www.primedesigns.co.nz
admin@primedesigns.co.nz
04 528 8405 3 Jupiter Grove, Upper Hutt 5018

PRIME DESIGNS

CREATIVE | FUNCTIONAL | ARCHITECTURE

These documents must be retained on site. Inspections may not be carried out if they are not.

Project	Proposed Dwelling - Franz Josef
Address	Lot 55, Stage 2 Kelson Heights, Kelson, Lower Hutt
Client	Friday Homes
Job Number	18072-55
Drawing Set	Working Drawings
Drawn By	E Horner
Date Published	11/03/2022
Description Of Work	New single storey 3 bedroom dwelling with Linea weatherboards, schist veneer and corrugated Colorsteel roofing. Firth RibRaft foundations, trusses by truss manufacturer. Services to be connected include foul water, stormwater, water supply, power, phone and gas

BUILDING CONSENT

GRANTED 28/03/2022

HUTT CITY COUNCIL

HUTT CITY TE AWA KAIRANGI

LICENSED BUILDING PRACTITIONER – BUILDING CONFIDENCE

ADNZ Architectural Designers New Zealand Professional Member







Drawing Index BC220141

Sheet	Name
Plans	
101	Cover Page
102	Project Specifications
103	Site Location Plan
104	Site Plan
105	Foundation Plan
106	Proposed Floor Plan
107	Roof Plan
108	Bracing Plan
109	Plumbing Plan
110	As-Laid Drainage Pan
111	Electrical Plan
Sections	
201	Section A
Elevations	
301	Elevations + H1 Schedule
Details	
401	Details - Foundation
402	Details - Window & Door
403	Details - Cladding
404	Details - Cladding Cont.
405	Details - Roof
406	Details - Bracing
407	Details - Bracing Cont.
408	Details - Bracing Cont.2
Schedules	
501	Window & Door Schedule

BC220141

Planning & Zoning

Lot / DP Number	Lot 55 DP TBC
Address	Lot 55, Stage 2 Kelson Heights, Kelson, Lower Hutt
Easements	TBC
District Plan Zone	Residential
Wind, Corrosion & Earthquake Zone	H as per NZS 3604:2011, C & 3
Relevant Consent Notices	TBC
Site Area	484.13m²
Site Coverage	158.18m² / 32.7%
Floor Area	156.98m²

Consultants

Topographical Survey	MacroVentures
Structural Engineer	N/A
Truss Manufacturer	Paraparaumu Prenail

Revisions

ID	Sheet	Description

Construction

Foundation Type	Rib-Raft Foundation
DPM	Thermakraft Black DPM
Underslab Insulation	N/A
Stud Height	2.4m
Joinery Type	Aluminium
Typical Joinery Height	2m
Typical Internal Door Height	2m
Rebated Joinery	N/A
Wall Underlay	Thermakraft WaterGate Plus
Wall Insulation	90mm R2.2 Earthwool Wall
Roof Underlay	Thermakraft 215
Ceiling Insulation	150mm R3.2 Earthwool Ceiling
Wet Area Membrane	N/A

Cladding

Wall Cladding Type 1	Linea WB over cavity
Wall Cladding Type 2	Eldorado Stone Schist Veneer
Wall Cladding Type 3	N/A
Roof Cladding	Corrugate Metal
Fascia Type	Metal

Fitout

Flooring Type 1	Carpet
Flooring Type 2	Vinyl plank
Flooring Type 3	N/A
Shower Type	Acrylic
Heating	TBC
Water Heating	HWC

BUILDING CONSENT

GRANTED
28/03/2022

HUTT CITY COUNCIL

FRIDAY HOMES
(04) 595 1287
www.fridayhomes.co.nz
Head office: 6-8 Meachen Street, Seaview. PO Box 30389, Lower Hutt

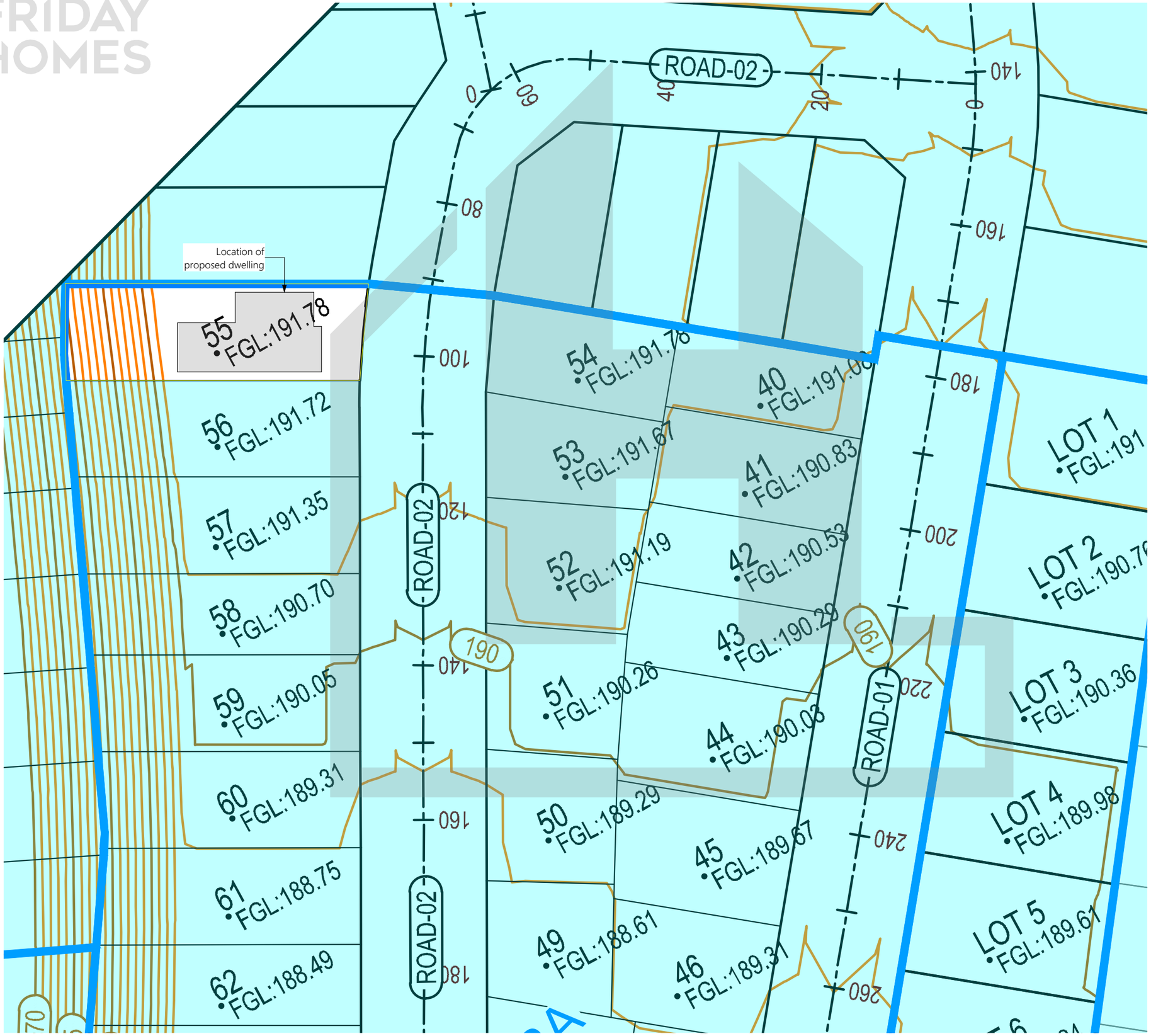
Proposed Dwelling - Franz Josef
Lot 55, Stage 2 Kelson Heights, Kelson, Lower Hutt

Project Specifications

ISSUE DATE:	11/03/2022	REV. DATE:	SHEET NO.
REF:	18072-55		102
SCALES (A3):		CODE:	

BC220141

FRIDAY HOMES



BUILDING CONSENT

GRANTED
28/03/2022

HUTT CITY COUNCIL

HUTT CITY TE AWA KAIRANGI

FRIDAY HOMES

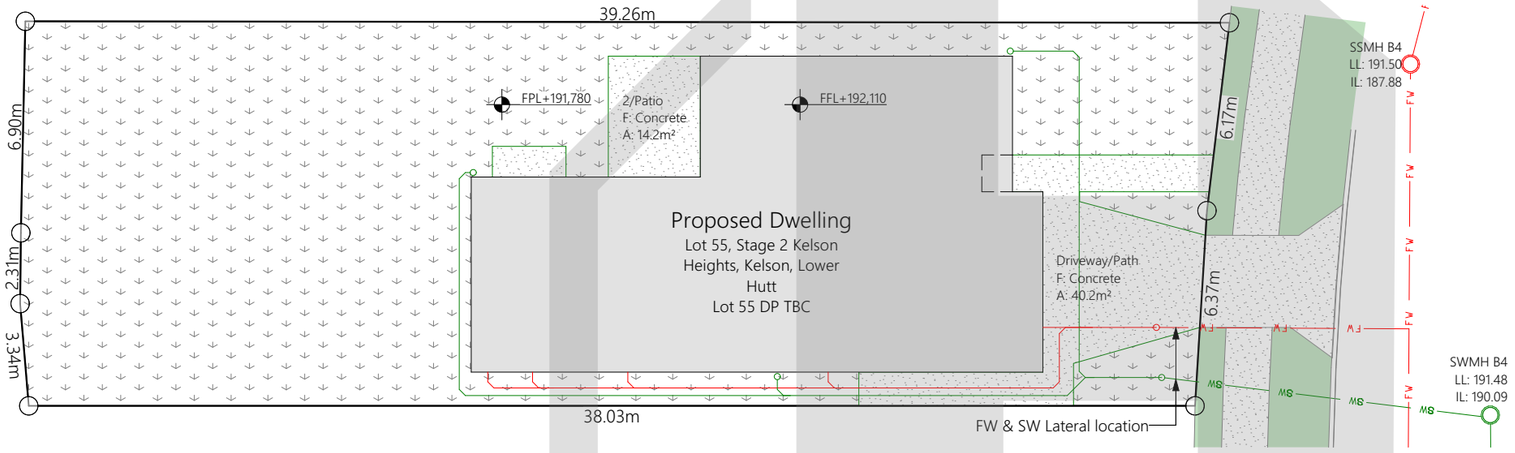
(04) 595 1287
www.fridayhomes.co.nz

Head office: 6-8 Meachen Street, Seaview. PO Box 30389, Lower Hutt

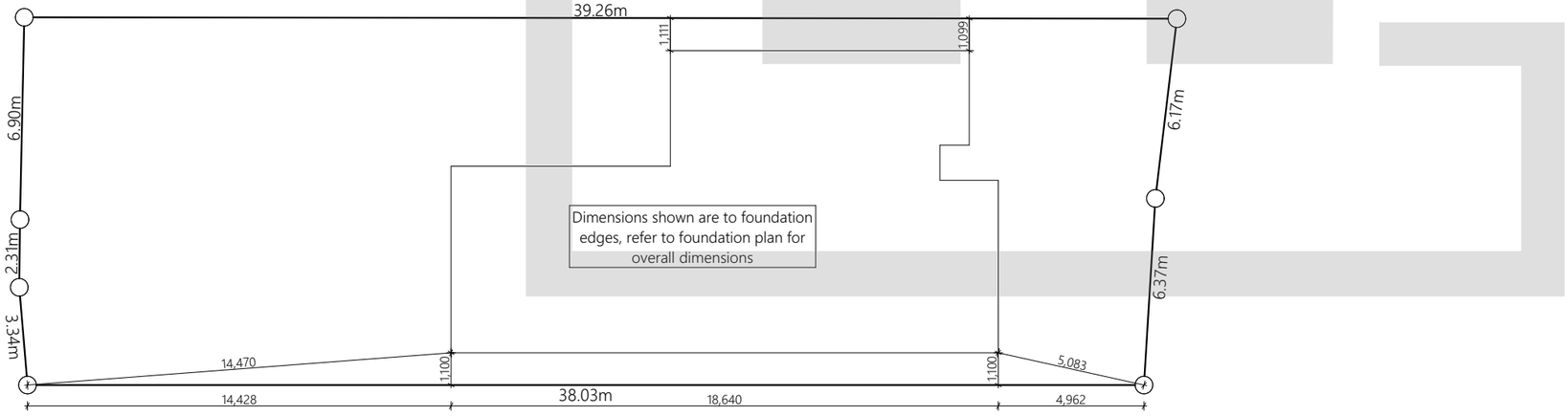
Proposed Dwelling - Franz Josef
Lot 55, Stage 2 Kelson Heights, Kelson, Lower Hutt

Site Location Plan

ISSUE DATE: 11/03/2022	REV. DATE:		SHEET NO. 103
REF: 18072-55			
SCALES (A3): 1:500		CODE:	



1 Site Plan 1:200



2 Site Set Out Plan 1:200

Site Notes

BC220141

Permanent paving

Permanent paving including driveway, entry paths & patios to be 100mm thick 20MPa concrete, ensure all concrete is laid to fall @ 1:25 away from house for a distance of at least 1 metre. Where site conditions do not readily allow such a 1m wide strip to be formed, then permanent paving shall be laid to the falls and dimensions shown in NZS3604:2011 figure 7.12

Access & accessible routes only subject to wetting & not constructed to drain water to have a fall between 1:50 & 1:100.

Minimum slip resistance co-efficient for level surface between 0.25 and 0.50 acceptable in accordance with NZBC: D1/AS1 Access.

Site levels

Site levels and datum have been provided by subdivision scheme plan via MacroVentuters. If there are any inaccuracies or inconsistencies, please contact designer for clarification prior to commencing work

Boundary information

Boundary information has been provided by subdivision scheme plan via MacroVentuters. If there are any inaccuracies or the building position in relation to district plan constraints is critical, please consult designer prior to commencing work.

Site safety

All precautions are to be undertaken to prevent unauthorised access to the site, including access outside working hours. Any site fencing shall comply with NZBC F5/AS1 Construction and demolition hazard.

Where a construction site contains any hazard which might be expected to attract the unauthorised entry of children, the hazard shall be enclosed to restrict access by children.

BUILDING CONSENT

GRANTED
28/03/2022

HUTT CITY COUNCIL

REVISED
23/03/2022
HUTT CITY COUNCIL

Site Information	
Site Area	484.13m²
Site Coverage Area	158.18m²
Site Coverage Percent	32.7%

FRIDAY HOMES
(04) 595 1287
www.fridayhomes.co.nz
Head office: 6-8 Meachen Street, Seaview. PO Box 30389, Lower Hutt

Proposed Dwelling - Franz Josef
Lot 55, Stage 2 Kelson Heights, Kelson, Lower Hutt

Site Plan

ISSUE DATE: 11/03/2022	REV. DATE:	SHEET NO. 104	
REF: 18072-55			
SCALES (A3): 1:200	CODE:		

Foundation Notes

BC220141

Firth RibRaft foundations - general

Refer to Firth ribRaft technical manual for any specific footing, steel requirements and construction details.

Raftmix 20MPa concrete.

Excavate 330mm approximately from finished floor level.
Thermakraft Black damp-proof membrane (250 micron), over 25mm sand blinding and compacted granular fill
1100x1100 polystyrene pods in a grid pattern at 1200mm centres as per foundation plan.
Firth 300mm spacers for edge beams. Firth 100mm spacers for standard internal ribs.
Reinforcing bars and mesh positioned and installed as per Firth Ribraft manual.
Typically, 85mm thick slab with 300mm wide slab edge beam around perimeter.
Foundation plan for dimensions only

2-HD12 bars (Grade 500E) supplementary reinforcing bars 1.2m long @ 200mm ctrs with 50mm cover from corner to internal corners as shown, tied to the top of the mesh.

