



ARTISTS IMPRESSION ONLY



ARCHITECTURAL DRAWINGS INDEX:

Page A-100.	Site Development Plan
Page A-101.	Ground and First Floor Plan
Page A-102.	Ground and First Floor Plan Dimensioned
Page A-103.	Elevations
Page A-104.	Elevations
Page A-200.	Cross Section Notes
Page A-201.	Cross Sections
Page A-202.	Cross Sections
Page A-203.	Cross Sections
Page A-300.	Slab Plan
Page A-301.	Joist Layout Plan
Page A-302.	Bracing and Electrical Plan
Page A-303.	Roof Plan
Page A-304.	Drainage Plan
Page A-305.	Isometric Plumbing

Page D1-D11. Details

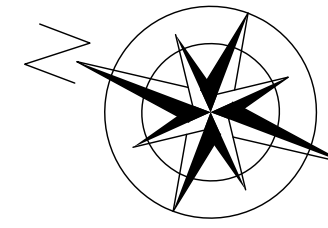
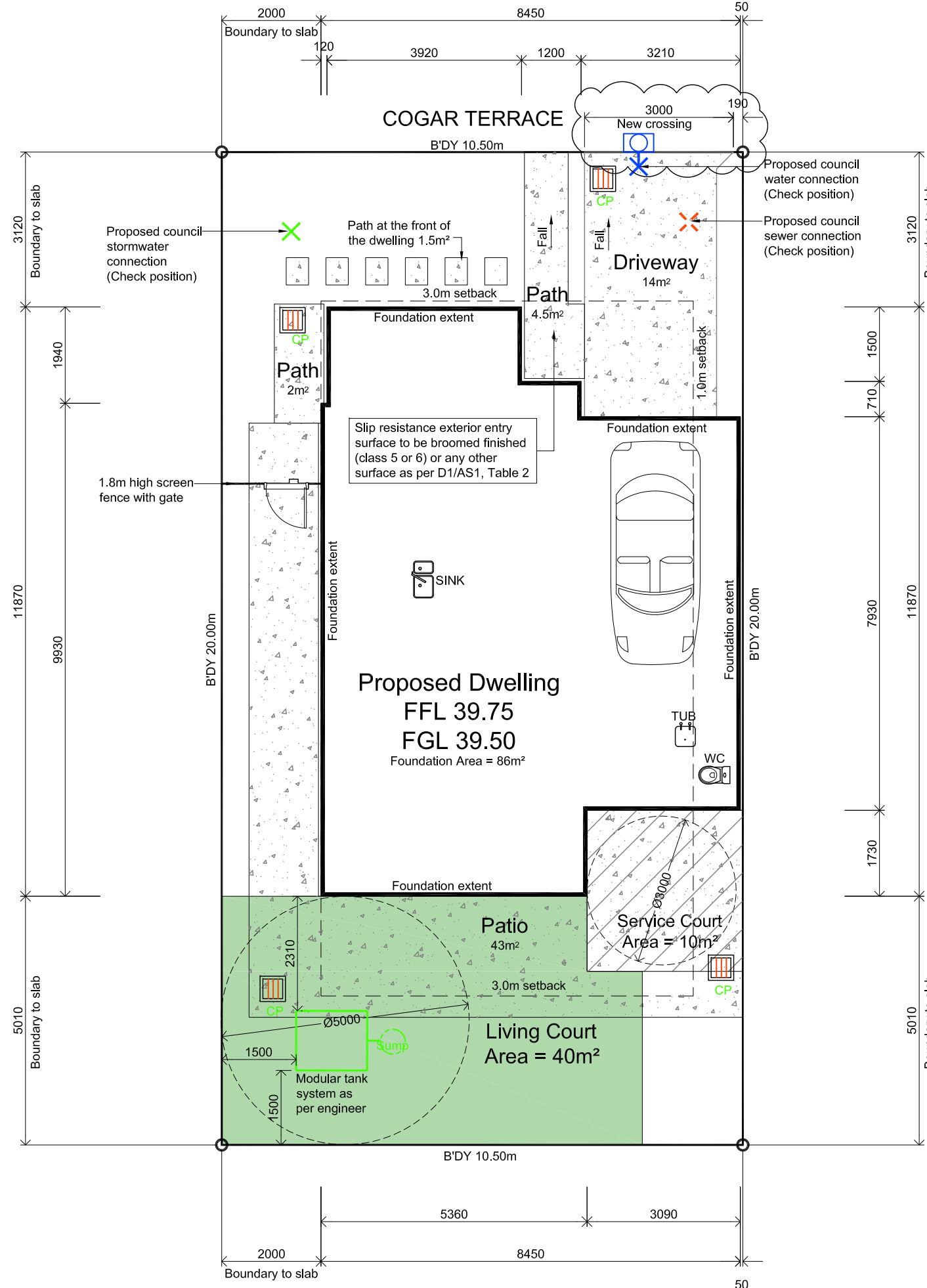
Page F1-F3 Fixing details

CONTENTS:

Architectural Drawings
Engineering
Bracing Calculations
Risk Matrix
H1 Compliance Report
Truss Design
Geotech Report
Specifications
Product Specifications

NEW DWELLING FOR:

LOT 515, COGAR TERRACE, GREENHILL PARK, HAMILTON



LOT 515, DP - ...

Note:
Area in front of dwelling and garage = 41.8m²
Impermeable area in front of dwelling and garage = 20m²

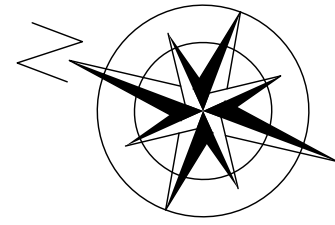
AREA	
TOTAL SITE AREA	= 210m²
G. FLOOR AREA	= 82m²
F. FLOOR AREA	= 57m²
TOTAL FLOOR AREA (OVER FRAMING)	= 139m²
TOTAL FLOOR AREA (OVER FOOTPRINT)	= 86m²
COVERED AREA	= 1m²
SITE COVERAGE	= 87m² = 41%
* EAVES NOT INCLUDED IN COVERED AREAS	
ROOF AREA	= 85m²

IMPERMEABLE AREA:	
DRIVEWAY	= 14m²
PATH (outside coverage)	= 50m²
TOTAL	= 64m²
PERMEABLE AREA:	
210m² - (87m²+64m²)	= 59m² = 28%

- NOTES:**
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 - ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH WRITTEN SPECIFICATIONS, DETAILS AND ALL OTHER CONSULTANTS' DRAWINGS, DETAILS, REPORTS AND DOCUMENTS.
 - HIGH WIND ZONE
 - DURABILITY ZONE B - CLOSED
 - ALL LEVELS TO BE CHECKED ON SITE PRIOR TO COMMENCING CONSTRUCTION.
 - CHECK POSITION OF DWELLING WITH OWNER PRIOR TO COMMENCING CONSTRUCTION
 - ALL SITE WORK TO COMPLY WITH NZBC CLAUSE F5 (5.1-5.3.4) "CONSTRUCTION/ DEMOLITION HAZARDS". WHEN WORKERS ARE ABSENT FROM SITE, ENSURE ANY HAZARDS ARE COVERED UP OR AT LEAST FENCED OFF.
 - WHERE FILL MATERIAL IS USED, IT SHALL BE CLEANFILL.
 - ALL EARTHWORKS (OTHER THAN TRANSPORTATION OF MATERIAL OFF SITE) SHALL RETAIN SEDIMENT ON SITE THROUGH IMPLEMENTATION AND MAINTENANCE OF SEDIMENT CONTROLS.
 - ALL EARTHWORKS ACTIVITIES SHALL BE MANAGED TO AVOID MATERIAL DEPOSITS ON PUBLIC ROADS FROM ANY VEHICLES OPERATING ON SITE.

NOTE:
FOR RETAINING WALL REFERS TO THE RETAINING WALLS DESIGNED BY MITCHELL GEOCON GEOTECHNICAL, WITH REFERENCE NUMBER W-17029.8, JUNE 2022, THAT IS CONSENTED UNDER LOT 512 COGAR TERRACE, WITH BC NUMBER 007.2022.00044714.001

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AREAS:

G.FLOOR AREA	= 82m ²
F.FLOOR AREA	= 57m ²
TOTAL FLOOR AREA (OVER FRAMING)	= 139m ²
TOTAL FLOOR AREA (OVER FOOTPRINT)	= 86m ²

* EAVES NOT INCLUDED IN COVERED AREAS

NOTES:

- ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH WRITTEN SPECIFICATIONS, DETAILS AND ALL OTHER CONSULTANTS DRAWINGS, DETAILS, REPORTS AND DOCUMENTS.
- ALL STUD HEIGHT 2.4m (UNLESS STATED OTHERWISE ON PLAN)
- ALL GABLE AND SOFFIT OVERHANGS NOT DIMENSIONED TO BE 120mm FROM FRAMING.
- R INSULATION VALUES ARE
 - FLOOR = 1.3
 - WALLS = 2.2
 - ROOF = 3.2
 - GLAZING = 0.26
 AS PER ATTACHED H1 COMPLIANCE REPORT.
- NAILING SCHEDULE FOR WALL FRAMING. REFER TO NZS 3604, TABLE 8.19 OR PAGE F3
- ALL LINTEL AS PER TRUSS MANUFACTURER
- FOR BOTTOM PLATE FIXINGS, REFER TO PAGE F1.
- [L3] LINTEL FIXINGS NOT SHOWN AS PER TRUSS MANUFACTURER. FOR LINTEL FIXINGS, REFER TO PAGE F2.
- ALL LEVELS TO BE CHECKED ON SITE PRIOR TO COMMENCING CONSTRUCTION.
- MECHANICAL EXTRACT FANS ARE TO BE VENTED TO THE EXTERIOR OF THE BUILDING AND MUST ACHIEVE A FLOW RATE NOT LESS THAN 25L/s FOR SHOWERS AND BATHS AND 50L/s FOR COOK TOPS AS PER G4/AS1 CLAUSE 1.3.3. ALL ROOMS WITH EXTRACT FANS MUST HAVE A 20mm GAP UNDER AT LEAST 1 DOOR FOR AIR FLOW.
- IMPERVIOUS TYPE FLOORING FINISH TO ALL WET AREAS, KITCHEN AND ENTRY
- SPACES FOR FOOD PREPARATION, INTERIOR LININGS AND UTENSIL WASHING SHALL HAVE IMPERVIOUS AND EASILY CLEANED SURFACES AS PER G3.3.2
- SLIP RESISTANT TILES ON SELECTED WATERPROOF MEMBRANE TO WET AREAS. REFER TO SPEC

KEY:

○ = GIRDER TRUSS POINT LOAD

TIMBER TREATMENTS:

- ALL TIMBERS ARE SG8, UNLESS STATED OTHERWISE.
- ALL TIMBERS ARE H1.2 TREATED AS PER TABLE 1A B2/AS1, EXCEPT:
 - DRAINAGE CAVITY BATTENS ARE H3.1.
 - FRAMING EXPOSED TO WEATHER OR ABOVE GROUND IS H3.2.
 - ANY POSTS OR PILES IN CONTACT WITH THE GROUND ARE H5.

LEGEND:

	150Ø MECHANICAL VENT TO SOFFIT
	COMBINED METER/DISTRIBUTION BOX
	RINNAI INFINITY GAS
	CEILING ACCESS HATCH
	300 x 50mm WINDOW SHROUD
	DUCTED INDOOR UNIT IN CEILING SPACE AS PER ATTACHED SPECIFICATION

NOTES:

NOTE 1

HATCHED AREA INDICATES EXTENT OF, 1 LAYER 10MM GIB FYRELIN TO INTERNAL FRAMING, RAB BOARD TO EXTERIOR FRAMING - JHETGR30-N - 30/30/30 TO PROVIDE 30 MINUTE FIRE RATING TO EXTERIOR WALL, R2.2 (90MM) PINK BATTS INSTALLED IN FRAMING.

NO SERVICES TO BE INSTALLED IN FIRE RATED WALL EXCEPT ELECTRICAL WIRING, INSTALLED IN ACCORDANCE WITH THE GIB FIRE SYSTEMS RECOMMENDATIONS. ALL OTHER SERVICES TO BE PLACED IN THE FALSE WALL PROVIDED. PROVIDE UNDERSLAB SLEEVES IF REQUIRED.

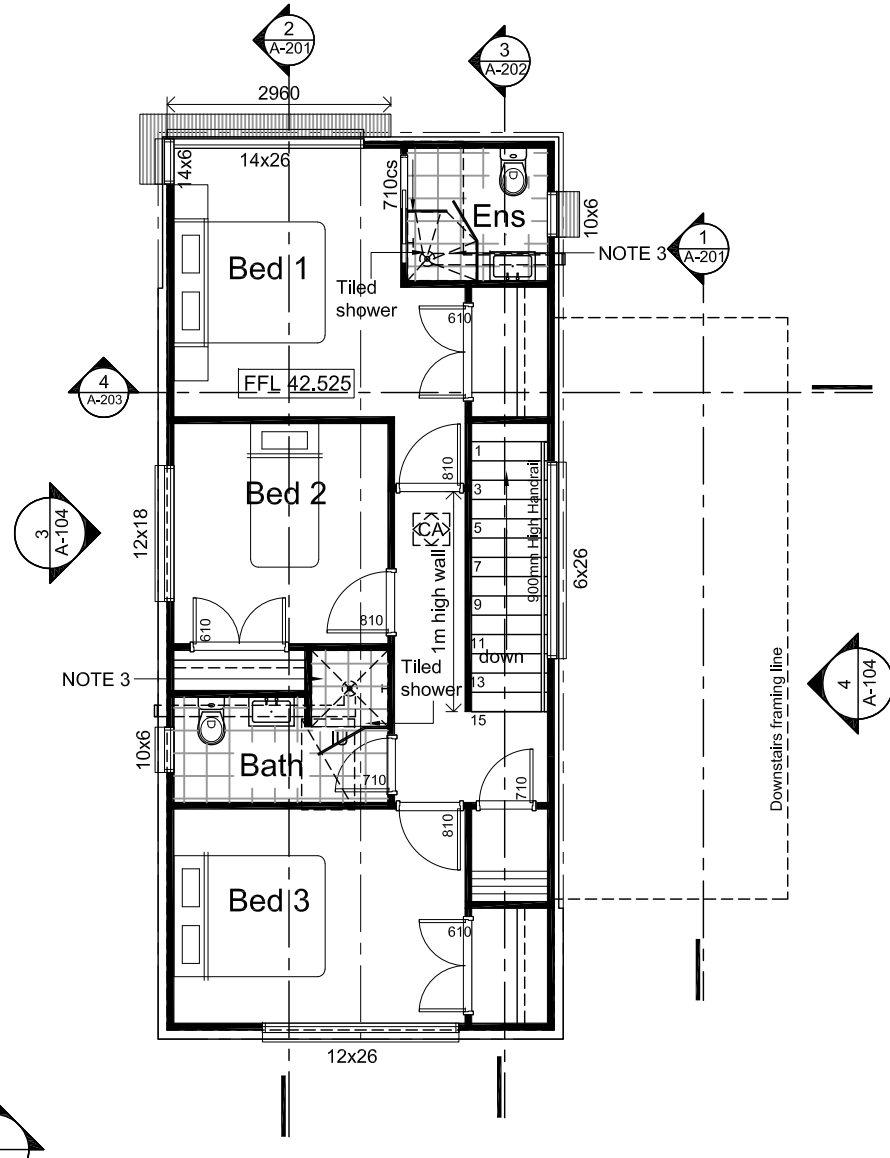
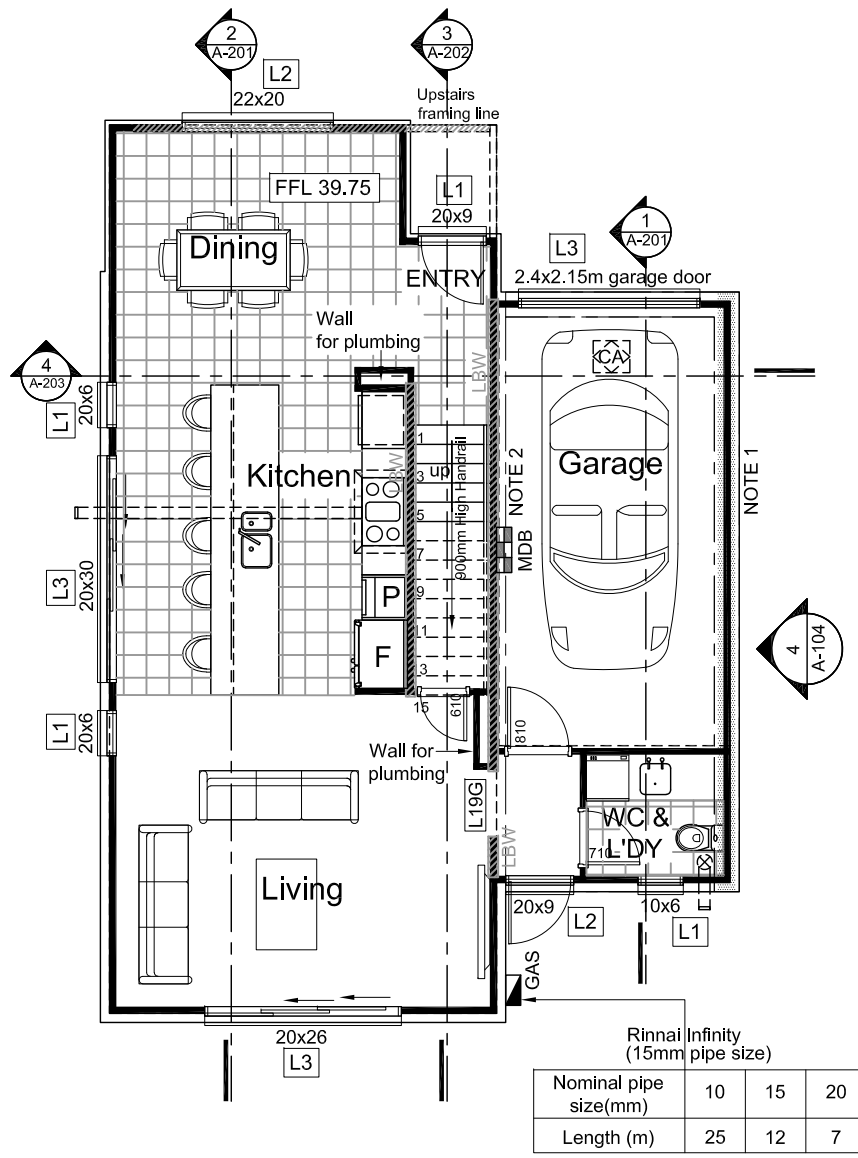
NOTE 2

EXTENT OF INSULATION ENVELOPE

NOTE 3

SOLID NOGS ARE REQUIRED TO SUPPORT HORIZONTAL GIB JOINS FOR TILED SHOWER AREAS. PLEASE SEE PG 14 OF WET AREA SYSTEMS BOOK. THESE NOGS TO BE MID HEIGHT IN WALL, EG, 1200mm OR 1350mm.

ALL INTERNAL DOORS ARE TO BE 2.2m HIGH

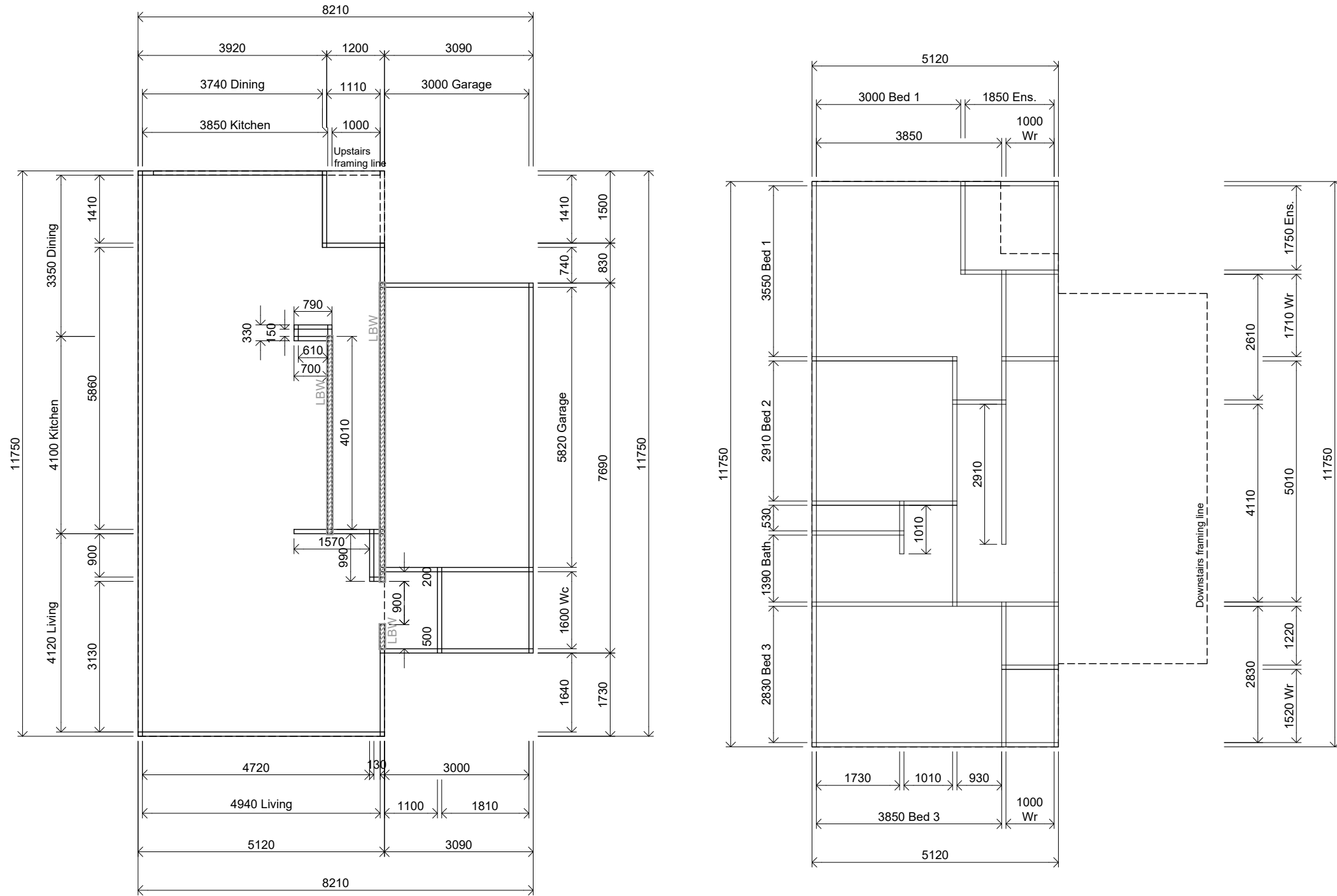


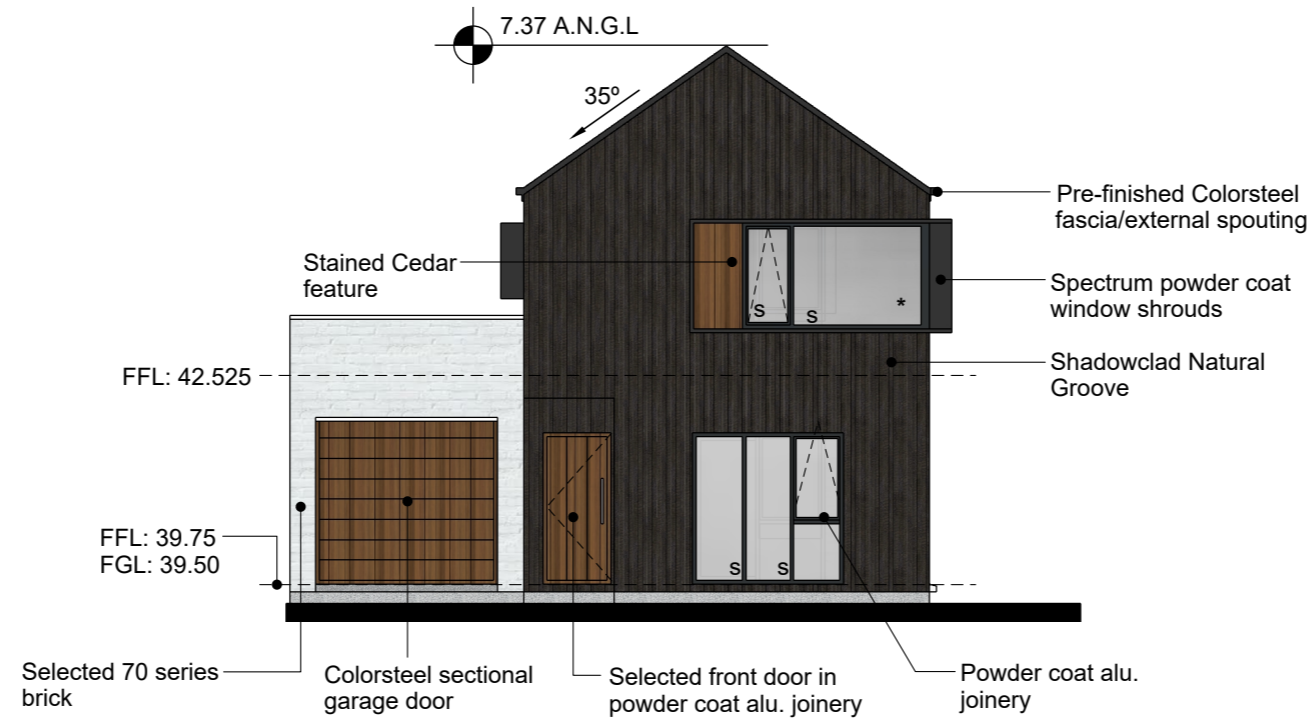
GROUND FLOOR

FIRST FLOOR

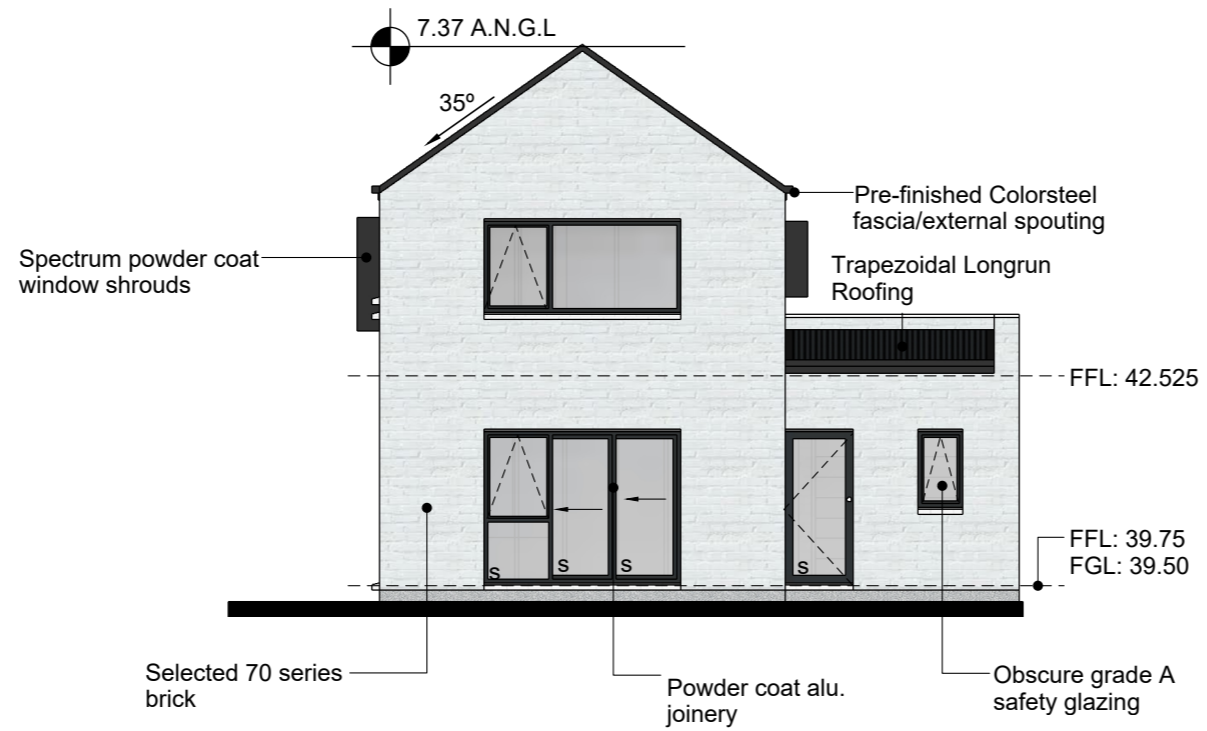
NOTE:
 - ALL DIMENSIONS TO FRAMING = 90mm
 -LBW = LOAD BEARING WALLS


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1 EAST ELEVATIONS
A-101



2 WEST ELEVATIONS
A-101

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To Leaders & Whānau

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NOTES:

- ALL LEVELS TO BE CHECKED ON SITE PRIOR TO COMMENCING CONSTRUCTION.
- ALL SAFETY GLAZING REQUIRED AS PER NZS 4223 (S).
- ALL GLASS TO BE DOUBLE GLAZING TO A MINIMUM OF R0.26, AS PER TABLE 1 IN CLAUSE H1 (EXCEPT THE GARAGE H1 (EXCEPT THE INTERMEDIATE WALL BETWEEN GARAGE AND HOUSE IS INSULATED TO A MINIMUM R VALUE REQUIRED FOR WALLS)).
- ALL WINDOWS SIZES ARE NOMINAL,

NOTES: F4/AS1: SAFETY FROM FALLING FROM OPENABLE WINDOWS:

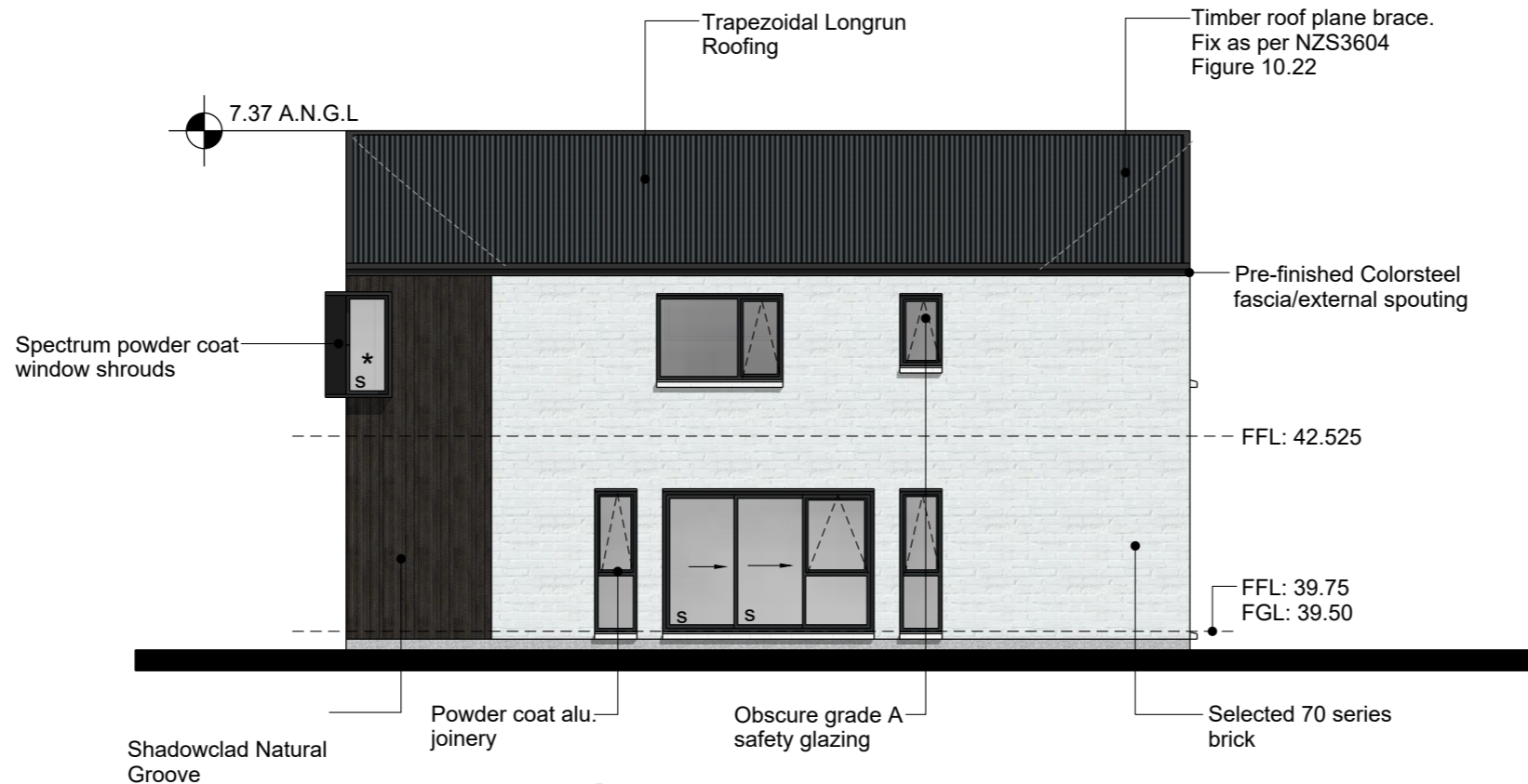
WHERE THE POSSIBLE FALL FROM AN OPEN WINDOW IS MORE THAN 1.0m:

