# Approved Building Consent Documents

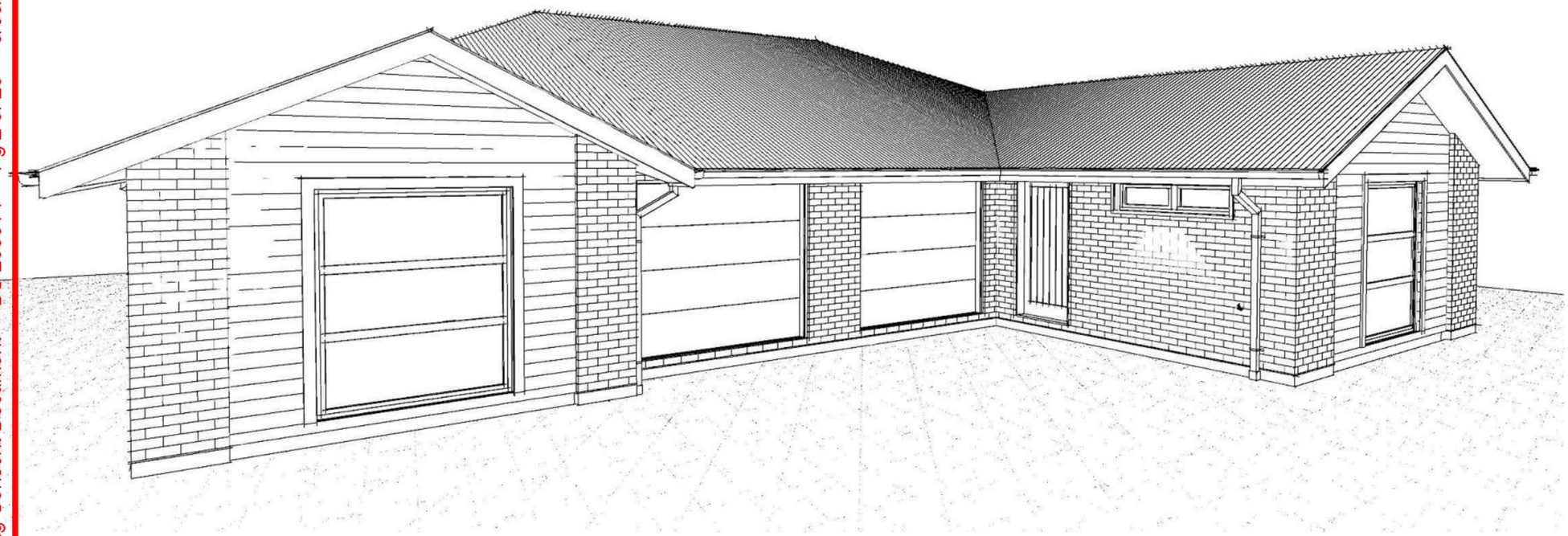
## Please Note: A copy of the stamped approved documents must be available on site for all inspections.

**Inspection booking timeframes**

| Call received | before 3pm inspection will be done | after 3pm inspection will be done |
|---|---|---|
| Monday | Wednesday | Thursday |
| Tuesday | Thursday | Friday |
| Wednesday | Friday | Monday |
| Thursday | Monday | Tuesday |
| Friday | Tuesday | Wednesday |

Building inspections and enquiries phone: 03 347 2839

**Please ensure all work for inspection is ready the day before. Incomplete work requiring re-inspection will incur an additional inspection fee.**



| Contents: | |
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| Sheet 1 : | Cover Sheet |
| Sheet 2 : | Site Plan |
| Sheet 3 : | Floor Plan |
| Sheet 4 : | Elevations |
| Sheet 5 : | Elevations |
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| Sheet 7 : | Roof Plan |
| Sheet 8 : | Set Out Dimensions |
| Sheet 9 : | Foundation Plan |
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| Sheet 14 : | Lighting Plan |
| Sheet 15 : | Firewall Details |
| Sheet 16 : | Firewall Details |
| Sheet 17 : | Framing Details |
| Sheet 18 : | Framing Details |
| Sheet 19 : | Construction Details |
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| Sheet 23 : | Construction Details |
| Sheet 24 : | Bathroom Details |
| Sheet 25 : | Plumbing Details |
| Sheet 26 : | Truss Design |
| Sheet 27 : | Truss Design |

**All dimensions are to be check and confirmed prior to any construction**
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**TKR Homes Ltd.**
31 Watts Road, Sockburn
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Fiona May & Bruce Masson
Lot 592, DP 573947
90 Finn Avenue
Acland Park, Rolleston

| Job Number: | Original Plan: | Sheet Name: |
|---|---|---|
| **169783** | ***Design & Build*** | **COVER PAGE** |

| Sales: | Drawn: | QS: | Print Date: | Scale: |
|---|---|---|---|---|
| **D Ryan** | **M Glynn** | **W Xian** | **30/05/2023** | **@ A3** |

**CONSENT PLANS**

| No. | Date: | Reason: |
|---|---|---|
| 1 | 14-04-2023 | Initial Consent Plans |

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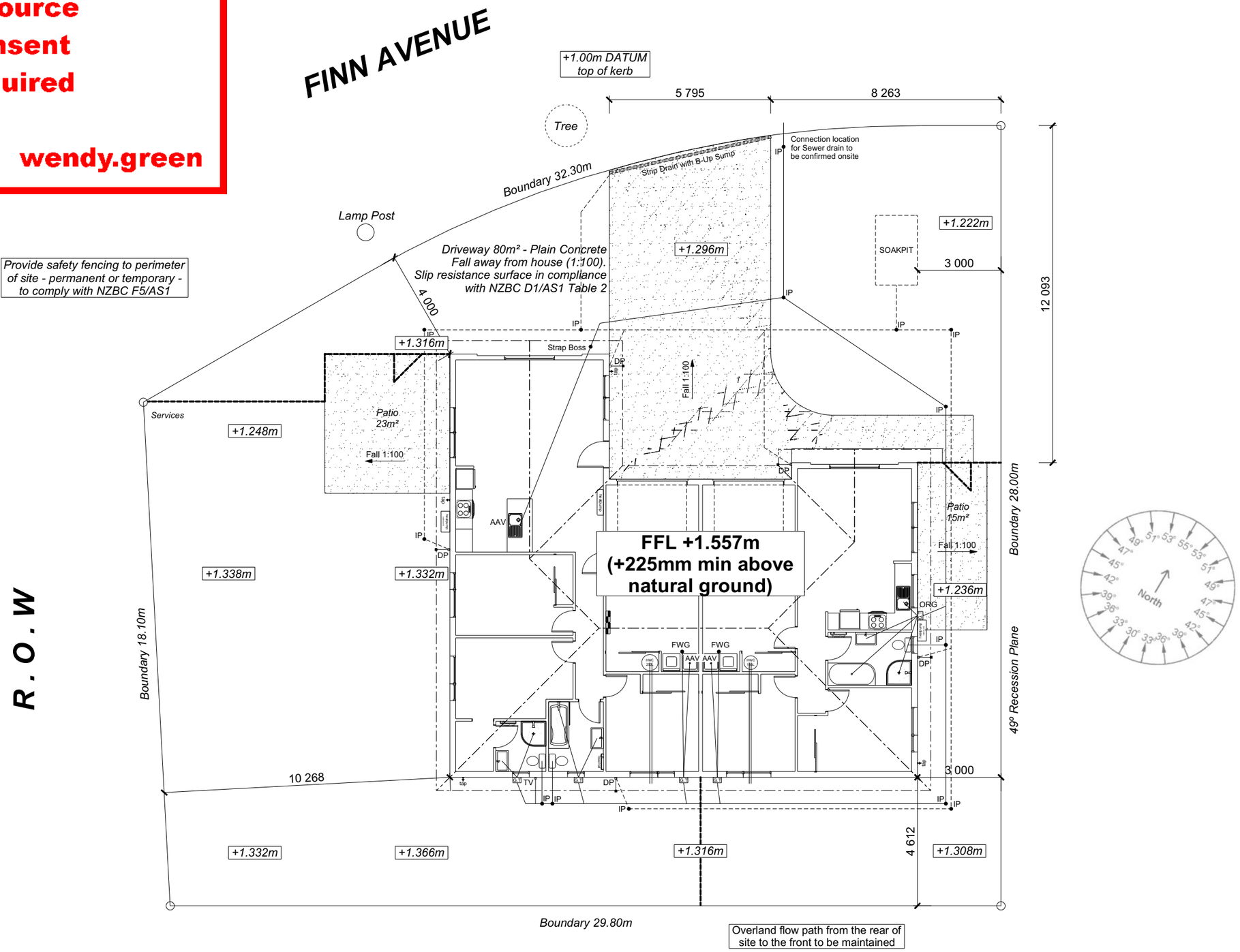
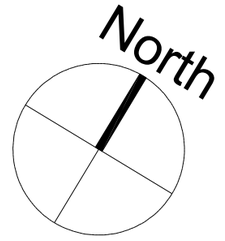
**Resource Consent Required**

**7/06/2023** **wendy.green**

SDC - Approved Building Consent Document - BC 230614 - Pg 3 of 28 - 8/06/2023 - bohmed







**SITE INFORMATION**

| | |
|---|---|
| Site Area : | 758m² |
| Floor Area (VENEER) : | 207.06m² |
| Site Coverage : | 27.32% |

| | |
|---|---|
| Wind | High |
| Earthquake | 2 |
| Exposure | B |
| Snow | N 4 at 50m (up to 1kPa) |

Note: The dimensions shown are from cladding to boundary. Refer to sheet 8 for foundation to boundary dimensions.

Sediment control and site safety requirements are noted in the attached Specifications.

**DRAINAGE LEGEND**

| | |
|---|---|
| - - - - - - - - | Stormwater DN100mm uPVC |
| ———— | Sewer Drain DN100mm uPVC |
| DP | Downpipe |
| GT | Gully Trap |
| ORG | Overflow Relief Gully |
| TV | Terminal Vent |
| AAV | Air Admittance Valve |
| IP | Inspection Point |

**DRAWING NOTES**

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|---|---|---|
| **169783** | ***Design & Build*** | **SITE PLAN** |

| Sales: | Drawn: | QS: | Print Date: | Scale: |
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| **D Ryan** | **M Glynn** | **W Xian** | **1/06/2023** | **1:150 @ A3** |

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|---|---|---|
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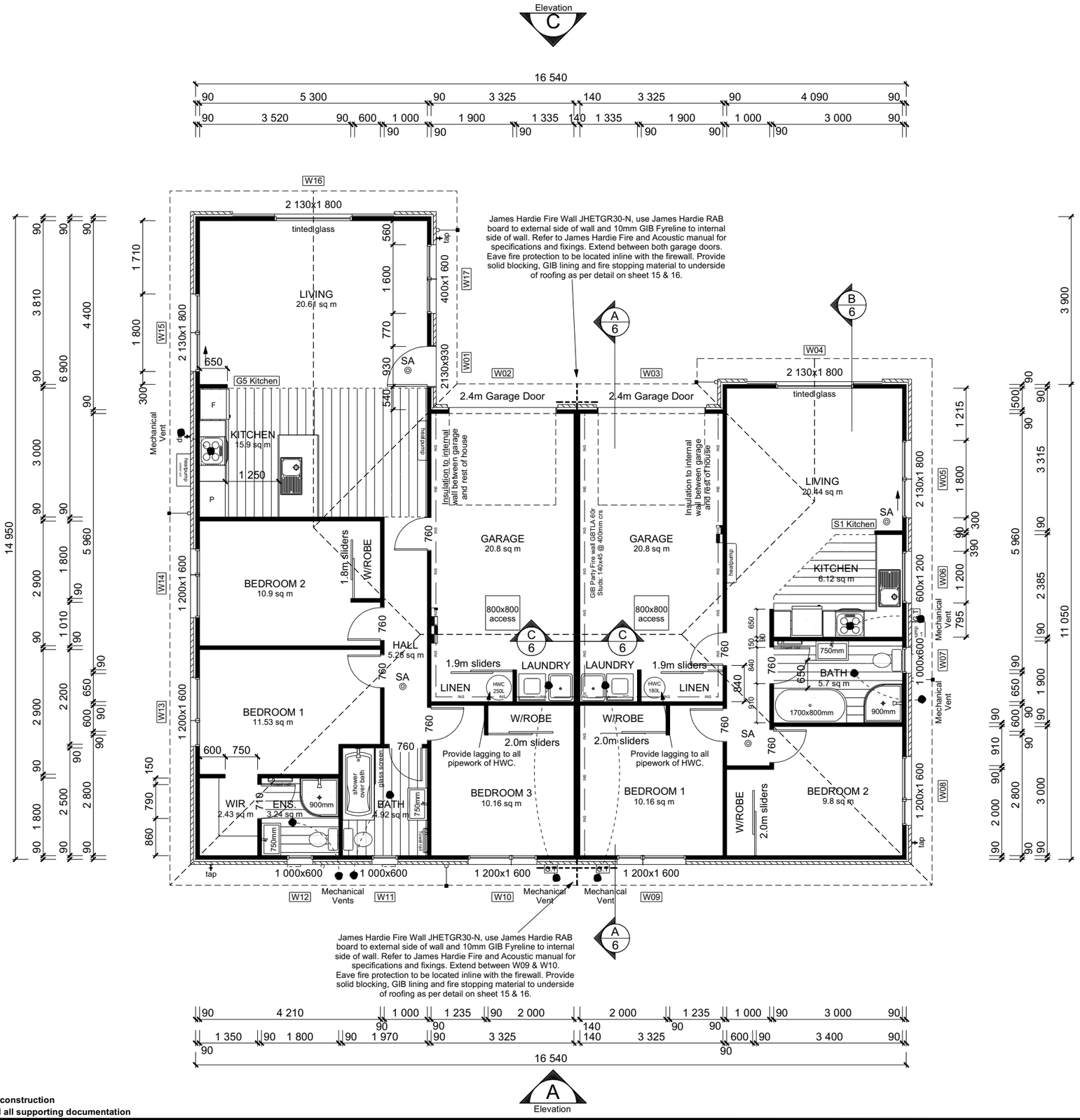


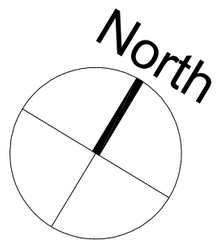


**ROOF & WALL CLADDINGS**

Roof : 25º Corrugate Longrun
Walls : 70 Series Brick Veneer (clay) with a 50mm cavity
James Hardie Linea Weatherboards (With Facings) with a 20mm cavity

**DWELLING AREAS**

Framing Area: 200.13m² (Perimeter: 64.16m)
Veneer Area: 207.06m² (Perimeter: 65.60m)
Roof Area: 240.07m² (Perimeter: 68.96m)

Unit Area : 61.49m²

SMOKE ALARMS (hush type)
Domestic Smoke Alarms to be fitted within 3.0m of sleeping areas and on Escape routes, as indicated on plan. To comply with one of the following standards: UL 217, ULC-S531, AS 3786, BS 5446 (part 1).

**FLOOR PLAN NOTES**

Dimensions shown are to the frame, GIB thickness not shown.
Mechanical ventilation to comply with G4/AS1
Air Seals to have PEF rod & low expansion foam
All windows and doors centered in room unless shown otherwise
Laundering facilities provided complying with G2/SA1 1.0
Provide sealant under skirting and paint to concrete around tub & W/M fixtures

WALL FRAMING
Stud Height: 2400 mm
(2455mm to u/s of bottom chord)

FLOOR FINISHES
Carpet & Vinyl

KITCHEN HOB
Electric Hobs

DOORS
Internal Height: 1980mm (leaves)
Leaf widths as shown on the plan (R/O +80mm)
Type: Hollow core flush panel
Front Door Type: Latitude Aluminium

WINDOW JOINERY
Low-E Double glazed Thermally Broken Aluminium Joinery

INTERNAL TRIMS
Scotia: 55mm GIB Square Stopped
Skirting: 60x12mm Pine, single bevel edge
Architrave: N/A

SHELVING
Shelf & Rails to all wardrobes
4 shelves to Linen cupboard

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| | | | | | | | | |
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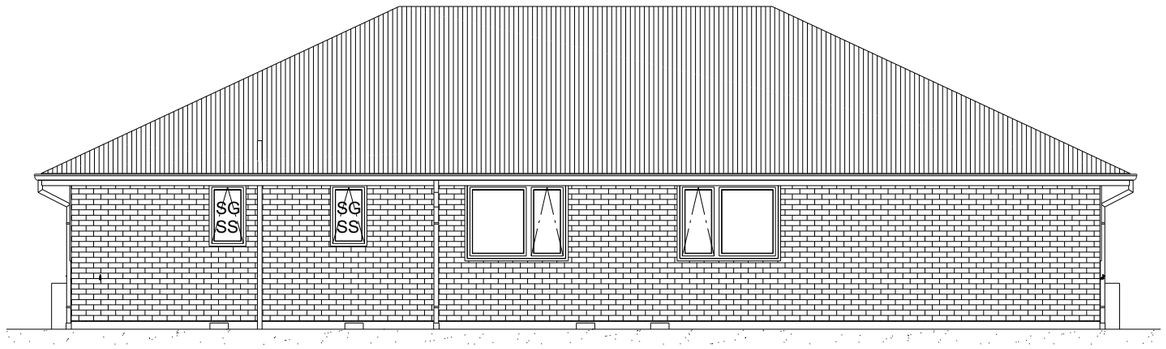
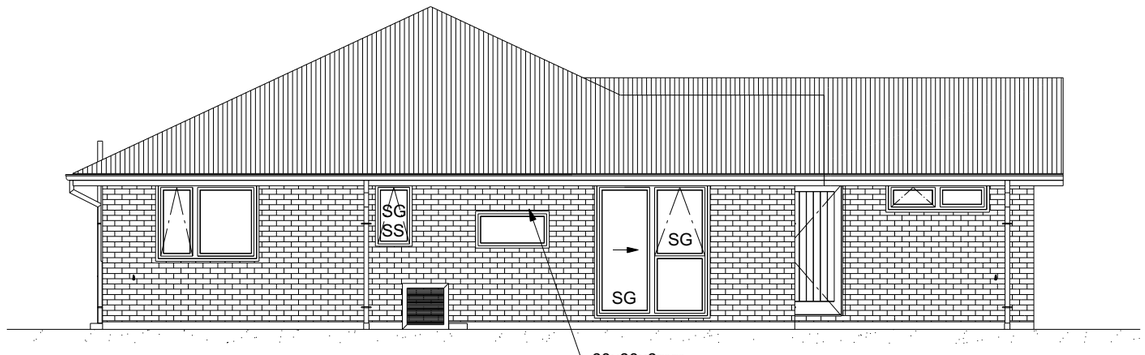
| BUILDING ENVELOPE RISK MATRIX | | |
|---|---|---|
| ELEVATION A | | |
| RISK CRITERIA | RISK | SCORE |
| Wind Zone | High | 1 |
| Number of Stories | Low | 0 |
| Roof Wall Junction | Low | 0 |
| Eaves Width | Medium | 1 |
| Building Envelope | Low | 0 |
| Decks & Balconies | Low | 0 |
| Total | | 2 |

Building Height: 5.26m




## ELEVATION A

| BUILDING ENVELOPE RISK MATRIX | | |
|---|---|---|
| ELEVATION B | | |
| RISK CRITERIA | RISK | SCORE |
| Wind Zone | High | 1 |
| Number of Stories | Low | 0 |
| Roof Wall Junction | Low | 0 |
| Eaves Width | Medium | 1 |
| Building Envelope | Low | 0 |
| Decks & Balconies | Low | 0 |
| Total | | 2 |




## ELEVATION B

**ROOF & WALL CLADDINGS**

Roof : 25º Corrugate Longrun
Walls : 70 Series Brick Veneer (clay) with a 50mm cavity
James Hardie Linea Weatherboards (With Facings) with a 20mm cavity

**ELEVATION LEGEND**

| | |
|---|---|
| SS | Safety Stays |
| SG | Safety Glass |
| MB | Meter Box |
| TV | Terminal Vent |

**ELEVATION NOTES**

Gutter : Coloured Steel Quad Gutter
Fascia : Coloured Steel185 Fascia
Downpipes : Colorsteel Rectangular 75x55mm
Soffits : Hardiflex 4.5mm

Low-E Double glazed Thermally
Broken Aluminium Joinery

All egress points to have a maximum step down of 190mm.
Access routs to have slip resistance surface in compliance with NZBC D1/AS1 Table 2 and to have a 1:100 fall away from the building

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| **169783** | ***Design & Build*** | **ELEVATIONS** |

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| **D Ryan** | **M Glynn** | **W Xian** | **30/05/2023** | **1:100 @ A3** |

**CONSENT PLANS**

| No. | Date: | Reason: |
|---|---|---|
| 1 | 14-04-2023 | Initial Consent Plans |

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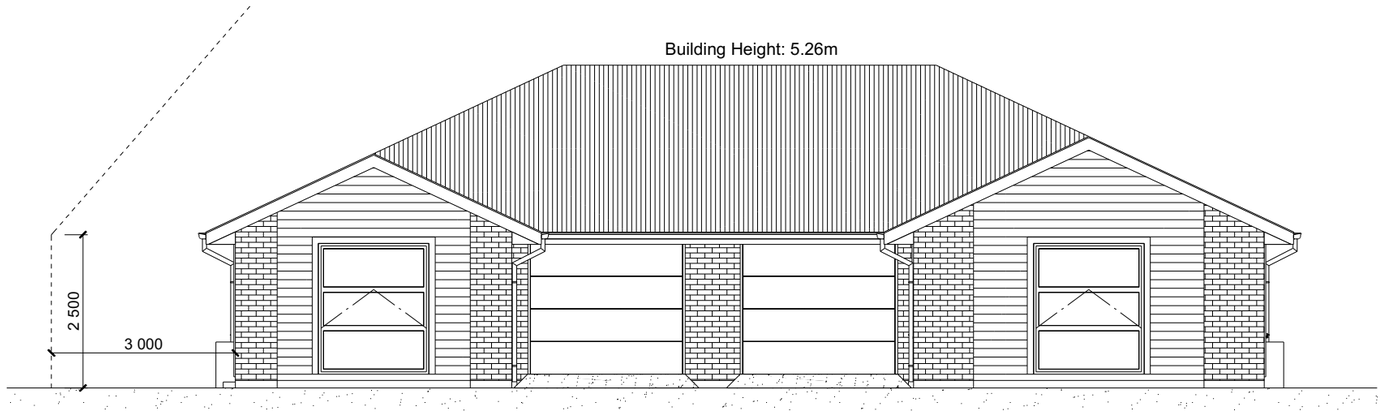
| BUILDING ENVELOPE RISK MATRIX | | |
|---|---|---|
| ELEVATION C | | |
| RISK CRITERIA | RISK | SCORE |
| Wind Zone | High | 1 |
| Number of Stories | Low | 0 |
| Roof Wall Junction | Low | 0 |
| Eaves Width | Medium | 1 |
| Building Envelope | Medium | 1 |
| Decks & Balconies | Low | 0 |
| Total | | 3 |




## ELEVATION C

| BUILDING ENVELOPE RISK MATRIX | | |
|---|---|---|
| ELEVATION D | | |
| RISK CRITERIA | RISK | SCORE |
| Wind Zone | High | 1 |
| Number of Stories | Low | 0 |
| Roof Wall Junction | Low | 0 |
| Eaves Width | Medium | 1 |
| Building Envelope | Low | 0 |
| Decks & Balconies | Low | 0 |
| Total | | 2 |


## ELEVATION D

**ROOF & WALL CLADDINGS**

Roof : 25º Corrugate Longrun
Walls : 70 Series Brick Veneer (clay) with a 50mm cavity
James Hardie Linea Weatherboards (With Facings) with a 20mm cavity

**ELEVATION LEGEND**

| | |
|---|---|
| SS | Safety Stays |
| SG | Safety Glass |
| MB | Meter Box |
| TV | Terminal Vent |

**ELEVATION NOTES**

Gutter : Coloured Steel Quad Gutter
Fascia : Coloured Steel185 Fascia
Downpipes : Colorsteel Rectangular 75x55mm
Soffits : Hardiflex 4.5mm

Low-E Double glazed Thermally
Broken Aluminium Joinery

All egress points to have a maximum step down of 190mm.
Access routs to have slip resistance surface in compliance with NZBC D1/AS1 Table 2 and to have a 1:100 fall away from the building

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| Job Number: | Original Plan: | Sheet Name: | CONSENT PLANS | Sheet No.: |
|---|---|---|---|---|
| **169783** | ***Design & Build*** | **ELEVATIONS** | No. 1 — Date: 14-04-2023 — Reason: Initial Consent Plans | **5** of 27 sheets |

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|---|---|---|---|---|
| **D Ryan** | **M Glynn** | **W Xian** | **30/05/2023** | **1:100 @ A3** |

Corrugate Longrun roofing on self supporting ThermaKraft 215 roof underlay on 70x45mm SG8 H1.2 Purlins @ 900crs fixings 1/10g self-drilling screw, 80mm long

13mm Std. GIB ceiling lining (Aqualine to wet areas) to underside of 70x35mm H1.2 ceiling battens @ 600mm crs with R3.6 Pink Batts insulation.

