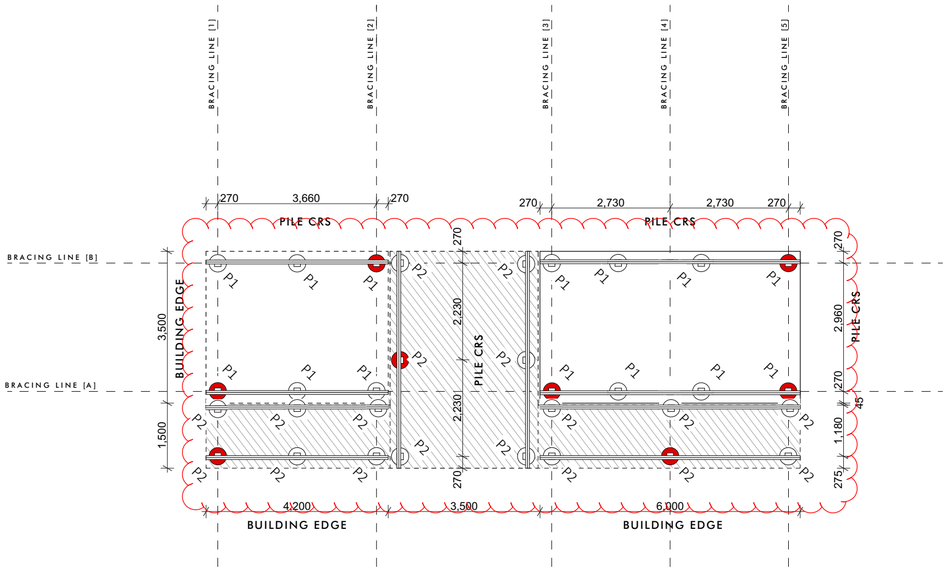
SUBFLOOR BEARER AND FOUNDATION PLAN



FOUNDATION ELEMENT KEY

- H1.2 190X45 SG8 JOISTS @ 400CRS
- H1.2 190X45 SG8 JOISTS @ 400CRS
- H3.2 2/190X45 SG8 TIMBER DECKING BEARERS
- H3.2 2/190X45 SG8 TIMBER BEARERS

P1 - SGU1600 - 1600mm LONG STOP DIGGING GROUND SCREW MINIMUM 1200mm EMBEDMENT

P2 - SGU865 - 865mm LONG STOP DIGGING GROUND SCREW MINIMUM 450mm EMBEDMENT

AMX STRUCTURES
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DATE: **11/03/2019**

