

Proposed Dwelling for Lance & Barbara Croawell

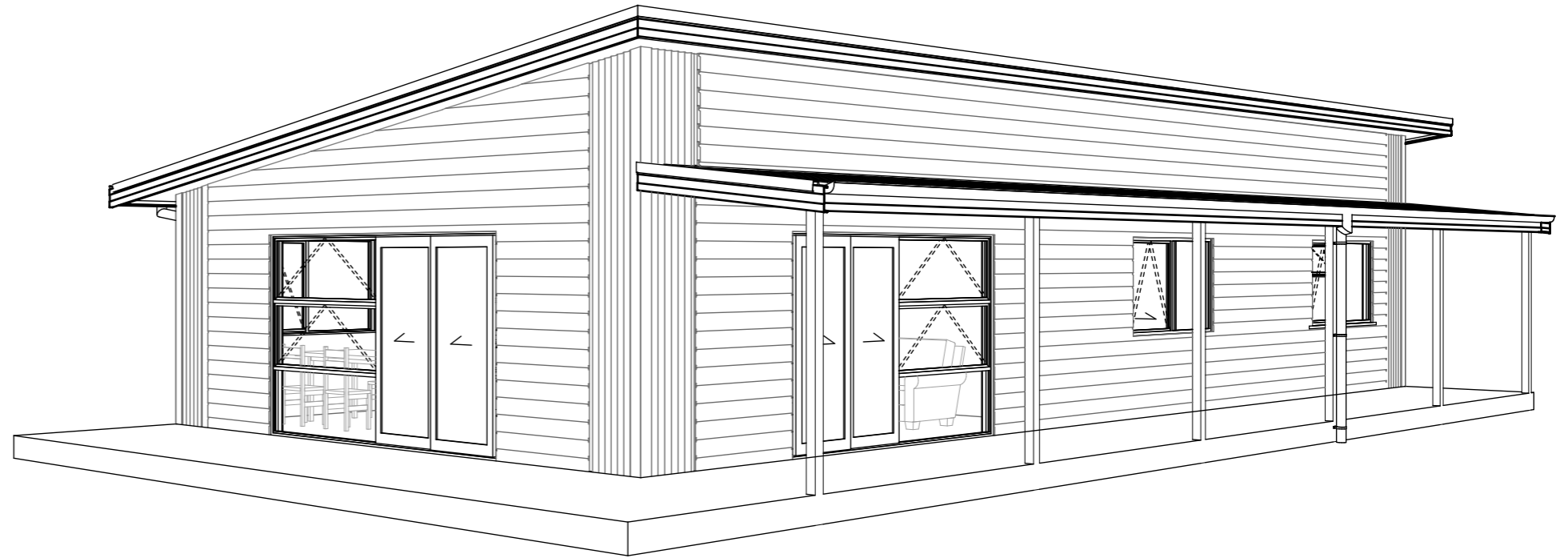
101 Kelly Jade Ave, Matarangi

Consent Drawings

This Consent is affected by
RESTRICTED BUILDING WORK
as per Building Act 2004

APPROVED
ABA20210508
Thames-Coromandel
District Council

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General Notes:

Anti-slip: to all access routes both internal & external, provide anti-slip surface complying with NZBC D1/as Table 2 (except surfaces inside entry doors of housing may be considered dry areas).

Boundary setbacks are to foundation slab, not cladding face.

Drainage:

Supply a 1:100 scale 'as - built' drawing of drains and fittings to the territorial authority and to the owner on completion.

UPVC pipes, bends, junctions, fittings and joints to AS/NZS 1254 and AS/NZS 1260.

Gully traps : Install in accordance to NZBC G13/AS1 Clause 3.3 Gully Traps, complete with grating.

Provide inspection points as per NZBC E1/AS1 Clause 3.7 access for maintenance.

Allow for steps of landscaping to all external doors so steps from F.F.L. to F.G.L. are no greater than 190mm. All pipes in concrete to have denso tape (synthetic fabric based tape impregnated and coated with organic petroleum based compounds) applied.

Pipes shall incorporate expansion joints in accordance with Chapter 8 of NZBC 7643.

Hot water pipes to be sized in accordance to NZBC G12 and NZS 4305:1996 mains pressure.

Hot water pipes to be sized in accordance to NZBC G12 and NZS 4305:1996 mains pressure.

Contractor to coordinate all drains laid under building with foundation construction setout to ensure min depth and fall requirements are achieved.

Drains installed under building shall be:

- A) straight and even gradient
- B) separated from building foundation by at least 25mm, and
- C) when passing through concrete, sleeved or wrapped in a durable and flexible material to allow for expansion and contraction.

Drains passing beneath buildings with a concrete slab on ground shall have in addition to the above:

- A) 50mm clearance from top of the pipe to the underside of the slab , and
- B) junctions beneath the building joining at an angle of not more than 45°.
- C) cleaning access either side of slab

Note:

All external/exposed fixings to be stainless steel

**NOTE: HAZARD MANAGEMENT
TEMPORARY FENCING**

If a work site is not completely enclosed and unauthorised entry by children is likely, it is acceptable for specific hazards to be fenced only when workers are absent from the immediate vicinity where a potential hazard as a work site makes a safety barrier necessary, a barrier complying with table 1, NZBC F5/AS1 is an acceptable solution

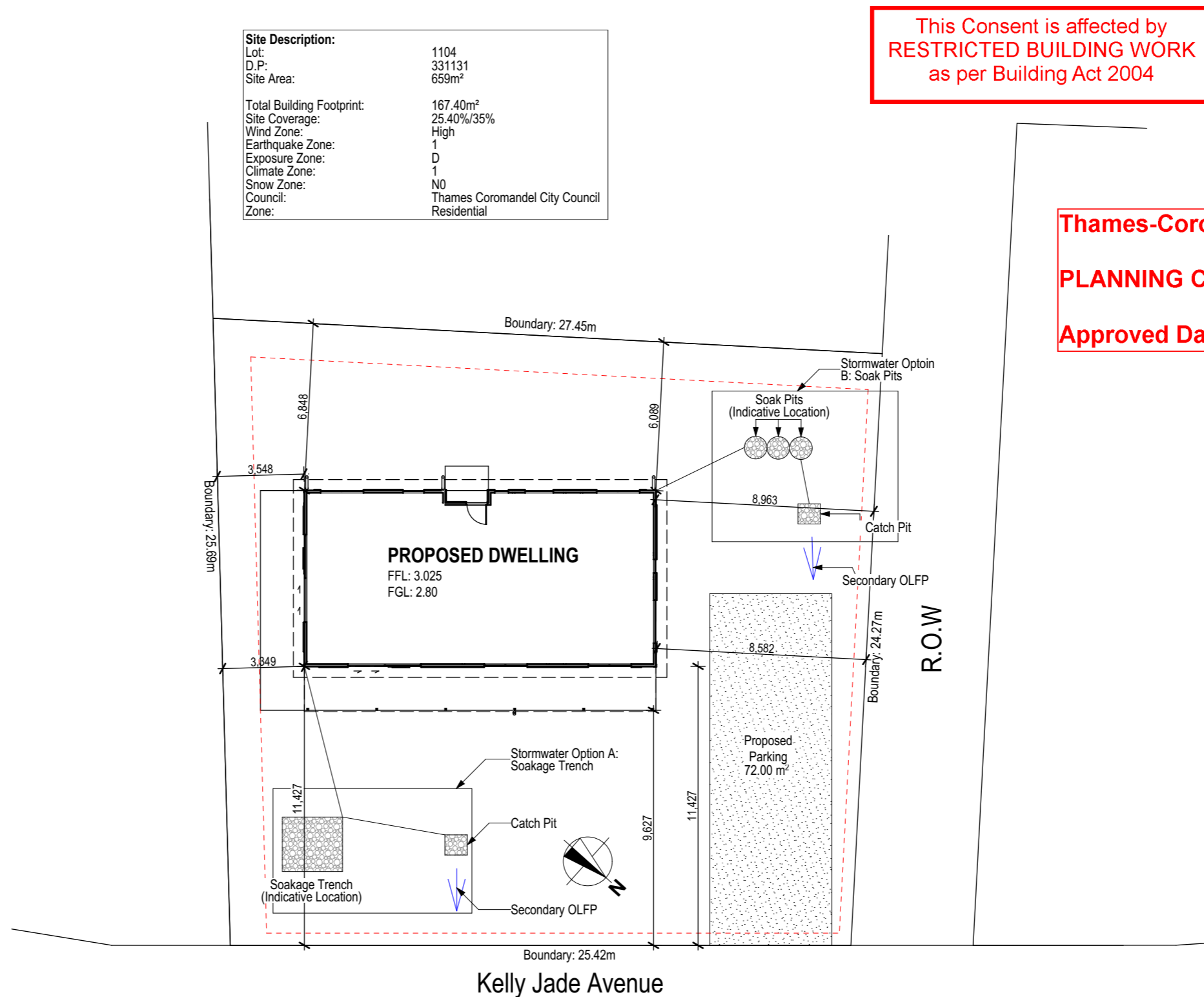
Patio and paving to front door to comply with NZBC D1 2.1 slip resistance table 2. Maximum step height to common / main private stairways to be 190mm

Site Description:	
Lot:	1104
D.P.:	331131
Site Area:	659m ²
Total Building Footprint: 167.40m ²	
Site Coverage:	25.40%/35%
Wind Zone:	High
Earthquake Zone:	1
Exposure Zone:	D
Climate Zone:	1
Snow Zone:	NO
Council:	Thames Coromandel City Council
Zone:	Residential

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PLANNING CHECK COMPLETED
Approved Date: 31/05/2021



PROPOSED DWELLING FOR:
Lance & Barbara Croawell,
101 Kelly Jade Ave, Matarangi

DRAWING TITLE
SITE PLAN

SCALE:
1:200 @ A3
DRAWN:
TDZ 79

DATE:
27-May-21
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201582

SHEET:
2
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Stabilised Entry/Exit Pad - Building Sites

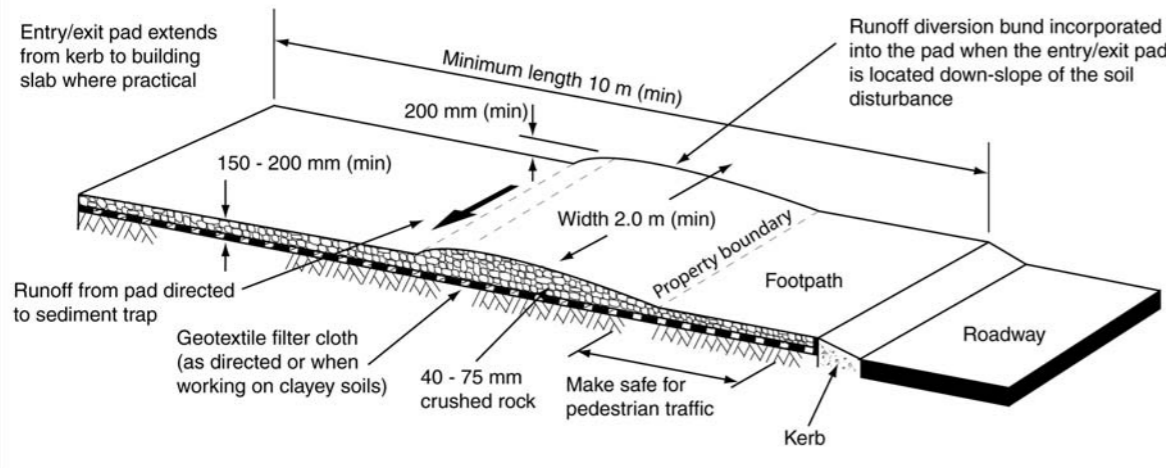


Figure 3 Typical stabilised all-weather site access

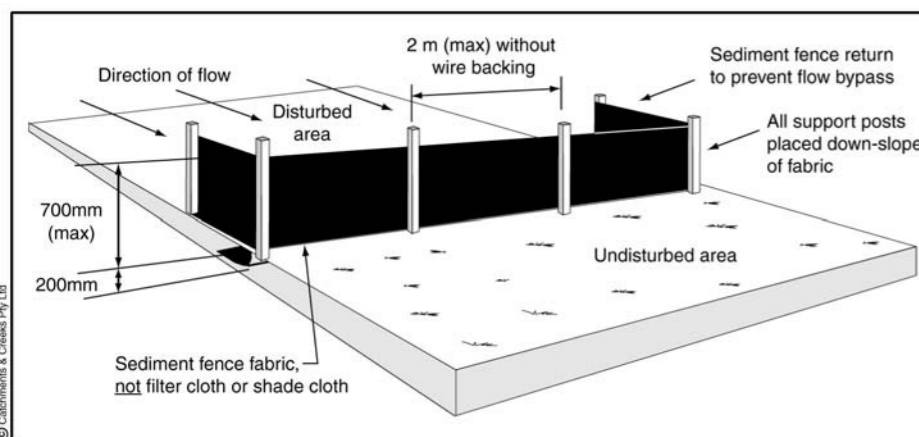


Figure 9 Sediment fence construction details

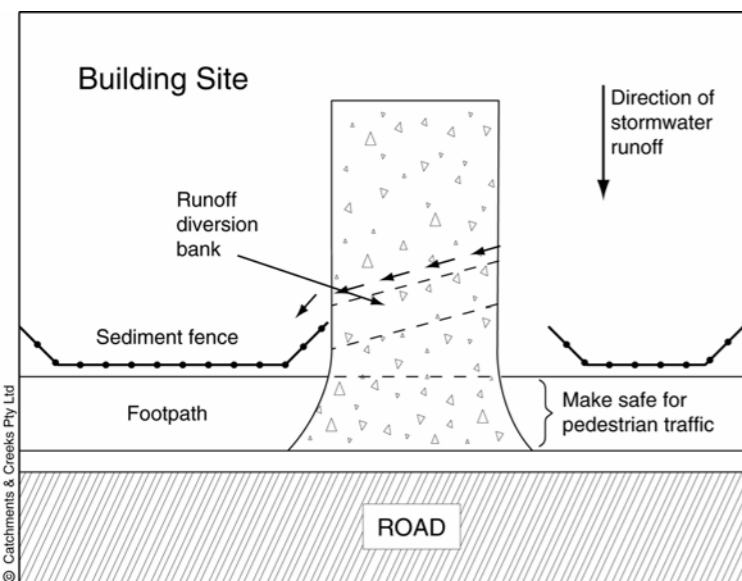


Figure 4 Typical stabilised all-weather site access – PLAN VIEW

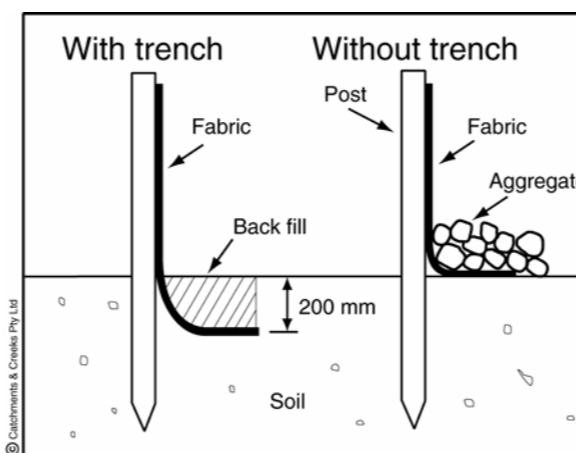


Figure 10 Alternative sediment fence installations (with and without a trench)

1. All erosion and sediment control structures to be inspected each working day and maintained in good working order.
2. All ground cover vegetation outside the immediate building area to be preserved during the building phase.
3. All erosion and sediment control measures to be installed prior to commencement of major earthworks.
4. Stockpiles of clay material to be covered with impervious sheet.
5. Roof water downpipes to be connected to the permanent underground stormwater drainage system as soon as practical after the roof is laid.

NOTE: HAZARD MANAGEMENT TEMPORARY FENCING

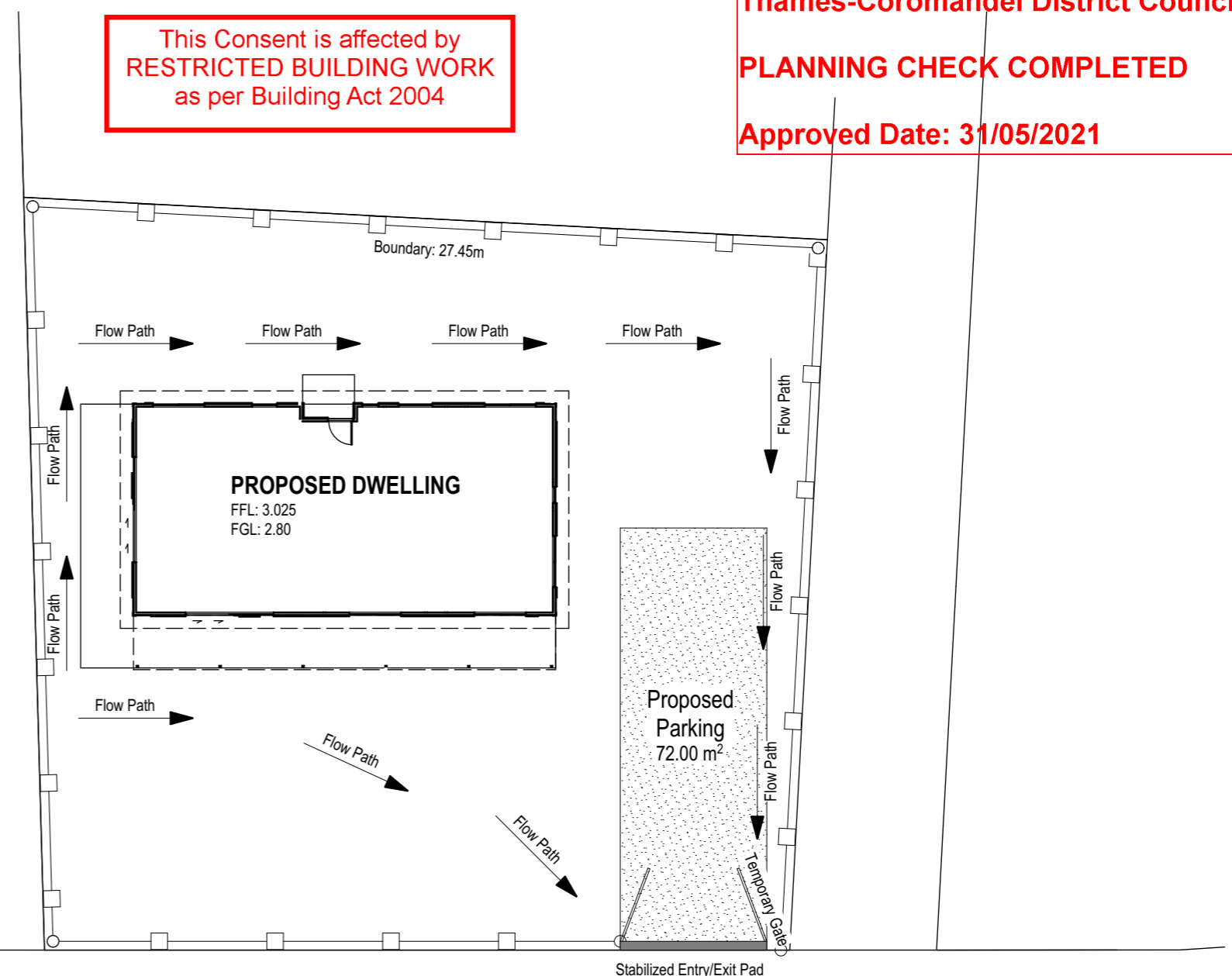
If a work site is not completely enclosed and unauthorised entry by children is likely, it is acceptable for specific hazards to be fenced only when workers are absent from the immediate vicinity where a potential hazard as a work site makes a safety barrier necessary, a barrier complying with table 1, NZBC F5/AS1 is an acceptable solution

Note:
All external/exposed fixings to be stainless steel

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SITE SEDIMENT CONTROL

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Anti-slip:
Anti-slip to all access routes both internal & external, provide anti-slip surface complying with NZBC D1/as Table 2 (except surfaces inside entry doors of housing may be considered dry areas).

Finished Floor Level:
F.F.L. to be maintained at 225mm above finished ground level, 150mm min. from paving.

Drainage & Plumbing:
Refer to the Drainage Plan

Hot Water Pipes:
Hot water pipes to be sized according to NZBC G12 & NZS 4305:1996 mains pressure 15mm dia. Allow 12m max. pipe length, pipe length beyond this must be lagged.

Exterior Framing
90x45 studs up to 2.42m- at 600mm ctrs. (Single or Top Storey)

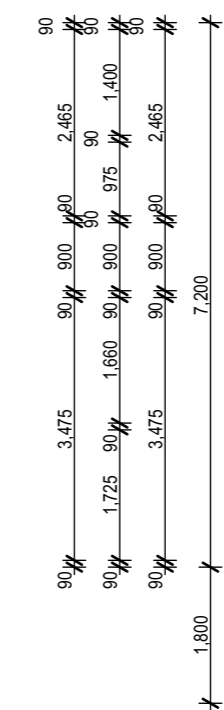
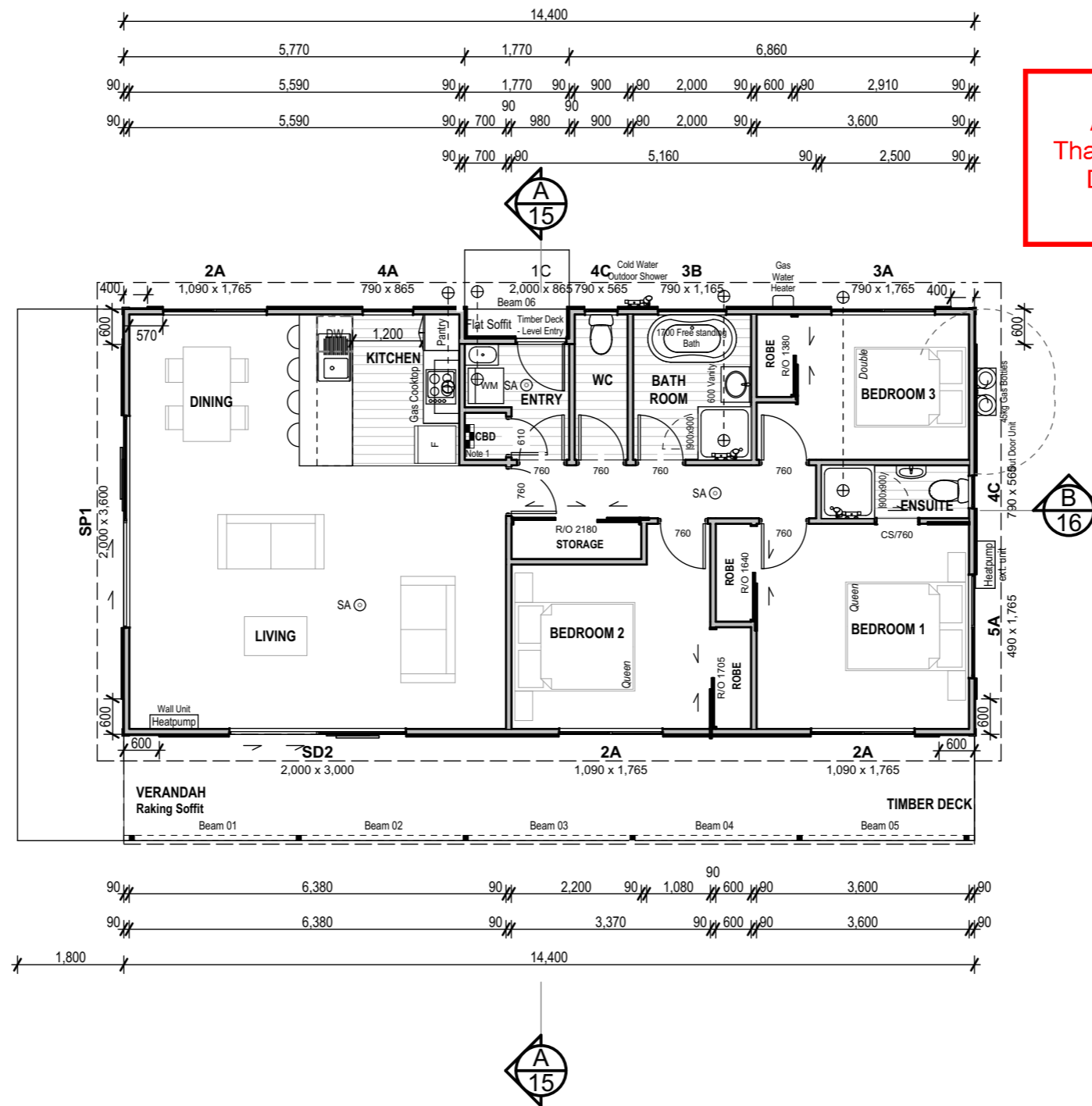
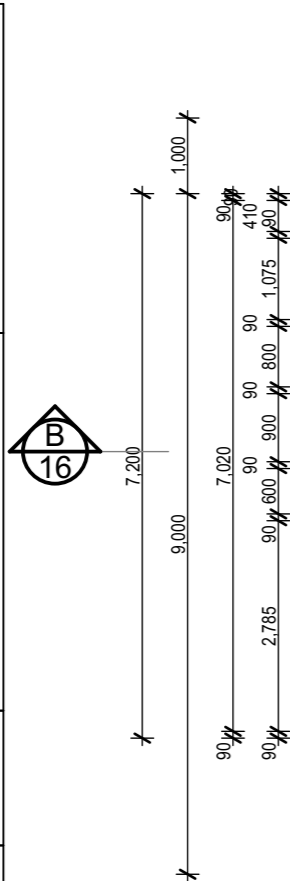
Interior Framing
90x45 studs up to 2.42m- at 600mm Ctrs. (Single or Top Storey)

Notes:
Building contractor to check all dimension before commencing constructions.
All glazing to comply with NZS 4223 including safety glass to shower doors.
Double glazing to all exterior joinery,
Offset to joinery is dimensioned otherwise considered centered in wall space

Total Area Over Frame:
House Area: 102.80m²
Roof Area: 126.23m²

Additional Area:
Verandah Area: 27.04m²

Note 1:
Tuebels EZMP453 Flush mounted combination meterboard/switchboard



LEGEND	
SA ⊙	Smoke Alarm (with hush button)
⊙	Safety Glass
▣	Tiled Flooring
▤	Vinyl Flooring
▥	Carpet Flooring (excl. garage)

Job Notes:	
Stud Height :	2420mm
Soffit Width :	450mm
Roof Pitch :	8°,6°
Floor Type :	Waffle Slab (SED)
Joinery Head Height:	2000mm

SITE DATA	
Exposure/ Corrosion Zone:	D
Climate Zone:	1
Building Importance:	2
Snow Zone:	N0 @ 5m
Snow Load:	n/a
Wind Zone:	High
Wind Region:	A
Ground Roughness:	Open
Site Exposure:	Exposed
Topographic Class:	T1
Earthquake Zone:	1

Floor Area (Over Framing)	102.80 m ²
Site Coverage Area	129.60 m ²



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FLOOR PLAN

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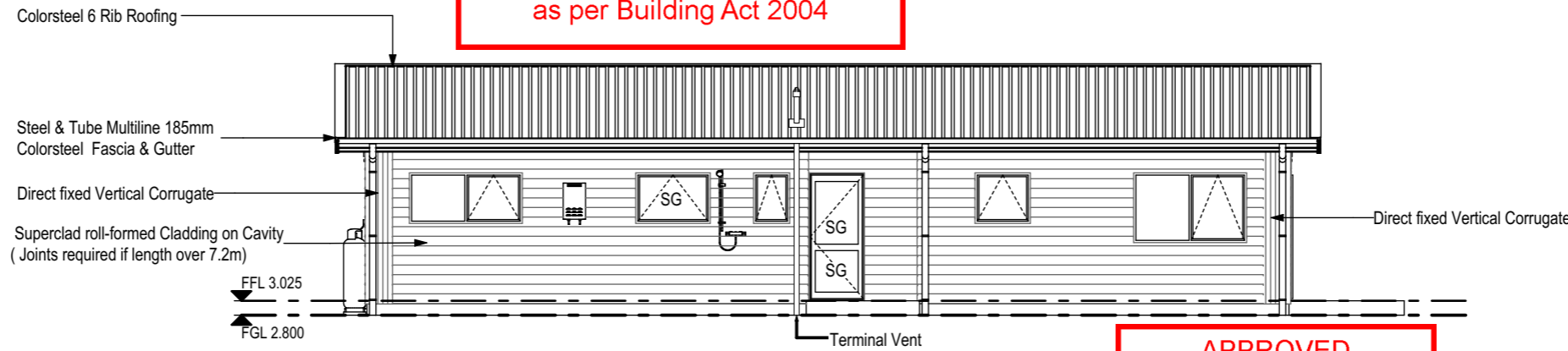
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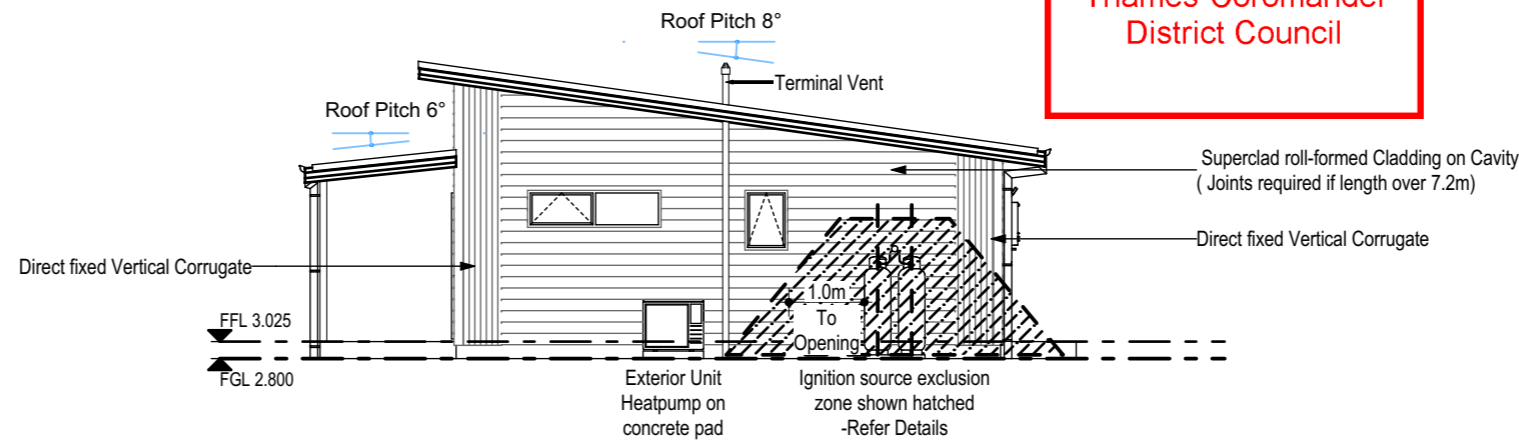
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REAR ELEVATION



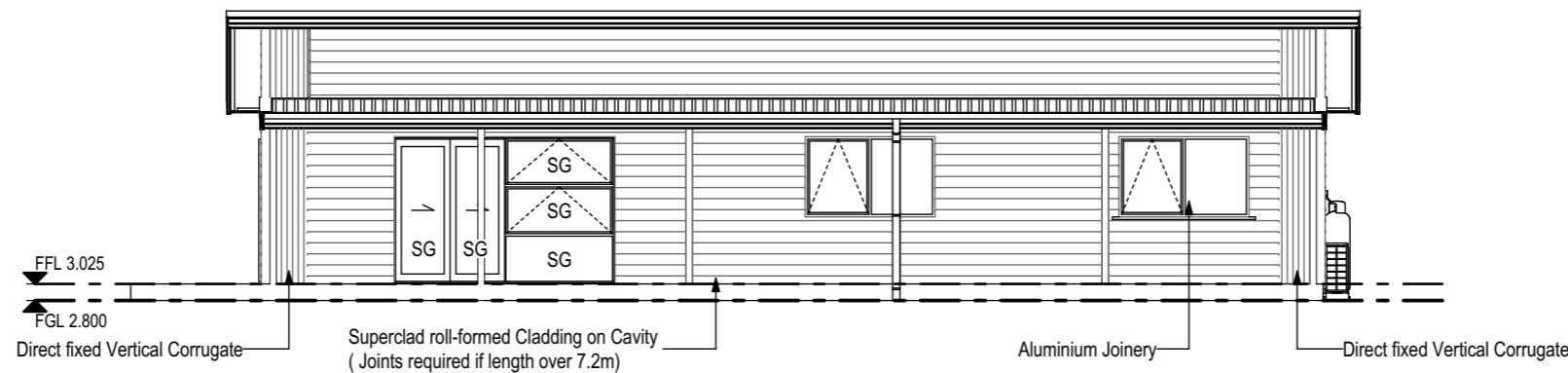
BUILDING ENVELOPE RISK MATRIX		
Front Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		4

LEFT ELEVATION



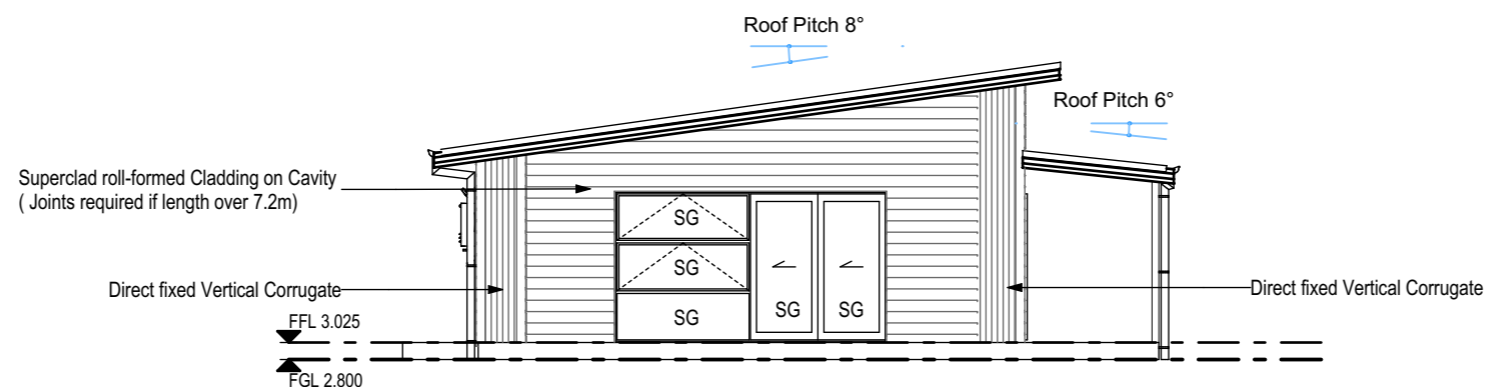
BUILDING ENVELOPE RISK MATRIX		
Front Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		4

FRONT 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	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		4

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	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		4



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Roof Cladding:
8° and 6° Longrun Colorsteel (6-Rib) roof cladding on 215 self supporting roof underlay

All roof penetrations shall be flashed as per NZBC E2/AS1 external moisture section 8.4 profiled metal roof cladding (8.4.17 Roof Penetrations) as shown in figure 53&54

Truss Fixings:
Refer to Truss Documentation

Soffits:
4.5mm Hardiesoffit soffit lining

Purlin fixing type:
Type T (1/10g self-drilling screw, 80mm long or alternative fixing capacity of 2.4kN)

Stud to Top Plate Fixing:
FIXING TYPE A (0.74kN):
2 X 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.