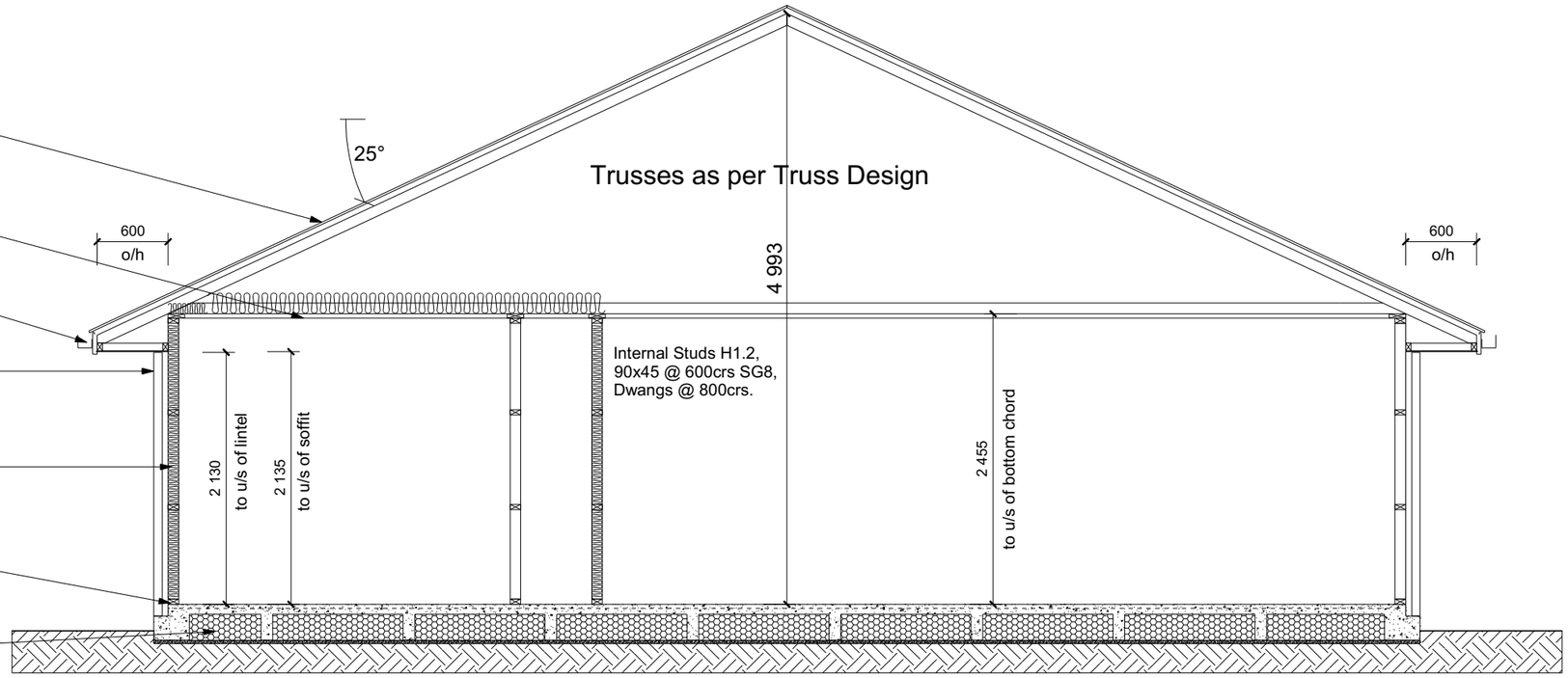
Coloured steel fascia & gutter system with 4.5mm Hardies soffit lining.

70 Series brick veneer with a 50mm cavity. Masons Barricade building wrap on stud framing with R2.6 Pink Batts insulation & 10mm Std. GIB wall lining (Aqualine to wet areas).

Studs H1.2, 140x45 @ 600crs SG8, Dwangs @ 800crs (exterior & interior loadbearing walls)

125mm x 12mm thru bolt with 50mm square washer at 900mm crs on all external walls and interior load bearing walls (Bolts also 150mm for each end of bottom plate) minimum cover 40mm. DPC between bottom plate & floor slab.

Firth RibRaft foundation design in accordance with the Firth RibRaft Technical manual attached.




## CROSS SECTION A-A

**ROOF & WALL CLADDINGS**

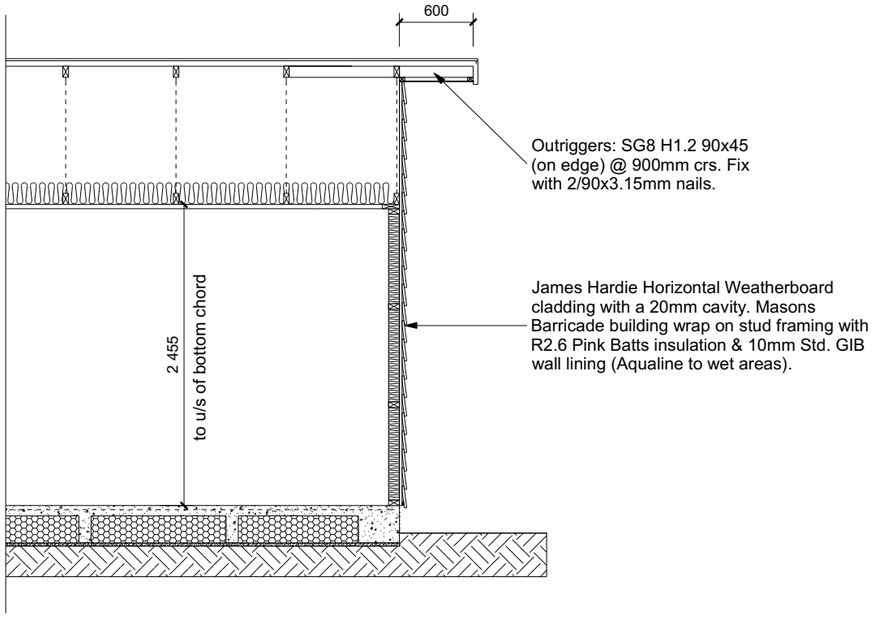
Roof : 25° Corrugate Longrun
Walls : 70 Series Brick Veneer (clay) with a 50mm cavity
James Hardie Linea Weatherboards (With Facings) with a 20mm cavity

**CROSS SECTION NOTES**

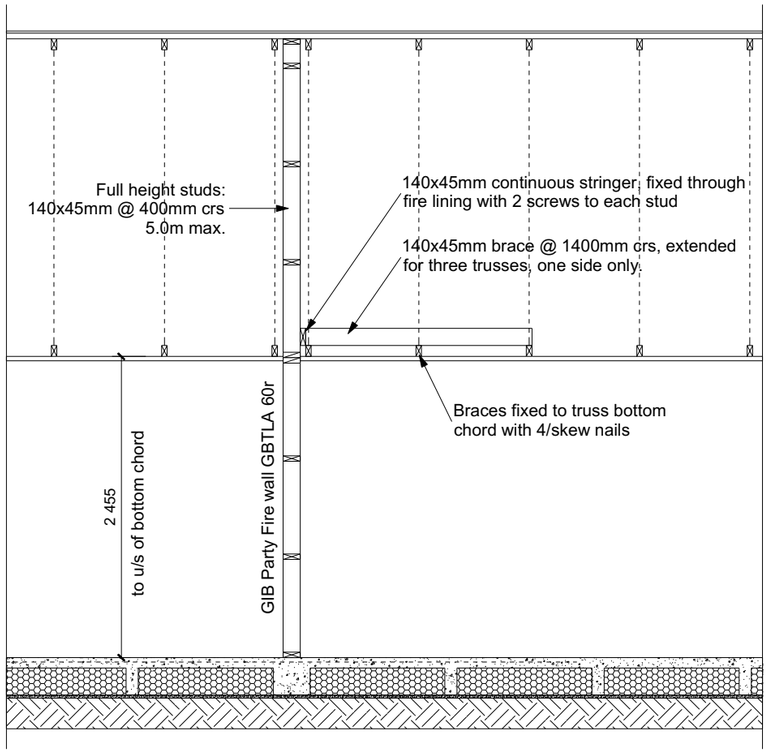
Building wrap is to comply with E2/AS1 & NZS 3604:2011.
Flashing materials must be selected based on environmental exposure. Refer to NZS 3604:2011 & table 20 of E2/AS1.
Flashing tape must have proven compatibility with the selected wrap & other materials with which it comes into contract as per table 21 of E2/AS1.
Fixings shall comply with NZS 3604:2011 Section 4 Durability Tables 4.1-4.3
Unless stated otherwise, timber members on drawings are to be a minimum of SG8 strength graded as per NZS3604:2011.

Low-E Double glazed Thermally Broken Aluminium Joinery

INSULATION
Ceiling: Pink Batts R3.6 Ceiling Batts
Wall: Pink Batts R 2.6 Wall Batts




## CROSS SECTION B




## CROSS SECTION C-C

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| Job Number: | Original Plan: | Sheet Name: |
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| **169783** | ***Design & Build*** | **CROSS SECTIONS** |

| Sales: | Drawn: | QS: | Print Date: | Scale: |
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| **D Ryan** | **M Glynn** | **W Xian** | **30/05/2023** | **1:50 @ A3** |

**CONSENT PLANS**

| No. | Date: | Reason: |
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| 1 | 14-04-2023 | Initial Consent Plans |

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**Figure 43: Ridge to hip flashings**
Paragraphs 8.4.11 and 8.4.12

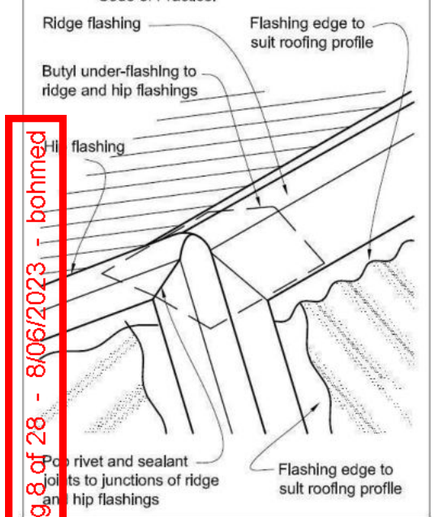
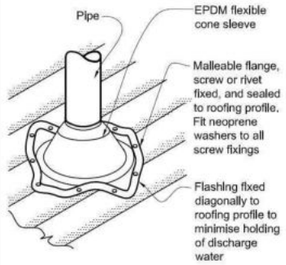
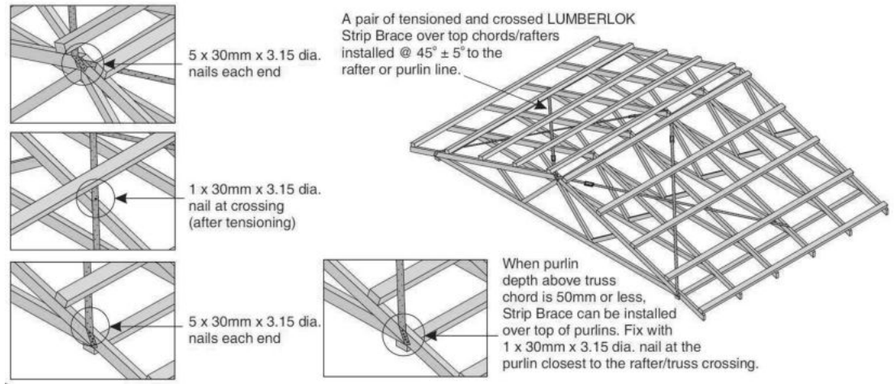



**Figure 53: Flashing for small pipes**
Paragraphs 8.3.10, 8.4.17, 9.6.8.5 and 9.6.9.6




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.

- A pair of tensioned and crossed LUMBERLOK Strip Brace running continuously from ridge to top plate installed as detailed below.




**ROOF CLADDING**
Roofing : 25° Corrugate Longrun
Purlins : 70x45 SG8 H1.2 @ 900crs, fixings 1/10g self-drilling screw, 80mm long. End span of purlins to be 600crs as per E2 Table 11.

**ROOF PLAN NOTES**
Gutter: Coloured Steel Quad Gutter
Fascia: Coloured Steel 185 Fascia
Downpipes: Colorsteel Rectangular 75x55mm
Soffits: Hardiflex 4.5mm

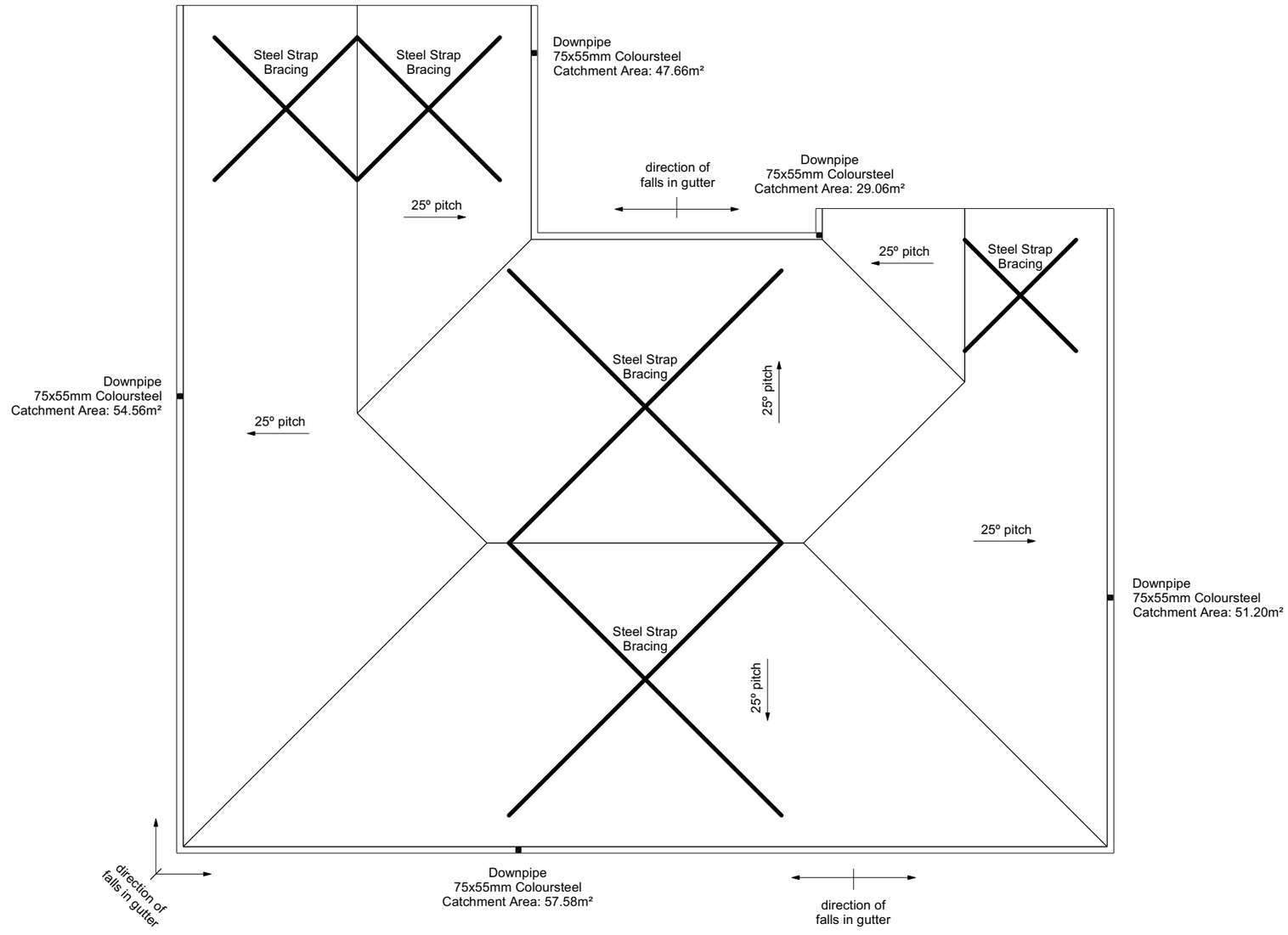
Underlay: Thermakraft 405 roof underlay

Roof Bracing: Diagonally opposed pair 25x1mm galv straps with 8Kn tension capacity.
After tensioning strap, fix to each rafter with 2/ 60x3.15mm nails.
Fold down strap and fix with 3/ 60x3.15mm nails each into the top chord and into the top plate.

Downpipes: 75x55 Rectangle Colorsteel
As per NZBC E1/AS1 Table 5 75x55 down pipes can collect up to 60m² of 0-25° roof plan area.

Use Coloured steel Quad Gutter
As per NZ Metal Roof and Wall Cladding Code of Practice Version 2 section 8 the above gutter with a cross sectional area of 5550mm² can collect up to 60m² of 0-25° roof plan area. Refer to the specifications for exact calculations.

Use Lumberlock top plate fixing chart attached to the main specifications to determine top plate fixings.

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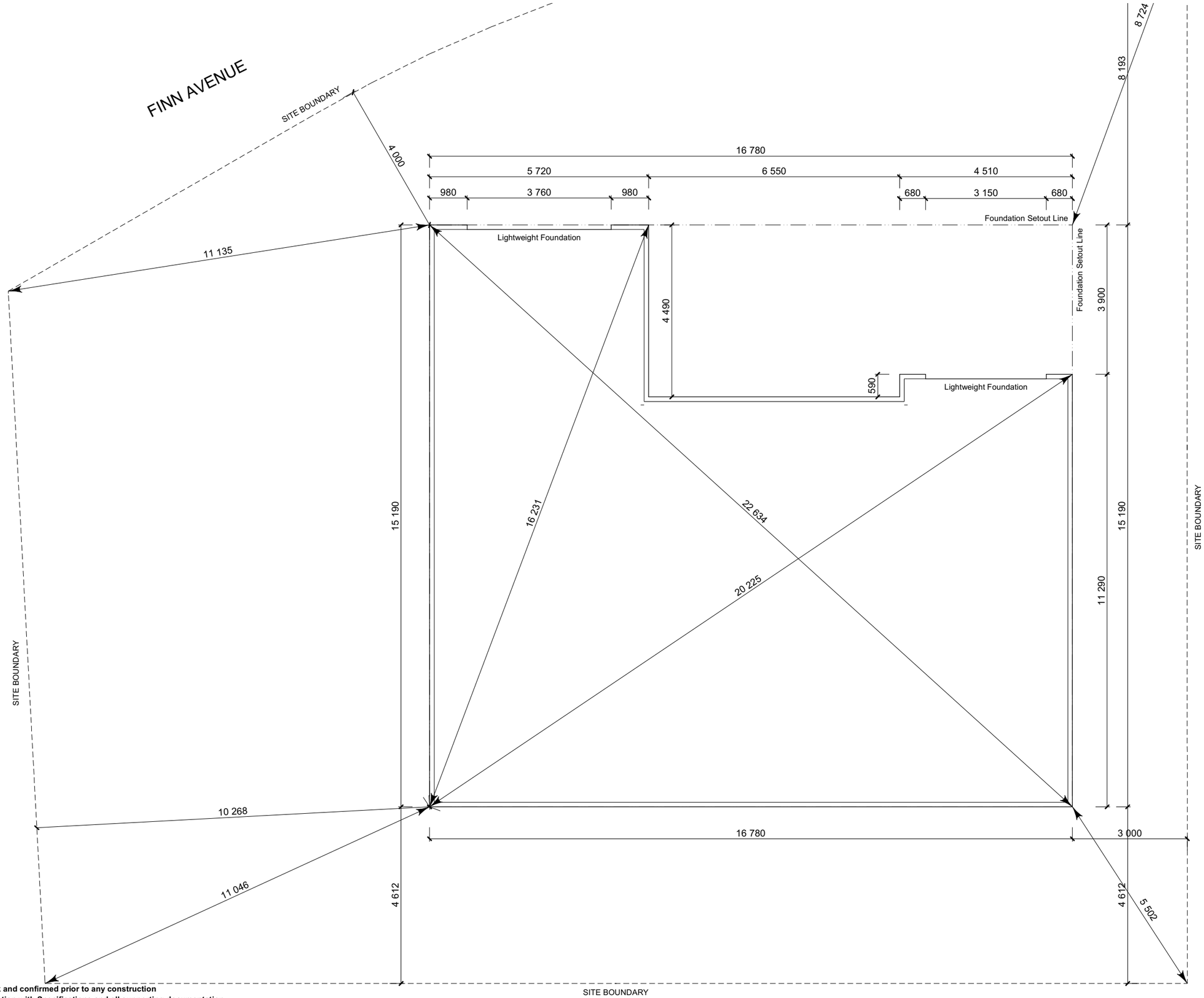


**SET OUT PLAN NOTES**

All dimensions over foundation face. Allow (120mm rebate) 70mm veneer & 50mm cavity, Brick to overhang foundation face by 0-20mm max as per NZBC E2/AS1.
All reinforcing is to be Ductility Class E, in accordance with NZS 4671.
All concrete to comply with NZS3604:2011 Section 4 Durability Clause 4.5.2.

