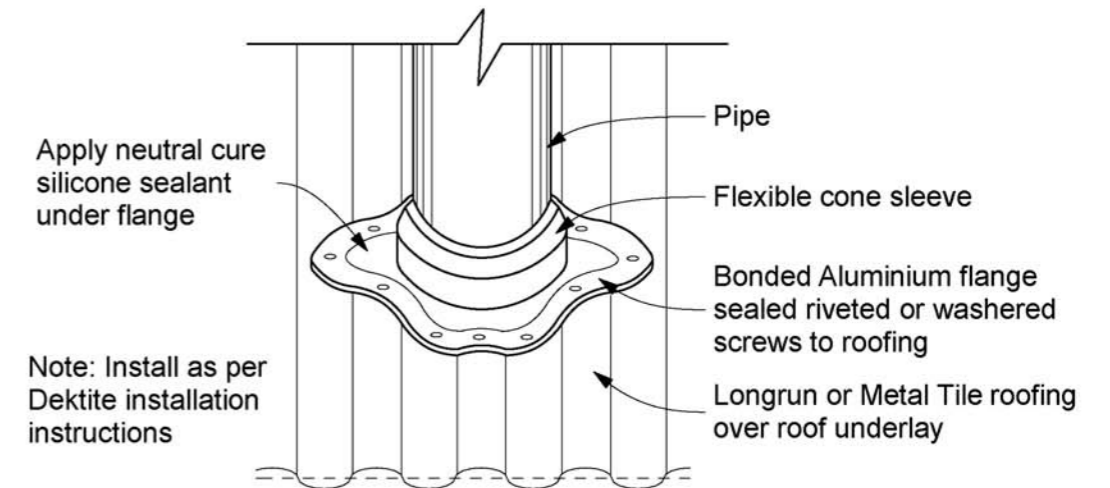


WET FLOOR SHOWER LINING

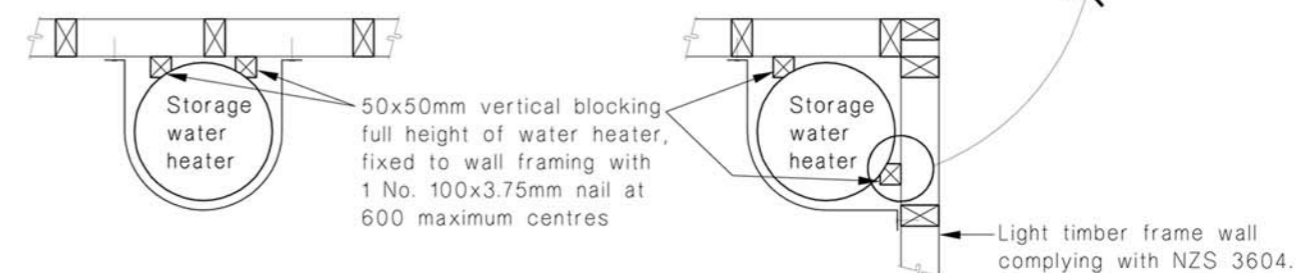
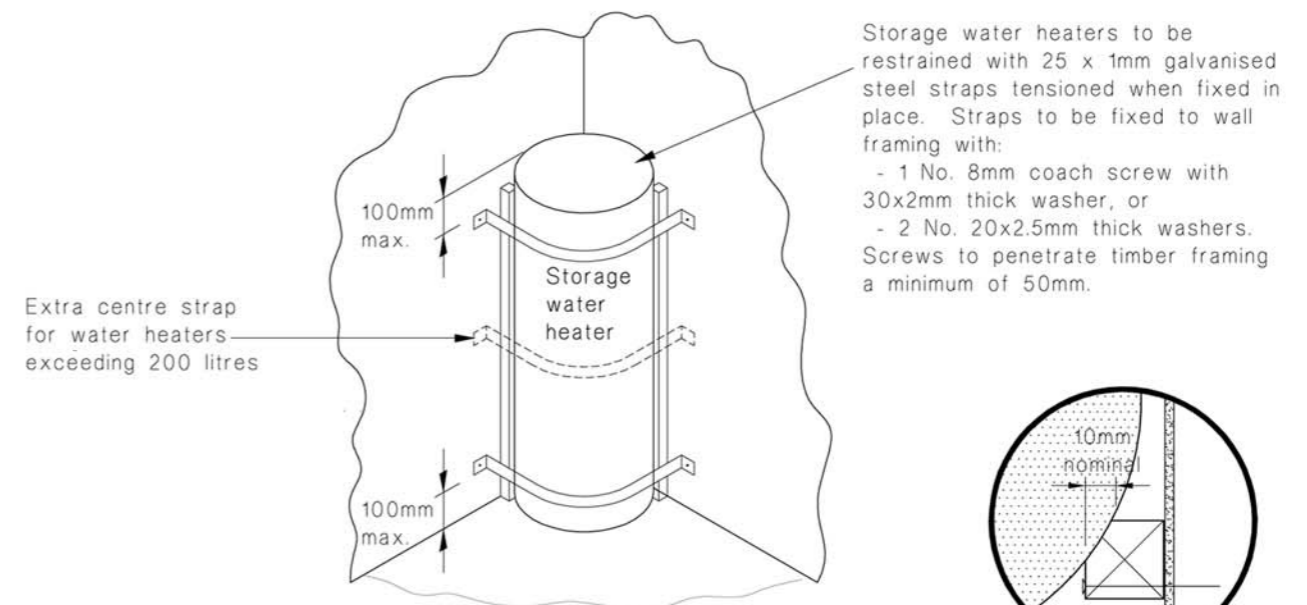
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GENERAL VINYL FLOOR COVERING



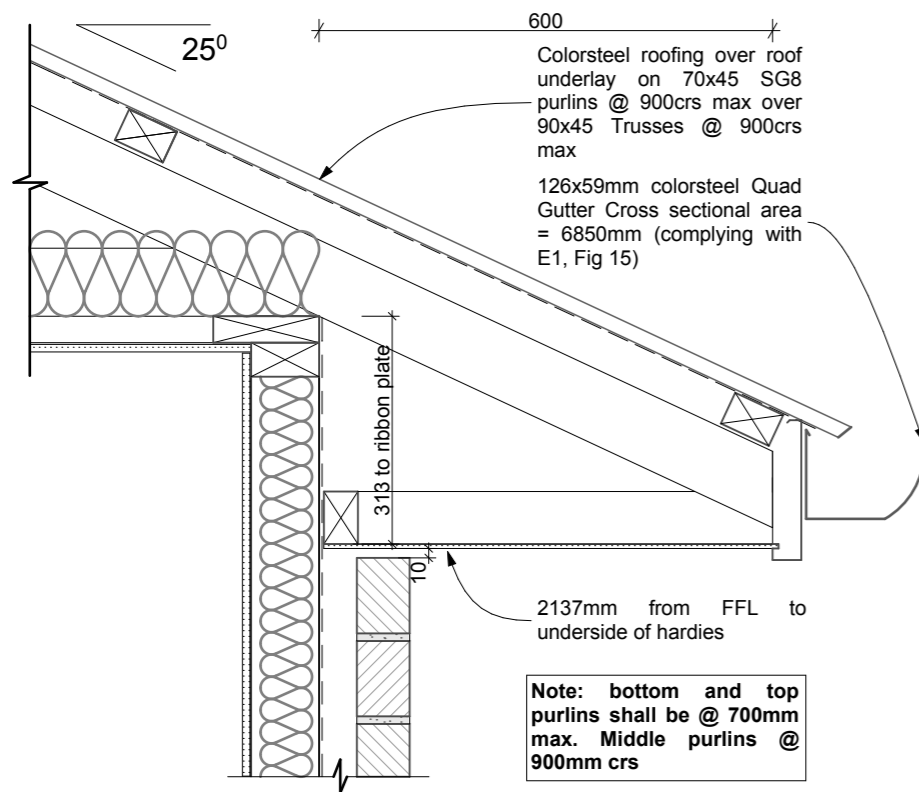
ROOF PENETRATION DETAIL



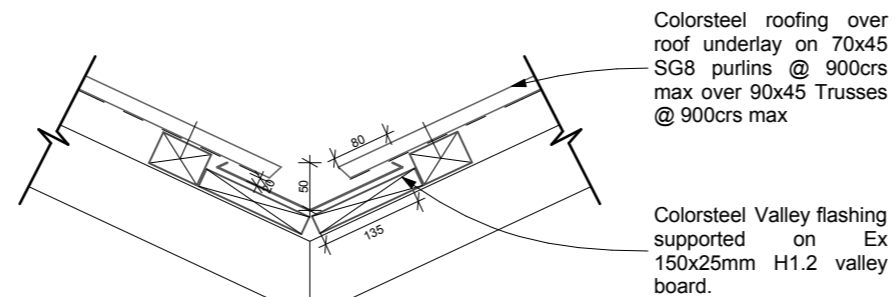
HOT WATER CYLINDER SEISMIC RESTRAINT DETAIL