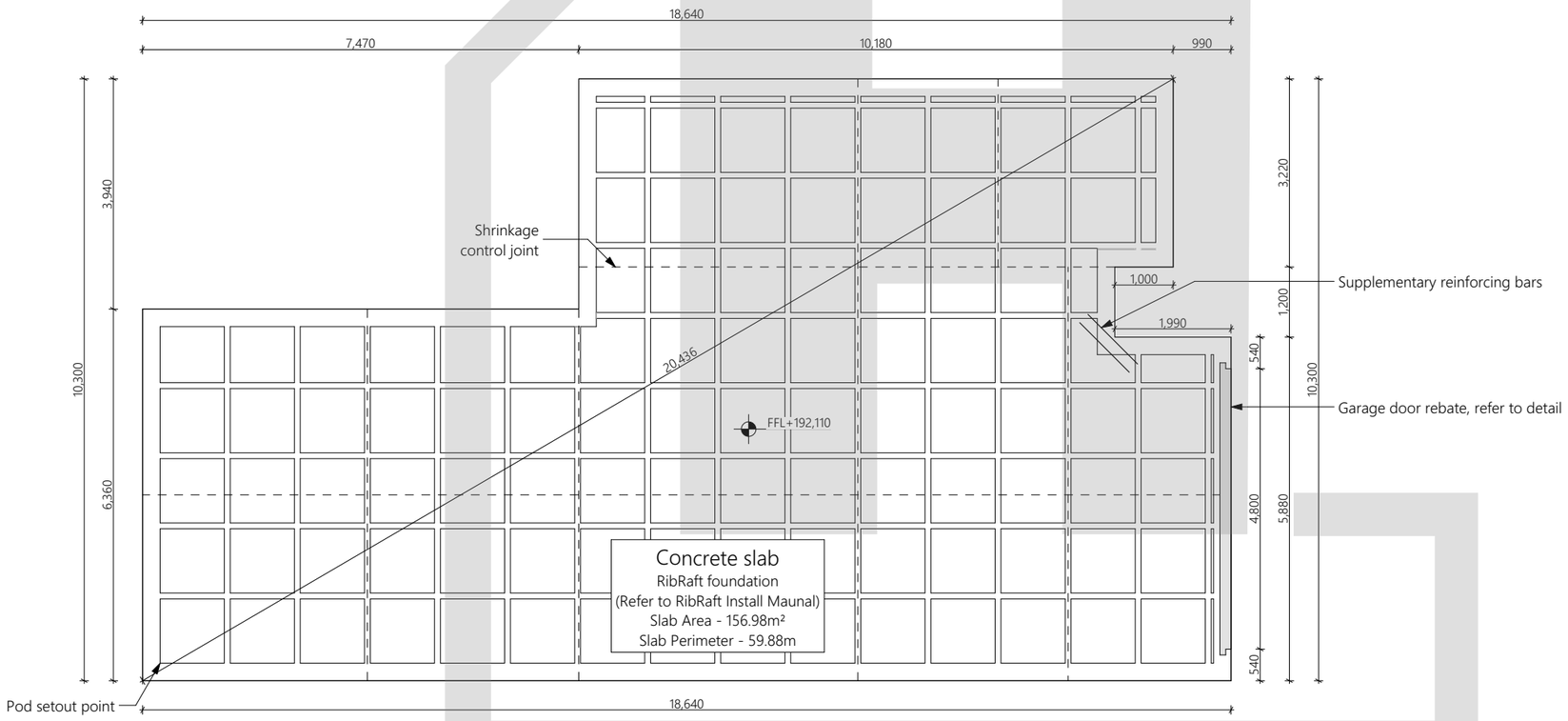
25mm deep saw cut @ 5m intervals max as shown.

Bowmac Screw Bolts to be 150mm max of each end of plate spaced @ 900mm crs max to comply with NZS3604:2011 clause 7.5.12.2.

90mm wide Thermakraft Supercourse 500 DPC under all external & internal bottom plates.

All bracing element bottom plate fixings shall be installed to comply with GIB Ezybrace System 2016 Refer to bracing plan for bracing element requirements.

Finished floor level to be 150mm min above permanent paving or 225mm min above unpaved ground to comply with NZBC E2/AS1 clause 9.1.3



N

BUILDING CONSENT

GRANTED
28/03/2022

HUTT CITY COUNCIL

FRIDAY HOMES

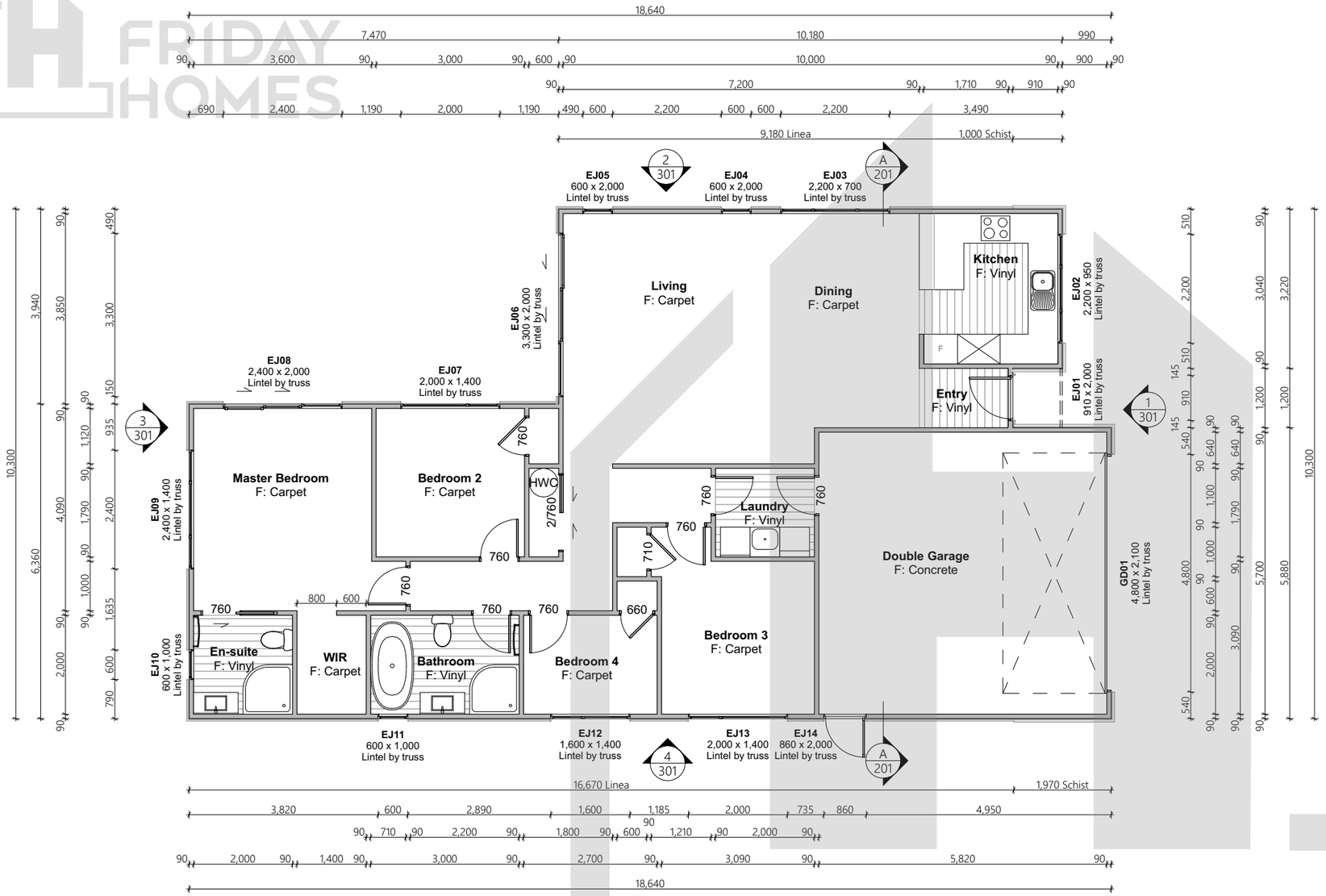
(04) 595 1287
www.fridayhomes.co.nz

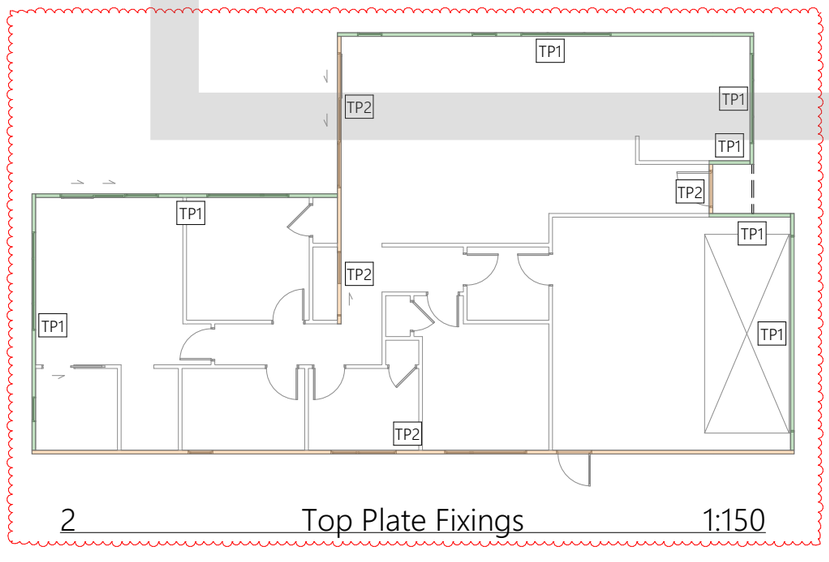
Head office: 6-8 Meachen Street, Seaview. PO Box 30389, Lower Hutt

Proposed Dwelling - Franz Josef
Lot 55, Stage 2 Kelson Heights, Kelson, Lower Hutt

Foundation Plan

ISSUE DATE: 11/03/2022	REV. DATE:	SHEET NO.	105
REF: 18072-55			
SCALES (A3): 1:100	CODE:		





2 Top Plate Fixings 1:150

REVISED
23/03/2022
HUTT CITY COUNCIL

Proposed Floor Area = 156.98m²

Floor Plan Notes

Walls

Wall framing general

2/90x45mm top plates to all walls. Nog for all fittings, fixtures, linings, bracing panels & trims
Wall framing height to be 2465mm finished

DPC between bottom plate and concrete slab, Bowmac bottom plate crew bolt (M10x140) to be within 150mm of each end of the plate and be spaced @ 900mm crs max to comply with NZS3604:2011 clause 7.5.12.2.

All trimming studs to comply with NZS3604:2011 clause 8.5.2.1 unless specified otherwise by pre-nailer

All window and door sizes shown on the plans refer to 'Box' size only and do not allow for packers. Pre-nailer to increase opening width accordingly

Lintel Fixings

Refer to truss manufacturers documentation for lintel sizes and fixings.

Non-load bearing wall framing

90x45mm H1.2 SG8 framing, studs @ 600mm crs to & 90x45 dwangs spaced at 800mm crs. NZS3604:2011 (Check cladding requirements for dwang spacing).

External Load bearing wall framing

90x45mm H1.2 SG8 framing, studs @ 600mm crs to NZS3604:2011 & 90x45 dwangs spaced at 800mm crs (Check cladding requirements for dwang spacing).

Internal Load bearing wall framing

90x45mm H1.2 SG8 framing, studs @ 600mm crs to NZS3604:2011 & 90x45 dwangs spaced at 800mm crs (Check cladding requirements for dwang spacing). Framing shown blue on plan.

Fixings

Zone B & C fixings and fastenings

Structural fixings except fabricated brackets in a Sheltered environment to be - Hot-dipped galvanized steel
Structural fixings except fabricated brackets in an Exposed environment to be - Type 304 stainless steel
Structural fixing within 600mm of the ground to be - Type 304 stainless steel
All fixings to be suitable for exposure zone C as outlined in NZS3604:2011 section 4.4 "steel fixings and fastenings"

Fixings and fastenings all Zones

Nail plates, wire dogs & bolts in roof spaces and closed environments to be Continuously coated galvanized steel or Hot-dipped galvanized steel

Underlays

Thermakraft Wall underlay

Thermakraft Watergate Plus wall underlay installed to wall framing using 6-8mm staples or 20mm large head galvanized clouts at 300mm crs horizontally and vertically. 150mm min overlap at joins, all vertical laps must be made over studs. Installed to manufacturers specification. Additionally, install 25mm wide Thermastrap horizontally at 300mm crs

Insulation

Wall insulation

90mm thick R2.2 Earthwool wall insulation to all external walls and internal walls between garage and habitable space. No insulation to garage external walls.

Ceiling insulation

150mm thick R3.2 Earthwool ceiling insulation, ensure a 25mm gap min. between insulation and roof underlay.

Wall Claddings

James Hardie Linea weatherboards over 20mm cavity

180mm James Hardie Linea weatherboards over 45x18mm H3.1 timber cavity battens on wall underlay. Refer to manufacturer's information & details for fixing and waterproofing requirements

Eldorado stone veneer over 20mm cavity

Hard as Rocks Eldorado stone veneer over stone tile motar and 7.5/9mm BGC stonesheet fixed over timber cavity battens. Refer to details and specification.

Linings

10mm GIB plasterboard wall lining

Generally, line with 10mm GIB Standard plasterboard (Aqualine to wet areas, installed as per GIB Wet Area Systems specifications and installation manual 2021) stopped for level 4 paint finish (unless otherwise indicated). Refer also specific fitout dwgs & bracing schedule for specific wall linings & requirements.

13mm GIB board ceiling lining (Rondo batten)

Generally, line with 13mm Gib board ceiling with Rondo 310 ceiling battens and 311 clips at 600 crs fixed to trusses. Gib Aqualine to wet areas. Stopped for level 4 finish.

Wall linings adjacent to appliances

CL1.6 G3, Wall linings adjacent to appliances and facilities shall have surfaces that can be easily maintained in a hygienic condition and comply with. Stainless steel, decorative high-pressure laminate, tiles, wallboards with painted or applied impervious coatings or films, are all suitable materials for these surfaces.

Floor Coverings

Vinyl flooring

Client selected vinyl to be installed over vinyl adhesive in areas noted on floor plan. Seal vinyl to edge of painted skirting with clear silicone.

Slip resistance

Minimum slip resistance co-efficient for level surface between 0.25 and 0.50 acceptable in accordance with NZBC:D1/AS1 Access.

Interior Fit-out

Internal doors

All internal door leaf widths as noted on floor plan, all heights 1980mm unless otherwise noted

BUILDING CONSENT
GRANTED
28/03/2022
HUTT CITY COUNCIL

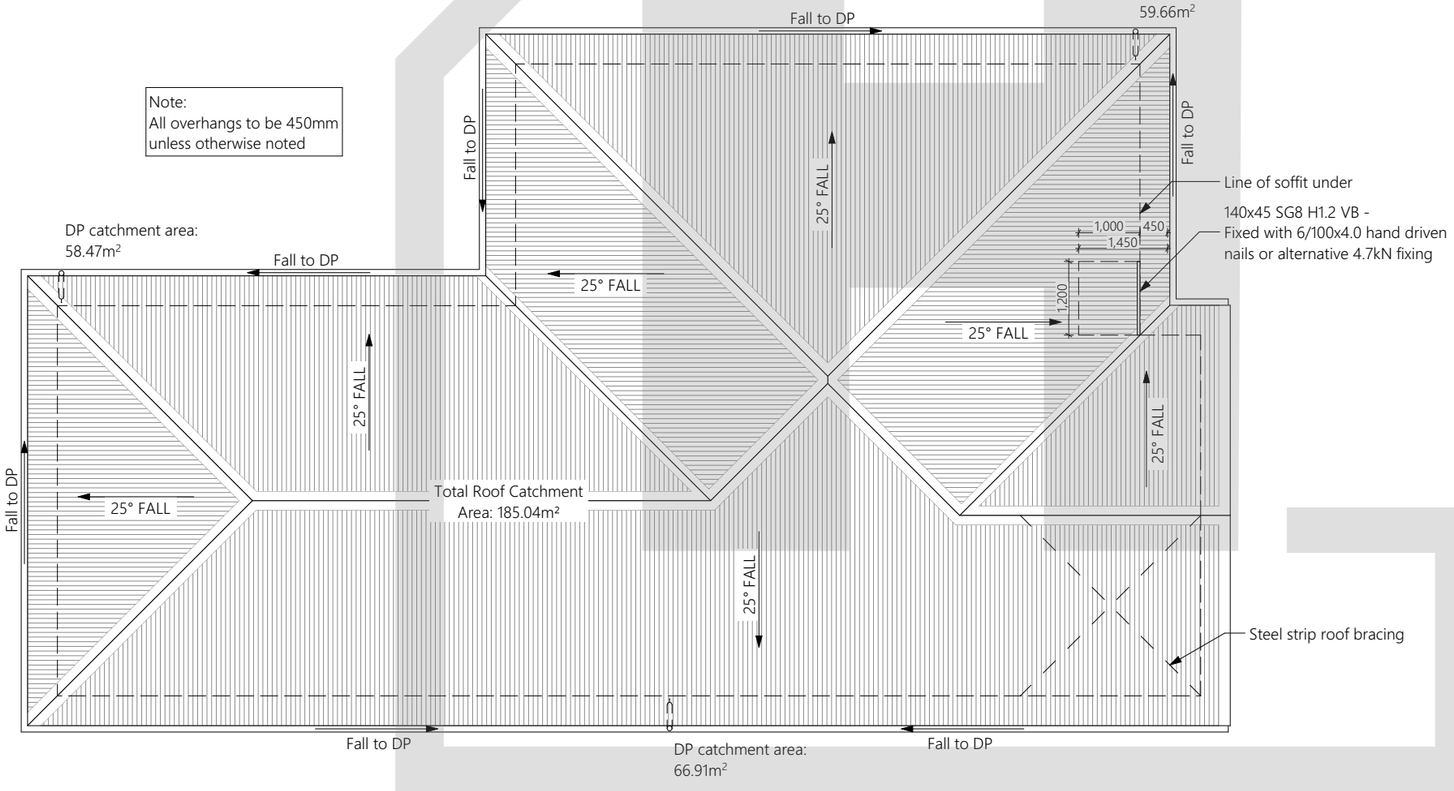
FRIDAY HOMES
(04) 595 1287
www.fridayhomes.co.nz
Head office: 6-8 Meachen Street, Seaview. PO Box 30389, Lower Hutt

BC220141

Proposed Dwelling - Franz Josef
Lot 55, Stage 2 Kelson Heights, Kelson, Lower Hutt

Proposed Floor Plan

ISSUE DATE: 11/03/2022	REV. DATE:		SHEET NO. 106
REF: 18072-55			
SCALES (A3): 1:150, 1:100		CODE:	



Roof Plan Notes

BC220141

General Notes

Roof framing general

Trusses designed by truss manufacturer, refer to manufacturer's documentation.

