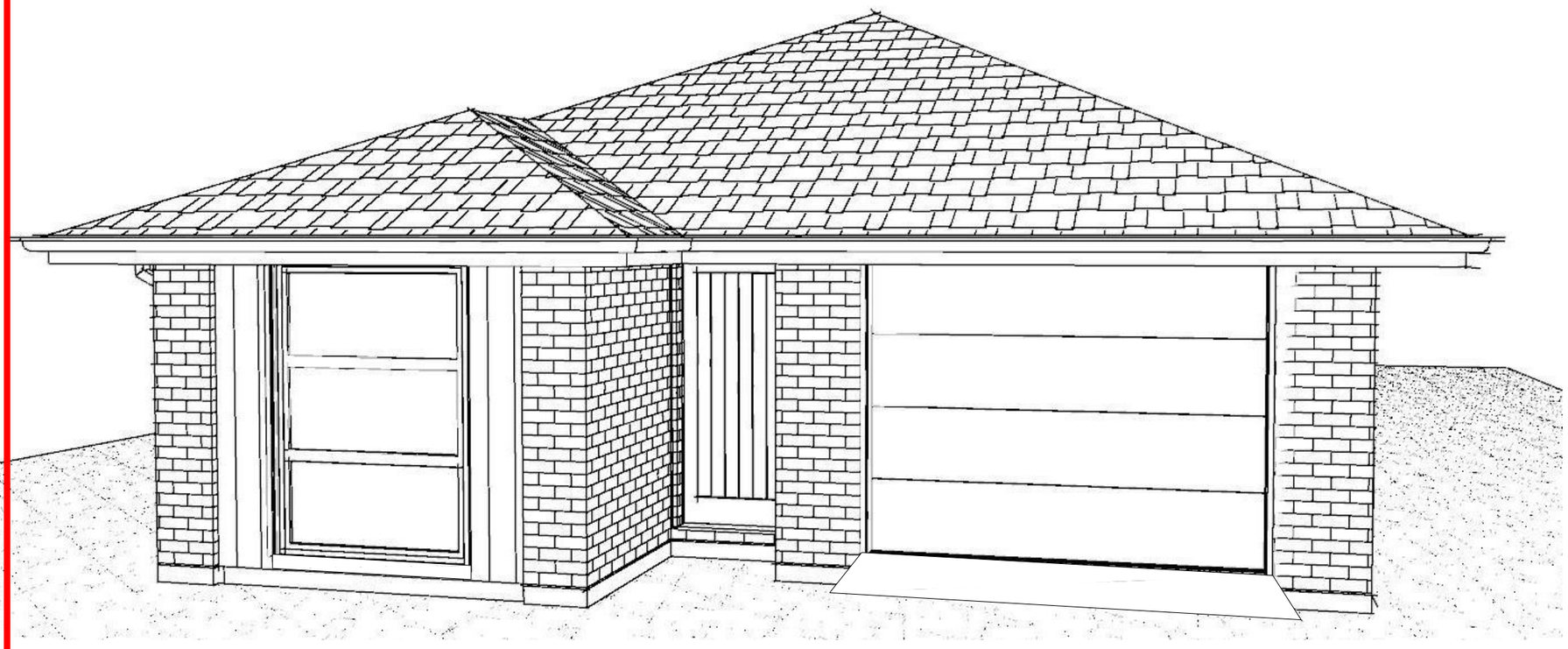

Contents:

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Lot 610, DP 581780
33 Finn Avenue, Rolleston

Job Number:	Original Plan:	Sheet Name:
244148	***Kingfisher***	**COVER PAGE**

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D Ryan	**M Glynn**	**W Xian**	**4/04/2024**	**@ A3**

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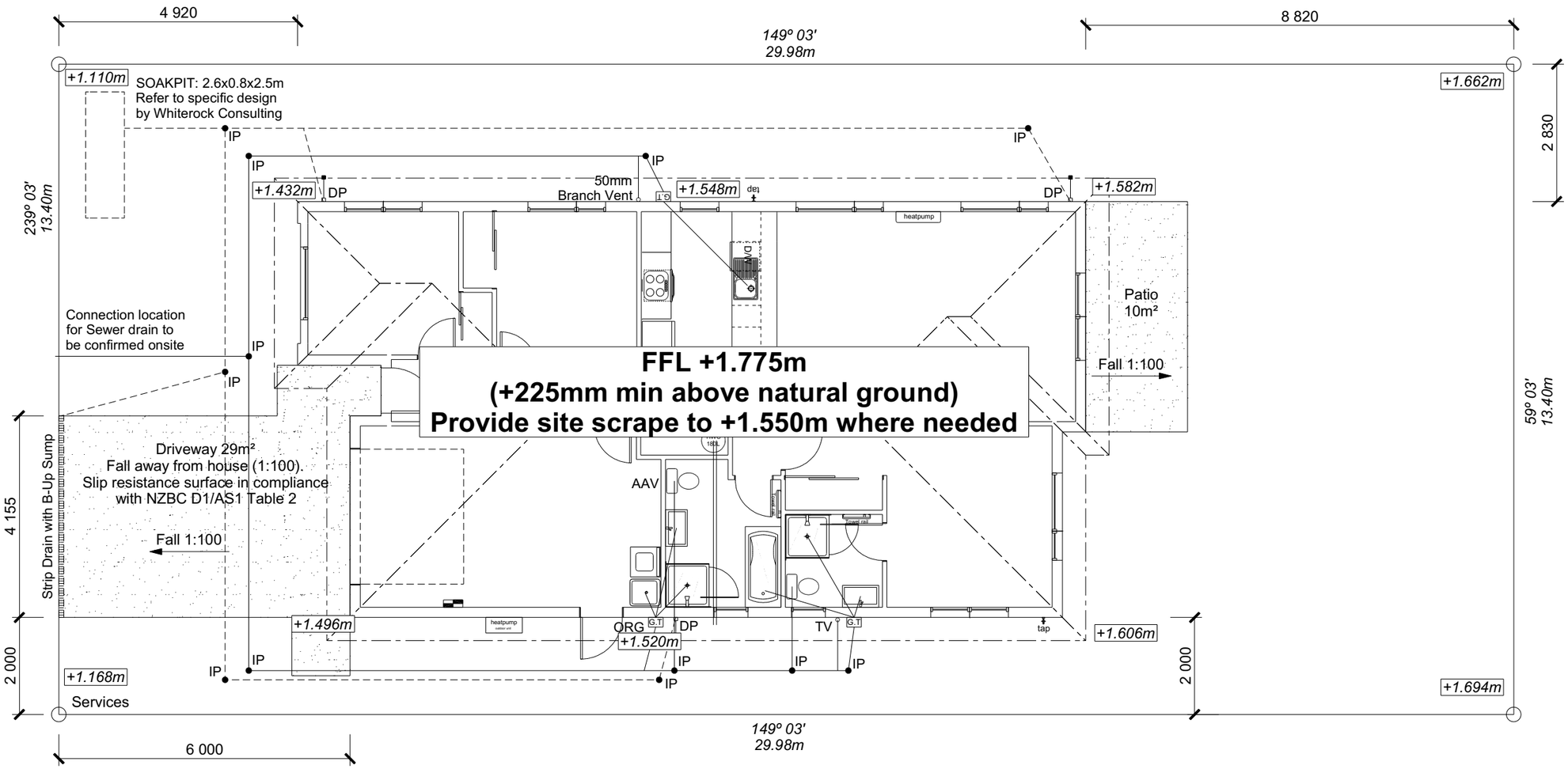
Planning Approved. RMA hold removed 5pm 4-4-24

4/04/2024 homanm



Provide safety fencing to perimeter of site - permanent or temporary - to comply with NZBC F5/AS1

North

SITE INFORMATION

Site Area :	401m²
Floor Area (veneer) :	130.773m² / 32.61%
Roof Area :	156.47m² / 39.02%
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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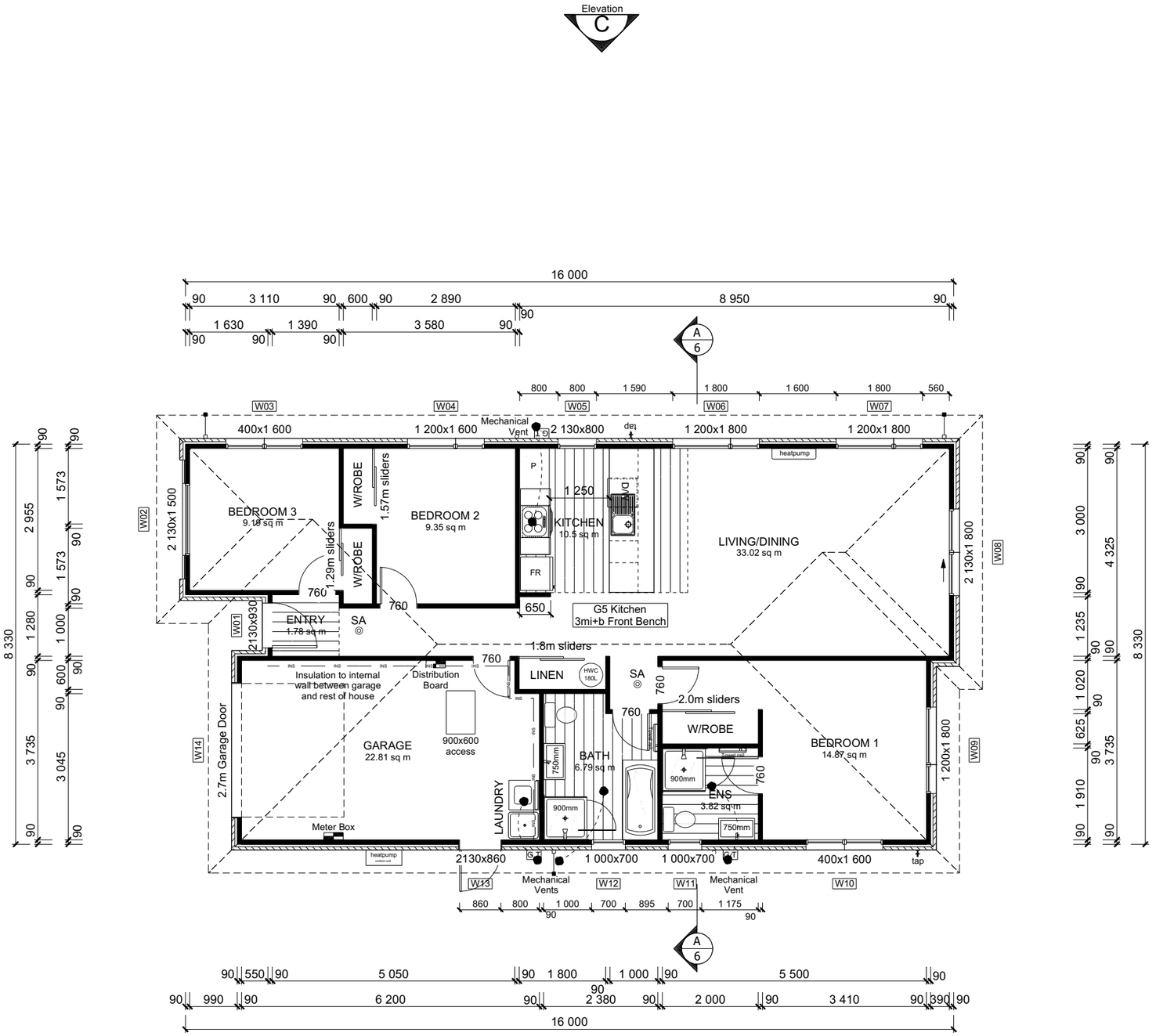

ROOF & WALL CLADDINGS

Roof : 25º Pressed Metal Tiles
Walls : 70 Series Brick Veneer with a 50mm cavity
James Hardie Vert. Linea Oblique with a 20mm cavity

DWELLING AREAS

Framing Area: 125.01m² (Perimeter: 49.94m)
Veneer Area: 130.77m² (Perimeter: 51.14m)
Roof Area: 156.47m² (Perimeter: 53.46m)

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 & Sheet 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/4 Double glazed aluminum
Standard single glazing to Garage

INTERNAL TRIMS
Scotia: Square Stopped (including Garage)
Skirting: 60x12mm Pine, single bevel edge
Architrave: N/A

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

DRAWING NOTES

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244148	***Kingfisher***	**FLOOR PLAN**

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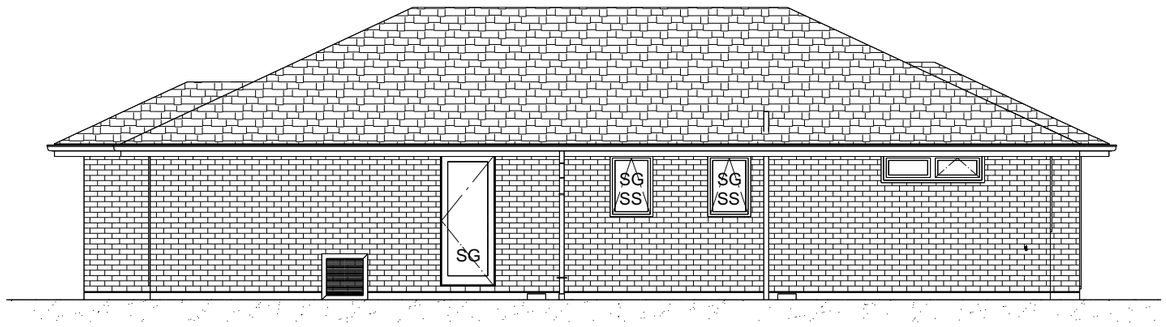
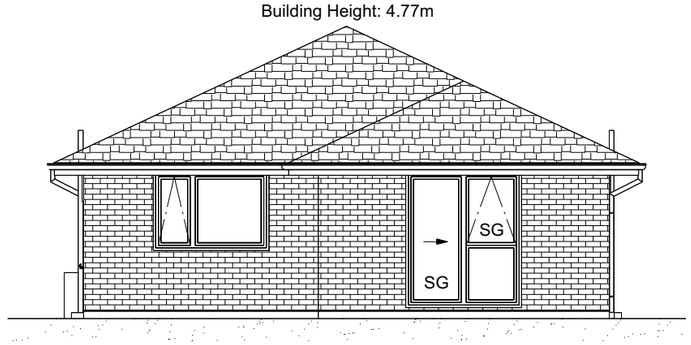
BUILDING ENVELOPE RISK MATRIX		
ELEVATION A		
RISK CRITERIA	RISK	SCORE
Wind Zone	High	1
Number of Stories	Low	0
Roof Wall Junction	Low	0
Eaves Width	Medium	1
Building Envelope	Low	0
Decks / Balconies	Low	0
Total		2



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

Building Height: 4.77m



ELEVATION B

ROOF & WALL CLADDINGS

Roof : 25º Pressed Metal Tiles
Walls : 70 Series Brick Veneer with a 50mm cavity
James Hardie Vert. Linea Oblique 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
Joinery : Low-E Double glazed aluminum

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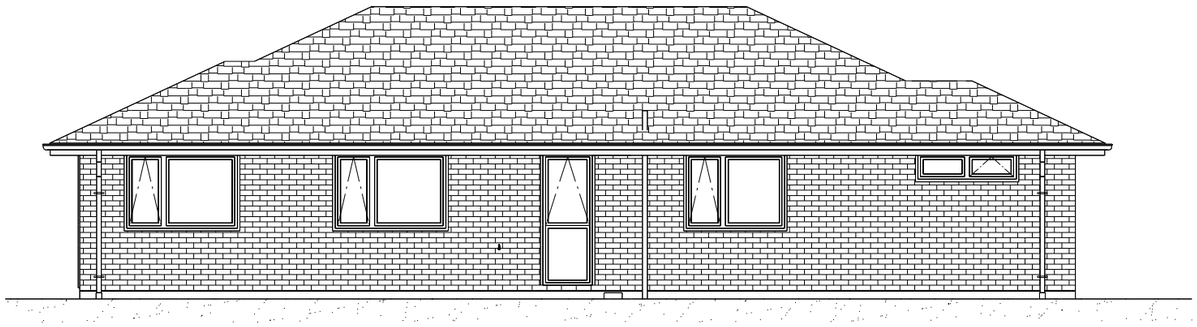
BUILDING ENVELOPE RISK MATRIX		
ELEVATION C		
RISK CRITERIA	RISK	SCORE
Wind Zone	High	1
Number of Stories	Low	0
Roof Wall Junction	Low	0
Eaves Width	Medium	1
Building Envelope	Low	0
Decks & Balconies	Low	0
Total		2



