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Proposed Granny Flat  
for  
43 Nicolau Avenue



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SUPERSEDED

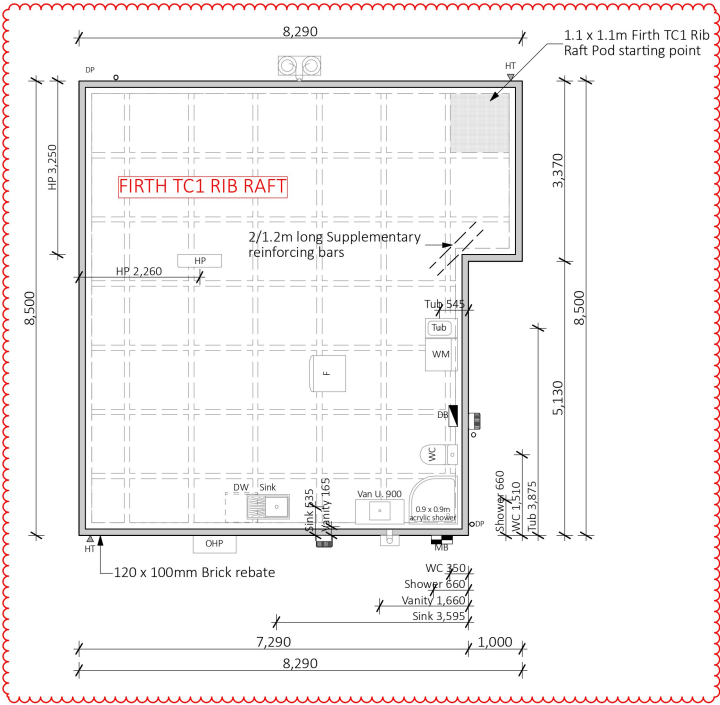
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Foundation Notes:

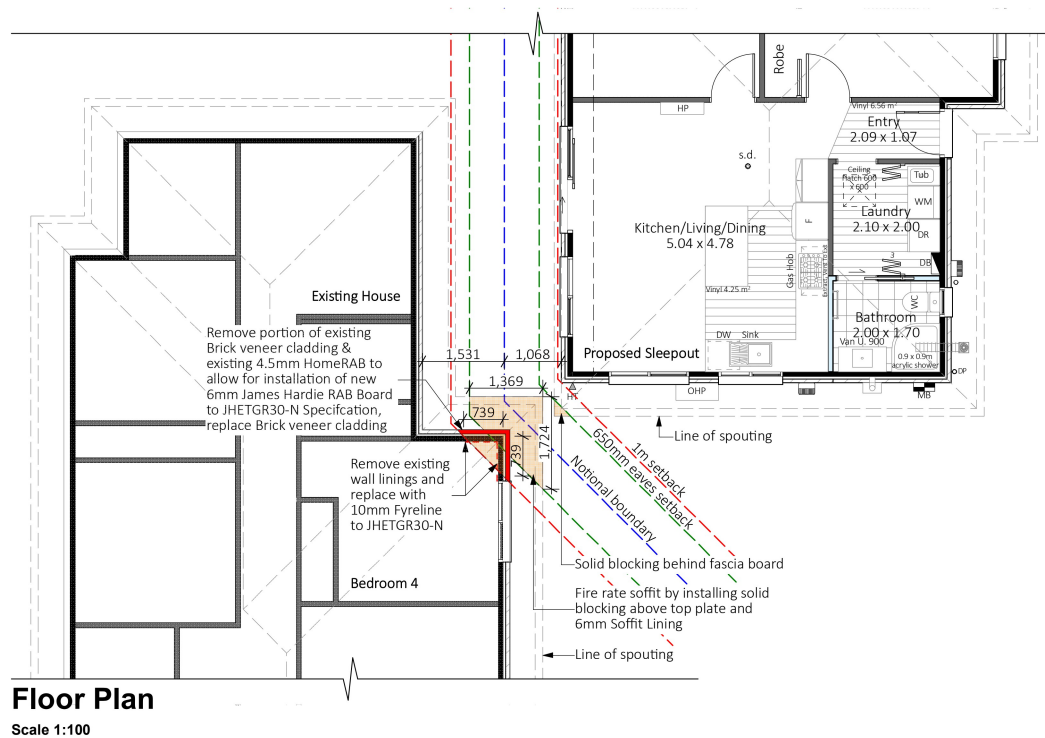
- TC1 Firth Ribraft Foundation System. For more information refer to supporting documents.
- 300mm wide x 305mm deep Concrete Footng reinforced with 2xHD12 Bars at bottom and 1 x HD12 bar at top
- 100mm conc ribs reinforced with 1 x HD12 Rod
- 20Mpa 100mm thick min Conc Slab reinforced with Grade 665 mesh with minimum of 30mm cover on plythene DPM over compacted 150mm layers of AP40.
- Supplementary reinforcing (2/D12 1200mm long) to internal corners.
- WC riser locations have a typical offset of 140mm from internal line of framing to center of waste. (Manufacturers technical specifications should be consulted to confirm offset)
- Vanity & Tub riser locations have a typical offset of 45mm to centre line of wall framing to centre of waste.
- Mesh in floor slab must be earthed. Earth with 16mm REO rod brought up into wall below meterbox & wired to the mesh. At prewire, connect a clamp & piece of wire to rod & earth it to the meterbox.
- Minimum heights of concrete slab on ground above surrounding ground levels to be:  
Brick- 125mm to sealed surface & 200mm to unsealed ground as per NZBC E2.  
2/Coats of bituminous liquid to brick rebate
- Finished floor level to be 150mm minimum above crown of road as per NZBC E1/AS1 Figure 1 or the lowest point of the boundary as per Figure 2 ,E1/AS1.
- Confirm layout of fittings of kitchen & bathroom etc. before foundation commences.

- Contractor to Confirm
- Overall Slab Dimensions with Framing plan Prior to set out
  - Confirm Down pipe locations with Roof Plan
  - Confirm Cladding Rebates with Elevations & Floor Plan.
  - Confirm Drain location with fixture type.



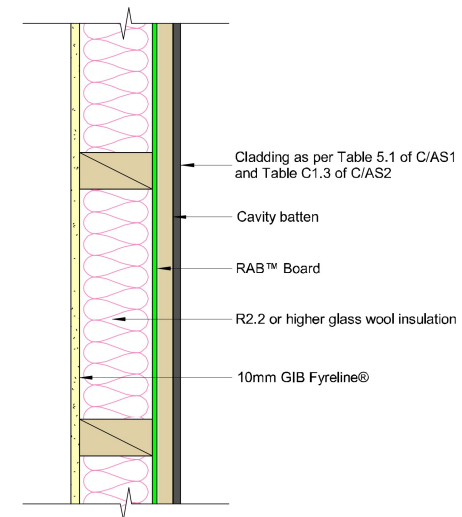
Amendments: 24/05/23

Whilst Choice Architecture has used reasonable means to ascertain dimensions on site; Choice Architecture does not warrant or guarantee the accuracy of dimensions supplied or implied on the drawings. For all intents and purposes, all dimensions are to be confirmed onsite. Do not scale off drawings.



JHETGR30-N		Fire Resistance	30/30/30	STC	42
Cladding	Cladding system as per Table 5.1 of C/AS1 and Table C1.3 of C/AS2		Lining		
Framing		Timber framing to be in accordance with NZS 3604 or SED complying with AS/NZS 1170 and NZS 3603. Framing size 90 x 45mm minimum. Studs at 600mm centres and nogs at 800mm centres maximum		Insulation	
Cavity Batten		As per cladding manufacturer technical specification		Underlay	
Cladding Fixing		As per cladding manufacturer technical specification		Lining Fixing	
RAB™ Board Fixing		RAB™ Board 6mm: 40 x 2.8mm fibre cement nail at 150mm centres to entire framing RAB™ Board 9mm: 50 x 2.8mm fibre cement nail at 150mm centres to entire framing Fixing to be 12mm from sheet edges		Fix GIB Fyrelite® with 41mm x 6g GIB® Grabber® High Thread Drywall Screws 300mm centre around the sheet perimeter and intermediate studs Fixing to be 12mm from bound sheet edges and 18mm from sheet ends	

No cladding required for wall applications enclosed within the roof space  
For further information refer to HomeRAB™ Pre-Cladding and RAB™ Board installation manual

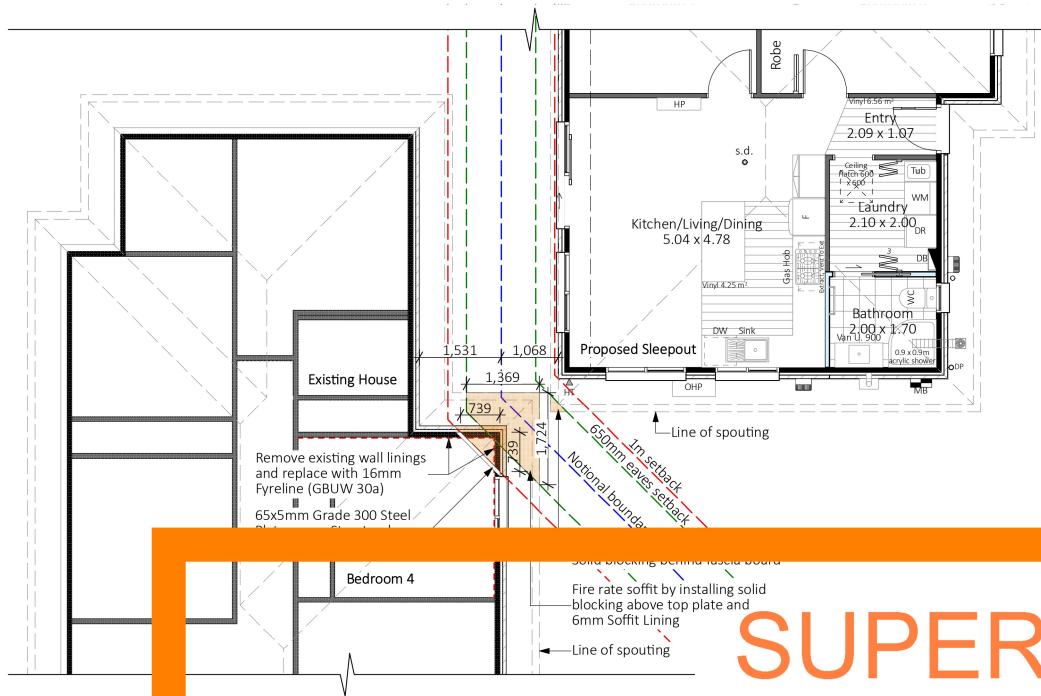


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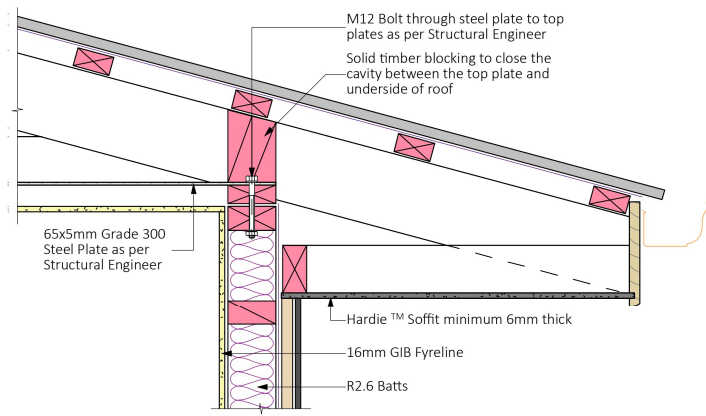






Ground Floor Plan

Scale 1:100



Soffit Detail

Scale 1:10

GIB FIRE RATED WALL SYSTEMS

One way FRR — timber or steel frame

Specification number	Performance	Specifications
GBUW 30a	FRR 30/30/30	Lining 1 layer 16mm GIB Fyreliner® one side LB/NLB Load bearing
GBUW 30b	FRR 30/30/30	Lining 2 layers 10mm GIB Fyreliner® one side LB/NLB Load bearing

FRAMING AND WALL HEIGHT

Timber or steel frame designed to meet durability and structural criteria for strength and serviceability under dead and live loads.

The width of framing supporting the linings shall be 35mm minimum.

The cavity depth shall be 90mm minimum.

Framing spacing shall be at 600mm centres maximum.

Timber frame height and dimensions as determined by NZS 3604 stud tables or specific design.

LINING (FIRE SIDE)

GBUW 30a

GBUW 30b — 2 layers of 10mm GIB Fyreliner® to one side of the frame.

Vertical or horizontal framing. For vertical fixing, full height sheets shall be used where possible.

Sheets shall be touch fit.

Sheet joints shall be staggered over framing, except for longitudinal joints when the outer layer is fixed horizontally. Offset sheet joints in double-layered systems.

When sheet and butt joints are unavoidable, they shall be

In steel-framed options, linings are installed hard to floor.

FASTENING THE LINING

Fasteners

System	Timber frame	Steel frame
GBUW 30a	41mm x 6g GIB® Grabber® High Thread Drywall Screws	32mm x 6g GIB® Grabber® Self Tapping Drywall Screws
GBUW 30b Inner layer	32mm x 6g GIB® Grabber® High Thread Drywall Screws	25mm x 6g GIB® Grabber® Self Tapping Drywall Screws
GBUW 30b	41mm x 6g GIB®	32mm x 6g GIB®

Fastener centres

Inner layer: 600mm centres up each stud.

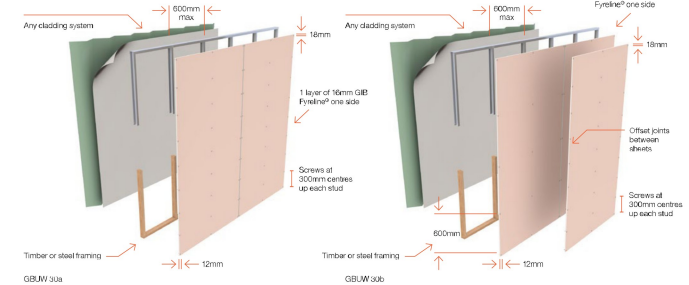
Outer or single layer: 300mm centres up each stud.

Place fasteners 12mm from longitudinal sheet edges and 18mm from sheet ends.

Place fasteners at 200mm centres along sheet end butt joints.

JOINTING

Inner layer: Unstopped.



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GIB® HELPLINE 0800 100 442 OR GIB.CO.NZ FOR MORE INFO

OCTOBER 2018

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