- THE LOWER EDGE OF ANY OPENING SHALL BE AT LEAST 760mm ABOVE FLOOR LEVEL, AND THERE SHALL BE NO TOE HOLD HIGHER THAN 150mm ABOVE FLOOR LEVEL.
- OR -
- RESTRICTOR STAYS SHALL BE FITTED LIMITING THE OPENING SO AS TO PREVENT PASSAGE OF A 100mmØ BALL
- OR -
- THE OPENING SHALL BE PROTECTED WITH A 760mm OR HIGHER BARRIER PREVENTING PASSAGE OF A 100mmØ BALL, AND HAVING NO TOEHOLD HIGHER THAN 150mm ABOVE FLOOR LEVEL

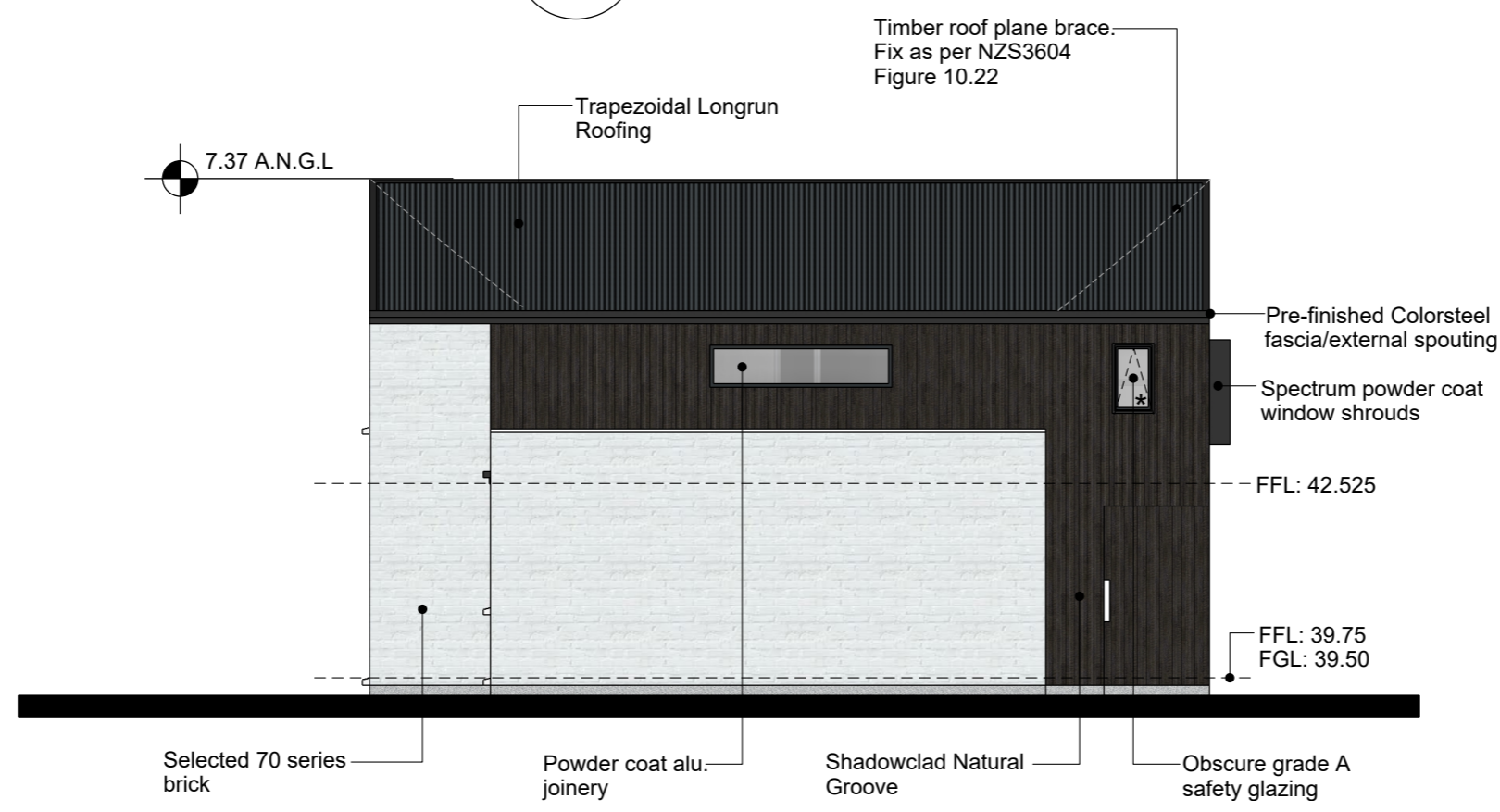
LEGEND

- * WINDOW/ DOOR WITH 300x50mm WINDOW SHROUD

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3 NORTH ELEVATIONS
A-101



4 SOUTH ELEVATIONS
A-101

NOTES:

- ALL LEVELS TO BE CHECKED ON SITE PRIOR TO COMMENCING CONSTRUCTION.
- ALL SAFETY GLAZING REQUIRED AS PER NZS 4223 (S).
- ALL GLASS TO BE DOUBLE GLAZING TO A MINIMUM OF R0.26, AS PER TABLE 1 IN CLAUSE H1 (EXCEPT THE INTERMEDIATE WALL BETWEEN GARAGE AND HOUSE IS INSULATED TO A MINIMUM R VALUE REQUIRED FOR WALLS).
- ALL WINDOWS SIZES ARE NOMINAL,

NOTES: F4/AS1: SAFETY FROM FALLING FROM OPENABLE WINDOWS:

WHERE THE POSSIBLE FALL FROM AN OPEN WINDOW IS MORE THAN 1.0m:

- THE LOWER EDGE OF ANY OPENING SHALL BE AT LEAST 760mm ABOVE FLOOR LEVEL, AND THERE SHALL BE NO TOE HOLD HIGHER THAN 150mm ABOVE FLOOR LEVEL.
- OR -
- RESTRICTOR STAYS SHALL BE FITTED LIMITING THE OPENING SO AS TO PREVENT PASSAGE OF A 100mmØ BALL
- OR -
- THE OPENING SHALL BE PROTECTED WITH A 760mm OR HIGHER BARRIER PREVENTING PASSAGE OF A 100mmØ BALL, AND HAVING NO TOEHOLD HIGHER THAN 150mm ABOVE FLOOR LEVEL

LEGEND

- * WINDOW/ DOOR WITH 300x50mm WINDOW SHROUD



NOTE:
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GENERAL:

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- ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH WRITTEN SPECIFICATIONS, DETAILS AND ALL OTHER CONSULTANTS DRAWINGS, DETAILS, REPORTS AND DOCUMENTS

- MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE NEW ZEALAND BUILDING CODE, THE CURRENT EDITION OF THE RELEVANT NEW ZEALAND STANDARDS, INCLUDING ASSOCIATED STANDARDS, AND LOCAL AUTHORITY REGULATIONS EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS

- DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE STRUCTURE IN A STABLE CONDITION AND ENSURING NO PART SHALL BE OVERSTRESSED UNDER CONSTRUCTION ACTIVITIES. THIS INCLUDES ALL EXISTING STRUCTURE(S) FORMING PART OF, OR AFFECTED BY, THE WORKS. THE CONTRACTOR SHALL DESIGN AND PROVIDE PROPPING TO SUPPORT ALL CAST INSITU AND PRECAST CONCRETE WORK UNTIL SUCH CONCRETE HAS REACHED THE REQUIRED STRENGTH TO BE SELF-SUPPORTING

- IF DURING CONSTRUCTION ANY PART OF THE WORKS SHOWS SIGNS OF DISTRESS, EXCESSIVE DEFLECTION, CONFLICT OF COMPONENTS OR OTHER PROBLEMS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER WHO SHALL INVESTIGATE AND ISSUE SUCH INSTRUCTIONS AS ARE CONSIDERED NECESSARY

- ALL LEVELS TO BE CHECKED ON SITE PRIOR TO COMMENCING CONSTRUCTION

- CHECK POSITION OF DWELLING WITH OWNER PRIOR TO COMMENCING CONSTRUCTION

- FGL IS FINISHED GROUND LEVEL AFTER THE REMOVAL OF ANY EXISTING TOPSOIL

-ALL TIMBER TO BE SG8 (MIN.) KILN DRIED PINE TO THE APPROPRIATE "H" CLASSIFICATION, UNLESS OTHERWISE SPECIFIED ON THE PLANS. IF IN DOUBT CONTACT THE DESIGNER

- ALL CONSTRUCTION TO NZS 3604:2011 UNLESS SPECIFICALLY DESIGNED (CONTRACTOR TO HAVE CURRENT COPY ON SITE AT ALL TIMES)

- NAILING SCHEDULE FOR WALL FRAMING. REFER TO NZS 3604, TABLE 8.19 OR PAGE F3

- FOR BOTTOM PLATE FIXINGS, REFER TO PAGE F1

- FOR LINTEL FIXINGS, REFER TO PAGE F2

- ALL LEVELS TO BE CHECKED ON SITE PRIOR TO COMMENCING CONSTRUCTION

- ALL XPELAIRS ARE TO BE VENTED TO EAVES

- IMPERVIOUS TYPE FLOORING FINISH TO ALL WET AREAS, KITCHEN AND ENTRY

- SPACES FOR FOOD PREPARATION AND UTENSIL WASHING SHALL HAVE IMPERVIOUS AND EASILY CLEANED INTERIOR LININGS AND SURFACES AS PER G3.3.2

- SLIP RESISTANT TILES ON SELECTED WATERPROOF MEMBRANE TO WET AREAS. REFER TO SPEC

TIMBER TREATMENTS:

- ALL TIMBERS ARE SG8, UNLESS STATED OTHERWISE

- ALL TIMBERS ARE H1.2 TREATED AS PER TABLE 1A B2/AS1, EXCEPT:
 • DRAINAGE CAVITY BATTENS ARE H3.1
 • FRAMING EXPOSED TO WEATHER OR ABOVE GROUND IS H3.2
 • ANY POSTS OR PILES IN CONTACT WITH THE GROUND SHALL BE H5

JOB SPECIFICS

- HIGH WIND ZONE
 - EARTHQUAKE ZONE 1
 - DURABILITY ZONE B -
 - CLIMATE ZONE 2

ROOF CLADDING

- 0.4mm BMT TRIMLINE LOW-RIB, SIX-RIBBED TRAPEZOIDAL PROFILE FIXED WITH STEELFIX 12gx55mm ON THERMAKRAFT 215 SS ROOF UNDERLAY (OR BRANZ-APPRAISED EQUIVALENT) AS PER NZS 2295:2006 ON 70x45 PURLINS @ 900mm CRS (SG8), FIXED TO TRUSSES AND RAFTERS WITH 1/10g SELF-DRILLING SCREW 80mm LONG (TYPE T) AS PER NZS 3604, TABLE 10.10.

WALL CLADDING

- SELECTED 70 SERIES CLAY BRICKWORK ON 50mm CAVITY ON THERMAKRAFT WATERGATE PLUS 295 BUILDING WRAP (OR BRANZ-APPRAISED EQUIVALENT) AS PER NZS 2295:2006 ON KILN DRIED TIMBER FRAMING AS PER NZS 3604

- JSC VERTICAL CEDAR SHIPLAP ON 20mm CAVITY ON THERMAKRAFT WATERGATE PLUS 295 BUILDING WRAP (OR BRANZ-APPRAISED EQUIVALENT) AS PER NZS 2295:2006 ON KILN DRIED 90x45 H1.2 TREATED FRAMING.

- SELECTED SHADOWCLAD NATURAL GROOVE CLADDING ON 20mm CAVITY AS PER NZS 3617:1979 ON THERMAKRAFT WATERGATE PLUS 295 BUILDING WRAP (OR BRANZ-APPRAISED EQUIVALENT) AS PER NZS 2295:2006 ON KILN DRIED TIMBER FRAMING AS PER NZS 3604

ROOF STRUCTURE

- H1.2 TIMBER TRUSSES @ 900mm CRS AND OTHER ROOF FRAMING (SG8) AS PER NZS 3603:1993. TRUSSES, FIXINGS TO TOP PLATE, GIRDER TRUSS LINTEL SIZES AND ROOF LAYOUT AS PER APPROVED TRUSS MANUFACTURER'S DESIGN

- H1.2 LINTELS (SG8) TO BE CHECKED BY PRECUT SPECIALIST TO COMPLY WITH NZS 3604:2011. PLEASE REFER TO ROOF LAYOUT AS PER APPROVED MANUFACTURER'S DESIGN

- PRE-FINISHED COLORSTEEL 1/4 ROUND GUTTER (OR SIMILAR) SYSTEM COMPLETE WITH BRACKETS @ 900mm CRS ON METAL FASCIA AND BARGE BOARD AS PER NZS 3617:1979

- 80ø COLORSTEEL (OR SIMILAR) DOWNPIPES COMPLETE WITH BRACKETS AS PER MANUFACTURER'S MANUAL

- 4.5mm HARDIFLEX SOFFIT AS PER JAMES HARDIE EAVES LINING MANUAL IN PVC JOINTERS AND PAINT FINISH ON 70x35mm SPROCKETS AND SOFFIT RUNNER

- 70x35mm SG8 CEILING BATTENS @ 400mm CRS AS PER NZS 3604:2011, FIXED WITH 2/75x3.06 POWER DRIVEN NAILS, WITH 140x40 ADDITIONAL TOP PLATE OVER WALLS

- 170mm THERMAL BATT OR BLANKET INSULATION TO A MIN. OF R3.2 TO BE LOCATED IN CAVITIES OF CEILING SPACE AS PER H1 COMPLIANCE REPORT

WALL STRUCTURE

- FRAMING TO BE SG8 H1.2 TREATED AS PER NZS 3603:1993 AND NZS 3604:2011, TABLES 8.2 AND 8.4. NOGGING @ 800mm CRS (VERTICAL SHIPLAP NOGGING @480mm CRS)

LOAD BEARING

- 2.4m STUD = 90x45mm @ 600mm CRS
- 2.4m STUD = 90x45mm @ 400mm CRS (TWO STOREY BRICK)

INTERNAL LOAD BEARING

- 2.4m STUD = 90x45mm @ 600mm CRS

INTERNAL NON LOAD BEARING

- 2.4m STUD = 90x45mm @ 600mm CRS

- 90mm THERMAL BATT OR BLANKET INSULATION TO A MIN. OF R2.2 TO BE LOCATED IN CAVITIES OF EXTERIOR WALLS AS PER H1 COMPLIANCE REPORT. GARAGE IS NOT REQUIRED PROVIDED THE INTERMEDIATE WALL BETWEEN GARAGE AND HOUSE IS INSULATED TO THE MIN. H1 REQUIREMENTS, UNLESS REQUESTED BY OWNER

- STEEL ANGLE LINTEL (TREATED AS PER E2/AS1 TABLE 18D) SUPPORTING VENEER ARE AS PER 2 STOREY CLAY BRICK VENEER CONSTRUCTION - MADE EASY.

MAX SPAN OVER OPENING

- 80x80x6 (3m)
- 100x100x6 OR 125x75x6 (3.5m)
- 125x75x8 (4.5m)
- 125x75x10 (4.8m)

SPAN TO SIT ON BRICK (EACH SIDE)

- 100mm (UP TO AND INCLUDING 2m)
- 200mm (OVER 2m)

LININGS AND FINISHES

- CEILINGS ARE 10mm STANDARD GIB PLASTERBOARD, LEVEL 4 STOPPED, 3-COAT PAINT FINISH

- WALLS ARE 10mm STANDARD GIB PLASTERBOARD OR FYRELINE** (IF REQUIRED), LEVEL 4 STOPPED AND FINISHED AS PER OWNER'S REQUIREMENTS

- CEILING AND WALLS IN WET AREAS ARE AQUALINE GIB PLASTERBOARD, LEVEL 4 STOPPED AND FINISHED AS PER OWNER'S REQUIREMENTS

- SELECTED GIB PLASTERBOARD SCOTIA OR SQUARE STOPPED (CONFIRM WITH OWNER)

- SELECTED TIMBER SKIRTING AS PER OWNER'S REQUIREMENTS

- SELECTED TIMBER ARCHITRAVES TO WINDOWS AND INTERNAL DOORS AS PER OWNER'S REQUIREMENTS

JOINERY

- ALL JOINERY TO BE RESIDENTIAL GRADE POWDER COATED ALUMINIUM AND HEAD FLASHINGS, WITH APPROVED SEALANT, AS PER NZS 4211:1985

- ALL GLAZING TO ACHIEVE A MIN. OF R0.26 (DOUBLE), AS PER H1 COMPLIANCE REPORT, EXCEPT IN GARAGE PROVIDED THE INTERMEDIATE WALL BETWEEN GARAGE AND HOUSE IS INSULATED TO THE MIN. H1 REQUIREMENTS

- SAFETY GLAZING TO ALL BATHROOMS AS PER NZS4223 PART 3

- TO COMPLY WITH F4/AS1: SAFETY FROM FALLING IN WINDOWS WITH AN OPENING WIDTH OF MORE THAN 1.0m. REFER TO NOTES ON ELEVATIONS.

MID-FLOOR

- 300mm HIGH JOISTS AS PER IBUILT SYSTEM FROM NZ WOOD

- 20mm HD SHEET FLOORING (OR SIMILAR), EXCEPT BATHROOM AND TOILET AREA. ALLOW H3.2 TREATED PLYWOOD SHEET FLOORING TO BATHROOM AND TOILET

CONCRETE

- CHECK ALL GROUND LEVELS AND MIN. FLOOR HEIGHT ON SITE PRIOR TO COMMENCING CONSTRUCTION

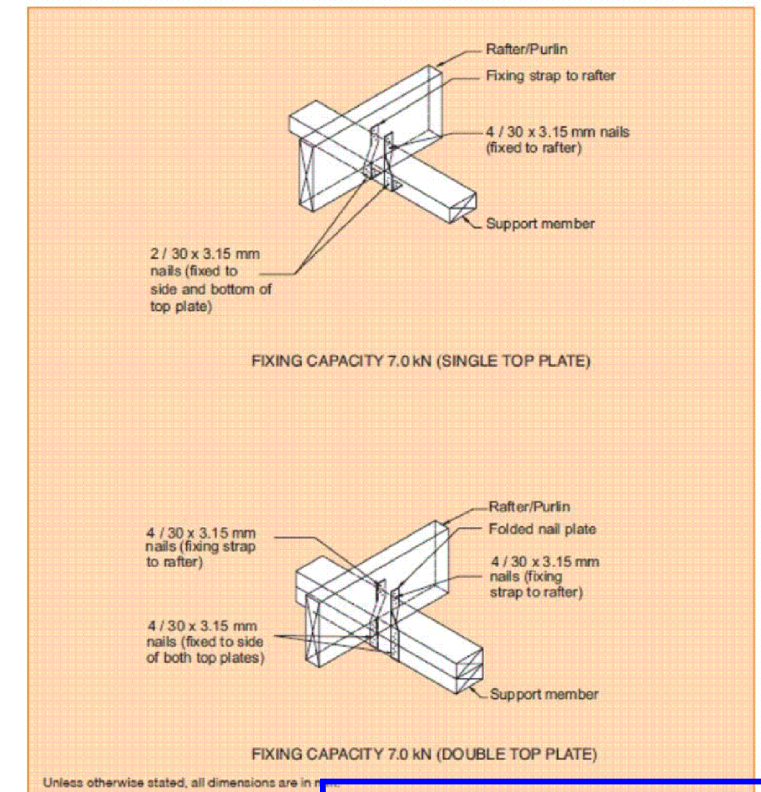
- FOUNDATIONS AS PER ENGINEER'S DESIGN

Zone	316 or 316L or 304(2) stainless steel or 800 g/m ² galvanising on mild steel plus duplex coating(1)	600 g/m ² galvanising on mild steel(1) or 300 g/m ² galvanising on mild steel plus duplex coating(1)
Zone B	Yes	Yes
Zone C	Yes	Yes
Zone D	Yes	Yes

1) To AS/NZS 2899.3
 2) 304 stainless steel will exhibit greater levels of surface rusting than 316 stainless steel, especially where not exposed to rain washing.

SECTION 10 - ROOF FRAMING

NZS 3604:2011

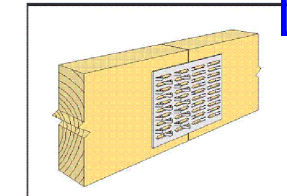


FOR ALL FIXINGS REFER TO TRUSS LAYOUT

Knuckle Nailplates APPROVED

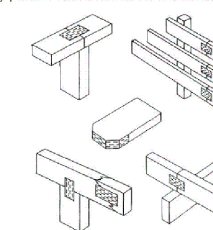
BC Number - DD007.2022.00044718.001

Hammer fixed, easy to use nailplates for many applications.



Applications

Pyda Knuckle Nailplates are galvanised steel connectors with in-built bent-up 'knuckle' nails. These plates are ideal for many structural and non-structural timber jointing and timber protection uses. For example butt joints, mitre joints, timber repairs, plank protectors, fence construction. The plates are placed on the timber to be joined. When hammered or pressed in, the raised nails are forced through the plate and into the timber. A natural arc or dovetail effect is created as the nails penetrate into the timber. This provides a very positive resistance to nail withdrawal.



Butt joints, mitre joints, timber repairs, plank protectors, fence construction, truss assembly. Refer to Pyda's Building Guide for various applications.

Specifications		
Material:	1.0mm G300 Z275 galvanised steel.	
Design Loads (Limit State Design)	Characteristic Strength	
Tooth Load	parallel to grain	290 N/Tooth
	perpendicular to grain	220 N/Tooth
Shear Strength (per pair of plates)	0° to plate	120 N/mm
	90° to plate	220 N/mm
Tensile Strength (per pair of plates)	R5 Plate	14.8 kN
	R10 Plate	29.6 kN
	R16 Plate	52.9 kN
	Lateral	145 N/mm ²
Timber to be SG8 or better)	Longitudinal	396 N/mm ²
Product Code	Size (mm)	Quantity per/ctn
MP2R5	33 X 63	200
MP2R5	38 X 63	200
MP4R5	38 X 127	100
MP6R5	38 X 190	66
MP8R5	38 X 254	50
MP10R5	38 X 317	40
MP12R5	38 X 381	33
MP2R10	76 X 63	100
MP4R10	76 X 127	50
MP6R10	76 X 190	33
MP8R10	76 X 254	26
MP10R10	76 X 317	20
MP12R10	76 X 381	16
MP2R16	134 X 63	66
MP4R16	134 X 127	33
MP6R16	134 X 190	22
MP8R16	134 X 254	16
MP10R16	134 X 317	13
MP12R16	134 X 381	10

BEFORE CONSTRUCTION BEGINS, BUILDER MUST CHECK ALL DIMENSIONS ARE CORRECT. ALL CONSTRUCTION WORK COMPLIES WITH THE NZS3604:2011 AND NEW ZEALAND BUILDING CODE, LOCAL BODY BYLAWS AND RELEVANT NEW ZEALAND STANDARD. DO NOT SCALE OFF PLANS

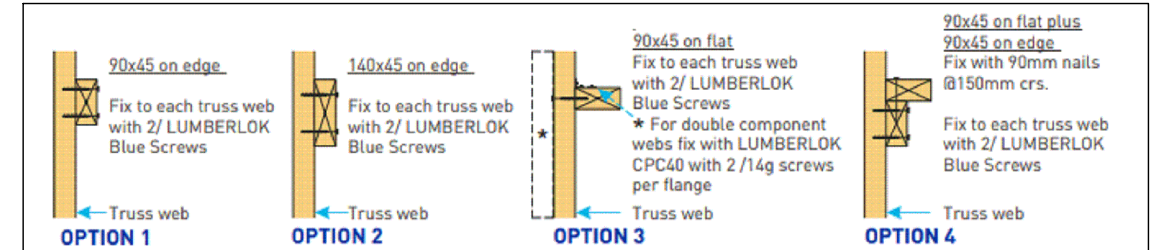
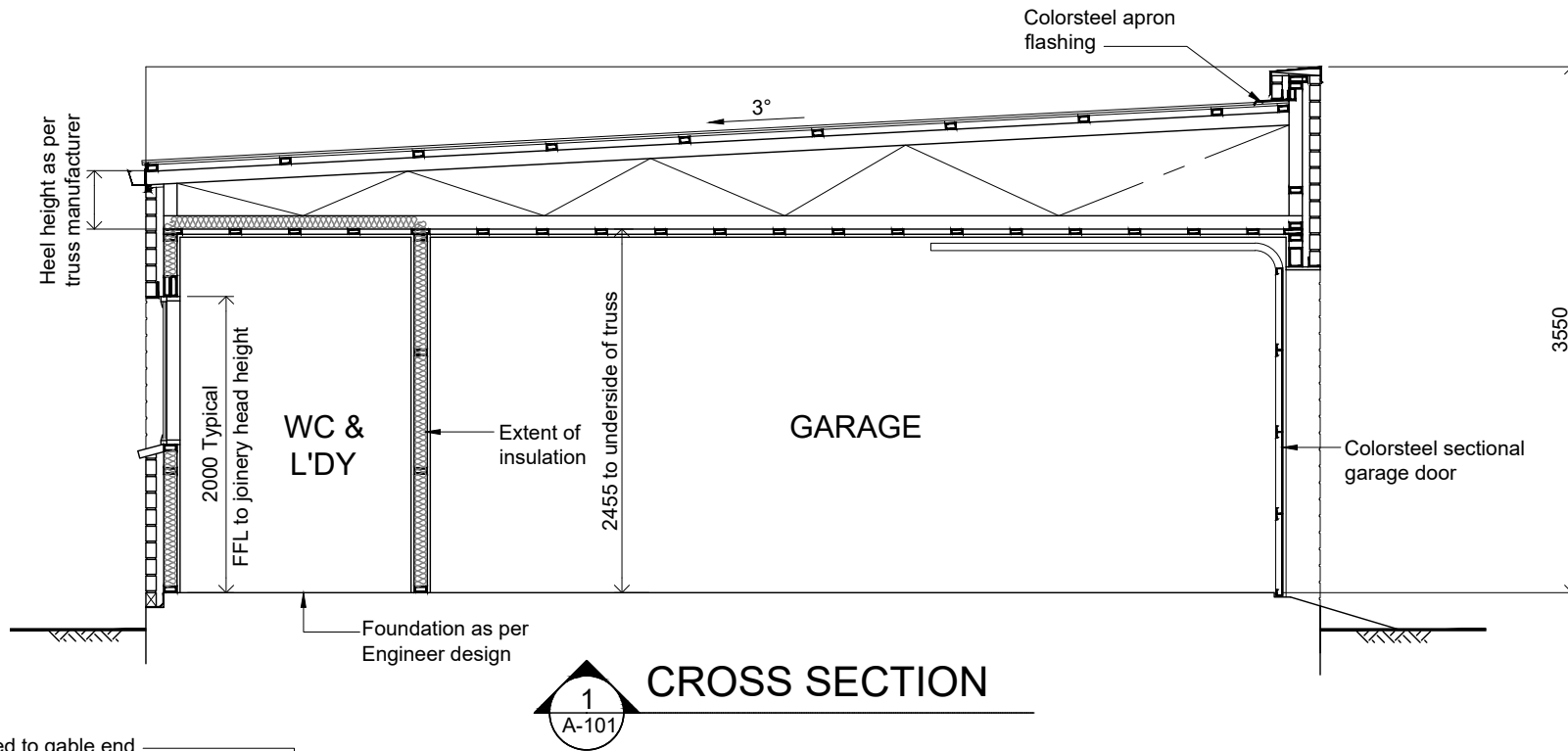


TABLE 2 - STRONGBACK SPAN AND GABLE BRACE LOCATION

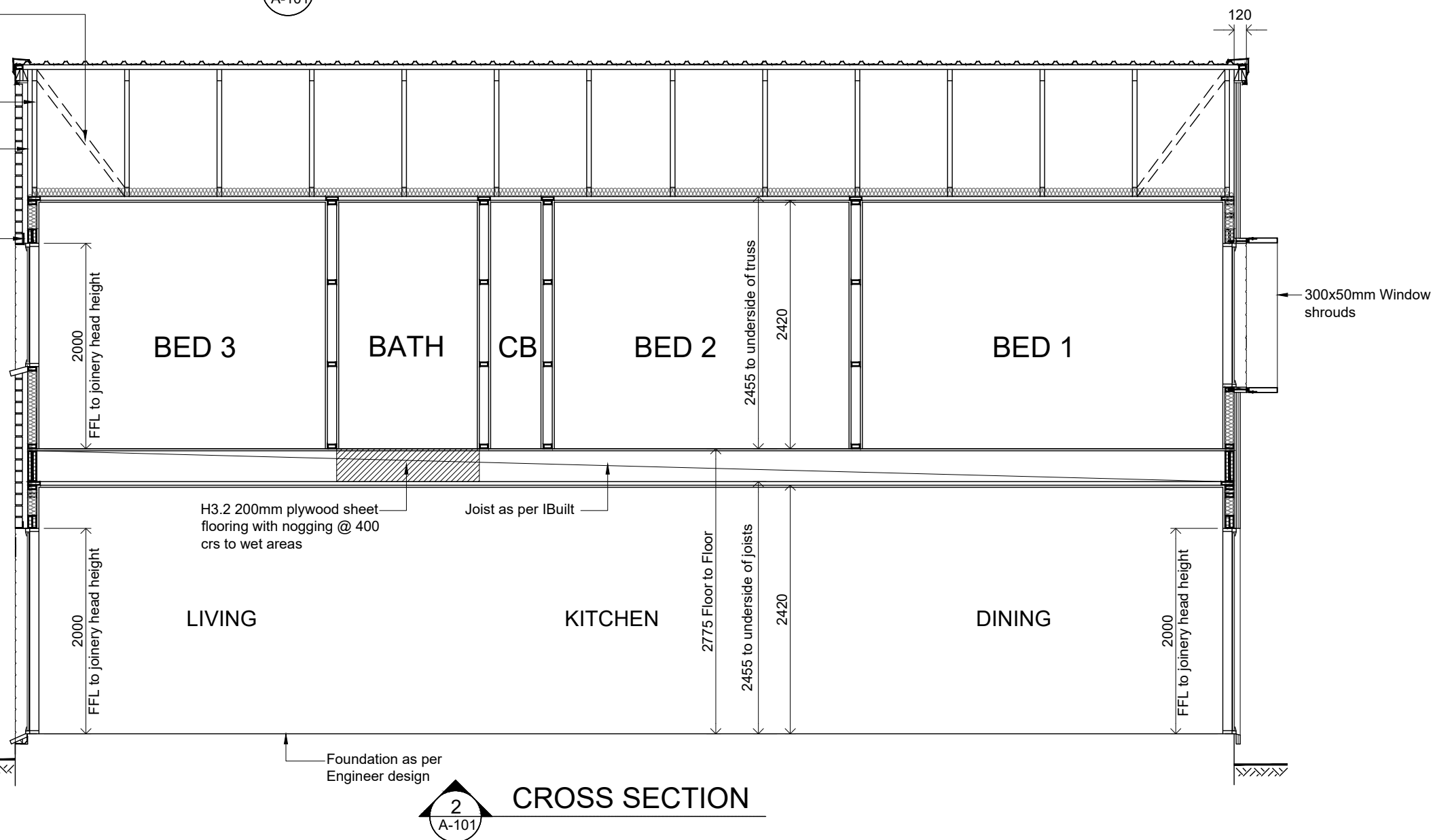
Option 1	Option 2	Option 3	Option 4
90x45 on edge	140x45 on edge	90x45 on flat	90x45 on flat plus 90x45 on edge
Max. span and/or gable brace location 1200mm	Max. span and/or gable brace location 1400mm	Max. span and/or gable brace location 1600mm	Max. span and/or gable brace location 2000mm

Strongback fixed to gable end as per miTEK table 2 in gable and bracing technical manual

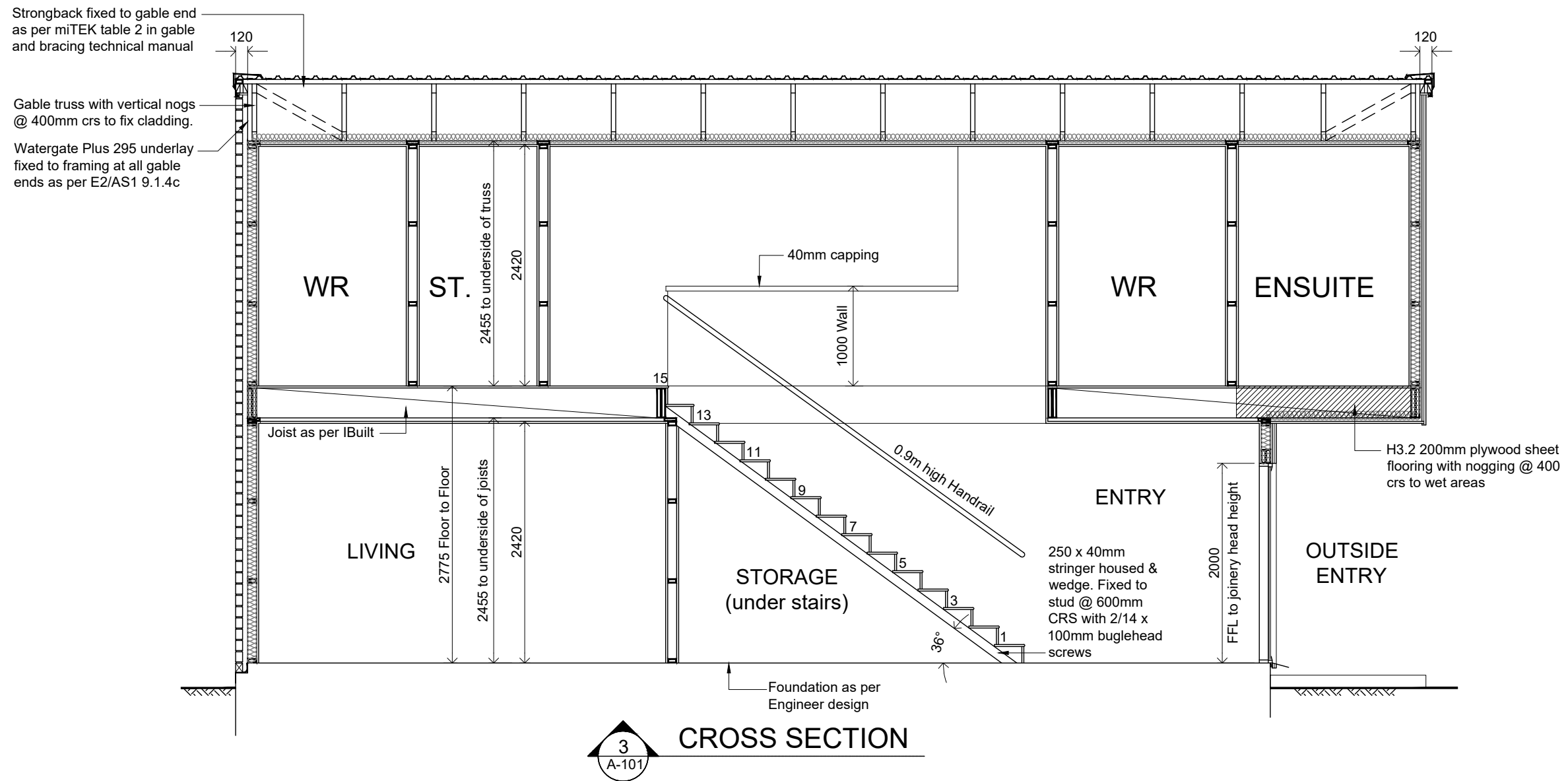
Gable truss with vertical nogs @ 400mm crs to fix cladding.