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

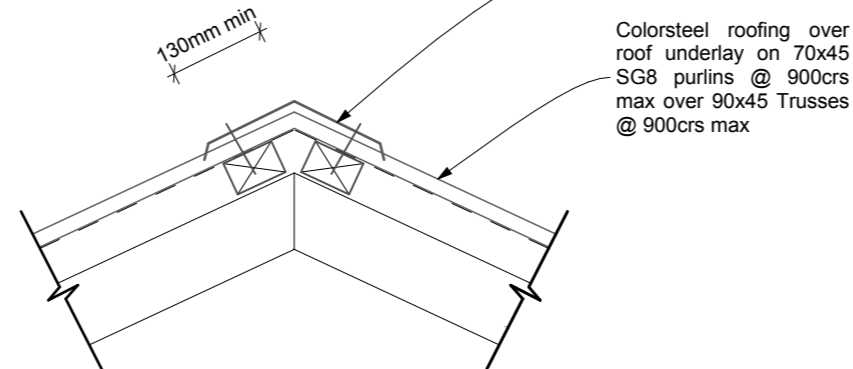
Consent Issued BC131056



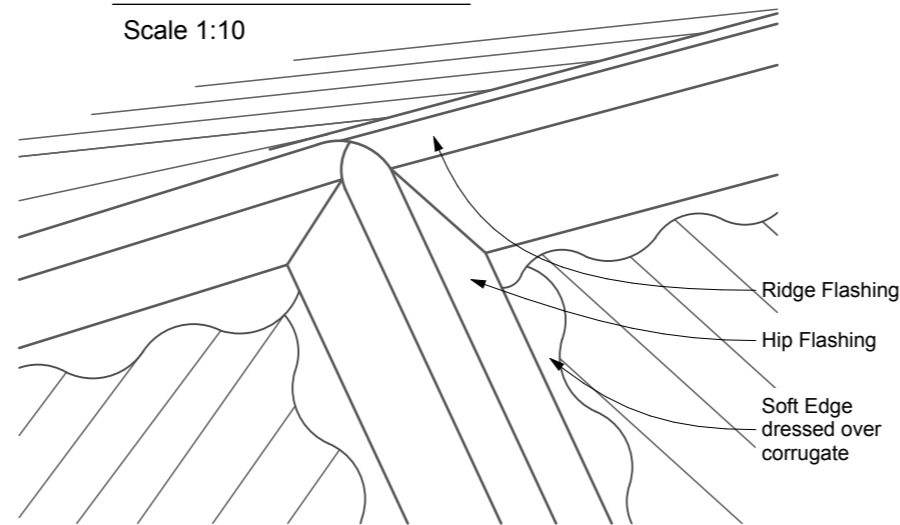
25 DEGREE SOFFIT DETAIL
Scale 1:10



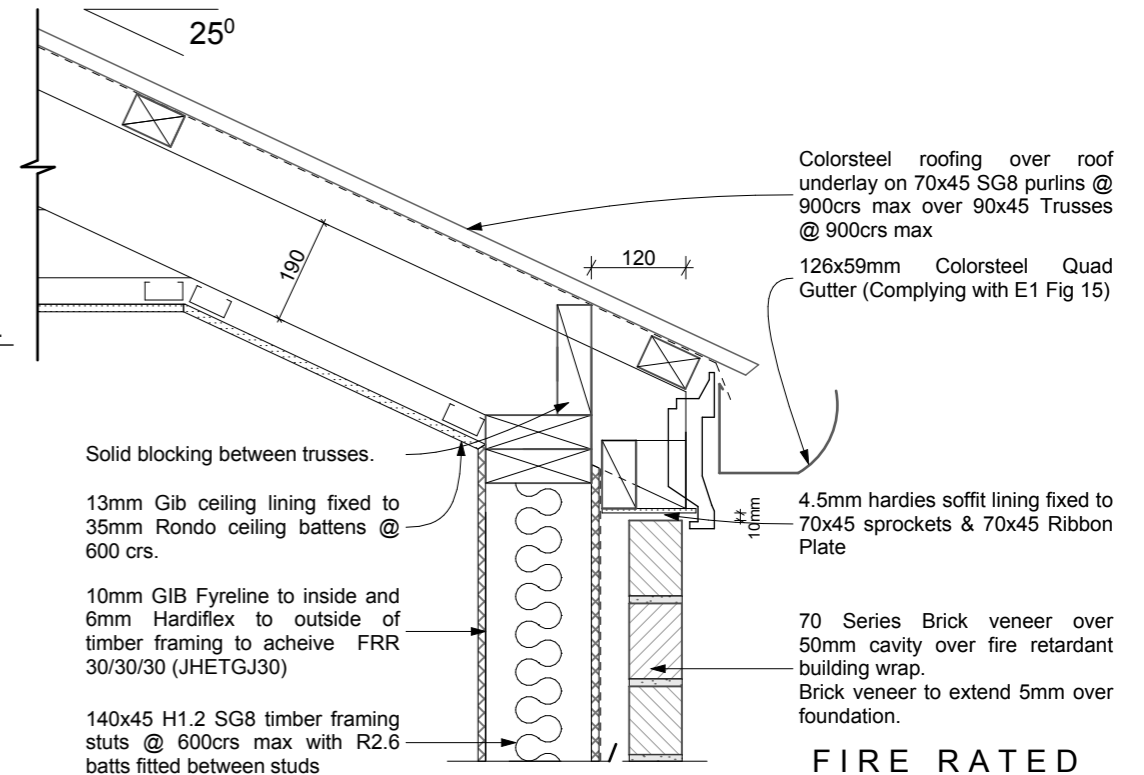
VALLEY DETAIL
Scale 1:10



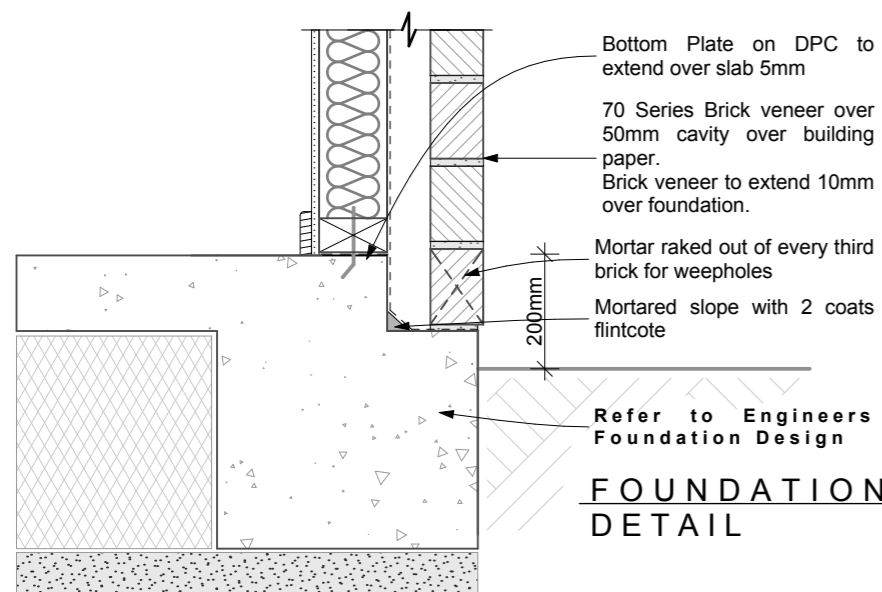
RIDGE DETAIL
Scale 1:10



