

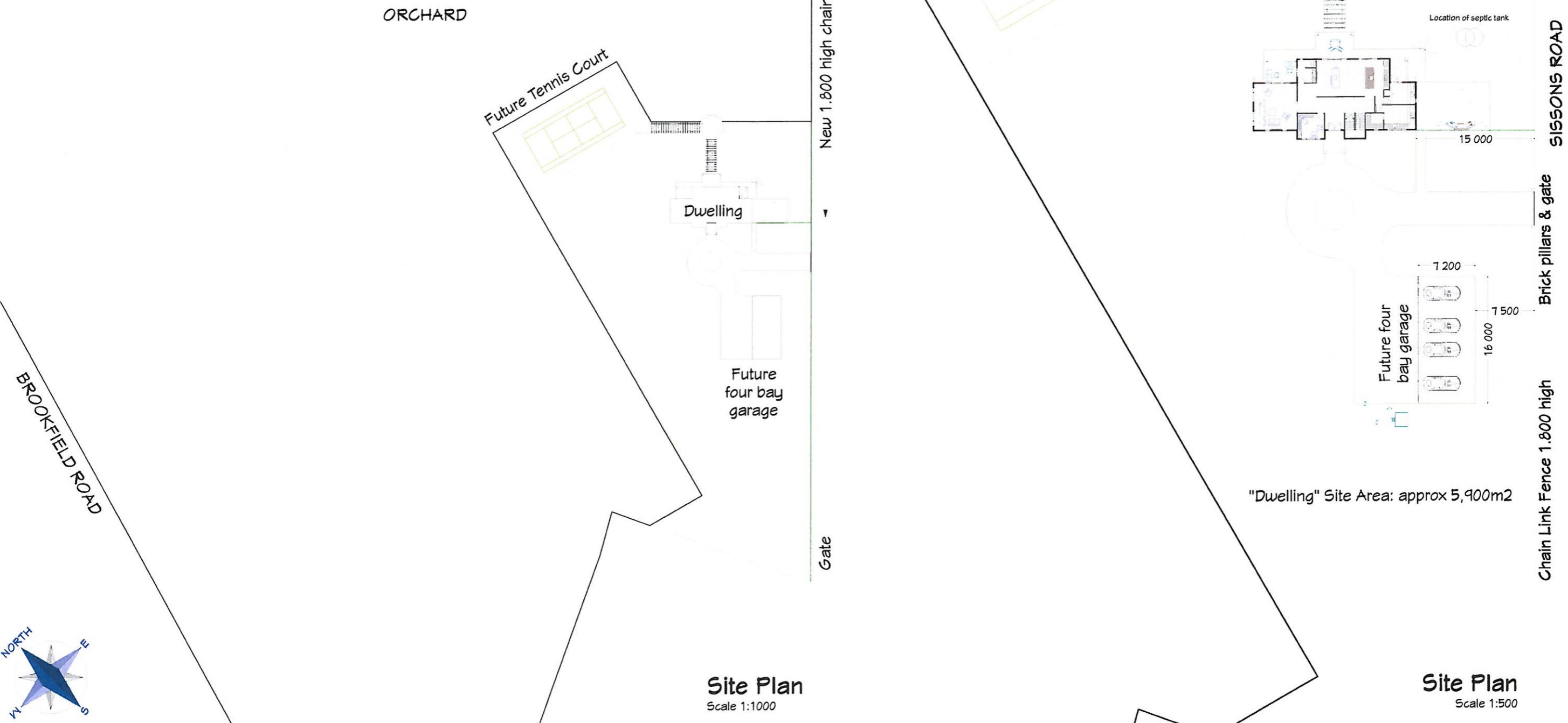
# Hong Min Education Trust

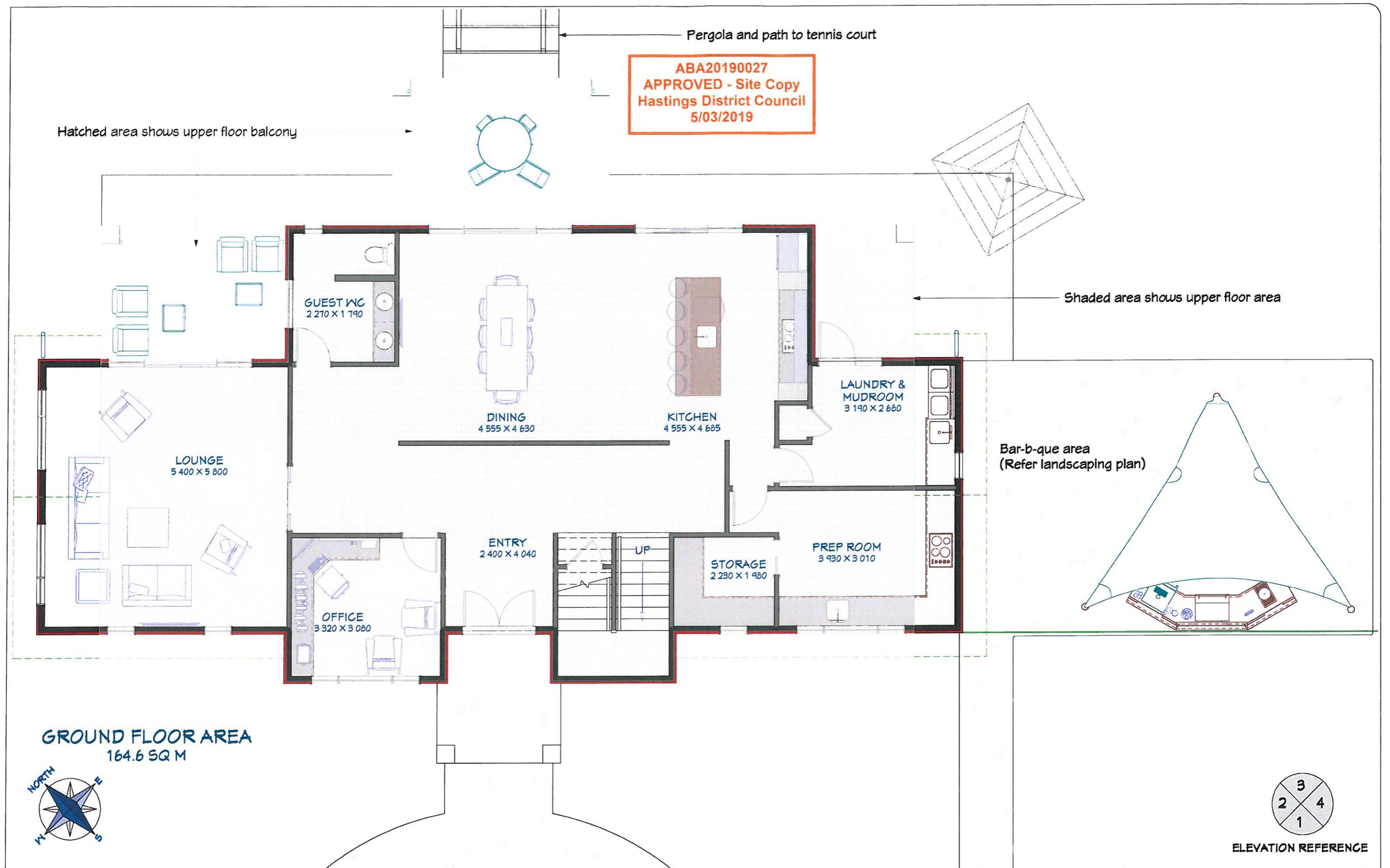


## New Hawke's Bay Home

EARTHQUAKE ZONE: 3  
CORROSION ZONE: C  
CLIMATE ZONE: 2  
WIND ZONE: HIGH

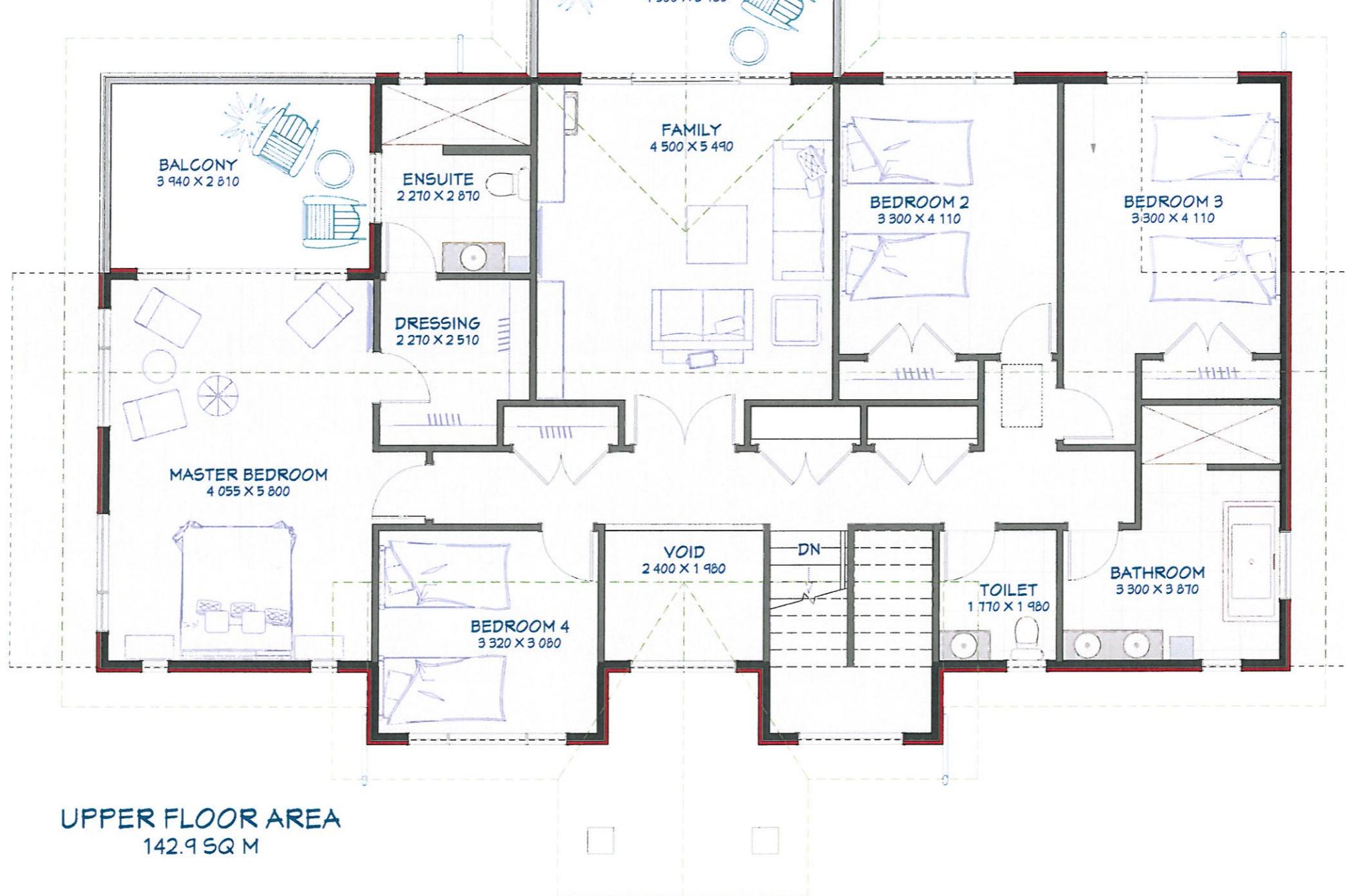
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Shaded area shows ground floor area



ELEVATION REFERENCE



**Homeworx**  
New homes design and build

Hong Min Education Trust Brookfields Road/ Sisson Road Pakowhai Hastings	Drawing Title: Upper Floor Plan Drawing Scale: 1:100 Designed by Gordon Sanson LBP 117656	Notes:	Date Drawing Printed: Monday, January 14, 2019
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### TIMBER SCHEDULE

(High Wind Zone)

All timber to comply with NZS3604 and grades to be SG8 J-Frame unless otherwise stated.

### TIMBER TYPE & TREATMENT

Bottom Plates: Single 90 x 45 H3.2 over DPC (Internal and External)

Ground floor external & internal load bearing:

90x45 H1.2 studs at 400 crs max, dwangs at 800 crs.

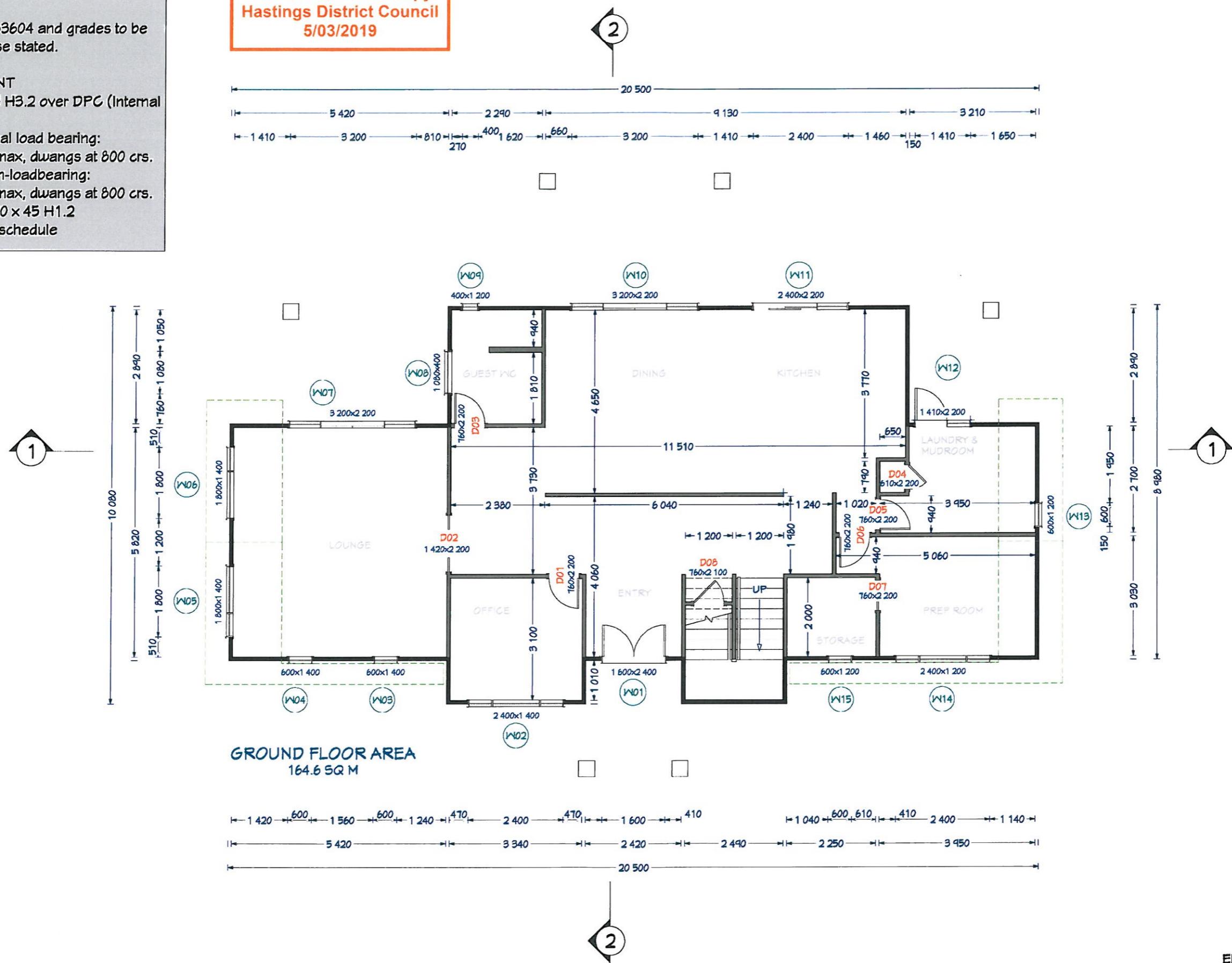
Upper floor & ground floor non-loadbearing:

90x45 H1.2 studs at 600 crs max, dwangs at 800 crs.

Top Plates: J-Frame Double 90 x 45 H1.2

Lintels: H1.2, sizing per lintel schedule

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ELEVATION REFERENCE

**TIMBER SCHEDULE**  
(High Wind Zone)

All timber to comply with NZS3604 and grades to be SG8 J-Frame unless otherwise stated.

**TIMBER TYPE & TREATMENT**

Bottom Plates: Single 90 x 45 H3.2 over DPC (Internal and External)

Ground floor external & internal load bearing:

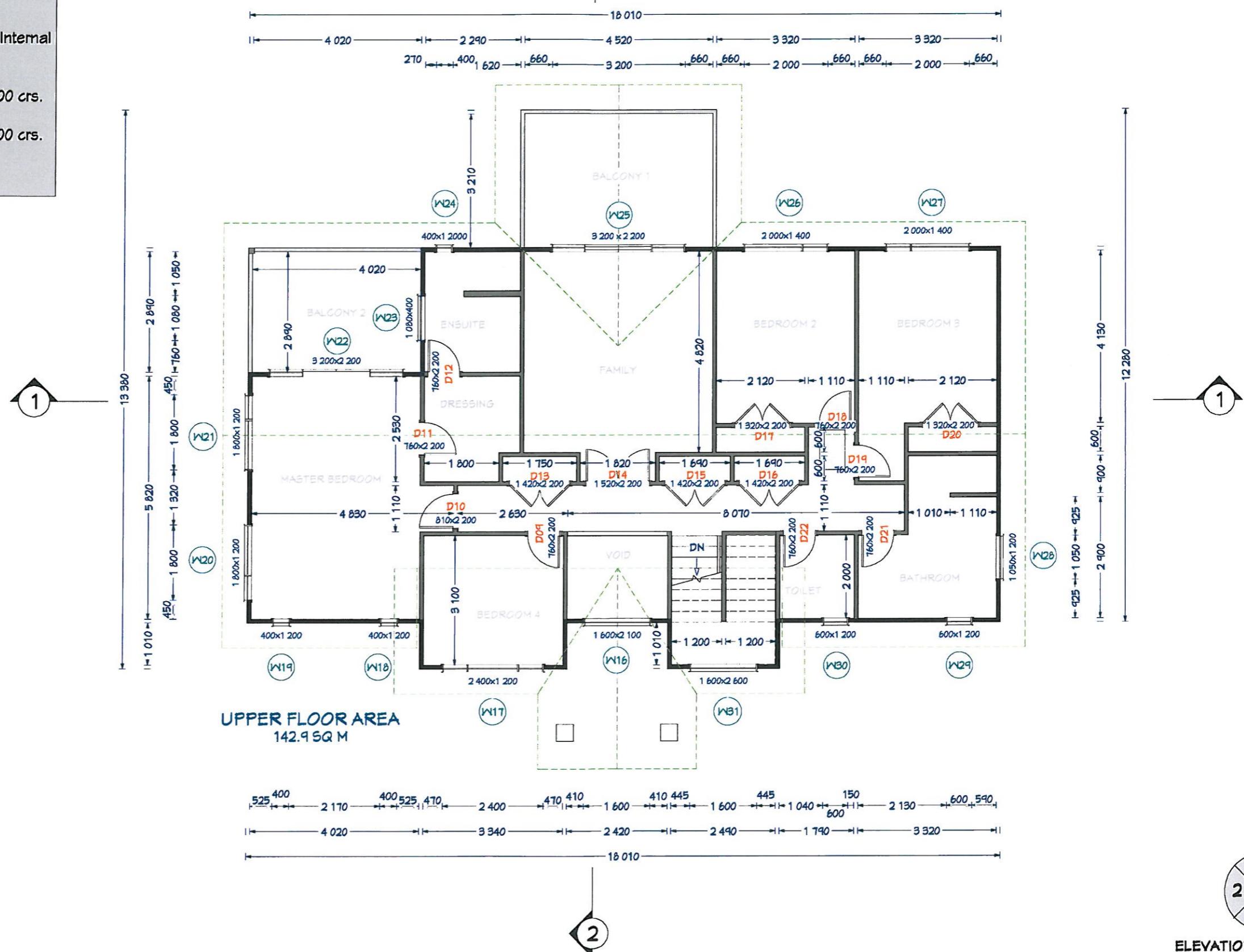
90x45 H1.2 studs at 400 crs max, dwangs at 800 crs.

Upper floor & ground floor non-loadbearing:

90x45 H1.2 studs at 600 crs max, dwangs at 800 crs.

Top Plates: J-Frame Double 90 x 45 H1.2

Lintels: H1.2, sizing per lintel schedule



ELEVATION REFERENCE

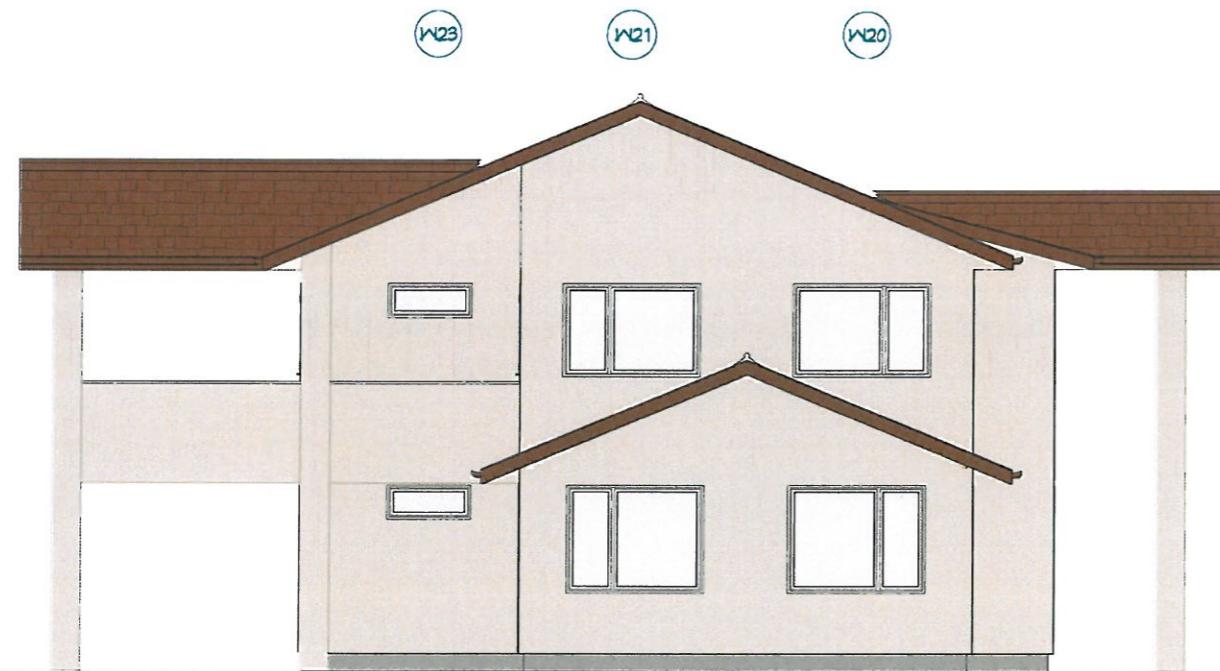




ELEVATION 1

ELEVATION MATRIX ALL ELEVATIONS	
Wind Zone	High
Number of Storeys	High
Roof/Wall Intersection	High
Eaves Width	451 - 600
Envelope Complexity	Medium
Deck Design	Medium
Total	11

Resene Integra plaster cladding system  
to be installed on a cavity



ELEVATION 2

Gerard Milano Terracotta Colour Chip  
Colorsteel gutter on colorsteel fascia to PVC downpipes  
Resene Integra plaster cladding system  
Double glazed windows  
Reinforced and Insulated Concrete Floor



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ELEVATION MATRIX ALL ELEVATIONS		
Wind Zone	High	1
Number of Storeys	High	2
Roof/Wall Intersection	High	3
Eaves Width	451 - 600	2
Envelope Complexity	Medium	1
Deck Design	Medium	2
Total		11

Resene Integra plaster cladding system  
to be installed on a cavity

### ELEVATION 3



- Gerard Milano Terracotta Colour Chip
- Colorsteel gutter on colorsteel fascia to PVC downpipes
- Resene Integra plaster cladding system
- Double glazed windows
- Reinforced and Insulated Concrete Floor

### ELEVATION 4



**Homeworkx**  
New homes design and build

Hong Min Education Trust	Drawing Title: Elevations	Notes: Windows to NZS4211:2008; Glazing to NZS4223.3 2016 All exterior joinery (excluding garage) to be standard IGU double glazing units Safety glazing to comply with NZS4224:1999 part 3 as modified by NZBC Acceptable Solution F2/A51	Date Drawing Printed: Monday, January 14, 2019
Brookfields Road/ Sisson Road Pakowhai Hastings	Drawing Scale: 1:100		Copyright Notice: This design, whether in whole or in part, remains the copyright of Homeworkx. No part of these drawings may be used for other than its intended purpose or reproduced without the express written permission of Homeworkx.
Designed by Gordon Sanson LBP 117656	LBP 117656		8

Homeworkx | 336 Meeanee Road, Napier | PO Box 3394 | Onekawa, Napier | P 06-843 8834

REFER TO ENGINEER'S CALCULATIONS  
FOR FURTHER DETAILS

NOTE: A CPEng Structural Engineer will be engaged to inspect all SED elements and issue a PS4 upon completion. A suitably qualified geotechnical professional will be engaged to review the ground conditions at excavation stage to confirm acceptance and also placement / compaction of the gravel raft as per the geotechnical report recommendation.