These foundations are design to the findings and recommendations in the site specific Geotech report.

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90 Finn Avenue
Acland Park, Rolleston

| Job Number: | Original Plan: | Sheet Name: |
|---|---|---|
| **169783** | ***Design & Build*** | **SETOUT DIMENSIONS** |

| Sales: | Drawn: | QS: | Print Date: | Scale: |
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**CONSENT PLANS**

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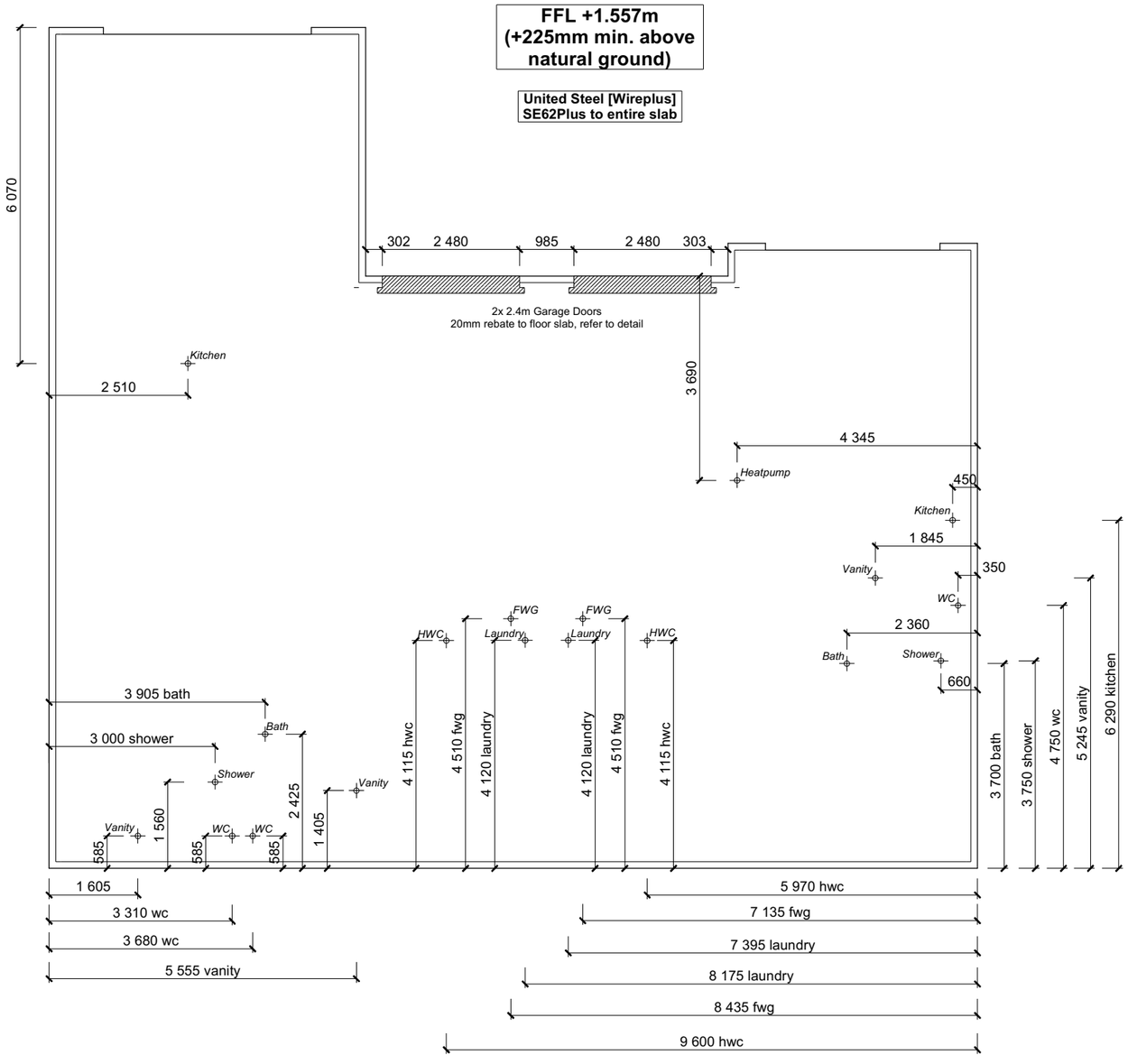
**FFL +1.557m (+225mm min. above natural ground)**

**United Steel [Wireplus] SE62Plus to entire slab**




**FOUNDATION PLAN NOTES**

All dimensions over foundation face. Allow (120mm rebate) 70mm veneer & 50mm cavity, Brick to overhang foundation face by 0-20mm max as per NZBC E2/AS1.
W/C location indicated on plan has assumed a 140mm offset from internal frame line, please consult manufacturer's documentation to confirm offset.
Contractor to consult manufacturer's documentation to determine the correct location for all wastes positioned through floor slabs.
Earth bar to be bonded to the reinforcing mesh
Refer to Truss design for exact location of slab thickenings

All reinforcing is to be Ductility Class E, in accordance with NZS 4671.
All concrete to comply with NZS3604:2011 Section 4 Durability Clause 4.5.2.

These foundations are design to the findings and recommendations in the site specific Geotech report.

**AREA TO PERIMETER RATIO**

| | |
|---|---|
| Foundation Area: | 207.06m² |
| Perimeter: | 65.60m |
| Ratio: | 3.16 |

**All dimensions are to be check and confirmed prior to any construction**
**Plans are to be read in conjunction with Specifications and all supporting documentation**

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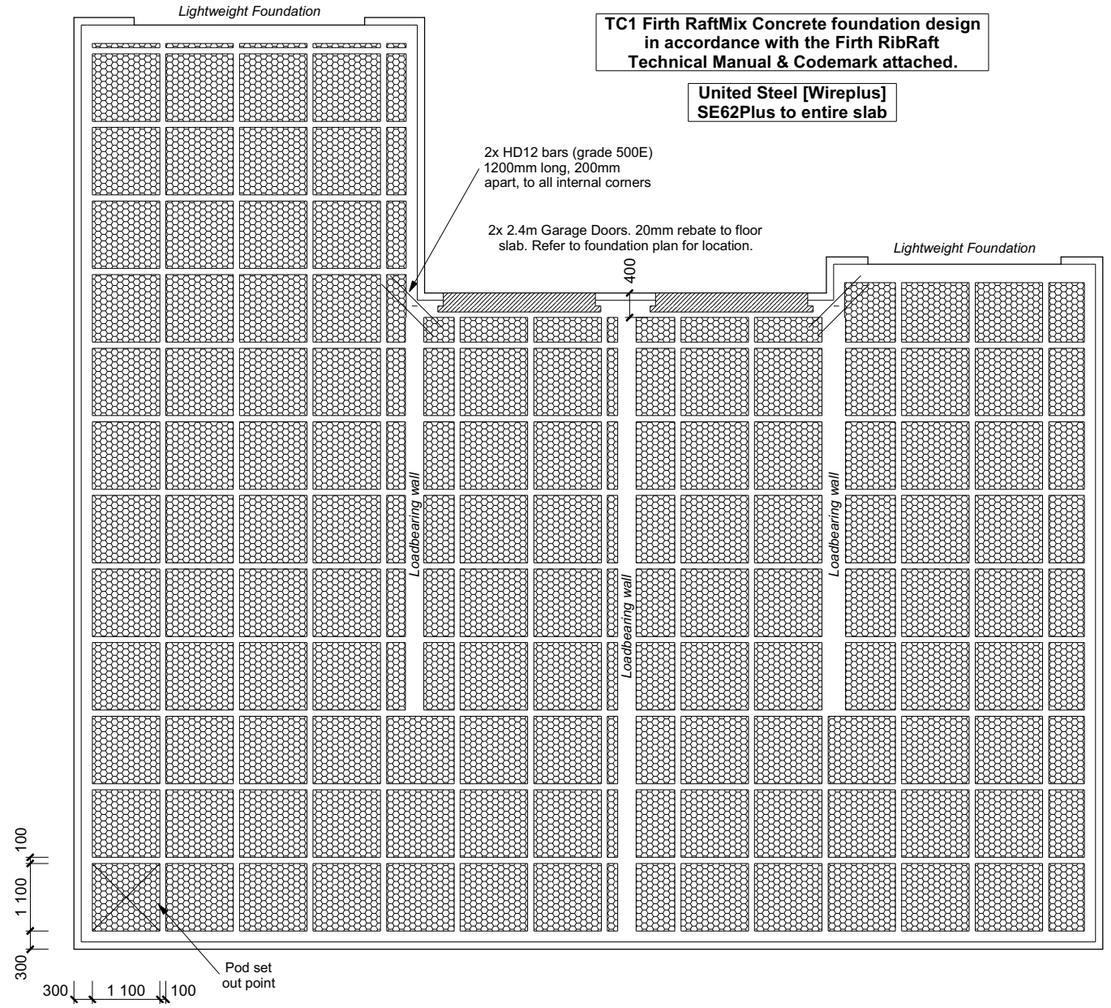


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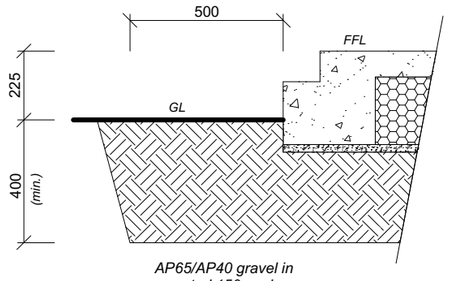
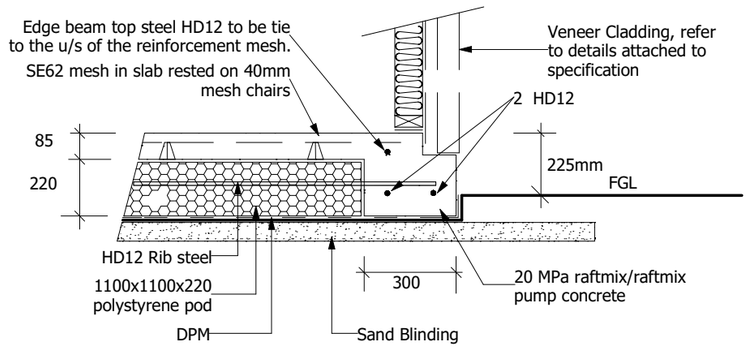
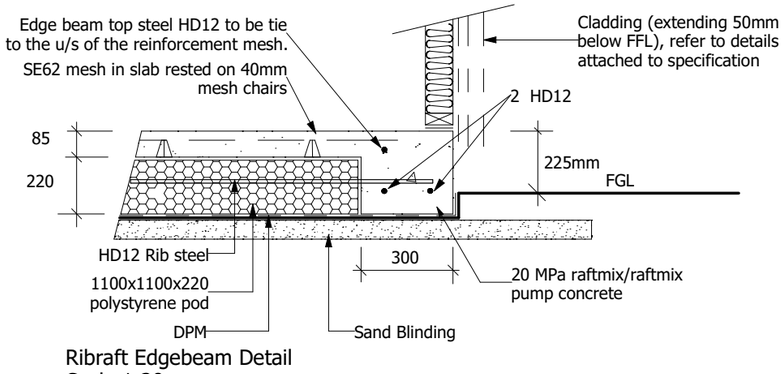



*AP65/AP40 gravel in compacted 150mm layers*

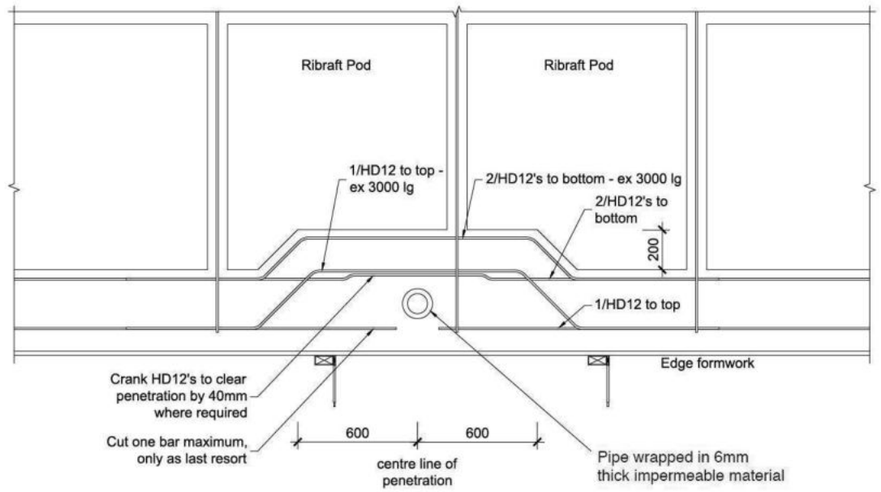
***Refer to site specific geotech report by Kirk Roberts Consulting for full details***

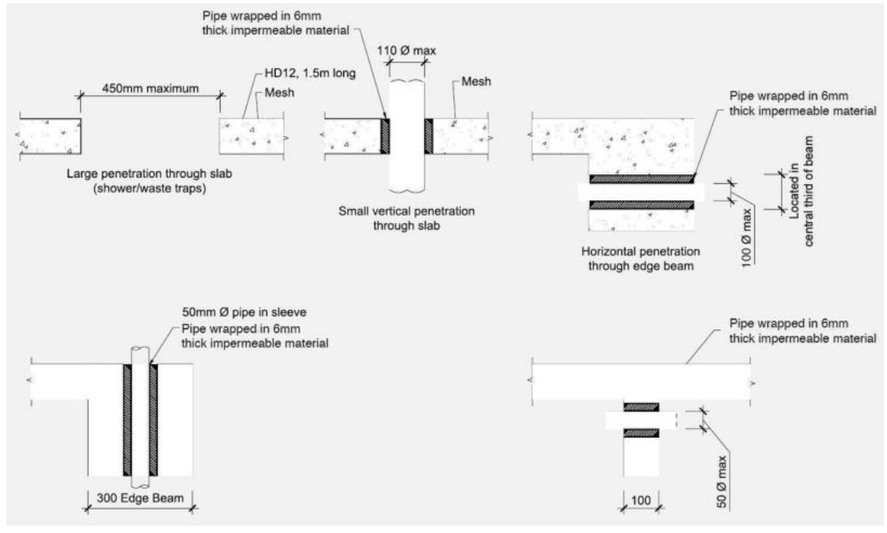


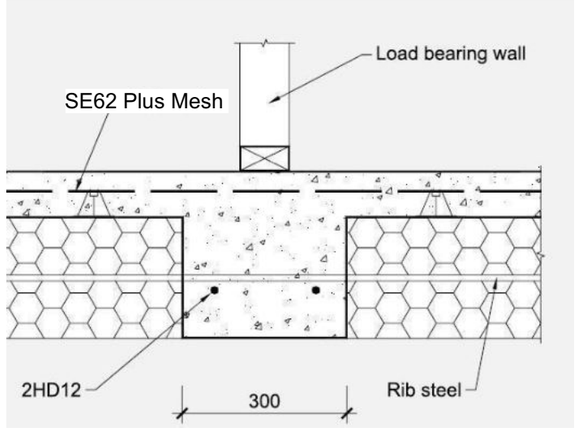

**Ribraft Edgebeam Detail (Rebate) Scale 1:20**

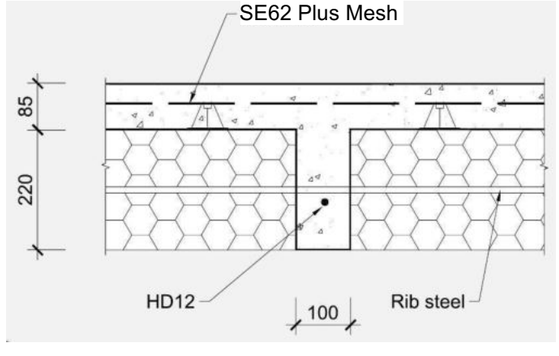



Ribraft Edgebeam Detail
Scale 1:20

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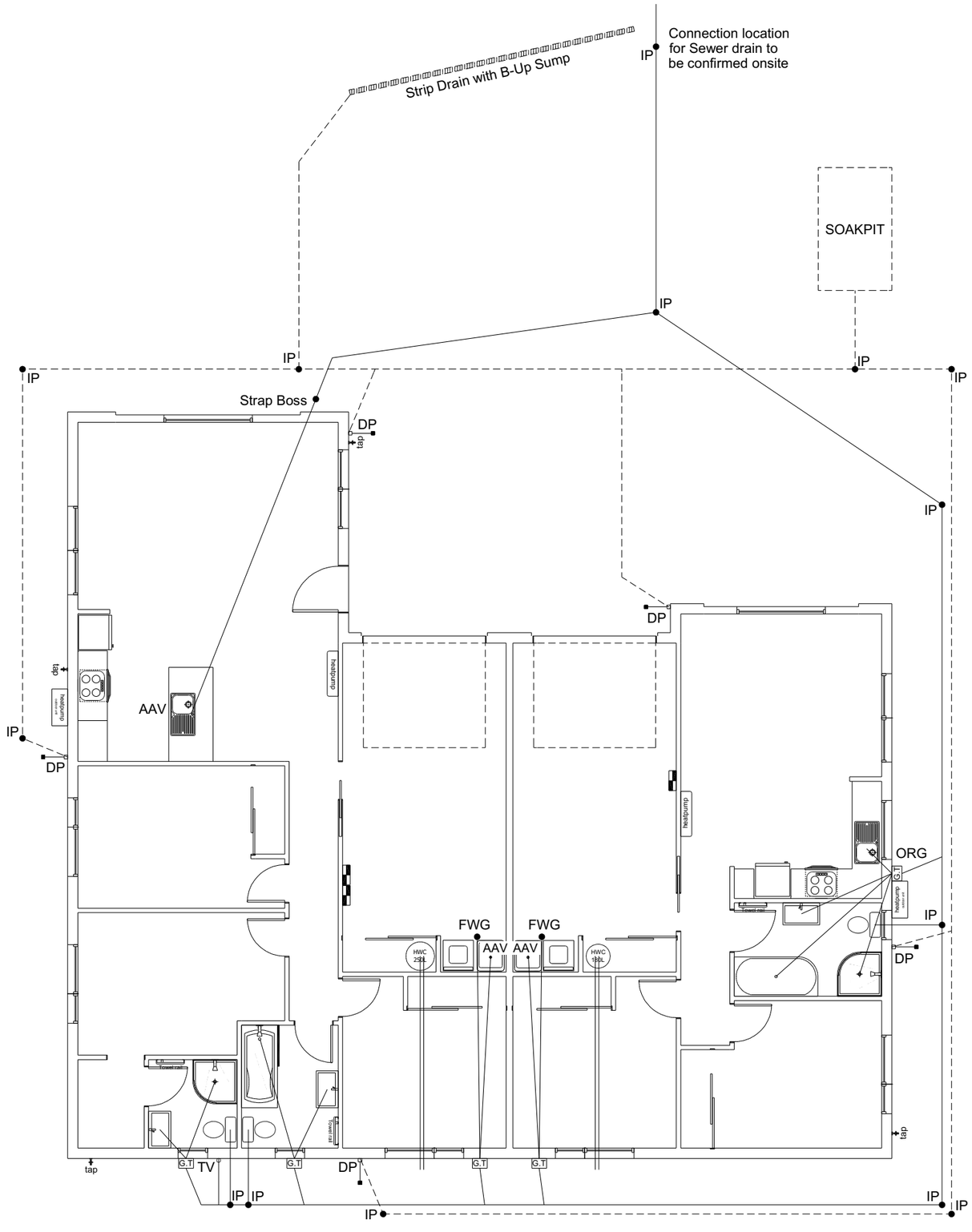
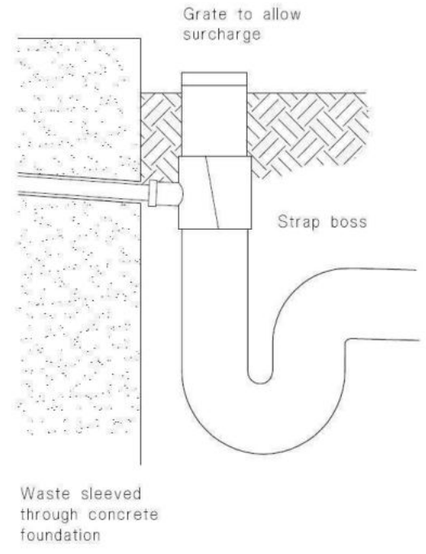



| | | |
|---|---|---|
| Plumbing Schedule | NZBC G13 | |
| Kitchen | | |
| Sink: | Ø50mm @1:40 | (3 discharge units) |
| Bathrooms | | |
| Vanity: | Ø40mm @ 1:40 | (1 discharge units per basin) |
| Shower: | Ø40mm @1:40 | (2 discharge units) |
| Bath: | Ø40mm @1:40 | (4 discharge units) |
| WC: | Ø100mm @1:40 | (4 discharge units) |
| Laundry Sink: | Ø40mm @1:30 | (5 discharge units) |
| Drainage Schedule | NZBC G13 | |
| Main Foulwater | | |
| Vented Drain | Ø100mm @1:60 | |
| Stormwater Drain | Ø100mm @1:60 (1:120max) | |
| Terminal Vent | Ø80mm | |
| Heatpump | Drain over DP | |
| ORG | Overflow Relief Gully | |

Notes:
ORG to be positioned so the top of gully dish is no less than 150mm below overflow level of lowest fixture
Sewer and Stormwater to connect to existing connections.
All plumbing and drainage to comply with NZBC G13.
All drains passing through concrete, provide sleeve or wrap in durable and flexible to allow for expansion and contraction. (as per G13/AS2 5.8.1)
HWC: Safe tray to HWC with 50mm overflow drain to exterior to comply with G12/AS1.

