

Approved Building Consent Documents

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

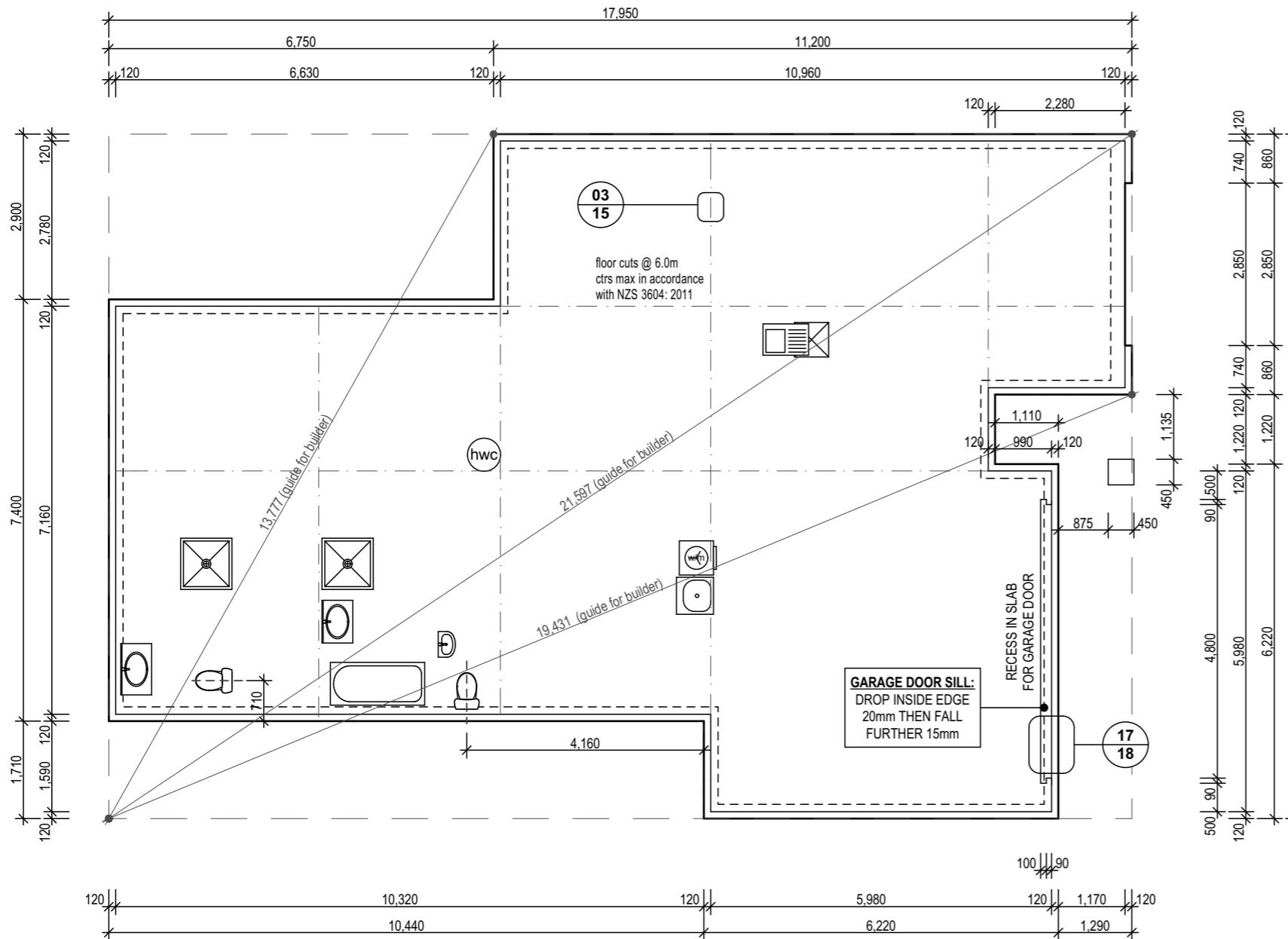
INSPECTION BOOKING TIMEFRAMES		
Telephone 03 347 2839		
Call received	<i>Before 3pm inspection will be done</i>	<i>After 3pm inspection will be done</i>
Monday	Wednesday	Thursday
Tuesday	Thursday	Friday
Wednesday	Friday	Monday
Thursday	Monday	Tuesday
Friday	Tuesday	Wednesday



ARTIST IMPRESSION

INDEX

- 01 ARTIST IMPRESSION & INDEX
- 02 SITE PLAN
- 03 FOUNDATION PLAN
- 04 FLOOR PLAN
- 05 ELEVATIONS & RISK MATRICES
- 06 BRACING LAYOUT
- 07 BRACING FIXING DETAILS
- 08 BRACING DETAILS (GS1 & BL1)
- 09 TYPICAL PLYWOOD DETAILS
- 10 TYPICAL GIB DETAILS/WET AREA DETAILS
- 11 ROOF PLAN
- 12 PRELIMINARY LIGHTING/ELECTRICAL LAYOUT & TYP. DOWNLIGHT DETAIL
- 13 CROSS SECTION A
- 14 TYPICAL LINTEL HOLD DOWN FIXING DETAILS
- 15 TYP. FIXING DETAILS & DETAILS 1 - 3
- 16 DETAILS 04 - 09
- 17 DETAILS 10 - 15
- 18 DETAILS 16 - 20
- 19 DETAILS 21 - 26
- 20 DETAILS 27 - 29



Foundation Plan

scale 1:100



ARTISAN HOMES

Artisan Homes Canterbury South, 5 Broomleigh Drive, Faringdon, Rolleston. PO Box 86034, Rolleston West 7658 T +64 3 374 9172



CRAIG FITCHETT DESIGN LIMITED
P. 03 343 0833, M. 021 216 1438, E. craig@craigfitchettdesign.co.nz
P.O. Box 20504, Bishopdale, Christchurch 8543

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PROJECT INFORMATION

Proposed Residence for Matt Ford & Sarcha Gibb Lot 47, Clausen Avenue, Leeston

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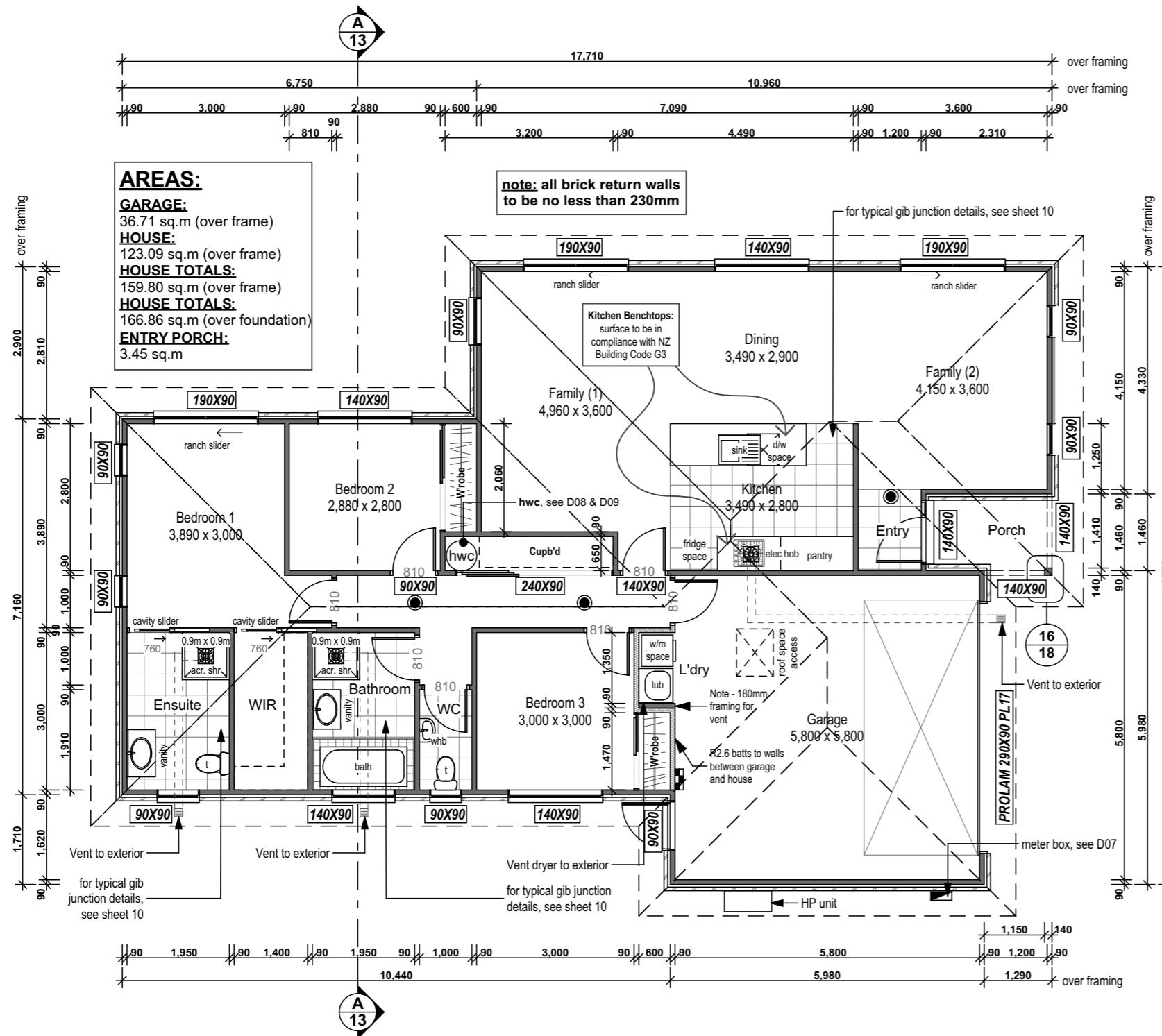


FOUNDATION PLAN

JOB NUMBER: DATE OF ISSUE: DRAWN BY:

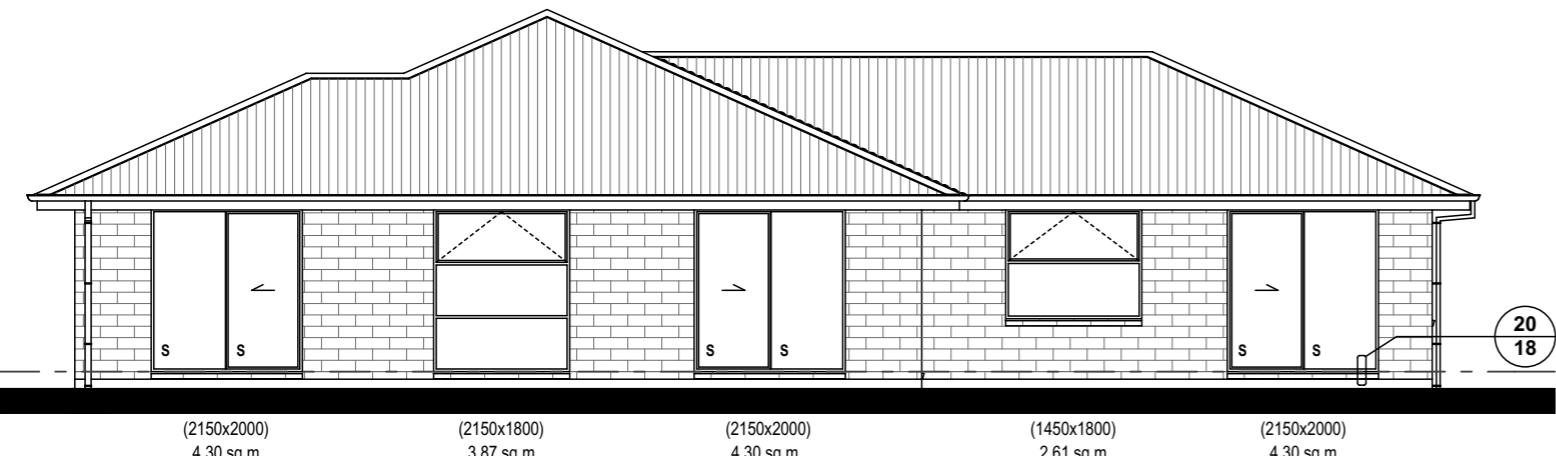
DRAWING STATUS: **For Consent** VERSION / REVISION: **Issue 1**

SHEET NUMBER:
3
of **20**



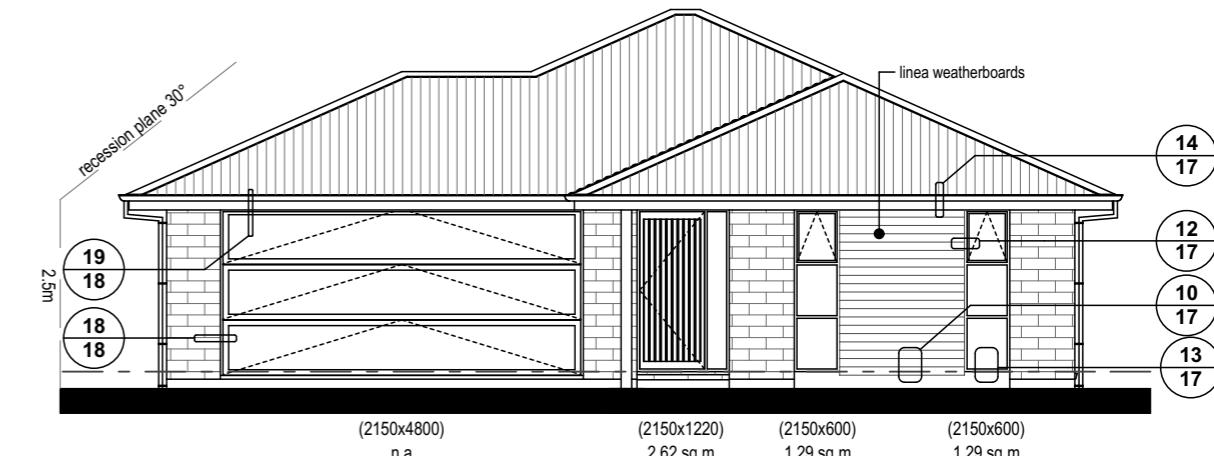
Floor Plan

scale 1:100



North West Elevation

scale 1:100



North East Elevation

scale 1:100

BUILDING ENVELOPE RISK MATRIX		
NORTH WEST 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	0
Deck design	Low	0
Total Risk Score:		1

BUILDING ENVELOPE RISK MATRIX		
SOUTH WEST 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	0
Deck design	Low	0
Total Risk Score:		1

NOTES:

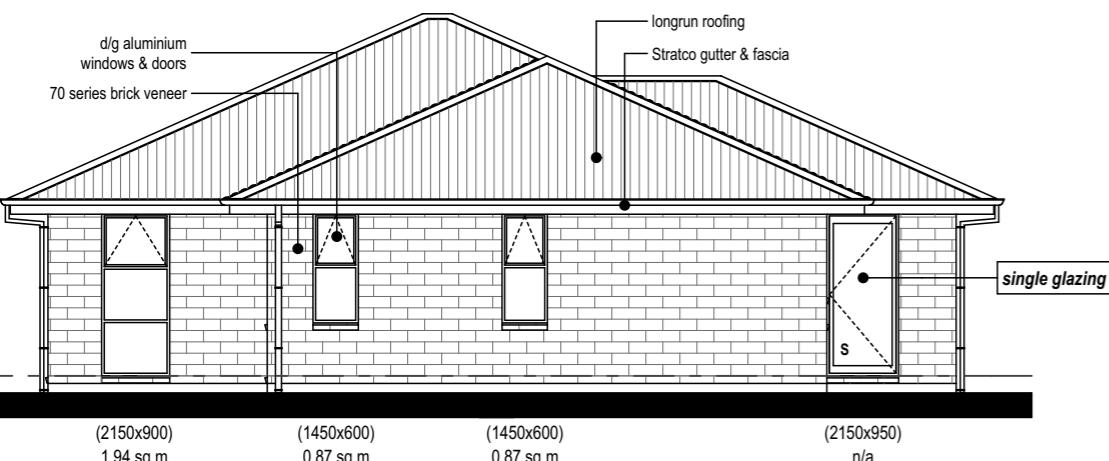
1. **S** - denotes safety glazing to be in accordance with NZS 4223.
2. All glazing to be in accordance with NZS 4223.
3. All lintels are to comply with NZS 3604: 2011.
4. All glazing, except garage to be rated @ R value = 0.26 (minimum).
5. All opening sizes are to be measured on site before windows & doors are to be manufactured.
6. **RS** - denotes windows that are to have a 100mm (maximum opening) restrictor stay installed.

(h x w) Indicates size of window & door opening

WANZ support bar: Provide to all doors & windows.

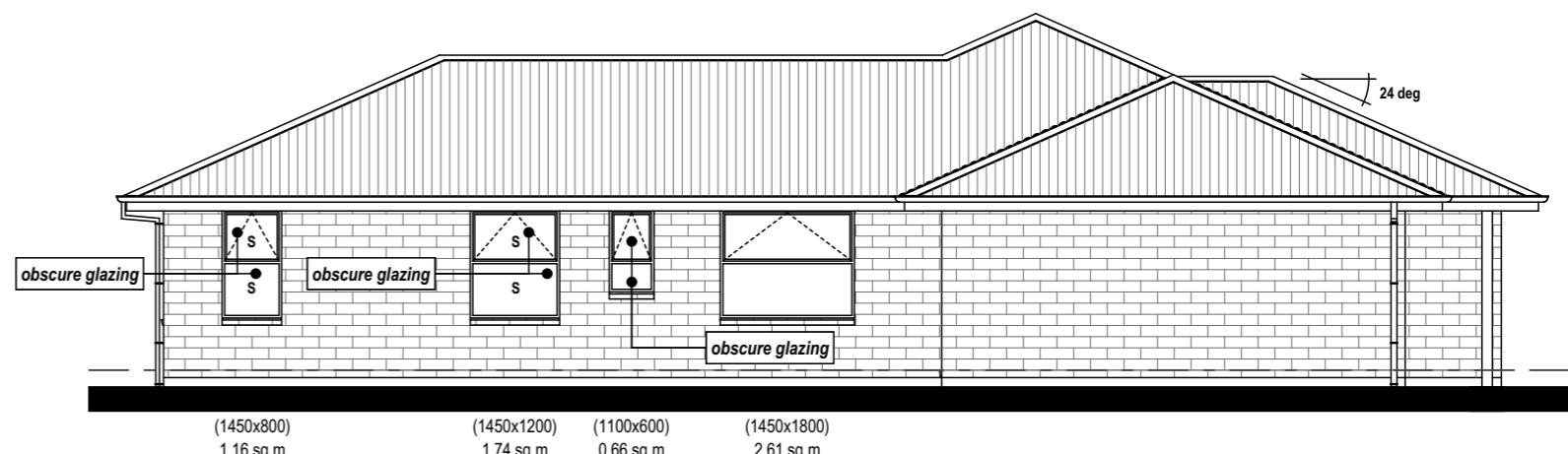
BUILDING ENVELOPE RISK MATRIX		
NORTH EAST ELEVATION		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	Low risk	0
Envelope complexity	Medium risk	1
Deck design	Low	0
Total Risk Score:		2

BUILDING ENVELOPE RISK MATRIX		
SOUTH EAST 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	0
Deck design	Low	0
Total Risk Score:		1



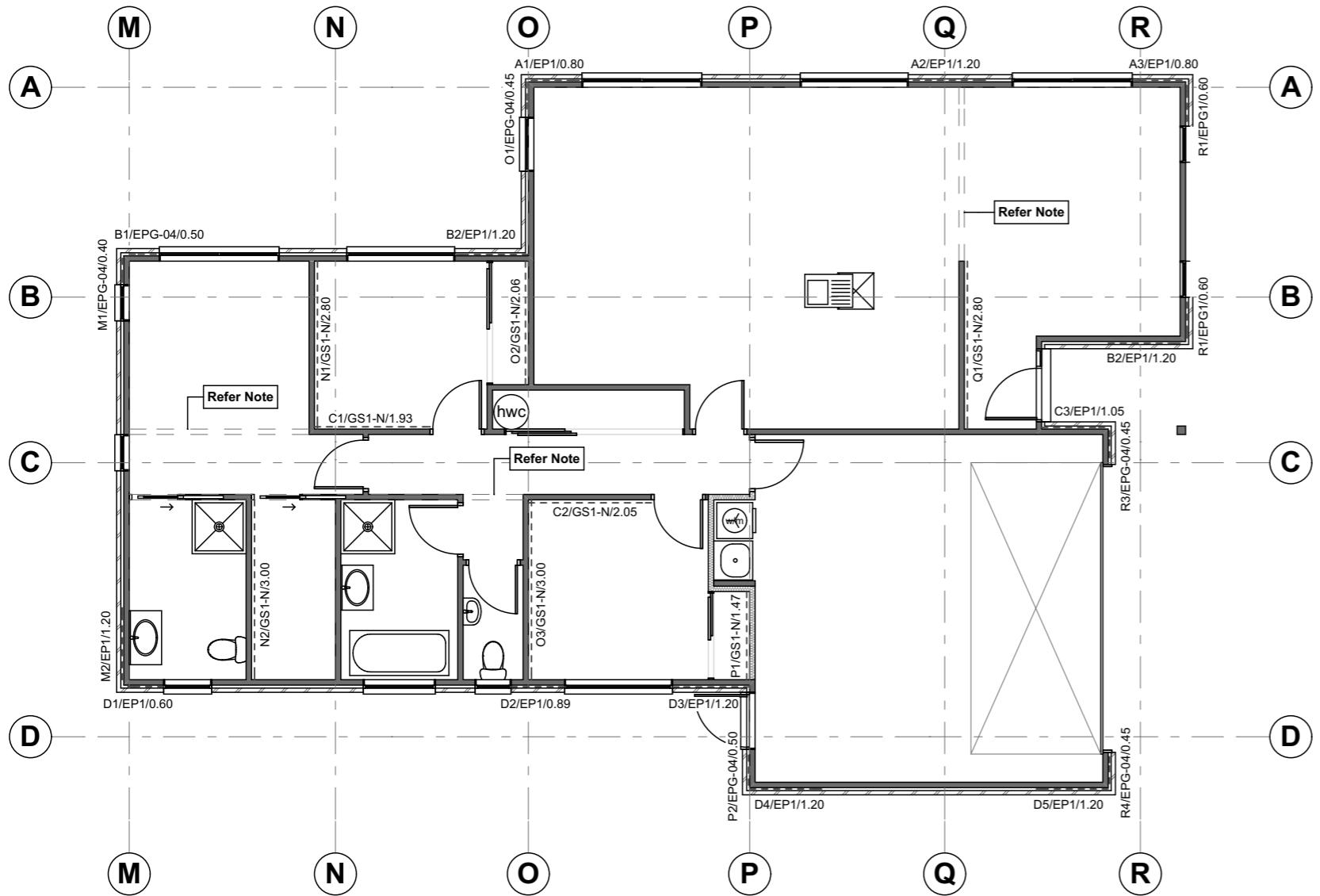
South West Elevation

scale 1:100



South East Elevation

scale 1:100



Bracing Layout

NOTE:
Connect timber members at top plate level to external wall at right angles in accordance with NZS3604 2011 Clause 8.7.3.4.

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 fixing(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 BU's: 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 BU's: to at least two external walls by a fixings as shown in figure 8.16 of 6kn capacity;

(b) For each wall containing wall bracing elements with a total bracing capacity of more than 250 BU's: to at least two external walls by a fixings as shown in figure 8.16 each having a rating of not less than 2.4kN per 100 bracing units.

Structural Plywood brace with plasterboard other side

Specification No.	Minimum Wall Length	Lining Requirements	BU's/m Wind	BU's/m Earthquake
EPG	0.4 m	7mm Ecopoly® or Ecopoly Barrier one side and 10mm GIB® Standard plasterboard other side	100	115
	1.2 m		150	150

Single sided structural plywood brace

Specification No.	Minimum Wall Length	Lining Requirements	BU's/m Wind	BU's/m Earthquake
EP1	0.6 m	7mm Ecopoly®, or Ecopoly Barrier one side	125	130

BOTTOM PLATE FIXINGS FOR GIB® BRACING ELEMENTS

Brace type	Concrete slabs		Timber floors
	External wall	Internal wall	
GS1-N	As per NZS 3604:2011. No specific additional fastening required.	As per NZS 3604:2011. Alternatively use 75 x 3.8mm shot-fired fasteners with 16mm discs, 150mm and 300mm from each end of the bracing element and at 600mm thereafter.	Pairs of 100 x 3.75mm flat head hand driven nails or 3/90 x 3.15mm power driven nails at 600mm centres in accordance with NZS 3604:2011.
GS2-N	Not applicable.		
GS2-NOM			
GSP-H BL1-H BLP-H	Intermediate fastenings to comply with NZS 3604:2011 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.	


SYSTEM SPECIFICATIONS
GIB EzyBrac® 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 (NZS3 604:2011).
- 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.

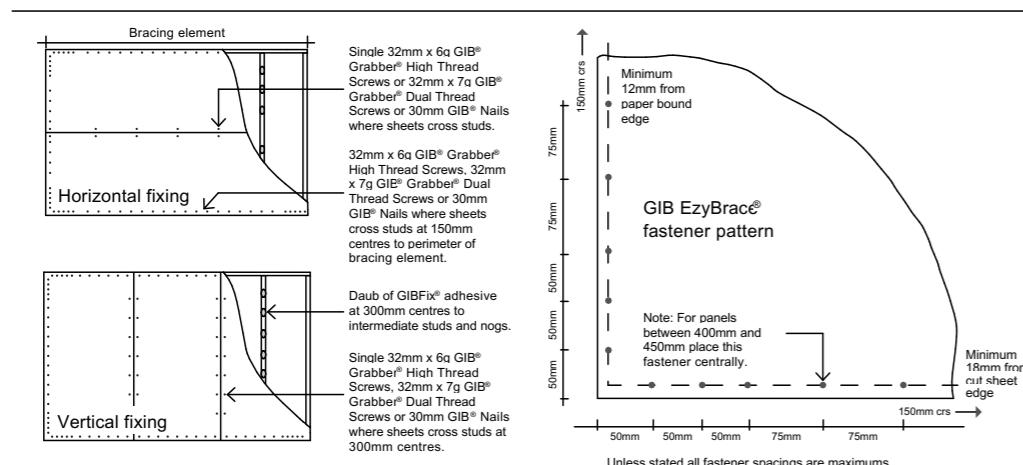
Concrete floor

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.



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 EzyBrac® Systems

AUGUST 2016

CALL OUR HELPLINE 0800 100 442 OR VISIT GIB.CO.NZ FOR MORE INFO

GIB EZYBRACE® SYSTEMS

23

28 GIB EZYBRACE® SYSTEMS

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AUGUST 2016

GIB® Information Bulletin
Length of GIB EzyBrac® Elements

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PROJECT INFORMATION:

Proposed Residence for Matt Ford & Sarcha Gibb
Lot 47, Clausen Avenue, Leeston

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BRACING DETAILS (GS1 & BL1)

SHEET NUMBER:		
8	of 20	
DRAWING STATUS:		VERSION / REVISION:
For Consent		Issue 1

Ecopy Bracing Specification - EP1

Framing

Wall framing must comply with:

- NZBC B1 - Structure: AS1 Clause 3 Timber (NZS3604:2011)
- NZBC B2 - Durability: AS1 Clause 3.2 Timber (NZS3602)

Framing dimensions and height are as determined by the NZS3604:2011 stud and top plate tables for load bearing and non load bearing walls. Kiln dried verified structural grade timber must be used. Machine stress graded timber, such as Laserframe®, is recommended.

Bottom Plate Fixing

Use GIB Handibrac® hold-down connections at each end of the bracing element. Refer to installation instructions supplied with the connectors for correct installation instructions and bolt types to be used for either concrete or timber floors. Within the length of the bracing element, bottom plates are fixed in accordance with the requirements of NZS 3604:2011.

Lining

One layer 7mm Ecopy structural plywood fixed directly to framing or over cavity battens. If part sheets are used, ensure nailing at required centres is carried out around the perimeter of each sheet or part sheet. A 2-3mm expansion gap should be left between sheets.

Fastening the Ecopy

Fasteners

Fasten with 50 x 2.8 mm galvanised or stainless steel flat head nails. Place fasteners no less than 7 mm from sheet edges.

Fasteners for H3.2 CCA treated Ecopy

Where fasteners are in contact with CCA treated timber or plywood, fasteners shall be a minimum of hot dip galvanised

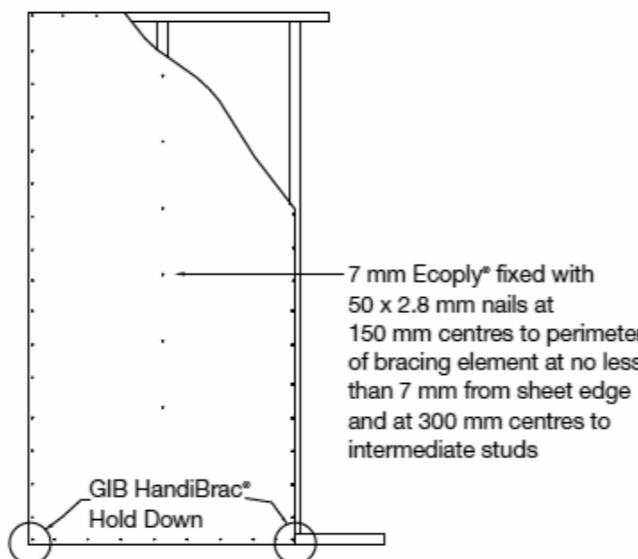
In certain circumstances stainless steel fasteners may be required. Refer to section 4 of NZS 3604:2011 for these circumstances.

Refer to Table 8 in the Ecopy Specification and Installation Guide for further fastener selection advice.

Stainless steel fasteners must be annular grooved

Fastening Centres

Fasteners are placed at 150 mm centres around the perimeter of each sheet and 300 mm centres to intermediate studs.



Ecopy Bracing Specification - EPG

Framing

Wall framing must comply with:

- NZBC B1 - Structure: AS1 Clause 3 Timber (NZS3604:2011)
- NZBC B2 - Durability: AS1 Clause 3.2 Timber (NZS3602)

Framing dimensions and height are as determined by the NZS3604:2011 stud and top plate tables for load bearing and non load bearing walls. Kiln dried verified structural grade timber must be used. Machine stress graded timber, such as Laserframe®, is recommended.

Bottom Plate Fixing

Use GIB Handibrac® hold-down connections at each end of the bracing element. Refer to installation instructions supplied with the connectors for correct installation instructions and bolt types to be used for either concrete or timber floors. Within the length of the bracing element, bottom plates are fixed in accordance with the requirements of NZS 3604:2011.

Lining

Side 1: One layer 7mm Ecopy structural plywood fixed directly to framing. If part sheets are used, ensure nailing at required centres is carried out around the perimeter of each sheet or part sheet. A 2-3mm expansion gap should be left between sheets.

Side 2: One layer 10 or 13mm GIB® Standard plasterboard vertically or horizontally fixed. Sheet joints are touch fitted and fastener heads and joints stopped in accordance with the GIB® Site Guide.

Fastening the Ecopy

Fasteners

Fasten with 50 x 2.8mm galvanised or stainless steel flat head nails. Place fasteners no less than 7mm from sheet edges.

Fasteners for H3.2 CCA treated Ecopy

Where fasteners are in contact with CCA treated timber or plywood, fasteners shall be a minimum of hot dip galvanised. In certain circumstances stainless steel fasteners may be required. Refer to section 4 of NZS 3604:2011 for these circumstances.

Refer to Table 8 in the Ecopy Specification and Installation Guide for further fastener selection advice.

Stainless steel fasteners must be annular grooved.

Fastening the GIB® Plasterboard

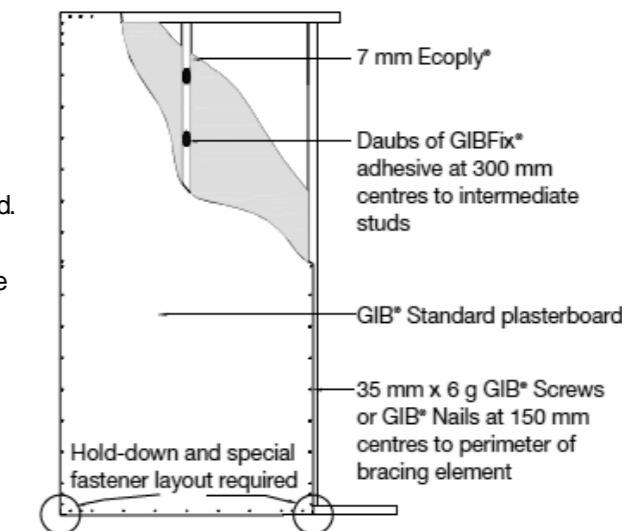
Fasteners

32mm x 6g GIB® Grabber® Screws or 35mm GIB® Nails.

Fastener Centres

Fasten 50, 100 and 150mm from each corner and 150mm thereafter around the perimeter of the bracing element. For vertical fixing place fasteners at 300mm centres at intermediate sheet joints. For horizontal fixing place single fasteners in the tapered edge where sheets cross studs.

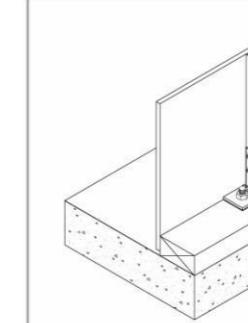
Place fasteners 12mm from paper bound edges and 18mm from cut sheet edges. GIB® plasterboard must be treated in every respect in accordance with relevant GIB® literature.



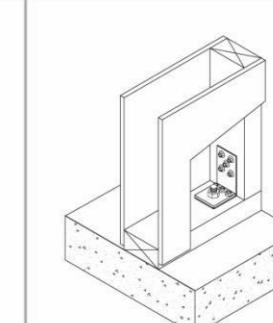
GIB Handibrac Installation Method

Concrete Floor

External walls



Internal walls



Hold-down fastener requirements

A mechanical fastening with a minimum characteristic uplift capacity of 15kN

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TYPICAL PLYWOOD DETAILS

JOB NUMBER: 2016-064-WD DATE OF ISSUE: 15-Feb-17 DRAWN BY: Leyhana Land

SHEET NUMBER: 9 of 20

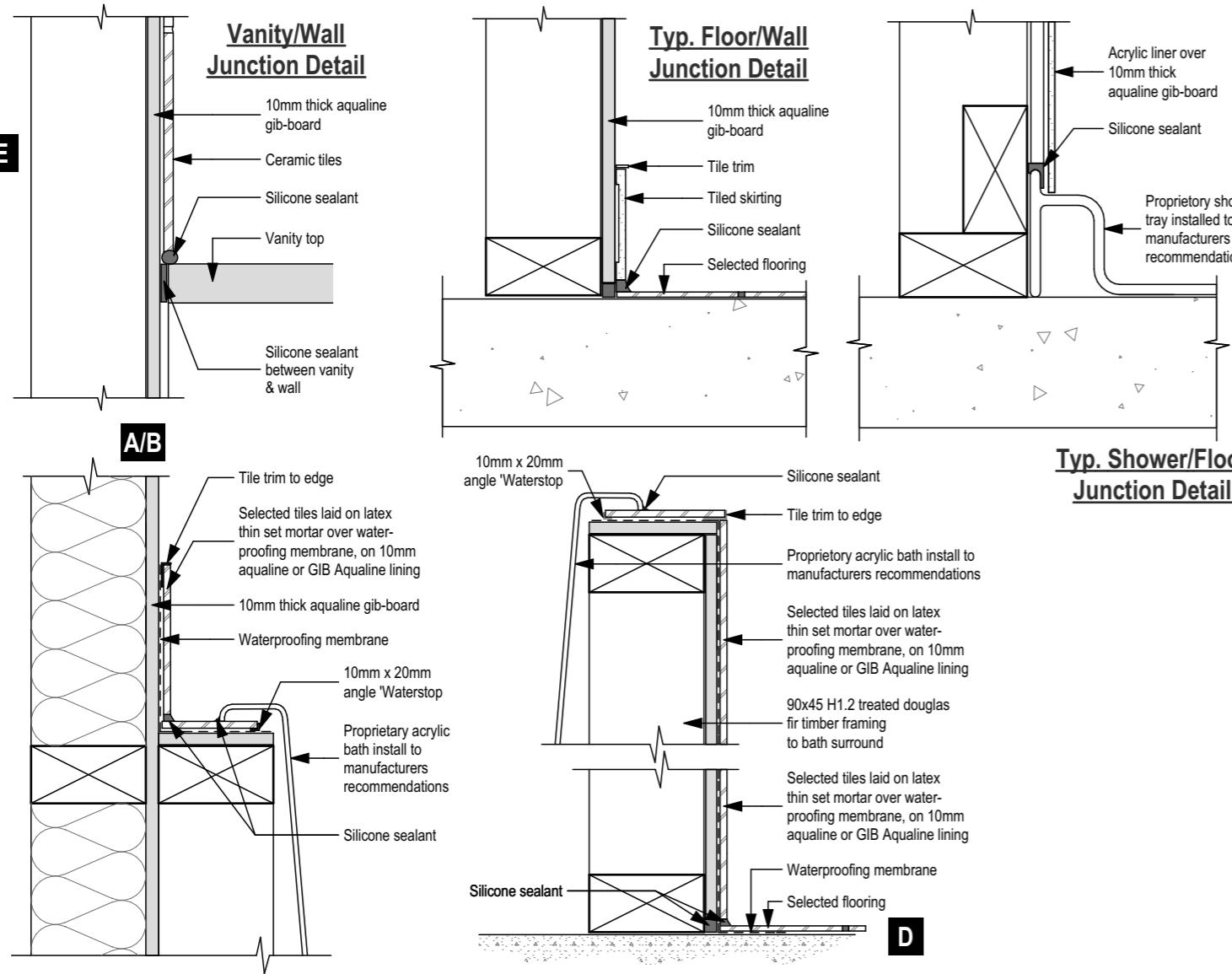
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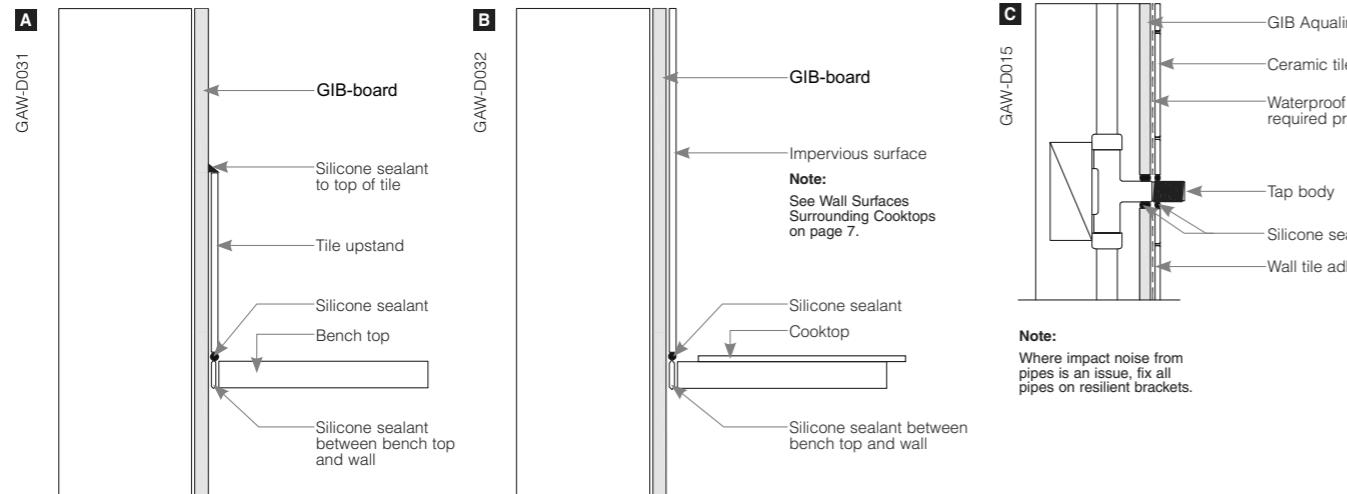


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P. 03 343 0833, M. 021 216 1438, E. craig@craigfitchettdesign.co.nz
P.O. Box 20504, Bishopdale, Christchurch 8543



scale 1:5

Typ. Gib Wet Area Details



Typ. Gib Details

n.t.s



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TYPICAL GIB DETAILS/WET AREA DETAILS		
JOB NUMBER:	DATE OF ISSUE:	DRAWN BY:
2016-064-WD	15-Feb-17	Leyhana Land
For Consent	Issue 1	of 20

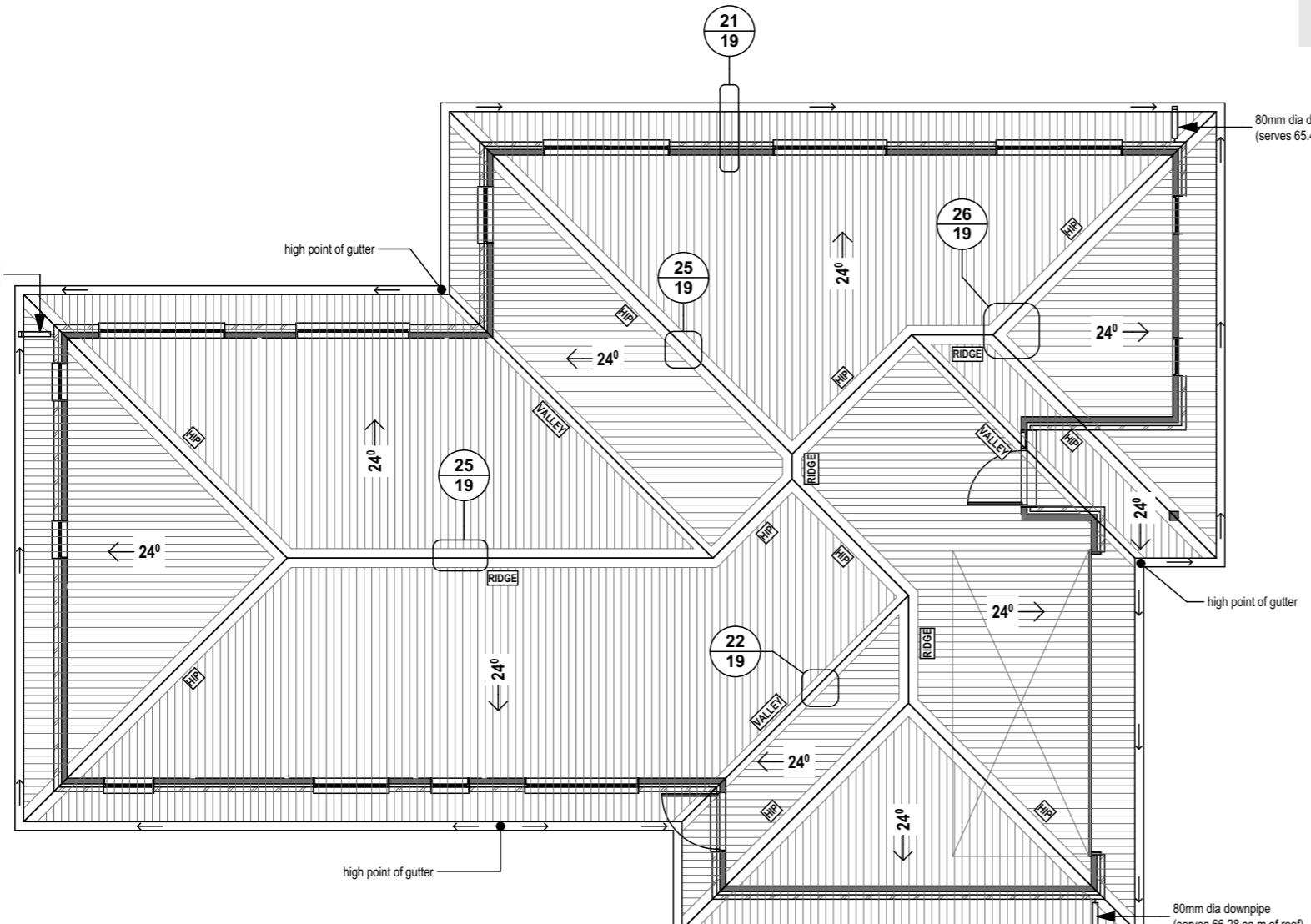


Table 11: Steel corrugate profiled roofing – 0.4 mm BMT and minimum profile height 16.5 mm
Maximum spans and fixing patterns. Refer to Paragraph 8.4.6

Purlin spacings (metres)		Wind zones			
End span	Intermediate span	Low and Medium	High and Very High	Extra High	
0.4	0.6	C2	C2	C2	C2
0.6	0.9	C2	C2	C2	C1
0.8	1.2	C2	C1	C1	C1

NOTE: C1 fixing pattern is – Hit 1, miss 1...
C2 fixing pattern is – Hit 1, miss 1, hit 1, miss 2...

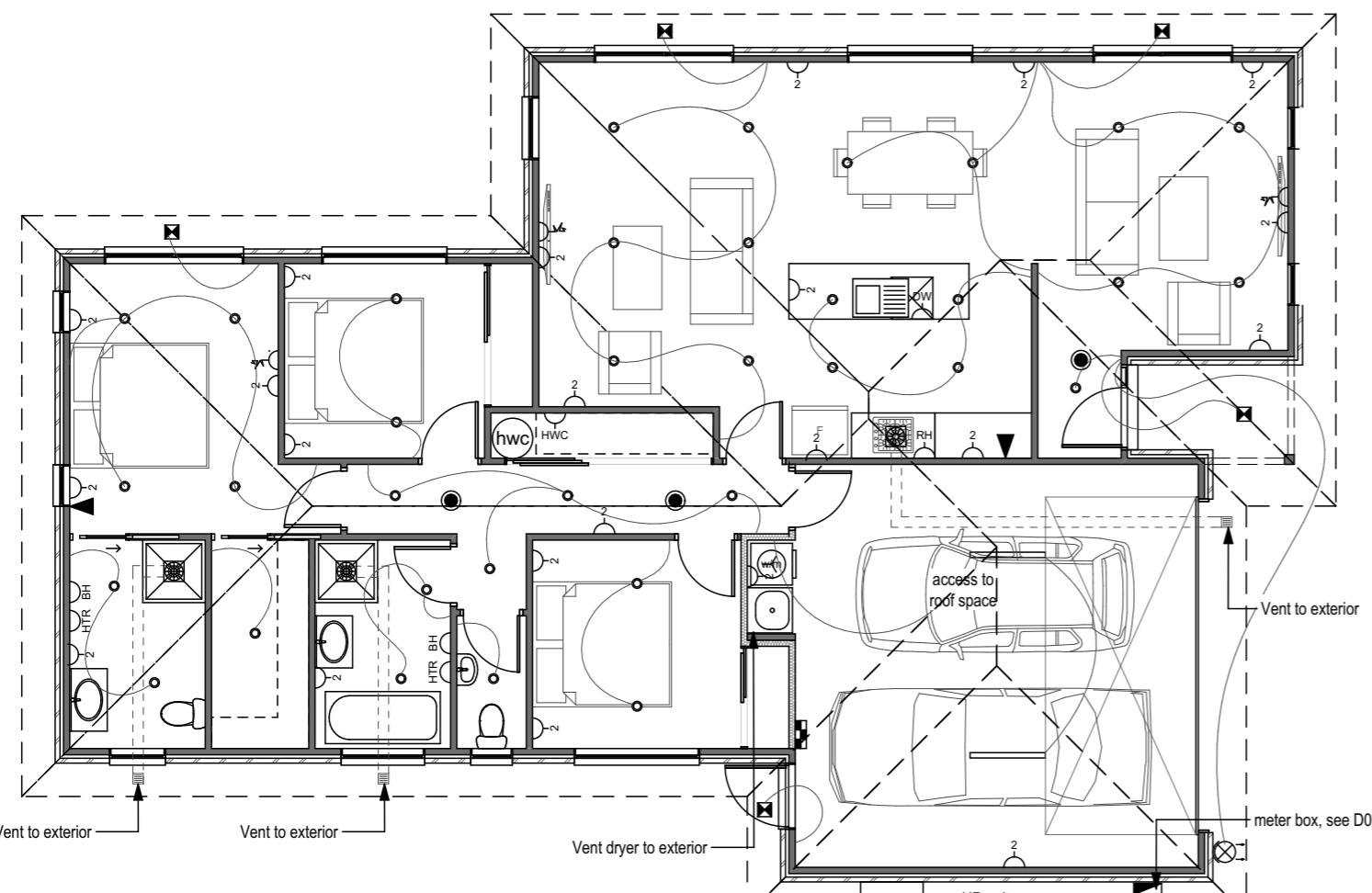
TRUSS MANUFACTURER

-Lintel Sizes: Truss manufacturers to size all lintels with special loads. (truss manufacturers lintel sizes take precedence over designers sizes (refer to truss manufacturers documentation)).
Wall, lintel and truss fixings are also to be supplied.
Truss manufacturer to confirm foundation thickening and supply if necessary relevant documentation for point loads and thickening.
Roof trusses at 900mm ctrs with H1.2 treated pinus radiata timber members.
All dimensions shown are to framing.
Metal gutter to have minimum cross sectional area of 8700mm²
Note:
Down pipes are to be as indicated 80mm dia (capacity of 70m² of the floor plan) (Roof Pitch 25-35°).

:Stratco corrugated roofing fixed over self supporting building paper on 70x45 H1.2 douglas fir timber purlins laid in accordance with manufacturers specifications, on manufacturer designed trusses @ 24° pitch.

:600mm eaves off outside edge of framing.

:Refer to manufacturers documentation for roof bracing details, and any specific lintel requirements regarding girder trusses.



Preliminary Lighting/Electrical Layout

scale 1:100

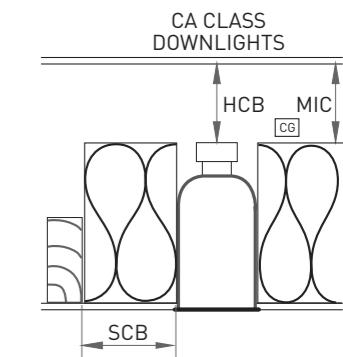
Electrical Key	
2	Double power point
■	Halogen light fitting
○	Downlight fitting
⊗	Batten light fitting
■	Outside light fitting
⊗	Outside light & sensor
■	Meter board
■	Switch board
RH	Range/hob connection
TV	TV point
●	Exterior up-down light
DW	Dish washer connection
BH	Bathroom heater
HWC	Hot water cylinder
HTR	Heated towel rail
GDO	Garage door opener
EF	Extract fan
●	Smoke detector
▲	Phone connection
—	Tube light fitting

NOTE* ~ ANY RECESSED LIGHTING UNITS ARE TO BE PROTECTED INSTALLATION THERMOSAFE FITTINGS, CA TYPE, TO NZECP 54 CLASSIFICATION.

ALL SMOKE ALARMS TO HAVE HUSH & TEST FACILITIES

Risk of Fire Instructions must include minimum clearances to building elements and insulation type

SCB	Side clearance to building elements
HCB	Height clearance to building elements
SCI	Side clearance to building insulation (non-IC only)
MIC	Minimum clearance above building insulation for ventilation
Insulation type	Class Markings and manufacturer's specifications dictate what type of insulation is safe for each model of downlight



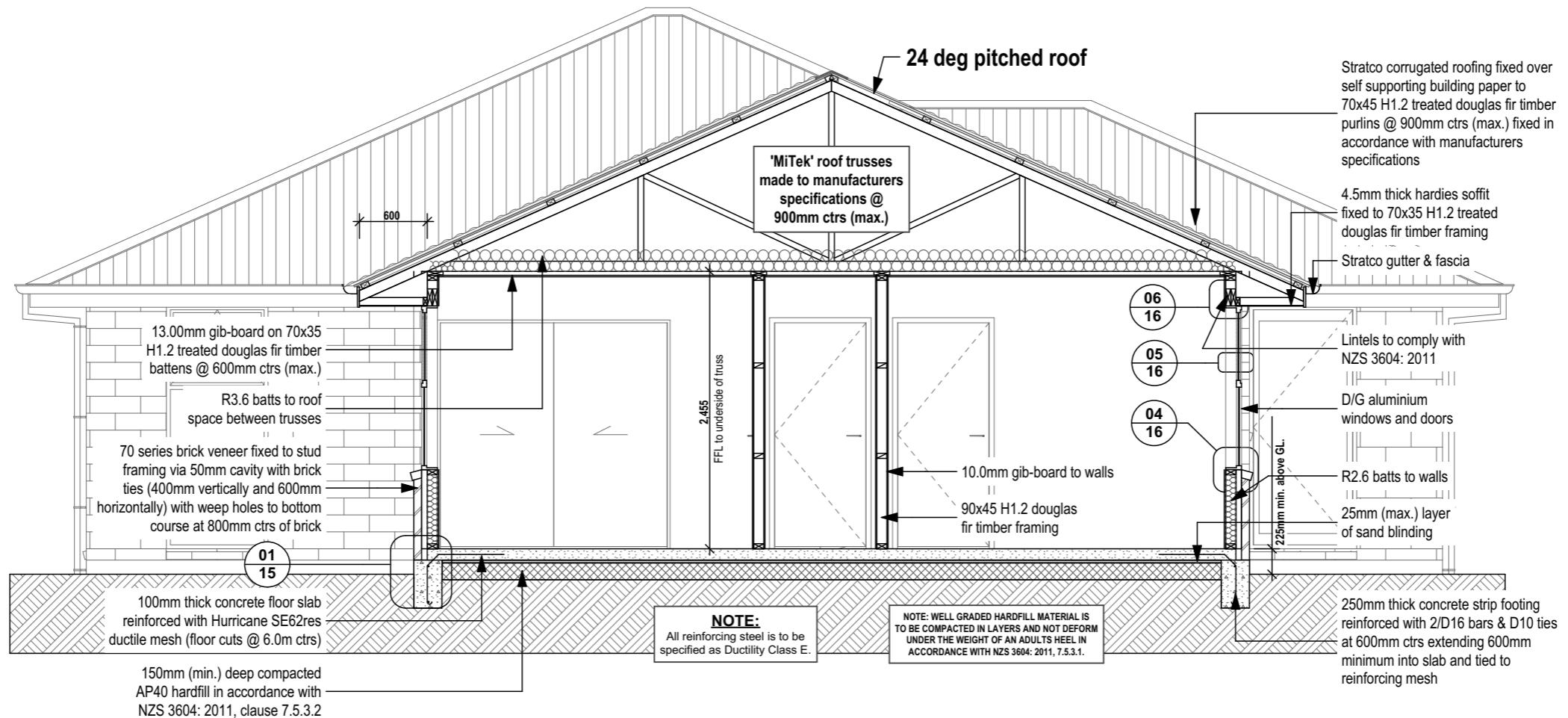
Information provided by Gartner Superlux Ltd

When selecting a recessed downlight ensure it is labelled with one of the following:



Current technology limits the durability and availability of these classes of downlights

Typ. Downlight Detail n.t.s



Cross Section

A

scale 1:50

NOTES:

- External & Internal Wall Framing:** 90x45 H1.2 treated douglas fir timber framing with studs @ 600mm ctrs and dwangs @ 800mm ctrs unless otherwise stated.
- Roof Framing:** Trusses and ceiling joists are to be H1.2 treated pinus radiata timber framing.
- Exterior Wall Wraps:** Watergate-plus building paper fixed to exterior framing. All wraps shall comply with NZ Building Code E2/AS1.
- Timber Framing Grade:** All timber to have a framing grade of SG 8.

5. **Beam/lintels:** sizes shown are to be confirmed by the precast manufacturer and shall comply with NZS 3604: 2011.

6. **Smoke Detectors:** Installed throughout the dwelling complying with NZ Building Code F7/AS1.

Note: do not install smoke detectors more than 3.0m away from a bedroom door. Mount detectors on ceilings, minimum 300mm from any adjacent walls.
ALL SMOKE ALARMS TO HAVE HUSH & TEST FACILITIES

● Indicates Smoke Detector Position

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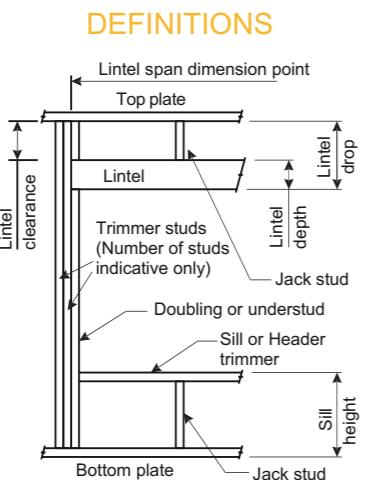
LINTEL FIXING SCHEDULE

ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12

NZS 3604:2011

NOTE:

- All fixings are designed for vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20 kPa.
- Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist horizontal loads.
- These fixings assume the correct choice of rafter/truss to top plate connections have been made.
- All fixings assume bottom plate thickness of 45mm maximum. Note: TYLOK options on timber species.
- Wall framing arrangements under girder trusses are not covered in this schedule.
- All timber selections are as per NZS 3604:2011.



Lintel Supporting Girder Trusses:

Roof Tributary Area	Light Roof				Heavy Roof				
	Wind Zone		Wind Zone		Wind Zone		Wind Zone		
	L, M, H	VH	EH	L, M, H	VH	EH	L, M, H	VH	EH
8.6 m ²	G	G	H	G	G	H	G	G	H
11.6 m ²	G	H	H	G	G	H	G	G	H
12.1 m ²	G	H	H	G	H	H	G	G	H
15.3 m ²	H	-	-	G	H	H	-	-	-
19.1 m ²	H	-	-	G	H	H	-	-	-
20.9 m ²	H	-	-	H	H	H	-	-	-
21.8 m ²	H	-	-	H	H	H	-	-	-
34.3 m ²	-	-	-	H	-	-	-	-	-

Notes:

- 1) Roof Tributary Area = approx. 1/2 x (Total roof area on girder and rafter trusses supported by lintel)
- 2) Assumed girder truss is at mid-span or middle third span of lintel
- 3) Use similar fixings for both ends of lintel
- 4) All other cases require specific engineering design

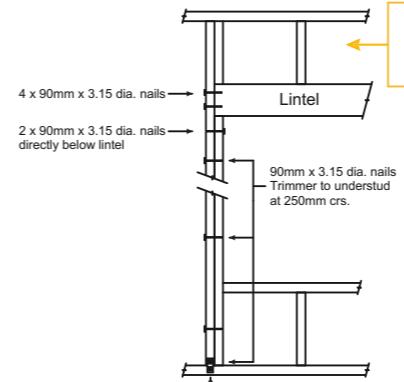
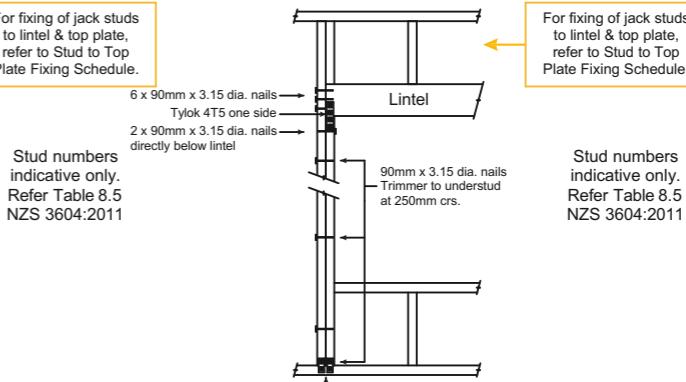
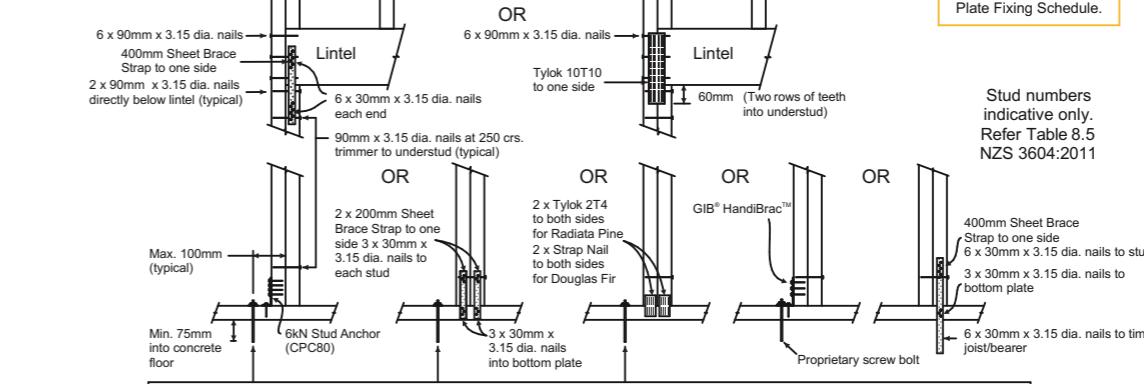
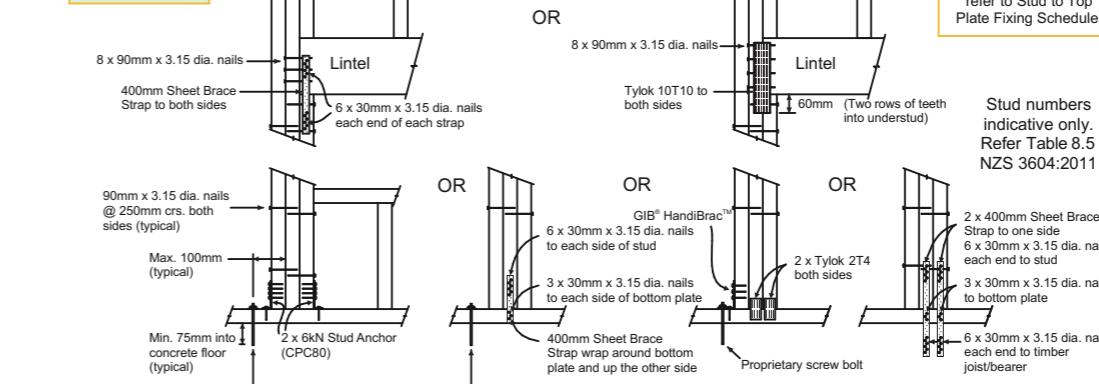


SELECTION CHART FOR LINTEL FIXING

Lintel Span	Loaded Dimension (See Fig. 1.3 NZS 3604:2011)	Light Roof				Heavy Roof					
		Wind Zone		Wind Zone		Wind Zone		Wind Zone			
		L	M	H	VH	EH	L	M	H	VH	EH
0.7	2.0	E	E	E	F	E	E	E	E	E	E
	3.0	E	E	F	F	E	E	E	E	F	F
	4.0	E	F	F	F	E	E	E	F	F	F
	5.0	E	F	F	G	E	E	F	F	F	F
	6.0	E	F	F	G	E	E	F	F	G	G
0.9	2.0	E	E	F	F	E	E	E	E	F	F
	3.0	E	E	F	F	E	E	E	F	F	F
	4.0	E	F	F	G	E	E	F	F	F	F
	5.0	E	F	F	G	E	E	F	F	F	F
	6.0	E	F	F	G	E	E	F	F	G	G
1.0	2.0	E	E	F	F	E	E	E	E	F	F
	3.0	E	E	F	F	E	E	E	F	F	F
	4.0	E	F	F	G	E	E	F	F	F	F
	5.0	E	F	F	G	E	E	F	F	F	F
	6.0	E	F	F	G	E	E	F	F	G	G
1.2	2.0	E	E	F	F	F	E	E	E	F	F
	3.0	E	E	F	F	F	E	E	E	F	F
	4.0	E	F	F	G	F	E	E	F	F	G
	5.0	E	F	F	G	F	E	E	F	G	G
	6.0	E	F	F	G	F	E	E	F	G	G
1.5	2.0	E	E	F	F	F	E	E	E	F	F
	3.0	E	F	F	G	F	E	E	F	F	G
	4.0	E	F	F	G	F	E	E	F	G	G
	5.0	E	F	F	G	F	E	E	F	G	G
	6.0	E	F	F	G	F	E	E	F	G	G
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	5.0	F	G	H	H	E	E	F	G	H	H
	6.0	F	G	H	H	E	F	G	H	H	H
3.0	2.0	E	F	F	G	G	E	E	F	F	G
	3.0	F	F	G	H	H	E	E	F	G	H
	4.0	F	G	H	H	H	E	F	G	H	H
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	6.0	F	G	H	H	H	E	F	G	H	H
3.6	2.0	F	F	G	H	H	E	E	F	G	H
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	6.0	F	G	H	H	H	E	F	G	H	H
4.8	2.0	F	F	G	H	H	E	E	F	G	H
	3.0	F	G	H	H	H	E	F	G	H	H
	4.0	F	G	H	H	H	E	F	G	H	H
	5.0	G	H	-	-	E	F	G	H	-	-
	6.0	G	H	-	-	E	F	G	H	-	-

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LINTEL FIXING OPTIONS

TYPE E
1.4 kNTYPE F
4.0 kNTYPE G
7.5 kNTYPE H
13.5 kN

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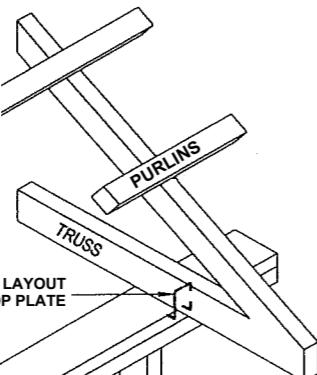
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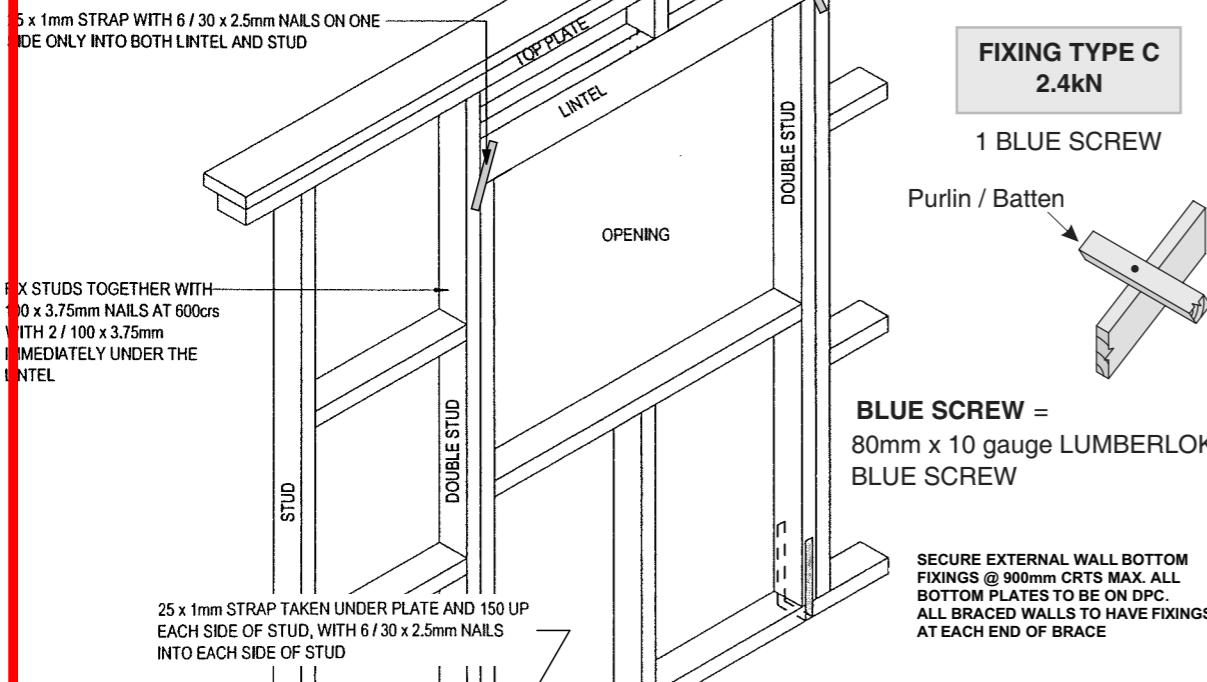
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ROOF WEIGHT	MAX. PURLIN SPAN (mm)	MAX. PURLIN CR.S. (mm)	WIND ZONE				
			L	M	H	VH	EH
HEAVY ROOF Tile Battens	900	370	A	A	A	A	A
LIGHT ROOF Tile Battens	900	370	A	A	B	C	C
LIGHT ROOF Purlins	900 1200	900 1200	C	C	C	D	D
			C	C	D	E	E



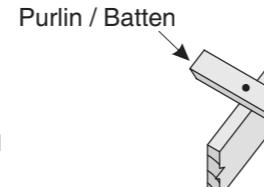
REFER TO TRUSS LAYOUT
FOR FIXING TO TOP PLATE

SDC - Approved Building Consent Document - BC170295 - Pg 16 of 23 - 22/03/2017 - burns



FIXING TYPE C 2.4kN

1 BLUE SCREW



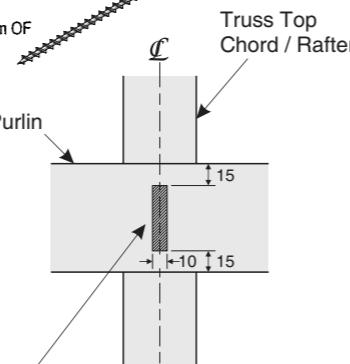
BLUE SCREW =
80mm x 10 gauge LUMBERLOK
BLUE SCREW

SECURE EXTERNAL WALL BOTTOM FIXINGS @ 900mm CR.S MAX. ALL BOTTOM PLATES TO BE ON DPC. ALL BRACED WALLS TO HAVE FIXINGS AT EACH END OF BRACE

FIXING TOLERANCES

LUMBERLOK BLUE SCREW

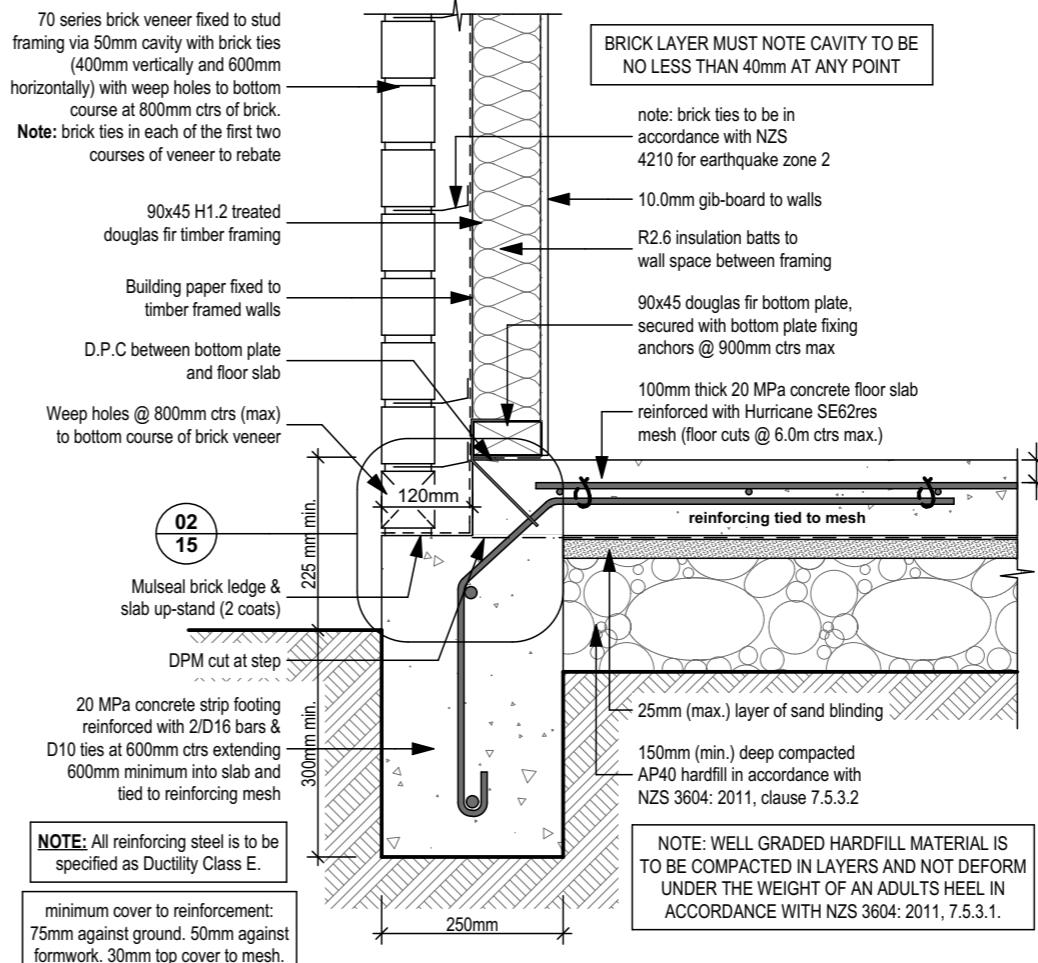
DOWEL OR BOLT PLATE TO SLAB WITHIN 150mm OF STUD OF OPENING



TOP PLATE FIXING TO STUD FRAMING

LOADED DIMENSION OF WALL	FIXING TYPE
2.0m	2/90x3.15 end nails + 2 wire dogs
3.0m	2/90x3.15 end nails + 2 wire dogs
4.0m	2/90x3.15 end nails + 2 wire dogs
5.0m	2/90x3.15 end nails + 2 wire dogs
6.0m	2/90x3.15 end nails + 2 wire dogs

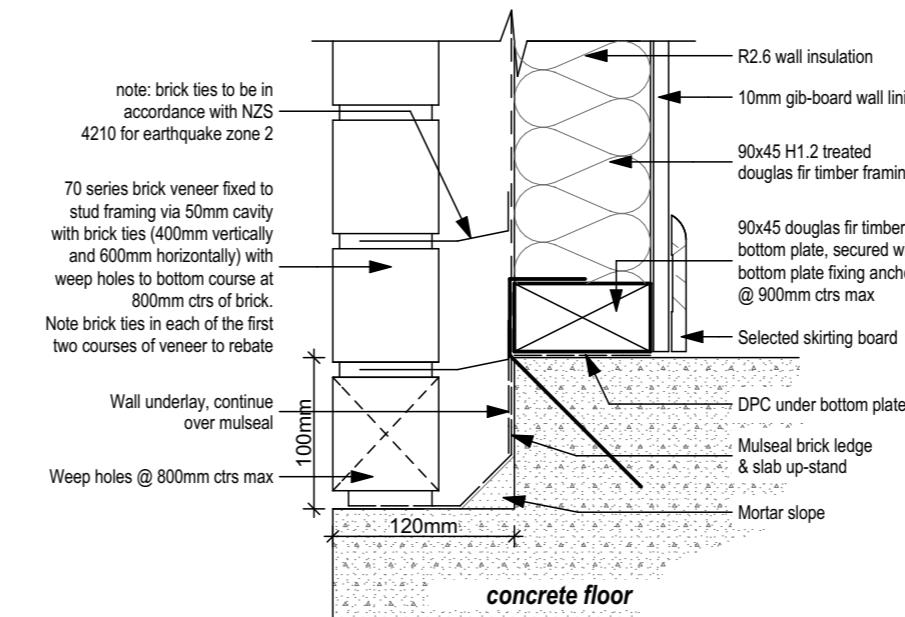
NOTE:
Locate fixings within the shaded area. Care to be taken to avoid over tightening of screws.



01

Foundation Detail - Brick

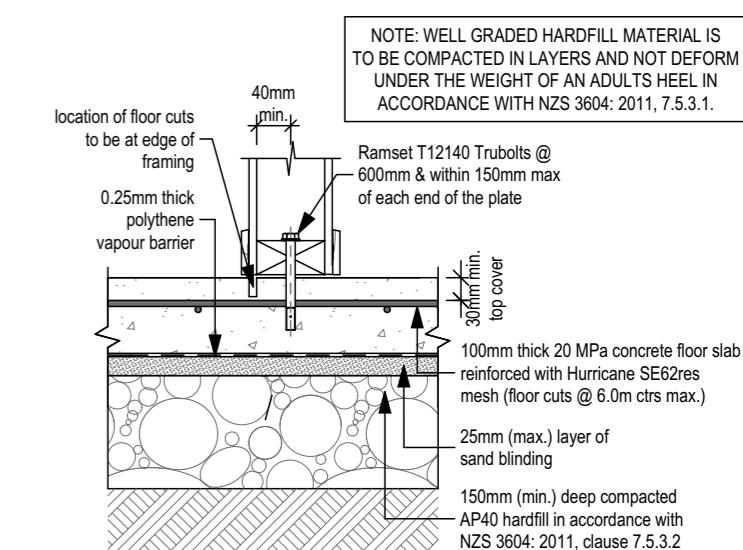
1:10



02

Cladding @ Base Detail - Brick

1:5 03



Floor Cut Detail

1:10

Typ. Fixing Details

n.t.s



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P. 03 343 0833, M. 021 216 1438, E. craig@craigfitchettdesign.co.nz
P.O. Box 20504, Bishopdale, Christchurch 8543

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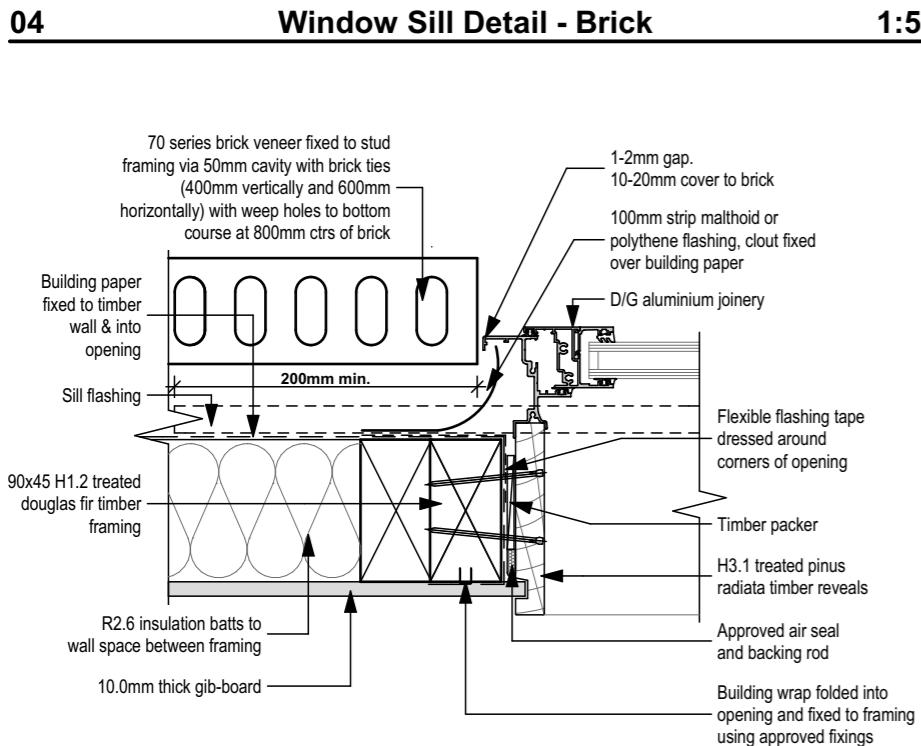
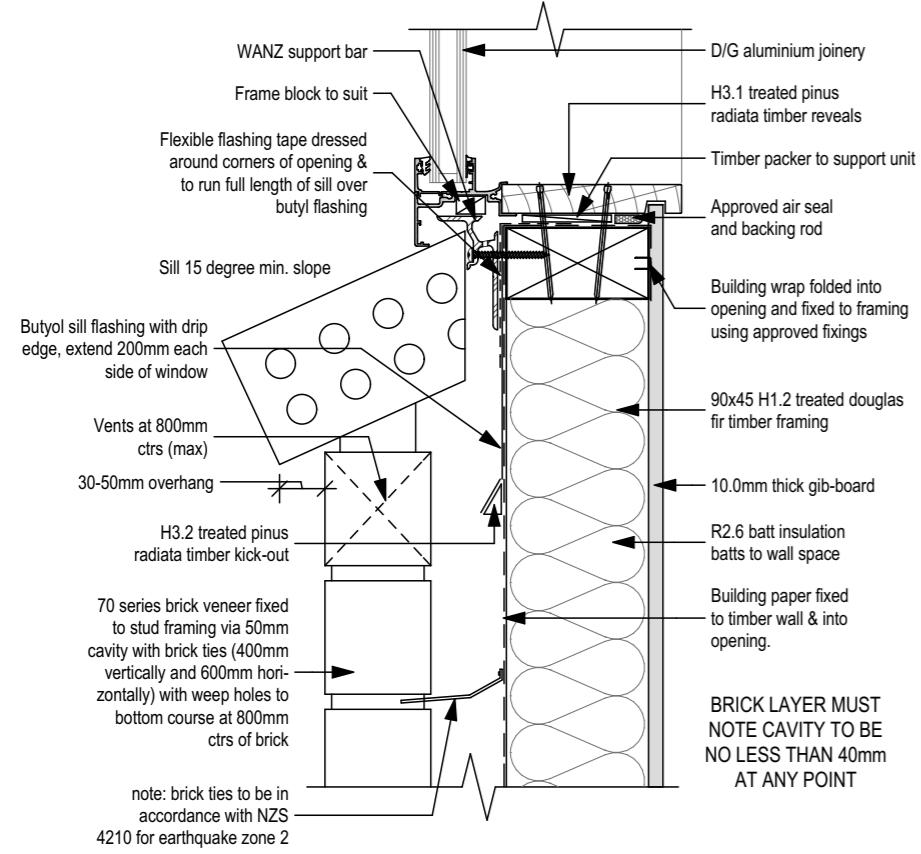
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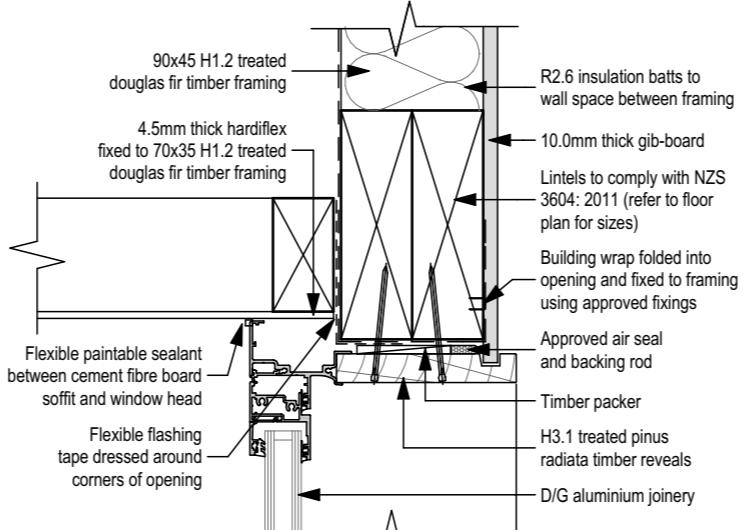


TYP. FIXING DETAILS & DETAILS 1 - 3

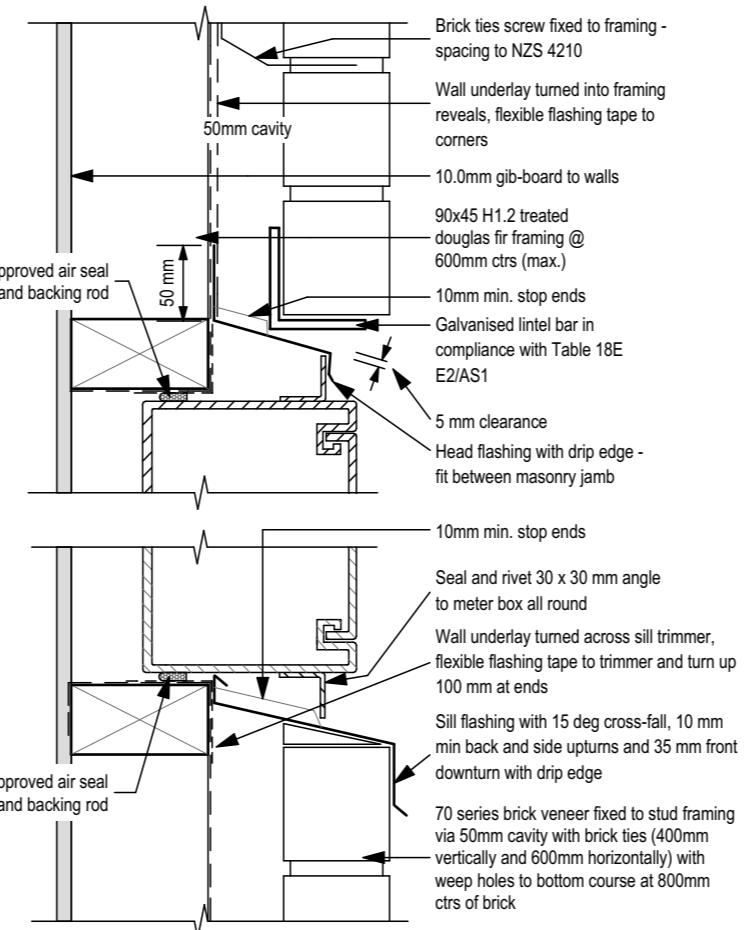
JOB NUMBER:	DATE OF ISSUE:	DRAWN BY:	SHEET NUMBER:
2016-064-WD	15-Feb-17	Leyhana Land	15
DRAWING STATUS:		VERSION / REVISION:	Issue 1
For Consent		of	20



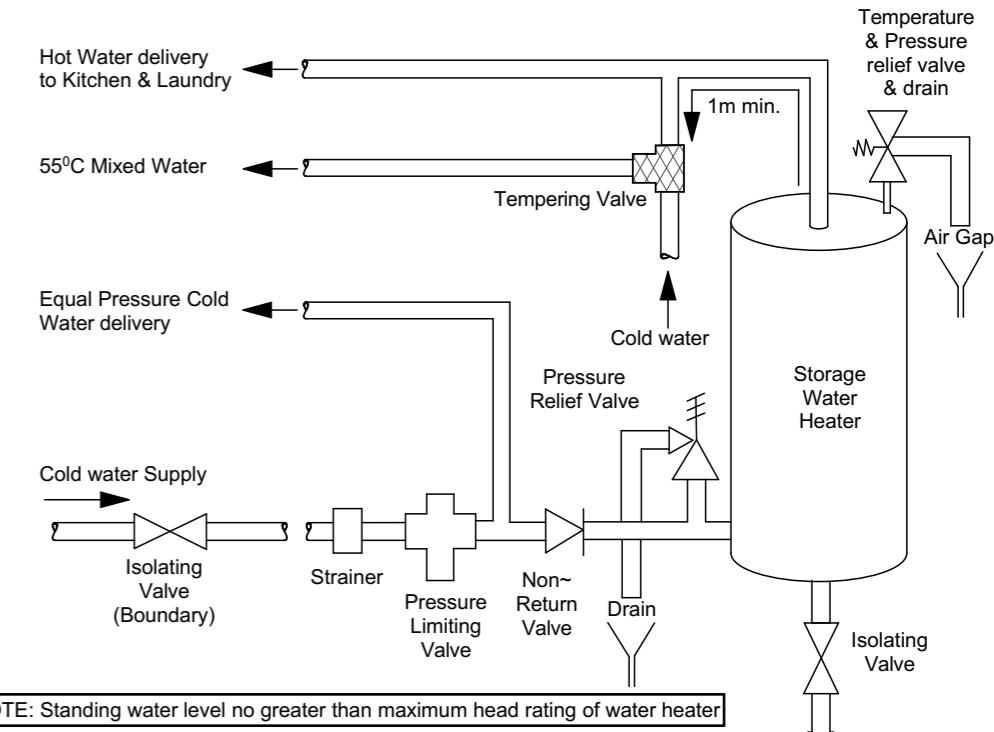
05 Window/Door Jamb Detail - Brick 1:5



06 Window/Door @ Soffit Detail 1:5



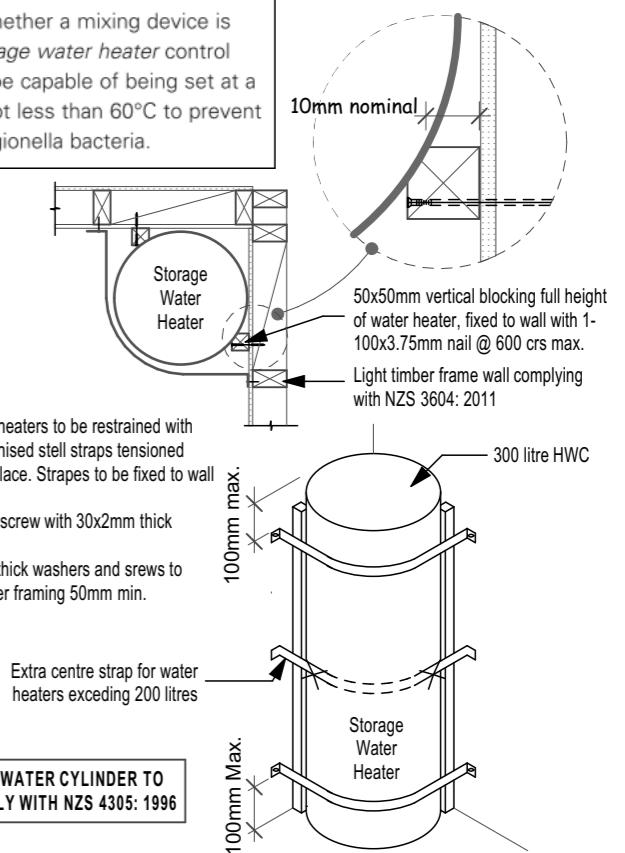
07 Meter Box Detail 1:5



08 HWC Valves Diagram

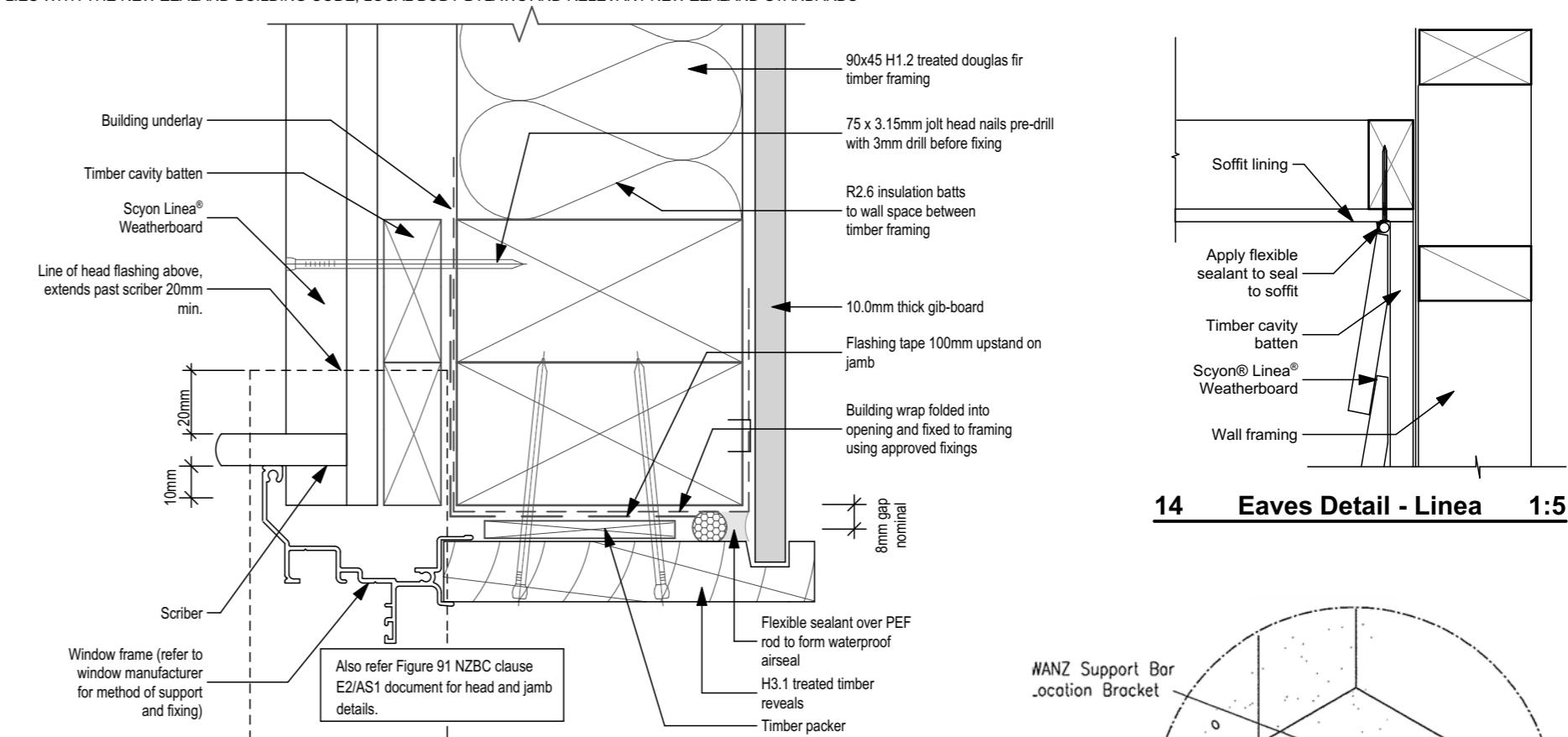
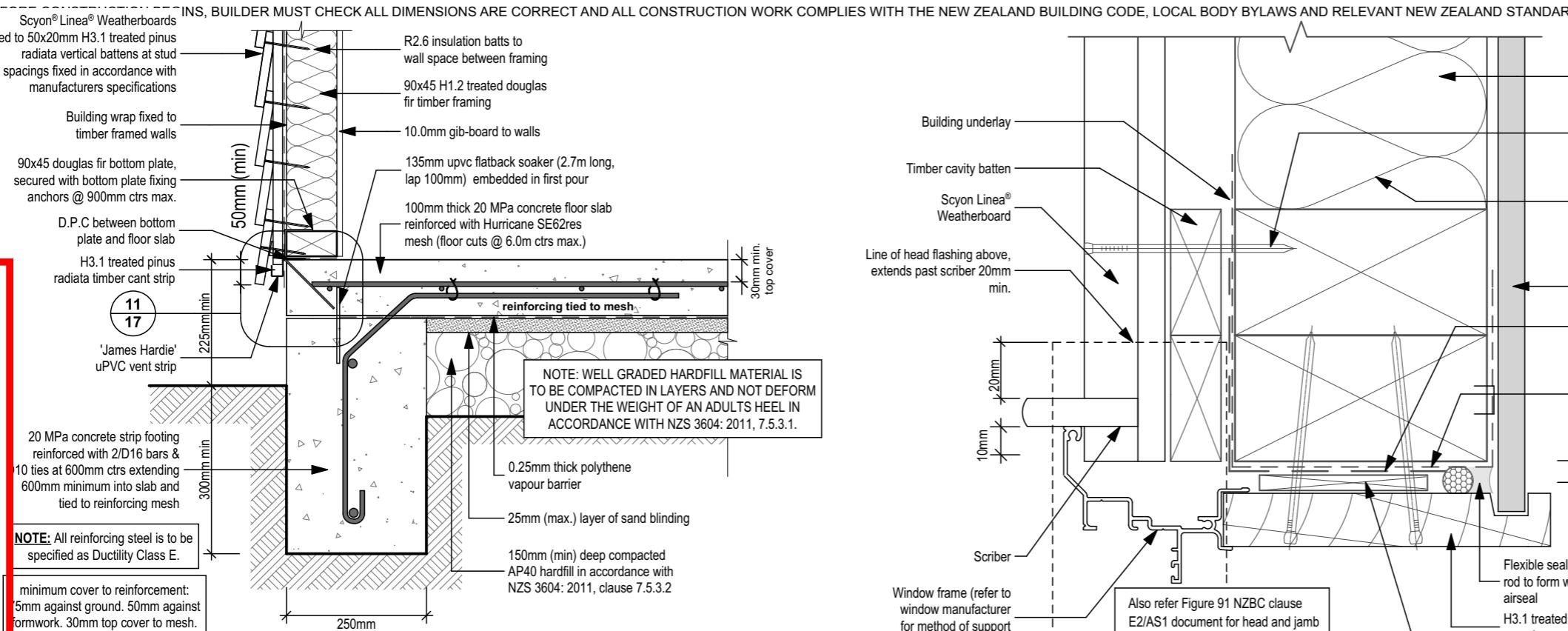
6.14.3 Legionella bacteria

Irrespective of whether a mixing device is installed, the storage water heater control thermostat shall be capable of being set at a temperature of not less than 60°C to prevent the growth of Legionella bacteria.

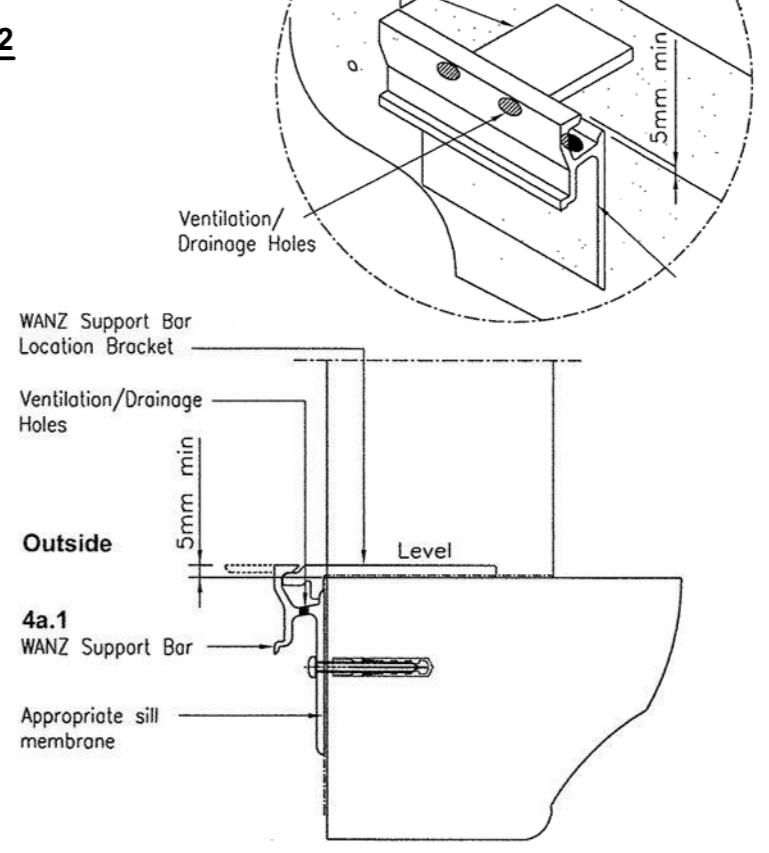
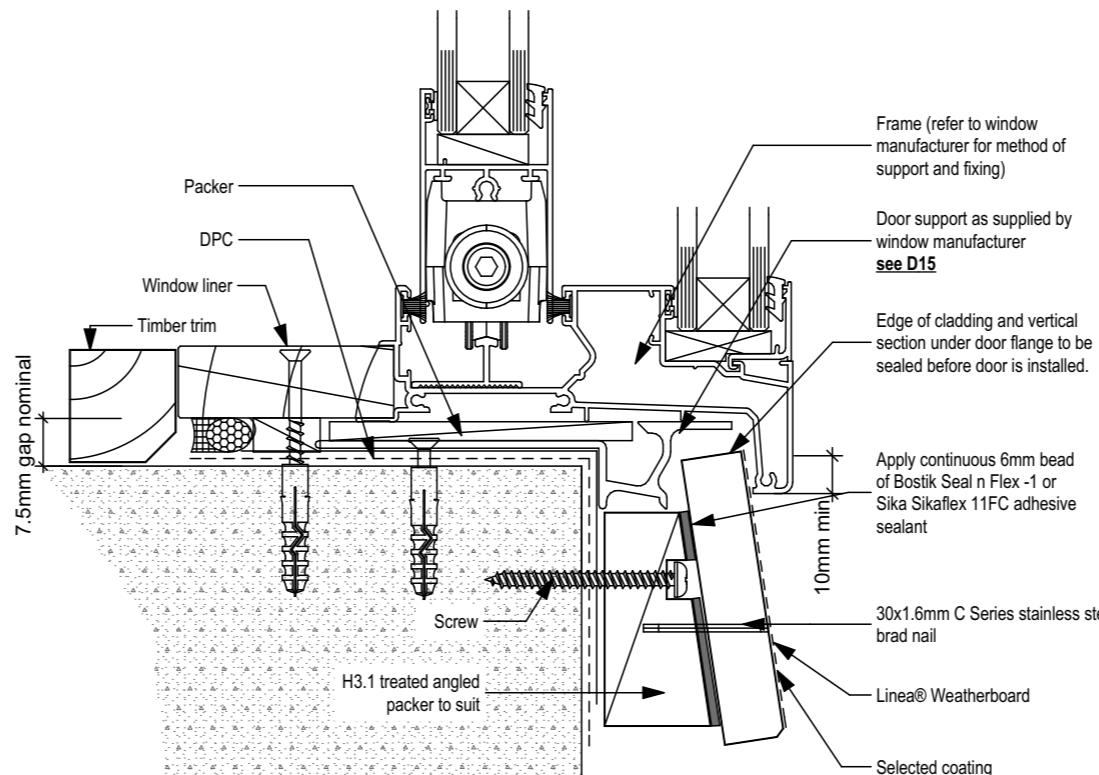


Seismic Restraint of Storage Water Heaters 90-360 Litres (AS1/ G12 Fig 14)

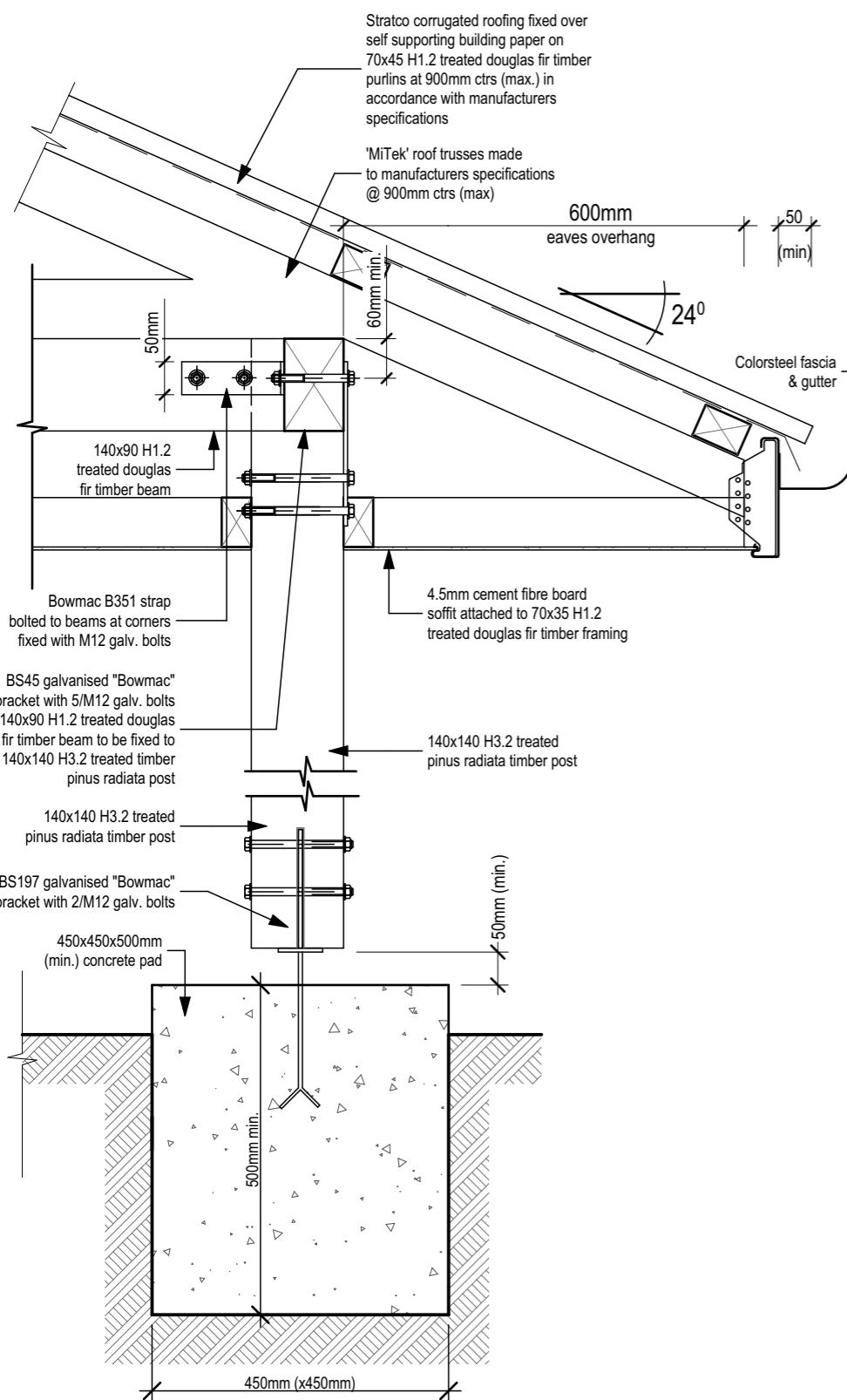
09 HWC Restraint Detail n.t.s



12 Window Jamb Detail - Linea 1:2

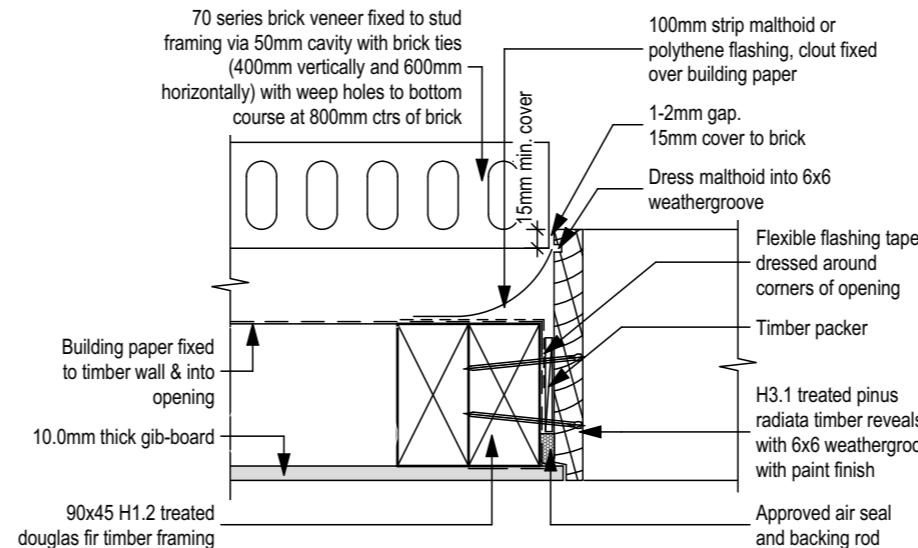


15 WANZ Bar Detail n.t.s



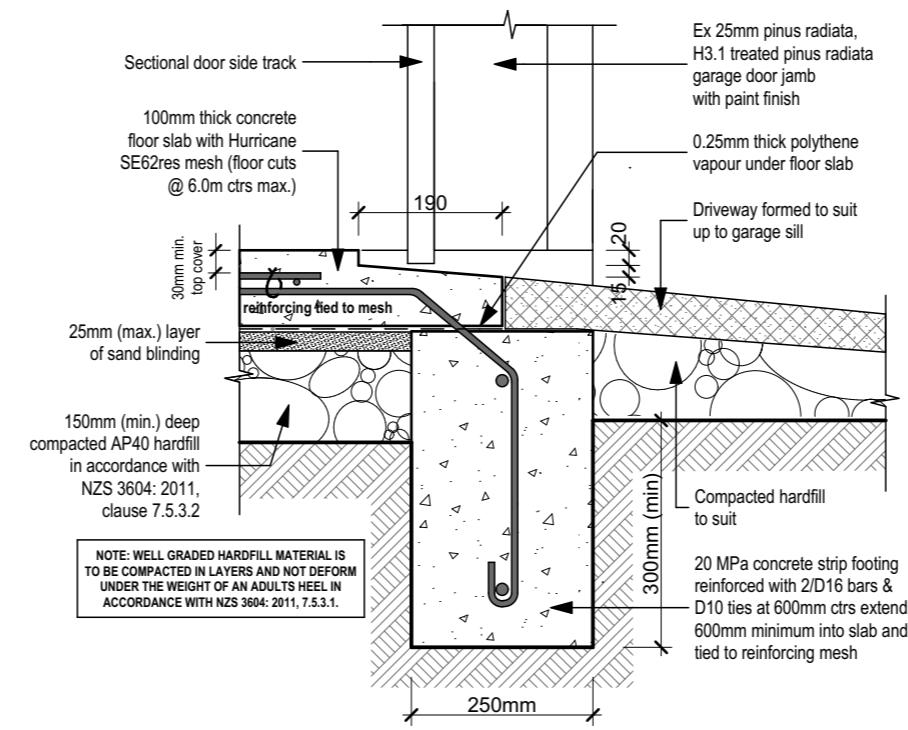
Column Connection Detail

1:10



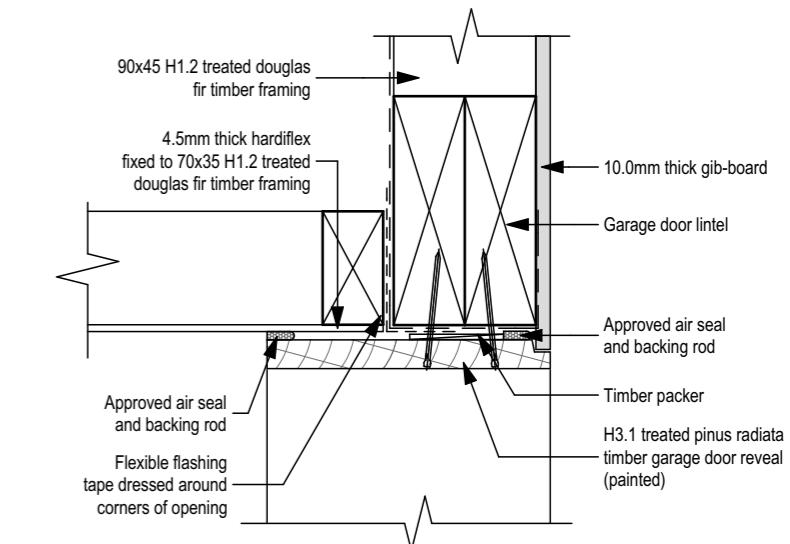
Garage Door Jamb Detail

1:5



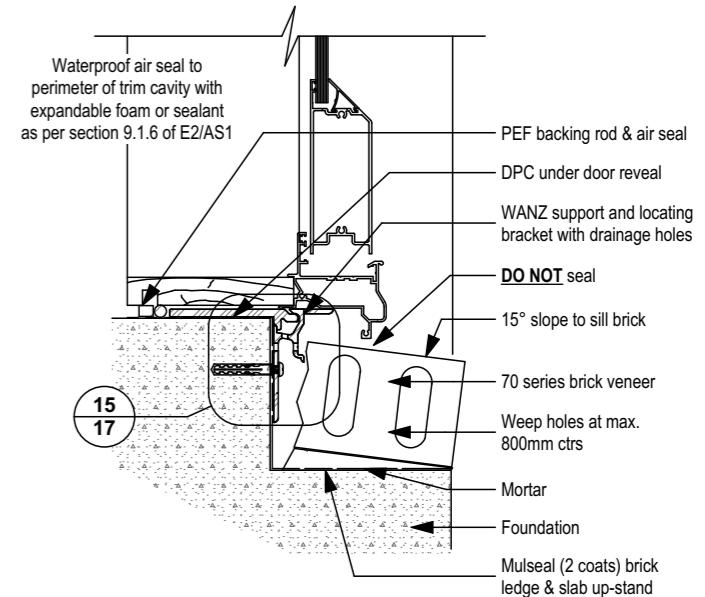
Garage Door Rebate Detail

1:10



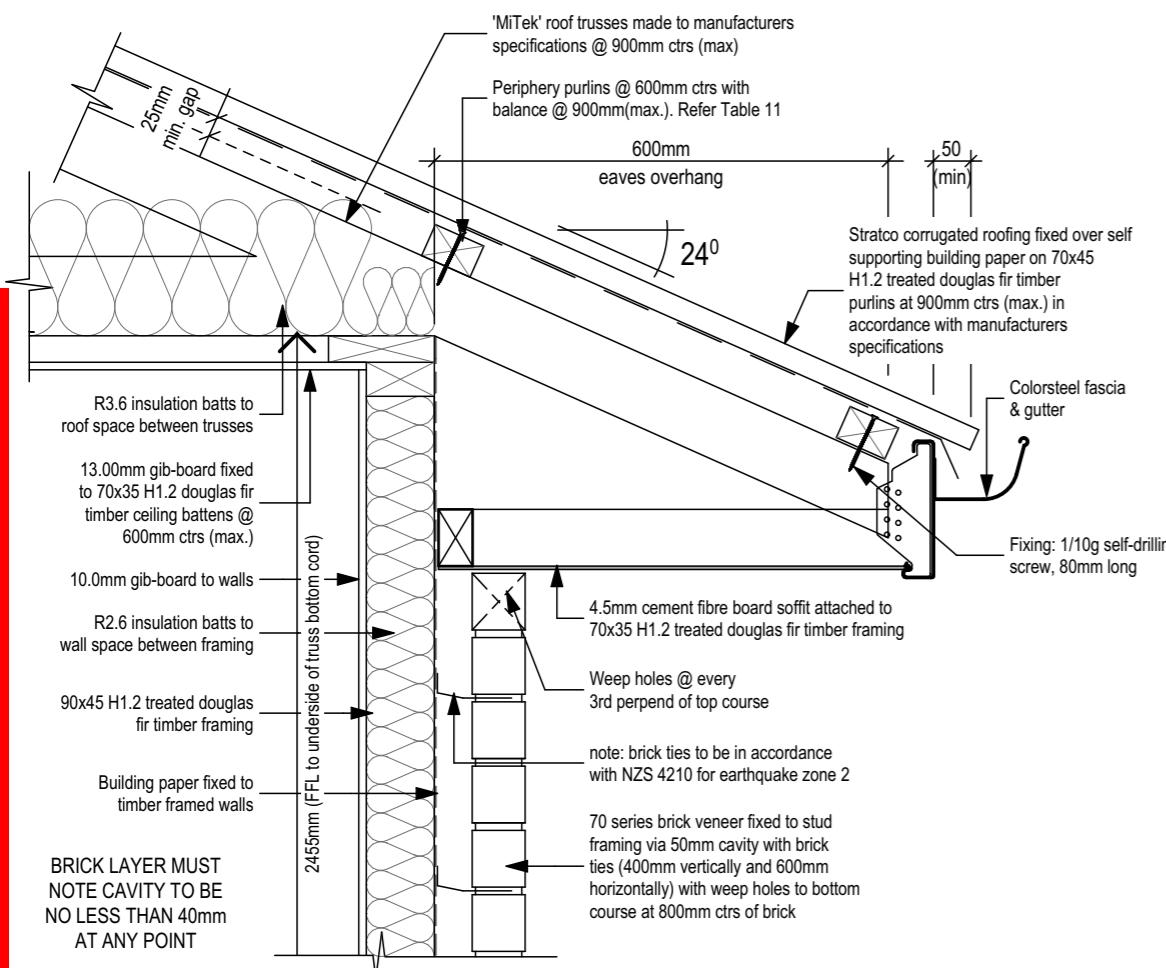
Garage Door Head Detail

1:5



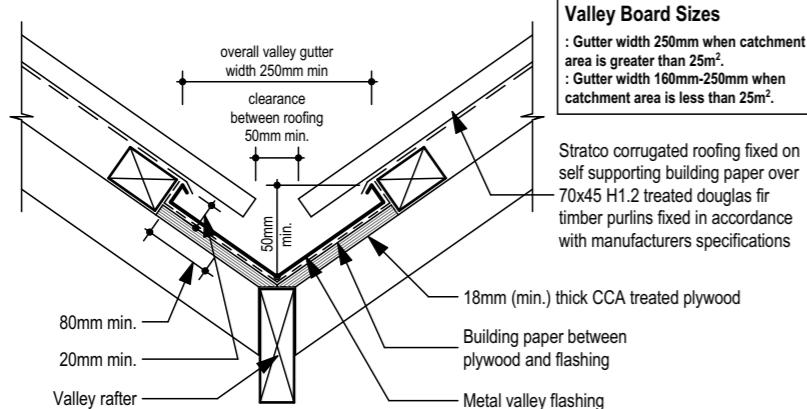
Window/Door Sill Detail @ FFL

1:5



Eaves Detail (brick cladding)

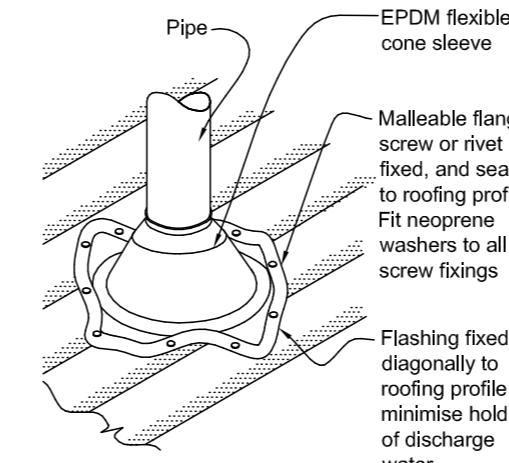
1:10



Valley Detail

1:10

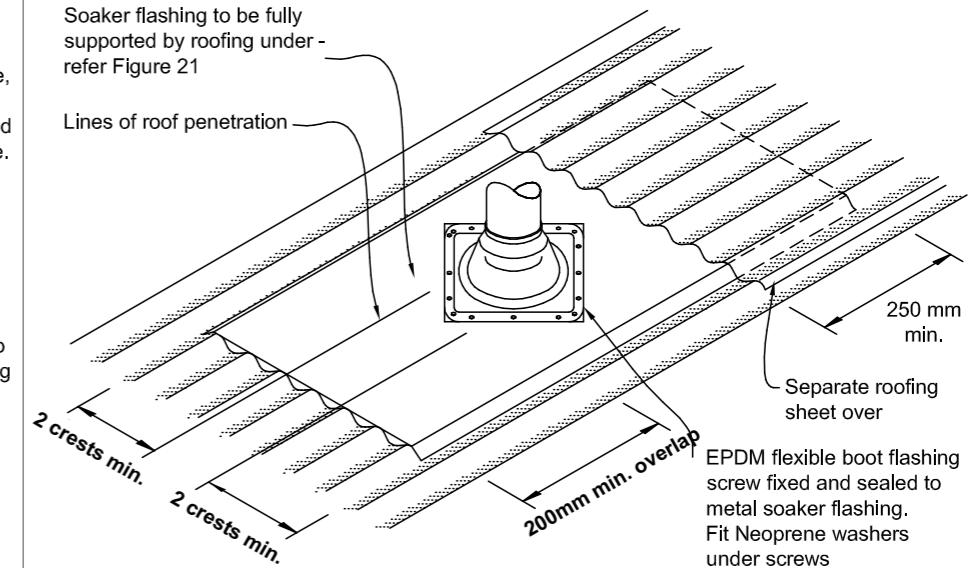
FOR PIPES UP TO 85mm DIAMETER



NOTE:

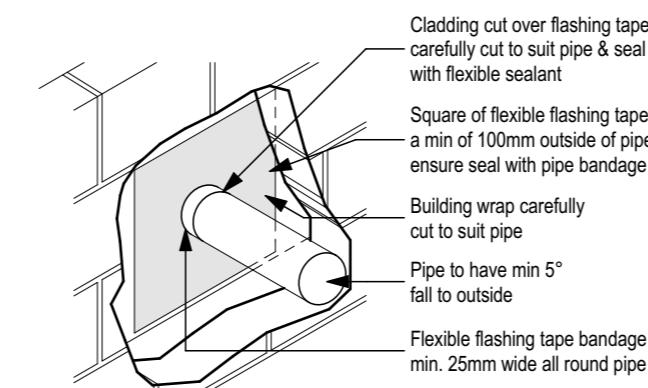
- (1) Max. roof pitch for this flashing 45°, minimum pitch 10° if base of flange covers one or more complete troughs.
- (2) For pipes up to 85 mm diameter.

NOTE: (1) Suitable for pipes from 86 mm to 500 mm diameter.
(2) Suitable only for roof pitches of 10° or more.



Pipe Through Roof Detail

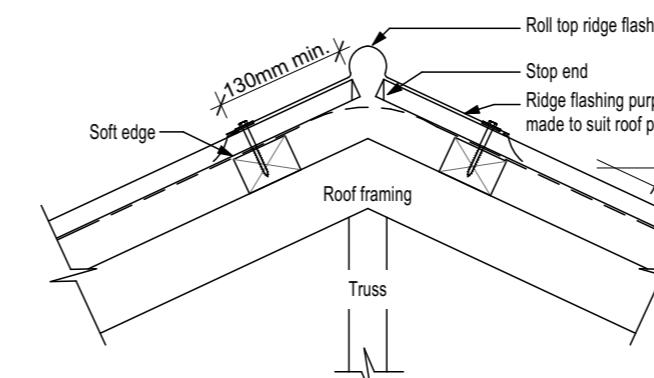
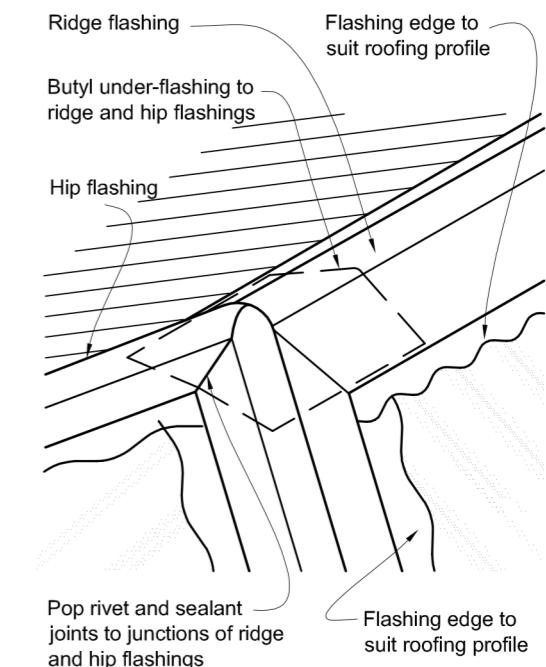
n.t.s



Pipe Through Wall Detail

n.t.s

NOTE: Flashing cover varies according to wind zone - refer Table 7.
For other ridge to hip flashings refer to New Zealand Metal Roofing and Wall Cladding Code of Practice.



Ridge/Hip Detail

1:10

Ridge to Hip Detail

n.t.s

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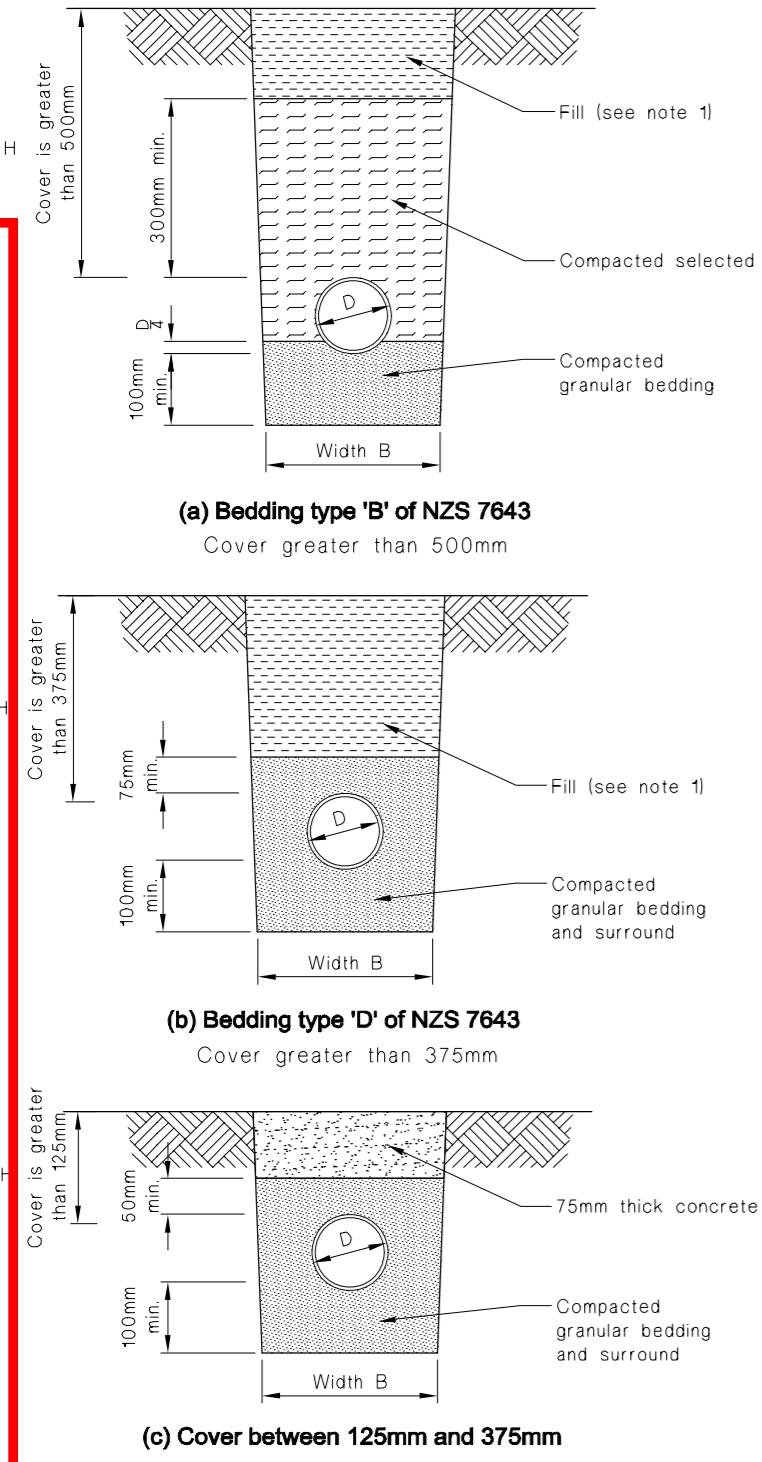
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DETAILS 21 - 26

JOB NUMBER: 2016-064-WD DATE OF ISSUE: 15-Feb-17 DRAWN BY: Leyhana Land

DRAWING STATUS: For Consent VERSION / REVISION: Issue 1 of 20

19
of 20



28

Connection of Drains Detail & Gully Trap Detail

n.t.s

Bedding Details

n.t.s

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Figure 1: Connection of drains
Paragraph 3.2.1

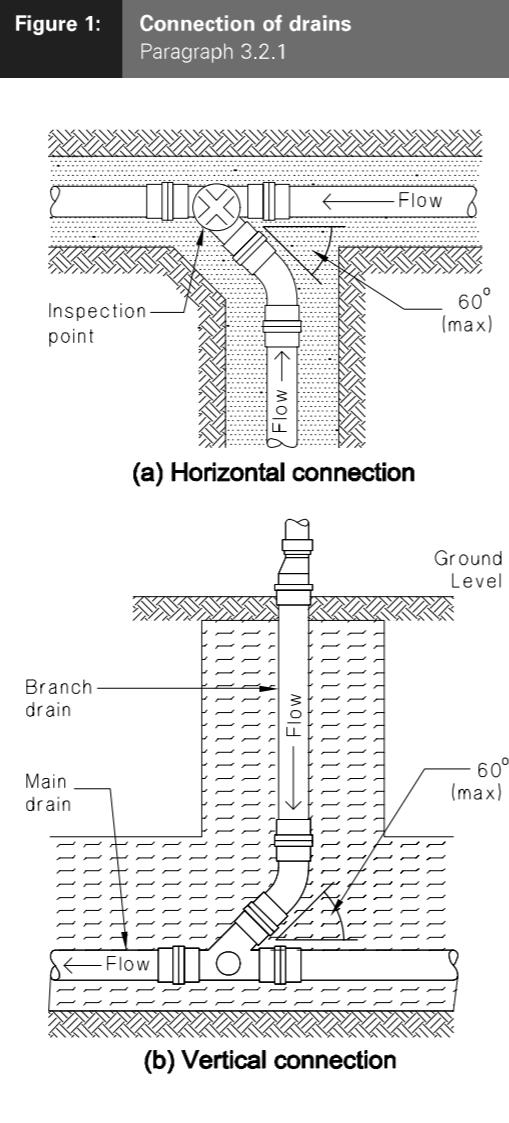


Figure 2: Details of gully traps
Paragraph 3.3.1

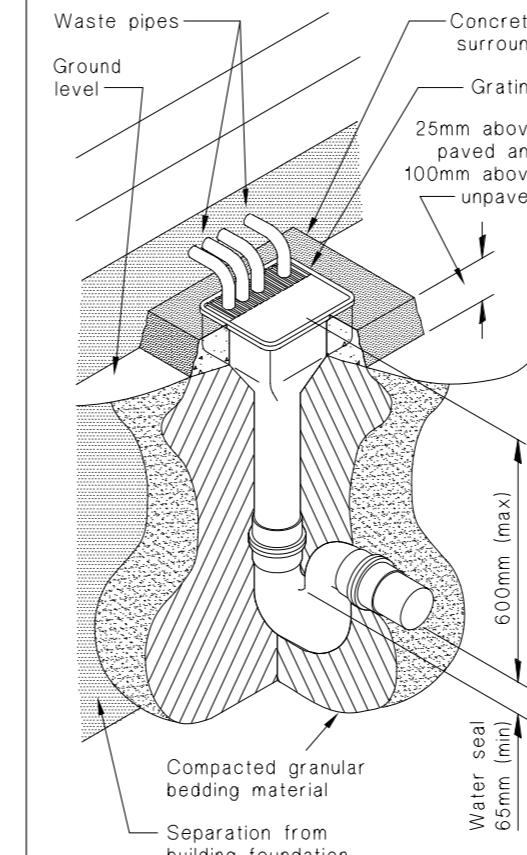
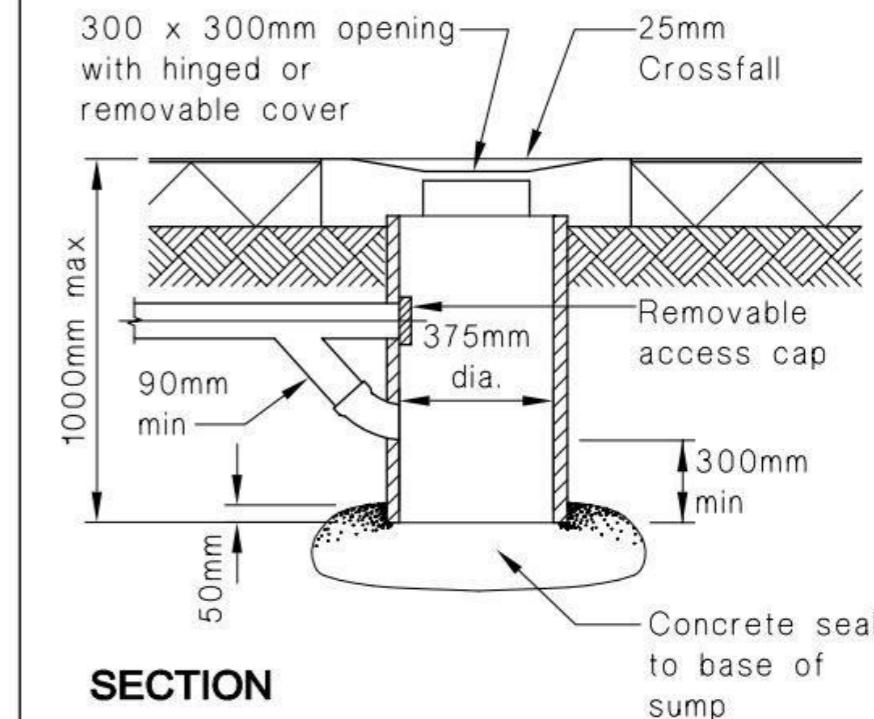


Figure 8: Type-one Surface Water Sump
Paragraph 3.6.2



29

Sump Detail

n.t.s



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Artisan Homes Canterbury South, 5 Broomleigh Drive, Faringdon, Rolleston, PO Box 86034, Rolleston West 7658 T +64 3 374 9172



CRAIG FITCHETT DESIGN LIMITED
P. 03 343 0833, M. 021 216 1438, E. craig@craigfitchettdesign.co.nz
P.O. Box 20504, Bishopdale, Christchurch 8543

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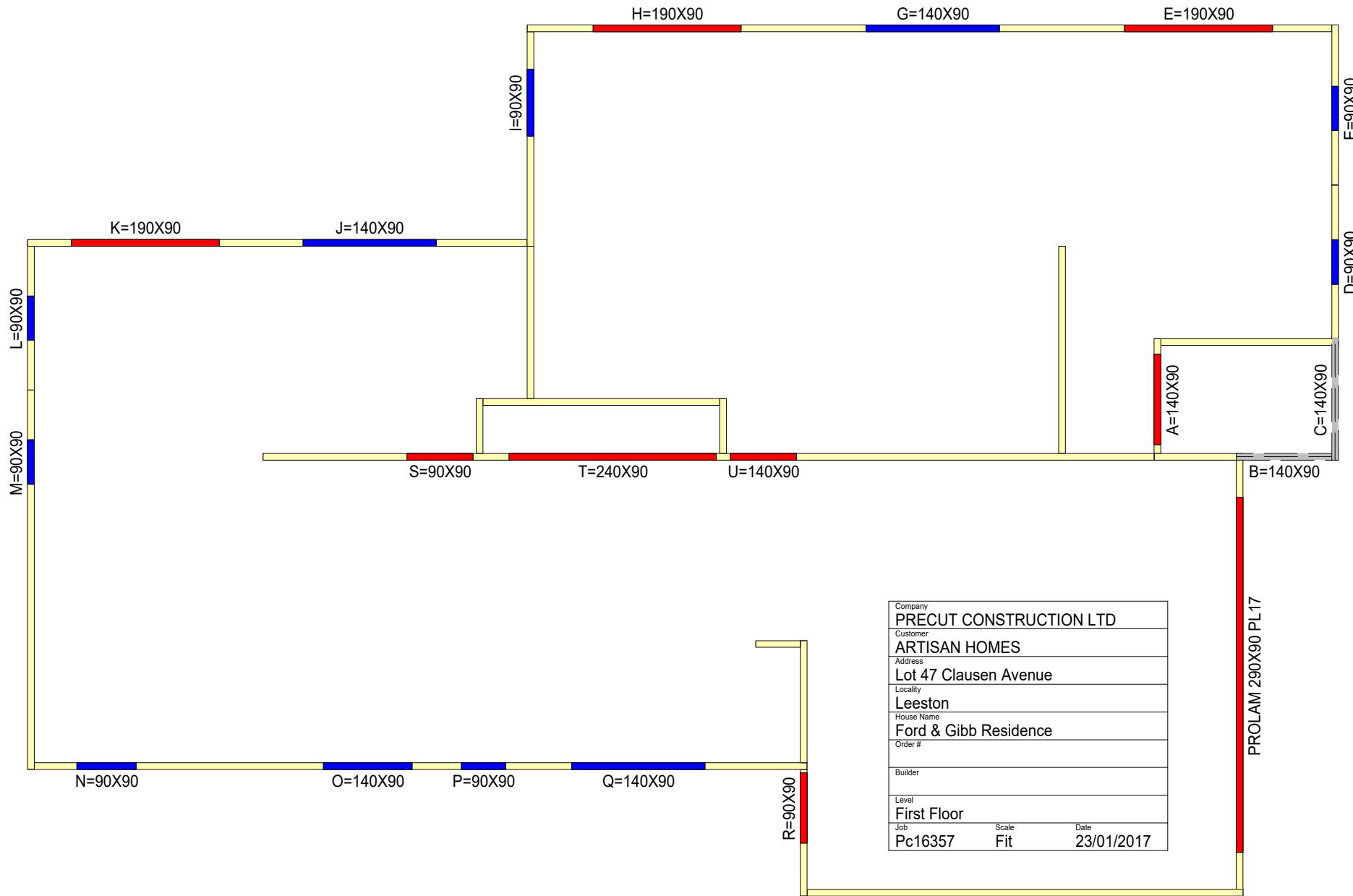


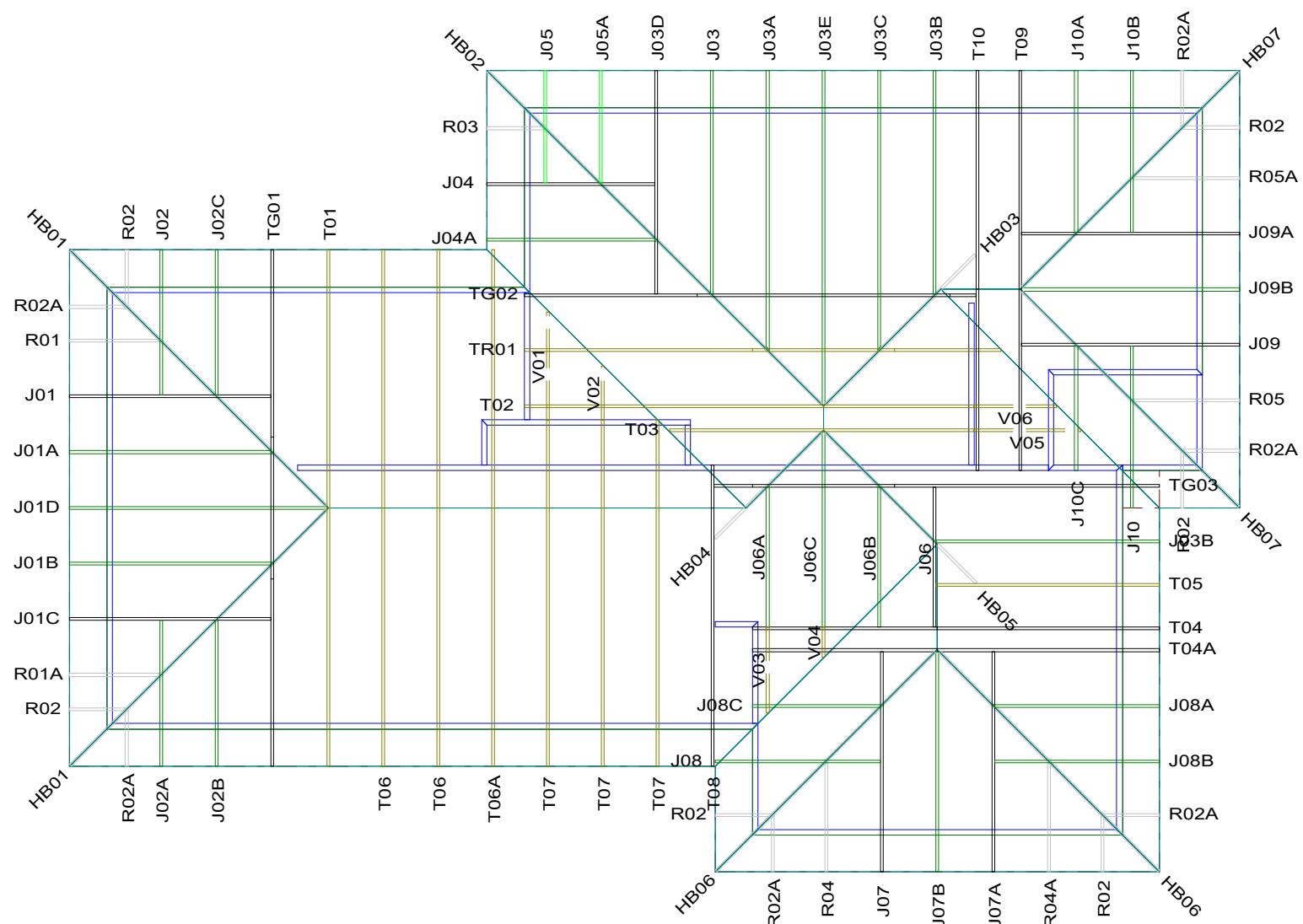
DETAILS 27 - 29

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20 of 20





Previous Construction		Job Details:		
9 Empire Road Belfast Christchurch New Zealand Telephone: Fax:	ARTISAN HOMES Lot 47 Clausen Avenue Leeston	Job: PC16357	Building Consent No.:	
			Snow Zone: Wind Area: TC Restraints: Roof Material: Roof Live Load:	Christchurch (N4) High 900 mm Galv Iron .5mm 0.250 kPa
			Roof Pitch:	24,000 deg

100 m 44.0 m/s 600 mm Gib Board 12mm 0.454 kPa
Snow Altitude:
Design Wind Speed:
BC Restraints:
Ceiling Material:
Snow Load:
Truss Centres:
900 mm