All enclosed framing to be H1.2 SG8 unless otherwise noted. Framing to comply with NZS3604:2011

155/185 Metal fascia.

Roof bracing to comply with NZS3604:2011 section 10.4

Zone B & C fixings and fastenings

Structural fixings except fabricated brackets in a Sheltered environment to be - Hot-dipped galvanized steel
Structural fixings except fabricated brackets in an Exposed environment to be - Type 304 stainless steel
All fixings be suitable for exposure zone C as outlined in NZS3604:2011 section 4.4 "steel fixings and fastenings"

Fixings and fastenings all Zones

Nail plates, wire dogs & bolts in roof spaces and closed environments to be continuously coated galvanized steel or Hot-dipped galvanized steel

Continuous spouting rainwater system

Continuous spouting rainwater system, spouting to have 4880mm² cross sectional area, DN80 downpipes unless otherwise noted.

Roof Bracing

Roof Bracing - Hip roofs

Roofs with hip and valley rafters and framed roofs to have at least 3 hips or valleys connected to the ridge and top plates. All additional hip and valley rafters shall be counted as roof plan braces as per NZS 3604:2011 section 10.3.

Underlay

Roof underlay

Thermakraft 215 bituminous self-supporting roof underlay run vertically over purlins & horizontally on roof pitches less than 10 degrees. Fix using stainless steel 8-12mm staples or 20mm flat head clouts at 300mm crs. 150mm min cover over vertical and horizontal joins. Refer to manufacturer's information.

Roof Cladding

Corrugated roof cladding on purlins

0.4mm BMT corrugated Colorsteel Endura (Maxx for exposure zone D) roof cladding over roof underlay on 70x45mm H1.2 SG8 purlins @ 900mm crs, fix purlins to trusses with 1/10g 80mm long self-drilling screw

Soffit Lining

4.5mm HardieFlex soffit lining

4.5mm James Hardie HardieFlex soffit lining fixed to 90x45mm H1.2 soffit framing using 40 x 2.8mm HardieFlex nails at 200mm crs. Soffits jointed with proprietary uPVC jointers.

BUILDING CONSENT

GRANTED
28/03/2022

HUTT CITY COUNCIL

FRIDAY HOMES
(04) 595 1287
www.fridayhomes.co.nz
Head office: 6-8 Meachen Street, Seaview. PO Box 30389, Lower Hutt

Proposed Dwelling - Franz Josef
Lot 55, Stage 2 Kelson Heights, Kelson, Lower Hutt

Roof Plan

ISSUE DATE: 11/03/2022	REV. DATE:		SHEET NO. 107
REF: 18072-55			
SCALES (A3): 1:100		CODE:	

FRIDAY HOMES

Bracing Legend

Plasterboard Element

Plasterboard+Ply Element

Bracing Notes

BC220141

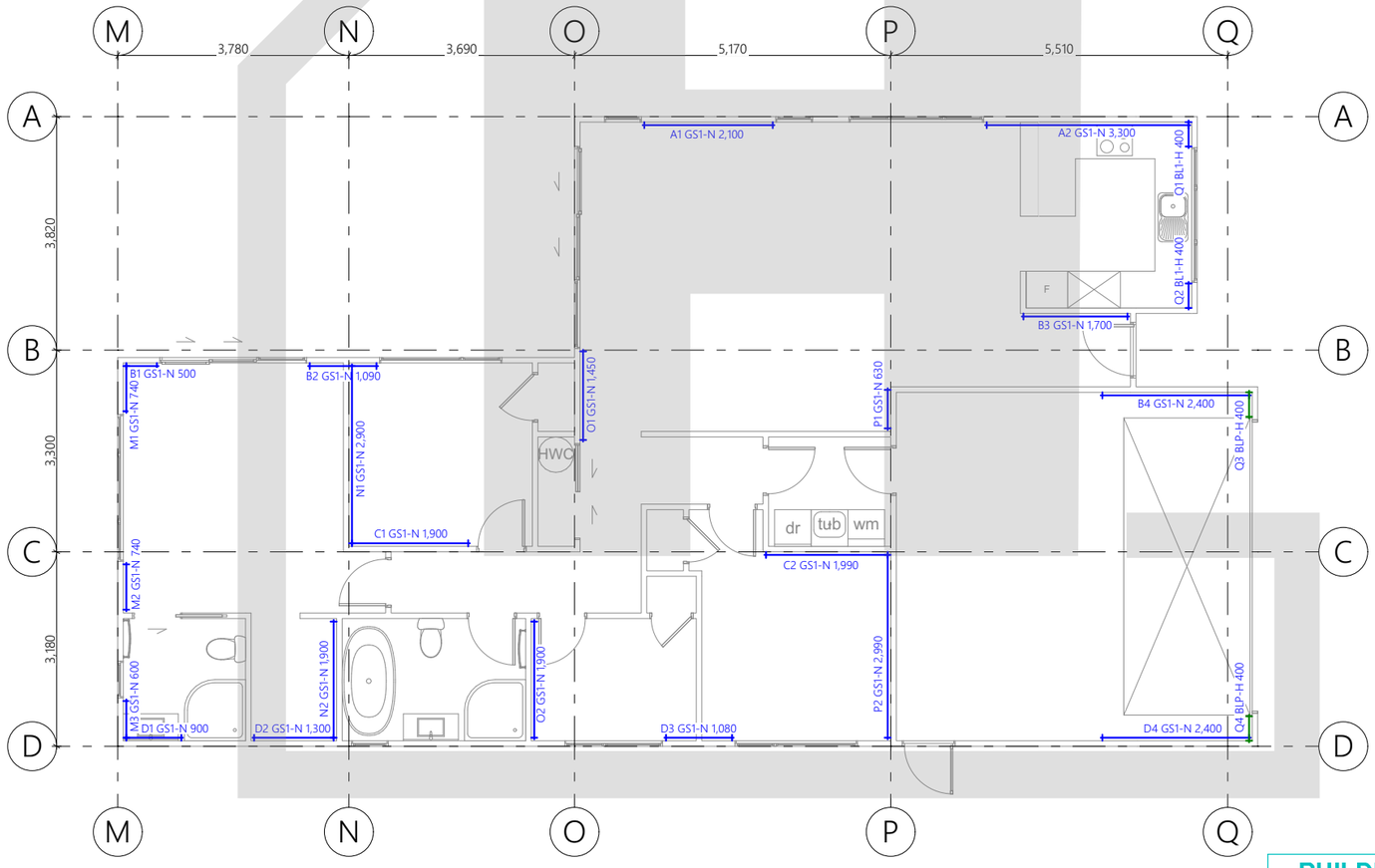
General GIB & CHH bracing notes

Bracing has been designed with GIB Ezybrace calculator, refer to attached calculation sheets for more info. If there are any conflicts, please contact the designer.

All bracing elements to comply with NZS3604:2011, NZBC B1/AS1, GIB Ezybrace Systems 2016 & CHH Ecoply bracing maunal. Install all bracing elements in accordance with GIB & CHH product specification.

Ply Bracing Elements

Where external ply bracing elements are not to be installed as a ridgid wall underlay ply to be installed to entire wall face with selected flexible wall underlay to be installed over.



BUILDING CONSENT

GRANTED
28/03/2022

HUTT CITY COUNCIL

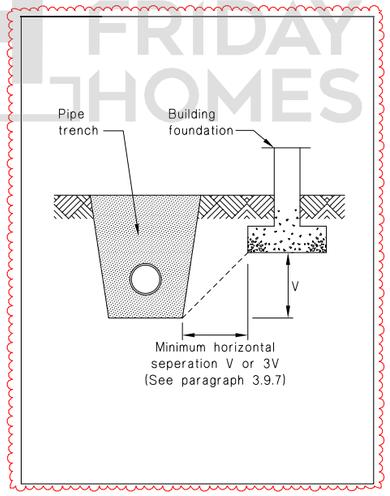
HUTT CITY TE AWA KAIRANGI

FRIDAY HOMES
(04) 595 1287
www.fridayhomes.co.nz
Head office: 6-8 Meachen Street, Seaview. PO Box 30389, Lower Hutt

Proposed Dwelling - Franz Josef
Lot 55, Stage 2 Kelson Heights, Kelson, Lower Hutt

Bracing Plan

ISSUE DATE: 11/03/2022	REV. DATE:	SHEET NO.	108
REF: 18072-55			
SCALES (A3): 1:100	CODE:		

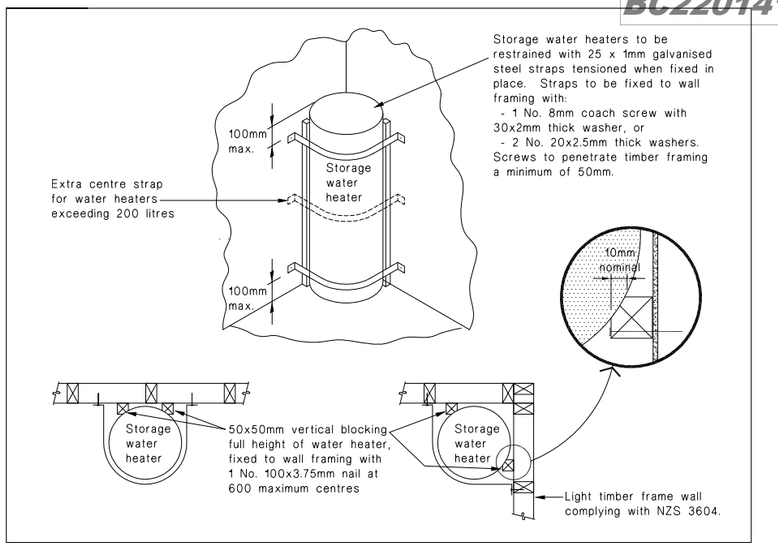


NZBC E1 Figure 14 - Trench to Foundation Cover

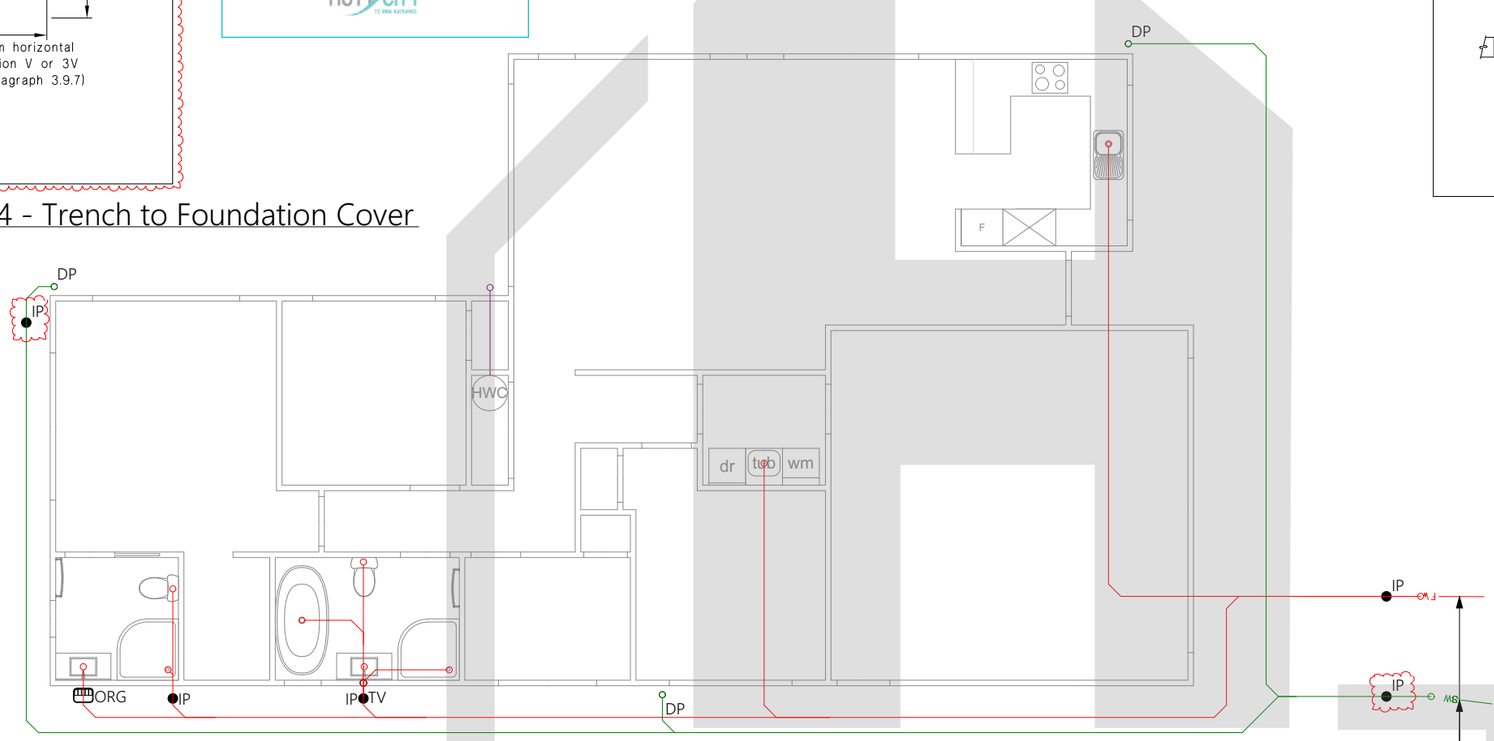
BUILDING CONSENT

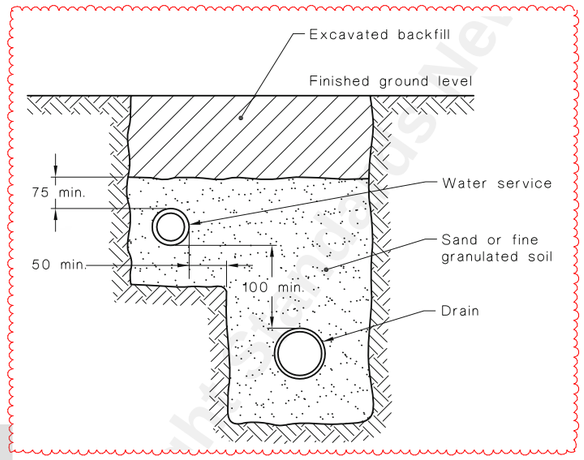
GRANTED
28/03/2022

HUTT CITY COUNCIL



NZBC G12 Figure 14 - HWC Seismic Restraint





AS/NZS 3500.2 Figure 3.6.6 Shared Trench

Plumbing & Drainage Notes

General plumbing notes

Contractor to ensure all work complies with the NZ Building Code and relevant standards, along with local territorial authorities' bylaws prior to work commencing.
All Foul Water plumbing work to comply with AS/NZS3500.2
All Storm Water plumbing work to comply with E1/AS1 & AS/NZS3500.3
All bends and junctions under slab must not be less than 45° (in plan).
Contractor/Plumber to submit as laid drainage plan to council upon completion of all plumbing/drainage works

Drain sizes

Foul Water Drain: DN100 @ 1:60
Storm Water Drain: DN100 @ 1:120

WC Waste: DN100 @ 1:60
Bath Waste: DN65 @ 1:40
Vanity Waste: DN65 @ 1:40
Shower Waste: DN65 @ 1:40
Sink Waste: DN65 @ 1:40
Tub Waste: DN65 @ 1:40

Branch drain to be combined waste DN100 @ 1:60 where two or more fixtures connect into branch.
Unvented branch drain to be 10m max from connection to main vented drain to weir of last fixture.