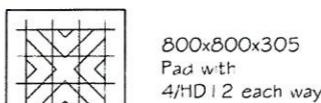
1

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Door sill rebates

Legend:

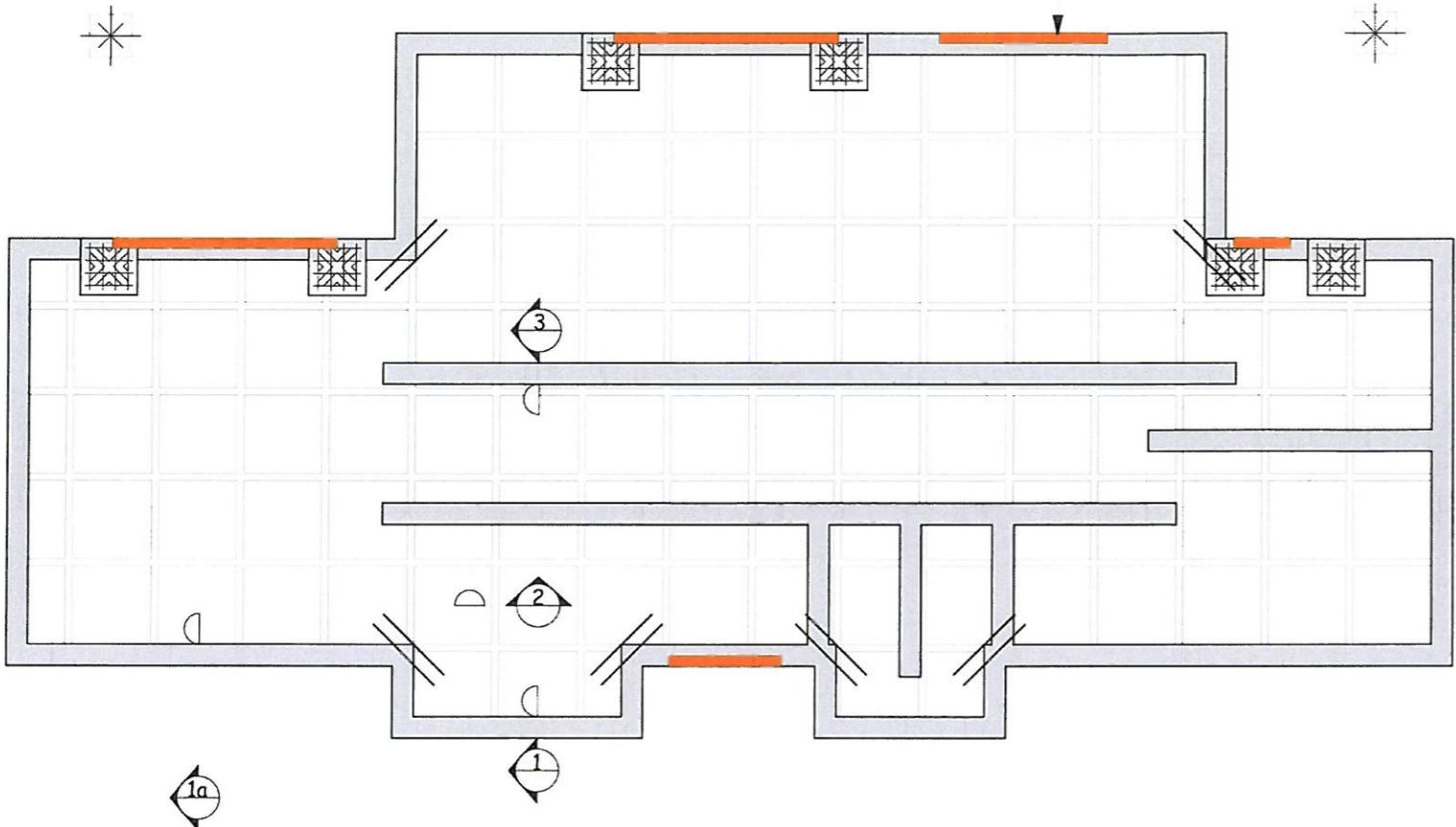
Re Entrain corner steel  
2/HD12 x 1200mm  
at 200 crs



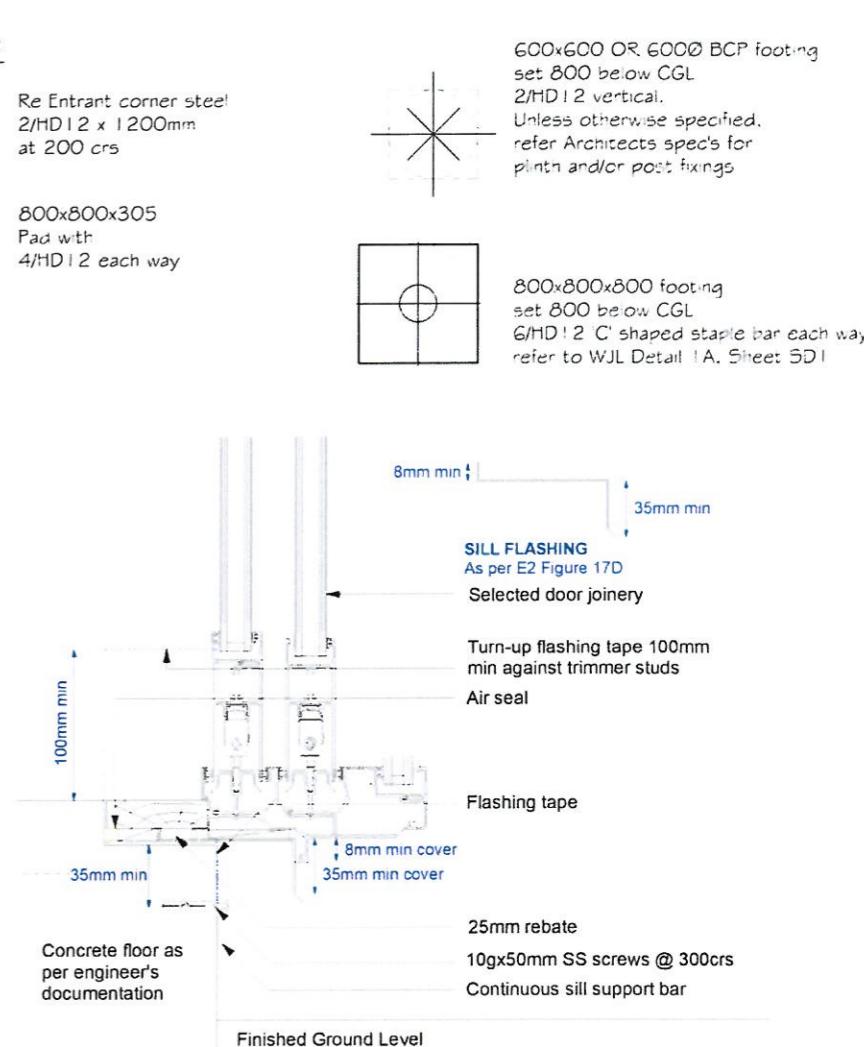
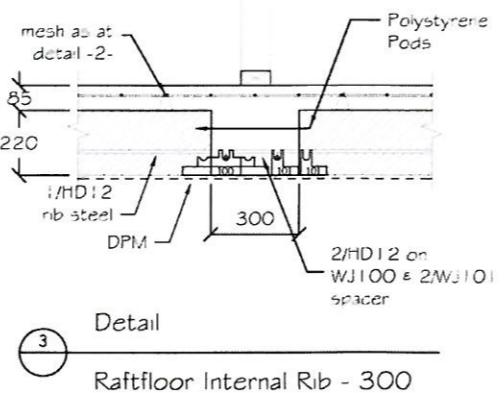
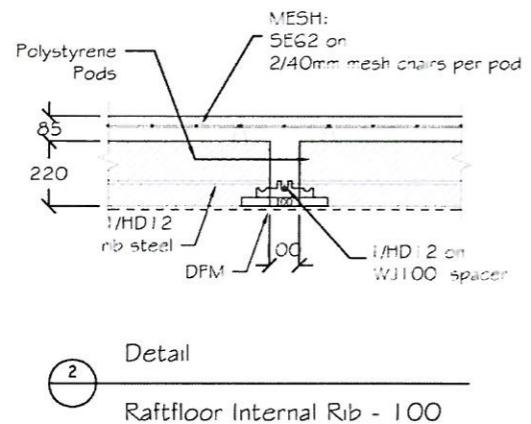
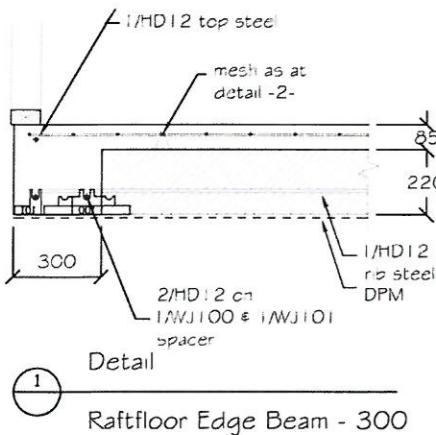
800x800x305  
Pad with  
4/HD12 each way

600x600 OR 6000 BCP footing  
set 800 below CGL  
2/HD12 vertical.  
Unless otherwise specified,  
refer Architects spec's for  
pintle and/or post fixings

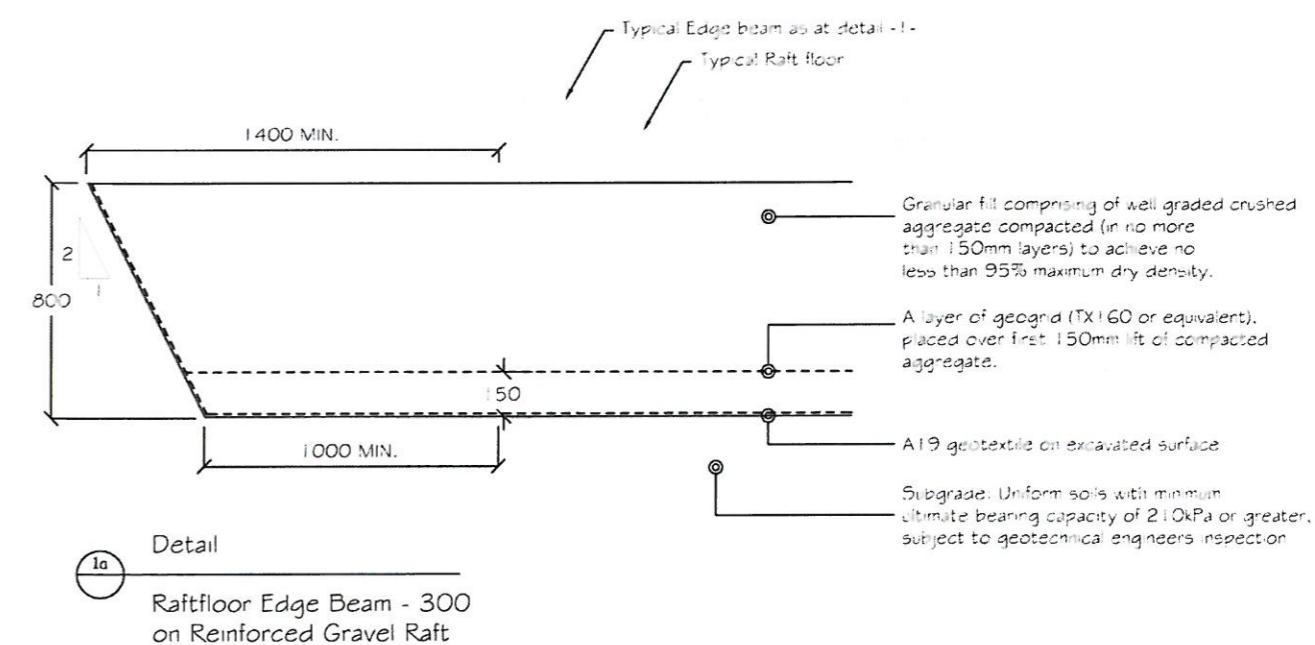
800x800x800 footing  
set 800 below CGL  
6/HD12 C shaped staple bar each way  
refer to WJL Detail 1A. Sheet SD1

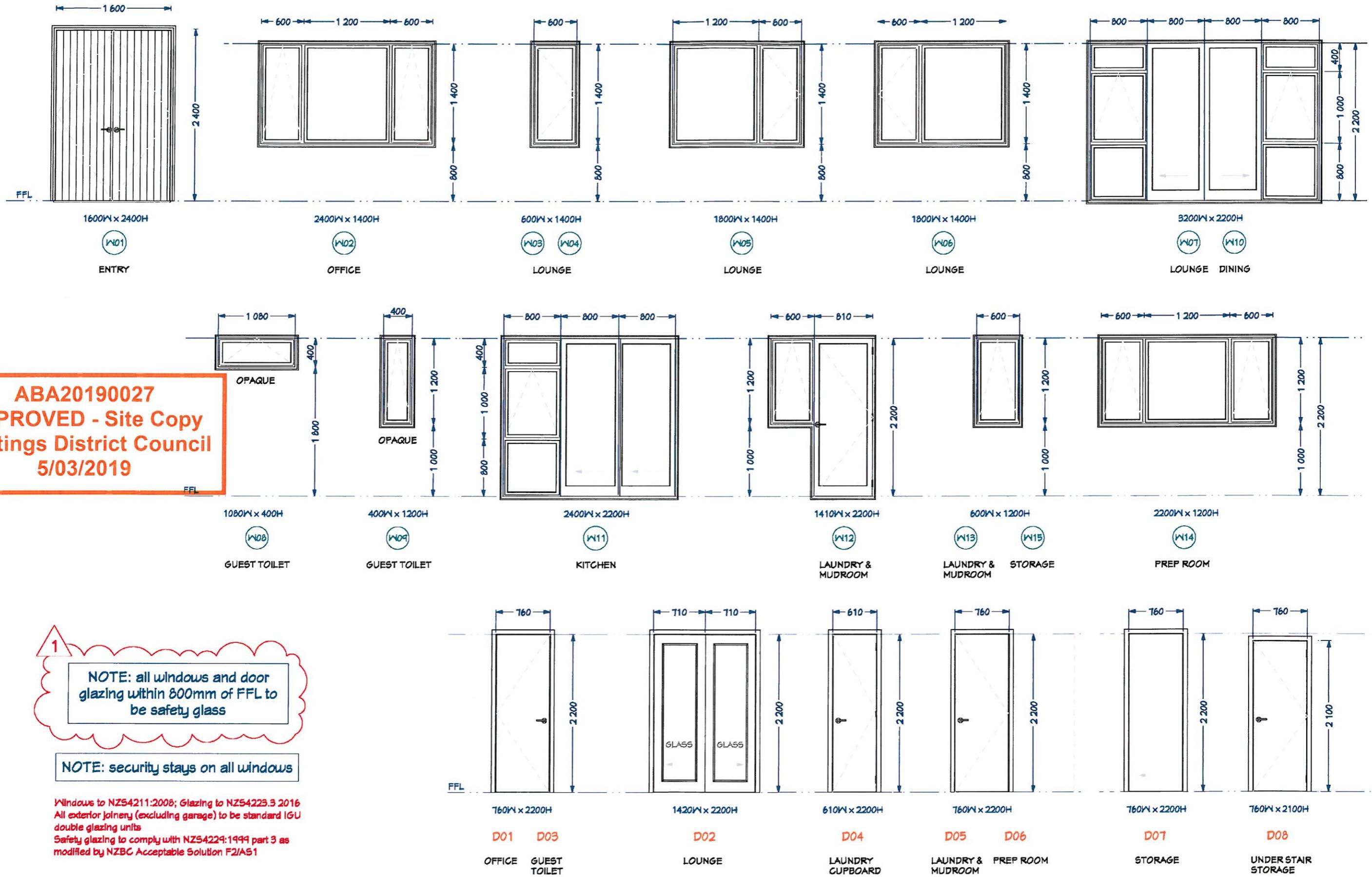


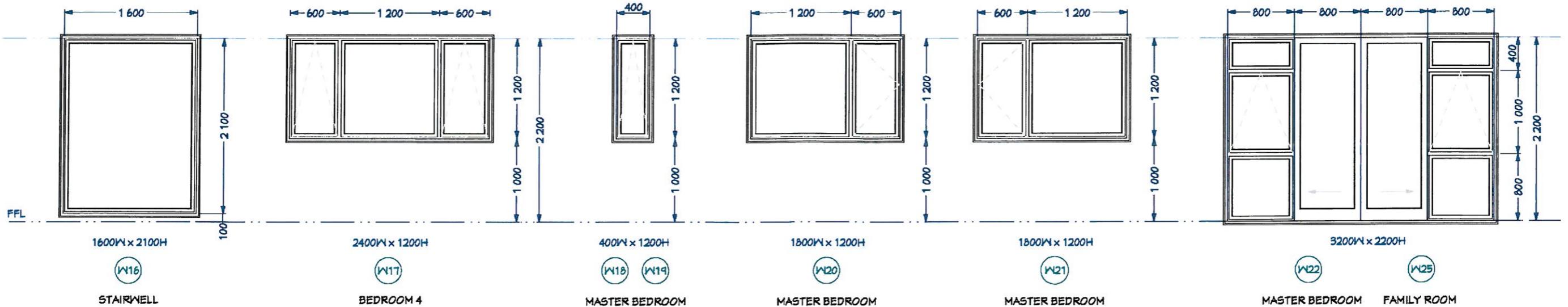
RAFT FLOOR PLAN



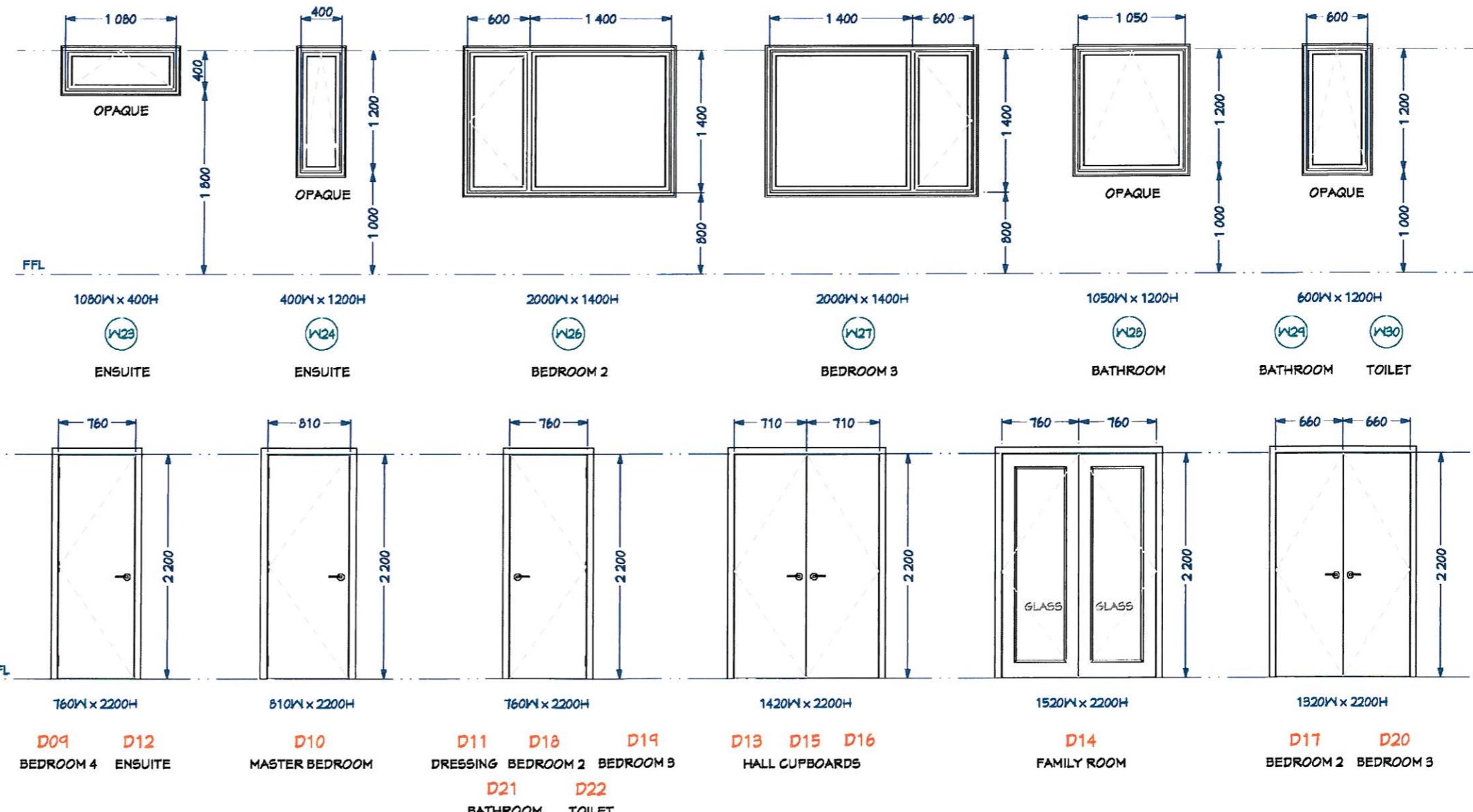
**DOOR SILL REBATE DETAIL**  
Scale 1:5







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1

NOTE: all windows and door glazing within 800mm of FFL to be safety glass

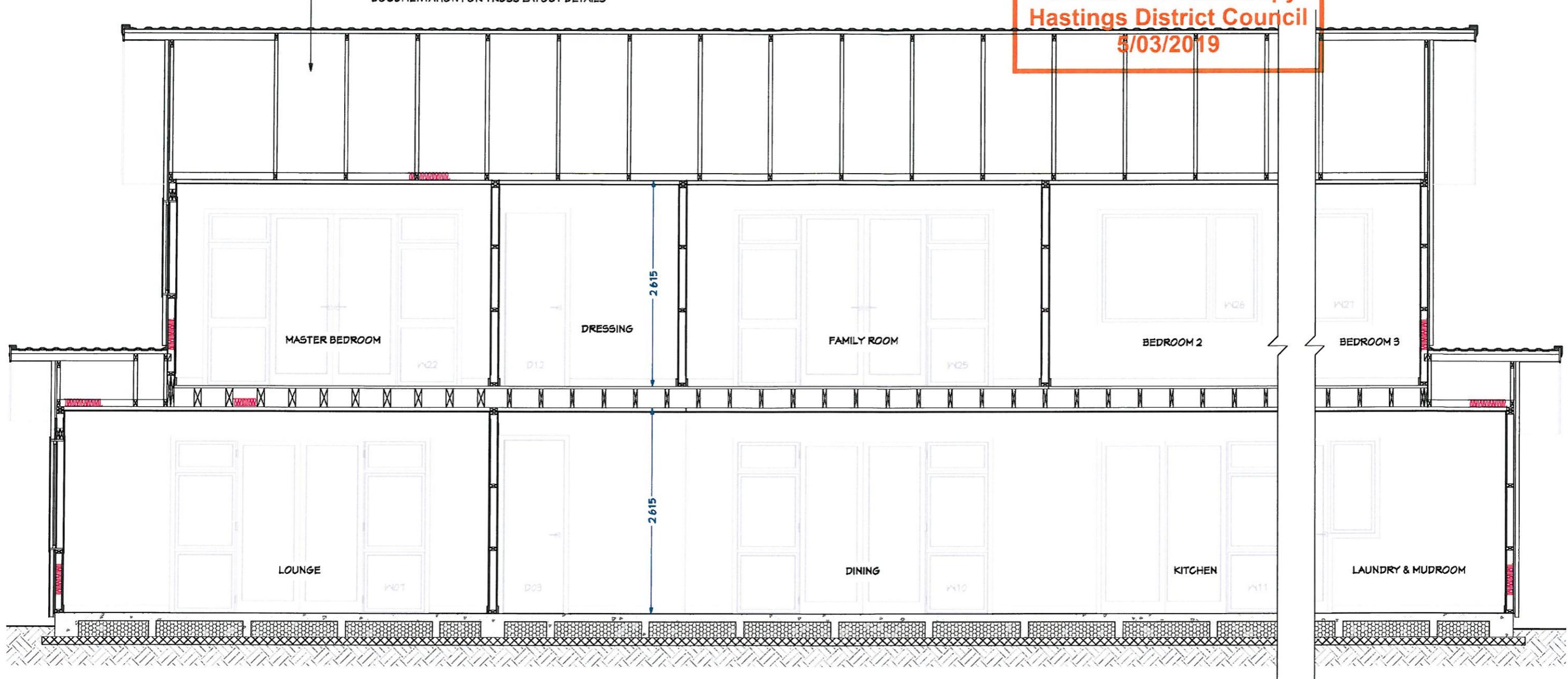
NOTE: security stays on all windows

Windows to NZS4211:2008; Glazing to NZS4229.3 2016  
All exterior joinery (excluding garage) to be standard IGU double glazing units  
Safety glazing to comply with NZS4229:1999 part 3 as modified by NZBC Acceptable Solution F2/AS1

REFER TO TRUSS MANUFACTURERS' DOCUMENTATION FOR TRUSS LAYOUT DETAILS

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ROOF: Gerard Milano Texture Tiles on self supporting building underlay. Trusses as per truss design documentation.

