

Approved Building Consent Documents

Please Note: A copy of the stamped approved documents must be available on site for all inspections.

INSPECTION BOOKING TIMEFRAMES		
Telephone 03 347 2839		
Call received	<i>Before 3pm inspection will be done</i>	<i>After 3pm inspection will be done</i>
Monday	Wednesday	Thursday
Tuesday	Thursday	Friday
Wednesday	Friday	Monday
Thursday	Monday	Tuesday
Friday	Tuesday	Wednesday

1	CONTENTS PAGE
2	SITE PLAN
3	SITE LEVELS
4	SITE SEDIMENT
5	FLOOR PLAN
6	ELEVATIONS
7	FRAMING PLAN
8	INSULATION PLAN
9	HUMPTY PLAN
10	BRACING PLAN
11	ELECTRICAL PLAN
12	FOUNDATION PLAN
13	DRAINAGE PLAN
14	ROOF DRAINAGE PLAN
15	CROSS SECTION AA
16	INTERNAL DETAILS
17	GAS DETAILS
18	DETAILS 1
19	DETAILS 2
20	DETAILS 3
21	DETAILS 4
22	DETAILS 5
23	DETAILS 6
24	DETAILS 7
25	DETAILS 8
26	DETAILS 9
27	DETAILS 10
28	DETAILS 11
29	STUD TO TOP PLATE & LINTEL FIXING
30	LINTEL FIXINGS
31	PURLIN FIXINGS
32	TRUSS LAYOUT
33	TRUSS LAYOUT
34	WINDOWS & DOOR SCHEDULE
35	WINDOWS & DOOR SCHEDULE

PROPOSED HOME FOR

NELSON & DAVIES
NORTHMOOR BOULEVARD
LOT 446, FARRINGDON
ROLLESTON



CALL 0800 VERSATILE
(837 728)

WASTE MANAGMENT GUIDELINES

Put up a clear sign informing the workers about waste reduction practices.

Allocate on area on the site for all bins. A bin for each recycle, reuse and disposal destination. Clearly label each bin by what it is intended to store.

Different waste types occur at different times of the project, such as foundation, framing, cladding and fitout times. So plan your waste separation system around this.

Arrange for materials to arrive as needed and protect them to avoid damage.

Reuse off-cuts and other 'waste' as much as you can on the job, or make them available for others to use.

Let the Site Manager know if you expect a large amount of a particular waste, so that a reuse or recycling option can be found.

Handle and dispose of all hazardous materials in accordance with National and Local Regulations.

The Waste skip is only for materials that cannot be reused or recycled, and should be used as a last resort.

SITE SAFETY

The three internal boundaries will be fenced with a 1.8m high timber palling fence.

Front road boundary to have 2.0m high site fencing consisting of 50mm x 50mm chainlink netting.

Scaffolding will be erected to all roof areas and fall hazard areas as required.

F5.3.3
Where a construction or demolition 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.

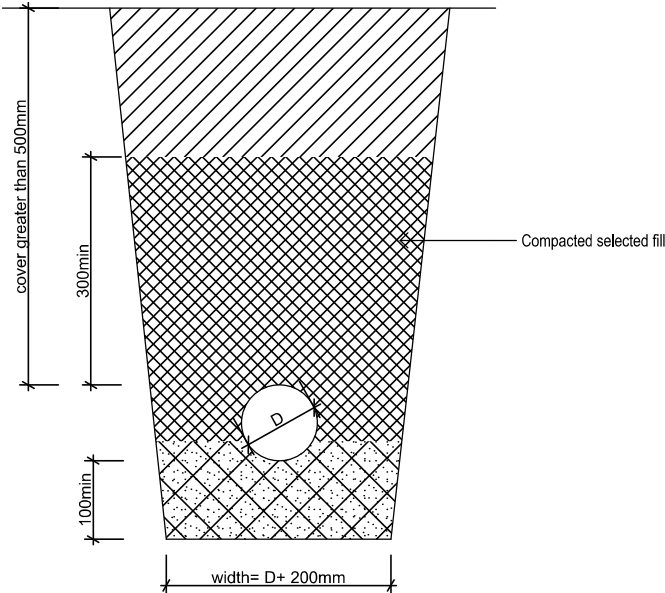
Minimum Acceptable Floor Level

Suspended floors and slabs on ground shall be at least 150mm above the finished level of the surrounding ground immediately adjacent the building:

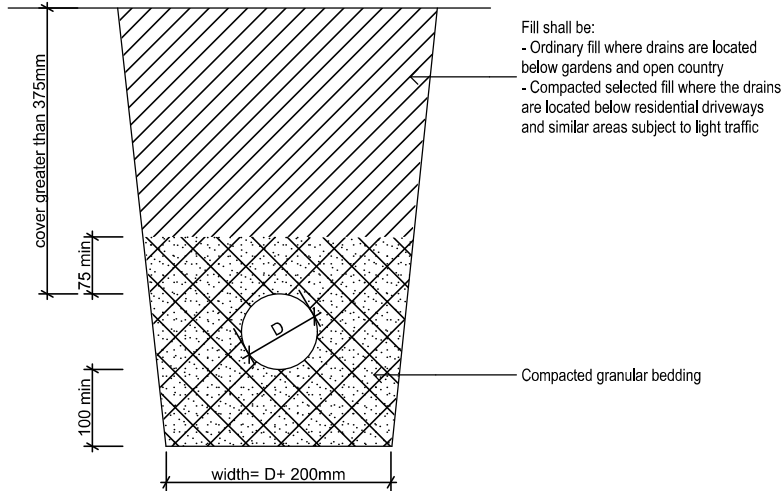
- a) For sites level with or above the road, no less than 150mm above the road crown on at least one cross-section through the building and roadway.
- b) For sites below the road, no less than 150mm above the lowest point on the site boundary.

Refer to E1/AS1 Pg 33

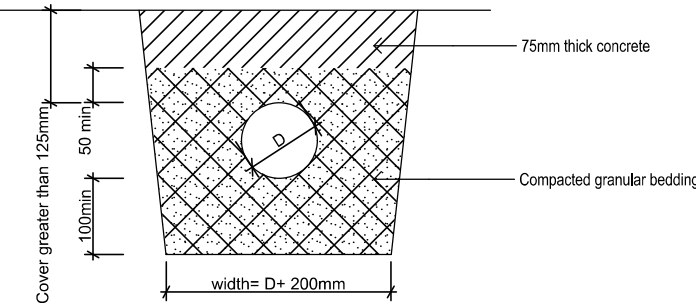
Resource
Consent
Required



Bedding type B



Bedding type D



Cover between 125 & 375mm

BEDDING & BACKFILL
DETAIL

Scale 1:10

EROSION & SEDIMENT CONTROL

Pre construction planning: Project manager to oversee commissioning of sediment control on site.

All weather access: stabilise access and parking areas with gravel.

Control water at top of site.
Manage within sediment control zone: surplus soil/gravel or stockpile to be contained behind sediment fences.

Rubble pad to be created at point of entry & exit on site (Removed on completion of formed driveway)

Rubble pad to be created in accordance to guidelines provided by the local Council & Maintained in good condition through out it's period of use.

Sediment Control: Sediment Fence netting to be laid to street and/or areas where run off could occur.

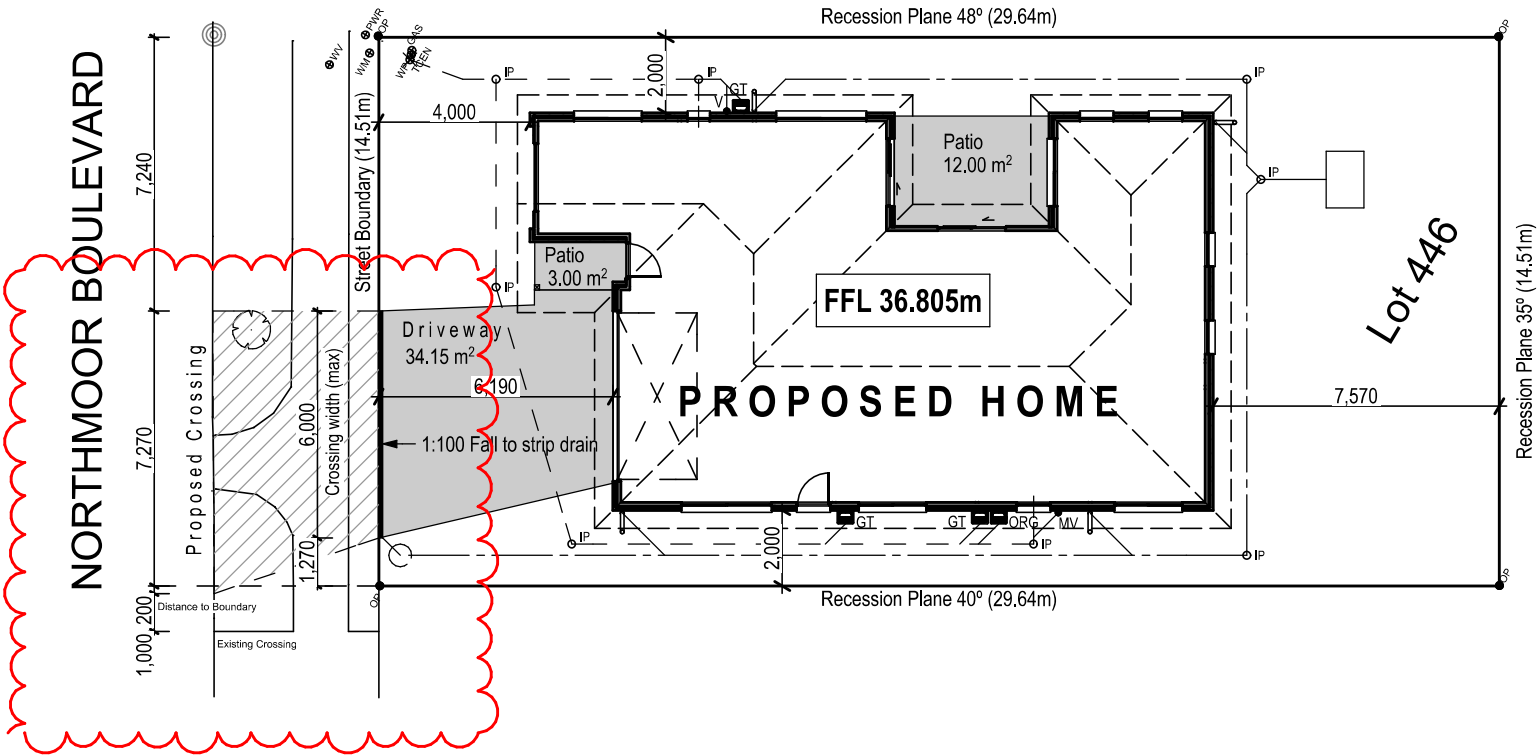
Vegetation Buffer: Protect vegetation/grass area by management fences (Sediment Fence Netting)

Manage Litter & waste: Provide Contained Area for Waste Management.

Roof downpipes are to be connected to the installed storm water drainage as soon as practical once roof cladding has been installed. Until this point ensure water run-off from downpipes is directed away from building area but not onto neighbouring properties.

Service Trenching: Minimise trenching and amount of time that the trench is open.

Maintain & Decommission: Foreman to ensure that Sediment Control Fences are maintained and decommissioned.



Lot 446

Site area	430m ²
Proposed Building Area	164.32m ²
Proposed Total Site Coverage	38.21%



PROPOSED BUILDING FOR:
LIAM NELSON & EMMA DAVIES
Lot 446 Farrington, Rolleston

DRAWING TITLE

SITE PLAN

Last Saved by: JodyMcMurdo
File Location: T:\Current\TEMP QUOTE\170847\170847 Nelson & Davies Consent.pln

SCALE: 1:200 @ A3
DRAWN: Jody.McMurdo

DATE: 16/01/2018
FILE: 170847

SHEET:
2
OF:

Resource Consent Required

SDC - Approved Building Consent Document - BC172527 - Pg 4 of 37 - 22/01/2018 - burnhs

WASTE MANAGEMENT GUIDELINES

Put up a clear sign informing the workers about waste reduction practices.

Allocate an area for site for all bins. A bin for each recycle, reuse and disposal destination. Clearly label each bin by what it is intended to store.

Different waste types occur at different times of the project, such as foundation, framing, cladding and fitout times. So plan your waste separation system around this.

Arrange for materials to arrive as needed and protect them to avoid damage.

Reuse off-cuts and other 'waste' as much as you can on the job, or make them available for others to use.

Let the Site Manager know if you expect a large amount of a particular waste, so that a reuse or recycling option can be found.

Handle and dispose of all hazardous materials in accordance with National and Local Regulations.

The Waste skip is only for materials that cannot be reused or recycled, and should be used as a last resort.

EROSION & SEDIMENT CONTROL

Pre construction planning: Project manager to oversee commissioning of sediment control on site.

All weather access: stabilise access and parking areas with gravel.

Control water at top of site.

Manage within sediment control zone: surplus soil/gravel or stockpile to be contained behind sediment fences.

Rubble pad to be created at point of entry & exit on site (Removed on completion of formed driveway)

Rubble pad to be created in accordance to guidelines provided by the local Council & Maintained in good condition through out it's period of use.

Sediment Control: Sediment Fence netting to be laid to street and/or areas where run off could occur.

Vegetation Buffer: Protect vegetation/grass area by management fences (Sediment Fence Netting)

Manage Litter & waste: Provide Contained Area for Waste Management.

Roof downpipes are to be connected to the installed storm water drainage as soon as practical once roof cladding has been installed. Until this point ensure water run-off from downpipes is directed away from building area but not onto neighbouring properties.

Service Trenching: Minimise trenching and amount of time that the trench is open.

Maintain & Decommission: Foreman to ensure that Sediment Control Fences are maintained and decommissioned.

SITE SAFETY

The three internal boundaries will be fenced with a 1.8m high timber palling fence.

Front road boundary to have 2.0m high site fencing consisting of 50mm x 50mm chainlink netting.

Scaffolding will be erected to all roof areas and fall hazard areas as required.

F5.3.3

Where a construction or demolition 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.

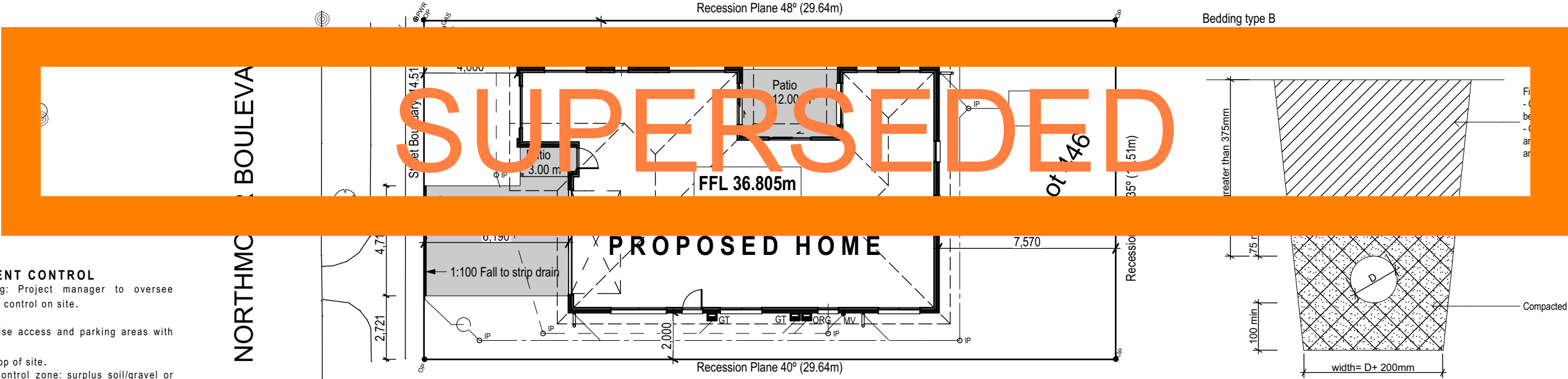
Minimum Acceptable Floor Level

Suspended floors and slabs on ground shall be at least 150mm above the finished level of the surrounding ground immediately adjacent the building:

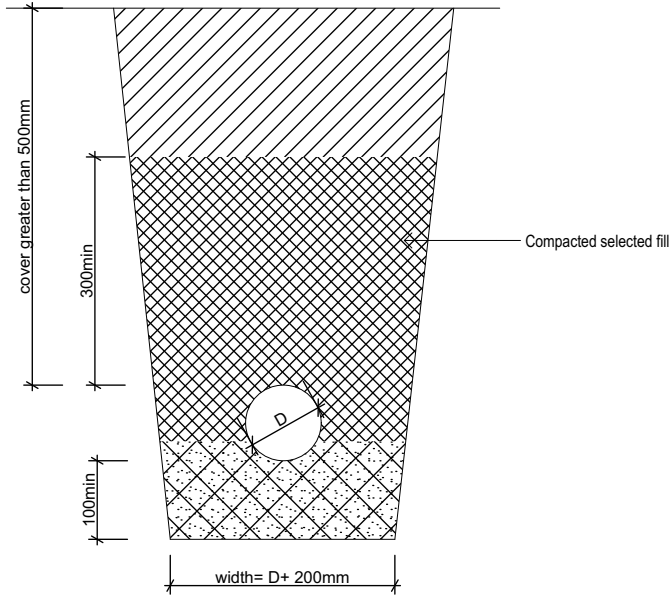
a) For sites level with or above the road, no less than 150mm above the road crown on at least one cross-section through the building and roadway.

b) For sites below the road, no less than 150mm above the lowest point on the site boundary.

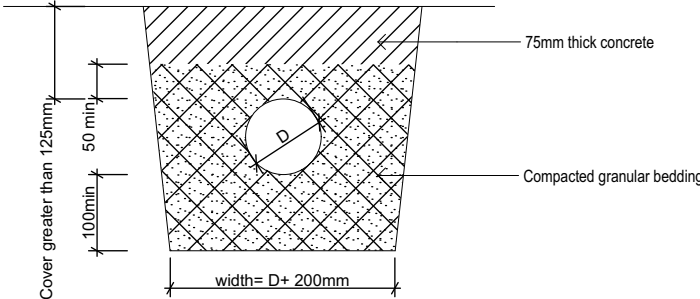
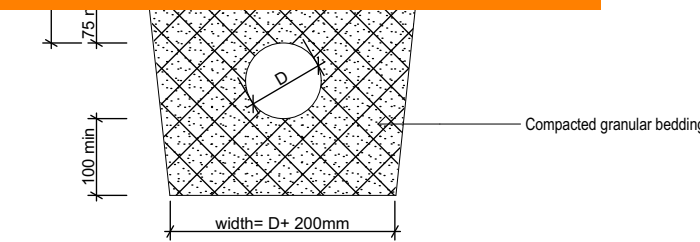
Refer to E1/AS1 Pg 33



Lot 446	
Site area	430m ²
Proposed Building Area	164.32m ²
Proposed Total Site Coverage	38.21%



where drains are located
selected fill where the drains
below residential driveways
areas subject to light traffic



Cover between 125 & 375mm

**BEDDING & BACKFILL
DETAIL** Scale 1:10



PROPOSED BUILDING FOR:
LIAM NELSON & EMMA DAVIES
Lot 446 Farrington, Rolleston

DRAWING TITLE
SITE PLAN

Last Saved by
File Location
Jody.McMurdo
T:\Current\TEMP QUOTE\170847\170847 Nelson & Davies Consent.pln

SCALE:
1:200 @ A3
DRAWN:
Jody.McMurdo

DATE:
4/12/2017
FILE:
170847

SHEET:
2
OF:

Lot 446 LT 515304
Northmoor Boulevard
Faringdon South

SDC - Approved Building Consent Document - BC172527 - Pg 5 of 37 - 22/01/2018 - burnhs

Site Benchmark
Nail top kerb
opposite NE boundary
RL 36.22

Origin of levels
MA 5 DP 507275
RL 36.84

Levels in terms of
Mean Sea Level (LVD 1937)
Pre EQs 2010

Surveyed by:
Survey Assist Limited
October 2017

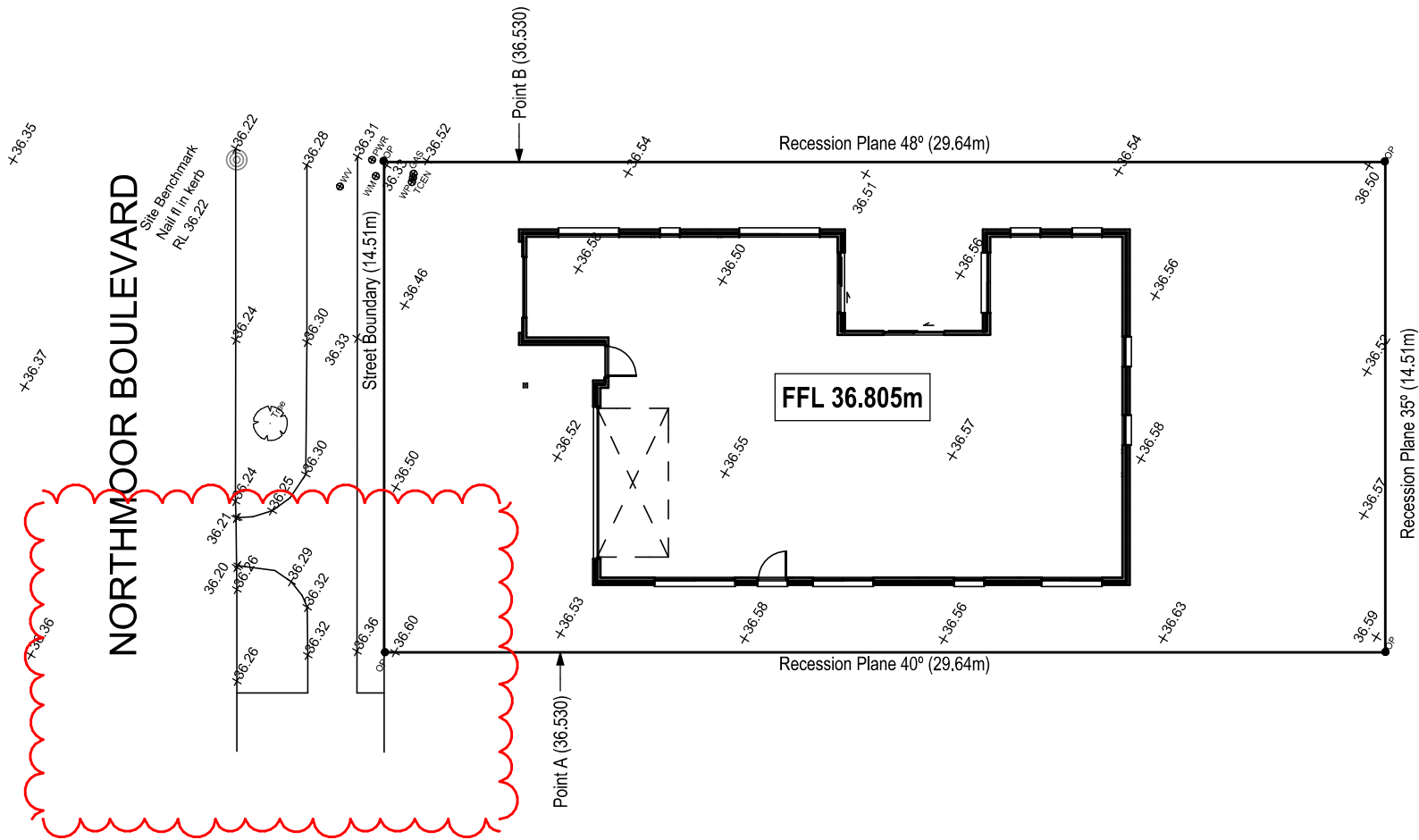


PROPOSED BUILDING FOR:
LIAM NELSON & EMMA DAVIES
Lot 446 Farringdon, Rolleston

DRAWING TITLE
SITE LEVELS

SCALE: 1:200 @ A3
DATE: 16/01/2018
DRAWN: Jody.McMurdo
FILE: 170847

SHEET: 3
OF:

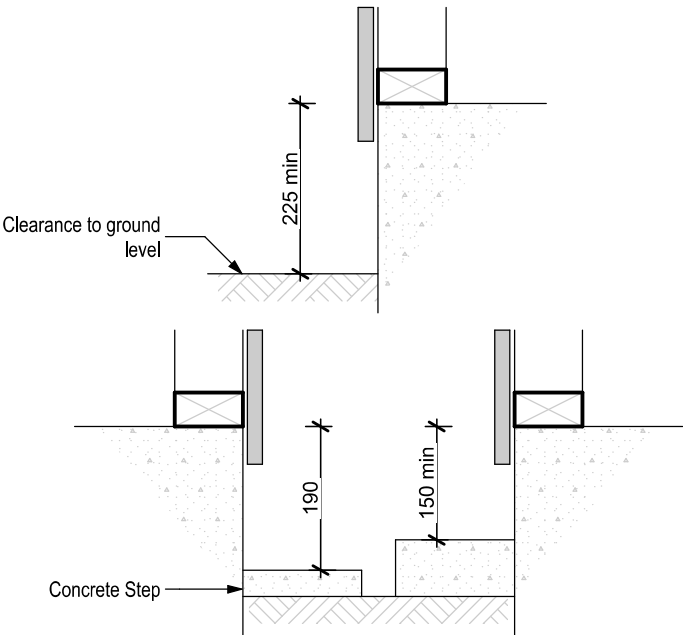


Minimum Acceptable Floor Level

Suspended floors and slabs on ground shall be at least 225mm above the finished level of the surrounding ground immediately adjacent the building:

- a) For sites level with or above the road, no less than 150mm above the road crown on at least one cross-section through the building and roadway.
- b) For sites below the road, no less than 150mm above the lowest point on the site boundary.

Refer to E1/AS1 Pg 33



Note: All exits from the building to have concrete or paving with
-150mm minimum step down from building to comply with E2,
-But 190mm maximum step down to comply with D1 with each step
280mm min tread

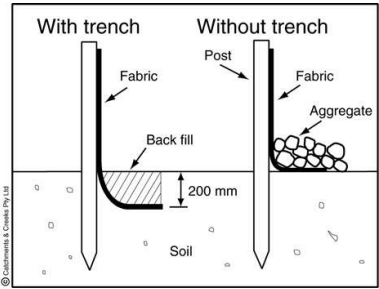
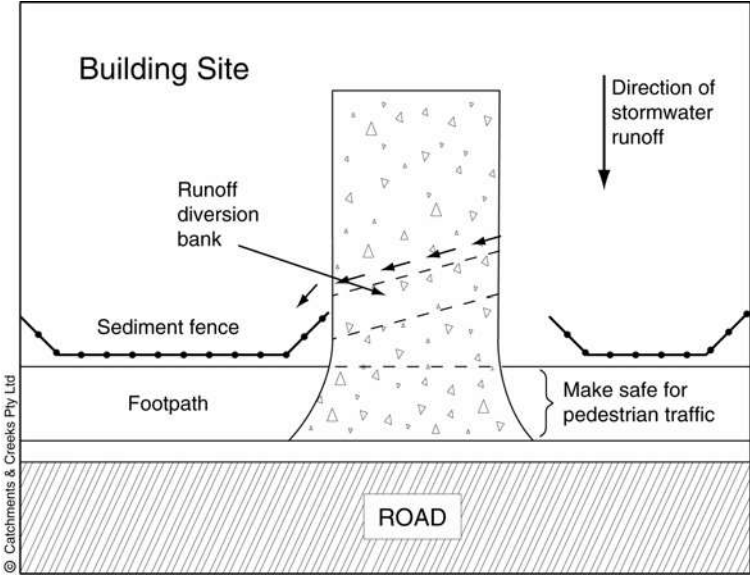


Figure 10 Alternative sediment fence installations (with and without a trench)

SITE SAFETY

The three internal boundaries will be fenced with a 1.8m high timber paling fence.

Front road boundary to have 2.0m high site fencing consisting of 50mm x 50mm chainlink netting.

Scaffolding will be erected to all roof areas and fall hazard areas as required.

F5.3.3

Where a construction or demolition 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.

EROSION & SEDIMENT CONTROL

Pre construction planning: Project manager to oversee commissioning of sediment control on site.

All weather access: stabilise access and parking areas with gravel.

Control water at top of site.

Manage within sediment control zone: surplus soil/gravel or stockpile to be contained behind sediment fences.

Rubble pad to be created at point of entry & exit on site (Removed on completion of formed driveway)

Rubble pad to be created in accordance to guidelines provided by the local Council & Maintained in good condition through out it's period of use.

Sediment Control: Sediment Fence netting to be laid to street and/or areas where run off could occur.

Vegetation Buffer: Protect vegetation/grass area by management fences (Sediment Fence Netting)

Manage Litter & waste: Provide Contained Area for Waste Management.

Roof downpipes are to be connected to the installed storm water drainage as soon as practical once roof cladding has been installed. Until this point ensure water run-off from downpipes is directed away from building area but not onto neighbouring properties.

Service Trenching: Minimise trenching and amount of time that the trench is open.

Maintain & Decommission: Foreman to ensure that Sediment Control Fences are maintained and decommissioned.

WASTE MANAGMENT GUIDELINES

Put up a clear sign informing the workers about waste reduction practices.

Allocate on area on the site for all bins. A bin for each recycle, reuse and disposal destination. Clearly label each bin by what it is intended to store.

Different waste types occur at different times of the project, such as foundation, framing, cladding and fitout times. So plan your waste separation system around this.

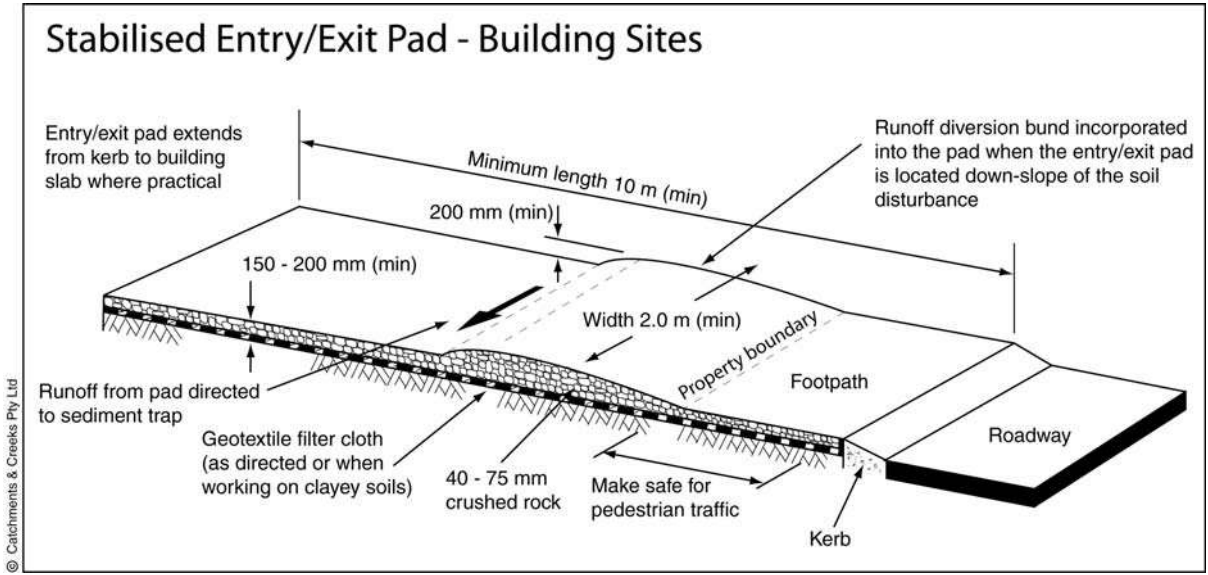
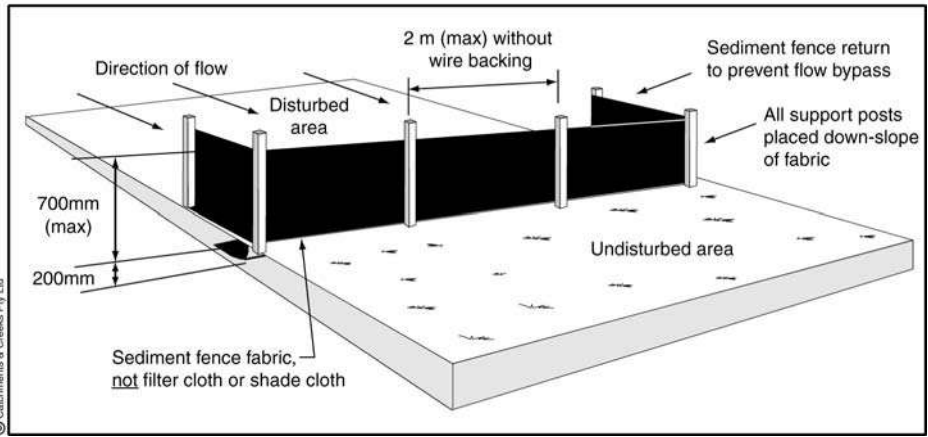
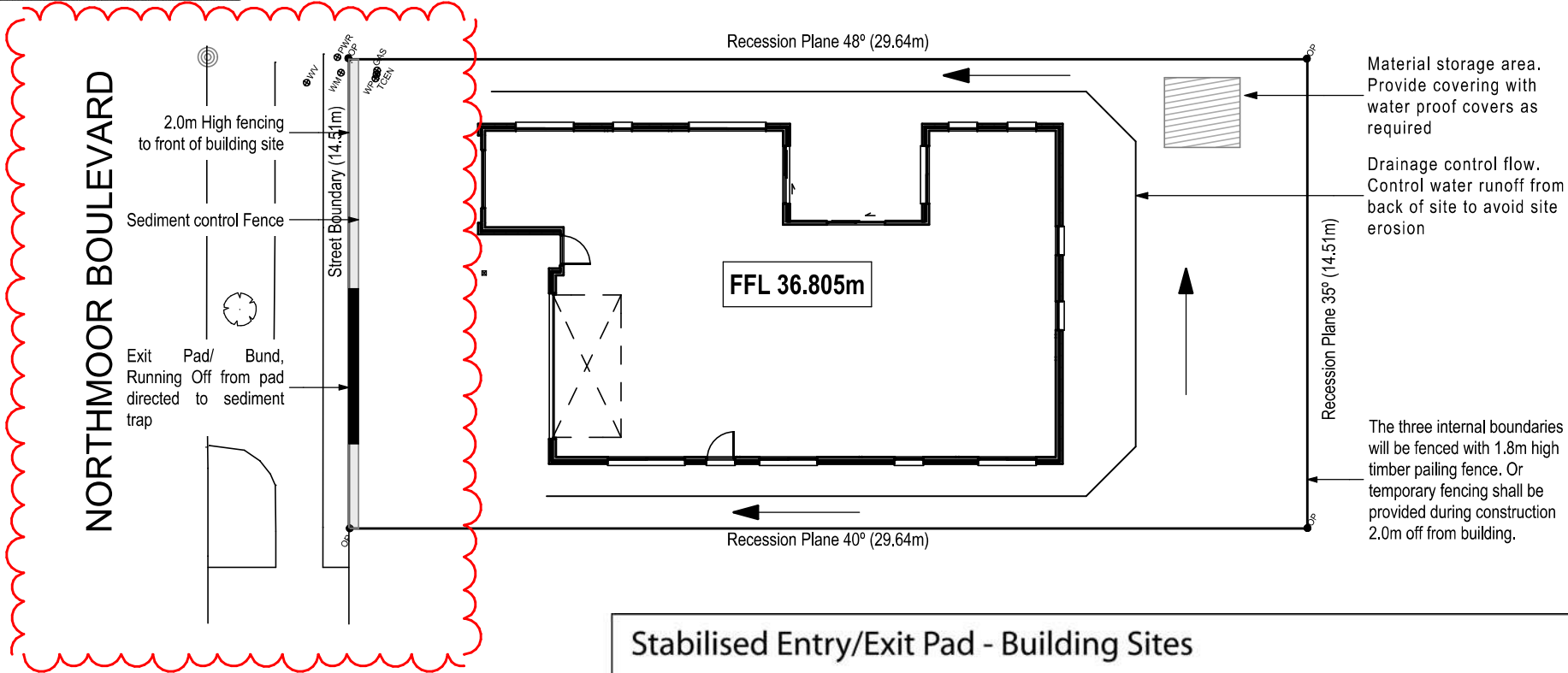
Arrange for materials to arrive as needed and protect them to avoid damage.

Reuse off-cuts and other 'waste' as much as you can on the job, or make them available for others to use.