FIXING TYPE B (4.7kN):
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud / Plus LUMBERLOK Stud Strap (one face only).

All internal load bearing walls to have TYPE B Stud to Top Plate Fixings.

Trusses:
Gangnail H1.2 roof trusses at 900crs to roof manufacturer's design. Refer to Truss Documentation for fixings and layout.

All trusses to be designed and approved by qualified truss manufacturer able to issue a PS1 (producer statement) prior to building consent approval, which perimeters of the design.

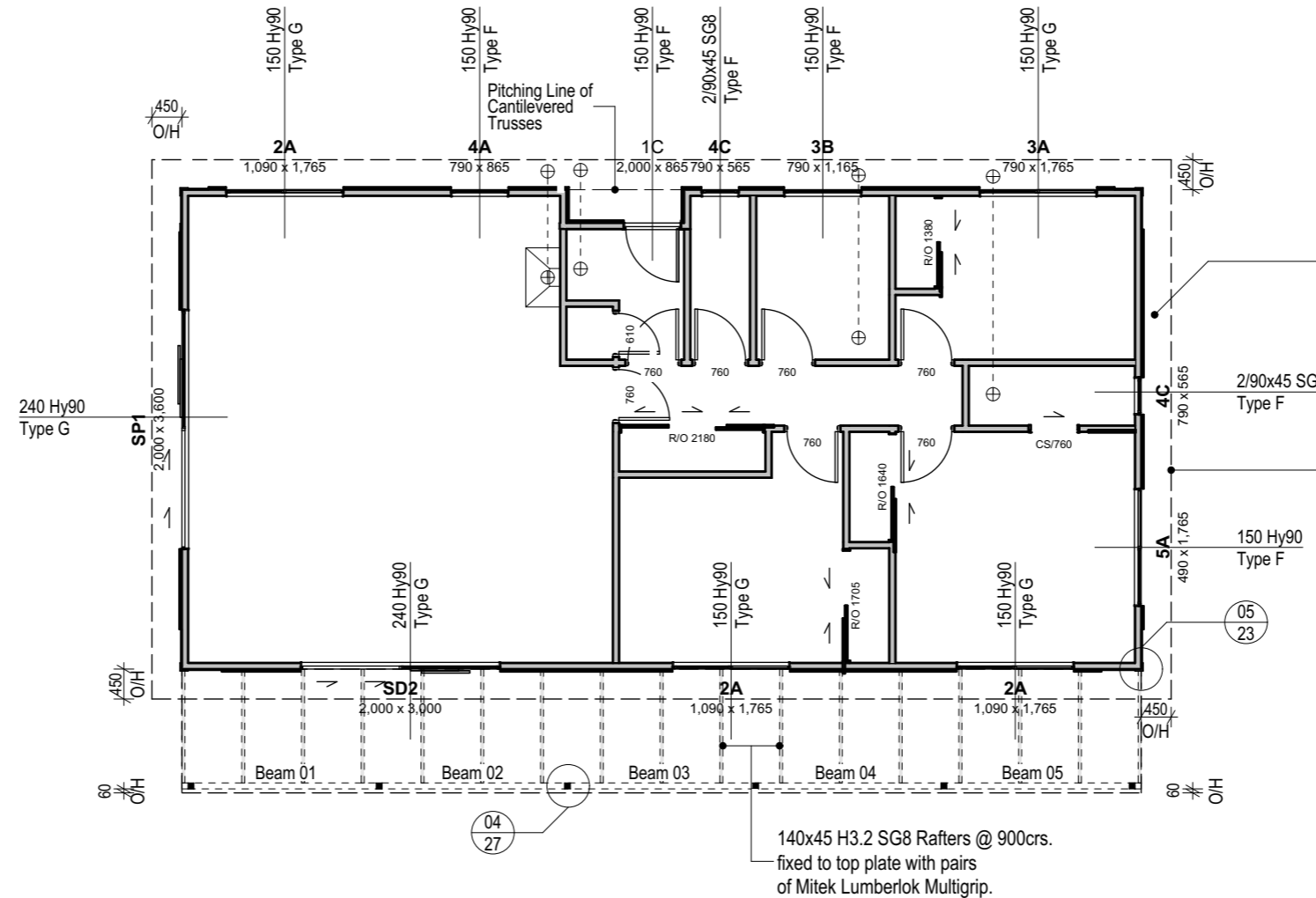
The truss system shall include roof space bracing in accordance with NZS 3604:2011

Note:
All external/exposed fixings to be stainless steel

KEY

150 Hy90 Type G	Lintel Size / Type Lumberlok Type Lintel Fixing
	27mm x 0.6 Strip Brace: Diagonally Opposing Pair of Roof Plane bracing with tensioners
	Rangehood ducting venting out through soffit
	Extractor fan ducting venting out through soffit

Beam Schedule:				
Beam	Beam Size	Specified	Posts/Column	Foundation
Beam 01	150xHy90	Carters	Posts	Pads
Beam 02	150xHy90	Carters	Posts	Pads
Beam 03	150xHy90	Carters	Posts	Pads
Beam 04	150xHy90	Carters	Posts	Pads
Beam 05	150xHy90	Carters	Posts	Pads



90x45 SG8 Outriggers @1200crs. max as per NZS3604:2011 and Mitek Gable end raking verge overhang Options 2020 fix to gable end truss with 1xWiredog & 2/90x3.15Ø. Skew driven nails and fix to next truss back with 3/90mm nail.

90x45 Fly Rafter as per NZS3604:2011 and Mitek Gable end Raking Verge overhang Options 2020

140x45 H3.2 SG8 Rafters @ 900crs. fixed to top plate with pairs of Mitek Lumberlok Multigrip.



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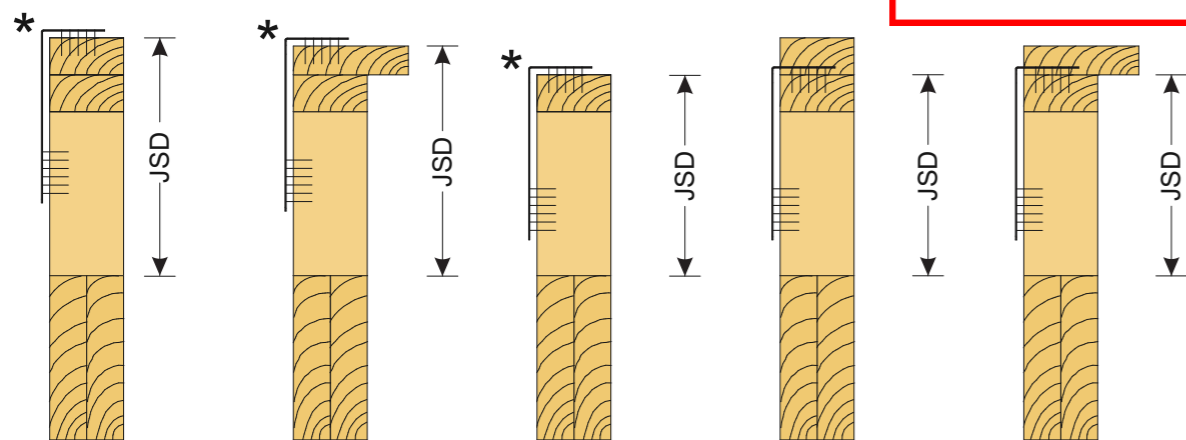
DRAWING TITLE
ROOF/STUD FIXING/LINTEL FIXING

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1:100 @ A3
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FRAMING ARRANGEMENTS Jack Stud Dimension Definition (JSD)



* Note: It is preferable for the top fixing to be located on the uppermost top plate or top plate packer to provide better fixing options for the truss connections

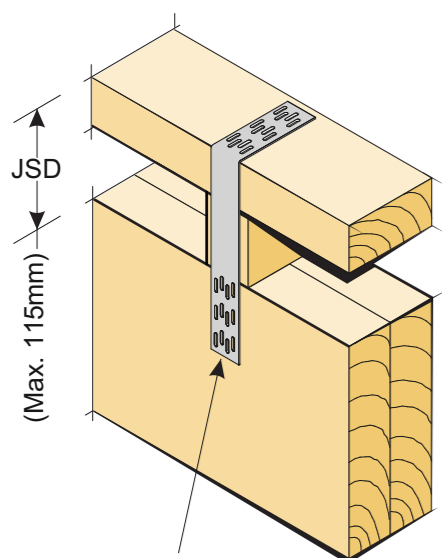
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FIXING OPTIONS

FIXING 1

Jack Stud Dimension (JSD) up to a maximum of 115mm. Includes when top plate is fixed directly into lintel i.e. no jack stud used.



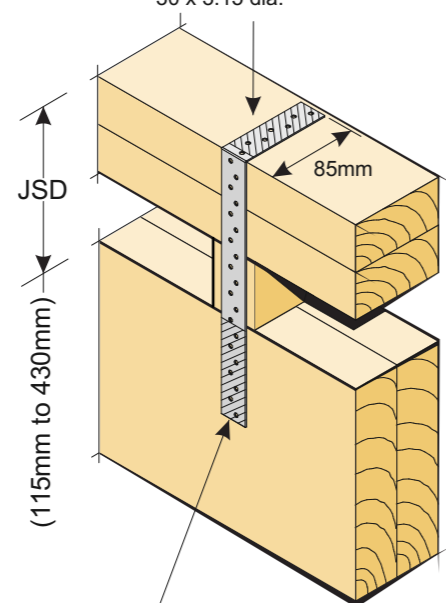
LUMBERLOK® Stud Strap on one face.

Note: Fix jack stud with 2 x 90mm nails from top plate and 2 x 90mm skew nails to lintel (typical)

FIXING 2

Jack Stud Dimension (JSD) from a minimum of 115mm to a maximum of 430mm.

Fold at length of 85mm. Fill 6 holes in shaded area with LUMBERLOK® Product Nails 30 x 3.15 dia.



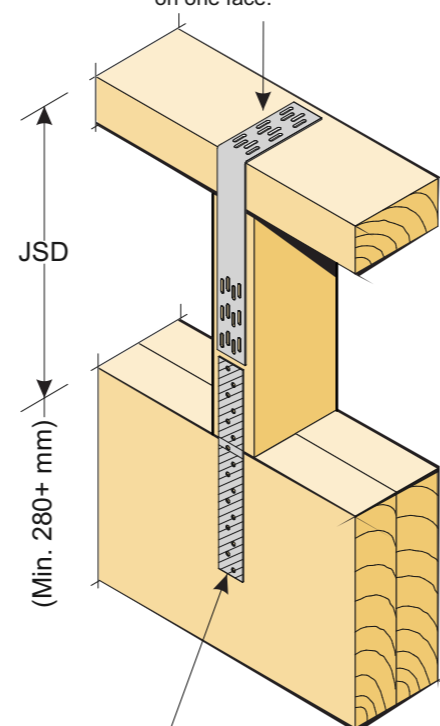
LUMBERLOK® Sheet Brace Strap on one face. Fill 6 holes in shaded area with LUMBERLOK® Product Nails 30mm x 3.15 dia.

Note:
• JSD up to 230mm use Sheet Brace Strap 400mm.
• JSD from 230mm to 430mm use Sheet Brace Strap 600mm.

FIXING 3

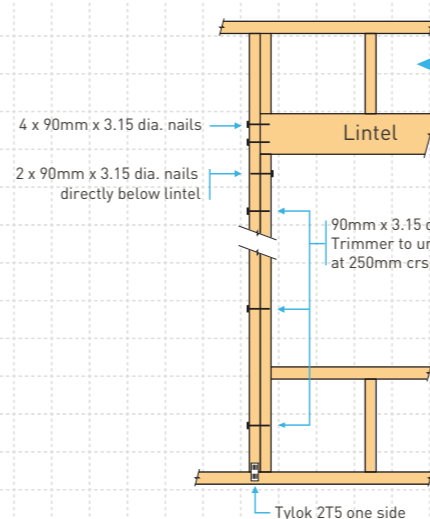
Jack Stud Dimension (JSD) from a minimum of 280mm. No maximum dimension.

LUMBERLOK® Stud Strap on one face.



LUMBERLOK® Sheet Brace Strap 200mm on one face. Fill 6 holes in shaded areas of jack stud and lintel with LUMBERLOK® Product Nails 30mm x 3.15 dia.

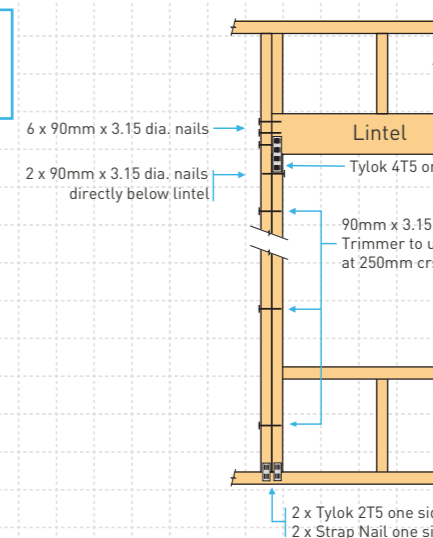
TYPE E 1.4kN



For fixing of jack studs refer to Jack Stud to Top Plate & Lintel Fixing brochure

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

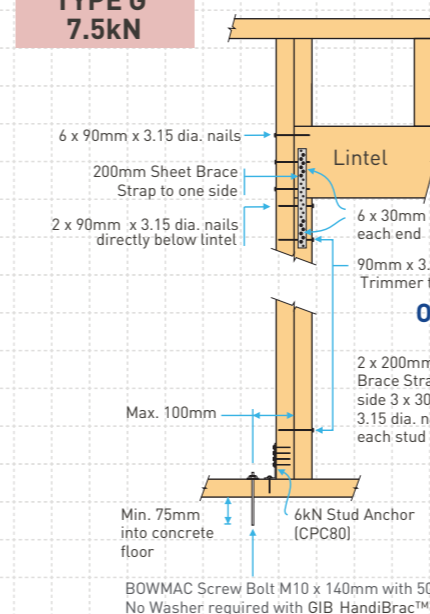
TYPE F 4.0kN



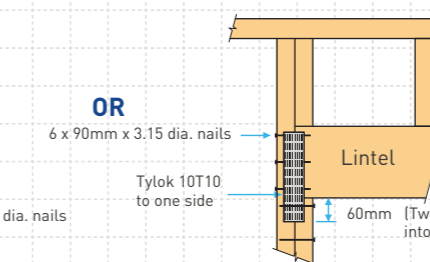
For fixing of jack studs refer to Jack Stud to Top Plate & Lintel Fixing brochure

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

TYPE G 7.5kN



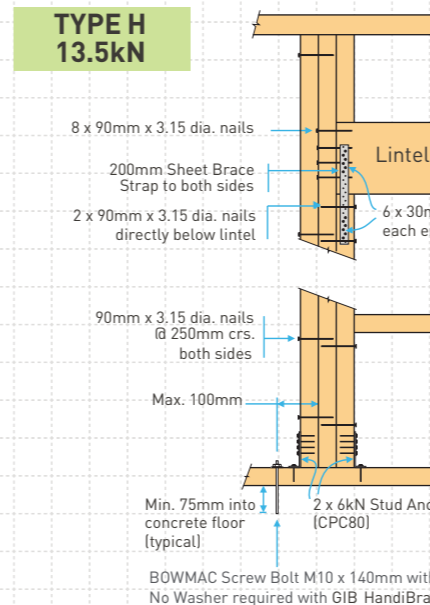
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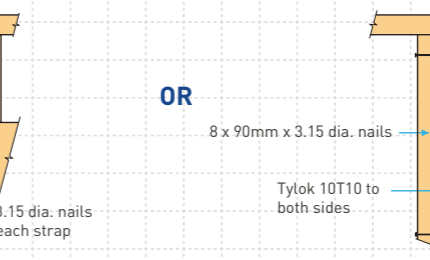
For fixing of jack studs refer to Jack Stud to Top Plate & Lintel Fixing brochure

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

TYPE H 13.5kN

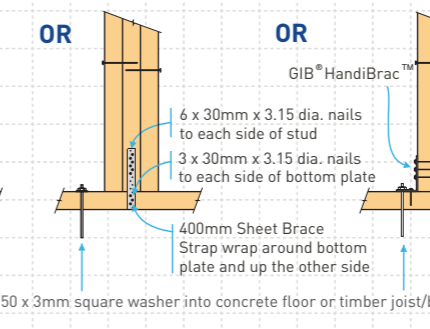
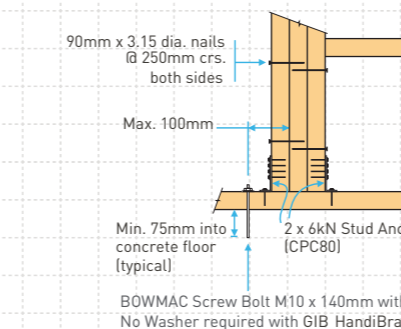


OR



For fixing of jack studs refer to Jack Stud to Top Plate & Lintel Fixing brochure

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



For fixing of jack studs refer to Jack Stud to Top Plate & Lintel Fixing brochure

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STUD TO TOP PLATE & LINTEL
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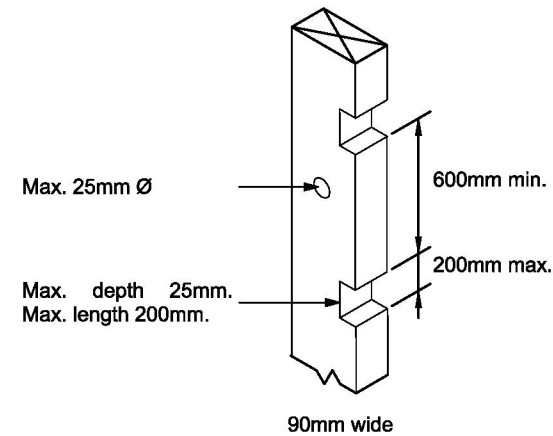
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FRAMING DETAILS

WALL STUD

Hole in the face and notches in the edge of a stud shall:

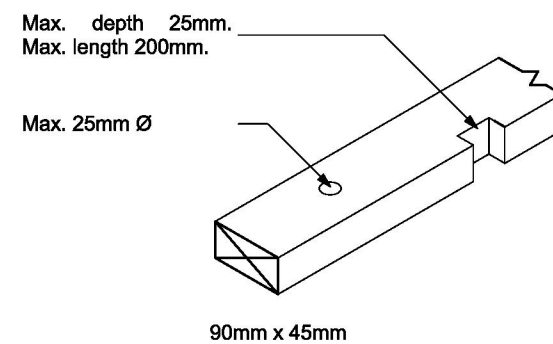
- (a) Be placed anywhere over the face of the stud except that: In brick veneer cladding, at least 50mm clear of the outside face of the stud supporting the veneer, to prevent damage from the fixings to services.
- (b) Be not more in diameter or depth than:
90mm deep studs: 25mm. This may be increased to 35mm where not more than 3 consecutive studs are drilled or notched.
- (c) Notches in studs to be spaced vertically not less than 600mm apart, irrespective of the edge containing the notch.
- (d) 100mm min. offset between hole and notch.



TOP PLATES:

The sizes of holes or notches shall comply with dimensions as per NZS3604 Section 8.7.5. Where the size of a hole or notch exceeds these dimensions the plates shall be strengthened by one of the following methods:

- (a) A 70mm x 45mm member x 600mm long nailed to the exterior side of the plate with 4/75x3.15 nails on each side of the hole or notch.
 - (b) A 70mm x 45mm eaves runner connected to all studs and no more than 250mm below the top plate.
 - (c) A 70mm x 45mm blocking fitted between ceiling joists or trusses above cut top plates and the steel angle.
- *100mm min. offset between hole and notch.



TOP PLATE JOINTING AS PER CLAUSE 8.7.3 NZS 3604:2011

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 elements as follows:

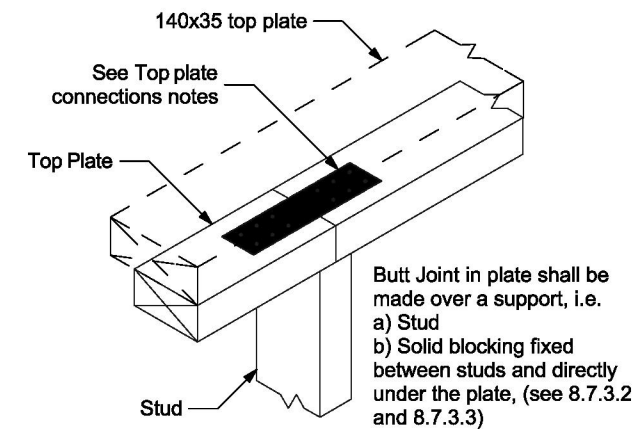
- (a) Rating not exceeding 100 bracing units: A 3kN connection as shown or by an alternative fixing of 3kN capacity in tension or compression along the plate;
- (b) Rating exceeding 100 bracing units: A 6kN connection as shown or by an alternative fixing of 6kN capacity tension or compression along the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

Top Plates in Line

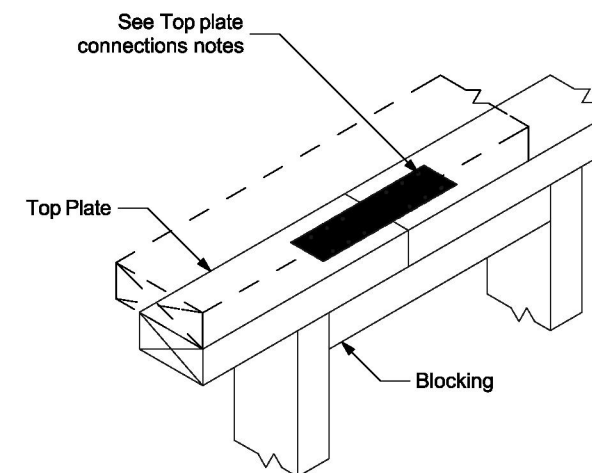
Connection capacity	LUMBERLOK Connector
3 kN	LUMBERLOK PLATE-LOK OR Tylok 6T5 OR Strap Nail
6 kN	LUMBERLOK PLATE-LOK OR Tylok 6T10 OR 2 x Strap Nails

Top Plates at Right Angles

Connection capacity	LUMBERLOK Connector
6 kN	LUMBERLOK PLATE-LOK OR 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)



(A) Butt Joint Over Stud



(B) Butt Joint Over Blocking

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RESTRICTED BUILDING WORK
as per Building Act 2004

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PROPOSED DWELLING FOR:
Lance & Barbara Croawell,
101 Kelly Jade Ave, Matarangi

DRAWING TITLE
FRAMING DETAILS

SCALE:
NTS @ A3
DRAWN:
TDZ 79

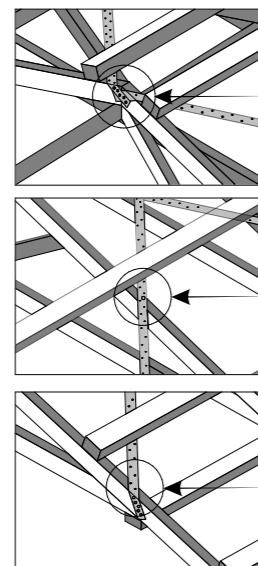
DATE:
17-Jun-21
FILE:
201582

SHEET:
8
OF:

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District Council

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i) ROOF PLANE BRACE

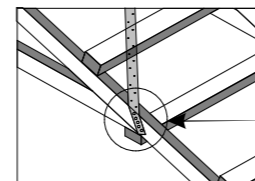
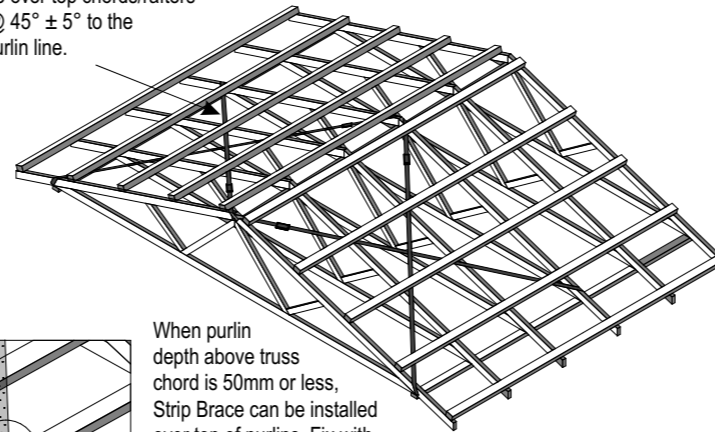


5 x 30mm x 3.15 dia. nails each end

1 x 30mm x 3.15 dia. nail at crossing (after tensioning)

5 x 30mm x 3.15 dia. nails each end

A pair of tensioned and crossed LUMBERLOK Strip Brace over top chords/rafters installed @ 45° ± 5° to the rafter or purlin line.

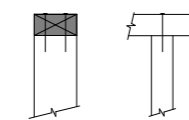


When purlin depth above truss chord is 50mm or less, Strip Brace can be installed over top of purlins. Fix with 1 x 30mm x 3.15 dia. nail at the purlin closest to the rafter/truss crossing.

FIXING OPTIONS

FIXING TYPE A
0.7 kN

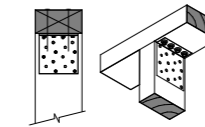
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



FIXING TYPE B
4.7 kN

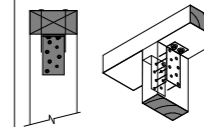
CHOOSE ANY OF THE 3 OPTIONS BELOW

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



Plus LUMBERLOK 6kN Stud Anchor (CPC80)

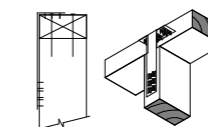
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



Plus 2 x LUMBERLOK CPC40

Recommended for internal wall options to avoid lining issues

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



Plus LUMBERLOK Stud Strap (one face only)



PROPOSED DWELLING FOR:
Lance & Barbara Croawell,
101 Kelly Jade Ave, Matarangi

DRAWING TITLE
ROOF BRACE AND TOP PLATE
FIXINGS

SCALE:
1:100 @ A3
DRAWN:
TDZ 79

DATE:
27-May-21
FILE:
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Key

- 2xHD12 1200 long re entrant bars
- F1=450Ø 800 deep footing

Foundation to Engineer's Design

Refer to Engineers Drawings and Calculations for foundation design.

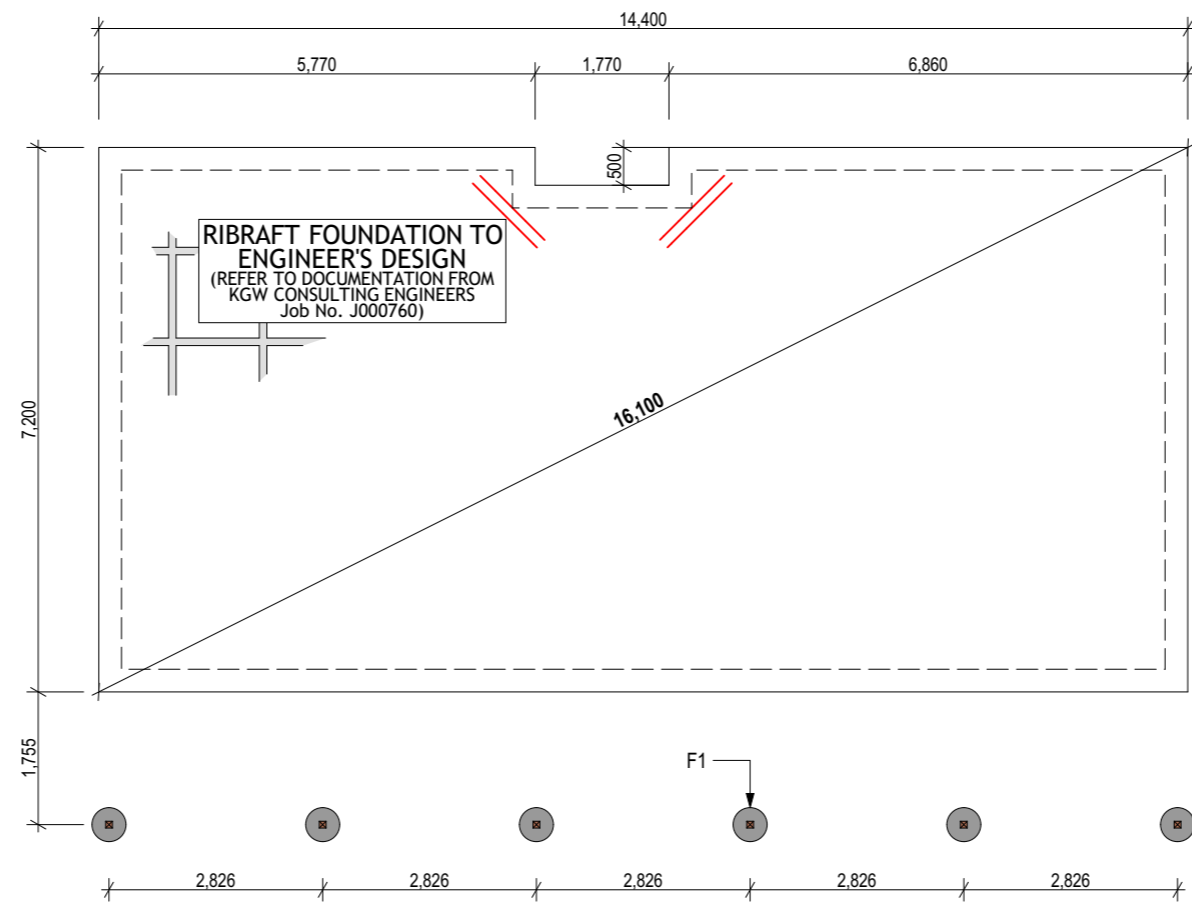
25 Mpa Concrete

Unless otherwise shown, Concrete shall be ordinary grade, 25 MPA at 28 days standard cured to concrete floor slab where 25 MPA applies to foundation walls. Engineer's drawings and calculations shall take preference over this layout.