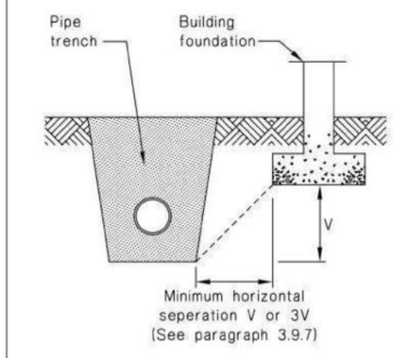
**DRAINAGE LEGEND**

| | |
|---|---|
| - - - - - - - - | Stormwater DN100mm uPVC |
| ———— | Sewer Drain DN100mm uPVC |
| DP | Downpipe |
| GT | Gully Trap |
| ORG | Overflow Relief Gully |
| FWG | Floor Waste Gully |
| TV | Terminal Vent |
| AAV | Air Admittance Valve |
| IP | Inspection Point |




c) Strap boss to riser

**Figure 14: Relationship of Pipe Trench to Building Foundation**
Paragraph 3.9.7

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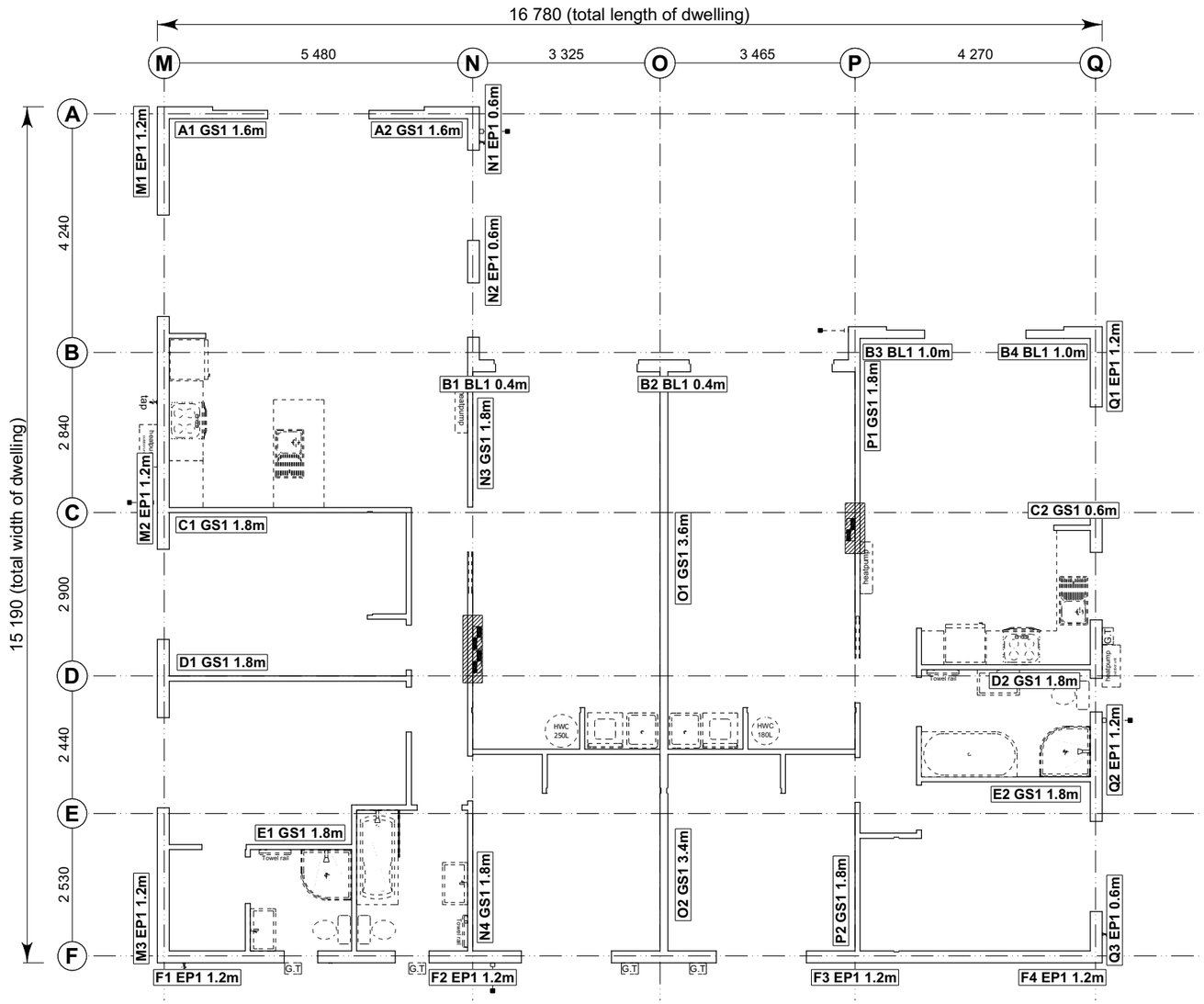



**BRACING LEGEND**

A1 GS1 1.1m
- A ← Brace Line Label
- 1.1m ← Brace Length
- GS1 ← Brace Type
- 1 ← Brace Number

**BRACING PLAN NOTES**

Wall bracing designed in accordance with NZS 3604:2011 & GIB Ezybrace system
Refer to attached calculations.

Bracing Designed to:
Wind: High
Earthquake: 2

## Single Level Along Resistance Sheet

***Job Name: May & Masson***

| | | | | | | | | Wind | EQ |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | Demand | |
| | | | | | | | | 858 | 1243 |
| | | | | | | | | Achieved | |
| Line | Element | Length (m) | Angle (degrees) | Stud Ht. (m) | Type | Supplier | Wind (BUs) | EQ (BUs) | 1760 205% | 1701 137% |
| A | 1 | 1.60 | | 2.4 | GS1-N | GIB® | 110 | 96 | | |
| | 2 | 1.60 | | 2.4 | GS1-N | GIB® | 110 | 96 | | |
| | | | | | | | | | 221 OK | 192 OK |
| B | 1 | 0.40 | | 2.4 | BL1-H | GIB® | 36 | 40 | | |
| | 2 | 0.40 | | 2.4 | BL1-H | GIB® | 36 | 40 | | |
| | 3 | 1.00 | | 2.4 | BL1-H | GIB® | 118 | 103 | | |
| | 4 | 1.00 | | 2.4 | BL1-H | GIB® | 118 | 103 | | |
| | | | | | | | | | 308 OK | 286 OK |
| C | 1 | 1.80 | | 2.4 | GS1-N | GIB® | 124 | 108 | | |
| | 2 | 0.60 | | 2.4 | GS1-N | GIB® | 34 | 35 | | |
| | | | | | | | | | 158 OK | 143 OK |
| D | 1 | 1.80 | | 2.4 | GS1-N | GIB® | 124 | 108 | | |
| | 2 | 1.80 | | 2.4 | GS1-N | GIB® | 124 | 108 | | |
| | | | | | | | | | 248 OK | 216 OK |
| E | 1 | 1.80 | | 2.4 | GS1-N | GIB® | 124 | 108 | | |
| | 2 | 1.80 | | 2.4 | GS1-N | GIB® | 124 | 108 | | |
| | | | | | | | | | 248 OK | 216 OK |
| F | 1 | 1.20 | | 2.4 | EP1 1.2 | Ecoply® | 144 | 162 | | |
| | 2 | 1.20 | | 2.4 | EP1 1.2 | Ecoply® | 144 | 162 | | |
| | 3 | 1.20 | | 2.4 | EP1 1.2 | Ecoply® | 144 | 162 | | |
| | 4 | 1.20 | | 2.4 | EP1 1.2 | Ecoply® | 144 | 162 | | |
| | | | | | | | | | 576 OK | 648 OK |

## Single Level Across Resistance Sheet

***Job Name: May & Masson***

| | | | | | | | | Wind | EQ |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | Demand | |
| | | | | | | | | 1039 | 1243 |
| | | | | | | | | Achieved | |
| Line | Element | Length (m) | Angle (degrees) | Stud Ht. (m) | Type | Supplier | Wind (BUs) | EQ (BUs) | 1629 157% | 1641 132% |
| M | 1 | 1.20 | | 2.4 | EP1 1.2 | Ecoply® | 144 | 162 | | |
| | 2 | 1.20 | | 2.4 | EP1 1.2 | Ecoply® | 144 | 162 | | |
| | 3 | 1.20 | | 2.4 | EP1 1.2 | Ecoply® | 144 | 162 | | |
| | | | | | | | | | 432 OK | 486 OK |
| N | 1 | 0.60 | | 2.4 | EP1 0.6 | Ecoply® | 57 | 63 | | |
| | 2 | 0.60 | | 2.4 | EP1 0.6 | Ecoply® | 57 | 63 | | |
| | 3 | 1.80 | | 2.4 | GS1-N | GIB® | 124 | 108 | | |
| | 4 | 1.80 | | 2.4 | GS1-N | GIB® | 124 | 108 | | |
| | | | | | | | | | 362 OK | 342 OK |
| O | 1 | 3.60 | | 4.8 | GS1-N | GIB® | 124 | 108 | | |
| | 2 | 3.40 | | 4.8 | GS1-N | GIB® | 117 | 102 | | |
| | | | | | | | | | 242 OK | 210 OK |
| P | 1 | 1.80 | | 2.4 | GS1-N | GIB® | 124 | 108 | | |
| | 2 | 1.80 | | 2.4 | GS1-N | GIB® | 124 | 108 | | |
| | | | | | | | | | 248 OK | 216 OK |
| Q | 1 | 1.20 | | 2.4 | EP1 1.2 | Ecoply® | 144 | 162 | | |
| | 2 | 1.20 | | 2.4 | EP1 1.2 | Ecoply® | 144 | 162 | | |
| | 3 | 0.60 | | 2.4 | EP1 0.6 | Ecoply® | 57 | 63 | | |
| | | | | | | | | | 345 OK | 387 OK |

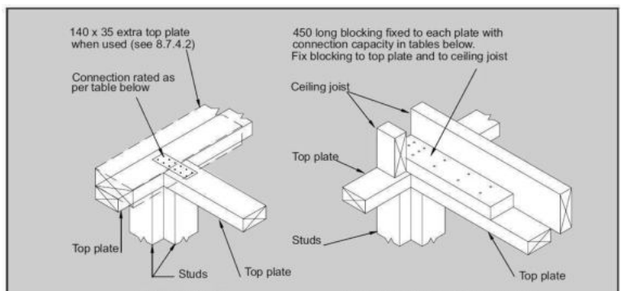
**8.7.3.4**

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 *bracing units*: to at least one such *external wall* by a fixing as shown in figure 8.16 of 6 kN *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*.




| Capacities of metal plate joints | |
|---|---|
| Up to 3 kN | 3 / 30 x 3.15 mm nails per side |
| Up to 6 kN | 6 / 30 x 3.15 mm nails per side |

| Capacities of nailed joints | |
|---|---|
| Up to 3 kN | 3 / 100 x 3.75 mm nails per side |
| Up to 6 kN | 6 / 100 x 3.75 mm nails per side |

NOTE – See section 4 for durability requirements.

Unless otherwise stated, all dimensions are in mm.

**Figure 8.16 – Connecting top plates to external walls at right angles – Walls containing bracing** (see 8.7.3.4)

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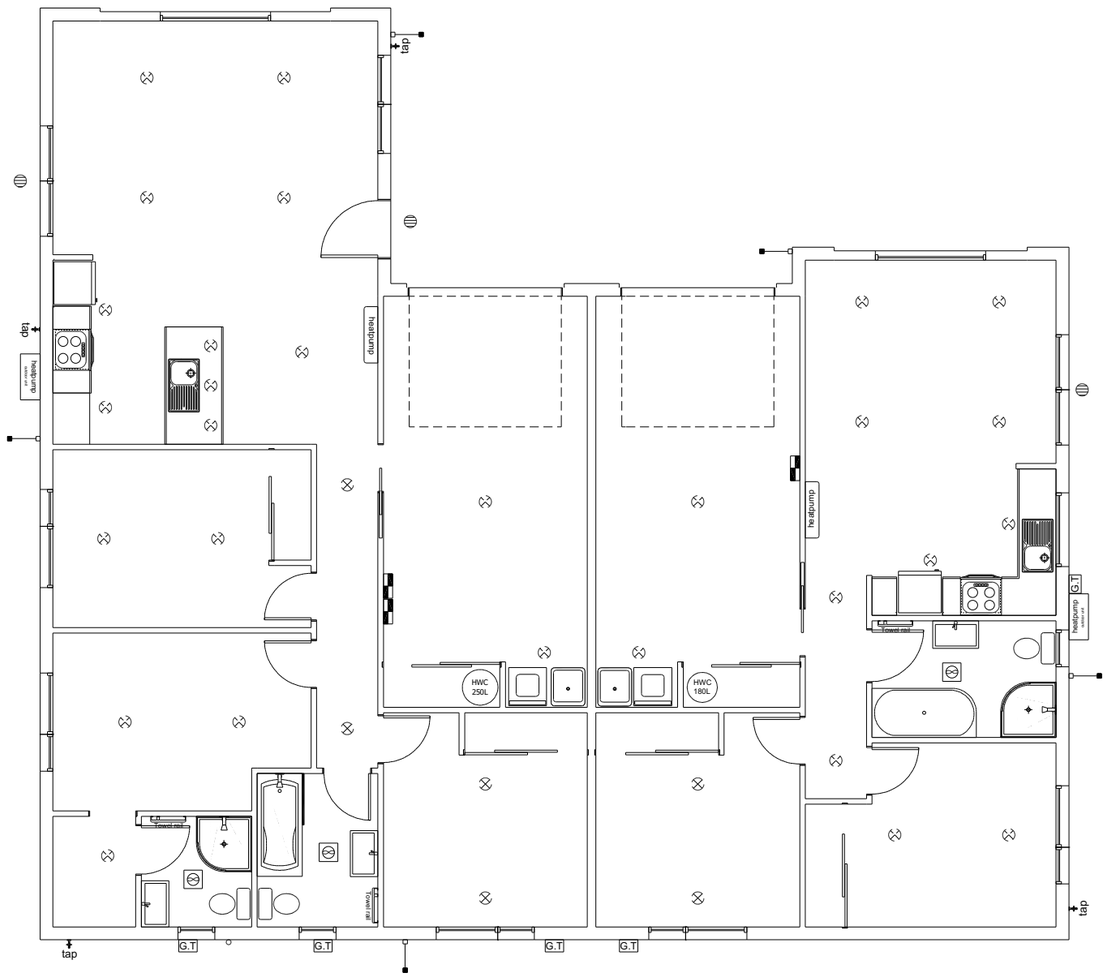


| LEGEND | |
|---|---|
| Refer to Electrical Section in Specification for further details | |
| ◯ | Ceiling Pan |
| ⊗ | CA Approved Down Light |
| ◍ | Exterior Bulkhead Light |
| ◉ | Exterior Wall Light |
| ——— | Fluorescent Double |
| | Light Switch |
| | Two Way Light Switch |
| | Single Power Socket |
| | Double Power Socket |
| | Outside Waterproof Plug |
| ▼ | Telephone/Data Outlet |
| TV | TV Jack |
| SKY | Sky Connection |
| ▬ | Bathroom Heater |
| ■ | Bathroom Extractor/Light |
| Electrical Plan in indicative only and is to be confirmed onsite with electrician and client | |

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| **169783** | ***Design & Build*** | **LIGHTING PLAN** | | **14** |

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# Two way FRR — timber frame wall — GIB Rail®

| Specification number | Performance | | Specifications | |
|---|---|---|---|---|
| **GBTLA 60r** | **STC** | 55 | **Lining** | 2 x 10mm GIB Braceline®/GIB Noiseline® each side |
| | **Rw** | 54 | **LB/NLB** | Load bearing |
| | **FRR** | 60/60/60 | **Partition** | 143mm wide |

## FRAMING

| Stud size | Space between frames |
|---|---|
| 90mm | N/A |

Framing to comply with:

- NZBC B1 — Structure: AS1 Clause 3 — Timber (NZS 3604) or VM1 Clause 6 — Timber (NZS 3603).
- NZBC B2 — Durability: AS1 Clause 3.2 — Timber (NZ 3602).
- Studs at 600mm centres maximum.
- Nogs at 1350mm centres maximum.

Height as determined by NZS 3604 stud and top plate tables for load-bearing walls.

## SOUND CONTROL INFILL

Pink® Batts® R2.2 (90mm) glass wool insulation installed between the studs and nogs.

## FASTENING THE GIB RAIL®

The rail shall be fixed horizontally at 600mm centres using 32mm x 8g GIB® Grabber® Wafer Head Self Tapping Screws through the base flange into each stud. The base flange shall face downwards and the open edge upwards. The top rail shall be fastened with its upper edge below the top plate but no more than 75mm below the ceiling line. Bottom rail 50mm from the floor line. The bottom rail only may be fixed with its base flange up or down for ease of attachment. Splice rails directly over the studs by nestling (not butting) with no more than a 20mm overlap. Drive the fastener through both flanges into the stud.

## WALL LINING

2 layers of 10mm GIB Braceline®/GIB Noiseline® fixed vertically each side of the frame.

Vertical joints of the outer layer are offset 600mm from those of the inner layer. Use full height sheets where possible. Sheet joints are touch fitted and must occur over timber on the framing side. Where sheet end joints are unavoidable they must be over nogs or rail and the outer layer joints offset from those on the inner layer.

## ACOUSTIC SEALANT

A bead of GIB Soundseal® acoustic sealant is required around the perimeter of the inner lining. The outer lining is then bedded onto the bead.

## FASTENING THE LINING

**Fasteners**

**Framing side**

Inner layer: 41mm x 6g GIB® Grabber® High Thread Drywall Screws.

Outer layer: 51mm x 7g GIB® Grabber® High Thread Drywall Screws.

**GIB Rail® side**

Inner layer: 25mm x 6g GIB® Grabber® Self Tapping Drywall Screws.

Outer layer: 41mm x 6g GIB® Grabber® Self Tapping Drywall Screws.

**Fastener centres**

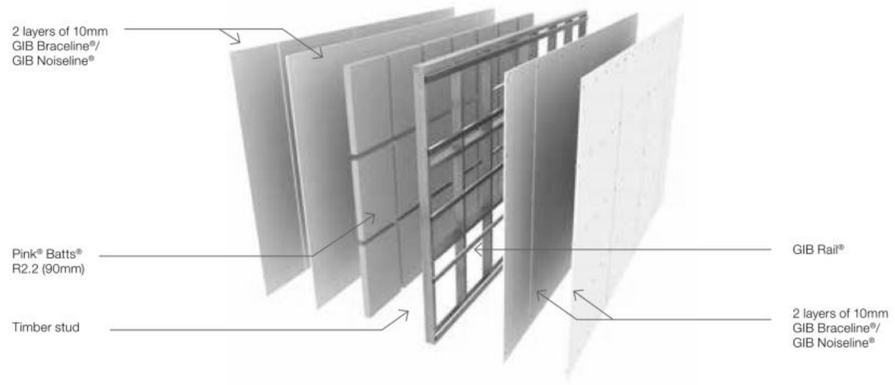
Fixings at 300mm centres to each stud and plate, and along each rail. Place fasteners no closer than 12mm to sheet edges.

Warning: Systems that utilise GIB Rail® require particular attention to ensure the sheet fasteners do not compromise acoustic performance. When fastening the lining through the GIB Rail®, set the screws to the side of the studs. The screws must not touch or penetrate the framing. Marking the position of the studs on the floor will help to avoid screwing into the studs.

## JOINTING

Inner layer: Unstopped.

Outer layer: All fastener heads stopped and all sheet joints tape reinforced and stopped in accordance with the publication entitled GIB® Site Guide. Wall to ceiling junctions are to be reinforced with paper tape and square stopped or finished with GIB-Cove®.