Let the Site Manager know if you expect a large amount of a particular waste, so that a reuse or recycling option can be found.

Handle and dispose of all hazardous materials in accordance with National and Local Regulations.

The Waste skip is only for materials that cannot be reused or recycled, and should be used as a last resort.



PROPOSED BUILDING FOR:
LIAM NELSON & EMMA DAVIES
Lot 446 Farrington, Rolleston

DRAWING TITLE

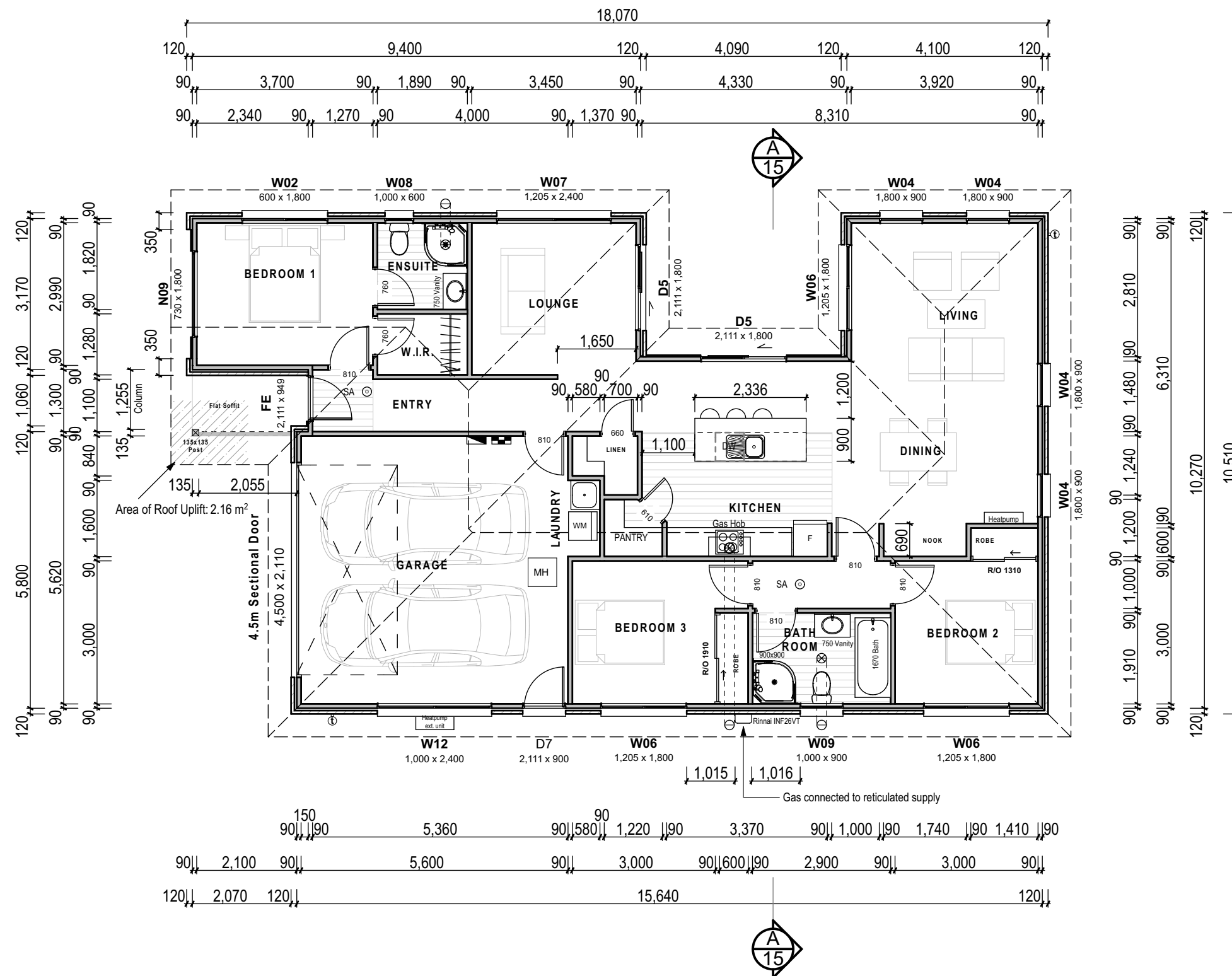
SITE SEDIMENT

Last Saved by: JodyMcMurdo
File Location: T:\Current\TEMP QUOTE\170847\170847 Nelson & Davies Consent.pln

SCALE: 1:200 @ A3
DRAWN: Jody.McMurdo

DATE: 16/01/2018
FILE: 170847

SHEET: 4
OF:



LEGEND

- | | |
|---|--|
|  | Smoke Alarm (with hush button, required within 3m of all sleeping areas to comply with NZS4514) |
|  | Safety Glass |
|  | Vinyl Plank Flooring |
|  | Manhole (600x600) |
|  | Outside Tap |
|  | Data Enclosure |
|  | Switchboard |
|  | Extraction Fan |
|  | Oven/Range switch |

SITE DATA

Exposure/ Corrosion Zone:	C
Climate Zone:	3
Building Importance:	2
Snow Zone:	N4
Snow Load:	0.9kPa
Wind Zone:	High
Wind Region:	A
Ground Roughness:	Open
Site Exposure:	Exposed
Topographic Class:	T1
Earthquake Zone:	2

NOTE:

Stud Height: 2.410m (2.445m over Ceiling Plate Panel)
Stud Centres: 600crs External, 600 Internal.
Dwangs: 800crs max (Axon walls only)
Lintels: All lintels to be Glulam treated timber unless otherwise stated.
 Lintel fixing types stated, refer to details.
Wall Cladding: Brick Veneer & Hardies Axon Smooth 133 on Cavity
Roofing: Colorsteel Corrugate
Roof Pitch: 25 degrees
Ventilation: Bathroom & Ensuite have direct ventilation to exterior, both are to have automated extractor fans placed to adequately deal with steam.

SLIP RESISTANCE

Level Access routes including walking surfaces such as decks, patios and steps on the approach to the main entrance of housing and level accessible routes shall have a mean coefficient of friction (U), of not less than 0.4 when tested in accordance with AS/NZS 3661.1. for other access routes a coefficient of friction of less than 0.4 may be acceptable, but account should be taken of the effectiveness of the surface when wet. Foot paths to comply with antislip requirements of NZBCD1/AS1 table 2. External steps and porches to be broomed finish concrete.

Egger OS'Brace® RAP

Exterior wall framing is to be covered in 6mm OS/Brace® RAP Pre-Cladding.
Refer to Installation Manual from IBS.
All joints (vertical & Horizontal) must be sealed with an IBS approved self-adhesive "flashing tape".
When used for bracing, panels must always be installed vertically.
Must cover bottom plate by 15mm min.
Increase all fixings by 6mm.

REFER TO SPECIFIC FIXINGS PER BRACING ELEMENT

Floor Area (Over Framing)	154.70 m ²
Floor Area (Over Cladding)	161.31 m ²
Site Coverage Area	164.32 m ²



PROPOSED BUILDING FOR:
LIAM NELSON & EMMA DAVIES
Lot 446 Farrington, Rolleston

DRAWING TITLE

FLOOR PLAN

Last Saved by
File Location

SCALE:
1:100 @ A3

DRAWN: Jody.McMurdo

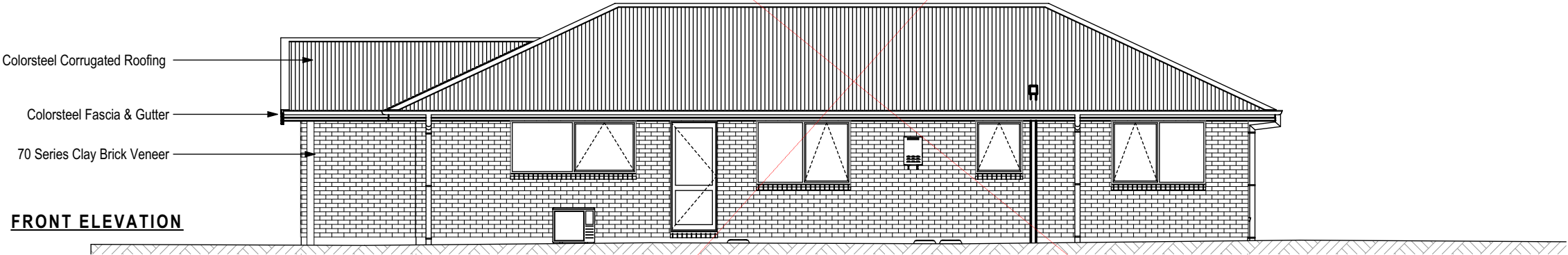
DATE: 4/12/2017

FILE: 170847

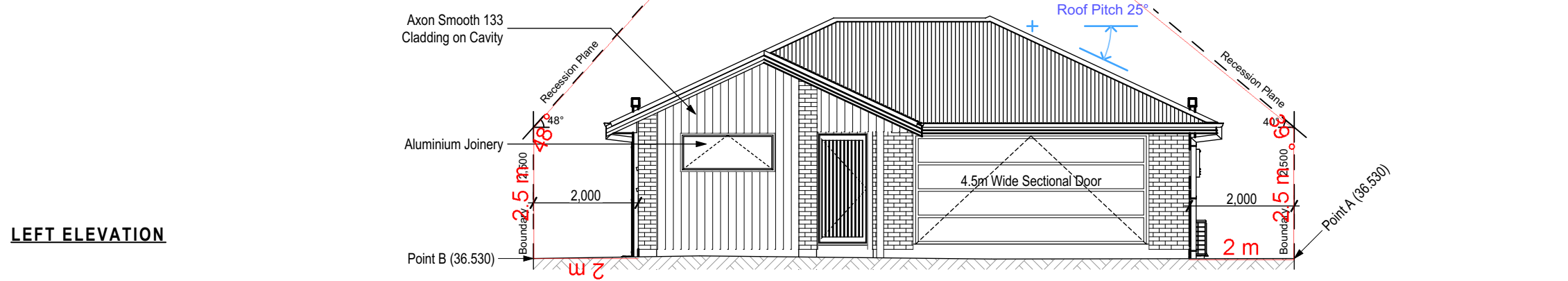
SHEET:

5
OF:

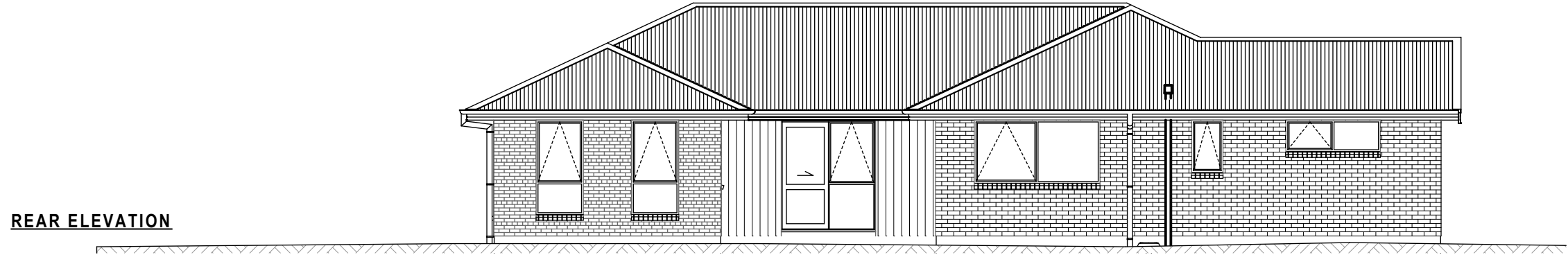
SDC - Approved Building Consent Document - BC172527 - Pg 8 of 37 - 22/01/2018 - burnhs



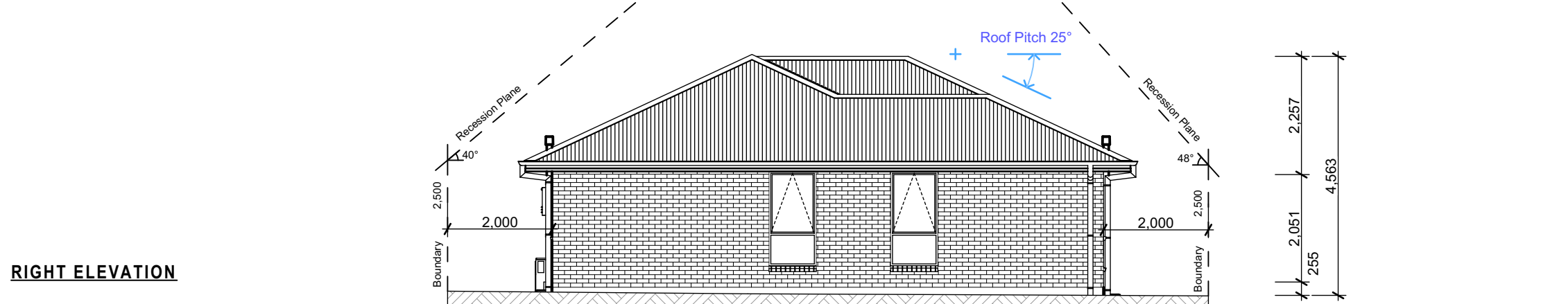
BUILDING ENVELOPE RISK MATRIX		
Front Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	Low risk	0
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		1



BUILDING ENVELOPE RISK MATRIX		
Left Elevation		
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 risk	0
Eaves width	Medium risk	1
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		3



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



BUILDING ENVELOPE RISK MATRIX		
Right Elevation		
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 risk	0
Eaves width	Low risk	0
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		1



PROPOSED BUILDING FOR:
LIAM NELSON & EMMA DAVIES
Lot 446 Farrington, Rolleston

DRAWING TITLE
ELEVATIONS

Last Saved by
File Location

Jody.McMurdo
T:\Current\TEMP QUOTE\170847\170847 Nelson & Davies Consent.pln

SCALE:
1:100 @ A3

DATE:
4/12/2017

DRAWN:
Jody.McMurdo

FILE:
170847

SHEET:
6
OF:

SDC - Approved Building Consent Document - BC172527 - Pg 9 of 37 - 22/01/2018 - burnhs

THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS
DRAWINGS ARE NOT TO BE SCALED FROM

CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING
ALL WINDOWS TO BE SITE MEASURED

©Spanbild New Zealand Limited. Copyright vests in, and at all times remains with, Spanbild New Zealand Limited and cannot be used or copied without Spanbild New Zealand Limited's prior written consent

LEGEND

- Internal Load-bearing Wall
- Roof Space Brace (RSB)

NOTES

Lintels
All lintels to be Hy90 timber unless otherwise stated.
Lintel fixing types stated. For fixing details please refer to Concision details.

Framing

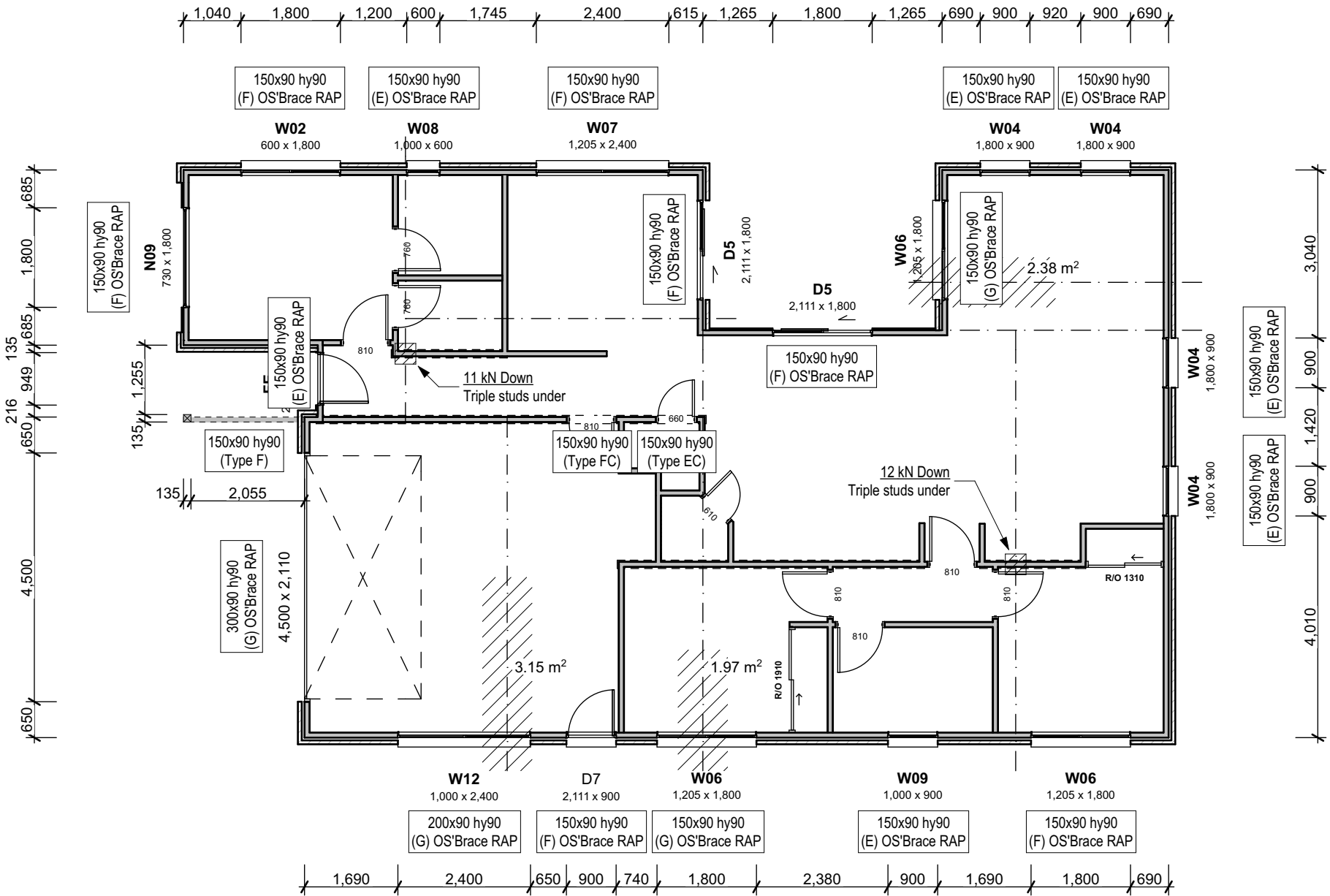
All framing to be 90x45 NelsonPine LVL8 H1.2 treated timber @ 600crs max. with dwangs (to Axon walls only) @ 800crs max. unless otherwise stated.

All external & Internal bottom plates are to be fixed with M12 x 100 screwBolt @ 900crs max, fixed with galv 50x50x3mm washers, fixed at least 50mm from edge of concrete.
These fixings shall be within 150mm of each end of the bottom plate.

CONCISION PANEL TO BE PROTECTED BY HUMPTY FALL BREAKER.

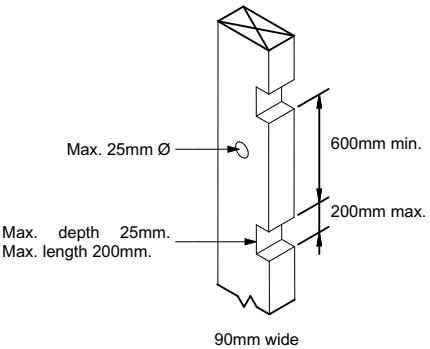
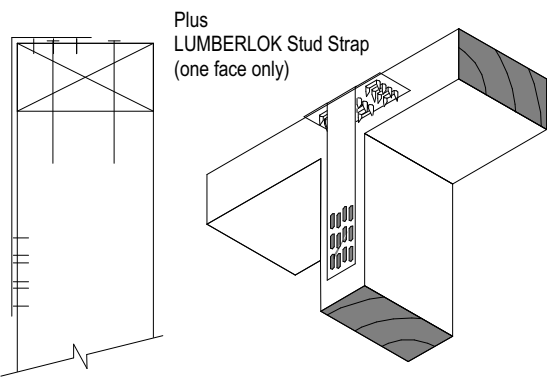
HUMPTY FALL BREAKER TO BE INSTALLED AS PER MANUFACTURER'S INSTALLATION INSTRUCTIONS

Window & Doors Smartfit Lintel
Height: 2111mm from FFL



STUD TO TOP PLATE FIXING:
(LOAD BEARING WALLS) @ 600crs

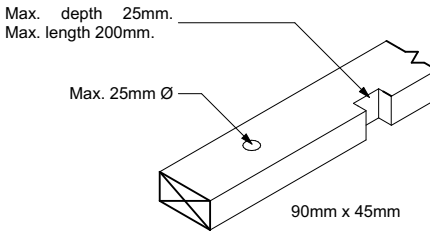
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud



WALL STUD

Hole in the face and notches in the edge of a stud shall:

- (a) Be placed anywhere over the face of the stud except that: In brick veneer cladding, at least 50mm clear of the outside face of the stud supporting the veneer, to prevent damage from the fixings to services.
- (b) Be not more in diameter or depth than: 90mm deep studs: 25mm. This may be increased to 35mm where not more than 3 consecutive studs are drilled or notched.
- (c) Notches in studs to be spaced vertically not less than 600mm apart, irrespective of the edge containing the notch.
- (d) 100mm min. offset between hole and notch.



TOP PLATES:

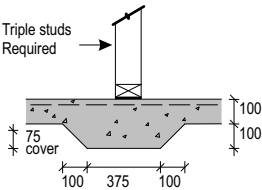
The sizes of holes or notches shall comply with dimensions as per NZS3604 Section 8.7.5. Where the size of a hole or notch exceeds these dimensions the plates shall be strengthened by one of the following methods:

- (a) A 70mm x 45mm member x 600mm long nailed to the exterior side of the plate with 4/75x3.15 nails on each side of the hole or notch.
- (b) A 70mm x 45mm eaves runner connected to all studs and no more than 250mm below the top plate.
- (c) A 70mm x 45mm blocking fitted between ceiling joists or trusses above cut top plates and the steel angle.

*100mm min. offset between hole and notch.

STUD TO TOP PLATE FIXING:
Egger OS'Brace RAP has been calculated to act as
a stud to top plate fixing to external walls only.
Refer to manufacturer's instructions

CONCRETE PAD
(for concentrated loads)



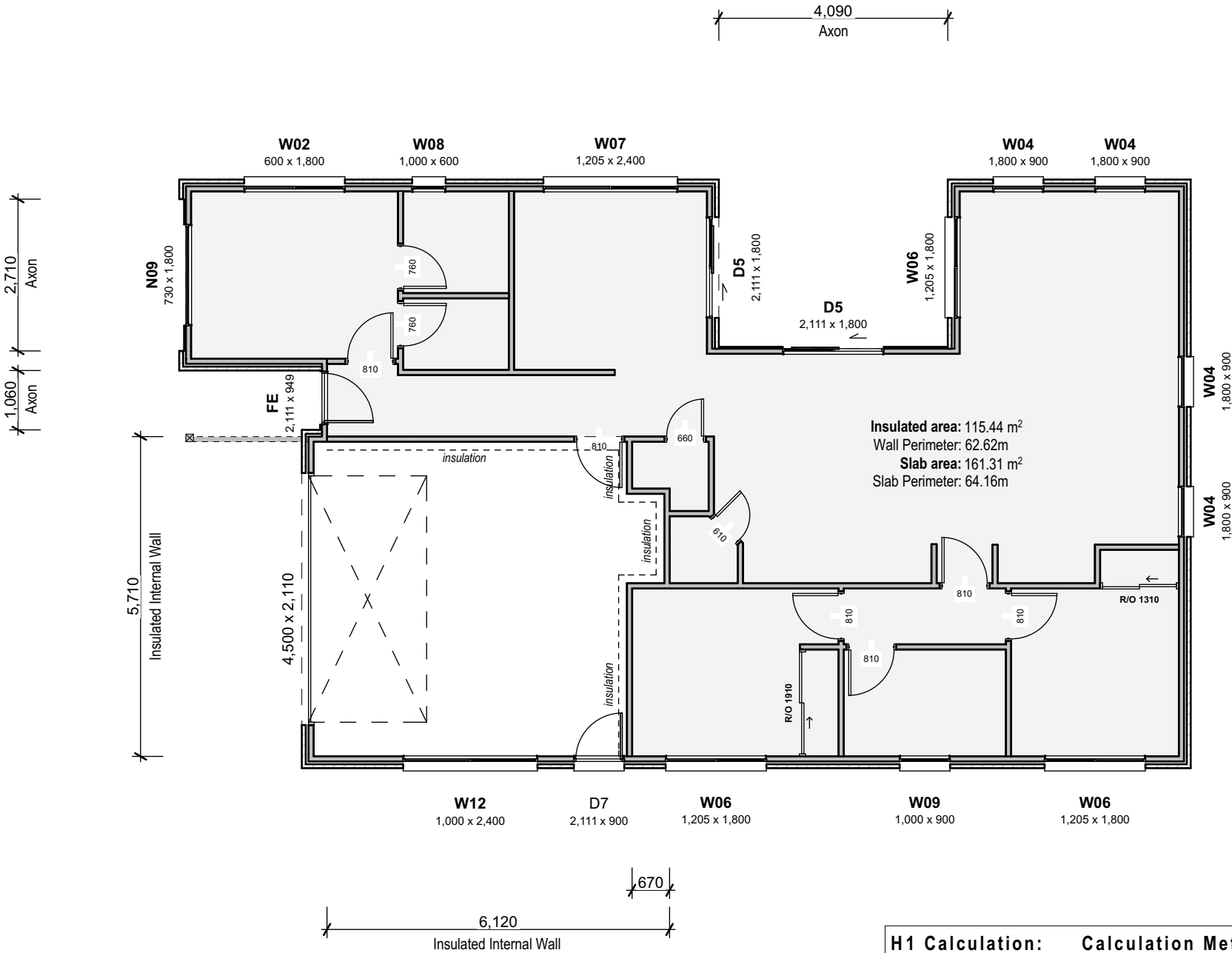
PROPOSED BUILDING FOR:
LIAM NELSON & EMMA DAVIES
Lot 446 Farrington, Rolleston

DRAWING TITLE

FRAMING PLAN

SCALE: 1:100 @ A3
DATE: 4/12/2017
DRAWN: Jody.McMurdo
FILE: 170847

SHEET: 7
OF:



H1 Calculation: Calculation Method		
Element	Batt R Value	Construction R value
Roof:	R3.6	R3.90
Foundation:	N/A	R1.40
Wall 1 (Brick)	R2.6	R2.48
Wall 2 (Axon)	R2.6	R2.33
Wall 3 (Internal)	R2.6	R2.31
Refer to supported documents for Construction R-Values and H1 calculation		



PROPOSED BUILDING FOR:
LIAM NELSON & EMMA DAVIES
Lot 446 Farrington, Rolleston

DRAWING TITLE
INSULATION PLAN

Last Saved by
File Location

Jody.McMurdo
T:\Current\TEMP QUOTE\170847\170847 Nelson & Davies Consent.pln

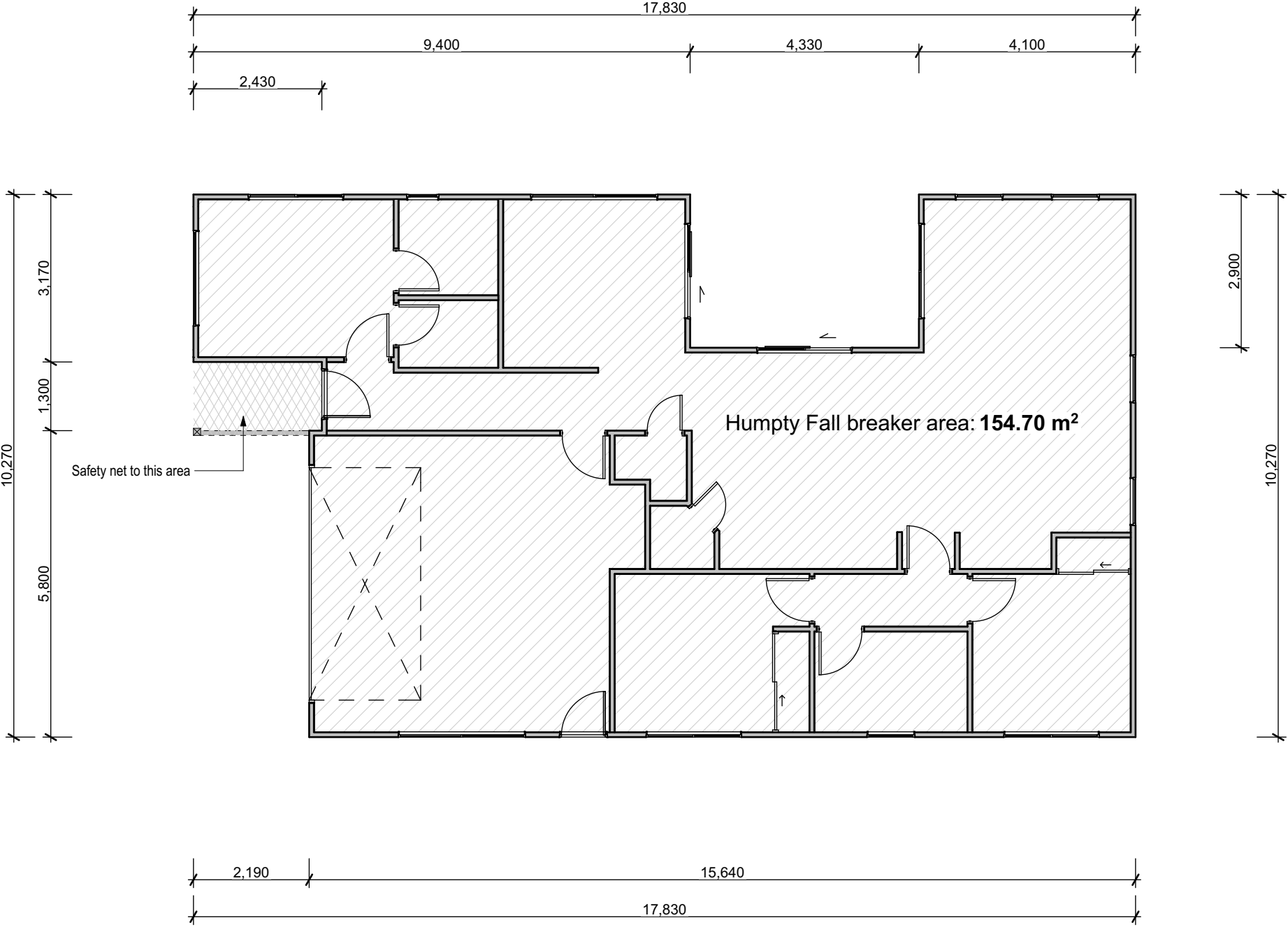
SCALE:
1:100 @ A3

DATE:
4/12/2017

DRAWN:
Jody.McMurdo

FILE:
170847

SHEET:
8
OF:



PROPOSED BUILDING FOR:
LIAM NELSON & EMMA DAVIES
Lot 446 Farrington, Rolleston

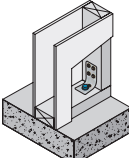
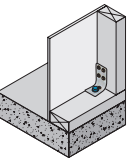
DRAWING TITLE
HUMPTY PLAN

Last Saved by: Jody.McMurdo
File Location: T:\Current\TEMP QUOTE\170847\170847 Nelson & Davies Consent.pln
SCALE: 1:100 @ A3
DRAWN: Jody.McMurdo
DATE: 4/12/2017
FILE: 170847

SHEET: 9
OF:

Concrete floor

External wallsInternal walls



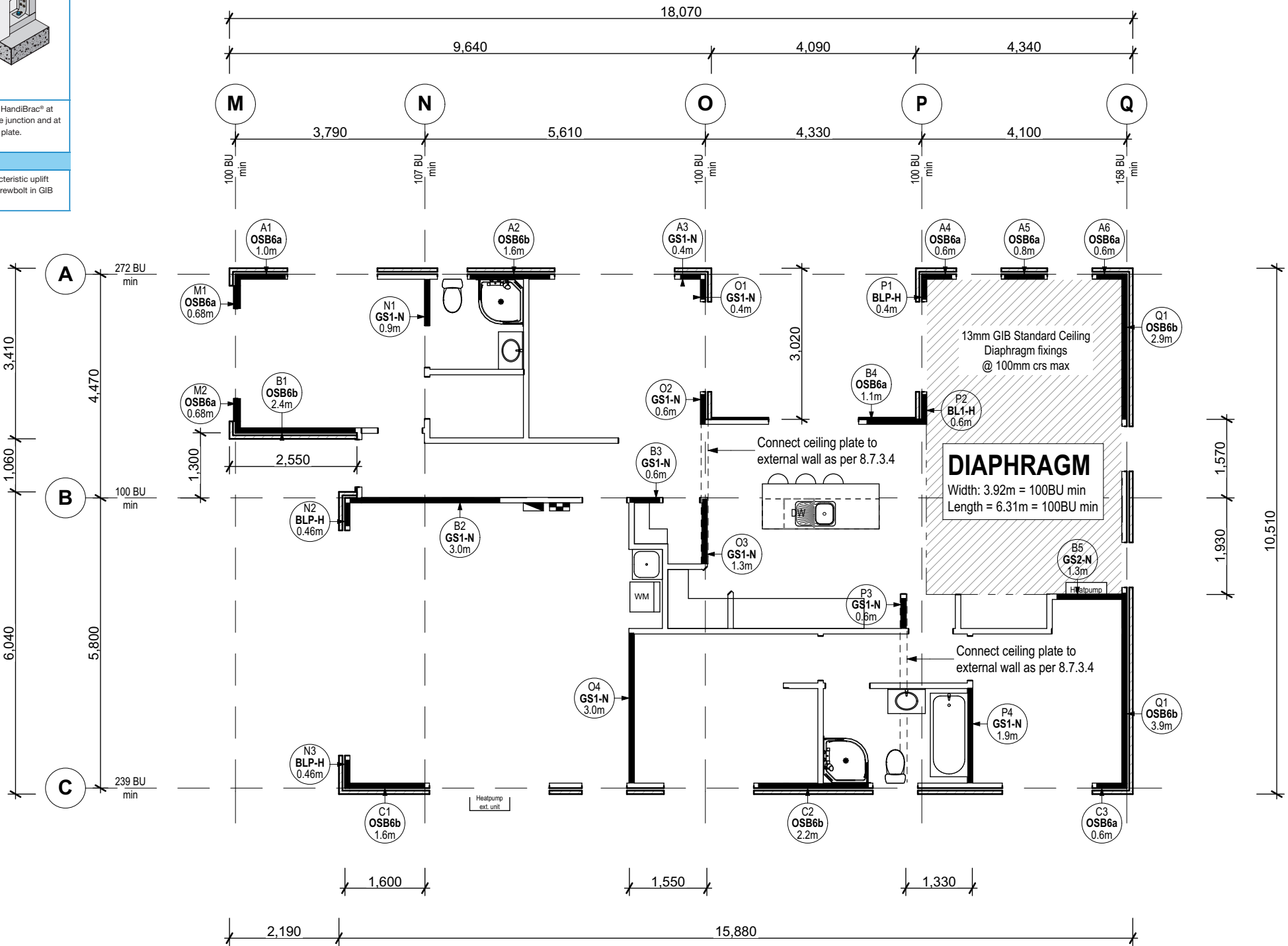
GEB009GEB010

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.

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.



Gib Notes

Moisture Content of timber framing must be 18% or less at time of lining.
Gib linings are a finishing product and are not to walked on. Shoe marks are not acceptable under any circumstances.

Standard GIB Ceiling Diaphragm

Ceiling diaphragm must be installed in accordance with GIB EzyBrace System requirements: Fastening shall be no less than 12mm from sheet edges and no less than 18mm from sheet end. Fasteners are placed around ceiling starting @ 50mm, 75mm. For ceiling diaphragms not steeper than 15deg. and not exceeding 7.5m in length, any GIB plasterboard may be used providing perimeter fixing is at 150mm centres. For diaphragms not steeper than 45deg. and not exceeding 7.5m in length or not steeper than 25deg. and not exceeding 12m in length, any GIB plasterboard may be used providing perimeter fixing is at 100mm centres

Bracing Elements

Note: All GIB elements are stated as minimums. Bracing elements MUST be MAXIMUM length on site. Refer to "Length of GIB EzyBrace Elements" in the supporting documents for fixing locations.