Slab Thickenings and Point Loads

Slab thickenings and pointloads to Truss Designer and Engineer's Drawings and Calculations.

Note:
All external/exposed fixings to be stainless steel



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PROPOSED DWELLING FOR:
Lance & Barbara Croawell,
101 Kelly Jade Ave, Matarangi

DRAWING TITLE
FOUNDATION PLAN

SCALE:
1:100 @ A3

DRAWN:
TDZ 79

DATE:
27-May-21

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PIPE SIZE & GRADE

Fixtures discharging to gullies	Discharge Pipe Size	Grade
Tub	DN 65	1:40
Basin	DN 65	1:40
Shower	DN 65	1:40
Kitchen Sink	DN 65	1:40
Tub	DN 65	1:40
Bath	DN 65	1:40

Fixtures discharging to vented drain under slab	Discharge Pipe Size	Grade
Water Closet (WC)	DN 100	1:60

Vent Sizes	Pipe Size	Grade
Terminal Vent	DN 80	N/A

Sanitary Drainage	Pipe Size	Grade
Main Drain	DN 100	1:120

Stormwater Drainage	Pipe Size	Grade
Stormwater Lines	100 Ø	1:60
Downpipes	80 Ø	N/A

Sanitary Sewer plumbing and drainage to NZBC G13/AS1 and drainage to NZBC G13/AS2.

Stormwater drainage to NZBC E1/AS1.

Pipe sizes, grades, and layout, to be confirmed by a registered plumber/drainlayer.

PLUMBING NOTES:

Plumbing and drainage plans are schematic only in layout, verify all pipe runs and levels on site.

All plumbing and drainage to comply with the NZBC G13/AS1.

MATERIALS:

uPVC pipe to NZS 7641 and AS/NZS 1260 complete with fittings brand-matched to the pipe manufacturer's requirements.

SANITARY PLUMBING:

Install all fixtures according to the manufacturer's instructions.
Connect waste outlets to traps and run waste pipes and back vents concealed.
Sized and fixed to NZBC G13/AS1.
Conceal all plumbing in walls or floors, provide access panels where required.

Ensure that wastes and vent runs avoid structural members and where other timbers such as top plates and cut, strengthen them accordingly with additional blocking and 40x40x1mm 600mm long MS (GALV).
Angle fixed to top plate and blocking.

Test soil and waste disposal system to ensure no leakage exist and leave in proper working order.

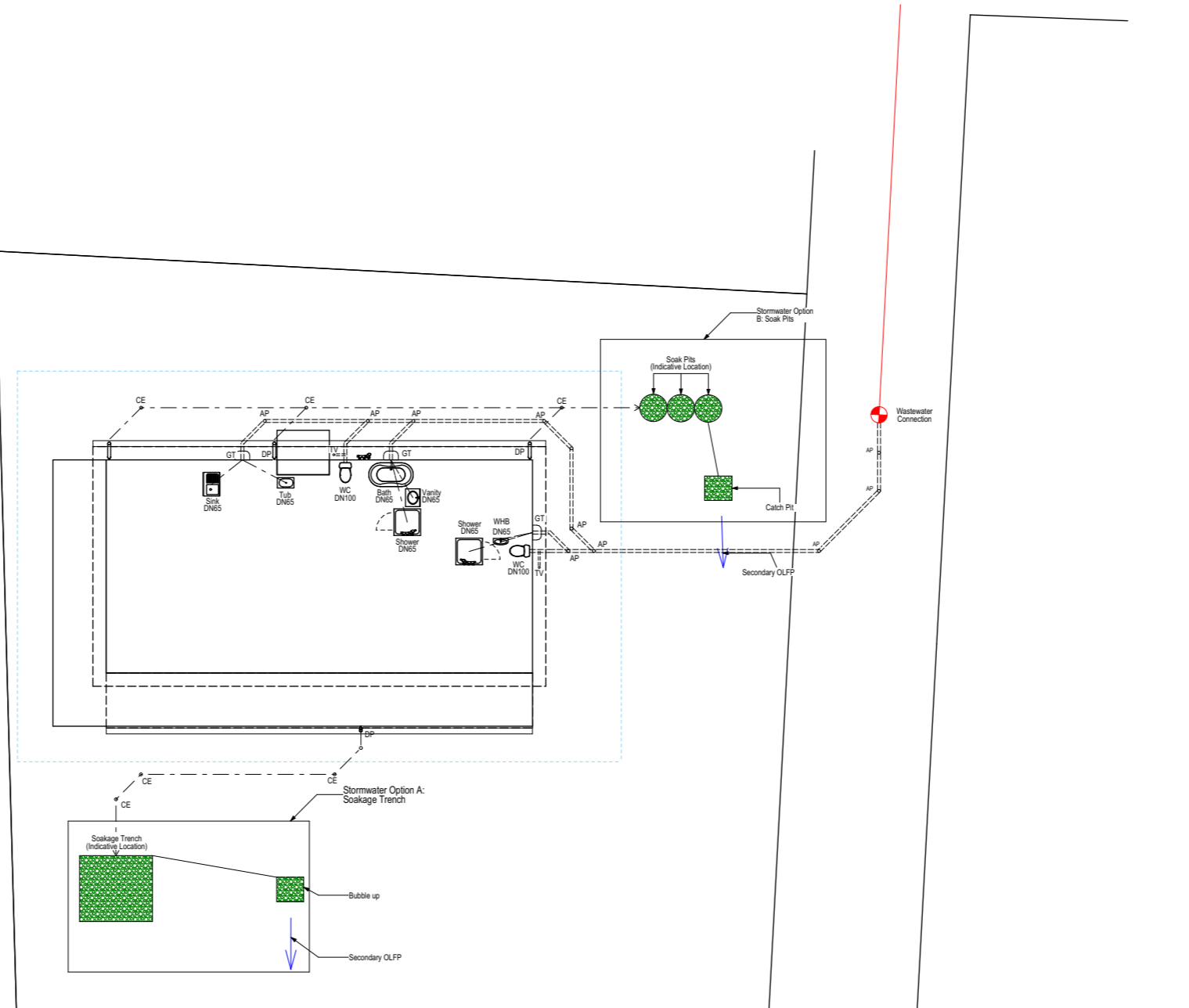
AAV-approved air admittance valve (type aqualine 32-40mm high AV3240).

All single fixtures discharging to gully trap with a developed length greater than 3.5m to be vented with an AAV accordance to NZBC G13/AS1.

Plumbing Legend:

- GT: Gully Trap
- TV: Terminal Vent
- DP: Downpipe
- AP: Access Point
- CE: Cleaning Eye

Note:
All external/exposed fixings to be stainless steel



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PROPOSED DWELLING FOR:
Lance & Barbara Crowell,
101 Kelly Jade Ave, Matarangi

DRAWING TITLE
DRAINAGE PLAN

SCALE:
1:200 @ A3
DRAWN:
TDZ 79
DATE:
27-May-21
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Roof Cladding:
8° and 6° Colorsteel 6-Rib roof cladding on Thermakraft 215 roof underlay

All roof penetrations shall be flashed as per NZBC E2/AS1 external moisture section 8.4 profiled metal roof cladding (8.4.17 Roof Penetrations) as shown in figure 53 & 54

Truss Fixings:
Refer to Truss Documentation.

Purlin Fixing Type:
Type T (1/10g self-drilling screw, 80mm long or alternative fixing capacity of 2.4kN)

All internal loads bearing walls to have type B Stud to Top Plate Fixings



Trusses:
Gangnail H1.2 roof trusses at 900crs to roof manufacturer's design. Refer to Truss Documentation for fixings and layout

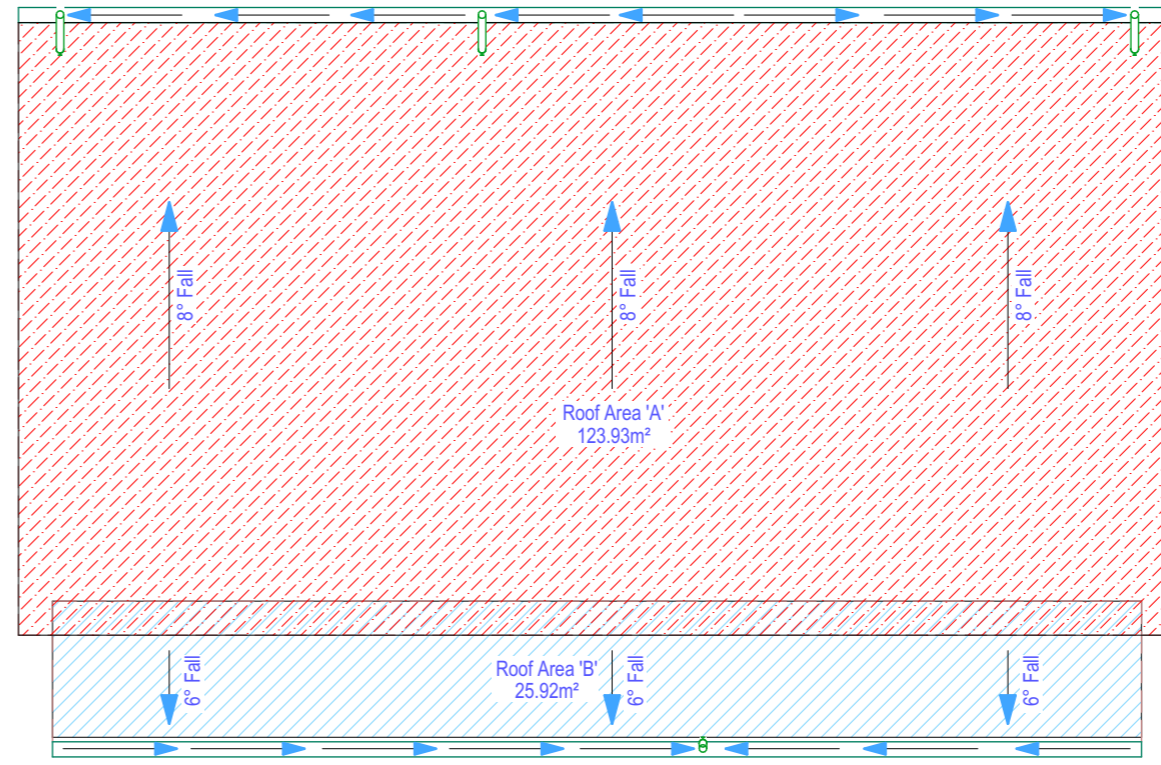
All trusses to be designed and approved by qualified truss manufacturer able to issue a PS1 (producer statement) prior to building consent approval, which parameters of the design.

The truss system shall include roof brace spacing in accordance with NZS 3604:2011

Downpipe Calculation

Assume 1 downpipe as per 50m²
Roof Area 'A' = 123.93m² = 2.4786 (3 Downpipes)
Roof Area 'B' = 25.92m² = 0.5184 (1 Downpipe)

-  Indicates 80mm diameter UPVC downpipes (50m² roof area per dp)
-  Indicates direction of gutter fall



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PROPOSED DWELLING FOR:
**Lance & Barbara Croawell,
101 Kelly Jade Ave, Matarangi**

DRAWING TITLE
ROOF DRAINAGE PLAN

SCALE:
1:100 @ A3

DRAWN:
TDZ 79

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Wall braced legend
A2/GS1-N/0.6

A2	Line Label
GS1-N	Brace Type
0.6	Brace Length

Wall bracing to be read in conjunction with bracing calculations

Bracing done in accordance with Gib Ezybrace system Tabel 1:10mm Gib plasterboard ratings

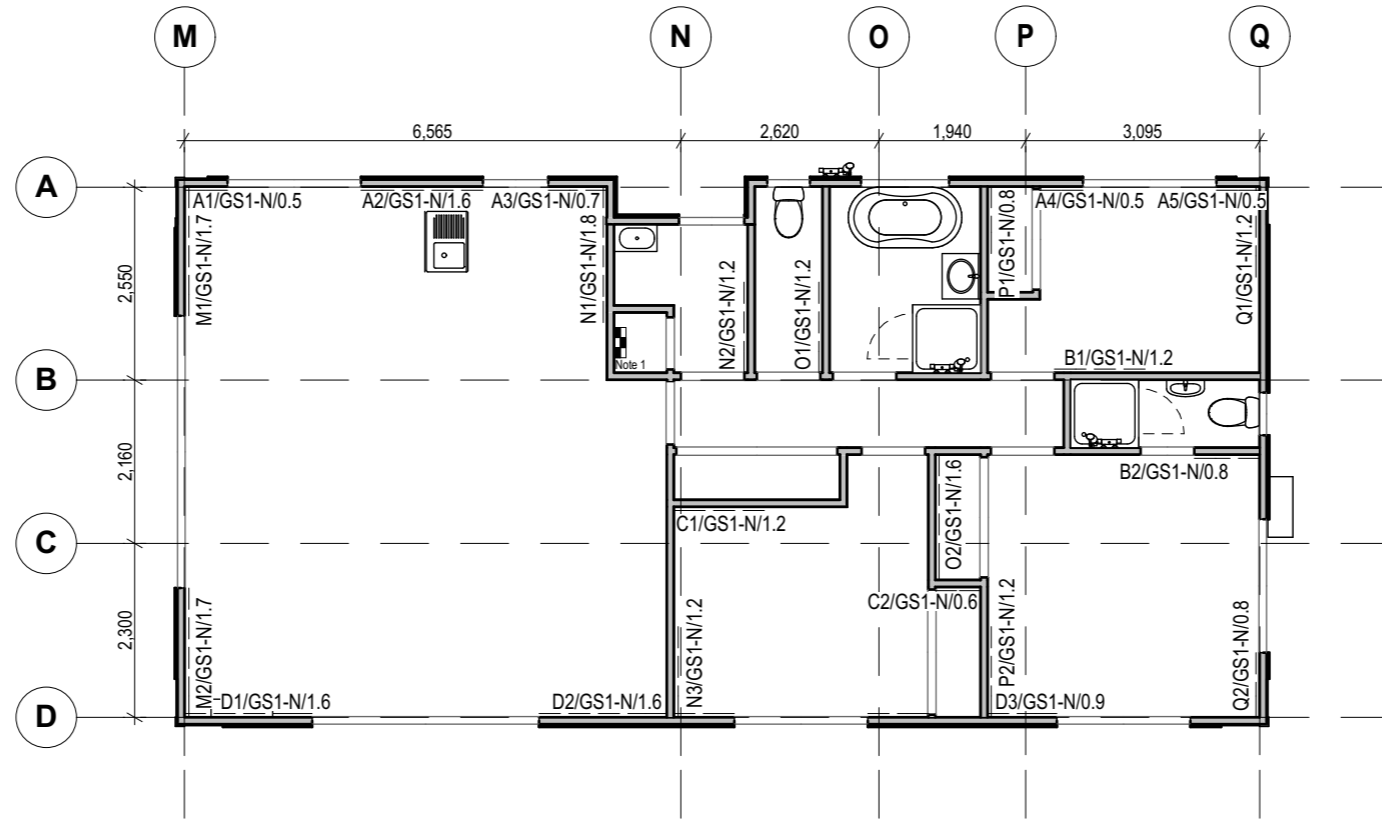
Brace Wall Connections

- Braced walls containing up to 125BU's must be connected to at least 1 external wall by 6kN connection.
- Braced walls containing 126-250BU's must be connected to at least 2 external walls by 6kN connection each.
- Braced walls exceeding 250BU's must be fixed to 2 external walls by fixing or 2.4kN per 100BU's

-6kN connection shall be achieved by overlapping extra top plate over adjoining external wall and fixing with 6/90x3.15 nails

-Isolated braced walls shall have the extra top plate extended onto the required external walls and fixed with 6/90x3.15 nails

Note 1:
Tuebels EZMP453 Flush mounted combination meterboard/switchboard



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PROPOSED DWELLING FOR:
Lance & Barbara Croawell,
101 Kelly Jade Ave, Matarangi

DRAWING TITLE
BRACING PLAN

SCALE:
1:100 @ A3
DRAWN:
TDZ 79

DATE:
27-May-21
FILE:
201582

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13
OF:

GIB EzyBrace® Bracing Software

Demand Calculation Sheet

Job Details	
Name:	Lance and Barbara Croawell
Street and Number:	101 Kelly Jade Ave, Matarangi
Lot and DP Number:	Lot 1104 DP 331131
City/Town/District:	Thames Coromandel
Designer:	TDZ 79
Company:	TDZ
Date:	May 25, 2021

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District Council

Building Specification	
Number of Storeys	1
Floor Loading	2 kPa
Foundation Type	Slab
Single	
Cladding Weight	Light
Roof Weight	Light
Room in Roof Space	No
Roof Pitch (degrees)	8
Roof Height above Eaves (m)	1.392
Building Height to Apex (m)	4.035
Ground to Lower Floor (m)	0.225
Average Stud Height (m)	2.42
Building Length (m)	14.40
Building Width (m)	7.20
Building Plan Area (m ²)	102.80

Building Location	
Wind Zone = High	Earthquake Zone 1
	Soil Type D & E (Deep to Very Soft)
	Annual Prob. of Exceedance: 1 in 500 (Default)

	Along	Across
Single Level	306	513

	Along & Across
Single Level	258

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GIB EzyBrace® Bracing Software

Single Level Along Resistance Sheet

Job Name: Lance and Barbara Croawell									Wind	EQ
Demand										
306										258
Achieved										
Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BUs)	EQ (BUs)	785	715
A	1	0.50		2.42	GS1-N	GIB®	27	29	256%	277%
	2	1.60		2.42	GS1-N	GIB®	109	95		
	3	0.70		2.42	GS1-N	GIB®	41	41		
	4	0.50		2.42	GS1-N	GIB®	27	29		
	5	0.50		2.42	GS1-N	GIB®	27	29		
External Length = 14.4									232 OK	223 OK
B	1	1.20		2.42	GS1-N	GIB®	82	71	131 OK	118 OK
	2	0.80		2.42	GS1-N	GIB®	48	47		
C	1	1.20		2.42	GS1-N	GIB®	82	71	147 OK	130 OK
	2	1.00		2.42	GS1-N	GIB®	64	59		
D	1	1.60		2.42	GS1-N	GIB®	109	95	275 OK	243 OK
	2	1.60		2.42	GS1-N	GIB®	109	95		
	3	0.90		2.42	GS1-N	GIB®	56	53		
External Length = 14.4										

GIB EzyBrace® Version 12/18a

GIB EzyBrace® Bracing Software

Single Level Across Resistance Sheet

Job Name: Lance and Barbara Croawell									Wind	EQ
Demand										
513										258
Achieved										
Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BUs)	EQ (BUs)	1037	914
M	1	1.70		2.42	GS1-N	GIB®	116	101	202%	354%
	2	1.70		2.42	GS1-N	GIB®	116	101		
External Length = 7.2									233 OK	202 OK
N	1	1.80		2.42	GS1-N	GIB®	123	107	287 OK	250 OK
	2	1.20		2.42	GS1-N	GIB®	82	71		
	3	1.20		2.42	GS1-N	GIB®	82	71		
External Length = 1.0										
O	1	1.20		2.42	GS1-N	GIB®	82	71	192 OK	167 OK
	2	1.60		2.42	GS1-N	GIB®	109	95		
P	1	0.80		2.42	GS1-N	GIB®	48	47	131 OK	118 OK
	2	1.20		2.42	GS1-N	GIB®	82	71		
Q	1	1.20		2.42	GS1-N	GIB®	82	71	195 OK	177 OK
	2	1.00		2.42	GS1-N	GIB®	64	59		
	3	0.80		2.42	GS1-N	GIB®	48	47		
External Length = 7.2										

GIB EzyBrace® Version 12/18a



PROPOSED DWELLING FOR:
Lance & Barbara Croawell,
101 Kelly Jade Ave, Matarangi

DRAWING TITLE
BRACING CALCULATION

SCALE:
NTS @ A3
DRAWN:
TDZ 79

DATE:
27-May-21
FILE:
201582

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Timber framing

General framing requirements such as grade, spacings and installation shall comply with the provisions of NZS 3604:2011. To achieve the published bracing performance the minimum actual framing dimensions are 90 x 45mm for external walls and 70 x 45mm for internal walls.

As a minimum the use of Kiln Dried Stress Graded timber for all wall, roof and mid-floor framing members is recommended.

GIBFix® Framing System (alternative layout)

Practices recommended as part of the GIBFix® Framing System aim to increase timber framing efficiencies, reduce reliance on unnecessary framing at wall junctions and minimise surface imperfections that commonly arise from constructing plasterboard junctions over multiple timber members. GIBFix® Angles fixed to a single timber framing member are introduced to tie together plasterboard junctions, improving seismic resilience and decrease the risk of future defects due to timber movement. The GIBFix® Framing System can be used in conjunction with the GIB EzyBrace® System.

Note: GIBFix® Angles and 32mm x 7g GIB® Grabber® Dual Thread Screws may also be used in traditional wall framing layouts and in GIB EzyBrace® Systems.

When the GIBFix® Framing System is used a minimum of 2 equally spaced nogs for walls between 2.4m and 3m in height are required at corners and wall junctions.

When used in GIB EzyBrace® systems GIBFix® Angles must run from top to bottom on all applicable studs. If 2 GIBFix® Angles are required on a stud they must be overlapped by a minimum of 300mm with 2/32mm 7g GIB® Grabber® Dual Thread Screws penetrating through both GIBFix® Angles.

For full specification details refer to GIBFix® Framing System literature available at gib.co.nz/gibfix.

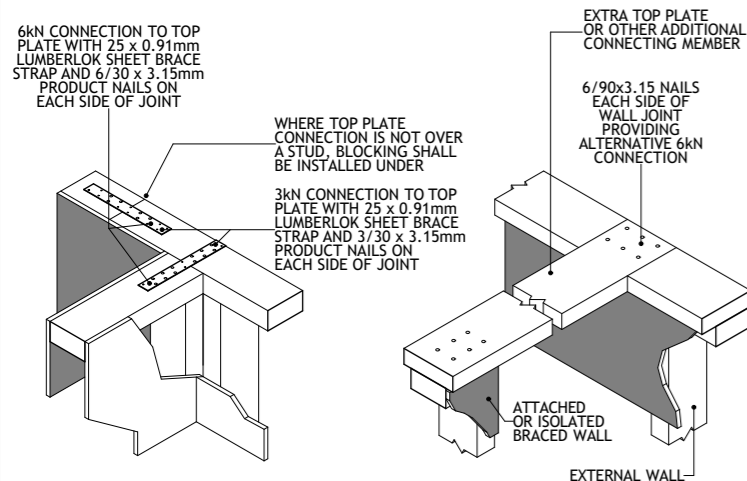
Guidelines for intersection walls

GIB® Bracing Elements may have intersecting walls with a minimum length of 200mm. Fasteners are required around the perimeter of the bracing element. Vertical joints at T-junctions shall be fixed and jointed as specified for intermediate sheet joints. The bracing element length must be no less than 900mm.

Where a Wall Bracing Element is interrupted by a T-junction the element is deemed to be continuous for the whole length (900mm minimum in the example illustrated).

When fixing part sheets of GIB® plasterboard to the side of a T-junction, a minimum width of 300mm applies for bracing elements. See figures 12 and 13.

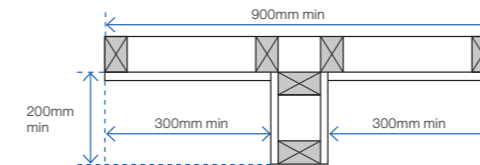
TOP PLATE CONNECTIONS		
WALL TYPE	BRACING IN WALL	TOP PLATE CONNECTION CAPACITY
ALL WALLS	NO BRACING	3kN
IN-LINE WALLS	BRACING CAPACITY NOT EXCEEDING 100BU's	3kN
	BRACING CAPACITY EXCEEDING 100BU's	6kN
WALL CONNECTING TO EXTERNAL WALL AT RIGHT ANGLES	TOTAL BRACING CAPACITY NOT EXCEEDING 125BU's	6kN TO 1 EXTERNAL WALL
	BRACING CAPACITY NOT EXCEEDING 250BU's	6kN TO 2 EXTERNAL WALLS
	BRACING CAPACITY EXCEEDING 250BU's	2.4kN PER 100BU's TO 2 EXTERNAL WALLS



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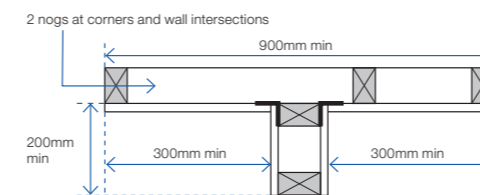


FIGURE 12: WALL INTERSECTION (TRADITIONAL WALL FRAMING)



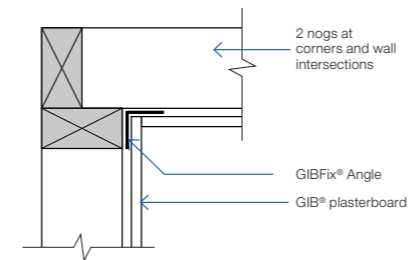
GEB002

FIGURE 13: WALL INTERSECTION (GIBFix® FRAMING SYSTEM)



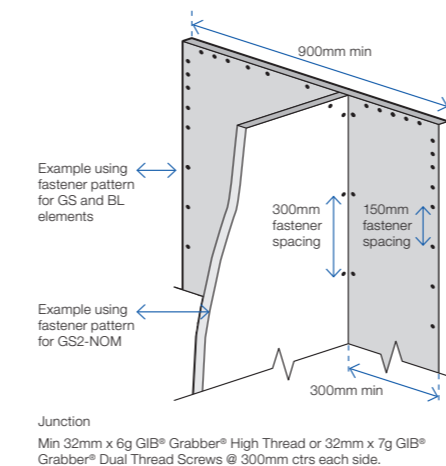
GEB003

FIGURE 14: CORNER INTERSECTION (GIBFix® FRAMING SYSTEM)



GFS001

FIGURE 15: WALL INTERSECTION FASTENER PLACEMENT



Junction
Min 32mm x 6g GIB® Grabber® High Thread or 32mm x 7g GIB® Grabber® Dual Thread Screws @ 300mm ctrs each side.

BOTTOM PLATE FIXINGS FOR GIB® BRACING ELEMENTS

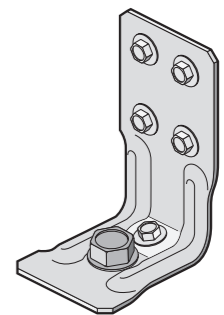
Brace type	Concrete slabs		Timber floors
	External wall	Internal wall	External and Internal walls
GS1-N	As per NZS 3604:2011. No specific additional fastening required.	As per NZS 3604:2011. Alternatively use 75 x 3.8mm shot-fired fasteners with 16mm discs, 150mm and 300mm from each end of the bracing element and at 600mm thereafter.	Pairs of 100 x 3.75mm flat head hand driven nails or 3/90 x 3.15mm power driven nails at 600mm centres in accordance with NZS 3604:2011.
GS2-N	Not applicable.		
GS2-NOM			
GSP-H BL1-H BLP-H	Intermediate fastenings to comply with NZS 3604:2011 In addition: GIB HandiBrac® fixings or metal wrap-around strap fixings and bolt as illustrated on p.15 and 16.		Pairs of 100 x 3.75mm flat head hand driven nails or 3/90 x 3.15mm power driven nails at 600mm centres in accordance with NZS 3604:2011. In addition: GIB HandiBrac® fixings or metal wrap-around strap fixings and bolt as illustrated on p.15 and 16.
BLG-H	Not applicable	As for GSP-H, BL1-H, BLP-H on concrete slab as illustrated on p.15 and 16.	

GIB HandiBrac® installation

Developed in conjunction with MiTek™, the GIB HandiBrac® has been designed and tested by Winstone Wallboards for use in GIB EzyBrace® elements that require hold-downs. The GIB HandiBrac® is a substitute for bottom plate hold-down straps.

- Quick and easy to fit.
- May be fitted at any stage before lining.
- Framing face is clear to allow flush lining.
- Easily inspected.

The GIB HandiBrac® with BOWMAC® blue head screw bolt is suitable for timber and concrete floors constructed in accordance with NZS 3604:2011.



Concrete floor		Timber floor	
External walls	Internal walls	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.	Position GIB HandiBrac® flush with the outside stud face, as close as practicable to the centre of the boundary joist.	Position GIB HandiBrac® in the centre of floor joist or full depth solid block.
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.		12 x 150mm galvanised coach screw or use supplied BT10/140 screwbolt in GIB HandiBrac® pack.	

PROPOSED DWELLING FOR:
Lance & Barbara Croawell,
101 Kelly Jade Ave, Matarangi

DRAWING TITLE
BRACE FIXING

SCALE:
NTS @ A3
DRAWN:
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OF: **15**

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LEGEND

- ⊙ Downlight (CA135 rated)
- ⊗ Exterior Light
- ⊗ Extractor Fan
- ⊗ Light Switch
- ⊗ Double Power Point
- ⊗ Single Power Point
- RC Oven/Range switch
- Tv >> Tv Point
- SA ⊙ Smoke Alarm (with hush button)
- ▭ Meterbox
- ▭ Tuebels EZMP453 Flush mounted combination Meter Cabinet/Switchboard
- ← PHONE Phone Outlet
- ← GHBC Gas Hob Circuit

Note: Electrician to confirm with client on site positioning of all electrical outlets before work commences.

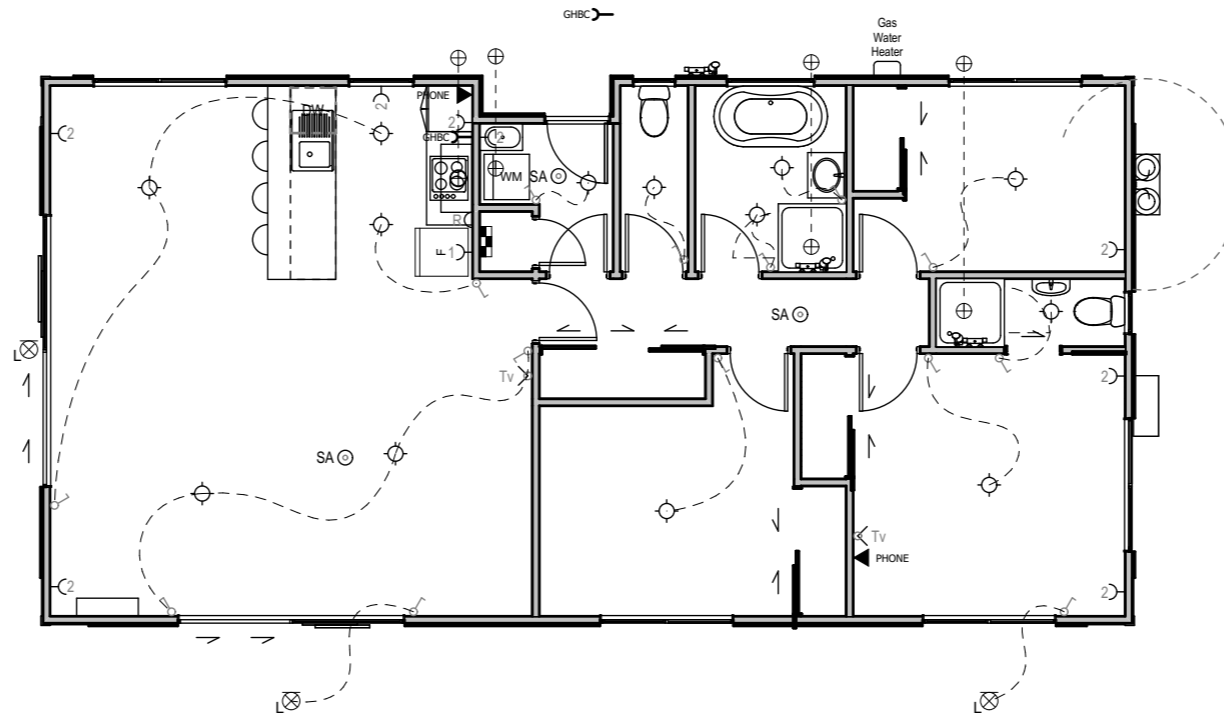
All artificial lighting to comply with NZBC G8

Suggested Electrical Layout Only

Allow **lighting** to comply with clause G8 of NZBC. All light fittings within the thermal envelope to be CA80, CA135, IC or IC-F rated.

