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Proposed New Dwellings
8 Homestead Drive
Lot 24, Bellgrove Subdivision, Rangiora



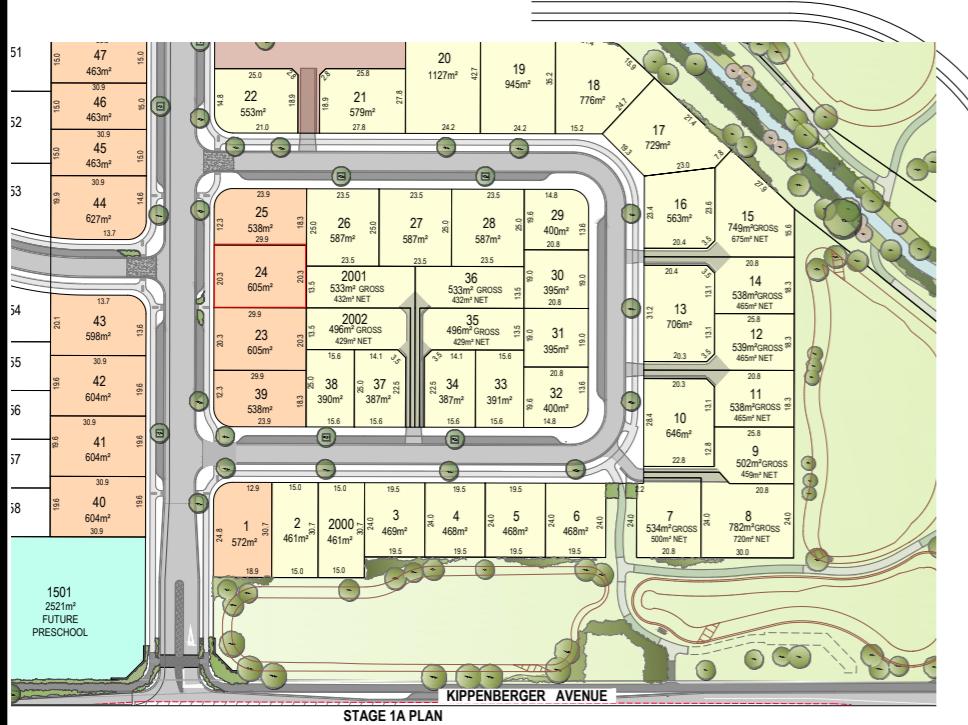
ck@kingsburyarchitecture.com

Date: Thursday, 14 March 2024
Scale: 1:1.3396, 1:1.4699
Designed By: Corey Kingsbury
Drawn By: Corey Kingsbury

027 405 8085

Site area:	605m ²
House floor area:	191.55m ²
Unit floor area:	60.60m ²
Total ground cover: (including foundation)	256.95m ²
Site coverage:	42.47%

Wind zone:	High
Earthquake zone:	2
Snow Zone:	N4
Corrosion Zone:	C

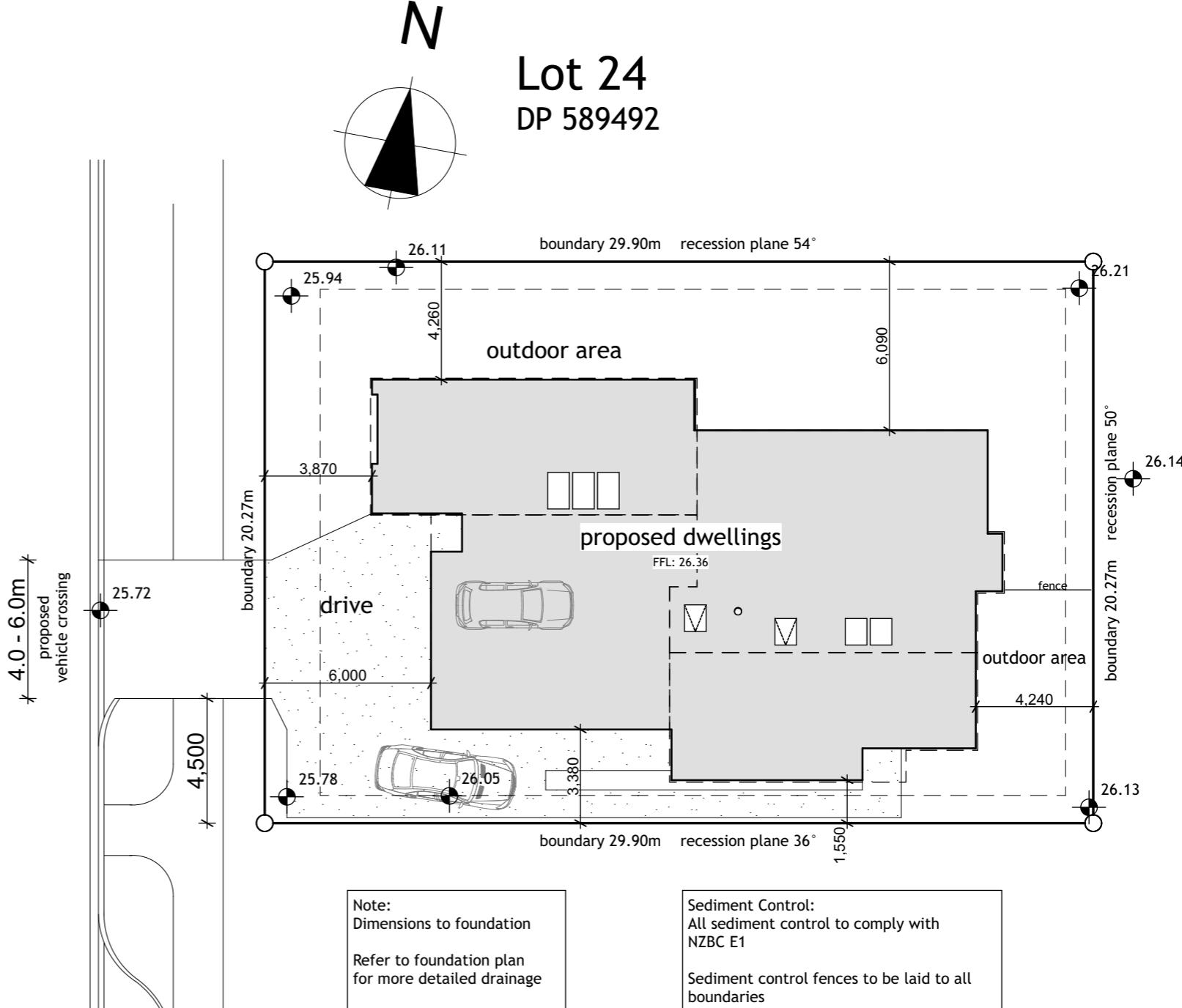


Note: Contractors shall verify all dimensions on site before commencing any work
All dimensions are in millimetres unless otherwise stated
All construction to comply with NZBC/NZS 3604:2011, alongside all current standards alike
Refer to timber treatment and species schedule on Section A-A
All timber to be SG8 grade unless specified otherwise



Proposed New Dwellings
8 Homestead Drive
Lot 24, Bellgrove Subdivision, Rangiora

ROAD



SITE PLAN

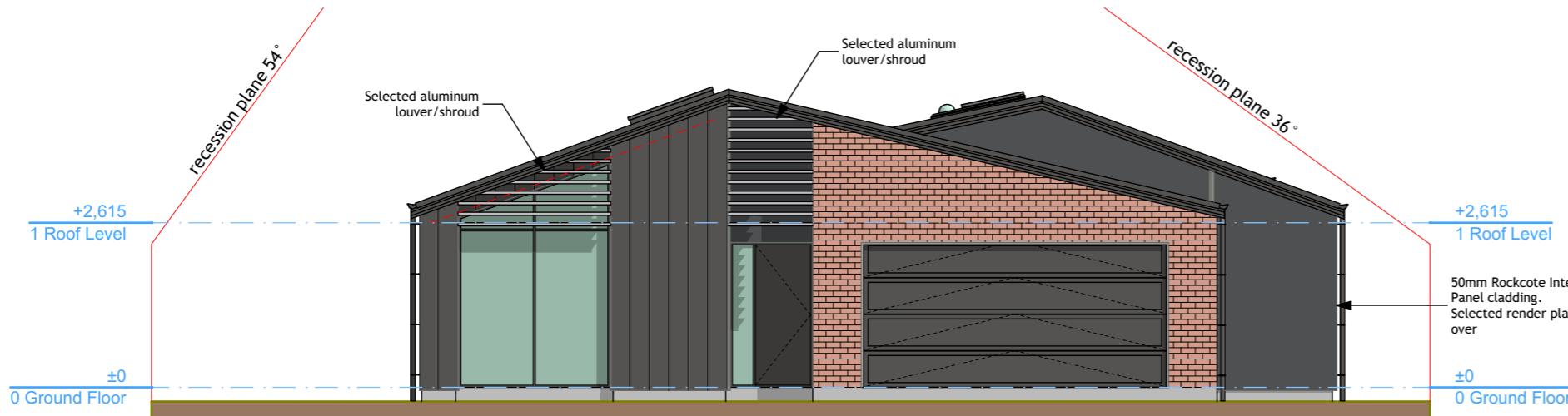
KingsburyArchitecture

ck@kingsburyarchitecture.com

Date: Thursday, 14 March 2024
Scale: 1:200
Designed By: Corey Kingsbury
Drawn By: Corey Kingsbury

101

027 405 8085



WEST ELEVATION

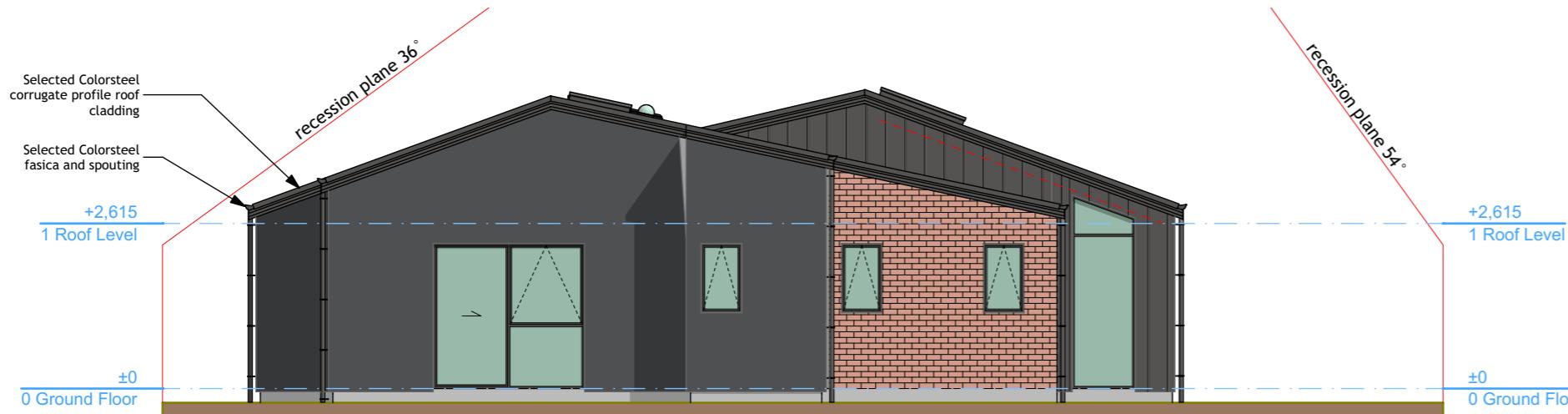
BUILDING ENVELOPE RISK MATRIX		
North & West Elevations		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	High risk	3
Eaves width	Very high risk	5
Envelope complexity	High risk	3
Deck design	Low risk	0
Total Risk Score:		12



NORTH ELEVATION

Note: Contractors shall verify all dimensions on site before commencing any work
All dimensions are in millimetres unless otherwise stated
All construction to comply with NZBC/NZS 3604:2011, alongside all current standards alike
Refer to timber treatment and species schedule on Section A-A
All timber to be SG8 grade unless specified otherwise

ELEVATIONS 1



EAST ELEVATION

BUILDING ENVELOPE RISK MATRIX		
South & East Elevations		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	High risk	3
Eaves width	Very high risk	5
Envelope complexity	High risk	3
Deck design	Low risk	0
Total Risk Score:		12



SOUTH ELEVATION

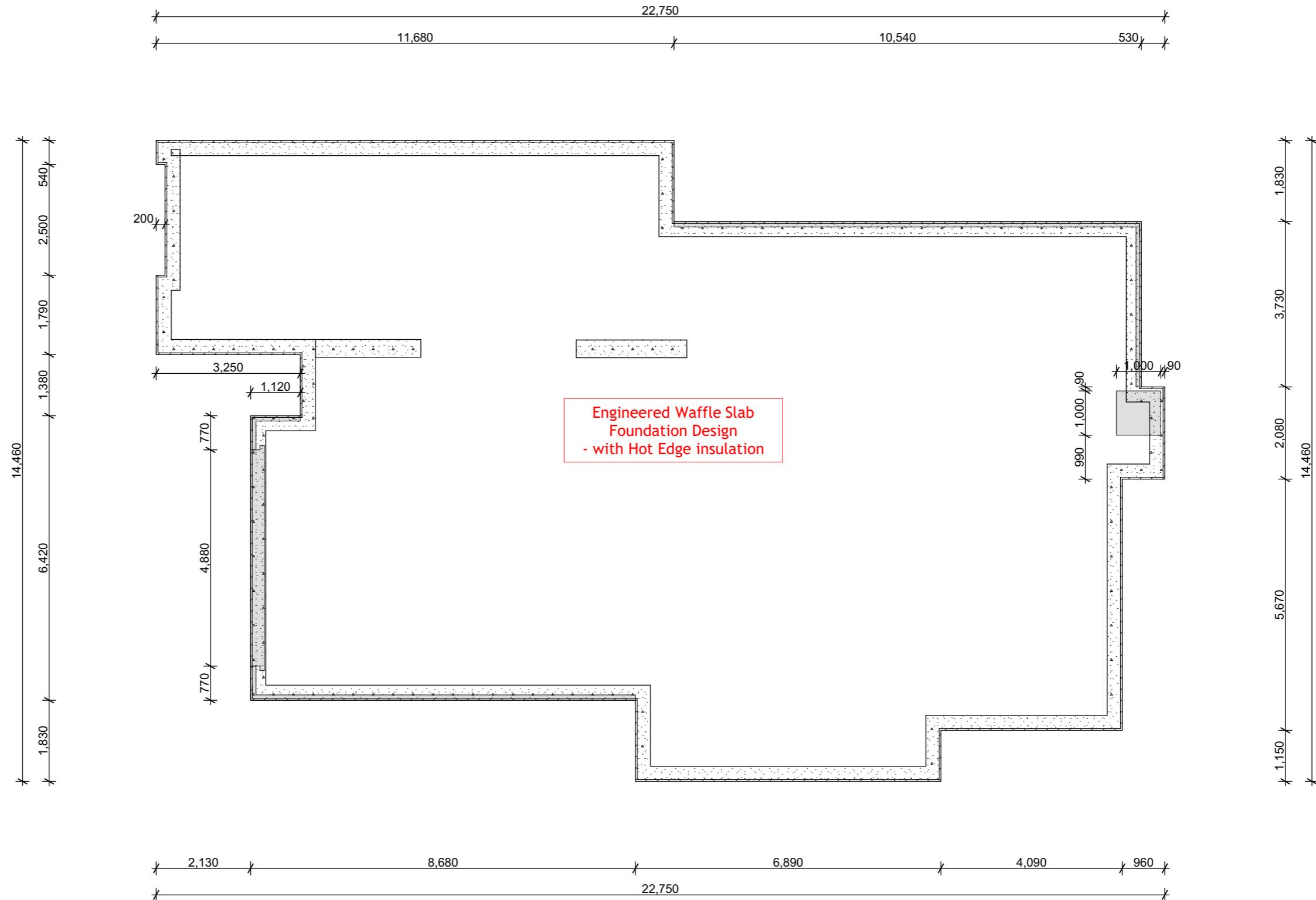
Note: Contractors shall verify all dimensions on site before commencing any work
All dimensions are in millimetres unless otherwise stated
All construction to comply with NZBC/NZS 3604:2011, alongside all current standards alike
Refer to timber treatment and species schedule on Section A-A
All timber to be SG8 grade unless specified otherwise

ELEVATIONS 2

FOUNDATION LEGEND

— rebate in slab
Any rebates to external doors are to be confirmed

Notes:
Confirm all dimensions and levels on site.
Refer to Sheet 101 for finished floor level and site ground levels.
Boundary setbacks are to foundation slab, not to frame or cladding face.
Refer to engineer design for all slab thickening and reinforcing.
Confirm layout of fittings of kitchen & bathrooms etc before foundation construction commences.



Note: Contractors shall verify all dimensions on site before commencing any work
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Refer to timber treatment and species schedule on Section A-A
All timber to be SG8 grade unless specified otherwise

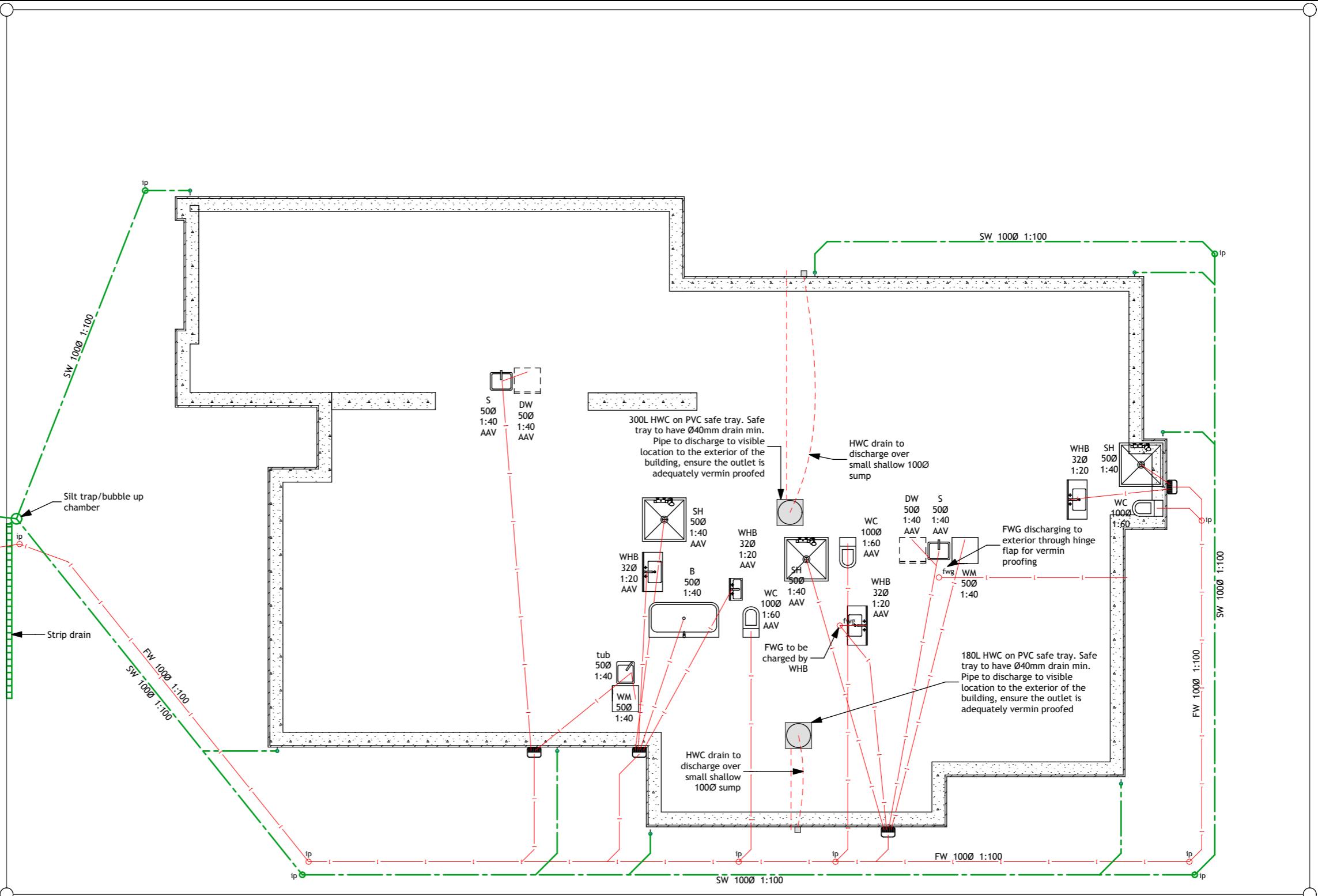
FOUNDATION PLAN

PLUMBING LEGEND

S	Sink
DW	Dishwasher
SH	Shower
tub	Laundry Tub
WM	Washing Machine
WC	Water Closet
WHB	Wash Hand Basin
B	Bath
dp	80mm downpipe
ip	inspection point
tv	80mm terminal vent
ss	100mm soil stack
aav	air admittance valve
gt	gully trap
SW	stormwater, dia noted
FW	foulwater drain, dia noted

Note:
Drains shall be installed at the maximum practicable gradient.

Note:
All plumbing and drainage to comply with NZBC G13/AS1 & AS2.
Confirm with owner for exact number and position of exterior taps.
All pipe penetrations through concrete shall be wrapped in 'Denso Tape' or similar product to allow for pipe expansion & movement.
Pipes shall incorporate expansion joints in accordance with chapter 8 of NZS7643.
Drains installed under buildings shall be:
A) Straight and of even gradient;
B) Separated from the 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.
All service trenches are to be backfilled with a low permeability material nominated as lime or cement.



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Refer to timber treatment and species schedule on Section A-A
All timber to be SG8 grade unless specified otherwise

PLUMBING & DRAINAGE PLAN

Notes:

Refer to specification for bracing calculations.

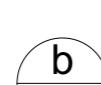
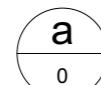
Refer to GIB Ezybrace Systems 2016 technical manual for full bracing information and bracing connections.

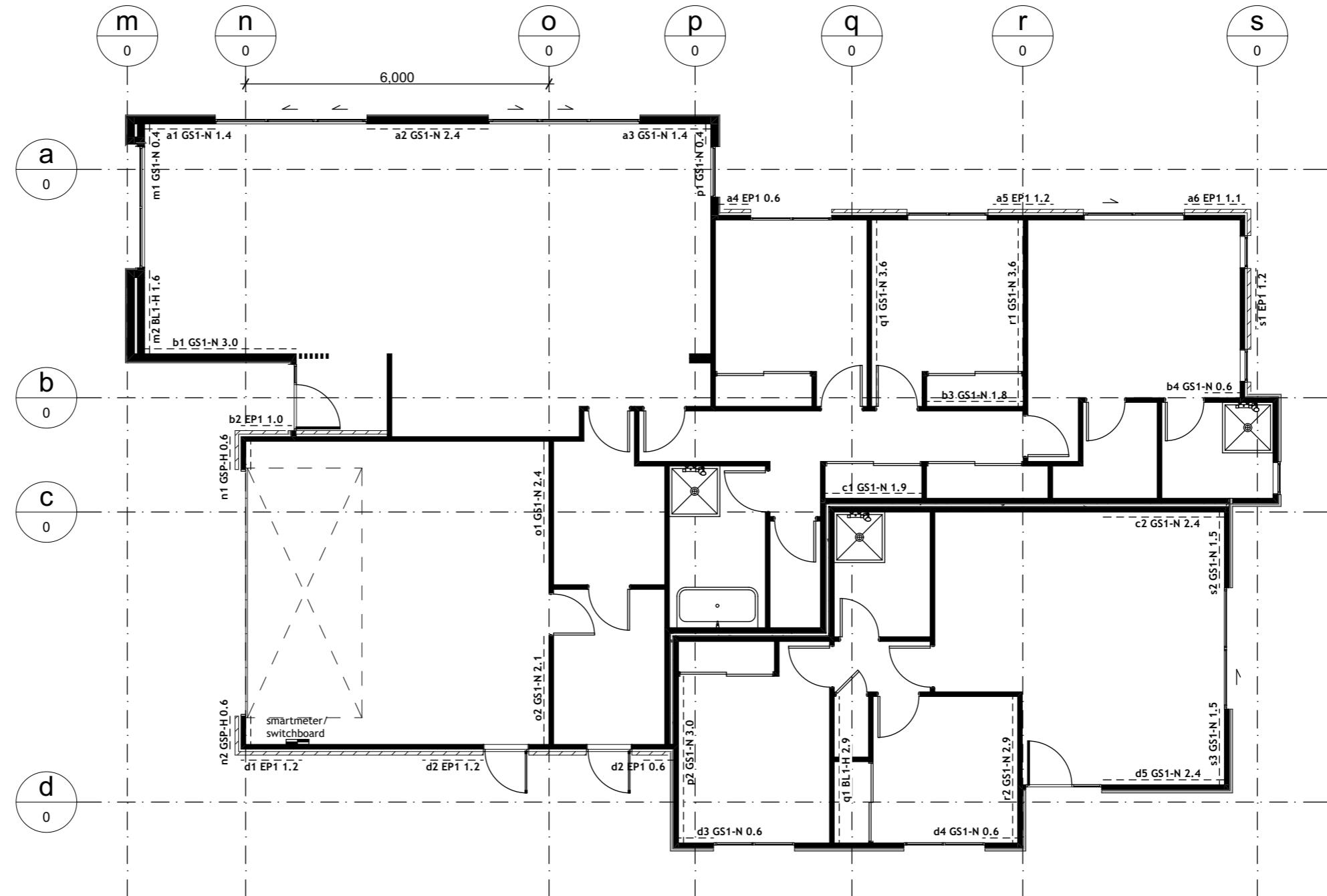
Bracing plan to be read in conjunction with bracing calculations and details.

All bracing panels to be fixed in accordance with manufacturer's requirements and comply with NZS3604:2011 or Engineer's design where applicable.

No openings in bracing panels within 90mm of the edge of the sheet.

No openings in bracing panels greater than 90x90mm except in middle third.





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All timber to be SG8 grade unless specified otherwise

BRACING PLAN



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**Proposed New Dwellings
8 Homestead Drive
Lot 24, Bellgrove Subdivision, Rangiora**



Kingsbury Architecture

ck@kingsburyarchitecture.com

Date: Thursday, 14 March 2024
Scale: 1:100
Designed By: Corey Kingsbury
Drawn By: Corey Kingsbury

GIB EzyBrace® Bracing Software



Demand Calculation Sheet

Job Details

Name: Lot 24
Street and Number: Rangiora
Lot and DP Number: C. Kingsbury
City/Town/District: C. Kingsbury
Designer: Kingsbury Architecture
Company: Tuesday, 5 December 2023

Building Specification

Number of Storeys	1
Floor Loading	2 kPa
Foundation Type	Slab
Single	
Cladding Weight	Heavy
Roof Weight	Light
Room in Roof Space	No
Roof Pitch (degrees)	20
Roof Height above Eaves (m)	1.8
Building Height to Apex (m)	4.7
Ground to Lower Floor (m)	0.2
Average Stud Height (m)	2.605
Building Length (m)	22.87
Building Width (m)	14.58
Building Plan Area (m ²)	256.95

Building Location

Wind Zone = High	Earthquake Zone 2
Soil Type	D & E (Deep to Very Soft)
Annual Prob. of Exceedance: 1 in 500 (Default)	

Bracing Units required for Wind

	Along	Across	
Single Level	732	1020	

Bracing Units required for Earthquake

	Along & Across		
Single Level		1697	

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GIB EzyBrace® Bracing Software



Single Level Along Resistance Sheet

Job Name:

Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BUs)		EQ (BUs)	
							Wind	EQ	Demand	732
a	1	1.40		2.605	GS1-N	GIB®	89	77		
	2	2.40		2.605	GS1-N	GIB®	153	133		
	3	1.40		2.605	GS1-N	GIB®	89	77		
	4	0.60		2.605	EP1 0.6	CHH	53	58		
	5	1.20		2.605	EP1 1.2	CHH	133	149		
	6	1.10		2.605	EP1 0.6	CHH	96	106		
									612 OK	601 OK
b	1	3.00		4.2	GS1-N	GIB®	118	103		
	2	1.00		2.605	EP1 0.6	CHH	88	97		
	3	1.80		2.605	GS1-N	GIB®	114	100		
	4	0.60		2.605	GS1-N	GIB®	32	32		
									352 OK	331 OK
c	1	1.90		2.605	GS1-N	GIB®	121	105		
	2	2.40		2.605	GS1-N	GIB®	153	133		
									273 OK	238 OK
d	1	1.20		2.605	EP1 1.2	CHH	133	149		
	2	1.20		2.605	EP1 1.2	CHH	133	149		
	3	0.60		2.605	EP1 0.6	CHH	53	58		
	4	0.60		2.605	GS1-N	GIB®	32	32		
	5	0.60		2.605	GS1-N	GIB®	32	32		
	6	2.40		2.605	GS1-N	GIB®	153	133		
									533 OK	554 OK

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GIB EzyBrace® Bracing Software

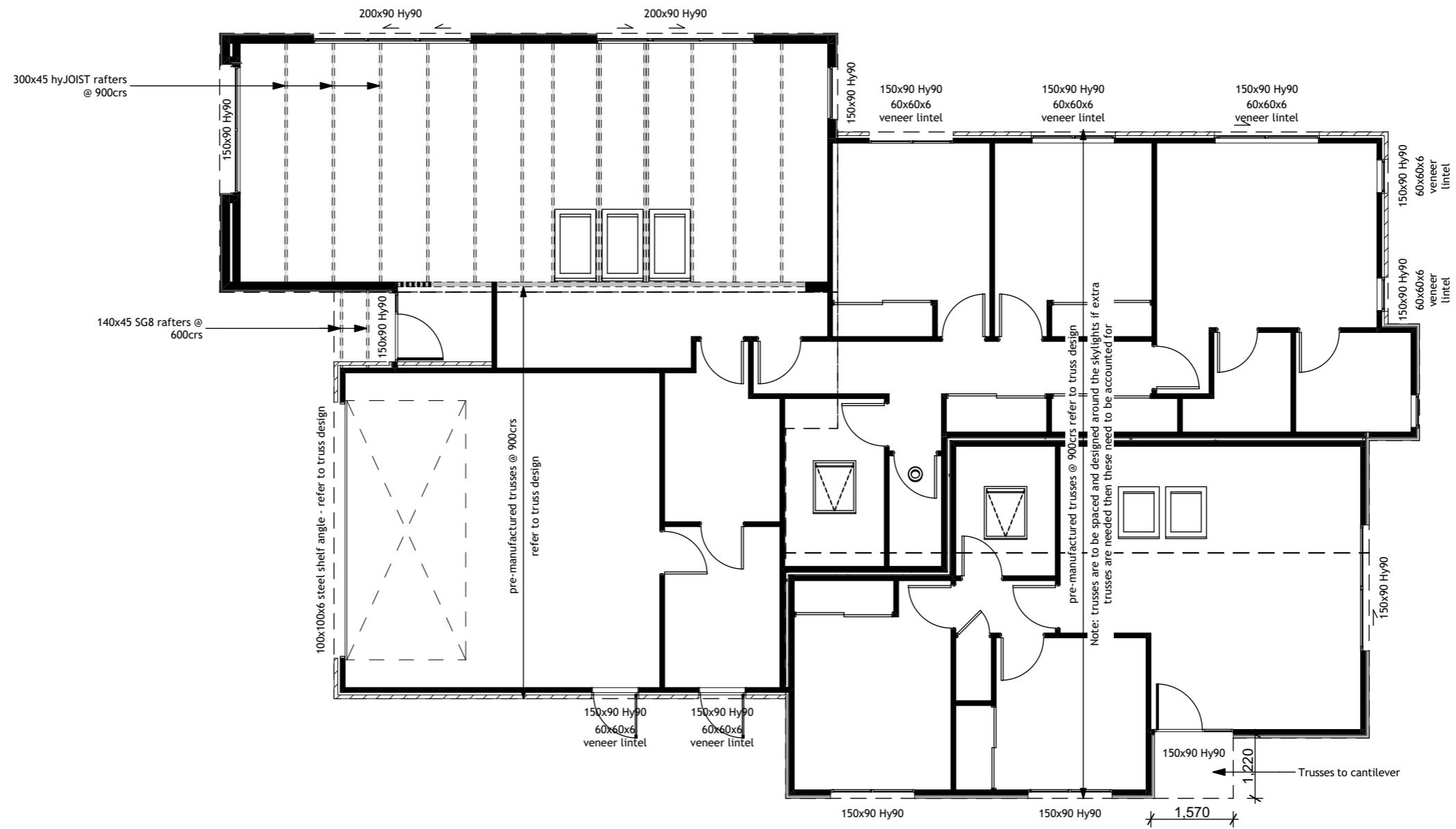


Single Level Across Resistance Sheet

Job Name:

Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BUs)		EQ (BUs)	
							Wind	EQ	Demand	1020
m	1	0.40		2.605	GS1-N	GIB®	20	21		
	2	1.60		3.6	BL1-H	GIB®	137	111		
n	1	0.60		2.605	GSP-H	GIB®	66	70		
	2	0.60		2.605	GSP-H	GIB®	66	70		
o	1	2.40		2.605	GS1-N	GIB®	153	133		
	2	2.10		2.605	GS1-N	GIB®	133	116		
p	1	0.40		2.605	GS1-N	GIB®	20	21		
	2	3.30		2.605	GS1-N	GIB®	210	182		
q	1	3.60		2.605	GS1-N	GIB®	229	199		
	2	2.90		2.605	BL1-H	GIB®	342	278		
r	1	3.60		2.605	GS1-N	GIB®	229	199		
	2	2.90		2.605	GS1-N	GIB®	184	160		
s	1	1.20		2.605	GS1-N	GIB®	76	66		
	2	1.50		2.605	GS1-N	GIB®	95	83		
	3	1.50		2.605	GS1-N	GIB®	95	83		
									267 OK	232 OK

GIB EzyBrace® Version 12/18a

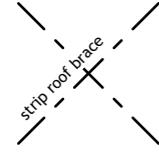


Note: Contractors shall verify all dimensions on site before commencing any work
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 All construction to comply with NZBC/NZS 3604:2011, alongside all current standards alike
 Refer to timber treatment and species schedule on Section A-A
 All timber to be SG8 grade unless specified otherwise