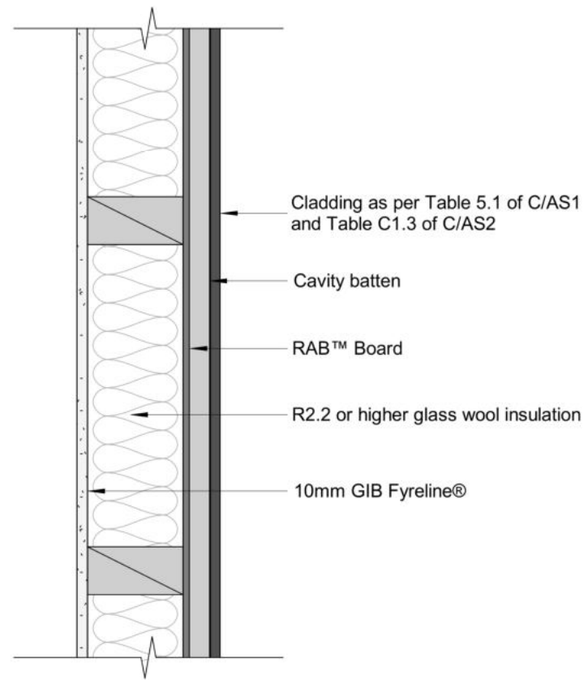



## JHETGR30-N — Fire Resistance 30/30/30 — STC 42

| | | | |
|---|---|---|---|
| **Cladding** | Cladding system as per Table 5.1 of C/AS1 and Table C1.3 of C/AS2 | **Lining** | 10mm GIB Fyreline® |
| **Framing** | Timber framing to be in accordance with NZS 3604 or SED complying with AS/NZS 1170 and NZS 3603. Framing size 90 x 45mm minimum. Studs at 600mm centres and nogs at 800mm centres maximum | **Insulation** | Glass wool insulation 90mm thick, R2.2 or higher. |
| **Cavity Batten** | As per cladding manufacturer technical specification | **Underlay** | RAB™ Board |
| **Cladding Fixing** | As per cladding manufacturer technical specification | **Lining Fixing** | Fix GIB Fyreline® with 41mm x 6g GIB® Grabber® High Thread Drywall Screws<br>300mm centre around the sheet perimeter and intermediate studs<br>Fixing to be 12mm from bound sheet edges and 18mm from sheet ends |
| **RAB™ Board Fixing** | RAB™ Board 6mm: 40 x 2.8mm fibre cement nail at 150mm centres to entire framing<br>RAB™ Board 9mm: 50 x 2.8mm fibre cement nail at 150mm centres to entire framing<br>Fixing to be 12mm from sheet edges | | |

No cladding required for wall applications enclosed within the roof space

For further information refer to HomeRAB™ Pre-Cladding and RAB™ Board installation manual






All dimensions are to be check and confirmed prior to any construction
Plans are to be read in conjunction with Specifications and all supporting documentation

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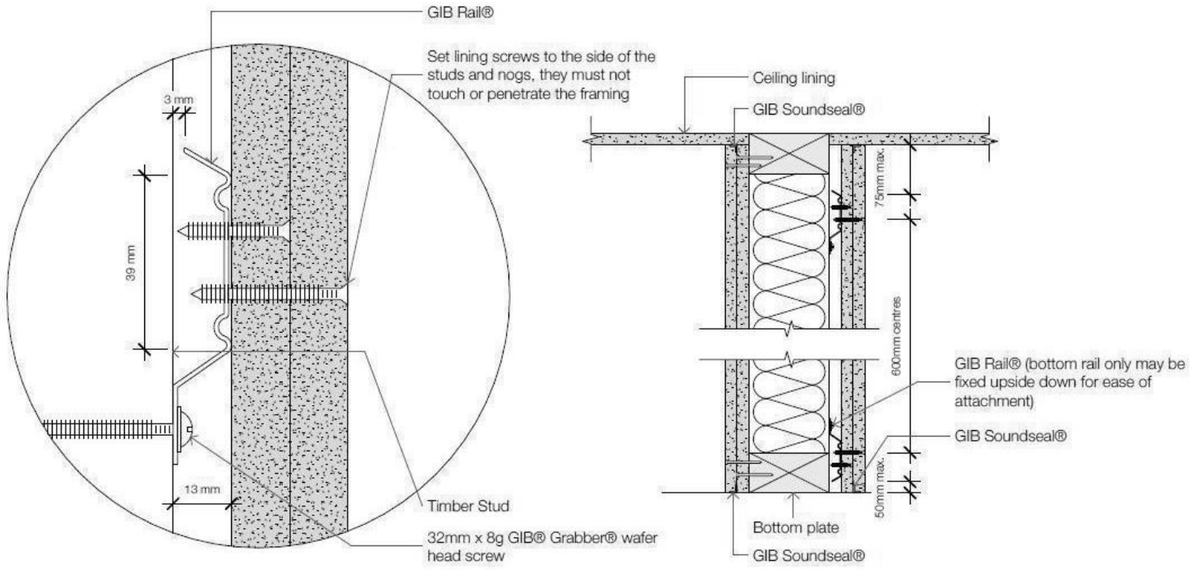
Fiona May & Bruce Masson
Lot 592, DP 573947
90 Finn Avenue
Acland Park, Rolleston

| Job Number: | Original Plan: | Sheet Name: | CONSENT PLANS | Sheet No.: |
|---|---|---|---|---|
| **169783** | ***Design & Build*** | **FIREWALL DETAILS** | | **15** |

| Sales: | Drawn: | QS: | Print Date: | Scale: | |
|---|---|---|---|---|---|
| **D Ryan** | **M Glynn** | **W Xian** | **30/05/2023** | **NTS** | **@ A3** |

| No. | Date: | Reason: |
|---|---|---|
| 1 | 14-04-2023 | Initial Consent Plans |

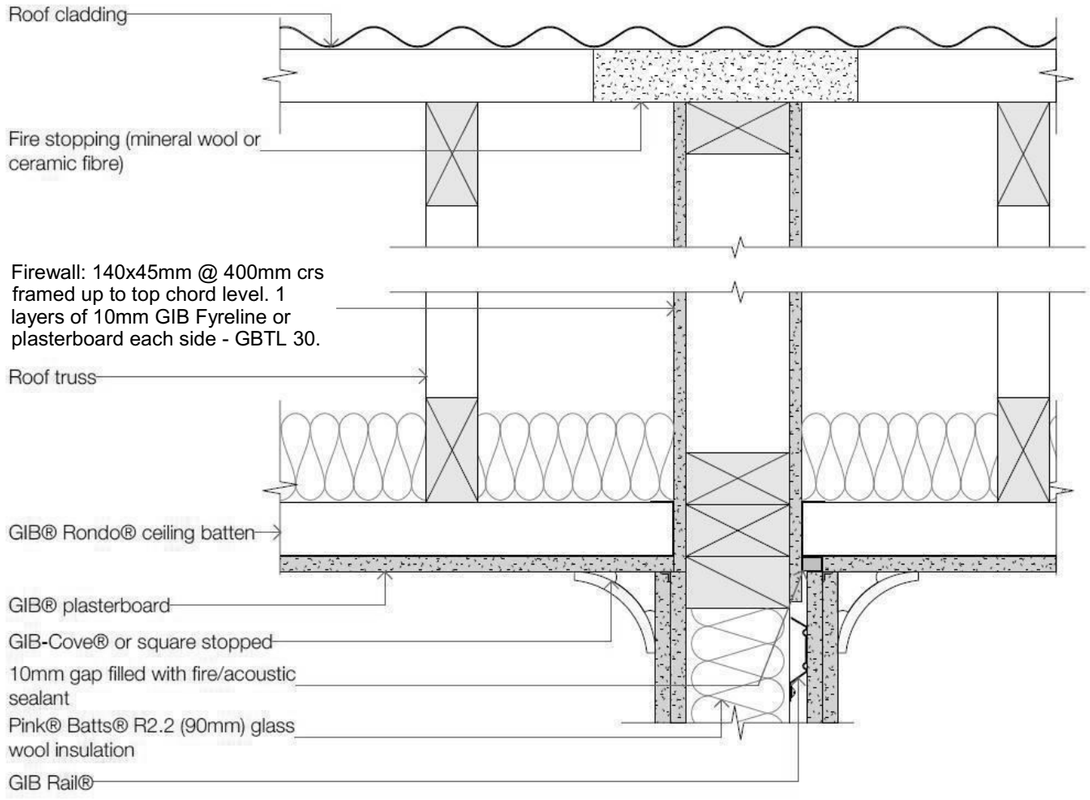
**of 27 sheets**

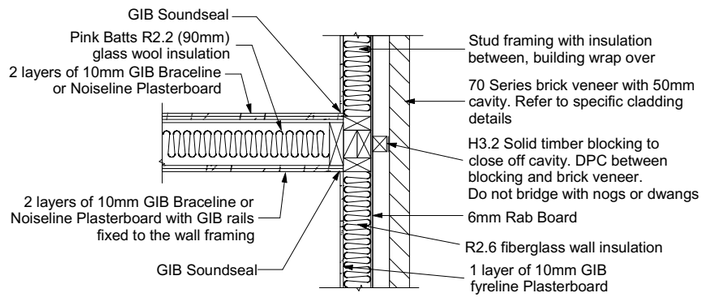






**GIB Intertenancy Firewall System**
**Eave Protection Detail**
**Scale 1:10**




**Intertenancy Firewall to Cladding Junction**
**1:20**

**All dimensions are to be check and confirmed prior to any construction**
**Plans are to be read in conjunction with Specifications and all supporting documentation**

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Signature HOMES Est. 1983 YOUR HOME. YOUR WAY. | **TKR Homes Ltd.**<br>31 Watts Road, Sockburn<br>PO BOX 11 351<br>Christchurch 8443<br><br>P: +64 3 342 7788 | These drawings are limited to and by the extent of the detail covered in the drawings to meet the current New Zealand Building Code (NZBC). Where detail it required for construction and to demonstrate compliance with the current NZBC, a specific request should be made for the required detail to be supplied. No liability will be accepted for any detail or construction not covered in these drawings and/or carried out by persons other than the designer producing these documents. | Fiona May & Bruce Masson<br>Lot 592, DP 573947<br>90 Finn Avenue<br>Acland Park, Rolleston | Job Number: **169783**<br>Sales: **D Ryan**<br>Drawn: **M Glynn**<br>QS: **W Xian** | Original Plan: ***Design & Build***<br>Print Date: **30/05/2023**<br>Scale: **NTS @ A3** | Sheet Name: **FIREWALL DETAILS** | **CONSENT PLANS**<br>No. 1 – Date: 14-04-2023 – Reason: Initial Consent Plans | Sheet No.: **16**<br>**of 27 sheets** |

01/2017

# LUMBERLOK®

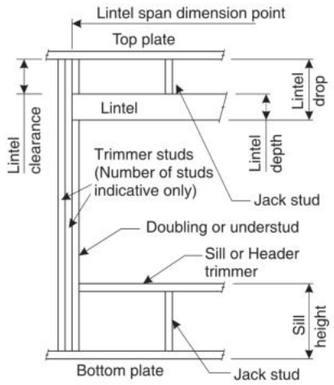
# LINTEL FIXING SCHEDULE

## 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 0.20kPa.
- ★ 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.

### DEFINITIONS




**Lintel Supporting Girder Trusses**

| Roof Tributary Area | Light Roof Wind Zone | | | Heavy Roof Wind Zone | | |
|---|---|---|---|---|---|---|
| | L, M, H | VH | EH | L, M, H | VH | EH |
| 8.6m² | G | G | H | G | G | H |
| 11.6m² | G | H | H | G | G | H |
| 12.1m² | G | H | H | G | H | H |
| 15.3m² | H | H | - | G | H | H |
| 19.1m² | H | - | - | G | H | - |
| 20.9m² | H | - | - | H | H | - |
| 21.8m² | H | - | - | H | - | - |
| 34.3m² | - | - | - | H | - | - |

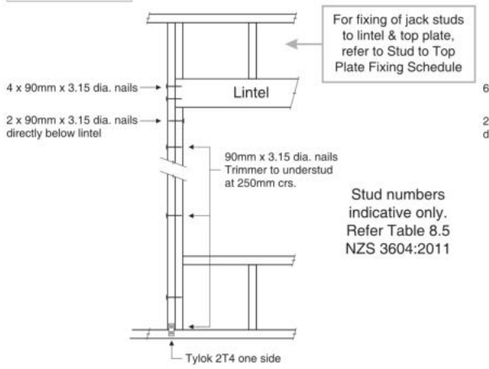
**NOTES:**
1. Roof Tributary Area = approx. 1/2 x (Total roof area on girder and rafter trusses supported by lintel)
2. Assumed girder truss is at mid-span or middle third span of lintel
3. Use similar fixings for both ends of lintel
4. All other cases require specific engineering design

| Lintel Span (m) | Loaded Dimension (m) (See Fig. 1.3 NZS 3604:2011) | Light Roof Wind Zone | | | | | Heavy Roof Wind Zone | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | L | M | H | VH | EH | L | M | H | VH | EH |
| 1.0 | 2.0 | E | E | E | F | F | E | E | E | E | F |
| | 3.0 | E | E | F | F | F | E | E | E | F | F |
| | 4.0 | E | F | F | F | G | E | E | F | F | F |
| | 5.0 | E | F | F | G | G | E | E | F | F | G |
| | 6.0 | E | F | F | G | G | E | E | F | F | G |
| 1.2 | 2.0 | E | E | F | F | F | E | E | E | F | F |
| | 3.0 | E | E | F | F | F | E | E | F | F | F |
| | 4.0 | E | F | F | G | G | E | E | F | F | G |
| | 5.0 | E | F | F | G | G | E | E | F | F | G |
| | 6.0 | F | F | G | G | H | E | E | F | G | G |
| 1.5 | 2.0 | E | E | F | F | F | E | E | E | F | F |
| | 3.0 | E | F | F | F | G | E | E | F | F | F |
| | 4.0 | E | F | F | G | G | E | E | F | F | G |
| | 5.0 | F | F | G | G | H | E | E | F | G | G |
| | 6.0 | F | F | G | H | H | E | E | F | G | H |
| 2.0 | 2.0 | E | F | F | F | G | E | E | F | F | F |
| | 3.0 | E | F | F | G | G | E | E | F | F | G |
| | 4.0 | F | F | G | G | H | E | E | F | G | G |
| | 5.0 | F | F | G | H | H | E | E | F | G | H |
| | 6.0 | F | G | G | H | H | E | F | G | H | H |
| 2.4 | 2.0 | E | F | F | G | G | E | E | F | F | G |
| | 3.0 | F | F | G | G | H | E | E | F | G | G |
| | 4.0 | F | F | G | H | H | E | E | F | G | H |
| | 5.0 | F | G | G | H | H | E | F | G | H | H |
| | 6.0 | F | G | H | H | - | E | F | G | 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 | G | H | H | E | F | G | H | H |
| | 5.0 | F | G | H | H | - | E | F | G | H | H |
| | 6.0 | F | G | H | - | - | E | F | G | H | - |
| 3.6 | 2.0 | F | F | G | G | H | E | E | F | G | G |
| | 3.0 | F | F | G | H | H | E | F | G | G | H |
| | 4.0 | F | G | H | H | - | E | F | G | H | H |
| | 5.0 | F | G | H | - | - | E | F | G | H | - |
| | 6.0 | G | H | H | - | - | E | F | H | - | - |
| 4.2 | 2.0 | F | F | G | G | H | E | E | F | G | G |
| | 3.0 | F | G | H | H | - | E | F | G | H | H |
| | 4.0 | F | G | H | - | - | E | F | G | H | - |
| | 5.0 | G | H | H | - | - | E | F | H | - | - |
| | 6.0 | G | H | - | - | - | E | F | H | - | - |
| 4.5 | 2.0 | F | F | G | H | H | E | E | F | G | H |
| | 3.0 | F | G | H | H | - | E | F | G | H | H |
| | 3.4 | F | G | H | H | - | E | F | G | H | H |
| | 4.0 | F | G | H | - | - | E | F | G | H | - |
| | 5.0 | G | H | - | - | - | E | F | H | - | - |
| | 6.0 | G | H | - | - | - | E | F | H | - | - |
| 4.8 | 2.0 | F | F | G | H | H | E | E | F | G | H |
| | 3.0 | F | G | H | H | - | E | F | G | H | H |
| | 3.2 | F | G | H | H | - | E | F | G | H | H |
| | 4.0 | F | G | H | - | - | E | F | H | H | - |
| | 5.0 | G | H | - | - | - | E | F | H | - | - |
| | 6.0 | G | H | - | - | - | E | F | H | - | - |
| 5.1 | 2.0 | F | F | G | H | H | E | F | G | G | H |
| | 3.0 | F | G | H | H | - | E | F | G | H | H |
| | 3.5 | F | G | H | - | - | E | F | G | H | - |
| | 4.0 | G | G | H | - | - | E | F | H | H | - |
| | 5.0 | G | H | - | - | - | E | F | H | - | - |
| | 6.0 | G | H | - | - | - | E | G | H | - | - |
| 5.4 | 2.0 | F | F | G | H | H | E | F | G | G | H |
| | 2.8 | F | G | H | H | - | E | F | G | H | H |
| | 3.0 | F | G | H | - | - | E | F | G | H | - |
| | 4.0 | G | H | H | - | - | E | F | H | - | - |
| | 5.0 | G | H | - | - | - | E | F | H | - | - |
| | 6.0 | G | H | - | - | - | E | G | H | - | - |

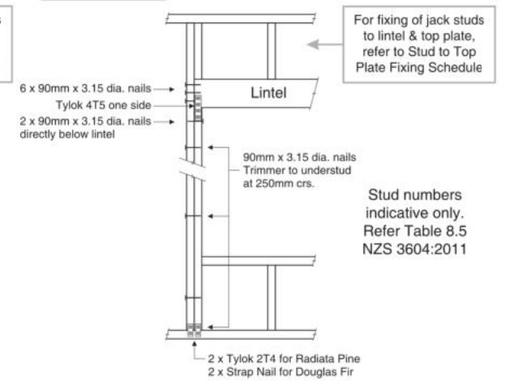
## LINTEL FIXING OPTIONS

LUMBERLOK®

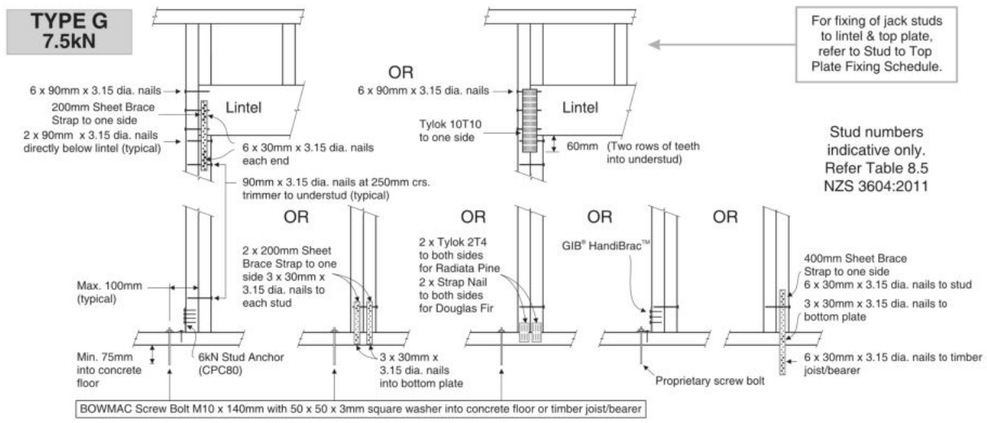
**TYPE E 1.4kN**



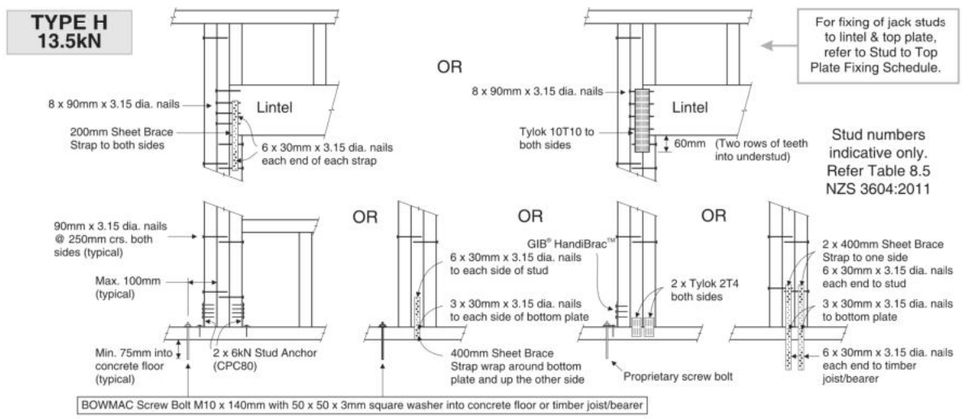

**TYPE F 4.0kN**




**TYPE G 7.5kN**




**TYPE H 13.5kN**




**All dimensions are to be check and confirmed prior to any construction**
**Plans are to be read in conjunction with Specifications and all supporting documentation**

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90 Finn Avenue
Acland Park, Rolleston

| Job Number: | Original Plan: | Sheet Name: |
|---|---|---|
| **169783** | ***Design & Build*** | **FRAMING DETAILS** |

| Sales: | Drawn: | QS: | Print Date: | Scale: |
|---|---|---|---|---|
| **D Ryan** | **M Glynn** | **W Xian** | **30/05/2023** | **NTS @ A3** |

**CONSENT PLANS**

| No. | Date: | Reason: |
|---|---|---|
| 1 | 14-04-2023 | Initial Consent Plans |

Sheet No.: **17** of 27 sheets

LUMBERLOK®

08/2017

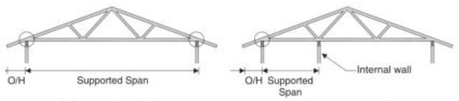
# STUD TO TOP PLATE FIXING SCHEDULE

## ALTERNATIVE TO TABLE 8.18 NZS 3604:2011

### NOTE:

- ★ All fixings are designed to resist vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20kPa.
- ★ Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist lateral loads.
- ★ These fixings assume the correct choice of rafter/truss to top plate connections have been made.
- ★ For gable end walls where the adjacent rafter/truss is located within 1200mm and with a maximum verge overhang of 750mm, select stud to top plate fixing using a loaded dimension of 1.5m.
- ★ All fixings assume top plate thickness of 45mm maximum.
- ★ Wall framing arrangements under girder trusses are not covered in this schedule.
- ★ All timber selections are as per NZS 3604:2011.

