
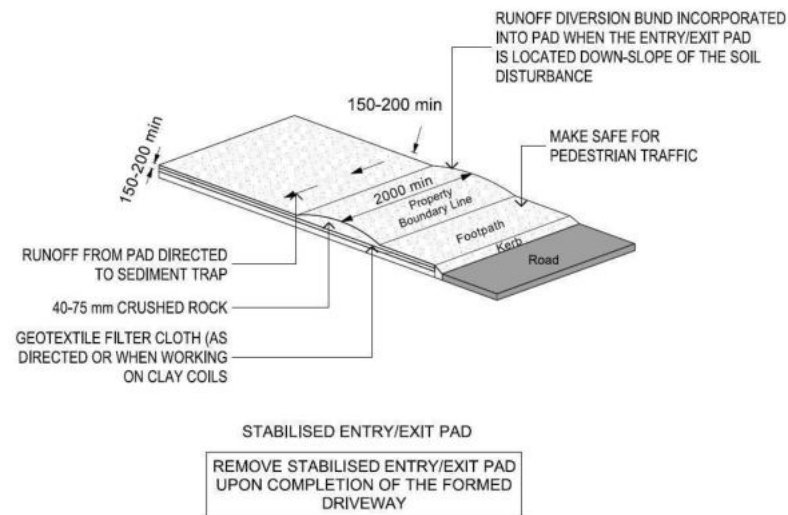
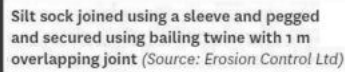


Contents:	
Sheet 1 :	Cover Sheet
Sheet 2 :	Site Plan
Sheet 3 :	Floor Plan
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Sheet 5 :	Elevations
Sheet 6 :	Cross Sections
Sheet 7 :	Roof Plan
Sheet 8 :	Set Out Dimensions
Sheet 9 :	Foundation Plan
Sheet 10 :	Drainage Plan
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Sheet 12 :	Lighting Plan
Sheet 13 :	Framing Details
Sheet 14 :	Framing Details
Sheet 15 :	Construction Details
Sheet 16 :	Construction Details
Sheet 17 :	Construction Details
Sheet 18 :	Construction Details
Sheet 19 :	Bathroom Details
Sheet 20 :	Truss Design
Sheet 21 :	Truss Design

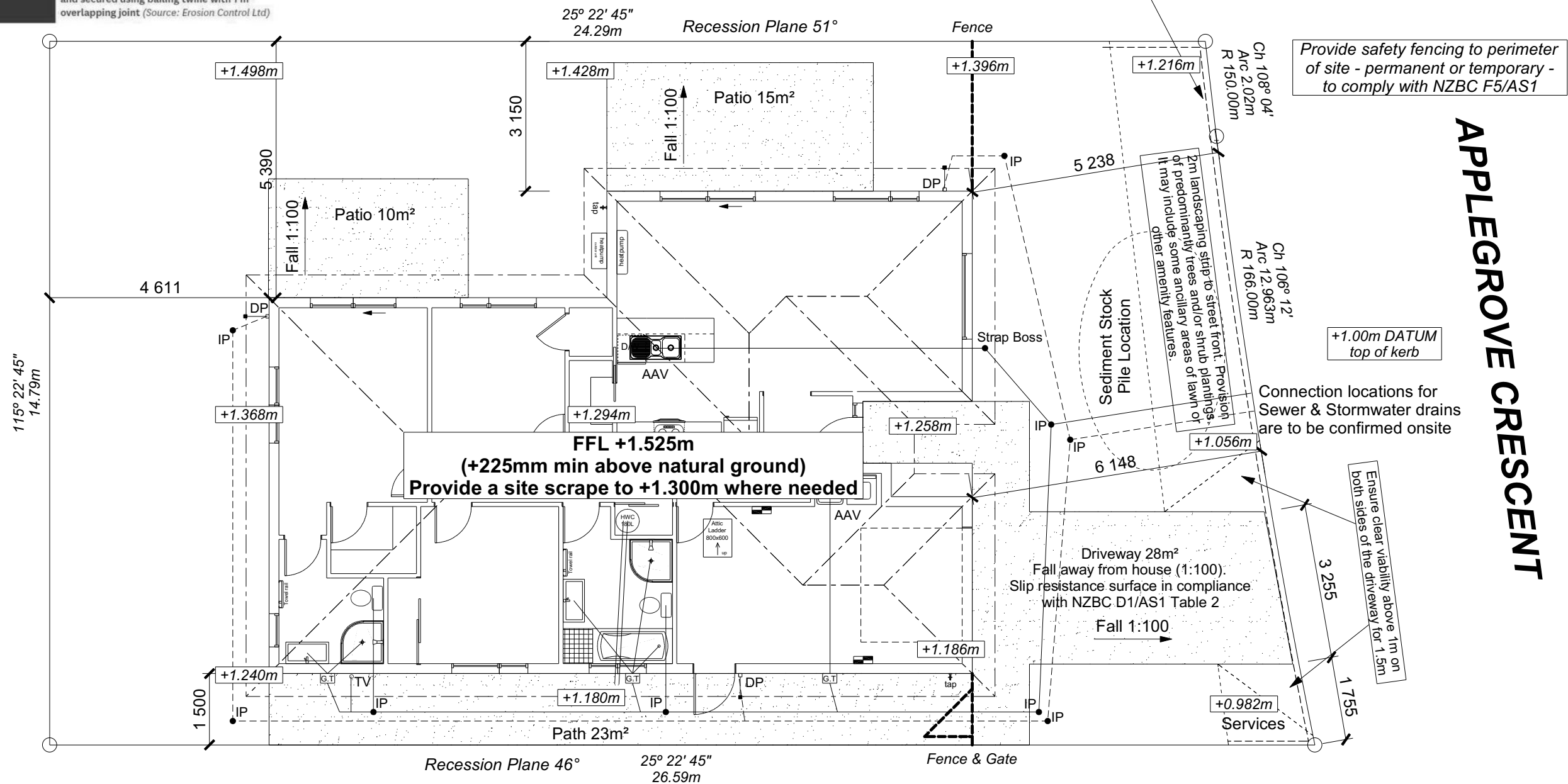
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				<b>119082</b>	<i>Oystercatcher</i>	<b>COVER PAGE</b>	No.	Date:	Reason:	<b>1</b>
							1	21-12-2021	Initial Consent Plans	
Sales:	Drawn:	QS:	Print Date:	Scale:				of 21 sheets		
<b>D Ryan</b>	<b>M Glynn</b>	<b>S Liu</b>	<b>12/04/2022</b>	<b>@ A3</b>						



- 225mm Silt socks across the front of the boundary pegged down and returning 2m into the site.
- A stabilized entrance 200mm deep with bitumen cloth and backfilled with 40-75mm crushed rock with silt socks for the remaining of the boundary returning 2m into the site to control sediment runoff entering the street.

To be overseen by the Project Manager from Signature Homes for the set up at the start of the build and decommissioning at the end of the build.



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

**APPLEGROVE CRESCENT**

Site Area :	374m <sup>2</sup>
Floor Area (VENEER) :	129.79m <sup>2</sup>
Site Coverage :	34.70%

Wind	High
Earthquake	2
Exposure	C
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.

-----	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

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Tania Kitto  
Lot 42  
Belfast Development  
Belfast, Christchurch

Job Number:  
**119082**

Sales:	
D. Ryan	

Drawn:	M Glynn
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Original Plan:

***ystercatcher***

QS:
S Liu

Sheet Name:

**SITE PLAN**

Print Date:	12/04/2022
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Scale:  
1:100 @ A3

## CONSENT PLANS

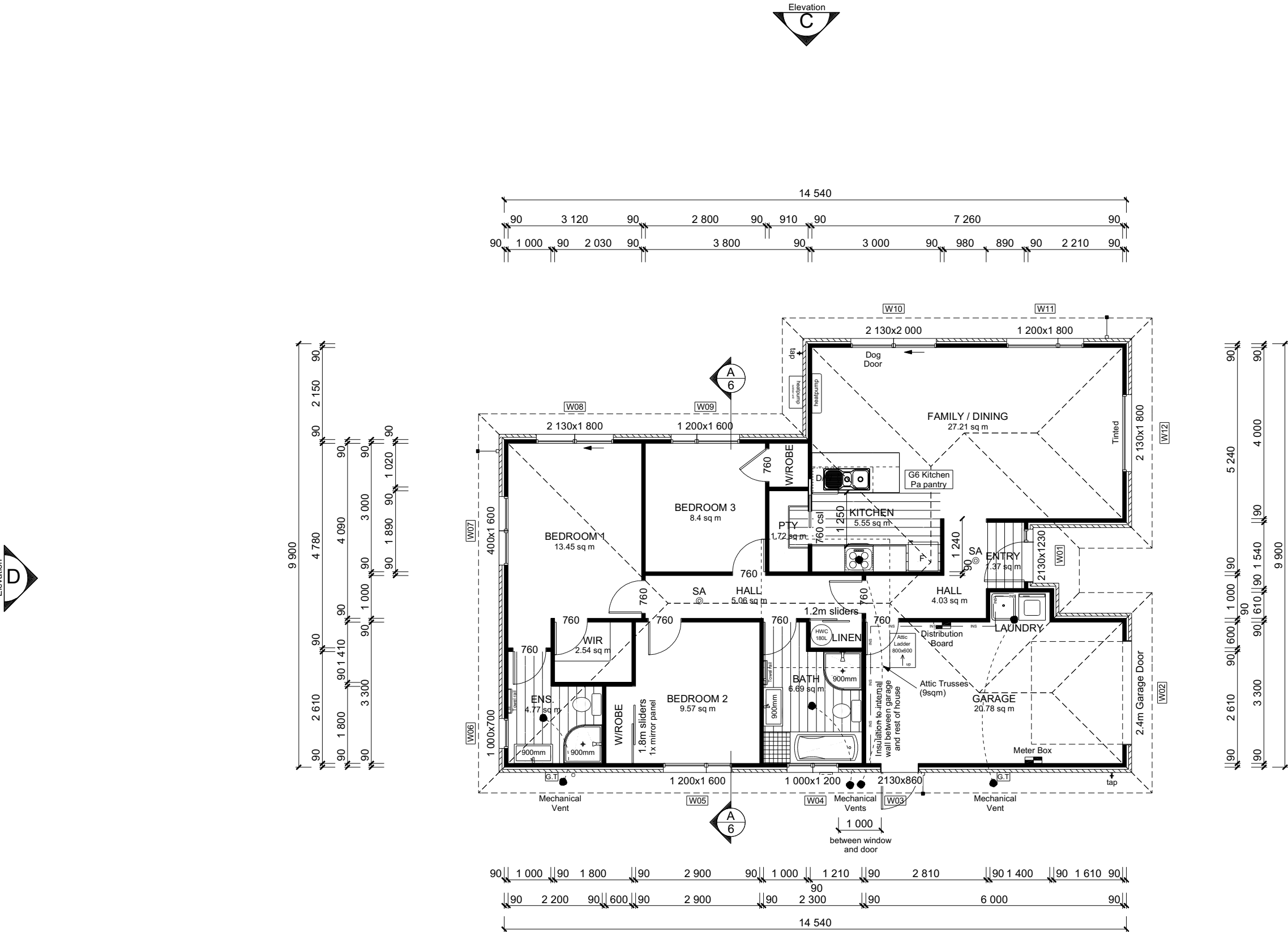
No.	Date:	Reason:
1	21-12-2021	Initial Consent Plans

Sheet No.:

**2**

21 sheets





ROOF & WALL CLADDINGS

Roof : 25° Pressed Metal Tiles  
Walls : 70 Series Brick Veneer  
with a 50mm cavity

DWELLING AREAS

Framing Area: 123.31m<sup>2</sup> (Perimeter: 53.48m)  
Veneer Area: 129.79m<sup>2</sup> (Perimeter: 54.44m)  
Roof Area: 157.04m<sup>2</sup> (Perimeter: 57.08m)

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)  
Type: Hollow core flush panel  
Jams to be flush with adjacent walls, (unless shown otherwise)  
Front Door Type: Latitude Aluminium

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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				Sales: <b>D Ryan</b>	Drawn: <b>M Glynn</b>	QS: <b>S Liu</b>	Print Date: <b>12/04/2022</b>	Scale: <b>1:100 @ A3</b>	No. <b>1</b>	Date: <b>21-12-2021</b>	Reason: <b>Initial Consent Plans</b>	

## ELEVATION A

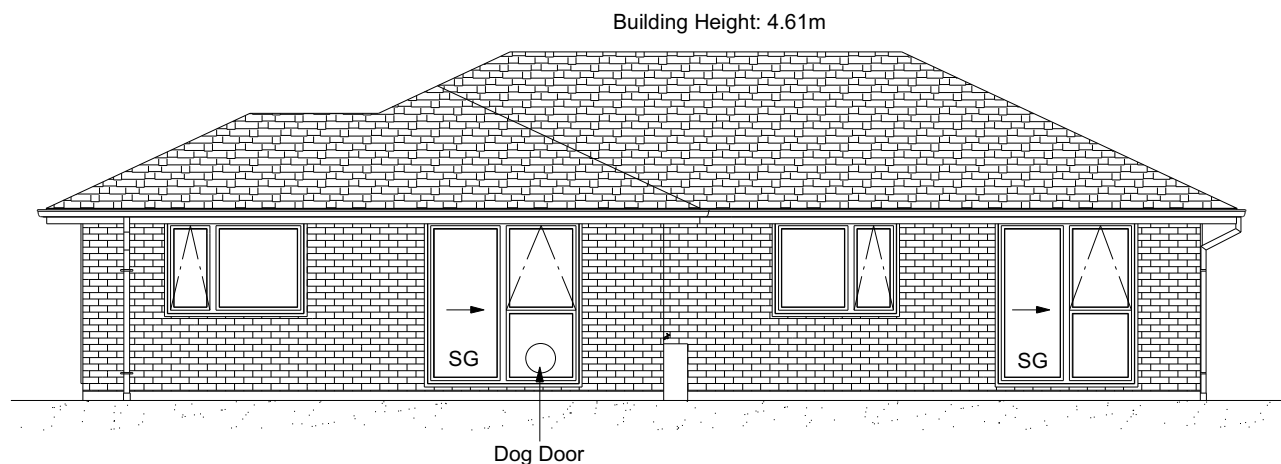


Architectural elevation drawing of a house. The drawing shows a gabled roof with a brick pattern. The walls are also brick. On the left is a garage with a height dimension of 1 500. To the right of the garage is a door with vertical slats. Further right is a window with a triangular pediment. The total height of the house is dimensioned as 2 300. The width of the house is dimensioned as 3 150. Dashed lines indicate the roof pitch and the overall footprint.

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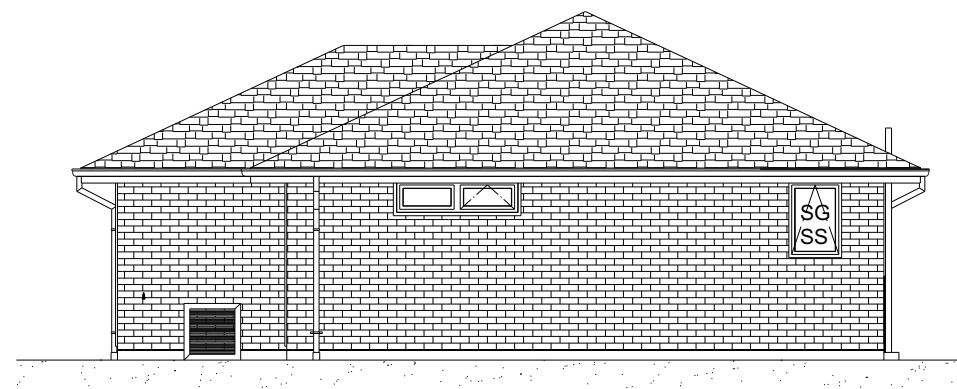
 <p><b>Signature</b> HOMES EST. 1983</p> <p>YOUR HOME. YOUR WAY.</p>	<p><b>TKR Homes Ltd.</b> 31 Watts Road, Sockburn PO BOX 11 351 Christchurch 8443</p> <p>P: +64 3 342 7788</p>	<p>These drawings are limited to and by the extent of the detail covered in the drawings to meet the current New Zealand Building Code (NZBC). Where detail is 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.</p>	<p><b>Tania Kitto</b> Lot 42 Belfast Development Belfast, Christchurch</p>	<p>Job Number:</p> <p><b>119082</b></p>	<p>Original Plan:</p> <p><b>Oystercatcher</b></p>	<p>Sheet Name:</p> <p><b>ELEVATIONS</b></p>	<p><b>CONSENT PLANS</b></p>			<p>Sheet No.:</p> <p><b>4</b></p>		
				<p>Sales:</p> <p><b>D Ryan</b></p>	<p>Drawn:</p> <p><b>M Glynn</b></p>	<p>QS:</p> <p><b>S Liu</b></p>	<p>Print Date:</p> <p><b>12/04/2022</b></p>	<p>Scale:</p> <p><b>1:100 @ A3</b></p>	<p>No.</p> <p><b>1</b></p>	<p>Date:</p> <p><b>21-12-2021</b></p>	<p>Reason:</p> <p><b>Initial Consent Plans</b></p>	<p><b>of 21 sheets</b></p>

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	Low	0
Decks & Balconies	Low	0
Total		2



## ELEVATION D

<b>Christchurch City Council</b>	<b>ROOF &amp; WALL CLADDINGS</b> Roof: 15° Pined Metal Tiles Walls: 45° Slate, Brick Veneer With a 60mm cavity	Page 5 of 26
	<b>BCN/2022/2119</b>	
<b>Approved Building Consent Document</b>		
19/04/2022	<b>ELEVATION LEGEND</b> SS - Safety Slats SG - Safety Glass MB - Meter Box TV - Terminal Vent	Maher, Kevin

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				Sales: <b>D Ryan</b>		Drawn: <b>M Glynn</b>		QS: <b>S Liu</b>	Print Date: <b>12/04/2022</b>	Scale: <b>1:100 @ A3</b>	No.	Date:	Reason:	<b>5</b>
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Christchurch City Council

19/04/2022

Approved Building Consent

19/04/2022

ROOF & WALL CLADDINGS

Pressed Metal Tiles

70 Series Brick Veneer

with a 50mm cavity

BCN/2022/2119

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.

INSULATION

Ceiling: Pink Batts R3.6 Ceiling Batts

Wall: Pink Batts R 2.6 Wall Batts

Page 6 of 26

Maheer, Kevin

Trusses as per Truss Design

Internal Studs H1.2, 90x45 @ 600crs SG8, Dwangs @ 800crs.

25°

600 o/h

2 130 to u/s of lintel

2 455 to u/s of bottom chord

2 135 to u/s of soffit

600 o/h

Pressed metal tile roofing on self supporting ThermoKraft 215 roof underlay and tile battens 50x40 SG8 H1.2 @ 370crs, fixings 2/90 x 3.15 gun nail

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, 90x45 @ 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.

Foundation as per Engineers Design

CROSS SECTION A-A

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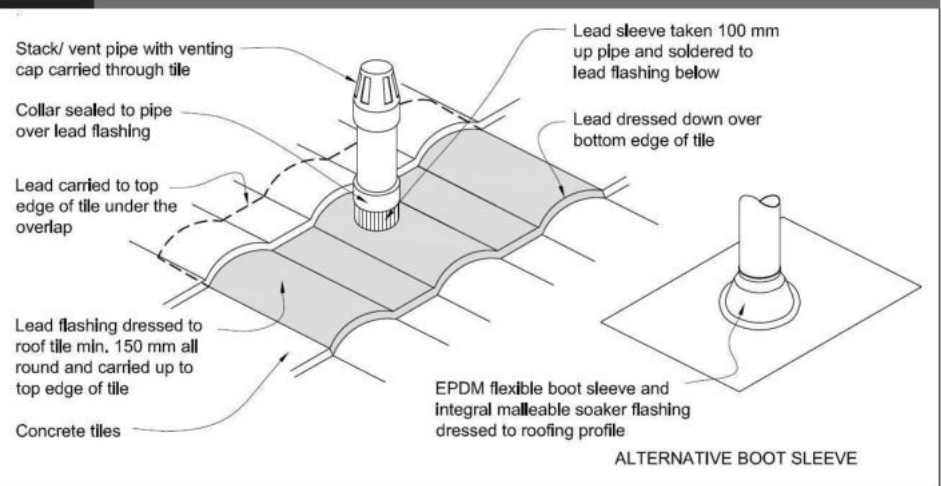
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				119082		Oystercatcher	CROSS SECTIONS							
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No.		Date:	Reason:											
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Figure 29: Pipe penetration for masonry tile  
Paragraph 8.2.7

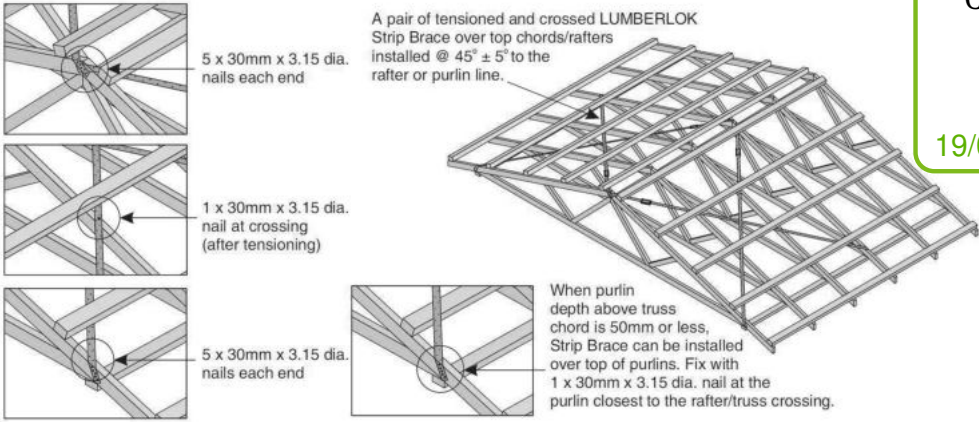


Metal Tile Penetration Detail  
Scale NTS

8.3.10 Roof penetrations

Pipe penetrations shall be flashed using EPDM flashings similar to that shown for masonry tiles, Figure 29.

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



Christchurch City Council

ROOF CLADDING

Approved Building Consent

19/04/2022

Consented Metal Roofing

1000 SG8 H1.2 @ 370crs, 1900 x 200 x 3.15 gun nail

BCN/2022/2119

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

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.

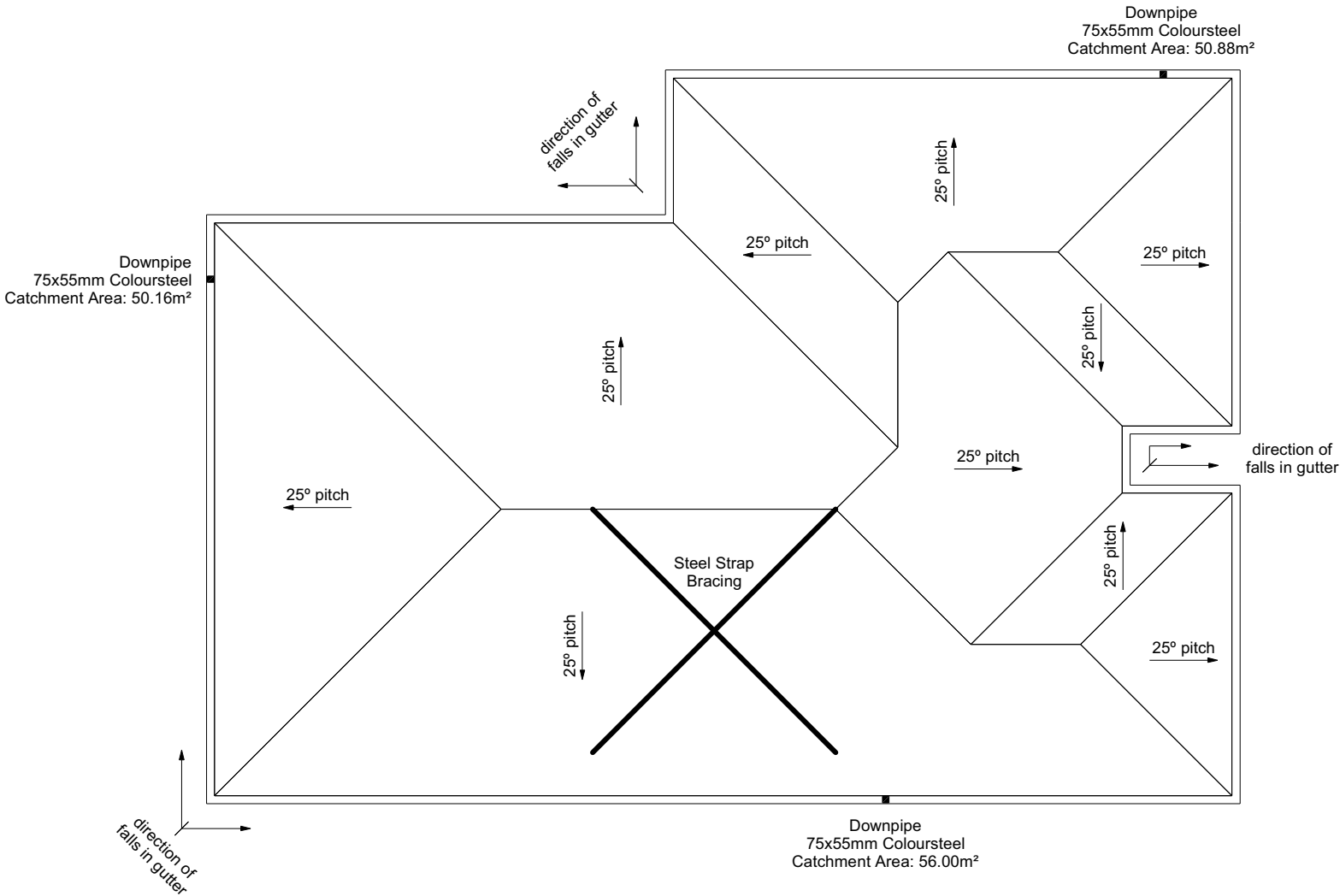
Use Coloured steel Quad Gutter

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.

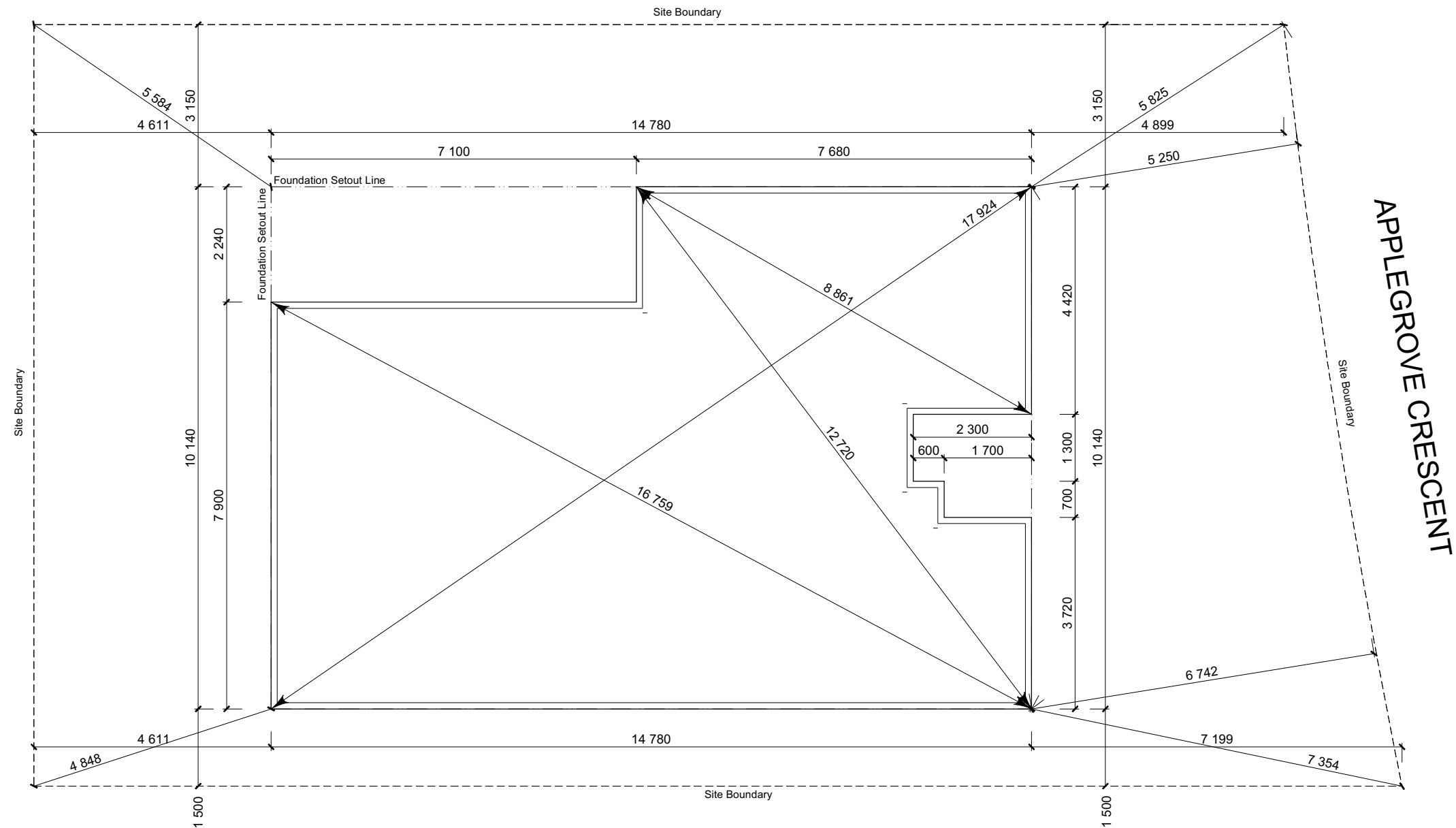
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Walter Kevin




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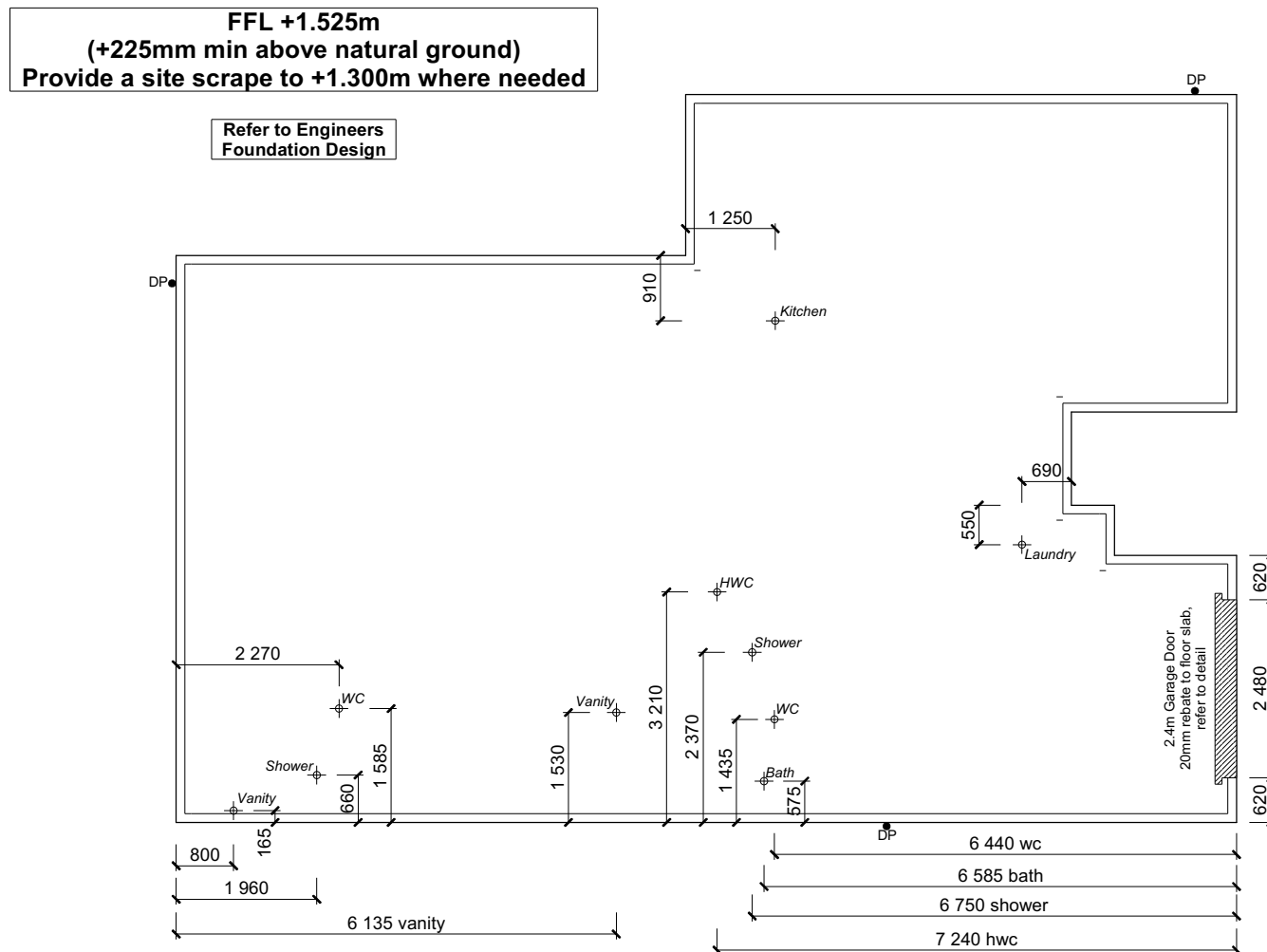
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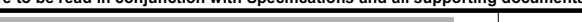
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				<p>Sales:</p> <p><b>D Ryan</b></p>	<p>Drawn:</p> <p><b>M Glynn</b></p>	<p>QS:</p> <p><b>S Liu</b></p>	<p>Print Date:</p> <p><b>12/04/2022</b></p>	<p>Scale:</p> <p><b>1:100 @ A3</b></p>	<p>No.</p> <p><b>1</b></p>	<p>Date:</p> <p><b>21-12-2021</b></p>	<p>Reason:</p> <p><b>Initial Consent Plans</b></p>	<p><b>of 21 sheets</b></p>

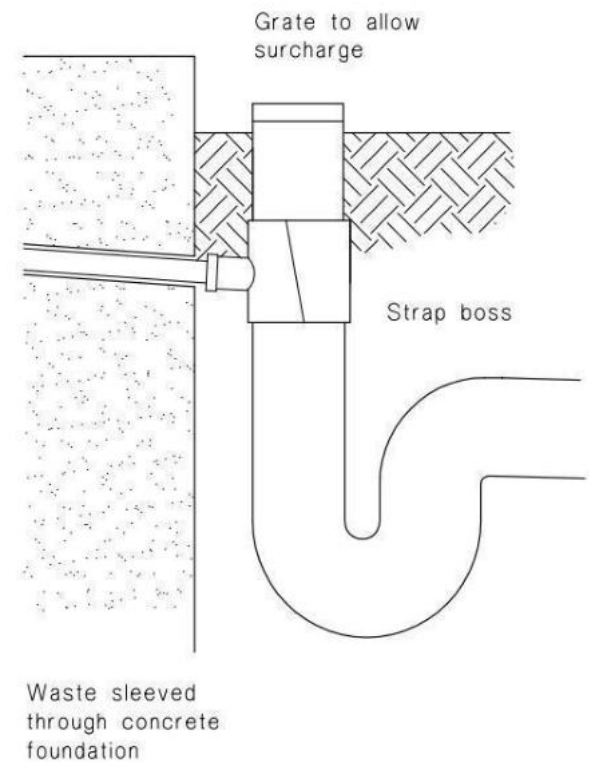
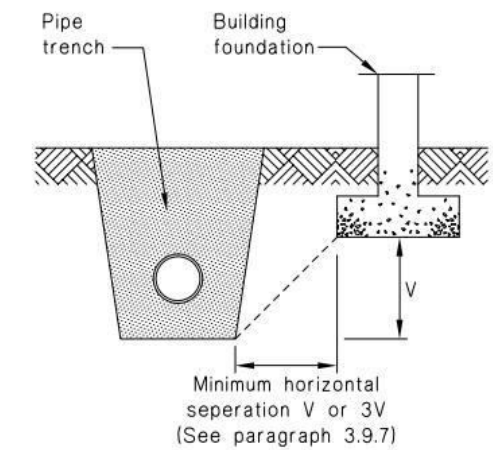




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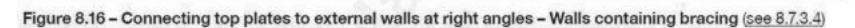
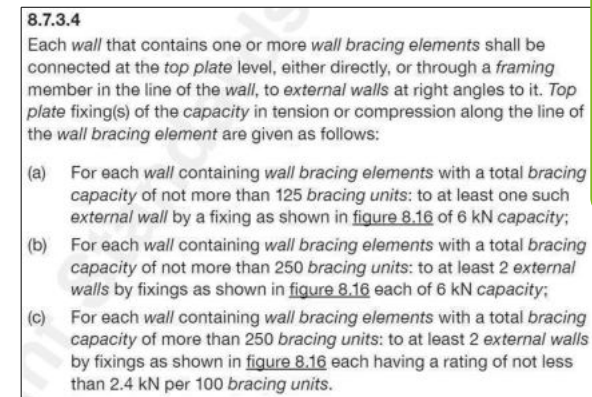
**Figure 14:** Relationship of Pipe Trench to Building Foundation  
Paragraph 3.9.7



**c) Strap boss to riser**


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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				Sales: <b>D Ryan</b>		Drawn: <b>M Glynn</b>	QS: <b>S Liu</b>	Print Date: <b>12/04/2022</b>	Scale: <b>1:100 @ A3</b>	No.	Date:		Reason:
										1	21-12-2021		Initial Consent Plans

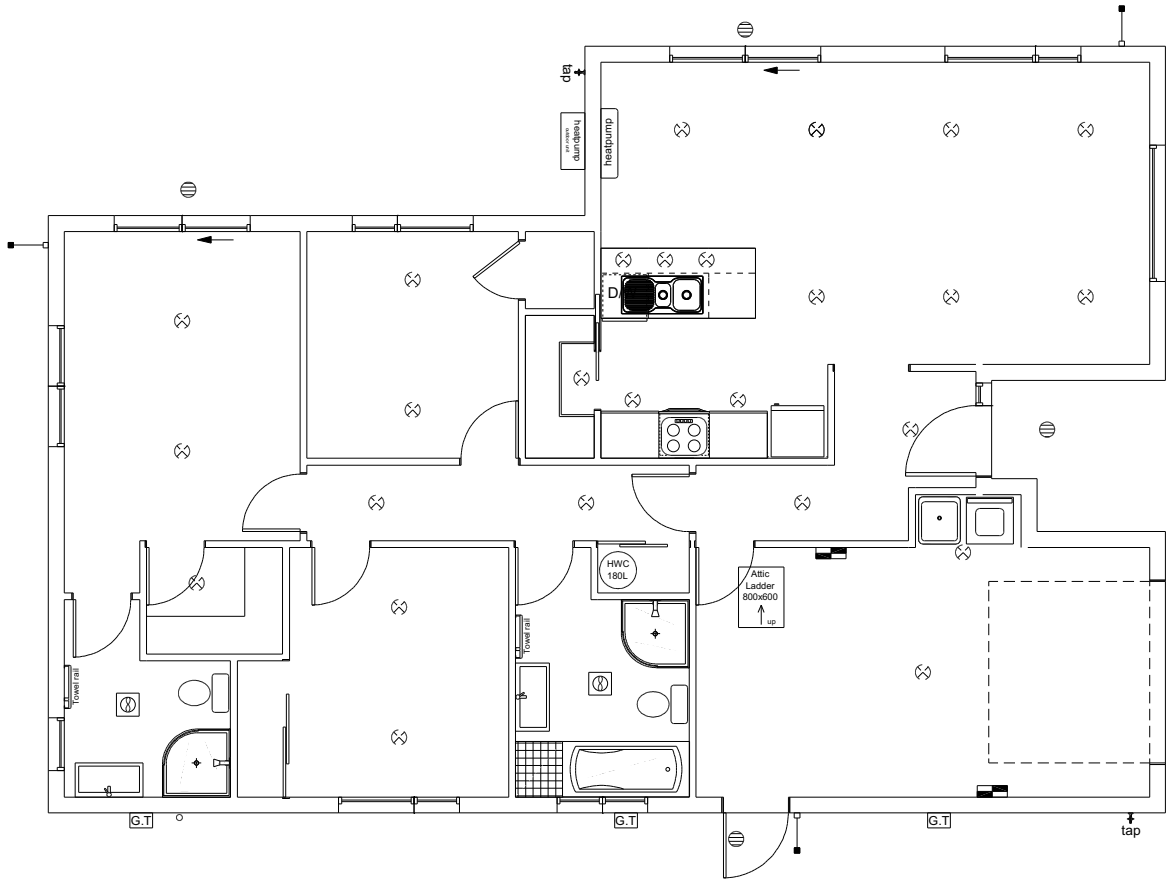


Job Name: Tania Kitto									Wind		EQ	
									Demand			
									571		909	
									Achieved			
Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BUs)	EQ (BUs)	1245 218%	1320 145%		
A	1	0.60		2.4	EP1 0.6	Ecoply®	57	63				
	2	1.20		2.4	EP1 1.2	Ecoply®	144	162				
	3	0.60		2.4	EP1 0.6	Ecoply®	57	63				
									258 OK	288 OK		
B	1	0.60		2.4	EP1 0.6	Ecoply®	57	63				
	2	1.20		2.4	EP1 1.2	Ecoply®	144	162				
	3	1.20		2.4	EP1 1.2	Ecoply®	144	162				
									345 OK	387 OK		
C	1	1.20		2.4	GS1-N	GIB®	83	72				
	2	1.40		2.4	GS1-N	GIB®	97	84				
	3	1.70		2.4	GS1-N	GIB®	117	102				
									297 OK	258 OK		
D	1	1.20		2.4	EP1 1.2	Ecoply®	144	162				
	2	0.60		2.4	EP1 0.6	Ecoply®	57	63				
	3	1.20		2.4	EP1 1.2	Ecoply®	144	162				
									345 OK	387 OK		

Job Name: Tania Kitto									Wind		EQ					
									Demand							
									627				909			
									Achieved							
Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BUs)	EQ (BUs)	1079 172%	1086 119%						
M	1	1.20		2.4	EP1 1.2	Ecoply®	144	162								
	2	1.20		2.4	EP1 1.2	Ecoply®	144	162								
											288 OK	324 OK				
N	1	1.80		2.4	GS1-N	GIB®	124	108								
	2	1.80		2.4	GS1-N	GIB®	124	108								
											248 OK	216 OK				
O	1	1.20		2.4	EP1 1.2	Ecoply®	144	162								
	2	1.80		2.4	GS1-N	GIB®	124	108								
											268 OK	270 OK				
P	1	1.20		2.4	GS2-N	GIB®	118	103								
											118 OK	103 OK				
Q	1	0.60		2.4	EP1 0.6	Ecoply®	57	63								
	2	0.60		2.4	EP1 0.6	Ecoply®	57	63								
	3	0.40		2.4	GS1-N	GIB®	21	23								
	4	0.40		2.4	GS1-N	GIB®	21	23								
											156 OK	172 OK				

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				<b>119082</b>	<b>Oystercatcher</b>	<b>BRACING PLAN</b>	No.	Date:	Reason:	<p><b>11</b>  of 21 sheets</p>
							1	21-12-2021	Initial Consent Plans	
Sales:	Drawn:	QS:	Print Date:	Scale:						
<b>D Ryan</b>	<b>M Glynn</b>	<b>S Liu</b>	<b>12/04/2022</b>	<b>1:100 @ A3</b>						





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  
Plans are to be read in conjunction with Specifications and all supporting documentation

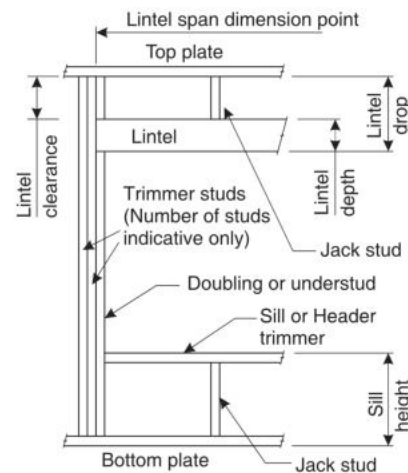
 <div>Signature HOMES Est. 1993 YOUR HOME. YOUR WAY.</div>	<b>TKR Homes Ltd.</b> 31 Watts Road, Sockburn PO BOX 11 351 Christchurch 8443  P: +64 3 342 7788	These drawings are limited to and by the extent of the detail covered in the drawings to meet the current New Zealand Building Code (NZBC). Where detail is 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.	<b>Tania Kitto</b> Lot 42 Belfast Development Belfast, Christchurch	Job Number:	Original Plan:	Sheet Name:		<b>CONSENT PLANS</b>			Sheet No.:
				<b>119082</b>	<i>Oystercatcher</i>	<b>LIGHTING PLAN</b>	No.	Date:	Reason:		
							1	21-12-2021	Initial Consent Plans		
Sales:	Drawn:	QS:	Print Date:	Scale:				of 21 sheets			
<b>D Ryan</b>	<b>M Glynn</b>	<b>S Liu</b>	<b>12/04/2022</b>	<b>1:100 @ A3</b>							

# 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			Heavy Roof		
	Wind Zone			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	-	-

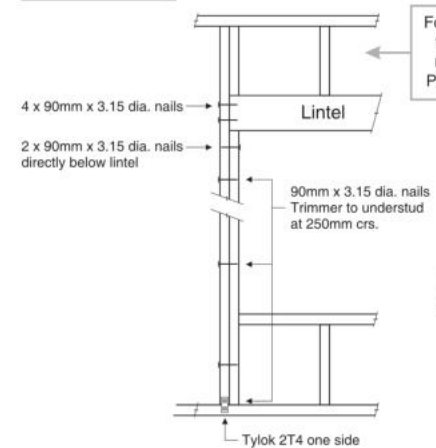
## NOTES:

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

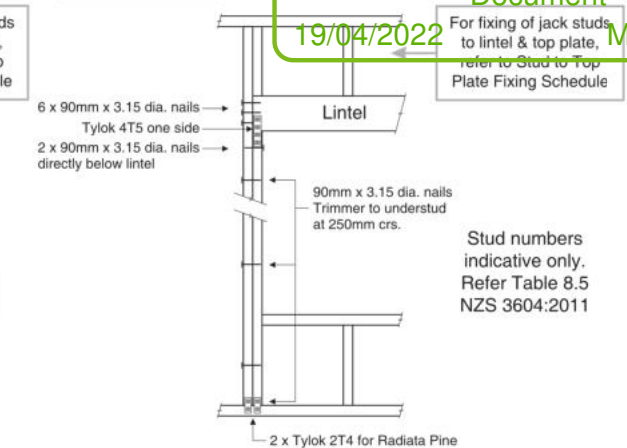
Lintel Span (m)	Loaded Dimension (m) (See Fig. 1.3 NZS 3604:2011)	Light Roof Wind Zone					Heavy Roof Wind Zone				
		L	M	H	VH	EH	L	M	H	VH	EH
1.0	2.0	E	E	E	F	F	E	E	E	F	F
	3.0	E	E	F	F	F	E	E	F	F	F
	4.0	E	F	F	F	G	E	E	F	F	F
	5.0	E	F	F	G	G	E	E	F	F	G
	6.0	E	F	F	G	G	E	E	F	F	G
1.2	2.0	E	E	F	F	F	E	E	F	F	F
	3.0	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	F	F	F
	3.0	E	F	F	G	G	E	E	F	F	G
	4.0	E	F	F	G	G	E	E	F	F	G
	5.0	F	F	G	G	H	E	E	F	G	H
	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	G	H
	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	-	-	E	F	G	H	H
3.0	2.0	E	F	F	G	G	E	E	F	G	H
	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	-	-	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	-	-	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	-	-	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
	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
	4.0	F	G	H	-	-	E	F	G	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	E	F	G	H
	3.0	F	G	H	H	-	E	F	G	H	H
	4.0	G	G	H	-	-	E	F	H	H	-
	5.0	G	H	-	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	F	H	-	-
5.4	2.0	F	F	G	H	H	E	E	F	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	-	-	-	E	F	H	-	-
	5.0	G	H	-	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	G	H	-	-

## LINTEL FIXING OPTIONS

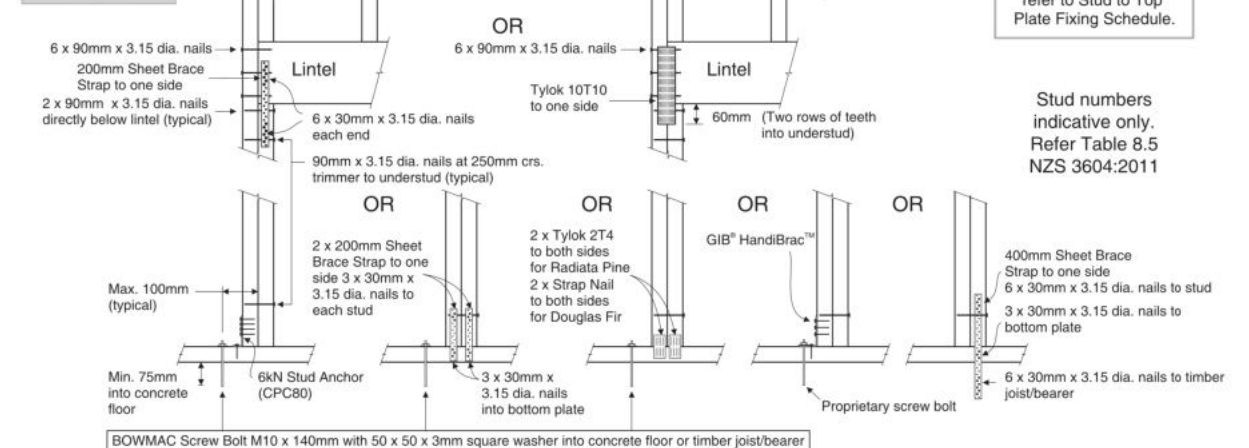
### TYPE E 1.4kN



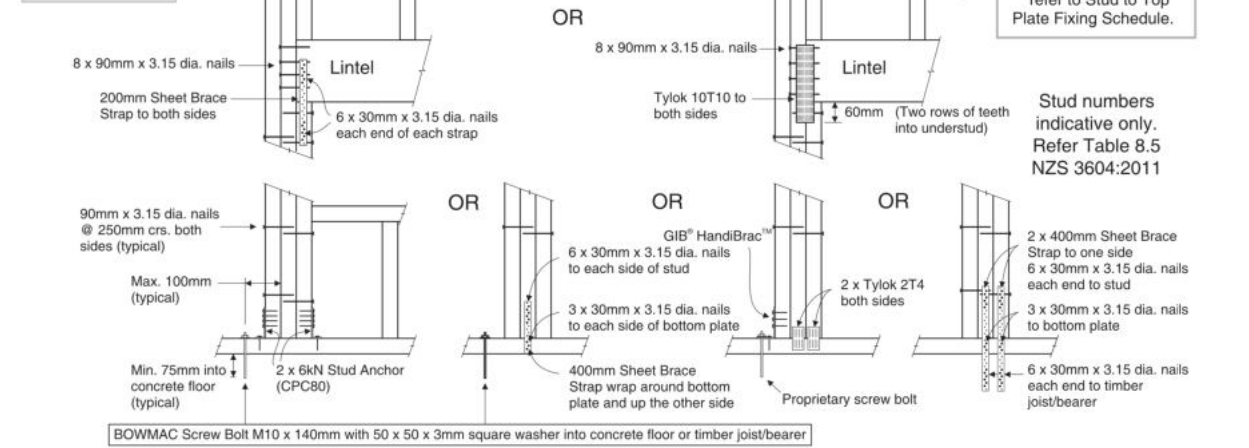
### TYPE F 4.0kN




### TYPE G 7.5kN



### TYPE H 13.5kN



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				<div>Sales: <b>D Ryan</b></div> <div>Drawn: <b>M Glynn</b></div> <div>QS: <b>S Liu</b></div> <div>Print Date: <b>12/04/2022</b></div> <div>Scale: <b>NTS @ A3</b></div>		No.	Date:	Reason:				
						1	21-12-2021	Initial Consent Plans				

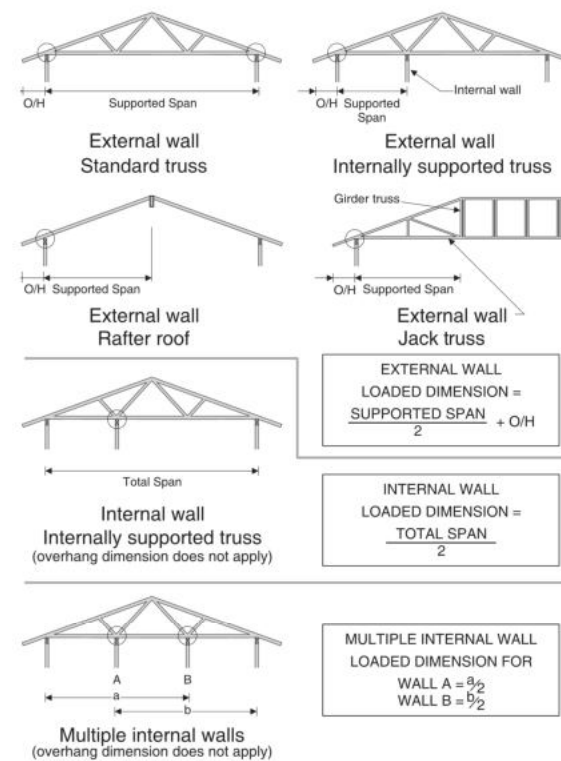


## STUD TO TOP PLATE FIXING SCHEDULE ALTERNATIVE TO TABLE 8.18 NZS 3604:2011

### 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



### FIXING SELECTION CHART

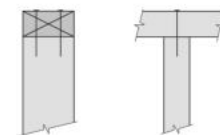
(Suitable for walls supporting roof members at 600, 900 or 1200mm crs.)  
Wind Zones L, M, H, VH, EH, as per NZS 3604:2011

Loaded Dimension (m)			Light Roof Wind Zone					Heavy Roof Wind Zone				
Stud Centres			L	M	H	VH	EH	L	M	H	VH	EH
300mm	400mm	600mm										
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

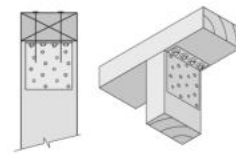
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



#### FIXING TYPE B 4.7kN

CHOOSE ANY OF THE 3 OPTIONS BELOW

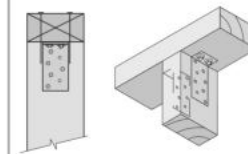
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



Plus LUMBERLOK 6kN Stud Anchor (CPC80)

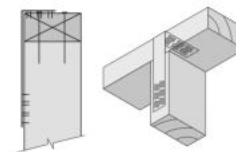
Recommended for internal wall options to avoid lining issues

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



Plus 2 x LUMBERLOK CPC40

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



Plus LUMBERLOK Stud Strap (one face only)

### NOTE:

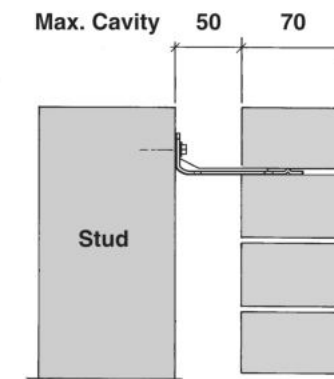
To calculate the number of B type fixings required, divide the wall length by the stud centres, add 1 to this figure and locate this number of fixings as evenly as possible along the wall length. This figure includes the start and end studs in each wall length.



SCAN FOR  
INSTALLATION  
VIDEO

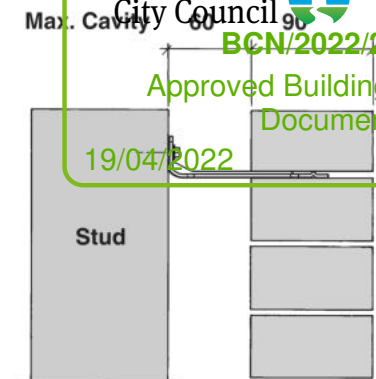
<https://vimeo.com/117353604>

### 70 SERIES BRICK



Screw Tie Short  
(85mm)

### 90 SERIES BRICK



Screw Tie Long  
(105mm)

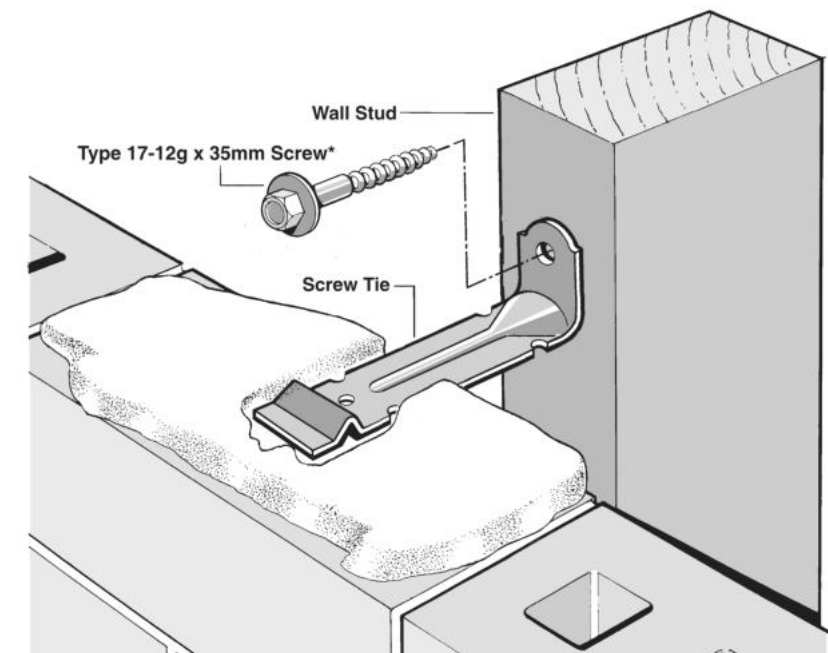
- ★ All brick work must be constructed in accordance with NZS 4210:2001 Masonry Construction: Materials and Workmanship. Screw Ties must be applied accordingly and are not to be hammered into timber framing.
- ★ Water shedding shoulder prevents transfer of the moisture from tie to building.
- ★ Nail 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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**Tania Kitto**  
Lot 42  
Belfast Development  
Belfast, Christchurch

Job Number:  
**119082**

Original Plan:  
**Oystercatcher**

Sheet Name:  
**FRAMING DETAILS**

Sales:  
**D Ryan**

Drawn:  
**M Glynn**

QS:  
**S Liu**

Print Date:  
**12/04/2022**

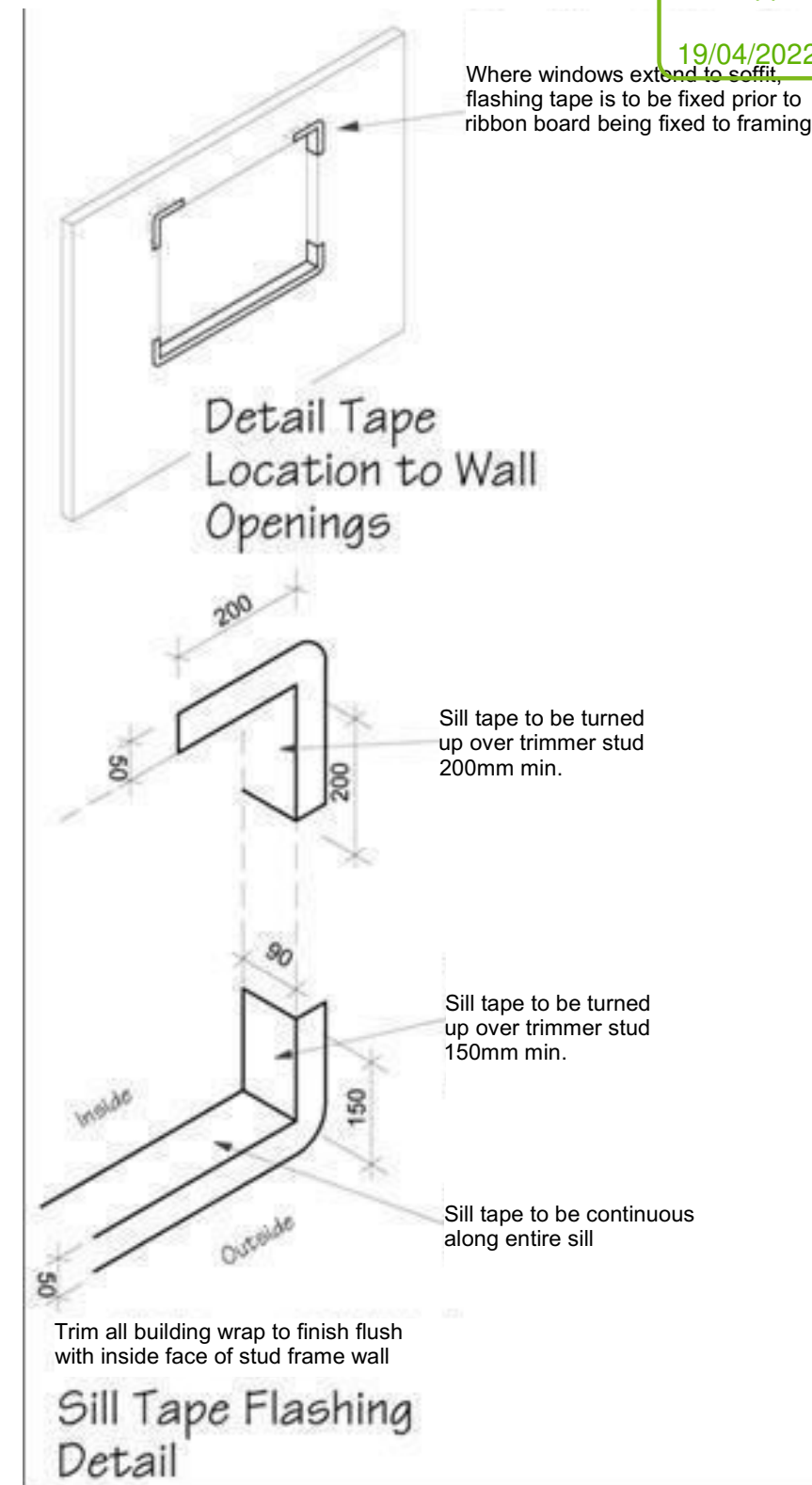
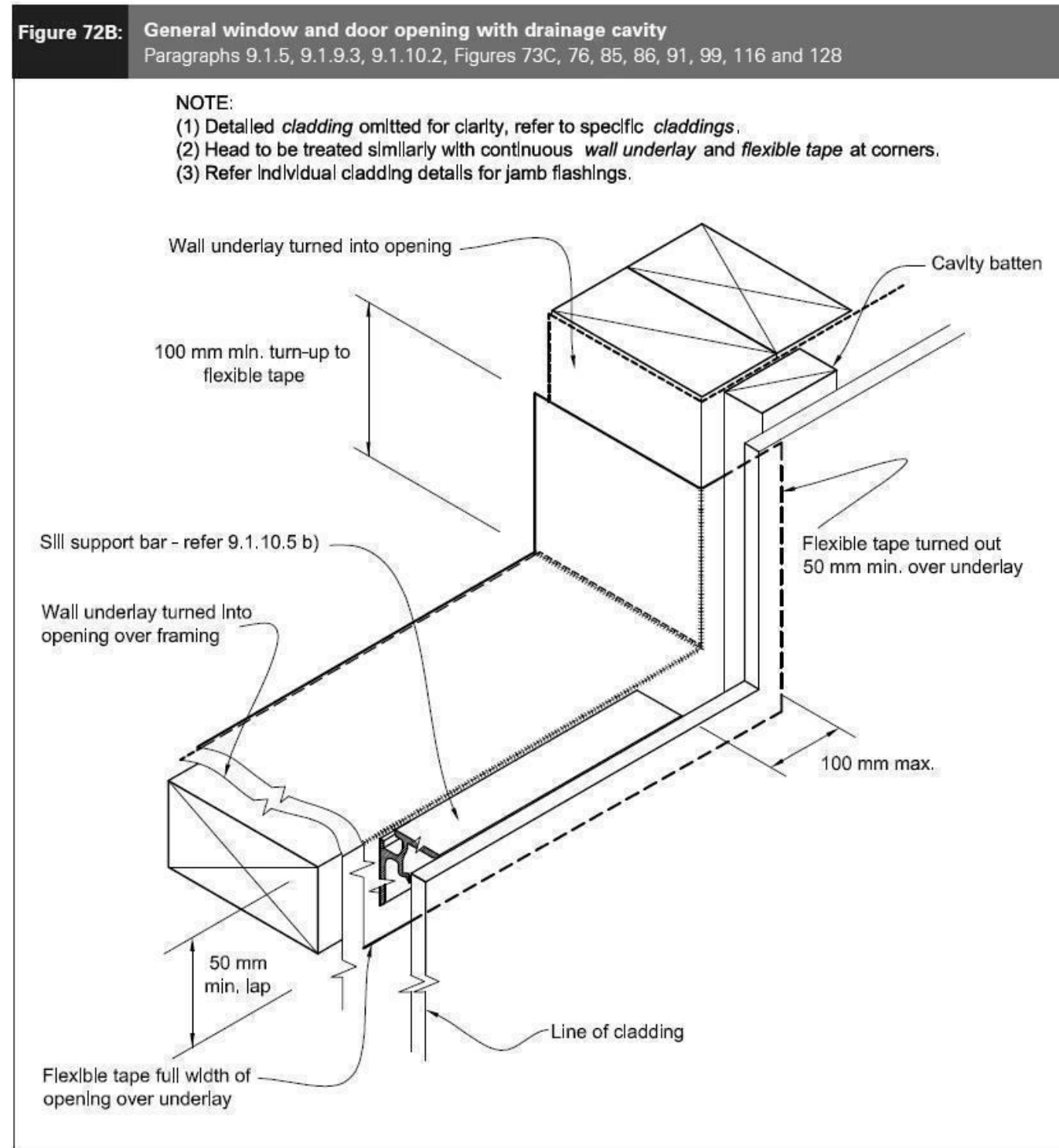
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**NTS @ A3**

### CONSENT PLANS


No.	Date:	Reason:
1	21-12-2021	Initial Consent Plans

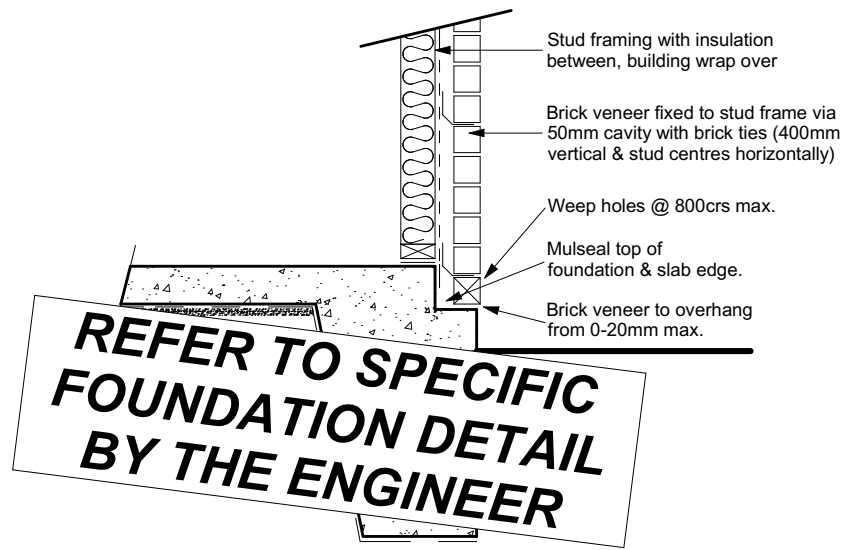
Sheet No.:  
**14**  
of 21 sheets



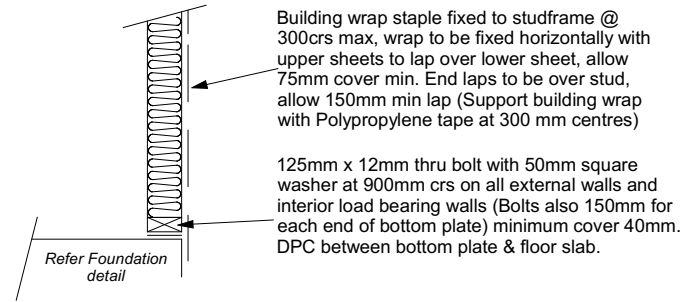


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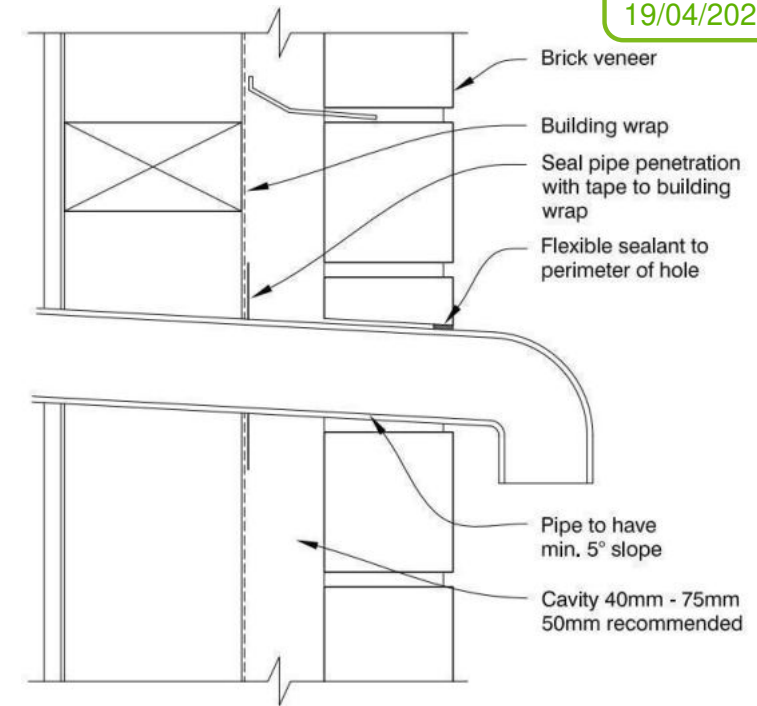
 <div>Signature HOMES EST. 1983 YOUR HOME. YOUR WAY.</div>	<b>TKR Homes Ltd.</b> 31 Watts Road, Sockburn PO BOX 11 351 Christchurch 8443  P: +64 3 342 7788	These drawings are limited to and by the extent of the detail covered in the drawings to meet the current New Zealand Building Code (NZBC). Where 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.	<b>Tania Kitto</b> Lot 42 Belfast Development Belfast, Christchurch	Job Number: <b>119082</b>		Original Plan: <b>Oystercatcher</b>	Sheet Name: <b>CONSTRUCTION DETAILS</b>		<b>CONSENT PLANS</b>			Sheet No.: <b>15</b>  of 21 sheets	
				Sales: <b>D Ryan</b>		Drawn: <b>M Glynn</b>	QS: <b>S Liu</b>	Print Date: 12/04/2022	Scale: <b>As Shown @ A3</b>	No.	Date:		Reason:
										1	21-12-2021		Initial Consent Plans



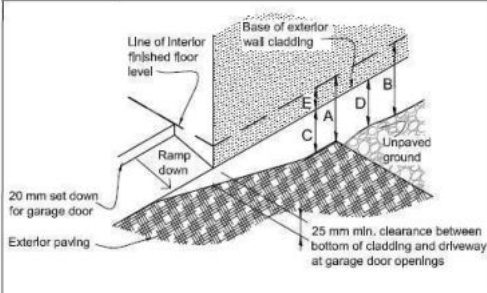
**Brick Veneer Foundation**  
**Scale 1:20**



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



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

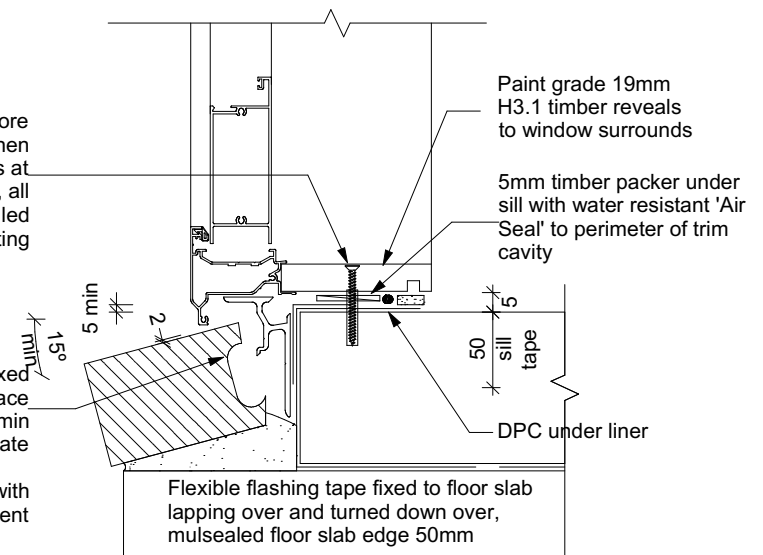
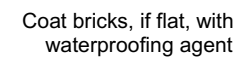
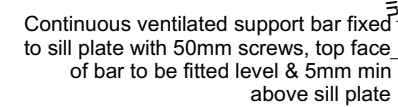
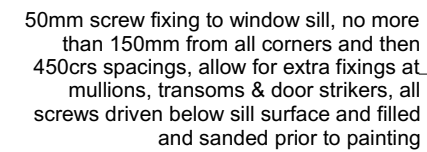


**Table 18:** Minimum clearances  
Paragraphs 9.1.3, 9.1.3.1, 9.1.3.2,  
9.1.3.3, 9.1.3.4, 9.1.3.5 and 9.2.7

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	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**

**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**



**TKR Homes Ltd.**  
31 Watts Road, Sockburn  
PO BOX 11 351  
Christchurch 8443  
  
P: +64 3 342 7788

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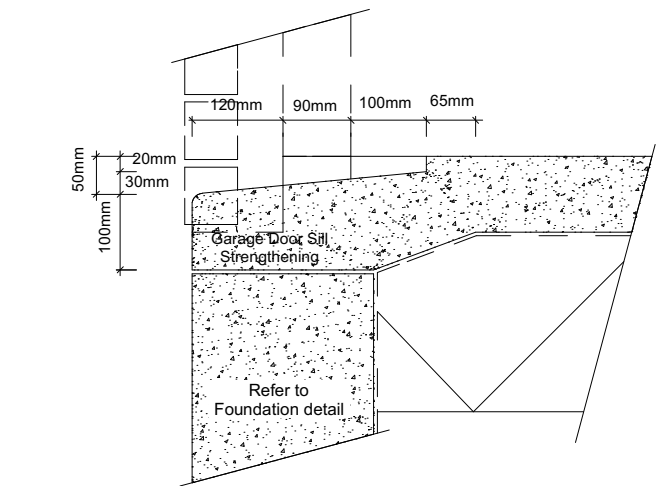
Tania Kitto  
Lot 42  
Belfast Development  
Belfast, Christchurch

Job Number:  
**119082**

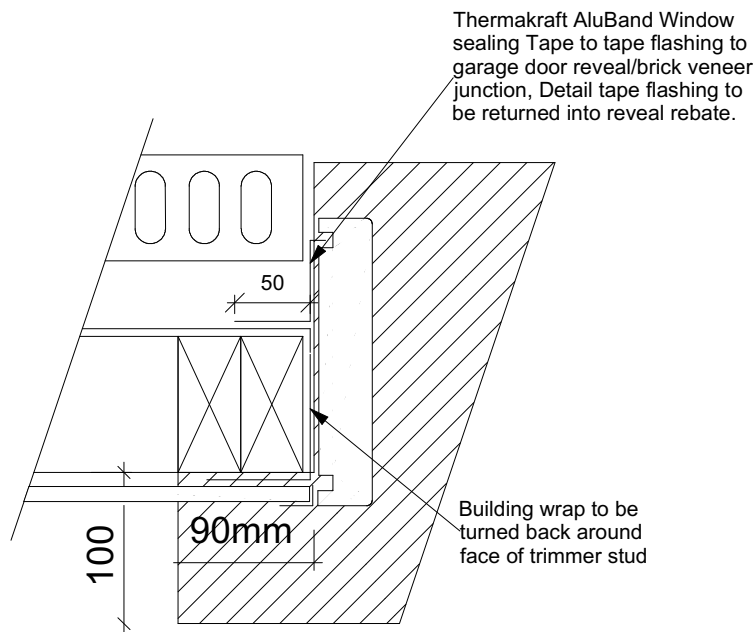
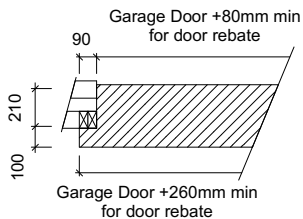
Original Plan:  
***Oystercatcher***

Sheet Name:  
**CONSTRUCTION  
DETAILS**

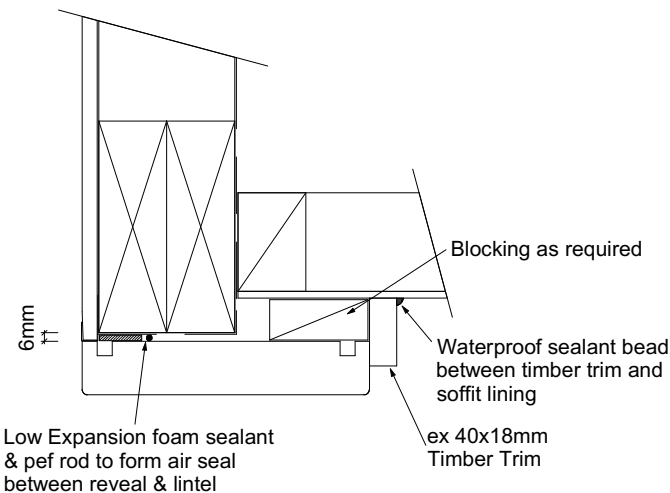
<b>CONSENT PLANS</b>			<b>Sheet No.:</b>
No.	Date:	Reason:	<b>16</b>
1	21-12-2021	Initial Consent Plans	
			<b>of 21 sheets</b>



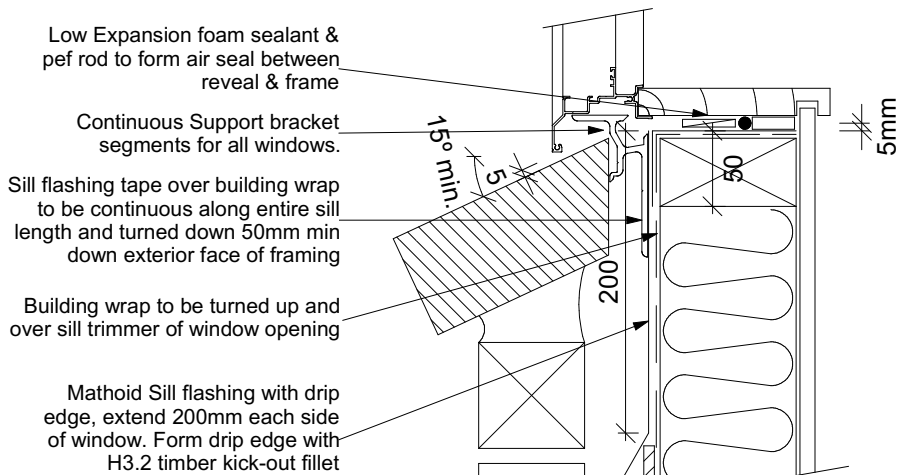
Garage Door Rebate Details  
Scale 1:10



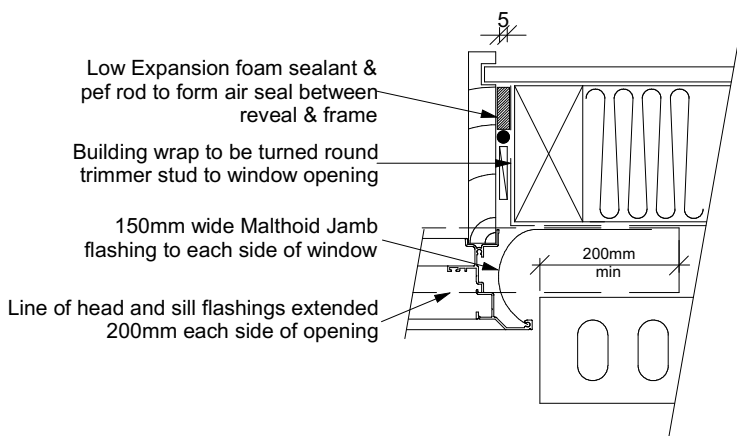
Garage Door Jamb Detail  
Scale 1:5



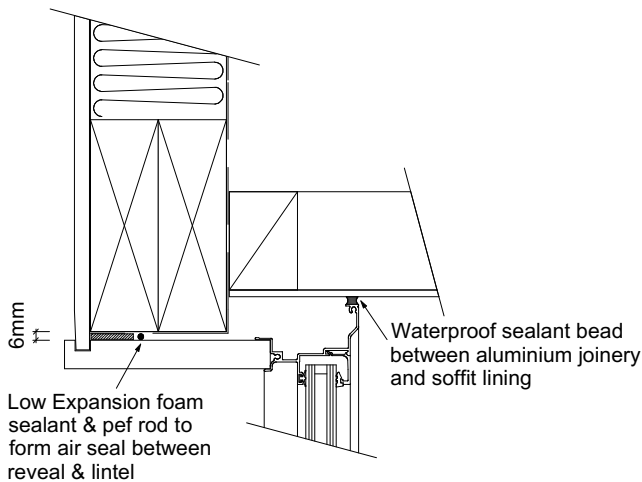
Garage Door Head to Soffit  
Scale 1:5



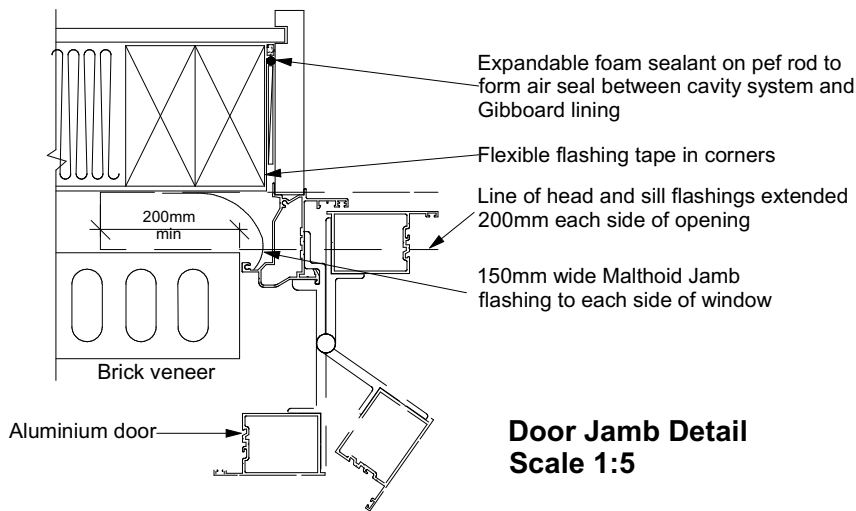
Window Sill Detail  
Scale 1:5



Window Jamb Detail  
Scale 1:5



Window Head to Soffit Detail  
Scale 1:5



Door Jamb 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

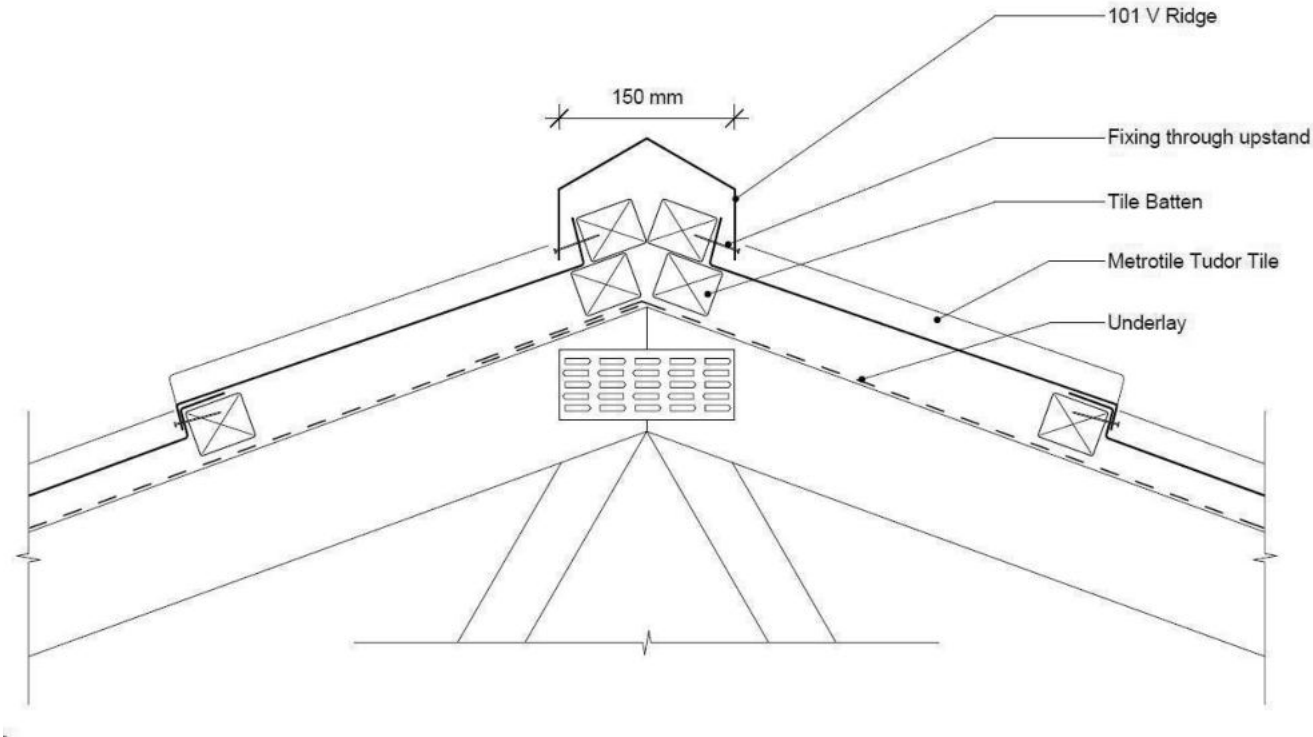
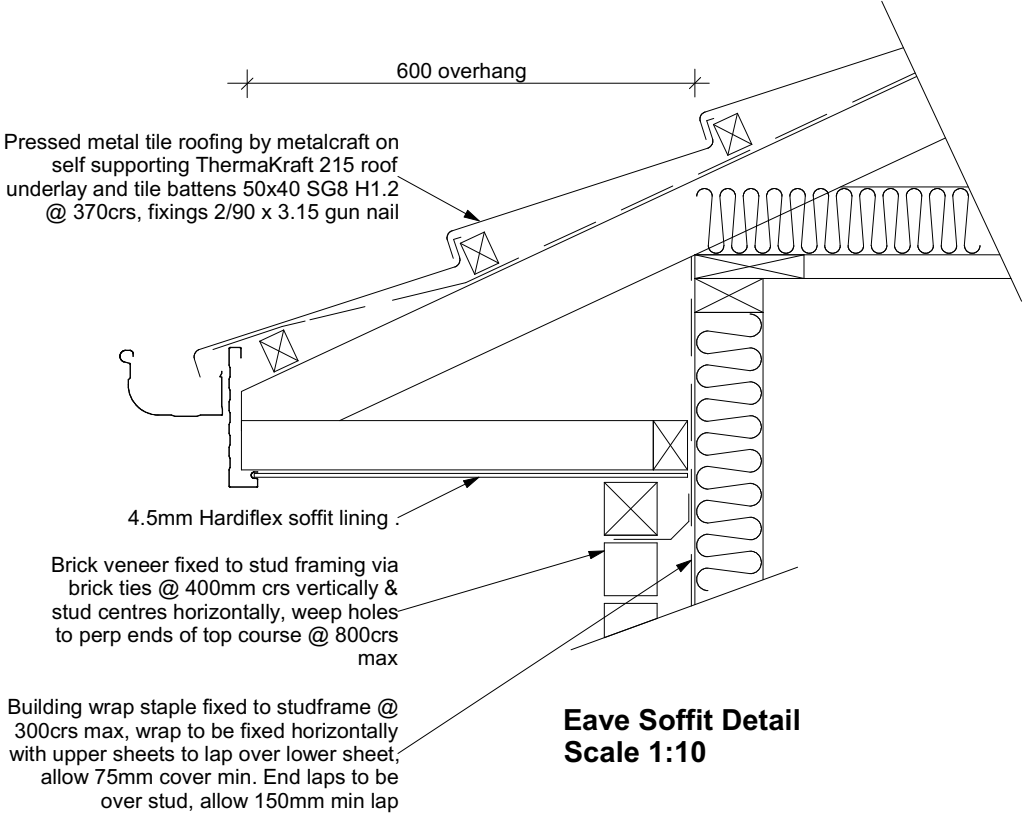
b) Maximum 150 mm from reveal ends.

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

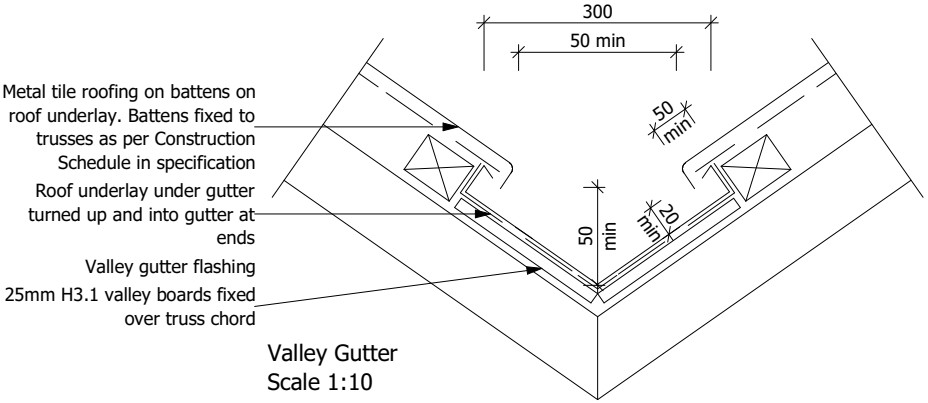
All dimensions are to be check and confirmed prior to any construction  
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								No.	Date:	Reason:	
								1	21-12-2021	Initial Consent Plans	



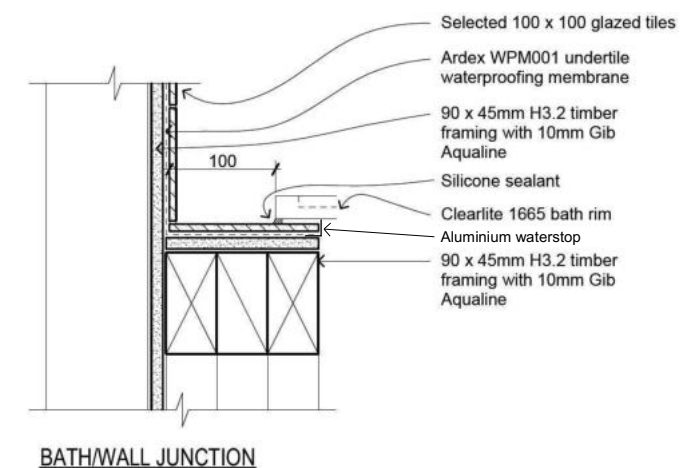
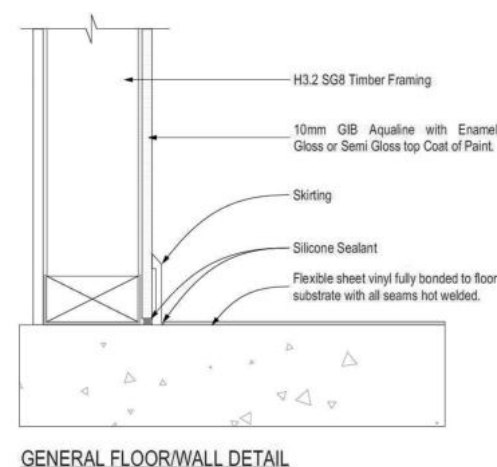
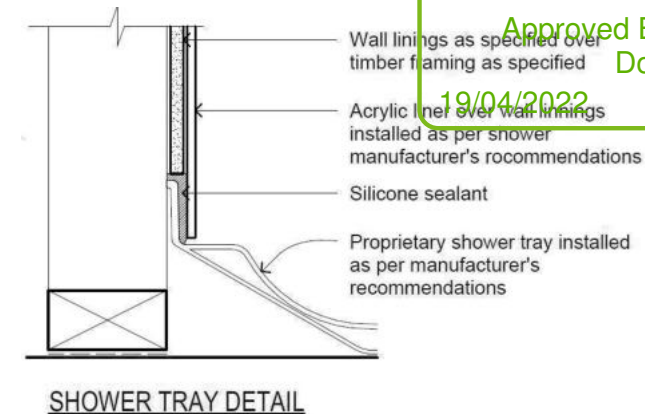
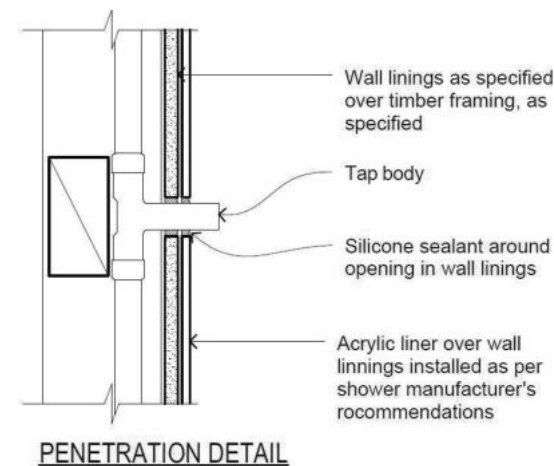
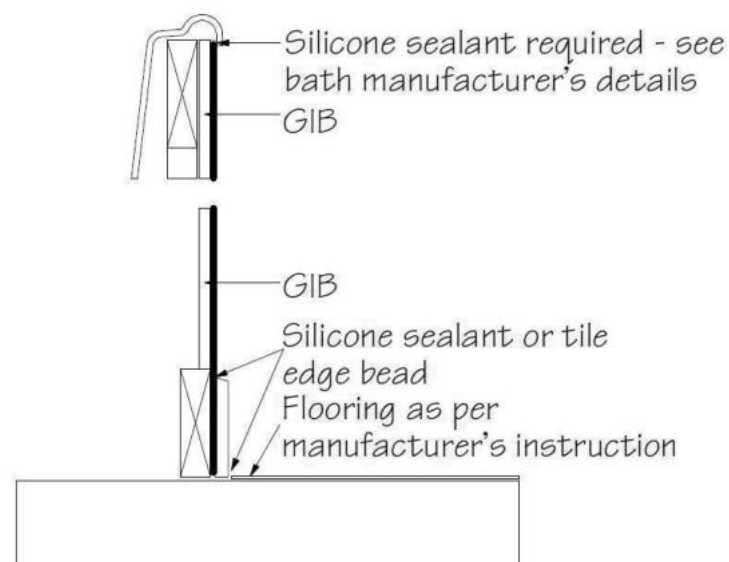
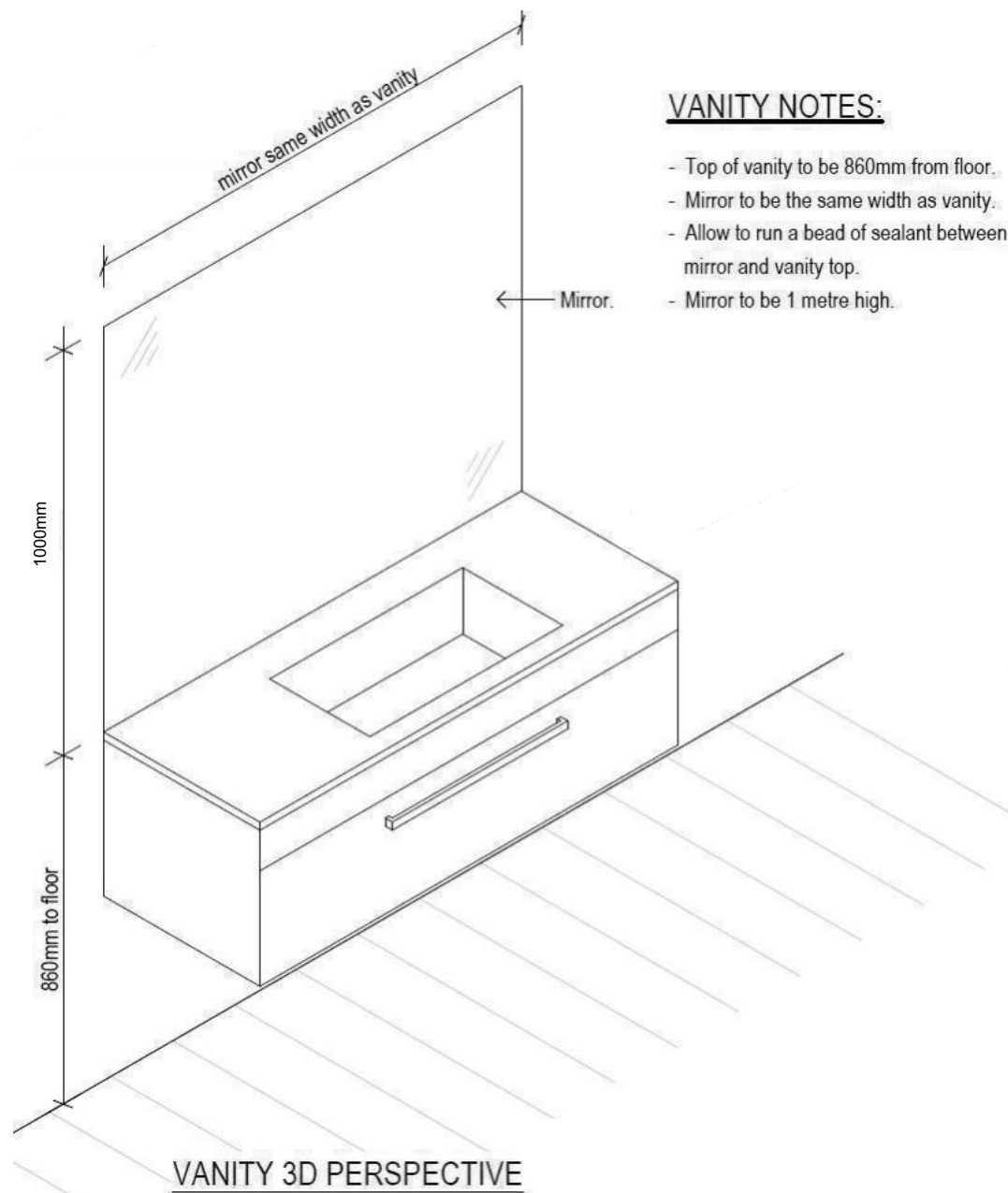


**Metal Tile Angle Ridge Detail  
Scale NTS**

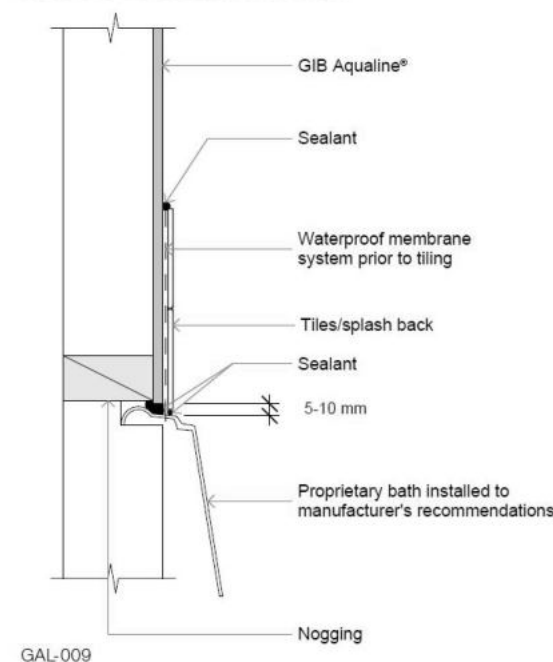


All dimensions are to be check and confirmed prior to any construction  
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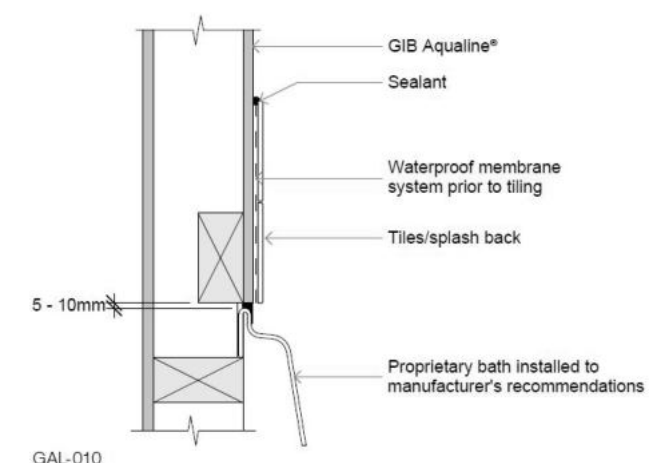
	<b>TKR Homes Ltd.</b> 31 Watts Road, Sockburn PO BOX 11 351 Christchurch 8443  P: +64 3 342 7788	These drawings are limited to and by the extent of the detail covered in the drawings to meet the current New Zealand Building Code (NZBC). Where detail it required for construction and to demonstrate compliance 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.	<b>Tania Kitto</b> Lot 42 Belfast Development Belfast, Christchurch	Job Number: <b>119082</b>		Original Plan: <b>Oystercatcher</b>	Sheet Name: <b>CONSTRUCTION DETAILS</b>		<b>CONSENT PLANS</b>			Sheet No.: <b>18</b>  of 21 sheets
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									1	21-12-2021	Initial Consent Plans	




A: BATH LINING JUNCTION



D: BATH LINING JUNCTION



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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				Sales: <b>D Ryan</b>		Drawn: <b>M Glynn</b>	QS: <b>S Liu</b>	Print Date: <b>12/04/2022</b>	Scale: <b>NTS @ A3</b>	No.	Date:		Reason:
										1	21-12-2021		Initial Consent Plans



# BUILDABLE CONSENT LAYOUT



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

# CARTERS

**Your Building Partner**

Christchurch City Council

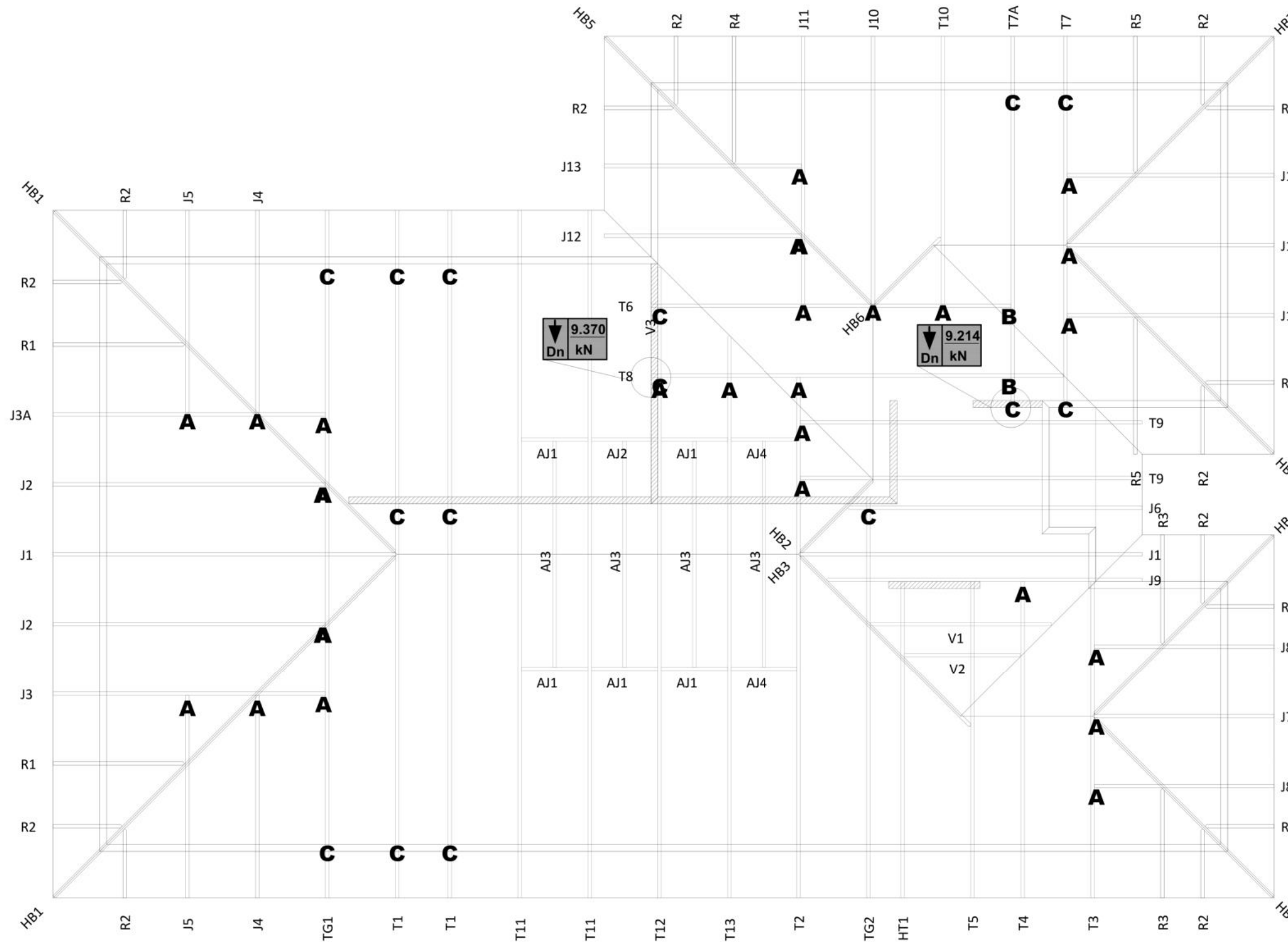
BCN/2022/2119

Approved Building Consent Document

19/04/2022

Mahe, Kevin

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**PLEASE NOTE: All gable trusses are designed to suit cladding manufacturer's framing requirements. If a gable truss requires a windbeam brace, the type of MiTek brace will be noted as such on the layout.**

CARTERS  
Carters National Support Office  
0800 Carters

JOB No **350701C2**

Client: TKR Homes Limited | T/A Signature Homes  
Job: Tania Kitto  
Site: Lot 42  
Belfast Subdivision  
Belfast

Pitch: 25.0deg  
Roof Type: Metal Tiles  
Overhang: 600mm  
Wind Area: High  
Roof Snow: 0.441kPa  
Ceiling Restraint Centres: 600mm

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

DRAWN Celica Maffey 15 Dec, 2021

FIXINGS

A = 47x90 Joist Hanger  
B = 47x120 Joist Hanger  
C = CT200 (pair)  
D = 47x190 Joist Hanger  
E = 95x165 Joist Hanger  
F = SH-140 Split Hanger  
G = SH-180 Split Hanger  
H = SH-220 Split Hanger  
J = 2x6kN Strap (12kN Total)  
K = 6kN Strap  
L = Multigrip (single)  
M = Multigrips (pair)  
N = Nailon Plate (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  
W = 24kN Uplift  
X = 25kN Uplift  
Y = 35kN Uplift  
Z = 45kN Uplift

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

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

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

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

Truss Layout

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

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							No.	Date:	Reason:	
							1	21-12-2021	Initial Consent Plans	



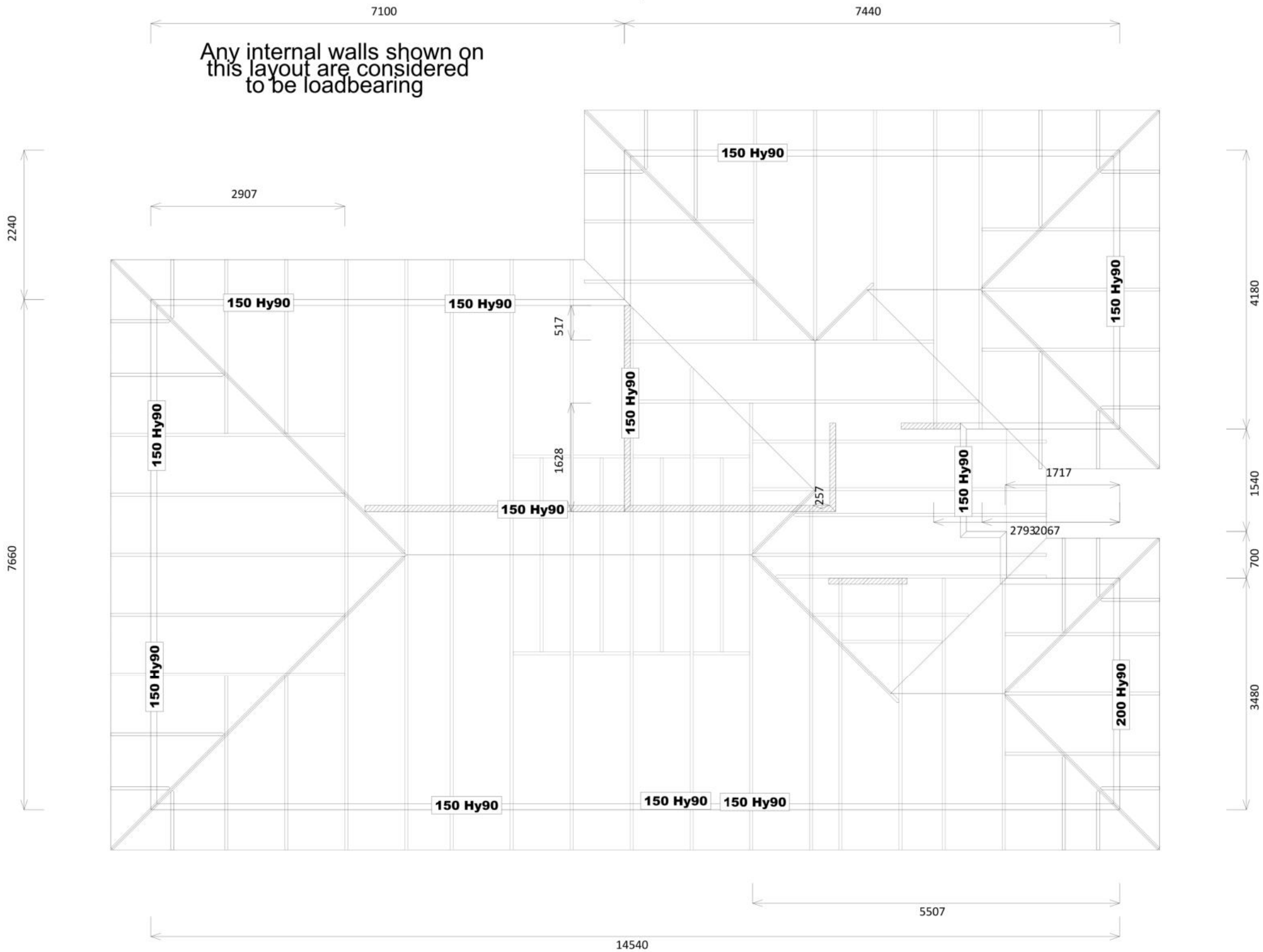
BUILDABLE CONSENT LAYOUT

Attic trusses have been designed for a storage space of 3000mm wide x 1300mm high, reducing at 25 degrees. 190x45 bottom chords and 140x45 top chords have been used.



BCN/2022/2119  
Approved Building Consent Document

Mahe, Kevin



CARTERS  
Carters National Support Office  
0800 Carters

JOB No 350701C2

Client: TKR Homes Limited | T/A Signature Homes  
Job: Tania Kitto  
Site: Lot 42  
Belfast Subdivision  
Belfast

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

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

DRAWN Celica Maffey 15 Dec, 2021

Ultimate Limit State Loads  
Dn kN Up kN

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

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

If no loads are shown, no thickening is required.

The lintels have been sized using one of the following:

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

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

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



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

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

 <p><b>Signature</b> HOMES Est. 1993</p> <p>YOUR HOME. YOUR WAY.</p>	<p><b>TKR Homes Ltd.</b> 31 Watts Road, Sockburn PO BOX 11 351 Christchurch 8443</p> <p>P: +64 3 342 7788</p>	<p>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.</p>	<p><b>Tania Kitto</b> <b>Lot 42</b> <b>Belfast Development</b> <b>Belfast, Christchurch</b></p>	Job Number: <b>119082</b>		Original Plan: <b>Oystercatcher</b>		Sheet Name: <b>TRUSS DESIGN</b>		<b>CONSENT PLANS</b>			Sheet No.:  <b>21</b>  of 21 sheets				
				Sales: <b>D Ryan</b>		Drawn: <b>M Glynn</b>		QS: <b>S Liu</b>		Print Date: <b>12/04/2022</b>		Scale: <b>NTS @ A3</b>		No.	Date:	Reason:	
														1	21-12-2021	Initial Consent Plans	

**BREWER RESIDENCE**  
**LOT 42 APPLGROVE CRESCENT, CHRISTCHURCH**  
**STRUCTURAL DRAWINGS**  
**CONSENT**  
REFERENCE 212081



C:\\_Revit Files\212081 Structural Drawings 20 Dec 2021\_shaneg@pfc.co.nz.rvt 21/12/2021 4:35:34 PM

STANDARD DETAILS

To be followed unless shown otherwise on drawings. The drawings and standard details read in conjunction, shall have preference over the specification if any inconsistency occurs.

CONCRETE COVER

Foundations - 75mm cover to ground, 50mm cover to DPM or formwork  
Where the cover is not shown on the drawings, refer to the following standards:  
NZS 3101 "Concrete Structures Standard"  
NZS 3109 "Concrete Construction"

BAR SUPPORTS

Reinforcing bar supports have not been shown on the drawings. The contractor shall supply bar supports as required to ensure all bars are adequately supported and secured against displacement at centers sufficient to ensure that the reinforcing does not move more than 10mm during construction.

LAPS

Where rods are shown in long lengths, they may, in general be lapped anywhere providing that laps are full lap lengths as indicated elsewhere on this sheet or on drawings. Laps in adjacent bars must be staggered at least 60xdia of bar. Where rods are detailed and laps shown, these must not be varied or extra laps introduced without the permission of the Consulting Engineer. Where rods are offset the slope of the crank shall not exceed 1 in 12. At laps an extra tie (not normally shown on drawings) must be placed at each end of the cranks. See diagram.

EPOXIED ANCHORS

Where epoxied anchors are specified, Ramset Epcon C8 XTREM™ or approved equivalent is to be used, ensure anchors are installed to manufacturers specifications, unless noted otherwise

NOTES FOR SHOP DRAWING DETAILER

These drawings are intended to be read in conjunction with the 3D Revit file. Electronic drawing files are available on request.

NOTES FOR CONTRACTOR

The contractor shall verify all dimensions on site and compare with architectural drawings before commencing work or making shop drawings. The contractor must not pour concrete before the reinforcing has been inspected in place by the Consulting Engineer who shall be given 24 hours notice of pouring. For nibs and other architectural features the architectural drawings are to have preference over structural drawings but structural sizes and correct covers are to be maintained everywhere. Holes through structural members are to be in positions acceptable to the Consulting Engineer. Sizes of foundation beams and columns in ground are shown for pouring against boxing. If concrete is poured against natural ground, sizes of members are increased by 25 on each face. On boundaries, all work below ground, except postholes, should be boxed. Posthole footings are to be poured against undisturbed natural ground.

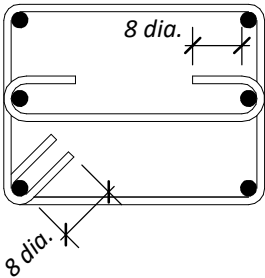
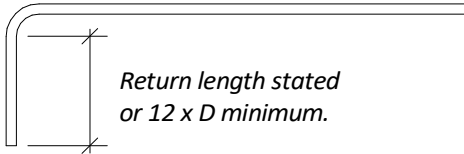
LAP LENGTH

Unless otherwise noted on the drawings the following minimum lap lengths shall apply:

	CONCRETE		BLOCKWORK	
	D	H	D	H
BAR DIA	300MPa	500MPa	300MPa	500MPa
10mm	400	600	450	700
12mm	500	800	600	900
16mm	600	1000	750	1200
20mm	800	1300	900	1400
25mm	1000	1600	1100	1750
32mm	1300	2000	1500	2250

STANDARD RETURNS

All normal ties & stirrups to have 8 dia. returns.



SYMBOLS AND ABBREVIATIONS

e.s. = each side, e.w. = each way, e.f. = each face, e.e. = each end  
N.T.S. = not to scale  
R = Plain round bars, Grade 300  
D = Deformed bars, Grade 300  
H = Deformed bars, Grade 500  
HR = Plain round bars, Grade 500  
RB = Reid bars

Christchurch DRAWING SCHEDULE		Page 23 of 26
BCN/2022/2119		
SHEET	TITLE	ISSUE
Approved Building Consent Document		
S1.1	STANDARD DETAILS	1
S1.2	PROJECT 3D VIEW	1
S2.1	GROUND FLOOR PLAN	1
S2.2	FOUNDATION DETAILS	1

ORIGINAL DRAWING IN COLOUR

This drawing is copyright ©  
Contractor must verify all dimensions on site  
Powell Fenwick Consultants Limited  
trading as Powell Fenwick  
03 366 1777 www.pfc.co.nz  
Christchurch Queenstown

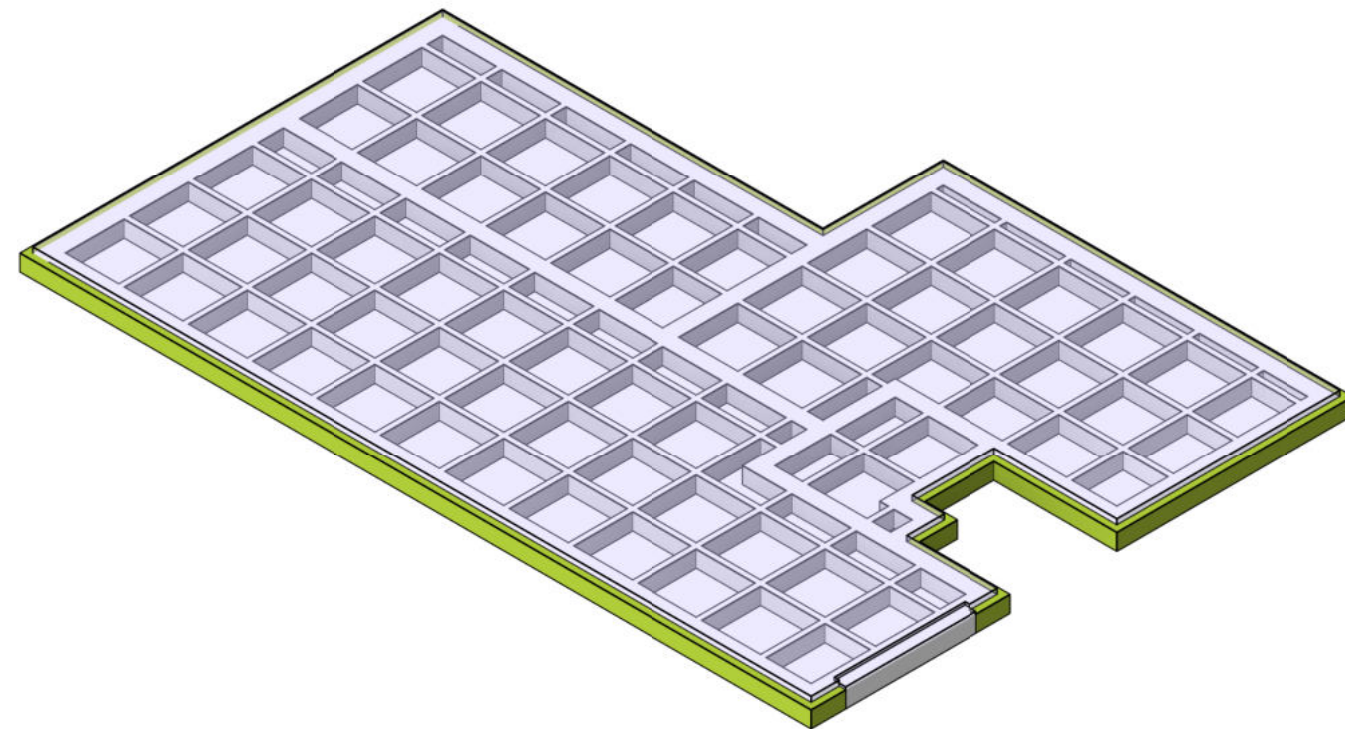
1 20.12.21 Consent  
ISSUE DATE AMENDMENT

BREWER RESIDENCE  
STANDARD DETAILS



DESIGNED  
KJB  
DRAWN  
CWC  
CHECKED  
SCALE AT A3  
1 : 10  
REFERENCE  
212081  
SHEET  
S1.1  
ISSUE 1  
ACENZ





3D VIEW

ORIGINAL DRAWING IN COLOUR

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Powell Fenwick Consultants Limited  
trading as Powell Fenwick  
03 366 1777 [www.pfc.co.nz](http://www.pfc.co.nz)  
Christchurch Queenstown

1	20.12.21	Consent
ISSUE	DATE	AMENDMENT

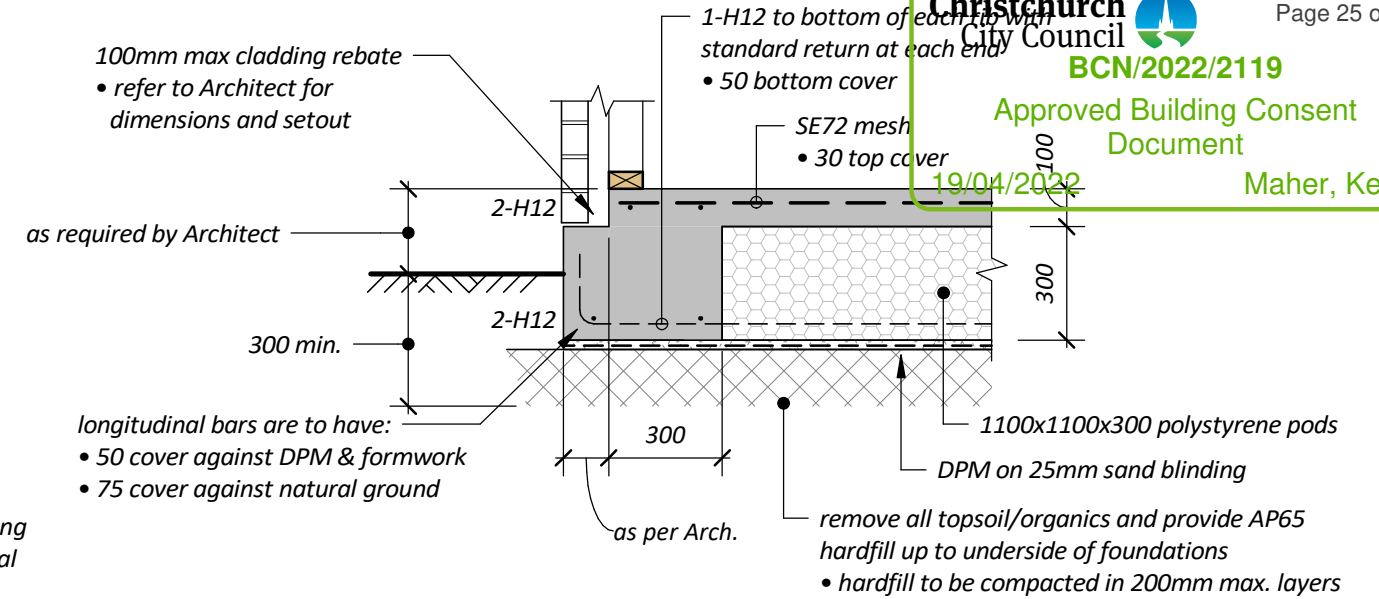
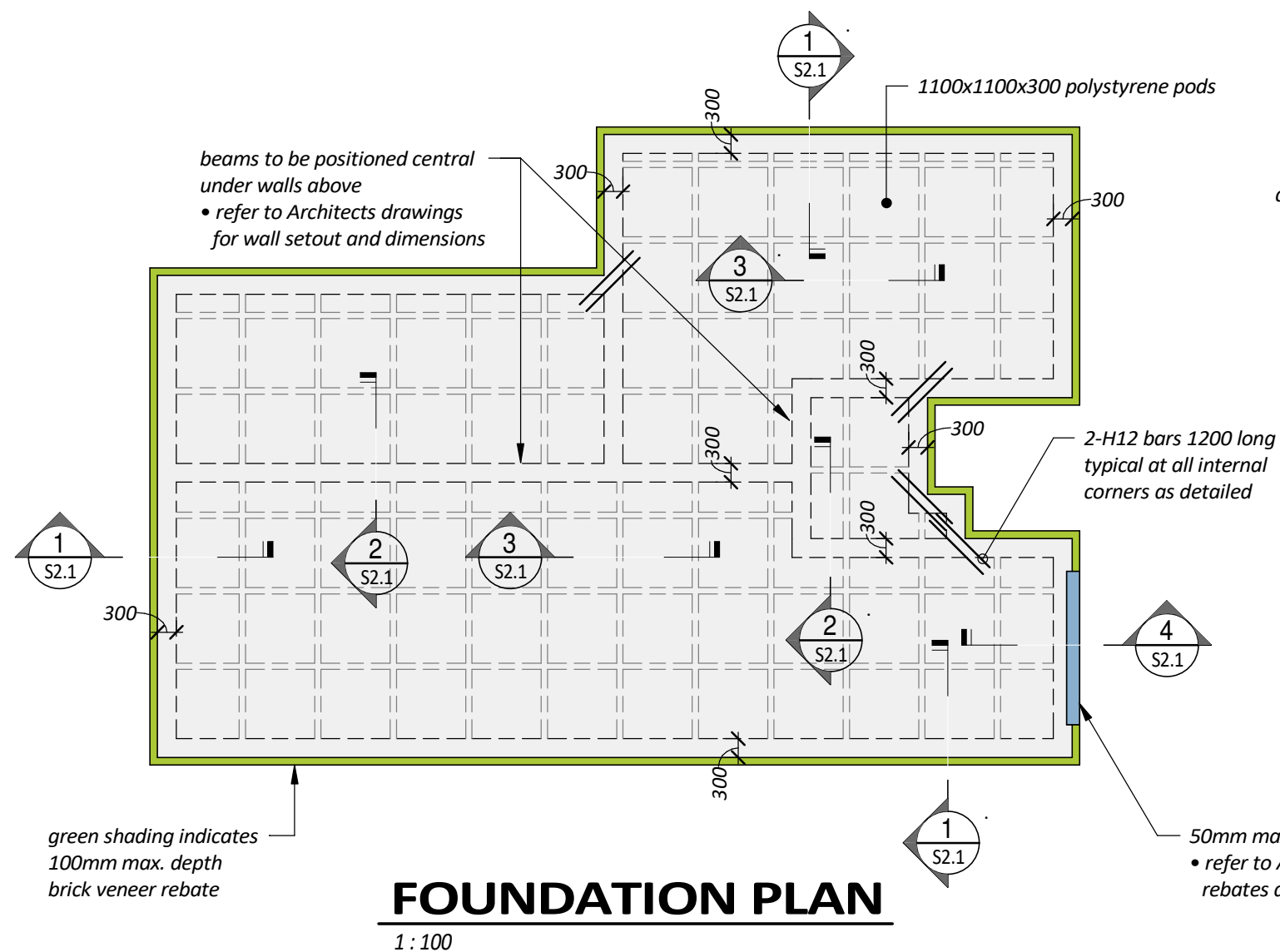
## BREWER RESIDENCE PROJECT 3D VIEW



DESIGNED  
KJB  
DRAWN  
CWC  
CHECKED

SCALE AT A3  
REFERENCE  
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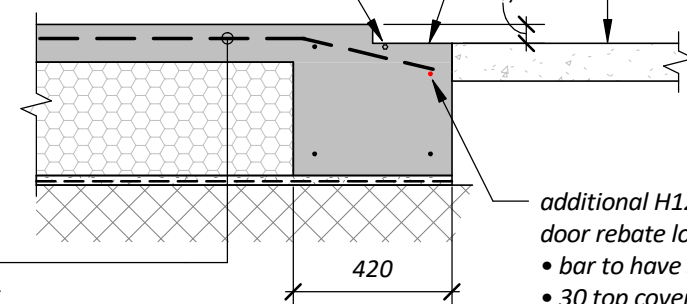
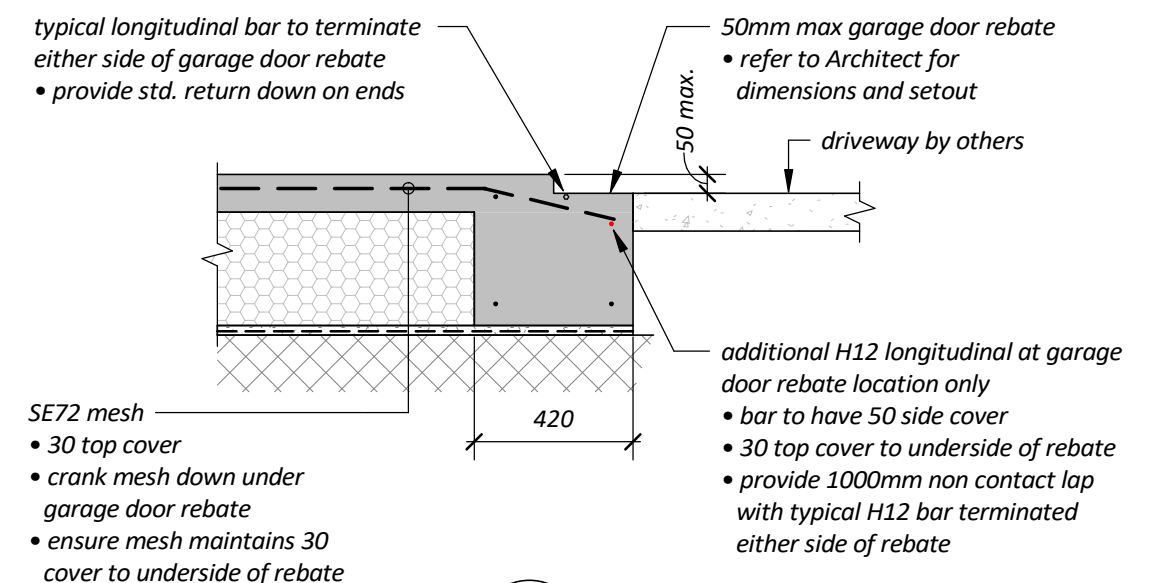
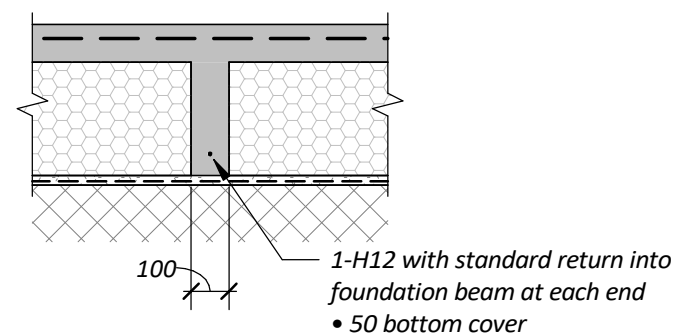
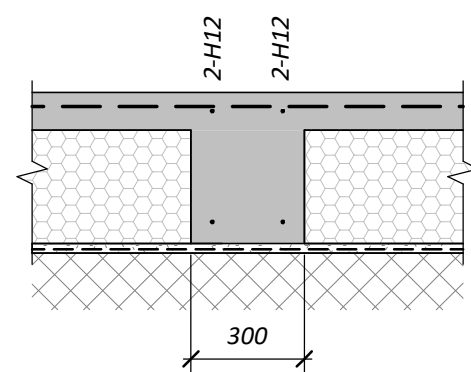
SHEET  
S1.2  
ISSUE 1  

# 1 TYPICAL PERIMETER FOOTING

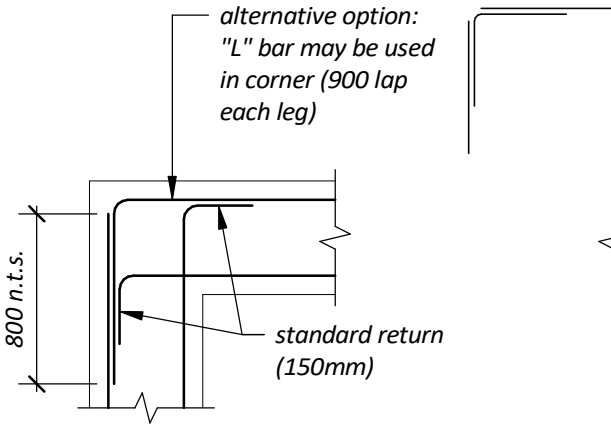
**NOTES:**

- 25mpa steel fibre reinforced concrete mix as per c5.a6. 1 of NZS 3101 :2006 characteristic residual flexural tensile strength as  $f_{rk,4} > 1.0 \text{ MPa}$ . The mix is to be provided by an approved concrete supplier. The concrete supplier must be able to provide their concrete fibre mix flexural tensile strength test data to the Powell Fenwick structural engineer on request.
- refer to Architectural drawings for setout dimensions and any slab rebates



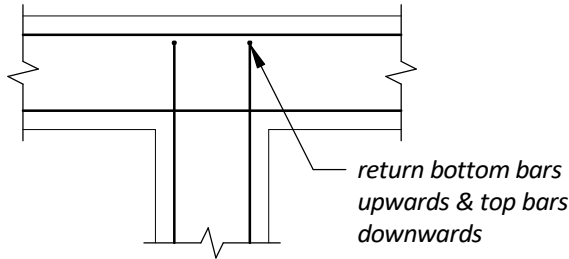
C:\\_Revit Files\212081 Structural Drawings 20 Dec 2021\_shaneg@pfc.co.nz.rvt

21/12/2021 4:35:36 PM



**TYPICAL CORNER PLAN**

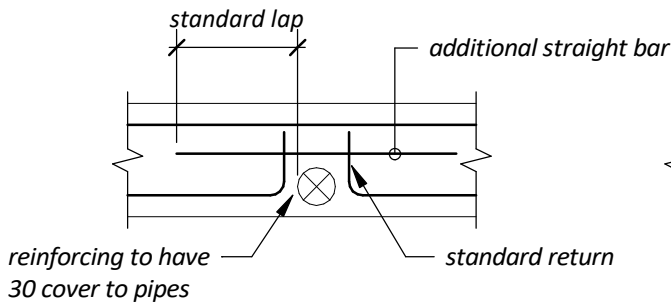
1:20



**TYPICAL TEE PLAN**

1:20

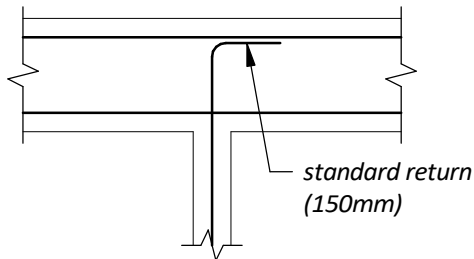
beam into beam



**PIPE / BEAM PLAN**

1:20

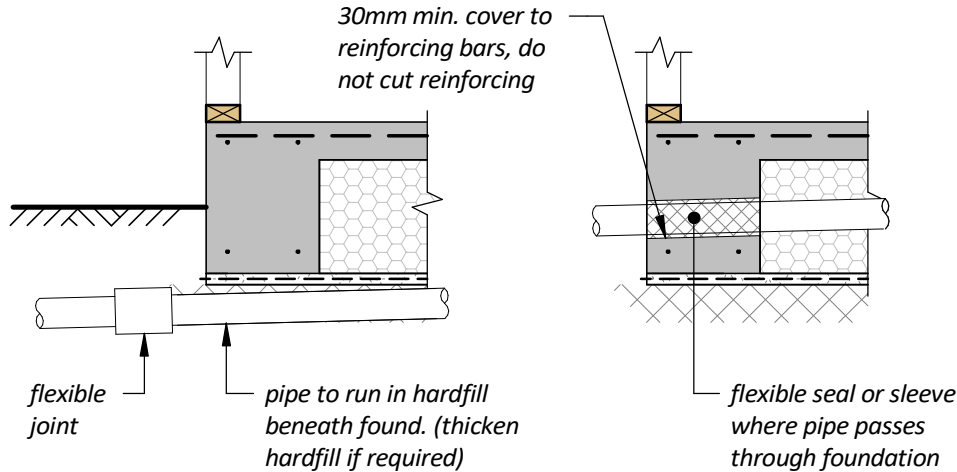
plan view



**TYPICAL TEE PLAN**

1:20

rib into beam



**OPTION 1**

**OPTION 2**

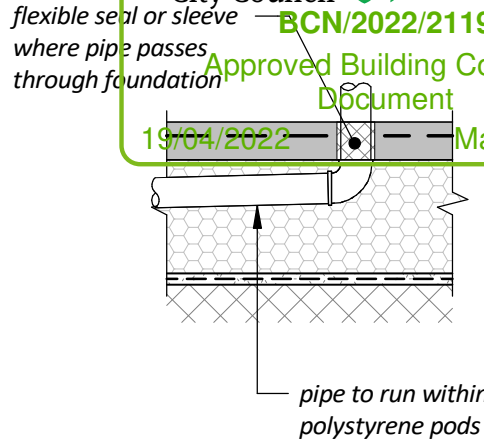
## BEAM PENETRATION

1:20

internal beams similar

### SERVICES NOTES:

- pipes to run in plane of polystyrene pods to falls complying with G13/AS1 of the N.Z. building code
- pipes shall exit at perimeter foundation beam as detailed on this drawing. for 100mmØ pipes the cover to the top of the pipe at the point at which it penetrates the slab shall be greater than or equal to 100mm (80mm for 65mmØ or smaller pipes)
- pipes shall have a minimum of 30mm cover to all reinforcing. Do not tie pipes to reinforcing
- refer to Ministry of Business, Innovation & Employment (MBIE) Guidance (Part A, 5.7: Services) for further details



## SLAB PENETRATION

1:20

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ISSUE DATE AMENDMENT

BREWER RESIDENCE  
FOUNDATION DETAILS



DESIGNED  
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SCALE AT A3  
1 : 20  
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SHEET  
S2.2  
ISSUE 1  
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