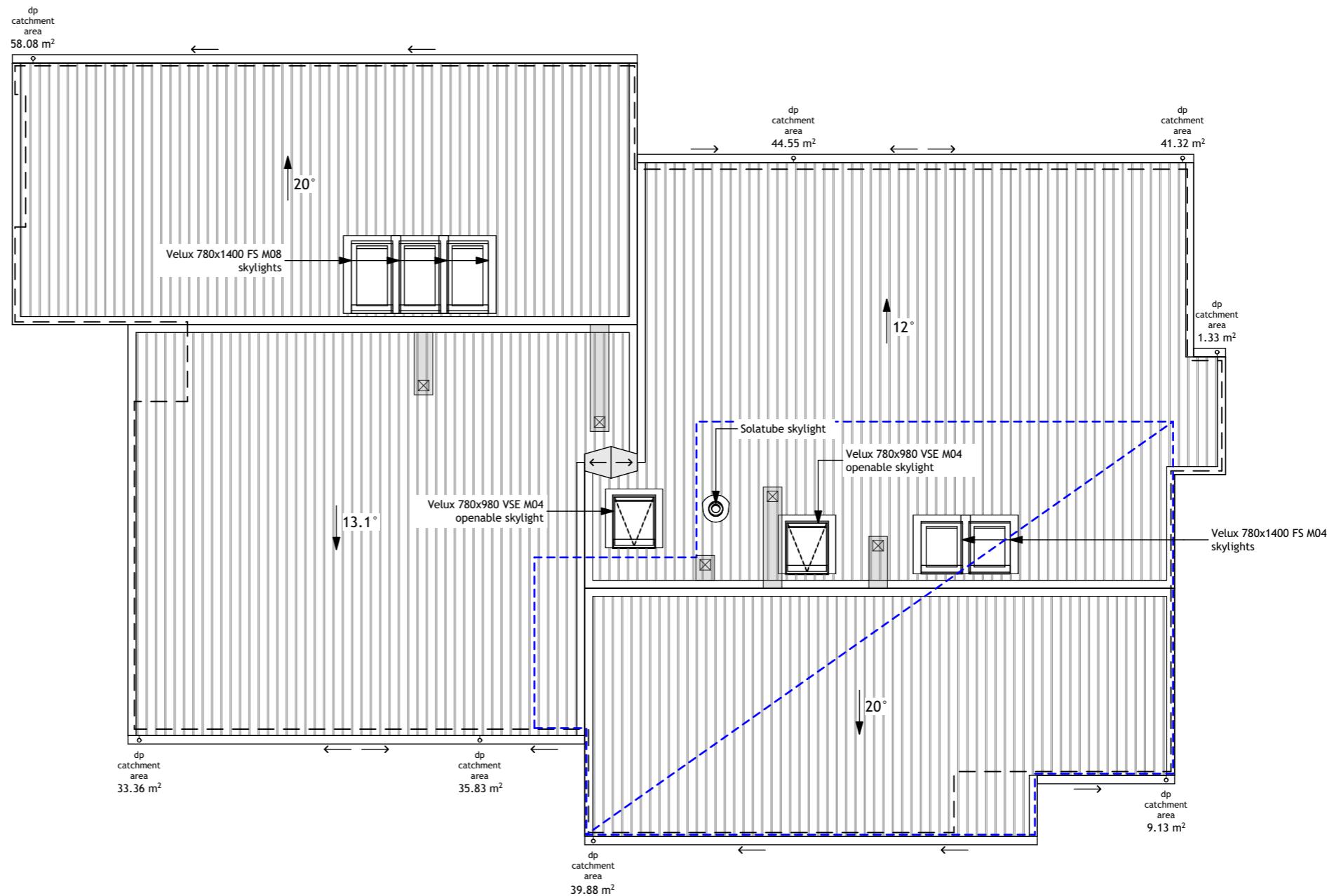
FRAMING PLAN

Roof notes:
0mm soffit from cladding
0mm barge from cladding
roof pitch varies

Roof Plane Bracing:
Provide single tensioned crossed LUMBERLOK Strip Brace over top chords; fix with 5/30x3.15 nails each end and 1/30x3.15 nail at crossing (INSTALLED AS PER LUMBERLOK ROOF BRACING SPECIFICATION 10/2011)

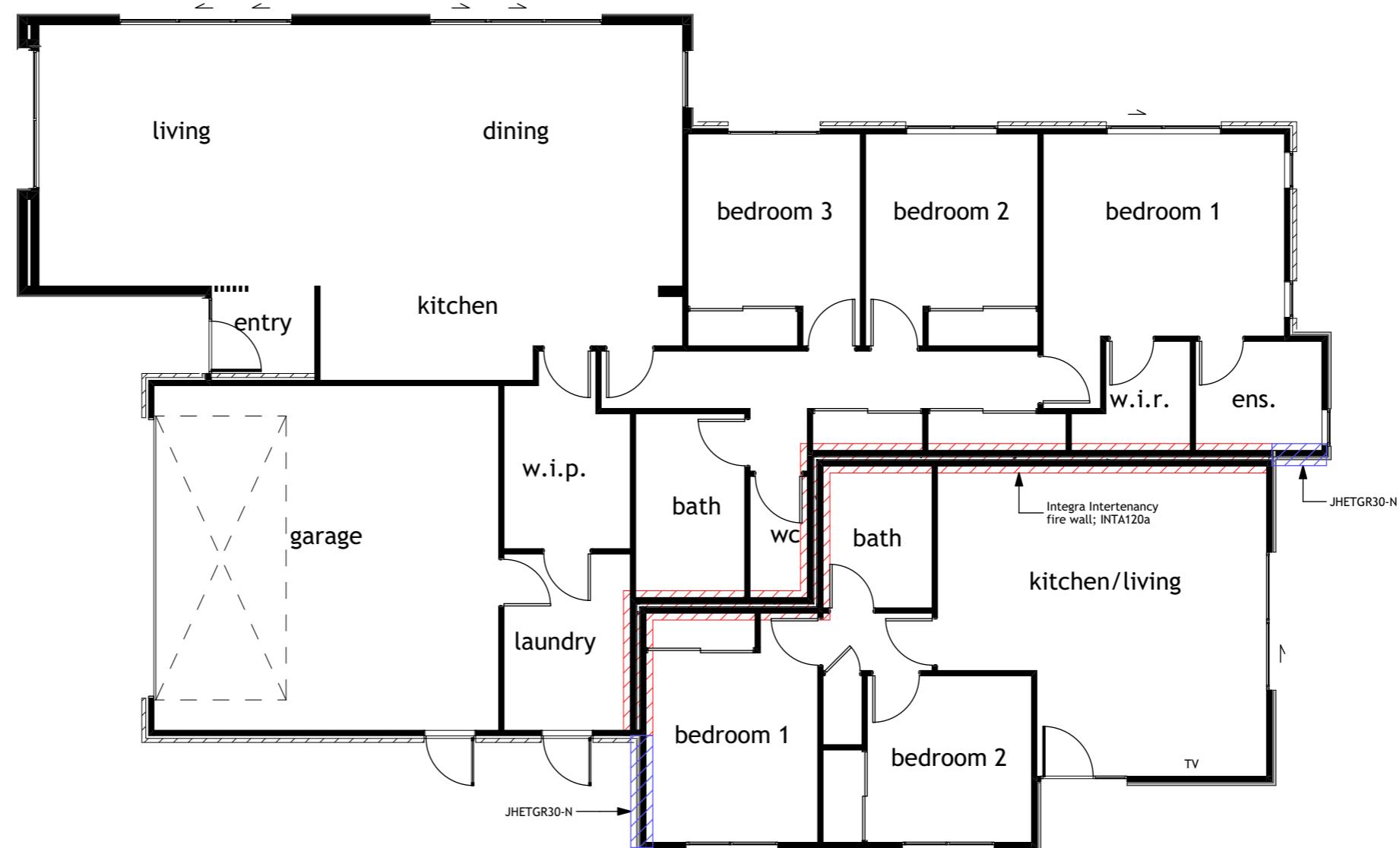


Covertek 407 fire retardant self-supporting roofing underlay to Unit area, 1m min to be extended on each sides

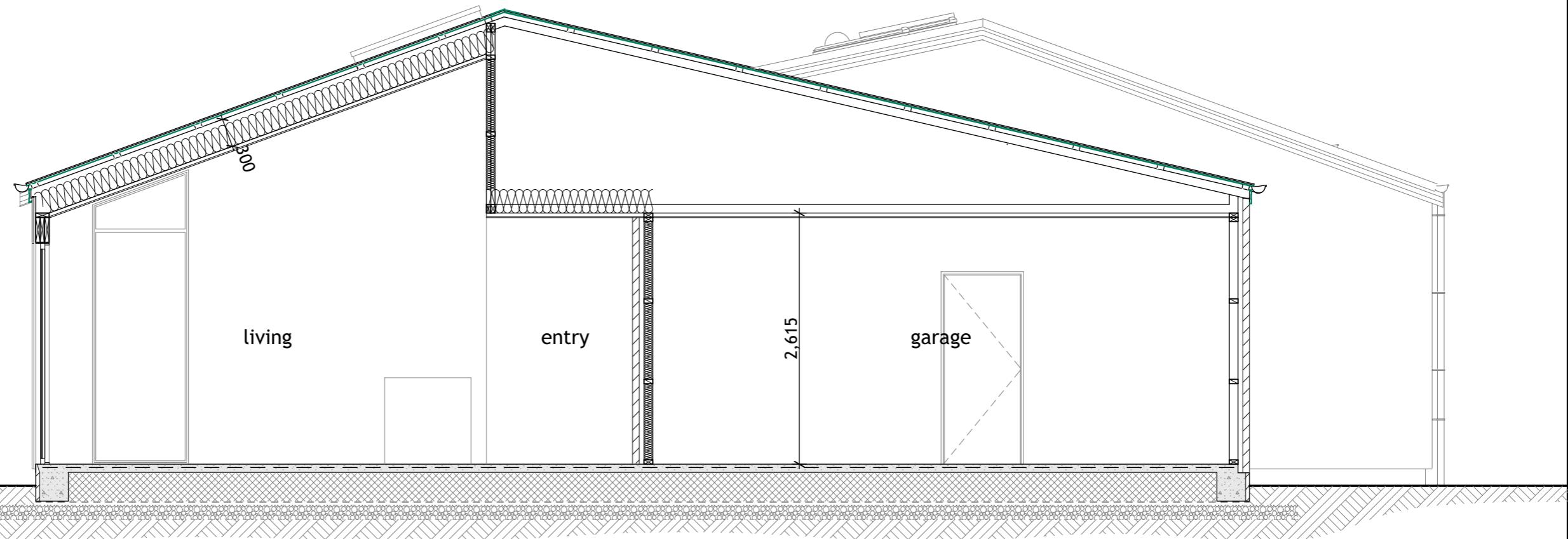
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All construction to comply with NZBC/NZS 3604:2011, alongside all current standards alike
Refer to timber treatment and species schedule on Section A-A
All timber to be SG8 grade unless specified otherwise

ROOF PLAN



Note: Contractors shall verify all dimensions on site before commencing any work
 All dimensions are in millimetres unless otherwise stated
 All construction to comply with NZBC/NZS 3604:2011, alongside all current standards alike
 Refer to timber treatment and species schedule on Section A-A
 All timber to be SG8 grade unless specified otherwise

FIRE RATINGS PLAN



Roof cladding
Selected colour Colorsteel roofing, Corrugate profile. Thermakraft 401 self supporting roofing underlay (fire retardant Thermakraft 407 to unit roof).

Roof framing
Prefabricated roof trusses @ 900mm crs to manufacturers specification, manufacturer to supply producer statement. 300x45 hySPAN rafters @ 900crs. 70x45mm purlins @ 900crs max, first & last row @ 600crs.

Wall framing
Generally construct exterior walls with 90x45 (140x45 where noted) KD H1.2 framing with studs @ 400mm crs, nogs @ 800mm crs all to NZS 3604:2011. Nog for all fittings, fixtures, linings, bracing panels & trims.

Generally construct interior walls with 90x45 dry H1.2 framing with studs @ 600mm crs and nogs @ 800mm crs to NZS 3604:2011.

DPC (malthoid) between bottom plate and conc. slab and fixed with 12mm trubolts at 900mm crs and 150 min from corners or other appropriate proprietary fixing, refer to bracing details for additional fixing. Framing fixing in accordance with Mitek fixings schedule in specification.

Concrete slab
Engineered Waffle slab.

Foundation
Engineered Waffle slab.

Wall cladding

- Rockcote Integra Panel on 20mm structural polystyrene cavity battens over Tekton building wrap. Rockcote render system applied over.
- James Hardie 14mm Oblique cladding on Cavitbat cavity battens or H3.1 treated castellated cavity battens @ 600mm over Tekton building wrap.
- 70 series selected clay brick veneer tied to wall framing with type B galv. / stainless steel brick ties @ 600crs horz max (or @ each stud where these are @ 400crs) & 400crs vert. & 300mm min from openings as per NZS 4210. Allow for not less than 40mm wall cavity with Tekton building wrap over wall framing. Allow for 75mm high by the width of the vertical mortar joint weep holes not exceeding 800mm crs. Bricks to be set on a 50mm min step x 120mm wide ledge over waterproofing membrane, to comply with NZBC:E2/AS1.

Soffit lining

- 4.5mm thick Hardieflex soffit lining on 90x45 soffit bearers @ 900crs.

Spouting, fascia and downpipes
Selected profile colorsteel spouting and fascia system. 80mm diameter colorsteel downpipes.

Aluminium joinery

Selected colour powder-coated thermally broken aluminum joinery with High performance Low-E glazing. Glazing weight to comply with NZS 4223.3. Double glazing to all windows except garage which is outside thermal envelope.

Interior linings

Generally line interiors with 10mm standard Gib board (Aqualine to wet areas) stopped for selected paint finish (unless otherwise indicated). Refer also specific fitout dwgs & bracing schedule for specialist wall linings & requirements. Generally line ceilings with 13mm standard Gib board ceiling lining on 35mm steel rondo ceiling battens at 600mm crs direct fixed to truss bottom chord.

Insulation

R2.8 Pink batts wall insulation
(install strapping where studs are at 600crs)
R7.0 Pink batts ceiling insulation
50mm SlabX200 underslab with Firth HotEdge

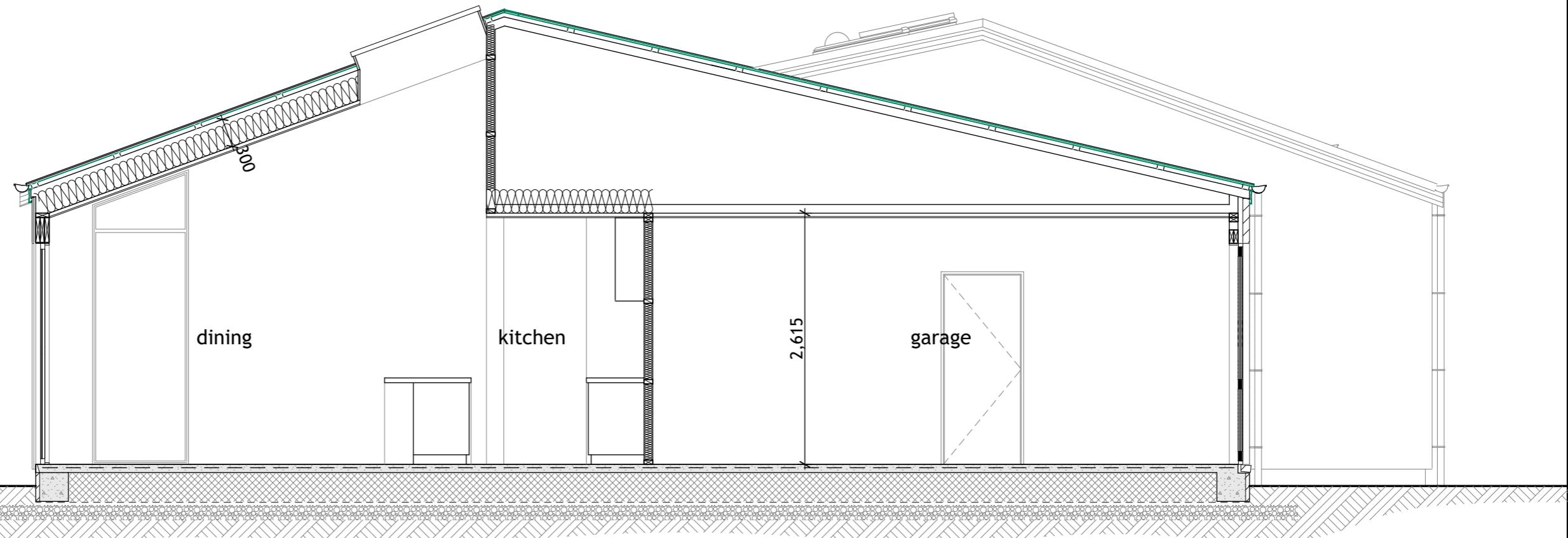
SCHEDULE OF FRAMING TIMBERS - GRADING AND TREATMENT

Sub-floor framing Bearers/joists	SG8, H1.2, Pinus radiata
Wall framing Exterior walls & lintels Interior walls (loadbearing) Interior walls (non-loadbearing) Cavity battens	SG8, H1.2, Pinus radiata SG8, H1.2, Pinus radiata SG8, H1.2, Pinus radiata SG8, H3.1, Pinus radiata
Roof framing Roof trusses - typical Gable end truss Coved or attic trusses purlins Valley boards, barge boards	SG8, H1.2, Pinus radiata SG8, H1.2, Pinus radiata SG8, H1.2, Pinus radiata SG8, H1.2, Pinus radiata SG8, H1.2, Pinus radiata
Decks Beams and posts Joists	SG8, H3.2, Pinus radiata SG8, H3.2, Pinus radiata
Windows Framing and reveals	Dressed, H3.1, Pinus radiata

Note:

Contractors shall verify all dimensions on site before commencing any work
All dimensions are in millimetres unless otherwise stated
All construction to comply with NZBC/NZS 3604:2011, alongside all current standards alike
Refer to timber treatment and species schedule on Section A-A
All timber to be SG8 grade unless specified otherwise

SECTION A - A



Roof cladding
Selected colour Colorsteel roofing, Corrugate profile. Thermakraft 401 self supporting roofing underlay (fire retardant Thermakraft 407 to unit roof).

Roof framing
Prefabricated roof trusses @ 900mm crs to manufacturers specification, manufacturer to supply producer statement. 300x45 hySPAN rafters @ 900crs. 70x45mm purlins @ 900crs max, first & last row @ 600crs.

Wall framing
Generally construct exterior walls with 90x45 (140x45 where noted) KD H1.2 framing with studs @ 400mm crs, nogs @ 800mm crs all to NZS 3604:2011. Nog for all fittings, fixtures, linings, bracing panels & trims.

Generally construct interior walls with 90x45 dry H1.2 framing with studs @ 600mm crs and nogs @ 800mm crs to NZS 3604:2011.

DPC (malthoid) between bottom plate and conc. slab and fixed with 12mm trubolts at 900mm crs and 150 min from corners or other appropriate proprietary fixing, refer to bracing details for additional fixing. Framing fixing in accordance with Mitek fixings schedule in specification.

Concrete slab
Engineered Waffle slab.

Foundation
Engineered Waffle slab.

Wall cladding

- Rockcote Integra Panel on 20mm structural polystyrene cavity battens over Tekton building wrap. Rockcote render system applied over.
- James Hardie 14mm Oblique cladding on Cavitbat cavity battens or H3.1 treated castellated cavity battens @ 600mm over Tekton building wrap.
- 70 series selected clay brick veneer tied to wall framing with type B galv. / stainless steel brick ties @ 600crs horz max (or @ each stud where these are @ 400crs) & 400crs vert. & 300mm min from openings as per NZS 4210. Allow for not less than 40mm wall cavity with Tekton building wrap over wall framing. Allow for 75mm high by the width of the vertical mortar joint weep holes not exceeding 800mm crs. Bricks to be set on a 50mm min step x 120mm wide ledge over waterproofing membrane, to comply with NZBC:E2/AS1.

Soffit lining

- 4.5mm thick Hardieflex soffit lining on 90x45 soffit bearers @ 900crs.

Spouting, fascia and downpipes
Selected profile colorsteel spouting and fascia system. 80mm diameter colorsteel downpipes.

Aluminium joinery

Selected colour powder-coated thermally broken aluminum joinery with High performance Low-E glazing. Glazing weight to comply with NZS 4223.3. Double glazing to all windows except garage which is outside thermal envelope.

Interior linings

Generally line interiors with 10mm standard Gib board (Aqualine to wet areas) stopped for selected paint finish (unless otherwise indicated). Refer also specific fitout dwgs & bracing schedule for specialist wall linings & requirements. Generally line ceilings with 13mm standard Gib board ceiling lining on 35mm steel rondo ceiling battens at 600mm crs direct fixed to truss bottom chord.

Insulation

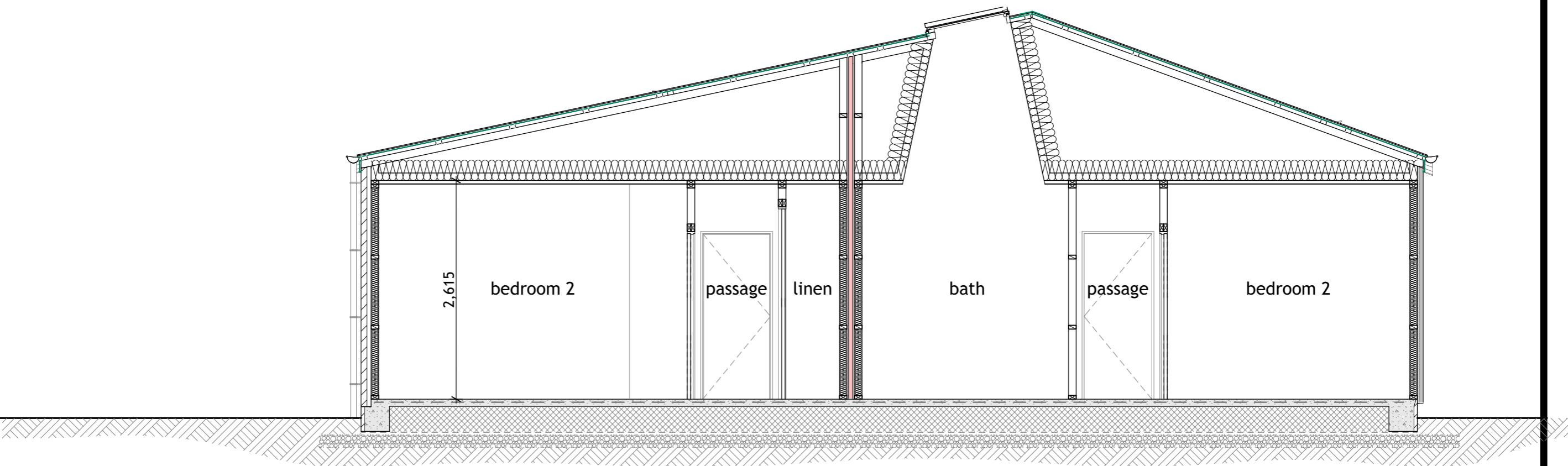
R2.8 Pink batts wall linsulation
(install strapping where studs are at 600crs)
R7.0 Pink batts ceiling insulation
50mm SlabX200 underslab with Firth HotEdge

SCHEDULE OF FRAMING TIMBERS - GRADING AND TREATMENT	
Sub-floor framing	Bearers/joists
	SG8, H1.2, Pinus radiata
Wall framing	Exterior walls & lintels Interior walls (loadbearing) Interior walls (non-loadbearing) Cavity battens
	SG8, H1.2, Pinus radiata SG8, H1.2, Pinus radiata SG8, H1.2, Pinus radiata SG8, H3.1, Pinus radiata
Roof framing	Roof trusses - typical Gable end truss Coved or attic trusses purlins Valley boards, barge boards
	SG8, H1.2, Pinus radiata SG8, H1.2, Pinus radiata SG8, H1.2, Pinus radiata SG8, H1.2, Pinus radiata SG8, H1.2, Pinus radiata
Decks	Beams and posts Joists
	SG8, H3.2, Pinus radiata SG8, H3.2, Pinus radiata
Windows	Framing and reveals
	Dressed, H3.1, Pinus radiata

Note:
Contractors shall verify all dimensions on site before commencing any work
All dimensions are in millimetres unless otherwise stated
All construction to comply with NZBC/NZS 3604:2011, alongside all current standards alike
Refer to timber treatment and species schedule on Section A-A
All timber to be SG8 grade unless specified otherwise

SECTION B - B

Proposed New Dwellings
8 Homestead Drive
Lot 24, Bellgrove Subdivision, Rangiora



Roof cladding
Selected colour Colorsteel roofing, Corrugate profile. Thermakraft 401 self supporting roofing underlay (fire retardant Thermakraft 407 to unit roof).

Roof framing
Prefabricated roof trusses @ 900mm crs to manufacturers specification, manufacturer to supply producer statement. 300x45 hySPAN rafters @ 900crs. 70x45mm purlins @ 900crs max, first & last row @ 600crs.

Wall framing
Generally construct exterior walls with 90x45 (140x45 where noted) KD H1.2 framing with studs @ 400mm crs, nogs @ 800mm crs all to NZS 3604:2011. Nog for all fittings, fixtures, linings, bracing panels & trims.

Generally construct interior walls with 90x45 dry H1.2 framing with studs @ 600mm crs and nogs @ 800mm crs to NZS 3604:2011.

DPC (malthoid) between bottom plate and conc. slab and fixed with 12mm trubolts at 900mm crs and 150 min from corners or other appropriate proprietary fixing, refer to bracing details for additional fixing. Framing fixing in accordance with Mitek fixings schedule in specification.

Concrete slab
Engineered Waffle slab.

Foundation
Engineered Waffle slab.

Wall cladding

- Rockcote Integra Panel on 20mm structural polystyrene cavity battens over Tekton building wrap. Rockcote render system applied over.
- James Hardie 14mm Oblique cladding on Cavitbat cavity battens or H3.1 treated castellated cavity battens @ 600mm over Tekton building wrap.
- 70 series selected clay brick veneer tied to wall framing with type B galv. / stainless steel brick ties @ 600crs horz max (or @ each stud where these are @ 400crs) & 400crs vert. & 300mm min from openings as per NZS 4210. Allow for not less than 40mm wall cavity with Tekton building wrap over wall framing. Allow for 75mm high by the width of the vertical mortar joint weep holes not exceeding 800mm crs. Bricks to be set on a 50mm min step x 120mm wide ledge over waterproofing membrane, to comply with NZBC:E2/AS1.

Soffit lining

- 4.5mm thick Hardieflex soffit lining on 90x45 soffit bearers @ 900crs.

Spouting, fascia and downpipes
Selected profile colorsteel spouting and fascia system. 80mm diameter colorsteel downpipes.

Aluminium joinery

Selected colour powder-coated thermally broken aluminum joinery with High performance Low-E glazing. Glazing weight to comply with NZS 4223.3. Double glazing to all windows except garage which is outside thermal envelope.

Interior linings

Generally line interiors with 10mm standard Gib board (Aqualine to wet areas) stopped for selected paint finish (unless otherwise indicated). Refer also specific fitout dwgs & bracing schedule for specialist wall linings & requirements. Generally line ceilings with 13mm standard Gib board ceiling lining on 35mm steel rondo ceiling battens at 600mm crs direct fixed to truss bottom chord.

Insulation

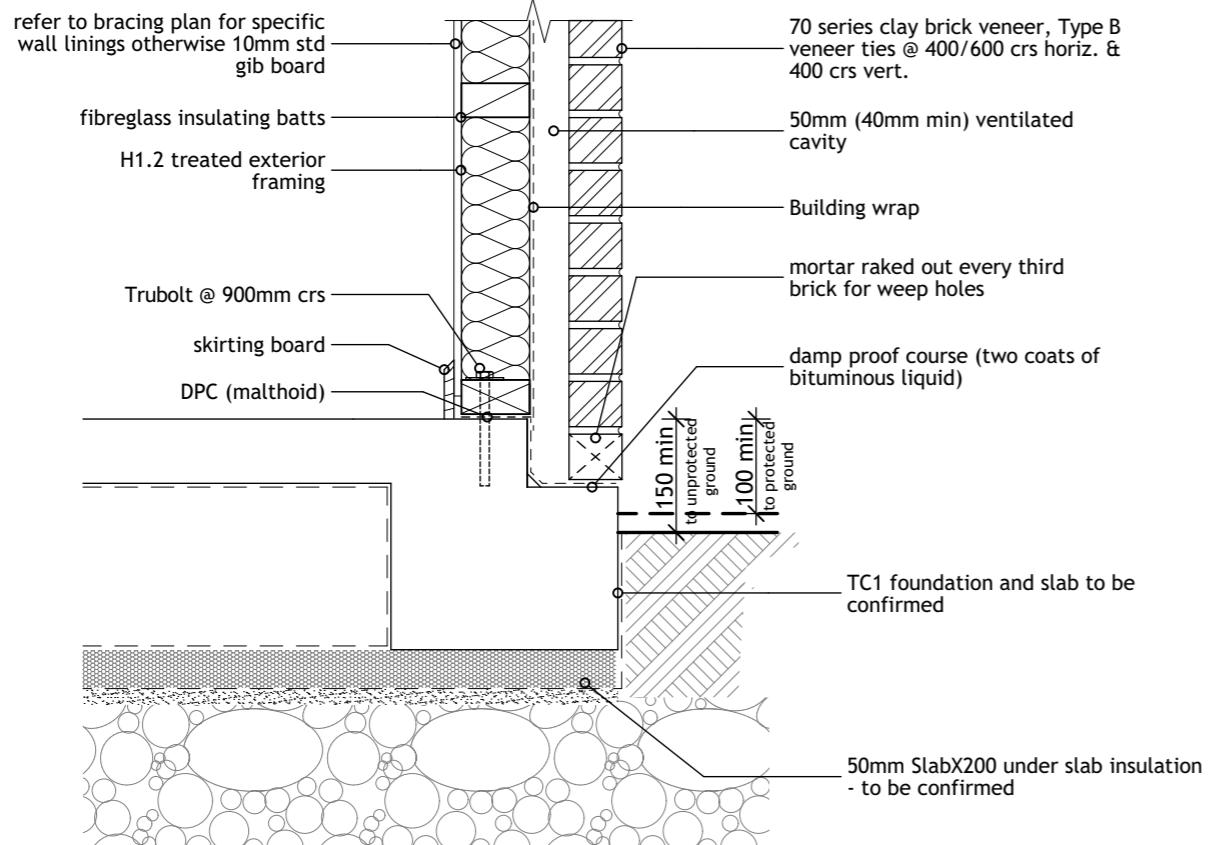
- R2.8 Pink batts wall insulation
(install strapping where studs are at 600crs)
R7.0 Pink batts ceiling insulation
50mm SlabX200 underslab with Firth HotEdge

SCHEDULE OF FRAMING TIMBERS - GRADING AND TREATMENT

Sub-floor framing	Bearers/joists	SG8, H1.2, Pinus radiata
Wall framing	Exterior walls & lintels Interior walls (loadbearing) Interior walls (non-loadbearing) Cavity battens	SG8, H1.2, Pinus radiata SG8, H1.2, Pinus radiata SG8, H1.2, Pinus radiata SG8, H3.1, Pinus radiata
Roof framing	Roof trusses - typical Gable end truss Coved or attic trusses purlins Valley boards, barge boards	SG8, H1.2, Pinus radiata SG8, H1.2, Pinus radiata SG8, H1.2, Pinus radiata SG8, H1.2, Pinus radiata SG8, H1.2, Pinus radiata
Decks	Beams and posts Joists	SG8, H3.2, Pinus radiata SG8, H3.2, Pinus radiata
Windows	Framing and reveals	Dressed, H3.1, Pinus radiata

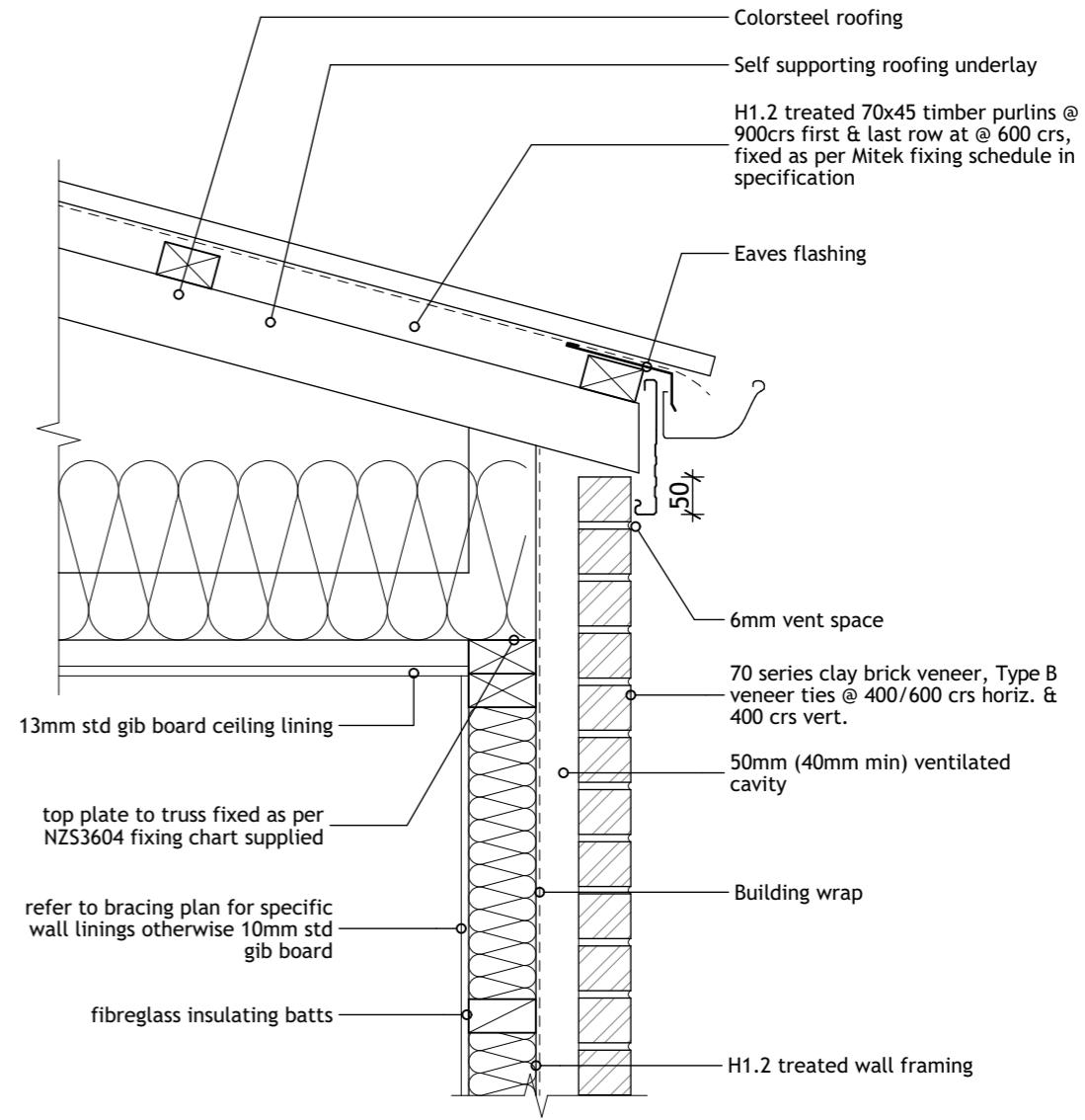
Note:
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All construction to comply with NZBC/NZS 3604:2011, alongside all current standards alike
Refer to timber treatment and species schedule on Section A-A
All timber to be SG8 grade unless specified otherwise