- GS1-N
10mm GIB Standard Plasterboard to one side fixed Vertical or Horizontal.
- GS2-N
10mm GIB Standard Plasterboard on both sides fixed Vertical or Horizontal.
- OSB6a
OSB - 600mm wall LVL wall framing, standard 10mm plasterboard on inside. Mitek CPC80 angle brackets with 120 SPAX A9L screws. Panel fixings 45x1.5mm staples.
- OSB6b
OSB - 1200mm wall LVL wall framing, standard 10mm plaster board on inside. Mitek CPC80 angle brackets with 120 SPAX A9L screws. Panel fixings 45 x 1.5mm staples.
- BL1-H
10mm GIB Braceline to one side fixed Vertical or Horizontal. Panel Hold Down Fixings Required.
- BLP-H
10mm GIB Braceline to one side fixed Vertical or Horizontal with 7mm Ecoply to the other. Panel Hold Down Fixings Required.

Concision Top Plate Connections

Refer to supporting Documentaion PS1 from mitek for top plate connector

8.7.3.4

- Each wall that contains one or more wall bracing elements shall be connected at the top plate level, either directly, or through a framing member in the line of the wall, to external walls at right angles to it. Top plate fixings(s) of the capacity in tension or compression along the line of the wall bracing element are given as follows:
- a) For each wall containing wall bracing elements with a total bracing capacity of not more than 125 bracing units: to at least one such external wall by a fixing as shown in figure 8.16 of 6kN capacity;
- b) For each wall containing wall bracing elements with a total bracing capacity of not more than 250 bracing units: to at least 2 external walls by fixings as shown in figure 8.16 each of 6 kN capacity;
- c) For each wall containing wall bracing elements with a total bracing capacity of more than 250 bracing units: to at least 2 external walls by fixings as shown in figure 8.16 each having a rating of not less than 2.4 kN per 100 bracing units.



PROPOSED BUILDING FOR:
LIAM NELSON & EMMA DAVIES
Lot 446 Farrington, Rolleston

DRAWING TITLE

BRACING PLAN

Last Saved by
File Location

Jody.McMurdo
T:\Current\TEMP QUOTE\170847\170847 Nelson & Davies Consent.pln

SCALE:
1:100 @ A3

DATE:
4/12/2017

DRAWN:
Jody.McMurdo

FILE:
170847

SHEET:
10
OF:

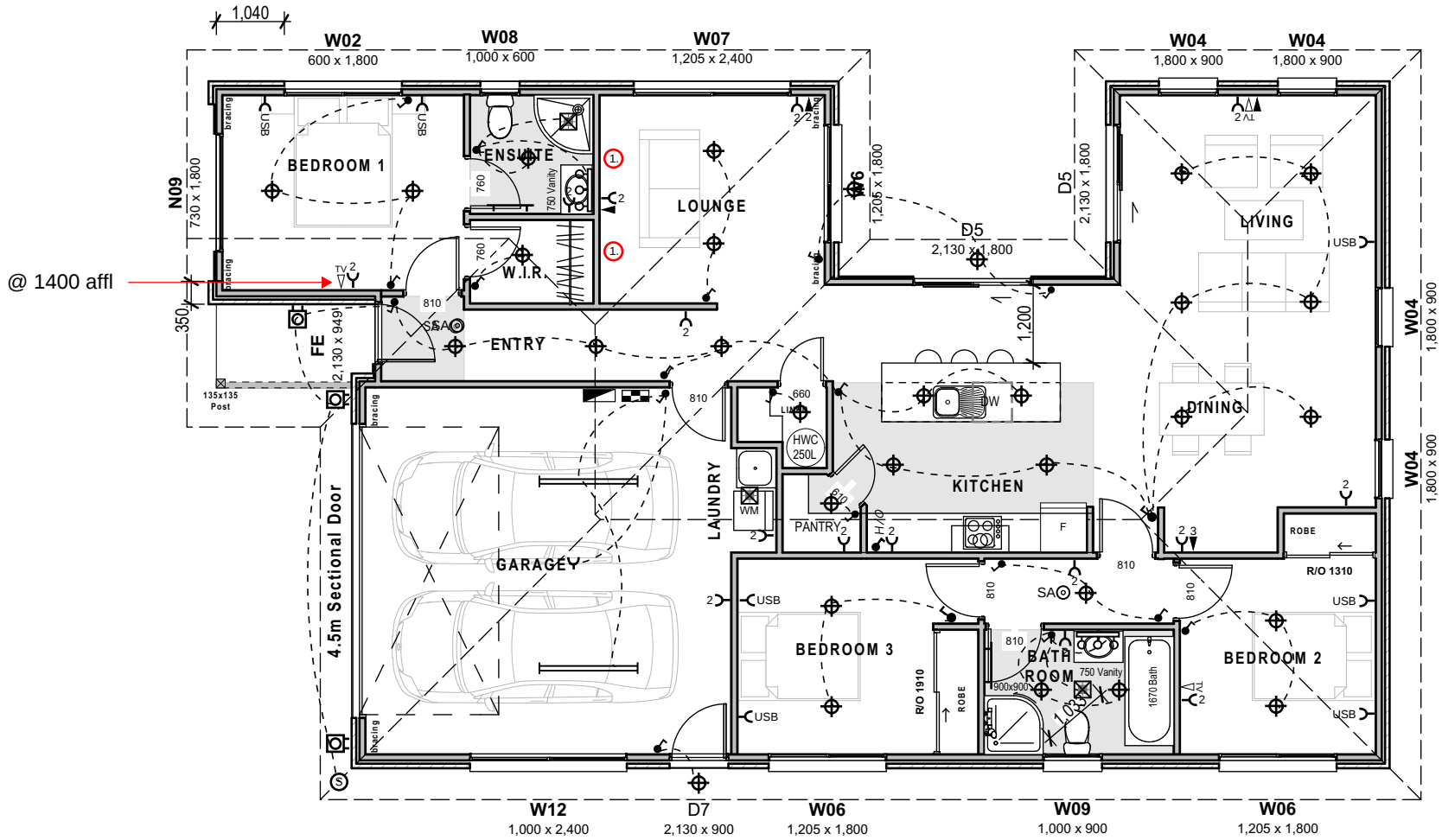
POWER TO BE SUPPLIED FOR...
OVEN & HOB
RANGEHOOD
FRIDGE
DISHWASHER
MICROWAVE

DRAWING NOTES

- ① Outlets to be installed @ 1400 affl
1x Double socket outlet
1x cat 6 & data outlet

ELECTRICAL LEGEND

- ⊕ - IC-RATED, IP44 WHITE LED DOWNLIGHT
- ===== - TWIN1500mm FLUORESCENT FITTING
- ⊕ - ROBUS UP/DOWN WALL LIGHT (colour tbc)
- ⊕ - CLIENT SUPPLIED WALL MOUNT LIGHT FITTING
- ⊕ - WEISS FV102 150mm DUCTED INLINE FAN UNIT
- - GOLDAIR GLNT-7C 450mm WIDE HEATED TOWEL LADDER
- ⊕ - LIGHT SWITCH
- O/H ⊕ - OVEN/HOB ISOLATING SWITCH
- ⊕ - SINGLE SOCKET OUTLET FOR GARAGE DOOR OPENER
- ⊕ - DOUBLE HORIZONTAL SOCKET OUTLET
- AB ⊕ - ABOVE BENCH DOUBLE HORIZONTAL SOCKET OUTLET
- ⊕ - DOUBLE HORIZONTAL SOCKET w/ USB CHARGER
INSTALLED @ 300mm AFFL (Unless noted otherwise)
- ▼ - CAT6 - RJ45 DATA / PHONE OUTLET ('#' depicts number of outlets)
- TV ⊕ - RG6 COAX TYPE TV OUTLET
- SA ⊕ - SMOKE ALARM
- ⊕ - FLUSH MOUNTED SWITCH BOARD
- ⊕ - DYNAMIX 28" HOME FIBRE ENCLOSURE
- ⊕ - SENSOR



GENERAL NOTES:

1. All outside wall lights to be installed @ 1850mm AFFL.
2. All socket outlets installed Horizontally @ 300mm AFFL.
3. Above bench sockets and isolators installed horizontally @ 1100mm AFFL.
4. All light switches to be installed vertically @ 1100mm AFFL.
5. All heated towel rail and HWC PCU's to be installed vertically @ 450mm AFFL.
6. Vanity socket outlet to be installed vertically @ 1100mm AFFL.
7. 2.5mm 2c R/W to be installed to under kitchen sink socket to nearest above bench socket for future waste disposal unit.
8. Install standard 150mm flexible ducting and grill for rangehood.
9. Install all RG6 cabling to home data enclosure. Including draw wire for future aerial/sky dish.



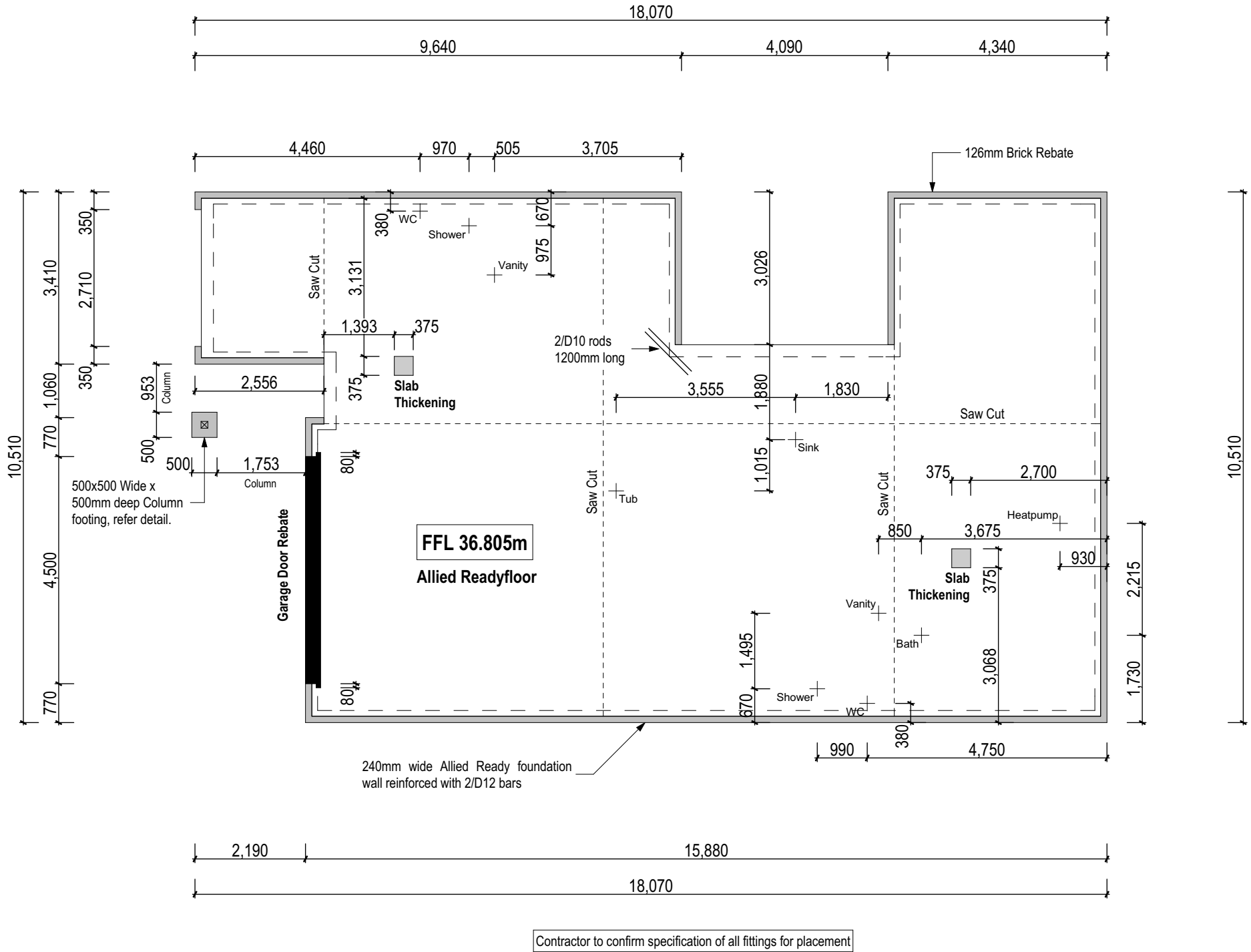
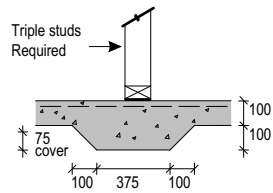
Aotea Electric Canterbury Limited
195 Lichfield Street,
P.O. Box 8366, Christchurch 8440
New Zealand
Ph (03) 365 9712 Fax (03) 3659713
www.aoteaelectric.co.nz

DATE: 28 / 8 / 2017
JOB REF:
DRAWN: C. MCFADDEN
CHECKED:
SCALE: 1:100 @ A3
REVISION: 1
SHEET No: 1 OF 1

NELSON AND DAVIES ELECTRICAL DESIGN
LOT 446 FARINGDON ROLLESTON

Slab Thickening Details Allied Ready Floor

CONCRETE PAD
(for concentrated loads)



7.5.8.6 Shrinkage control joints

7.5.8.6.1 General

Shrinkage control joints shall either be formed by saw cutting the slab after it has hardened, or by casting-in a crack inducer into the slab. Crack inducer placement shall not damage the DPM.

The inducer or saw cuts shall extend to a quarter of the depth of the slab. Saw cutting shall take place no later than 24 hours after initial set for average ambient temperatures above 20°C, and 48 hours for average ambient temperatures below 20°C.

Shrinkage control joints may be cut at an angle as long as the included angle is not less than 60°.

Shrinkage control joints should be positioned where possible below walls.

NOTE:

Saw cuts to be 25mm deep & cut within 24 hours in summer & 48 hours in winter. Space saw cuts at max 6m centres with a max ratio of length/width of 2:1.

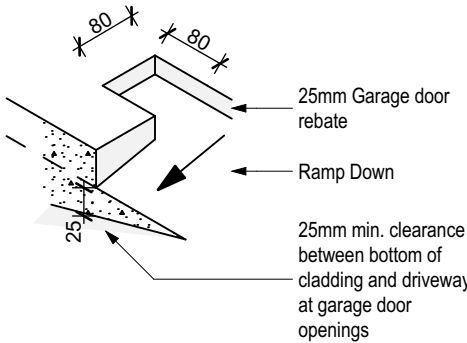
Note to builder, Slab Cuts have been dimensioned over topping slab so not including brick rebate for when cutting, Where as slab thickenings have been dimensioned over slab rebate. This means you'll only need to consider the box thickness when measuring slab thickenings.

Minimum Acceptable Floor Level

Suspended floors and slabs on ground shall be at least 150mm above the finished level of the surrounding ground immediately adjacent the building:

- a) For sites level with or above the road, no less than 150mm above the road crown on at least one cross-section through the building and roadway.
- b) For sites below the road, no less than 150mm above the lowest point on the site boundary.

Refer to E1/AS1 Pg 33



GARAGE DOOR REBATE



PROPOSED BUILDING FOR:
LIAM NELSON & EMMA DAVIES
Lot 446 Farrington, Rolleston

DRAWING TITLE
FOUNDATION PLAN

Last Saved by: Jody McMurdo
File Location: T:\Current\TEMP QUOTE\170847\170847 Nelson & Davies Consent.pln
SCALE: 1:100 @ A3
DATE: 4/12/2017
DRAWN: Jody.McMurdo
FILE: 170847

SHEET:
12
OF:

PLUMBING LEGEND

GT

ORG

MV

DP

IP

AAV

Air Admittance Valve

80Ø Main Vent

80Ø Downpipe

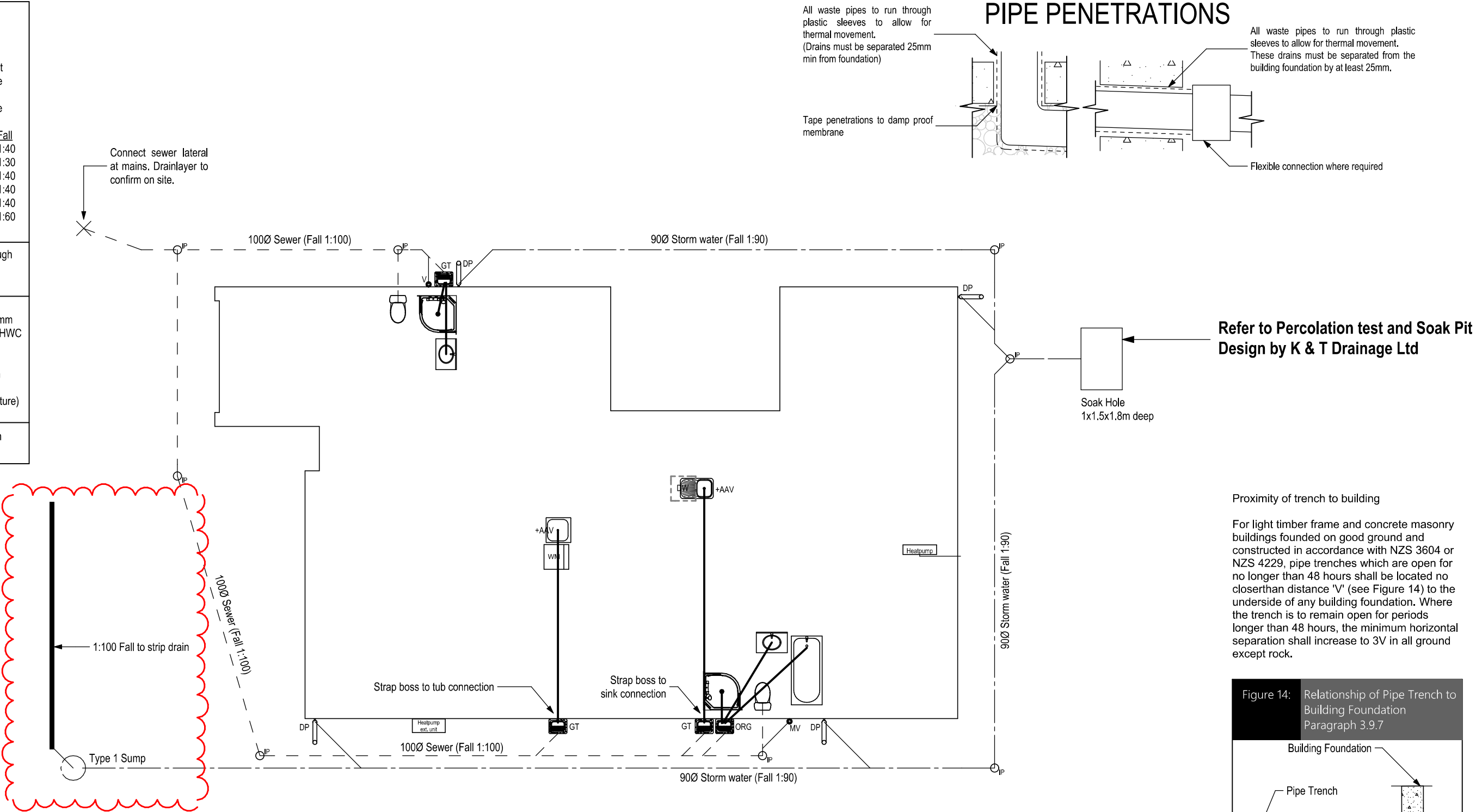
Inspection Port

Fixture	Pipe Size	Fall
Sink	50Ø	1:40
Tub	50Ø	1:30
Bath	40Ø	1:40
Vanity	40Ø	1:40
Shower	40Ø	1:40
WC	100Ø	1:60

All waste pipes to run through plastic sleeves to allow for thermal movement

Closed Cell foam polymer insulation not less than 13mm thick around relief drain of HWC & Water pipes outside the thermal envelope.
(Protect from moisture with water proof membrane if insulation can absorb moisture)

All Drainage to comply with NZBC G13 & E1



PROPOSED BUILDING FOR:

LIAM NELSON & EMMA DAVIES

Lot 446 Farrington, Rolleston

DRAWING TITLE

DRAINAGE PLAN

Last Saved by
File Location

Jody.McMurdo
T:\Current\TEMP QUOTE\170847\170847 Nelson & Davies Consent.pln

SCALE:
1:100 @ A3

DATE:
16/01/2018

DRAWN:
Jody.McMurdo

FILE:
170847

SHEET:
13

OF:

ROOF DRAINAGE CALCULATIONS

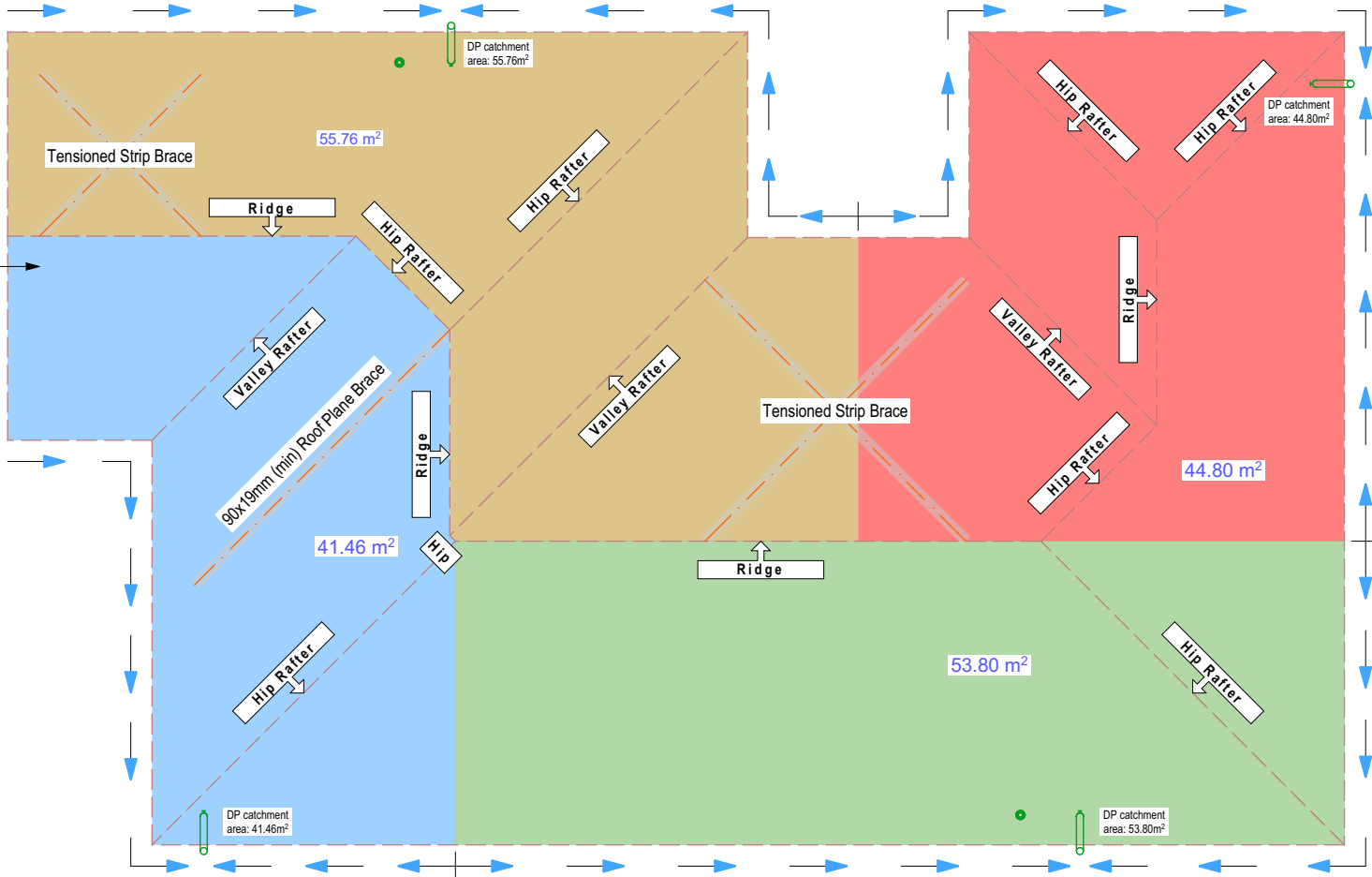
Wind Zone: High
Roof Pitch: 25°
Roof pitch adjustment: 1.1
Roof Area: 195.83 m²
Roof freely exposed to wind: 1.1
Rainfall Intensity (range): 40-50

195.83 x 1.1 = 215.4 m²
215.4 x 0.5 x 1.1 = 118.5 m²

External Gutter: 100 mm²
118.5x100 mm² = 11850 mm²
Cross Sectional area of gutter: 4880 mm²
11850/4880 = 3 Downpipes (min) required

Vertical Downpipe: 50 mm²
118.5x50 mm² = 5925 mm²
80mm Round Downpipe: 5027 mm²
3 x 5027 = 15081 (>5925)

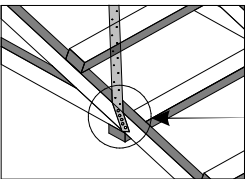
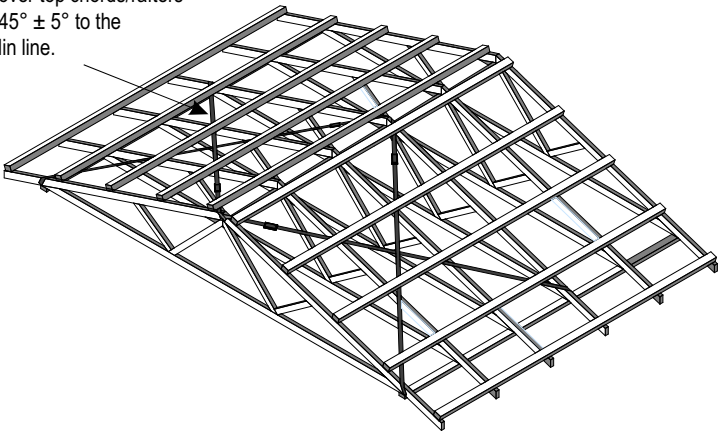
Strong back not required.
Mitek Onsite guide says Gables higher than 1750 require strong back
Gable is 1470mm



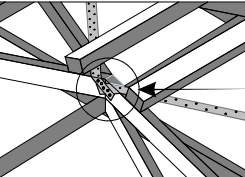
Roof Bracing Options

i) ROOF PLANE BRACE

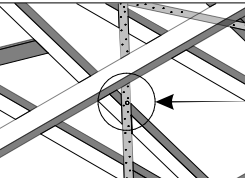
A pair of tensioned and crossed LUMBERLOK Strip Brace over top chords/rafters installed @ 45° ± 5° to the rafter or purlin line.



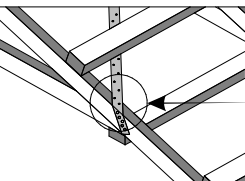
When purlin depth above truss chord is 50mm or less, Strip Brace can be installed over top of purlins. Fix with 1 x 30mm x 3.15 dia. nail at the purlin closest to the rafter/truss crossing.



5 x 30mm x 3.15 dia. nails each end



1 x 30mm x 3.15 dia. nail at crossing (after tensioning)



5 x 30mm x 3.15 dia. nails each end



PROPOSED BUILDING FOR:
LIAM NELSON & EMMA DAVIES
Lot 446 Farrington, Rolleston

DRAWING TITLE
ROOF DRAINAGE PLAN

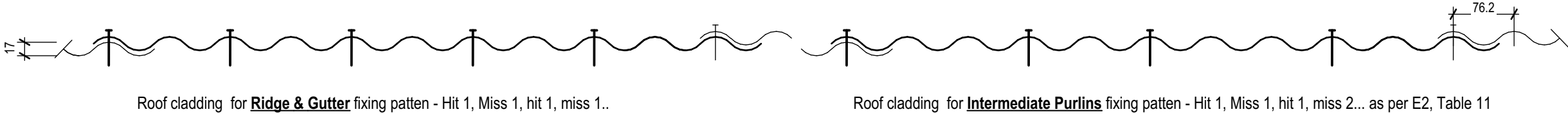
Last Saved by: Jody McMurdo
File Location: T:\Current\TEMP QUOTE\170847\170847 Nelson & Davies Consent.pln
SCALE: 1:100 @ A3
DRAWN: Jody.McMurdo
DATE: 4/12/2017
FILE: 170847

SHEET: 14
OF:

C2

Corrugate Roof Sheet Properties and Fixings
(Cladding tek fixing position for corrugate roof cladding)

Table 16: Expansion provisions Paragraph 8.4.10, Figure 39				
Material	< 8 m	8-12 m	12-18 m	>18 m
Steel	NSR	Profiled washers	Profiled washers	SD
Aluminium	Oversized holes	Profiled washers	SD	SD
SD – Requires specific design NSR – No special requirements				

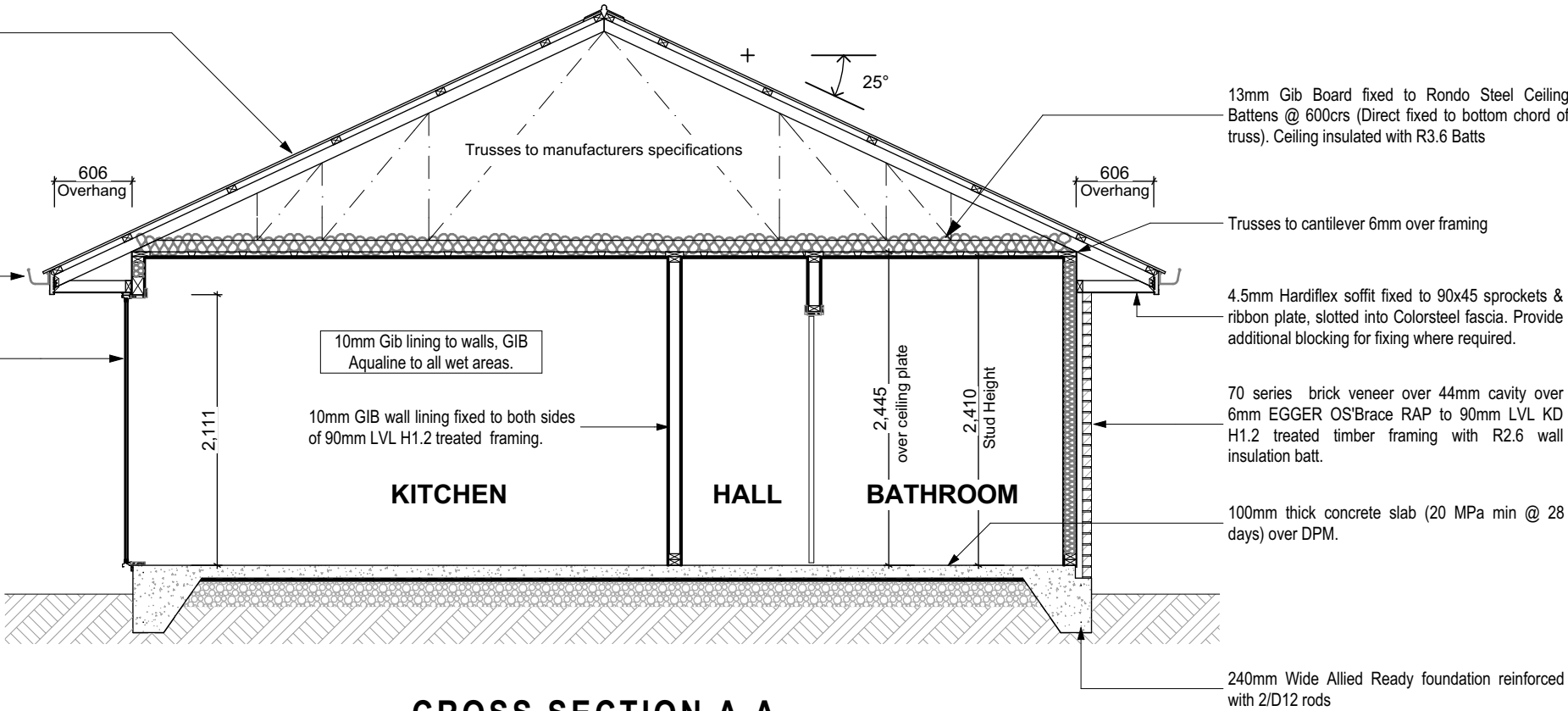


Colorsteel roofing over roof underlay on 70x45 SG8 purlins @ 900crs max (600crs end span) over 90x45 Trusses @ 900crs max

CONCISION PANEL TO BE PROTECTED BY HUMPTY FALL BREAKER.
HUMPTY FALL BREAKER TO BE INSTALLED AS PER MANUFACTURER'S INSTALLATION INSTRUCTIONS

Fletcher's Smartfit Window & Door Joinery. Refer to Smartfit Installation Guide for construction details.

Hardies Axon 133 Smooth fixed over 20x45 H3.1 Vertical Cavity battens over 6mm EGGER OS'Brace RAP to 90x45 LVL KD timber framing @600 crs max with 90x45 Dwangs on edge and flush with exterior @ 800crs max to provide fixing for Hardies Axon panel, refer NZS 3604:2001 8.8.1 & 8.8.2



CROSS SECTION A-A
SCALE: 1:50

NOTE: If metal ceiling battens on clips are used, bottom chord bracing is required at 1800mm centres.



PROPOSED BUILDING FOR:
LIAM NELSON & EMMA DAVIES
Lot 446 Farrington, Rolleston

DRAWING TITLE
CROSS SECTION AA

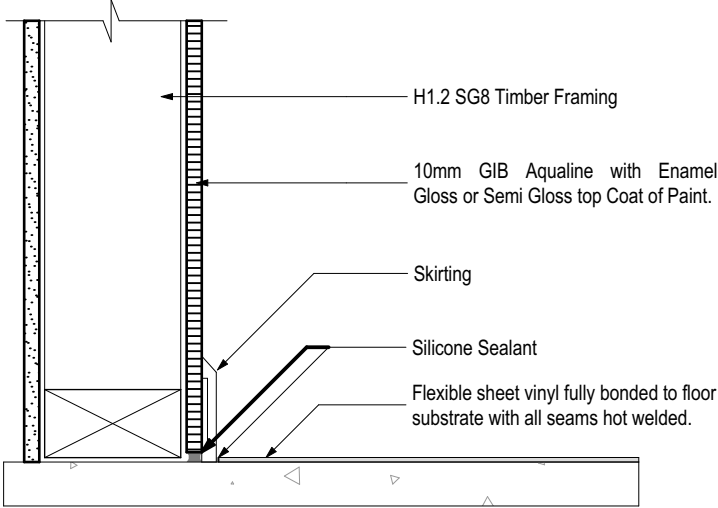
Last Saved by
File Location

Jody.McMurdo
T:\Current\TEMP QUOTE\170847\170847 Nelson & Davies Consent.pln

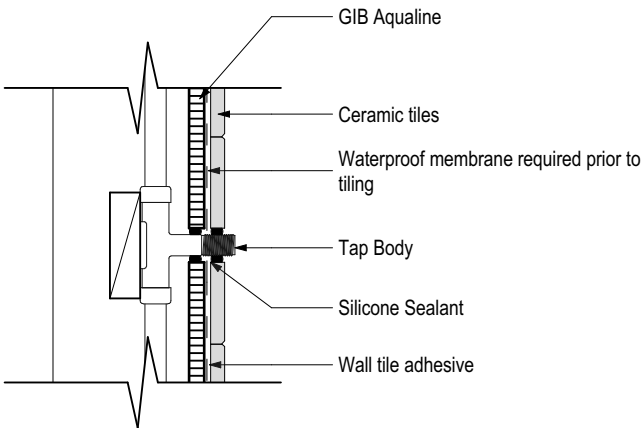
SCALE: 1:50 @ A3
DRAWN: Jody.McMurdo

DATE: 4/12/2017
FILE: 170847

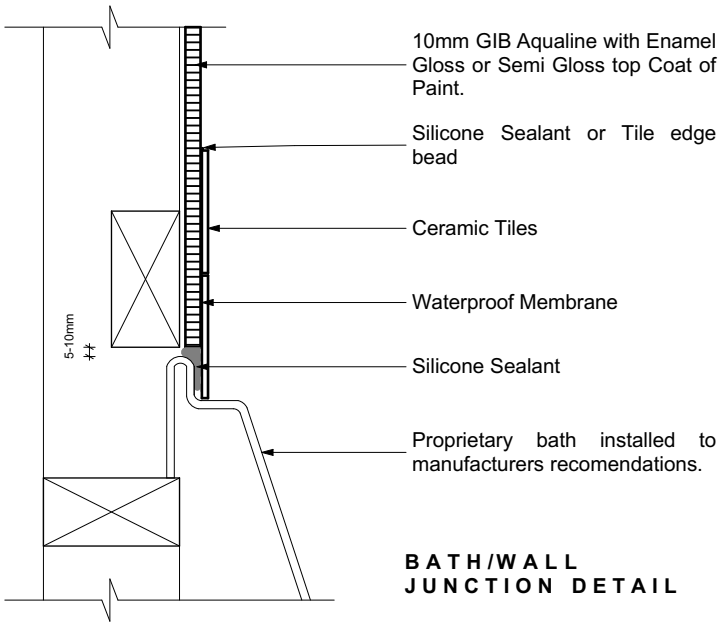
SHEET: 15
OF:



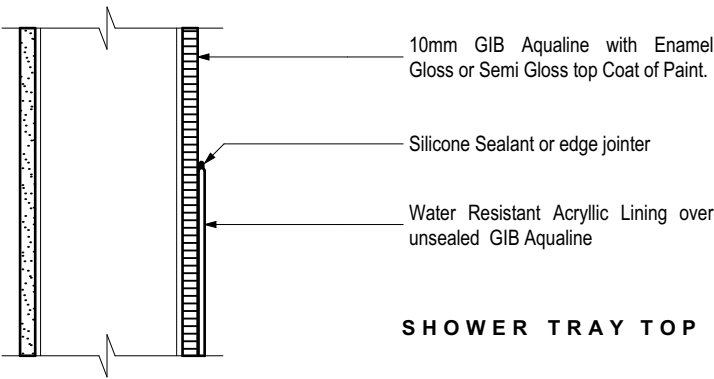
GENERAL VINYL FLOOR COVERING



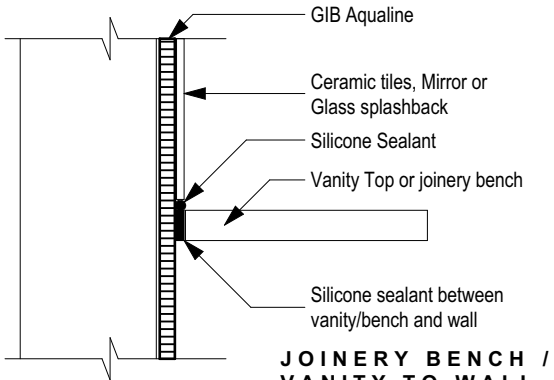
Pipe Penetration Tiles
Note: Where impact noise from pipes is an issue, fix all pipes on resilient brackets.