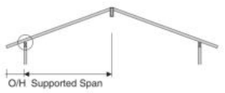
### LOADED DIMENSION DEFINITION



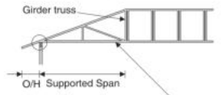

External wall
Standard truss



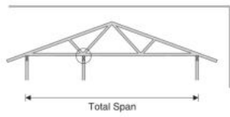

External wall
Internally supported truss




External wall
Rafter roof



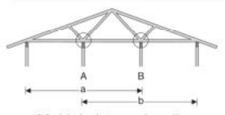

External wall
Jack truss




Internal wall
Internally supported truss
(overhang dimension does not apply)

EXTERNAL WALL
LOADED DIMENSION =
SUPPORTED SPAN / 2 + O/H

INTERNAL WALL
LOADED DIMENSION =
TOTAL SPAN / 2




Multiple internal walls
(overhang dimension does not apply)

MULTIPLE INTERNAL WALL
LOADED DIMENSION FOR
WALL A = a/2
WALL B = b/2

### FIXING SELECTION CHART

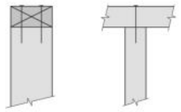
(Suitable for walls supporting roof members at 600, 900 or 1200mm crs.)
**Wind Zones L, M, H, VH, EH, as per NZS 3604:2011**

| Loaded Dimension (m) Stud Centres | | | Light Roof Wind Zone | | | | | Heavy Roof Wind Zone | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 300mm | 400mm | 600mm | L | M | H | VH | EH | L | M | H | VH | EH |
| 3.0 | 2.3 | 1.5 | A | A | B | B | B | A | A | B | B | B |
| 4.0 | 3.0 | 2.0 | A | A | B | B | B | A | A | B | B | B |
| 5.0 | 3.8 | 2.5 | A | B | B | B | B | A | A | B | B | B |
| 6.0 | 4.5 | 3.0 | A | B | B | B | B | A | A | B | B | B |
| 7.0 | 5.3 | 3.5 | A | B | B | B | B | A | A | B | B | B |
| 8.0 | 6.0 | 4.0 | A | B | B | B | B | A | A | B | B | B |
| 9.0 | 6.8 | 4.5 | B | B | B | B | B | A | A | B | B | B |
| 10.0 | 7.5 | 5.0 | B | B | B | B | B | A | A | B | B | B |
| 11.0 | 8.3 | 5.5 | B | B | B | B | B | A | A | B | B | B |
| 12.0 | 9.0 | 6.0 | B | B | B | B | B | A | A | B | B | B |

### FIXING OPTIONS

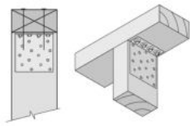
**FIXING TYPE A 0.7kN**

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



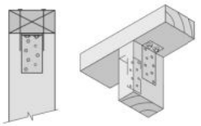
**FIXING TYPE B 4.7kN** — **CHOOSE ANY OF THE 3 OPTIONS BELOW**

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



Plus
LUMBERLOK
6kN Stud Anchor
(CPC80)

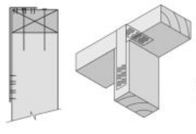
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



Plus
2 x LUMBERLOK
CPC40

Recommended for internal wall options to avoid lining issues

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



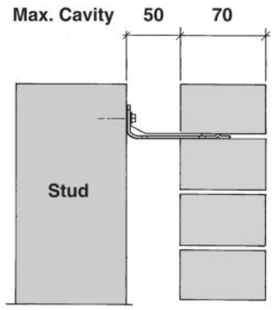
Plus
LUMBERLOK
Stud Strap
(one face only)

**NOTE:**
To calculate the number of B type fixings required, divide the wall length by the stud centres, add 1 to this figure and locate this number of fixings as evenly as possible along the wall length. This figure includes the start and end studs in each wall length.

**SCAN FOR INSTALLATION VIDEO**

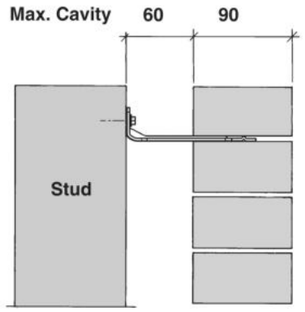
https://vimeo.com/117353604

70 SERIES BRICK




**Screw Tie Short (85mm)**

90 SERIES BRICK




**Screw Tie Long (105mm)**

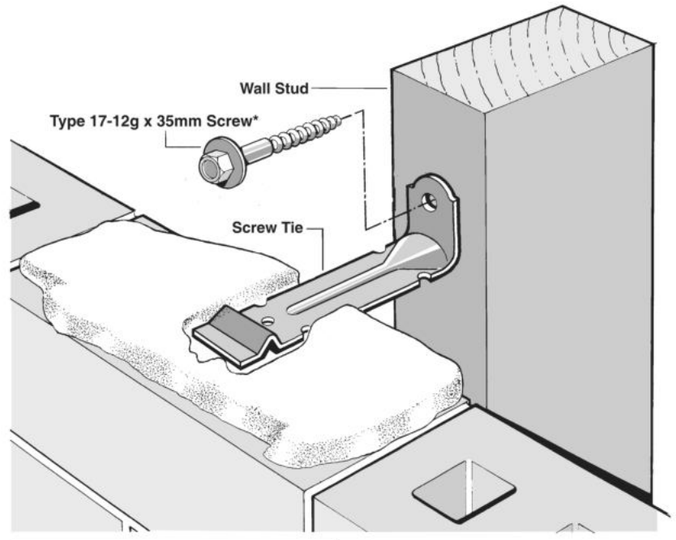
- ★ All brick work must be constructed in accordance with NZS 4210:2001 Masonry Construction:Materials and Workmanship. Screw Ties must be applied accordingly and are not to be hammered into timber framing.
- ★ Water shedding shoulder prevents transfer of the moisture from tie to building.
- ★ Nail hole for Oamaru Stone.
- ★ Angled neck encourages increased tie embedment in mortar.

**Material:** **1.2mm NZCC-SD Hot Dip Galvanised Steel**
**Screws:** **Type 17-12g x 35mm Hex Head Hot Dip Galvanised Screws**
**Packed:** **250 ties per box including screws**

**Also available in Stainless Steel Grade 316 for Zone D.**

## SCREW TIES
### FOR BRICK VENEER FIXING

- ★ Medium duty (EM) classification
- ★ Tested by BRANZ in accordance with AS/NZS 2699.1:2000
- ★ BRANZ test report No. ST0725 November 2007
- ★ Suitable for both 'dry bedding' and encapsulated mortar
- ★ Hot Dip Galvanised ties for Zones B & C, and Stainless Steel Grade 316 ties for Zone D meet NZS 3604:2011 Sect. 4 Durability
- ★ Available in 85mm and 105mm sizes




***NOTE:**
Use longer screws for fixing through Rigid Air Barrier (RAB). Maintain 35mm embedment in studs.

**All dimensions are to be check and confirmed prior to any construction**
**Plans are to be read in conjunction with Specifications and all supporting documentation**

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Fiona May & Bruce Masson
Lot 592, DP 573947
90 Finn Avenue
Acland Park, Rolleston

| Job Number: | Original Plan: | Sheet Name: |
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| **169783** | ***Design & Build*** | **FRAMING DETAILS** |

| Sales: | Drawn: | QS: | Print Date: | Scale: |
|---|---|---|---|---|
| **D Ryan** | **M Glynn** | **W Xian** | **30/05/2023** | **NTS @ A3** |

**CONSENT PLANS**

| No. | Date: | Reason: |
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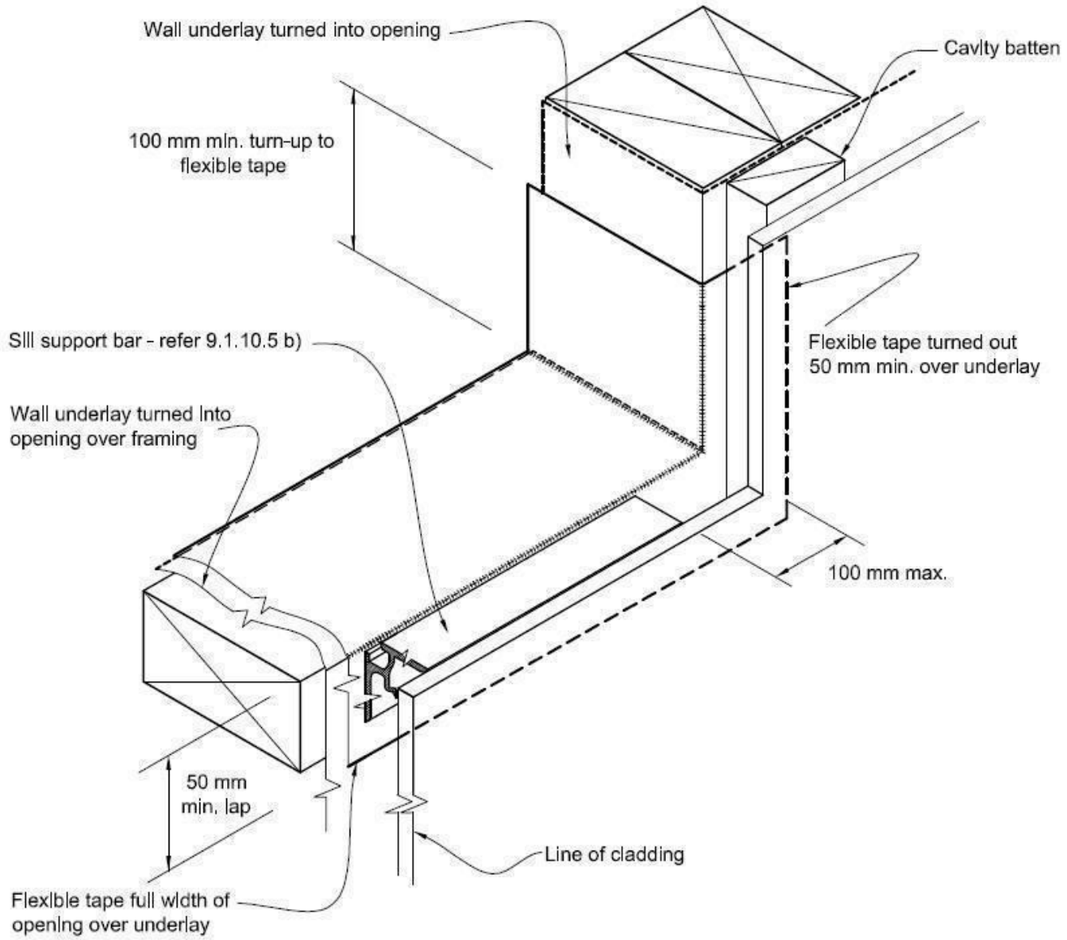
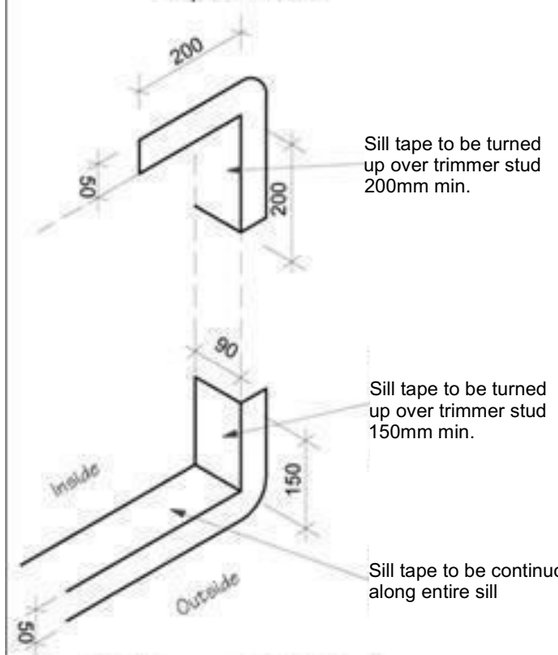
**Figure 72B:** **General window and door opening with drainage cavity**
Paragraphs 9.1.5, 9.1.9.3, 9.1.10.2, Figures 73C, 76, 85, 86, 91, 99, 116 and 128

NOTE:
(1) Detailed *cladding* omitted for clarity, refer to specific *claddings*.
(2) Head to be treated similarly with continuous *wall underlay* and *flexible tape* at corners.
(3) Refer individual cladding details for jamb flashings.




Where windows extend to soffit, flashing tape is to be fixed prior to ribbon board being fixed to framing.

## Detail Tape Location to Wall Openings




Sill tape to be turned up over trimmer stud 200mm min.

Sill tape to be turned up over trimmer stud 150mm min.

Sill tape to be continuous along entire sill

Trim all building wrap to finish flush with inside face of stud frame wall

## Sill Tape Flashing Detail

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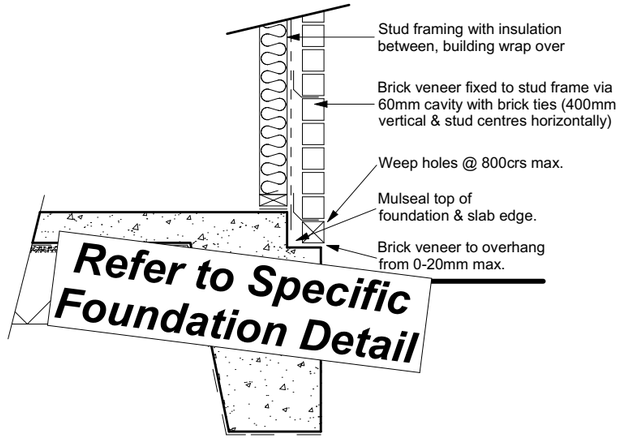
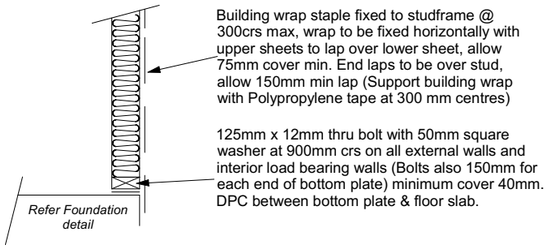
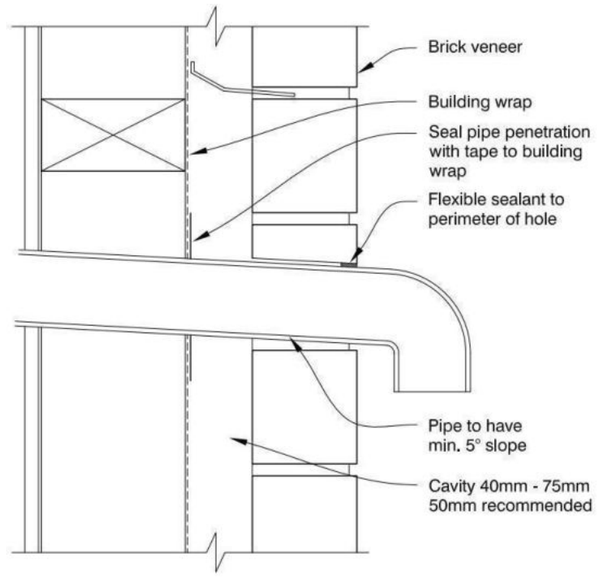
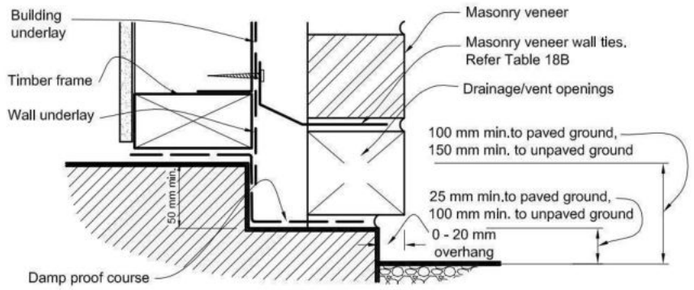



**Brick Veneer Foundation**
**Scale 1:20**

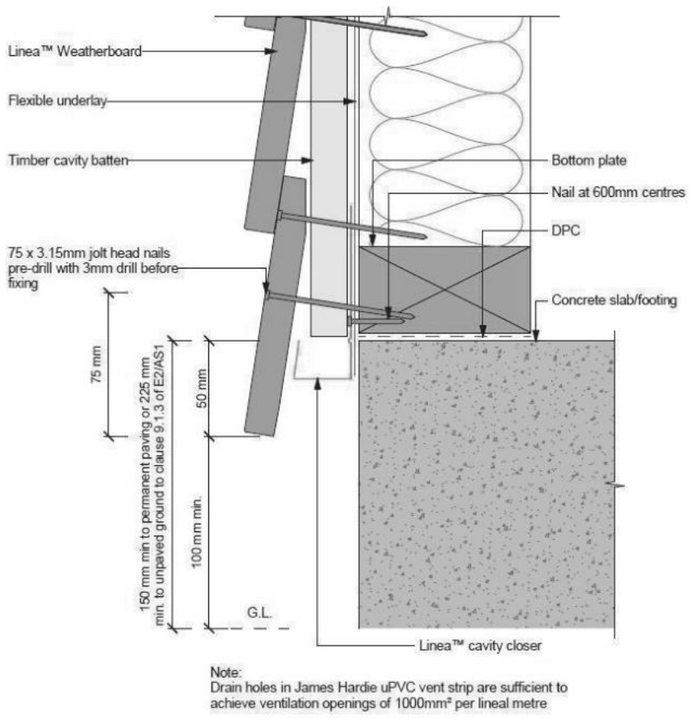



**Stud framing to slab**
**Scale 1:20**




**(i) MASONRY VENEER - FLOOR REBATE DETAIL**




Note:
Drain holes in James Hardie uPVC vent strip are sufficient to achieve ventilation openings of 1000mm² per lineal metre

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

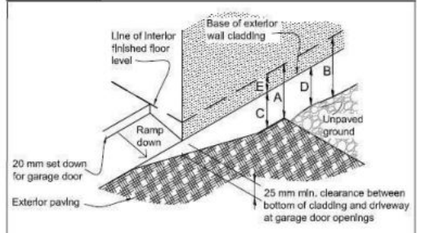



**Table 18: Minimum clearances**
Paragraphs 9.1.3, 9.1.3.1, 9.1.3.2, 9.1.3.3, 9.1.3.4, 9.1.3.5 and 9.2.7

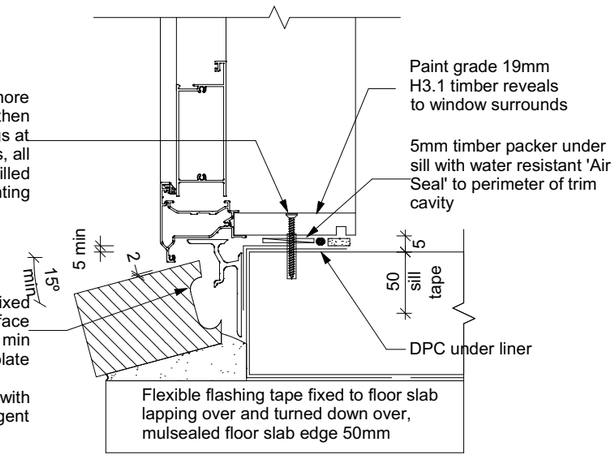
| Minimum clearances (mm) | Masonry veneer | | Other claddings | | | | |
|---|---|---|---|---|---|---|---|
| | A | B | A | B | C | D | E |
| Concrete slab | 100 | 150 | 150 | 225 | 100 | 175 | 50 |
| Timber floor Refer Note 1) | | | | | 100 | 175 | 502) |

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

50mm screw fixing to window sill, no more than 150mm from all corners and then 450crs spacings, allow for extra fixings at mullions, transoms & door strikers, all screws driven below sill surface and filled and sanded prior to painting

Continuous ventilated support bar fixed to sill plate with 50mm screws, top face of bar to be fitted level & 5mm min above sill plate

Coat bricks, if flat, with waterproofing agent




**Door Sill to Slab Detail**
**Scale 1:20**

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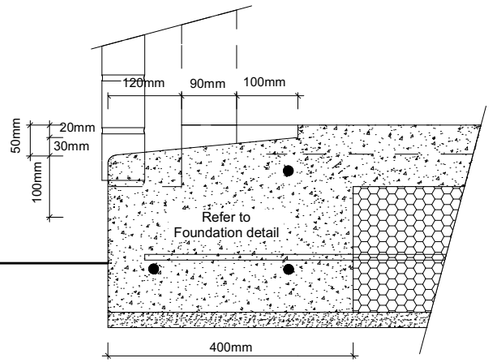
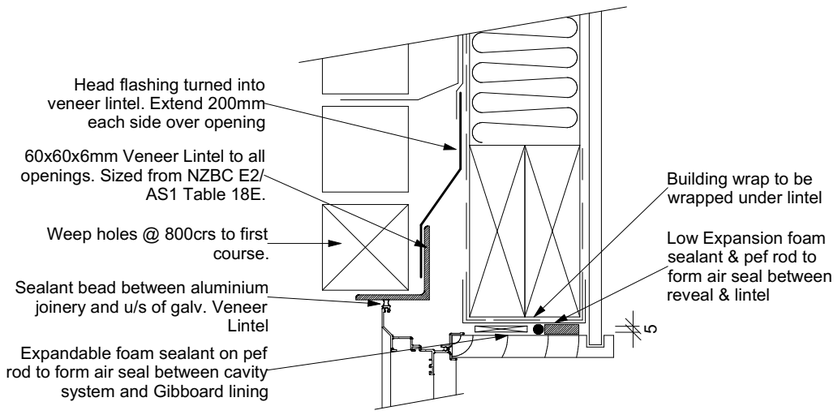



**Garage Door Rebate Details**
**Scale 1:10**




**Window Head Detail**
**Scale 1:5**

**9.2.9 Openings in masonry veneer**

Openings with *masonry veneer* above shall be spanned by steel angle lintels.

Openings in *masonry veneer* for meter boxes less than 500 mm wide may be installed without lintel bars or head *flashings* provided the meter box is sealed to *wall underlay* with flashing tape to Paragraph 4.3.11.

Separate steel meter boxes from direct contact with *masonry veneer* or mortar with flashing tape to Paragraph 4.3.11.