Mechanical ventilation in housing to removed moisture shall be vented outside (includes wet areas & cooker hoods). Refer to NZBC G4/AS1.

Smoke Alarms to be installed complying with NZBC F7/AS1. Smoke alarms to be installed to AS1670.6 requirements. Equipment to comply with AS3786.



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PROPOSED DWELLING FOR:
Lance & Barbara Croawell,
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DRAWING TITLE
ELECTRICAL PLAN

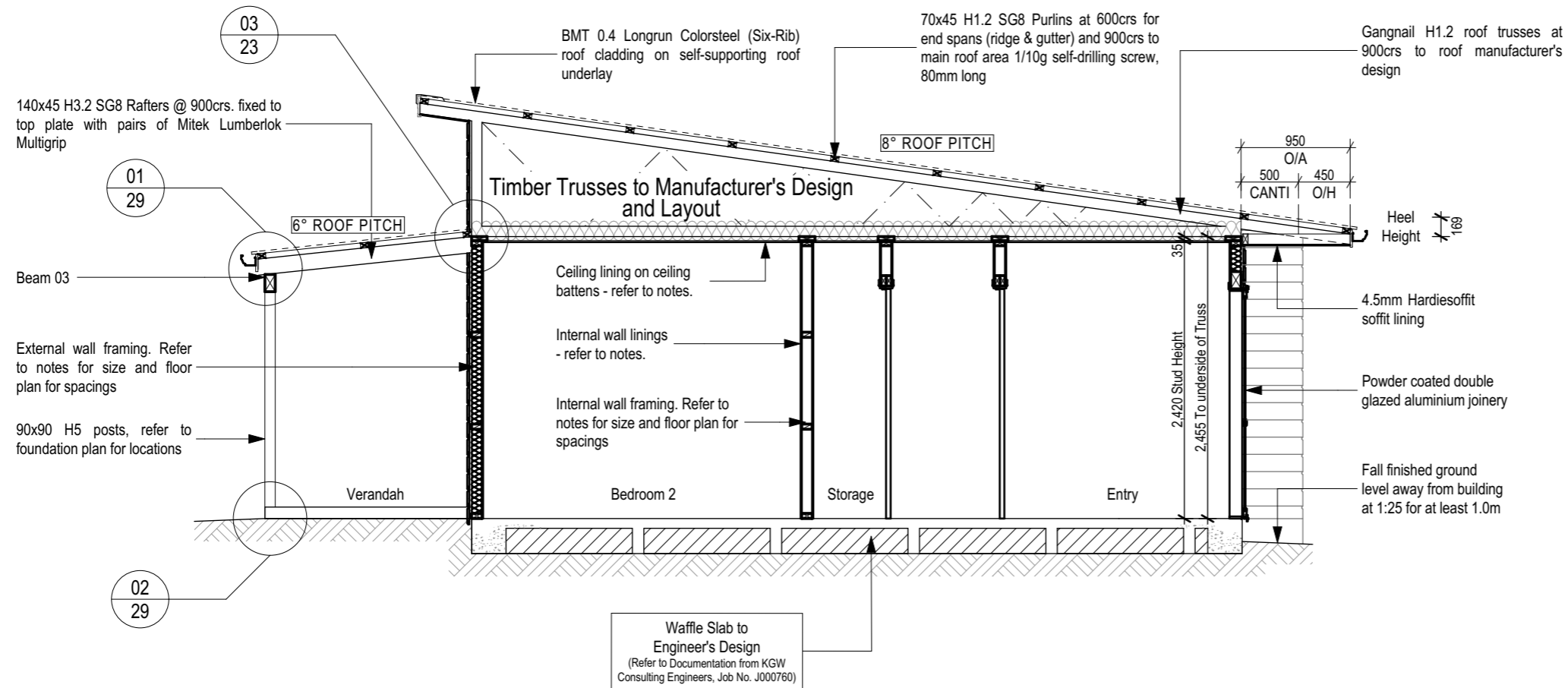
SCALE:
1:100 @ A3
DRAWN:
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DATE:
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District Council



Framing size and treatment
90x45 H1.2 with 140x35 H1.2 extra top plate
All framing: SG8

Insulation
R2.6 wall batts
R3.6 ceiling batts

Wall linings
10mm GIB Plasterboard
10mm GIB Aqualine to bathroom / ensuite

Ceiling linings
10mm GIB Plasterboard
10mm GIB Aqualine to bathroom / ensuite

Ceiling battens
35mm metal battens at 600crs generally
Where ceiling battens are on clips, 90x35 SG8 bottom chord restraints shall be at 600crs with 2/90x3.15 nails into bc of truss (skew nails if restraint is on edge)



PROPOSED DWELLING FOR:
Lance & Barbara Croawell,
101 Kelly Jade Ave, Matarangi

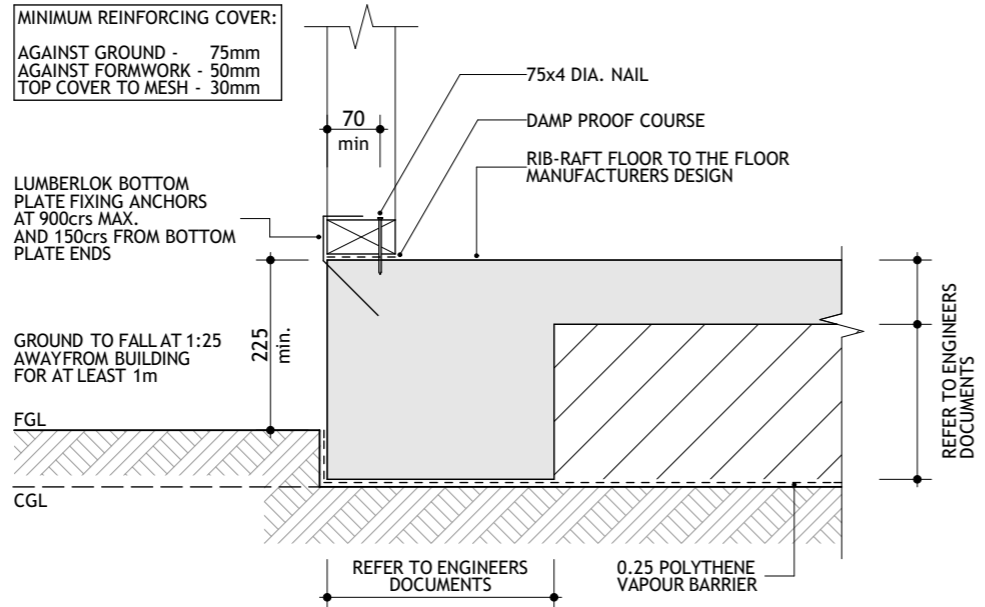
DRAWING TITLE
CROSS SECTION AA

SCALE:
1:50 @ A3
DRAWN:
TDZ 79

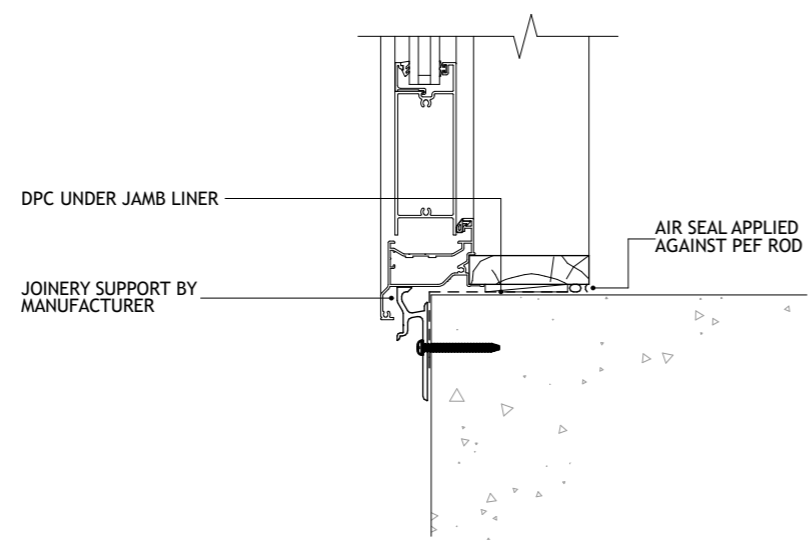
DATE:
27-May-21
FILE:
201582

SHEET:
17
OF:

Note:
All external/exposed fixings to be stainless steel



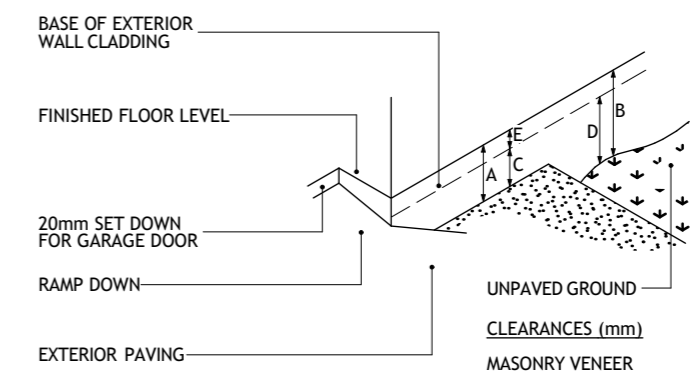
01 RIB-RAFT FOOTING DETAIL
NOTE: REFER TO ENGINEERS DOCUMENTS HEREWITH
SCALE 1:10



02 TYPICAL DOOR SILL AT CONCRETE FLOOR
SCALE 1:5

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03 CLADDING CLEARANCES
NZS 3604:2011
100mm DEEP BRICK REBATE
SCALE 1:5



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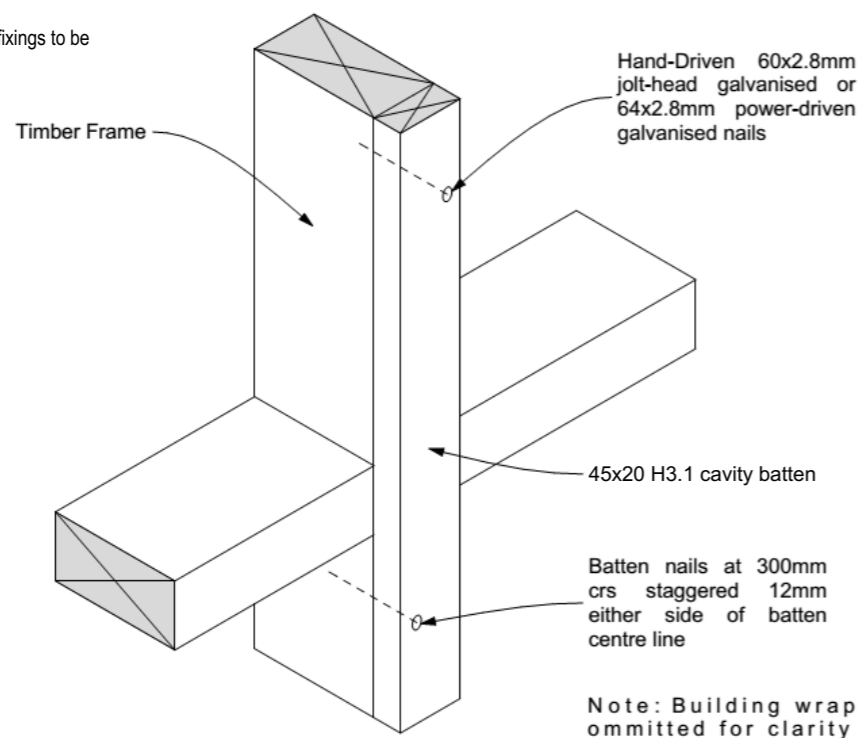
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DETAILS 1

SCALE:
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DATE:
27-May-21
FILE:
201582

SHEET:
19
OF:

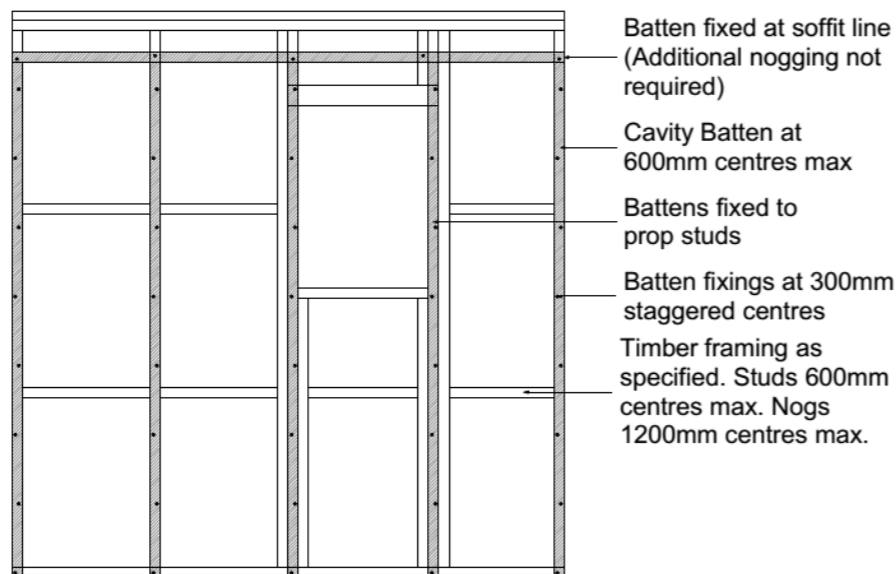
Note:
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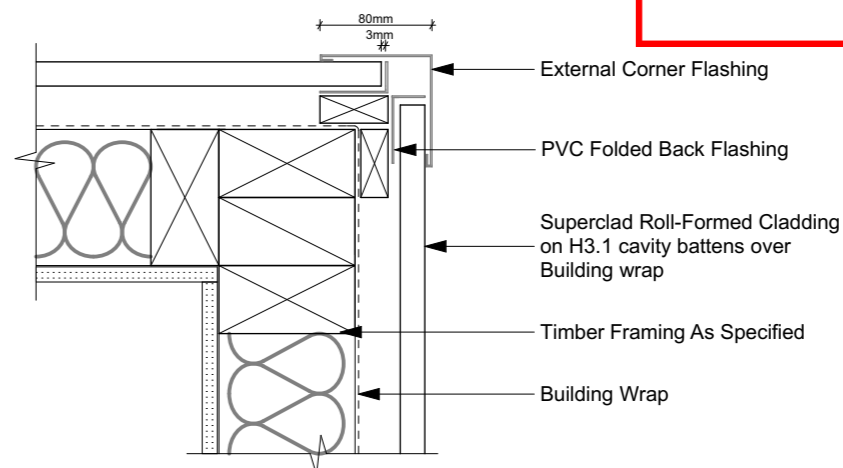
01
--
STRUCTURALLY FIXED CAVITY BATTEN
SUPERCLAD SPECIFICATION MAY 2020
SCALE NTS



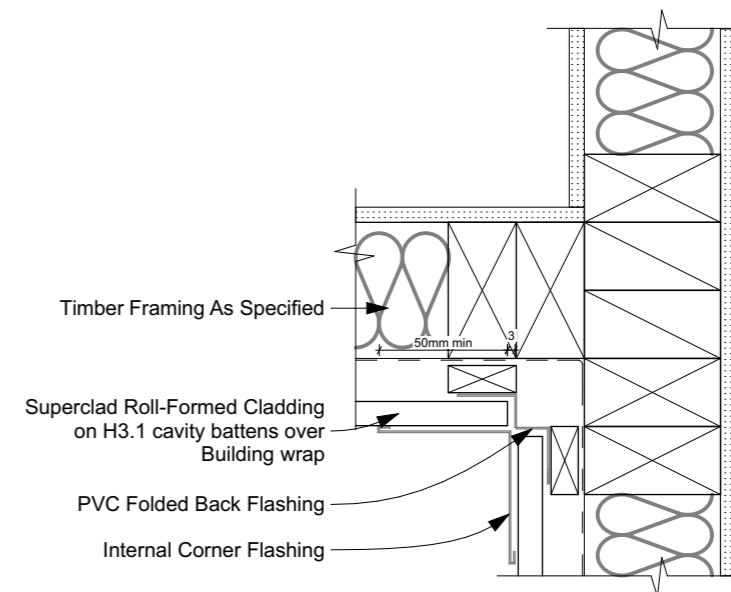
Polypropylene tape at 300mm centres fixed horizontally and drawn taut for intermediate restraint of flexible underlays

**CAVITY BATTEN SETOUT
DETAIL**

02
--
CAVITY BATTEN SETOUT DETAIL
SUPERCLAD SPECIFICATION MAY 2020
SCALE NTS



03
--
EXTERNAL CORNER DETAIL
SUPERCLAD SPECIFICATION MAY 2020
SCALE NTS



04
--
INTERNAL CORNER DETAIL
SUPERCLAD SPECIFICATION MAY 2020
SCALE NTS



PROPOSED DWELLING FOR:
Lance & Barbara Croawell,
101 Kelly Jade Ave, Matarangi

DRAWING TITLE
DETAILS 2

SCALE:
NTS @ A3
DRAWN:
TDZ 79

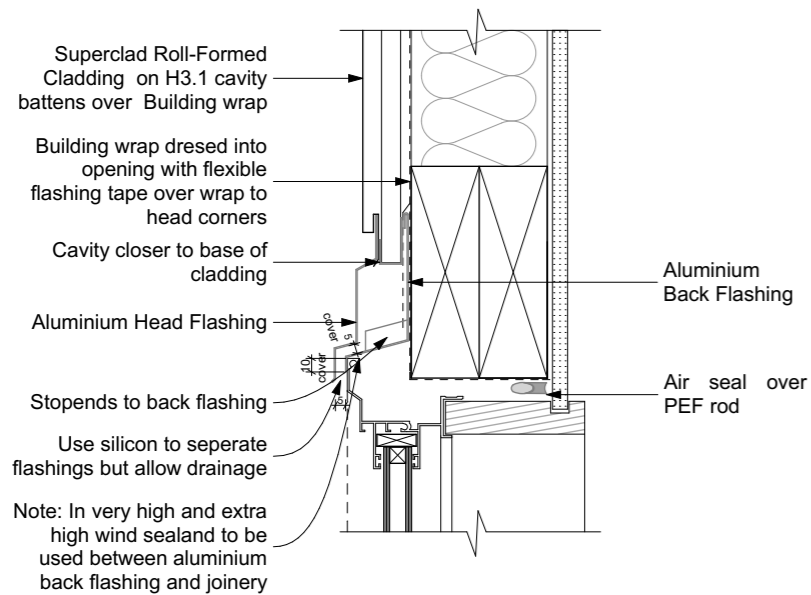
DATE:
27-May-21
FILE:
201582

SHEET:
20
OF:

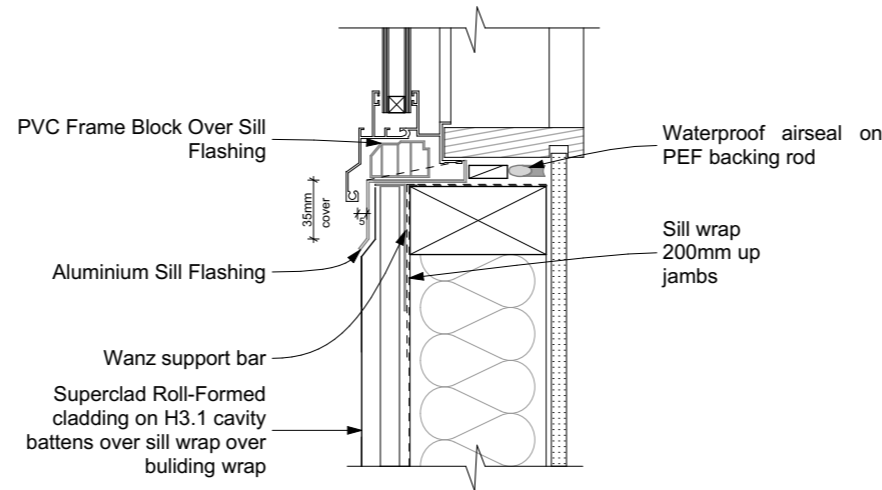
Note:
All external/exposed fixings to be stainless steel

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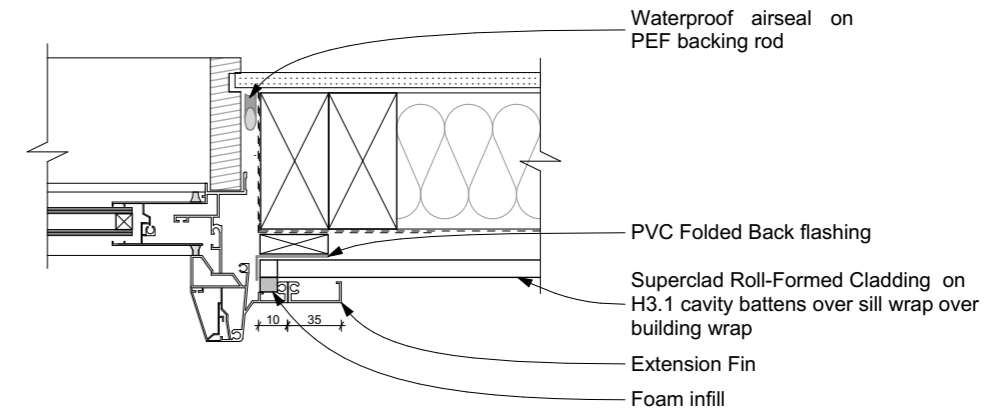
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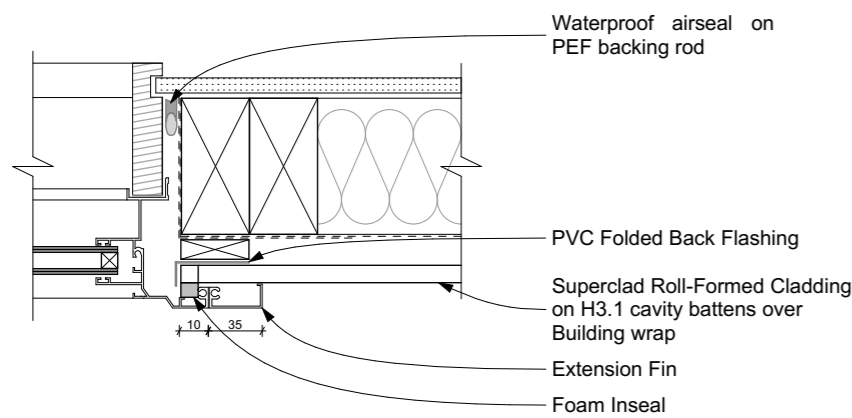
01
ALUMINIUM WINDOW HEAD DETAIL
SUPERCLAD SPECIFICATION MAY 2020
SCALE NTS



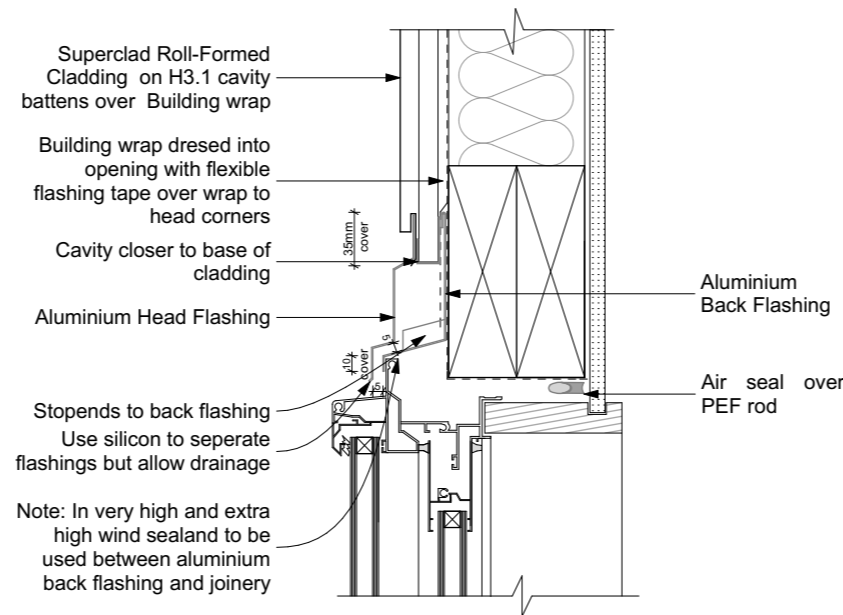
03
ALUMINIUM WINDOW SILL DETAIL
SUPERCLAD SPECIFICATION MAY 2020
SCALE NTS



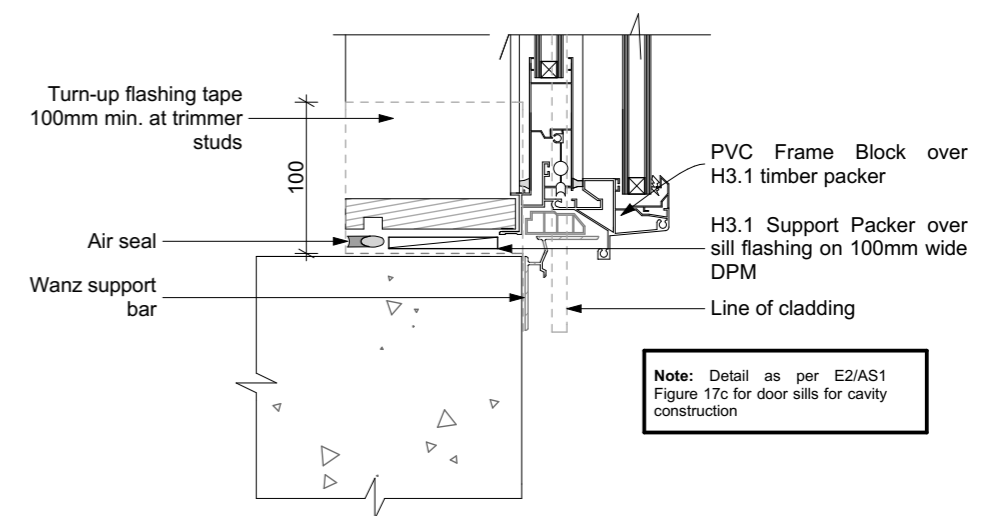
05
ALUMINIUM SLIDER DOOR JAMB DETAIL
SUPERCLAD SPECIFICATION MAY 2020
SCALE NTS



02
ALUMINIUM WINDOW JAMB DETAIL
SUPERCLAD SPECIFICATION MAY 2020
SCALE NTS



04
ALUMINIUM SLIDER DOOR HEAD DETAIL
SUPERCLAD SPECIFICATION MAY 2020
SCALE NTS



06
ALUMINIUM SLIDER DOOR SILL - CONCRETE FLOOR DETAIL
SUPERCLAD SPECIFICATION MAY 2020
SCALE NTS



PROPOSED DWELLING FOR:
Lance & Barbara Croawell,
101 Kelly Jade Ave, Matarangi

DRAWING TITLE
DETAILS 3

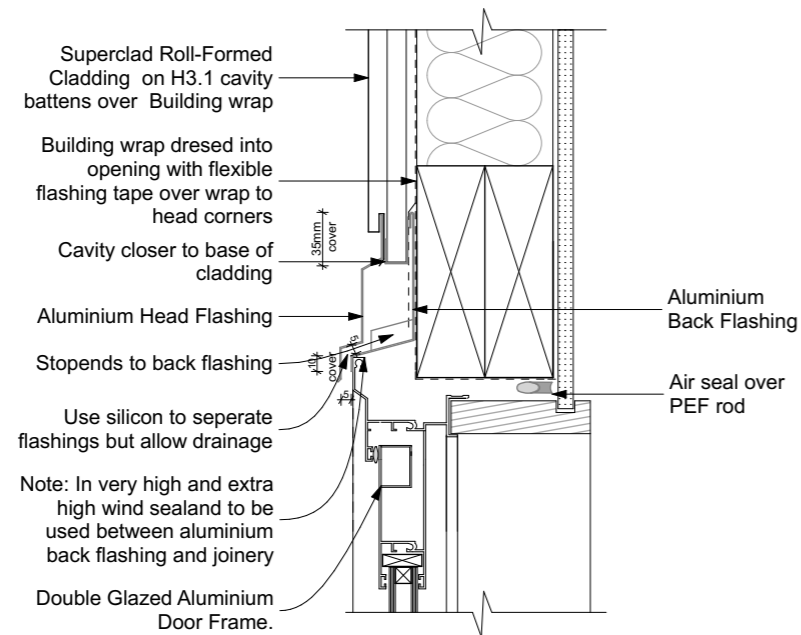
SCALE:
NTS @ A3
DATE:
27-May-21
DRAWN:
TDZ 79
FILE:
201582

SHEET:
21
OF:

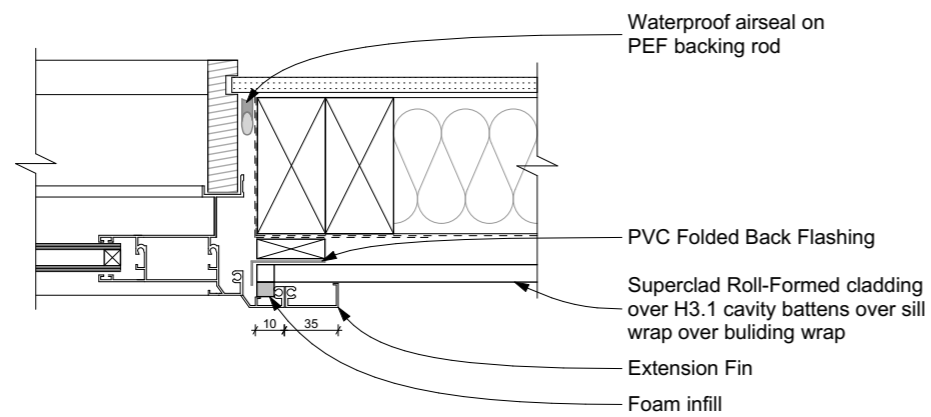
Note:
All external/exposed fixings to be stainless steel

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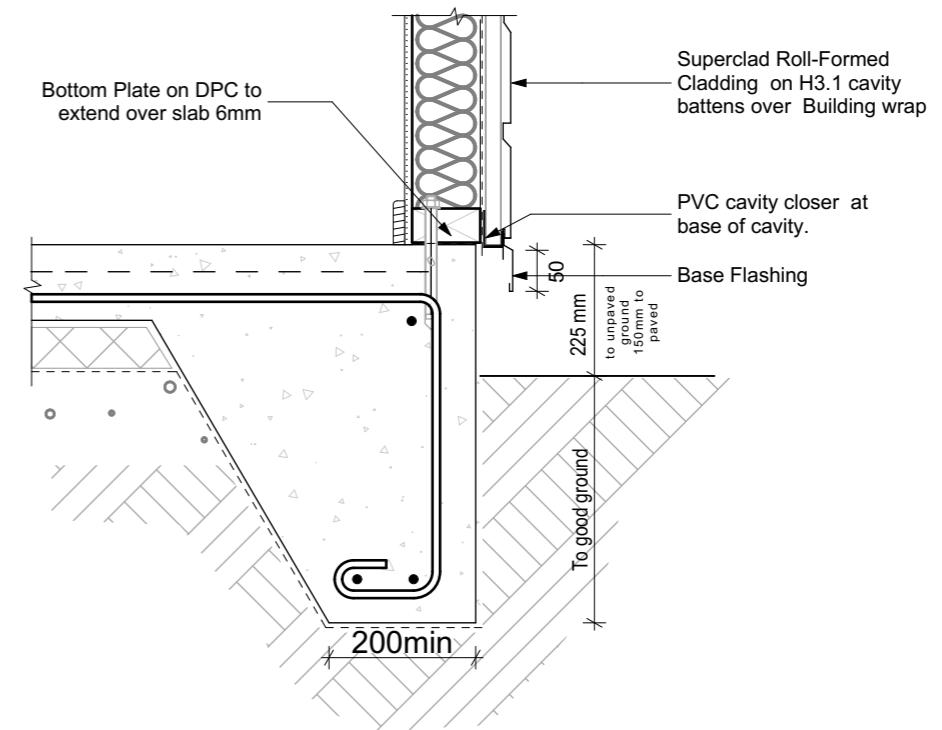
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01
ALUMINIUM HINGED DOOR HEAD DETAIL
SUPERCLAD SPECIFICATION MAY 2020
SCALE NTS