SECTION C - C



01 BRICK TO FOUNDATION

SCALE 1:10

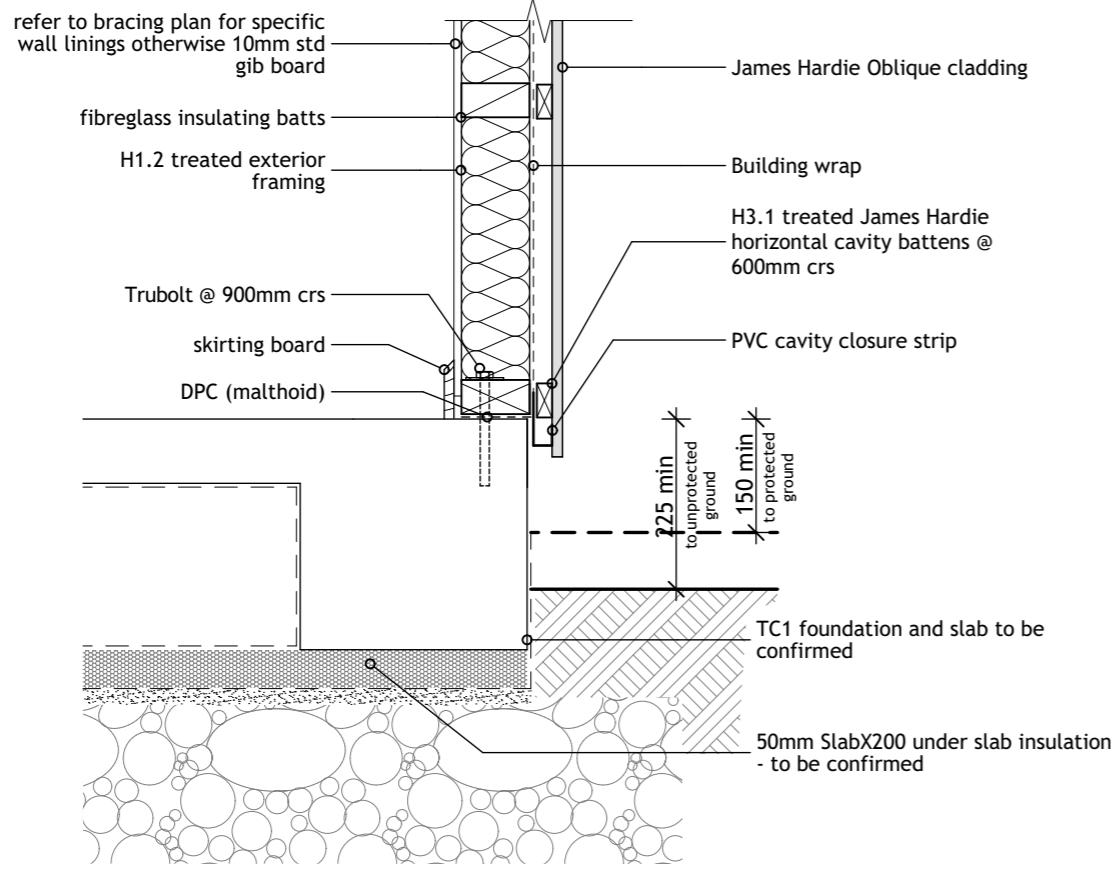


02 BRICK TO SOFFIT

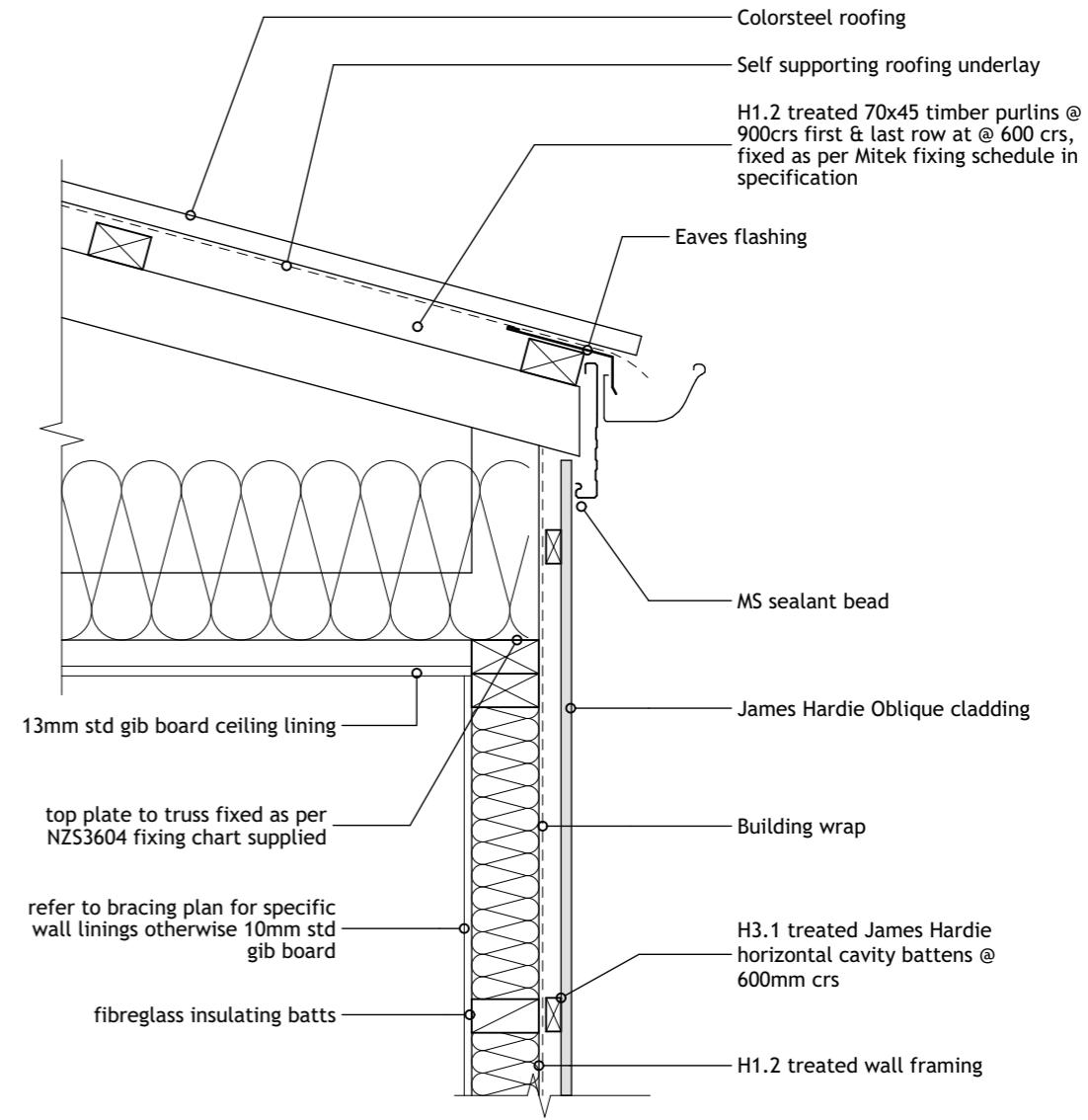
SCALE 1:10

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DETAILS 1



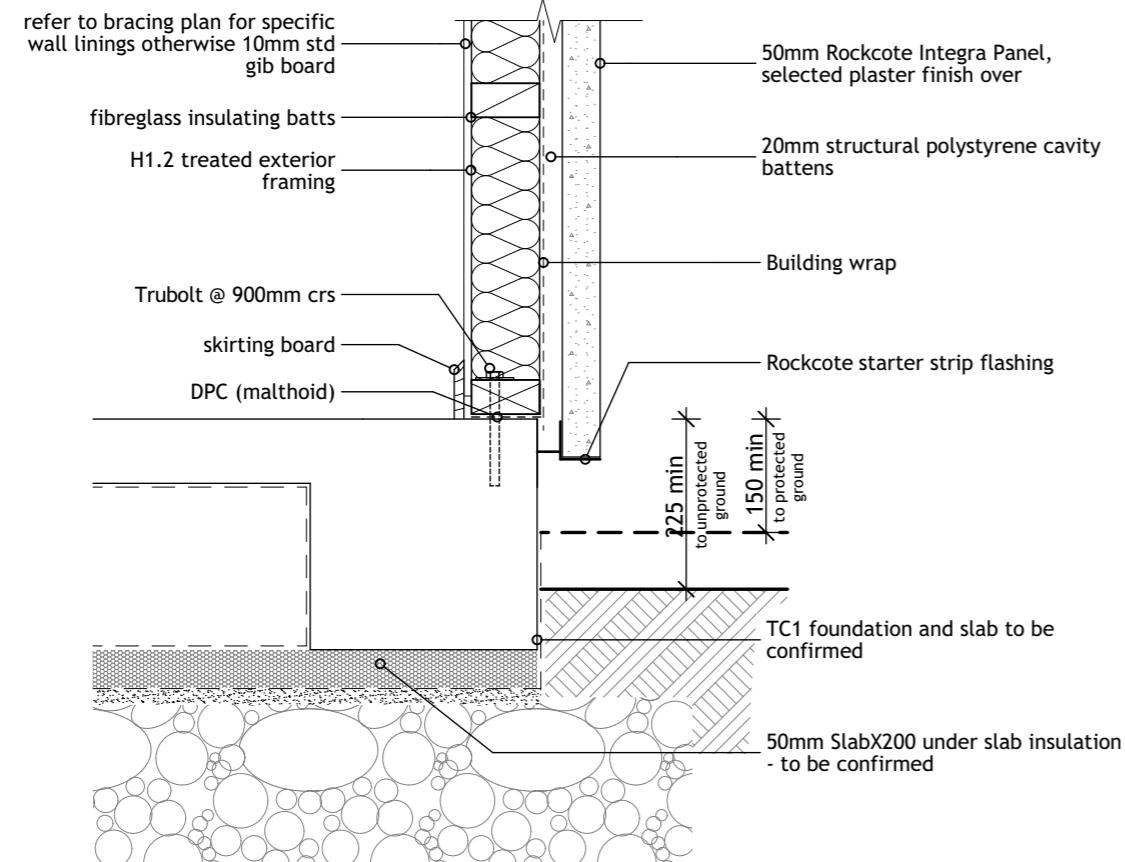
03 OBLIQUE TO FOUNDATION
SCALE 1:10



04 OBLIQUE TO SOFFIT
SCALE 1:10

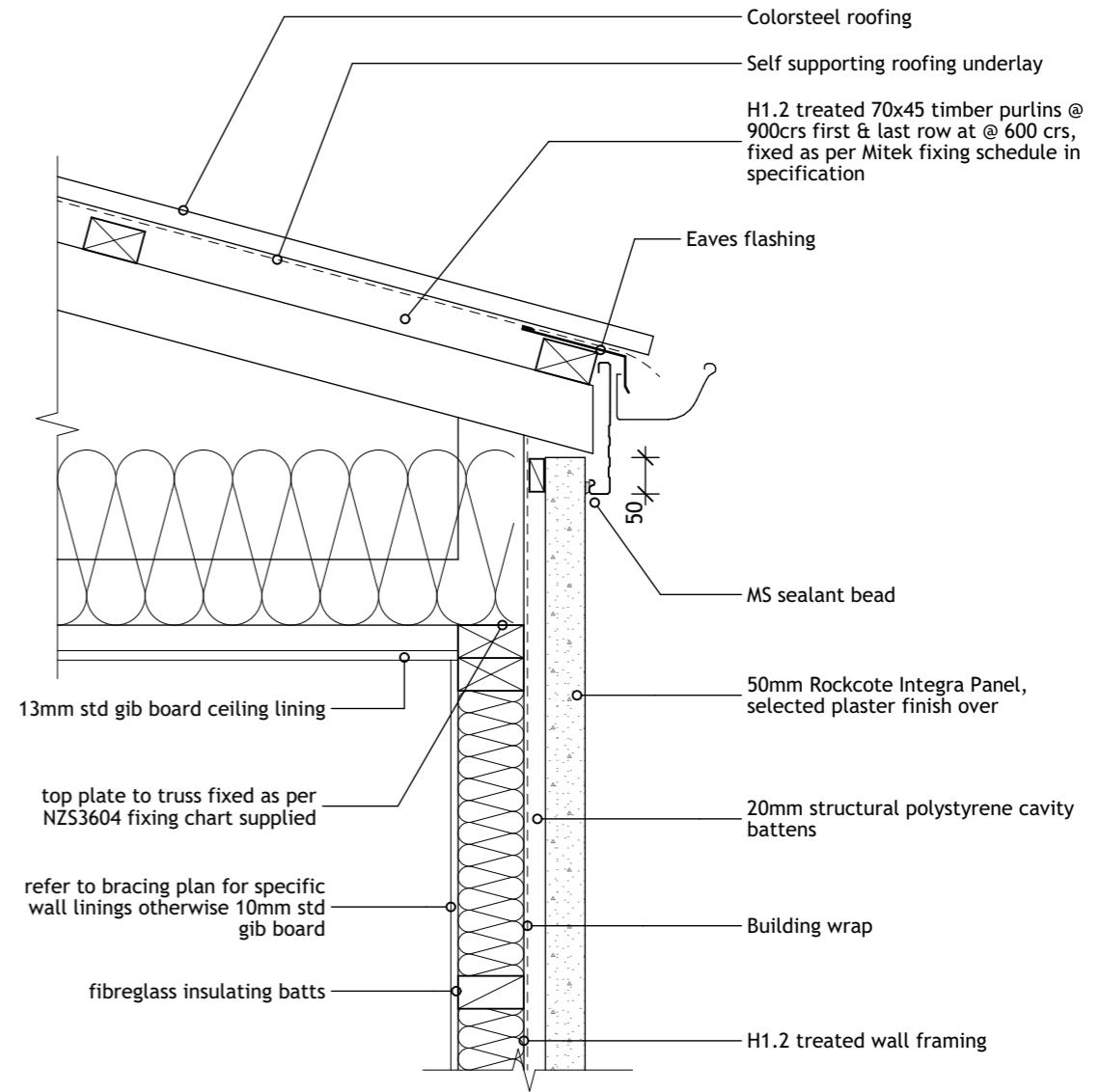
Note: Contractors shall verify all dimensions on site before commencing any work
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DETAILS 2



05 INTEGRA TO FOUNDATION

SCALE 1:10

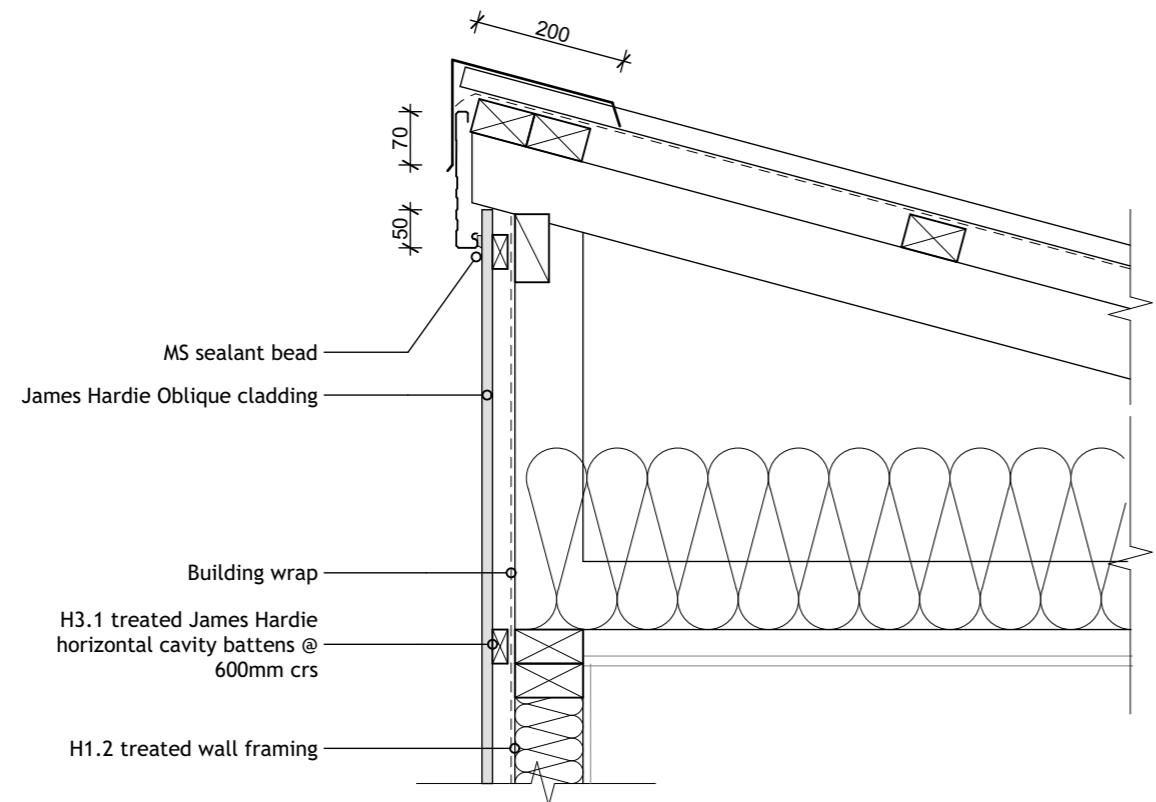


06 INTEGRA TO SOFFIT

SCALE 1:10

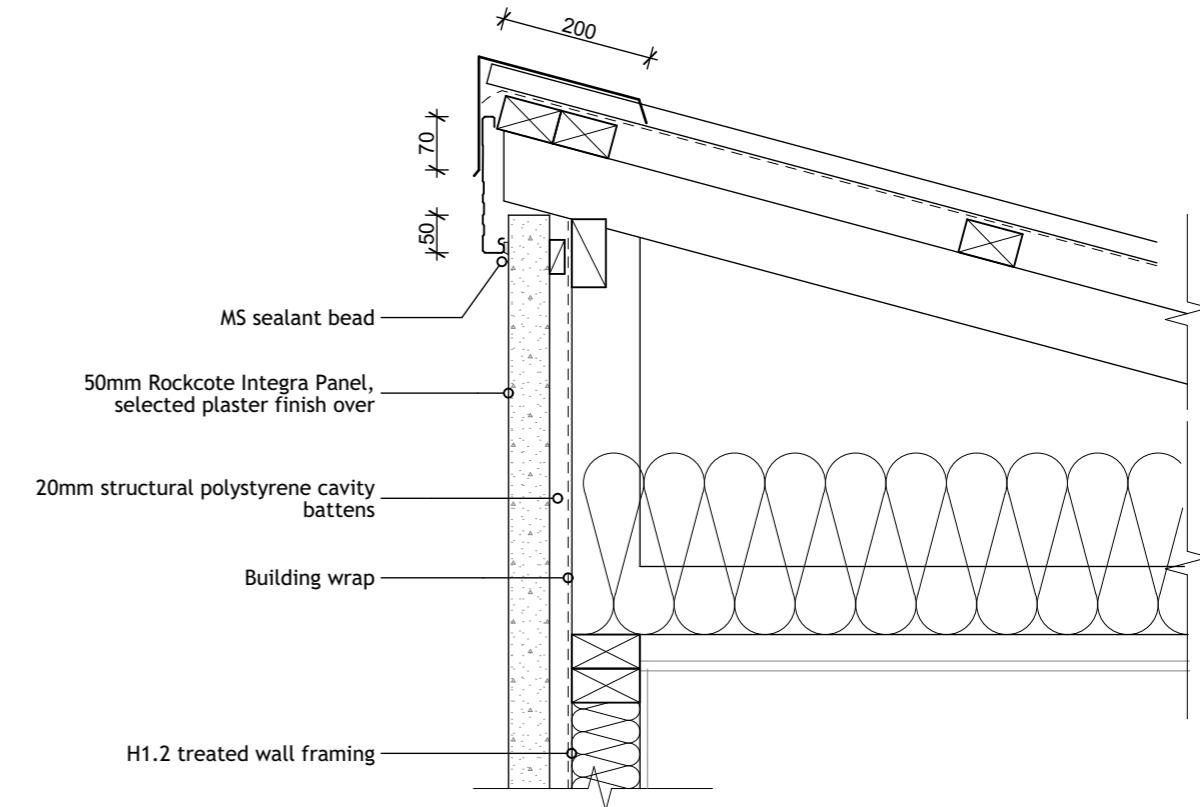
Note: Contractors shall verify all dimensions on site before commencing any work
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DETAILS 3



07 OBLIQUE TO RAKING BARGE

SCALE 1:10

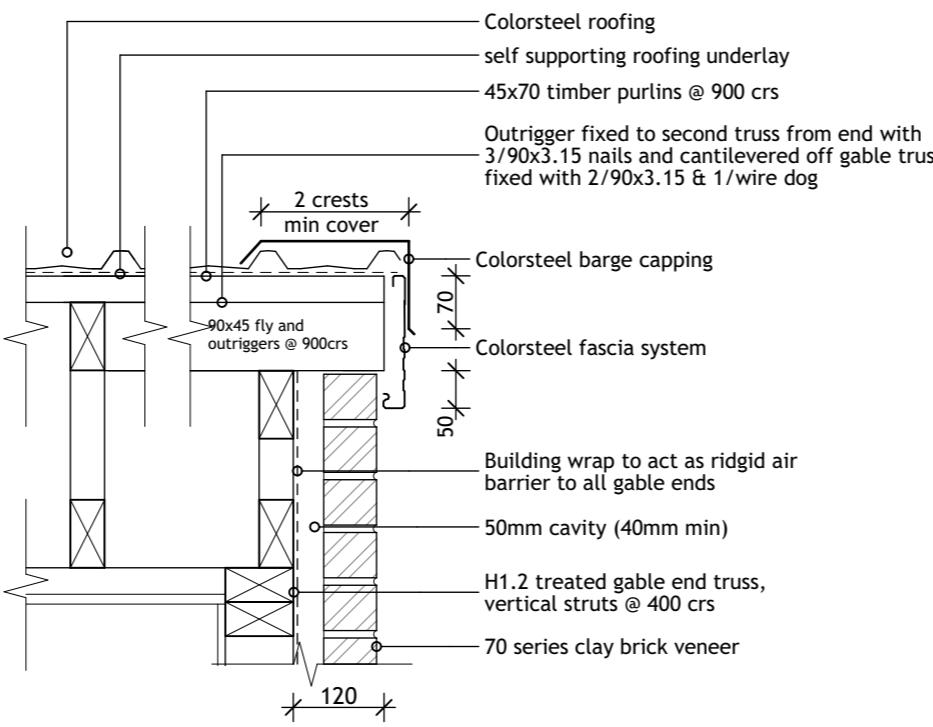


08 INTEGRA TO RAKING BARGE

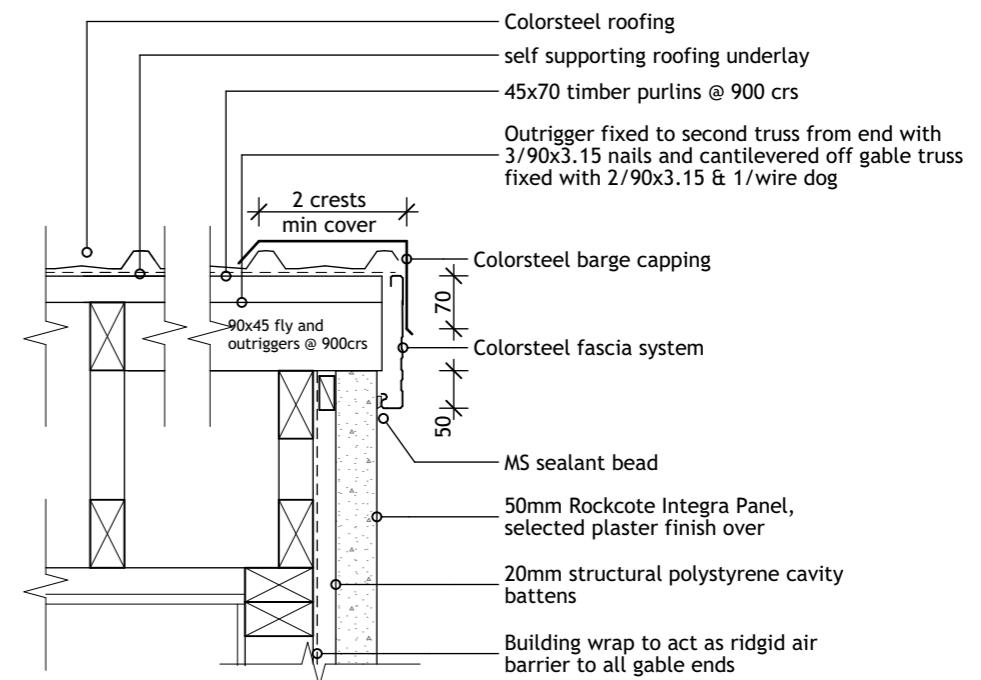
SCALE 1:10

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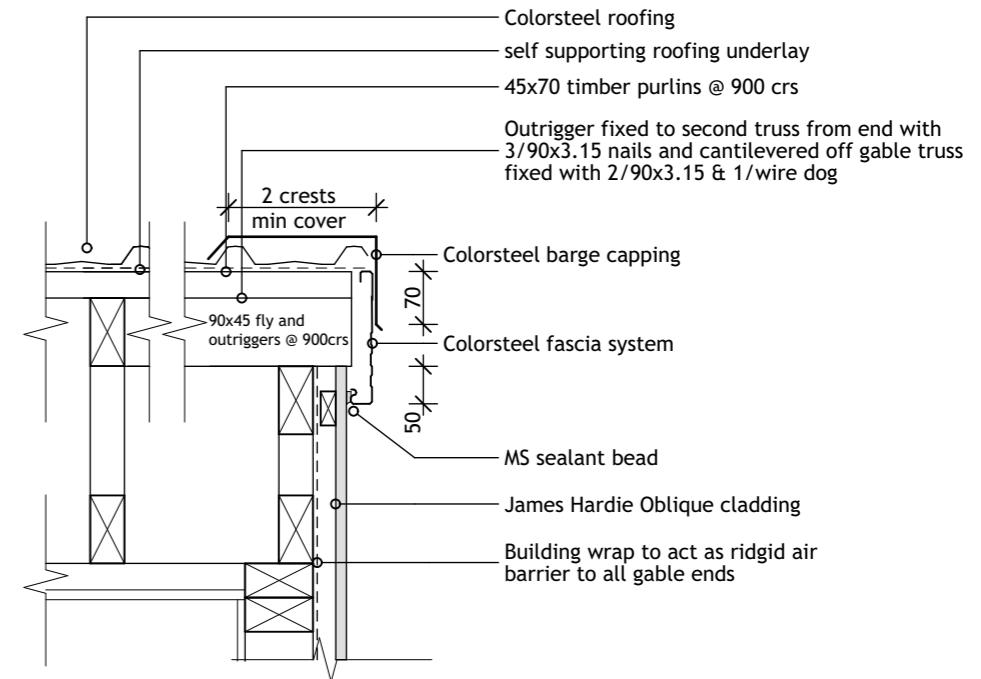
DETAILS 4



10 BRICK TO BARGE
SCALE 1:10



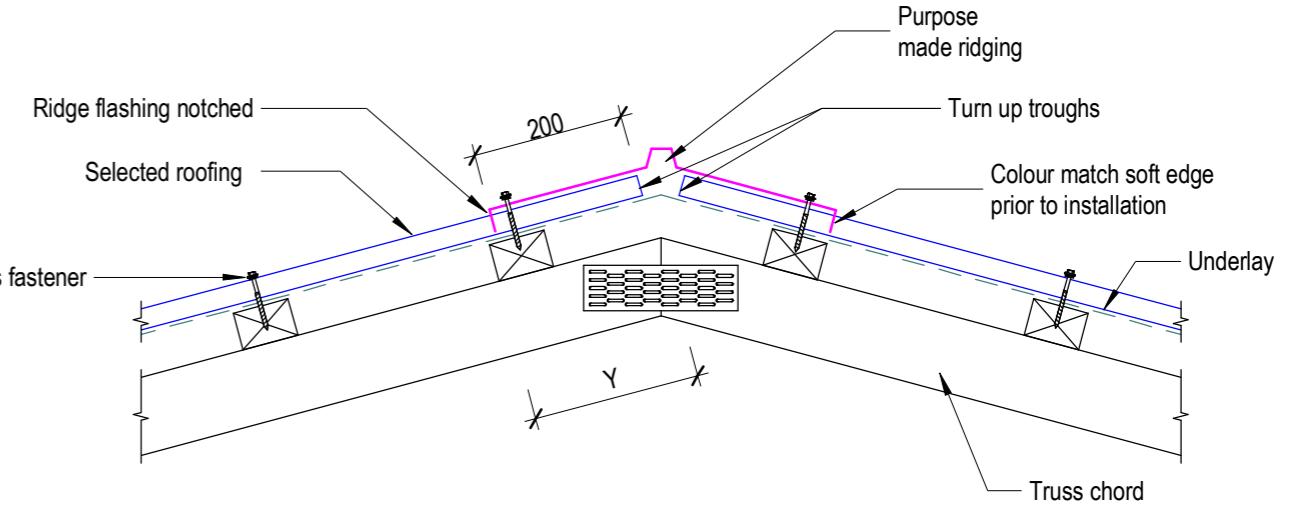
11 BRICK TO BARGE
SCALE 1:10



12 OBLIQUE TO BARGE
SCALE 1:10

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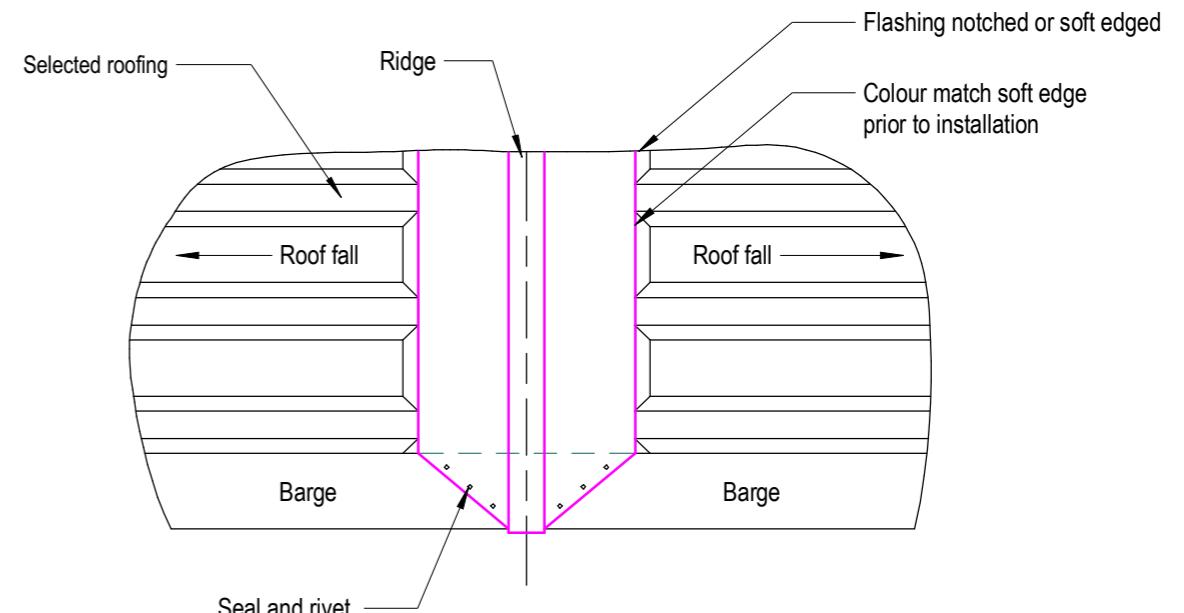
DETAILS 5