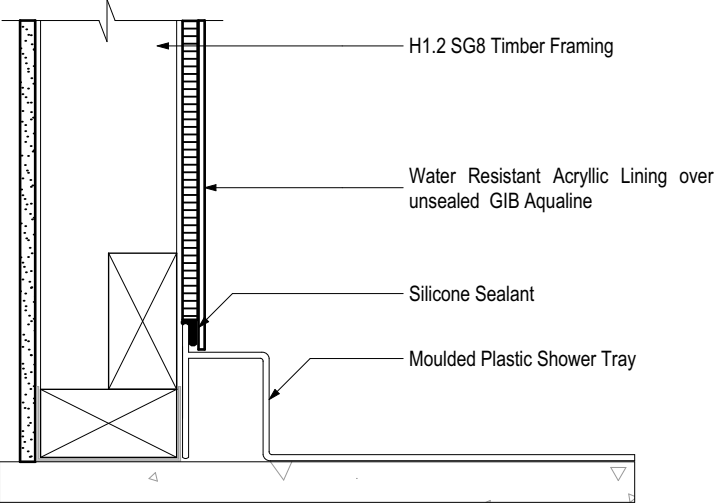
BATH/WALL JUNCTION DETAIL



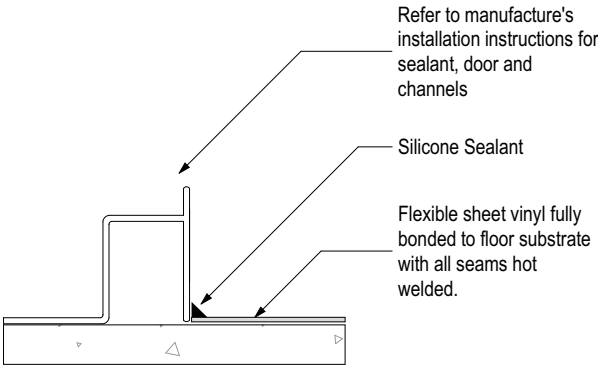
SHOWER TRAY TOP



JOINERY BENCH / VANITY TO WALL JUNCTION DETAIL

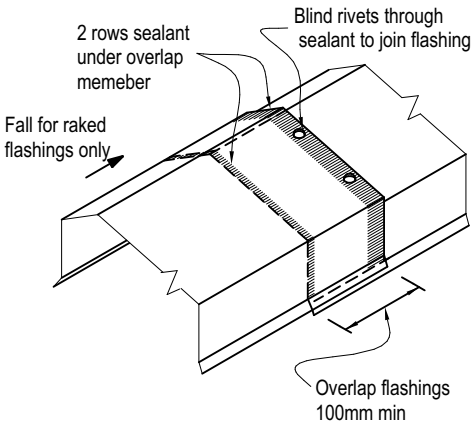


SHOWER TRAY BASE

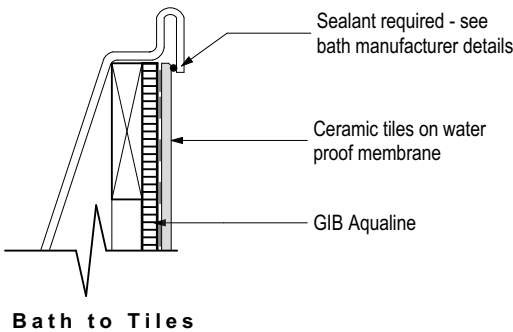


SHOWER TRAY FLOOR JUCTION

Figure 6: Joints in metal flashings
Paragraphs 4.5.2, 8.4.11.1, 9.6.7



(a) FLASHING SEALED JOINT



Bath to Tiles



PROPOSED BUILDING FOR:
LIAM NELSON & EMMA DAVIES
Lot 446 Farrington, Rolleston

DRAWING TITLE
INTERNAL DETAILS

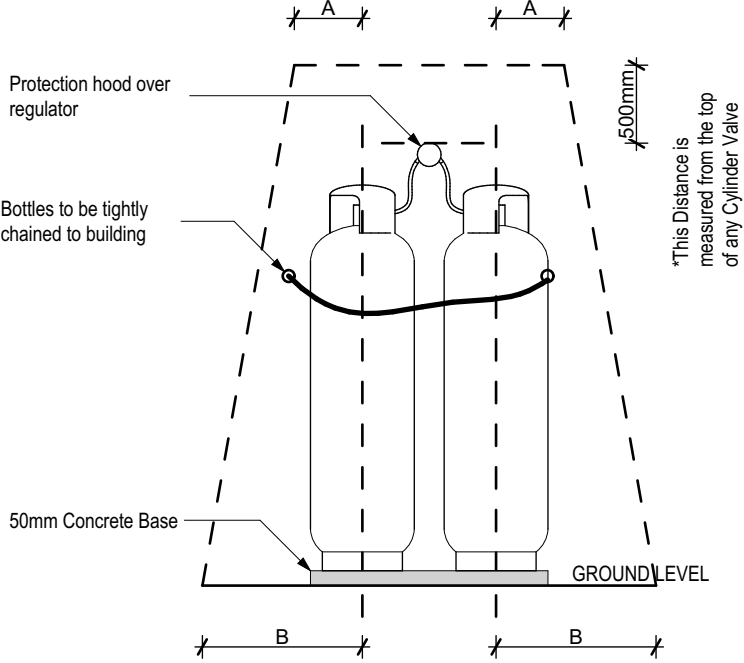
Last Saved by: Jody McMurdo
File Location: T:\Current\TEMP QUOTE\170847\170847 Nelson & Davies Consent.pln
SCALE: 1:5, 1:1 @ A3
DATE: 4/12/2017
DRAWN: Jody.McMurdo
FILE: 170847

SHEET: 16
OF:

SDC - Approved Building Consent Document - BC172527 - Pg 19 of 37 - 22/01/2018 - bumhs

G4 CLEARANCES AROUND CYLINDERS

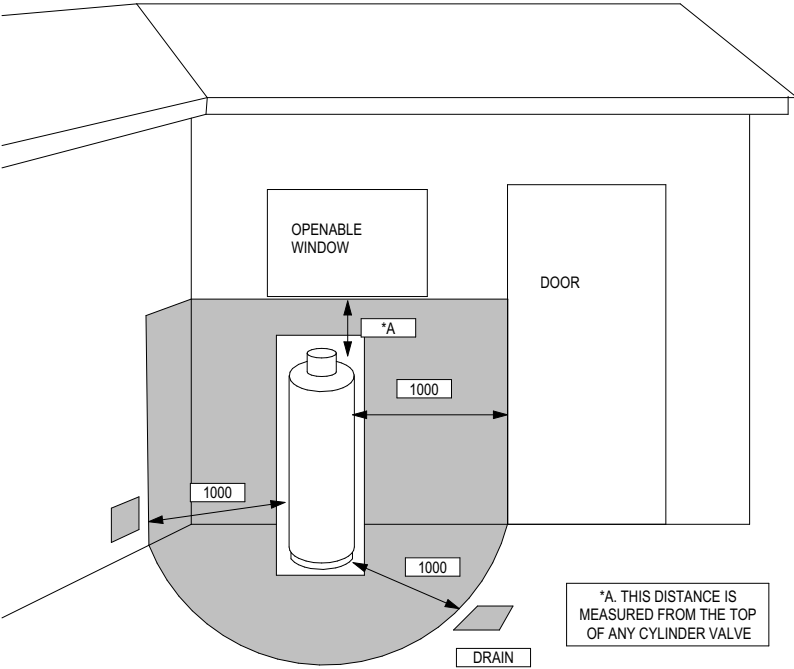
Cylinders should be installed with clearances complying with Figure G2 & Figure G3 & at least 1m from readily ignitable material.



IGNITION SOURCE NOT TO BE WITHIN THE ENCOMPASSED AREA

A - EXCHANGE CYLINDER - 500mm
B - EXCHANGE CYLINDER - 1500mm

FIGURE G2 - MINIMUM CLEARANCE TO IGNITION SOURCES



SHADING INDICATES PROHIBITED AREA FOR A DRAIN OR OPENING

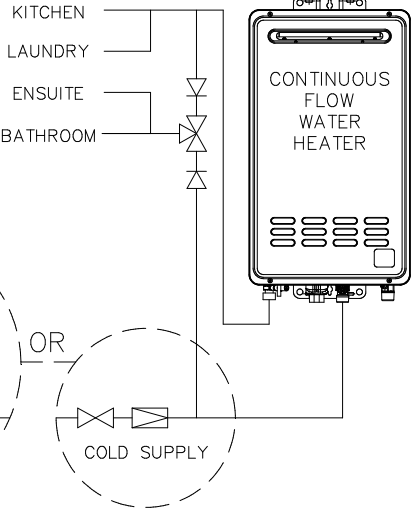
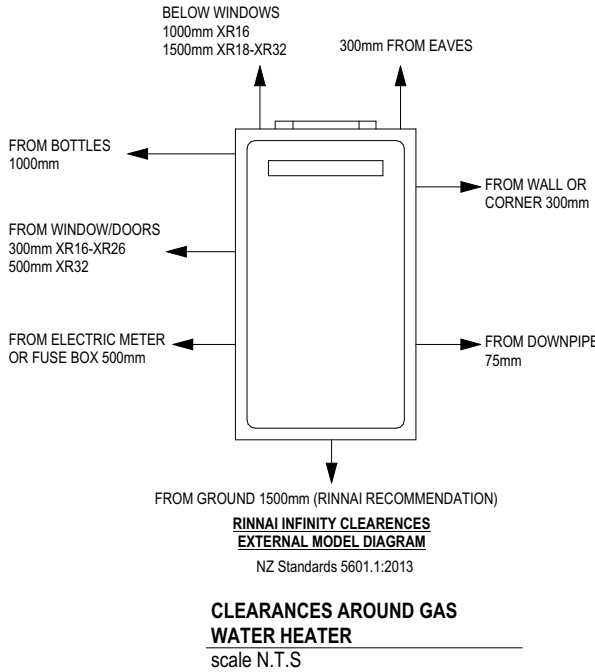
A - EXCHANGE CYLINDER - 150 mm

CLEARANCES AROUND GAS BOTTLES
scale N.T.S

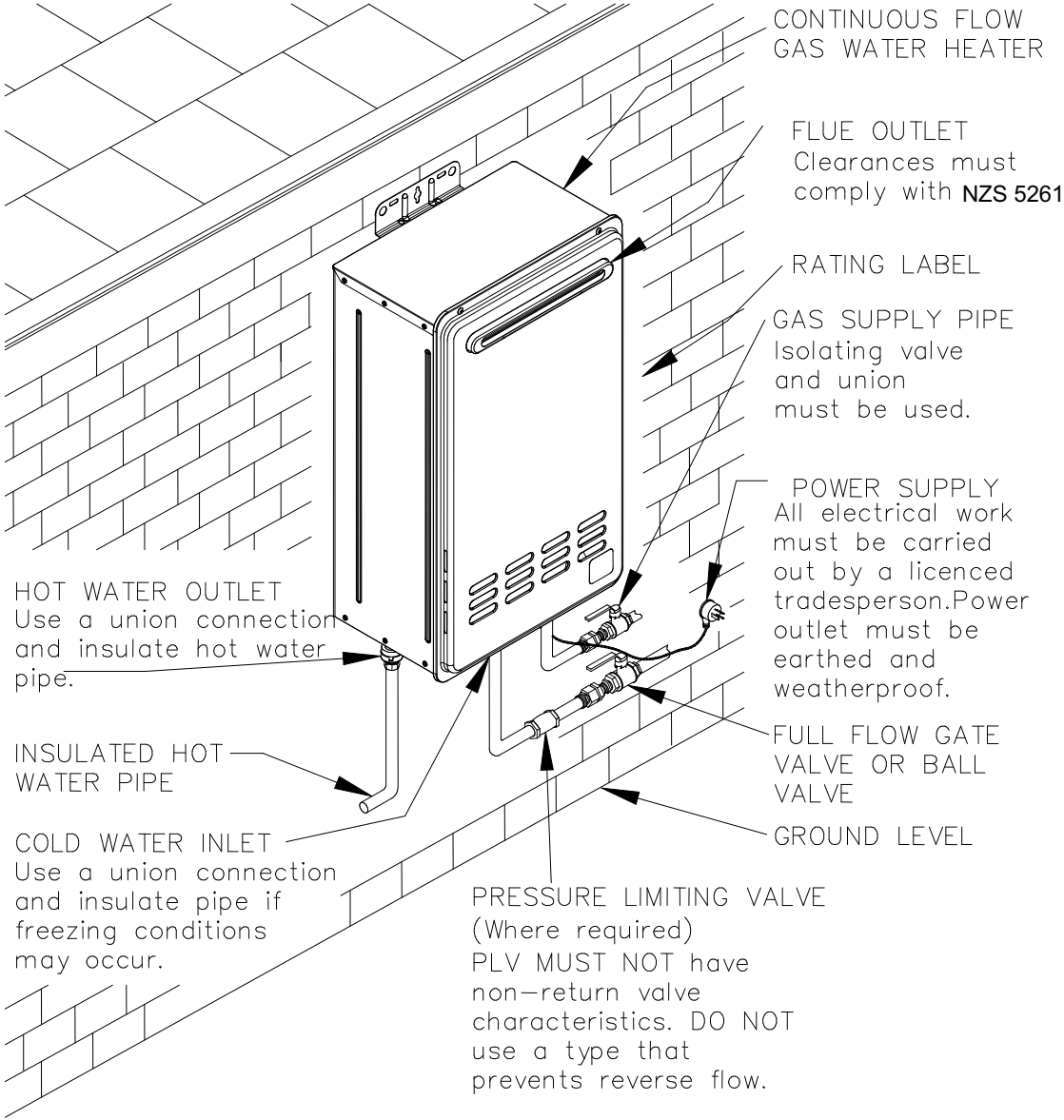
NOTE: NON RETURN VALVES (NRV) REQUIRED ON COLD AND HOT SUPPLY LINES TO A TEMPERATURE LIMITING DEVICE (TLD) IF NOT INCORPORATED IN TLD.

NOTE: PRESSURE LIMITING DEVICE (PLV) REQUIRED TO TLD IF PLV INSTALLED AT WATER HEATER

Two Temperature Zones Using a Temperature Limiting Device



TYPICAL INSTALLATION
ELECTRONIC CONTINUOUS FLOW GAS WATER HEATER
EXTERNAL MODELS 874 SERIES



PROPOSED BUILDING FOR:
LIAM NELSON & EMMA DAVIES
Lot 446 Farrington, Rolleston

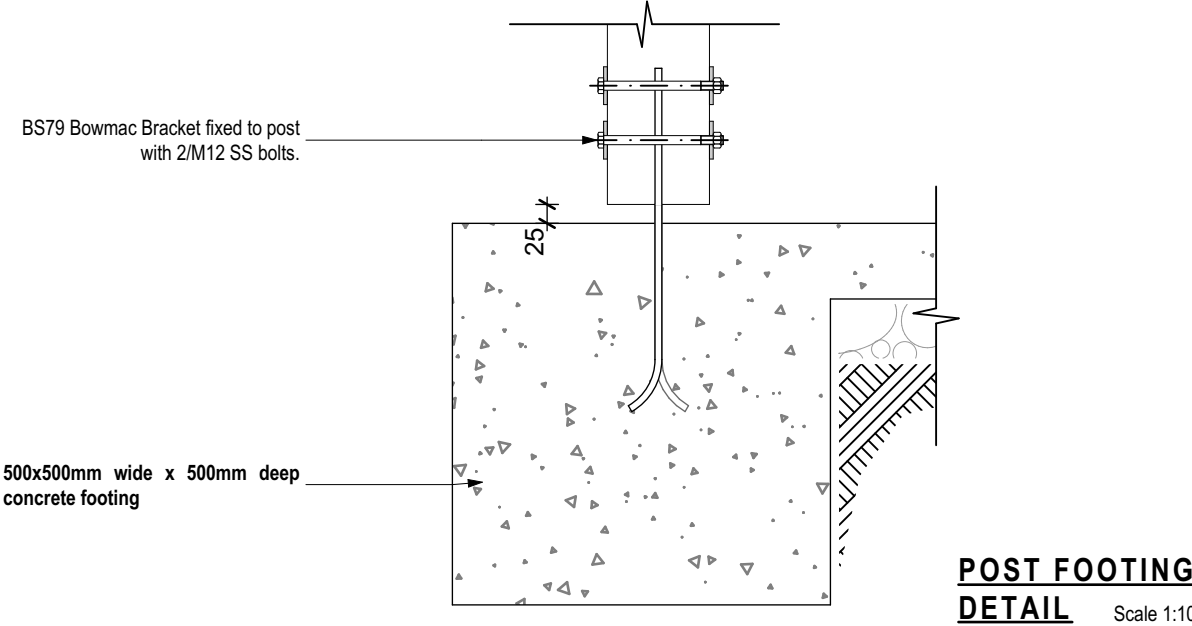
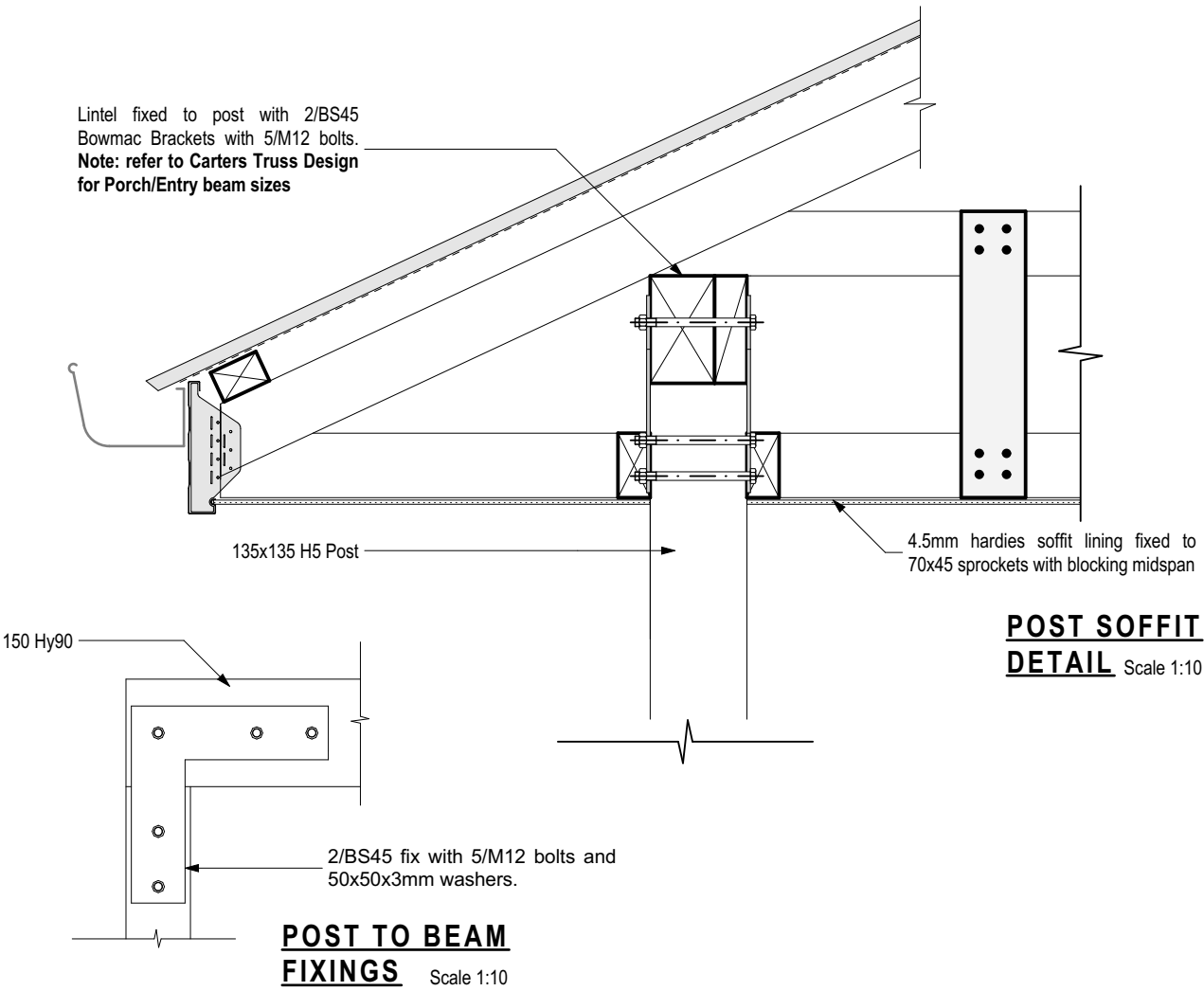
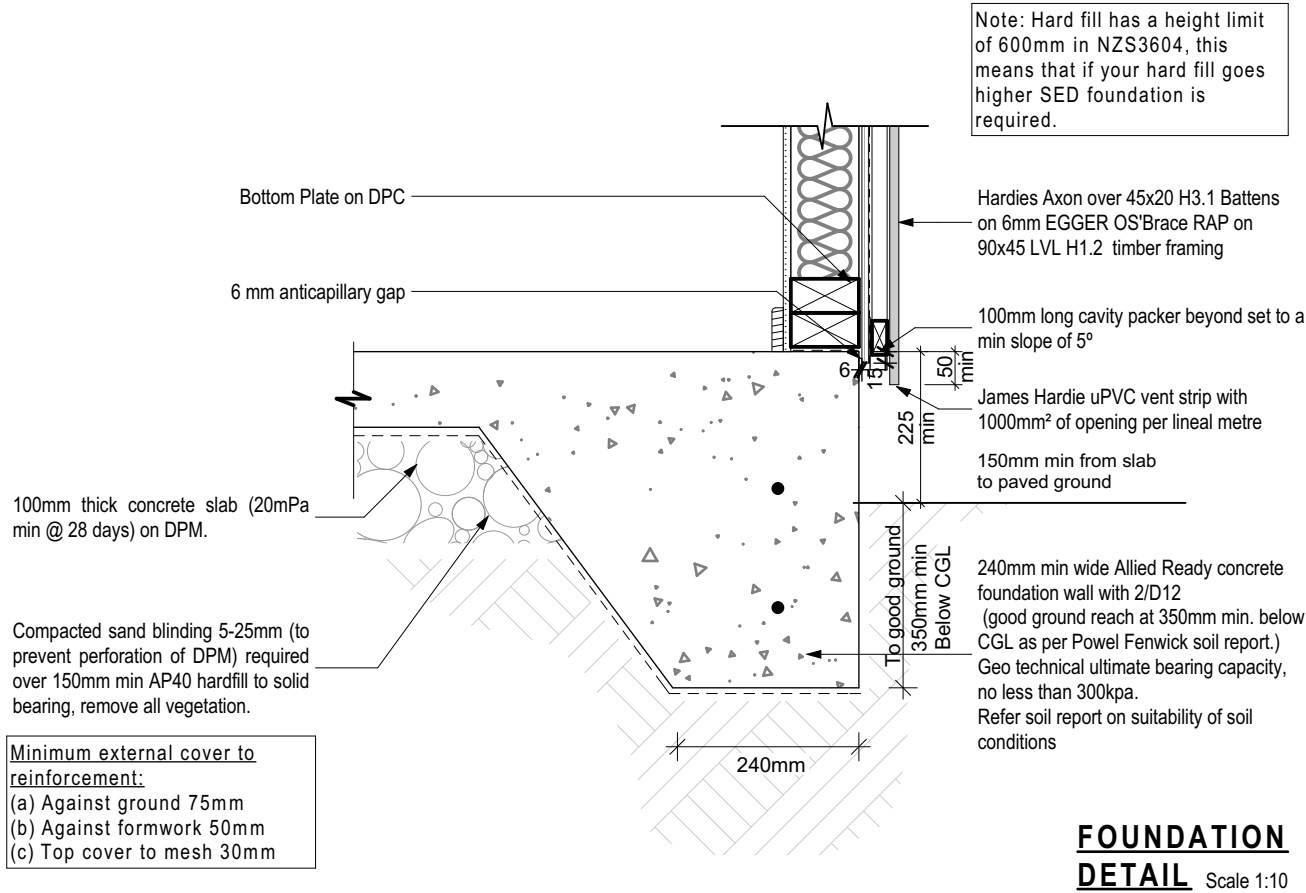
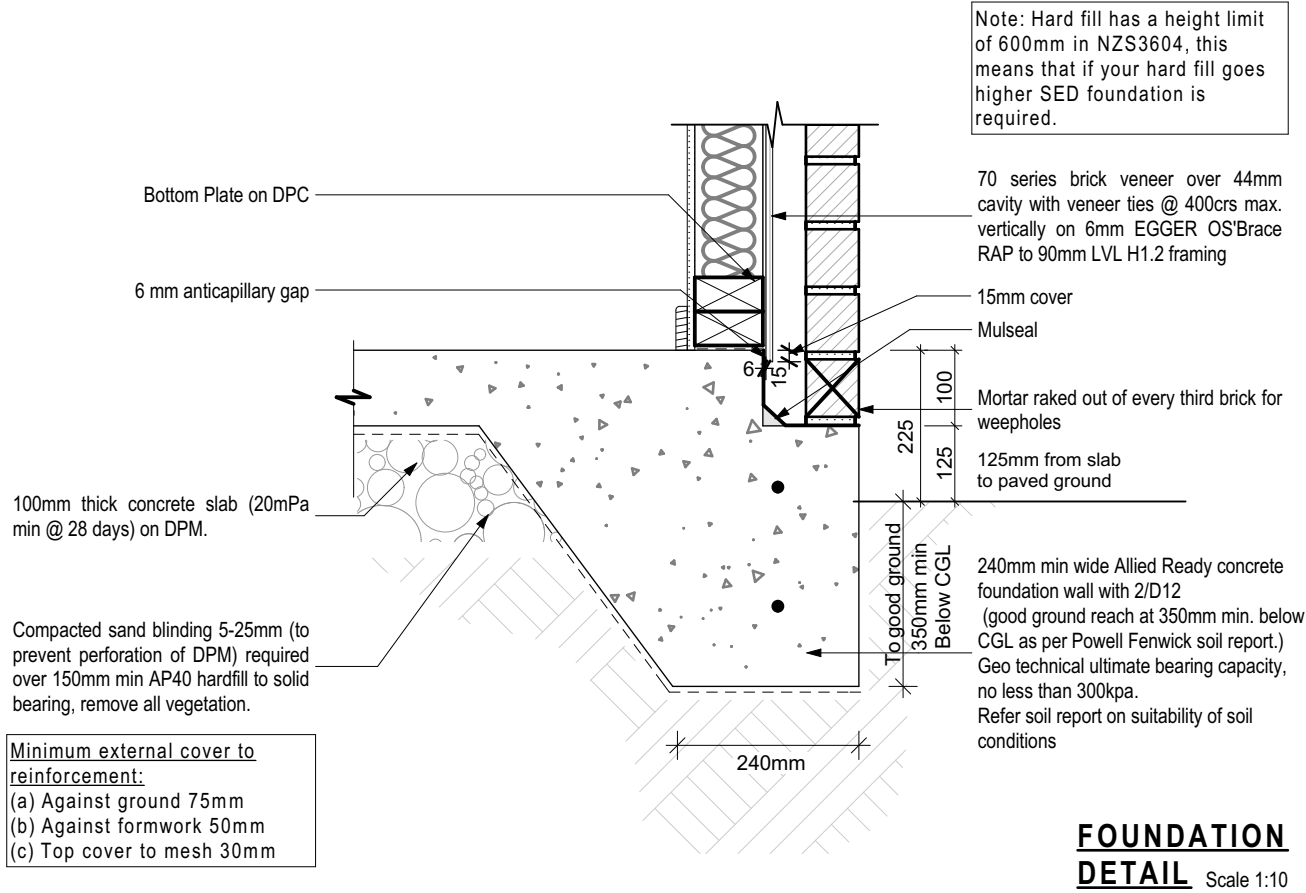
DRAWING TITLE
GAS DETAILS