02
ALUMINIUM HINGED DOOR JAMB DETAIL
SUPERCLAD SPECIFICATION MAY 2020
SCALE NTS



03
BOTTOM PLATE - CONCRETE FLOOR DETAIL
SUPERCLAD SPECIFICATION MAY 2020
SCALE NTS



PROPOSED DWELLING FOR:
Lance & Barbara Croawell,
101 Kelly Jade Ave, Matarangi

DRAWING TITLE
DETAILS 4

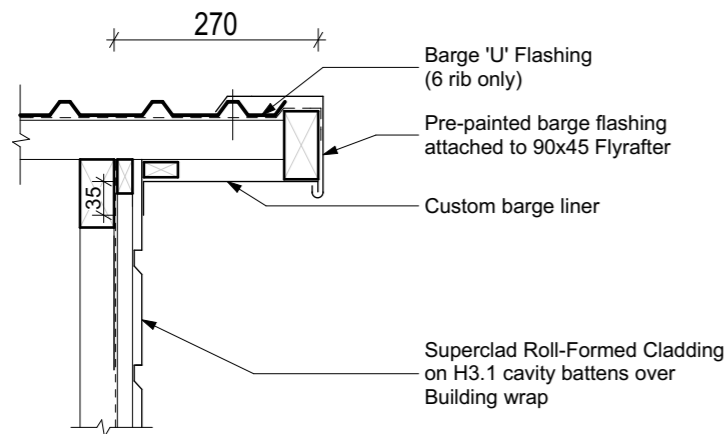
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DRAWN:
TDZ 79
DATE:
27-May-21
FILE:
201582

SHEET:
22
OF:

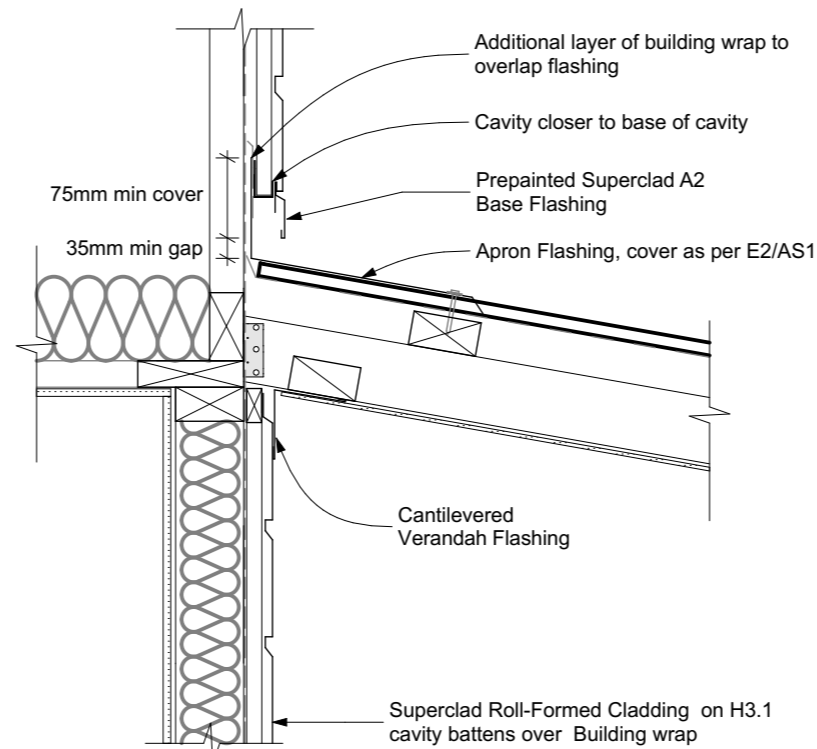
Note:
All external/exposed fixings to be stainless steel

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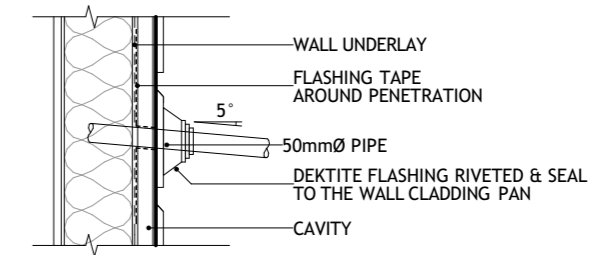
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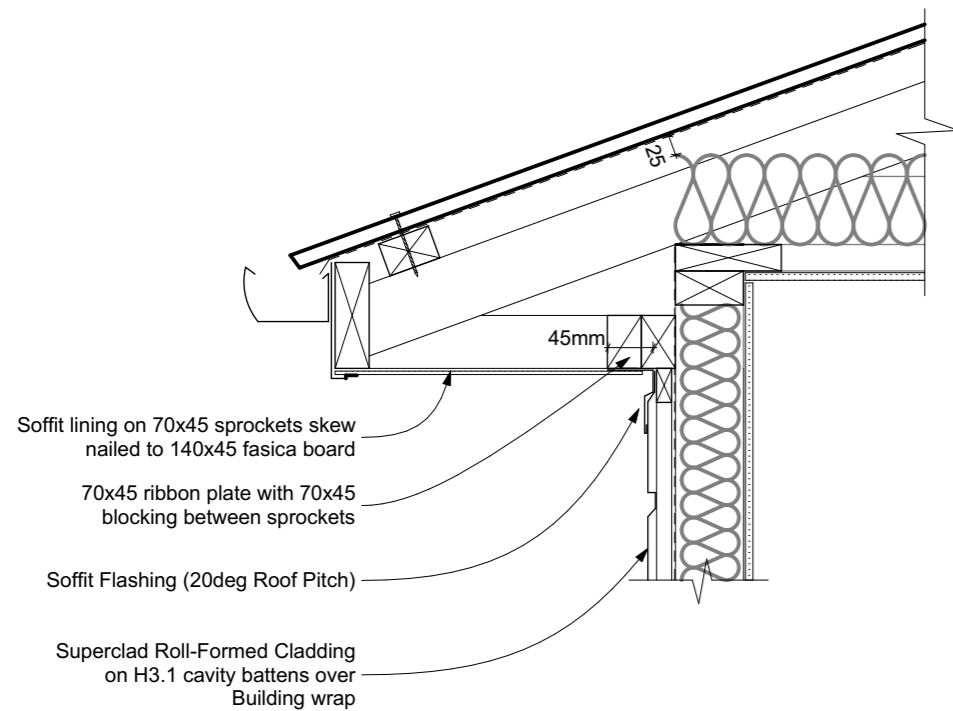
01
--
GABLE END WITH CUSTOM BARGE LINER DETAIL
SUPERCLAD SPECIFICATION MAY 2020
SCALE NTS



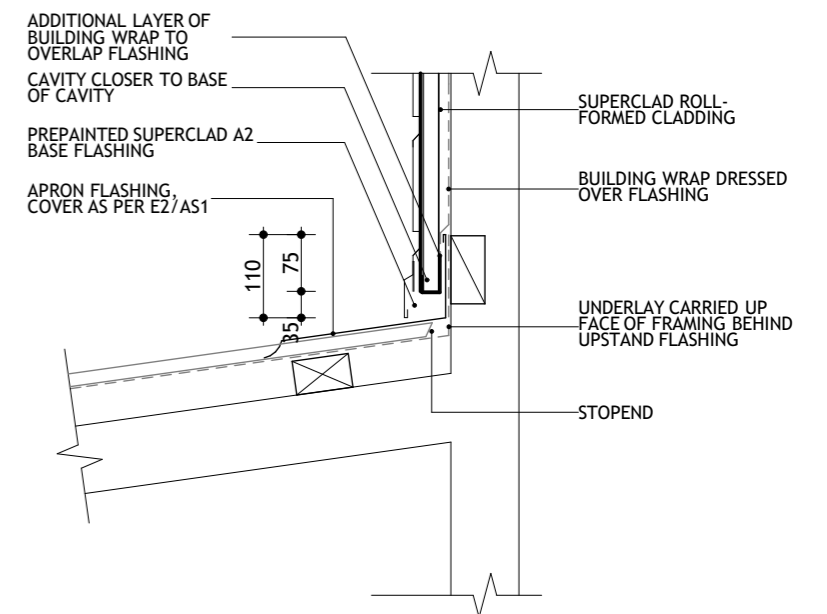
03
17
VERANDAH - ON GABLE END OF BUILDING DETAIL
SUPERCLAD SPECIFICATION MAY 2020
SCALE NTS



04
--
SUPERCLAD CLADDING PIPE PENETRATION
SCALE 1:10



02
--
FLAT SOFFIT DETAIL
SUPERCLAD SPECIFICATION MAY 2020
SCALE NTS



05
06
TRANSVERSE APRON FLASHING
SCALE 1:10



PROPOSED DWELLING FOR:
Lance & Barbara Croawell,
101 Kelly Jade Ave, Matarangi

DRAWING TITLE
DETAILS 5

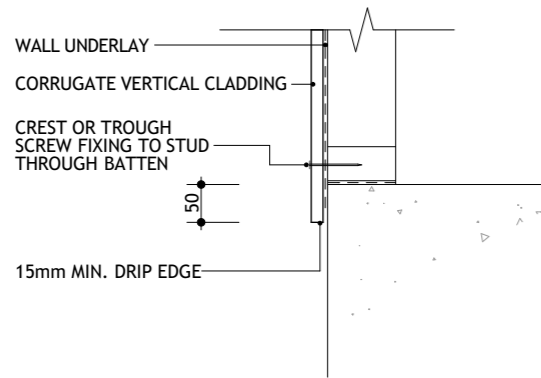
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DRAWN:
TDZ 79
DATE:
27-May-21
FILE:
201582

SHEET:
23
OF:

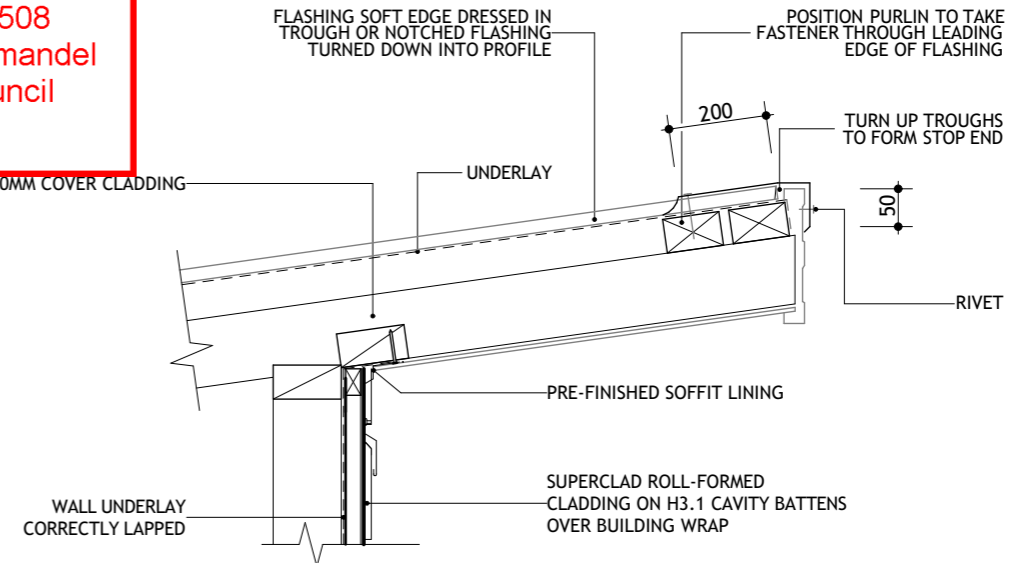
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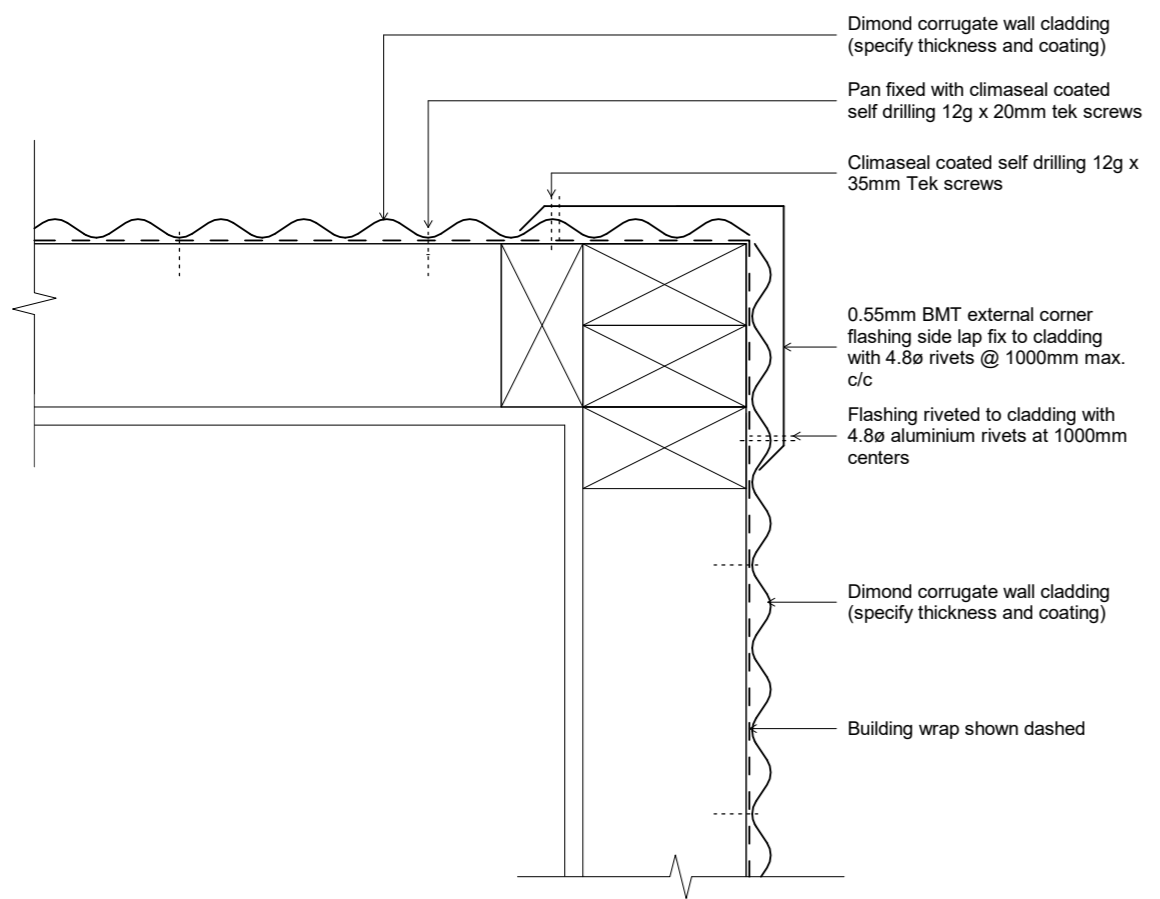
Note:
All external/exposed fixings to be stainless steel



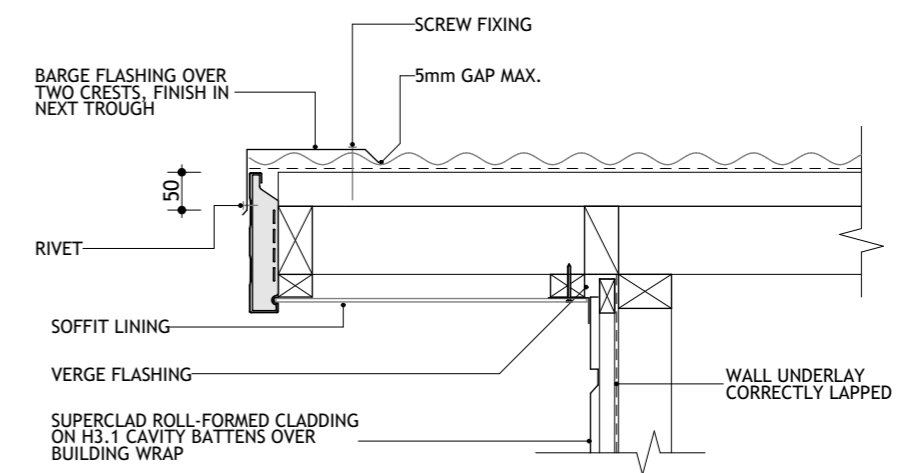
01
CORRUGATE BASE (DIRECT FIX)
SCALE 1:10



03
SUPERCLAD CLADDING RAKING
BARGE DETAIL
SCALE 1:10



02
CORRUGATE VERTICAL CLADDING
EXTERIOR CORNER
SCALE 1:10



04
SUPERCLAD CLADDING GABLE/
BARGE DETAIL
SCALE 1:10

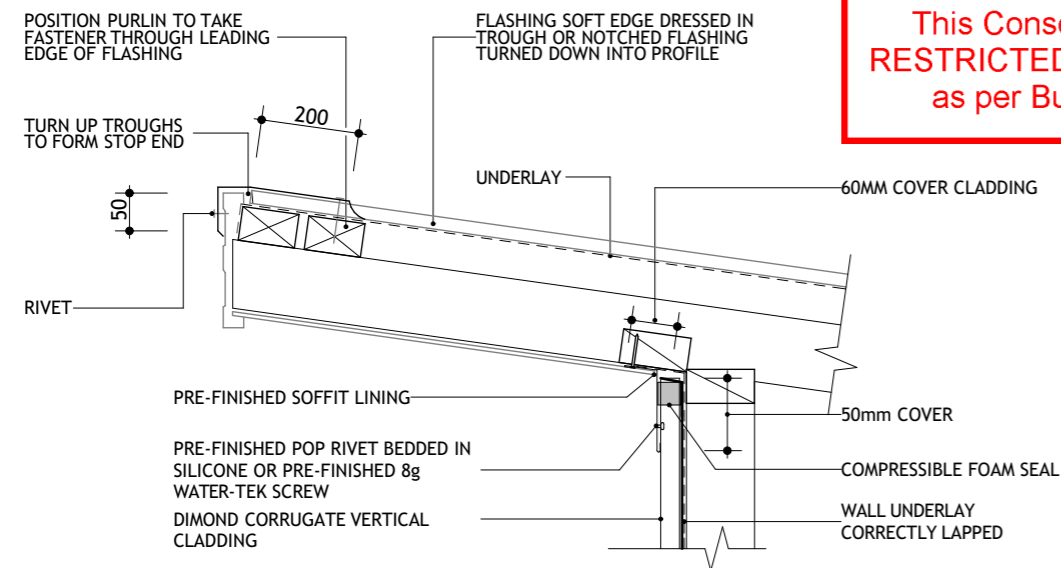


PROPOSED DWELLING FOR:
Lance & Barbara Croawell,
101 Kelly Jade Ave, Matarangi

DRAWING TITLE
DETAILS 6

SCALE:
1:10 @ A3
DRAWN:
TDZ 79
DATE:
27-May-21
FILE:
201582

SHEET:
24
OF:

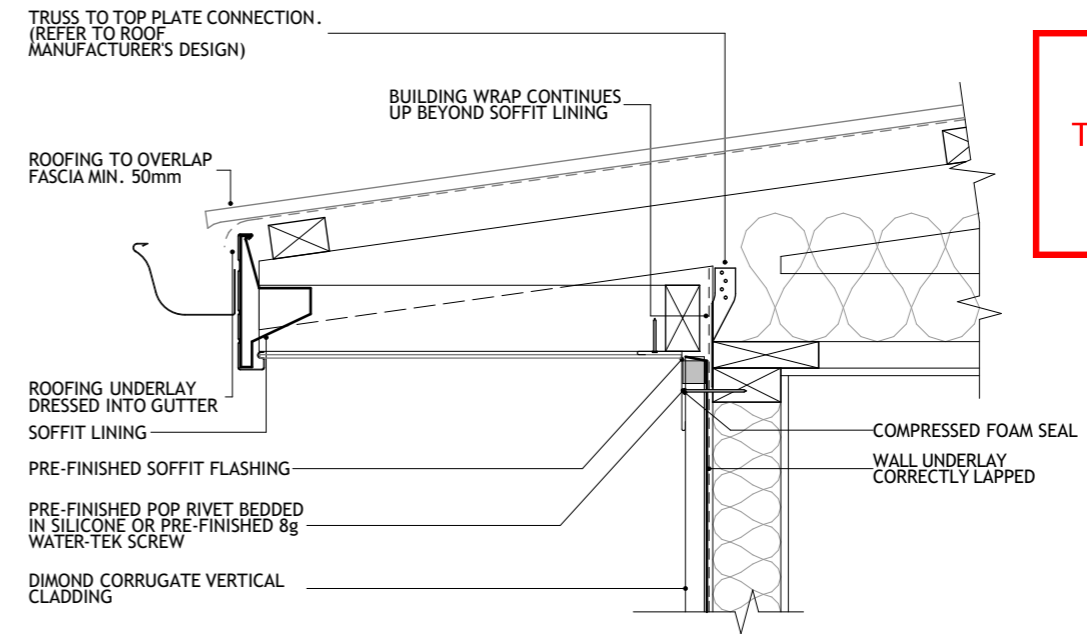


01 CORRUGATE VERTICAL CLADDING
RAKING BARGE DETAIL
SCALE 1:10

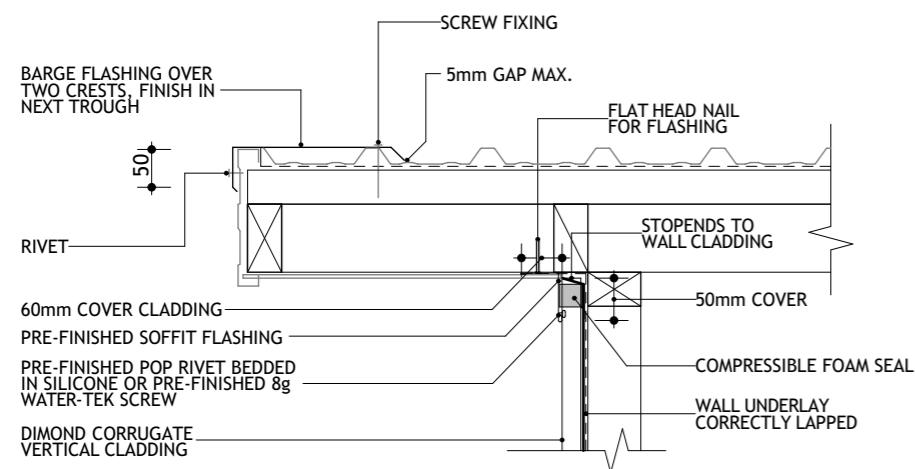
This Consent is affected by
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as per Building Act 2004

Note:
All external/exposed fixings to be stainless steel

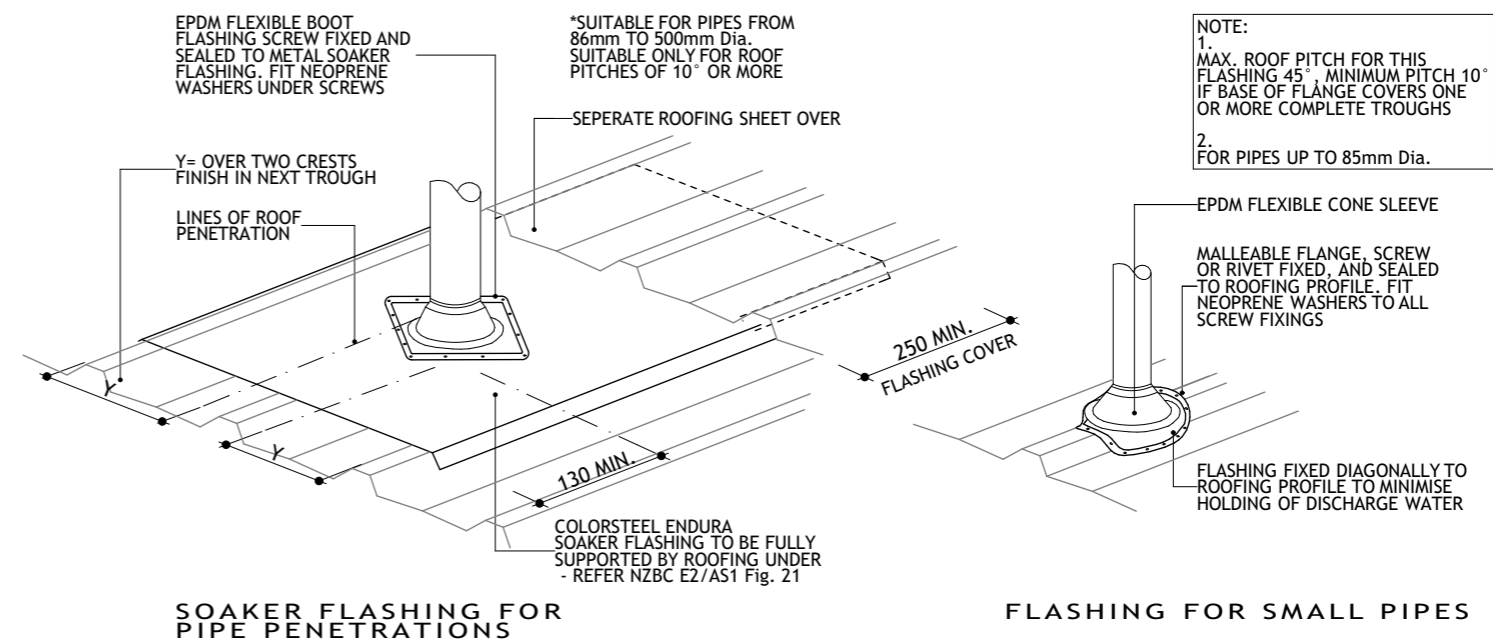
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03 CORRUGATE VERTICAL CLADDING
EAVES DETAIL
SCALE 1:10



02 CORRUGATE VERTICAL CLADDING
GABLE/BARGE DETAIL
SCALE 1:10



04 PIPE PENETRATIONS
NZBC E2/AS1
NOT TO SCALE

NOTE:
1. MAX. ROOF PITCH FOR THIS FLASHING 45°. MINIMUM PITCH 10° IF BASE OF FLANGE COVERS ONE OR MORE COMPLETE TROUGHS
2. FOR PIPES UP TO 85mm Dia.



PROPOSED DWELLING FOR:
Lance & Barbara Croawell,
101 Kelly Jade Ave, Matarangi

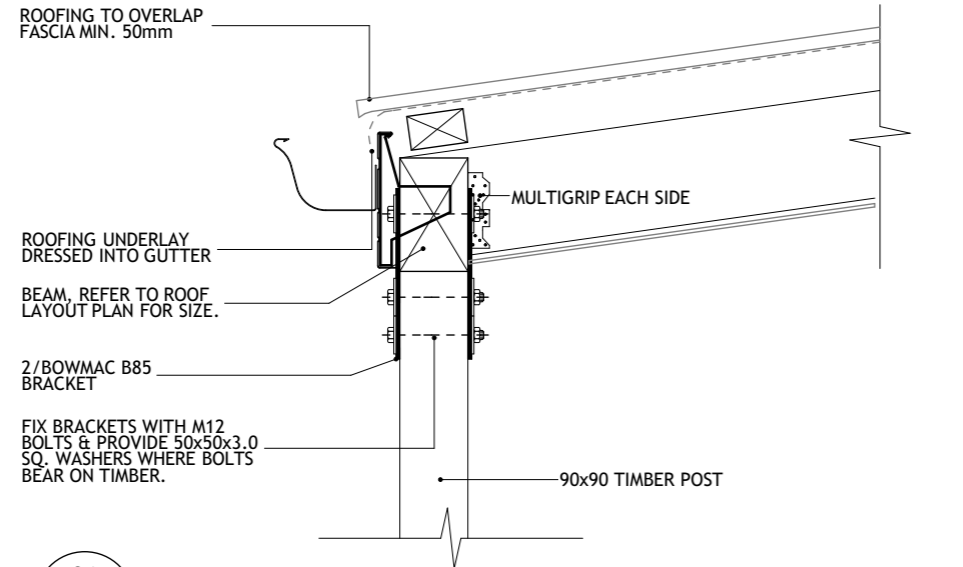
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DETAILS 7

SCALE:
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DRAWN:
TDZ 79

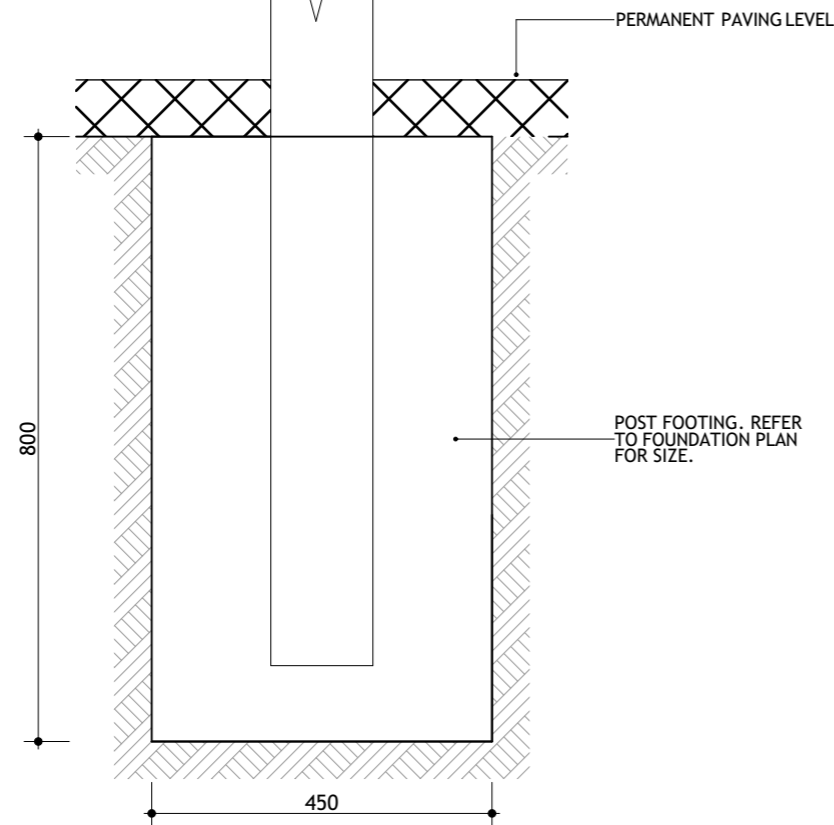
DATE:
27-May-21
FILE:
201582

SHEET:
25
OF:

Note:
All external/exposed fixings to be stainless steel



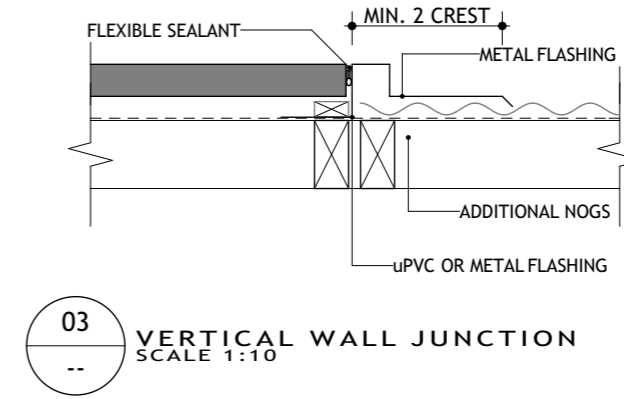
01
17
EAVES DETAIL
SCALE 1:10



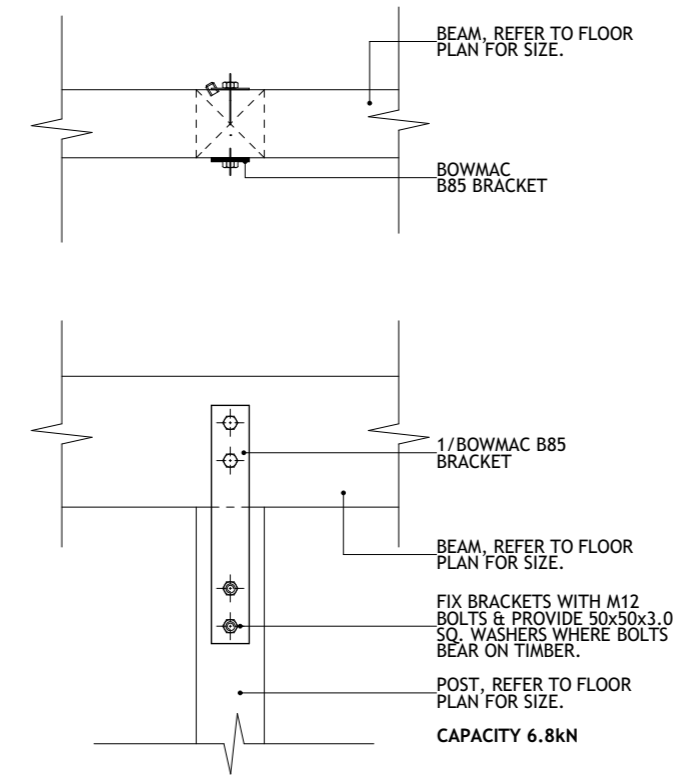
02
17
POST/FOOTING CONNECTION DETAIL
SCALE 1:10

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03
--
VERTICAL WALL JUNCTION
SCALE 1:10



04
06
POST/BEAM CONNECTION DETAIL
SCALE 1:10



PROPOSED DWELLING FOR:
Lance & Barbara Croawell,
101 Kelly Jade Ave, Matarangi

DRAWING TITLE
DETAILS 8

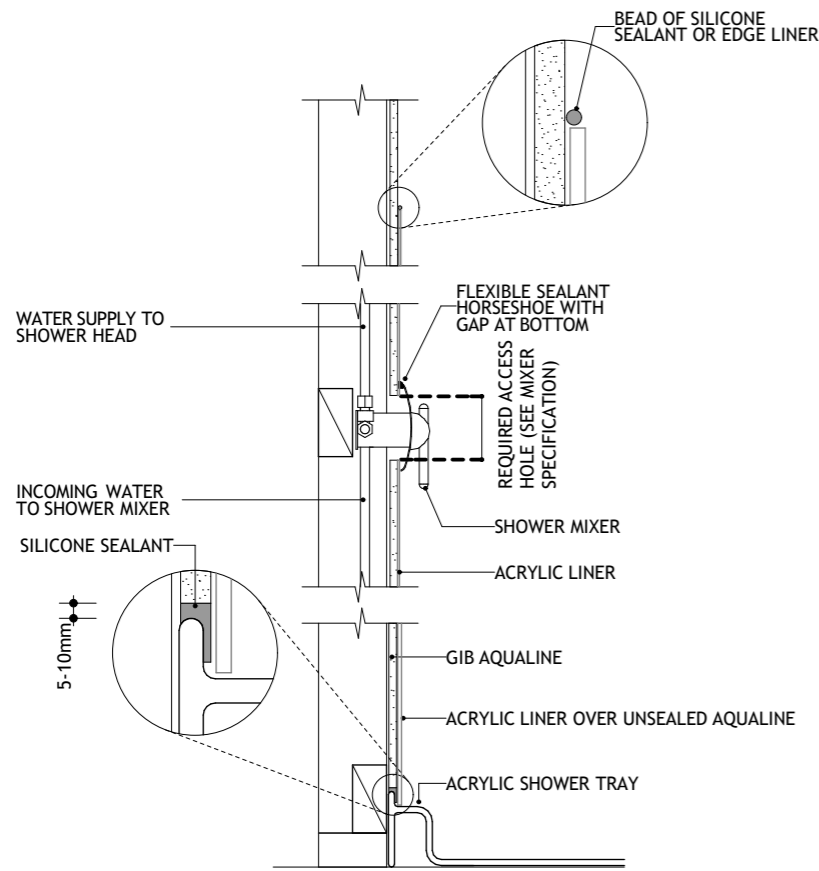
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FILE:
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SHEET:
26
OF:

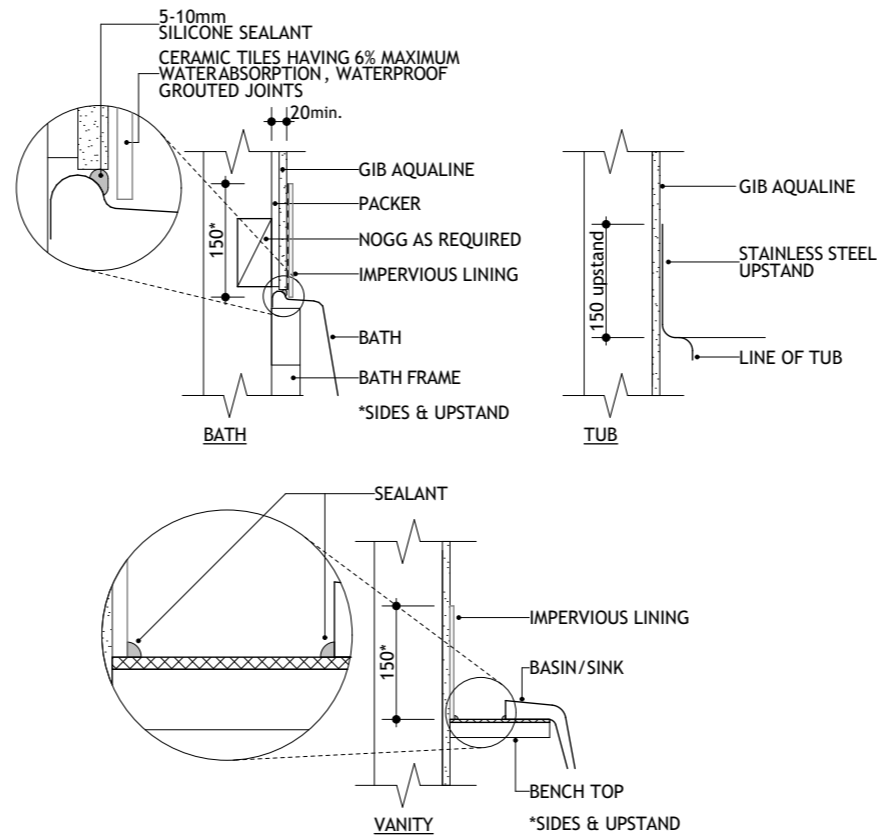
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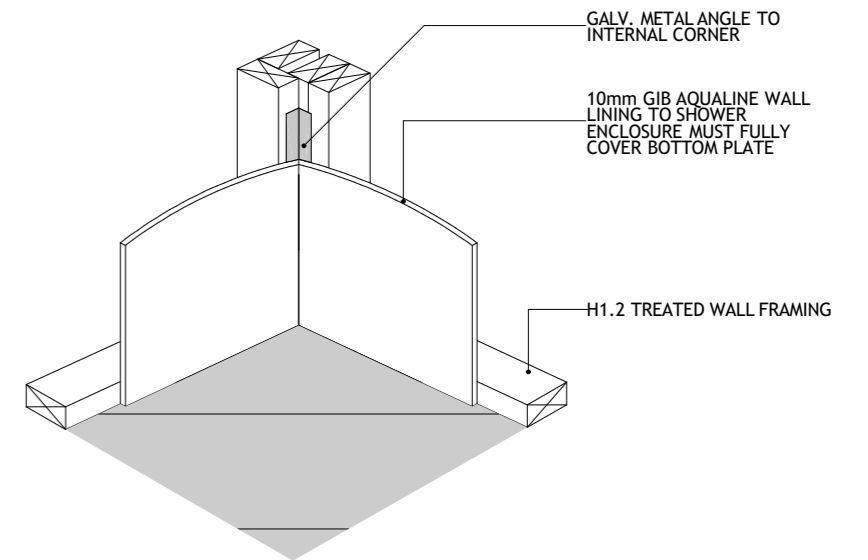


01
--
ACRYLIC SHOWER
SCALE 1:10 (ZOOM 1:2)

NOTE:
WHERE IMPACT NOISE FROM PIPES IS AN
ISSUE, FIX ALL PIPES ON RESILIENT BRACKETS



02
--
**TYPICAL WET AREA
JUNCTIONS** (ZOOM 1:2)
NZBC E3/AS1
SCALE 1:10



03
--
**VINYL FLOOR
TO WALL JUNCTION**
SCALE 1:10 (ZOOM 1:2)



PROPOSED DWELLING FOR:
Lance & Barbara Croawell,
101 Kelly Jade Ave, Matarangi

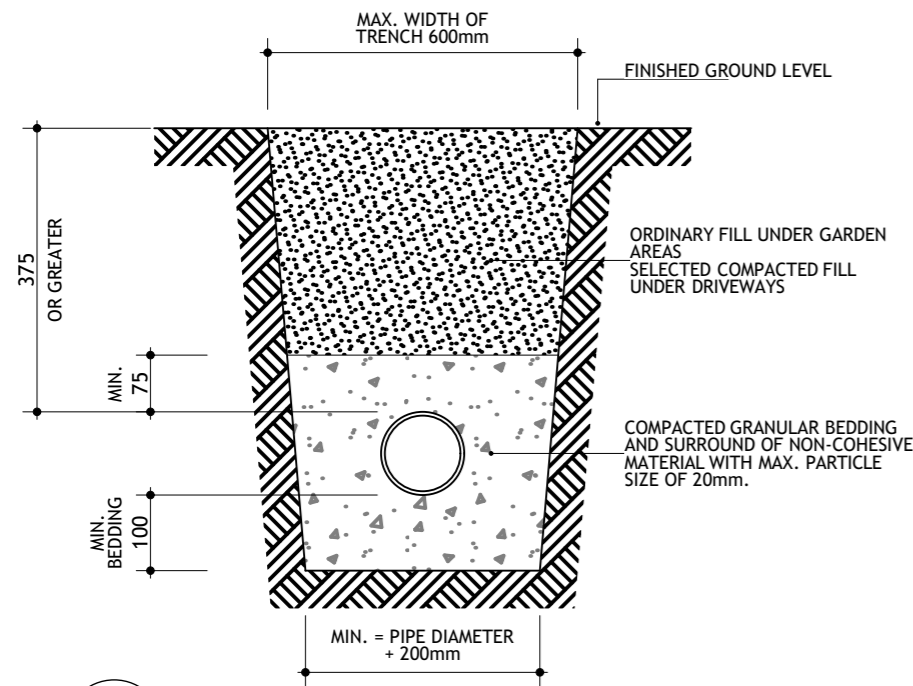
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DETAILS 9

SCALE:
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DRAWN:
TDZ 79
DATE:
27-May-21
FILE:
201582

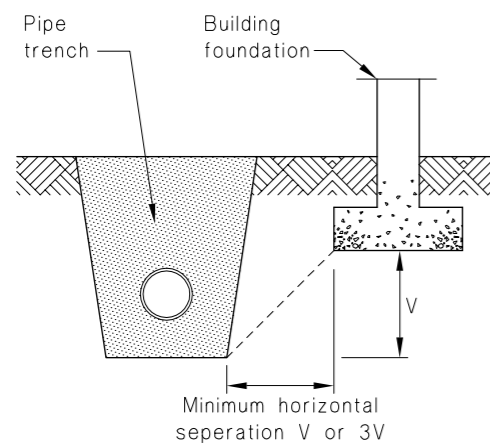
SHEET:
27
OF:

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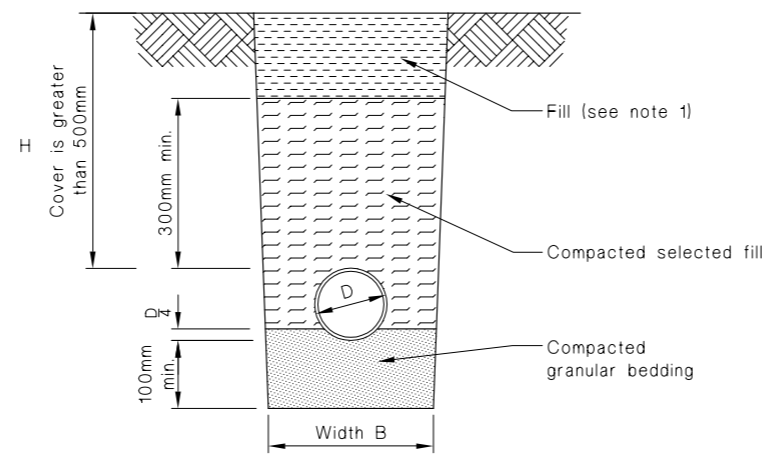
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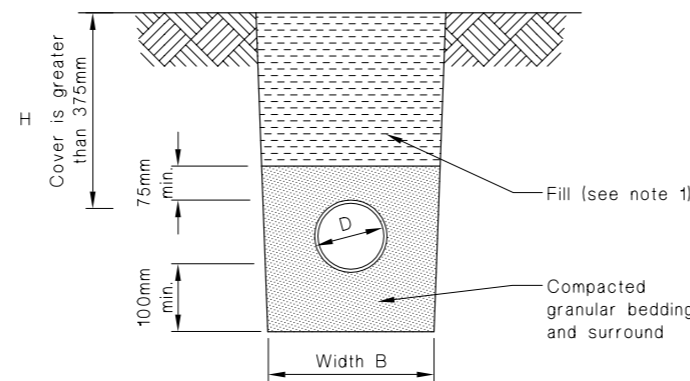
01 BEDDING AND BACKFILLING WHERE COVER OVER DRAIN IS 375mm OR GREATER
SCALE: 1:10



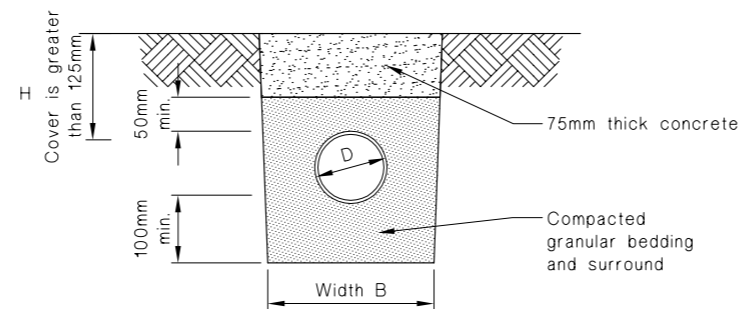
02 RELATIONSHIP OF PIPE TRENCH TO BUILDING FOUNDATION
SCALE: NTS
DIMENSION 'V'
TRENCH OPEN LESS THAN 48hrs
DIMENSION '3V'
TRENCH OPEN LONGER THAN 48hrs (EXCEPT IN ROCK)



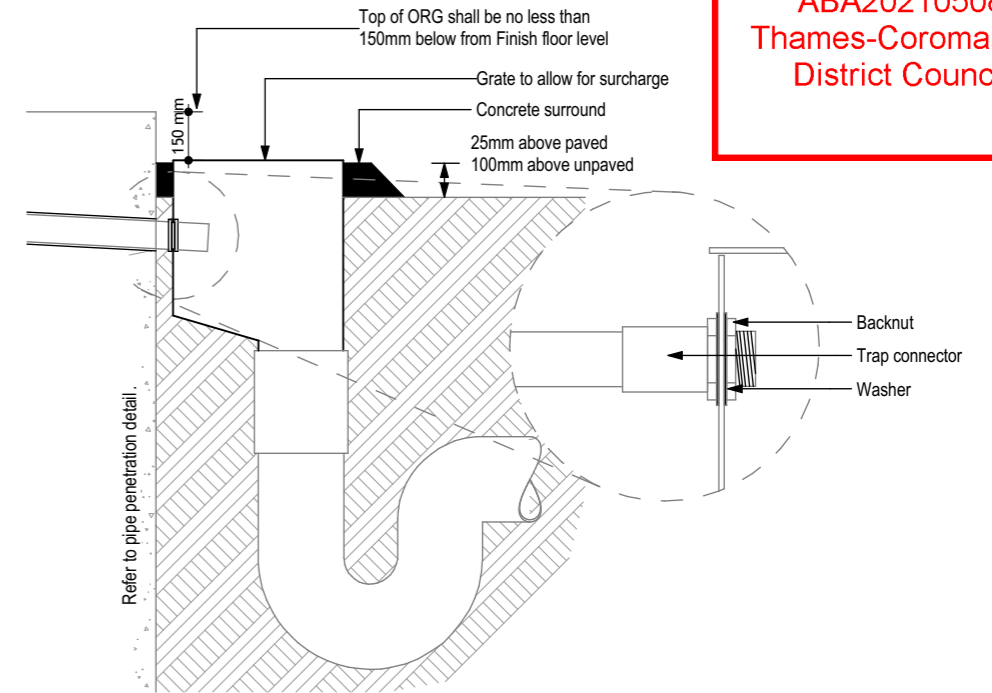
(a) Bedding type 'B' of NZS 7643
Cover greater than 500mm



(b) Bedding type 'D' of NZS 7643
Cover greater than 375mm



(c) Cover between 125mm and 375mm

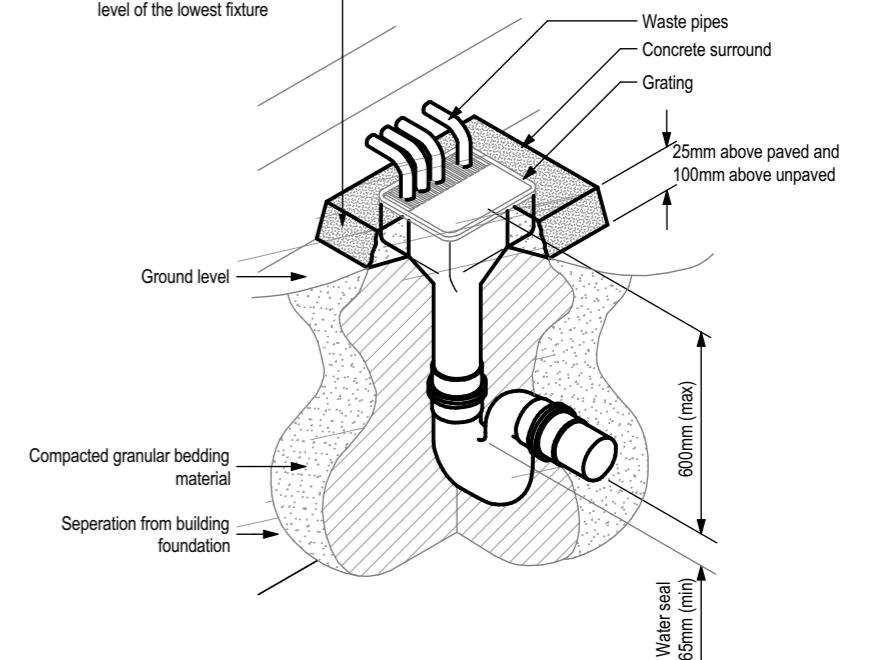


Gully Trap

SCALE 1:50 @A3

Waste through rear of gully trap to be made watertight with male trap connector and backnut
Where internal waste pipe runs are too long to discharge above the GT then the above detail applies.

Every residential building must have at least one gully dish, the rim of which is 150mm below the overflow level of the lowest fixture



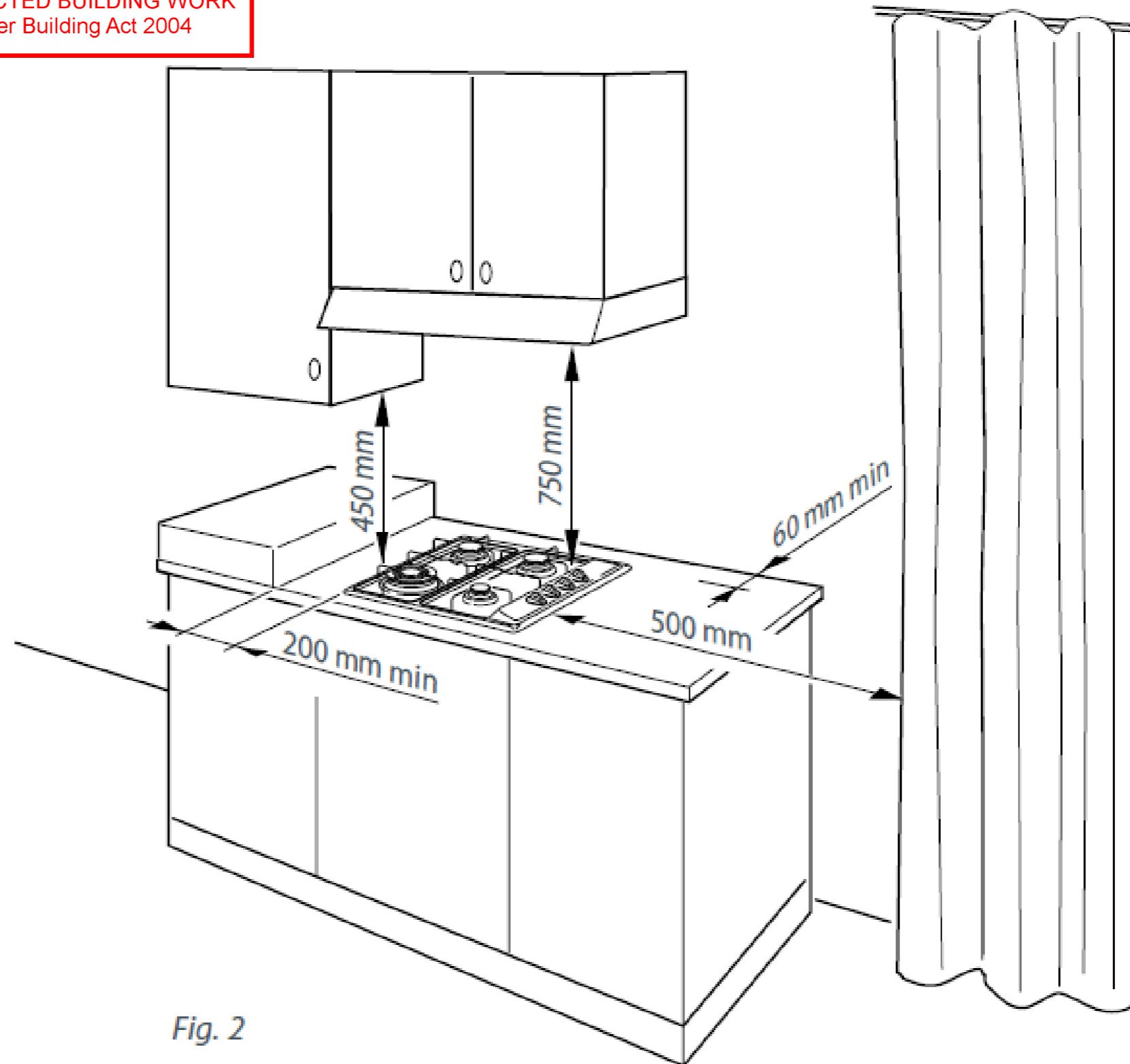
PROPOSED DWELLING FOR:
Lance & Barbara Croawell,
101 Kelly Jade Ave, Matarangi

DRAWING TITLE
DETAILS 10

SCALE:
NTS @ A3
DRAWN:
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DATE:
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FILE:
201582

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28
OF:

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Fig. 2

CLEARANCES TO COMBUSTIBLE SURFACES FOR GAS COOKER



PROPOSED DWELLING FOR:
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101 Kelly Jade Ave, Matarangi

DRAWING TITLE
DETAILS 11

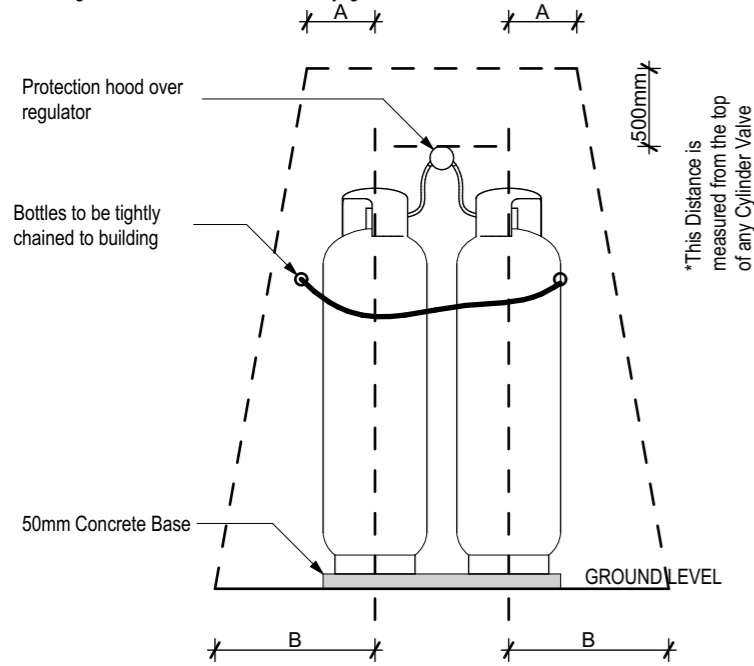
SCALE:
NTS @ A3
DRAWN:
TDZ 79

DATE:
27-May-21
FILE:
201582

SHEET:
29
OF:

G4 CLEARANCES AROUND CYLINDERS

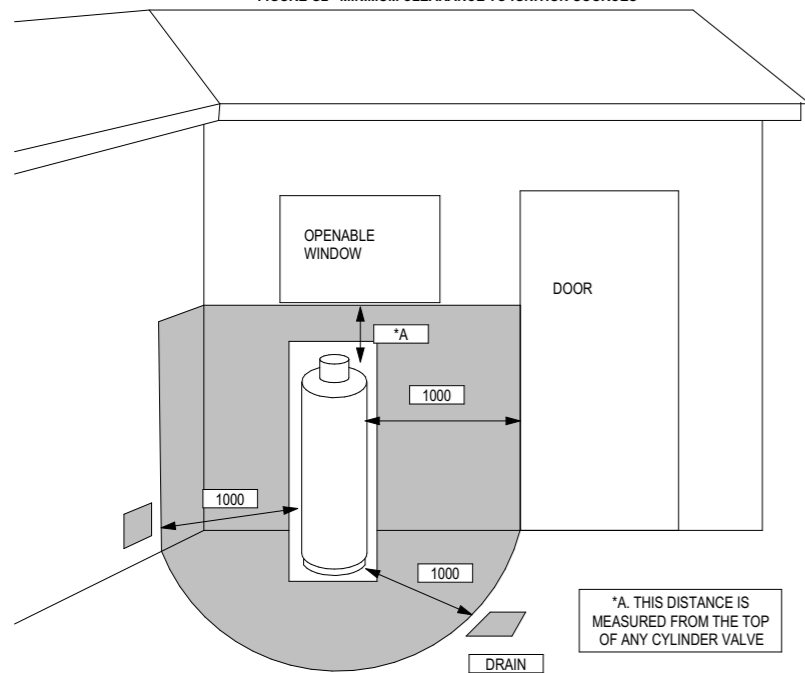
Cylinders should be installed with clearances complying with Figure G2 & Figure G3 & at least 1m from readily ignitable material.



IGNITION SOURCE NOT TO BE WITHIN THE ENCOMPASSED AREA

A - EXCHANGE CYLINDER - 500mm
B - EXCHANGE CYLINDER - 1500mm

FIGURE G2 - MINIMUM CLEARANCE TO IGNITION SOURCES



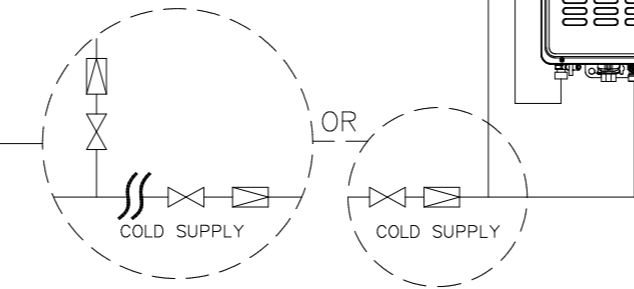
SHADING INDICATES PROHIBITED AREA FOR A DRAIN OR OPENING

A - EXCHANGE CYLINDER - 150 mm

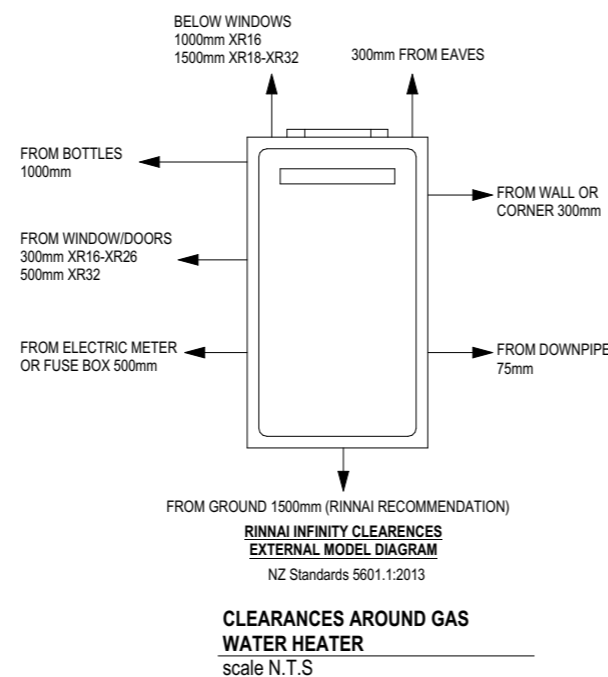
CLEARANCES AROUND GAS BOTTLES
scale N.T.S.

NOTE: NON RETURN VALVES (NRV) REQUIRED ON COLD AND HOT SUPPLY LINES TO A TEMPERATURE LIMITING DEVICE (TLD) IF NOT INCORPORATED IN TLD.

NOTE: PRESSURE LIMITING DEVICE (PLV) REQUIRED TO TLD IF PLV INSTALLED AT WATER HEATER



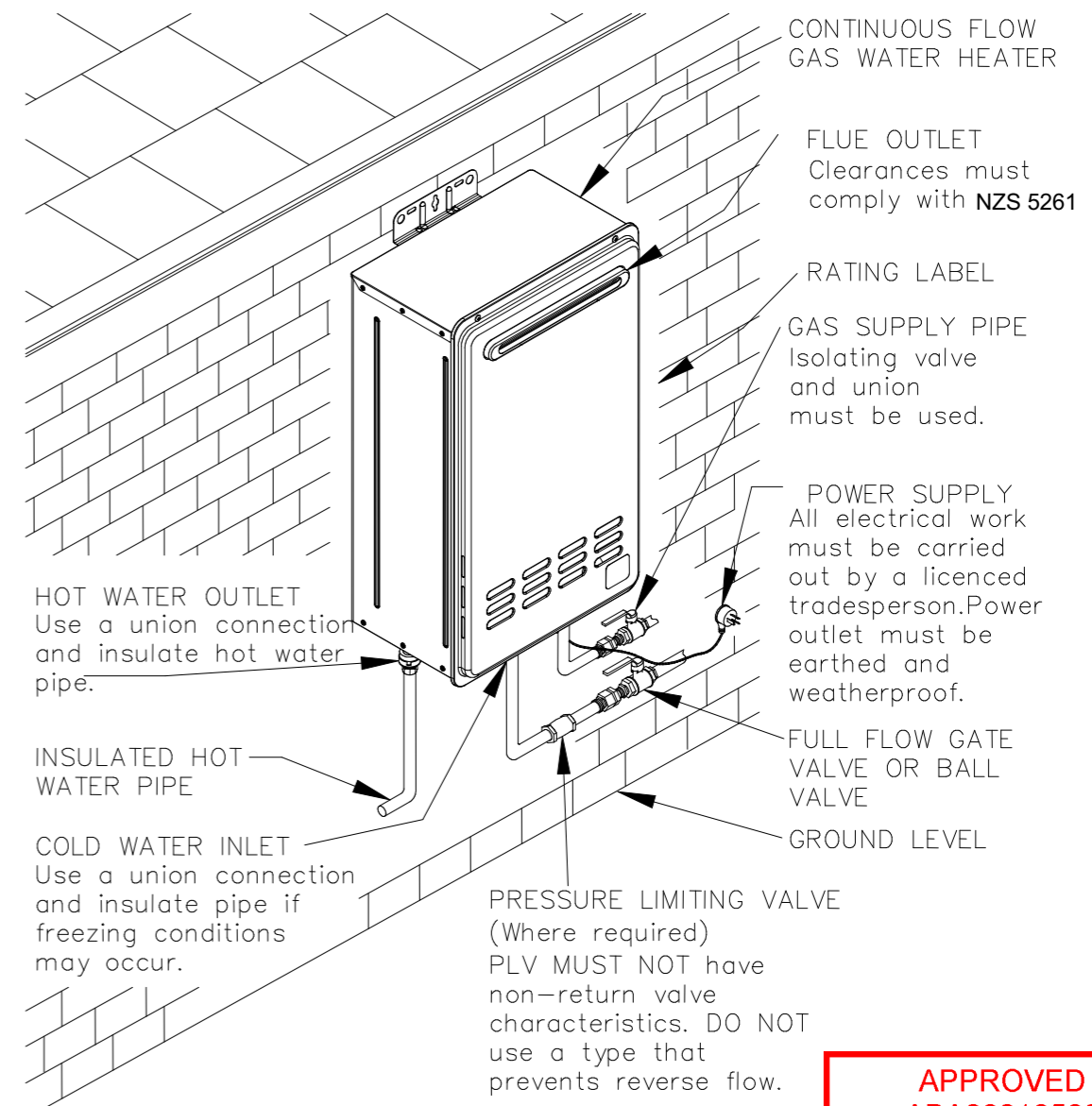
Two Temperature Zones Using a Temperature Limiting Device



CLEARANCES AROUND GAS WATER HEATER
scale N.T.S.

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**TYPICAL INSTALLATION
ELECTRONIC CONTINUOUS FLOW GAS WATER HEATER
EXTERNAL MODELS 874 SERIES**



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ABA20210508
Thames-Coromandel
District Council



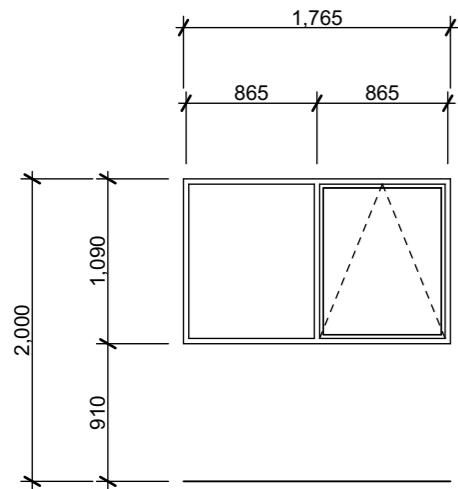
PROPOSED DWELLING FOR:
Lance & Barbara Croawell,
101 Kelly Jade Ave, Matarangi

DRAWING TITLE
GAS DETAILS

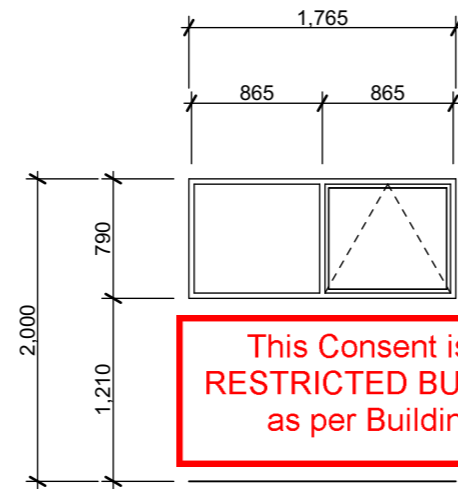
SCALE:
NTS @ A3
DRAWN:
TDZ 79

DATE:
27-May-21
FILE:
201582

SHEET:
30
OF:

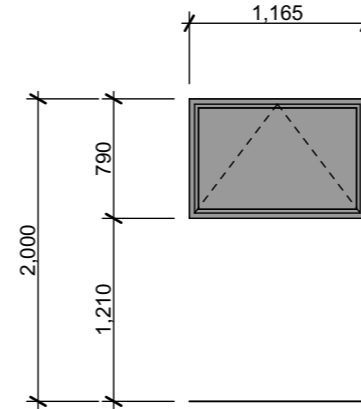


2A

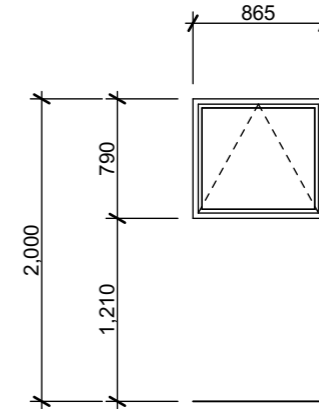


3A

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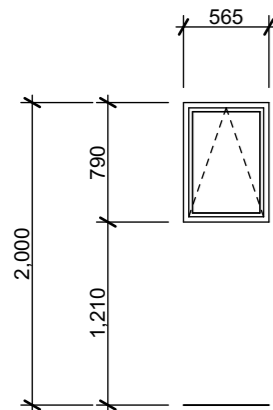


3B

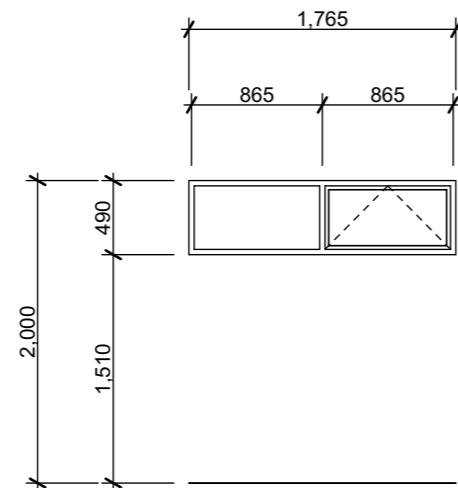


4A

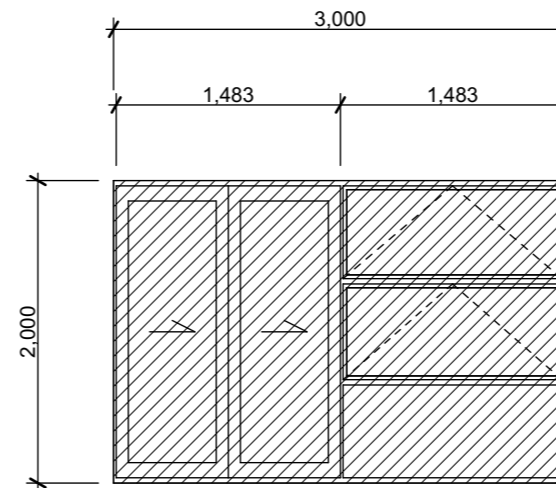
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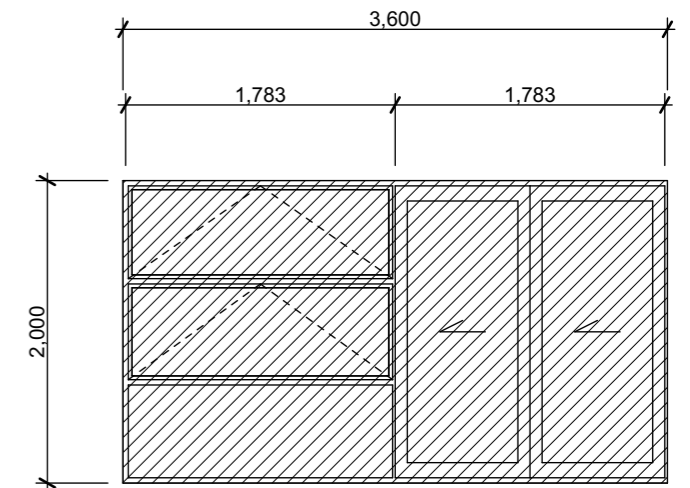
4C



5A



SD2



SP1

Glazing:

All windows and doors dimensions shown are rough openings only - site verify prior to fabrication.




All windows shall be constructed in accordance with NZS 4211 to suit location.

All glazing shall be to NZS 4223 Pt 3 Human Impact Safety Requirements (i.e. Grade A safety glazing material to bathroom windows & full height glazing).

(OG) Bathrooms to have obscured glass.
(SG) 'A' grade safety glass to all doors without transoms.

Wanz support bars to all doors and windows.

Legend:

-  (OG) Bathrooms to have obscured glass
-  (SG) 'A' grade safety glass to all doors without transoms
-  (OSG) Obscured Grade 'A' Safety Glass

Note:
-All external/exposed fixings to be stainless steel



PROPOSED DWELLING FOR:
Lance & Barbara Croawell,
101 Kelly Jade Ave, Matarangi

DRAWING TITLE
WINDOWS & DOOR SCHEDULE

SCALE:
1:50 @ A3
DRAWN:
TDZ 79

DATE:
27-May-21
FILE:
201582

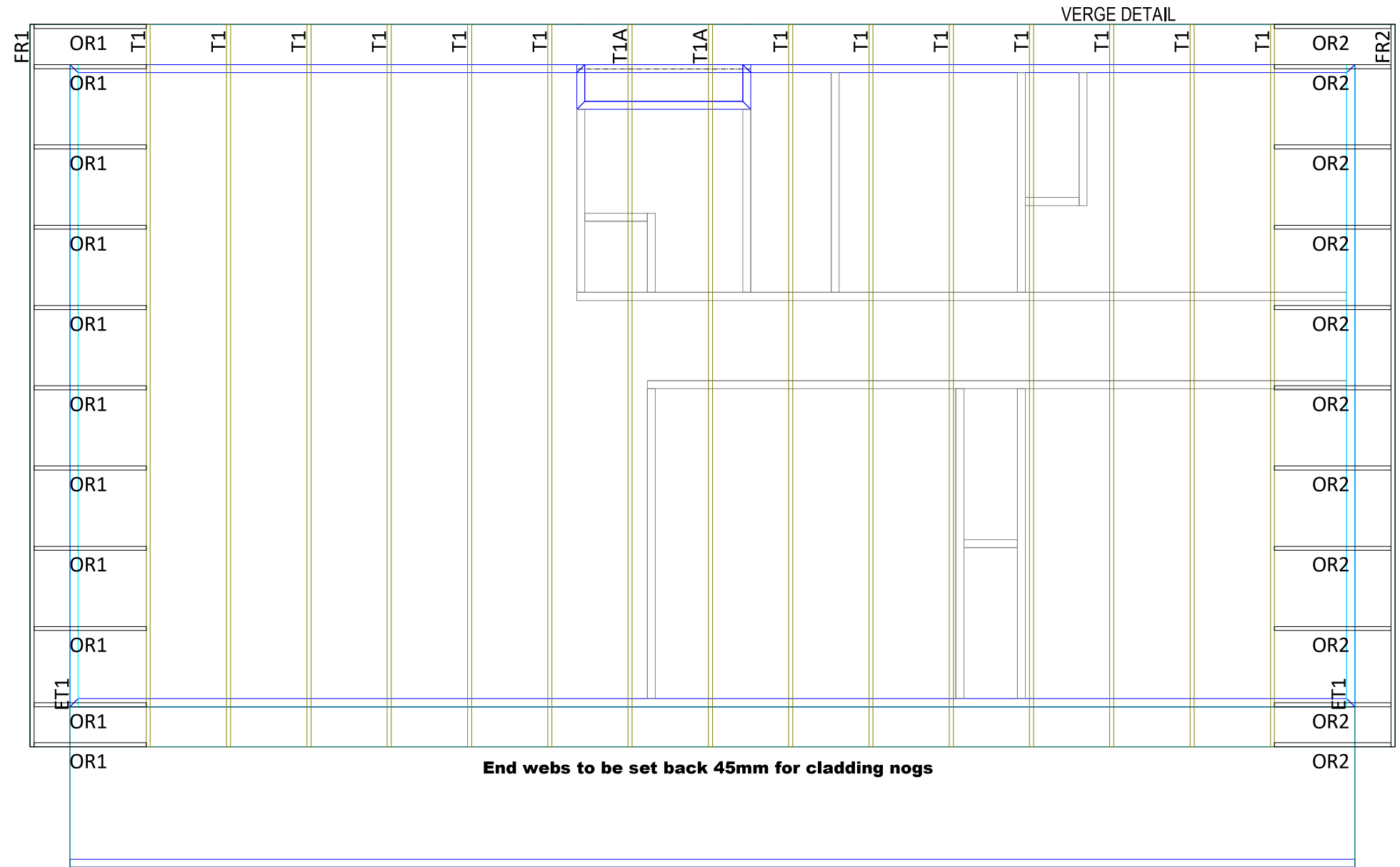
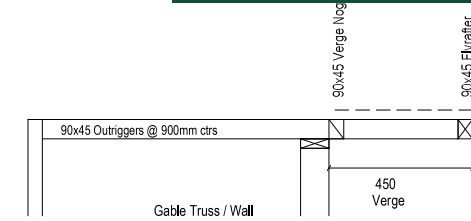
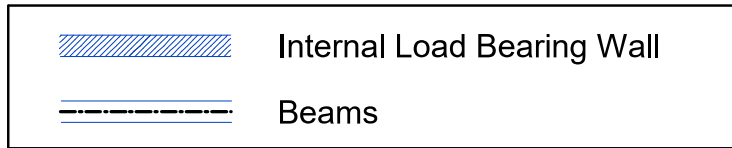
SHEET:
31
OF:

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BUILDABLE CONSENT LAYOUT

For valley/saddle truss fixing unless stated otherwise 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.



CARTERS
 Carters Manufacturing Cambridge
 (07) 8237312

JOB No **343399C1**

Client: Spanbild New Zealand Ltd
 Job: 201582 Croawell
 Site: 101 Kelly Jade Ave
 Matarangi

Pitch: 8.0deg
 Roof Type: Longrun
 Overhang: 450mm
 Wind Area: High
 Roof Snow: 0.000kPa
 Ceiling Restraint Centres: 600mm

Trusses and rafters at 900mm max centres unless stated otherwise. This layout is to be read in conjunction with the Architectural plans.

DRAWN Simon Graham 6 May, 2021

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 Total)**
- 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**
- W = 24kN Uplift**
- X = 25kN Uplift**
- Y = 35kN Uplift**
- Z = 45kN Uplift**

Unless otherwise indicated, all specified truss fixings are to use L/Lok product nail fasteners (as per the MiTek On-site Guide) when the choice of using screws or nails is optional.

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.

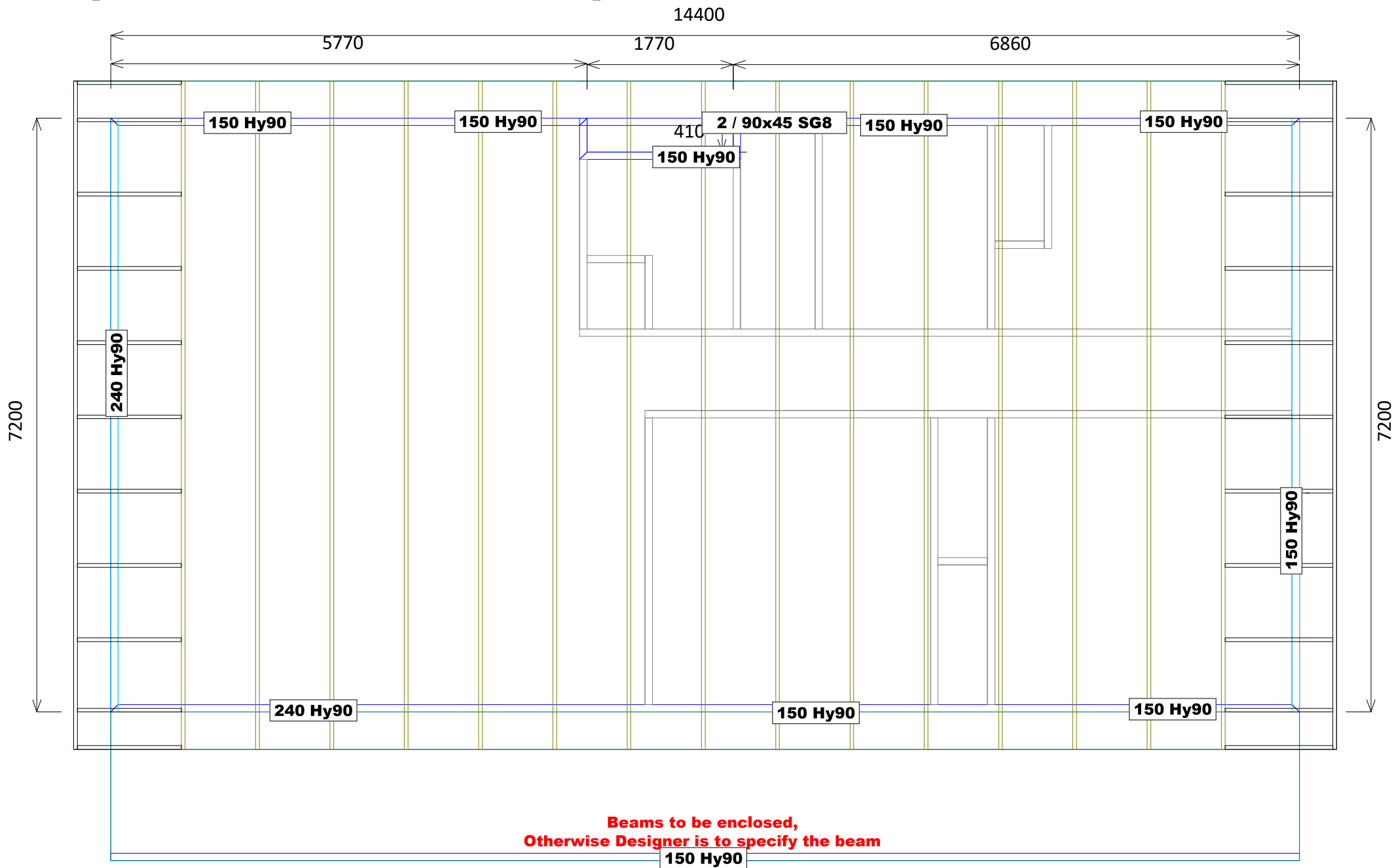
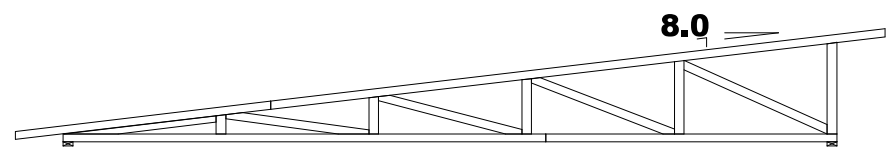
Truss Layout

EASE NOTE: The trusses on this job have been designed based on direct fixed ceiling battens restraining truss bottom chords, not metal ceiling battens on clips. All gable trusses are designed to suit cladding manufacturer's framing requirements. If a gable truss requires a windbeam brace, the type of MiTek brace will be noted as such on the layout.

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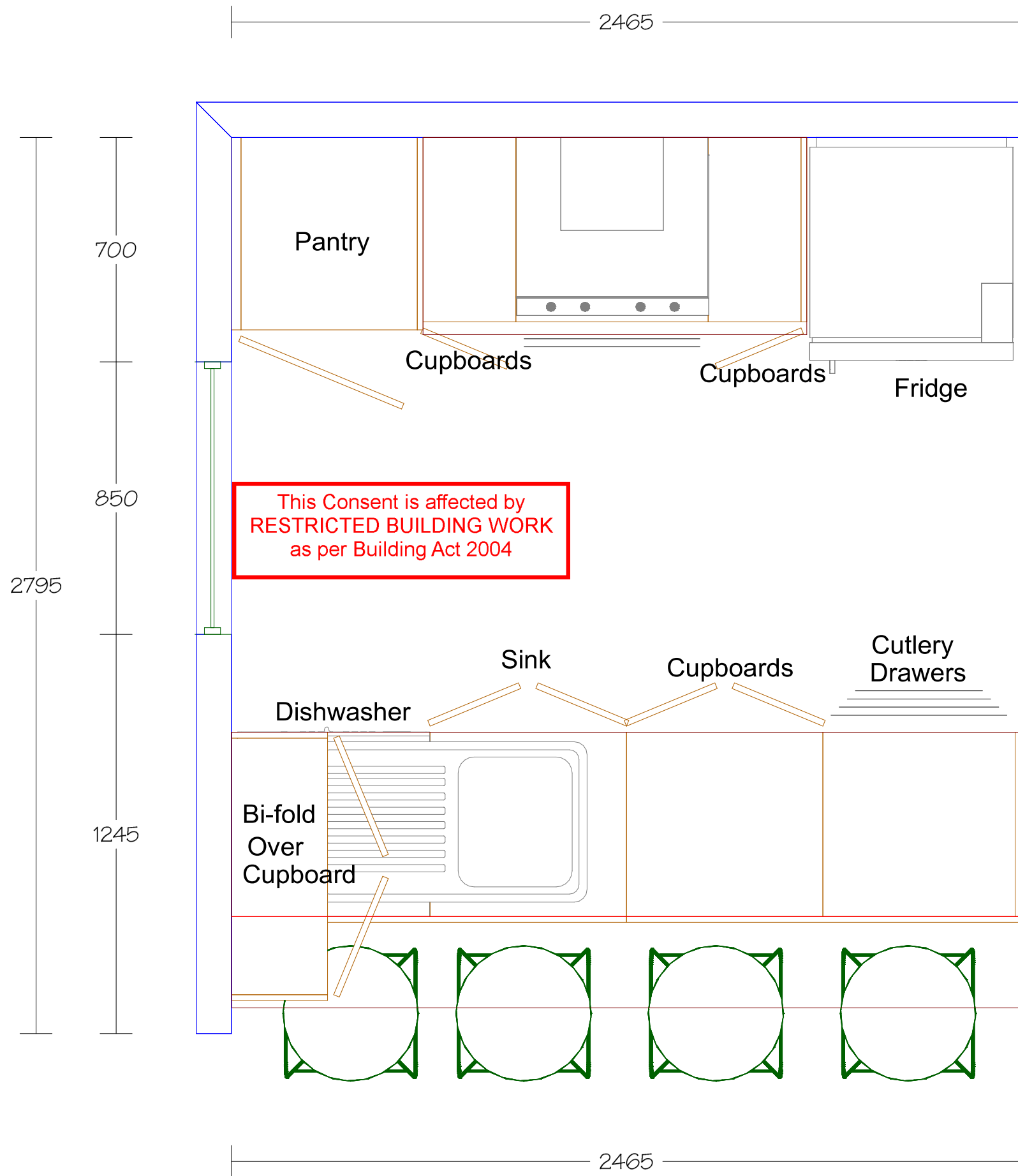
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BUILDABLE CONSENT LAYOUT



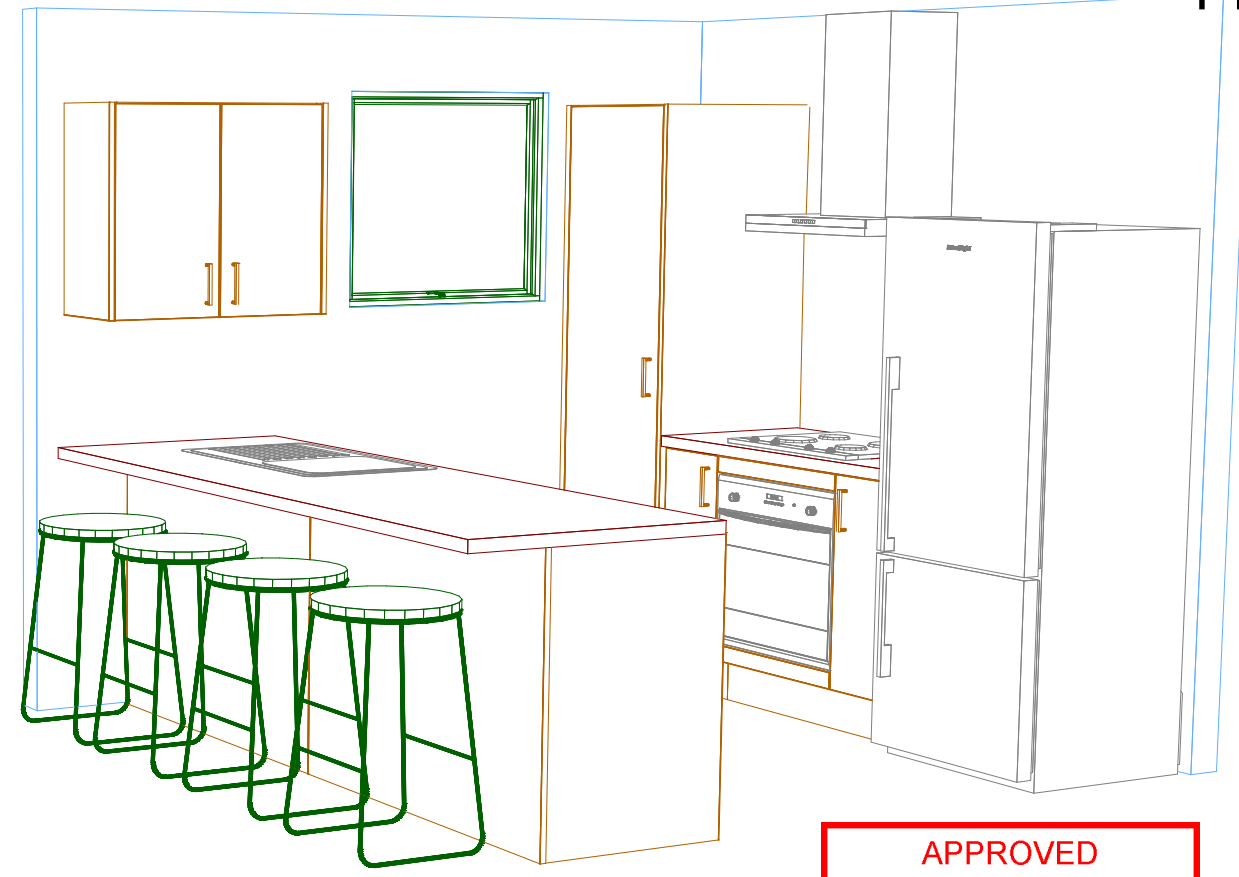
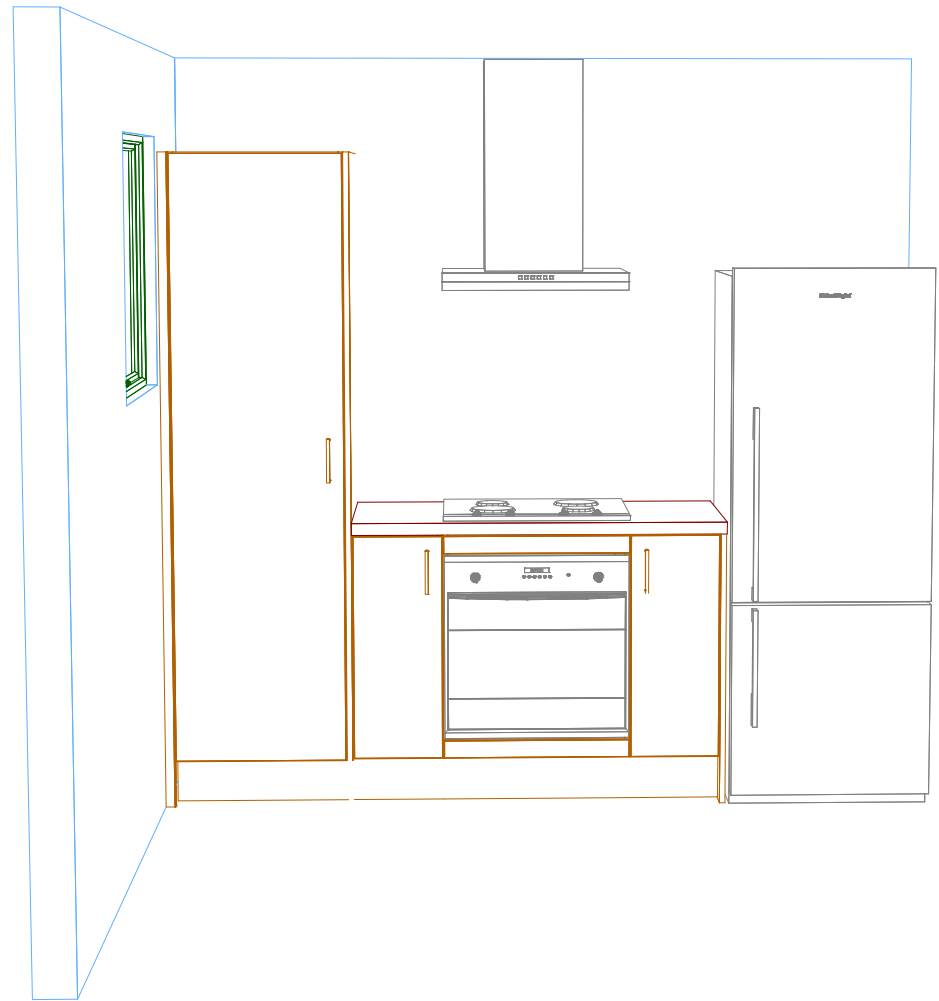
CARTERS Carters Manufacturing Cambridge (07) 8237312	
JOB No 343399C1	
Client: Spanbild New Zealand Ltd Job: 201582 Croawell Site: 101 Kelly Jade Ave Matarangi	
Pitch: 8.0deg Roof Type: Longrun Overhang: 450mm Wind Area: High Roof Snow: 0.000kPa	
Trusses and rafters at 900 mm max centres unless stated otherwise. This layout is to be read in conjunction with the Architectural plans.	
DRAWN Simon Graham	6 May,2021
Dn kN Up kN	Ultimate Limit State Loads
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.	
Any roof loads as stated on this layout over 16kN up or down are outside the scope of NZS3604, and the architect / draughtsperson is responsible for the design to transfer the loads to the ground.	
The lintels have been sized using one of the following: 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.	