Watergate Plus 295 underlay fixed to framing at all gable ends as per E2/AS1 9.1.4c

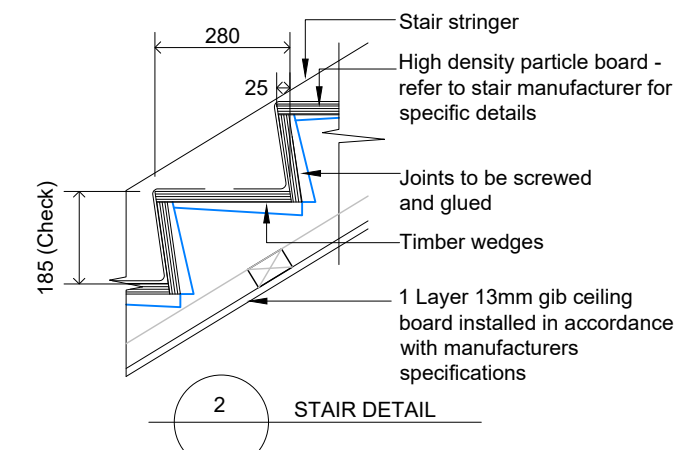
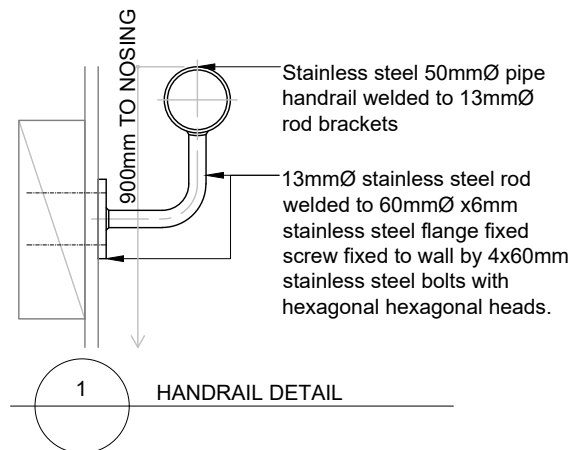
Galv. channel brick lintel as per page A-200

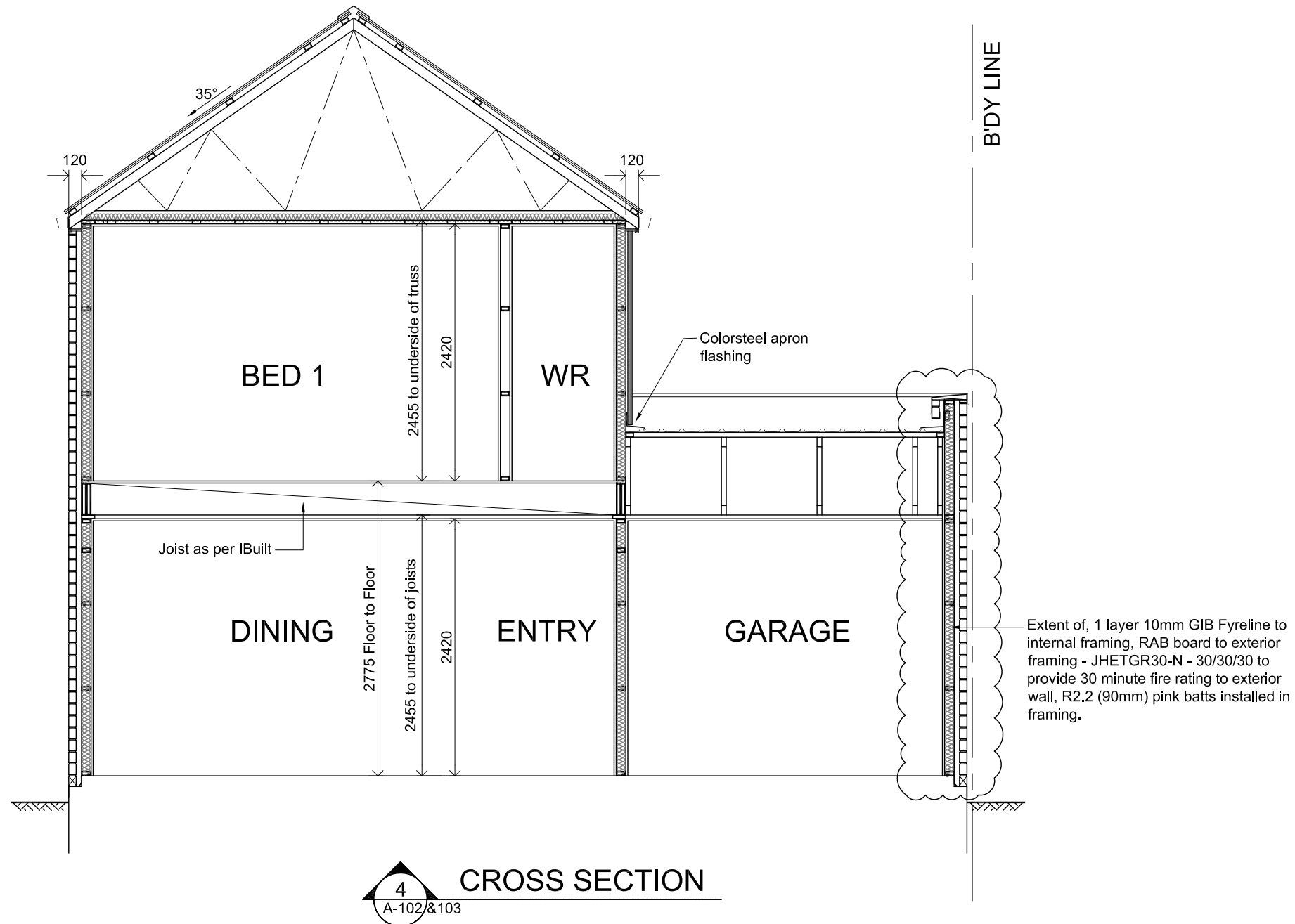


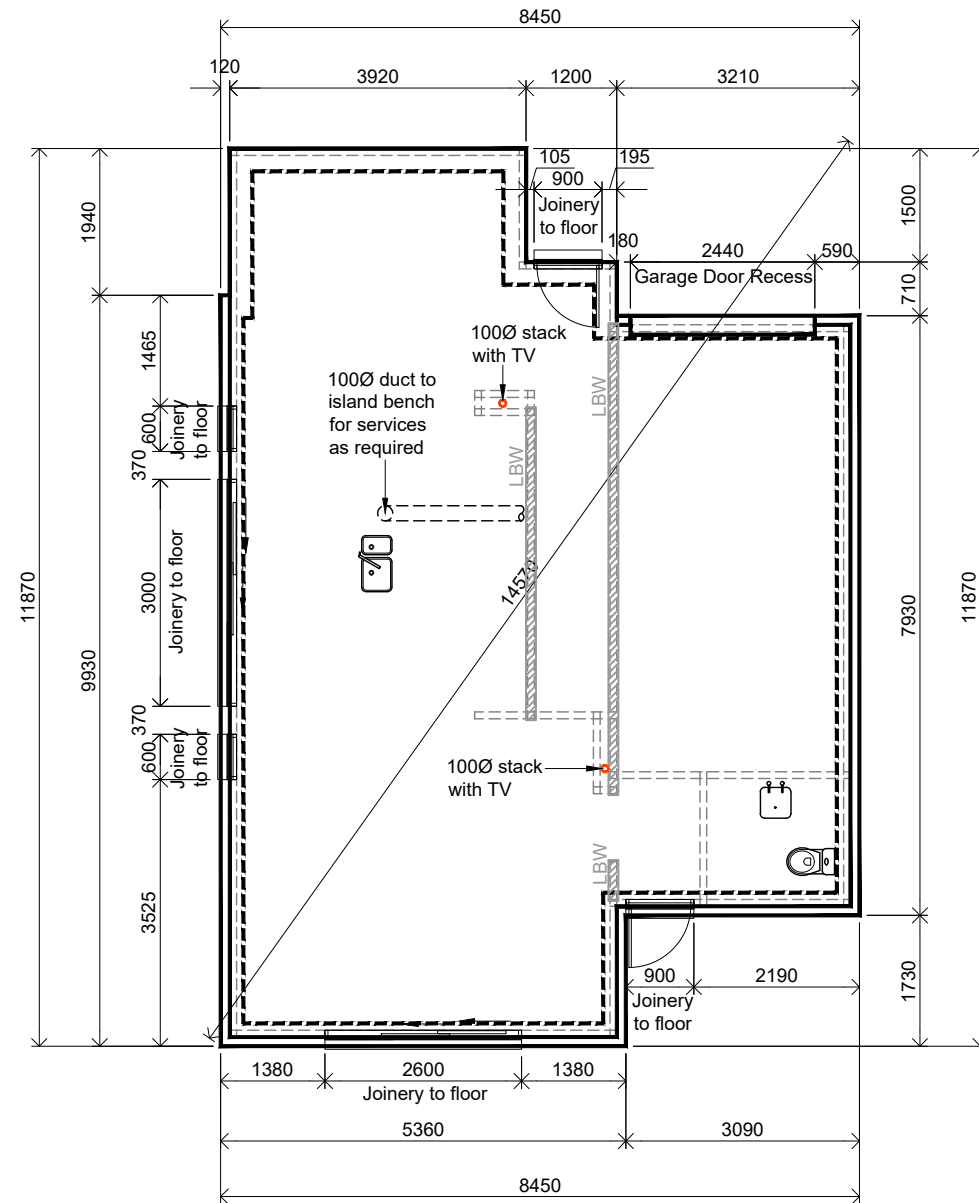
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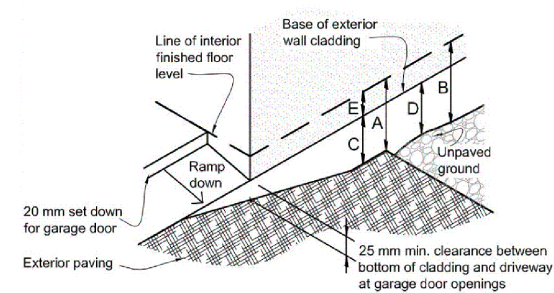
- NOTES:**
- ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH WRITTEN SPECIFICATIONS, DETAILS AND ALL OTHER CONSULTANTS' DRAWINGS, DETAILS, REPORTS AND DOCUMENTS.
 - SPECIFIC FOUNDATION SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH THE GEOTECH REPORT RECOMMENDATIONS.
 - REFER TO ENGINEERING DRAWINGS FOR GROUND PREPARATION DETAILS TO BE COMPLETED PRIOR TO LAYING SLAB
 - REFER TO ENGINEERING DRAWINGS, SPECIFICATIONS NOTES AND DETAILS FOR ALL STRUCTURAL DETAILS, THICKENINGS, REINFORCING, SAWCUTS, ETC.
 - PRODUCER STATEMENT CONSTRUCTION REVIEW TO BE ISSUED BY THE ENGINEER.
 - PROVIDE FOR FLEXIBLE DUCTS IN SLAB TO PROVIDE UNDERGROUND ENTRY FOR ALL SERVICES.
 - ALL LEVELS TO BE CHECKED ON SITE PRIOR TO COMMENCING CONSTRUCTION.
 - FGL IS FINISHED GROUND LEVEL AFTER THE REMOVAL OF ANY EXISTING TOPSOIL.
 - INTERNAL SLAB THICKENING REQUIRED AS PER APPROVED TRUSS MANUFACTURER'S DESIGN.
 - MINIMUM COVER FOR REINFORCING:
 - AGAINST GROUND 75mm
 - AGAINST FORMWORK 50mm
 - TOP COVER TO MESH 30mm

Table 18: Minimum clearances
Paragraphs 9.1.3, 9.1.3.1, 9.1.3.2, 9.1.3.3, 9.1.3.4, 9.1.3.5 and 9.2.7

Minimum clearances (mm)	Masonry veneer		Other claddings				
	A	B	A	B	C	D	E
Concrete slab	100	150	150	225	100	175	50
Timber floor	Refer Note 1)		100	175	502)		

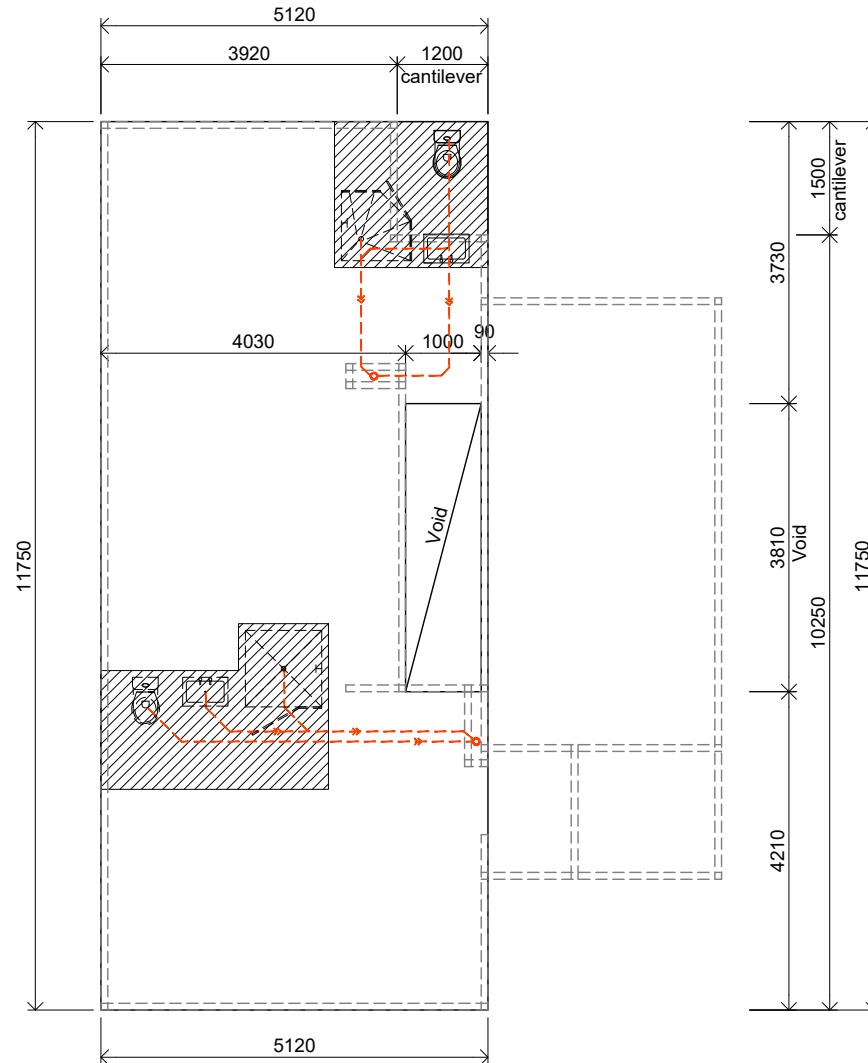
NOTE: 1) Refer to NZS 3604 for requirements.
2) Cladding to extend minimum 50 mm below bearer or lowest part of timber floor framing.

Figure 65: Levels and garage openings
Paragraphs 9.1.3, 9.1.3.4, 9.2.5, Table 18



REBATE TO SLAB = 120mm

ENGINEERING DESIGN FOUNDATION : REFER TO ENGINEER'S REPORT AND DETAILS



MIDFLOOR AS PER IBUILT SYSTEM FROM NZ WOOD

NOTES:	
- ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEER'S CALCULATIONS AND DRAWINGS	
- HOUSE JOISTS ARE IBUILT SYSTEM FROM NZ WOOD AND WILL BE 300MM DEEP.	
- LBW = LOAD BEARING WALL	
TIMBER TREATMENTS:	
- ALL TIMBERS ARE SG8, UNLESS STATED OTHERWISE.	
- ALL TIMBERS ARE H1.2 TREATED AS PER TABLE 1A B2/AS1, EXCEPT:	
* DRAINAGE CAVITY BATTERNS ARE H3.1.	
* ANY EXPOSED OR CANTILEVERED MEMBER'S ARE H3.2.	
* ANY POST'S OR PILES IN CONTACT WITH THE GROUND ARE H5.	
	Ground floor walls
	DN100mm uPVC Waste Water pipe @ 1:60 fall
	H3.2 20mm plywood sheet flooring with nogging @ 400mm crs to wet areas

LUMBERLOK®
FLOOR JOIST STIFFENER

01/2012

NOT TO BE USED IN EXTERIOR SITUATIONS

- Suitable for running pipes/ducting through joists
- Maintains timber joist strength and stiffness
- Allows flexibility of hole location within specific areas
- Able to be retro fitted after pipes/ducting are installed
- One stock item for all floor joist sizes

4 x folded Nailon Plates required per hole

Allowable area to position hole as required

Fix each folded Nailon Plate with 20 x LUMBERLOK Product Nails 30mm x 3.15 dia. nails or 10 x Type 17-12g x 35mm Hex Head Screws (not supplied)

Do not drill hole less than 300mm min. Do not drill hole less than 300mm from joist support

300mm min. 200mm 200mm

32mm 48mm 48mm 48mm 48mm

Joist 140 x 45 Max. 75mm hole
Joist 190 x 45 Max. 125mm hole
Joist 240 x 45 Max. 125mm hole
Joist 290 x 45 Max. 125mm hole

Code: FJS
Material: 1.55mm G300 Z275 Galvanised Steel
Packed: 8 x Folded Nailon Plate per Carton

MiTek New Zealand Limited

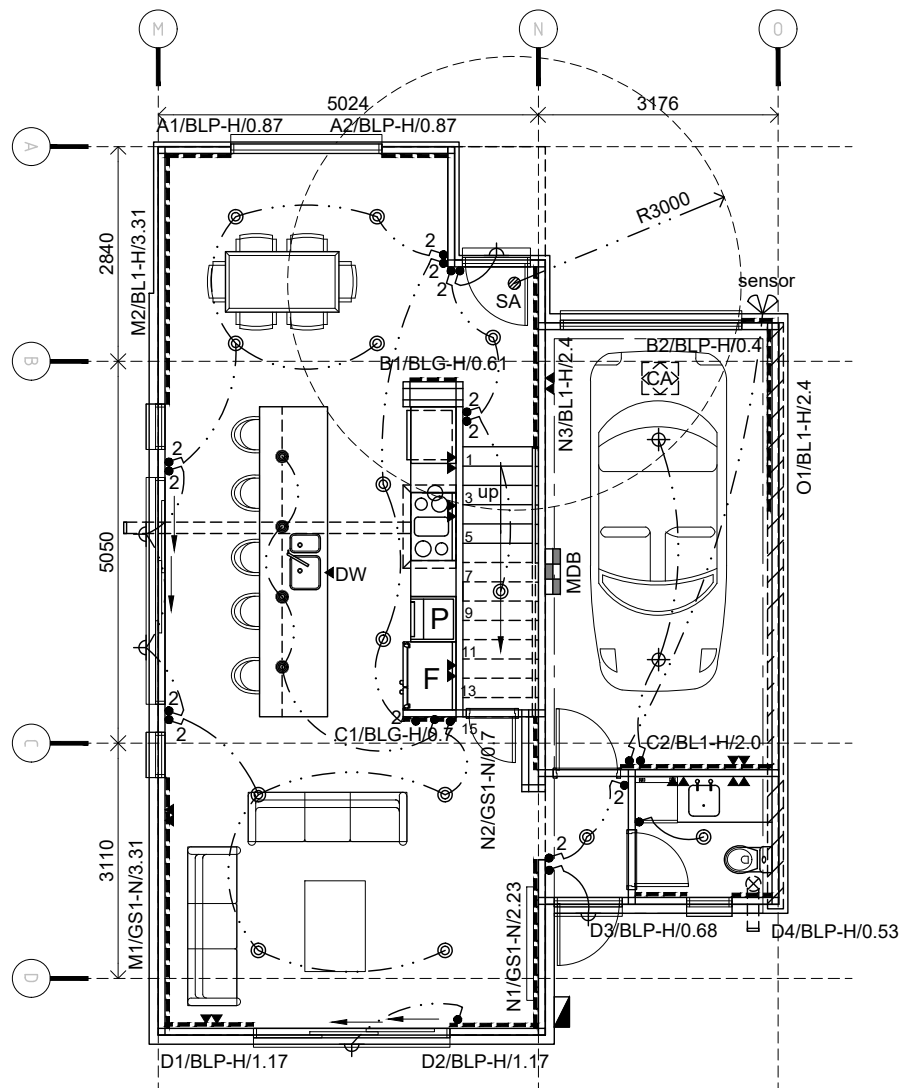
NEW ZEALAND: PO Box 101, Hastings 4141 Phone: 06 274 1038 Fax: 06 274 1042
AUSTRALIA: PO Box 101, Hastings 4141 Phone: 02 442 8222 Fax: 02 442 8224

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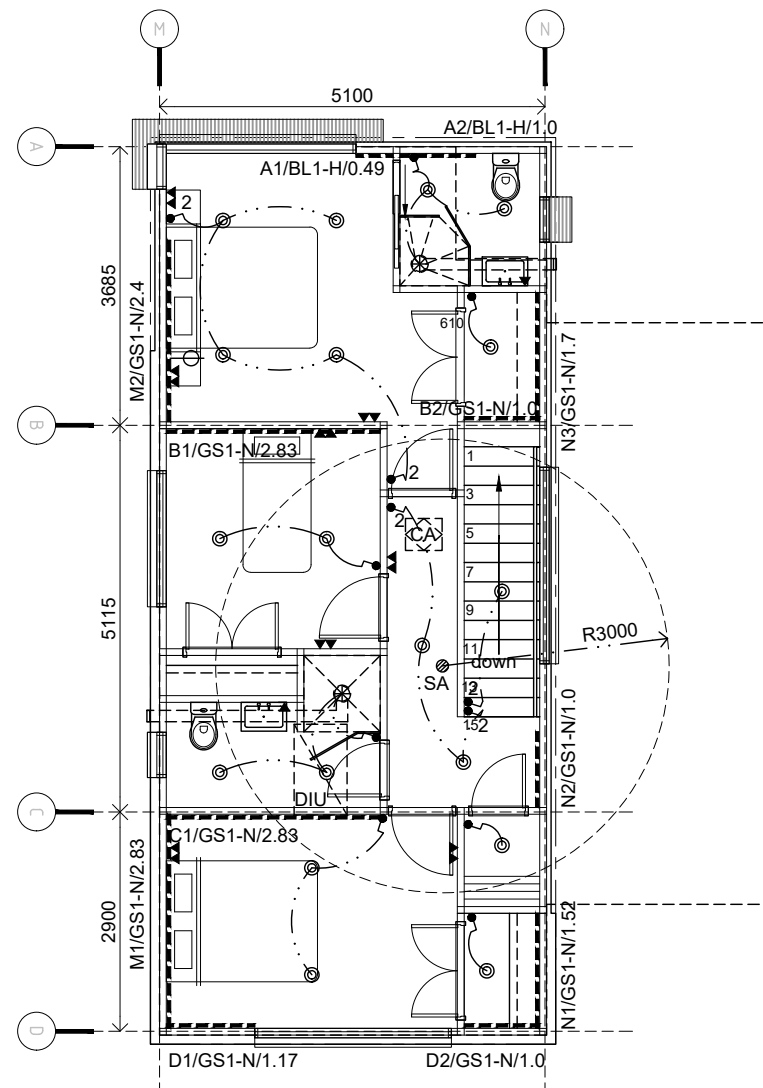
FOR HOLES IN JOISTS ABOVE 32mm USE LUMBERLOK FLOOR JOIST STIFFENER ABOVE

BEFORE CONSTRUCTION BEGINS, BUILDER MUST CHECK ALL DIMENSIONS ARE CORRECT. ALL CONSTRUCTION WORK COMPLIES WITH THE NZS3604:2011 AND NEW ZEALAND BUILDING CODE, LOCAL BODY BYLAWS AND RELEVANT NEW ZEALAND STANDARD. DO NOT SCALE OFF PLANS

LEGEND:	
	150Ø MECHANICAL VENT TO SOFFIT
	COMBINED METER/DISTRIBUTION BOX
	RINNAI INFINITY GAS
	CEILING ACCESS HATCH
	300 x 50mm WINDOW SHROUD
	DUCTED INDOOR UNIT IN CEILING SPACE AS PER ATTACHED SPECIFICATION



GROUND FLOOR



FIRST FLOOR

ELECTRICAL NOTES:

- ELECTRICAL LAYOUT TO BE CHECKED AND CONFIRMED WITH THE CLIENT/ OWNER PRIOR TO COMMENCING WORK
- ALLOW WIRING AND PLUMBING FOR:
 - * DISHWASHER * WASTEMASTER
 - * OVEN/HOB * DOOR CHIME
 - * MICROWAVE * XPELAIRS
 - * RANGEHOOD * WASHER/ DRYER
 - * GARAGE DOOR OPENER
- IF THERE ARE DOWNLIGHTS, THEY SHALL COMPLY WITH NZCEP54:2001

ELECTRICAL KEY:

- = SECURITY LIGHT
- = CA AND CLOSED DOWNLIGHT
- = LIGHT
- = SOCKET
- = SWITCH
- = TELEVISION
- = 2 IN 1
- = XPELAIR
- = SMOKE ALARM
- = WALL LIGHT
- = FEATURE LIGHT

DATA POINT ENTRY INTO THE HOUSE, AND OUTLETS INSIDE HOUSE, AS PER OWNERS REQUIREMENTS

SMOKE ALARM NOTES:

SMOKE DETECTORS TO BE INSTALLED THROUGHOUT THE DWELLING TO COMPLY WITH NZBC F7/AS1. FITTED WITH HUSH FACILITY AS REQUIRED. SMOKE ALARMS SHALL BE LISTED OR APPROVED BY A RECOGNISED AUTHORITY AS COMPLYING WITH AT LEAST ONE OF:
 UL 217 CAN/ULC S531, AS 3786, BS EN 14604:2005. SMOKE ALARMS TO BE LOCATED WITHIN 3m OF EVERY SLEEPING SPACE DOOR AND ENTRY DOOR. ENSURE 300mm GAP FROM WALLS.