Lintels shall:

a) Be protected against corrosion as in Table 18D and to exposure zones outlined in NZS 3604.

b) Have a minimum seating into adjacent veneer of:

i) 100 mm for spans up to, and including 2 m,
ii) 200 mm for spans over 2 m.

c) Be sized in accordance with Table 18E.

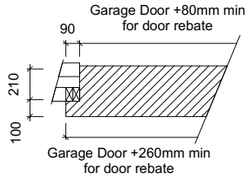
**9.1.10.8 Attachments for windows and doors**

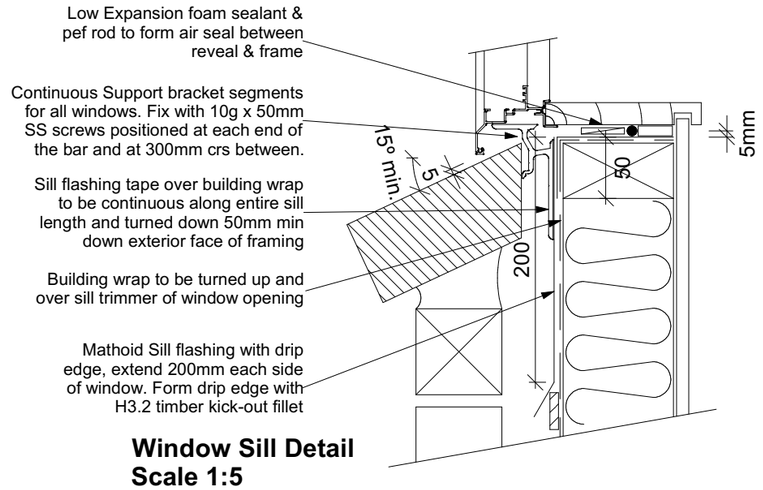
Install windows and doors using pairs of minimum 75 x 3.15 galvanised jolt head nails or 8 gauge x 65 mm stainless steel screws, through reveals into surrounding *framing* at:

a) Maximum 450 mm centres along sills, jambs and heads, and

b) Maximum 150 mm from reveal ends.

Install packers between reveals and *framing* at all fixing points, except between head reveals and lintels.

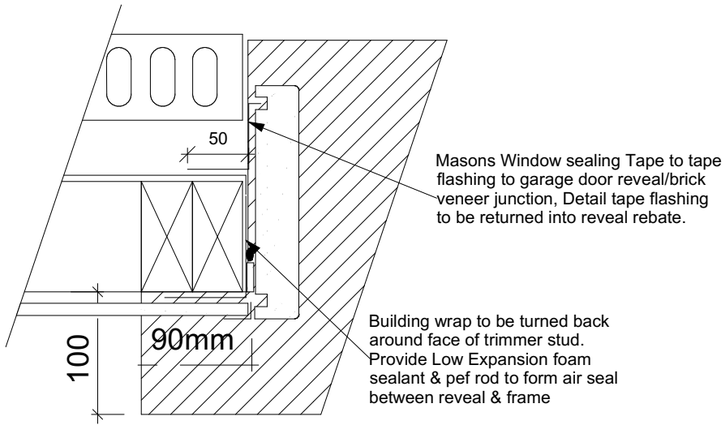


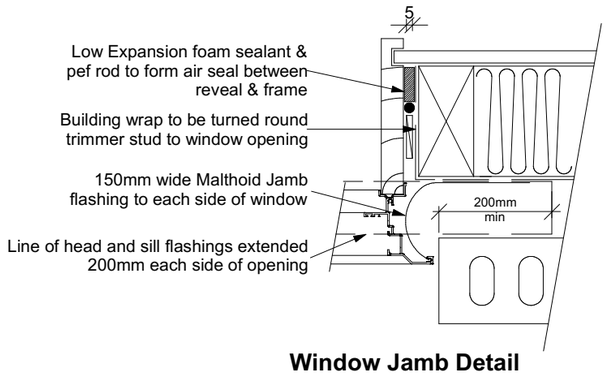

**Window Sill Detail**
**Scale 1:5**



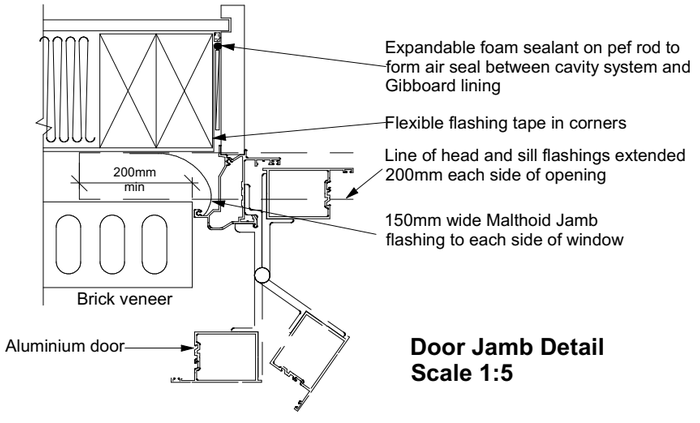

**Internal Corner Jamb Detail**
**Scale 1:5**




**Garage Door Jamb Detail**
**Scale 1:5**




**Window Jamb Detail**
**Scale 1:5**




**Door Jamb Detail**
**Scale 1:5**

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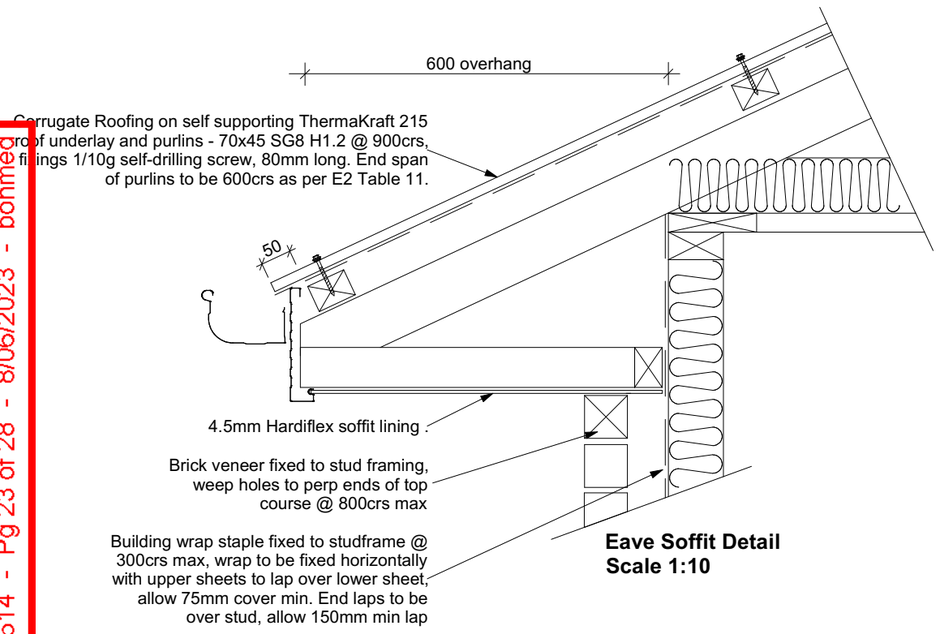
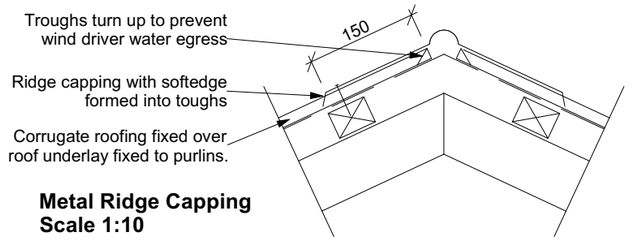
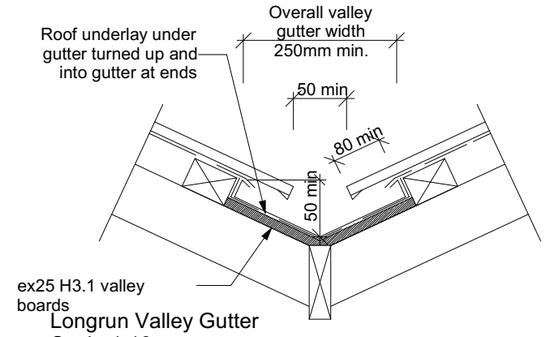


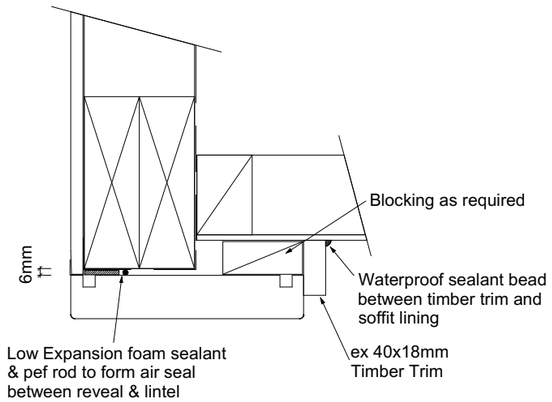

**Eave Soffit Detail**
**Scale 1:10**



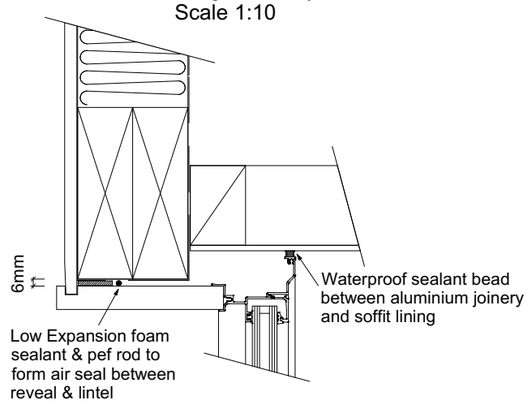

**Metal Ridge Capping**
**Scale 1:10**



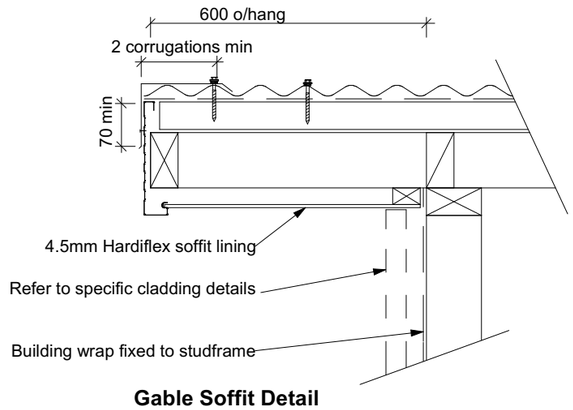

**Longrun Valley Gutter**
**Scale 1:10**



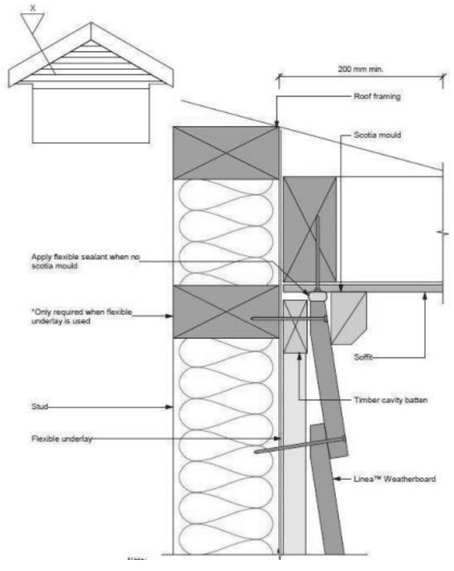

**Garage Door Head to Soffit**
**Scale 1:5**




**Window Head to Soffit Detail**
**Scale 1:5**

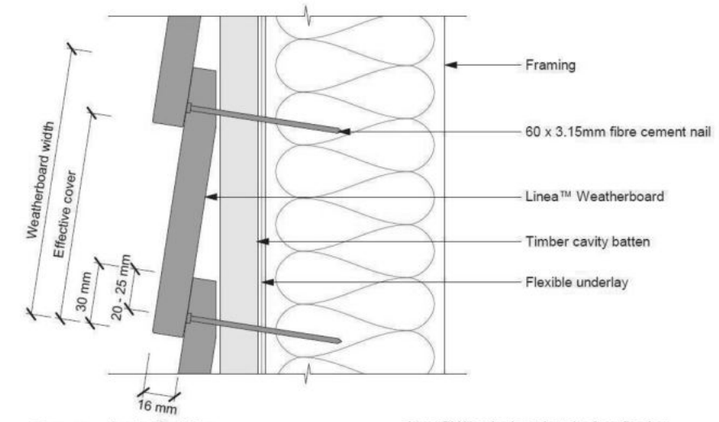



**Gable Soffit Detail**
**Scale 1:10**




Note:
Alternatively the scotia can be scribed and sealed to Linea™ Weatherboard and the soffit lining

For soffits more than 200mm the Linea™ Weatherboard can be neat cut and silicone sealed to angle of soffit




**Concealed Nailing**

Linea™ Weatherboards to be face fixed at corners and down window and door openings using jolt head nails at 90° to face, punch 2mm below surface and fill. Refer to fixing table 4

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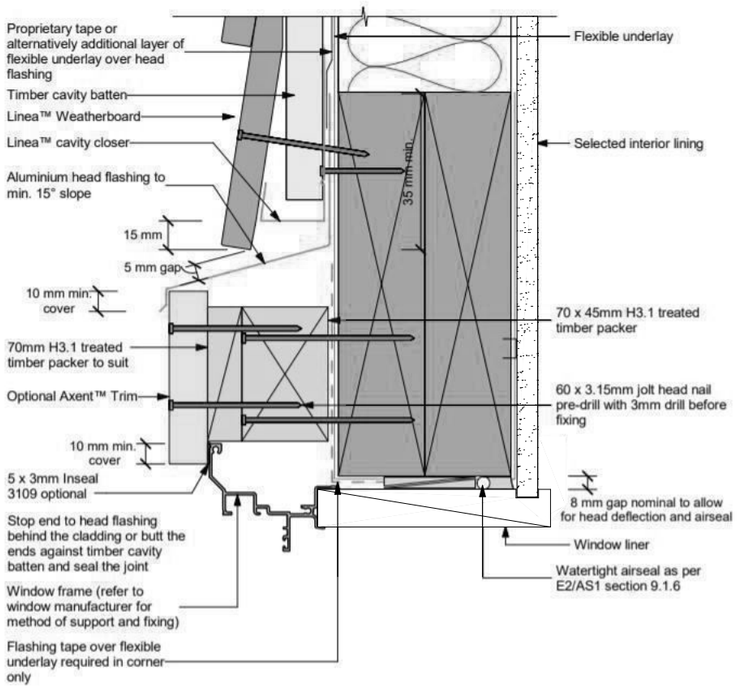
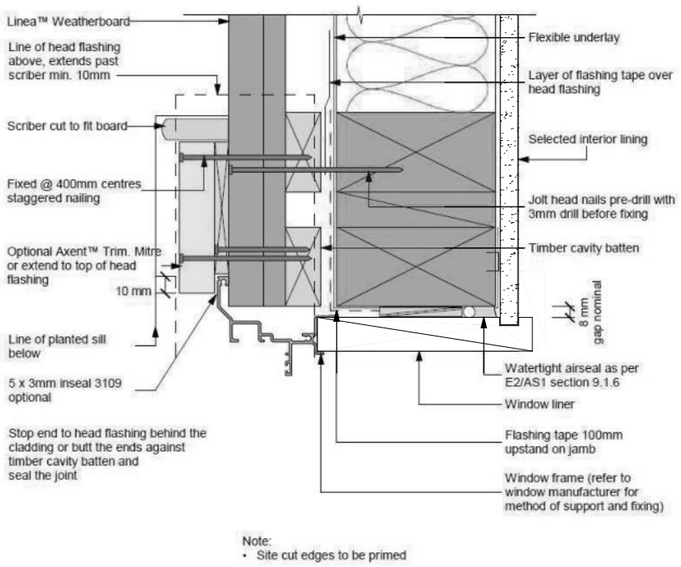
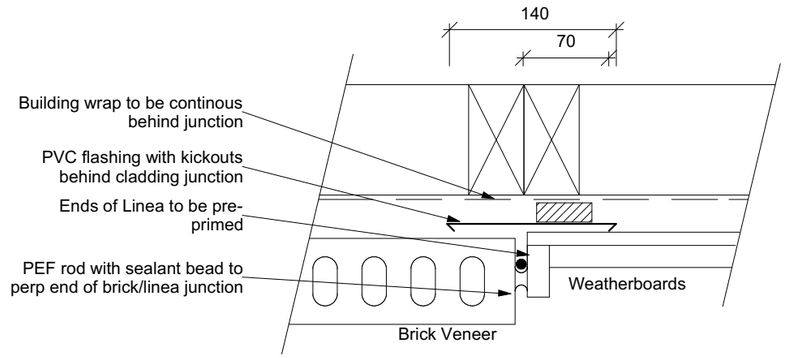


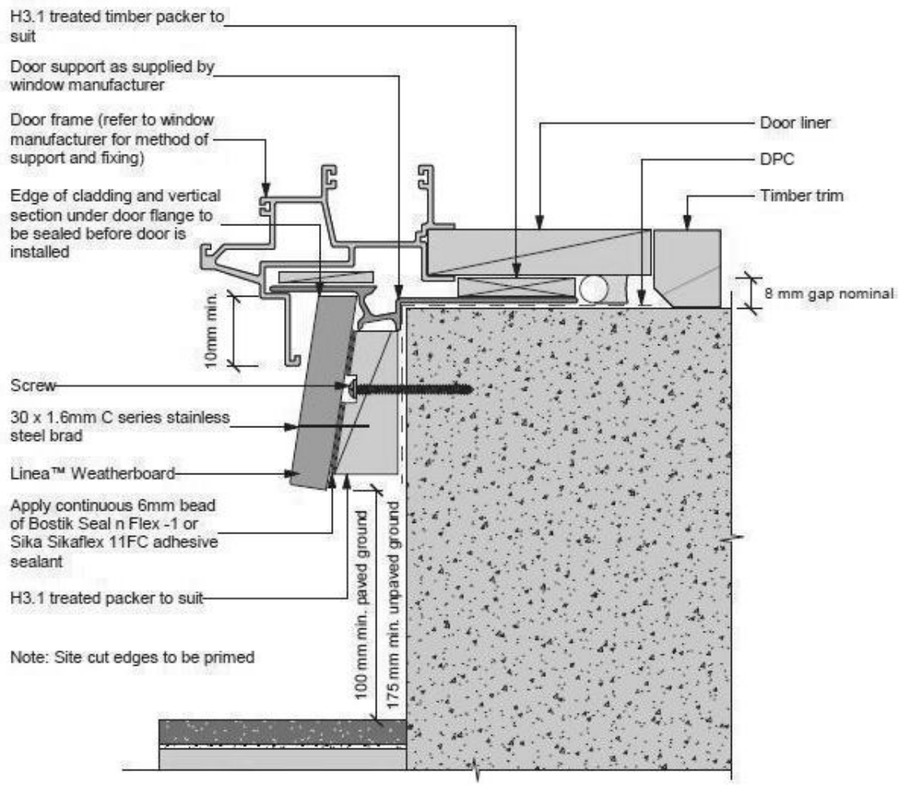

Note:
- Sealant must be installed between head flashing and window flange in VH and EH wind zones and SED pressures
- Alternatively, the head flashings can be formed with stop ends as per E2/AS1
- Refer to Figure 22 for sealing end battens to head flashing




Note:
- Site cut edges to be primed




**Weatherboard/Brick Vertical Junction**
**Scale 1:5**




Refer to the manufacturer or supplier for technical information for these materials

General notes for materials selection
1. Flashing materials must be selected based on environmental exposure, refer to NZS 3604 and Table 20 of the NZBC E2/AS1
2. Flexible underlay must comply with acceptable solution E2/AS1
3. Flashing tape must have proven compatibility with the selected flexible underlay and other materials with which it comes into contact
4. Linea™ Weatherboard to have sealed butt joint over batten at each corner of opening

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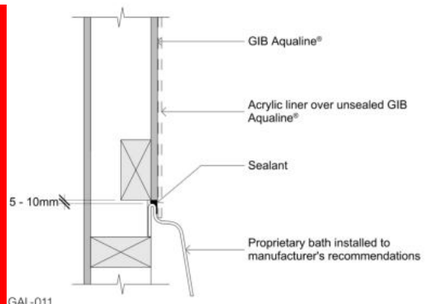
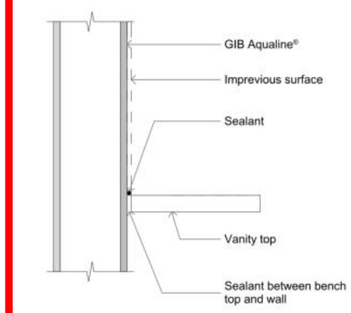
# SHOWER OVER BATH – ACRYLIC LINER DETAILS

## A: BATH LINING JUNCTION



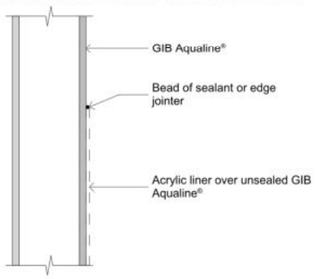

GAL-011

## B: VANITY TOP LINING JUNCTION



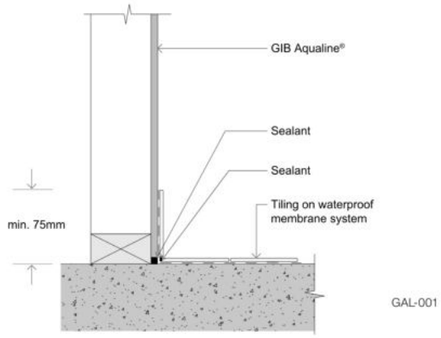

GAL-023A

## C: UNSEALED PLASTERBOARD LINING



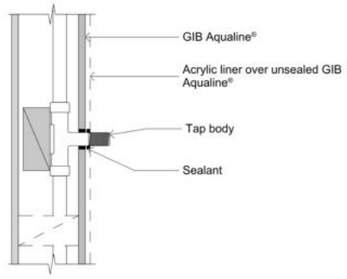

GAL-028

## D: CERAMIC FLOOR SKIRTING LINING JUNCTION




GAL-001

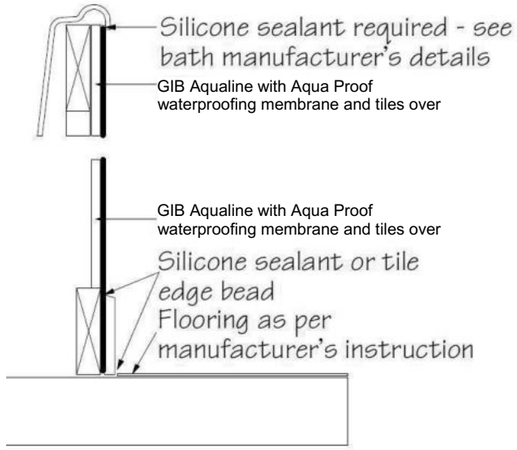
## E: SEALING SEMI WET AREA PENETRATION

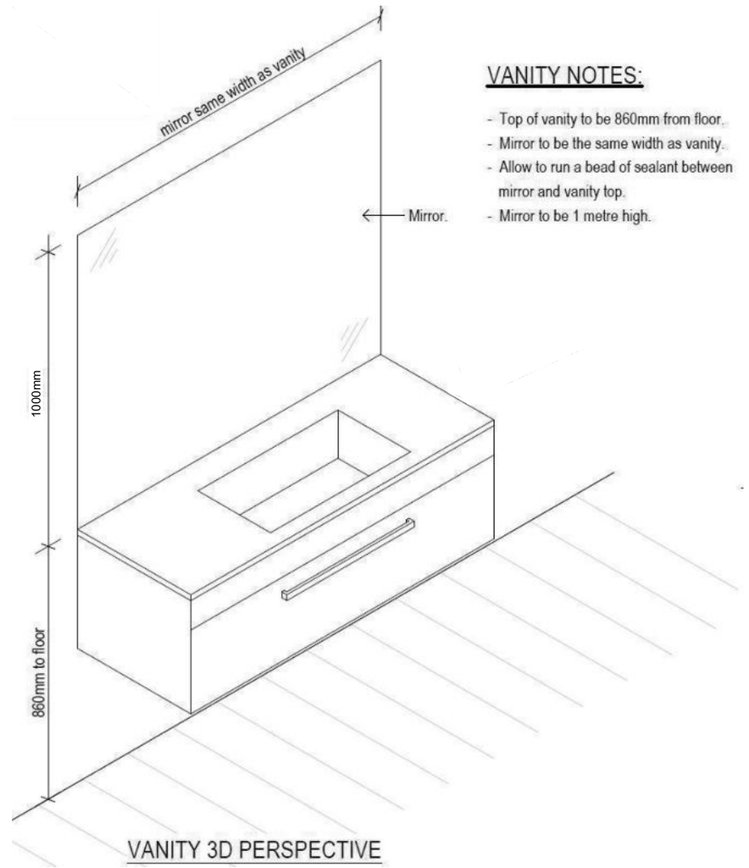



GAL-019

## F: SHOWER MIXER PENETRATION IN WET WALL LININGS

Refer to the shower mixer manufacturer for shower mixer installation detailing including the use of proprietary products to prevent water or moisture ingress behind the wet wall lining.