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

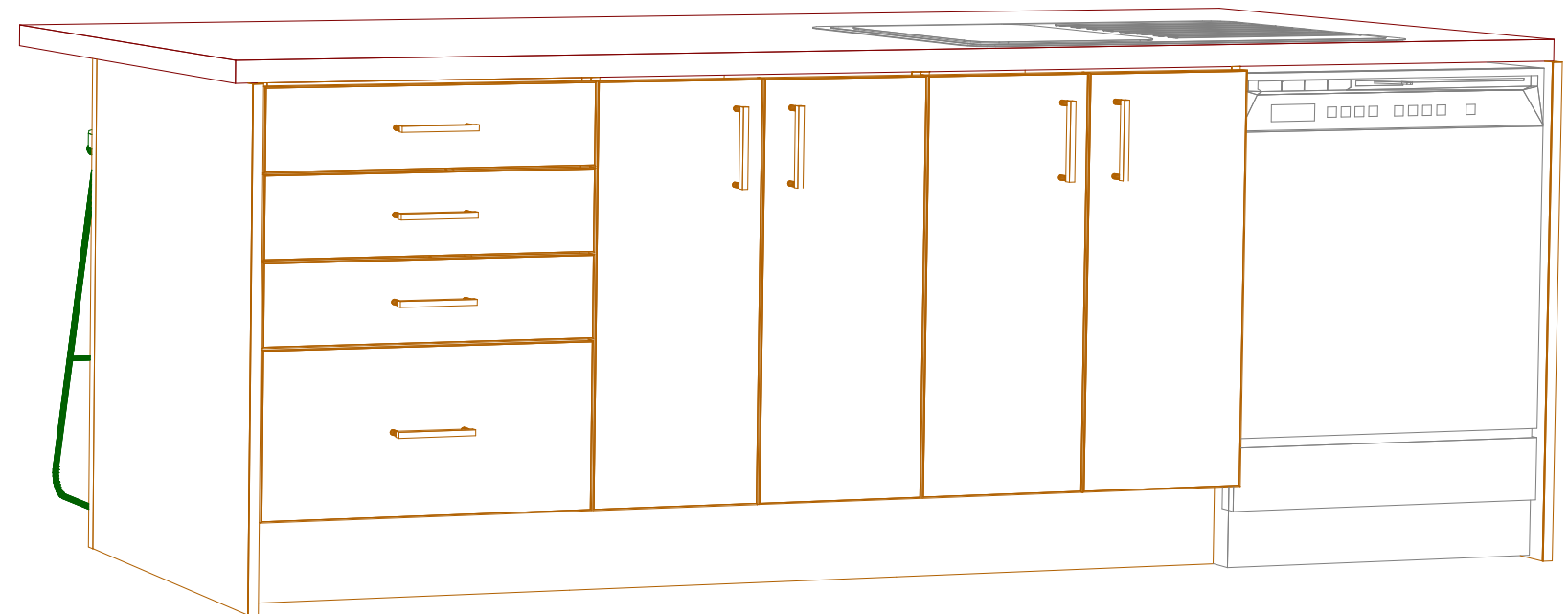


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Plan 4a



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District Council



Job No: Croawell
Sheet 2 of 2
Scale: 1:20
Date: 30/03/21

Default
Lance Croawell
101 Kelly Jade,
Matarangi

Design Consultant: Joleen Pryce
Drawn by: Joleen, using Solid V11

THIS IS AN ORIGINAL DESIGN AND MUST NOT BE RELEASED OR COPIED UNLESS APPLICABLE FEE HAS BEEN PAID OR JOB ORDER PLACED. ALL DIMENSIONS AND SIZE DESIGNATIONS GIVEN ARE SUBJECT TO VERIFICATION ON JOB SITE AND ADJUSTMENTS TO FIT JOB CONDITIONS. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH JOB SPECIFICATION SHEETS.

Mastercraft
kitchens for living

Ph: 07 866-4111 Fax: 07 866-4116 Email: carol@mastercraft.co.nz

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Thames-Coromandel
District Council

NEW FOUNDATION

ADDRESS

101 JADE KELLY AVE

CLIENT

LANCE & BARBARA CROAWELL

JOB No.

J000760

ISSUE

FOR CONSENT

DATE OF ORIGINAL ISSUE

DECEMBER 2020

Sheet Number	Sheet Name	Rev	Revision Date
00	COVER PAGE	0	-
GN 01	GENERAL NOTES	0	-
GN 02	GENERAL NOTES	0	-
L1 01	FOUNDATION LAYOUT PLAN	B	may 2021
R1 01	TYPICAL DETAILS	A	apr. 2021
R1 02	TYPICAL CROSS SECTION AND DETAILS	0	-
R1 03	TYPICAL DETAILS	0	-
R1 04	TYPICAL PIPE PENETRATION DETAILS	0	-
R1 05	TYPICAL DETAILS SHOWER SET DOWN	0	-

*drawings to be printed in color



PO Box 721, Cambridge 3450

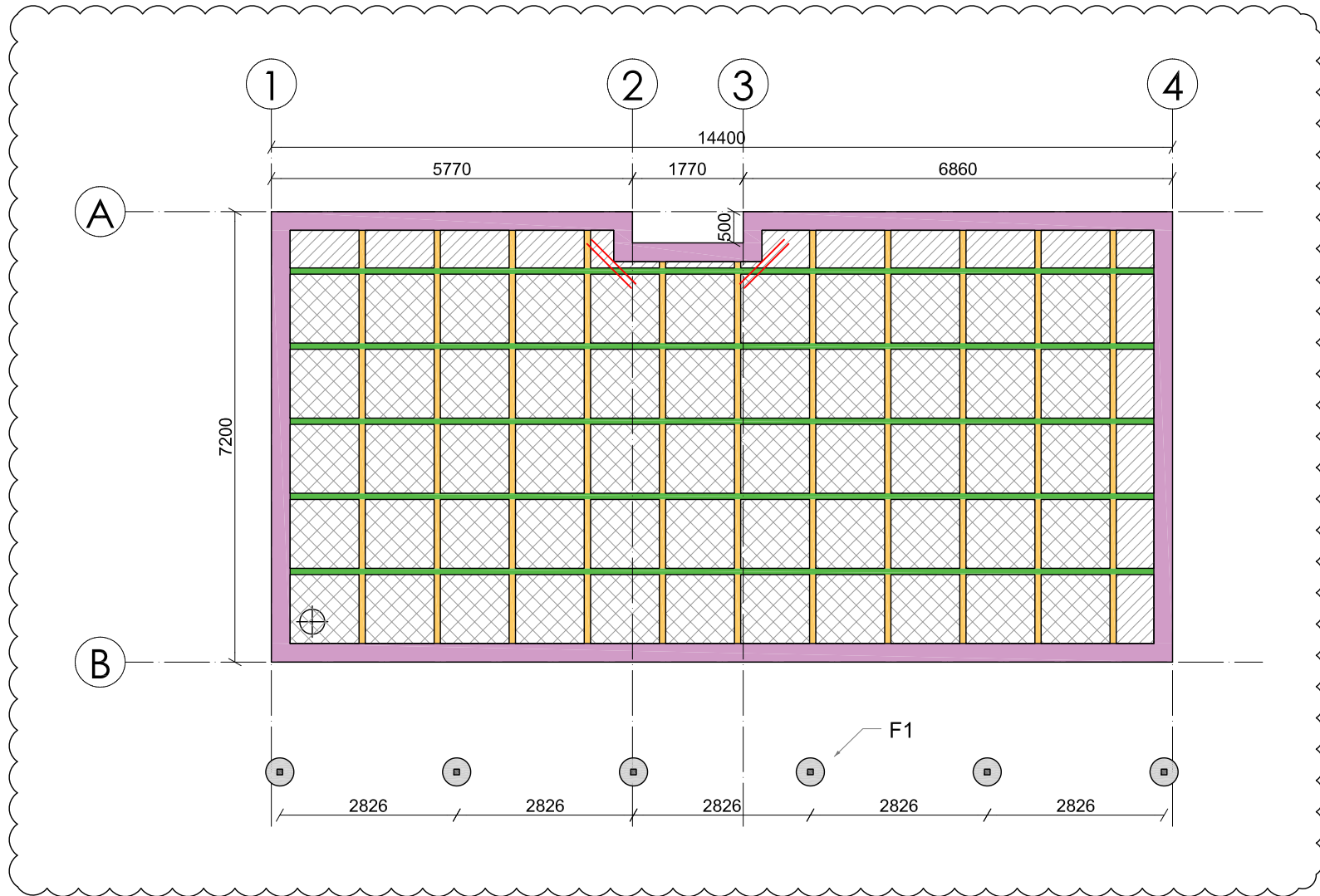
M 027 202 5575

E admin@kgwengineers.co.nz

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NOTES

- 1) Concrete strength = 25MPa with 15kg/m3 Dramix Steel shear fibre 3D 80/60BG
- 2) Refer architectural drawings for all rebates.
- 3) Contractor to confirm location of all load bearing walls.
- 4) If heating pipes to be installed in slab engineer to be advised prior to any construction.
- 5) Pipework to penetrate through edge footing. No exceptions. See detail 4 sheet R103

NO.	DATE	REVISION DETAILS	BY
B	may 2021	Pile layout edits	KW
A	apr. 2021	Layout updated	KW

KGW
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JOB TITLE

NEW FOUNDATION

ADDRESS

101 JADE KELLY AVE

DRAWING TITLE

FOUNDATION LAYOUT PLAN

DRAWN	CHECKED	JOB NUMBER	
VC	KW	J000760	
DATE	DRAWING NUMBER	REVISION	
DEC. 2020	L1 01	B	
SCALE			
A3			

Digout requirements as per Titus Consulting Engineers report

All topsoil organic material, are to be removed and a minimum digout of 300mm below existing ground level is required. Backfill in 150mm layers to design levels. Excavation should extend at least 1m outside the proposed slab perimeter.

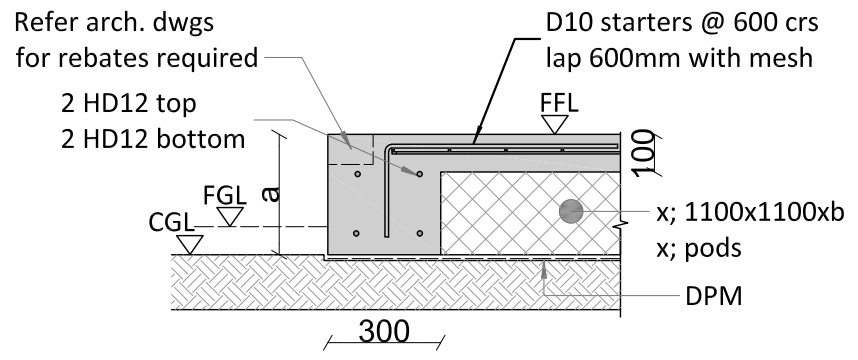
Key

	320x100 wide beam, 2/R101
	320x100 wide beam, 4/R101
	320x300 wide beam, 1/R101
	Set out point
	Cut down pods. Pods to be Allied Superslab
	2xHD12 1200 long re entrant bars

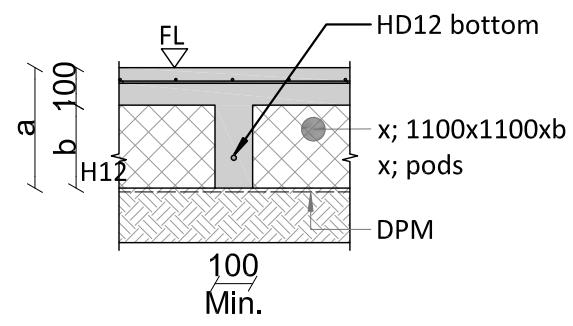
1 FOUNDATION LAYOUT PLAN
L101 Scale 1 : 100

- 320x100 wide beam, 2/R101
- 320x100 wide beam, 4/R101
- 320x300 wide beam, 1/R101
- F1 = 450Ø 800 deep footing

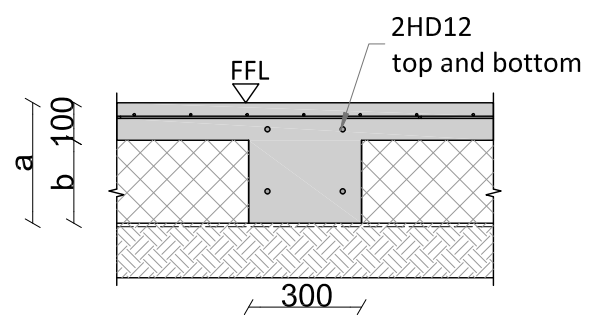
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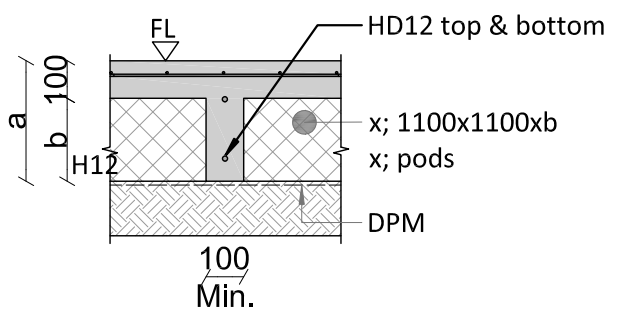
1 TYPICAL EDGE BEAM
R101 Scale 1 : 20



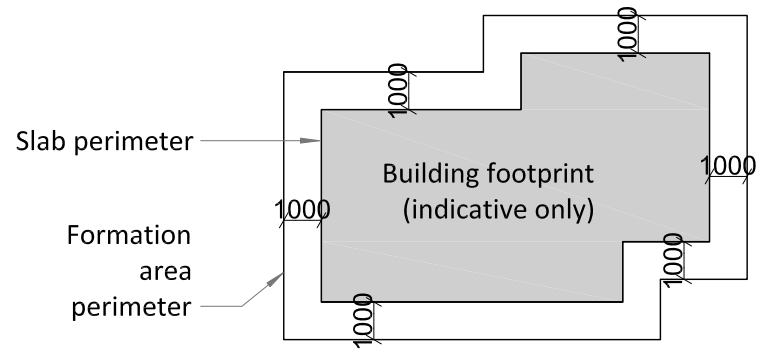
2 TYPICAL RIB DETAIL
R101 Scale 1 : 20



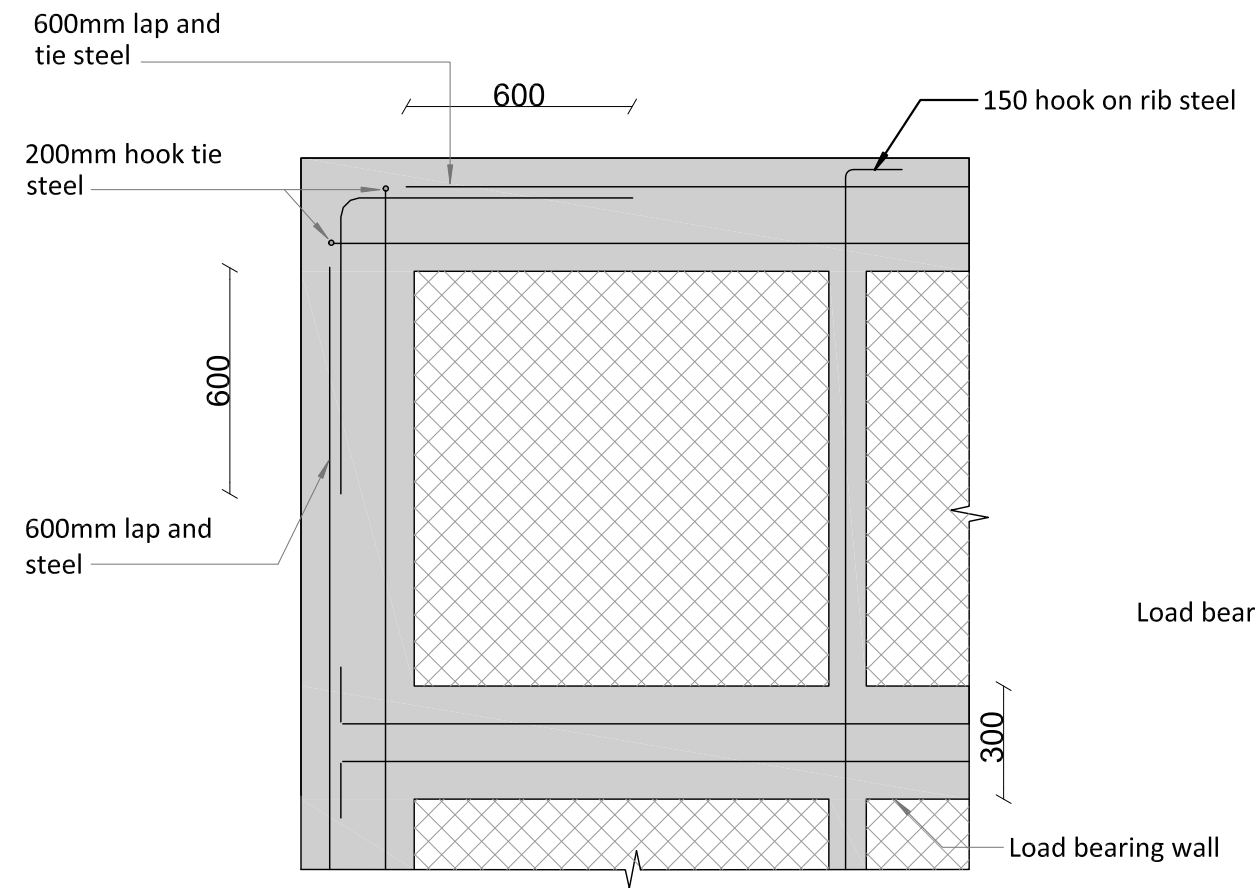
3 TYPICAL INTERNAL THICKENING
R101 Scale 1 : 20



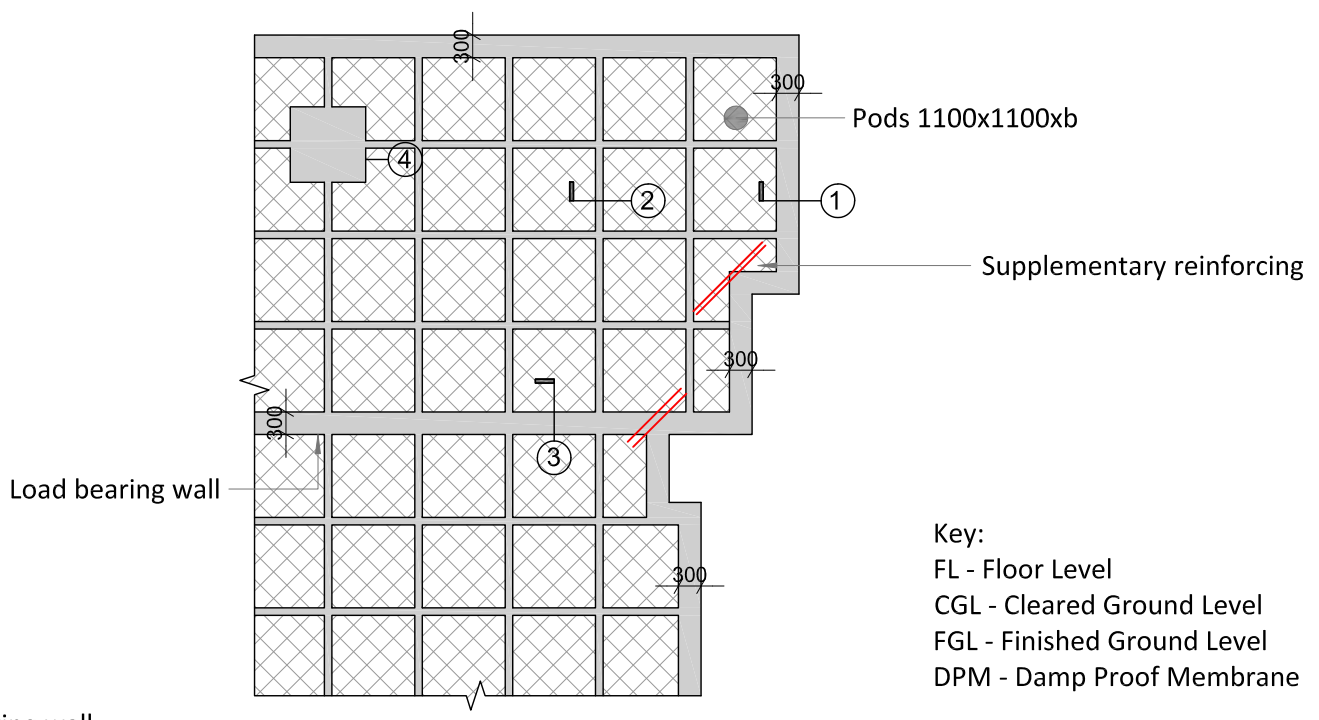
4 TYPICAL RIB DETAIL
R101 Scale 1 : 20



5 TYPICAL FORMATION AREA - INDICATIVE ONLY
R101 Scale 1 : 200



6 TYPICAL CORNER STEEL
R101 Scale 1 : 20



7 TYPICAL FOUNDATION PLAN - INDICATIVE ONLY
R101 Scale 1 : 100

Key:
FL - Floor Level
CGL - Cleared Ground Level
FGL - Finished Ground Level
DPM - Damp Proof Membrane

NOTES
Mesh SE62 centrally placed.
Mesh lap SE62 1 square + 50mm.
a = Overall depth = 320mm
b = Pod depth = 220mm
Bottom steel 50mm cover.

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NO.	DATE	REVISION DETAILS	BY
A	apr. 2021	Detail 1a removed	KW

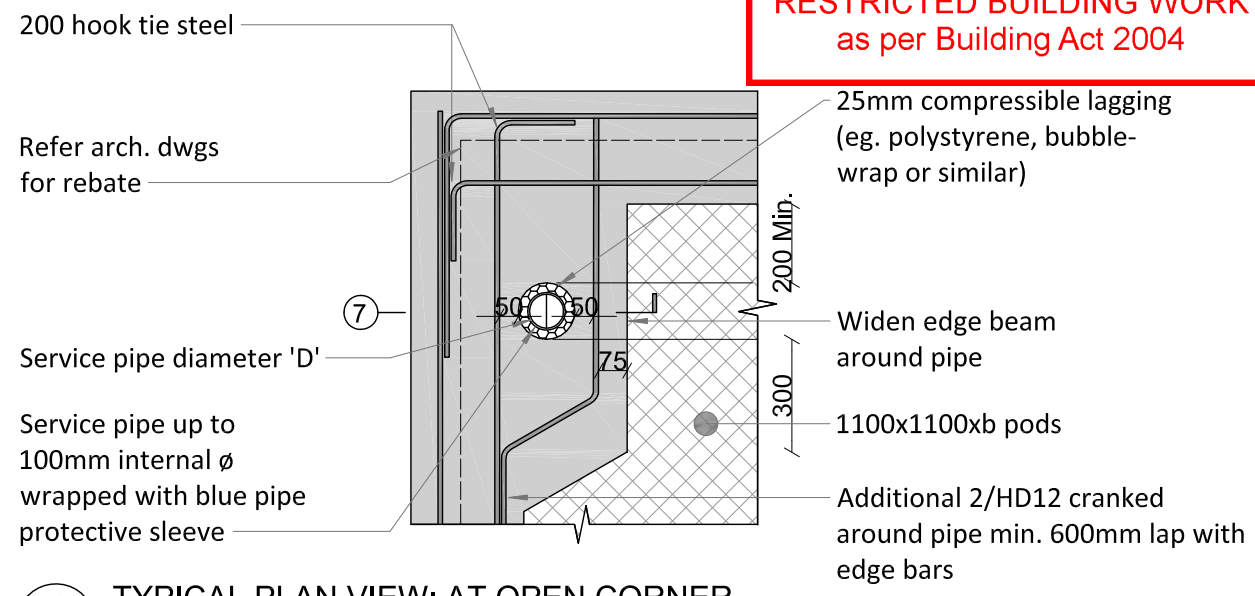
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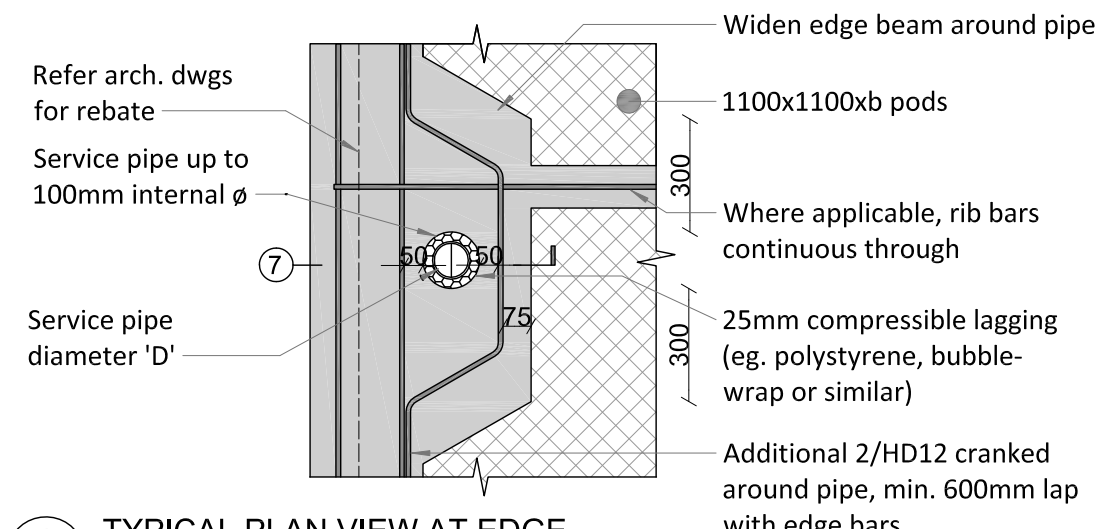
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JOB TITLE			
NEW FOUNDATION			
ADDRESS			
101 JADE KELLY AVE			
DRAWING TITLE			
TYPICAL DETAILS			
DRAWN	CHECKED	JOB NUMBER	
VC	KW	J000760	
DATE	DEC. 2020	DRAWING NUMBER	REVISION
SCALE	A3	R1 01	A

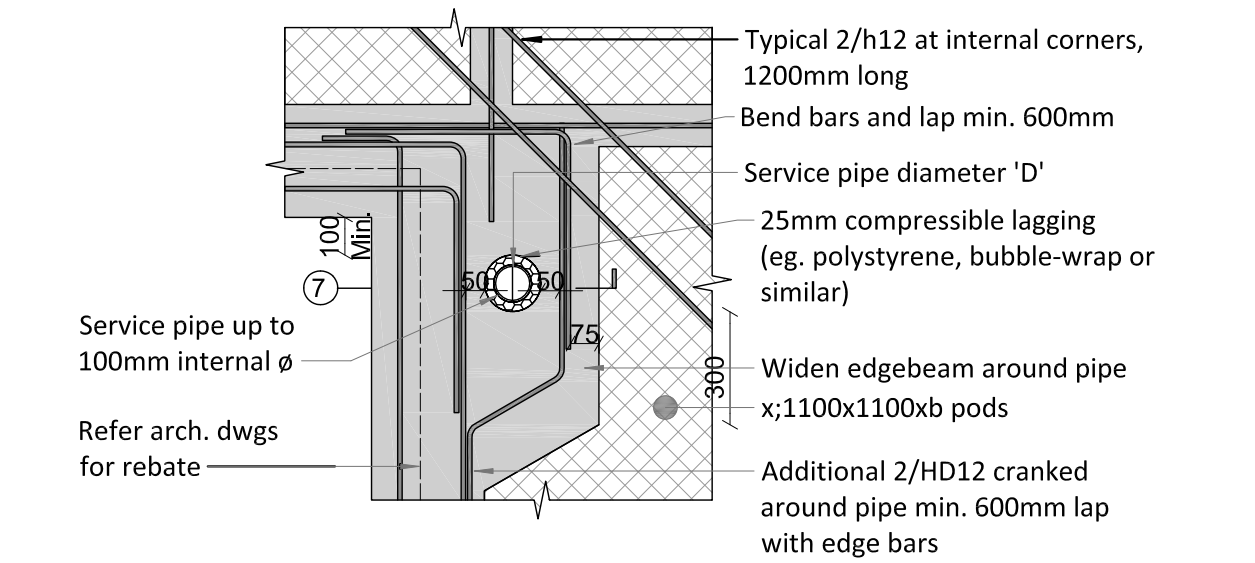
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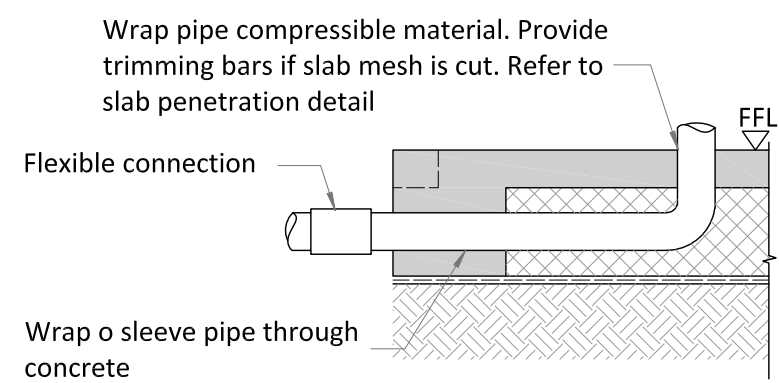
1 TYPICAL PLAN VIEW: AT OPEN CORNER
R103 Scale 1 : 20



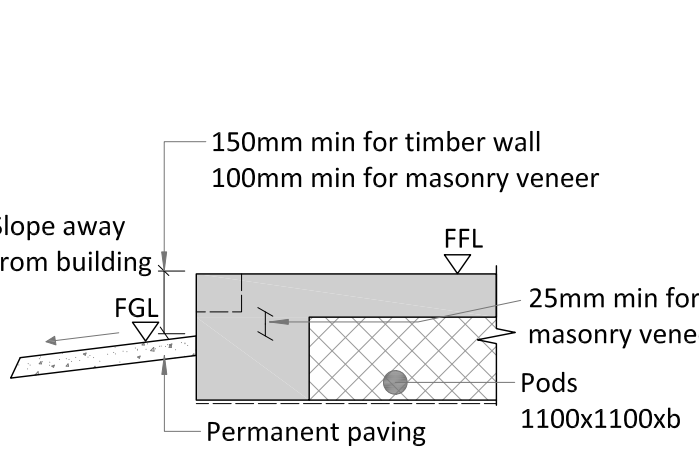
2 TYPICAL PLAN VIEW AT EDGE
R103 Scale 1 : 20



3 TYPICAL PLAN VIEW: AT CLOSED CORNER
R103 Scale 1 : 20

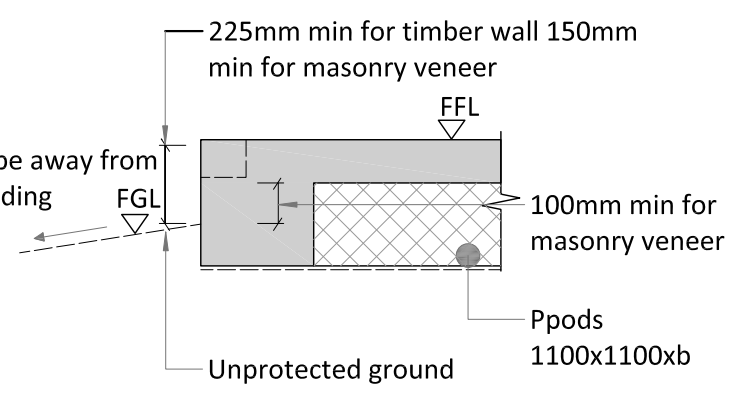


4 TYPICAL ELEVATION AT EDGE
R103 Scale 1 : 20

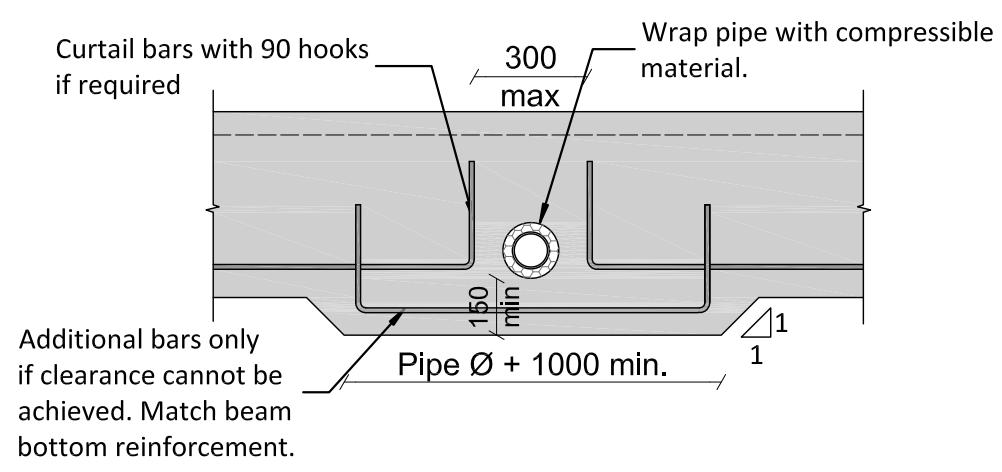


5 TYPICAL PAVED AREAS
R103 Scale 1 : 20

Slab on ground minimum heights of finished concrete above adjoining ground



6 TYPICAL NON PAVED AREAS
R103 Scale 1 : 20



7 TYPICAL HORIZONTAL BEAM PENETRATION
R103 Scale 1 : 20

NOTES

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JOB TITLE
NEW FOUNDATION

ADDRESS
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DRAWING TITLE
TYPICAL DETAILS

DRAWN VC	CHECKED KW	JOB NUMBER J000760	
DATE DEC. 2020	DRAWING NUMBER R1 03	REVISION 0	
SCALE A3			