EAVES: 135 continuous colorsteel gutter on timber fascia to paint finish PVC down pipes, 4.5mm Hardiflex soffit lining

CEILINGS: 10mm gib ultraline ceilings on 35mm Rondo battens @ max 450 crs fixed to truss bottom chord and nogging with Rondo clips. R5.0 batt ceiling insulation. Square stopped scotia to house. 30mm bevel MDF scotia to wardrobes and cupboards

WINDOWS: Powder coated aluminium joinery, double glazed with glass type per elevations. 18mm pine reveals with 60mm bevel edge architraves

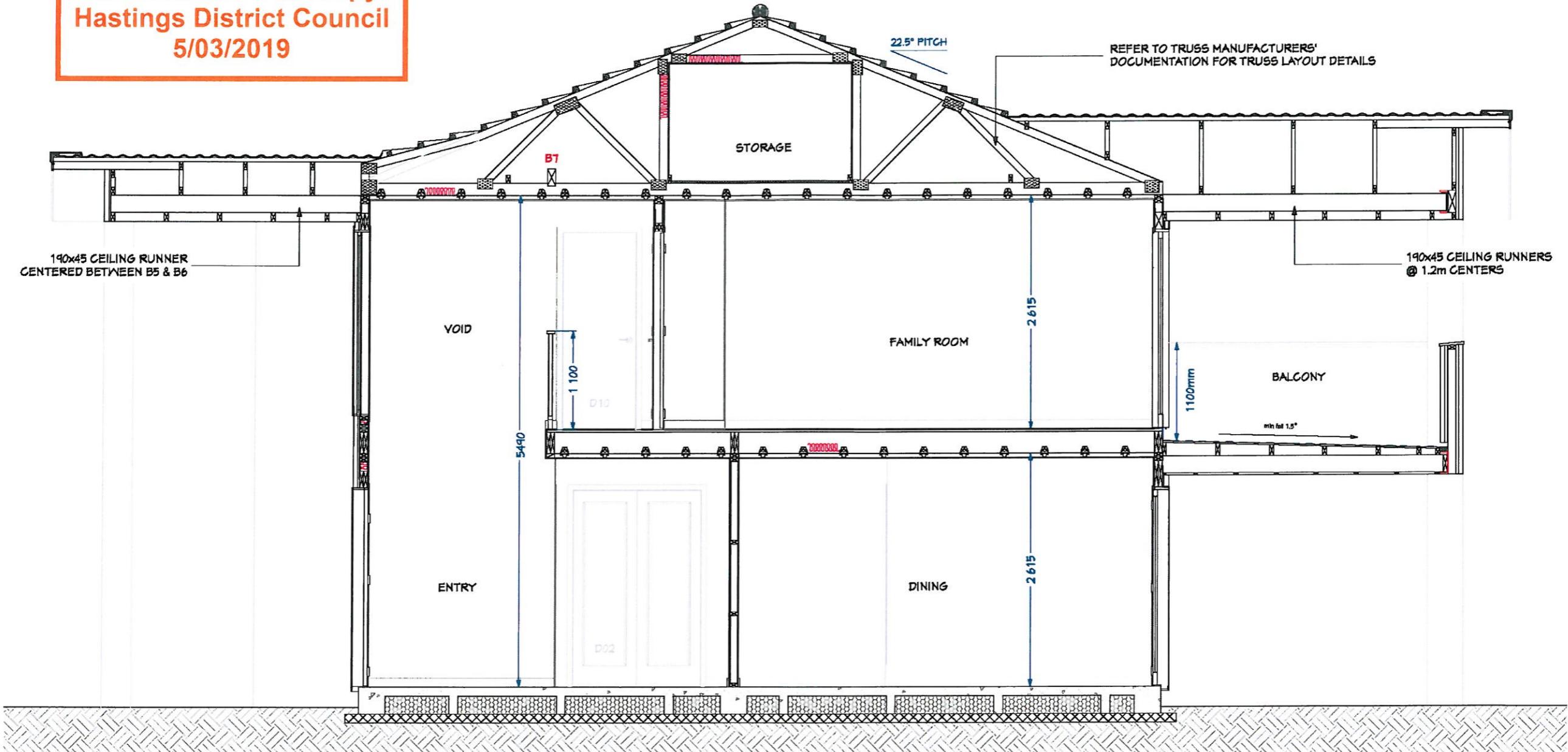
WALLS: SG8 90 x 45 H1.2 Studs at 400 crs max ground floor external, 600 crs internal non-load bearing and upper floor external. Dwangs 800 crs. 10mm Gib interior linings stopped to level 4 and paint finish. 80mm bevel edge skirting. R2.6 Ultra wall batts.

CLADDING: Rockcote Integra plaster system on 50mm aerated concrete panels on 4.5mm James Hardie Home RAB

DOORS: Hollow core interior doors with 18mm pine reveals and 60mm bevel edge architraves

FLOOR: Ribraft concrete floor slab as per engineers design. Ramset bottom plate fixings, refer to manufacturer's specification for further details.

NOTE: Refer to engineer drawings for full extent of Ribraft Floor



ROOF: Gerard Milano Texture Tiles on self supporting building underlay. Trusses as per truss design documentation.

EAVES: 135 continuous colorsteel gutter on timber fascia to paint finish PVC down pipes, 4.5mm Hardiflex soffit lining

CEILINGS: 10mm gib ultraline ceilings on 35mm Rondo battens @ max 450 crs fixed to truss bottom chord and nogging with Rondo clips. R5.0 batt ceiling insulation. Square stopped scotia to house. 30mm bevel MDF scotia to wardrobes and cupboards

WINDOWS: Powder coated aluminium joinery, double glazed with glass type per elevations. 18mm pine reveals with 60mm bevel edge architraves

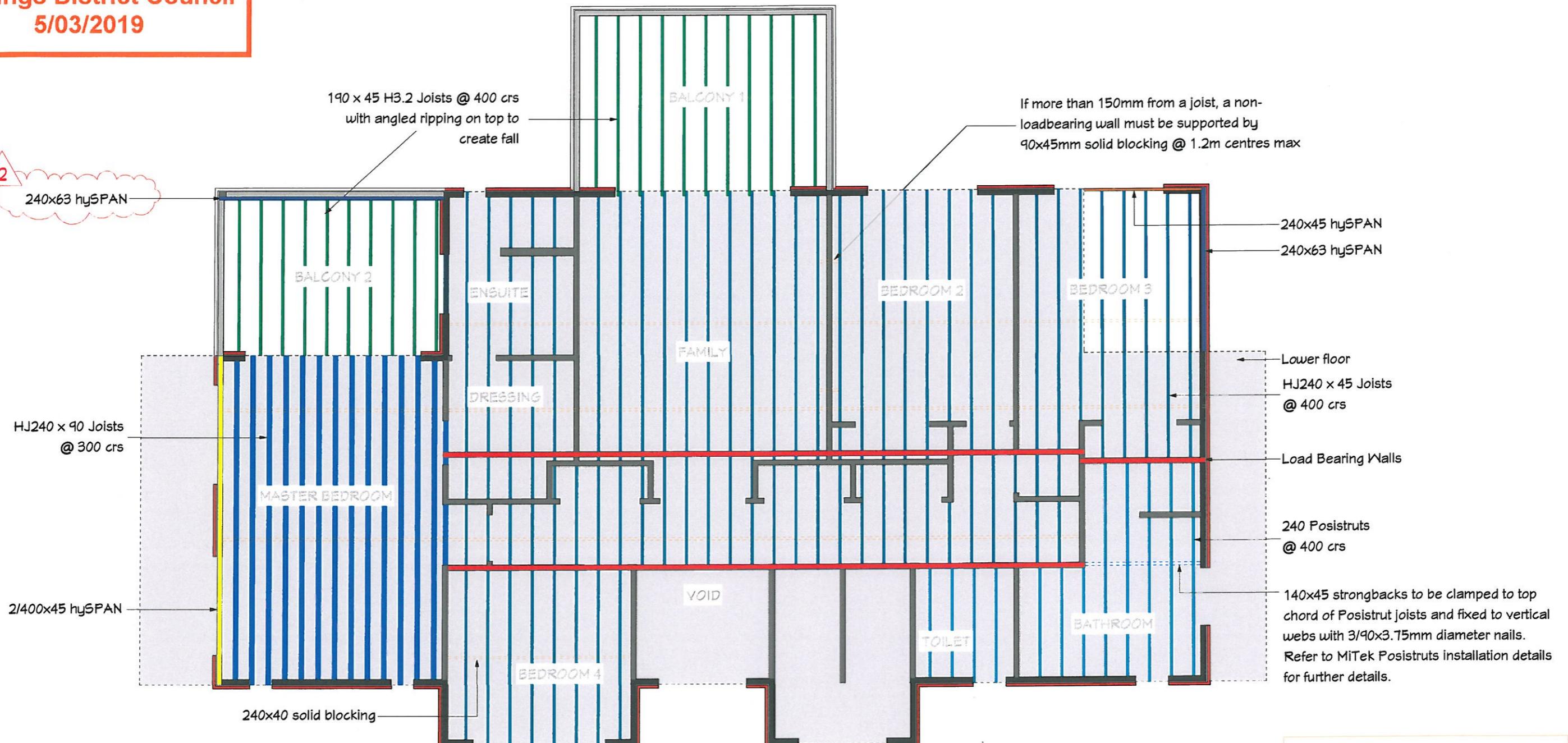
WALLS: SG8 90 x 45 H1.2 Studs at 400 crs max ground floor external, 600 crs internal non-load bearing and upper floor external. Dwangs 800 crs. 10mm Gib interior linings stopped to level 4 and paint finish. 80mm bevel edge skirting. R2.6 Ultra wall batts.

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NOTE: Refer to engineer drawings for full extent of Ribraft Floor

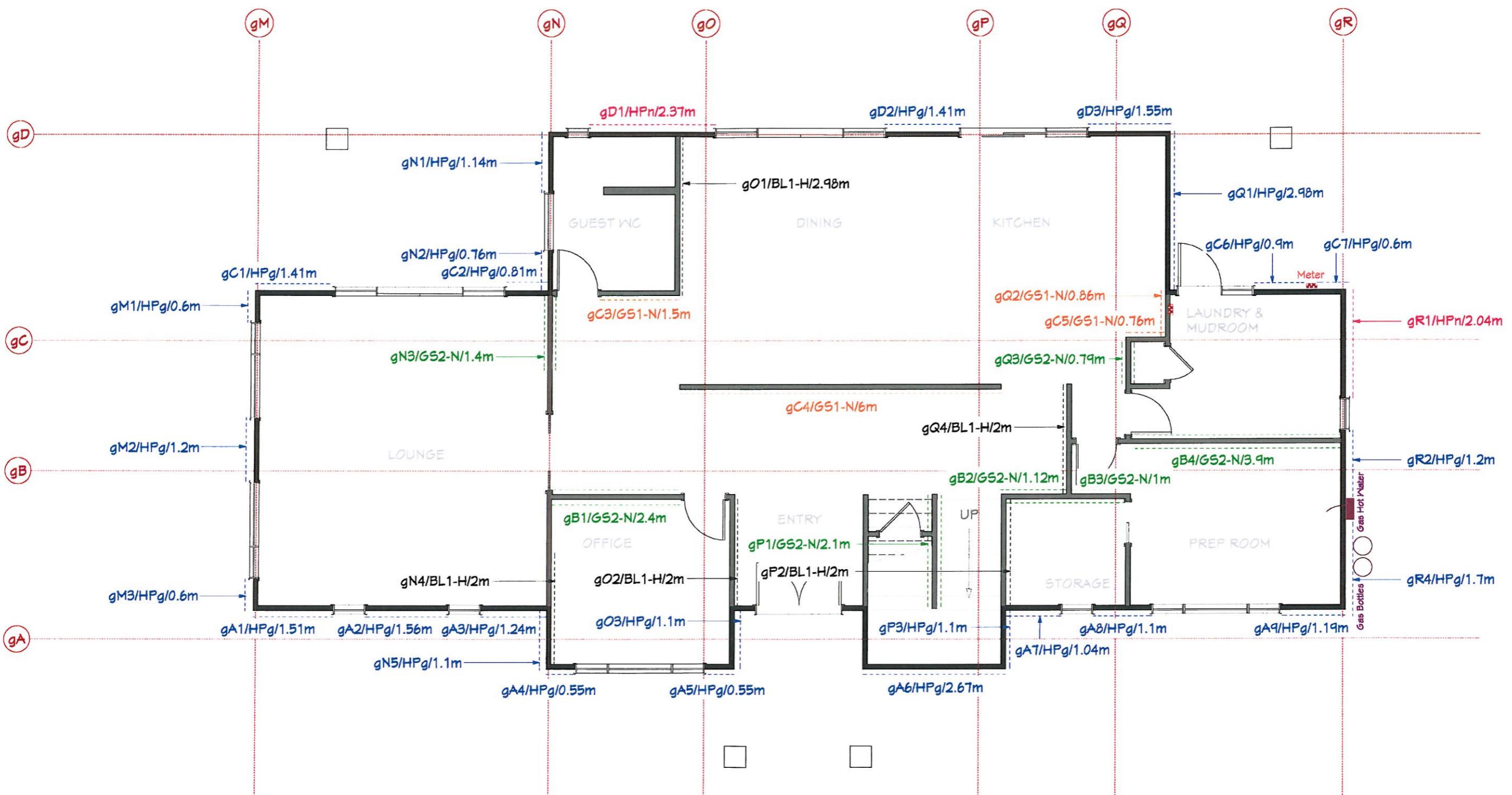


240x40 solid blocking

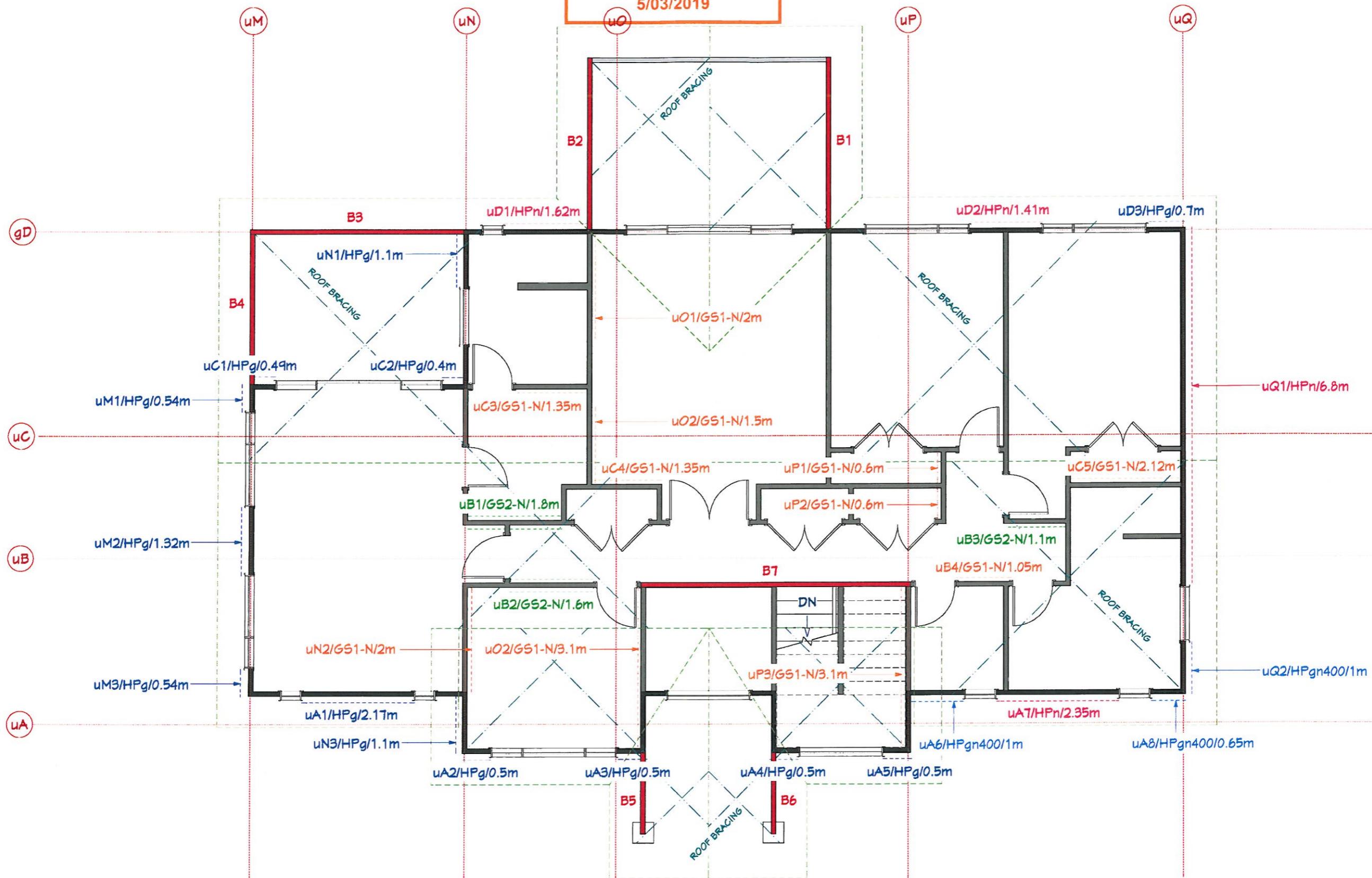
Blocking is required along the bracing line of all walls in the ground floor that contain a wall bracing element.

Blocking at the joist ends must be between the edge pair of joists, and then at 1.8m centres max.

Also refer to Lintel and Beam Plan & Calculations by truss manufacturers



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**Homeworx**  
New homes design and build

Hong Min Education Trust

Brookfields Road/ Sisson Road  
Pakowhai  
Hastings

Drawing Title: Upper Floor Bracing Plan  
Drawing Scale: 1:75  
Designed by Gordon Sanson  
LBP 117656

Notes:

Also refer to Lintel and Beam Plan &  
Calculations by truss manufacturers

Date Drawing Printed:  
Monday, January 14, 2019

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Tumu Frame & Truss  
1300 Omaha Rd  
Hastings  
Ph: 06 879 7850  
Fax: 06 879 6468



Friday, 12 October 2018

Detailer : Jason Horne  
Wind : 44.00 m/s (Ult.)  
Cladding : Resene Integra Plaster Cladding

Ext Frame : 90x45 J-Frame H1.2  
Ext B/Plates : 90x45 SG8 H3.2  
Int Frame : 90x45 J-Frame H1.2  
Int B/Plates : 90x45 SG8 H3.1  
Wet Areas : 90x45 J-Frame H1.2  
  
Standard Ext Stud crs : G/F 400mm, T/F 600mm  
Standard Ext Nog crs : 800mm  
Standard Int Stud crs : G/F 400mm, T/F 600mm  
Standard Int Nog crs : 800mm

Metal Braces :  
Ply Braces :

150x40 Strapping over :

BUILDER TO CHECK ALL DIMENSIONS,  
OPENING POSITIONS, TRIMS,  
LINTELS & BRACES etc.,  
ON SITE BEFORE LINING.

ALL JOINERY TO BE SITE MEASURED.  
(Windows & Doors may have changed)

ALL STEELWORK TO BE SITE MEASURED.  
(No assumptions to be made by  
steel fabricator that information  
supplied on this prenail plan is  
accurate in terms of length,  
height & exact location)

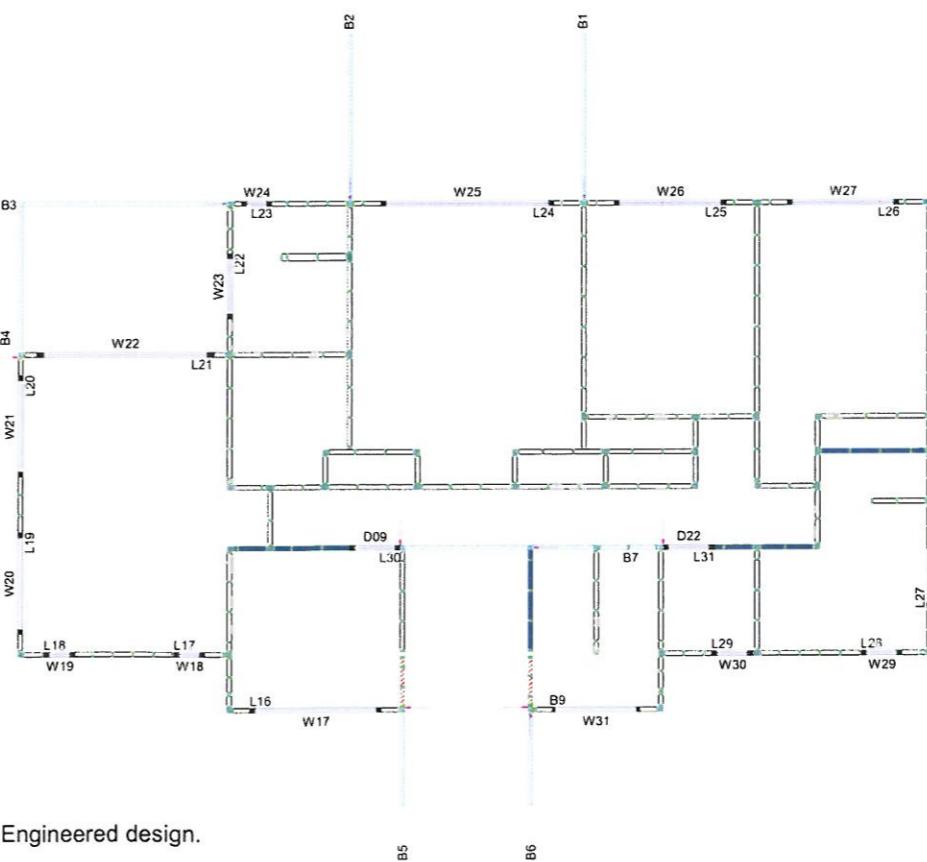
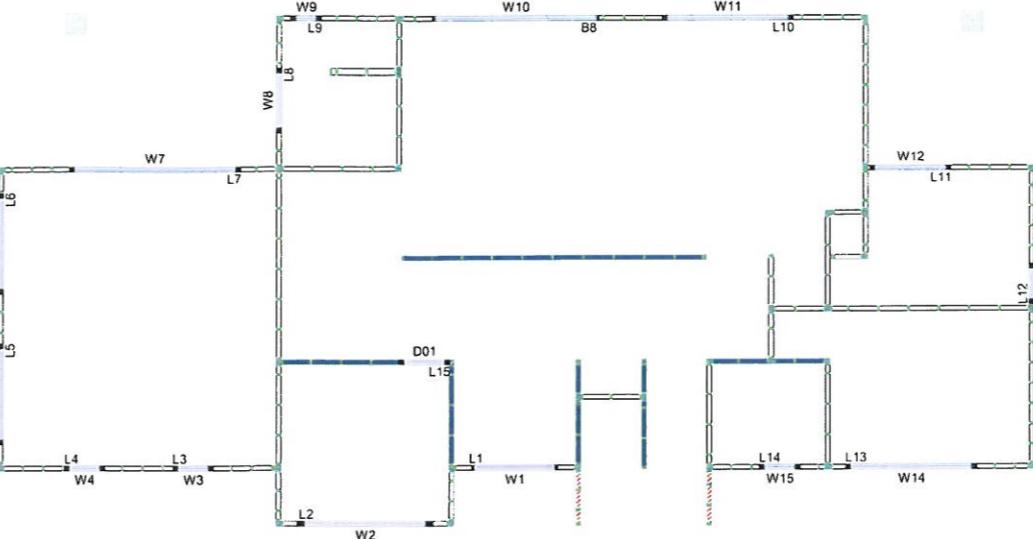
BUILDER TO READ PRENAIL  
PLAN IN CONJUNCTION WITH  
ARCHITECTUAL PLANS.