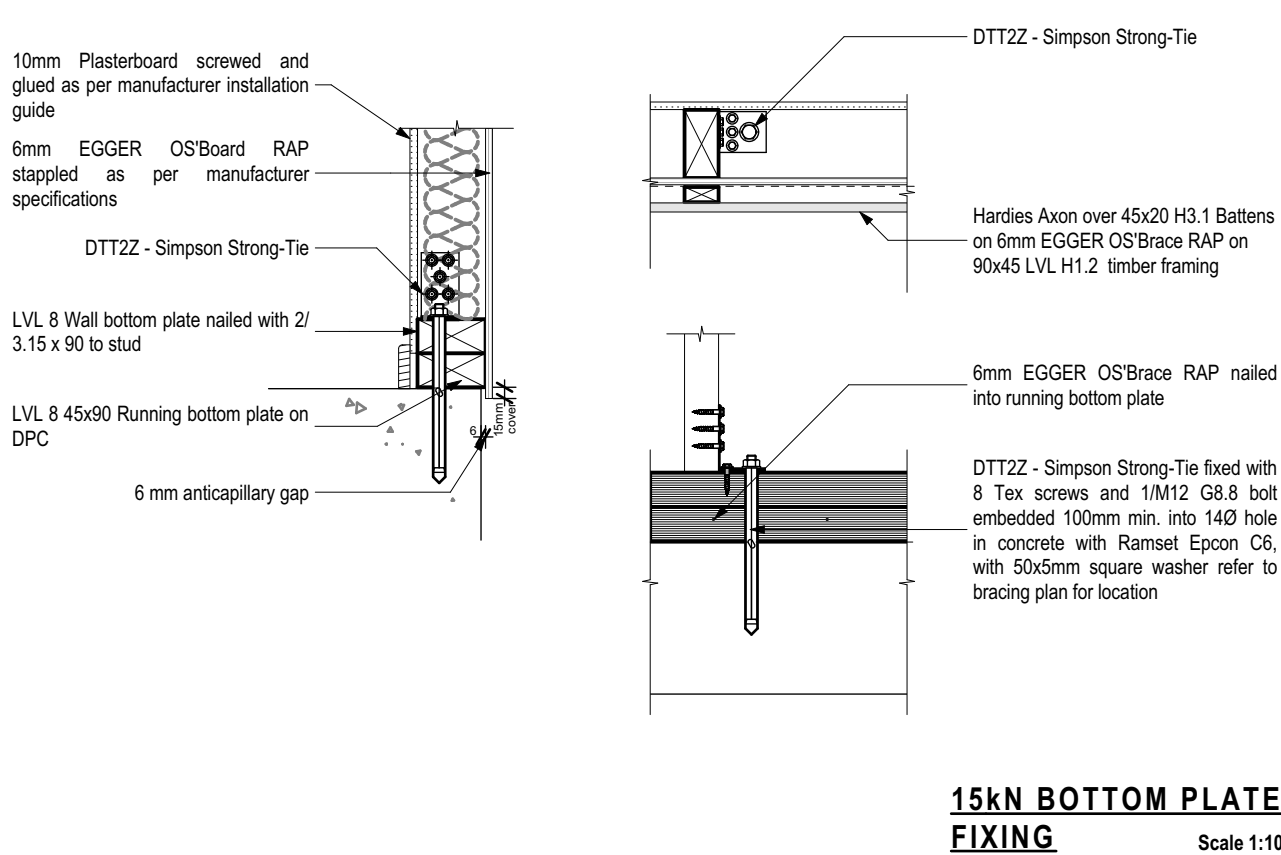
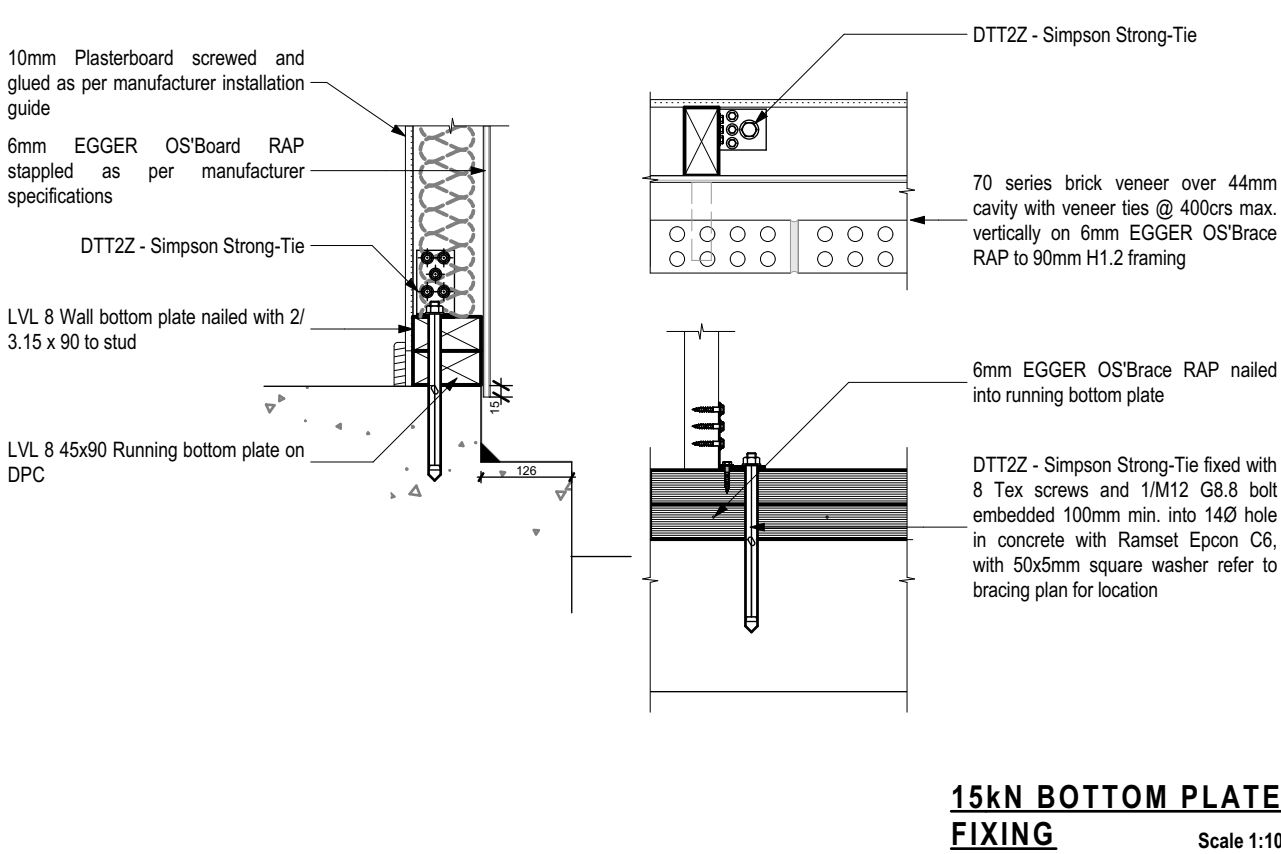
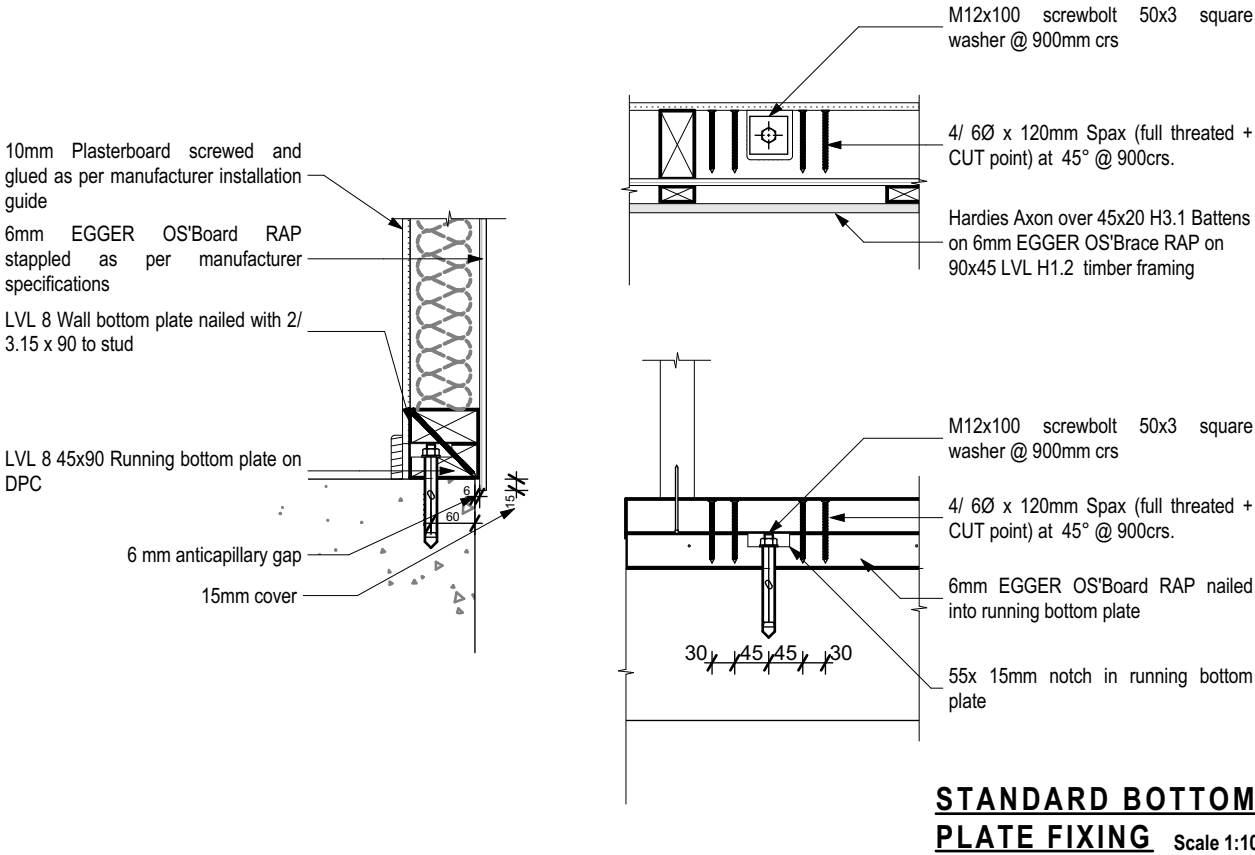
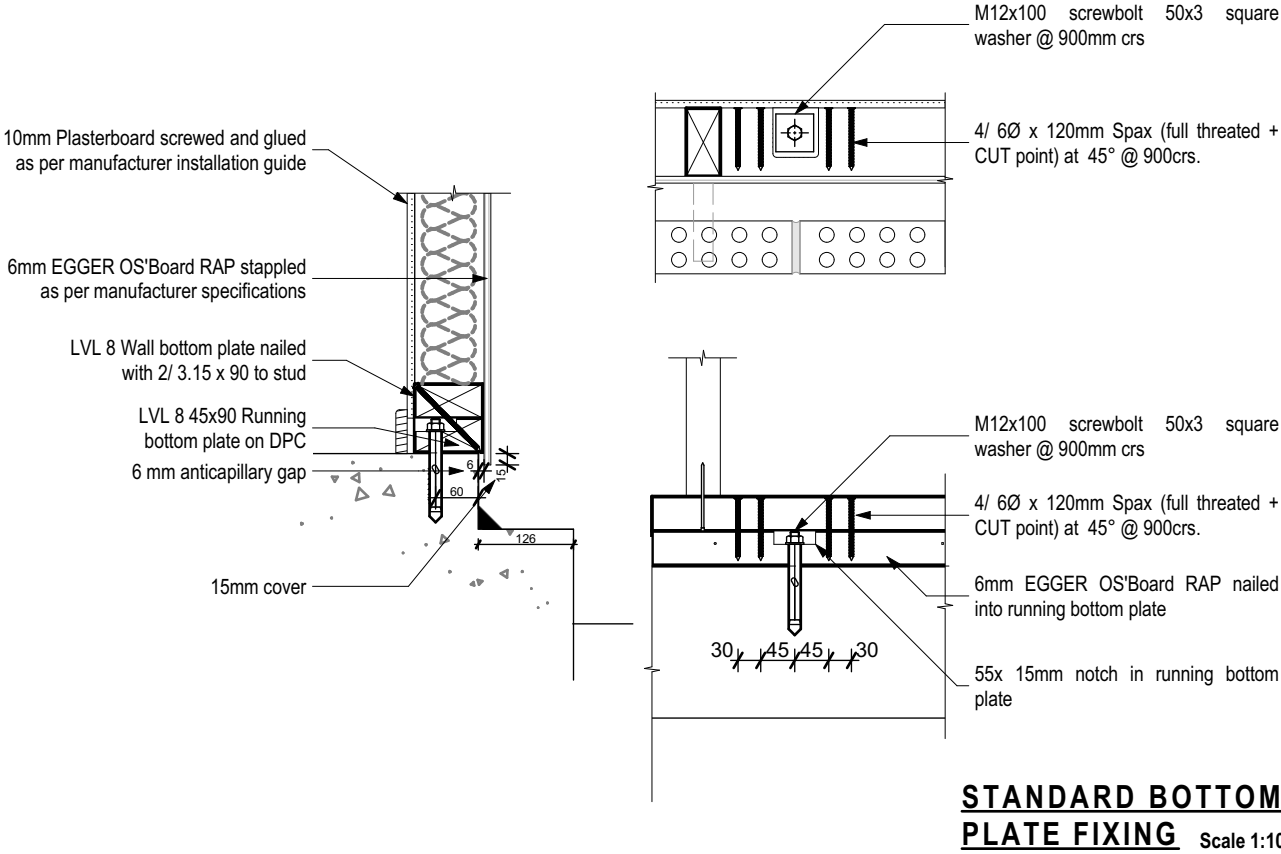
Last Saved by: Jody McMurdo
File Location: T:\Current\TEMP QUOTE\170847\170847 Nelson & Davies Consent.pln

SCALE: 1:5, 1:1 @ A3
DRAWN: Jody McMurdo

DATE: 4/12/2017
FILE: 170847

SHEET: 17
OF:





PROPOSED BUILDING FOR:
LIAM NELSON & EMMA DAVIES
Lot 446 Farrington, Rolleston

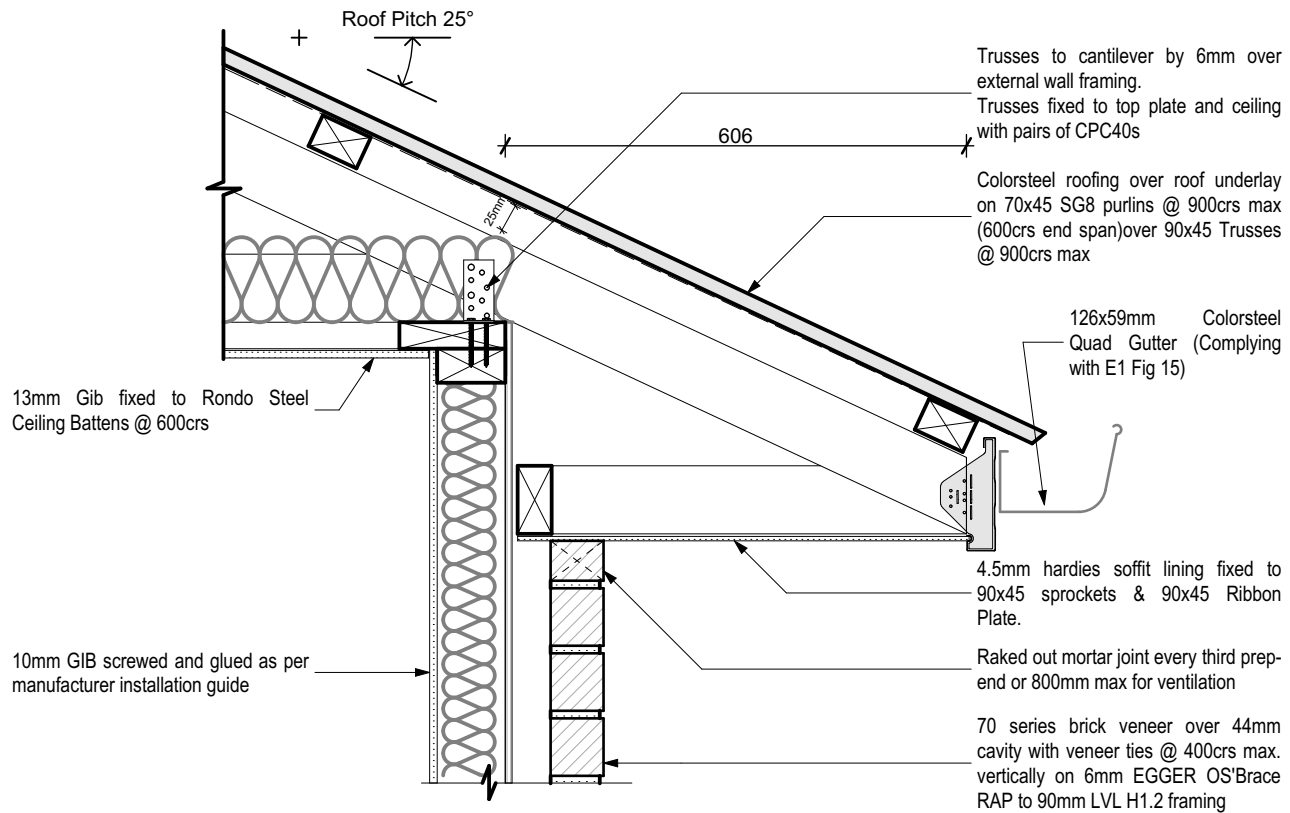
DRAWING TITLE

DETAILS 2

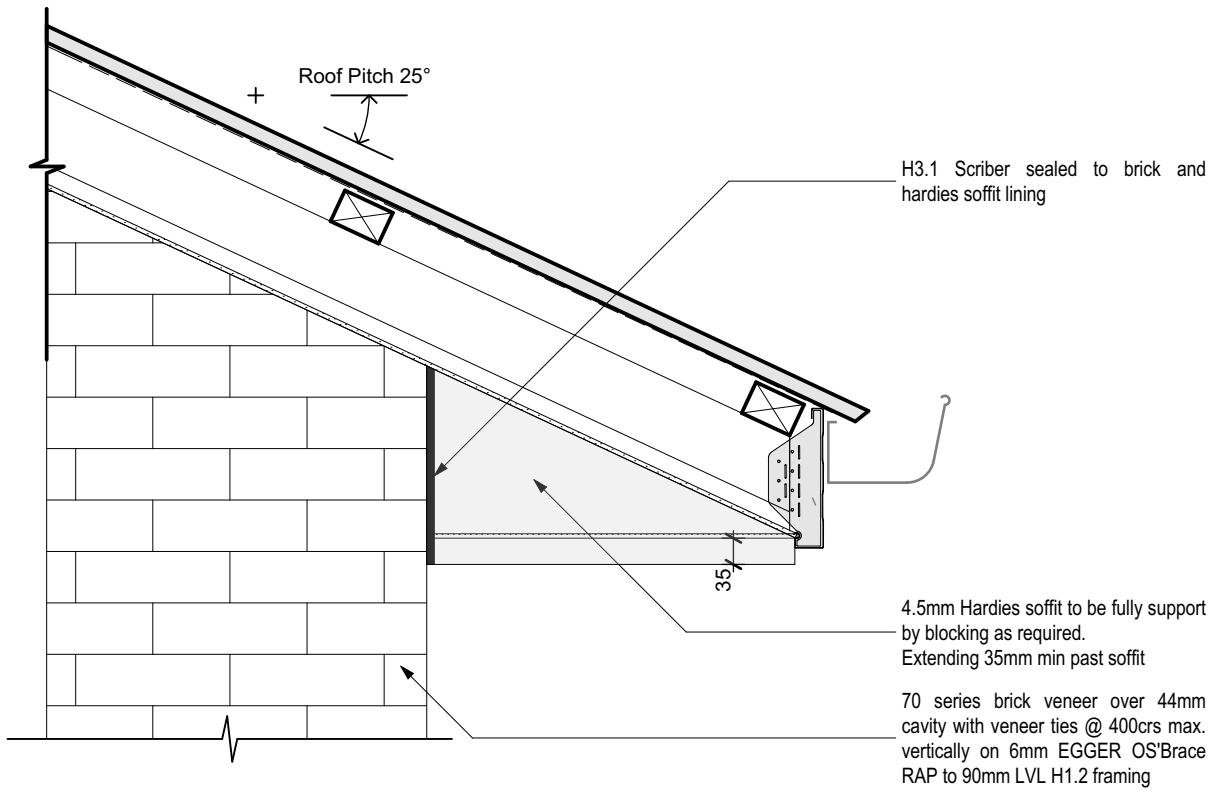
Last Saved by Jody.McMurdo
File Location T:\Current\TEMP QUOTE\170847\170847 Nelson & Davies Consent.pln

SCALE: 1:10 @ A3
DATE: 4/12/2017
DRAWN: Jody.McMurdo
FILE: 170847

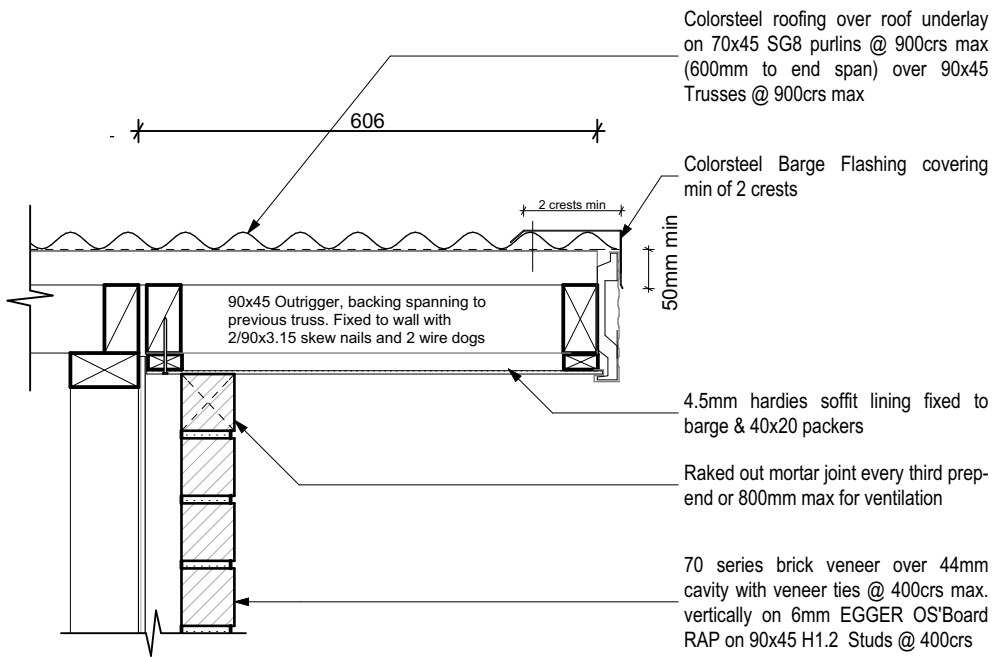
SHEET: 19
OF:



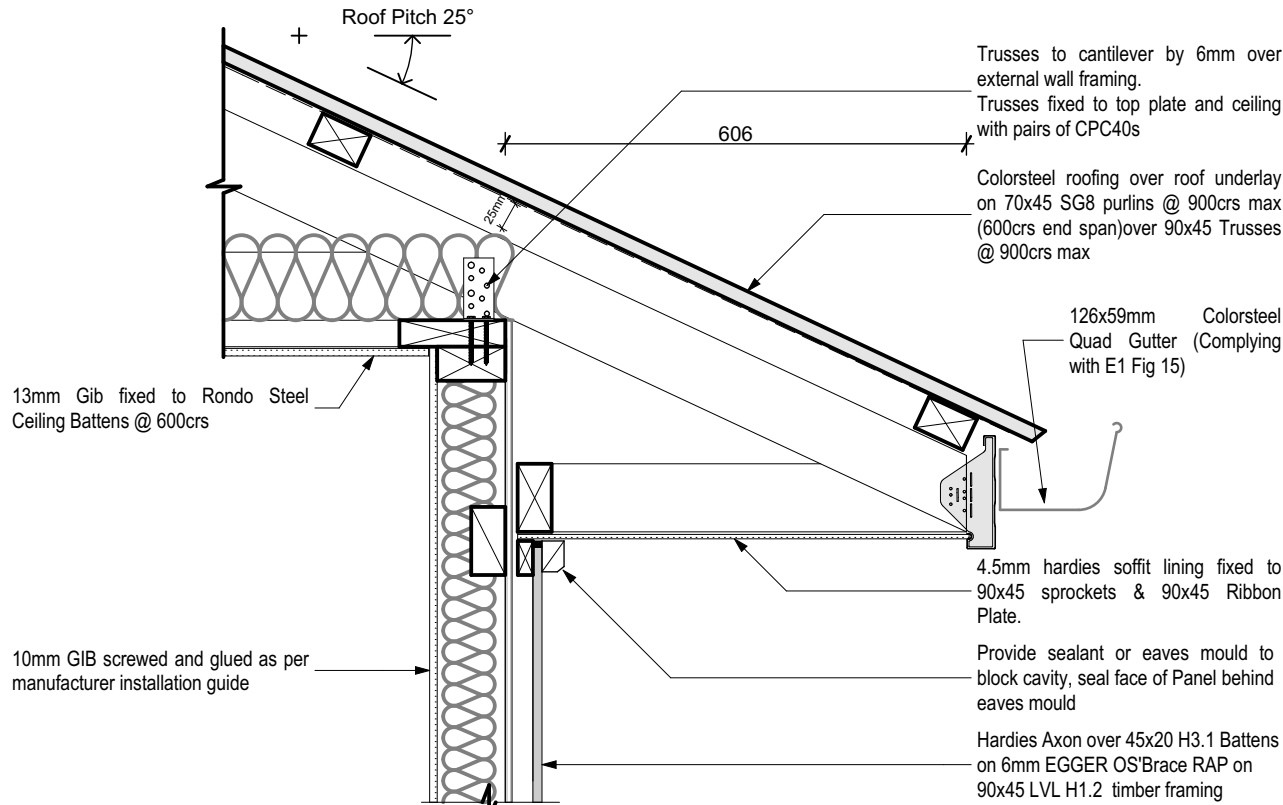
**BRICK SOFFIT
DETAIL** Scale 1:10



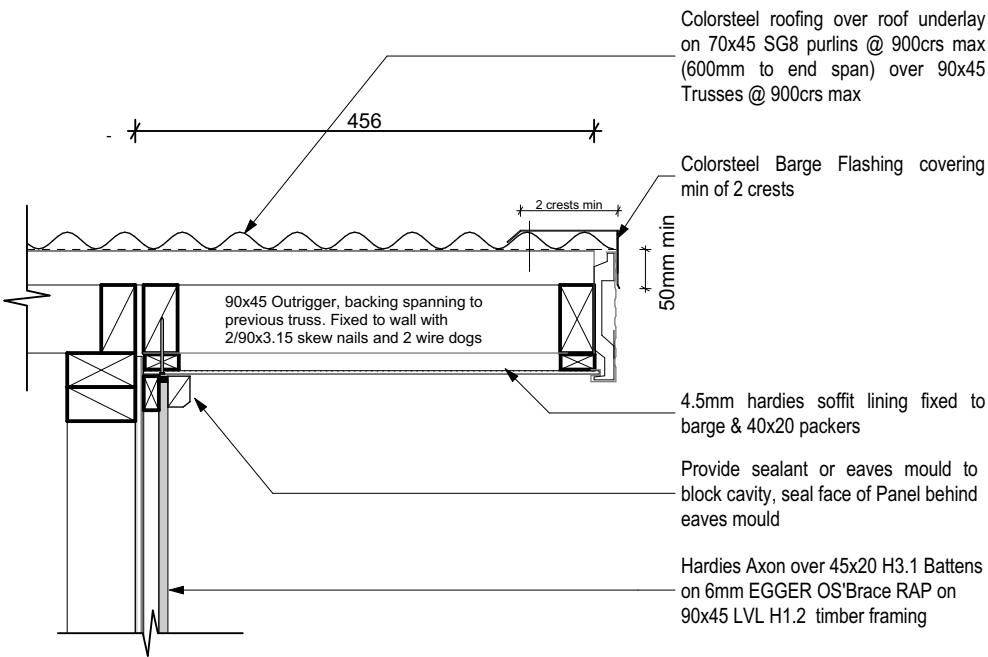
**FRONT VIEW END OF
SIDE SOFFIT** Scale 1:10



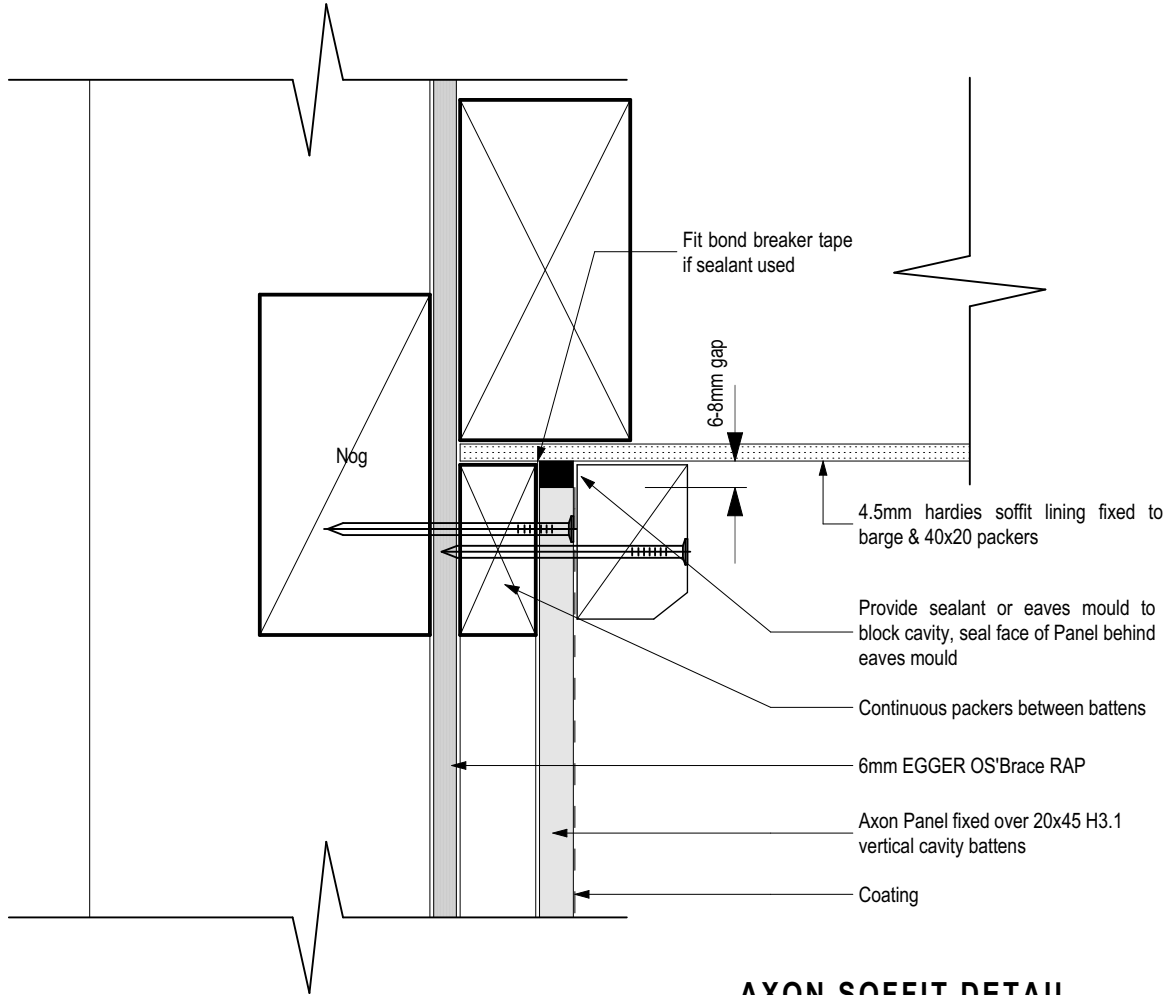
**BRICK BARGE
DETAIL** Scale 1:10



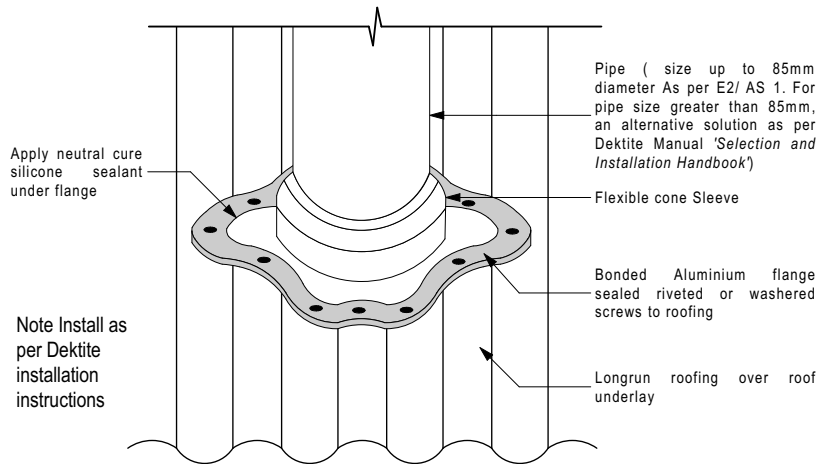
**AXON SOFFIT
DETAIL** Scale 1:10



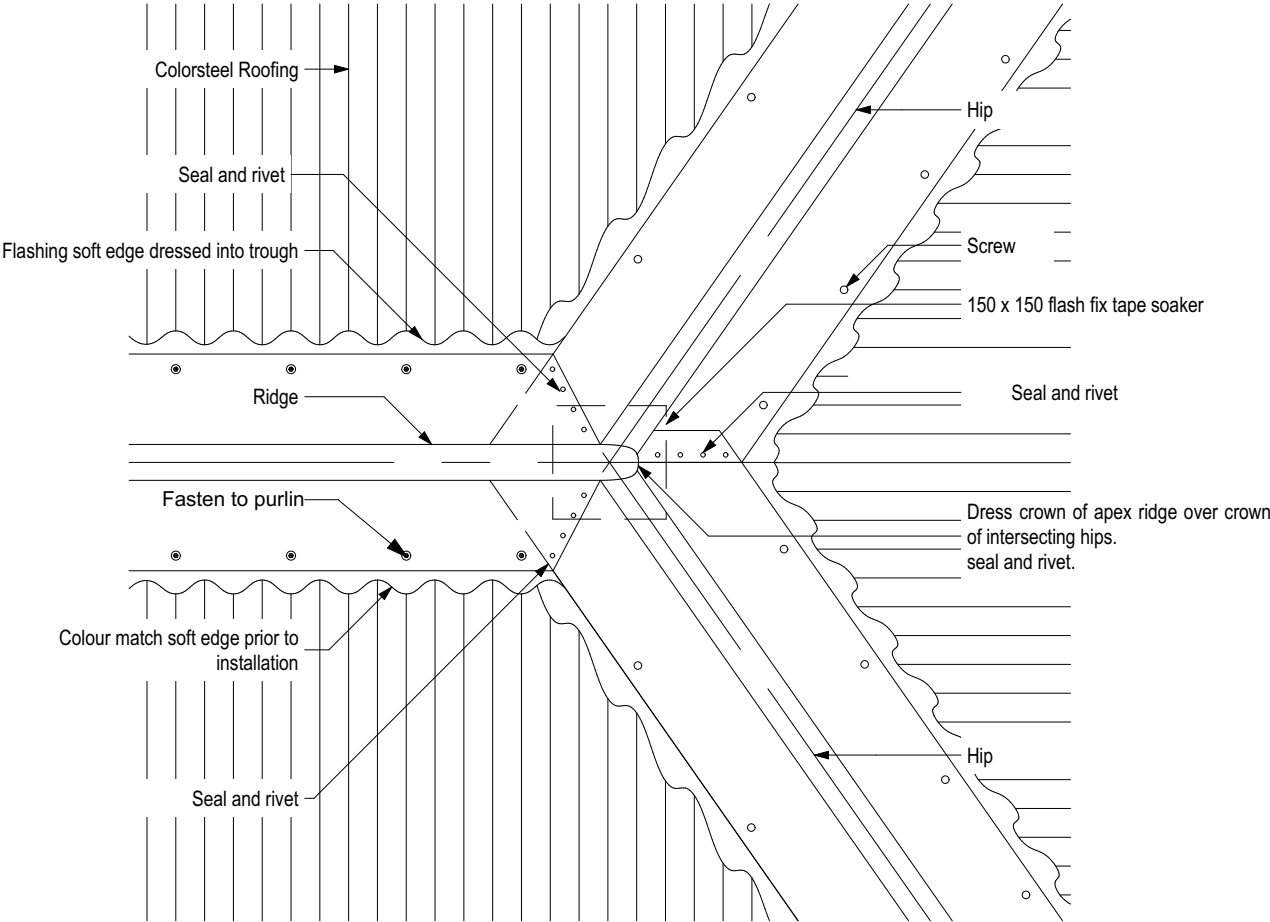
AXON BARGE DETAIL
Scale 1:10



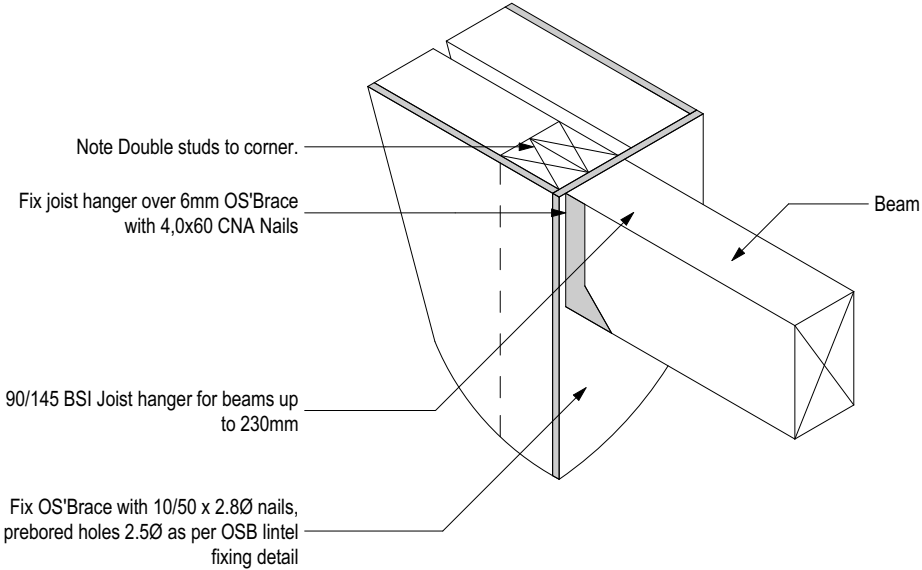
AXON SOFFIT DETAIL
Scale 1:2



DEKTITE PIPE PENETRATION DETAIL

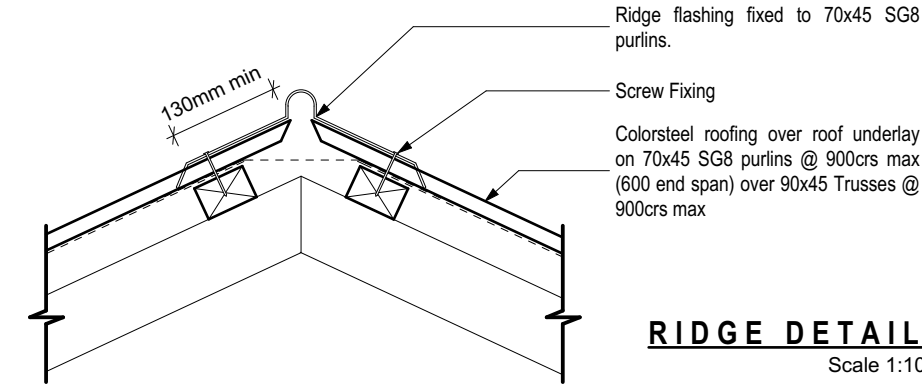


HIP JUNCTION



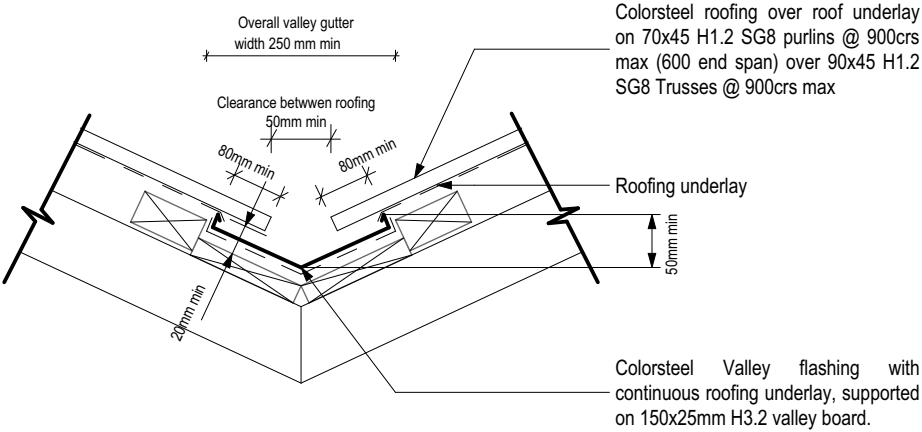
BEAM TO COLUMN JUNCTION DETAIL

Scale 1:10



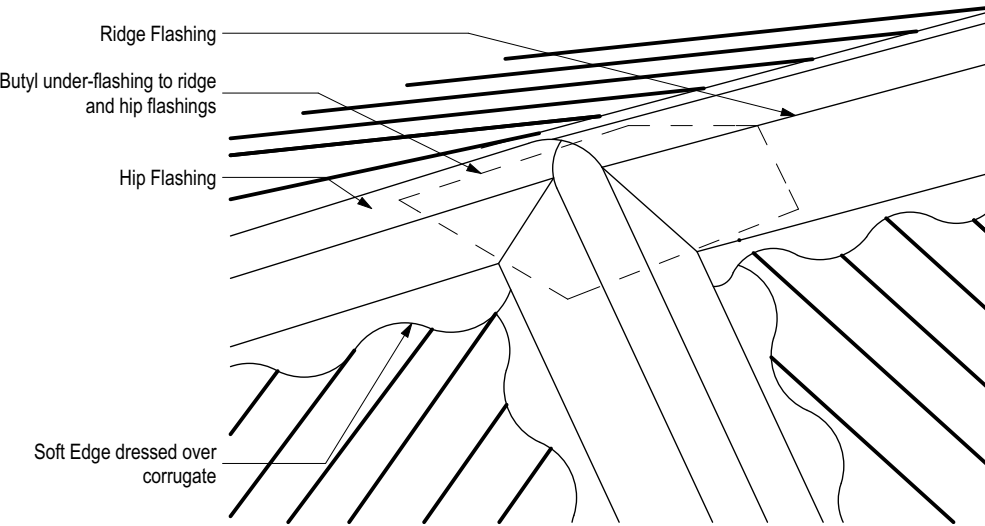
RIDGE DETAIL

Scale 1:10



VALLEY DETAIL

Scale 1:10



RIDGE TO HIP DETAIL

Scale 1:10



PROPOSED BUILDING FOR:
LIAM NELSON & EMMA DAVIES
Lot 446 Farrington, Rolleston

DRAWING TITLE

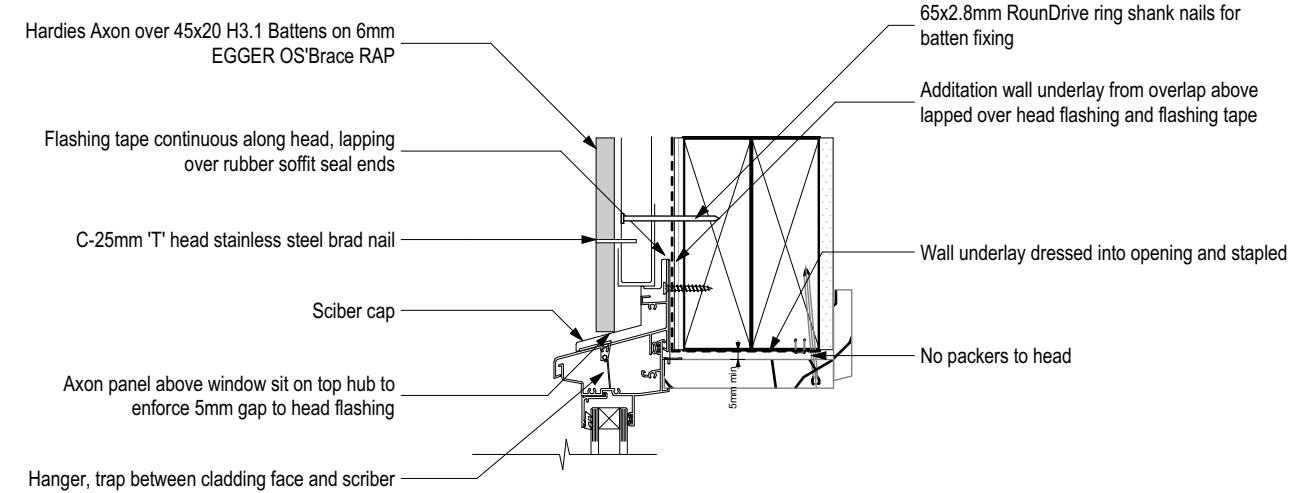
DETAILS 5

Last Saved by Jody McMurdo
File Location T:\Current\TEMP QUOTE\170847\170847 Nelson & Davies Consent.pln