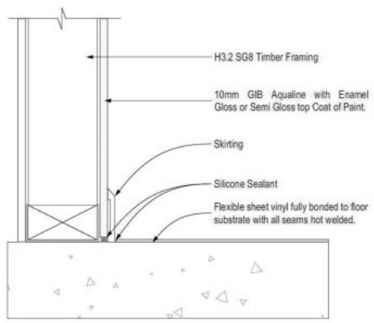



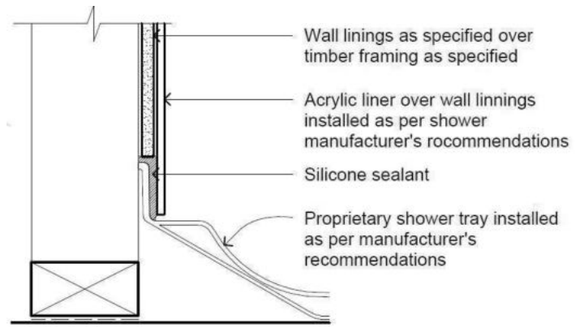

VANITY 3D PERSPECTIVE

## VANITY NOTES:

- Top of vanity to be 860mm from floor.
- Mirror to be the same width as vanity.
- Allow to run a bead of sealant between mirror and vanity top.
- Mirror to be 1 metre high.




GENERAL FLOOR/WALL DETAIL




SHOWER TRAY DETAIL

**All dimensions are to be check and confirmed prior to any construction**
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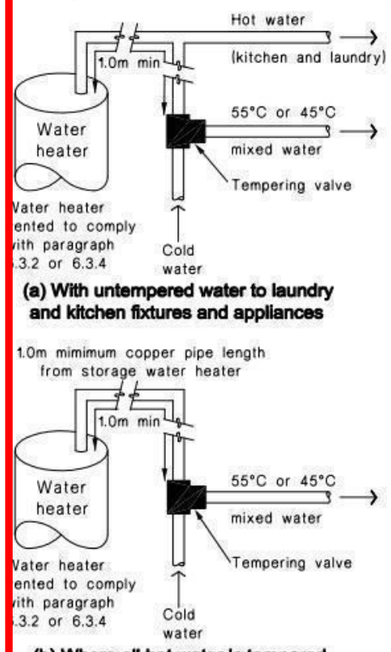
**Figure 16:** **Tempering Valve Installation**
Paragraph 6.14.2 a)




Note:
1. For optimum system efficiency the tempering valve, for other than a mains pressure system, may be located as low as practicable to achieve the manufacturer's recommended head, at the tempering valve.
2. 1.0m minimum copper pipe length from storage water heater.

**Figure 8:** **Mains Pressure Storage Water Heater System (unvented)**
Paragraphs 6.1.2 and 6.2.1 b)

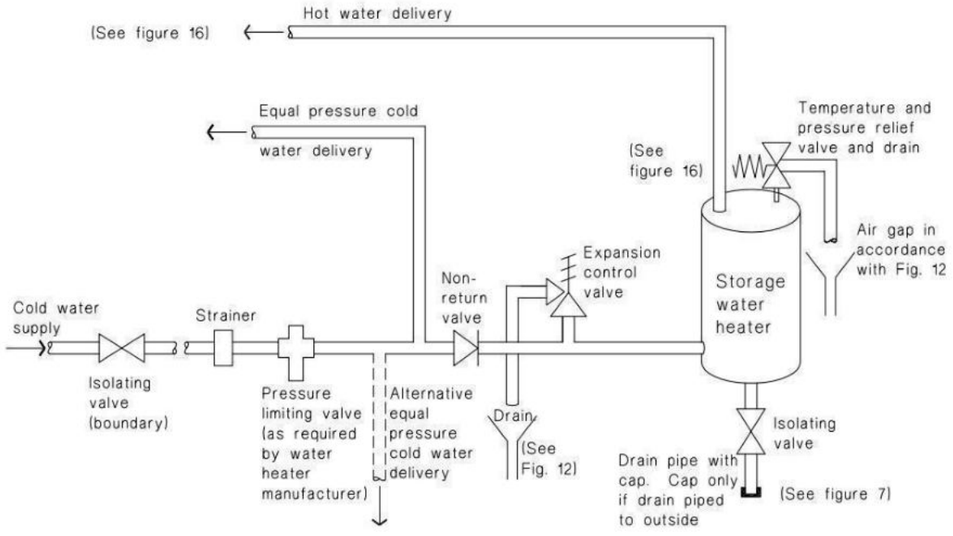
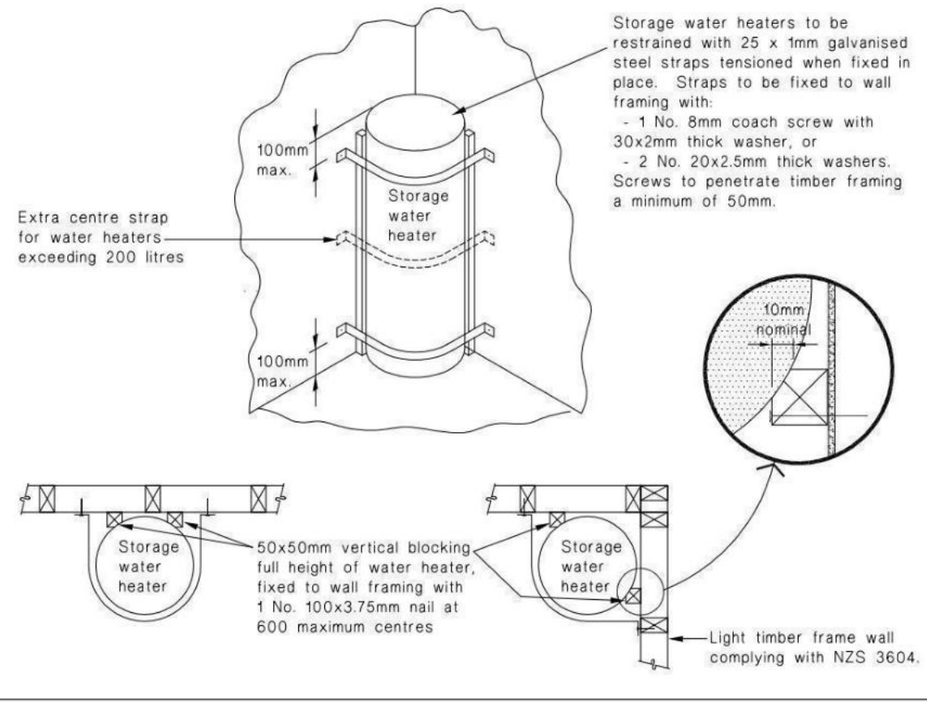



**Figure 14:** **Seismic Restraint of Storage Water Heaters 90 – 360 litres**
Paragraph 6.11.4

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# Buildable Consent Layout

FTMA NEW ZEALAND

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.

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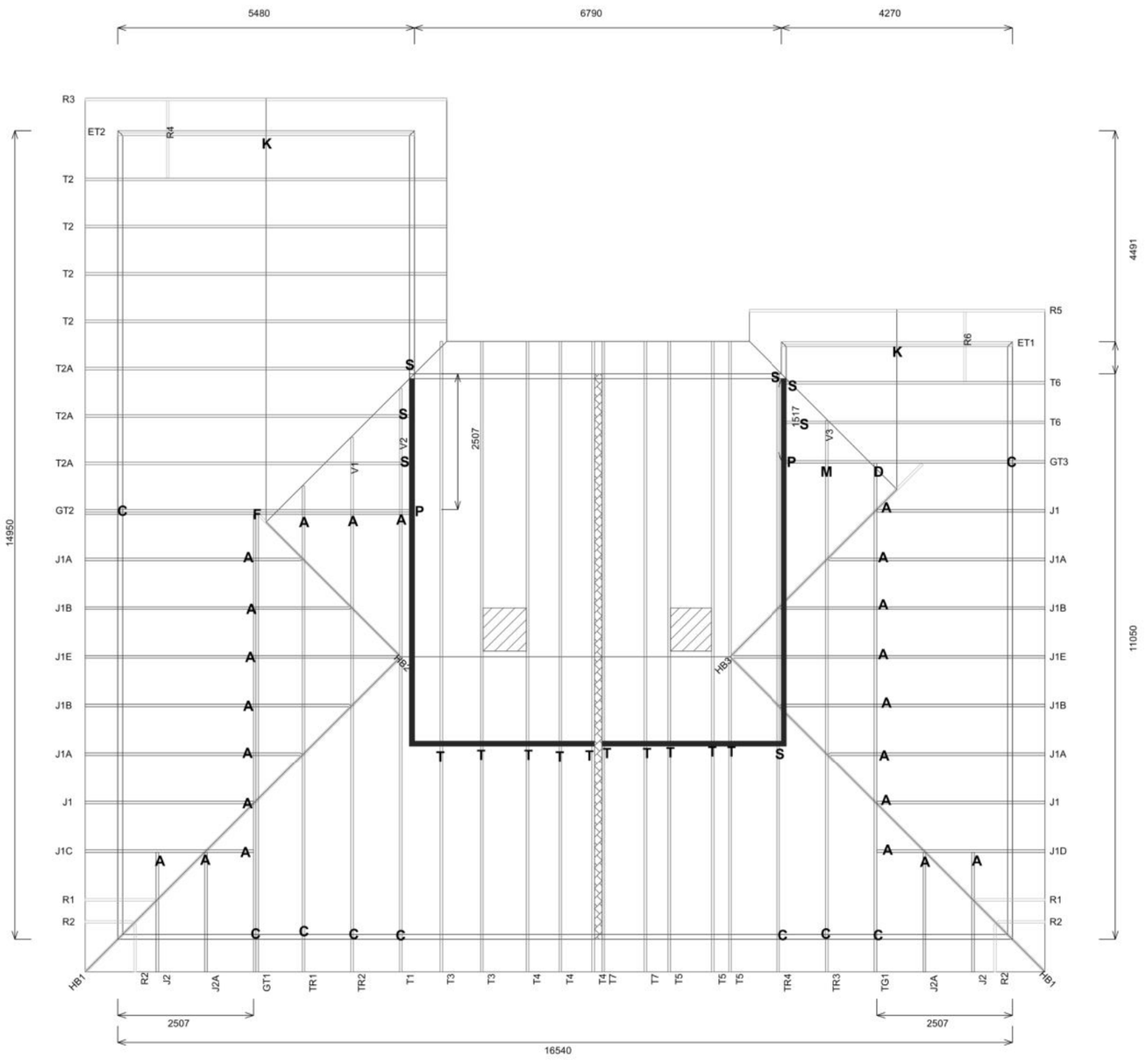


Intertenancy Wall

Ceiling Access

Beams

Loadbearing Internal Walls

## Truss 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) |
| K = 6kN Strap |
| L = Multigrip (single) |
| M = Multigrips (pair) |
| N = Nailon Plate (240x110x1) |
| P = 16kN Pack |
| Q = 9kN Pack |
| S = CPC 40 Single Cleat |
| T = CPC 40 Short (pair) |
| U = CPC 80 Single Cleat |
| V = 16kN Uplift |
| Z = Engineers Design |

Unless otherwise indicated, all specified truss fixings are to use L/Lok product nail fasteners or Type 17 - 14g Hex Head Screws (as per the MiTek On-site Guide)

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 joins.

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.

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

| | |
|---|---|
| Snow Zone: | Christchurch (N4) |
| Wind Area: | High |
| TC Restraints: | 900 mm |
| Roof Material: | Galv Iron 0.55mm |
| Roof Pitch: | 25.00 ° |
| Snow Altitude: | 100.000 m |
| Design Wind Speed: | 44.0 m/s |
| BC Restraints: | 600 mm |
| Ceiling Material: | Standard Plaster Board 13mm |
| Ground Snow Load: | 0.900 kPa |
| Truss Centres: | 900 mm |

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| | |
|---|---|
| Drawn: | Kent Raboy |
| Date: | 28/03/2023 |

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Customer: TKR Homes Limited | T/A Signature Homes Canterbury
Job Name: May Masson Lot 592
Address: 90 finn avenue
Rolleston, ROLLESTON 7615

If a gable truss requires a windbeam brace, the type of MiTek brace will be noted as such on the layout.
The truss fixings can be substittuted for other fixings of the same or greater capacity.
All verge framing to be fixed according to the MiTek On-Site Guide if not covered by NZS3604.
If bottom chord restraints are 35mm Metal battens, then they must be fixed with either two nails or screws.
If the metal battens are fixed with a single nail or screw then 90x45mm bottom chords restraints will be required at 1800mm centres

All loads shown on this page regarding the truss fixings are characteristic loads

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| Job Number: | Original Plan: | Sheet Name: |
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| Sales: | Drawn: | QS: | Print Date: | Scale: |
|---|---|---|---|---|
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**CONSENT PLANS**

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|---|---|---|
| 1 | 14-04-2023 | Initial Consent Plans |

Sheet No.: **26** of 27 sheets

# Buildable Consent Layout

FTMA NEW ZEALAND

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

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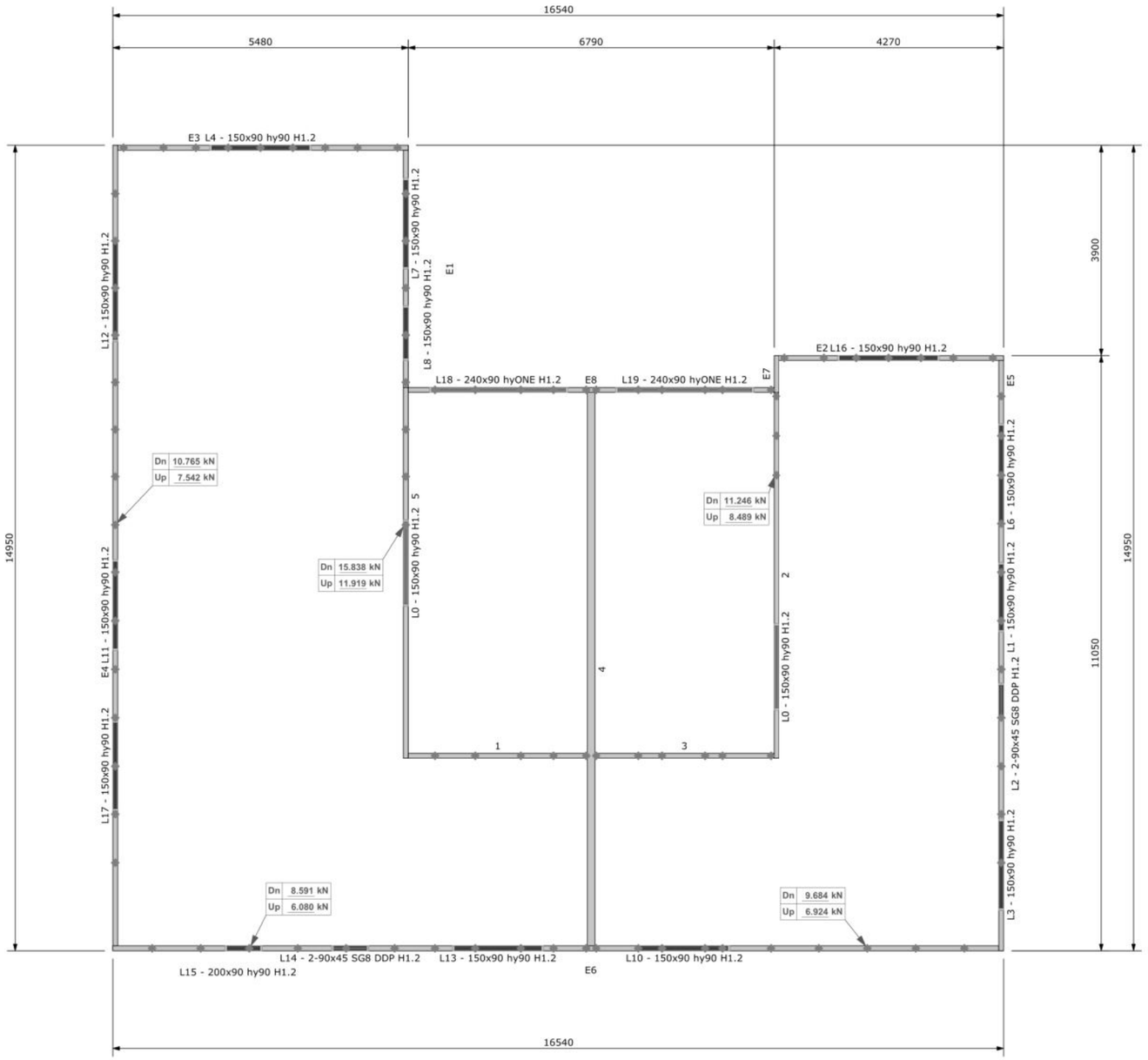
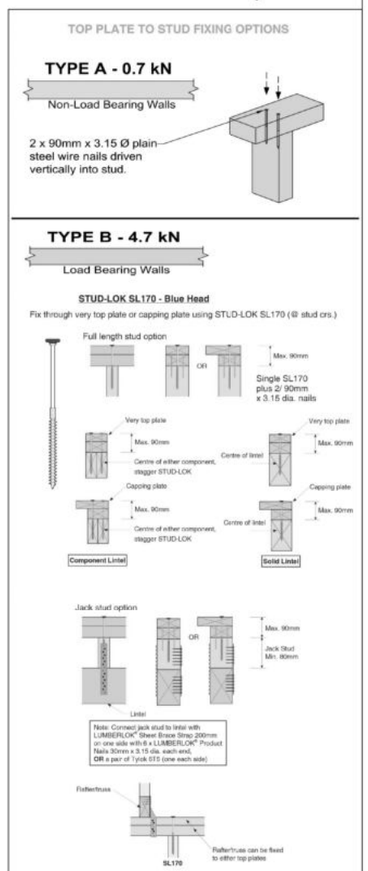



Beams
Loadbearing Walls
Non Loadbearing Walls
Slab thickening might not be required for internal walls, please check below

Lintel Fixings are as per the included reports.




Note: These top plate to stud fixing options do not apply to walls under floors, just walls with trusses or rafters attached.

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| | |
|---|---|
| Drawn: | Kent Raboy |
| Date: | 28/03/2023 |

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Customer: TKR Homes Limited | T/A Signature Homes Canterbury
Job Name: May Masson Lot 592
Address: 90 finn avenue
Rolleston, ROLLESTON 7615

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. These loads are Ultimate Limit State Loads

**If no loads are shown, no thickening is required.**

The lintels have been sized using one of the following:

The MiTek SAPPHIRE Component Design Software.
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.

Unless otherwise stated the timber grade for all lintels is SG8. Lintels not shown are to be selected as per NZS3604: 2011 or designed by an engineer as required.
The lintels have not been designed to support brick shelf angles. The Architect or Engineer is required to design all lintels supporting brick shelf angles.

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| Job Number: | Original Plan: | Sheet Name: |
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