Water supply

Water supply pipe materials to comply with G12/AS1 table 1:
Hot & Cold: copper, galvanised steel or polybutylene
Cold only: uPVC or polyethylene
All hot and cold water pipework through slab shall be in DN65 uPVC conduit.
All hot water piping shall be thermally insulated to comply with H1/AS1 clause 5.0 hot water systems

All water supply pipe sizes installed to comply with G12/AS1 table 4
Sink, laundry, bath, basin 15mmØ
Shower 20mmØ
Pipes based on a maximum pipe length of 20 metres

Ensure hot water temperature at any sanitary fixture used for personal hygiene does not exceed 55°

Fixture trap and waste sizes

Fixture traps for hand basins to be DN40 trap, DN65 drain pipe
Fixture traps from sinks, bath, showers and tubs to be DN65 trap, DN65 drain.
Fixture traps from WC to be DN100 trap and DN100 drain.

Continuous spouting rainwater system

Continuous spouting rainwater system, prefinished Colorcote spouting and downpipes, DN80 downpipes unless otherwise noted.

Overflow Relief Gully

Top of ORG to be min. 150mm below the overlow level of the lowest sanitary fixture served by the drainage system.
The overflow level of ORG to be a min. 75mm above paved ground & 100m above unpaved ground
ORG to have a grating to allow for surcharge
Waste pipes discharging into ORG are arranged to permit easy cleaning of gully

Hot water cylinder

180L electric hot water cylinder, make & model to be selected by owner. Installed to manufacturers specification. HWC to be installed over safe tray. Dn40 Relief valve drains to be of copper pipe, have no restrictions or valves, have a continuous fall from the relief valve to the outlet, discharged in a visible position which does not present a hazard or damage to other building elements, outlet to be protected by vernim trap.

Proprietary acrylic shower

Proprietary acrylic showers to be installed in accordance with E3 internal moisture. Acrylic wall linings shall extend to ceiling. Junctions used between the tray and wall linings shall be constructed in accordance with E3 Figure 4 (a) or (b) Refer details. All glazing within a wet area to be grade A safety glass. All showers 1mx1m unless otherwise noted.

Plumbing Legend

DP	DN80 downpipe
ORG	Overflow relief gully
TV	DN50 terminal vent
IP	Inspection point

REVISED
23/03/2022
HUTT CITY COUNCIL

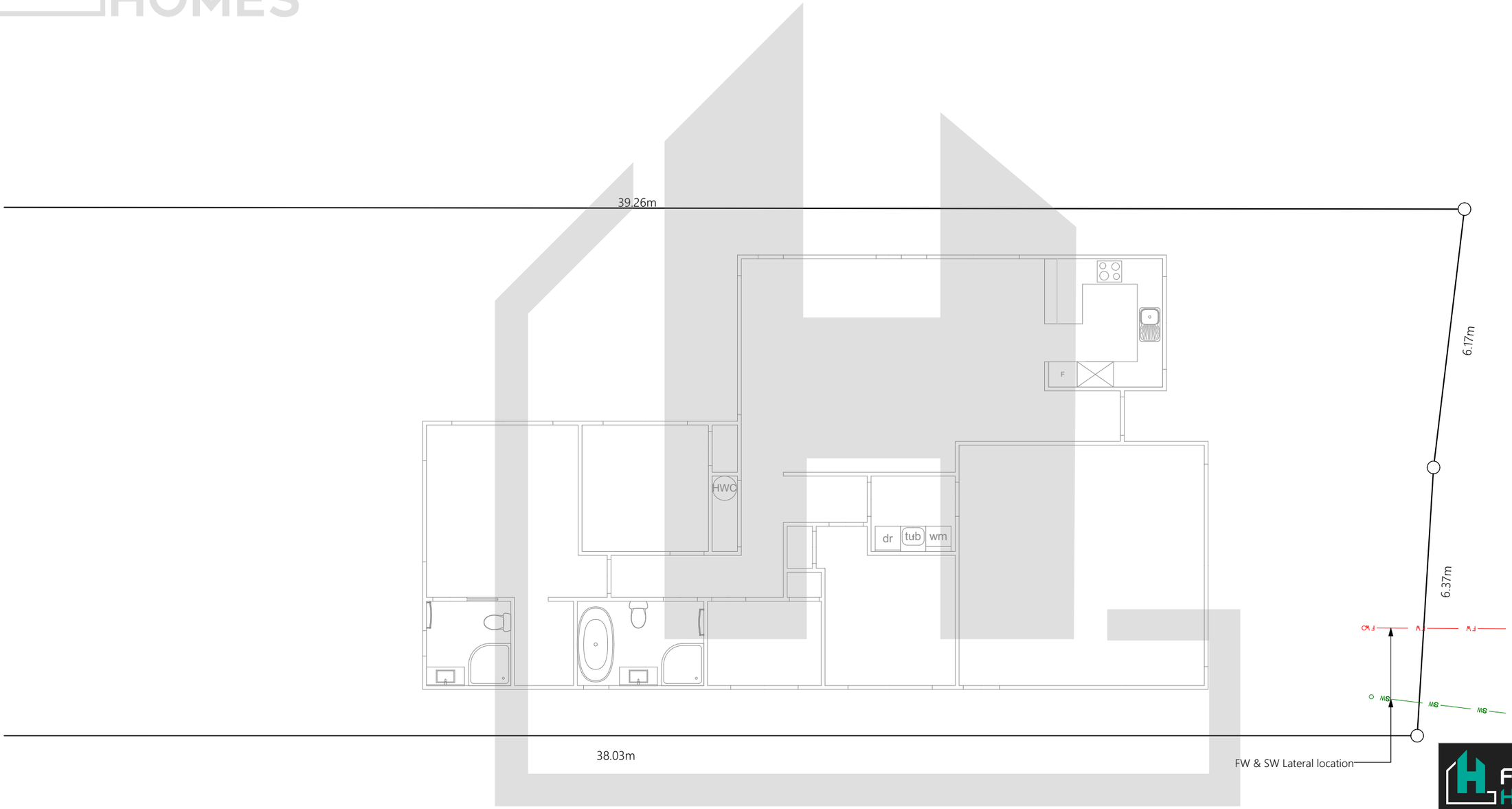
FRIDAY HOMES
(04) 595 1287
www.fridayhomes.co.nz
Head office: 6-8 Meachen Street, Seaview. PO Box 30389, Lower Hutt

Proposed Dwelling - Franz Josef
Lot 55, Stage 2 Kelson Heights, Kelson, Lower Hutt

Plumbing Plan

ISSUE DATE: 11/03/2022	REV. DATE:	SHEET NO.	109
REF: 18072-55			
SCALES (A3): 1:100, 1:1.2500	CODE:		

BC220141



BUILDING CONSENT

GRANTED
28/03/2022

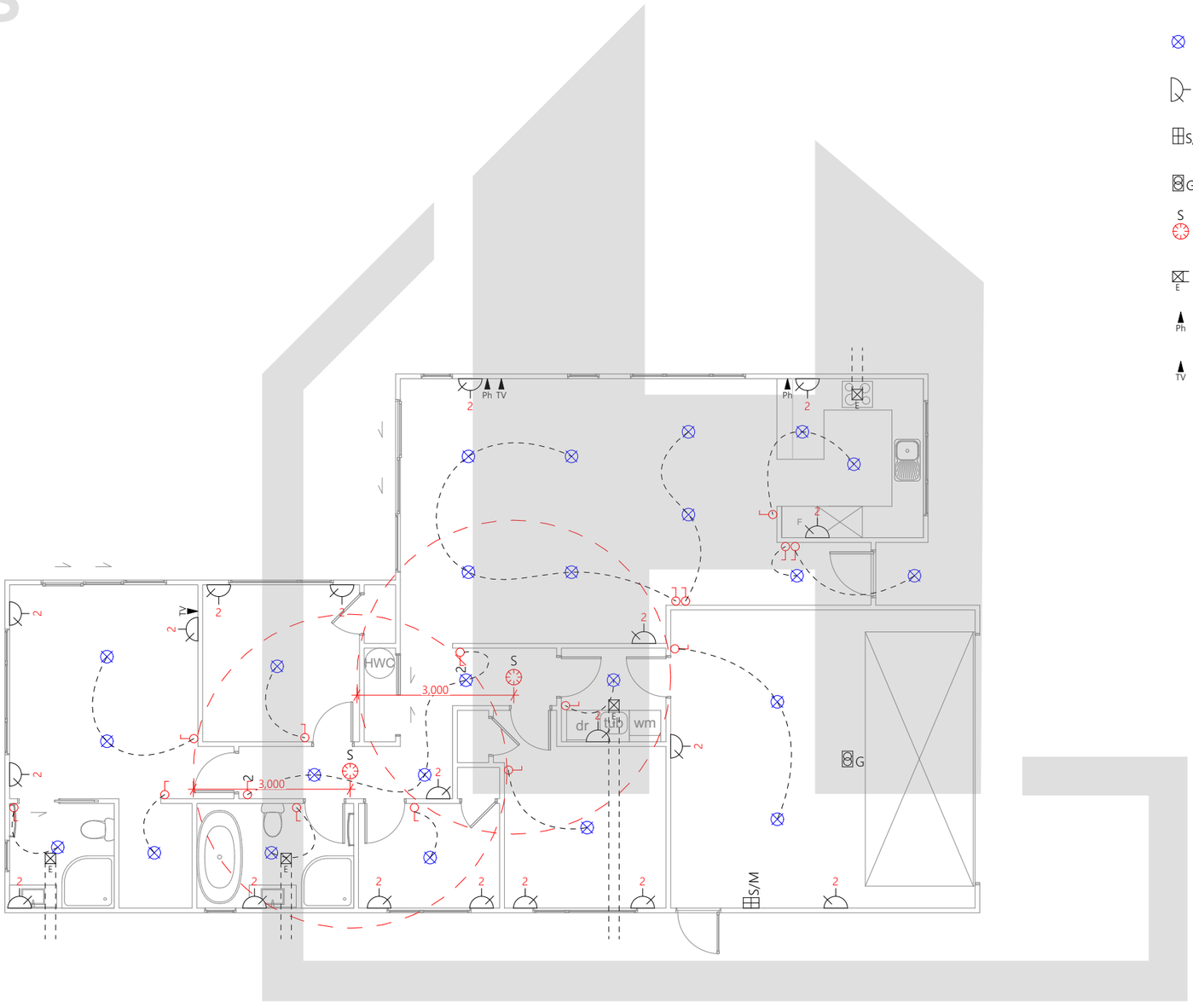
HUTT CITY COUNCIL

FRIDAY HOMES
(04) 595 1287
www.fridayhomes.co.nz
Head office: 6-8 Meachen Street, Seaview. PO Box 30389, Lower Hutt

Proposed Dwelling - Franz Josef
Lot 55, Stage 2 Kelson Heights, Kelson, Lower Hutt

As-Laid Drainage Pan

ISSUE DATE:	11/03/2022	REV. DATE:	SHEET NO. 110
REF:	18072-55		
SCALES (A3):	1:100	CODE:	



Electrical Legend

- Light switch
- Two way light switch
- Recessed downlight
- Power point
- S/M — Smart Meter
- G — Garage door motor
- S — Smoke detector
- Extractor fan
- Ph — Phone outlet
- TV — Television outlet

Electrical Notes

BC220141

General electrical notes

Ensure all habitable rooms are fitted with a minimum of one light fixture. All habitable internal spaces are to have a minimum illuminance of 20 lux or a minimal total wattage required per m2 of floor area as shown in G8/AS1, Table 1. Lights in the stairwell to provide 100lux at tread level or a total wattage per m2 of floor plan area as shown in D1/AS1 table8,

All electrical works to be installed to comply with NZBC G9/AS1, AS/NZS 3000:2007, AS/NZS 3008.1.2:2010, AS/NZS 5000.2:2006

Recessed downlights

Downlights to be CA135, CA180, IC, or IC-F to comply with AS/NZS 60598.2.2 Amendment A

Smoke detectors

Smoke detectors to be installed to comply with NZBC F7 and be located within 3m of each bedroom. Smoke detectors to meet at least one of the following standards: AS 3786, ISO 12239 or BS EN 14604

Mechanical ventilation

Extractor fans to be Manrose XF150 or similar, vent through soffit or wall as per manufacturer's installation instructions.
Rangehood to be ducted and vented through soffit or wall.
Dryer to be vented seperately as per NZBC G4.

BUILDING CONSENT

GRANTED
28/03/2022

HUTT CITY COUNCIL

HUTT CITY TE AWA KAIRANGI

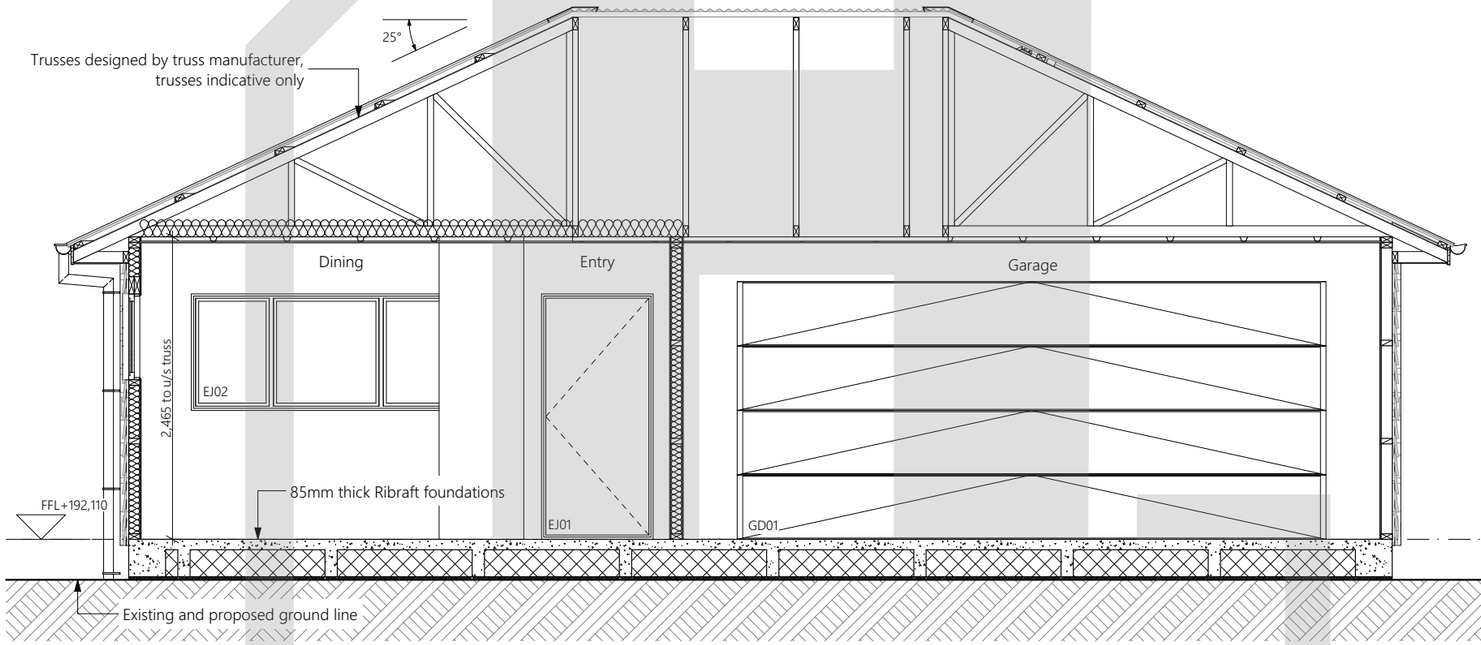
FRIDAY HOMES
(04) 595 1287
www.fridayhomes.co.nz
Head office: 6-8 Meachen Street, Seaview. PO Box 30389, Lower Hutt