Disclaimer:  
Tumu Frame & Truss will not consider any claims for the  
correction of any pre-cut errors unless prior consultation  
has taken place and approval for the error has been agreed.

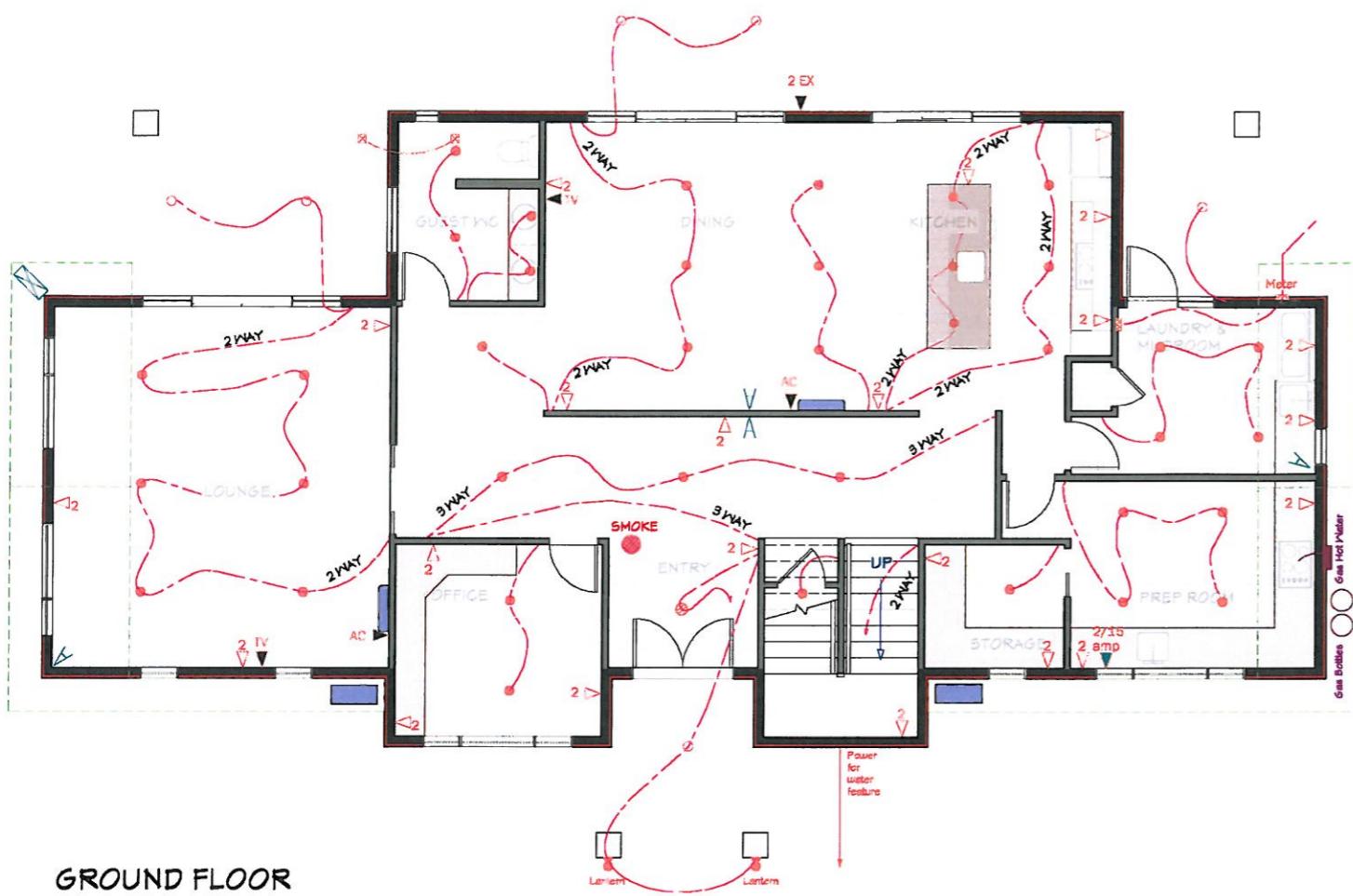
Tumu Frame & Truss do not agree to pay for any waiting time.

MAX FRAME SIZE =  
PRENAIL CUBE =  
BEAMS & STUDS CUBE =  
TOTAL DELIVERY =  
4N5 STRAPNAILS =

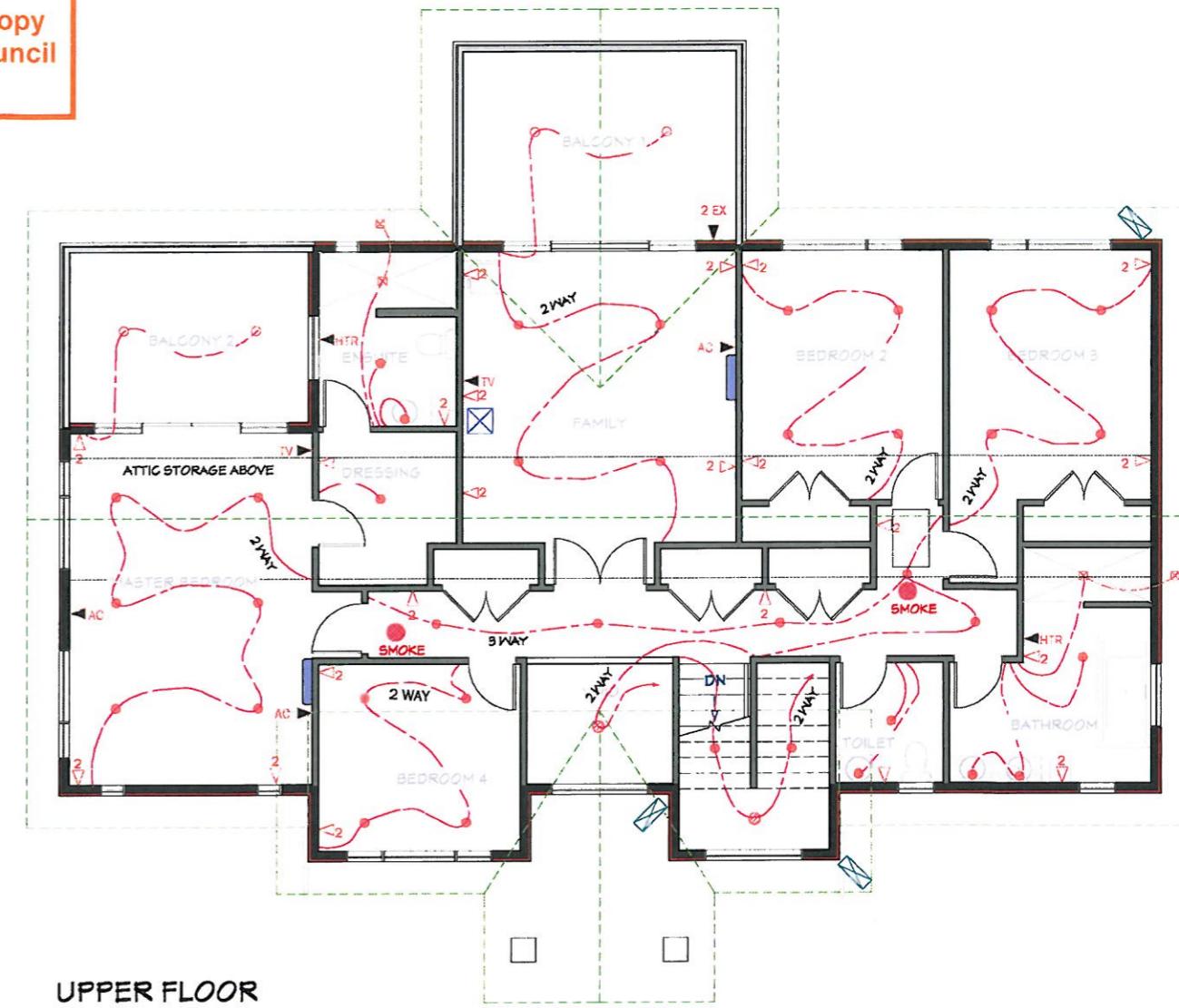
Customer : Homeworx  
Site Address : Brookfields/Sissons Rd  
: Pakowhai



N.B.  
- Blue internal walls are considered load bearing.  
- Front high walls fall outside 3604 and will need an Engineered design.



GROUND FLOOR



UPPER FLOOR

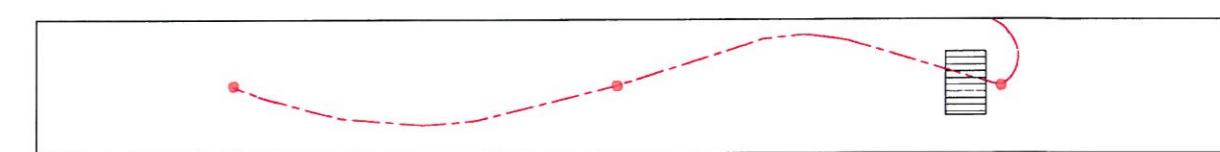
LEGEND	
●	LED DOWNLIGHT LIGHT- INT
○	LED DOWNLIGHT LIGHT- EXT
◎	PENDANT LIGHT
2 WAY	2 WAY SWITCHES
3 WAY	3 WAY SWITCHES
>	SINGLE OUTLET
>>	DOUBLE OUTLET
2/15 amp ▶	DOUBLE 15amp OUTLET
2 EX ▶	DOUBLE EXTERIOR OUTLET
TV ▶	TV
AC ▶	AIR CONDITIONING
HTR ▶	HEATED TOWEL RAIL
◊	SHOWER FAN LIGHT
METER BOX	METER BOX
SWITCH BOARD	SWITCH BOARD
CCTV BOX	CCTV BOX
SECURITY CAMERAS	SECURITY CAMERAS
A	PIR SENSOR

ALLOW FOR ALL KITCHEN FIXTURES  
REFER TO SEPARATE KITCHEN DESIGN LAYOUT

ALL DOWN LIGHTS TO BE C.A RATED =  
CLOSED ABUTTED, & INSTALLED TO NZECP  
Pg.54

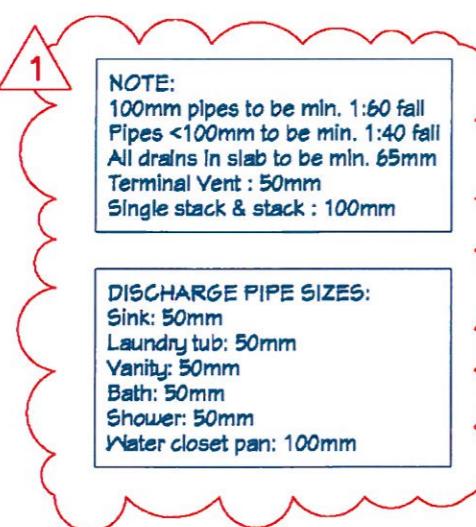
SMOKE DENOTED SMOKE ALARM FITTED  
WITH HUSH AND TEST FACILITIES  
COMFORMING WITH NZBC F7/A51

CCTV BOX TO BE SUPPLIED BY OWNER &  
INSTALLED BY HOMEWORX



ATTIC STORAGE

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FOULWATER DESIGN  
 TO AS/NZS3500.2

**GUEST WC**  
 Double basin: 2 fixture units  
 WC Pan: 6 fixture units  
**KITCHEN**  
 Sink & waste: 3 fixture units  
 Dishwasher: 3 fixture units  
**LAUNDRY & MUDROOM**  
 Tub: 5 fixture units  
 Washing Machine: 5 fixture units  
**PREP ROOM**  
 Sink & waste: 3 fixture units  
**FAMILY ROOM**  
 Sink & waste: 3 fixture units  
**ENSUITE**  
 WC pan: 6 fixture units  
 Shower: 2 fixture units  
 Basin: 1 fixture unit  
**TOILET**  
 WC pan: 6 fixture units  
 Basin: 1 fixture unit  
**BATHROOM**  
 Bath: 4 fixture units  
 Double basin: 2 fixture units  
 Shower: 2 fixture units

**DRAINAGE**  
 Total 54 fixture units  
 = 100mm @ 1:60 fall

Water pipes to be polybutylene  
 Mains Supply 25mm black & blue  
 Hot & Cold 20mm main feed  
 with 15mm branch feed

STORMWATER DESIGN TO NZBC E1/AS1

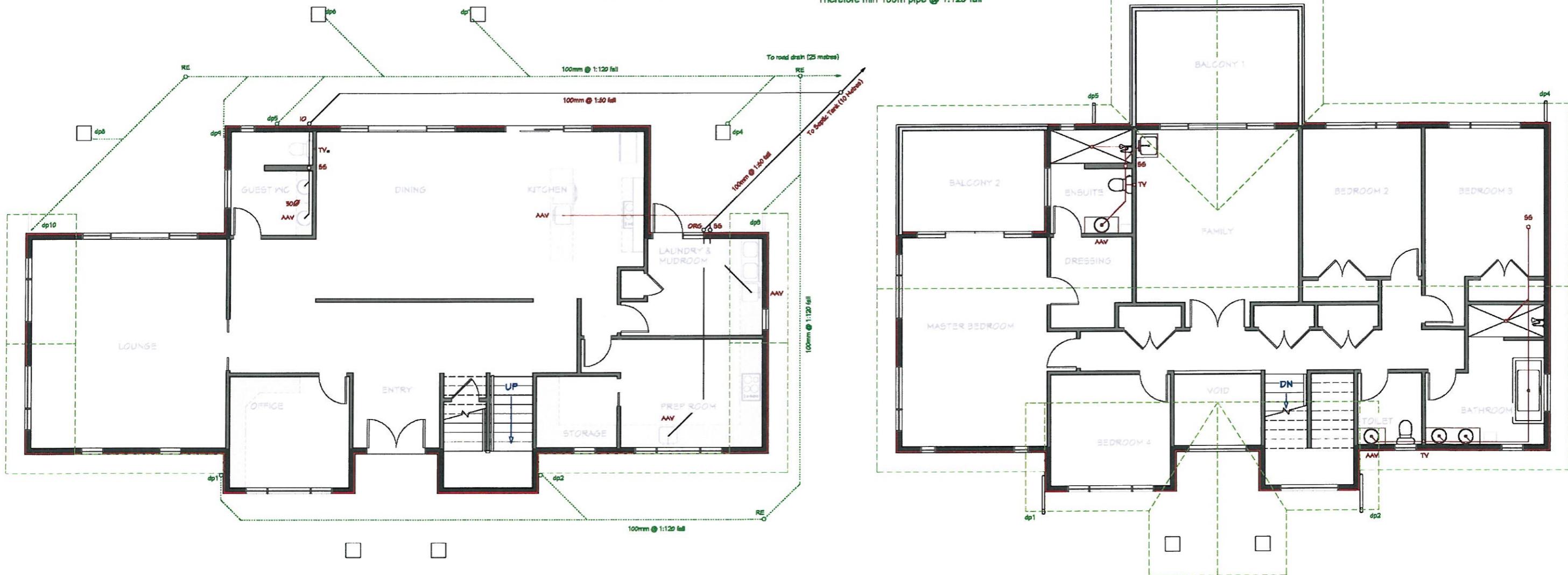
dp1 catchment 72.6 m<sup>2</sup>  
 dp2 catchment 72 m<sup>2</sup>  
 dp3 catchment 6.3 m<sup>2</sup>  
 dp4 catchment 63.7 m<sup>2</sup>  
 dp5 catchment 63.7 m<sup>2</sup>  
 dp6 catchment 7.1 m<sup>2</sup>  
 dp7 catchment 7.1 m<sup>2</sup>  
 dp8 catchment 5.2 m<sup>2</sup>  
 dp9 catchment 5.2 m<sup>2</sup>  
 dp10 catchment 7.5 m<sup>2</sup>

(80mm downpipes pipe to be used)

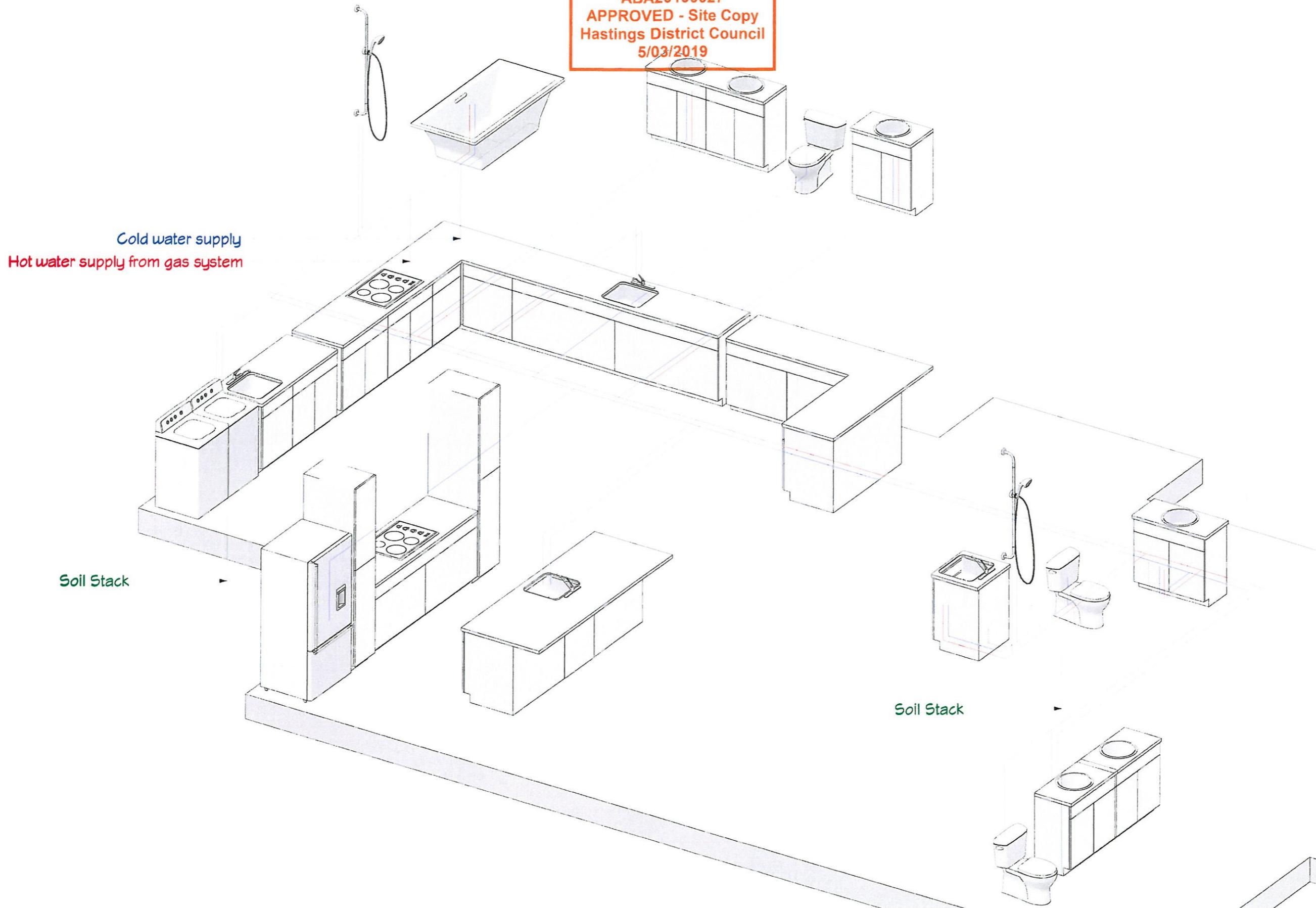
**MODIFIED CATCHMENT AREA**  
 (dp's 1-2)  
 $0.01 \times (\text{roof area } 144.6 \text{ m}^2) \times \text{rainfall } 85\text{mm} = 123$   
 Therefore min 100m pipe @ 1:120 fall

(dp's 3-10)  
 $0.01 \times (\text{roof area } 165.1 \text{ m}^2) \times \text{rainfall } 85\text{mm} = 141$   
 Therefore min 100m pipe @ 1:120 fall

(combined)  
 $0.01 \times (\text{roof area } 310.3 \text{ m}^2) \times \text{rainfall } 85\text{mm} = 264$   
 Therefore min 100m pipe @ 1:120 fall



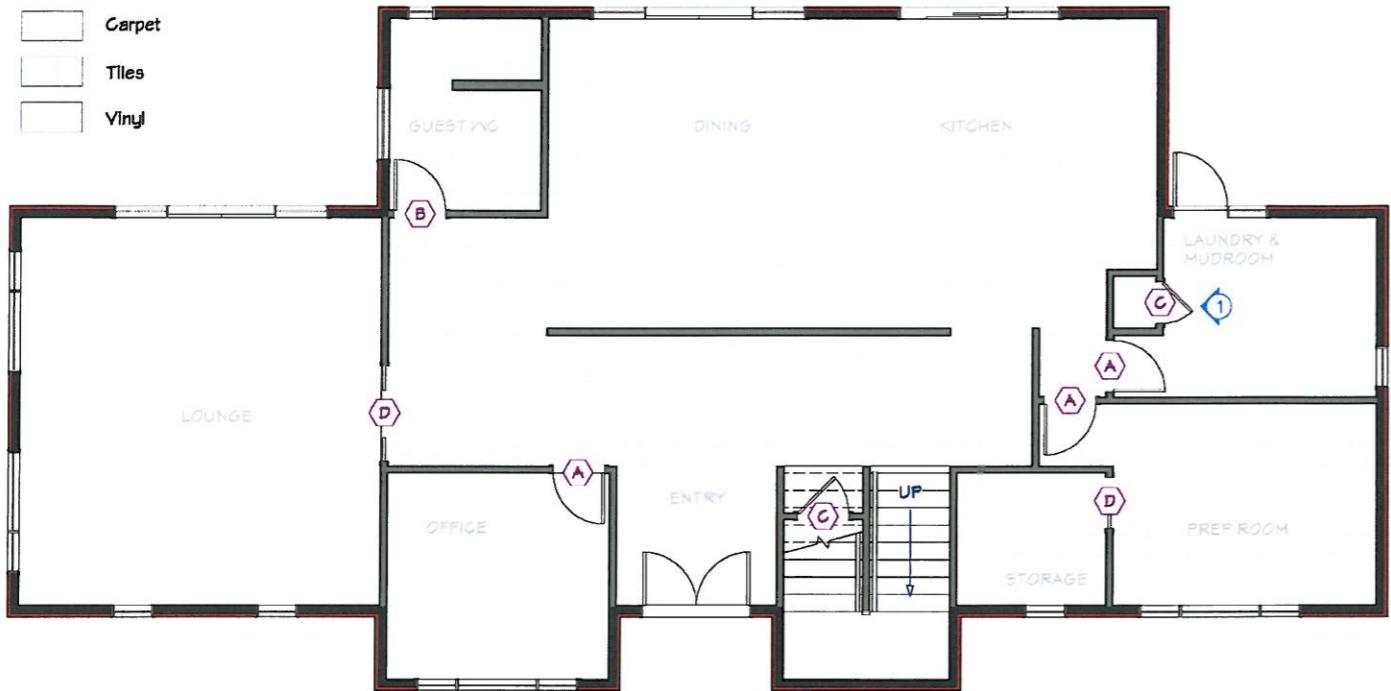
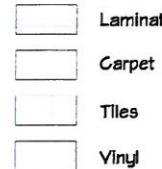
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## DOOR HARDWARE

- (A) Passage Door Hardware
- (B) Privacy Door Hardware
- (C) Dummy Door Hardware (Free turning)
- (D) Slider Door Hardware