VERY HIGH/EXTRA HIGH WIND ZONES WHERE PITCH >10°
ALL WIND ZONES WHERE PITCH < 10°

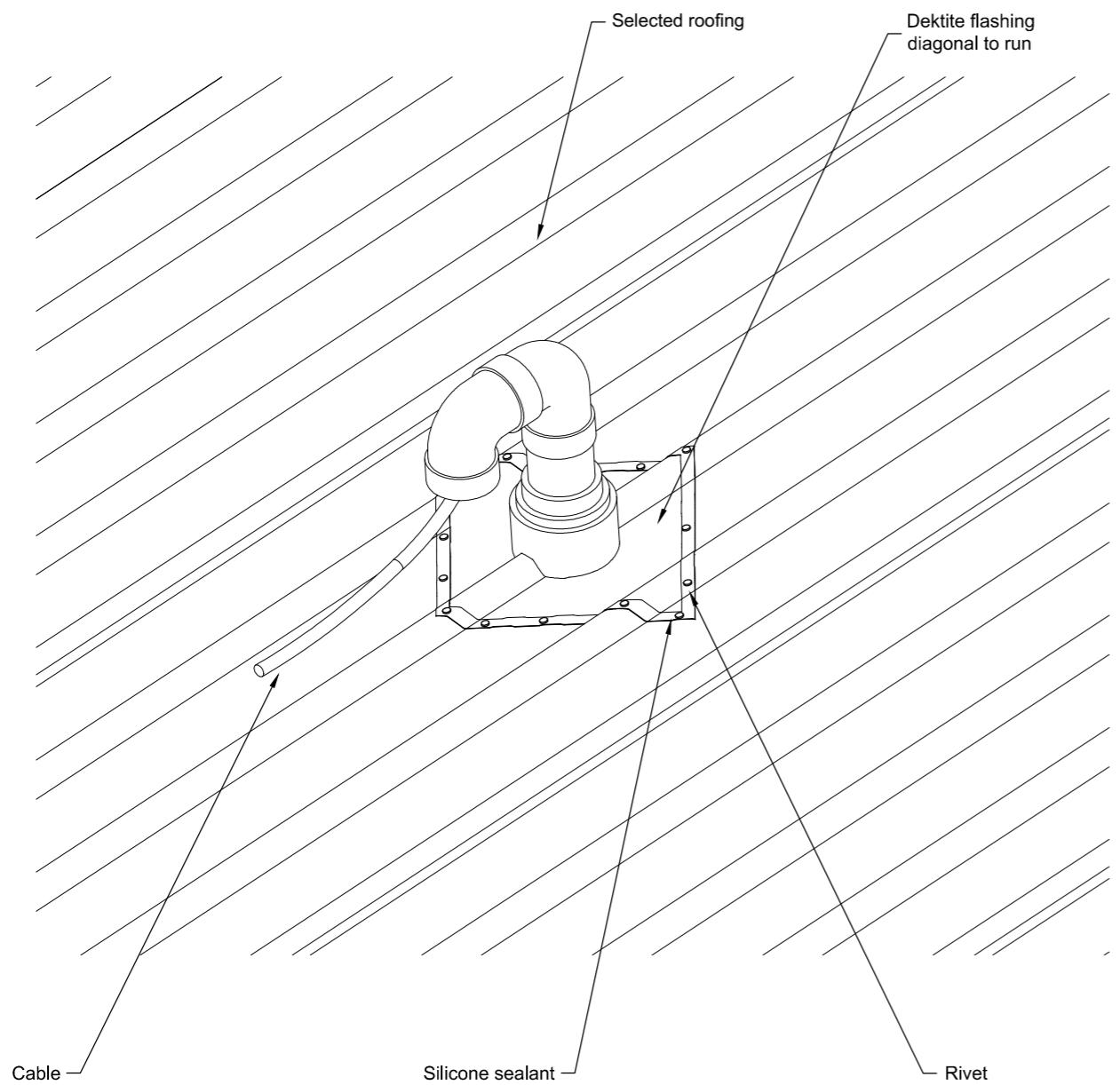
Roof Pitch	8	10	15	20	25	30	35	45
Dimension X	168	167	162	156	150	143	134	115
Dimension Y	218	217	212	206	200	193	184	165

13 ROOFING DETAILS
SCALE 1:10



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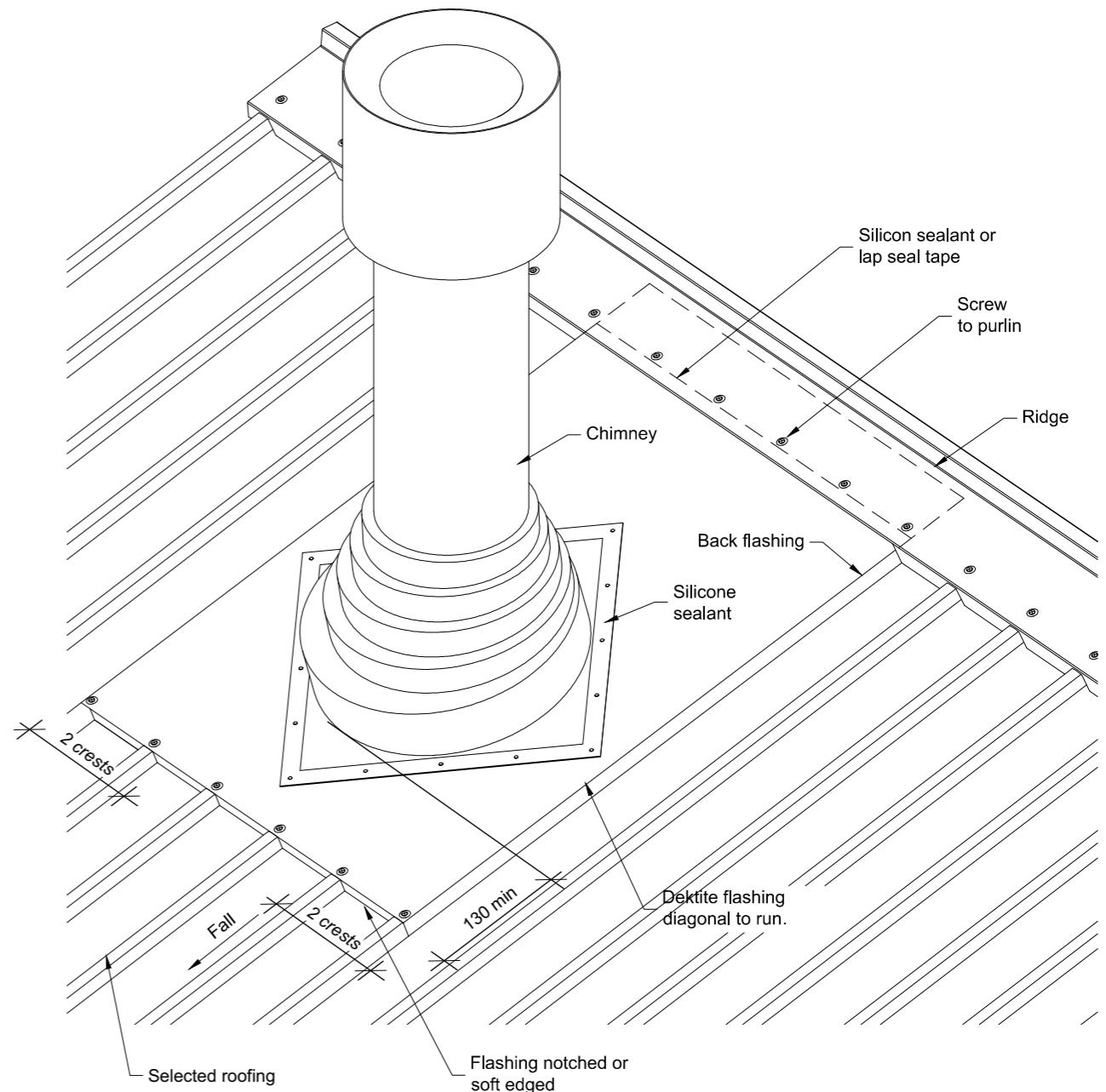
DETAILS 6



14 ROOF PENETRATION
SCALE 1:10

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DETAILS 7



15 ROOF PENETRATION
SCALE 1:10

Note: Soft edged flashings to be colour matched prior to installation.

JHETGR30-N

Fire Resistance 30/30/30

STC 42

Cladding Cladding system as per Table 5.1 of C/AS1 and Table 5.5 of C/AS2

Framing Timber framing to be in accordance with NZS 3604 or SED complying with AS/NZS 1170 and NZS 3603. Framing size 90 x 45mm minimum. Studs at 600mm centres and nogs at 800mm centres maximum

Cavity Batten As per cladding manufacturer technical specification

Cladding Fixing As per cladding manufacturer technical specification

RAB™ Board Fixing RAB™ Board 6mm: 40 x 2.8mm fibre cement nail at 150mm centres to entire framing
RAB™ Board 9mm: 50 x 2.8mm fibre cement nail at 150mm centres to entire framing
Fixing to be 12mm from sheet edges

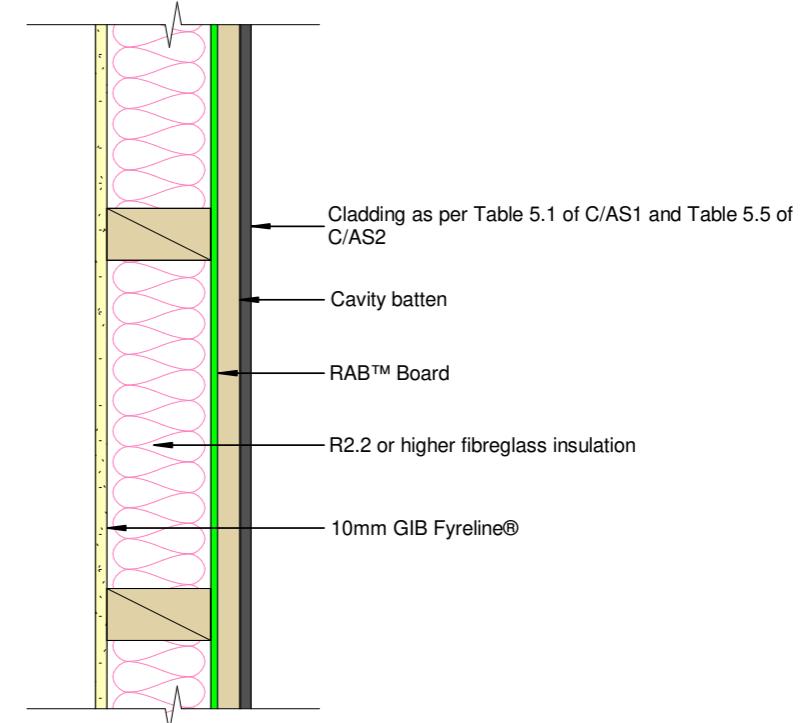
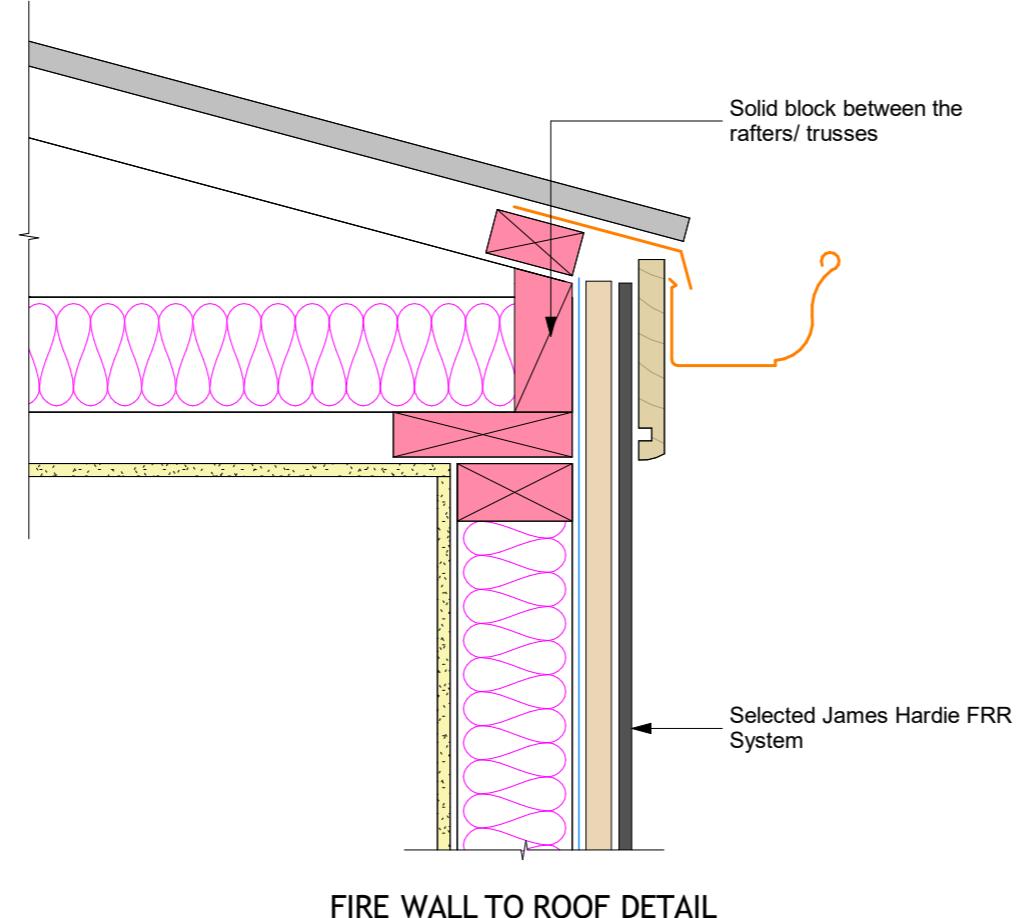
Lining 10mm GIB Fyreline®

Insulation Fibreglass Insulation 90mm thick, R2.2 or higher.

Underlay RAB™ Board

Lining Fixing Fix GIB Fyreline® with 41mm x 6g GIB® Grabber® High Thread Drywall Screws
300mm centre around the sheet perimeter and intermediate studs
Fixing to be 12mm from bound sheet edges and 18mm from sheet ends

For further information refer to James Hardie rigid air barrier technical specification

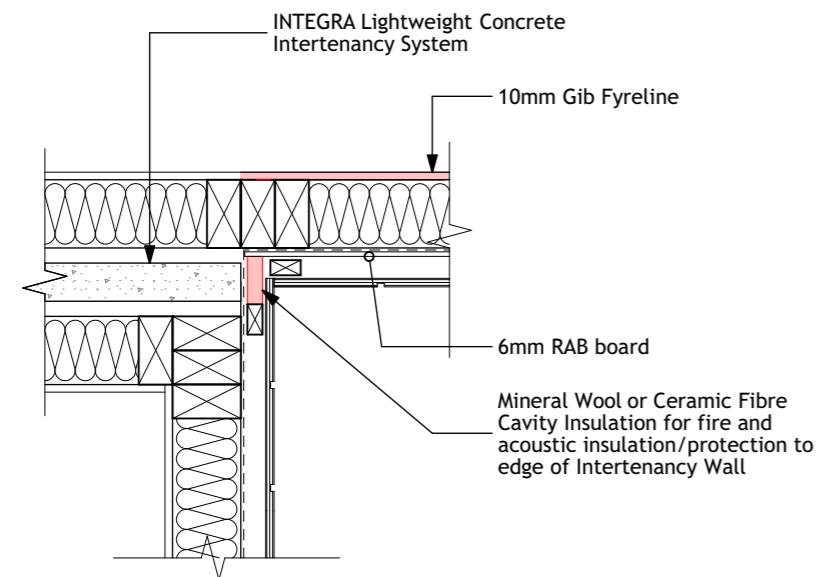


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DETAILS 8

16

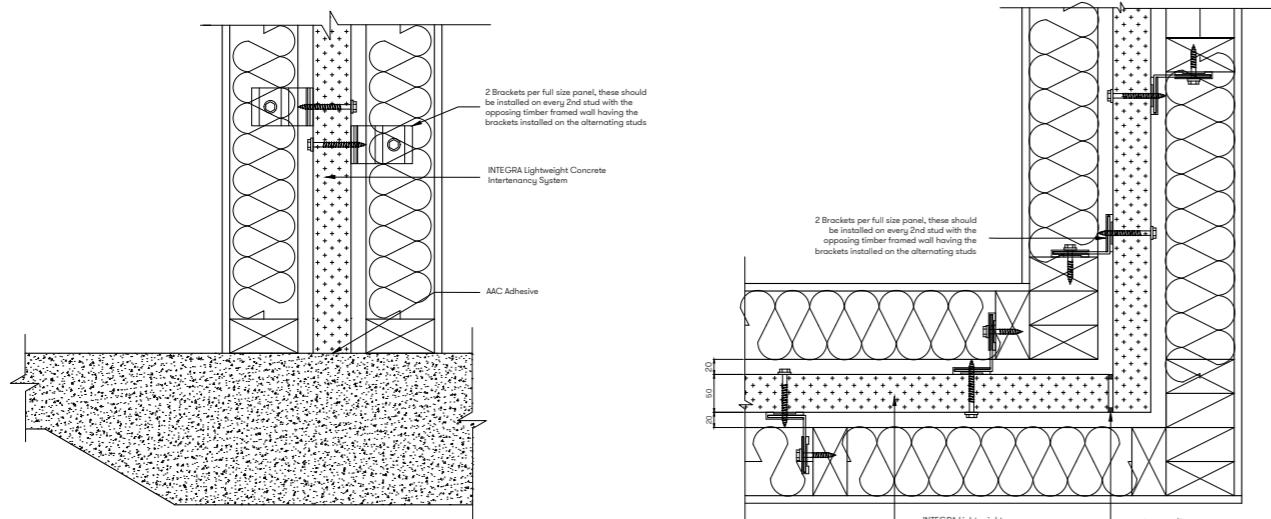
EXTERNAL FIRE WALL DETAIL
SCALE 1:10



17

JUNCTION OF INTERNAL & EXTERNAL FIRE WALL

SCALE 1:10

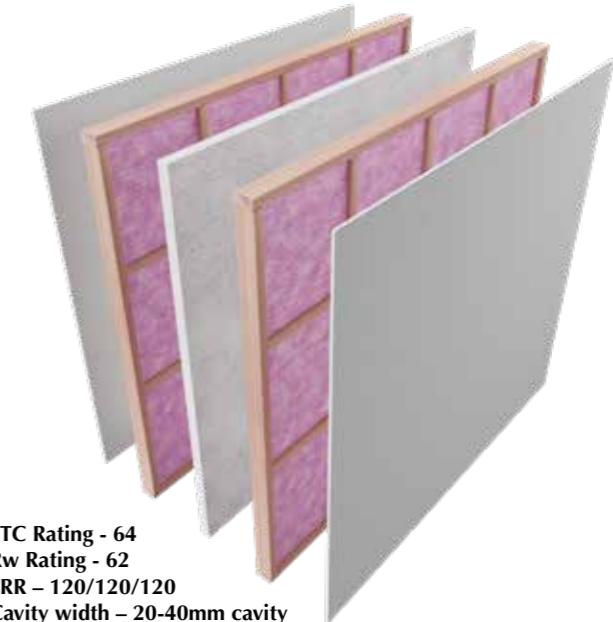


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INTA120a - Timber Frame – 120 minute - INTEGRA Lightweight Concrete with 1 layer of 10mm Standard Plasterboard to both framing lines

Framing to comply with

- NZBC B1 – Structure: AS1 Clause 3 – Timber (NZS 3604) or VM1 Clause 6 – Timber (NZS 3603)
- NZBC B2 – Durability: AS1 Clause 3.2 – Timber (NZS 3602)
- Studs at 600mm centres maximum
- Nogs/Dwangs at 800mm centres
- Framing dimensions and height as determined by NZS 3604 stud and top plate tables for loadbearing walls.



Barrier to comply with

- NZBC Clause B1 Structure
- NZBC Clause B2 Durability
- NZBC Clause C1-C6 – Protection from Fire
- NZBC Clause F2 Hazardous Building Materials
- NZBC Clause G6 Airborne and Impact Sound

Linings

- 1 layer of 10mm Standard Plasterboard on the outside of each framing line.
- Vertical fixing permitted. Sheets shall be touch fitted.
- When fixing vertically, full height sheets shall be used where possible.
- All sheet joints must be formed over solid timber framing.
- If the wall lining forms part of the structural bracing system, the lining type and fixings must comply with the published bracing system. Check requirements for specific bracing element hold down connections.

Lining Fixings

- 32mm x 6g Drywall Screws
- Lining Fastener Centres 300mm centres to each stud and plate.
- Place fasteners 12mm from bound sheet edges and 18mm from sheet ends.
- If fixing sheets horizontally, fasteners to be placed at 300mm centres to top and bottom plates and perimeter studs. Install pairs of single fasteners to each stud where horizontal joint crosses.

Acoustic Sealant

- A bead of acoustic sealant is required around the perimeter of the wall lining.

Jointing

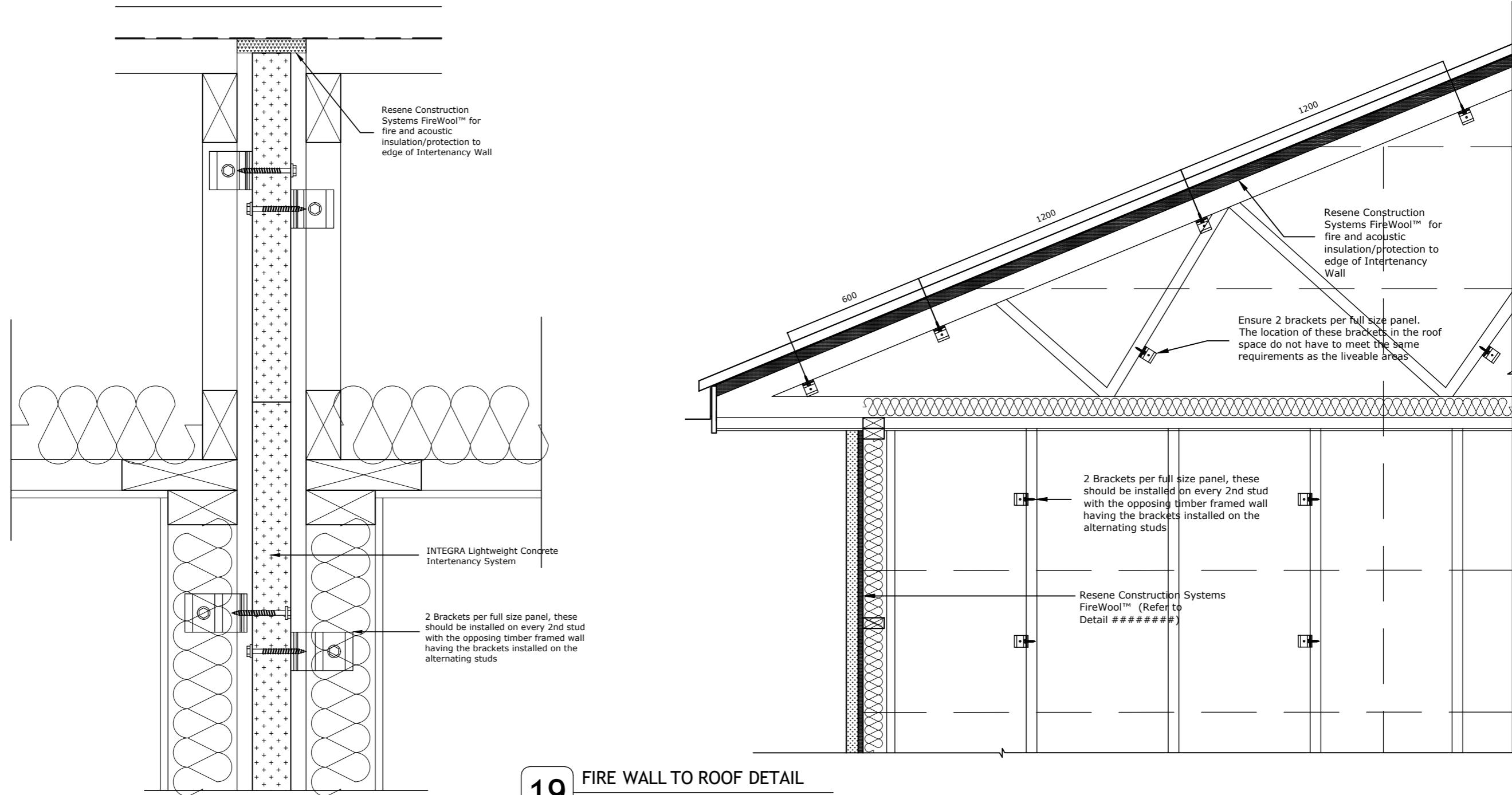
- Jointing and finishing of plasterboard is to be as per the manufacturer's instructions to meet requirements of AS/NZS 2589:2017.

DETAILS 9

18

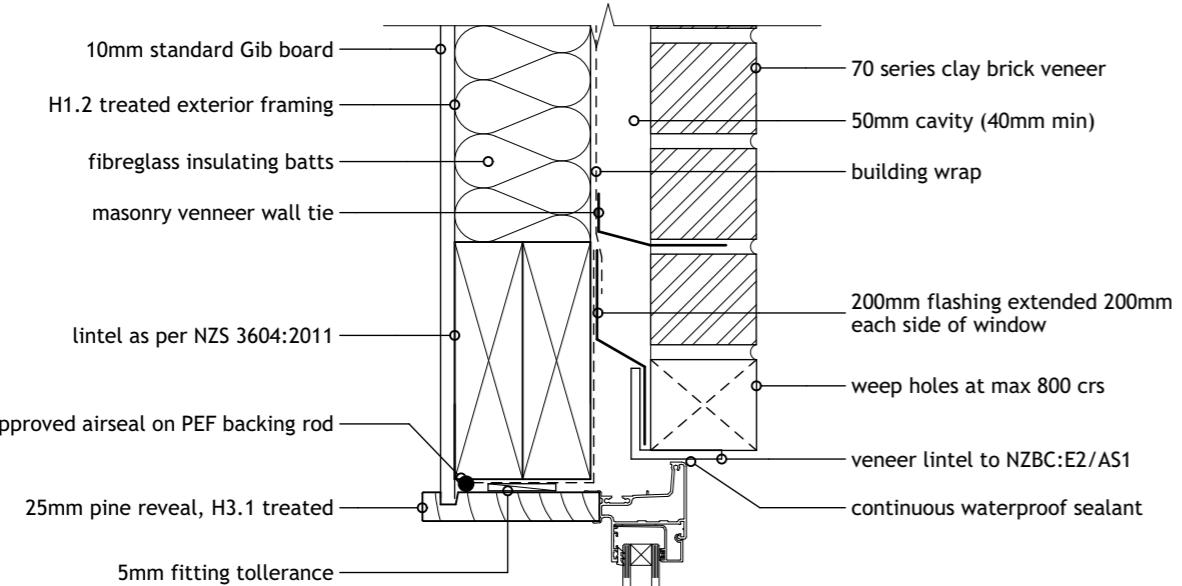
INTERNAL FIRE WALL DETAIL

SCALE 1:10

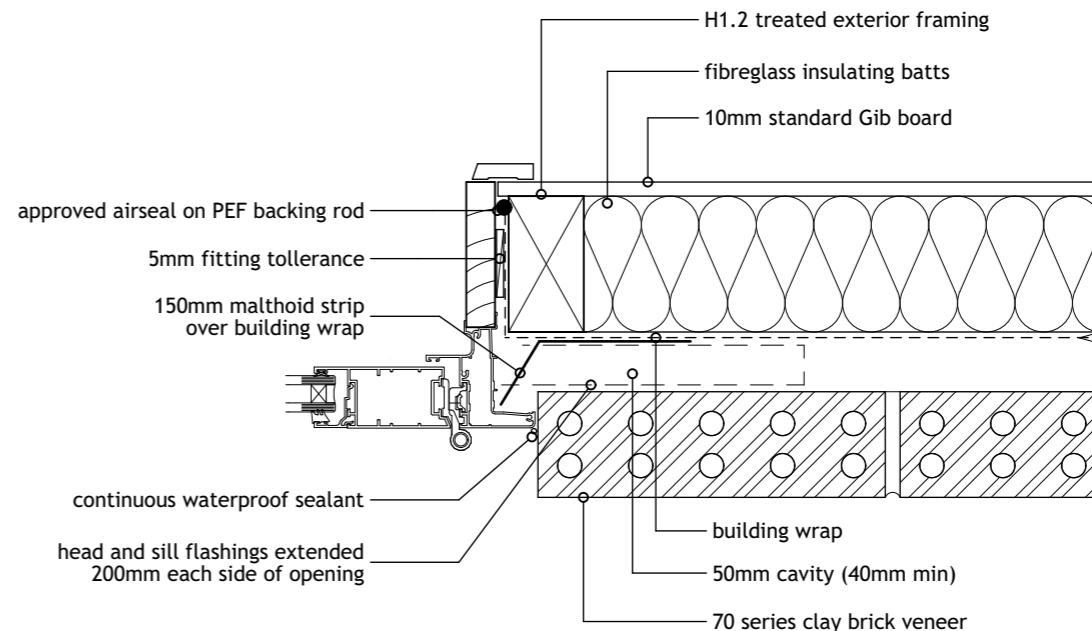


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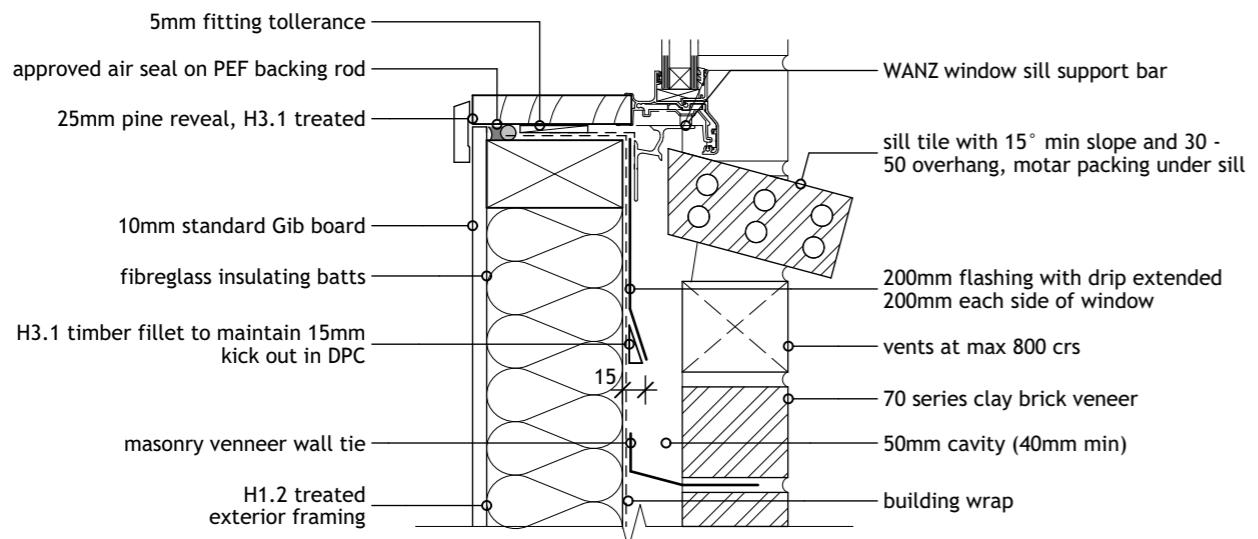
DETAILS 10