Proposed Dwelling - Franz Josef
Lot 55, Stage 2 Kelson Heights, Kelson, Lower Hutt

Electrical Plan

ISSUE DATE: 11/03/2022	REV. DATE:		SHEET NO. 111
REF: 18072-55			
SCALES (A3): 1:100		CODE:	

BC220141



BUILDING CONSENT

GRANTED
28/03/2022

HUTT CITY COUNCIL

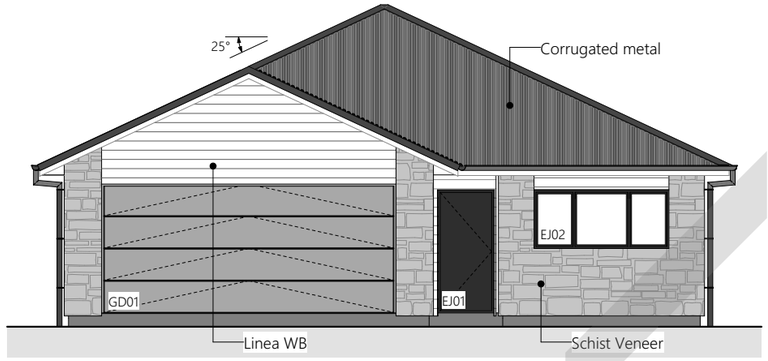
FRIDAY HOMES
(04) 595 1287
www.fridayhomes.co.nz
Head office: 6-8 Meachen Street, Seaview. PO Box 30389, Lower Hutt

Proposed Dwelling - Franz Josef
Lot 55, Stage 2 Kelson Heights, Kelson, Lower Hutt

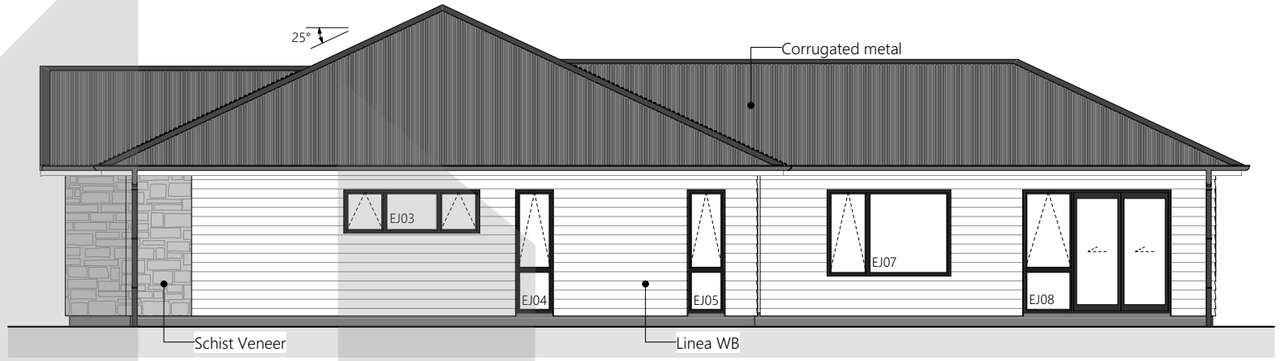
Section A

ISSUE DATE: 11/03/2022	REV. DATE:	SHEET NO.	201
REF: 18072-55			
SCALES (A3): 1:50	CODE:		

BC220141



1 East Elevation 1:100



2 North Elevation 1:100

3 West Elevation 1:100

4 South Elevation 1:100

BUILDING CONSENT

GRANTED
28/03/2022

HUTT CITY COUNCIL

H1 SCHEDULE METHOD	
Total Perimeter N, E, S, W walls	55.90m
Wall Area (2.455m wall height)	137.79m²
Total Glazing Area	29.83²
Total Glazing Area to Wall Area	21.65%
Total Perimeter E, S, W walls	55.90m
Wall Area (2.455m wall height)	137.79m²
Total Glazing Area	18.29m²
Total Glazing Area to Wall Area	13.27%

BUILDING ENVELOPE RISK MATRIX		
All 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	Low	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		4

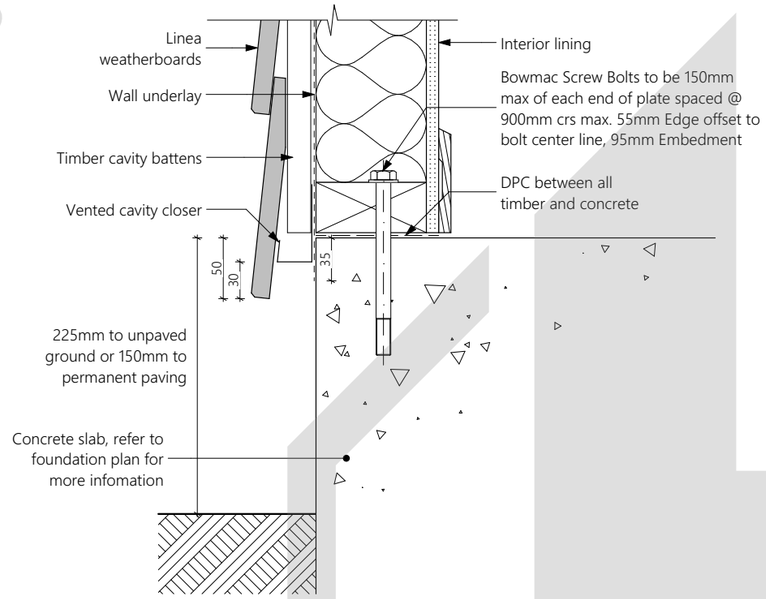
FRIDAY HOMES
(04) 595 1287
www.fridayhomes.co.nz
Head office: 6-8 Meachen Street, Seaview. PO Box 30389, Lower Hutt

Proposed Dwelling - Franz Josef
Lot 55, Stage 2 Kelson Heights, Kelson, Lower Hutt

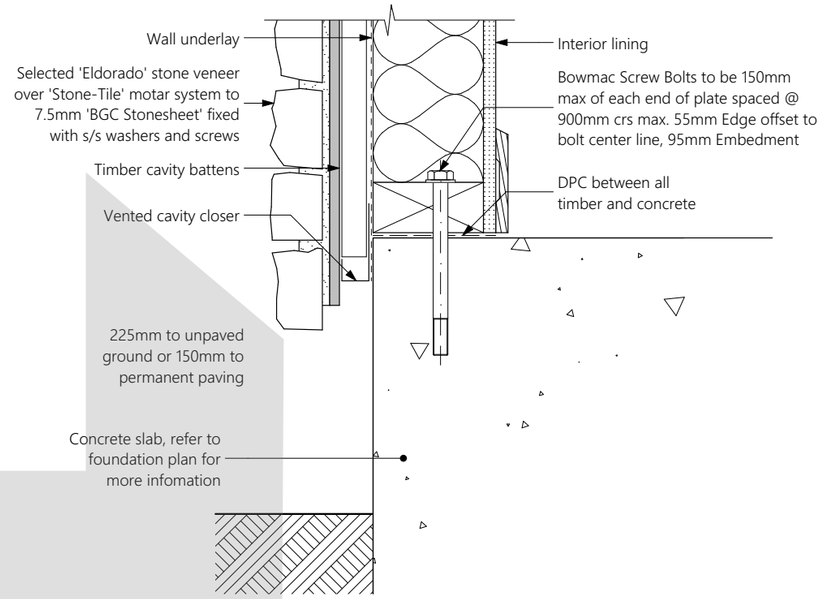
Elevations + H1 Schedule

ISSUE DATE:	REV. DATE:	SHEET NO.
11/03/2022		301
REF: 18072-55		
SCALES (A3): 1:100	CODE:	

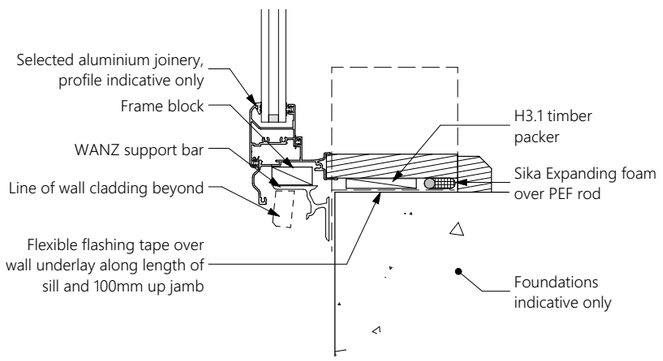
BC220141



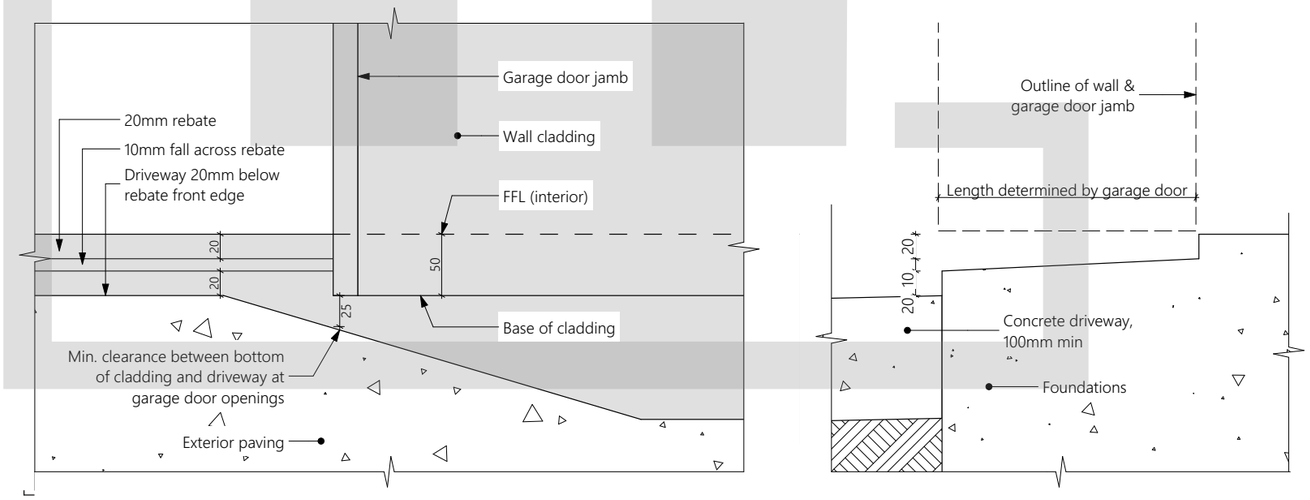
1 Wall Base - Linea 1:5



2 Wall Base - Schist 1:5



3 Door Sill 1:5



4 Garage Door Threshold 1:5

BUILDING CONSENT

GRANTED
28/03/2022

HUTT CITY COUNCIL

Note:All details to be read in conjunction with attached manufacturer's installation manual and specifications. All Details to be read in conjunction with bracing plan, wall underlay indicative only.

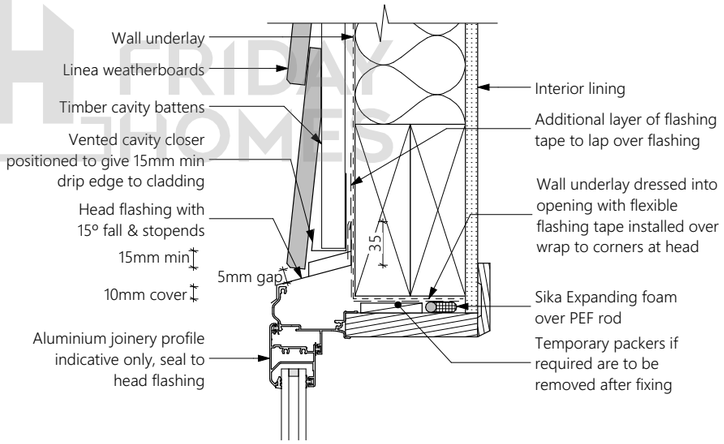
FRIDAY HOMES
(04) 595 1287
www.fridayhomes.co.nz
Head office: 6-8 Meachen Street, Seaview. PO Box 30389, Lower Hutt

Proposed Dwelling - Franz Josef
Lot 55, Stage 2 Kelson Heights, Kelson, Lower Hutt

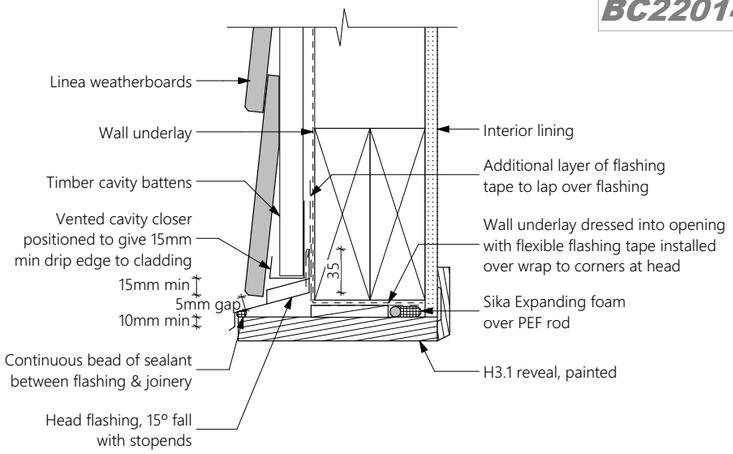
Details - Foundation

ISSUE DATE:	11/03/2022	REV. DATE:	SHEET NO. 401
REF:	18072-55		
SCALES (A3):	1:5	CODE:	

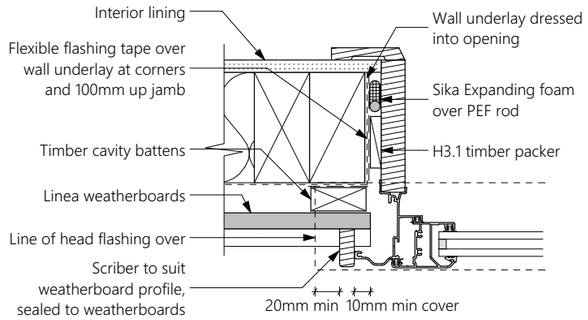
BC220141



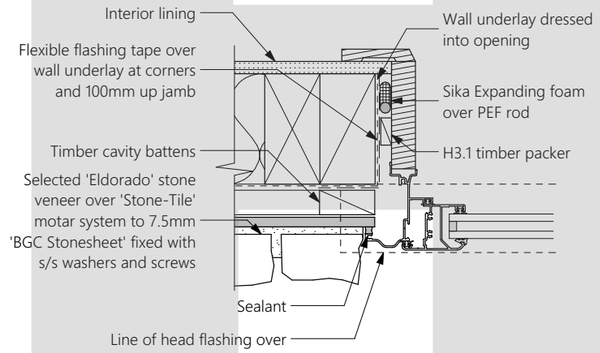
1 Head - Linea 1:5



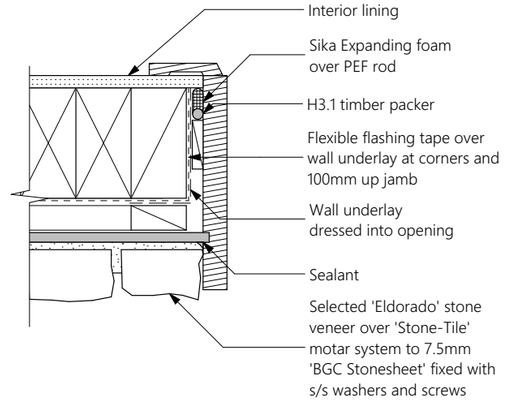
2 Head - Garage 1:5



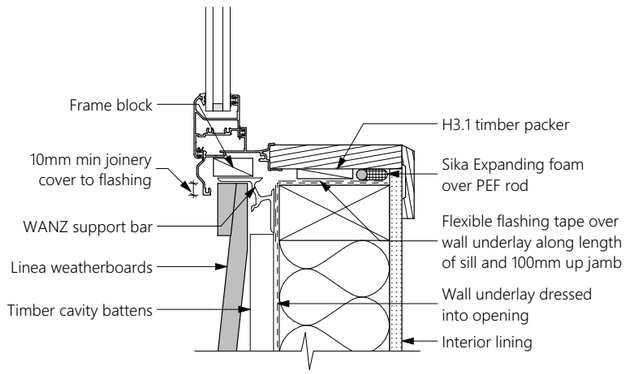
3 Jamb - Linea 1:5



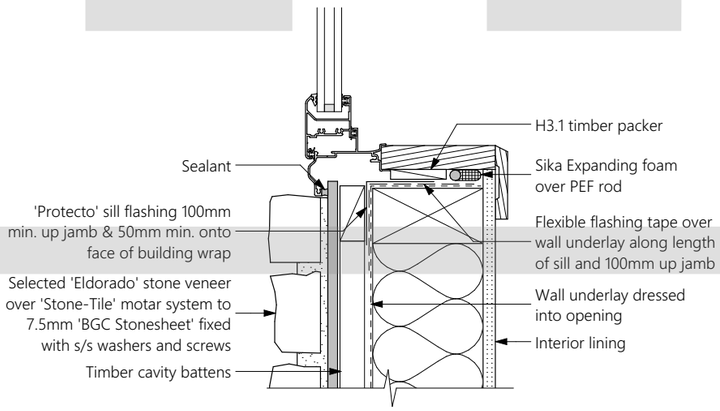
4 Jamb - Schist 1:5



5 Jamb - Garage 1:5



6 Sill - Linea 1:5



7 Sill - Schist 1:5

Note:All details to be read in conjunction with attached manufacturer's installation manual and specifications. All Details to be read in conjunction with bracing plan, wall underlay indicative only.