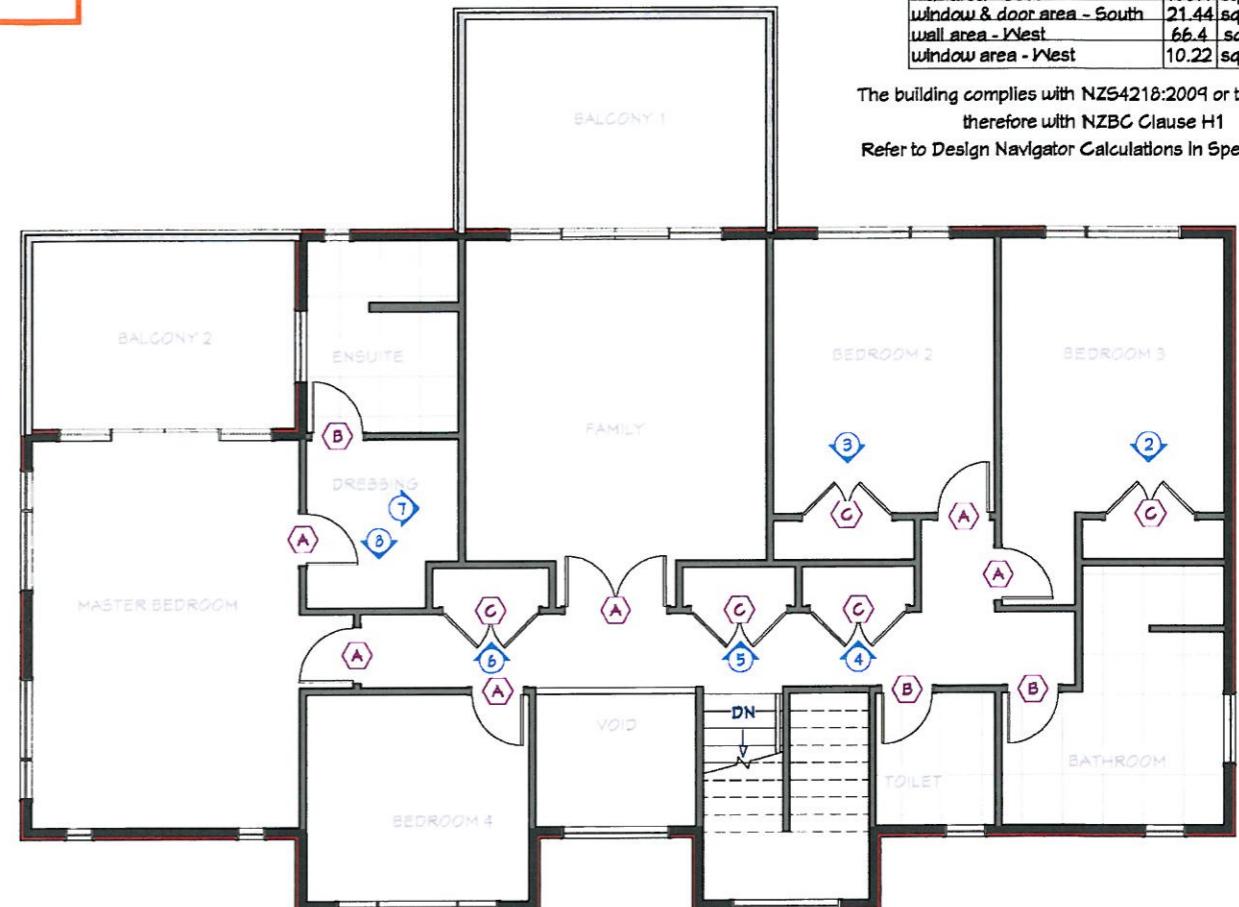
## FINISHES KEY



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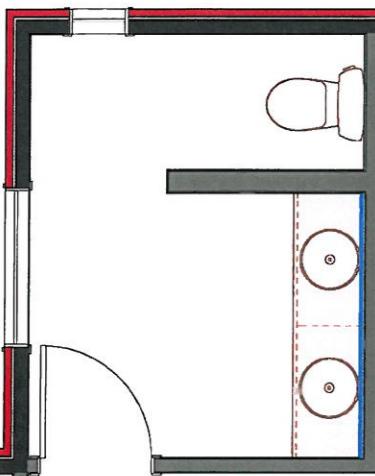
THERMAL ENVELOPE	
wall area - North	106.7 sq m
window & door area - North	37.24 sq m
wall area - East	66.4 sq m
window area - East	1.98 sq m
wall area - South	106.7 sq m
window & door area - South	21.44 sq m
wall area - West	66.4 sq m
window area - West	10.22 sq m

The building complies with NZS4218:2009 or the BPI and therefore with NZBC Clause H1  
Refer to Design Navigator Calculations in Specifications.

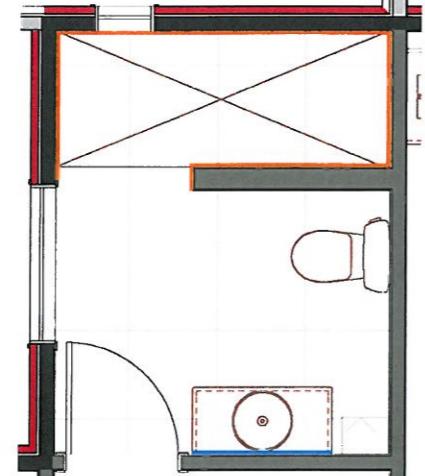


## TILING PLAN

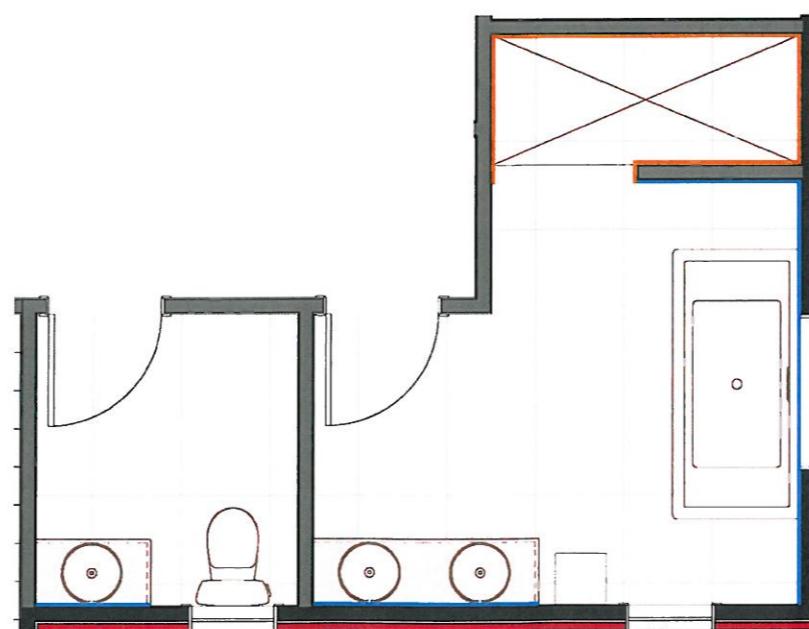
- Wall Tiles to Full Height
- Wall Tiles to 1m high



GUEST WC  
Scale 1:50



ENSUITE  
Scale 1:50

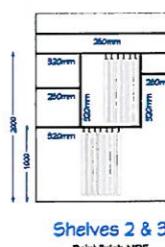


TOILET & BATHROOM  
Scale 1:50

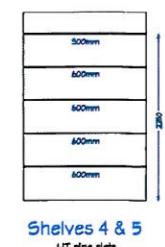
## SHELVING LAYOUT



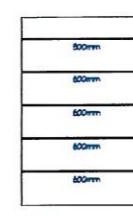
Shelves 1  
UT pine slats



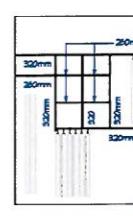
Shelves 2 & 3  
Paint finish MDF



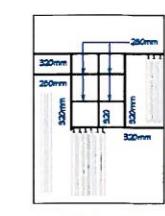
Shelves 4 & 5  
UT pine slats



Shelves 6  
UT pine slats

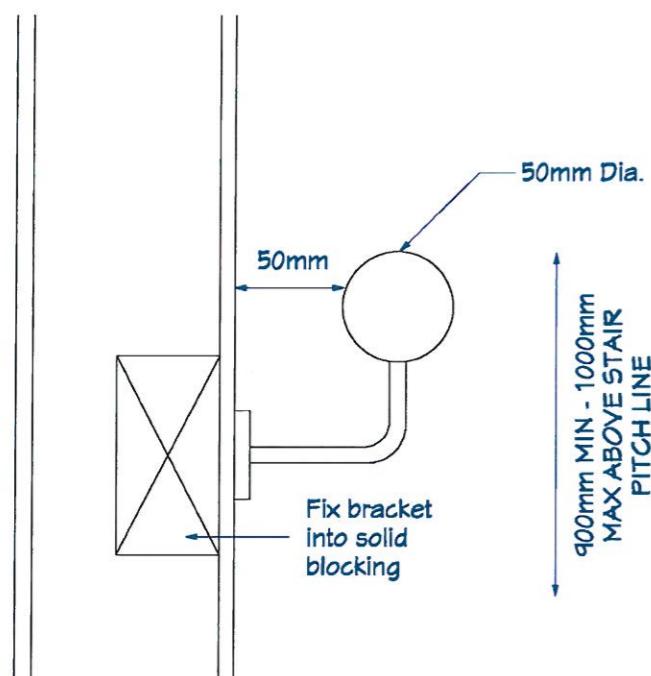


Shelves 7  
Paint finish MDF



Shelves 8  
Paint finish MDF

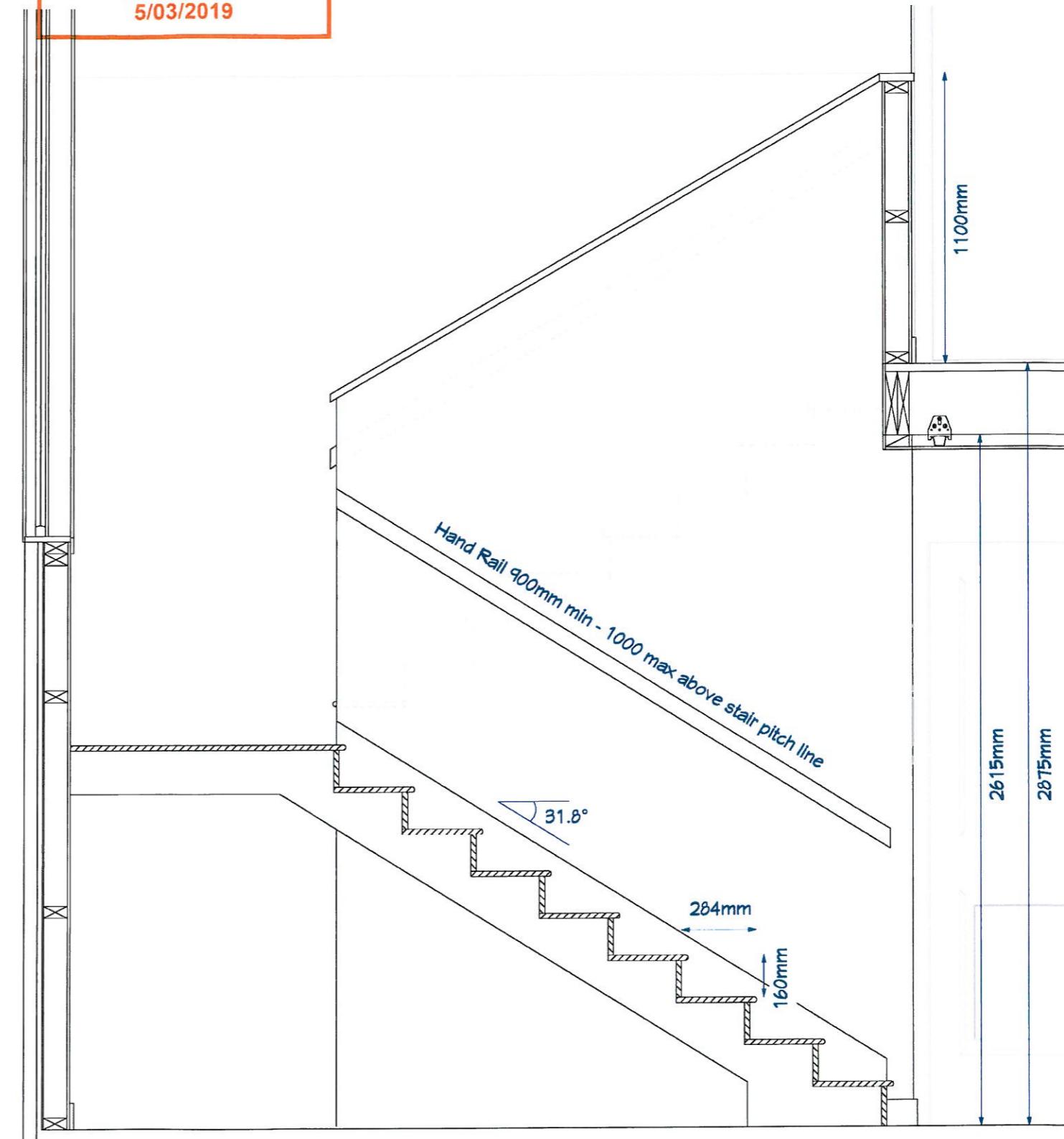
ABA20190027  
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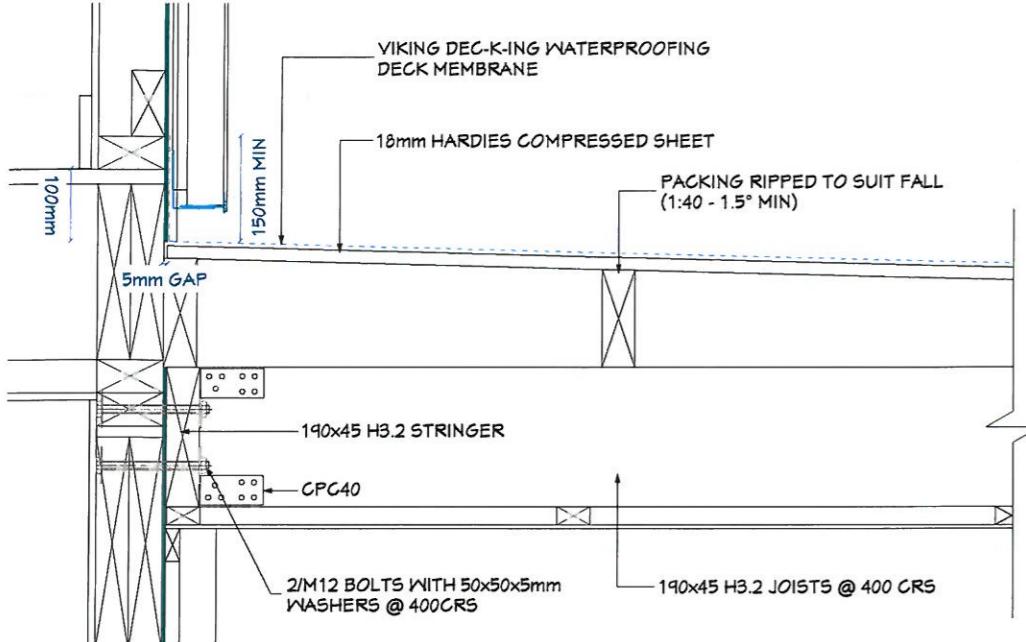
HANDRAIL DETAIL  
Scale 1:10

Table 6: Design Limits for Stairs  
Paragraphs 4.1.1, 4.1.4 a), 4.4.2, 4.5.1 a)  
and Figure 17

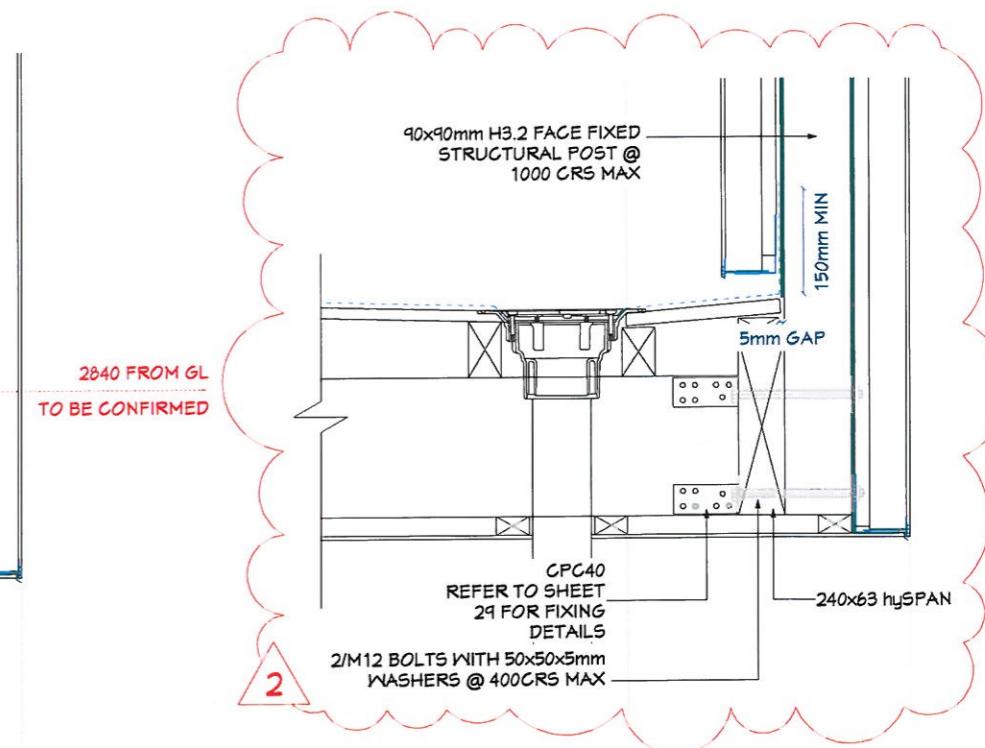
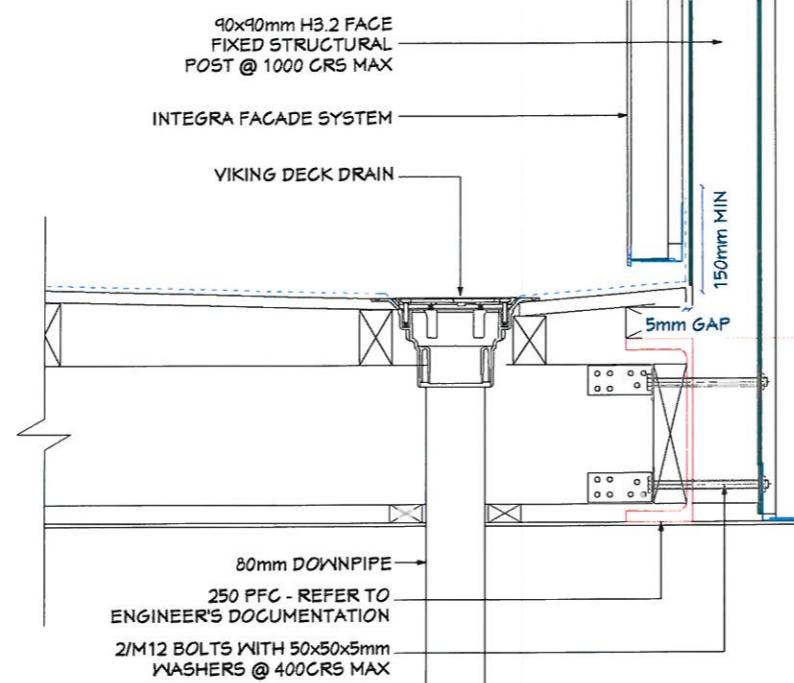
Stair	Maximum pitch	Maximum riser height (mm)	Minimum tread (mm)
Service, minor private	47°	220	220
Secondary private	41°	200	250
Common and main private	37°	190	280
Accessible	32°	180	310



STAIRS DETAIL  
Scale 1:20

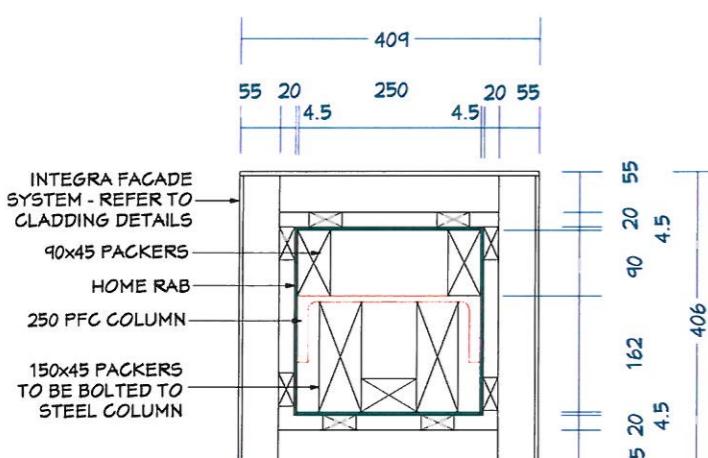


BALCONY 1 DETAIL - STEEL PORTAL  
Scale 1:10

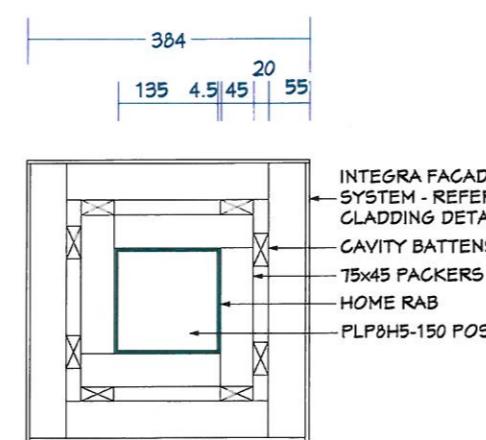


BALCONY 2 DETAIL - TIMBER BEAM  
Scale 1:10

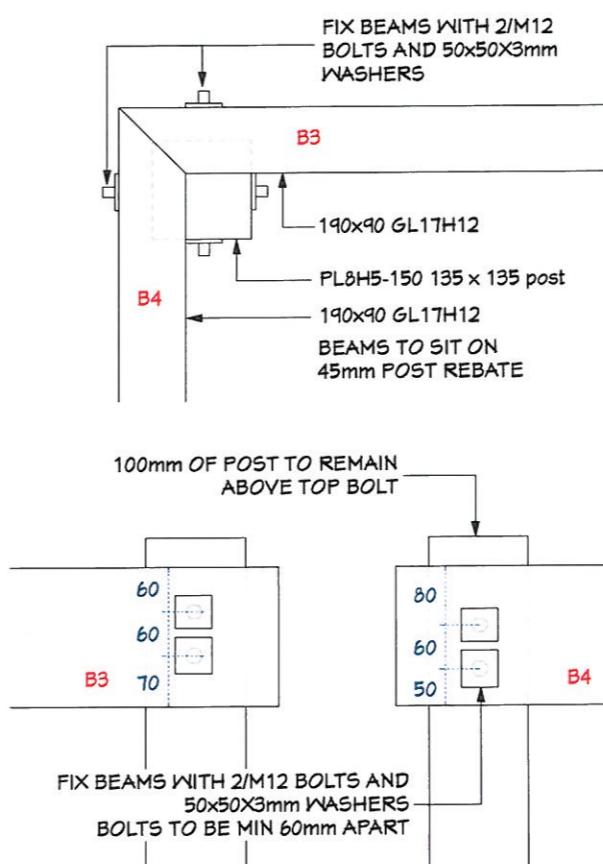
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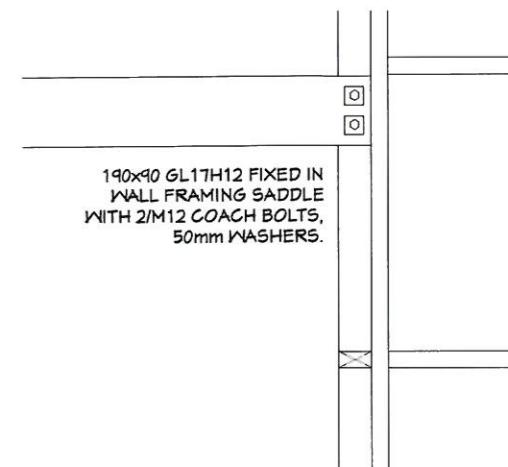
STEEL POST SECTION  
Scale 1:10