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	Medium	1
Decks & Balconies	Low	0
Total		3

ELEVATION D

ROOF & WALL CLADDINGS

Roof : 25º Pressed Metal Tiles
Walls : 70 Series Brick Veneer with a 50mm cavity
James Hardie Vert. Linea Oblique 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
Joinery : Low-E Double glazed aluminum

All egress points to have a maximum step down of 190mm.
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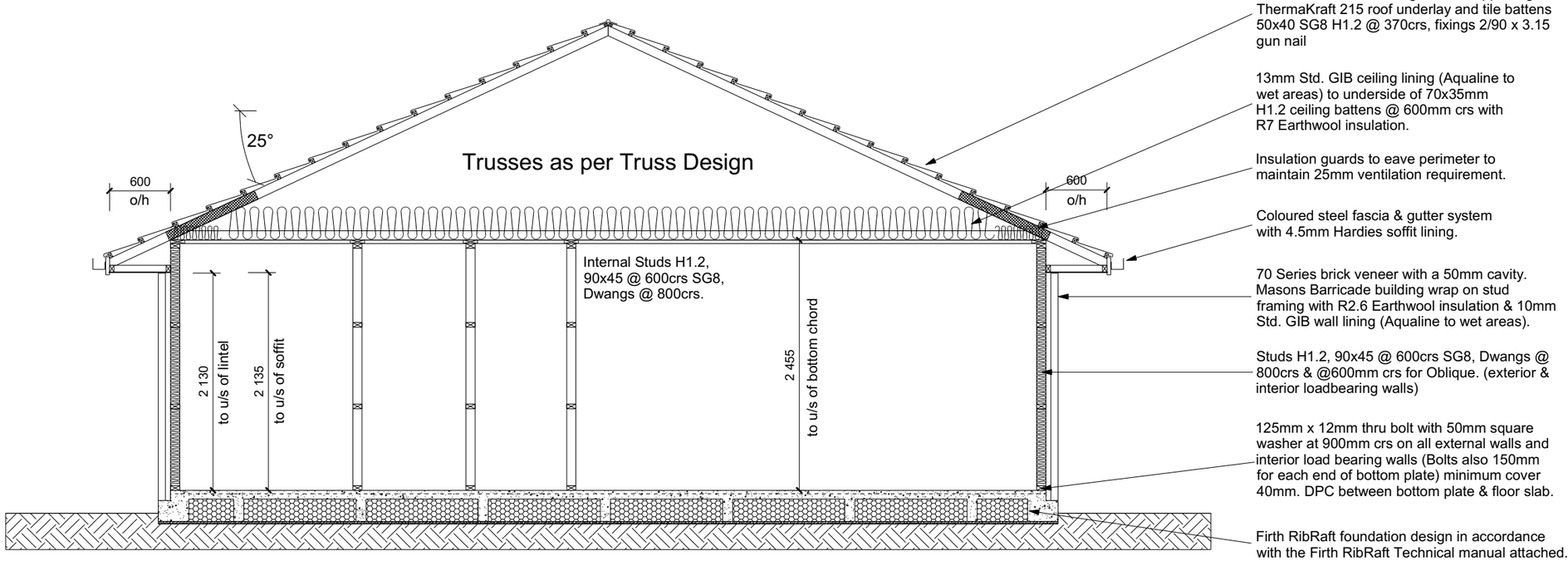

CROSS SECTION A-A

ROOF & WALL CLADDINGS

Roof : 25º Pressed Metal Tiles
Walls : 70 Series Brick Veneer with a 50mm cavity
James Hardie Vert. Linea Oblique 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.

Joinery : Low-E/4 with Argon Gas
Double Glazed Aluminium Joinery
Standard single glazing to Garage

INSULATION
Ceiling: Earthwool R7 Ceiling Batts (R3.6 to 500mm perimeter)
Wall: Earthwool R2.6 Wall Batts

DRAWING NOTES

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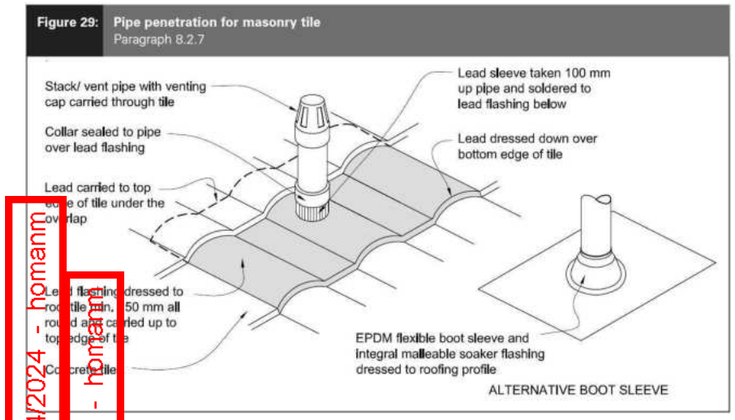
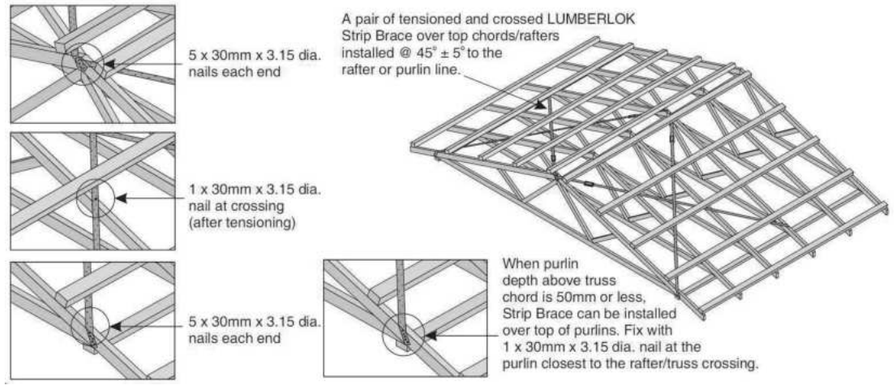


Metal Tile Penetration Detail
Scale NTS

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



ROOF CLADDING

Roofing : 25º Pressed Metal Tiles
Tile Battens : 50x40 SG8 H1.2 @ 370crs, fixings 2/90 x 3.15 gun nail

ROOF PLAN NOTES

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

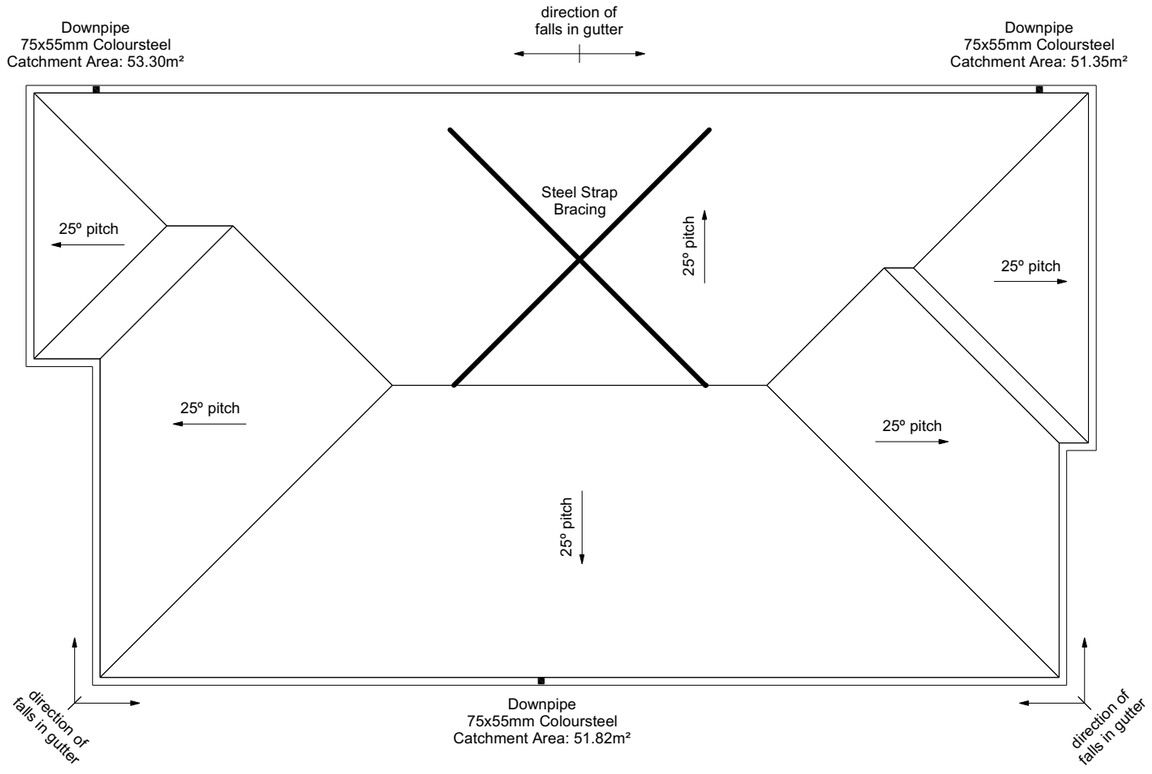
Underlay: Thermakraft 215 roof underlay

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 0-25º 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 0-25º 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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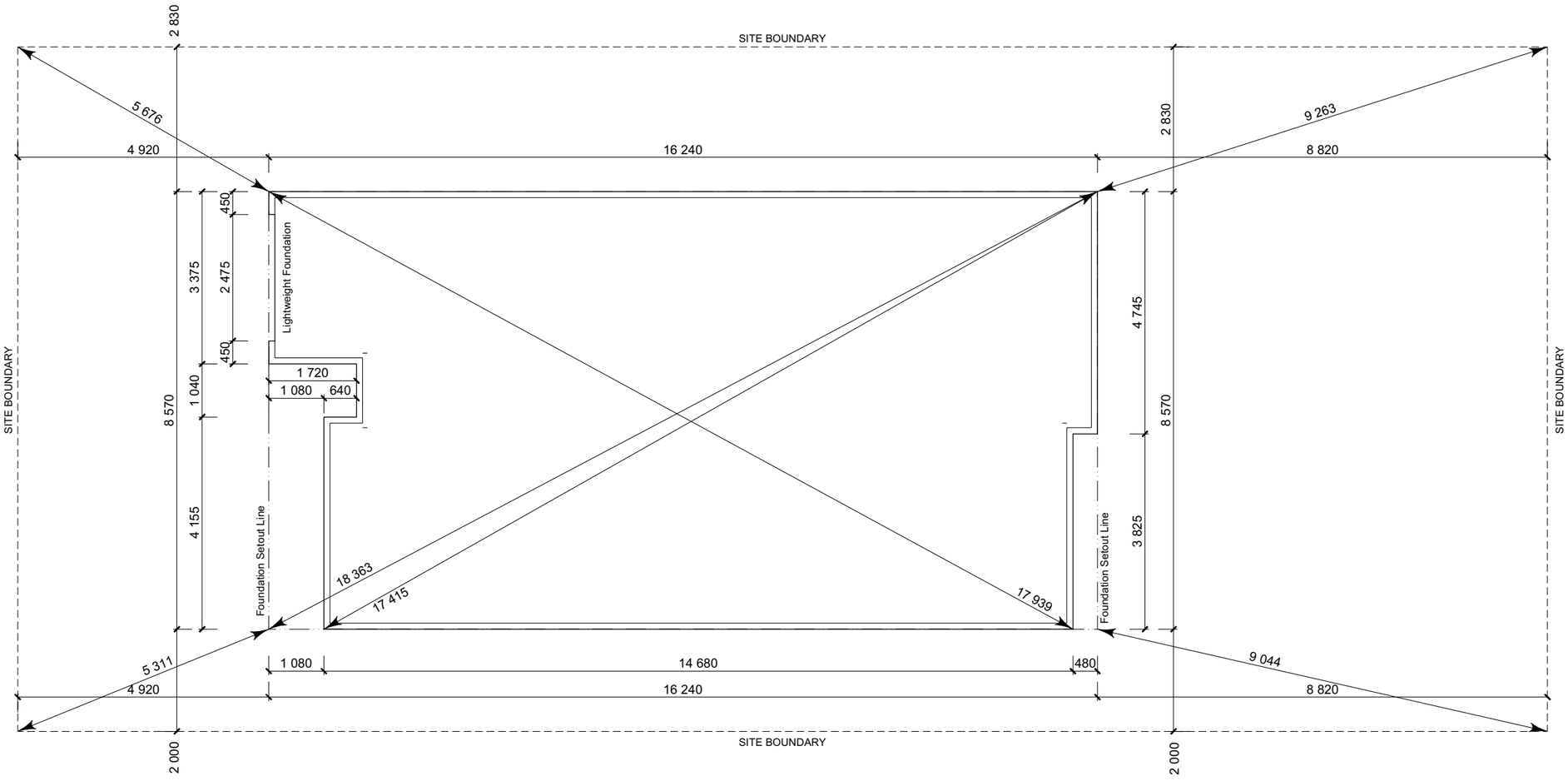
SET OUT PLAN NOTES

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.

FINN AVENUE



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FOUNDATION PLAN NOTES

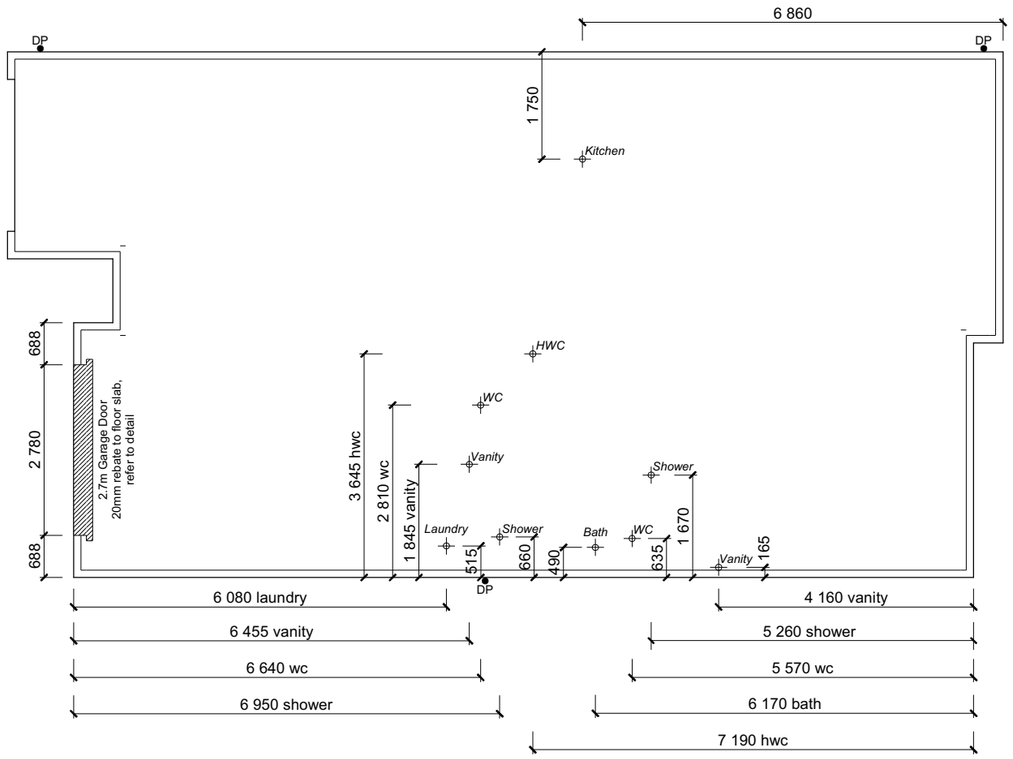
All dimensions over foundation face. Allow (120mm rebate) 70mm veneer & 50mm cavity, Brick to overhang foundation face by 0-20mm max as per NZBC E2/AS1.
W/C location indicated on plan has assumed a 140mm offset from internal frame line, please consult manufacturer's documentation to confirm offset.
Contractor 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.