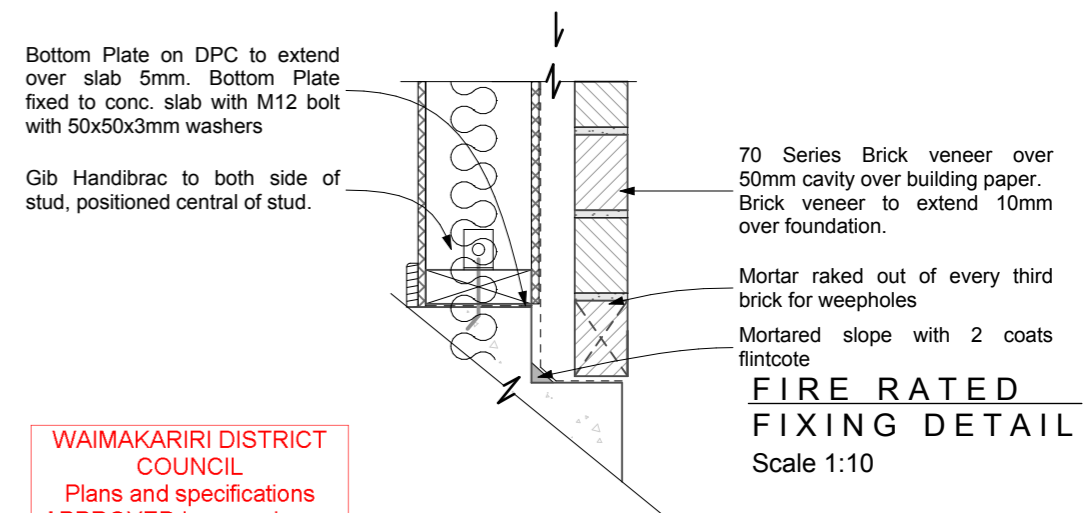
RIDGE TO HIP DETAIL
Scale 1:10



FIRE RATED SOFFIT DETAIL
Scale 1:10



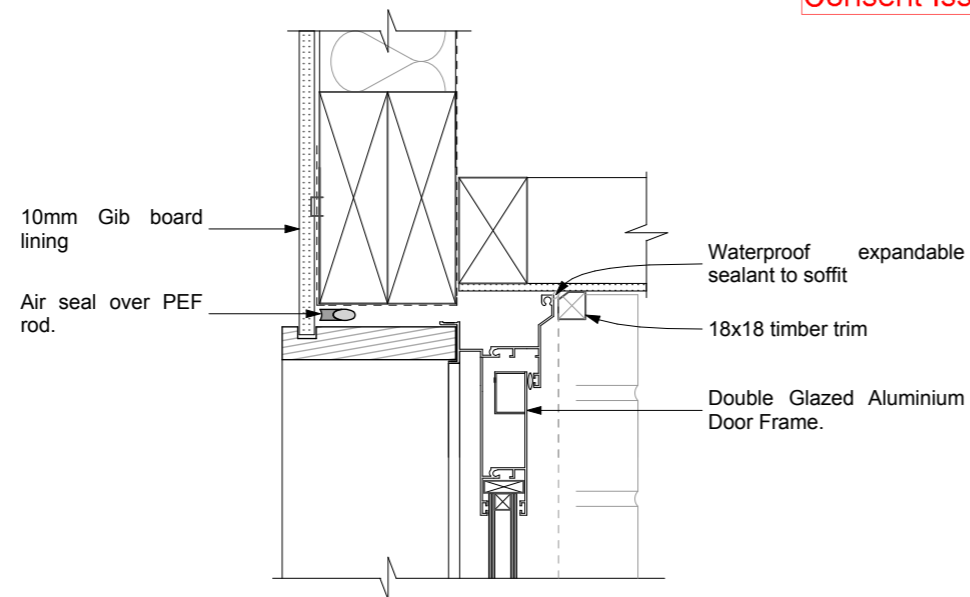
FOUNDATION DETAIL



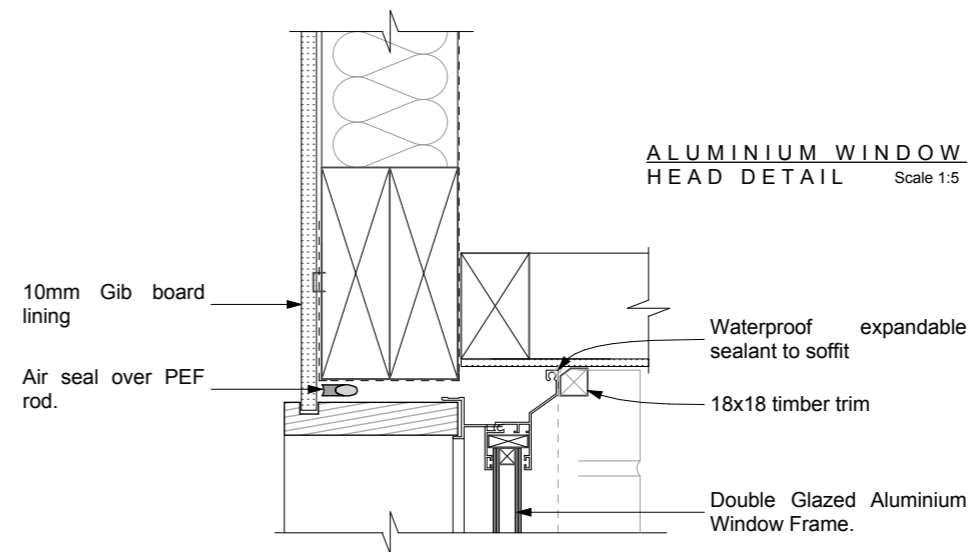
FIRE RATED FIXING DETAIL
Scale 1:10

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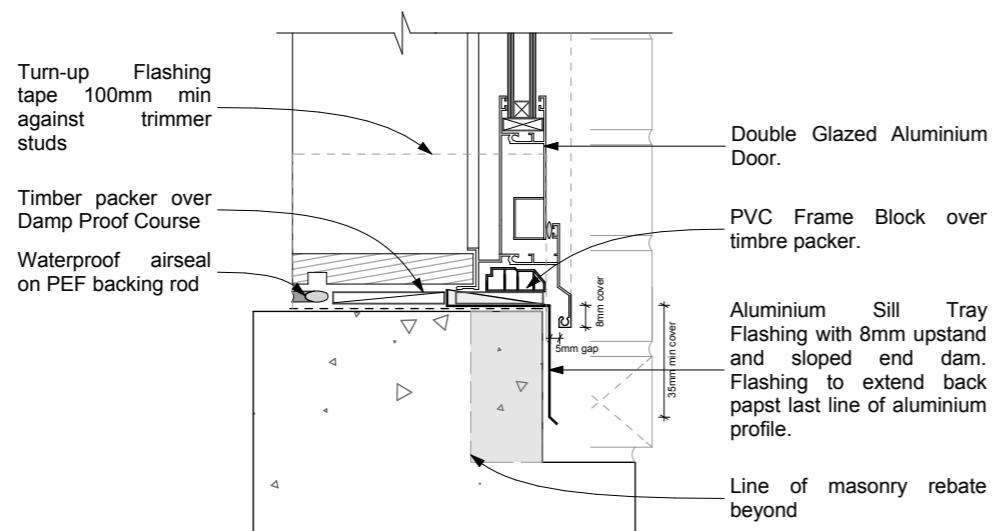
Consent Issued BC131056