BUILDING CONSENT

GRANTED 28/03/2022

HUTT CITY COUNCIL

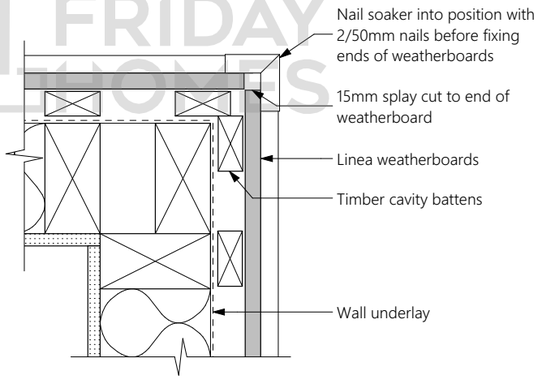
FRIDAY HOMES
(04) 595 1287
www.fridayhomes.co.nz
Head office: 6-8 Meachen Street, Seaview. PO Box 30389, Lower Hutt

Proposed Dwelling - Franz Josef
Lot 55, Stage 2 Kelson Heights, Kelson, Lower Hutt

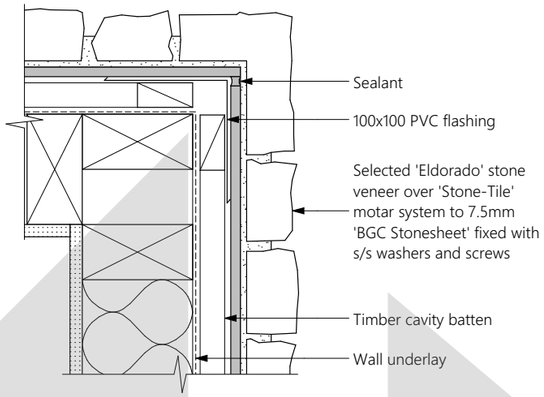
Details - Window & Door

ISSUE DATE: 11/03/2022	REV. DATE:	SHEET NO.	402
REF: 18072-55			
SCALES (A3): 1:5	CODE:		

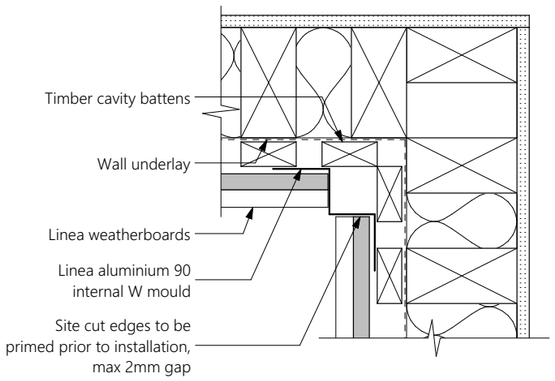
BC220141



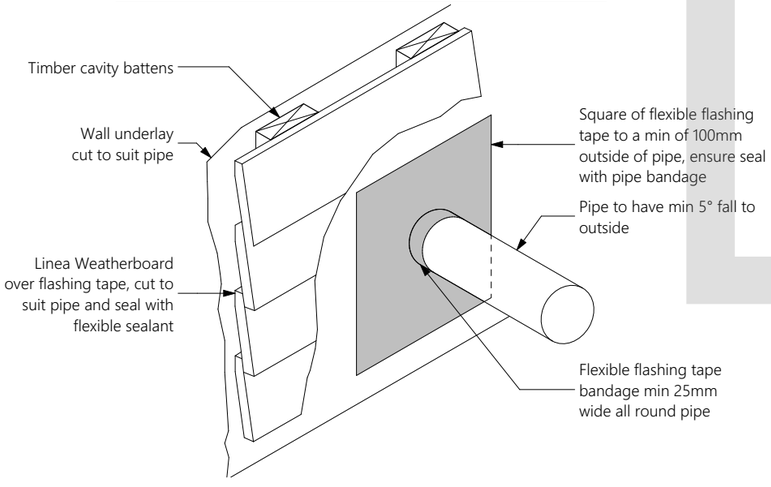
1 External Corner - Linea 1:5



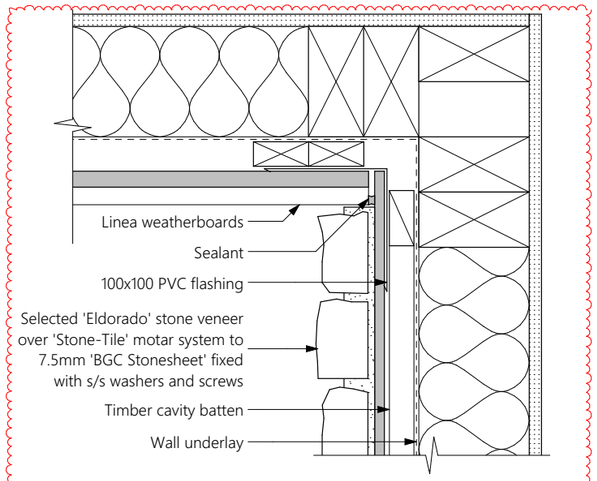
2 External Corner - Schist 1:5



3 Internal Corner - Linea 1:5



5 Wall Pipe Penetration - Linea 1:5



4 Internal Corner Junction 1:5

Note:All details to be read in conjunction with attached manufacturer's installation manual and specifications. All Details to be read in conjunction with bracing plan, wall underlay indicative only.

REVISED
23/03/2022
HUTT CITY COUNCIL

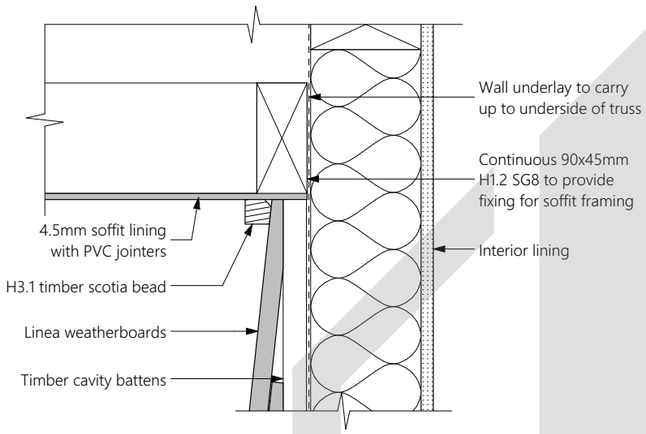
BUILDING CONSENT
GRANTED
28/03/2022
HUTT CITY COUNCIL

FRIDAY HOMES
(04) 595 1287
www.fridayhomes.co.nz
Head office: 6-8 Meachen Street, Seaview. PO Box 30389, Lower Hutt

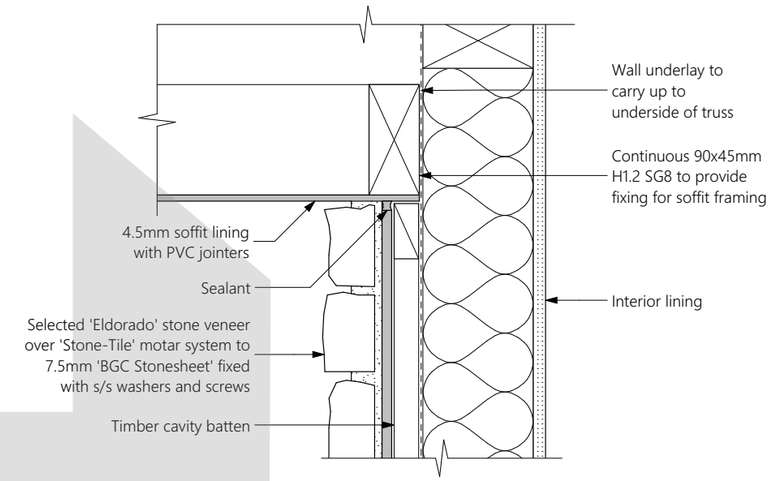
Proposed Dwelling - Franz Josef
Lot 55, Stage 2 Kelson Heights, Kelson, Lower Hutt

Details - Cladding

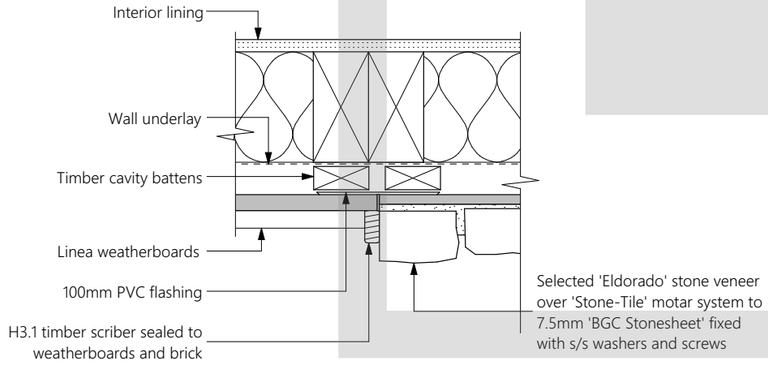
ISSUE DATE: 11/03/2022	REV. DATE:	SHEET NO.	403
REF: 18072-55			
SCALES (A3): 1:5	CODE:		



1 Soffit - Linea 1:5



2 Soffit - Schist 1:5



3 Vertical Junction 1:5

Note:All details to be read in conjunction with attached manufacturer's installation manual and specifications. All Details to be read in conjunction with bracing plan, wall underlay indicative only.

BUILDING CONSENT

GRANTED
28/03/2022

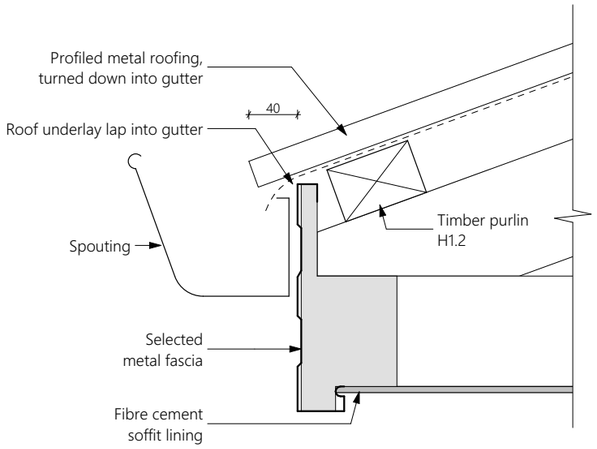
HUTT CITY COUNCIL

FRIDAY HOMES
(04) 595 1287
www.fridayhomes.co.nz
Head office: 6-8 Meachen Street, Seaview. PO Box 30389, Lower Hutt

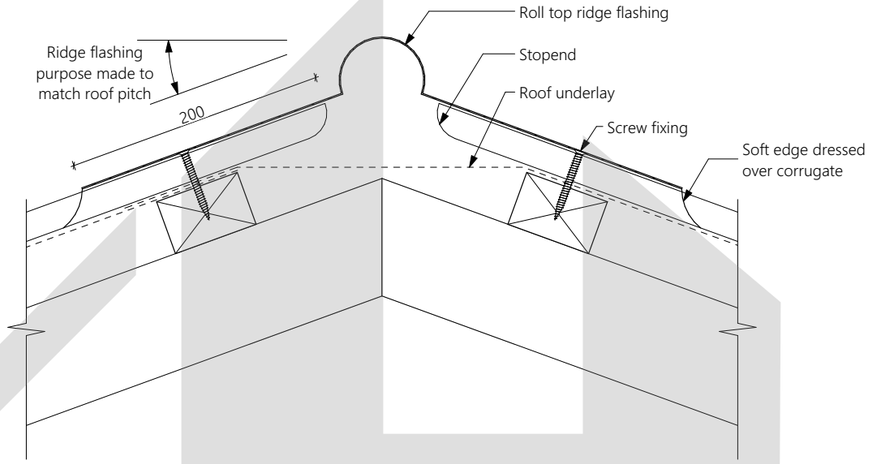
Proposed Dwelling - Franz Josef
Lot 55, Stage 2 Kelson Heights, Kelson, Lower Hutt

Details - Cladding Cont.

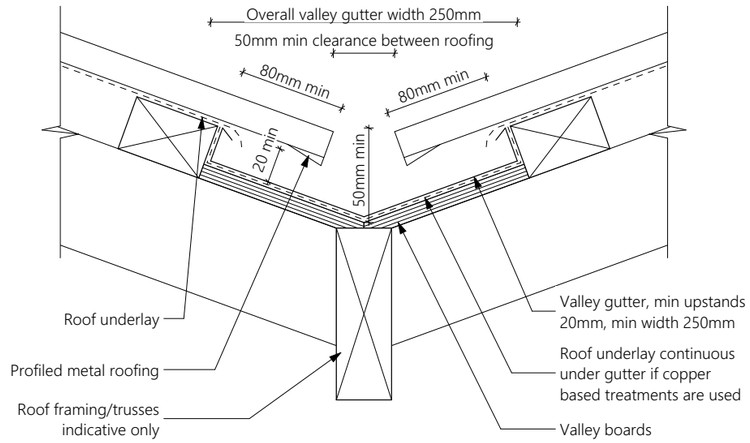
ISSUE DATE: 11/03/2022	REV. DATE:	SHEET NO.	404
REF: 18072-55			
SCALES (A3): 1:5	CODE:		



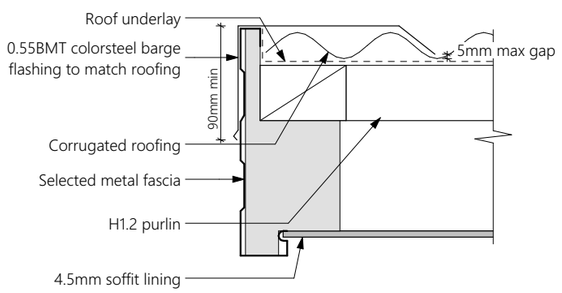
3 Eave 1:5



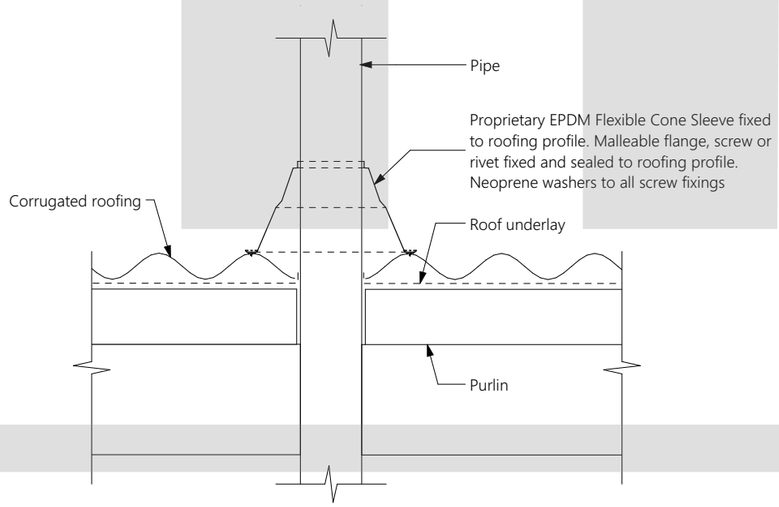
1 Ridge 1:5



2 Valley 1:5



4 Barge 1:5



5 Roof Pipe Penetration 1:5

Note:All details to be read in conjunction with attached manufacturer's installation guides and specifications.
Roof details are for waterproofing purposes only, refer to roof plan and truss manufacturer's info for construction information and roof pitch.