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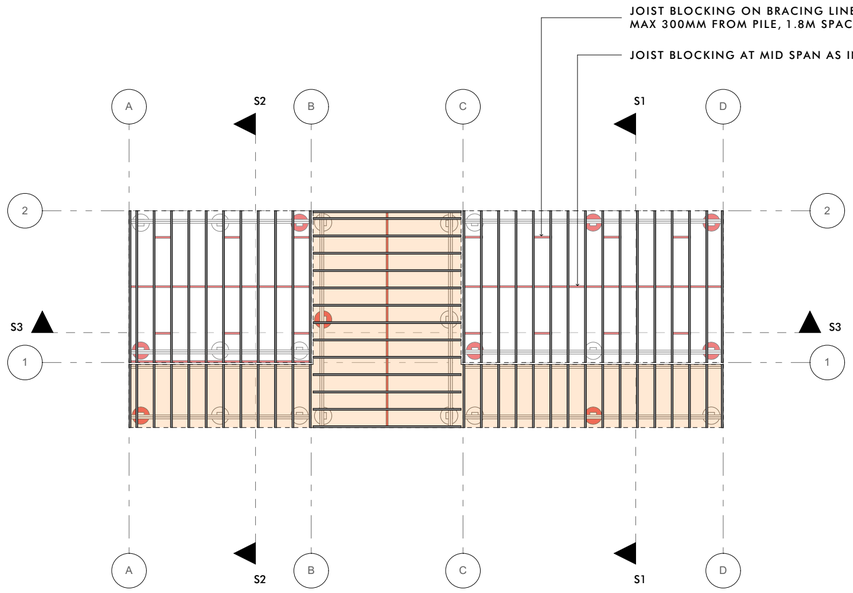
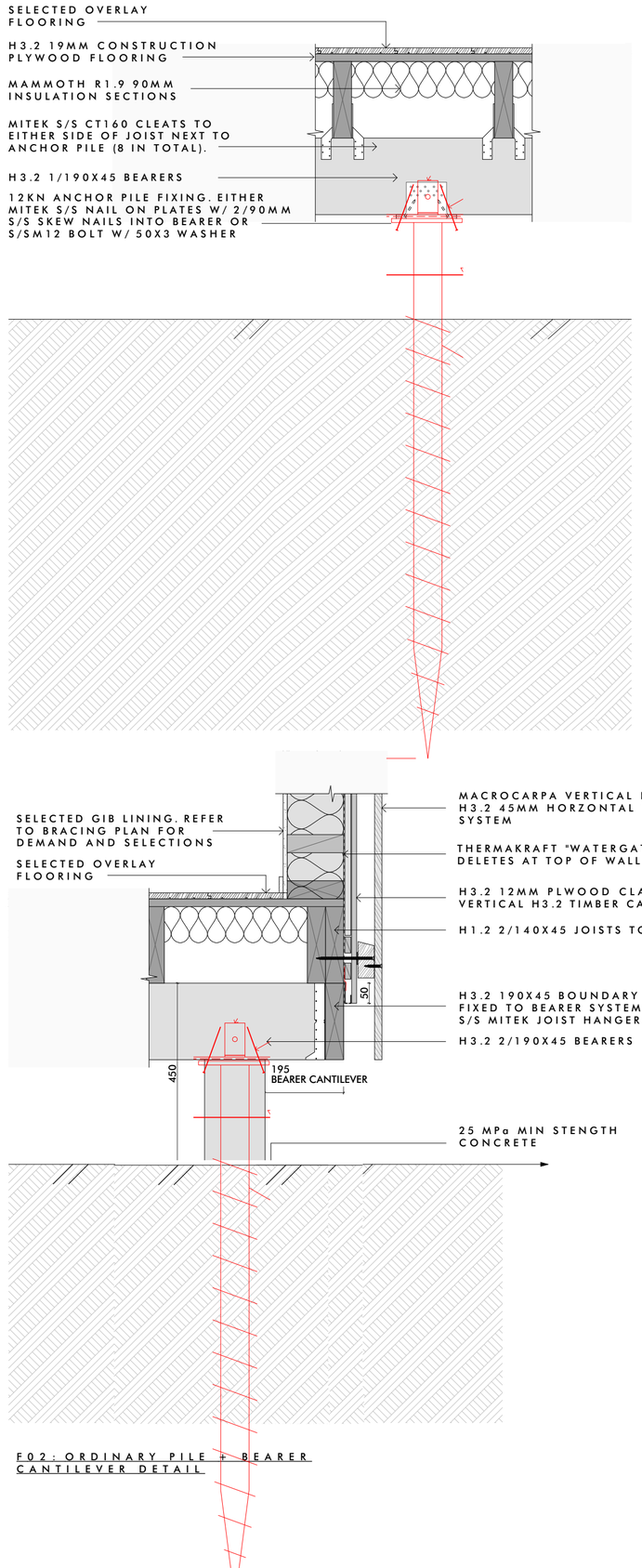
SIGNED:

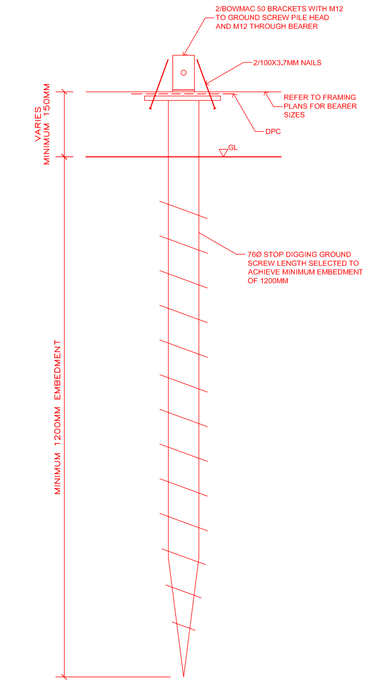


MIDFLOOR JOIST PLAN

F01: ANCHOR PILE DETAIL



F02: ORDINARY PILE + BEARER CANTILEVER DETAIL



2 SCREW PILE DETAIL
SCALE 1:10

COASTAL REQUIREMENTS

9.01 ALLOW EXTERNAL FIXINGS FOR HIGH WINDZONE AND COASTAL SEA SPRAY ZONE D.

9.02 ALL EXTERNAL FIXINGS TO BE STAINLESS STEEL, TYPE 304.
NON STRUCTURAL CLADDING TO HAVE MIN GALV. STEEL FIXINGS.
CLOSED AREAS TO HAVE MILD STEEL FIXINGS.