TIMBER POST SECTION  
Scale 1:10

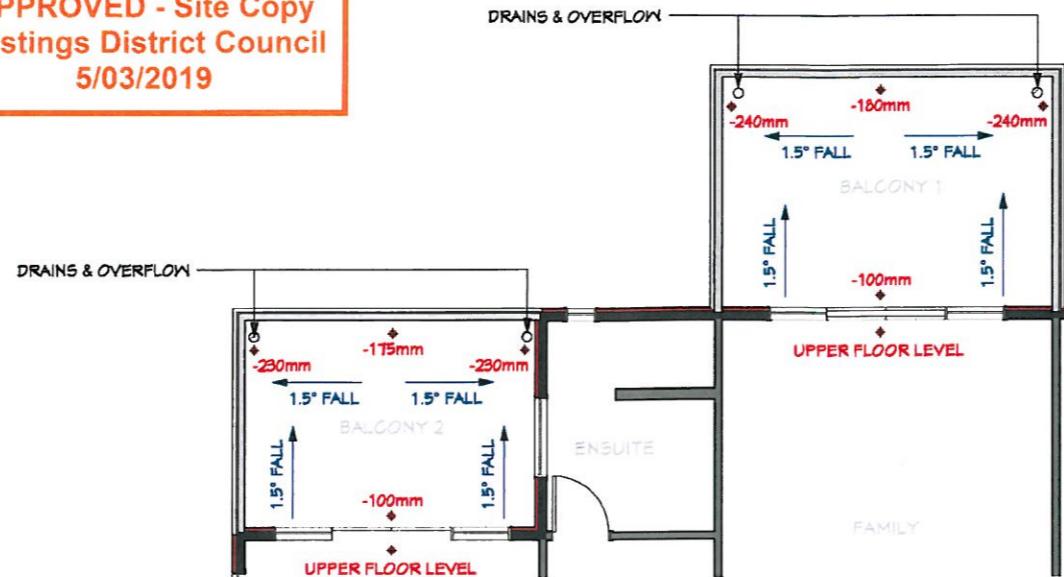


BEAMS TO POST CONNECTION -  
PLAN & ELEVATIONS  
Scale 1:10

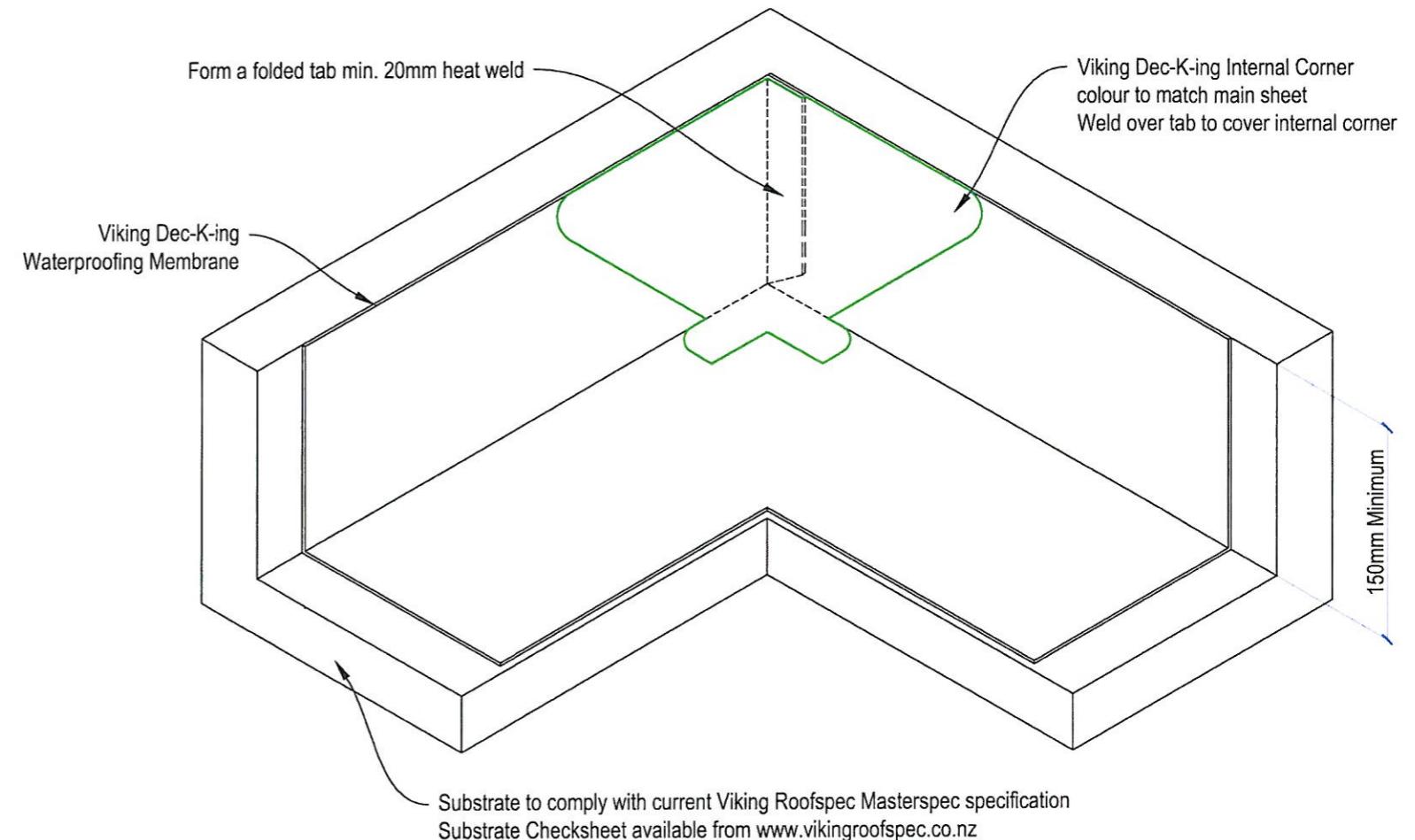
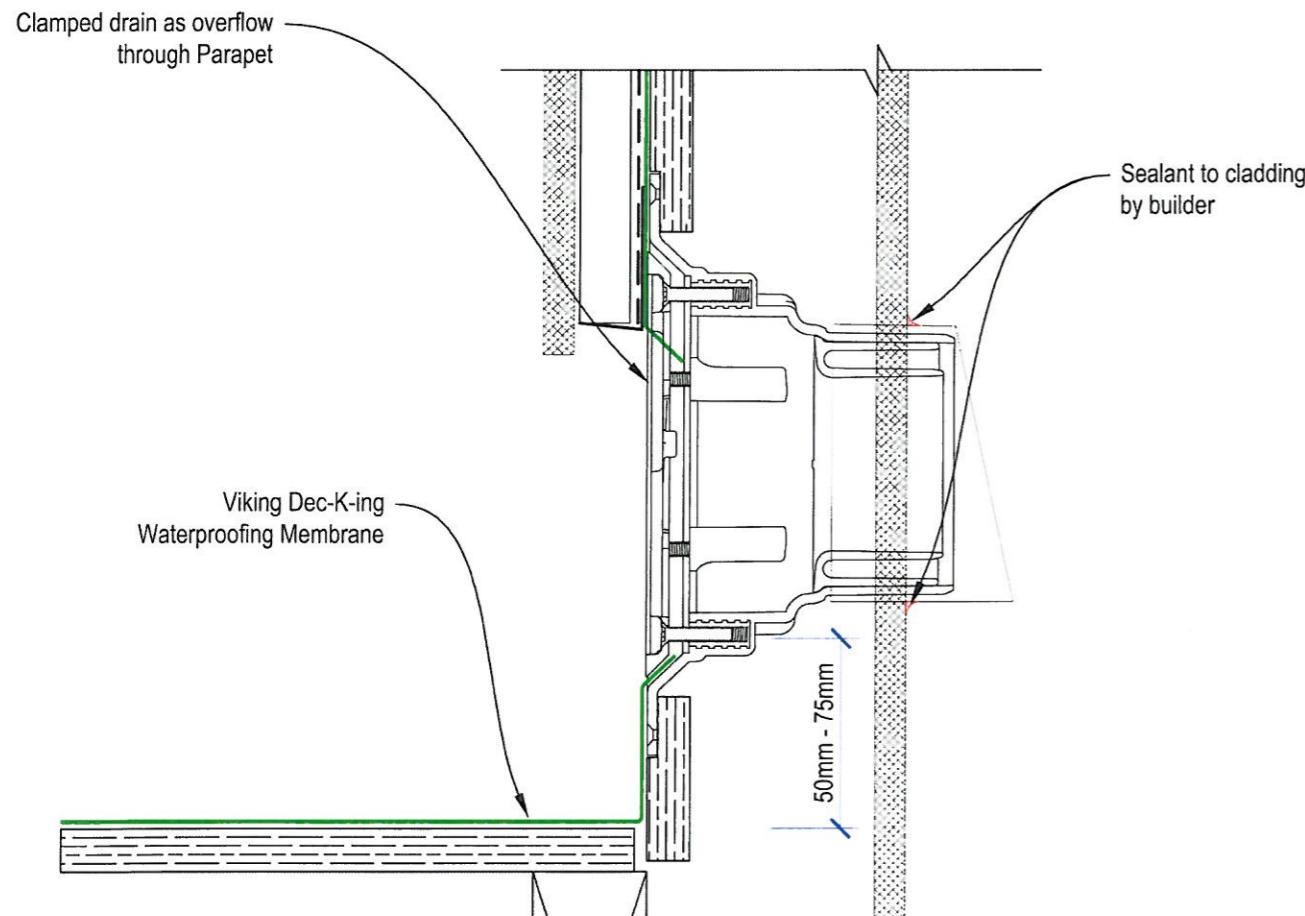


BEAM TO WALL CONNECTION  
Scale 1:20

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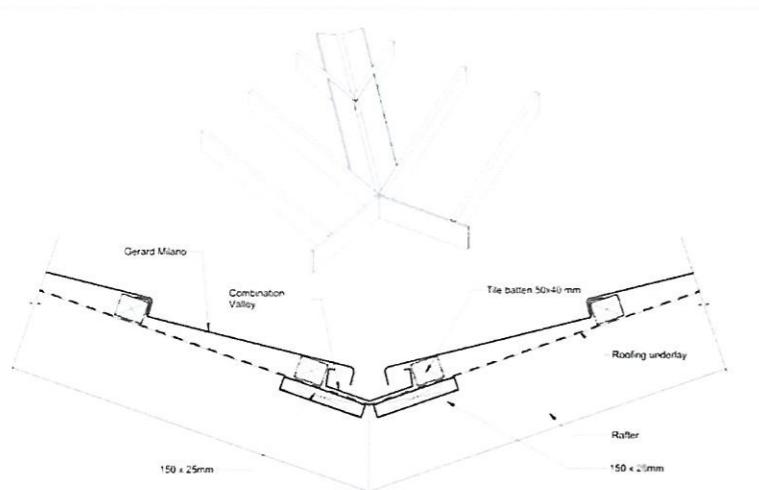


**BALCONIES PLAN**  
Scale 1:100



**PARAPET OVERFLOW DETAIL**  
Not to scale

**INTERNAL CORNER DETAIL**  
Not to scale



Roof Tiles 2017  
Gerard Milano  
Valley - Combination Valley

**Table 8: Maximum catchment areas for valley gutters**

Gutter width	Maximum catchment area	Minimum roof pitch
250 mm	25 m <sup>2</sup>	8°
160 mm	16 m <sup>2</sup>	12.5°
to 249 mm		

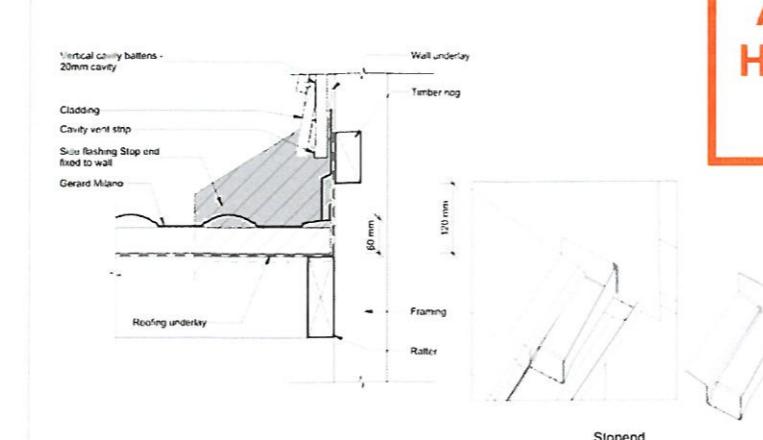
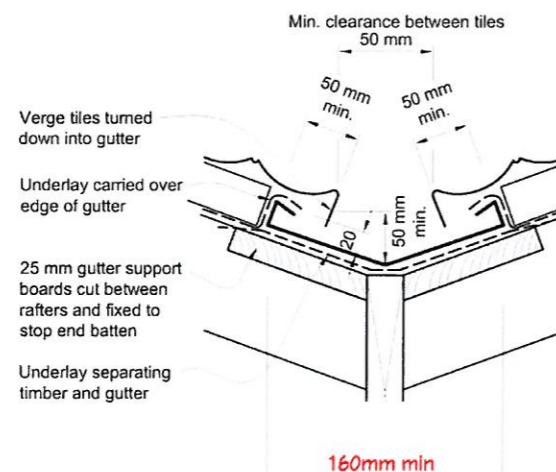
**NOTE: Catchment areas are limited to:**

(1) Gutters in accordance with Paragraph 8.1.6.2.

(2) Rainfall intensity with average recurrence interval (ARI) no greater than 200 mm per hour.

NOTE: (1) Refer to Table 8 for maximum catchment areas for *valley gutters*.  
(2) Minimum width of *valley gutter* may reduce to 160 mm, providing roof catchment area is in accordance with Table 8. In this case, minimum dimensions as shown, shall apply.

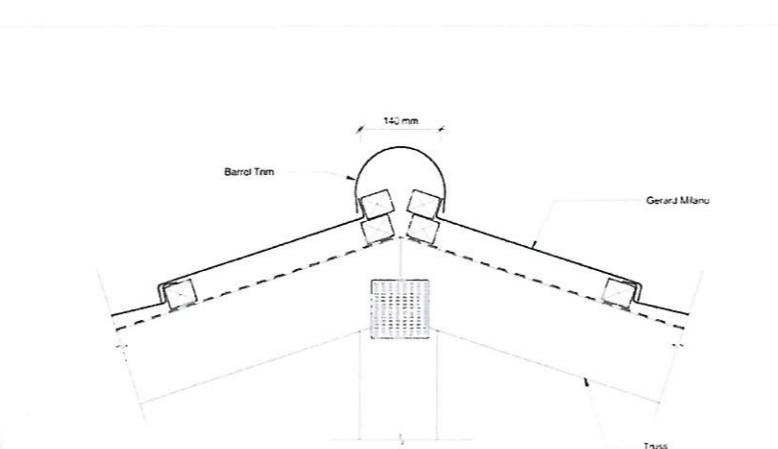
**PROJECT DETAILS: 22.5° ROOF PITCH  
15m<sup>2</sup> MAX VALLEY GUTTERS CATCHMENT AREA**



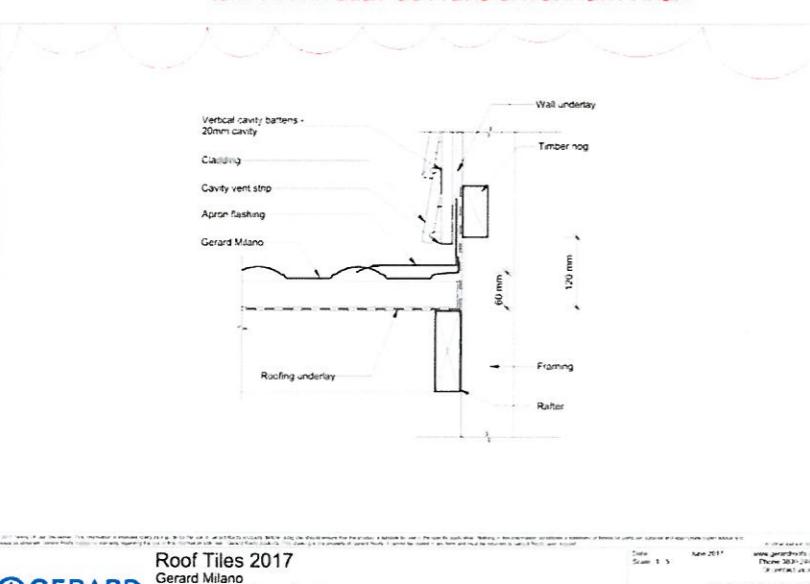
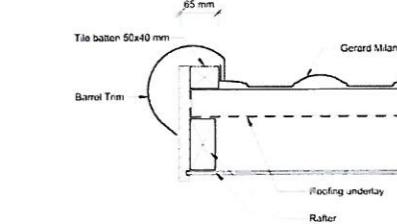
Roof Tiles 2017 Gerard Milano Ufficio Formulare - Sito Ead Web



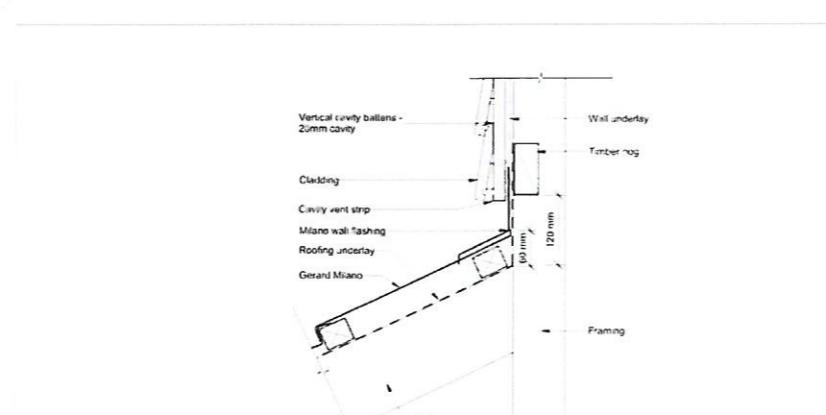
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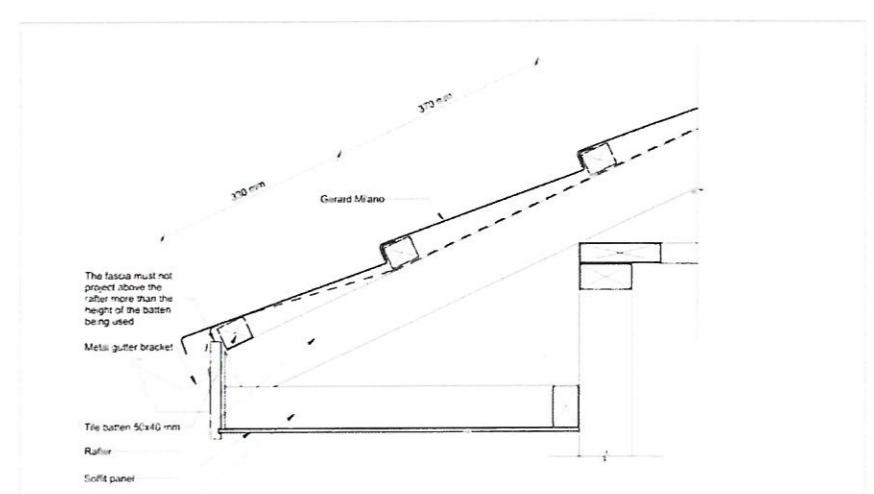
Roof Tiles 2017 Gerard Milano Bicocca - Milano Bridge Flashing GR MR 24



Roof Tiles 2017 Gerard Milano Wall Parallel - Apron Flashing GR MW 3



**GERARD** Roof Tiles 2017 Gerard Milano Wall Transverse - Milano Wall Flashing GR MW 3



 Roof Tiles 2017  
Gerard Milano



Hong Min Education Trust

**Brookfields Road/ Sisson Road  
Pakowhai  
Hastings**

Drawing Title: Roof detail  
Sheet No. 6

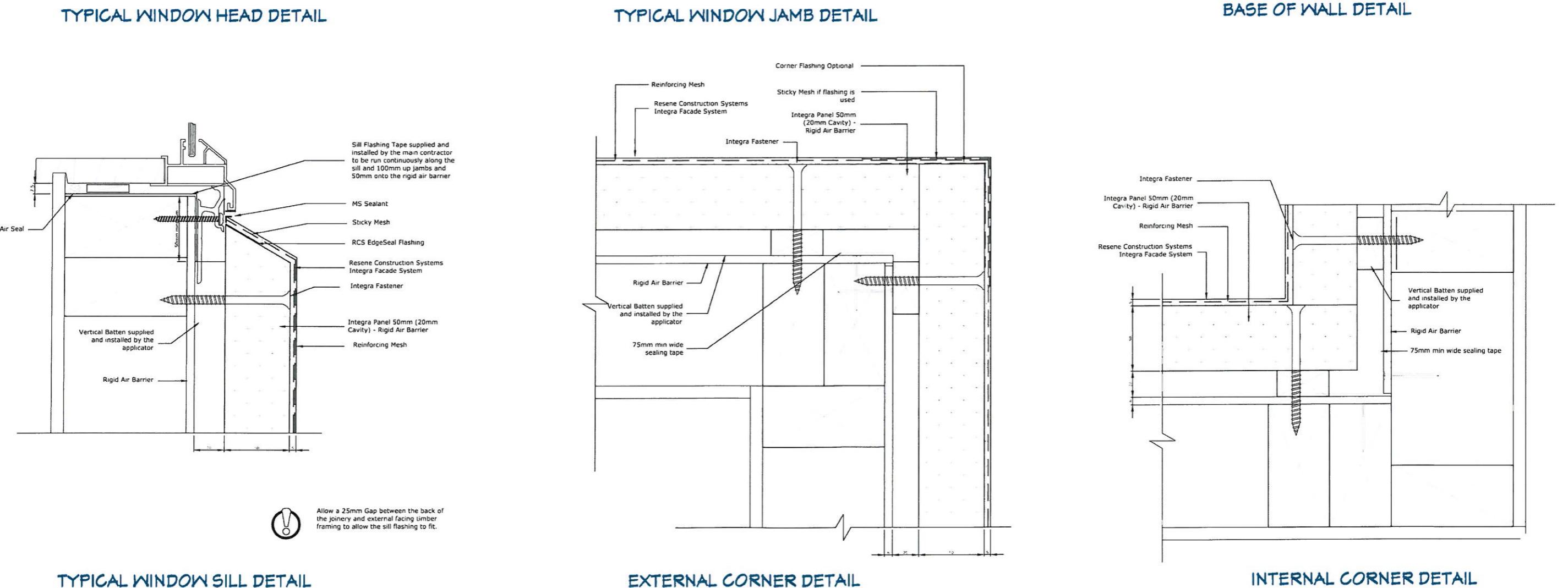
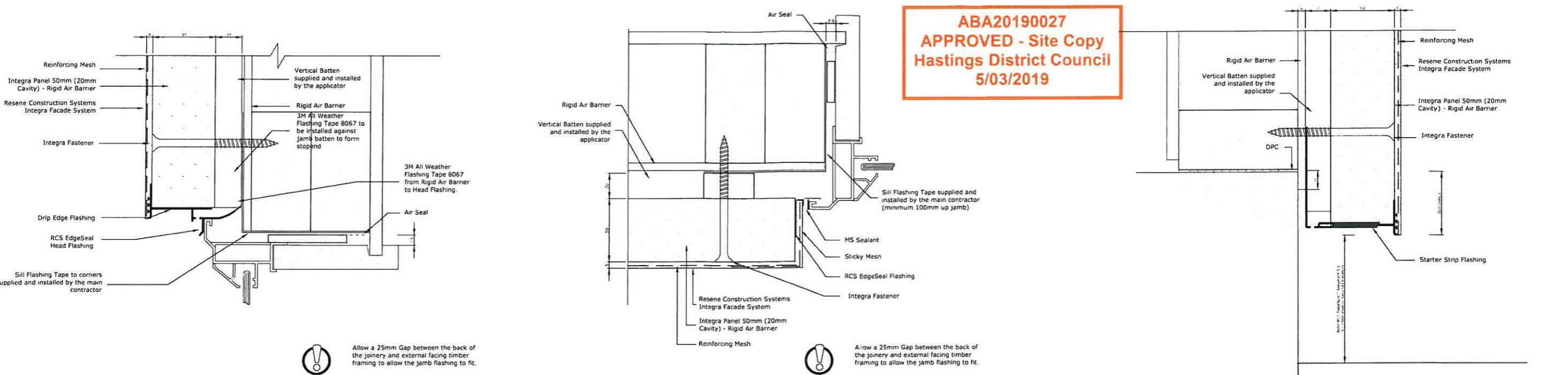
Designed by Gordon Sansom  
LBP 117656

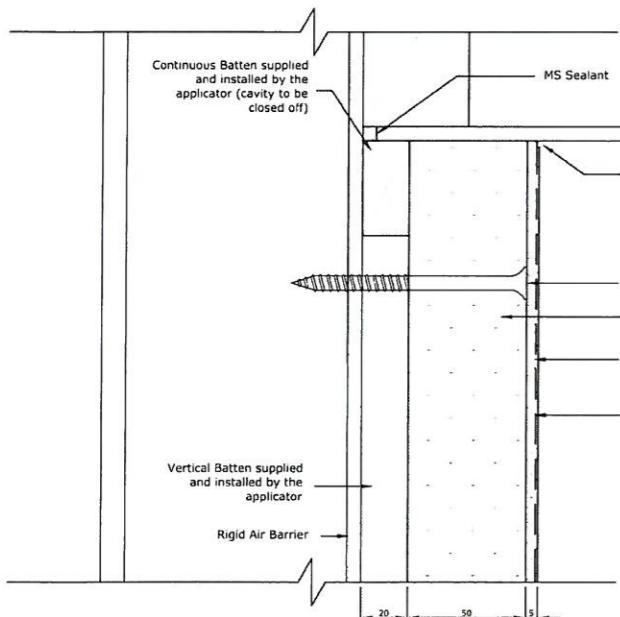
**Notes:**  
**REV 1 - 11.02.19:**  
**E2 DETAIL ADDE**