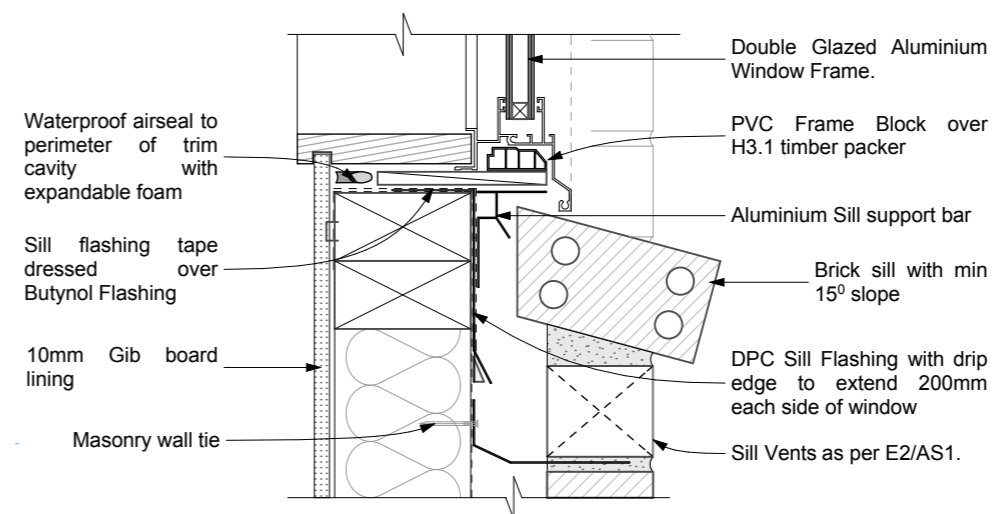
ALUMINIUM DOOR
HEAD DETAIL Scale 1:5



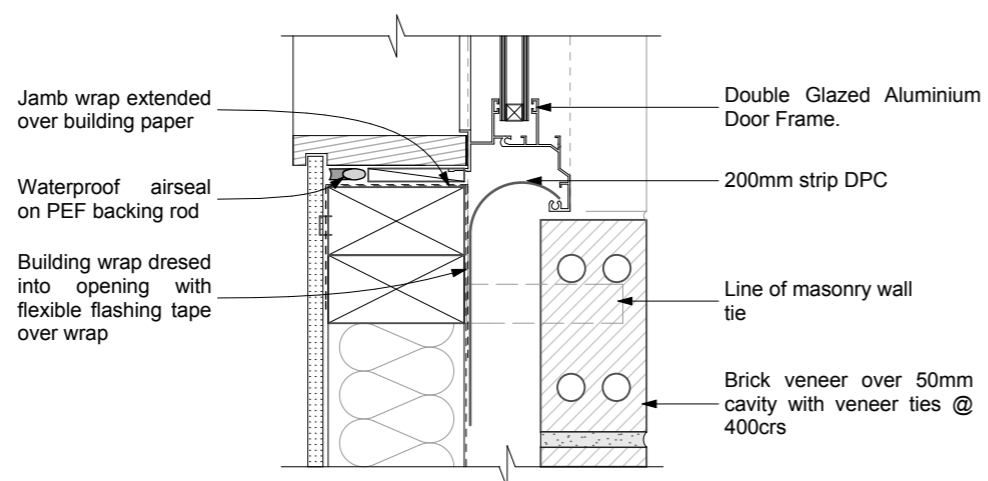
ALUMINIUM WINDOW
HEAD DETAIL Scale 1:5



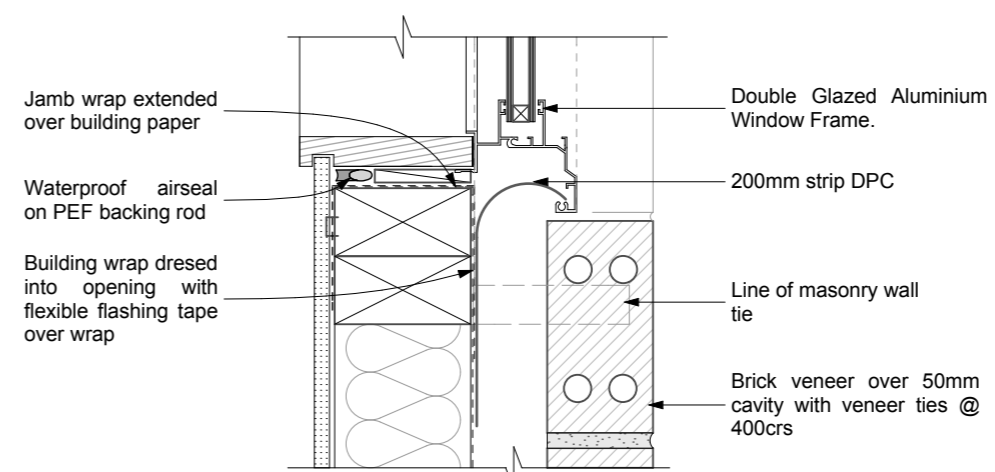
ALUMINIUM DOOR
SILL DETAIL Scale 1:5



ALUMINIUM WINDOW
SILL DETAIL Scale 1:5



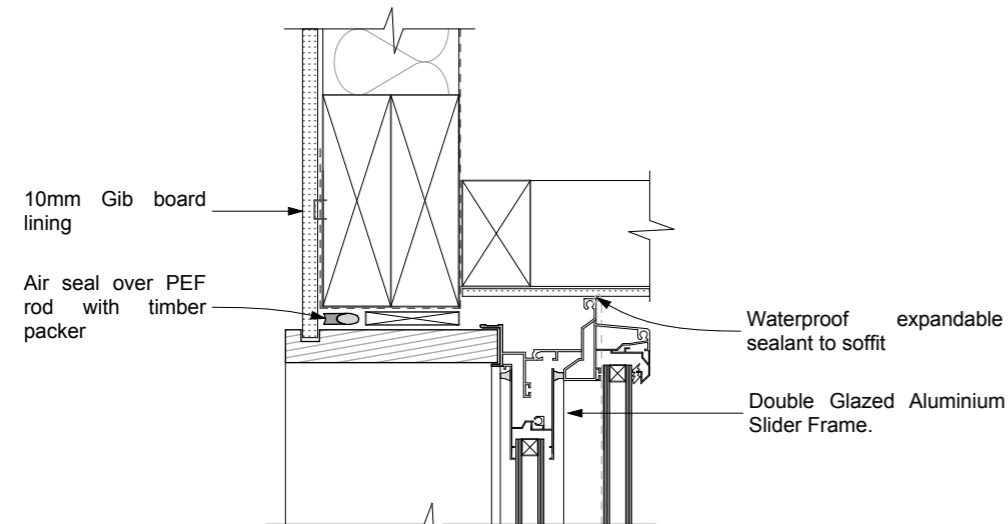
ALUMINIUM DOOR
JAMB DETAIL Scale 1:5



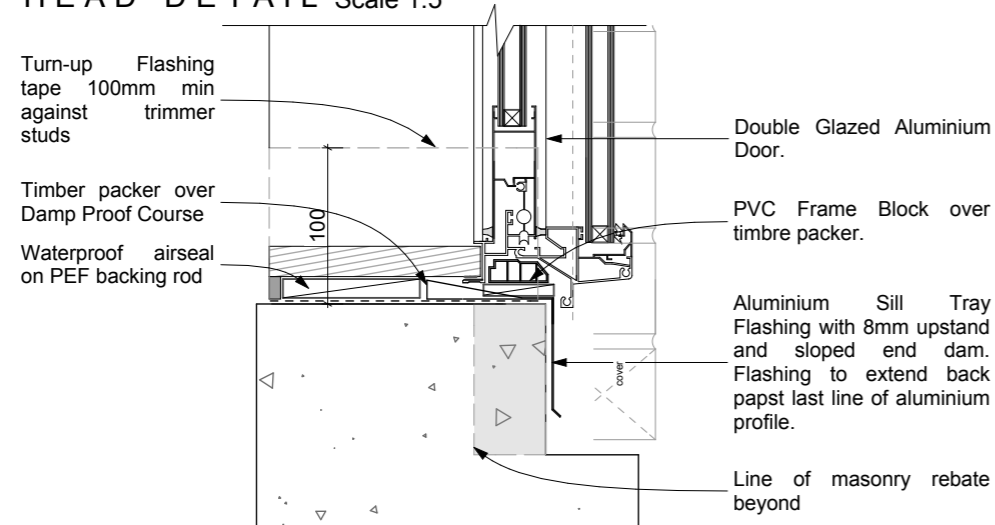