BRACING NOTES:

- THE BRACING CALCULATIONS ARE BASED ON GIB EZYBRACE 2016 SOFTWARE.
- SUBSTITUTION WITH OTHER BRACING SYSTEM TYPES IS NOT PERMITTED UNLESS ACCOMPANIED WITH THAT SYSTEM'S BRACING CALCULATIONS AND DETAILS.
- ALL FIXINGS, FASTENINGS, HOLD DOWNS AND FRAMING REQUIREMENTS ETC, ARE TO BE AS INDICATED AND DOCUMENTED IN "BRACING SYSTEMS SPECIFICATIONS" INCLUDED IN THE SPECIFICATIONS.
- OPENINGS IN BRACING UNITS: SMALL OPENINGS (EG. POWER OUTLETS) OF 90x90mm OR LESS MAY BE PLACED NO CLOSER THAN 90mm TO THE EDGE OF THE BRACED ELEMENT. A BLOCK MAY NEED TO BE PROVIDED ALONGSIDE THE PERIMETER STUD (ALSO REFER TO GIB BRACING SPECS)

BRACING KEY:

- | NO. | TYPE | LENGTH |
|--------------|------|--------|
| A1/GS1-N/2.4 | | |
- GS1-N - 10mm or 13mm STD GIB BOARD ON ONE FACE, MIN LENGTH 0.4m
 - BL1-H - 10mm or 13mm BRACELINE GIB BOARD HORIZONTAL OR VERTICAL ON ONE FACE, MIN. LENGTH 0.4m
 - BLG-H - 10mm or 13mm STD GIB BOARD ON ONE FACE, 10mm or 13mm BRACELINE GIB BOARD ON OTHER FACE, LININGS FIXED HORIZONTAL OR VERTICAL ON ONE FACE, MIN LENGTH 0.4m
 - BLP-H - 10mm or 13mm BRACELINE GIB BOARD HORIZONTAL OR VERTICAL ON ONE FACE, MIN 7mm ECOPLY TO OTHER SIDE, MIN LENGTH 0.4m.
- NOTE: ALL ELEMENTS INCORPORATING BRACELINE GIB BOARD TO HAVE 12kN FIXINGS AT NO MORE THAN 100mm FROM EACH END

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Proposed: New dwelling for Lot 515, DP..., Cogar Terrace, Greenhill Park, Hamilton

Drawing Name: BRACING/ELECTRICAL PLAN

Amendments:

Date: June 2022
 Scale: 1:100
 No: A-302
 © COPYRIGHT

NOTES:

MATERIAL • Trapezoidal Longrun Roofing
 PITCH • 35° & 3°
 O/H • 120mm
 DP SIZE • 80mmØ

- SELECTED SPOUTING AND DOWNPIPES COMPLY WITH NZBC E1/AS1

KEY:

----- DP = DOWNPIPE
 35°&3° = FALL AND PITCH
 - - - - - = TIMBER ROOF PLANE BRACE. FIX AS PER NZS 3604, FIGURE 10.22

ROOF BRACING

TOTAL ROOF PLAN AREA = 85m²
 (1X BRACING PER 50m²)


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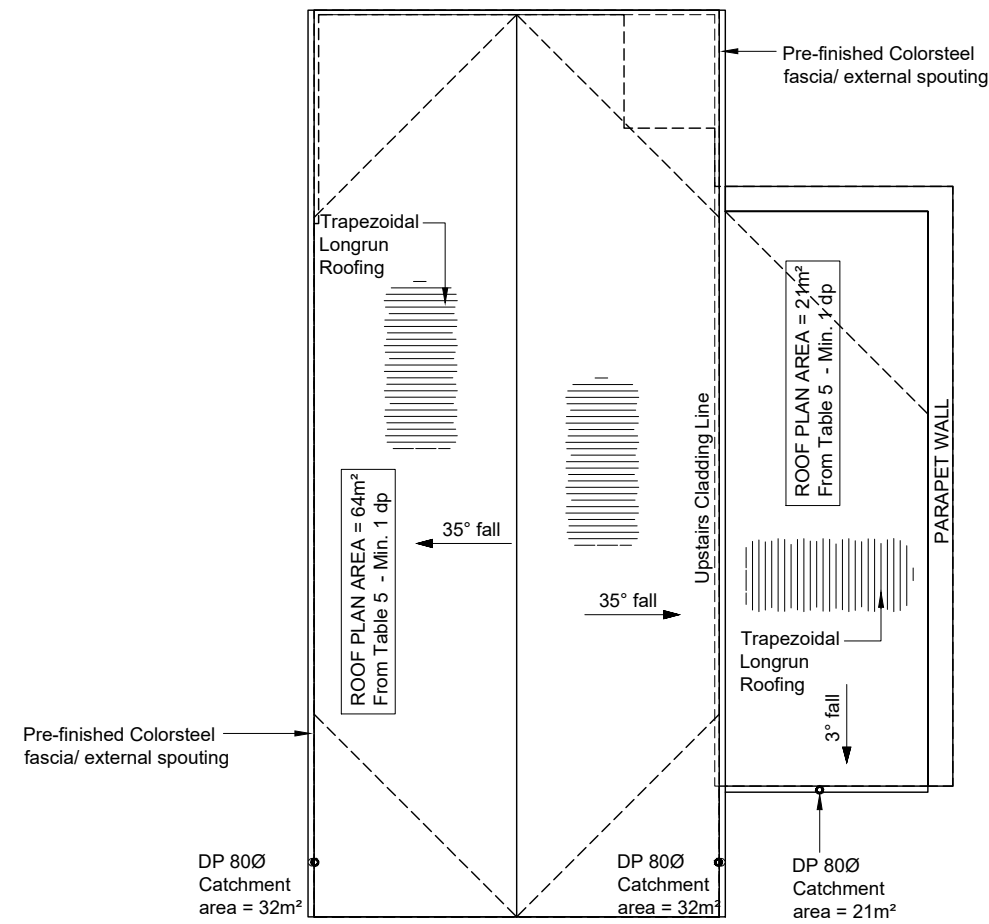
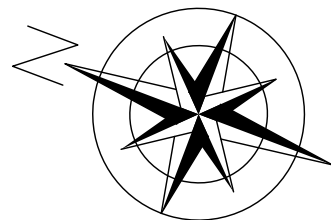


Table 5: NZBC E1 - Downpipe Sizes for Given Roof Pitch and Area Paragraph 4.2.1

Downpipe size (mm) (minimum internal sizes)	Roof pitch			
	0-25°	25-35°	35-45°	45-55°
	Plan area of roof served by the downpipe (m ²)			
63 mm diameter	60	50	40	35
74 mm diameter	85	70	60	50
100 mm diameter	155	130	110	90

BEFORE CONSTRUCTION BEGINS, BUILDER MUST CHECK ALL DIMENSIONS ARE CORRECT. ALL CONSTRUCTION WORK COMPLIES WITH THE NZS3604:2011 AND NEW ZEALAND BUILDING CODE, LOCAL BODY BYLAWS AND RELEVANT NEW ZEALAND STANDARD. DO NOT SCALE OFF PLANS

LEGEND			
— ss —	uPVC Council Wastewater pipe	⊗	DN50mm Rodding Eye Inspection point
- - - - -	DN100mm uPVC Wastewater pipe @ 1:60 fall	IB	Inspection Bend
- - - - -	DN40mm uPVC Wastewater pipe @ 1:40 fall	IJ	Inspection Junction
— — — — —	uPVC Council Stormwater pipe	TV	Terminal Vent
- - - - -	Ø100mm Stormwater pipe @ 1:60 fall		



COGAR TERRACE

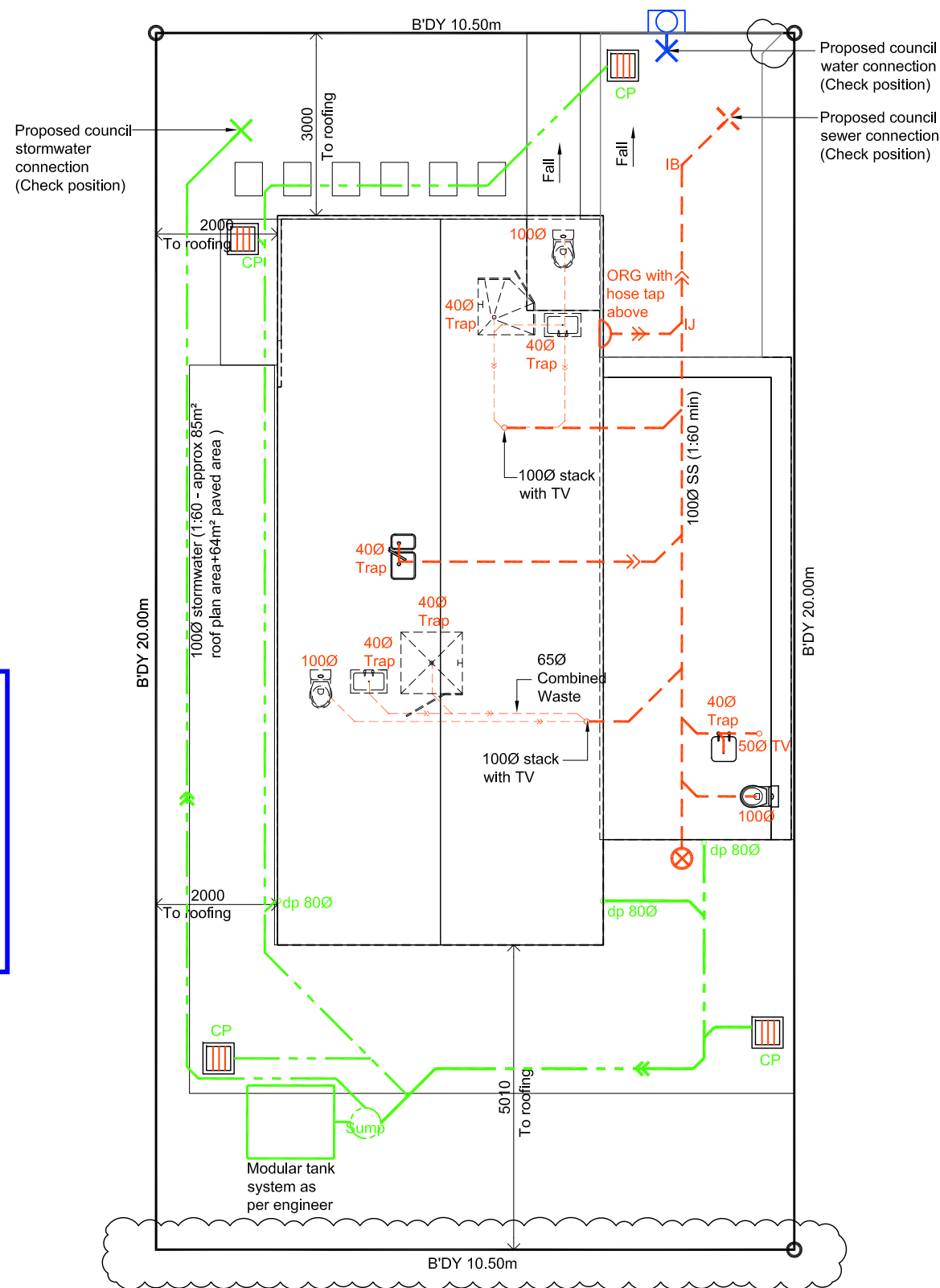
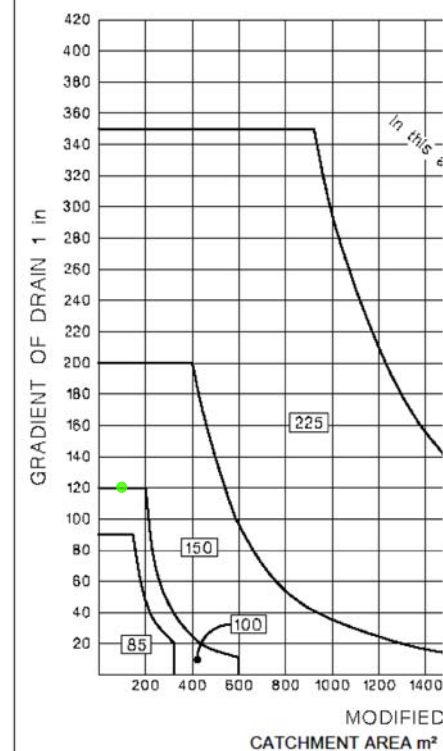


Figure 3: Sizing of Surface Water Drains
Paragraphs 3.2.2 and 3.2.3



- NOTES:**
- CHECK POSITION OF WASTEWATER AND STORMWATER PRIOR TO COMMENCING CONSTRUCTION AND CHECK ALL PIPE DIAMETERS, GRADIENTS, ETC. ON SITE TO ENSURE ACCEPTABLE FALLS
 - ALL PLUMBING AND DRAINAGE IS TO BE INSTALLED AND TESTED BY A REGISTERED TRADESPERSON
 - ALL PLUMBING AND DRAINAGE TO COMPLY WITH AS3 (AS/NZS 3500.2) AND E1/AS1 AND WITH ALL RELEVANT CODES AND LOCAL BYLAWS
 - WATER SUPPLY TO COMPLY WITH NZBC G12/AS1
 - INTERNAL WATER RETICULATION PIPES (HOT AND COLD) ARE TO BE POLYBUTYLENE INSTALLED TO MANUFACTURER'S SPEC.
 - WATER SUPPLY MIN NOMINAL PIPES DIA'S
 - TEMPERING VALVE 20mm
 - SHOWER COLD 20mm OR 10mm DEDICATED LINE
 - SHOWER HOT 20mm OR 15mm DEDICATED LINE
 - BATH, SINK, L'DY 15mm (20m MAX. LENGTH)
 - BASIN 15mm (20m MAX. LENGTH)
 - ALL SANITARY WASTE PLUMBING AND DRAINAGE PIPES ARE TO BE DWV GRADE uPVC AND COMPLIANT WITH AS/NZS 1260
 - ORG IS TO BE 100mm ABOVE UNPAVED SURFACE OR AT A HEIGHT THAT PREVENTS PONDING OR THE INGRESS OF WATER WHERE LOCATED IN A PAVED SURFACE
 - WHERE DRAINAGE LINE PASSES THROUGH FLOOR JOISTS, INSTALL BRACE-IT LTD THRU-JOIST T-J240 GALVANISED BRACKETS TO EACH JOIST. MAXIMUM HOLES SIZE THROUGH JOIST
 - ALL HOSE TAPS TO BE FITTED WITH VACUUM BREAK NON-RETURN VALVES

MINIMUM FALL TO DRAINAGE RUNS:

DN 80/100 1:60 GRADIENT

INSPECTION ACCESS POINTS

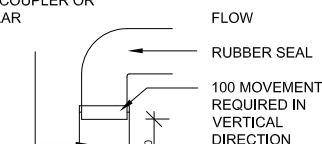
- PROVIDE ACCESS POINTS TO ALL DRAINS AS REQUIRED BY AS/NZS 3500.2, 4.7 AND NZBC E1, 3.7
1. ON BRANCH DRAINS CARRYING SOIL WASTE CLOSE TO THE BUILDING BUT NO FURTHER AWAY THAN 2.5m
 2. AT INTERVALS NOT MORE THAN 30m FOR SANITARY OR 50m FOR STORMWATER
 3. ON THE DOWNSTREAM END OF DRAINS PASSING UNDER A BUILDING
 4. AT THE JOIN WITH THE EXISTING DRAINAGE CONNECTION
 5. AT CHANGES OF DIRECTION OR GRADIENT GREATER THAN 45°
 6. AT A JUMP-UP
 7. AT JUNCTIONS ON STORMWATER DRAINS EXCEPT WHERE THE BRANCH SERVES ONLY ONE DP AND IS LESS THAN 2m LONG

FINAL INSPECTION POINT POSITIONS ARE TO BE CONFIRMED BY THE DRAINLAYER ON DRAINAGE AS-BUILTS

WATER SUPPLY:

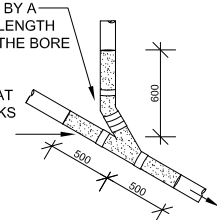
- FLEXIBLE DRAINAGE JOINTS ARE TO BE INSTALLED WHERE WW DRAINAGE LEAVES THE SLAB AND ENTERS THE GROUND

USE MARLEY 1511-100C SLIP COUPLER OR SIMILAR



THE BASE OF PLUMBING STACKS SHALL HAVE 2x45° BENDS SEPARATED BY A STRAIGHT PIPE OF LENGTH NOT LESS THAN 2x THE BORE

NO CONNECTIONS AT THE BASE OF STACKS WHERE SHOWN (HATCHED)



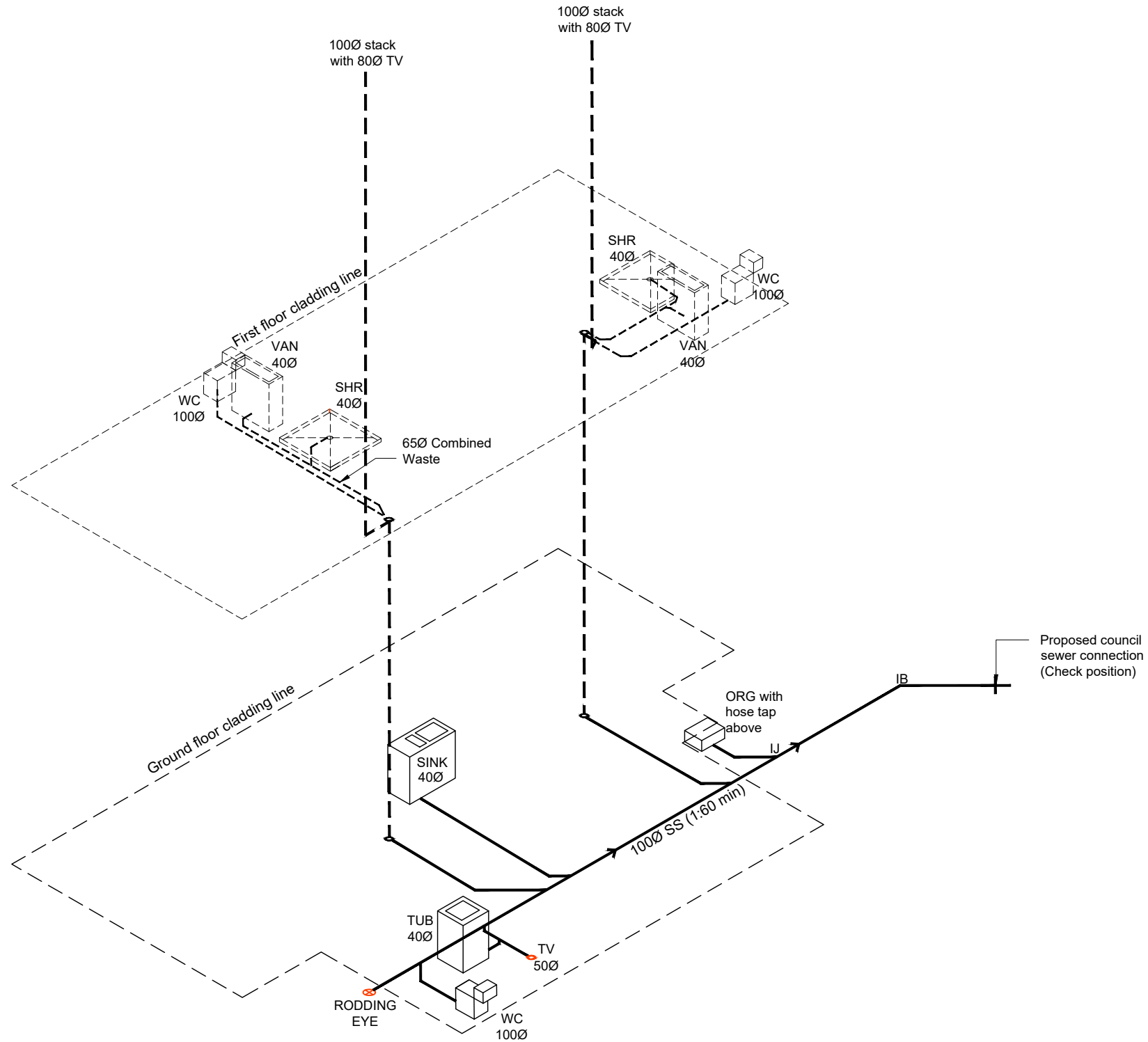


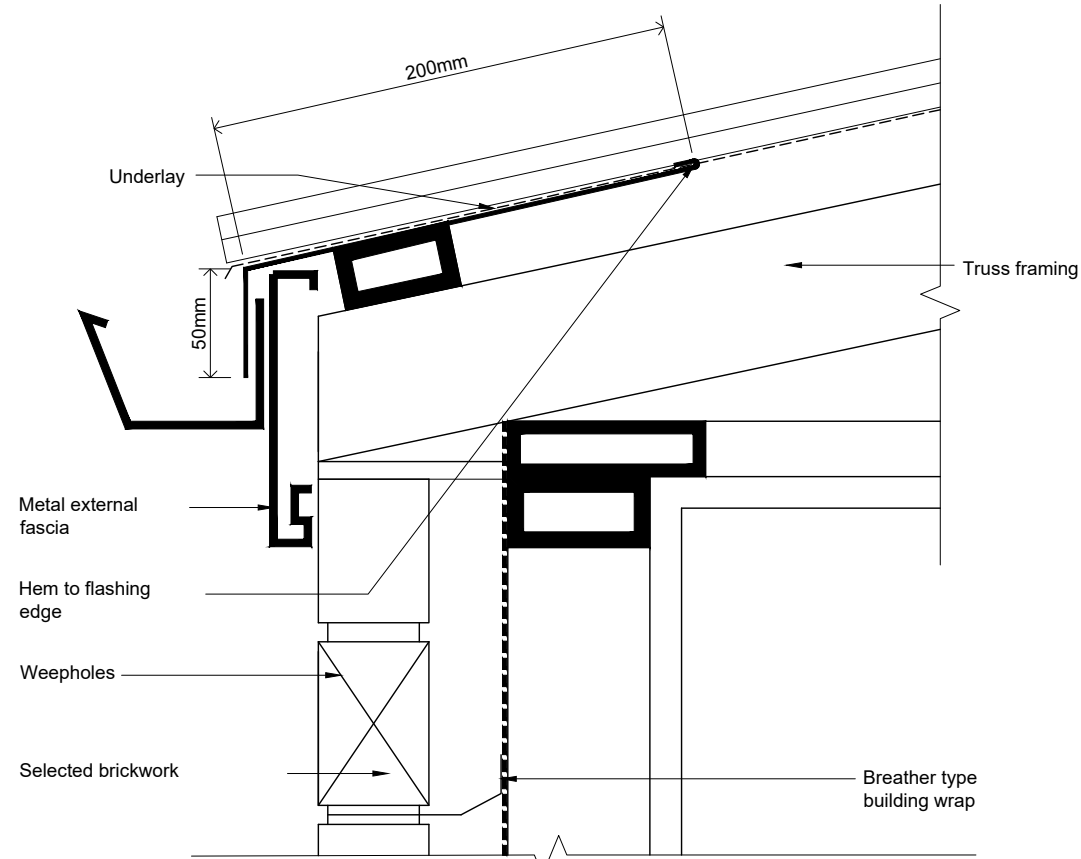
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- LOW FLOW WATER FIXTURES ARE TO BE INCORPORATED:**
- SHOWERS USING NOT MORE THAN NINE LITRES OF WATER PER MINUTE
 - TAP EQUIPMENT USING NOT MORE THAN NINE LITRES OF WATER PER MINUTE
 - TOILETS USING NOT MORE THAN FOUR LITRES ON AVERAGE PER FLUSH
 - TOILETS, SHOWERS, AND TAPS WITH AT LEAST A 3 STAR RATING IN ACCORDANCE WITH THE NEW ZEALAND WATER EFFICIENCY LABELLING SCHEME MEET THIS DEFINITION.

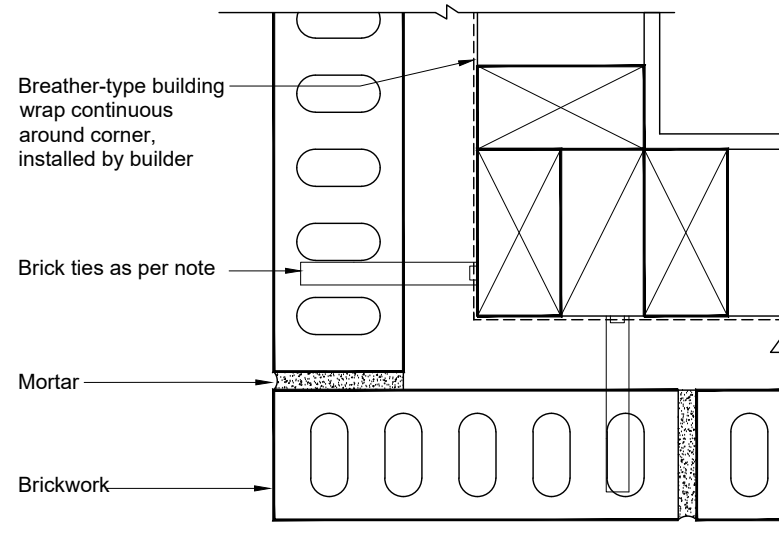

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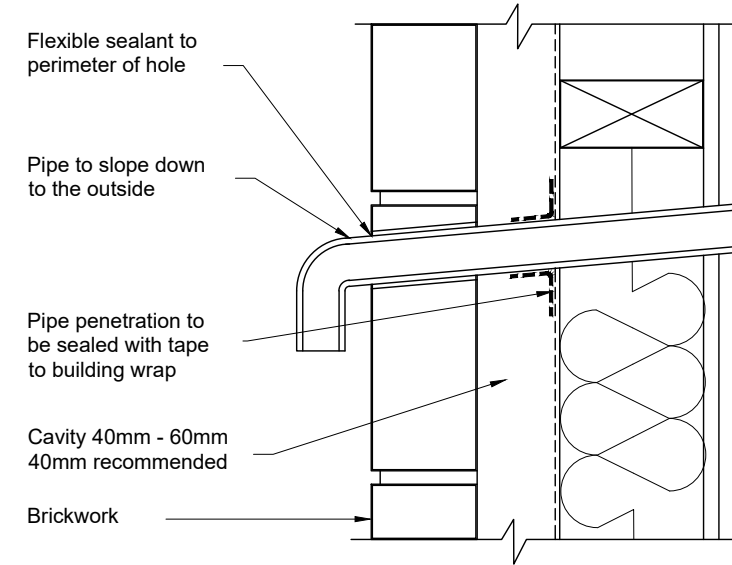


Eave flashing required where all of the following conditions are met:
 - Roof slope less than or equal to 10°, and
 - soffit width less than or equal to 100m, and
 - wind zones area Very High or Extra High

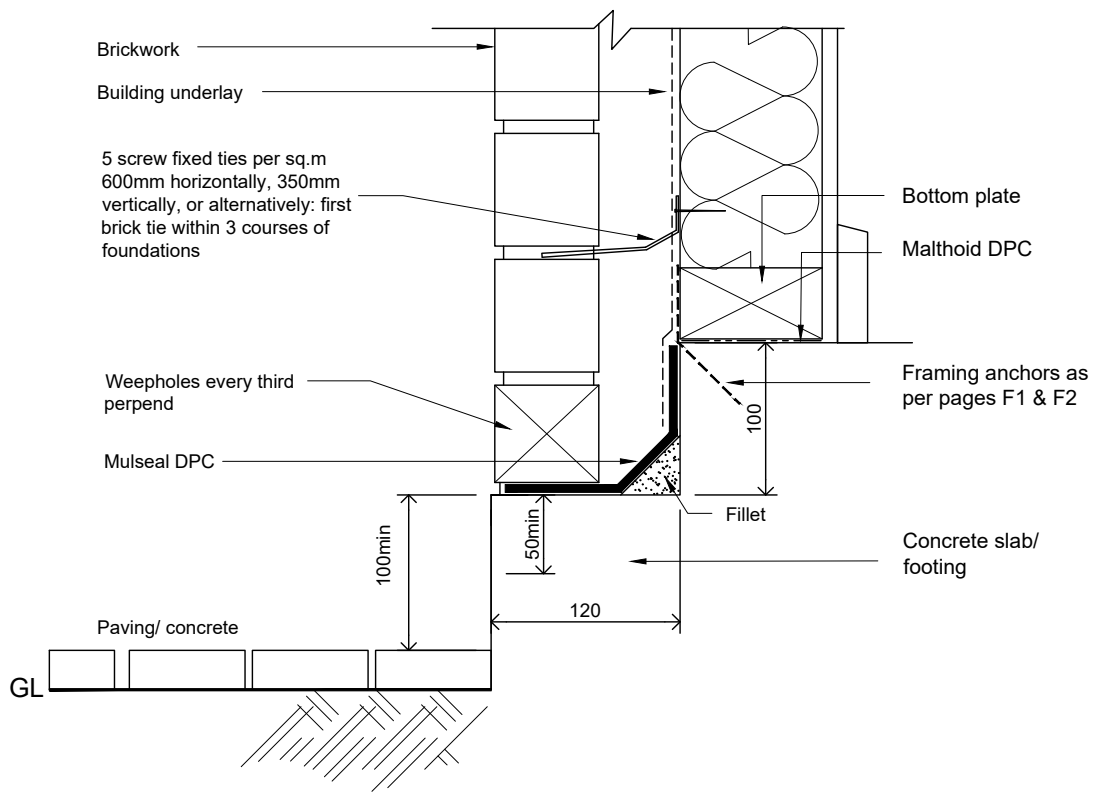
BRICKWORK - EAVES DETAIL



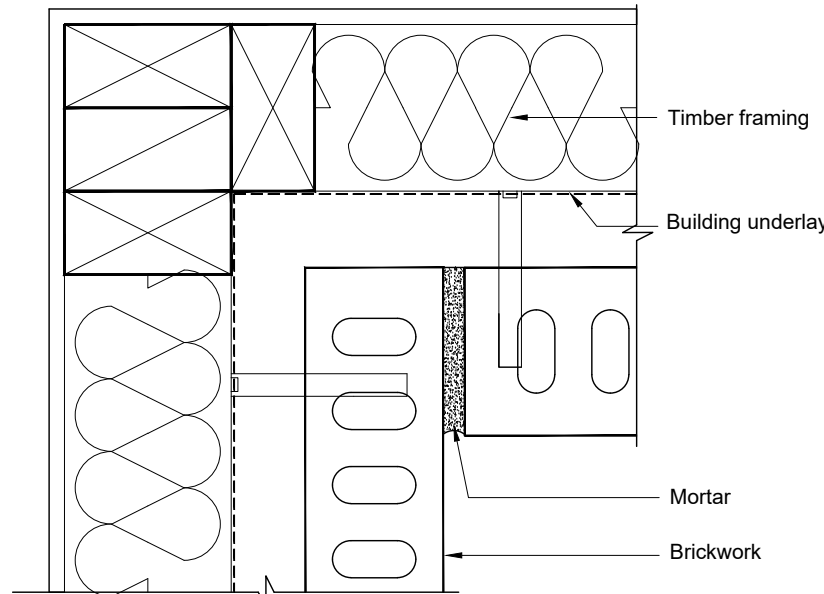
BRICKWORK - EXTERNAL CORNER DETAIL



BRICKWORK - PIPE PENETRATION

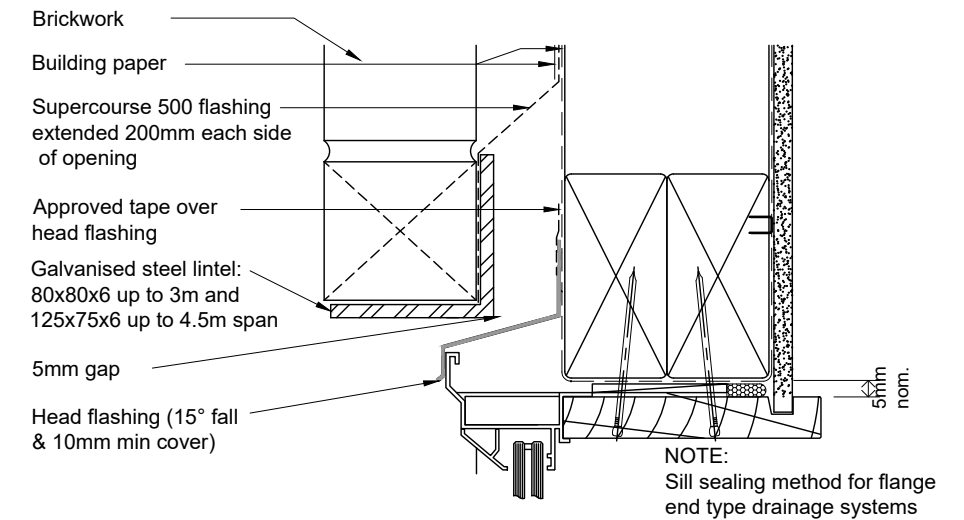


BRICKWORK - BASE DETAIL



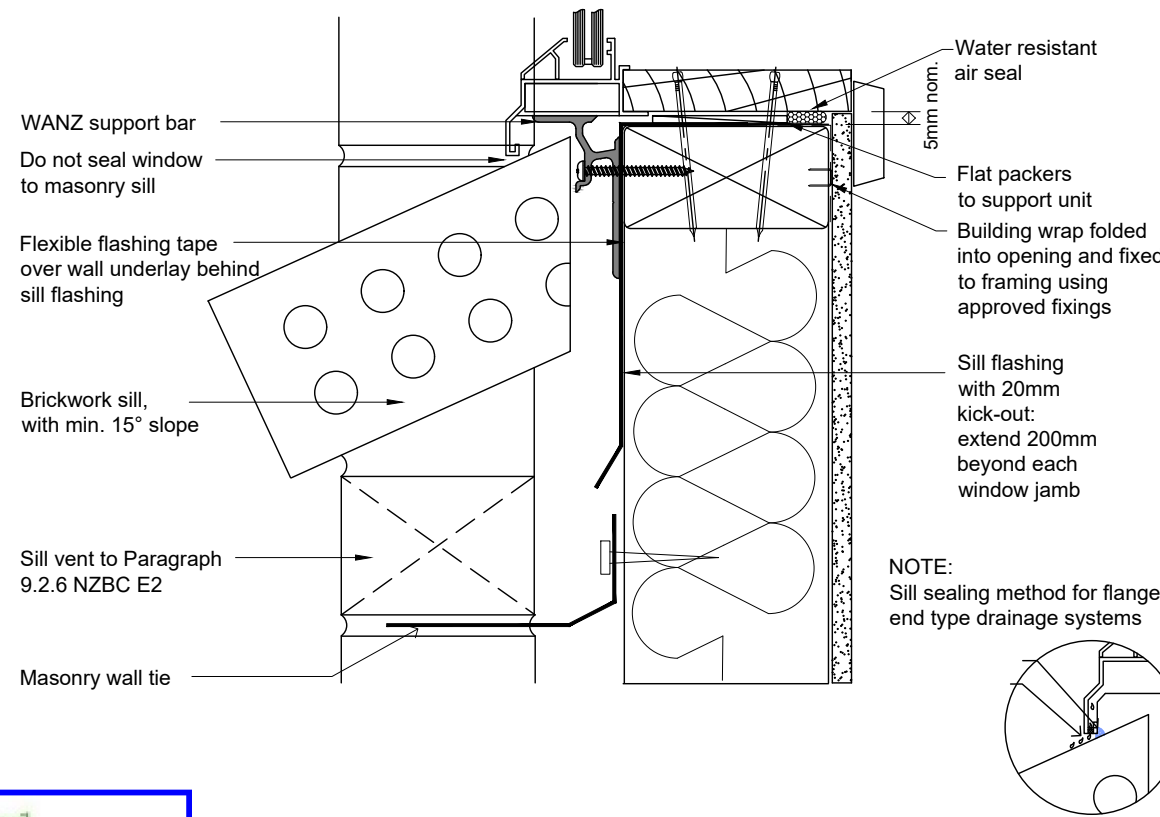
5 screwfixed ties per sq.m 600mm horizontally, 350mm vertically, or alternatively: first brick tie within 3 courses of foundations