— 1 —

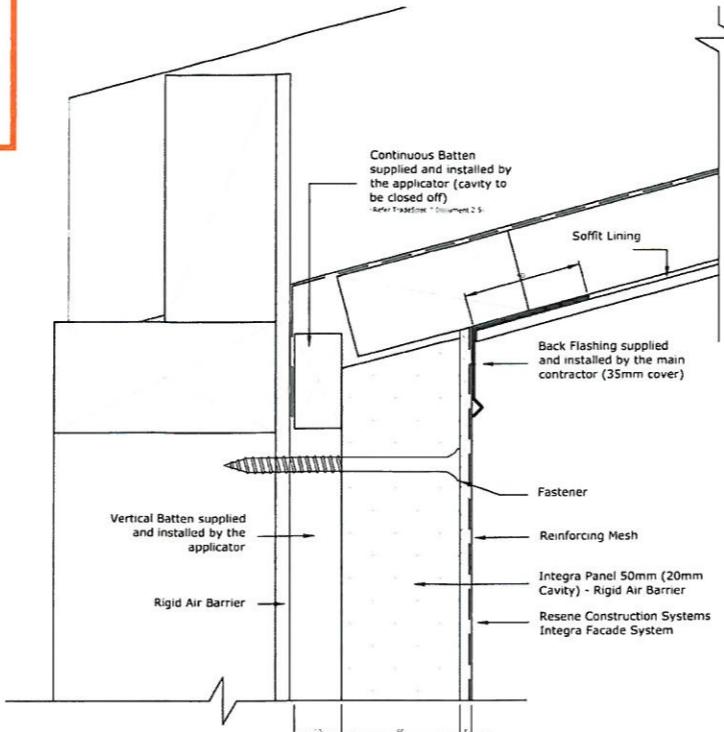
Printed:

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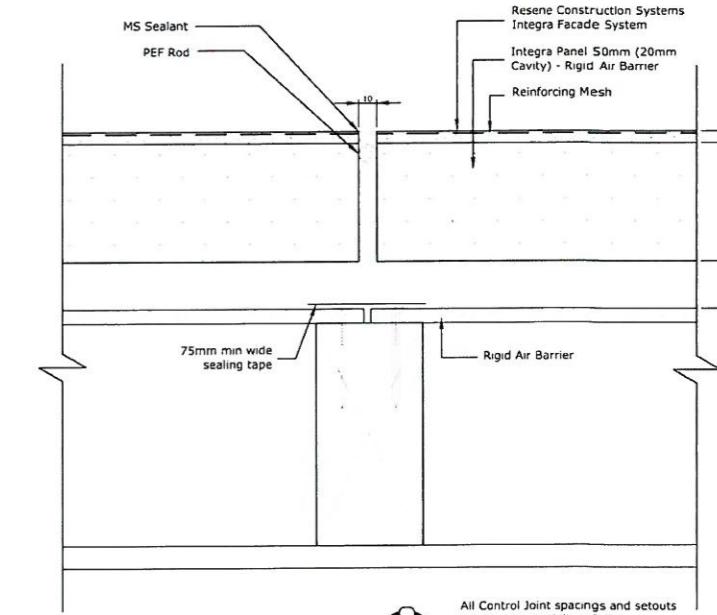




SOFFIT DETAIL

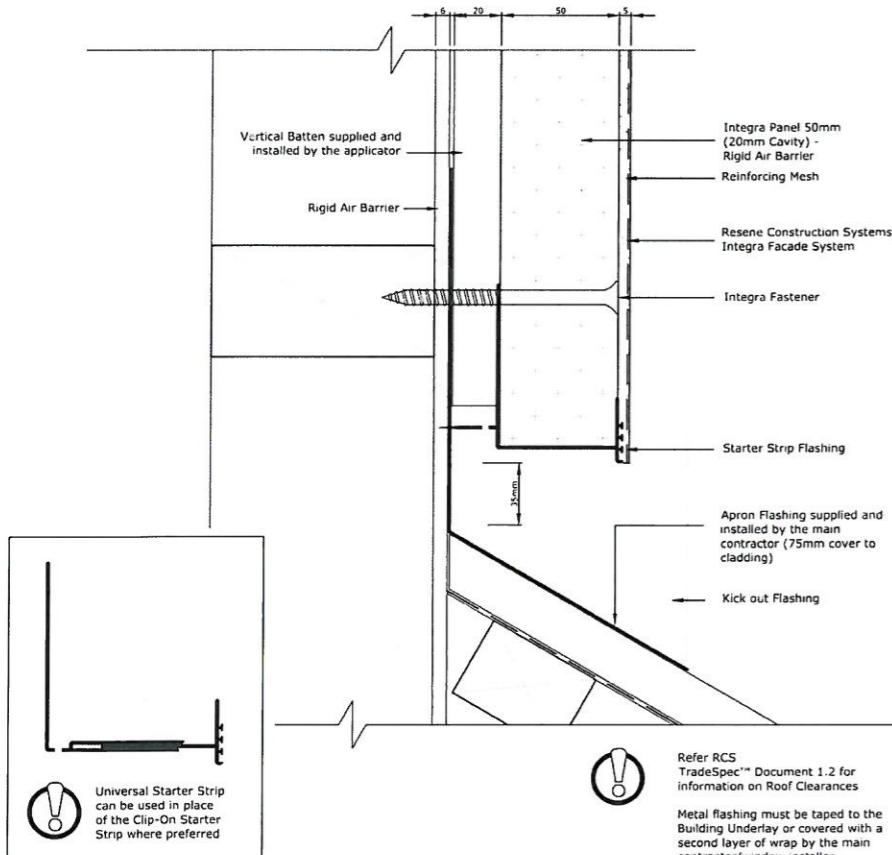


RAKING SOFFIT DETAIL

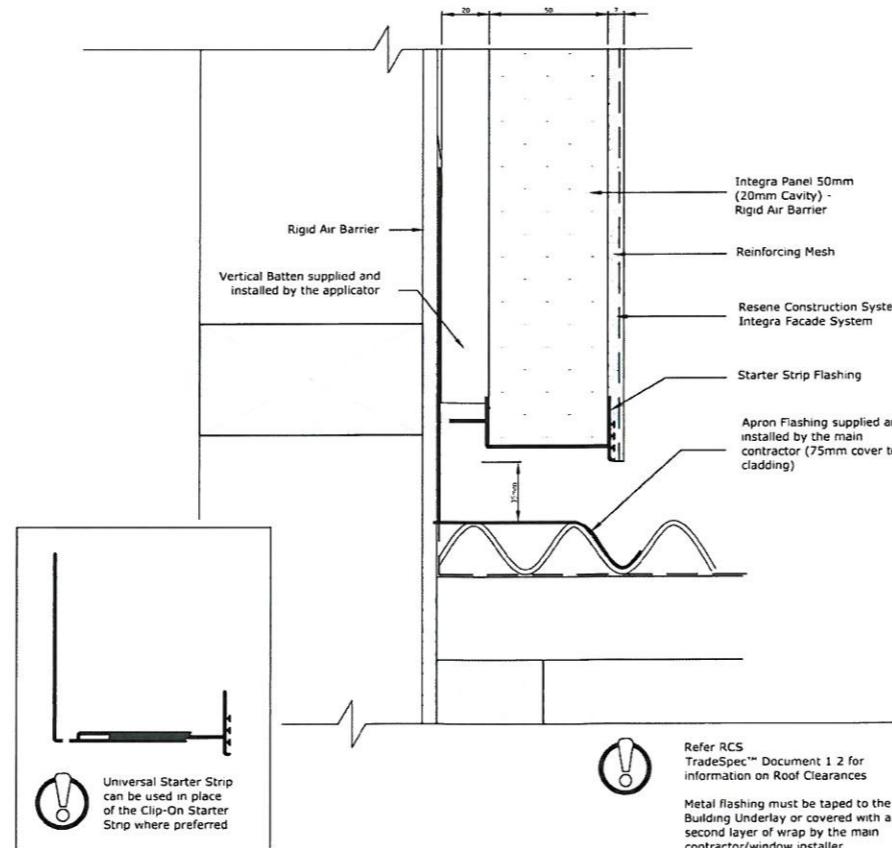


All Control Joint spacings and setouts are the responsibility of the Designer, for suggested locations refer to RCS TradeSpec™ Document 1.4

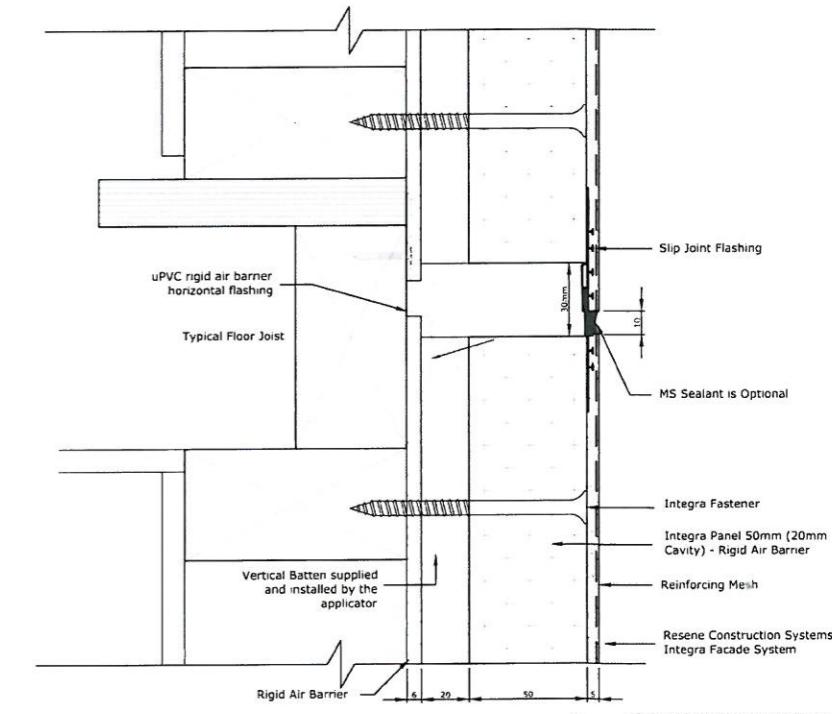
VERTICAL CONTROL JOINT DETAIL



ROOF APRON DETAIL



HORIZONTAL ROOF APRON DETAIL

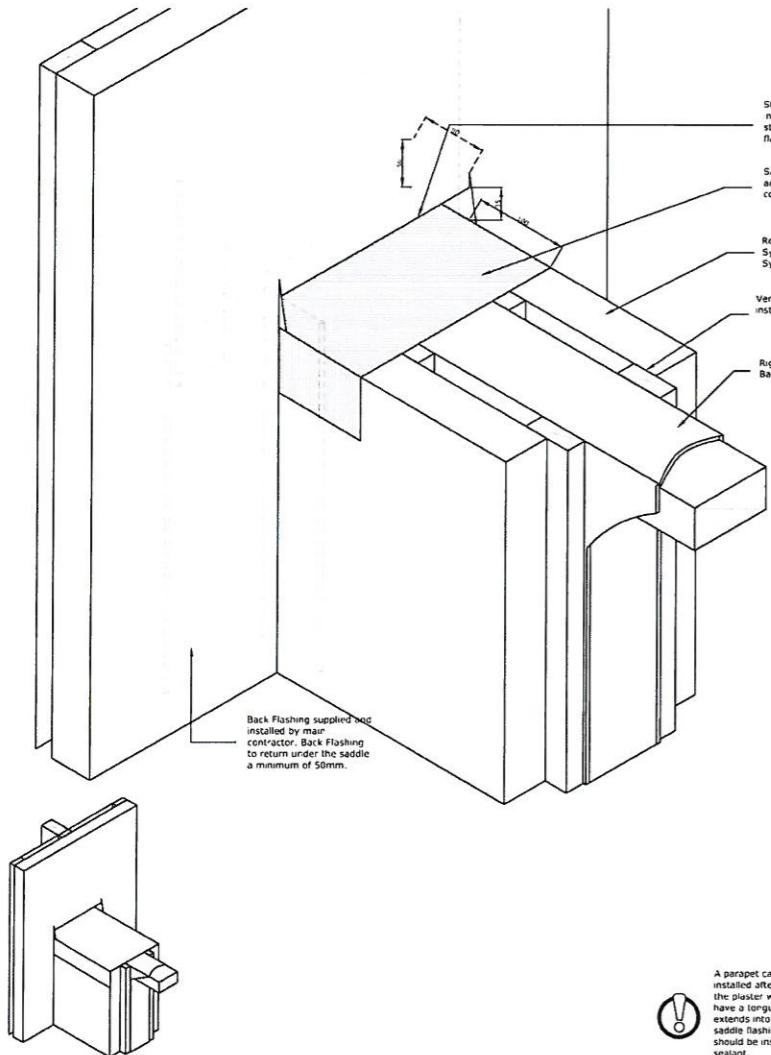


All Control Joint spacings and setouts are the responsibility of the Designer, for suggested locations refer to RCS TradeSpec™ Document 1.4

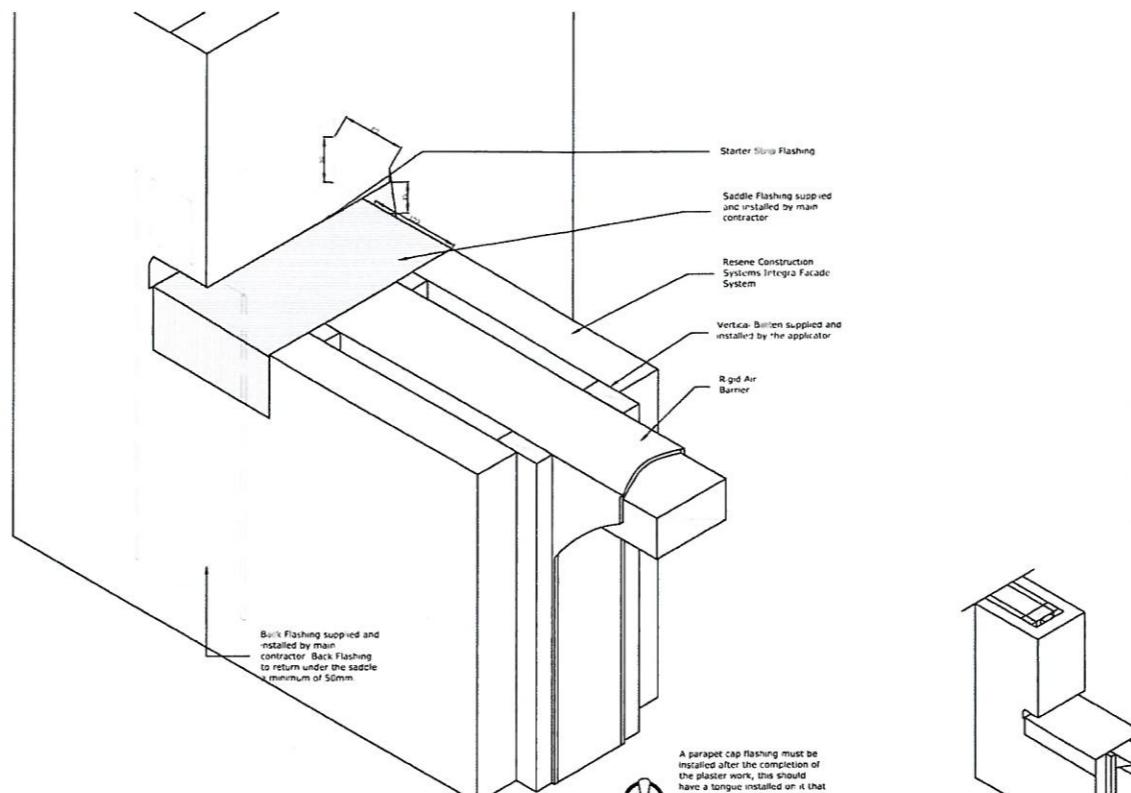
Please note that there should be no fixings into the floor joists, the substrate should be left floating over this point.

Continuous cavities must not be limited to two-storeys or 7m in height in accordance with E2/AS1 Paragraph 9.1.9.4.

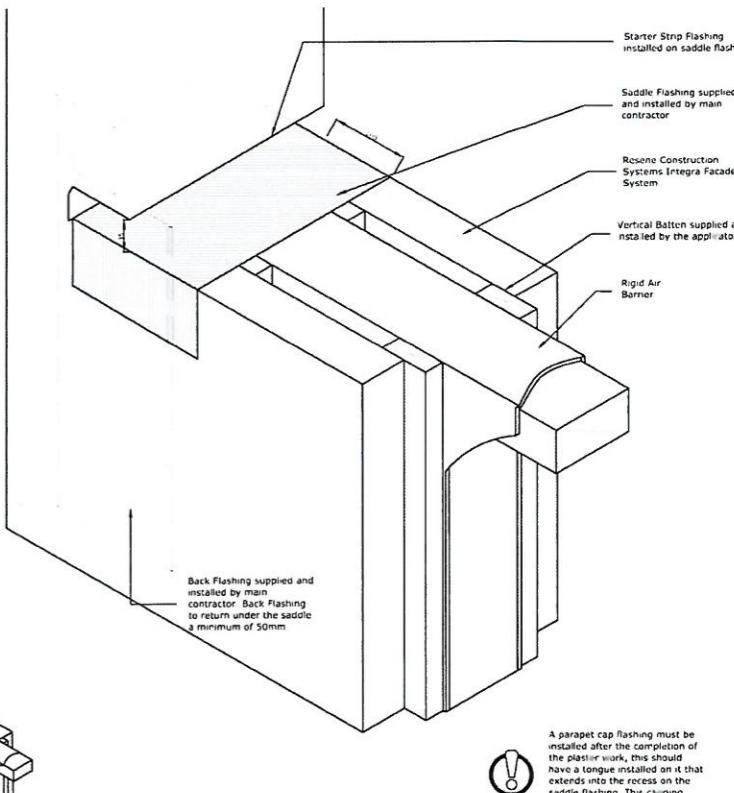
HORIZONTAL CONTROL JOINT DETAIL



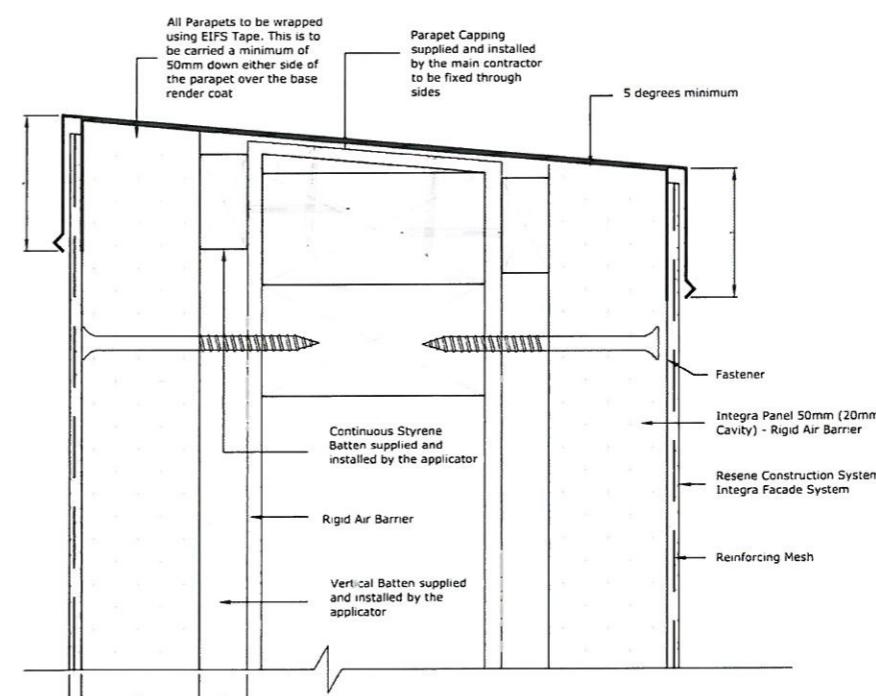
SADDLE FLASHING  
(MIDDLE OF ADJOINING WALL)



SADDLE FLASHING  
(INLINE END OF ADJOINING WALL)



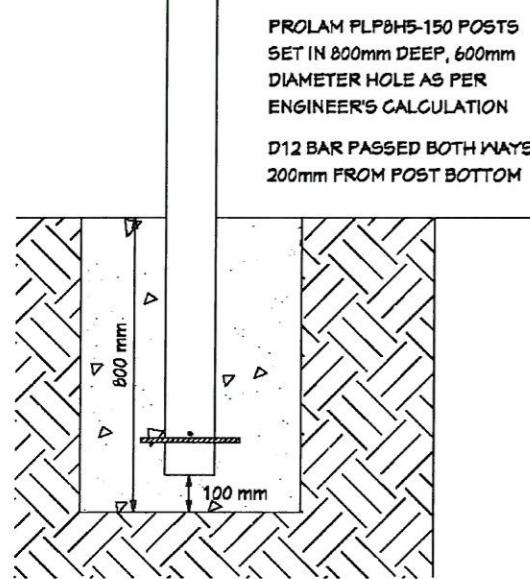
SADDLE FLASHING  
(INLINE END OF POST)



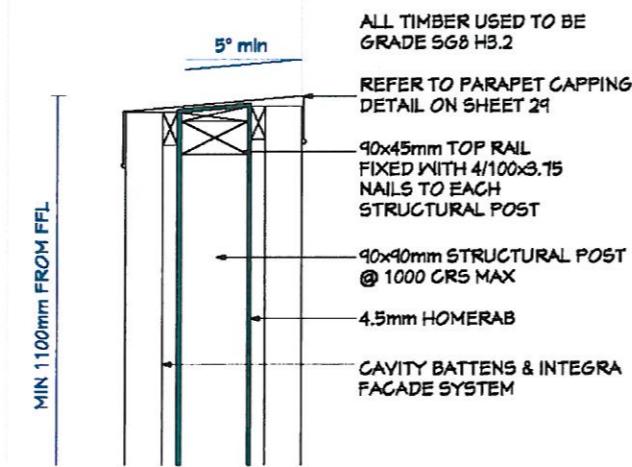
PARAPET CAPPING

Parapet capping (shown as x)  
Refer to NZBC E2/AS1 Table 7,  
50mm in Low, Medium, High wind  
zones; 70mm in Very High wind  
zones; 90mm in Extra High Wind  
Zone and above

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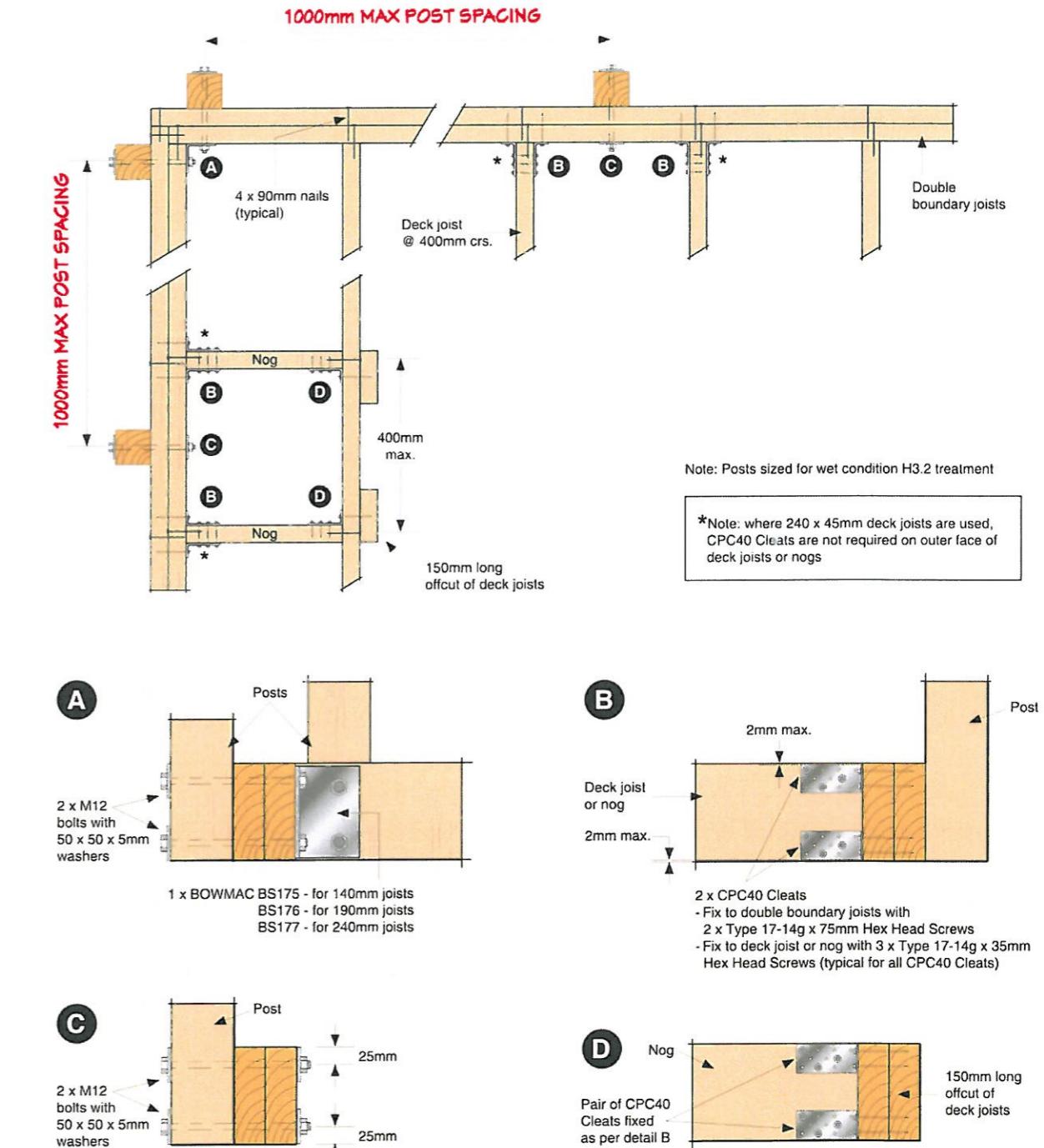
**POST FOOTING DETAIL**  
Scale 1:20



**BALUSTRADE DETAIL**  
Scale 1:10

## FACE FIXED BALUSTER POSTS

- Assumes a maximum deck live load of 2.0kPa
- Complies with Table 3.3 AS/NZS 1170.1:2002 for horizontal load of 0.75kN/m on handrail
- All fixings are designed to provide adequate rotational stability to the deck system to resist the horizontal load at top of baluster post
- Assumes an approved post and balustrade system is used



Not To Scale

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## GENERAL

1. Do not scale from drawings. These drawings are to be read in conjunction with the architectural drawings and all other related documents. Refer to architectural drawings for dimensions, rebates & recesses.
2. Contact the architect/engineer if any discrepancies are found.
3. Under no circumstances shall polystyrene spacers be used. Use recommended spacers as per details provided.
4. DPM shall be in accordance with NZS3604 (polyethylene sheet, min. 0.25mm). Do not use multiple layers. All penetrations through the DPM shall be sealed.
5. A layer of sand blinding or granular fines (GAP7) shall be placed, screeded and compacted over the building platform. The maximum thickness of this layer shall be no more than 50mm.
6. All service trenches shall be properly backfilled and compacted.
7. Where underfloor heating is installed, floor topping shall be increased to 110mm.
8. Where concrete polishing and/or architectural cuts are made to the floor, the floor thickness shall be increased such that the final topping depth is no less than that specified on the plans after all polishing/cuts.
9. Polystyrene pods shall be 1100 x 1100 x 220mm or 1200 x 1200 x 220mm.