FRIDAY HOMES
(04) 595 1287
www.fridayhomes.co.nz
Head office: 6-8 Meachen Street, Seaview. PO Box 30389, Lower Hutt

BUILDING CONSENT

GRANTED 28/03/2022

HUTT CITY COUNCIL

HUTT CITY TE AWA KAIRANGI

Proposed Dwelling - Franz Josef
Lot 55, Stage 2 Kelson Heights, Kelson, Lower Hutt

Details - Roof

ISSUE DATE: 11/03/2022	REV. DATE:	SHEET NO.	405
REF: 18072-55			
SCALES (A3): 1:5	CODE:		

GIB® plasterboard linings

When fixing part sheets of GIB® plasterboard, a minimum sheet width of 300mm applies for bracing elements. Horizontal fixing is recommended. If fixing vertically, full height sheets shall be used where possible. Where sheet end butt joints are unavoidable they must be formed over nogs or over the studs and fastened at 200mm centres. Alternatively, and preferably, sheet end butt joints may be back-blocked.

When a GIB® Bracing element has been designated for a section of wall, BU ratings cannot be increased by incorporating additional proprietary bracing elements within that same section of wall.

LIMITATIONS

- GIB® plasterboard must be stacked flat and protected from the weather.
- GIB® plasterboard must be handled as a finishing material.
- GIB® plasterboard in use must not be exposed to liquid water or be installed in situations where extended exposure to humidities above 90% RH can reasonably be expected.
- GIB EzyBrace® Systems must not be used in showers or behind baths.
- It is highly recommended not to install GIB® plasterboard in any situation where external claddings are not in place or the property is not adequately protected from the elements.
- If GIB® plasterboard is installed under these conditions, the risk of surface defects such as joint peaking or cracking is greatly increased.

GIB EzyBrace® Systems in water-splash areas

When GIB® plasterboard is installed in locations likely to be frequently exposed to liquid water it must have an impervious finish. Examples are adhesive fixed acrylic shower linings or ceramic tiles over an approved waterproof membrane over GIB Aqualine®. The NZBC requires 15 years durability in these situations. Bracing elements are required to have a durability of 50 years. Bracing elements are not to be located in shower cubicles or behind baths because of durability requirements, the likelihood of renovation, and practical issues associated with fixing bracing elements to perimeter framing members. Otherwise GIB EzyBrace® Systems can be used in water-splash areas as defined by NZBC Clause E3, provided these are maintained impervious for the life of the building.

For futher design details refer to the current GIB Aqualine® Wet Area Systems literature.

Renovation

When relining walls during the process of renovation, ensure that bracing elements are reinstated (check the building plans).

Openings in bracing elements

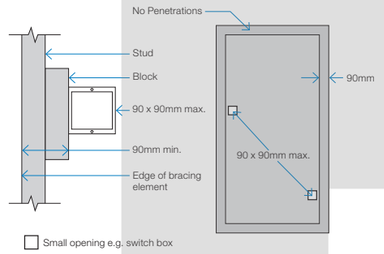
SMALL OPENINGS

Small openings (e.g. power outlets) of 90 x 90mm 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 as shown below.

LARGE OPENINGS

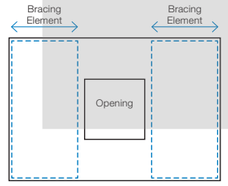
Openings above 90 x 90mm such as switch boards, recessed cabinets and TV's etc. should be placed outside of the bracing element or locate bracing on the other side of the wall framing.

FIGURE 10: SMALL OPENINGS IN BRACING ELEMENTS



GEB001

FIGURE 11: LARGE OPENINGS AND BRACING ELEMENTS



Timber framing

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

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

GIBFix® Framing System (alternative layout)

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

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

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

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

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

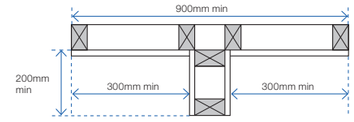
Guidelines for intersection walls

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

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

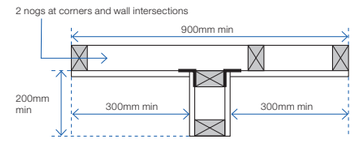
When fixing part sheets of GIB® plasterboard to the side of a T-junction, a minimum width of 300mm applies for bracing elements. See figures 12 and 13.

FIGURE 12: WALL INTERSECTION (TRADITIONAL WALL FRAMING)



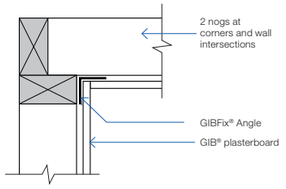
GEB002

FIGURE 13: WALL INTERSECTION (GIBFIX® FRAMING SYSTEM)



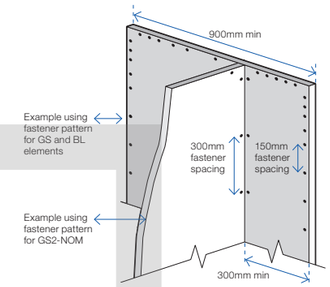
GEB003

FIGURE 14: CORNER INTERSECTION (GIBFIX® FRAMING SYSTEM)



GFS001

FIGURE 15: WALL INTERSECTION FASTENER PLACEMENT



AUGUST 2016 CALL OUR HELPLINE 0800 100 442 OR VISIT GIB.CO.NZ FOR MORE INFO GIB EZYBRACE® SYSTEMS 13

FRIDAY HOMES
(04) 595 1287
www.fridayhomes.co.nz
Head office: 6-8 Meachen Street, Seaview. PO Box 30389, Lower Hutt

Proposed Dwelling - Franz Josef
Lot 55, Stage 2 Kelson Heights, Kelson, Lower Hutt

Details - Bracing

ISSUE DATE: 11/03/2022	REV. DATE:	SHEET NO. 406
REF: 18072-55		
SCALES (A3):	CODE:	

Top plate connections

For top plate connections refer to NZS3604:2011 section 8.7.3.

Parapets and gable end walls

Bracing elements must be fixed from top plate to bottom plate. Fixing to a row of nogs is not acceptable unless either:

A continuous member such as an ex 90 x 45mm ribbon plate is fixed across the studs just above a row of nogs at the ceiling line, as shown in figure 16.

or

GIBFix® Angle as shown in figure 17. The angle is fixed to a row of nogs with 30 x 2.5mm galv flat head nails or 32mm x 7g GIB® Grabber® Dual Thread Screws at 300mm centres.

Bottom plate fixing

TIMBER FLOOR

For elements with an 'N' specification use 2/100 x 3.75mm hand or 3/90 x 3.15mm power-driven nails at 600mm centres.

In addition, for elements with an 'H' specification, use GIB HandiBrac® panel hold-down fixings at each end of the bracing element, see p.16.

CONCRETE FLOOR — EXTERNAL WALL BRACING ELEMENTS

For bracing elements with an 'N' specification fix external wall plates in accordance with NZS 3604:2011.

Use GIB HandiBrac® panel hold-down fixings at each end of bracing elements with an 'H' specification and minimum intermediate fixings as required by NZS 3604:2011.

CONCRETE FLOOR — INTERNAL WALL BRACING ELEMENTS

For bracing elements with an 'N' specification fix plates in accordance with NZS 3604:2011 or use 75 x 3.8mm shot-fired fasteners with 16mm discs spaced at 150 and 300mm from end-studs and 600mm centres thereafter.

For bracing elements with an 'H' specification use GIB HandiBrac® panel hold-down fixings at each end of the element and minimum intermediate fixings as required by NZS 3604:2011.

FIGURE 16: PARAPETS AND GABLE ENDS WITH RIBBON PLATE

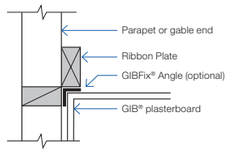
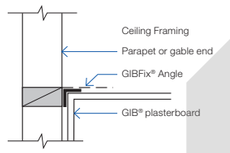


FIGURE 17: PARAPETS AND GABLE ENDS WITH GIBFIX® ANGLE



GFS003

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 GS2-NOM	Not applicable.		
GSP-H BL1-H BLP-H	Intermediate fastenings to comply with NZS 3604:2011 In addition: GIB HandiBrac® fixings or metal wrap-around strap fixings and bolt as illustrated on p.15 and 16.		Pairs of 100 x 3.75mm flat head hand driven nails or 3/90 x 3.15mm power driven nails at 600mm centres in accordance with NZS 3604:2011. In addition: GIB HandiBrac® fixings or metal wrap-around strap fixings and bolt as illustrated on p.15 and 16.
BLG-H	Not applicable	As for GSP-H, BL1-H, BLP-H on concrete slab as illustrated on p.15 and 16.	

Length of GIB EzyBrace® elements ('N' Type)

The length of GIB EzyBrace® elements with an 'N' extension (requiring standard NZS3604:2011 plate connections) can be taken as the full frame length measured from the outside of the end-stud to the opening face as illustrated in figures 29-32.

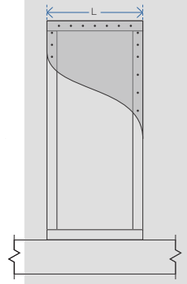
'N' type GIB EzyBrace® elements are identified by GIB® specification numbers GS1-N, GS2-N and GS2-NOM

The dimension 'L' shall not be less than 400mm.

Perimeter bracing fixing for linings of both 'H' and 'N' type elements is along the top and bottom plates, end stud, and doubling stud immediately adjacent to the opening.

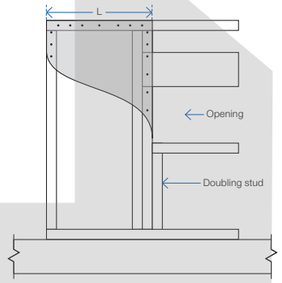
Fastener spacings and diagram scales shown in Figures 29–32 are indicative only. Refer to p.23–30 for construction details.

FIGURE 29: GS BRACING ELEMENTS (OPTION A)



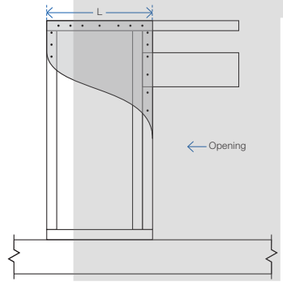
GS1-N, GS2-N elements
'L' indicates the length of the bracing element

FIGURE 30: GS BRACING ELEMENTS (OPTION B)



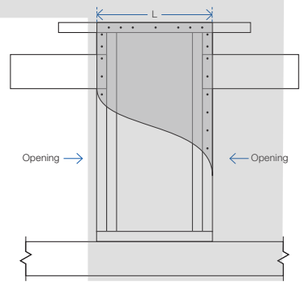
GS1-N, GS2-N elements
'L' indicates the length of the bracing element

FIGURE 31: GS BRACING ELEMENTS (OPTION C)



GS1-N, GS2-N elements
'L' indicates the length of the bracing element

FIGURE 32: GS BRACING ELEMENTS (OPTION D)



GS1-N, GS2-N elements
'L' indicates the length of the bracing element

Length of GIB EzyBrace® elements ('H' Type)

GIB EzyBrace® elements with an 'H' extension (requiring special panel hold-down fixings) can be used when the dimension 'L' as illustrated in figures 33–36 is 400mm or more.

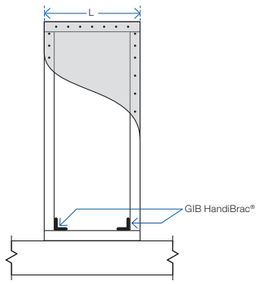
'H' type GIB EzyBrace® elements are identified by GIB® specification numbers GSP-H, BL1-H, BLG-H and BLP-H.

The length of an 'H' type element is not only determined by the sheet material, but also by the placement of the hold-down fixings.

Hold-down fixings cannot be placed closer together than what is shown for the standard panel in figure 33.

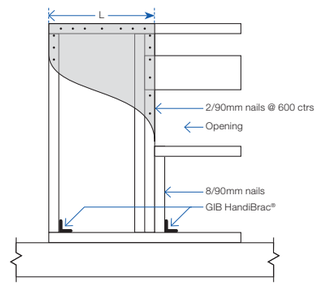
Hold-down fixings can be placed under windows provided sill trimming studs beneath the opening are connected to the bracing element using 8/90mm gun nails, as illustrated in figure 34.

FIGURE 33: BL BRACING ELEMENTS (OPTION A)



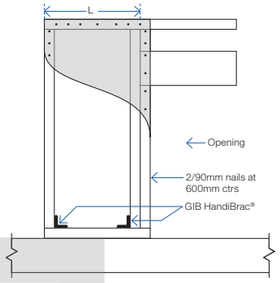
'H' type elements with specific hold downs
'L' indicates the length of the bracing element

FIGURE 34: BL BRACING ELEMENTS (OPTION B)



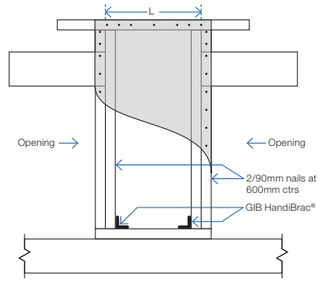
'H' type elements with specific hold downs
'L' indicates the length of the bracing element

FIGURE 35: BL BRACING ELEMENTS (OPTION C)



'H' type elements with specific hold downs
'L' indicates the length of the bracing element

FIGURE 36: BL BRACING ELEMENTS (OPTION D)



'H' type elements with specific hold downs
'L' indicates the length of the bracing element

Spike doubling stud to trimming stud using a minimum of 2/90mm gun nails at 600mm centres. Lintel straps (where required for wind uplift) should be checked in and be located away from the bracing element fasteners.

Perimeter bracing fixing for linings of both 'H' and 'N' type elements is along the top and bottom plates, end stud, and doubling stud immediately adjacent to the opening as indicated in figures 34-36.

When using bracing straps, installed in accordance with p.17, fix the strap to the same framing member as shown for the GIB Handibrac® below, and install the adjacent anchor bolt in the same position as the GIB HandiBrac® bolt.

Fastener spacings and diagram scales shown in figures 33–36 are indicative only. Refer to p.23–30 for construction details.

BUILDING CONSENT

GRANTED
28/03/2022

HUTT CITY COUNCIL

HUTT CITY TE AWA KAIRANGI

FRIDAY HOMES
(04) 595 1287
www.fridayhomes.co.nz
Head office: 6-8 Meachen Street, Seaview. PO Box 30389, Lower Hutt

Proposed Dwelling - Franz Josef
Lot 55, Stage 2 Kelson Heights, Kelson, Lower Hutt

Details - Bracing Cont.

ISSUE DATE:	11/03/2022	REV. DATE:	SHEET NO. 407
REF:	18072-55		
SCALES (A3):		CODE:	

GIB EzyBrace® Systems specification GS1-N

Specification code	Minimum length (m)	Lining requirement
GS1-N	0.4	Any 10mm or 13mm GIB® Standard plasterboard to one side only

WALL FRAMING

Wall framing to comply with;

- NZBC B1 — Structure B1/AS1 Clause 3 Timber (NZS 3604:2011).
- NZBC B2 — Durability B2/AS1 Clause 3.2 Timber (NZS 3602).

Framing dimensions and height as determined by NZS 3604:2011 stud and top plate tables for load bearing and non-bearing walls. The use of kiln dried stress graded timber is recommended.

BOTTOM PLATE FIXING

Timber floor

Pairs of hand driven 100 x 3.75mm nails at 600mm centres; or three power driven 90 x 3.15mm nails at 600mm centres.

Concrete floor

Internal Wall Bracing Lines: In accordance with the requirements of NZS 3604:2011 for internal wall plate fixing or 75 x 3.8mm shot fired fasteners with 16mm discs spaced at 150mm and 300mm from end studs and 600mm centres thereafter.

External Wall Bracing Lines: In accordance with the requirements of NZS 3604:2011 for external wall bottom plate fixing.

WALL LINING

- Any 10mm or 13mm GIB® plasterboard lining.
- Sheets can be fixed vertically or horizontally.
- Sheet joints shall be touch fitted.
- Use full length sheets where possible.

PERMITTED ALTERNATIVES

For permitted GIB® plasterboard alternatives refer to p. 5 in GIB EzyBrace® Systems literature.

FASTENING THE LINING

Fasteners

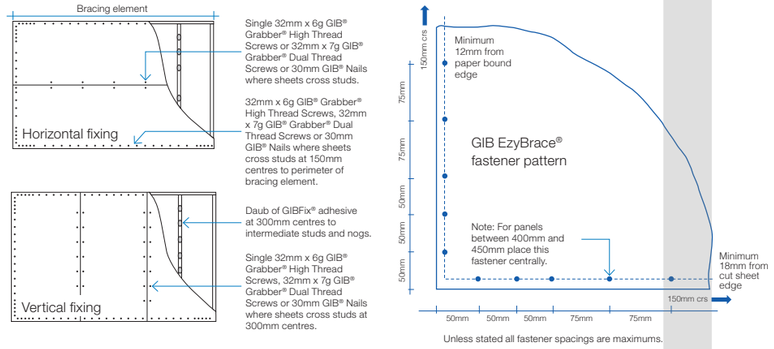
32mm x 6g GIB® Grabber® High Thread Screws, 32mm x 7g GIB® Grabber® Dual Thread Screws or 30mm GIB® Nails. If using the GIBFix® Angle use only 32mm x 7g GIB® Grabber® Dual Thread Screws.

Fastener centres

50,100,150, 225, 300mm maximum from each corner and 150mm thereafter around the perimeter of the bracing element. For vertically fixed sheets place fasteners at 300mm maximum centres to intermediate sheet joints. For horizontally fixed sheets place single fasteners to the sheet edge where it crosses the stud. Use daubs of GIBFix® adhesive at 300mm maximum centres to intermediate studs. Place fasteners no closer than 12mm from paper bound sheet edges and 18mm from any sheet end or cut edge.

JOINTING

Joint strength is important in delivering bracing system performance. All fastener heads stopped and all sheet joints GIB® Joint Tape reinforced and stopped in accordance with the GIB® Site Guide.



Unless stated all fastener spacings are maximums.

In order for GIB® systems to perform as tested, all components must be installed exactly as prescribed. Substituting components produces an entirely different system and may seriously compromise performance. Follow the specifications. This specification sheet is issued in conjunction with the publication GIB EzyBrace® Systems

GIB EzyBrace® Systems specification BL1-H

Specification code	Minimum length (m)	Lining requirement	Other requirements
BL1-H	0.4	10mm or 13mm GIB Braceline® to one side only	Hold downs

WALL FRAMING

Wall framing to comply with;

- NZBC B1 — Structure B1/AS1 Clause 3 Timber (NZS 3604:2011).
- NZBC B2 — Durability B2/AS1 Clause 3.2 Timber (NZS 3602).

Framing dimensions and height as determined by NZS 3604:2011 stud and top plate tables for load bearing and non-bearing walls. The use of kiln dried stress graded timber is recommended.

BOTTOM PLATE FIXING

Timber floor

Use panel hold downs at each end of the bracing element. The GIB HandiBrac® is recommended. See details in GIB EzyBrace® Systems or GIB® Site Guide.

Pairs of hand driven 100 x 3.75mm nails at 600mm centres; or Three power driven 90 x 3.15mm nails at 600mm centres.

Concrete floor

Use panel hold downs at each end of the bracing element. The GIB HandiBrac® is recommended. See details in GIB EzyBrace® Systems or GIB® Site Guide. Within the length of the bracing element bottom plates are to be fixed in accordance with the requirements of NZS 3604:2011.

WALL LINING

- A layer of 10mm or 13mm GIB Braceline®
- Sheets can be fixed vertically or horizontally.
- Sheet joints shall be touch fitted.
- Use full length sheets where possible.

PERMITTED ALTERNATIVES

For permitted GIB® plasterboard alternatives refer to p. 5 in GIB EzyBrace® Systems literature.

FASTENING THE LINING

Fasteners

32mm x 6g GIB® Grabber® High Thread Screws or 32mm x 7g GIB® Grabber® Dual Thread Screws. If using the GIBFix® Framing System or if fastening through GIBFix® Angles use only 32mm x 7g GIB® Grabber® Dual Thread Screws.

Fastener centres

50,100,150, 225, 300mm from maximum each corner and 150mm thereafter around the perimeter of the bracing element. For vertically fixed sheets place fasteners at 300mm maximum centres to the sheet joint. For horizontally fixed sheets place single fasteners to the sheet edge where it crosses the stud. Use daubs of GIBFix® adhesive at 300mm maximum centres to intermediate studs. Place fasteners no closer than 12mm from paper bound sheet edges and 18mm from any sheet end or cut edge.

JOINTING

Joint strength is important in delivering bracing system performance. All fastener heads stopped and all sheet joints GIB® Joint Tape reinforced and stopped in accordance with the GIB® Site Guide.

Unless stated all fastener spacings are maximums.

In order for GIB® systems to perform as tested, all components must be installed exactly as prescribed. Substituting components produces an entirely different system and may seriously compromise performance. Follow the specifications. This specification sheet is issued in conjunction with the publication GIB EzyBrace® Systems

GIB EzyBrace® Systems specification BLP-H

Specification code	Minimum length (m)	Lining requirement	Other requirements
BLP-H	0.4	10mm or 13mm GIB Braceline® to one side of the frame plus minimum 7mm structural plywood manufactured to AS/NZ 2269.0 :2012 to the other side	Hold downs

WALL FRAMING

Wall framing to comply with;

- NZBC B1 — Structure; B1/AS1 Clause 3 Timber (NZS 3604:2011).
- NZBC B2 — Durability B2/AS1 Clause 3.2 Timber (NZS 3602).

Framing dimensions and height as determined by NZS 3604:2011 stud and top plate tables for load bearing and non-bearing walls. The use of kiln dried stress graded timber is recommended.

BOTTOM PLATE FIXING

Timber floor

Use panel hold downs at each end of the bracing element. The GIB® HandiBrac is recommended. See details in GIB EzyBrace® Systems or GIB® Site Guide.

Pairs of hand driven 100 x 3.75mm nails at 600mm centres; or Three power driven 90 x 3.15mm nails at 600mm centres.

Concrete floor

Use panel hold downs at each end of the bracing element. The GIB HandiBrac® is recommended. See details in GIB EzyBrace® Systems or GIB® Site Guide. Within the length of the bracing element bottom plates are to be fixed in accordance with the requirements of AS/NZ 2269/0 :2012.

WALL LINING

- A layer of 10mm or 13mm GIB Braceline® to one side of the wall plus minimum 7mm structural plywood manufactured to AS/NZS 2269.0 :2012 to the other side.
- Sheets can be fixed vertically or horizontally.
- Plywood is to be fixed vertically with edges supported.
- Sheet joints shall be touch fitted.
- Use full length sheets where possible.

PERMITTED ALTERNATIVES

For permitted GIB® plasterboard alternatives refer to p. 5 in GIB EzyBrace® Systems literature.

FASTENING THE LINING

Fasteners

GIB Braceline® side: 32mm x 6g GIB® Grabber® High Thread Screws or 32mm x 7g GIB® Grabber® Dual Thread Screws. Plywood: 50 x 2.8mm Galv or Stainless steel annular grooved FH nails. If using the GIBFix® Framing System or if fastening through GIBFix® Angles use only 32mm x 7g GIB® Grabber® Dual Thread Screws.

Fastener centres

GIB® Plasterboard side: 50,100,150, 225, 300mm from each corner and then 150mm thereafter around the perimeter of the bracing element. For vertically fixed sheets place fasteners at 300mm centres to the intermediate sheet joints. For horizontally fixed sheets place single fasteners to the sheet edge where it crosses the stud. Use daubs of GIBFix® adhesive at 300mm centres to intermediate studs. Place fasteners no closer than 12mm from paper bound sheet edges and 18mm from any sheet end or cut edge. Plywood side: 150mm centres to the perimeter of each sheet. GIB® corner fastener pattern does not apply to the plywood side. 300mm centres to intermediate studs.

JOINTING

Joint strength is important in delivering bracing system performance. All fastener heads stopped and all sheet joints GIB® Joint Tape reinforced and stopped in accordance with the GIB® Site Guide.

Unless stated all fastener spacings are maximums.

In order for GIB® systems to perform as tested, all components must be installed exactly as prescribed. Substituting components produces an entirely different system and may seriously compromise performance. Follow the specifications. This specification sheet is issued in conjunction with the publication GIB EzyBrace® Systems

BUILDING CONSENT

GRANTED
28/03/2022

HUTT CITY COUNCIL

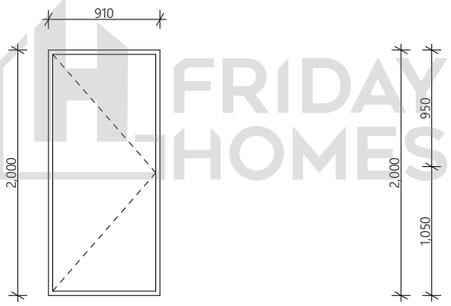
HUTT CITY TE AWA KAIRANGI

FRIDAY HOMES
(04) 595 1287
www.fridayhomes.co.nz
Head office: 6-8 Meachen Street, Seaview. PO Box 30389, Lower Hutt

Proposed Dwelling - Franz Josef
Lot 55, Stage 2 Kelson Heights, Kelson, Lower Hutt

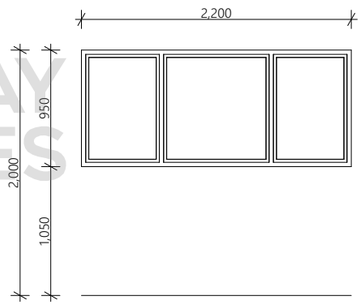
Details - Bracing Cont.2

ISSUE DATE:	11/03/2022	REV. DATE:	SHEET NO. 408
REF:	18072-55		
SCALES (A3):		CODE:	



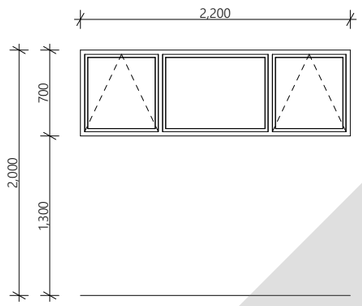
EJ01

Type	Entry Door
Material	Aluminium
Glazing	None



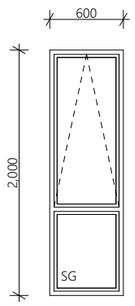
EJ02

Type	Fixed Window
Material:	Aluminium
Glazing	Double



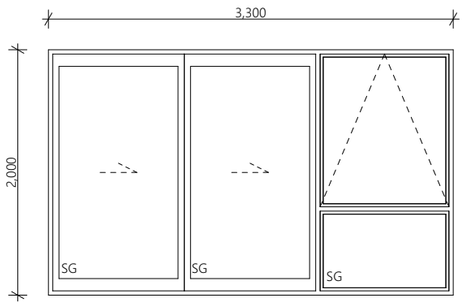
EJ03

Type	Awning Window
Material	Aluminium
Glazing	Double



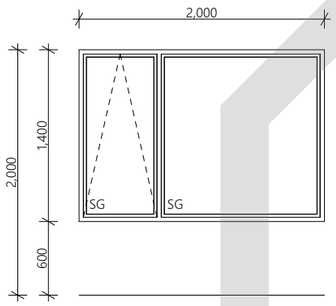
EJ04, EJ05

Type	Awning Window
Material	Aluminium
Glazing	Double, Grade A Safety



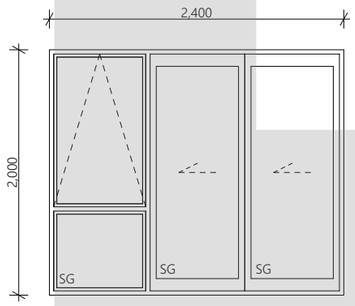
EJ06

Type	Stacking Door With Awning Window
Material	Aluminium
Glazing	Double, Grade A Safety



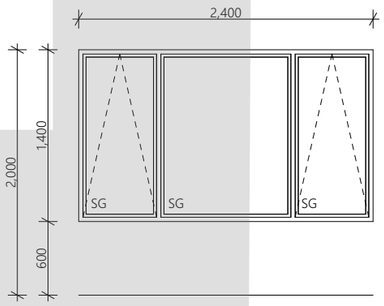
EJ07, EJ13

Type	Awning Window
Material	Aluminium
Glazing	Double, Grade A Safety



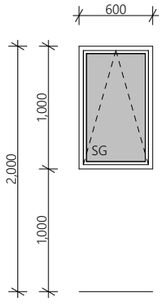
EJ08

Type	Stacking Door With Awning Window
Material	Aluminium
Glazing	Double, Grade A Safety



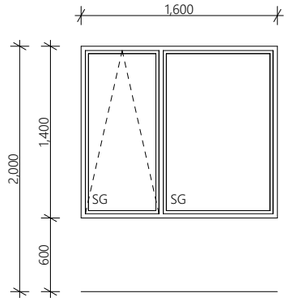
EJ09

Type	Awning Window
Material	Aluminium
Glazing	Double, Grade A Safety



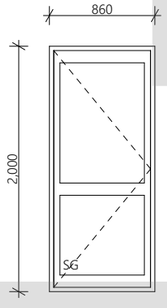
item as shown (EJ10); item handed (EJ11)

Type	Awning Window
Material	Aluminium
Glazing	Double, Obscured, Grade A Safety



EJ12

Type	Awning Window
Material	Aluminium
Glazing	Double, Grade A Safety



EJ14

Type:	External Hinged Door
Material:	Aluminium
Glazing:	Single, Grade A Safety Glass

Joinery Notes

BC220141

General joinery notes

All dimensions to be checked on site prior to fabrication

Windows & doors viewed from exterior

Window & door supplier is responsible for ensuring that all components fit the structure and opening size

All windows & doors to be installed in accordance with construction details in drawing set

Aluminium joinery

Selected colour powder-coated aluminium joinery. All head, jamb and sill liners to be 20mm H3.1 timber, painted

Glazing

Glazing weight to comply with NZS4223

Flashings and flexible flashing tape

All flashings and flashing tape to be installed to comply with NZBC E2/AS1 and manufacturer's specification. Do not fix through flashings unless otherwise specifically shown in details

Window and door opening widths

All window and door sizes shown on the plan refer to 'Box' size only and do not allow for packers. pre-nailer to increase opening width accordingly

Reveal Depths

Joinery manufacturer to check reveal depths to suit cladding system, wall underlay, wall framing & interior lining thickness.

BUILDING CONSENT

GRANTED 28/03/2022

HUTT CITY COUNCIL

FRIDAY HOMES
(04) 595 1287
www.fridayhomes.co.nz
Head office: 6-8 Meachen Street, Seaview. PO Box 30389, Lower Hutt

Proposed Dwelling - Franz Josef
Lot 55, Stage 2 Kelson Heights, Kelson, Lower Hutt

Window & Door Schedule

ISSUE DATE: 11/03/2022	REV. DATE:		SHEET NO. 501
REF: 18072-55			
SCALES (A3): 1:50		CODE:	