BRICKWORK - INTERNAL CORNER DETAIL

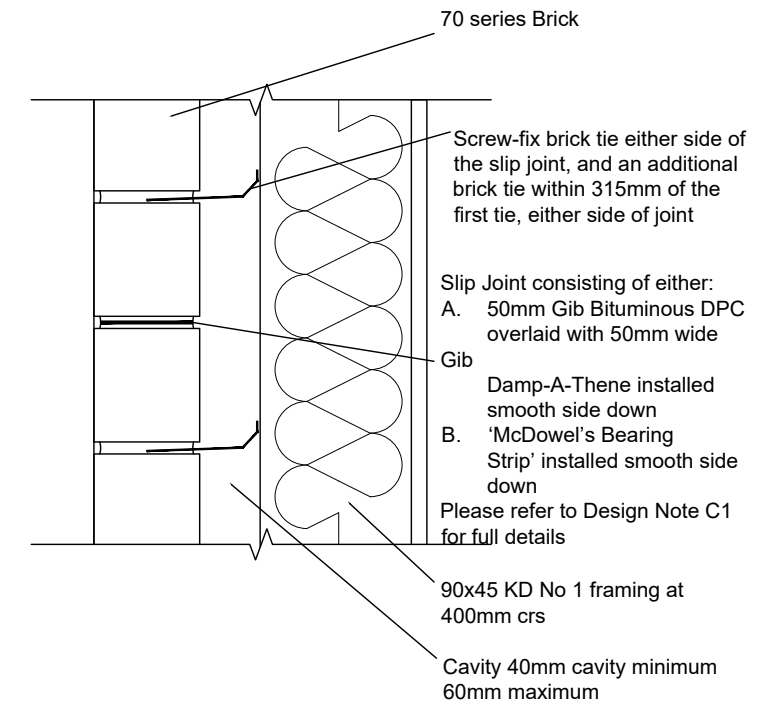


HEAD DETAIL WITH BRICKWORK ABOVE (UP TO 4.5m)

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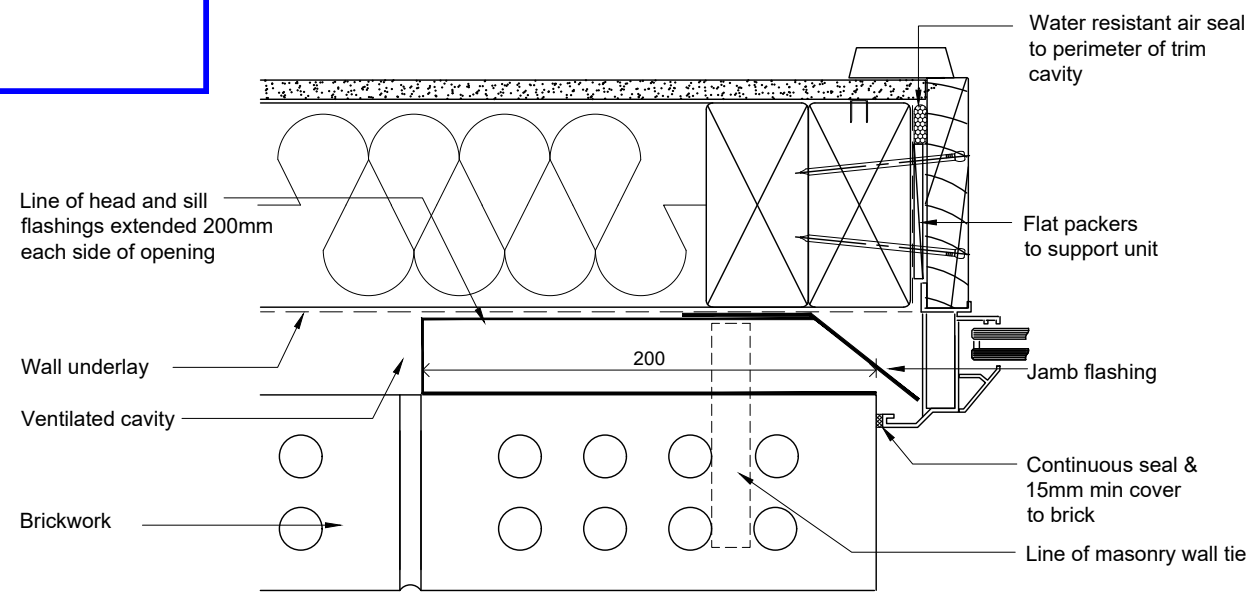


BRICKWORK - SILL DETAIL

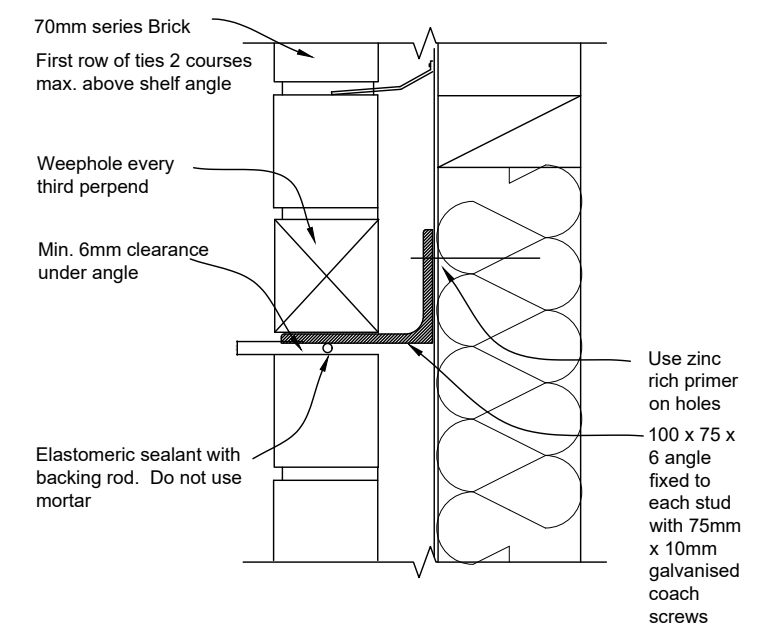


BRICKWORK - SLIP JOINT

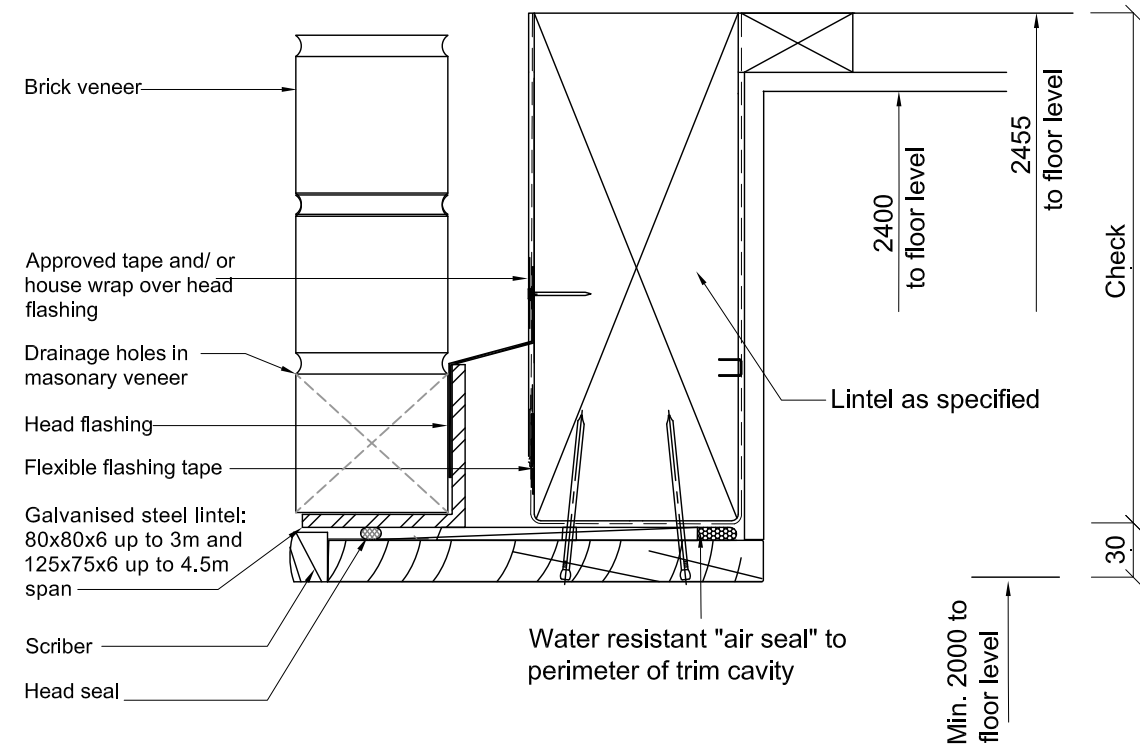
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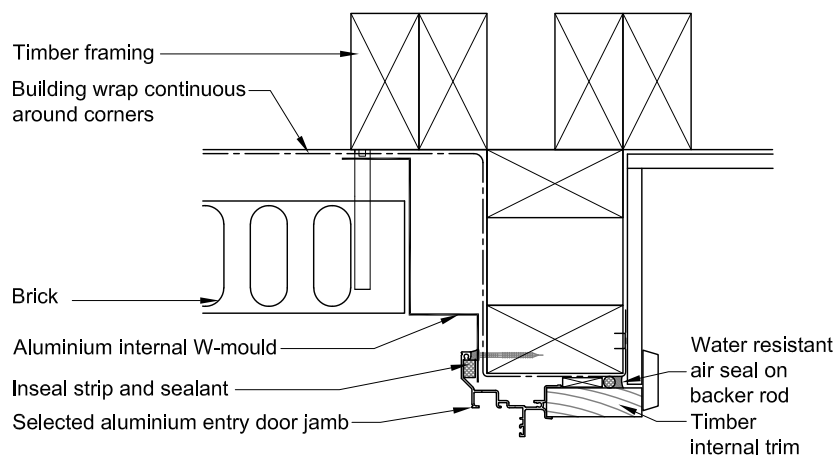
BRICKWORK - JAMB DETAIL



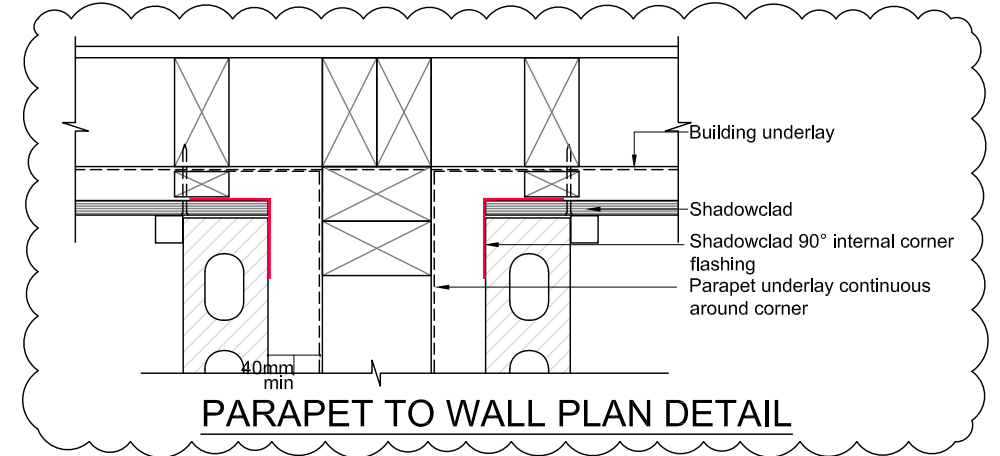
BRICKWORK - SHELF ANGLE - Standard Detail (Brick over 4m in Height)



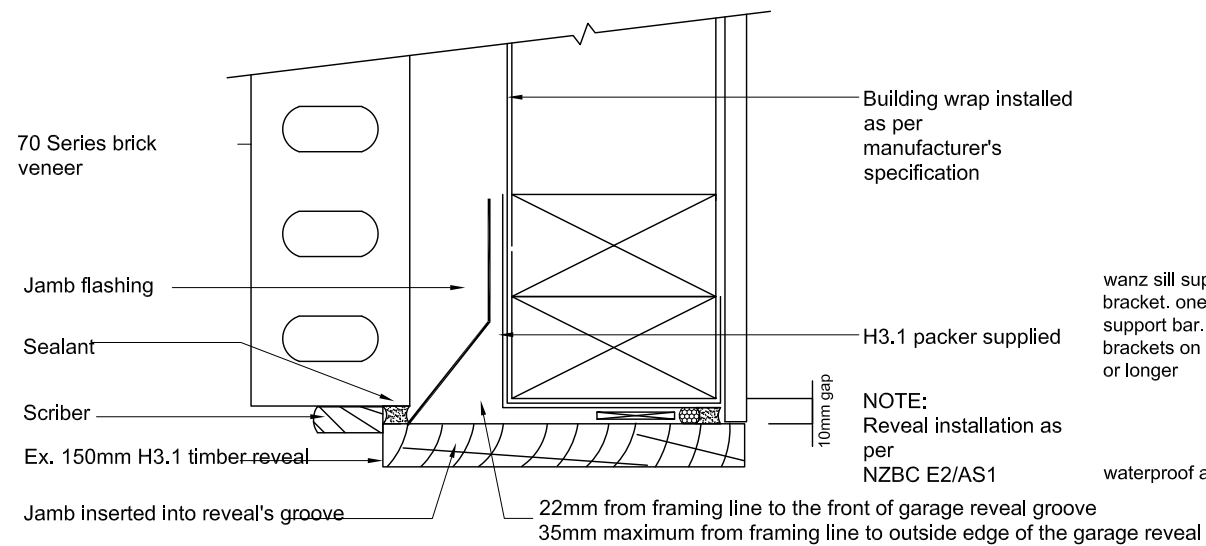
BRICKWORK - GARAGE DOOR HEAD DETAIL



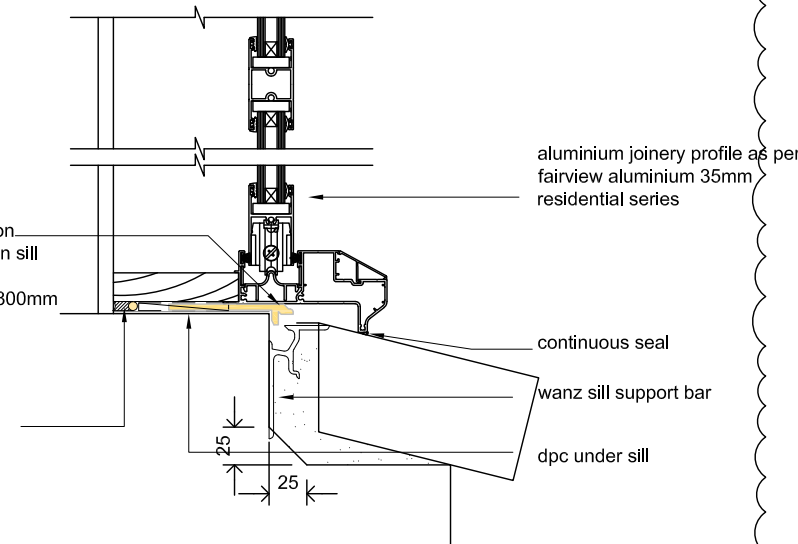
BRICKWORK - JAMB DETAIL AT DOOR



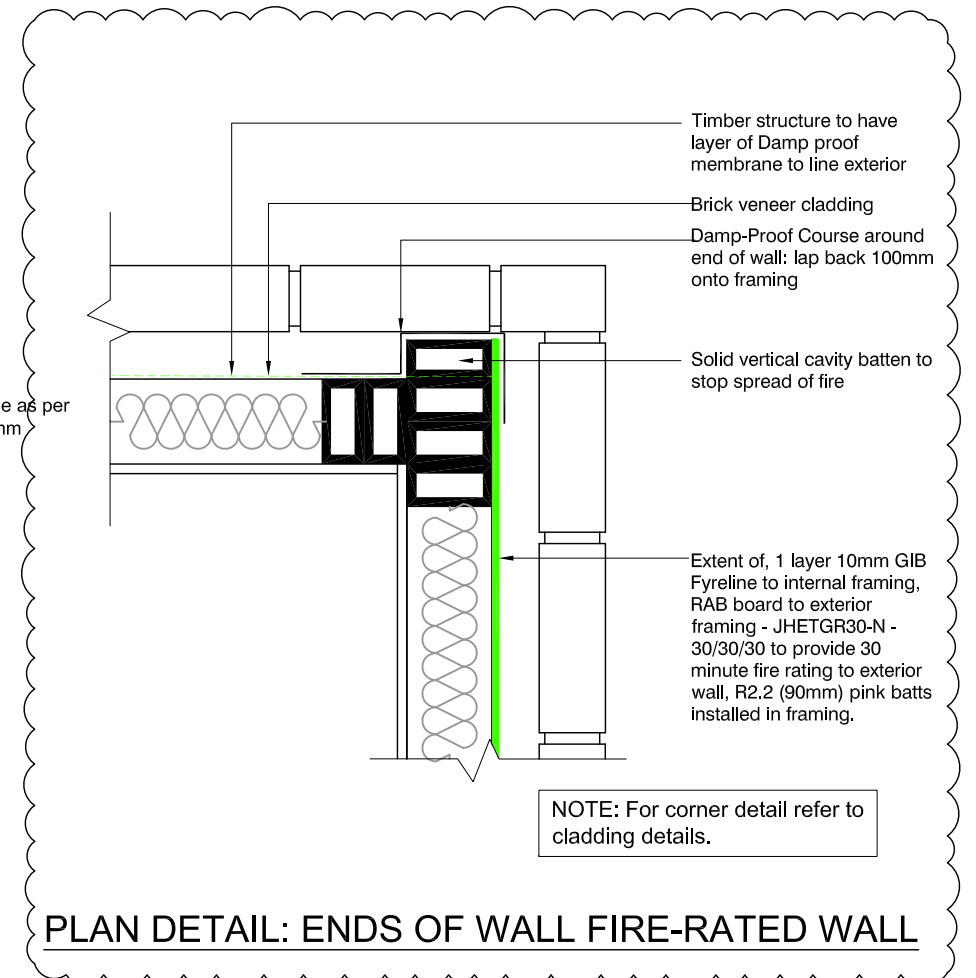
PARAPET TO WALL PLAN DETAIL



BRICKWORK - GARAGE DOOR JAMB DETAIL



DOOR SILL DETAIL BRICK IN 50mm CAVITY



PLAN DETAIL: ENDS OF WALL FIRE-RATED WALL

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 It's not a home, unless it's...
 homes for living

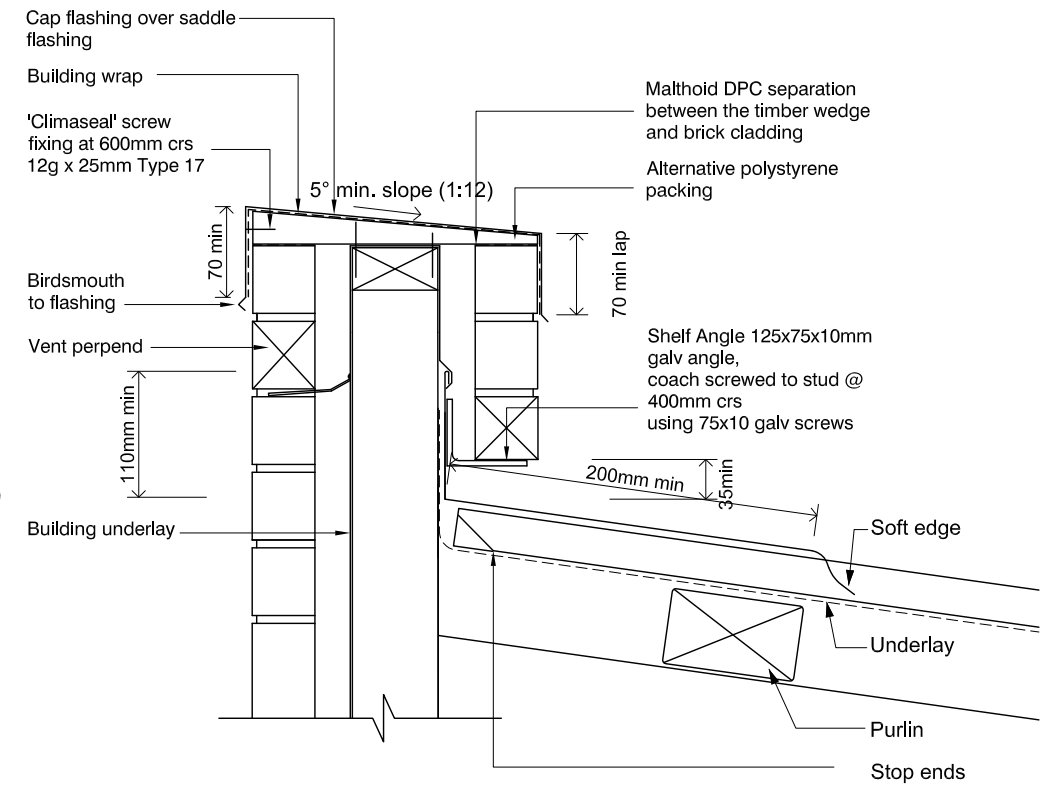
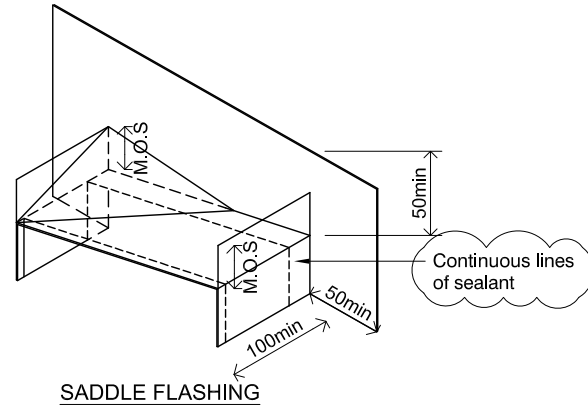
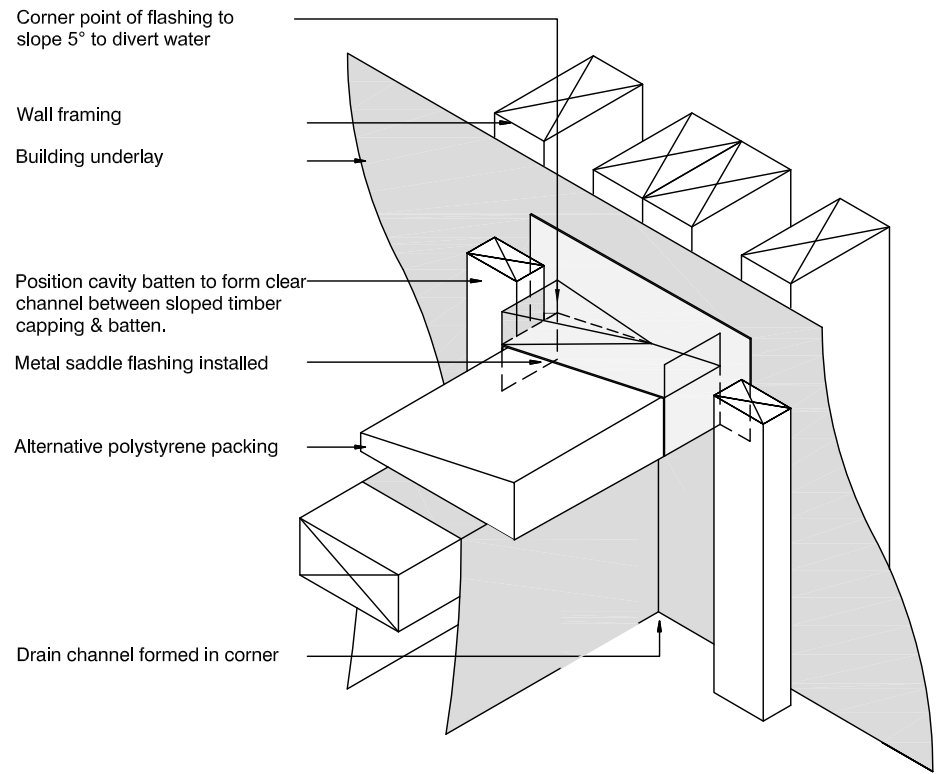
Proposed: Dwelling for Lot 515 - DP ---, Cogar Terrace, Greenhill Park, Hamilton.

Drawing Name: DETAILS

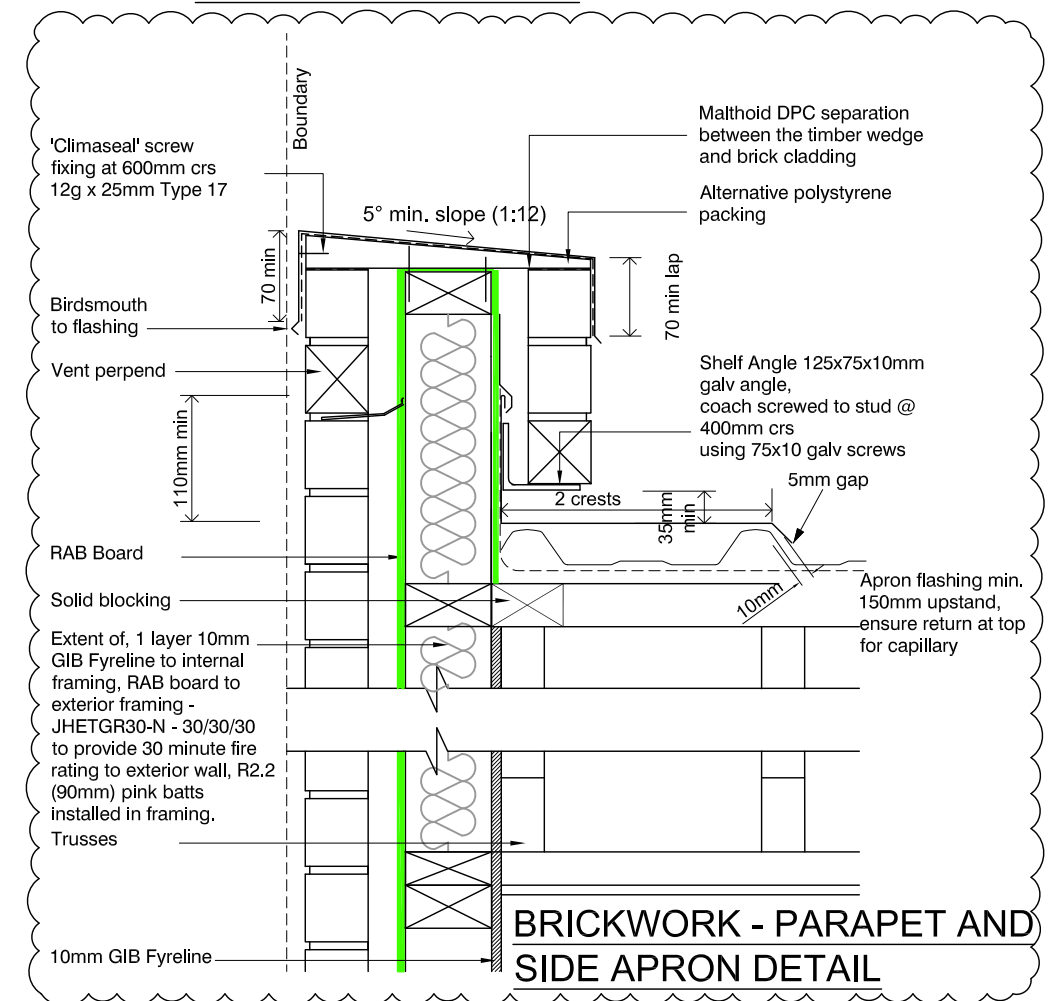
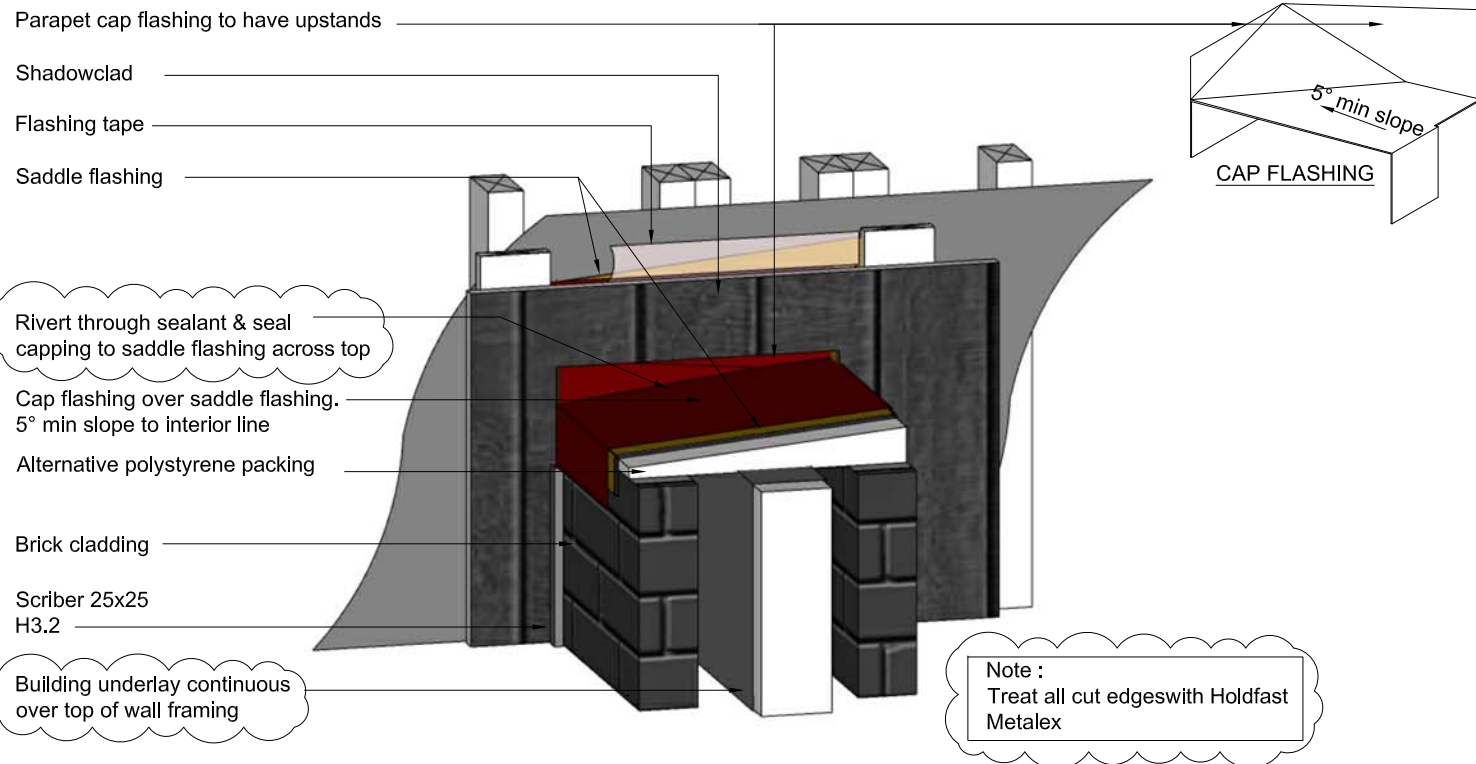
Amendments: 2/8/22: details added