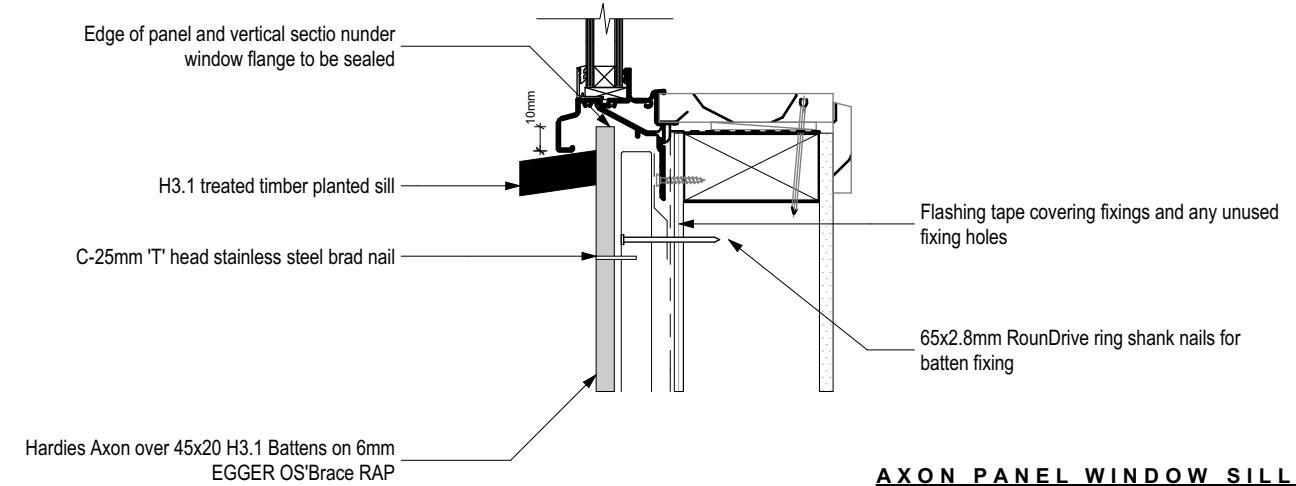
SCALE: 1:10 @ A3
DRAWN: Jody.McMurdo

DATE: 4/12/2017
FILE: 170847

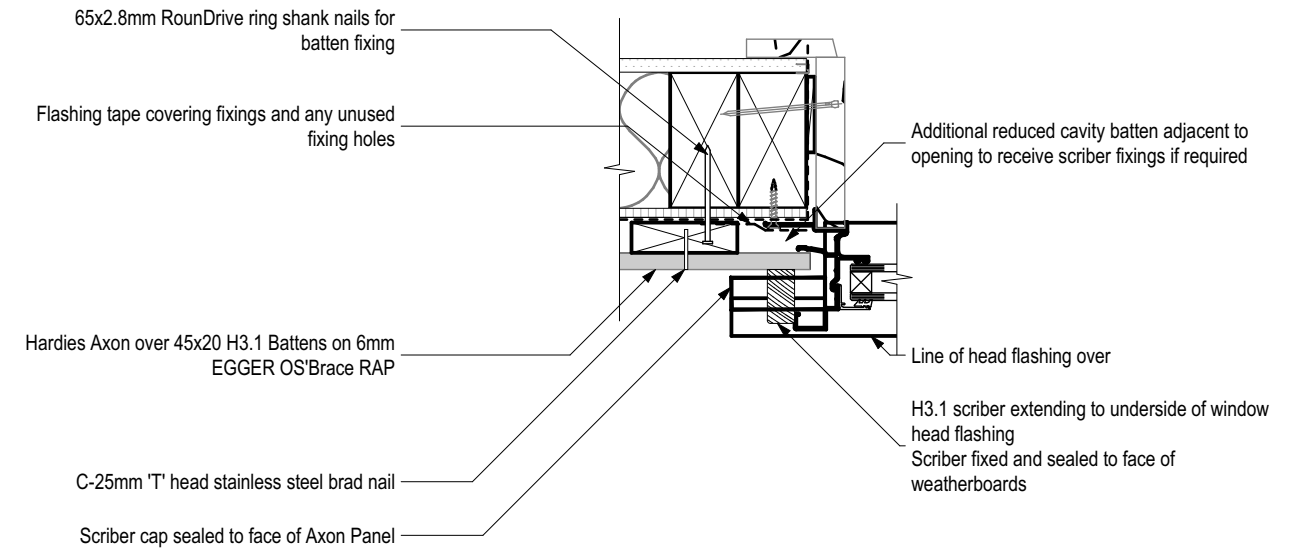
SHEET: 22
OF:



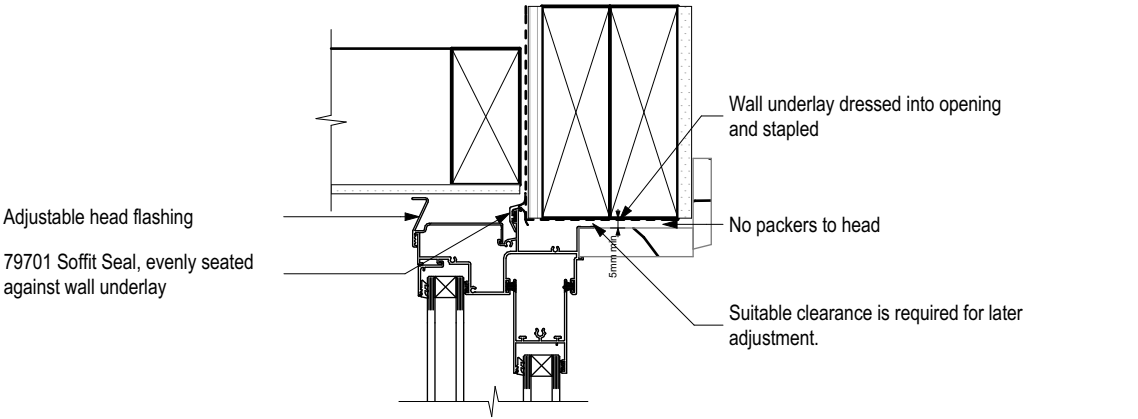
AXON PANEL WINDOW HEAD DETAIL Scale 1:5



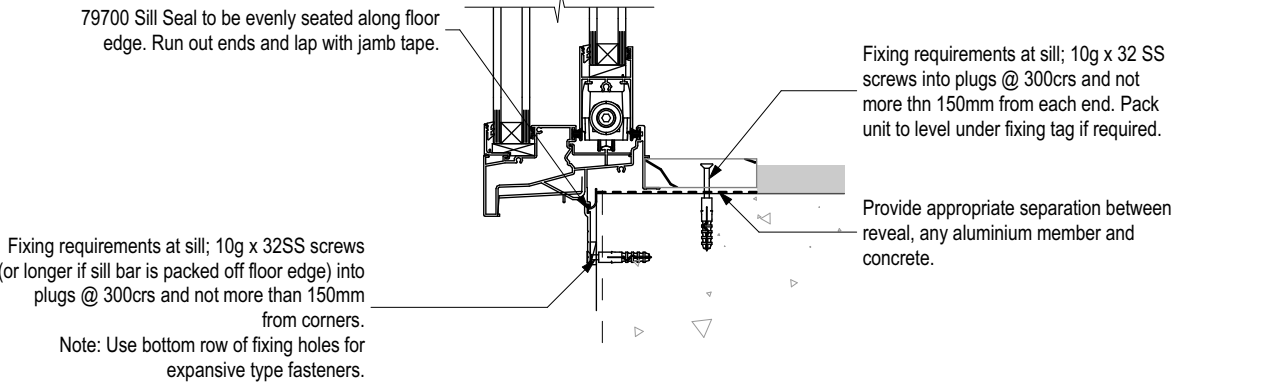
AXON PANEL WINDOW SILL DETAIL Scale 1:5



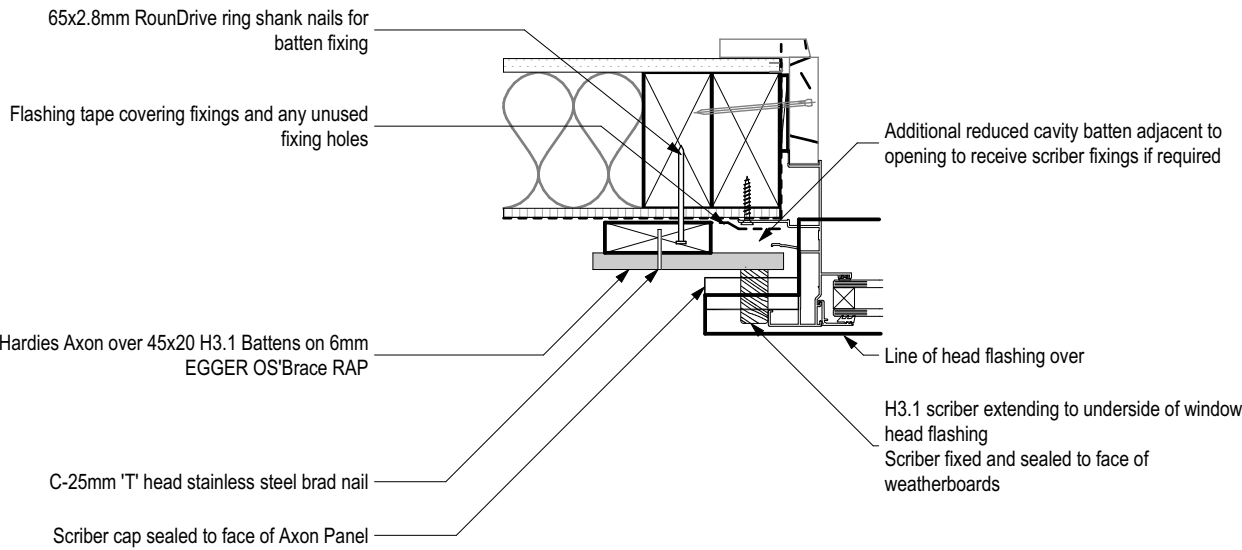
AXON PANEL WINDOW JAMB DETAIL Scale 1:5



AXON SLIDING DOOR HEAD DETAIL Scale 1:5



AXON SLIDING DOOR SILL DETAIL Scale 1:5



AXON SLIDING DOOR JAMB DETAIL Scale 1:5



PROPOSED BUILDING FOR:
LIAM NELSON & EMMA DAVIES
Lot 446 Farrington, Rolleston

DRAWING TITLE

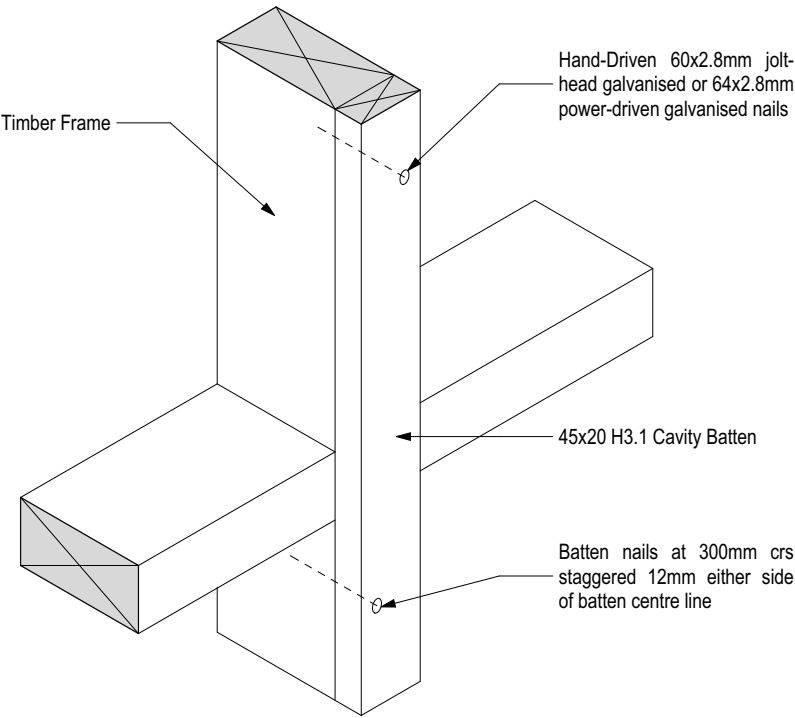
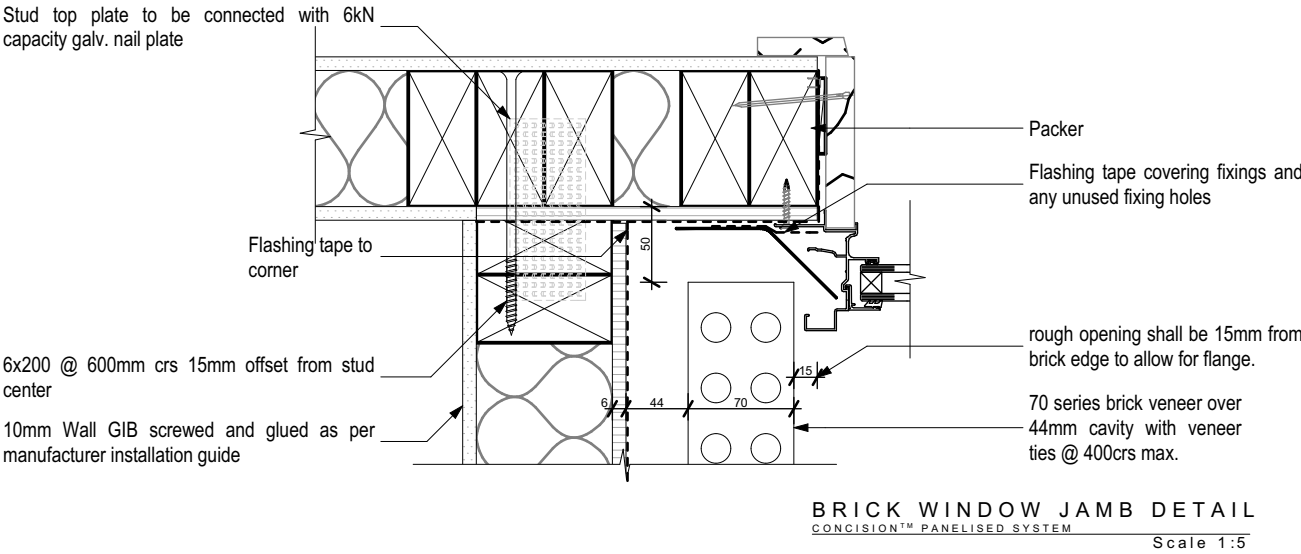
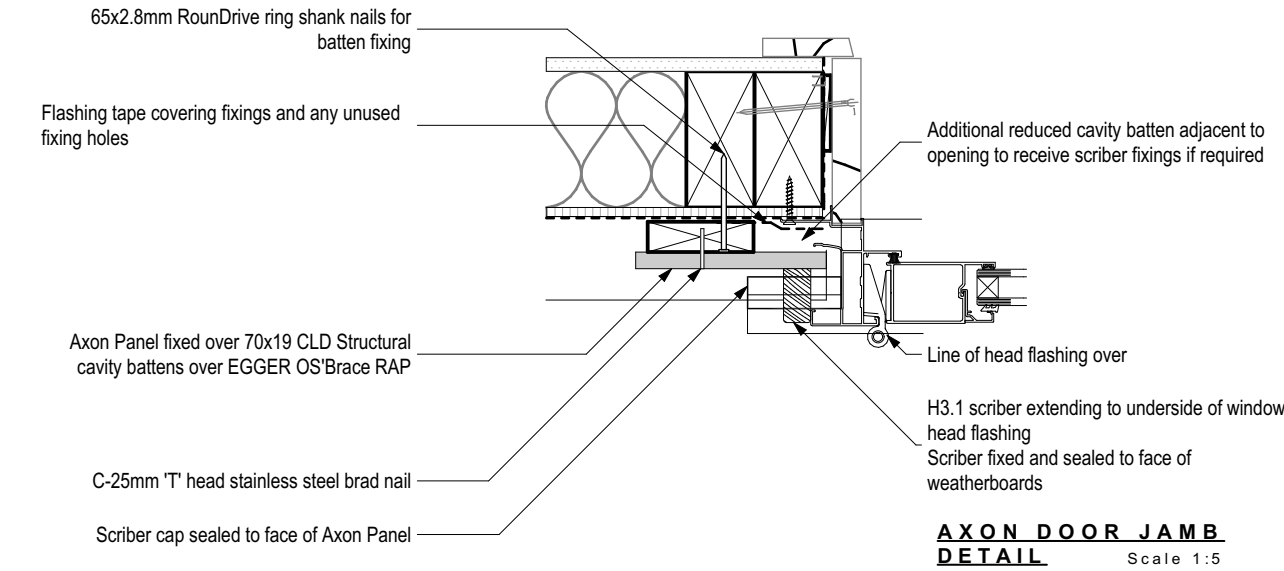
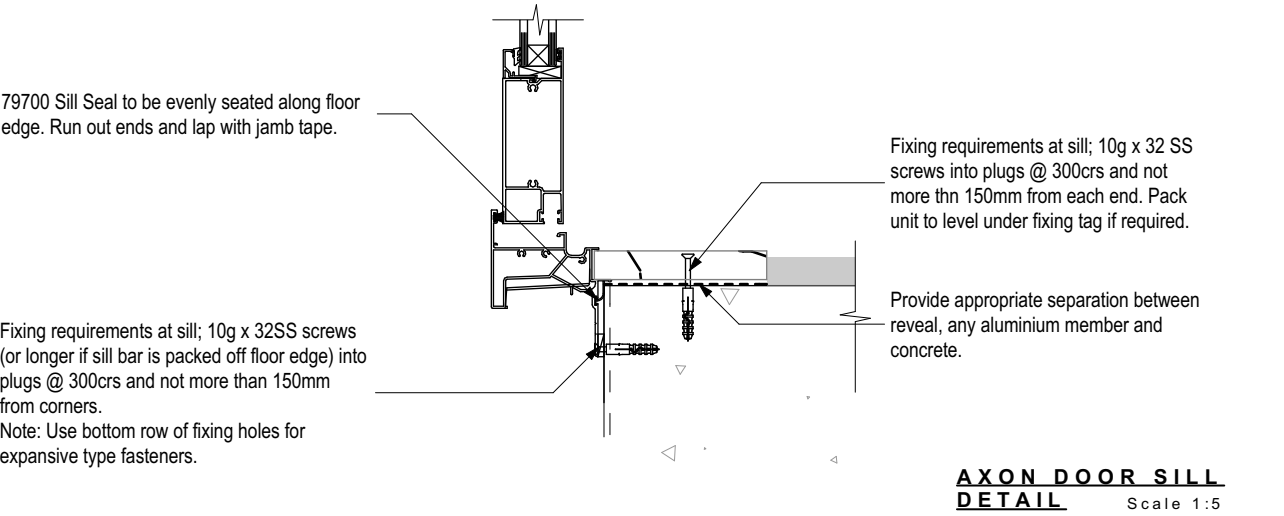
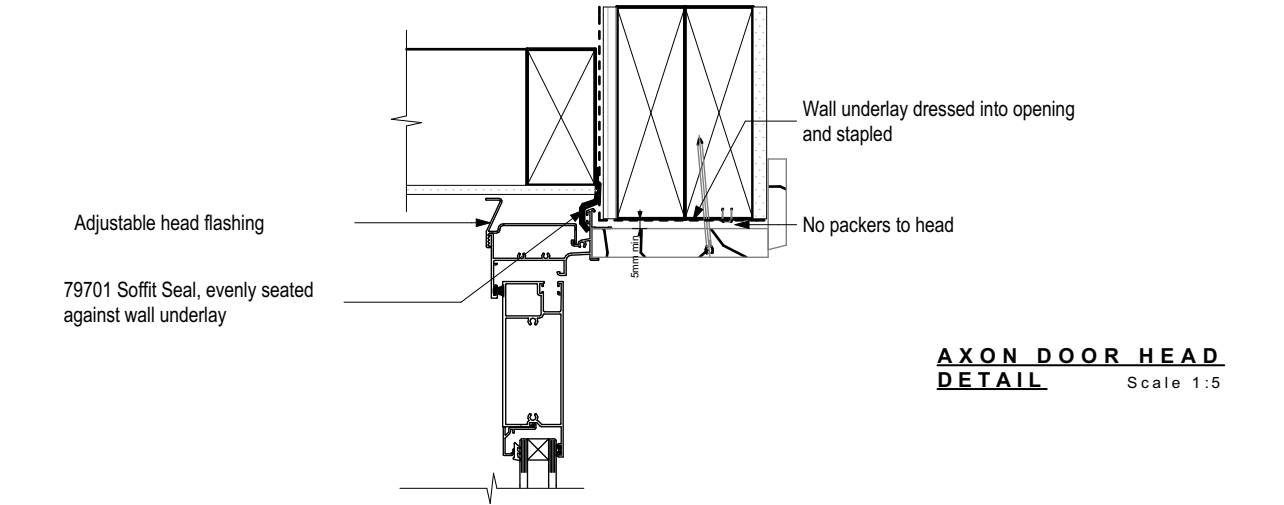
DETAILS 6

Last Saved by: Jody McMurdo
File Location: T:\Current\TEMP QUOTE\170847\170847 Nelson & Davies Consent.pln

SCALE: 1:5 @ A3
DRAWN: Jody.McMurdo

DATE: 4/12/2017
FILE: 170847

SHEET: 23
OF:



Structurally Fixed Cavity Batten
Note: Building wrap omitted for clarity



PROPOSED BUILDING FOR:
LIAM NELSON & EMMA DAVIES
Lot 446 Farrington, Rolleston

DRAWING TITLE

DETAILS 7

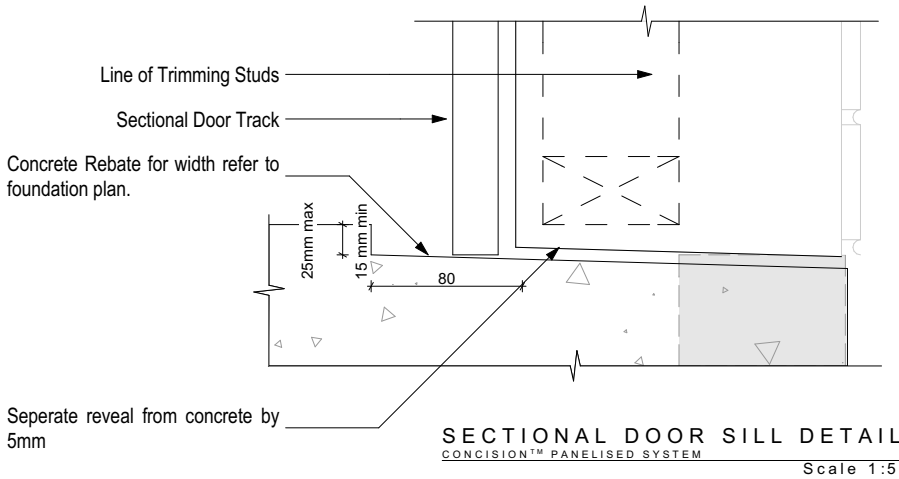
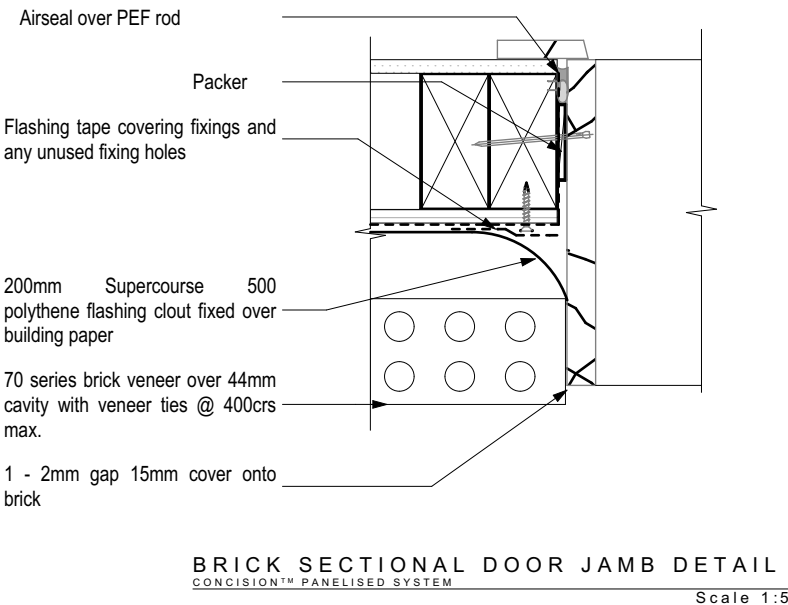
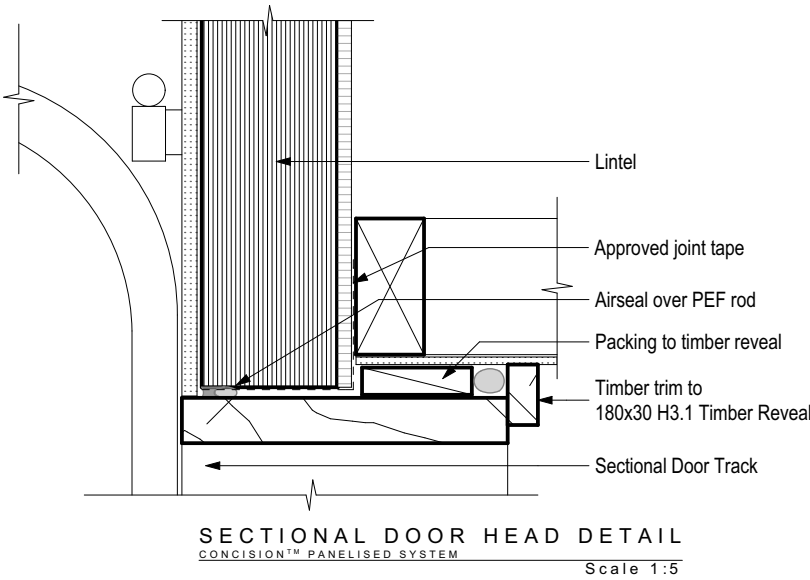
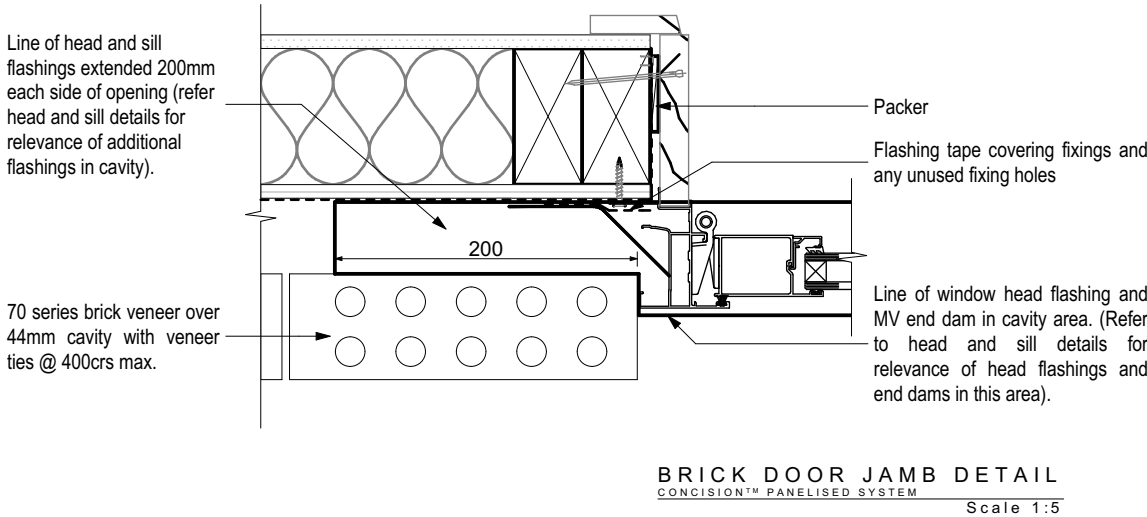
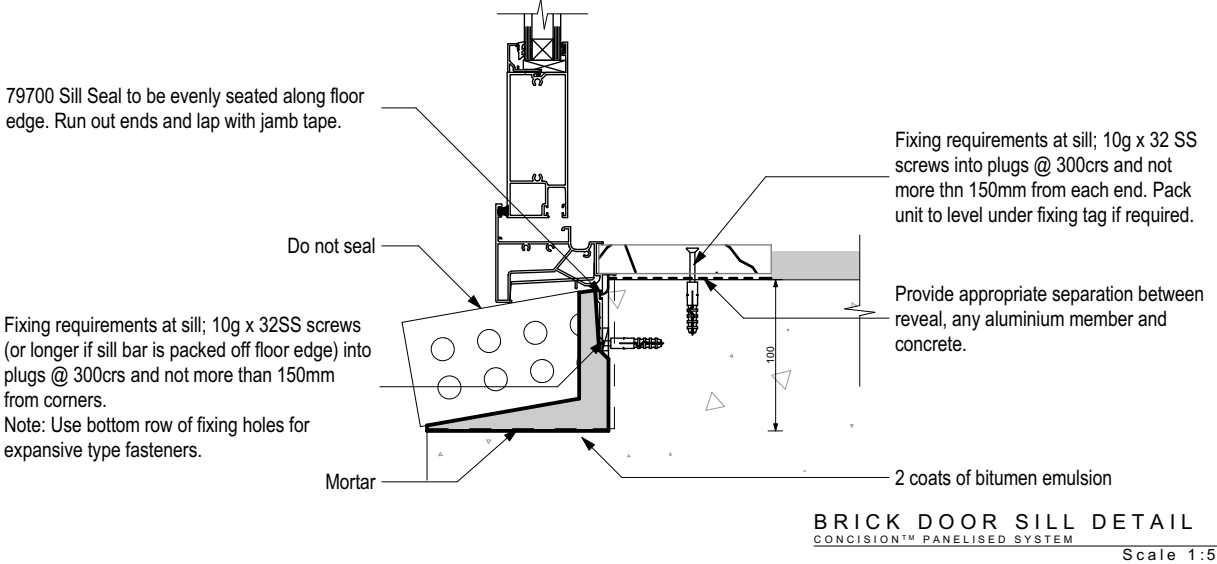
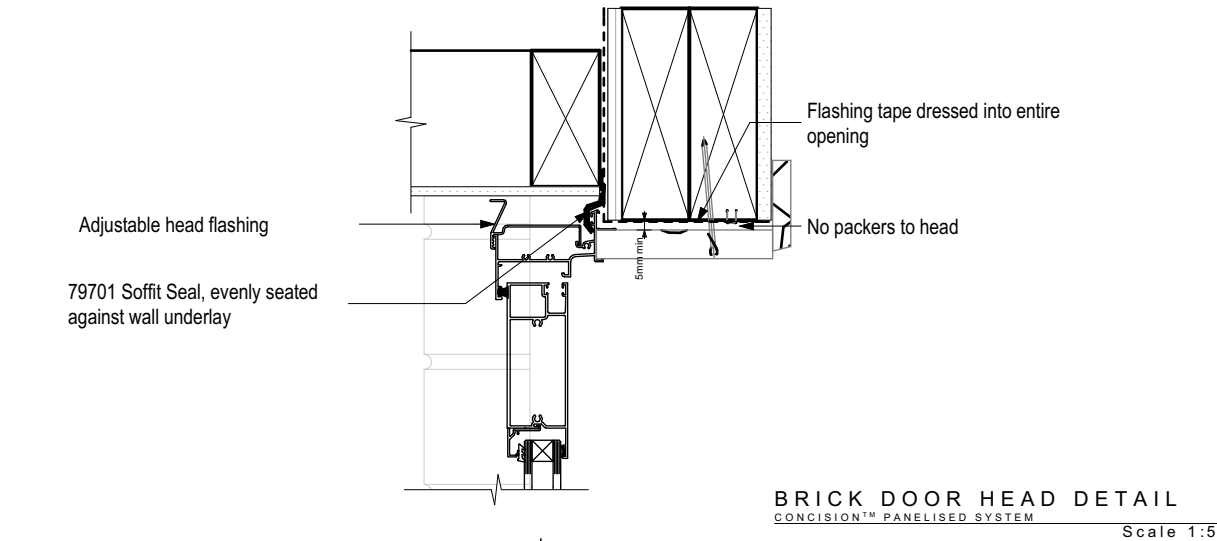
Last Saved by: Jody.McMurdo
File Location: T:\Current\TEMP QUOTE\170847\170847 Nelson & Davies Consent.pln

SCALE: 1:5 @ A3
DRAWN: Jody.McMurdo

DATE: 4/12/2017
FILE: 170847

SHEET: 24
OF:

NOTE:
All horizontal and vertical joints to be taped with 50mm min. cover as per *IBS Design & Installation Guide*.
All perimeter of openings to be taped with 150mm flashing tape.