## CONCRETE

1. All concrete work and materials shall conform to NZS3109 and applicable building consent authority regulations.
  2. No cuts shall be made to the floor other than those shown on the drawings.
  3. Unless otherwise noted, concrete shall be:
- 20MPa minimum or 25MPa minimum within 'exposure zone D' (if in doubt, confirm with local BCA)

## REINFORCEMENT

1. Unless otherwise specified, all reinforcement shall be Ductility Class E, in accordance with NZS 4671.
2. All bend diameters shall comply with NZS 3109. Re-bending of reinforcement is not permitted. 'Spot' welding of reinforcement is not permitted.
3. All mesh reinforcement shall be Ductility Class E as per NZS4671
4. Unless otherwise specified by proprietary product specifications, mesh shall be lapped a minimum of 250mm or by a grid plus 50mm, whichever is greater.
5. Unless otherwise specified on plans, minimum covers are:  
exposed to earth: 75mm  
exposed to edge: 50mm  
protected by damp proofing: 50mm
6. Unless otherwise specified, reinforcement laps are:

Reinforcement Grade	Nomination	min. lap (whichever is greater)	concrete strength (MPa)
300	'D'	40Ø or min. 600mm	all blockfill, 20 and 25
500	'HD'	70Ø	all blockfill
500	'HD'	56Ø	20
500	'HD'	50Ø	25

## SITE CONDITIONS

1. Design based on soils report/assessment  
By: Land Development & Exploration Ltd  
Ref: 14600  
Dated: 13 June 2018

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Specifically: Design based on building platform to be prepared ad per above report and drawings in this plan.

## NOTES:

Do not scale from Drawings.  
Refer Architectural Drawings for overall dimensions. To be read in conjunction with all other related documents.

Revision	Description	Date

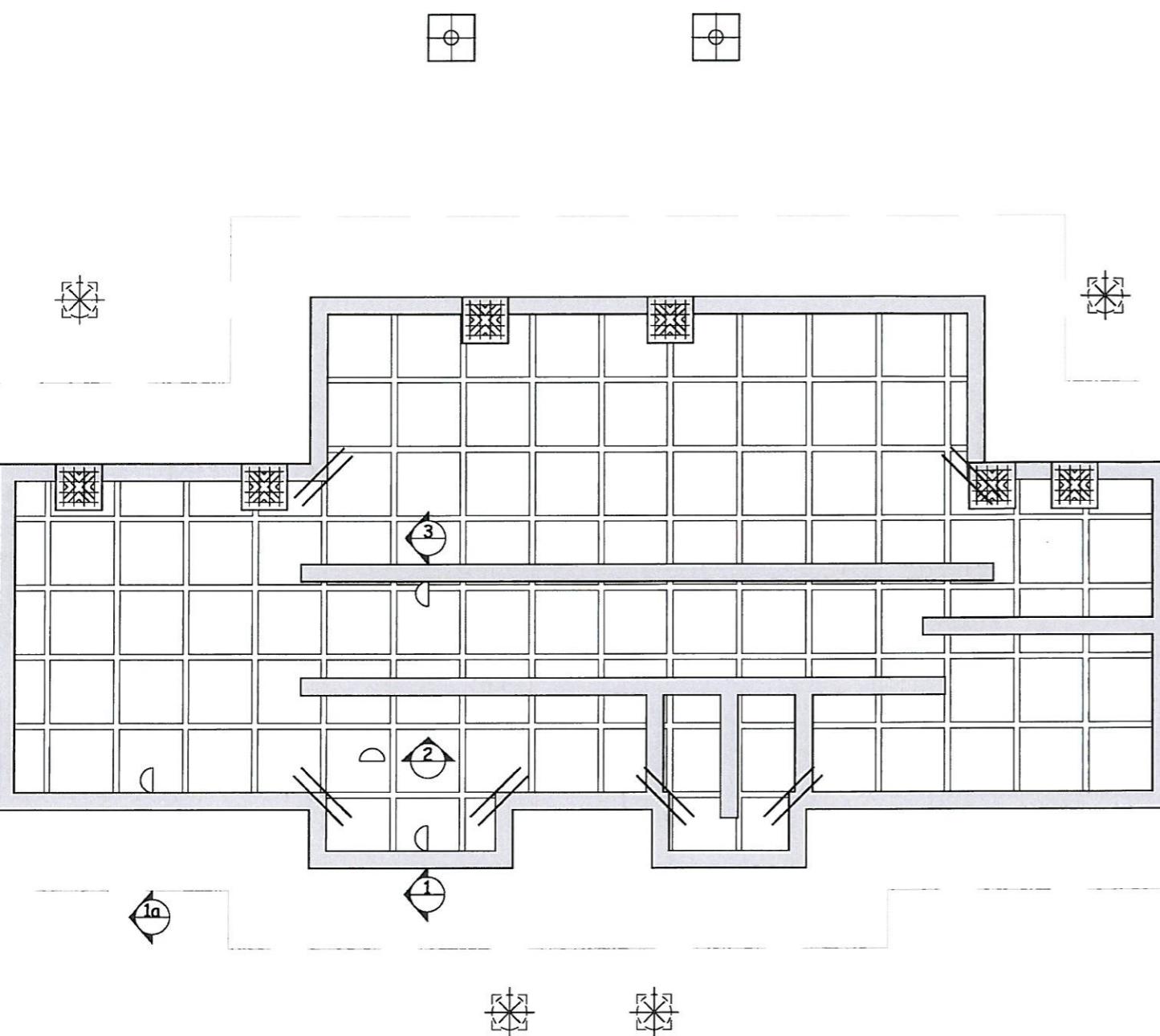


Job Title: Proposed Residence  
Lot 2  
Sissons Road  
Pakowhai, Hawkes Bay

Sheet Title: General Notes

Drawn	FV	Drawn	MH
Checked	DL	Revised	111
Dated		Date	14-11-2018
Scale		Rev No	
	Job # 80725		50

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5/03/2019



Raft Floor Plan

Scale 1:100

Quantities of Spacers (Quantities are approximate and to be used as a guide only)	
Item	Qty.
WJ100 Centre Spacer	190
WJ101 Clip-on Spacer	120

**NOTES:**  
Do not scale from Drawings.  
Refer Architectural Drawings for  
overall dimensions. To be read in  
conjunction with all other related  
documents.

Legend:

- Re-entrant corner steel  
2/HD12 x 1200mm  
at 200 ccs
- 800x800x305  
Pad with  
4/HD12 each way
- 600x600 OR 600Ø BCP footing  
set 800 below CGL  
2/HD12 vertical.  
Unless otherwise specified,  
refer Architects spec's for  
plinth and/or post fixings
- 800x800x800 footing  
set 800 below CGL  
6/HD12 'C' shaped staple bar each way  
refer to WJL Detail 1A, Sheet SD1

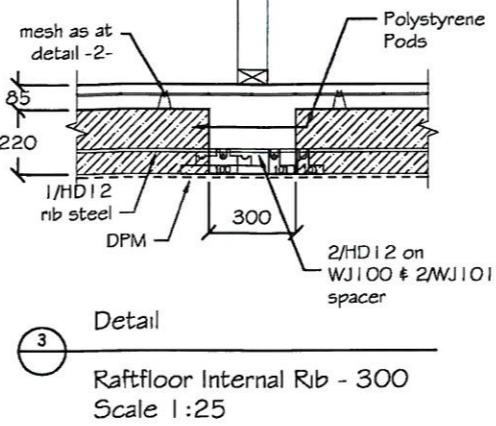
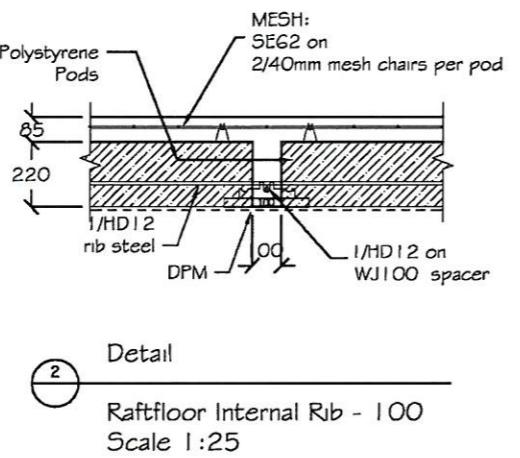
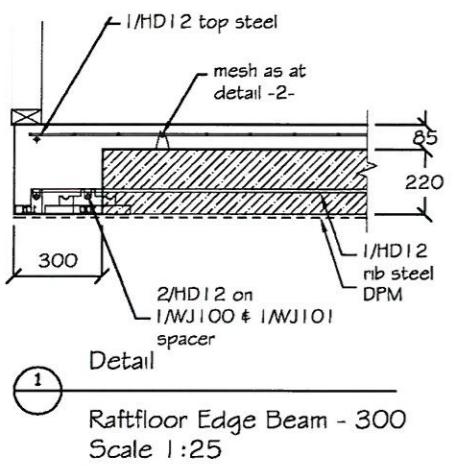
Revision	Description	Date

**WILTON JOUBERT**  
Consulting Engineers  
Northland: 09 945 4188  
Auckland-Waikato: 09 527 0196  
Canterbury: 021 824 063  
Southern Lakes: 03 443 6209  
[www.wiltonjoubert.co.nz](http://www.wiltonjoubert.co.nz)

Job Title: Proposed Residence  
Lot 2  
Sissons Road  
Pakowhai, Hawkes Bay

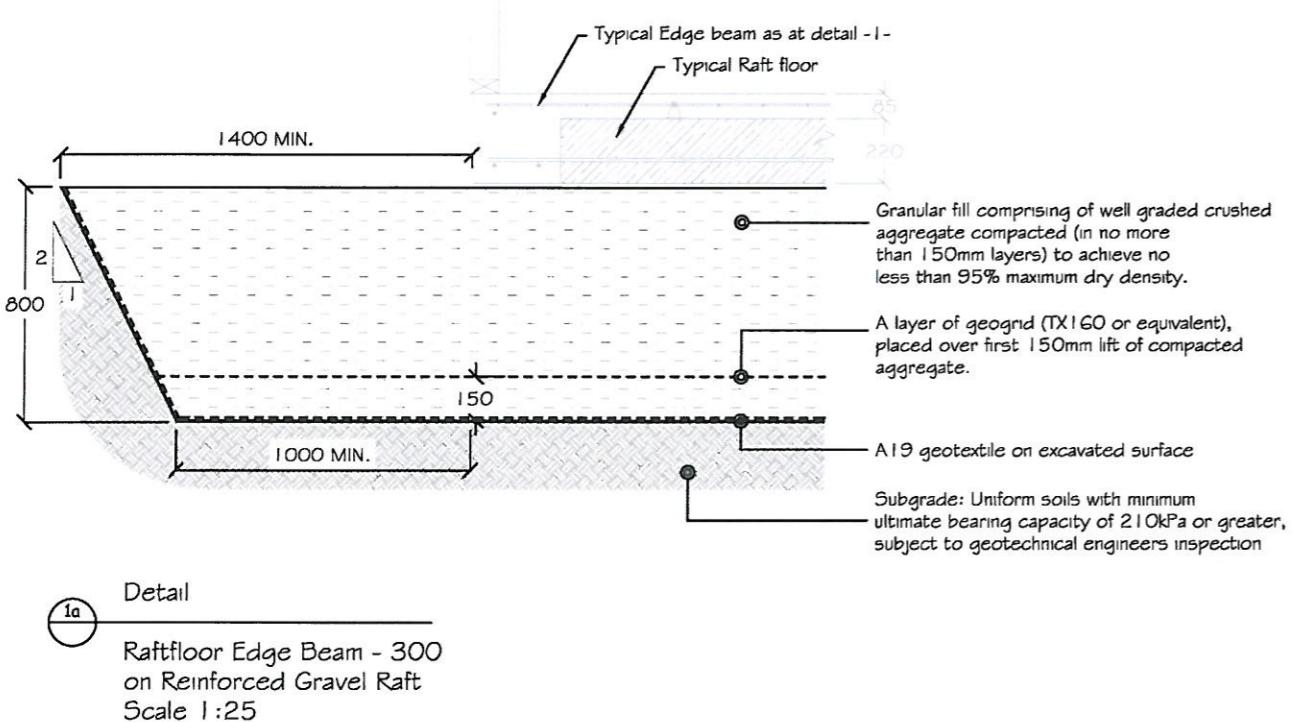
Sheet Title:  
**Raft Floor  
Plan**

Drawn	FV	Drawn	MH
Checked	DL	Revised	---
Scale	1:100	Date	14-1-2018
Job No.	Job # 80725	Drawn By	S1



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5/03/2019**

**NOTES:**  
Do not scale from Drawings.  
Refer Architectural Drawings for overall dimensions. To be read in conjunction with all other related documents.



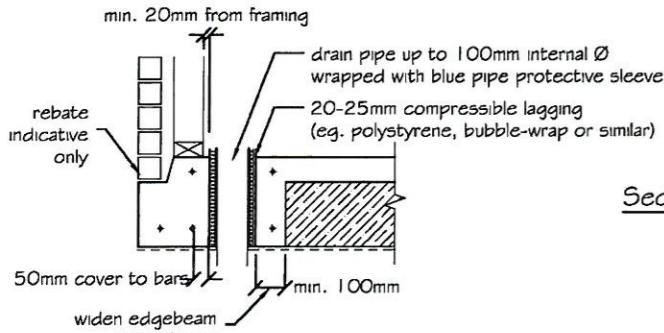
Revision	Description	Date



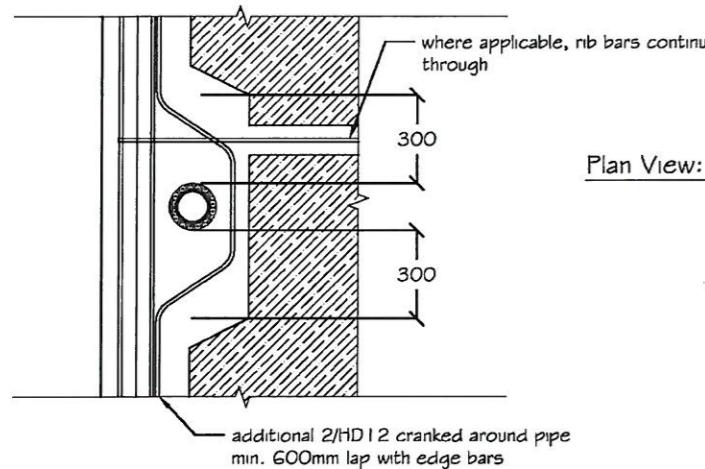
Job Title:  
**Proposed Residence  
Lot 2  
Sissons Road  
Pakowhai, Hawkes Bay**

Sheet Title:  
**Raft Floor  
Details**

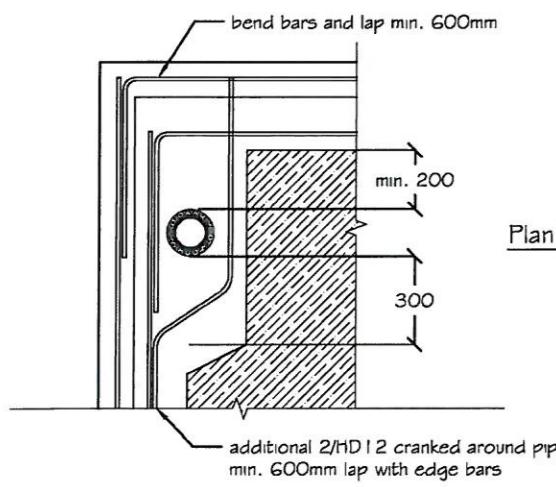
Document	FV	Drawn	MH
Checked	DL	Revised	111
Date	1:25	Date	14-11-2018
Job No.	Job # 80725	Drawn by	S2



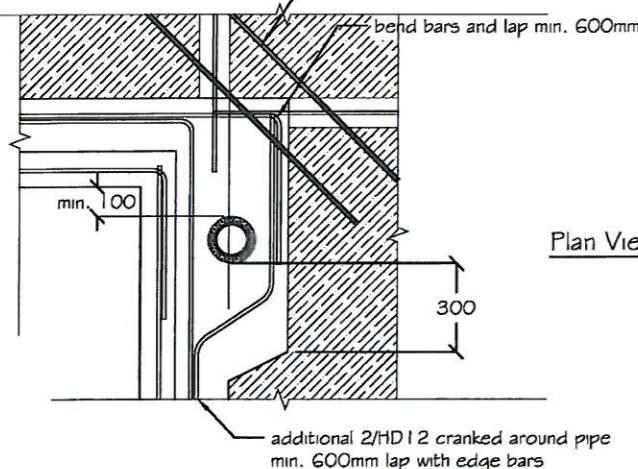
Section View: At Edge



Plan View: At Edge

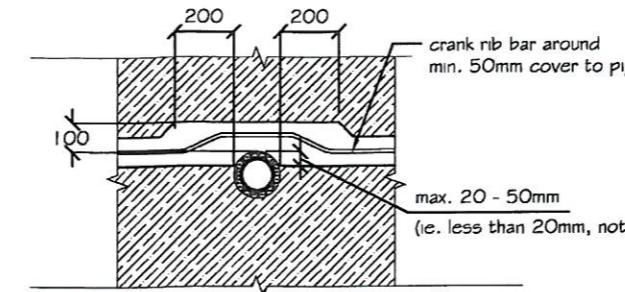


Plan View: At Open Corner

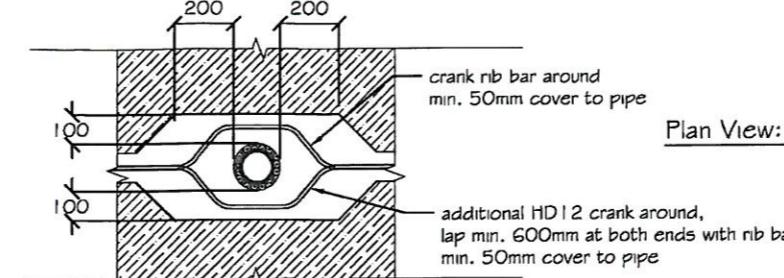


Plan View: At Closed Corner

Typical Detail Around Pipes  
Raftfloor Edge Beam

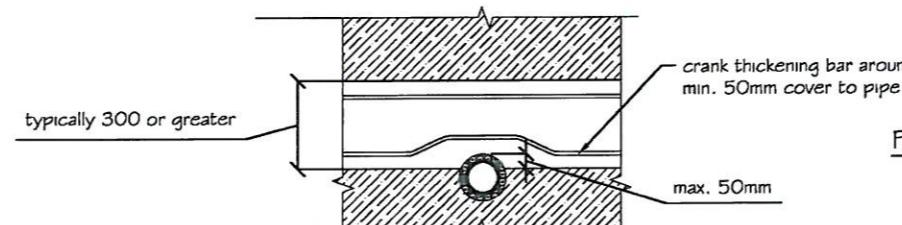


Plan View: At Rib Edge

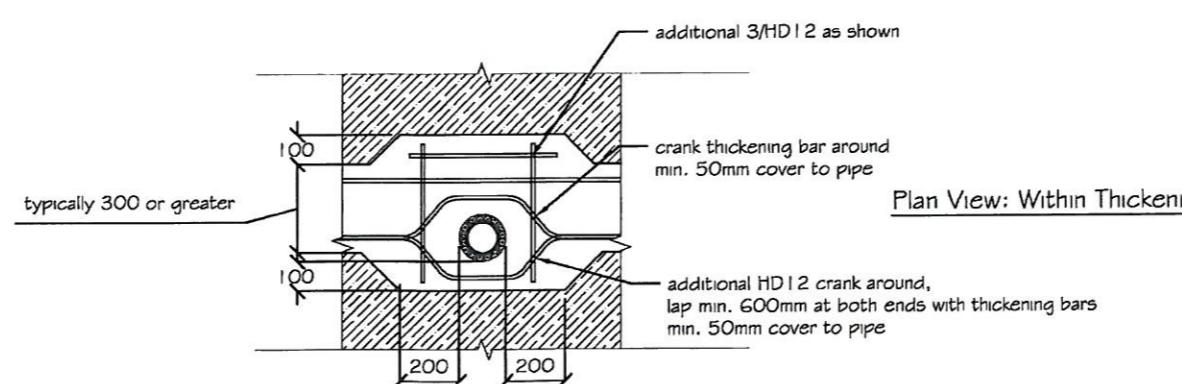


Plan View: Within Rib

Typical Detail Around Pipes  
Raftfloor Internal Ribs



Plan View: At Thickening Edge



Plan View: Within Thickening

Typical Detail Around Pipes  
Raftfloor Internal Thickenings

NOTES:

These details are applicable where plumbing/services are conveyed underground. Services are to be taken through polystyrene pods as much as possible. If this is unavoidable, it may be taken through ribs/thickenings, provided the details (or similar in principle) on this sheet are used.

All service trench backfill shall be properly compacted.

Member sizes and reinforcing shown are indicative only, details shown on raftslab plan # details shall take precedence over the details shown here.

NOTES:

Revision	Description	Date



**WILTON JOUBERT**

Consulting Engineers

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Canterbury: 021 824 063  
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[www.wiltonjoubert.co.nz](http://www.wiltonjoubert.co.nz)

Job Title:

Generic Raft Slab

Sheet Title:

Typical Pipe Details

Designated	--	Drafter	DL
Checked	DL	Check Date	--
Scaled	1:25	Date	2015
Rev No	--	Drawn by	
Revision No	--	Date	D1