Date: June 2022
 Scale: NTS

No: D3
 © COPYRIGHT

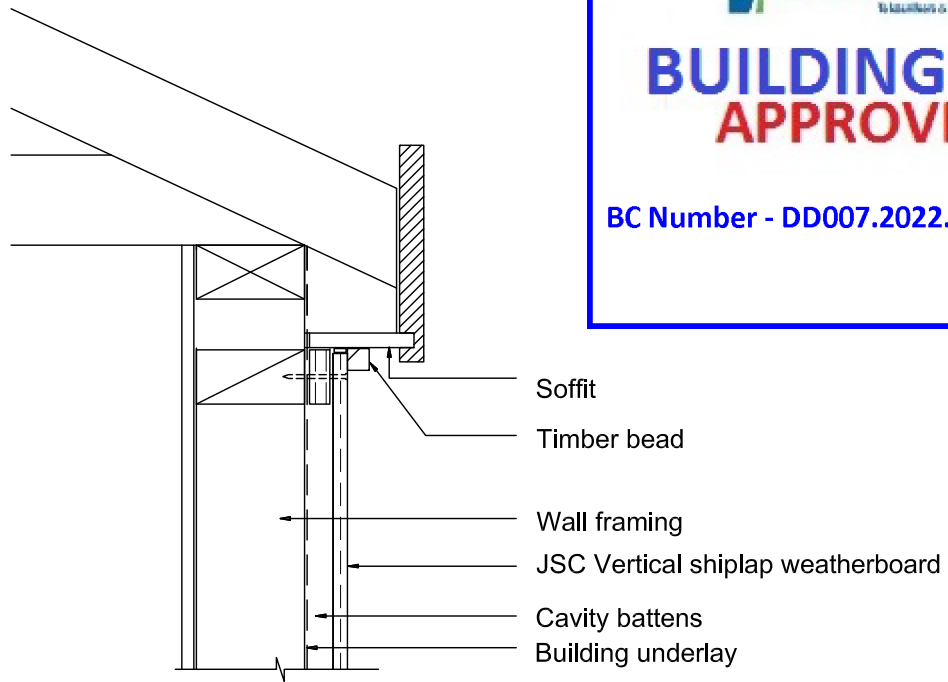


BRICKWORK - PARAPET DETAIL AND HEAD APRON DETAIL

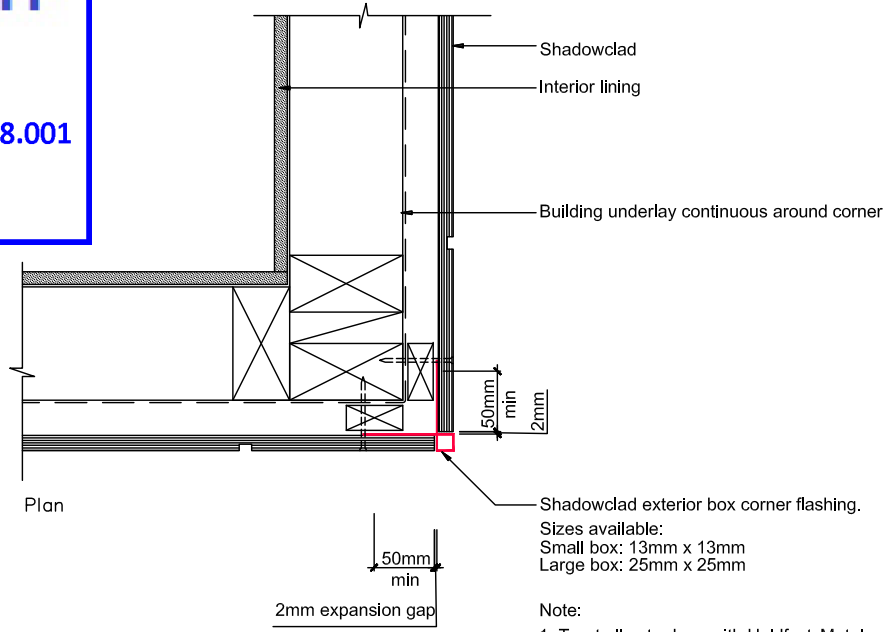


BRICKWORK - PARAPET AND SIDE APRON DETAIL

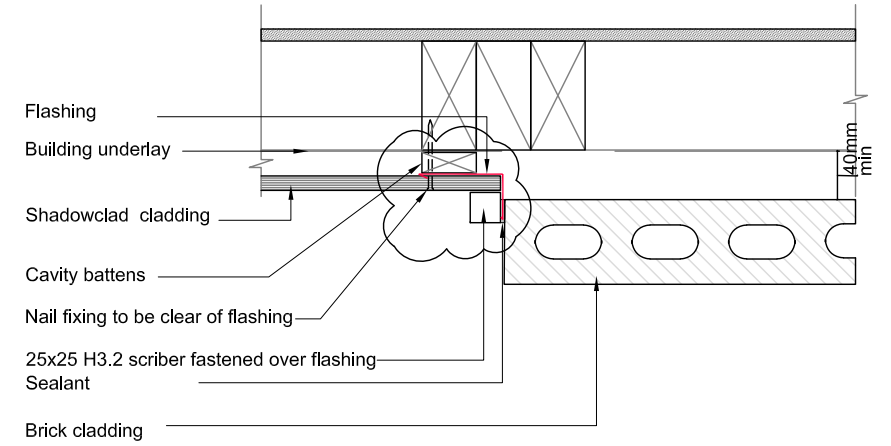
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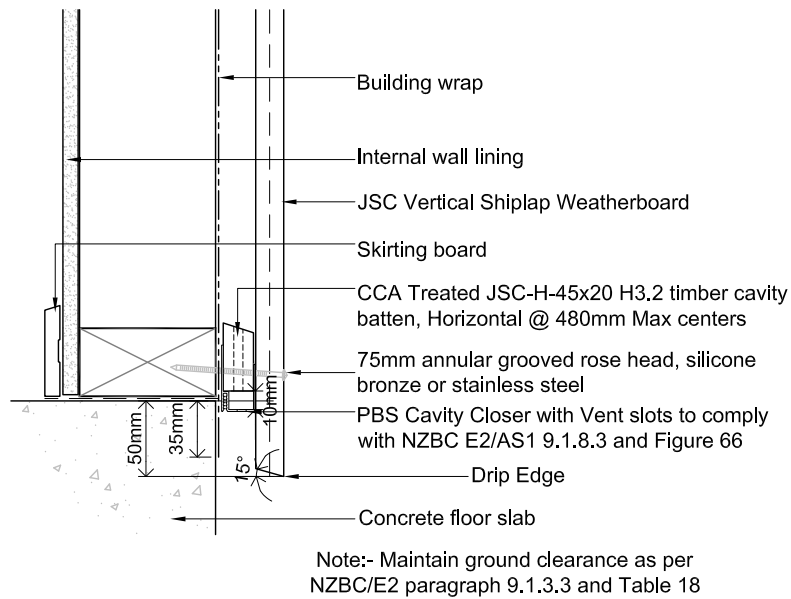
VERTICAL SHIPLAP - EAVES DETAIL



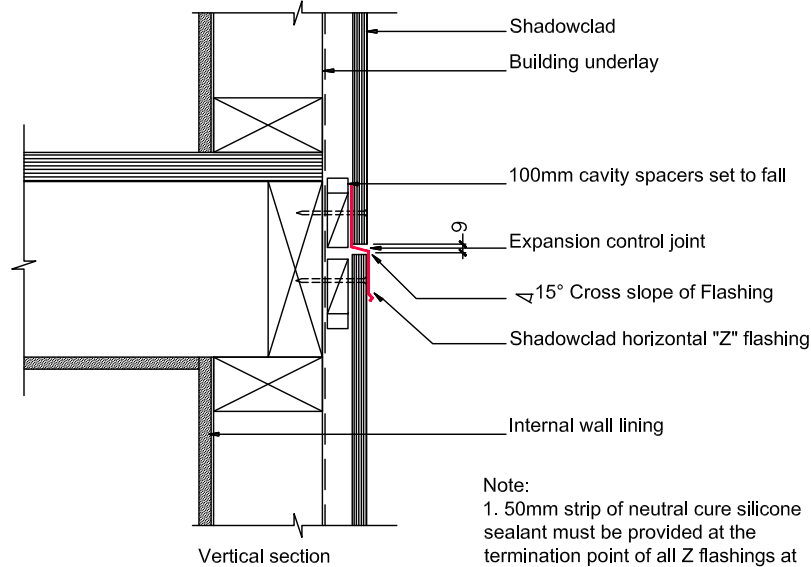
SHADOWCLAD - EXTERNAL CORNER DETAIL



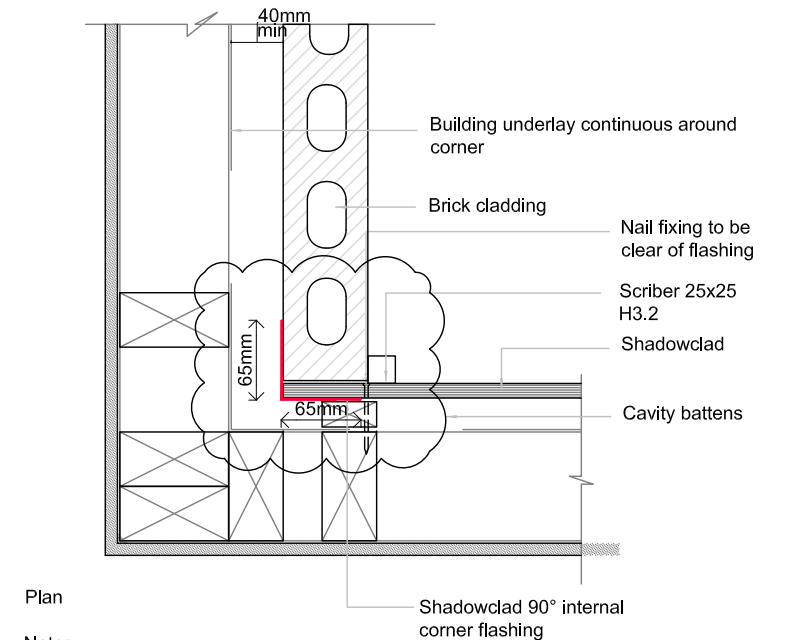
SHADOWCLAD AND BRICK HORIZONTAL JUNCTION



VERTICAL SHIPLAP - BASE DETAIL



SHADOWCLAD - MID FLOOR HORIZONTAL JOINT

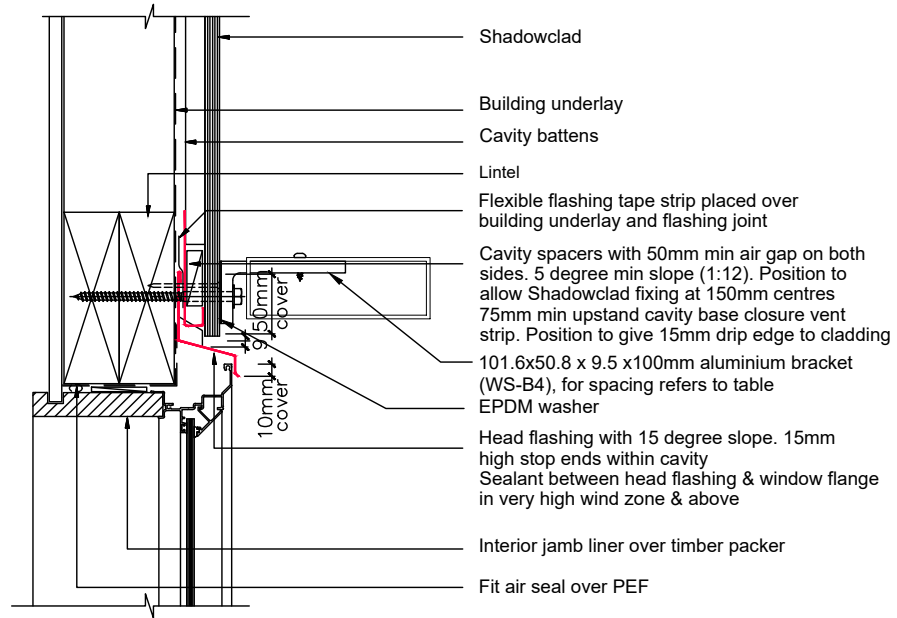


SHADOWCLAD TO BRICK INTERNAL JUNCTIONS

- Notes:
- All nail fixings pre-drilled minimum 1mm diameter smaller than the nail gauge.
 - All products to be pre-coated & cut edges to be sealed as per Branz Bulletin 411.
 - All materials and fixtures are to comply with E2/AS1 Clause 2.2
 - Provide PVC tape bond break between H3.2 battens and any flashing.
 - Vertical Shiplap Profiles to be fixed with a minimum 2mm gap at the overlap between boards.

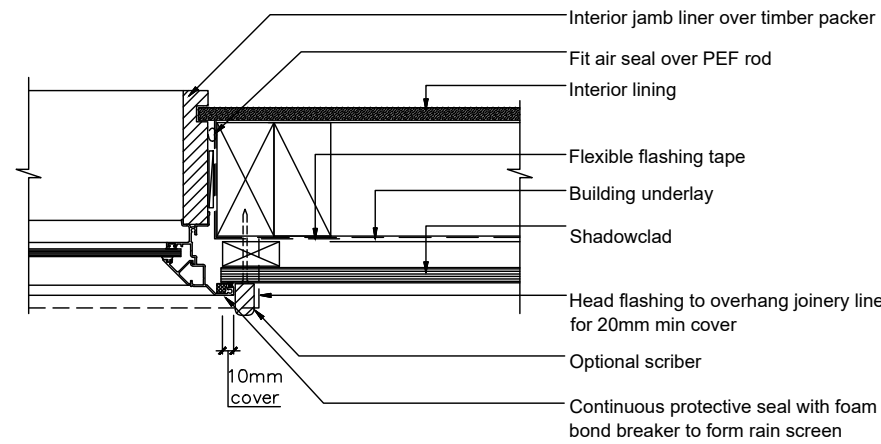
- Note:
1. 50mm strip of neutral cure silicone sealant must be provided at the termination point of all Z flashings at windows, corner boxes, etc.
 2. Detail is only suitable for drained cavities up to two storeys or 7m in height. For drained cavities over two storeys or 7m in height refer to detail SC018 Horizontal Joint - Non Continuous (Cavity)
 3. Back flashings or 150MM overlap required at all horizontal flashing butt joints
 4. Treat all Shadowclad cut edges with Holdfast Metalex Clear

- Notes:
1. Shadowclad aluminium flashings should be isolated from brick and wet mortar during construction
 2. Treat all Shadowclad cut edges with Holdfast Metalex Clear



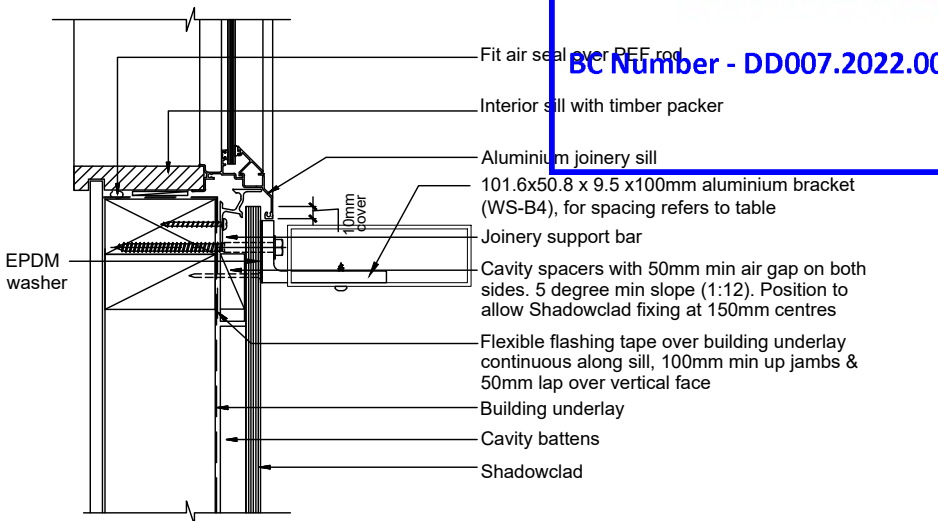
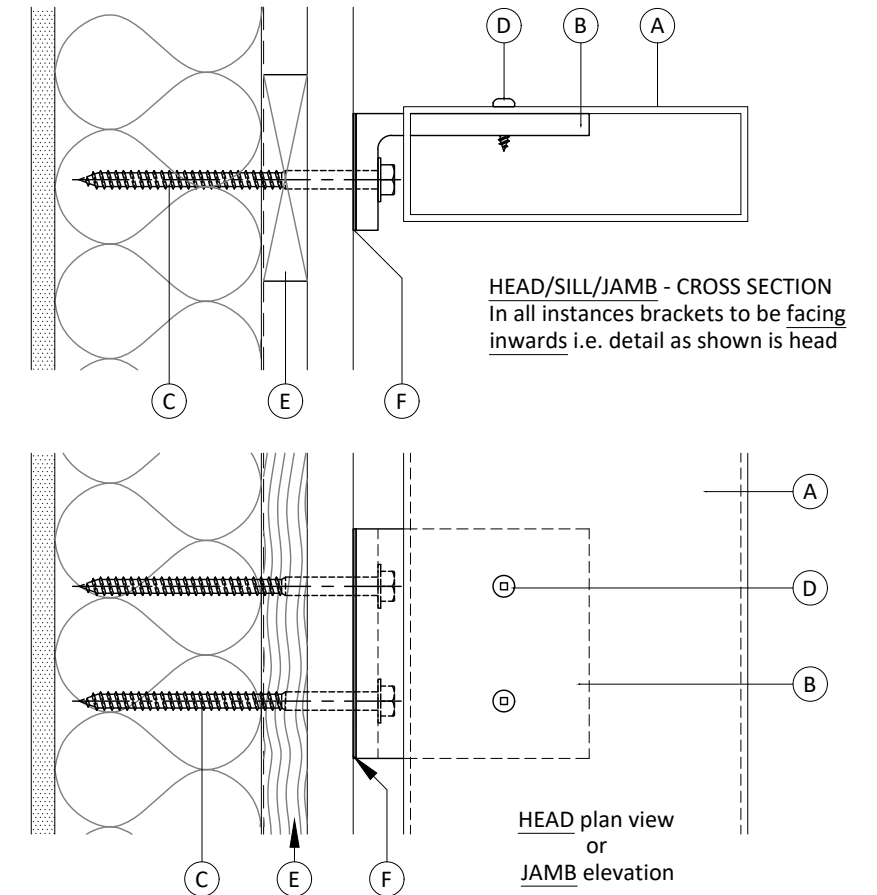
Note:
 1. Treat all cut edges with Holdfast® Metalex® Clear
 2. Stop ends to head flashing terminations

SHADOWCLAD - HEAD DETAIL



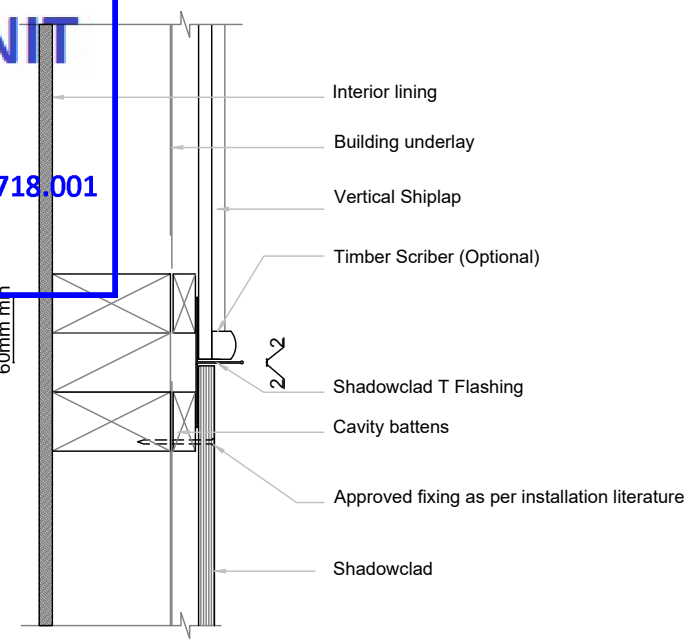
Note:
 1. Treat all cut edges with Holdfast® Metalex® Clear
 2. 50mm strip of neutral cure silicon sealant must be provided at the termination point of all Z flashings at windows, corner boxes, etc.

SHADOWCLAD - JAMB DETAIL



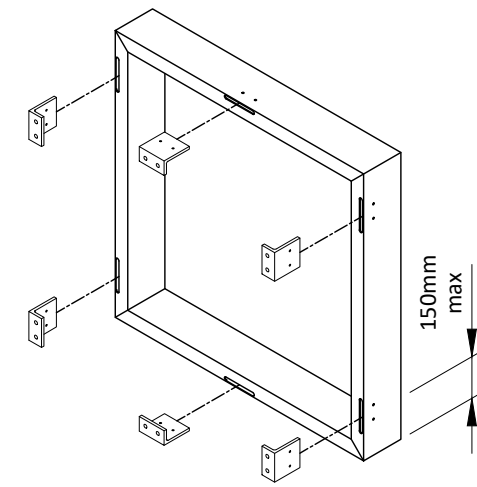
Note:
 1. Treat all cut edges with Holdfast® Metalex® Clear

SHADOWCLAD - SILL DETAIL



Notes:
 1. Allow 2mm expansion gap between flashing and cladding.
 2. Treat all Shadowclad cut edges with Holdfast® Metalex® Clear

VERTICAL SHIPLAP AND SHADOWCALD JUNCTION DETAIL



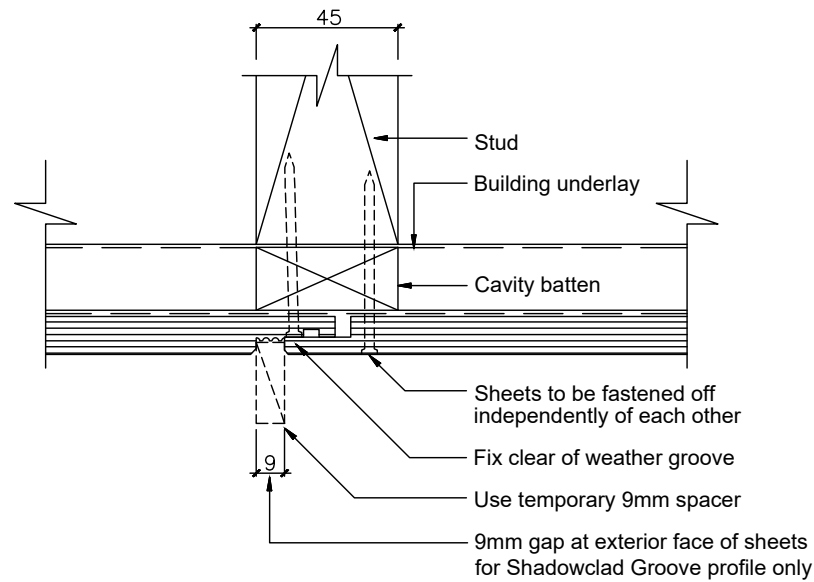
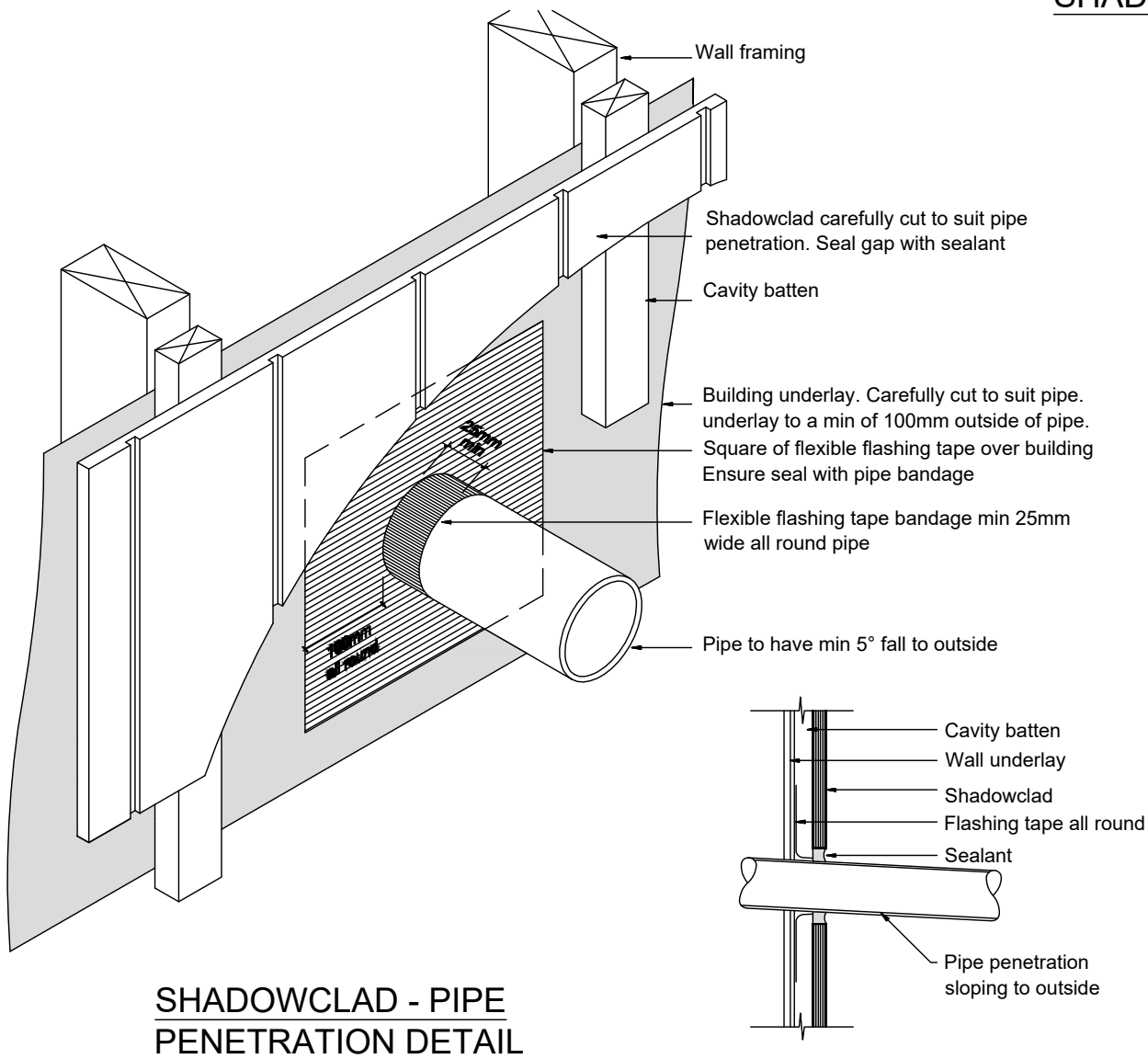
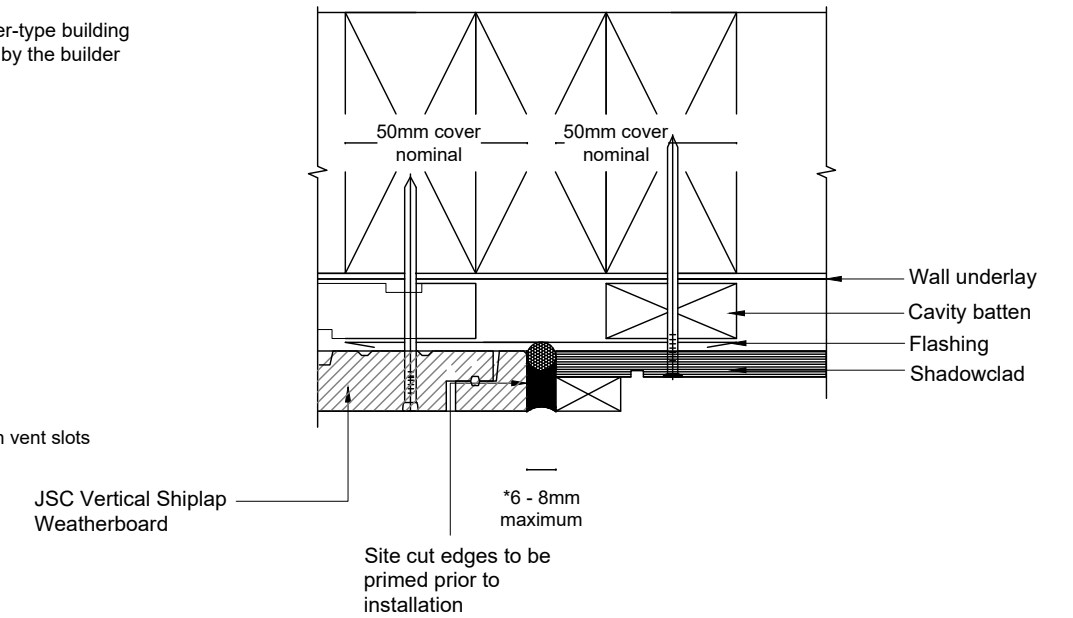
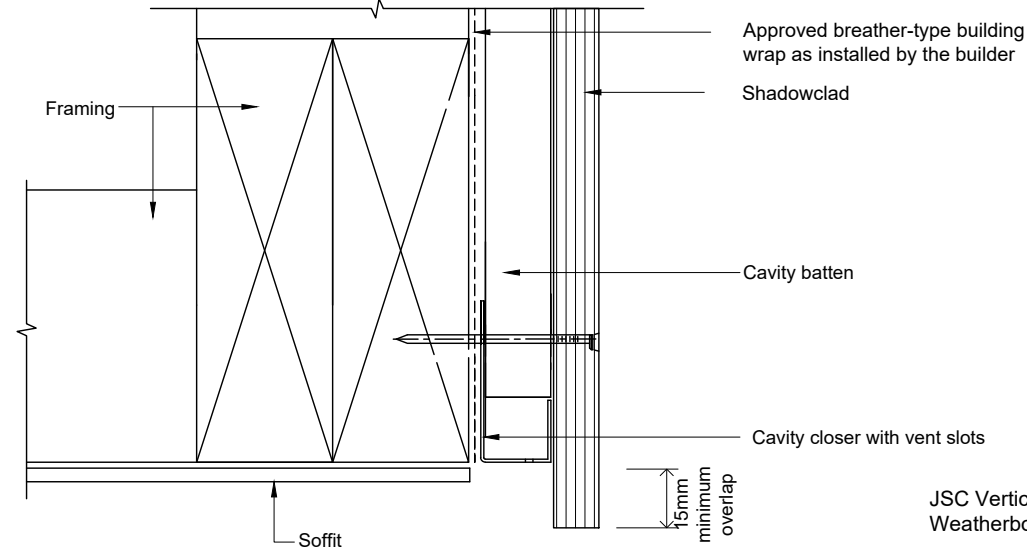
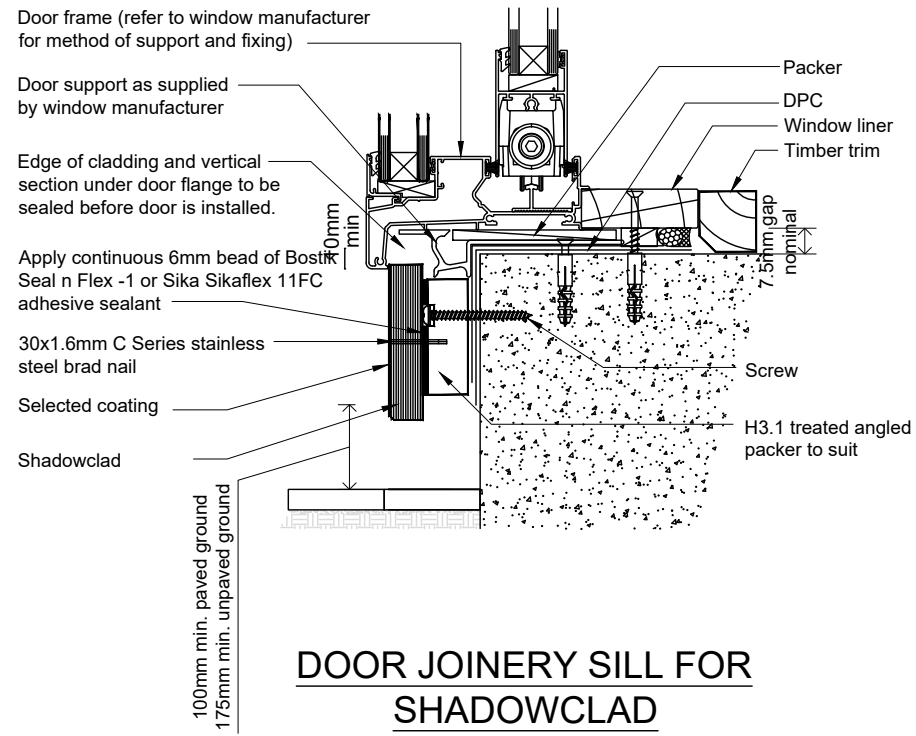
Description	
A	Window shroud (size as specified)
B	101.6 x 50.8 x 9.5 x 100mm aluminium bracket (WS-B4)
C	(2x) M8 316 S/S coachscrews (80mm min embedment)
D	(2x) 10G x 20 pan screw
E	Cavity battens at fixing points
F	EPDM washer

All brackets to be facing inwards. Outer edge to centre of corner bracket = 150mm max. Corner brackets to be either vertically or horizontally positioned but not both.

Window Shroud section sizes					
	150mm x 40mm	150mm x 50mm	200mm x 50mm	250mm x 50mm	300mm x 50mm

Wind Zones	Maximum bracket ctrs	Window Shroud section sizes				
		150mm x 40mm	150mm x 50mm	200mm x 50mm	250mm x 50mm	300mm x 50mm
Low (32m/s)		2.0m	2.0m	2.0m	2.0m	2.0m
Medium (37m/s)		2.0m	2.0m	2.0m	2.0m	2.0m
High (44m/s)		2.0m	2.0m	2.0m	1.8m	1.8m
Very High (50m/s)		1.8m	1.8m	1.8m	1.5m	1.5m
Extra High (55m/s)		1.5m	1.5m	1.5m	1.2m	1.2m

SHROUD DETAIL



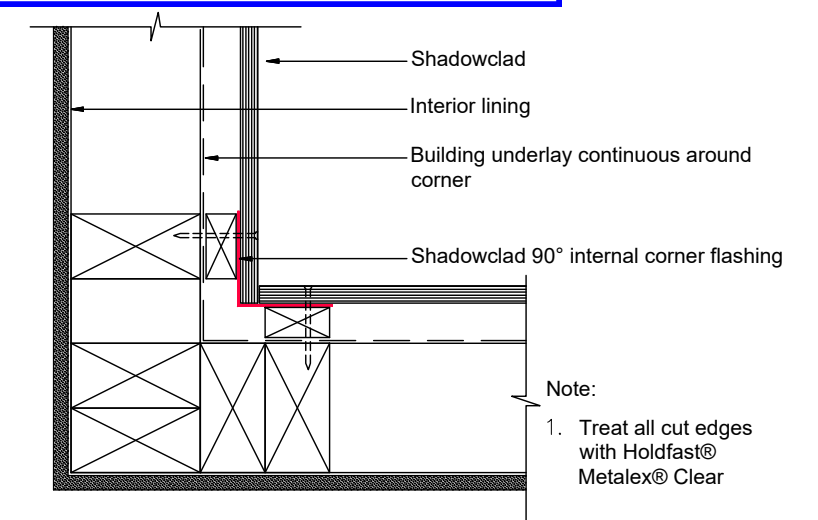
Note:
1. Do not nail through weather grooves

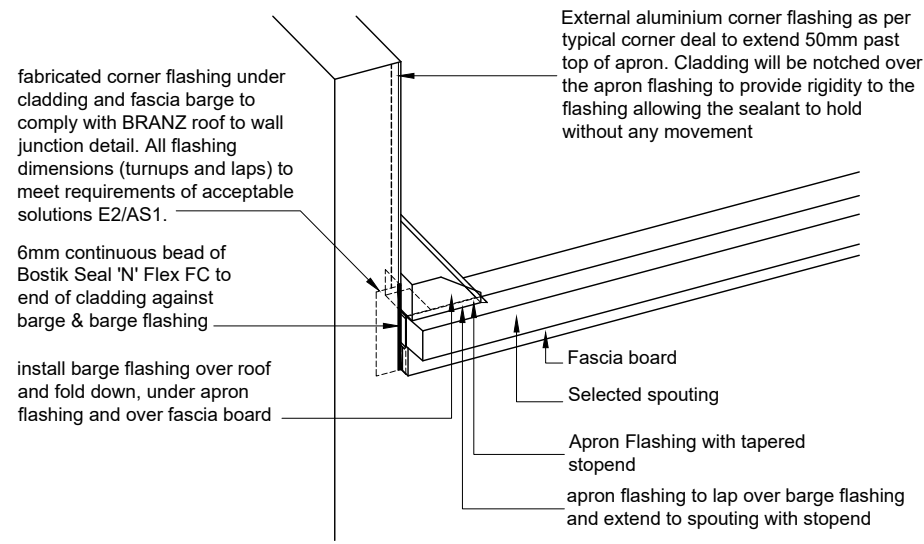
SHADOWCLAD AND JSC VERTICAL SHIPLAP PLAN JUNCTION



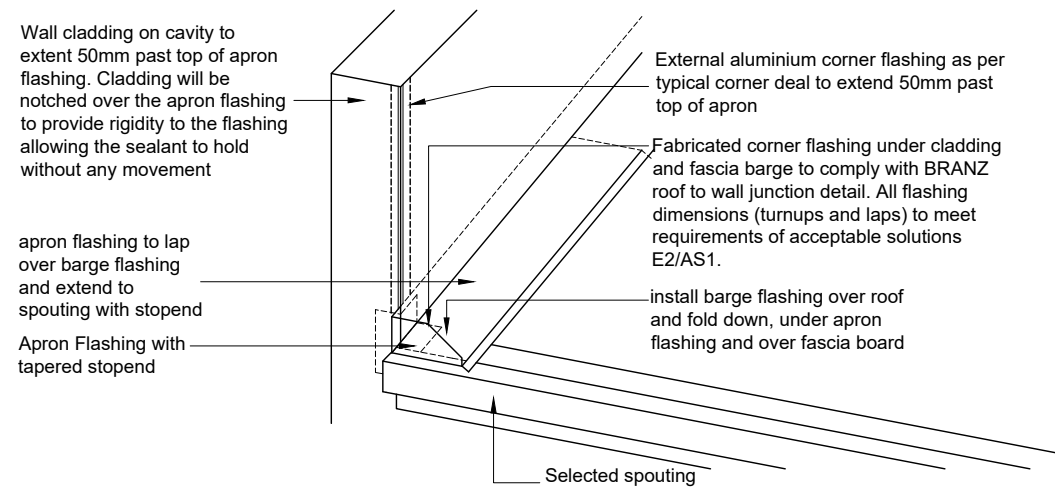
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BC Number - DD007.2022.00044718.001

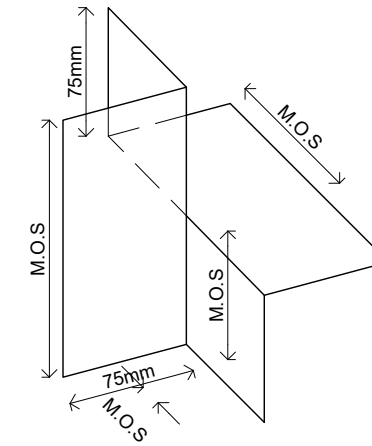




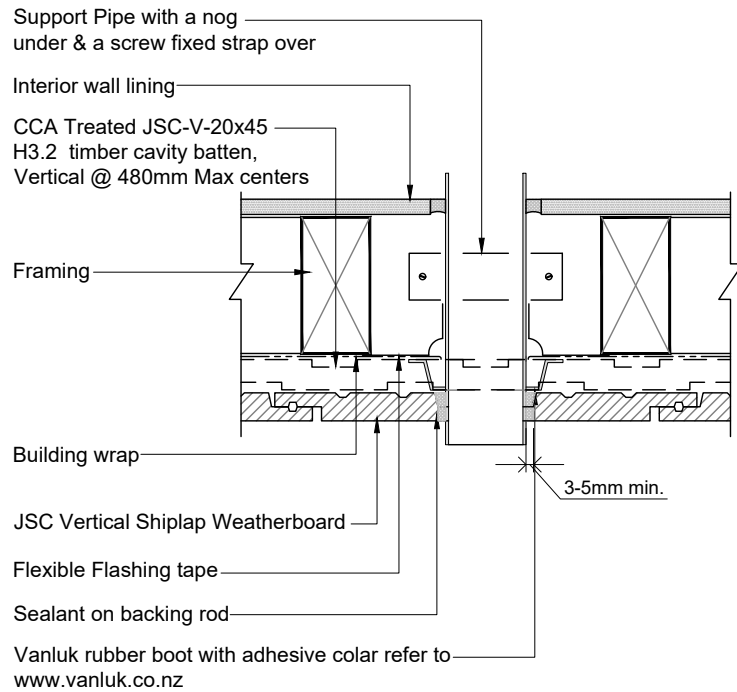
PARAPET TO ROOF JUNCTION DETAIL



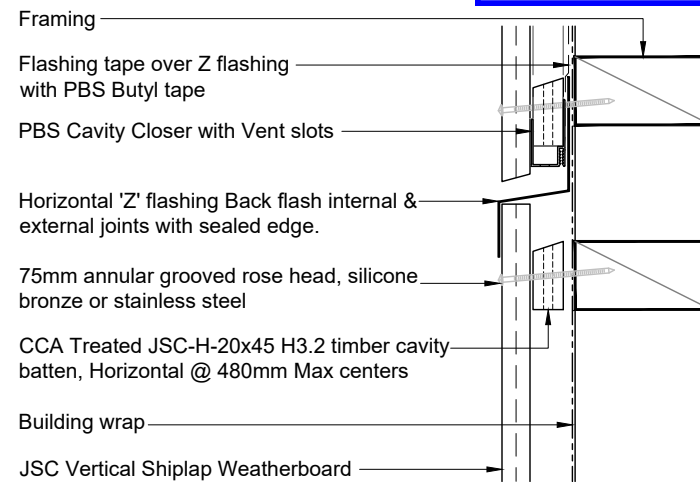
PARAPET TO ROOF JUNCTION DETAIL



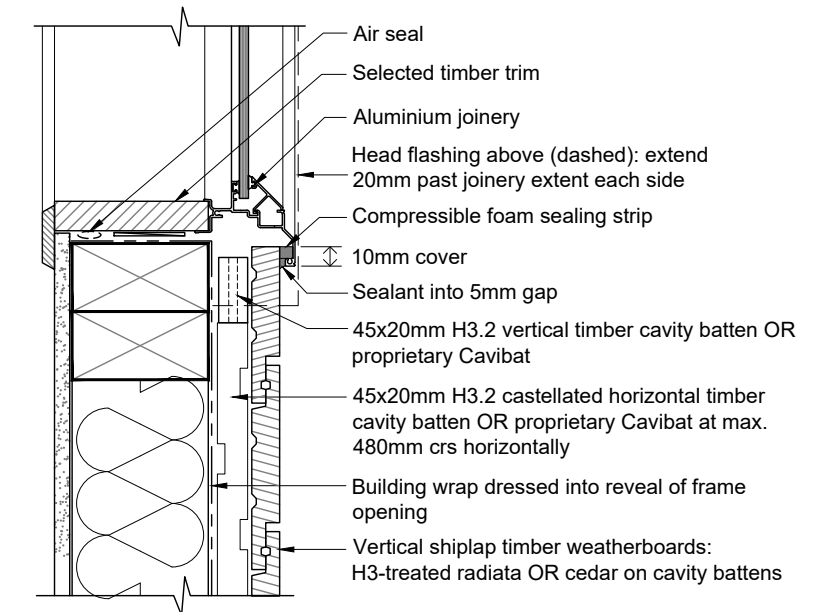
FABRICATED CORNER FLASHING



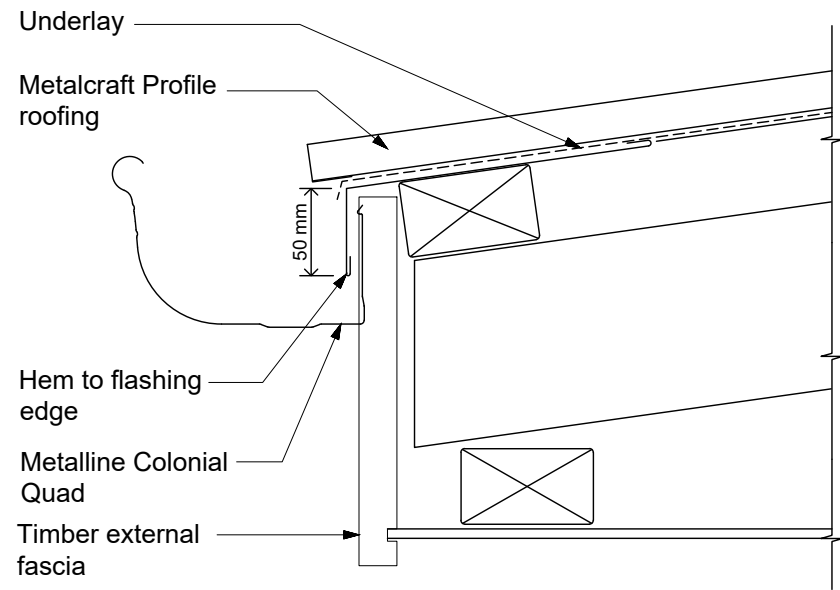
VERTICAL SHIPLAP - PIPE PENETRATION DETAIL



VERTICAL SHIPLAP - HORIZONTAL JOINT DETAIL

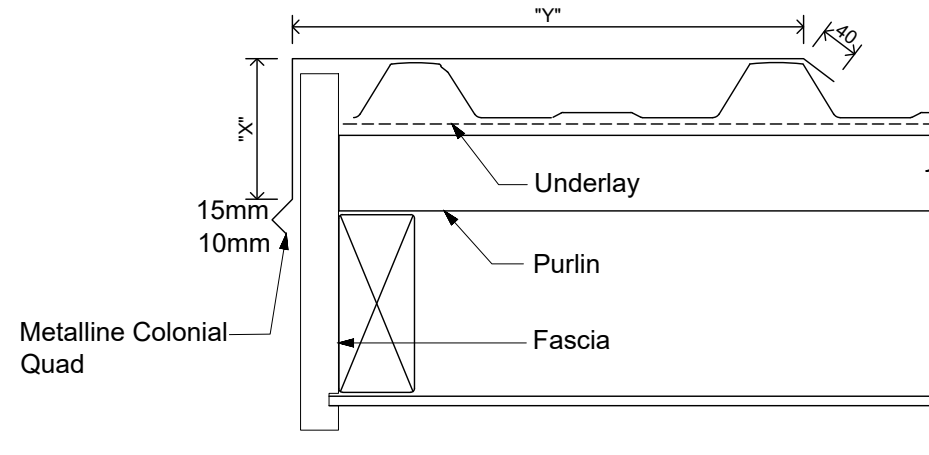


VERTICAL SHIPLAP - WINDOW JAMB DETAIL



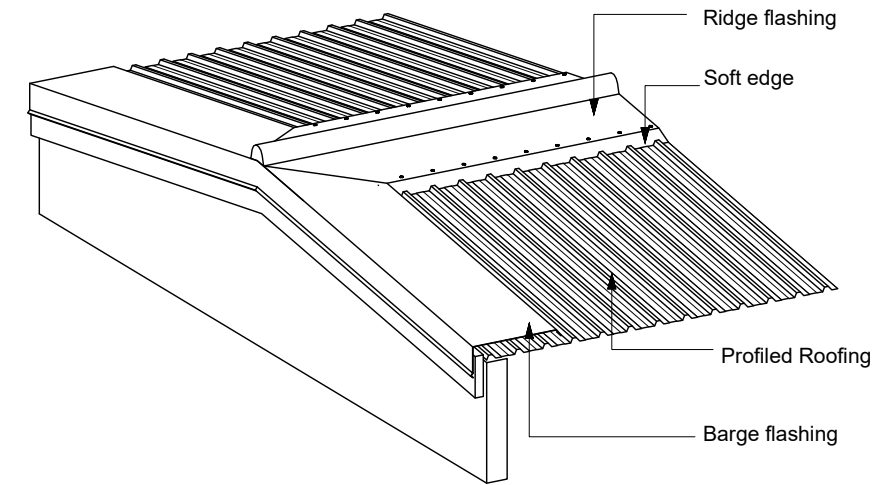
Eave flashing required where all of the following conditions are met:
 - Roof slope less than or equal to 10°, and
 - soffit width less than or equal to 100m, and
 - wind zones area Very High or Extra High

TRAPEZOIDAL LONGRUN - GUTTER FLASHING DETAIL

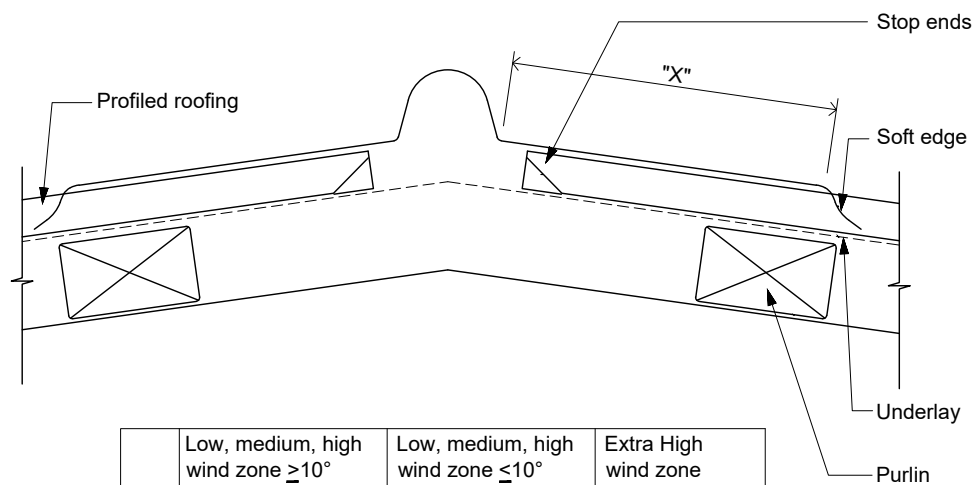


	Low, medium, high wind zone $\geq 10^\circ$	Low, medium, high wind zone $\leq 10^\circ$ Very high wind zone all pitches	Extra High wind zone
X	50mm min (exclud. drip edge)	70mm min (exclud. drip edge)	90mm min
Y	2 crests	2 crests	2 crests

TRAPEZOIDAL LONGRUN - BARGE DETAIL

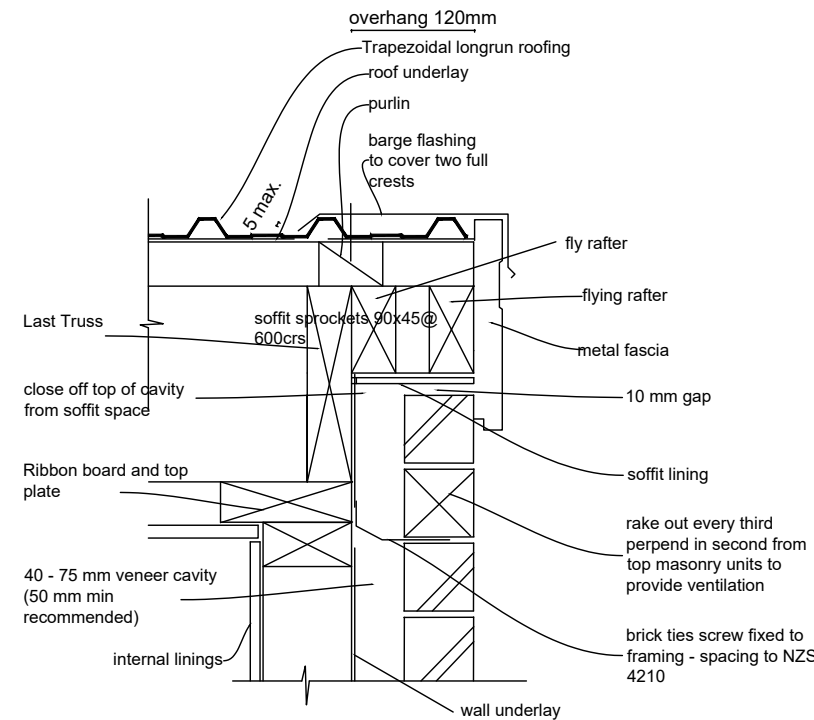


ISOMETRIC VIEW

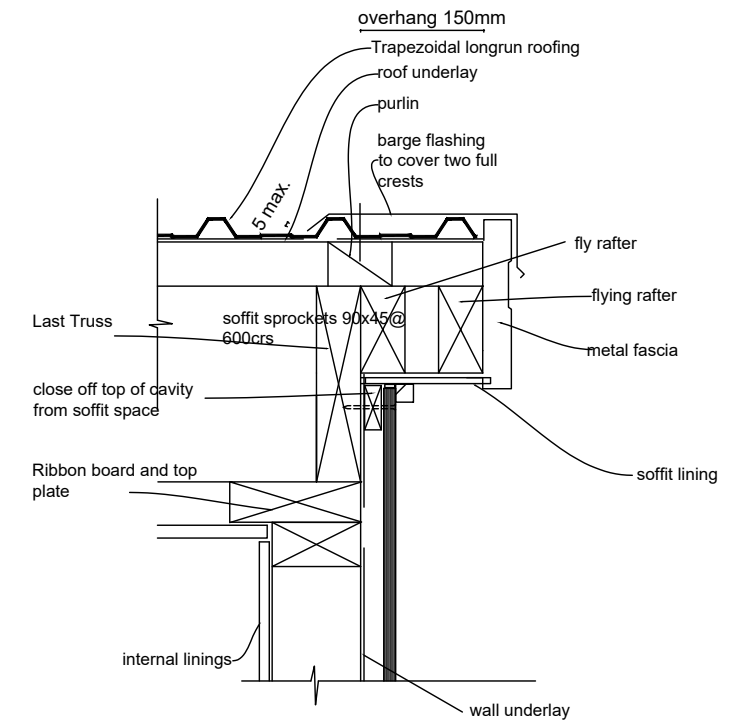


	Low, medium, high wind zone $\geq 10^\circ$	Low, medium, high wind zone $\leq 10^\circ$ Very high wind zone all pitches	Extra High wind zone
X	130mm min (exclud. soft edge or turn-down to roofing)	200mm min (exclud. soft edge or turn-down to roofing)	200mm min

TRAPEZOIDAL LONGRUN - ROUND TOP RIDGE DETAIL



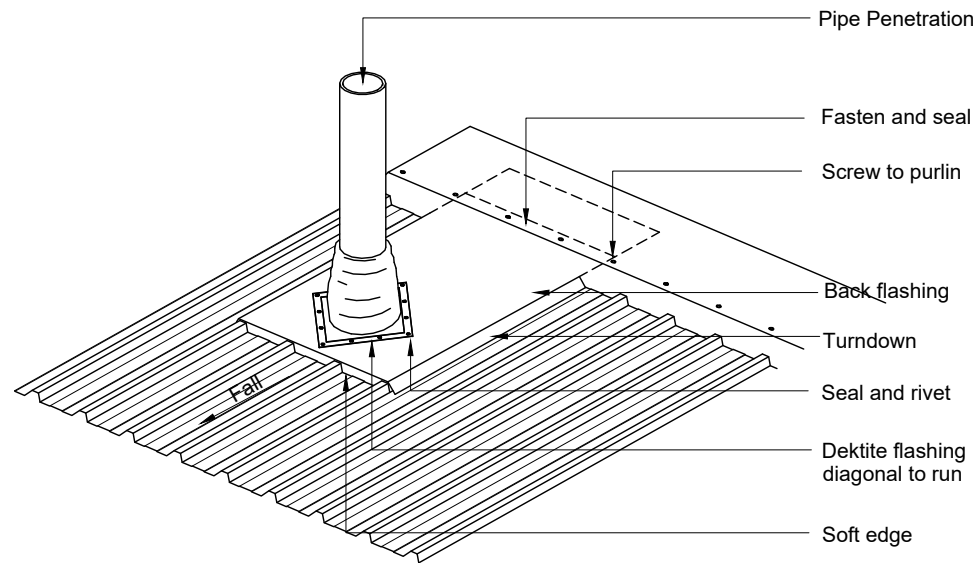
BARGE - OVERHANG - BRICK (FLY RAFTERS)



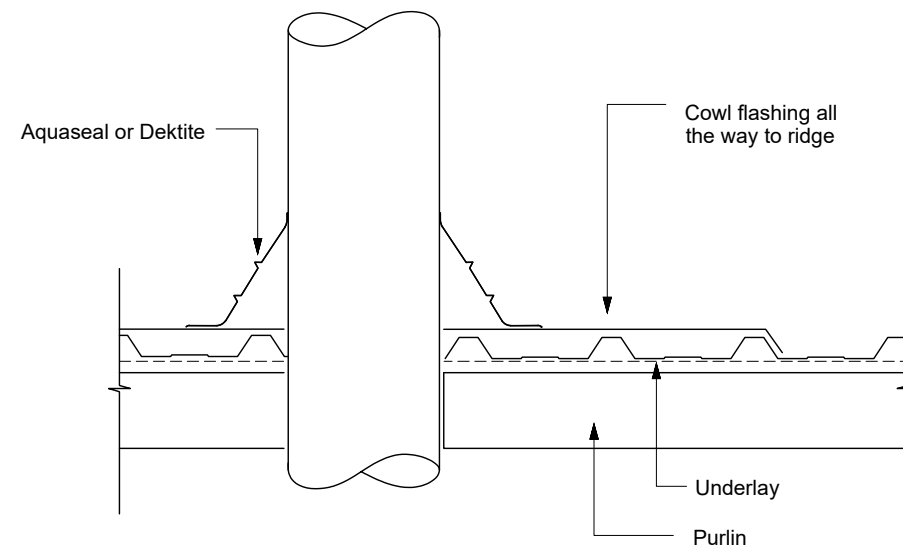
BARGE - OVERHANG - SHADOWCLAD (FLY RAFTERS)

Roof pitch as per elevations

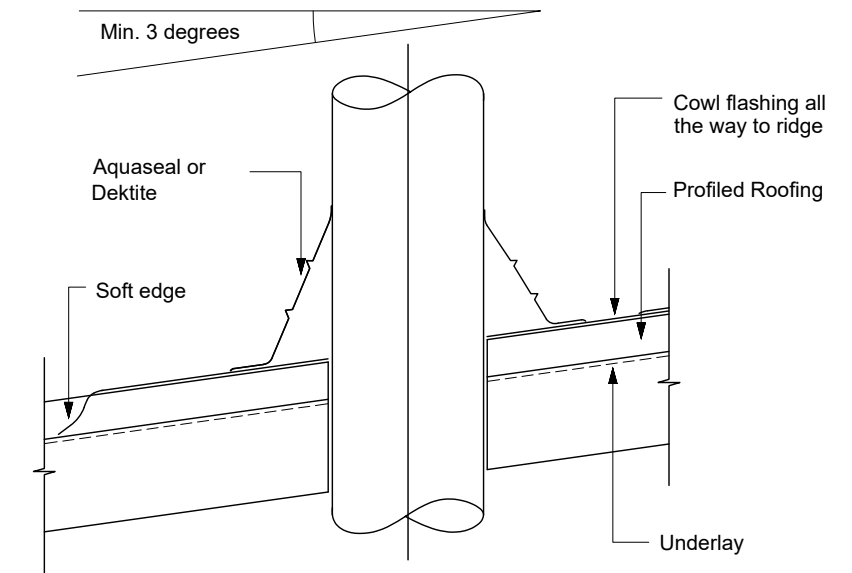
Hamilton City Council
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ISOMETRIC VIEW



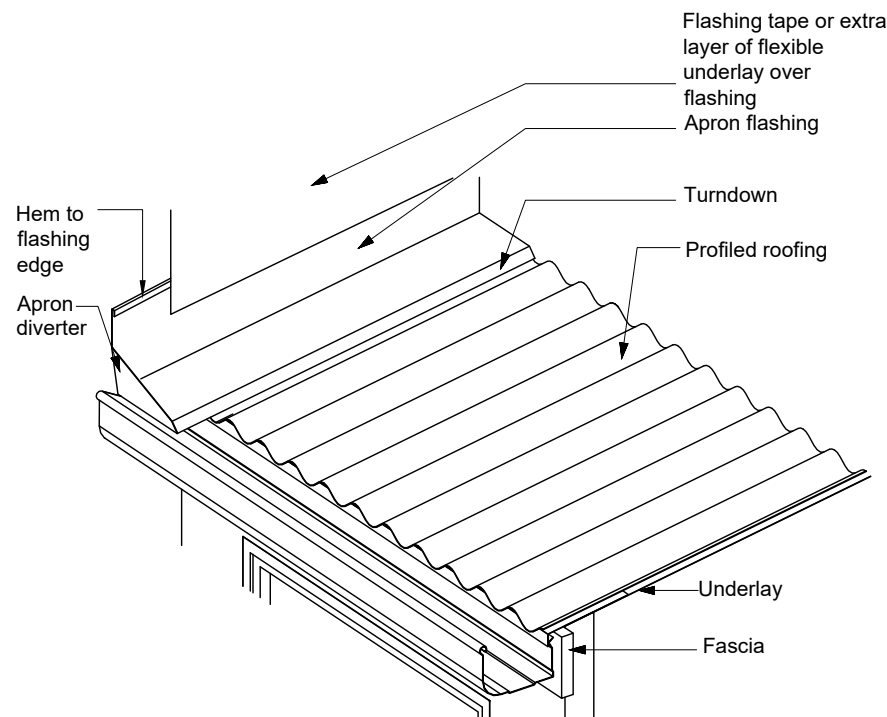
CROSS SECTIONAL VIEW



SIDE VIEW

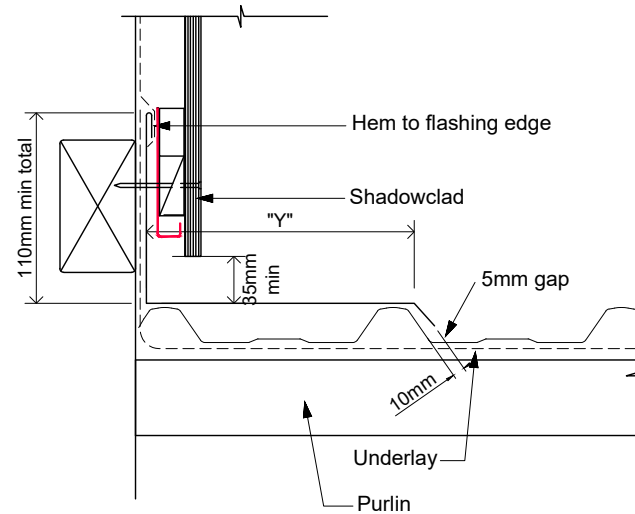
TRAPEZOIDAL LONGRUN -
PIPE PENETRATION DETAILS


**BUILDING UNIT
APPROVED**
 BC Number - DD007.2022.00044718.001



ISOMETRIC VIEW

TRAPEZOIDAL LONGRUN -
APRON DIVERTER DETAIL



	Low, medium, high wind zone $\geq 10^\circ$	Low, medium, high wind zone $\leq 10^\circ$ Very high wind zone all pitches	Extra High wind zone
Y	2 crests	2 crests	2 crests

TRAPEZOIDAL LONGRUN -
SIDE APRON DETAIL

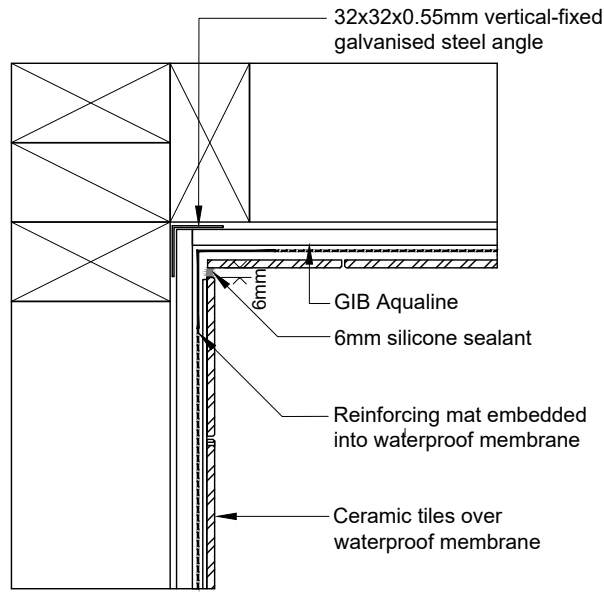
Table 14: Steel trapezoidal profiled roofing – 0.4 mm BMT and profile height 27 mm minimum(1), and minimum 5-rib profiles
Maximum spans and fixing patterns. Refer to Paragraph 8.4.6

Purlin spacings (metres)		Wind zones		
End span	Intermediate span	Low and Medium	High and Very High	Extra High
0.4	0.6	T2	T2	T1
0.6	0.9	T2	T1	T1
0.8	1.2	T2	T1	T1
1.2	1.8	SED	SED	SED

NOTE: T1 fixing pattern is – Fix every crest...
T2 fixing pattern is – Hit 1, miss 1...
SED Specific Engineering Design
(1) For profile heights and pan widths outside this range, refer to supplier's literature for fixing patterns and spans

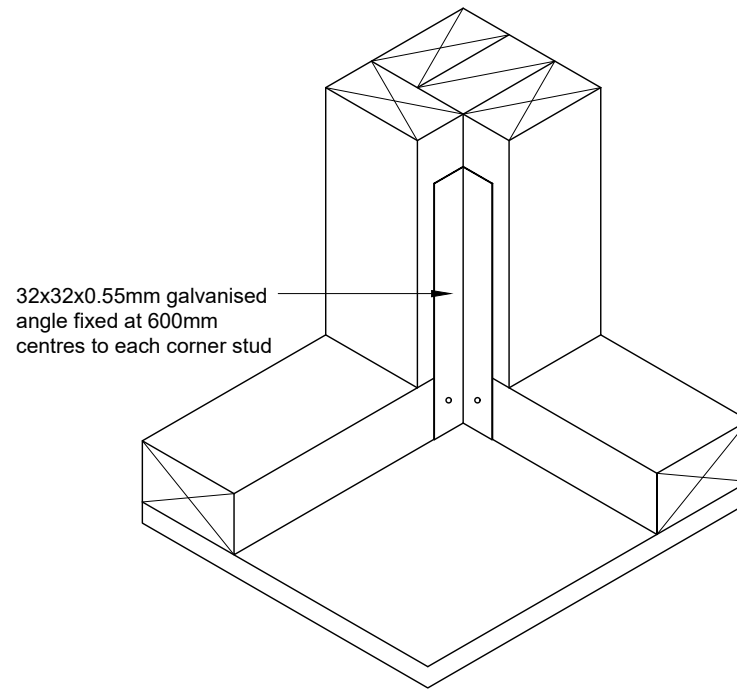
TRAPEZOIDAL LONGRUN - END PURLIN SPACING
AND FIXING

Roof pitch as per elevations

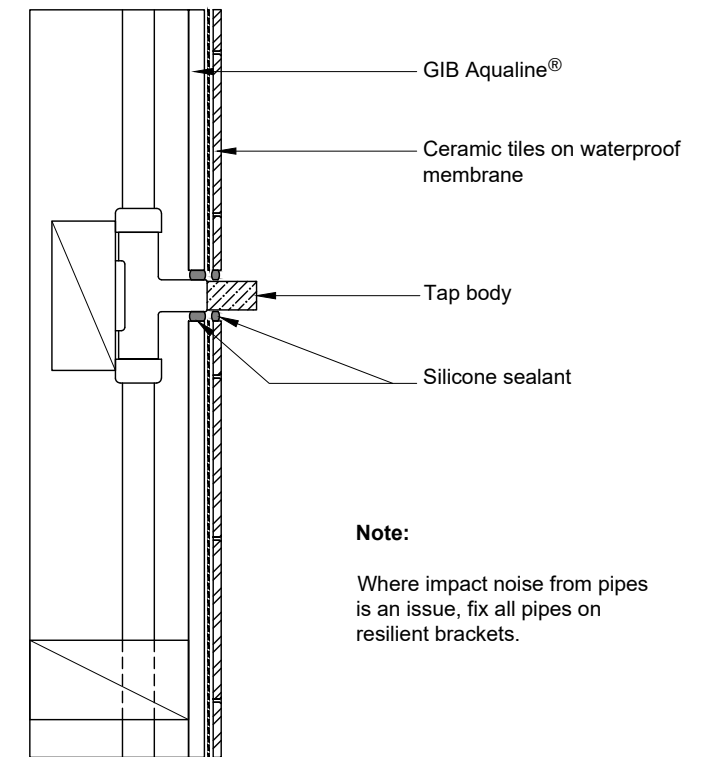


Plan View

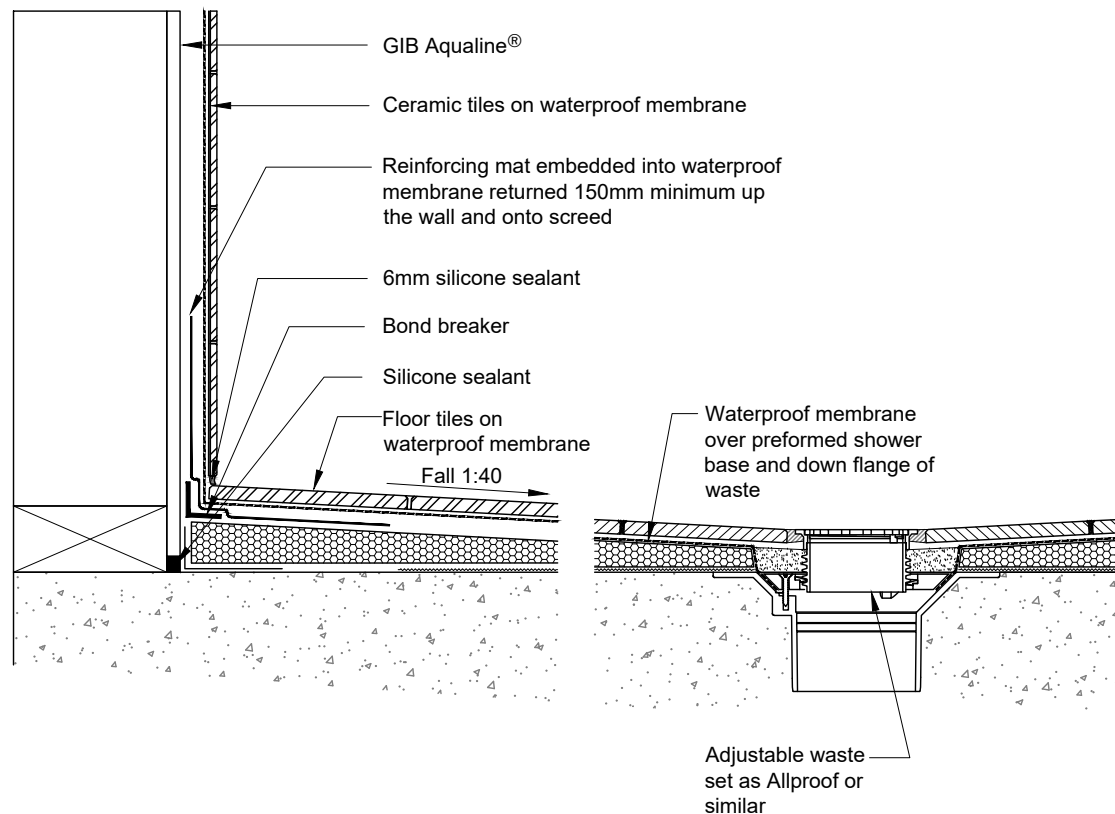
SHOWER, TILED WALLS - CORNER DETAIL



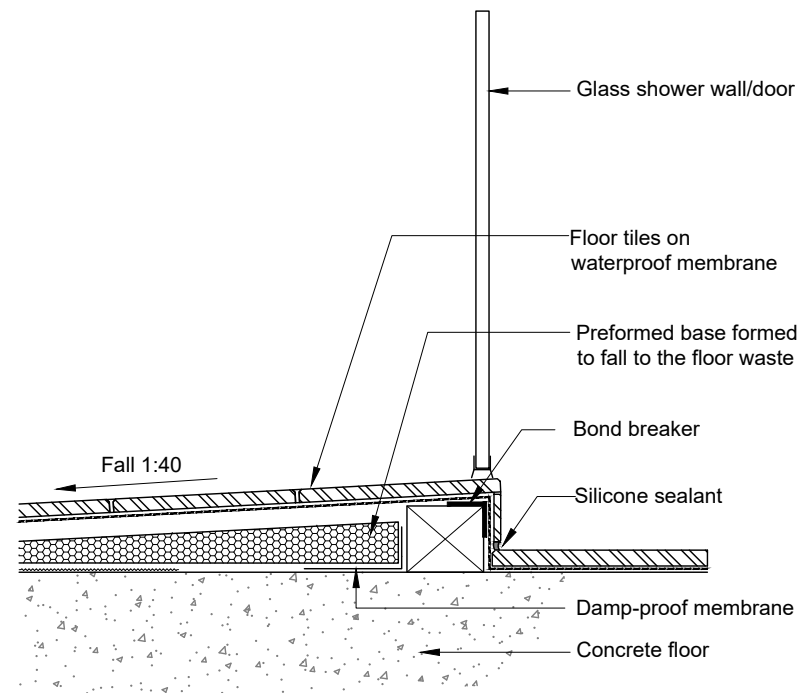
SHOWER, TILED WALLS - CORNER ANGLE DETAIL



SHOWER, TILED WALLS - PENETRATION DETAIL



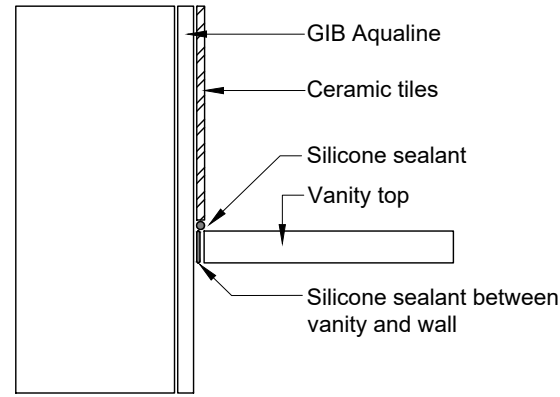
SHOWER, TILED WALLS - WALL/ FLOOR DETAIL



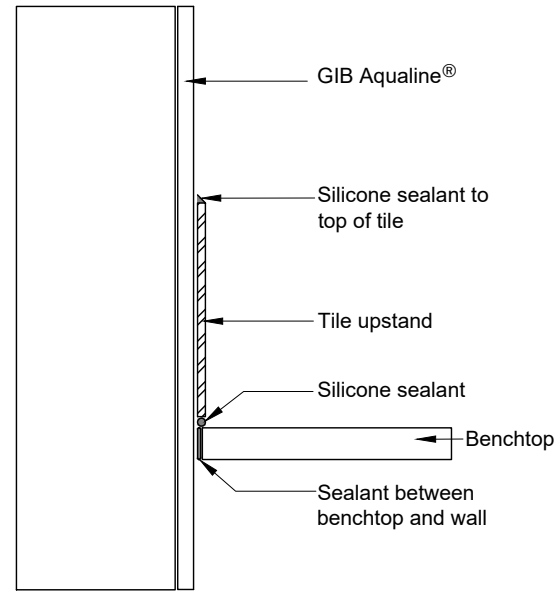
SHOWER, TILED WALLS - FLOOR DETAIL


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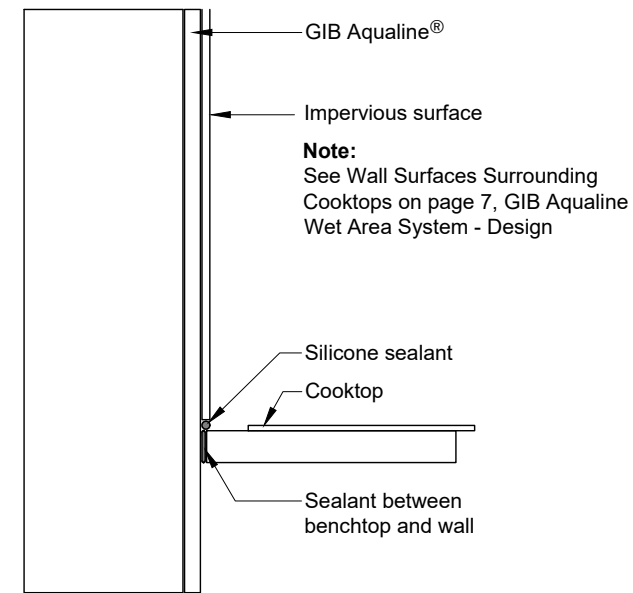
Installation to be by a Licensed Building Practitioner



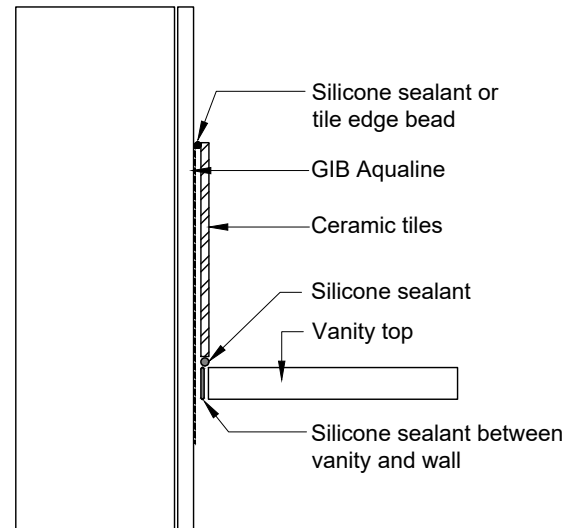
Option 1



BENCHTOP - WALL/
BENCH DETAIL

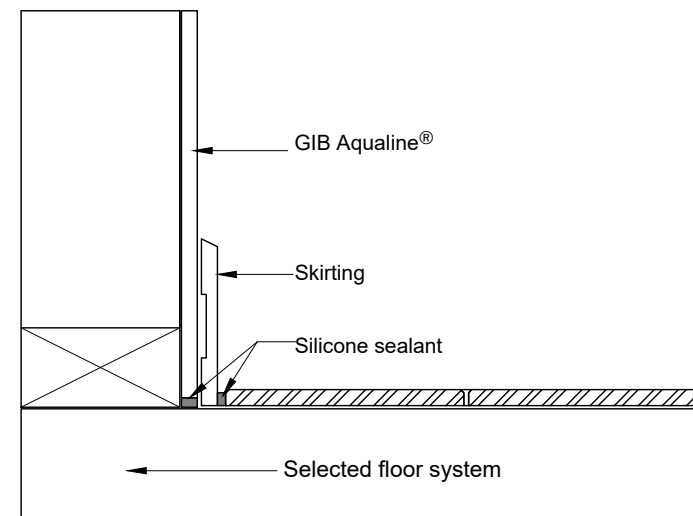


COOKTOP - WALL/
BENCH DETAIL



Option 2

VANITY, TILED WALLS -
WALL/ TOP DETAIL



FLOOR - GIB WALL/ TILED
FLOOR DETAIL



Installation to be by a Licensed
Building Practitioner

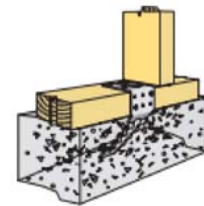


Bottom Plate Anchor

A pressed steel bracket for fixing timber wall framing to concrete floors

Features

- Replaces NZS 3604:2011 Bolt/Dowel fixing of timber wall plate to concrete slab.
- Speedier concrete finishing - allows floating to slab edge and avoids messy hand trowelling around cast-in bolts.
- Easier wall frame placement - no drilling of plates and no lifting/locating over preplaced bolts.
- Cost savings over cast-in anchor bolts.



Consent Doc. Ref. BP6

Specification

Product Code: BPA

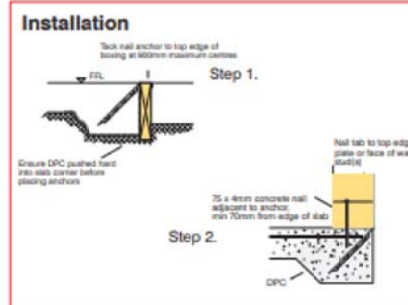
Material: 1.2mm G300 Z600 galvanised steel coil

Nails: 30 x 3.15mm Pryda Product Nails

Installation

1. Tack nail anchors to top edge of boxing at maximum 900 ctrs (if wall contains sheet brace element, refer to sheet brace manufacture literature. Position anchors with tabs horizontal and crimped end downwards at 45° angle.
2. After initial concrete cure position wall frame. Bend anchor up and over plate and nail with 30 x 3.15mm Pryda Product Nails-2 into edge of plate and 2 per tab. If tabs coincide with stud position, nail to stud with 2 per tab. Fix one 75 x 4mm concrete nail adjacent to anchor, minimum 70mm from edge of slab.

NOTE: Bottom plate fixings are designed to be used in DRY service conditions - i.e., with concrete protected from moisture by continuous damp proof membrane.



Capacities in compliance with CL.7.5.12.3 NZS3604:2011

– (per anchor in 17MPa concrete)

Direction	Design (W or E)	Capacity
Along Plate	Design (W or E)	= 3.9 kN
	Capacity	= 6.4 kN
Across Plate	Design (W or E)	= 2.8 kN
	Capacity	= 5.1 kN
Uplift	Design (W or E)	= 4.4 kN
	Capacity	= 8.0 kN

Product testing by Monash University Melbourne (NATA Registered Laboratory)

Capacities assume minimum timber grade of SG8.

Pryda Stud Anchor

6kN or 12kN capacity fixing

Consent Doc. Ref. 6kN application BP3 / 12kN application BP4

Features

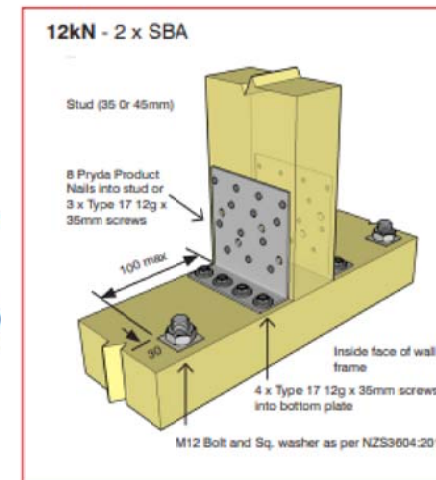
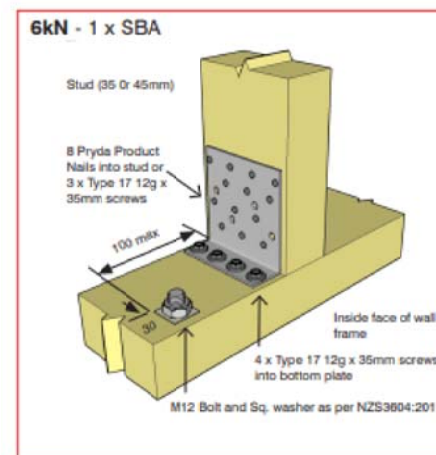
6kN: One connector provides 6kN capacity fixing of wall stud to bottom plate.
12kN: Use 2 connectors, one on each face of stud.
Able to be retrofitted if external wall lining / cladding already installed.

Specification

Code: SBA
Material: 2.0mm G300 Z275 Galvanised Steel
Nails: 30 x 3.15mm Pryda Product Nails
Screws: Type 17 12g x 35mm hex head galvanised screws

Installation

Locate fixing hard against face of stud and roughly central about stud width. Fix 4 screws down into bottom plate through the four holes in the narrow flange. Nail with 8 nails supplied into stud (spread nails evenly over nailing area – not all nail holes will be filled). Alternately 3x Type 17 12g x 35mm screws can be used. Note: A 6kN fixing of bottom plate to concrete (eg. One M12 bolt) is required within 100mm of the 6kN stud to plate fixing.



INTERNAL WALLS: MAX. 900mm SPACING

All capacities are limit state design values and not characteristic strength therefore these may be compared directly to Pryda design software output. Capacities assume a minimum timber grade of SG8.

BOTTOM PLATE FIXINGS FOR GIB® BRACING ELEMENTS

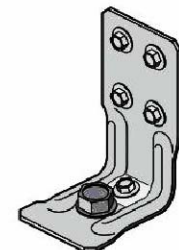
Brace type	Concrete slabs		Timber floors
	External wall	Internal wall	External and internal walls
GS1-N	As per NZS 3604:2011. No specific additional fastening required.	As per NZS 3604:2011. Alternatively use 75 x 3.8mm shot-fired fasteners with 16mm discs, 150mm and 300mm from each end of the bracing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

14 GIB EZYBRACE® SYSTEMS CALL OUR HELPLINE 0800 100 442 OR VISIT GIB.CO.NZ FOR MORE INFO AUGUST 2016

GIB HandiBrac® installation

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

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



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

Concrete floor		Timber floor	
External walls	Internal walls	External walls	Internal walls
Position GIB HandiBrac® as close as practicable to the internal edge of the bottom plate.	Position GIB HandiBrac® at the stud/plate junction and at mid-width of plate.	Position GIB HandiBrac® flush with the outside stud face, as close as practicable to the centre of the boundary joist.	Position GIB HandiBrac® in the centre of floor joist or full depth solid block.
Hold-down fastener requirements			
A mechanical fastening with a minimum characteristic uplift capacity of 15kN or use supplied BT10/140 screwbolt in GIB HandiBrac® pack.		12 x 150mm galvanised coach screw or use supplied BT10/140 screwbolt in GIB HandiBrac® pack.	

Drawing Name:
FIXING DETAILS

Amendments:
Date:
Scale:
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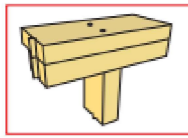
Top Plate to Stud Fixing Guide

Alternative Solution to NZS3604:2011 Table 8.18

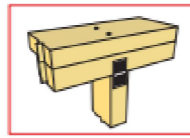
It is proposed that PRYDA Strapnails, Stud Ties or Concealed Cleats be preferred as opposed to PRYDA Z and U nails for ease of fixing and to lessen interference with the cladding.

Notes:

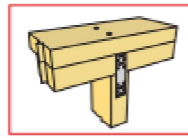
- Refer to NZS3604:2011 Table 8.18 and 8.19
- All truss to top plates to be fixed as per truss manufacturer's fixing schedule and details
- SG8 min dry wall framing with moisture content < 18%
- Studs at 600mm centres. For 400mm stud centres divide loaded dimension by 1.5
- Nails specified are 90 x 3.15mm power driven or 100 x 3.75mm hand driven
- Assumed that the top plate is 45mm



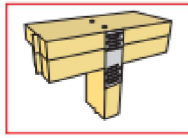
TPO - 0.7kN



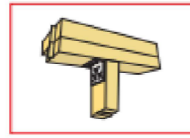
TP1 - 1.7kN



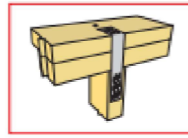
TP2 - 2.5kN



TP3 - 4.7kN



TP3 - 6.0kN



TP3 - 6.0kN

Loaded Dimension (m)	Minimum Top Plate to Stud Joint Fixing Table for roof member 600, 900 & 1200 Centres									
	Light Weight Roof Wind Zone					Heavy Weight Roof Wind Zones				
	L	M	H	VH	EH	L	M	H	VH	EH
2.0	TPO	TPO	TP1	TP2	TP3	TPO	TPO	TPO	TP1	TP2
3.0	TPO	TP1	TP2	TP3	TP3	TPO	TPO	TP1	TP2	TP3
4.0	TPO	TP2	TP3	TP3	TP3	TPO	TPO	TP2	TP3	TP3
5.0	TP1	TP2	TP3	TP3	TP3	TPO	TPO	TP2	TP3	TP3
6.0	TP2	TP3	TP3	TP3	TP3	TPO	TPO	TP3	TP3	TP3

Consent Doc Ref.	Fixing Capacity	Fixing Detail
TPO	0.7kN	2/End Nails
TP1	1.7kN	2/End Nails + MP2R4 Knuckle Plate
TP2	2.5kN	2/End Nails + MPSN2 Strapnail
TP3	4.7kN	2/End Nails + SN50L Strapnail
TP3	4.7kN	2/End Nails + NPPC6 with 3/T17 14g x 75mm hex head screws
TP3	6.0kN	2/End Nails + SST

Lintel Fixing Schedule

Acceptable solutions in conjunction with tables 8:14 & Fig 8:12 of NZS3604:2011

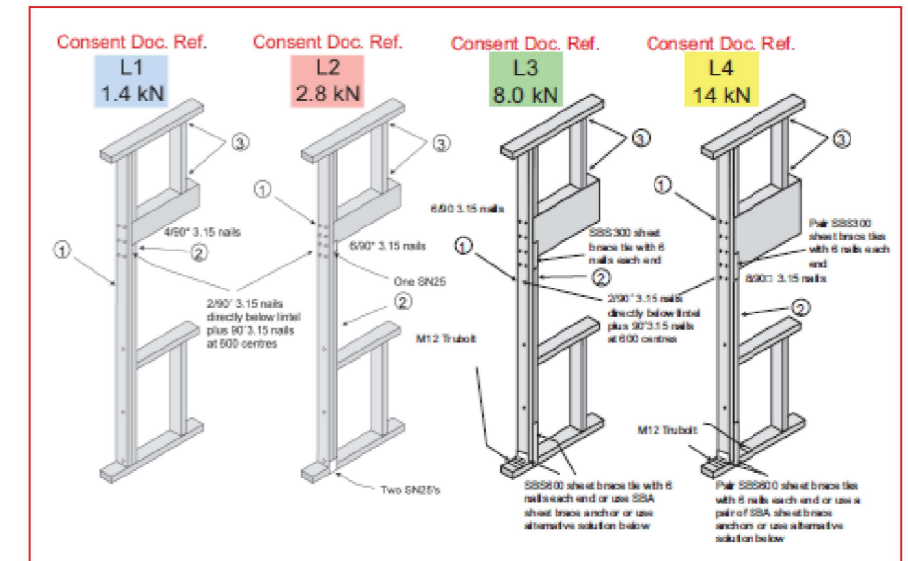
Span Meters	Wind Zone	LIGHT ROOF Loaded Dimensions Meters					HEAVY ROOF Loaded Dimensions Meters					
		2	3	4	5	6	2	3	4	5	6	
0.6	L	L1	L1	L1	L1	L1	L1	L1	L1	L1	L1	L1
	M	L1	L1	L1	L1	L1	L1	L1	L1	L1	L1	L1
	H	L1	L1	L1	L2	L2	L1	L1	L1	L1	L1	L1
	VH	L1	L1	L2	L2	L2	L1	L1	L1	L2	L2	L2
	EH	L1	L2	L2	L2	L3	L1	L1	L1	L2	L2	L2
0.9	L	L1	L1	L1	L1	L1	L1	L1	L1	L1	L1	L1
	M	L1	L1	L1	L1	L1	L1	L1	L1	L1	L1	L1
	H	L1	L1	L2	L2	L2	L1	L1	L1	L1	L1	L1
	VH	L1	L2	L2	L2	L3	L1	L2	L2	L2	L2	L2
	EH	L1	L2	L2	L3	L3	L2	L2	L2	L2	L2	L3
1.2	L	L1	L1	L1	L1	L1	L1	L1	L1	L1	L1	L1
	M	L1	L1	L2	L2	L2	L1	L1	L1	L1	L1	L1
	H	L1	L2	L2	L3	L3	L1	L1	L2	L2	L2	L2
	VH	L2	L2	L3	L3	L3	L1	L2	L2	L3	L3	L3
	EH	L2	L3	L3	L3	L3	L2	L2	L3	L3	L3	L3
1.8	L	L1	L1	L1	L1	L1	L1	L1	L1	L1	L1	L1
	M	L1	L2	L2	L2	L3	L1	L1	L1	L1	L1	L1
	H	L2	L3	L3	L3	L3	L1	L2	L2	L3	L3	L3
	VH	L3	L3	L3	L3	L4	L2	L3	L3	L3	L3	L3
	EH	L3	L3	L3	L4	L4	L3	L3	L3	L3	L3	L4
2.1	L	L1	L1	L1	L1	L1	L1	L1	L1	L1	L1	L1
	M	L2	L2	L2	L2	L2	L1	L1	L1	L1	L1	L1
	H	L2	L3	L3	L3	L3	L2	L2	L3	L3	L3	L3
	VH	L3	L3	L3	L3	L4	L2	L3	L3	L3	L3	L3
	EH	L3	L3	L4	L4	L4	L3	L3	L3	L3	L4	L4
2.4	L	L1	L1	L1	L1	L1	L1	L1	L1	L1	L1	L1
	M	L2	L2	L2	L2	L2	L1	L1	L1	L1	L1	L1
	H	L2	L3	L3	L3	L3	L2	L2	L3	L3	L3	L3
	VH	L3	L3	L4	L4	L4	L3	L3	L3	L3	L3	L4
	EH	L3	L4	L4	L4	L4	L3	L3	L3	L3	L4	L4
3.0	L	L1	L1	L1	L1	L1	L1	L1	L1	L1	L1	L1
	M	L2	L3	L3	L3	L3	L1	L1	L1	L1	L1	L1
	H	L3	L3	L3	L4	L4	L2	L3	L3	L3	L3	L3
	VH	L3	L4	L4	L4	L4	L3	L3	L3	L3	L4	L4
	EH	L3	L4	L4	L4	SED	L3	L4	L4	L4	SED	SED
3.6	L	L2	L2	L2	L2	L2	L1	L1	L1	L1	L1	L1
	M	L2	L3	L3	L3	L3	L1	L1	L1	L1	L1	L1
	H	L3	L3	L4	L4	L4	L2	L3	L3	L3	L3	L3
	VH	L3	L4	L4	L4	SED	L3	L3	L4	L4	L4	L4
	EH	L4	L4	SED	SED	SED	L3	L4	L4	L4	SED	SED
4.2	L	L2	L2	L2	L2	L2	L1	L1	L1	L1	L1	L1
	M	L3	L3	L3	L3	L3	L1	L1	L1	L1	L1	L1
	H	L3	L4	L4	L4	L4	L2	L3	L3	L3	L3	L3
	VH	L4	L4	L4	L4	SED	L3	L4	L4	L4	L4	SED
	EH	L4	L4	SED	SED	SED	L4	L4	L4	L4	SED	SED
4.8	L	L2	L2	L2	L2	L2	L1	L1	L1	L1	L1	L1
	M	L3	L3	L3	L3	L3	L1	L1	L1	L1	L1	L1
	H	L3	L4	L4	L4	L4	L2	L3	L3	L3	L3	L3
	VH	L4	L4	L4	L4	SED	L3	L4	L4	L4	L4	L4
	EH	L4	L4	SED	SED	SED	L4	L4	L4	L4	SED	SED

Notes:

- Lintel spans and loaded dimensions measured in metres.
- All frame nailing not indicated, refer to table 8.19 of NZS 3604:2011.
- In all cases a 90mm thick external wall is assumed.
- 600mm overhangs allowed for in the tables.
- SED designates that a Specific Design is required.

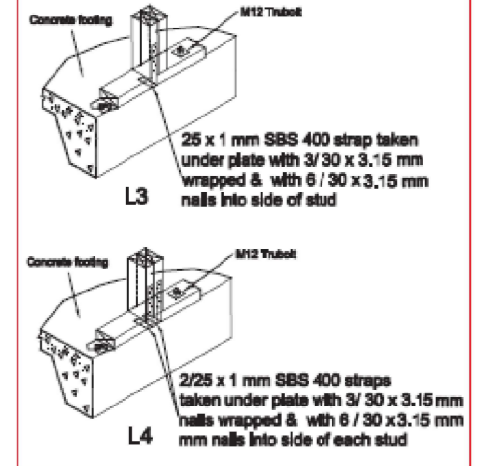
Lintel Fixing Schedule

Acceptable solutions in conjunction with tables 8:14 & Fig 8:12 of NZS3604:2011



- For trimming stud thickness refer to Table 8.5 NZS 3604:2011. Additional studs to that shown to have a minimum stud to stud fixing of 11/90 x 3.15mm nails.
- Where a double stud which provides support for a lintel is shorter by 400mm or more than the full stud height, its thickness shall not be included as contributing to the thickness of trimming studs.
- Studs & Jack Studs to be fixed in accordance with the Pryda Top Plate to Stud Fixing Guide on page 39.

Alternative solution for L3 & L4 SBS use



All capacities are limit state design values and not characteristic strength therefore these may be compared directly to Pryda design software output. Capacities assume a minimum timber grade of SGB.


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Table 8.19 – Nailing schedule for hand-driven and power-driven nails (see 8.8.6)

Joint	Hand-driven nails		Power-driven nails	
	Length (mm) x diameter (mm) and type	Number/ Location	Length (mm) x diameter (mm) and type	Number/ Location
Bottom plate to floor framing at:				
(a) External walls and internal wall bracing elements	100 x 3.75	2 at 600 mm centres	90 x 3.15	3 at 600 mm centres
(b) Internal walls (may be nailed to floor decking)	100 x 3.75	1 at 600 mm centres	90 x 3.15	1 at 600 mm centres
(c) Trimmer not exceeding 4.2 m long	100 x 3.75	4 (end nailed)	90 x 3.15	6 (end nailed)
Dwang to stud	75 x 3.15 or 100 x 3.75	2 (skewed) 2 (end nailed)	75 x 3.06 90 x 3.15	2 (skewed) 2 (end nailed)
Fishplate to straightened stud	60 x 2.8	4 each side of cut	60 x 2.8	4 (each side of cut)
Half joint in top plate	75 x 3.15	3	75 x 3.06	4
Lintel to trimming stud	75 x 3.15 or 100 x 3.75	4 (skewed) 2 (end nailed)	90 x 3.15	3 (end nailed)
Ribbon board to stud	100 x 3.75	2	90 x 3.15	3
Sill or header trimmer to trimming stud for:				
(a) Trimmer not exceeding 2.4 m long	100 x 3.75	2 (end nailed)	90 x 3.15	3 (end nailed)
(b) Trimmer not exceeding 3.0 m long	100 x 3.75	3 (end nailed)	90 x 3.15	5 (end nailed)
(c) Trimmers not exceeding 3.6 m long	100 x 3.75	4 (end nailed)	90 x 3.15	6 (end nailed)
Solid plaster batten to stud	60 x 2.8 (galv.)	500 mm centres	60 x 2.8 (galv.)	500 mm centres
Stud to plate	75 x 3.15 or 100 x 3.75	4 (skewed) 2 (end nailed)	75 x 3.06 90 x 3.15	4 (skewed) 3 (end nailed)
Top plate 140 mm x 35 mm to 90 mm x 45 mm and top plate to lintel	100 x 3.75	2 at 500 mm centres	90 x 3.15	3 at 500 mm centres
Trimming studs at openings, blocking and studs at wall intersections	100 x 3.75	600 mm centres	90 x 3.15	600 mm centres
Trimming stud to doubled stud immediately under lintel	100 x 3.75	2	90 x 3.15	2
Waling to stud	60 x 2.8	2	60 x 2.8	2
NOTE –				
(1) Nail lengths and diameters are the minimum required.				
(2) Refer to 4.4 for required protective coatings for metal fasteners.				
(3) For studs up to 2.7 in length, 2 / 90 x 3.15 power-driven nails (end nailed) are sufficient.				

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