PROPOSED BUILDING FOR:
LIAM NELSON & EMMA DAVIES
Lot 446 Farrington, Rolleston

DRAWING TITLE
DETAILS 8

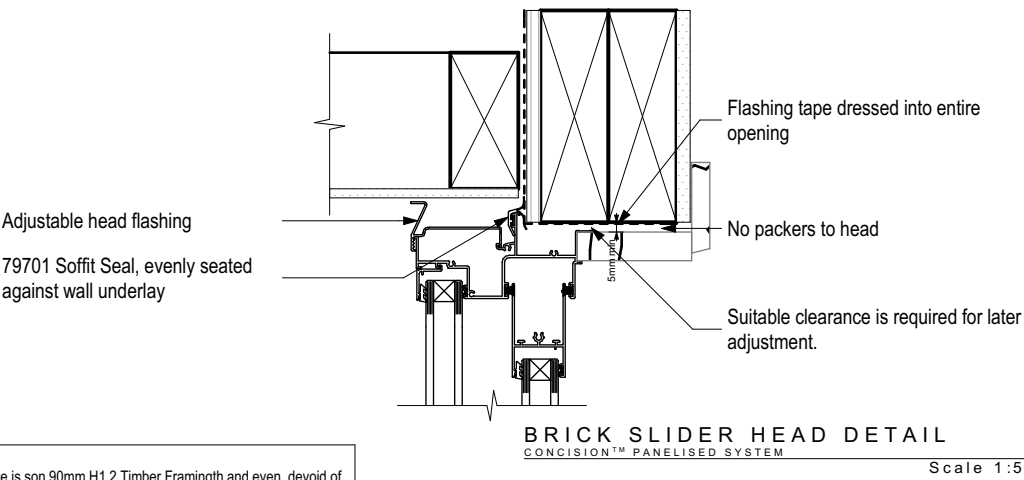
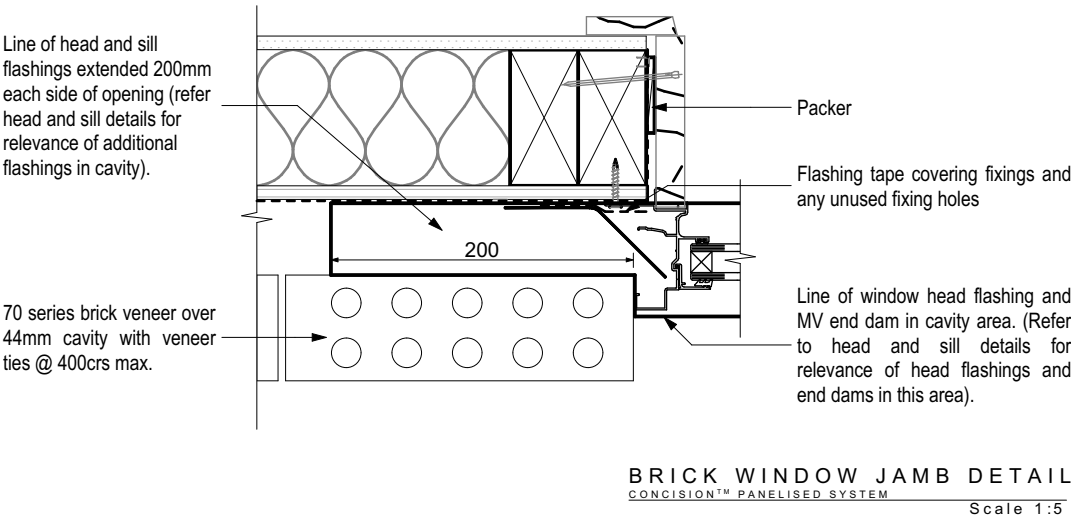
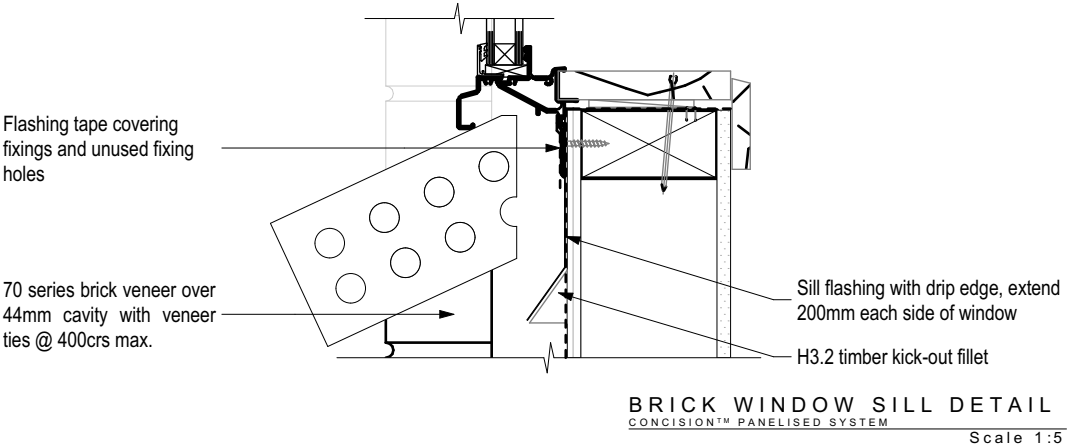
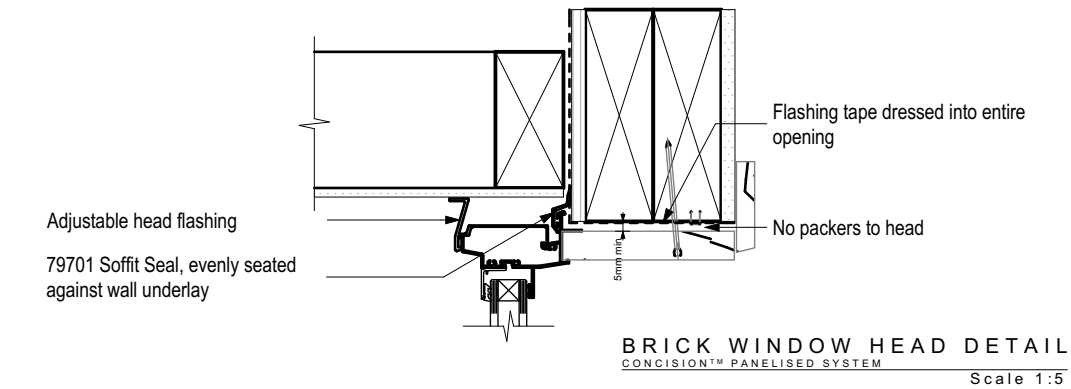
Last Saved by Jody.McMurdo
File Location T:\Current\TEMP QUOTE\170847\170847 Nelson & Davies Consent.pln

SCALE: 1:5 @ A3
DRAWN: Jody.McMurdo

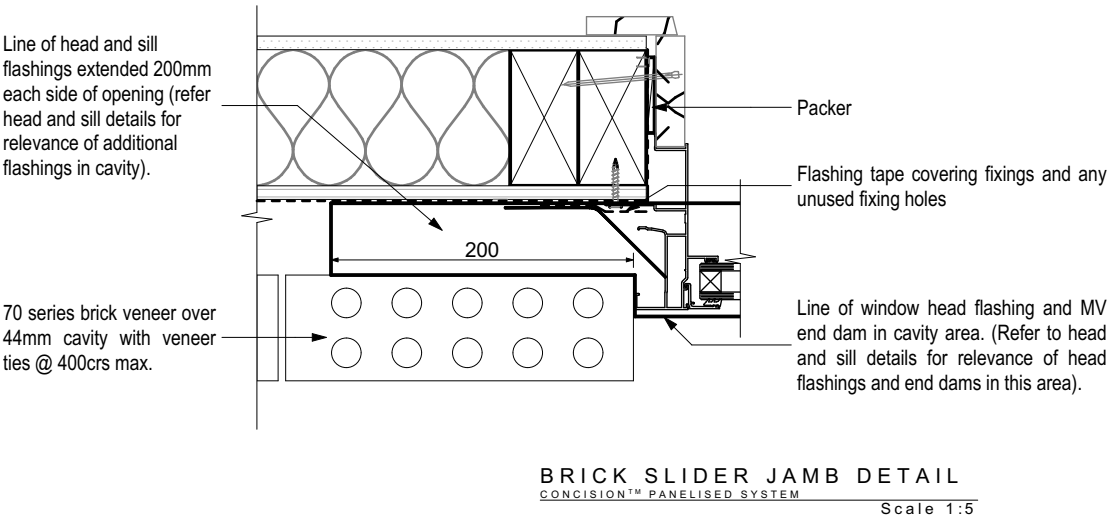
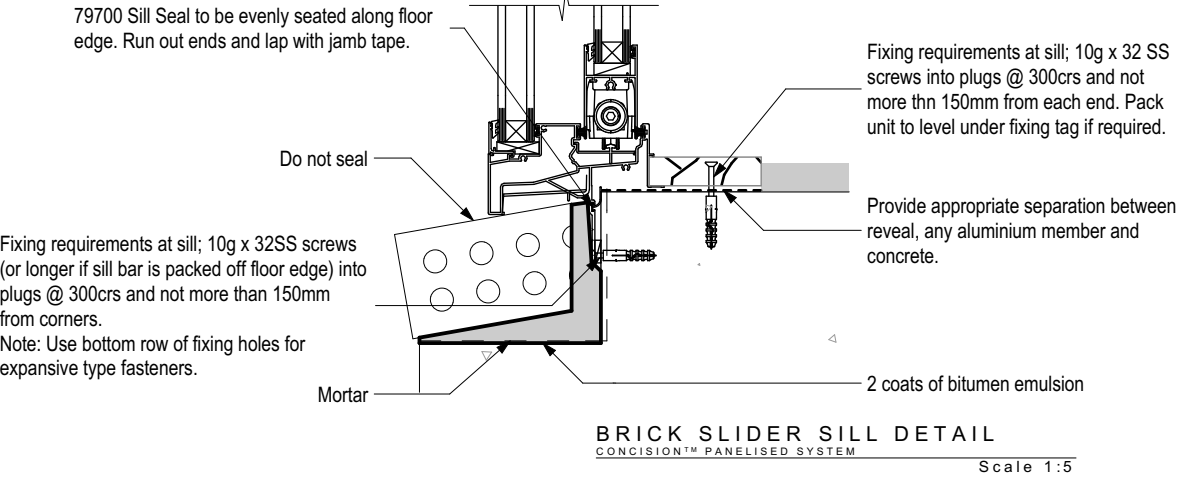
DATE: 4/12/2017
FILE: 170847

SHEET: 25
OF:

NOTE:
All horizontal and vertical joints to be taped with 50mm min. cover as per *IBS Design & Installation Guide*.
All perimeter of openings to be taped with 150mm flashing tape.

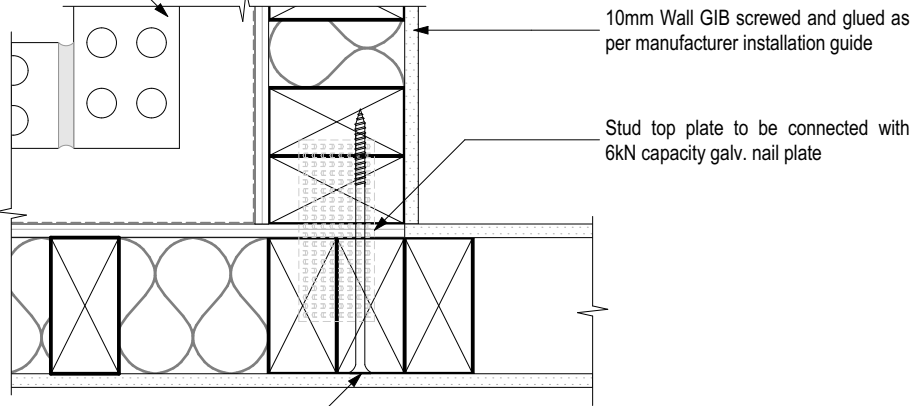


Note:
Check concrete slab edge is son 90mm H1.2 Timber Framingth and even, devoid of spill and boxing ridges. Any substantial edge breakouts that could affect sill sealing must be reinstated. If the rubber seal is prevented from making a suitable seal against the edge of the slab, a wet seal may be used between sill support bar vertical fin and slab edge. This includes situations where the use of a rigid air barrier effectively pushes the sill fixing fin further from the floor edge. Run the rubber sill seal out to the furthestmost edges of the support bar fin. Ensure the jamb flashing tapes lap the ends of the sill fin.



NOTE:
All horizontal and vertical joints to be taped with 50mm min. cover as per *IBS Design & Installation Guide*.
All perimeter of openings to be taped with 150mm flashing tape.

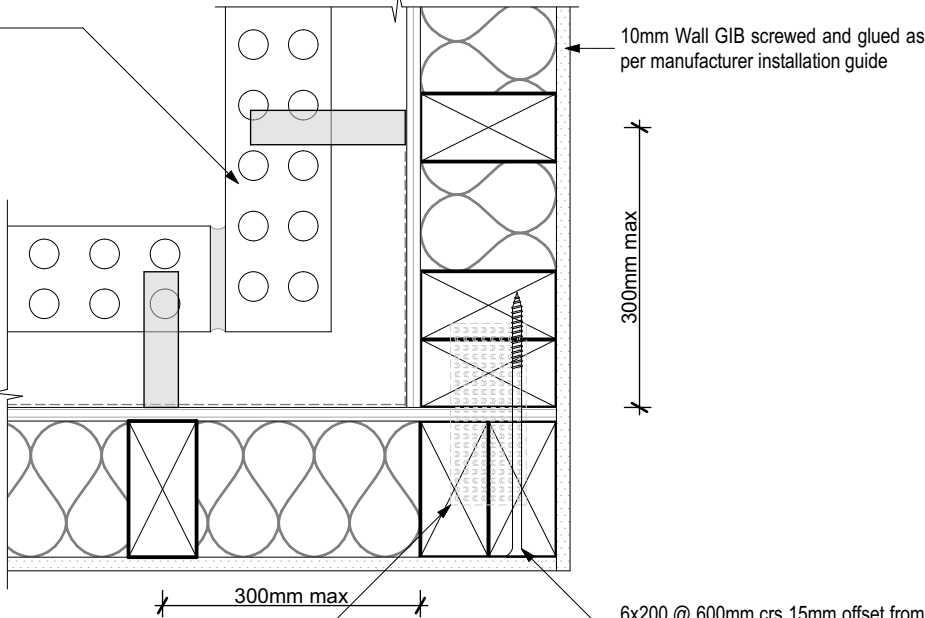
70 series brick veneer over 44mm cavity with veneer ties @ 400crs max. Vertically on EGGER OS'Brace RAP to 90mm LVL H1.2 framing



6x200 @ 600mm crs 15mm offset from stud center

**INTERNAL CORNER
DETAIL** Scale 1:5

70 series brick veneer over 44mm cavity with veneer ties @ 400crs max. Vertically on EGGER OS'Brace RAP to 90mm LVL H1.2 framing

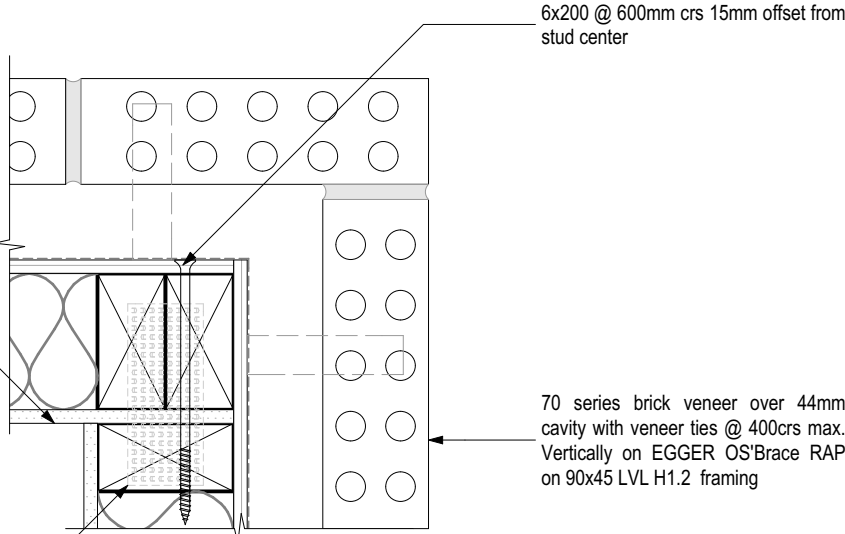


Stud top plate to be connected with 6kN capacity galv. nail plate

**INTERNAL CORNER
DETAIL** Scale 1:5

10mm Wall GIB screwed and glued as per manufacturer installation guide

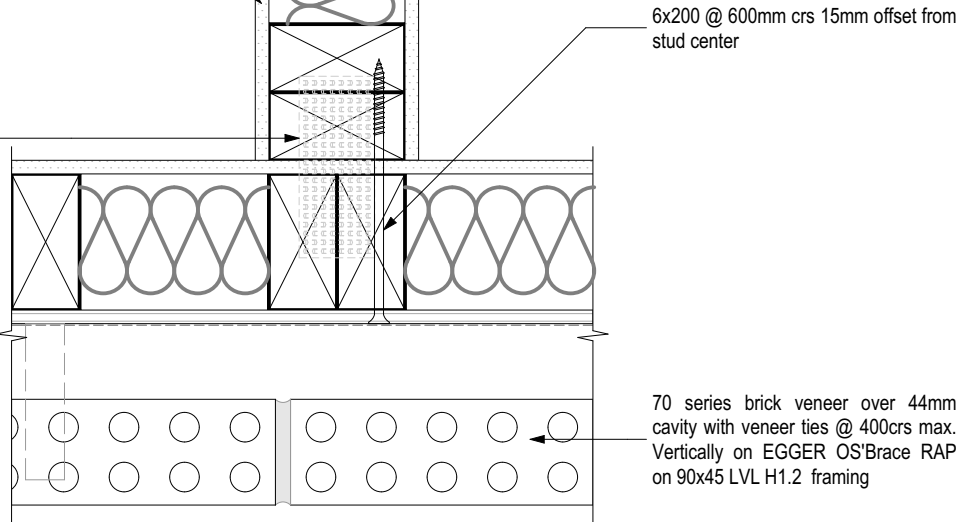
Stud top plate to be connected with 6kN capacity galv. nail plate



**EXTERNAL CORNER
DETAIL** Scale 1:5

10mm Wall GIB screwed and glued as per manufacturer installation guide

Stud top plate to be connected with 6kN capacity galv. nail plate



**WALL JUNCTION
DETAIL** Scale 1:5



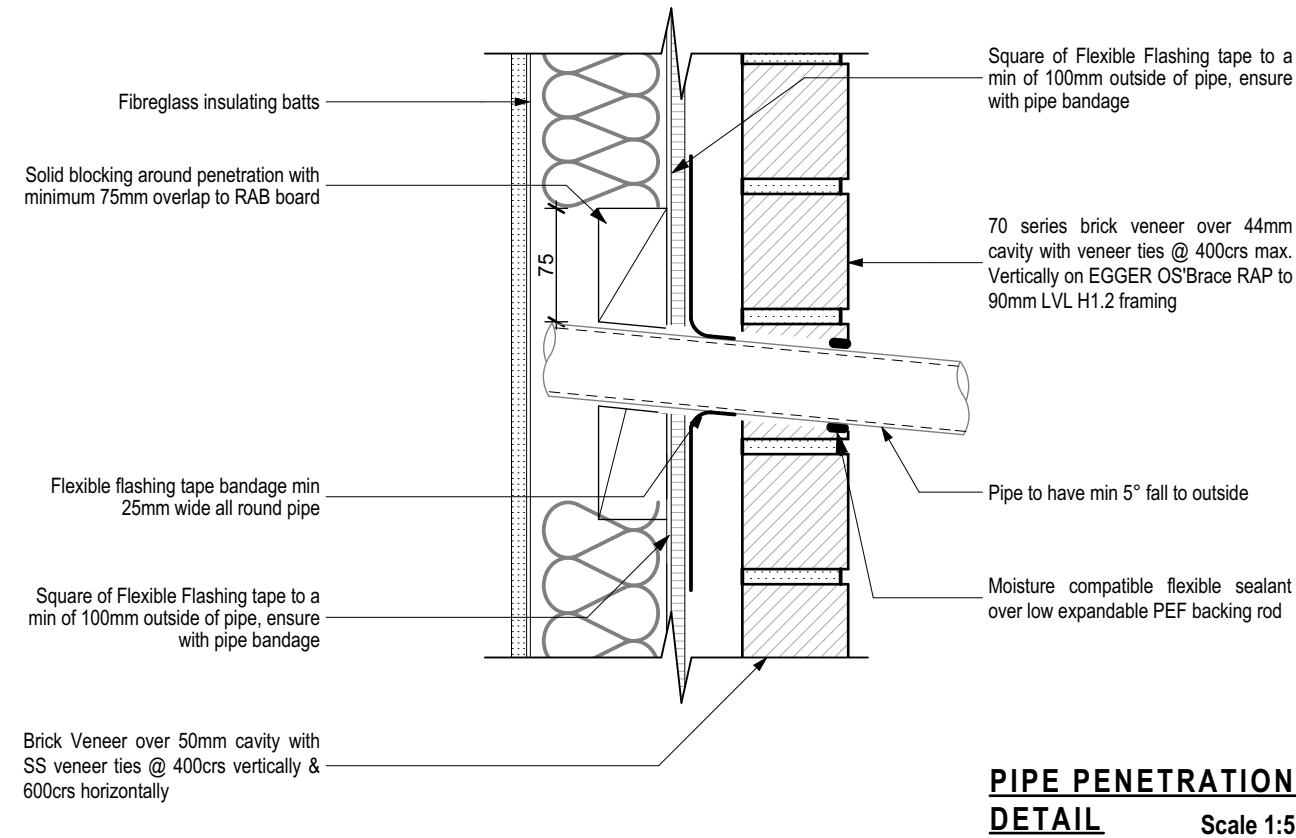
PROPOSED BUILDING FOR:
LIAM NELSON & EMMA DAVIES
Lot 446 Farrington, Rolleston

DRAWING TITLE
DETAILS 10

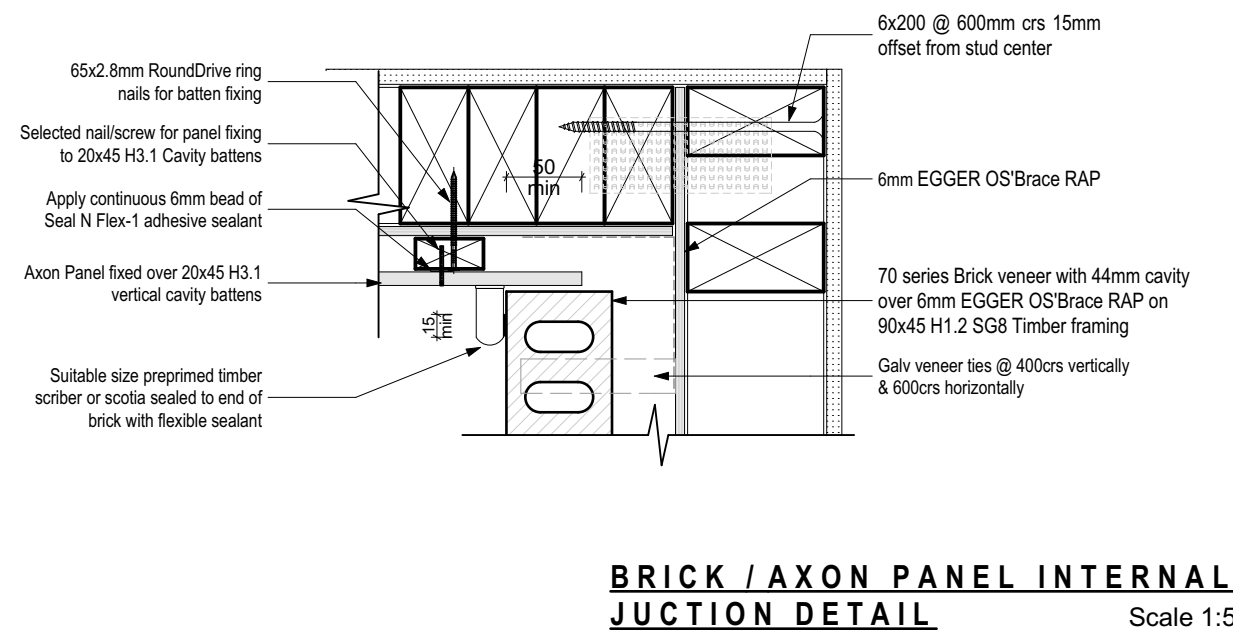
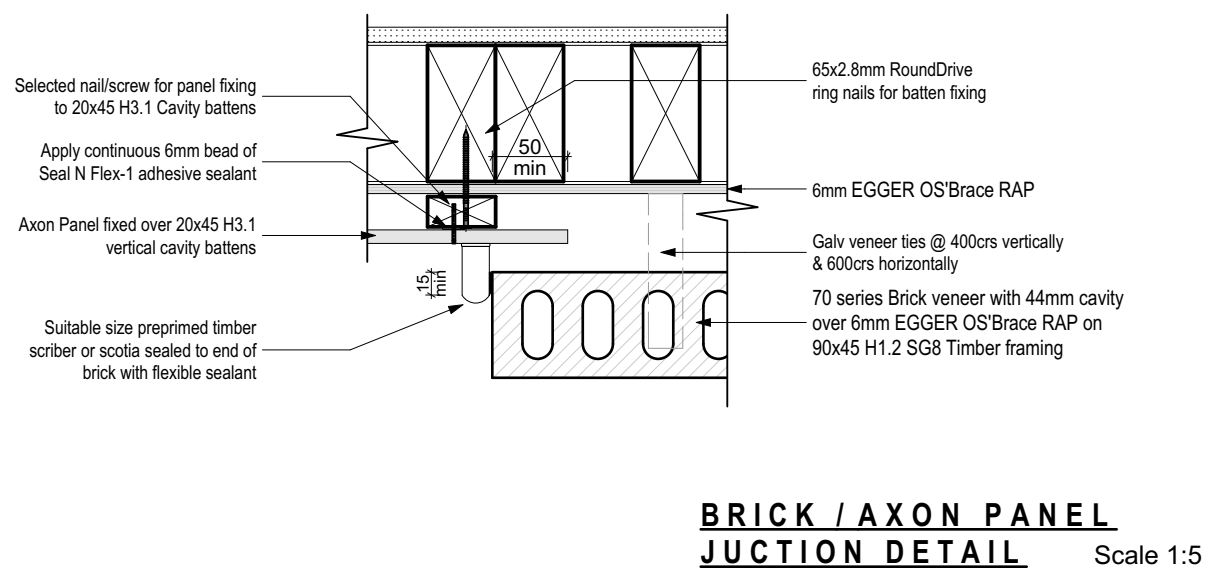
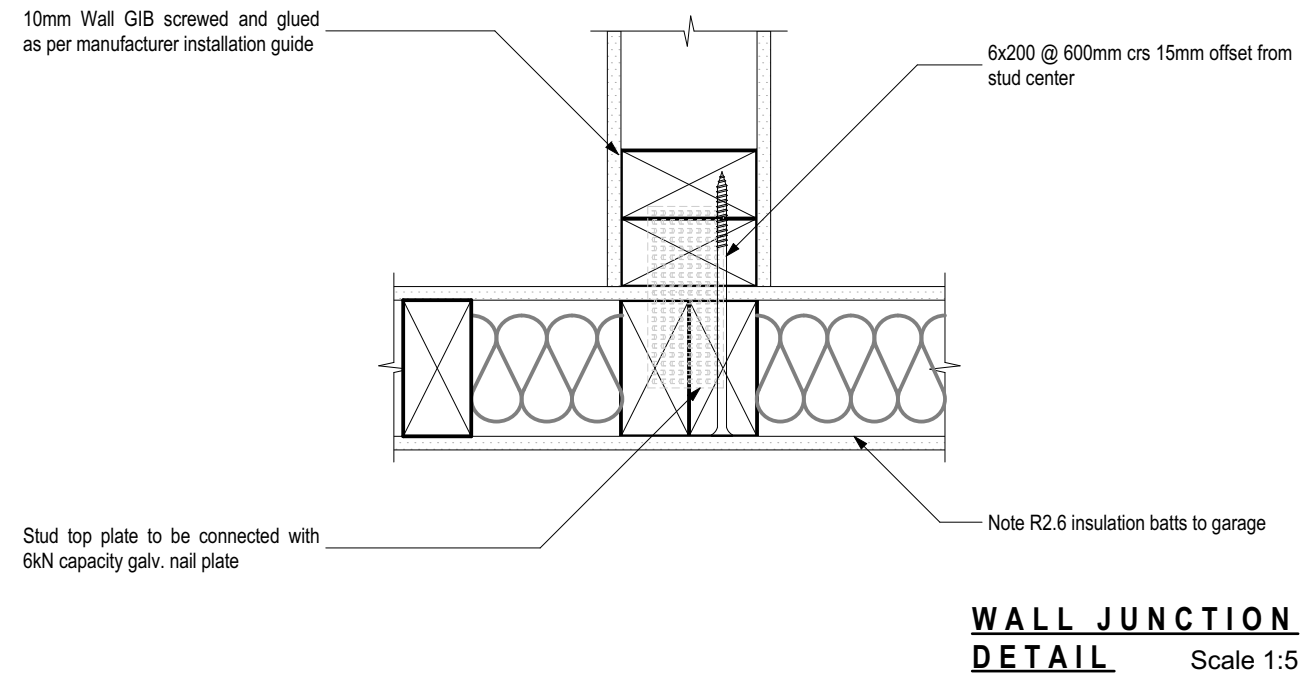
Last Saved by
File Location
Jody.McMurdo
T:\Current\TEMP QUOTE\170847\170847 Nelson & Davies Consent.pln

SCALE: 1:5 @ A3
DRAWN: Jody.McMurdo
DATE: 4/12/2017
FILE: 170847

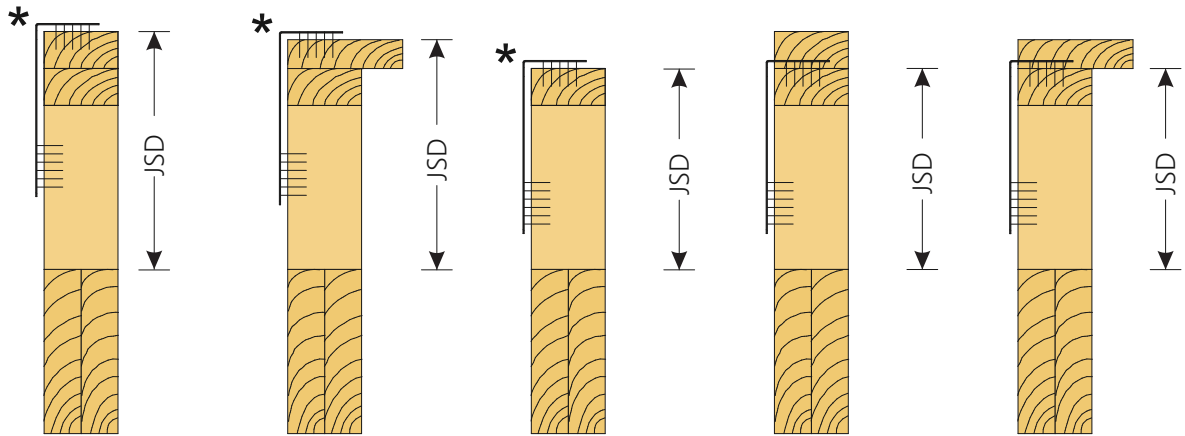
SHEET: 27
OF:



NOTE:
All horizontal and vertical joints to be taped with 50mm min. cover as per *IBS Design & Installation Guide*.
All perimeter of openings to be taped with 150mm flashing tape.



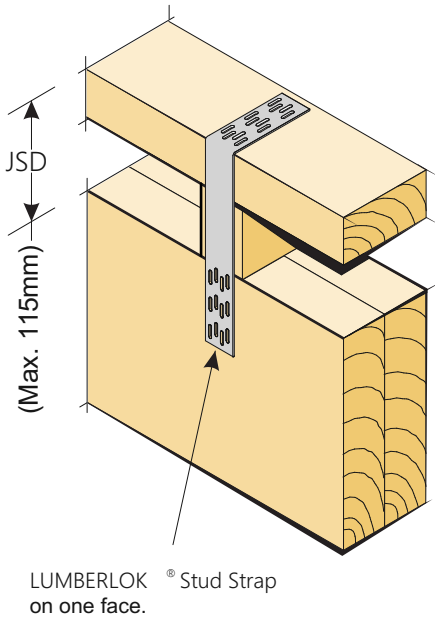
FRAMING ARRANGEMENTS
Jack Stud Dimension Definition (JSD)



★ Note: It is preferable for the top fixing to be located on the uppermost top plate or top plate packer to provide better fixing options for the truss connections

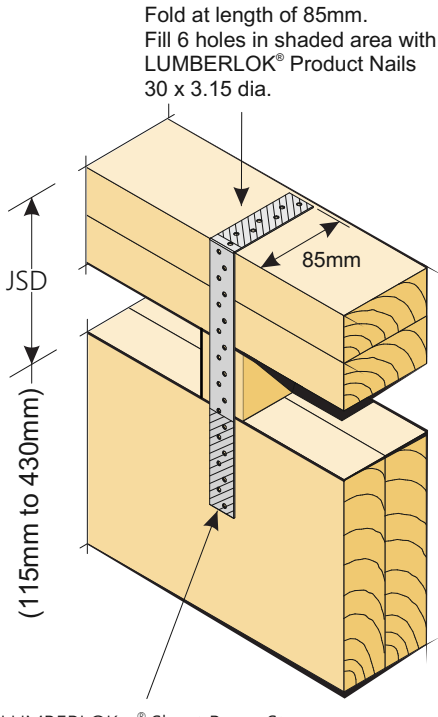
FIXING OPTIONS

FIXING 1
Jack Stud Dimension (JSD) up to a maximum of 115mm. Includes when top plate is fixed directly into lintel i.e. no jack stud used.



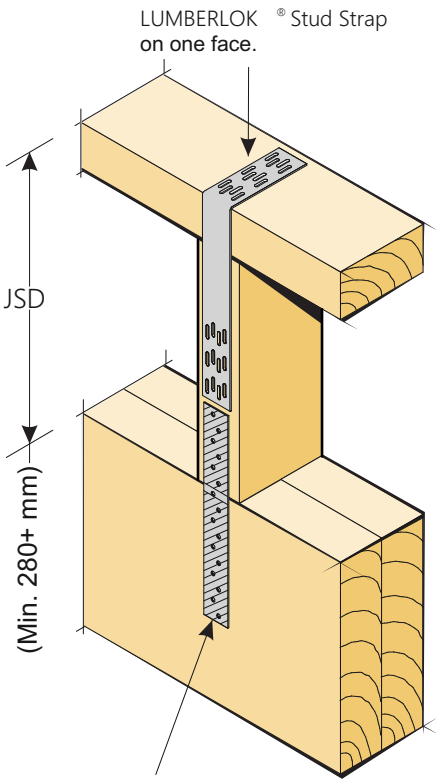
Note: Fix jack stud with 2 x 90mm nails from top plate and 2 x 90mm skew nails to lintel (typical)

FIXING 2
Jack Stud Dimension (JSD) from a minimum of 115mm to a maximum of 430mm.



Note:
• JSD up to 230mm use Sheet Brace Strap 400mm.
• JSD from 230mm to 430mm use Sheet Brace Strap 600mm.

FIXING 3
Jack Stud Dimension (JSD) from a minimum of 280mm. No maximum dimension.

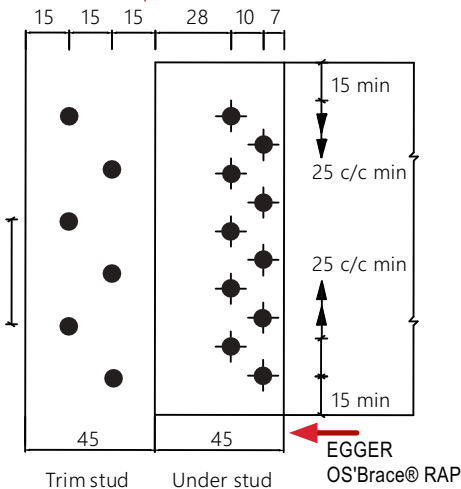
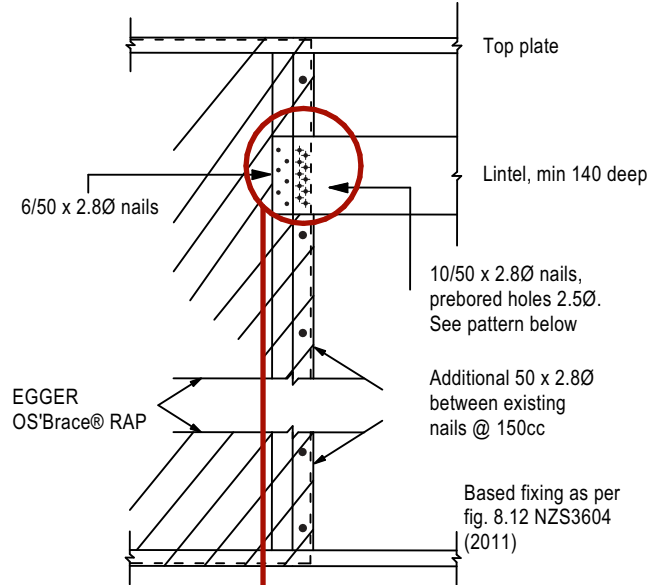


LUMBERLOK Sheet Brace Strap 200mm on one face. Fill 6 holes in shaded areas of jack stud and lintel with LUMBERLOK Product Nails 30mm x 3.15 dia.