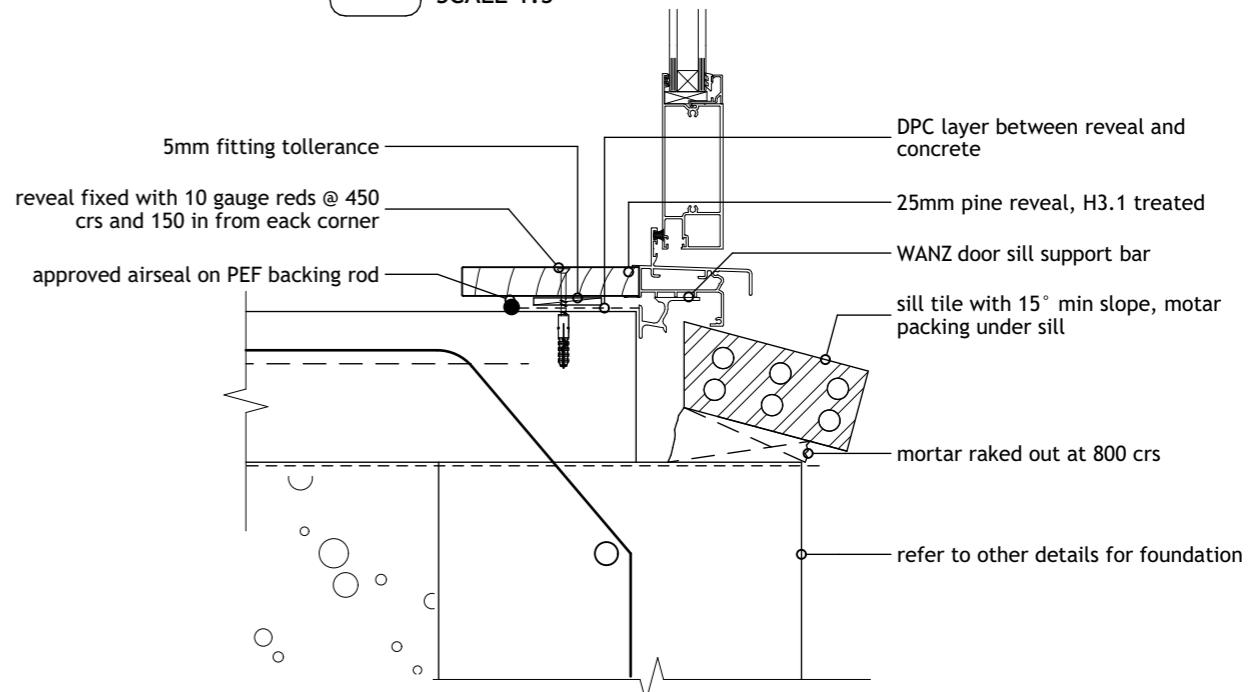
20 BRICK VENEER HEAD
SCALE 1:5



21 BRICK VENEER JAMB
SCALE 1:5



22 BRICK VENEER SILL
SCALE 1:5

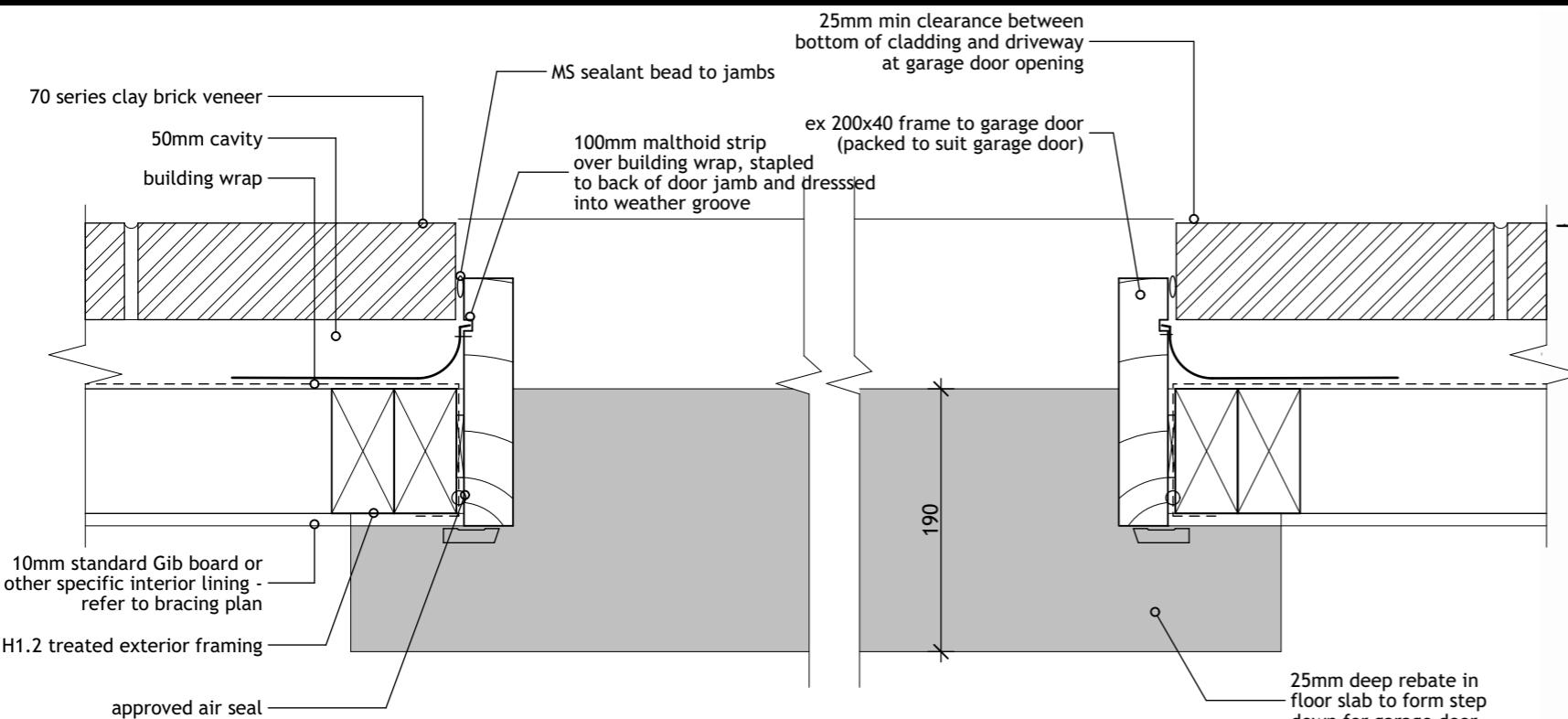


23 DOOR SILL
SCALE 1:5

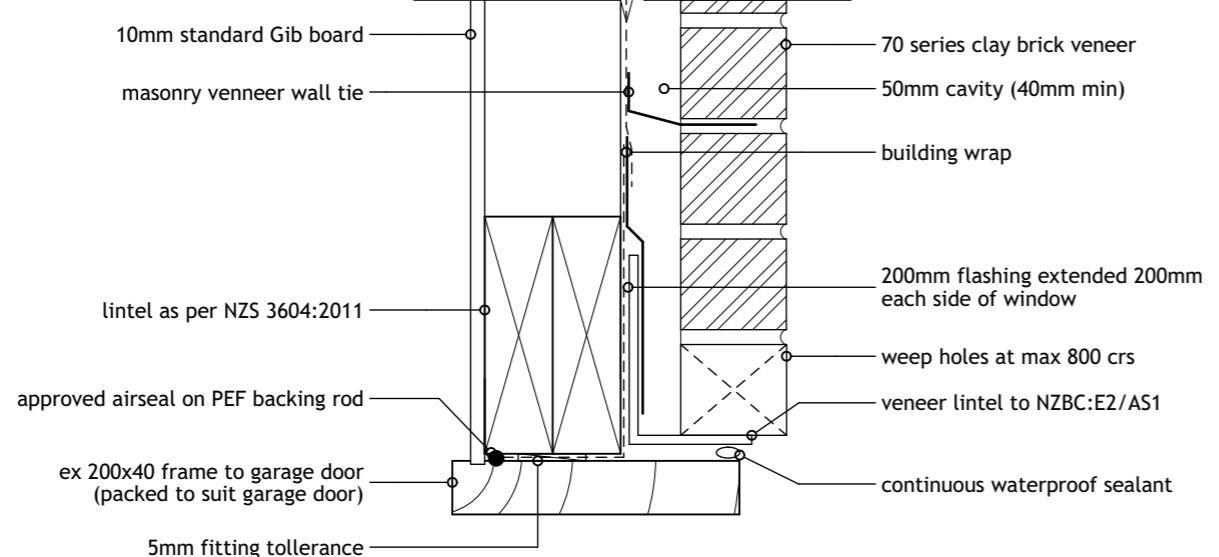
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DETAILS 11

STANDARD GARAGE DOOR FIXING POINTS BY BUILDER



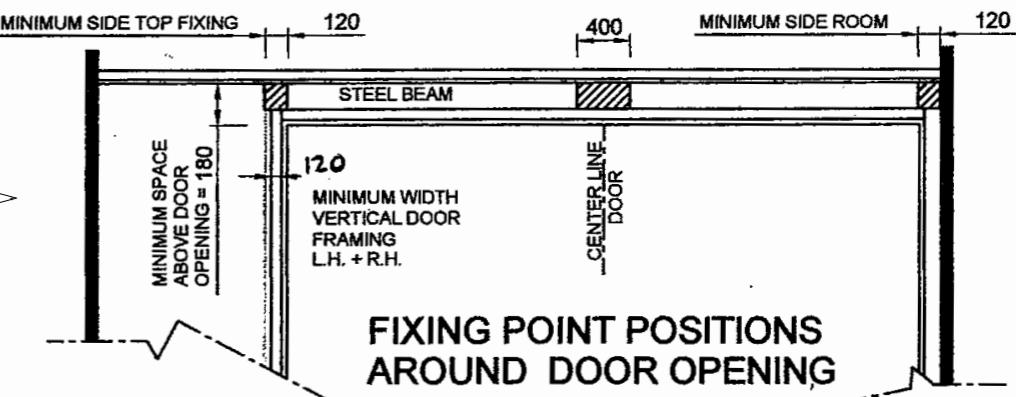
24 GARAGE DOOR JAMB
SCALE 1:5



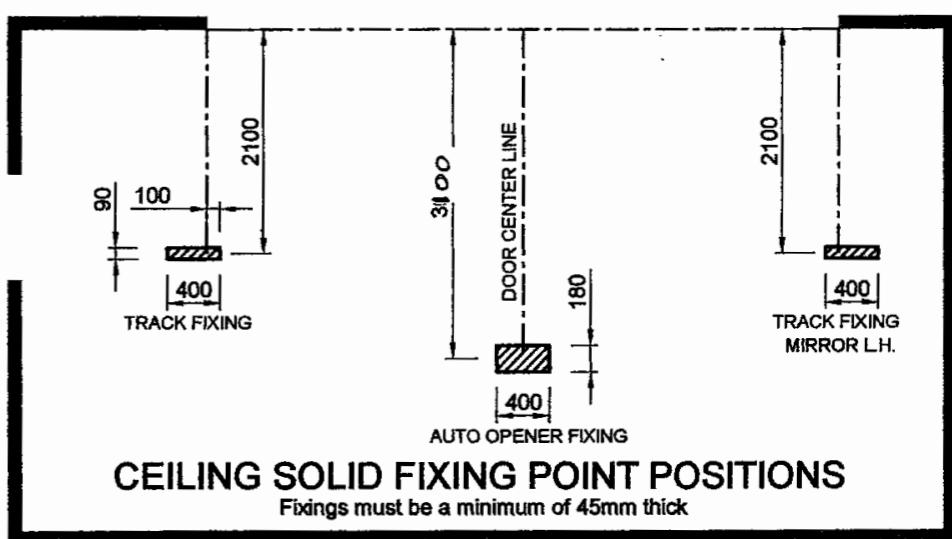
25 GARAGE DOOR HEAD
SCALE 1:5

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DETAILS 12

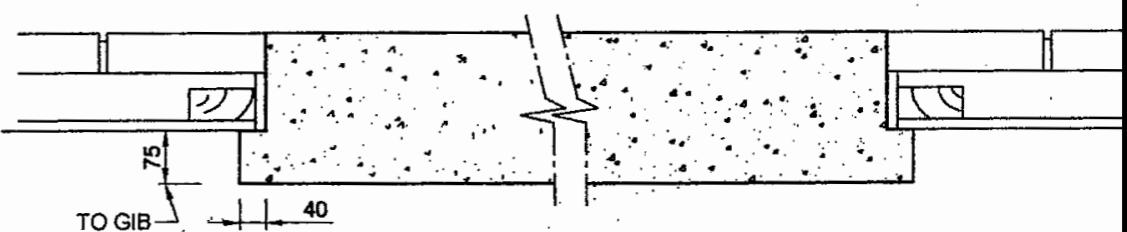


FIXING POINT POSITIONS AROUND DOOR OPENING



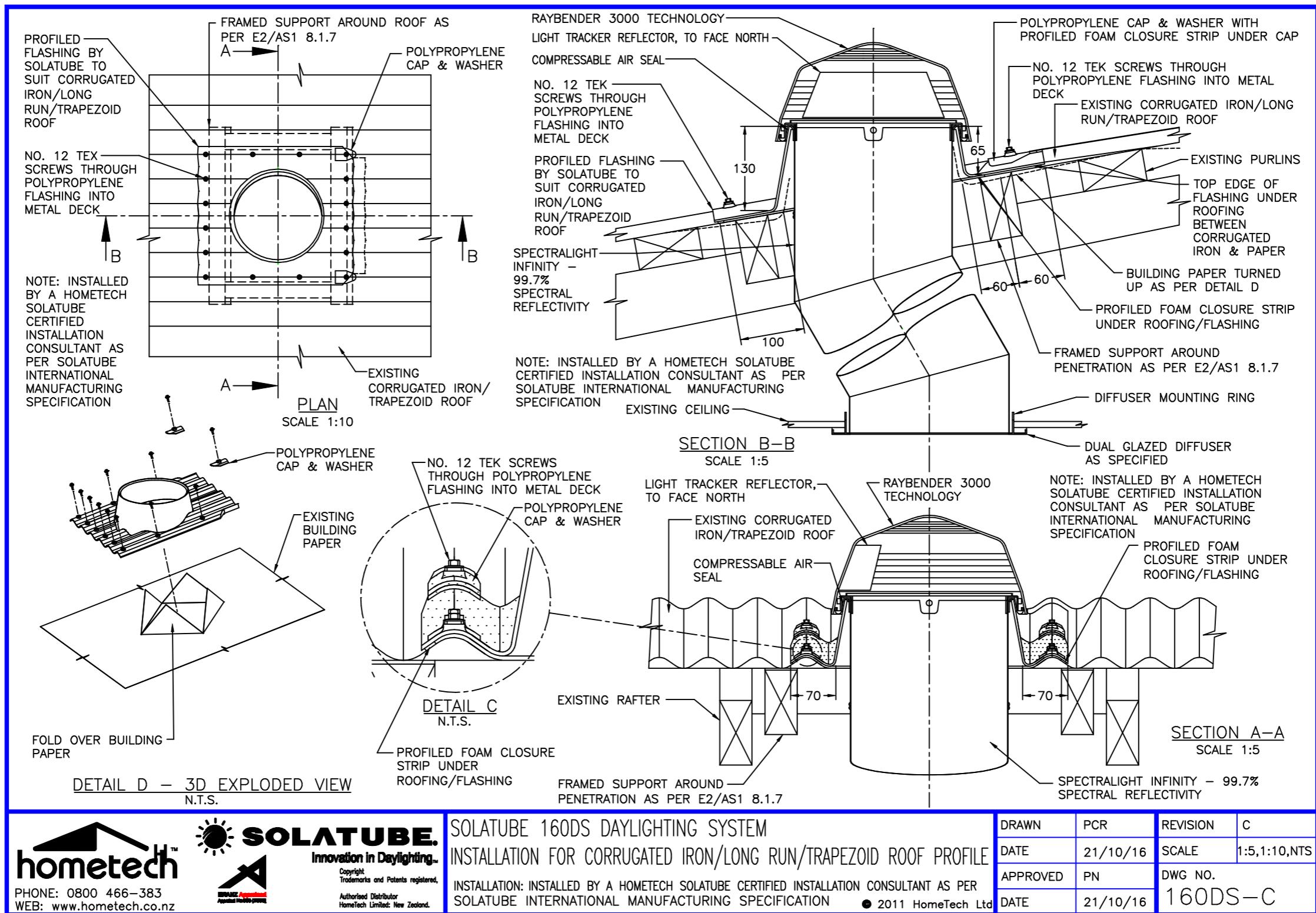
CEILING SOLID FIXING POINT POSITIONS

Fixings must be a minimum of 45mm thick



FLOOR REBATE DETAIL (FOR ALL DOORS)

NOTE: See separate sheet for:
Heavy doors (esp. Timber) or extra height doors.
Please contact us for:
Headroom less than 180mm, or to determine headroom for cove ceilings.

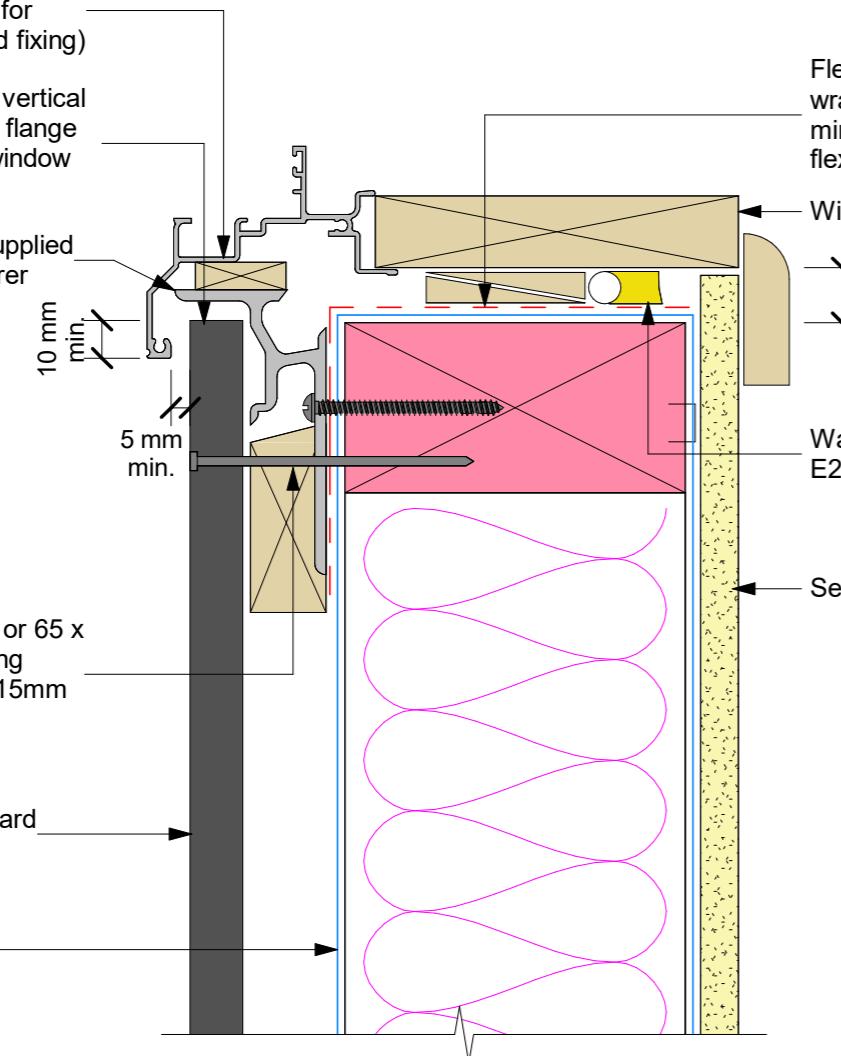


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Window frame (refer to window manufacturer for method of support and fixing)

Edge of cladding and vertical section under window flange to be primed before window is installed

Window support as supplied by window manufacturer



27 OBLIQUE WINDOW SILL
SCALE 1:2

Flexible flashing tape wrapped over window sill to minimum requirements as per flexible tape manufacturer

Window liner

8 mm gap nominal

Watertight airseal as per E2/AS1 section 9.1.6

Selected interior lining

65 x 2.87mm D Head or 65 x 2.87mm RounDrive ring shank nails or 75 x 3.15mm Hardie™ Flex nail

Oblique™ Weatherboard fixed vertically

Flexible underlay

Oblique™ Weatherboard fixed vertically

Hardie™ horizontal cavity batten

65 x 2.87mm D Head or 65 x 2.87mm RounDrive ring shank nails or 75 x 3.15mm Hardie™ Flex nail

Cavity closure

Stop end to head flashing behind the cladding or butt the ends against timber cavity batten and seal the joint

10 mm min.

50mm

5mm gap

Window frame (refer to window manufacturer for method of support and fixing)

One piece head flashing with 15° slope min.

Flexible tape over flexible underlay required in corners only

Proprietary tape or alternatively additional layer of flexible underlay over head flashing

Flexible underlay

Selected interior lining

Watertight airseal as per E2/AS1 section 9.1.6

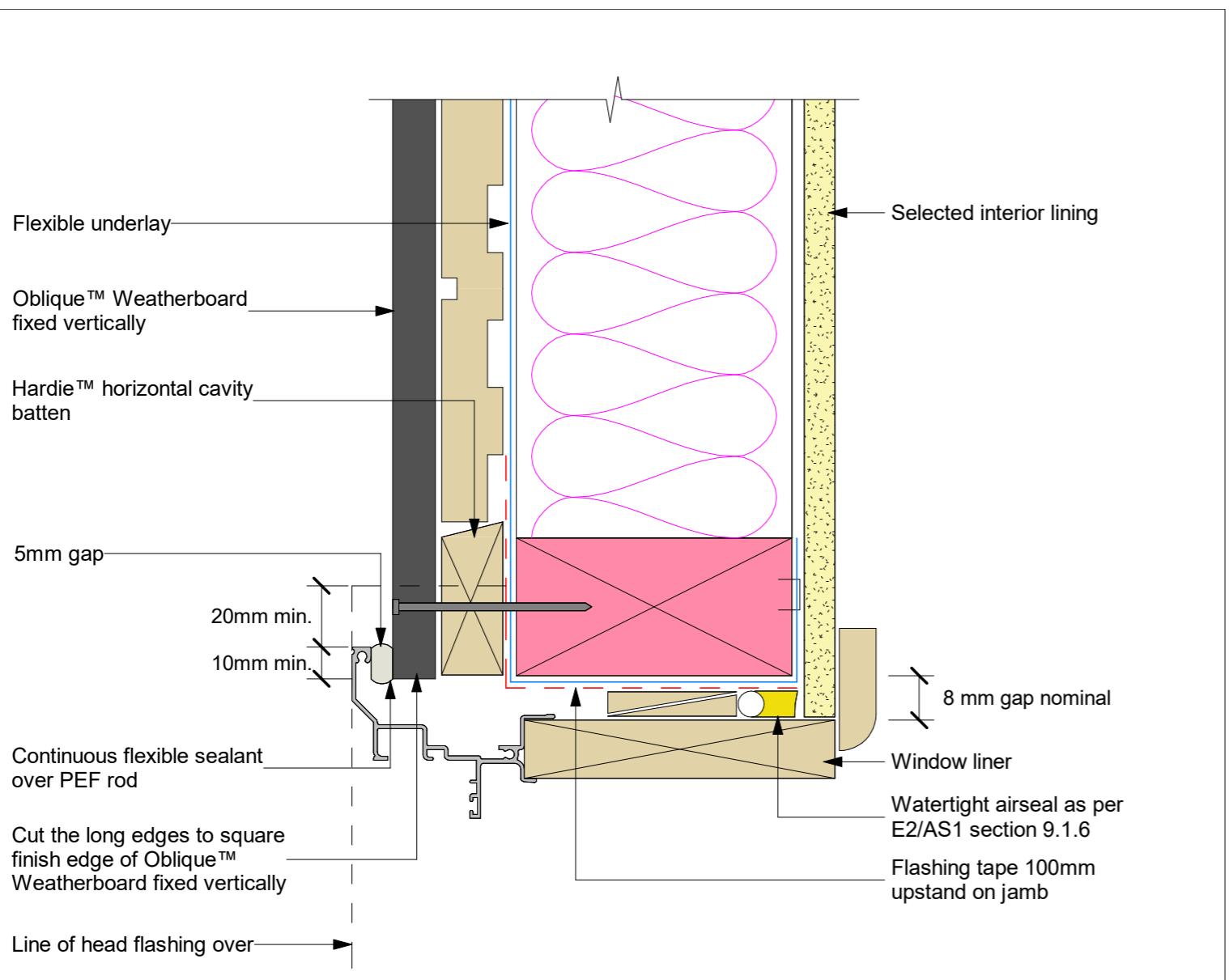
8 mm gap nominal to allow for head deflection and airseal

Window liner

28 OBLIQUE WINDOW HEAD
SCALE 1:2

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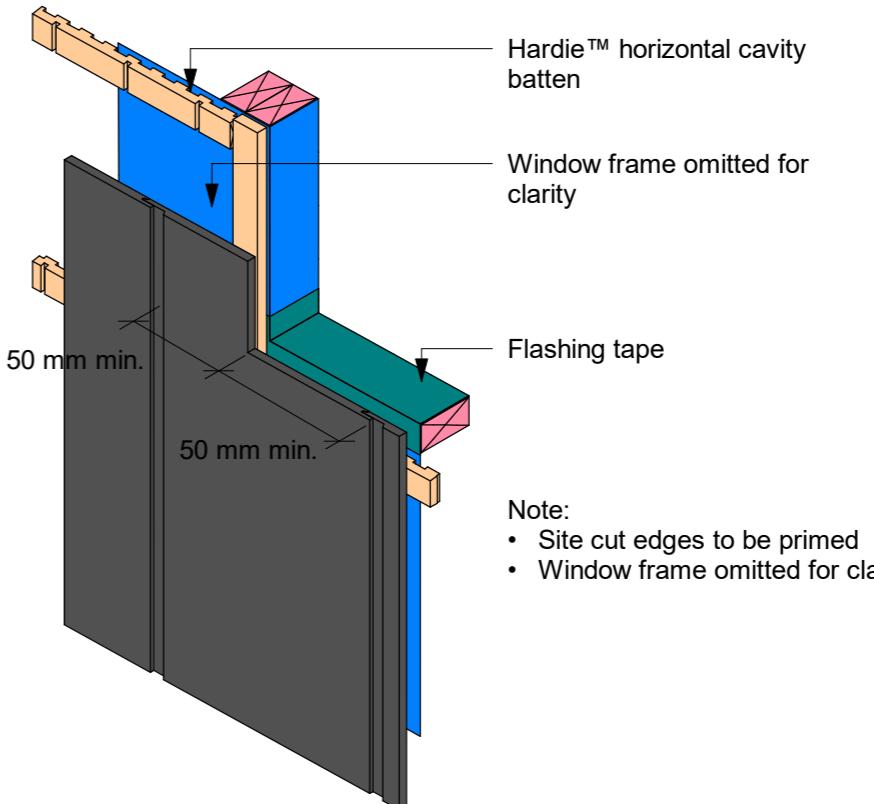
DETAILS 14



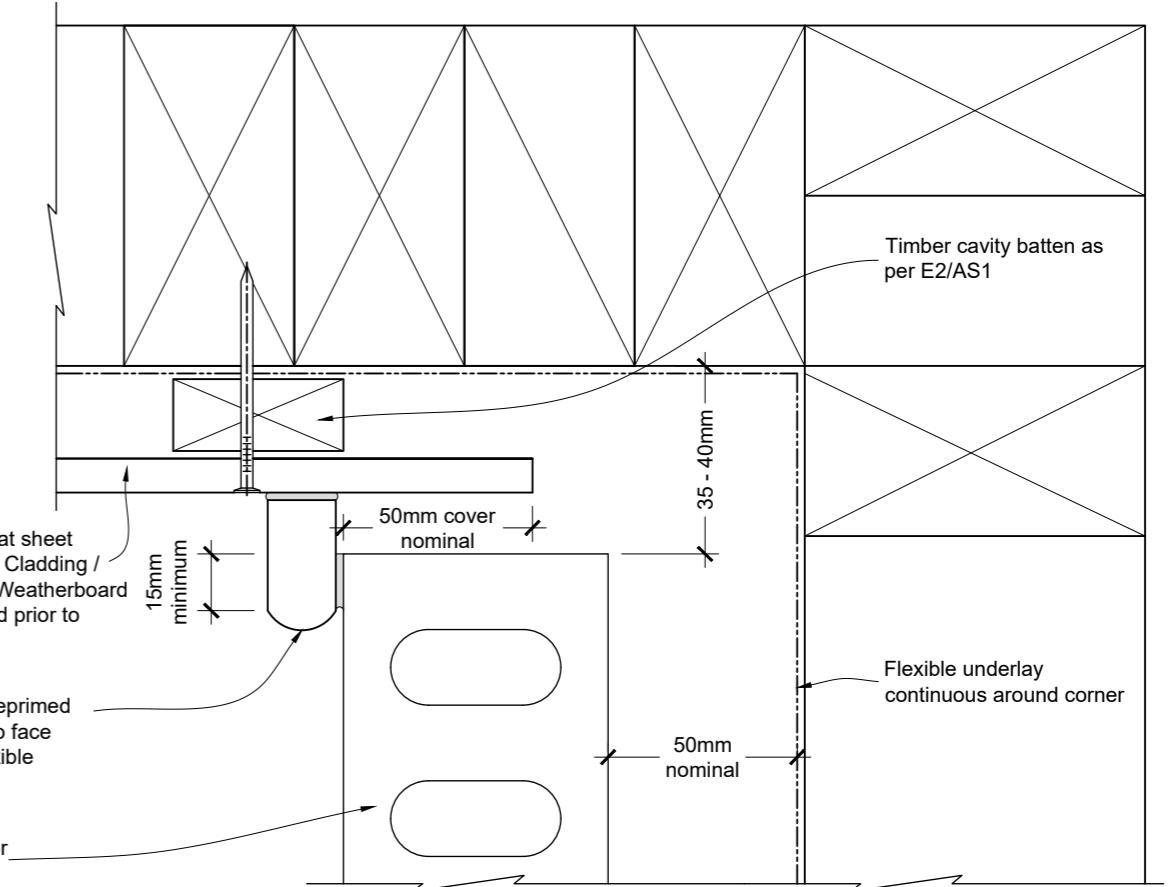
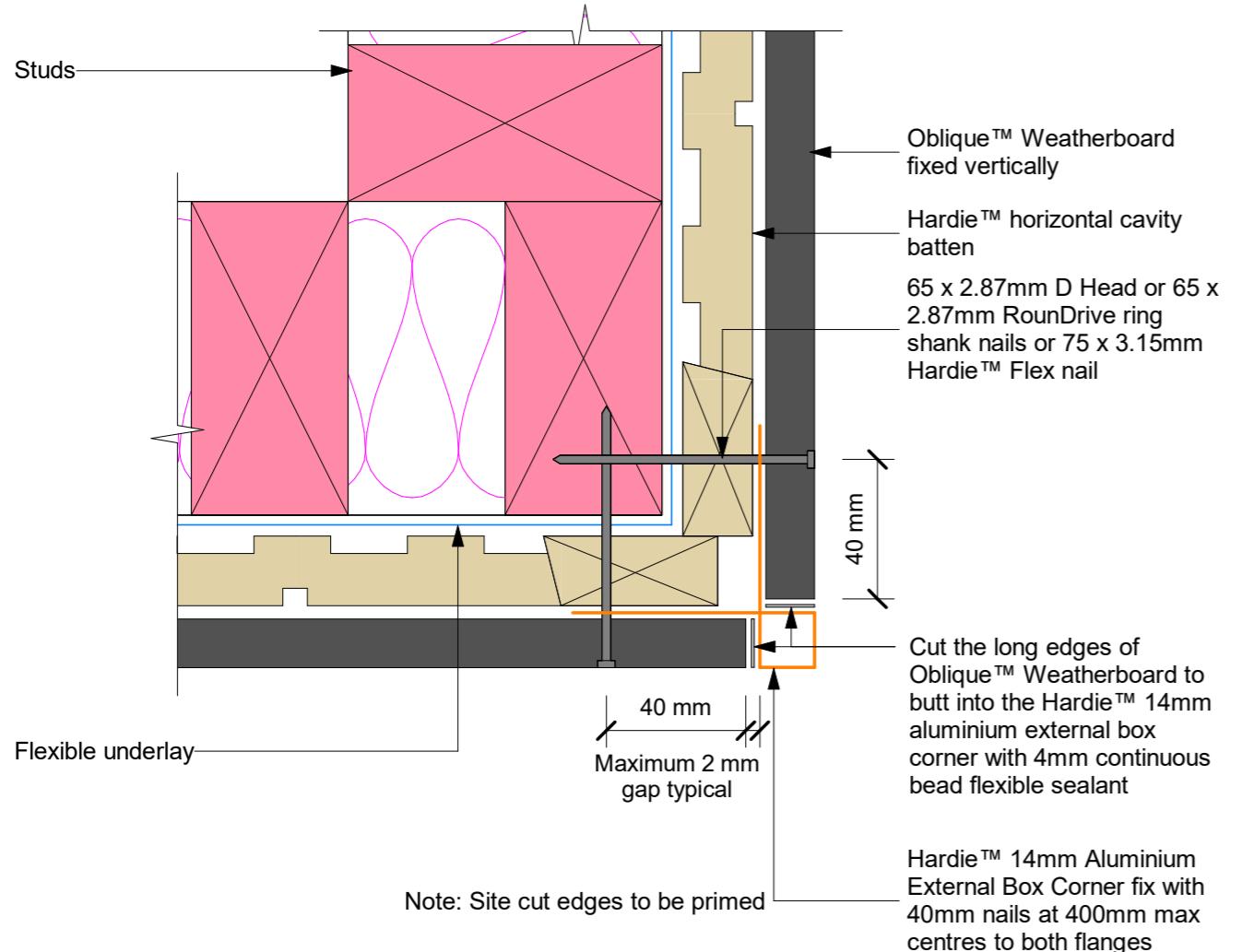
29 OBLIQUE WINDOW JAMB
SCALE 1:2

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DETAILS 15



- Note:
- Site cut edges to be primed
 - Window frame omitted for clarity

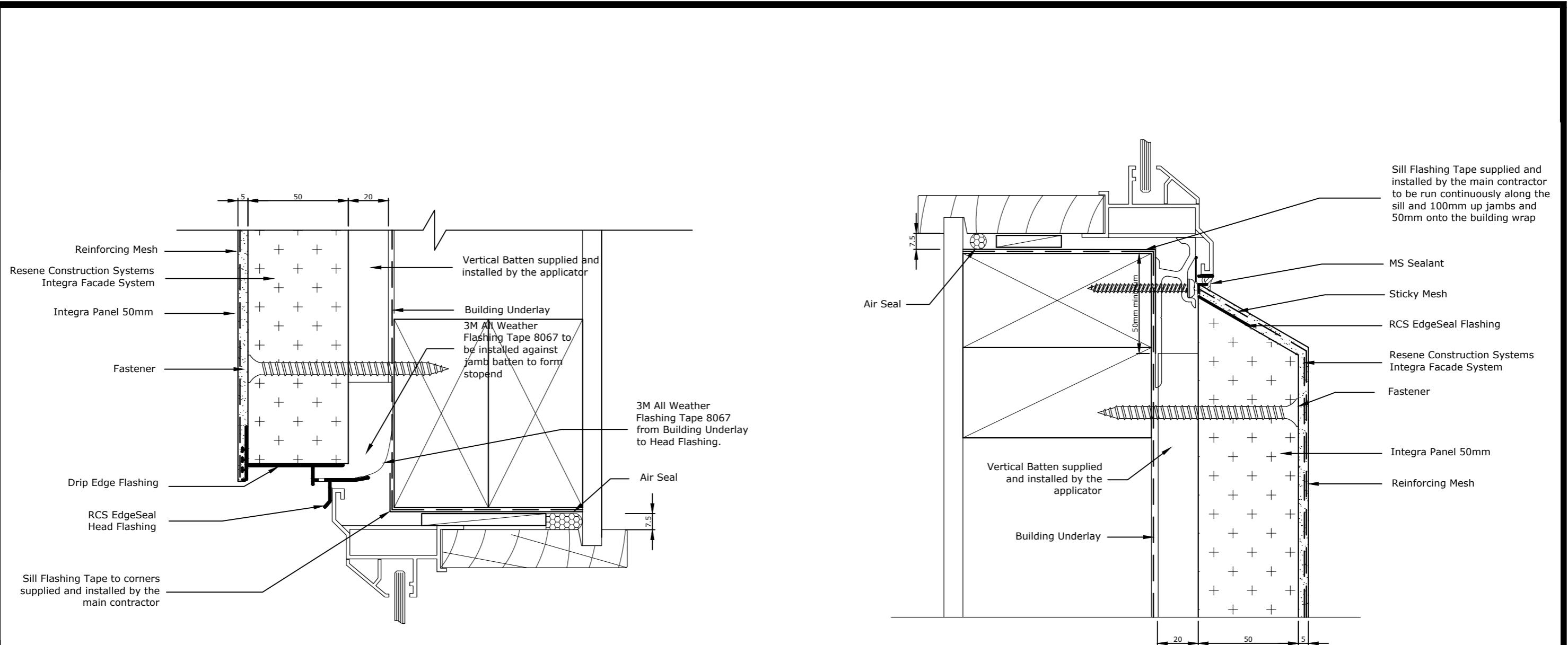


30 OBLIQUE EXTERNAL CORNER
SCALE 1:2

31 OBLIQUE TO BRICK INTERNAL CORNER
SCALE 1:2

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DETAILS 16



32 INTEGRA WINDOW HEAD

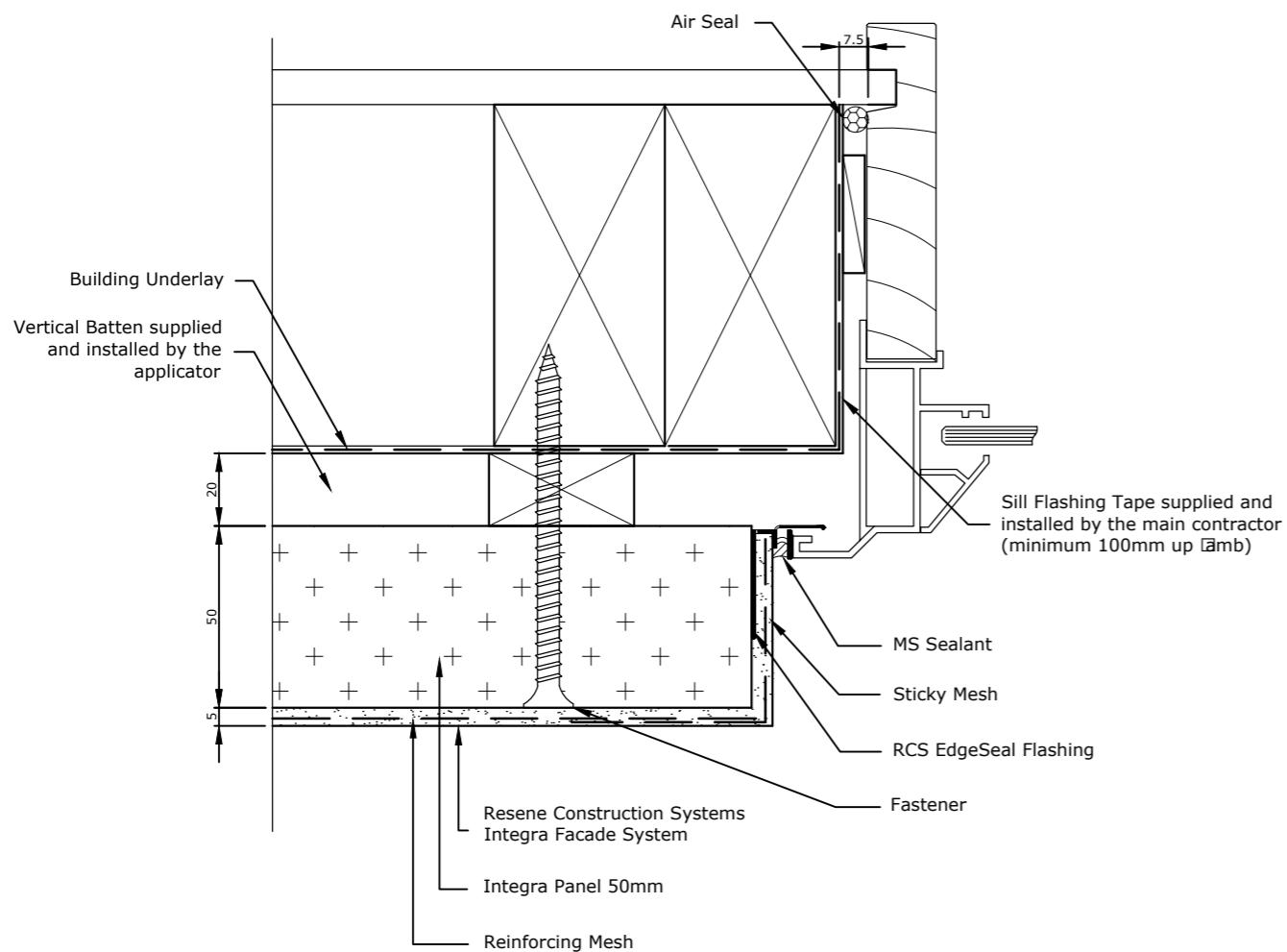
SCALE 1:2

33 INTEGRA WINDOW SILL

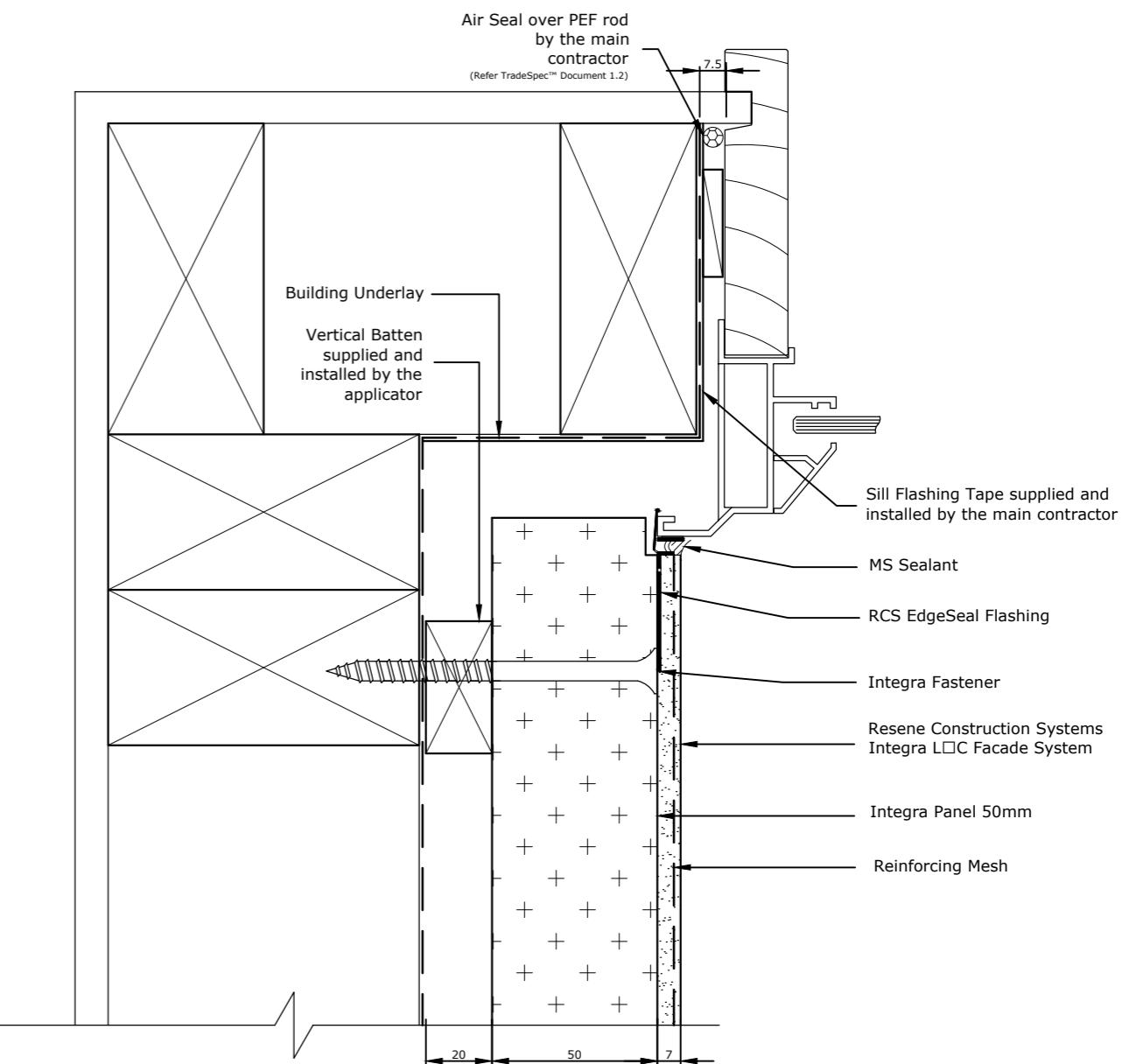
SCALE 1:2

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DETAILS 17



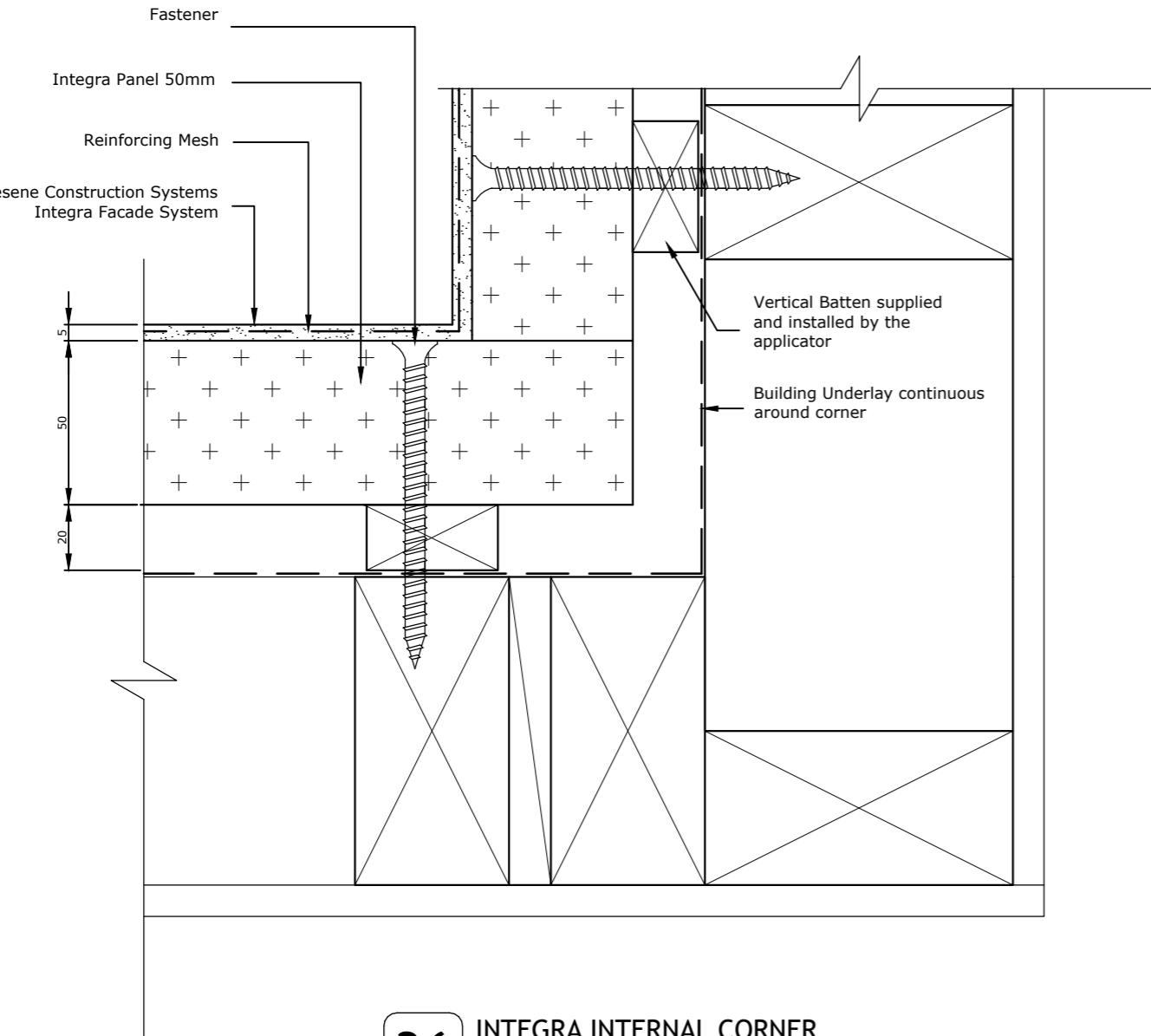
34 INTEGRA WINDOW JAMB
SCALE 1:2



35 INTEGRA WINDOW JAMB TO 90DEG WALL
SCALE 1:2

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Refer to timber treatment and species schedule on Section A-A
All timber to be SG8 grade unless specified otherwise

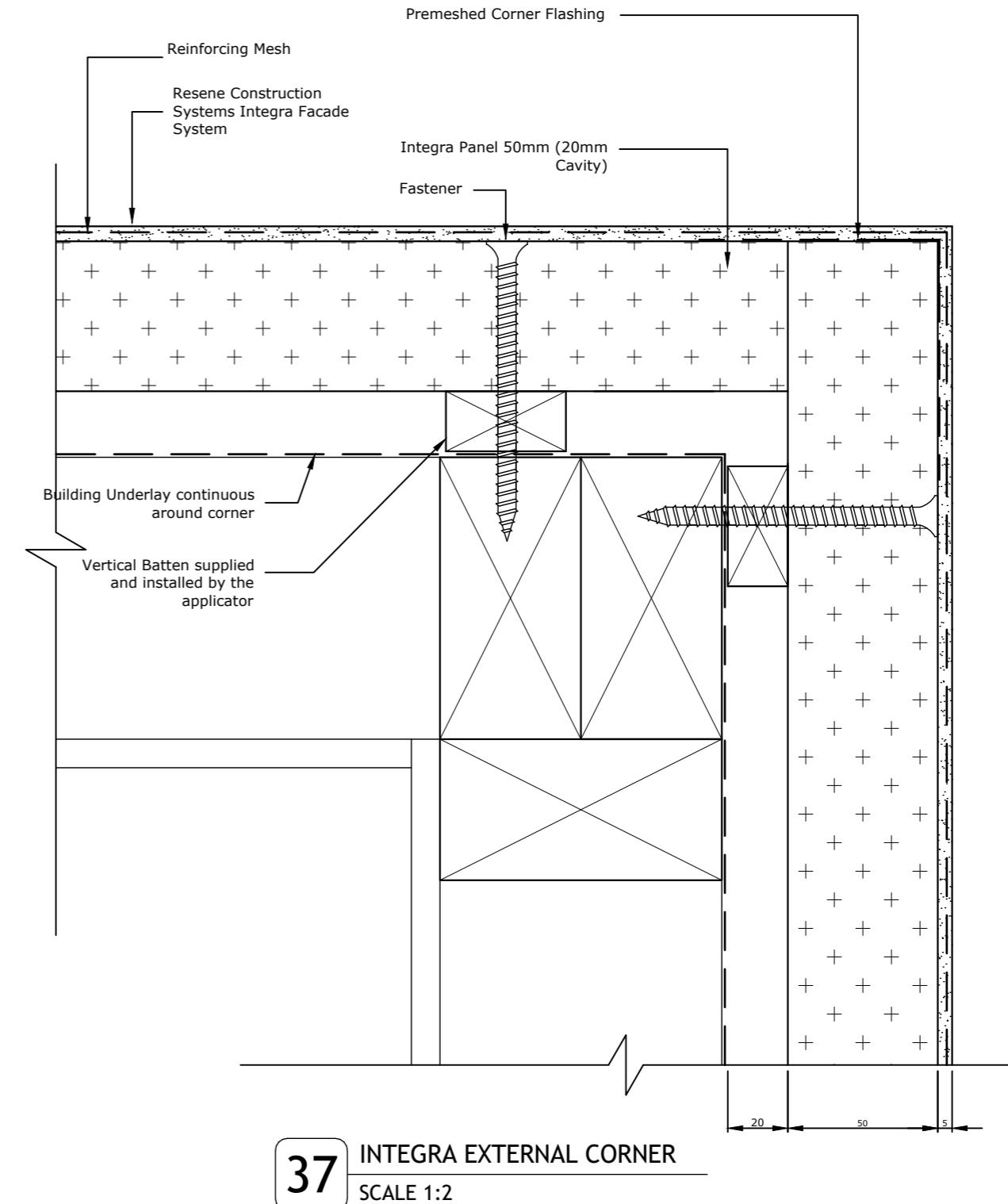
DETAILS 18



36

INTEGRA INTERNAL CORNER

SCALE 1:2



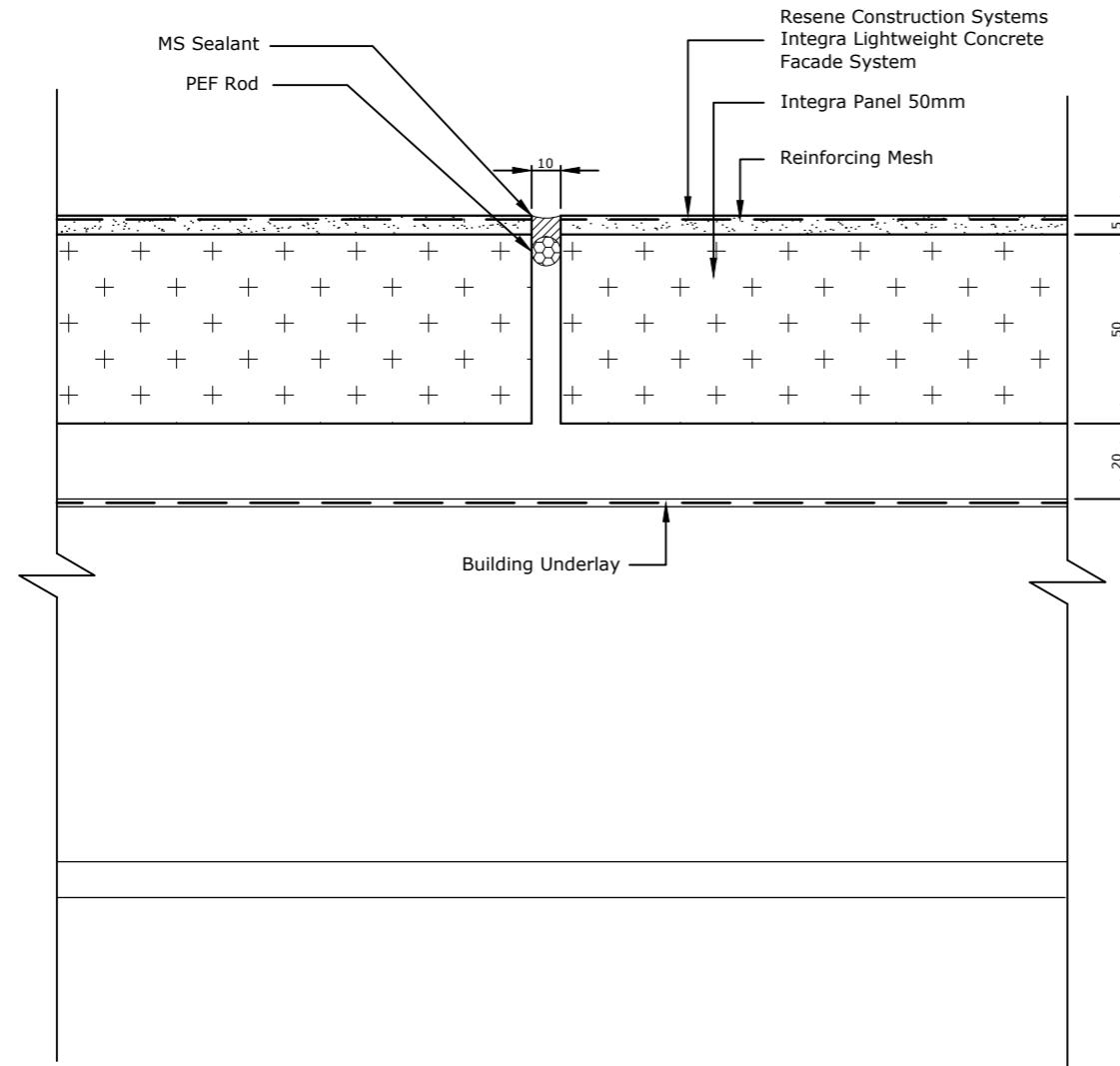
37

INTEGRA EXTERNAL CORNER

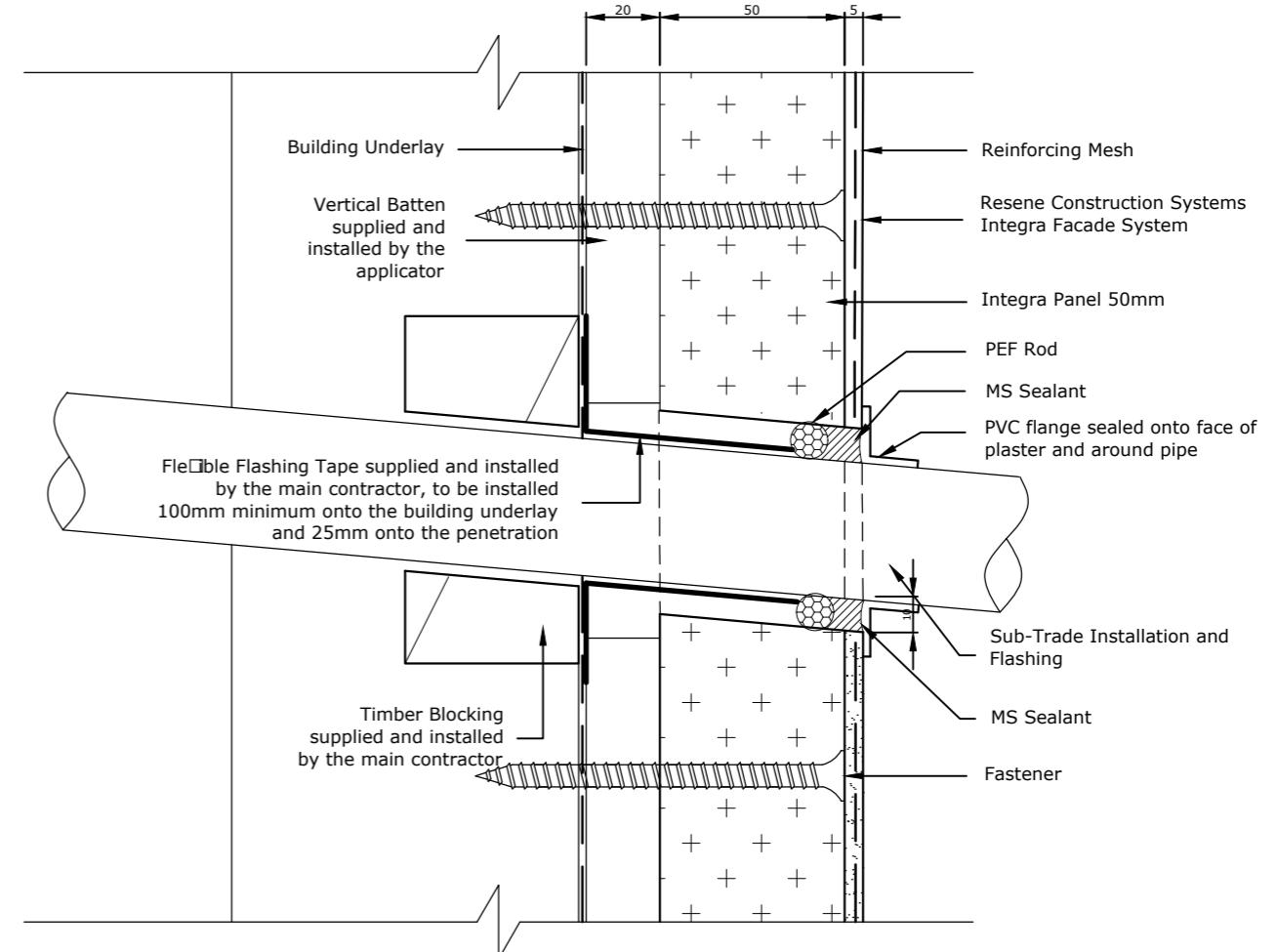
SCALE 1:2

Note: Contractors shall verify all dimensions on site before commencing any work
All dimensions are in millimetres unless otherwise stated
All construction to comply with NZBC/NZS 3604:2011, alongside all current standards alike
Refer to timber treatment and species schedule on Section A-A
All timber to be SG8 grade unless specified otherwise

DETAILS 19



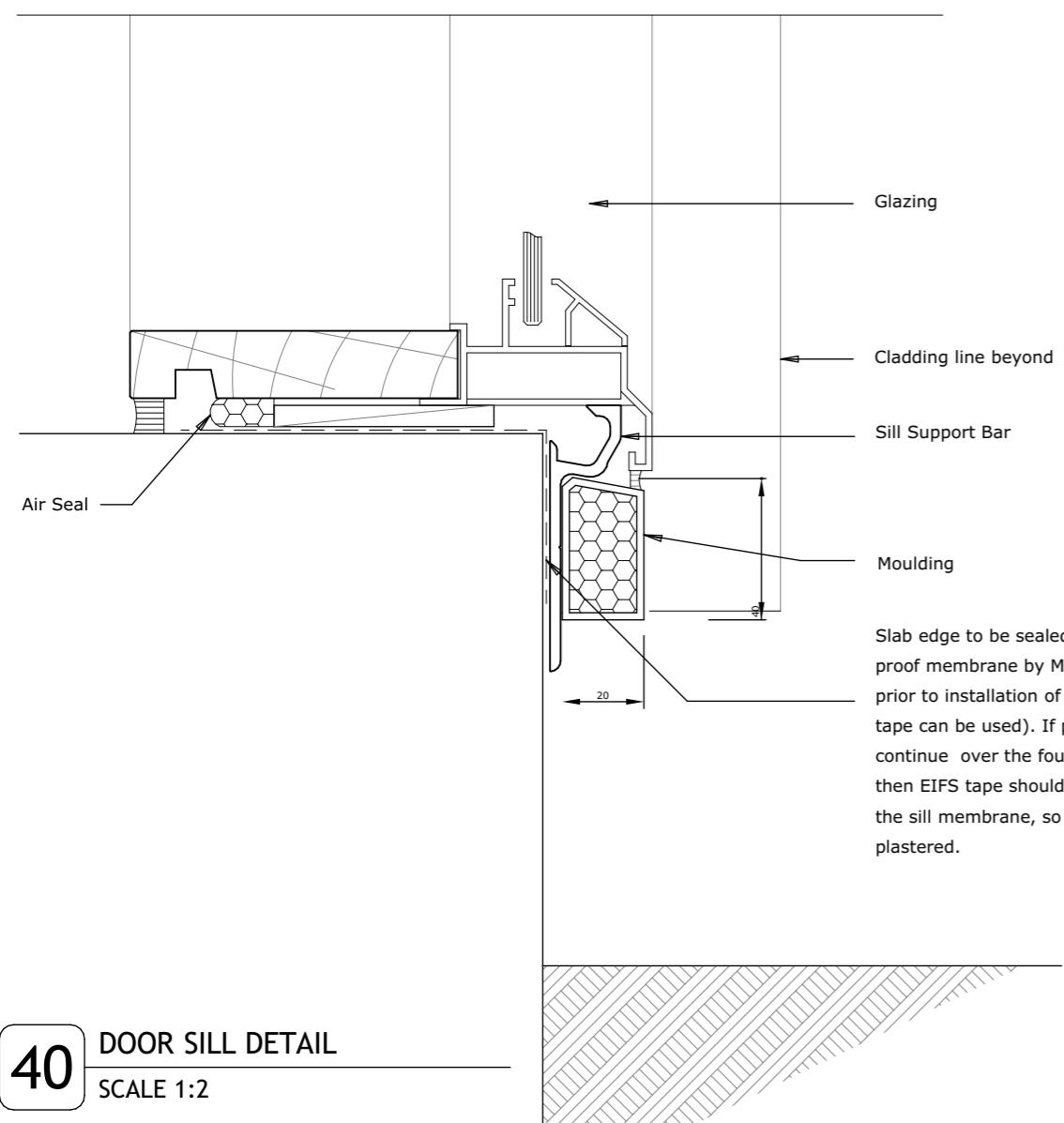
38 VERTICAL JOINT DETAIL
SCALE 1:2



39 INTEGRA PIPE PENETRATION
SCALE 1:2

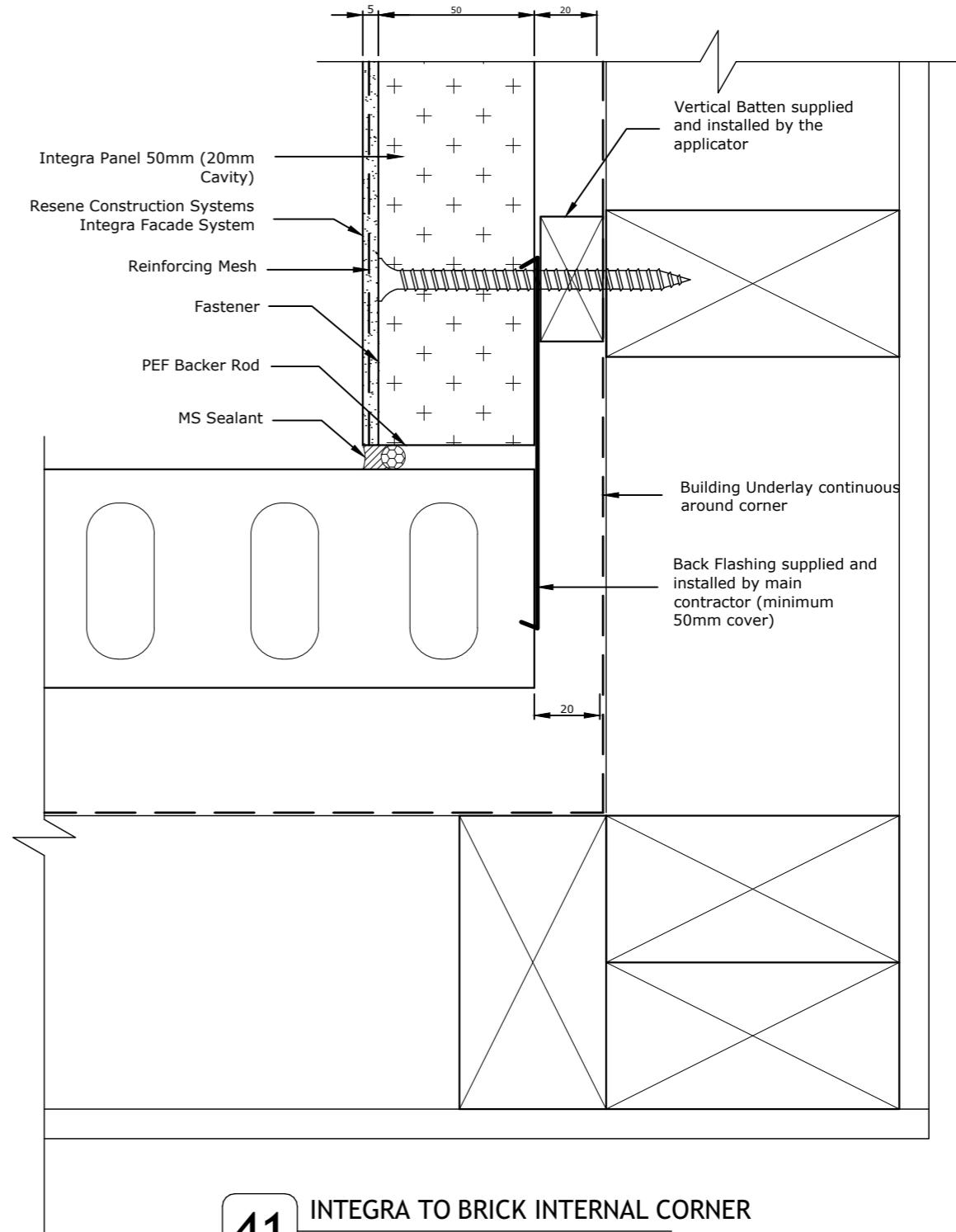
Note: Contractors shall verify all dimensions on site before commencing any work
All dimensions are in millimetres unless otherwise stated
All construction to comply with NZBC/NZS 3604:2011, alongside all current standards alike
Refer to timber treatment and species schedule on Section A-A
All timber to be SG8 grade unless specified otherwise

DETAILS 20



40 DOOR SILL DETAIL

SCALE 1:2

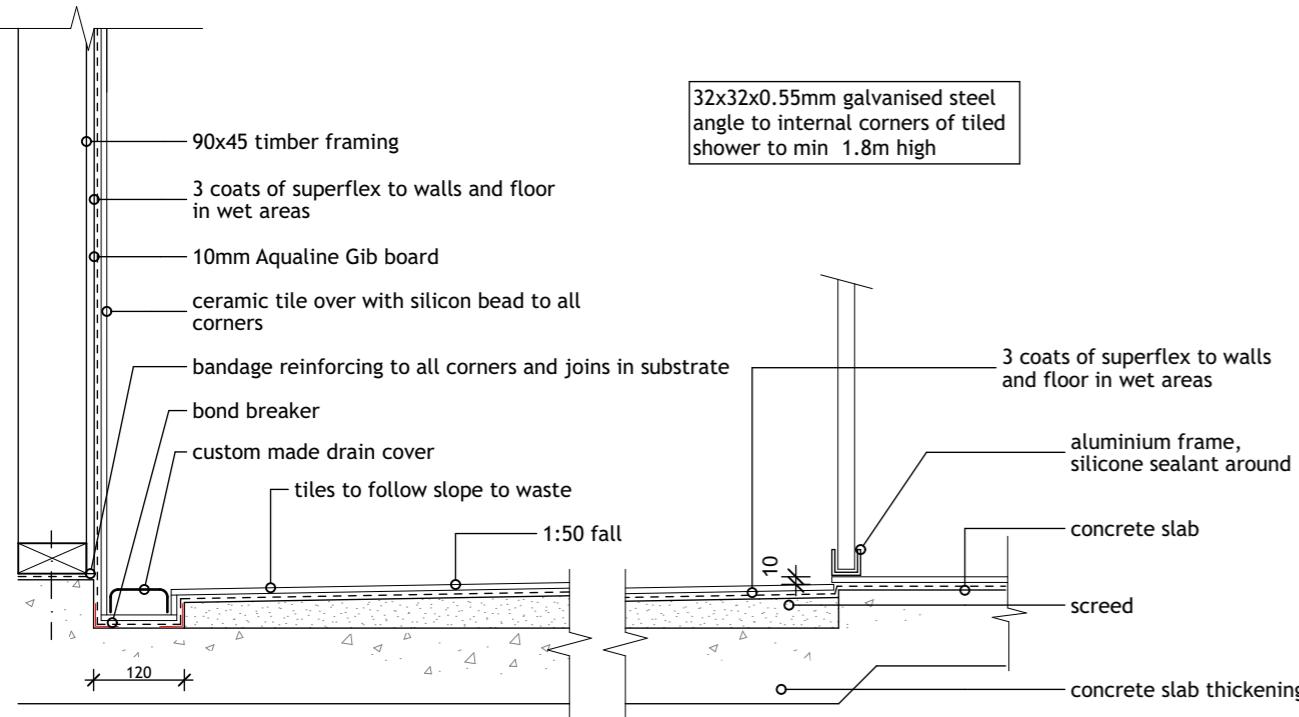


41 INTEGRA TO BRICK INTERNAL CORNER

SCALE 1:2

Note: Contractors shall verify all dimensions on site before commencing any work
 All dimensions are in millimetres unless otherwise stated
 All construction to comply with NZBC/NZS 3604:2011, alongside all current standards alike
 Refer to timber treatment and species schedule on Section A-A
 All timber to be SG8 grade unless specified otherwise