FFL +1.775m
(+225mm min above natural ground)
Provide site scrape to +1.550m where needed

United Steel [Wireplus]
SE62Plus to entire slab



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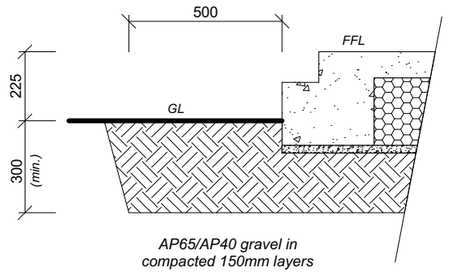
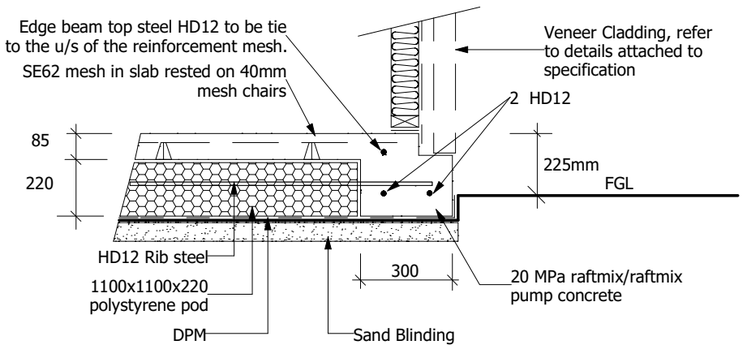
United Steel [Wireplus] SE62Plus to entire slab

TC1 Firth RaftMix Concrete foundation design in accordance with the Firth RibRaft Technical Manual & Codemark attached.

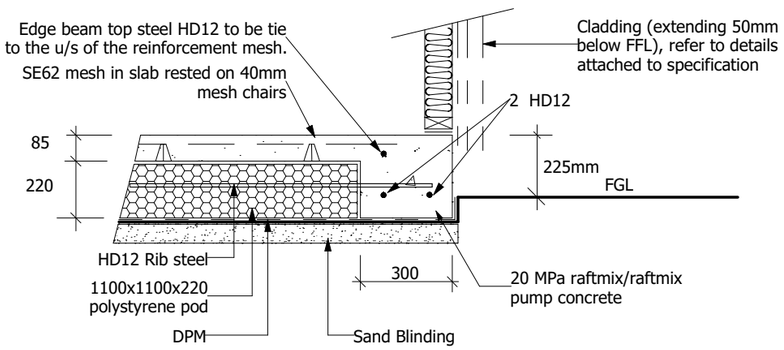


AP65/AP40 gravel in compacted 150mm layers

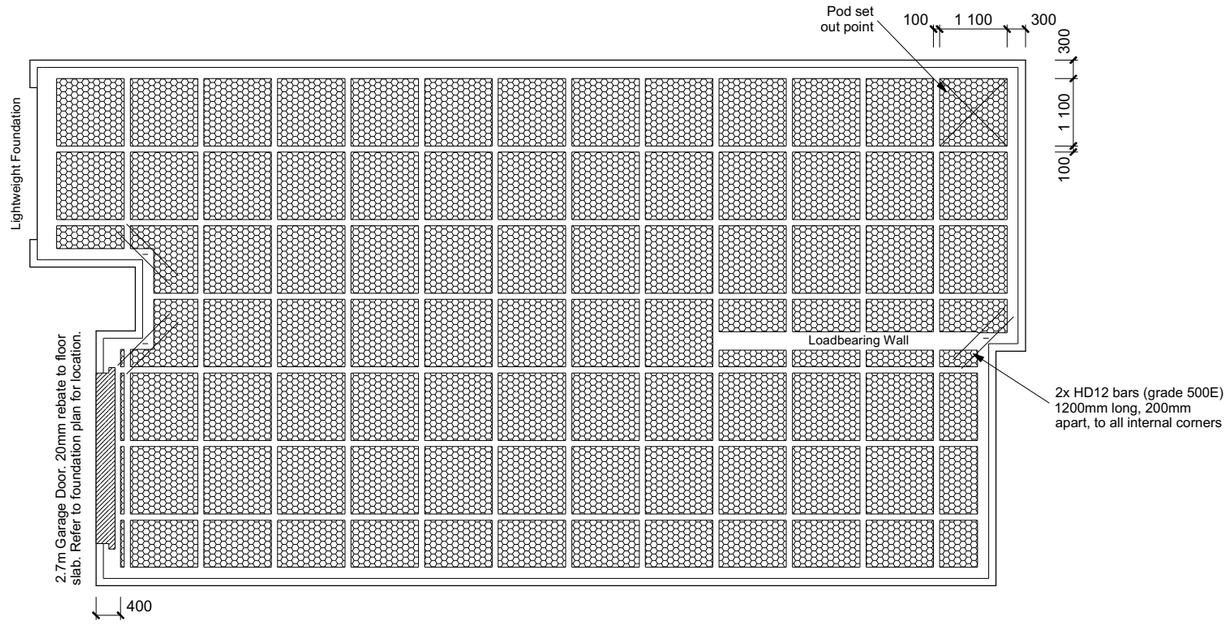
Refer to site specific soil report by Kirk Roberts Consulting for full details

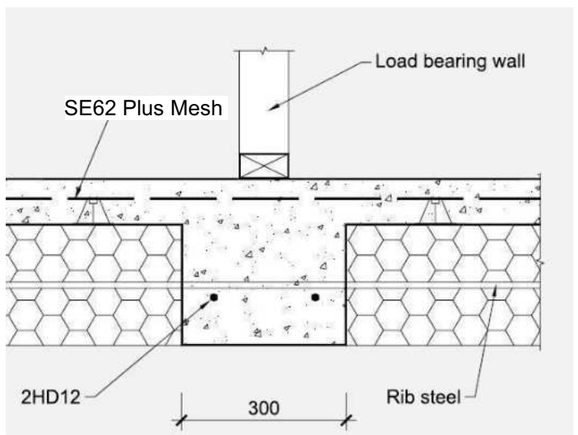


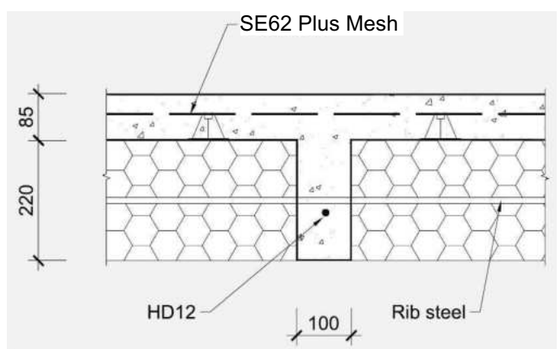
Ribraft Edgebeam Detail (Rebate)
Scale 1:20

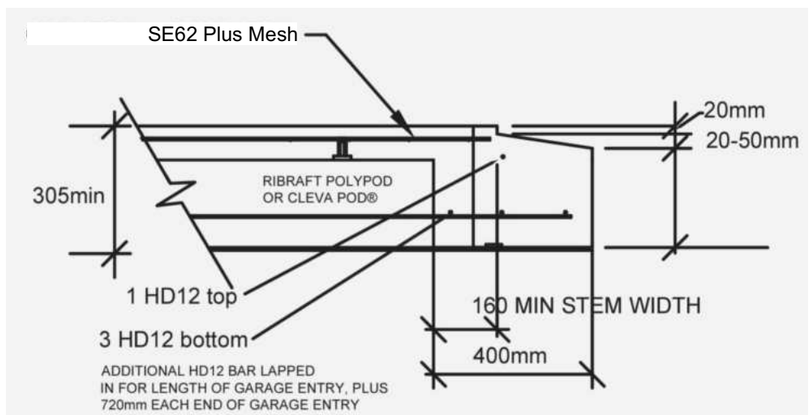


Ribraft Edgebeam Detail
Scale 1:20









Garage Edge Beam Detail
Scale NTS

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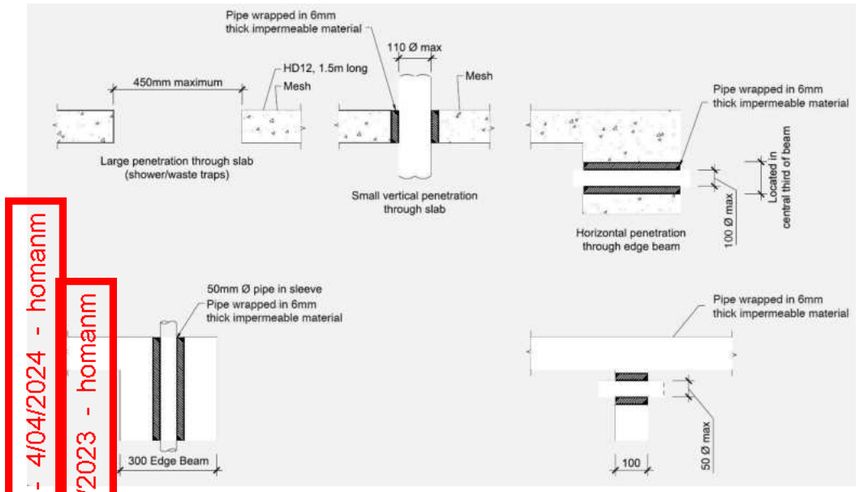
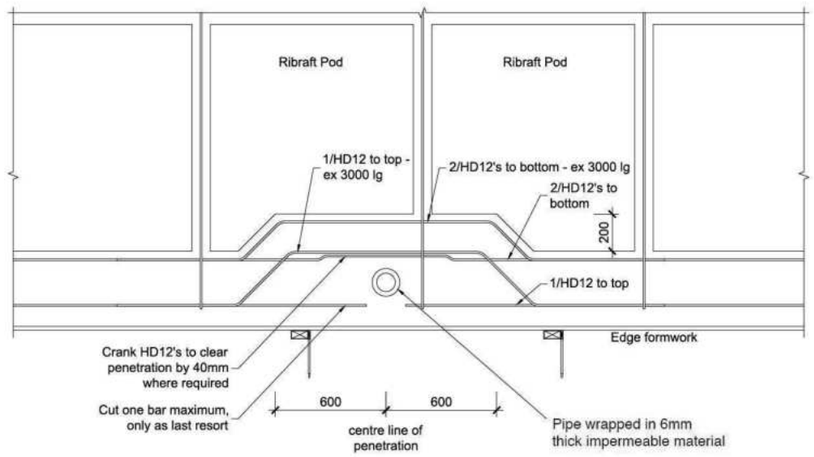




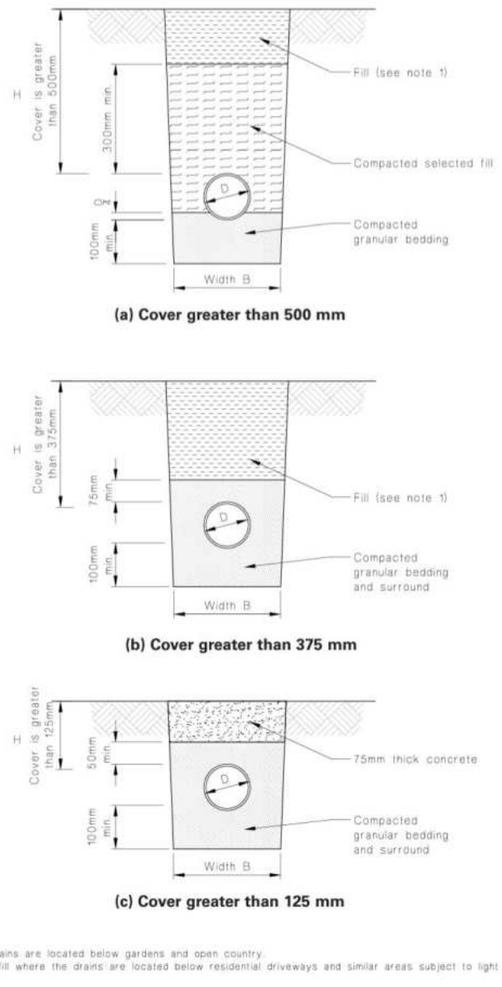
Plumbing Schedule	NZBC G13	
Kitchen		
Sink:	Ø50mm @1:40	(3 discharge units)
Bathrooms		
Vanity:	Ø40mm @ 1:40	(1 discharge units per basin)
Shower:	Ø40mm @1:40	(2 discharge units)
Bath:	Ø40mm @1:40	(4 discharge units)
WC:	Ø100mm @1:40	(4 discharge units)
Laundry Sink:	Ø40mm @1:30	(5 discharge units)
Drainage 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
TV	Terminal Vent
AAV	Air Admittance Valve
IP	Inspection Point

Figure 7: Bedding and backfilling
Paragraphs 2.1.1, 5.2.1, 5.3.1 and 5.4.1



NOTE
Fill shall be:
(a) ordinary fill where drains are located below gardens and open country.
(b) compacted selected fill where the drains are located below residential driveways and similar areas subject to light traffic.

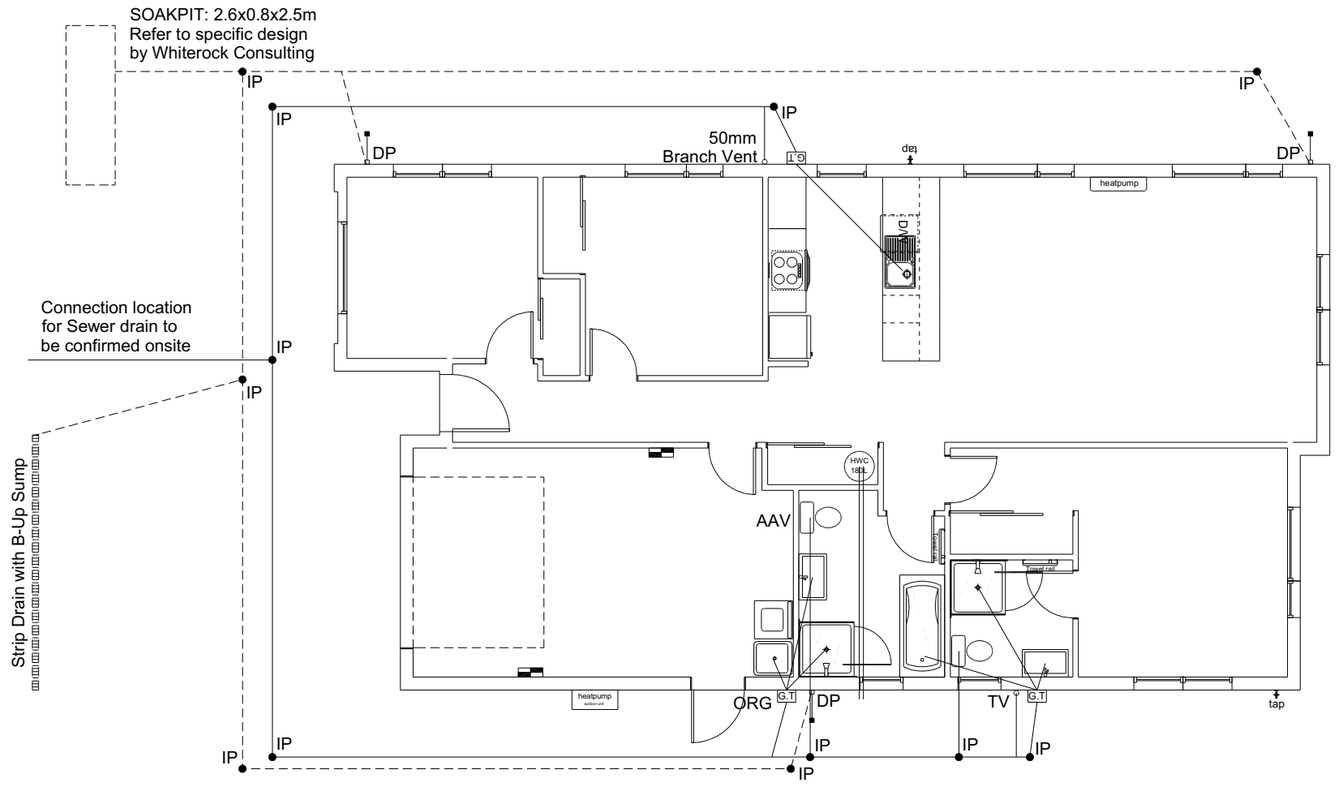
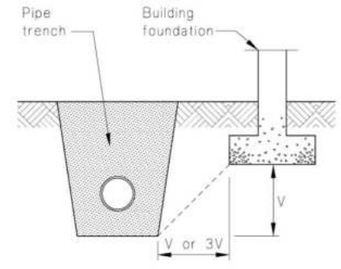


Figure 8: Relationship of pipe trench to building foundation
Paragraph 5.6.1



Minimum horizontal seperation shall be V or 3V dependant on length of time trench open, see Paragraph 5.6.1

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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.

Jasmaine Martin &
Michael Dalliessi
Lot 610, DP 581780
33 Finn Avenue, Rolleston

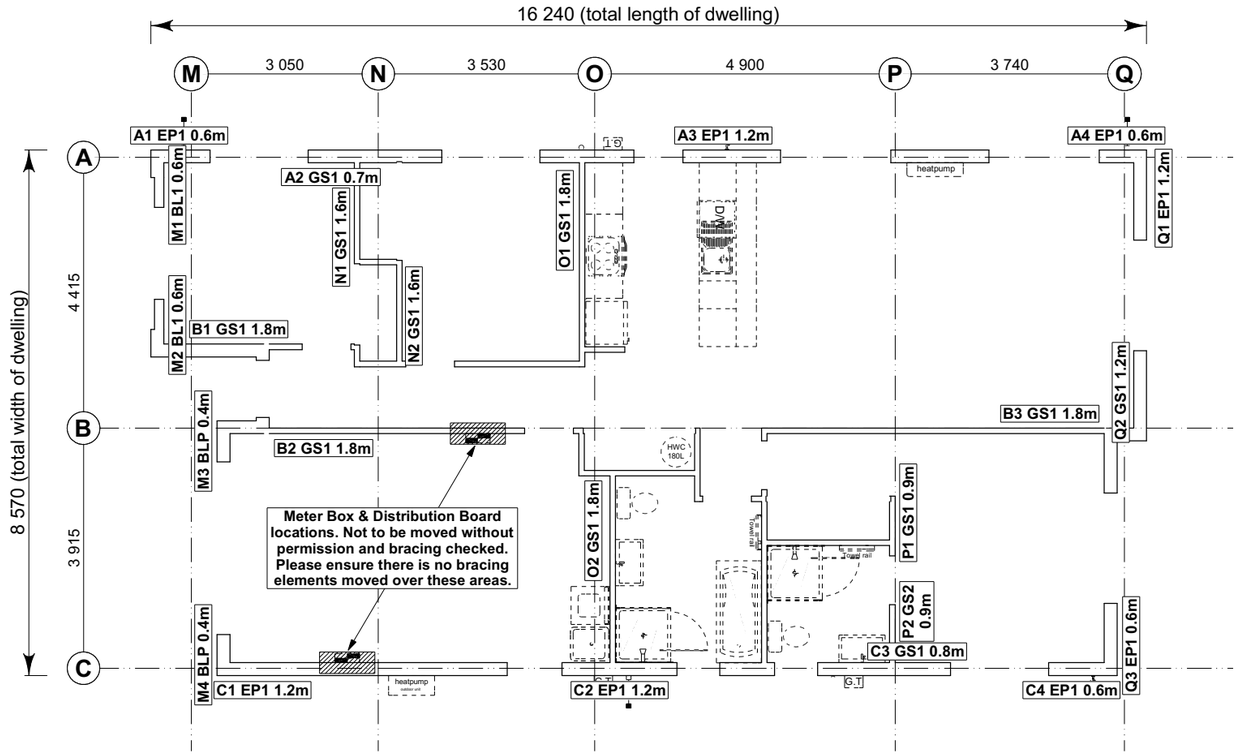
Job Number:	Original Plan:	Sheet Name:	Sheet No.:
244148	***Kingfisher***	**DRAINAGE PLAN**	**11**

Sales:	Drawn:	QS:	Print Date:	Scale:	
D Ryan	**M Glynn**	**W Xian**	**4/04/2024**	**1:100**	**@ A3**

CONSENT PLANS

No.	Date:	Reason:
1	12-03-2023	Initial Consent Plans
2	20-03-2024	Consent Amendment

of 25 sheets



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*.

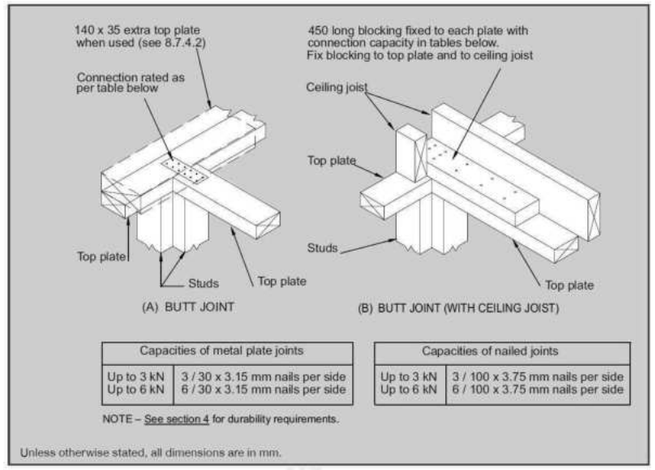
BRACING PLAN NOTES

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

Bracing Designed to:
Wind: High
Earthquake: 2

BRACING LEGEND

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



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)

Single Level Along Resistance Sheet

Job Name: Martin & Dalliessi

							Wind	EQ
							Demand	
							437	785
							Achieved	
Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BUs)	EQ (BUs)	1066 244%	1087 139%
A	1	0.60		2.4	EP1 0.6	Ecoply®	57	63		
	2	0.70		2.4	GS1-N	GIB®	41	41		
	3	1.20		2.4	EP1 1.2	Ecoply®	144	162		
	4	0.60		2.4	EP1 0.6	Ecoply®	57	63		
									299 OK	329 OK
B	1	1.80		2.4	GS1-N	GIB®	124	108		
	2	1.80		2.4	GS1-N	GIB®	124	108		
	3	1.80		2.4	GS1-N	GIB®	124	108		
									373 OK	324 OK
C	1	1.20		2.4	EP1 1.2	Ecoply®	144	162		
	2	1.20		2.4	EP1 1.2	Ecoply®	144	162		
	3	0.80		2.4	GS1-N	GIB®	49	47		
	4	0.60		2.4	EP1 0.6	Ecoply®	57	63		
									394 OK	434 OK

Single Level Across Resistance Sheet

Job Name: Martin & Dalliessi

							Wind	EQ
							Demand	
							816	785
							Achieved	
Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BUs)	EQ (BUs)	1105 135%	1059 135%
M	1	0.60		2.4	BL1-H	GIB®	59	61		
	2	0.60		2.4	BL1-H	GIB®	59	61		
	3	0.40		2.4	BLP-H	GIB®	48	54		
	4	0.40		2.4	BLP-H	GIB®	48	54		
									215 OK	229 OK
N	1	1.60		2.4	GS1-N	GIB®	110	96		
	2	1.60		2.4	GS1-N	GIB®	110	96		
									221 OK	192 OK
O	1	1.80		2.4	GS1-N	GIB®	124	108		
	2	1.80		2.4	GS1-N	GIB®	124	108		
									248 OK	216 OK
P	1	0.90		2.4	GS1-N	GIB®	57	53		
	2	0.90		2.4	GS2-N	GIB®	80	71		
									136 OK	124 OK
Q	1	1.20		2.4	EP1 1.2	Ecoply®	144	162		
	2	1.20		2.4	GS1-N	GIB®	83	72		
	3	0.60		2.4	EP1 0.6	Ecoply®	57	63		
									284 OK	297 OK

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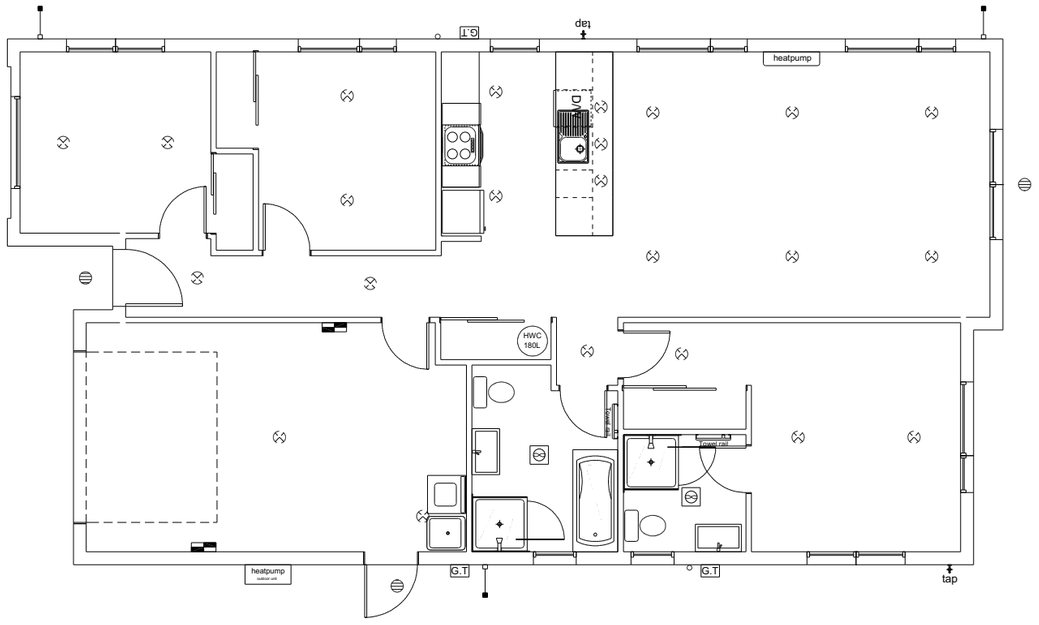
Job Number:	Original Plan:	Sheet Name:	Sheet No.:
244148	***Kingfisher***	**BRACING PLAN**	**12**

Sales:	Drawn:	QS:	Print Date:	Scale:		**of 25 sheets**
D Ryan	**M Glynn**	**W Xian**	**4/04/2024**	**1:100**	**@ A3**	

CONSENT PLANS

No.	Date:	Reason:
1	12-03-2023	Initial Consent Plans
2	20-03-2024	Consent Amendment



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 Jack
- Sky Connection
- Bathroom Heater
- Bathroom Extractor/Light

Electrical Plan in indicative only and is to be confirmed onsite with electrician and client

All dimensions are to be check and confirmed prior to any construction
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Michael Dalliessi
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Job Number:	Original Plan:	Sheet Name:	CONSENT PLANS	Sheet No.:
244148	***Kingfisher***	**LIGHTING PLAN**		**13**

Sales:	Drawn:	QS:	Print Date:	Scale:		
D Ryan	**M Glynn**	**W Xian**	**4/04/2024**	**1:100**	**@ A3**	**of 25 sheets**

No.	Date:	Reason:
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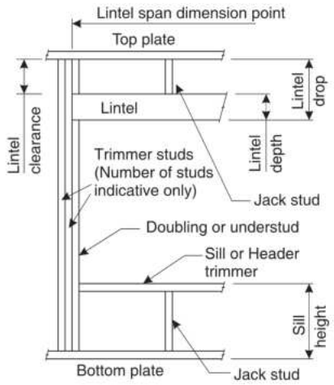
LINTEL FIXING SCHEDULE

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 0.20kPa.
- 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 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
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	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 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 FIXING OPTIONS

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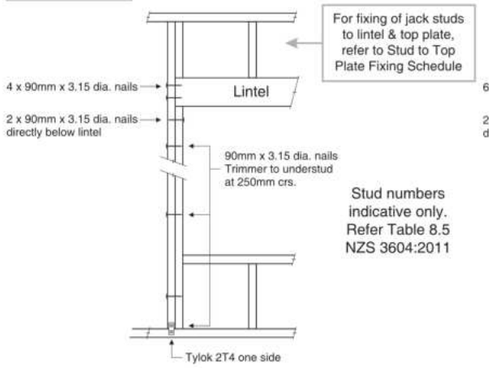
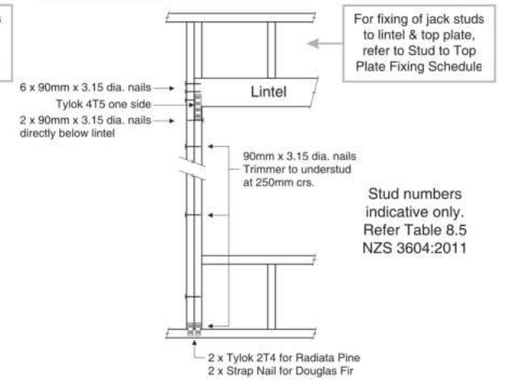
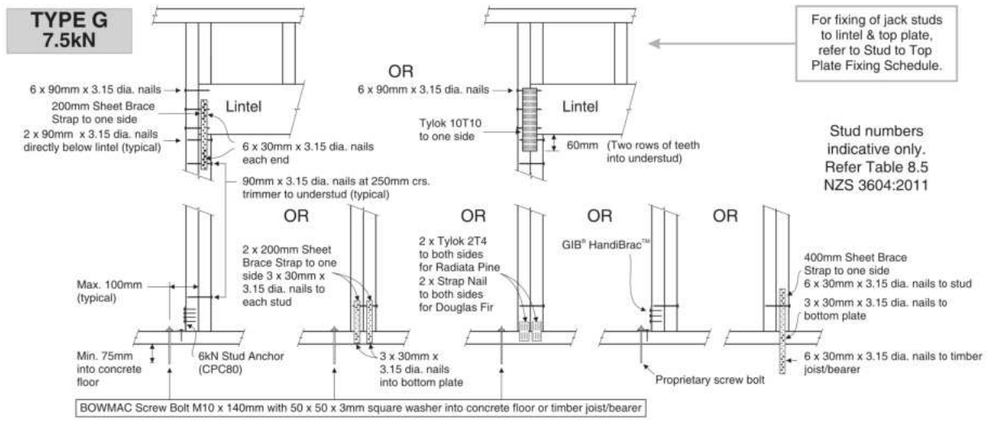
TYPE E 1.4kN



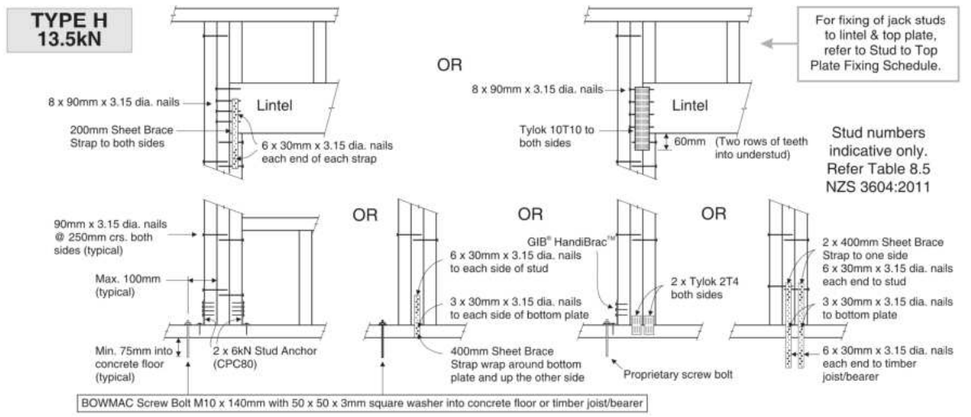
TYPE F 4.0kN



TYPE G 7.5kN



TYPE H 13.5kN



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Michael Dalliessi
Lot 610, DP 581780
33 Finn Avenue, Rolleston

Job Number:	Original Plan:	Sheet Name:
244148	***Kingfisher***	**FRAMING DETAILS**

Sales:	Drawn:	QS:	Print Date:	Scale:
D Ryan	**M Glynn**	**W Xian**	**4/04/2024**	**NTS @ A3**

CONSENT PLANS

No.	Date:	Reason:
1	12-03-2023	Initial Consent Plans
2	20-03-2024	Consent Amendment

Sheet No.: **14** of 25 sheets

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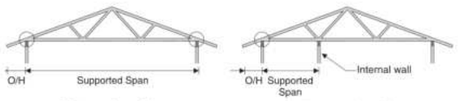
STUD TO TOP PLATE FIXING SCHEDULE

ALTERNATIVE TO TABLE 8.18 NZS 3604:2011

NOTE:

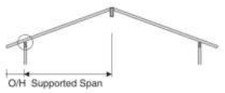
- ★ All fixings are designed to resist vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20kPa.
- ★ Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist lateral loads.
- ★ These fixings assume the correct choice of rafter/truss to top plate connections 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

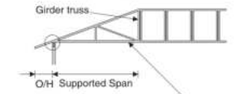


External wall
Standard truss

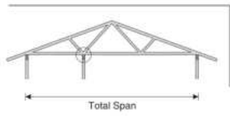
External wall
Internally supported truss



External wall
Rafter roof



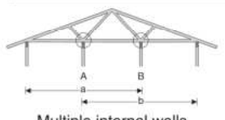
External wall
Jack truss



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

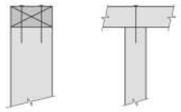
(Suitable for walls supporting roof members at 600, 900 or 1200mm crs.)
Wind Zones L, M, H, VH, EH, as per NZS 3604:2011

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

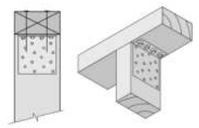
FIXING TYPE A 0.7kN

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



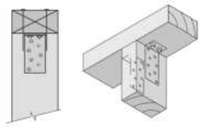
FIXING TYPE B 4.7kN — **CHOOSE ANY OF THE 3 OPTIONS BELOW**

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



Plus
LUMBERLOK
6kN Stud Anchor
(CPC80)

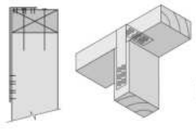
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



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.



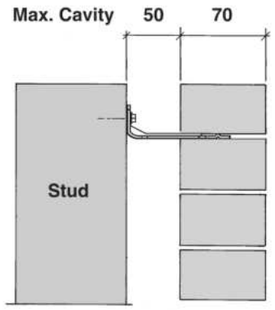
Plus
LUMBERLOK
Stud Strap
(one face only)

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

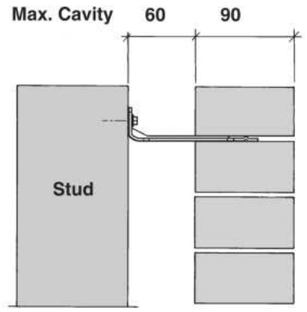
https://vimeo.com/117353604

70 SERIES BRICK



Screw Tie Short (85mm)

90 SERIES BRICK



Screw Tie Long (105mm)

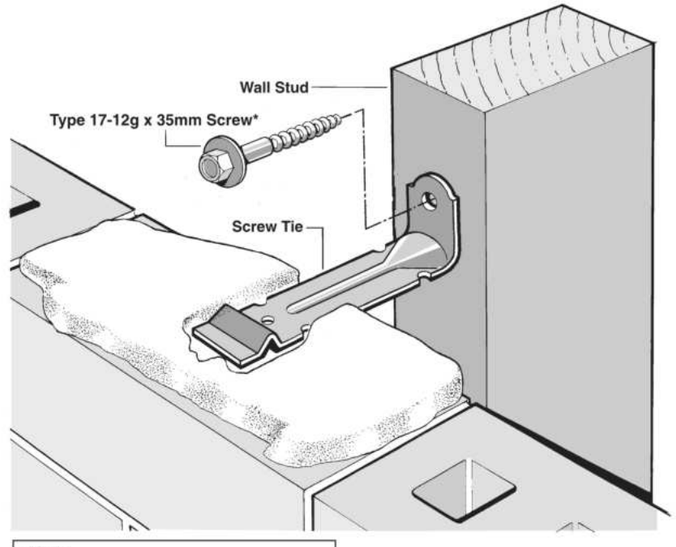
- ★ All brick work must be constructed in accordance with NZS 4210:2001 Masonry Construction:Materials and Workmanship. Screw Ties must be applied accordingly and are not to be hammered into timber framing.
- ★ Water shedding shoulder prevents transfer of the moisture from tie to building.
- ★ Nail hole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

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Jasmaine Martin &
Michael Dalliessi
Lot 610, DP 581780
33 Finn Avenue, Rolleston

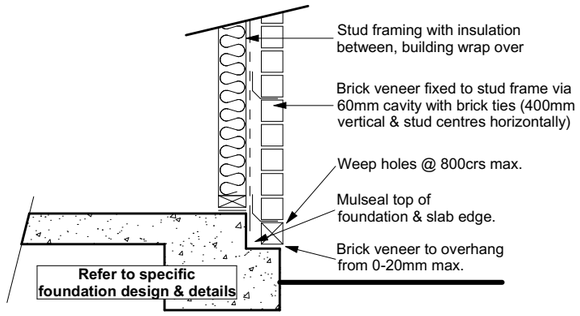
Job Number:	Original Plan:	Sheet Name:
244148	***Kingfisher***	**FRAMING DETAILS**

Sales:	Drawn:	QS:	Print Date:	Scale:
D Ryan	**M Glynn**	**W Xian**	**4/04/2024**	**NTS @ A3**

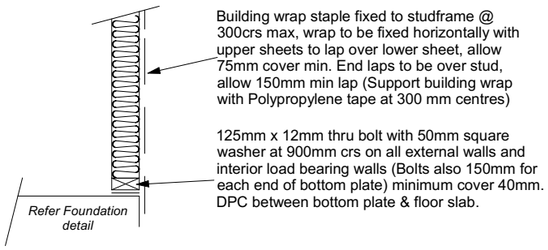
CONSENT PLANS

No.	Date:	Reason:
1	12-03-2023	Initial Consent Plans
2	20-03-2024	Consent Amendment

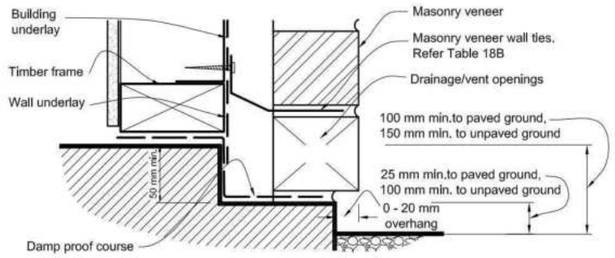
Sheet No.: **15** of 25 sheets



Brick Veneer Foundation
Scale 1:20



Stud framing to slab
Scale 1:20



(i) MASONRY VENEER - FLOOR REBATE DETAIL

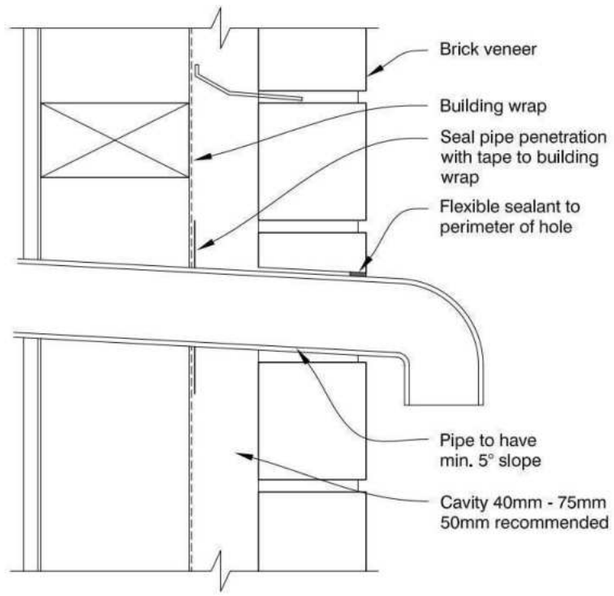


Figure 65: Levels and garage openings
Paragraphs 9.1.3, 9.1.3.4, 9.2.5, Table 18

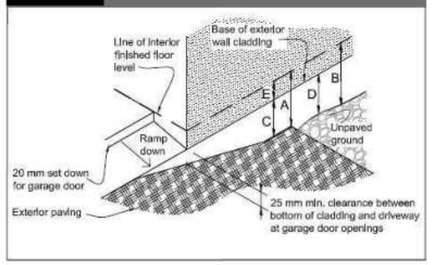
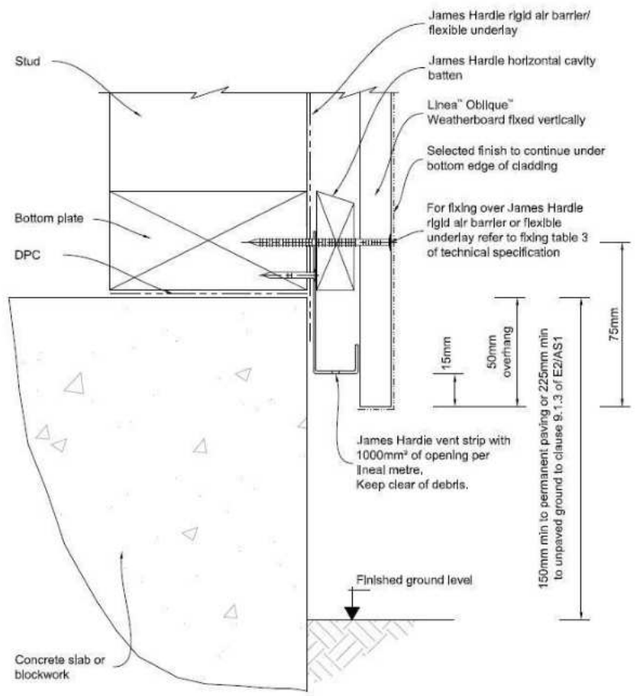
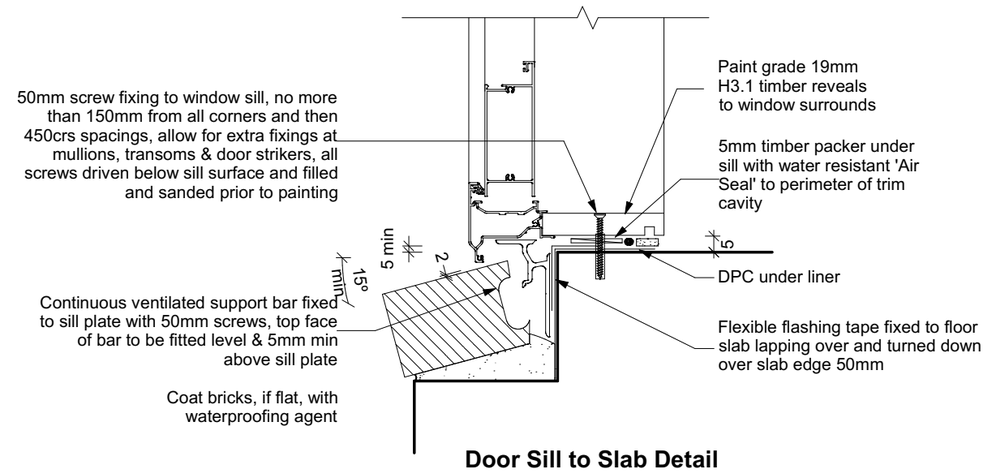


Table 18: Minimum clearances
Paragraphs 9.1.3, 9.1.3.1, 9.1.3.2, 9.1.3.3, 9.1.3.4, 9.1.3.5 and 9.2.7

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.





Door Sill to Slab Detail
Scale 1:20

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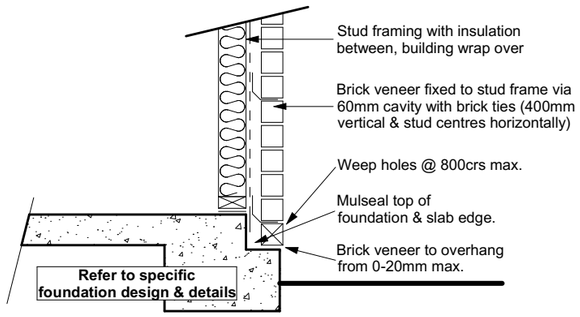
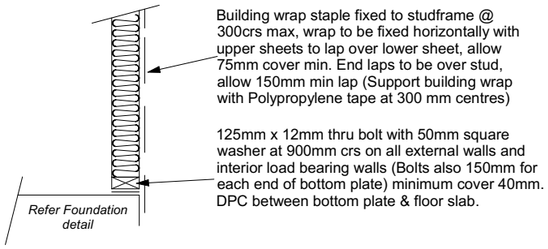
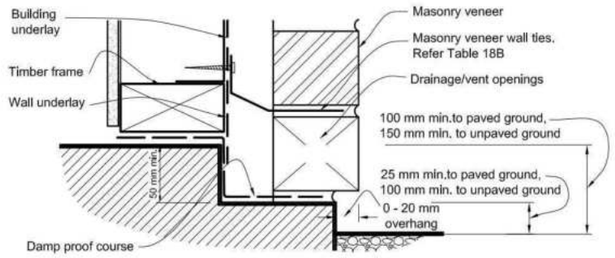


Brick Veneer Foundation
Scale 1:20



Stud framing to slab
Scale 1:20



(i) MASONRY VENEER - FLOOR REBATE DETAIL

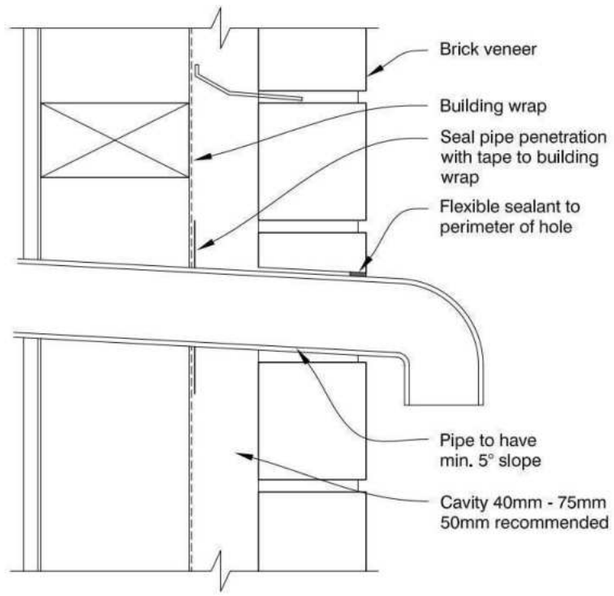


Figure 65: Levels and garage openings
Paragraphs 9.1.3, 9.1.3.4, 9.2.5, Table 18

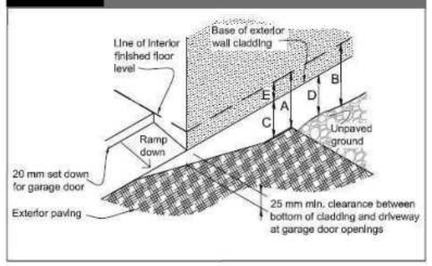


Table 18: Minimum clearances
Paragraphs 9.1.3, 9.1.3.1, 9.1.3.2, 9.1.3.3, 9.1.3.4, 9.1.3.5 and 9.2.7

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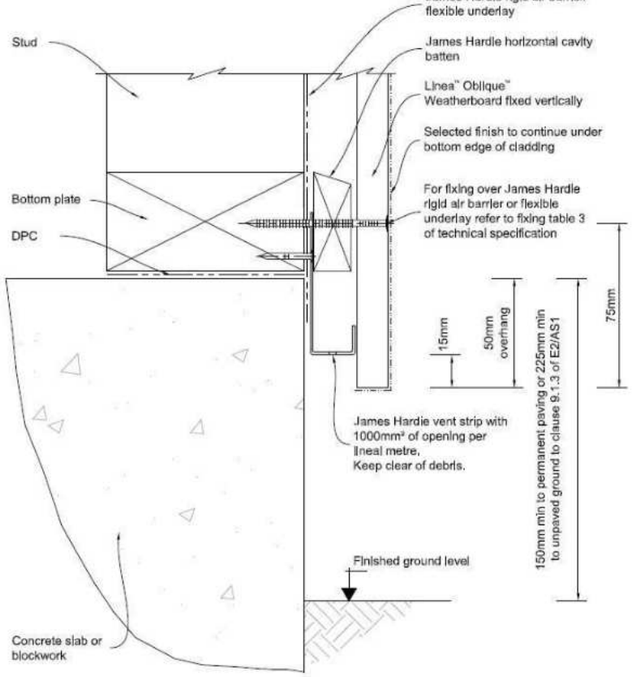

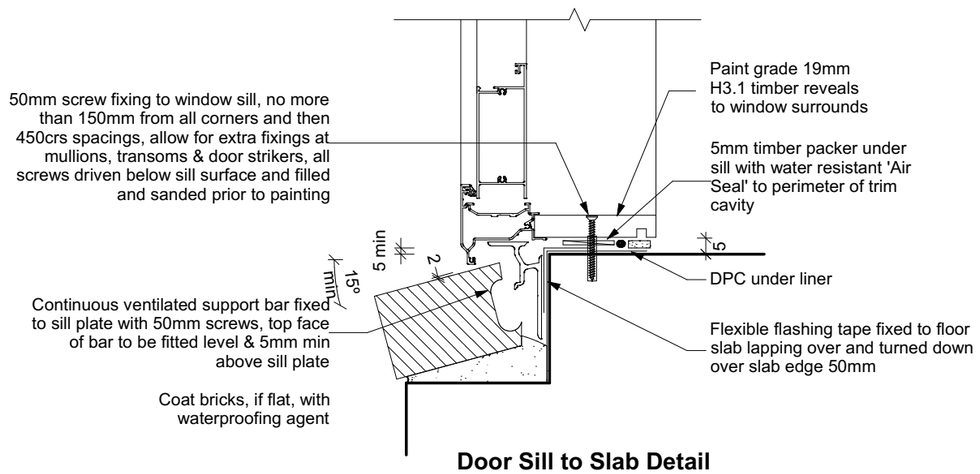

Door Sill to Slab Detail
Scale 1:20

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Lot 610, DP 581780
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Job Number:	Original Plan:	Sheet Name:	CONSENT PLANS	Sheet No.:
244148	***Kingfisher***	**CONSTRUCTION DETAILS**		**17**

Sales:	Drawn:	QS:	Print Date:	Scale:
D Ryan	**M Glynn**	**W Xian**	**4/04/2024**	**As Shown @ A3**

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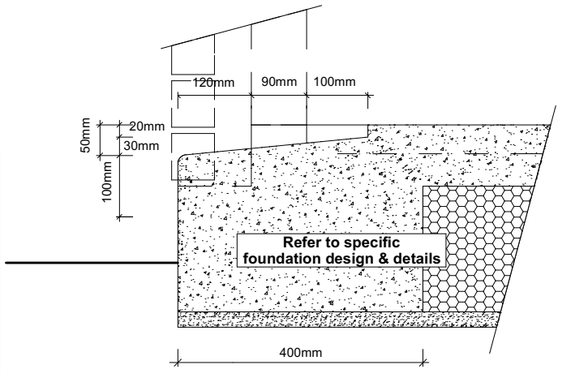
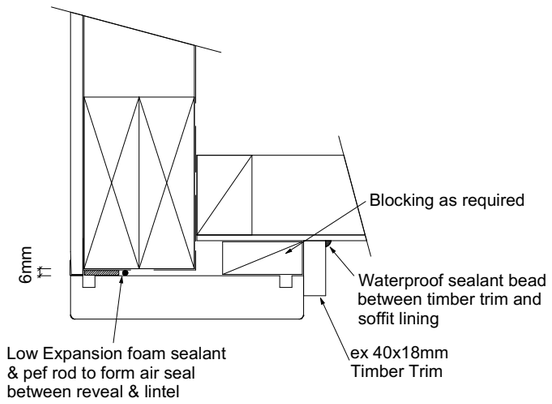
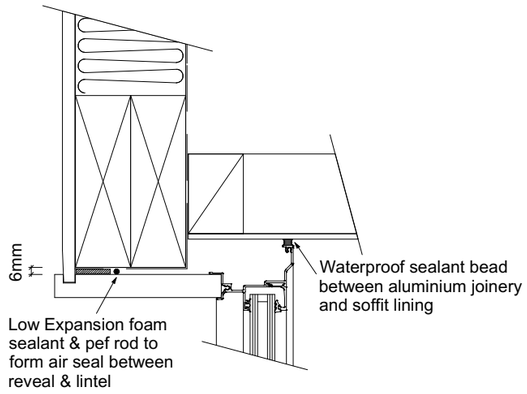


Garage Door Rebate Details
Scale 1:10



Garage Door Head to Soffit
Scale 1:5



Window Head to Soffit Detail
Scale 1:5

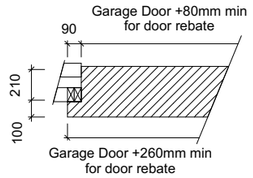
9.1.10.8 Attachments for windows and doors

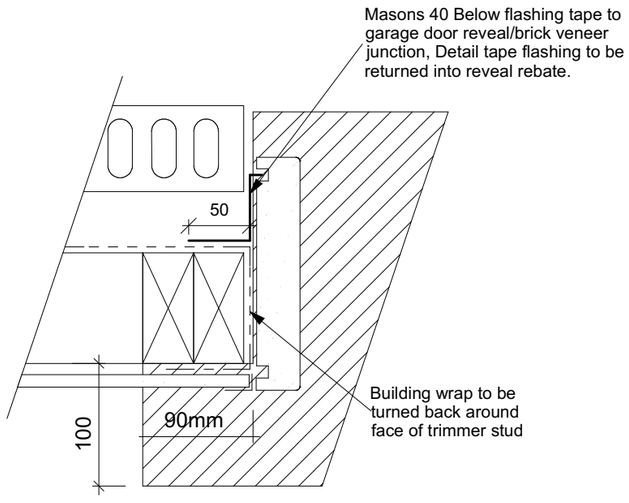
Install windows and doors using pairs of minimum 75 x 3.15 galvanised jolt head nails or 8 gauge x 65 mm stainless steel screws, through reveals into surrounding *framing* at:

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

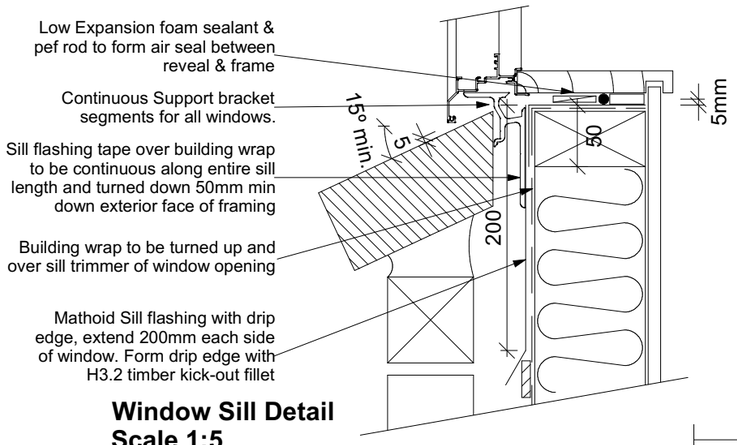
b) Maximum 150 mm from reveal ends.

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

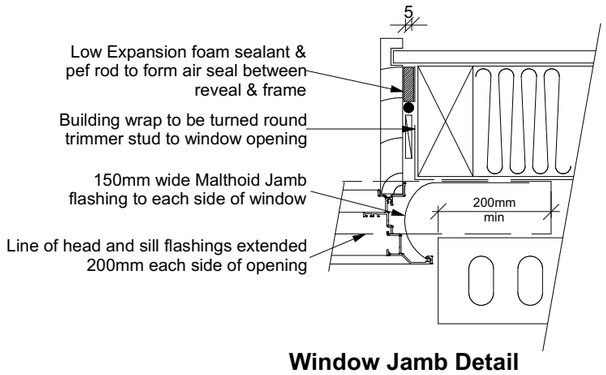




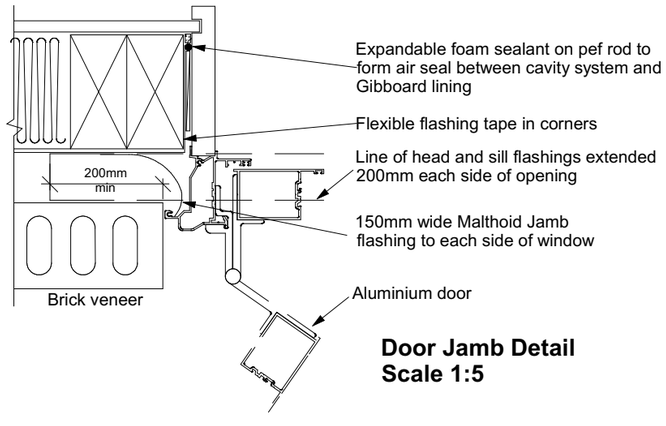
Garage Door Jamb Detail
Scale 1:5



Window Sill Detail
Scale 1:5



Window Jamb Detail
Scale 1:5



Door Jamb Detail
Scale 1:5

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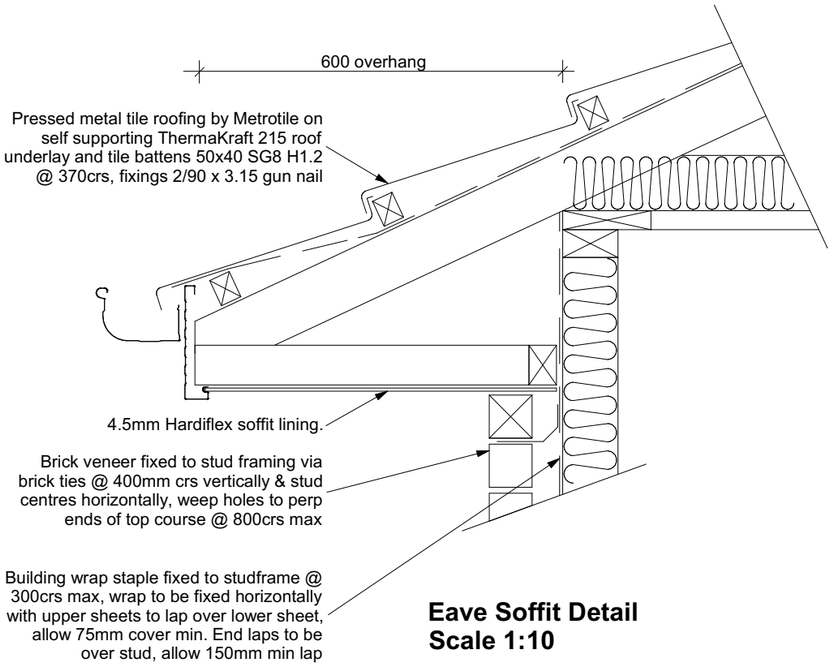
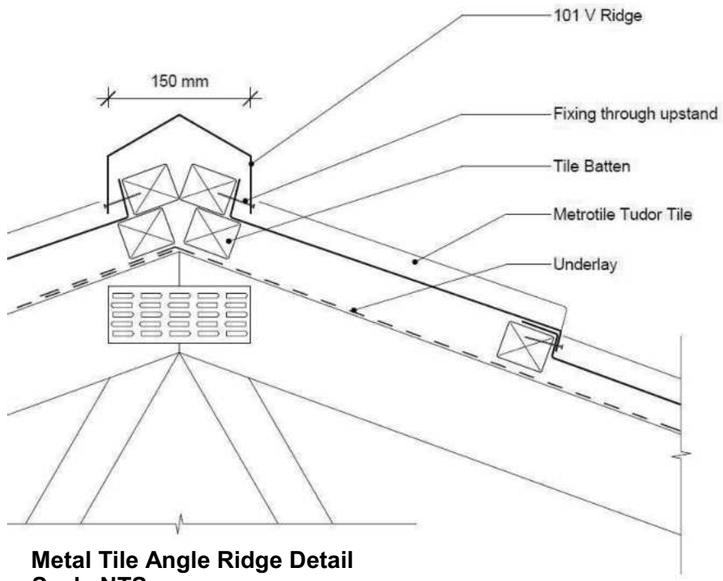
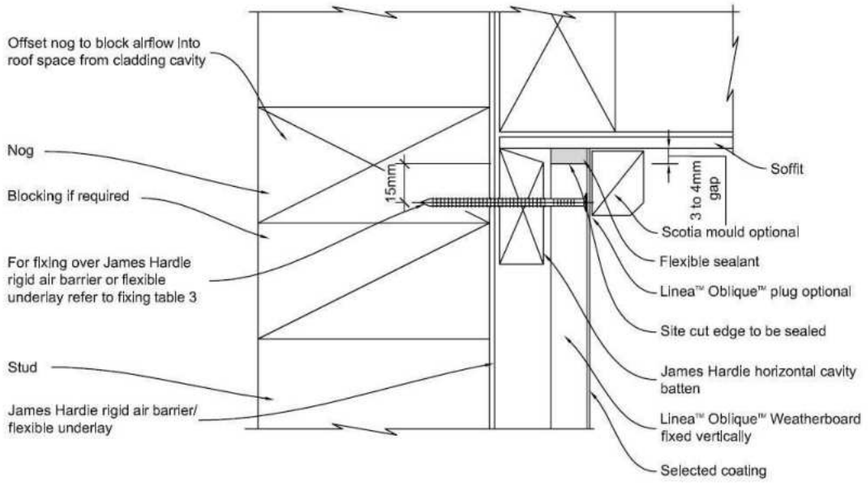
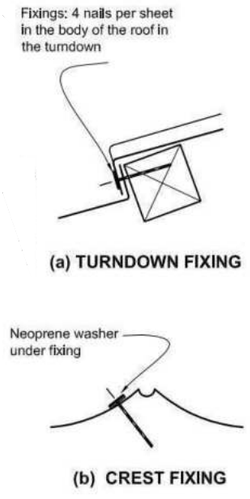


Eave Soffit Detail
Scale 1:10

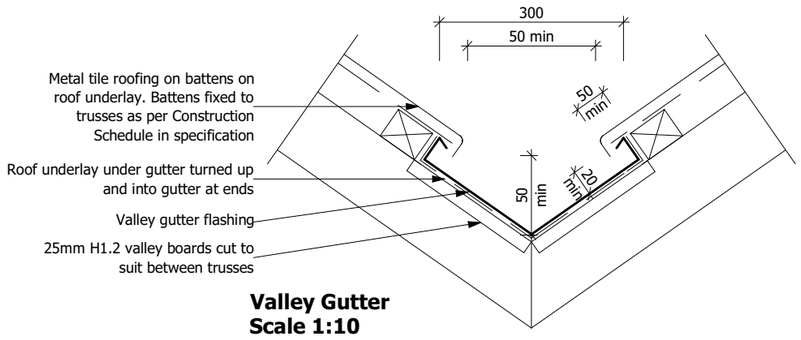


Metal Tile Angle Ridge Detail
Scale NTS





Metal Tile Fixing Detail
Scale NTS



Valley Gutter
Scale 1:10

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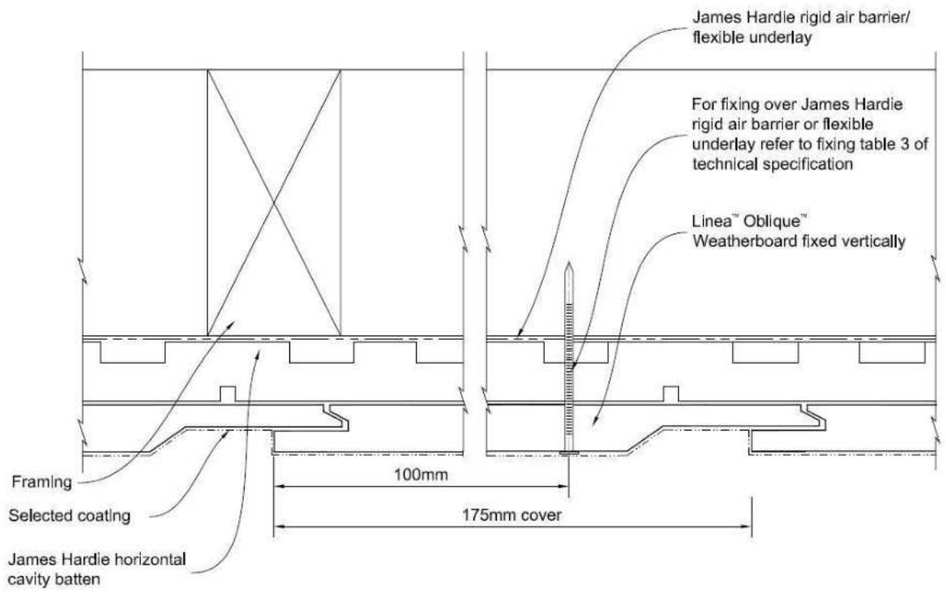
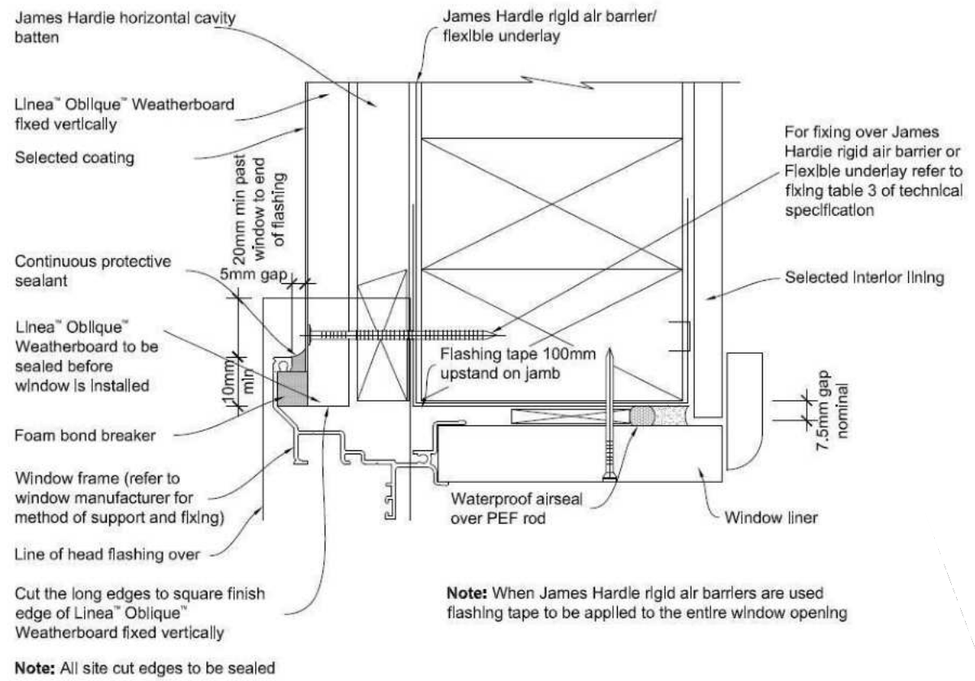
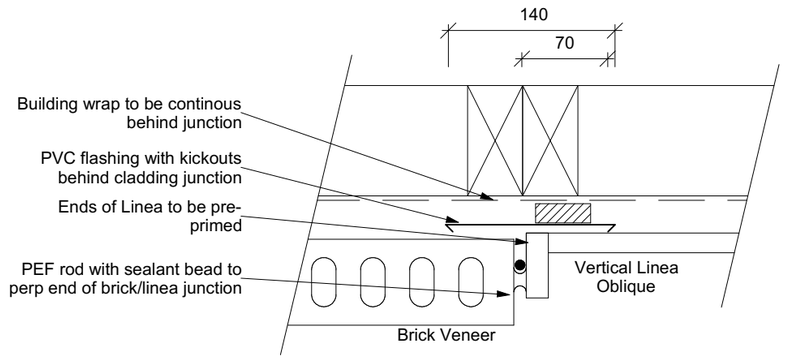
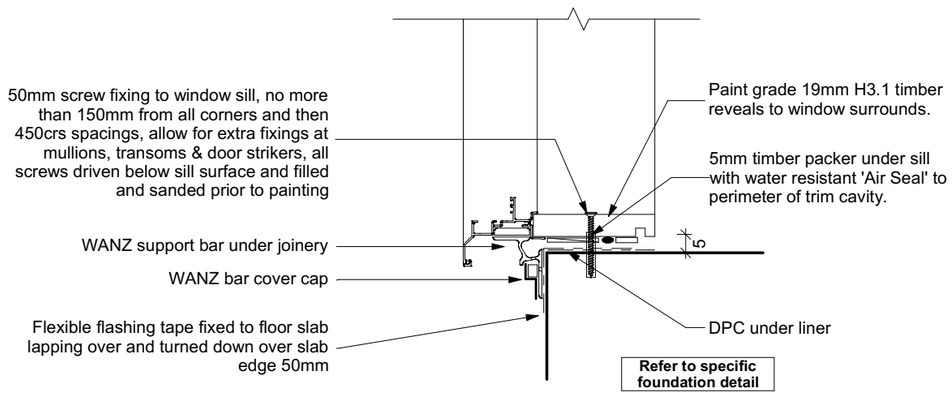






Linea Oblique/Brick Vertical Junction
Scale 1:5



Sill to Slab Detail
Scale 1:20

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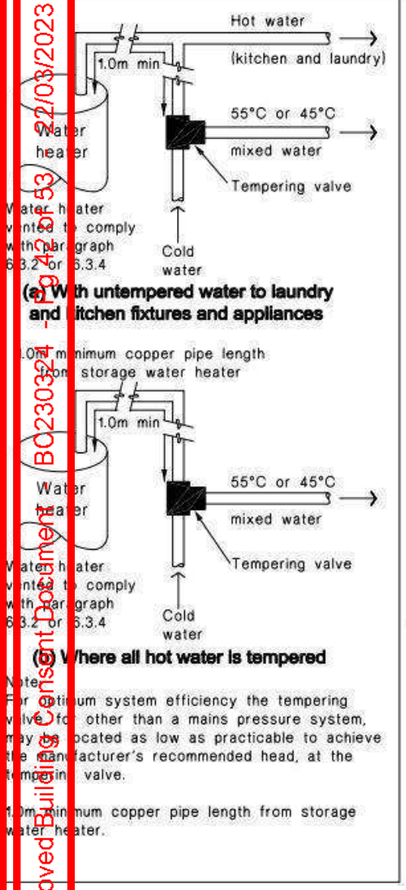
Figure 13: **Tempering Valve Installation**
Paragraph 6.14.2 a)



Notes:
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)

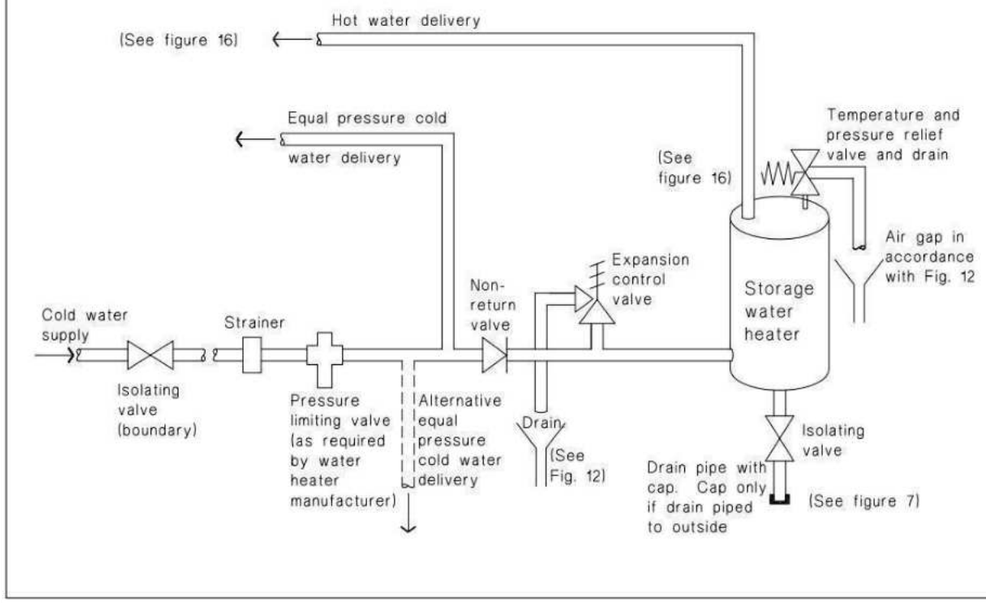
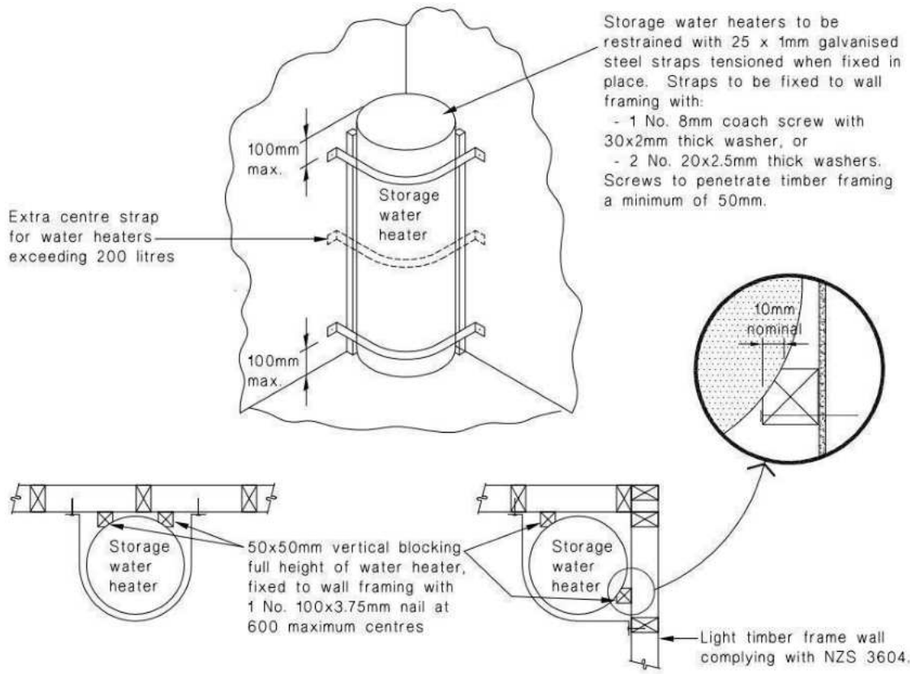


Figure 14: **Seismic Restraint of Storage Water Heaters 90 – 360 litres**
Paragraph 6.11.4



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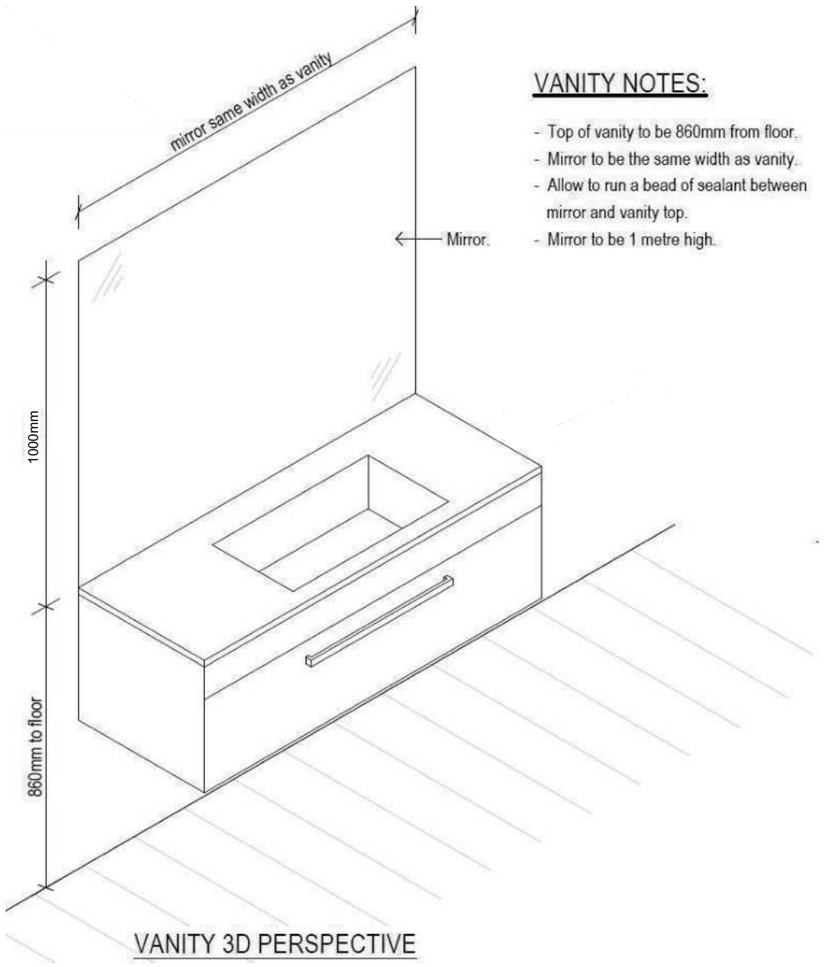
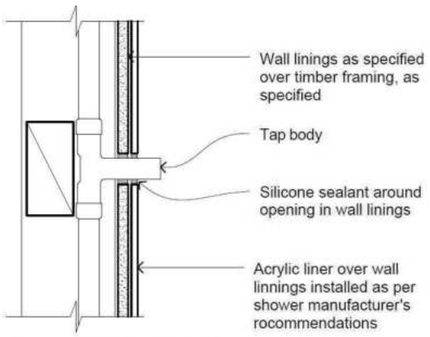


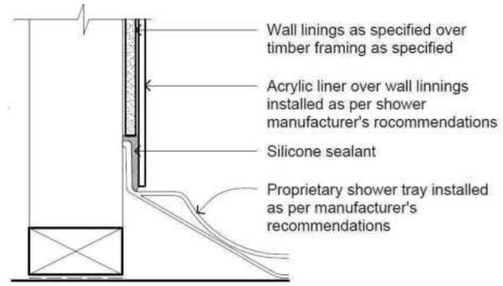
VANITY 3D PERSPECTIVE

VANITY NOTES:

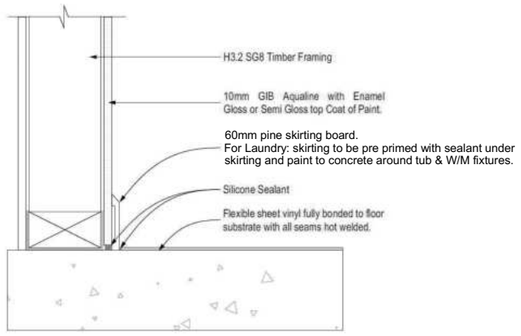
- Top of vanity to be 860mm from floor.
- Mirror to be the same width as vanity.
- Allow to run a bead of sealant between mirror and vanity top.
- Mirror to be 1 metre high.



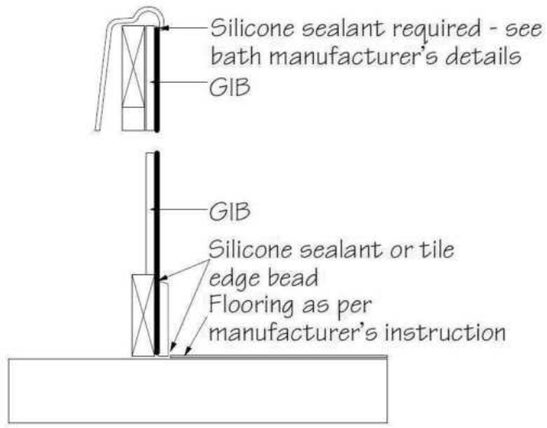
PENETRATION DETAIL

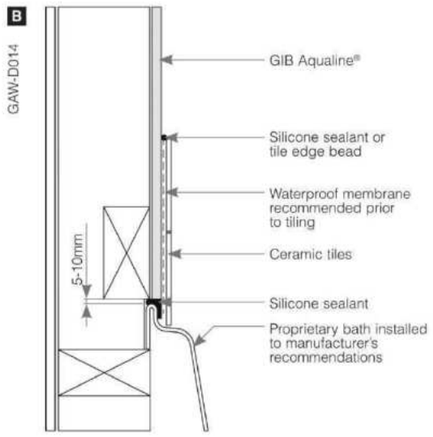


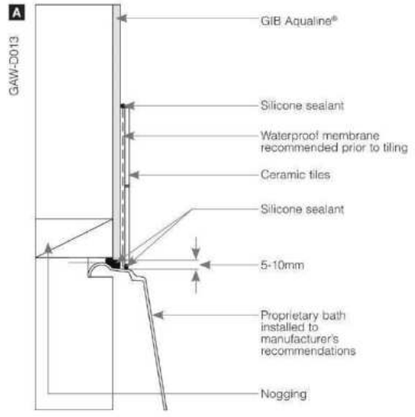
SHOWER TRAY DETAIL



GENERAL FLOOR/WALL DETAIL







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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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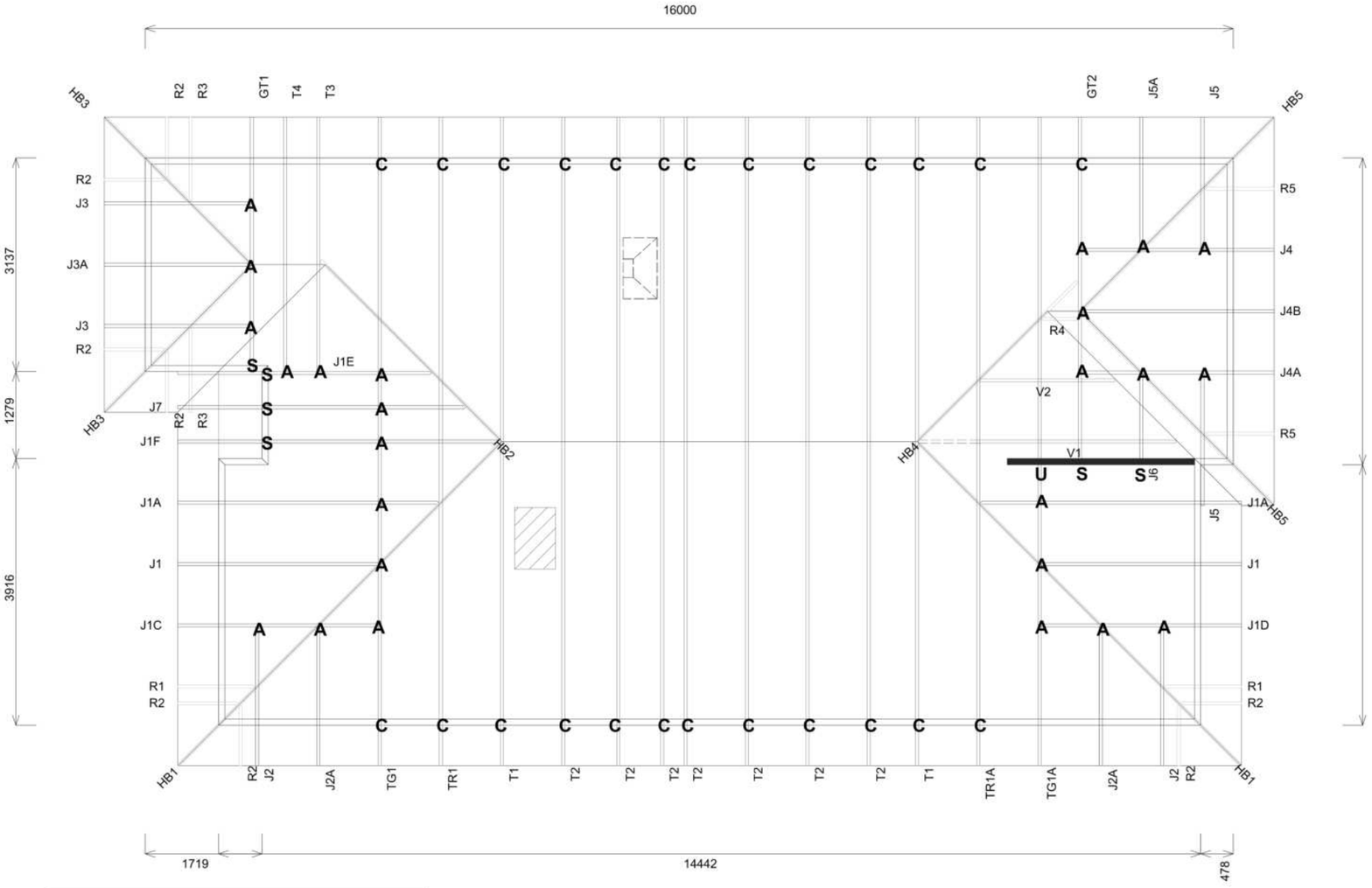

Beams

Loadbearing Internal Walls

Ceiling Access

Rangehood

Note:
- Dotted lines show top chords continuing up to hipboard (No bottom chord below). Bottom chords terminate at Truss TR1A.

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:	400 mm
Roof Material:	Metal Tiles
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

MiTek SAPPHIRE™ Every Facet an Advantage.

Drawn:	Lynnette Velasco
Date:	11/03/2024

Job No: **CY1405921C1**
Customer: TKR Homes Limited | T/A Signature Homes Canterbury
Job Name: Martin Dalliessi Lot 610 33 Finn Ave Rolleston
Address: 33 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 substituted 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

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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Jasmaine Martin &
Michael Dalliessi
Lot 610, DP 581780
33 Finn Avenue, Rolleston

Job Number:	Original Plan:	Sheet Name:
244148	***Kingfisher***	**TRUSS DESIGN**

Sales:	Drawn:	QS:	Print Date:	Scale:
D Ryan	**M Glynn**	**W Xian**	**4/04/2024**	**NTS @ A3**

CONSENT PLANS

No.	Date:	Reason:
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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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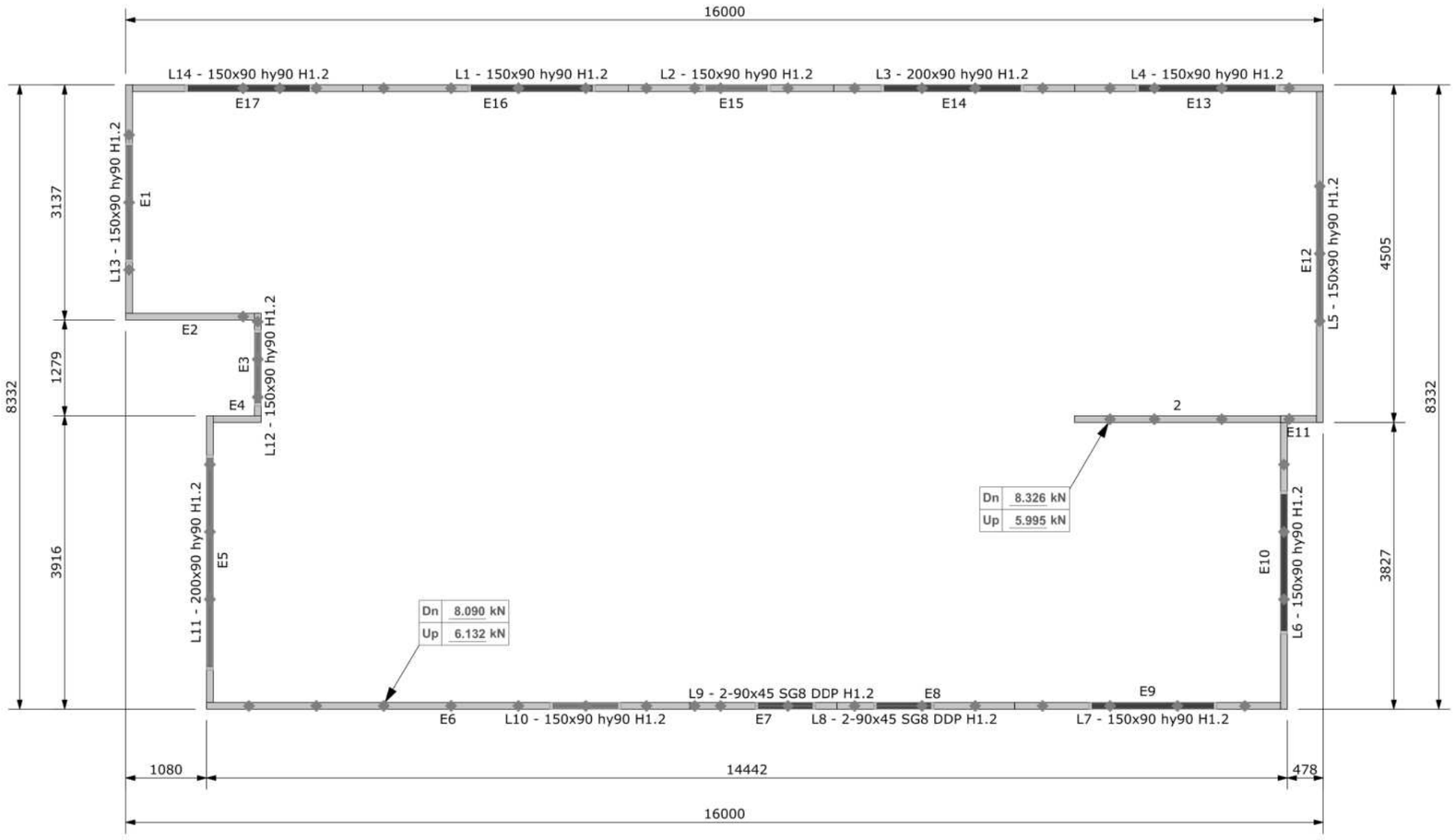


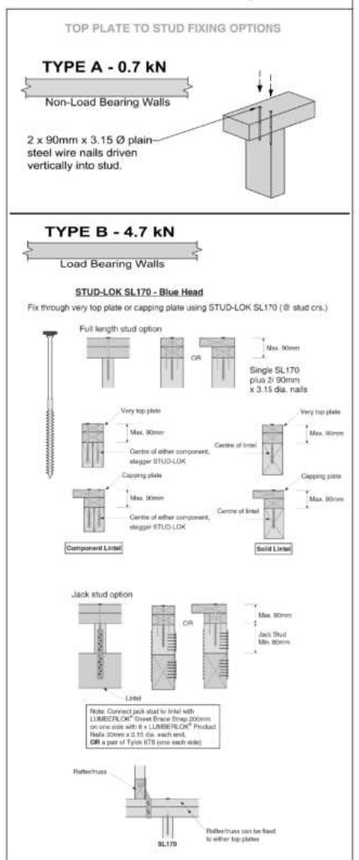
Beams

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.

MiTek SAPPHIRE™ Every Facet an Advantage.

Drawn:	Lynnette Velasco
Date:	11/03/2024

Job No: **CY1405921C1**
Customer: TKR Homes Limited | T/A Signature Homes Canterbury
Job Name: Martin Dalliessi Lot 610 33 Finn Ave Rolleston
Address: 33 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.

All dimensions are to be check and confirmed prior to any construction
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Signature HOMES Est. 1983 YOUR HOME. YOUR WAY.

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PO BOX 11 351
Christchurch 8443

P: +64 3 342 7788

Jasmaine Martin &
Michael Dalliessi
Lot 610, DP 581780
33 Finn Avenue, Rolleston

Job Number:	Original Plan:	Sheet Name:
244148	***Kingfisher***	**TRUSS DESIGN**

Sales:	Drawn:	QS:	Print Date:	Scale:
D Ryan	**M Glynn**	**W Xian**	**4/04/2024**	**NTS @ A3**

CONSENT PLANS

No.	Date:	Reason:
1	12-03-2023	Initial Consent Plans
2	20-03-2024	Consent Amendment

Sheet No.: **24** of 25 sheets

Carters Building Supplies Ltd

Job: CH1383974C1

Client: TKR Homes Limited | T/A Signature
Phone:

Site: RKG Holdings Lot 610 Acland Park Rolleston
Lot 610
Acland Park Rolleston

MiTek SAPPHIRE™ 8.6.1.218.Update8.8

Printed: 16:50:46 02-03-2023

Lintel Reaction and Fixing Summary

Panel ID	Lintel Length	Material	Design Status
E1	1890.001	1/150x90 hy90 H1.2	Designed

MAXIMUM SUPPORT REACTION (Characteristic Load)

-0.932 **Type E**

Panel ID	Lintel Length	Material	Design Status
E1	1690	1/150x90 hy90 H1.2	Designed

MAXIMUM SUPPORT REACTION (Characteristic Load)

-4.621 **Type G**

Panel ID	Lintel Length	Material	Design Status
E1	1690	1/150x90 hy90 H1.2	Designed

MAXIMUM SUPPORT REACTION (Characteristic Load)

-4.771 **Type G**

Panel ID	Lintel Length	Material	Design Status
E1	1690	1/150x90 hy90 H1.2	Designed

MAXIMUM SUPPORT REACTION (Characteristic Load)

-2.996 **Type F**

Panel ID	Lintel Length	Material	Design Status
E1	1290	1/150x90 hy90 H1.2	Designed

MAXIMUM SUPPORT REACTION (Characteristic Load)

-4.290 **Type G**

Panel ID	Lintel Length	Material	Design Status
E2	1890	1/150x90 hy90 H1.2	Designed

MAXIMUM SUPPORT REACTION (Characteristic Load)

-1.031 **Type E**

Panel ID	Lintel Length	Material	Design Status
E2	1890	1/150x90 hy90 H1.2	Designed

MAXIMUM SUPPORT REACTION (Characteristic Load)

-1.454 **Type F**

Panel ID	Lintel Length	Material	Design Status
E3	949.9998	1/150x90 hy90 H1.2	Designed

MAXIMUM SUPPORT REACTION (Characteristic Load)

-3.354 **Type F**

Panel ID	Lintel Length	Material	Design Status
E3	789.9999	2/90x45 SG8 DDP H1.2	Designed

Carters Building Supplies Ltd

Job: CH1383974C1

Client: TKR Homes Limited | T/A Signature
Phone:

Site: RKG Holdings Lot 610 Acland Park Rolleston
Lot 610
Acland Park Rolleston

MiTek SAPPHIRE™ 8.6.1.218.Update8.8

Printed: 16:50:46 02-03-2023

MAXIMUM SUPPORT REACTION (Characteristic Load)

-3.497 **Type F**

Panel ID	Lintel Length	Material	Design Status
E3	789.9999	2/90x45 SG8 DDP H1.2	Designed

MAXIMUM SUPPORT REACTION (Characteristic Load)

-2.821 **Type F**

Panel ID	Lintel Length	Material	Design Status
E3	1690	1/150x90 hy90 H1.2	Designed

MAXIMUM SUPPORT REACTION (Characteristic Load)

-1.148 **Type E**

Panel ID	Lintel Length	Material	Design Status
E4	1020	1/150x90 hy90 H1.2	Designed

MAXIMUM SUPPORT REACTION (Characteristic Load)

-0.532 **Type E**

-0.532 **Type E**

Panel ID	Lintel Length	Material	Design Status
E5	1290	1/150x90 hy90 H1.2	Designed

MAXIMUM SUPPORT REACTION (Characteristic Load)

-0.640 **Type E**

Panel ID	Lintel Length	Material	Design Status
E6	2490.001	1/200x90 hy90 H1.2	Designed

MAXIMUM SUPPORT REACTION (Characteristic Load)

-1.640 **Type F**

-1.640 **Type F**

Table 2 presents the minimum soak pit size for the proposed soak pit.

Table 2: Soak Pit Details:	
Contributing Area [m^2]: roof + drive	173.0
Length (minimum - can be longer) [m]	2.6
Width (minimum - can be wider) [m]	0.8
Depth (**This is an assumed depth, drainlayer to check and excavate to free draining gravels**) [m]	2.5
Soak Pit base area [m^2]	2.1
Total Soak Pit volume [m^3]	4.2
Porosity	0.38
R_c: Volume of water to soak pit [m^3]	**3.5**
V_{soak}: Volume infiltrated [m^3]	2.1
V_{stor}: Storage volume in soak pit [m^3] [L*W* D-0.5 m*0.38] Note: it is assumed that the top 0.5 m of the soak pit is not available for storage	1.6
Total volume discharged & stored [m^3]	**3.7**
Soak pit large enough?	Y

3. Summary and Recommendations

A soakage test has not been undertaken at the site. A design infiltration rate of 1,000 mm/hr has been adopted for the design of the soak pit at this property. The soak pit size based on this assumption is presented in Table 2. The length and width of the soak pit can be altered to suit the site, but the base area and total volume presented in Table 2 must be maintained. The depth presented in the table is assumed and the **drainlayer is to ensure that the base of the soak pit is installed into free draining gravels.**

If you have any questions please do not hesitate to contact me.

Yours Sincerely

WHITEROCK CONSULTING LTD

Fiona Ambury
Natural Resources Engineer, Director
CPEng, CMEngNZ, IntPE(NZ)