9.03 ALL STEEL CLADDINGS TO BE TREATED/COATED FOR COASTAL SEA SPRAY ZONE.

9.04 ALL STEEL CLADDINGS TO BE FIXED AT CENTERS/SPACINGS SUITABLE FOR HIGH WIND ZONES.

9.05 ALL STRUCTURE STEEL TO BE TREATED/COATED FOR COASTAL SEA SPRAY ZONE

9.06 ALL FLASHINGS BEHIND CLADDING TO BE TREATED/COATED FOR COASTAL SEA SPRAY ZONE

INSULATION

EXTERNAL WALLS	MAMMOTH R2.5 90MM WALL INSULATION
ROOFS	R2.8 MAMMOTH SKILLION INSULATION

FINISHES

SKIRTINGS	GIB SHADOWLINE STOPPING BEAD
ARCHITRAVES	GIB REVEALS (UNLESS NOTED IN W&D SCHEDULE)
SCOTIA	SQUARE STOPED

ALL SUITABLE FOR PAINT FINISH

5 TIMBER SUBFLOOR AND FLOOR NOTES

5.01 SITE TO BE SCRAPED FREE OF UNCONTROLLED FILL/ COLLUVIUM SOILS AS PER GEOTECHNICAL REPORT

5.02 H5 125 PILES TO 0.45M MINIMUM EMBEDMENT INTO SOIL AS PER GEOTECHNICAL REPORT.

5.03 BEARERS TO BE H3.2 2/190X45 SG8. FIXED TO PILES WITH 6kN FIXING KIT OR M12 BOLT WITH 50X3M WASHERS

5.04 JOISTS TO BE H1.2 190X45 SG8 USED AS INDICATED IN MIDFLOOR PLAN.JOISTS ADJACENT PILES NEED 6kN FIXING. BALANCE OF JOISTS TO BE FIXED TO BEARERS WITH 2/100X3.75 FLATHEAD SS SKEW NAILS.

5.05 STRINGERS TO BE H3.2 2/ 190X45 SG8 FIXED OVER 50MM PACKER TO FOUNDATIONS WITH M12X180 TRUBOLTS AT 1350MM CRS MAX.

5.06 FLOORING TO BE 3000x1200 T&G 19mm H3.2 CD J-Ply PLYWOOD

5.07 INSULATE IN SUBFLOOR WITH MAMMOTH R1.9 SEMI RIGID FRICTION FIT INSULATION.

2 SITE NOTES

2.01 CONTRACTOR TO DOUBLE CHECK DATUM AND ALL LEVELS PRIOR TO COMMENCING CONTRACT.

2.02 CONTRACTOR TO ATTAIN SURVEY SET OUT FOR ACCURATE BUILDING PLACEMENT

2.03 DRAIN LAYER TO LOCATE CONNECTIONS ON SITE BEFORE COMENCING WORK. READ IN CONJUNCTION WITH ENGINEERS DESIGN.

2.04 EXCAVATION FOR SAND PAD IN ACCORDANCE WITH ATTACHED GEOTECH REPORT BY ENGINEER.

2.06 ALL SITE DIMENSIONS ARE TO OUTSIDE EDGE OF SLAB.

2.07 ALL LEVELS AND SETOUT TO BE CONFIRMED ON SITE WITH SURVEYOR TAKING INTO CONSIDERATION SETBACKS.

2.08 BOUNDARY DIMENSIONS TO BE CONFIRMED BY SURVEYORS FOR ACCURATE PEG LOCATIONS. REFER FINAL SURVEY.

2.09 ANY SITE RETAINING IS THE RESPONSIBILITY OF THE CONTRACTOR.
ENSURE CORRECT DESIGN FOR LOAD AND ASSOCIATED DRAINAGE.

2.10 ALL CONSTRUCTION TO COMPLY WITH NZS 3604:2011 AND ALL RELEVANT BUILDING CODES AND WAIPA DISTRICT COUNCIL RULES & REGULATIONS

2.11 ENSURE OVERALL FRAME OR SLAB DIMENSION IS ALTERED ACCORDINGLY TO ALLOW FOR 6mm BOTTOM PLATE OVERHANG.
CONTRACTOR TO CONFIRM THIS BEFORE COMENCING WORK.

2.12 ALL PLANNING TO COMPLY WITH WAIKATO DISTRICT COUNCIL PLANNING RULES & REGULATIONS

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RANGITAHI SALES OFFICE

FOUNDATION PLANS

CONCEPT	REVIEW	CONTRACT	CONSENT

DATE 20/12/2019	SCALE 1:100, 1:10
REVISION A	PAGE 04