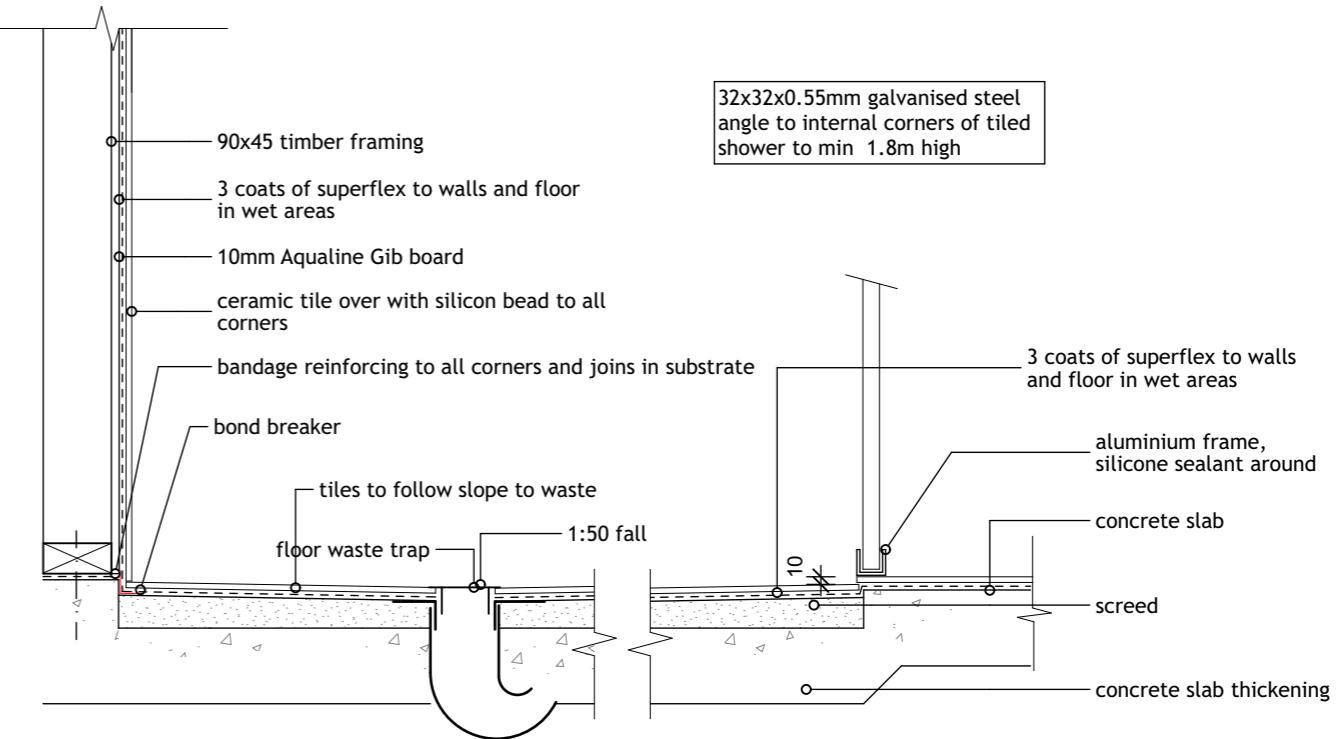
DETAILS 21



42

TILED SHOWER WATERPROOFING

SCALE 1:10



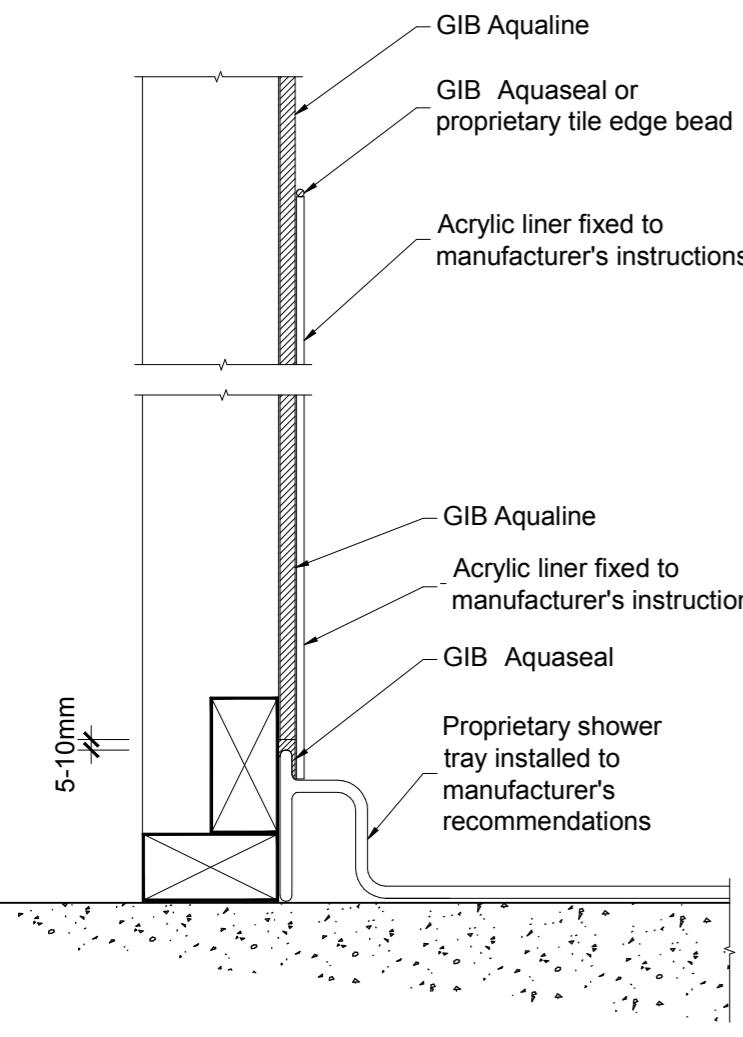
43

TILED SHOWER WATERPROOFING

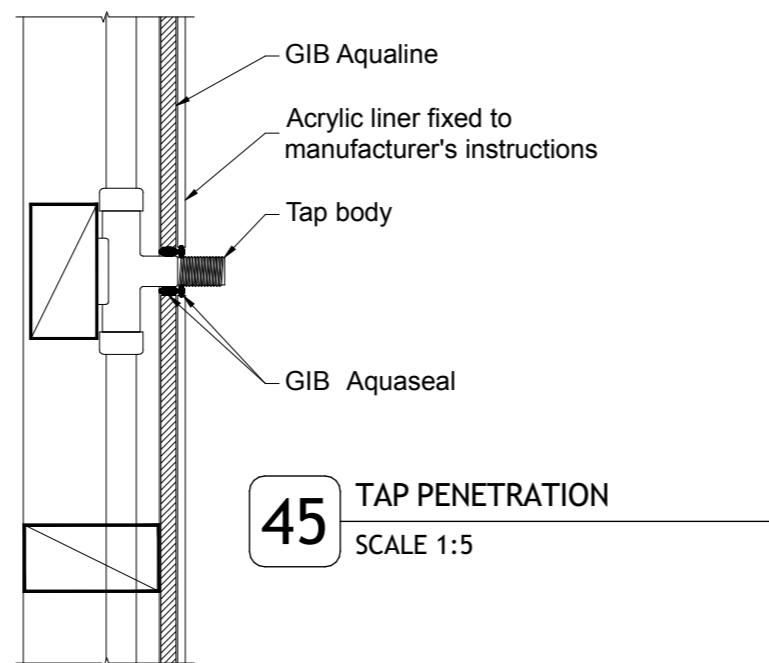
SCALE 1:10

Note: Contractors shall verify all dimensions on site before commencing any work
All dimensions are in millimetres unless otherwise stated
All construction to comply with NZBC/NZS 3604:2011, alongside all current standards alike
Refer to timber treatment and species schedule on Section A-A
All timber to be SG8 grade unless specified otherwise

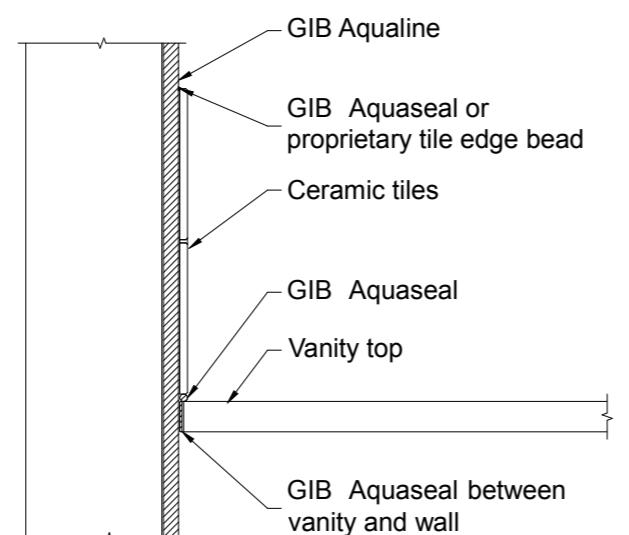
DETAILS 22



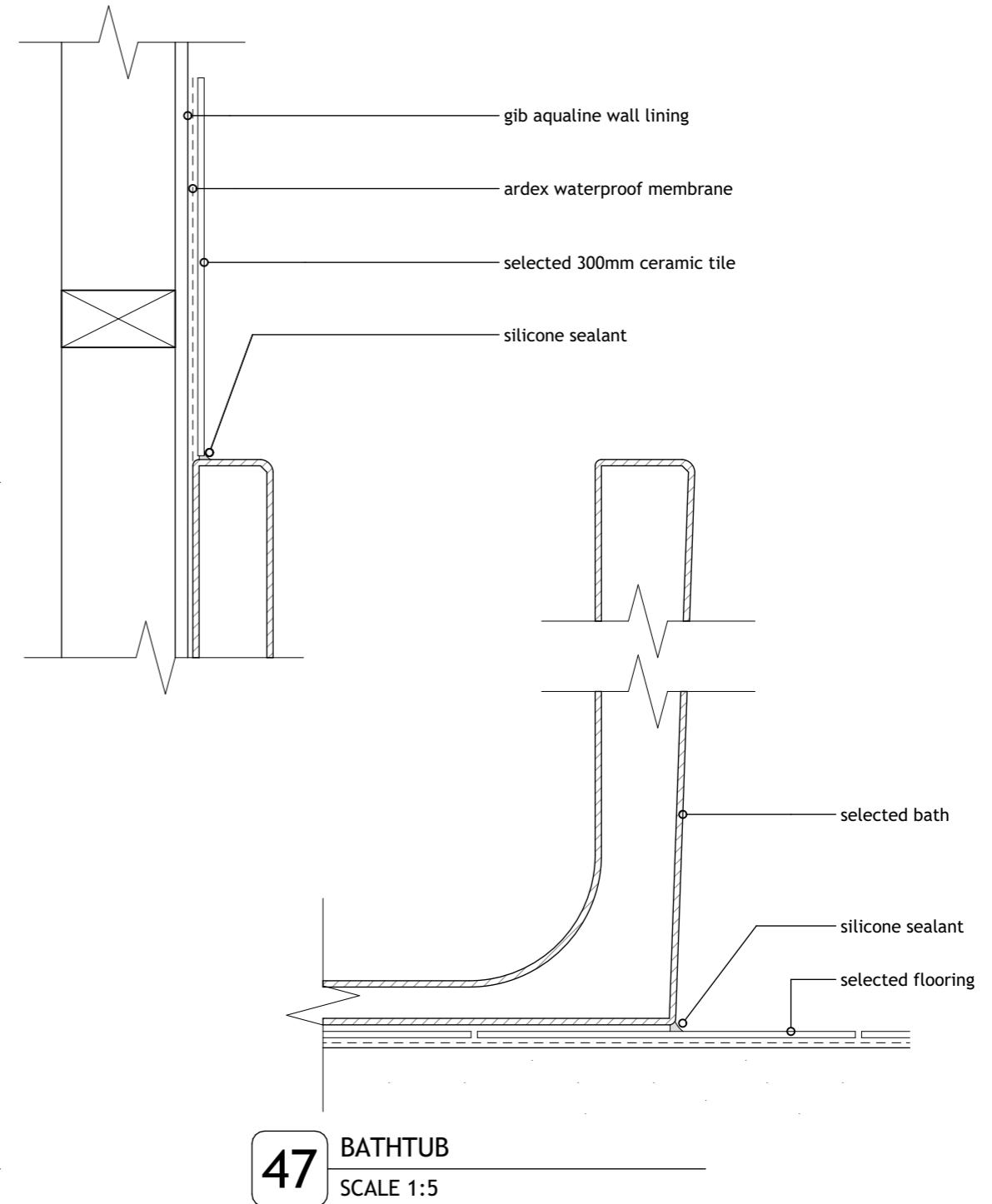
44 SHOWER
SCALE 1:5



45 TAP PENETRATION
SCALE 1:5



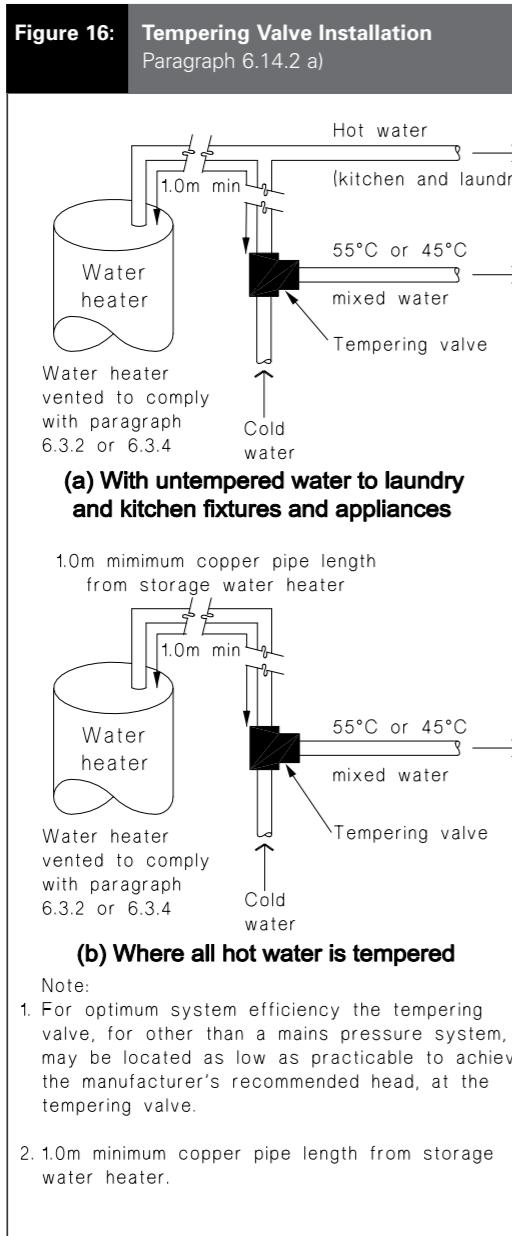
46 VANITY
SCALE 1:5



47 BATHTUB
SCALE 1:5

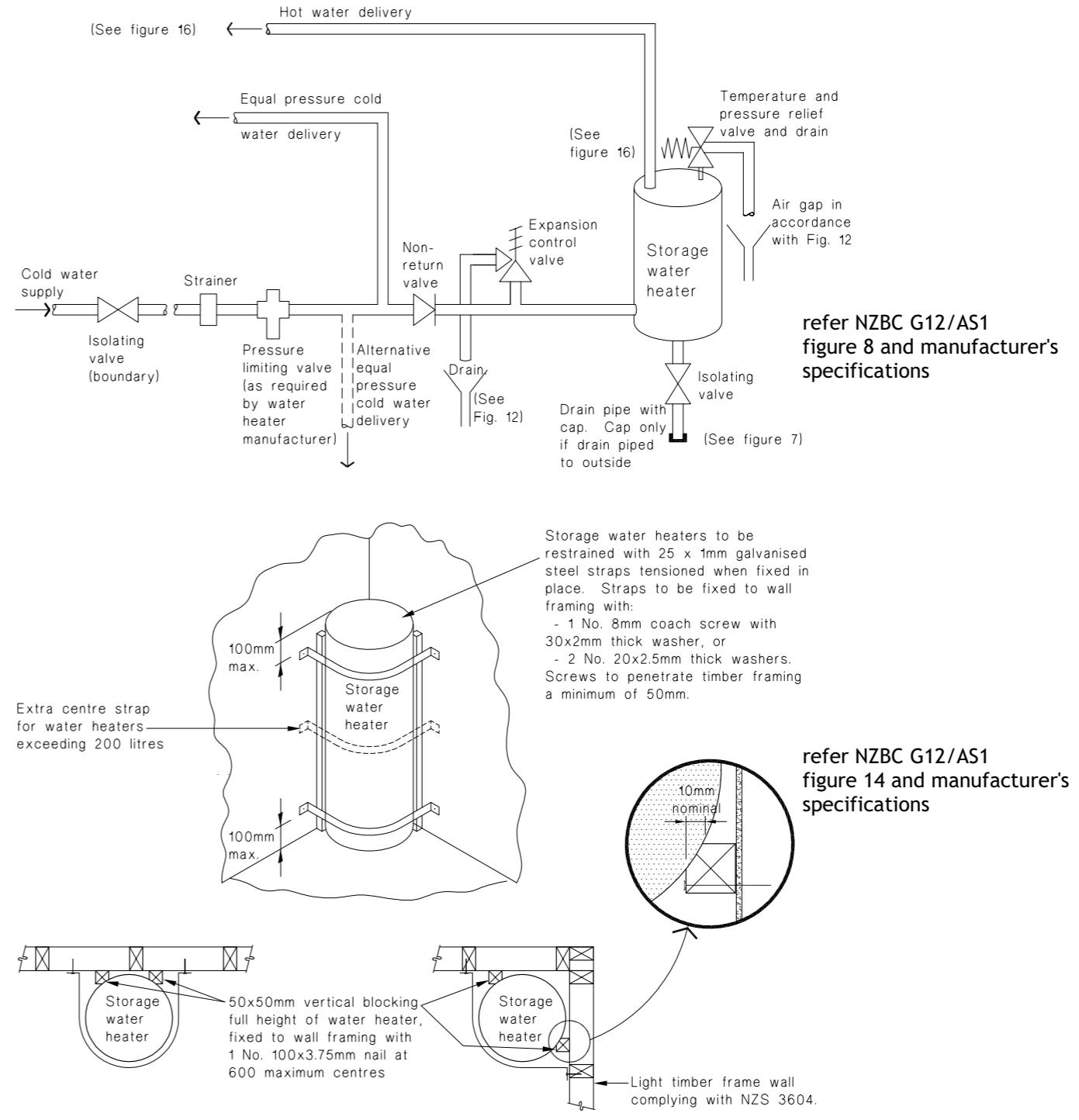
Note: Contractors shall verify all dimensions on site before commencing any work
All dimensions are in millimetres unless otherwise stated
All construction to comply with NZBC/NZS 3604:2011, alongside all current standards alike
Refer to timber treatment and species schedule on Section A-A
All timber to be SG8 grade unless specified otherwise

DETAILS 23



48

HWC TEMPERING VALVE DETAIL
SCALE #:#



49

HWC DETAILS
SCALE 1:10

Note:
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All construction to comply with NZBC/NZS 3604:2011, alongside all current standards alike
Refer to timber treatment and species schedule on Section A-A
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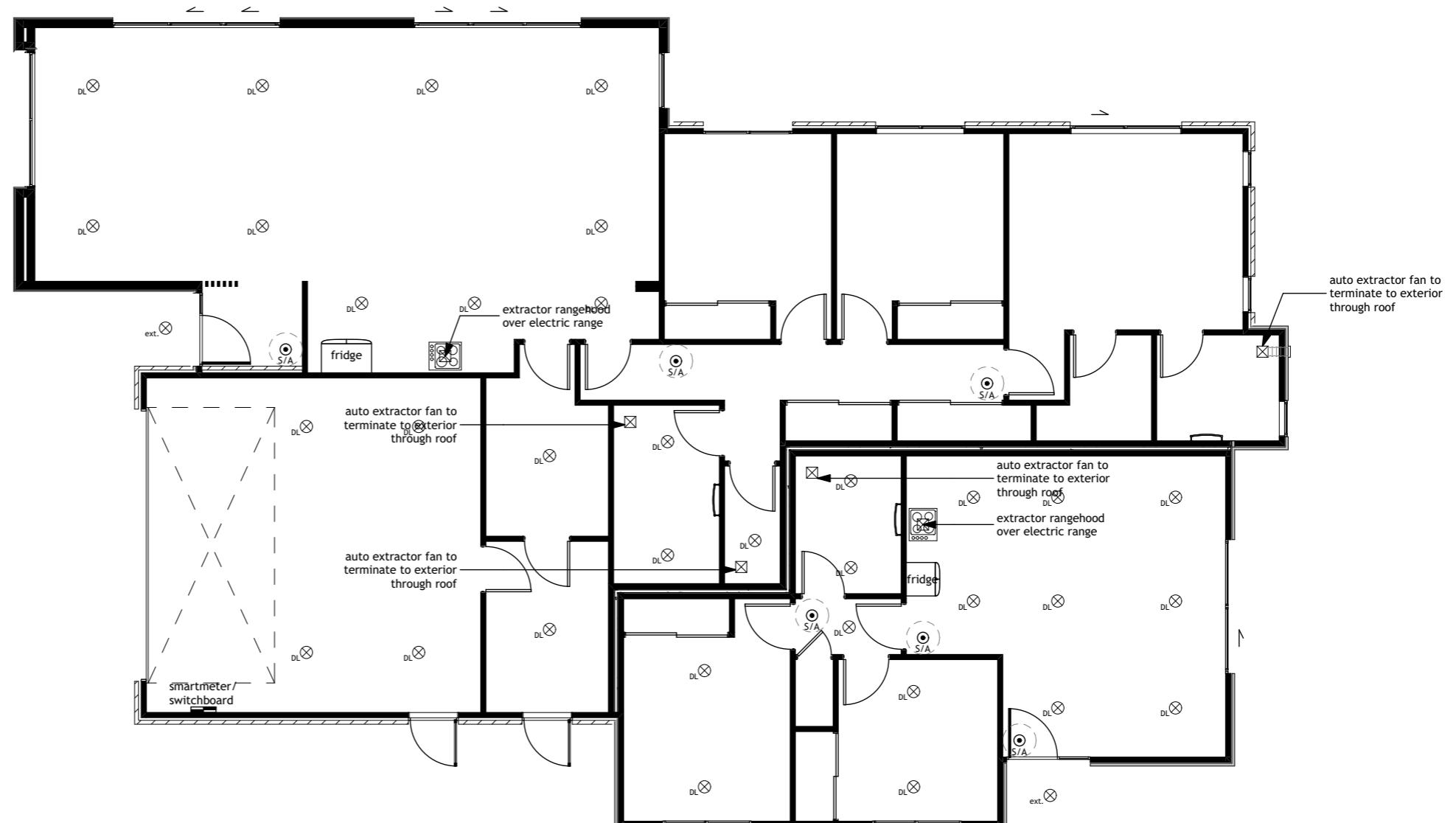
DETAILS 24

ELECTRICAL LEGEND

- Pendant Light
- CA Down Light
- Exterior soffit mounted
- Exterior wall mounted
- Motion Sensor
- Stairway Lighting
- Heated Towel Rail
- Smoke Alarm
- Extractor Fan
- External Heatpump unit
HP Ext.
- Internal Heatpump unit
HP
- Smart meter / switch board

Note:
Confirm locations of all electrical and light fittings with owner

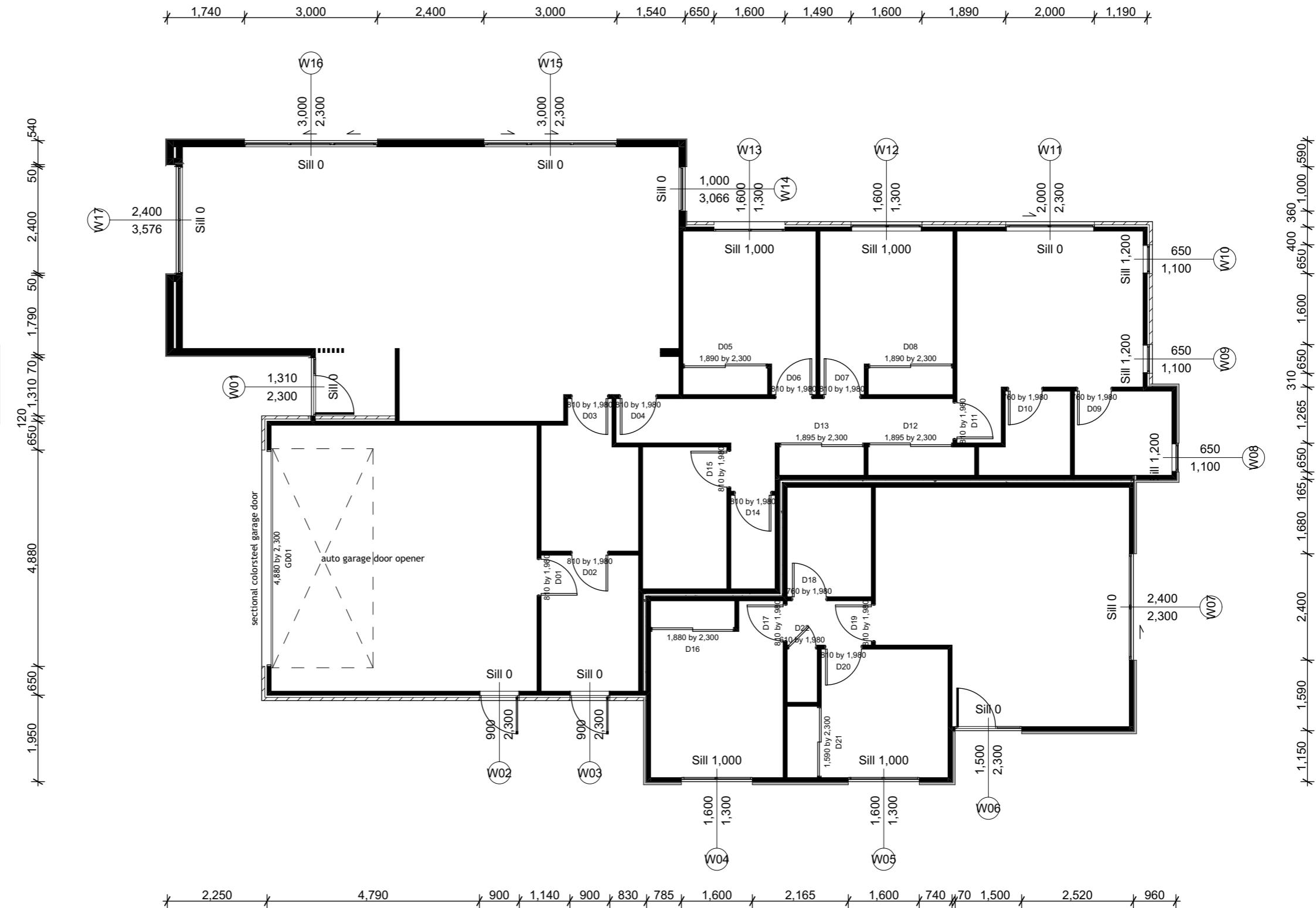
CA rated downlights are to comply with the Electrical safety Regulations 2010 and are to be either;
CA80 downlights
CA135 downlights
IC downlights
IC-F downlights



Note:
Contractors shall verify all dimensions on site before commencing any work
All dimensions are in millimetres unless otherwise stated
All construction to comply with NZBC/NZS 3604:2011, alongside all current standards alike
Refer to timber treatment and species schedule on Section A-A
All timber to be SG8 grade unless specified otherwise

ELECTRICAL PLAN

Note:
All internal door heights are to be confirmed.
All window sizes and measurements are to be confirmed on site.



Note:
Contractors shall verify all dimensions on site before commencing any work
All dimensions are in millimetres unless otherwise stated
All construction to comply with NZBC/NZS 3604:2011, alongside all current standards alike
Refer to timber treatment and species schedule on Section A-A
All timber to be SG8 grade unless specified otherwise

WINDOW & DOOR LAYOUT



YOUR STYLE OF LIVING
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www.fowlerhomes.co.nz



Proposed New Dwellings
8 Homestead Drive
Lot 24, Bellgrove Subdivision, Rangiora

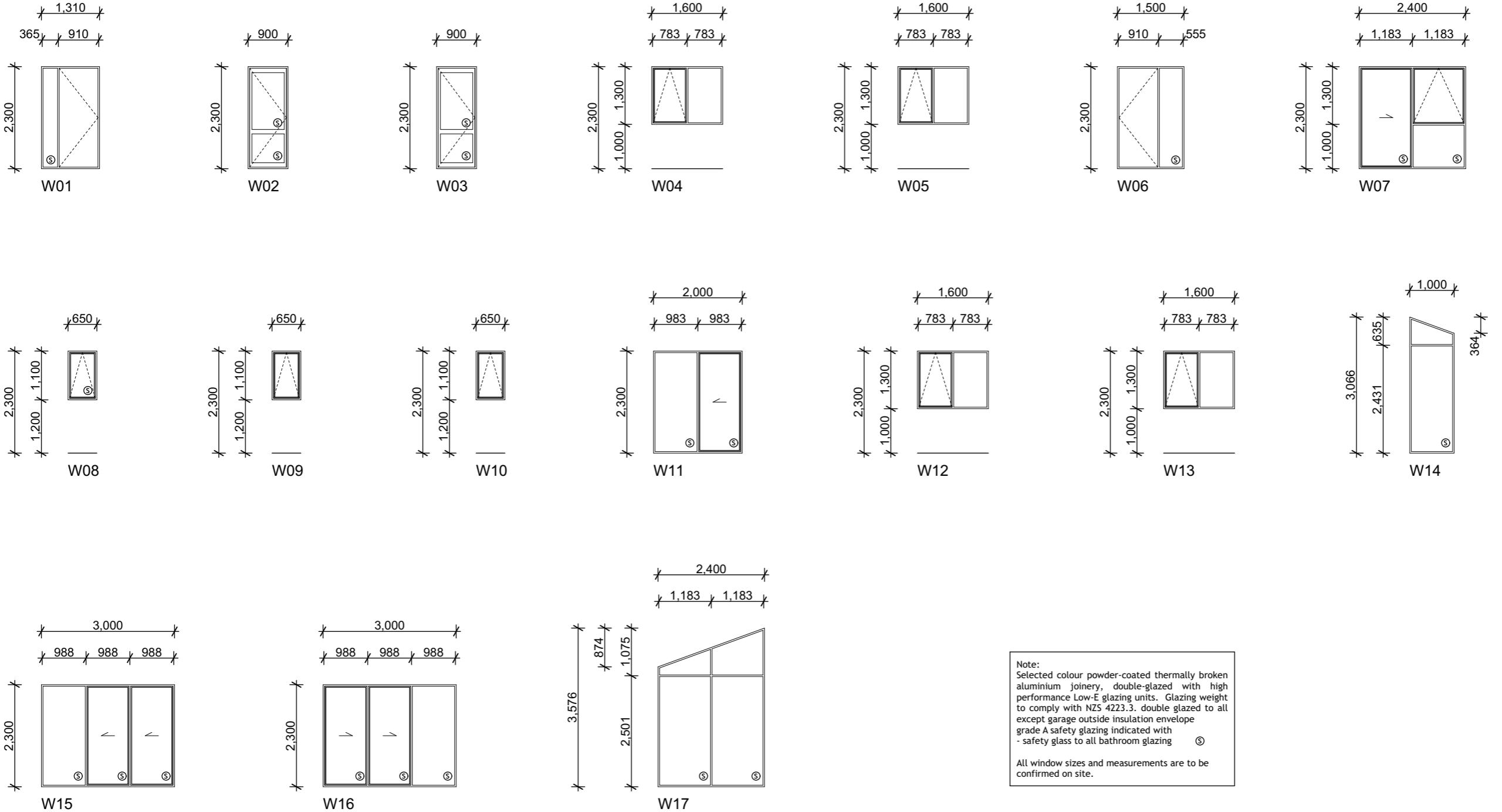


ck@kingsburyarchitecture.com

Date: Thursday, 14 March 2024
Scale: 1:100
Designed By: Corey Kingsbury
Drawn By: Corey Kingsbury

140

027 405 8085



Note:
Contractors shall verify all dimensions on site before commencing any work
All dimensions are in millimetres unless otherwise stated
All construction to comply with NZBC/NZS 3604:2011, alongside all current standards alike
Refer to timber treatment and species schedule on Section A-A
All timber to be SG8 grade unless specified otherwise

WINDOW & DOOR SCHEDULE

Fowler Homes

Show Home

Lot 24, Bellgrove Subdivision, Rangiora

File Number 23005.047



ENGCO
Consulting Engineers

AUCKLAND ■ CHRISTCHURCH ■ NELSON ■ QUEENSTOWN

TC 1 RIBRAFT DRAWINGS

Issue Register

Rev	Date	Description
-	26-02-24	Consent

Sheet List

Sheet No.	Rev	Date Issued	Sheet Title
S1	-	26-02-24	General Notes
S2	-	26-02-24	RibRaft Layout Foundation Plan
S3	-	26-02-24	RibRaft Details
S4	-	26-02-24	RibRaft Details
S5	-	26-02-24	Typical Services Penetration Details

GENERAL

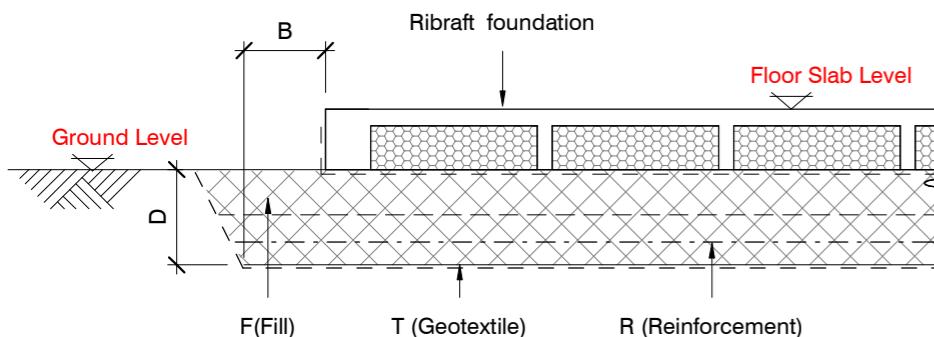
- These drawings are not to be used for construction until the plan (sheet S2) is signed by the main contractor.
- Do not scale. Refer any discrepancies to the Architect.
- These drawings are to be read in conjunction with the Architects drawings.
- The builder shall be responsible for any damage to works during construction.
- The sand blinding layer shall be 20mm min. & 50mm max. to aid levelling & to prevent rocking of pods.
- Vapour barrier to be 0.25mm (250 micron) polythene complying with NZS 4229 / NZS 3604 .
- Finished ground level adjacent to slab to be protected from wind, water erosion and undermining.

FOUNDATIONS

- For assumed allowable bearing capacity refer to calculations/installer guide. Unless otherwise noted in documentation.
- If there is any doubt about the integrity of the material on which the slab is to be founded - Supervising Engineer must be notified immediately.

GEOTECHNICAL REFERENCE:

Refer: Aurecon
Geotechnical Report for Lot 24
Ref. No: 509177
Dated: 24-05-23
Bearing: 200KPa

BUILDING PLATFORMCONCRETE

- All workmanship & materials to conform to NZS 3109, NZS 4210 & local authority regulations.
- Minimum covers to reinforcement:
 - Exposed to earth - 75mm.
 - Protected by vapour barrier - 50mm.
 - Not exposed to weather except for a brief period during construction - 25mm.
- No holes or chases other than those specified are to be made in the slab without the approval of Engco.
- All concrete shall have 20mm nominal maximum aggregate size & 120mm slump & shall comply with NZS 3109.
- All concrete to be mechanically vibrated & carefully worked around the reinforcement & into the corners of the formwork.
- Ribraft make-up to be

85mm Floor Slab - 220mm pods
(20MPa RAFTmix Concrete)
G500E SE-62 Ductile mesh on 40mm chairs

INSPECTIONS

Inform ENGCO consulting 48 hours in advance of any inspections required for code compliance certification.
Contact ENGCO - Ph. 03 366 7955 & quote ENGCO Ref. No.

INSPECTIONS REQUIRED

- Confirm bearing at excavation - by Engco
- Contractor to supply (4)N.D. tests at mid height and finished compacted surface - if depth of fill is greater than 400mm
- Pre-pour of slab - by Engco

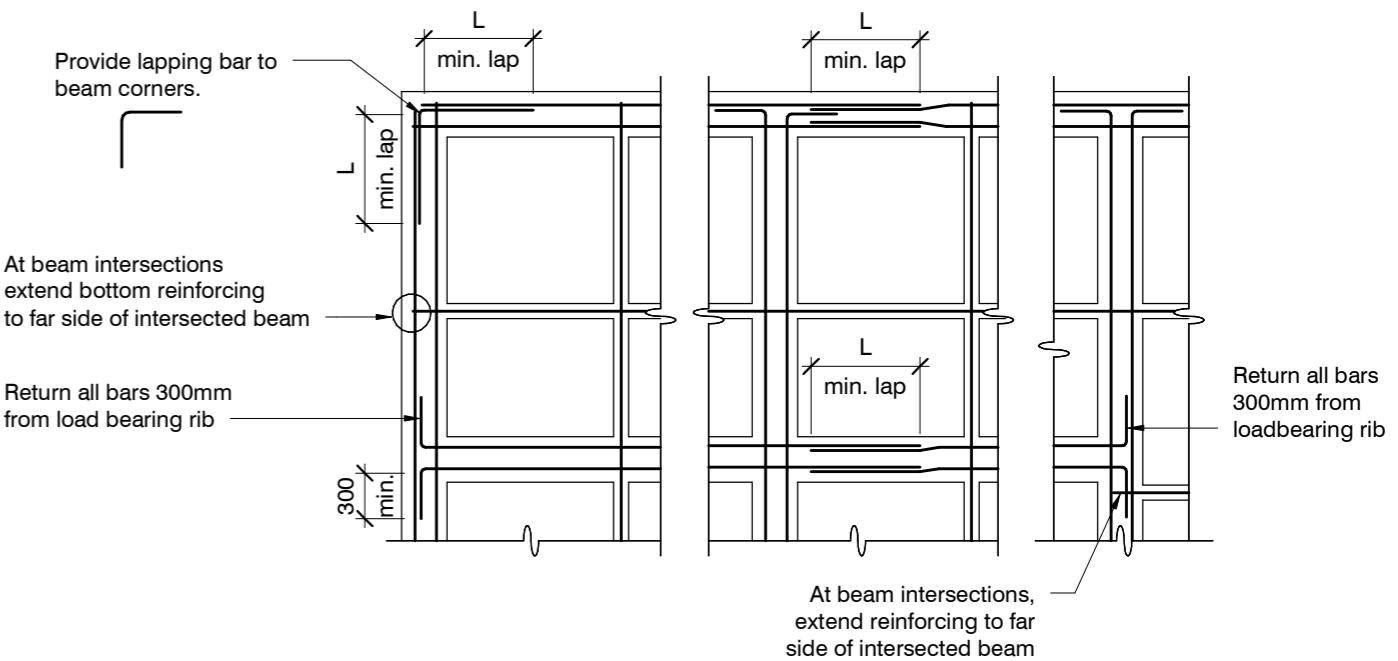
BUILDING PLATFORM TABLE:	
B	500mm
D	400mm. Remove all topsoil and organic material.
T	N/A
R	N/A
F	AP40 or AP65 - 95% Dry Density. Compact in 200mm layers max.

Refer Architectural drawings for Finished Floor Level

REINFORCEMENT

- All reinforcing shall be New Zealand sourced and conform to AS/NZS 4671 :2001 in grade 300 or grade 500E.
- All bends to be made cold without fracture.
- All reinforcing shall be deformed type unless otherwise stated.
- Grade 500E deformed bars shall be designated 'H', Grade 300 deformed bars shall be designated 'D' and Grade 300 round bars shall be designated 'R'.
- Minimum bar lap.

	H12 bars	H16 bars
L	720mm	900mm
- All reinforcement to be fixed & tied where necessary in its specified position.
- Welding of steel is not permitted.
- Spacers:
 - Edge at 1200mm ctrs (one on edge & two on corners, typically).
 - Internal one on each side of pod (typically).
- All mesh shall comply with AS/NZS 4671 & shall conform with elongation requirements exceeding 10%.
- All mesh shall lap a minimum of 250mm (end extensions not included in lap length).

Typical Corner Steel & Min. Lapping Requirements

N.T.S.

revisions	-	26-02-24	Consent

SLAB PLAN SETOUT:

Slab drawn to Architectural framing and DOES NOT ACCOUNT FOR ANY OVERHANG.

Use Architectural drawings for any framing overhang information which may affect slab dimensions.

contractor shall verify all dimensions before commencing work

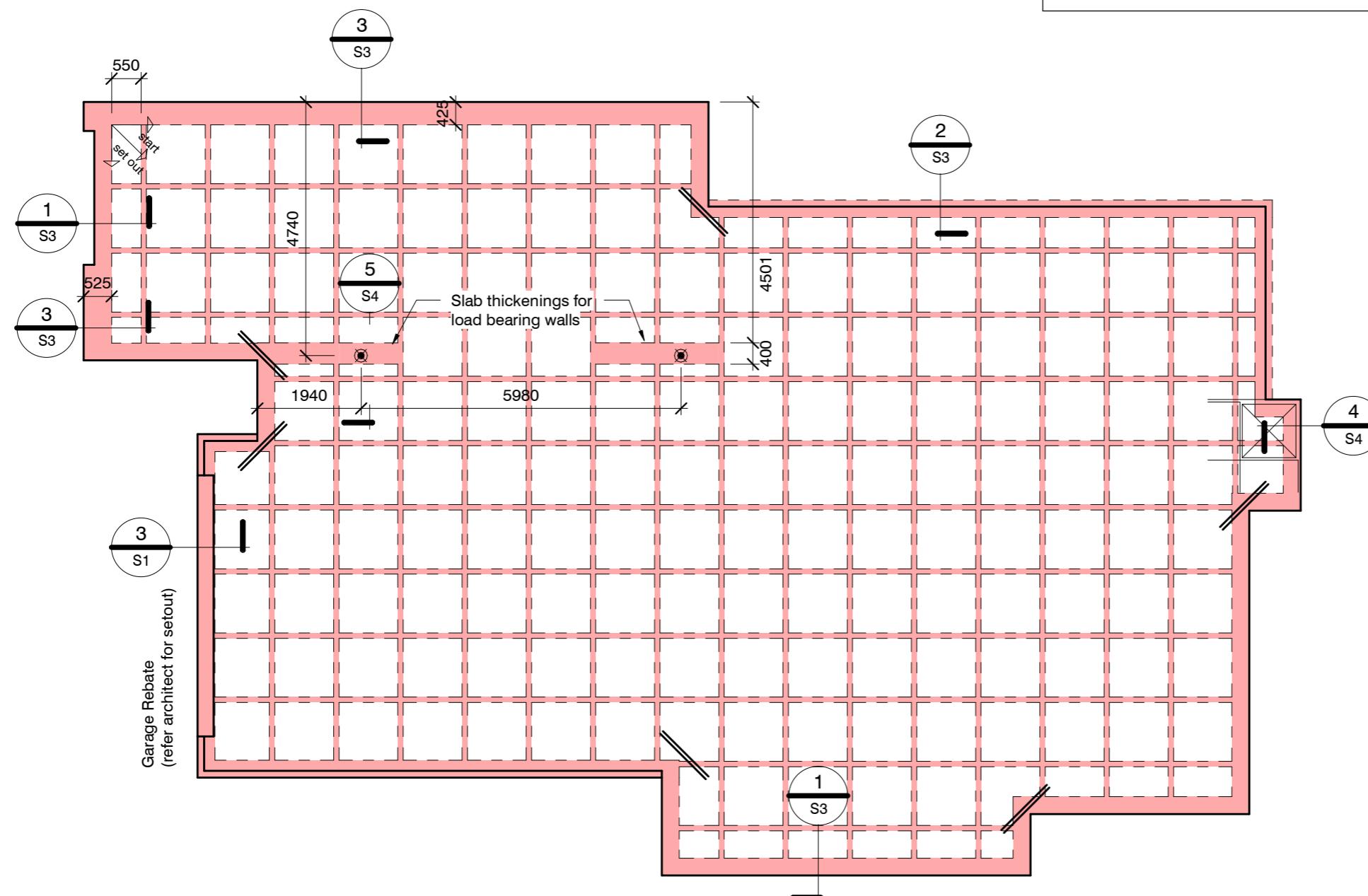
GENERAL NOTES:

Locations shown of internal floor beam thickenings are indicative only. It shall be the responsibility of the Contractor to ensure that they are located centrally under the load bearing walls to which they pertain.

Under no circumstance should pipework for services be run longitudinally in 100mm ribs. Similarly they should not be run along perimeter foundations nor internal floor beam thickenings

Vertical or horizontal penetrations through the foundation edge beam or floor beam thickenings must be made through the middle third of the member. Vertical penetrations should not be made through 100 mm ribs.

Refer to Architects drawings for floor slab, set downs, steps, rebates, holding down bolts, cast-in componentry and the like.

**RIBRAFT FOUNDATION LAYOUT PLAN**

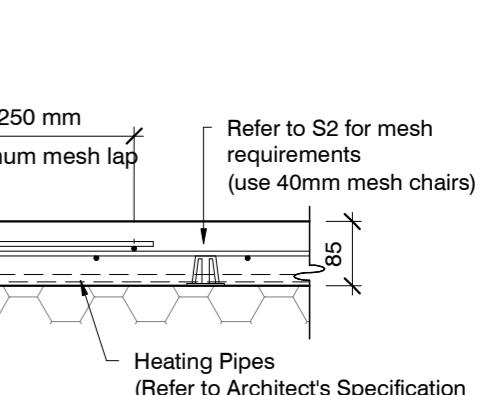
1 : 100

Refer Architects drawings for slab dimensions

OPTIONAL SHRINKAGE CRACKING CONTROL:

Control Joints, to control long term shrinkage cracking, if necessary, are shown on the drawing.

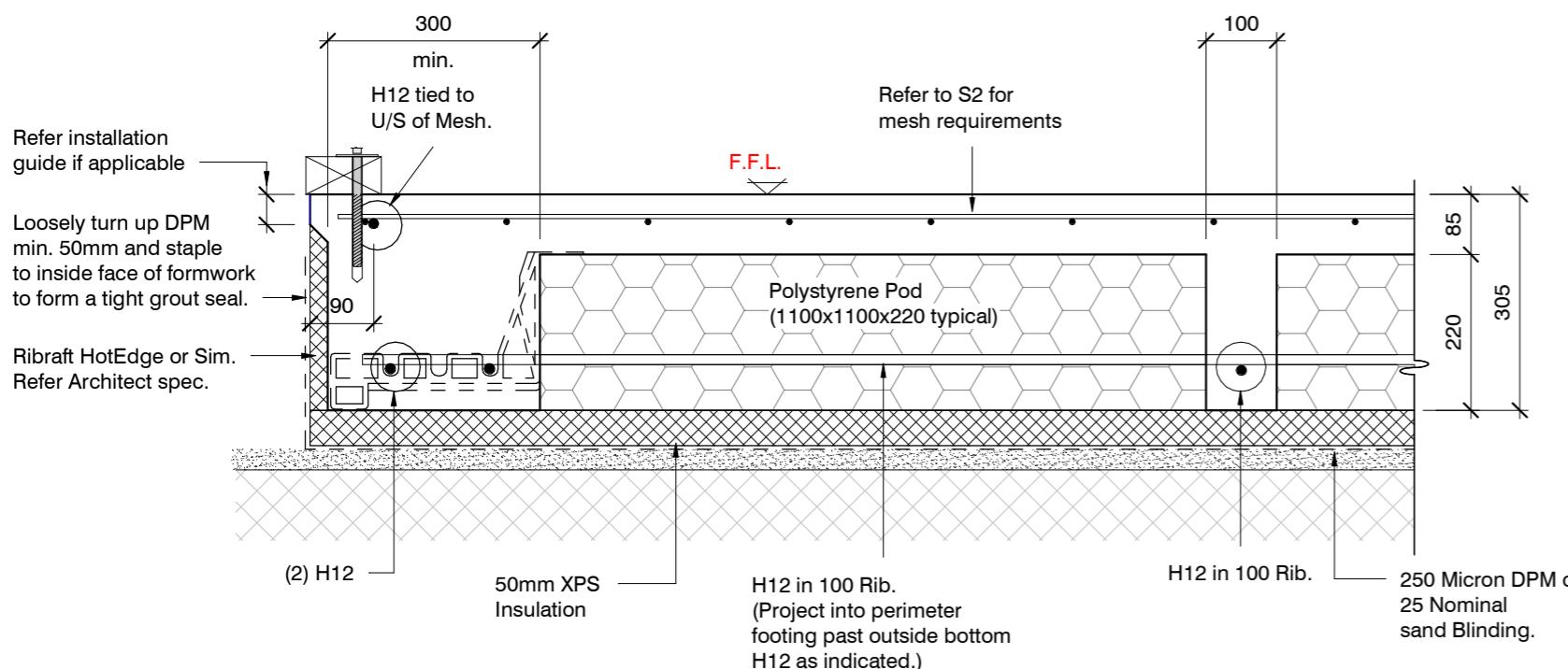
In addition to these, in order to minimise the potential for early shrinkage cracking where aesthetics is important, 25mm deep sawn joint may be positioned at major changes in the floor plan shape and at a maximum recommended spacing of 5.0m. For more information, refer to Section 6.2 of the Firth Ribraft Technical Manual



* 50mm shower rebate, maintain min. slab thickness Trim perimeter with H12, extending 750mm past (typ.) (or 300mm return) Refer to Architects drawings for setout dimensions

revisions	-	26-02-24	Consent

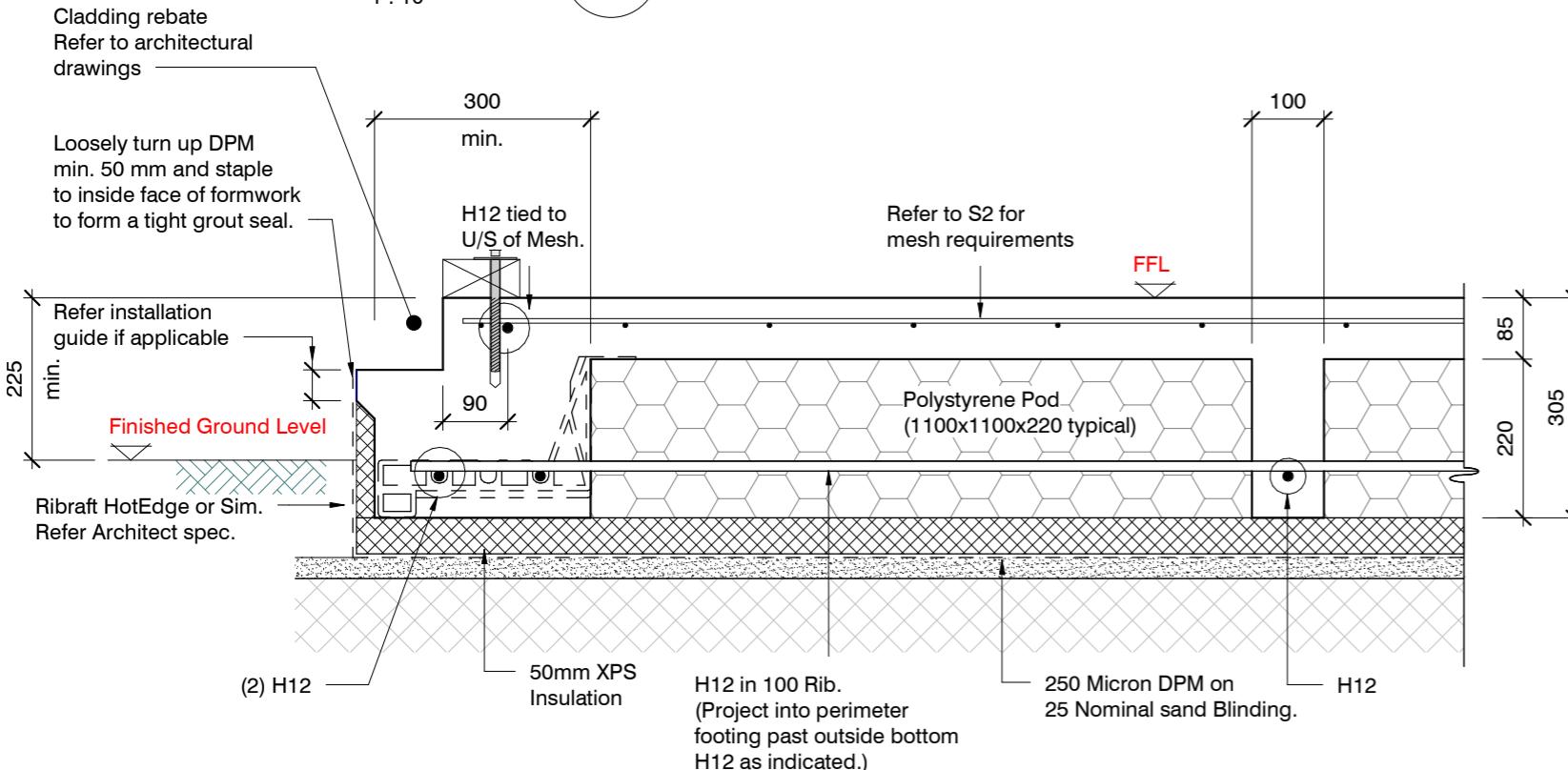
design	E. Jorgensen	file	23005.047
drawn	J. Grant	dwg	
appvd	M. Cusiel	rev.	S2
date	February 24		-



SECTION 1 TYPICAL 300 WIDE EDGE BEAM WITH HOT EDGE

1 : 10

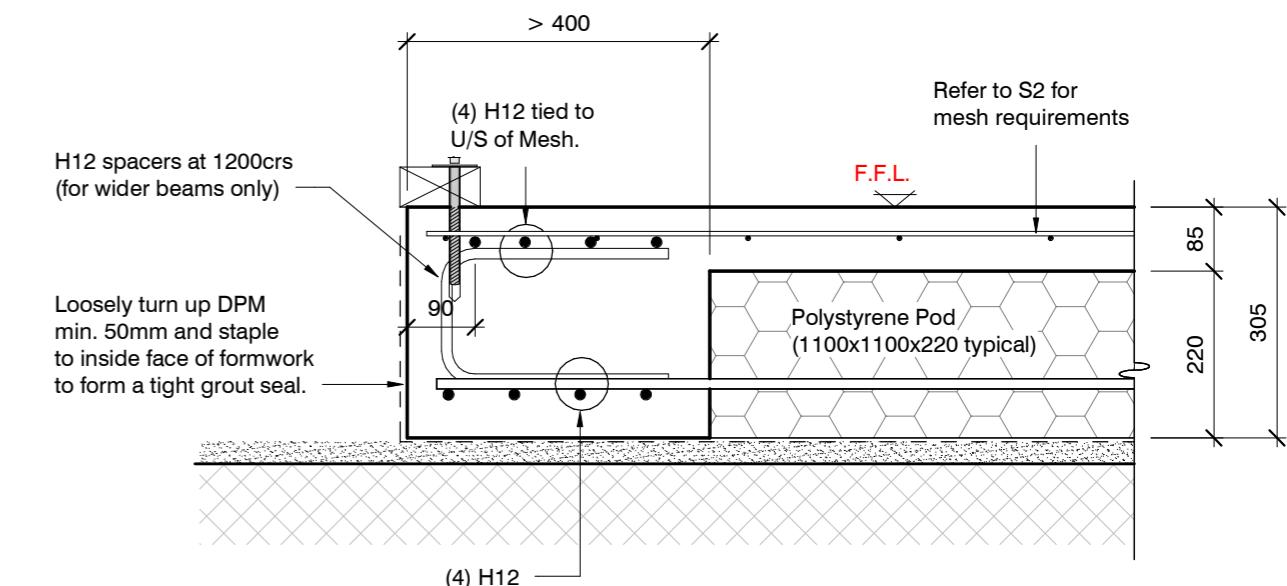
S2



SECTION 2 TYPICAL REBATED 300 WIDE EDGE BEAM WITH HOT EDGE

1 : 10

S2



SECTION 3 EDGE BEAM GREATER THAN 400 WIDE

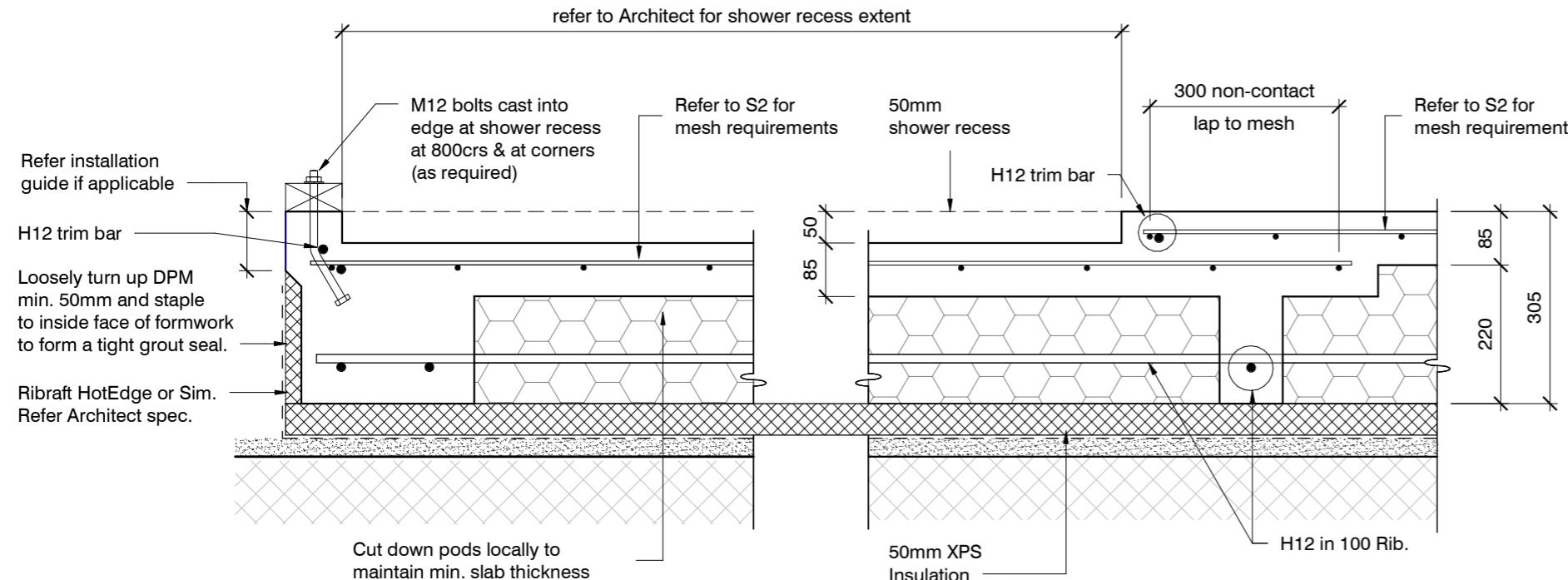
1 : 10

S2

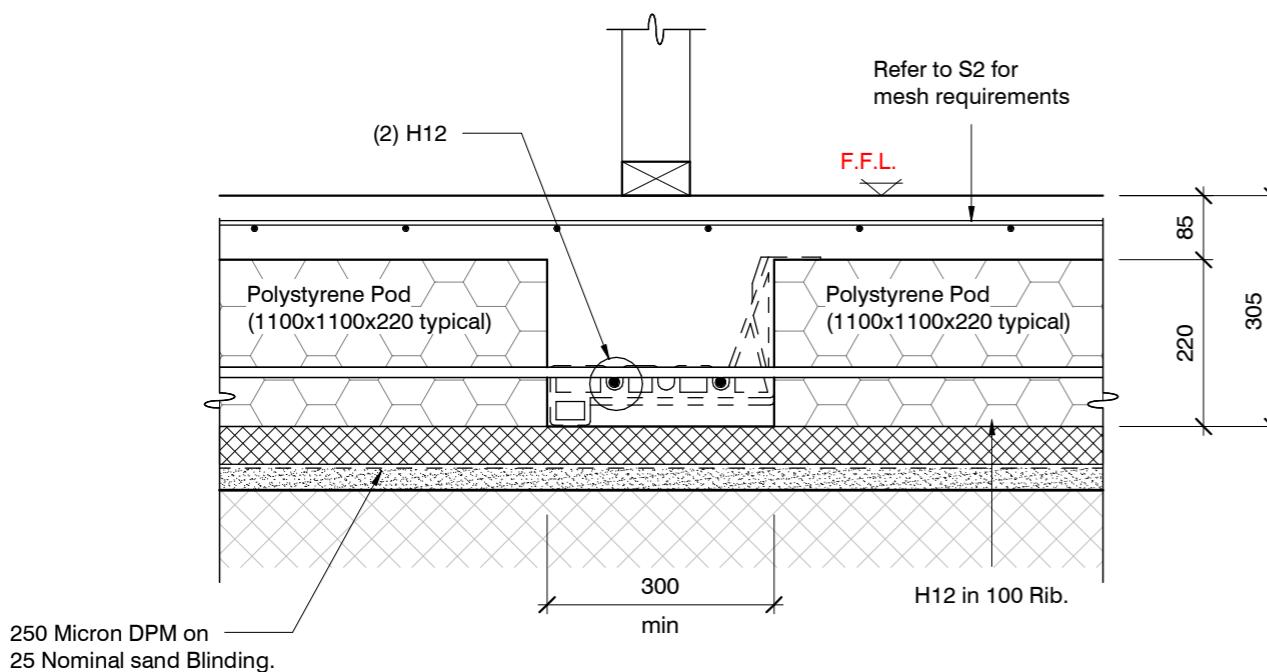
ORIGINAL SIZE = A3

revisions

-	26-02-24	Consent
design	E. Jorgensen	file
drawn	J. Grant	23005.047
appvd	M. Cusiel	dwg
date	February 24	rev.
S3		-



SECTION 4 TYPICAL SHOWER RECESS
1 : 10 S2

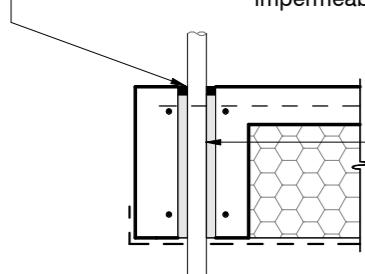


SECTION 5 SLAB THICKENING DETAIL
1 : 10 S2

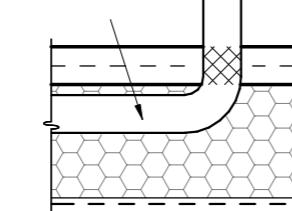
revisions	-	26-02-24	Consent

Flexible Sealant as required
all round pipe perimeter

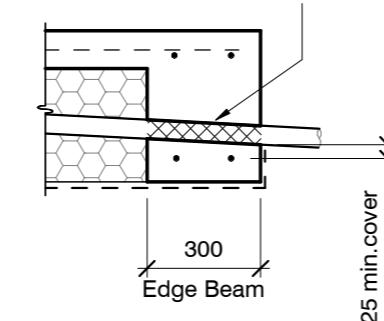
50mm Dia. max. Pipe.
Pipe wrapped in 6mm thick
impermeable material



Pipes can be run in Pods under
slab panels. Wrap in 6mm thick
impermeable material where
pipe crosses slab



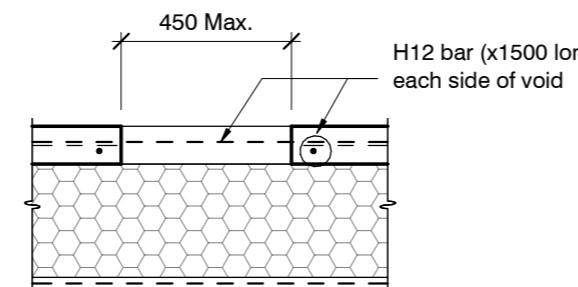
Pass pipe through edge beam
Avoid all reinforcing bars.
Wrap pipe in 6mm thick
impermeable material



Services shall not be placed within any concrete except to cross that section of concrete
i.e. services shall not run along ribs or edge beams.
The maximum diameter of the services shall be as outlined in table below.

MAXIMUM DIAMETER OF PIPE SERVICES		
ELEMENT	VERTICAL SERVICES	HORIZONTAL SERVICES
300mm wide edge beam	50mm pipe, wrapped in 6mm thick impermeable material	100mm pipe, wrapped in 6mm thick impermeable material
500mm localised wide edge beam	100mm pipe, wrapped in 6mm thick impermeable material	100mm pipe, wrapped in 6mm thick impermeable material
300mm wide internal load bearing rib	50mm pipe, wrapped in 6mm thick impermeable material	100mm pipe, wrapped in 6mm thick impermeable material
100mm wide internal rib	Nil	100mm pipe, wrapped in 6mm thick impermeable material
Slab	100mm pipe wrapped in 6mm thick impermeable material or for larger services see Large Slab Penetration Detail.	Nil

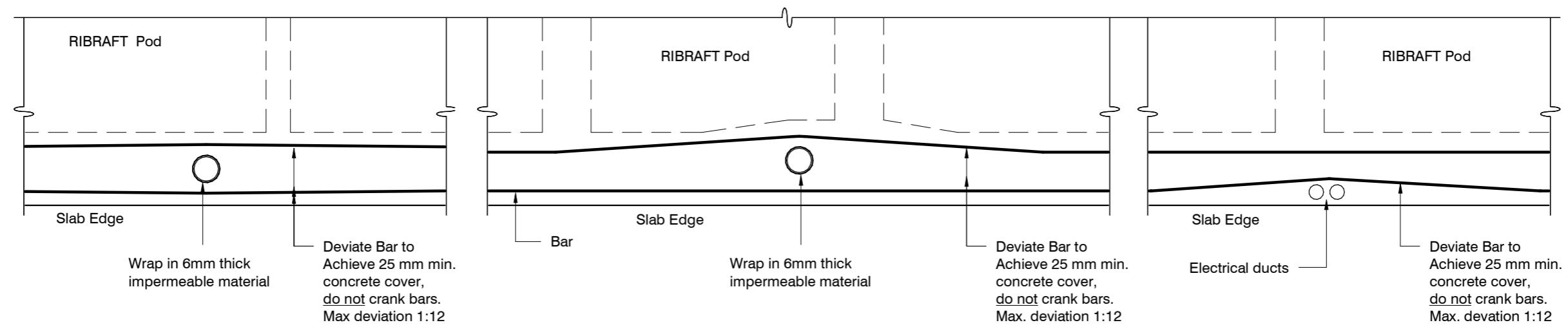
SLAB SERVICES PENETRATION DETAIL



PENETRATIONS NOTE:
Where penetrations through
Floor Slab exceed 450 mm Square,
Crack Control Bars will be required.

LARGE SLAB PENETRATION DETAIL

(for services greater than 100mm in diameter)



FOUNDATION SERVICES PENETRATION DETAILING.

Services shall not run along ribs or edge beams.

revisions	-	26-02-24	Consent

ORIGINAL SIZE = A3