ALUMINIUM WINDOW
JAMB DETAIL Scale 1:5

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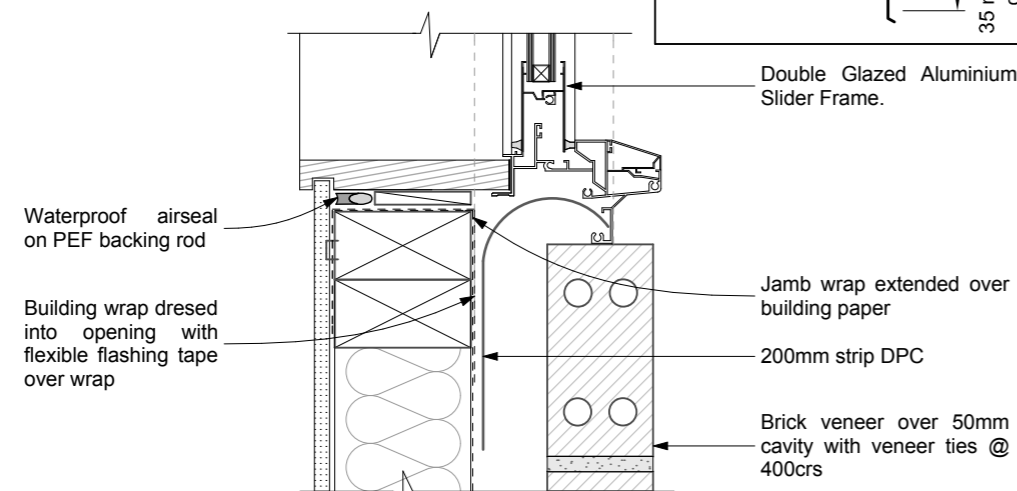
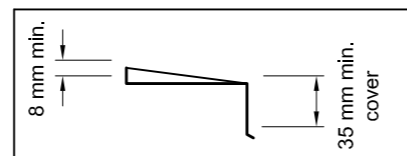


**ALUMINIUM SLIDER
HEAD DETAIL** Scale 1:5

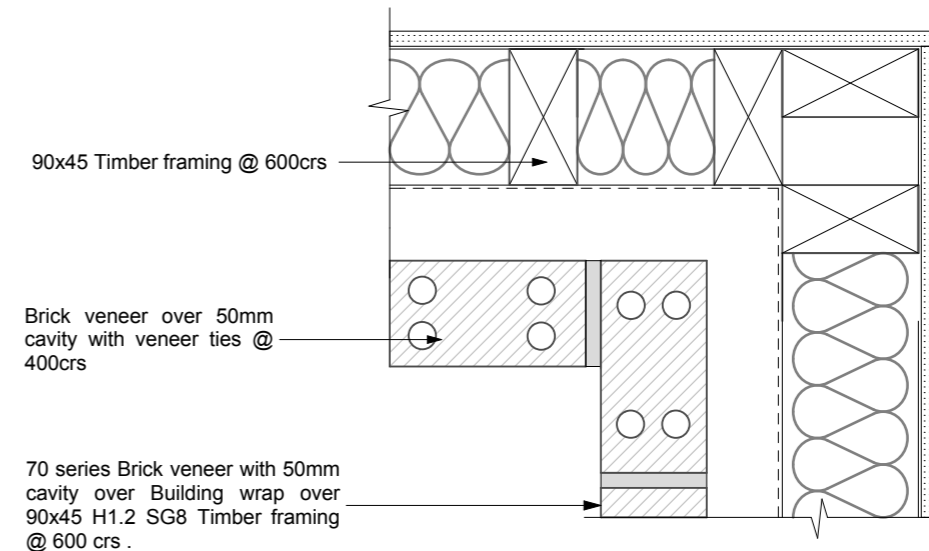


**ALUMINIUM SLIDER
SILL DETAIL** Scale 1:5

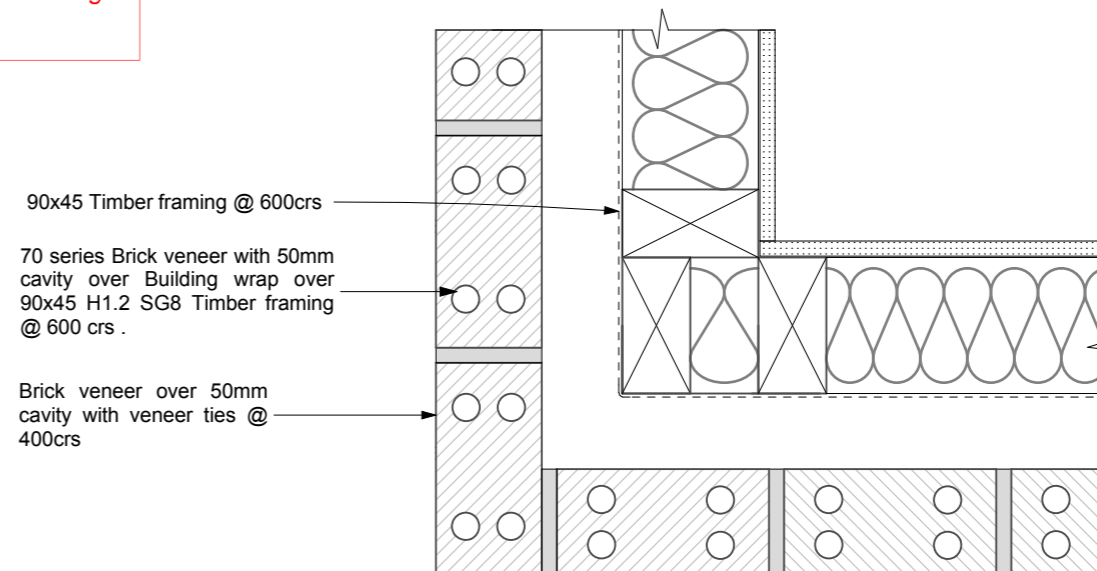
NOTE: DETAILS AS PER E2/AS1 FIGURE 73D, MASONRY VENEER



**ALUMINIUM SLIDING
JAMB DETAIL** Scale 1:5



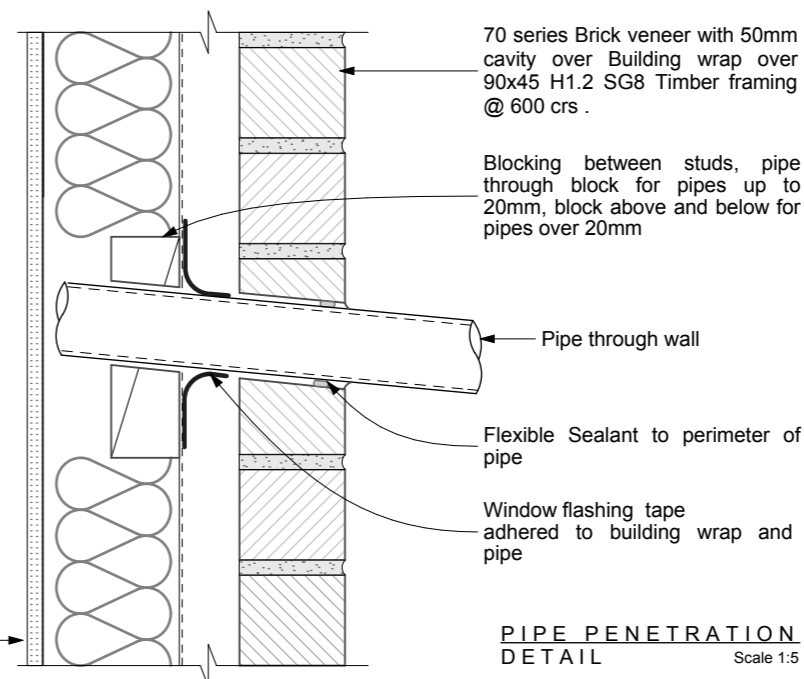
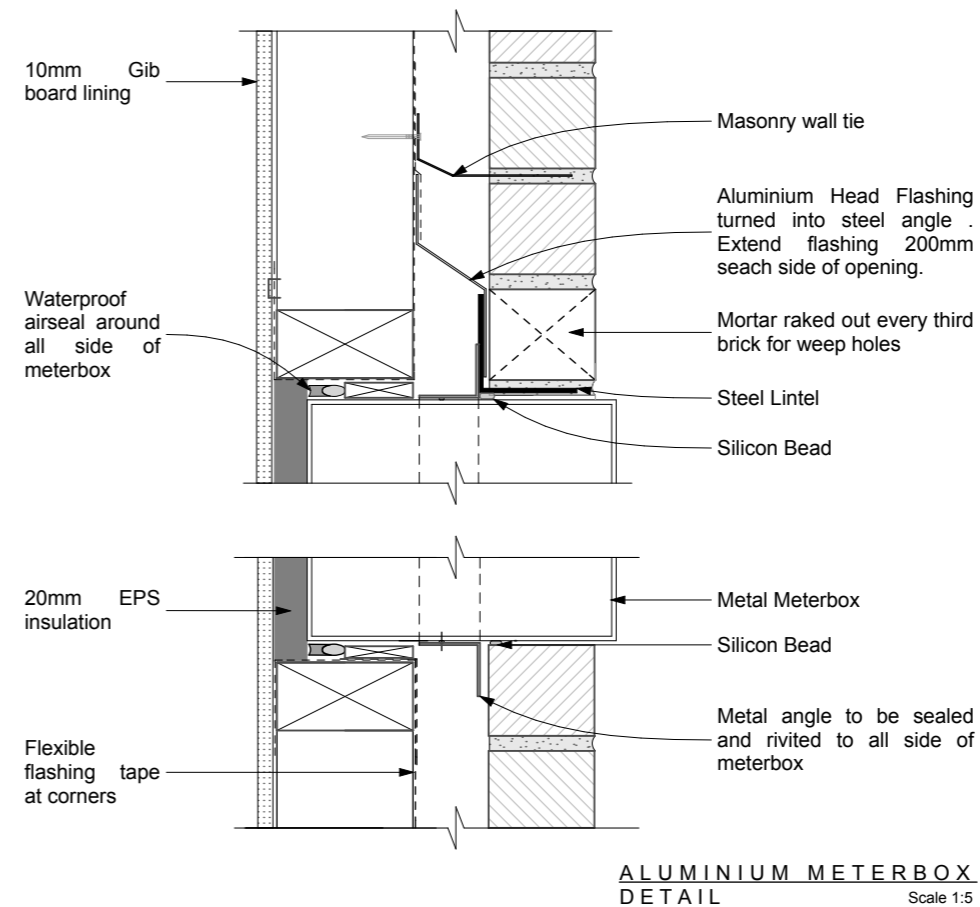
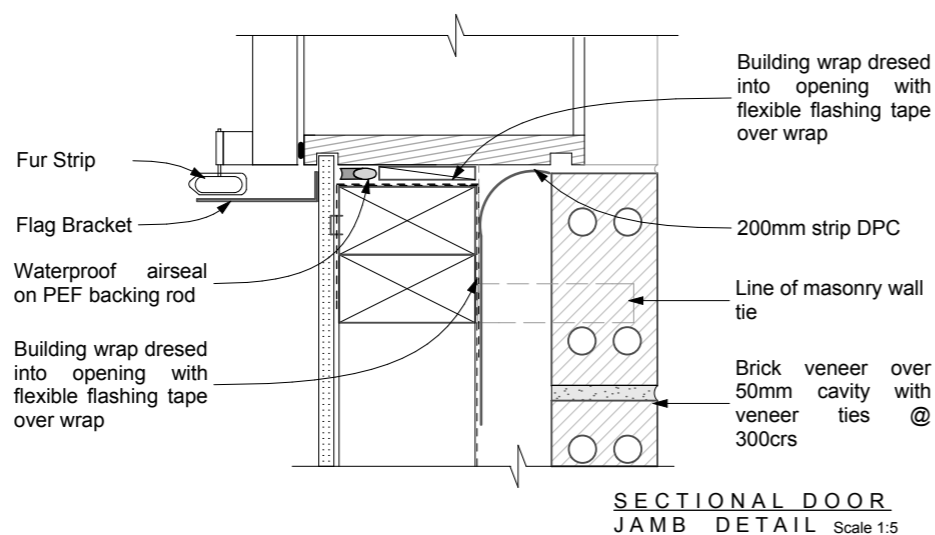
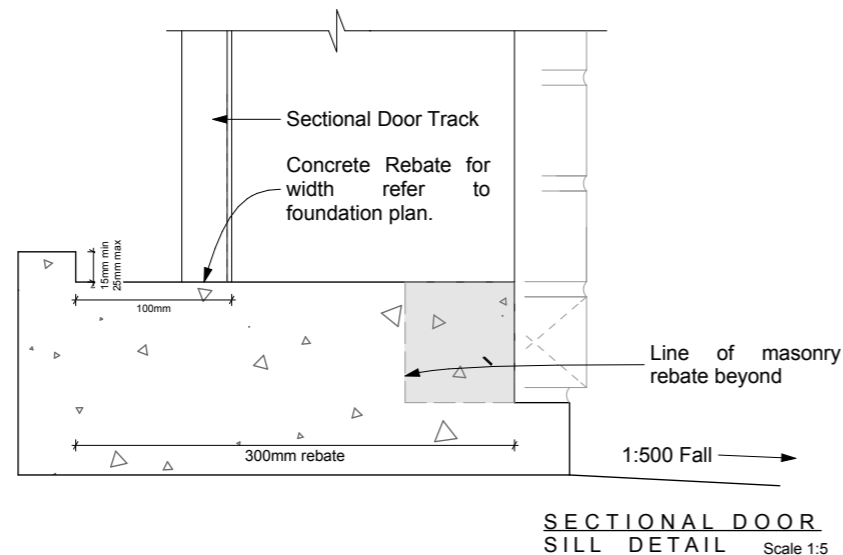
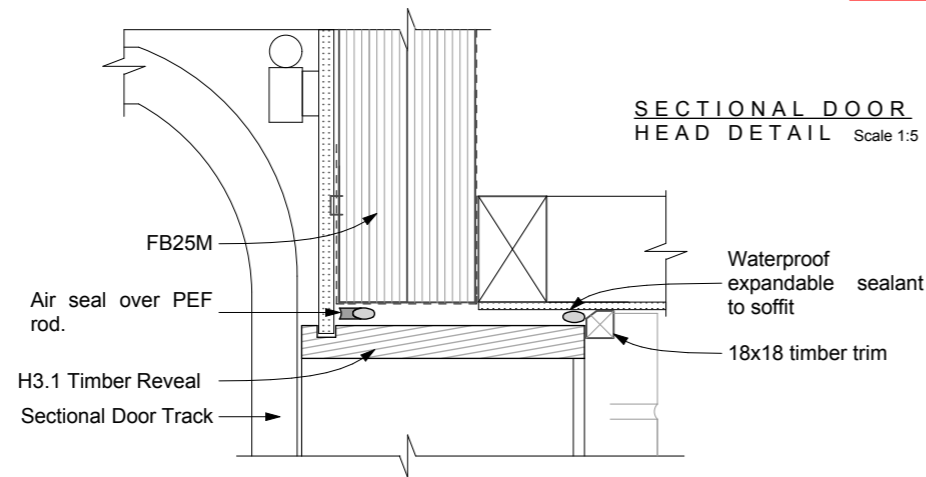
**BRICK INTERNAL
JUNCTION** Scale 1:5



**BRICK EXTERNAL
JUNCTION** Scale 1:5

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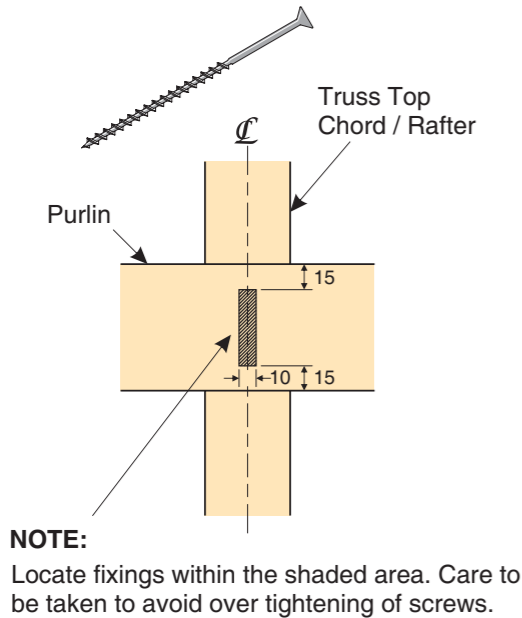
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PURLIN FIXINGS:
(MiTek alternative solution to
NZS3604:2011 Table 10.10)

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

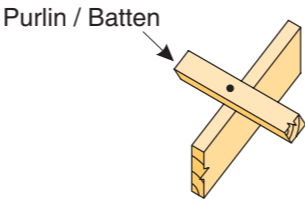
FIXING TOLERANCES

LUMBERLOK BLUE SCREW



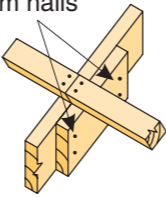
**FIXING TYPE C
2.4kN**

1 BLUE SCREW



**FIXING TYPE
C, D or E OVER
PURLIN SPLICE**

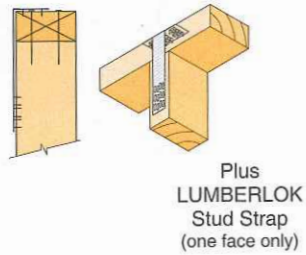
90 x 35mm block fixed
to chord or rafter with
4 x 75mm nails



- TYPE C
1 SCREW
to each purlin
- TYPE D & E
1 NAIL plus 1 SCREW to each purlin

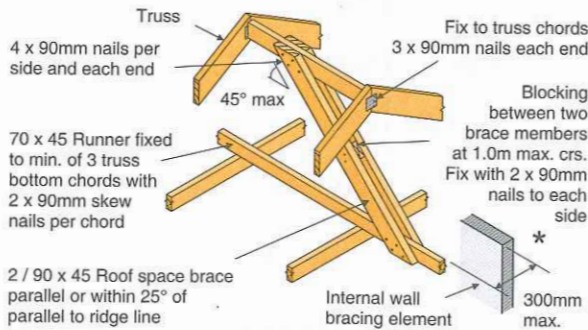
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2 x 90mm x 3.15 dia. plain steel
wire nails driven vertically into stud.



TOP PLATE FIXING:

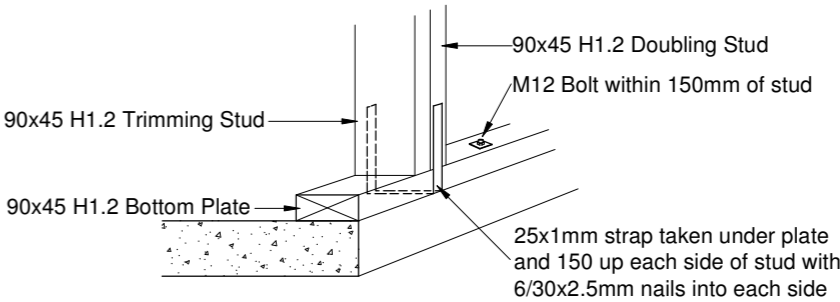
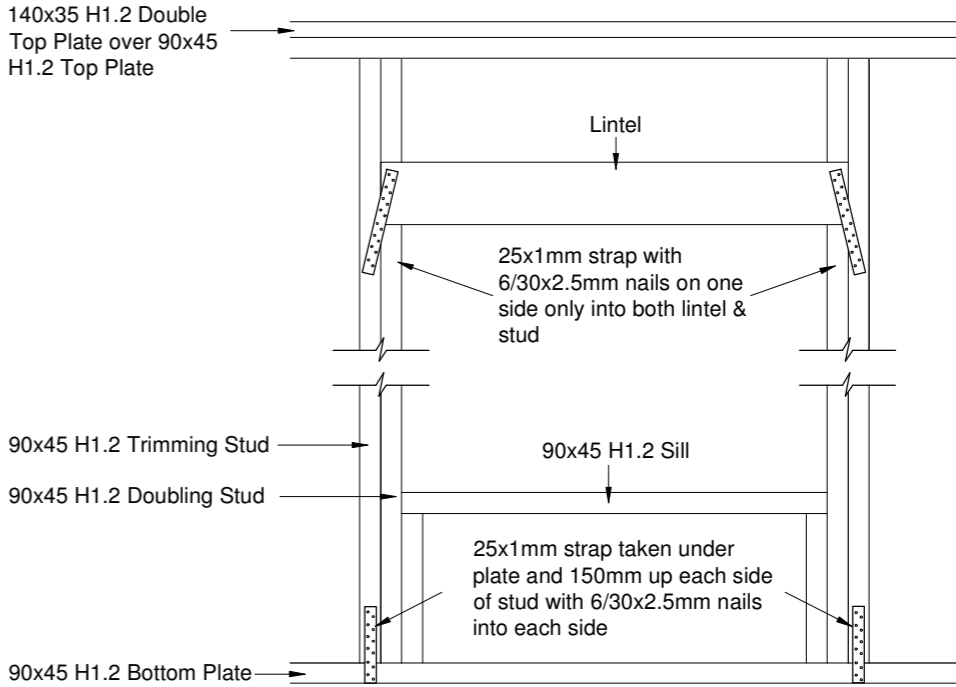
(B) More than 2m long (Max. 4.8m).



RIDGE BRACE FIXING:

LINTEL FIXINGS:

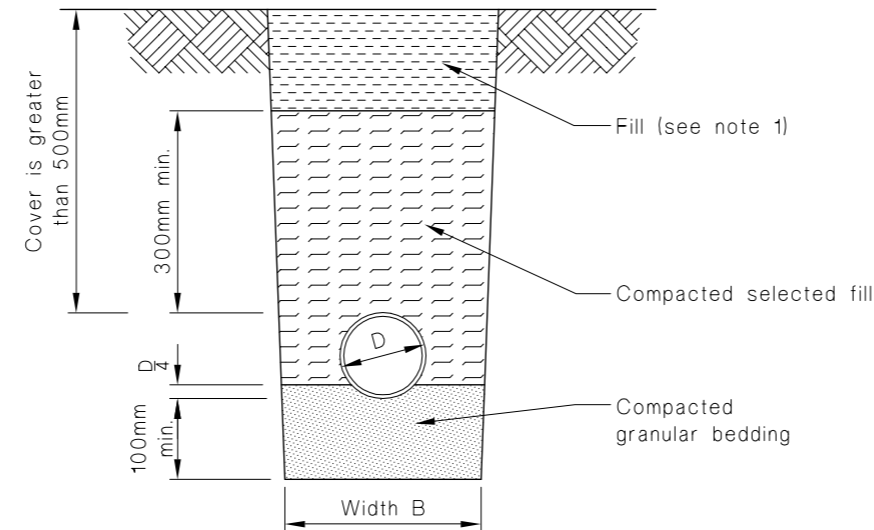
All lintels require Lintels Fixings as per NZS3604:2011



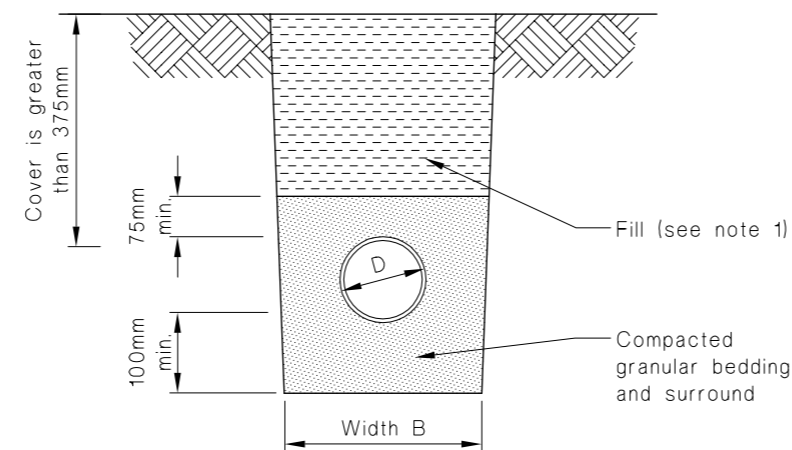
STUD TO BOTTOM PLATE FIXING DETAIL

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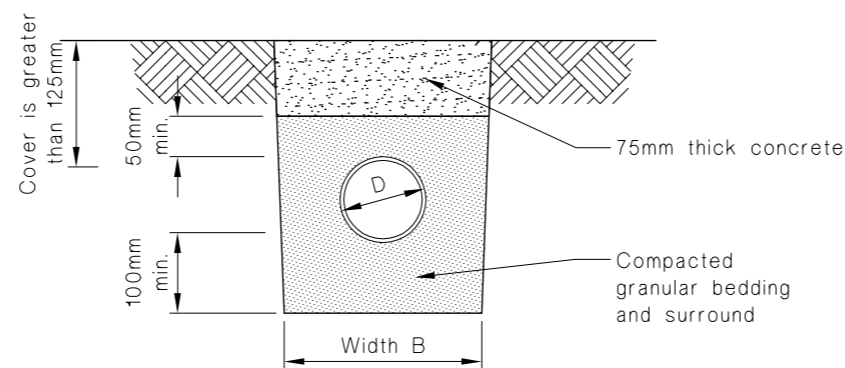
Figure 13: Bedding and Backfilling
Paragraphs 3.9.2, 3.9.4 and 3.9.5



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



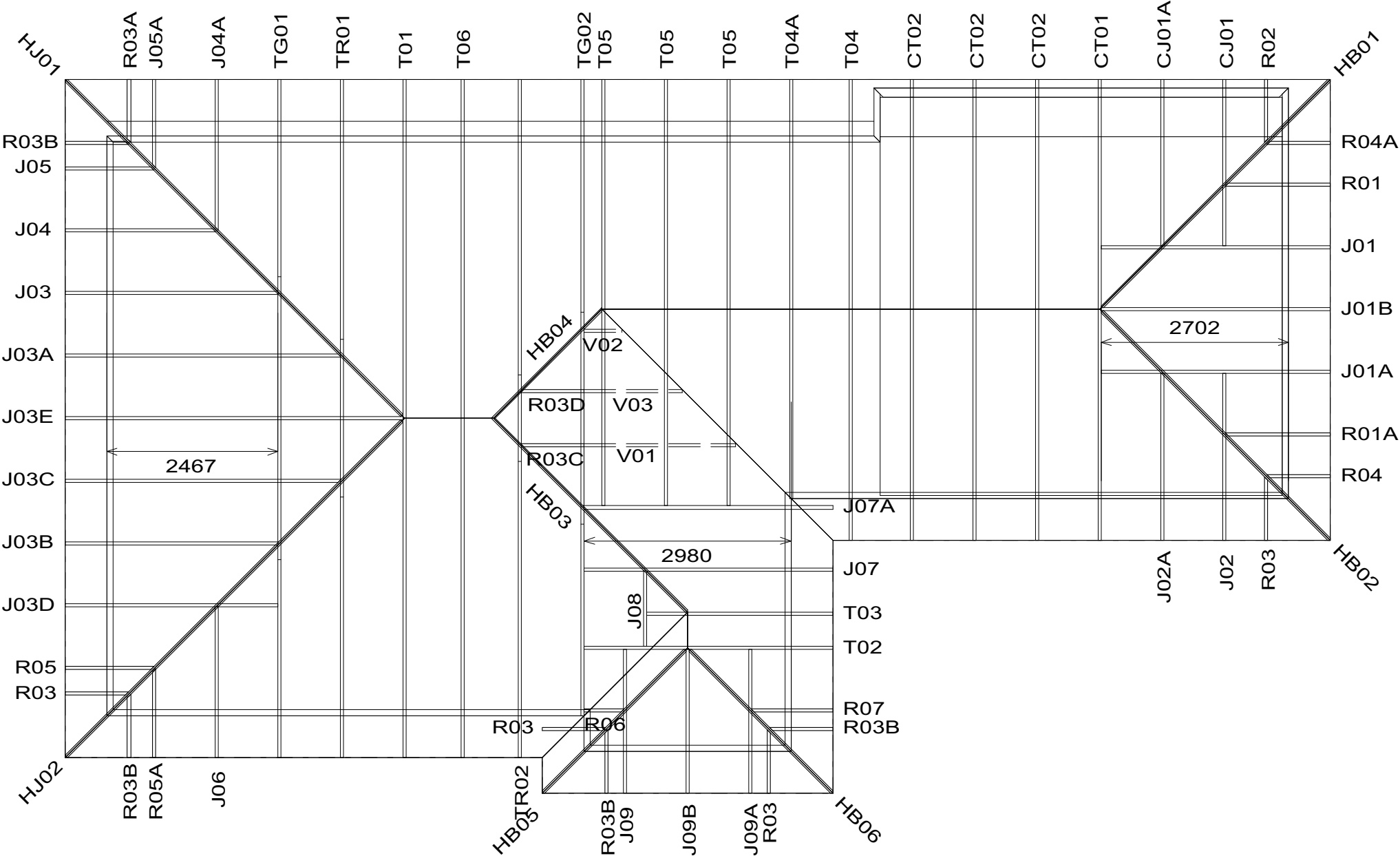
(b) Cover greater than 375 mm
Bedding type 'D' of NZS 4452



(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) High 900 mm Galv Iron .5mm 0.250 kPa 25.000 deg	Snow Altitude:		100 m		
Wind Area:			Design Wind Speed:		44.0 m/s		
TC Restraints:			BC Restraints:		600 mm		
Roof Material:			Ceiling Material:		Gib Board 12mm		
Roof Live Load:			Snow Load:		0.441 kPa		
Roof Pitch:			Truss Centres:		900 mm		
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:		Building Consent No.:	
				130237			
				Scale: 1 : 75		Date: 26/03/2013	