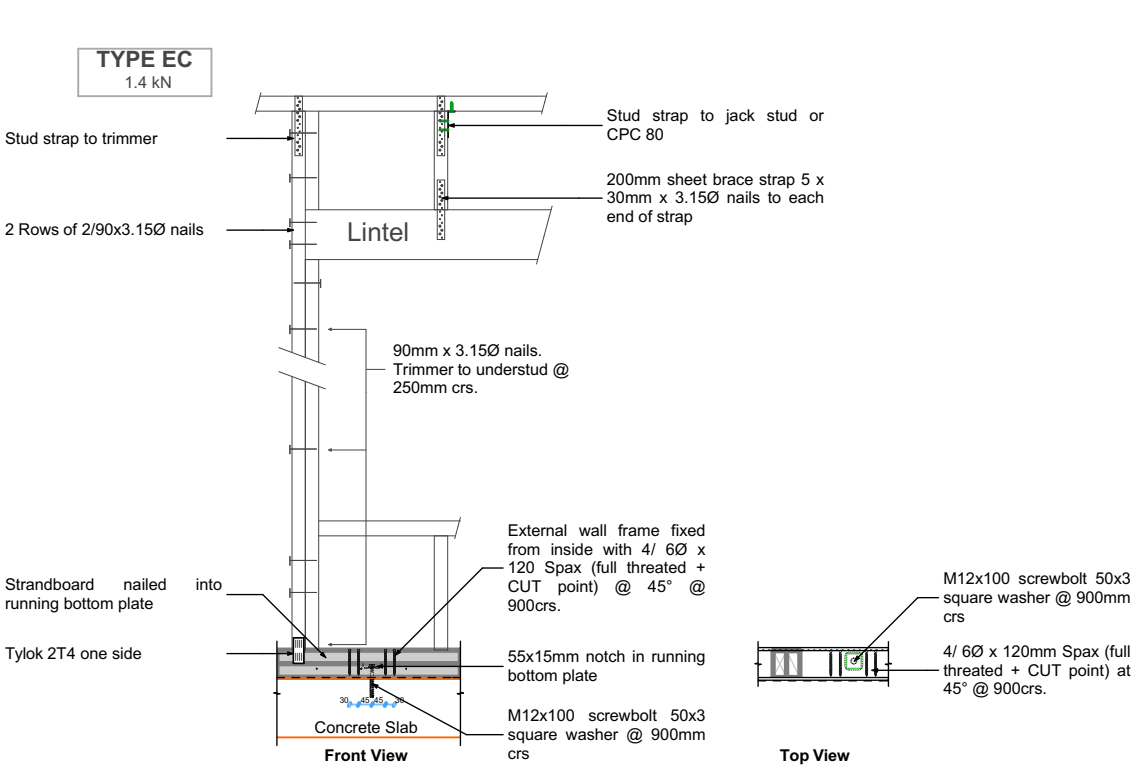
LINTEL FIXINGS CONCISION

3.3.9 LINTEL TIE DOWN DETAILS

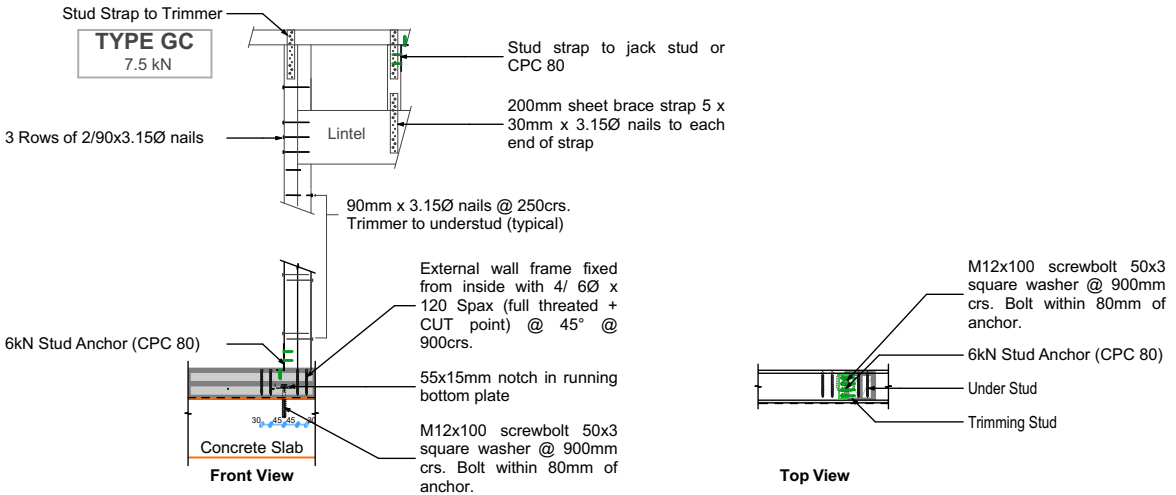
Where the uplift does not exceed 7.5kN, the following strap fixing detail may be used.



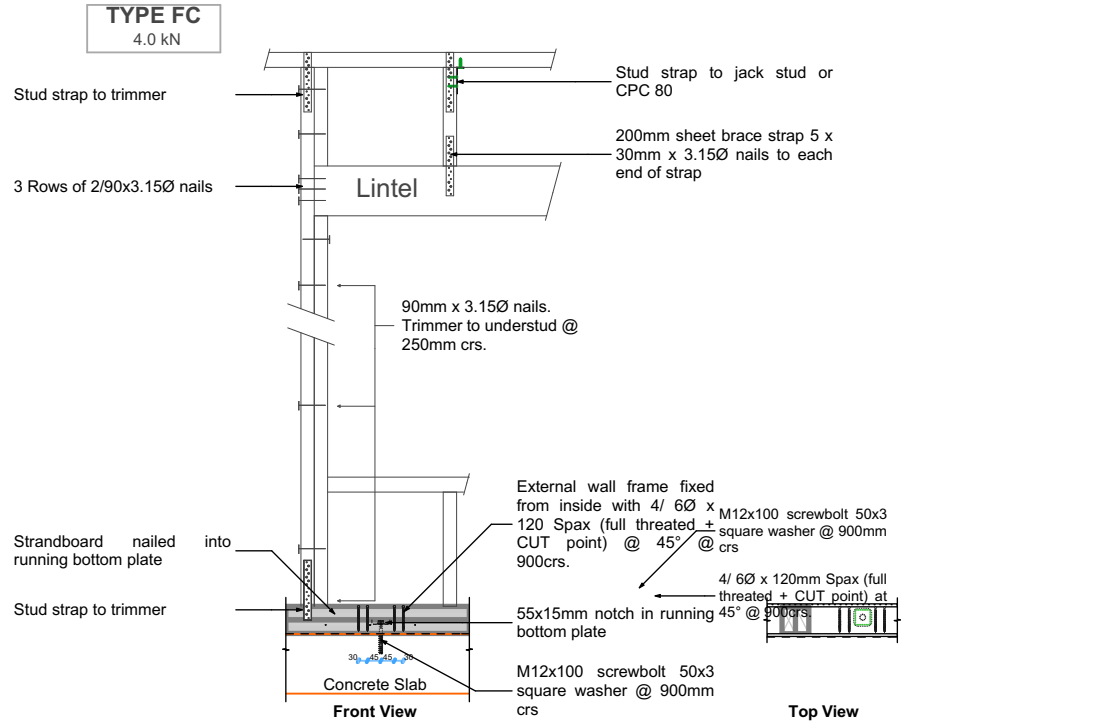
LINTEL FIXINGS CONCISION



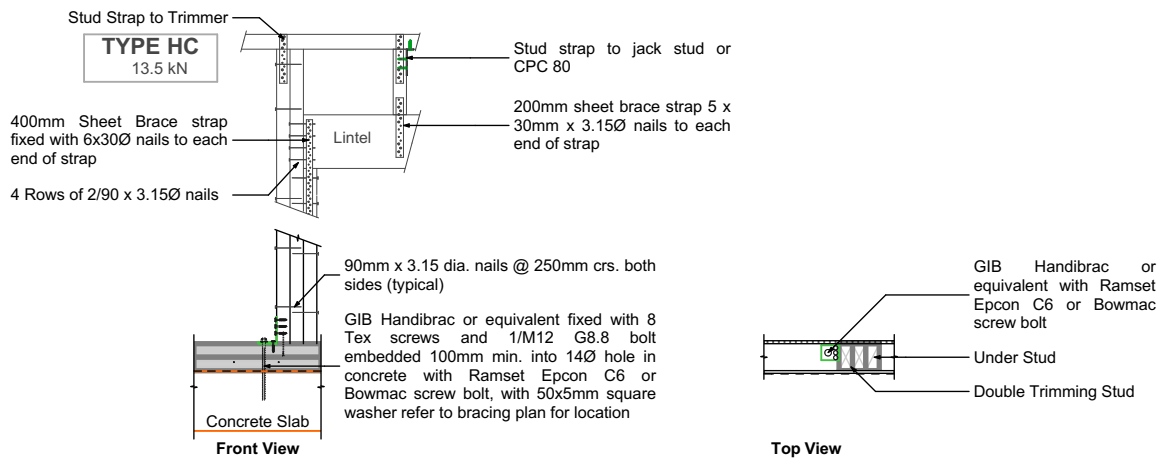
NOTE:
Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011.
For bottom plate to pole plate fixing refer to concision details D001 to D004



NOTE:
Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011.
For bottom plate to pole plate fixing refer to concision details D001 to D004



NOTE:
Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011.
For bottom plate to pole plate fixing refer to concision details D001 to D004



NOTE:
Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011.
For bottom plate to pole plate fixing refer to concision details D001 to D004



PROPOSED BUILDING FOR:
LIAM NELSON & EMMA DAVIES
Lot 446 Farrington, Rolleston

DRAWING TITLE
LINTEL FIXINGS

Last Saved by: Jody McMurdo
File Location: T:\Current\TEMP QUOTE\170847\170847 Nelson & Davies Consent.pln

SCALE: 1:1 @ A3
DATE: 4/12/2017
DRAWN: Jody.McMurdo
FILE: 170847

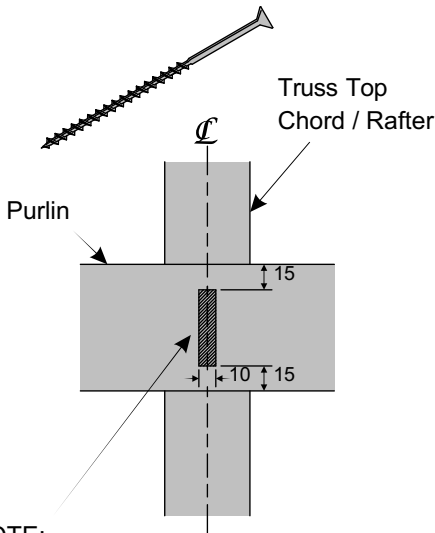
SHEET: 30
OF:

PURLIN FIXINGS:
(MiTek alternative
solution to NZS3604:2011
Table 10.10)

ROOF WEIGHT	MAX. PURLIN SPAN (mm)	MAX. PURLIN CRS. (mm)	WIND ZONE				
			L	M	H	VH	EH
HEAVY ROOF Tile Battens	900	370	A	A	A	A	A
LIGHT ROOF Tile Battens	900	370	A	A	B	C	C
	1200	370	A	B	C	C	C
LIGHT ROOF Purlins	900	900	C	C	(C)	C	D
	1200	900	C	C	C	D	D
	1200	1200	C	C	D	E	E

FIXING TOLERANCES

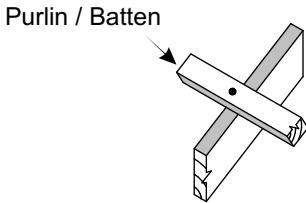
LUMBERLOK BLUE SCREW



NOTE:
Locate fixings within the shaded area. Care to be taken to avoid over tightening of screws.

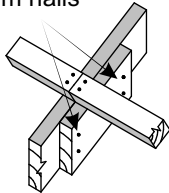
FIXING TYPE C
2.4kN

1 BLUE SCREW



FIXING TYPE
C, D or E OVER
PURLIN SPLICE

90 x 35mm block fixed
to chord or rafter with
4 x 75mm nails



• TYPE C
1 SCREW
to each purlin

• TYPE D & E
1 NAIL plus 1 SCREW to each purlin

NOTE:

- All purlin and batten sizes are as per NZS 3604:2011.
- The minimum fixing requirements apply to all purlin locations within the roof area.
- The LUMBERLOK BLUE SCREW where specified requires a minimum of 30mm penetration into rafter or truss i.e. it is suitable for rough sawn timber up to 50mm thick at 18% moisture content.



PROPOSED BUILDING FOR:
LIAM NELSON & EMMA DAVIES
Lot 446 Farrington, Rolleston

DRAWING TITLE
PURLIN FIXINGS

Last Saved by: Jody.McMurdo
File Location: T:\Current\TEMP QUOTE\170847\170847 Nelson & Davies Consent.pln
SCALE: @ A3
DRAWN: Jody.McMurdo
DATE: 4/12/2017
FILE: 170847

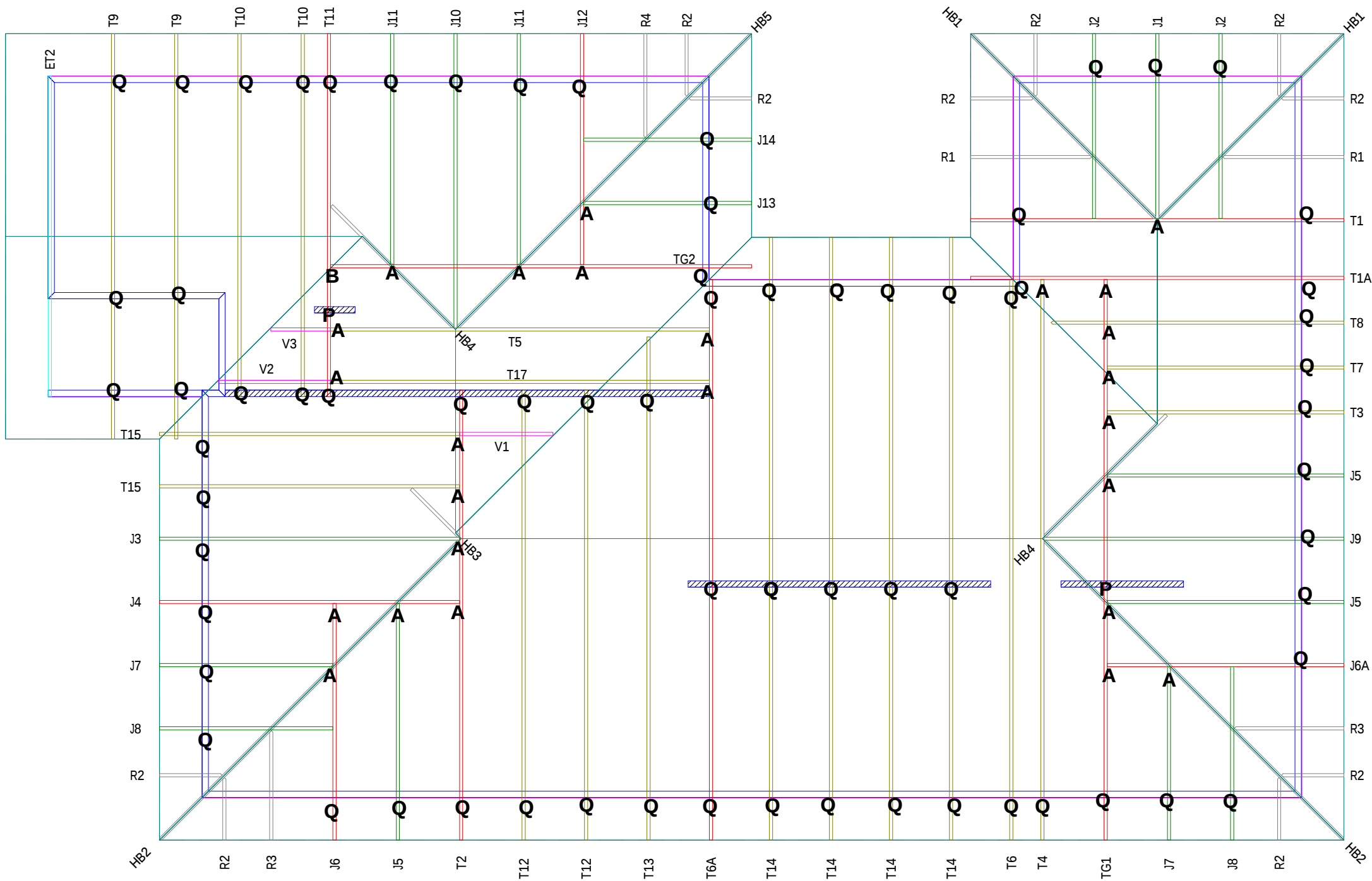
SHEET:
31
OF:

BUILDABLE CONSENT LAYOUT

For valley/saddle truss fixing unless stated otherwise use a pair of wire dogs at 900mm centres for up to and including a very high wind zone. Or a pair of CT200's at 900mm centres for extra high wind zone. This fixing is to meet the minimum requirements as per NZS3604.



6mm Cantilever at all external walls



Carters, a division of Carter Holt Harvey Limited
Carters Manufacturing Christchurch
(03) 359 2731

JOB No **256484C1**

Client: Spanbild New Zealand Ltd
Job: Nelson and Davies
Site: Lot 446 Faringdon
Rolleston

Pitch: 25.0deg
Roof Type: Longrun
Overhang: 600mm
Wind Area: High
Roof Snow: 0.441kPa

Trusses and rafters at 900 mm
max centres unless stated otherwise.
This layout is to be read in conjunction
with the Architectural plans.

DRAWN Keren Love 1 Nov,2017

FIXINGS

- A = 47x90 Joist Hanger
- B = 47x120 Joist Hanger
- C = CT200 (pair)
- D = 47x190 Joist Hanger
- E = 95x165 Joist Hanger
- F = SH-140 Split Hanger
- G = SH-180 Split Hanger
- H = SH-220 Split Hanger
- J = 2x6kN Strap (12kN Total)
- K = 6kN Strap
- L = Multigrip (single)
- M = Multigrips (pair)
- N = Nailon Plate (200x100)
- P = 16kN Pack
- Q = 9kN Pack
- S = CPC 40 Single Cleat
- T = CPC 40 Short (pair)
- U = CPC 80 Single Cleat
- V = 16kN Uplift
- W = 24kN Uplift
- X = 25kN Uplift
- Y = 35kN Uplift
- Z = 45kN Uplift

Unless otherwise indicated, all specified truss fixings are to use L/Lok product nail fasteners (as per the MiTek On-site Guide) when the choice of using screws or nails is optional.

All truss to frame fixings require 2 additional 2/90x3.15dia skew nails.

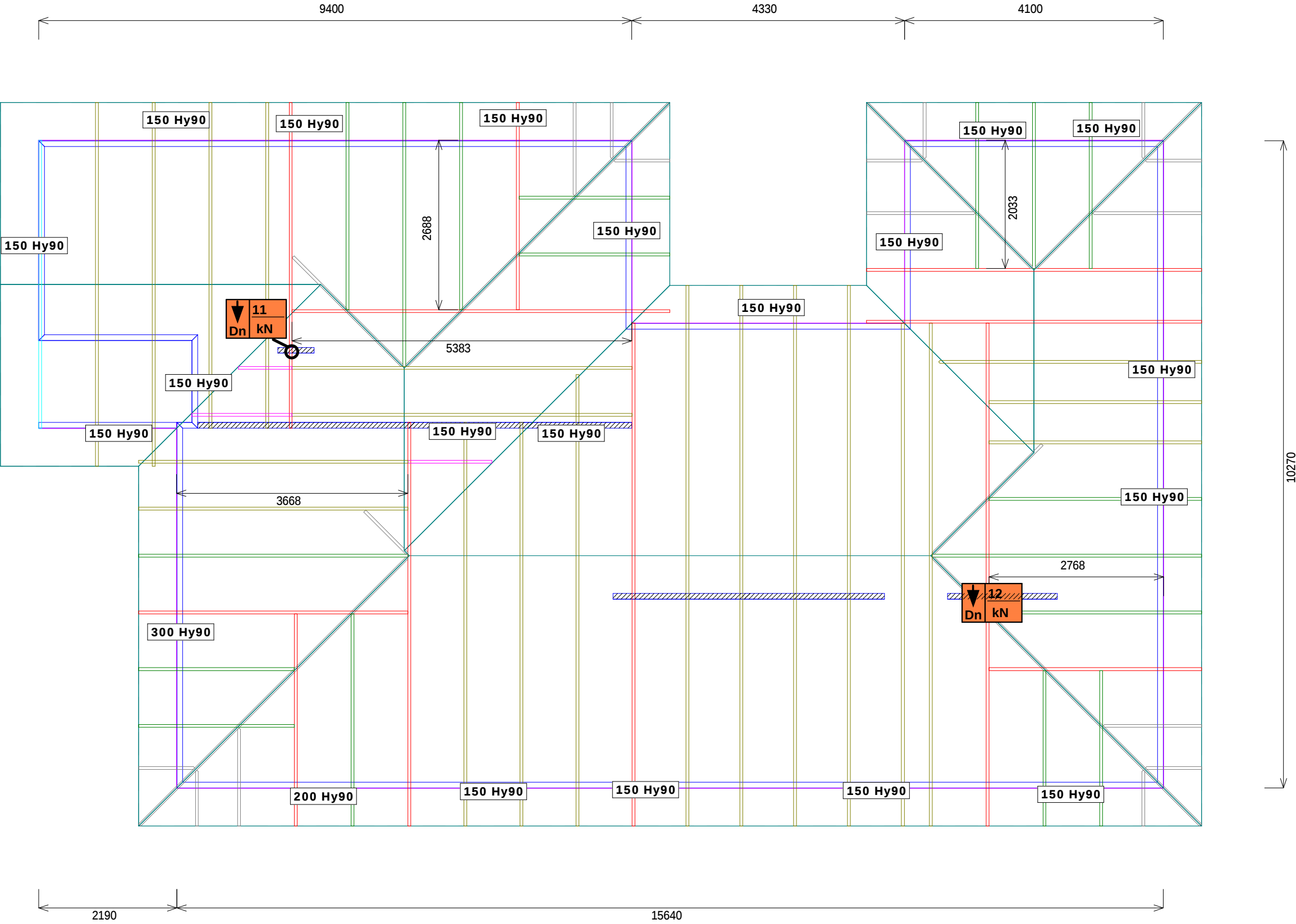
All truss fixings not indicated as above must have 2 wire dogs for cross joints and 2/90x3.15dia nails for butt joints.

Fixings shown are for fixing trusses to the top plate. Any other point load uplift fixings down through the framing stud to top plate, stud to bottom plate, bottom plate to floor remain the responsibility of the architect / draughtsman.



metal ceiling battens on clips are used, 90x45 SG8 bottom chord restraints are required at 1800mm centres fixed with 2/90x3.15dia nails (skew nails if on edge).
All gable trusses are designed to suit cladding manufacturer's framing requirements.
If a gable truss requires a windbeam brace, the type of MiTek brace will be noted as such on the layout.

6mm Cantilever at all external walls



All internal walls shown hatched on this layout are considered to be loadbearing
Lintel fixing specification remains the responsibility of the architect / draughtsperson

Carters, a division of Carter Holt Harvey Limited
Carters Manufacturing Christchurch
(03) 359 2731

JOB No **256484C1**

Client: Spanbild New Zealand Ltd
Job: Nelson and Davies
Site: Lot 446 Faringdon
Rolleston

Pitch: 25.0deg
Roof Type: Longrun
Overhang: 600mm
Wind Area: High
Roof Snow: 0.441kPa

Trusses and rafters at 900 mm
max centres unless stated otherwise.
This layout is to be read in conjunction
with the Architectural plans.

DRAWN Keren Love 1 Nov,2017

 **Dn** **kN**  **Up** **kN** Ultimate Limit
State Loads

Notification of point loaded lintels
or point loads on internal walls
where the downward load is
higher than 8kN (85mm raft type slab)
or 10kN (100mm standard slab), or
the upward load is greater than 10kN.

Any roof loads as stated on this
layout over 16kN up or down are
outside the scope of NZS3604, and
the architect / draughtsperson is
responsible for the design to transfer
the loads to the ground.

The lintels have been sized using
one of the following:

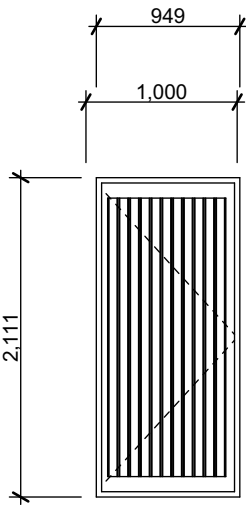
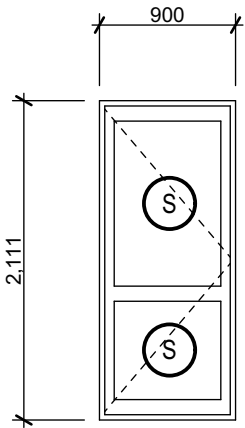
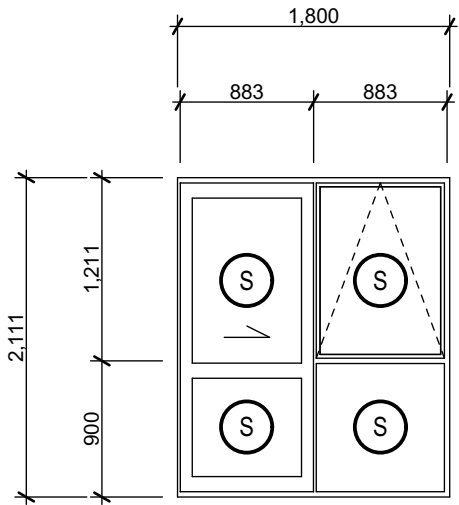
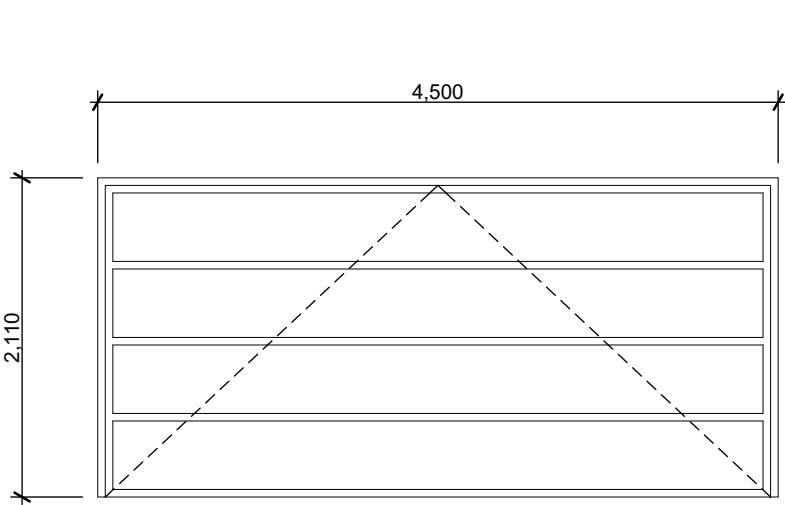
hy90, hyONE and hySPAN lintels
have been sized using the designIT
for houses - New Zealand series 6
software.

GANGLAM and FLITCH BEAMS
have been sized using the MiTek
Beam Program V1.10 June 2011.

Any treated LVL product is H1.2, which
satisfies the minimum treatment
requirement of NZS3602.

Unless otherwise stated the timber grade
for all lintels is SG8. Lintels not shown
are to be selected as per NZS3604: 2011.

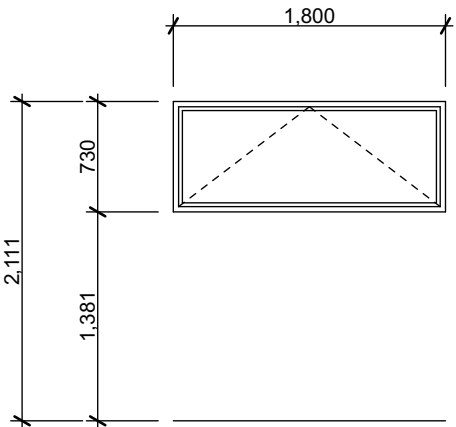




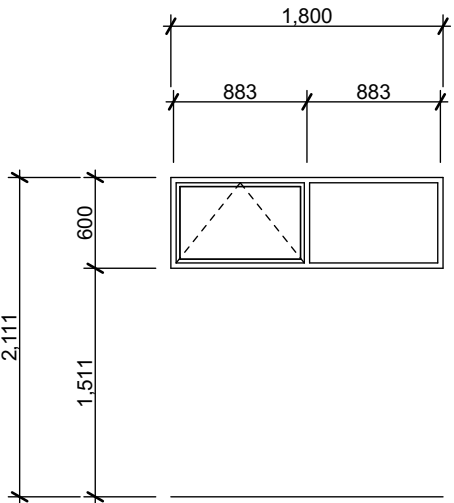
D5x2

D7

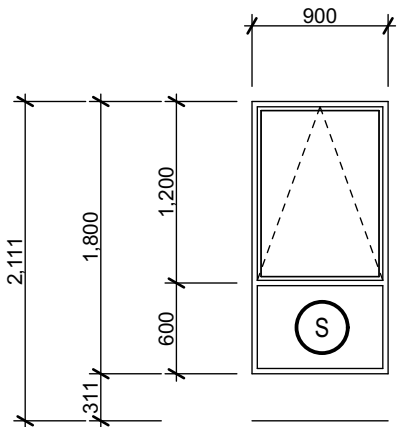
FE



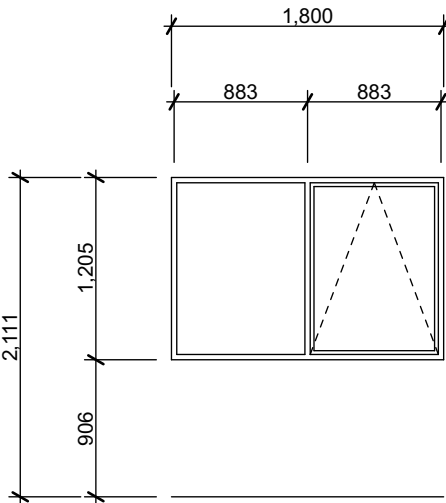
N09



W02



W04x4



W06

Finish	Powdercoated aluminium
Reveal	H3.1 Paint finished grooved pinus radiata
Glazing	Clear Double glazed as per NZS4223
Frame	Smartfit
Safety Glass	
Safety Stay	SS

NOTE:

ALL OPENINGS ARE ROUGH OPENINGS.
JOINERY UNITS VIEWED FROM THE OUTSIDE.
THIS WINDOW SCHEDULE IS TO BE READ IN CONJUNCTION WITH FLOOR PLAN & ELEVATIONS TO ENSURE CORRECT ORIENTATION



PROPOSED BUILDING FOR:

LIAM NELSON & EMMA DAVIES

Lot 446 Farrington, Rolleston

DRAWING TITLE

WINDOWS & DOOR SCHEDULE

Last Saved by
File Location

Jody.McMurdo
T:\Current\TEMP QUOTE\170847\170847 Nelson & Davies Consent.pln

SCALE:
1:50 @ A3

DATE:
4/12/2017

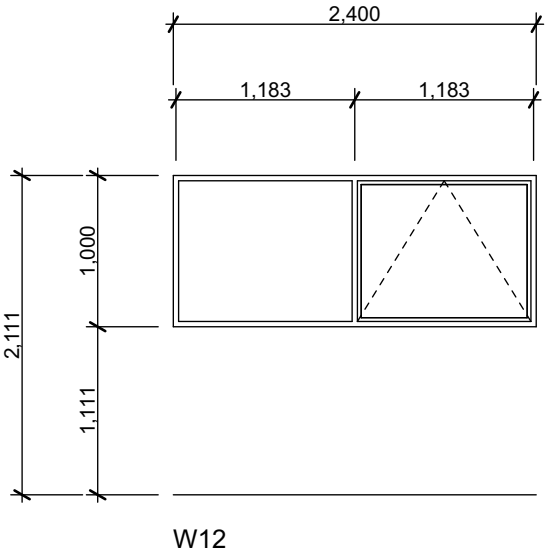
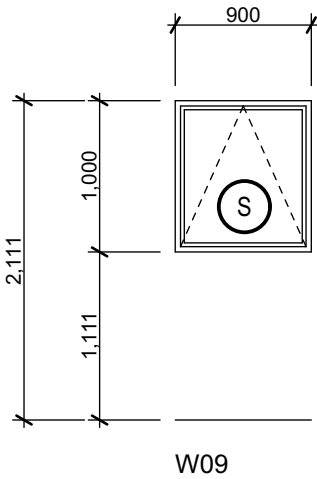
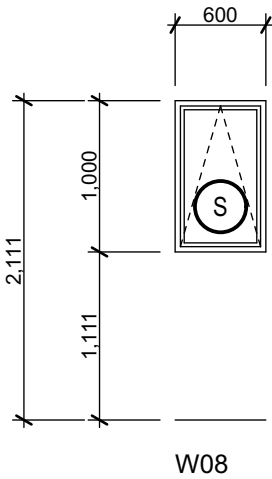
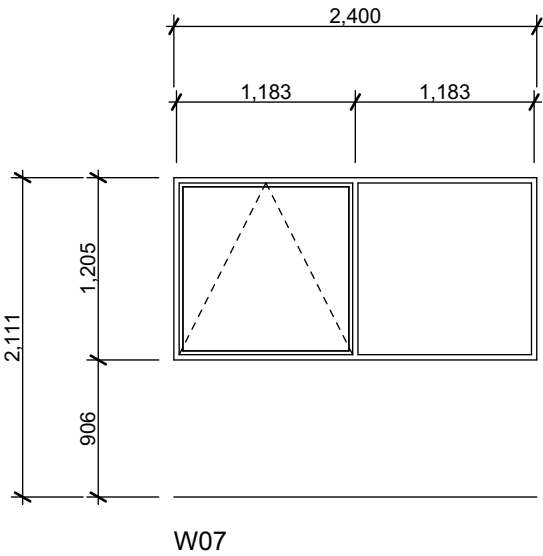
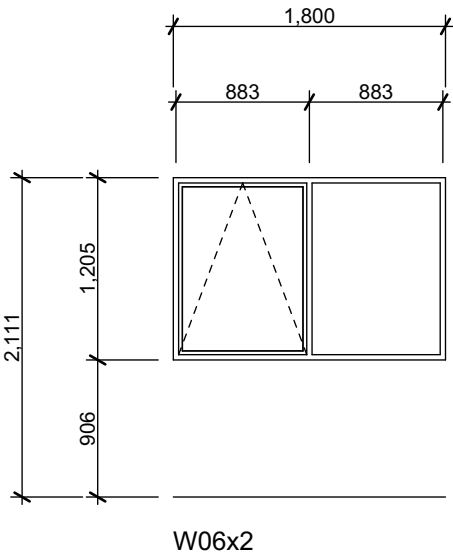
DRAWN:
Jody.McMurdo

FILE:
170847

SHEET:

34

OF:



NOTE:
ALL OPENINGS ARE ROUGH OPENINGS.
JOINERY UNITS VIEWED FROM THE OUTSIDE.
THIS WINDOW SCHEDULE IS TO BE READ IN CONJUNCTION WITH FLOOR PLAN & ELEVATIONS TO ENSURE CORRECT ORIENTATION

Finish	Powdercoated aluminium
Reveal	H3.1 Paint finished grooved pinus radiata
Glazing	Clear Double glazed as per NZS4223
Frame	Smartfit
Safety Glass	
Safety Stay	SS



PROPOSED BUILDING FOR:
LIAM NELSON & EMMA DAVIES
Lot 446 Farrington, Rolleston

DRAWING TITLE
WINDOWS & DOOR SCHEDULE

Last Saved by
File Location

Jody.McMurdo
T:\Current\TEMP QUOTE\170847\170847 Nelson & Davies Consent.pln

SCALE:
1:50 @ A3

DATE:
4/12/2017

DRAWN:
Jody.McMurdo

FILE:
170847

SHEET:
35
OF: